

ZONING TABLE

C-2 Highway Commercial District

ITEM	REQUIRED PERMITTED	PROPOSED	ORDINANCE SECTION
Uses Permitted by Special Exception	Automobile Service Station	Automobile Service Station (SES)	170-11A01.B
Min. Lot Area (1)	1 AC	1.35 AC	170-11A02.A
Min. Lot Width at Building Setback	200 FT	200 FT	170-11A02.B
Min. Lot Width at Future ROW Line of Route 202	200 FT	200 FT	170-11A02.B
Max. Building Coverage	35%	37%	170-11A02.C
Max. Impervious Coverage	20%	27%	170-11A02.C
Min. Front Yard Building Setback	40 FT	42 FT	170-11A02.E
Min. Front Yard Parking Setback	40 FT	40 FT	170-11A02.E
Min. Side Yard Building Setback (east)	15 FT	53.1 FT	170-11A02.F(1)
Min. Side Yard Building Setback to Future ROW of Route 202	50 FT	50 FT	170-11A02.F(1)
Min. Rear Yard Building Setback	40 FT	N/A	170-11A02.G
Max. Building Height Stories	28 FT / 3 stories	<55 FT / 3 story	170-11A02.H
Min. Frontal Buffer Adjacent to R-2 District	40 FT	42 FT (V)	170-11A05
General Requirements			
Min. Street Intersection and Driveway Sight Triangle	per sidewalks	150 FT	170-1501.A
Max. Area of Accessory Structure in Side and Rear Yards	50% of Principal Structure	N/A	170-1502.F
Min. Setback of Accessory Structure in Side and Rear Yards	Equals Height of Structure	N/A	170-1502.F
Min. Length of Fence Requiring a Permit	40 FT	N/A	170-1505.B
Max. Fence and Wall Height within Front Building Setback Area	5 FT	N/A	170-1505.D
Max. Fence and Wall Height within Side or Rear Building Setback Area	8 FT	N/A	170-1505.D
Street Requirements			
Min. Future ROW for Route 202 (4)	120 FT	120 FT	170-1511.B
Min. Future ROW for Local Street	50 FT	50 FT	170-1511.B
Min. Accessory Setback to Street Intersection (5)	300 FT	45 FT (V)	170-1513.B(3)
Fire Lane Easements			
Max. Building Setback to Fire Lane Easement	150 FT	-	170-1513.D(1)
Max. Building Setback to Improved Public Street	600 FT	42 FT	170-1513.D(1)
Min. Fire Lane Easement Width	42 FT	-	170-1513.D(2)
Min. Fire Lane Easement Width	20 FT	-	170-1513.D(2)
Min. Fire Lane Radius at Pavement	55 FT	-	170-1513.D(3)
Min. Fire Lane Centerline Tangent Length Between Curves	50 FT	-	170-1513.D(3)
Min. Dead End Fire Lane Cul-de-sac Radius	45 FT	-	170-1513.D(4)
Max. Dead End Fire Lane Easement Length	400 FT	-	170-1513.D(4)
Outdoor Lighting			
Maintained Average Illumination Levels for Low Commercial Activity	20.2 average minimum 50.5 average maximum	-	170-1514.D(1)(a)
Min. Average Uniformity Level for Low Commercial Activity	5:1	-	170-1514.D(1)(a)
Min. Maximum Uniformity Level for Low Commercial Activity	20:1	-	170-1514.D(1)(a)
Maintained Average Illumination Levels for Building Entrances	20.5 average minimum 50.5 average maximum	-	170-1514.D(1)(b)
Min. Average Uniformity Level for Building Entrances	5:1	-	170-1514.D(1)(b)
Max. Future Mounting Height within 200 Feet of Residential Properties	18 FT	-	170-1514.D(3)(a)
Max. Intensity of Illumination	0.1 horizontal, 0.1 vertical fc	-	170-1514.D(3)(a)
Min. Future Setback from Residential Lot Line	10 FT	-	170-1514.D(5)(a)
Automobile Service Station			
Min. Lot Area	2 AC	1.35 AC (V)	170-1602.A
Min. Lot Frontage	150 FT	200 FT	170-1602.A
Max. Number of Service Bays	1 per 1,000 SF Site Area = 8	11 (V)	170-1602.C
Max. Number of Service Bays Adjacent to Residential District (1)	3	11 (V)	170-1602.C
Trash Enclosure Location for Corner Lot	Rear 1/4 of Site	Rear 1/4 of Site	170-1602.F
Min. Curb Radius on Corner Sites	100 FT	20 FT	170-1602.J
Min. Accessory Setback to Street Intersection (perforate to centerline)	100 FT	49 FT (V)	170-1602.J
Parking and Loading			
Max. Number of Accessways to Street for each 500 Feet of Frontage	2	2	170-1513.A
Max. Width of Accessway at Street	35 FT	28 FT	170-1513.A
Min. Parking Setback to Street Line	Half FY Setback = 20 FT	40 FT	170-1513.A & 1701.D
Min. 2-way Paved Aisle Width	28 FT	28 FT	170-1513.B
Min. 1-way Paved Aisle Width	20 FT	N/A	170-1513.B
Min. Parking Space Dimensions	20x10	N/A	170-1702.A(1)
Min. Parking Space Dimensions with Continuous Curb and 2 FT Overhang	15x10	15x10	170-1702.B
Min. Parking Aisle Width	24 FT	N/A	170-1702.A
Min. Parking Island Width	10 FT	10 FT	170-1702.A(5)
Max. Number of Parking Spaces between Islands	20	17	170-1702.A(5)
Min. Max. Slope of Parking Areas	1% / 5%	1% / 5%	170-1702.B(2)
Min. Number of Handicapped Spaces	per ADA	2	170-1702.A
Min. Handicapped Parking Space Dimensions (plus access aisle)	8x18	8x18	170-1702.C
Max. Slope of Handicapped Parking Areas	2%	2%	170-1702.D
Min. Number of Parking Spaces for Automobile Service Station	3 per service bay + 1 per 2 employees	38 (V)	170-1705.B(7)
