HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO:	**2020-100**
ADDRESS:	310 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7672 BLK 21 LOT 22
ZONING:	C-1, RIO-5, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Kevin Gerrish/Tandemonium, LLC
OWNER:	Joe Gonzales/GONZALES JOE C JR
TYPE OF WORK:	Installation of a pre-fabricated metal covered patio
APPLICATION RECEIVED:	February 25, 2020
60-DAY REVIEW:	April 25, 2020
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a prefabricated carport structure on the existing concrete slab at the rear of the existing structure located at 310 Riverside, located within both the Mission Historic District and the River Improvement Overlay.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2 Massing and Form of Non Residential and Mixed-Use Additions

A. GENERAL
i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3 Materials and Textures

A. COMPLEMENTARY MATERIALS
i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS
i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

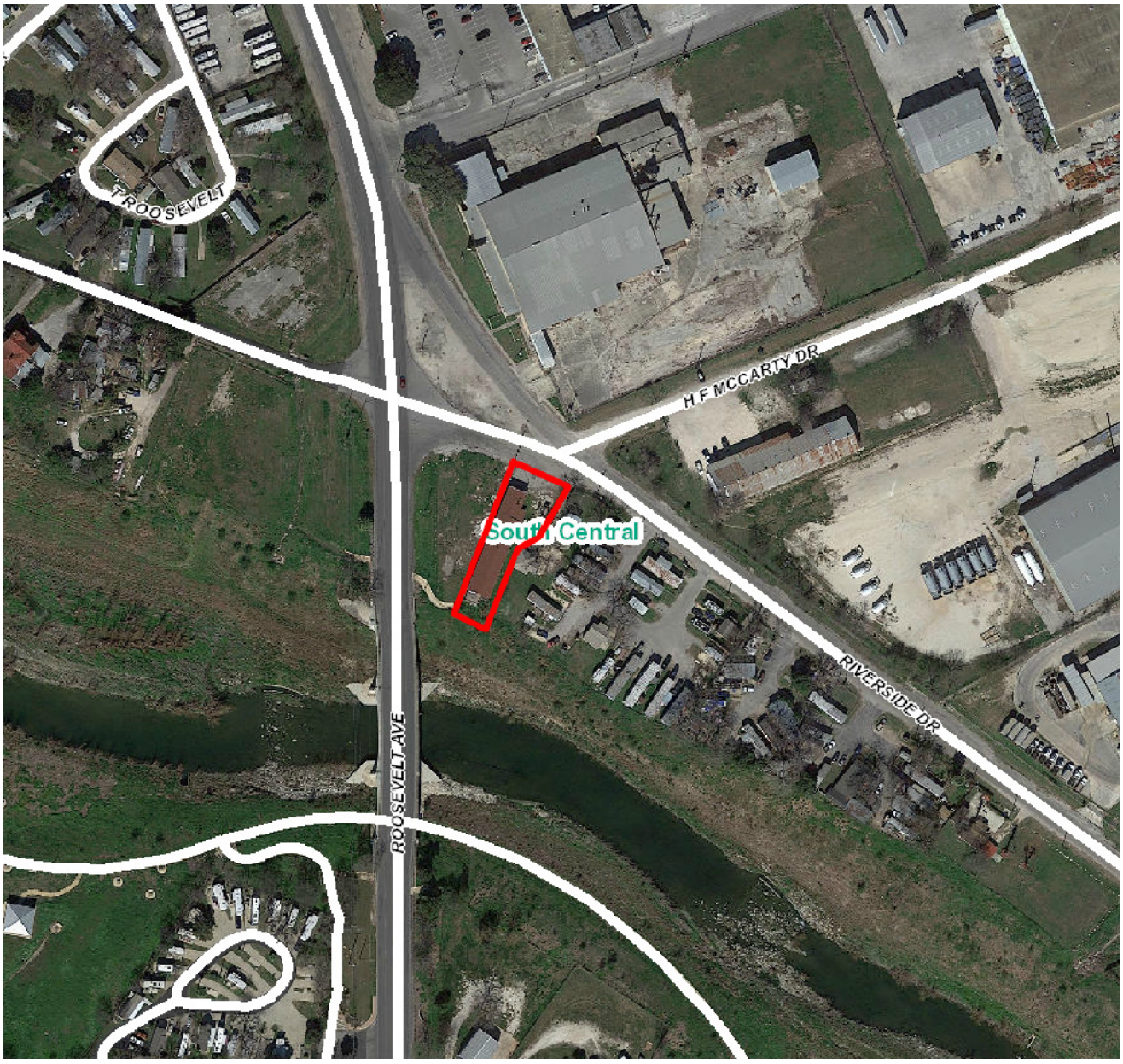
C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to install a prefabricated carport structure on the existing concrete slab at the rear of the existing structure located at 310 Riverside, located within both the Mission Historic District and the River Improvement Overlay.
b. CONTEXT & SITE DEVELOPMENT – As noted in finding a, the existing structure at 310 Riverside is located within both the River Improvement Overlay, and the Mission Historic District. The structure features simple architectural forms include a front facing gabled roof form that is obscured by a parapet wall on the north façade, masonry walls and a metal roof. The immediate context features historic, single-family residential structures, commercial and industrial structures, and the San Antonio River to the immediate south.
c. ADDITION – The applicant has proposed to install a pre-fabricated carport structure on the existing concrete slab at the south of existing structure, facing the San Antonio River. The Guidelines for Additions 2.A. notes that additions should be in keeping with the historic context of the district, should be located at the side or rear of the building, should feature a similar roof form, should be subordinate to the primary façade of the existing structure, and should feature a transition from the existing structure to the addition.
d. CHARACTER & Design – The Guidelines for Additions 3.A. notes that complementary materials should be incorporated that completement those found historically within the district. Additionally, in regards to architectural elements, the proposed design should feature architectural elements that respect those found historically within the structure or district, and should be consistent with the design of the existing structure. Staff finds that the installation of a pre-fabricated carport structure is not consistent with the Guidelines. While staff does find the installation of a rear structure to be appropriate, staff finds that it should feature site specific construction that responds to both the existing site and structure.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the applicant propose a structure that is designed specific for the site and existing structure, and that is consistent with the Guidelines for Additions.



N

Flex Viewer

Powered by ArcGIS Server

Printed:Feb 12, 2019

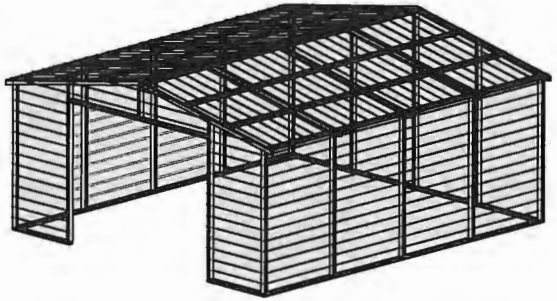

Riverside Dr
Roosevelt Ave
H F McCarty Dr
84 Lumber
310 Riverside Drive
536
San Antonio River
San Antonio River Walk
Google


310 Riverside Drive
536
Roosevelt Ave
Riverside Dr
Riverside Dr
Google


298 Riverside Dr
San Antonio, Texas
Google
Street View
NO
PARKING
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED
Google


2617 TX-536 Spur
San Antonio, Texas
Google
Street View
TX-536 SPUR
Google


2501 TX-536 Spur
San Antonio, Texas
Google
Street View
ROOSEVELT
TX-536 Spur
Google



REGULAR / A-FRAME
30'-0" WIDE
CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSHA, AISC 360, AISI 100, ASCE 7-10, AWSD 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12 X 1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:		IBC 2015
USE GROUP:		U (CARPORTS, BARNS)
RISK CATEGORY:		I
1.	DEAD LOAD (D)	D = 4 PSF
2.	ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3.	SNOW LOAD (S)	
	GROUND SNOW LOAD	P_g = 20 - 90 PSF
	IMPORTANCE FACTOR	Is = 0.8
	THERMAL FACTOR	Ct = 1.2
	EXPOSURE FACTOR	Ce = 1.0
	ROOF SLOPE FACTOR	Cs = 1.0
4.	WIND LOAD (W)	
	BASIC WIND SPEED	V_{ULT} = 105 - 180 MPH
	EXPOSURE	C
5.	SEISMIC LOAD (E)	
	DESIGN CATEGORY	D
	IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: COVER SHEET
SHEET NO.: 1 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED
PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**

CUSTOMER INFORMATION

OWNER:
ADDRESS:

DESIGN LOADS

GROUND SNOW:
ROOF LIVE LOAD:
BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH:
LENGTH:
HEIGHT:

FRAME TYPE: ☐ A-FRAME ☐ REGULAR

ENCLOSURE TYPE: ☐ FULL ☐ PARTIAL ☐ OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF EXPIRATION: **MAR 12 2020**

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25 X 6" X 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

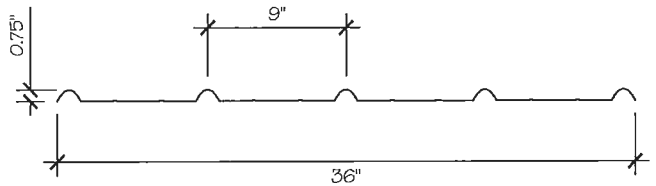
LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	6" C/C	MIN. 1	4½" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

TABLE 2.3: GAUGE THICKNESS

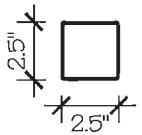
GAUGE	29	18	14	12
THICKNESS (IN)	0.0135	0.049	0.083	0.109



THICKNESS = 29GA

29 GA CORRUGATED SHEATHING (8)

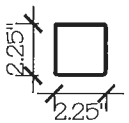
SCALE: NTS



THICKNESS = 14GA

2.5" X 2.5" 14GA TUBE (1)

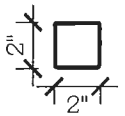
SCALE: NTS



THICKNESS = 12GA

2.25" X 2.25" 12GA TUBE (2)

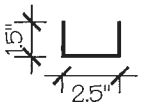
SCALE: NTS



THICKNESS = 14GA

2" X 2" 14GA TUBE (3)

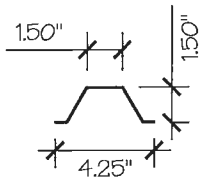
SCALE: NTS



THICKNESS = 14GA

2.5" X 1.5" 14GA CHANNEL (4)

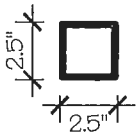
SCALE: NTS



THICKNESS = 18GA / 14GA

4.25" X 1.5" X 18GA / 14GA HAT CHANNEL (5)

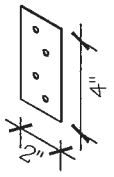
SCALE: NTS



2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT (11)

SCALE: NTS

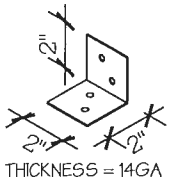
NOTE: INSERT FULL LENGTH & FIELD BOLT W/ [23] FASTENERS @ 12" C/C STAGGERED OPPOSITE FACE



THICKNESS = 14GA

STRAIGHT BRACKET (6)

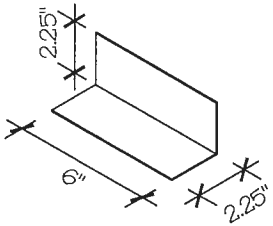
SCALE: NTS



THICKNESS = 14GA

ANGLE BRACKET (7)

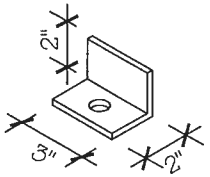
SCALE: NTS



THICKNESS = 14GA

DB BRACKET (9)

SCALE: NTS



THICKNESS = 3/16"

BASE ANGLE (10)

