

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-351
ADDRESS: 419 S HACKBERRY ST
LEGAL DESCRIPTION: NCB 617 BLK 20 LOT N 45 FT OF 27
ZONING: IDZ-2, HL
CITY COUNCIL DIST.: 2
LANDMARK: Individual Landmark
APPLICANT: Mike Perez/Agua Verde Enterprises, Inc.
OWNER: Mike Perez/Agua Verde Enterprises, Inc.
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: June 16, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 419 S Hackberry.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

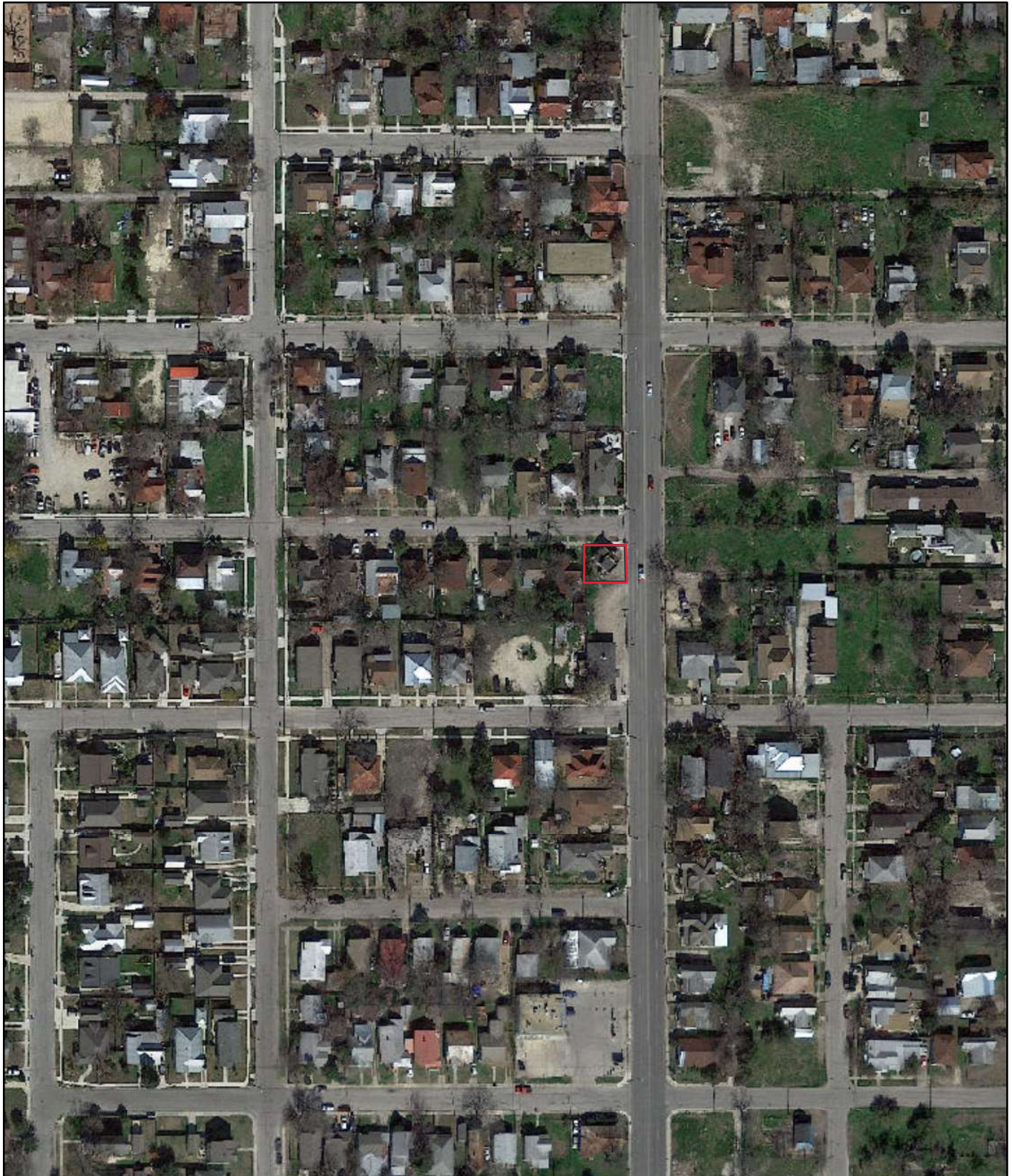
- a. The structure at 419 S Hackberry is a 1-story Spanish Eclectic commercial structure constructed circa 1927 as an icehouse. It is located in the Alamodome Gardens neighborhood of District 2. The structure is situated at the southwest corner of S Hackberry and Dashiell, previously the location of a residence addressed at 232 Dashiell between 1910 and 1920. The icehouse at 419 S Hackberry is designated as an individual landmark and the property received Historic Tax Certification on December 16, 2020. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes foundation repair and replacement, new door and window installation, roof replacement, new plumbing and electrical installation, insulation installation, new HVAC installation, a comprehensive interior remodel, the construction of a rear addition, and painting. Staff commends the applicant on the undertaking of this rehabilitation.
- c. Staff conducted a site visit on June 23, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

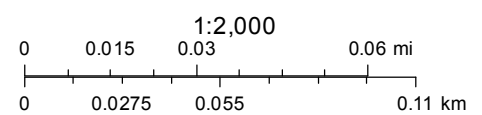
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

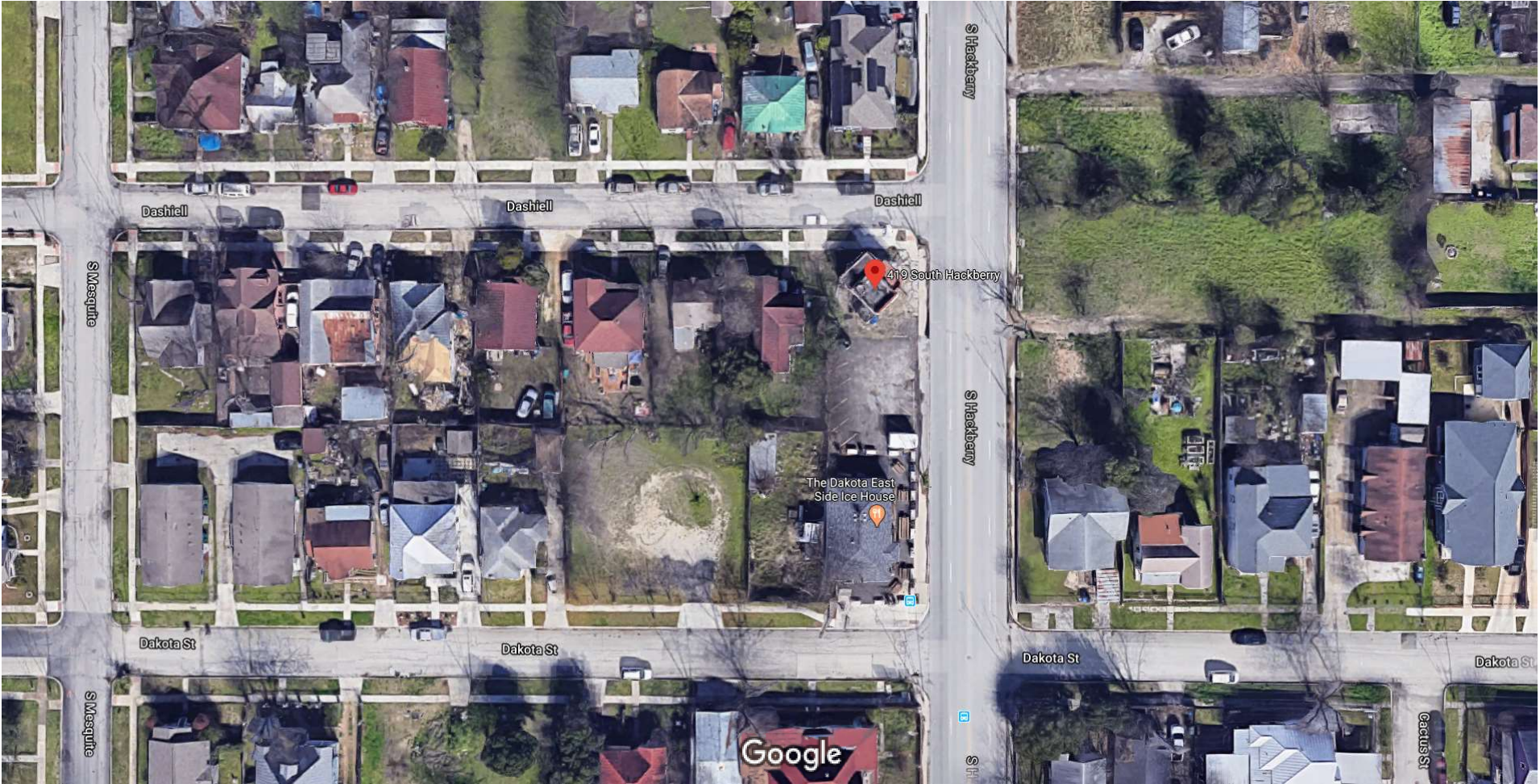


March 31, 2020

— User drawn lines

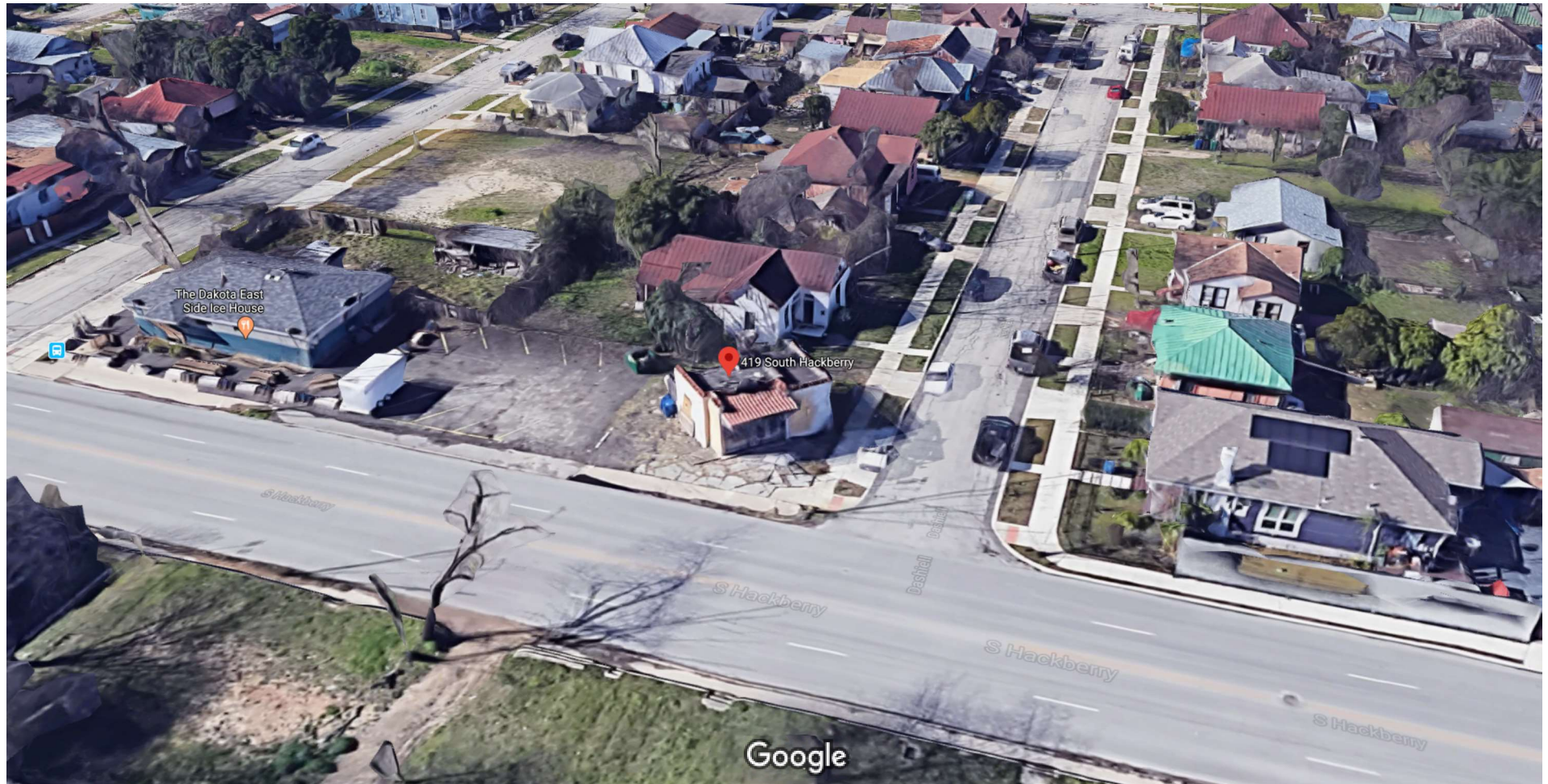


Google Maps 419 S Hackberry



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 20 ft

Google Maps 419 S Hackberry



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 419 S Hackberry



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 419 S Hackberry



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Google Maps 419 S Hackberry



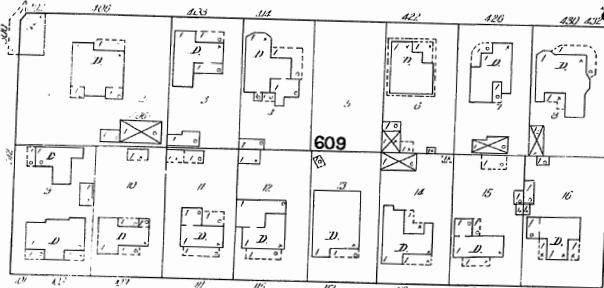
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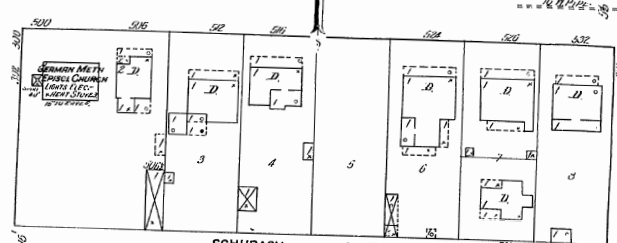
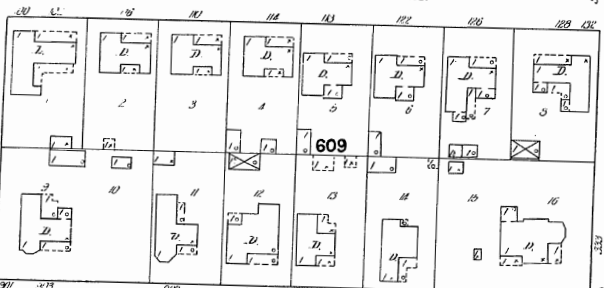


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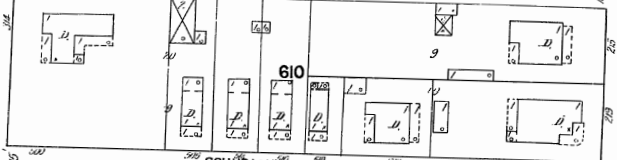
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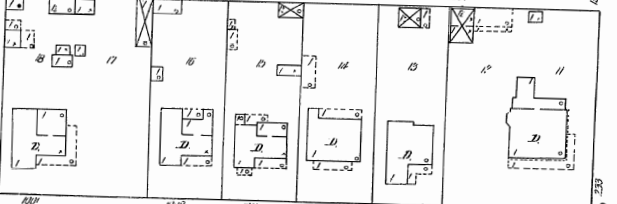
KANSAS



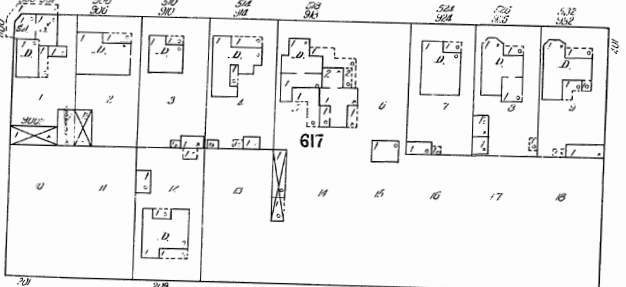
SCHUBACH ALLEY



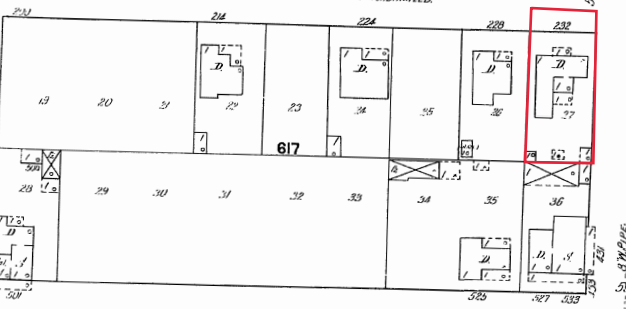
SCHUBACH ALLEY



WYOMING



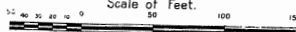
DASHIELL



DAKOTA

266

Scale of Feet.



275

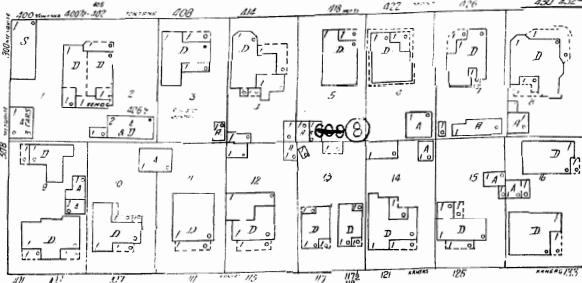
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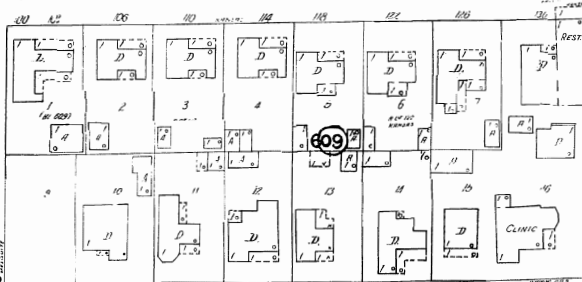
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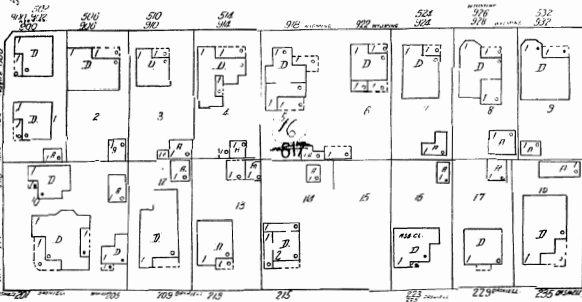
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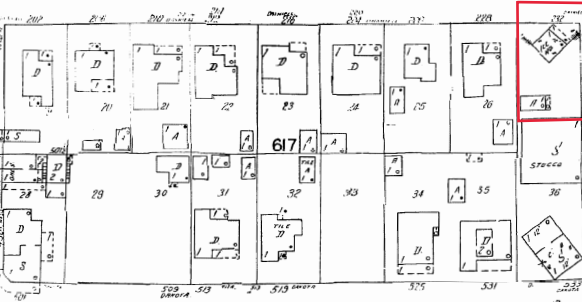
KANSAS



WYOMING



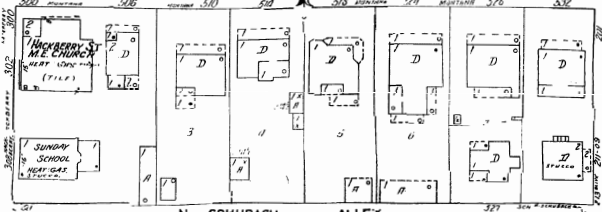
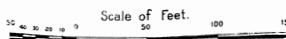
DASHIELL



DAKOTA

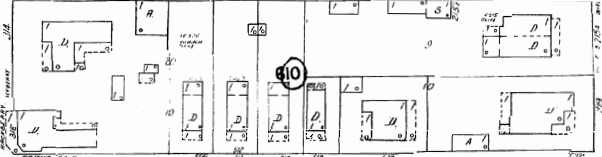
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Scale of Feet.



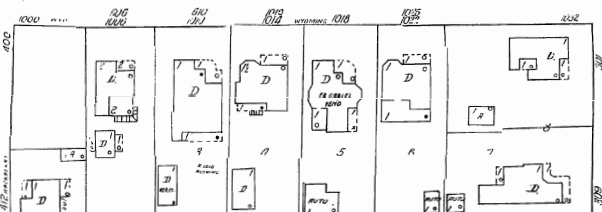
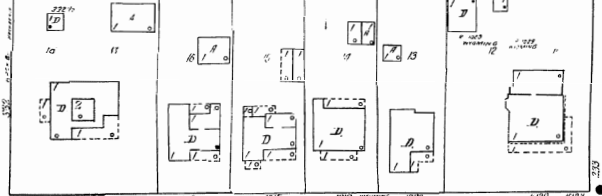
N. SCHUBACH

ALLEY



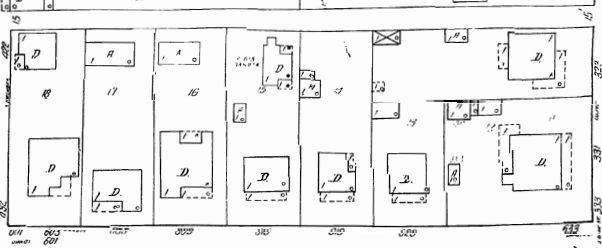
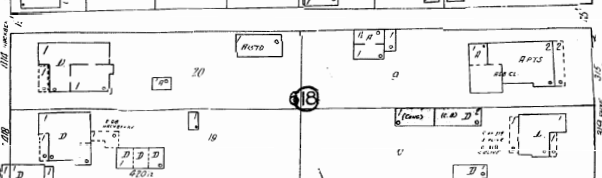
S. SCHUBACH

ALLEY



S. HACKBERRY

S. OLIVE



Not Paved

Cactus St.

276

275

Hackberry Ice House Addition

INDEX OF DRAWINGS

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A4.1	Elevations
A5.1	Sections & Schedules
STRUCTURAL	
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S1.0	Foundation Plan & Roof Framing Plan
S2.0	Cooler Structural Details
MEP	
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E.1	Electrical Plans
P.1	Plumbing Plan
LANDSCAPE	
L.1	Landscape Plan

SYMBOLS LEGEND

	BUILDING SECTION KEY
	WALL SECTION KEY
	ELEVATION KEY
	PARTITION TYPE
	ACCESSORIES / EQUIPMENT
	SCHEDULED DOOR TYPE
	SCHEDULED DOOR NUMBER
	SCHEDULED WINDOW TYPE
	DEMOLITION KEY NOTE
	GENERAL KEY NOTE
	FINISH KEY NOTE
	ROOM NAME
	ROOM NAME & NUMBER
	REVISION KEY
	ELEVATION HEIGHT KEY
	COLUMN ID. & CENTER LINE
	DETAIL KEY

CODE ANALYSIS

BUILDING CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NEC
2018 IECC
ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES
ARTICLE 9102 AND ADMINISTRATIVE RULES & TEXAS
DEPARTMENT OF LICENSING AND REGULATION, TEXAS
CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE:
This is an interior finish out of an existing building.

The existing building shell construction consists of membrane roofing on structural concrete deck on structural concrete slab on grade. The exterior walls are structural concrete with stucco finish.

The new interior finishes shall be vinyl flooring and painted gwb at the walls.

PROPOSED CONSTRUCTION:
Type VB (Section 602 and 603 and Table 601)- NOT FIRE
SPRINKLERED

OCCUPANCY: Business - B (Section 303.2)

AREA LIMITATION: 9,000 SF (Table 506.2)
the area of the existing building is 514 sf.
the area of the building addition is 193 sf.

BUILDING OCCUPANT LOAD: [Calculated from Table 1004.1.2)
See occupant load plan on Sheet A0.1:
TOTAL OCCUPANT LOAD IS 12

PLUMBING FIXTURE COUNT.
assume 10 men and 10 women

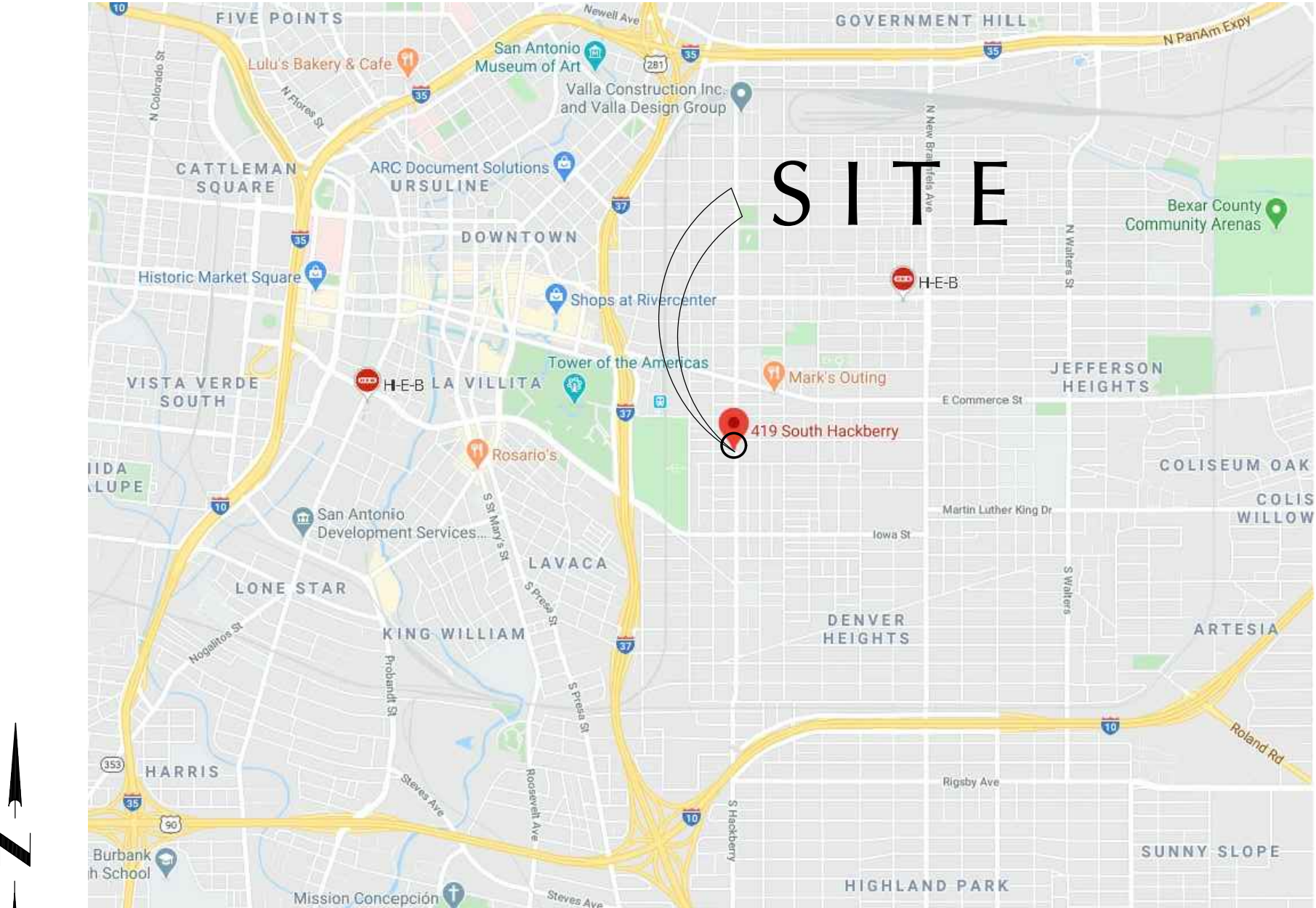
men	1 watercloset 1 lavatory
women	1 watercloset 1 lavatory
	1 mopsink is required

FIRE FLOW AND DURATION:
1,500 GPM for two hour duration

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS:
1 hydrant required / average
spacing between hydrants = 500 feet

GENERAL REQUIREMENTS

- contractor shall visit the job site and become familiar with the entire project and all things pertaining to the execution and completion of the work.
- contractor shall verify all existing dimensions and conditions at the job site. any discrepancies and/or inconsistencies shall be brought to the attention of the architect prior to the execution of the work.
- contractor shall be held responsible for any damage to the job site and/or improvements resulting from his/her operations. the contractor shall, at his/her own expense, make all necessary repairs to restore the job site to its original or like-new condition.
- any and all deviations and/or changes from the plans shall be approved by the architect prior to execution.
- contractor shall verify locations of, and protect all existing utilities during all operations.
- unless indicated otherwise, all debris shall become the property of the contractor and shall be removed from the job site on a weekly basis.
- contractor shall comply with all laws, codes and ordinances applicable to this project. contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
- provide any necessary preparation, blocking, substrata, etc. required to properly install and finish the work.
- contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
- contractor shall coordinate with the owner for access to the site. such access shall include a haul route for materials, parking areas and entrance to the site for the contractor.
- all work shall comply with all applicable local building codes and regulations.
- Do not scale drawings. all dimensions indicated shall govern any larger scale details of lesser scale drawings.
- site access and hours/days of construction shall be coordinated with the owner.
- not used
- contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
- contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
- contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
- contractor will note the presence of underground utility and high voltage overhead electric lines adjacent to this project.



