City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
April 07, 2026
6:30 PM

AGENDA

1. **Call to Order**

2. **Invocation, Pledge of Allegiance and Texas Pledge**

3. **Citizens to Be Heard**
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

4. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
   - **A.** Minutes from the 02/10/2026 Planning and Zoning meeting
   - **B.** Minutes from the 03/10/2026 Planning and Zoning meeting

5. **Public Hearing**
   - **A.** The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 040926-

01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

B. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, which will occupy only a portion of this parcel as described in the attachment.

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A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

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6. Items Specific to Future Line Items on the Agenda

7. Adjourn

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073

(Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other previsions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April 01, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
February 10, 2026
6:30 PM

MINUTES

1. Call to Order

Chris Jacobs called the meeting to order at 6:30 PM.

Chris Jacobs, Kyle Real, and Marlin Tanneberger were present. Wayne Robbins and Kevin Hyland were absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs lead the prayer and Pledge.

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

There were no citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)

A. Minutes from the 12/09/2025 Planning and Zoning meeting
Kyle Real made a motion to accept the consent agenda as listed, seconded by Marlin Tanneberger. All in favor.

5. Public Hearing

A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing
The Public Hearing was opened @ 6:36PM

A.2 Requestor Presentation
Michael Garrott and Tyler Meals were present. Michael represented On The Grind and presented images of the proposed buildings and architectural designs. He also discussed stacking requirements and shared that the drive-thru will be designed with two lanes and runners to keep traffic moving efficiently. He confirmed there will be no vehicle stacking in the street. He explained this would bring jobs to the community, they plan to hire 8-14 part-time employees.
Chris Jacobs asked about floodplain concerns. They responded that within two years, the property is expected to be completely removed from the floodplain. The retention pond was discussed. Tyler stated that a retention pond is not needed because the property includes a natural drainage area where water flows, functioning as a control structure.
Michael mentioned that the remaining portion of the land will remain vacant initially, with the potential for future development, possibly an additional retail building. This is why they are interested in C2.

A.3 Staff Presentation
Interim City Administrator Xavier Millan stated this business represents the bestuse for the property and that staff recommends approval.

A.4 Receive Public Comments
There were no public comments.

A.5 Close Public Hearing
The Public Hearing was closed @6:47PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.
The board agrees to keep using the future land use map as reference for making decisions. Chris Jacobs has concerns that if it is C2 that will give the property a lot of leniency for future development. Kyle Real suggested that On the Grind should complete an SUP.
Chris Jacobs made a motion to not recommend to Council, seconded by Kyle Real, all in favor.

6. Items Specific to Future Line Items on the Agenda

No future items discussed.

7. Adjourn

Chris Jacobs motioned to adjourn the meeting at 6:57PM, seconded by Kyle Real. All in favor.

DECORUM REQUIRED

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The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071

(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other previsions under Texas law that permits a governmental body to discuss a matter in closed executive session.

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_____
Madison Farrow, City Secretary

City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
March 10, 2026
6:30 PM

MINUTES

1. Call to Order

Meeting was canceled due to quorum

2. Invocation, Pledge of Allegiance and Texas Pledge

3. Citizens to Be Heard
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

4. Consent Agenda
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
A. Minutes from the 02/10/2026 Planning and Zoning meeting

5. Public Hearing
A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 031226-01, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, which will occupy only a portion of this parcel as described in the attachment.

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_____
Madison Farrow, City Secretary

ORDINANCE NO. 040926-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF C-1 RETAIL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY DESCRIBED AS 119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, an application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as (C-1) Retail District; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to (C-2) General Commercial District and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning of the affected property and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public

utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from the present classification of C-1 Retail District to C-2 General Commercial District for the following property:

119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19 ATTACMENT A

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 9TH DAY OF APRIL, 2026.

