

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-384
ADDRESS: 2500 E COMMERCE ST
LEGAL DESCRIPTION: NCB 1442 BLK LOT ALL OF NCB
NCB 155 BLK LOT 35
ZONING: C-1, UZROW,D
CITY COUNCIL DIST.: 2, 1
APPLICANT: USA Shade
OWNER: City of San Antonio
TYPE OF WORK: Installation of new playground shade structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new shade structure over an existing public playground.

APPLICABLE CITATIONS:

Unified Development Code Division 4 – Public Property.

Sec. 35-640. - Public Property and Rights-of-Way.

- (a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.
- (b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

(Ord. No. 98697 § 6)

Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

- (1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
- (2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
- (3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
- (4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(Ord. No. 98697 § 6)

Sec. 35-646. - Construction in Public Rights-of-Way.

(c) *Awnings and Canopies.* The primary purpose of an awning shall be to provide shade and weather protection to pedestrians.

(1) *Size and Shape.* Awnings shall be proportionate in shape and size to the scale of the building facade to which it will be attached. On historic landmarks or on older buildings, awnings shall be historically appropriate in design and materials.

(2) *Materials and Lettering.* Preferred materials for fabric awnings are fire resistant canvas. Metal canopies may also be appropriate. Lettering on fabric awnings shall be permitted on the front flap only of the awning in a manner proportional to the awning size, but not to exceed one-half (1/2) the area of the front flap. Symbols or logos may be allowed on the top of the awning not to exceed one-sixth (1/6) of the square footage of the top of the awning.

(Ord. No. 98697 § 6)

FINDINGS:

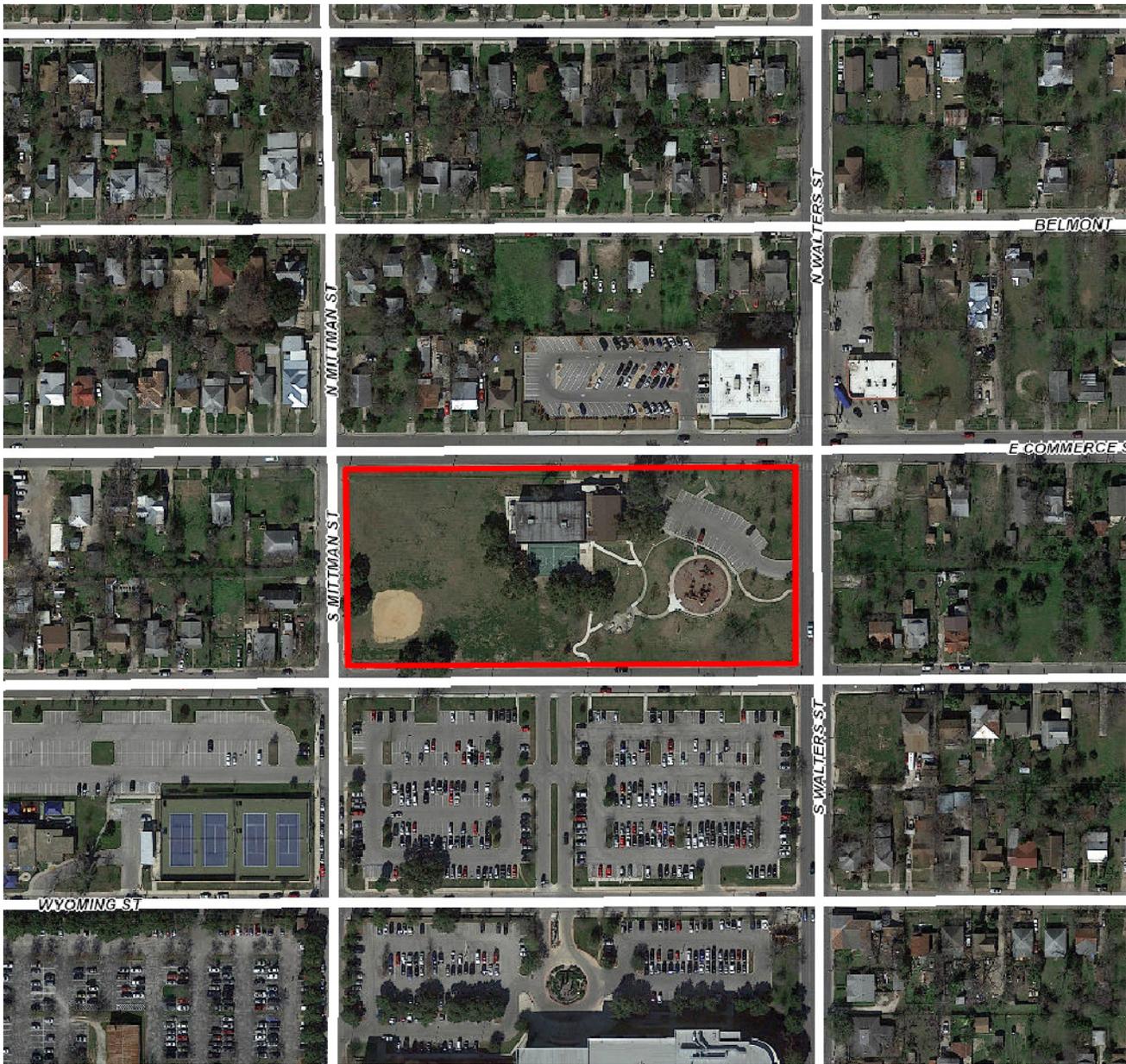
- a. The lot located at 2500 E Commerce, commonly known as Dawson Park, is currently owned by the City of San Antonio and utilized as a public park, playground, green space, and community center. The park is located just north of St. Philip's College in the Area District on San Antonio's East Side. According to the Parks and Recreation Department, the park was originally laid out in 1890 by the A.M. Walters Real Estate Investment Company. The park was renamed in 1986 in honor of Robert A. Dawson, San Antonio's first licensed African American pilot. The applicant is requesting approval to install a shade structure above an existing playground on the eastern side of the park.
- b. LOCATION AND SIZE – The proposed shade structure will measure approximately 50 by 50 feet in width and length and 16 feet in height. The structure will be installed over playground and green space, which is surrounded by a circular pedestrian pathway. The proposed structure is consistent with the UDC guidelines for massing, size, and setting. The structure is primarily intended to provide shade and weather protection to pedestrians, which is consistent with UDC Section 35-646.
- c. MATERIALITY – The proposed shade structure will be constructed of a high density polyethylene fabric. The fabric has been fire tested and has met ASTM E 84 standards. The structure will be supported by structural galvanized steel columns and wire rope cables. The proposal is consistent with the preferred materials for awnings and canopies as outlined in UDC Section 35-646.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

