

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

HDRC CASE NO: 2019-675
ADDRESS: 122 E HOUSTON ST
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Frank Valadez/SA Partnership
OWNER: Cabbage LTD
TYPE OF WORK: Canopy installation, site work, and signage
APPLICATION RECEIVED: November 05, 2019
60-DAY REVIEW: January 4, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a metal canopy featuring a wood soffit above the storefront on the E Houston street façade.
2. Install patio seating and patio railing in the right of way.
3. Install window decal signage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

Historic Design Guidelines, Chapter 5, Guidelines for Signage

A. GENERAL

- i. Location*—Limit the use of window signs to first floor windows where they may be readily viewed by pedestrians.
- ii. Appropriate building types*—Use window signs in high traffic pedestrian areas, such as on commercial storefronts or other buildings that have been adapted for non-residential use.
- iii. Historic signage*—Retain historic window signage if it reflects a historic building name, owner, or early business. B.

DESIGN

- i. Window coverage*—Do not cover more than 30 percent of the window area with signage.
- ii. Opacity*—Do not use window signs constructed of opaque materials that obscure views into and out of windows, either partially or completely.
- iii. Prohibited window signs*—Do not use paper signs, banners, or graphic films that adhere to the exterior of window glazing.
- iv. Symbols and lettering*—Incorporate lettering, symbols, and other design elements that reflect the type of business or institution at the location to increase a sign's impact.
- v. Temporary signs and banners*—Place temporary signs in a manner that is appropriate for the building scale and style, as allowed by UDC sec. 35-612(i).

FINDINGS:

- a. The historic structure at 122 E Houston was constructed circa 1912 and is commonly known as the Savoy Hotel. At this time, the applicant has proposed to install a street canopy, an outdoor dining area and signage.
- b. CANOPY – The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Additionally, per the Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which

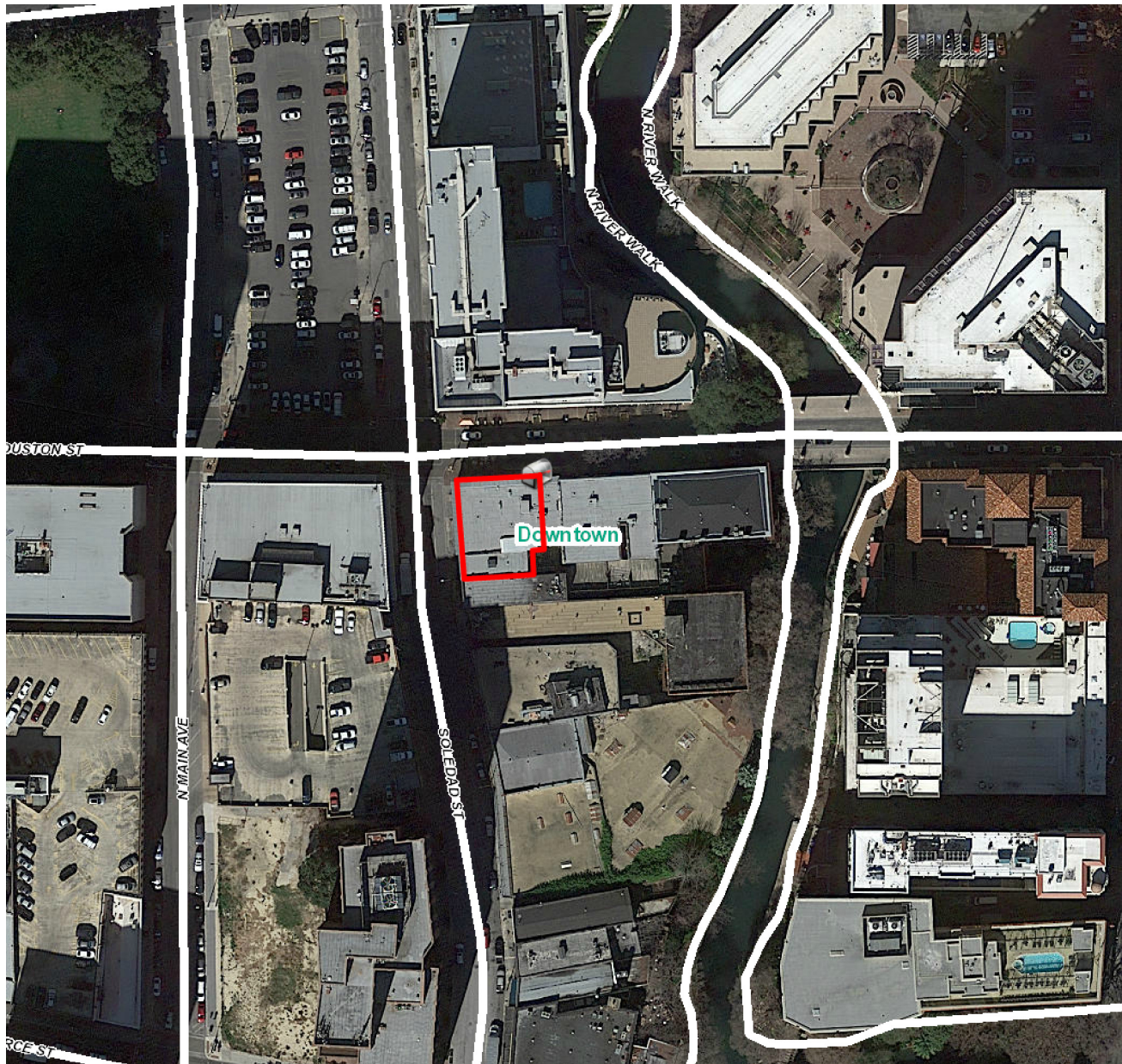
they will be attached. Historic photos note a canopy on both the E Houston and N St Mary's facades. At this time, the applicant has proposed to install a metal canopy featuring a wood soffit above the storefront on the Soledad street façade. Generally, staff finds the proposed location and profile of the proposed canopy to be appropriate; however, the applicant should provide an elevation of the E Houston street façade for review and approval noting specifics of the canopy location.

- c. **OUTDOOR SEATING AREA** – The applicant has proposed outdoor seating to be enclosed by planters. While staff finds an outdoor seating area to be appropriate, the applicant is to coordinate with Center City Development & Operations Department as well as Transportation & Capital Improvements staff to ensure that appropriate pedestrian and ADA access is provided. A clearance of at least six (6) feet shall be provided at all times. This must be accomplished prior to the issuance of a Certificate of Appropriateness. Additionally, the applicant is to provide specifications for all patio furniture, including tables, chairs and planters to staff for review and approval.
- d. **SIGNAGE** – The applicant has proposed to install window decal signage. Generally, staff finds this to be appropriate; however, specific designs and sizes have not been submitted to staff at this time. Staff finds that window decals should be placed in a manner that does not obscure or detract from architectural elements, should be sized appropriately for the storefront system. Decals should not occupy entire storefront panels or be larger than fifty (50) square feet, or occupy more than thirty (30) percent of the storefront. Specifics for window decals are to be submitted to staff for review and approval prior to installation.
- e. **ARCHAEOLOGY** – The project area is within the River Improvement Overlay District, Main and Military Plazas Local Historic District, Main and Military Plazas National Register of Historic Places District, and Local Historic Landmark. The property is also in close proximity to previously recorded archaeological site 41BX2164 and the historic footprint of the Veramendi Palace, a Spanish Colonial structure. Moreover, the project area is near to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations may be required if excavations are necessary for the development.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulations:

- i. That the applicant provide an elevation of the E Houston street façade for review and approval noting specifics of the canopy location.
- ii. That the applicant coordinate with Center City Development & Operations Department as well as Transportation & Capital Improvements staff to ensure that appropriate pedestrian and ADA access is provided. A clearance of at least six (6) feet shall be provided at all times. This must be accomplished prior to the issuance of a Certificate of Appropriateness. Additionally, the applicant is to provide specifications for all patio furniture, including tables, chairs and planters to staff for review and approval.
- iii. That window decals be placed in a manner that does not obscure or detract from architectural elements, be sized appropriately for the storefront system. Decals are not to occupy entire storefront panels or be larger than fifty (50) square feet or occupy more than thirty (30) percent of the storefront. Specifics for window decals are to be submitted to staff for review and approval prior to installation.
- iv. **ARCHAEOLOGY** – Archaeological investigations may be required if excavations are necessary for the development. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.



Flex Viewer

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Printed: Sep 21, 2018

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Savoy Hotel- Retail Space



Photo #1: Exterior of Savoy Hotel, Houston Street elevation



SOLEDAD BLK

NO
PARKING
ANYTIME

Education. People.
City-building. Events.
Actionable technology.

SASW

OCTOBER

This is San Antonio Startup Week

BASECAMP





at Savoy Building

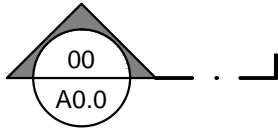
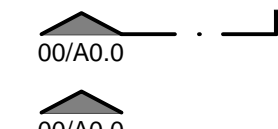
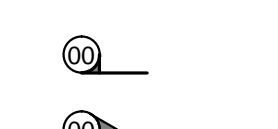
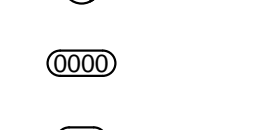
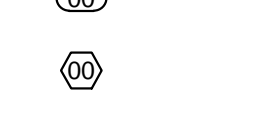
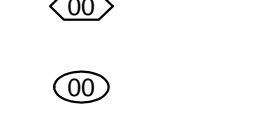
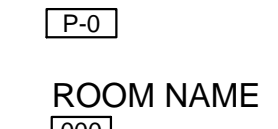

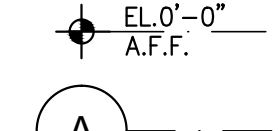

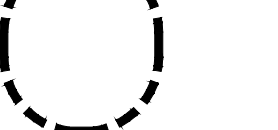

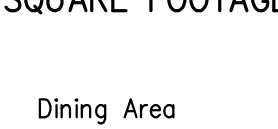
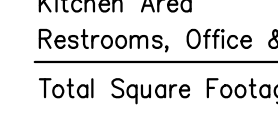


Interior Finish-out

116 East Houston St, Ste. 116; San Antonio, Texas 78205

GENERAL NOTES

- A. THE CONTRACTOR MUST FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BID AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. NO ALLOWANCES WILL BE MADE FOR UNFAMILIARITY WITH EXISTING FACILITY AND CONDITIONS.
- B. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES.
- C. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR INCONSISTENCIES, OR OMISSION HE/SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
- D. THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT TO THE PROJECT. THE ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
- F. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH WORK.
- G. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.
- H. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- J. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.
- K. FIRE EXTINGUISHERS: CONTRACTOR TO VERIFY REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL.
- L. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIAL OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT COSIGNED BY THE GENERAL CONTRACTOR TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER DATE OF SUBSTANTIAL COMPLETION.
- M. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REGULATIONS.
- N. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
- O. CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- P. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEE'S, WORKMEN AND ALL OTHERS AT LEAST DURING PROJECT CONSTRUCTION.
- Q. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
- R. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING/SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
- S. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C, EQUIPMENT, COUNTERS, HANDRAILS, RAILS AND ALL OTHER ITEMS REQUIRING SAME.
- T. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE OR MANUFACTURER.
- U. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINE AND LEVELS SHOWN ON THE DRAWING WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- V. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL COME TOGETHER PROPERLY AND FIT AND TO BE RECEIVED BY THE WORK OF OTHER TRADES.
- W. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK. BUILDING PERMIT APPLICATION BY OWNER, GENERAL CONTRACTOR TO PICK UP PERMIT AND MAKE FINAL PAYMENT.
- X. THE CONTRACTOR AND TRADES PARTICIPATING IN THE WORK SHALL BE REQUIRED TO OBTAIN APPROVAL FROM LANDLORD FOR ANY SPACE OUTSIDE OF THE LEASED PREMISES WITHIN THE BUILDING WHEN SUCH CONTRACTOR OR TRADE DESIRES TO USE IT FOR STORAGE, HANDLING, OR MOVING OF THEIR MATERIALS AND EQUIPMENT AS WELL AS FOR THE LOCATION OF ANY FIELD OFFICE AND/OR FACILITY FOR THEIR OPERATION.

SYMBOLS LEGEND

-  BUILDING SECTION KEY
-  WALL SECTION KEY
-  ELEVATION KEY
-  PARTITION TYPE
-  ACCESSORIES / EQUIPMENT
-  SCHEDULED DOOR TYPE
-  SCHEDULED DOOR NUMBER
-  SCHEDULED WINDOW TYPE
-  DEMOLITION KEY NOTE
-  GENERAL KEY NOTE
-  FINISH KEY NOTE
-  ROOM NAME
-  REVISION KEY
-  ELEVATION HEIGHT KEY
-  COLUMN ID. & CENTER LINE
-  DETAIL KEY

SQUARE FOOTAGE

SQUARE FOOTAGE

Dining Area	1,628 S.F.
Kitchen Area	1,163 S.F.
Restrooms, Office & Corridors	644 S.F.
Total Square Footage	3,435 S.F.

CODE INFORMATION

BUILDING CODES – SAN ANTONIO, TX.

INTERNATIONAL BUILDING CODE – 2018 edition
INTERNATIONAL PLUMBING CODE – 2018 edition
INTERNATIONAL MECHANICAL CODE – 2018 edition
INTERNATIONAL FIRE CODE – 2018 edition
NATIONAL ELECTRICAL CODE – 2017 edition

INTERNATIONAL ENERGY CONSERVATION CODE – 2018

ARCHITECTURAL BARRIERS ACT,
TEXAS CIVIL STATUTES ARTICLE 9102
AND ADMINISTRATIVE RULES & TEXAS
DEPARTMENT OF LICENSING AND
REGULATION, TEXAS CIVIL STATUTES
ARTICLE 9100, APRIL 1994 ED.

CODE ANALYSIS

BUILDING INFORMATION

PROJECT SCOPE:
Interior finish-out to accommodate dining and kitchen area for a new 3,435 square foot Bunz restaurant.

The existing shell building type II-B construction.

The interior finishes for this building shall be stained concrete floors, painted gwb walls, Dropped gypsum and ceiling grid. FRP in kitchen and storage walls.

CONSTRUCTION TYPE:
Type IIB (Section 602 and 603 and Table 601)

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2 Restaurant (Section 303.3) – Restaurant (sprinklered)

ALLOWABLE AREA : 28,500 SF (Table 506.2)
Interior finish-out consists of 3,435 square feet

Occupant Load Calculations:	
Dining Area:	108
Queuing Line:	18
Kitchen/serving/prep:	6
Office:	1

Total Building Occupant Load: 132 occ

MIXED USE OCC. Table 508.4 – 2HR Fire wall separation between occupancy M and A-2.
Panic hardware is required on doors serving an occupant load of 50 or more.

PLUMBING FIXTURE COUNT (UPC 200E TABLE 4-1)
Restaurants – The fixture count shall be based on 75 males and 75 females.

