

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-351
ADDRESS: 3853 N ST MARYS ST
LEGAL DESCRIPTION: NCB A49 PART OF A-2, A-4, A-52 (208 AC)
ZONING: R-5, HL
CITY COUNCIL DIST.: 2
APPLICANT: James Torres/Don B. McDonald Architects
OWNER: CITY OF SAN ANTONIO
TYPE OF WORK: New construction of a 2-story restroom structure
APPLICATION RECEIVED: August 18, 2023
60-DAY REVIEW: October 17, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 738-square-foot, 2-story restroom structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or

commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments

shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

- a. The property located at 3853 N St. Mary's is commonly known as the Japanese Tea Garden or Sunken Gardens. The park complex was constructed between 1917 and 1918 and includes walkways, stone arch bridges, stacked stone retaining walls, and a pavilion structure featuring a thatched roof and stacked stone columns. The structure commonly known as The Jingu House features a thatched roof and stacked stone walls. The property is designated as an individual landmark. The project is located within Brackenridge Park which is a State Antiquities Landmark and is listed on the National Register of Historic Places. An antiquities permit must be approved by the Texas Historical Commissioner prior to any work on the site.
- b. DESIGN REVIEW COMMITTEE – The applicant attended a Pre-Submittal Consultation on August 29, 2023. The Committee discussed lighting, the design relationship to the existing historic structures, material specifications, window and door openings, and ventilation.
- c. MASSING & FOOTPRINT – The applicant is requesting to construct a 2-story restroom facility on the southeast side of the site. The proposed structure will total approximately 738 square feet. According to

Guideline 2.A.i for New Construction, new construction should be designed so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%. Staff finds the proposal appropriate for the site.

- d. ROOF FORM – The applicant has proposed to install a side gable standing seam metal roof with a row of clerestory windows and a secondary side gable standing seam metal roof. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found in the area. Additionally, Guideline 3.A.iv for New Construction states that new metal roofs should be constructed in a similar fashion as historic metal roofs. Staff finds the proposal consistent with the Guidelines.
- e. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern generally appropriate.
- f. MATERIALS: NEW WINDOWS AND DOORS – The applicant has proposed to install fully wood mesh screens in lieu of windows on the restroom structure. Additionally, the applicant has proposed to install three (3) solid wood plank doors on the facility, one for each of the three restrooms. Guideline 3.A.v for New Construction states that 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, may not be used. Fully wood windows or window screens are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Staff finds the proposal appropriate.
- g. MATERIALS: FAÇADE – The applicant has proposed to construct the restroom facility using stacked limestone cladding to match the existing masonry typology at the Sunken Garden. The facility will additionally feature wood rafters, wood beams, and a mahogany drip edge. Guideline 3.A.i for New Construction stipulates that new construction should use materials that match in type, color, and texture traditionally found in the district and materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Staff finds that proposal appropriate.
- h. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-story restroom facility. Guideline 4.A.ii for New Construction states that new construction should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and complement the character of the original structure. Architectural details that are more ornate or elaborate than those found within the district are inappropriate. Guideline 4.A.iii for New Construction states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. The proposed restroom facility incorporates stacked limestone cladding, stone outcroppings, and stone benches to match the existing masonry typology at the Sunken Gardens and includes an adaptation of the stone pavilion bases as corner buttresses. While these architectural details closely match the historic character defining features of the Sunken Gardens, they are not more ornate or elaborate than the details of the historic structures and complement rather than detract from the historic resources. Staff finds the proposal generally appropriate.
- i. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

- j. LANDSCAPING – The applicant has not submitted a landscaping plan at this time. Staff finds that the applicant should submit a final landscaping plan to staff for review.
- k. ARCHAEOLOGY – The project area is located within the Brackenridge Park National Register of Historic Places District and Brackenridge Park State Antiquities Landmark. Furthermore, previously recorded archaeological site 41BX170 is located within or adjacent to the project area. Therefore, an archaeological investigation is required. The project is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval based on findings a through k with the following stipulations:

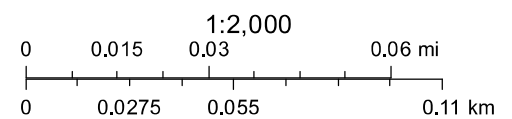
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the applicant provides a site plan and drawings showing the locations of any required mechanical equipment to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.
- iii. That the applicant submits a final landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j.
- iv. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

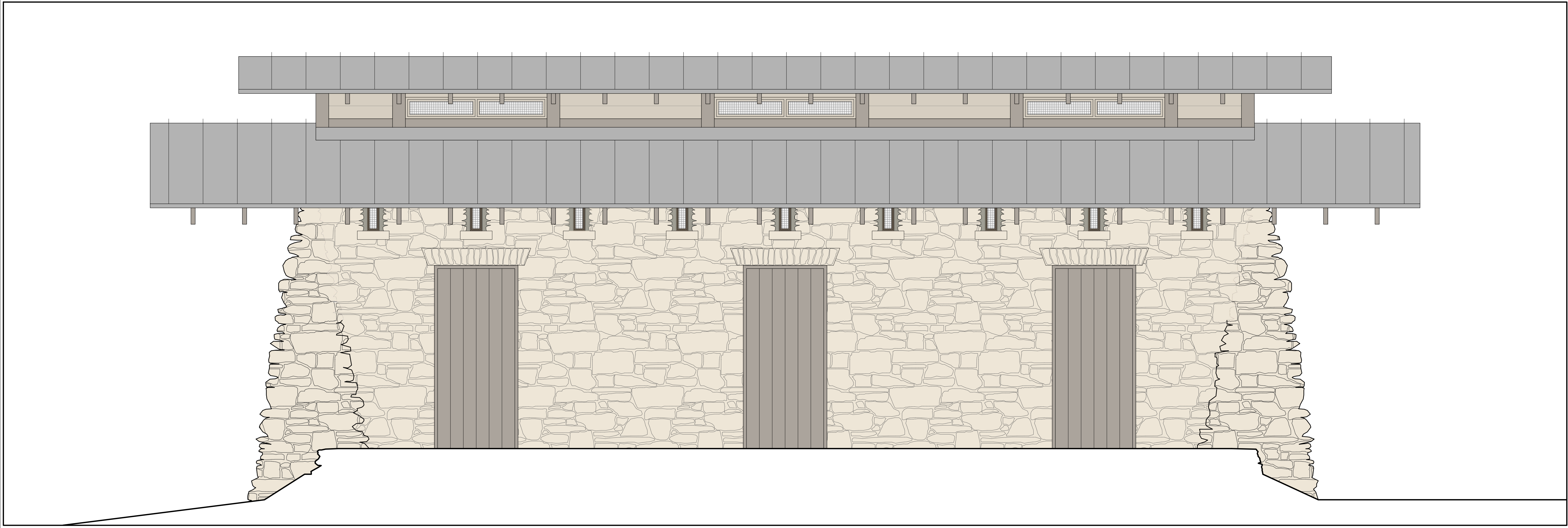


September 1, 2023

— User drawn lines







PROJECT INFORMATION

LOCATION:

3853 NORTH ST. MARY'S ST.
SAN ANTONIO, TX 78212

ARCHITECT:

DON B. MCDONALD, AIA
2121 NORTH MAIN AVENUE
SAN ANTONIO, TX 78212
CONTACT: JEFF JONES
(210) 735-9277

LANDSCAPE ARCHITECT:

MP STUDIO
201 GROVETON ST.
SAN ANTONIO, TX 78210
CONTACT: MARK PADILLA
(210) 314-5582

STRUCTURAL:

COMPANY NAME
STREET ADDRESS
CITY, STATE, ZIP
CONTACT NAME
PHONE NUMBER

CODE:

2021 INTERNATIONAL BUILDING CODE
WITH CITY OF SAN ANTONIO
AMENDMENTS

AREA CALCULATIONS:

1ST FLR: 738 SF
2ND FLR: 338 SF
LOT SIZE: ##### SF
FRONT PATH: 405 SF
MAX BUILDING COVER @ 40% = 8,000 SF
BUILDING COVER: X,XXX SF

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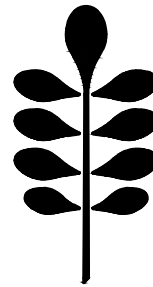
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JOB NO. 23SGR
DRAWN: JT
CHECKED: XXX

G1.1
8/17/2023

HANDICAP ACCESSIBLE MOUNTING HEIGHTS FOR ADULTS

1. RESTROOMS & SWITCHES:

WATER CLOSET TO TOP OF SEAT -	17"-19"
URINAL MAXIMUM TO BASIN OPENING -	17"
GRAB BARS TO TOP -	33"-36"
LAVATORIES, FRONT APPROACH: MIN KNEE CLEARANCE - MAX TO TOP - MAX TO FAUCETS FROM LAV. FRONT -	29" 34" 20"
LAVATORIES, SIDE APPROACH: MAX TO TOP - MAX TO FAUCETS FROM LAV. FRONT -	34" 20"
MIRRORS MAX TO B.O. REFLECTIVE SURFACE -	40"
SHELVES AND DISPENSERS MAX HEIGHT TO CONTROLLING DEVICE: FRONTAL APPROACH - SIDE APPROACH -	48" 54"
DRINKING FOUNTAINS: MAX TO LOW SPOUT - MAX TO HIGH SPOUT -	36" 40"
SWITCHES AND CONTROLS: FRONTAL APPROACH MAX - SIDE APPROACH MAX -	48" 54"
TELEPHONES MAX TO TOP OF DEVICE: FRONTAL APPROACH MAX - SIDE APPROACH MAX -	48" 54"

2. DOORS

- IF A DOOR HAS A DOOR CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- THE MAXIMUM FORCE FOR PUSHING OR FOR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - EXTERIOR HINGED DOORS: 8.5 lbf
 - INTERIOR HINGED DOORS: 5 lbf
 - SLIDING OR FOLDING DOORS: 5 lbf
 - FIRE DOORS: AS REQUIRED BY THE GOVERNING CODE OFFICIAL.
- THE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
- THE THRESHOLDS SPECIFIED AND DETAILED IN THESE DOCUMENTS DO NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS AND 1/2" IN HEIGHT FOR OTHER TYPES OF DOORS. THESE THRESHOLDS SHALL HAVE A BEVELED EDGE LESS THAN 1:2 (50%). NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
- THE DOOR HARDWARE SPECIFIED AND DETAILED IN THESE DOCUMENTS: HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
- ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED/DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 32 INCHES IN WIDTH WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENTS.

2. DOORS (CONT.)

- ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED AND DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 34 INCHES IN HEIGHT. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENT.

3. GRAB BARS

- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING:
 - BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE STRESSES FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR THE SUPPORTING STRUCTURE WHICH EVER IS THE SMALLER ALLOWABLE LOAD.
 - TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- THE DIAMETER WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2".

4. CONTROLS

- ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS OR OTHER USERS OF A BUILDING OR FACILITY SHALL COMPLY WITH DETAILS HVC-1, HVC-2, & HVC-3. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO, THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.
- UNLESS INDICATED OTHERWISE, THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT MAX OF 48". EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 12" ABOVE FLOOR.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbf.

225 STORAGE (RE: DIAGRAMS A & B)

- TAS SECTION 225.1 - GENERAL
 - STORAGE FACILITIES SHALL COMPLY WITH 225.
- TAS SECTION 225.2 - STORAGE
 - WHERE STORAGE IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH 811.
 - 225.2.1 - LOCKERS
 - WHERE LOCKERS ARE PROVIDED, IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH 811.
 - 225.2.2 - SELF-STORAGE SERVICE SHELVING
 - SELF-SERVICE SHELVES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH 402. SELF-SERVICE SHELVING SHALL NOT BE REQUIRED TO COMPLY WITH 308.
 - TAS SECTION 225.2.3 - SELF-SERVICE STORAGE FACILITIES
 - SELF-SERVICE STORAGE FACILITIES SHALL PROVIDE INDIVIDUAL SELF-SERVICE STORAGE SPACES COMPLYING WITH THESE REQUIREMENTS IN ACCORDANCE WITH TABLE 22.53
 - 225.3.1 - DISPERSION
 - INDIVIDUAL SELF-SERVICE STORAGE SPACES SHALL BE DISPERSED THROUGHOUT THE VARIOUS CLASSES OF SPACES PROVIDED. WHERE MORE CLASSES OF SPACES ARE PROVIDED THAN THE NUMBER REQUIRED TO BE ACCESSIBLE, THE NUMBER OF SPACES SHALL NOT BE REQUIRED TO EXCEED THAT REQUIRED BY TABLE 225.3. SELF-SERVICE STORAGE SPACES COMPLYING WITH TABLE 225.3 SHALL NOT BE REQUIRED TO BE DISPERSED AMONG BUILDINGS IN A MULTIBUILDING FACILITY.



302 GROUND & FLOOR SURFACES

- TAS SECTION 302.1 - GENERAL
 - FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH 302.
- TAS SECTION 302.2 - CARPET
 - CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNOUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303.
- TAS SECTION 302.3 - OPENINGS
 - OPENING IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN 407.4.3, 409.4.3, 410.4, 810.5.3 AND 810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

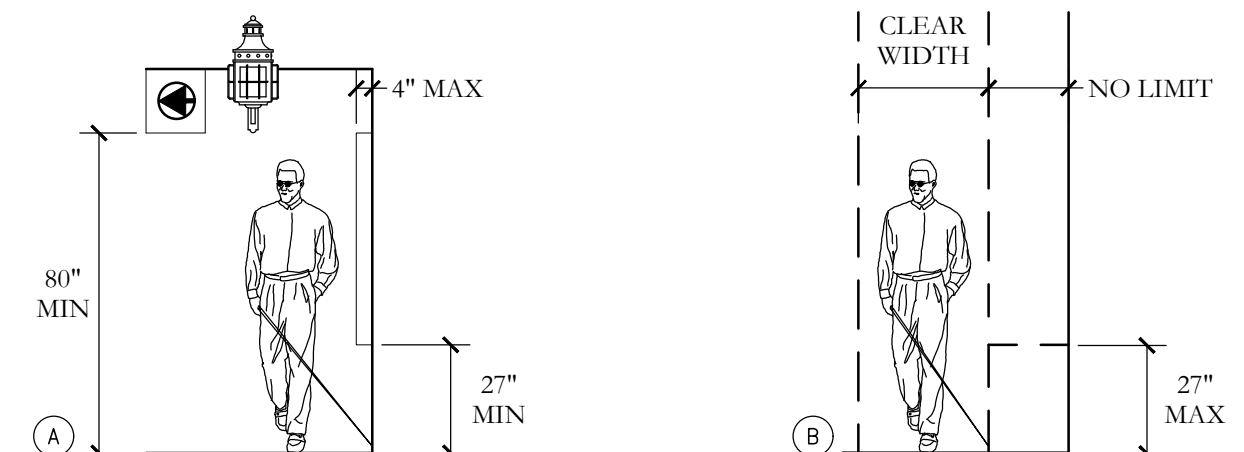
303 CHANGES IN LEVEL (RE: DIAGRAM A & B)

- TAS SECTION 303.1 - GENERAL
 - WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH 303.
- TAS SECTION 303.2 - VERTICAL
 - CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM SHALL BE PERMITTED TO BE VERTICAL. (RE: DIAGRAM A)
- TAS SECTION 303.3 - BEVELED
 - CHANGES IN LEVEL BETWEEN 1/4 INCH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (RE: DIAGRAM B)
- TAS SECTION 303.4 - RAMPS
 - CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.



307 PROTRUDING OBJECTS (RE: DIAGRAM A & B)

- TAS SECTION 307.1 - GENERAL
 - PROTRUDING OBJECTS SHALL COMPLY WITH 307.
- TAS SECTION 307.2 - PROTRUSION LIMITS
 - OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. (RE: DIAGRAM A)
- TAS SECTION 307.3 - POST-MOUNTED OBJECTS
 - FREE STANDING OBJECTS MOUNTED ON POST OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES MAXIMUM WHEN LOCATED 27 INCHES MINIMUM AND 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POST OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POST OR PYLONS IS GREATER THAN 12 INCHES, THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES MAXIMUM OR 80 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- TAS SECTION 307.4 - VERTICAL CLEARANCE
 - VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- TAS SECTION 307.5 - REQUIRED CLEAR WIDTH
 - PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.



308 REACH RANGES

- TAS SECTION 308.1 - GENERAL
 - REACH RANGES SHALL COMPLY WITH 308.
- TAS SECTION 308.2 - FORWARD REACH
 - 308.2.1 - UNOBSTRUCTED
 - WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - 308.2.2 - OBSTRUCTED HIGH REACH
 - WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES MAXIMUM.
- TAS SECTION 308.3 - SIDE REACH
 - 308.3.1 - UNOBSTRUCTED
 - WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - 308.3.2 - OBSTRUCTED HIGH REACH
 - WHERE A CLEAR FLOOR OF GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND A HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE CONSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.

402 ACCESSIBLE ROUTES

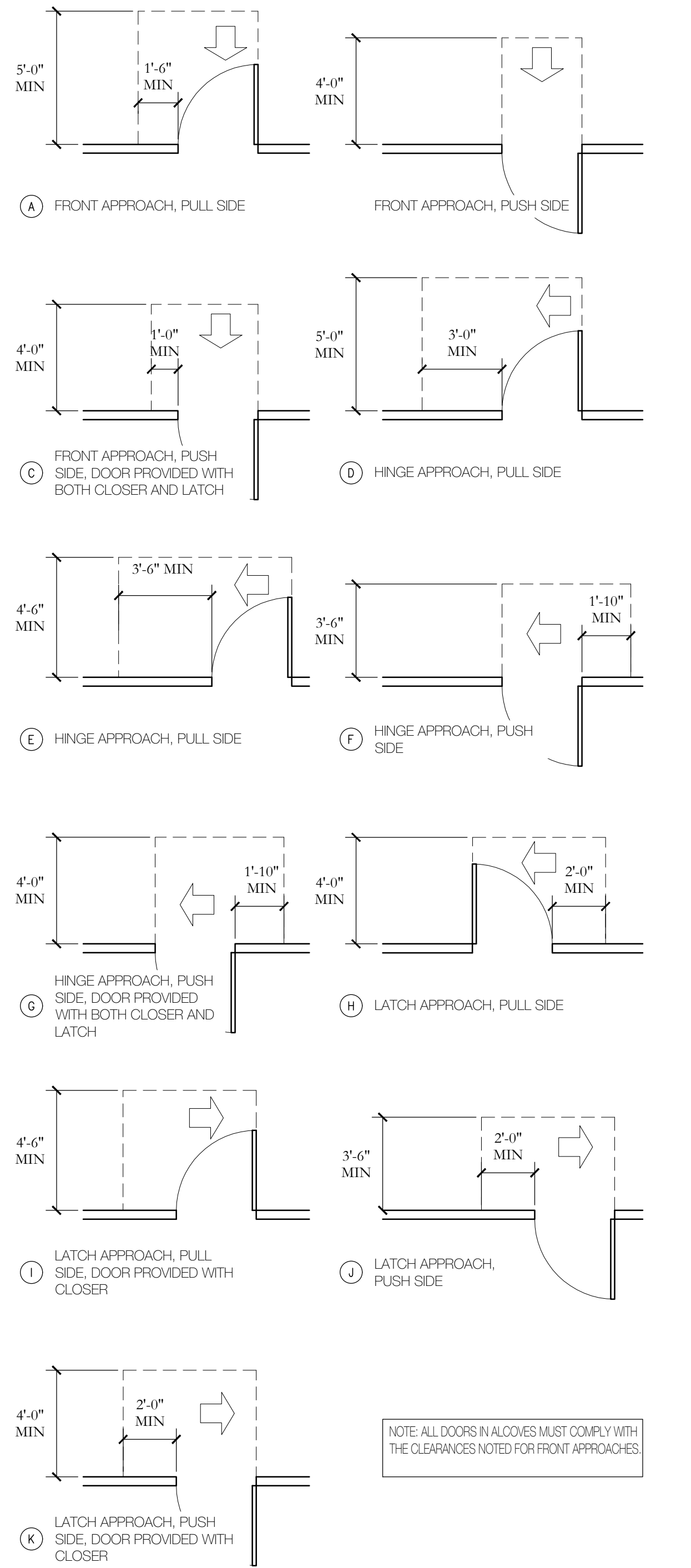
- TAS SECTION 402.1 - GENERAL
 - ACCESSIBLE ROUTES SHALL COMPLY WITH 402.
- TAS SECTION 402.2 - COMPONENTS
 - ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.