SCALE: NTS

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF TEXAS

PROJECT NO.: 300-19-0386

SHEET TITLE: SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11

DRAWN BY: LAK DATE: 3/11/19

CHECKED BY: OAA DATE: 3/11/19

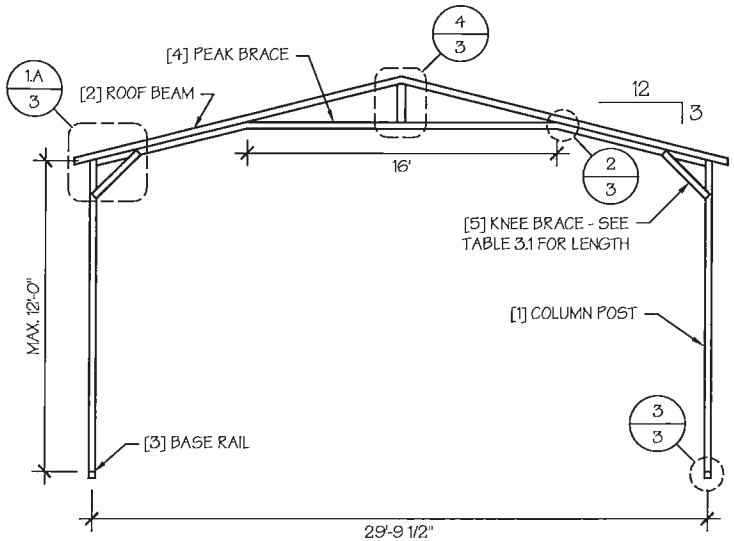
LEGAL INFORMATION

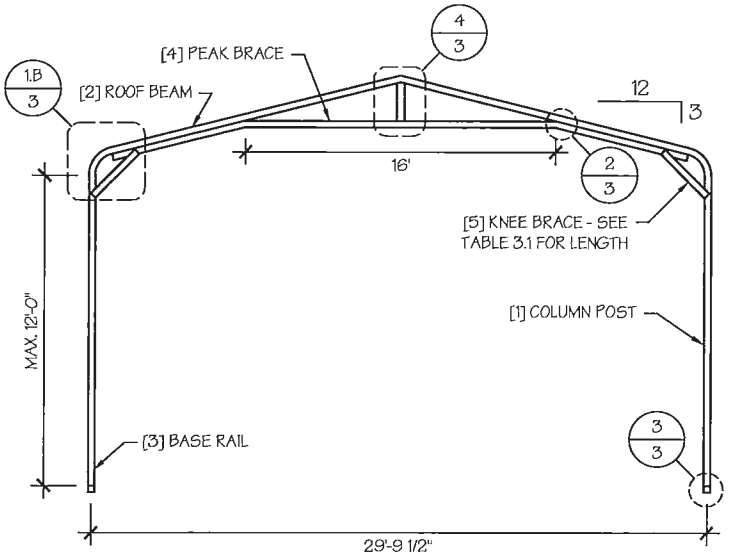
SEAL:

STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED
PROFESSIONAL ENGINEER

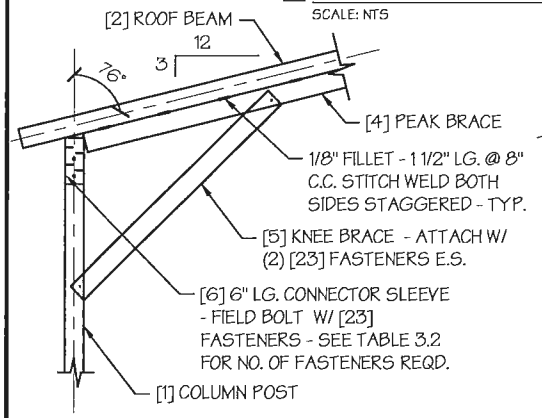
DATE EXPIRES: 03/31/2020

DATE SIGNED: MAR 12 2019



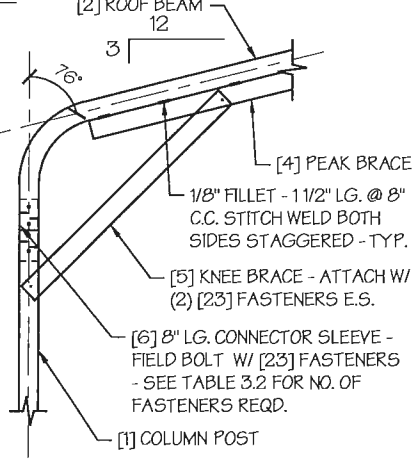


☐ TYP. A-FRAME SECTION
SCALE: NTS



☐ A. 'A'-FRAME

EAVE DETAIL 1
SCALE: NTS



☐ B. REGULAR FRAME

☐ TYP. REGULAR FRAME SECTION
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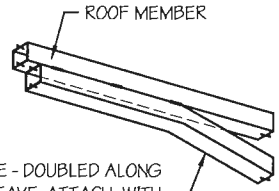
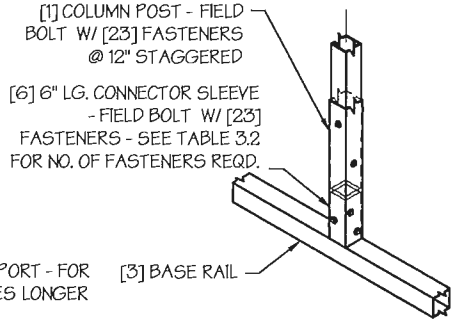


PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



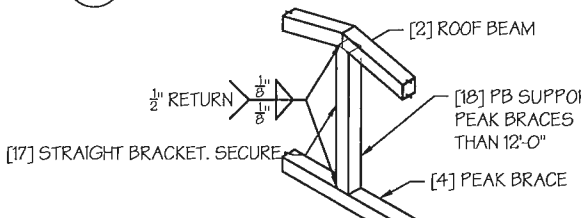
BASE DETAIL 3
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
☐ UP TO 8'	24"
☐ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
☐ 105 TO 125	4
☐ 130 TO 155	6
☐ 160 TO 180	8



PB SUPPORT DETAIL 4
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

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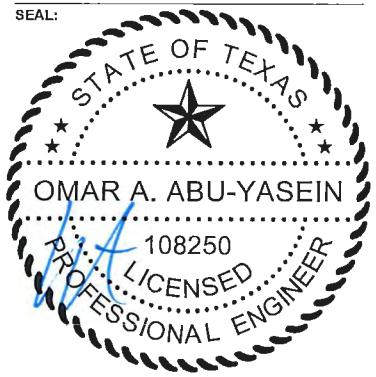
LEGAL INFORMATION

SEAL:

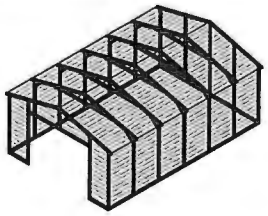


DATE EXPIRES: 03/31/2020
DATE SIGNED: MAR 12 2019

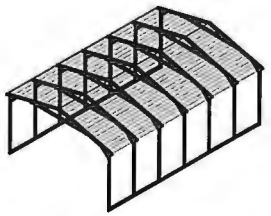
TABLE 4: FRAME SPACING SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS — WIND SPEED (MPH)							■ OPEN BUILDINGS — WIND SPEED (MPH)						
		□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
■ EAVE HEIGHT = 10'-0" TO 12'-0"	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42	36/42	36	30
	□40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42	36/42	36	30
	□50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30
	□60 / 41	36/42	36/42	36	36	36	36	36	36	36	30	30	30	30	24
	□70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	24	24	24	24
	□80 / 54	24	24	24	24	24	24	24	24	24	24	24	24	24	---
	□90 / 61	18	18	18	18	---	---	---	18	18	---	---	---	---	---
■ EAVE HEIGHT = 7'-0" TO 9'-0"	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/48	36/42	36/42	30/36
	□40 / 27	48/60	48/60	42/60	48/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36/42	30/36
	□50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36	30/36
	□60 / 41	36/48	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	□70 / 47	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30	24
	□80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
	□90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
■ EAVE HEIGHT = UP TO 6'-0"	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/54	36/48	36/48	30/36
	□40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	36/42	48	48	42/48	42/48	36/48	36/48	30/36
	□50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36/42	30/36
	□60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	□70 / 47	32/42	32/42	32/36	32/36	32/36	32/36	30	32/36	32/36	30	30	30	30	24
	□80 / 54	30/36	30/36	30/36	30/36	30/36	30	30	30	30	30	30	30	24	24
	□90 / 61	30/36	30/36	30	30	30	30	30	24	24	24	24	---	---	---

NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.



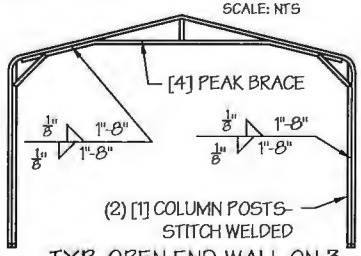
TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS

GENERAL ENCLOSURE NOTES:

1. TYPICAL ENCLOSED AND OPEN BUILDINGS ARE AS SHOWN ON THE RIGHT.
2. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
3. FOR ENCLOSED BUILDINGS, ONE END WALL CAN BE OPEN IF THE OTHER END WALL IS ENCLOSED. THE OPEN END WALL MUST HAVE EITHER GABLE FRAMING (SEE SHEET 8A) OR A DOUBLE END FRAME - SEE TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING.
4. OPEN BUILDINGS CAN HAVE PARTIALLY ENCLOSED SIDE WALLS UP TO 3' ENCLOSED.
5. ENCLOSED BUILDING WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. SEE SHEET 9 FOR TYPICAL BRACING DETAILS.



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES
SHEET NO.: 4 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

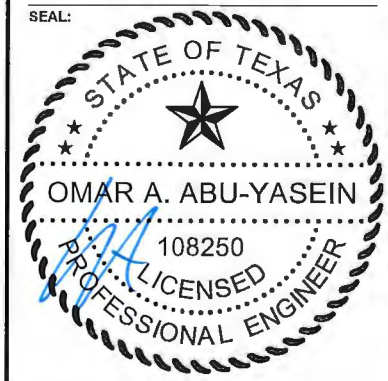

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TABLE 5.1: PURLIN SPACING SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ 14GA. HAT CHANNEL PURLIN — WIND SPEED (MPH)							■ 18GA. HAT CHANNEL PURLIN — WIND SPEED (MPH)						
		□ 105	□ 115	□ 130	□ 140	□ 155	□ 165	□ 180	□ 105	□ 115	□ 130	□ 140	□ 155	□ 165	□ 180
FRAME SPACING: 5'-0"	□ 30 / 20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
	□ 40 / 27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
	□ 50 / 34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
	□ 60 / 41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
	□ 70 / 47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
	□ 80 / 54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
	□ 90 / 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
FRAME SPACING: ■ 4'-6"	□ 30 / 20	54	48	42	42	36	30	30	48	36	30	24	18	18	12
	□ 40 / 27	42	42	42	42	36	30	30	42	36	30	24	18	18	12
	□ 50 / 34	40	40	40	40	36	30	30	30	30	30	24	18	18	12
	□ 60 / 41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
	□ 70 / 47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
	□ 80 / 54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
	□ 90 / 61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
FRAME SPACING: ■ 4'-0"	□ 30 / 20	54	48	42	42	36	36	30	54	48	36	30	24	24	18
	□ 40 / 27	42	42	42	42	36	36	30	42	42	36	30	24	24	18
	□ 50 / 34	40	40	40	40	36	36	30	40	40	36	30	24	24	18
	□ 60 / 41	36	36	36	36	36	36	30	36	36	36	30	24	24	18
	□ 70 / 47	32	32	32	32	32	32	30	30	30	30	30	24	24	18
	□ 80 / 54	32	32	32	32	32	32	30	24	24	24	24	24	24	18
	□ 90 / 61	30	30	30	30	30	30	30	24	24	24	24	24	24	18
FRAME SPACING: ■ 3'-6"	□ 30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	30	30
	□ 40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	30	30
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	□ 70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	□ 80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30
FRAME SPACING: ■ 3'-0" OR LOWER	□ 30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	36	30
	□ 40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	36	30
	□ 50 / 34	40	40	40	40	36	36	30	40	40	40	40	36	36	30
	□ 60 / 41	36	36	36	36	36	36	30	36	36	36	36	36	36	30
	□ 70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	□ 80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30

NOTES:
1. PURLIN SPACING UNITS ARE IN INCHES.
2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH) ■ 105	■ 115	■ 130	■ 140	■ 155	■ 165	■ 180
□ 5'-0"	60	48	36	30	24	24	18
□ 4'-6"	60	60	48	42	36	30	24
□ 4'-0"	60	60	54	54	42	36	30
□ 3'-6"	60	60	54	54	48	42	42
□ 2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:
1. GIRT SPACING UNITS ARE IN INCHES.
2. THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

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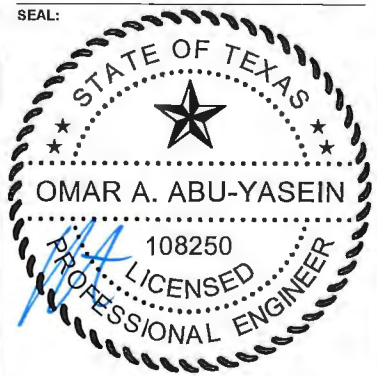
DRAWING INFORMATION

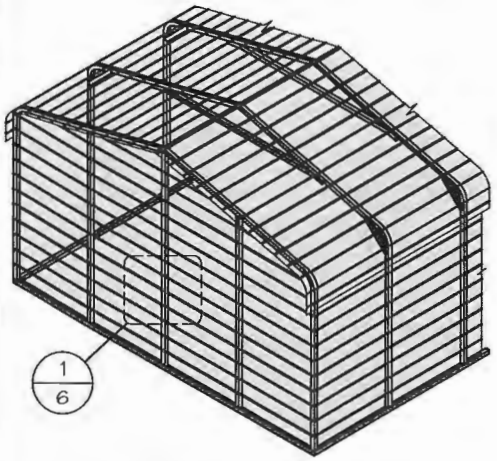
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: PURLIN & GIRT SPACING SCHEDULES
SHEET NO.: 5 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