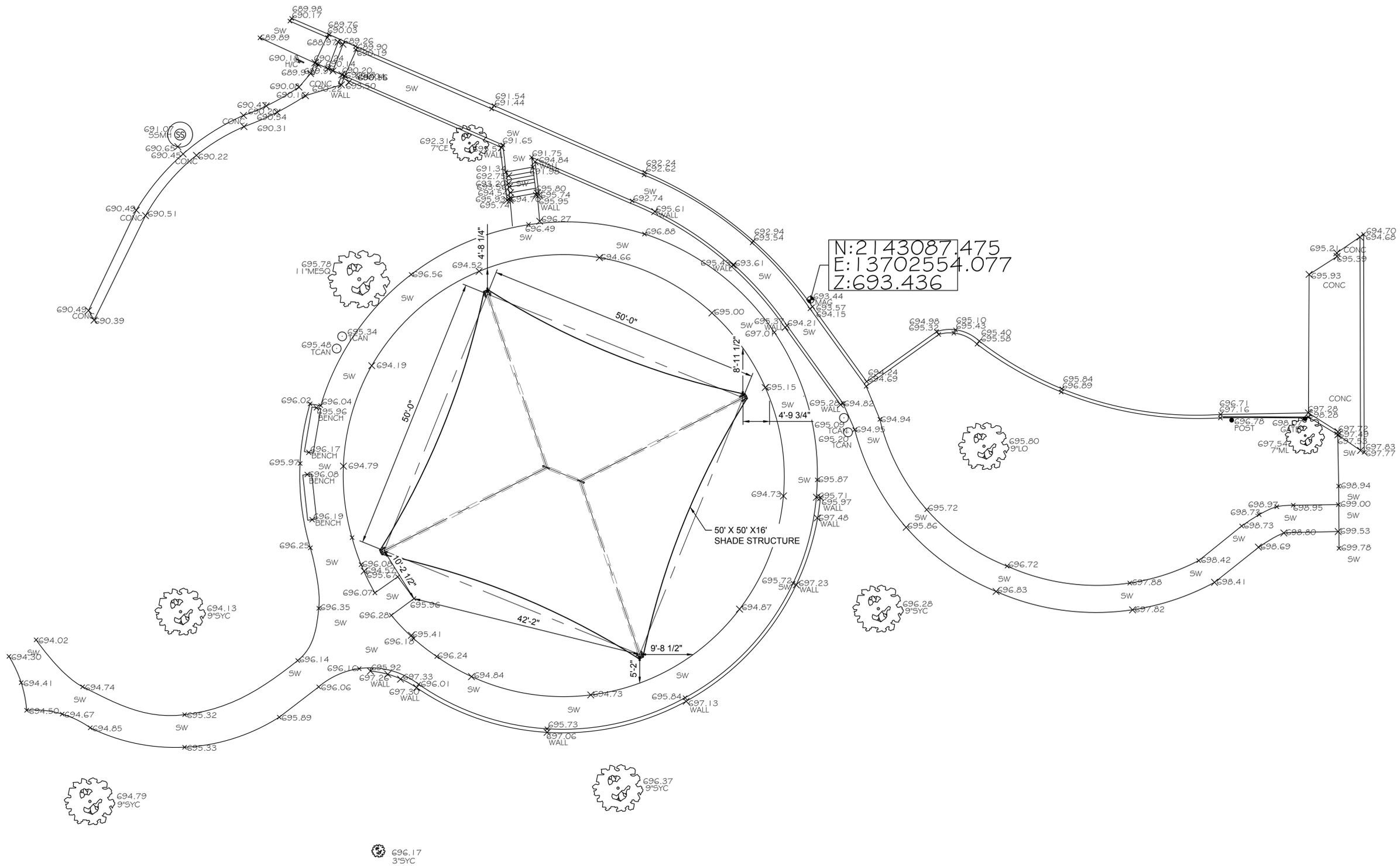
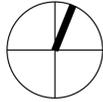
Printed: Aug 03, 2017