403 WALKING SURFACES

- TAS SECTION 403.3 - SLOPE
 - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

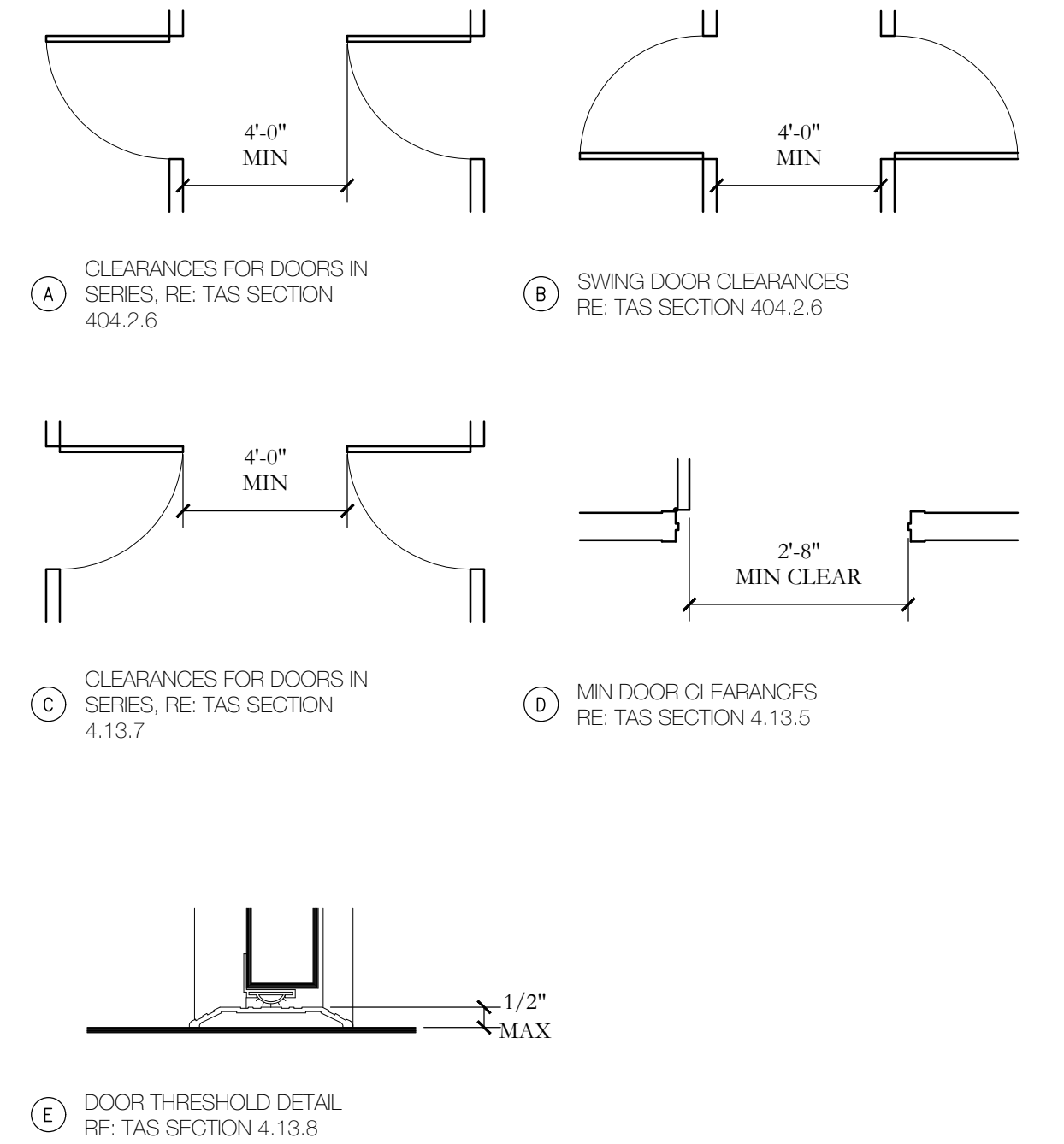
404 DOORS (RE: DIAGRAMS)

- TAS SECTION 404.2.4 MANEUVERING CLEARANCES
 - MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
 - FRONT APPROACH DOORS - DIAGRAMS A, B, & C
 - HINGE SIDE APPROACH DOORS - DIAGRAMS D, E, F, & G
 - LATCH SIDE APPROACH DOORS - DIAGRAMS H, I, J, & K



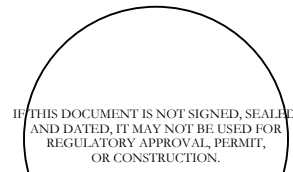
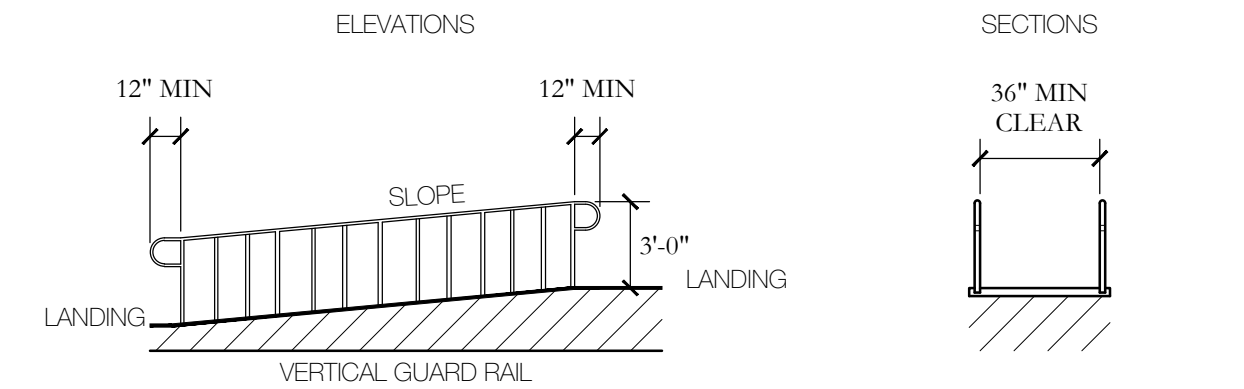
404 DOORS (CONTINUED) (RE: DIAGRAMS)

- TAS SECTION 404.2.5 - THRESHOLDS
 - THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.
- TAS SECTION 404.2.9 - DOOR AND GATE OPENING FORCE
 - FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
 - SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.



405 RAMPS (RE: DIAGRAMS)

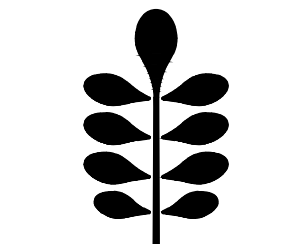
- TAS SECTIONS 405.1 - GENERAL
 - RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 405.
- TAS SECTIONS 405.2 - SLOPE
 - RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
- TAS SECTIONS 405.3 - CROSS SLOPE
 - CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
- TAS SECTIONS 405.4 - FLOOR OR GROUND SURFACES
 - FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
- TAS SECTIONS 405.5 - CLEAR WIDTH
 - THE CLEAR WIDTH OF A RAMP RUN, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES.
- TAS SECTIONS 405.6 - RISE
 - THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM
- TAS SECTION 405.7 - LANDINGS
 - RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 405.7.
 - 405.7.1 - SLOPE
 - LANDINGS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
 - 405.7.2 - WIDTH
 - THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
 - 405.7.3 - LENGTH
 - THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.
 - 405.7.4 - CHANGE IN DIRECTION
 - RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM.
 - 405.7.5 - DOORWAYS
 - WHERE DOORWAYS ARE LOCATED ADJACENT TO THE RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 404.2.4 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA.
- TAS SECTION 405.8 - HANDRAILS
 - RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS COMPLYING WITH 505.
- TAS SECTION 405.9 - EDGE PROTECTION
 - EDGE PROTECTION COMPLYING WITH 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.
- TAS SECTION 405.10 - WET CONDITIONS
 - LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.



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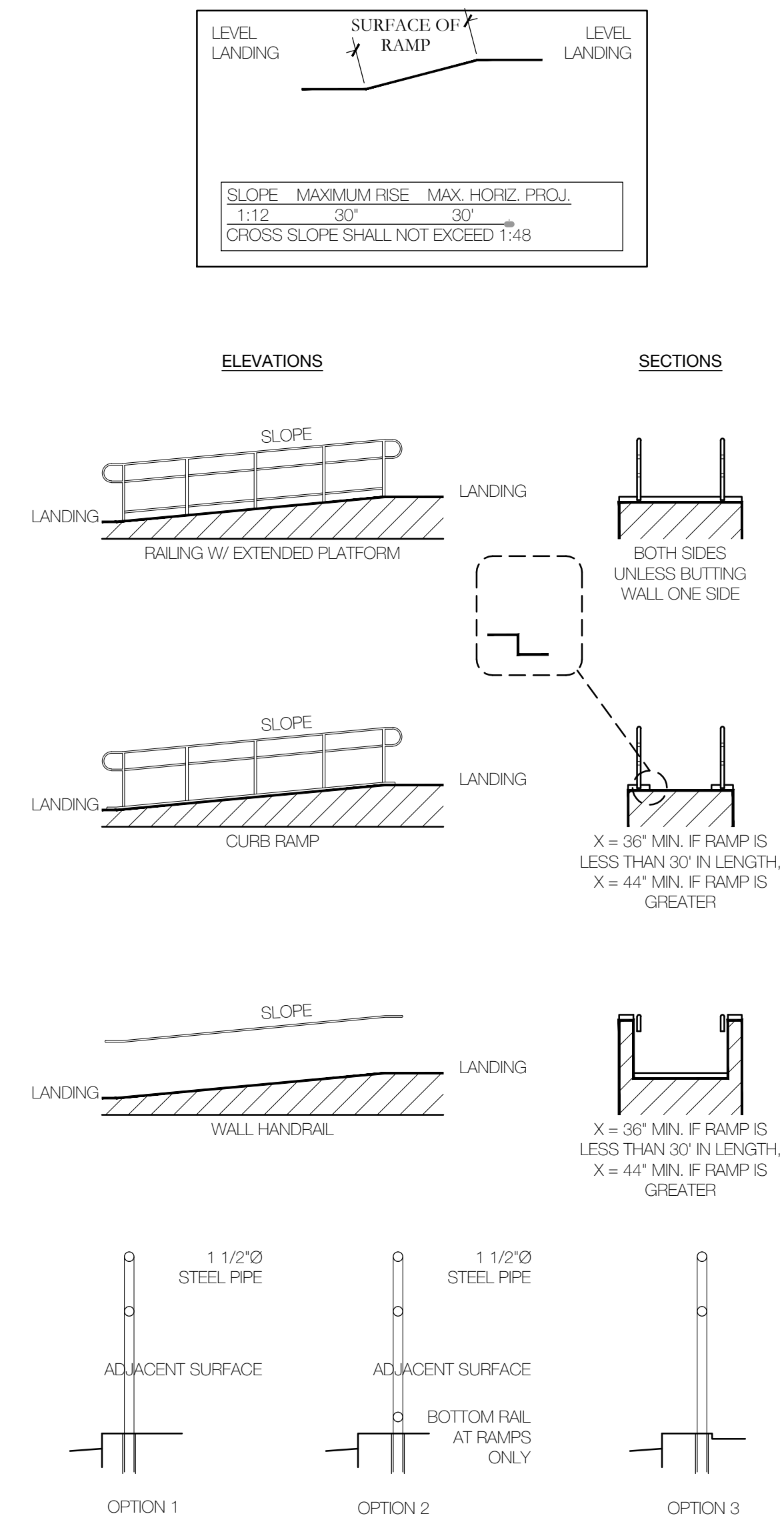
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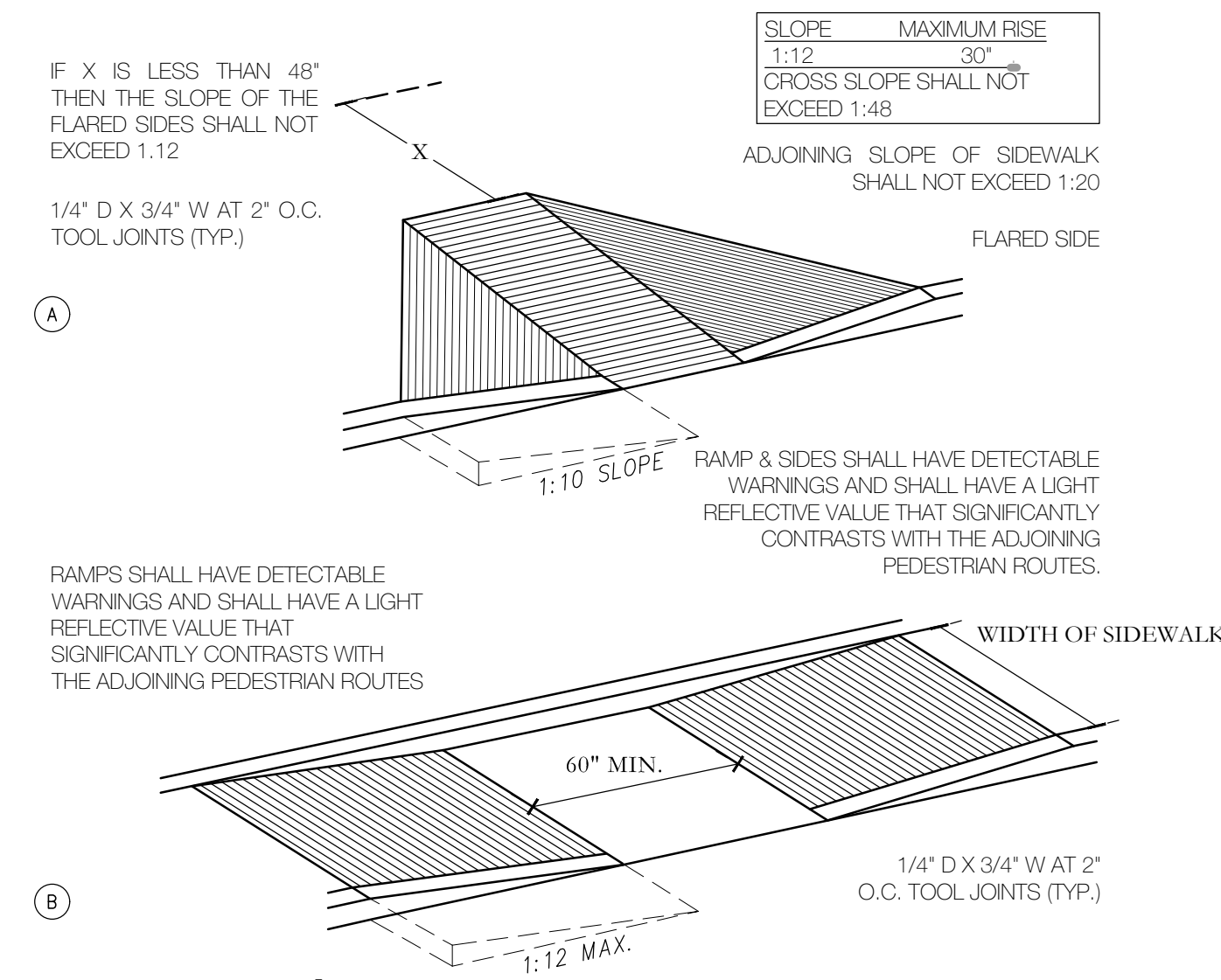
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405 RAMPS (CONTINUED) (RE: DIAGRAMS)

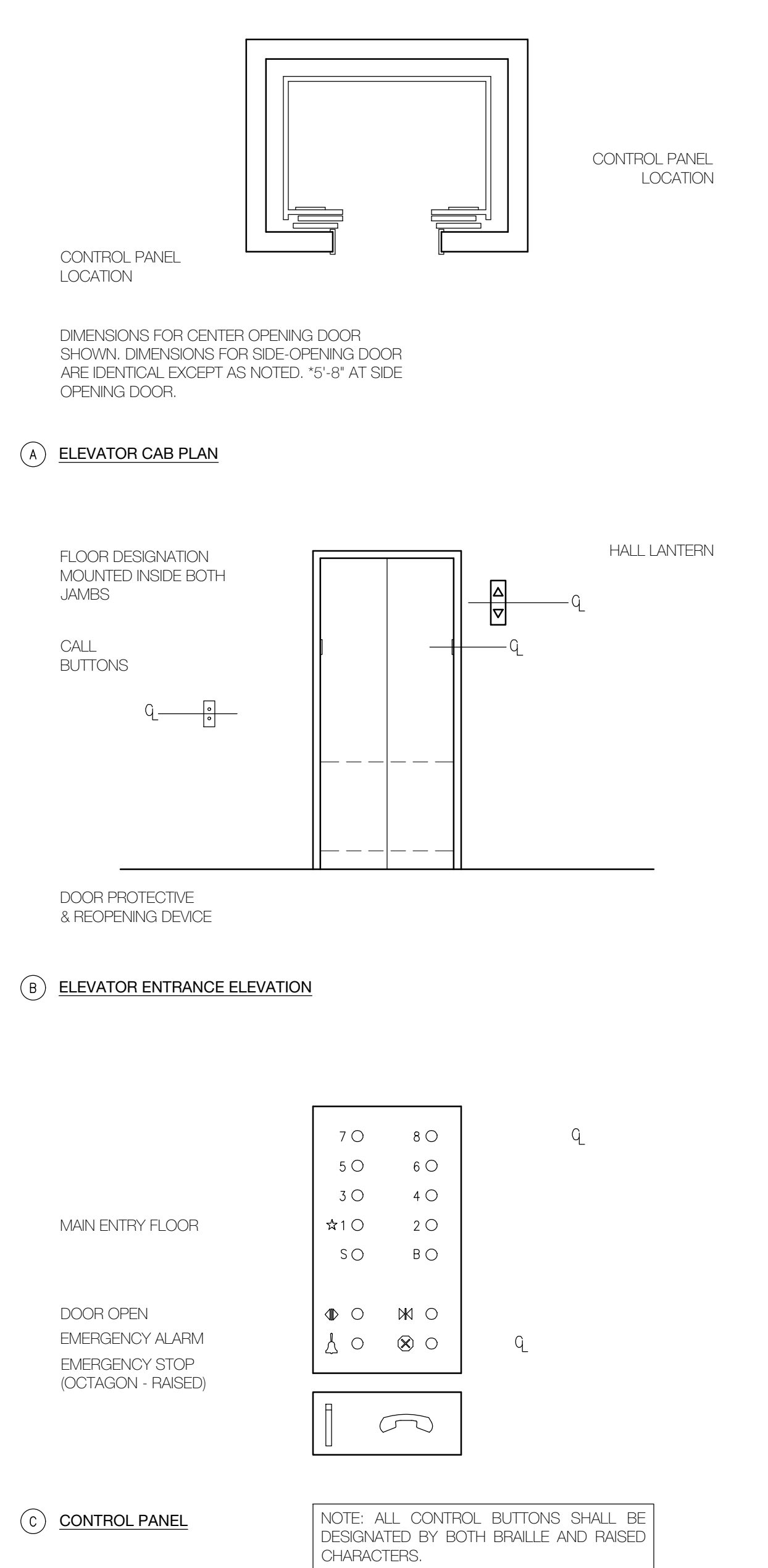


406 CURB RAMPS (RE: DIAGRAMS)

1. TAS SECTION 406.6 - DIAGONAL CURB RAMPS
- 1.1. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKET CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.
2. TAS SECTION 406.7 - ISLANDS
- 2.1. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. EACH CURB RAMP SHALL HAVE A LEVEL AREA 48 INCHES LONG MINIMUM BY 36 INCHES WIDE MINIMUM AT THE TOP OF THE CURB RAMP IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSING. EACH 48 INCH MINIMUM BY 36 INCH MINIMUM AREA SHALL BE ORIENTED SO THAT THE 48 INCH MINIMUM LENGTH IS IN THE DIRECTION OF THE RUNNING SLOPE OF THE CURB RAMP IT SERVES. THE 48 INCH MINIMUM BY 36 INCH MINIMUM AREAS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP.



407 ELEVATORS

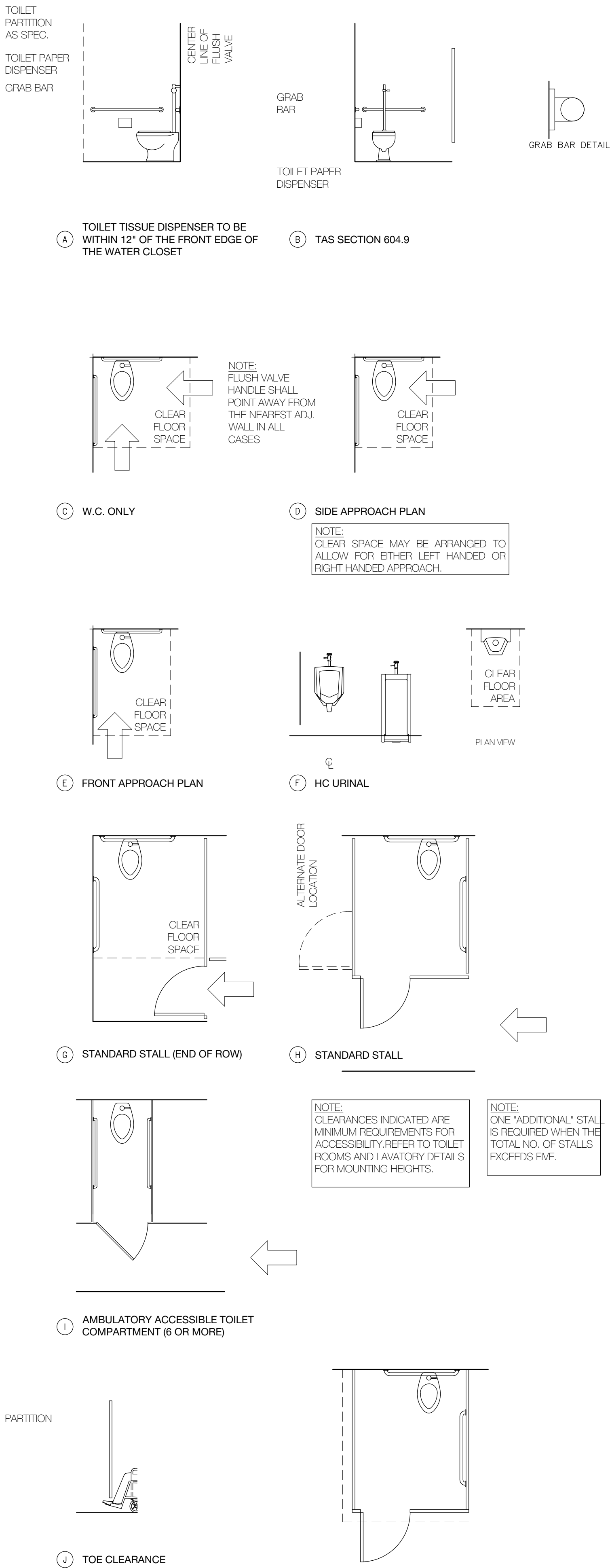


604 WATER CLOSETS & TOILET COMPARTMENTS (RE: DIAGRAMS)

1. TAS SECTION 604.1 - GENERAL
- 1.1. WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH 604.2 THROUGH 604.8.
2. TAS SECTION 604.2 - LOCATION
- 2.1. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES MINIMUM TO 18 INCHES INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN 604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH.
3. TAS SECTION 604.3 - CLEARANCE
- 3.1. CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH 604.3.
4. TAS SECTION 604.4 - SEATS
- 4.1. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRING TO RETURN TO A LIFTED POSITION.
5. TAS SECTION 604.5 - GRAB BARS
- 5.1. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH 609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.
6. TAS SECTION 604.6 - FLUSH CONTROLS
- 6.1. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENT COMPLYING WITH 604.8.2.
7. TAS SECTION 604.7 - DISPENSERS
- 7.1. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
8. TAS SECTION 604.8 - TOILET COMPARTMENTS
- 8.1. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.8.1 AND 604.8.3. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH 603. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH 604.8.2 AND 604.8.3.