Min. Loading Bay Dimensions	12x55'	(V)	170-1713.A
Min. Loading Space Dimensions (may be parallel to building)	12x35'	-	170-1713.A
Min. Loading Space Setback from Residential District (unless screened)	100 FT	-	170-1713.D
Min. Loading Space Setback from Residential District with Full Screening	35 FT	-	170-1713.D
Min. Number of Loading Bays for Building up to 6,000 SF	1	N/A	170-1713.E
Min. Number of Loading Bays for Building > 6,000 SF	1	(V)	170-1713.E
Screening and Landscaping (1713)			
Max. Height of Plantings within Road ROW	18 INCHES	<18"	170-1507.C, 170-1501.B
Natural Resources			
Max. Finished Slope	3%	<3%	170-402.D(1)(3)
Prohibitive Slope (2-25%) Max. Disturbance	0%	-	170-402.D(2)
Procedural Slope (15%-25%) Max. Disturbance	50% if slopes exceed 25% of lot area	-	170-402.D(3)(1)
Max. Disturbance to Existing Vegetation within 25 FT of improvements	0%	-	170-404.B(1)
Notes			
(1) As per 170-11A04, The parcel or parcels shall be in single and separate ownership, or proof of option shall be furnished at the time of application, or a joint application shall be filed by separate owners. The proposed tract shall be capable of an integrated design of a complete commercial center within its boundary.			
(2) As per 170-1509.A, A completely planted visual barrier or landscape screen, of sufficient density not to be seen through and of sufficient height to constitute an effective screen and of great maximum projection and immediate visual screening, shall be provided and consistently maintained between any use by special exception permitted in the Commercial District and any other use, and any new or expanded residential principal use that abuts an existing residential use. Specific buffer requirements, as contained in the use districts, shall be considered to have fulfilled the obligations to provide such a screen.			
(3) As per 170-1505.D, Where landscaping is required as a buffer around a use, all fencing shall be located on the inside of the landscaping, except for fencing that is mostly open (such as split rail or picket fencing) and is constructed of wood or materials with a similar appearance.			
(4) As per 170-1512, A land use with direct access onto and off of U.S. Route 202 shall not have either left-hand or right-hand turns from the use onto Route 202 or left-hand turns from Route 202 to the use. This section shall not apply to left-hand turns at roundabouts or to uses that were served by left-hand turns onto and/or off of Route 202 prior to the adoption of this section. However, if any land use that was served by left-hand turns onto and/or off of Route 202 prior to the adoption of this section is to be replaced with a land use that will generate more total weekly traffic, left-hand turns shall be prohibited onto and off of Route 202 from the site. Traffic generation comparisons shall be based upon the Traffic Generation Manual of the Institute of Traffic Engineers. Appropriate measures shall be taken to encourage the Pennsylvania Department of Transportation to avoid a median barrier across any cut-out in Route 202 in that location, if determined to be reasonable by the Board of Supervisors. For all uses proposed within 200 feet of the future right-of-way of Route 202, if a reasonable alternative means of access is available by means of an existing street other than Route 202, uses shall be prohibited from having direct vehicular access onto and off of Route 202. This requirement may be waived at the discretion of the Board of Supervisors if the requirement for alternative access would be unreasonable, cause a serious hardship to the applicant, or be impracticable given the type of use proposed.			
(5) As per 170-1513.B, any commercial use building shall front upon a marginal street, service road, common parking lot or similar area, and not directly upon a public street or highway.			
(6) As per 170-1502, service bay doors shall not face residentially zoned property. Landscaping and buffering shall be provided in accordance with §§ 170-1507 and 170-1508 of this chapter. Landscaping provided along any street frontage must preserve sight lines for entering and exiting traffic. Signs associated with any service station shall be in compliance with the standards of Article XVIII of this chapter, including in particular § 170-1506.			
(7) Variance Required			
(8) Special Exception Required			
(9) Existing Nonconformity			
(10) Waiver Required			