MALE:
1 water closets
1 lavatory
1 water closet is required
1 lavatory is required

FEMALE:
1 water closet
1 lavatory
1 water closet is required
1 lavatory is required

FIRE FLOW & FLOW DURATION (IFC TBL B105.1)
1500 GPM for 2hr duration

SHEET INDEX 37 TOTAL

GENERAL INFORMATION : 3 Sheets

G1.0 GENERAL INFORMATION, PROJECT INFORMATION & SHEET INDEX
TAS-1 TEXAS ACCESSIBILITY STANDARDS
TAS-2 TEXAS ACCESSIBILITY STANDARDS

ARCHITECTURAL : 7 Sheets

D2.0 DEMOLITION FLOOR PLAN
A2.0 FLOOR PLAN
A3.0 REFLECTED CEILING PLAN
A4.0 ENLARGED RESTROOM PLAN & INTERIOR ELEVATIONS
A5.0 ROOM FINISH SCHEDULE & DOOR SCHEDULE
A6.0 INTERIOR ELEVATIONS AND DETAILS
A7.0 SECTIONS

STRUCTURAL : 3 Sheets

S1.0 AWING/WALL SUPPORT PLAN
S2.0 AWING/WALL SUPPORT PLAN
S3.0 FOUNDATION SECTION

KITCHEN EQUIPMENT : 7 Sheets

FS-0.1 GENERAL NOTES
FS-1.0 EQUIPMENT PLAN
FS-2.0 ELECTRICAL PLAN
FS-3.0 PLUMBING PLAN
FS-4.0 UNDER SLAB PLAN
FS-5.0 EXHAUST PLAN
FS-6.0 WALL BACKING

MECHANICAL: 5 Sheets

M1 MECHANICAL FLOOR PLAN
M2 MECHANICAL SCHEDULES
M3 MECHANICAL DETAILS
M4 HOOD DETAILS
M5 EXHAUST FAN DETAILS

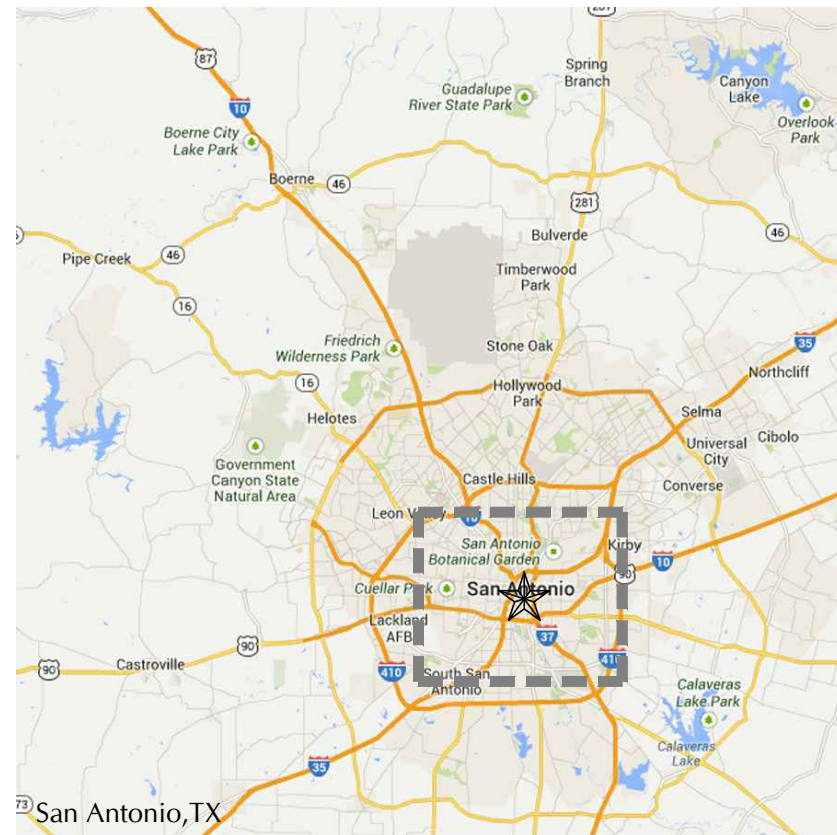
ELECTRICAL: 5 Sheets

E1 ELECTRICAL LIGHTING FLOOR PLAN
E2 ELECTRICAL POWER FLOOR PLAN
E3 ELECTRICAL SPECIFICATIONS/LEGEND
E4 ELECTRICAL PANEL SCHEDULES
E5 ELECTRICAL DETAILS

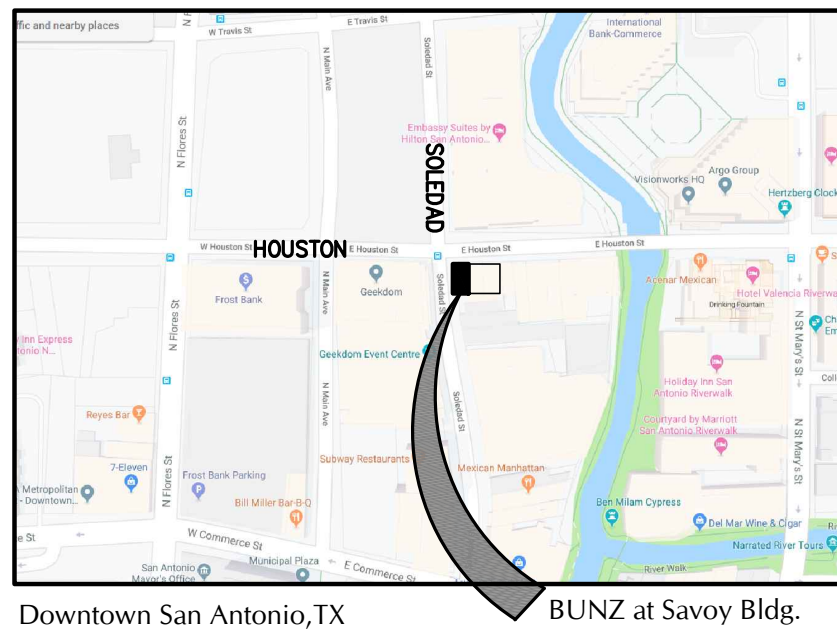
PLUMBING: 7 Sheets

P1 PLUMBING SEWER FLOOR PLAN
P2 PLUMBING SEWER FLOOR PLAN
P3 PLUMBING HW/CW FLOOR PLAN
P4 PLUMBING GAS FLOOR PLAN
P5 PLUMBING HW/CW FLOOR PLAN
P6 PLUMBING DETAILS
P7 PLUMBING RISER DIAGRAMS

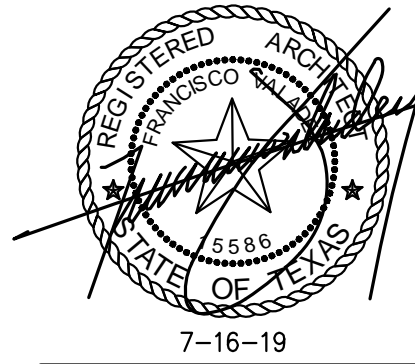
CITY MAP



VICINITY MAP



BUNZ at
Savoy Bldg.
116 E. Houston, Ste. 116
San Antonio, Texas 78205
7-12-19 | Permit Set
Job No. 19-014



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ARCHITECTS

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San Antonio, Texas 78210
Tel: 210.828.6419
E-mail: rukshanw@cape-inc.net

G1.0

CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

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/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed exposed edge. Carpet edge trim shall comply with 303.

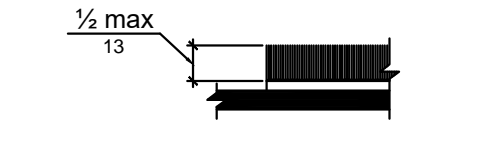


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) 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.

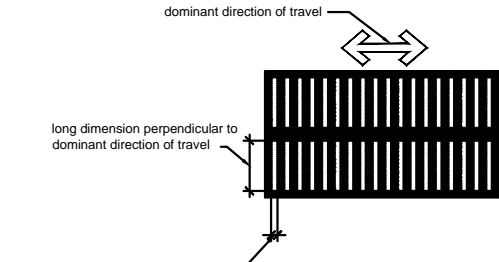


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

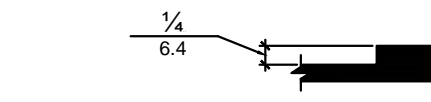


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

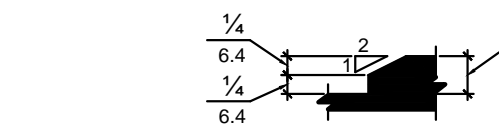


Figure 303.3 Beveled Change in Level

304 Turning Space

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

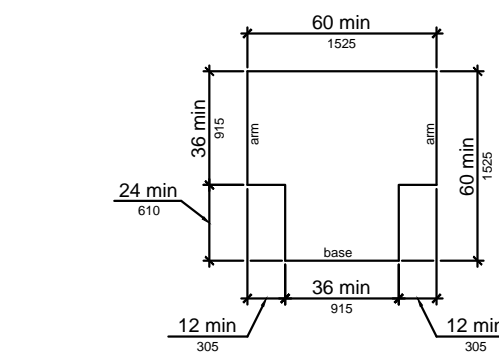


Figure 304.3.2 T-Shaped Turning Space

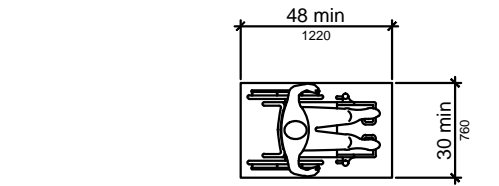


Figure 305.3 Clear Floor or Ground Space

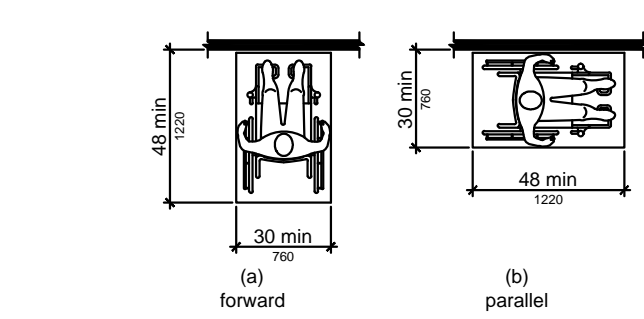


Figure 305.5 Position of Clear Floor or Ground Space

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

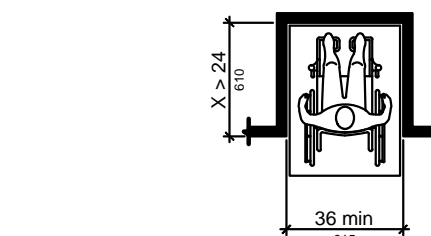


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

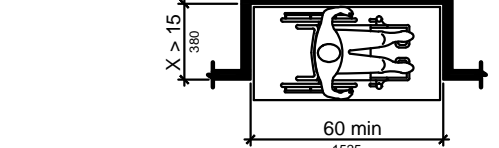


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

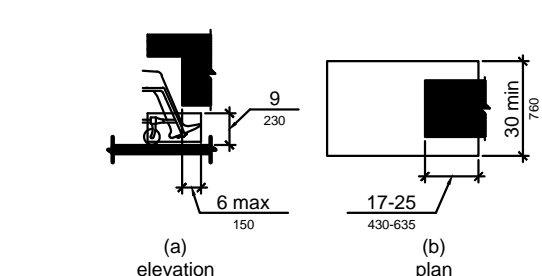


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

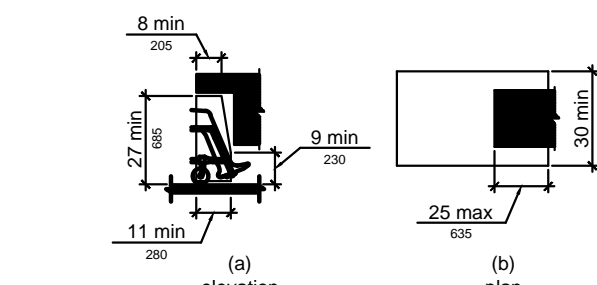


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

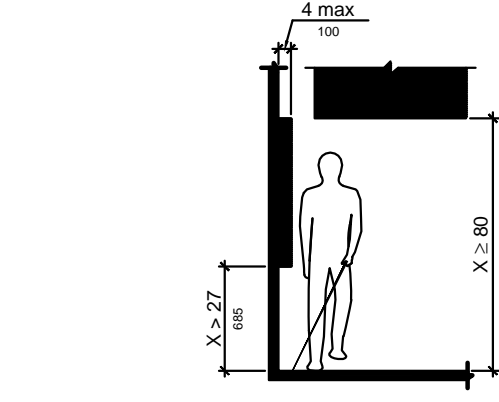


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

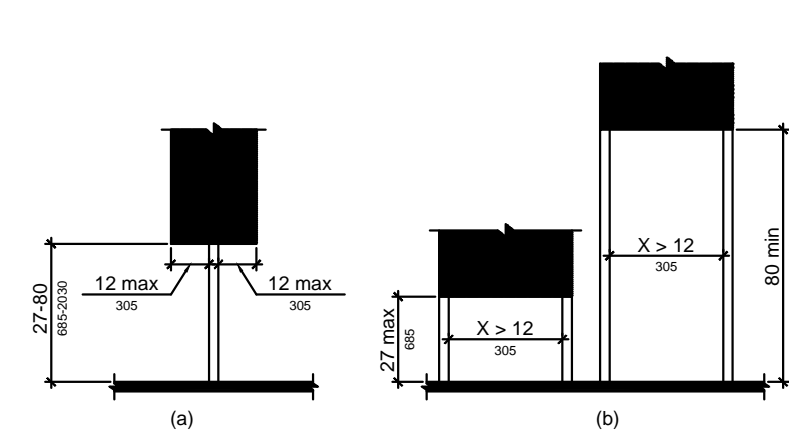


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

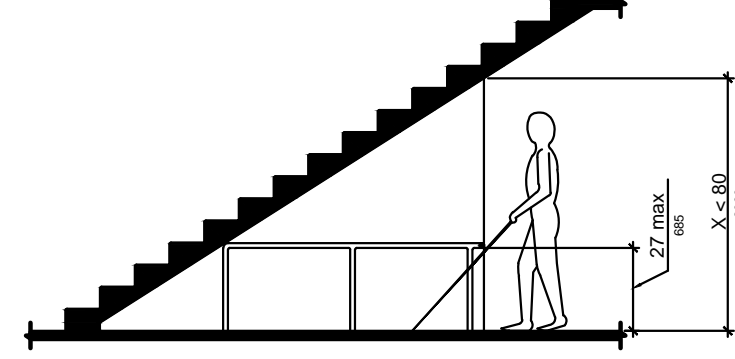


Figure 307.4 Vertical Clearance

308 Reach Ranges

Children's Reach Ranges

Forward or Side Reach	High (maximum)	Low (minimum)
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)
Ages 5 through 8	40 in (1015 mm)	16 in (405 mm)
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

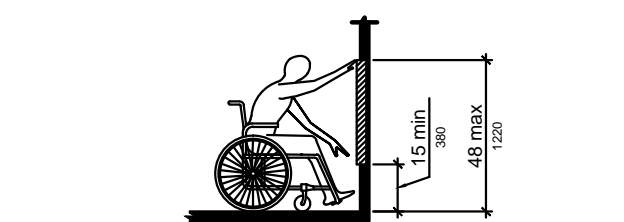


Figure 308.2.2 Obstructed High Forward Reach

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 (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