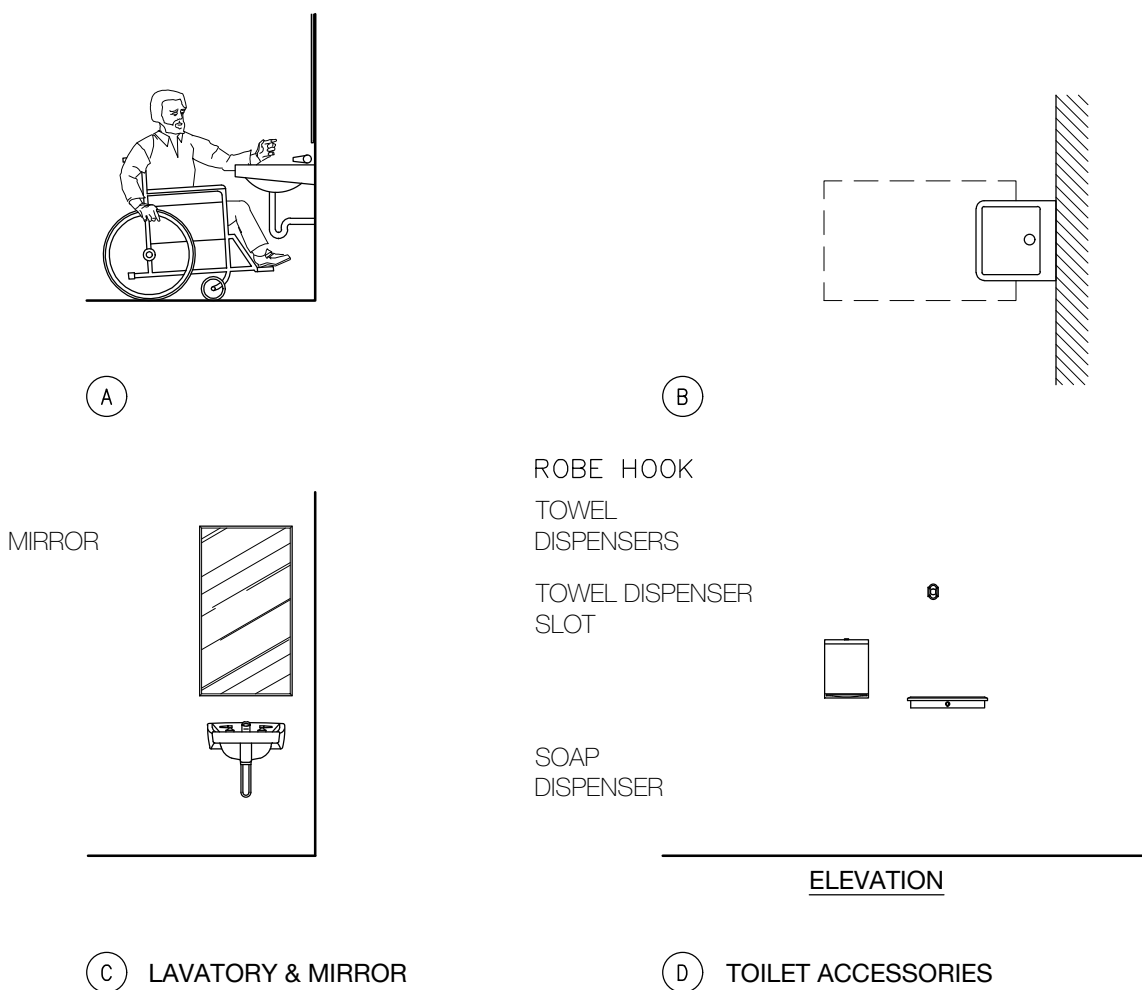
604 WATER CLOSETS & TOILET COMPARTMENTS (CONTINUED)

- 8.2. 604.8.1.4 - TOE CLEARANCE
- 8.2.1. THE FRONT PARTITION AND AT LEAST ONE SIDE, PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.
9. TAS SECTION 604.9
- 9.1. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH 604.9.



606 LAVATORIES & SINKS

1. TAS SECTION 606.1 - GENERAL
- 1.1. LAVATORIES AND SINKS SHALL COMPLY WITH 606.
2. TAS SECTION 606.2 - CLEAR FLOOR SPACE
- 2.1. A CLEAR FLOOR SPACE COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.
3. TAS SECTION 606.3 - HEIGHT
- 3.1. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
4. TAS SECTION 606.4 - FAUCETS
- 4.1. CONTROLS FOR FAUCETS SHALL COMPLY WITH 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
5. TAS SECTION 606.5 - EXPOSED PIPES AND SURFACES
- 5.1. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

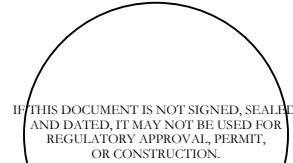


607 BATHTUBS

1. TAS SECTION 607.1 - GENERAL
- 1.1. BATHTUBS SHALL COMPLY WITH 607.
2. TAS SECTION 607.2 - CLEARANCE
- 2.1. CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 INCHES WIDE MINIMUM. A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.
3. TAS SECTION 607.3 - SEAT
- 3.1. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEAT SHALL COMPLY WITH 610.
4. TAS SECTION 607.4 - GRAB BARS
- 4.1. GRAB BARS FOR BATHTUBS SHALL COMPLY WITH 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH 607.4.1 OR 607.4.2.
5. TAS SECTION 607.5 - CONTROLS
- 5.1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH 309.4.
6. TAS SECTION 607.6 - SHOWER SPRAY UNIT AND WATER
- 6.1. A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL, WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHOULD BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120" MAXIMUM.
7. TAS SECTION 607.7 - BATHTUB ENCLOSURES
- 7.1. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE OPEN FACE OF THE BATHTUB.

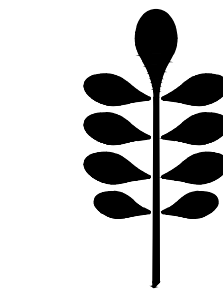
608 SHOWER COMPARTMENTS

1. TAS SECTIONS 608.1 - GENERAL
- 1.1. SHOWER COMPARTMENTS SHALL COMPLY WITH 608.
2. TAS SECTION 608.2 - SIZE AND CLEARANCES FOR SHOWER COMPARTMENTS
- 2.1. SHOWER COMPARTMENTS SHALL HAVE SIZES AND CLEARANCES COMPLYING WITH 608.2.
3. TAS SECTION 608.2.2.1 - CLEARANCE
- 3.1. A 30 INCH WIDE MINIMUM BY 60 INCH LONG MINIMUM CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT.
4. TAS SECTION 608.3 - GRAB BARS
- 4.1. GRAB BARS SHALL COMPLY WITH 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH 608.3. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FINISH FLOOR.
5. TAS SECTION 608.4 - SEATS
- 5.1. A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE SHOWER COMPARTMENTS. A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS REQUIRED IN TRANSIENT LODGING GUEST ROOMS WITH MOBILITY FEATURES COMPLYING WITH 606.2. SEATS SHALL COMPLY WITH 610.



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BRACKENRIDGE SUNKEN GARDEN RESTROOMS



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(214) 736-9722

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G1.3
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LEGAL DESCRIPTION

PROPERTY ADDRESS

3853 N St. Mary's St.
San Antonio, TX 78212

BEING

.5 ACRES (21,780 SQ.FT.)
BEING LOT A-52 C.B. A-2
SUBDIVISION: JAPANESE TEA GARDEN
IN THE CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS 78212

TOPOGRAPHY LEGEND	
<div><div></div></div>	EXISTING TOPOGRAPHY
<div><div></div></div>	PROPOSED TOPOGRAPHY
<div><div></div></div>	ABANDONED TOPOGRAPHY

PROJECT INFORMATION

AREA CALCULATIONS

1st FLOOR
TOTAL S.F.

452 S.F.
452 S.F.

LOT AREA

21,780 S.F.

LOT COVERAGE %

4.25%

AVERAGE GRADE

704 (92')

PAVING LEGEND	
<div><div></div></div>	GRASS/LANDSCAPING
<div><div></div></div>	BUILDING FOOTPRINT
<div><div></div></div>	CONCRETE
<div><div></div></div>	WATER
<div><div></div></div>	PORCH

LEGEND

EXISTING TREE

TREE TO BE REMOVED

TREE TO BE PLANTED

ELECTRICAL LINE

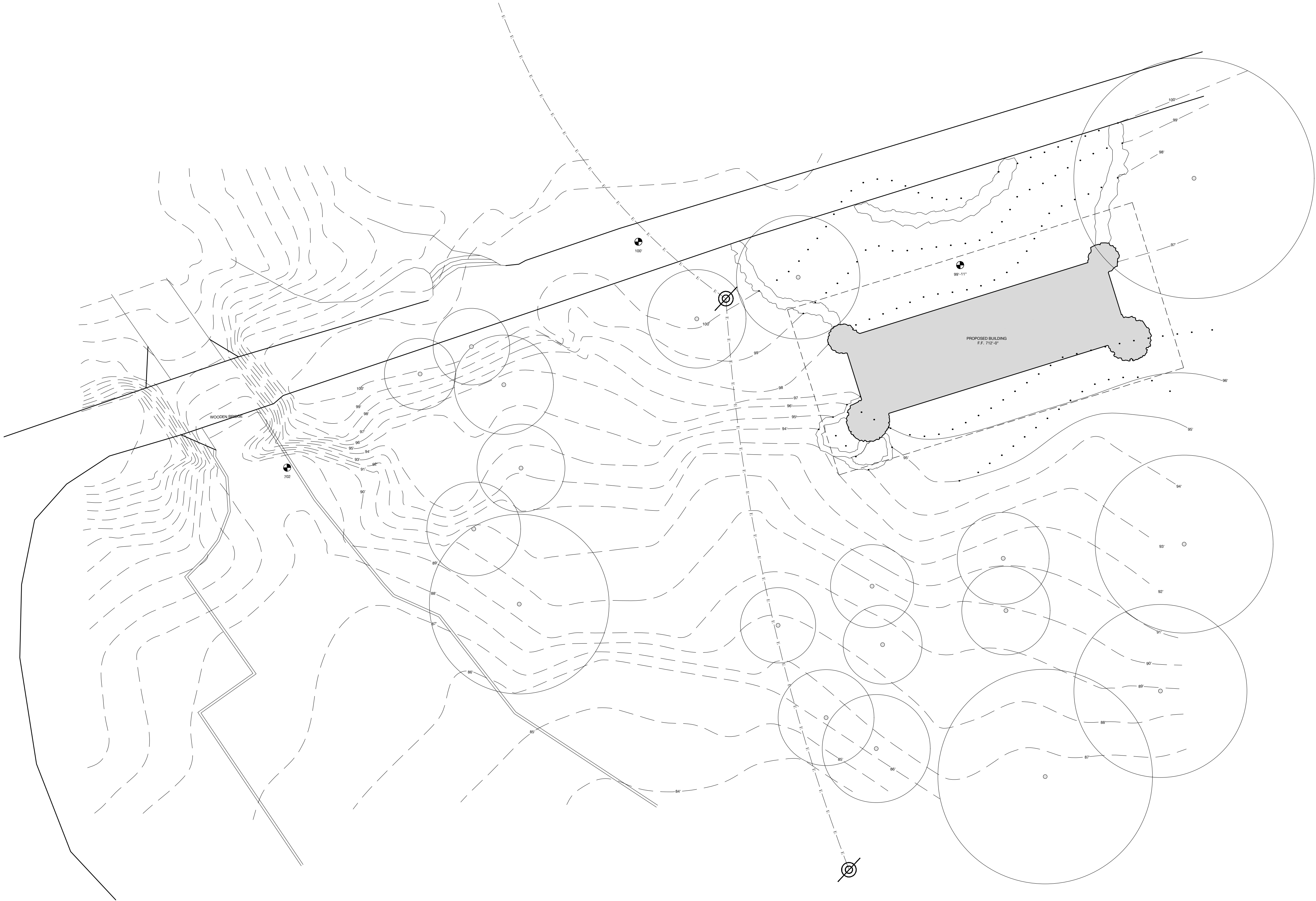
SEWER LINE

WATER LINE

DATA LINE

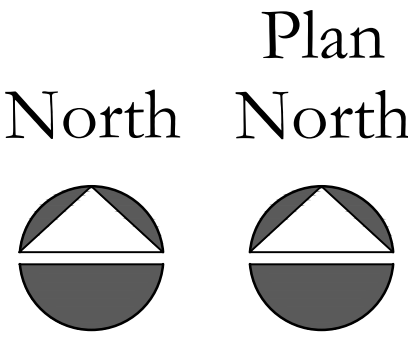
GAS LINE

FINISH FLOOR 100'-0" = 712'-0"



1 Site Plan

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



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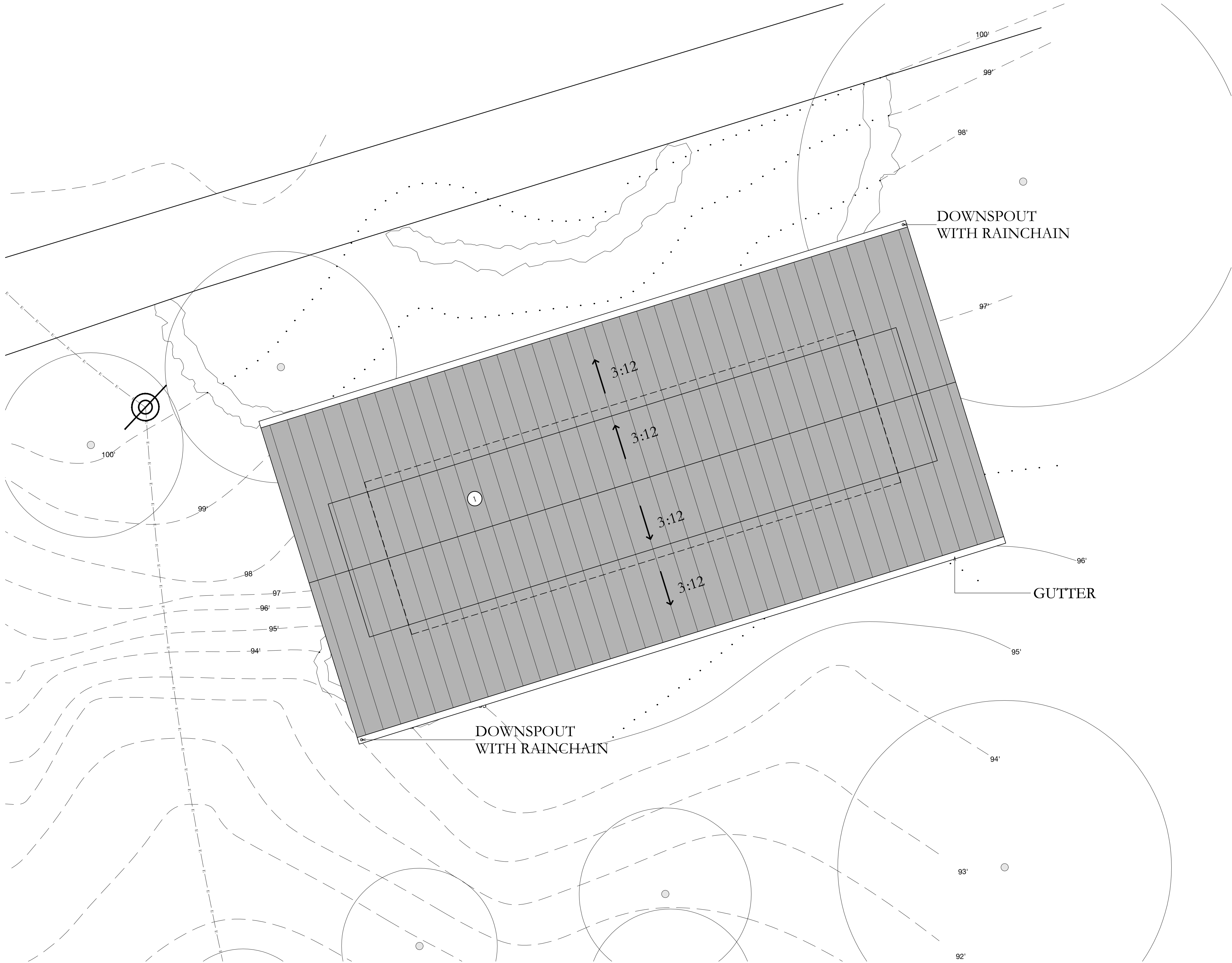
A1.1

8/17/2023

ROOF PLAN LEGEND:

2

STANDING SEAM METAL



1 Roof Plan

Scale: 1/4"=1'-0"

North

Plan North

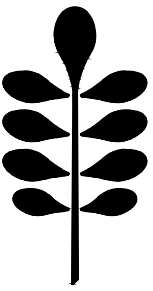


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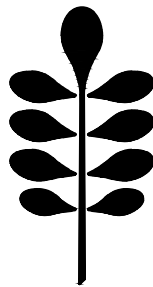
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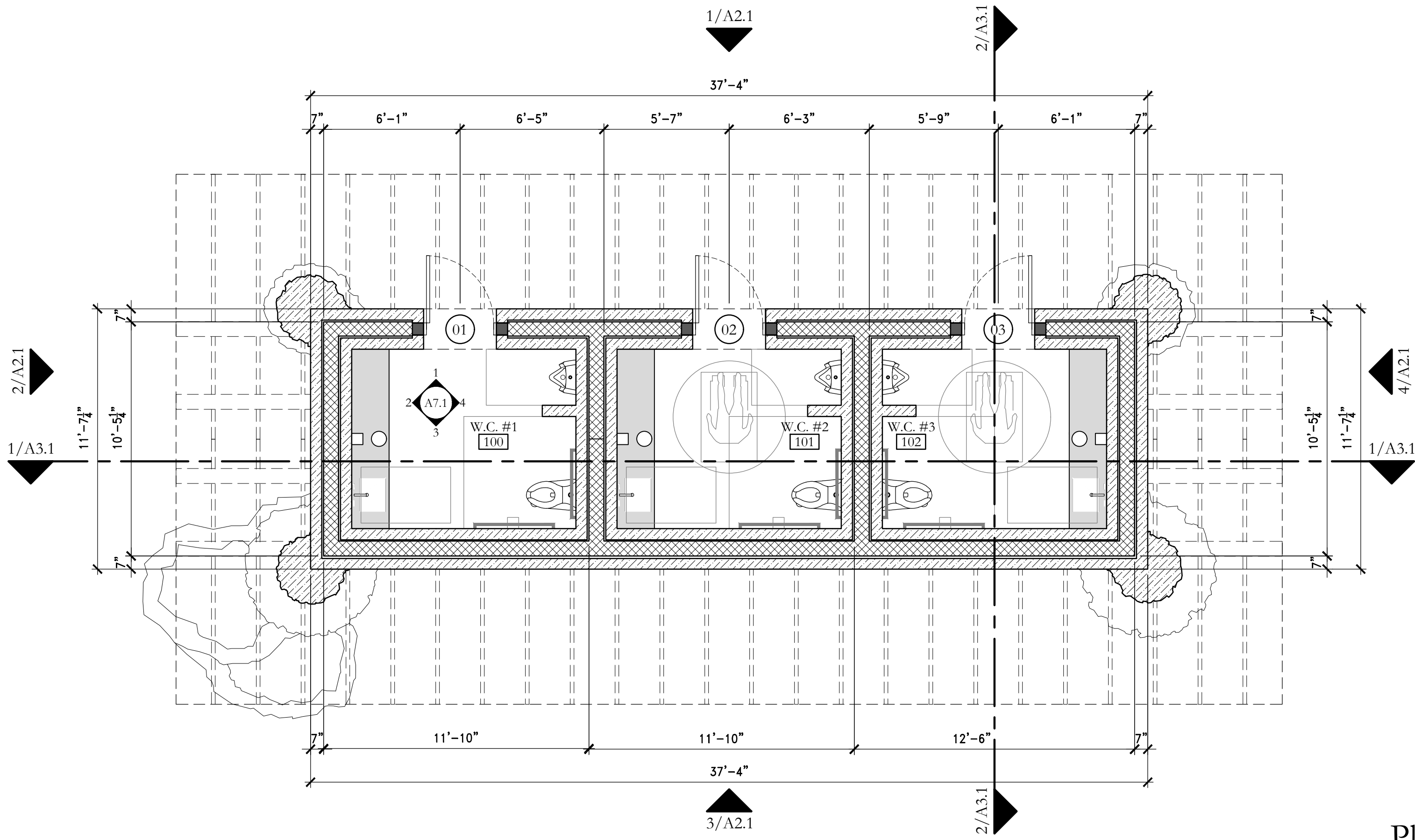
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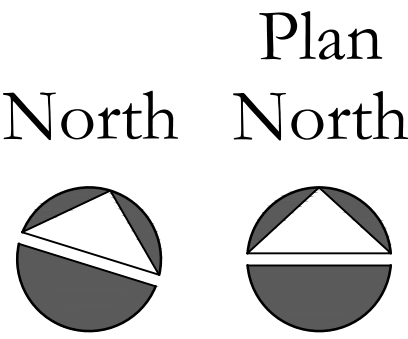
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1 Floor Plan - Level 01

Scale: 1/4"=1'-0"

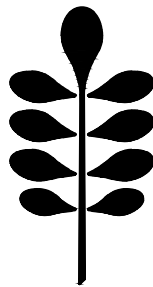




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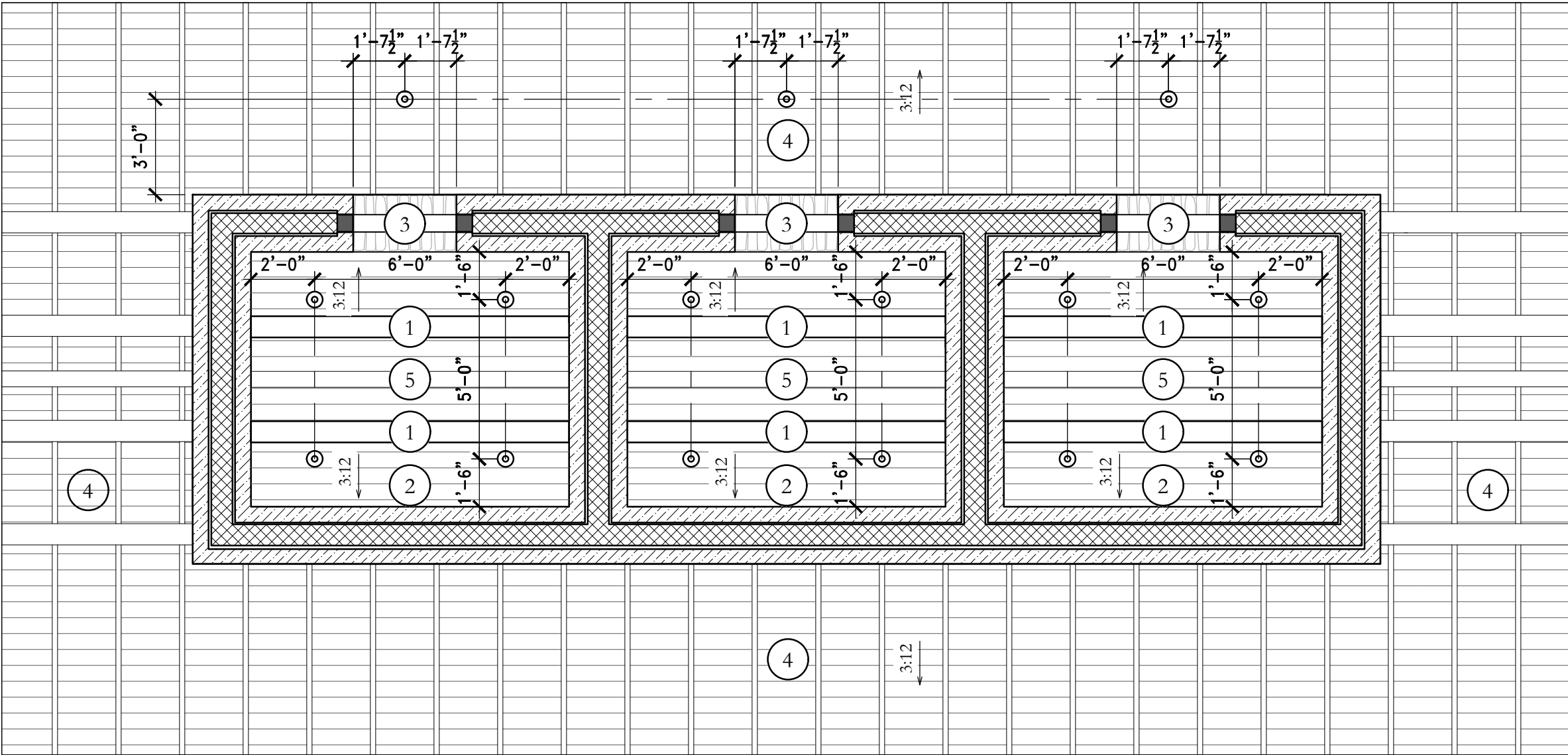
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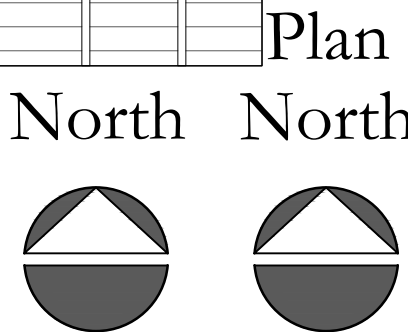
REFLECTED CEILING PLAN LEGEND

