

## HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

**HDRC CASE NO:** 2017-067  
**ADDRESS:** 327 RIVERSIDE DR  
331 RIVERSIDE DR  
**LEGAL DESCRIPTION:** NCB 7456 LOT 1 (1.564 AC), A3 (2.368 AC), A4 (4.116 AC), A7(.678 AC), & A8 (1.583 AC)  
**ZONING:** I-1 RIO-5  
**CITY COUNCIL DIST.:** 3  
**APPLICANT:** Mike Frere/84 Lumber  
**OWNER:** Stampede Industries, LLC  
**TYPE OF WORK:** Construction of two storage structure, site work  
**REQUEST:**

The applicant is requesting conceptual approval to perform site work and construct two rear storage structures at 327 and 331 Riverside Drive.

### APPLICABLE CITATIONS:

Sec. 35-310.13. - "I-1" General Industrial.  
STATEMENT OF PURPOSE

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The "I-1" district implements the following policies of the master plan:

- Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).
- Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).
- Natural Resources, Policy 1g: Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.
- Natural Resources, Policy 1g: Identify and establish appropriate locations and standards for the storage of hazardous and toxic materials.
- Natural Resources, Policy 1g: Consider during the zoning process and when issuing building permits and certificates of occupancy, the proximity of residential neighborhoods to the storage of hazardous materials.

#### (a) General Provisions.

- A. All driveways, parking areas, and pedestrian ways shall be surfaced with an all weather surface. Curb and gutter shall be provided where required by the street design standards.
- B. All delivery and freight handling areas shall be screened from the boundary of any property not zoned "L," "I-1" or "I-2."
- C. Sites shall not be accessed from residential streets.

#### Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

- (1) Provide sidewalks that link with existing sidewalks on adjoining properties If no sidewalk currently exists on an

adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

- A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of way, on the street sides of the property in all river improvement overlay districts
- B. Provide a connection from the street level sidewalk to the Riverwalk at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk.
- C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
  - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

- A. Paving materials for pedestrian pathways shall be either:
  - i. Broom-finished, scored, sandblasted or dyed concrete;
  - ii. Rough or honed finished stone;
  - iii. Brick or concrete pavers; or
  - iv. Other materials that meet the performance standards of the above materials.
- B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The public works department will maintain the designated multi-use path locations.

(4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

- A. Queuing is prohibited on the Riverwalk pathway.
- B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
- C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

- A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.
- B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
- C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

- A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
- B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking

within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table.

Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

## Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of

new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are

not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not

exceed city noise regulations.

- (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

- C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

#### UDC Section 35-674. – Building Design Principles

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

- (1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

- A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
    - ii. By stepping back the top twenty (20) percent of the building.
    - iii. Changing the material of the cap.

- B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

- C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

- (2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

- D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

- (3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

- A. Entrances shall be the most prominent on the street side and less prominent on the river side.

- B. Entrances shall be placed so as to be highly visible.

- C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

- D. Entrances shall have a change in material and/or wall plane.

- E. Entrances should not use excessive storefront systems.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

- (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

- A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

- B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may

be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

## **FINDINGS:**

- a. The applicant has proposed to construct two new storage structures and perform site work at 327 and 331 Riverside Drive, located at the intersection of HF McCarty Drive, which is not accessible by the public, and Riverside. The applicant has proposed to construct the two new storage structures on the northeast side of the lot to be bound by the existing access drive to the north, the existing site to the south, an access drive to the west and the railroad to the east. The proposed site work is for the installation of vehicular access drives and vehicle parking.
- b. The current site is zoned I-1, general industrial, which includes general provisions that require paving surfaces to be paved with an all-weather surface, the screening of all delivery and freight handling areas from the boundary of any property not zones L, I-1 or I-2 and that sites may not be accessed from residential streets. The applicant is responsible for complying with UDC Section 35-610.13.
- c. AUTOMOBILE PARKING – The applicant has proposed to install surface parking adjacent to two existing structures on site. The applicant has proposed the surface parking away from the public right of way, toward the interior of the site. Staff finds the installation of the proposed parking appropriate; however, the applicant is to buffer all parking from view at the public right of way with a landscaping element per UDC Section 35-672(b)(3). The applicant has not proposed to create or alter existing curb cuts.
- d. PAVING MATERIALS – The applicant has provided an overall site plan noting the installation of new access drives at various locations within the site. The applicant has proposed for each surface to be asphalt. The installation of the proposed asphalt access drives are appropriate.
- e. LANDSCAPE DESIGN – The applicant has provided a site plan noting the location of proposed modifications. Regarding landscaping, the applicant has not provided specific information regarding landscaping materials. As noted in finding b, all surface parking locations must be buffered by landscaping elements. The applicant is to provide a plan for buffering each parking location from view at the public right of way.
- f. NEW CONSTRUCTION – The applicant has proposed to construct two separate storage structures that are to be enclosed on one elevation. Both structures will feature an overall length of 270 feet. The northern structure will feature a width of 30 feet and the southern structure will feature a width of 40 feet. Staff finds the construction of a storage facility that is enclosed on only three sides appropriate given that both open sides are facing existing industrial properties and are not open to the public right of way.
- g. FAÇADE SEPARATION – The applicant has proposed two facades which will face south toward Riverside to feature 30 and 40 feet in length. The UDC requires façade separation for facades that face the public right of way that are longer than seventy-five (75) feet in length in RIO-5. The applicant's proposal is consistent with the UDC.
- h. MATERIALS – In regards to materials, the applicant has proposed metal siding and metal roofing. The proposed structure will be steel. The proposed panels are to be painted as to not be reflective or glossy.
- i. ARCHAEOLOGY –

**RECOMMENDATION:**

Staff recommends approval based on finding a through i with the following stipulations:

- i. That the applicant screen all parking from view at the public right of way.
- ii. That the applicant ensure that the open facades of the proposed new construction face the interior of the site and are not visible from the public right of way at Riverside.
- iii. That the proposed metal siding is not glassy or reflective.
- iv. That no signage be installed on the proposed new structures.

**CASE MANAGER:**





## Flex Viewer

Powered by ArcGIS Server

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Webb St

Ada St

Regina St

S Presa St

Mebane St

Mebane St

Mebane St

Linda Lou Dr

Southern Folger  
Detention Equipment

S Presa St

331 Riverside Drive

Riverside Dr

Riverside Dr

Riverside Dr

Roosevelt Ave

E Southcross

Riverside Dr

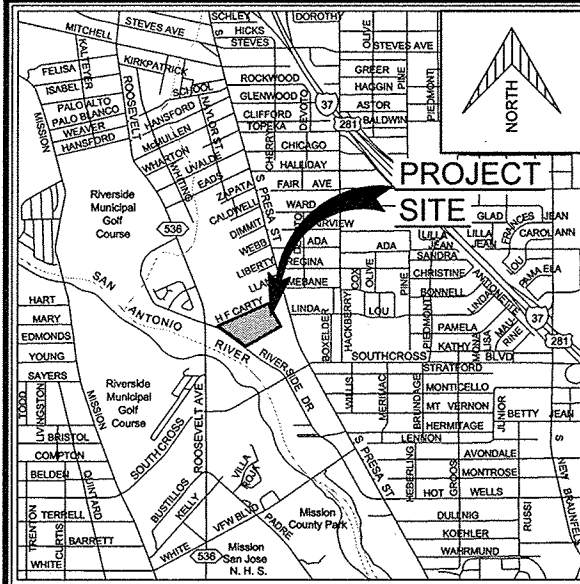
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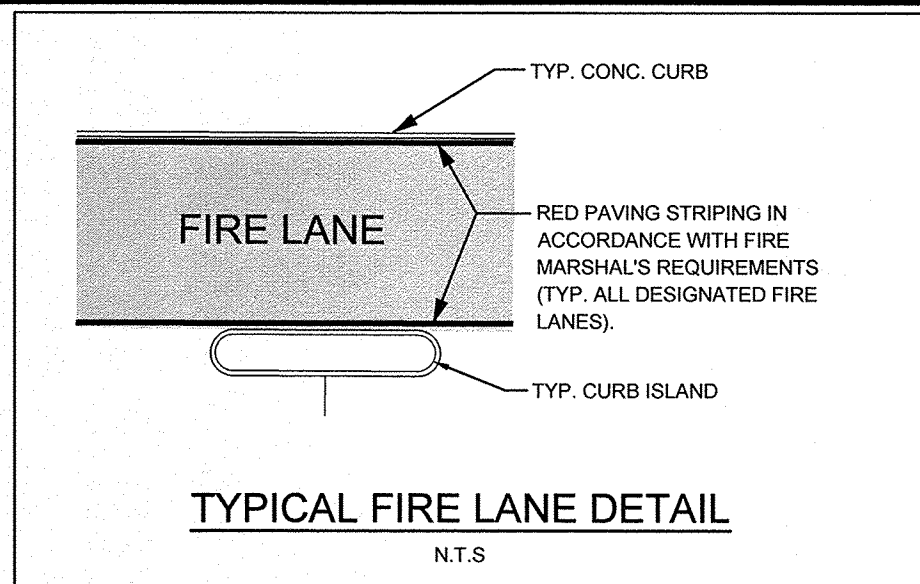


LOCATION MAP  
NOT TO SCALE

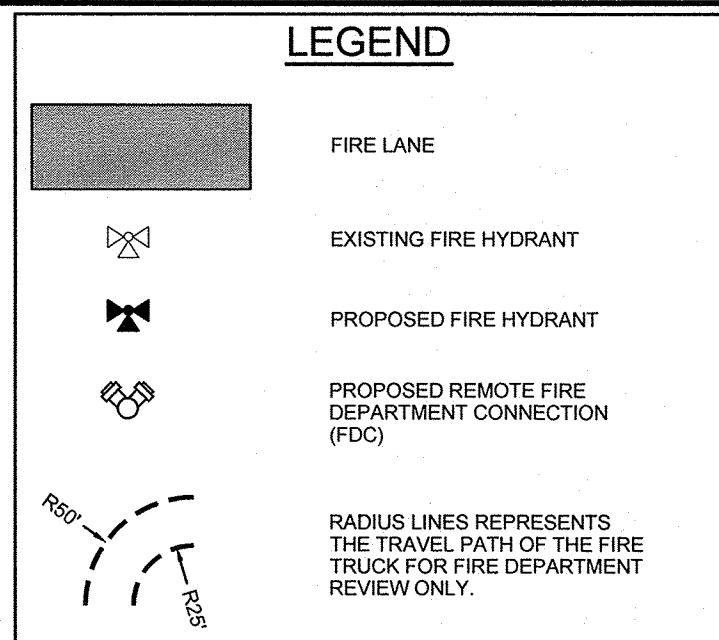


MARKING  
Section 503.1.1.1 FIRE APPARATUS ACCESS ROADS. Amend to read as follows: Upon the designation of a fire lane pursuant to this ordinance, the Fire Chief shall give notice of such designation to the owner of such designated premise, directing the owner to cause signs to be posted at the expense of the owner, at designated locations, lettered "Fire Lane-No Parking at any Time. Ord. 54547" Such signs shall be of standard size and color, of standard lettering and mounting, conforming to specifications established by the Director of Public Works. In addition to the signs, the owners of such designated premises at their option, or, if so directed by the Fire Chief shall paint all fire lane curbs red with white-stenciled letters stating "Fire Lane, No Parking". Lettering for the curbs shall use four (4) inch lettering with a distance of not more than forty (40) feet between wordings. It shall be unlawful to park any vehicle other than an authorized emergency vehicle in a designated fire lane when such signs are in place or such red curbing exists. In areas where the fire lane may not be clearly defined, the Fire Chief may require a four (4) inch red stripe be painted that defines the boundaries of the fire lane.

