HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

HDRC CASE NO:	**2019-676**
ADDRESS:	1023 N PINE ST
LEGAL DESCRIPTION:	NCB 522 BLK 15 LOT 1 TO 18
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Stephen Lucke/Ella Austin Community Center
OWNER:	City of San Antonio
TYPE OF WORK:	Shade structure, solar panels, mural
APPLICATION RECEIVED:	November 05, 2019
60-DAY REVIEW:	January 4, 2020
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1206 square foot outdoor wood structure including the installation of solar panels.

APPLICABLE CITATIONS:

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

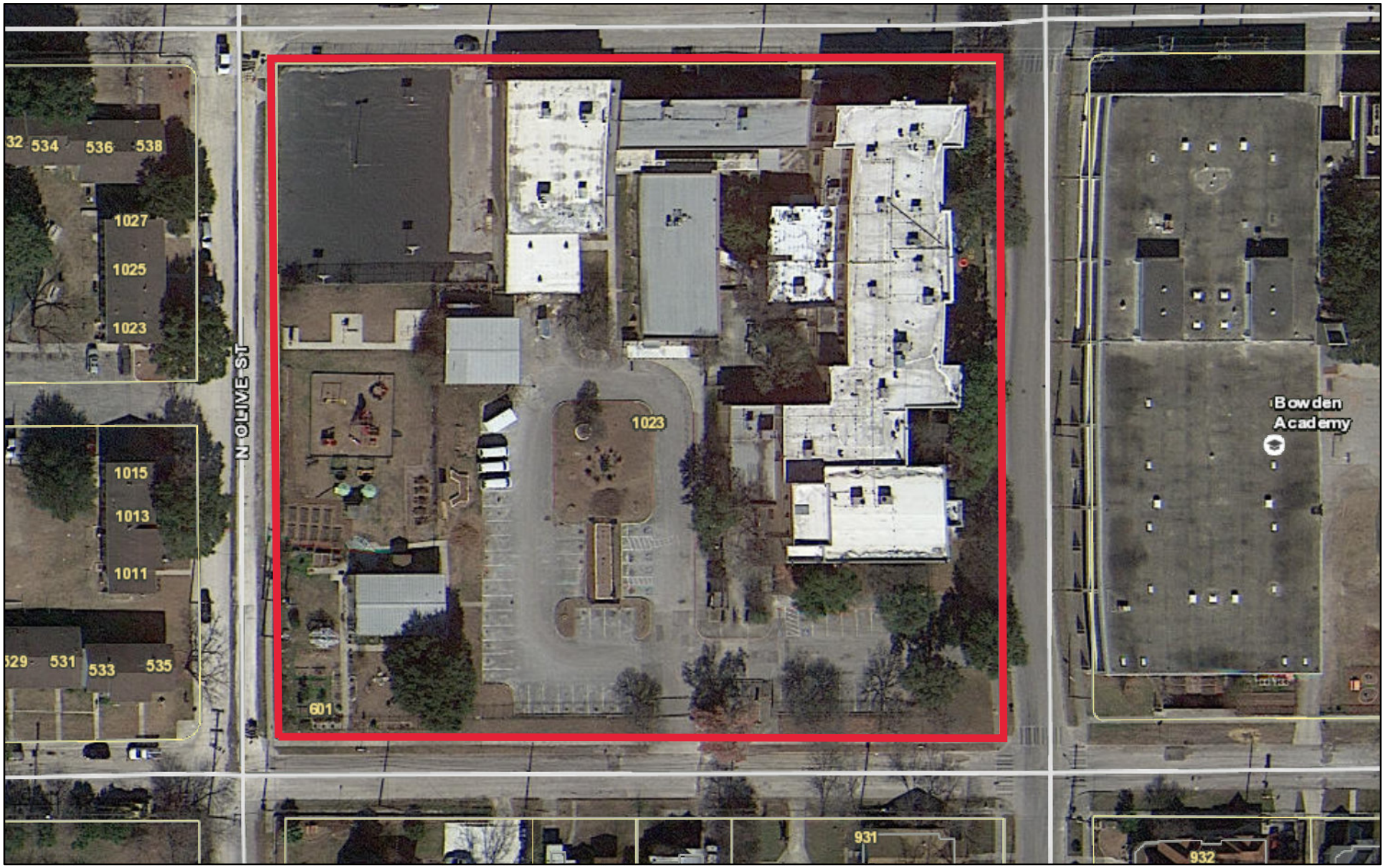
FINDINGS:

a. The primary historic structure at 1023 N Pine was constructed circa 1923 as the Ralph Waldo Emerson Junior High School and contributes to the Dignowity Hill Historic District. The property currently operates as the Ella Austin Community Center including the Ella Austin Youth Garden abutting N Olive.
b. The applicant has proposed to install 1,206 square foot shade structure at the Youth Garden to operate as an Educational Outdoor Learning Center (EOLC). The site will feature flagstone pavers with a crushed gravel base, 8 wood post columns with concrete bases, skillion and lean-to metal roof with solar panels, tables, storage, and 2 cisterns.
c. MASSING AND FORM - The applicant has proposed to install a 1,206 square foot shade structure featuring a skillion and lean-to roof form. The structure is substantially subordinate to the primary historic structure and is generally consistent with the Guidelines for New Construction 5.A.i through iii.
d. SETBACK AND ORIENTATION – The proposed structure will be located at the Ella Austin Youth Garden which is setback from the primary historic structure by approximately 250 feet. Staff finds that the proposed structure is appropriately placed and is consistent with the Guidelines for New Construction 5.B. i and ii.
e. SOLAR COLLECTORS – The applicant has proposed to install solar collectors on both slopes of the skillion and lean-to roof. The solar collectors will feature a layer of special film depicting artwork related to Ella Austin. Staff finds the solar collectors with added artwork are generally consistent the Guidelines for New Construction 7.C.ii.

RECOMMENDATION:

Staff recommends approval based on findings b through e.