_____
Martin Poore, Mayor
City of La Vernia

ATTEST:

_____
Madison Farrow, City Secretary
City of La Vernia

APPROVED AS TO FORM:

_____
City Attorney's Office

ATTACMENT A

Date Received _____

Permit/Receipt No._____

Fee Paid_____

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 ▪ Metro/Fax (830) 253-1198

Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name BRANDON MCGARREL

Mailing Address 6051 FM 3009 SUITE 248S

Telephone 210-441-0421 Fax _____ Mobile _____ Email _____

Property Address/Location 119 San Antonio Road

Legal Description
Name of Subdivision La Vernia Retail

Lot(s) 1 Block(s) - Acreage 2.19

Existing Use of Property COMMERCIAL USE

Proposed Use of Property (attach additional or supporting information if necessary) COMMERCIAL USE

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

If "PDD Planned Development District", check if: Concept Plan _____ *or* Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) Current zoning doesnt permit drive throughs changing to c-2 for a shell retail building will allow the most for future tenant flexibility (Please see additional attachment)

Attachments:

✓ Accurate metes and bounds description of the subject property (or other suitable legal description)

✓ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.

✓ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Signature of Owner(s)/Agent

10/10/2025
Date

For Office Use Only

Date of Publication _____
Date of 200 Ft Notices_____
Ordinance No._____

Date of P&Z Public Hearing_____
Date of Council Public Hearing_____
Approved_____ Denied_____

I verify I am the owner of 114 San Antonio Road in La Vernia Tx

Brandon McDaniel

Form for Ordinary Certificate of Acknowledgment

STATE OF TEXAS §

COUNTY OF Guadalupe §

Before me Margaret R Roeder Notary Public on this day personally appeared Brandon McGarrel known to me (or proved on the oath of) Brandon Mcgarrel to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed.

"Given under my hand and seal this 10th day of February " 2026

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
MARGARET R ROEDER
Notary ID # 131091423
My Commission Expires
10/10/2029

Margaret R Roeder
Signature of Notary Public

Brandon Mcgarrel
Signature of Signer

February 9th, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

To whom it may concern,

I, **Brandon McGarrel**, property owner of 119 San Antonio Rd. La Vernia, TX 78121, authorize **Stephen J Kramer and team** to act as an authorized agent in all matters related to this property with the city.

Stephen J. Kramer & Team is authorized to communicate with City staff on my behalf and to submit, receive, and discuss documents and information related to the property.

Brandon McGarrel

Signature

02/10/2026

Date

February 9th, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

To whom it may concern,

I, **Brandon McGarrel** authorize **Stephen J Kramer and team** to file the zoning change request for the property located at 119 San Antonio Rd. La Vernia, TX 78121.

Brandon McGarrel

Signature

02/10/2026

Date

February 9th, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

Re: Zoning Application

I, **Brandon McGarrel**, am the sole owner of the property located at 119 San Antonio Rd. La Vernia, TX 78121.

Brandon McGarrel

Signature

02/10/2026

Date

February 5, 2026

City of La Vernia

Codes Enforcement Department

PO Box 225

102 E Chihuahua
La Vernia, TX 78121

RE: La Vernia Retail

119 San Antonio Road

La Vernia, Texas 78121

To whom it may concern:

Please accept this letter as a request for a zoning change per the adopted UDC City of La Vernia, TX. We are requesting a change that would allow the most flexibility future tenants to obtain a drive thru that is permitted.

The projects are a ground-up building shell that provides space for future tenants varying in business types. The building shell has a drive thru lane incorporated into the design with the potentiality of having a restaurant inhabiting the space.

Per Sec. 38-302.-Permitted use charts and current reviewer direction **zoning C-2** permits the use of drive-thrus. If we can rezone from C-1 to C-2 it will not only permit drive thrus but it will provide the upmost flexibility for future tenants.

If rezoning from C –1 to C-2 is not considered, then the owner is limited to the opportunities of future tenants going through the SUP process for multiple tenants would prove inefficient and time consuming.

The hardship relates to the land and current zoning classification, not personal circumstances. The hardship is not the result of the applicant's own actions; it is due to existing zoning ordinances.

Granting this request will not harm nearby properties and will not disrupt orderly development in the area, because C-2 does not allow businesses with increased hazards.

It is my professional opinion that the proposed exception/variance complies with the intent of the UDC and in no way will it affect the health, safety, or welfare of the public.

Please feel free to contact us at (210) 479 8900 ext. 105 regarding any questions you may have.

Best,


co

LA VERNIA RETAIL

119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

TDLR: TABS2026010864

LOCATION MAPS

CITY MAP
NO SCALE

STREET MAP
NO SCALE

OWNER(S) INFORMATION

MK REAL ESTATE

C/O BRANDON MCGARRELL

6051 FM 3009 SUITE 248STREET NAME
SCHERTZ, TEXAS 78154

210-441-0421 PHONE

BSMCGAO@GMAIL.COM EMAIL

PROJECT TEAM

ARCHITECT

STEPHEN J. KRAMER
ARCHITECTURE+ DESIGN, INC.