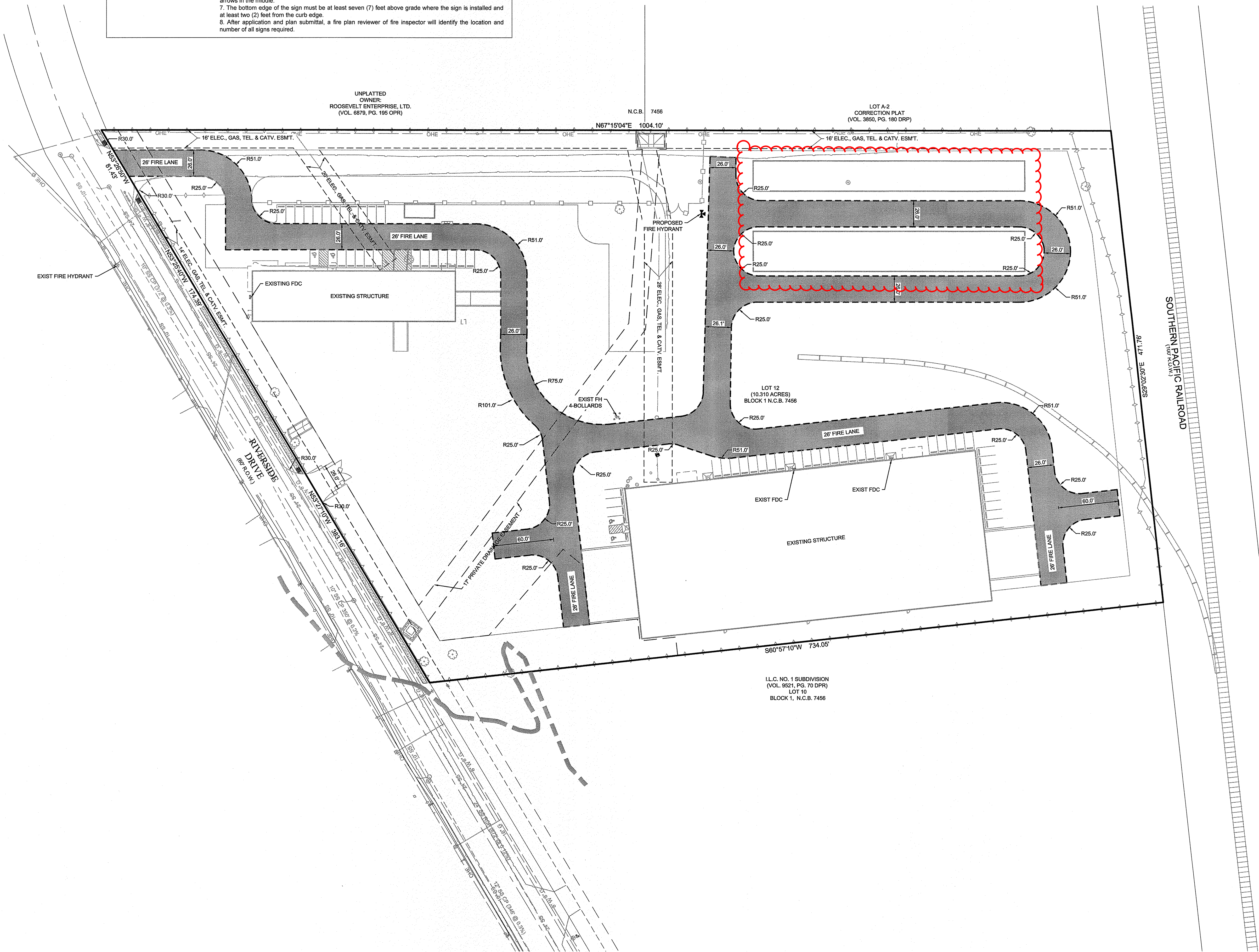
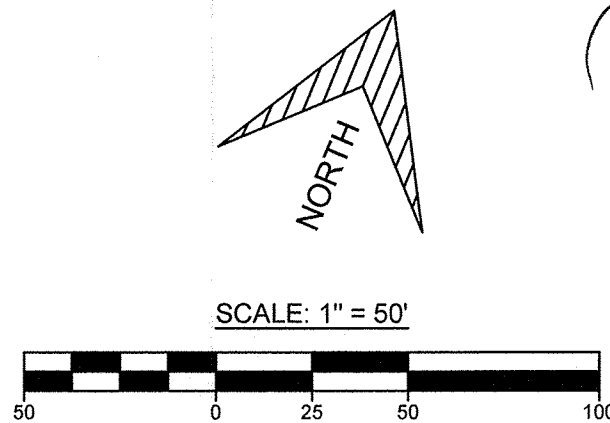
- Signs: See diagram
1. Under the guidelines and restrictions of the City Fire Lane Ordinance, (54547, Section 15-32.4) an independent contractor may install the standard size sign only on non city property identified as "designated premises" in Section 202 of San Antonio Code
  2. Signs installed by the City of San Antonio shall only be of the standard size (18" x 24"), as specified by Texas Manual on Uniform Traffic Control Devices for Streets and Highways-code R7-35.
  3. Signs should have RED letters and border on a WHITE background.
  4. For a designated fire lane less than forty (40) feet: One (1) sign with a double arrow
  5. For a designated fire lane from forty (40) feet to ninety (90) feet: two (2) signs with right and left arrows.
  6. For a designated fire lane of one hundred (100) feet or more: three (3) signs with right/left and double arrows in the middle.
  7. The bottom edge of the sign must be at least seven (7) feet above grade where the sign is installed and at least two (2) feet from the curb edge.
  8. After application and plan submittal, a fire plan reviewer of fire inspector will identify the location and number of all signs required.



(OPTIONAL AT FIRE  
MARSHALS DISCRETION)



NOTE  
CONTRACTOR TO COORDINATE WITH FIRE MARSHAL'S OFFICE AT BEGINNING OF CONSTRUCTION TO DETERMINE NUMBER AND LOCATION OF REQUIRED FIRE RELATED SIGNAGE PAINTING & STRIPING- INCLUDE THIS COST WITH BIDS.



PRIMARY CONTACT:  
ARMANDO MARTINEZ

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-5302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-794 & T.B.P.L.S. 1001700

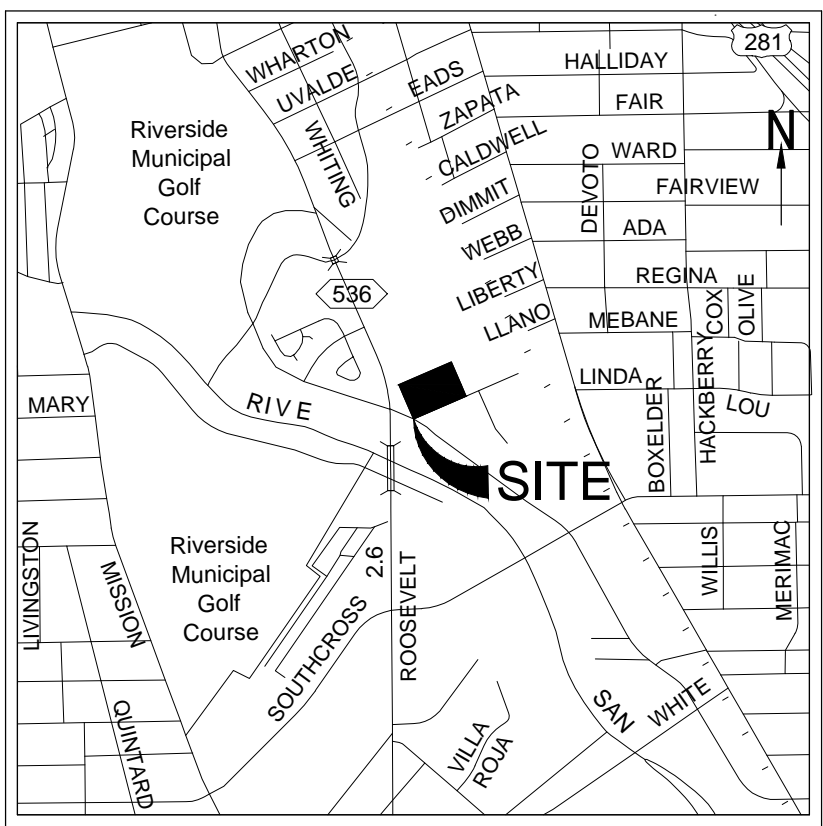


84 LUMBER  
327 RIVERSIDE DRIVE  
FIRE PROTECTION

REVISIONS:		No.	DESCRIPTION	BY
DATE				

PLAT ID#	-
A/P#	-
DESIGN	-
DRAWN	R.C.
CHECKED	A.M.
DATE	05/03/2016
JOB NO.	31457/1368
SHT.	C2 OF 12

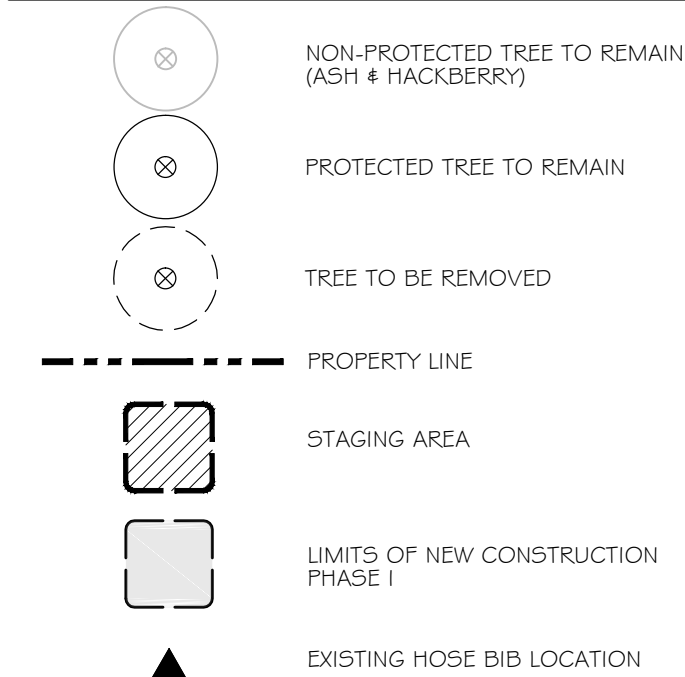




## LOCATION MAP

SCALE: NTS

## LANDSCAPE LEGEND



## PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
PM	PM	MEXICAN SYCAMORE / PLATANUS MEXICANA MATCHING SPECIMENS	CONT.	2" CAL	8'-10" H, 3'-4" S
BO	BO	BURR OAK / QUERCUS MACROCARPA MATCHING SPECIMENS	CONT.	2" CAL	8'-10" H, 3'-4" S
QS	QS	SHUMARD RED OAK / QUERCUS SHUMARDII MATCHING SPECIMENS	CONT.	2" CAL	8'-10" H, 3'-4" S
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	SIZE	
LC	LC	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA' FULL, WELL ROOTED.	5 GAL	12"-18" H, 12"-18" S	
ML	ML	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDEMEIERI FULL, WELL ROOTED.	5 GAL	12"-18" H, 12"-18" S	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.		
HYD	HYD	BERMUDA GRASS / CYNODON DACTYLON 'BLACKJACK' 3LBS PER 1000 S.F.	HYDROSEED		

## LANDSCAPE NOTES

SCOPE OF WORK - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND INSTALLING ALL ITEMS SHOWN ON THE PLANS.