PARKING REQUIREMENTS

Use	Requirement	Units	Required Parking
Automotive Service and Repair	3 per bay	11	33
	1 per 2 employees	10	5
	Required Parking		38
	Proposed Parking		38 (V)

TRACT CALCULATIONS

	S.F.	Acres
TP# 67-6-15 Gross Area	18,303.3	0.42
TP# 67-6-16 Gross Area	48,816.1	1.09
Gross Consolidated Site Area	67,119.4	1.53
Utility ROW	-	0.00
Existing Street ROW	6,265.0	0.14
75% of Floodplain, Prohibitive Slope, or Wetland Area	-	0.00
25% of Area containing Seasonal High Water Table	-	0.00
Tract Area	58,904.4	1.35



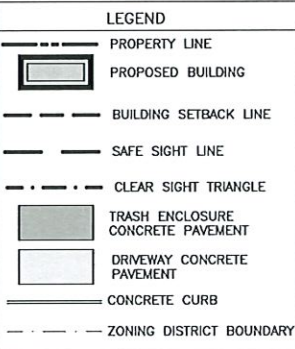
LOCATION MAP
SCALE 1" = 800'

APPLICANT / EQUITABLE OWNER
CBH PROPERTIES WESTTOWN, LLC
17725 Katy Freeway
Suite 200
Houston, TX 77094

NOTES:

- AERIAL IMAGE OBTAINED FROM PASDA IMAGERY.
- TOPOGRAPHY OBTAINED FROM LIDAR.
- BOUNDARY IS PLOTTED PER PLAN OF SUBDIVISION PREPARED BY HERBERT E. MACCOMBE, JR., P.E.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY AND TOPOGRAPHIC SURVEY. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008, (800-242-1778)
- PROPERTIES TO THE WEST AND ACROSS WILMINGTON PIKE ARE IN R-2 SUBURBAN RESIDENTIAL DISTRICT, PROPERTY TO THE SOUTH ACROSS CHEYNEY DRIVE IS R-1 RURAL-SUBURBAN RESIDENTIAL, AND PROPERTIES TO THE NORTH ARE C-2 HIGHWAY COMMERCIAL DISTRICT.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 260 OF 380, COMMUNITY MAP NO. 42029C0260G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017.
- NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.

PROJECT NARRATIVE
THIS APPLICATION PROPOSES REDEVELOPMENT OF A PREVIOUS COMMERCIAL FACILITY FOR A NEW AUTOMOTIVE SERVICE CENTER WITH ASSOCIATED PARKING AND DRIVEWAYS.