1023 N Pine

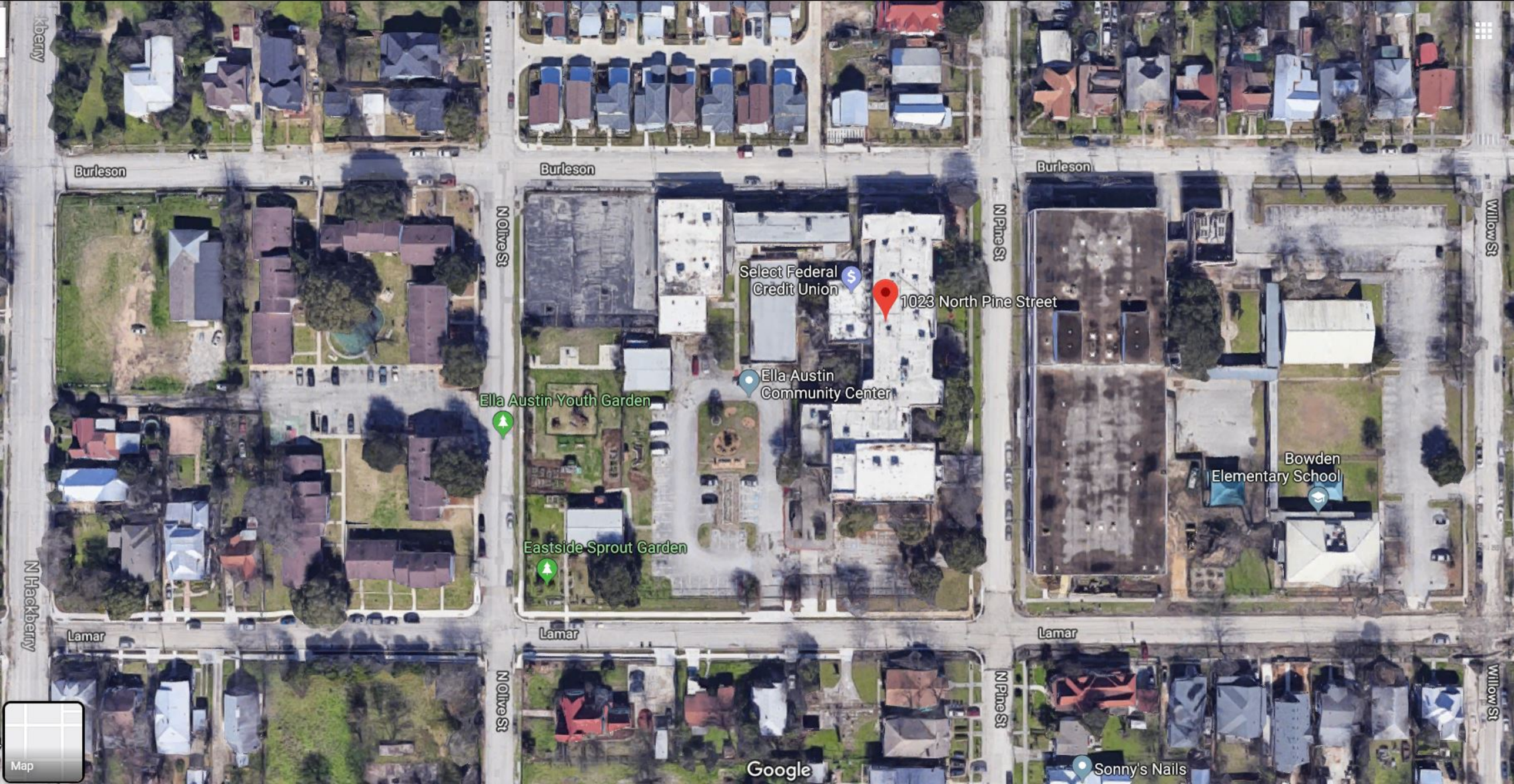


November 18, 2019

1:1,000

0 0.0075 0.015 0.03 mi

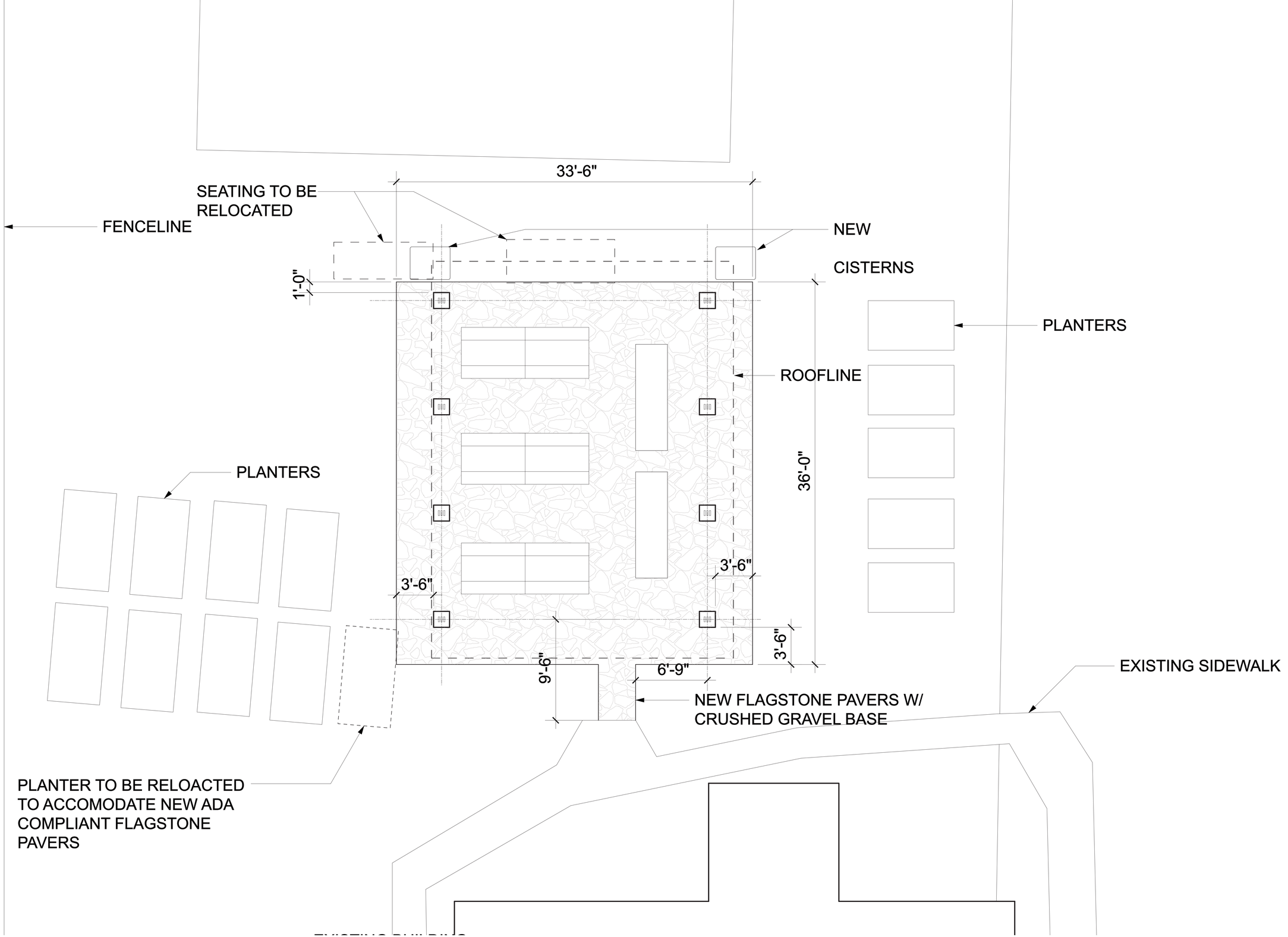
0 0.0125 0.025 0.05 km


Burleson
Burleson
Burleson
N Olive St
N Pine St
Willow St
Select Federal Credit Union
1023 North Pine Street
Ella Austin Community Center
Ella Austin Youth Garden
Bowden Elementary School
Eastside Sprout Garden
Lamar
Lamar
Lamar
N Hackberry
Sonny's Nails
Google
Map


1023 North Pine Street
Select Federal Credit Union
N Pine St
N Pine St
Burleson
Google
Map


1023 North Pine Street
Select Federal Credit Union
Ella Austin Community Center
Burleson
N Olive St
N Pine St
Lamar
Ella Austin Youth Garden
Eastside Sprout Garden
Google
Map


1015 N Olive St
San Antonio, Texas
Google
Street View - Mar 2019
1023
N Hackberry
Olive St
Burleson
Lamar
Hays St
Google



SITE PLAN

SCALE = 1/4" = 1'

STRUCTURAL NOTES

GENERAL

1. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND LOCAL CITY AMENDMENTS.

3. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:

SUPERIMPOSED DEAD LOAD (NOT LIMITED TO BELOW):

STRUCTURE..... SELF WEIGHT (15 PSF)
MECHANICAL AND CEILING .....5 PSF
FINISHES.....AS REQUIRED

LIVE LOADS
ROOF.....20/16/12 PSF

4. THE LIVE LOADS ARE NOT PERMITTED TO BE REDUCED.

5. THE STRUCTURE HEREIN HAVE BEEN DESIGNED AND DETAILED TO RESIST THE WIND PRESSURES CALCULATED FROM CHAPTER 26 OF THE ASCE07-10 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AS REFERENCED IN THE IBC FOR AN ULTIMATE WIND SPEED OF 115 MILES PER HOUR, RISK CATEGORY II, EXPOSURE 'B' AT A MEAN ROOF HEIGHT OF 33 FEET ABOVE THE FINISHED GRADE.

6. THE COMPONENTS AND CLADDING SYSTEMS AND THEIR ATTACHMENTS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED TO RESIST WIND FORCES DESCRIBED ABOVE.

7. THE SEISMIC FORCES HAVE BEEN REVIEWED AND IS DETERMINED TO BE EXEMPT FROM SECTION 1613, OF THE INTERNATIONAL BUILDING CODE:

SITE CLASS.....D
SEISMIC DESIGN CATEGORY.....A "EXEMPT"

8. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH 13TH LEVEL.

9. THE USE OF THE CONTRACT DOCUMENTS AND/OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS TO BE USED AT THEIR OWN RISK. 13TH LEVEL ASSUMES NO LIABILITY AS THE RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.

10.SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

