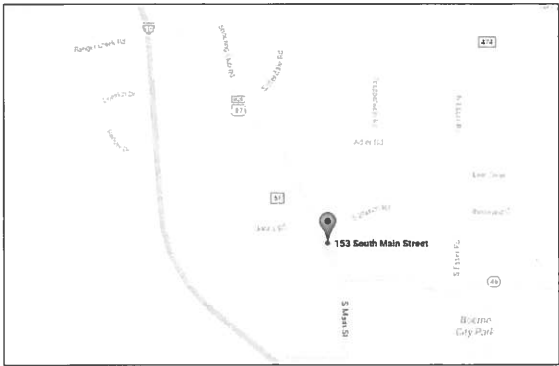


LOCATION MAP:



SHEET INDEX:

ARCHITECTURAL

- A-0.0 Cover Sheet
- A-1.1 Site Plan/Foundation
- A-2.1 1st and Roof Plans
- A-3.1 Exterior Elevations
- A-5.1 Details
- A-5.2 Details
- A-5.3 Details
- A-5.4 Details

STRUCTURAL

- S-001 General Notes
- S-002 General Notes
- S-101 Partial Plans
- S-102 Foundation Plan
- S-103 Sections and Details

SYMBOL LEGEND:

- EXTERIOR ELEVATIONS
- BUILDING SECTION
- INTERIOR ELEVATION
- LARGER SCALE PLAN DETAIL
- DETAIL
- NEW WINDOW KEY
- DOOR KEY
- SECTION



OWNER:

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f -
e -
Contact: -

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e james@kisslingarchitecture.com
Contact: Jim Kissling, AIA

CONTRACTOR:

RHSI Engineering and Project Management
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e xx
Contact: Allen Stovall

CIVIL:

xx
xx
xx
t -
f -
e xx
Contact: xx

STRUCTURAL:

Spannbeton Inc. John Schwab
xx
xx
t -
f -
e xx
Contact: John Schwab

CODE ANALYSIS:

APPLICABLE CODES:

- Building - 2009 International Building Code
- Mechanical - 2009 International Mechanical Code
- Electrical - 2011 NFPA 70, National Electrical Code
- Fire Protection - 2009 International Fire Code
- Fuel - 2009 International Fuel & Gas Code
- Plumbing - 2009 International Plumbing Code



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High Garden

153 S. Main street Boerne, Texas 780026

Kendall country

Boerne, Texas



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153 S. Main Building

153 S. MAIN STREET
BOERNE, TX 78006

SHEET HISTORY

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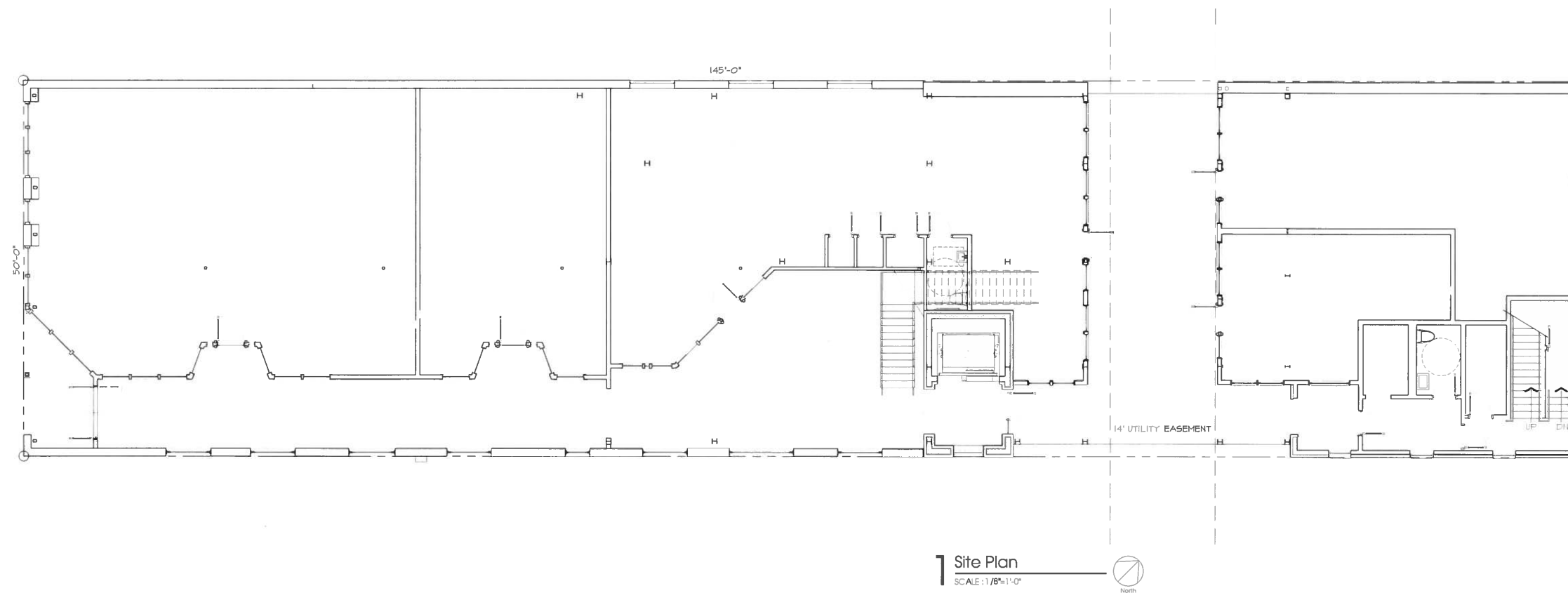
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SHEET