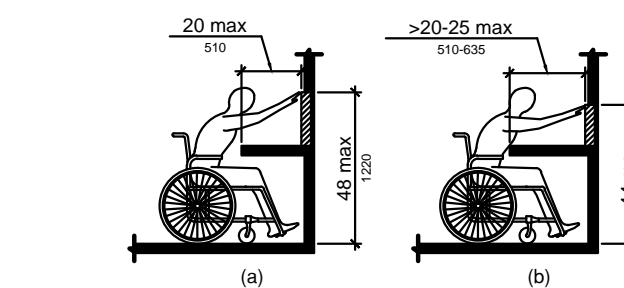


Figure 308.3.1 Unobstructed Side Reach

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 (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

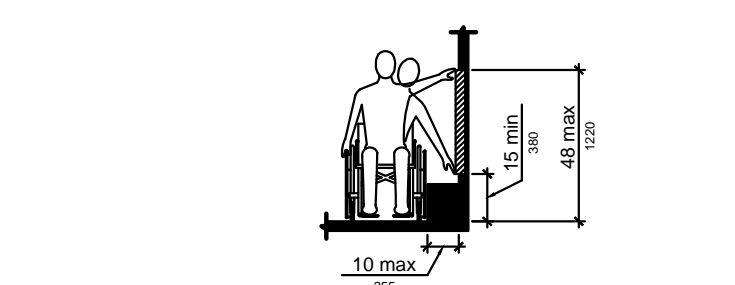


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20; doorways; ramps; curb ramps; elevators; the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

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.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

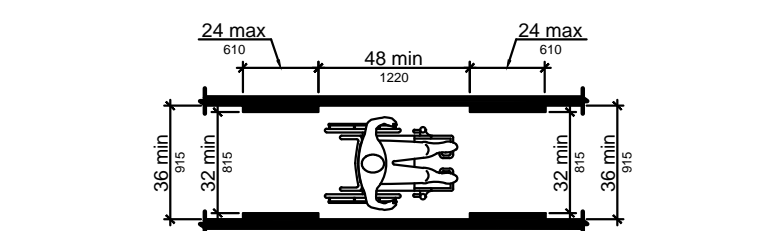


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

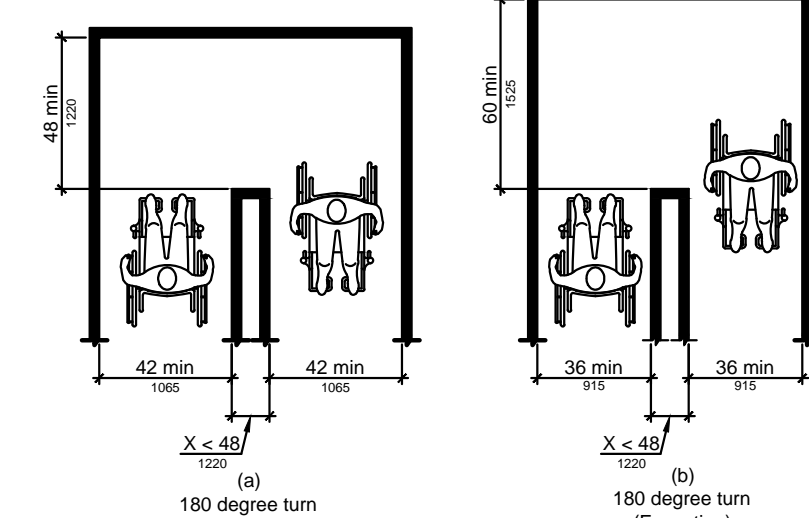


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening with between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

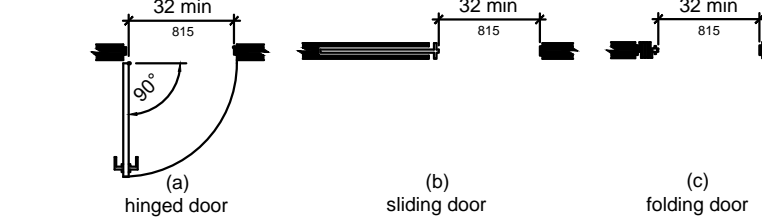


Figure 404.2.3 Clear Width of Doorways

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.

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

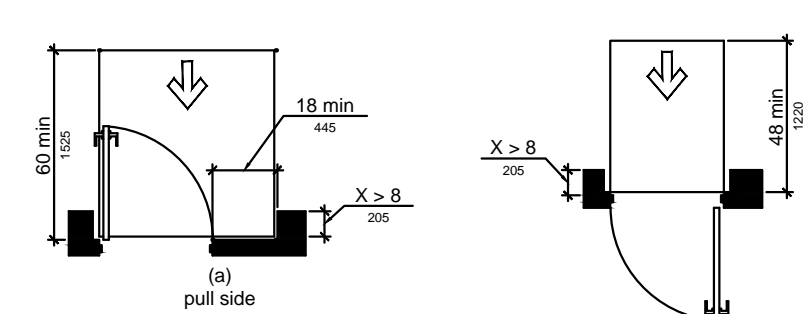


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

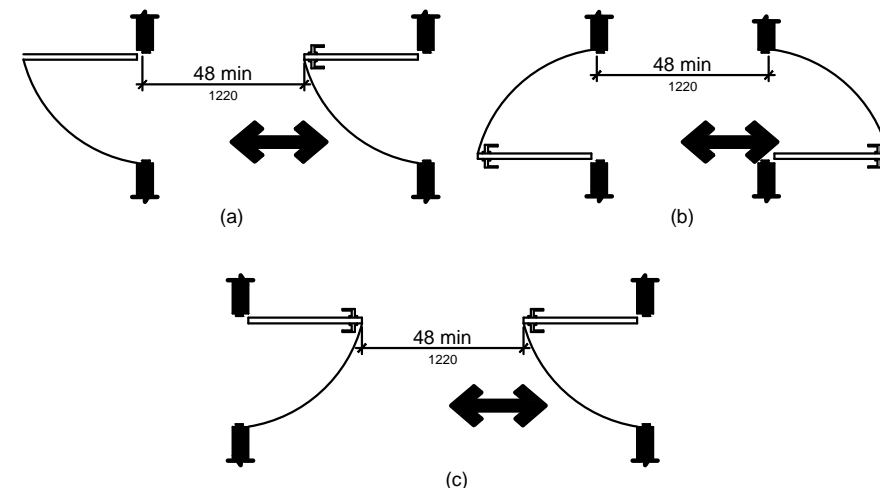


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

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:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) 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.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cornices created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving on accessible means of egress shall comply with 404.2.4.

404.3.3 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

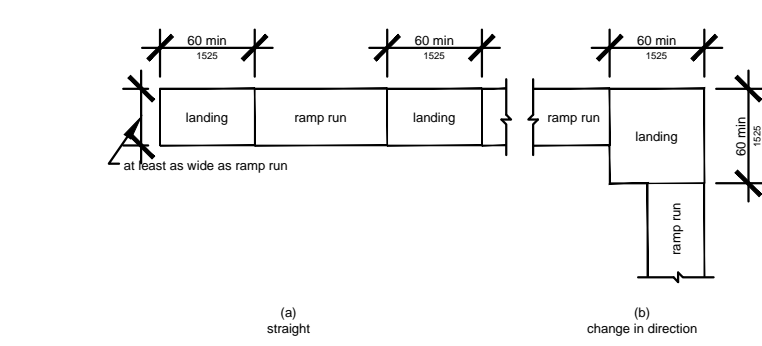


Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall have slope not steeper than 1:48. 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 (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing complying with 505.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

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.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

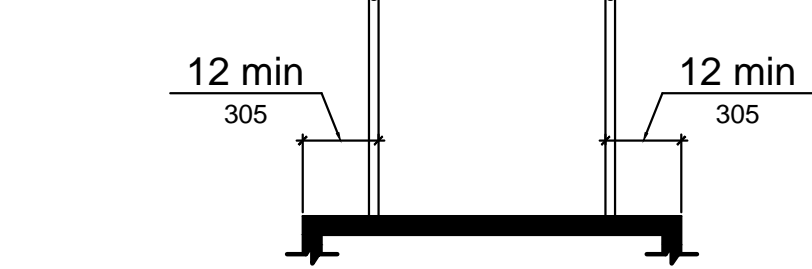


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

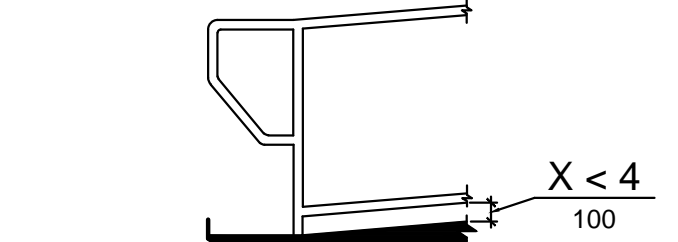


Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions of curb ramps to walks, gutters, and streets shall be at the same level.

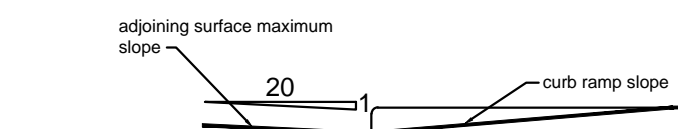


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

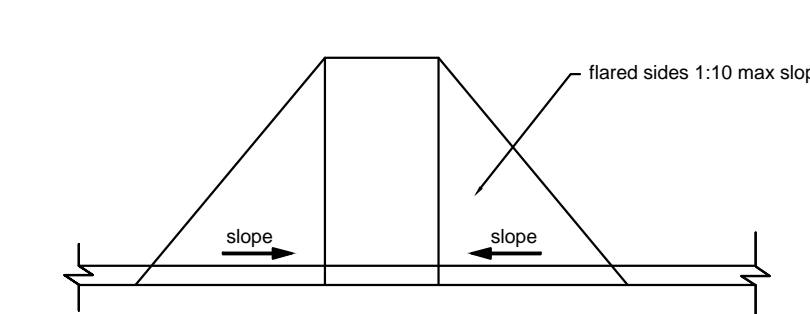


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

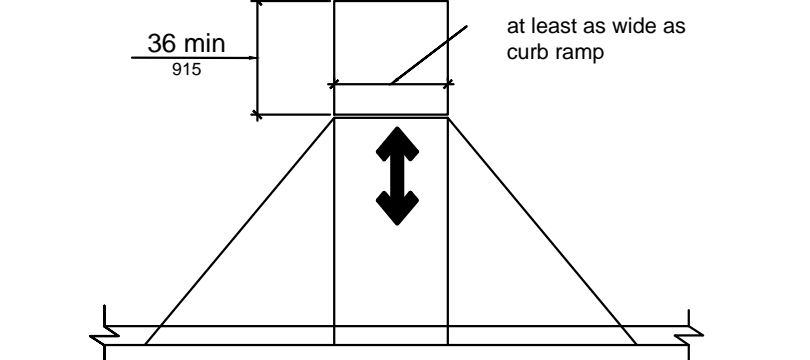


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. 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 (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

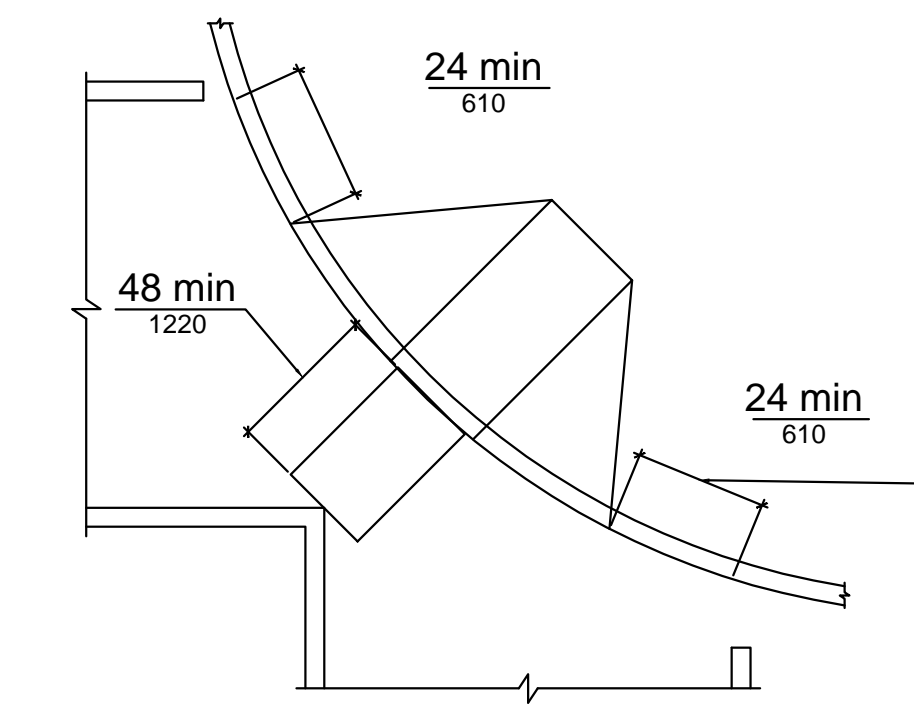


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. 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 (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

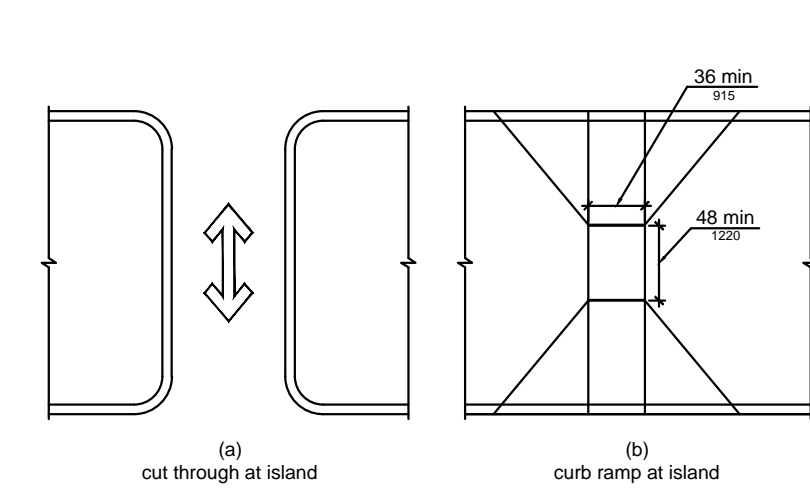


Figure 406.7 Islands in Crossings

407 Elevators

407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.
EXCEPTION: Existing conditions don't have to comply

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

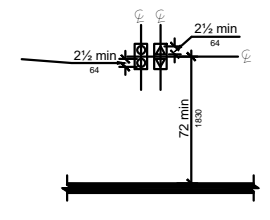


Figure 407.2.2.2 Visible Hall Signals

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.

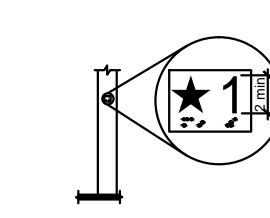


Figure 407.2.3.1 Floor Designations on Jamb of Elevator Hoistway Entrances

2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car grations shall be provided in both tactile characters and braille. Tactile characters shall be 2 es (51 mm) high minimum.