11.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE ALLOWABLE LOAD BEARING VALUES PER THE IRC SECTION R401.4.1 TABLE R401.4.1. THE ADDRESS WAS MAPPED BY THE USDA SOIL SURVERY WEBSITE. CLAY (CH) SOILS ARE PRESENT AT THE SITE.

2. THE FOUNDATION HAS BEEN PROPORTIONED USING THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:

ALLOWABLE BEARING PRESSURE ..... 1,500 PSF

3. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL VEGETATION AND SOFT SOIL TO PROVIDE A MINIMUM OF 24 INCHES OF SELECT FILL BELOW THE SLAB

4. COMPACT SUBGRADE AND SELECT FILL TO 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT.

5. SLOPE THE EXTERIOR GRADE AWAY FROM THE EXCAVATIONS.

6. FOOTING SHALL BE NEATLY EXCAVATED AND BE FREE OF LOOSE MATERIAL AND STANDING WATER.

7. CONTRACTOR SHALL REMOVE AND OVER EXCAVATE ALL TREE ROOT BALLS AND FILL WITH LEAN CONCRETE OR SPECIFIED SELECT STRUCTURAL FILL.

STRUCTURAL CONCRETE

1. CONCRETE SPECIFIED IN THESE PLANS SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR AGGREGATES AND ASTM C150 FOR TYPE I PORTLAND CEMENT AND SHALL BE PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH (FC') OF AT 28 DAYS:

SLAB ON GRADE FOUNDATIONS ..... 3,000 PSI (NORMAL WEIGHT)

2. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618, TYPE C OR F. THE RATIO OF THE FLY ASH IN THE MIX SHALL NOT EXCEED 25 PERCENT AND SHALL TAKE INTO ACCOUNT THE SPECIFIC PROPERTIES.

3. WATER USED IN THE MIXING CONCRETE SHALL CONFORM TO ASTM C1602.

4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R AND CRSI.

5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R.

6. CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS OF ACI 308R.

7. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS PER ACI 7.7:

<u>CONCRETE EXPOSED TO WEATHER</u>

#5 BARS AND SMALLER.....1 - 1/2 INCHES
ALL OTHER BARS.....2 INCHES

<u>CONCRETE CAST AGAINST EARTH</u>

GRADE BEAMS AND SLABS:
TOP.....1 - 1/2 INCHES
BOARD FORMED SIDES.....2 INCHES
EARTH FORMED SIDES.....3 INCHES
BOTTOM.....3 INCHES

THE CONTRACTOR SHALL PROVIDE STANDARD BAR CHAIRS, SPACERS AND/OR INDUSTRY STANDARD SUPPORT MECHANISMS AS REQUIRED TO MAINTAIN CONCRETE COVER SPECIFIED ABOVE FOR EACH CONDITION.

8. STEEL DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO FULL MESHES AT SPLICES.

10.REINFORCING SHALL NOT BE WELDED OR COLD BENT IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

11.ALL REINFORCING SHALL BE CONTINUOUS THROUGH ALL MEMBERS AND MAY BE SPLICED USING 40 BAR DIAMETERS AND STAGGERED ALONG THE BEAM.