A-1.1

Site Plan

SOUTH MAIN





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153 S. Main Building

153 S. MAIN STREET
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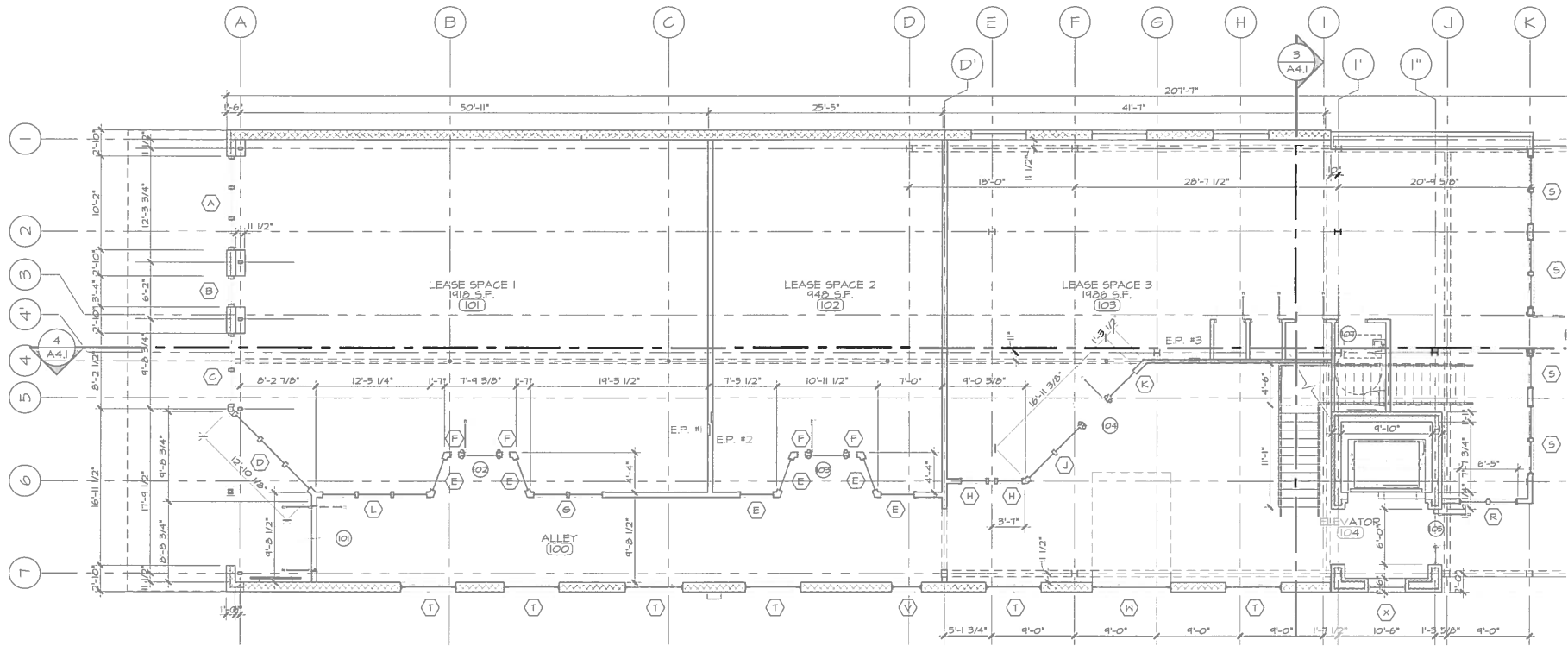
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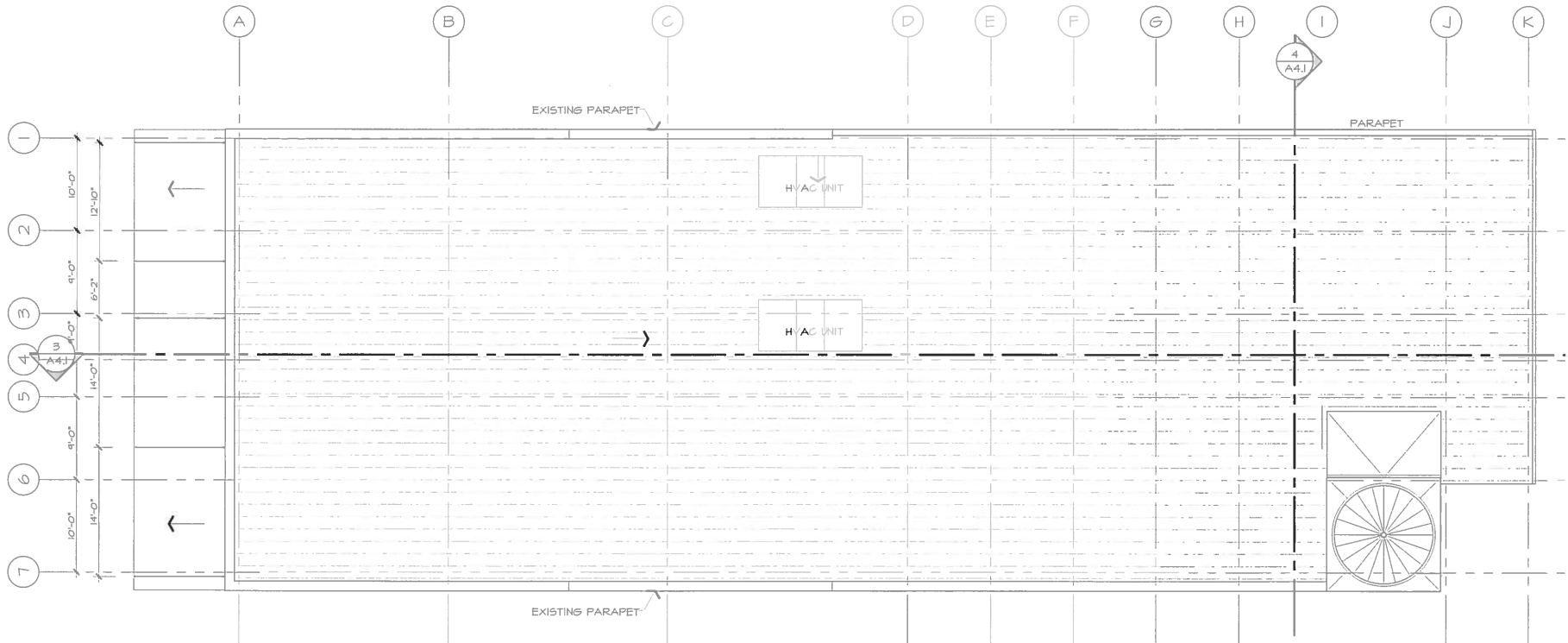
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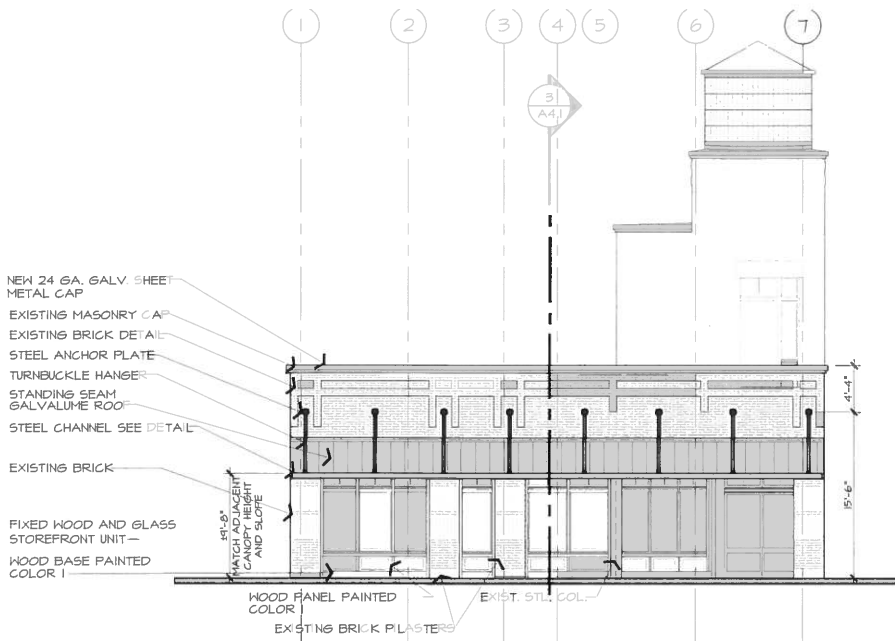
Floor Plan



1 1st Floor Plan
SCALE: 1/8"=1'-0"



1 Roof Plan
SCALE: 1/8"=1'-0"



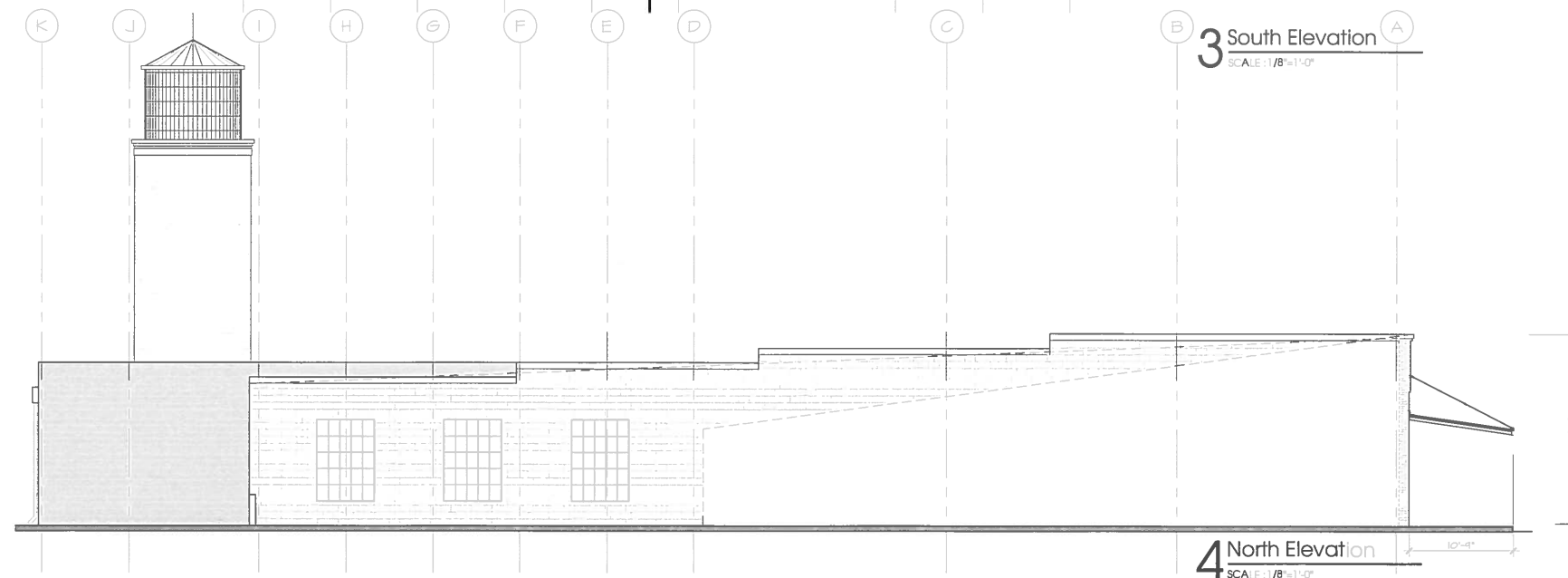
1 West Elevation
SCALE: 1/8"=1'-0"