LOCATION PLAN



planning
project management

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218
Alvin G. Peters, Architect #15199

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06.25.2020



The
Ice House
Renovation
Addition

419 S. Hackberry St.
San Antonio, TX

construction set
approved 11.16.2020

REVISIONS: DATE
REVISED 10.15.2020

PROJECT No: 2020.028
DATE: 06.25.2020
SHEET: of

COVER SHEET

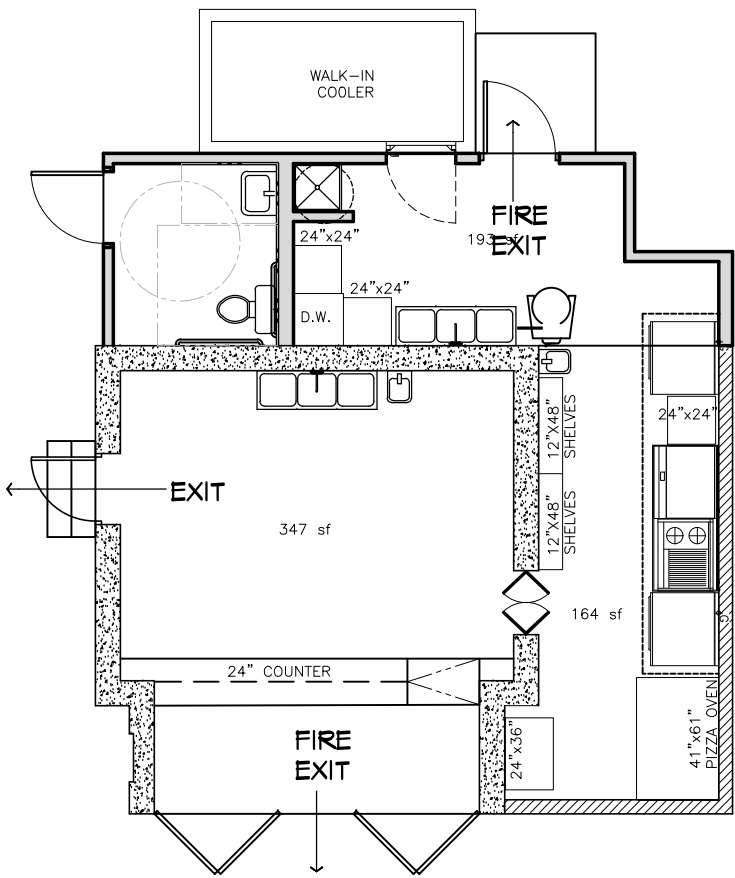
T.01

ABBREVIATIONS

MARK	DEFINITION	MARK	DEFINITION
A.F.F.	ABOVE FINISHED FLOOR	F.H.	FLAT HEAD
A.F.G.	ABOVE FINISHED GRADE	FL.	FLOOR
ACOUS.	ACOUSTIC	F.D.	FLOOR DRAIN
ADDL.	ADDITIONAL	FLUOR.	FLUORESCENT
ADJ.	ADJUSTABLE/ADJACENT	F.SVC.	FOOD SERVICE
ALT.	ALTERNATE	FT.	FOOT
ALUM.	ALUMINUM	FTG.	FOOTING
A.S.T.M.	AMERICAN SOCIETY FOR TESTING	FDN.	FOUNDATION
ANCH.	ANCHOR	FRM.	FRAME
A.B.	ANCHOR BOLT	FRMG.	FRAMING
ANOD.	ANODIZED	GALV.	GALVANIZED
APPROX.	APPROXIMATELY	G.I.	GALVANIZED IRON
ASB.	ASBESTOS	GA.	GAUGE
ATTEN.	ATTENUATION	GEN.	GENERAL
B.R.	BACKER ROD	GL.	GLASS
BM.	BEAM	GM.	GLASS-MAT
BLK.	BLOCK	GR.	GRADE
BLKG.	BLOCKING	GRT.	GROUT
BD.	BOARD	GYP.	GYP SUM
BOT.	BOTTOM	G.W.B.	GYP SUM WALL BOARD
BKT.	BRACKET	H.R.	HANDRAIL
BLDG.	BUILDING	HW.	HARDWARE
B.U.R.	BUILT UP ROOF	HDWD.	HARDWOOD
CAB.	CABINET	HD.	HEAD
CLG.	CEILING	HT.	HEIGHT
CEM.	CEMENT	H.M.	HOLLOW METAL
	CENTER LINE	HORIZ.	HORIZONTAL
QER.	CERAMIC	H.B.	HOSE BIB
C.T.	CERAMIC TILE	IN.	INCH
C.B.	CHALK BOARD	I.D.	INTERIOR DIAMETER
C.O.	CLEAN OUT	INST.	INSTALL/INSTALLER
C.R.	COLD ROLLED	INSUL.	INSULATION
C.R.C.	COLD ROLLED CHANNEL	INT.	INTERIOR
COL.	COLUMN	INV.	INVERT
CONC.	CONCRETE	JT.	JOINT
CMU	CONCRETE MASONRY UNIT	J.B.	JUNCTION BOX
CONST.	CONSTRUCTION	KIT.	KITCHEN
CONT.	CONTINUOUS	LAM.	LAMINATE
CONTR.	CONTRACTOR	LAV.	LAVATORY
C.J.	CONTROL JOINT	L.	LENGTH
C.G.	CORNER GUARD	LT.WT.	LIGHT WEIGHT
C.F.	COUNTER FLASHING	LIN.	LINEAR
DTL.	DETAIL	MACH.	MACHINE
DIAG.	DIAGONAL	M.H.	MANHOLE
DIA.	DIAGRAM	MANUF./MFG.	MANUFACTURER
DIM.	DIMENSION	M.B.	MARKER BOARD
DISP.	DISPENSER	MAS.	MASONRY
DR.	DOOR	M.O.	MASONRY OPENING
DBL.	DOUBLE	MAT.	MATERIAL
DN.	DOWN	MAX.	MAXIMUM
DWG.	DRAWING	MECH.	MECHANICAL
EA.	EACH	MEMB.	MEMBRANE
E.W.	EACH WAY	MTL.	METAL
ELEC.	ELECTRICAL	MW.	MILLWORK
E.W.C.	ELECTRIC WATER COOLER	MIN.	MINIMUM
EL.	ELEVATION	MOD.	MODIFICATION
ELEV.	ELEVATOR/ELEVATION	MORT.	MORTAR
ENAM.	ENAMEL	MULL.	MULLION
ENG.	ENGINEER	NECY.	NECESSARY
EQ.	EQUAL	NOM.	NOMINAL
EQUIP.	EQUIPMENT	NO.	NORTH
EXIST.	EXISTING	N/A	NOT APPLICABLE
EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT
E.J.	EXPANSION JOINT	NUM.	NUMERICAL/NUMBER
EXT.	EXTERIOR/EXTENSION	O.C.	ON CENTER
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	OPG.	OPENING
FAB.	FABRICATE/FABRICATOR	O.H.	OPPOSITE HAND
F.O.S.	FACE OF STUD	O.D.	OUTSIDE DIAMETER
FIN.	FINISH	O/H	OVERHEAD
F.E.B.	FIRE EXTINGUISHER BRACKET	PT.	PAINT
F.E.C.	FIRE EXTINGUISHER CABINET	PTN.	PARTITION
F.R.	FIRE RATED	PL.	PLATE
		PLAS.	PLASTER

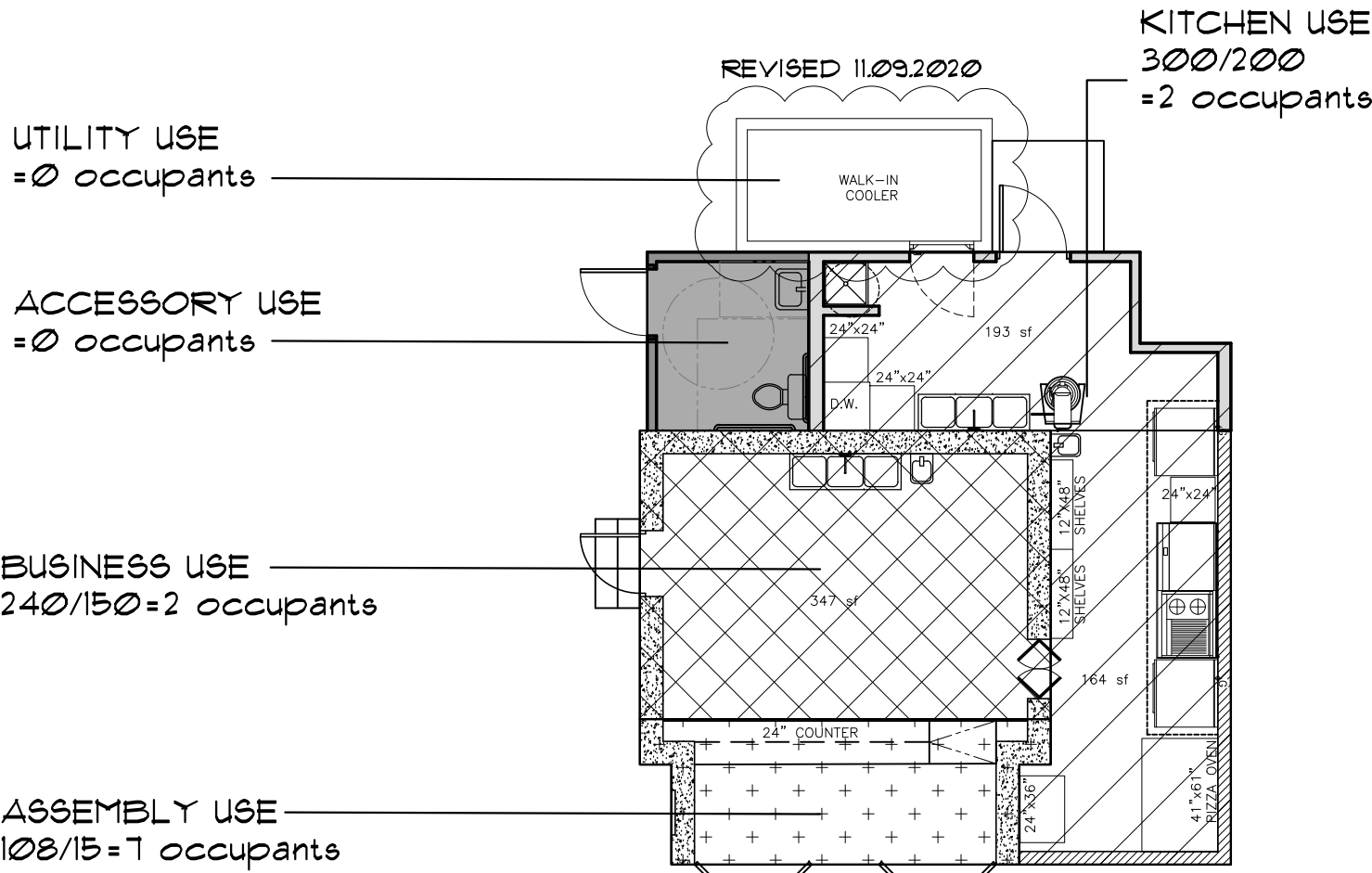
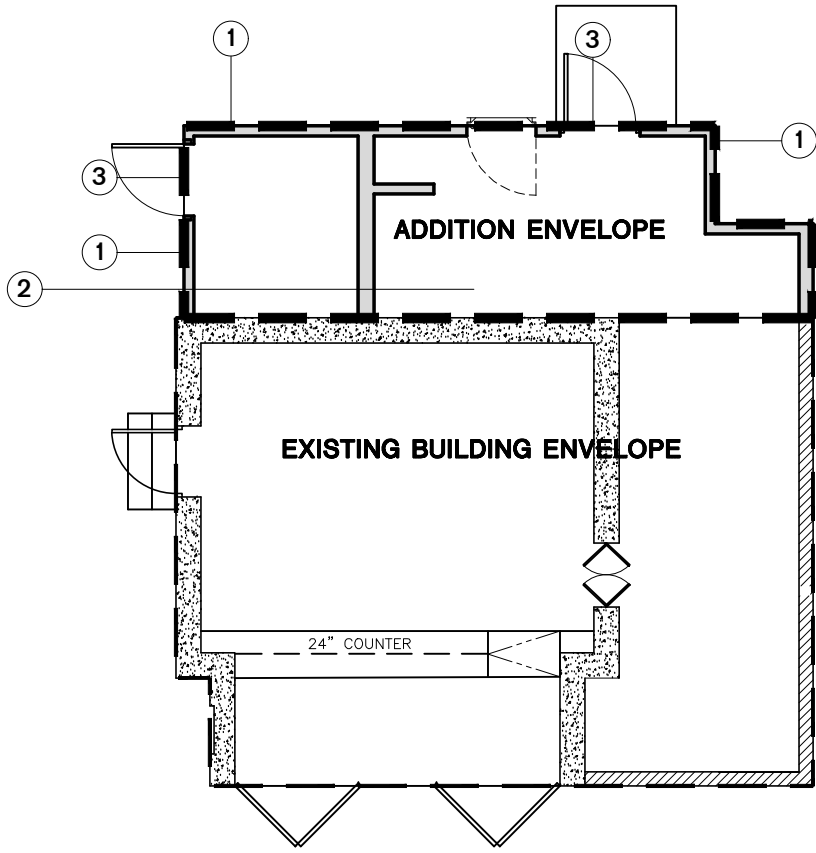
MARK	DEFINITION	MARK	DEFINITION
F.H.	FLAT HEAD	F.H.	FLAT HEAD
FL.	FLOOR	FL.	FLOOR
F.D.	FLOOR DRAIN	F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT	FLUOR.	FLUORESCENT
F.SVC.	FOOD SERVICE	F.SVC.	FOOD SERVICE
FT.	FOOT	FT.	FOOT
FTG.	FOOTING	FTG.	FOOTING
FDN.	FOUNDATION	FDN.	FOUNDATION
FRM.	FRAME	FRM.	FRAME
FRMG.	FRAMING	FRMG.	FRAMING
GALV.	GALVANIZED	GALV.	GALVANIZED
G.I.	GALVANIZED IRON	G.I.	GALVANIZED IRON
GA.	GAUGE	GA.	GAUGE
GEN.	GENERAL	GEN.	GENERAL
GL.	GLASS	GL.	GLASS
GM.	GLASS-MAT	GM.	GLASS-MAT
GR.	GRADE	GR.	GRADE
GRT.	GROUT	GRT.	GROUT
GYP.	GYP SUM	GYP.	GYP SUM
G.W.B.	GYP SUM WALL BOARD	G.W.B.	GYP SUM WALL BOARD
H.R.	HANDRAIL	H.R.	HANDRAIL
HW.	HARDWARE	HW.	HARDWARE
HDWD.	HARDWOOD	HDWD.	HARDWOOD
HD.	HEAD	HD.	HEAD
HT.	HEIGHT	HT.	HEIGHT
H.M.	HOLLOW METAL	H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL	HORIZ.	HORIZONTAL
H.B.	HOSE BIB	H.B.	HOSE BIB
IN.	INCH	IN.	INCH
I.D.	INTERIOR DIAMETER	I.D.	INTERIOR DIAMETER
INST.	INSTALL/INSTALLER	INST.	INSTALL/INSTALLER
INSUL.	INSULATION	INSUL.	INSULATION
INT.	INTERIOR	INT.	INTERIOR
INV.	INVERT	INV.	INVERT
JT.	JOINT	JT.	JOINT
J.B.	JUNCTION BOX	J.B.	JUNCTION BOX
KIT.	KITCHEN	KIT.	KITCHEN
LAM.	LAMINATE	LAM.	LAMINATE
LAV.	LAVATORY	LAV.	LAVATORY
L.	LENGTH	L.	LENGTH
LT.WT.	LIGHT WEIGHT	LT.WT.	LIGHT WEIGHT
LIN.	LINEAR	LIN.	LINEAR
MACH.	MACHINE	MACH.	MACHINE
M.H.	MANHOLE	M.H.	MANHOLE
MANUF./MFG.	MANUFACTURER	MANUF./MFG.	MANUFACTURER
M.B.	MARKER BOARD	M.B.	MARKER BOARD
MAS.	MASONRY	MAS.	MASONRY
M.O.	MASONRY OPENING	M.O.	MASONRY OPENING
MAT.	MATERIAL	MAT.	MATERIAL
MAX.	MAXIMUM	MAX.	MAXIMUM
MECH.	MECHANICAL	MECH.	MECHANICAL
MEMB.	MEMBRANE	MEMB.	MEMBRANE
MTL.	METAL	MTL.	METAL
MW.	MILLWORK	MW.	MILLWORK
MIN.	MINIMUM	MIN.	MINIMUM
MOD.	MODIFICATION	MOD.	MODIFICATION
MORT.	MORTAR	MORT.	MORTAR
MULL.	MULLION	MULL.	MULLION
NECY.	NECESSARY	NECY.	NECESSARY
NOM.	NOMINAL	NOM.	NOMINAL
NO.	NORTH	NO.	NORTH
N/A	NOT APPLICABLE	N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT	N.I.C.	NOT IN CONTRACT
NUM.	NUMERICAL/NUMBER	NUM.	NUMERICAL/NUMBER
O.C.	ON CENTER	O.C.	ON CENTER
OPG.	OPENING	OPG.	OPENING
O.H.	OPPOSITE HAND	O.H.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER	O.D.	OUTSIDE DIAMETER
O/H	OVERHEAD	O/H	OVERHEAD
PT.	PAINT	PT.	PAINT
PTN.	PARTITION	PTN.	PARTITION
PL.	PLATE	PL.	PLATE
PLAS.	PLASTER	PLAS.	PLASTER

MARK	DEFINITION	MARK	DEFINITION
PLAM.	PLASTIC LAMINATE	PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING	PLBG.	PLUMBING
PLWD.	PLYWOOD	PLWD.	PLYWOOD
P.V.C.	POLYVINYL CHLORIDE	P.V.C.	POLYVINYL CHLORIDE
PORC.	PORCELAIN	PORC.	PORCELAIN
PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH
P.S.	PROJECTION SCREEN	P.S.	PROJECTION SCREEN
PROP.	PROPERTY	PROP.	PROPERTY
PUR.	PURLIN(S)	PUR.	PURLIN(S)
Q.T.	QUARRY TILE	Q.T.	QUARRY TILE
RAD.	RADIUS	RAD.	RADIUS
REC.	RECESSED	REC.	RECESSED
REF.	REFERENCE	REF.	REFERENCE
REINF.	REINFORCED	REINF.	REINFORCED
REQD.	REQUIRED	REQD.	REQUIRED
RESIL.	RESILIENT	RESIL.	RESILIENT
RES.	RESISTANT	RES.	RESISTANT
RET.	RETAINING	RET.	RETAINING
R.	RISERS	R.	RISERS
R.D.	ROOF DRAIN	R.D.	ROOF DRAIN
RM.	ROOM	RM.	ROOM
R.O.	ROUGH OPENING	R.O.	ROUGH OPENING
SCHED.	SCHEDULE	SCHED.	SCHEDULE
SECT.	SECTION	SECT.	SECTION
SVC.	SERVICE	SVC.	SERVICE
SHT.	SHEET	SHT.	SHEET
S.V.	SHEET VINYL	S.V.	SHEET VINYL
SIM.	SIMILAR	SIM.	SIMILAR
SND.	SOUND	SND.	SOUND
S.A.F.B.	SOUND ATTENUATING FIRE BATTS	S.A.F.B.	SOUND ATTENUATING FIRE BATTS
SPEC.	SPECIFICATIONS	SPEC.	SPECIFICATIONS
SQ.	SQ	SQ.	SQ
SQ.FT.	SQUARE FEET	SQ.FT.	SQUARE FEET
ST.	STAINLESS	ST.	STAINLESS
S.S.	STAINLESS STEEL	S.S.	STAINLESS STEEL
STD.	STANDARD	STD.	STANDARD
STL.	STEEL	STL.	STEEL
STRUCT.	STRUCTURE	STRUCT.	STRUCTURE
STRL.	STRUCTURAL	STRL.	STRUCTURAL
SUSP.	SUSPENDED	SUSP.	SUSPENDED
T.B.	TACK BOARD	T.B.	TACK BOARD
TEL.	TELEPHONE	TEL.	TELEPHONE
THRU	THROUGH	THRU	THROUGH
T. & G.	TONGUE AND GROOVE	T. & G.	TONGUE AND GROOVE
T. & B.	TOP AND BOTTOM	T. & B.	TOP AND BOTTOM
T.O.C.	TOP OF CONCRETE	T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL	T.O.S.	TOP OF STEEL
T.	TREADS	T.	TREADS
TRTD.	TREATED	TRTD.	TREATED
TYP.	TYPICAL	TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY	U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE	U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL	UR.	URINAL
V.I.F.	VERIFY IN FIELD	V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL	VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE	V.C.T.	VINYL COMPOSITION TILE
V.C.P.	VITRIFIED CLAY PIPE	V.C.P.	VITRIFIED CLAY PIPE
W.C.	WATER CLOSET	W.C.	WATER CLOSET
W.P.	WATERPROOF	W.P.	WATERPROOF
W.R.	WATER RESISTANT	W.R.	WATER RESISTANT
WT.	WEIGHT	WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC	W.W.F.	WELDED WIRE FABRIC
W.F.	WIDE FLANGE	W.F.	WIDE FLANGE
W/	WITH	W/	WITH
WD.	WOOD	WD.	WOOD



BUILDING ENVELOPE NOTES:

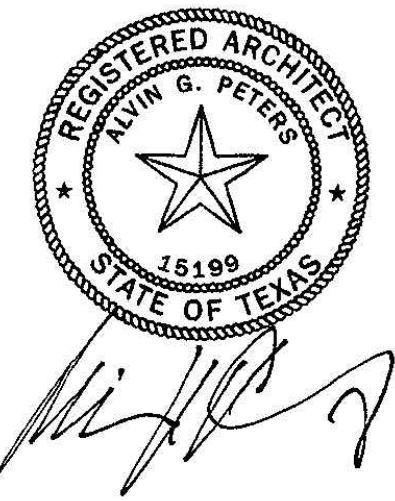
- WALLS- R 19 BATT INSULATION AND SINGLE LAYER 15 LB. FELT AIR BARRIER MATERIAL. LIMITS ARE INDICATED BY DASHED LINE.
- R-38 BATT INSULATION at ROOFING.
- DOORS



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06.25.2020



The
Ice House
Renovation
Addition

419 S. Hackberry St.
San Antonio, TX

construction set
approved 11.16.2020

REVISIONS:	DATE
REVISD	10.15.2020
REVISD	11.07.2020

PROJECT No:	2020.026
DATE:	06.25.2020
SHEET:	of

PROJECT INFORMATION

A0.1



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REVISIONS: DATE

PROJECT No: 2020.028
DATE: 06.25.2020
SHEET: of

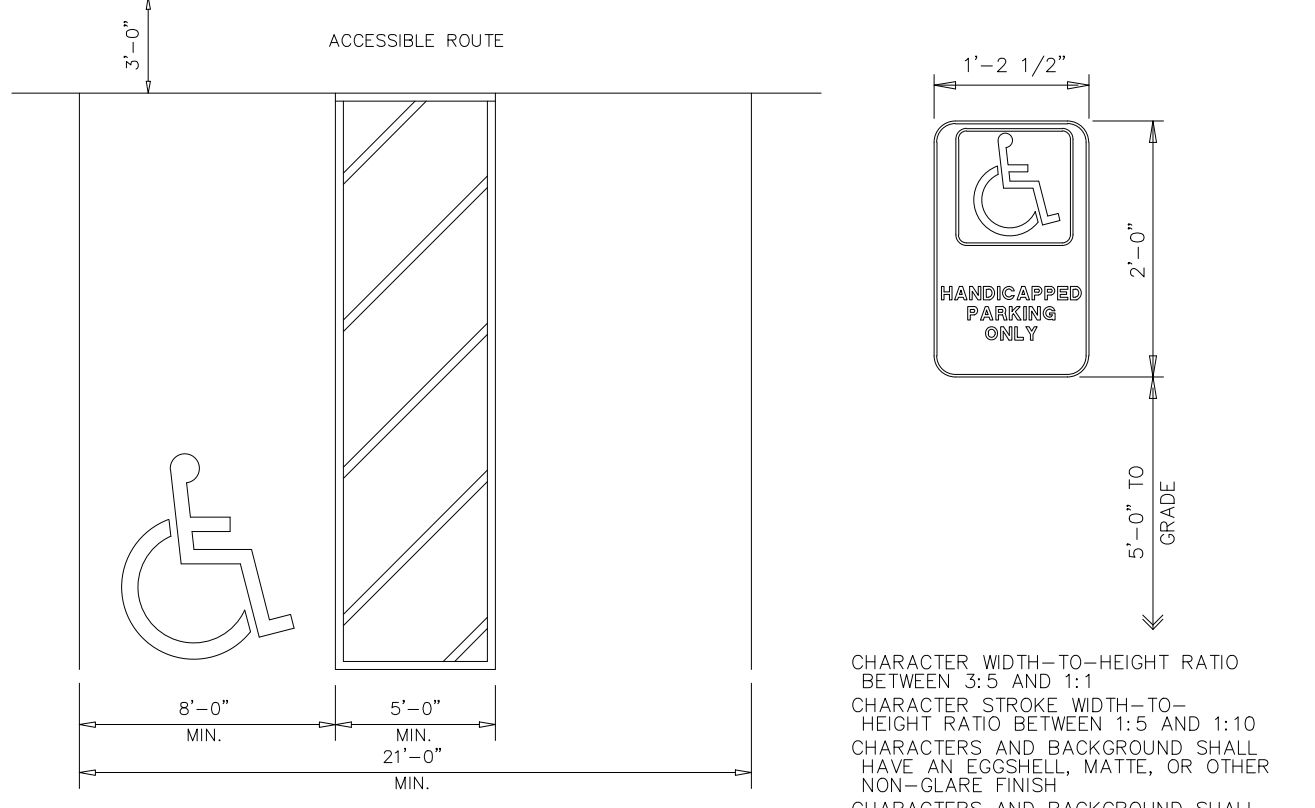
ACCESSIBILITY
INFORMATION

A0.2

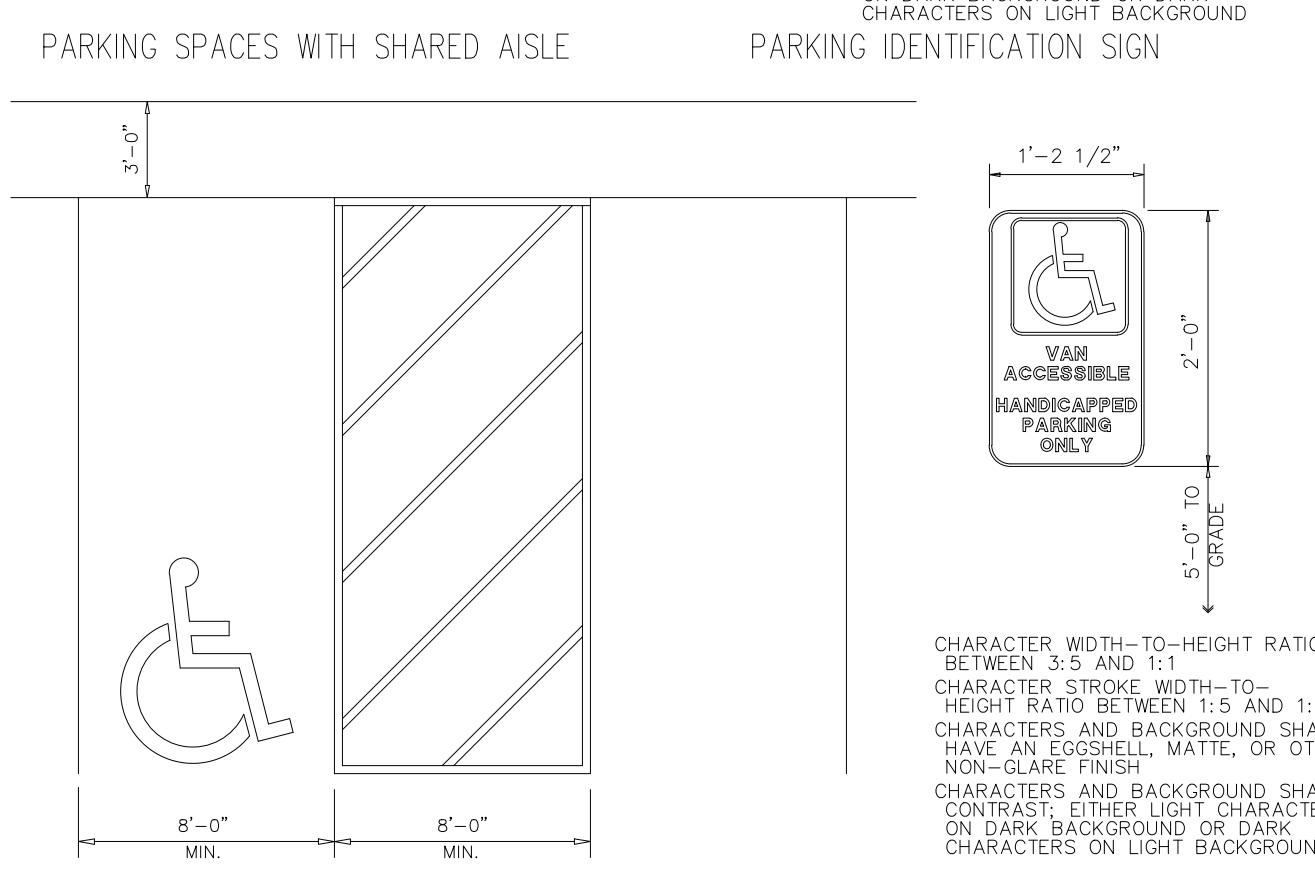
ACCESSIBILITY REQUIREMENTS

- DOOR HARDWARE:**
Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles.
Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
Mounting Height: Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor.
Closer Operation: The sweep period of a closer shall be adjusted so that from an open position at 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door.
The maximum force for pushing or pulling open a door shall be as follows:
(a) exterior hinged doors: No requirement.
(b) interior hinged doors: 5 lbs.
(c) sliding or folding doors: 5 lbs.
- CONTROLS AND OPERATING MECHANISMS:**
Height: Switches, thermostats, controls, dispensers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS).
Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor.
EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.
Flush controls shall be hand operated or automatic. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor.
Operation: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs.
- GRAB BARS:**
The outside diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface.
If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2".
Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbs shall be less than the allowable stress for the material of the grab bar or seat.
Shear stress induced in a grab bar or seat by the application of 250 lbs shall be less than the allowable shear stress for the material of the grab bar or seat.
Shear force induced in a fastener or mounting device from the application of 250 lbs shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
Tensile force induced in a fastener by a direct tension force of 250 lbs plus the maximum moment from the application of 250 lbs shall be less than the allowable withdrawal load between the fastener and the supporting structure.
Rotation of grab bars within their fittings is not acceptable.
Sharp or abrasive elements are not acceptable for a handrail or grab bar or any wall or other surface adjacent to it. Edges shall have a minimum radius of 1/8".
- SIGNAGE:**
The width-to-height ratio of letters and numbers on signs shall have a between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10 using an upper-case "X" for measurement. Lower case letters are permitted.
Overhead sign characters and numbers shall be sized according to the viewing distance from which they are to be read. For suspended or projected overhead signs, the minimum character height is 3".
Brailled characters and pictorial symbol signs (pictograms) shall be raised 1/2" upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6" minimum in height.
Finish: The characters and background of signs shall be eggshell, matte, or other non-gloss finish. Characters and symbols shall contrast with their background.
Permanent identification signs provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60" above the finish floor to the centerline of the sign.
Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