EXISTING UTILITIES - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATION SERVICE TO IDENTIFY ANY UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF POTENTIAL DISCREPANCIES OR OBSTACLES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES. CALL 1-800-DIG-TESS FOR UNDERGROUND UTILITY LOCATION TWO DAYS (2) PRIOR TO EXCAVATION.

PLANTING MIX - PLANTING MIX SHALL BE A BLEND OF: TOPSOIL, COMPOST, RED SAND, AND AGED RICE HULLS, WITH AN OVERALL PH BETWEEN 6.0 AND 7.5. PREFERRED VENDORS: GARDENVILLE AND NEW EARTH.

TREE PLANTING - EXCAVATE PIT SLIGHTLY SHALLOWER AND 2 TO 3 TIMES THE WIDTH OF THE ROOTBALL OR CONTAINER. FILL PIT WITH WATER AND ENSURE DRAINAGE WITHIN 24 HOURS. PRIOR TO PLANTING REMOVE CONTAINER AND/OR WIRE BASKET AND/OR LOOSEN NYLON STRINGS AND BURLAP FROM TOP 1/3 OF ROOT BALL. CENTER TREE WITHIN PIT. BACKFILL WITH A BLEND OF EXCAVATED SOIL (FREE OF FIST SIZED STONES & LARGER) AND PLANTING MIX. WATER AND TAMP SOIL IN 6" LIFTS. INSERT ONE AGRIFORM FERTILIZER TABLET PER CALIPER INCH OF TREE. BACKFILL WITH SOIL UNTIL THE SURFACE IS LEVEL WITH THE SURROUNDING SURFACE AND THE CROWN OF THE PLANT IS AT FINISHED GRADE. BUILD-UP A UNIFORM 5" WATERING BASIN AROUND TREE WITH SOIL NOT MULCH.

FERTILIZER - APPLY ONE APPLICATION OF MEDINA ROOT STIMULATOR PER MANUFACTURERS RECOMMENDATIONS AFTER INITIAL PLANTING. APPLY A NATURAL ORGANIC SLOW RELEASE GRANULE NITROGEN FERTILIZER AS FOLLOWS: 3 LBS. PER TREE, 25 LBS/1000 S.F. IN TOP 5" OF PLANTING SOIL IN SHRUB AND GROUND COVER BEDS.

MULCH - AFTER PLANTING, MULCH ALL PLANTING BEDS AND TREES WITH 4" MINIMUM DEPTH OF A DOUBLE GRIND CEDAR OR HARDWOOD UNLESS NOTED OTHERWISE. ALLOW FOR 25% TO 30% COMPACTION. INSTALL MULCH FLUSH WITH TOP OF CURB, SIDEWALK, OR EDGER.

GUARANTEE - GUARANTEE ALL LABOR, MATERIAL, AND TREES FOR ONE YEAR AND OTHER PLANT MATERIAL FOR 90 DAYS UPON COMPLETION AND FINAL ACCEPTANCE OF ALL WORK BY OWNER FOR THAT PARTICULAR BUILDING OR PHASE. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS AND PLANT MATERIALS THAT HAVE PARTIALLY DIED WHERE SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES, AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE, HAIL, WIND, LIGHTNING, FIRE, FREEZE, DROUGHT, INSECT, DISEASE DAMAGE, THEFT, FLOOD, OR VANDALISM.

HOT WEATHER PLANTING - NEWLY PLANTED SHRUBS TO BE SPRAYED WITH AN ANTIDEICISSANT WITHIN TWENTY-FOUR (24) HOURS AFTER PLANTING WHEN PLANTING OPERATION TEMPERATURES REACH 99 DEGREES OR GREATER. ANTI-TRANSPIRANT SHALL BE EQUAL TO WILTRUP.

CLEAN-UP - ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES. AT COMPLETION OF WORK REMOVE ALL TRASH, WASTE, AND EQUIPMENT. LEAVE THE SITE CLEAN.

WATERING - CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL NEW PLANT MATERIAL INSTALLED UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR SHALL COMPLY WITH ALL MUNICIPAL REQUIREMENTS AND WATERING RESTRICTIONS. DROUGHT RESTRICTIONS DO NOT RELIEVE THE CONTRACTOR FROM MEETING THE ESTABLISHMENT REQUIREMENTS SET-FORTH IN THESE DOCUMENTS. INSTALL ONE (1) 20 GAL. WATERING BLADDER EQUAL TO TREE GATORBAG AT EACH NEW TREE INSTALLED. NOTIFY THE OWNER OF THE DATE OF FINAL WATERING. FAILURE TO PROPERLY NOTIFY OWNER WILL RESULT IN THE CONTRACTORS RESPONSIBILITY TO REPLACE ANY DEAD OR DYING PLANT MATERIAL.

MAINTENANCE - CONTRACTOR SHALL CONTINUE TO MAINTAIN ALL LANDSCAPE AREAS UNTIL 90 DAYS AFTER SUBSTANTIAL COMPLETION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: REPLACING DEAD OR UNHEALTHY PLANTS, MOVING, WATERING, WEEDING, CULTIVATING, AND MULCHING TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

## CITY OF SAN ANTONIO LANDSCAPE ORDINANCE REQUIREMENTS

TREE CANOPY SHADING 449,013 S.F. x 25% = 112,253.23 S.F. SHADING REQUIRED 4 TREE(S) EXISTING @ 875 x 100% 1 TREE(S) EXISTING @ 550 x 100% 1 TREE(S) EXISTING @ 275 x 100% 25 TREE(S) PROVIDED @ 1200 x 90% F.I.L.O. = 80,928.23 S.F. = \$22,500 = 112,253.23 S.F. (25.00%) SHADING PROVIDED	
70 LANDSCAPE POINTS REQUIRED	
(PS) PARKING SHADING 32,399 S.F. x 25% = 8,099.81 S.F. SHADING REQUIRED 2 TREE(S) PROVIDED @ 1200 x 75% 11 TREE(S) PROVIDED @ 1200 x 50% = 8,400 S.F. (25.33%) SHADING PROVIDED	= 20 POINTS
PARKING SCREENING	= 25 POINTS
(ST) STREET TREES - RIVERSIDE DRIVE 639 L.F. x 75% = 479.25 / 50 = 9.6 = (10) TREE(S) REQUIRED	= 25 POINTS
TOTAL POINTS PER PLAN	= 70 POINTS
BUFFERS - PROVIDED. REFERENCE IRRIGATION DRAWINGS.	
IRRIGATION - HOSE BIBS PROVIDED IN LIEU OF IRRIGATION.	

## TREE INVENTORY

TAG #	DBH	SPECIES	PRESERVE	REMOVE	COMMENTS
800	20	MESQUITE	20		SIGNIFICANT
801	16	HACKBERRY		X	EASEMENT
802	13	HACKBERRY		X	EASEMENT
803	15	HACKBERRY		15	SIGNIFICANT
804	11	HACKBERRY		11	SIGNIFICANT
805	18	HACKBERRY		18	SIGNIFICANT
806	20	HACKBERRY		20	SIGNIFICANT
807	11	HACKBERRY		11	SIGNIFICANT
808	16	HACKBERRY		16	SIGNIFICANT
809	21	HACKBERRY	21		SIGNIFICANT
810	30	HACKBERRY		30	HERITAGE
812	16	HACKBERRY		X	EASEMENT
813	15	HACKBERRY		15	SIGNIFICANT
814	12	HACKBERRY		X	EASEMENT
815	15	HACKBERRY		15	SIGNIFICANT
816	26	RETAMA		26	HERITAGE
820	10	HACKBERRY		10	SIGNIFICANT

FEE-IN-LIEU-OF CANOPY (F.I.L.O.)  
80,928.23 S.F. CANOPY DEFICIT  
80,928.23 S.F. / 1,080 S.F. (1200 X 90%)  
= 74.93 x 1.5'  
= 112.4' x \$200  
= \$22,500

## TREE DESIGNATIONS

(PS) = PARKING SHADE & CANOPY TREE  
(ST) = STREET TREE & CANOPY TREE

## TREE CALCULATION TABLE

SIGNIFICANT LRG. TREES	HERITAGE TREES
172' = TOTAL	56' = TOTAL
56' = PRESERVED	26' = PRESERVED
116' = REMOVED	30' = REMOVED
0' = R.P.Z./SAVE	0' = R.P.Z./SAVE
32.6% = PRESERVATION	46.4% = PRESERVATION
12.8' = MITIGATION DUE	30' = MITIGATION DUE

