HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

HDRC CASE NO:	**2019-004**
ADDRESS:	2310 ROOSEVELT AVE
LEGAL DESCRIPTION:	NCB 7456 BLK LOT 11 (D FAULKNER)
ZONING:	I-1, H, RIO-5
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Dathan Faulkner/Allstate Gear
OWNER:	Dathan Faulkner/Allstate Gear
TYPE OF WORK:	Construction of a storage structure
APPLICATION RECEIVED:	January 02, 2019
60-DAY REVIEW:	March 03, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a storage structure at the rear of the site to feature a footprint of approximately 12,000 square feet.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 3, Guidelines for New Construction

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT
i. Division of structures — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.
ii. Site configuration — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.
iii. Building spacing — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.
iv. Transitions — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.
v. Setbacks — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-de6ined by existing contributing buildings, buildings buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Militray.
vi. Location of parking areas along corridors — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.
vii. Vehicular access and driveways along corridors — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

B. BUILDING MASS, SCALE AND FORM

i. Monolithic elements and fenenstrations — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.

ii. Maximum facade length — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

iii. Height — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM

i. Primary roof forms — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.

ii. Secondary roof forms — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.

iii. Ridge heights — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS

i. Traditional materials — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.

ii. Traditional stucco — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.

iii. Primary materials — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

iv. Secondary materials — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.

v. Visual interest — A variety and wellproportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

vi. Decorative patterns and color — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

vii. Massing and structural elements — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS
i. Human scaled elements — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
ii. Entrances — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
iii. Windows — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
iv. Architectural elements — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
v. Corporate architecture and branding — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a storage structure at the rear of the site to feature a footprint of approximately 12,000 square feet. The location of the proposed storage structure is located at the northeast corner of the site.
b. BUILDING SPACING – Per the Mission Design Manual, Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Per the applicant's site plan, the applicant has arranges the proposed new structure to feature spacing from existing structures that is consistent with the Manual.
c. SETBACKS – In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military. The applicant has proposed to site the storage structure at the rear of the site, where visibility from the right of way at Roosevelt is minimal. Staff finds the proposed setback appropriate.
d. HEIGHT – The Mission Design Manual notes that structures should not feature a height that exceeds three (3) stories in height. The proposed height is consistent with the Manual.
e. FAÇADE SEPARATION – The Mission Design Manual notes that structures within the Mission Historic District should not feature façade planes that are greater than fifty (50) feet in width. The applicant has proposed façade panels that are twenty-five (25) feet in width each.
f. ROOF FORM – The applicant has proposed for the structure to feature a low-sloped gabled roof. Staff finds the proposed roof form to be appropriate.
g. MATERIALS – The applicant has proposed for the structure to feature a steel structure and metal siding. The proposed materials are consistent with those existing on site.

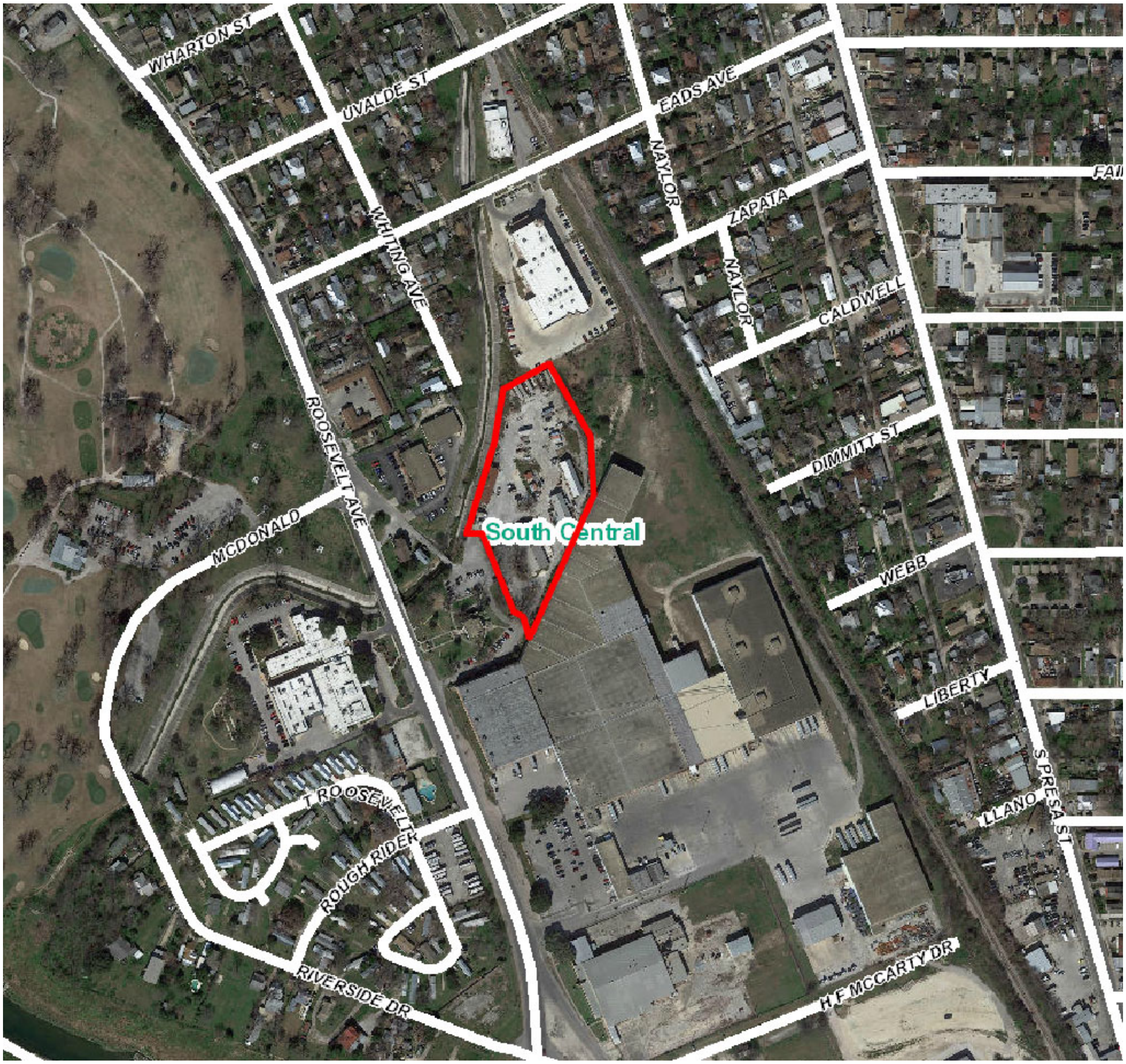
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g with the following stipulation:

i. That the applicant explore the use of masonry as a primary or secondary material on portions of the proposed storage structure.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed:Jan 09, 2019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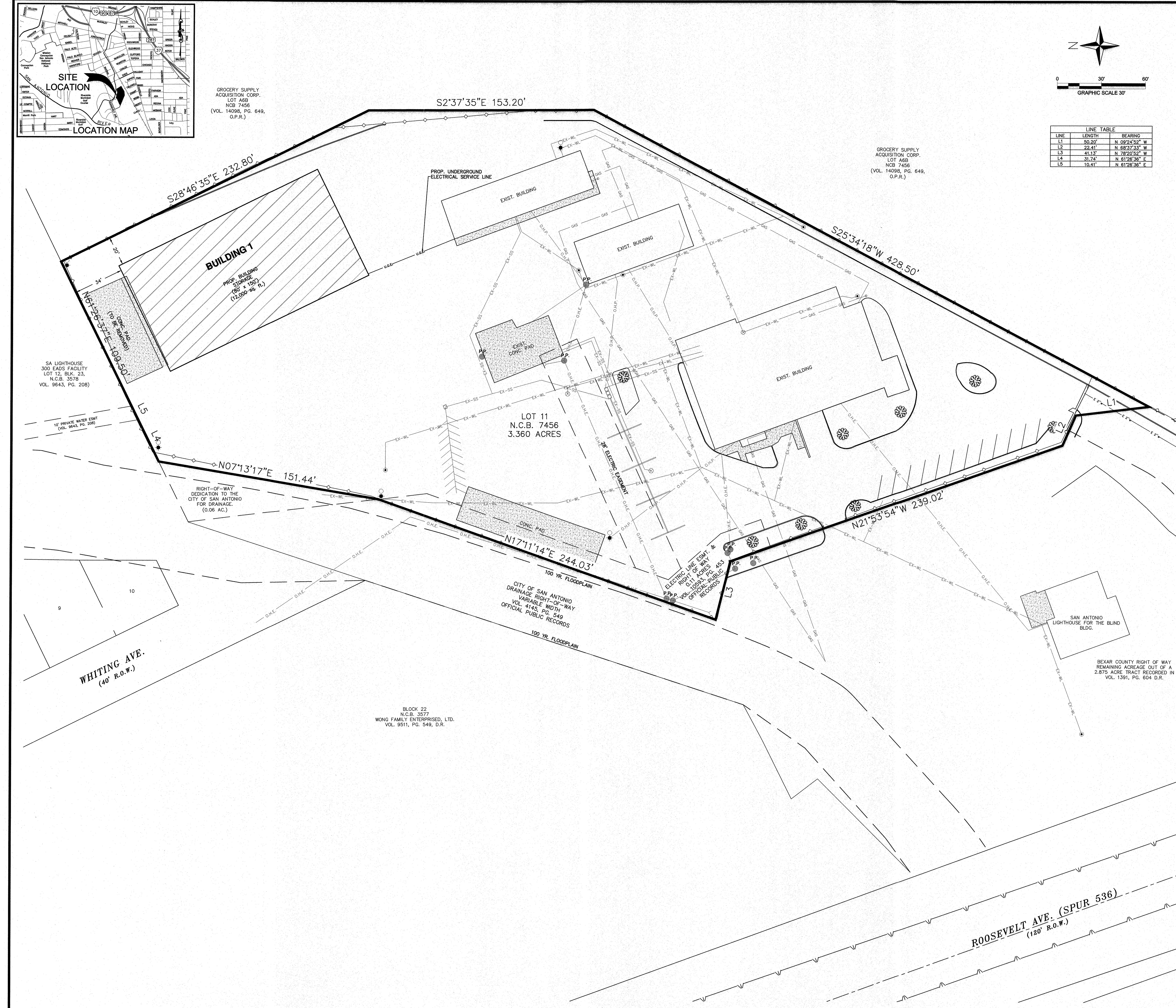
ALLSTATE
GEAR



PLAT: VOLUME 9682, PAGE 63

ZONING DISTRICT: I1

LEGAL DESCRIPTION:
BEING LOT 11, N.C.B. 7456 OF THE D FAULKNER SUBDIVISION AS RECORDED IN VOL. 9682, PG. 63 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 30' 60'
GRAPHIC SCALE 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.20'	N 09°24'52" W
L2	22.41'	N 68°37'33" W
L3	41.13'	N 78°20'52" W
L4	31.74'	N 61°26'36" E
L5	10.41'	N 61°26'36" E

SITE INFORMATION

GENERAL SITE DATA	
ZONING	INDUSTRIAL, "I-1"
LAND USE	WAREHOUSE
SITE AREA	3.360 ACRES
BUILDING AREA (BUILDING STORAGE)	12,000 SQ. FT.
BUILDING AREA (BUILDING ADDITION)	SINGLE STORY, 18'-0"
IMPERVIOUS COVERAGE	3.220 ACRES
GREEN SPACE	0.140 ACRES

LEGEND

- PROPERTY LINE
- FENCE LINE
- EXIST. WATERLINE
- EXIST. SEWER LINE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER
- EXIST. OVERHEAD ELECTRICAL
- PROP. UNDERGROUND ELECTRICAL
- EXIST. 2" WATER SERVICE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED TITLE OF EXHIBIT TO "CIVIL SITE PLAN"	11/16/18

1 CIVIL SITE PLAN
BUILDING PERMIT EXHIBIT

DATHAN FAULKNER
2310 ROOSEVELT AVE.

SAN ANTONIO TEXAS

STATE OF TEXAS
BRIAN M. COPE
93735
LICENSED PROFESSIONAL ENGINEER
11/16/18

KLEIN & COPE ENGINEERING INC.
CIVIL • MUNICIPAL • ENVIRONMENTAL ENGINEERS
TEXAS REG.# F-16078

OWNER/DEVELOPER
DATHAN FAULKNER
PO BOX 29928
SAN ANTONIO, TEXAS 78229
(210) 922-7901

JOB No. : 0614-650-100

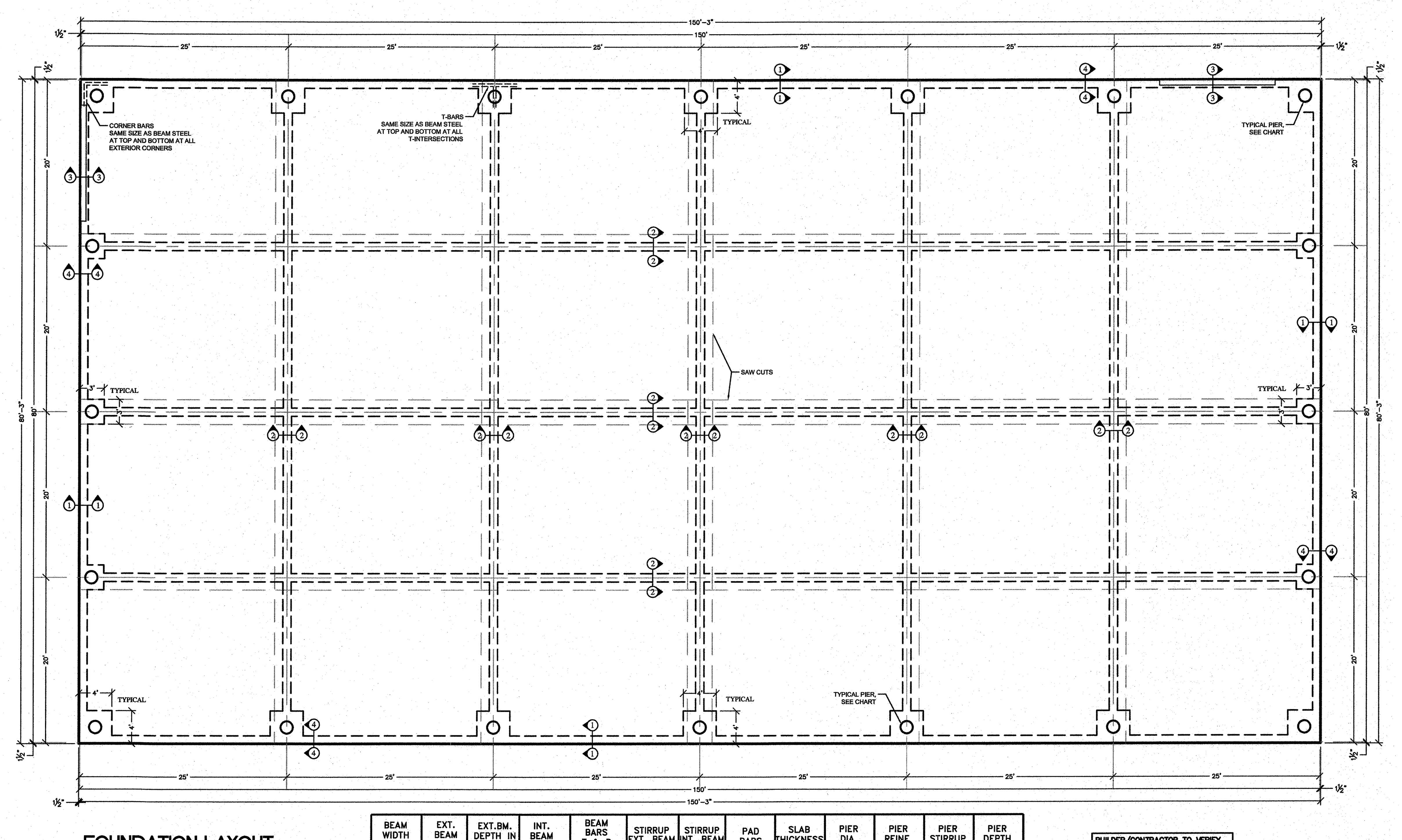
DATE : 9/27/2018

DESIGNED BY: B.M.C.

DRAWN BY: A.J.M.

CHECKED BY: B.M.C.

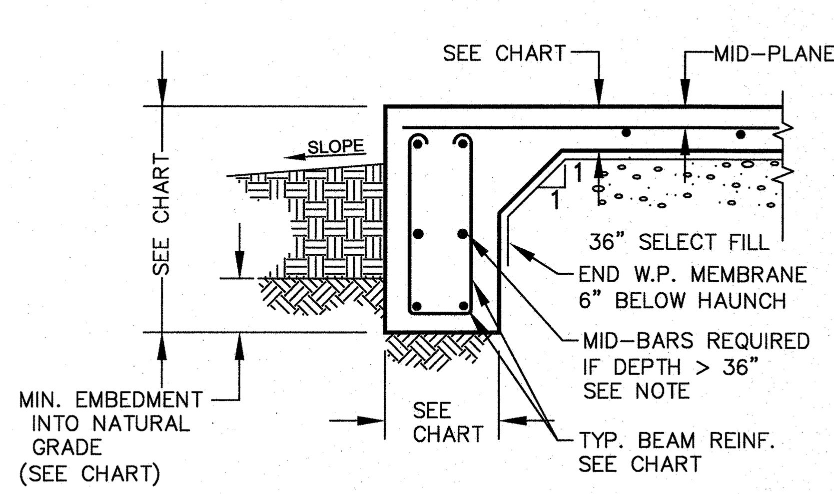
PAGE: 1 OF 1



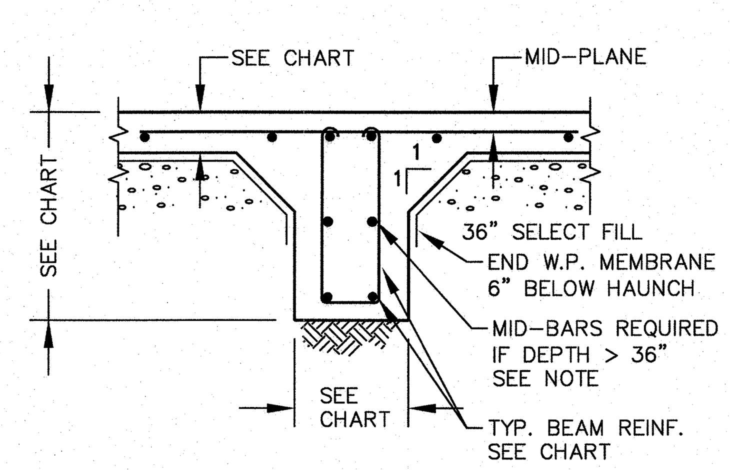
FOUNDATION LAYOUT
SCALE: 3/32"=1'

BEAM WIDTH (MINIMUM)	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS T & B	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS	PIER DIA.	PIER REINF.	PIER STIRRUP	PIER DEPTH
12" EXT. 12" INT.	36"MIN.	6" MIN.	36" MIN.	2-#6 BTM 2-#6 TOP	#3 @24"O.C.	#3 @24"O.C.	#4 @12"O.C.	7"	18"	(8) #6 VERT.	#3 @12"O.C.	12'-0"

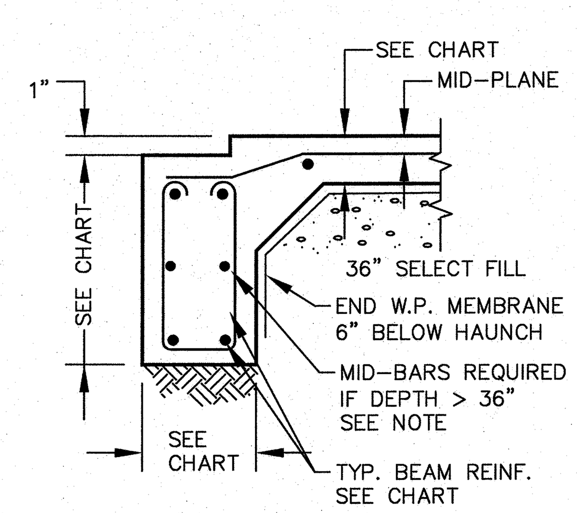
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK-OUT LOCATIONS ON SITE.