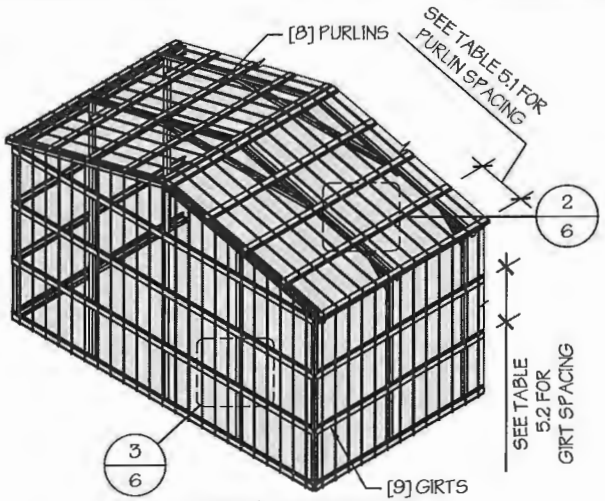
SEAL:



DATE EXPIRES: 03/31/2020
DATE SIGNED: MAR 12 2019



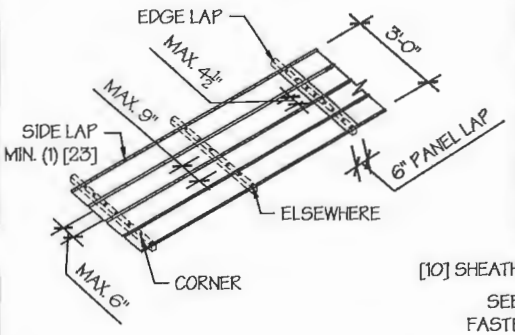
TYP. HORIZONTAL SHEATHING
SCALE: NTS



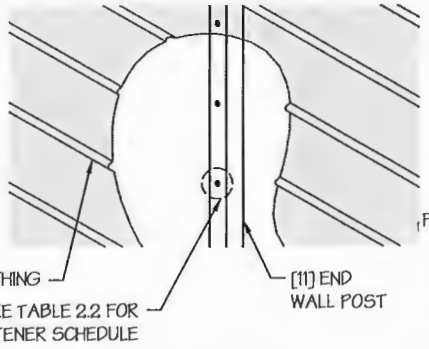
TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

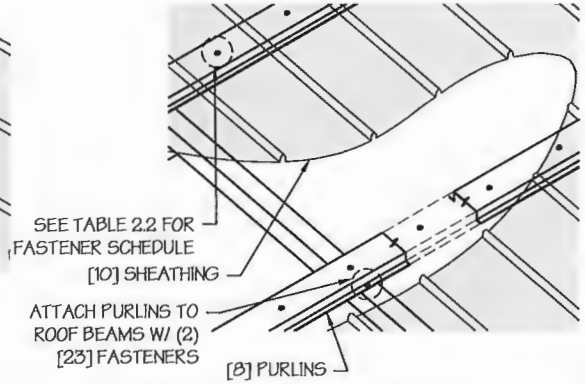
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.



TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2
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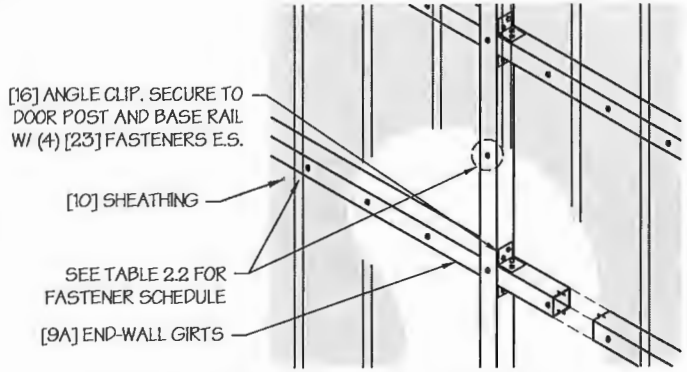
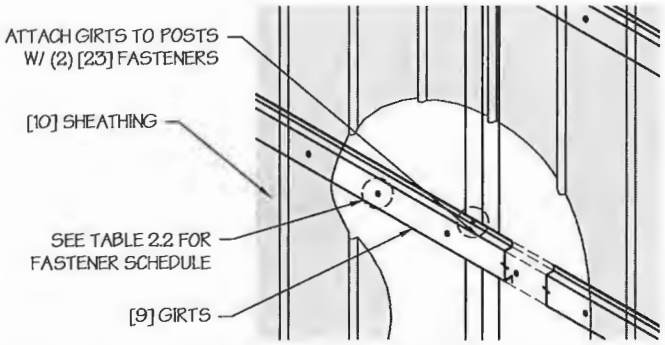


WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS



WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: SHEATHING OPTIONS & DETAILS
SHEET NO.: 6 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

STATE OF TEXAS
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108250
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PROFESSIONAL ENGINEER

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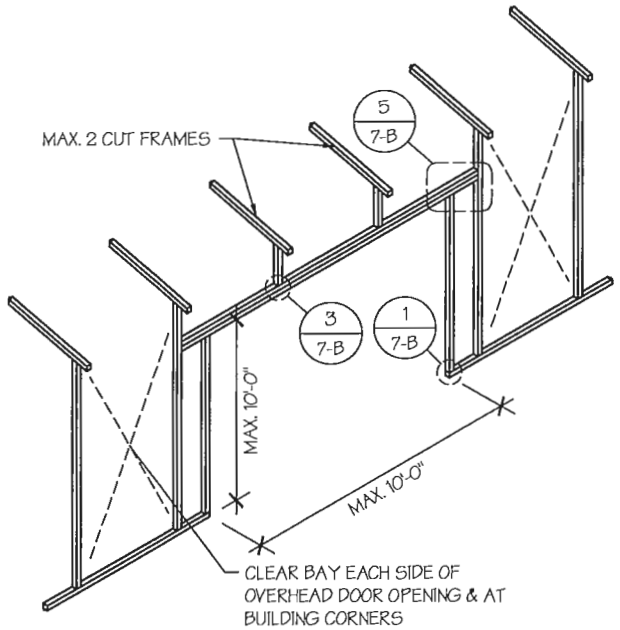
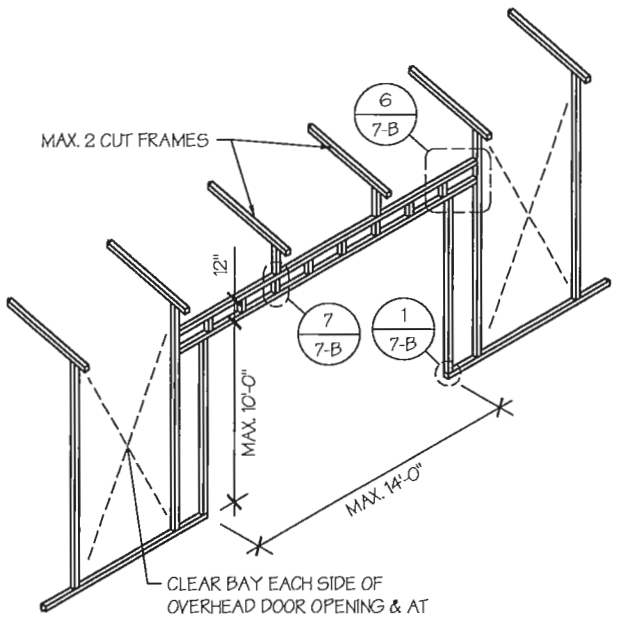
DATE SIGNED: **MAR 12 2019**



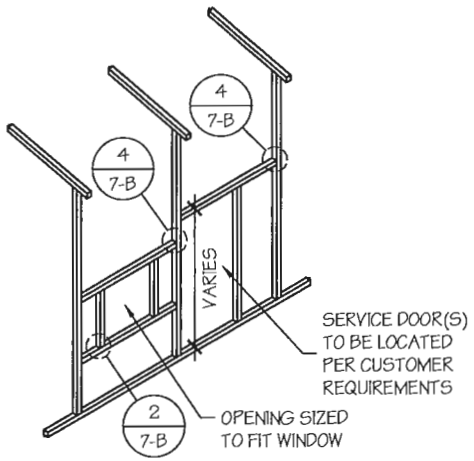
☐ SIDE WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



☐ SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER

SCALE: NTS



☐ SIDE WALL SERVICE DOOR / WINDOW OPENINGS

SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE:
SIDE WALL FRAMING & OPENINGS
SHEET NO.: 7-A / 11
DRAWN BY: LAK DATE: 3/11/19
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LEGAL INFORMATION

SEAL:

STATE OF TEXAS
OMAR A. ABU-YASEIN
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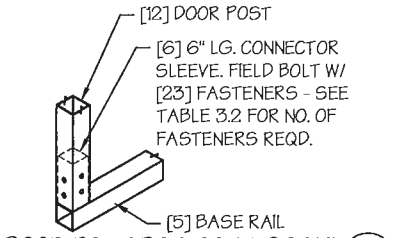
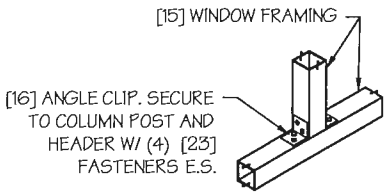


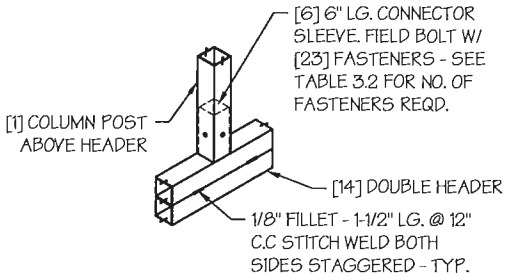
DOOR POST BOT. CONN. DETAIL 1

SCALE: NTS



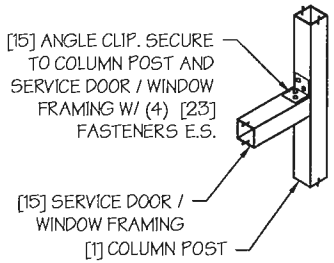
TYP. WINDOW FRAMING CONN. DETAIL 2

SCALE: NTS



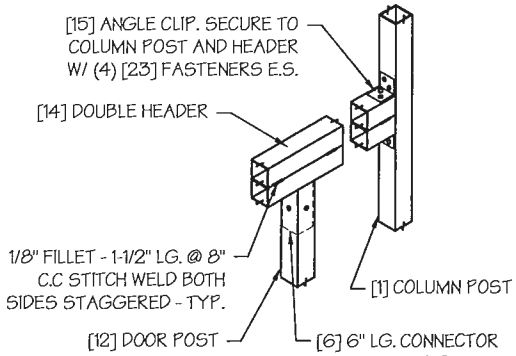
COLUMN POST ABOVE DBL. DOOR HEADER CONN. DETAIL 3

SCALE: NTS



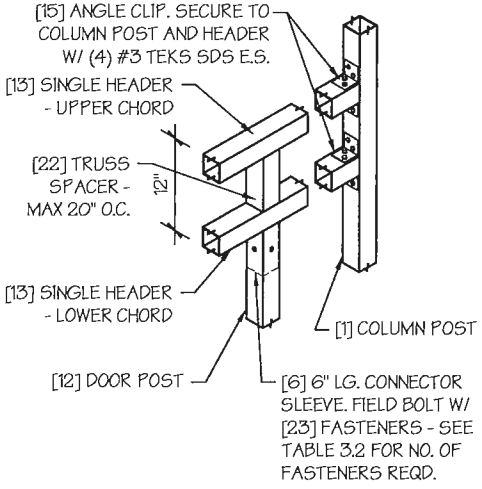
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 4

SCALE: NTS



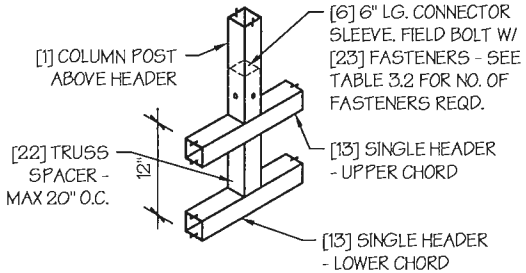
COLUMN POST ABOVE DBL. DOOR HEADER CONN. DETAIL 5

SCALE: NTS



COLUMN POST ABOVE TRUSS DOOR HEADER CONN. DETAIL 6

SCALE: NTS



COLUMN POST ABOVE TRUSS DOOR HEADER CONN. DETAIL 7

SCALE: NTS

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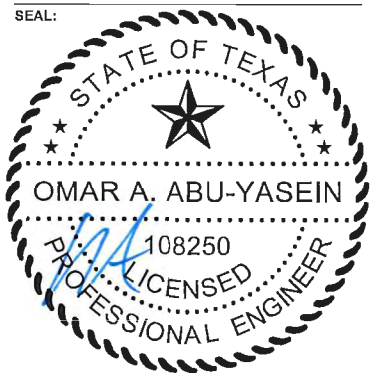
DRAWING INFORMATION

