



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, April 21, 2026

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the April 7, 2026 Regular Meeting.](#)

C. Public Hearing

2. [Public Hearing: Consideration of a Special Use Permit for an Accessory Structure; on an Approximately 0.4132-Acre Lot, Legally Described as Lot 7, Block A, Hivue Addition; Located at 528 Degan Avenue, Zoned Single Family Residential \(R-7.5\); as Requested by Larry Seely the Property Owner. \(Case No. 26-04-7-SUP\)](#)

D. Announcements

E. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 7, 2026

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, April 7, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: Joshua Peterson, Jack Tidwell

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the March 17, 2026, Regular Meeting.

A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).

Item C: Public Hearing

2. Public Hearing: Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 15.428-Acres, Legally Described as Lot 11, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East; Located at 1144 North Stemmons Freeway (IH-35E), Zoned Light Industrial (LI) District and General Business (GB) District; as Requested by Dynamic Engineering Consultants, on Behalf of Pack Properties II LTD the Property Owner (Case No. 25-09-12-SUP).

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Oscar Mohkamkar with ASM Architects, Inc. and Josh Edge with Dynamic Engineering were both present and available for questions. In response to Commissioner Stelling's inquiry regarding sidewalks, staff confirmed that they will be included in the project. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. *A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Ainsley Stelling. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, May 4, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Richard E Luedke, Planning Director, reminded everyone that the 2035 Vision Community Workshop will be held this Thursday April 9, 2026 from 5:00 pm to 8:00 pm at Valley Ridge Church.

Item E: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:42 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Catherine Vanover, Planning Intern

DATE: April 21, 2026

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for an Accessory Structure; on an Approximately 0.4132-Acre Lot, Legally Described as Lot 7, Block A, Hivue Addition; Located at 528 Degan Avenue, Zoned Single Family Residential (R-7.5); as Requested by Larry Seely the Property Owner. (Case No. 26-04-7-SUP)**

BACKGROUND:

The property owners are seeking to demolish the existing wooden detached garage and replace it with a new, modern metal garage with an attached carport. While Lewisville’s Unified Development Code (UDC) includes supplemental regulations for Accessory Buildings/Accessory Structures, the applicant cannot meet the specific building maximum or compatibility standards. Consequently, the applicant is requesting a Special Use Permit (SUP).

ANALYSIS:

Site, Landscaping and Building

The proposed new garage will be in the same location as the existing garage in the northeast portion of the lot.

Section VII.3.2.B.2 of the UDC allows for up to two accessory structures with an aggregate total of no more than 500 square feet for a lot of this size. The applicant is proposing three accessory structures with a total of 1,246 square feet of building area.

Section VII.3.2.F of the UDC also requires that the building material be architecturally designed to be compatible with the principal building. The proposed building is metal, which does not meet this standard. The applicant has provided two letters of support from their north and south neighbors regarding this proposed structure.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff’s analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The subject property is directly adjacent to a single-family lot to the north and south, across the public ROW from a single-family lot to the west, with a park zoned Public Use (PU) located to the east. Adjacent property owners have also signed letters of support. Staff does not anticipate any major impacts on surrounding uses.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

The Lewisville 2025 Vision Plan Update encourages Diverse and Thriving Neighborhoods, which includes supporting residents as their needs change. Allowing the applicant to upgrade their current Accessory Structure is in line with the goals of the Lewisville 2025 Vision Plan Update.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP provides an upgrade to the garage enhancing the utility of this lot.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Staff has identified no negative impacts on public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

The site will meet all development standards not specifically addressed in this SUP request.

Summary

Staff finds that the proposal meets the compatibility criteria for SUP approval. This use will have minimal impact on adjacent properties.

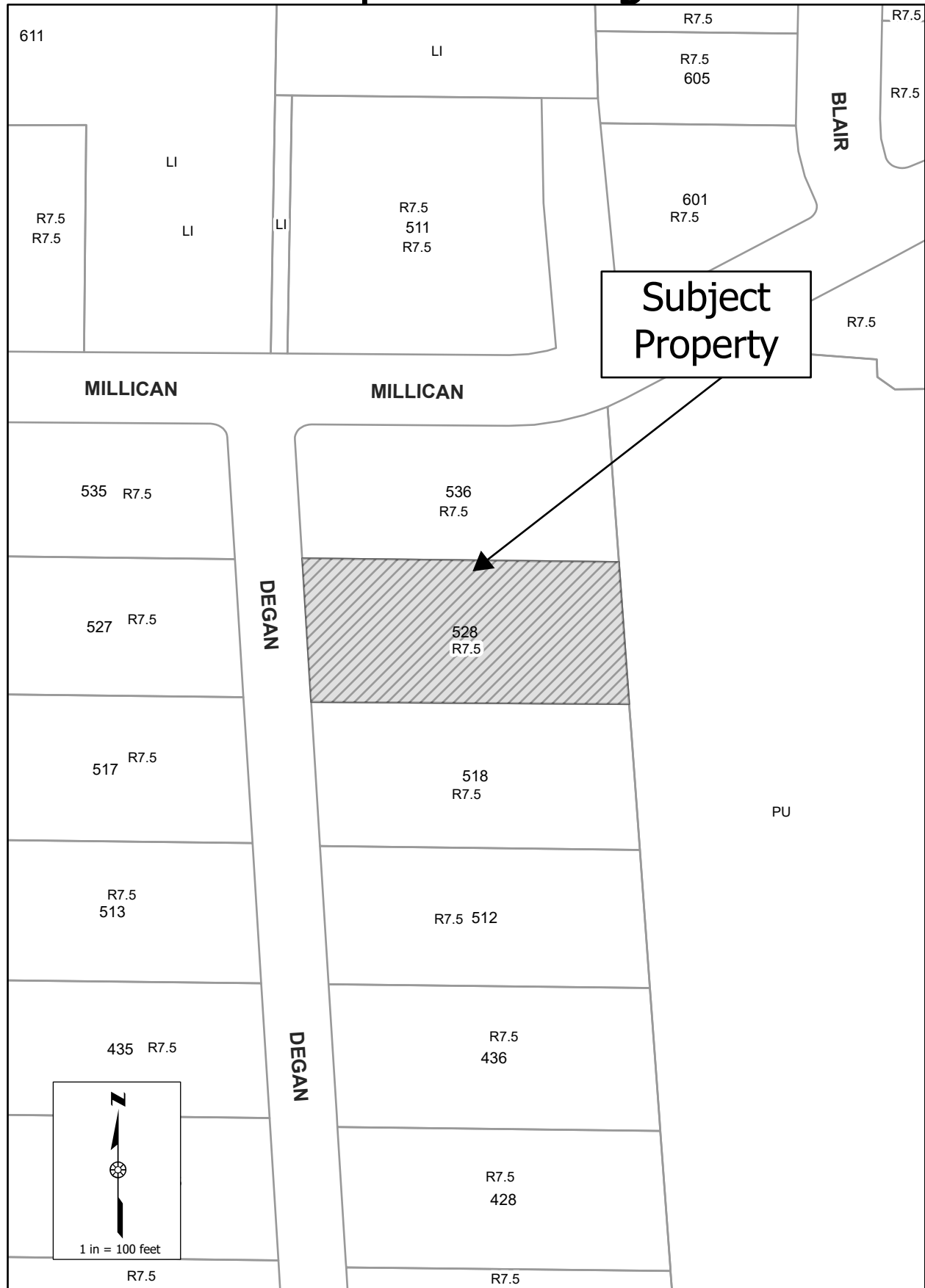
CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the special use permit as set forth in the caption above.

Aerial Map - 528 Degan Ave



Location Map - 528 Degan Ave



To Whom It May Concern,

I am writing to formally request a permit to remove an existing wooden garage on my property and replace it with a new, 14 x 26 modern metal garage with an attached 20 x 20 carport.

The current wooden garage was originally constructed in 1962 and has reached the end of its useful life. I am seeking to demolish this structure and replace it with a more durable and weather-resistant metal garage and carport to better protect my vehicles from the weather conditions we frequently experience in Lewisville, Texas, including sun, rain, hail, and occasional snow.

To complete the demolition, a dumpster service will be scheduled to deliver a dumpster to the property. The existing wooden garage will be carefully torn down, and all debris and materials will be properly disposed of and hauled away.

Once the demolition and site cleanup are completed, I have contracted with **Texas Metal Carports** to erect the new metal garage with an attached carport. The new structure will be constructed in the same location as the existing garage.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Thank you for your time and consideration of this permit request. Please feel free to contact me if any additional information or documentation is required.

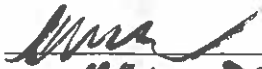
Sincerely,
Larry Seely

528 Degan Ave
Lewisville, Texas 75057

214-724-3929

Date: 4-3-26

I, MASON JONES, owner of the property located at 518 Degan Ave, Lewisville, TX, have been informed of the proposed garage and carport rebuild at 528 Degan Ave. I have no objections to this improvement.

Signature: 
Printed Name: MASON JONES
Date: 4-3-26

Date: March 27, 2025

To Whom It May Concern,

I/we, the owner(s) of the property located at **536 Degan Ave, Lewisville, TX**, have been informed of the proposed rebuild of the garage and carport at **528 Degan Ave**.

I/we acknowledge the project and state that **I/we have no objections** to the removal and reconstruction of the garage and carport as described for city permitting purposes.

Property Owner Name(s): Dan Lidster

Signature(s): Dan Lidster

Phone or Email (optional): 214-228-9167

Existing Conditions



Millican Dr

Degan Ave

528 Degan Ave

CAR PORT

OLD WOOD STRUCTURE
TO BE REPLACED WITH A
METAL BLDG

EXISTING STRUCTURE



Existing Conditions



10x10x10
SHED

REPLACING
EXISTING
WOODEN
GARAGE

14 X 26

TEMP
CARPORT

20 X 20

EXISTING
CARPORT

20 X 20

HOUSE

528 DEAN AVE

← North

STRUCTURAL DESIGN
ENCLOSED BUILDING

**MAXIMUM 30'- 0" WIDE X 20'- 0" HEIGHT-
BOX EAVE FRAME AND BOW FRAME**

27 May 2021
Revision 01
M&A Project No. 19262S

Prepared for:

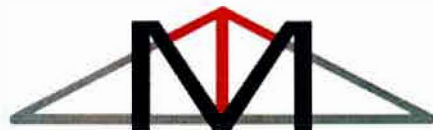
Texas Metal Carports

Prepared by:

Moore and Associates Engineering and Consulting, Inc.

**1009 East Avenue
North Augusta, SC 29841**

**401 S. Main Street, Suite 200
Mount Airy, NC 27030**



MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING



**528 Degan Ave
Lewisville, Texas 75057**

528 Degan Ave
Lewisville, Texas 75057



MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

DRAWN BY: AST

CHECKED BY: PDH

30' -0"x20'-0" ENCLOSED STRUCTURE

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PROJECT MGR: WSN

DATE: 11-11-19

SCALE: NTS

JOB NO: 18262S

SHT. 1

DWG. NO: SK-3

REV: 0

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**528 Degan Ave
Lewisville, Texas 75057**

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		SHT. 2	DVG. NO: SK-3	REV: 0

INSTALLATION NOTES AND SPECIFICATIONS

- 1 DESIGN IS FOR MAXIMUM 30'-0" WIDE x 20'-0" EAVE HEIGHT ENCLOSED STRUCTURES
- 2 DESIGN WAS DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2015 IBC, 2012 IBC AND 2009 IBC.
- 3 DESIGN LOADS ARE AS FOLLOWS:
 - A) DEAD LOAD = 15 PSF
 - B) LIVE LOAD = 12 PSF
 - C) GROUND SNOW LOAD = 20 PSF WITH WELDED RAFTER TIE (W ≤ 30'-0")
= 20 PSF WITH U-CHANNEL PEAK BRACE (W ≤ 24'-0")

NOTE: UNBALANCED SNOW LOADS DUE TO DRIFTING HAVE NOT BEEN EVALUATED
- 4 3-SECOND GUST ULTIMATE WIND SPEED (V_{ULT}) = 145 MPH (NOMINAL WIND SPEED = 112 MPH)
- 5 MAXIMUM RAFTER/COLUMN AND END COLUMN SPACING = 5.0 FEET (UNLESS NOTED OTHERWISE)
- 6 END WALL COLUMNS (POSTS) ARE EQUIVALENT TO SIDE WALL COLUMNS IN SIZE AND SPACING (UNLESS NOTED OTHERWISE)
- 7 RISK CATEGORY I
- 8 WIND EXPOSURE CATEGORY B/C
- 9 SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" - 14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE)
- 10 AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS AND COLUMNS (INTERIOR OR END) = 10" OC (MAX)
- 11 FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14° (3:12 PITCH) OR LESS. SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY.
- 12 ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6" OF EACH COLUMN (LEG)
- 13 STANDARD GROUND ANCHORS (SOIL NAILS) CONSIST OF #4 REBAR W/ WELDED NUT x 36" LONG AND MAY BE USED IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED
- 14 WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
 SOIL SITE CLASS = D
 RISK CATEGORY I/II/III
 $R = 3.25$ $I_E = 1.0$
 $S_{DS} = 2.039 g$ $V = 0.5W$
 $S_{D1} = 1.258 g$



**528 Degan Ave
Lewisville, Texas 75057**

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30' -0"x20'-0" ENCLOSED STRUCTURE

PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

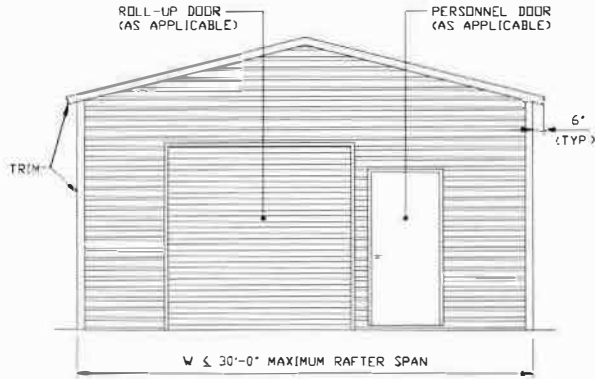
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DWG. NO: SK-3

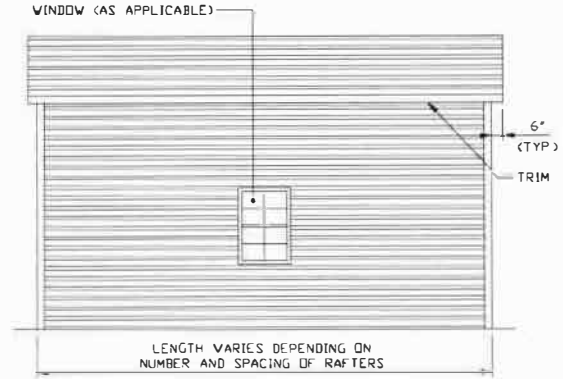
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BOX EAVE FRAME RAFTER STRUCTURE

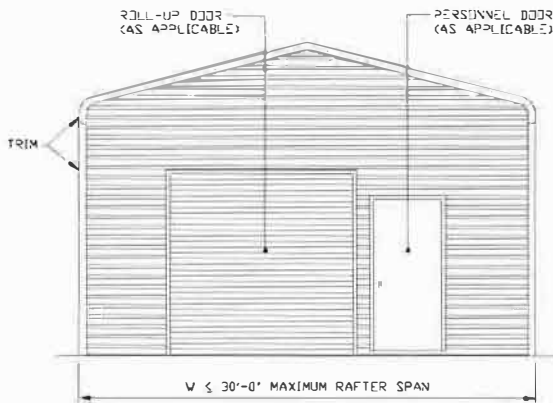


TYPICAL END ELEVATION
SCALE: NTS

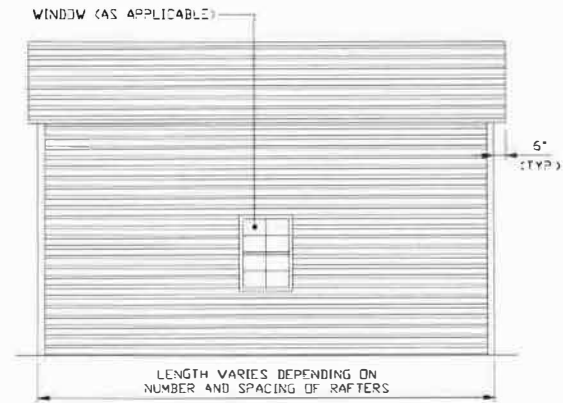


TYPICAL SIDE ELEVATION
SCALE: NTS

BOW FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS



528 Degan Ave
Lewisville, Texas 75057

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DATE: 11-11-19

SMT. 4

30'-0" x 20'-0" ENCLOSED STRUCTURE

SCALE: NTS

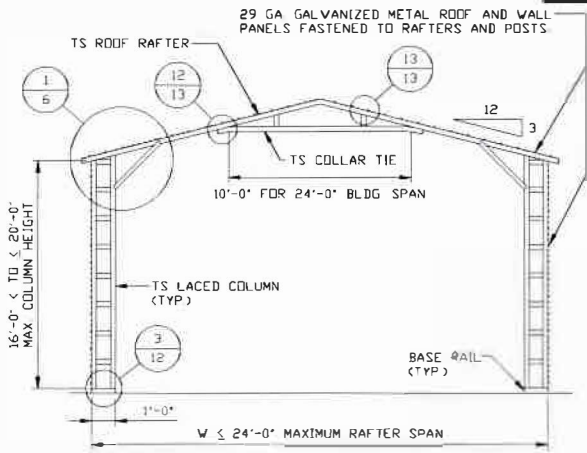
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JOB NO: 19262S

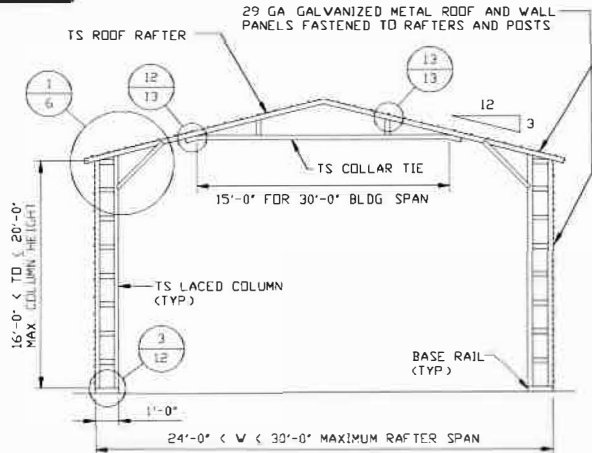
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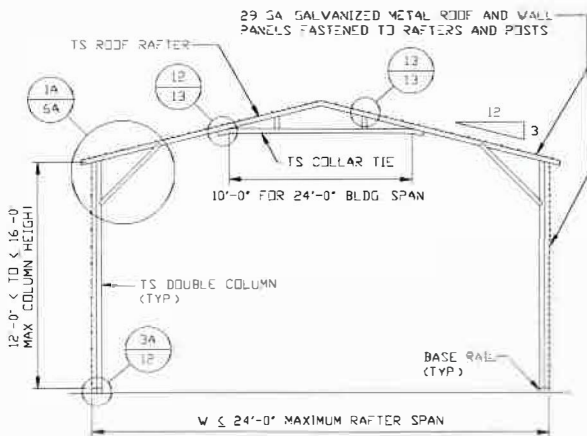
EXPOSURE B



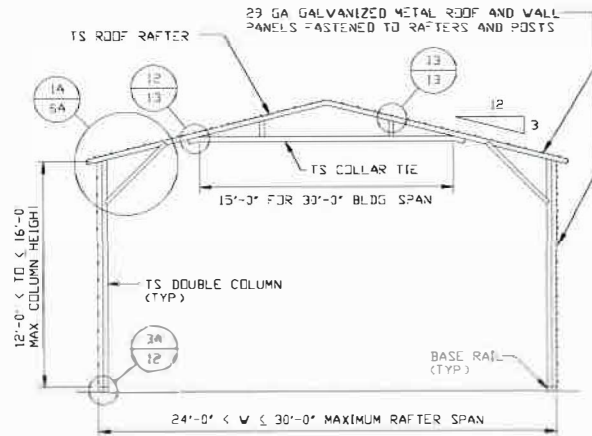
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



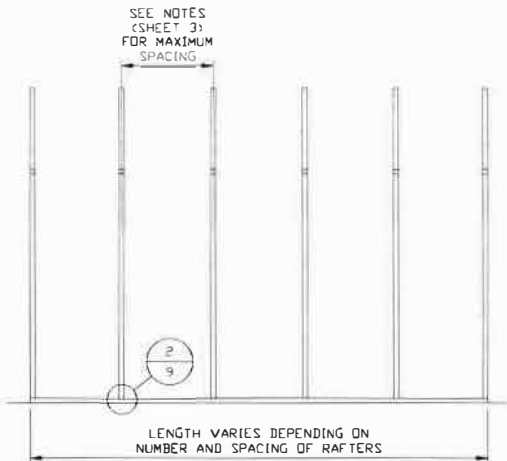
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SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS



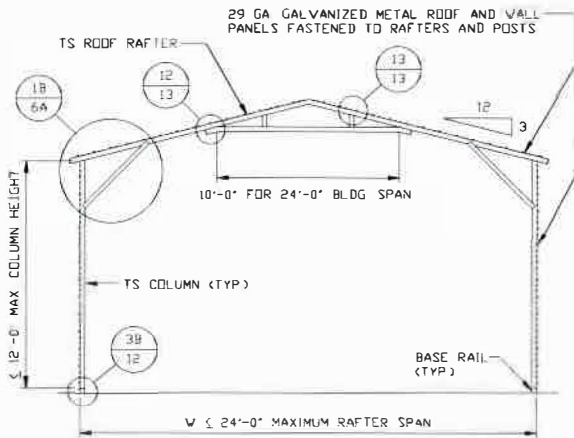
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CHECKED BY: PDH	PROJECT MGR: WSH	DATE: 11-11-19	JOB NO: 19262S
	SHT. 5	SCALE: NTS	DWG. NO: SK-3
			REV: 0

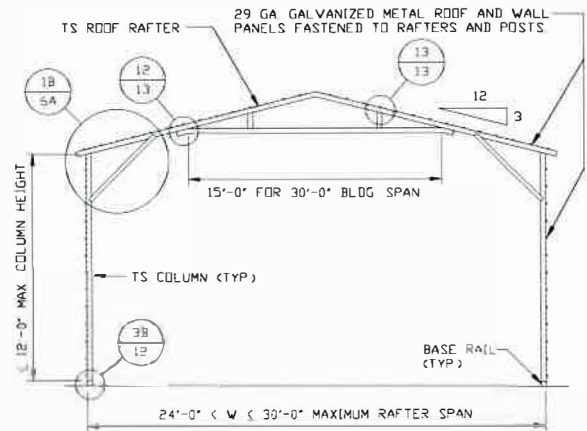
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EXPOSURE B



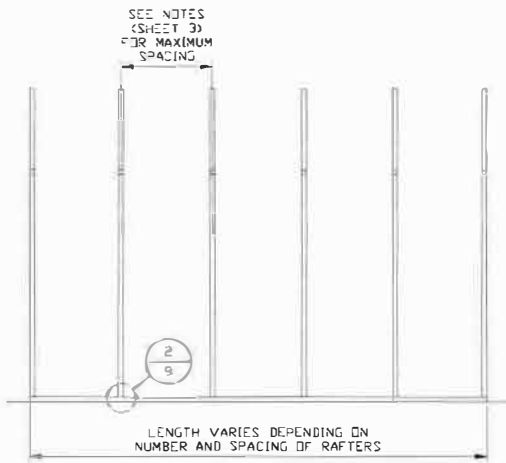
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS



528 Degan Ave
Lewisville, Texas 75057

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PROJECT MGR: WSH

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

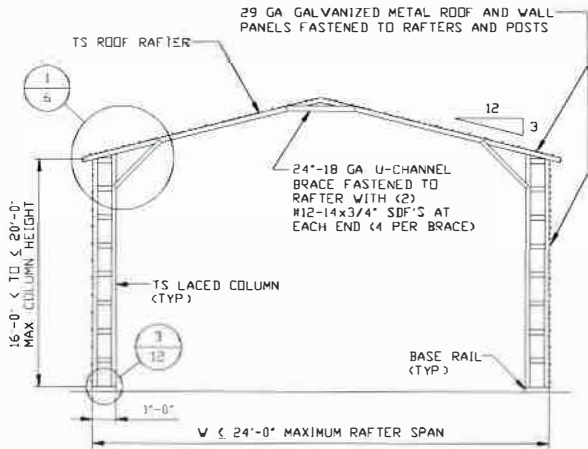
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DWG NO: SK-3

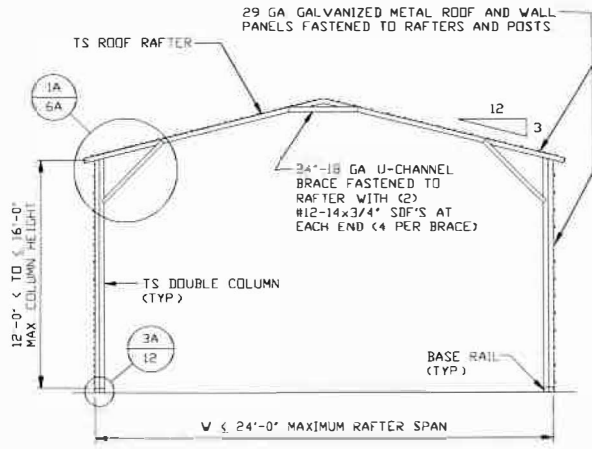
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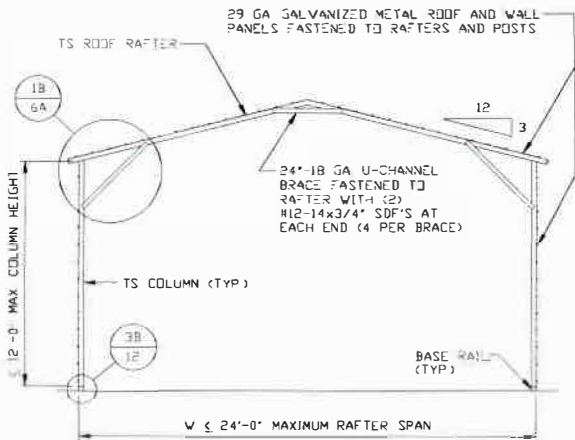
EXPOSURE B



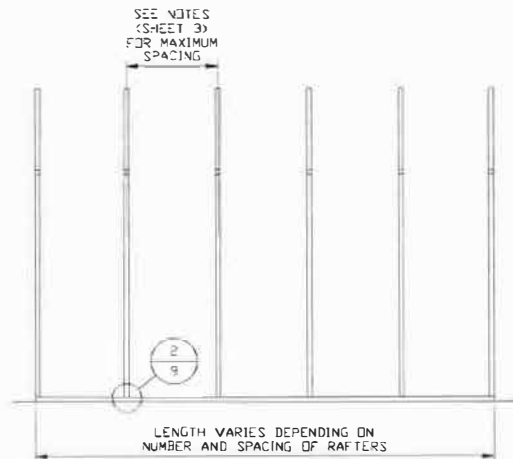
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS



528 Degan Ave
Lewisville, Texas 75057

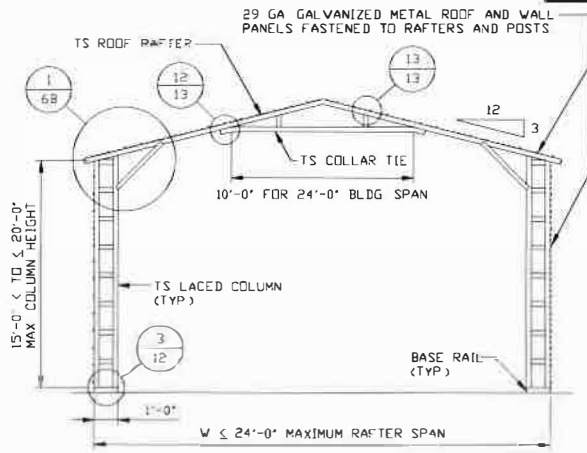
**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

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CHECKED BY: PDH
30'-0"x20'-0" ENCLOSED STRUCTURE

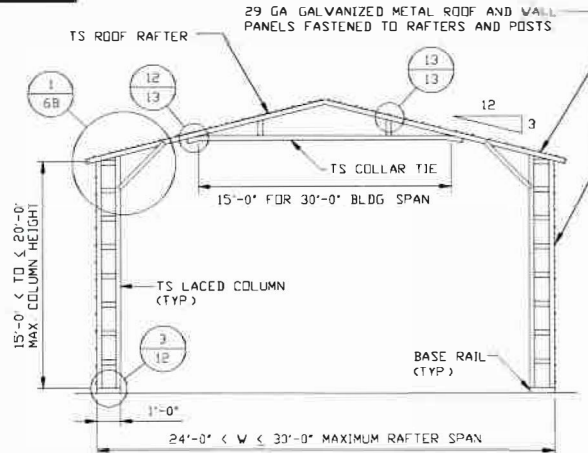
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PROJECT MGR: VSM **DATE: 11-11-19** **SCALE: NTS** **JOB NO: 19262S**
SHT. 5B **DWG. NO: SK-3** **REV: 0**

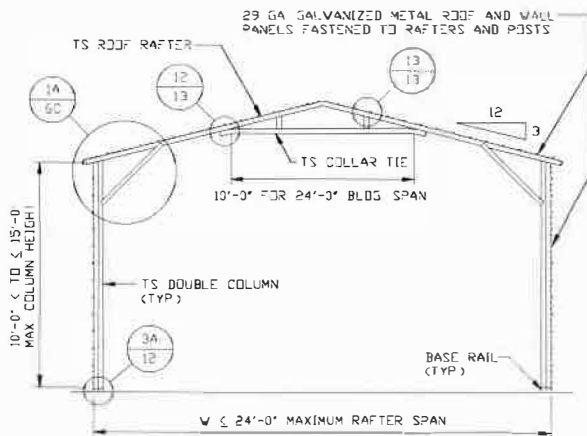
EXPOSURE C



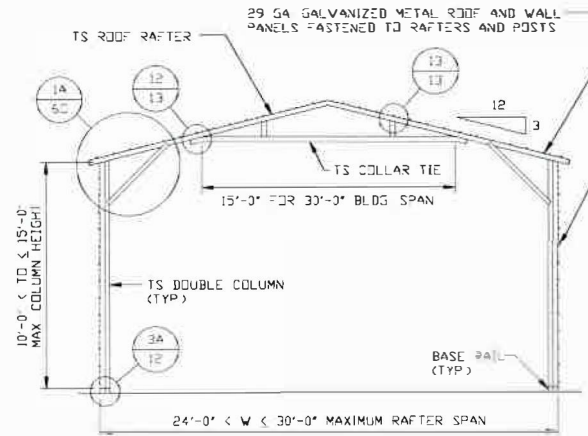
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



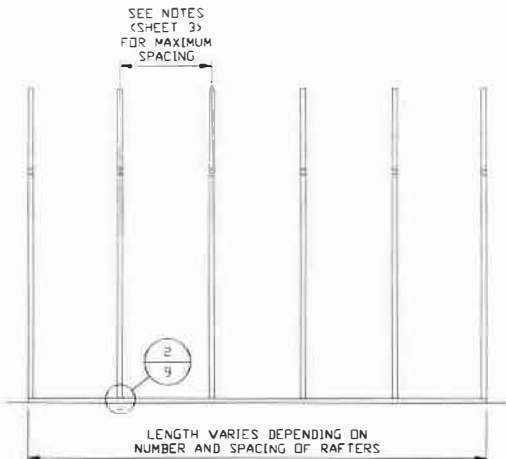
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS



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SHT. 5C

30'-0"x20'-0" ENCLOSED STRUCTURE

SCALE: NTS

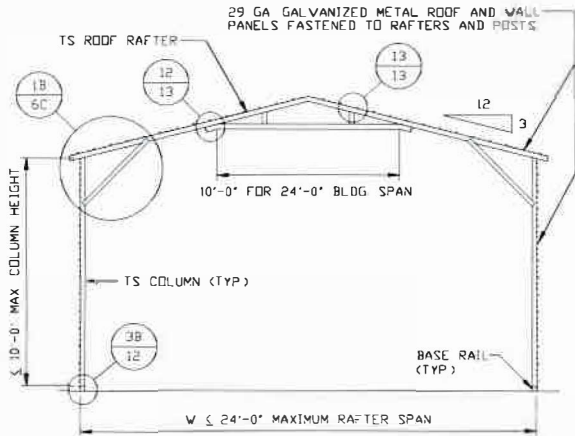
DWG. NO: SK-3

JOB NO: 19262S

REV: 0

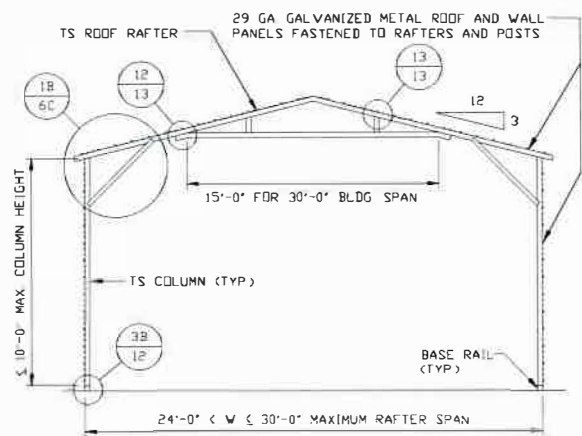
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EXPOSURE C



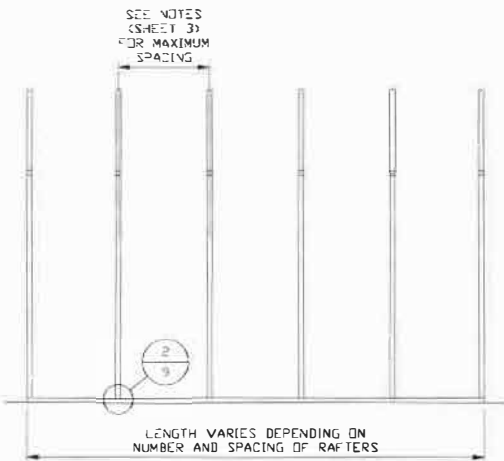
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS



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DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

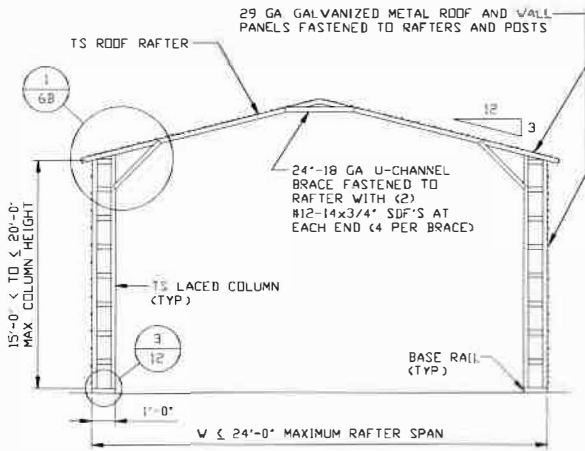
SHT. 5D

DWG. NO: SK-3

REV: 0

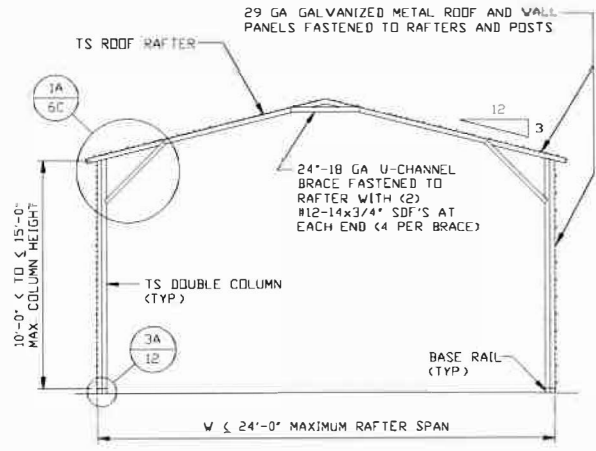
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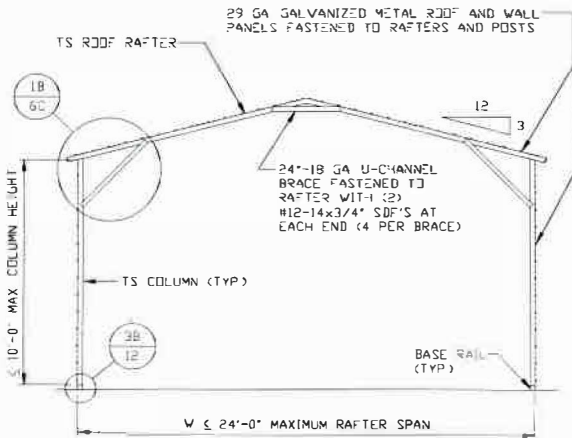
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SCALE: NTS



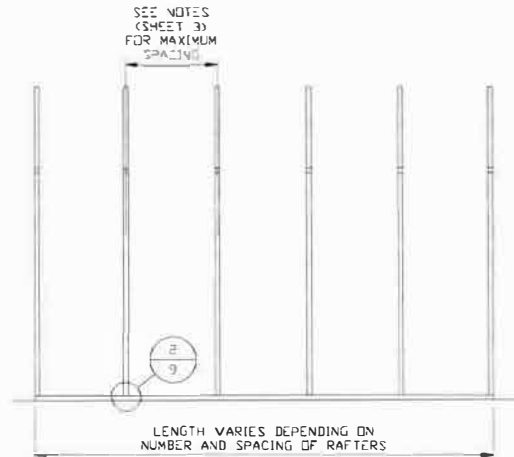
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS



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DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

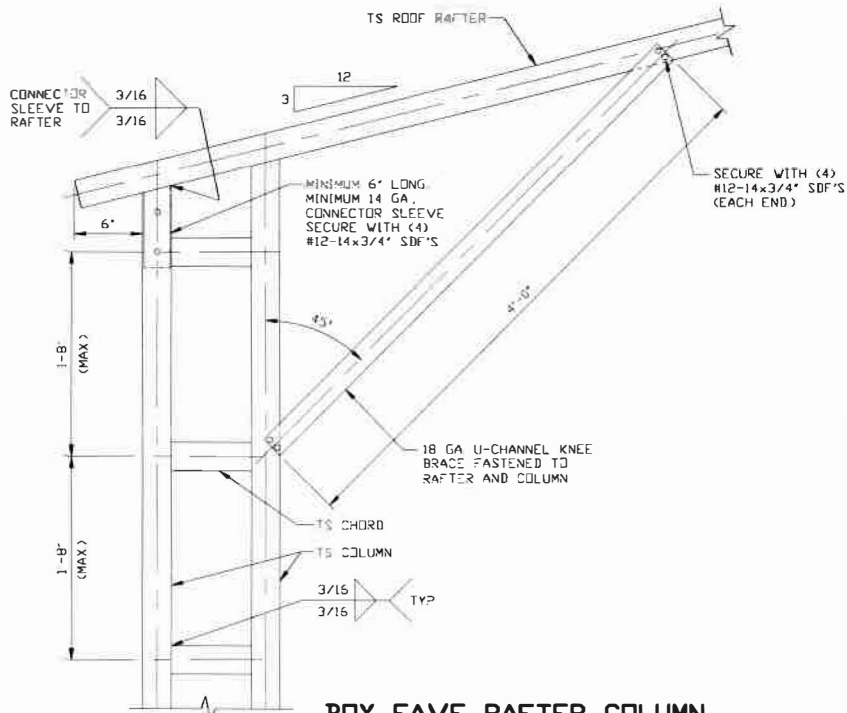
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SHT. 5E

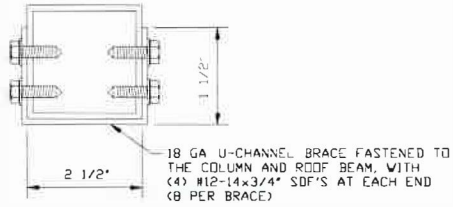
DWG. NO: SK-3

REV: 0

EXPOSURE B



1
BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 16'-0" < TO ≤ 20'-0"
 SCALE: NTS



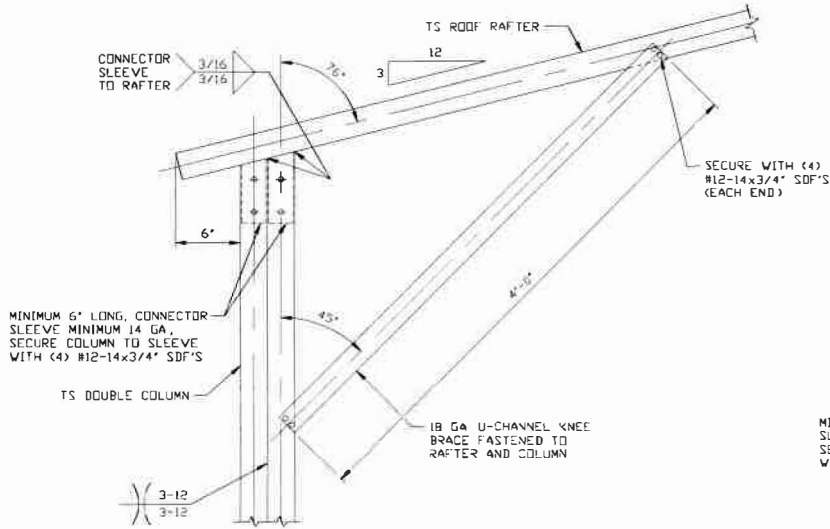
BRACE SECTION
 SCALE: NTS



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	SHT. 6	DWG. NO: SK-3	REV: 0	

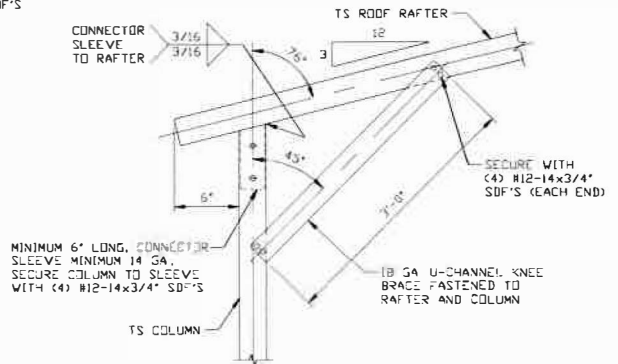
EXPOSURE B



BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 12'-0" < TO <= 16'-0"

1A

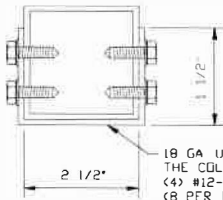
SCALE: NTS



BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS <= 12'-0"

1B

SCALE: NTS



18 GA U-CHANNEL BRACE FASTENED TO THE COLUMN AND ROOF BEAM, WITH (4) #12-14x3/4" SDF'S AT EACH END (8 PER BRACE)

BRACE SECTION
SCALE: NTS



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30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

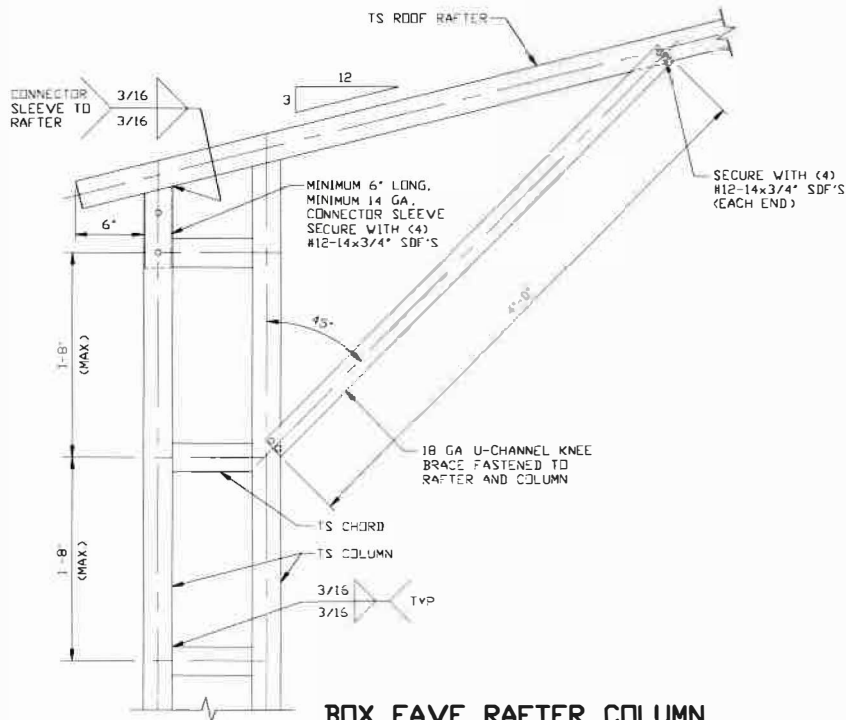
SHT. 6A

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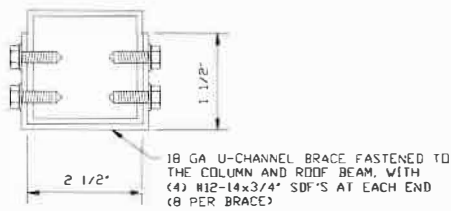
REV: 0

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EXPOSURE C



1
BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 15'-0" < TO ≤ 20'-0"
 SCALE: NTS



BRACE SECTION
 SCALE: NTS



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PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

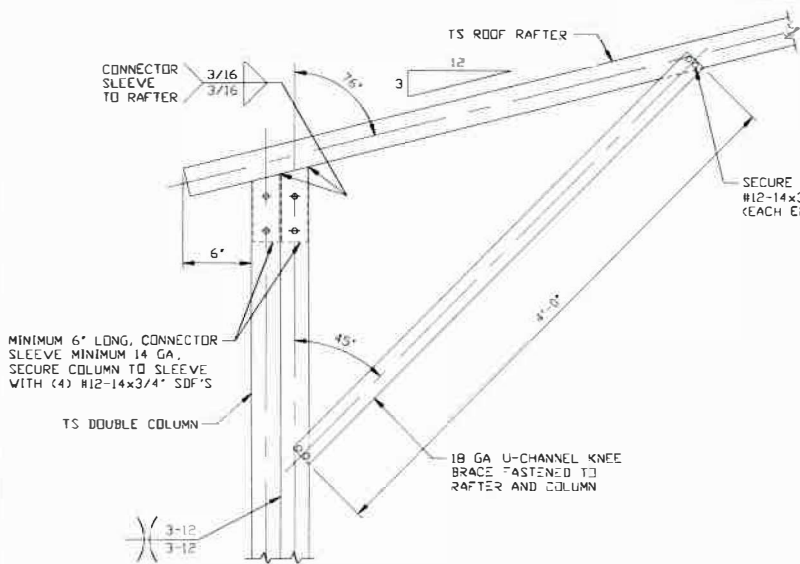
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DWG. NO: SK-3

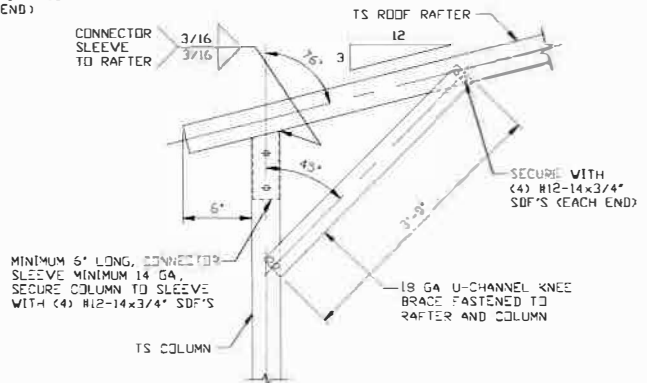
REV: 0

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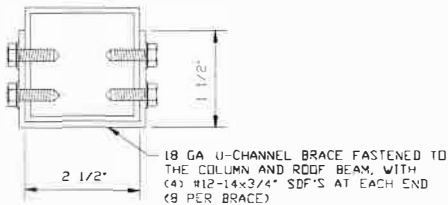
EXPOSURE C



1A BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO <= 15'-0" SCALE: NTS



1B BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS <= 10'-0" SCALE: NTS



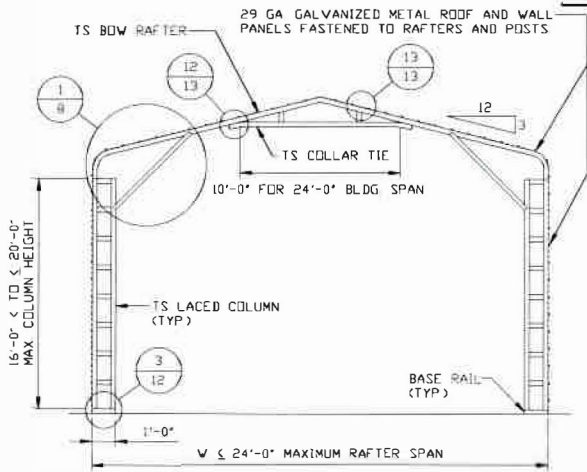
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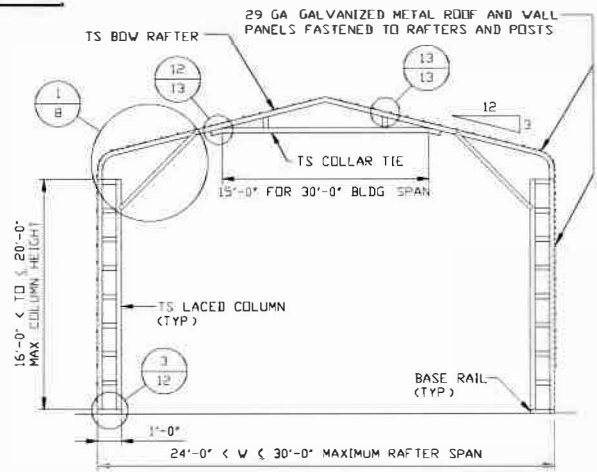
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		SHT. 6C	DWG. NO: SK-3	REV: 0

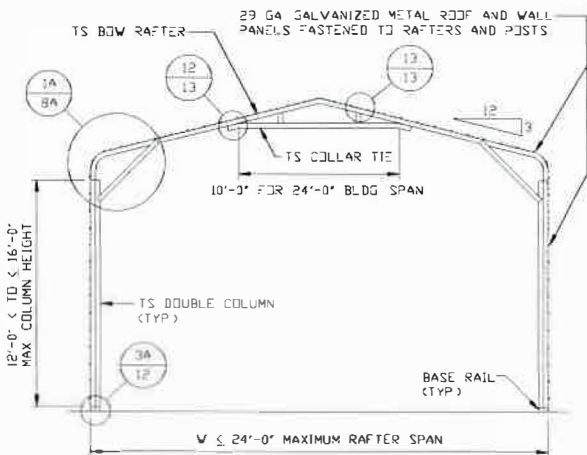
EXPOSURE B



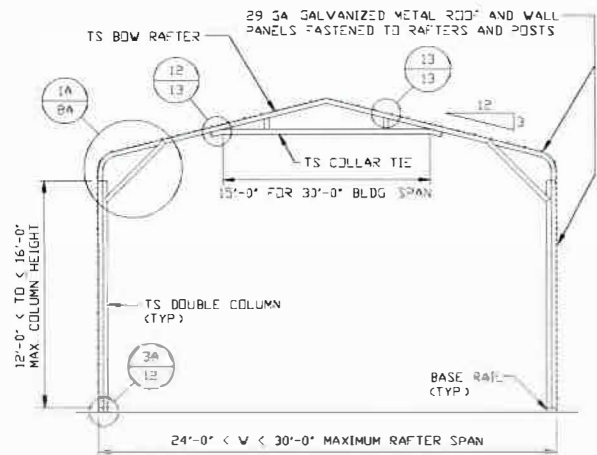
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



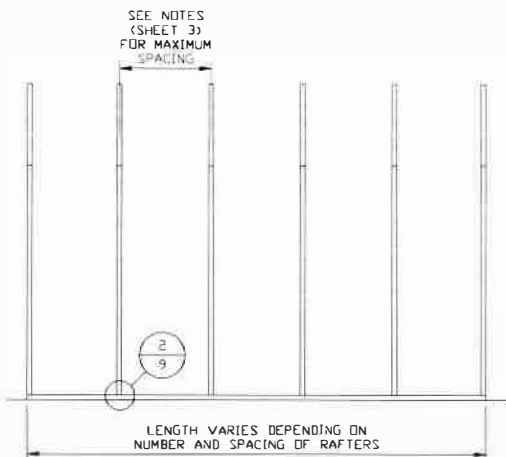
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS



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DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

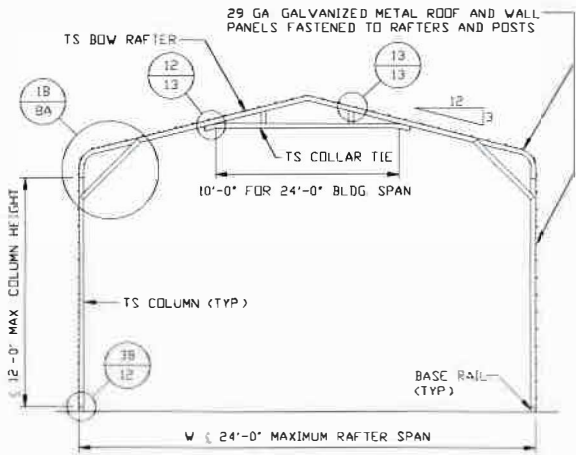
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SHT. 7

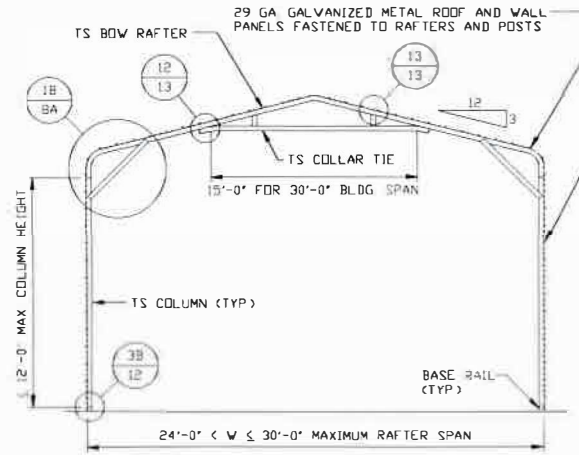
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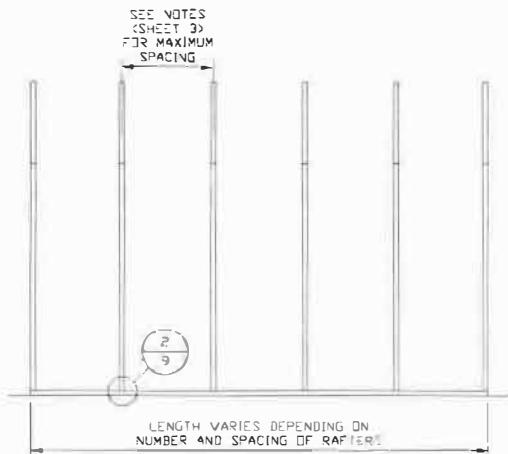
EXPOSURE B



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS



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30'-0"x20'-0" ENCLOSED STRUCTURE

PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

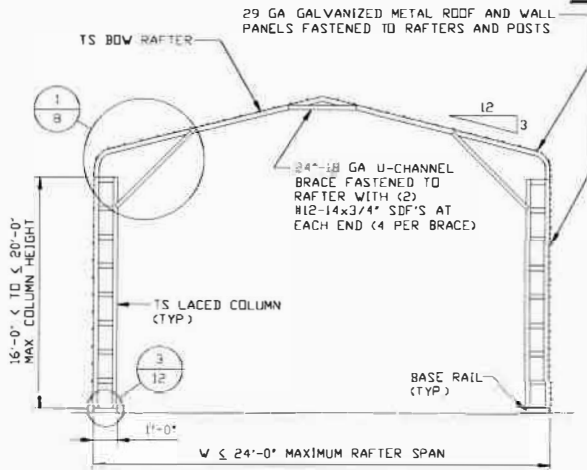
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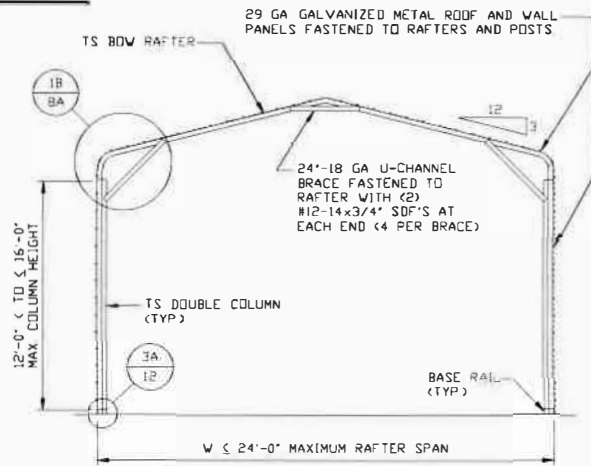
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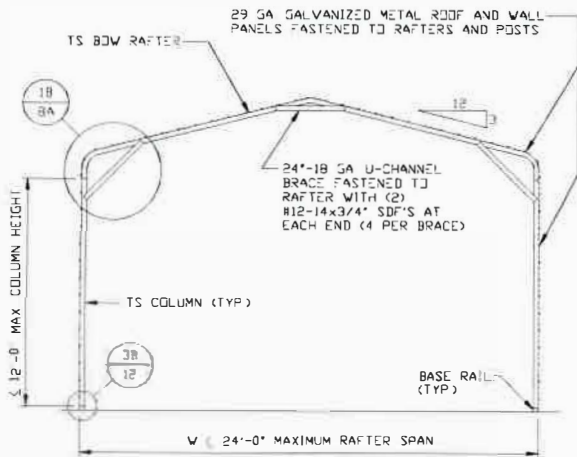
EXPOSURE B



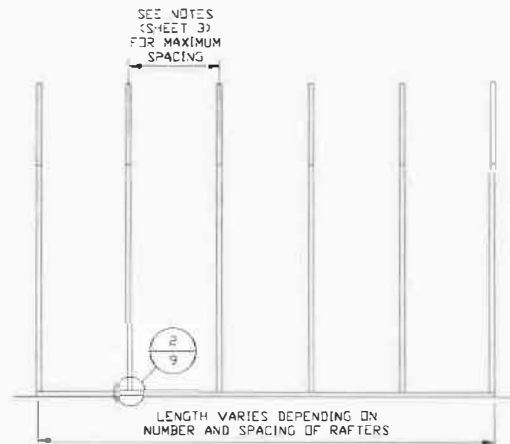
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS



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PROJECT MGR: WSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 192625

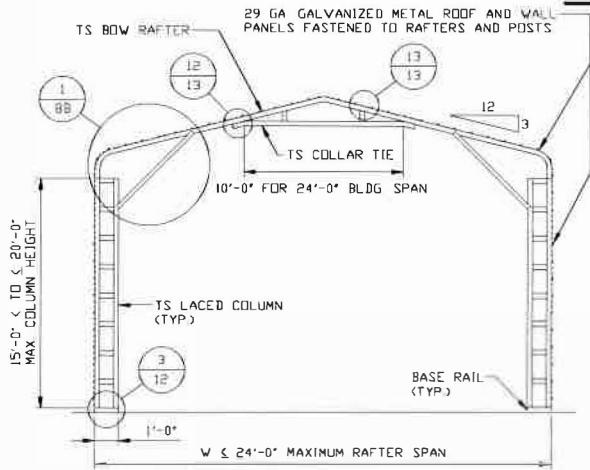
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SHT. 7B

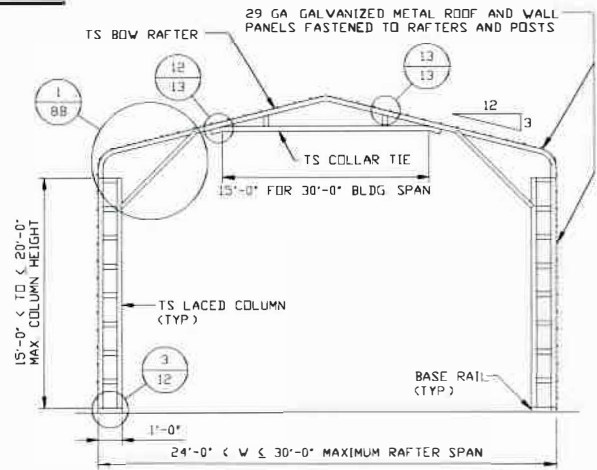
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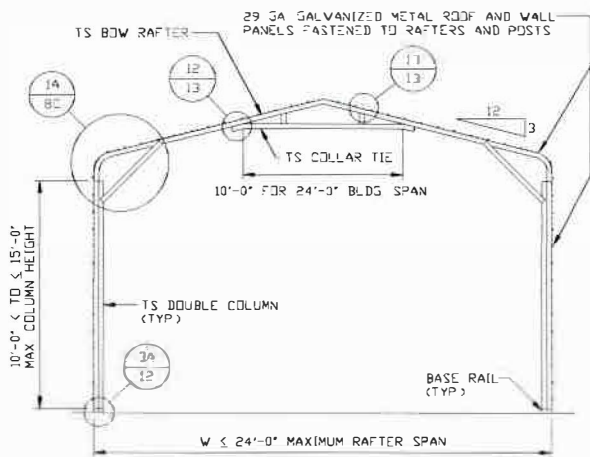
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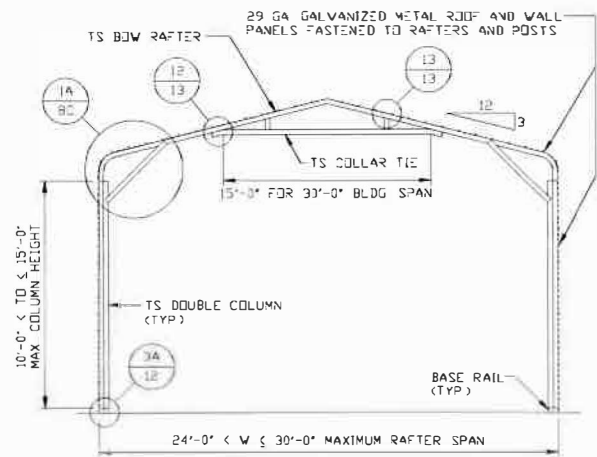
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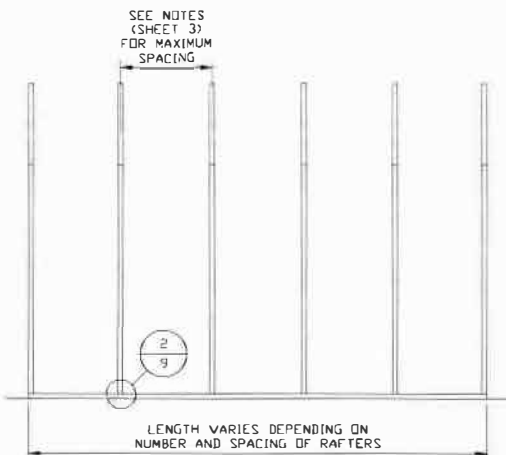
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TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS



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3'0"-0"x0'-0" ENCLOSED STRUCTURE

DATE: 11-11-19

SHT. 7C

SCALE: NTS

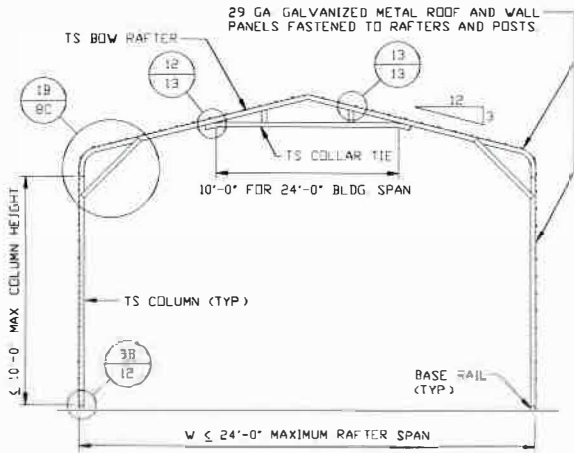
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JOB NO: 19262S

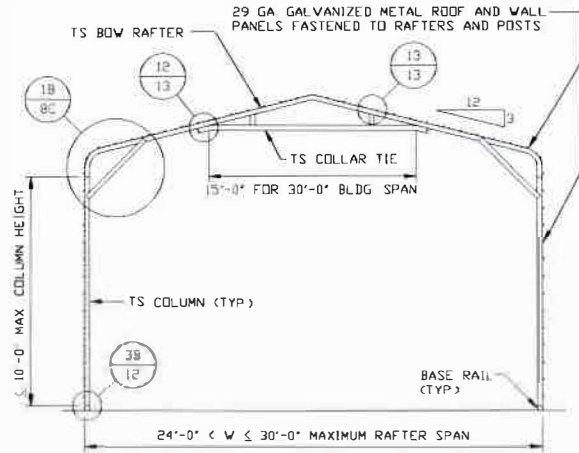
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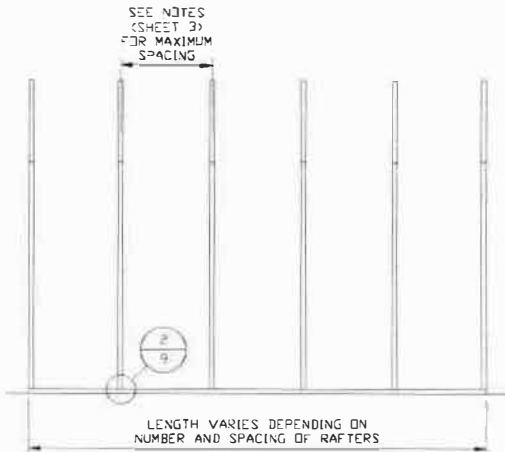
EXPOSURE C



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS



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DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

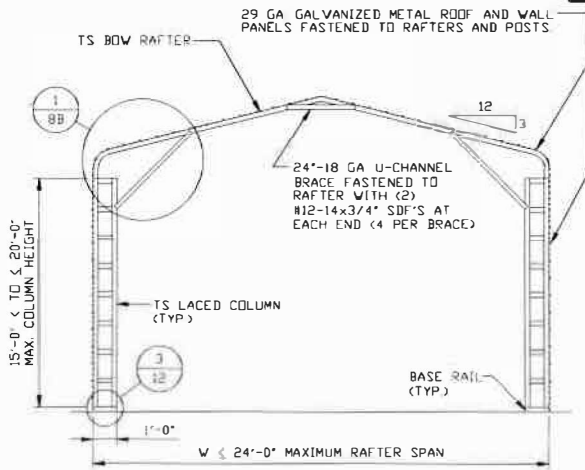
SHT. 7D

DWG. NO: SK-3

REV: 0

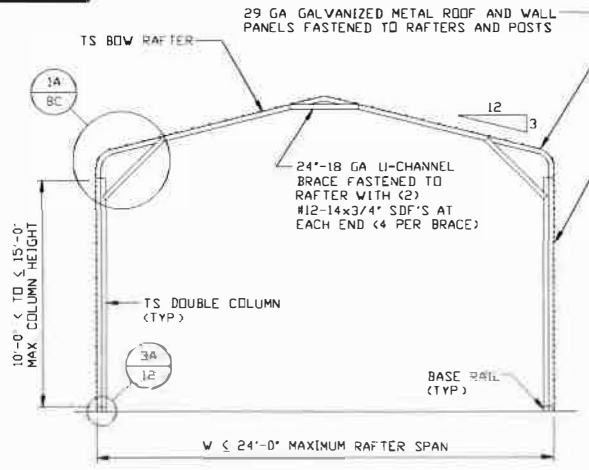
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EXPOSURE C



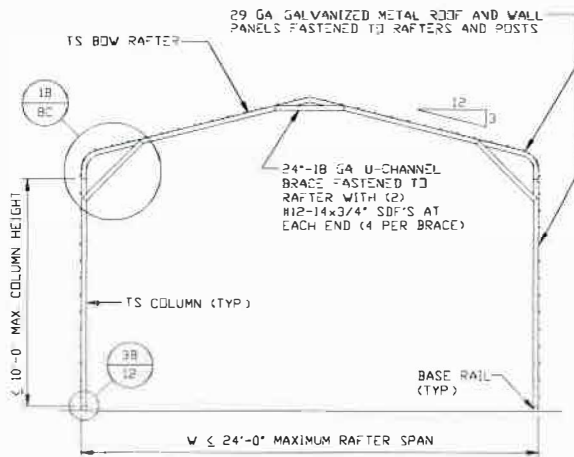
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



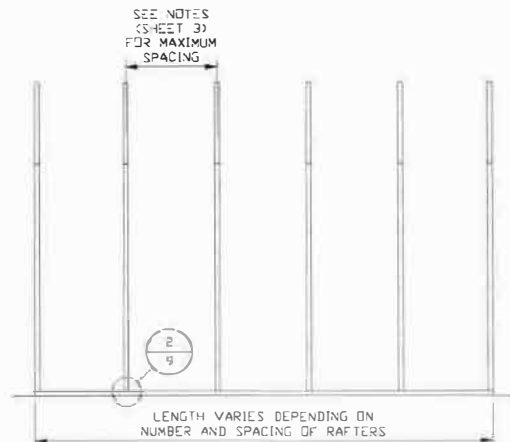
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION

SCALE: NTS



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SCALE: NTS

JOB NO: 19262S

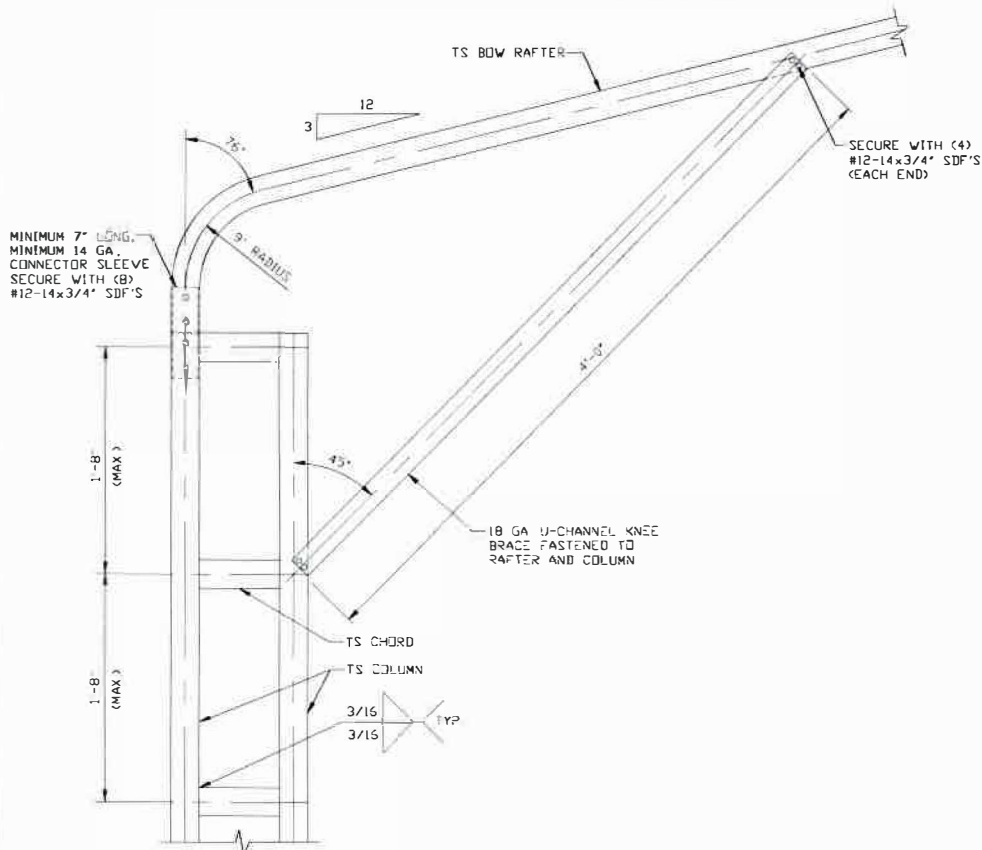
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DWG. NO: SK-3

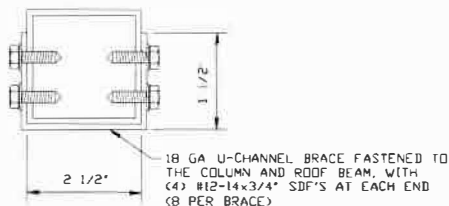
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EXPOSURE B



1 BOW EAVE RAFTER COLUMN CONNECTION
 DETAIL FOR HEIGHTS 16'-0" < TO ≤ 20'-0"
 SCALE: NTS



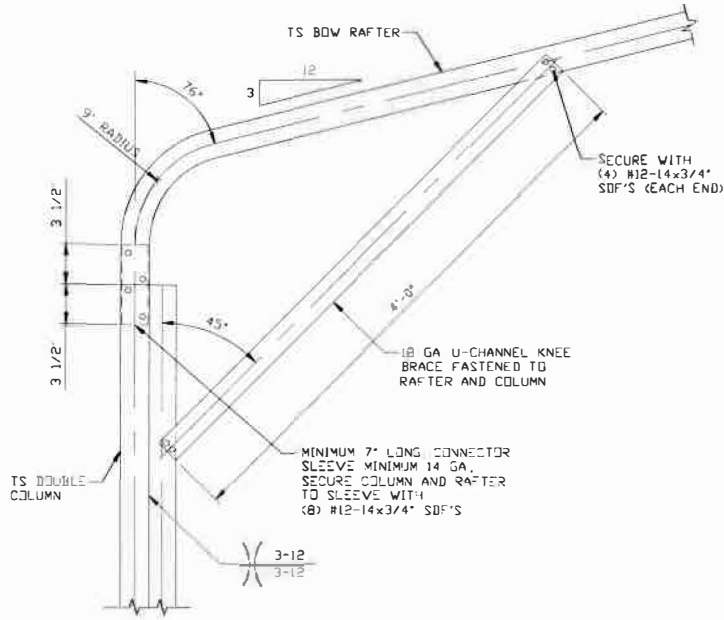
BRACE SECTION
 SCALE: NTS



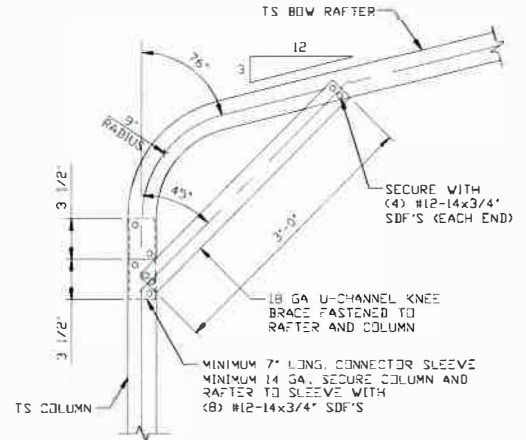
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		SHT. 8	DWG. NO: SK-3	REV: 0

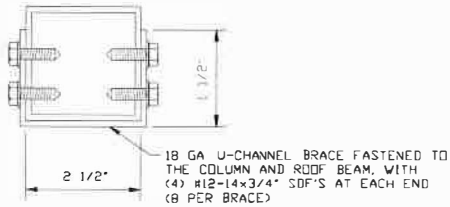
EXPOSURE B



1A BOW EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 12'-0" < TO <= 16'-0"
SCALE: NTS



1B BOW EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS <= 12'-0"
SCALE: NTS



BRACE SECTION
SCALE: NTS



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PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

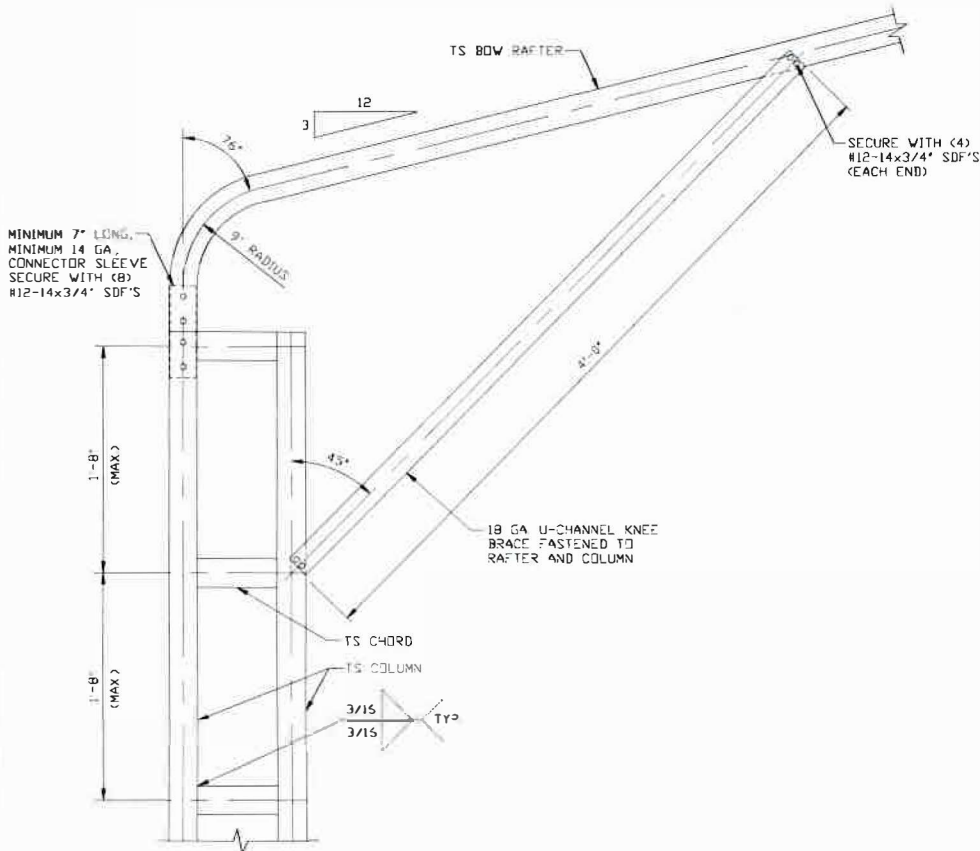
SHT. 8A

DWG. NO: SK-3

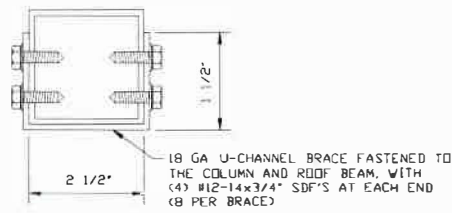
REV: 0

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EXPOSURE C



1 **BOW EAVE RAFTER COLUMN CONNECTION**
DETAIL FOR HEIGHTS 15'-0" < TO ≤ 20'-0"
 SCALE: NTS



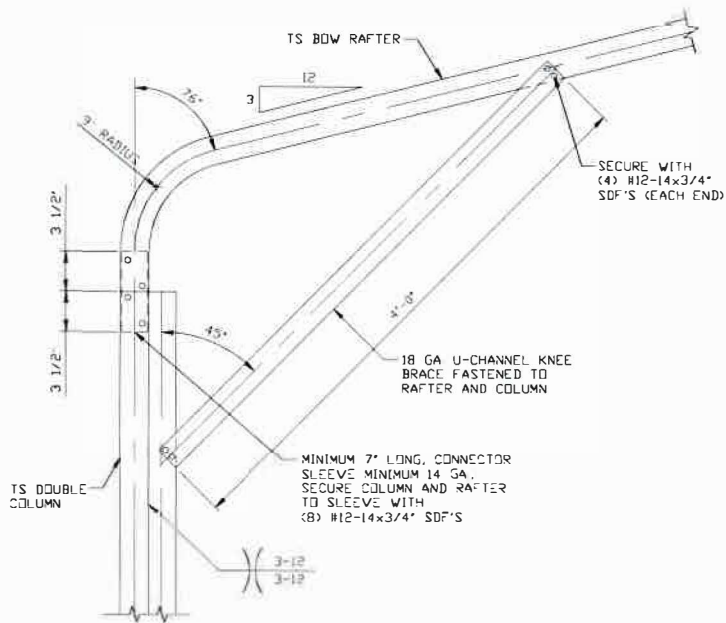
BRACE SECTION
 SCALE: NTS



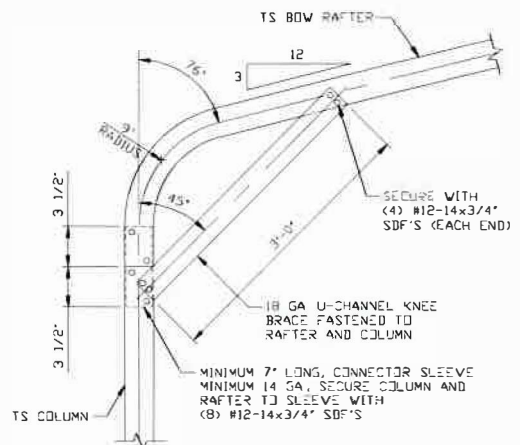
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		SHT. 08	DWG. NO: SK-3	REV: 0

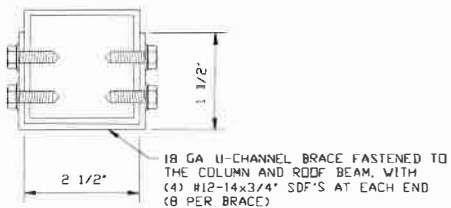
EXPOSURE C



1A
BOW EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 15'-0"
 SCALE: NTS



1B
BOW EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS < 10'-0"
 SCALE: NTS



BRACE SECTION
 SCALE: NTS



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SCALE: NTS

JOB NO: 19262S

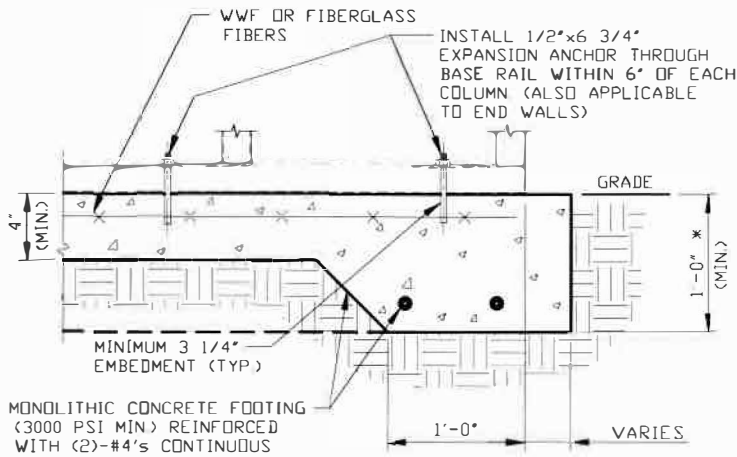
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SHT. 0C

DWG. NO: SK-3

REV: 0

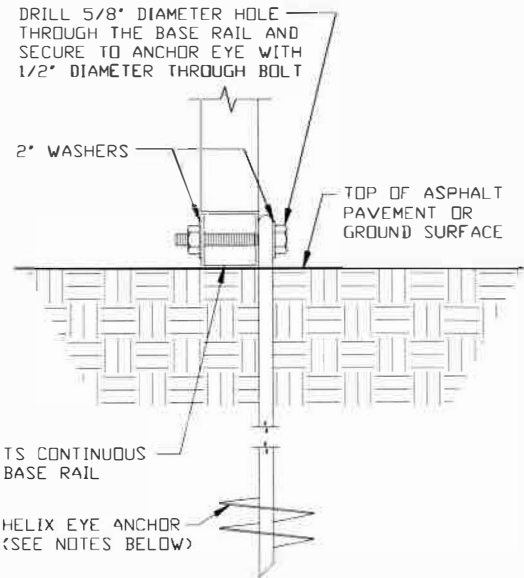
BASE RAIL ANCHORAGE OPTIONS



2A

CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS
MINIMUM ANCHOR EDGE DISTANCE IS 4"
* COORDINATE WITH LOCAL BUILDING CODE
AND/OR BUILDING OFFICIAL REGARDING
REQUIRED FOOTING DEPTH



2B

GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON
MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE
STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING
BARS SHALL BE PER ACI-318:

3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND
PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE
EARTH OR WEATHER, AND 1 1/2" ELSEWHERE

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE
60 THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC
MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

- 1 REINFORCEMENT IS BENT COLD.
- 2 THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE
BAR, IS NOT LESS THAN SIX-BAR DIAMETERS
- 3 REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT
BE FIELD BENT

HELIX ANCHOR NOTES:

- 1 FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL
AND COBBLES, CALCICHE, PRELOADED SILTS AND CLAYS, USE
MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR
SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
- 2 FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM
30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM
50" EMBEDMENT
- 3 FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY
STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH
MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM
50" EMBEDMENT
- 4 FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND
SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM
50" EMBEDMENT
- 5 FOR VERY LOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER
CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES
WITH MINIMUM 60" EMBEDMENT



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SCALE: NTS

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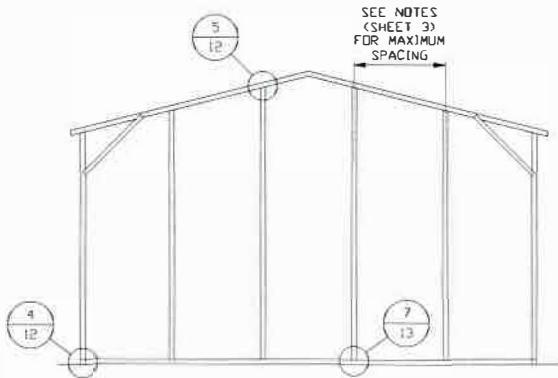
SHT. 9

DWG NO: SK-3

REV: 0

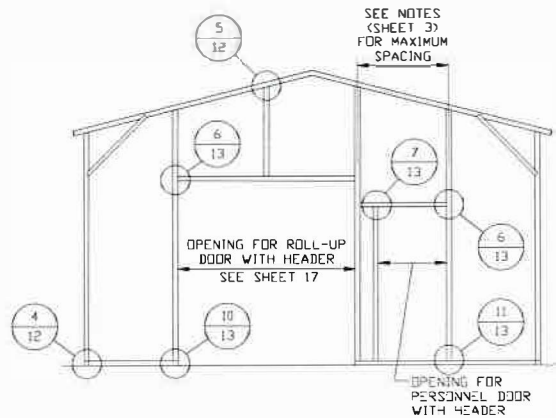
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BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS



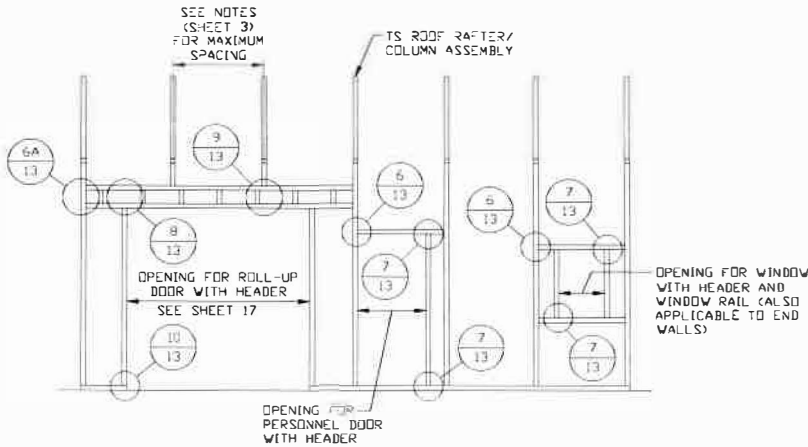
**TYPICAL BOX EAVE RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER
SIDE WALL OPENINGS FRAMING SECTION**

SCALE: NTS



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DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

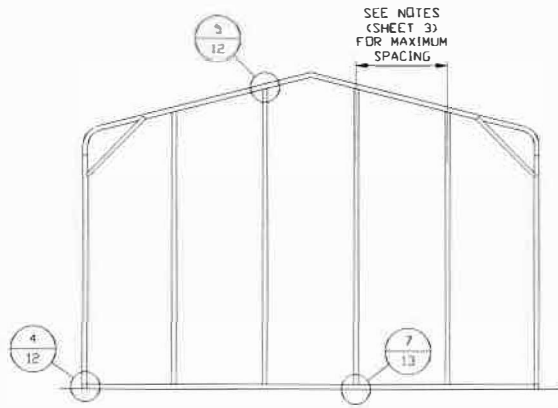
SHT. 10

DWG. NO: SK-3

REV: 0

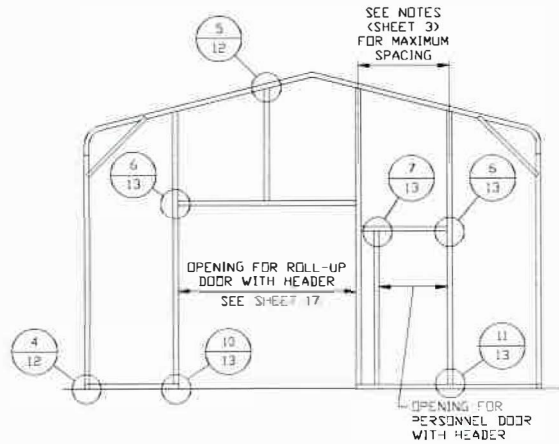
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BOW RAFTER END WALL AND SIDE WALL OPENINGS



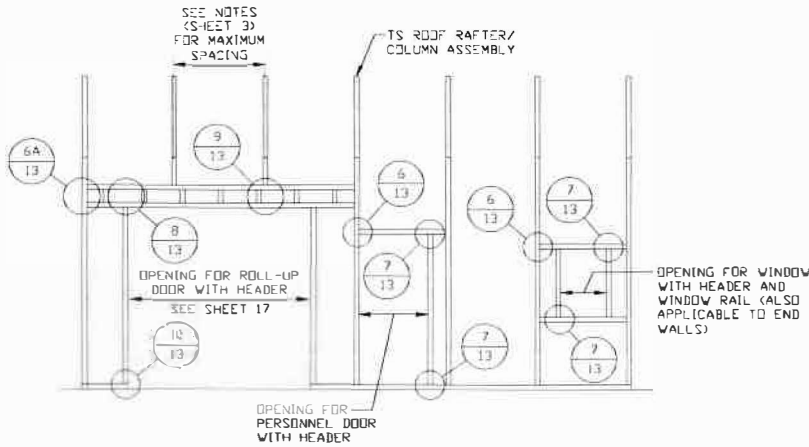
**TYPICAL BOW RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOW RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOW RAFTER SIDE
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



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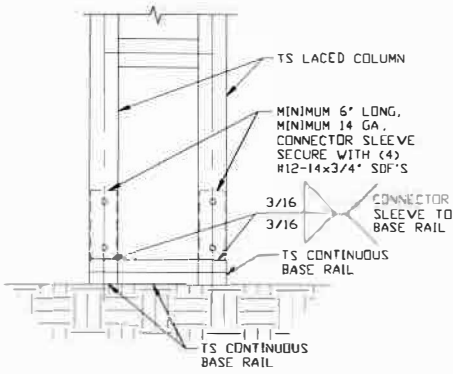
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SHT. 11

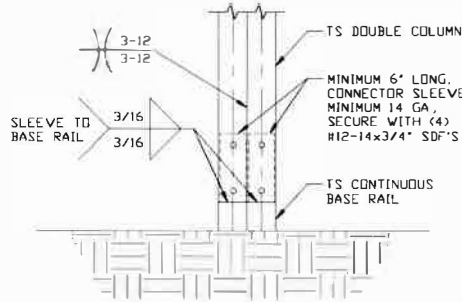
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REV.: 0

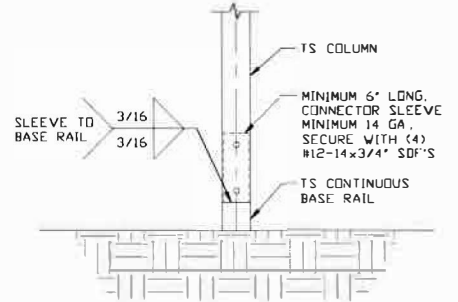
CONNECTION DETAILS



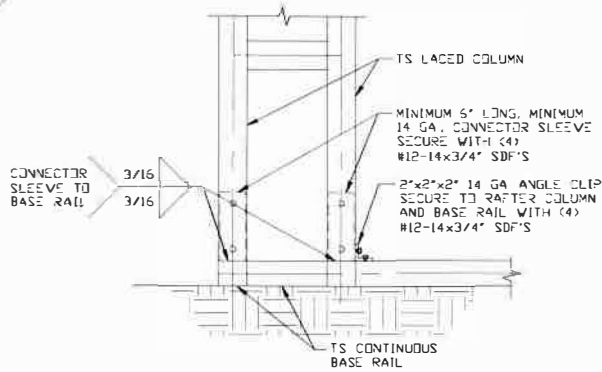
3
**RAFTER COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



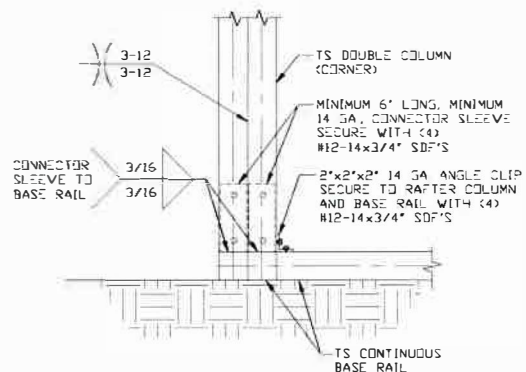
3A
**RAFTER COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



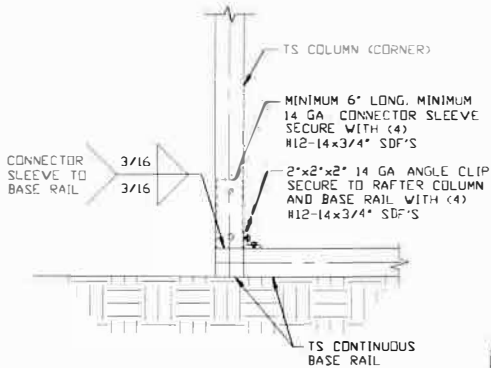
3B
**RAFTER COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



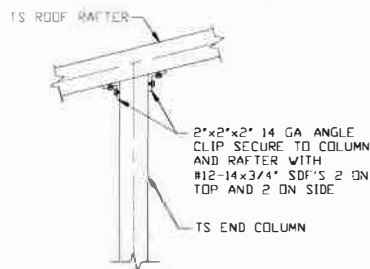
4
**END COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



4A
**END COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



4B
**END COLUMN/
 BASE RAIL
 CONNECTION DETAIL**
 SCALE: NTS



5
**END COLUMN/RAFTER
 CONNECTION DETAIL**
 SCALE: NTS



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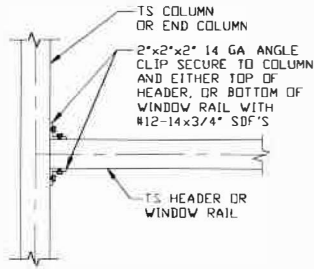
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DWG. NO: SK-3

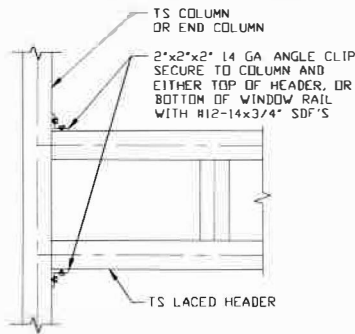
REV: 0

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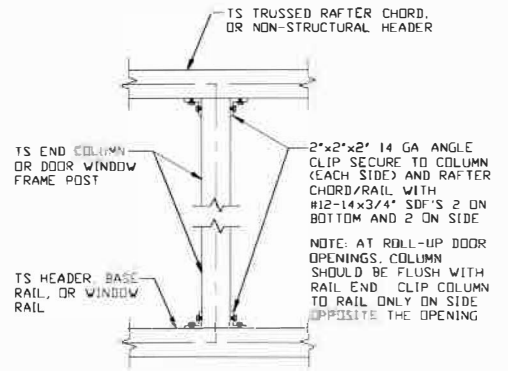
CONNECTION DETAILS



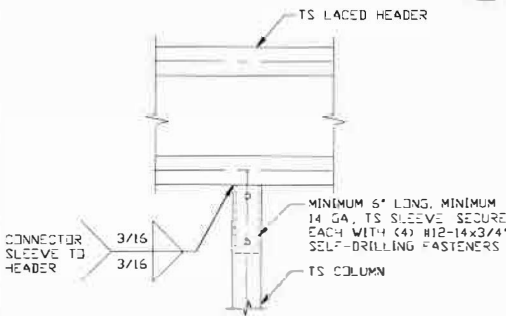
6 COLUMN OR WINDOW RAIL/GIRT TO POST CONNECTION DETAIL
SCALE: NTS



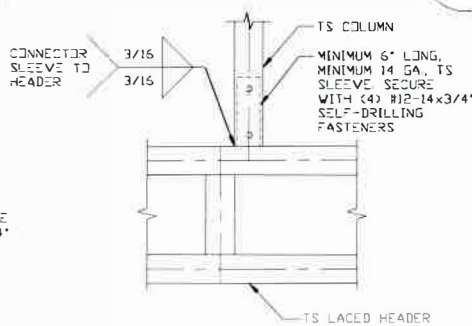
6A LACED HEADER/COLUMN CONNECTION DETAIL
SCALE: NTS



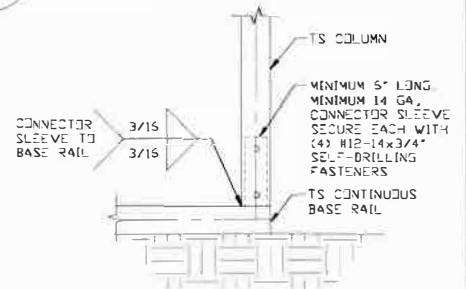
7 COLUMN TO WINDOW RAIL CONNECTION DETAIL
SCALE: NTS



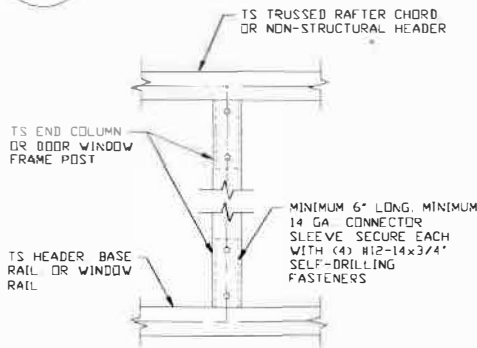
8 LACED HEADER/COLUMN CONNECTION DETAIL
SCALE: NTS



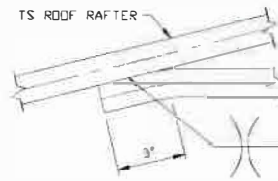
9 COLUMN/LACED HEADER CONNECTION DETAIL
SCALE: NTS



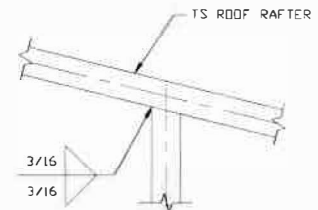
10 COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS



11 COLUMN TO HEADER OR BASE RAIL CONNECTION DETAIL
SCALE: NTS



12 COLLAR TIE CONNECTION DETAIL
SCALE: NTS



13 RAFTER TO CHORD CONNECTION DETAIL
SCALE: NTS



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SCALE: NTS

JOB NO: 19262S

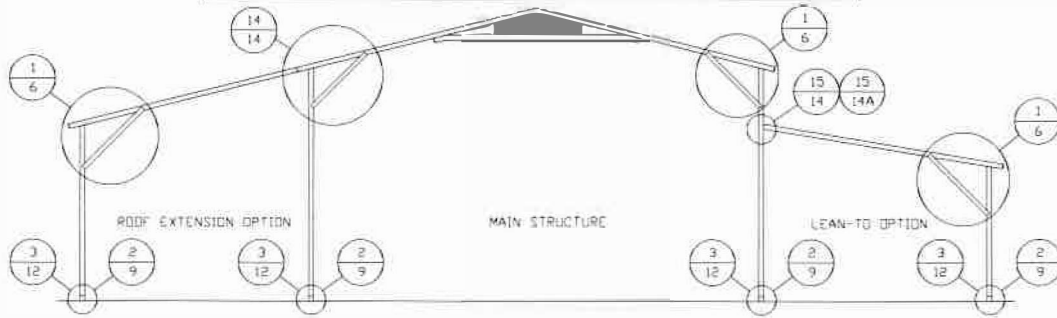
SHT. 13

DWG. NO: SK-3

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BOX EAVE RAFTER LEAN-TO OPTIONS

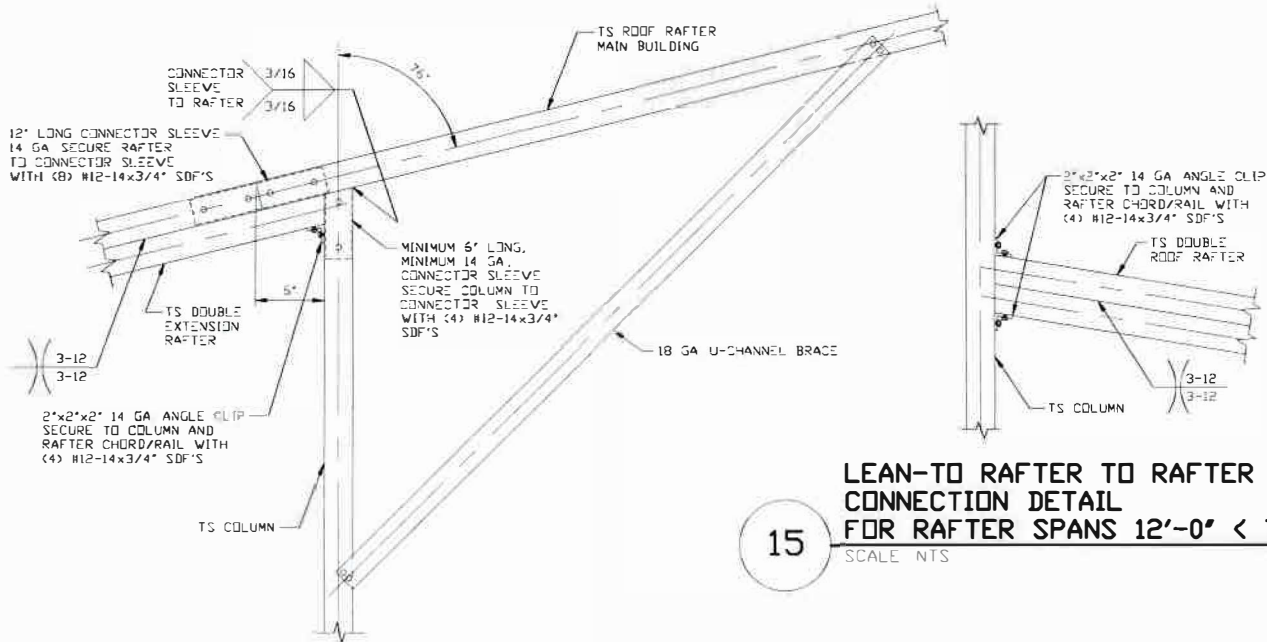


TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

SCALE: NTS

MAXIMUM WIDTH OF DOUBLE TUBE MEMBER (RAFTER AND COLUMN) ROOF EXTENSION AND LEAN-TO IS 16'-0"

MAXIMUM WIDTH OF SINGLE TUBE MEMBER (RAFTER AND COLUMN) ROOF EXTENSION AND LEAN-TO IS 12'-0"



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS 12'-0" < TO <= 16'-0"

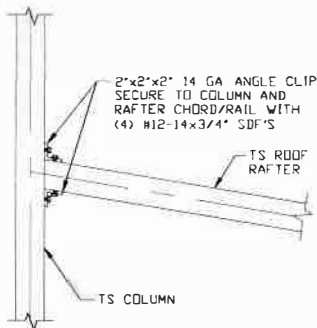
15

SCALE: NTS

SIDE EXTENSION RAFTER/ COLUMN DETAIL FOR RAFTER SPANS <= 16'-0"

14

SCALE: NTS



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS <= 12'-0"

15A

SCALE: NTS



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SCALE: NTS

JOB NO: 19262S

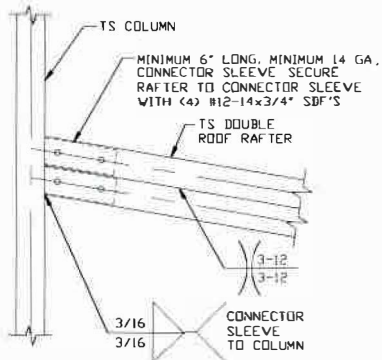
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SHT. 14

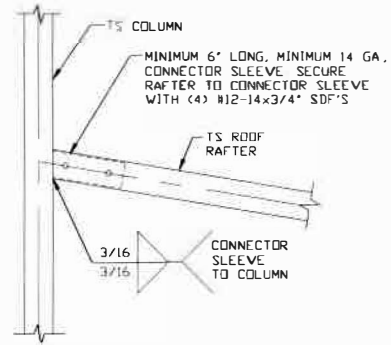
DWG. NO: SK-3

REV: 0

BOX EAVE RAFTER LEAN-TO OPTIONS



15B LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS 12'-0" < TO ≤ 16'-0"
SCALE: NTS



15C LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS ≤ 12'-0"
SCALE: NTS



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SCALE: NTS

JOB NO: 19262S

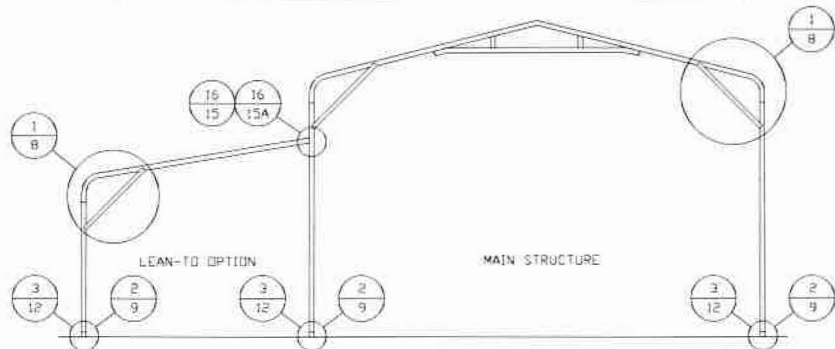
SHT. 14A

DWG. NO: SK-3

REV: 0

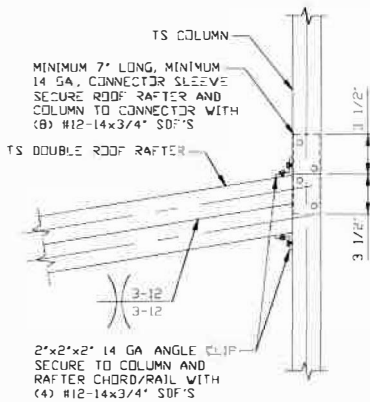
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BOW EAVE RAFTER LEAN-TO OPTION



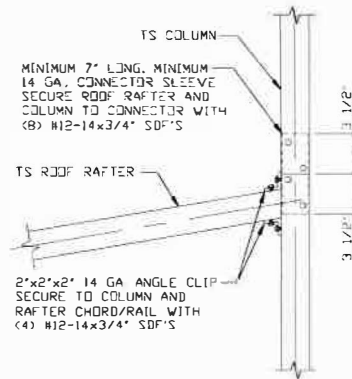
TYPICAL BOW RAFTER LEAN-TO OPTION FRAMING SECTION

SCALE: NTS
 MAXIMUM WIDTH OF DOUBLE TUBE MEMBER (RAFTER AND COLUMN) ROOF EXTENSION AND LEAN-TO IS 16'-0"
 MAXIMUM WIDTH OF SINGLE TUBE MEMBER (RAFTER AND COLUMN) ROOF EXTENSION AND LEAN-TO IS 12'-0"



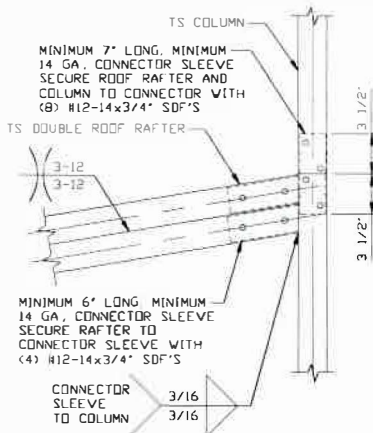
16 LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS 12'-0" < TO ≤ 16'-0"

SCALE: NTS



16A LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS ≤ 12'-0"

SCALE: NTS



16B LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS 12'-0" < TO ≤ 16'-0"

SCALE: NTS



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30' -0"x200" ENCLOSED STRUCTURE

PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

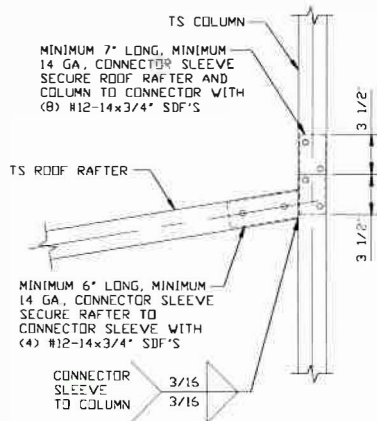
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SHT. 15

DWG. NO: SK-3

REV: 0

BOW EAVE RAFTER LEAN-TO OPTION



**LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPANS \leq 12'-0"**

16C

SCALE: NTS



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DRAWN BY: AST

CHECKED BY: PDH

30'-0"x20'-0" ENCLOSED STRUCTURE

PROJECT MGR: WSH

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

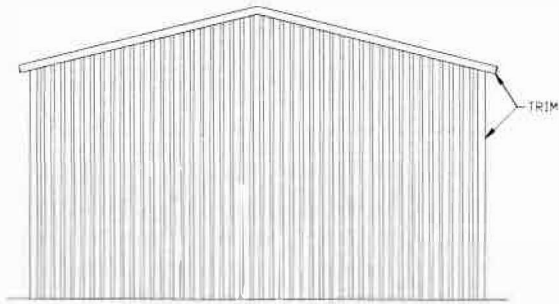
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SHT. 15A

DWG. NO: SK-3

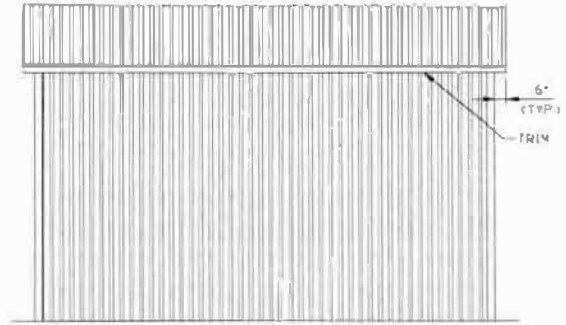
REV: 0

BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION



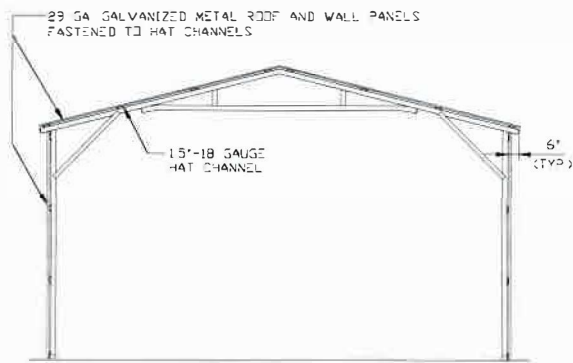
**TYPICAL END ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



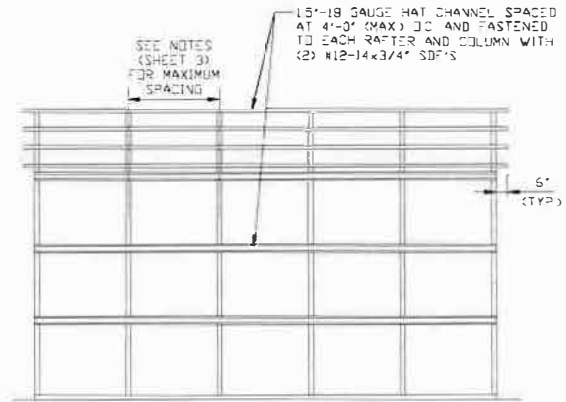
**TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



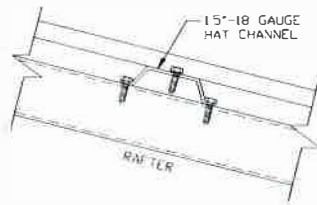
**TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION**

SCALE: NTS



**TYPICAL FRAMING SECTION
VERTICAL ROOF/SIDING OPTION**

SCALE: NTS



PANEL ATTACHMENT

(ALTERNATE FOR VERTICAL ROOF AND WALL PANELS)
SCALE: NTS



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30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 11-11-19

SHT. 16

SCALE: NTS

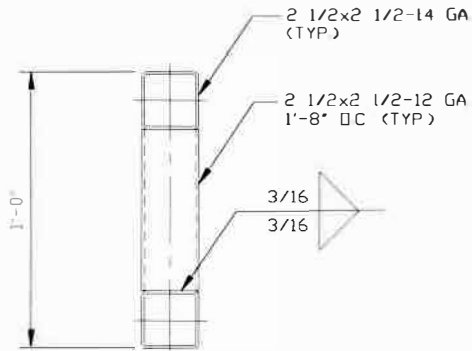
DWG. NO: SK-3

JOB NO: 19262S

REV: 0

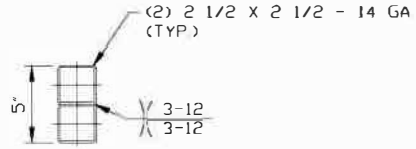
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HEADER OPTION



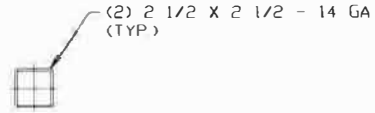
HEADER DETAIL FOR SIDE WALL DOOR OPENINGS $\leq 16'-0''$

SCALE: NTS



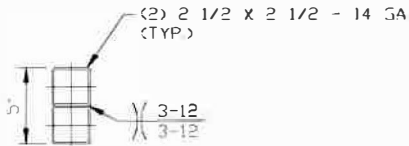
HEADER DETAIL FOR END WALL DOOR OPENINGS $\leq 16'-0''$

SCALE: NTS



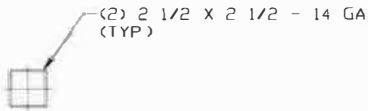
HEADER DETAIL FOR END WALL DOOR OPENINGS $\leq 14'-0''$

SCALE: NTS



HEADER DETAIL FOR SIDE WALL DOOR OPENINGS $\leq 14'-0''$

SCALE: NTS



HEADER DETAIL FOR SIDE WALL DOOR OPENINGS $\leq 8'-0''$

SCALE: NTS



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CHECKED: BYPDH

30' -0"x20' 0" ENCLOSED STRUCTURE

PROJECT MGR: VSM

DATE: 11-11-19

SCALE: NTS

JOB NO: 19262S

SHT. 17

DWG. NO: SK-3

REV: 0

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