



June 1, 2026



Attn: Steven Darby & Jason Seats
OK-Decent Coffee & Heavy Heavy Studio
801 Fredericksburg Rd.
San Antonio, Texas 78201

Re: OK-Decent Coffee
801 Fredericksburg Rd, San Antonio, Texas 78201

The building referenced above is scheduled for demolition by San Jacinto Construction Services. Drawings of the existing structural framing were not available for our use. The date of the original construction of the building is circa 1950. A qualified representative from our office has visited the site to observe the visible condition of the existing structure.

Based on our understanding, the building is framed as follows: site build wood trusses and interior wood framing with exterior load bearing brick masonry walls and cast in place concrete ring beam. Foundation appears to be isolated footings at the interior with slab on grade

As indicated in the contractor’s Demolition Work Plan, the proposed demolition process includes removal of the foundation and superstructure in their entirety. Specific plan, sequence, means and methods remains the responsibility of the contractor.

Safety measures by the contractor shall be employed before, during, and after demolition to protect the public and adjacent properties. Safety during demolition remains the sole responsibility of the demolition contractor. All demolition activities are to be performed under the direct supervision of a qualified demolition contractor.

Based on our observations of the existing framing and the proposed demolition process, it appears that the sequence of demolition could allow for the existing framing to provide stability during the demolition process. It is therefore our opinion that the building may be demolished in the manner described, and that the framing should remain stable and should not require special bracing or reinforcement if demotion is sequences and carried out in a conventional manner. Adjacent public walkway will be required to be closed during the demolition due to proximity to the exterior walls.

This letter is based on professional engineering judgment under the conditions and restrictions described in this document. Please be advised that this report is based on only one site observation. An exhaustive analysis was not made and hidden, or unforeseen conditions may exist which affect the stability of the framing. The demolition contractor should notify the demolition engineer upon encountering such conditions. No guarantees or warranties are either expressed or implied, and no responsibility is assumed for hidden or unknown conditions that might affect the demolition.

If you have any questions, please call.

Respectfully,

Hoffer Structural Solutions
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