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PLAN NORTH



SITE PLAN

(SCALE: 1"=9'-0")
(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)

CODE ANALYSIS

BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE 50'-0" x 50'-0"	U	V-B	2500	N/A

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



CORPORATE HEADQUARTERS
8505-A CHANCELLOR ROW
DALLAS, TX, 75247
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
**CITY OF
SAN ANTONIO PARKS**

PROJECT NAME:
**DAWSON
PARK**

LOCATION:
**SAN ANTONIO
TX**

PROJECT NUMBER:
62696

STRUCTURE TYPE:
**SUPERSPAN
PRODUCT# 402.3-CUST.**

SIZE:
50' x 50' x 16'e

SCALE : AS NOTED

DRAWING SIZE:
B

CUSTOM (ELEVATION)	DESCRIPTION	MB	MB	EM	06/12/17	DATE	DRW	CHK	ENG
		NC	REV						
		NC							

Eng. By : MB 06/12/17

Design By : EM 06/12/17

Approved By : MB 06/12/17

DRAWING DESCRIPTION:
SITE PLAN

DWG. **62696-SITE_PLAN**

PAGE **100**

REV. **NC**

GENERAL NOTES

DESIGN LOADS

BUILDING CODE	IBC 2015
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH ¹
	3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

1.- 115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-10 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-05 AND IBC 2015 EQ 16-33.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:
 SQUARE AND RECTANGULAR 50,000 PSI YIELD / 62,000 PSI TENSILE
 ROUND PIPE 46,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:
 ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS / STUDS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:

- PENCIL HARDNESS (ASTM D-3363)
- HUMIDITY (ASTM D-2247)
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNES

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS:	SOLID COLORS	STRIPE COLORS
- TEAR STRENGTH	WARP 220.4622 LB	WARP 182.9836LB
	WEFT 462.9707 LB	WEFT 401.2413LB
- BURST STRENGTH	37.7098 PSIA	33.0686 PSIA
- FADING	MINIMUM FADING AFTER 5 YEARS	
- LIFE EXPECTANCY	A MINIMUM OF 8 YEARS CONTINUOUS	
EXPOSURE TO THE SUN		

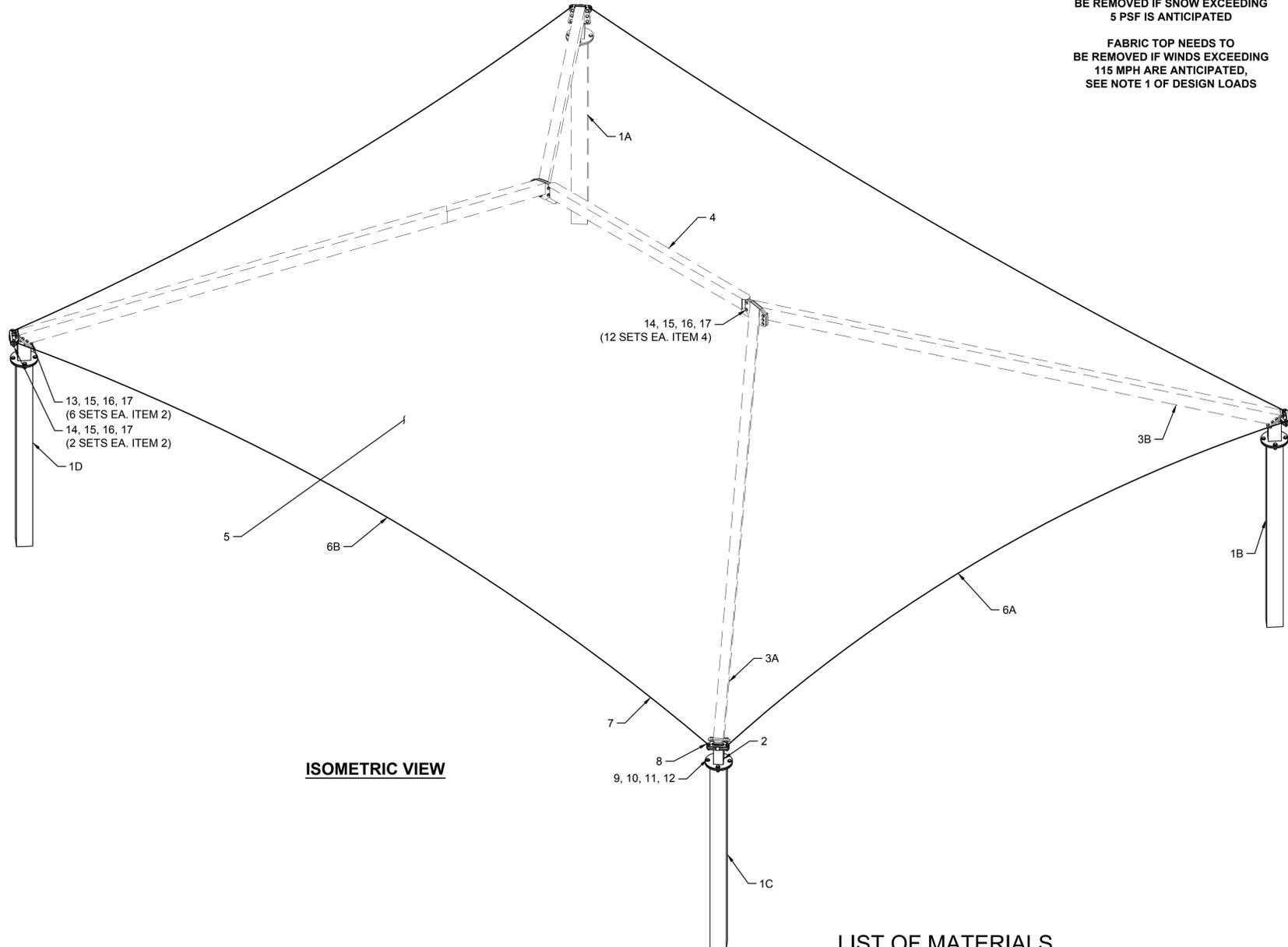
3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 6x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 20,500 LBS (1/2" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUNT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.