2 East Elevation
SCALE: 1/8"=1'-0"



3 South Elevation
SCALE: 1/8"=1'-0"



4 North Elevation
SCALE: 1/8"=1'-0"

CONSULTANTS

ARCHITECT



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**153 S. Main
Building**

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BOERNE, TX 78006

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A-3.1
Exterior Elevations



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PROJECT

153 S. Main Building

153 S. MAIN STREET
BOERNE, TX 78006

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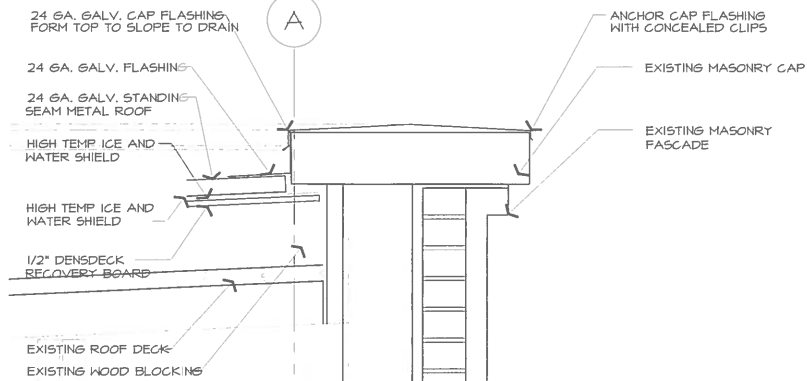
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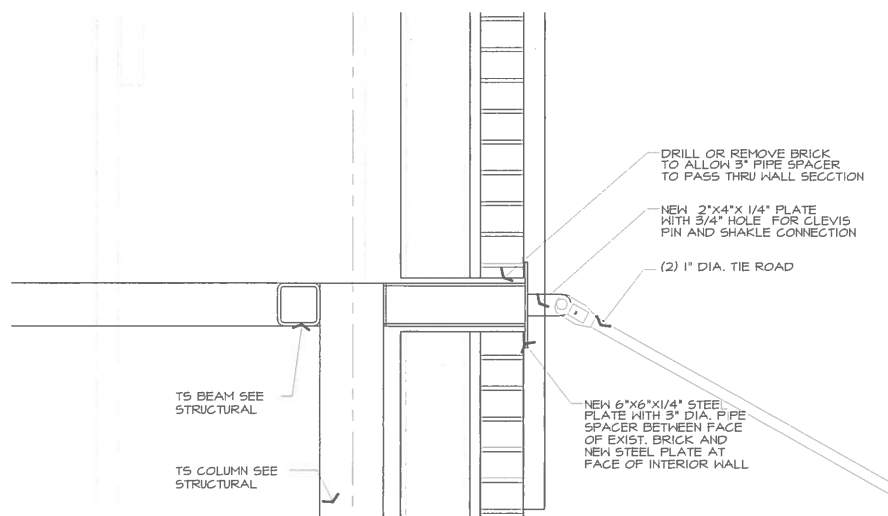
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Details



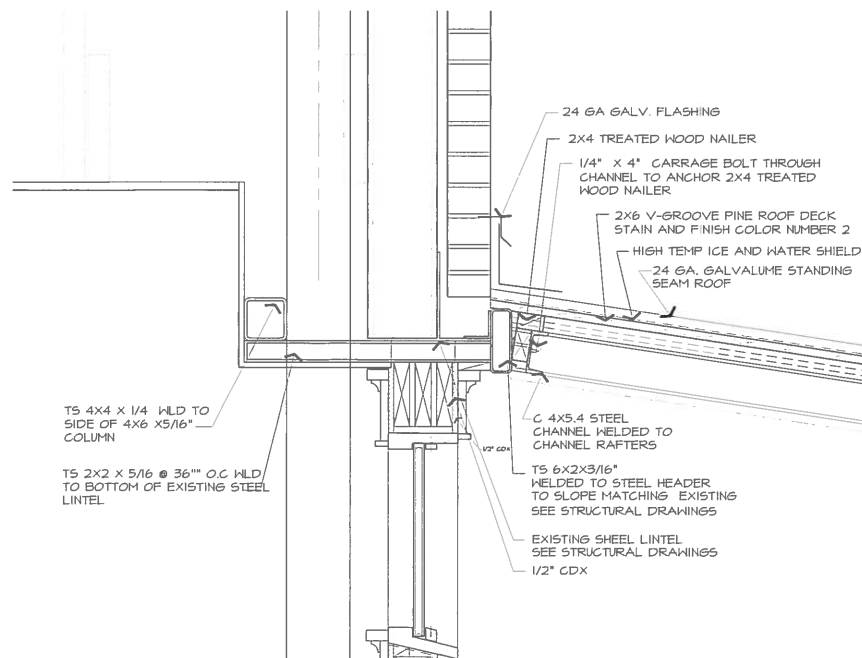
1 Cap Detail

SCALE: 1/2"=1'-0"



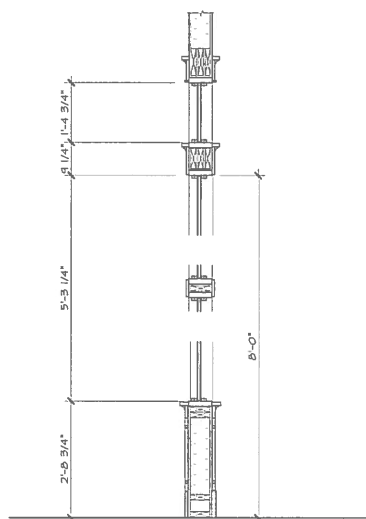
2 Hanger Rod Detail

SCALE: 1/2"=1'-0"



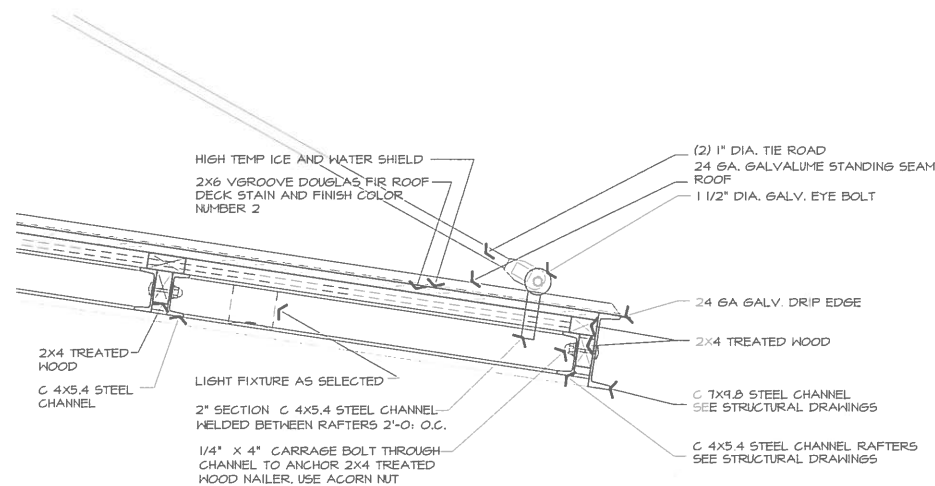
3 Canopy Connection Detail

SCALE: 1/2"=1'-0"



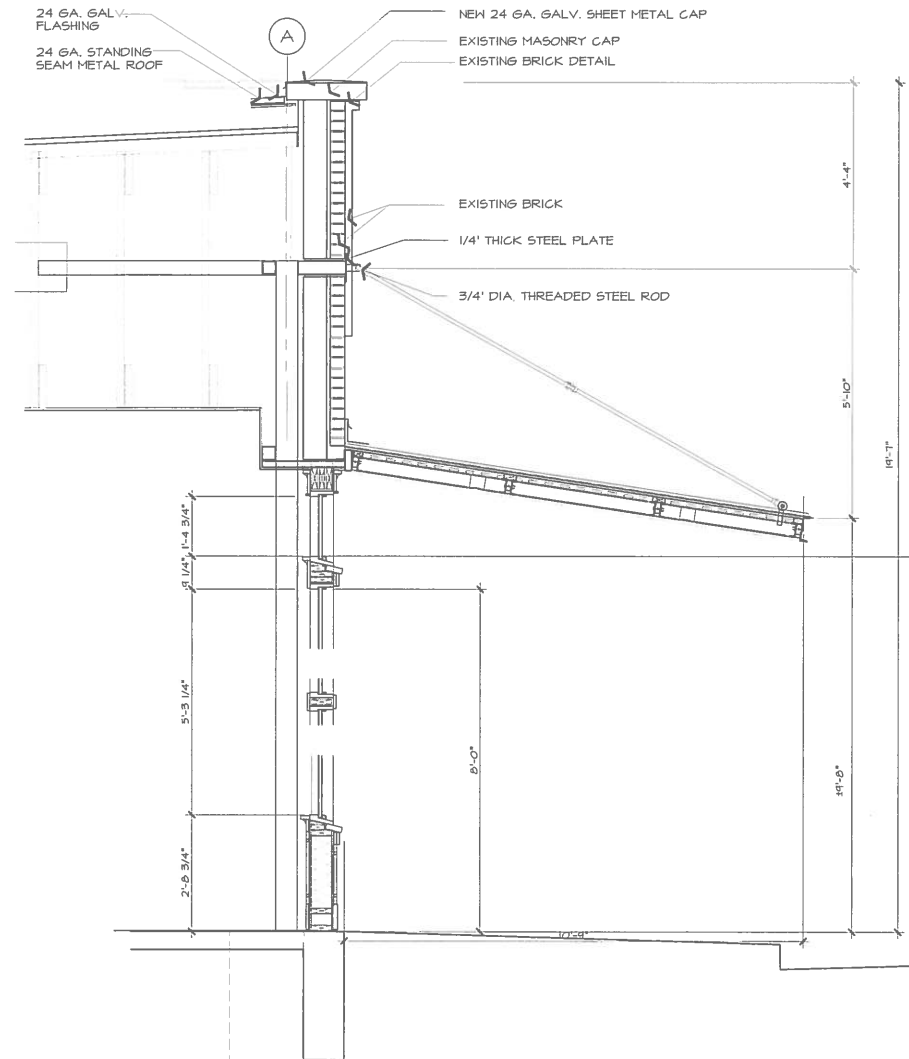
4 Interior Wall Section

SCALE: 1/2"=1'-0"