PARKING

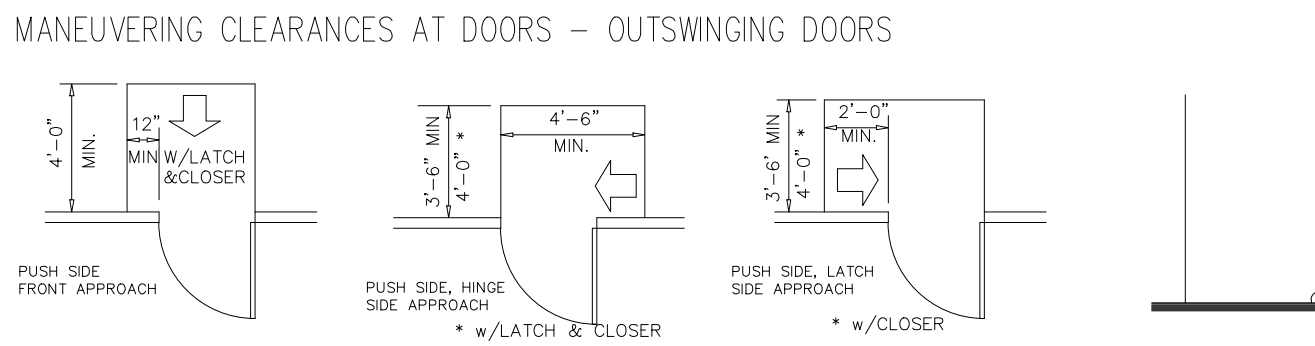
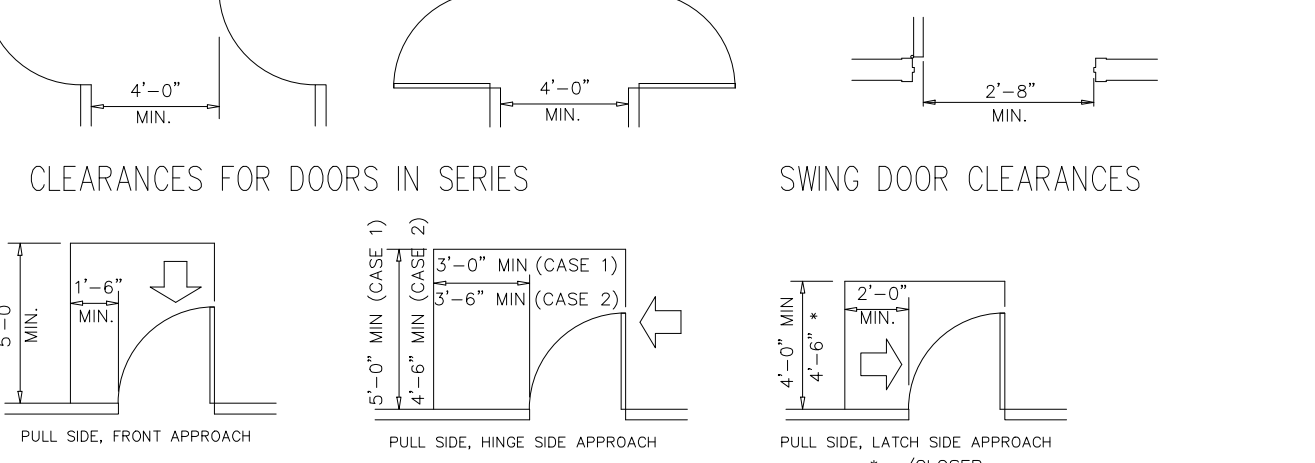


CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1
CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10
CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
CHARACTERS AND BACKGROUND SHALL CONTRAST: EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND



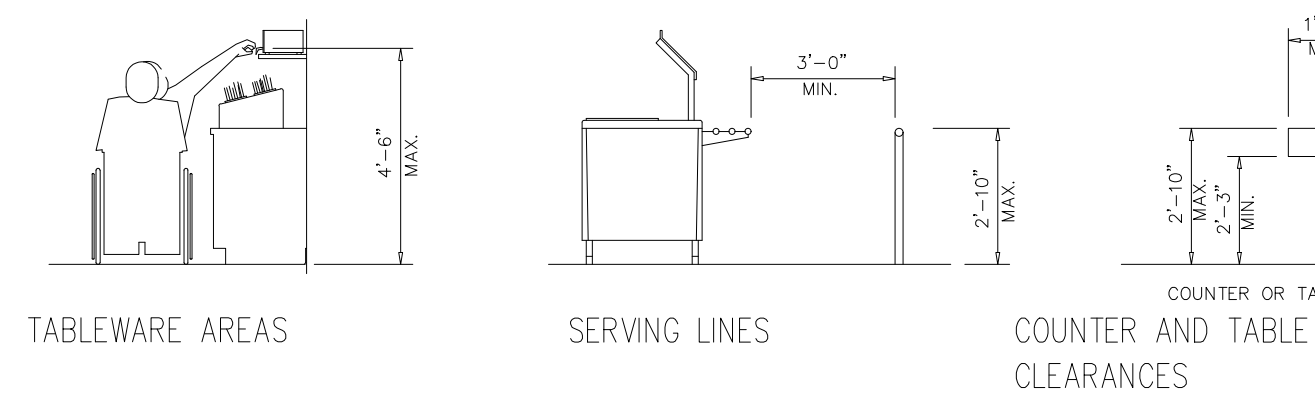
CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1
CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10
CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
CHARACTERS AND BACKGROUND SHALL CONTRAST: EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND

DOORS

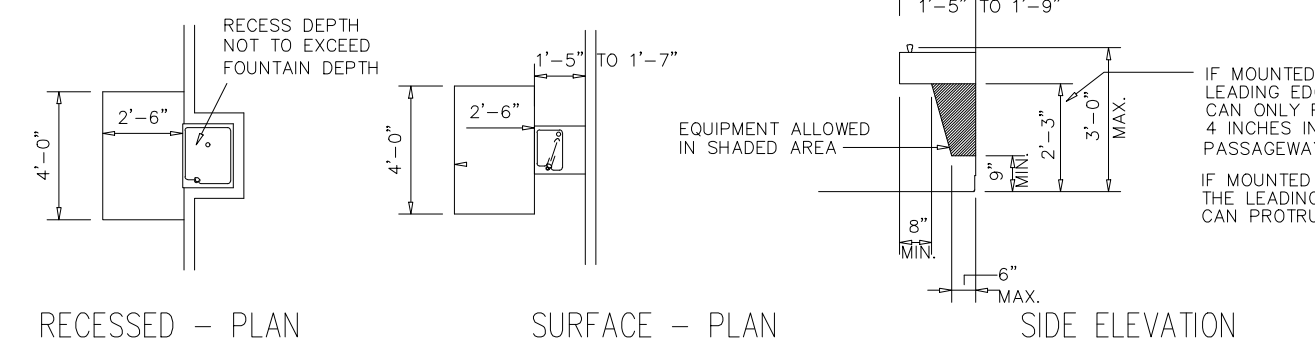


NOTE: ALL DOORS IN ALCOVES MUST COMPLY WITH THE CLEARANCES NOTED FOR FRONT APPROACHES.

FOOD SERVICE

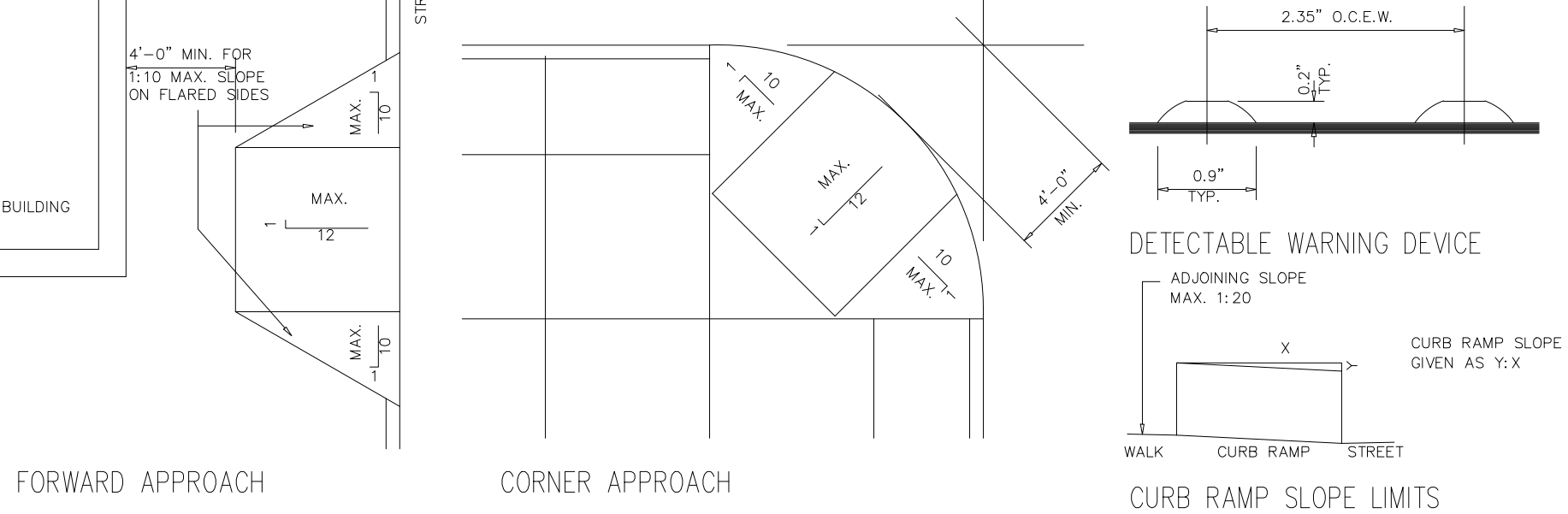


DRINKING FOUNTAINS

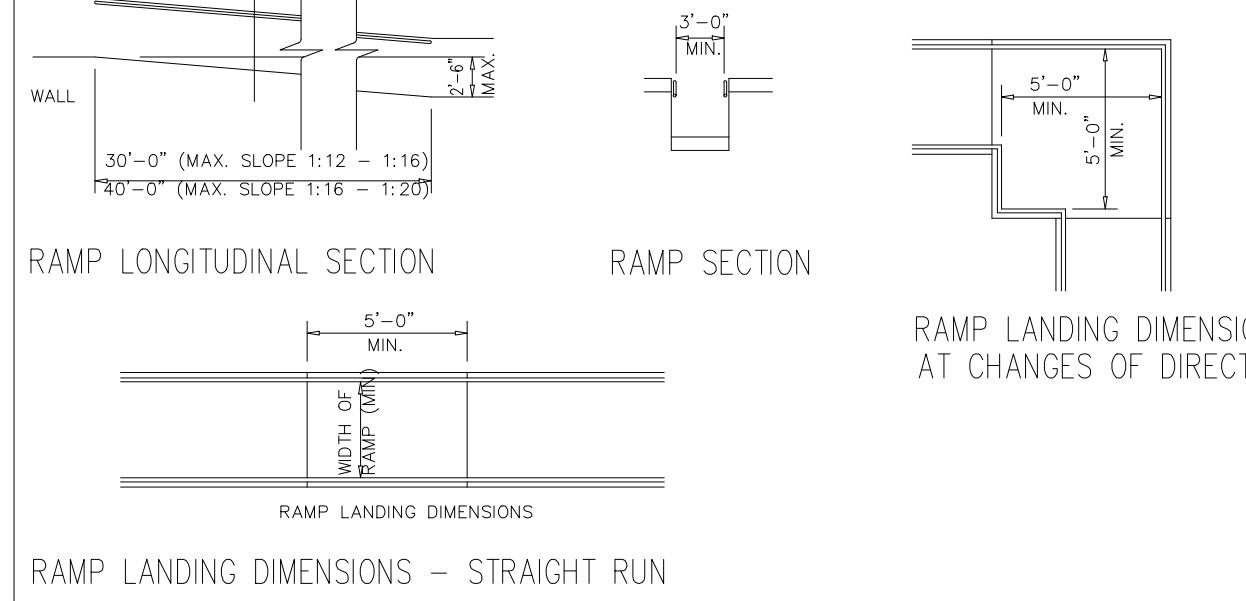


IF MOUNTED MORE THAN 27" AFF, THE LEADING EDGE OF THE DRINKING FOUNTAIN CAN ONLY PROTRUDE A MAXIMUM OF 4 INCHES INTO WALKS, CORRIDORS, PASSAGEWAYS, HALLS OR AISLES.
IF MOUNTED AT 27" AFF OR BELOW THE LEADING EDGE OF DRINKING FOUNTAIN CAN PROTRUDE ANY AMOUNT.

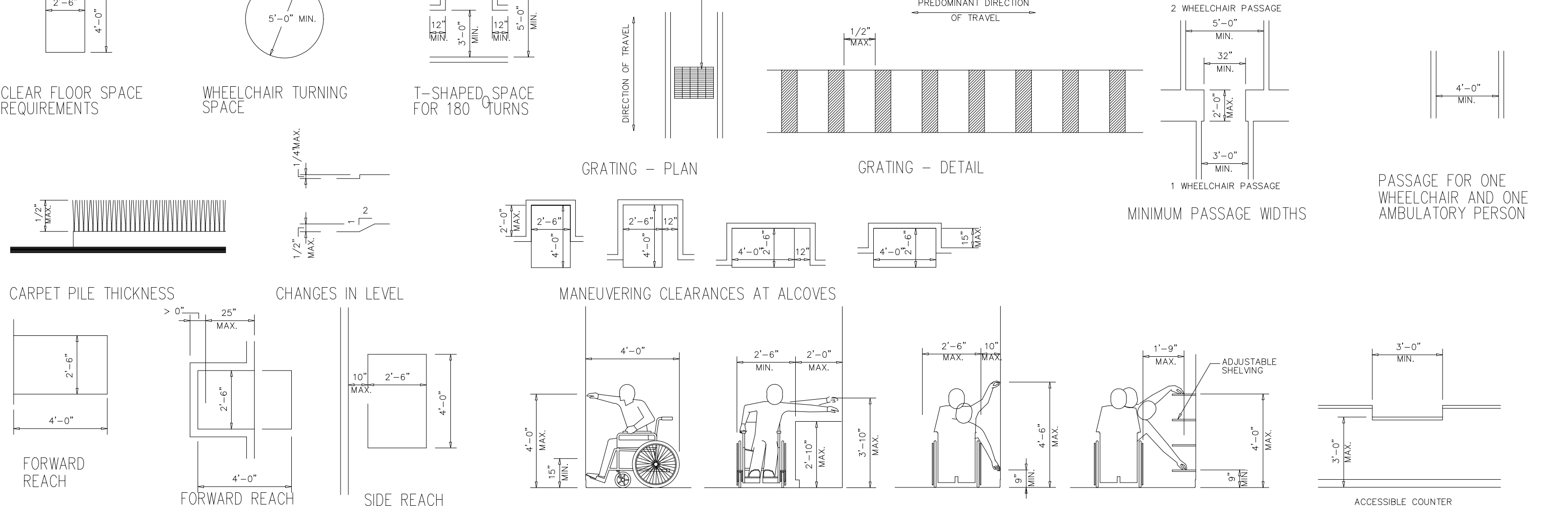
CURB RAMPS



RAMPS



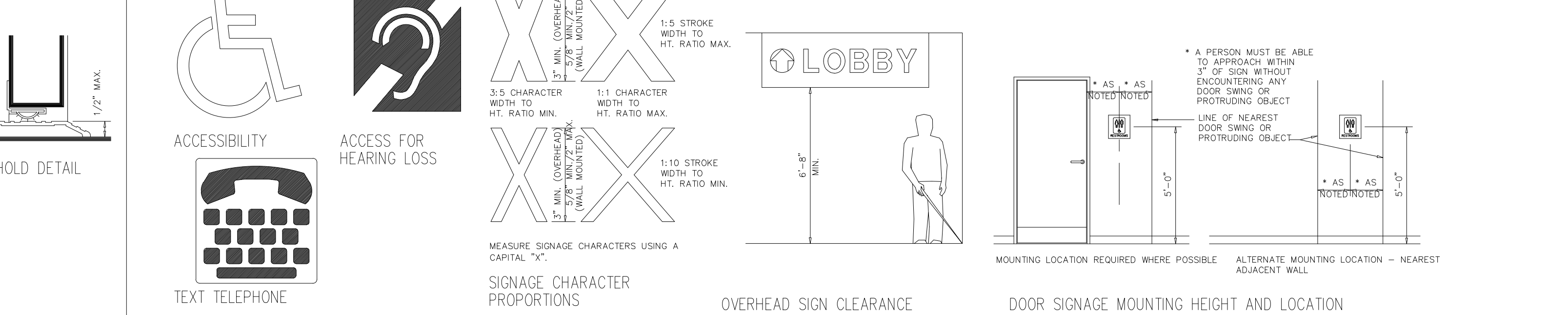
ACCESSIBLE ROUTE



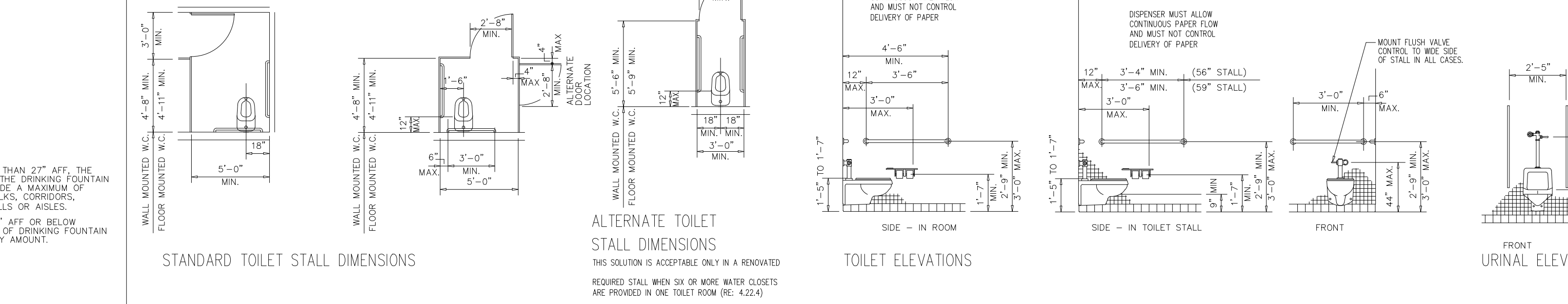
GENERAL NOTES

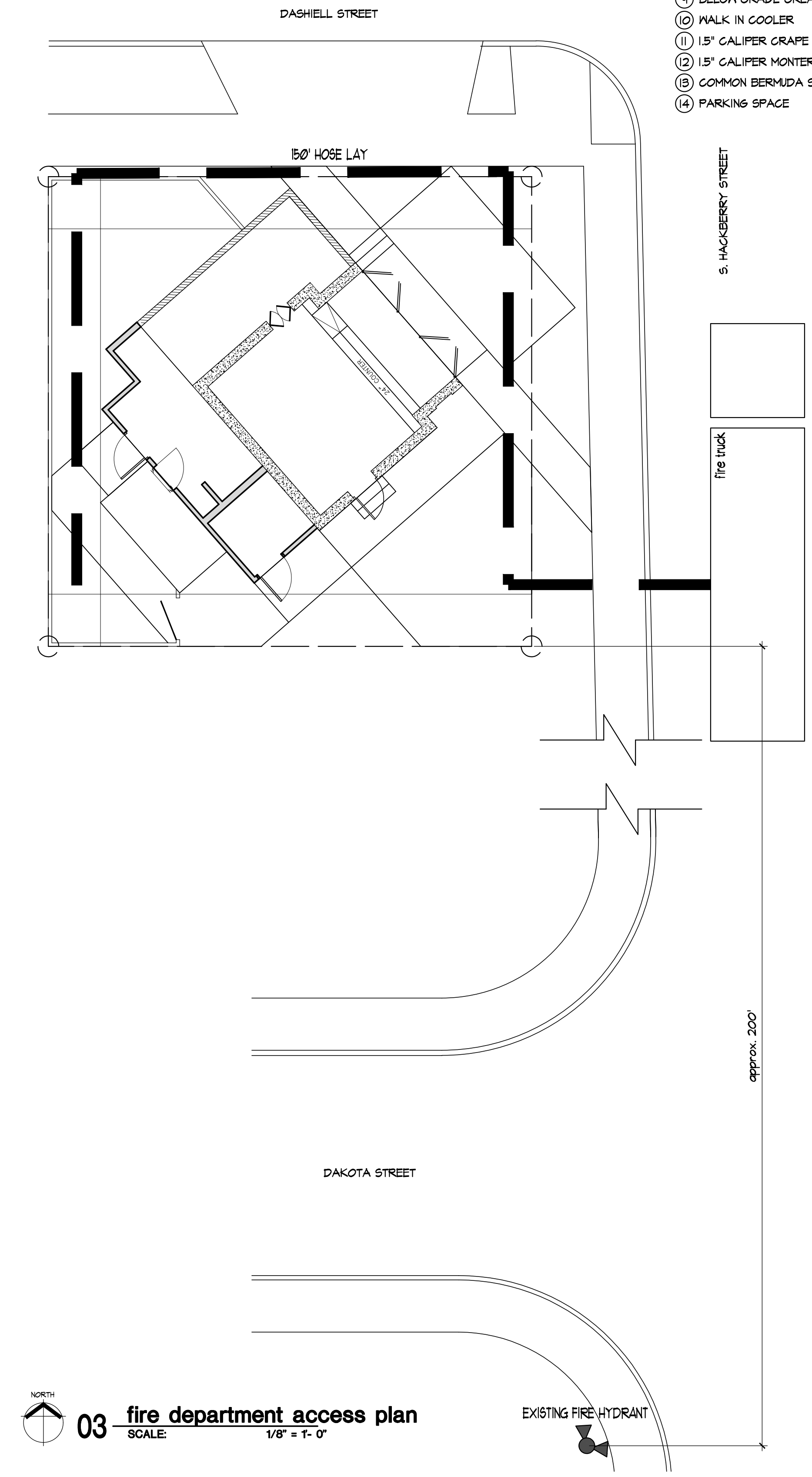
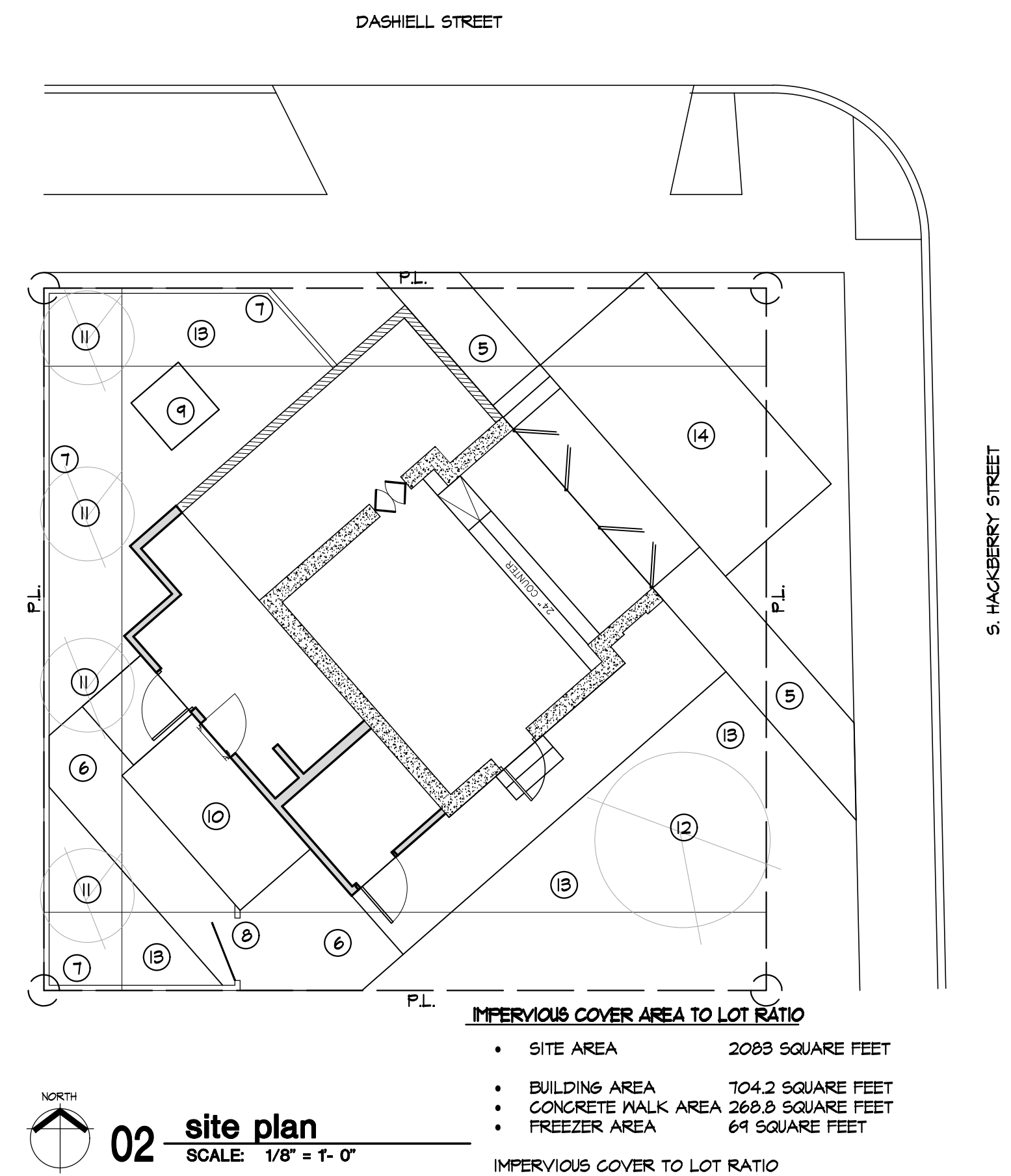
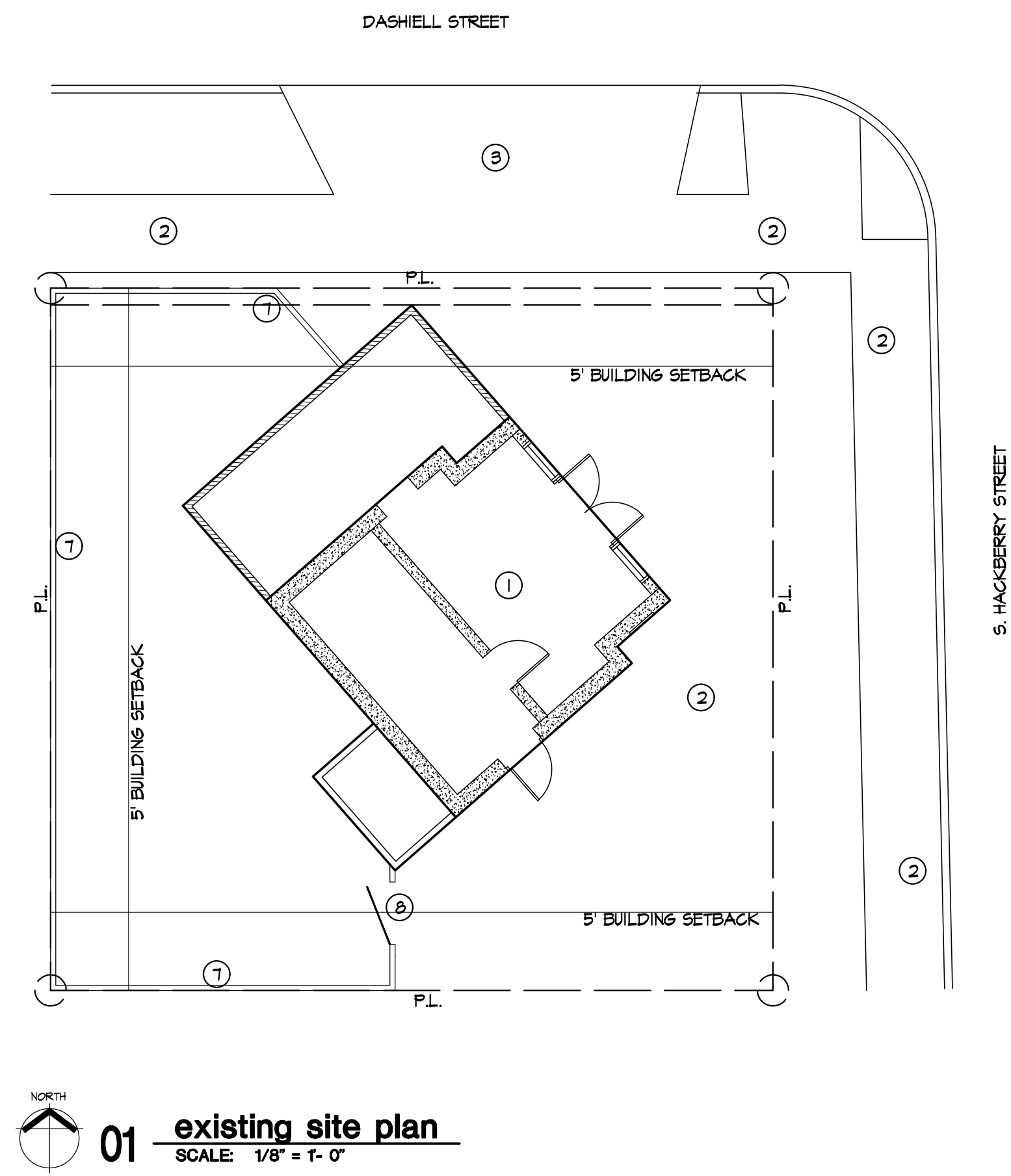
- INFORMATION SHOWN ON THIS SHEET IS THE MINIMUM REQUIRED FOR ADA COMPLIANCE.
- ALL CONDITIONS SHOWN ON THIS SHEET MAY NOT NECESSARILY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS TO THIS SHEET.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND INFORMATION GIVEN ON THIS SHEET.