- 1 8X12 BEAM
- 2 1 X 6 WOOD DECKING
- 3 STONE LINTEL
- 4 1 X 6 WOOD DECKING BETWEEN 2X10 RAFTERS
- 5 6X8 BEAM



1 Reflected Ceiling Plan - Level 01

Scale: 1/4"=1'-0"



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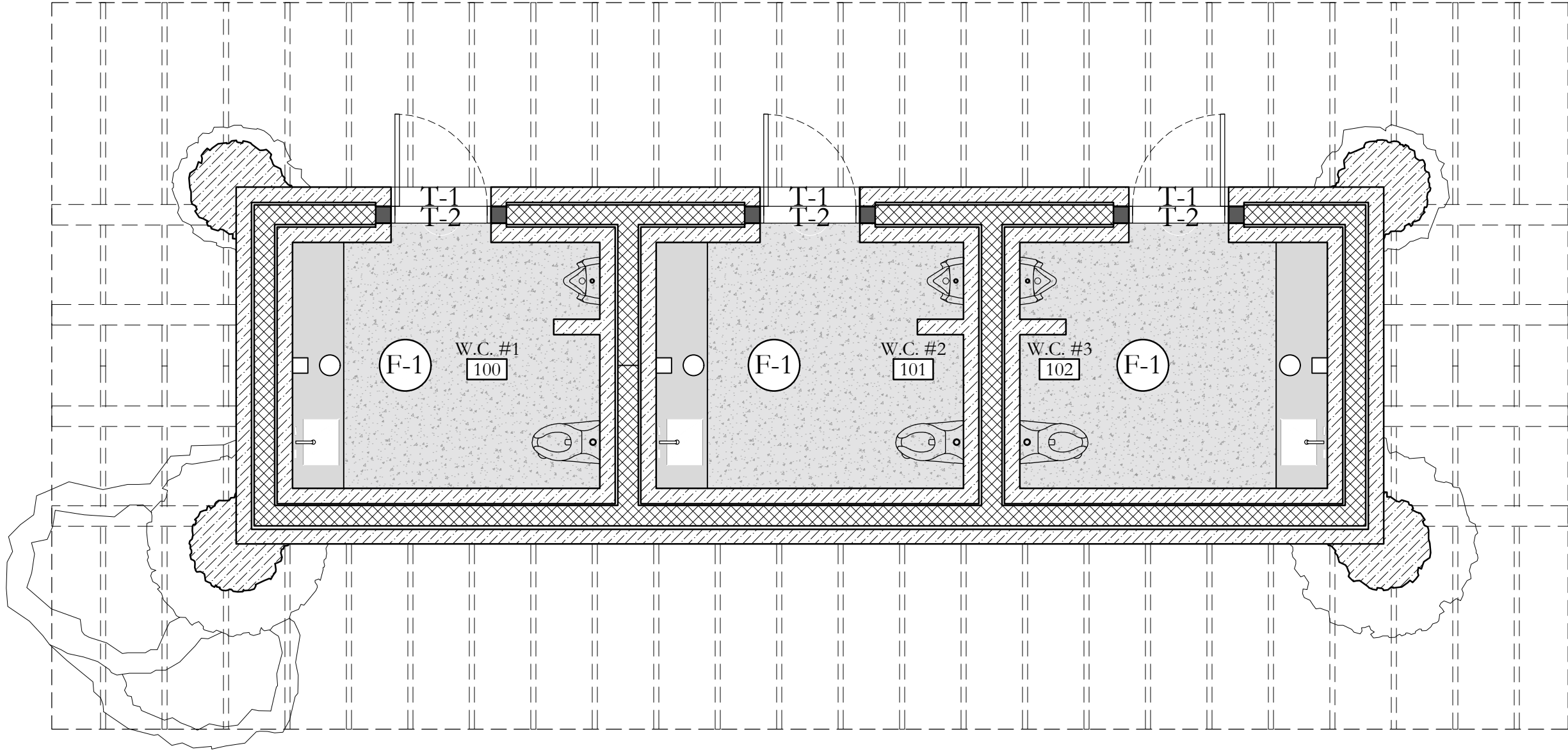
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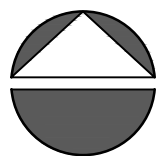
A1.5
8/17/2023

PAVING PLAN LEGEND	
FLOOR	
(F-1)	CONCRETE
THRESHOLD	
T-1	EXTERIOR STONE THRESHOLD
T-2	METAL DOOR SADDLE ON CONCRETE



1 Paving Plan - Level 01

Scale: 1/4"=1'-0"





STANDING SEAM GALVALUME ROOF
SELECTED FOR LONGEVITY AS WELL
AS TO MATCH SIMILAR ACCESSORY
BUILDINGS THROUGHOUT
BRACKENRIDGE PARK.



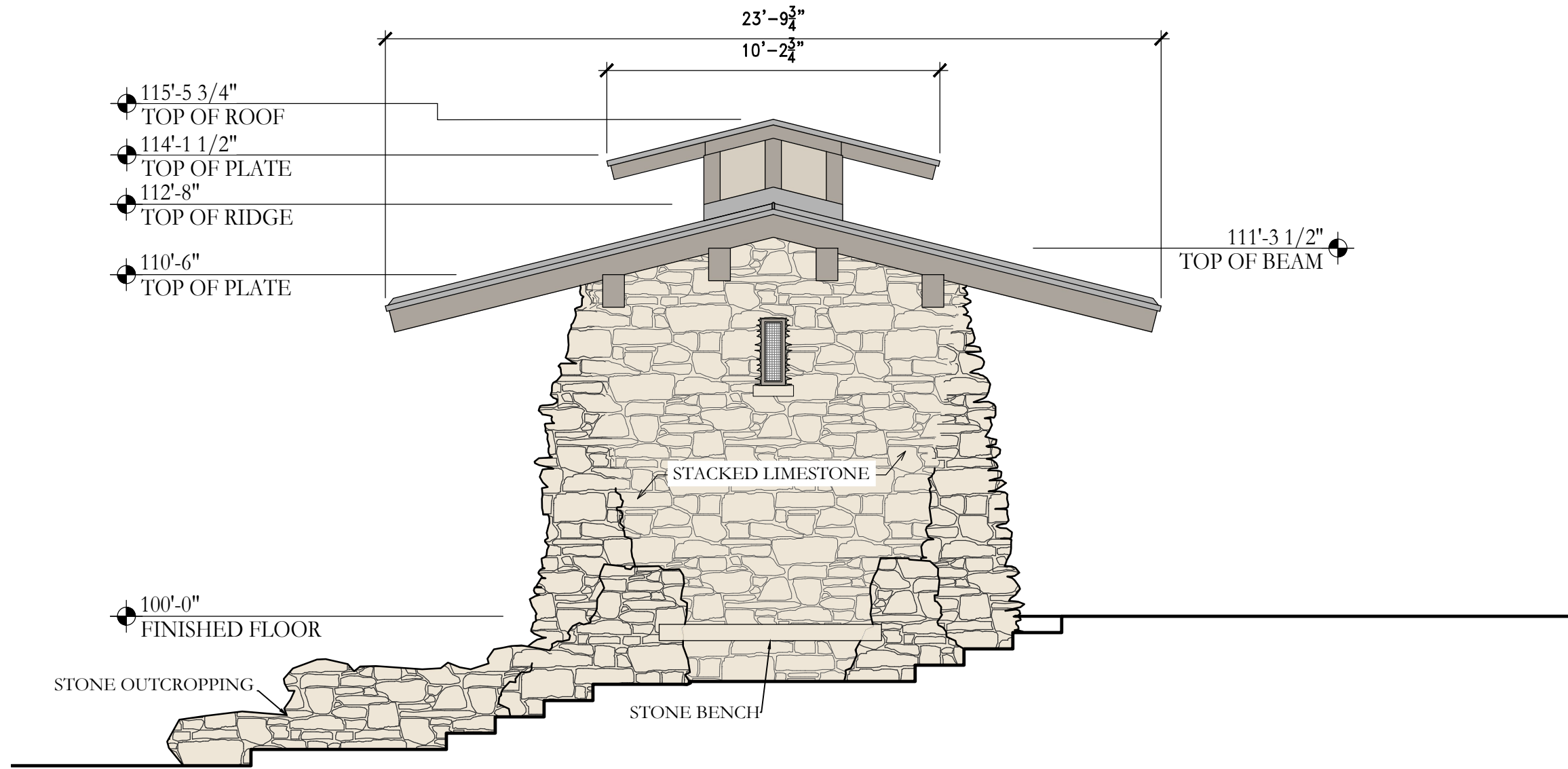
STONE BENCHES TO MATCH
EXISTING TYPOLOGIES AT SUNKEN
GARDEN.



STONE OUTCROPPINGS TO MATCH
EXISTING TYPOLOGIES AT SUNKEN
GARDEN.

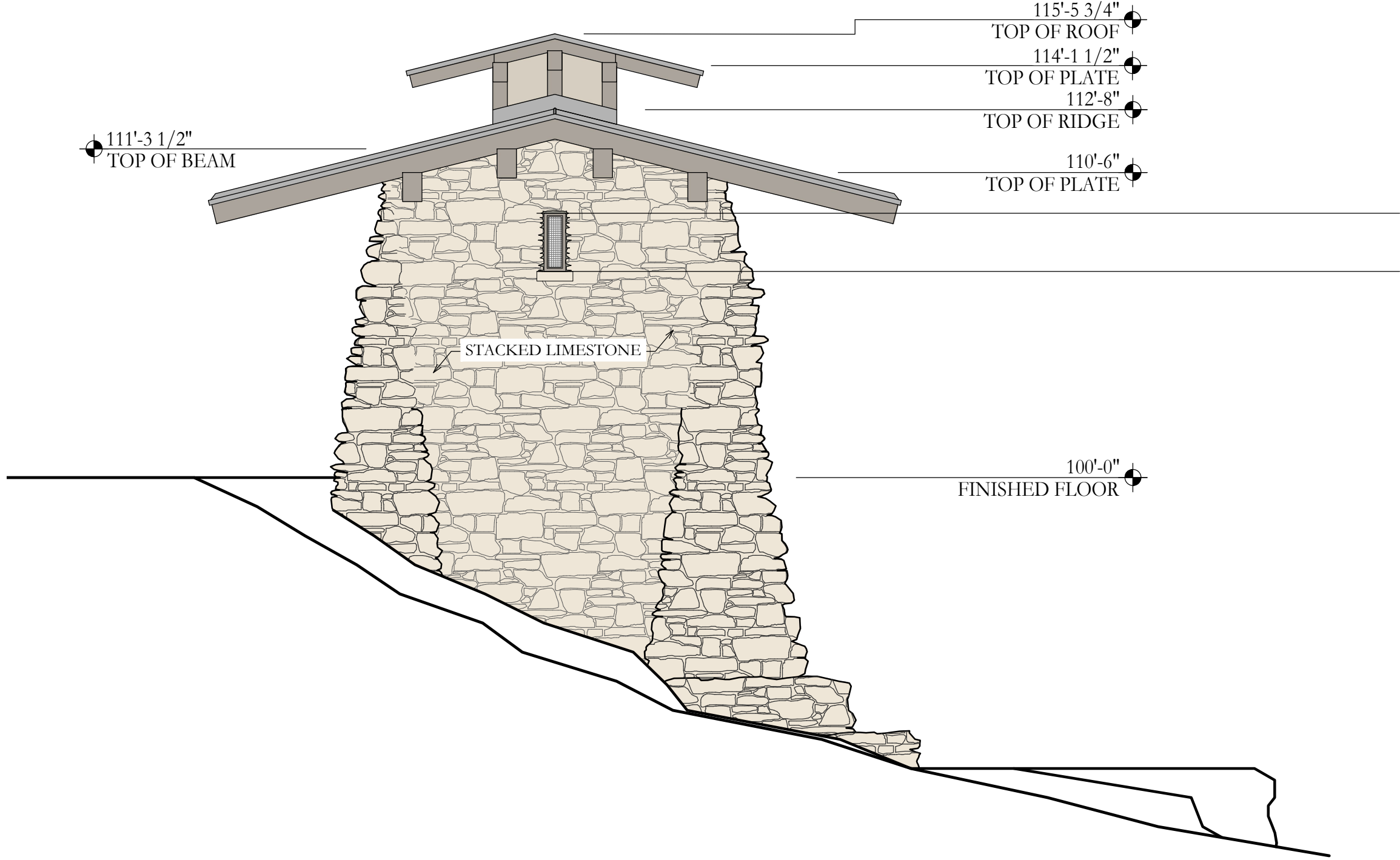


STACKED LIMESTONE TO
MATCH EXISTING MASONRY
TYPOLOGY AT SUNKEN
GARDEN INCLUDING ADAPTATION
OF STONE PAVILION BASES TO
CORNER BUTTRESSES



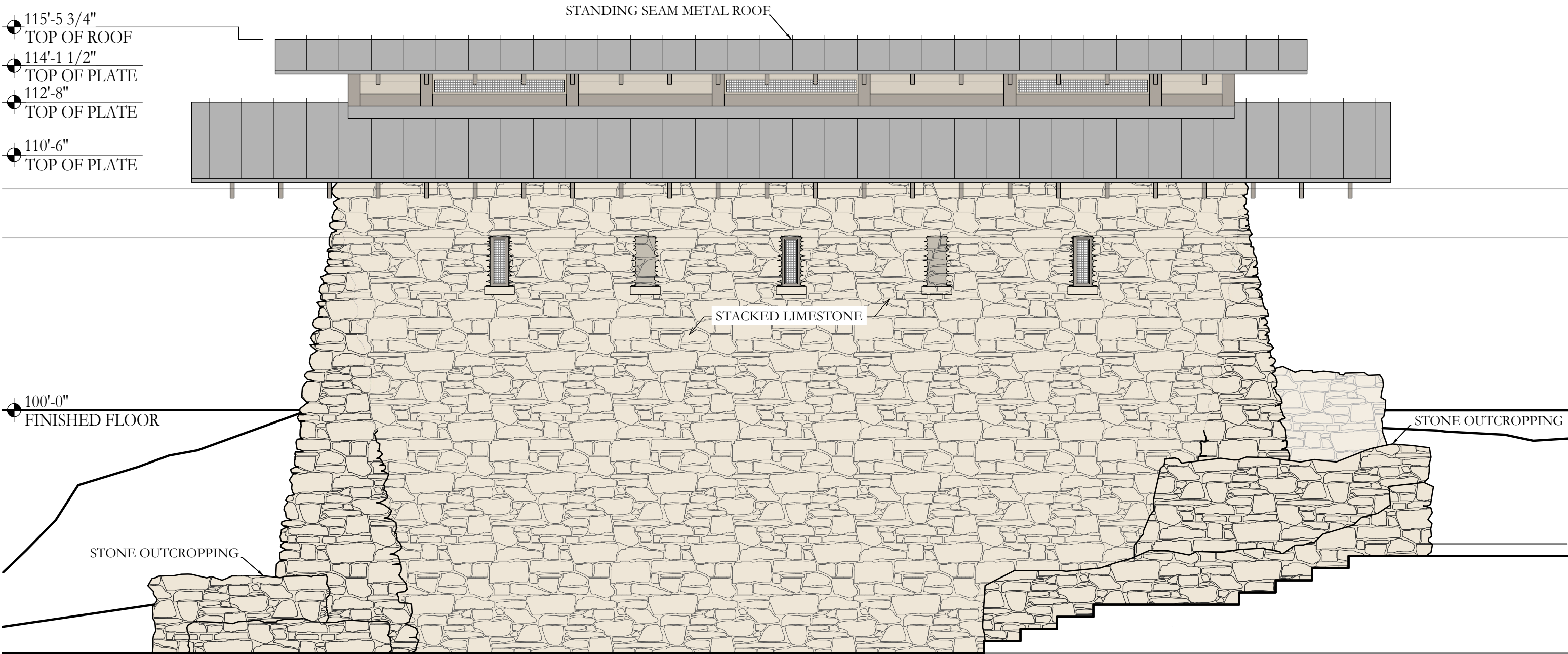
4 Elevation - East

Scale: 1/4"=1'-0"



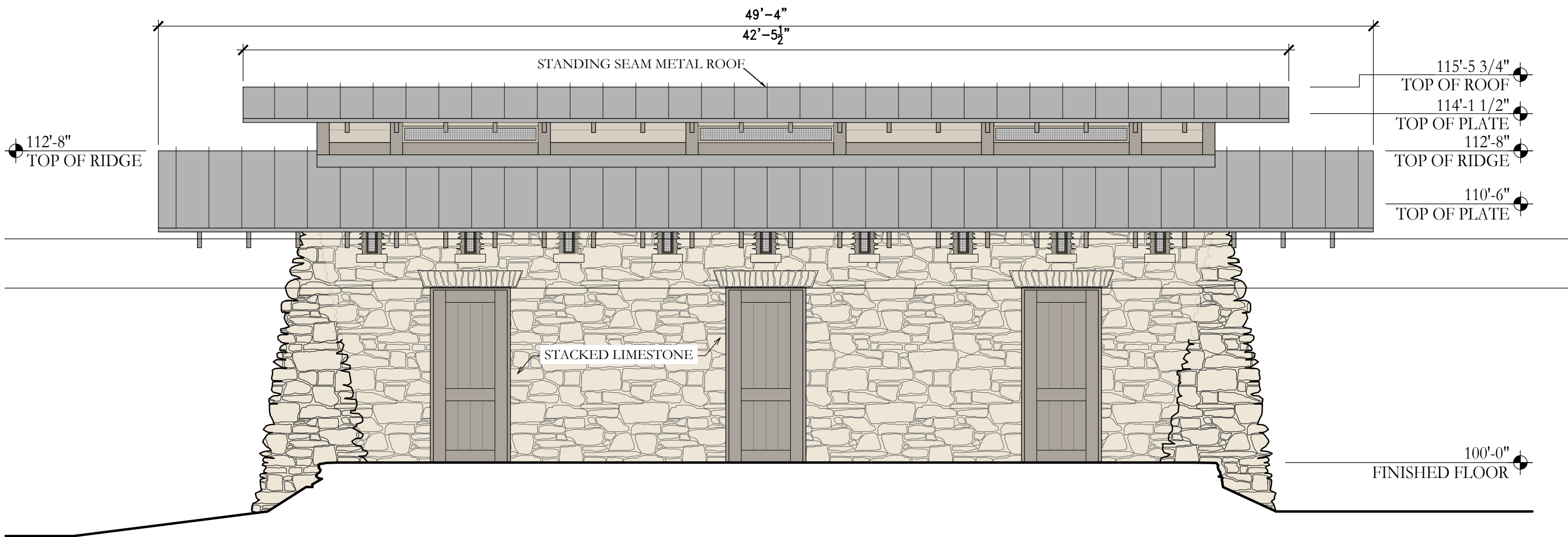
2 Elevation - North

Scale: 1/4"=1'-0"



3 Elevation - South

Scale: 1/4"=1'-0"