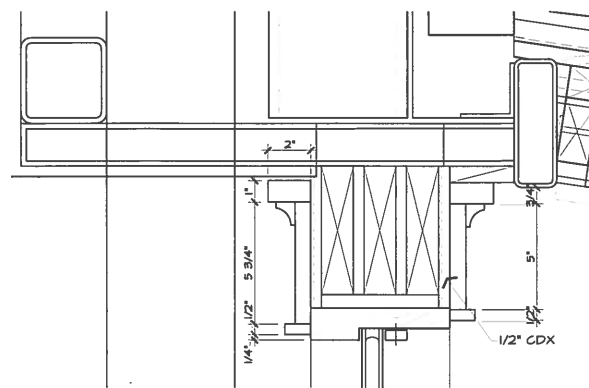
5 Canopy Detail

SCALE: 1/2"=1'-0"



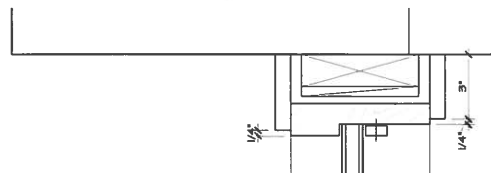
6 Exterior Wall Section

SCALE: 1/2"=1'-0"

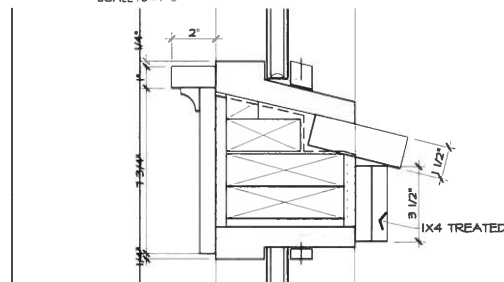


Head at Transom

SCALE : 3"=1'-0"

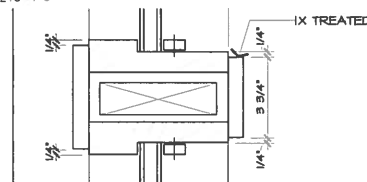


Jamb at Wall
SCALE: 3"=1'-0"

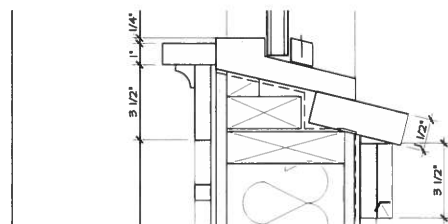


Sill at Transom

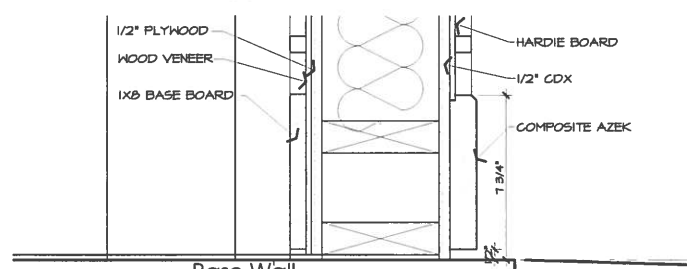
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Intermediate Jam

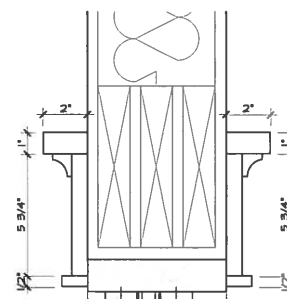


Sill at Stub Wall
SCALE: 3"=1'-0"

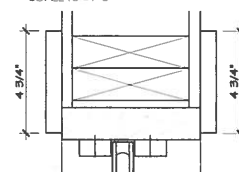


Base Wall
SCALE: 3"=1'-0"

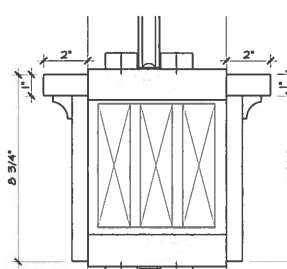
Exterior Storefront



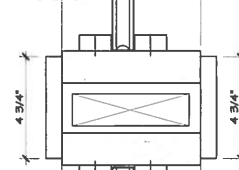
Head at Transom



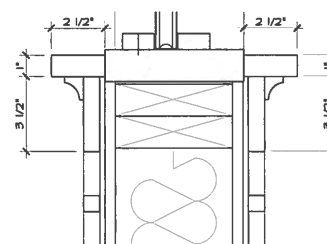
Jamb at Wall
SCALE: 3"=1'-0"



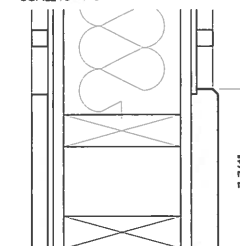
Sill at Transom
SCALE: 3"=1'-0"



Intermediate Jam
SCALE : 3" = 1'-0"

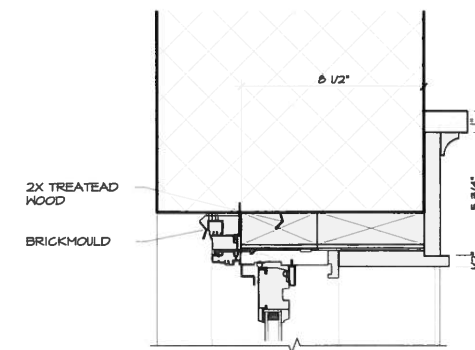


Sill at Stub Wall

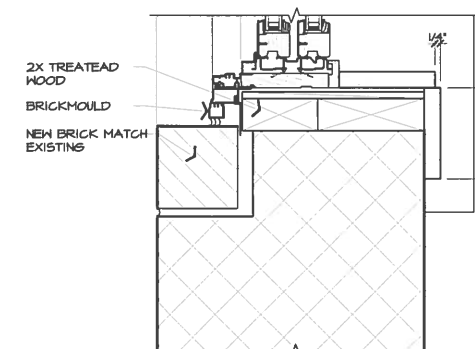


Base Wall

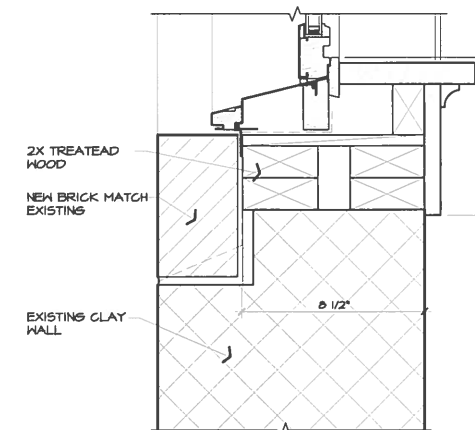
Interior Storefront



Head
SCALE: 3"=1'



Jamb
SCALE: 3"=1'



Sill
SCALE : 3"=1'-0"

Exterior Wall Window

CONSULTANT

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153 S. Main
Building

153 S. MAIN STREET
BOERNE, TX 78006

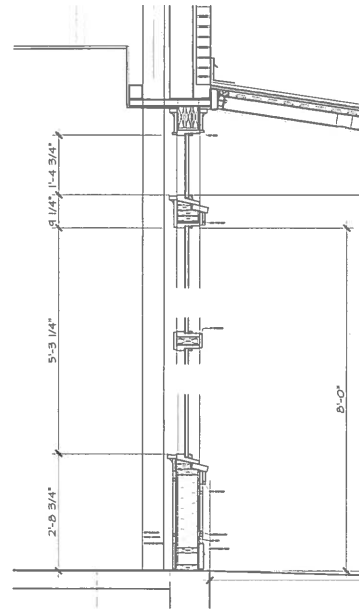
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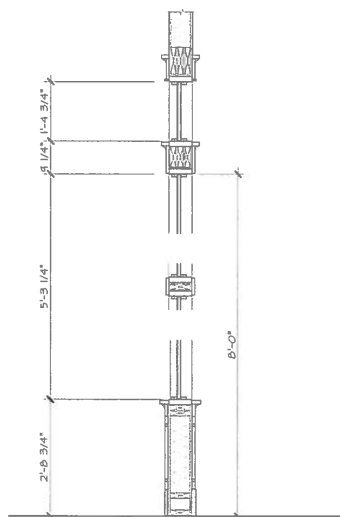
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A-5.2