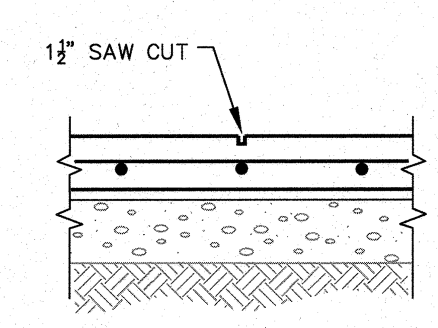
DETAIL-1
EXTERIOR BEAM -NO BRICK LUG



DETAIL-2
TYP. INT. BEAM DETAIL

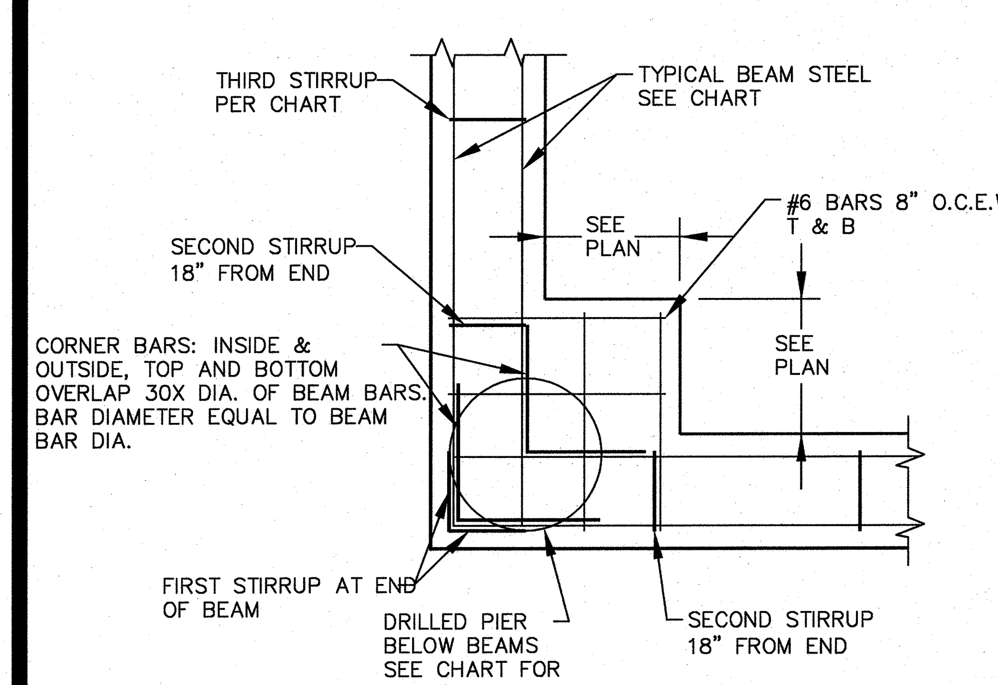


DETAIL-3
GARAGE DOOR DROP

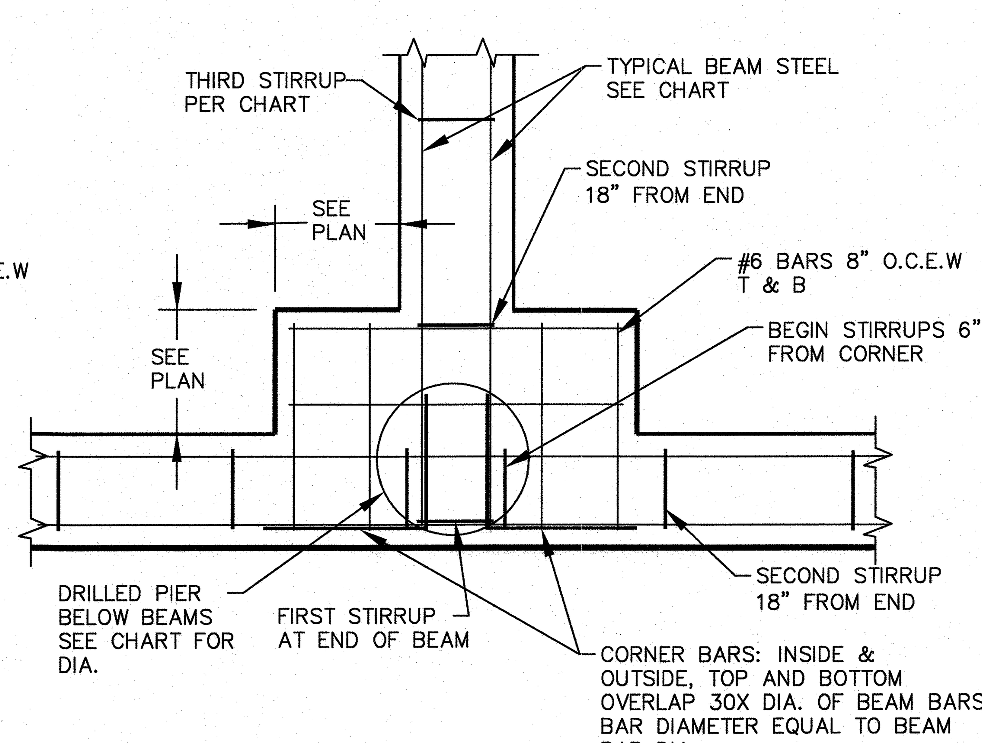


NOTE: CONTRACTOR TO SAW-CUT A CONTROL JOINT ON THE CONCRETE SLAB BEFORE INITIAL CONCRETE SET-UP IS COMPLETED AND NO LATER THAN SIX HOURS AFTER INITIAL SET-UP HAS BEGUN.

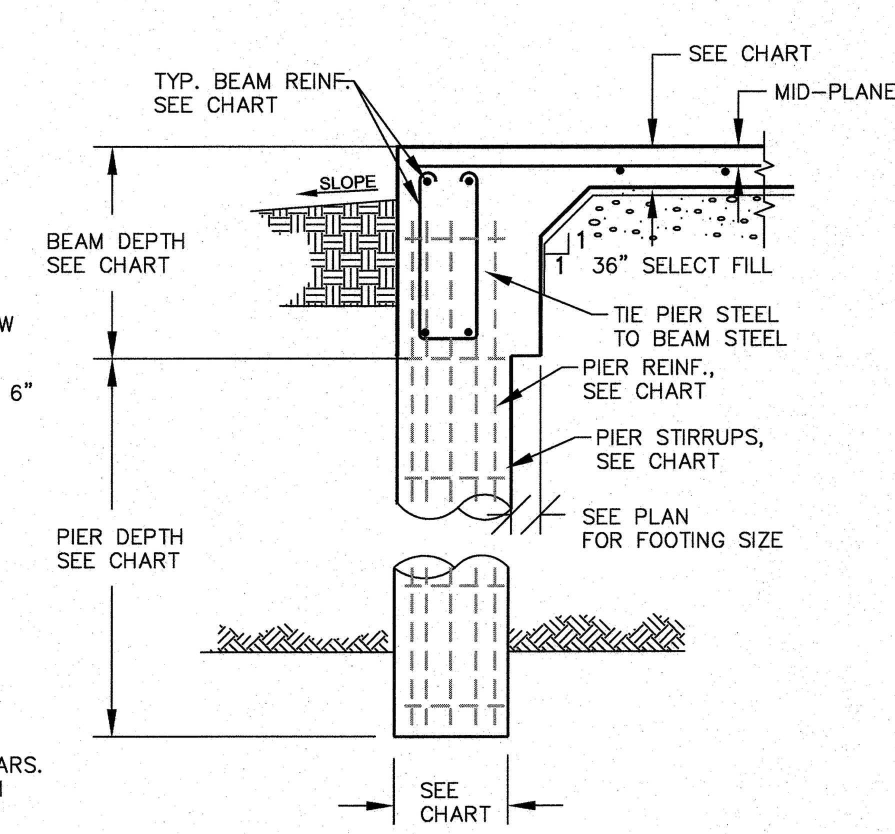
SAW CUT DETAIL



CORNER DETAIL
TYP. EXT. CORNER BEAM W/ FOOTER & PIER



INTERSECTION DETAIL
BEAM INTERSECTION W/ FOOTER & PIER



DETAIL 4
EXT. BEAM WITH PIER

GENERAL NOTES:

1.0 GENERAL

1.1 THIS FOUNDATION DESIGN IS SITE SPECIFIC AND MAY NOT BE USED FOR DIFFERENT SITE LOCATIONS WITHOUT WRITTEN PERMISSION FROM M&S ENGINEERING, LLC

1.2 THIS FOUNDATION HAS BEEN DESIGNED AS A GROUND SUPPORTED CONCRETE SLAB-ON-GRADE FOUNDATION, AND AS SUCH WILL MOVE WITH THE SOILS UPON WHICH IT BEARS. THIS DESIGN IS INTENDED TO LIMIT SUCH MOVEMENT TO WITHIN THE DEFLECTION TOLERANCES SET FORTH IN THE INTERNATIONAL BUILDING CODE, EDITION IN FORCE AT TIME OF DESIGN.

1.3 THIS FOUNDATION DESIGN IS BASED ON GEOTECHINICAL REPORT DONE BY ROCK ENGINEERING & TESTING (REPORT #G217250)

1.4 DO NOT SCALE THIS DRAWING. THIS IS A SCHEMATIC PLAN TO BE USED TO LOCATE AND IDENTIFY STRUCTURAL FOUNDATION ELEMENTS ONLY. DIMENSIONAL CONTROL IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR TO FOLLOW THE ARCHITECTURAL, DESIGNER PLANS, OR EXISTING SITE CONDITIONS. USE THIS PLAN FOR PLACEMENT OF STRUCTURAL FOUNDATION ELEMENTS ONLY.

1.5 THE BUILDER SHALL VERIFY ALL DIMENSIONS, SLAB DROP DEPTH AND LOCATIONS, BRICK- LEDGE DEPTH AND LOCATIONS, DOOR LUG LENGTH, DEPTH AND LOCATIONS, SLOPES, AND ALL OTHER NOTED ITEMS WITH THE ARCHITECTURAL OR DESIGNER PLANS AND SHALL NOTIFY THE ARCHITECT OR DESIGNER AND M&S IN WRITING OF ANY DISCREPANCY AND FOR DIRECTIONS TO RESOLVE THE DISCREPANCY. THE ARCHITECTURAL OR DESIGNER PLANS TAKE PRECEDENCE OVER THIS DRAWING IF ANY NON-STRUCTURAL DIMENSIONAL DISCREPANCY EXISTS.

1.6 THE BUILDER SHALL COORDINATE THIS DRAWING WITH ALL STRUCTURAL, CIVIL, ELECTRICAL, AND MECHANICAL PLANS FOR ALL OPENINGS, EMBEDDED ITEMS, DROPS, OFFSETS, SLOPES, ETC. AND SHALL NOTIFY THE ARCHITECT OR DESIGNER AND M&S IN WRITING OF ANY DISCREPANCY AND FOR DIRECTIONS TO RESOLVE THE DISCREPANCY.

1.7 SEE SITE PLAN, ARCHITECTURAL PLAN, OR DESIGNER PLAN FOR ACTUAL TOP-OF-SLAB FINISH FLOOR ELEVATION.

1.8 VERTICAL EXPANSION JOINTS SHALL BE INSTALLED IN BRICK VENEERS AND STUCCO WALL FINISHES IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS OR AT A MAXIMUM SPACING OF 25 FEET PER RUN OF STRAIGHT WALL, WHICHEVER IS LESS.

2.0 DESIGN DATA AND CRITERIA

2.1 THE FOUNDATION DESIGN UTILIZED GUIDANCE PROVIDED IN THE 2015 IBC.

2.2 STRUCTURAL FOUNDATION DESIGN LOADS:
DEAD LOAD: WEIGHT OF BUILDING COMPONENTS AND FOUNDATION

2.3 GEOTECHNICAL INFORMATION BASED ON GEOTECHINICAL REPORT DONE BY ROCK ENGINEERING & TESTING (REPORT #G217250) - DESIGN PI = 25

LIVE LOAD:
ROOF - 20/16 PSF
CEILING - 20 PSF
FLOOR - 40 PSF

3.0 SITE PREPARATION AND DRAINAGE

3.1 A GEOTECHNICAL REPORT EXISTS FOR THE PROJECT, SITE DEVELOPMENT SHALL INCLUDE REGRADING AND REMOVAL OF EXISTING SITE NATIVE SOILS, AND PLACEMENT AND COMPACTION OF SELECT STRUCTURAL FILL PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3.2 AT A MINIMUM, WHERE THE SITE SURFACE SOILS CONSIST OF CLAY OR CLAYEY MATERIALS, A MINIMUM OF 6 INCHES OF SURFACE SOILS SHALL BE EXCAVATED. IN THE CASE OF HEAVY BLACK OR BROWN CLAYS, THE MINIMUM DEPTH OF SOILS REMOVAL IS RECOMMENDED AT 36 INCHES. PROOF ROLLING, SOILS CONSOLIDATION, AND COMPACTING ARE RECOMMENDED. IT IS THE ENGINEER'S RECOMMENDATION THAT IN ACCORDANCE WITH ANY GEOTECHNICAL REPORT, OR IN THE ABSENCE THEREOF, SELECT STRUCTURAL FILLS BE PROVIDED AT THE LOCATION OF PROPOSED FOUNDATION CONSTRUCTION. A MINIMUM DEPTH OF FILL MATERIAL SHALL BE AS SPECIFIED IN THE GEOTECHNICAL REPORT, OR EQUAL TO THE DEPTH OF SURFACE SOILS EXCAVATION. THEREAFTER, ADDITIONAL FILL MATERIAL SHALL BE PROVIDED TO FORM A STRUCTURAL BASE AT THE GREATER OF A MINIMUM OF 12" IN HEIGHT, OR AS REQUIRED FOR PROPER FOUNDATION EXPOSURE. THE STRUCTURAL FILL SHALL CONSIST OF TYPE A CRUSHED LIMESTONE, OR TYPE B CLAYEY CRUSHED GRAVEL, IN ACCORDANCE WITH TXDOT SPECIFICATION ITEM 247 FOR GRADE 1 FILL MATERIALS. STRUCTURAL FILL SHALL BE PLACED IN LIFTS OF 8 INCHES, AND COMPACTED IN ACCORDANCE WITH TXDOT SPECIFICATION TEX-113-E, WITH MOISTURE CONTENT CONTROLLED TO CONFORM TO TXDOT SPECIFICATION ITEM 204 "SPRINKLING".

3.3 TREES WITHIN A DISTANCE TO THE FOUNDATION OF ONE TIMES THE MATURE TREE HEIGHT MAY DAMAGE THE FOUNDATION. EXISTING AND NEWLY PLANTED TREES WITHIN ONE TIMES THE MATURE TREE HEIGHT TO THE FOUNDATION PERIMETER ARE AT THE RISK OF BUILDER AND/OR OWNER AND MUST HAVE A PROPERLY DESIGNED AND PLACED ROOT SHIELD (ROOT BARRIER), DESIGNED BY AN ARBORIST OR TREE EXPERT, TO INHIBIT TREE ROOT GROWTH TOWARD AND UNDER THE FOUNDATION.

3.4 VOIDS (HOLES) CREATED AS A RESULT OF DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, TREES, AND OTHER EXISTING OBJECTS SHALL BE FILLED WITH WELL COMPACTED SELECT FILL MATERIAL. THIS IS USUALLY DONE BY LAYERING THE HOLE WITH SELECT FILL MATERIAL APPLYING WATER AND COMPACTING EACH LAYER, COMPACTING WITH HEAVY EARTH MOVING EQUIPMENT OR A HEAVY TRUCK. CONTINUE THIS PROCESS UNTIL THE HOLE IS FILLED.

3.5 SITE SURFACE DRAINAGE DURING CONSTRUCTION IS VERY IMPORTANT IN CONTROLLING MOISTURE PROBLEMS ASSOCIATED WITH THE BELOW SLAB FILL, LOT FILL MATERIAL, AND SUB-GRADE SOILS. BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. THE BUILDER IS RESPONSIBLE FOR THE INSTALLATION OF BERMS OR SWALES ON THE UPHILL SIDE OF THE CONSTRUCTION AREA TO DIVERT SURFACE RUNOFF AWAY FROM THE FOUNDATION AREA DURING CONSTRUCTION.

3.6 THE BUILDER IS RESPONSIBLE FOR LOCATION OF WATER-BEARING UTILITIES, ROOF DRAINAGE OUTLETS, AND IRRIGATION SPRAY HEADS OUTSIDE OF THE FOUNDATION PERIMETER DRAIN BOUNDARIES. ROOF DOWNSPOUTS SHOULD BE EXTENDED OR BE CONNECTED TO UNDERGROUND PIPING SYSTEMS THAT DIRECT ROOF DRAINAGE WATER AT LEAST FIVE FEET TO "DAYLIGHT" AWAY FROM THE FOUNDATION PERIMETER. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF FIVE FEET AWAY FROM THE FOUNDATION PERIMETER.

3.7 THE BUILDER IS RESPONSIBLE FOR CONSTRUCTION OF FINAL SURFACE DRAINAGE PATTERN TO PREVENT PONDING AND LIMIT SURFACE WATER INFILTRATION AT THE FOUNDATION PERIMETER. M&S IS NOT RESPONSIBLE FOR FOUNDATION WITH INADEQUATE DRAINAGE AND/OR GROUND WATER COLLECTION PROXIMATE TO THE FOUNDATION PERIMETER OR BENEATH THE FOUNDATION. THE GROUND ADJACENT TO THE FOUNDATION SHALL SLOPE DOWN AND AWAY A MINIMUM OF SIX INCHES IN THE FIRST FIVE FEET (10% MIN. SLOPE).

3.8 LIVING AREA TOP-OF-SLAB FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF EIGHT INCHES ABOVE THE FINAL LOT GRADE ADJACENT TO THE FOUNDATION PERIMETER.

3.9 IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE PROPERTY OWNER OF THE IMPORTANCE TO MAINTAIN PROPER SURFACE DRAINAGE SLOPING DOWN AND AWAY FROM THE FOUNDATION PERIMETER AND TO MAINTAIN UNIFORM MOISTURE CONTENT OF THE SOIL AROUND THE FOUNDATION PERIMETER. SYSTEMATIC AND UNIFORM WATERING OF THE SOIL IN THE AREAS SURROUNDING THE FOUNDATION DURING DRY PERIODS MAY BE REQUIRED TO MAINTAIN UNIFORM MOISTURE CONTENT OF THE SOIL. DO NOT OVER-WATER.

4.0 FOUNDATION CONSTRUCTION

4.1 FILL MATERIAL PLACED BENEATH THE FOUNDATION SLAB AREAS (SLAB FILL MATERIAL) SHALL BE WELL GRADED GRANULAR LOW PLASTICITY SELECT FILL MATERIAL HAVING A PI OF 5 TO 20 WITH A LIQUID LIMIT NOT EXCEEDING 40 PERCENT. THE FILL MATERIAL SHOULD BE FREE OF ORGANICS, TRASH, RUBBLE, OR OTHER DELETERIOUS MATERIALS AND SHALL HAVE NO PARTICLE SIZE GREATER THAN 3 INCHES IN DIAMETER. CRUSHED LIMESTONE OR CRUSHED AND UNCRUSHED GRAVEL MATERIAL MEETING THE REQUIREMENTS OF TxDOT ITEM 247, TYPE A OR B, GRADE 1 OR 2 IS PREFERRED.

4.2 SOIL FROM BEAM EXCAVATION AND OTHER SITE EXCAVATIONS SHALL NOT BE USED AS SLAB FILL MATERIAL.

4.3 SLAB FILL MATERIAL SHALL BE COVERED AND PROTECTED FROM GETTING WET PRIOR TO PLACEMENT IN THE FOUNDATION SLAB AREAS AND AFTER PLACEMENT IN THE FOUNDATION SLAB AREAS.

[[CONTINUE_4_4]]

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-1394 SURVEYING FIRM # 10044200
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STATE OF TEXAS
A.M. STONE
91049
LICENSED
PROFESSIONAL ENGINEER

A M Stone

THE SEAL WAS AUTHORIZED BY A.M. STONE, P.E. 91049 ON 08/30/2017. THE ORIGINAL SEALED DRAWING IS ON FILE AT M&S ENGINEERING.