## MITIGATION TABLE

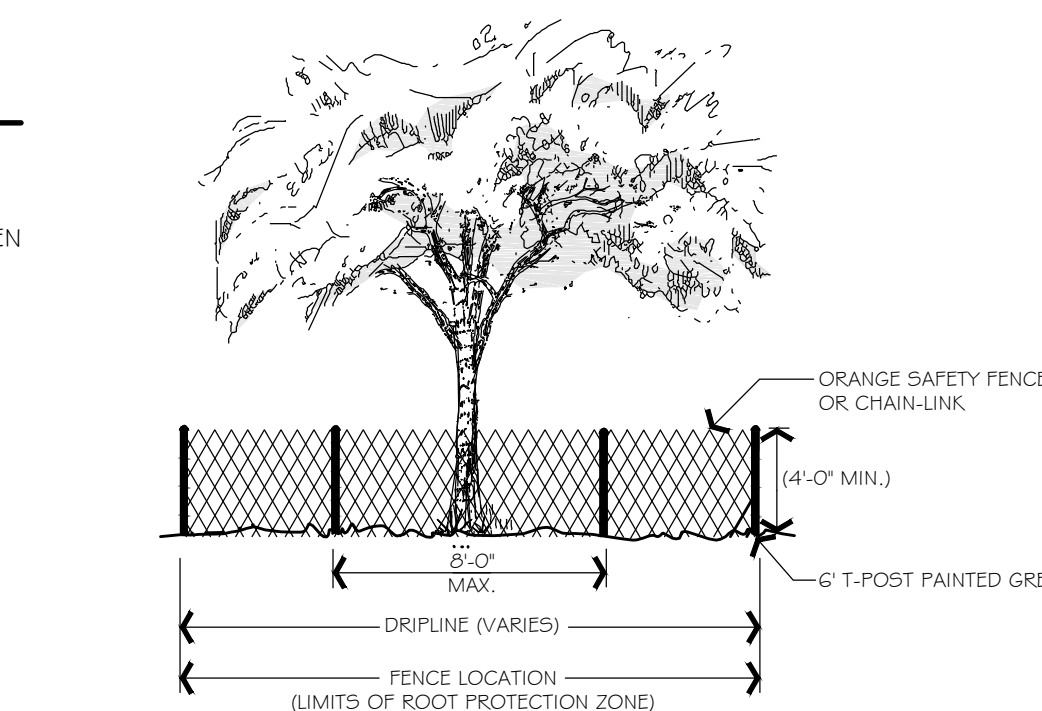
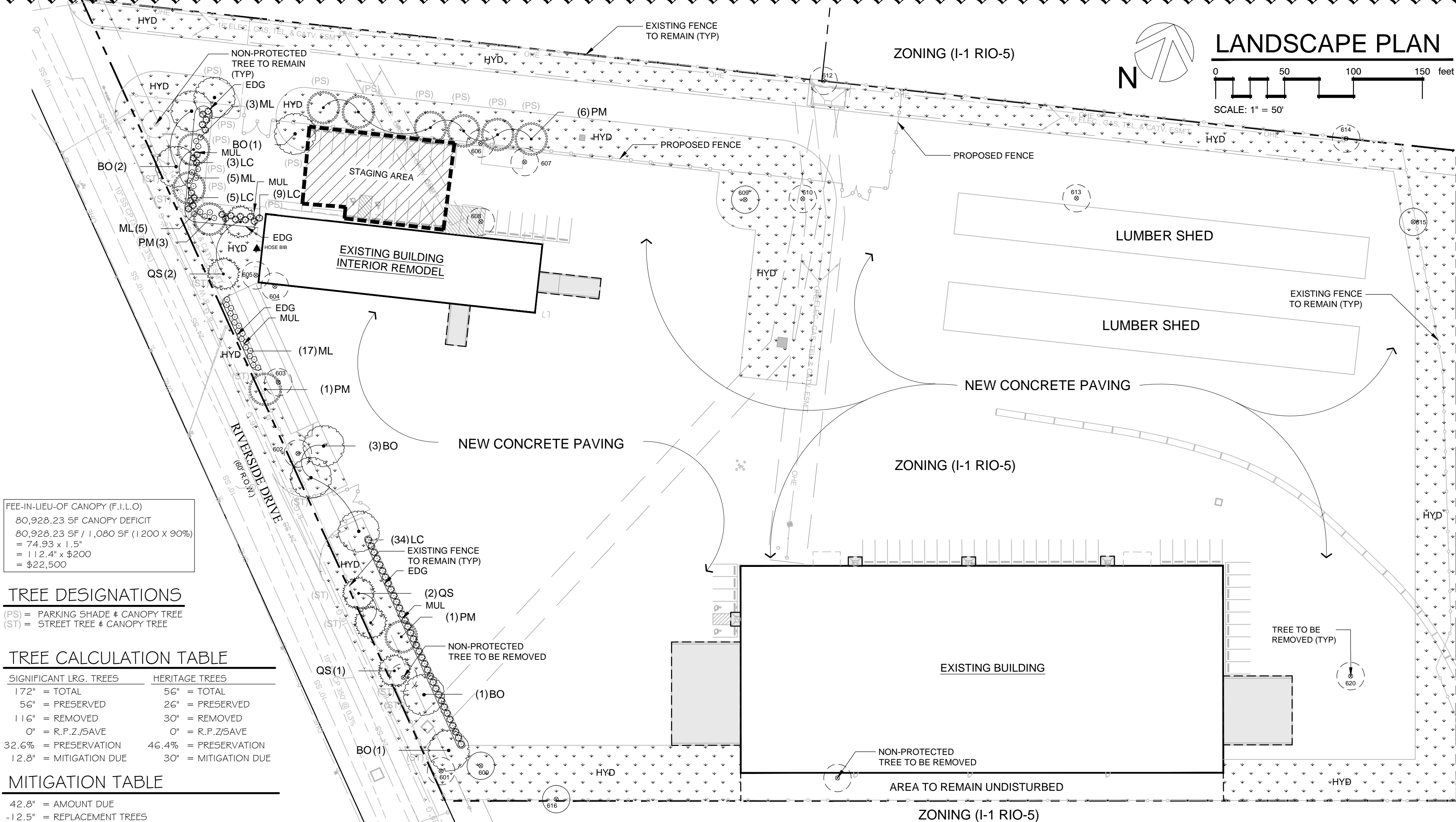
42.8' = AMOUNT DUE
-12.5' = REPLACEMENT TREES (25) (2' - 1.5') CAL. LANDSCAPE TREES
-30.3' = MITIGATION FUND INCHES (30.3 INCHES X \$200)
\$6,060 = ADDITIONAL BALANCE DUE

## LANDSCAPE MATERIAL SCHEDULE

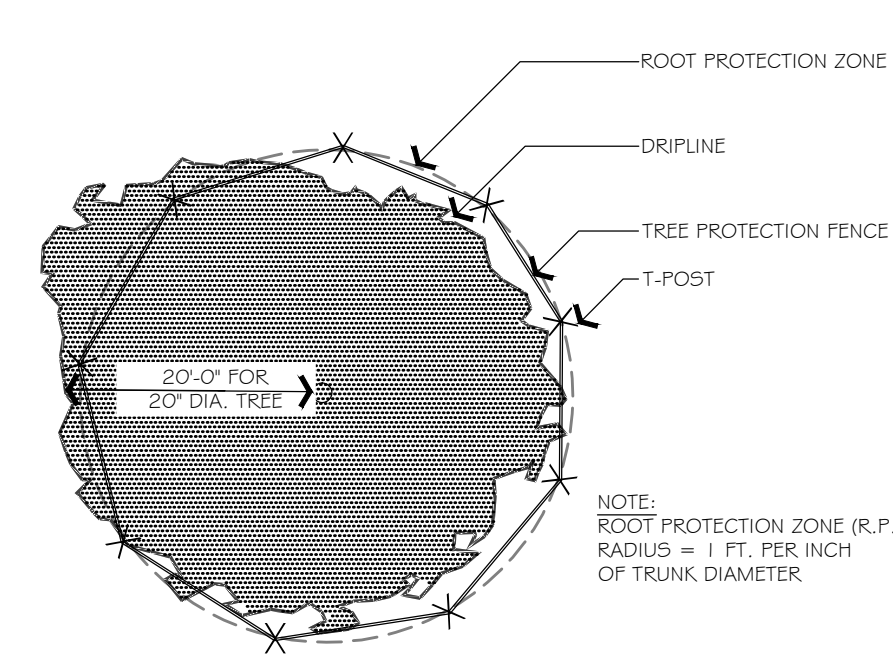
CODE	DESCRIPTION	SIZE/ CONDITION
EDG	EDGER STEEL EDGER	1/8" X 4" STAKED; PAINTED GREEN REFERENCE DETAIL 04/ SHT. L1
MUL	HARDWOOD MULCH FINE/ MEDIUM SHREDDED	4" DEPTH

## TREE PROTECTION GENERAL NOTES

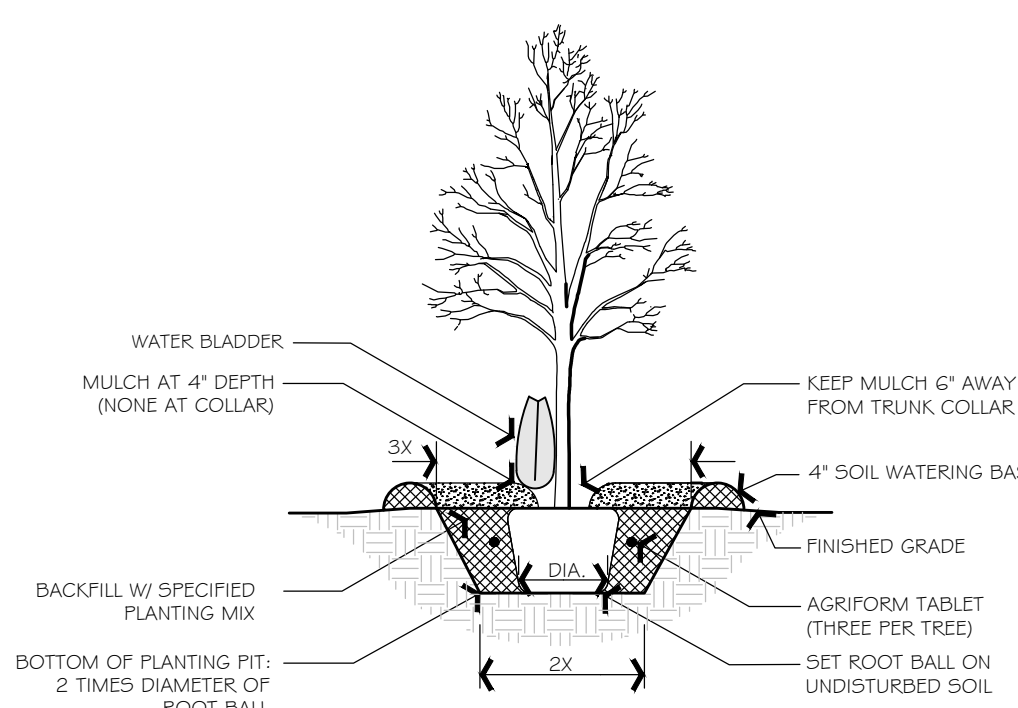
- TREE PROTECTION TO BE ERRECTED AROUND ALL PROTECTED SIZE TREES TO BE AFFECTED BY CONSTRUCTION ACTIVITY.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY INSPECTOR.
- TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF ROOTS LARGER THAN THREE INCHES (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED. ALL ROOTS LARGER THAN ONE INCH (1") IN DIAMETER SHALL BE CLEANLY CUT BY HAND WITH BYPASS TYPE PRUNING SHEARS.
- THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY BE STORED. THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED OVER WITH AN ASPHALTIC TREE WOUND SEALER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.
- NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
- TREES, SHRUBS, OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED ON A 1:1 BASIS FOR SIGNIFICANT TREES AND 3:1 BASIS FOR HERITAGE SIZED TREES TO SATISFY THE OWNER AND CITY TREE ORDINANCE MITIGATION REQUIREMENTS. I.E. LOSS OF A 30" DIAMETER TREE WILL REQUIRE 90" OF MITIGATION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.
- ALL EXISTING TREES ARE TO BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR IS TO ESTABLISH A DAILY OR AS NEEDED WATERING ROUTINE FOR ALL EXISTING TREES IMPACTED BY CONSTRUCTION. PROVIDE ONE APPLICATION OF ROOT STIMULATOR TO EXISTING TREES PRIOR TO START OF WORK.
- THE PROPOSED FINISHED GRADE WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES (3").
- WHERE TREE FENCING WILL CONFLICT WITH NECESSARY CONSTRUCTION ACTIVITY THE FENCING SHALL BE ADJUSTED AND A 6" COARSE LAYER OF MULCH SHALL BE INSTALLED AND MAINTAINED OVER TREE ROOT PROTECTION ZONE. WHERE FENCING WILL ENCR OACH WITHIN FIVE FEET (5') OF EXISTING TREE, TREE-ARMOR IS TO BE INSTALLED.



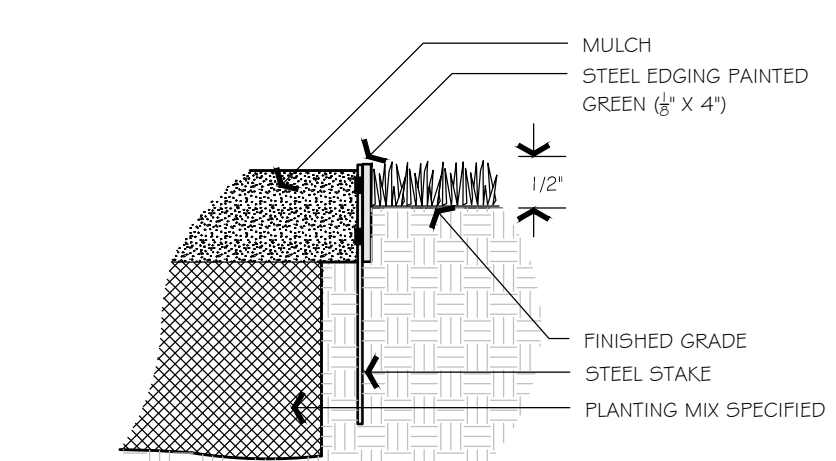
01 TREE PROTECTION - ELEVATION  
N.T.S.