STEPHEN J. KRAMER, A.I.A.

114 E CEVALLOS
SAN ANTONIO, TX 78204

210-479-8900 PHONE

SJKARC.SA@SJKRAMER.COM

CIVIL CONSULTANT

VILLAGOMEZ ENGINEERING COMPANY

JOSE VILLAGOMEZ, P.E.

11107 WURZBACH, SUITE 204
SAN ANTONIO, TEXAS 78230

210-724-0816 PHONE

JLVILLAGOMEZ@VILLAGOMEZENGINEERING.COM

STRUCT. CONSULTANT

MUNOZ ENGINEERING GROUP

FELIX MUNOZ, MCE, PE

9110 N LOOP 1604, SUITE 104 PMB 1196
SAN ANTONIO, TX 78249

210-440-9939 PHONE

munoz@munozenggroup.com

MEP CONSULTANT

CEN-TEX ENGINEERING

COOPER GILL, P.E.

18 SOUTH MAIN ST SUITE 610
TEMPLE, TX 76501

254-314-2011 PHONE

cooper@centexeng.com

LANDSCAPE CONSULTANT

COOPER-LOCHTE
LANDSCAPE ARCHITECTURE, LLC

JASON S. LOCHTE

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249

210-821-5670 PHONE

JasonL@Cooper-Lochte.com

INTERIOR DESIGNER

N/A

INDEX OF DRAWINGS

ARCHITECTURE+ DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

REGISTERED ARCHITECT
STEPHEN J. KRAMER
#11988
STATE OF TEXAS

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

COVER

A0.0

2/17/2026 10:26:04 AM

GENERAL NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS & CONDITIONS INCLUDED AS PART OF THE WORK. IF DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
3. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
4. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
5. SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
6. OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR 'NIC' UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE INSTALLATION.
7. COORDINATED TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
8. PROTECT AREA OR WORK AND ADJACENT AREAS FROM DAMAGE.
9. PARTITIONS ARE DIMENSIONED FROM STUD FACE TO STUD FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
10. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
11. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHED BY 1/4 INCH, U.N.O.
12. CONCEALED INSULATING MATERIALS INSTALLED WITHIN WALL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
13. INSULATING MATERIALS WHICH ARE SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES WALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
14. MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OR NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
15. CONTRACTOR TO VERIFY WALL LAYOUT TO BE CONSISTENT WITH DRAWINGS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, PRIOR TO THE INSTALLATION OF THE STUDS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL WORK CAUSED BY THE PROGRESSION OF THE WORK BASED ON INCORRECT OR CONFLICTING WALL LAYOUT WHICH WAS NOT RESOLVED.
16. UNLESS DIMENSIONED OTHERWISE, ALL DOORS SHALL BE POSITIONED SUCH THAT FINISHED OPENING AT HINGE SIDE SHALL BE AS FOLLOWS:
    A. ALL DOORS HINGE SIDE: 4" FROM ADJACENT WALL
    B. DOORS WHICH HAVE A CODE REQUIREMENT OF 18" OF CLEAR WALL AREA AT THE LATCH SIDE OF THE DOOR, MAY BE PLACED WHERE THE JAMB (HINGE SIDE) DIRECTLY ABUTS THE SIDE WALL IF IT IS REQUIRED TO SATISFY THE 18" CLEARANCE AT THE LATCH SIDE. NOTIFY ARCHITECT OF CONFLICTS WHICH JEOPARDIZE THE FUNCTION OF THE ROOM OR CODE COMPLIANCE.
17. THE DRAWINGS SHALL NOT BE SCALED, ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