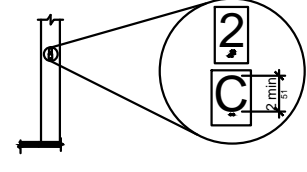


Figure 407.2.3.2 Car Designations on Jamb of Destination-Oriented Elevator Hoistway Entrances

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

$$T = 0.7(1.5 \text{ ft/s}) \text{ or } T = 0.7(455 \text{ mm/s}) = 5 \text{ seconds minimum where } T \text{ equals the total time in seconds and } 0 \text{ equals the distance (in feet or millimeters) from the point in the lobby or corridor } 60 \text{ inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.}$$

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

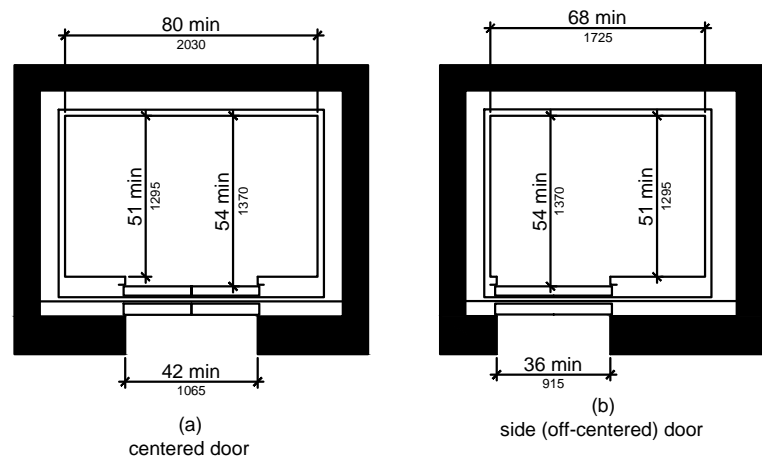


Figure 407.4.1 Elevator Car Dimensions

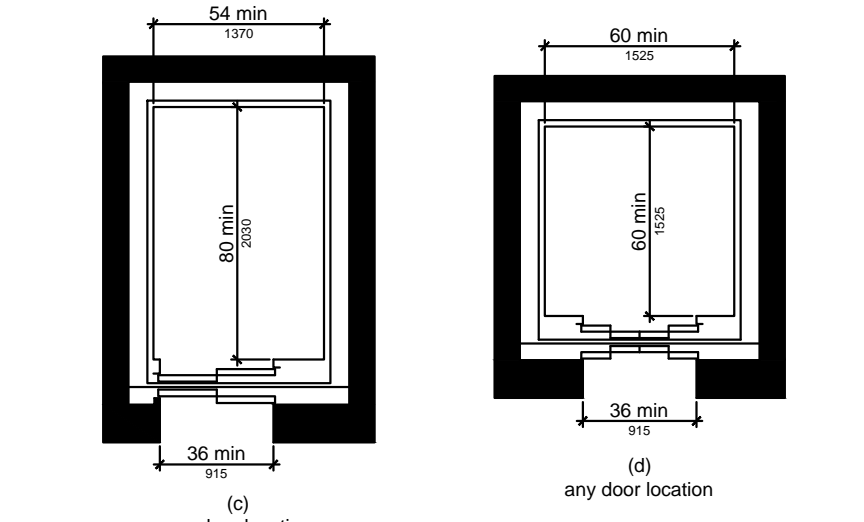


Figure 407.4.1 Elevator Car Dimensions

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform all and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

408 Limited-Use/Limited-Application Elevators

408.1 General. Limited-use/limited-application elevators shall comply with 408 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

408.2 Elevator Landings. Landings serving limited-use/limited-application elevators shall comply with 408.2.

408.2.1 Call Buttons. Elevator call buttons and keypads shall comply with 407.2.1.

408.2.2 Hall Signals. Hall signals shall comply with 407.2.2.

408.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.1.

408.3 Elevator Doors. Elevator hoistway doors shall comply with 408.3.

408.3.1 Sliding Doors. Sliding hoistway and car doors shall comply with 407.3.1 through 407.3.3 and 408.4.1.

408.3.2 Swinging Doors. Swinging hoistway doors shall open and close automatically and shall comply with 404, 407.3.2 and 408.3.2.

408.3.2.1 Power Operation. Swinging doors shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

408.3.2.2 Duration. Power-operated swinging doors shall remain open for 20 seconds minimum when activated.

408.4 Elevator Cars. Elevator cars shall comply with 408.4.

408.4.1 Car Dimensions and Doors. Elevator cars shall provide a clear width 42 inches (1065 mm) minimum and a clear depth 54 inches (1370 mm) minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches (815 mm) minimum clear width.

408.4.2 Floor Surfaces. Floor surfaces in platform lifts shall comply with 302 and 303.

408.4.3 Platform to Hoistway Clearance. The clearance between the platform all and the edge of any runway landing shall be 1 inch (32 mm) maximum.

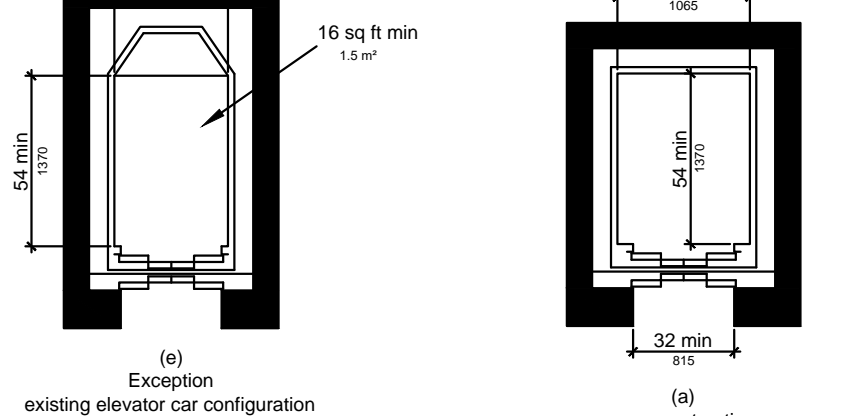


Figure 408.4.1 Limited-Use/Limited-Application (LUA) Elevator Car Dimensions

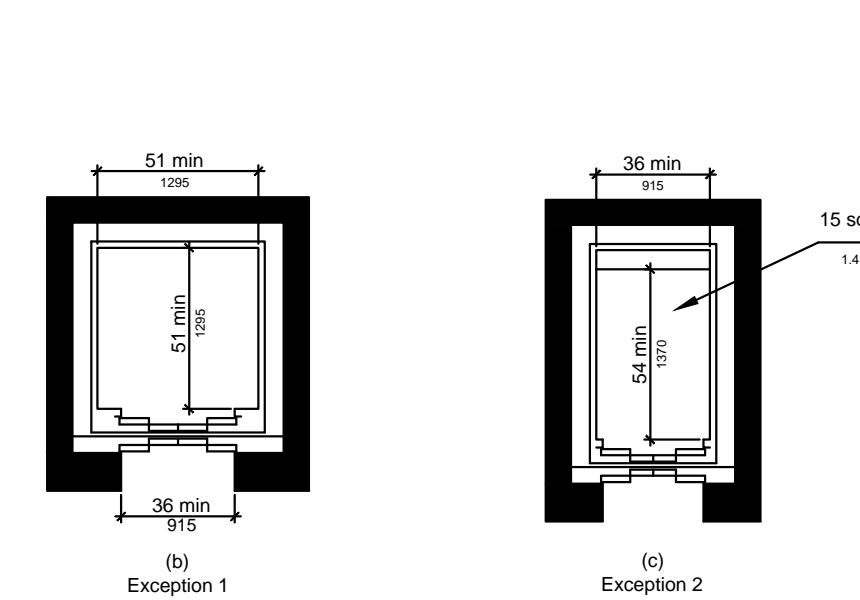


Figure 408.4.1 Limited-Use/Limited-Application (LUA) Elevator Car Dimensions

408.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

408.4.3 Platform to Hoistway Clearance. The platform to hoistway clearance shall comply with 407.4.3.

408.4.4 Leveling. Elevator car leveling shall comply with 407.4.4.

408.4.5 Illumination. Elevator car illumination shall comply with 407.4.5.

408.4.6 Car Controls. Elevator car controls shall comply with 407.4.6. Control panels shall be centered on a side wall.

408.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

408.4.8 Emergency Communications. Car emergency signaling devices complying with 407.4.9 shall be provided.

409 Private Residence Elevators

409.1 General. Private residence elevators that are provided within a residential dwelling unit required to provide mobility features complying with 809.2 through 809.4 shall comply with 409 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

409.2 Call Buttons. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension and shall comply with 309.

409.3 Elevator Doors. Hoistway doors, car doors, and car gates shall comply with 409.3 and 404.

409.3.1 Power Operation. Elevator car and hoistway doors and gates shall be power operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Power operated doors and gates shall remain open for 20 seconds minimum when activated.

409.3.2 Location. Elevator car doors or gates shall be positioned at the narrow end of the clear floor spaces required by 409.4.1.

409.4 Elevator Cars. Private residence elevator cars shall comply with 408.4.

409.4.1 Inside Dimensions of Elevator Cars. Elevator cars shall provide a clear floor space of 36 inches (915 mm) minimum by 48 inches (1220 mm) minimum and shall comply with 305.

409.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

409.4.3 Platform to Hoistway Clearance. The clearance between the car platform and the edge of any landing sill shall be 1 1/2 inch (38 mm) maximum.

409.4.4 Leveling. Each car shall automatically stop at a floor landing within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

409.4.5 Illumination Levels. Elevator car illumination shall comply with 407.4.5.

409.4.6 Car Controls. Elevator car control buttons shall comply with 408.4.6, 309.3, 309.4, and shall be raised or flush.

409.4.6.1 Size. Control buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

409.4.6.2 Location. Control panels shall be on a side wall, 12 inches (305 mm) minimum from any adjacent wall.

409.4.6.3 Compartment. If the telephone or device is in a closed compartment, the compartment door hardware shall comply with 309.

409.4.7 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

409.4.7.1 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.2 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

409.4.7.3 Compartment. If the telephone or device is in a closed compartment, the compartment door hardware shall comply with 309.

409.4.7.4 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

409.4.7.5 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.6 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

409.4.7.7 Compartment. If the telephone or device is in a closed compartment, the compartment door hardware shall comply with 309.

409.4.7.8 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

409.4.7.9 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.10 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

409.4.7.11 Compartment. If the telephone or device is in a closed compartment, the compartment door hardware shall comply with 309.

409.4.7.12 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

409.4.7.13 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.14 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

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409.4.7.18 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

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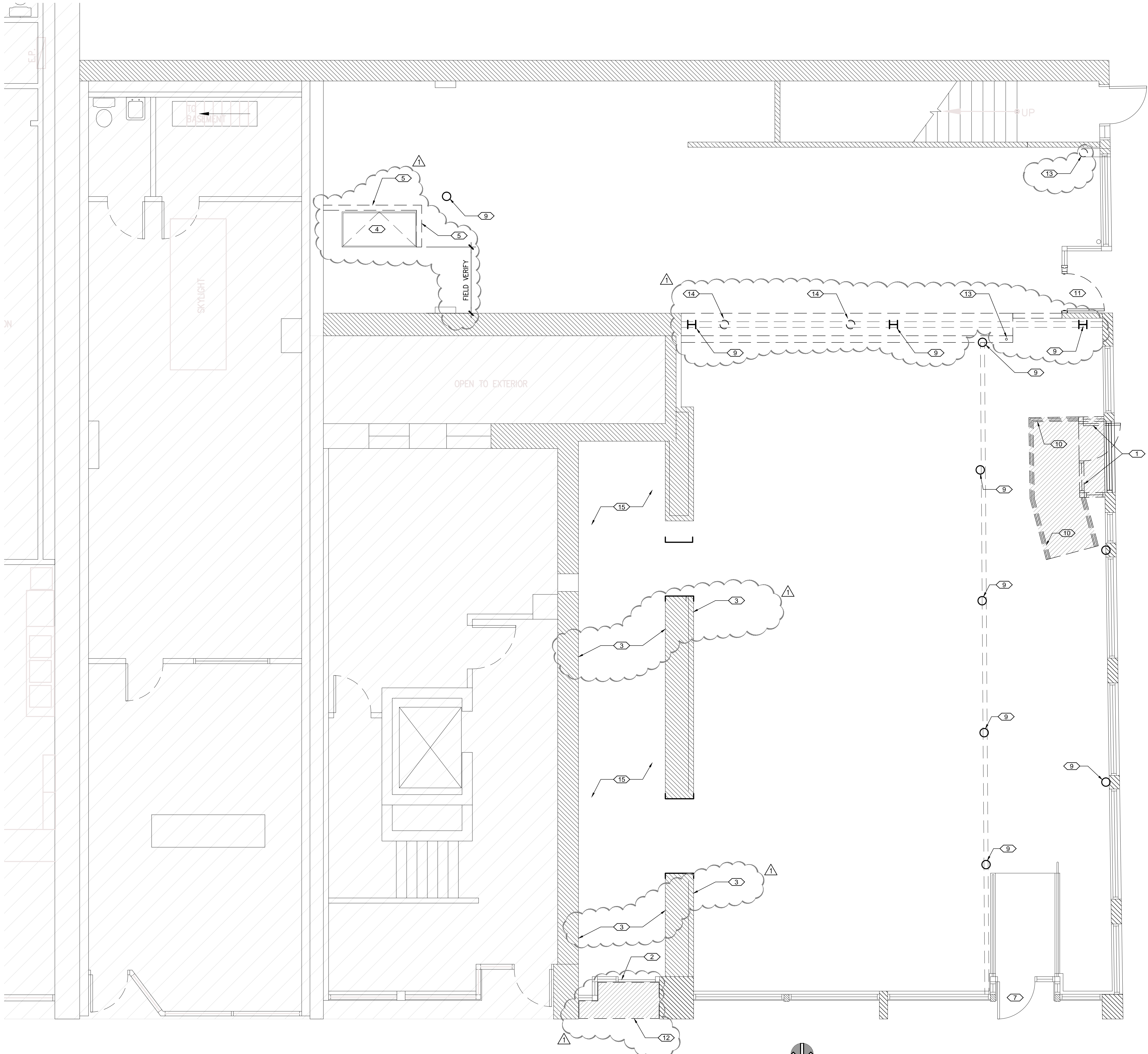
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409.4.7.92 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

409.4.7.93 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.94 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.



1 Demolition Floor Plan
SCALE: 1/4"=1'-0"



Demolition Key Notes

- 1 REMOVE EXISTING ENTRY DOOR AND SIDE LIGHT COMPLETE.
- 2 EXISTING DOOR TO REMAIN. DOOR TO BE LOCKED.
- 3 EXISTING PLASTER WALLS TO REMAIN – PROTECT.
- 4 EXISTING BASEMENT ACCESS HATCH TO REMAIN (PROTECT). PATCH AND REPAIR AS NECESSARY.
- 5 REMOVE EXISTING WALLS COMPLETE. PATCH AND REPAIR AS NECESSARY.
- 6 EXISTING ELECTRICAL PANELS TO REMAIN. PROTECT AS NECESSARY.
- 7 EXISTING DOOR TO REMAIN. PROVIDE PANIC HARDWARE.
- 8 EXISTING DEMISING WALL TO REMAIN. PATCH AND REPAIR AS NECESSARY.
- 9 EXISTING COLUMN TO REMAIN. TO BE PAINTED.
- 10 REMOVE EXISTING RAMP AND RAILING COMPLETE.
- 11 REMOVE EXISTING DOOR & FRAME. REPLACE WITH LARGER DOOR.
- 12 DEMO EXISTING CONCRETE THIS AREA AND RE-POUR NEW CONCRETE
- 13 EXISTING 2" DRAIN PIPE TO BE RELOCATED UNDER BASEMENT
- 14 EXISTING COLUMN(S) TO BE REMOVED. REFER STRUCTURAL DWGS.
- 15 EXISTING EXPOSED WOOD JOISTS CEILING TO REMAIN (PROTECT)

Demolition General Notes

PATCH & REPAIR ALL SURFACES THAT ARE TO REMAIN, WHERE DEMOLITION OCCURS. FINISH AS SCHEDULED.