IMPERVIOUS CALCULATIONS

Existing Impervious Area	SF
Existing Building	5,840
Existing Driveway	9,830
Existing Walks	680
Existing Patio Deck Steps	230
Other (such as top, gutters)	1,320
Total Existing Impervious	17,900
Existing Impervious Coverage	30.4%
Existing Building Coverage	9.9%
Proposed Impervious Area	9,919
Proposed Concrete Curbings	855
Proposed Trash Pavement Area	320
Proposed Parking & Driveway Area	22,437
Total Proposed Impervious	33,552
Proposed Impervious Coverage	56.9%
Proposed Building Coverage	16.1%
Change in Impervious Area	15,614

Note: Existing impervious calculations taken from plan sheet 1701 of Subdivision for Lot Improvements 1701-1706 Old Wilmington Pike, prepared by Herbert E. MacCombe, Jr., P.E., Consulting Engineer and Engineer, Inc. dated 4/13/19.

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REVISIONS

NO.	DATE	DESCRIPTION
1		

CHRISTIAN BROTHERS AUTOMOTIVE
1036 WILMINGTON PIKE; T.P.# 67-4-16
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

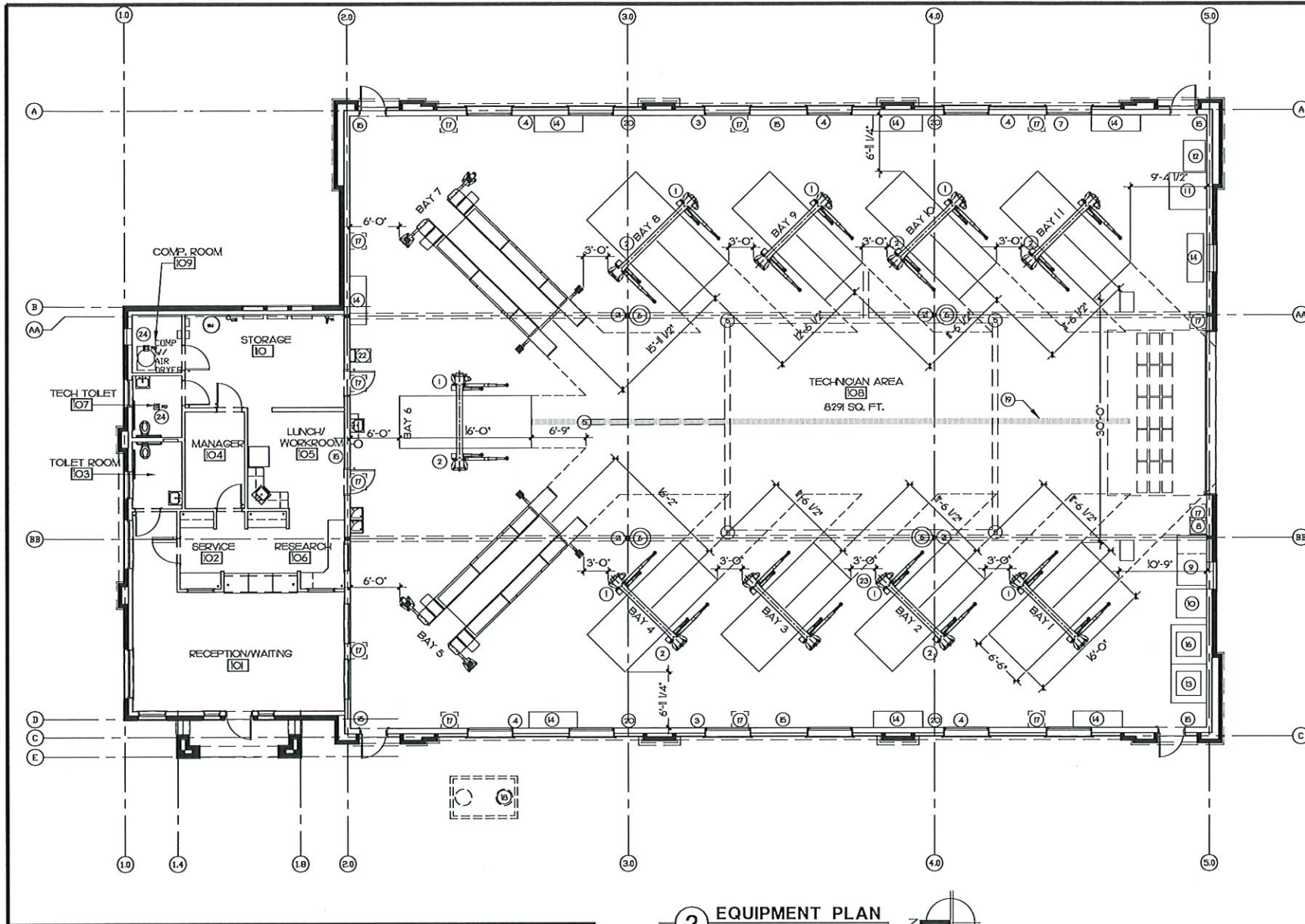
SKETCH PLAN

KRISTIN R. HOLMES, P.E.
PA PE073604

File No.
1427_Sketch_SK1.DWG

HCE Job # 1462
Date 9/13/2019
Scale 1" = 20'
Designed KH
Sheet 1 of 1

Drawing No.
SK-1



2 EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"