1 Elevation - North

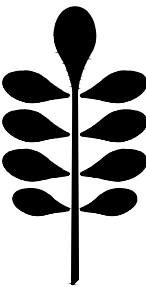
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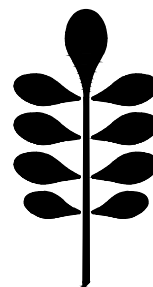
A2.1
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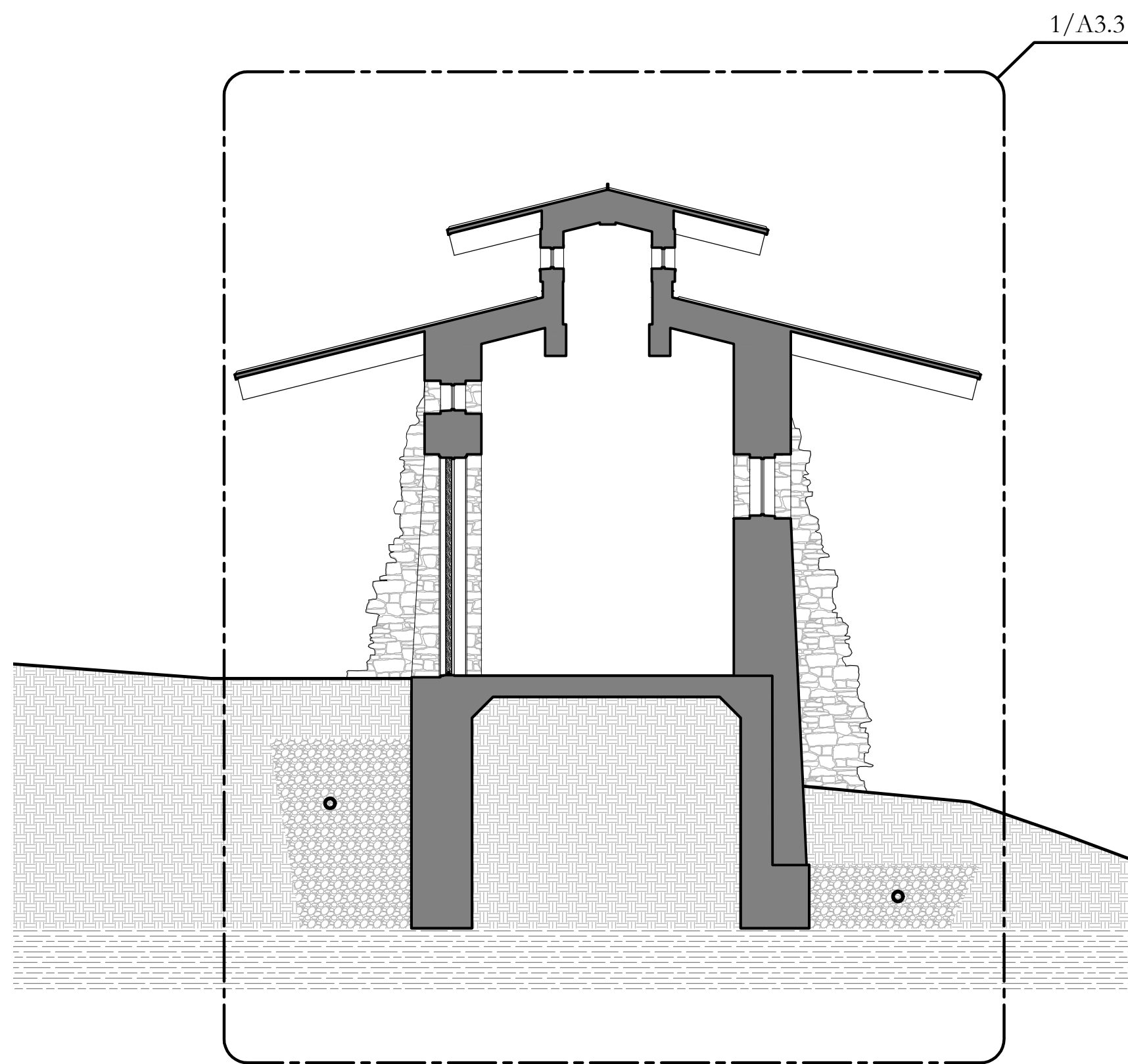
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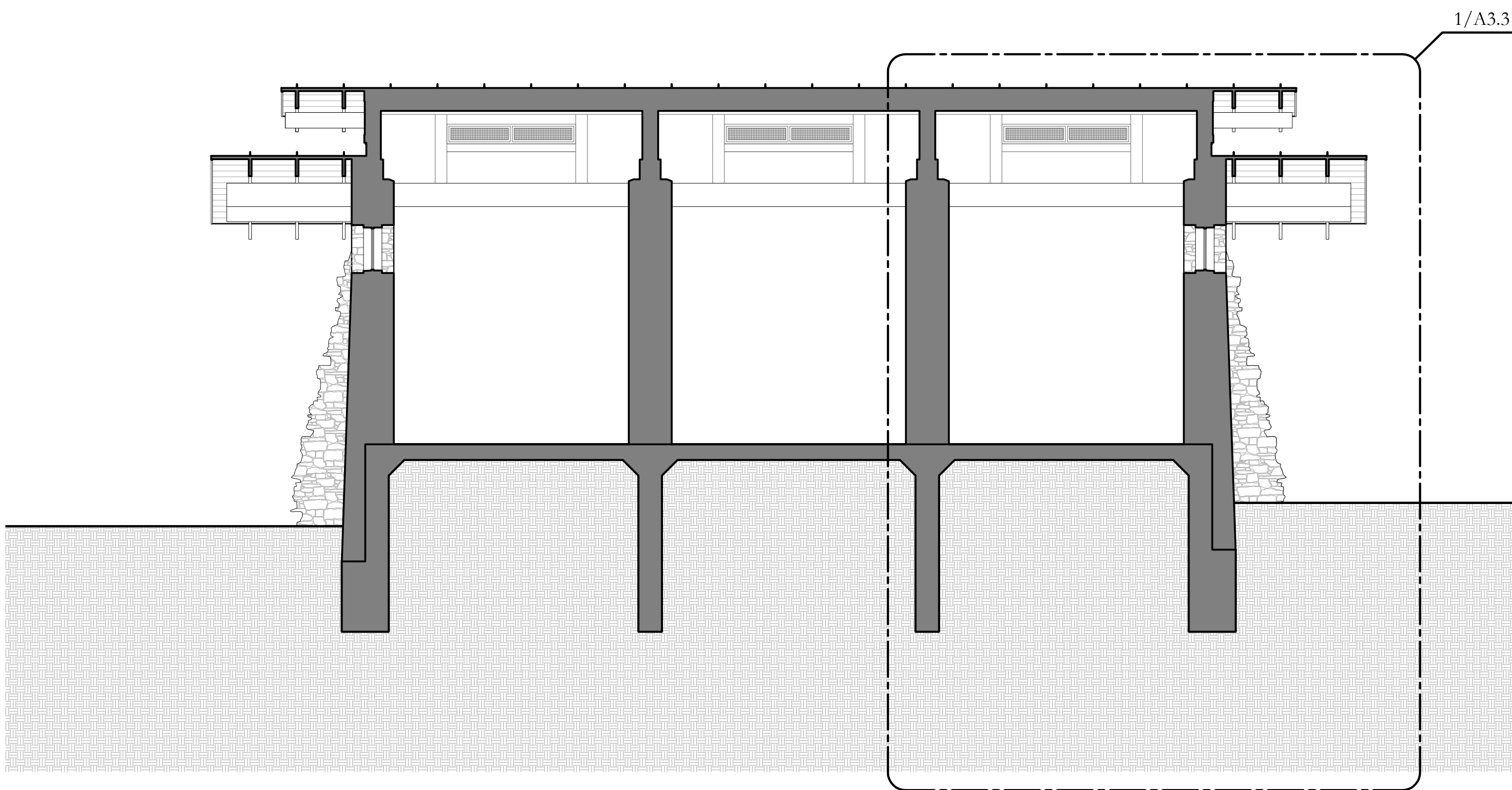
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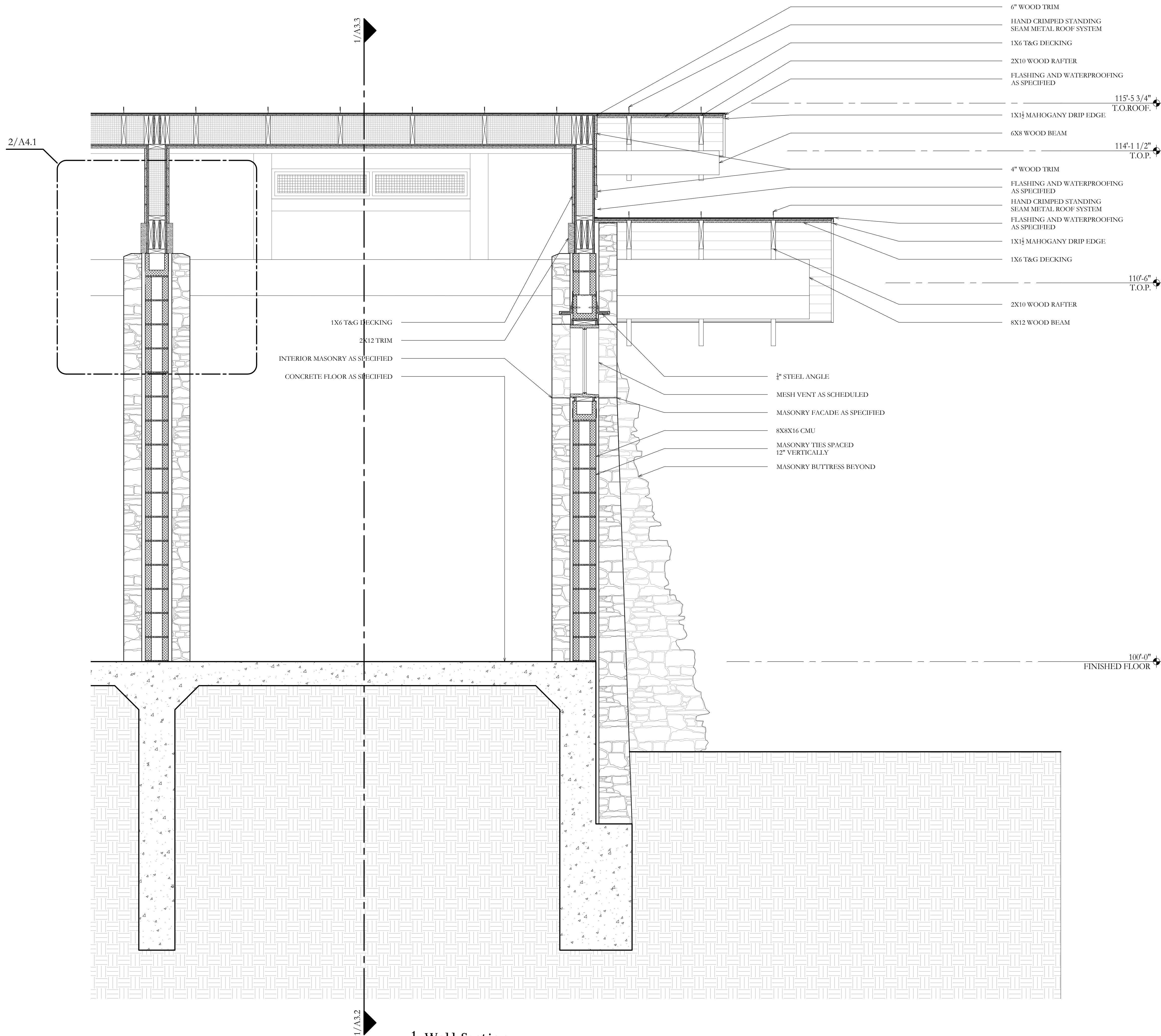
2 Building Section

Scale: 1/4"=1'-0"



1 Building Section

Scale: 1/4"=1'-0"



1 Wall Section

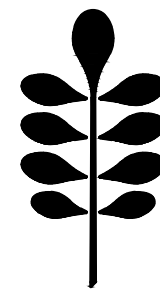
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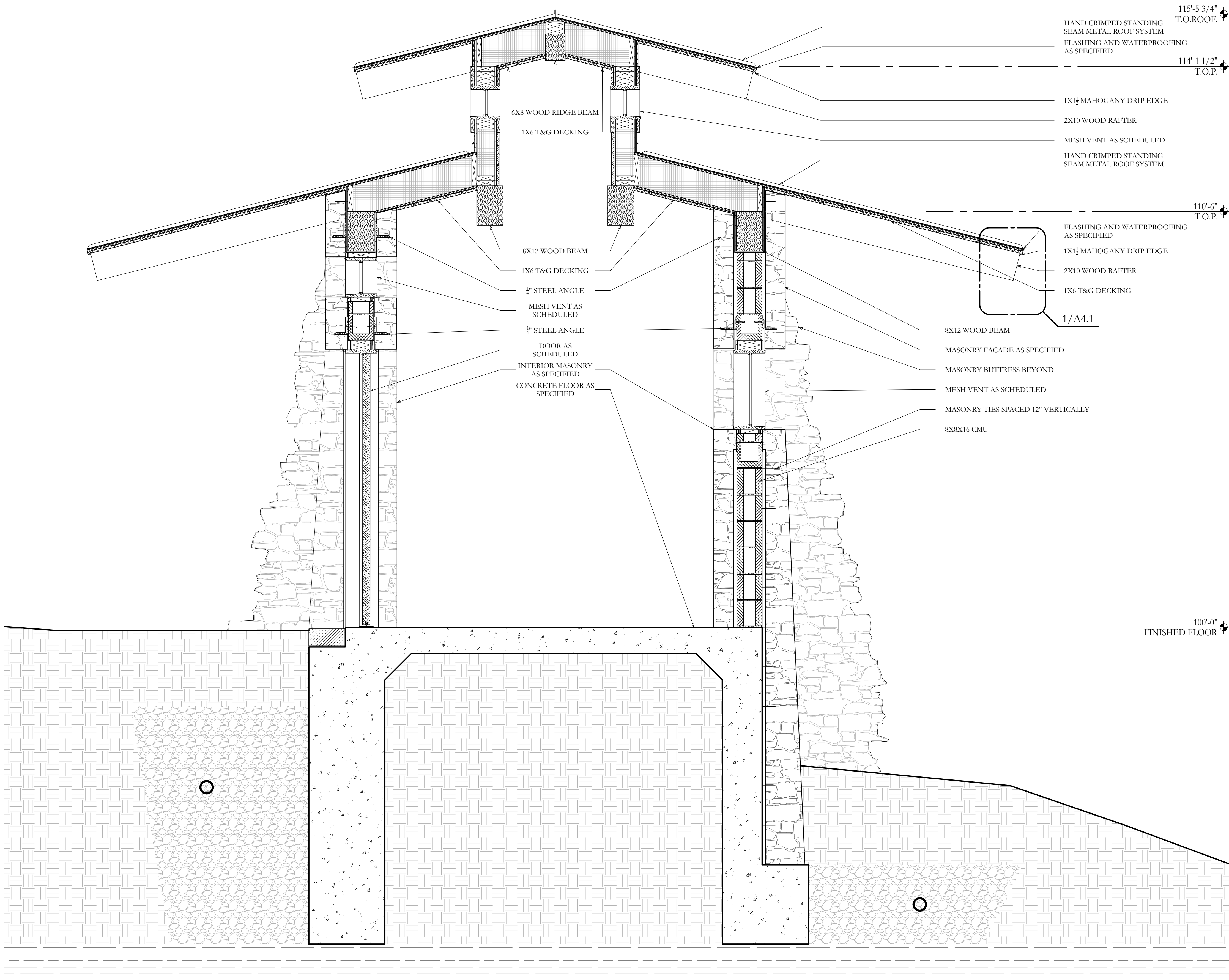
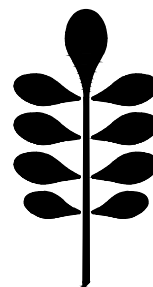


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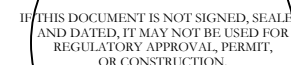
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1 Wall Section

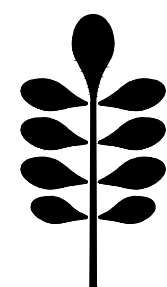
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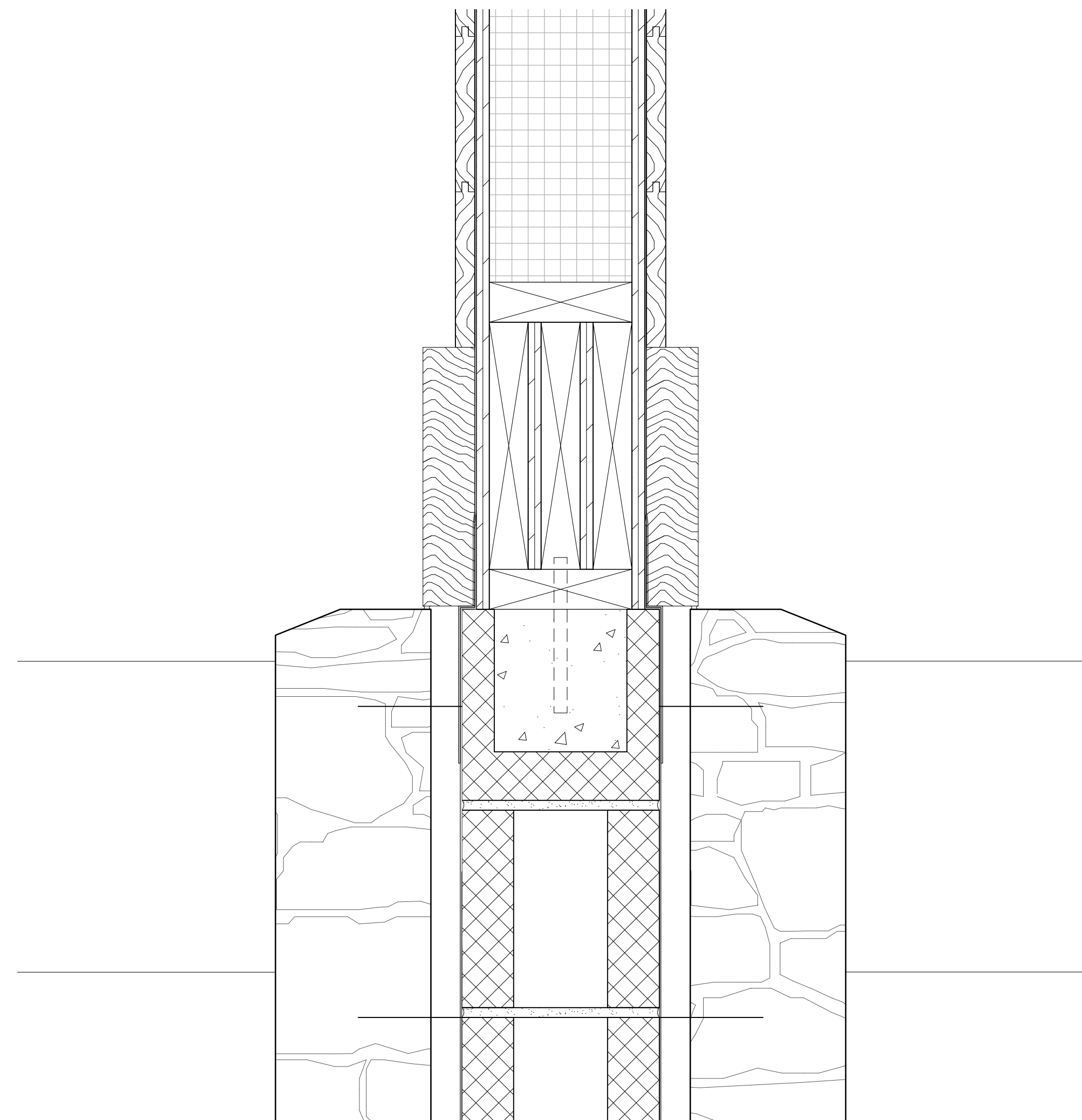
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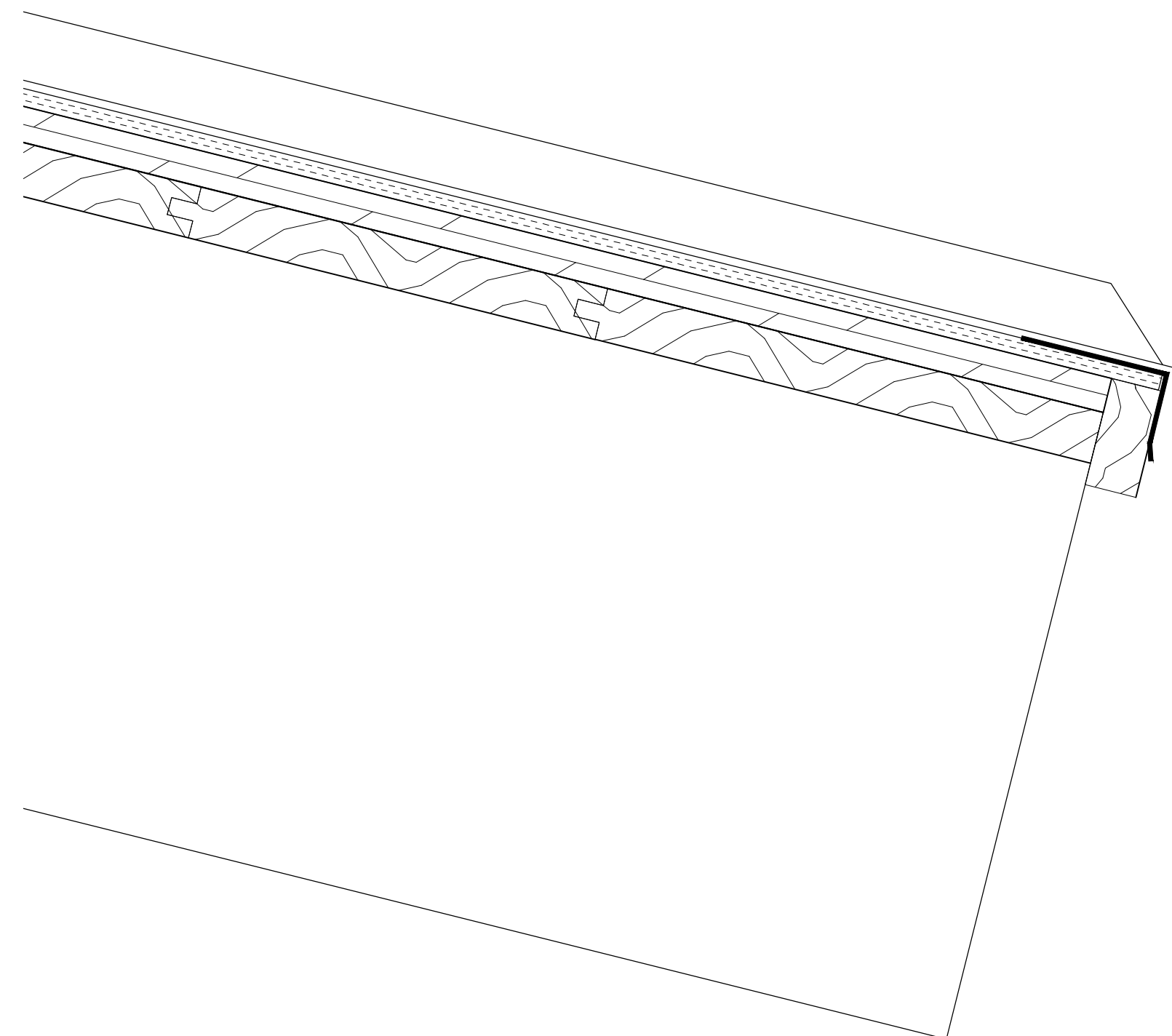
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A4.