NOTICE

FABRIC TOP NEEDS TO BE REMOVED IF SNOW EXCEEDING 5 PSF IS ANTICIPATED

FABRIC TOP NEEDS TO BE REMOVED IF WINDS EXCEEDING 115 MPH ARE ANTICIPATED, SEE NOTE 1 OF DESIGN LOADS

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 800-966-5005

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 CLARK COUNTY MANUFACTURER
 CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
CITY OF SAN ANTONIO PARKS
 PROJECT NAME:
DAWSON PARK
 LOCATION:
SAN ANTONIO TX
 PROJECT NUMBER:
62696

STRUCTURE TYPE:
SUPERSPAN
PRODUCT # 402-CUST.
SIZE:
50' x 50' x 16'e (MIN.)

SCALE : AS NOTED
DRAWING SIZE: **B**

CUSTOM (ELEVATIONS)	DATE	DRW	CHK	ENG
	06/12/17			
DESCRIPTION	REV	NC		

Eng. By : **MB** 06/12/17
 Design By : **EM** 06/12/17
 Approved By : **MB** 06/12/17

DRAWING DESCRIPTION:
NOTES / LOM

DWG. **62696-1.0**

PAGE **1000**

REV. **NC**

LIST OF MATERIALS

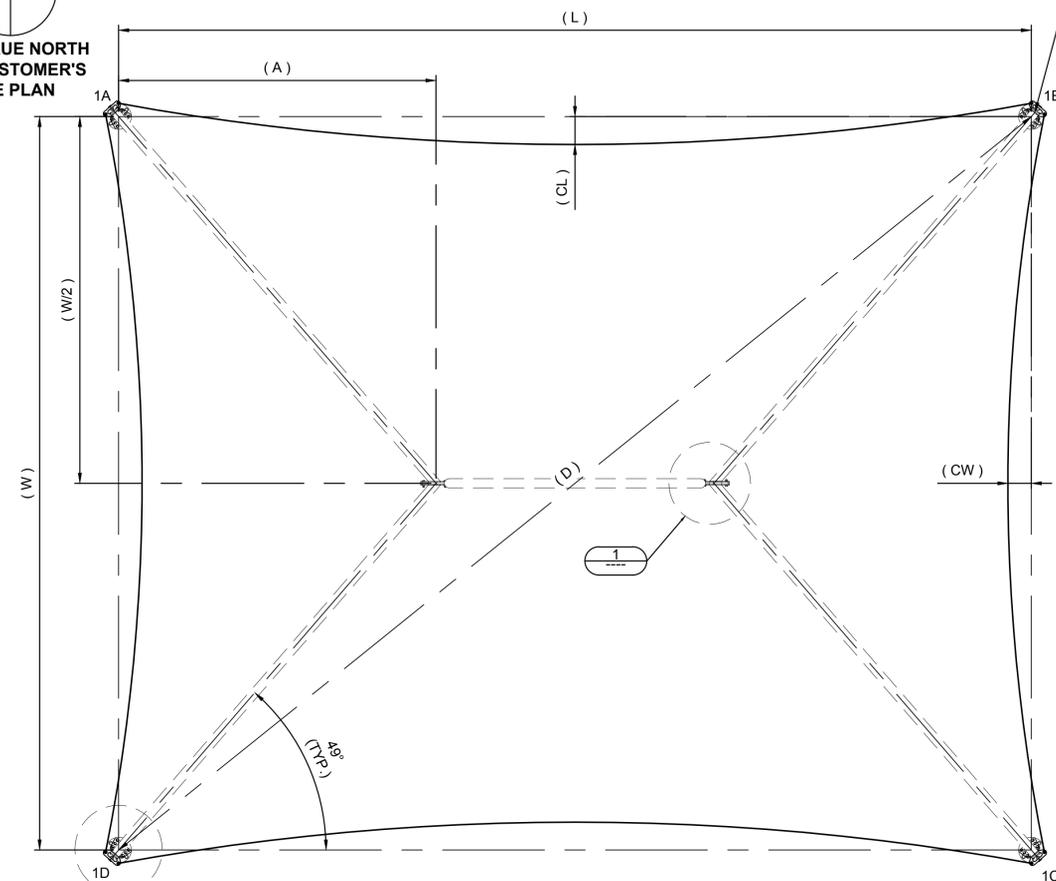
ITEM	QTY.	DESCRIPTION	MATERIAL / DWG	SMI PART No.
1A	1	COLUMN	HSS 10.00 X 10.00 X 0.250	SS-BLP-101004-205-SIN
1B	1	COLUMN	HSS 10.00 X 10.00 X 0.250	SS-BLP-101004-197-SIN
1C	1	COLUMN	HSS 10.00 X 10.00 X 0.250	SS-BLP-101004-202-SIN
1D	1	COLUMN	HSS 10.00 X 10.00 X 0.250	SS-BLP-101004-186-SIN
2	4	RAFTER	HSS 8.000 X 6.000 X 0.375	SS3-RAF-806006