EQUIPMENT SCHEDULE		
NO.	EQUIPMENT	NOTES
1	CORD REEL	MOUNT TO PASSENGERS SIDE OF LIFT BAYS 1, 2, 4, 6, 8, 9, 10
2	AIR REEL	MOUNT TO DRIVERS SIDE OF LIFT BAYS 2, 4, 6, 8, 10 MOUNT TO WALL 96' AFF. • BAY 9 AND BETWEEN BAYS 4&5
3	WATER REEL	MOUNT TO WALL BETWEEN BAYS 3&4, 8&9 B.O. REEL • 60' AFF.
4	LIFT ADAPTERS	MOUNT TO WALL BETWEEN BAYS 1&2, 4&5, 7&8, 9&10, 10&11
5	DUAL EXHAUST HOSE REEL	SUSPEND AT BAY 6, AND BETWEEN BAYS 1&2, 3&4, 9&10, 10&11
6	OIL DISPENSERS	MOUNT ON COLUMNS IN CENTER OF GARAGE • 72' AFF. TO BOTTOM OF BASE
7	STRUT COMPRESSOR	MOUNT TO WALL 26.5' AFF. • BAY 11
8	BENCH/GRINDER STAND	30' FROM BRAKE LATHE
9	BRAKE LATHE	
10	PARTS WASHER	POSITION ON SHOP END WALL
11	TIRE MACHINE	POSITION ON SHOP END WALL, 14' FROM BACK WALL
12	TIRE BALANCER	POSITION ON SHOP END WALL, 9'-6" FROM BACK WALL
13	NEW OIL CONTAINER	POSITION NEAR CORNER, WITH ADEQUATE CLEARANCE FOR DOOR
14	WORK BENCH	
15	FIRE EXTINGUISHER	SEE SHEET A-2
16	TRIPLE RHINO TANK	POSITION ON SHOP END WALL, NEXT TO NEW OIL CONTAINER
17	WALL MOUNTED FAN	REF. M & E SHEETS FOR MORE INFO
18	GREASE SEPARATOR	
19	TRENCH DRAIN	
20	DATA DROP	
21	COLUMN PROTECTOR	
22	ROOF ACCESS LADDER	
23	EXHAUST FAN	CONNECT TO EXHAUST HOSE REELS
24	FLOOR DRAIN	