AT ALL LOCATIONS WHERE PLUMBING, GAS, ETC. ARE RELOCATED OR REMOVED, CAP EXISTING LINES AS REQUIRED TO PREVENT DAMAGE. PATCH & REPAIR WALLS AS REQUIRED.

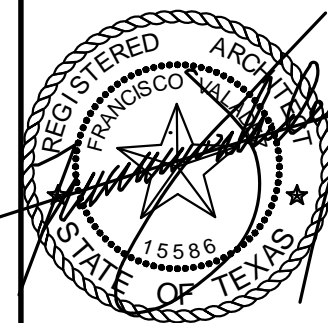
IF PARTITIONS SHOWN TO BE DEMOLISHED CONTAIN UNANTICIPATED PIPING, ELECTRICAL PANELS, ETC., REROUTE/RELOCATE SAID ITEMS TO CLOSEST ADJACENT PARTITION.

THIS DEMOLITION REFLECTS INFORMATION GATHERED FROM EXISTING DRAWINGS AND FIELD INSPECTION. CONTRACTOR SHALL VERIFY ACCURACY OF INFORMATION (DIMENSIONS, LOCATIONS, ETC.) AND INCLUDE ALL DEMOLITION IN THEIR BID. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO SA PARTNERSHIP.
DEMOLITION WORK TO BE COORDINATED WITH BALANCE OF DRAWINGS.

ALL EXISTING STRUCTURAL COLUMNS TO REMAIN & TO BE PROTECTED.

Demolition Legend

- EXISTING WORK TO BE REMOVED/DEMOLISHED.
- EXISTING WORK TO REMAIN.
- EXISTING DOOR TO BE REMOVED/DEMOLISHED.
- EXISTING DOOR TO REMAIN.



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BUNZ at Savoy Bldg.

Interior Finish-out

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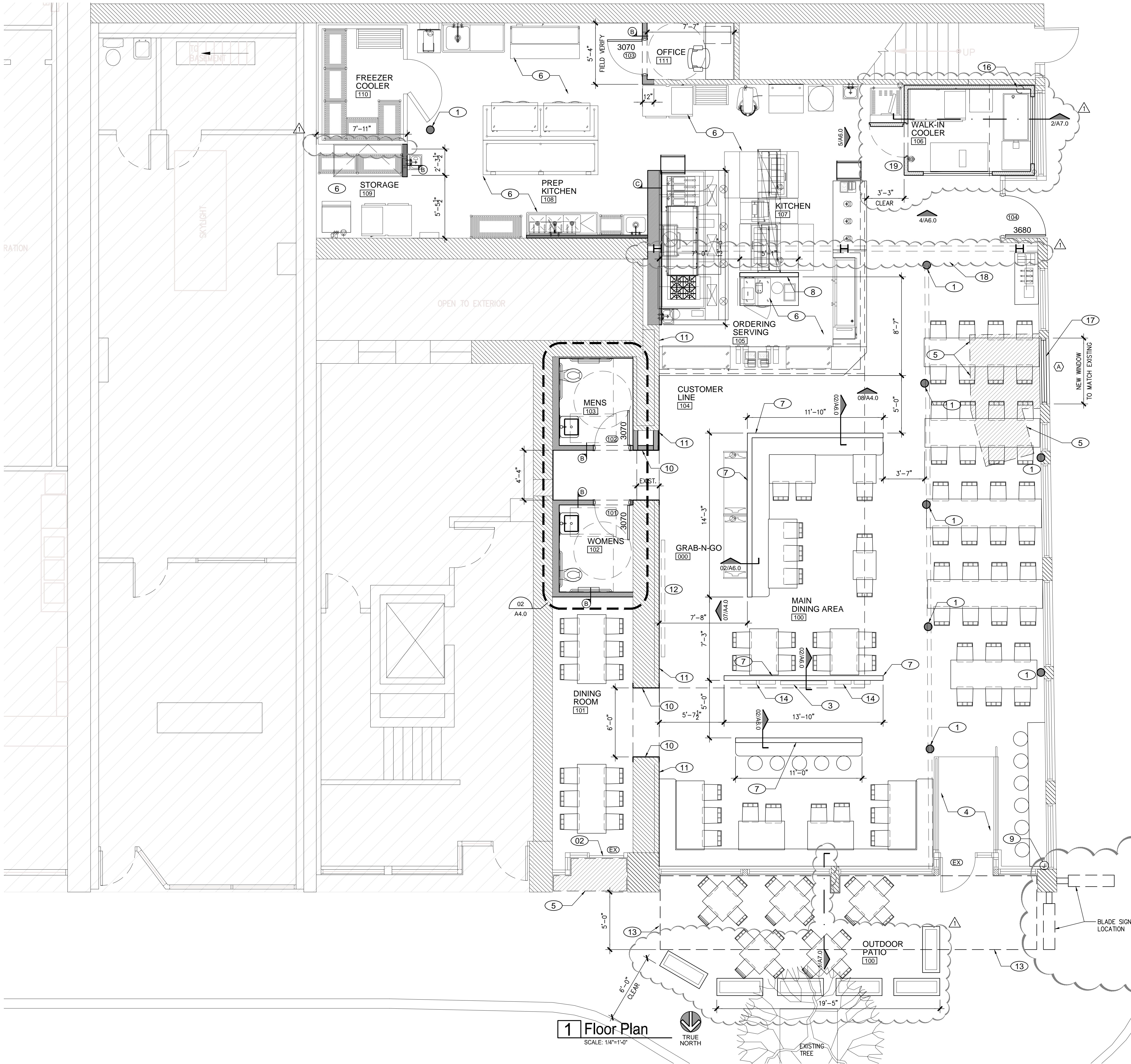
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01	10/24/19	Addenda No.1

SHEET TITLE

DEMOLITION PLAN

SHEET NO.

D2.0
- OF -



1 Floor Plan
SCALE: 1/4"=1'-0"

General Notes

- A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- B. REFER TO SHEET A5.0 FOR WALL TYPES.
- C. REFER TO SHEET A5.0 FOR DOOR TYPES.
- D. ALL LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. COORDINATE WITH MEP DRAWINGS.
- E. ALL LAY-IN CEILING TO ALIGN WITH TOP OF EXISTING WINDOW MULLIONS, TYP. UNLESS OTHERWISE NOTED.
- F. LIGHTS ARE TO BE CENTERED AS SHOWN, UNLESS OTHERWISE DIMENSIONED.
- G. ALL ELECTRICAL, TELEPHONE, & DATA OUTLETS ARE TO BE MOUNTED @ 18" A.F.F. UNLESS NOTED OTHERWISE.
- H. ELECTRICAL CONTRACTORS SHALL VERIFY ALL EXISTING CIRCUIT DESIGNATIONS PRIOR TO DEMOLITION AND CONNECTION OF NEW EQUIPMENT.
- I. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL BUILDING SERVICE PRIOR TO INSTALLATION OF ELECTRICAL PANELS AND SERVICE BREAKERS.

Key Notes

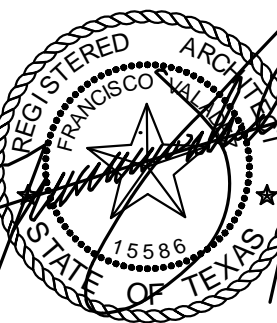
- 1 EXISTING COLUMNS TO REMAIN.
- 2 EXISTING DOOR TO BE LOCKED. NOT AN EXIT.
- 3 ORDERING BILLBOARDS BY OWNER.
- 4 EXISTING RAMP AND RAILING TO REMAIN.
- 5 PATCH (FILL-IN) AND REPAIR FLOORING AS NECESSARY.
- 6 KITCHEN EQUIPMENT. REFERENCE KITCHEN EQUIPMENT PLANS
- 7 48" TALL LOW WALL IN DINING AREA - WOOD FINISH
- 8 42" TALL LOW WALL IN KITCHEN AREA - TILE FINISH
- 9 PROVIDE ELECTRICAL J-BOX FOR EXTERIOR SIGNAGE
- 10 STEEL CHANNEL(S) FOR NEW CASED OPENING. REF. STRUCT.
- 11 NEW PLASTER OVER EXPOSED BRICK AT CASED OPENING EDGES, TYP.
- 12 PROVIDE POWER FOR INTERIOR SIGN
- 13 LINE OF CANOPY ABOVE REFER TO DETAIL 1/A6.0
- 14 MENU HOLDER BY OWNER
- 15 48" TALL LOW WALL IN KITCHEN AREA - TILE FINISH
- 16 EXISTING 8" DRAIN LINE TO BE RELOCATED BY LANDLORD
- 17 NEW WINDOW GLAZING TO MATCH EXISTING
- 18 EXISTING 2" PIPE TO CITY DRAIN TO BE RELOCATED
- 19 NEW WALK-IN COOLER BY OWNER INSTALLED BY VENDOR

Wall Type Legend

- NEW FULL HEIGHT WALL: REFER TO A8.0 FOR PARTITION TYPES.
- NEW PARTIAL HEIGHT WALL: REFER TO A8.0 FOR PARTITION TYPES.
- EXISTING: WALL STRUCTURE TO REMAIN.

BUNZ

2 - 25 s.f. EACH
METAL FACE BACKLIT
ROUND BLADE SIGN



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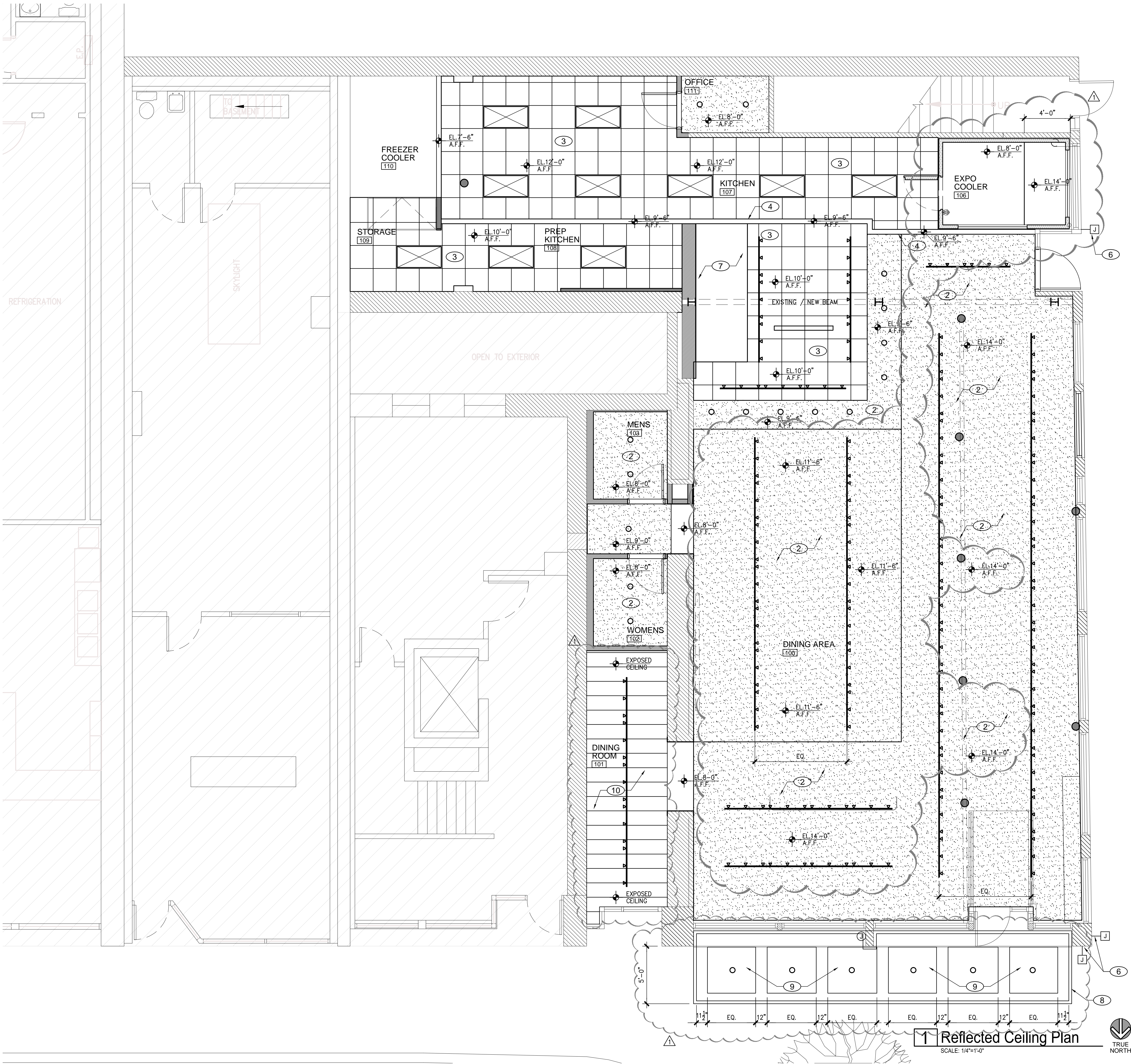
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01	10/24/19	Addenda No.1

SHEET TITLE

FLOOR PLAN

SHEET NO.

A2.0
- OF -

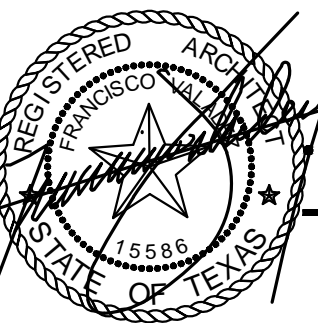


General Notes

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- REFER TO SHEET E2.1 FOR LIGHTING PLAN
- LIGHTING BY TURNEY LIGHTING
- ALL LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. COORDINATE WITH MEP DRAWINGS.
- ALL LAY-IN CEILING TO ALIGN WITH TOP OF EXISTING WINDOW MULLIONS, TYP. UNLESS OTHERWISE NOTED.
- LIGHTS ARE TO BE CENTERED AS SHOWN, UNLESS OTHERWISE DIMENSIONED.
- ALL ELECTRICAL, TELEPHONE, & DATA OUTLETS ARE TO BE MOUNTED @ 18" A.F.F. UNLESS NOTED OTHERWISE.
- ELECTRICAL CONTRACTORS SHALL VERIFY ALL EXISTING CIRCUIT DESIGNATIONS PRIOR TO DEMOLITION AND CONNECTION OF NEW EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL BUILDING SERVICE PRIOR TO INSTALLATION OF ELECTRICAL PANELS AND SERVICE BREAKERS.