THE FAULKNER NEW PEMB
8611 BOTTS LN# 101
SAN ANTONIO, TEXAS 78217
FOUNDATION DESIGN

JOB: 7517KLEIN003
DATE: AUGUST 2017

DRAWN:	JCG	AMS	PM:
DESIGN:	JCG	AMS	DM:
PEER:	CL		OTHER:

REVISIONS:

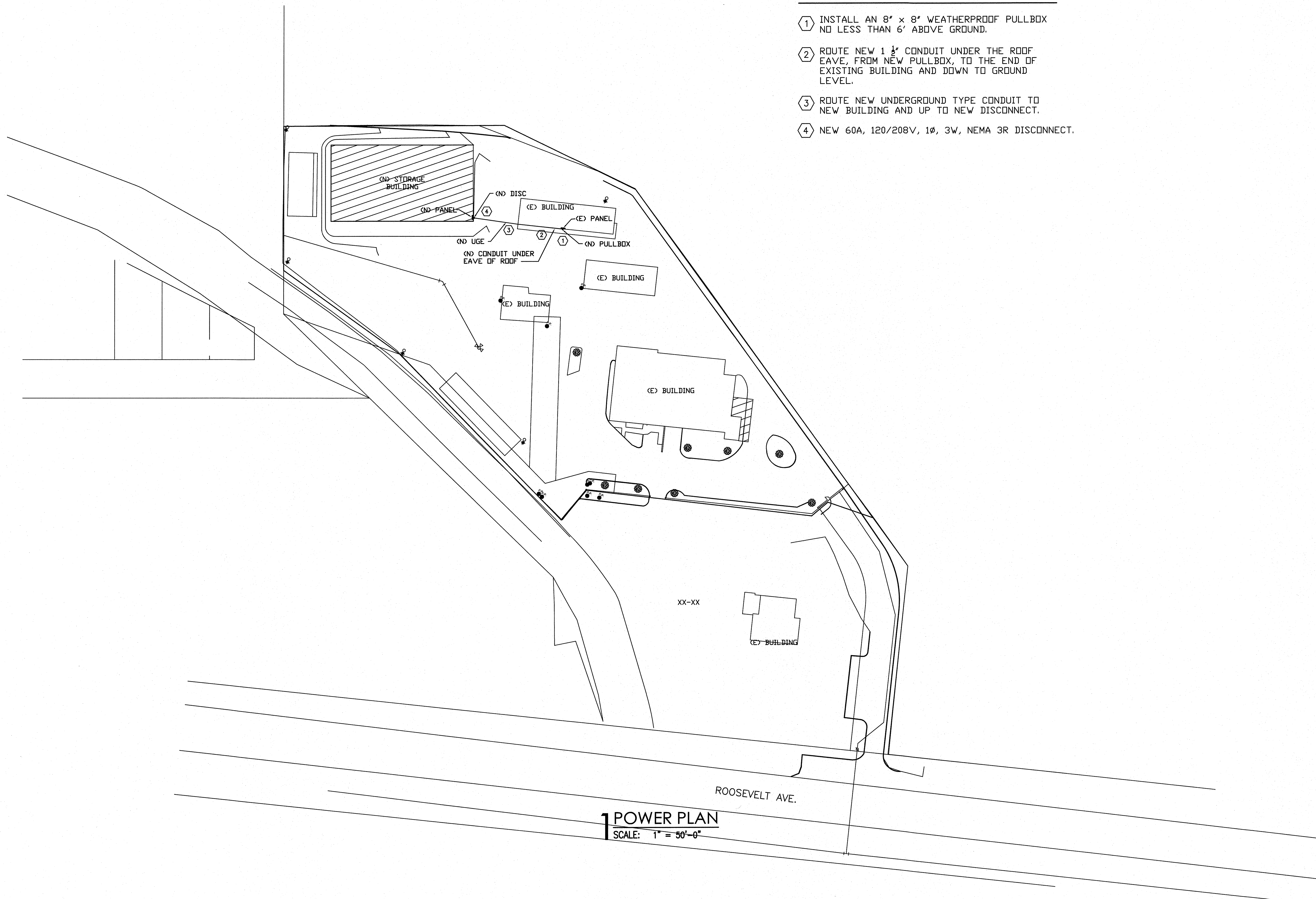
DELTA	DESCRIPTION

SHEET:
S1

Date: Aug 30, 2017, 1:27pm User ID: jpalera
File: \\COUGAR\Civil Dept\Active Projects_2017\75 New Braunfels Structural\7517KLEIN003 The Faulkner New PEMB FDN\dwg\7517KLEIN003 - THE FAULKNER NEW PEMB FDN.dwg

KEYED SITE PLAN ELECTRICAL NOTES

1. INSTALL AN 8" x 8" WEATHERPROOF PULLBOX NO LESS THAN 6' ABOVE GROUND.
2. ROUTE NEW 1 ½" CONDUIT UNDER THE ROOF EAVE, FROM NEW PULLBOX, TO THE END OF EXISTING BUILDING AND DOWN TO GROUND LEVEL.
3. ROUTE NEW UNDERGROUND TYPE CONDUIT TO NEW BUILDING AND UP TO NEW DISCONNECT.
4. NEW 60A, 120/208V, 1Ø, 3W, NEMA 3R DISCONNECT.



1 POWER PLAN
SCALE: 1" = 50'-0"

Aztech ENGINEERING
1846 LOCKHILL-SELMA, SUITE 101
San Antonio, TX 78213
Ph. (210) 222-1970 Fax (210) 222-2004

ELECTRICAL SITE PLAN

D. FAULKNER STORAGE BUILDING

2310 ROOSEVELT AVE.
SAN ANTONIO, TEXAS 78210

REVISIONS:
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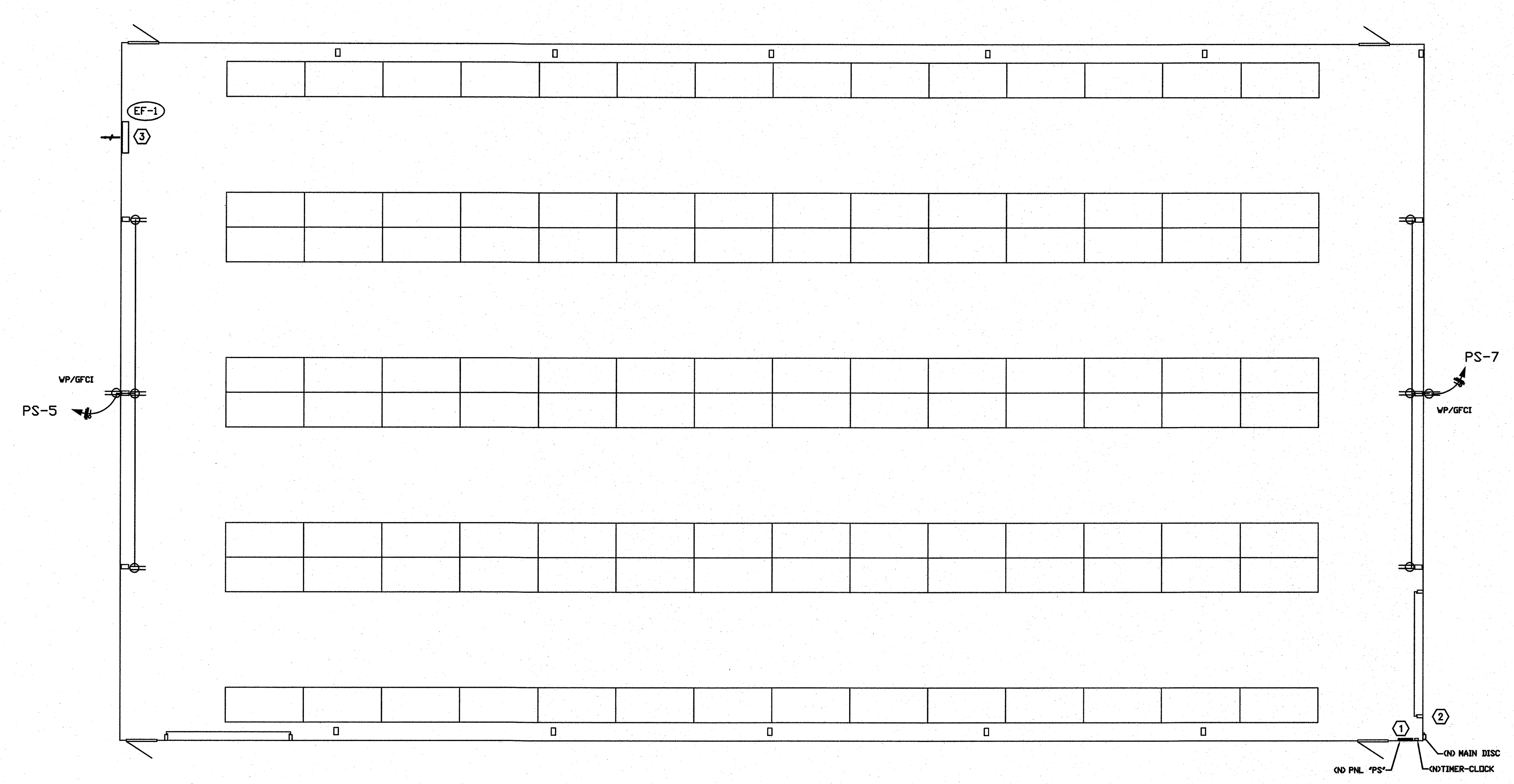
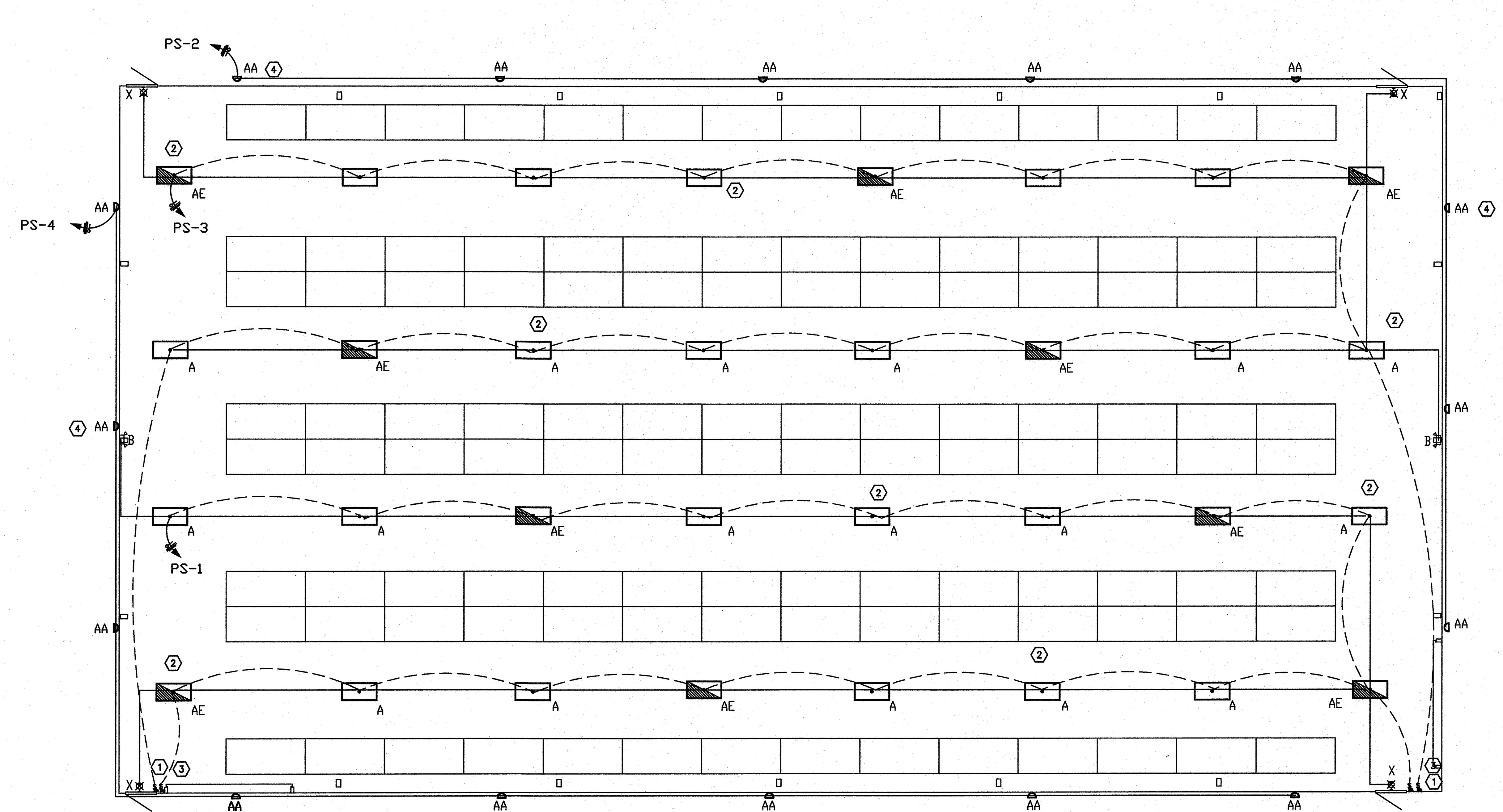
DRAWN BY:	M.L.
DATE:	07/20/2018
CHECK BY:	D.R.
PROJ. NO.:	AE18-09
SCALE:	AS NOTED
SHEET NO.:	E1.0



1 POWER PLAN
SCALE: 3/32" = 1'-0"



2 LIGHTING PLAN
SCALE: 3/32" = 1'-0"

KEYED ELECTRICAL NOTES:

1. VERIFY EXACT LOCATION OF PANEL "PS" AND TIMER-CLOCK WITH OWNER.
2. BUILDING DISCONNECT TO BE ACCESSIBLE TO FIRE DEPT.

FAN SCHEDULE

MARK	EF-1	
SERVES	OPEN BAY	
TYPE/DRIVE	CENTR/DIRECT	
CFM	4200	
E.S.P. IN W.G.	0.125	
MOTOR (HP)	1/4	
RPM (MAX.)	690	
SONES (MAX.)	12.7	
VOLTS/PHASE/HERTZ	120/1/60	
MANUFACTURER	COOK	
MODEL NUMBER	24XLW	
APPROX. WEIGHT (LBS)	150	
1,NOTES	1,2	

NOTES:
1.) FAN SHALL BE CONTROLLED BY WALL MOUNTED SWITCH.
2.) PROVIDE OSHA WIRE GUARD, WALL COLLAR, GSS WALL SHUTTER AND WEATHER HOOD WITH FAN.

LIGHTING FIXTURE SCHEDULE

TYPE	MFGR.	CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	VOLTS
A	ELITE	CB2-LED-13000L-DIM10-MVOLT-W-40K-85-VHCH	1' x 4' LED HIGH BAY	SUSPENDED	90W-LED	120
AE	ELITE	CB2-LED-13000L-DIM10-MVOLT-W-40K-85-VHCH-O-EMG-LED	1' x 4' LED HIGH BAY W/BAT-PAK	SUSPENDED	90W-LED	120
B	ELITE	ELM-LED-803-W	EMERGENCY EGRESS LIGHT W/BAT PAK	SURFACE	2W-LED	120
X	ELITE	ELM-LED-603-R-W-MAXLINE	EXIT SIGN W/BAT PAK	SURFACE	2W-LED	120
AA	ELITE	OWP-FC-201-LED-4900L-MVOLT 40K-BZ	WALL PAK W/BAT PAK	WALL	63W-LED	120
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KEYED LIGHTING FIXTURES NOTES:

1. VERIFY EXACT SWITCH (S) LOCATIONS WITH OWNER..
2. LIGHT FIXTURES "A & AE" MOUNTING HEIGHTS SET AT 18' FOR MAXIMUM LIGHTING LEVELS.
3. INSTALL AN OCCUPANCY/VACANCY SENSOR SWITCH EQUAL TO LEVITON "OSSMT-MDW ULTRASONIC/INFRARED, DUAL RELAY WALL SENSOR FOR THREE-WAY SWITCHES.
4. ROUTE WALL PAK FIXTURES "AA" THROUGH TIMER-CLOCK (TC).

Aztech ENGINEERING
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ELECTRICAL LIGHTING AND POWER PLANS
D. FAULKNER STORAGE BUILDING
2310 ROOSEVELT AVE.
SAN ANTONIO, TEXAS 78210

REVISIONS:
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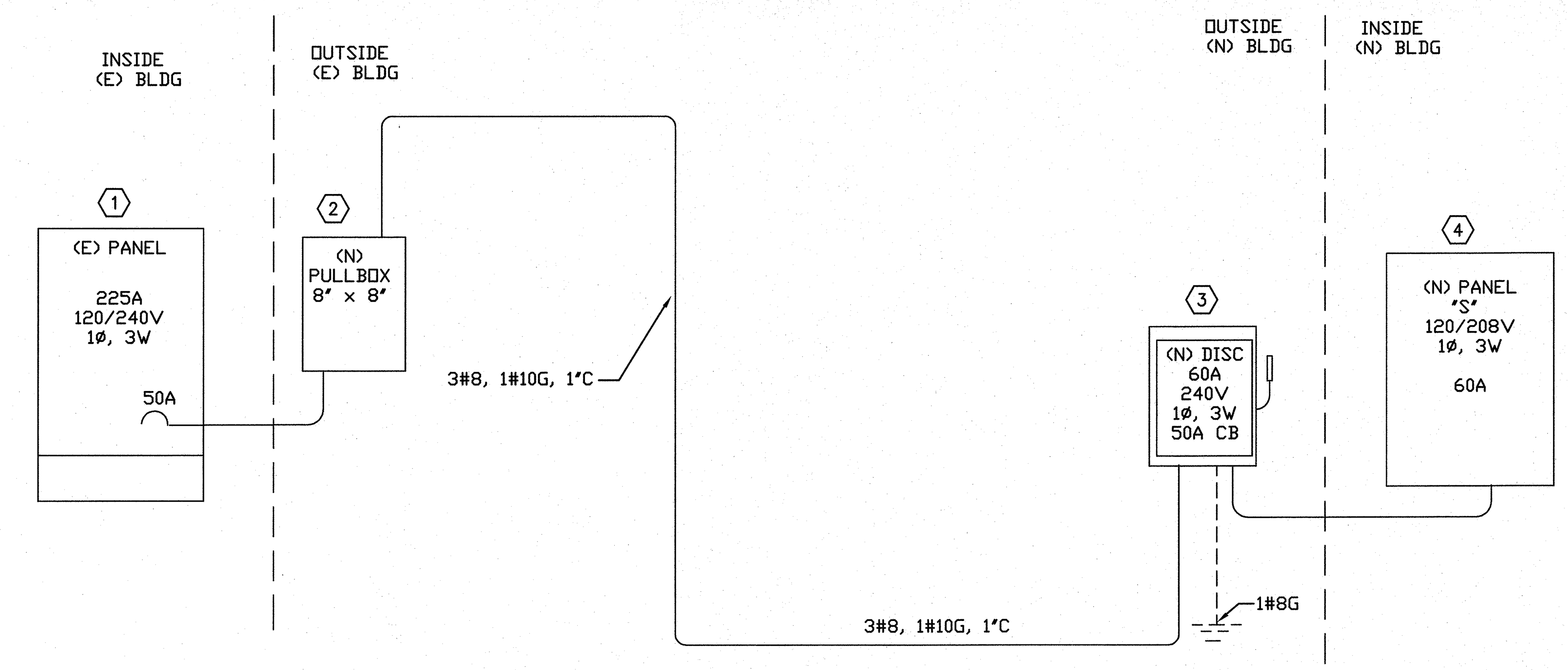
DRAWN BY: M.L.
DATE: 07/20/2018
CHECK BY: D.R.
PROJ. NO.: AE18-09
SCALE: AS NOTED
SHEET NO.: E2.0



KEYED ELECTRICAL NOTES:

1. (E) 225A, 120/208V, NEMA 1, 1Ø, 3W PANEL.
2. (N) WEATHERPROOF 8″x8″ PULL BOX.
3. (N) 60A, 240V, 1Ø, 3W, NEMA 3R, DISCONNECT.
4. (N) 60A, 120/208V, NEMA 1, 1Ø, 3W PANEL "PS".

1 ELECTRICAL RISER
SCALE: NOT TO SCALE

PANEL: "PS" RATING: 60A KAIC: 12

VOLTAGE: 120/208 PHASE: 1Ø, 3W MAIN: 60 MCB

CIRC NO.	EQUIPMENT	KVA	BREAKER TRIP/POLE	A B	BREAKER TRIP/POLE	KVA	EQUIPMENT	CIRC NO.
1	LIGHTING	2.0	20/1		20/1	1.6	WALL PAK LIGHTING	2
3	LIGHTING	2.0	20/1		20/1	1.6	WALL PAK LIGHTING	4
5	RECEPTACLES	08	20/1		20/1	08	EXHAUST FAN	6
7	RECEPTACLES	0.8	20/1		20/1	--	SPARE	8
9	SPARE	--	20/1		20/1	--	SPARE	10
11	SPARE	--	20/1		20/1	--	SPARE	12
13		--	--		--	--		14
15		--	--		--	--		16
17	--	--	--		--	--	--	18
19	--	--	--		--	--	--	20
21	--	--	--		--	--	--	22
23	--	--	--		--	--	--	24

PHASE A LOAD: 5.2 KVA

PHASE B LOAD: 4.4 KVA

TOTAL LOAD: 9.6 KVA

AVERAGE AMPS: 40

2 PANEL SCHEDULE
SCALE: NOT TO SCALE

LOAD ANALYSIS

SINGLE PHASE	208V	2-POLES	3-W	WSA
DESCRIPTION	KVA	FACTOR	KVA	
LIGHTING *	7.2	1.25	9.0	--
RECEPTACLES	1.6	10 + 50%	1.6	--
HVAC (NONE)	0	1.0	0	--
MISC	0.8	0.75	0.6	--
TOTAL:	9.6		11.2	65

* USING 2017 NEC ARTICLE 220.12 "LIGHTING LOAD FOR SPECIFIED OCCUPANCIES" THE MINIMUM FOR THIS PANEL IS 3.0 KVA. ! THE MINIMUM LOAD FOR EACH OUTLET WAS CALCULATED USING 2017 NEC ARTICLE 220.14 (A) THROUGH (L).

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ELECTRICAL RISER AND PANEL SCHEDULES

D. FAULKNER STORAGE BUILDING

2310 ROOSEVELT AVE.

SAN ANTONIO, TEXAS 78210

REVISIONS:

DRAWN BY: M.L.
DATE: 07/20/2018
CHECK BY: D.R.
PROJ. NO.: AE18-09
SCALE: AS NOTED
SHEET NO.: E3.0

These Documents to be

Printed on 11x17 Paper

Mehrdad T. Janfada

JH

GENERAL NOTES

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE AND DIRECTION OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE BUILDING MANUFACTURER WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS METAL BUILDING IS DESIGNED WITH THE BUILDING MANUFACTURER'S STANDARD PRACTICES WHICH ARE BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES AS APPLICABLE.