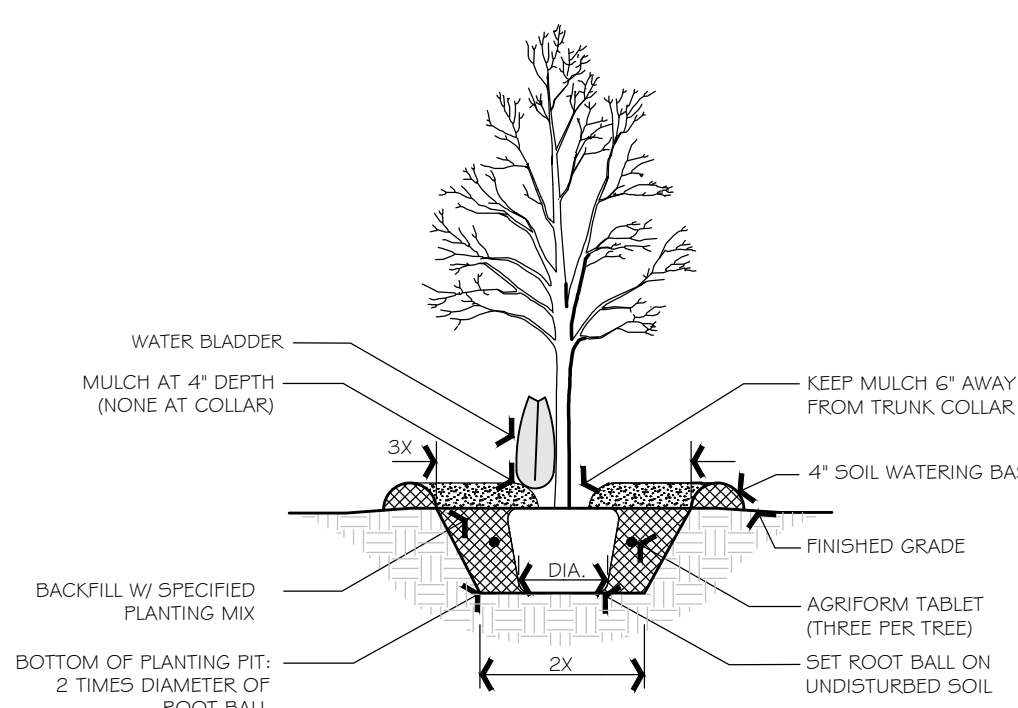
02 INDIVIDUAL TREE  
N.T.S.



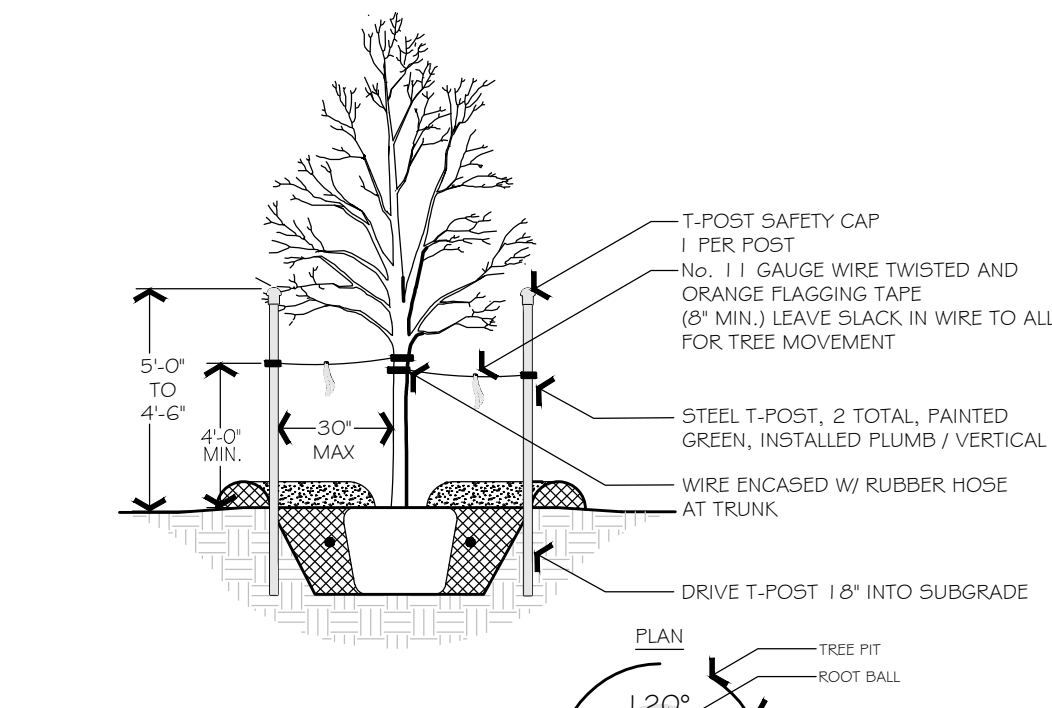
03 SHRUB PIT- PLANTING  
N.T.S.



04 STEEL EDGING  
N.T.S.



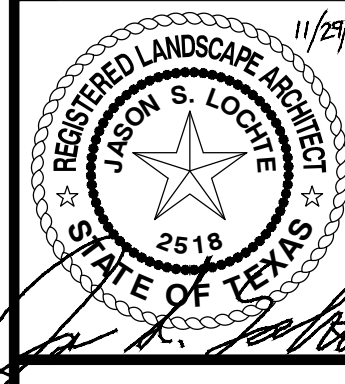
05 TREE PLANTING  
N.T.S.



06 TREE STAKING  
N.T.S.

#	REVISIONS DATE
1	SITE ADJUSTMENT 11-15-2016
2	SITE ADJUSTMENT 11-29-2016

GOOPER LOCHTE  
LANDSCAPE ARCHITECTURE, LLC  
12770 OMARON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
PH 210.821.4570

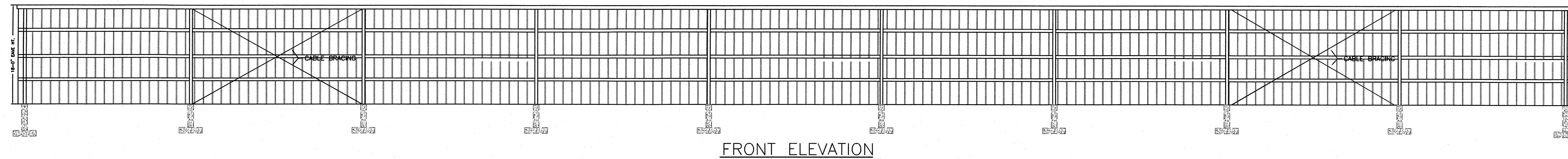


LANDSCAPE PLAN  
84 LUMBER  
331 RIVERSIDE DRIVE  
SAN ANTONIO, TEXAS 78210

DRAWN BY: CCB  
CHECKED BY: BAF  
APPROVED BY: JSL  
PROJECT NUMBER: 16-189  
FILE LOCATION: COOPER\_16  
DATE: 09/16/2016  
SHEET

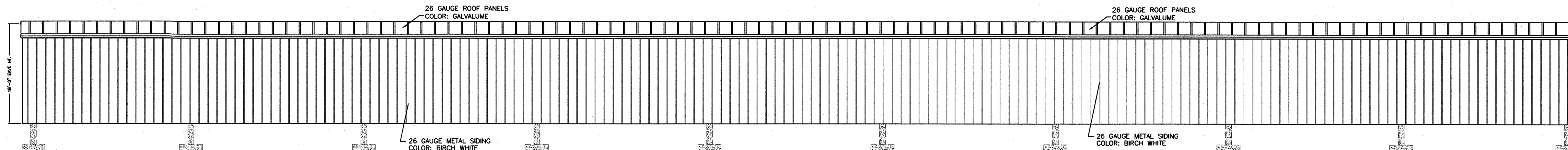
L1



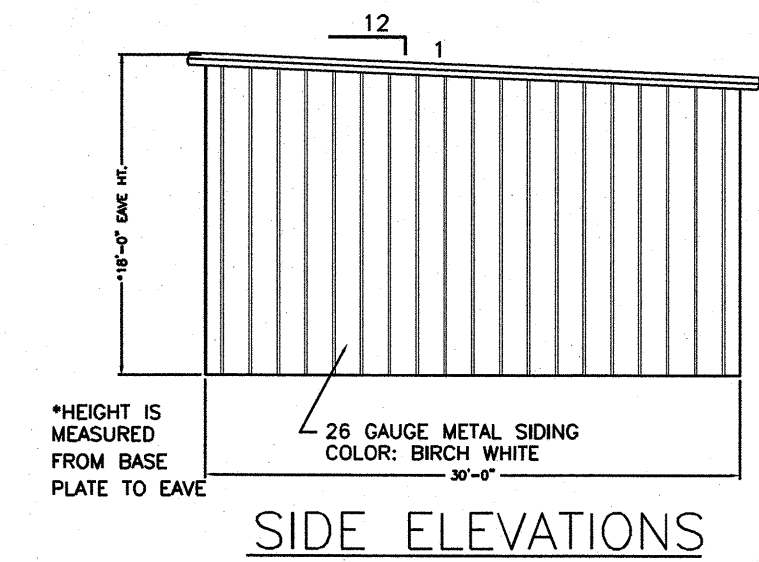


FRONT ELEVATION

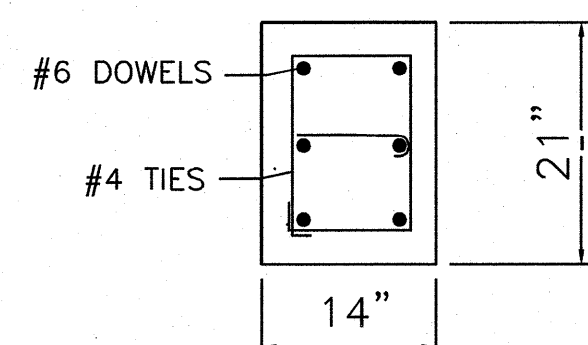
\*\* REFER TO BUILDING MANUFACTURERS PLANS.