18. ERRORS, OR OMISSIONS IN ROOMS, DOOR OR WINDOW SCHEDULE, ETC. DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. CONTRACTOR WILL CONTACT ARCHITECT FOR CLARIFICATION OF SUCH CIRCUMSTANCES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSTALLATION FOR ALL EQUIPMENT, INCLUDING SUCH ITEMS TO BE PROVIDED BY THE TENANT, BEFORE ANY CONSTRUCTION PERTAINING TO SUCH HAS BEGUN.
20. THE CONTRACTOR SHALL VERIFY THE SIZES DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
21. DOUBLE STUDS SHALL BE PROVIDED AT EACH SIDE OF ALL STUD WALL OPENINGS.
22. ALL INTERIOR FINISH MATERIAL AND COLOR SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER. SAMPLES SHALL BE SUBMITTED IN FORMAT DESIGNATED BY SPECIFICATIONS.
23. THE ARCHITECT PRODUCING THESE PLANS WILL NOT BE RESPONSIBLE FOR FIELD MODIFICATIONS UNLESS NOTIFIED IN WRITING OF CHANGES AND THEN ONLY BY WRITTEN APPROVAL BY THE ARCHITECT.
24. IF DRAWINGS OR SUBMITTALS ARE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION ABOVE AND BEYOND THE CONTENT OF THE CONTRACT DOCUMENTS (SIGNED AND SEALED BY THE ARCHITECT AND HIS CONSULTING ENGINEERS), IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT IN ORDER TO OBTAIN ADDITIONAL DOCUMENTATION.
25. ANY CONFLICT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUCH CLARIFICATIONS. SUCH CONFLICT DOES NOT ALLEVIATE THE CONTRACTOR FROM SATISFYING THE INTENT OF THE DRAWINGS.
26. THE CONTRACTOR SHALL NOT INSTALL ANY MATERIAL, PRODUCT, ETC. WHICH CONTAINS ASBESTOS OR OTHER TOXIC SUBSTANCES.
27. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, REGULATIONS, ETC. OF ANY PUBLIC AUTHORITY OR UTILITY COMPANY BEARING ON THE PERFORMANCE OF HIS WORK AND THE SAFETY OF PERSONS OR PROPERTIES. IF CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THERE WITHIN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING. IF CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ETC., HE SHALL ASSUME FULL RESPONSIBILITY THEREIN. ANY TEST OR INSPECTIONS REQUIRED BY ANY OF THE ABOVE AGENCIES SHALL BE PAID FOR BY THE CONTRACTOR PERFORMING THE WORK, INCLUDING CRITICAL STRUCTURAL INSPECTION REQUIREMENTS AS REQUIRED BY APPLICABLE CITY AND COUNTY ORDINANCES.
28. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, OR SUBMITTALS TO AUTHORITIES HAVING JURISDICTION AS REQUIRED TO SECURE PERMITS OR APPROVALS FOR FULL OR PARTIAL OCCUPANCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN SUCH REQUIREMENTS FROM THE AUTHORITIES HAVING JURISDICTION.
29. ALL GYPSUM BOARD PARTITIONS SHALL HAVE CORNER BEADS AND CASING BEADS, METAL ACCESSORIES AS REQUIRED TO PROVIDE FINISHED SURFACE TERMINATIONS. ALL GYPSUM BOARD SHALL BE 5/8 " THICK FIRE RATED TYPE UNLESS OTHERWISE NOTED.
30. PATCH AND LEVEL FLOOR SUBSTRATES WITH CONCRETE UNDERPAYMENT AS REQUIRED TO RECEIVE NEW WORK. FLOOR FLATNESS AND LIVELINESS TOLERANCE SHALL BE AS CALLED FOR IN SPECIFICATIONS, BUT SHALL IN NO CASE EXCEED PLUS OR MINUS1 / 4 " IN 10 FT. IN ANY ONE DIRECTION.
31. THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION TO THEIR SERVICES TO THE PROJECT.
32. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
33. ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN. VERIFY WITH ARCHITECT.
34. SET ALL ALUMINUM THRESHOLDS IN BED OF SEALANT AT ALL EXTERIOR DOORS.
35. FLOOR ELEVATIONS ARE INTENDED AS RELATIVE. SEE CIVIL DRAWINGS FOR ABSOLUTE ELEVATION VALUES
36. ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED SOUND ISOLATION SYSTEM UNLESS NOTED OTHERWISE

*ALL NOTES NOT NECESSARILY PERTAINS TO SCOPE OF WORK FOR THIS PROJECT.