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
2. AMERICAN IRON AND STEEL INSTITUTE, SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS.
3. AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE' AWS D1.1
4. METAL BUILDING MANUFACTURER'S ASSOCIATION , LOW RISE BUILDING SYSTEMS MANUAL
5. INTERNATIONAL CODE COUNCIL: INTERNATIONAL BUILDING CODE

ALL WELDING ELECTRODES SHALL BE A233 CLASS E-70 SERIES. MINIMUM WELDS ON PRIMARY STRUCTURAL MEMBERS SHALL BE 3/16 FILLET WELDS UNLESS SHOWN OTHERWISE ON SHOP FABRICATION DRAWINGS.

ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED UNLESS NOTED.

MATERIAL PROPERTIES OF STEEL PLATE AND SHEET USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND ALL PRIMARY STRUCTURAL FRAMING MEMBERS (OTHER THAN COLD-FORMED SECTIONS) CONFORM TO THE CHEMISTRY REQUIREMENTS OF ASTM-A36 WITH MINIMUM YIELD POINT OF 50,000 P.S.I. OR 36,000 P.S.I. AS REQUIRED BY DESIGN.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-570, GRADE 55, WITH A MINIMUM YIELD POINT OF 57,000 P.S.I.

ALL PIPE SHALL BE MINIMUM SCHEDULE 40 AND 36,000 P.S.I. UNLESS OTHERWISE NOTED.

CABLE BRACING TO BE "BRACE GRIP" SYSTEM AS MANUFACTURED BY FLORIDA WIRE AND CABLE COMPANY, EHS CABLE OR EQUAL. BRACING IN FLUSH GIRT SIDEWALL / ENDWALL BAYS MAY REQUIRE THE FIELD CUTTING OF SLOTS SO THAT CABLE IS INSTALLED WITHIN GIRTS.

STRUCTURAL JOINTS WITH A.S.T.M. A-325 HIGH STRENGTH BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASSEMBLED AND THE FASTENERS TIGHTENED IN ACCORDANCE WITH 'SNUG-TIGHT' METHOD AS DESCRIBED IN THE SPECIFICATION FOR STRUCTURAL JOINTS USING A.S.T.M. A-325 OR A-490 BOLTS (JUNE 30, 2004 EDITION), UNLESS OTHERWISE NOTED. ALL JOINTS WILL BE ASSEMBLED WITHOUT WASHERS UNLESS OTHERWISE NOTED.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF IRON OXIDE CORROSION INHIBITIVE PRIMER.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS OTHERWISE NOTED, ALL SCREWED-DOWN ROOF AND WALL PANELS ARE TO BE INSTALLED USING A MINIMUM OF ONE SCREW PER FOOT AT EACH PURLIN / GIRT AND ONE STITCH SCREW EVERY 24 INCH ALONG THE PANEL LAPS AND ENDS AS DESCRIBED IN THE INSTALLATION MANUAL. SINCE BEARING FRAME ENDWALLS DEPEND ON DIAPHRAGM STRENGTH TO PROVIDE LATERAL SUPPORT, THE NUMBER AND SIZE OF FIELD INSTALLED OPENINGS IN THESE WALLS MAY BE LIMITED. SEE THE APPLICABLE WALL DRAWING OR CONTACT YOUR SALES REPRESENTATIVE FOR MORE INFORMATION.

BUILDING DESCRIPTION

BLDG	WIDTH		LENGTH		HEIGHT BACK	HEIGHT FRONT	ROOF PITCH BACK	ROOF PITCH FRONT
1	80'-0"	X	150'-0"	X	24'-0"	24'-0"	1.00:12	1.00:12

WARRANTY NOTE

ENGINEERING CALCULATIONS AND DESIGN ARE BASED ON PRE-FABRICATED METAL BUILDING(S) AS SHOWN IN THESE DRAWINGS AND SUPPLIED BY MUELLER, INC. AND ANY FIELD FABRICATION AND/OR MODIFICATION OF SAID BUILDING(S) IS THE SOLE RESPONSIBILITY OF THE CUSTOMER AND MAY VOID ALL ENGINEERING AND WARRANTY.

NOTE:
THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ANY ACCESSORIES USED WITH THIS BUILDING (DOORS, WINDOWS, VENTS, ETC.) MUST BE RATED TO MEET THE SAME WIND CRITERIA AS THIS BUILDING.

PRODUCT CERTIFICATIONS

THIS IS TO CERTIFY THE ABOVE REFERENCED BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH A.I.S.C. AND A.I.S.I. DESIGN PROCEDURES AND GOOD ENGINEERING PRACTICE AND FOR THE FOLLOWING LOADS. ALL WELDING IS PER THE A.W.S. D1.1 & D1.3 CODES. LOADS ARE APPLIED IN ACCORDANCE WITH THE M.B.M.A. LOW RISE BUILDING SYSTEMS MANUAL, AND THE DESIGN SATISFIES THE REQUIREMENTS OF IBC'15

DEAD LOAD: METAL BLDG STRUCTURE ONLY AS FURNISHED BY MUELLER, INC.

LIVE LOAD (ROOF): 20.0 (psf)
GROUND SNOW LOAD: P_g = 5.0 (psf)
LIVE LOAD REDUCED PER CODE? YES
ROOF SNOW LOAD (Flat): P_f = 5.0 (psf)
WIND EXPOSURE: C
C_e = 1.0 I_s = 1.0
RISK CATEGORY: II - Normal
WIND LOAD: V_{ULT} = 115.0 MPH
V_{ASD} = 90.0 MPH

SEISMIC LOADS

I_e = 1.0
SEISMIC DESIGN CATEGORY: B
S_S = 0.083 S_{DS} = 0.089
SITE CLASS: D
S_1 = 0.030 S_{D1} = 0.048
ANALYSIS PROCEDURE: Equivalent Lateral Force Method

BUILDING-SPECIFIC LOADING INFORMATION

BLDG	Collateral Load (psf)	C_t	SNOW C_s	Roof (Sloped) P_s (psf)	WIND Enclosure	GC_{Pi}	R	SEISMIC C_s	V (kips)
1	0.0	1.0	1.0	5.00	Enclosed	± 0.18	3.25	0.027	3.08

THIS LETTER OF CERTIFICATION APPLIES SOLELY TO THIS BUILDING AND ITS COMPONENT PARTS AS FURNISHED AND/OR FABRICATED BY MUELLER, INC. AND SPECIFICALLY EXCLUDES FOUNDATION, MASONRY OR GENERAL CONTRACT WORK INCLUDING ERECTION CERTIFICATION. THE DESIGN AND CERTIFICATION FOR THIS PROJECT IS IN ACCORDANCE WITH THE PROVISIONS AND LOADS SPECIFIED ON THE CONTRACT DOCUMENTS. THE CUSTOMER IS TO INSURE ALL LOADS ARE IN COMPLIANCE WITH LOCAL REGULATORY AUTHORITIES. ALL COMPONENTS AND PARTS MUST WITHSTAND THE WIND LOAD AND DESIGN SPECIFICATIONS MENTIONED ABOVE.

PANEL ACCESSORY INFORMATION

	PANEL TYPE	PANEL COLOR	TRIM COLOR
WALL SHEETS	126_R	NC Need Common	NC Need Common
ROOF SHEETS	126_PBR	GP Galvalume Plus	NC Need Common

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

FOR CONSTRUCTION

Legend

PART MARK = Part001

DRAWING INDEX

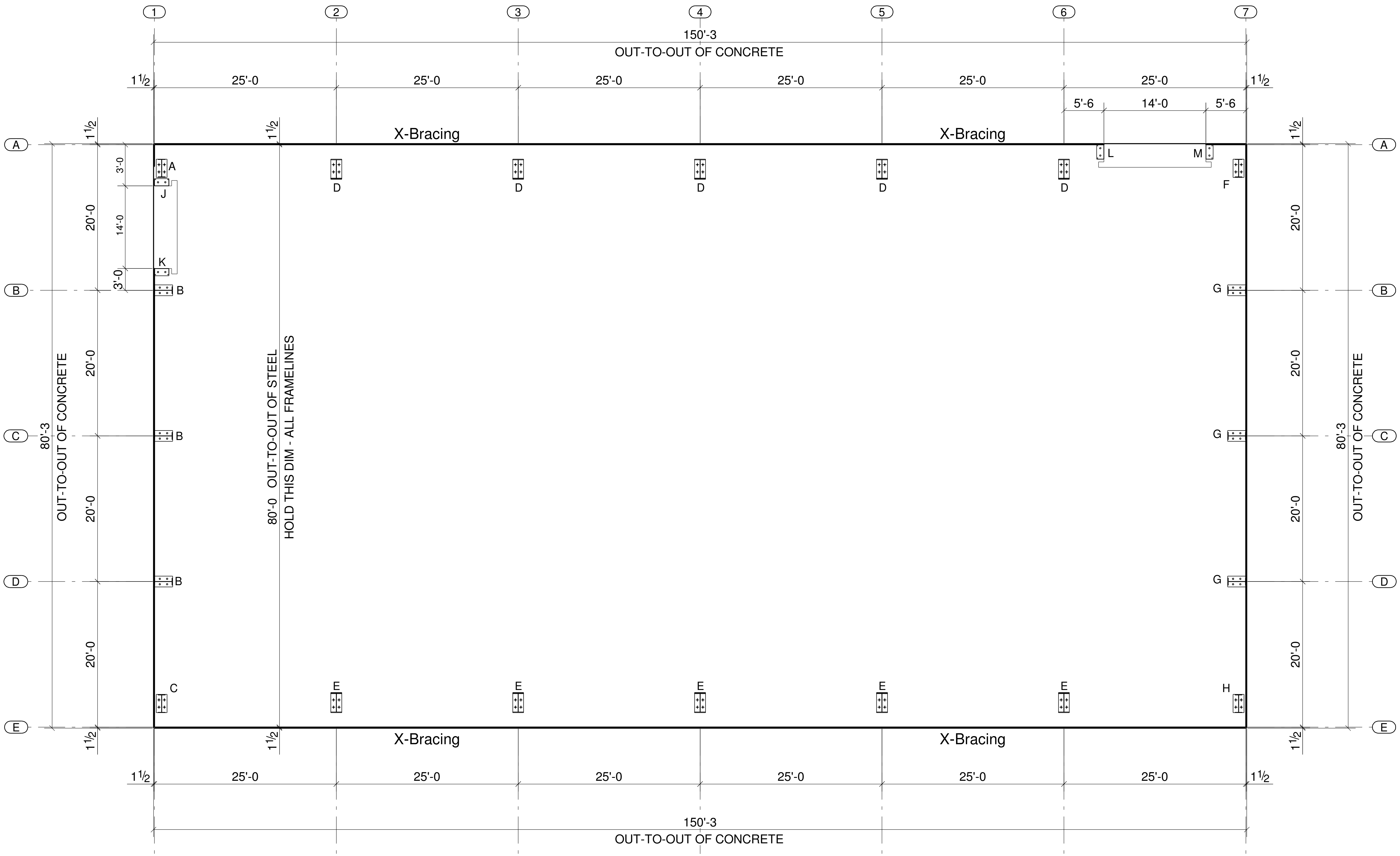
NOTE: THE UNDERSIGNED ENGINEER IS NOT THE "REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE" NOR "ENGINEER OF RECORD" FOR THE OVERALL PROJECT.

F-2689
STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED PROFESSIONAL ENGINEER
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: COVERSHEET
SALESMAN: CHUCK BELL
BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"
ROOF SLOPE: 1.00:12
CUSTOMER NAME: DAVID FAULKNER
ADDRESS: SAN ANTONIO, TX 78210
SCALE: NONE
DETAILER: TMR
CHECKER:
DATE: 07/26/2017
JOB #: 5176090
DWG #: C1
REV.: 0



ANCHOR BOLT PLAN

NOTE: Base Plates @ 100'-0"(U.N.)

ANCHOR BOLT SUMMARY			
	QTY	LOCATION	DIA
○	8	JAMB	5/8"
○	24	ENDWALL	5/8"
◆	16	ENDWALL	3/4"
◆	40	MAINFRAME	3/4"

Not To Scale

F-2689

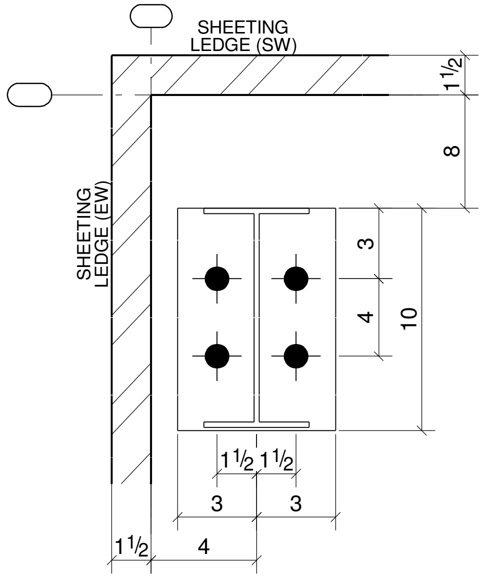
STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED
PROFESSIONAL ENGINEER

07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: ANCHOR BOLT PLAN			
SALESMAN: CHUCK BELL	BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER	ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR / CHECKER: / DATE: 07/26/2017	JOB # 5176090	DWG # AB1	REV. 0



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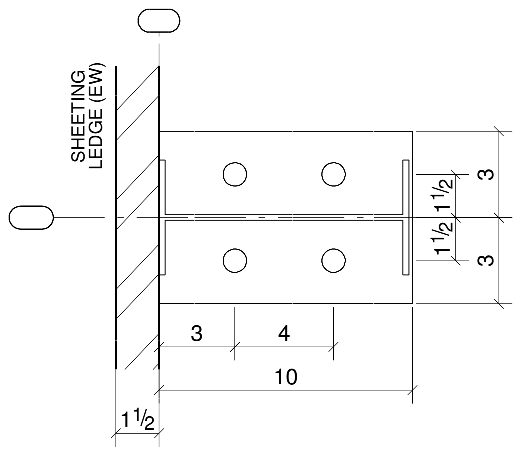

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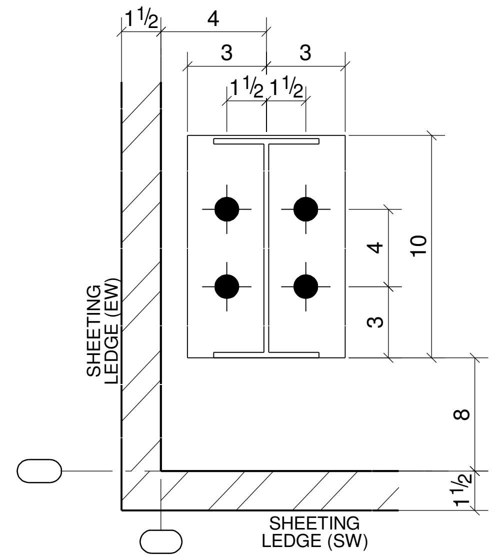

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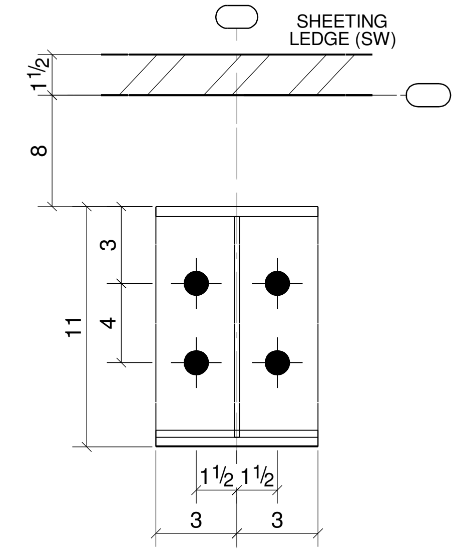

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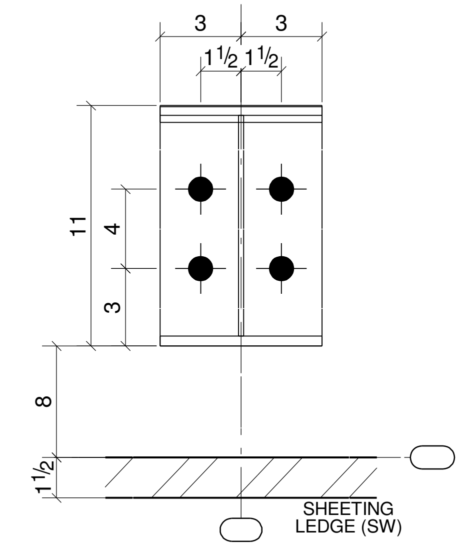

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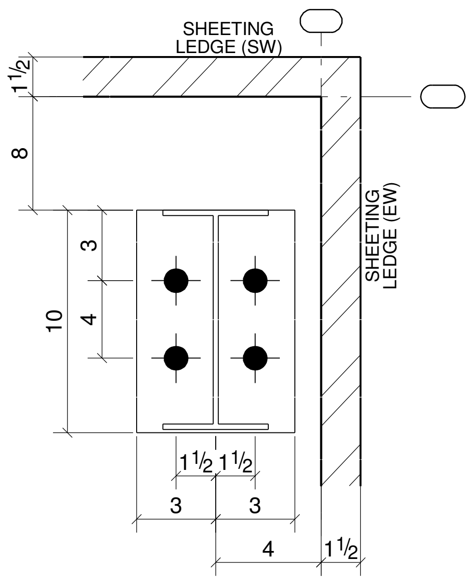

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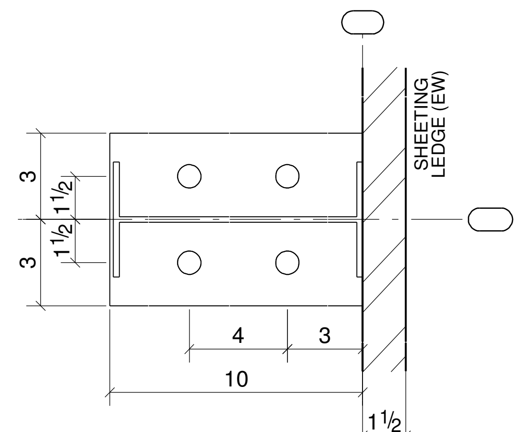

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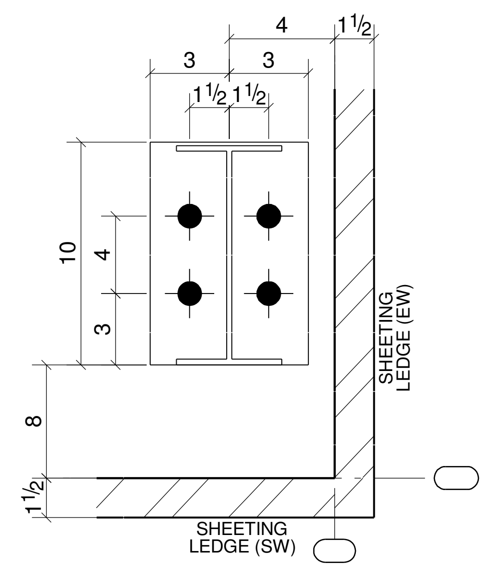

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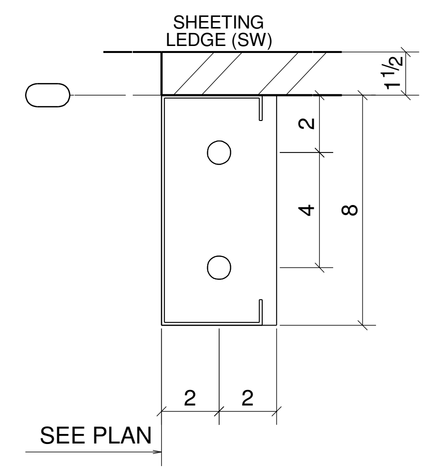

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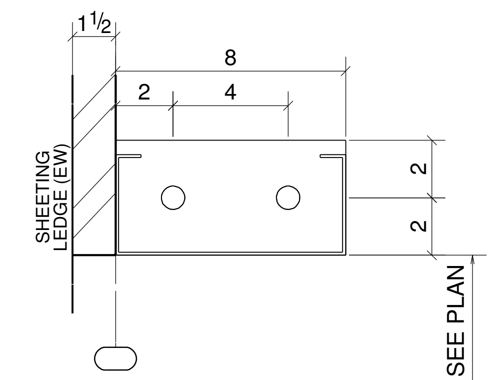

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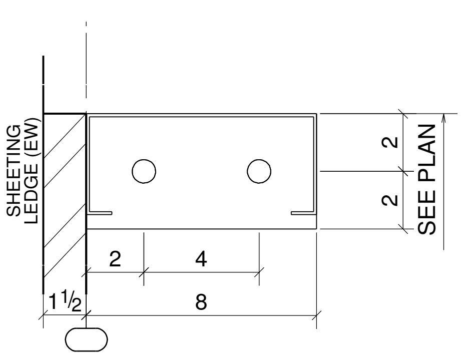

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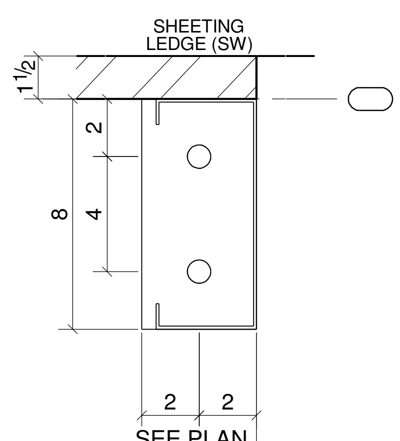

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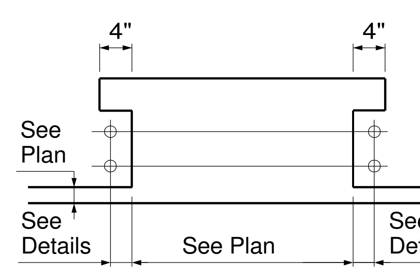
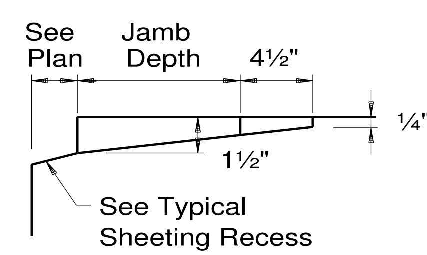
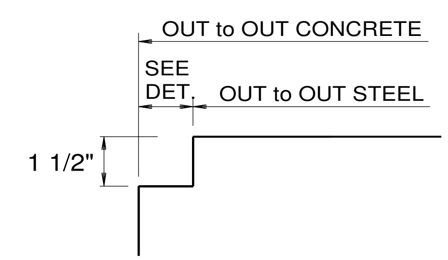


TYP. OVERHEAD
DOOR BOLT LAYOUT

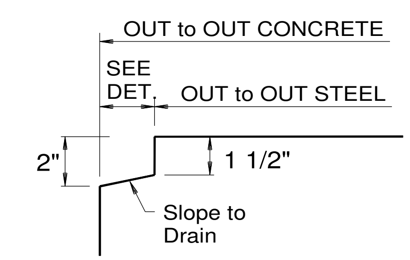


TYP. OVERHEAD DOOR RECESS



TYP. SHEETING RECESS
WITH BASE DRIP EDGE TRIM

BASE DRIP EDGE TRIM MUST BE USED
TO MAINTAIN EDGE CREEP WARRANTY.