REAR ELEVATION

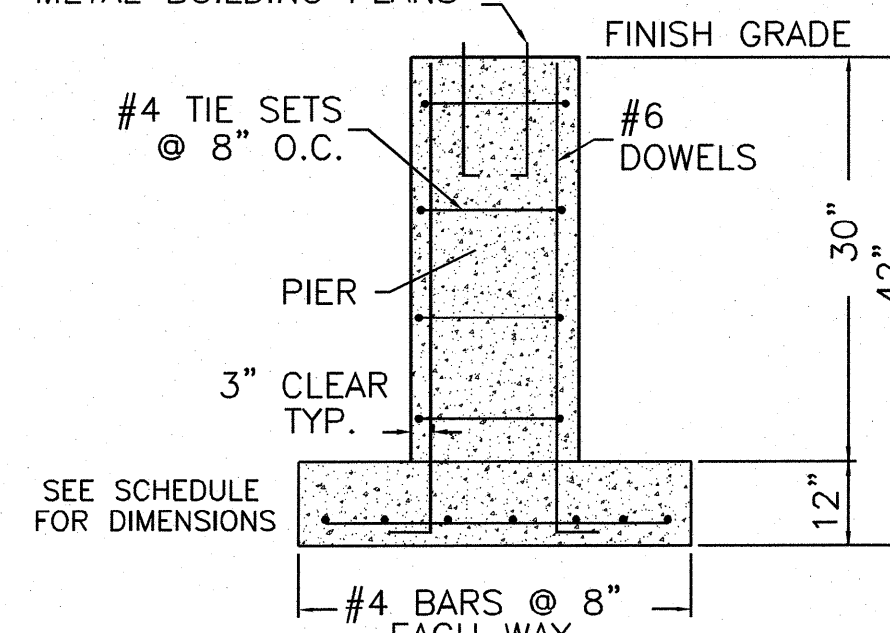


- NOTES:
1. SEE BUILDING MANUFACTURERS PLANS FOR BASE PLATE DETAILS. ALL DIMENSIONS TO BE CHECKED AND ANY DIFFERENCES REPORTED TO THE OWNER.
  2. FOOTING DEPTHS SHALL BE ACCORDING TO LOCAL REQUIREMENTS, BUILDING CODES OR SOIL TESTING RESULTS WITH MOST STRINGENT GOVERNING.
  3. ALL CONCRETE FOOTERS, PIERS, GRADE BEAMS TO BE 3500 PSI MIN.
  4. ALL CONCRETE SLABS ON GRADE TO BE 3000 PSI MIN.
  5. BUILDING MANUFACTURERS DIMENSIONS AND DETAILS SHALL GOVERN ON ALL CASES. CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.
  6. CONCRETE QUALITY, MIXING, PLACING PER ACI 318.
  7. STEEL CONSTRUCTION, INSPECTIONS PER AISC AND ASTM REQUIREMENTS.

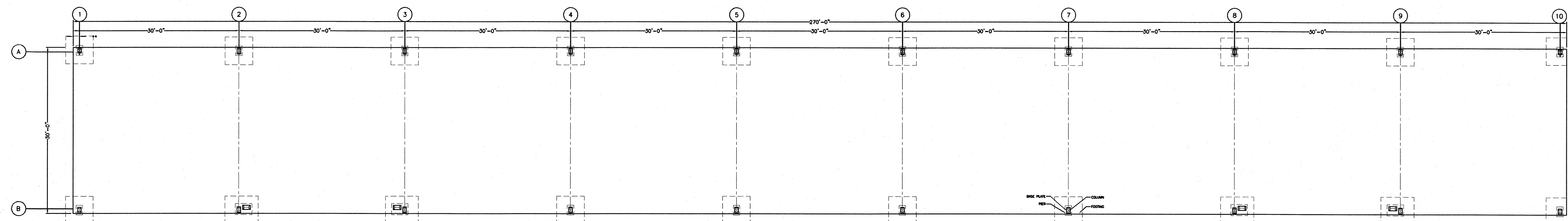


TYPICAL PIER  
N.T.S.

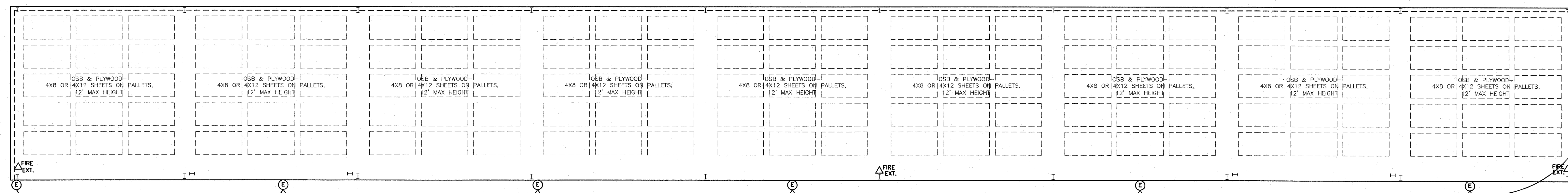
ANCHOR BOLTS—REFER TO  
METAL BUILDING PLANS



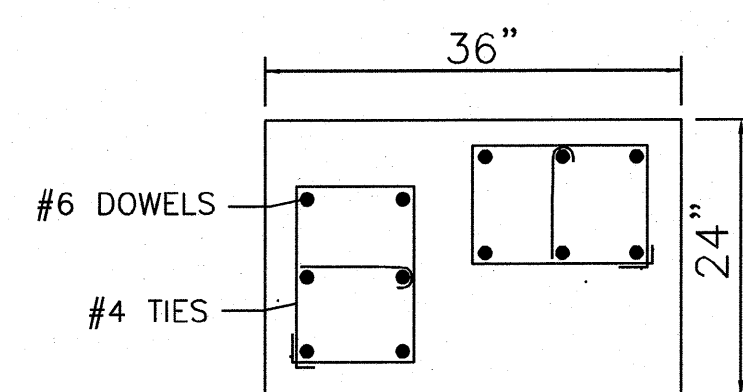
PIER AND FOOTING DETAIL  
(TYP.-N.T.S.)



FOUNDATION PLAN

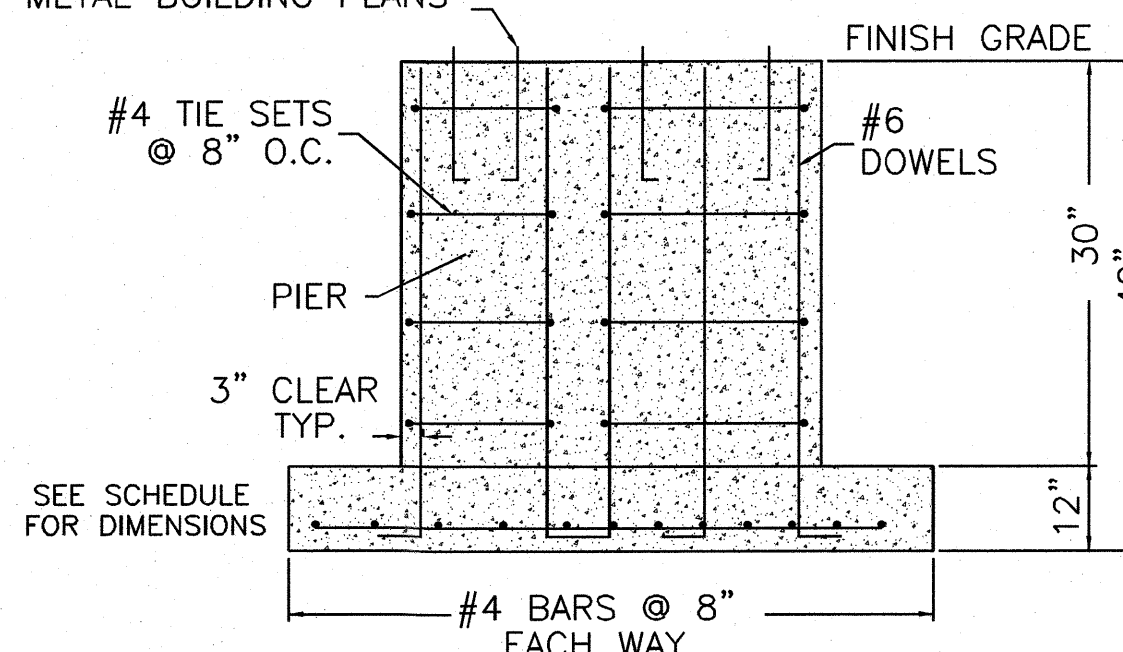


FLOOR/ELECTRICAL PLAN



PIER  
(B2,B3,B8,B9)

ANCHOR BOLTS—REFER TO  
METAL BUILDING PLANS



PIER AND FOOTING DETAIL  
(B2,B3,B8,B9—N.T.S.)

### FOUNDATION SCHEDULE

MARK	PIER	FOOTING
A1-A10, B1,B4-B7,B10	14"Wx21"D W/#6 DWLS & #4 TIES @ 8" o.c.	5'-0"x5'-0"x12" W/ #5 REBAR EA. WAY @ 8" o.c.
B2,B3,B8,B9	24"Wx36"D W/#6 DWLS & #4 TIES @ 8" o.c.	5'-0"x6'-0"x12" W/ #5 REBAR EA. WAY @ 8" o.c.

FOOTING DESIGN BASED ON 2,000 PSF ASSUMED SOIL BEARING PRESSURE  
FROM SOIL REPORT BY PSI DATED-08/23/16

### FIRE EXTINGUISHER INFORMATION

AREA	HAZARD TYPE	MIN. RATED EXTINGUISHER	MAX. FLOOR AREA PER EXTINGUISHER	# EXTINGUISHERS NEEDED	# EXTINGUISHERS PROVIDED	MAX. TRAVEL DISTANCE TO EXTINGUISHER	MAX. DISTANCE PROVIDED
8,100 SF SHED	LOW	2A	6000 SF	2	3	75'	60'

NFPA 10  
\*TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LB, SHALL BE NOT MORE THAN 5' ABOVE THE FLOOR;  
3-1/2' IF GROSS WEIGHT 40 LBS OR GREATER  
△=FIRE EXTINGUISHER



84 LUMBER

1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 228-3636

### REVISIONS

NO	DATE	DESCRIPTION

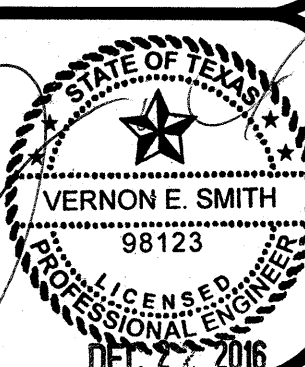
### NEW FACILITY

8,100 S.F. HALF SHED  
FOUND/FLOOR/ELEVATION PLAN  
331 RIVERSIDE DRIVE

CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

### PROJECT INFORMATION

SCALE: 3/32"=1'-0"  
JOB NO.  
STORE NO.  
SHEET NO.  
DESIGN BY: JAZ  
DRAWN BY: NAD  
DATE: 10/14/2016





**Butler Manufacturing**  
a division of BlueScope Buildings North America, Inc.

DRAWING INDEX	
DRAWING TITLE	PAGES
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PLANOGRAPH DETAILS	

DRAWING RELEASE HISTORY		
TYPE	DATE	DESCRIPTION
Anchor Rods Drawings	7/21/2016	FOR CONSTRUCTION
Permit Drawings	7/21/2016	PERMIT SET- For Building Dept. Approval

GENERAL NOTES

MATERIALS

3 PLATE WELDED SECTIONS  
COLD FORMED LIGHT GAGE SHAPES  
BRACE RODS  
HOT ROLLED MILL SHAPES  
HOT ROLLED ANGLES  
HOLLOW STRUCTURAL SECTION (HSS)  
CLADDING

ASTM DESIGNATION

A529, A572, A1011, A1018  
A653, A1011  
A572, A510  
A36, A529, A572, A588, A992  
A529, A572, A588, A992  
A500  
A653, A792

GRADE 55  
GRADE 60  
GRADE 50  
GRADE 36 OR 50  
GRADE 50  
GRADE 8  
GRADE 50 OR GRADE 80

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E. SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT.

ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG-TIGHT" EXCEPT AS FOLLOWS:

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY.