1 EQUIPMENT SCHEDULE
NO SCALE

FINISH NOTES

- INSTALL FINISH MATERIALS IN STRICT ACCORDANCE WITH SPECIFICATIONS AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICHEVER IS MOST STRINGENT.
- INSPECT SUBSTRATE PRIOR TO INSTALLATION OF ALL FINISHES. ALL SURFACES TO BE PROPERLY PREPARED PRIOR TO INSTALLATION OF FINISH PER SPECIFICATION AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICHEVER IS MOST STRINGENT.
- PREPARE CONCRETE FLOOR SLAB TO RECEIVE SPECIFIED FLOOR MATERIAL. PROVIDE FLOOR STONING OR LEVELING CONCRETE AS REQUIRED TO INSURE SMOOTH AND LEVEL SURFACE. PATCH ANY CRACKS 1/8" IN WIDTH OR GREATER OR SPAWLED AREAS GREATER THAN 1/4" DIAMETER PRIOR TO INSTALLATION. COORDINATE WITH FLOORING SUBCONTRACTOR.
- PROVIDE APPROPRIATE TRIM CONSISTENT WITH FLOORING TYPE, AND/OR REDUCER STRIPS AT ALL BUTT JOINTS BETWEEN DISSIMILAR FLOORING MATERIALS AND AT ALL FLOORING TERMINATIONS OTHER THAN AT BASE OF PARTITIONS.
- INSTALL RESILIENT BASE WITH TIGHT BUTT JOINTS. ADHERE TIGHTLY TO WALL SURFACE AND INSURE BASE IS FLAT TO WALL AT INSIDE AND OUTSIDE CORNERS. PLAN BASE INSTALLATION AND CUT PIECES SO THAT NO PIECE IS SHORTER THAN 2'-0" IN LENGTH. USE STRAIGHT BASE AT CARPET (AS OCCURS) AND COVERED BASE AT RESILIENT ROLL FLOORING OR V.C.T. (UNLESS NOTED OTHERWISE). USE OF PERFORMED PIECES IS NOT PERMITTED. REFER TO FINISH SCHEDULE FOR TYPE, LOCATION, AND EXTENT OF SCHEDULED BASE.
- PREPARE ALL WALL SURFACES AND EXPOSED STRUCTURAL COLUMNS TO PROVIDE SMOOTH, EVEN SUBSTRATE FOR APPLICATION OF SPECIFIED FINISH. SAND, FILL, PATCH TAPE AND FLOAT SURFACES TO FILL ALL HOLES. REMOVE ALL DUST, ADHESIVE, DRYWALL MUD OR OTHER SUBSTANCES FROM SURFACES, AND REPAIR ALL CONSTRUCTION DAMAGE TO SURFACES PRIOR TO APPLICATION OF FINISHES.

POWER AND COMMUNICATION NOTES

- STANDARD HEIGHT WALL-MOUNTED ELECTRICAL RECEPTACLES AND TELEPHONE/DATA JACKS SHALL BE MOUNTED VERTICALLY IN COMPLIANCE WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL BUILDING ORDINANCES UNLESS NOTED OTHERWISE. WALL SWITCHES SHALL BE MOUNTED IN COMPLIANCE WITH THE SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSTALLATIONS OF ALL EQUIPMENT PROVIDED BY OWNER. HE SHALL BE RESPONSIBLE FOR ALL REQUIRED CLEARANCES, ELECTRICAL AND PLUMBING REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE JUNCTION BOXES WITH PULL STRINGS, STUB OUT CONDUIT 6' ABOVE FINISHED CEILING FOR ALL TELEPHONE, DATA, AND SECURITY CONNECTIONS FOR SYSTEMS AND EQUIPMENT FURNISHED AND INSTALLED UNDER SEPARATE CONTRACT TO TENANT.
- SWITCH PLATE, BOX COVER PLATE AND RECEPTACLE FACE PLATE COLORS SHALL BE WHITE IN THE OFFICE, BLACK ON THE GARAGE SHOP WALLS AND STAINLESS STEEL ON THE GARAGE SHOP CEILING. SWITCHES AND RECEPTACLES SHALL MATCH FACE PLATE COLOR EXCEPT ISOLATED GROUND OR OTHER SPECIALIZED ELECTRICAL RECEPTACLES ALL ARE WHITE.
- ADJACENT RECEPTACLES SHALL BE GANGED WHEN POSSIBLE. IF THEY CANNOT BE GANGED, THEY SHALL BE INSTALLED WITH MINIMUM OF DISTANCE BETWEEN UNITS. INSTALL RECEPTACLES AND COVER PLATES SO THAT THEY ARE SQUARE WITH ADJACENT CONSTRUCTION (E.G. WALL CORNERS, INTERIOR GLAZING, DOOR FRAMES) AND HAVE NO GAPS OR VISIBLE EXPOSED WALL SURFACE WHERE COVER PLATES ABUT ONE ANOTHER.
- ELECTRICAL RECEPTACLES AND WALL BOXES SHALL BE SUPPORTED BY STUD AT ALL LOCATIONS.