TYP. SHEETING RECESS
WITH BASE DRIP EDGE TRIM

BASE DRIP EDGE TRIM NOT REQUIRED
TO MAINTAIN EDGE CREEP WARRANTY.

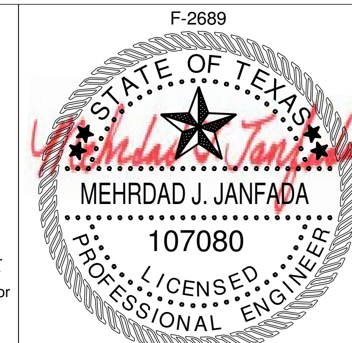
○ DIA = 5/8"

● DIA = 3/4"

GENERAL NOTES

1. Foundation design and construction are not the responsibility of MUELLER, INC.
2. The building reaction data reports the loads which this building places on the foundation.
3. Anchor Bolts shall be accurately set to a tolerance of ± 1/8" in both elevation and location. Anchor Bolts are to be type A36.
4. Column base plates are designed not to exceed a bearing pressure of 1125 pounds per square inch.
5. Anchor Bolt sizes are based on the concrete design strength being a minimum of 3000 psi. Anchorage of the anchor bolts and adequacy of any foundation anchorage (including anchor bolts, drive pins, or any other foundation anchorage provided by MUELLER, INC.) is solely the responsibility of the foundation designer and / or customer.

F-2689



07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: ANCHOR BOLT DETAILS				
SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER: JA	DATE: 07/26/2017	JOB # 5176090	DWG # AB2 / REV. 0

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert	Seis Left Vert
1	A	0.6	2.0	0.5	-3.2	-1.9	-3.2	-1.9	-2.7	3.1	-3.3	-2.0	0.0
1	B	1.3	5.4	1.4	-9.4	-5.1	-9.4	-5.1	-5.6	6.1	-9.4	-5.1	0.0
1	C	1.1	4.5	1.2	-6.1	-6.1	-6.1	-6.1	-6.0	6.6	-6.0	-6.0	-0.1
1	D	1.3	5.4	1.4	-5.1	-9.4	-5.1	-9.4	-5.6	6.1	-5.1	-9.4	0.0
1	E	0.6	2.0	0.5	-1.9	-3.2	-1.9	-3.2	-2.7	3.1	-2.0	-3.3	0.1

Frm Line	Col Line	Seis Right Vert	-MIN_SNOW-- Horz	Vert	E1UNB_SL_L- Horz	Vert	E1UNB_SL_R- Horz	Vert	E1PAT_LL_1- Horz	Vert	E1PAT_LL_2- Horz	Vert	E1PAT_LL_3- Horz	Vert
1	A	0.1	0.0	0.5	0.0	0.5	0.0	0.2	0.0	1.9	0.0	-0.2	0.0	0.0
1	B	0.0	0.0	1.4	0.0	1.8	0.0	0.3	0.0	5.6	0.0	2.2	0.0	-0.3
1	C	-0.1	0.0	1.2	0.0	1.5	0.0	1.5	0.0	2.3	0.0	5.5	0.0	2.3
1	D	0.0	0.0	1.4	0.0	0.3	0.0	1.8	0.0	-0.3	0.0	2.2	0.0	5.6
1	E	0.0	0.0	0.5	0.0	0.2	0.0	0.5	0.0	0.0	0.0	-0.2	0.0	1.9

Frm Line	Col Line	E1PAT_LL_4- Horz	Vert	E1PAT_LL_5- Horz	Vert
1	A	0.0	2.2	0.0	-0.3
1	B	0.0	2.6	0.0	2.7
1	C	0.0	2.3	0.0	2.3
1	D	0.0	2.7	0.0	2.6
1	E	0.0	-0.3	0.0	2.2

Frm Line	Col Line	Dead Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert	Seis Left Vert
7	E	0.6	2.0	0.5	-3.2	-1.9	-3.2	-1.9	-2.7	3.1	-3.3	-2.0	0.0
7	D	1.3	5.4	1.4	-9.4	-5.1	-9.4	-5.1	-5.6	6.1	-9.4	-5.1	0.0
7	C	1.1	4.5	1.2	-6.1	-6.1	-6.1	-6.1	-6.0	6.6	-6.0	-6.0	-0.1
7	B	1.3	5.4	1.4	-5.1	-9.4	-5.1	-9.4	-5.6	6.1	-5.1	-9.4	0.0
7	A	0.6	2.0	0.5	-1.9	-3.2	-1.9	-3.2	-2.7	3.1	-2.0	-3.3	0.1

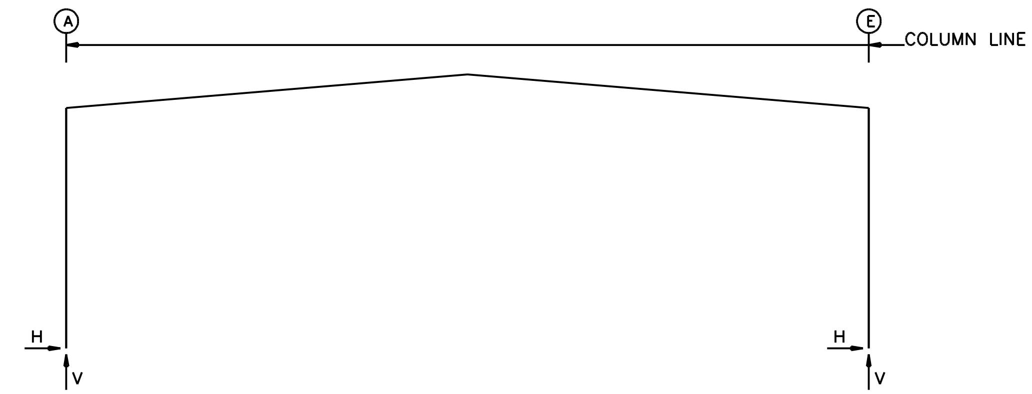
Frm Line	Col Line	Seis Right Vert	-MIN_SNOW-- Horz	Vert	E2UNB_SL_L- Horz	Vert	E2UNB_SL_R- Horz	Vert	E2PAT_LL_1- Horz	Vert	E2PAT_LL_2- Horz	Vert	E2PAT_LL_3- Horz	Vert
7	E	0.1	0.0	0.5	0.0	0.5	0.0	0.2	0.0	1.9	0.0	-0.2	0.0	0.0
7	D	0.0	0.0	1.4	0.0	1.8	0.0	0.3	0.0	5.6	0.0	2.2	0.0	-0.3
7	C	-0.1	0.0	1.2	0.0	1.5	0.0	1.5	0.0	2.3	0.0	5.5	0.0	2.3
7	B	0.0	0.0	1.4	0.0	0.3	0.0	1.8	0.0	-0.3	0.0	2.2	0.0	5.6
7	A	0.0	0.0	0.5	0.0	0.2	0.0	0.5	0.0	0.0	0.0	-0.2	0.0	1.9

Frm Line	Col Line	E2PAT_LL_4- Horz	Vert	E2PAT_LL_5- Horz	Vert
7	E	0.0	2.2	0.0	-0.3
7	D	0.0	2.6	0.0	2.7
7	C	0.0	2.3	0.0	2.3
7	B	0.0	2.7	0.0	2.6
7	A	0.0	-0.3	0.0	2.2

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k) Load ID	Hmax H	V Vmax	Load ID	Hmin H	V Vmin	Anc. Qty	Bolt Dia	Base_Plate (in) Width	Length	Thick	Grout (in)
1	A	6	1.9	-1.6	7	-1.6	-1.6	4	0.750	6.000	10.00	0.500	0.0
		1	0.0	2.6	6	1.9	-1.6						
1	B	8	3.6	-4.9	7	-3.3	-4.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	6.6	8	3.6	-4.9						
1	C	9	4.0	-3.0	7	-3.6	-2.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	5.7	9	4.0	-3.0						
1	D	9	3.6	-4.9	10	-3.3	-4.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	6.6	9	3.6	-4.9						
1	E	11	1.9	-1.6	10	-1.6	-1.6	4	0.750	6.000	10.00	0.500	0.0
		1	0.0	2.6	11	1.9	-1.6						
7	E	6	1.9	-1.6	7	-1.6	-1.6	4	0.750	6.000	10.00	0.500	0.0
		1	0.0	2.6	6	1.9	-1.6						
7	D	8	3.6	-4.9	7	-3.3	-4.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	6.6	8	3.6	-4.9						
7	C	9	4.0	-3.0	7	-3.6	-2.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	5.7	9	4.0	-3.0						
7	B	9	3.6	-4.9	10	-3.3	-4.9	4	0.625	6.000	10.00	0.500	0.0
		1	0.0	6.6	9	3.6	-4.9						
7	A	11	1.9	-1.6	10	-1.6	-1.6	4	0.750	6.000	10.00	0.500	0.0
		1	0.0	2.6	11	1.9	-1.6						

FRAME LINES: 2 3 4 5 6



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k) Load ID	Hmax H	V Vmax	Load ID	Hmin H	V Vmin	Anc. Qty	Bolt Dia	Base_Plate (in) Width	Length	Thick	Grout (in)
2*	A	1	9.2	16.2	2	-8.0	-11.1	4	0.750	6.000	11.00	0.500	0.0
		1	9.2	16.2	4	-2.2	-13.2						
2*	E	3	8.0	-11.1	1	-9.2	16.2	4	0.750	6.000	11.00	0.500	0.0
		1	-9.2	16.2	5	2.2	-13.2						

2* Frame lines: 2 3 4 5 6

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead----- Horiz	Vert	-------Live------- Horiz	Vert	-----Snow----- Horiz	Vert	--Wind_Left1- Horiz	Vert	-Wind_Right1- Horiz	Vert	--Wind_Left2- Horiz	Vert
2*	A	2.1	4.2	7.1	12.0	3.0	5.0	-15.4	-22.7	-5.0	-15.3	-12.6	-13.1
2*	E	-2.1	4.2	-7.1	12.0	-3.0	5.0	5.0	-15.3	15.4	-22.7	2.2	-5.7

Frame Line	Column Line	-Wind_Right2- Horiz	Vert	--Wind_Long1- Horiz	Vert	--Wind_Long2- Horiz	Vert	-Seismic_Left Horiz	Vert	Seismic_Right Horiz	Vert	-Seismic_Long Horiz	Vert
2*	A	-2.2	-5.7	-5.8	-26.1	-6.5	-22.2	-0.2	-0.1	0.2	0.1	0.0	-1.7
2*	E	12.6	-13.1	6.5	-22.2	5.8	-26.1	-0.2	0.1	0.2	-0.1	0.0	-1.7

Frame Line	Column Line	-MIN_SNOW-- Horiz	Vert	F1UNB_SL_L- Horiz	Vert	F1UNB_SL_R- Horiz	Vert
2*	A	3.0	5.0	2.8	5.2	2.8	3.2
2*	E	-3.0	5.0	-2.8	3.2	-2.8	5.2

2* Frame lines: 2 3 4 5 6

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis
L_EW	1						31	4
F_SW	E	2,3	5.7	5.1	0.8	0.7		
		5,6	5.7	5.1	0.8	0.7		
R_EW	7						27	3
B_SW	A	6,5	5.7	5.1	0.8	0.7		
		3,2	5.7	5.1	0.8	0.7		

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	80
Length (ft)	150
Back Eave Height (ft)	24
Front EAve Height (ft)	24
Back Roof Slope (rise/12)	1.0:12
Front Roof Slope (rise/12)	1.0:12
Dead Load (psf)	Metal Building Structure Only
Collateral Load (psf)	0
Roof Live Load (psf)	20.00
Reduced Frame Live Load (psf)	Yes
Ground Snow Load (psf)	5.0000
Roof Snow Load (psf)	5.0000
Wind Speed (mph)	115
Wind Code	IBC 15
Wind Exposure	C
Enclosure	Closed
Importance Wind	1.00
Importance Seismic	1.00
Seismic Design Category	B
Seismic Coefficent	0.230
Risk Category	II - Normal

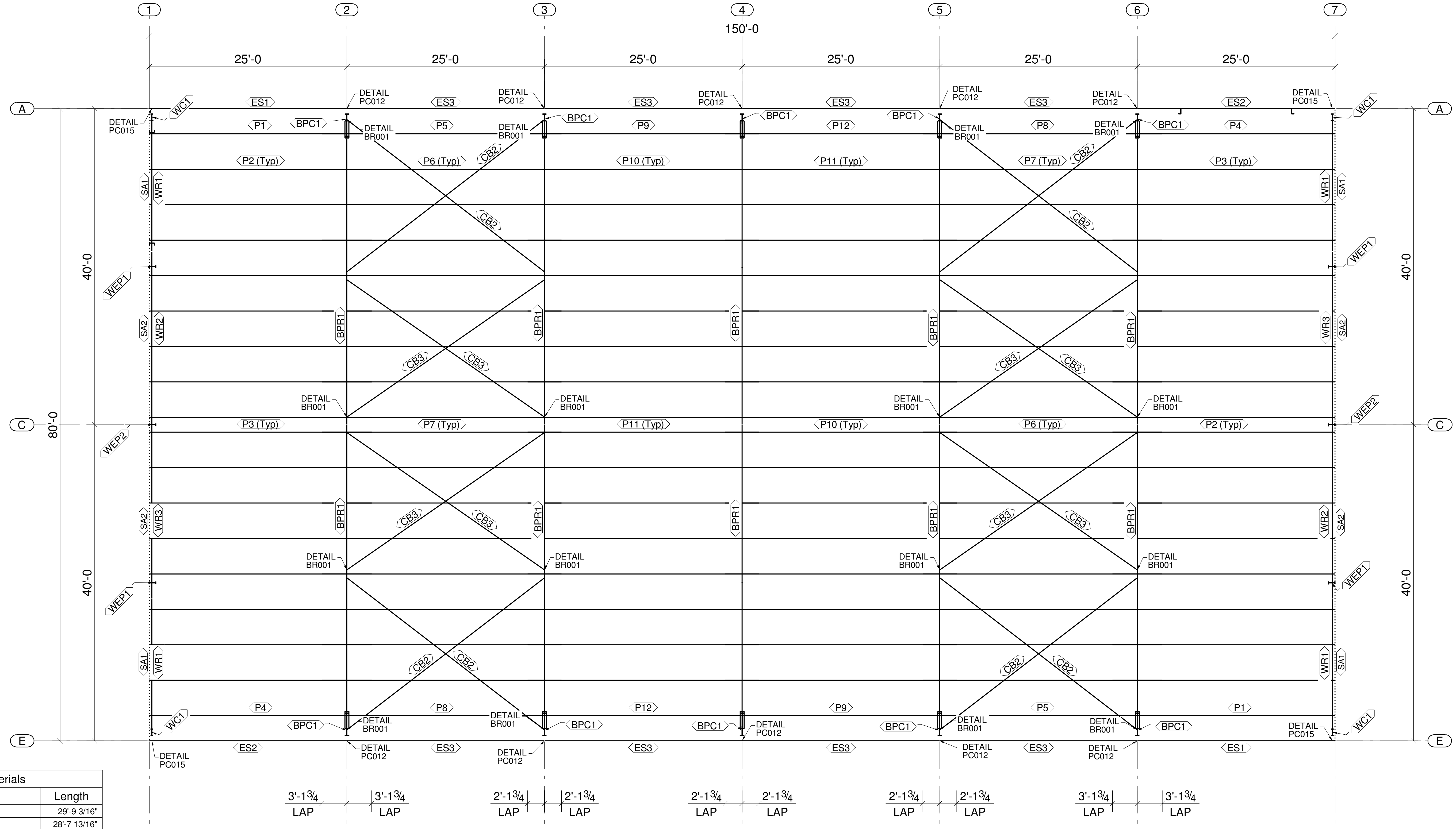
ID	Description
1	Dead+Collateral+Live
2	0.6Dead+0.6Wind_Left1
3	0.6Dead+0.6Wind_Right1
4	0.6Dead+0.6Wind_Long1
5	0.6Dead+0.6Wind_Long2
6	0.6Dead+0.6Wind_Suction+0.6Wind_Long1
7	0.6Dead+0.6Wind_Pressure+0.6Wind_Long1
8	0.6Dead+0.6Wind_Left2+0.6Wind_Suction
9	0.6Dead+0.6Wind_Right2+0.6Wind_Suction
10	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2
11	0.6Dead+0.6Wind_Suction+0.6Wind_Long2

F-2689
STATE OF TEXAS
Mehrdad J. Janfada
MEHRDAD J. JANFADA
107080
LICENSED
PROFESSIONAL ENGINEER
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

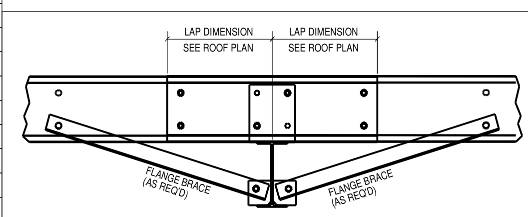
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: REACTIONS				
SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER: *JA*	DATE: 07/26/2017	JOB # 5176090	DWG # AB3	REV. 0

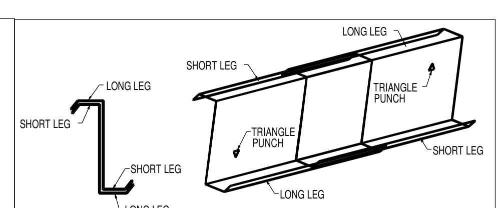


ROOF PLAN

Bill of Materials			
Qty	Mark	Profile	Length
8	CB2	CB5/16D	29'-9 3/16"
8	CB3	CB1/4D	28'-7 13/16"
2	ES1	81E14DU-1	24'-11 1/2"
2	ES2	81E14DU-1	24'-11 1/2"
8	ES3	81E14DU-1	24'-11 1/2"
2	P1	8X25Z14	28'-1 1/2"
16	P2	8X25Z14	28'-1 1/2"
16	P3	8X25Z14	28'-1 1/2"
2	P4	8X25Z14	28'-1 1/2"
2	P5	8X25Z16	30'-3 1/2"
16	P6	8X25Z16	30'-3 1/2"
16	P7	8X25Z16	30'-3 1/2"
2	P8	8X25Z16	30'-3 1/2"
2	P9	8X25Z16	29'-3 1/2"
16	P10	8X25Z16	29'-3 1/2"
16	P11	8X25Z16	29'-3 1/2"
2	P12	8X25Z16	29'-3 1/2"
4	SA1	L4X2x14GA	16'-9 15/16"
4	SA2	L4X2x14GA	23'-5 3/4"