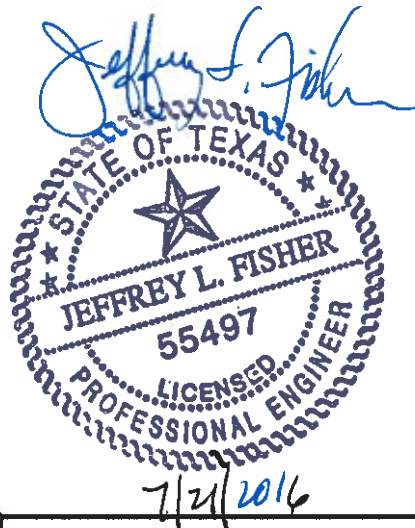
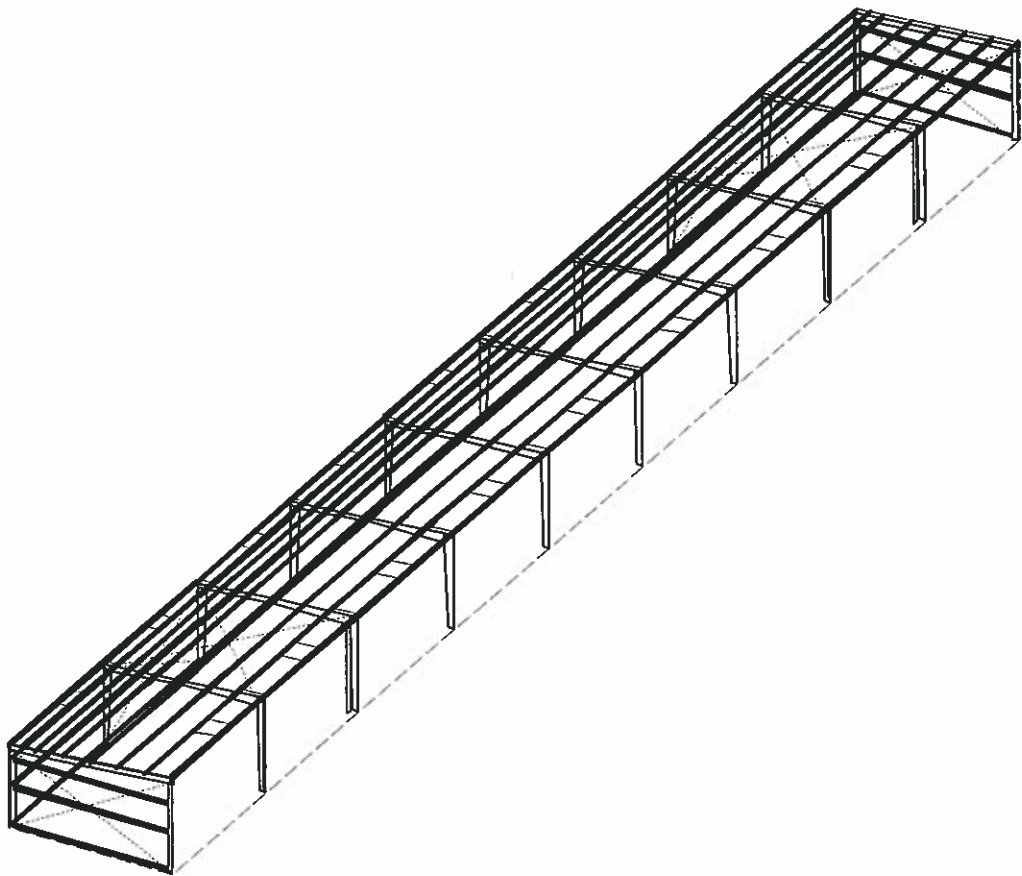
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SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHT", UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.



BLUESCOPE BUILDINGS NORTH AMERICA, INC  
TEXAS REGISTERED ENGINEERING FIRM  
F-4828

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

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B

BUTLER MANUFACTURING  
1540 GENESSEE ST. KANSAS CITY, MO 64102

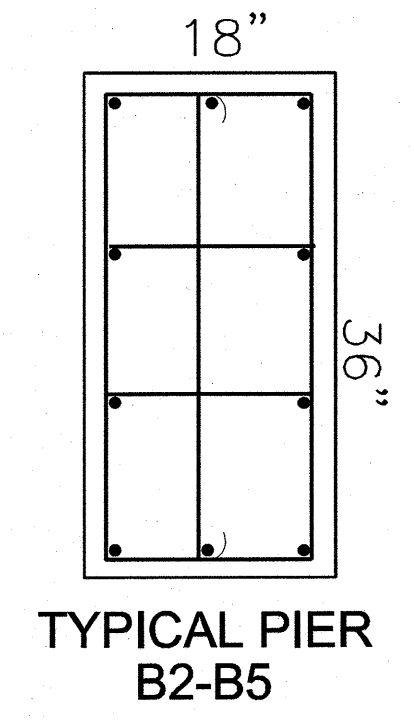
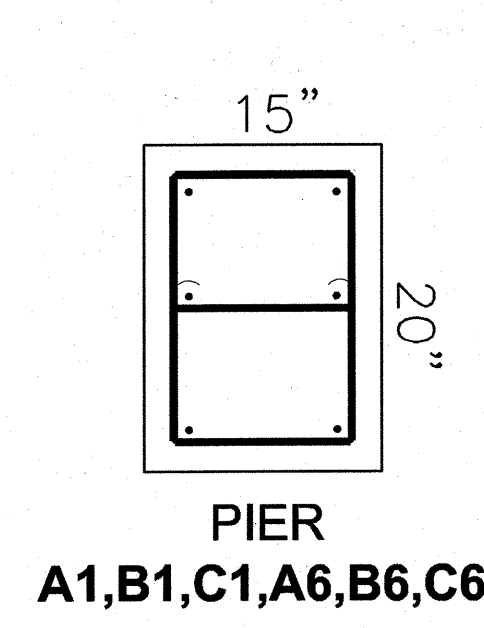
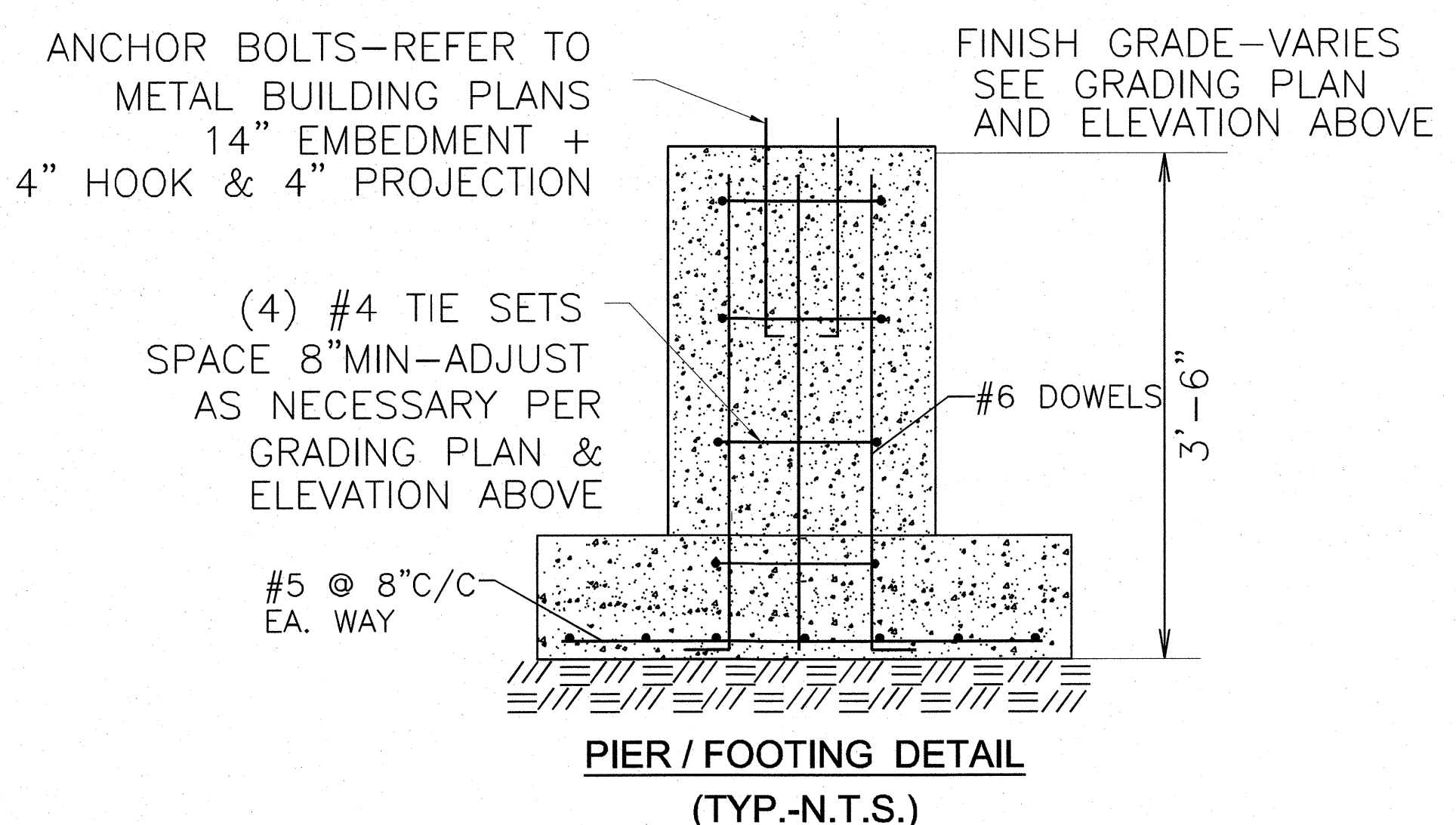
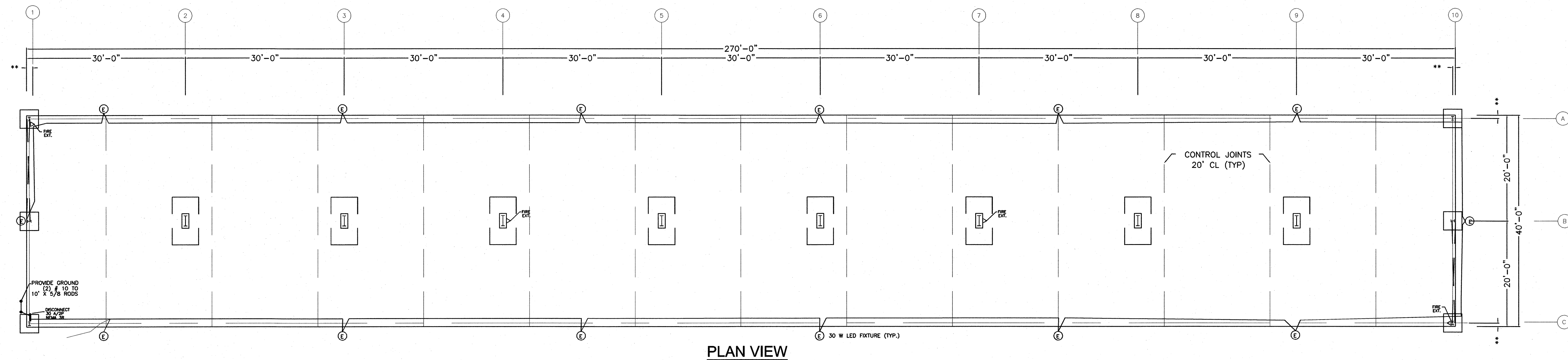
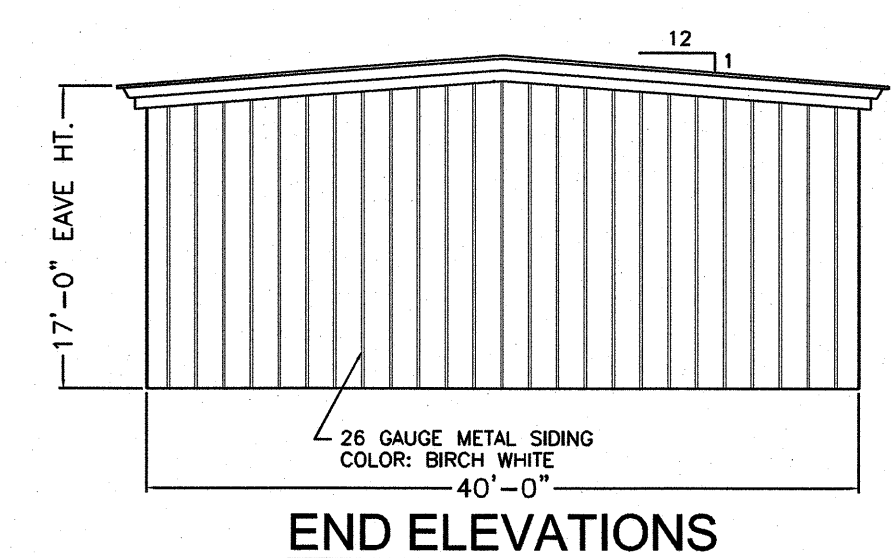
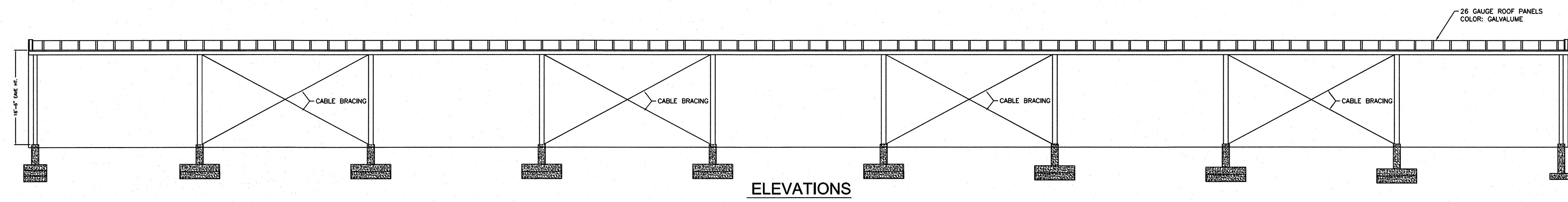
COVER SHEET