Key Notes

- EXISTING COLUMN TO BE PAINTED
- NEW GYPSUM BOARD CEILING ON METAL STUDS - PAINTED
- 2X2 SMOOTH VINYL WASHABLE AND CLEANABLE LAY-IN CEILING TILES AND METAL GRID
- GYPSUM ON METAL STUD FURRDOWN
- ELECTRICAL PANELS REF: ELECTRICAL DWGS.
- PROVIDE ELEC. J-BOX FOR BLADE SIGNS AT EA. CORNER
- KITCHEN HOOD. REFERENCE HOOD DWGS.
- METAL CANOPY REFER STRUCTURAL DWGS.
- TREATED WOOD SOFFIT (PAINTED)
- EXISTING WOOD JOISTS TO REMAIN (PROTECT)



FRANCISCO VALDEZ, ARCHITECT, T.L.L.C. - 1986

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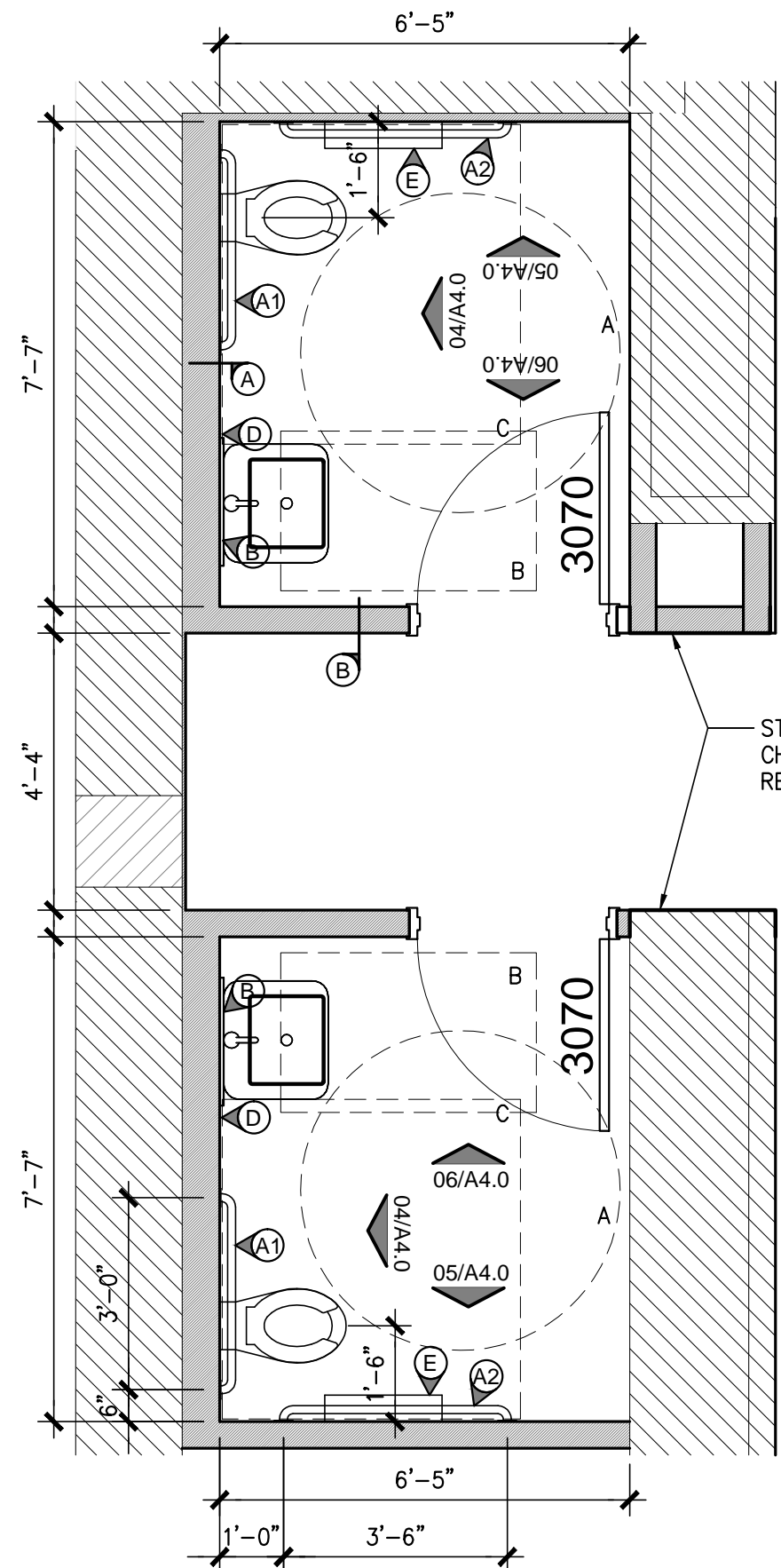
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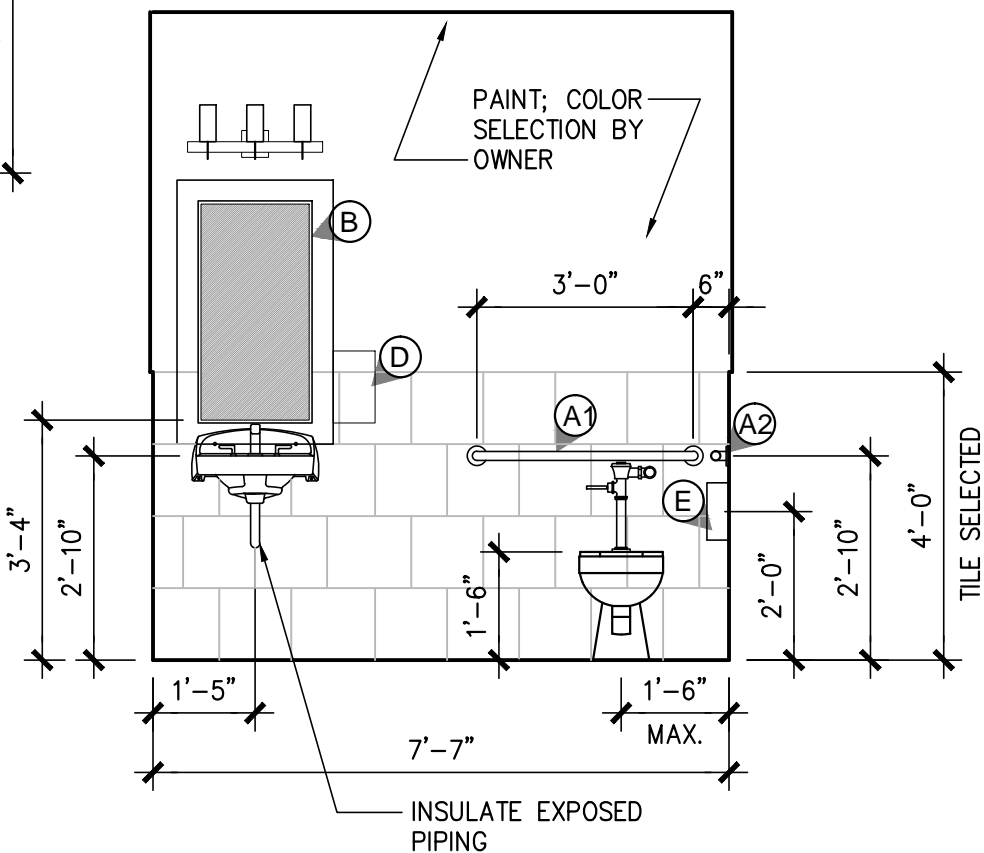
A3.0

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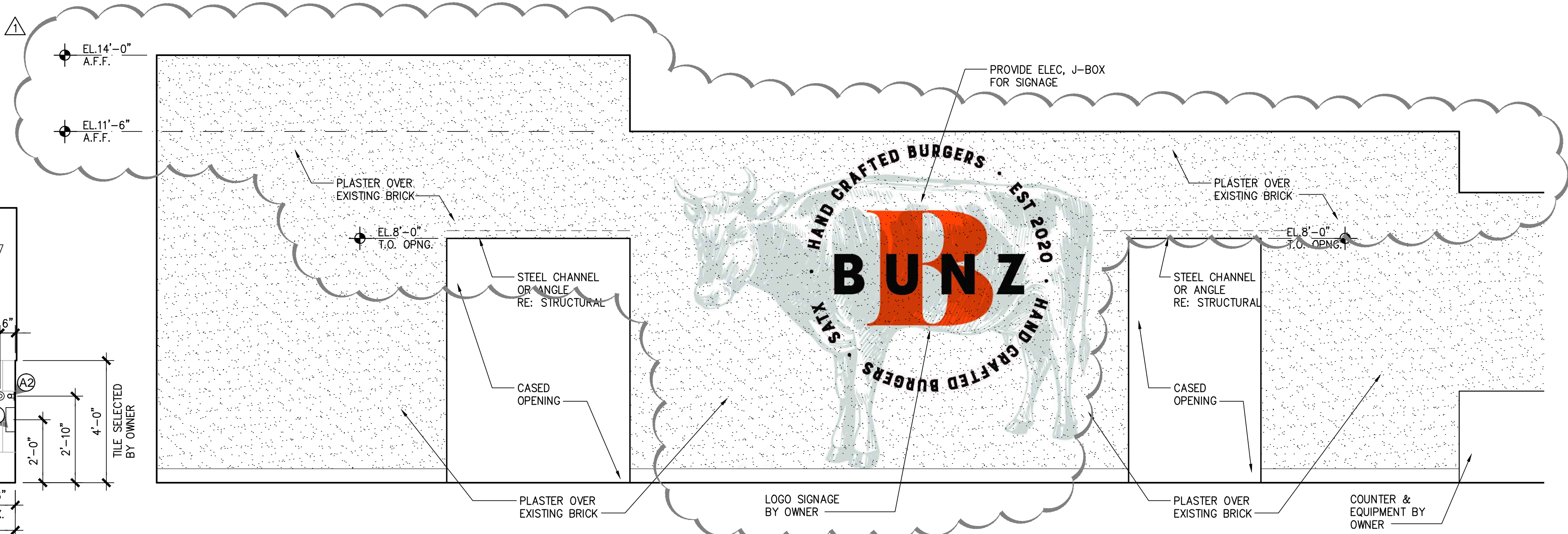
RESTROOM ACCESSORIES SCHEDULE					ACCESSORY NOTES	
NO.	ITEM	MANUFACTURER	MODEL NO. #	MOUNTING HEIGHTS		
A1	36" GRAB BAR	BOBRICK (OR EQUAL)	B-6806	3'-0" A.F.F. AND AS NOTED		
A2	42" GRAB BAR	BOBRICK (OR EQUAL)	B-6806	3'-0" A.F.F. AND AS NOTED		
B	MIRROR	BOBRICK (OR EQUAL)	B-165-1836	3'-4" A.F.F. TO REFLECTIVE SURFACE		
C	PAPER TOWEL/TRASH	BOBRICK (OR EQUAL)	B-43944	4'-0" A.F.F. TO DISPENSER (RECESSED UNIT)		
D	LIQUID SOAP DISPENSER	FURNISHED BY G.C.	FROM LOCAL VENDOR	3'-4" A.F.F. TO DISPENSER		
E	TOILET PAPER HOLDER	FURNISHED BY G.C.	FROM LOCAL VENDOR	1'-6" TO DISPENSER		
ACCESSIBILITY NOTES				CLEAR FLOOR NOTES	NOTES	
1. G.C. SHALL PROVIDE HANDICAP CODE COMPLIANT MEN'S & WOMEN'S DOOR SIGNAGE. SIGNS SHALL BE MOUNTED ON EXTERIOR SIDE (AS SHOWN ON INTERIOR ELEVATIONS) AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. 2. FLUSH AND FAUCET CONTROLS SHALL BE OPERABLE W/ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST. THE FORCE TO ACTIVATE THESE CONTROLS SHALL NOT EXCEED 5 LBS. 3. FLUSH CONTROLS FOR TOILETS (AND URINALS WHEN APPLICABLE) SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET, NO HIGHER THAN 44" A.F.F. 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL BE INSTALLED TO WITHSTAND A LOAD OF 250 LBS. OR GREATER.				A	5' DIAM. TURNING RADIUS	1. REFERENCE PLUMBING DRAWINGS FOR TOILET FIXTURE(S) SPECIFICATION.
				B	LAVATORY – 30" X 48"	
				C	TOILET – 56" X 60"	
				D	DOOR – 54" X 60"	
				E	DOOR – 60" X 48"	



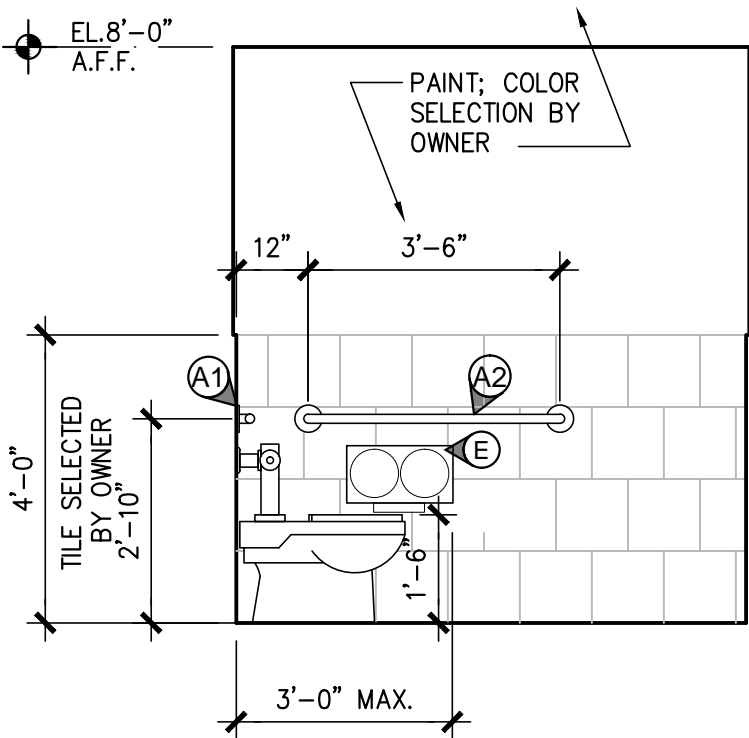
02 Enlarged Restroom Plan
SCALE: 3/8"=1'-0"



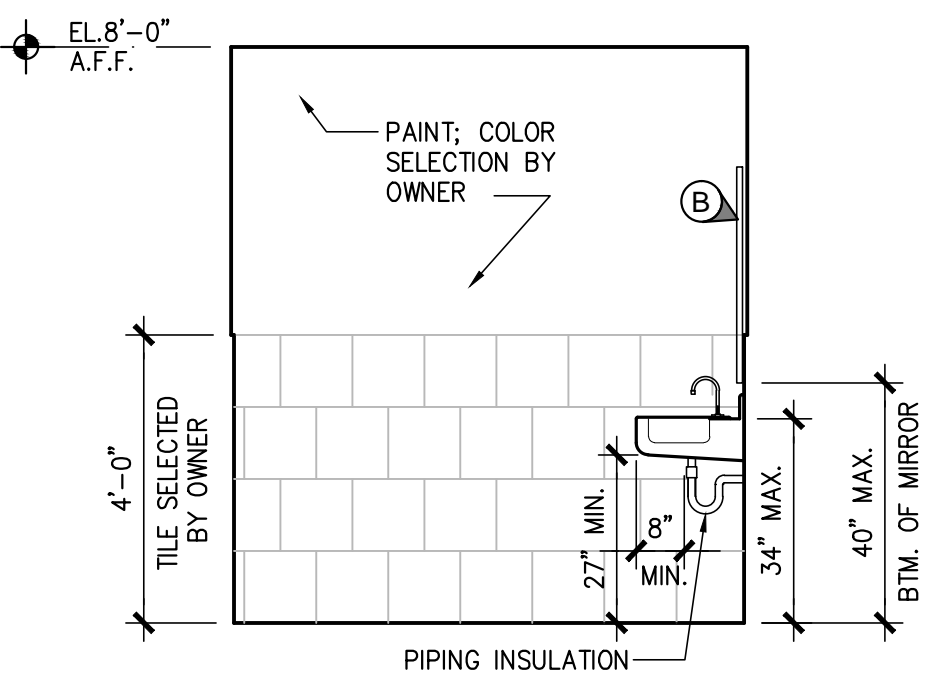
04 Typ. Restroom Elevation
SCALE: 3/8"=1'-0"



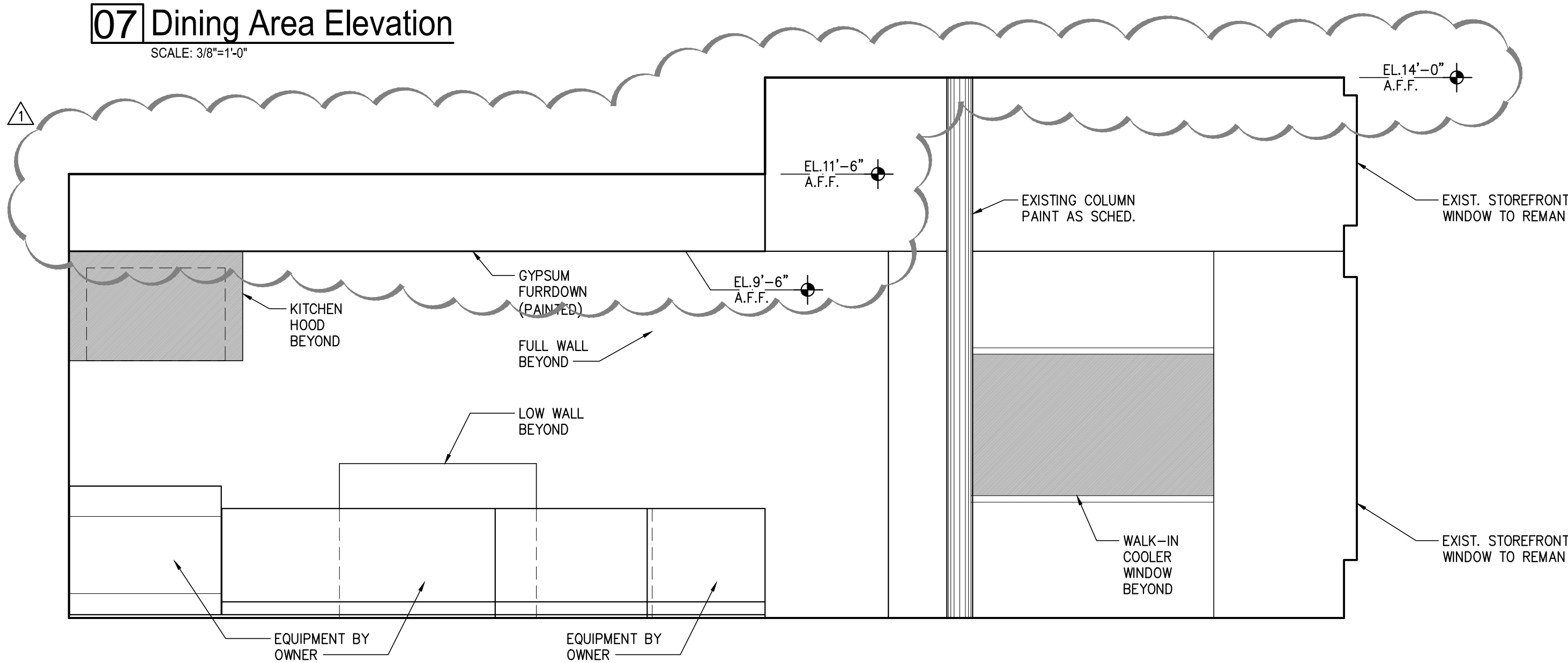
07 Dining Area Elevation
SCALE: 3/8"=1'-0"



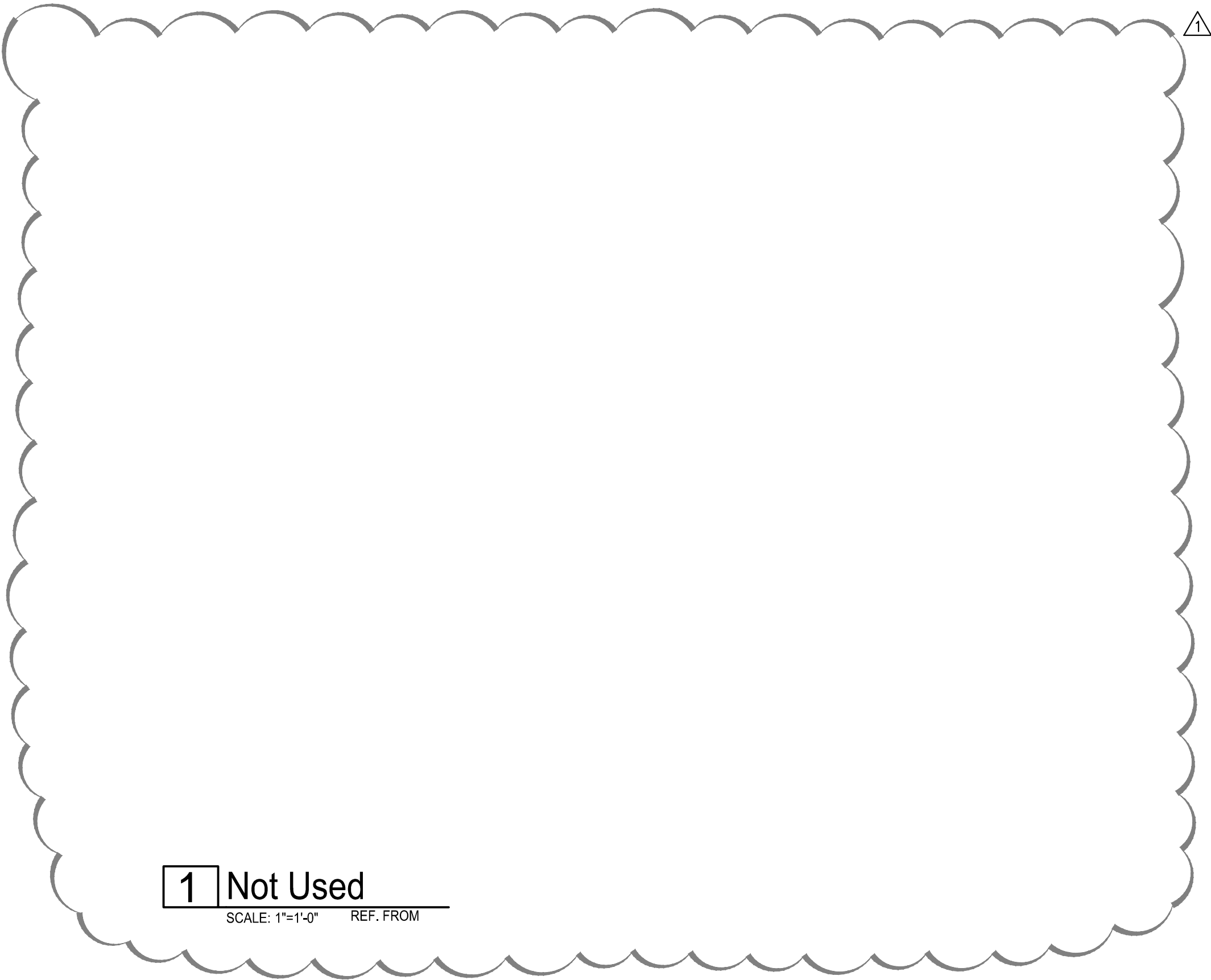
05 Typ. Restroom Elevation
SCALE: 3/8"=1'-0"



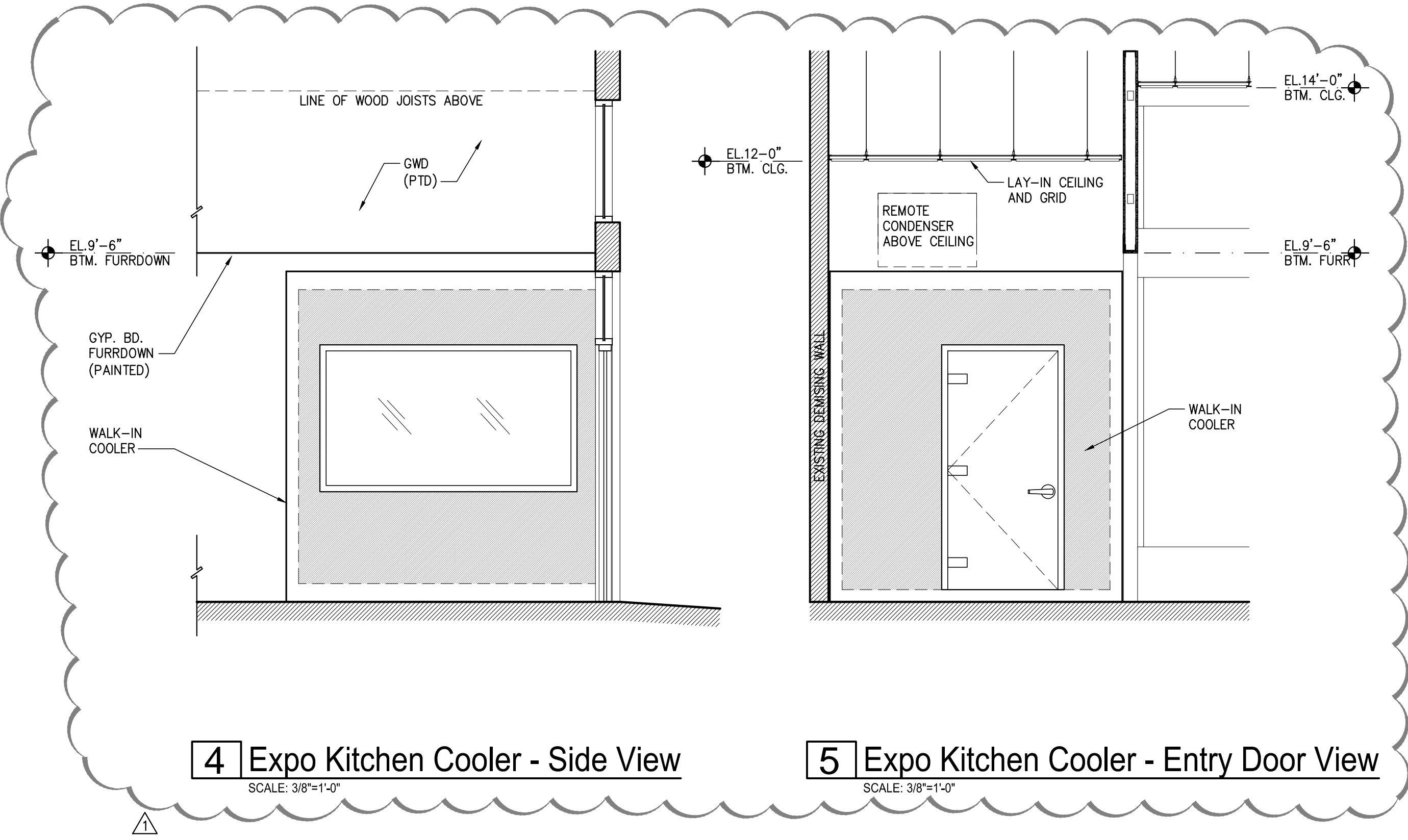
06 Typ. Restroom Elevation
SCALE: 3/8"=1'-0"