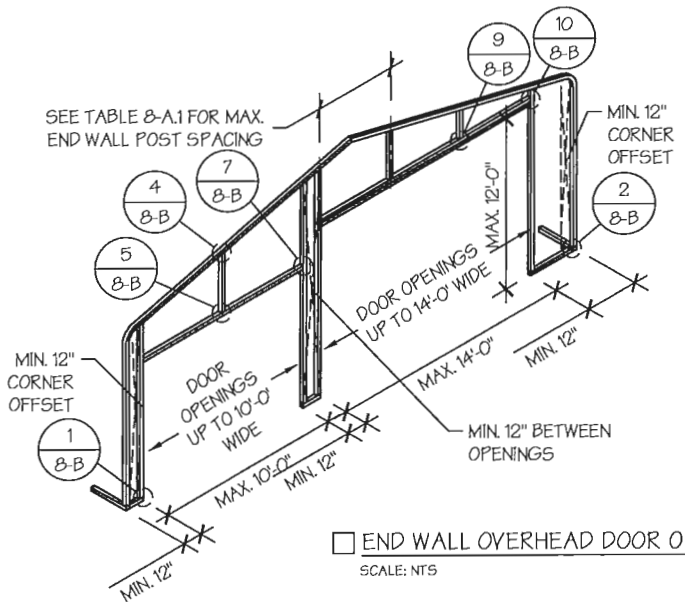
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: SIDE WALL FRAMING DETAILS
SHEET NO.: 7-B / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

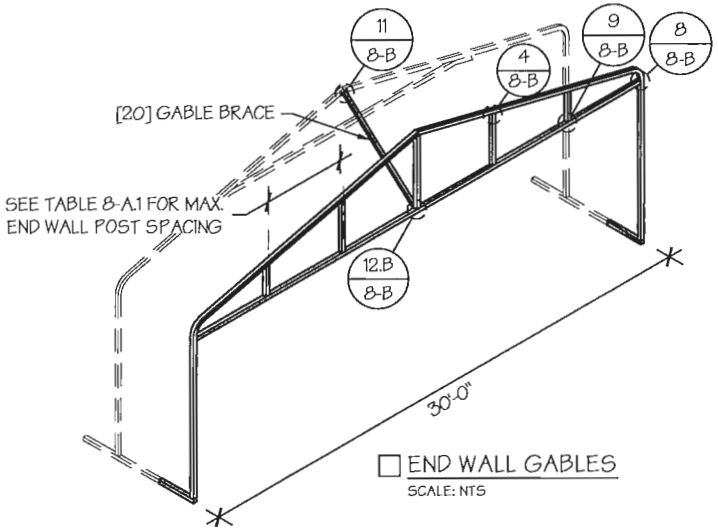


DATE EXPIRES: 03/31/2020
DATE SIGNED: MAR 12 2019



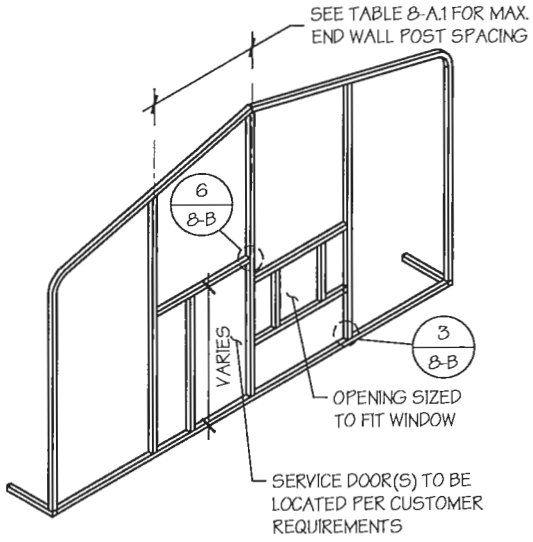
☐ END WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



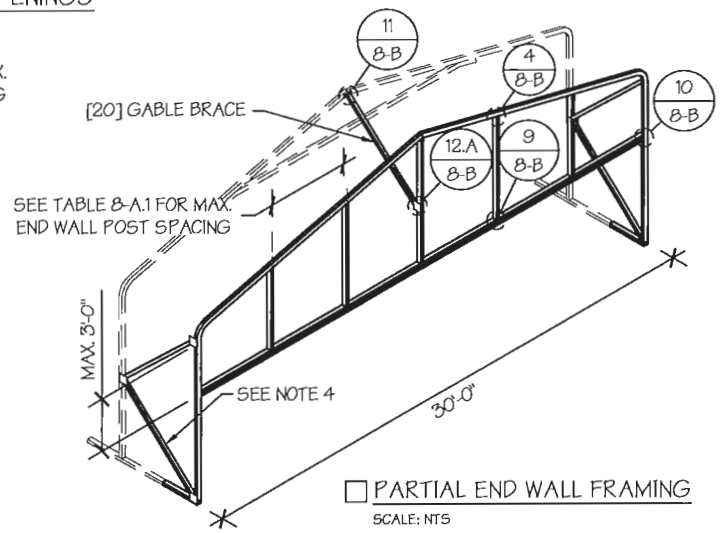
☐ END WALL GABLES

SCALE: NTS



☐ END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS



☐ PARTIAL END WALL FRAMING

SCALE: NTS

TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT ■ UP TO 7'	■ 8' TO 9'	■ 10' TO 12'
☐ 105	5'	5'	5'
☐ 115	5'	5'	4.5'
☐ 130	4.5'	4.5'	4'
☐ 140	4.5'	4.5'	3'
☐ 155	4'	4'	2.5'
☐ 165 - 180	3.5'	3'	2'

END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: END WALL FRAMING
SHEET NO.: 8-A / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
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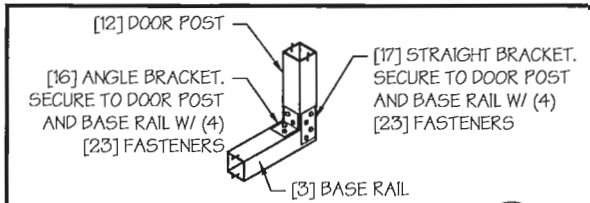
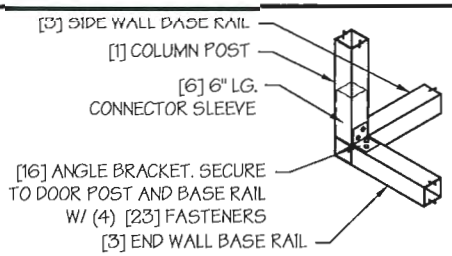
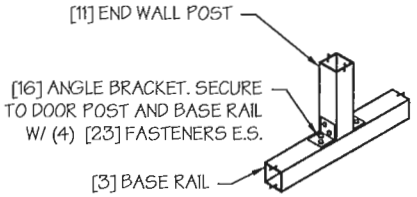


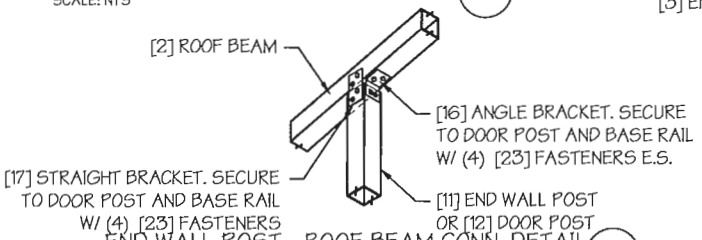
DOOR POST BASE RAIL CONN. DETAIL 1
SCALE: NTS



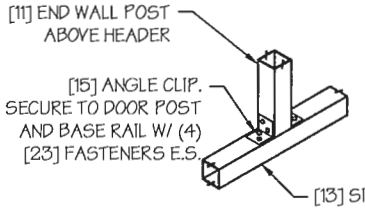
CORNER DETAIL 2
SCALE: NTS



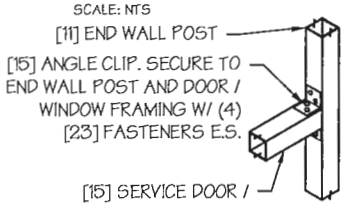
END WALL POST - BASE RAIL CONN. DETAIL 3
SCALE: NTS



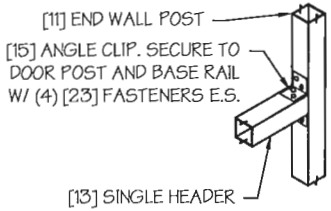
END WALL POST - ROOF BEAM CONN. DETAIL 4
SCALE: NTS



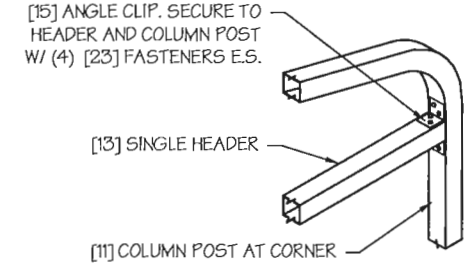
END WALL POST ABOVE HEADER CONN. DETAIL 5
SCALE: NTS



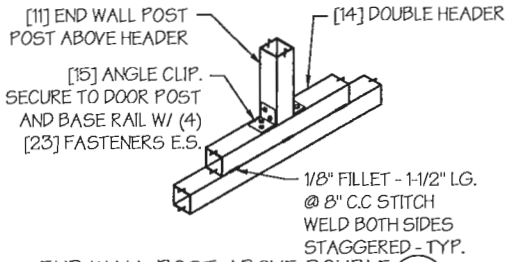
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 6
SCALE: NTS



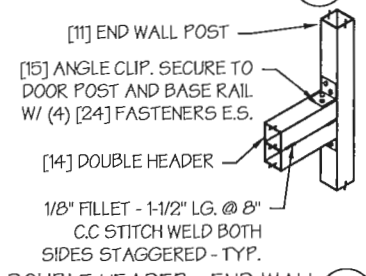
HEADER - END WALL POST CONN. DETAIL 7
SCALE: NTS



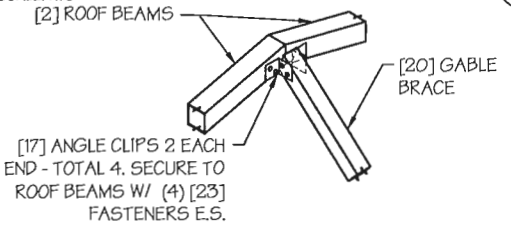
GABLE HEADER - CORNER POST CONN. DETAIL 8
SCALE: NTS



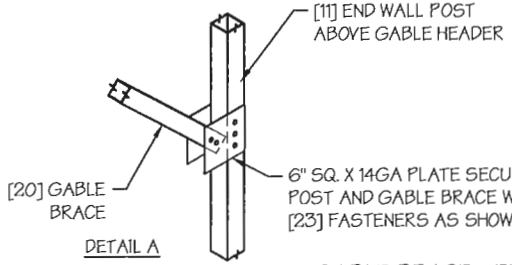
END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL 9
SCALE: NTS

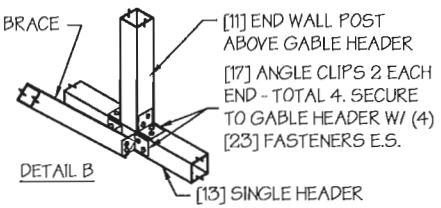


DOUBLE HEADER - END WALL POST CONN. DETAIL 10
SCALE: NTS



TYP. GABLE BRACE CONN. DETAIL 11
SCALE: NTS





GABLE BRACE - END WALL CONN. DETAIL 12
SCALE: NTS

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: END WALL FRAMING DETAILS
SHEET NO.: 8-B / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

STATE OF TEXAS
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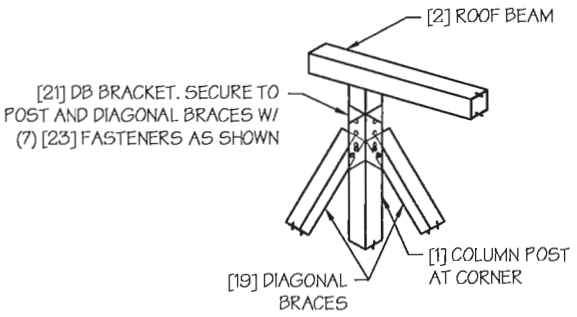
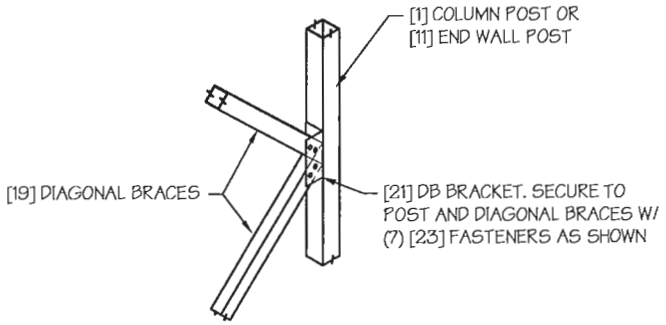
108250
LICENSED
PROFESSIONAL ENGINEER