SIGNAGE



TOILET ROOMS





- SITE PLAN KEY NOTES**
- ① EXISTING BUILDING TO REMAIN
 - ② EXISTING CONCRETE WALK TO REMAIN
 - ③ EXISTING CONCRETE APRON TO REMAIN
 - ④ NEW CONCRETE PATIO
 - ⑤ NEW CONCRETE WALK
 - ⑥ CRUSHED GRANITE WALK
 - ⑦ EXISTING 4" WOOD FENCE TO REMAIN
 - ⑧ EXISTING 4" WOOD GATE TO BE MOVED
 - ⑨ BELOW GRADE GREASE TRAP
 - ⑩ WALK IN COOLER
 - ⑪ 1.5" CALIPER CRAPE MYRTLE
 - ⑫ 1.5" CALIPER MONTEREY OAK
 - ⑬ COMMON BERMUDA SOD
 - ⑭ PARKING SPACE

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06.25.2020



**The
Ice House
Renovation
Addition**

419 S. Hackberry St.
San Antonio, TX

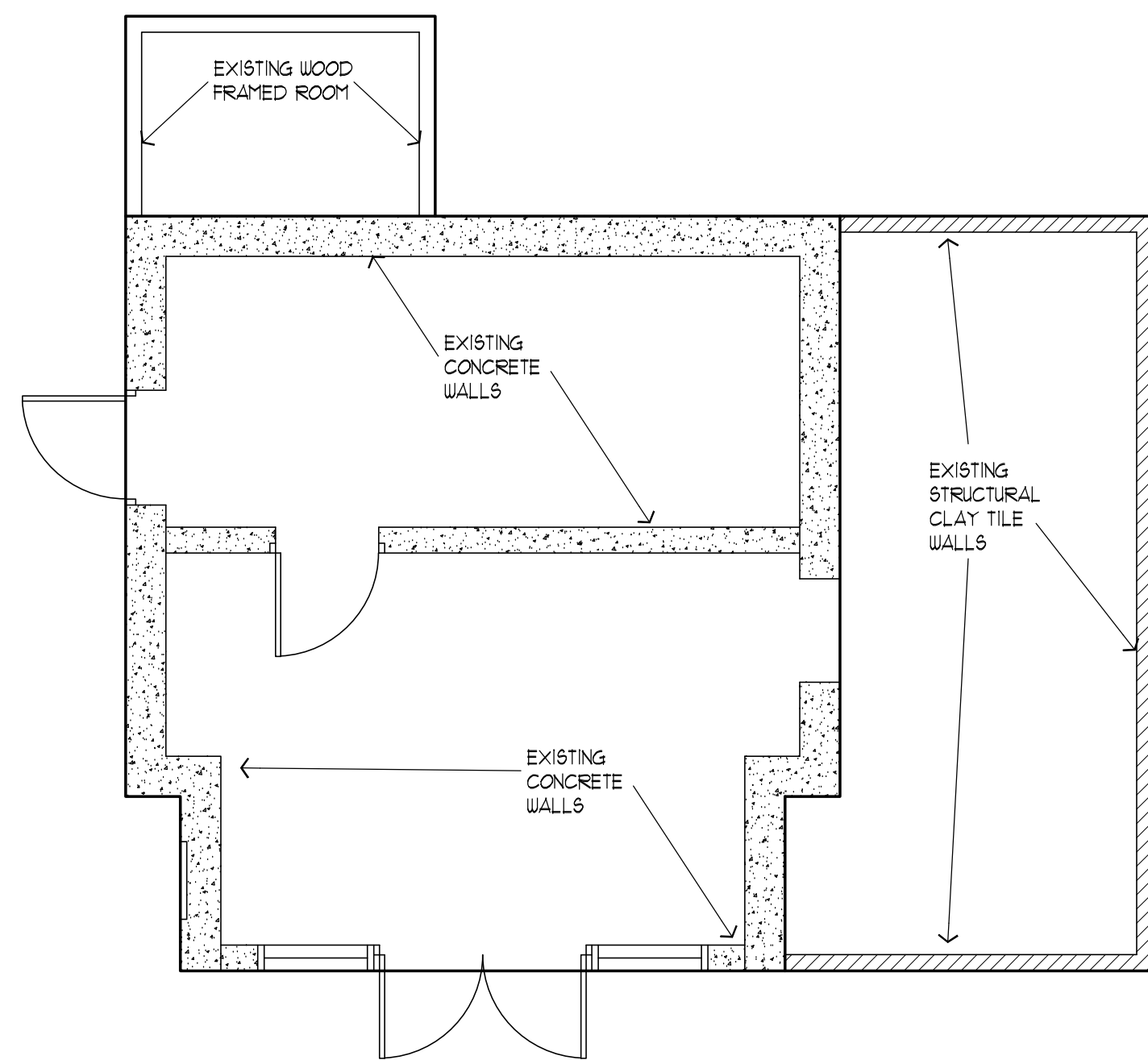
construction set
approved 11.16.2020

REVISIONS: DATE
FULL SHEET REVISED 10.15.2020

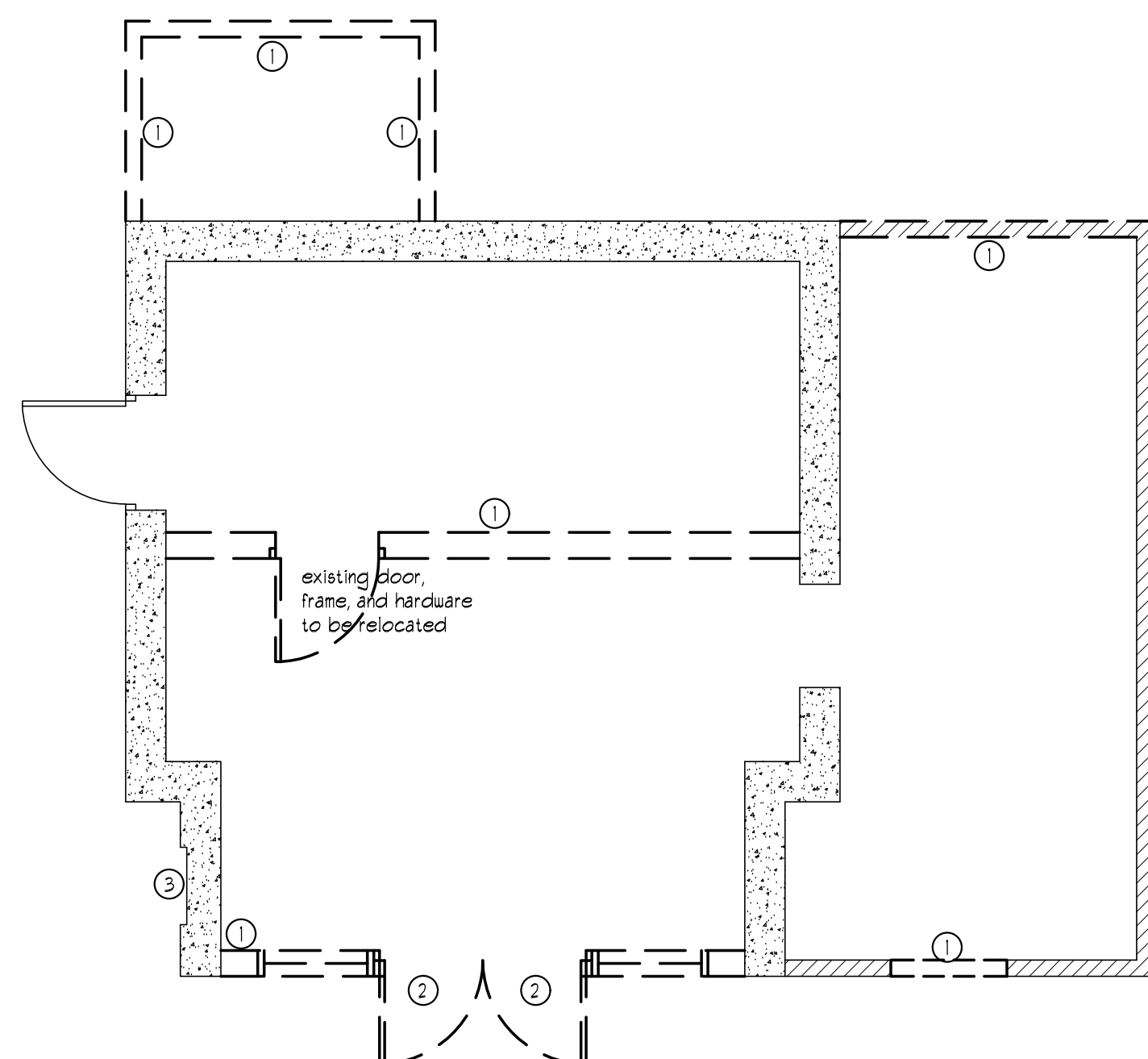
PROJECT No: 2020.028
DATE: 06.25.2020
SHEET: 1 of 1

site plans

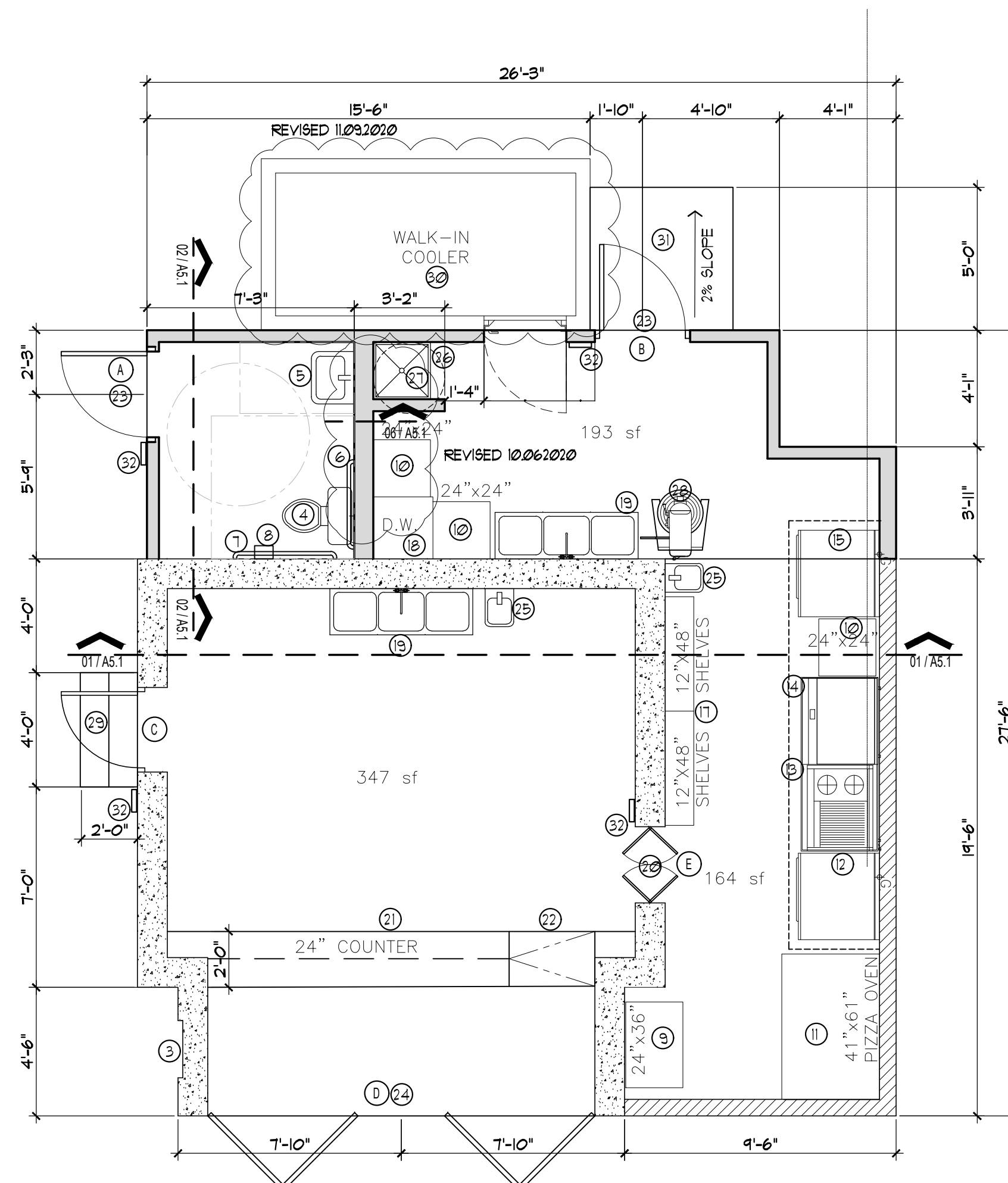
A1.1



01 existing floor plan
SCALE: 1/4" = 1'-0"



02 demolition floor plan
SCALE: 1/4" = 1'-0"



03 addition floor plan
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW WALL CONSTRUCTION
3/4" STUCCO FINISH ON 15 LB FELT ON
1/2" EXTERIOR SHEATHING ON 2x WOOD
FRAMING AT 16" O/C

- EXISTING CONCRETE WALL
CONSTRUCTION TO REMAIN
- EXISTING STRUCTURAL CLAY TILE
WALL CONSTRUCTION TO REMAIN

FLOOR PLAN GENERAL NOTES

01. SEE DRAWING A02 FOR ACCESSIBILITY GUIDELINES
02. INSTALL TREATED WOOD BLOCKING FOR
INSTALLATION OF TOILET ACCESSORIES

KEY NOTES

- 01 REMOVE EXISTING WALL CONSTRUCTION
- 02 REMOVE EXISTING DOOR FRAME AND HARDWARE
- 03 EXISTING NICHE TO REMAIN
- 04 NEW ACCESSIBLE TANK TYPE WATER CLOSET
- 05 NEW ACCESSIBLE WALL MTD. PORCELAIN LAVATORY
- 06 NEW ACCESSIBLE 36" S.S. GRAB BAR
- 07 NEW ACCESSIBLE 48" S.S. GRAB BAR
- 08 NEW S.S. TOILET PAPER DISPENSER
- 09 NEW S.S. 24"x48" PREP. TABLE
- 10 NEW S.S. 24"x24" PREP. TABLE
- 11 NEW PIZZA OVEN
- 12 NEW SMOKER
- 13 NEW GRIDDLE
- 14 NEW SKILLET
- 15 NEW COMBINATION OVEN
- 16 NOT USED
- 17 NEW 12" SHELVING
- 18 NEW COMMERCIAL DISHWASHER
- 19 NEW THREE COMPARTMENT SINK
- 20 NEW S.S. DOUBLE ACTING KICK-DOOR
- 21 24" BASE AND WALL CABINETS WITH COUNTERTOP
- 22 36" FOLD-UP COUNTERTOP
- 23 3'-0"x1'-0" H.M. EXTERIOR DOOR WOOD FRAME &
HARDWARE
- 24 EXTERIOR PAIR BI-FOLD DOOR
- 25 12" WALL MTD. HAND SINK
- 26 80 GA. WATER HEATER ABOVE MOP SINK
- 27 FLOOR MTD. MOP SINK
- 28 COMMERCIAL MIXER BY OWNER
- 29 12" WIDE x 48" CONCRETE STEPS
- 30 WALK-IN COOLER, SEE STRUCTURAL SHEETS
- 31 5'-0"x5'-0" CONCRETE LANDING
- 32 WALL MTD. ACCESSIBLE SIGN - SEE 03/A3.1

REVISED 11/09/2020

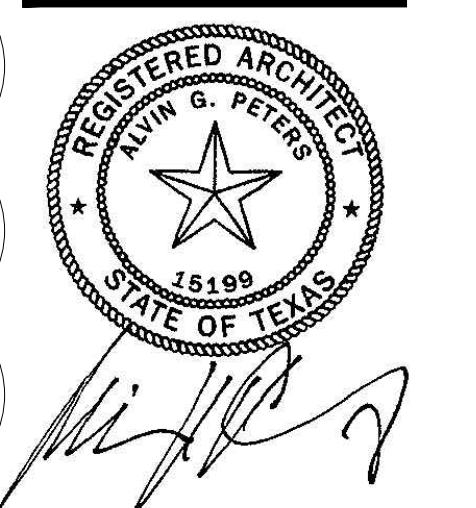
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REVISED	09/15/2020
REVISED	09/28/2020
REVISED	10/06/2020
REVISED	10/15/2020
REVISED	11/09/2020

PROJECT No: 2020.026
DATE: 06.25.2020
SHEET: of

EXISTING FLOOR PLAN

A2.0

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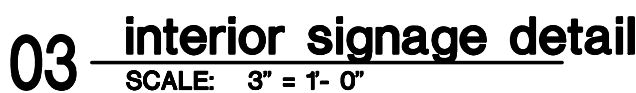


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DOOR TYPES

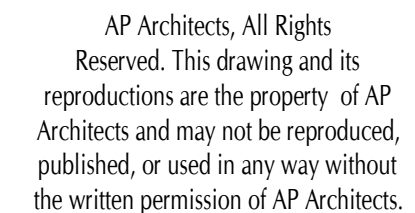
NEW DOOR- EXTERIOR INSULATED, H.M. DOOR RAISED PANEL, PAINT FINISH	NEW DOOR- PAIR EXTERIOR INSUL. H.M. BI-FOLD DOORS 1/4" TEMPERED GLAZING, PAINT FINISH	NEW DOOR- INTERIOR KITCHEN DOUBLE ACTING DOOR	INSULATED REFRIGERATOR DOOR	NEW DOOR- EXTERIOR INSULATED H.M. DOOR, RAISED PANEL, PAINT FINISH, w/ 1/4" TEMPERED GLASS TRANSOM w/ H.M. FRAME ABOVE	SET #01 <ul style="list-style-type: none"> 1 accessible lever lockset 3 hinges - NRP 1 threshold 1 door bottom 1 closer - accessible 1 rafterguard 1 weatherstrip
---	---	---	-----------------------------------	--	---

SET #02
 1 accessible lever lockset
 1 deadbolt
 3 hinges - NRP
 1 threshold
 1 door bottom
 1 closer - accessible
 1 rafterguard
 1 weatherstrip
 1 push plate
 1 pull plate
 1 kick plate - inside face

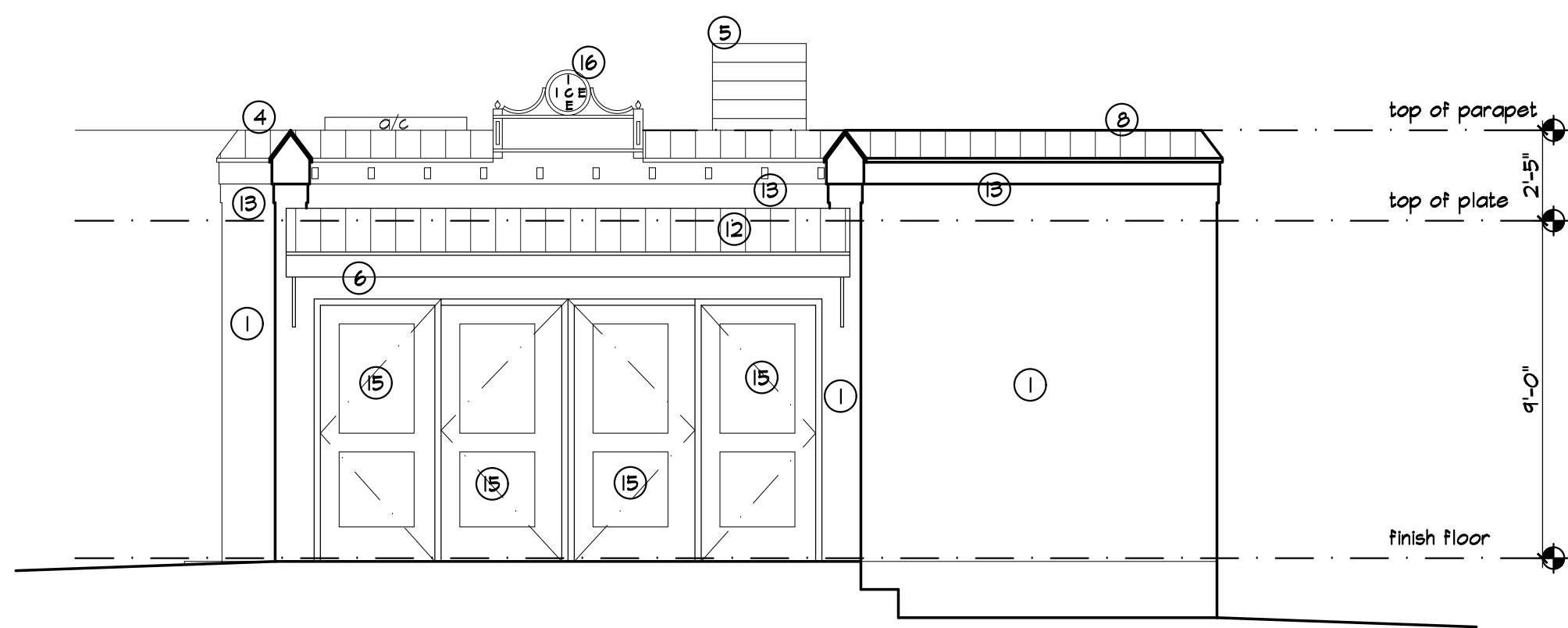


- NOTE: EVERY SYMBOL
MAY NOT BE USED IN THIS PROJECT.
REFER TO MECHANICAL/ELECTRICAL
DRAWINGS FOR ADDITIONAL INFORMATION.
- ROOF PLAN GENERAL NOTES**
1. ROOF SYSTEM AND SUPPORT TO MEET U.L.
115 WIND UPLIFT DESIGN CRITERIA
 2. VERIFY MEP ROOF PENETRATIONS-
QUANTITIES AND LOCATIONS WITH MEP
DRAWINGS
 3. ALL ROOF CURBS/ ROOF JACKS REQUIRED
STRUCTURAL COMPONENTS AND FLASHING
MATERIALS SHALL BE ROOFING
MANUFACTURERS STANDARD MATERIALS
REQUIRED FOR A WEATHERTIGHT
INSTALLATION.

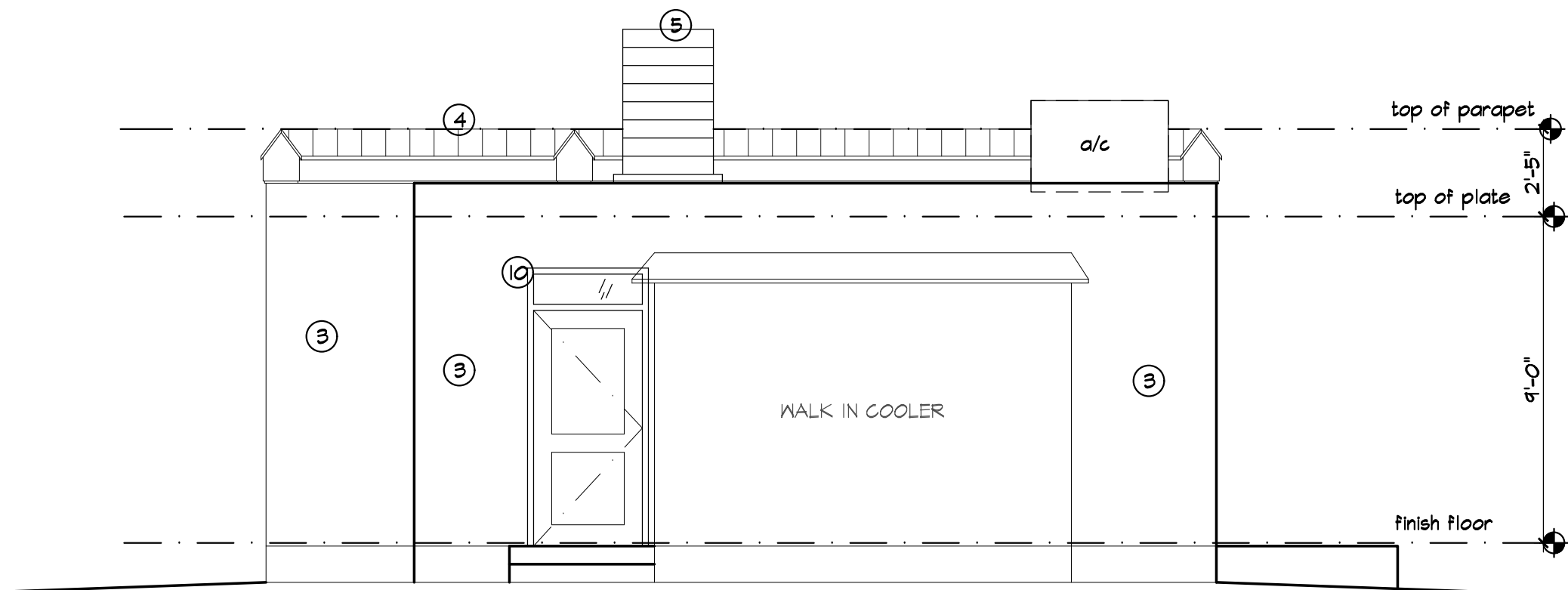
- ### ROOF PLAN KEY NOTES
- 1) NEW MEMBRANE ROOFING SYSTEM ON 1/2" OSB ROOF SHEATHING ON WOOD FRAMING
 - 2) EXISTING SPANISH TILE • PARAPET TO REMAIN
 - 3) EXISTING SPANISH TILE • CANOPY TO REMAIN
 - 4) PAINT FINISH • EXISTING COOLING TOWER
 - 5) EXISTING AIR CONDITIONING UNIT TO REMAIN
 - 6) MEMBRANE ROOFING ON EXISTING CONCRETE ROOF DECK
 - 7) SPANISH TILE • BUILDING ADDITION PARAPET

RCP & ROOF PLAN

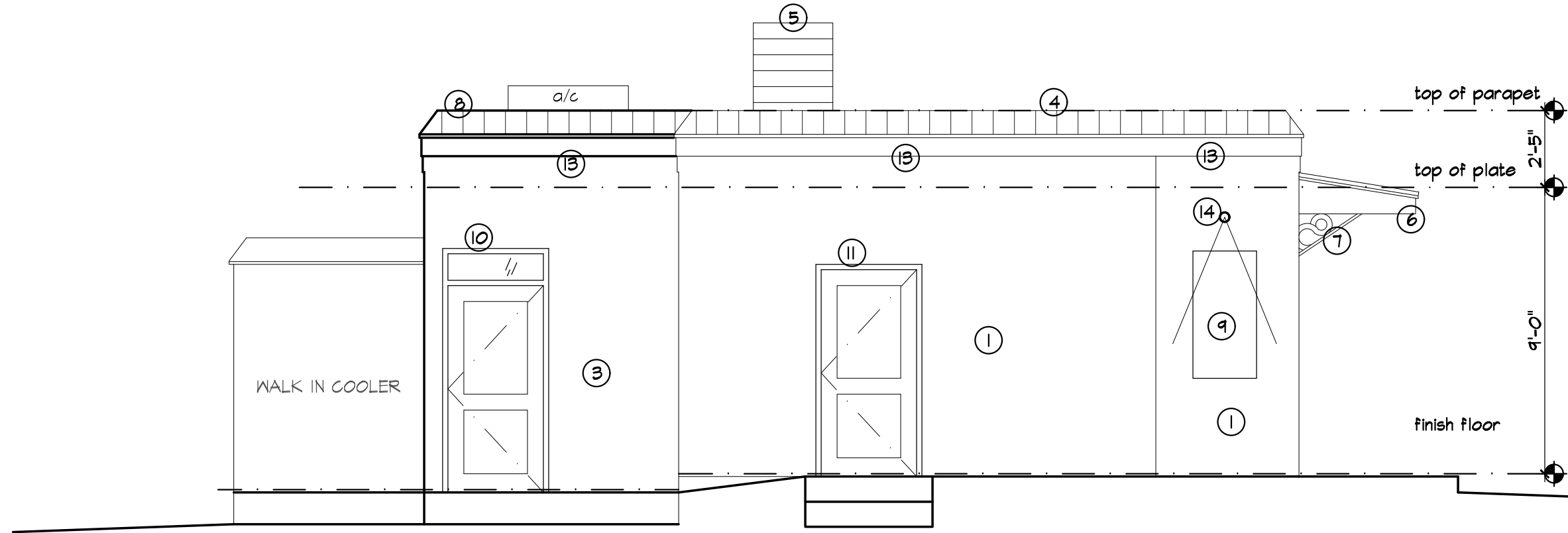
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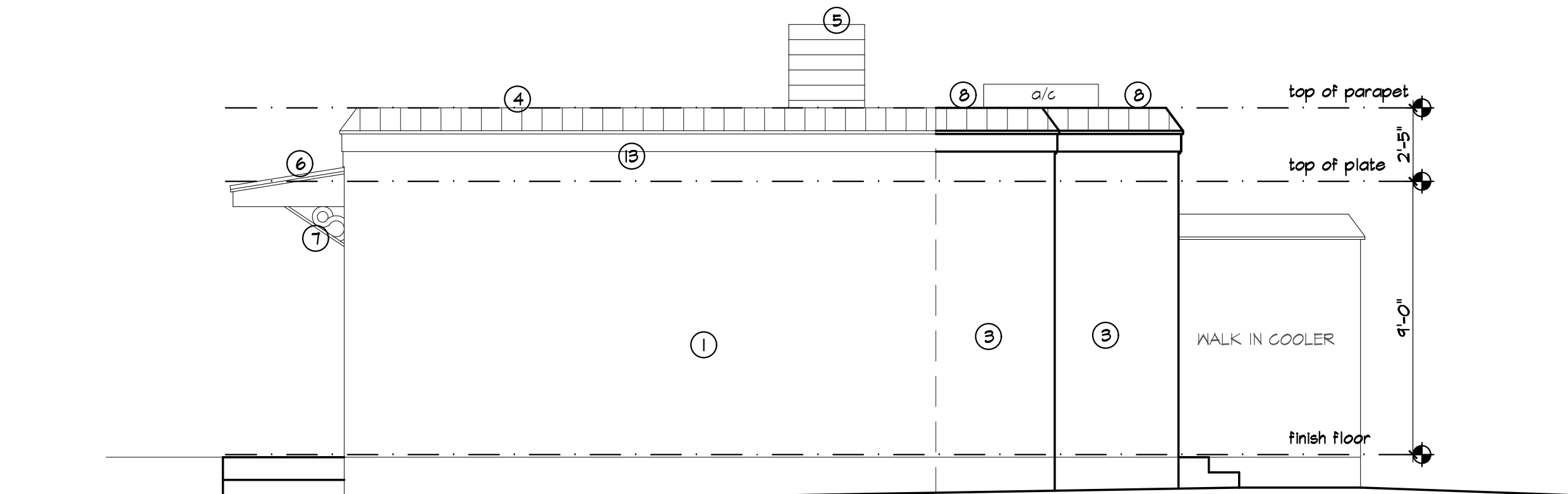
01 front elevation
SCALE: 1/4" = 1' - 0"



03 rear elevation
SCALE: 1/4" = 1' - 0"



02 side elevation
SCALE: 1/4" = 1' - 0"



04 side elevation
SCALE: 1/4" = 1' - 0"

ELEVATION KEY NOTES

- 1 PAINT @ EXISTING STUCCO FINISH ON CONCRETE WALL CONSTRUCTION
- 2 NOT USED
- 3 PAINT @ STUCCO FINISH ON WOOD FRAMED WALL ADDITION
- 4 EXISTING SPANISH TILE AT PARAPET COPING TO REMAIN
- 5 PAINT FINISH @ EXISTING METAL COOLING TOWER - RESTORE METAL FRAME AND LOUVERS TO ORIGINAL CONDITION/MATERIAL/PROFILE
- 6 WOOD FRAMED CANOPY- PAINT FINISH RESTORE WOOD FRAMING @ CANOPY TO ORIGINAL CONDITION/MATERIAL/PROFILE
- 7 EXISTING CAST IRON BRACKET- PAINT FINISH
- 8 SPANISH TILE @ NEW WOOD FRAMED PARAPET
- 9 EXISTING NICHE IN WALL TO REMAIN- PAINT FINISH
- 10 TWO PANEL DOOR AND GLAZED TRANSOM W/ H.M. FRAME - PAINT FINISH
- 11 TWO PANEL H.M. DOOR & FRAME AT EXISTING OPENING - PAINT FINISH
- 12 SPANISH TILE ON WOOD FRAMING AT CANOPY
- 13 PAINTED STUCCO ACCENT BAND
- 14 LIGHT
- 15 TWO PANEL H.M. BI-FOLD DOORS - PAINT FINISH
- 16 PAINT FINISH AT CONCRETE "PEDIMENT" - RESTORE CAST STONE PEDIMENT TO ORIGINAL CONDITION