3A	2	LEFT EXTENSION	HSS 8.000 X 6.000 X 0.250	SS3-LEXT-806004-420
3B	2	RIGHT EXTENSION	HSS 8.000 X 6.000 X 0.250	SS3-REXT-806004-420
4	1	RIDGE	HSS 8.000 X 6.000 X 0.250	SS3-RID-806004-62
5	1	FABRIC SS 50' X 50'	HDPE MESH	AREA: 2500 SQF, WEIGHT: 105 LBS
6A	2	65 FT OF Ø1/2" CABLE	GALVANIZED STEEL	307605
6B	2	65 FT OF Ø1/2" CABLE	GALVANIZED STEEL	307605
7	24	Ø1/2" CABLE CLAMP	GALVANIZED	307627
8	8	3" CUSTOM PULLEY SHEAVE	GALVANIZED	307606
9	16	Ø1"-8NC x 3 1/2" HEX BOLT	ASTM A325 (GALVANIZED)	308236
10	16	Ø1"-8NC HEX NUT	ASTM A563 (GALVANIZED)	307968
11	32	Ø1" FLAT WASHER	ASTM F436 (GALVANIZED)	307619
12	16	Ø1" SPLIT LOCK WASHER	ASTM F436 (GALVANIZED)	307620
13	24	Ø3/4"-10NC x 3" HEX BOLT	ASTM A325 (GALVANIZED)	308073
14	20	Ø3/4"-10NC x 4" HEX BOLT	ASTM A325 (GALVANIZED)	308074
15	44	Ø3/4"-10NC HEX NUT	ASTM A563 (GALVANIZED)	307687
16	88	Ø3/4" FLAT WASHER	ASTM F436 (GALVANIZED)	307624
17	44	Ø3/4" SPLIT LOCK WASHER	ASTM F436 (GALVANIZED)	307832

KEY PERFORMANCE INDICATOR

WELDING LENGTH (FT)	81.35
PAINT AREA (SQF)	976
FABRIC AREA (SQF)	2500
FABRIC WEIGHT (LBS)	105.00
TOTAL WEIGHT (LBS)	6919

CODE ANALYSIS

BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE 50'-0" x 50'-0"	U	V-B	2500	N/A



