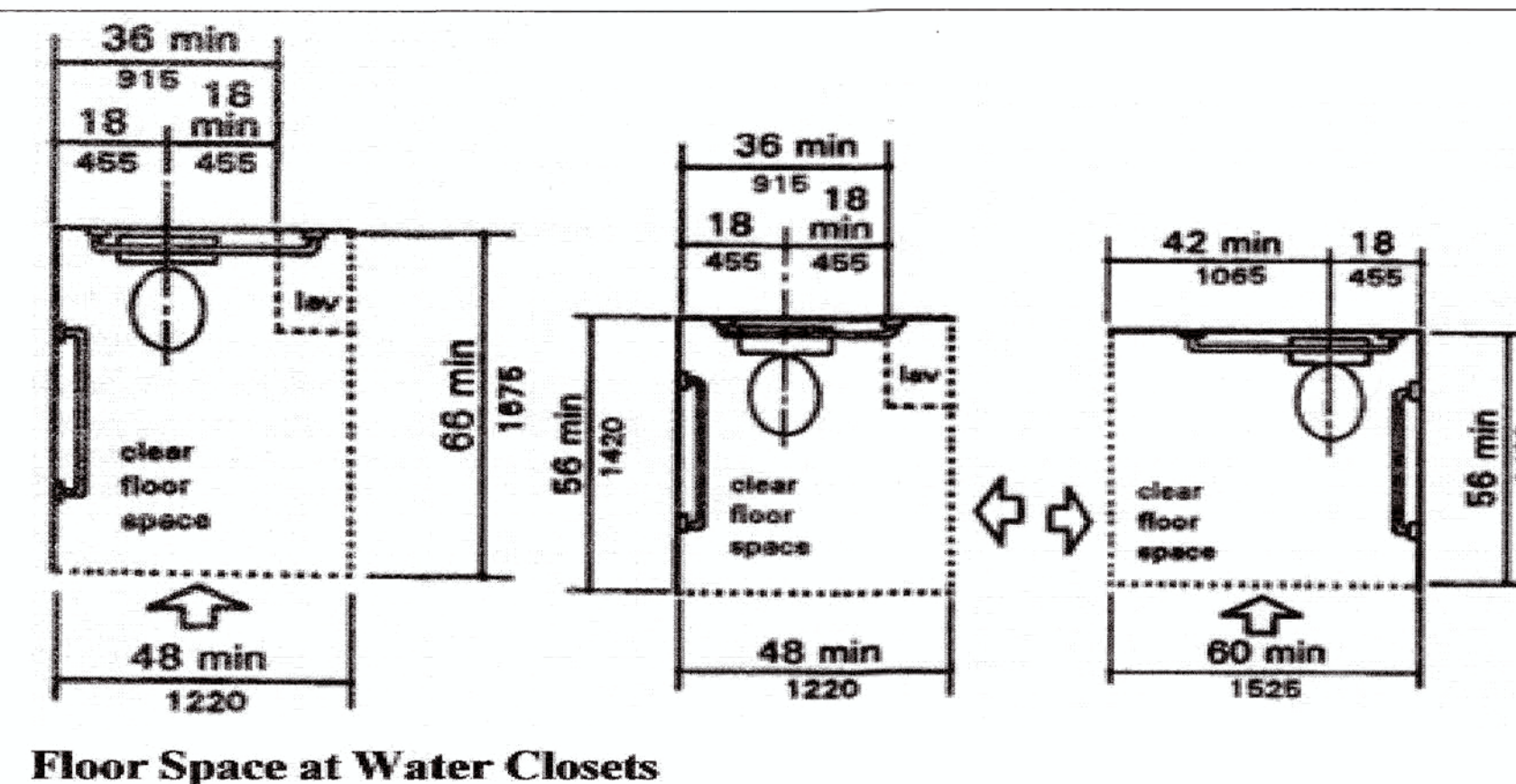
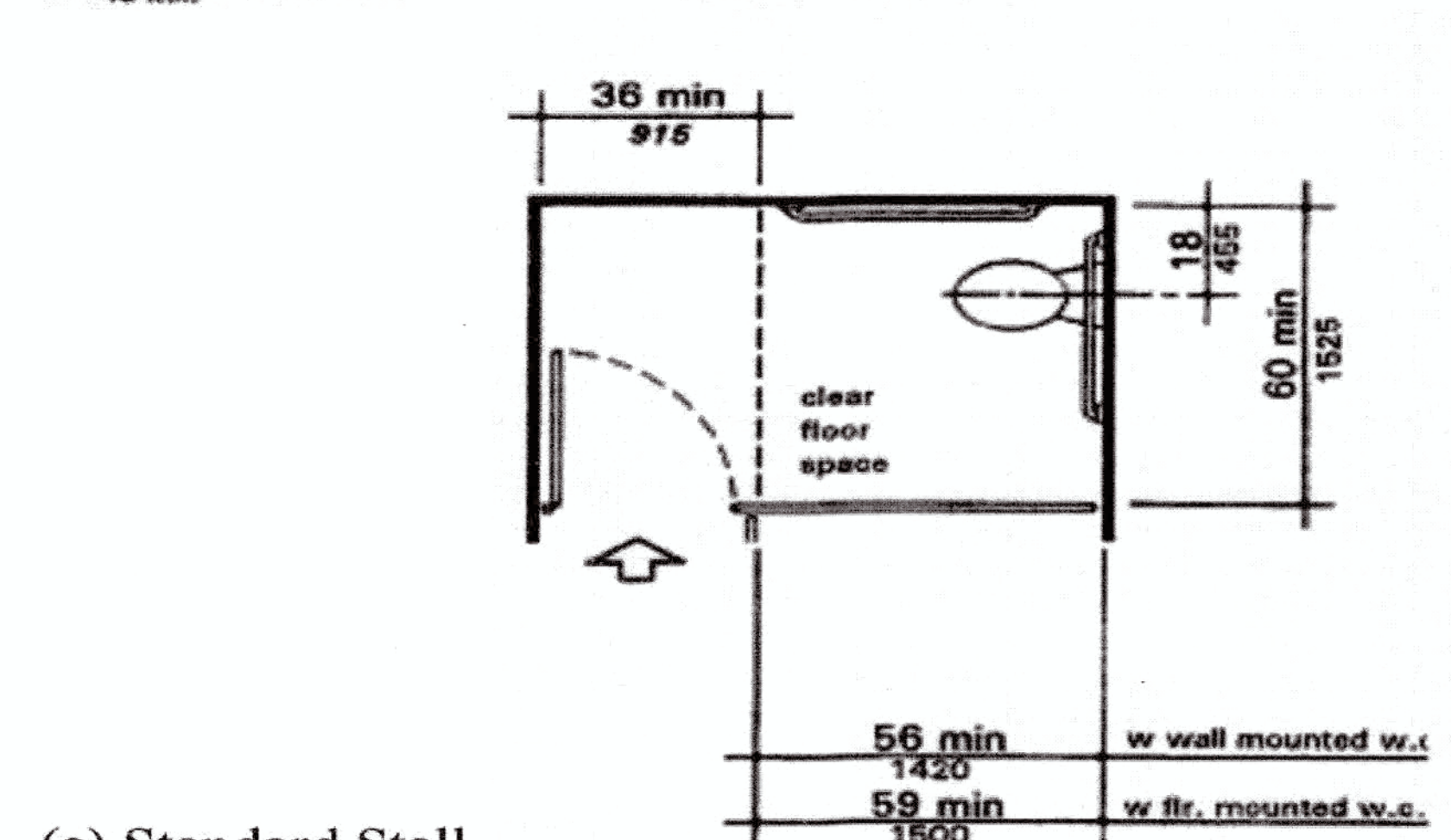
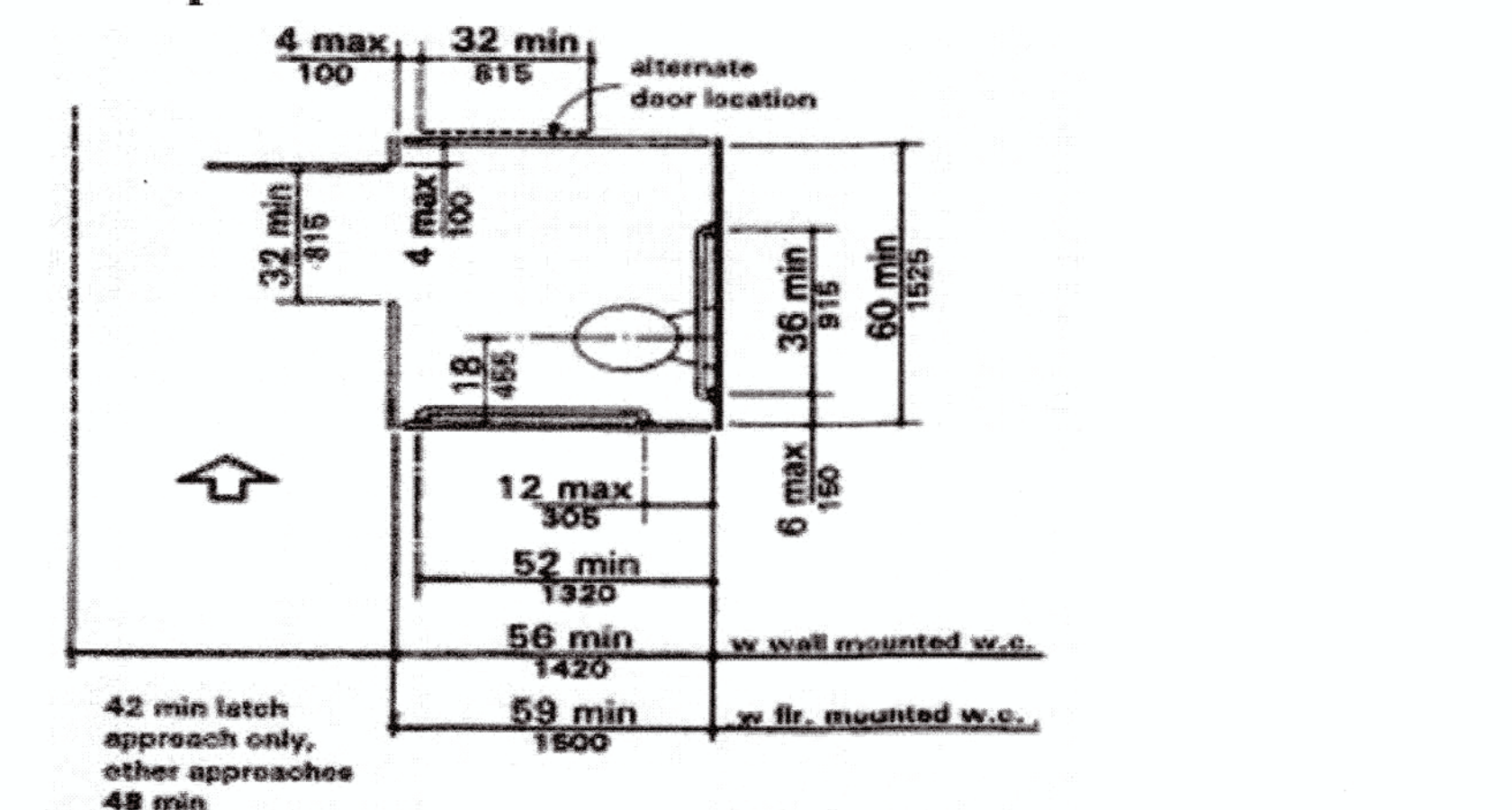


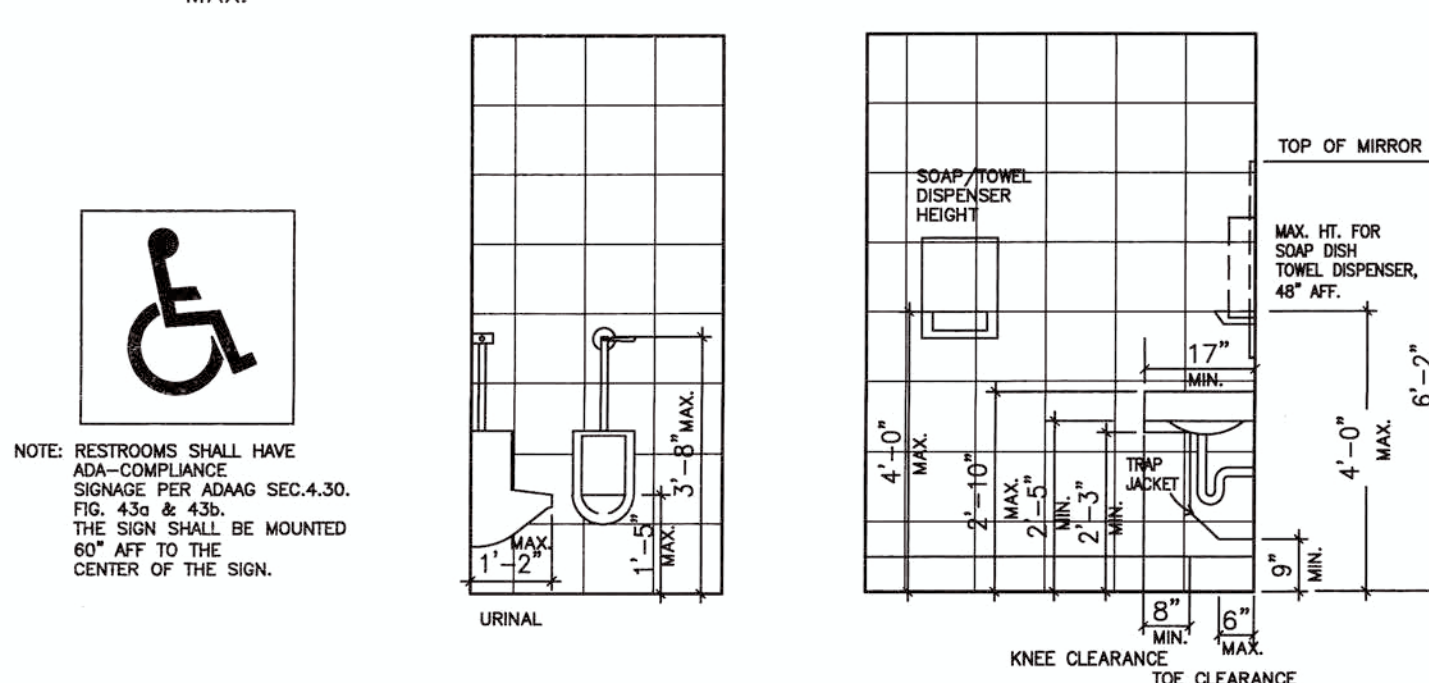
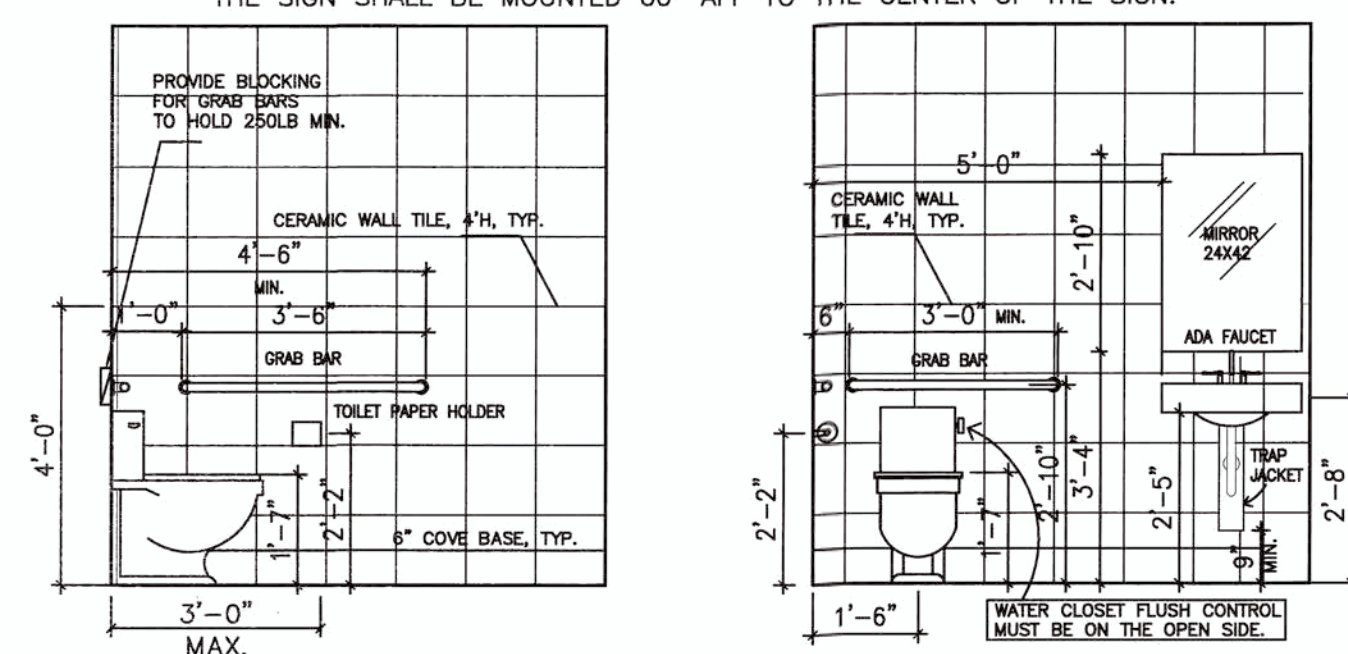


Floor Space at Water Closets

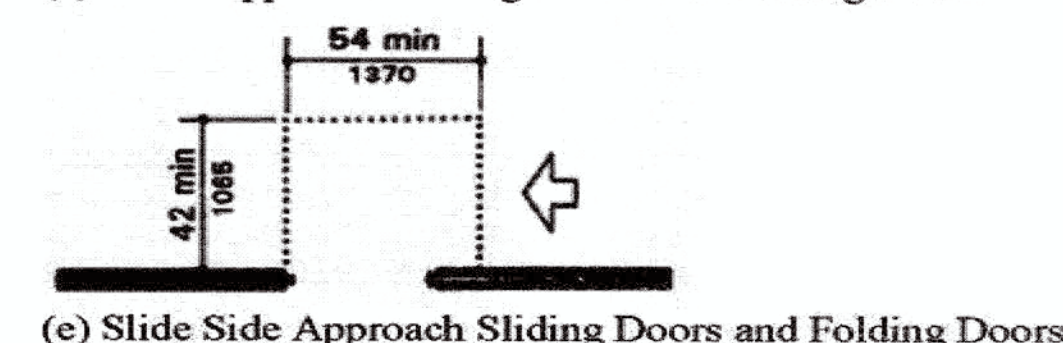
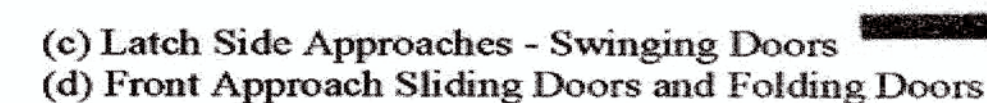


(a) Standard Stall

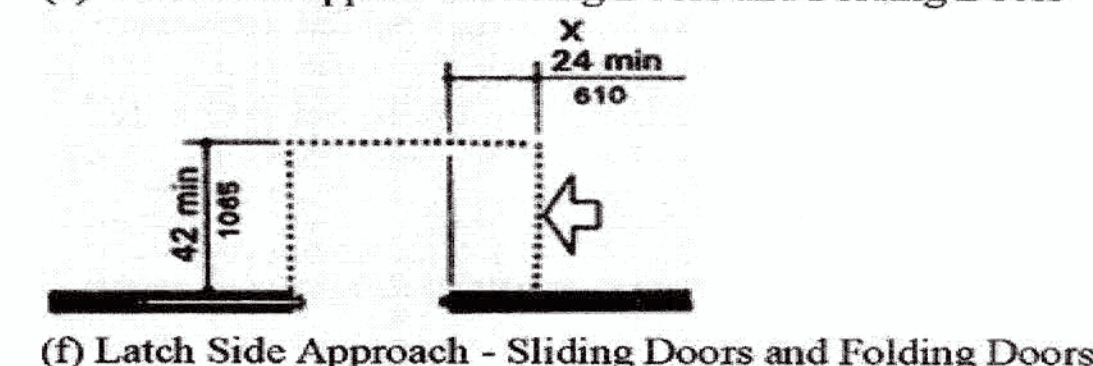
NOTE: RESTROOMS SHALL HAVE ADA-COMPLIANCE SIGNAGE PER ADAAG SEC.4.30.
THE SIGN SHALL BE MOUNTED 60" AFF TO THE CENTER OF THE SIGN.



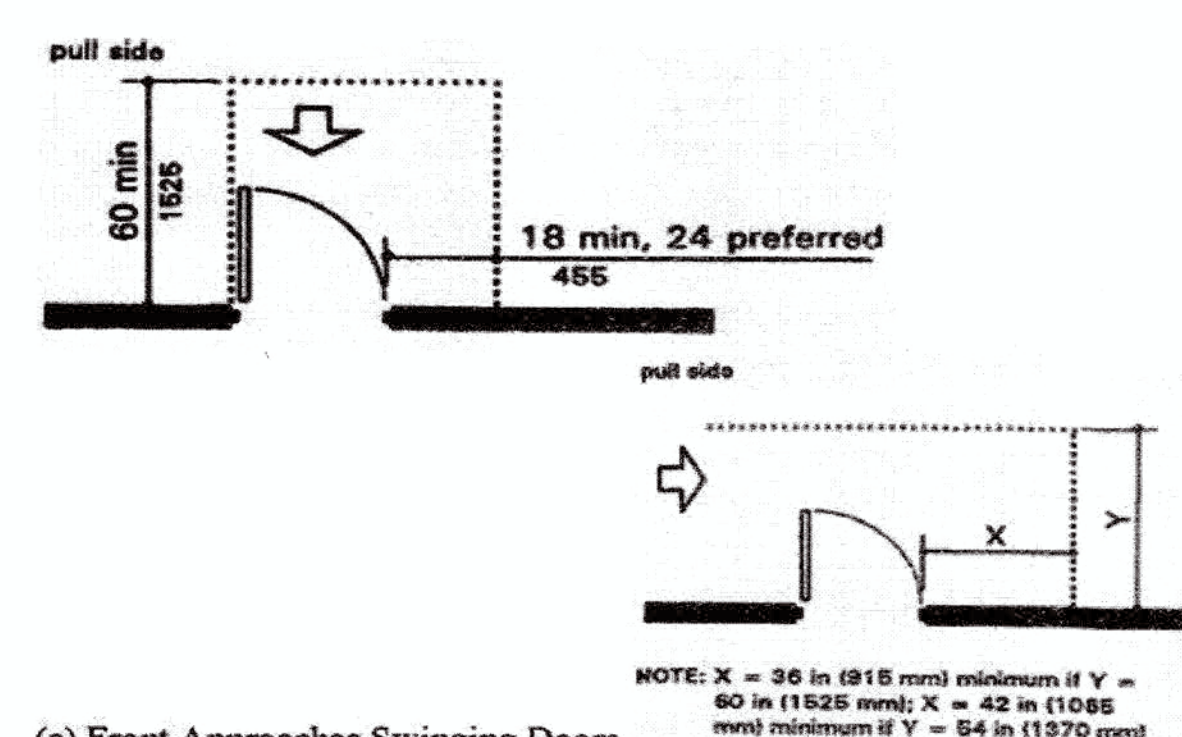
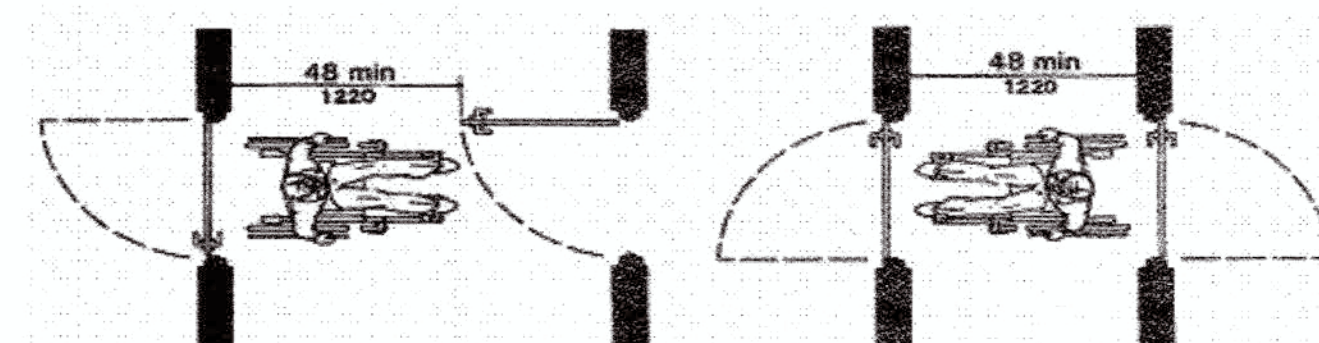
PLUMBING FIXTURE MOUNTING STANDARDS



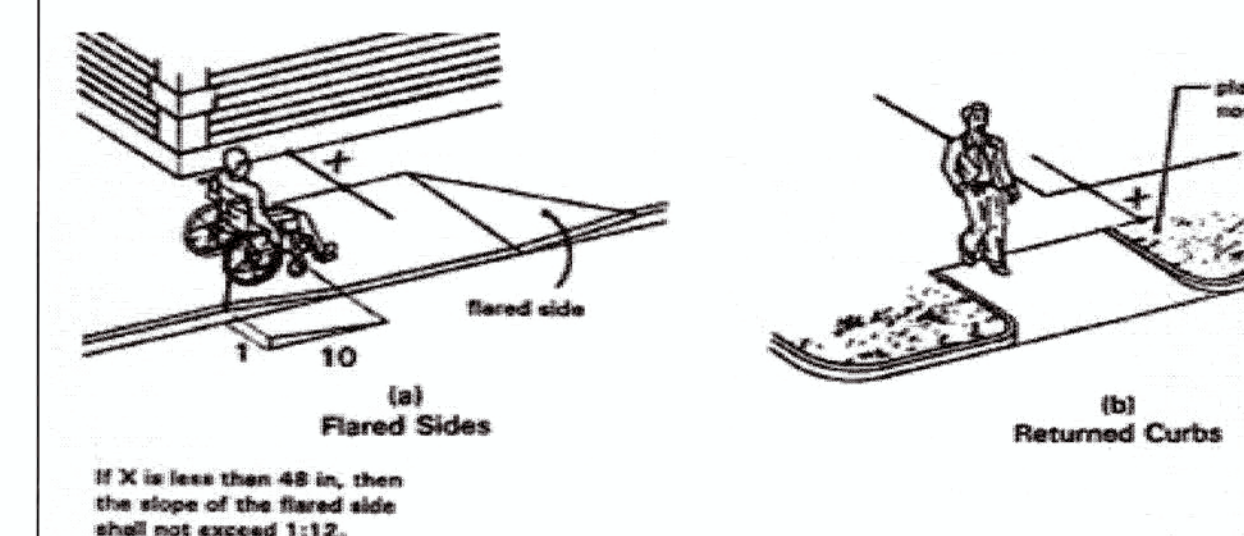
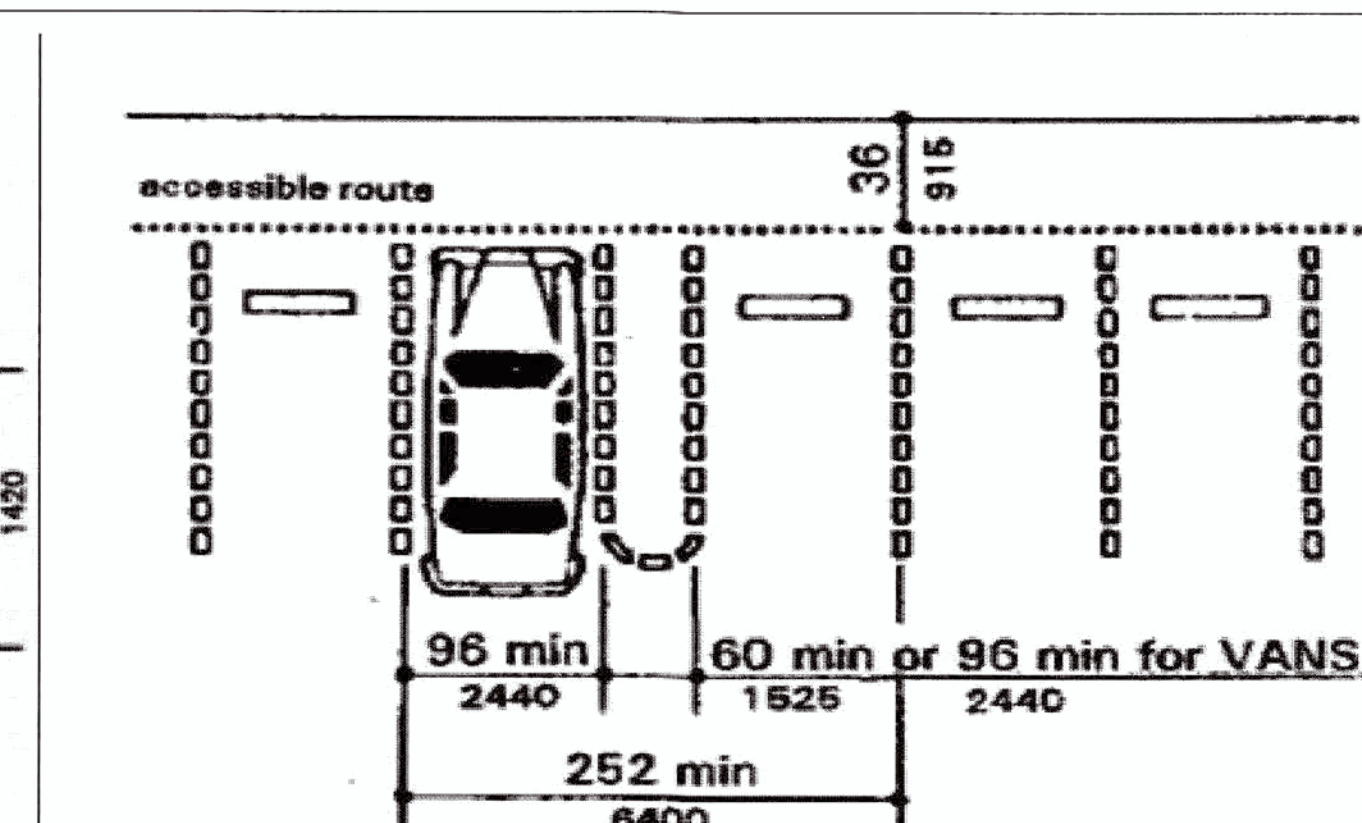
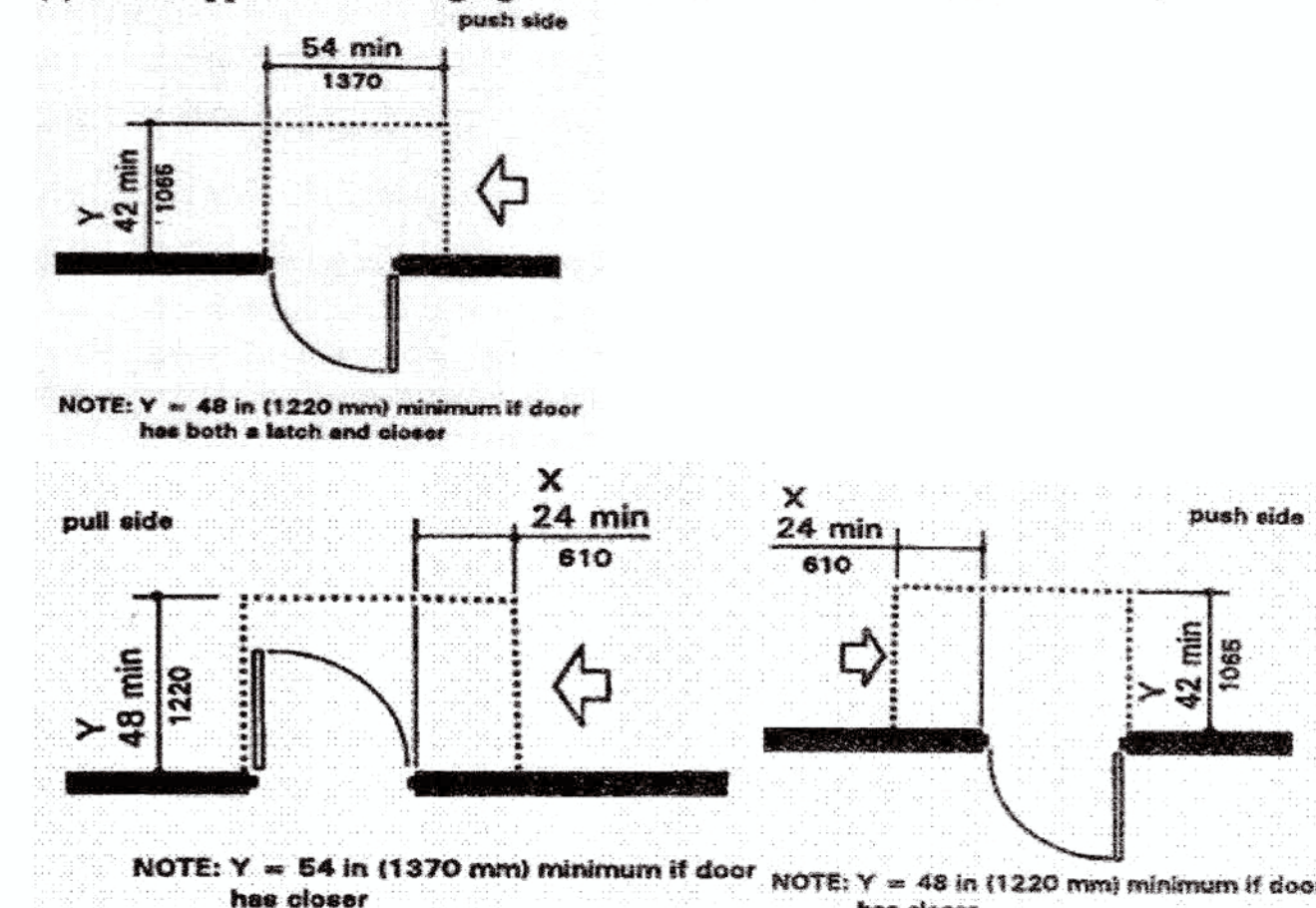
(e) Slide Side Approach Sliding Doors and Folding Doors



(f) Latch Side Approach - Sliding Doors and Folding Doors



(a) Front Approaches Swinging Doors



Curb Ramps

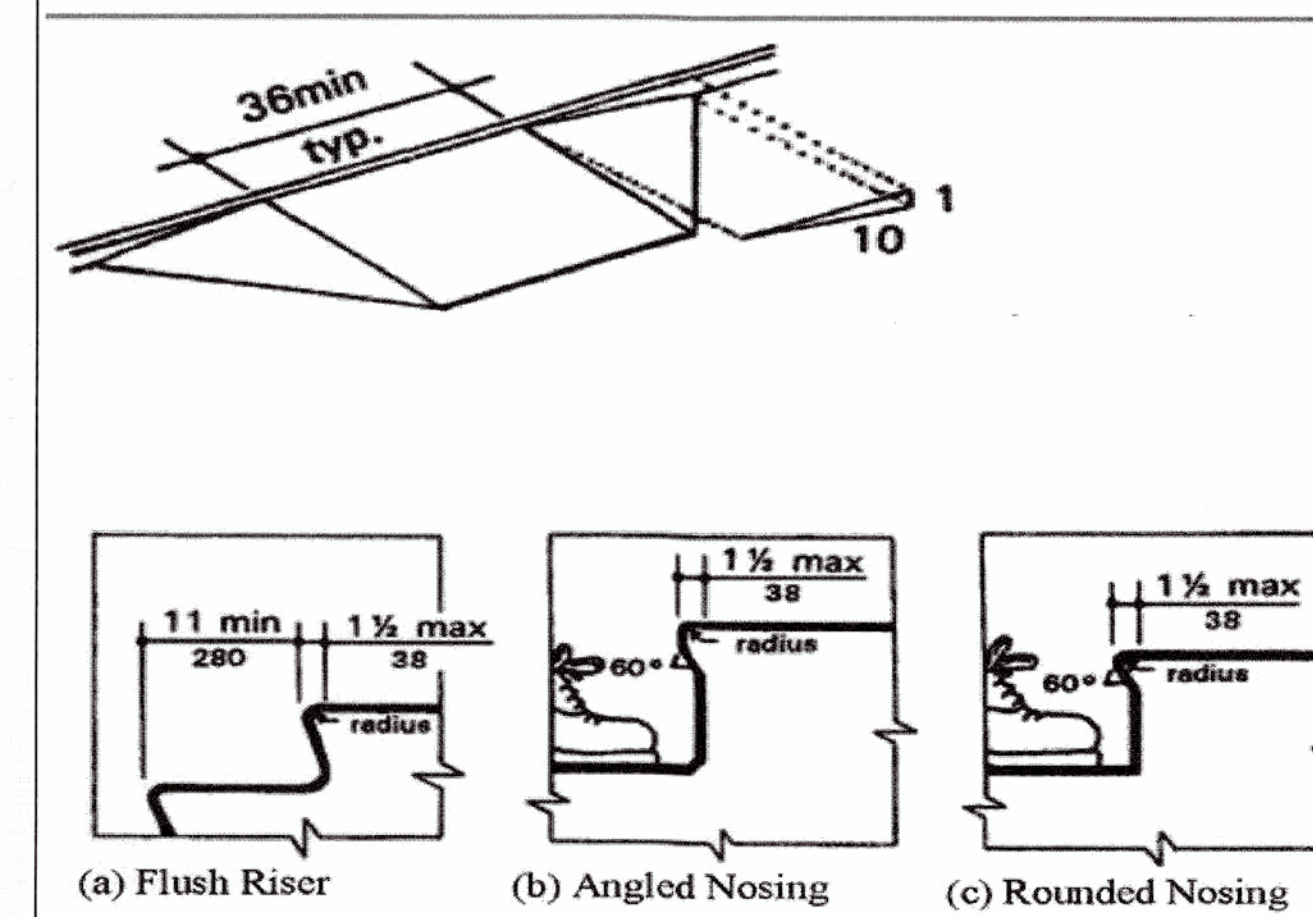
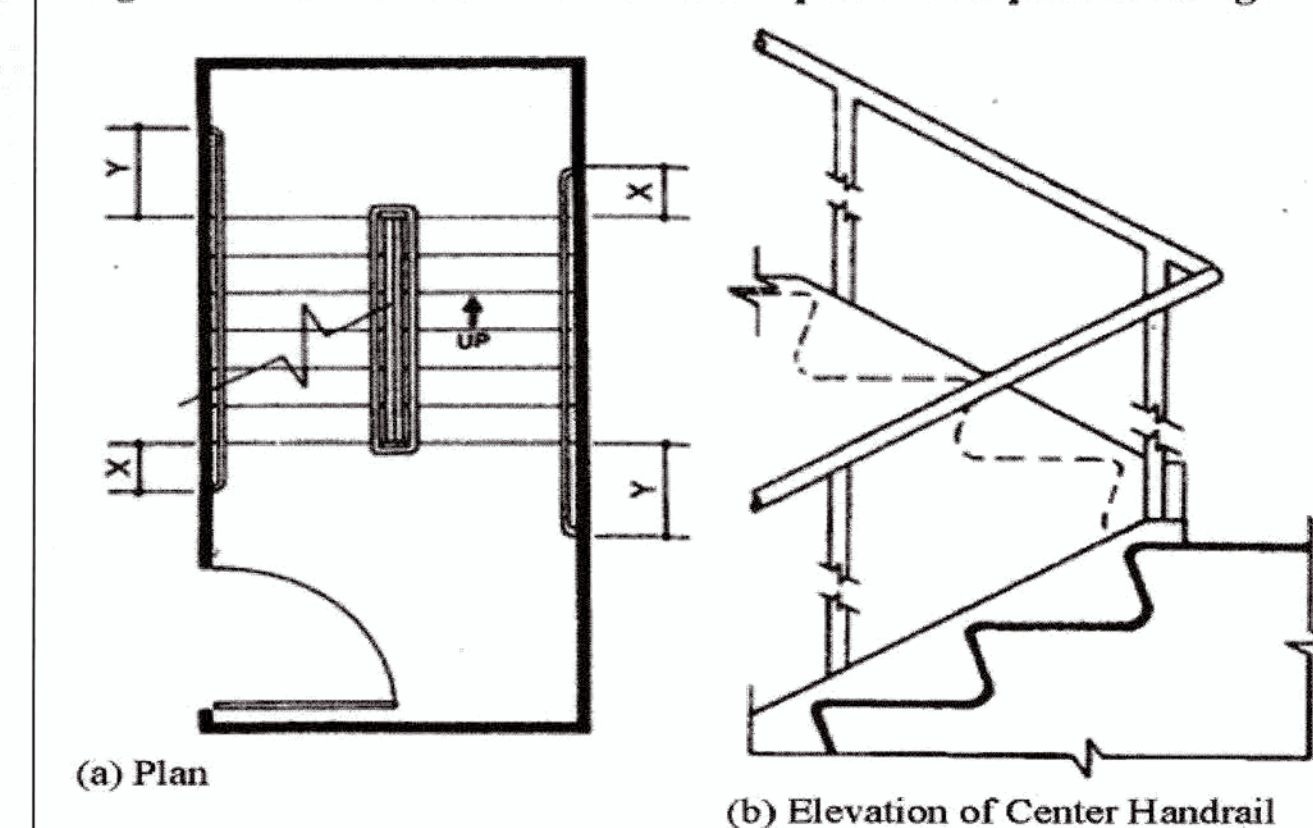
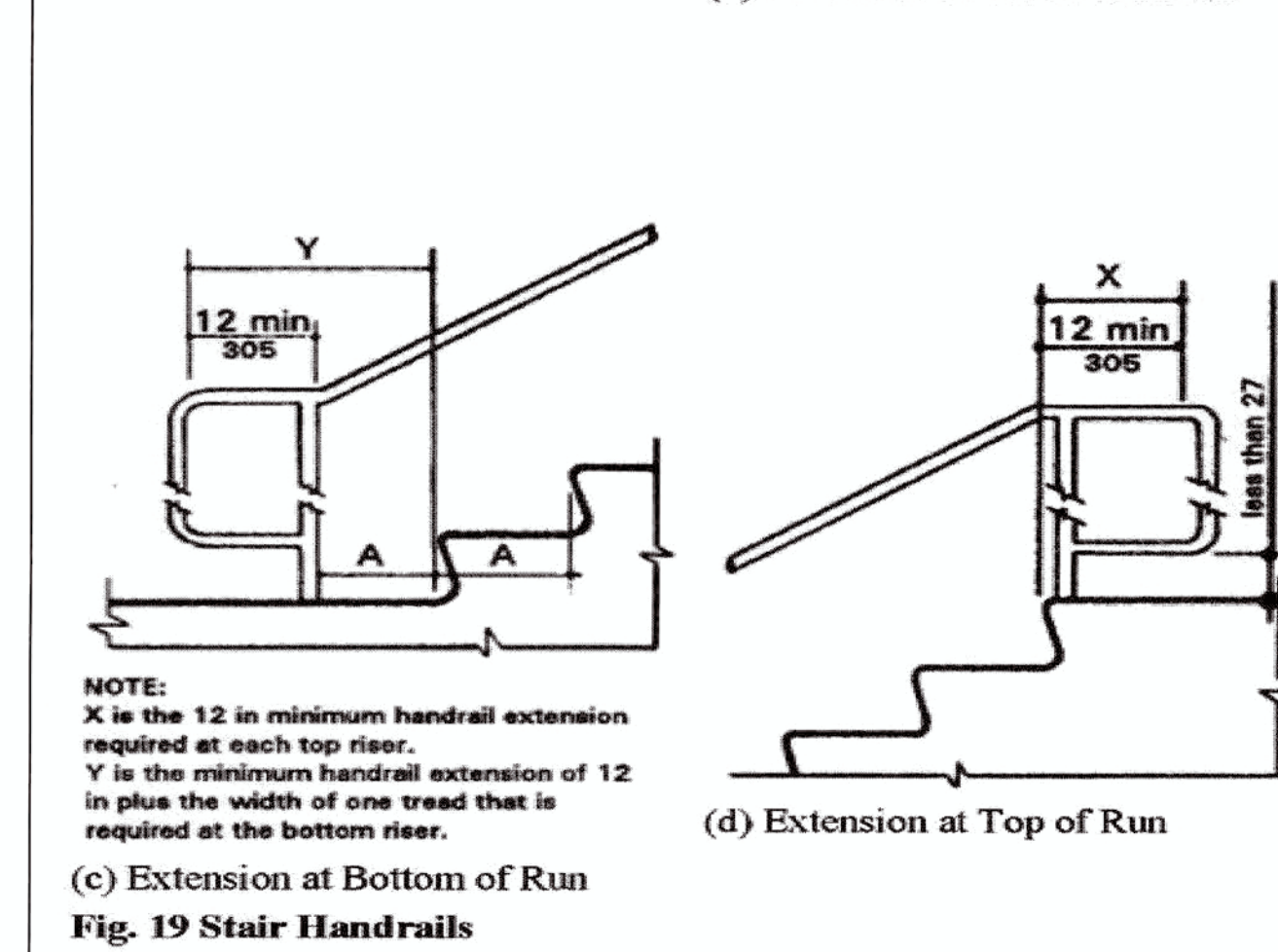


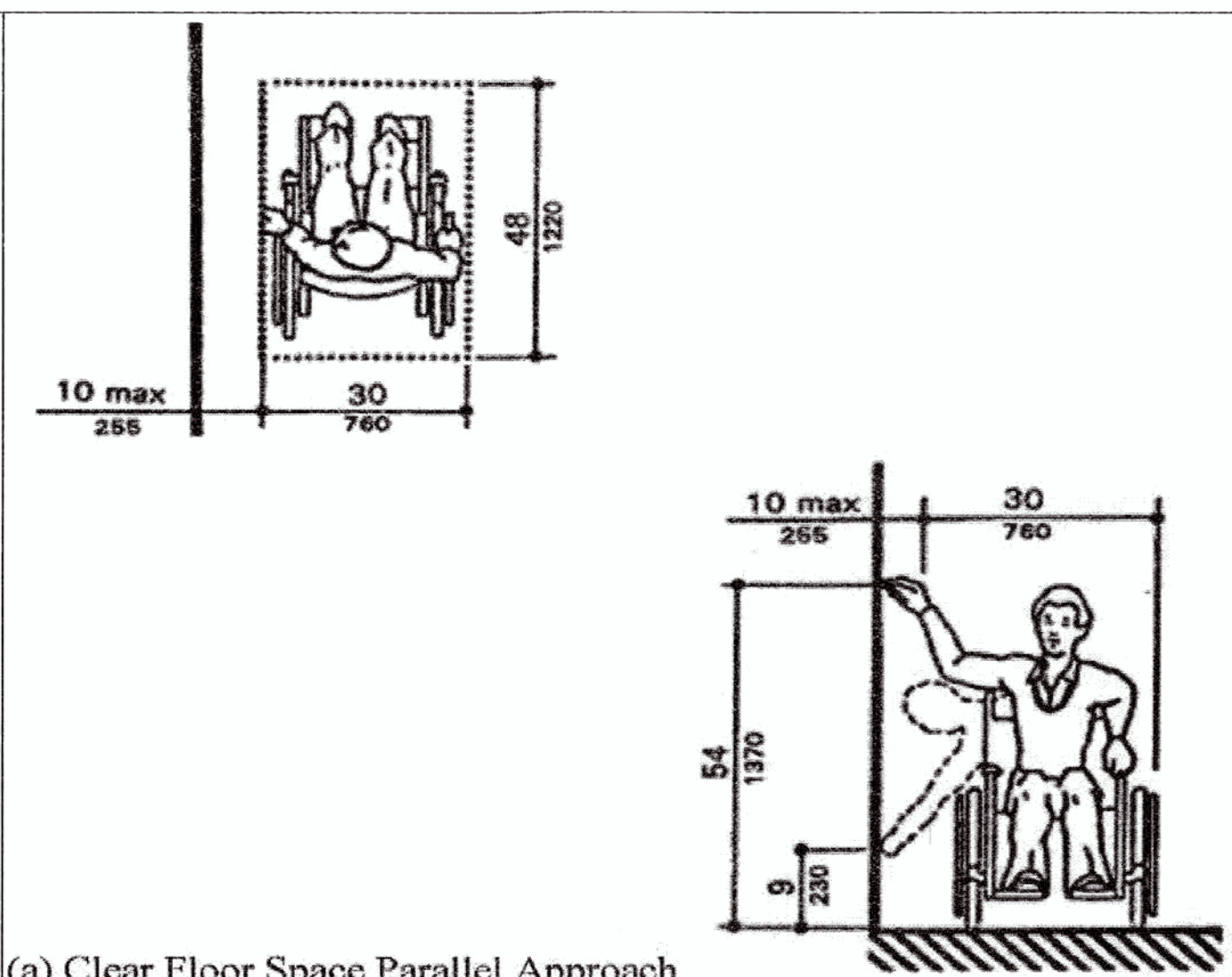
Fig. 18 Useable Tread Width and Examples of Acceptable Nosings



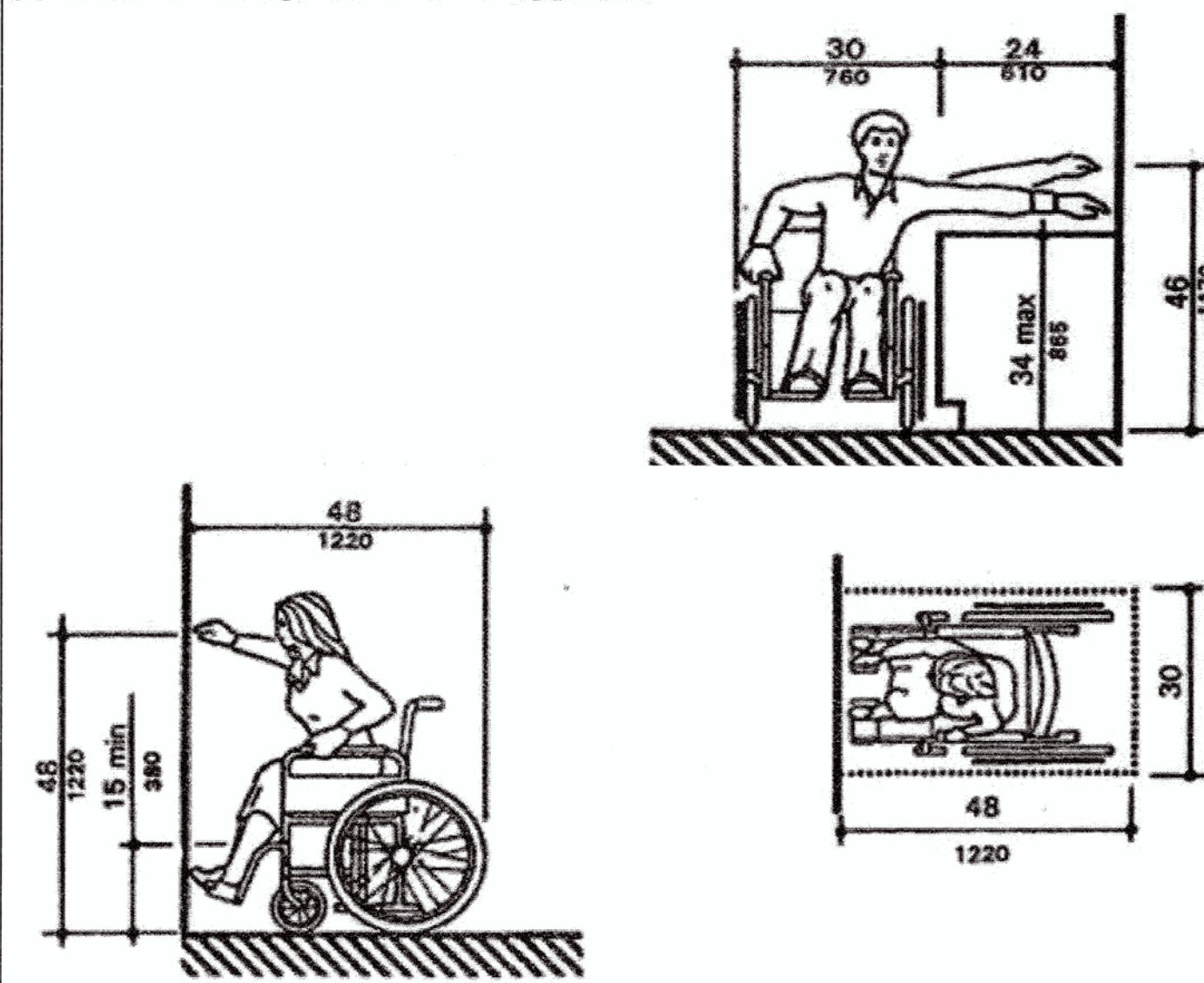
(a) Plan



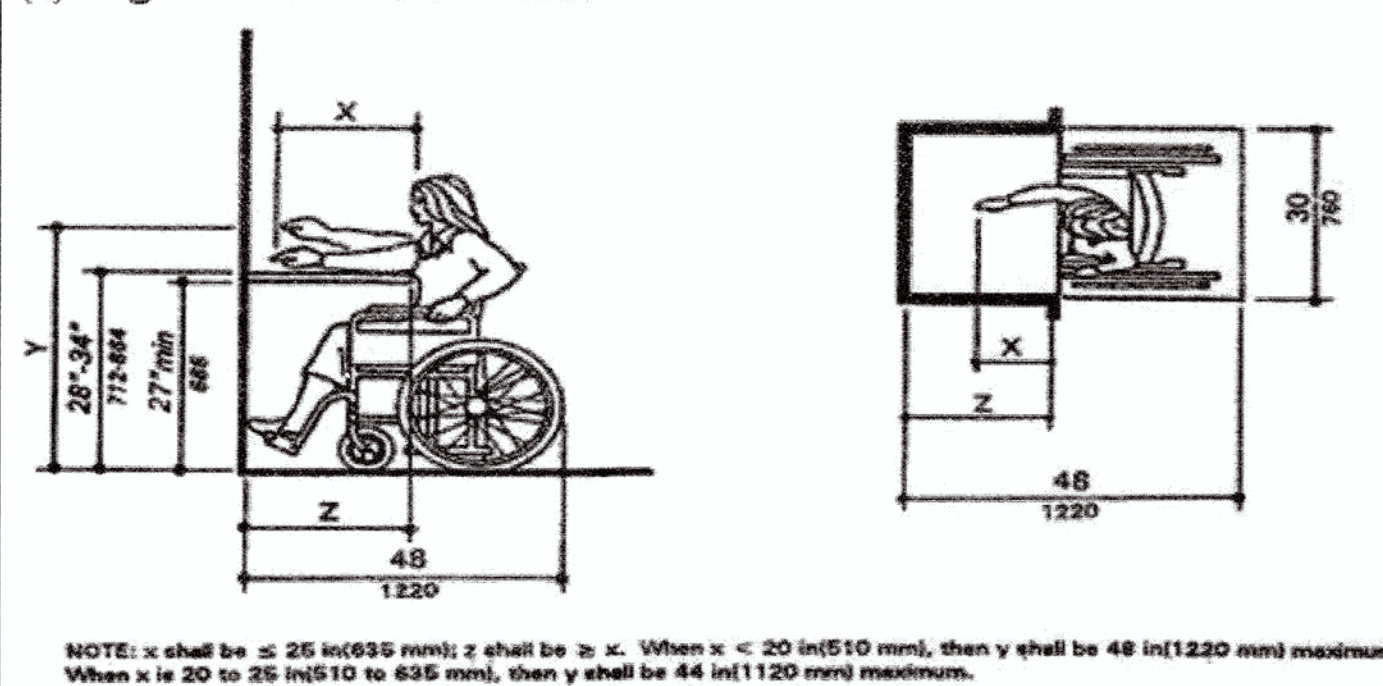
(c) Extension at Bottom of Run



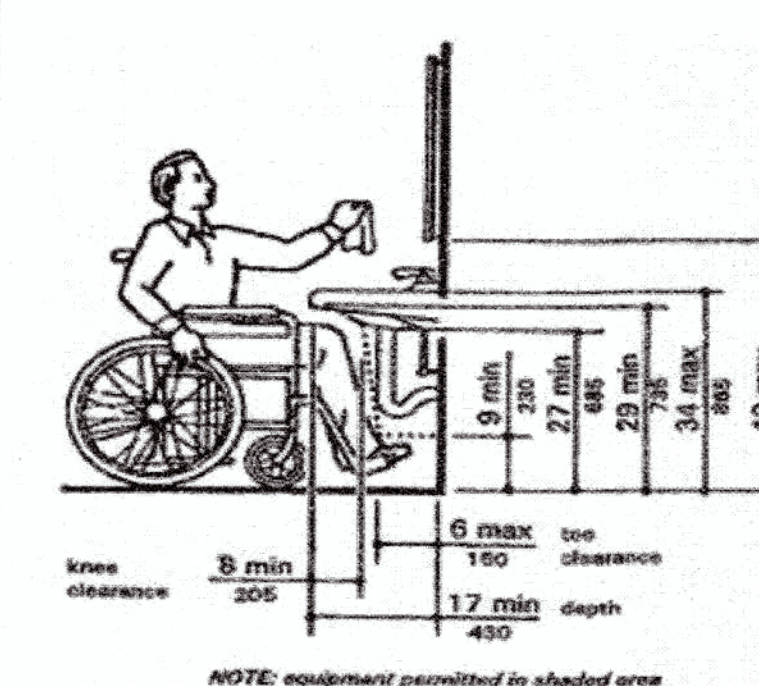
(a) Clear Floor Space Parallel Approach



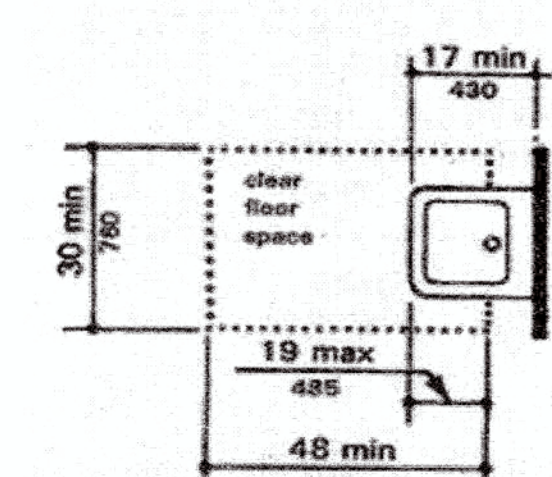
(a) High Forward Reach Limit

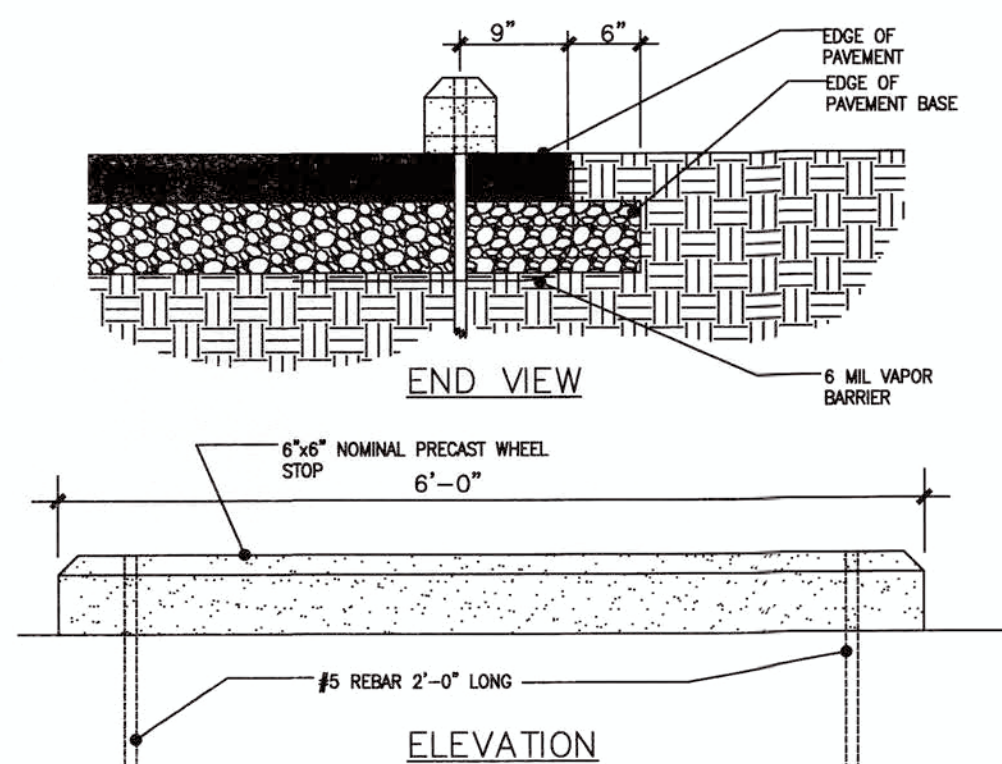


NOTE: x shall be ≤ 26 in (635 mm); z shall be $\geq x$. When $x < 20$ in (510 mm), then y shall be 48 in (1220 mm) maximum. When x is 20 to 26 in (510 to 635 mm), then y shall be 44 in (1120 mm) maximum.



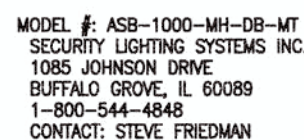
NOTE: equipment permitted in shaded area





9 CONC. WHEEL STOP
SCALE: 3/4" = 1'-0"

-
- 1" DIA. x 4' x 36" LONG ANCHOR BOLTS
W/ (2) NUTS & (2) WASHERS EACH.
- NOTE:
CONCRETE CURB NOT
SHOWN SEE SITE
PLAN FOR EXACT
CONDITIONS
- ELEVATION OF
TOP PAVEMENT
- VERIFY W/ ARCHITECT PRIOR TO PLACEMENT
- 2'-6"
2'-0"
3"
6"
1'-6"
2'-0"
DIA
- 1/2"
- SQUARE STEEL PRE-PAINTED
- NO GROUT
- 3/4" CHAMFER ALL AROUND
WITH PREMOLDED FORM STRIP.
SEE SPECIFICATIONS.
- GRADE
- PVC CONDUIT FROM MAIN ELEC.
PANEL OR FROM PREVIOUS LIGHT
BASE IN SERIES. SEE UTILITY
PLAN.
- #4 VERTICAL
- #3 STEEL TIES @ 18" o.c. MAX.
- EXCAVATION SHALL BE BY AUGER INTO
UNDISTURBED OR COMPACTED SOIL AND
EXPOSED BASE ABOVE GRADE SHALL BE
FORMED & FINISHED AS PER
SPECIFICATIONS FORM TO FULL DEPTH IF
REQUIRED TO PREVENT CREEP-IN.
- 2" CLR
TO TIES



7 YARD LIGHT SECTION
SCALE: 3/4" = 1'-0"



B-TYPICAL SPACE

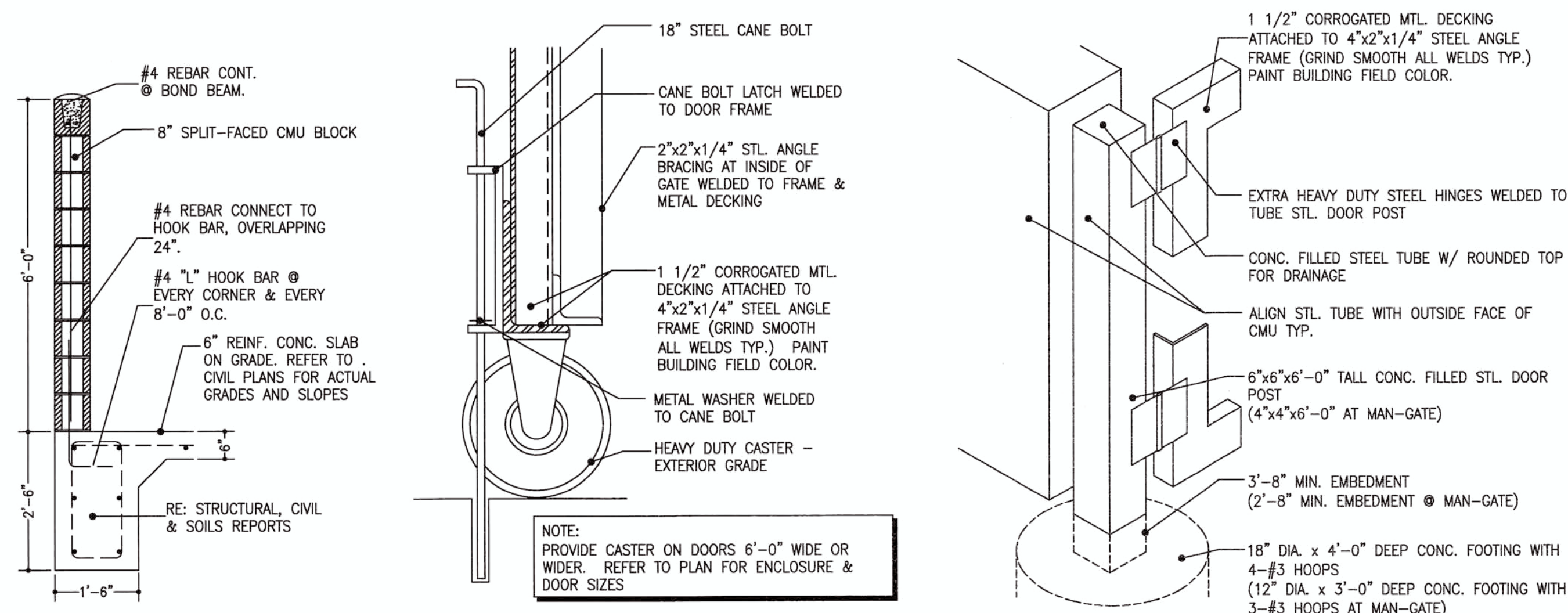
- WARNING TEXTURE
- 3/4" DRAINAGE CHANNELS
- NOTE: REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND DRAINAGE TYPE TO BE PROVIDED (IF APPLICABLE).
- 8'-0"
- 5'-0"
- EQ.
- 7'-0"
- 8'-0"
- 2'-0"
- 2'-6"
- 2'-0"
- 5'-0"
- 5'-0"
- TYPICAL HANDICAP SYMBOL. ○ HC SPACES VARY DIMENSIONS W/ LOCAL CODES
- CONFIN ALL DIMENSIONS AND COLORS WITH LOCAL GOVERNMENTAL AGENCY

C - HANDICAP SPACE CONFIGURATION w/ FLARES RAMPES

- 45°
- MAXIMUM SLOPE OF THE FLARES SHALL BE 1:12 OR 8.33%
- CONC. TIRE BUMPS TYP. ○ RAMPS AND COLUMNS
- 8'-0"
- 5'-0" HC LOADING ZONE
- 8'-0" VAN LOADING ZONE
- LINE OF PARKING LOT STRIPING ○ HANDICAP LOADING AREA
- 8'x18" SPACES W/ 5'-0" MIN. W/ HANDICAP LOADING ZONE TP. (8'-0" LOADING ZONE FOR H.C. VAN SPACES)

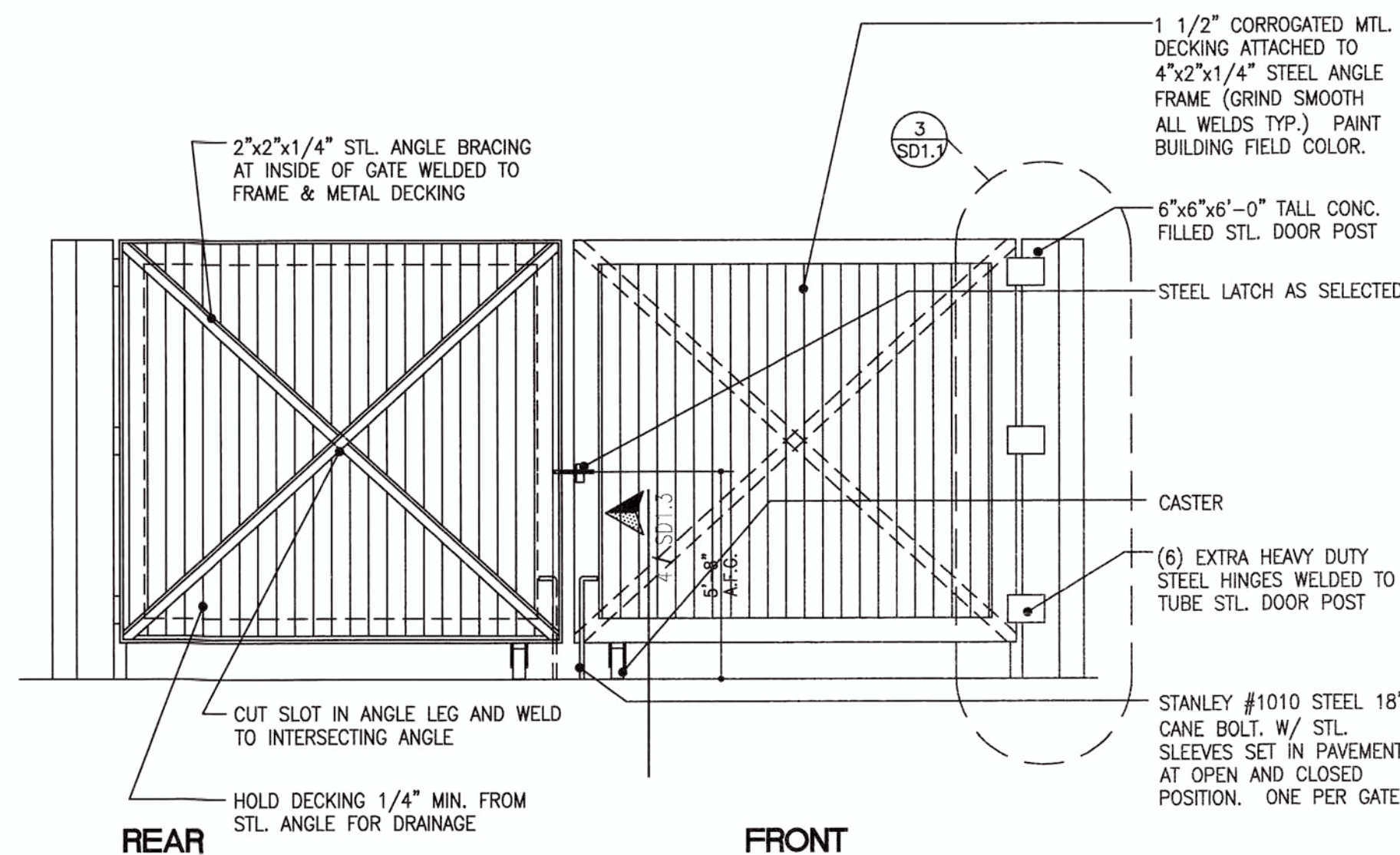
B- TYPICAL SPACE

C - HANDICAP SPACE CONFIGURATION w/ FLARES RAMPS



4	DETAIL • CANE BOLT SCALE: NTS
---	----------------------------------

3	DETAIL • GATE HINGE SCALE: NTS
---	-----------------------------------



5 SD1

12'-0" MAY VARY FROM PROJECT TO PROJECT

10'-0" MAY VARY FROM PROJECT TO PROJECT

8'-0" MAY VARY FROM PROJECT TO PROJECT

6'-0" MAY VARY FROM PROJECT TO PROJECT

19'-4" MAY VARY FROM PROJECT TO PROJECT

3'-4" 4'-0" 3'-4"

1'-6"

6" SCH. 40 GALVANIZED STEEL PIPE GUARD POST FILL W/ CONC. TO EXTEND 5'-0" ABOVE SLAB

8" CMU WALL- FINISH TO MATCH BUILDING. REFER TO EXT. ELEVATIONS FOR BUILDING FINISHES

THIS SIDE IS NOT REQUIRED ON DOUBLE WIDE ENCLOSURE

6"x6" TUBE STEEL PIPE FILLED W/ CONC., PTD. 6'-0" HT. W/ 18" CONC. FOOTING.

TWO STEEL ANGLE FRAME GATES- PROVIDE CANE BOLTS AND CASTERS

BORE HOLES IN PAVEMENT TO ACCEPT CANE BOLTS FOR BOTH OPEN AND CLOSED POSITIONS

6" SCH. 40 GALVANIZED STEEL PIPE GUARD POST FILL W/ CONC. TO EXTEND 5'-0" ABOVE SLAB

6" THK. CONC. SLAB W/ 6"x6" 1.4x1.4 W.W.F. ON 6" GRAVEL BASE. COORD. W/ CIVIL.

CONST. JOINTS @ 10'-0" O.C.

CONC. FOOTING - RE: CIVIL

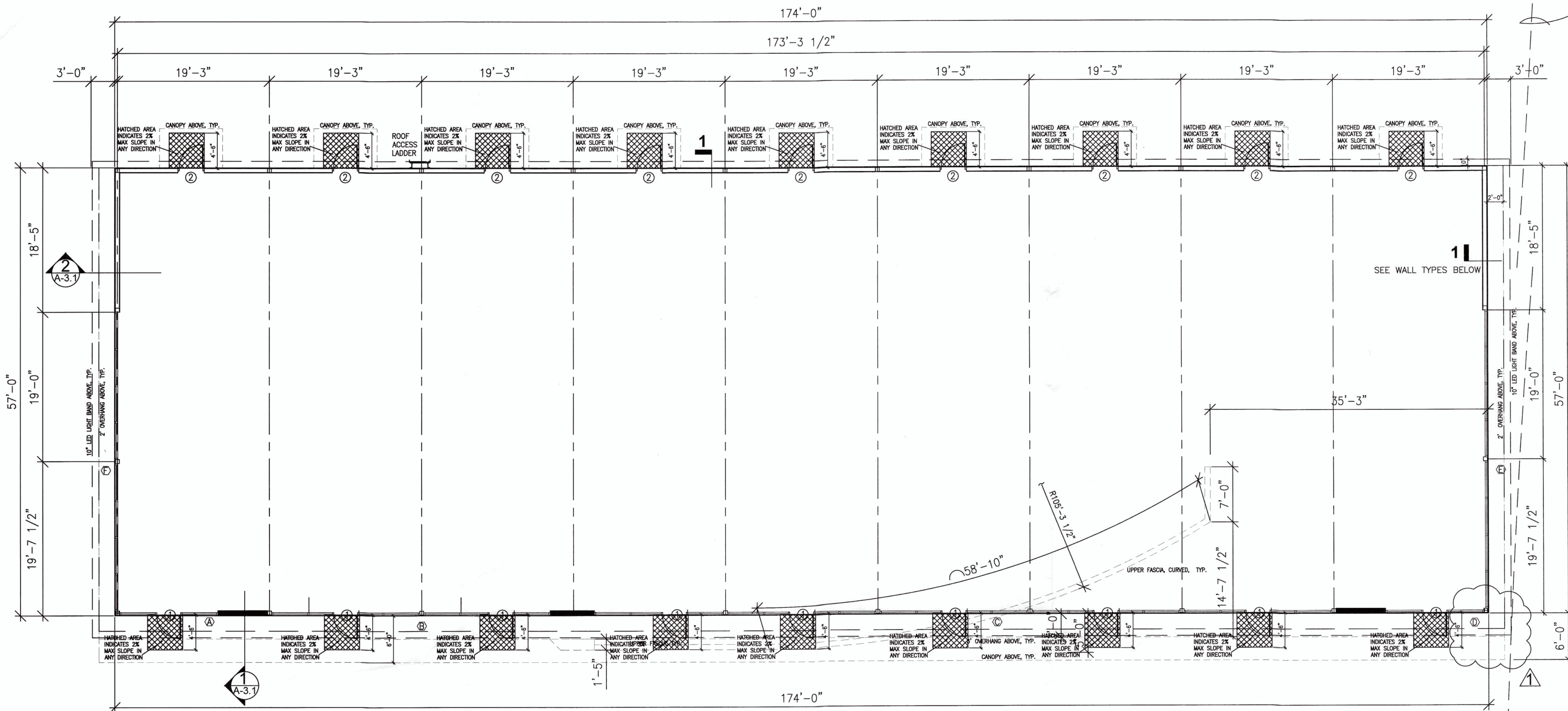
#4x CONT. E.W. @ 4'-0" O.C.

PROVIDE 6" CONC. CHAMFER AT CORNER WHEN CORNER DOES NOT ABUT FACE OF CORNER

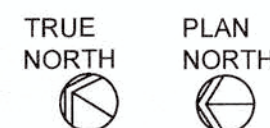
! DUMPSTER NOTES:

1. VERIFY ALL PAVING NOTES & DETAILS W/ CIVIL DWGS. AND SOILS REPORT
2. VERIFY DUMPSTER SIZE & TYPE WITH LOCAL DISTRIBUTOR PRIOR TO CONSTRUCTION. IF MULTIPLE OPTIONS ARE AVAILABLE CONSULT CHURCH'S OPERATIONS (770) 350-3871.
3. COORDINATE DUMPSTER SELECTION WITH CHURCH'S MANAGEMENT PRIOR TO CONSTRUCTION. VERIFY ADEQUATE SPACE HAS BEEN MAINTAINED. CONTACT ARCHITECT WITH ANY REQUIRED CHANGES.
4. CONTRACTOR SHALL VERIFY TRASH ENCLOSURE APPROACH APRON IS INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOIL REPORT. IN CASE OF CONFLICT BETWEEN THE REPORT AND THESE DRAWINGS THE MOST STRINGENT REQUIREMENTS SHALL BE OBSERVED.

1000



1 SHELL FLOOR PLAN 1/8" = 1'-0"

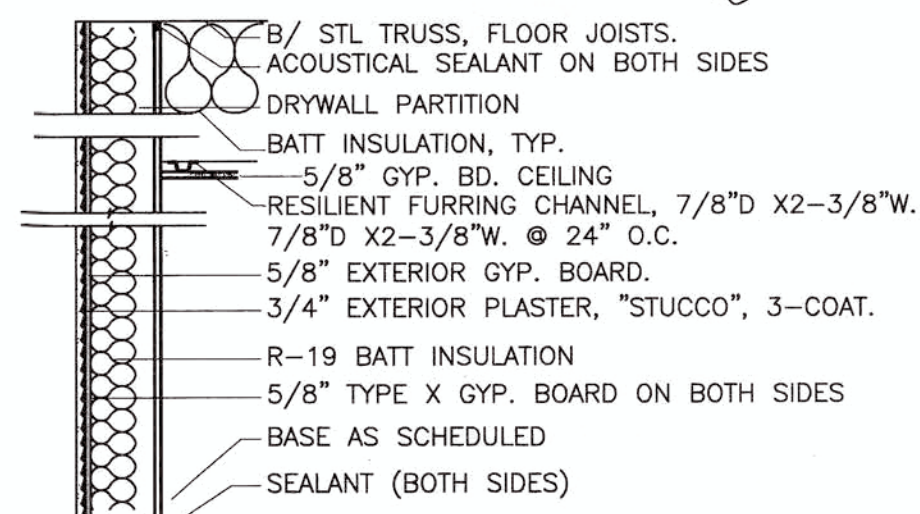
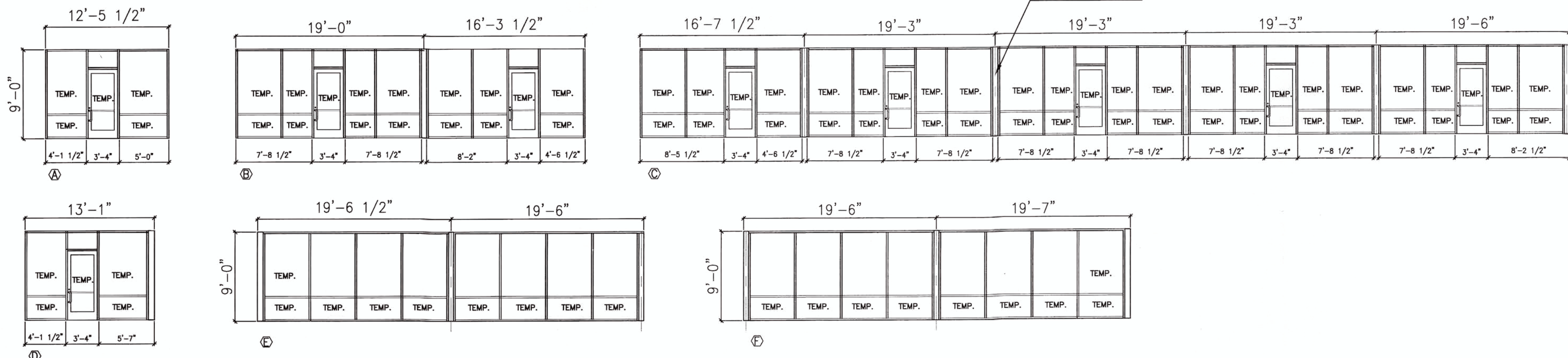


2 DOOR SCHEDULE

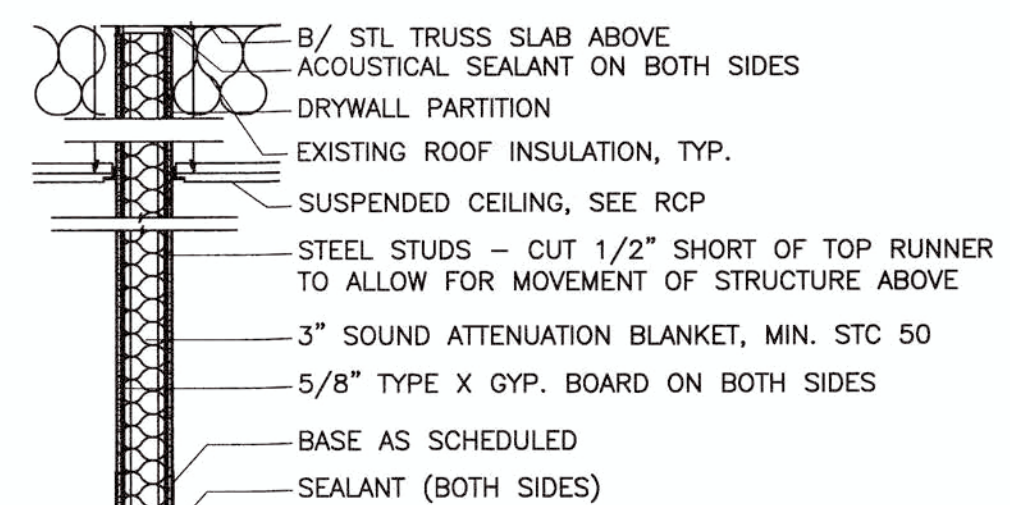
SYMBL	DOOR SIZE	THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR FIRE RATING	FRAME MATERIAL	FRAME FIRE RATING	HARDWARE					REMARKS
								HINGE	CLOSER	THRESHOLD	LOCKSET	EXIT DEVICE	
1	3'-0" X 7'-0"	PER MFR	ALUM./GLASS	SWING	---	ALUM.	---	PIVOT	REQ'D	REQ'D, 1/2"	PUSH/PULL PANIC. MEETS ADA REQUIREMENTS	REQ'D	REQ'D
2	3'-0" X 7'-0"	1-3/4"	STEEL	SWING	---	ALUM.	---	SWING	REQ'D	REQ'D, 1/2"	PUSH/PULL PANIC. MEETS ADA REQUIREMENTS	REQ'D	REQ'D

3 WINDOW SCHEDULE

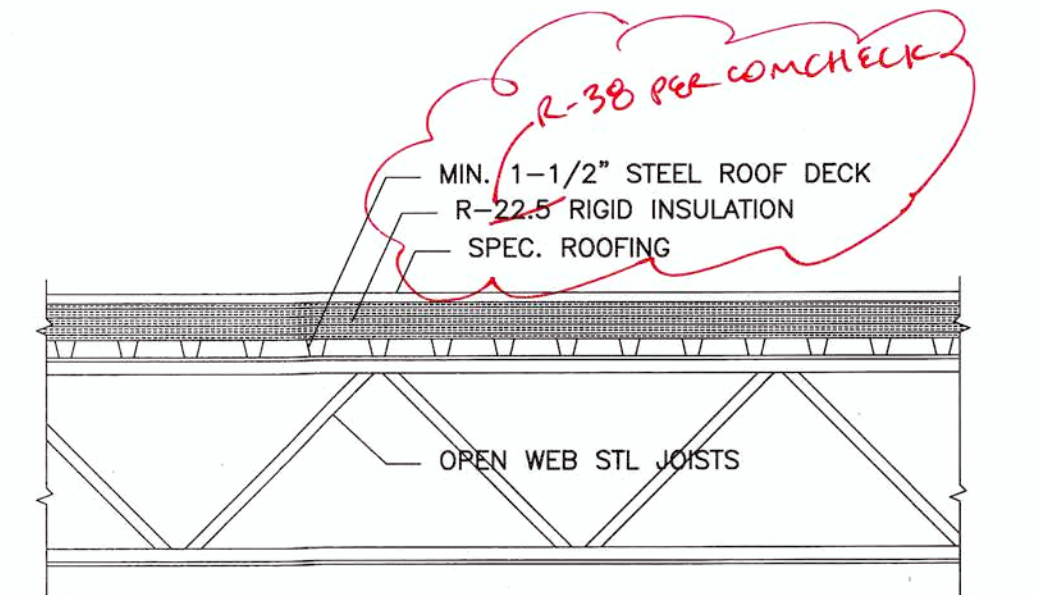
PROVIDE 4" ALUM. STOREFRONT SYSTEM WITH DUAL-PANE INSULATED CLEAR GLASS. PROVIDE TEMPERED GLASS PER CODE REQUIREMENTS. VERIFY ALL DIMENSIONS ON SITE FOR ACCURATE ROUGH OPENINGS.



EXTERIOR WALL - TYPE - 1



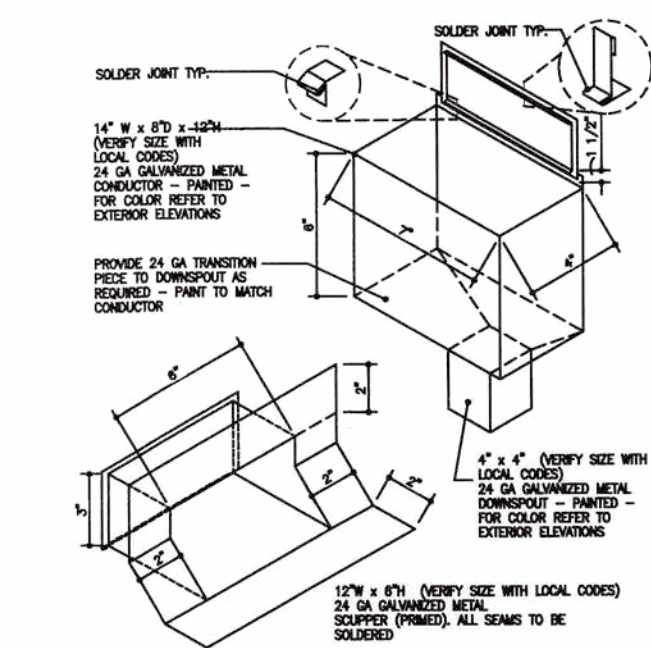
FIRE WALL TYPE-2 (DEMISING WALLS)



ROOF TYPE	UL NO.	FIRE RATING
EXTERIOR 5	P-264	1 HR

ROOF ASSEMBLY P-264 (1-HR)

4 SCUPPER DETAILS



14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)

Tchen Architects

11908 ANDERSON MILL, #615
AUSTIN, TEXAS 78758
512.351.1801
tchen@tchenarch.com
website: www.tchenarch.com

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
2. TCHEN ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY BUILDING DEPARTMENT PERMITS OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT.
3. DO NOT SCALE DRAWINGS FOR ANY DIMENSIONS. CONTACT ARCHITECT FOR VERIFICATION OF DIMENSIONS.
4. USE ONLY CITY STAMPED & APPROVED DRAWINGS FOR CONSTRUCTION.

ISSUE DATE 08.20.2018

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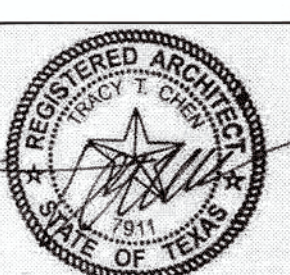
CHECKED BY

SCALE AS SHOWN

REVISIONS

10.15.2018

I hereby certify that I am a licensed architect in the State of Texas, and that these plans have been prepared by me, or under my direct supervision, and to the best of my knowledge conform to applicable state and local building codes.



LICENSE NUMBER: 7911

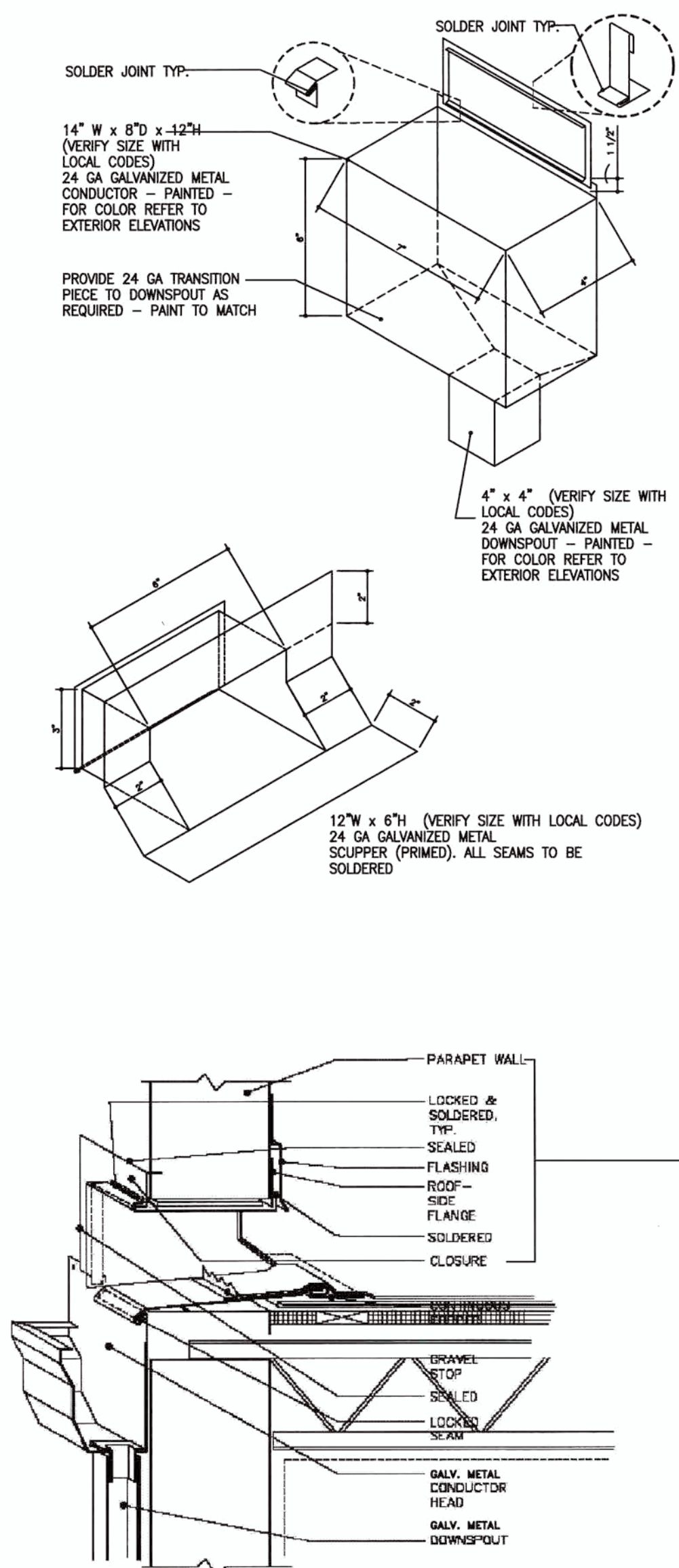
EXP. DATE: 01.31.2019

BANDERA RETAIL CENTER
7706 BANDERA ROAD
SAN ANTONIO, TEXAS 78238
PRELIMINARY FLOOR PLAN

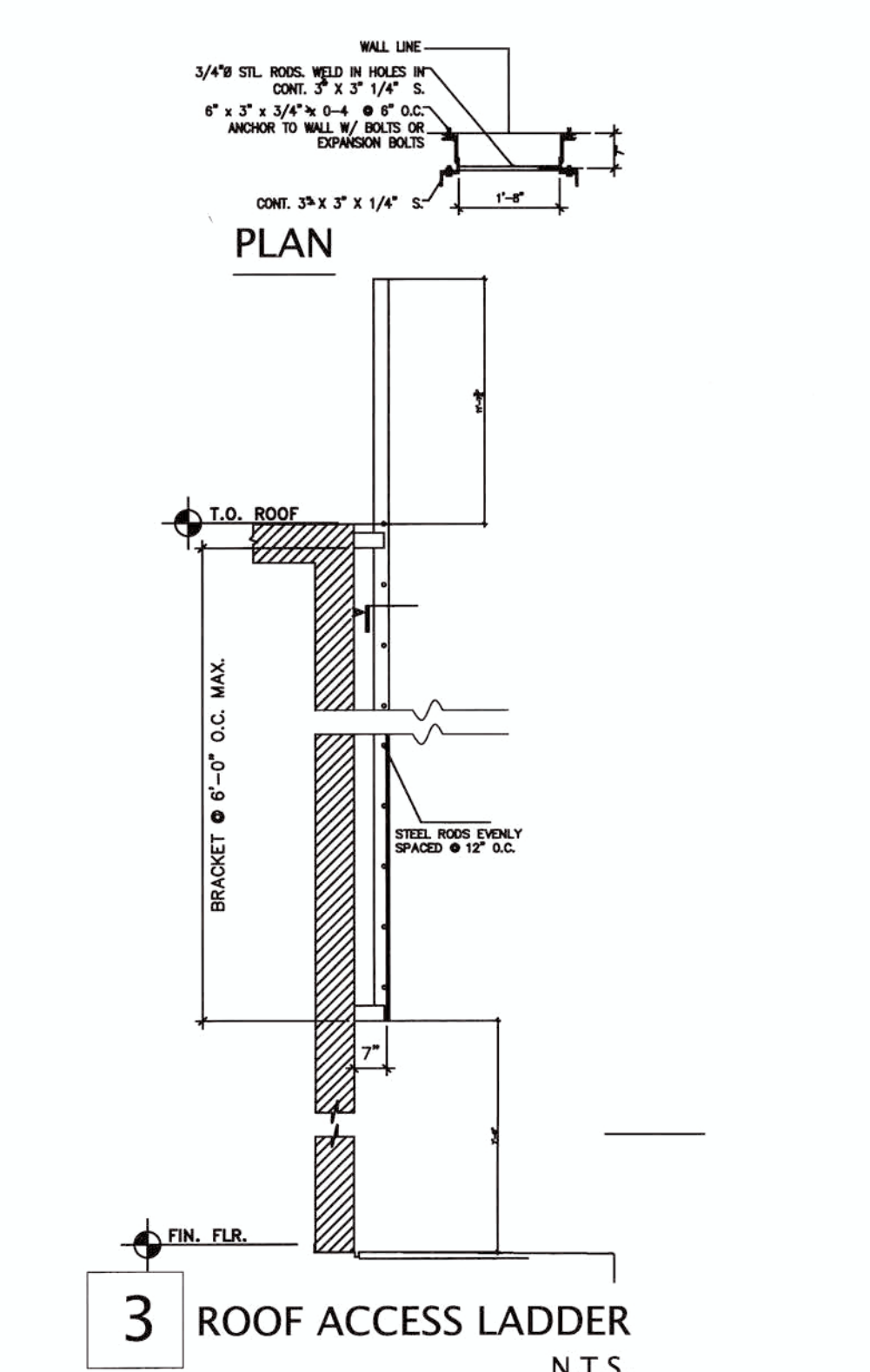
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PROJECT ADDRESS
SHEET TITLE

SHEET NUMBER

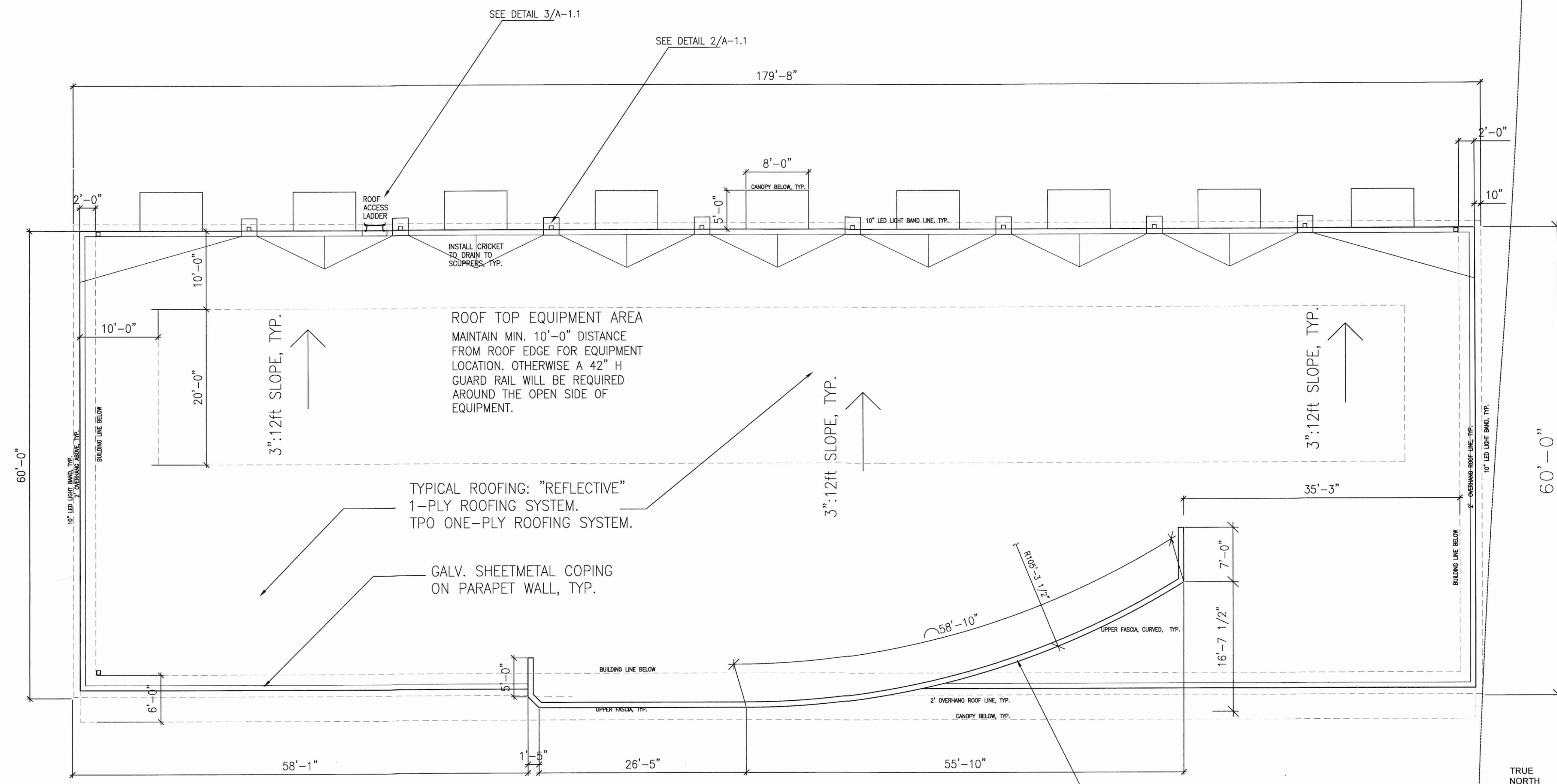




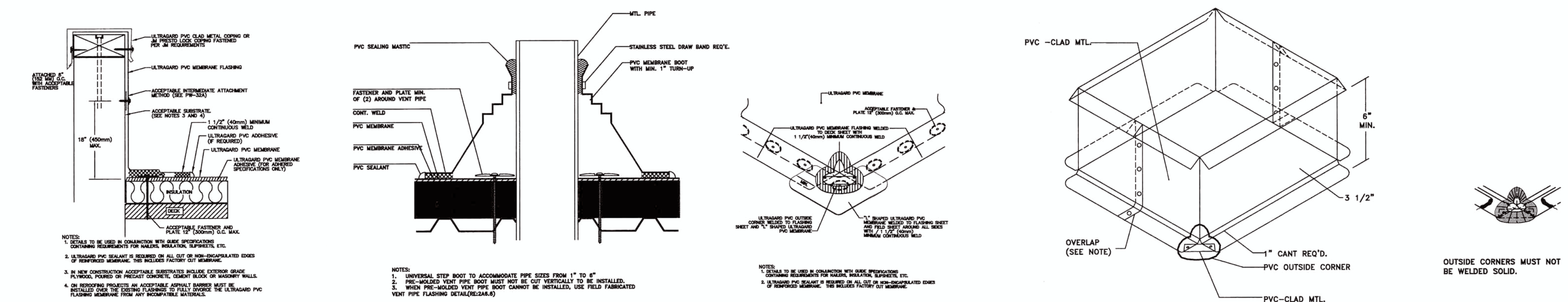
2 GUTTER & DOWNSPOUT AND SCUPPER DETAIL



3 ROOF ACCESS LADDER
N.T.S.



1 SHELL ROOF PLAN
1/8" = 1'-0"



4 ONE-PLY ROOFING DETAILS
N.T.S.

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www.tchenarch.com

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ISSUE DATE: 08.20.2018

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SCALE: AS SHOWN

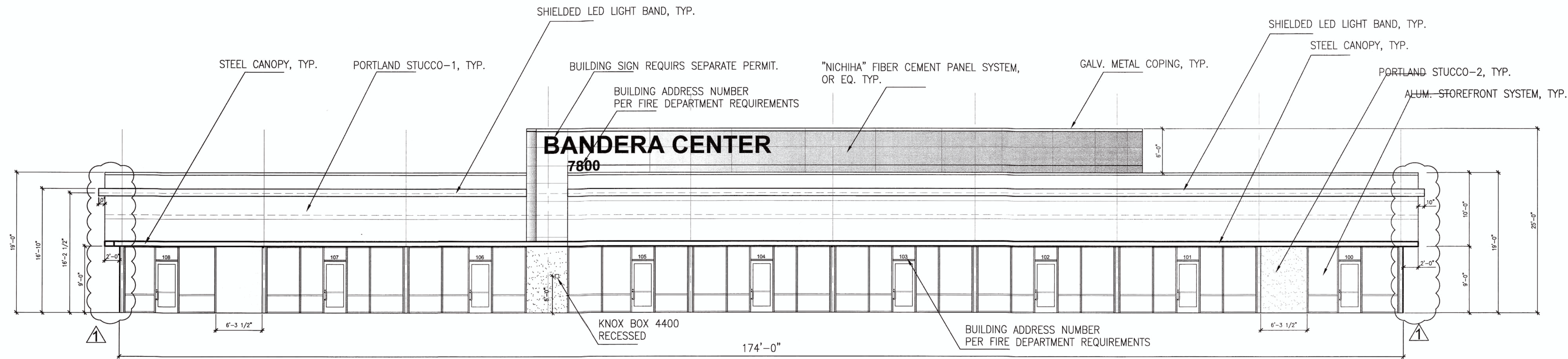
REVISIONS:

1	10.15.2018
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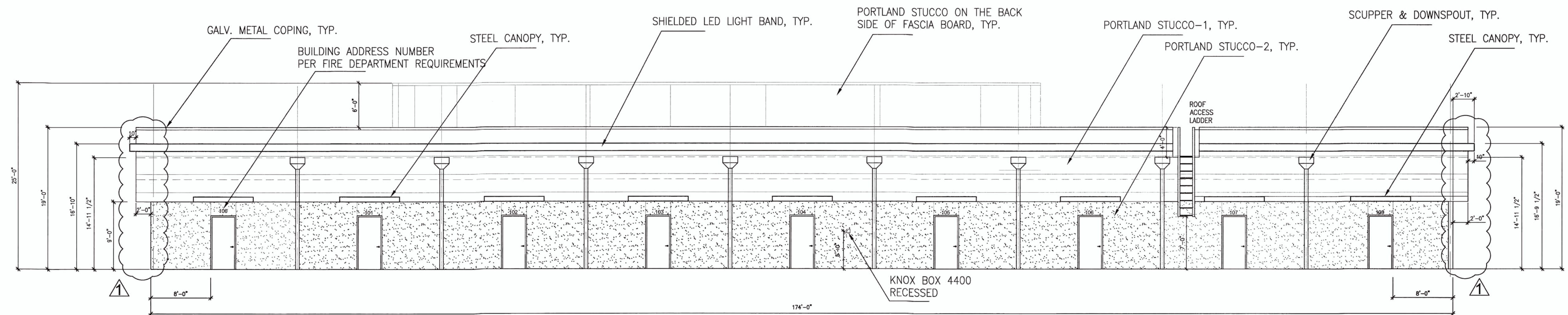
I hereby certify that I am a licensed architect in the State of Texas, and that these plans have been prepared by me, or under my direct supervision, and to the best of my knowledge conform to applicable state and the local building codes.

REGISTERED ARCHITECT
STATE OF TEXAS
LICENSE NUMBER: 7911
EXP. DATE: 01.31.2019

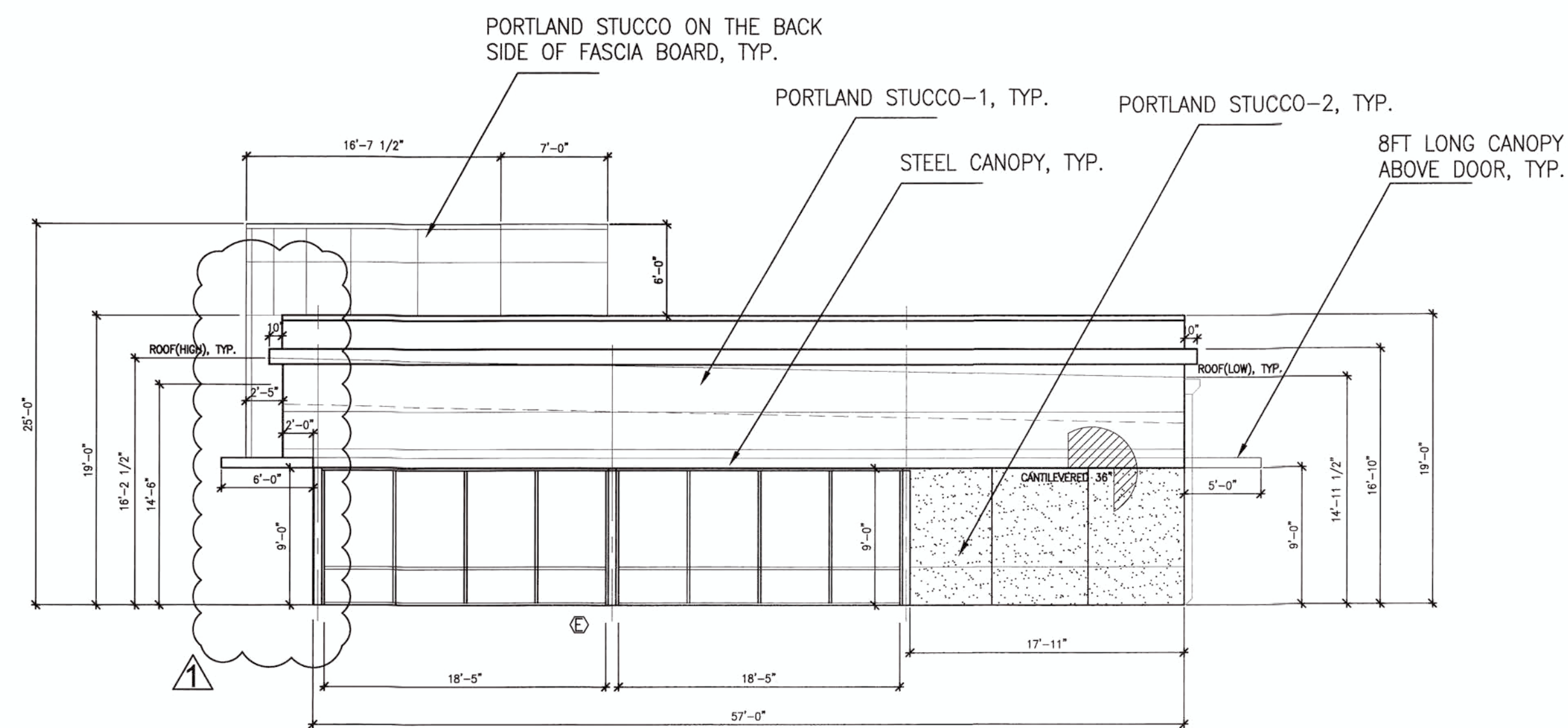
PROJECT NAME: BANDERA RETAIL CENTER
PROJECT ADDRESS: 7706 BANDERA ROAD
SAN ANTONIO, TEXAS 78238
SHEET TITLE: SHELL ROOF PLAN
SHEET NUMBER: A-1.1



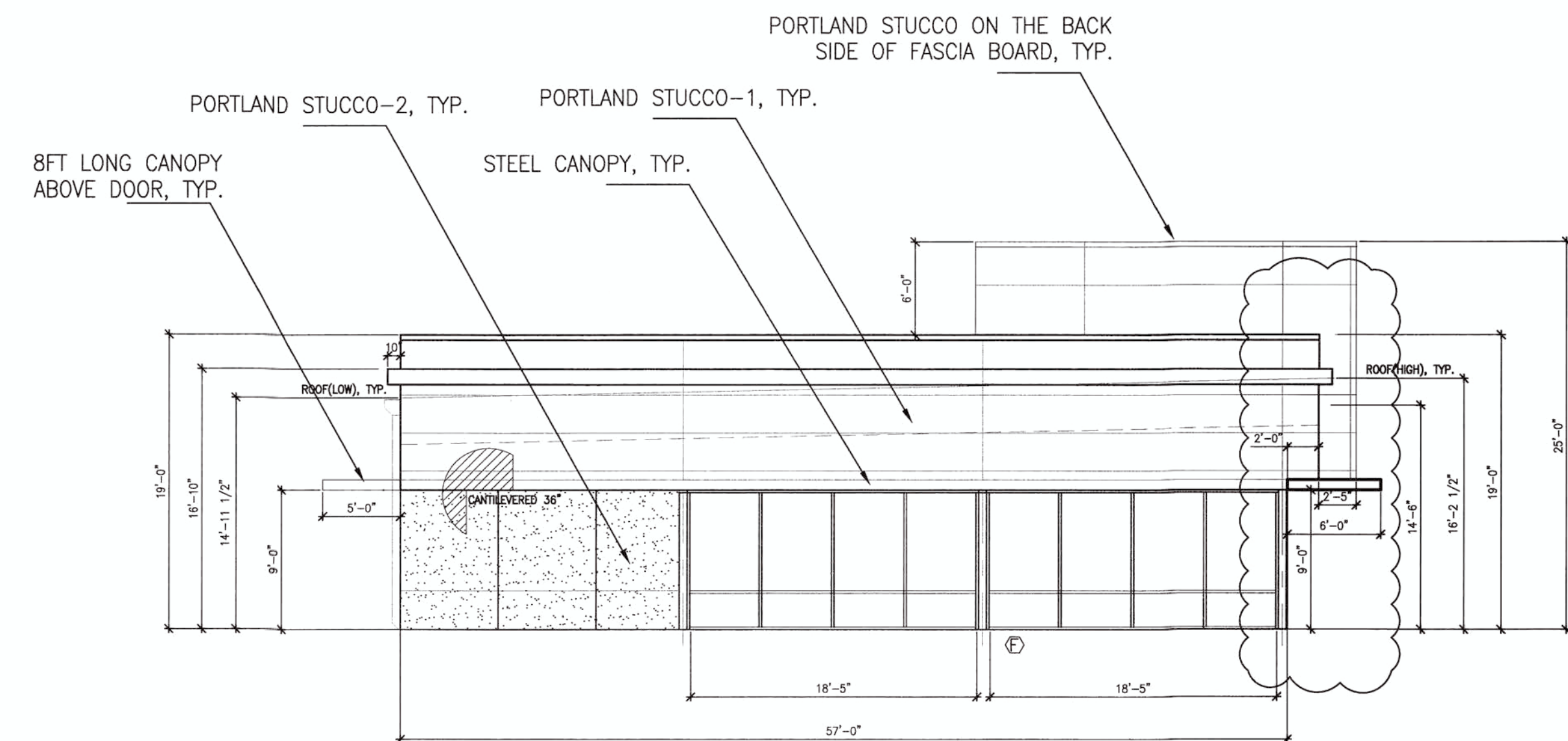
1 WEST ELEVATION 1/8" = 1'-0"



2 EAST ELEVATION 1/8" = 1'-0"



3 SOUTH ELEVATION 1/8" = 1'-0"



4 NORTH ELEVATION 1/8" = 1'-0"

Tchen Architects

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AUSTIN, TEXAS 78728
512.351.1801
512.870.9427 (FAX)
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website: www.tchenarch.com

GENERAL NOTES:
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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ISSUE DATE 08.20.2018

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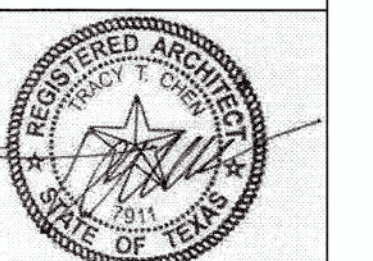
CHECKED BY

SCALE AS SHOWN

REVISIONS

10.15.2018

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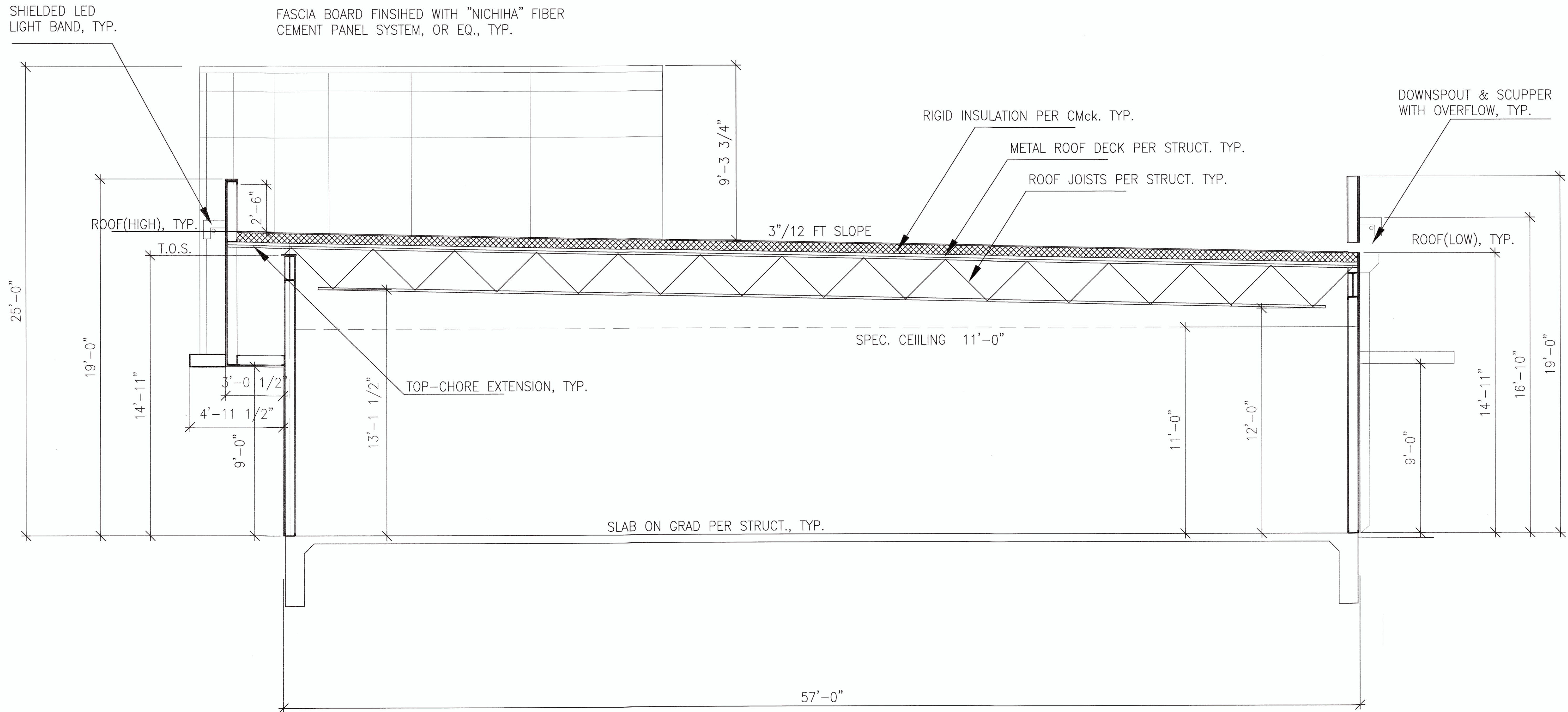
LICENSE NUMBER 7911

EXP. DATE 01.31.2019

PROJECT NAME BANDERA RETAIL CENTER
PROJECT ADDRESS 7706 BANDERA ROAD
SAN ANTONIO, TEXAS 78238
SHEET TITLE ELEVATIONS

SHEET NUMBER

A-2.0



BUILDING CROSS SECTION 3/8" = 1'-0"

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND SHALL BE RESPONSIBLE FOR THE QUALITY OF MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE FINISHES.

ISSUE DATE 08.20.2018

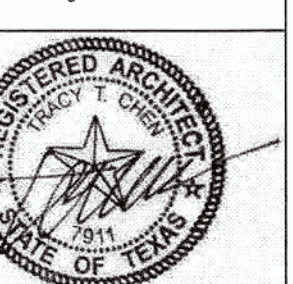
DRAWN BY

CHECKED BY

SCALE AS SHOWN

REVISIONS

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LICENSE NUMBER 7911

EXP. DATE 01.31.2019

PROJECT NAME BANDERA RETAIL CENTER
PROJECT ADDRESS 7706 BANDERA ROAD
SAN ANTONIO, TEXAS 78238
SHEET TITLE BUILDING CROSS SECTION

SHEET NUMBER

A-3.0