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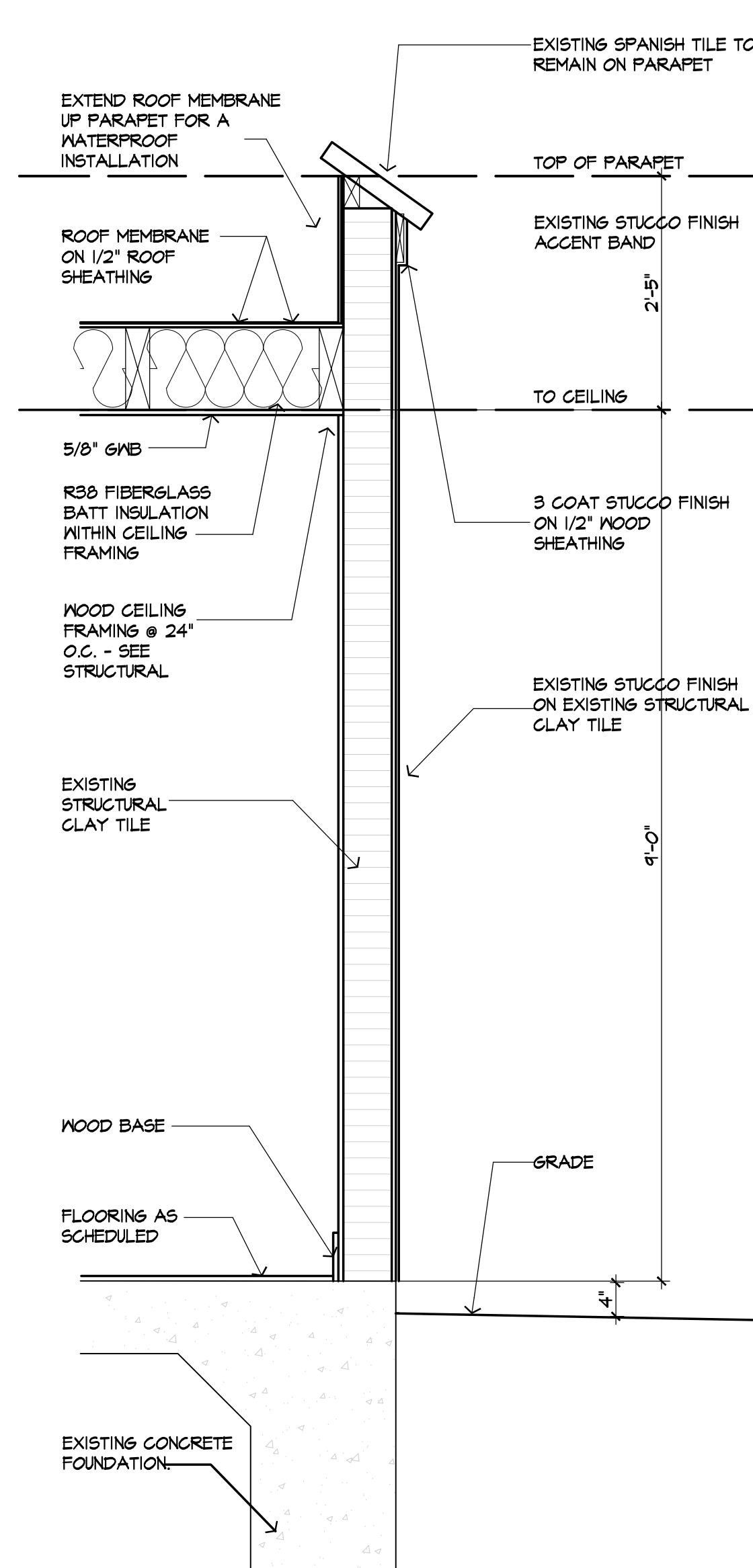
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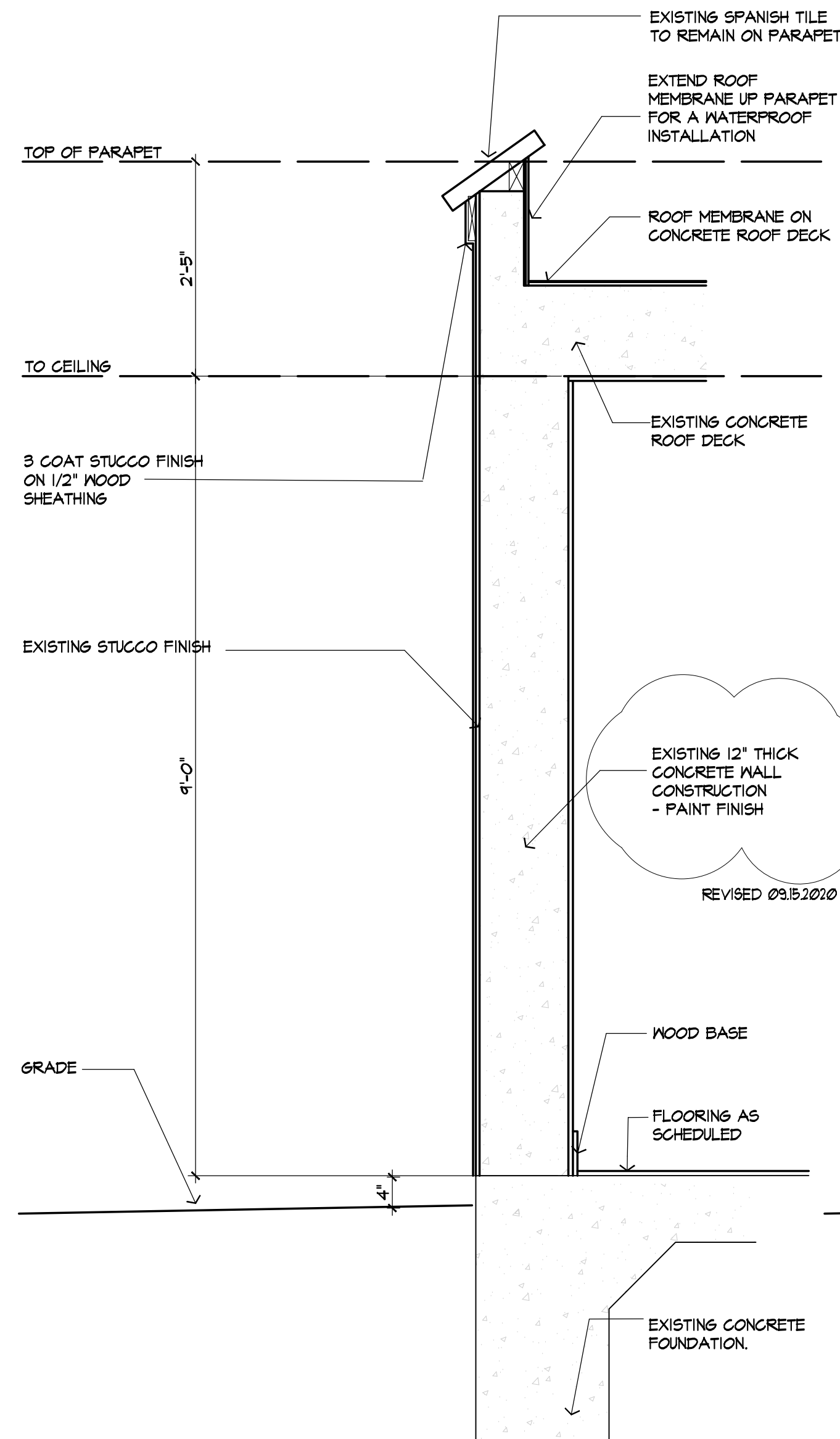
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DATE:	06.25.2020
SHEET:	of

ELEVATIONS

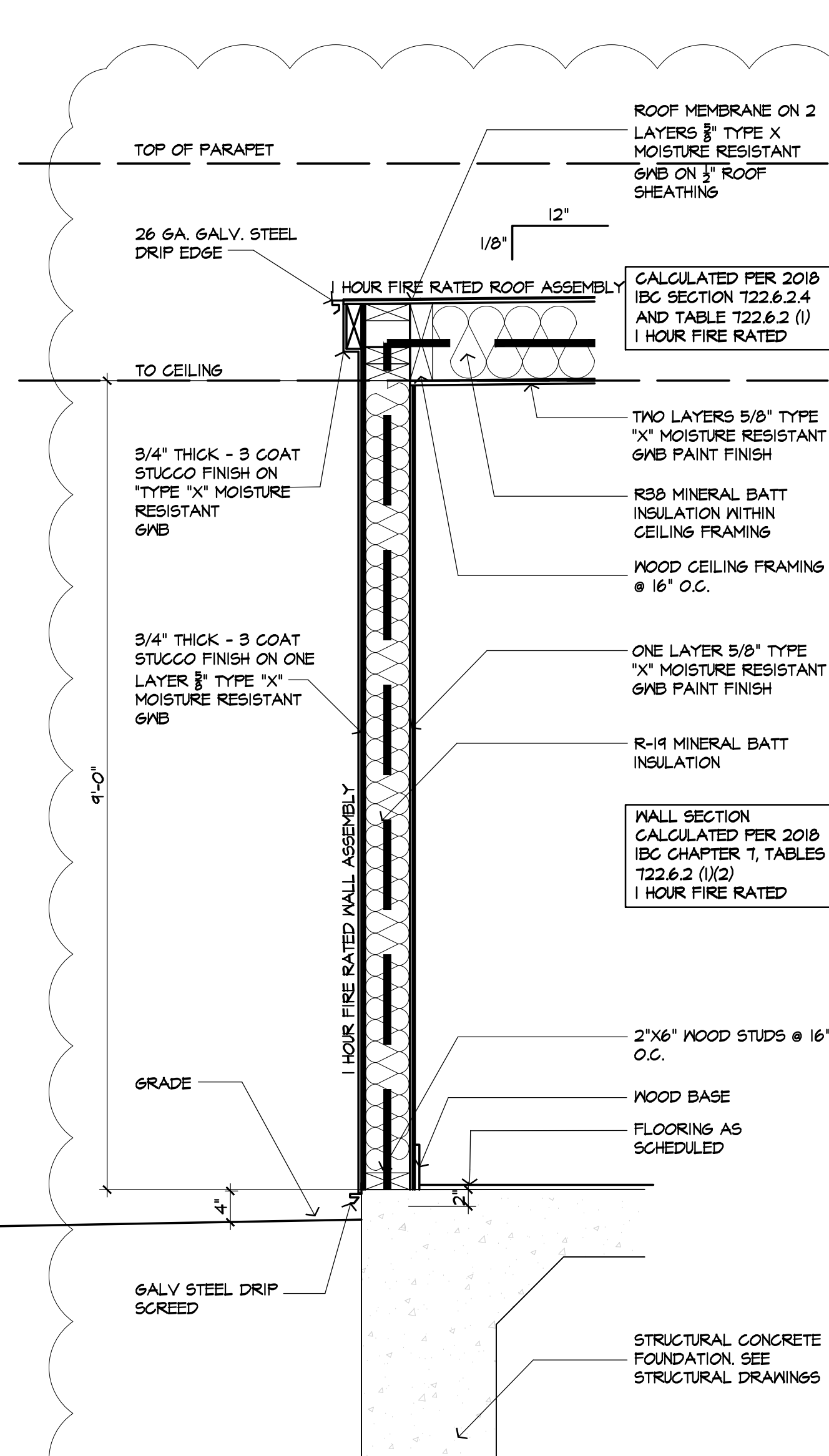
A4.1



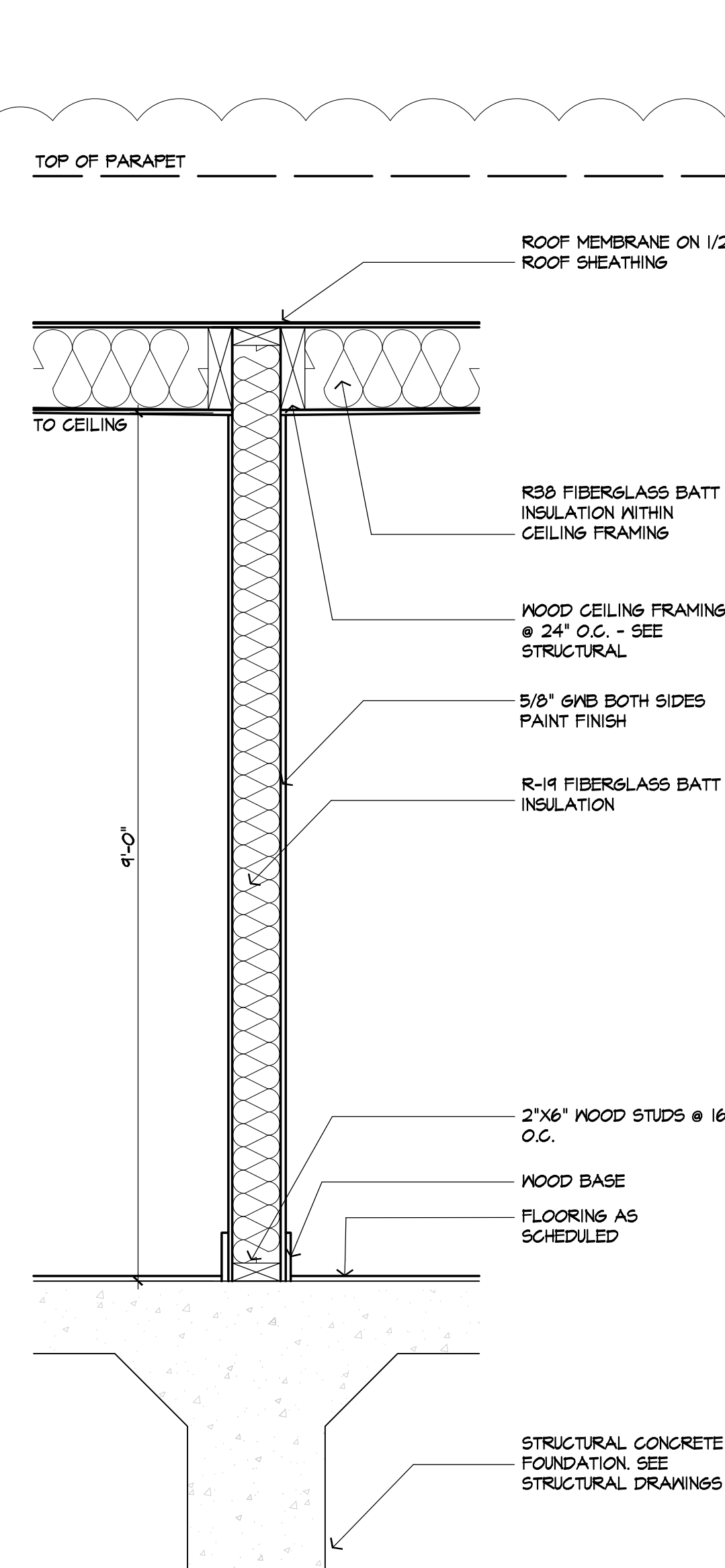
03 wall section
SCALE: 3/4" = 1'-0"



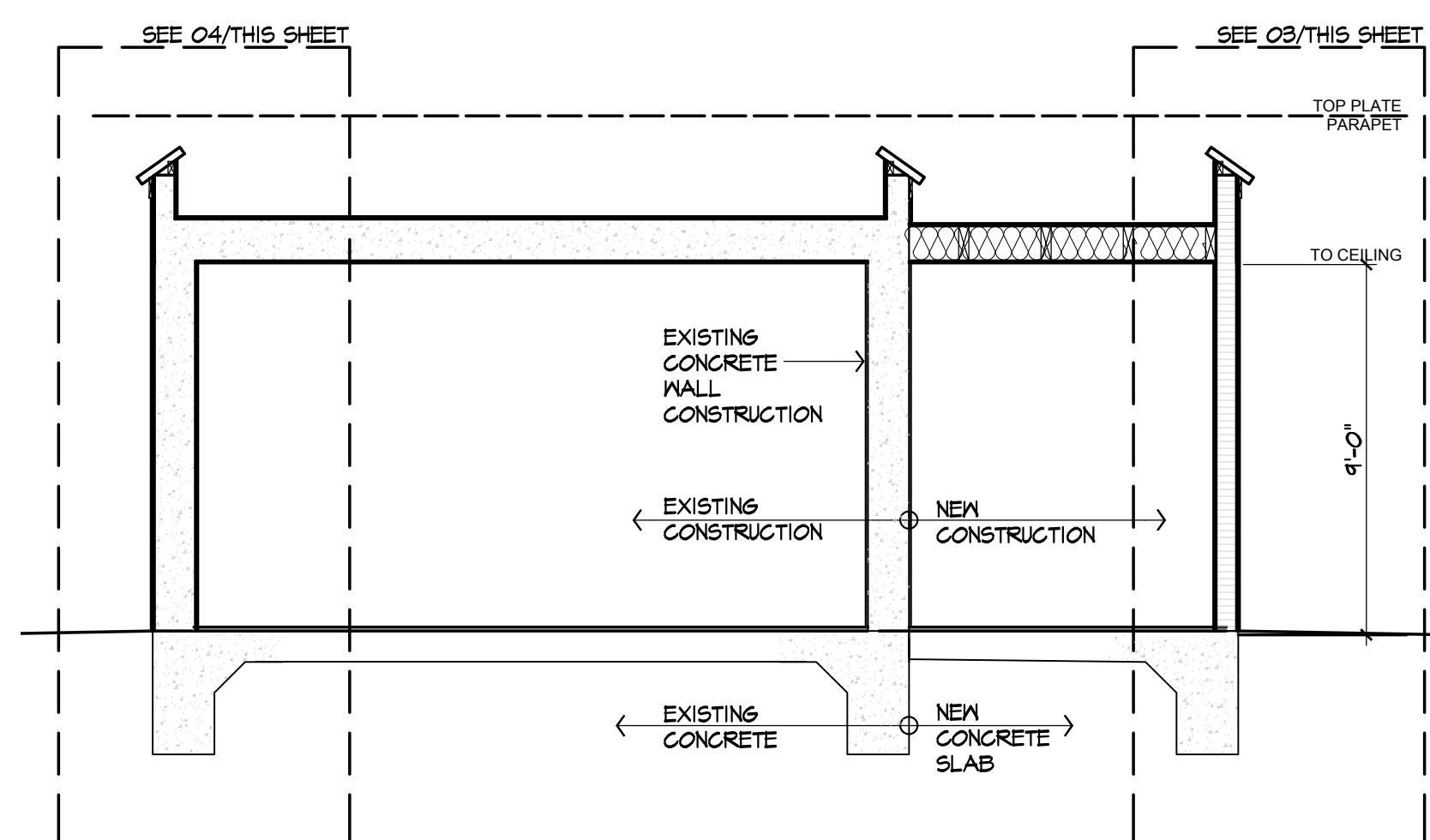
04 wall section
SCALE: 3/4" = 1'-0"



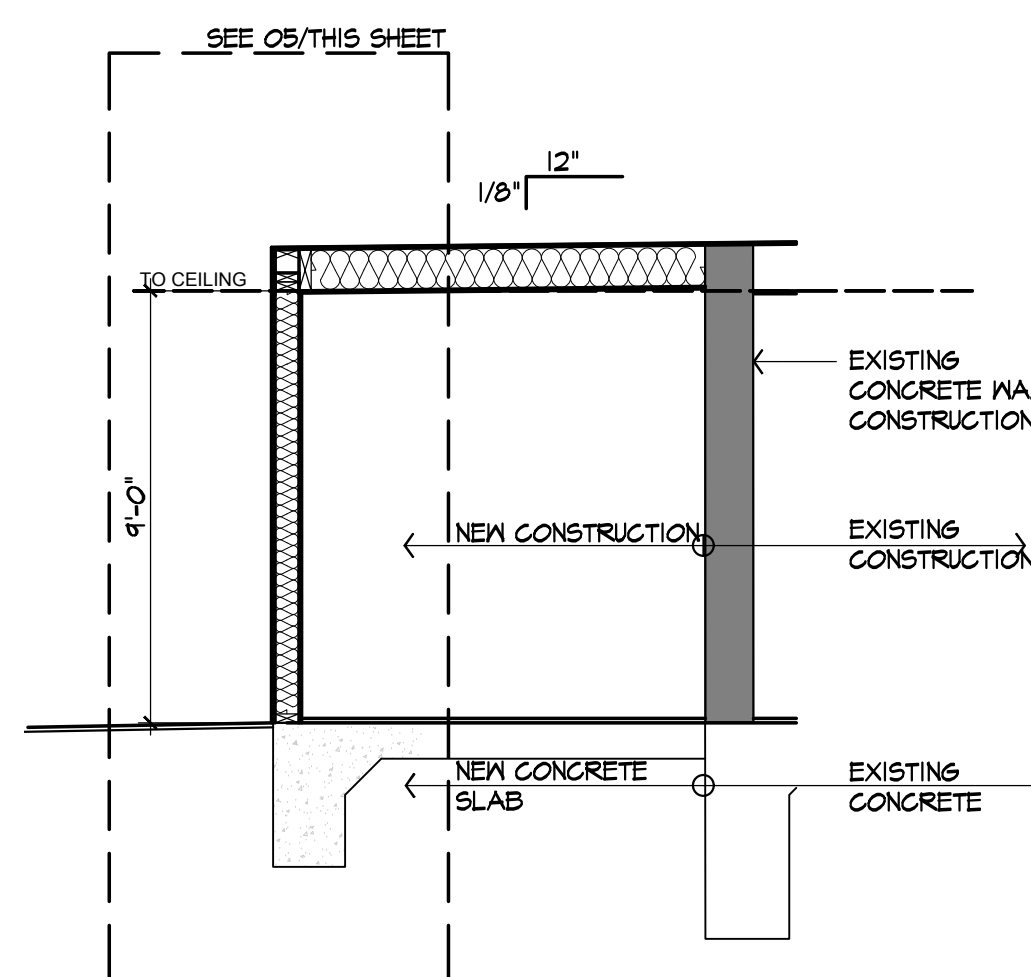
05 wall section
SCALE: 3/4" = 1'-0"



06 wall section
SCALE: 3/4" = 1'-0"



01 building section
SCALE: 1/4" = 1'-0"



02 building section
SCALE: 1/4" = 1'-0"



planning
project management

1016 State Highway 46 East
Boerne, Texas 78006
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Alvin G. Peters, Architect #15199

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06.25.2020



mp2ud.com

The Ice House Renovation Addition

419 S. Hackberry St.
San Antonio, TX

construction set
approved 11.16.2020

REVISIONS: DATE
REVISED 09.15.2020
REVISED 10.06.2020
REVISED 10.13.2020

PROJECT No: 2020.026
DATE: 06.25.2020
SHEET: 1 of 1

SECTIONS

A5.1

1. International Building Code Structural Engineering Design Provisions, 2018 Edition.
2. The design gravity loads are as follows:

1. DEAD LOADS:
DEAD LOADS INCLUDE THE SELF WEIGHT OF THE STRUCTURAL ELEMENTS PLUS THE FOLLOWING ARE SUPER IMPOSED LOADS:
FLOOR = 45 PSF
ROOF = 25 PSF
2. LIVE LOADS:
FLOOR = 100 PSF (SLAB ON GRADE)
ROOF = 20 PSF
3. GROUND SNOW LOAD = 5 PSF
4. WIND LOADS:
WIND LOADING ON STRUCTURE ARE BASE ON ASCE 7-10 BASED ON THE FOLLOWING INPUTS:
BASIC WINDSPEED (3 SEC GUST) 140 MPH
EXPOSURE : C
RISK CATEGORY : II
BUILDING CLASSIFICATION : ENCLOSURED
SEISMIC ZONE : A
5. GEOTECHNICAL REPORT
USA WEB SOIL SURVEY
6. APPLICABLE CODES 2018 (BC) INTERNATIONAL BUILDING CODE

3. The structure has been designed to withstand the wind pressures specified in ASCE 7-10 using a 3 second gust basic wind speed of 115 miles per hour at a standard height of 33 feet above the ground in exposure B.

4. The general contractor is responsible for fitting new work with existing construction. Information on existing buildings shown in the drawings was based upon the information supplied to structures. This information is not as-built data and the actual as-built construction may differ from that represented in the drawings. Contractors shall verify all information. *Variations from dimensions indicated on the construction documents shall be brought to the attention of the engineer.*

5. These Drawings do not, nor are intended to, locate property lines, building setbacks, nor height limitations. It is the contractor's responsibility to locate and verify the building and construct it to, and within, applicable code restrictions. Further, it is the contractor's responsibility to address site drainage appropriate to the site and in consideration to adjoining properties and the new construction.

6. Methods, procedures, and sequences of construction are the responsibility of the contractor and must satisfy the minimum requirements of the 2018 International Residential Building Code or 2018 International Building Code . The contractor shall take all necessary precautions to maintain and ensure the integrity of the structure at all stages of construction.

7. The general contractor and sub-contractors shall determine the scope of the structural work from the contract documents taken as a whole. The structural drawings shall not be considered separately for purposes of bidding the structural work. Due considerations shall be given to other structural work or work related to the structure, including necessary coordination described or implied by the architectural and mechanical drawings. Structural drawings and material and member specifications take precedence over other drawings if modifications are needed they will be brought to the engineers attention.

8. Scales noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawing

9. The general contractor is responsible for coordination of all resulting revisions to the structural system or other trades as a result of acceptance of contractor proposed alternatives or substitutions.

10. Structural members have been located and designed to accommodate the mechanical equipment openings specified by the mechanical consultant if information is given. Any submissions resulting in revisions to the structure shall be the responsibility of the contractor to coordinate with the structure and its engineer.

11. Principle openings in the structure are indicated on the contract documents, refer to the architectural, mechanical, electrical, and plumbing drawings for sleeves, curbs, inserts, etc. not herein indicated. Openings in slabs with a maximum width or diameter of 12 inches or less shall not require additional framing or reinforcement, unless noted otherwise. The location of sleeves or openings in structural members shall be submitted to engineer for review.

1. Due to the absence of a site specific subsurface analysis and report from a Geotechnical Engineer, the foundation design is based on assumptions and/or site observations of the existing site conditions. These assumptions may not be verifiable without the expending of additional fees. Foundation conditions noted during construction that differ from those shown in the structural drawings shall be noted to the Structural Engineer before further construction is to proceed.
2. Within the foundation outline, remove all flat clay and/or unstable, completely weathered limestone, strata, all organics (i.e., roots, trees, grass, and other humus), any building foundations or rubble, and any other deleterious materials to a minimum depth of 12".
3. A vapor barrier with a performance equivalent to a 10 mil stego wrap vapor barrier shall be placed beneath the slab on grade and shall be continuous all grade beams.
4. In areas where limestone is exposed at the cut surface, remove a depth of limes to provide for at least 6" of compact select fill. In areas where soil or completely weathered limestone is exposed, scarify at least six inches of the cut soil subgrade and recompact to at least 95% of the maximum dry density determined using Texas State Department of Highways and Public Transportation (SDHPT) Test Method TEX-113-E conducted with a laboratory compacted effort of 6.63 FT lbs/cu. In. In. Hold water contents within $\pm 2\%$.
5. Bring the building pads to grade with select material conforming to the following:

5. Bring the building pads to grade with select material conforming to the following:

- | | |
|-------------------------------|---------|
| a. Retained on 2-1/2" screen | 0% |
| b. Retained on 7/8" screen | 5%-50% |
| c. Retained on 3/8" screen | 25%-65% |
| d. Retained on 1/4" screen | 35%-75% |
| e. Retained on #40 mesh sieve | 60%-90% |

Material passing the #40 sieve shall meet the following plasticity requirements:

PASSING	MAXIMUM	MINIMUM
No. 40 Sieve	Plasticity Index	Plasticity Index
25%-40%	15	3
10%-25%	20	4

Sandy loam is not acceptable fill material

6. Contractor shall certify the compaction of the select material to at least 95% of the maximum dry density as determined using SDHPT Test Method TEX-113-C conducted with a laboratory compactive effort of 6.63 ft/cu. in. Hold water contents to within +2% of the optimum, and maintain compacted lift thickness to 6" or less.

7. The Foundation design assumptions do allow for a limited amount of potential vertical rise will not affect structural stability. The allowance in design does not cover architectural, mechanical, electrical, or plumbing features.