ROOF PURLIN LAP DETAIL
@ DETAIL PC003 ONLY



ZEE LAP ORIENTATION
TRIANGLE PUNCHES AT ENDS OF ZEE MEMBERS ALWAYS POINT TO LONG LEG

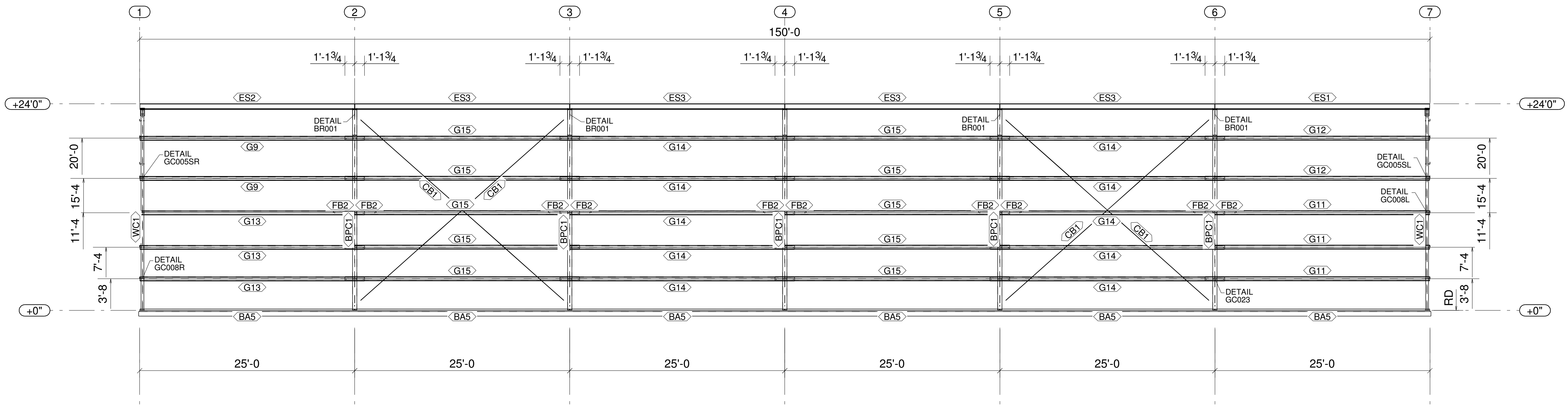
F-2689

07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: ROOF PLAN				
SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER:	DATE: 07/26/2017	JOB # 5176090	DWG # E1 / REV. 0



WALL ELEVATION AT GRID E

Bill of Materials

Qty	Mark	Profile	Length
6	BA5	L4X2x14GA	24'-11 1/2"
4	CB1	CB5/16D	31'-7 1/4"
10	FB2	2X2L12	3'-2 15/16"
2	G9	8X25Z16	26'-1 1/2"
3	G11	8X25Z16	26'-1 1/2"
2	G12	8X25Z16	26'-1 1/2"
3	G13	8X25Z16	26'-1 1/2"
10	G14	8X25Z16	27'-3 1/2"
10	G15	8X25Z16	27'-3 1/2"

F-2689

STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED
PROFESSIONAL ENGINEER

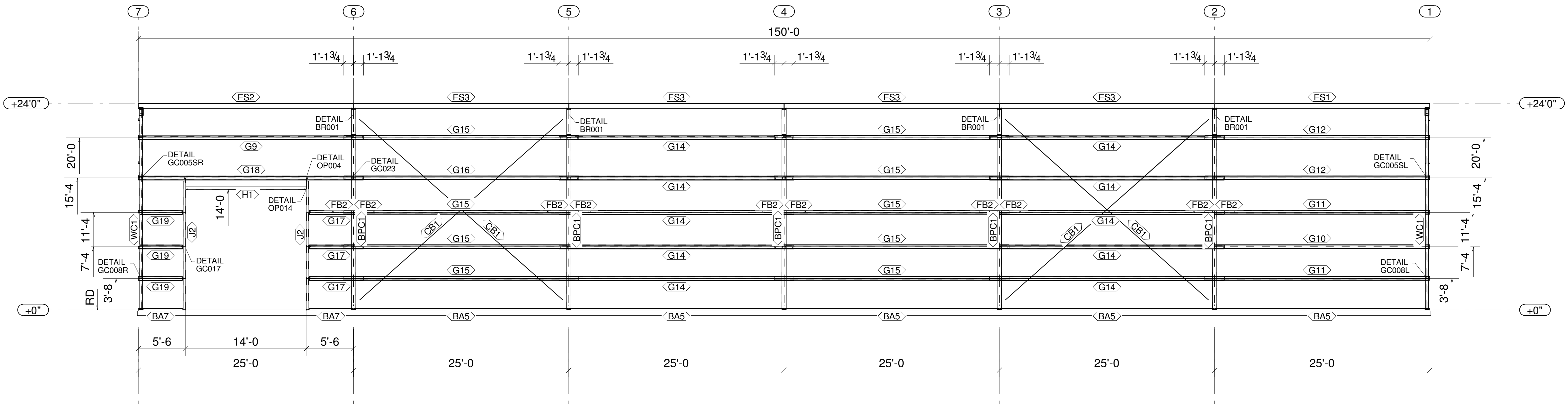
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: WALL ELEVATION AT GRID E

SALESMAN: CHUCK BELL
BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"
ROOF SLOPE: 1.00:12
CUSTOMER NAME: DAVID FAULKNER
ADDRESS: SAN ANTONIO, TX 78210
SCALE: NONE
DETAILER: TMR
CHECKER:
DATE: 07/26/2017
JOB #: 5176090
DWG #: E2
REV.: 0



WALL ELEVATION AT GRID A

Bill of Materials			
Qty	Mark	Profile	Length
5	BA5	L4X2x14GA	24'-11 1/2"
2	BA7	L4X2x14GA	5'-1 1/2"
4	CB1	CB5/16D	31'-7 1/4"
10	FB2	2X2L12	3'-2 15/16"
1	G9	8X25Z16	26'-1 1/2"
1	G10	8X25Z14	26'-1 1/2"
2	G11	8X25Z16	26'-1 1/2"
2	G12	8X25Z16	26'-1 1/2"
10	G14	8X25Z16	27'-3 1/2"
9	G15	8X25Z16	27'-3 1/2"
1	G16	8X25Z14	27'-3 1/2"
3	G17	8X25Z16	6'-3 3/8"
1	G18	8X25Z12	26'-1 1/2"
3	G19	8X25Z16	5'-1 3/8"
1	H1	8X35C14	13'-11 1/2"
2	J2	8X35C12	14'-11 1/4"

F-2689

STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED
PROFESSIONAL ENGINEER

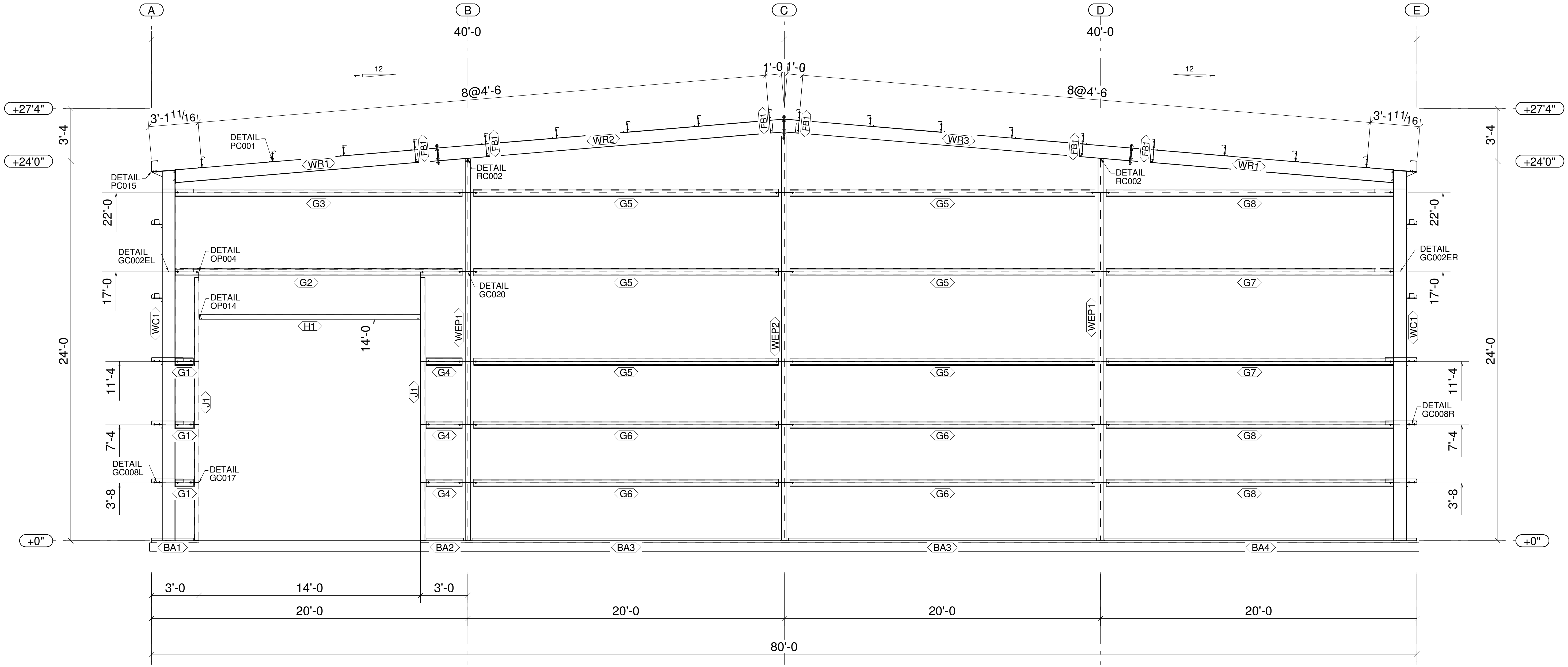
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: WALL ELEVATION AT GRID A

SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER:	DATE: 07/26/2017	JOB # 5176090	DWG # E3 / REV. 0



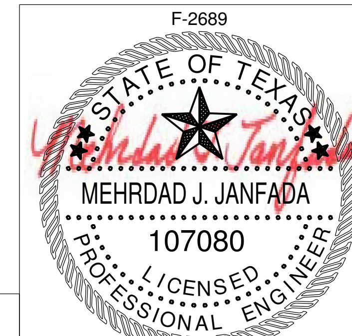
WALL ELEVATION AT GRID 1

Bill of Materials			
Qty	Mark	Profile	Length
2	WC1	W10X12	
2	WEP1	W10X12	
1	WEP2	W10X12	
2	WR1	W10X12	
1	WR2	W10X12	
1	WR3	W10X12	
1	BA1	L4X2x14GA	2'-7 1/2"
1	BA2	L4X2x14GA	2'-4 1/2"
2	BA3	L4X2x14GA	19'-5 1/2"
1	BA4	L4X2x14GA	19'-8 1/2"
6	FB1	2X2L12	2'-6 5/8"
3	G1	8X25Z16	1'-1 1/2"
1	G2	8X25Z12	18'-1 9/16"
1	G3	8X25Z16	18'-1 9/16"
3	G4	8X25Z16	2'-3 5/16"
6	G5	8X25Z14	19'-3 5/16"
4	G6	8X25Z16	19'-3 5/16"
2	G7	8X25Z14	18'-1 1/2"
3	G8	8X25Z16	18'-1 1/2"
1	H1	8X35C14	13'-11 1/2"
2	J1	8X35C12	16'-7 1/4"

Component Bolt Table		
Detail ID	Bolted Parts	Bolt Description
RC002	↓ ↓	
	WR2 → WEP1	2 ~ 5/8" x 2" A325N
	WR3 → WEP1	2 ~ 5/8" x 2" A325N

ALL ENDWALL COLUMNS AND JAMBS ARE DESIGNED AS "POSTS" AS DEFINED BY OSHA AND ARE NOT INTENDED TO BE CLIMBED ON UNTIL FULLY BRACED.

F-2689



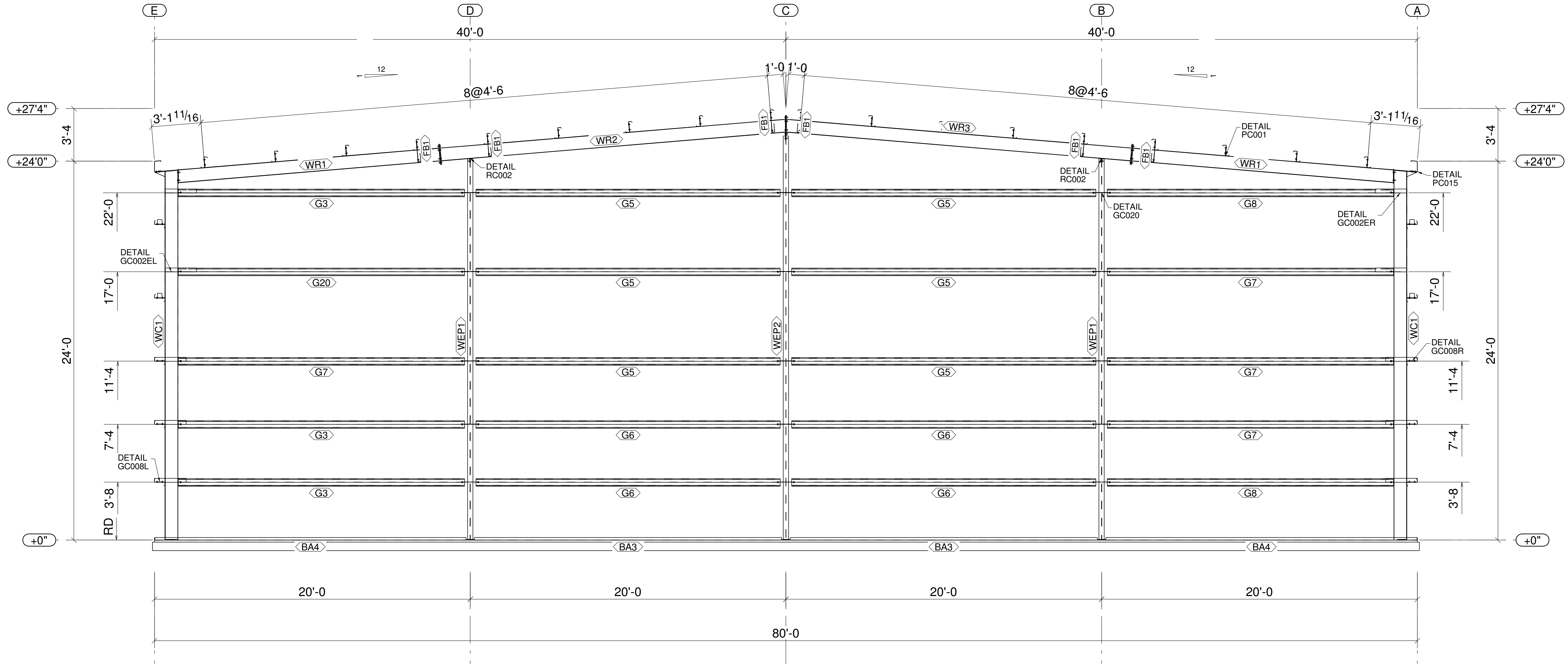
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: WALL ELEVATION AT GRID 1

SALESMAN: CHUCK BELL			BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER			ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER: JA	DATE: 07/26/2017	JOB # 5176090	DWG # E4	REV. 0



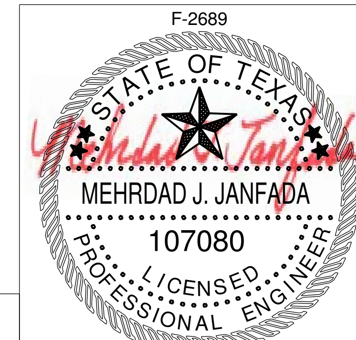
WALL ELEVATION AT GRID 7

Bill of Materials			
Qty	Mark	Profile	Length
2	WC1	W10X12	
2	WEP1	W10X12	
1	WEP2	W10X12	
2	WR1	W10X12	
1	WR2	W10X12	
1	WR3	W10X12	
2	BA3	L4X2x14GA	19'-5 1/2"
2	BA4	L4X2x14GA	19'-8 1/2"
6	FB1	2X2L12	2'-6 5/8"
3	G3	8X25Z16	18'-1 9/16"
6	G5	8X25Z14	19'-3 5/16"
4	G6	8X25Z16	19'-3 5/16"
4	G7	8X25Z14	18'-1 9/16"
2	G8	8X25Z16	18'-1 1/2"
1	G20	8X25Z14	18'-1 9/16"

Component Bolt Table		
Detail ID	Bolted Parts	Bolt Description
RC002	↓ ↓	
	WR2 ⟶ WEP1	2 ~ 5/8" x 2" A325N
	WR3 ⟶ WEP1	2 ~ 5/8" x 2" A325N

ALL ENDWALL COLUMNS AND JAMBS ARE DESIGNED AS "POSTS" AS DEFINED BY OSHA AND ARE NOT INTENDED TO BE CLIMBED ON UNTIL FULLY BRACED.

F-2689



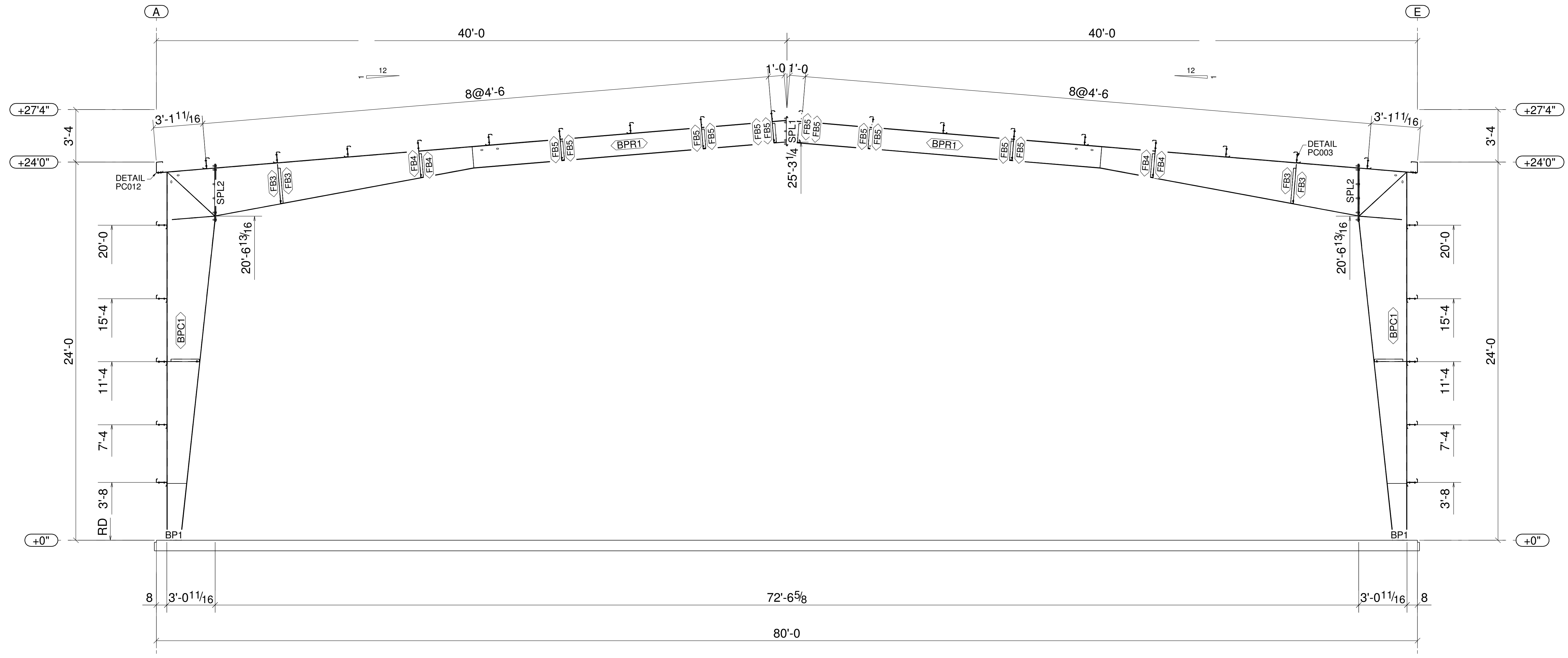
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: WALL ELEVATION AT GRID 7

SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"	ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210	SCALE NONE
DETAILER: TMR	CHECKER:	DATE: 07/26/2017	JOB # 5176090	DWG # E5	REV. 0



FRAME ELEVATION ON GRID 2, 3, 4, 5, 6

BUILT UP MEMBER TABLE

Mark	Type	Thick x Max Width	x Length
BPC1	WB	PL3/16"X14 5/8"	x 42 13/16"
	IF	PL5/16"X6"	x 219 1/2"
	IF	PL5/16"X6"	x 24"
	OF	PL3/8"X6"	x 279 3/4"
	WB	PL3/16"X36"	x 240"
BPR1	WB	PL3/16"X16"	x 240"
	IF	PL5/16"X6"	x 238 5/8"
	IF	PL5/16"X6"	x 199 5/8"
	OF	PL3/8"X6"	x 195 5/8"
	OF	PL3/8"X6"	x 240"
	WB	PL3/16"X36"	x 198 5/8"

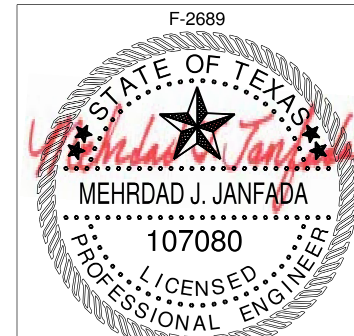
Bill of Materials

Qty	Mark	Profile	Length
2	BPC1	PL3/16"X14 5/8"	
2	BPR1	PL3/16"X16"	
4	FB3	2X2L12	3'-7 3/4"
4	FB4	2X2L12	3'-0 1/16"
12	FB5	2X2L12	2'-9 11/16"

Connection Plate and Bolt Table

Mark	Plate Profile	Bolt Description
BP1	PL1/2"X6" x 11"	REF. AB PLAN
SPL1	PL1/2"X6" x 22 1/2"	10 ~ 3/4" x 2 1/2" A325N
SPL2	PL1/2"X6" x 44"	12 ~ 3/4" x 2 1/2" A325N
SPL2	PL1/2"X6" x 44"	12 ~ 3/4" x 2 1/2" A325N

F-2689

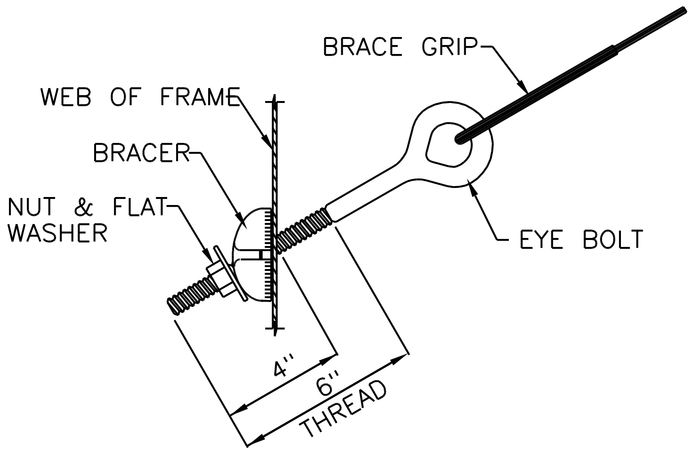


07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

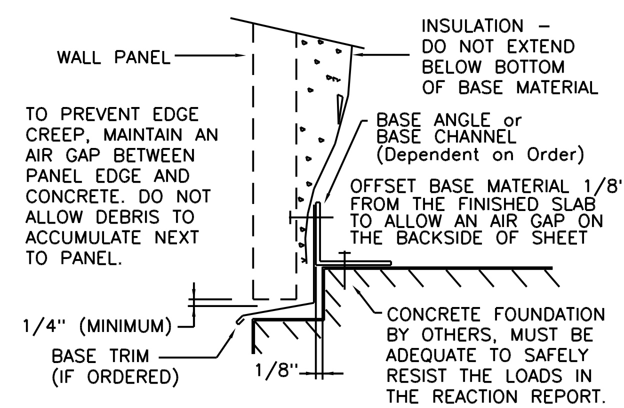
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: FRAME ELEVATION ON GRID 2, 3, 4, 5, 6
SALESMAN: CHUCK BELL
BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"
ROOF SLOPE: 1.00:12
CUSTOMER NAME: DAVID FAULKNER
ADDRESS: SAN ANTONIO, TX 78210
SCALE: NONE
DETAILER: TMR
CHECKER: JA
DATE: 07/26/2017
JOB #: 5176090
DWG #: E6
REV.: 0



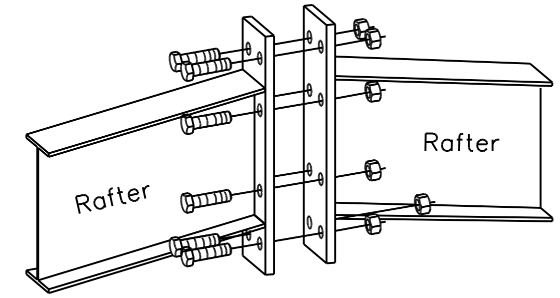
BR001 CABLE TO COLUMN OR RAFTER WEB WITH EYEBOLT ATTACHMENT

REQUIRED TO PREVENT EDGE CREEP WARRANTY



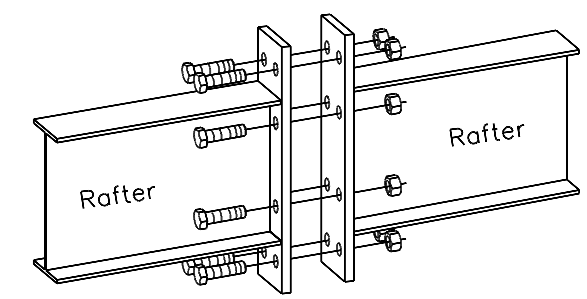
SHEETS ARE NOT TO TOUCH CONCRETE

CW001 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION



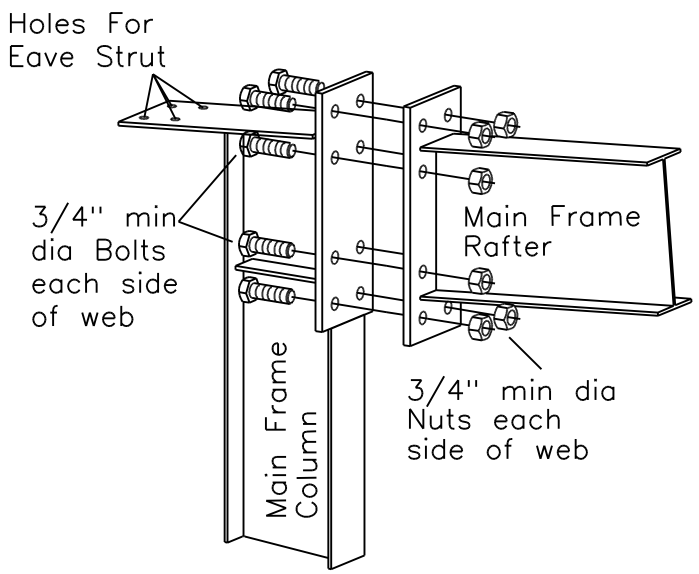
3/4"x 2 1/2"A325 Bolts w/ Nuts

EC002 RAFTER SPLICE AT PEAK

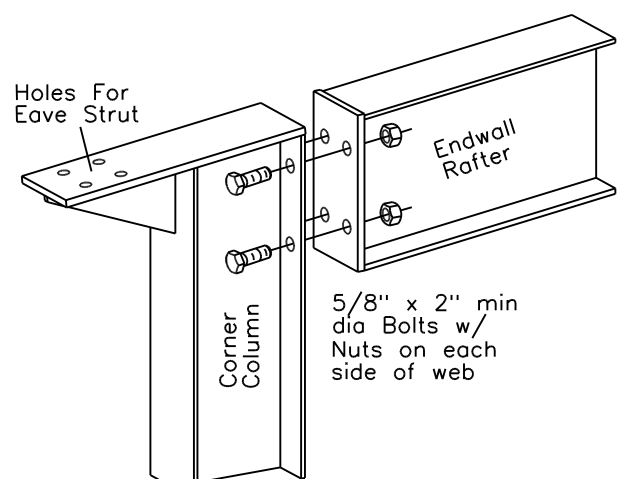


3/4"x 2 1/2"A325 Bolts w/ Nuts

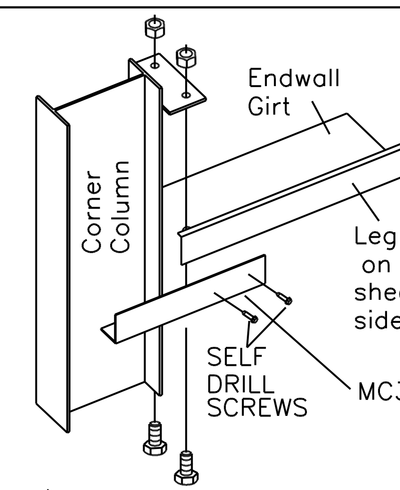
EC003 RAFTER SPLICE CONNECTION



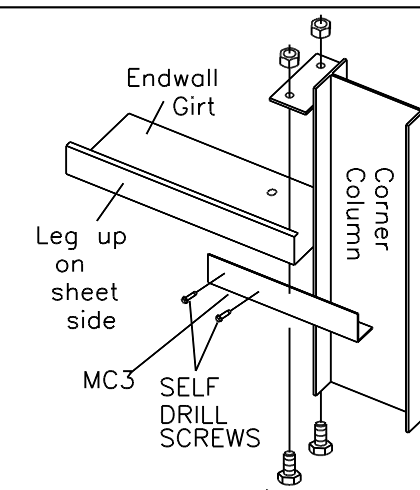
EC004 BYPASS COLUMN TO MAINFRAME RAFTER



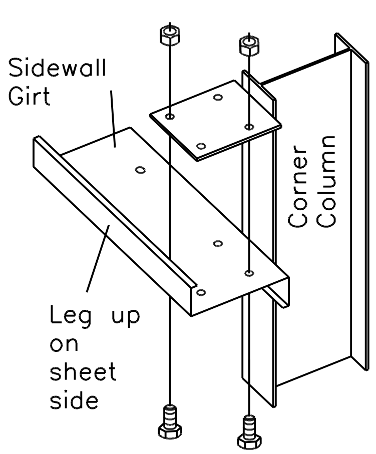
EC011 BYPASS CORNER COLUMN TO STANDARD ENDWALL RAFTER



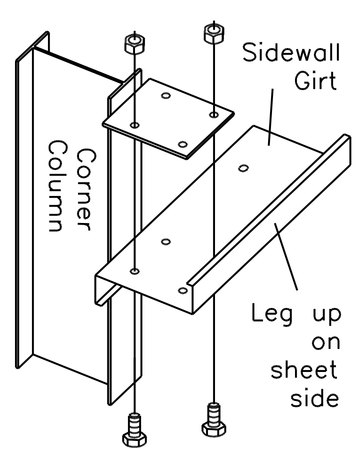
GC002EL CORNER COLUMN TO ENDWALL GIRT



GC002ER CORNER COLUMN TO ENDWALL GIRT



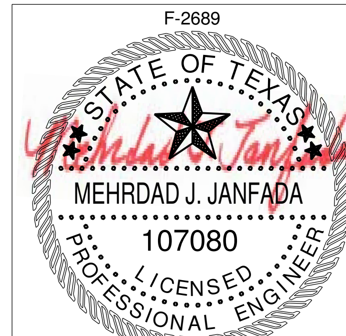
GC005SL CORNER COLUMN TO SIDEWALL GIRT



GC005SR CORNER COLUMN TO SIDEWALL GIRT

ALL A325 STRUCTURAL BOLT CONNECTIONS SHOWN IN THESE DETAILS HAVE STANDARD MINIMUM BOLT INFORMATION. FOR SPECIFIC BOLT QUANTITIES AND AND SIZES, REFER TO COMPONENT BOLT TABLES LOCATED ON FRAME AND WALL ELEVATION DWGS.

F-2689

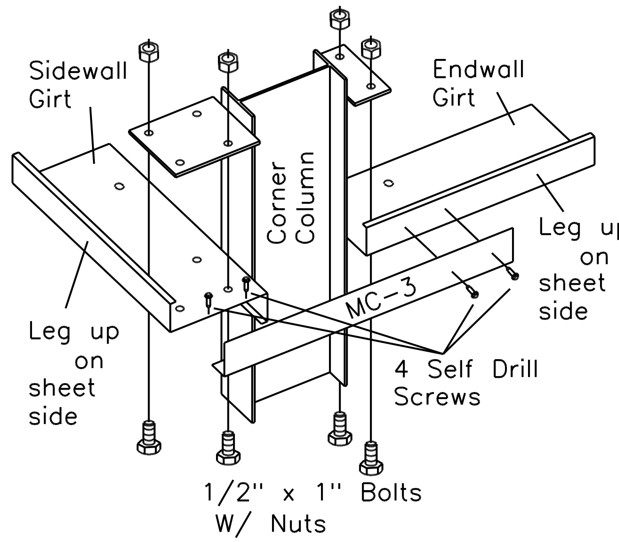


07/26/2017

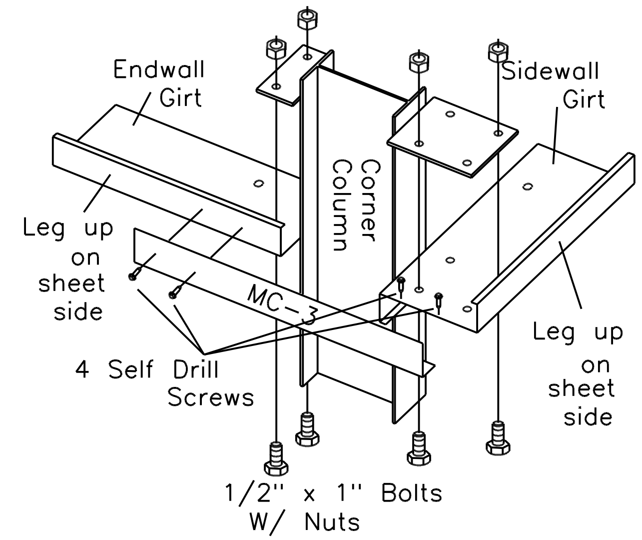
REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

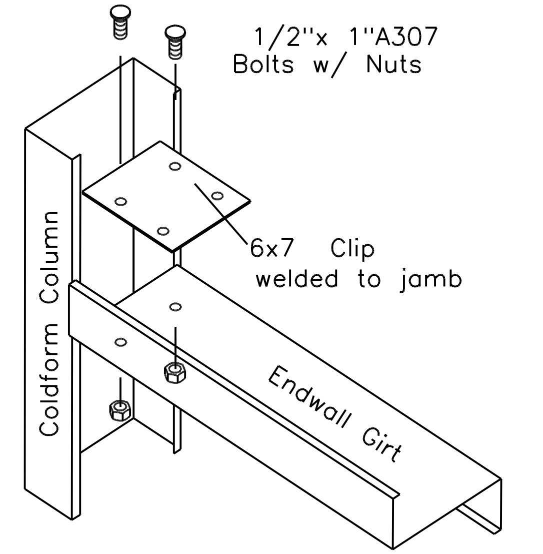
DRAWING DESCRIPTION: ERECTION DETAILS
SALESMAN: CHUCK BELL
BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"
ROOF SLOPE: 1.00:12
CUSTOMER NAME: DAVID FAULKNER
ADDRESS: SAN ANTONIO, TX 78210
SCALE: NONE
DETAILER: TMR
CHECKER: JJA
DATE: 07/26/2017
JOB #: 5176090
DWG #: E101
REV.: 0



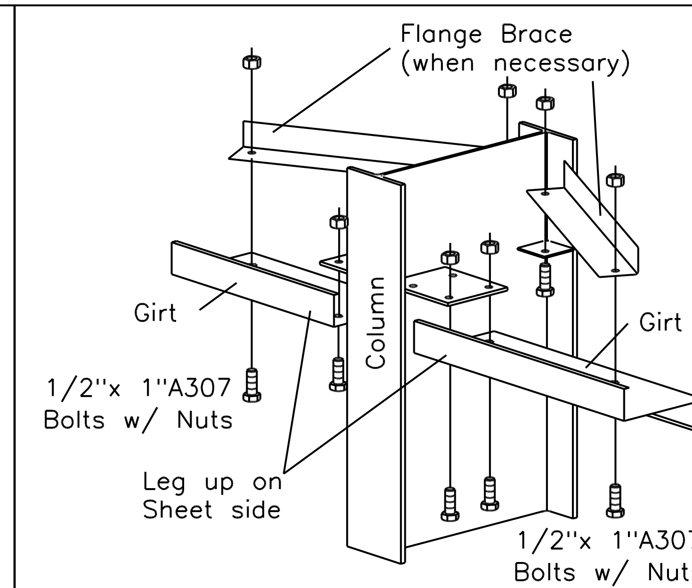
GC008L CORNER COLUMN TO WALL GIRTS



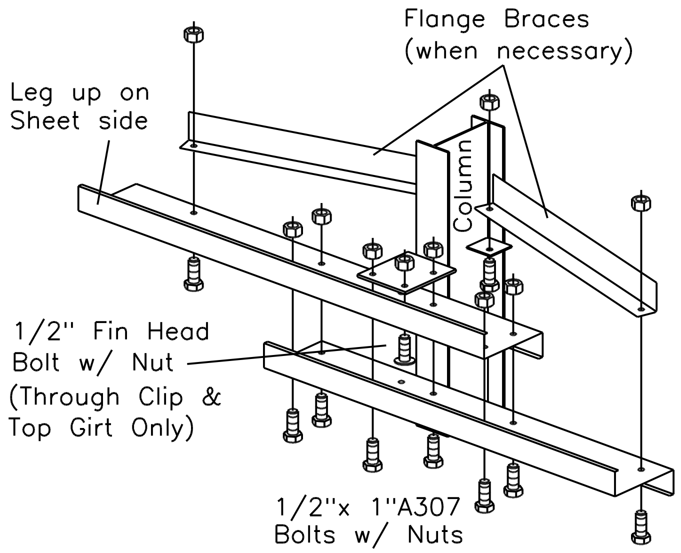
GC008R CORNER COLUMN TO WALL GIRTS



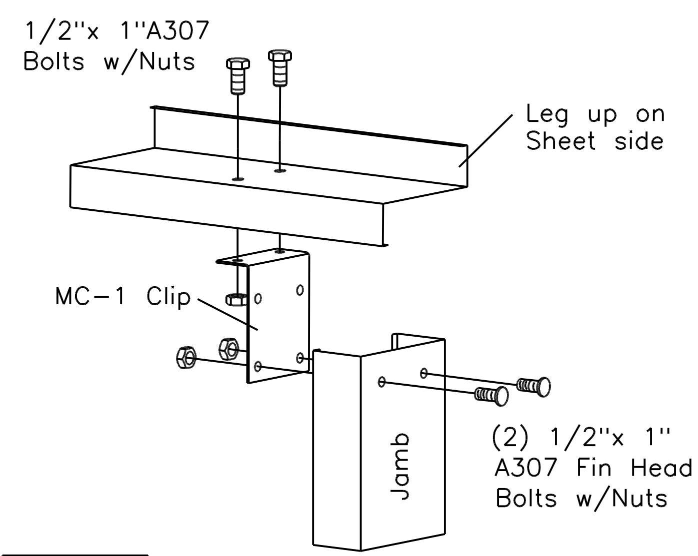
GC017 COLDFORM COLUMN TO WALL GIRTS



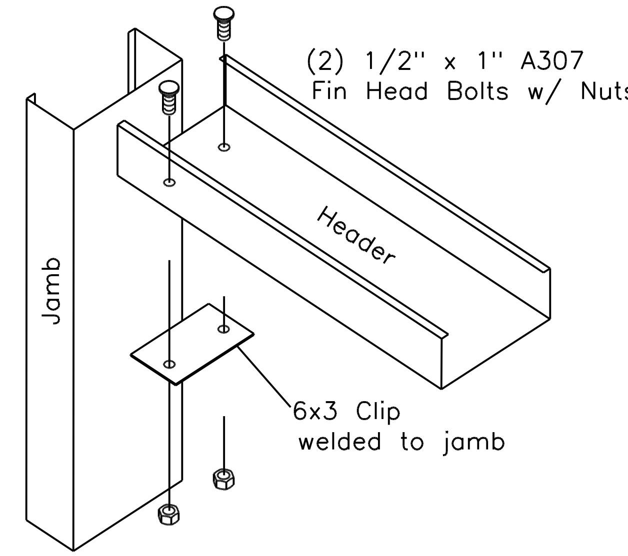
GC020 INTERIOR COLUMN TO WALL GIRT



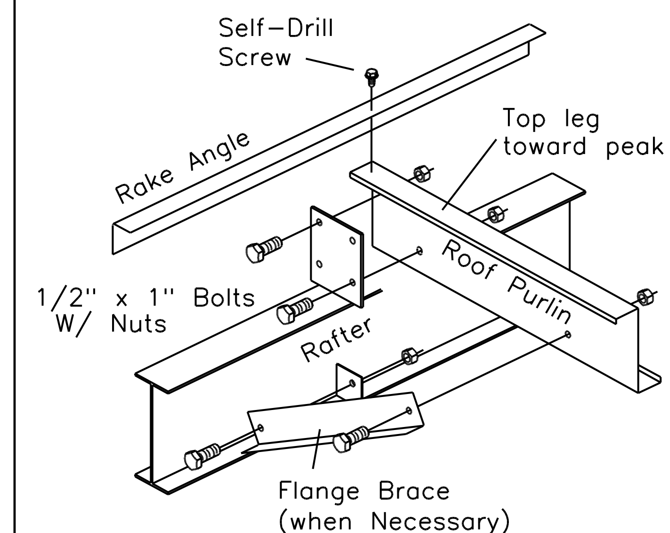
GC023 INTERIOR COLUMN TO LAPPED WALL GIRT