08 Dining Area and Ordering Counter
SCALE: 3/8"=1'-0"

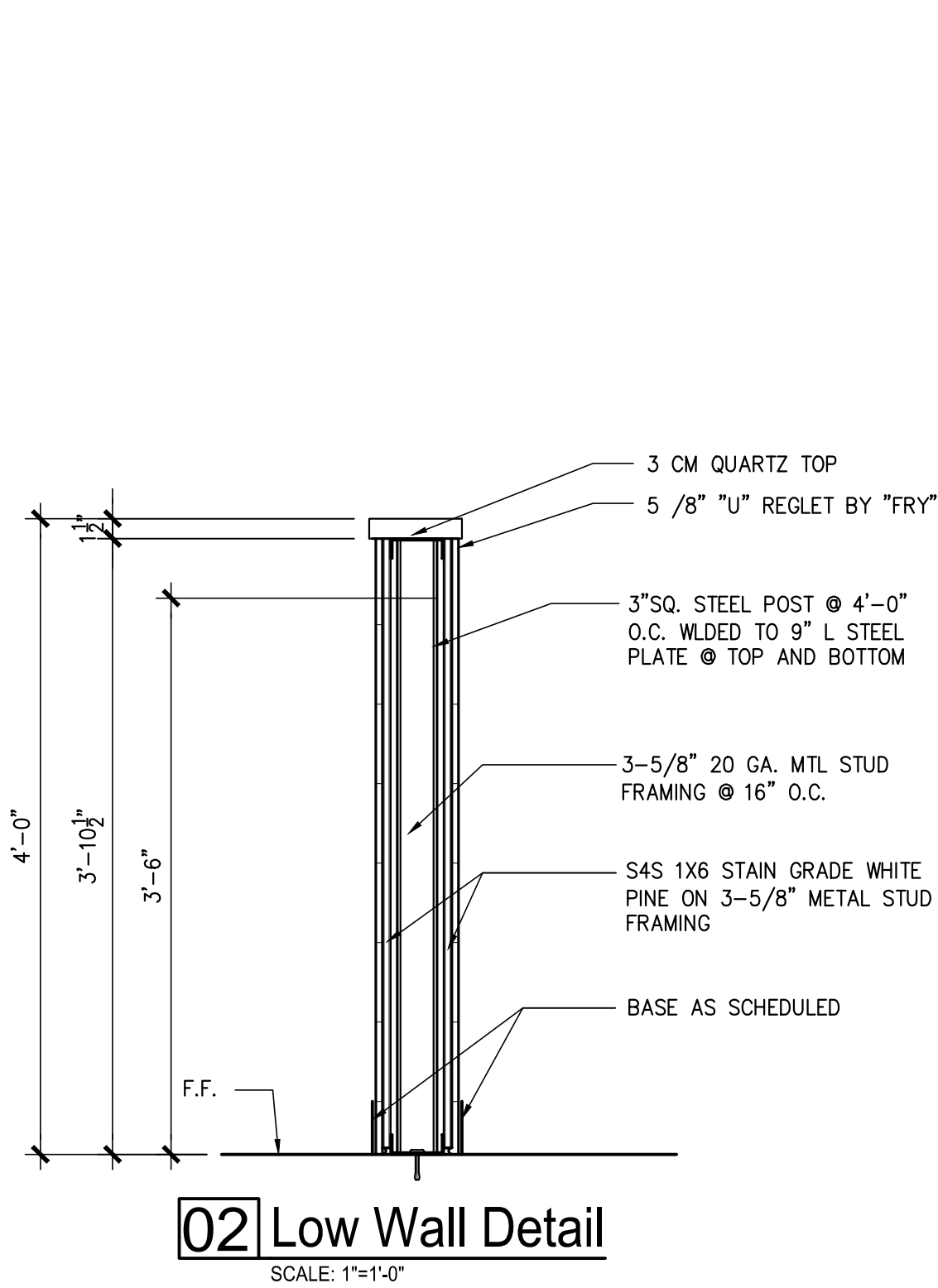


1 Not Used
SCALE: 1"=1'-0" REF. FROM

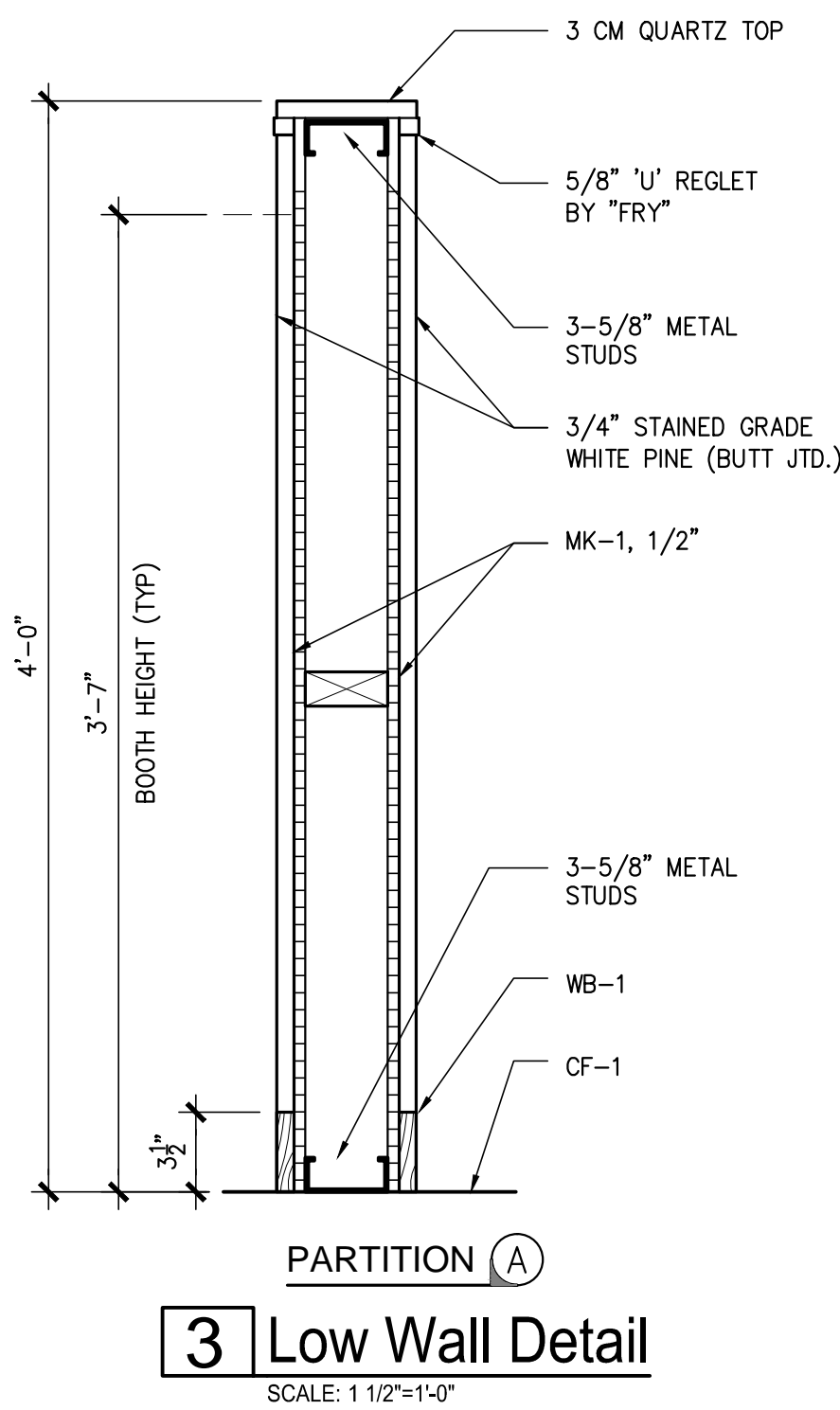


4 Expo Kitchen Cooler - Side View
SCALE: 3/8"=1'-0"

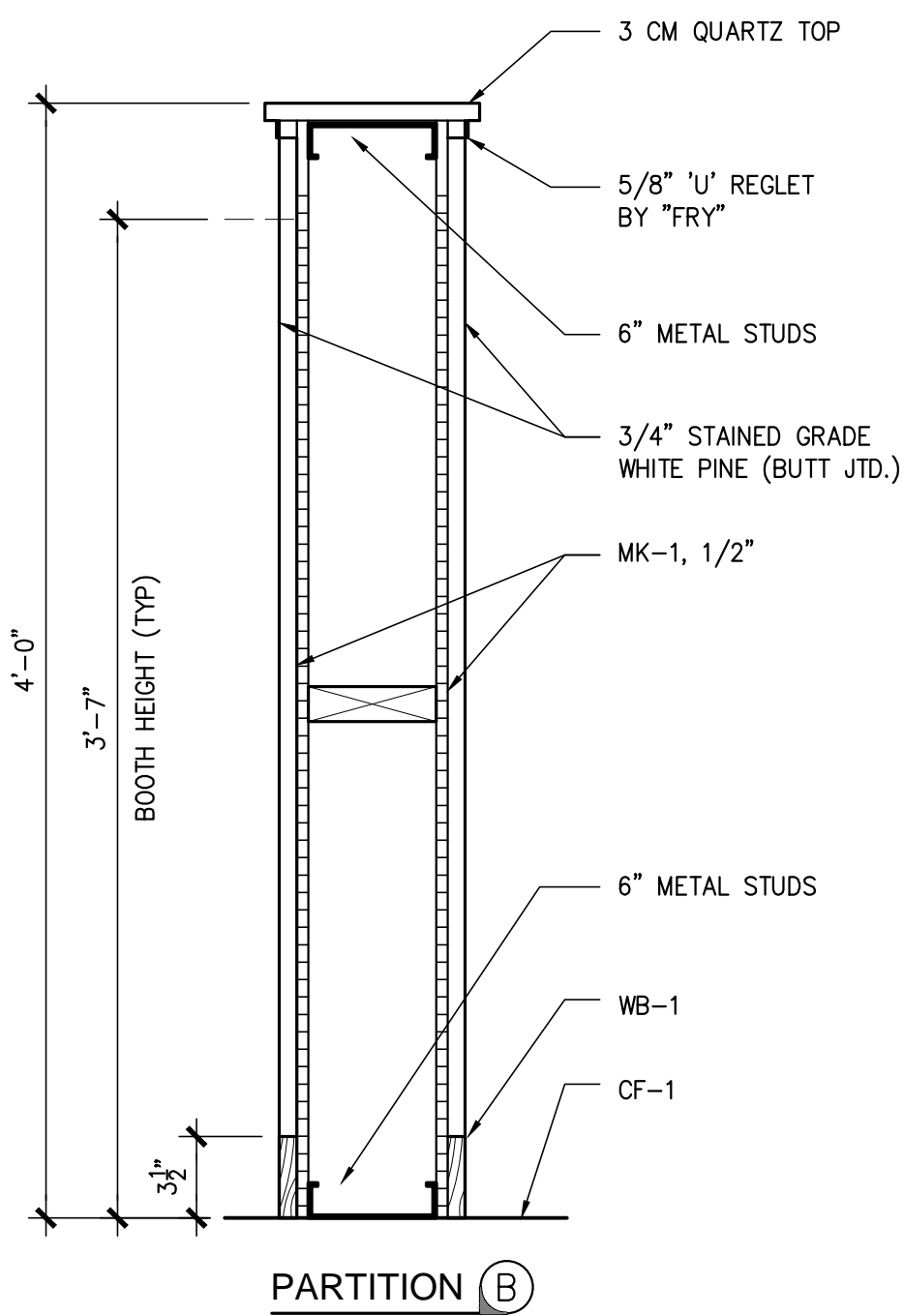
5 Expo Kitchen Cooler - Entry Door View
SCALE: 3/8"=1'-0"



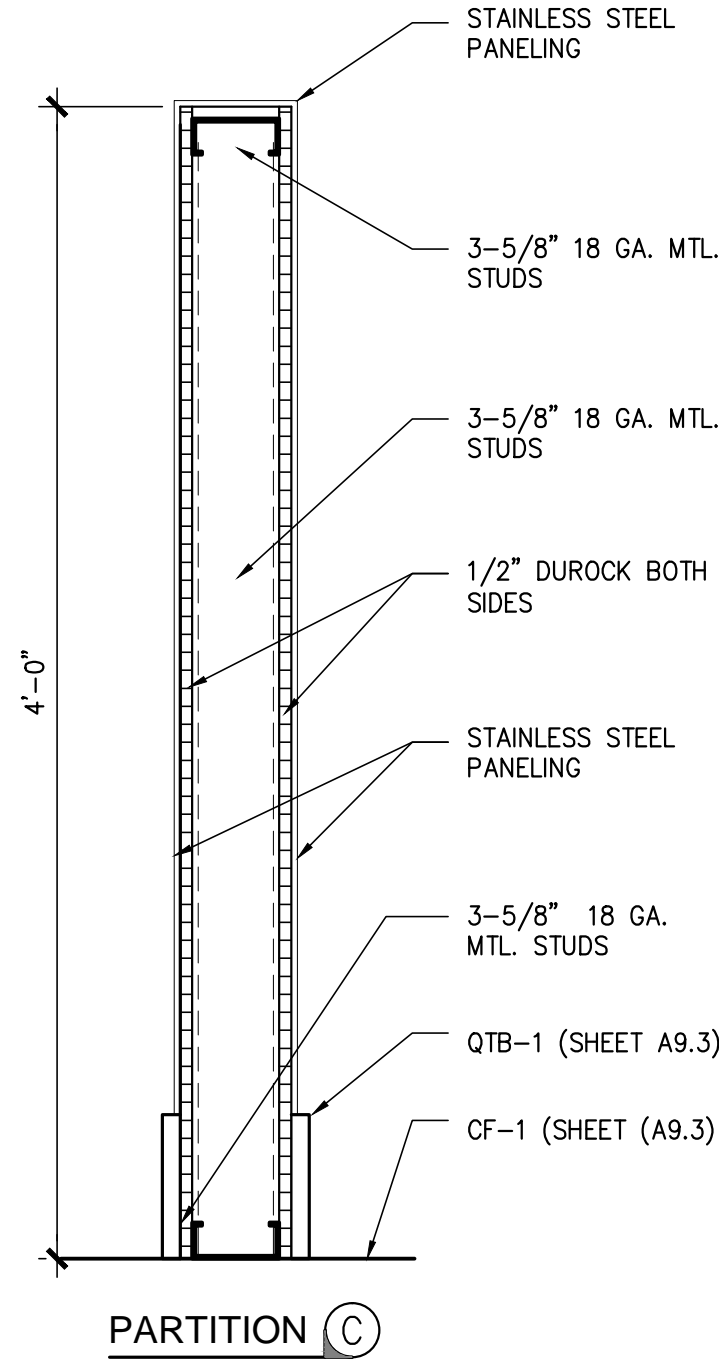
02 Low Wall Detail
SCALE: 1"=1'-0"



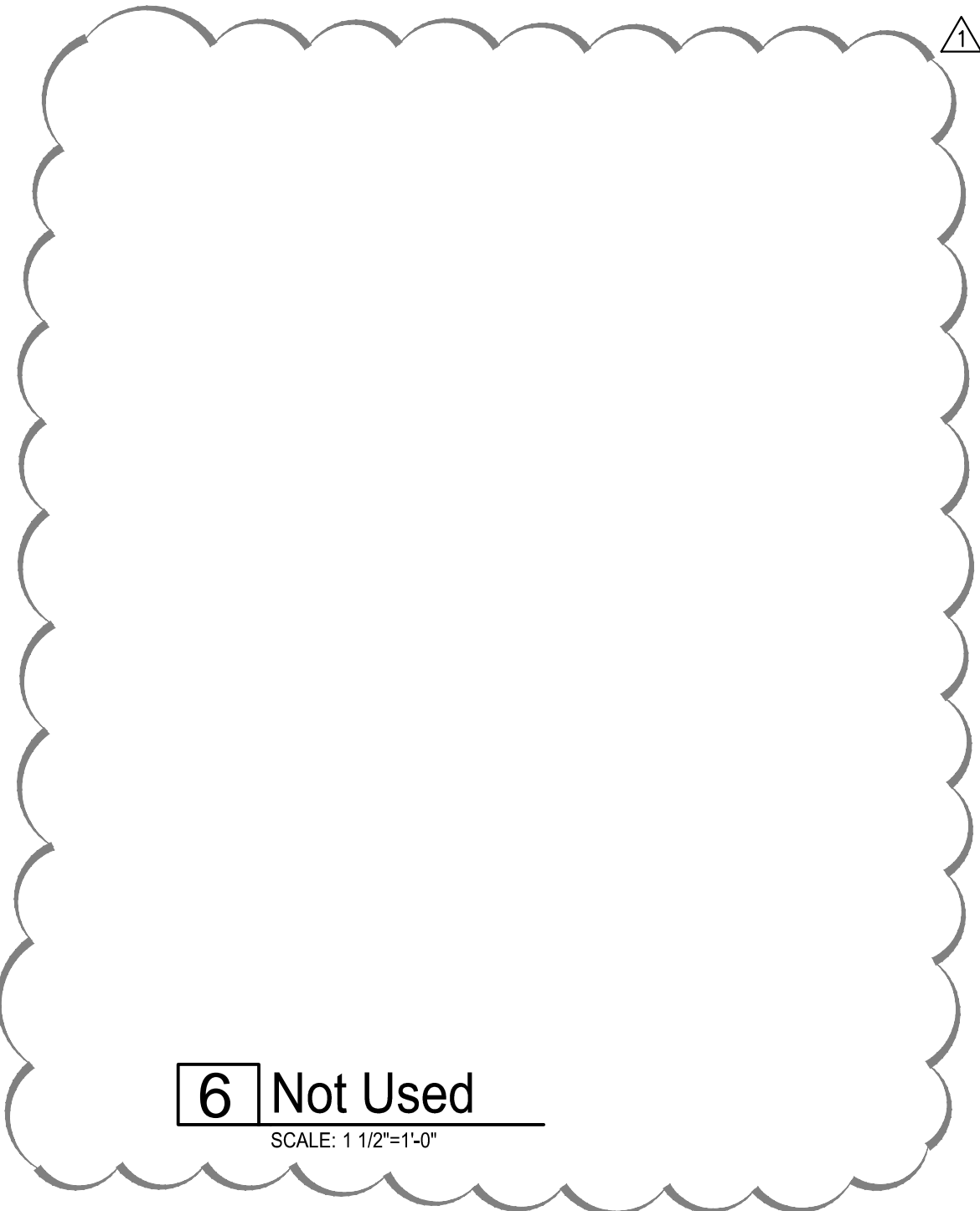
3 Low Wall Detail
SCALE: 1 1/2"=1'-0"



PARTITION B



PARTITION C



6 Not Used
SCALE: 1 1/2"=1'-0"



BUNZ at
Savoy Bldg.
Interior Finish-out

116 East Houston St.
San Antonio, Texas 78205

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JOB NO: 19-014
DRAWN BY: SAP

ISSUE RECORD		
NO.	DATE	DESCRIPTION
01	7/12/19	PERMIT SET

REVISION RECORD		
NO.	DATE	DESCRIPTION
01	10/24/19	Addenda No.1

SHEET TITLE
Sections

SHEET NO.
A7.0