1. Concrete in the following areas shall have the following compressive strength (f'_c) at 28 days:

- Grade beams 3000 PSI
Slab on grade 3000 PSI
2. All concrete mix designs shall be reviewed and approved by the testing agency prior to sending to the engineer of record for approval.
 3. Use the cementitious materials, of the same type, brand and source throughout the Project:
 - a. Portland Cement: ASTM C 150, Type I/II
 4. Use the following normal-weight aggregates: ASTM C 33, coarse aggregate or better, graded. Provide aggregates from a single source conforming to the following:
 - a. Maximum Coarse-Aggregate Size: typically $\frac{3}{4}$ " nominal diameter
 - b. Fine aggregate: Free of materials with deleterious reactivity to alkali in cement
 5. Water shall conform to ASTM C 94/C 94M and be potable.
 6. Admixtures if used shall be subject to the approval of the structural engineer.
 7. Mixing, transporting, and placing of concrete shall conform to ACI 301 and ASTM C 94
 8. Conformance to ACI 305.1 "Specification for Hot Weather Concreting" is required when air temperature is above 90 degrees F.
 9. Conformance to ACI 306 "Cold Weather Concreting" is required when a period for more than three (3) consecutive days, the average daily air temperature is below 40 degrees F and the air temperature is not greater than 50 degrees F for more than one-half of any 24 hour period.
 10. The fire protection rating for this project is based upon the use of normal weight aggregate concrete made with carbonate aggregates. Carbonate aggregates consist mainly of calcium or magnesium carbonate, E.G., limestone or dolomite, and contain 40 percent or less quartz, chert, and flint.
 11. **GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATION.**
 12. Detailing of concrete reinforcement bars and accessories shall conform to the recommendations of ACI 315 "Details and Detailing of Concrete Reinforcement" and ACI SP-66 "Detailing Manual". Placing of reinforcing bars shall conform to the recommendations of ACI 315R "Manual of Engineering" and placing drawings for reinforced concrete structures" and CRSI "Manual of Standard Practice".
 13. No conduit or piping larger than 1" I.D. shall be run in structural concrete members unless shown on structural drawings.
 14. All pipe sleeves in concrete members shall be schedule 40 pipe unless shown otherwise on the structural drawings. Location of the sleeves shall be as approved by the Structural Engineer. Provide 3 additional stirrups each side of each sleeve in beams and space as directed by the Engineer.
 15. Reinforced steel shall be deformed new billet steel bars in accordance with A.S.T.M. Specification A615 Grade 60.
 16. All stirrups shall be Grade 60 with standard 90 degree hooks
 17. Provide 2-#5 x 4'-0" "L" shaped bars top and bottom at all corners and "T" intersections of beams.
 18. All hooks and bends in reinforcing bars shall conform to ACI Standards unless shown otherwise.
 19. Reinforcement designated as "continuous" may be spliced using Type splices. Reinforcement bar splice lengths in beams which are located at the centerline of support bar bottom bars and at mid-span for bars may be 36 bar diameters, unless otherwise noted. Provide standard ACI hooks for top and bottom bars at discontinuous ends of all grade beams.
 20. Reinforcement bars shall not be tack welded, welded, heated, or cut unless indicated on the contract documents or reviewed by the structural engineer.
 21. Minimum concrete cover protection for reinforcement bars shall be as follows: (see ACI 318 Section 7.7 for conditions not noted)

Concrete exposed to weather	
#5 bars and smaller	2 inches
All other bars	2 inches
Concrete cast against earth	3 inches
Grade Beams:	
Top	2 inches
Board formed sides	2 inches
Earth formed sides	3 inches
Bottom	3 inches

Slab on grade:	
Single layer or top layer	2 inches
Bottom layer cast against soil	3 inches
Bottom layer not cast against soil	2 inches

1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine by the SPIB.
2. All wood studs shall be full height without intermediate plate lines unless detailed otherwise.
3. Solid 2x blocking shall be provided at end and point of all wood joists and shall be placed between supports in not exceeding 8'-0" apart. All walls shall have 2x solid blocking at 4'-0" o.c. (this is the fire blocking as well) maximum vertically for plate heights exceeding 8'-0". End nail with 2-16d nails or side toe nail with 1-16d

4. Decking: All plywood decking shall be APA Rated Sheathing, Exposure 1, 3/4" T&G for floors with 48/24 Span rating, 5/8" with clips for roofs with 40/20 Span Rating, use 10d common nails at 6" o.c. at all supported edges, 10d at 12" o.c. at all intermediate supports (1 1/8" min. penetration). All joints in plywood decking shall be staggered.
5. All exterior walls shall be solid clad with 15/32" plywood APA Rated Sheathing, Exposure 1, from the top plate to the bottom plate. Attach to frame using 10d nails spaced at 6" o.c. along edges at 12" at intermediate studs (1-5/8" min penetration).
6. All framing members framing into the side of a header shall be attached using metal joist hangers.
7. Place a single treated plate at the bottom and a double plate at the top of all stud walls.
8. If nailing is not noted or shown otherwise on plans or details, nailing schedule shall be as follows:

8. If nailing is not noted or shown otherwise on plans or details, nailing schedule shall be as follows:

Connection Nailing

1. Joist to sill or Girder- toenail.....	(3) - 8d	
2. Bridging to joist - toenail each end.....	(2) - 8d	
3. Sole plate to joist or blocking - typ. Face nail.....	16d at 16" o.c.	
Or brace wall panel.....		
(3) - 16d		
4. Top plate to stud - endnail/endnail.....	(2) - 16d	
5. Stud to sole plate - toenail.....	(4) - 8d	
Or end nail..(2) - 16d		
6. Double studs - face nail.....	16d at 24" o.c.	
7. Double top plates - typical face nail.....	16d at 16" o.c. or lap splice (8)	16d
8. Raftering between joists - toenail.....	(3) - 16d	
9. Rafters to top plat w/ overhang < 2'-0" - toenail.....	(3) - 8d	
10. Rafters to top plate w/ overhang ≥ 2'-0"	Provide Simpson H3 Hurricane ties	
11. Rim joist to top plate - toenail.....	8d at 16" o.c.	
12. Top plates (laps and intersections) - face nail.....	(2) - 16d	
13. Continuous header (two pieces).....	16d at 16" o.c. staggered along each edge	
14. Ceiling joists to plate - toenail.....	(3) - 8d	
15. Continuous header to stud - toenail.....	(4) - 8d	
16. Ceiling Joists (laps over partitions) - face nail.....	(3) - 16d	
17. Ceiling Joists to parallel rafters - face nail.....	(3) - 16d	
18. Rafter to plate - toenail.....	(3) - 8d	
19. 1" diagonal brace to each stud and plate - face nail.....	(2) - 8d	
20. Built-up corner studs.....	16d at 24" o.c.	
21. Built - up girder and beams - face nail at top and bottom		
Staggered on opposite sides.....		
20d at 32" o.c.		
Face nail at ends and at each splice.....		
(2) - 20d		
22. 2" planks - at each bearing	16d	
23. Collar tie to rafter - face nail.....	(3) - 10d	
24. Jack rafter to hip - toenail.....	(3) - 10d	
Face nail.....		
(2) - 16d		
25. Roof rafter to 2x ridge beam - toenail.....	(2) - 16d	
Face nail.....		
(2) - 16d		
26. Joist to band joist - face nail.....	(3) - 16d	
27. Ledger strip - face nail.....	(3) - 16d	
28. Plywood		

- Floor, wall and roof sheathing (to framing):
- | | |
|------------------------|-----|
| 3/8" and less..... | 8d |
| ¼", 5/8" and ¾"..... | 10d |
| 1-1/8" and 1-1/4"..... | 10d |
29. Floor Plywood: Nails spaced at 6" o.c. at edges and at 12" o.c.
- At intermediate supports
30. Roof plywood : nails spaced at 6" o.c. at edges and at 12" o.c. at
- Intermediate supports , "H" clips at 24" o.c.
31. Panel siding (to framing):
- | | |
|-----------------|----|
| ¾" or less..... | 6d |
| 5/8" | 8d |
- *Corrosion - resistant siding or casing nails
32. Built-up columns (unless detailed otherwise):
- | COLUMN TYPE | FASTENERS |
|--------------|--|
| 2- 2x4..... | 1 row of 10d nails each side @ 8" o.c. staggered |
| 3- 2x4 | 1 row of 30d nails each side @ 8" o.c. staggered |
| 4- 2x4 | 1 row of 3/8" dia. Through bolts @ 8" o.c. staggered |
| 2- 2x6 | 2 rows of 10d nails each side @ 8" o.c. |
| 3- 2x6..... | 2 rows of 30d nails each side @ 8" o.c. |
| 4- 2x6..... | 2 rows of 3/8" dia through bolts @ 8" o.c. |

9. Weld nail attachment to steel members 3/8" thick or less: attach 2x nailer with 0.177" diameter x 1-7/8" long HULIT X-AL-H powder actuated fasteners spaced at 8" o.c. staggered or with an approved alternative.
10. Exterior sole plates and interior shear wall plates shall be attached to concrete foundations with 1/2" ϕ anchor bolts spaced at a maximum of 6'-0" o.c. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12" or less than 7 bolt diameter from each end of the plate section.
11. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
12. Fasteners, including bolts, lag screws, and drift pins with diameters 3/8" or greater shall conform to SAE J 429 Grade 1. Bolts shall be installed per AMSI/ASME Standard B18.2.1.
13. Include an allowance for 200 board feet of lumber to be used as directed in the plan for special conditions not covered by note or drawing (labor for erecting same to be included). Upon completion of the project, owner shall be rebated for any unused portion of allowance materials.

1. All laminated veneer lumber (LVL) shall be the species so. Pine, Grade 1.9E and shall provide the following allowable design values:

- 2600 psi in bending
- 285 psi in horizontal shear
- 1,900,000 psi in modulus of elasticity

2. Multiple plies shall be attachment together with a minimum of:

- 3 rows of . 1/4 in. x 1-1/2 in. RSS Star Drive Low Profile Washer Head Structural Screws
- 3 rows of 10d common nails @12" o.c. for beam depths 14" or greater, 2" from top and bottom. Glued with liquid nail For multiple plies of 4, 2 rows of 1/2" Ø A307 bolts w/ washers @ 16" o.c., 2" from top and bottom.

3. Load must be applied evenly across entire beam width, u.n.o. If unable, follow manufacturer specifications for side-load beams or contact engineer.

4. LVL beams shall only be penetrated in the middle third span. Do not notch LVL beams without approval from Engineer. The maximum allowable round hole size is 2" for beams 7 1/2" in depth or more. Rectangular holes are not allowed. Holes shall be located in the middle third of the depth & spaced minimum of 2x diameter of the largest hole.

1. Only certain of the required sleeve openings in structural framing component members, and only certain of the required framed openings in and/or through structural assembly are indicated on the structural series drawings. However, all sleeves, inserts and opening, including frames and/or sleeves, therefore, shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical, and Plumbing work. The providing for sleeves or framed openings shall include the verification of sizes, alignment, dimension, position, locations, elevation, and grades as required to serve the intended purpose. Openings not indicated on the structural series drawings, but required as above, shall have been approved by the engineer.

2. Refer to Architectural, Mechanical, Electrical, and Plumbing series drawings for floor elevations, slopes, drains, and location of depressed and elevated floor areas.

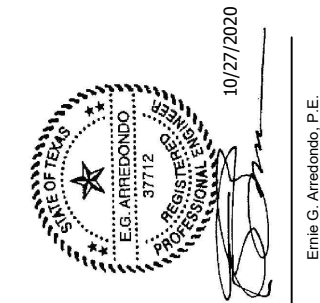
3. Structural series drawings shall be compared with drawings of other series; differences shall be referred to the Architect for instruction.

4. Compatibility of accommodation and provision for build equipment supported on or from structural components shall be verified as to the size, dimension, clearances, accessibility, weights and reaction with the equipment for which the accommodation has been designed prior to submission of shop drawings and submittal data for each equipment and for structural components; differences shall be referred to the Registered Design Professional on these plans for review, approval, and notation.

5. The structural system of this building is designed to perform as a completed unit. Prior to completion of the structure, structural components may be unstable and it is the responsibility of the contractor, or the client in the absence of a general contractor, to provide temporary shoring and/or bracing as required for the stability of the incomplete structure and for the safety of all on-site personnel.

6. Arredondo Engineering reserves the right to adjust structural plans at anytime during construction or review in order to facilitate changes modifications for the betterment of the building system.

The remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying an otherwise adequate or serviceable portion of the structure. The client agrees to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any claim, liability, or cost (including reasonable attorneys' fees and cost of defense) for injury or economic loss arising or allegedly arising out of the professional services provided under this agreement, excepting only those damages, liabilities for costs the attributable to the negligence or willful misconduct of the Design Professional.



Ernie G. Arredondo, P.E.
6004 Grissom Rd, San Antonio, TX 78212
(210)-645-6811

ADDRESS:
419 S Hackberry, San
Antonio, TX 78203

Revision/Issue		Date
NOTE REV		10/15

GENERAL NOTES

MP2

DRAWN BY: MM	
DATE: 06/03/20	
SCALE: NTS	SHEET: S0.0

FOLLOW ALL SPECIFICATIONS ON DRAWING AND BEAM DETAILS FIRST PRIOR TO GEN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THESE PLANS AND SPECIFICATIONS, THE GOVERNING MUNICIPALITY REQUIREMENTS, AND THE INTERNATIONAL BUILDING CODE 2018 (IBC) OR THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC)
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY AND INCLUDING ANY UNDERGROUND AND OVERHEAD UTILITY.
3. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS.
4. THE ENGINEER WITH THEIR SEAL ON THE USED CONSTRUCTION DOCUMENTS SOLELY HOLDS THE RIGHT TO MODIFY THE DESIGN AND SPECIFICATION AS NEEDED.
5. ALL WASTE SHALL BE DISPOSED OF BY CONTRACTOR AT LOCAL GOVERNMENT APPROVED SITE.
6. GROUND SLOPE ADJACENT TO FOUNDATION AND SITE DRAINAGE SHALL COMPLY WITH CODE.
7. CURE FRESH CONCRETE FOR 14 DAYS (E.G. COVER WITH 6-MIL PLASTIC OR OTHER ACCEPTABLE METHOD).
8. ALL CONCRETE SHALL BE 3000-PSI MINIMUM.

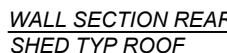
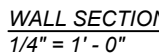
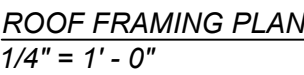
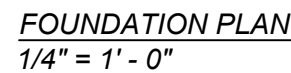
1. FOR SUBGRADE PREPARATION, STRIP ALL SURFACE VEGETATION AND TOPSOIL TO FIRM MATERIAL. PLACE SELECT FILL MATERIAL IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES THICKNESS AFTER COMPACTION. SELECT FILL MATERIAL SHOULD HAVE A PLASTICITY INDEX OF 20 OR LESS AND AGGREGATES NOT LARGER THAN 3 INCHES AND NOT CONTAIN ORGANIC OR OTHER DELETERIOUS MATERIAL. ASSURE AT LEAST 95 PERCENT COMPACTION.

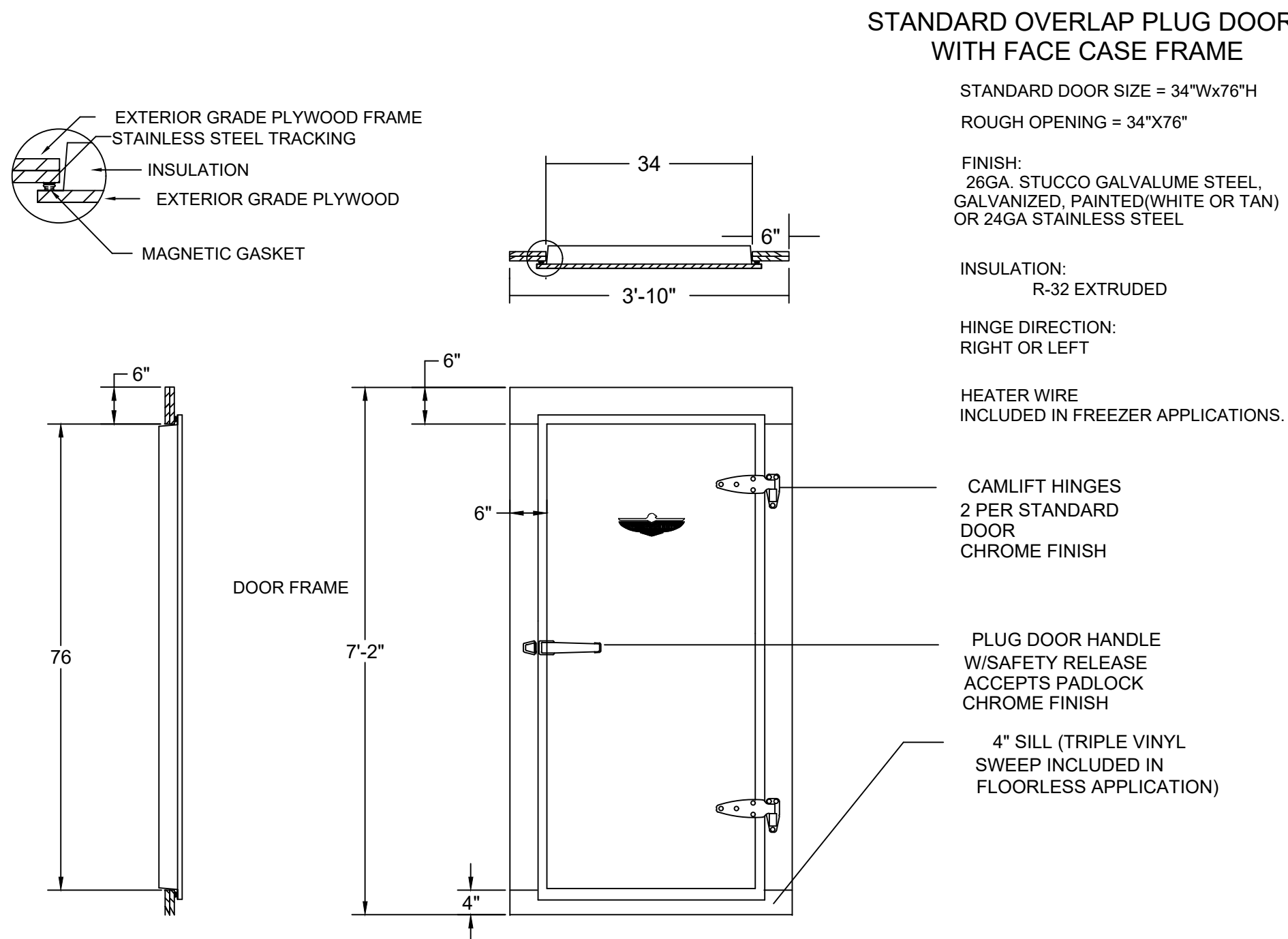
1. GROUND LEVEL SHALL BE MINIMUM 6 INCHES BELOW TOP OF SLAB.
2. MINIMUM 6-INCH FALL FIRST 10 FEET OUT FROM AND PERPENDICULAR TO FOUNDATION (5%).
3. MINIMUM 2% ELSEWHERE TO DRAIN OF PROPERTY (MINIMUM 1% ON PAVING).

4. MINIMUM 12 INCHES WIDE INTERIOR AND EXTERIOR GRADE BEAMS.
5. EXTERIOR GRADE BEAMS SHALL BE MINIMUM 36 INCHES VERTICAL AND INTERIOR GRADE BEAMS SHALL BE A MINIMUM 30 INCHES VERTICAL.
6. GRADE BEAMS SHALL BEAR MINIMUM 12 INCHES INTO UNDISTURBED, NATURAL GROUND OR 12 INCHES INTO SOLID ROCK. CONTACT ENGINEER IF UNCERTAIN.
7. TOP SURFACE OF GRADE BEAM SHALL BE LEVEL. BOTTOM OF GRADE BEAM SHALL HAVE A MAXIMUM 10% SLOPE.
8. STEEL REINFORCING (REBAR) CONCRETE COVER: BOTTOM 3 INCHES, SIDES AND TOP 2 INCHES. HORIZONTAL REBAR MINIMUM: FOR GRADE BEAM MINIMUM 36 INCHES IN DEPTH:
9. BEAMS LESS THAN 36" IN DEPTH SHALL HAVE 2 TOP #5 REBAR AND 2 BOTTOM #6 REBAR.
10. MINIMUM LAPS 30 TIMES DIAMETER
11. STIRRUPS #3 @ 36 INCHES ON CENTER MAXIMUM.
12. SHEAR REBAR AT INTERSECTIONS OF SLAB AND ALL BEAMS: #5 @ 20 INCHES ON CENTER, MINIMUM 24 INCHES INTO SLAB AND 10 INCHES INTO GRADE BEAM.
13. HAUNCH: 45 DEGREE, MINIMUM 6-INCH VERTICAL AND 6-INCH HORIZONTAL.
14. CORNER 3/4" REBAR, "L" SHAPE, ONE SHALL BE PROVIDED IN EACH DIRECTION AT ALL PERIMETER CORNERS. MINIMUM 18 INCHES IN EACH DIRECTION.
15. IF ROCK IS HIT, DOWEL INTO ROCK WITH 1/2" REBAR AND TIE INTO MAIN REBAR WITH THE CONCRETE BEAM.

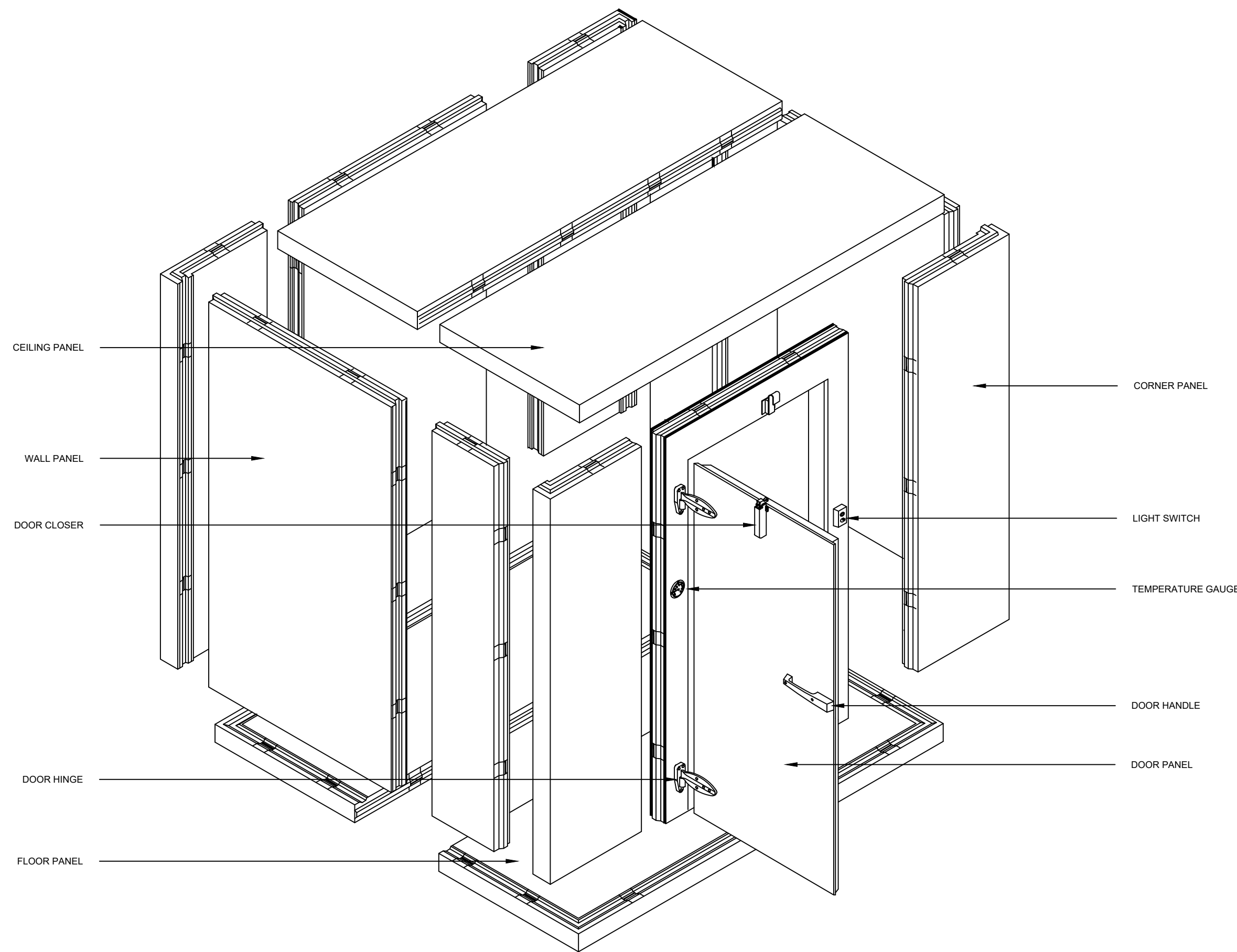
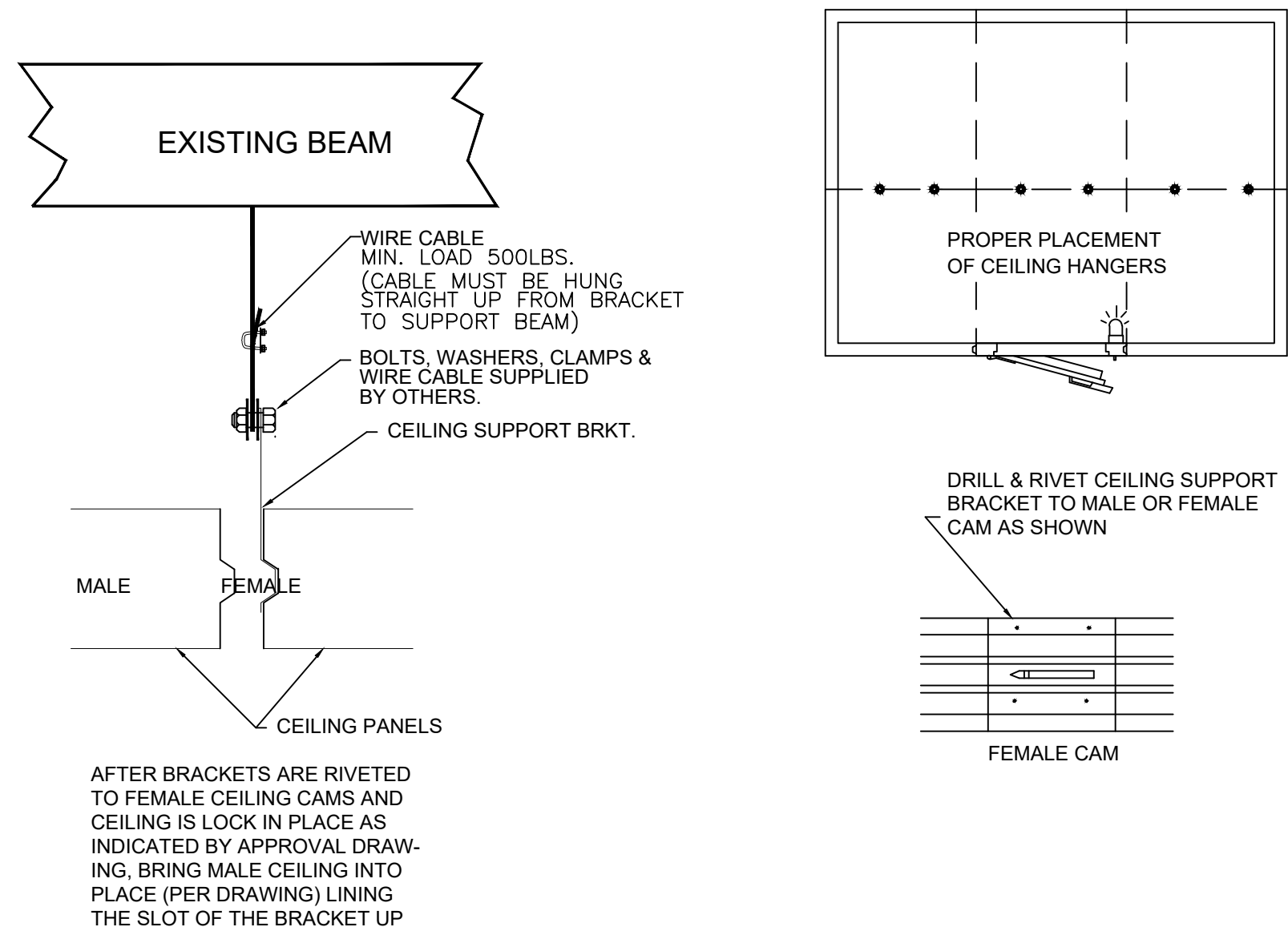
1. SLAB THICKNESS MINIMUM 4 INCHES.
2. WATERPROOF MEMBRANE: MIN. 6-MIL POLY, 12-INCH LAP BENEATH SLAB.
3. SLAB REBAR: #4 @ 16 INCHES ON CENTER EACH DIRECTION, CENTERED IN SLAB DEPTH.
4. ANCHOR BOLTS FOR BASE PLATE SHALL BE MINIMUM 1/2" INCH DIAMETER AT 4 FOOT ON CENTER AND 12 INCHES FROM CORNERS. BOLTS SHALL BE EMBEDDED MINIMUM 7 INCHES INTO GRADE BEAM WITH BOLT HEAD IN GRADE BEAM. ALTERNATIVE METHOD OF ANCHORING MAY BE USED IF APPROVED BY THE ENGINEER.

1. FOUNDATION WALL SHALL BE MINIMUM 12 INCHES THICK.
2. WALL REBAR: DOUBLE MAT #5 REBAR @ 16 INCHES ON CENTER WITH MINIMUM 2-INCH CONCRETE COVER ON REBAR.
3. FOUNDATION WALLS SHALL BE PLACED MINIMUM 12 INCHES INTO UNDISTURBED, NATURAL GROUND OR 6 INCHES INTO SOLID ROCK. CONTACT ENGINEER IF UNCERTAIN. DOWEL REBAR INTO SOLID ROCK #5 18" SEGMENTS 24" O.C.
4. CORNER #5 REBAR, "L" SHAPE, SHALL BE PROVIDED AT ALL INTERSECTIONS OF FOUNDATION WALLS. MINIMUM 18 INCHES IN EACH DIRECTION AND SPACED AT MINIMUM 8 INCHES. FIRST REBAR SHALL BE PLACED 2 INCHES FROM TOP.
5. REBAR AT INTERSECTIONS OF SLAB AND FOUNDATION WALL: #5 @ 20 INCHES ON CENTER, MINIMUM 30 INCHES INTO SLAB AND 18 INCHES INTO GRADE BEAM.
6. SHEAR REBAR DIAGONAL #5 REBAR TO HOLD 16"x16" GRID MATS AT WALL. PLACED AT SHOWN AREAS USE AND INSTALL OTHER AS NEEDED TO STABILIZE DOUBLE MATS

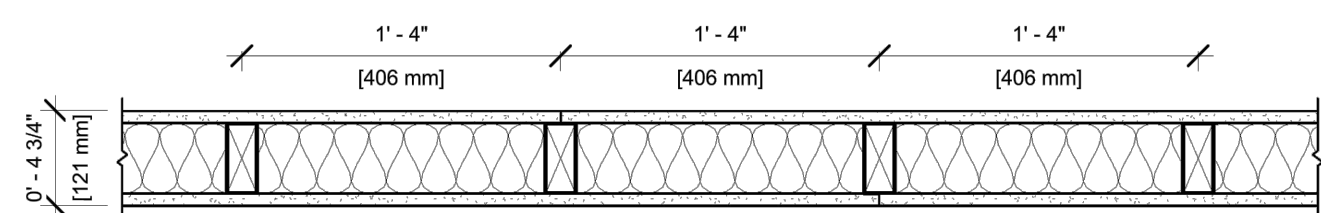




CEILING SUPPORT DETAIL



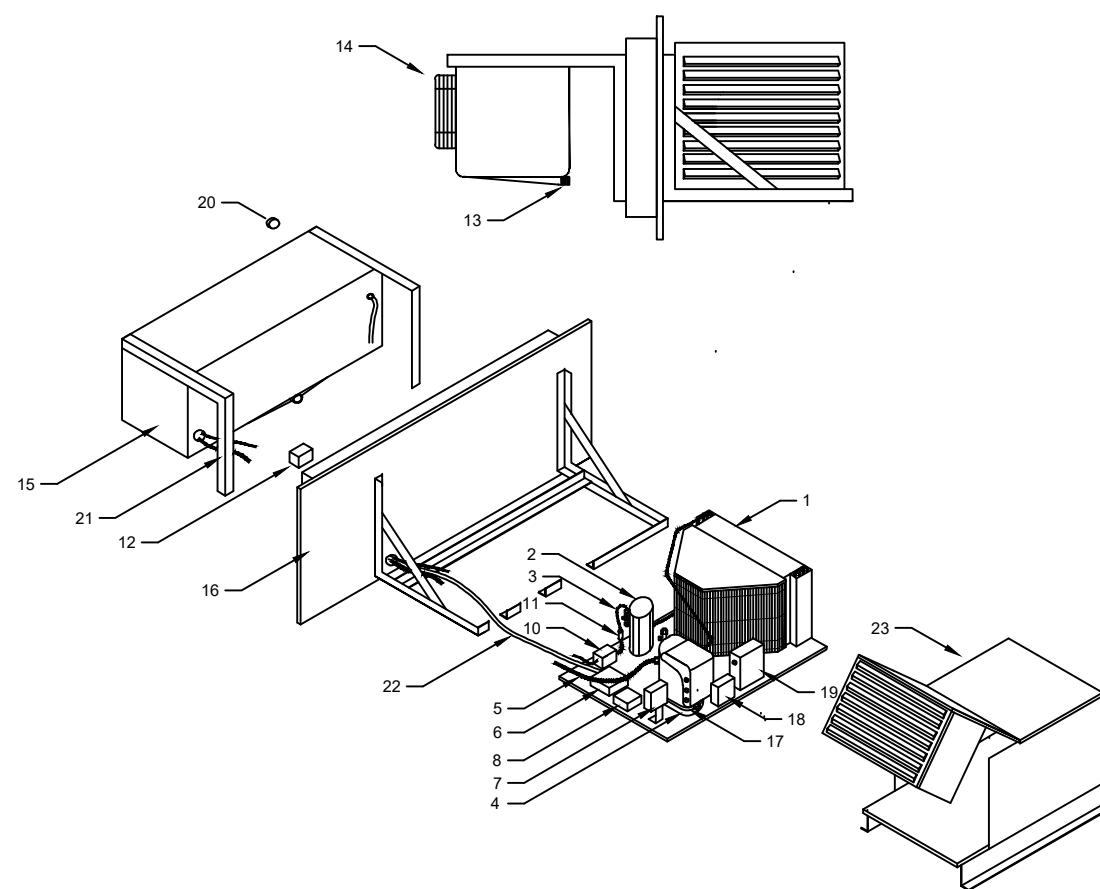
**1 HR RATED ASSEMBLY
TO ENCASE COOLER CONSTRUCTION
SEE WALL SECTION DETIAL SHEET S1.0**



ASSEMBLY OPTIONS:
GYPSUM BOARD:ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)
WOOD STUDS: 2X4 WOOD STUDS, 16" O.C.
INSULATION: 3-1/2" GLASS FIBER BATT INSULATION IN CAVITY
GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