12.HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION UNLESSSPECIFICALLY SHOWN IN THE CONTRACT DOCUMENTS. ALL OTHER JOINTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

13.CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, CHAPTER 6.3.

STRUCTURAL WOOD

1. DESIGN AND DETAILING SHALL MEET THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION, NDS 2012.

2. ALL MEMBERS SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION.

3. ALL SAWN TIMBER FOR JOISTS, WALL AND BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE DIMENSIONAL LUMBER, GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. THE MINIMUM DESIGN VALUES SHALL BE AS SPECIFIED BY THE NDS.

4. SPECIFIED LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL MEET THE FOLLOWING MINIMUM DESIGN VALUES:

Fb= 2,900 PSI (NOT ADJUSTED FOR SIZE)
Fv= 285 PSI
Fc PERP= 845 PSI
Fc PARALLEL= 2,600 PSI
MODULUS OF E= 2,000,000 PSI

5. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.

6. ALL NAILS SHALL BE INSTALLED PER THE FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC.

7. ALL MISC STRAPS, CLIPS AND HANGERS SHALL BE SIMPSON OR EQUAL.

8. SPLIT OR DAMAGED MEMBERS SHALL BE REMOVED AND REPLACED.

9. MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

10. BUILT UP MEMBERS OF MULTIPLE PLIES SHALL BE GANG NAILED PER THE MANUFACTURER'S SPECIFICATIONS OR THE IRC TABLE R602.3(1).

11. ALL POSTS AND BEAM REACTIONS SHALL HAVE CONTINUOUS SUPPORT TO THE FOUNDATION.

12. DOUBLE TOP PLATES SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. LAP AT CORNERS. ALL DISCONTINOUS PLATES SHALL BE STRAPPED WITH A 20 GA STRAP x 24" LONG CENTERED ON JOINT.

13. CORNER STUDS SHALL BE DETAILED PER THE IRC.

14. ALL HEADERS NOT SHOWN SHALL BE PER THE IRC TABLE 502.5 (1) & (2).

15. BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1 AND BE PRE DRILLED TO A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. HOLES SHALL ALIGN AND NOT BE FORCEFULLY DRIVEN THROUGH.

16.ROOF DECKING SHALL BE A MINIMUM OF 15/32 APA RATED SHEATHING 32/16 EXTERIOR GRADE PLYWOOD OR OSB, NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKED AT ALL EDGES.

17.CONTINUOUS WALL SHEATHING SHALL BE A MINUMUM OF 7/16" APA RATED SHEATHING 24/16, EXTERIOR EXPOSURE 1 PLYWOOD OR OSB. NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKING.

18.FLOOR DECKING SHALL BE 23/32" T & G APA RATED STURD-I FLOOR WITH A 24" SPAN RATING EXPOSURE 1. MINIMUM WIDTH INSTALLED SHALL BE 24" WIDE AND PANEL JOINTS STAGGERED INSTALLED PERPENDICULAR TO THE SUPPORTS.

19.INTERIOR GYPSUM WALLS SHALL BE SHEATHED WITH 1/2" THICK GYPSUM CONFORMING TO THE REQUIREMENTS OF ASTM C36 AND INSTALLED PER GA-216. 5/8" THICK TYPE X AT GARAGES CEILINGS BELOW HABITABLE AREAS.

SPECIAL INSPECTIONS

1. THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED TESTING AGENCIES TO PERFORM INSPECTIONS DURING THE CONSTRUCTION OF TYPES LISTED IN SECTION 1704. THE APPROVED AGENCIES SHALL PROVIDE QUALIFIED SPECIAL INSPECTORS TO PERFORM THE REQUIRED INSPECTIONS.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND EXPERIENCE AND/OR TRAINING TO PERFORM SUCH INSPECTIONS.

3. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, REFERENCED CODES, GEOTECHNICAL REPORT, AND THE INTERNATIONAL BUILDING CODE SECTION 1704.

4. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD. REPORTS SHALL INDICATE WORK INSPECTED WAS IN CONFORMANCE OR NONCONFORMANCE IN REGARDS TO THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND EOR PRIOR TO COMPLETING WORK IN THAT PHASE. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTION AND CORRECTION OF DISCREPANCIES NOTED IN THE INSPECTION REPORT SHALL BE SUBMITTED IN A AGREEABLE TIME FRAME.

5. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS WITH THE PERMIT APPLICATION, REFERENCE TABLE 1704.3 OF THE IBC.

STRUCTURAL CONCRETE

1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1704.4 AND THE STATEMENT OF SPECIAL INSPECTIONS.

FRAMING INSPECTION

1. ALL FRAMING SHALL BE INSPECTED FOR SIZE, SPACING, GRADE STAMPS, AND GENERAL PLACEMENT PER THE ISSUED DRAWINGS. ALL JOIST HANGERS SHALL BE REVIEWED FOR TYPE AND COMPLETE NAILING PATTERNS PER THE MANUFACTURER SPECIFICATIONS.

ELLA AUSTIN COMMUNITY CENTER
OUTDOOR LEARNING CENTER

1023 N PINE ST
SAN ANTONIO, TX 78202

13 TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1075-19

NOT FOR CONSTRUCTION OR PERMITTING. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:

STEPHEN G. URIAS, PE
TX# 108805
07/ 22/ 2019

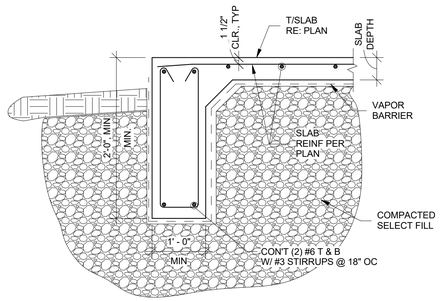
ISSUE #	DATE	DESCRIPTION

GENERAL NOTES AND SPECIAL INSPECTIONS

PROJECT NO.	
DATE:	07/22/2019
DRAWN BY:	SGU
REVIEWED BY:	SGU

SHEET NO.