GENERAL ACCESSIBILITY NOTES

- AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED FROM BUILDING ENTRY TO AT LEAST ONE BUILDING EXIT, DOORS, OPERATING HARDWARE, CLOSING OR OPENING DEVICES AND OTHER ELEMENTS OF THE ACCESSIBLE ENTRANCE SHALL COMPLY WITH THE RELEVANT STANDARDS CONTAINED WITHIN THE LOCAL CITY LAWS, ORDINANCES AND BUILDING CODES IN FORCE AT THE TIME OF PERMIT. (REFER TO DOOR AND HARDWARE ACCESSIBILITY NOTES BELOW)
- THE BUILDING SHALL BE ACCESSIBLE FROM THE SIDEWALK, HANDICAPPED PARKING ADJACENT THERETO AND SHALL PROVIDE AN ACCESSIBLE PATH OF TRAVEL FROM THE STREET ACROSS THE SITE TO THE BUILDING ENTRY AND THROUGH THE BUILDING TO THE SECOND REQUIRED EXIT.
- FIXTURES AND EQUIPMENT PROVIDED AS PART OF THE LEASE CONSTRUCTION SHALL BE ACCESSIBLE AS SPECIFIED IN THE ABOVE REFERENCED STANDARDS. AT LEAST ONE ACCESSIBLE FIXTURE, LOCATED ON AND ACCESSIBLE FROM THE ACCESSIBLE ROUTE OF TRAVEL THROUGH THE LEASE SHALL ACCOMMODATE PHYSICALLY CHALLENGED INDIVIDUALS. CONTROLS, OPERATING ELEMENTS AND OTHER PHYSICAL CHARACTERISTICS OF THESE FIXTURES OR EQUIPMENT SHALL PERMIT OPERATION BY INDIVIDUALS WITH DISABILITIES OR IMPAIRMENTS.
- THE NEEDS OF IMPAIRED OR DISABLED INDIVIDUALS SHALL BE ACCOMMODATED IN THE DESIGN AND PROVISION OF THE SYSTEM FOR PUBLIC INFORMATION (ANY AND ALERT (E.G. FIRE ALARMS). PROVIDE STROBES, ANNUNCIATORS AND PULL STATIONS (AS REQUIRED BY BUILDING AND FIRE CODES) WHICH COMPLY WITH RELEVANT SPECIFICATIONS IN THE ABOVE REFERENCED STANDARDS.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON DOORS, WINDOWS, CABINETS, AND OTHER FIXTURES OR EQUIPMENT SHALL HAVE LEVER OR OTHER SHAPED HANDLES OR PULLS WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. REFER TO NOTES BELOW FOR DOORS.
- TOILET ROOMS SHALL BE ACCESSIBLE AND PROVIDE PROPER DISTANCES FOR FRONT APPROACH TO WATER CLOSET AND LAVATORY. PROVIDE CRAB BARS, SECURELY ANCHORED TO RESIST A CONCENTRATED LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE BAR IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS LOAD RESISTANCE REQUIREMENTS. PROVIDE ACCESSIBLE LAVATORIES, TOWEL DISPENSERS, MIRRORS, SOAP DISPENSERS AND ROLLED TISSUE DISPENSERS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT SPECIFICATIONS.
- ALL COUNTERS, RETAIL DISPLAY AND POINT-OF-PURCHASE MERCHANDISE DISPLAY SHALL COMPLY WITH ACCESSIBLE APPROACH REQUIREMENTS AND SIDE OR FORWARD REACH LIMITATIONS AS DOCUMENTED IN THE AMERICANS WITH DISABILITIES ACT STANDARDS.
- SIGNAGE, AS REQUIRED OR PROVIDED, SHALL COMPLY WITH THE RELEVANT SPECIFICATIONS OF THE STANDARDS.