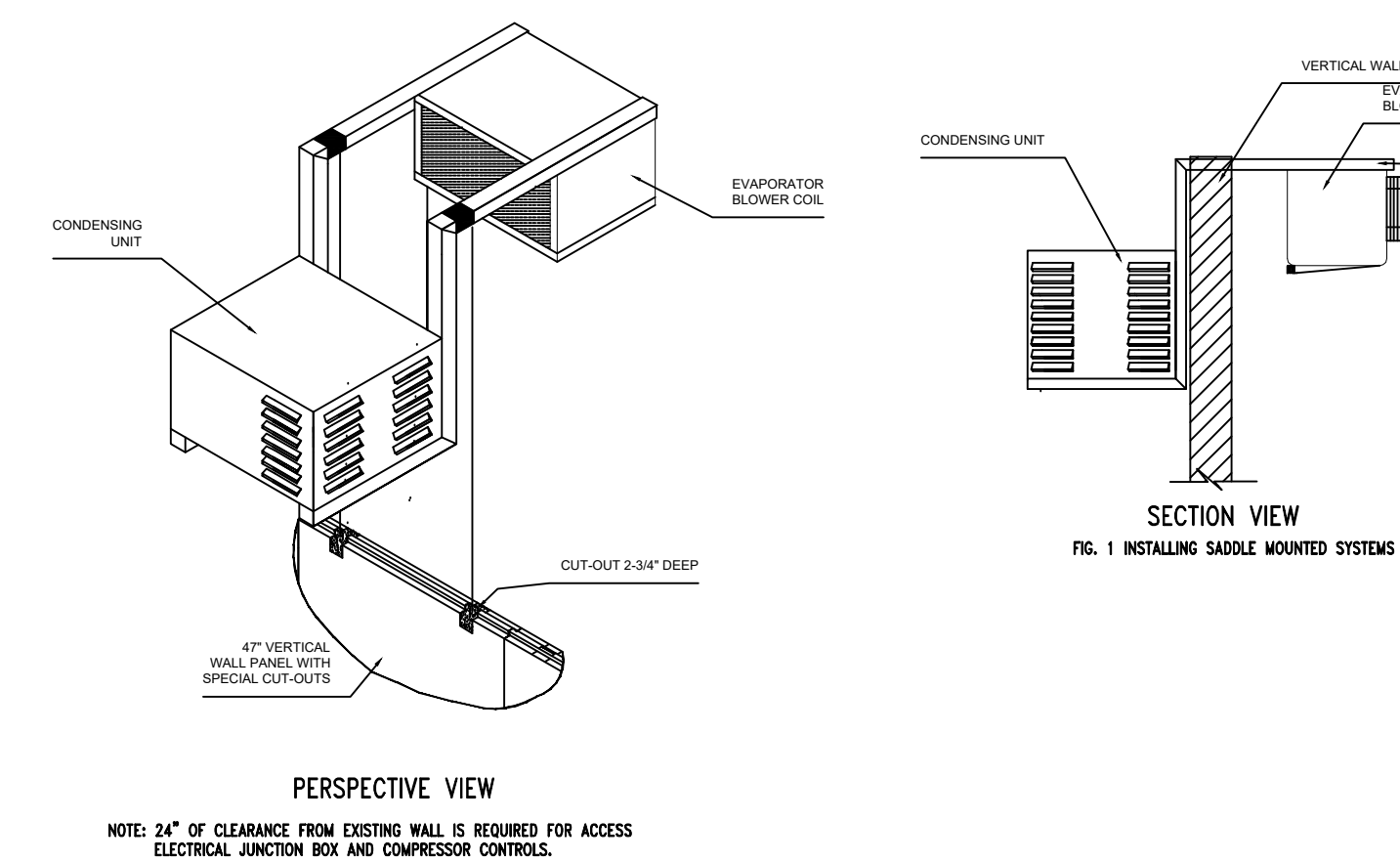
FIRE RATING: 1 Hour
STC: 36
SOUND TEST: USG-151235
SYSTEM THICKNESS:4 3/4"

GENERAL ASSEMBLY FOR SIDE MOUNT SELF-CONTAINED



NOTE: PARTS AND LOCATIONS MAY VARY
DEPENDING ON UNIT

SADDLE MOUNT SELF-CONTAINED INSTALL DRAWING



GENERAL CONSTRUCTION NOTES FOR WALK IN COOLER

FOLLOW ALL SPECIFICATIONS ON DRAWING AND BEAM DETAILS FIRST PRIOR TO GEN NOTES

**EXTRUDED POLYSTYRENE
SPECIFICATIONS**

GENERAL
Walk-ins shall be constructed of prefab, precision-formed, modular panels designed for accurate, rapid field assembly.
Walk-ins shall be test assembled at the factory.

PANEL CONSTRUCTION

Each panel shall consist of inner and outer metal skins, a 4" insulation core, and be equipped with cam-action locking devices. The locking devices shall be operable from inside the walk-in and a hex-shaped wrench shall be supplied. Press-fit plug buttons shall be provided to seal wrench holes after assembly is complete. Construction shall be as approved by the National Sanitation Foundation International and shall bear the NSF® Seal of Approval.
All panels shall be connected to one another by placing the tongue of the insulation core of one panel into the groove of the core insulation of the adjacent panel. The resultant tongue and groove joint shall be sealed at both sides by double barreled NSF® approved gaskets. In order to avoid future swelling and mold formation, no wood shall be permitted in the manufacture of the tongue and groove panel profile.
PARTITIONS
When specified, walk-ins shall be divided into compartments by the use of panels that are constructed in accordance with the specifications for all panels.
FLOOR SCREEDS
Floor screeds shall be provided for all floorless walk-ins. The screeds shall be vinyl, and have NSF® approved cove both inside and out.

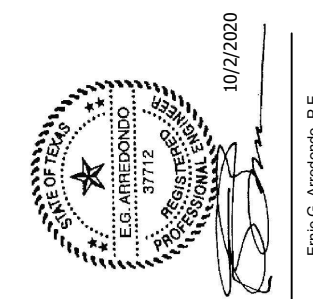
PANEL FINISH

Metal finish of the panels shall be as follows. (Specify finish desired, combinations may be used)
Interior or exterior walls, ceilings, and exterior floors

- 26 gauge stucco embossed galvalume
- 26 gauge bright stucco embossed galvanized steel
- 26 gauge white stucco embossed galvanized steel
- 26 gauge tan stucco embossed galvanized steel
- 24 gauge smooth stainless steel
- 24 gauge smooth white galvanized steel
- 22 gauge smooth stainless steel
- 20 gauge smooth galvanized steel (used for use with quarry tile application)

INSULATION

Panel insulation shall be Extruded Polystyrene, manufactured in an HFC and CFC free process, made from 60% recycled materials and 100% recyclable.
Door insulation may be Polyurethane.
3/21/11
Coolers
Extruded Polystyrene: All wall and ceiling insulation shall be 4" thick, high quality, rigid extruded polystyrene, 1.6 lb density, K factor of not more than .139 and an R-factor of not less than 7.2 per inch, initial fresh R-28.8 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet UL 5 flame spread rating with average smoke rating less than 165. (UL 723)



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6004 Grissom Rd, San Antonio, TX 78238
(210) 645-6811

ADDRESS:
419 S Hackberry, San Antonio, TX 78203

Revision/Issue	Date

COOLER ASSEMBLY

MP2

DRAWN BY: MH	
DATE: 05/03/20	
SCALE: NTS	SHEET: S2.0



DRAWN BY:	MH	
DATE:	10/6/20	
SCALE:	NTS	SHEET:
		S3.0

300 FT DIAGRAM

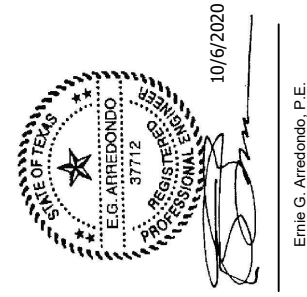
MP2

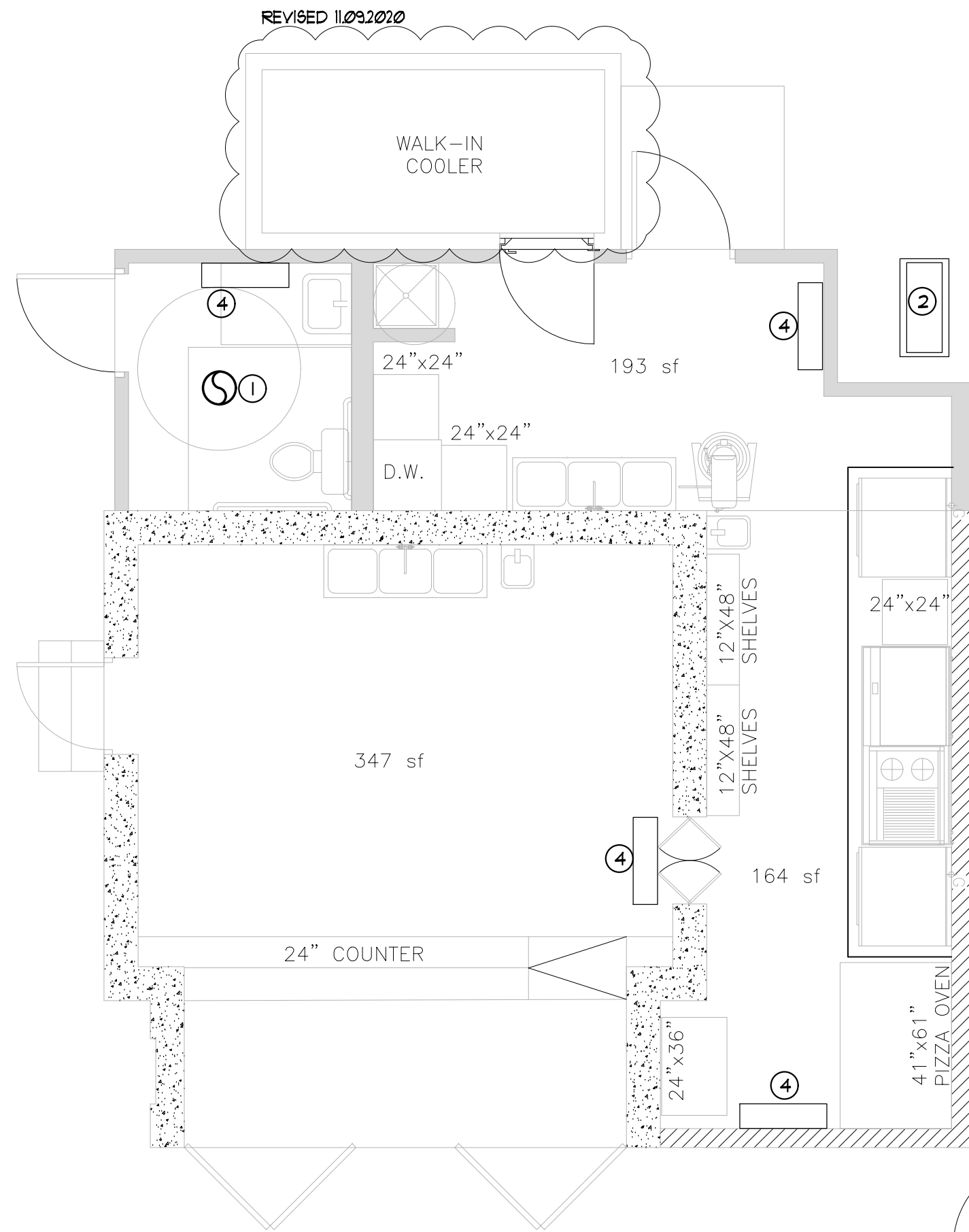
ADDRESS:
419 S Hackberry, San Antonio, TX 78203

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6004 Grissom Rd, San Antonio, TX 78238
(210) 645-6811



F-18378





01 **mechanical plan addition**
SCALE: 1/4" = 1'-0"

NOTE:
KITCHEN HOOD, MAKE-UP AIR, ANSUL
SYSTEM, AND AUDIO VISUAL DEVICES
COMPLETE SYSTEM) TO COMPLY
WITH 2018 IFC SECTION 607 & 2018
IMC SECTION 507.

REVISED 10/06/2020

MECHANICAL GENERAL NOTES

1. HVAC EQUIPMENT SHALL BE IN COMPLIANCE WITH THE 2015 IECC TABLE 609.2, AND 609.3. REFER TO HVAC EQUIPMENT SCHEDULE FOR EER RATINGS. HVAC DUCT INSULATION TO BE IN COMPLIANCE IN ACCORDANCE WITH THE 2018 IECC SECTION 609.2.8. ALL SUPPLY AND RETURN DUCTS IN CONDITIONED SPACE WILL BE PROVIDED WITH A MINIMUM OF R-5 INSULATION.

2. CONTRACTOR SHALL COMPLY WITH THE ABOVE MINIMUM STANDARDS AS DESCRIBED IN THE 2018 IECC.

3. ALL WORK SHALL COMPLY WITH THE LATEST SMACNA, LOCAL CODES, APPLICABLE IECC ENERGY CONSERVATION CODES.

4. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY LOCAL ADMINISTRATIVE AUTHORITY.

5. DUCTWORK SHALL BE RECTANGULAR, FIBERGLASS DUCTBOARD, COMPLIANT WITH UL STANDARDS. INSULATE INTERIOR WALL. FLEX DUCT MAY BE USED FOR BRANCH CONNECTIONS TO AIR DEVICES.

6. PROVIDE SEVEN-DAY PROGRAMMABLE, SOLID STATE THERMOSTAT FOR EACH SYSTEM.

7. PROVIDE ROOF CURBS FOR MECHANICAL EQUIPMENT.

8. PROVIDE AIR BALANCE TEST. PROVIDE MANUAL DAMPERS AT EACH DUCT BRANCH TAKE-OFF.

9. COORDINATE EXACT LOCATION OF EACH AIR DEVICE WITH ARCHITECT.

10. THERMOSTATS AND CONTROLS TO BE AT 48" ABOVE FINISH FLOOR.

11. EXHAUST DUCTS SHALL BE GALVANIZED METAL PER LOCAL AND NATIONAL CODES.

12. CONTRACTOR MUST PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM, PURSUANT TO ALL CODE REQUIREMENTS WHETHER OR NOT ALL DETAILS ARE LISTED AND NOTED HEREIN. ANY DISCREPANCIES OR QUESTIONS MUST BE ADDRESS AND RESOLVED BEFORE CONSTRUCTION IS TO BEGIN.

MECHANICAL KEY NOTES

- ① EXHAUST FAN, INTERLOCK WITH LIGHT SWITCH
- ② 3 TON MINI-SPLIT A.C. COMPRESSOR MTD ON CONCRETE PAD
- ③ NOT USED
- ④ MINI-SPLIT AIR HANDLER WALL MTD

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06.25.2020



mp2ud.com

**The
Ice House
Renovation
Addition**

419 S. Hackberry St.
San Antonio, TX

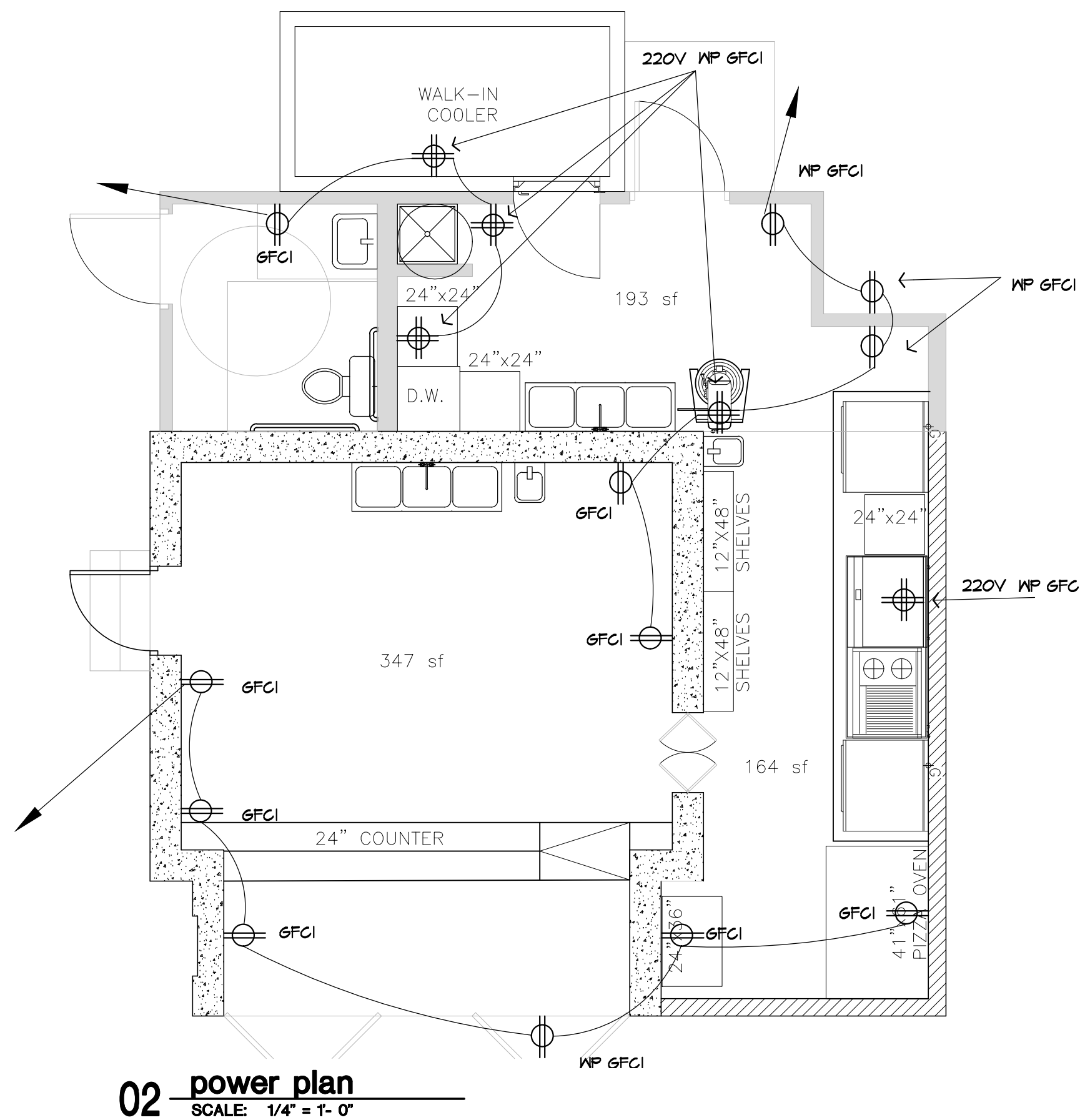
construction set
approved 11.16.2020

REVISIONS:	DATE:
REVISED	10/06/2020
REVISED	10/15/2020
REVISED	11/09/2020

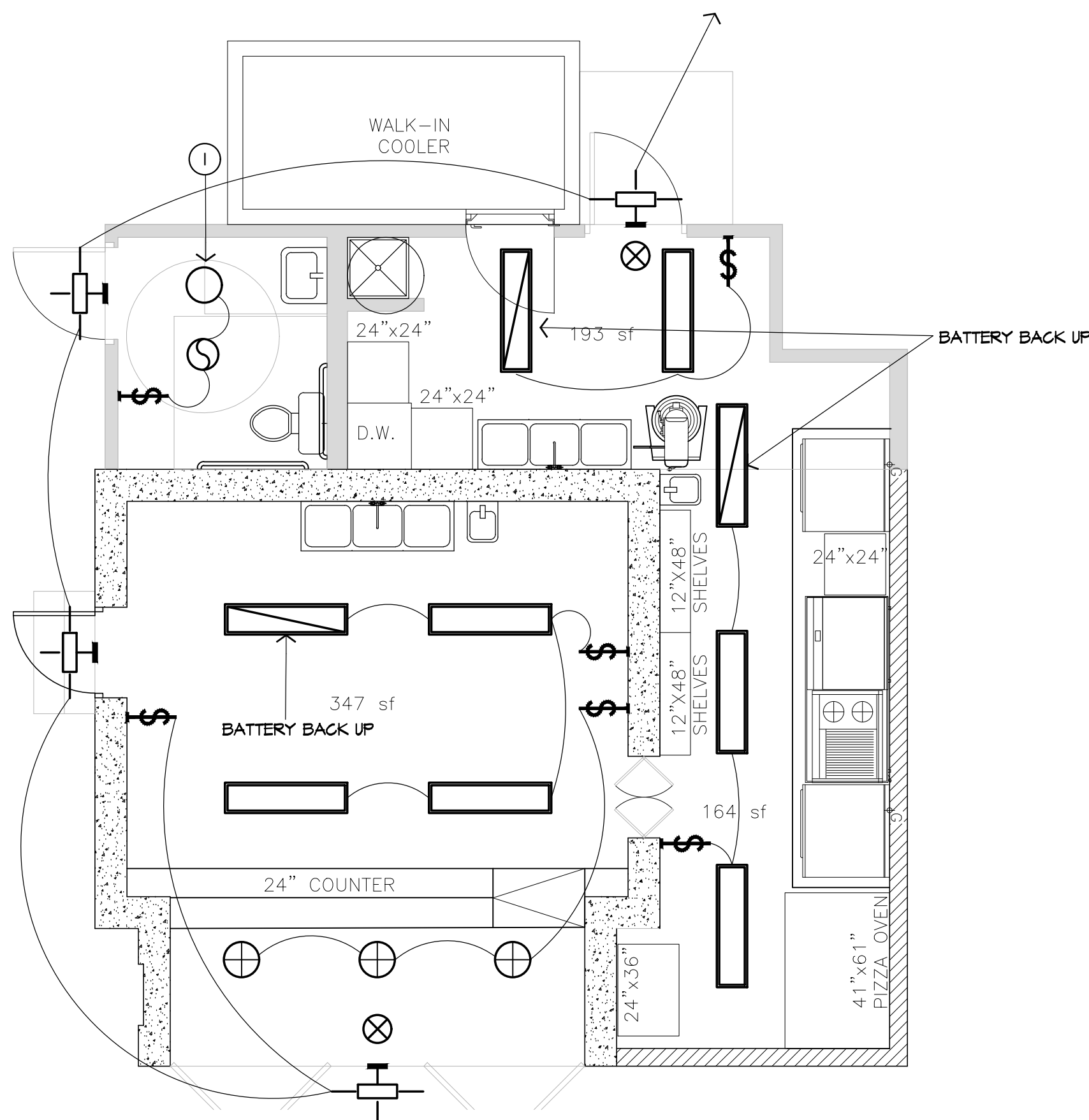
PROJECT No:	2020.005
DATE:	06.25.2020
SHEET:	07

MECHANICAL PLAN

M.1

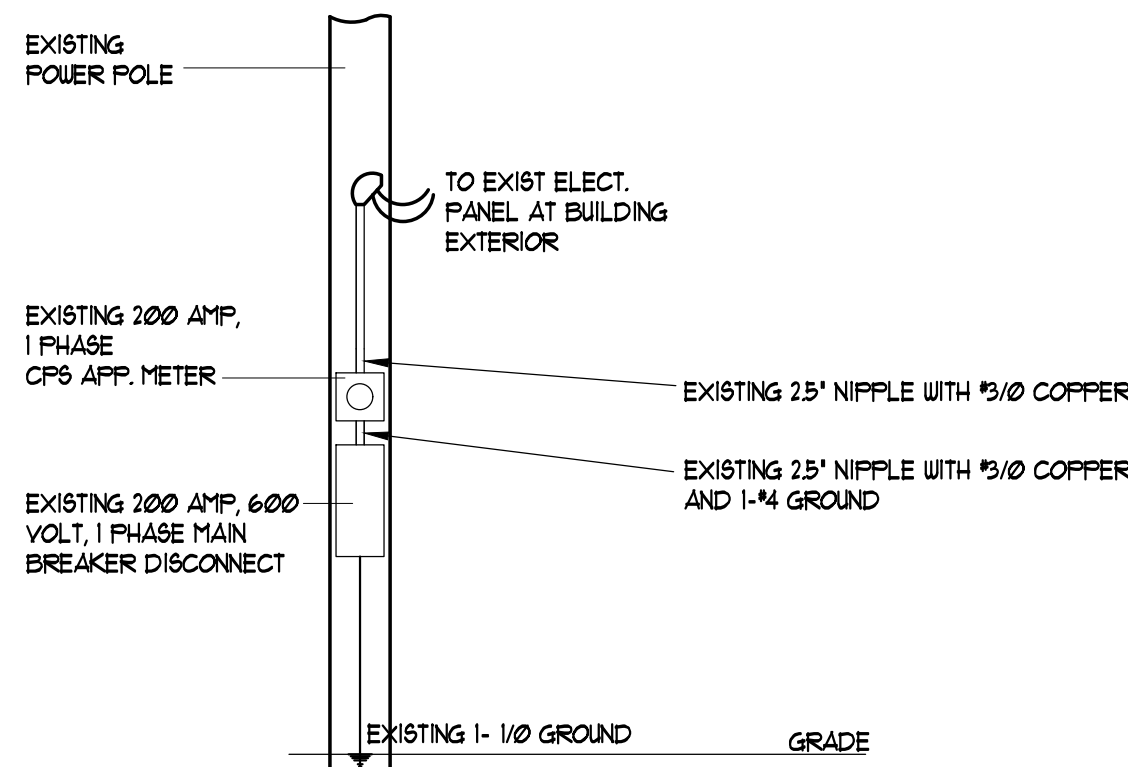


02 power plan
SCALE: 1/4" = 1'-0"



01 lighting plan
SCALE: 1/4" = 1'-0"

ESTIMATED ELECTRICAL LOAD 120/208 VOLTS, 1-PHASE			
DESCRIPTION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND
GENERAL LIGHTING 1842 SF • 3 VA	5526	125%	6907.50
GENERAL 120V OUTLETS (45) • 180 VA	8100	100%	8100
DEDICATED OUTLETS (5) • 120 VA	3600	100%	3600
HVAC LARGEST LOAD • 4000 VA	4000	125%	5000
HVAC LARGEST LOAD • 4000 VA	4000	125%	5000
WATER HEATER	3000	125%	3750
2- EXHAUST FANS • 95 VA	190	100%	190
			32541.5 TOTAL
32541.5 / 208			TOTAL VOLT AMPS 156
			AMPACITY 200



03 riser diagram
NOT TO SCALE

PANEL A SCHEDULE 120/208 VOLTS, 1-PHASE FEEDER:20 COPPER							
CKT#	DESCRIPTION	WIRE SIZE	TRIP	CKT#	DESCRIPTION	WIRE SIZE	TRIP
1	GENERAL ELECTRIC OUTLETS	1/2	40	2	GENERAL LIGHTING	1/2	40
3	A/C CONDENSER	1/2	30	4	WATER HEATER	1/2	30
5	SPARE			6	SPARE		
7	SPARE			8	SPARE		
9	SPARE			10	SPARE		
11	SPARE			12	SPARE		

ELECTRICAL GENERAL NOTES

1. PROVIDE COMPLETE FIRE ALARM DETECTION SYSTEM AS REQUIRED BY THE 2018 IFC. CONTRACTOR SHALL COMMISSION A CERTIFIED FIRE ALARM DESIGNER AND INSTALLER TO DESIGN A SYSTEM TO INCLUDE SMOKE AND HEAT DETECTORS, PULL STATIONS AND A/V DEVICES AND CONTROL PANEL. ALSO, PROVIDE SYSTEM CONNECTION TO HVAC SMOKE DUCT DETECTORS THAT ARE SPECIFIED ON THE MECHANICAL DRAWINGS. DEVICES SHOWN HERE ARE NOT FINAL LOCATIONS. CERTIFIED INSTALLER / DESIGNER MUST ALLOW FOR LOCATIONS PURSUANT TO THE 2018 IFC.
2. VERIFY PHONE / DATA OUTLET LOCATION W/ OWNER
3. PROVIDE EMERGENCY LIGHTING IN ALL COMMON AREA FOR INGRESS AND EGRESS TO EACH AREA AS SHOWN ON THE PLANS
4. USE EMT, IMC OR RGS FOR ALL INSTALLATIONS PURSUANT TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL CONDUIT SHALL BE CONCEALED IN FURRING AT WALLS AND SHALL BE ROUTED AT THE SLAB AS MUCH AS POSSIBLE.
5. USE COPPER THHN/THWN BUILDING WIRE FOR ALL INSTALLATIONS.
6. BREAKER PANELS MUST BE BOLT ON TYPE. COORDINATE FLUSH PANELS AT WALLS WITH GENERAL CONTRACTOR.
7. PROVIDE EXIT LIGHTS AT ALL EXITS AND IN COMMON AREAS OF EGRESS AND INGRESS.
8. ALL EQUIPMENT SAFETY / DISCONNECT SWITCHES SHALL NOT BE MOUNTED ON THE EQUIPMENT BUT MUST BE WITHIN SIGHT AS PER THE NEC.
9. PROVIDE DISCONNECTING MEANS FOR ALL EQUIPMENT AS REQUIRED BY THE NEC.
10. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH THE UTILITY COMPANY.
11. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF ALL EQUIPMENT AND CONNECTIONS WITH OWNER WHEN EQUIPMENT IS DELIVERED TO SITE.
12. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND THE IECC ENERGY CODE.
13. CONTRACTOR SHALL PROVIDE A COMPLETE, FUNCTIONAL AND OPERATIONAL ELECTRICAL SYSTEM REGARDLESS IF ALL DETAILS ARE NOTED HEREIN. CONTRACTOR MUST THOROUGHLY REVIEW ALL CONSTRUCTION DOCUMENTS AND ALLOW FOR ALL WORK SPECIFIED. IF ANY DISCREPANCIES ARE DISCOVERED, CONTRACTOR MUST ADDRESS DISCREPANCIES PRIOR TO SUBMITTING FINAL BID.
14. CONTRACTOR MUST VERIFY HVAC BREAKER SIZES WITH HVAC MANUFACTURER PRIOR TO ORDERING PANELS AND BREAKERS.

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING HEIGHT
- EXIT SIGN WITH BATTERY BACKUP
- EXTERIOR WALL MTD. LED 100 WATT EQ. PHOTO-CELL CONTROLLED AND WITH BATTERY BACKUP
- RECESS MOUNTED LED LIGHT FIXTURE
- PENDENT MOUNTED LED LIGHT FIXTURE. 60 WATT EQ.