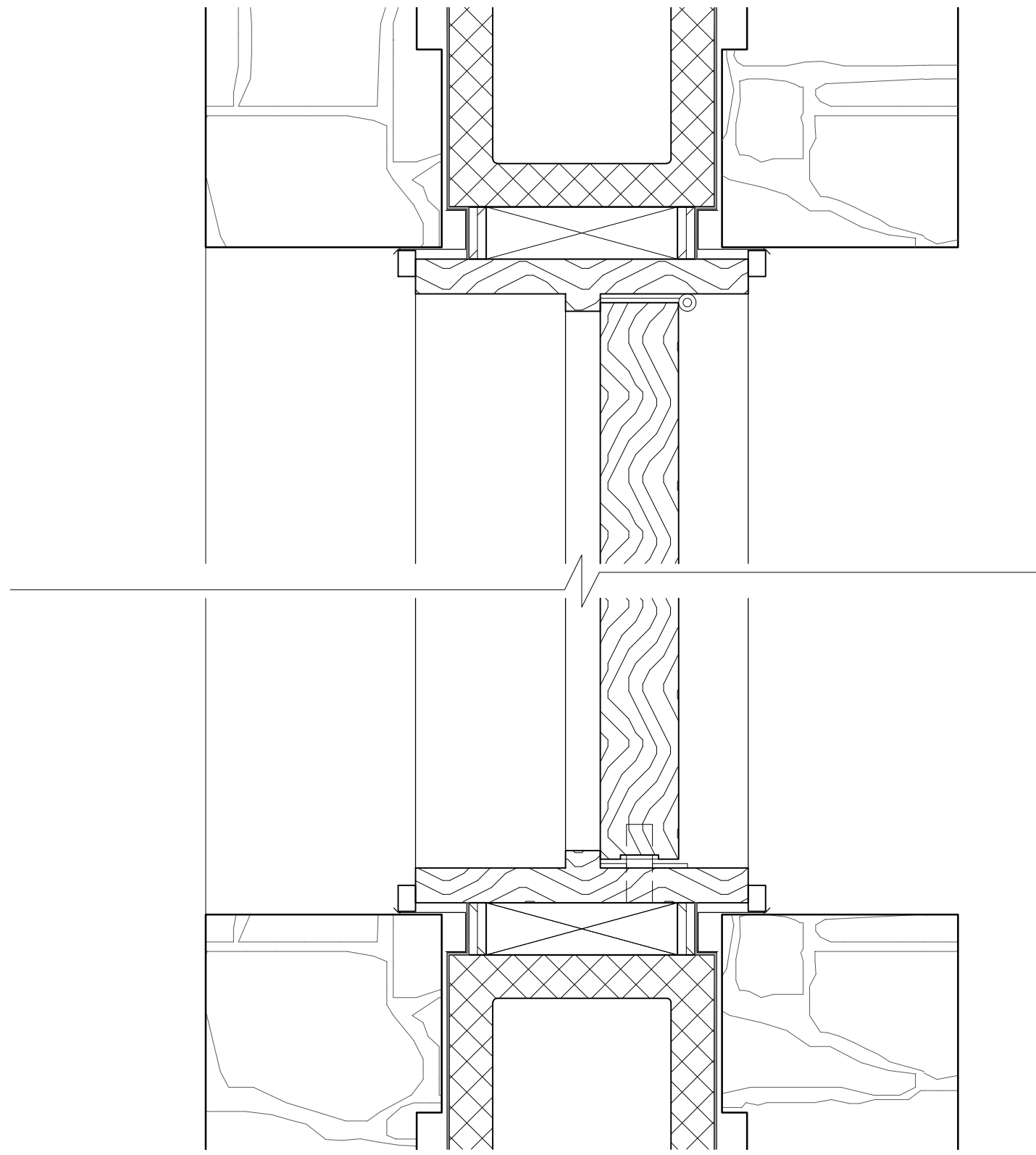
2 CMU to Wood Roof Framing Transition Detail

Scale: 3"=1'-0"

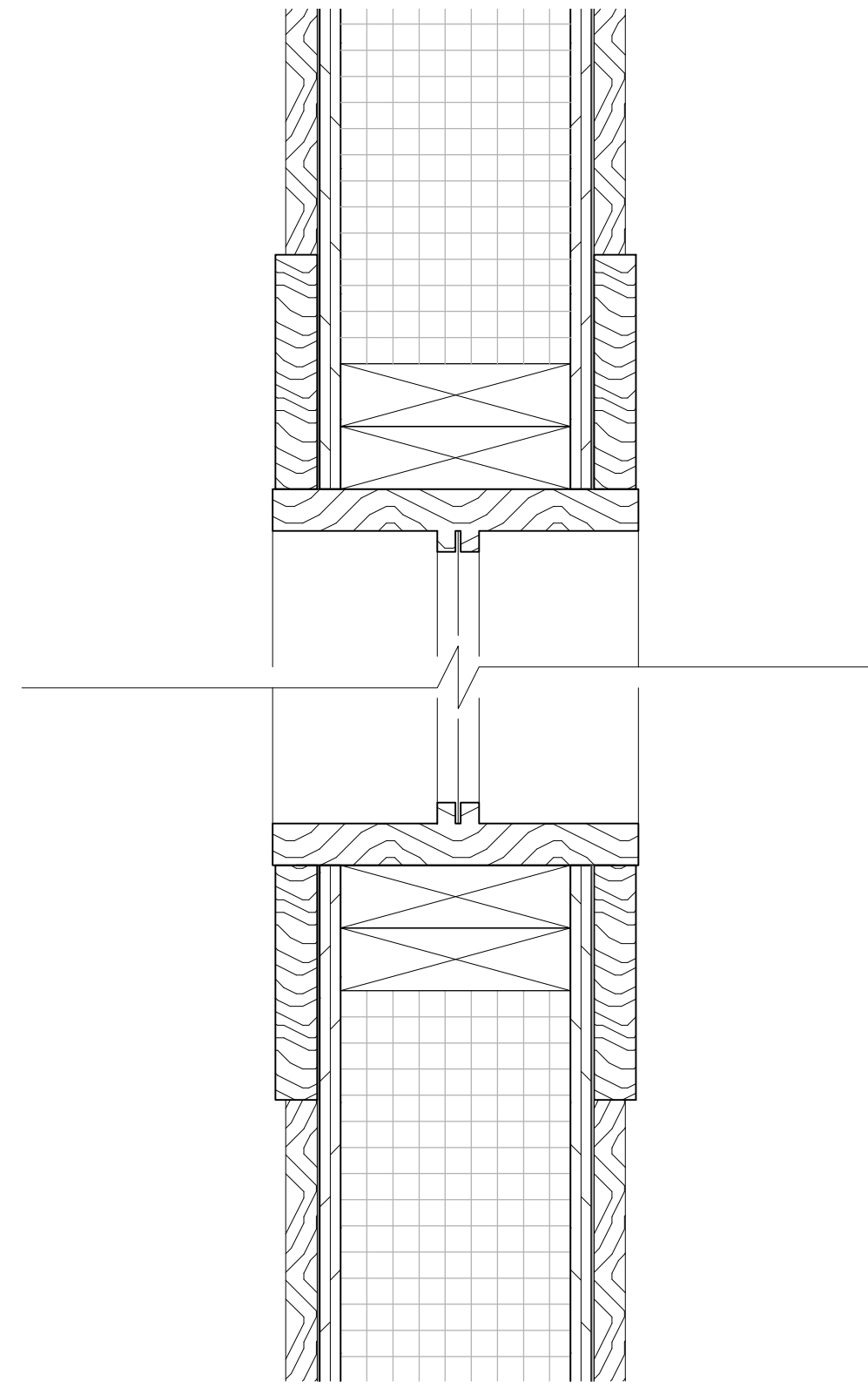


1 Mahogany Drip Edge Detail

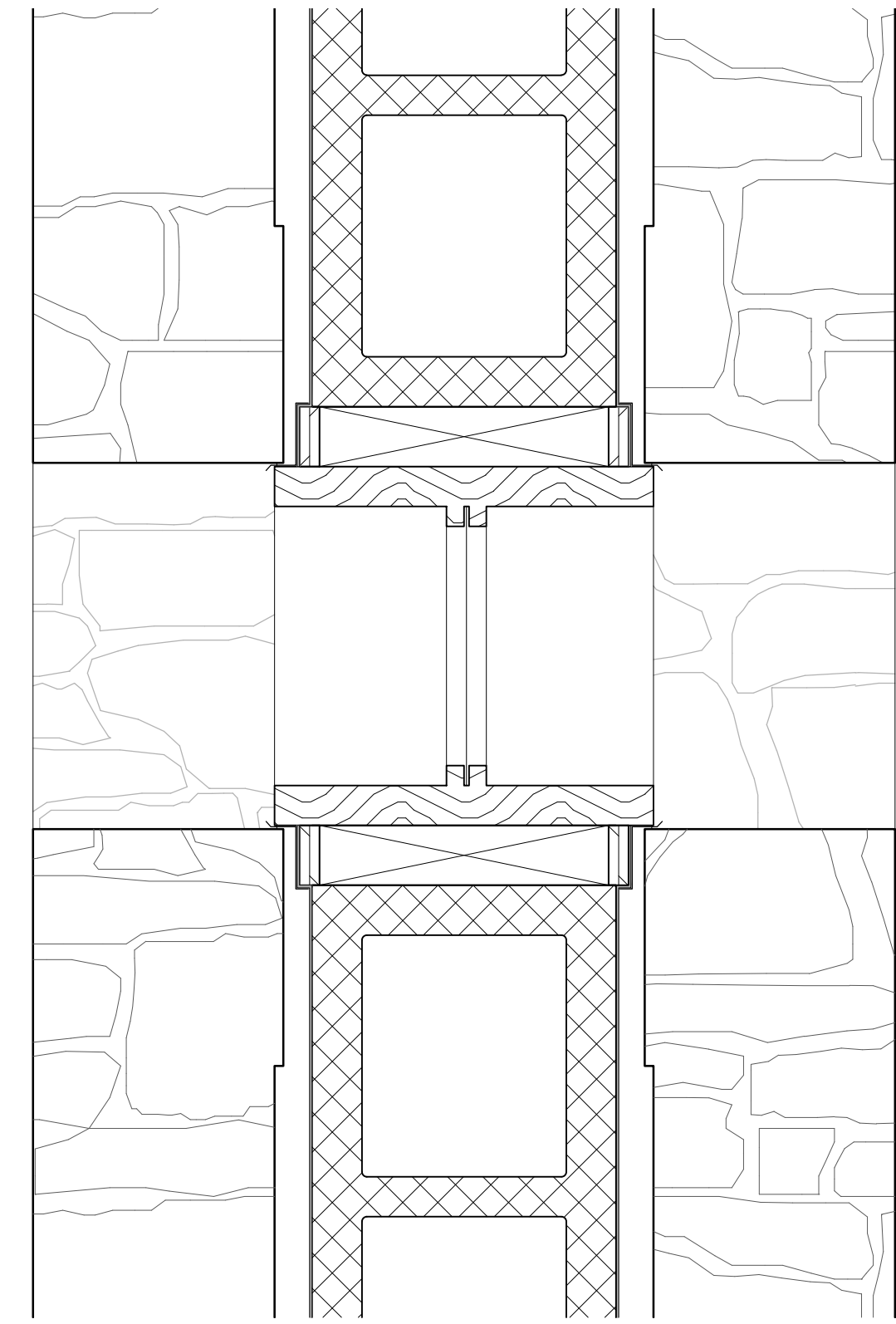
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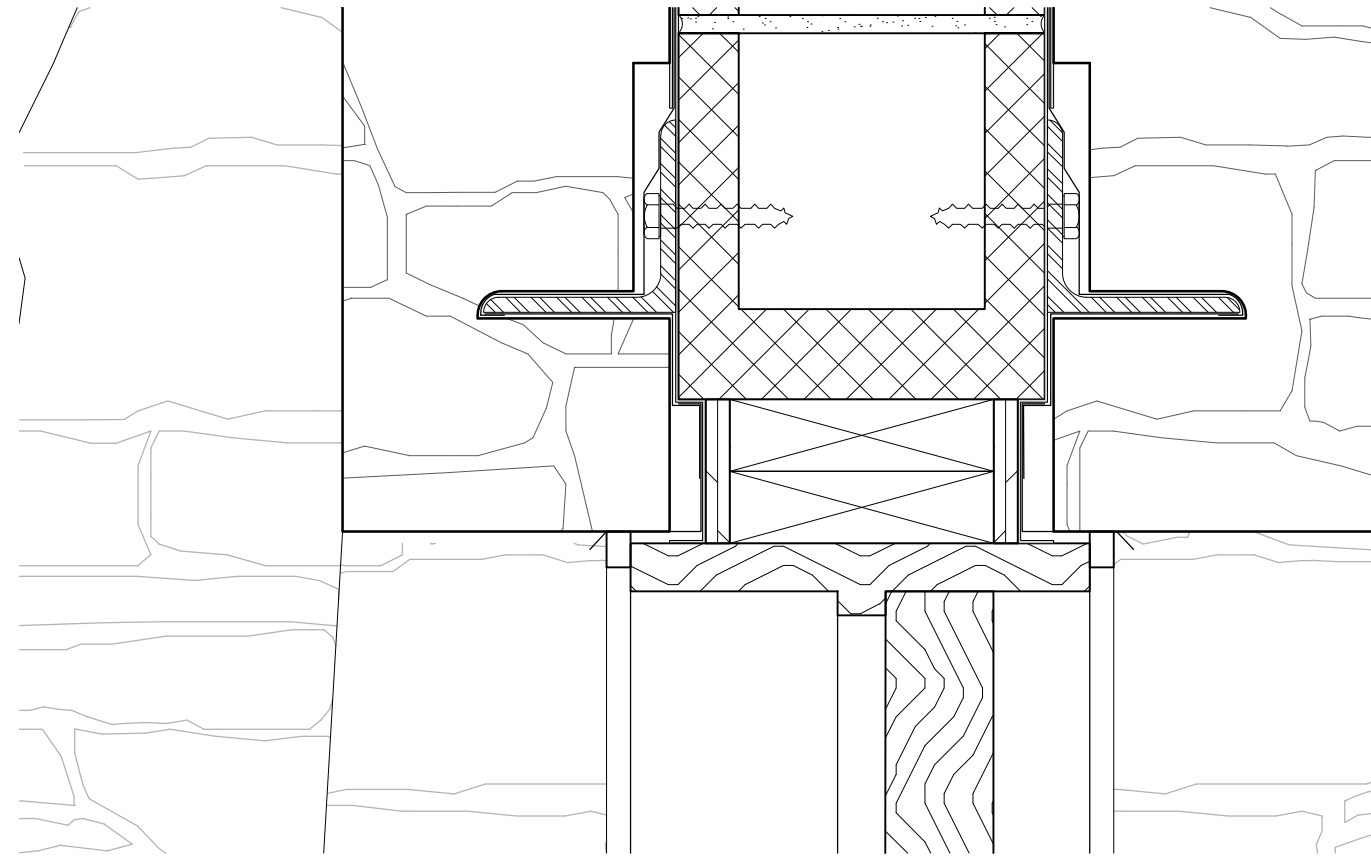
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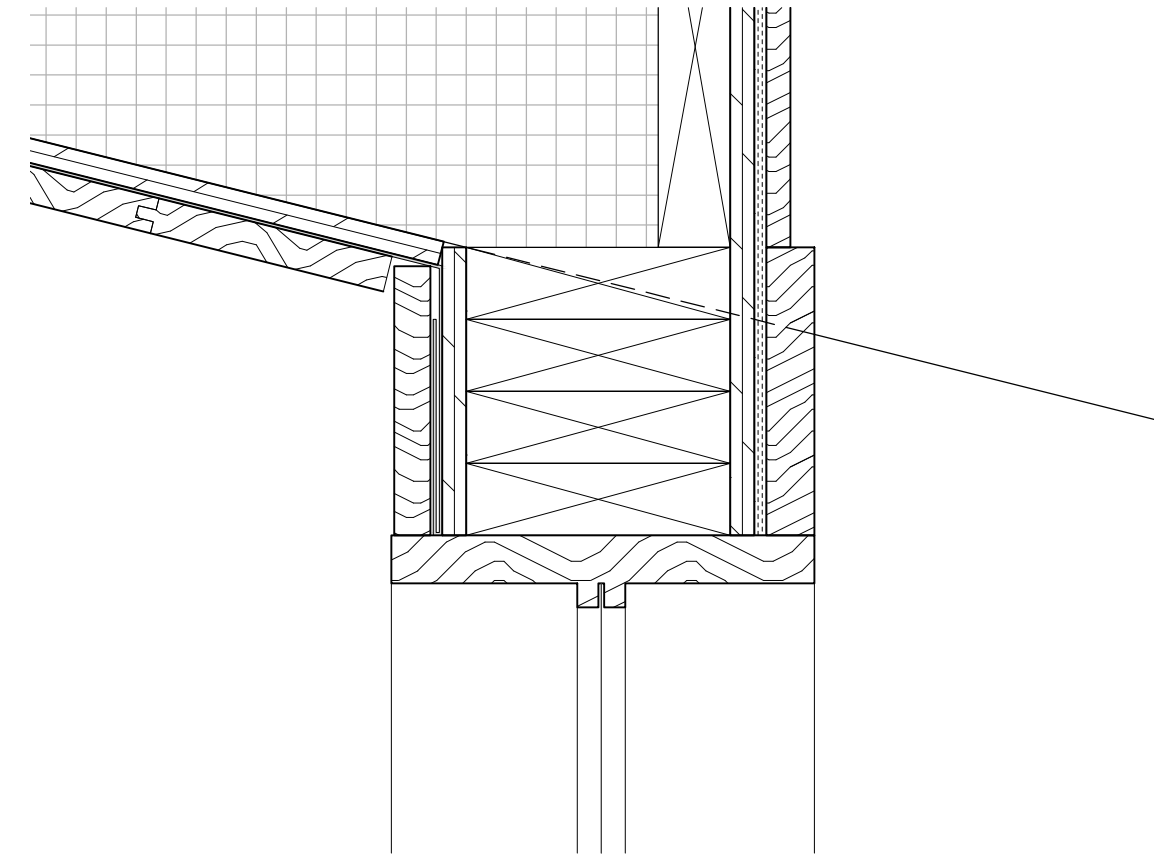
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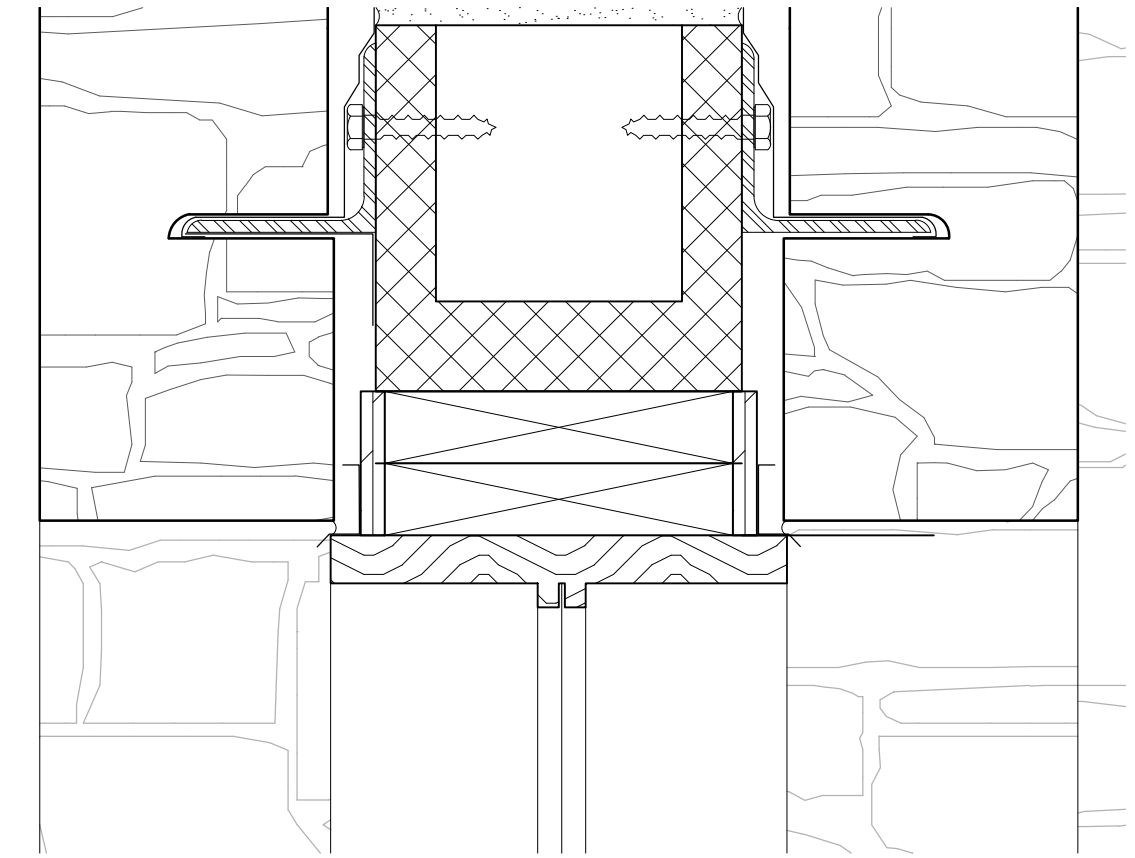
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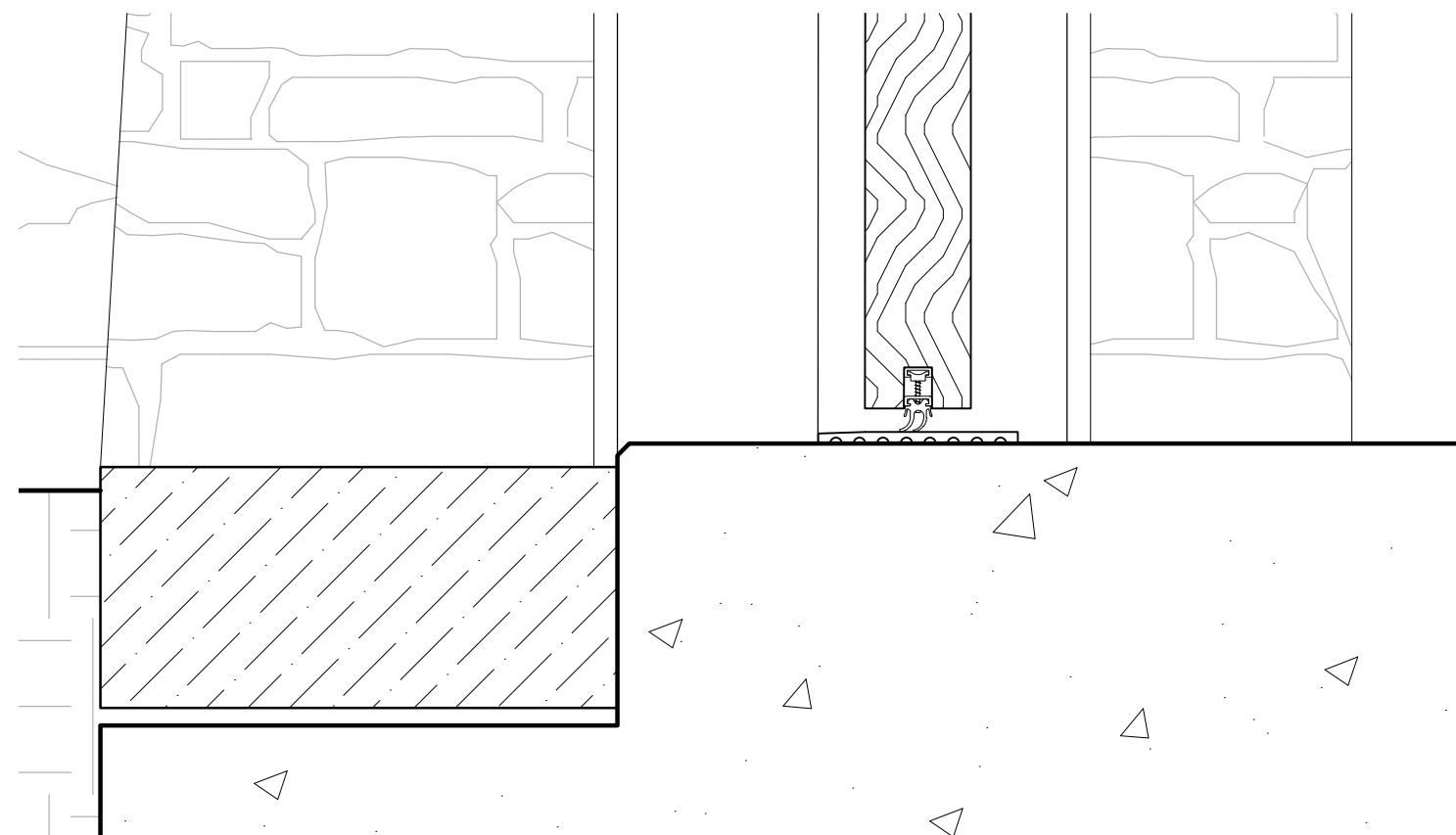
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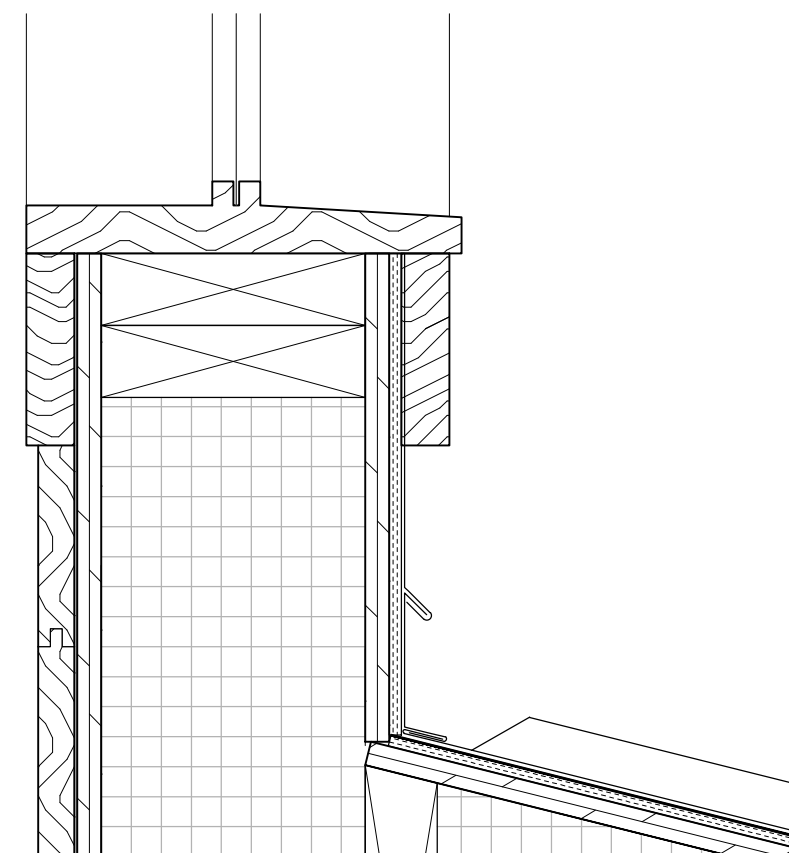
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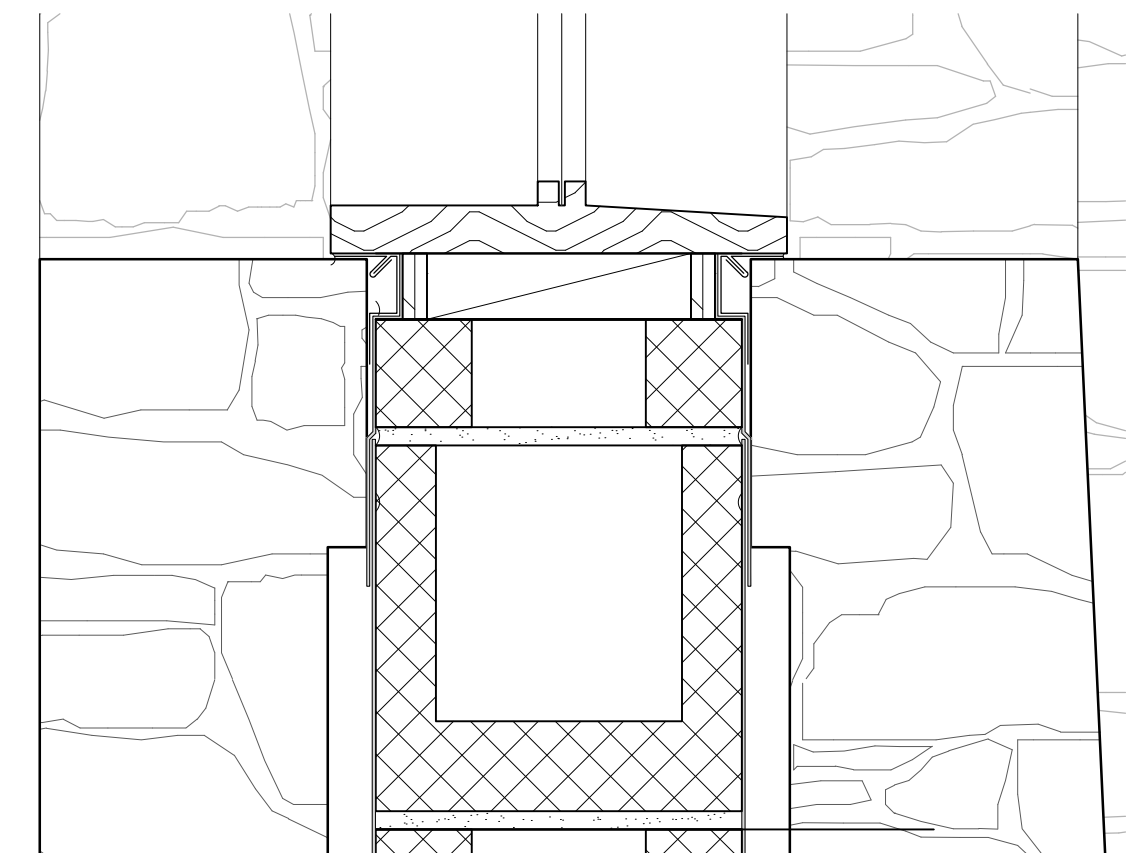
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Scale: 3"=1'-0"