DATE EXPIRES: 03/31/2020
DATE SIGNED: MAR 12 2019



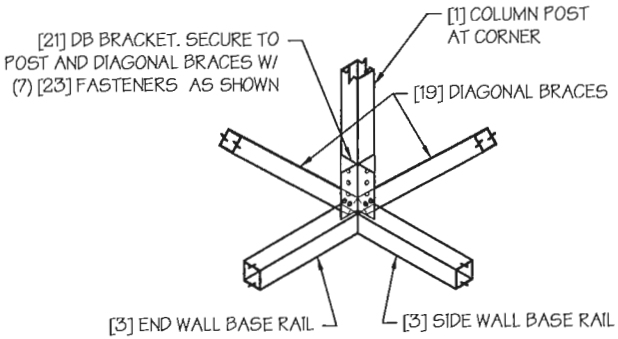
DIAGONAL BRACE TOP CORNER CONN. DETAIL* 1

SCALE: NTS



DIAGONAL BRACE - POST CONN. DETAIL* 2

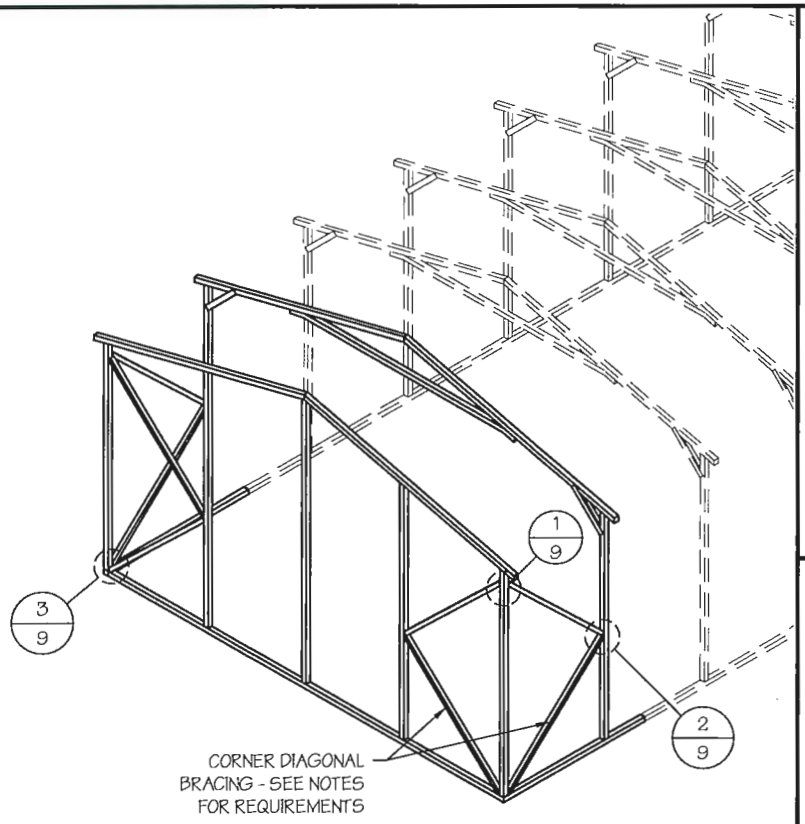
SCALE: NTS



DIAGONAL BRACE BOT. CORNER CONN. DETAIL* 3

SCALE: NTS

* INSIDE VIEW SHOWN FOR CLARITY



DIAGONAL BRACING AT CORNERS

SCALE: NTS

CORNER BRACING NOTES:

1. DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
2. IF CORNER BRACING IS REQUIRED BUT THE BUILDING IS MISSING ONE OR MORE END WALLS THEN THE BUILDING MUST BE DESIGNED AS AN OPEN BUILDING AND SIDE WALL DIAGONAL BRACING IS REQUIRED (USE SPACING FOR OPEN BUILDING IN TABLE 4.1).
3. DIAGONAL BRACING IS ALSO REQUIRED ON THE CORNERS ON THE SIDE WALLS WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: CORNER BRACING DETAILS
SHEET NO.: 9 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

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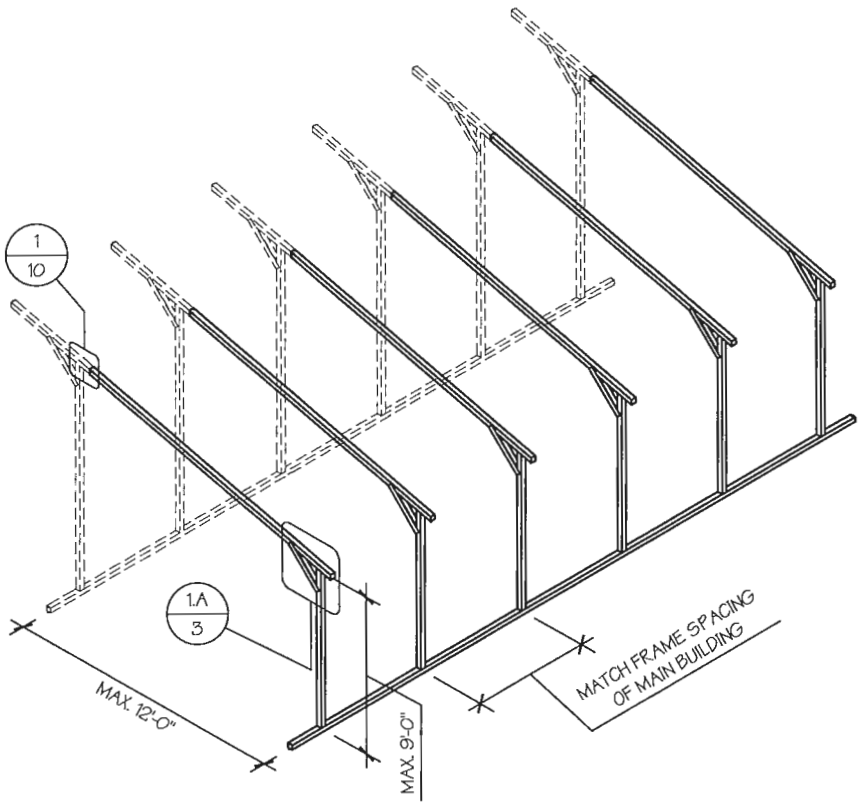
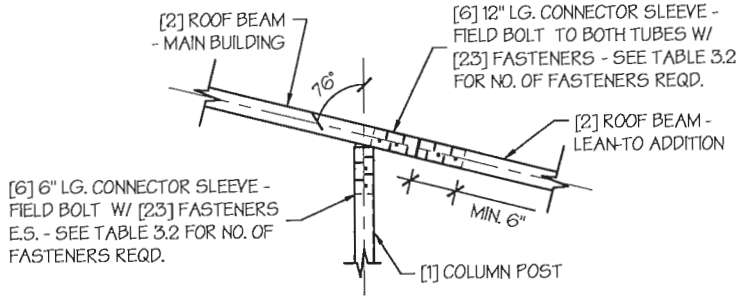


☐ OPTIONAL LEAN-TO ADDITION

SCALE: NTS



LEAN-TO ATTACHMENT DETAIL 1

SCALE: NTS

LEAN-TO ADDITION NOTES:

1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
2. ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
3. IF THE LEAN-TO ADDITION IS "OPEN "(BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: OPTIONAL LEAN-TO ADDITION
SHEET NO.: 10 / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

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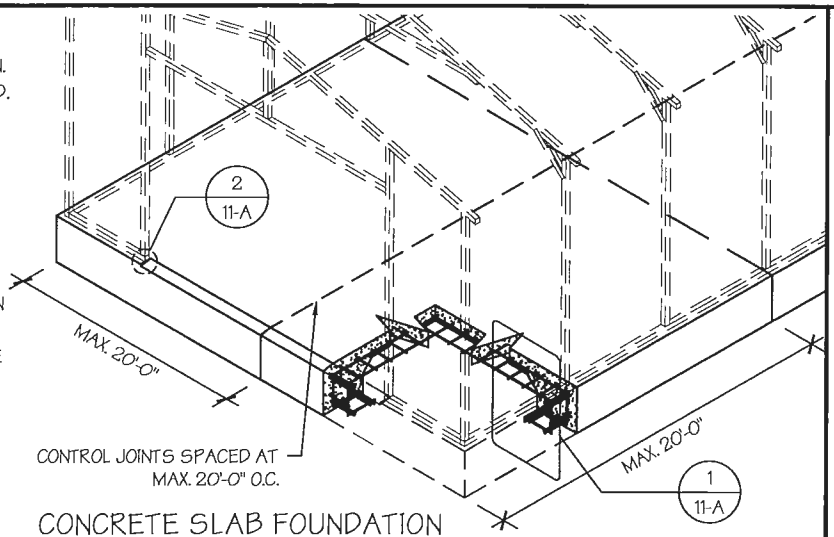
PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**

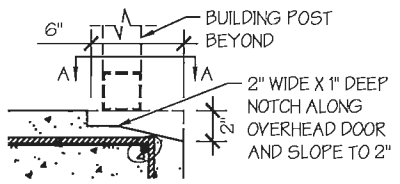
CONCRETE SLAB FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
4. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.2.
5. THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS $5\frac{1}{2}$" FOR 14GA MATERIAL AND $5\frac{3}{4}$" FOR 12GA MATERIAL.
6. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
7. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
8. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
9. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



CONCRETE SLAB FOUNDATION

SCALE: NTS



OVERHEAD DOOR NOTCH DETAIL 2

SCALE: NTS

TABLE 11-A.1: NOTCH WIDTH

HORIZONTAL/OPEN		VERTICAL	
☐ 14GA	☐ 12GA	☐ 14GA	☐ 12GA
2 3/4"	2 7/8"	1 3/4"	1 7/8"

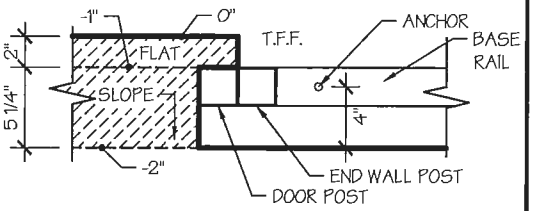
NOTE: DEPTH IS TO BE 1 1/2"

TABLE 11-A.2: CONCRETE SLAB ANCHOR SCHEDULE

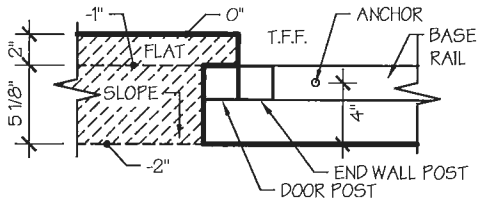
ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	☐ 105 TO 130	(1) 1/2"Ø X 7"
	☐ 140 TO 180	(2) 1/2"Ø X 7"
OPEN	☐ 105	(1) 1/2"Ø X 7"
	☐ 115 TO 180	(2) 1/2"Ø X 7"

NOTES:

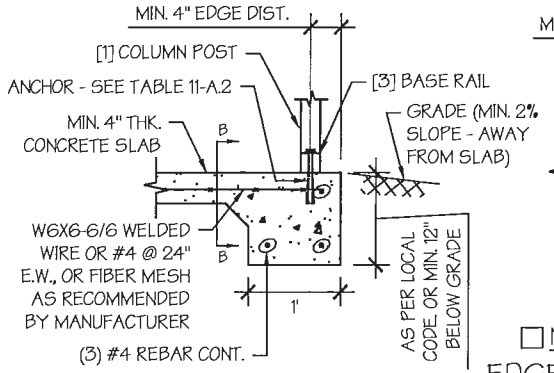
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE $2\frac{7}{8}$".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.