BUILDER: Pierce Hardy - 84 Lumber  
CUSTOMER: Pierce Hardy-84 Lumber  
LOCATION: San Antonio, Texas  
PROJECT: 84 Lumber - San Antonio, TX 30' x 270' x 18' H  
BUILDERS PO#: 455870



JOB #: 16-016416-01  
DATE: 7/21/2016  
DRAWING CHECK: MAAGM/  
PAGE: 1





FOUNDATION SCHEDULE		
DIMENSION/REINFORCING SIZES		
MARK	PIER	FOUNDATION
A1,B1,C1,A10,B10,C10	15"x20" W/#6 DWLS & #4 TIES	4'-6"x4'-6"x12" W/ #5 REBAR EA. WAY @ 8" o.c.
B2-B9	18"x36" W/#6 DWLS & #4 TIES	6'-0"x9'-0"x15" W/ #5 REBAR EA. WAY @ 8" o.c.

NOTES:

- SEE BUILDING MANUFACTURERS PLANS FOR BASE PLATE DETAILS. ALL DIMENSIONS TO BE CHECKED AND ANY DIFFERENCES REPORTED TO THE OWNER.
- ALL CONCRETE, FOOTERS, PIERS, GRADE BEAMS TO BE 3500 psi MIN.
- BUILDING MANUFACTURERS DIMENSIONS AND DETAILS SHALL GOVERN ON ALL CASES, CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.

\*\* REFER TO BUILDING MANUFACTURERS PLANS.

FIRE EXTINGUISHER INFORMATION							
AREA	HAZARD TYPE	MIN. RATED EXTINGUISHER	MAX. FLOOR AREA PER EXTINGUISHER	# EXTINGUISHERS NEEDED	# EXTINGUISHERS PROVIDED	MAX. TRAVEL DISTANCE TO EXTINGUISHER	MAX. DISTANCE PROVIDED
10,800 SF SHED	LOW	2A	6000 SF	2	4	75'	60'

NFPA 10  
 \*TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LB, SHALL BE NOT MORE THAN 5' ABOVE THE FLOOR;  
 3-1/2' IF GROSS WEIGHT 40 LBS OR GREATER

NOTES:

- SEE BUILDING MANUFACTURERS PLANS FOR BASE PLATE DETAILS. ALL DIMENSIONS TO BE CHECKED AND ANY DIFFERENCES REPORTED TO THE OWNER.
- FOOTING DEPTHS SHALL BE ACCORDING TO LOCAL REQUIREMENTS, BUILDING CODES OR SOIL TESTING RESULTS WITH MOST STRINGENT GOVERNING.
- ALL CONCRETE FOOTERS, PIERS, GRADE BEAMS TO BE 3500 psi MIN.
- ALL CONCRETE SLABS ON GRADE TO BE 3000 psi MIN.
- BUILDING MANUFACTURERS DIMENSIONS AND DETAILS SHALL GOVERN ON ALL CASES, CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.
- CONCRETE QUALITY, MIXING, PLACING PER ACI 318.
- STEEL CONSTRUCTION, INSPECTIONS PER AISC AND ASTM REQUIREMENTS.
- FOOTINGS HAVE BEEN DESIGNED FOR 2,500 psf PRESUMED SOIL BEARING CAPACITY

84 LUMBER

1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 228-3636

SITE REVISIONS			BUILDING REVISIONS		
NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION

**NEW FACILITY**

10,800 S.F. HALF SHED

FOUNDATION/FLOOR/ELEVATION PLAN

331 RIVERSIDE DRIVE

**CITY OF SAN ANTONIO**

BEXAR COUNTY, TEXAS

PROJECT INFORMATION

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

JOB NO. \_\_\_\_\_

STORE NO. \_\_\_\_\_

SHEET NO. A06

DESIGN BY: JZ

DRAWN BY: ND

DATE: 10/14/16

AVBEL ENGINEERING

1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 705-1400





Butler Manufacturing  
a division of BlueScope Buildings North America, Inc.

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DRAWING RELEASE HISTORY		
TYPE	DATE	DESCRIPTION
Anchor Rod Plans	7/14/2016	FOR CONSTRUCTION
Permit Set	7/15/2016	NOT FOR CONSTRUCTION

GENERAL NOTES

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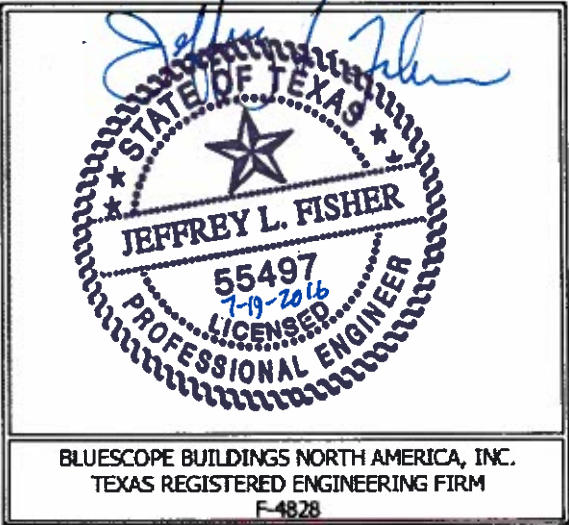
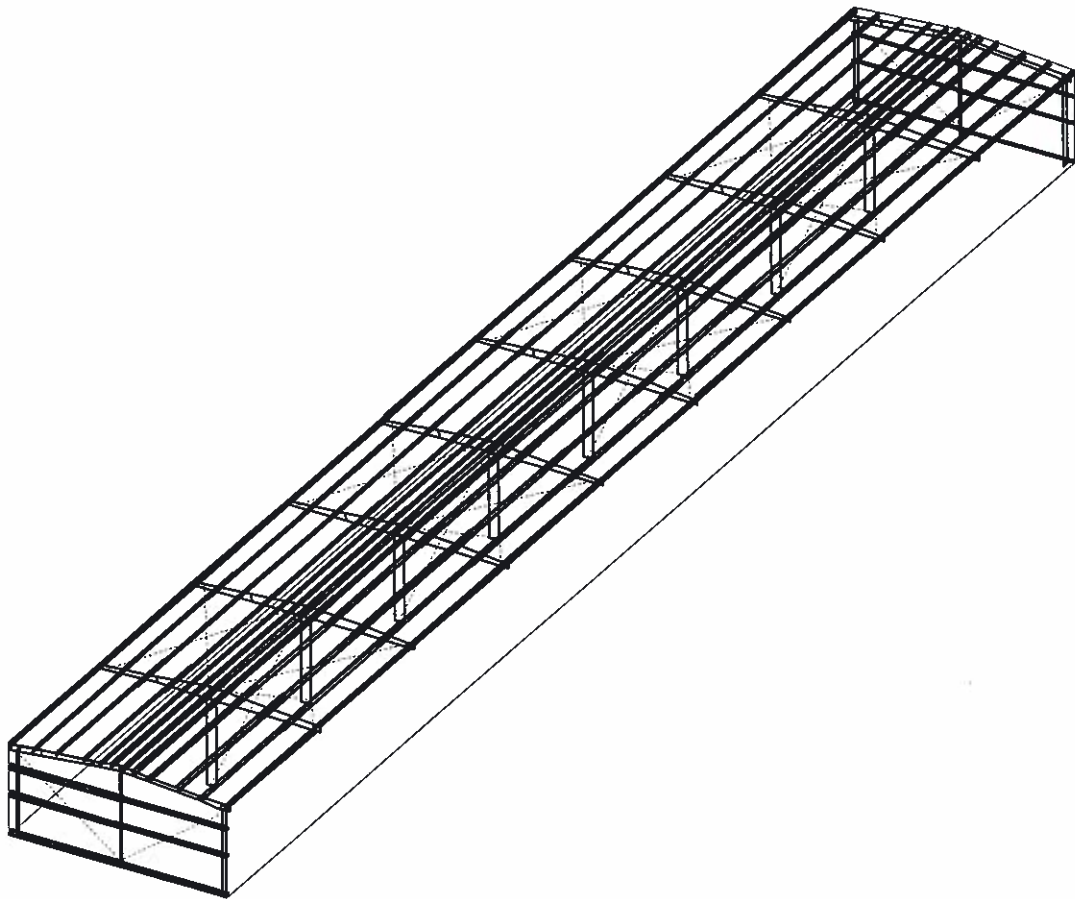
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BUTLER MANUFACTURING  
1540 GENESSEE ST. KANSAS CITY, MO 64102

COVER SHEET

BUILDER: Pierce Hardy - 84 Lumber  
CUSTOMER: 84 Lumber  
LOCATION: San Antonio, Texas  
PROJECT: San Antonio, TX (T-Shed)  
BUILDER'S PO#: 715000219



Butler Manufacturing  
VPC VERSION: 2016.1b

JOB #: 16-016372-01  
DATE: 7/15/2016  
DRAWN/CHECKED: JRM /  
PAGE: 1