FIRE SAFETY NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
2. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS, IN ACCORDANCE WITH GOVERNING BUILDING CODES.
3. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL IN ACCORDANCE WITH GOVERNING BUILDING CODES.
4. MAINTAIN AISLES OF AT LEAST 44" WIDE IN PUBLIC AREAS. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OR AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE ACCESSIBLE, APPROVED LEVER HANDLES.
5. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OR AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE ACCESSIBLE, APPROVED LEVER HANDLES.
6. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLE HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
7. 20-MINUTE DOOR JAMBS TO BE TIGHT FITTING, SMOKE AND DRAFT CONTROLLED.
8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND ALSO IN HAZARDOUS AREAS.
9. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
    A. CLASS 1: FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
    B. CLASS II: FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
    C. CLASS III: FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
10. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.
11. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
12. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE GOVERNING CODE REQUIREMENTS.
13. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
14. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
15. DEVICE COVERS TO BE WHITE UNLESS DICTATED OTHERWISE BY LOCAL JURISDICTIONS.
16. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS (AND CORRESPONDING HOURLY RATING) REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDORS PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: 1 HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATIONS HALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRACTING BACKGROUND. (SEE SECTION 705.3 AND 2305.1)

POWER AND COMMUNICATION NOTES

1. COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
2. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
3. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
4. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
5. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF THE OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, U.N.O.
6. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK TO BACK.
7. PROVIDE MATCHING COVER PLATES, RECEPTACLES AND RELATED ITEMS. PROVIDE ONE-PIECE BYE GANG COVER PLATES, U.N.O.
8. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.