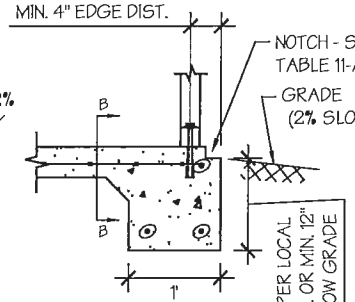
14GA SECTION A-A



12GA SECTION A-A



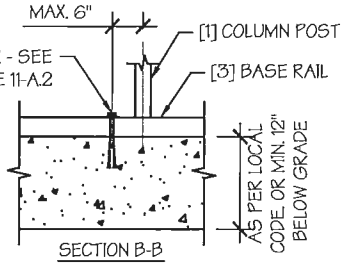
☐ STANDARD EDGE DETAIL



☐ NOTCHED EDGE DETAIL

EDGE OFFSET DETAIL 1

SCALE: NTS



SECTION B-B

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB
SHEET NO.: 11-A / 11
DRAWN BY: LAK DATE: 3/11/19
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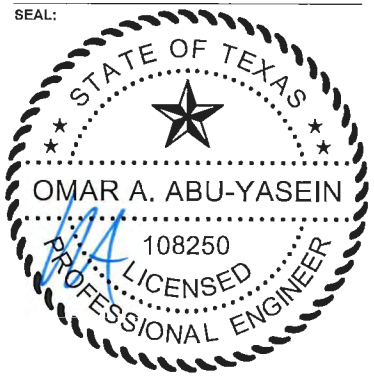
LEGAL INFORMATION

SEAL:



DATE EXPIRES: 03/31/2020
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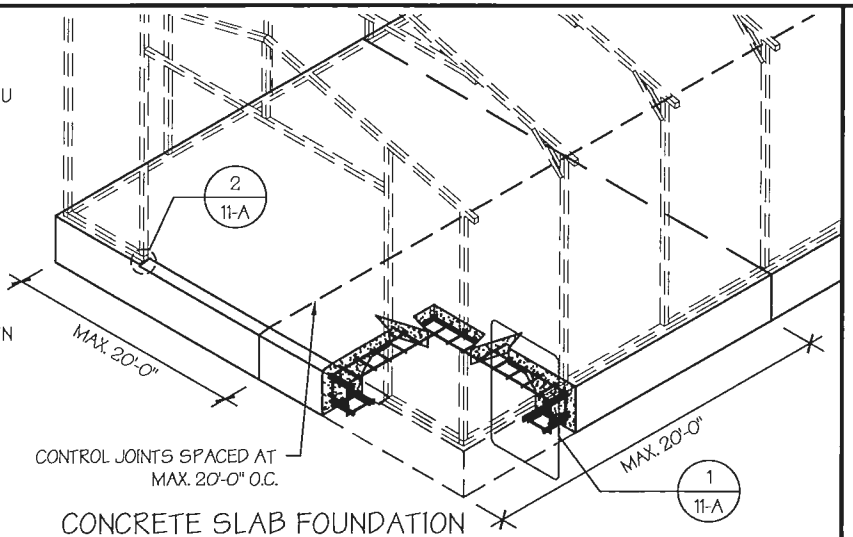
CONCRETE SLAB FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
4. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.1.
5. THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS ½" FOR 14GA MATERIAL AND 1" FOR 12GA MATERIAL.
6. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
7. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
8. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
9. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



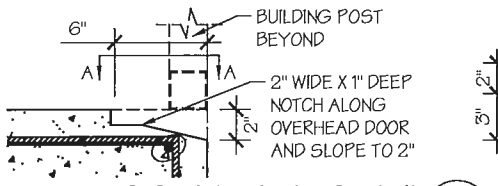
CONCRETE SLAB FOUNDATION

SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

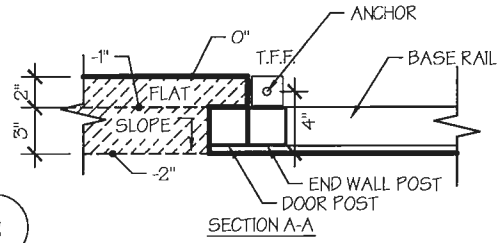
ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	☐105 TO 130	(1) 1/2"Ø X 7"
	☐140 TO 180	(2) 1/2"Ø X 7"
OPEN	☐105	(1) 1/2"Ø X 7"
	☐ 115 TO 180	(2) 1/2"Ø X 7"

NOTES:
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 2⅞".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

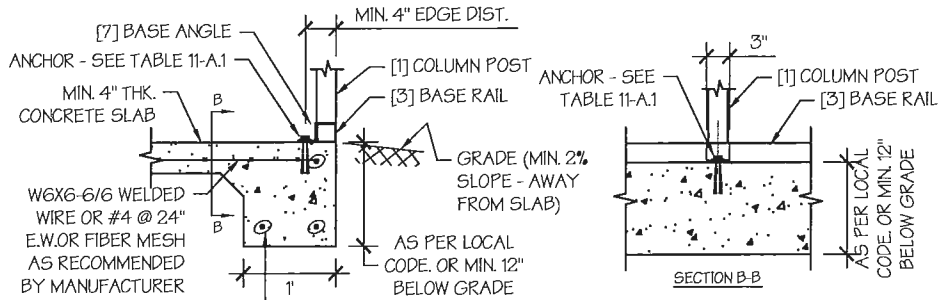


OVERHEAD DOOR NOTCH DETAIL 2

SCALE: NTS



SECTION A-A



SECTION B-B

☐EDGE FLUSH DETAIL 1

SCALE: NTS

MANUFACTURED BY:

STALLION BUILDINGS

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Grandview, TX 76050
1-817-764-1123
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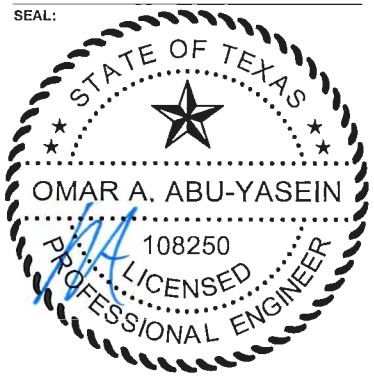
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB
SHEET NO.: 11-A / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:



DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**

TABLE 11-B.1: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	☐105 TO 130	(1) 1/2"Ø X 7"
	☐140 TO 180	(2) 1/2"Ø X 7"
OPEN	☐105	(1) 1/2"Ø X 7"
	☐115 TO 180	(2) 1/2"Ø X 7"

NOTES:

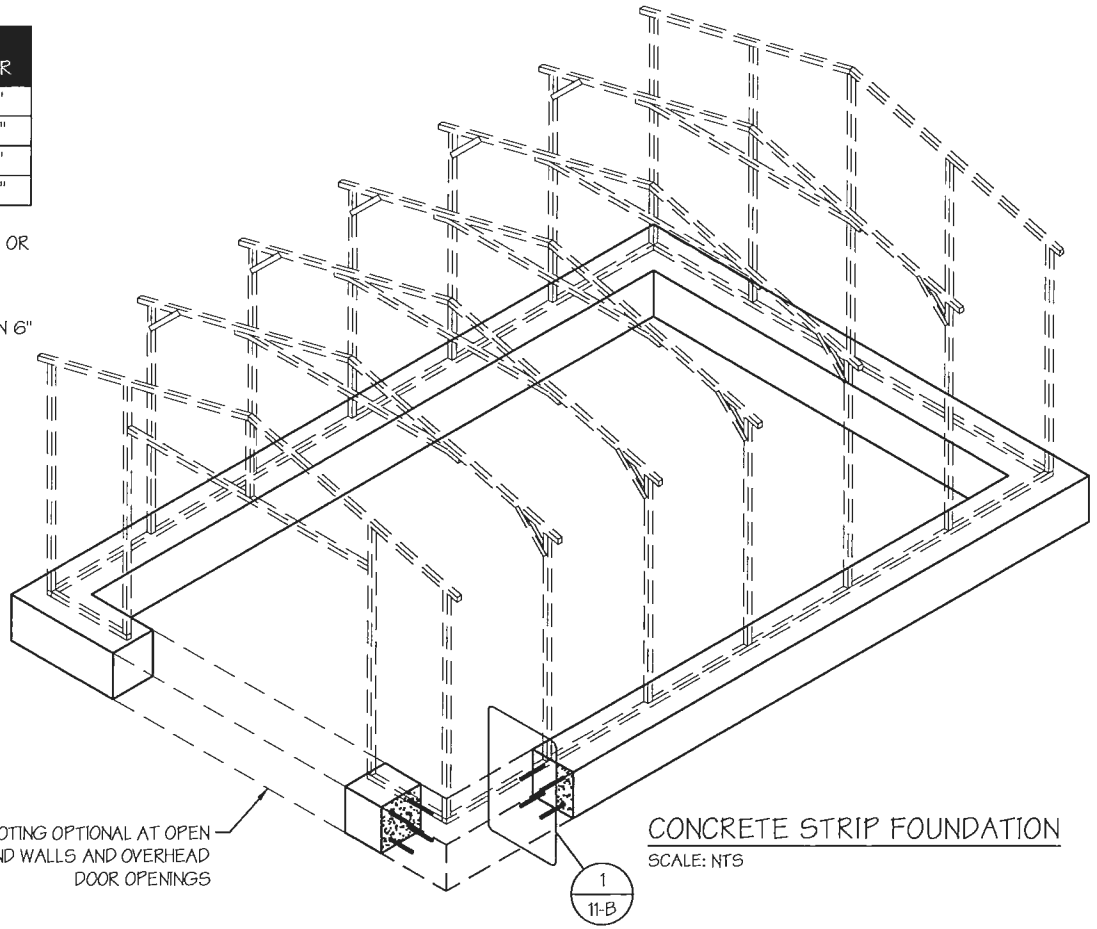
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE $2\frac{7}{8}$".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

TABLE 11-B.2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
☐105 TO 130	15" X 12"
☐140 TO 155	24" X 12"
☐165 TO 180	30" X 12" 24 X 15" 20" X 18"

NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.



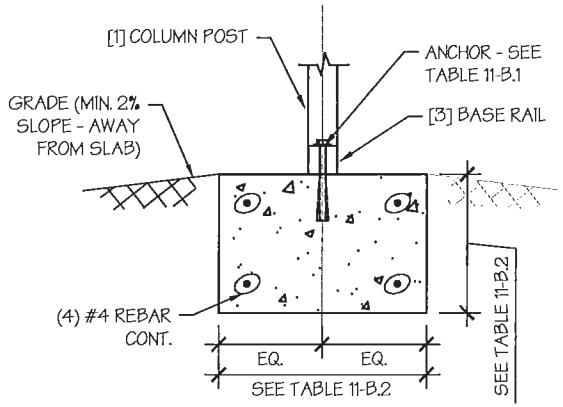
CONCRETE STRIP FOUNDATION

SCALE: NTS

1
11-B

CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-B.1.
4. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
7. BUILDING IS TO BE MOUNTED ON THE CENTER OF THE STRIP FOUNDATION.



☐ CONCRETE STRIP FOUNDATION DETAIL

SCALE: NTS

1

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5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

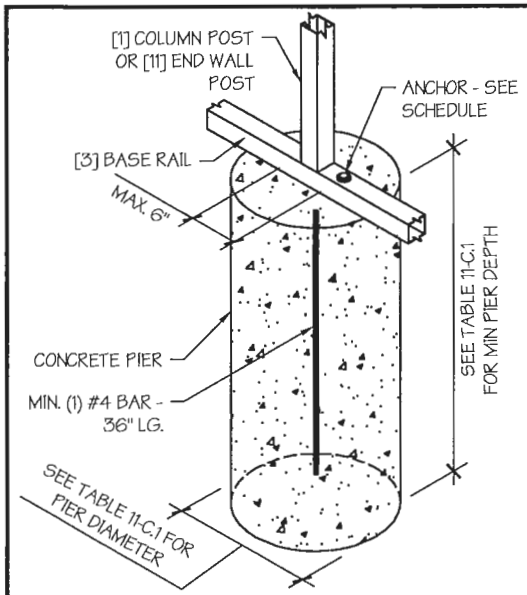
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: FOUNDATION OPTION 2: CONCRETE STRIP
SHEET NO.: 11-B / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

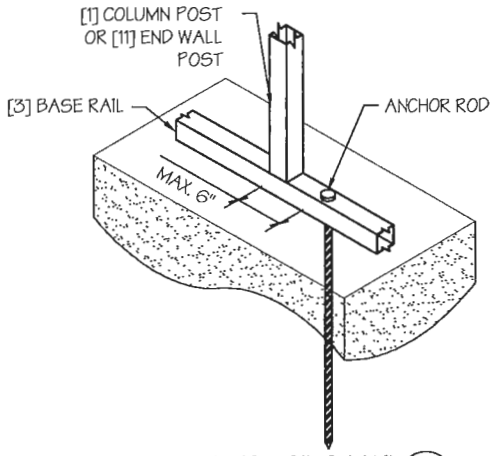
STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED
PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**



CONCRETE PIER DETAIL 1

SCALE: NTS

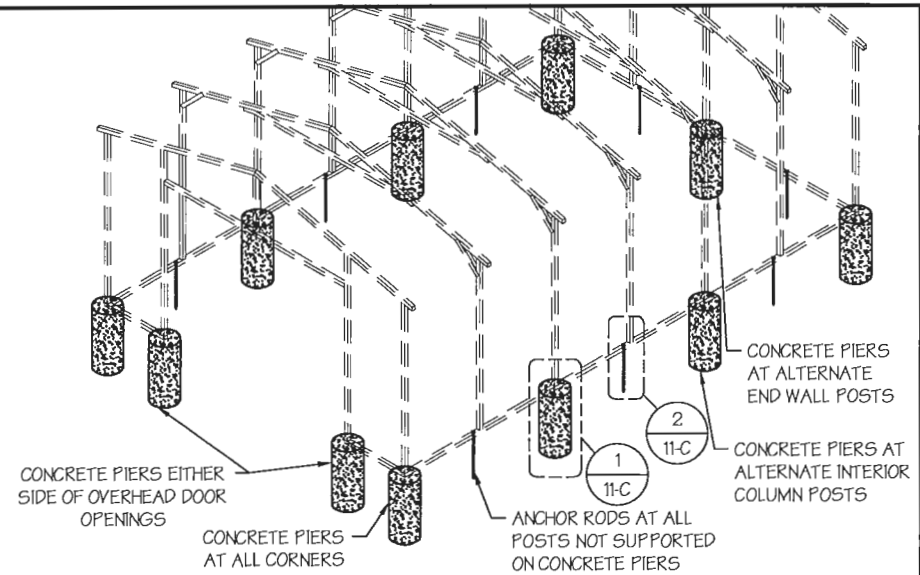


ANCHOR ROD INTO SOIL DETAIL 2

SCALE: NTS

TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
□105 TO 130	24"Ø X 36"
□140 TO 155	24"Ø X 42"
□165 TO 180	24"Ø X 48"