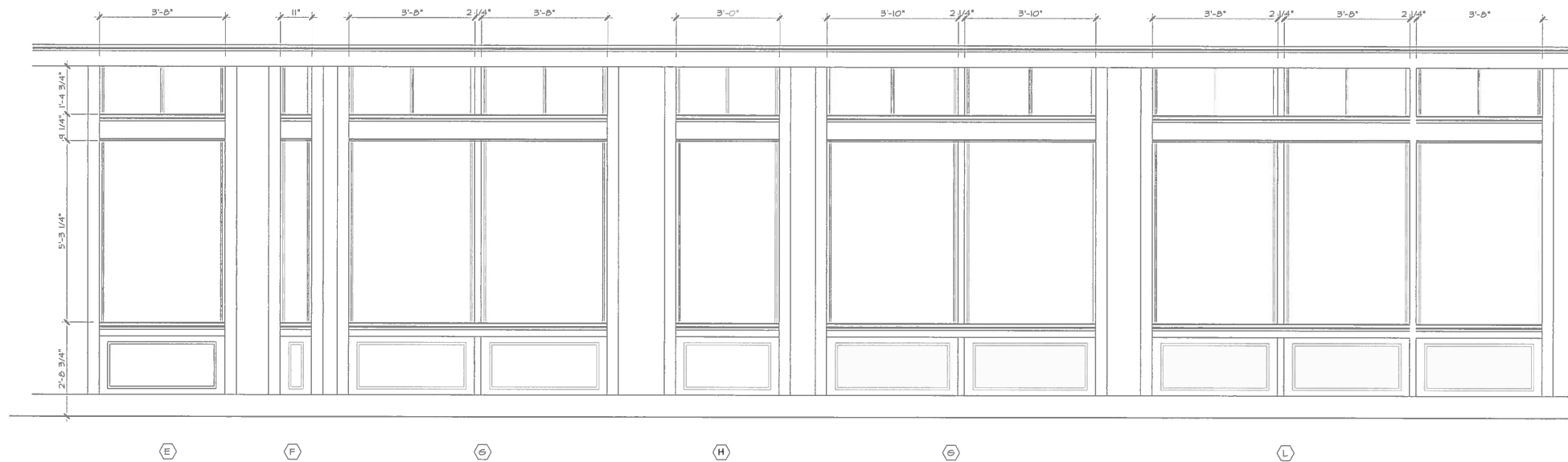
Exterior Storefront Section
SCALE: 1/2"=1'-0"



Interior Storefront Section
SCALE: 1/2"=1'-0"



Exterior Storefront Elevations
SCALE: 1/2"=1'-0"



Interior Storefront Elevations
SCALE: 1/2"=1'-0"

CONSULTANT

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**153 S. Main
Building**

153 S. MAIN STREET
BOERNE, TX 78006

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Store Front Details



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**153 S. Main
Building**

153 S. MAIN STREET
BOERNE, TX 78006

SHEET HISTORY

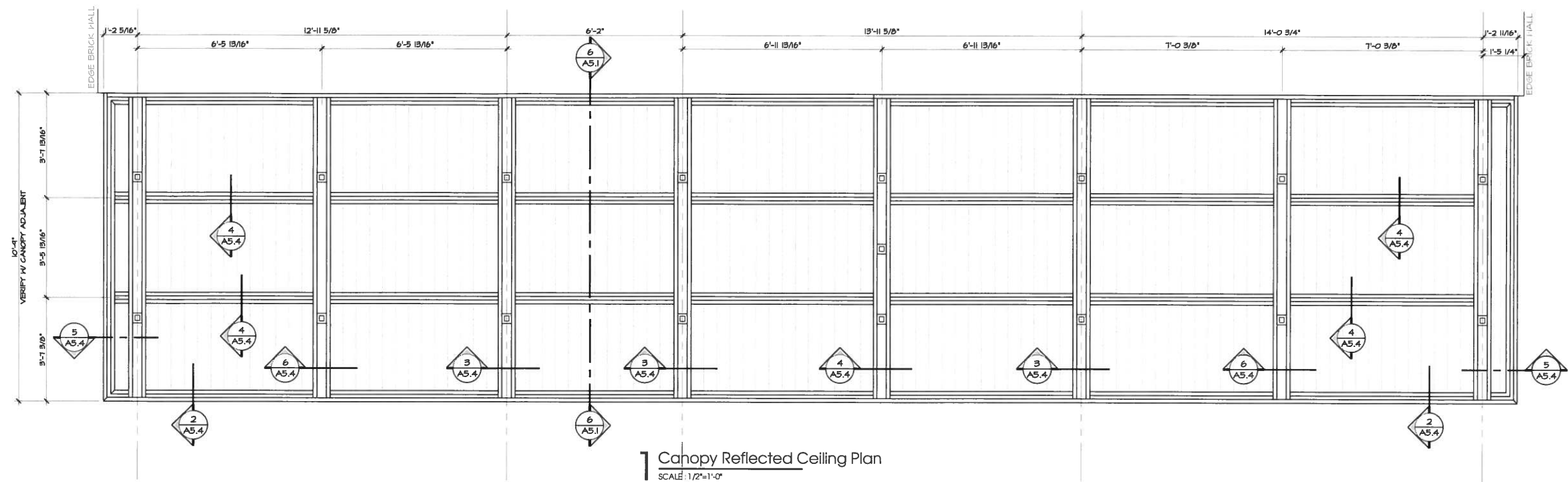
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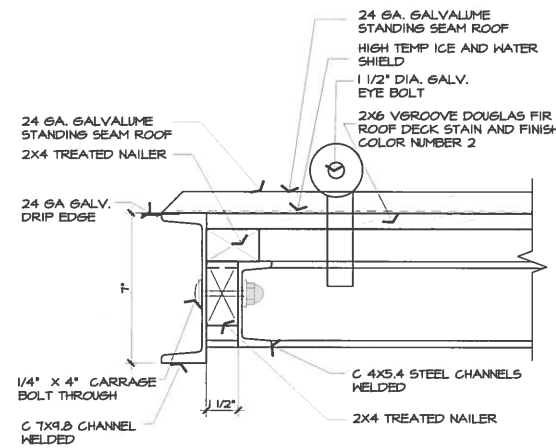
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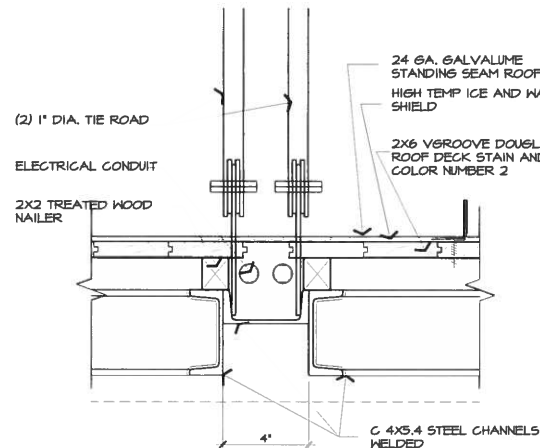
Details



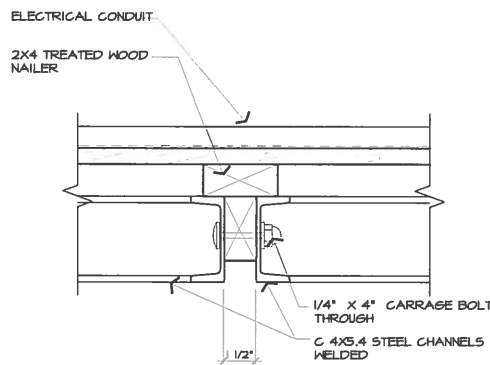
1 Canopy Reflected Ceiling Plan
SCALE: 1/2"=1'-0"



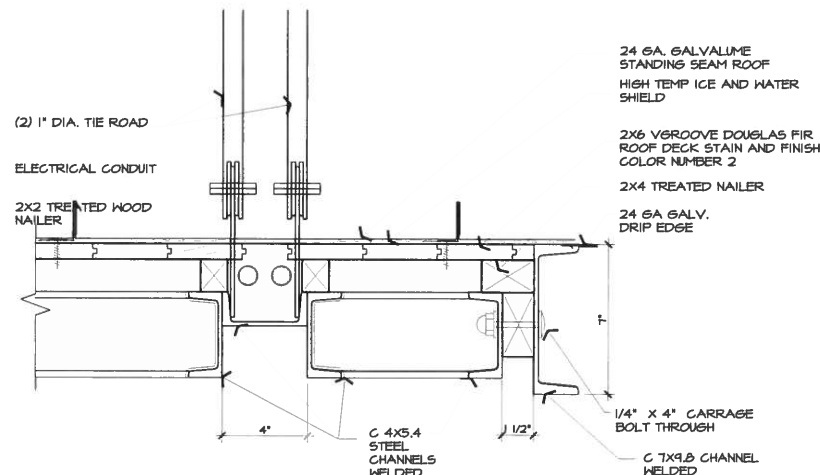
2 Detail at Canopy
SCALE: 3"=1'-0"



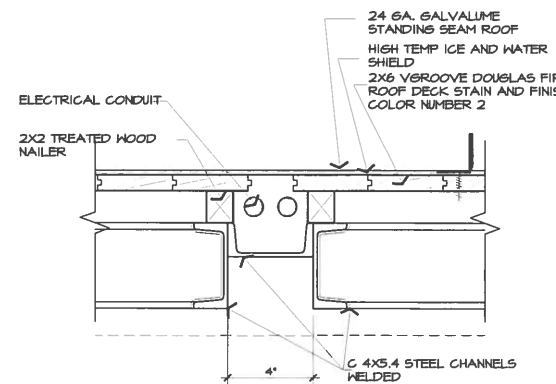
3 Detail at Canopy
SCALE: 3"=1'-0"



4 Detail at Canopy
SCALE: 3"=1'-0"



5 Detail at Canopy
SCALE: 3"=1'-0"



6 Detail at Canopy
SCALE: 3"=1'-0"

Spannbeton, Inc.
909 El Viejo Camino
Austin, TX 78733

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APPROVAL, PERMITTING
OR CONSTRUCTION.

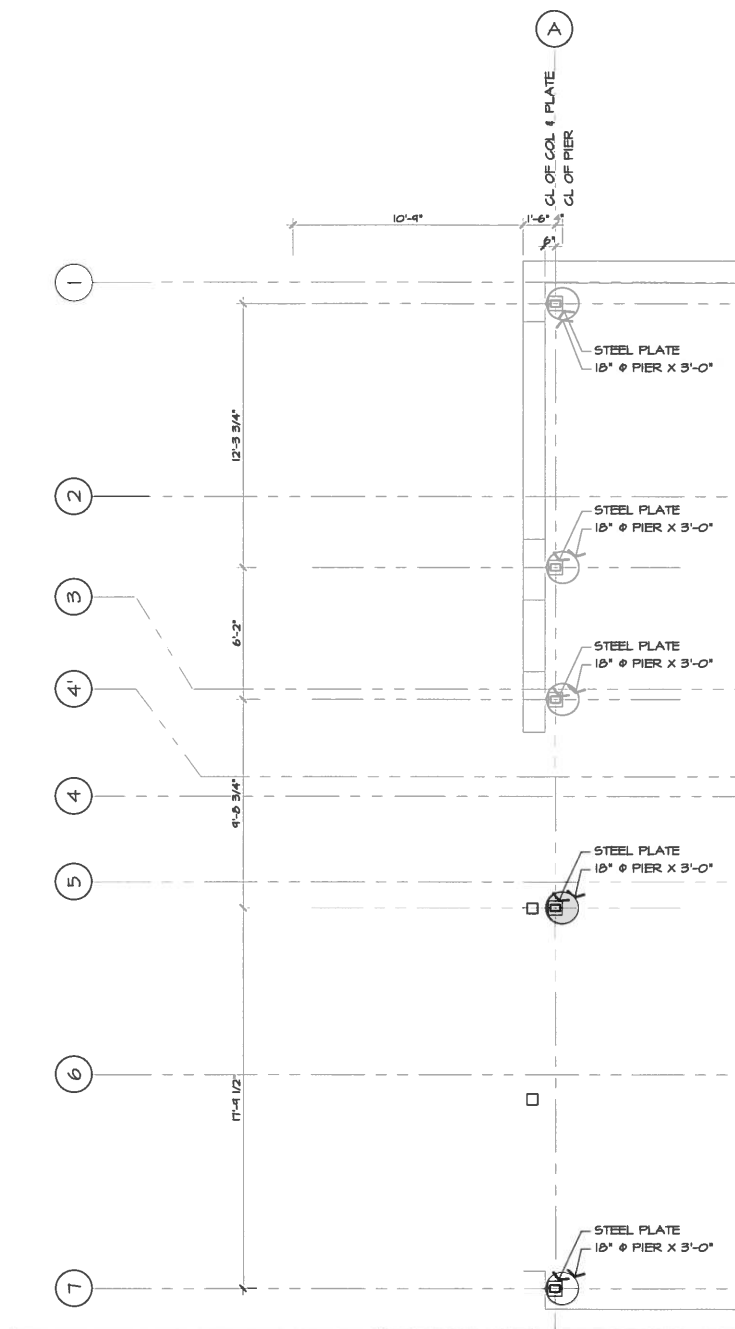
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BOERNE, TX 78006

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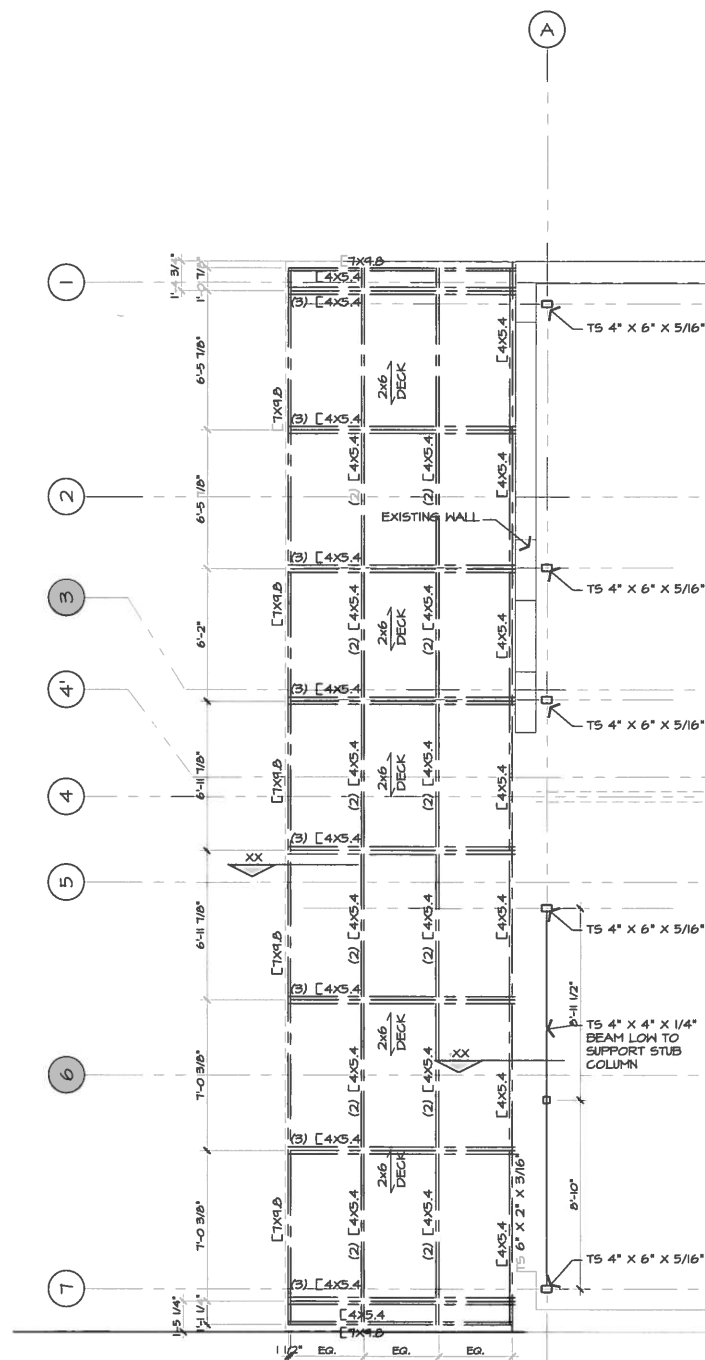
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S-101