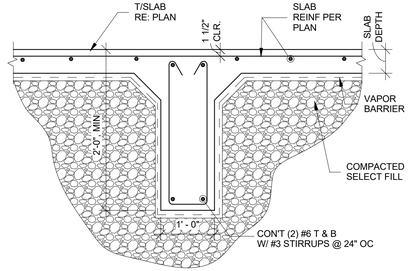
S0.0



NOTES:

1. SUPPORT CAGE WITH CONCRETE BRICKS AT 5'-0" OC AND AT PLAN STEP CORNERS, TYP.
2. STAGGER BEAM SPLICES ALONG BEAM, T&B.
3. FOR DEEPEN BEAMS ADD ADDITIONAL #3 @ 18" EA. FACE FOR BEAMS GREATER THAN 2'-6".

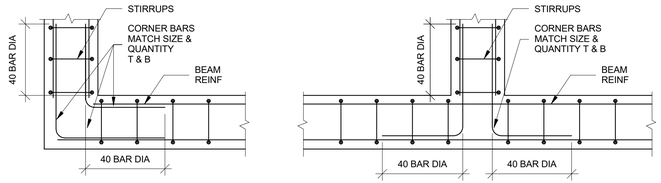
1 TYPICAL EXTERIOR GRADE BEAM
NTS



NOTES:

1. SUPPORT CAGE WITH CONCRETE BRICKS AT 5'-0" OC AND AT PLAN STEP CORNERS, TYP.

2 TYPICAL INTERIOR BEAM
NTS



4 CORNER BAR PLACING
NTS

ELLA AUSTIN COMMUNITY CENTER
OUTDOOR LEARNING CENTER

1023 N PINE ST
SAN ANTONIO, TX 78202

13TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1075-19

NOT FOR CONSTRUCTION OR PERMITTING. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:

STEPHEN G. UBIAS, PE
TX # 105805
07/ 22/ 2019

ISSUE

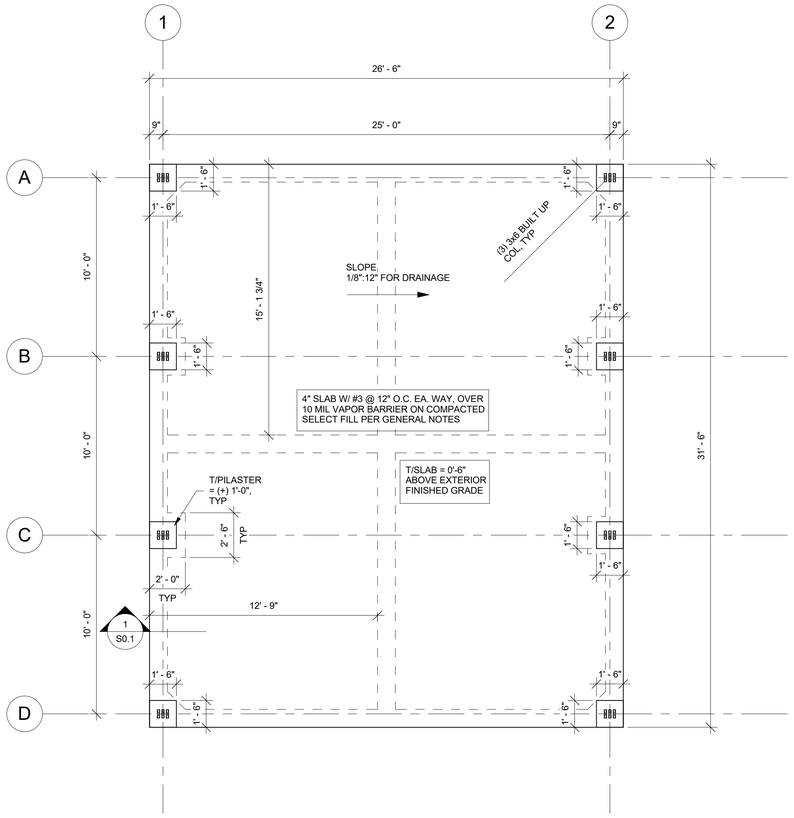
#	DATE	DESCRIPTION

TYPICAL DETAILS

PROJECT NO.
DATE: 07/22/2019
DRAWN BY: SGU
REVIEWED BY: SGU

SHEET NO.

S0.1



SHEET NOTES:

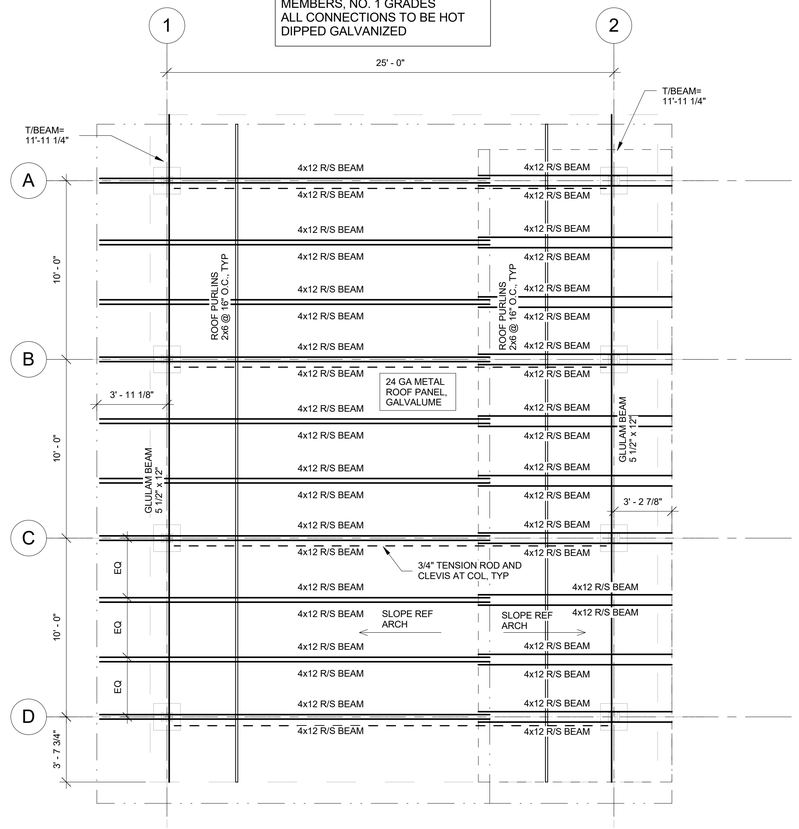
1. REFER TO ARCH FOR PLUMBING LOCATIONS. UTILITIES SHALL BE INSTALLED AFTER BUILDING PAD HAS BEEN PREPARED.
2. REF TO TYPICAL DETAILS FOR THOSE NOT SHOWN ON PLAN.