□ CONCRETE PIER FOUNDATION

SCALE: NTS

CONCRETE PIER FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST WITH A PIER.
4. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
5. MIN. NUMBER OF CONCRETE ANCHORS PER POST WITH A PIER SHALL BE AS SHOWN IN TABLE 11-A.2.
6. TWO ANCHORS AND A PIER ARE REQUIRED AT DIAGONAL BRACING.
7. ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. THREADED ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
8. PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING IT WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
9. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
10. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

TABLE 11-B.1: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□105 TO 130	(1) 1/2"Ø X 7"
	□140 TO 180	(2) 1/2"Ø X 7"
OPEN	□105	(1) 1/2"Ø X 7"
	□115 TO 180	(2) 1/2"Ø X 7"

NOTES:

1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE $2\frac{7}{8}$".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

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DRAWING INFORMATION

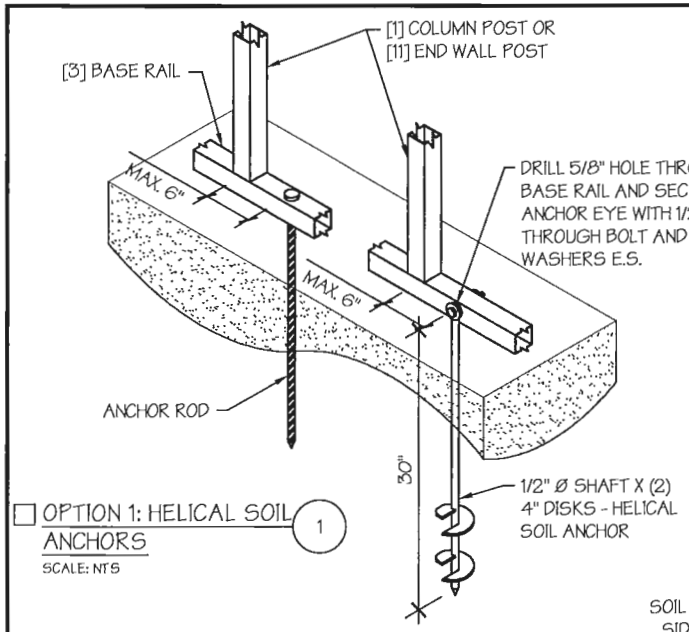
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: FOUNDATION OPTION 3: CONCRETE PIERS
SHEET NO.: 11-C / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

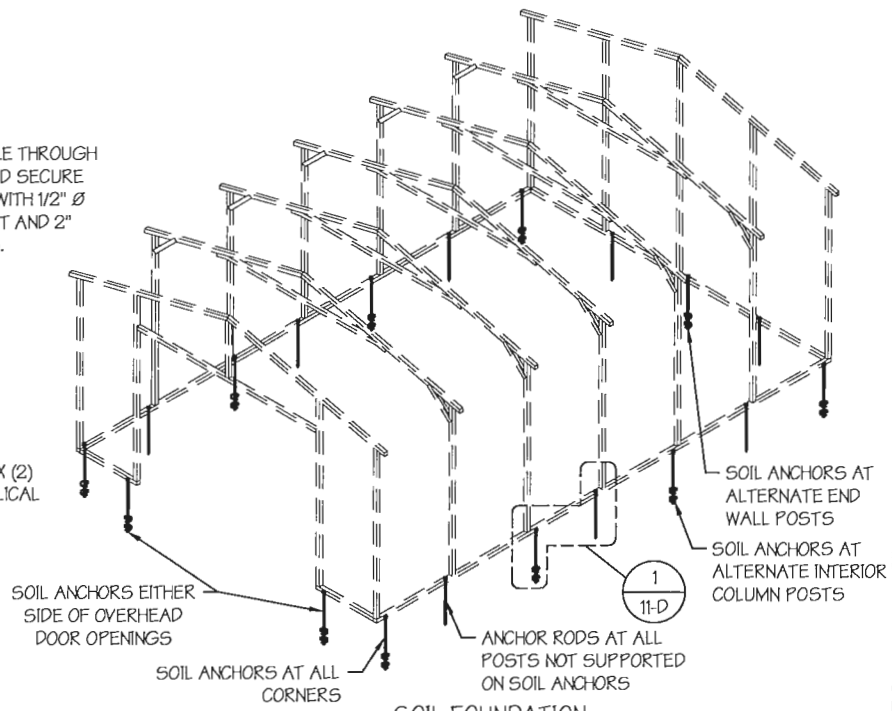
STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED
PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**



☐ OPTION 1: HELICAL SOIL ANCHORS (1)

SCALE: NTS



SOIL FOUNDATION

SCALE: NTS

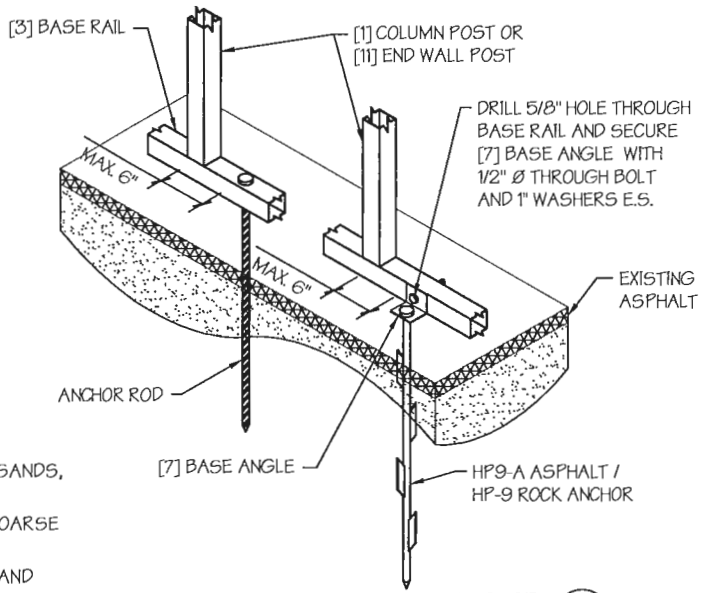
SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

*FROM HUD *"MODEL MANUFACTURED HOME INSTALLATION STANDARDS"*



☐ OPTION 2: ROCK / ASPHALT ANCHORS (1)

SCALE: NTS

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Tel. 419-292-1983 • Fax. 419-292-0955
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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 300-19-0386
SHEET TITLE: FOUNDATION OPTION 4: SOIL ANCHORS
SHEET NO.: 11-D / 11
DRAWN BY: LAK DATE: 3/11/19
CHECKED BY: OAA DATE: 3/11/19

LEGAL INFORMATION

SEAL:

STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED
PROFESSIONAL ENGINEER

DATE EXPIRES: **03/31/2020**
DATE SIGNED: **MAR 12 2019**

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION
This is not a Certificate of Appropriateness and cannot be used to acquire permits

February 20, 2019

HDRC CASE NO:	**2019-056**
ADDRESS:	310 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7672 BLK 21 LOT 22
HISTORIC DISTRICT:	Mission
APPLICANT:	Billy Lambert/French & Michigan - 1200 S Presa
OWNER:	Joe Gonzalez, Jr. - 103 Turbo Joe Gonzalez, Jr. - 103 Turbo
TYPE OF WORK:	Exterior alterations, Fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Demolish approximately one-third of the rear of the existing structure, adjacent to the San Antonio River in order to create an outdoor dining area. A rear wall will be constructed to enclose the building with new, rear entry doors and glazing. A light weight canopy will be installed to provide shade. 2. Construct an 8' – 0" tall masonry wall to screen the rear portion of the site from the adjacent lots. The proposed wall will be painted CMU.

FINDINGS:

a. The historic structure at 310 Riverside was constructed circa 1950 and is located within the Mission Historic District and the River Improvement Overlay, District 5. The structure features a rear facing gabled roof with a flat parapet wall on the front façade. The structure features both a large rear addition that accounts for more than half of its footprint as well as a small side addition. The structure is constructed of stucco covered masonry walls. At this time, the applicant is requesting final approval for modifications to the historic structure and the construction of a masonry wall. The applicant is requesting conceptual approval of the construction of a rear trellis structure. b. SAN ANTONIO RIVER AUTHORITY – Per the UDC Section 35-673(c)(8), consultation with the San Antonio River Authority is required regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries and storm water control measures. c. MODIFICATIONS – The applicant has proposed to demolish approximately one-third of the rear of the existing structure, adjacent to the San Antonio River in order to create an outdoor dining area. The portion of the structure that will be removed is an existing rear addition that is not original to the structure. A rear wall will be constructed to enclose the building with new, rear entry doors and glazing. A light weight canopy will be installed to provide shade. Staff finds the proposed modifications as well as the design for the new rear elevation is appropriate. d. SIDE WALL – The applicant has proposed to construct an 8' – 0" tall masonry wall to screen the rear portion of the site from the adjacent lots. The applicant has noted that the proposed wall will be installed only on the portion of the site that is adjacent to the proposed building modifications. The proposed wall will be painted CMU. The Guidelines for Site Elements 2.B.iv. notes that exposed concrete masonry units should not be used and is prohibited. Staff finds that the proposed CMU materials are appropriate provided that the CMU is painted or coated in a manner that does not result in an unfinished appearance. Per the UDC Section 35-673(h)(1)(b), solid walls within the River Improvement Overlay are permitted for a height of up to six (6) feet in height. Staff finds that the proposed height should be reduced to no more than six (6) feet in height. e. TRELLIS STRUCTURE – The applicant is requesting conceptual approval to construct an open

air trellis structure at the rear of the historic structure. The applicant has noted steel framing and an overall height of approximately twelve (12) feet. The proposed structure will be detached from the historic structure. Generally, staff finds the proposed structure to be appropriate. Staff finds that the proposed trellis structure should be painted to not feature metallic finishes.

RECOMMENDATION:

Staff recommends final approval of items #1 and #2, exterior modifications and the construction of a CMU wall based on findings b through d with the following stipulations: i. That the applicant coordinate with the San Antonio River Authority regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries and storm water control measures as noted in finding b. ii. That the proposed CMU wall not exceed six (6) feet in height and feature a painted or coated appearance as noted in finding d. iii. That materials from the demolished section of the structure be salvaged for use throughout the site. Staff recommends conceptual approval of item #3, the construction of a rear trellis structure based on finding e with the stipulation that the trellis structure be painted to not feature a metallic finish.

COMMISSION ACTION:

Approved with staff's stipulations.

Shanon Shea Miller
Historic Preservation Officer

Building Remodel – 310 Riverside Dr., San Antonio, Texas, 78210

Description of Project:

310 Riverside Drive

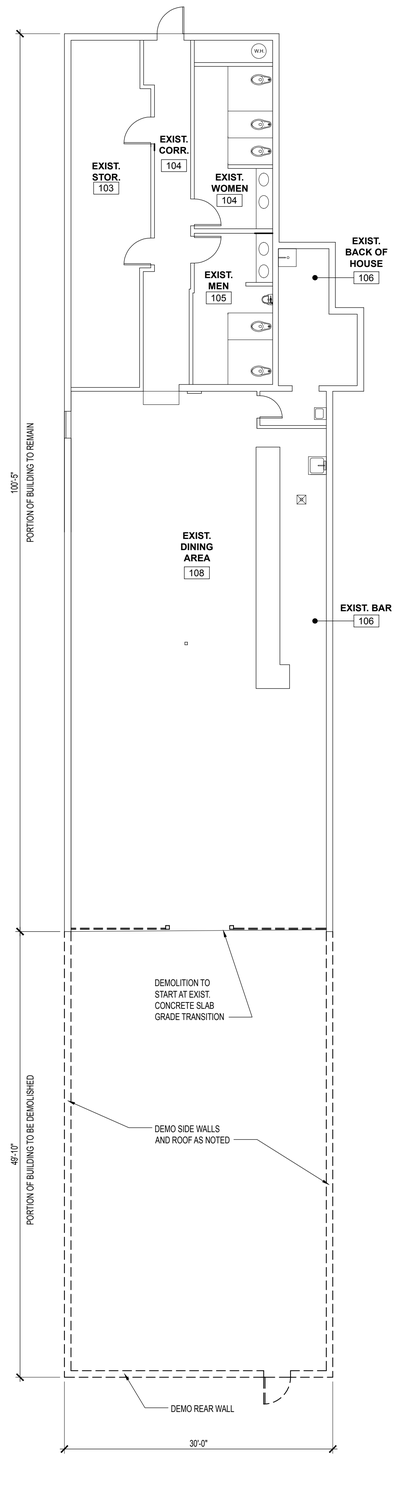
310 Riverside Drive is a single story commercial building that has been occupied as a bar/nightclub in the recent past. The current owner would like to develop the building into more of a family friendly restaurant and beer garden. The existing building is constructed of exterior masonry walls with a stucco exterior and a wood framed roof with asphalt shingle roofing. The building appears to have had several additions built over it's lifetime as there are two interior elevation changes and there are what appear to be lean-to additions on the front East side.