Scale: 3"=1'-0"



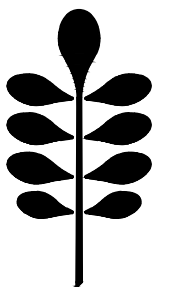
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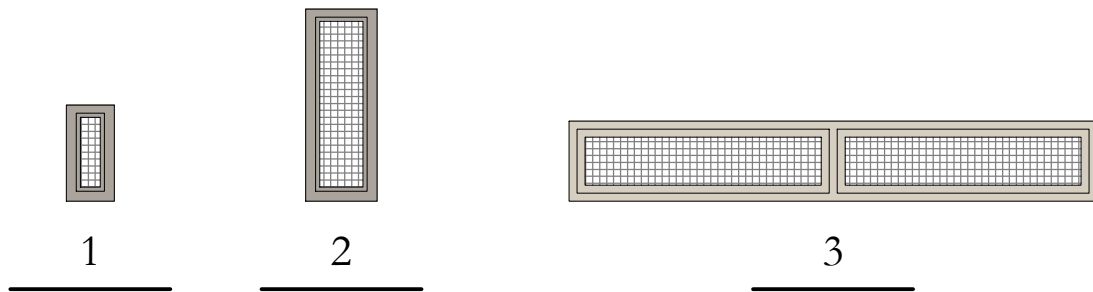
A5.1

ROOM FINISH SCHEDULE										
NO.	ROOM	FLOOR	WALLS		DOOR/WINDOW/ OPENING TRIM	CEILING				
		CONCRETE	STONE	WOOD PANELS			6X8 BEAMS	6X12 BEAMS	1X6 STAINED DECKING	
FIRST FLOOR										
100	WATER CLOSET #1	●	●	●	●	●	●	●		
101	WATER CLOSET #2	●	●	●	●	●	●	●		
102	WATER CLOSET #3	●	●	●	●	●	●	●		

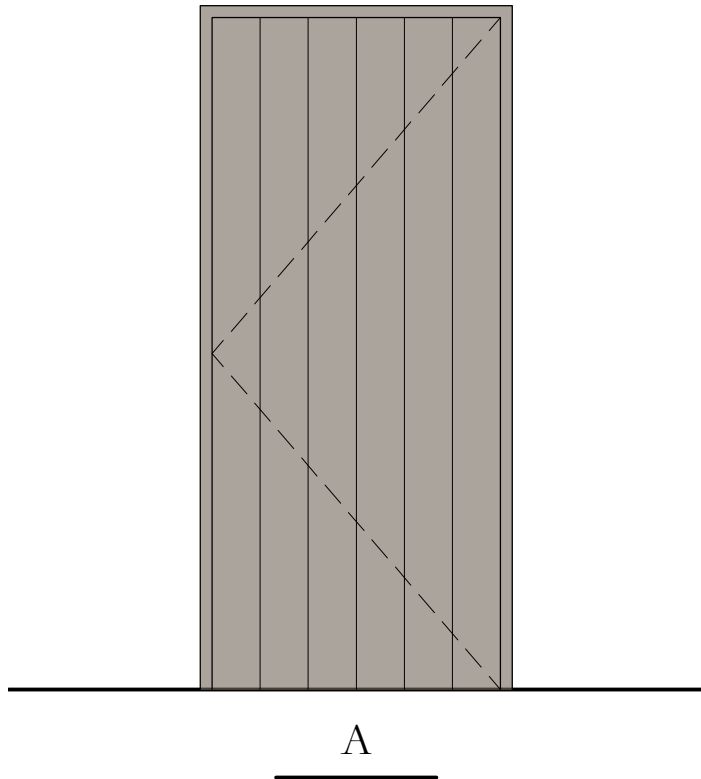
3 Room Finish Schedule

Scale: None

WINDOW TYPES



DOOR TYPES



2 Window Schedule

Scale: None

EXTERIOR DOOR SCHEDULE																				
DOOR UNITS														FRAME				HARDWARE	REMARKS	
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	ROUGH HEIGHT* (A.F.F.)	R.O. WIDTH	TYPE	MATERIAL	FINISH	GLASS	SHUTTER	SCREEN	TRANSOM	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL	FINISH	WEATHERSTRIP	SET (SEE SPECS.)	
FIRST FLOOR																				
1	100 - WATER CLOSET #1	1 3/4"	3'-0"	7'-0"	7'-1 1/2"	3'-3"	A	WOOD PLANK	STAINED/SEALED					A5.1	9 1/2"	WOOD	STAINED/SEALED	PER MFR	1	
2	101 - WATER CLOSET #2	1 3/4"	3'-0"	7'-0"	7'-1 1/2"	3'-3"	A	WOOD PLANK	STAINED/SEALED					A5.1	9 1/2"	WOOD	STAINED/SEALED	PER MFR	1	
3	102 - WATER CLOSET #3	1 3/4"	3'-0"	7'-0"	7'-1 1/2"	3'-3"	A	WOOD PLANK	STAINED/SEALED					A5.1	9 1/2"	WOOD	STAINED/SEALED	PER MFR	1	

1 Exterior Door Schedule

Scale: None

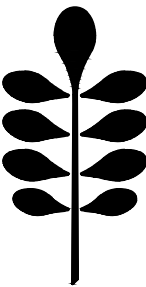
WINDOW & VENT SCHEDULE																					
WINDOW UNITS													FRAME					HARDWARE	REMARKS		
KEY	LOCATION		THICKNESS	WIDTH	HEIGHT	ROUGH HEADER HEIGHT (A.F.F.)	R.O. WIDTH	R.O. HEIGHT	TYPE	MATERIAL		FINISH	SHUTTER	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL		FINISH	WEATHERSTRIP	SET (SEE SPECS.)	
FIRST FLOOR																					
V1	100 - WATER CLOSET #1	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V2	100 - WATER CLOSET #1	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V3	100 - WATER CLOSET #1	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V4	101 - WATER CLOSET #2	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V5	101 - WATER CLOSET #2	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V6	101 - WATER CLOSET #2	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V7	102 - WATER CLOSET #3	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V8	102 - WATER CLOSET #3	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V9	102 - WATER CLOSET #3	-	0'-6"	1'-0"	9'-4"	7"	1'-1"	1	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V10	100 - WATER CLOSET #1	-	0'-9"	2'-0"	9'-4"	10"	2'-1"	2	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V11	100 - WATER CLOSET #1	-	0'-9"	2'-0"	7'-0"	10"	2'-1"	2	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V12	101 - WATER CLOSET #2	-	0'-9"	2'-0"	7'-0"	10"	2'-1"	2	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V13	102 - WATER CLOSET #3	-	0'-9"	2'-0"	7'-0"	10"	2'-1"	2	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V14	102 - WATER CLOSET #3	-	0'-9"	2'-0"	9'-4"	10"	2'-1"	2	MAHOGANY	STAINED/SEALED				A5.1	9 3⁄8"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V15	100 - WATER CLOSET #1	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V16	101 - WATER CLOSET #2	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V17	102 - WATER CLOSET #3	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V18	100 - WATER CLOSET #1	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V19	101 - WATER CLOSET #2	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW
V20	102 - WATER CLOSET #3	-	5'-6"	0'-10"	13'-8"	5'-7"	11"	3	MAHOGANY	STAINED/SEALED				A5.1	8 3⁄4"	MAHOGANY	STAINED/SEALED	PER MFR			MESH SCREEN IN LIEU OF WINDOW



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(214) 763-0722

REVISIONS DATE

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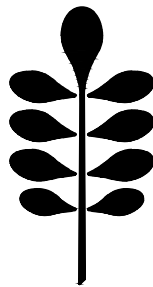
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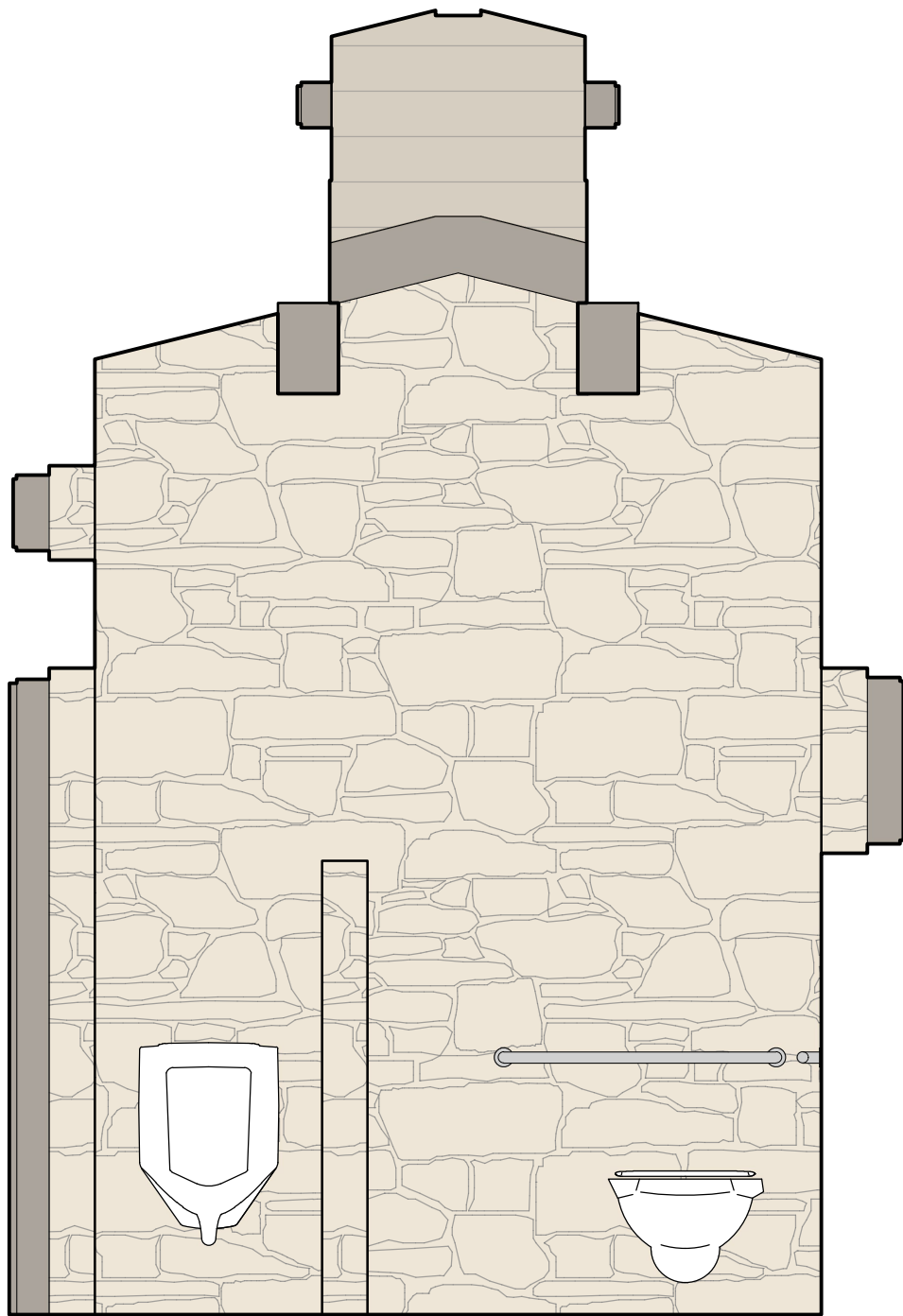


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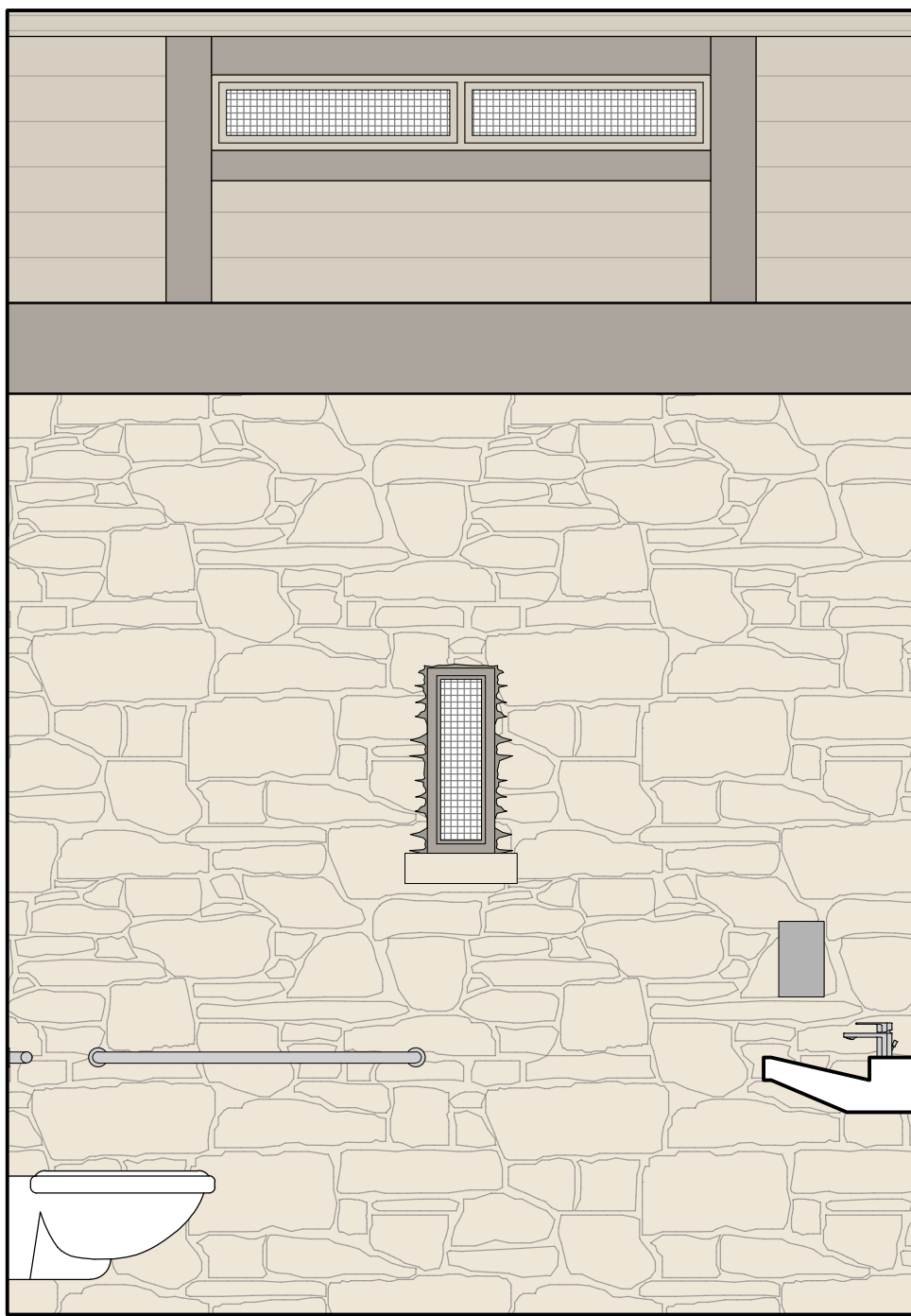
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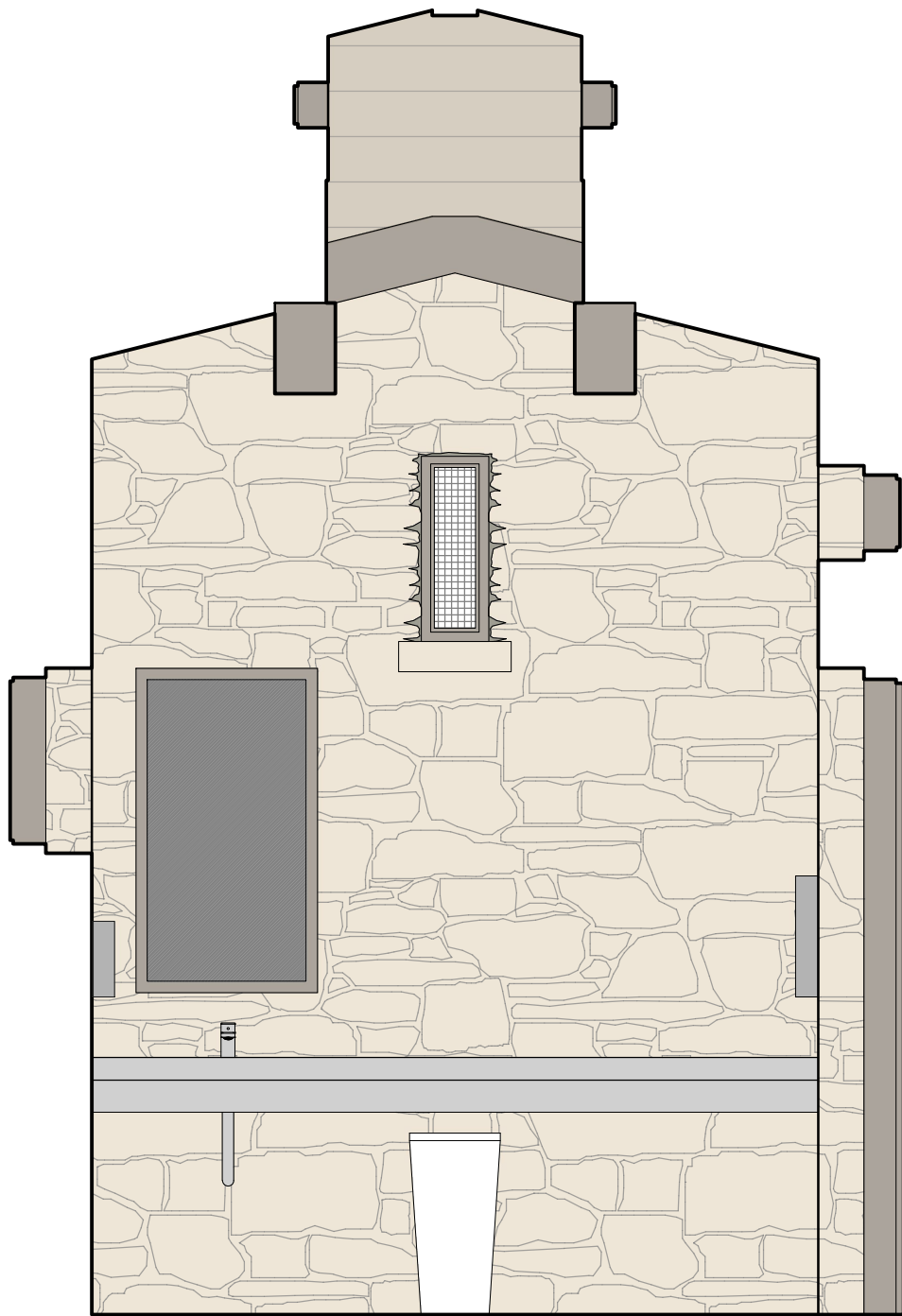
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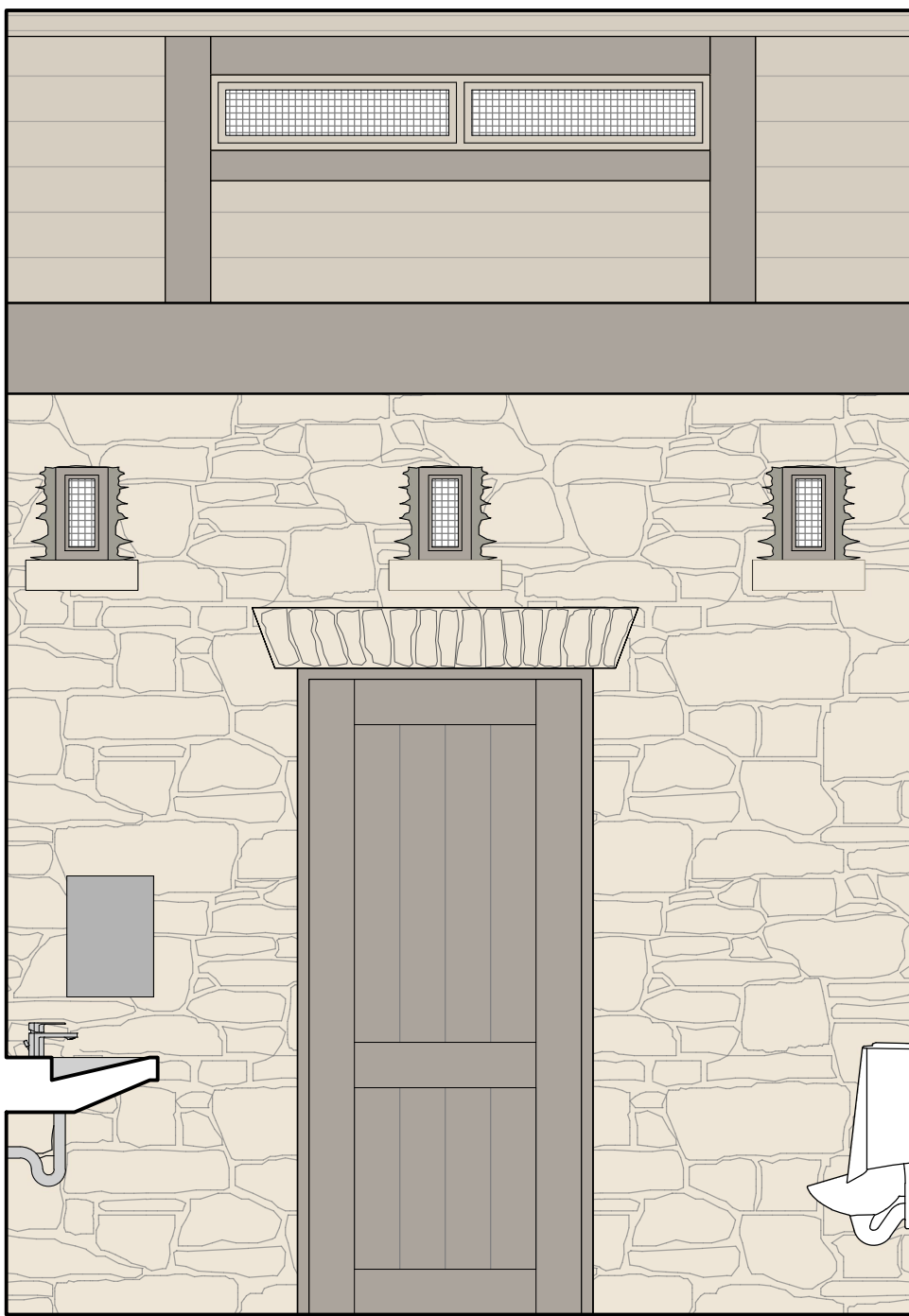
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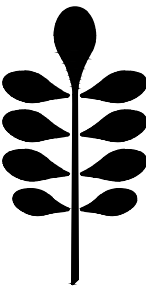
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

