PLAN
NORTH

1 FOUNDATION PLAN

1/4" = 1'-0"

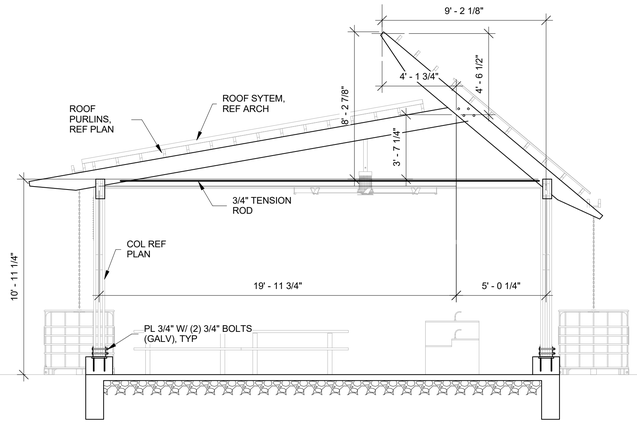
CONTRACTOR TO PRICE
CEDAR R/S AND DIMENSIONAL
DOUG FIR SOUTH MAIN
MEMBERS, NO. 1 GRADES
ALL CONNECTIONS TO BE HOT
DIPPED GALVANIZED



PLAN
NORTH

2 ROOF FRAMING PLAN

1/4" = 1'-0"



3 ELEVATION

1/4" = 1'-0"

ELLA AUSTIN COMMUNITY CENTER OUTDOOR LEARNING CENTER

1023 N PINE ST
SAN ANTONIO, TX 78202

13th LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1075-19

NOT FOR CONSTRUCTION OR PERMITTING. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:

STEPHEN G. URIAS, PE
TX # 105805
07 / 22 / 2019

ISSUE

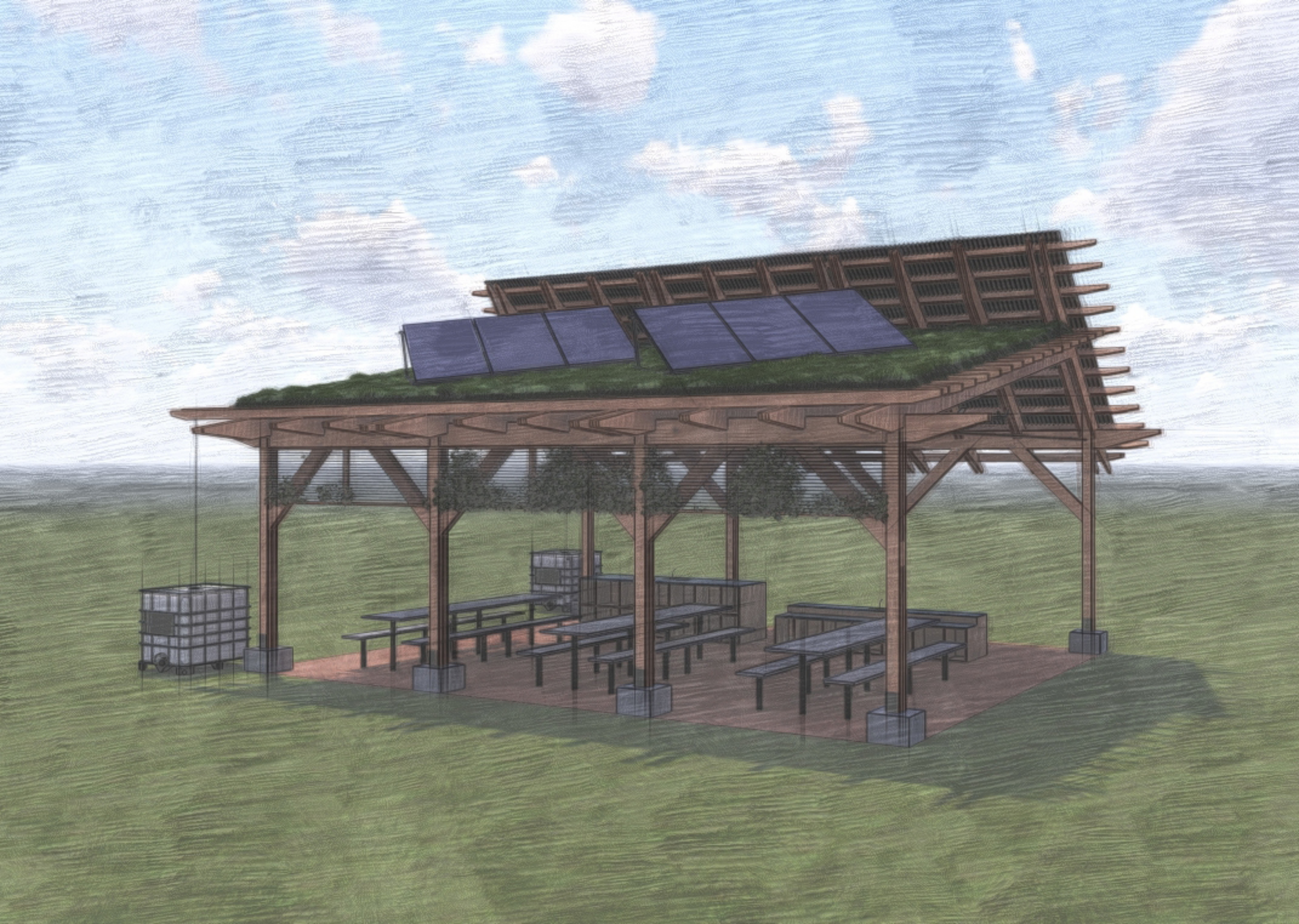
#	DATE	DESCRIPTION

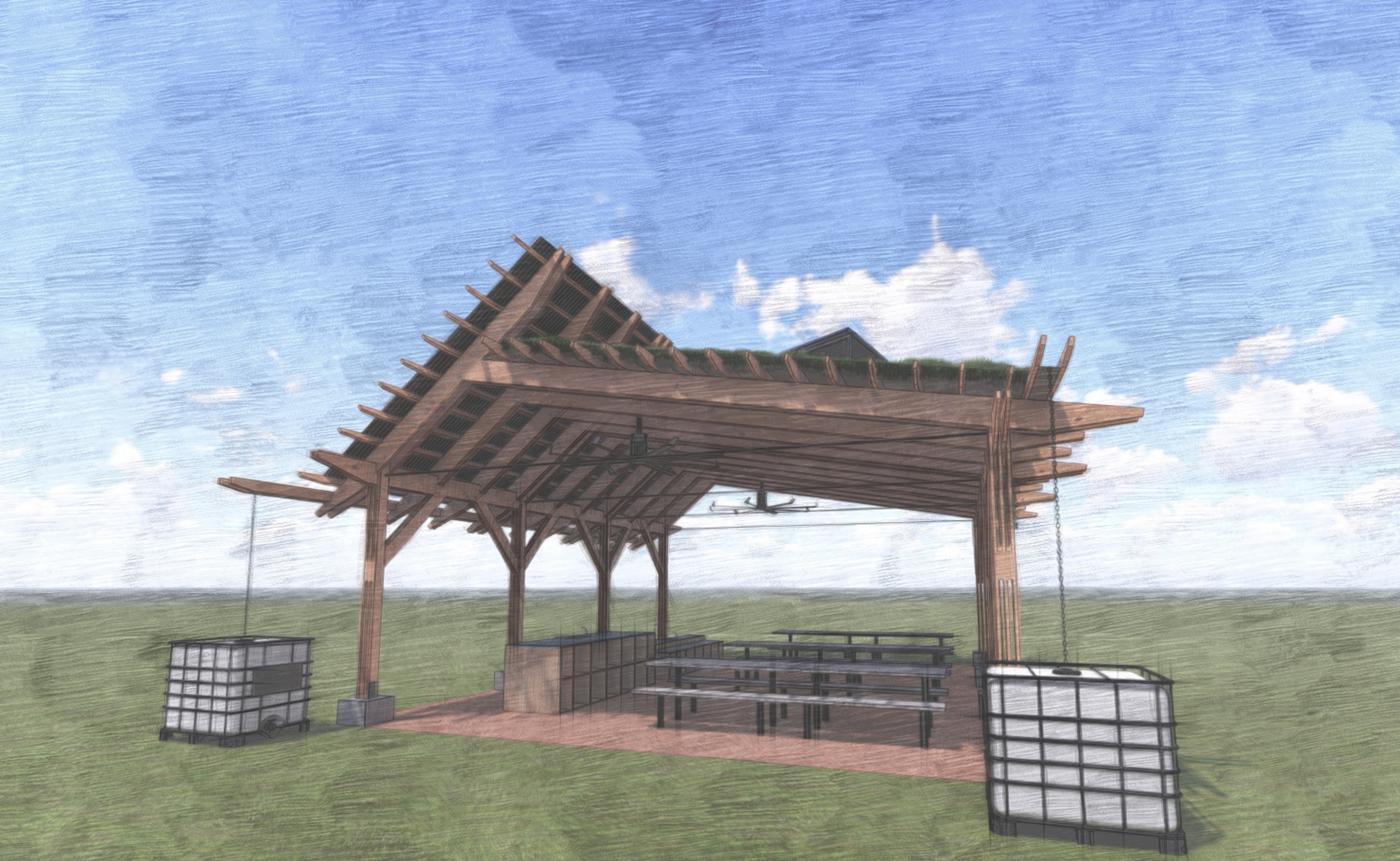
FOUNDATION PLAN,
ROOF FRAMING PLAN,
AND ELEVATION

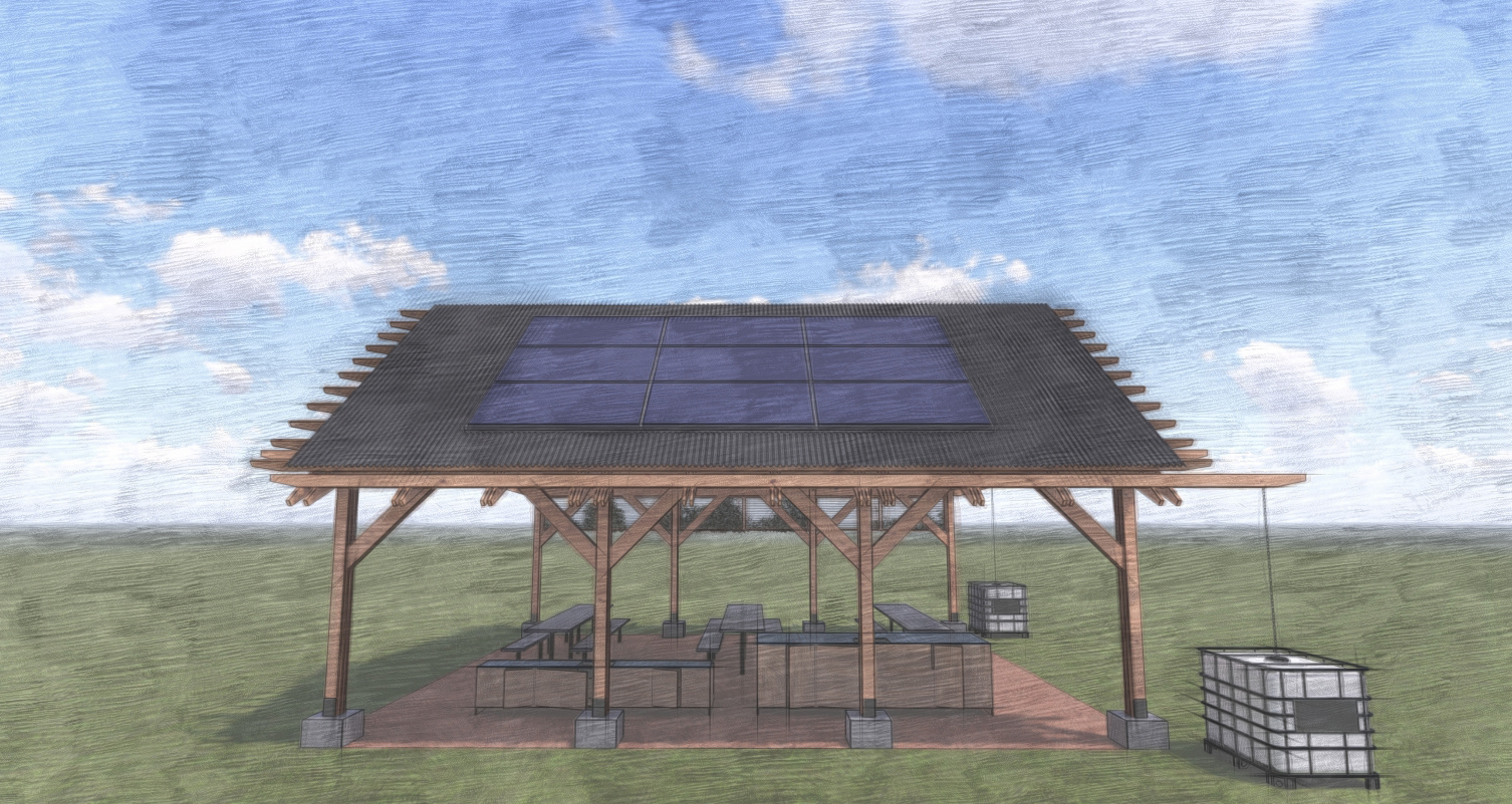
PROJECT NO.	
DATE:	07/22/2019
DRAWN BY:	SGU
REVIEWED BY:	SGU