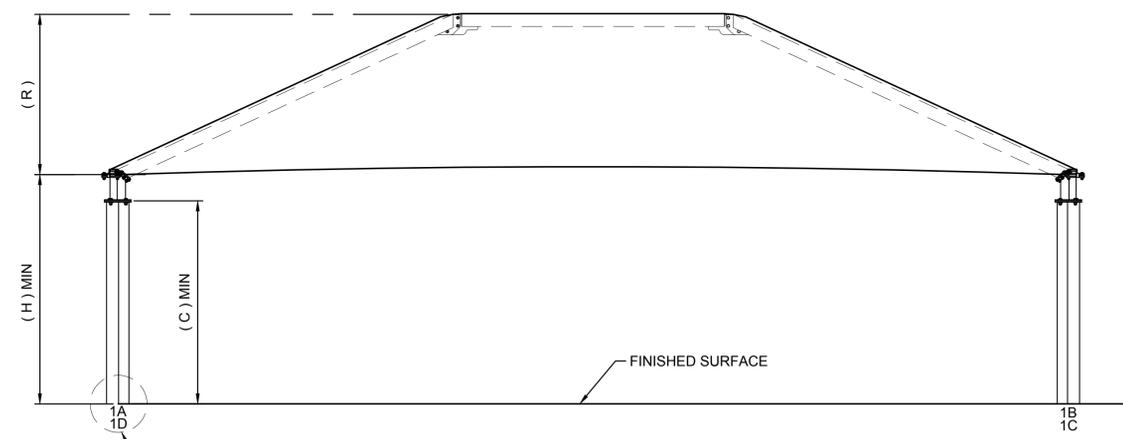
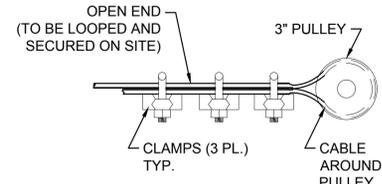
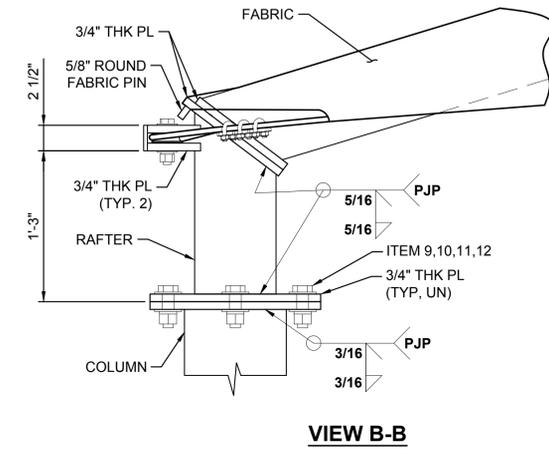
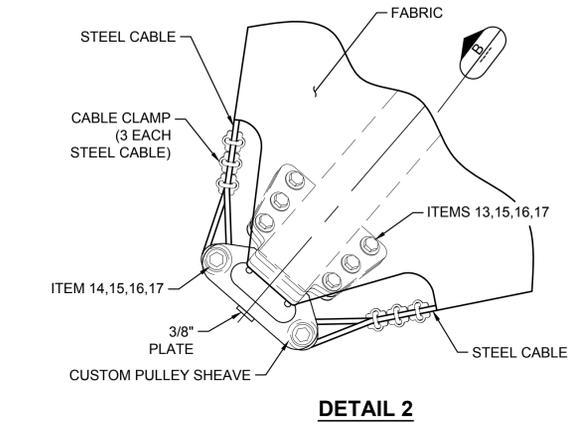
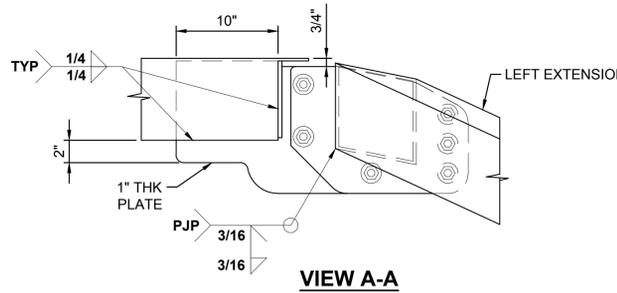
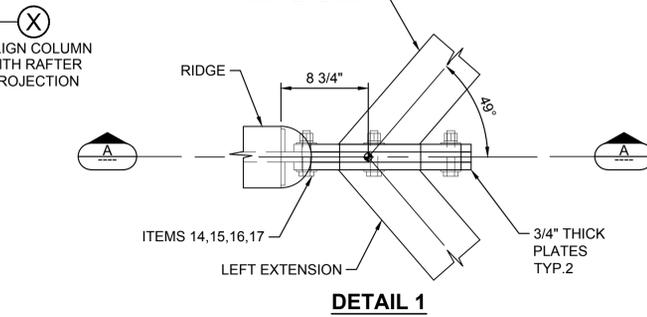
TOP VIEW
(SCHEMATIC VIEW ONLY)

TABLE OF DIMENSIONS

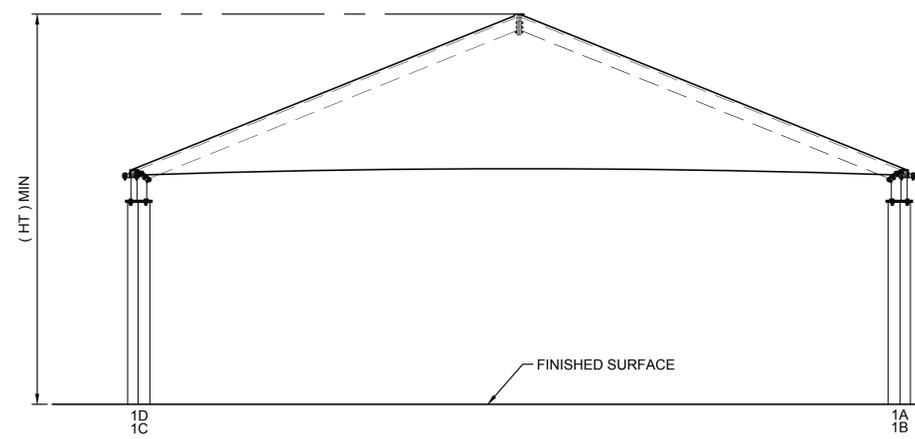
(L)	(W)	(A)	(H) MIN	(C) MIN	(R)	(HT) MIN	(CW)	(CL)	(D)
50'-0"	50'-0"	21'-9"	16'-0"	14'-8"	10'-5"	26'-5"	1'-4"	1'-4"	70' - 8 3/4"