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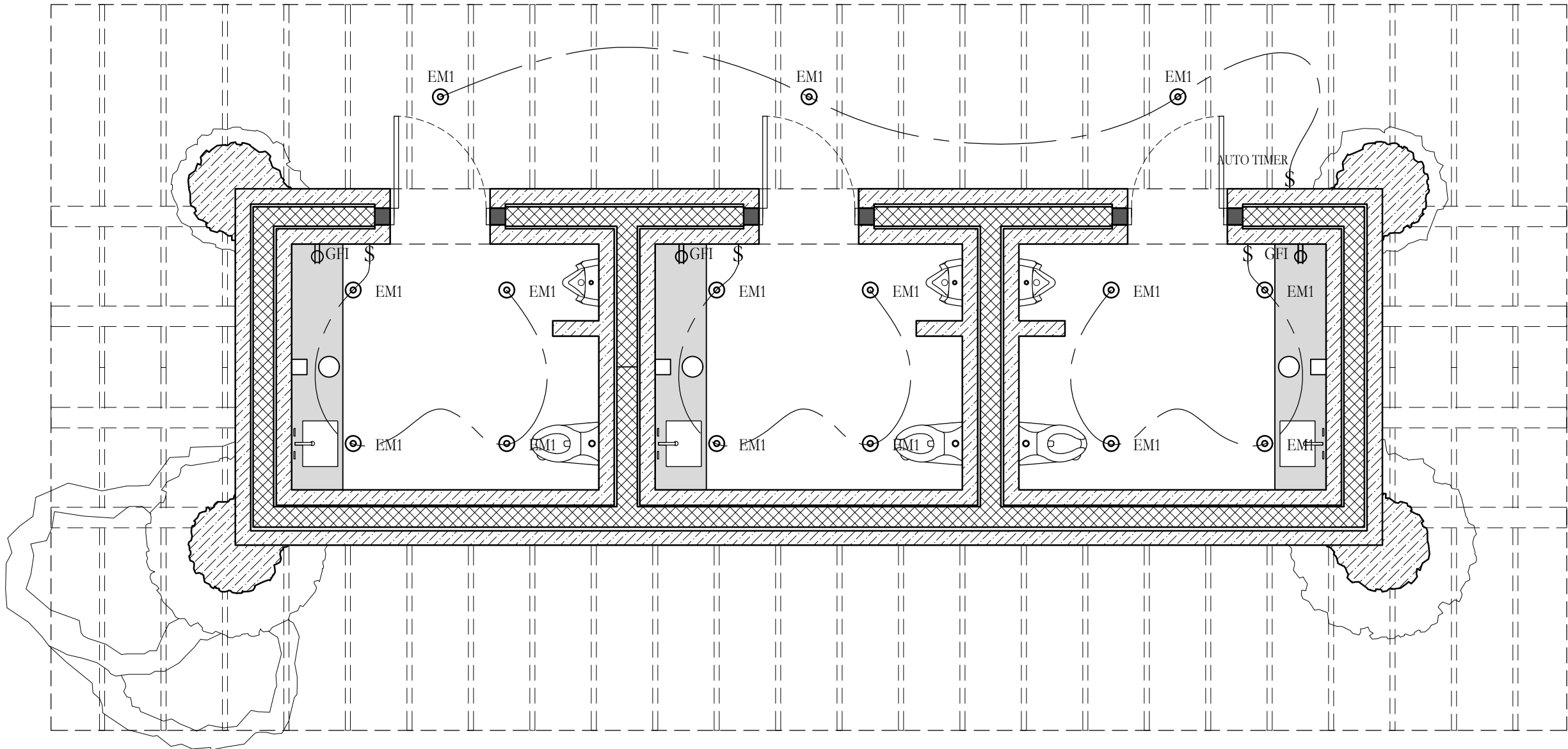


1 Typ. Level 2 W.C. - North
Scale: 1/2"=1'-0"



ELECTRICAL SYMBOLS

FIXTURES		OUTLETS & SWITCHES	
	SURFACE MOUNT FIXTURE		4-PLEX OUTLET
	SURFACE MOUNT LINEAR FIXTURE		FLOOR OUTLET
	CUSTOM MADE FIXTURE		DUPLEX OUTLET GFI
	EXTERIOR MONO POINT		DUPLEX OUTLET - 1/2 HOT
	EXTERIOR SCENCE		DUPLEX OUTLET
	EXTERIOR FLOOD		DATA / NETWORKING
	EXTERIOR SPOT		TELEPHONE
	CEILING FAN W/OUT LIGHT		TELEPHONE / DATA
	CEILING FAN W/ LIGHT		TELEVISION
	LANTERN		SWITCH - (MULTIPLE/DIMMER)
	MONO POINT		DOOR BELL
	PICTURE LIGHT		JUNCTION BOX
	RECESSED LIGHT		ELECTRICAL LEG
	RECESSED SHOWER (WET AREAS)		
	TRACK LIGHTING		
	PIN LIGHT		
	SCENCE		
	UNDER CABINET		
	VENT (CEILING MOUNT)		
	VENT (WALL MOUNT)		
	SMOKE DETECTOR		



1 Electrical Plan - Level 1

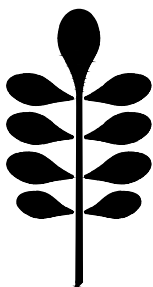
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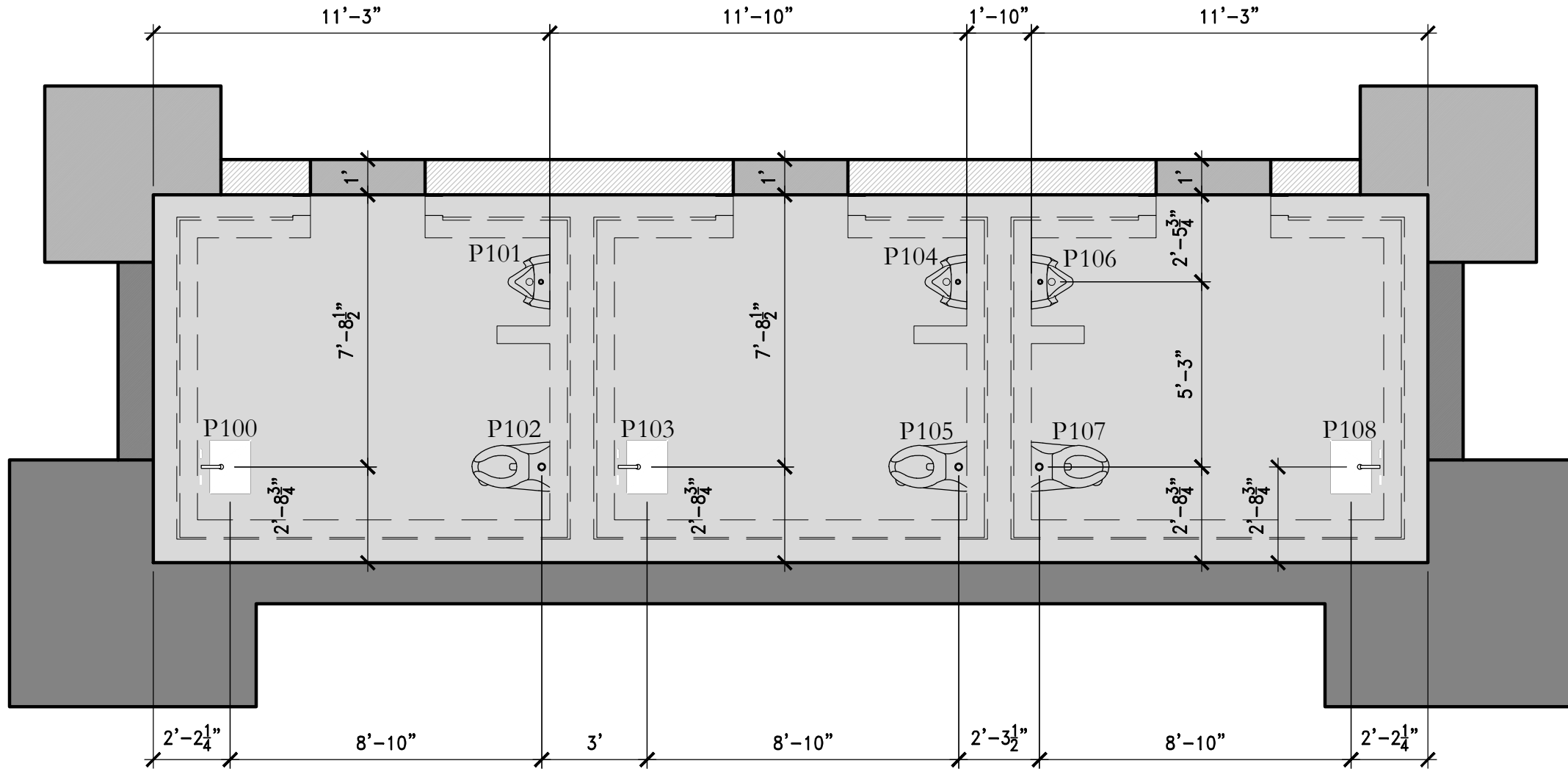


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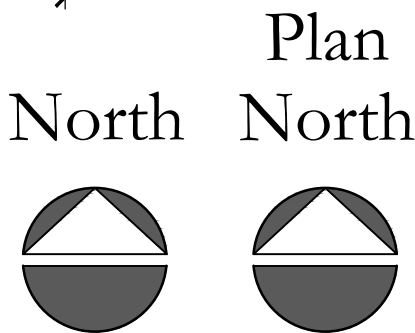
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1 Plumbing Plan

Scale: 1/4"=1'-0"



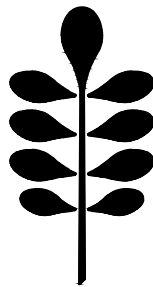
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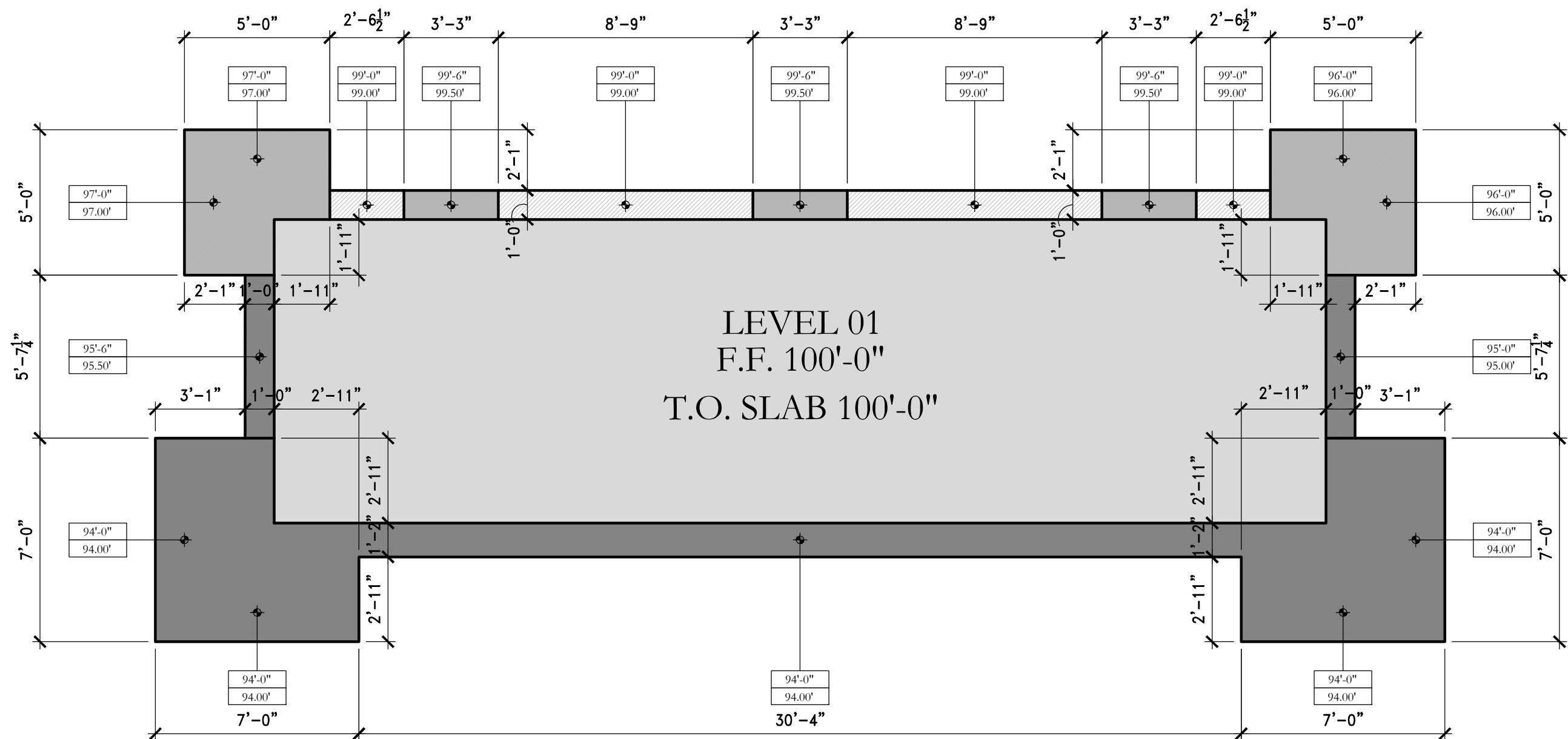


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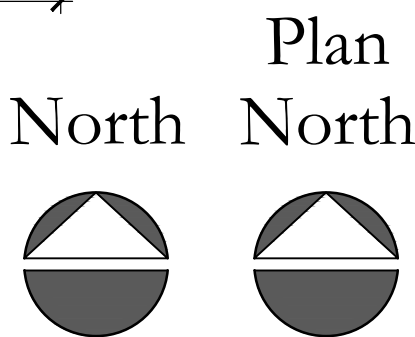
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8/17/2023



1 Foundation Drop Plan

Scale: 1/4"=1'-0"





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 8/29/2023

HDRC Case #:

Address: 3853 N St Mary's

Meeting Location: WebEx

APPLICANT: James Torres

DRC Members present: Jeffrey Fetzner, Monica Savino

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST: New construction of an accessory structure

COMMENTS/CONCERNS:

JT: 2-story, ADA-accessible restroom. After reviewing our budget, we moved the construction to minimize the earthwork and cost of the foundation. We adjusted the structure to be only 1 story. The style of the structure replicates a lot of what is already there. From Apline, you would have access to 3 individual restroom stalls. There will be a built-in stone bench and a galvalume roof. This will associate it with other buildings throughout brackenridge. There is probably an argument for a thatched roof, but we would like something that is easily maintained and long-lasting. We incorporated all of the ADA standards into the design of these. There will be no mechanical systems, just ventilation systems. When talking to Sandy Jenkins (Parks) we were informed of the installation of exterior lights. Our goal of exterior lights is to have them located high enough where no one could access them. They would be on a timer.

LG: The interior or exterior lights will be on a timer?

JT: The exterior lights would be on a timer. The interior lights would be operable.

LG: On a solar sensor?

JT: Probably on a timer. The goal of the project is so that in a later phase, they will have catering and the bathroom can be an extension of the current restaurant there.

LG: So they can adjust the time as needed. So these elevations, are they the same or have they changed since the site has changed?

JT: the north elevation will be largely the same. This has changed by 1 inch so that we can have the threshold at ½ and inch with a chamfered corner per ADA requirements. The east elevation was always shallow. The south elevation will be less severe and will require the movement of less land.

MS: I am not familiar with this project. My first inclination was to wonder about the general approach in modeling this structure to the existing structures. Can you speak to how this structure is different or how it is of its time and distinguished from the historic buildings?

JT: The interior finishes, the roof, and the treatment of the doors including hardware. In terms of what we are considering for material, we want to use something more modern – such as Cordova cream or Lueders. What we will borrow from the Tea Garden will be how the stone is arranged.

MS: So the material will be reinterpreted. From your interior elevations, you are showing a coursed stone. What are we doing to make it protective to wet spaces?

JT: We have explored the stone being more flush on the interior.

MS: Primarily, I was concerned with how the building would be distinguished from the previous constructions.

JT: An option that Don & discussed is the use over time and how these materials will respond to the use. Don has mentioned doing a wainscoting and that is something that we can definitely do. We can also remove the floating partition wall and make it a basic stainless-steel partition. I was concerned that the secondary material will expand the space.

MS: A nuanced detail on the exterior could make it a distinguishing feature as well. The treatment on the inside should potentially be introduced on the outside.

JF: I agree with what has been said so far. Looking at the restrooms further up N St Mary's by the Zoo – those are river rock and a clay tile roof. You can look in the doorway and see ceramic tile on the wall surface. You may want to consider that on the wet areas, a surface that can be kept clean. To differentiate it from the historic buildings, have you considered making it refined on the exterior? Possibly using an ashlar cut quoins to distinguish it from the rustic river rock that is elsewhere on the property. I question whether you have enough open area in the windows and clerestories for ventilation. The existing restrooms by the Zoo do not have doors, but they also have side windows that are larger in scale. I would recommend studying the air movement to work with natural ventilation.

JT: Yes, that was brought up by Don earlier. One solution is to bring down the stone wall and support the vents which would then run along the entirety of the exterior clerestory.

JF: I think the metal roof is appropriate. Stone is appropriate, I think it is just how it is detailed. The scale is appropriate. It is not overwhelming and it is nestled in the trees. It will be a nice addition to the area. I would recommend letting it read on its own instead of following so much of the detailing of the existing buildings.

MS: On the other file, I had problems finding the site on the site plan. You may want to consider an updated site plan.

JF: A different scale where you show this in relation to the Jingu House.

LG: I agree with both Commissioners. I like the architectural style that you have copied, deep overhangs, shallow roof, the shape is appropriate. It is a style to have the stone match the historic building. Modifications that make it less rustic and more contemporary with its time. Ventilation is really key to making this a successful space.

JF: You might look at airflow and I know you want natural ventilation. You will have some power to the building, so you might consider ceiling fans.

JT: They are tall enough, so we could consider that.

MS: Balancing that airflow with negative pressure and plumbing, you may want to make sure that the plumbing can work without the AC system. And that could help with potential odor issues.

JF: Another thing with the interior – you would want to include a diaper changing station in every room. You may need to check with the Health Department. If it requires putting one separate from the countertop. It may require the sink, a break, and then the station. Just not all on the same surface.

OVERALL COMMENTS: