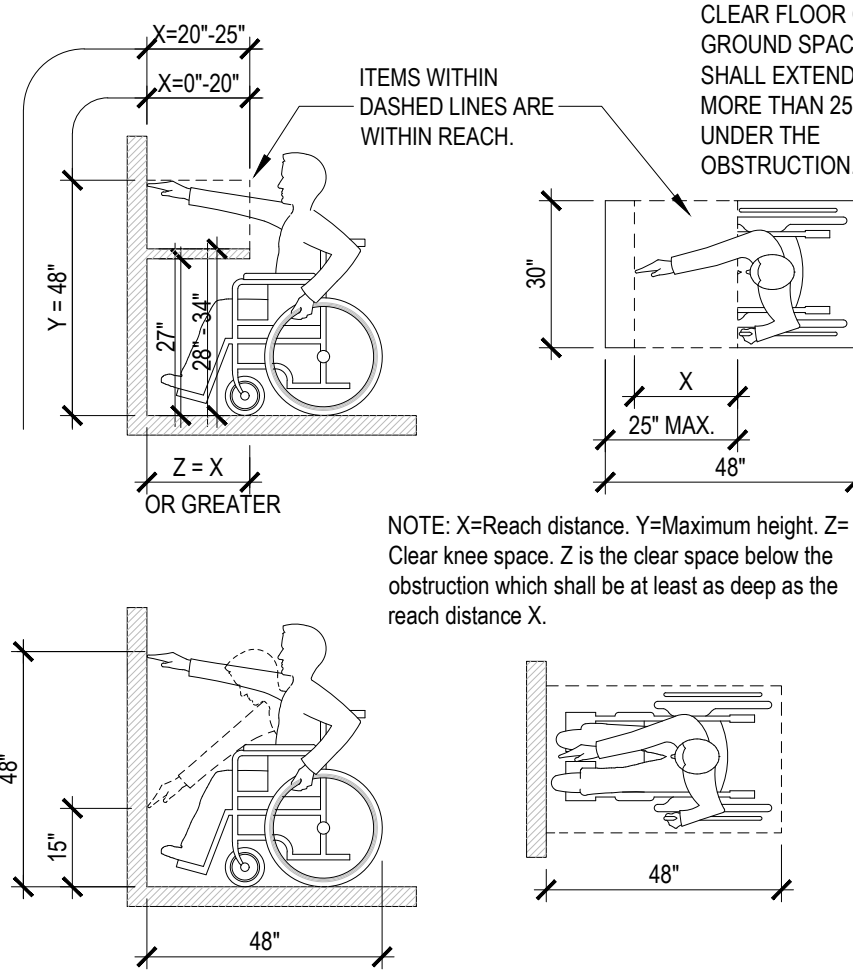


## GENERAL NOTES

- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

## GENERAL NOTES

- REFER TO MEP SITE PLANS FOR NEW ELECTRICAL SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISMS:
  - GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES 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 FIVE LBS.
- SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH:
  - CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3/5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
  - COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
  - TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE. SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
  - MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
  - SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AS SHOWN BELOW.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
  - LOOSE ANGLE: 4" X 4" X 3/8"
  - TUBE STEEL: 5" X 5" X 1/4"
  - WIDE FLANGE: W12 X 16
  - LOOSE CHANNELS: C8 X 13.75
- ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
- THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.
- ALL EXTERIOR GLAZING, WINDOWS, DOORS, STOREFRONT SHALL BE DESIGNED AND PROTECTED WITH AN IMPACT-PROTECTIVE SYSTEM OR SHALL BE IMPACT-RESISTING GLAZING PER ASCE 7-10, SECTION 26.10.3.2.

### APPLICABLE BUILDING CODES & AUTHORITIES

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Codes
- 2014 National Electric Code

## CODE REVIEW SUMMARY

LOCATION: 2203 E Commerce St., San Antonio, TX 78203

OCCUPANCY CLASSIFICATION:		BUILDING AREA:	
BUILDING TYPE:	OCCUPANCY GROUP:	FIRST FLOOR:	6,267.5 SQ FT
HOTEL	R1 - RESIDENTIAL	SECOND FLOOR:	6,267.5 SQ FT
		TOTAL:	12,535 SQ FT
TYPE OF CONSTRUCTION:			
V-B		SPRINKLED	

### REQUIRED SPECIAL INSPECTIONS

IBC Section	Special Inspections	Applicable	Not Applicable
1704.2	Inspection of Fabricators		X
1704.3	Steel Construction	X	
1704.4	Concrete Construction	X	
1704.5	Masonry Construction	X	
1704.6	Wood Construction		X
1704.7	Soils	X	
1704.8	Pile Foundations		X
1704.9	Pier Foundations	X	
1704.10	Wall Panel and Veneers	X	
1704.11	Sprayed Fire-Resistant Materials	X	
1704.12	Exterior Insulation & Finish Systems (EIFS)	X	
1704.13	Special Cases (Unusual in Nature)	X	
1704.14	Smoke Control Systems	X	

### BASIS OF DESIGN:

23 ROOMS 2 STORY

## DRAWING INDEX

### GENERAL

A0.01...COVER SHEET

### CIVIL

- C1.00...SITE / DIMENSIONAL CONTROL / PAVEMENT PLAN
- C1.10...FIRE PROTECTION PLAN
- C2.00...GRADING AND DRAINAGE PLAN
- C3.00...OVERALL UTILITY PLAN
- C3.10...UTILITY DETAILS
- C4.00...STORM WATER POLLUTION PREVENTION PLAN
- C4.10...STORM WATER POLLUTION PREVENTION PLAN

### ARCHITECTURAL

- A2.01...FIRST FLOOR PLAN
- A2.02...SECOND FLOOR PLAN
- A2.03...WALL TYPES
- A2.11...LIFE SAFETY-1ST FLOOR PLAN
- A2.12...LIFE SAFETY-2ND FLOOR PLAN
- A3.01...REFLECTED CEILING PLAN - FIRST FLOOR
- A3.02...REFLECTED CEILING PLAN - SECOND FLOOR
- A3.03...ROOF PLAN
- A4.01...ELEVATIONS-EAST & NORTH
- A4.02...ELEVATIONS-WEST & SOUTH
- A4.03...BUILDING SECTION - 1 & 2
- A4.04...BUILDING SECTION - 3 & 4
- A5.01...TYPICAL GUEST-ROOM LAYOUT
- A5.02...ACCESSIBLE GUEST-ROOM LAYOUT
- A5.03...STAIRS-1 LAYOUT
- A5.04...STAIRS-2 LAYOUT
- A5.10...WALL SECTIONS-1&2
- A6.01...FINISH SCHEDULE-DOORS & WINDOW S SCHEDULE
- A6.11...DETAILS-GUEST ROOM SERVICE
- A6.12...DETAILS-CEILING-TYPICAL
- A6.13...DETAILS-ROOF DETAILS

### STRUCTURAL

- S0.0 COVER SHEET
- S1.1 GENERAL NOTES
- S1.2 GENERAL NOTES AND SCHEDULES
- S2.1A FOUNDATION PLAN
- S2.1B SAW CUT PLAN
- S2.2 SECOND FLOOR FRAMING BEAM AND HEADER LAYOUT
- S2.3 NOVIDESA CAST IN PLACE FLOOR PANEL LAYOUT
- S2.4 ROOF FRAMING PLAN
- S2.5 SECOND FLOOR CEILING FRAMING PLAN
- S3.1 FIRST FLOOR BRACED WALL LAYOUT
- S3.2 SECOND FLOOR BRACED WALL LAYOUT
- S3.3 BRACED WALL ELEVATIONS
- S3.4 BRACED WALL ELEVATIONS
- S4.1 FOUNDATION DETAILS
- S4.2 FRAMING DETAILS
- S5.1 REINFORCED CONCRETE BEAMS
- S5.2 REINFORCED CONCRETE BEAMS
- S5.3 REINFORCED CONCRETE BEAMS
- S6.1 INSULATED CONCRETE FORM DETAILS
- S6.2 NOVIDESA WALL PANEL DETAILS
- S6.3 COLUMN BASE PLATE DETAILS
- S6.4 STEEL BEAM CONNECTION DETAILS
- S7.1 NOVIDESA FLOOR PANEL BEAM REBAR TABLE
- S7.2 NOVIDESA FLOOR PANEL BEAM REBAR TABLE
- S7.3 NOVIDESA FLOOR PANEL BEAM REBAR TABLE

### MEP

- M0.0 MECHANICAL SYMBOLS AND ABBREVIATIONS
- M1.0 MECHANICAL PLAN FIRST FLOOR
- M1.1 MECHANICAL PLAN SECOND FLOOR
- M2.0 MECHANICAL TYPICALS AND SCHEDULES

### ELECTRICAL DRAWINGS

- E0.0 ELECTRICAL SYMBOLS AND ABBREVIATIONS
- E0.1 ELECTRICAL GENERAL NOTES AND DETAILS
- E0.2 ELECTRICAL DETAILS CONT
- E0.3 ELECTRICAL DETAILS CONT
- E1.0 LIGHTING PLAN FIRST FLOOR
- E1.0 LIGHTING PLAN SECOND FLOOR
- E2.0 POWER PLAN FIRST FLOOR
- E2.1 POWER PLAN SECOND FLOOR
- E3.0 ELECTRICAL TYPICAL ROOMS
- E4.0 ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES
- E5.0 ELECTRICAL SCHEDULES CONT

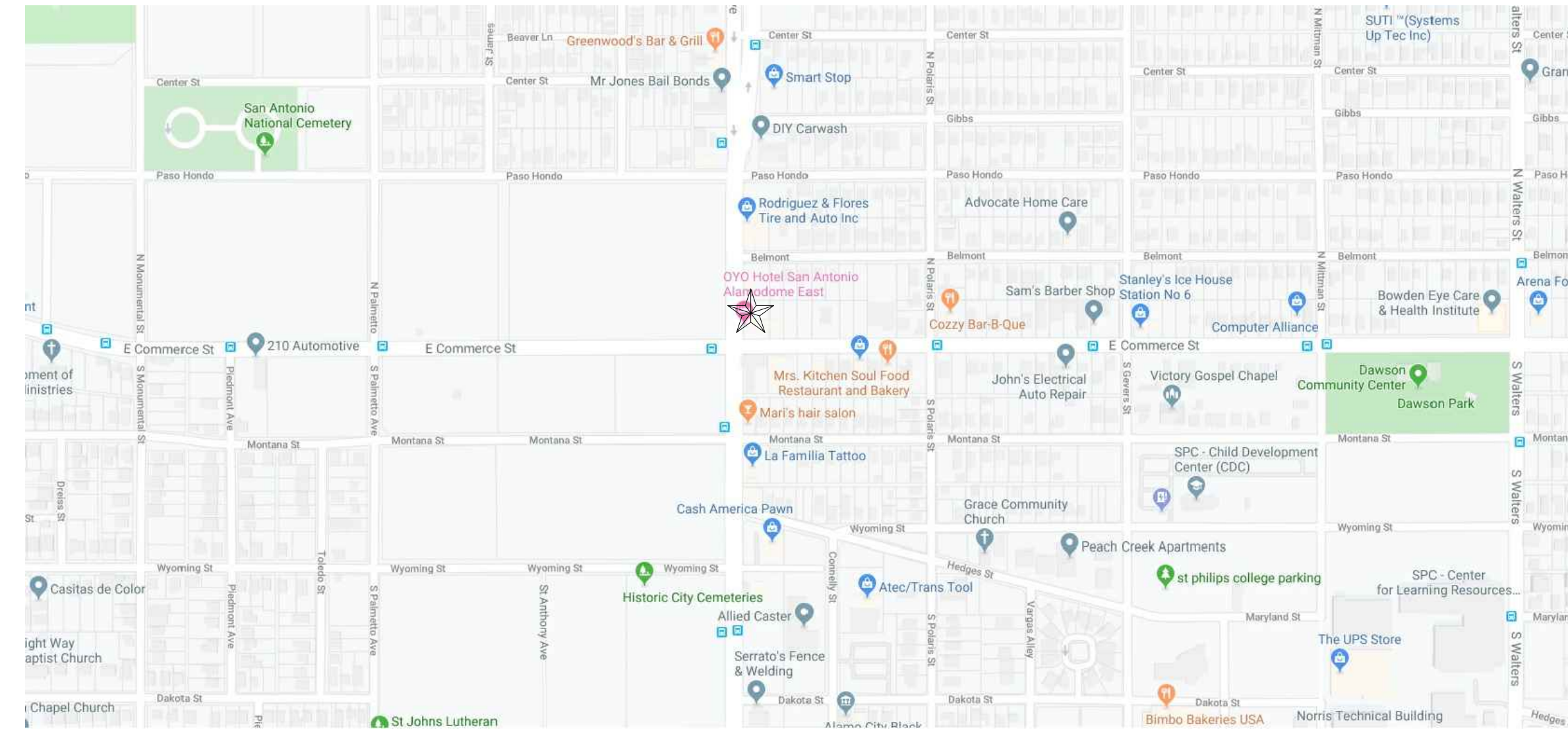
### PLUMBING DRAWINGS

- P0.0 PLUMBING SYMBOLS AND ABBREVIATIONS
- P0.1 PLUMBING DETAILS
- P0.2 PLUMBING DETAILS
- P1.0 PLUMBING PLAN
- P1.1 PLUMBING PLAN
- P1.2 PLUMBING PLAN
- P1.3 PLUMBING PLAN
- P3.0 PLUMBING PLAN TYPICALS
- P3.0 PLUMBING RISERS AND SCHEDULES

### LANDSCAPE

L1.0 - Landscape Plan & Notes

## LOCATION MAP - CITY



# Alamo Inn Building - 1

2203 E Commerce St  
San Antonio, TX 78203

# Rakesh Vazir

2203 E Commerce St  
San Antonio, TX 78203

## ARCHITECT

1718 ARCHITECTURE, LLC  
717 NORTH ALAMO STREET  
SAN ANTONIO, TX 78215  
210.287.8166

## STRUCTURE

A-1 ENGINEERING, LLC  
STRUCTURAL + CIVIL ENGINEERING  
1006VanceJacksonRd., SanAntonio, Texas  
Ph.(210) 591-8829  
401CongressAve., Suite1540Austin, Texas  
Ph.(512) 298-3360

## MEP

HM3 ENGINEERING CONSULTANTS, LLC  
2902 NORTH FLORES  
SAN ANTONIO, TX 78212  
210.393.1840

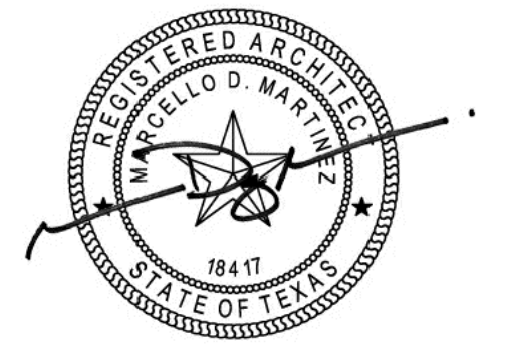
## CIVIL

BEXAR ENGINEERING | ASSOCIATES  
7042 ALAMO DOWNS PKWY STE 550  
SAN ANTONIO, TX 78238  
210.462.9334

## LANDSCAPE

C2 LANDGROUP  
317 LEXINGTON AVE. SUITE 1  
SAN ANTONIO, TX 78215  
210.269.5454

1718 ARCHITECTURE



DATE 16 Dec 2019 EXP DATE Oct 2020  
1718 ARCHITECTURE, LLC  
717 NORTH ALAMO STREET  
SAN ANTONIO, TEXAS 78215  
VOICE (210) 287-8166  
MARCELLO@1718PARTNERS.COM

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PROJECT

## Alamo Inn Building 1

2203 E Commerce St  
San Antonio, TX 78203

OWNER

## Rakesh Vazir

2203 E Commerce St  
San Antonio, TX 78203

PROJECT NUMBER

19AI-B1

### CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
1	11/25/19	Progress Set/For Bid Only

CONSULTANT

SHEET TITLE

Cover Sheet / Index

DATE

16 December 2019

SHEET NUMBER

A0.01

Set #