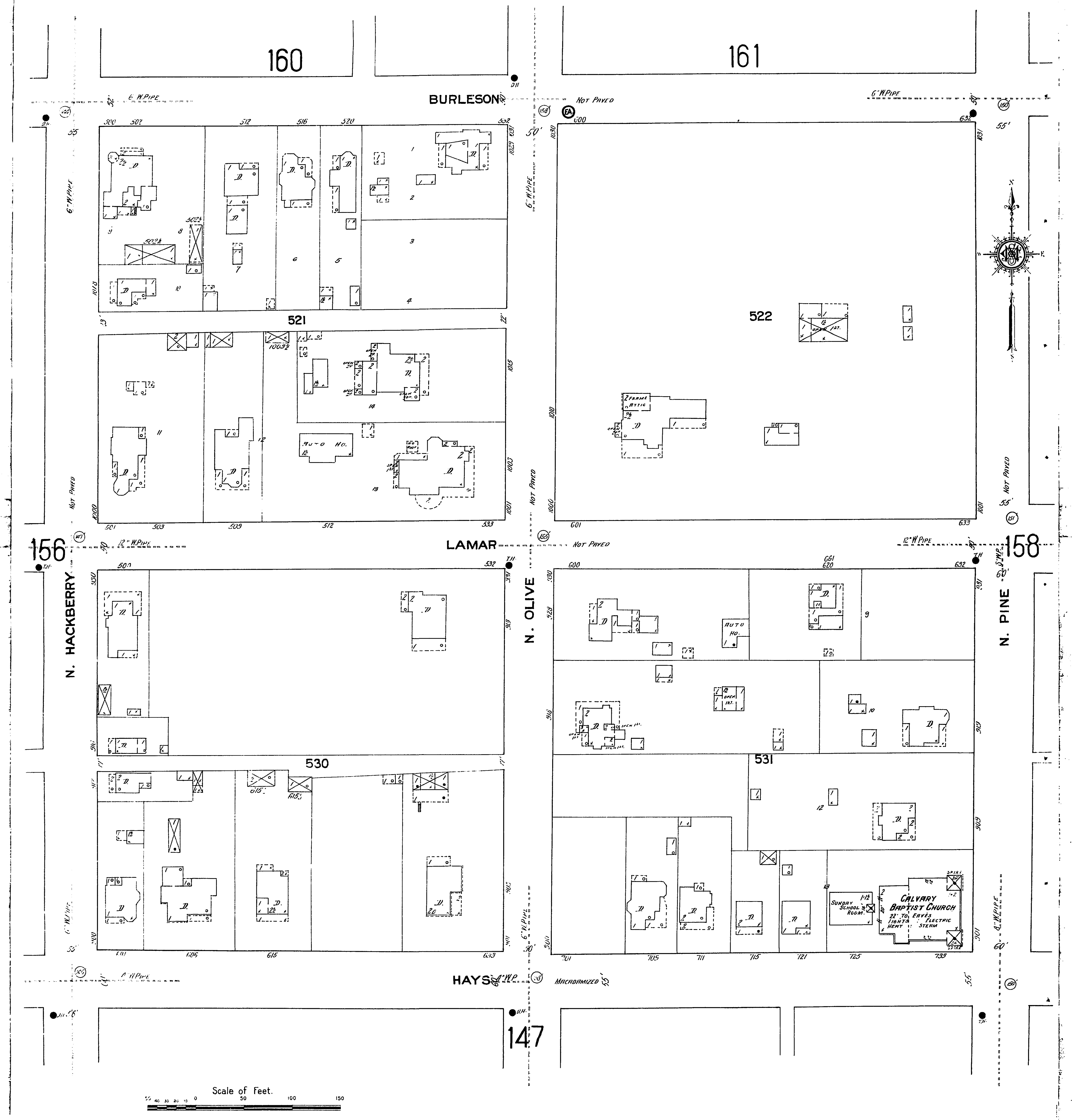
SHEET NO.

S1.0








160
161
BURLESON
6" W.PIPE
NOT PAVED
521
522
2 FRAME ATTIC
AUTO HO.
NO ROOF
LAMAR
12" W.PIPE
156
158
N. HACKBERRY
N. OLIVE
N. PINE
530
531
AUTO HO.
OPEN 1ST.
CALVARY BAPTIST CHURCH
22' TO EAVES
LIGHTS : ELECTRIC
HEAT : STEAM
SUNDAY SCHOOL ROOM.
SPIRE
HAYS
MACADAMIZED
8" W.PIPE
147
Scale of Feet.
50 40 30 20 10 0 50 100 150

160

161

BURLESON

6" W. PIPE

NOT PAVED

CHURCH

CALCASIEU PROTECTIVE SOCIETY

APTS

A. TILE

AUTO

521

522

RALPH WALDO EMERSON JUNIOR HIGH SCHOOL

(TILE) PHYSICAL CULTURE BLDG - CORRUGATED ASBESTOS ON STEEL JOISTS - BUILT 1932

MANUAL TRAINING RM.

Fire proof constn REINFORCED CONCRETE FR. FLS. & RF. BRICK CURTAIN WALLS -1923-

Fire proof constn BUILT 1923 CONC. FR. FLS & RF.- FALSE WOOD ROOF.- BR. CURTAIN WALLS.-

AUDITORIUM

BUILT 1930

STEEL JOIST CONSTRN - (SIX) CONC. FLS. RF & FR. TILE BR FACED CURTAIN WALLS

156

158

LAMAR

12" W. PIPE

N. HACKBERRY

N. OLIVE

N. PINE

530

531

TILE STUCCOED

AUTO

BOY SCOUT CLUB HO.

SUNDAY SCHOOL RMS.

SUNDAY SCHOOL RM (CAR. VEN'D)

CHURCH

HAYS

6" W. PIPE

147

Scale of Feet.

50 40 30 20 10 0 50 100 150