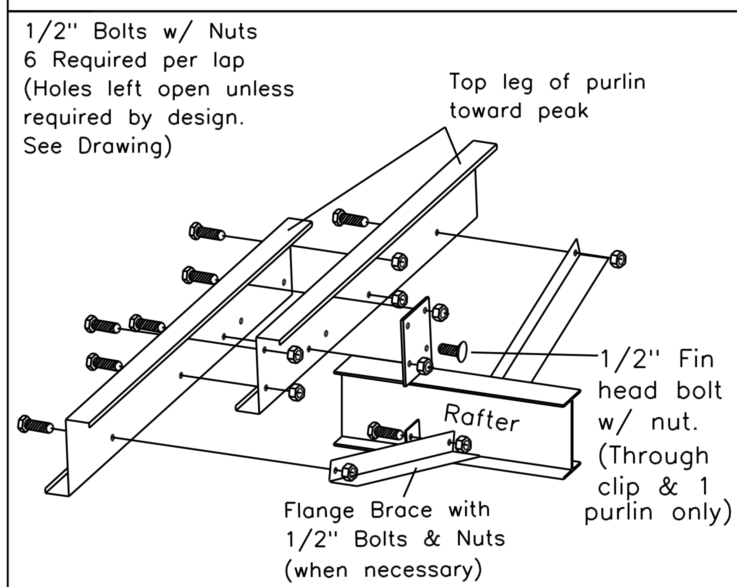
OP004 JAMB TO WALL GIRT



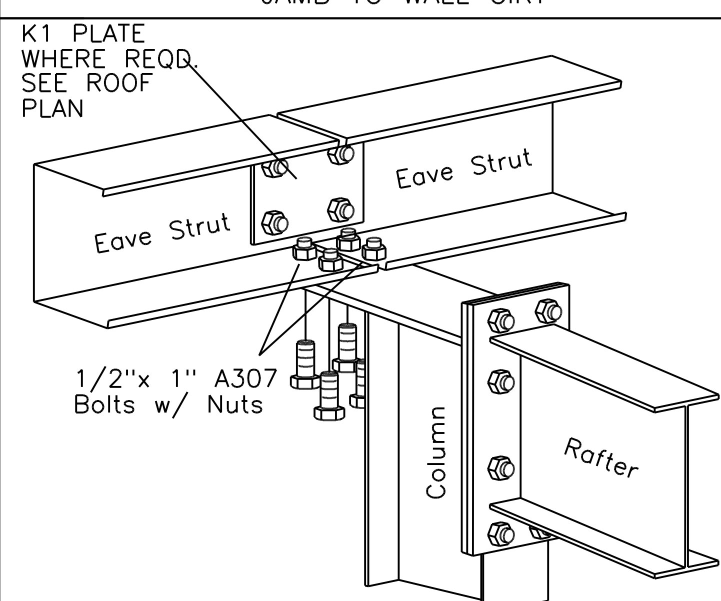
OP014 HEADER TO JAMB



PC001 ENDWALL RAFTER TO ROOF PURLIN



PC003 INTERIOR RAFTER TO ROOF PURLIN



PC012 INTERIOR FRAME COLUMN TO EAVE STRUTS

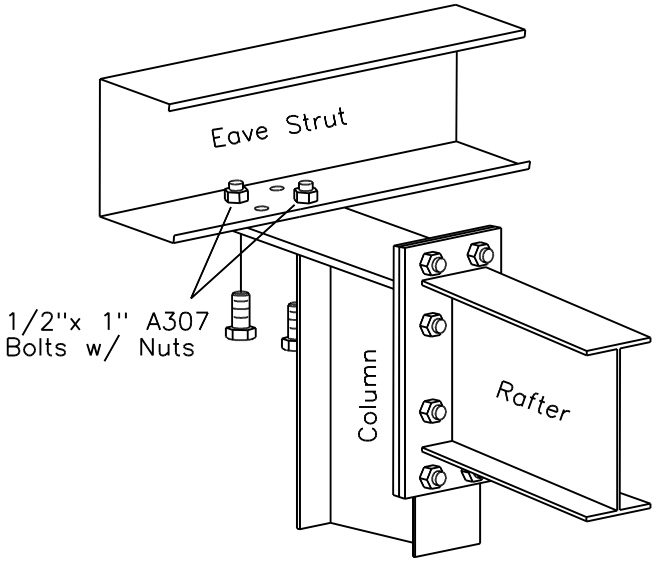
ALL A325 STRUCTURAL BOLT CONNECTIONS SHOWN IN THESE DETAILS HAVE STANDARD MINIMUM BOLT INFORMATION. FOR SPECIFIC BOLT QUANTITIES AND AND SIZES, REFER TO COMPONENT BOLT TABLES LOCATED ON FRAME AND WALL ELEVATION DWGS.

F-2689
STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED PROFESSIONAL ENGINEER
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

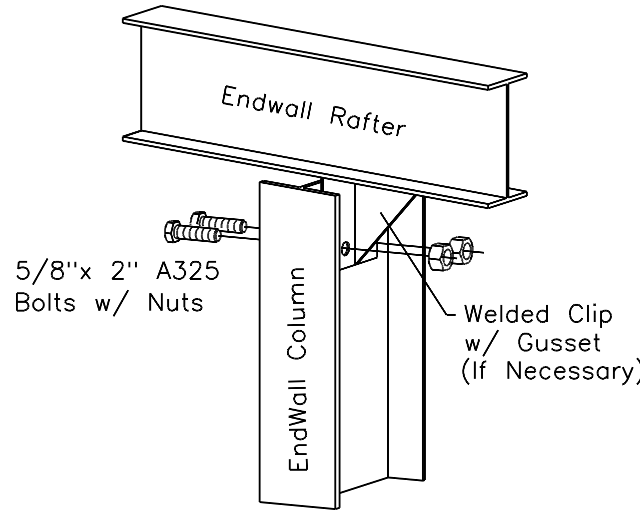
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: ERECTION DETAILS				
SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"		ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210		SCALE NONE
DETAILER: TMR	CHECKER: JA	DATE: 07/26/2017	JOB # 5176090	DWG # E102 REV. 0



PC015

ENDWALL CORNER
COLUMN TO EAVE STRUT



RC002

ENDWALL RAFTER
TO COLUMN

ALL A325 STRUCTURAL BOLT CONNECTIONS SHOWN IN THESE DETAILS HAVE STANDARD MINIMUM BOLT INFORMATION. FOR SPECIFIC BOLT QUANTITIES AND AND SIZES, REFER TO COMPONENT BOLT TABLES LOCATED ON FRAME AND WALL ELEVATION DWGS.

F-2689

STATE OF TEXAS
MEHRDAD J. JANFADA
107080
LICENSED
PROFESSIONAL ENGINEER

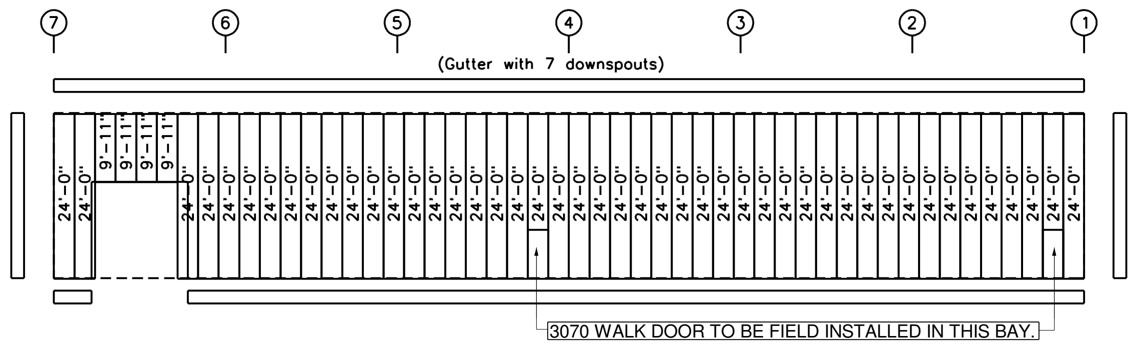
07/26/2017

REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

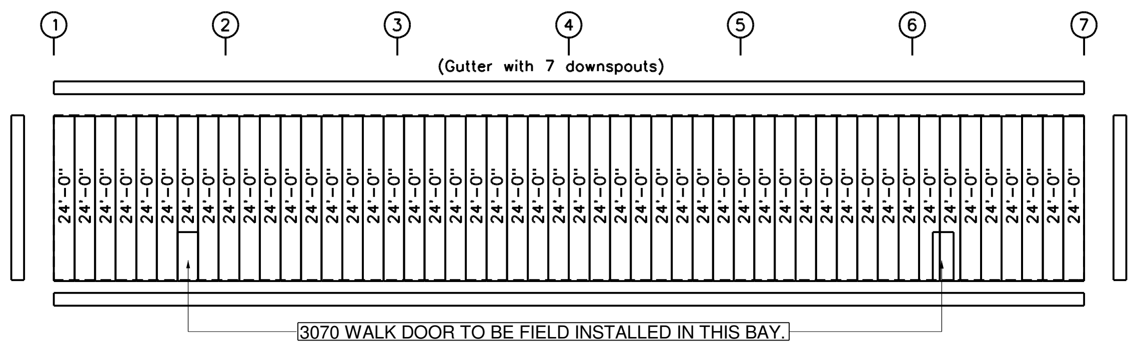
DRAWING DESCRIPTION: ERECTION DETAILS

SALESMAN: CHUCK BELL		BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"	ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER		ADDRESS: SAN ANTONIO, TX 78210	SCALE NONE
DETAILER: TMR	CHECKER:	DATE: 07/26/2017	JOB # 5176090 · DWG # E103 · REV. 0



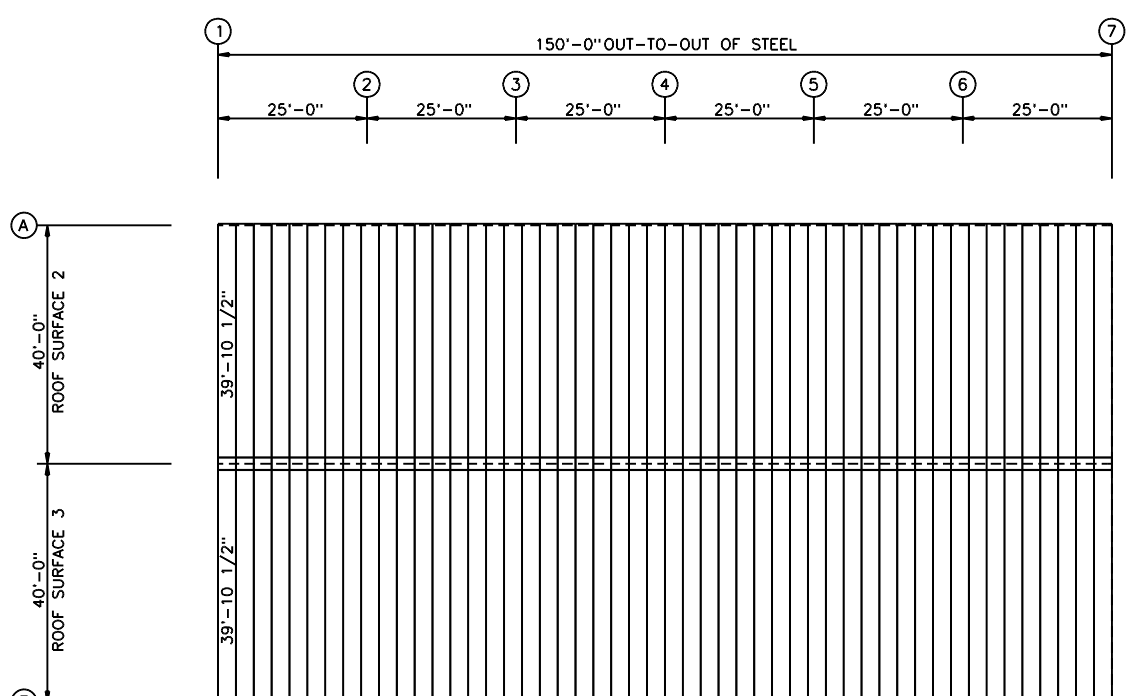
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R - NC Need Common



SIDEWALL SHEETING & TRIM: FRAME LINE E

PANELS: 26 Ga. R - NC Need Common



ROOF SHEETING PLAN

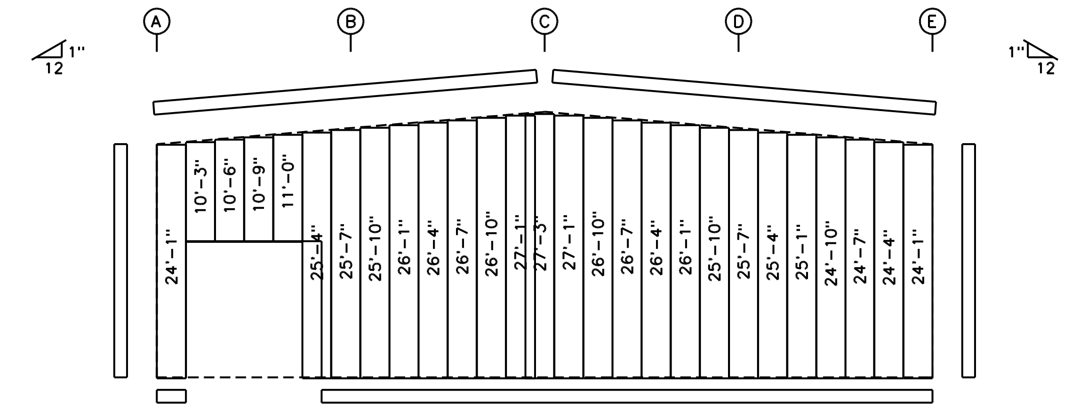
PANELS: 26 Ga. PBR - GP Galvolume Plus

GENERAL NOTES:

CAUTION
THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE MEASURED (HORIZONTIALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE PANELS.

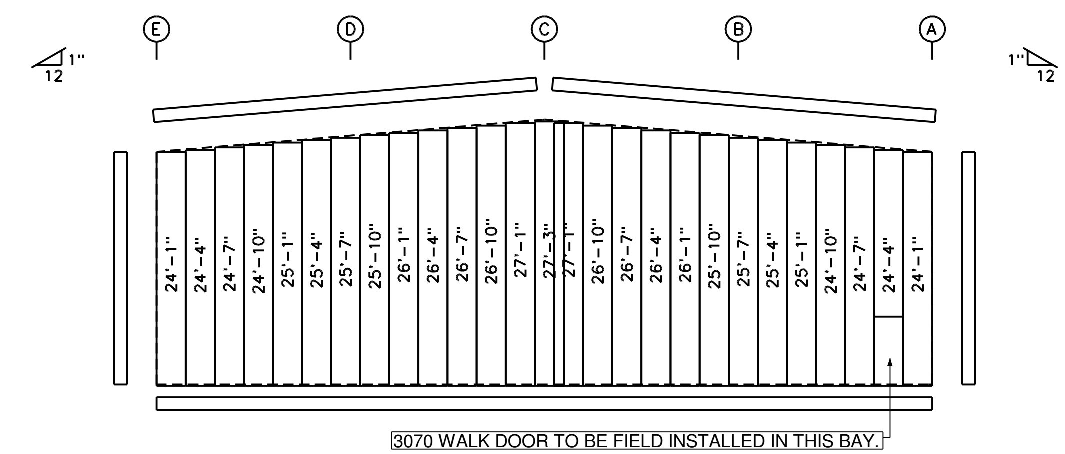
LEFT ENDWALL: 0
RIGHT ENDWALL: 0

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL PANELS BE FIELD CUT TO MATCH ROOF SLOPE.



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. R - NC Need Common



ENDWALL SHEETING & TRIM: FRAME LINE 7

PANELS: 26 Ga. R - NC Need Common

F-2689

07/26/2017

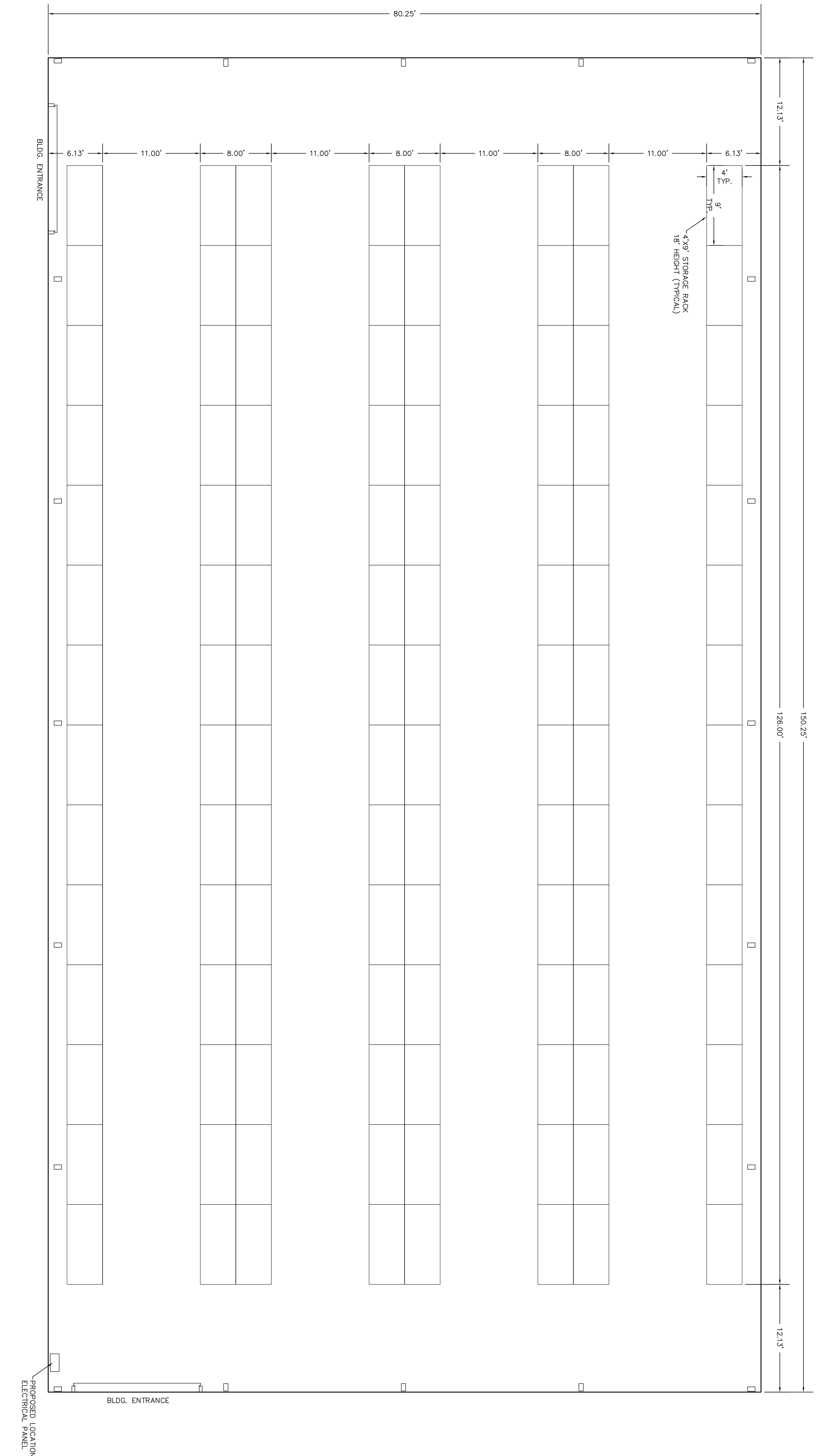
REV	DATE	DESCRIPTION
0	07/26/2017	For Construction

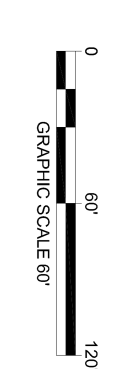
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: SHEETING DETAILS

SALESMAN: CHUCK BELL	BUILDING DESCRIPTION: 80'-0" X 150'-0" X 24'-0"	ROOF SLOPE 1.00:12
CUSTOMER NAME: DAVID FAULKNER	ADDRESS: SAN ANTONIO, TX 78210	SCALE NONE

DETAILER:	CHECKER:	DATE:	JOB #	DWG #	REV.
TMR		07/26/2017	5176090	S101	0





JOB No. : 0614-650-100
DATE : 7/3/2018
DESIGNED BY: B.M.C.
DRAWN BY: A.J.M.
CHECKED BY: B.M.C.
PAGE: 1 OF: 1

KLEIN & COPE ENGINEERING INC.
CIVIL• MUNICIPAL• ENVIRONMENTAL ENGINEERS
8611 BOTTS LANE
(210) 828-7070
SAN ANTONIO, TEXAS 78217
FAX: (210) 828-7076
TEXAS REG.# F-16078

D FAULKNER STORAGE BUILDING
FLOOR PLAN

DATHAN FAULKNER
2310 ROOSEVELT AVE.

CITY/COUNTY/OWNER
TEXAS

REVISIONS		
NO.	DESCRIPTION	DATE