NOTE: EVERY SYMBOL MAY NOT BE USED IN THIS PROJECT. REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELECTRICAL KEY NOTES

- 1 EXHAUST FAN INTERLOCKED WITH THE LIGHT SWITCH IN THIS ROOM



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The
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Addition

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San Antonio, TX

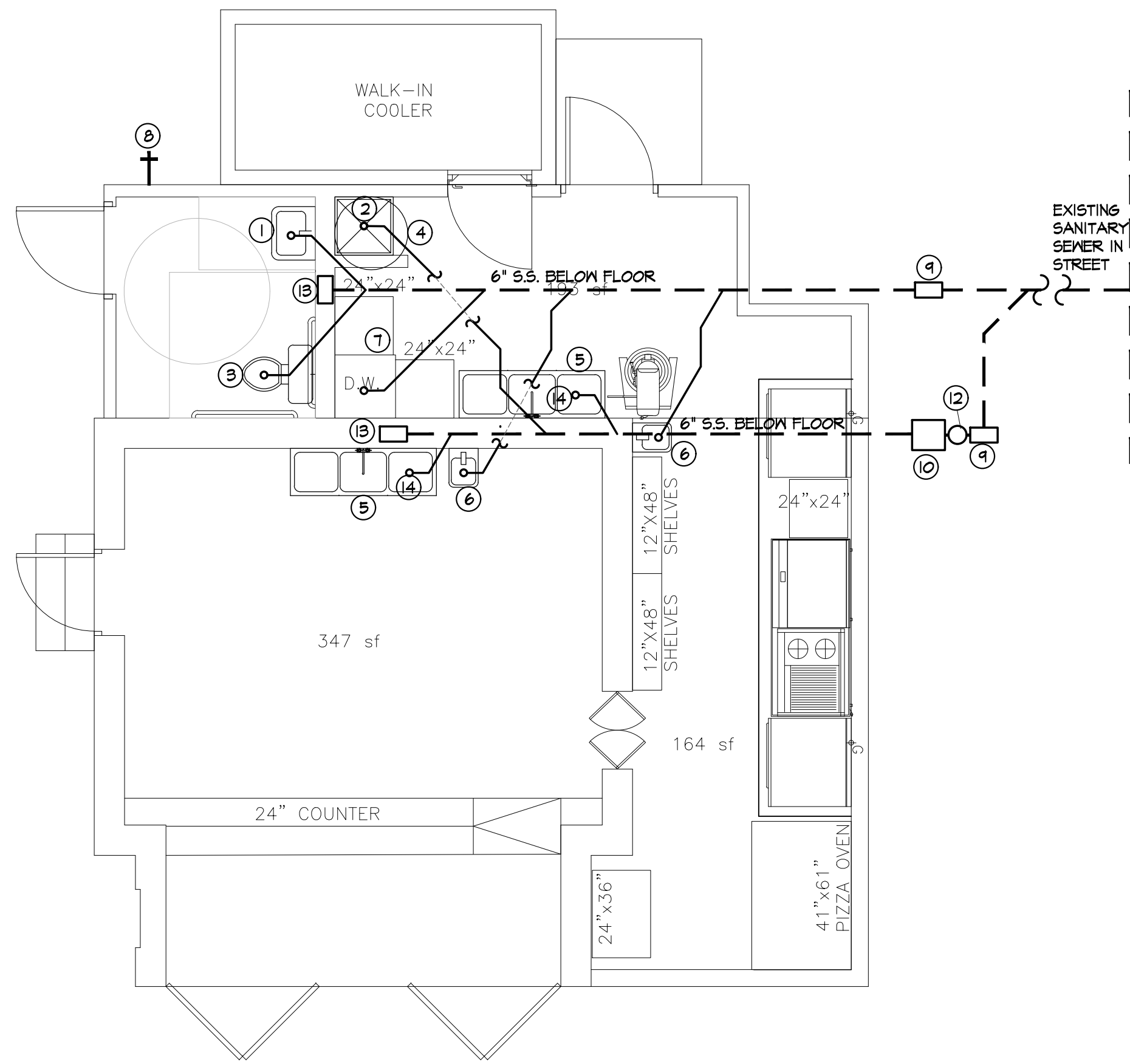
construction set
approved 11.16.2020

REVISIONS:	DATE
FULL SHEET REVISED	10/15/2020
FULL SHEET REVISED	11/09/2020

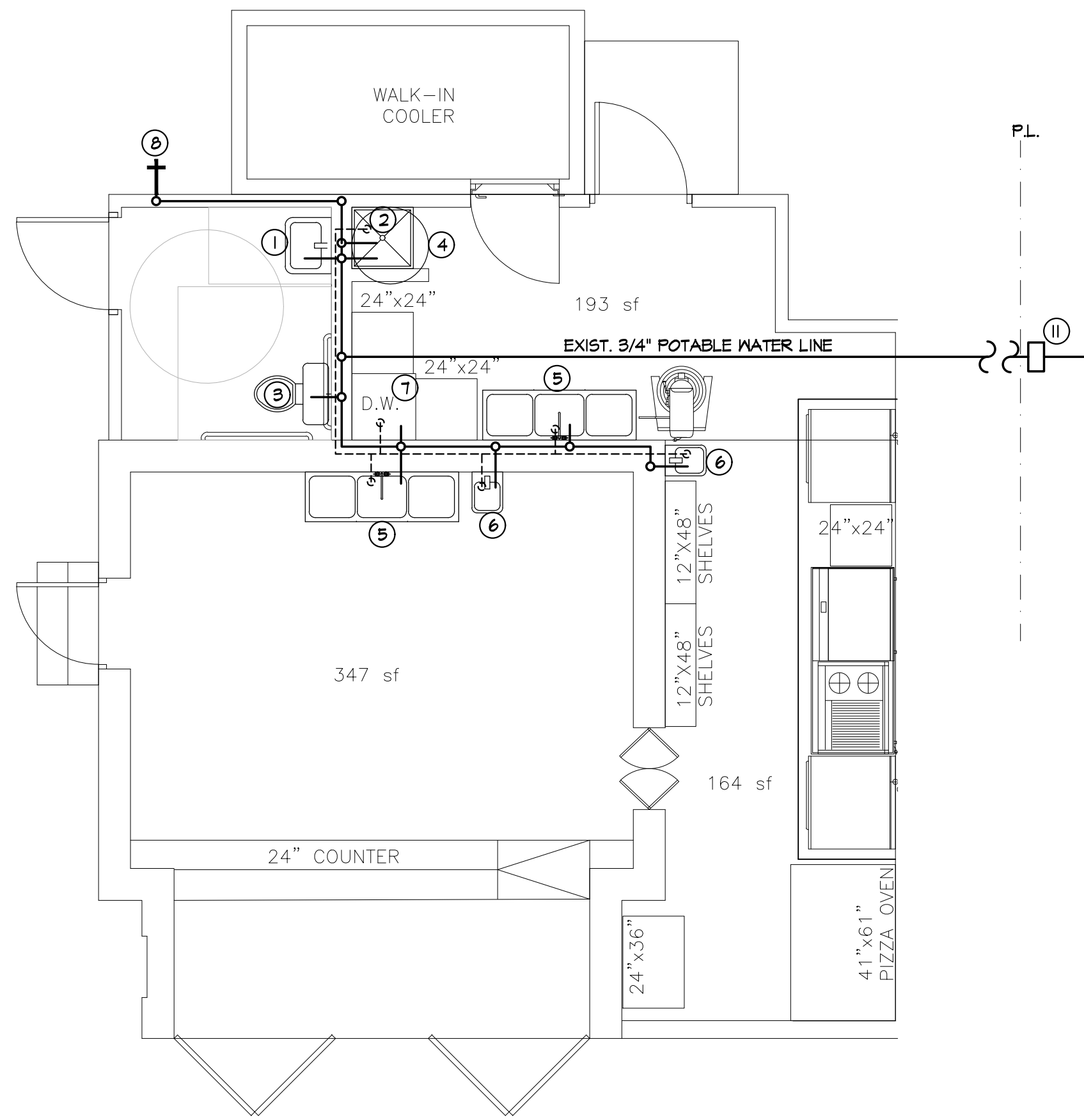
PROJECT No:	2020.008
DATE:	06.25.2020
SHEET:	01

ELECTRICAL PLANS
& DETAILS

E.1



01 plumbing ss plan
SCALE: 1/4" = 1'-0"



02 plumbing hot and cold water plan
SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES

1. USE COPPER TUBING ONLY.
2. PROVIDE THERMAL INSULATION PER UPC AND IECC CODES.
3. ALL INSULATION PRODUCTS SHALL COMPLY WITH ASTM E-84 SMOKE DEVELOPED RATING OF 50, FUEL CONTRIBUTED RATING OF 50 AND FLAME SPREAD RATING OF 25.
4. PROVIDE INSULATION WHERE REQUIRED TO PREVENT FREEZING OR CONDENSATION.
5. INSULATION SHALL BE CONTINUOUS THROUGH WALL AND CEILING OPENINGS AND SLEEVES.
6. PROVIDE THERMAL INSULATIN OR PIPING INCLUDING VALVES, STRAINERS AND UNIONS. INSULATION SHALL BE ONE INCH THICK HEAVY-DUTY PRE-MOLDED GLASS FIBER PIPE INSULATION WITH ALL SERVICE JACKET AND SEAL-SEALING LAP. MITER INSULATION AT VALVES AND FITTINGS OR WRAP WITH GLASS FIBER BLANKET AND FINISH WITH GLASS BABRIG AND MASTIC. FOR EXTERIOR INSULATED PIPING FROVED ALUMINUM JACKET WITH BANDS ON 12" CENTERS. INSULATION SYSTEM SHALL BE WEATHERPROOF.
7. INSTALL INSULATIN IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.
8. ALL SANITARY SEWER PIPE SHALL BE PVC SCHEDULE 40 PER UPC.
9. PROVIDE VENT CONNECTIONS PER LOCAL AND NATIONAL CODES.
10. CONTRACTOR MUS PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM PURSUANT TO ALL CODE REQUIREMENTS WHETHER OF NOT ALL DETAILS ARE LISTED AND NOTED HEREIN. ANY DISCREPENCIES OR QUESTIONS MUST BE ADDRESSED AND RESOLVED BE WORK IS TO BEGIN.
11. ALL FIXTURES SHALL BE LISTED FOR APPLICATION AND COMPLY WITH LOCAL AND NATIONAL CODES.
12. PROVIDE SUBMITTAL DATA PRIOR TO ORDERING ANY EQUIPMENT.

PLUMBING KEY NOTES

- ① ACCESSIBLE LAVATORY
- ② FLOOR MOUNTED FIBERGLASS MOP SINK 24"x24"
- ③ TANK TYPE ACCESSIBLE WATER CLOSET
- ④ 40 GALLON ELECTRIC WATER HEATER ABOVE SINK
- ⑤ SS THREE COMPARTMENT SINK
- ⑥ WALL MOUNTED S.S. HAND SINK WITH LEVER HANDLES, HOT AND COLD WATER
- ⑦ DISHWASHER
- ⑧ HOSE BIBB WITH TAMPER RESISTANT CONTROL
- ⑨ YARD CLEANOUT
- ⑩ BELOW GRADE GREASE TRAP
- ⑪ EXISTING WATER METER
- ⑫ TEST PORT
- ⑬ WALL CLEANOUT
- ⑭ WASTE LINE FROM THREE COMPARTMENT SINK TO DRAIN TO FLOOR DRAIN WITH AIR GAP



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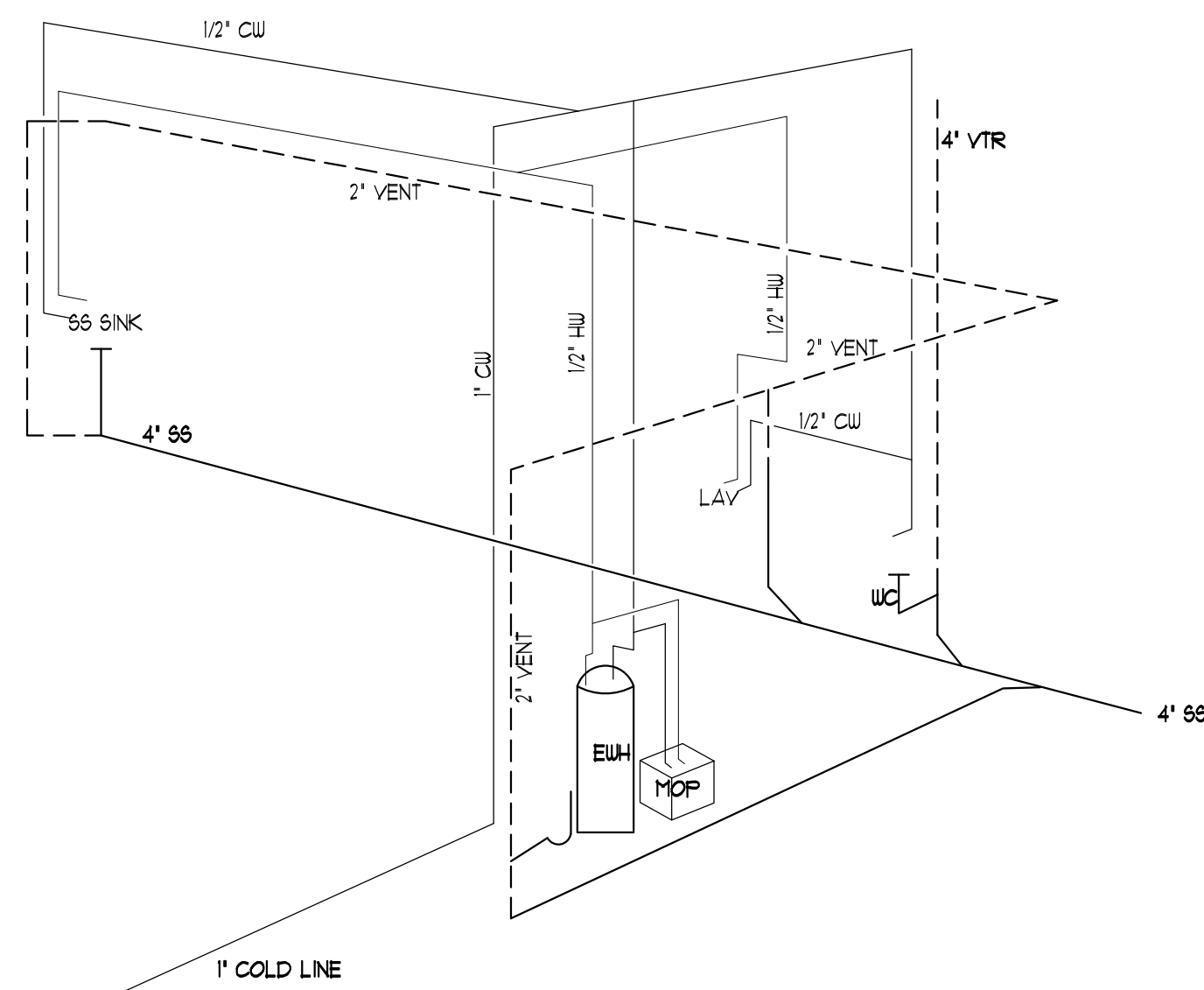
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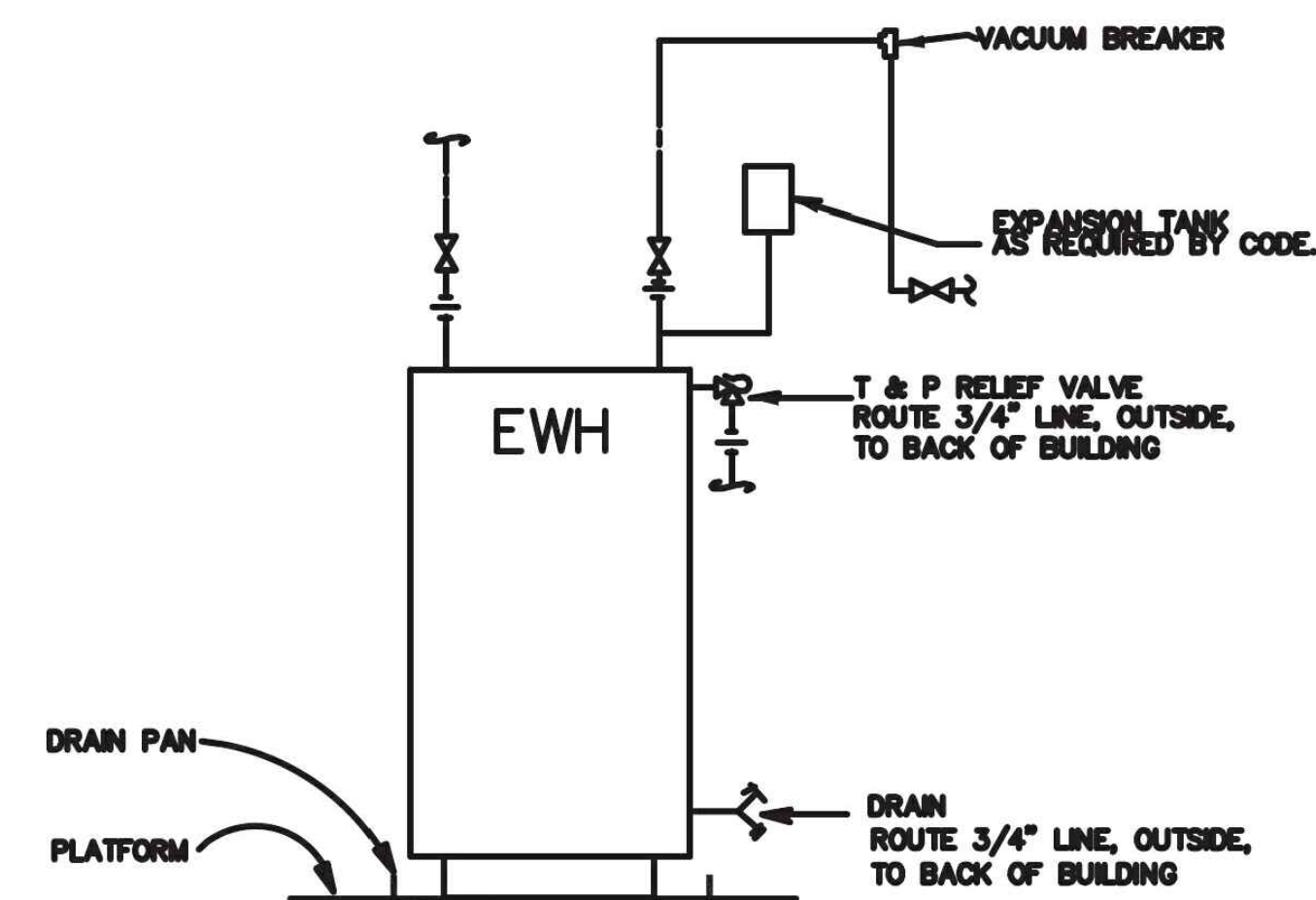
construction set
approved 11.16.2020

PLUMBING FIXTURE SCHEDULE

ACCESSIBLE WATER CLOSET	FLOOR MOUNTED, TANK TYPE ELONGATED, VITREOUS CHINA, 128 GALLON PER FLUSH, OPEN SEAT WITH SUPPLY AND STOP, ADA COMPLIANT.	3" WASTE	2" VENT	1" COLD WTR	-	HOT WTR
ACCESSIBLE LAVATORY	WALL MOUNTED, 20" X 18", VITREOUS CHINA, WITH HOT AND COLD WATER THERMOSTATIC (ANTI SCALDING) MIXING MIXING VALVE, LEVER OPERATED FAUCET, C.P. POTRAP, STOPS AND SUPPLIES, ADA COMPLIANT.	2" WASTE	2" VENT	1/2" COLD WTR	1/2"	HOT WTR
WATER HEATER	ELECTRIC WATER HEATER, 80 GALLON, 12 KW, 240 VOLT, 1 PHASE CONTROL VOLTAGE, ENERGY EFFICIENT HEAVY DUTY ELECTRIC UNIT	-	-	1/2" COLD WTR	1/2"	HOT WTR
MOP SINK	FLOOR MOUNTED WITH STAINLESS STEEL CAP, WITH MANUAL VALVE, HOT AND COLD WATER MIXING FAUCET, C.P. POTRAP, STOPS AND SUPPLIES	3" WASTE	2" VENT	1/2" COLD WTR	1/2"	HOT WTR
S.S. THREE COMPT. SINK	THREE COMPARTMENT S.S. TOP MOUNT SINK, WITH HOT AND COLD WATER THERMOSTATIC (ANTI SCALDING) MIXING MIXING VALVE, LEVER OPERATED FAUCET, C.P. POTRAP, STOPS AND SUPPLIES, ADA COMPLIANT.	3" WASTE	2" VENT	3/4" COLD WTR	1/2"	HOT WTR
S.S. HAND WASH SINK	WALL MOUNTED, 20" X 18", S.S. HAND WASH SINK, WITH HOT AND COLD WATER THERMOSTATIC (ANTI SCALDING) MIXING MIXING VALVE, LEVER OPERATED FAUCET, C.P. POTRAP, STOPS AND SUPPLIES, ADA COMPLIANT.	2" WASTE	2" VENT	1/2" COLD WTR	1/2"	HOT WTR



03 plumbing isometric
SCALE: 1/2" = 1'-0"



03 water heater detail
SCALE: 1/2" = 1'-0"

P.1

LANDSCAPE POINTS	
3 ACRES OR LESS	6 PTS REQUIRED
ENTRANCE PAVING	1
HARDSCAPE	1
SITE CANOPY	1
EXCESSIVE ELEMENT COMPLIANCE - PLANTINGS	1
BOLLARDS	1
SEATING	1

- LANDSCAPE KEY NOTES
- 1 15' CALIFER REDBUD
 - 2 15' CALIFER GRAPE MYRTLE
 - 3 COMMON BERMUDA SOD
 - 4 HOSE BIBB

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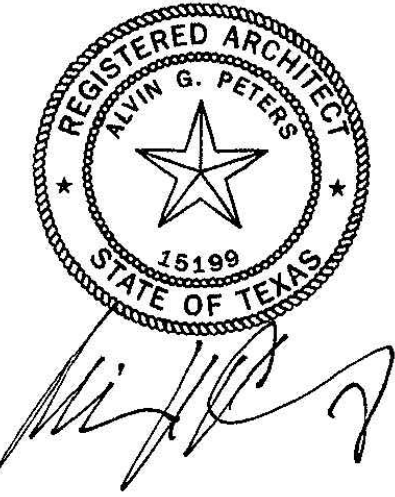
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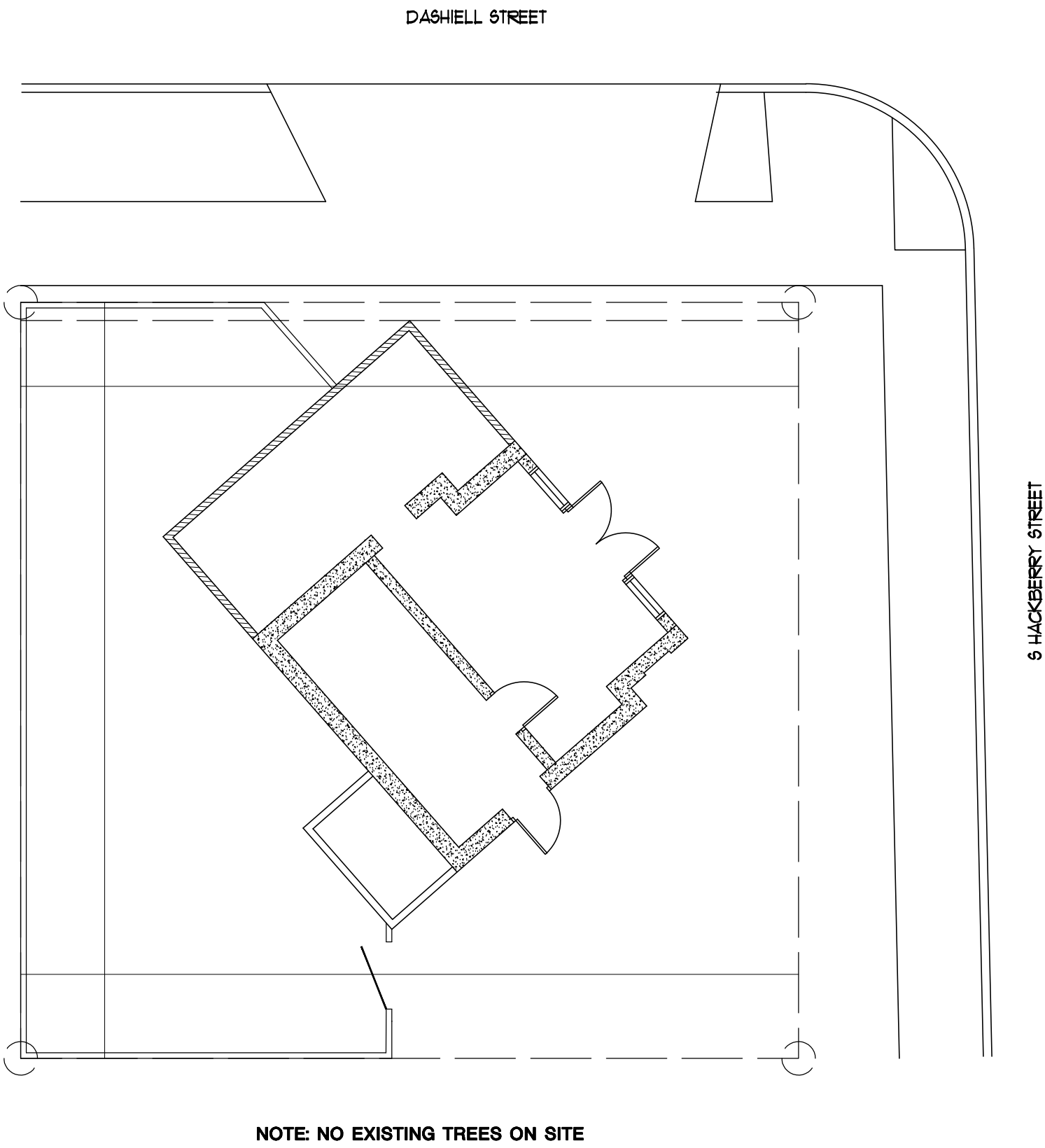
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REVISIONS:	DATE
FULL SHEET REVISED	09.28.2020
FULL SHEET REVISED	10.15.2020
FULL SHEET REVISED	11.09.2020

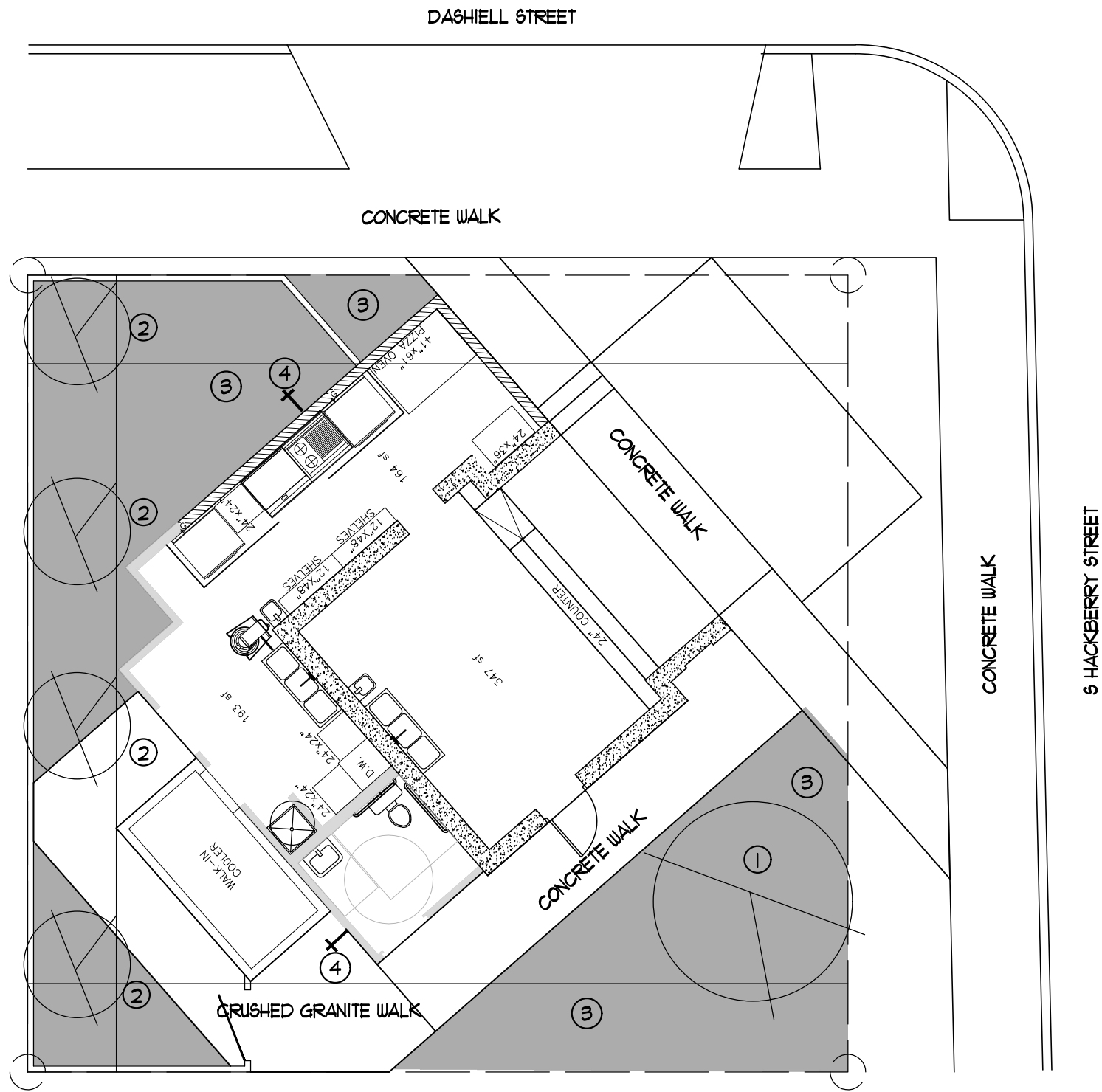
PROJECT No: 2020.026
DATE: 06.25.2020
SHEET: 1 of 1

LANDSCAPE PLANS

L.1



01 tree preservation plan
SCALE: 1" = 20'-0"



02 landscape/irrigation plan
SCALE: 1" = 20'-0"

NOTE:
SINGLE 150' RADIUS HOSE
COVERS ENTIRE SITE



Dashiell
S Hackberry 500
400

50

ROAD CLOSED
THRU TRAFFIC

















400

419





419

Dashiell
S Hackberry

NO
MODOME
KING IN
HOOD



419





419

THE DAKOTA EAST SIDE ICE HOUSE
EST 2018

THE DAKOTA EAST SIDE ICE HOUSE
EST 2018







CERTIFICATE OF OCCUPANCY

CITY OF SAN ANTONIO, TEXAS DEVELOPMENT SERVICES DEPARTMENT

Date: 05/09/2022

Certificate No: COO-COMM22-38100417

The described portion of the following structure has been inspected for compliance with the **2018 International Building Code (IBC)** and meets the minimum requirements for occupancy and division of occupancy, along with the use for which the proposed occupancy is classified.

Business Name: Hackberry Ice House

Occupancy Group: B

Building Address:

419 S HACKBERRY ST, City of San Antonio, TX, 78203

Occupancy Use: Business

Building Number: N/A

Construction Type: Type V-B

Unit/Suite Number: N/A

Special Stipulations and Conditions: N/A

Name and Address of Owner / Authorized Agent:
Hackberry Ice House

Automatic Fire Sprinkler: No

Automatic Fire Sprinkler Required: No

Automatic Fire Alarm: No

Automatic Fire Alarm Required: No

Code Modification Request No(s):
N/A

Occupant Load

12



Michael P. Shannon, PE, CBO
Director, Development Services Department