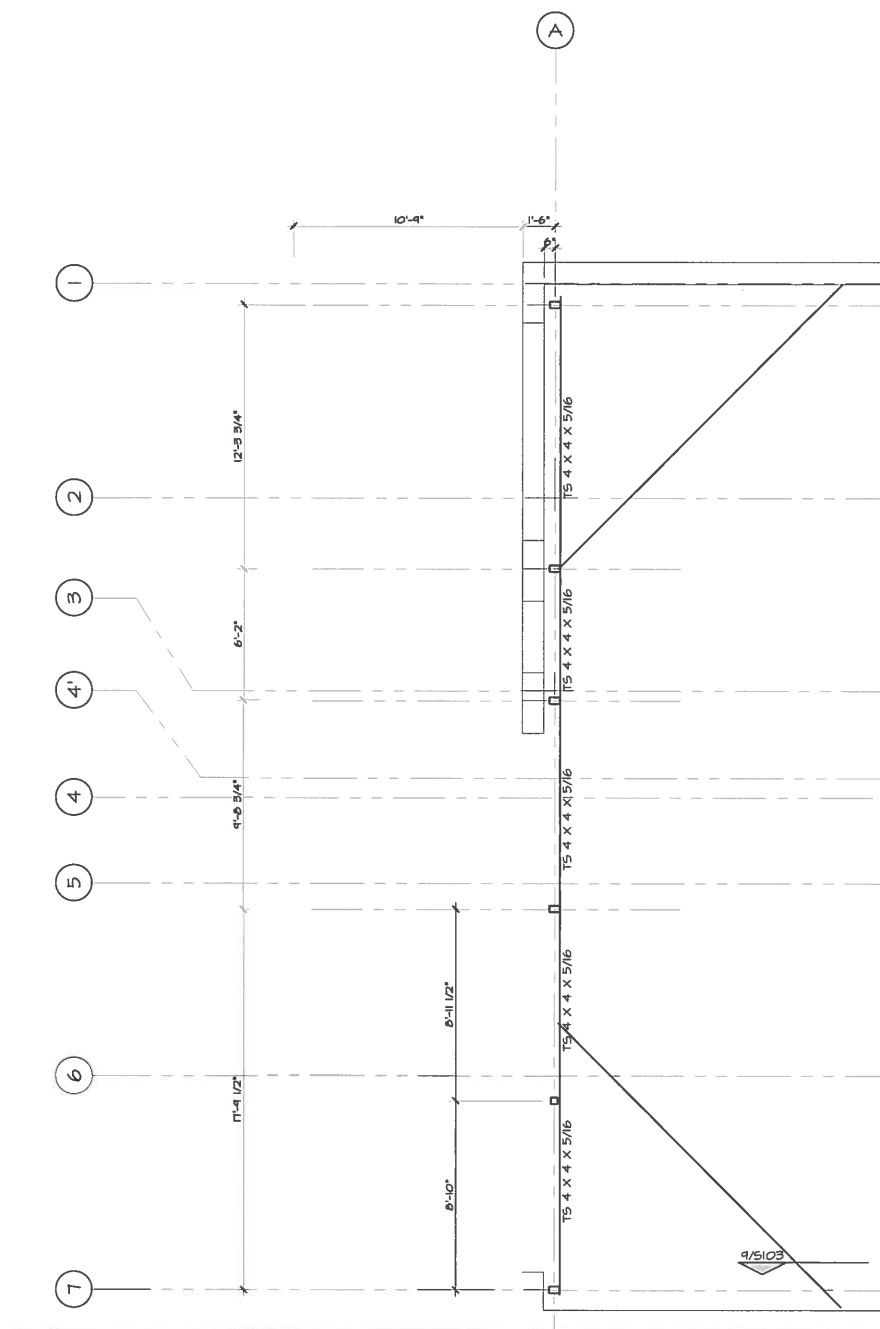
Partial Plans



1 Canopy Column Pier Layout



2 Canopy Framing Plan Low



3 Canopy Framing Plan High

Structural Design Criteria

- 1)

The Building Code Requirements for 2012 International Building Code is the basic code document used in the preparation of these structural documents. Additional codes and references are as noted. All structural work shall be according to all local codes in addition to this basic code document.
- 2)

The structural engineer-of-record prepared specifications for structural related portions of the project and has included these specifications on the structural drawings. Architectural specifications for non-structural portions of the project are included in the project manual.
- 3)

The Contractor shall familiarize himself with the site and subsurface conditions. Ignorance of conditions is not a basis for a claim for additional compensation. Layout the building by a licensed surveyor.
- 4)

Drawings of specific details on the drawings indicate the intent of the structural design and in most cases, are typical conditions or very similar to other details. Consider typical conditions not necessarily noted as typical for other conditions.
- 7)

Understanding the structural requirements shown on the structural documents requires cooperation among all parties involved. Design and construction are complex. Although Schwab Spannbeton, Inc. designed the project with due care and diligence, we do not guarantee perfection. Communication is necessary. Immediately report structural discrepancies for our interpretation. Consider unresolved discrepancies as the more costly interpretation of the discrepancy.
- 8)

Combining all construction documents with the structural documents defines the total project. The structural documents represent the finished structure and do not indicate the means or methods of construction. Verify all field conditions that affect new construction before starting construction. Take all measures necessary to protect the safety of the public along with the safety of the structure during construction. Such measures shall include but not be limited to bracing and shoring of dead loads, construction loads and wind loads. Correct at own expense any subsequent structural damage or other objectionable conditions caused by your operations.
- 9)

Structural design is based on the following:
Floor live loads:
Corridors, public rooms and exitways = 100 psf
Roof dead plus collateral dead load = 20 psf (mechanical unit wts not included)
Wind Loads
ASCE 7 Method 2 - Building and Other Structures <= 60' Basic wind speed (3 sec. gust) = 120 mph, Structure Type = Building Structure Classification Category II, Exposure Category B
Topographic Effects (Kzt) = 1.0, Gust Effect Factor (G) = 0.85, Rigid Structure Enclosure Classification: Partially enclosed

Soil Design Parameters: (from geotechnical engineer recommendations) The soils supporting the foundation are improved so that the classification of expansive soils is very low Min ext beam depth below final grade = 36" Allowable soil bearing capacity (f'p) = 2,000 psf total load

Structural Submittals

Submit to the Structural Engineer for review appropriate schedules, shop drawings, samples, test reports, and product data that is related to the structural portion of the Work according to AIA Document A201 General Conditions of the Contract for Construction. No work shall be fabricated until Structural Engineer's review has been obtained. A list of structural submittals required for this project is:

Fabrication / Erection Drawings:	DATE	BY
REMARKS		
Structural steel		
Metal floor deck fabrication		
Metal roof deck		
Metal stairs		
Metal stud and joists:		
Deltabeam:		

Reports:	DATE	BY	REMARKS
Earthwork below building testing reports:			

Quality Control and Testing

- 1)

A qualified (meeting the qualifications of ASTM-329 and accredited by American Association of State Highway and Transportation Officials (AASHTO) shall perform inspections and testing specified and required by laws, ordinances, rules, regulations, orders or approvals of public authorities, and also additional inspections, sampling and testing required for his own convenience and for retesting when Work does not comply with the requirements of the Contract Documents.
- 2)

Furnish to the Testing Laboratory one complete set of project Contract Documents to facilitate monitoring, inspections and testing.

Earthwork Below Building

- 1)

See geotechnical report.

Concrete

- 1)

Construct formwork to maintain tolerances as outlined in ACI 347. Reuse formwork according to ACI 347. Extend formwork at least six (6) inches below the finish grade elevation on perimeter beams. Cut temporary port openings in order to drain exposed trenches during construction in case of inclement weather.
- 2)

Form keyed construction joints with pre-formed galvanized steel with tongue and groove type profile and knockout holes at 6 inches on center for dowel placement.
- 3)

Trench grade beams in order to provide the beam cross section indicated. Beam and slab depths and widths indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing not shown which shall be determined by the engineer during construction review. All loose dirt from sides and bottoms of trenches shall be removed. Cut haunches on each side of trenches of adequate size to maintain the vertical sides of the trench. Penetrate exterior beam soffits a minimum of 24" below the final exterior grade.
- 4)

Where trees exist within five feet of foundation, deepen beams to extend a minimum of 24" below grade for a distance of ten feet in each direction of tree (total length of twenty feet). Cut off and treat all roots extending under the foundation to prevent any future root growth under the foundation. Reinforce the deepened beam section with 2-#6 bars continuous. Lap bottom beam reinforcing.
- 4)

Trench below the slab thickness for placing electrical conduit and plumbing lines. Bury electrical conduit and plumbing lines below the slab thickness and outside of the grade beam trenches. Wrap any sewer, storm, water or electrical piping lines crossing grade beams with PVC sleeves for protection from ground movements. Extend sleeves at least 6 inches past the trench width. Isolate concrete-encased grounding electrode from structural reinforcing.
- 5)

Provide Synko-Flex preformed plastic waterstops in concrete construction joints below grade as per manufacturer's recommendations.
- 6)

Reinforcing steel shall comply with the requirements of ASTM A-615, grade 60. Welded wire mesh shall comply with the requirements of ASTM A- 185, flat sheets only. Reinforcing steel shall be continuous with splices lapped at least 40 diameters. Tie wire shall be 18 gage annealed type.

- 7)

Fabricate bent bars according to ACI 315. Install reinforcing with clearance for concrete coverage around reinforcing steel according to ACI 318. Submit for review fabrication and placement shop drawings indicating bar sizes, spacings, lengths, laps, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.
- 8)

Notify the City Building Official, the special inspector and Spannbeton, Inc. at least 48 hours in advance to review the foundation construction before concrete placement.
- 9)

Concrete shall develop a 28-day compressive stress (f'c) of at least 3,000 psi, except use 4,000 psi for Deltabeam grouting with 9" slump. Mix concrete according to ACI 301. Use a maximum aggregate size of 1 1/8", or according to ACI 318. Maximum aggregate size between bars shall also pertain to between the forms and bars.
- 10)

The proportions of materials and use of admixtures influence the concrete strength along with the means and methods of construction. The contractor is responsible to determine that the concrete is suitable for its intended purpose. The engineer recommends the contractor consider the following in determining the concrete for this project: Cement shall be Type I (gray). Fly ash shall be Boral Materials, Class C. If fly ash is used, do not exceed 20% of the total fly ash and cement used by weight. Include a polymeric compound water-reducing admixture that complies with ASTM C494. Mix shall result in a finished concrete product with moisture contents necessary to properly cure the concrete. Floor sealers, hardeners, finishes and coverings shall be compatible with concrete properties (ie, but not limited to, moisture and alkalinity properties).
- 11)

Before placement of any concrete, submit concrete mix design(s) to be used on the project. Concrete shall be in strict accordance with the mix design. The maxium age of consecutive test reports shall be one year when used to provide historical data for the experience method of the mix proportion selection.
- 12)

Place and cure concrete according to ACI 302. IR. Do not use concrete that has not been placed in the forms before 1.5 hours after the initial mixing water was added, regardless of temperature or slump - No Exceptions. Finish according to ACI 117 tolerances.
- 13)

Notify certified technicians according to ACI 301 to monitor and test concrete according to ACI 311.5R. Batch plant inspection is not required. Test according to frequency requirements in ACI 318, Section 5.6.2.1. Test number of test specimens according to ACI 311.5R, Section 2.4.13. Reject or accept concrete based on the results of tests. Report all testing promptly.
- 14)

Submit a written statement with a copy directly to the Structural Engineer at the completion of the Part of the Project summarizing the tests/inspections performed and the compliance of the test results/items inspected with the specified requirements.
- 15)

Vapor barrier shall be full 10 mil thick, type recommended for below grade application, have a permeance of less than 0.01 Perms per ASTM F 1249 or ASTM E 96. Vapor barrier shall be placed above the select fill. Vapor barrier shall be continuous within and below slab areas with joints lapped at least 12 inches and taped continuously with seam tape with permeance less than 0.3 perms per ASTM F 1249 or ASTM E 96. Vapor barrier shall extend down the sides of the beam trenches and shall terminate so that it does not extend across the trench bottom.
- 16)

3/16" wide saw cut joints. Joints shall be cut 4 to 8 hours after concrete is set and shall be a minimum of at least 1/4 of the slab thickness in depth. Reinforcement shall be continuous through sawed joints. Fill saw cuts with EUCO 700 Semi-Rigid industrial floor joint filler as manufactured by the Euclid Chemical Company. Follow manufacturers recommendations and directions for application of product.
- 17)

#4 @ 12 inches on center slab reinforcing centered in 5" concrete slab thickness. Extend slab reinforcing to top outside bar of perimeter beams. Start slab steel spacing not more than 6 inches from top inside beam bar.

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153 S. Main
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153 S. MAIN STREET
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SHEET HISTORY

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General Notes

- 18) Construct slab reinforcing with size and spacing as shown on details. Extend slab reinforcing to top outside bar of perimeter beams and center slab thickness or 2" from top of concrete which ever is less. Start slab steel spacing not more than 6 inches from top inside beam bar.
- 19) Lap 2 - #6 corner bars top and 2 - #6 corner bars bottom at all beam corners and dead end beam intersections.
- 20) #6 bars at 8 inches each way located 3 inches from the footing bottom directly below bottom beam reinforcing. Continue beam reinforcing through the footing.

Precast Hollow Core Planks

- 1) Precast concrete hollow core planks shall be designed in accordance with design criteria outlined in PCI Design Handbook - Precast and Prestressed Concrete, PCI Manual on Design of Connections for Precast Prestressed Concrete, PCI 116 and in accordance with the provisions of ACI 318. Design shall be by a precast specialty engineer registered in the State of Texas. Members shall withstand their own weight, erection forces, and live and dead loads. Floor members shall be designed for a maximum deflection limitation of no more than 1/360 of span. At no time shall construction loads on the planks be of such magnitude as to induce more than allowable stresses as prescribed by ACI 318.
- 2) Fire Resistance Rating shall be classification for 2 hour rating.
- 3) Submit design, fabrication, handling and erection drawings in accordance with PCI 116 for engineer's review prior to fabrication. Submittals shall be prepared under the supervision of the precast specialty engineer and shall bear his engineering registration seal.
- 4) Quality control, which includes concrete testing, shall be in accordance with PCI 116.
- 5) Fabrication and handling during manufacture, stock piling, transporting and erection operations of precast planks shall be in accordance with PCI 116. Mark units with date of production and final position in structure. Fabrication and erection tolerances shall be in accordance with ACI 117.
- 6) Provide for erection procedure, temporary bracing, and induced loads during erection. Maintain temporary bracing in place until final support is provided. Erect members without damage to shape or dimension.
- 7) Connections shall be achieved through anchors grouted in joints and cores. Grouted keys shall be capable of transmitting horizontal shear of at least 2000 plf. Design component connections to provide adjustment to accommodate misalignment of structure.
- 8) Bearing surfaces shall be true to line and grade, smooth and level and shall provide a minimum bearing surface of at least 3 inches at each end of each plank.
- 9) Align and maintain uniform horizontal and vertical joints as erection progresses. Adjust differential camber between planks to tolerance before final attachment. Level differential elevation of adjoining planks with grout to a maximum slope of 1:12.
- 10) Grout shall consist of a mixture of not less than one part of Portland Cement to three parts of sand and the consistency shall be such that while being fluid enough to fill the joints without excessive seepage, will yield 3,000 PSI compressive at 28 days.
- 11) Grout for keyway joints shall be placed from the top of the slabs in a workman-like manner by appropriate skilled tradesmen utilizing approved methods and equipment. Any grout that seeps through the joint, splashes on the floor, and excess shall be cleaned off and removed from the site.

- 12) The top of the grouted key, prior to initial set, shall have any excess grout removed, leaving after grout shrinkage a flush and finished appearance to the joint adequately smooth so as to present a surface without sharp or noticeable vertical raises between slabs that might interfere with the placing of insulation, roofing and/or carpeting.
- 13) The grouted joint shall be allowed not less than 24 hours curing time after initial set before any shores and leveling devices are removed or any construction loads applied.
- 14) Concrete topping shall be placed with regular weight concrete of 3,000 PSI compressive strength to a minimum thickness of 2" and reinforced with a 6 x 6 x 10/10 welded wire mesh. The concrete topping shall be considered composite and shall be used in establishing the design strength of the precast units.

Masonry

- 1) Furnish and construct concrete masonry unit work according to requirements of ACI 530.1-99 (MSJC).
- 2) Test (verify) the compressive strength of the masonry by the unit strength method. Verify the compressive strength of the masonry before construction. All concrete masonry assemblages shall have a minimum compressive strength (f'm) of 1,500 psi. Masonry units shall be according to requirements of ASTM C90 hollow core, grade N, with a net area compressive strength 1,900 psi minimum. Mortar shall be Type S with washed sand aggregate according to requirements of ASTM C144. Mortar shall be in accordance to requirements of ASTM C270. Submit for review product data confirming that masonry products meet or exceed these standards.
- 3) Pea gravel concrete fill shall have a 3/8" diameter maximum aggregate size and shall be proportioned according to ASTM C 476, Table 1. and have a minimum 28- day compressive strength of 2,000 psi psf with a slump of 7" to 8".
- 4) Maximum horizontal spacing of vertical movement joints in CMU walls shall be 30' and 24' on center for interior and exterior walls, respectively.
- 5) Monitor, sample and test the masonry work according to ACI 530-99 Level 2 Quality Assurance, Section 1.6 Table 4. Reiterating from this document for convenience, but not intended to change or limit inspection requirements, as masonry construction begins, verify that the proportions of site prepared mortar, construction mortar joints and location of reinforcement and connectors are in compliance. Before grouting, verify the grout spacing, placement of reinforcement, proportions of site prepared grout and construction for mortar joints are in compliance. Verify grout placement in compliance. Monitor and sample the masonry work adequately to determine if construction is according to the plans and specifications.

Structural Steel

- 1) Rolled steel plates and bars shall be structural quality complying with ASTM A-36 (fy=36 ksi). Rolled steel shapes shall be structural quality carbon steel complying with ASTM A-36/A50 dual grade complying with ASTM A992 grade 50.
- 2) Structural steel tubular products shall be cold formed structural quality carbon steel, welded or seamless, complying with ASTM A500, Grade B.
- 3) Submit for review fabrication and erection shop drawings indicating profiles, sizes, splice locations, spacing and locations of structural members, connections, attachments, anchorages, framed openings, size and type of fasteners and loads.
- 4) Fabricate and erect all structural steel according to the drawings and as AISC Manual of Steel Construction recommends.

- 5) Prime paint all structural steel.
- 6) Headed stud type concrete anchors (HCA) shall conform to the requirements of ASTM A 108-58T low carbon steel and shall be fastened according to manufacturer's recommendations.
- 7) Weld according to the drawings requirements and as recommended by applicable AWS specifications. All welds are 1/4" single pass fillet welds unless noted otherwise.
- 8) Tighten bolted connections according to the turn-of-the-nut method.

Roof Deck

- 1) Roof deck shall be a minimum of 26 gage thickness galvalume Type R multi-rib profile metal roof deck, 1-1/2 inch deep, fitted with side lap bearing rib edges with continuous sealant at laps and splices for watertight installation.
- 2) Roof deck shall be screwed to supports with at least #14 self-tapping screws with 3/8 inch hex head and separate domed and neoprene sealing washers, 3/4" length, with organic corrosion resistant coating to match the roof panel.
- 3) Space roof screws to supports at 6" on center at the ridge and eave strut, and 12" on center at intermediate supports.
- 4) Space roof screws at sheet side laps at each support and a maximum of 20 inches on center between supports.

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General Notes