ACCESSIBILITY NOTES- DOORS AND HARDWARE

- DOORS ENTERING SPACES SHALL BE PART OF AN ACCESSIBLE ROUTE OF TRAVEL AS DEFINED IN THE ABOVE REFERENCED STANDARDS. ENSURE THAT THE OPEN FLOOR AREA AT BOTH SIDES OF THE ENTRANCE DOOR PROVIDES ADEQUATE SPACE FOR FRONT OR SIDE APPROACH AND THAT THE SURFACES COMPRISING THE APPROACH ARE FIRM, SLIP RESISTANT AND FREE OF IRREGULARITIES.
- PROVIDE AT LEAST 1 DOOR INTO EACH ACCESSIBLE SPACE WHICH COMPLES WITH THE STANDARDS REFERENCED ABOVE. EACH DOOR THAT IS AN ELEMENT OF THE ACCESSIBLE ROUTE WITHIN THE BUILDING AND ALL DOORS WHICH ARE REQUIRED FOR EGRESS SHALL COMPLY WITH THE STANDARDS. ALL DOORS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE WHICH ALLOWS A FORWARD OR SIDE APPROACH AND ACCESS TO ALL CONTROLS OR HARDWARE.
- ALL DOOR HARDWARE IS BRUSHED CHROME FINISH.
- ALL SWINGING DOORS SHALL BE EQUIPPED WITH LEVER HANDLES OPERATING LATCH OR LOCK. STOREFRONT DOORS SHALL HAVE PULL OR PUSH HARDWARE WHICH IS EASY TO GRIP AND PERMITS DIFFERENTLY ABLED INDIVIDUALS TO READILY OPEN THE DOOR FOR PAIRS OF DOORS, THE ACTIVE LEAF SHALL COMPLY WITH THE RELEVANT SPECIFICATIONS OF THE STANDARDS REFERENCED ABOVE.
- FLOORING SHALL NOT BE MORE THAN 1/2" BELOW THRESHOLDS AT DOORS. JOINTS AT DISSIMILAR FLOORING MATERIALS SHALL NOT EXCEED 1/2" DIFFERENCE IN HEIGHT AT THE LINE OF TRANSITION IN COMPLIANCE WITH THE ABOVE REFERENCED STANDARDS. (STANDARD BUILDING CODE) RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- LANDINGS AT DOORS SHALL BE LEVEL EXCEPT FOR EXTERIOR DOORS WHERE THE LANDINGS MAY BE SLOPED AT NO GREATER THAN 1/4" PER FOOT. LANDINGS SHALL COMPLY WITH THE STANDARD BUILDING CODE. NO EXIT SHALL HAVE A SLOPE EXCEEDING 1 VERTICAL IN 12 HORIZONTAL. LANDING DIMENSION IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 5'-0" IN LENGTH. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED EXIT CORRIDOR WIDTH TO LESS THAN 42" AND SHALL NOT THE REQUIRED WIDTH BY MORE THAN 3-1/2" WHEN IN FULLY OPEN POSITION. RAMP AND/OR EXIT CORRIDOR SURFACES SHALL HAVE SLIP RESISTANT SURFACES.
- MAXIMUM OPENING FORCE FOR DOORS LOCATED ALONG AN ACCESSIBLE ROUTE OF TRAVEL, REQUIRED BY ABOVE REFERENCED STANDARDS, SHALL NOT EXCEED 5 LBS. FOR INTERIOR HINGED DOORS AND 7.5 LBS FOR EXTERIOR HINGED DOORS, 5 POUNDS OF SLIDING OR FOLDING DOORS, OR 5 LBS FOR INTERIOR HINGED DOORS. FORCES SHALL BE MEASURED WHEN APPLIED TO THE LATCH SIDE OF THE DOOR ALL DOORS INSTALLED SHALL BE TESTED FOR CONFORMANCE. ADJUST CLOSER TENSION AND CLOSING SPEED TO COMPLY WITH OPENING FORCE REQUIREMENTS AND ENSURE SAFETY OF PATRONS.
- FOR DOORS EQUIPPED WITH CLOSERS, THE CLOSING SPEED SHALL BE ADJUSTED SO THAT THE DOOR WILL REQUIRE A MINIMUM OF 3 SECONDS TO CLOSE FROM AN OPEN POSITION AT 70 DEGREES TO A POINT 3' FROM THE LATCH. REFER TO THE HARDWARE SCHEDULE FOR CLOSERS REQUIRED.
- DOORS WHICH SERVE AS REQUIRED EXITS SHALL BE CLEARLY MARKED WITH SIGNAGE MOUNTED ON DOOR WHICH STATES, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH AND LOCATED ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE SINGLE EXIT DOOR SHALL BE FREE TO SWING IN THE DIRECTION OF EXIT TRAVEL, WITHOUT THE OPERATION OF ANY LATCHING DEVICE.



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Seal/Date

Revisions

Project No.	18-026
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Sheet Title:	EQUIPMENT FLOOR PLAN
Drawing No.	A-2.2