TABLE OF DIMENSIONS KEY

L	LENGTH
W	WIDTH
A	DIST. FROM COLUMN TO RIDGE END
H	DISTANCE FROM FINISHED SURFACE TO PULLEY
C	DISTANCE FROM FINISHED SURFACE TO PLATE
R	RAISE FROM RAFTER TO CROSSPIECE
HT	TOTAL HEIGHT
CL	FABRIC CATENARY - LENGTH
CW	FABRIC CATENARY - WIDTH
D	DIAGONAL



FRONT ELEVATION
(SCHEMATIC VIEW ONLY)



SIDE ELEVATION
(SCHEMATIC VIEW ONLY)

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CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
CITY OF SAN ANTONIO PARKS
PROJECT NAME:
DAWSON PARK
LOCATION:
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PROJECT NUMBER:
62696

STRUCTURE TYPE:
SUPERSPAN
PRODUCT # 402-CUST.
SIZE:
50' x 50' x 16'e (MIN.)

SCALE : AS NOTED
DRAWING SIZE: B

CUSTOM (ELEVATIONS)	DESCRIPTION	MB	MB	EM	06/12/17	DATE	DRW	CHK	ENG
		NC	REV						

Eng. By : MB 06/12/17
Design By : EM 06/12/17
Approved By : MB 06/12/17

DRAWING DESCRIPTION:
VIEWS & DETAILS

DWG. **62696-1.0**

PAGE **2000**

REV. **NC**

REINFORCED CONCRETE NOTES

- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS, SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5



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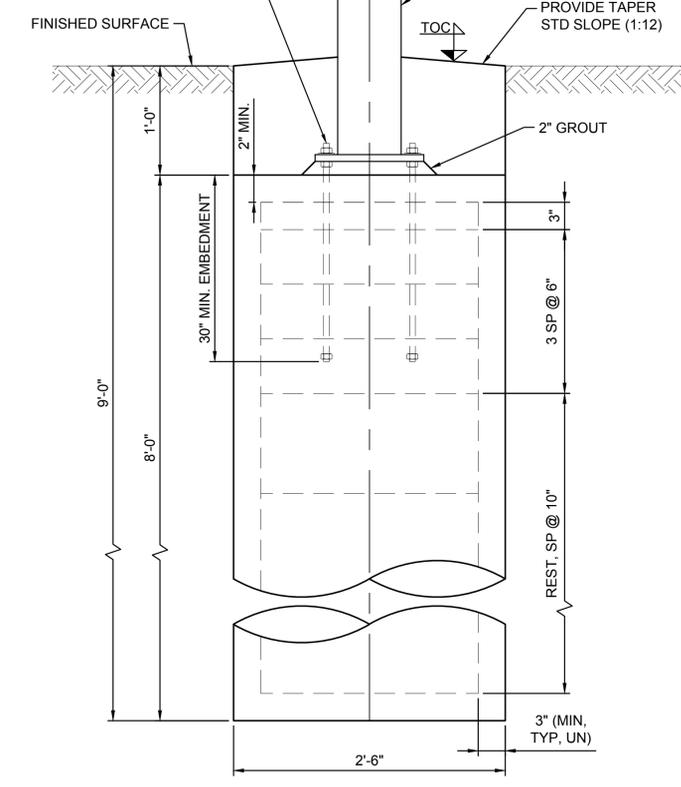
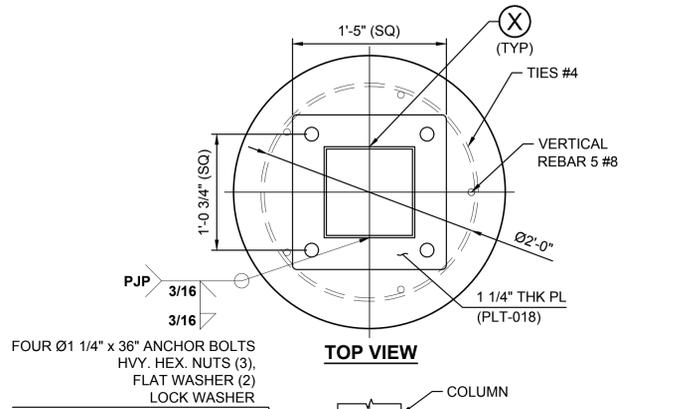
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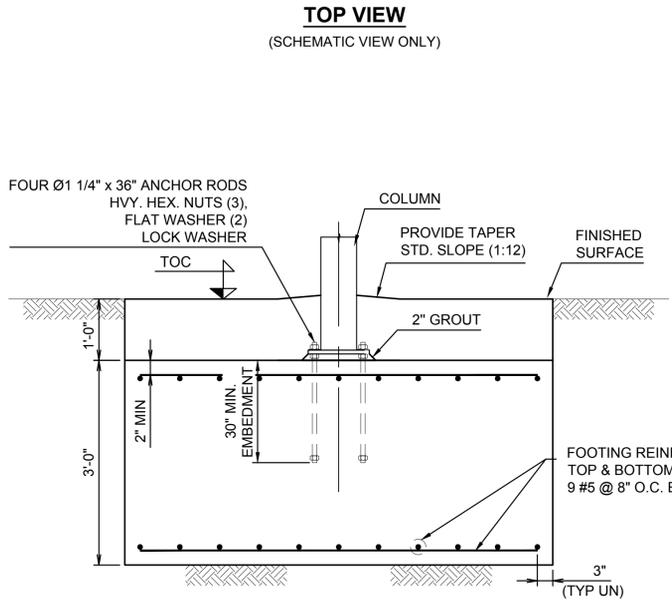
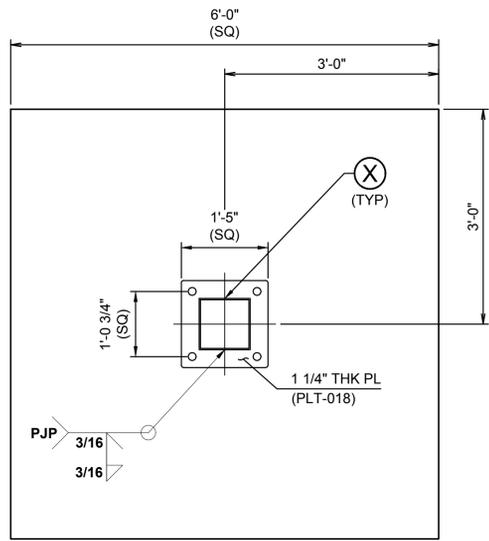
SCALE : AS NOTED
DRAWING SIZE: B