For Final Approval, we are requesting to demolish the approximately the rear 1/3 of the building that is closest to the river in order to create a larger outdoor dining area that overlooks the river. A new rear wall will be built to enclose the building that will have new rear entry doors and glazing. A light weight metal canopy is proposed to help shield the rear from the sun.

Also, for Final Approval we are requesting an 8'-0" tall masonry fence to screen the rear portion of the property from the adjacent residential lots. The proposed fence will be a simple painted CMU reinforced wall, but it will only run a little past the length of the rear exterior portion of the property – not the entire property length.

We are requesting Conceptual Approval for the future construction of a trellis to provide an area of shaded outdoor dining. The proposed trellis would be steel framed and would be located toward the rear end of the portion of the demolished third of the building – the area closest to the river. The proposed trellis would not exceed 12'-0" in height above grade.

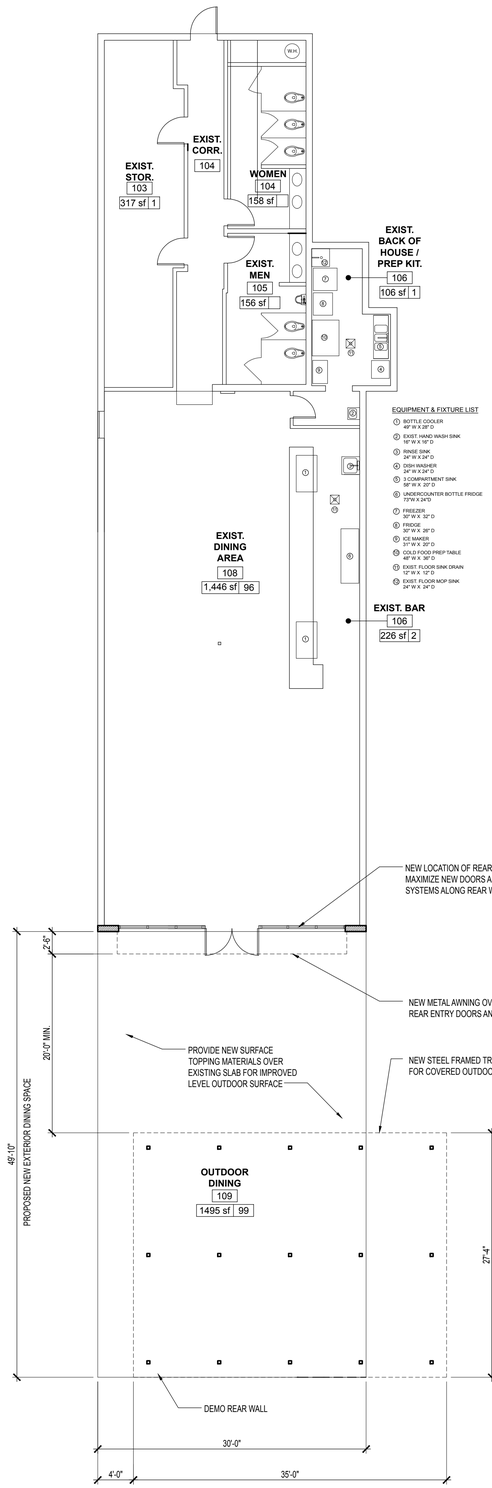
PREVIOUS SUBMISSION



1 DEMOLITION PLAN

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

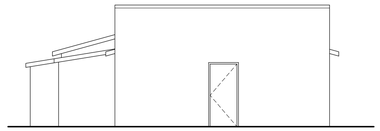
NORTH



2 REMODEL PLAN - LEVEL 2 ALTERATION

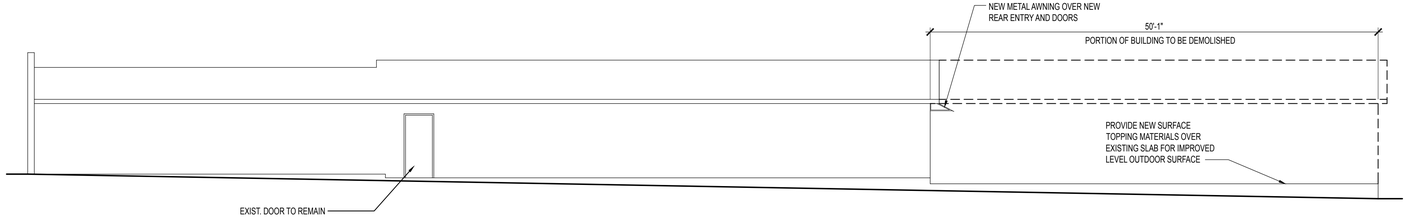
SCALE: 1/8" = 1'-0"

NORTH



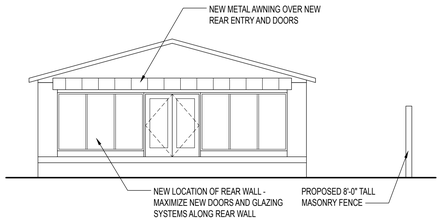
3 NORTH ELEVATION

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



4 WEST ELEVATION

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

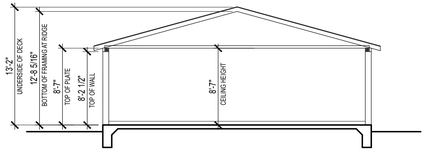


5 SOUTH ELEVATION

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

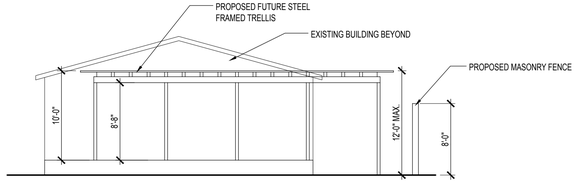
6 EAST ELEVATION

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



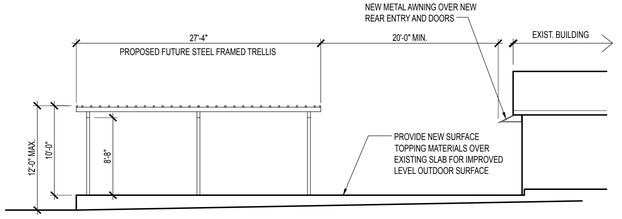
7 EXISTING BUILDING SECTION

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



8 CONCEPTUAL TRELLIS ELEVATION

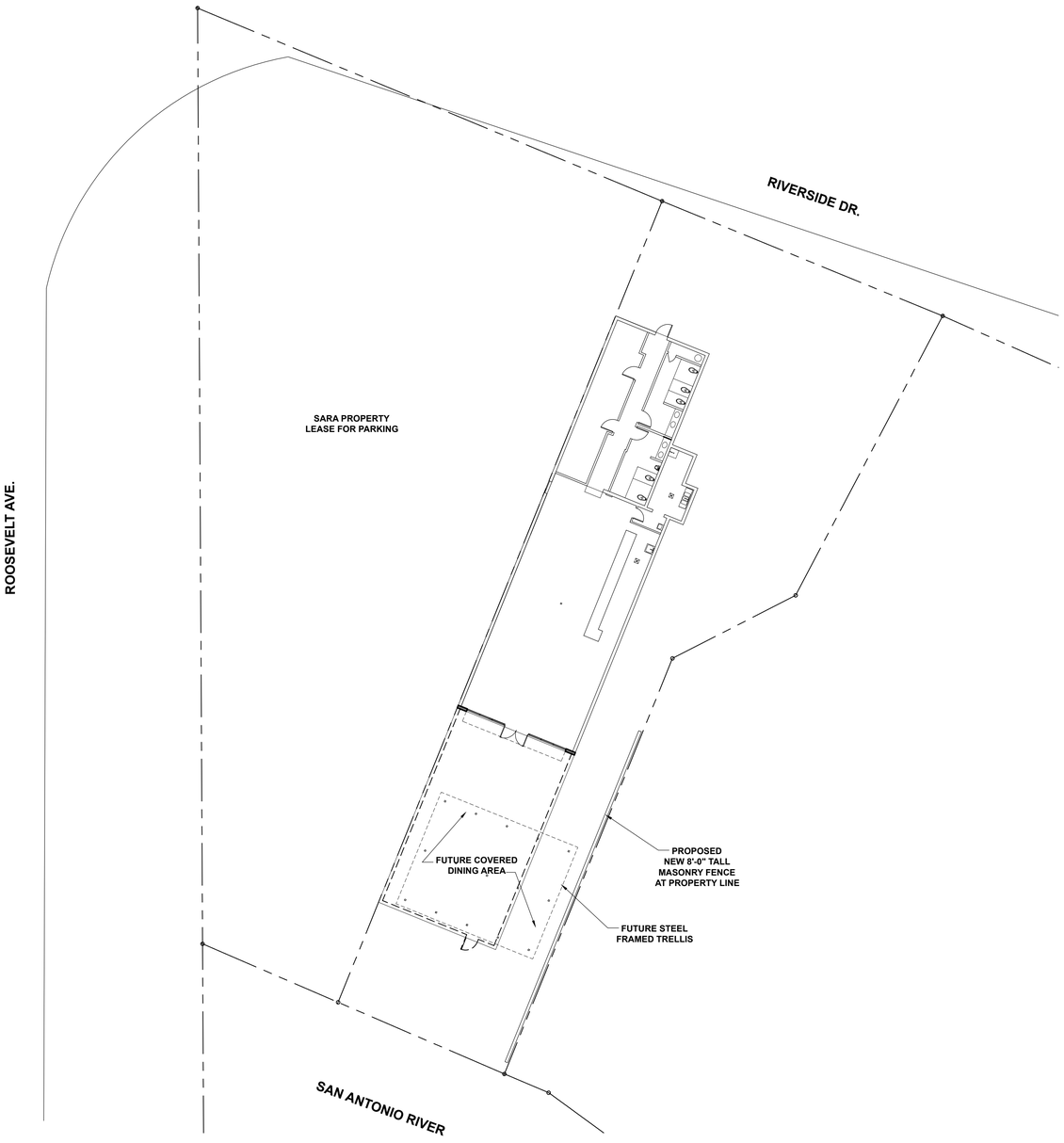
SCALE: 1/8" = 1'-0"



9 CONCEPTUAL TRELLIS ELEVATION

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

PREVIOUS SUBMISSION



1 RIVERSIDE BAR & RESTAURANT - SITE PLANS

SCALE: 1/16" = 1'-0"

NORTH

RIVERSIDE RESTAURANT REMODEL

310 RIVERSIDE DR.
SAN ANTONIO, TEXAS 78210

ADDRESS: 310 RIVERSIDE DR.
SAN ANTONIO, TEXAS 78210

LEGAL DESCRIPTION: NCB 17494 BLK 4 LOT 2

ZONING: C2 H RIO-5 MC-1
BCAD ID: 398194
BUILDING TYPE: TYPE III-B
SPRINKLERED: NO
OVERALL EXISTING BUILDING AREA = 4,401 S.F.
TOTAL CALCULATED WORK AREA = 1,495 S.F.
PERCENT OF WORK AREA = 44%

APPLICABLE CODES:
2018 International Existing Building Code - LEVEL 2 ALTERATION
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Fire Code
2018 International Energy Conservation Code
2017 National Electric Code

PROPOSED WORK DESCRIPTION:
PARTIAL INTERIOR REMODEL OF A SINGLE STORY BUILDING THAT HAD FUNCTIONED AS A BAR IN THE RECENT PAST, BUT WILL BE CONVERTED TO MORE OF A FAMILY FRIENDLY FOOD AND DRINK ESTABLISHMENT.

THE CONSTRUCTION WORK WILL INCLUDE DEMOLITION OF THE REAR PORTION OF THE BUILDING TO MAKE ROOM FOR AN OUTDOOR EATING PATIO THAT FACES THE RIVER. THE NEW REAR WALL WILL HAVE A NEW ENTRANCE AND GLAZING SYSTEM.

THE WORK WILL ALSO INCLUDE A NEW 8'-0" TALL MASONRY FENCE TO PROVIDED SCREENING FOR THE NEIGHBORING RESIDENTIAL PROPERTY.

THE DRAWINGS ALSO INCLUDE CONCEPTUAL PLANS FOR A FUTURE STEEL FRAMED TRELLIS TO PROVIDE SHADING FOR OUTDOOR DINING.

WORK WILL BE COMPLETED TO CONFORM TO THE 2018 INTERNATIONAL EXISTING BUILDING CODE AS A LEVEL 2 ALTERATION

310 Riverside, San Antonio, Texas 78210

PREVIOUS SUBMISSION

North Facade - Front (Facing Riverside)

East Facade - Side

310 Riverside, San Antonio, Texas 78210

PREVIOUS SUBMISSION

South Facade - Rear (Facing River)

West Facade - Side (Facing Roosevelt)