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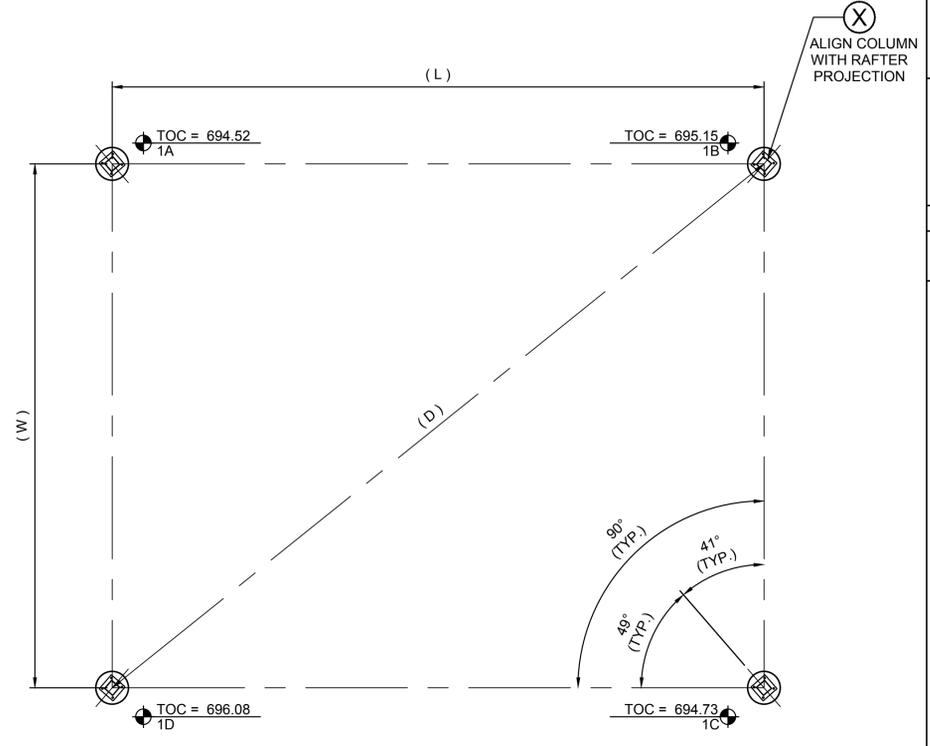
(L)	(W)	(D)
50'-0"	50'-0"	70' - 8 3/4"



FOOTING TYPE 09
 (RECESSED BASE PLATE, RBP)
 (USE FOR NON-CONSTRAINED CASES)



ALTERNATE SPREAD FOOTING
 (SF TYPE 9)
 (SCHEMATIC VIEW ONLY)



FOUNDATION LOCATION PLAN
 (ELEVATIONS ARE IN FEET)
 (FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)

CUSTOM (ELEVATIONS)	DESCRIPTION	MB	MB	EM	DRW	CHK	ENG
		DATE	DATE	DATE	DATE	DATE	DATE
06/12/17							

Eng. By : MB 06/12/17
 Design By : EM 06/12/17
 Approved By : MB 06/12/17

DRAWING DESCRIPTION:
FOOTING DETAILS

DWG. **62696-1.0**

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REV. **NC**