REFLECTED CEILING NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. GYP MUST BE MOISTURE RESISTANT IN TOILET ROOMS.
3. REFER TO FLOOR PLANS FOR PARTITIONS THAT EXTEND TO ROOF STRUCTURE.
4. CEILING GRIDS CENTERED IN ROOM U.N.O.
5. ALL FIXTURES/ DEVICES MAY NOT BE INDICATED COORDINATE WITH MEP. A/V. & TELECOM DRAWINGS, AND PROVIDE ADDITIONAL FIXTURES, DIFFUSERS DEVICES AND OTHER ITEMS AS REQUIRED AND INDICATED.
6. REFER TO MECHANICAL FOR AIR DEVICES, TYPICAL.
7. REFER TO ELECTRICAL FOR CEILING SPEAKER PLACEMENT, LIGHTING AND POWER.
8. LIGHTING LAYOUT AT MECHANICAL ROOMS TO BE COORDINATED WITH M.E.P. DEVICES.
9. PROVIDE USG#093 CONTROL JOINT IN GWB CEILINGS PER G.A. SPACING RECOMMENDATIONS.
10. CENTER ALL LIGHT PATTERNS AND CEILING GRIDS WITHIN ANY GIVEN SPACE. UNLESS NOTED OTHERWISE. FIELD VERIFY AND NOTE ANY DISCREPANCIES TO ARCHITECT BEFORE INSTALLATION. COORDINATE ANY LAYOUT DISCREPANCIES WITH CEILING GRID AND CEILING/DEVICE LAYOUTS WITH ARCHITECT.
11. PAINT ALL EXPOSED STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, DATA, AND AUDIO-VISUAL WORK, UNLESS NOTED OTHERWISE. ALL MEP WORK SHALL RUN CONCEALED WHERE FINISH CEILINGS ARE PROVIDED.
12. RUN ALL CONDUIT, WIRING, PIPING IN EXPOSED CEILING AREAS ALONG STRUCTURE AND WALLS IN SUCH A MANNER TO MINIMIZE RUNS ACROSS OPEN SOFFITS AND DECK. ALL RUNS SHALL BE PERPENDICULAR OR PARALLEL WITH STRUCTURE AND DECK ORIENTATION. PROVIDE FOR ADJUSTMENT IN ALL RUNS.
13. REVIEW ALL LIGHT FIXTURE LOCATIONS FOR CONFLICTS WITH STRUCTURE, MECHANICAL DUCTWORK, PIPING AND PLENUM CLEARANCES TO PROVIDE COORDINATION BEFORE INSTALLATION OF ANY WORK ABOVE CEILING
14. REVIEW AND VERIFY ALL CEILING HEIGHTS FOR COORDINATION WITH ABOVE-CEILING WORK. COORDINATE ANY CONFLICTS WITH THE ARCHITECT PRIOR TO INSTALLATION OF ABOVE CEILING WORK.
15. PROVIDE PAINTED ACCESS PANELS IN GYPSUM BOARD AND PLASTER CEILINGS AT ALL LOCATIONS WHERE NEEDED FOR ACCESS TO ABOVE CEILING MECHANICAL AND ELECTRICAL DEVICES. COORDINATE WITH MECHANICAL AND ELECTRICAL SUBCONTRACTORS. ACCESS PANELS SHALL BE FLUSH TRIMLESS TYPE PAINTED TO MATCH FINISH OF REST OF CEILING. VERIFY ALL LOCATIONS WITH THE ARCHITECT BEFORE INSTALLATION OF CEILINGS.
16. SPRINKLER HEADS SHALL BE CENTERED IN LAY-IN CEILING PANELS UNLESS OTHERWISE NOTED. PROVIDE FOR SYMMETRICAL HEAD LAYOUTS IN ALL ROOMS AND CENTERED IN CORRIDORS.
17. LOCATED REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS UNLESS NOTED OTHERWISE.
18. PROVIDE CONT. MATCHING PREFINISHED HEMMED ANGLE TRIM AROUND PERIMETER OF ALL EXTERIOR FLUSH METAL SOFFIT PANELS.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK BEGINS.
2. CAREFULLY EXAMINE THE CONSTRUCTION SITE TO DETERMINE THE EXTENT OF THE WORK AND THE EXISTING CONDITIONS. NO EXTRA PAYMENTS WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED BY SUCH INSPECTION.
3. CHECK AND VERIFY DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY. CONFIRM THAT EXISTING CONDITIONS ARE AS DOCUMENTED BEFORE BEGINNING CONSTRUCTION. IF ANY QUESTIONS OR CONCERNS ARISE THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN, FOLLOWING THE BEST AND ESTABLISHED PRACTICES OF THE TRADES INVOLVED USING PUBLISHED TRADE ASSOCIATION STANDARDS AND GUIDELINES.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE TRADES AND FOR THE PROPER SCHEDULING OF WORK AND TRADES ON THE JOB. BUILDING SHALL BE LOCKED AND SECURED AT THE END OF EACH WORKING DAY.
6. PROVIDE TEMPORARY SECURE PROTECTION OF THE BUILDING FROM THE ELEMENTS, VANDALISM, ETC. DURING WORK ON THE EXTERIOR WALL AND/ OR ROOF.
7. THE GENERAL CONTRACTOR SHALL PAY FOR ALL BUILDING FEES AND SECURE ALL NECESSARY PERMITS AS REQUIRED FOR PROPER COMPLETION OF THE WORK. PROVIDE A CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION.
8. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURES RECOMMENDED INSTRUCTIONS.
9. ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTORS. GOVERNING CODES AND ORDINANCES SHALL APPLY.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT, FREE FROM TRASH AND DEBRIS. FLOORS SHALL BE KEPT CLEAN AND SWEPT. ADJACENT WORK SHALL BE PROTECTED FROM ONGOING WORK, DAMAGE, OVERSPRAY. ETC. ALL FIXTURES, EQUIPMENT, AND FINISHES SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY. EXISTING WORK SHALL BE KEPT PROTECTED FROM NEW CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE EXTERIOR OF THE BUILDING SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND/ OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. OWNER SUPPLIED EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ROUGH DIMENSIONS OF ALL EQUIPMENT BEFORE FABRICATION OF ANY ADJACENT WORK.
13. PROVIDE BLOCKING BEHIND ALL EQUIPMENT. WALL MOUNTED DOOR STOPS, RESTROOM ACCESSORIES, MILLWORK, ETC. TO PROVIDE PROPER AND STRONG ATTACHMENT.
14. SUBMIT SHOP DRAWINGS ON ALL MILLWORK OR OTHER SPECIAL CONSTRUCTION FOR ARCHITECTS OR OWNER'S APPROVAL BEFORE FABRICATIONS.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODES.
16. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED TYPE FIRE EXTINGUISHER(S) AS DIRECTED BY THOSE GOVERNMENTAL AGENCIES HAVING JURISDICTION. EXTINGUISHERS SHALL BE PROVIDED WITH WALL MOUNT AND BRACKET. UNITS SHALL BE U.L. RATED 2A-10BC WITH CAPACITY AS REQUIRED.
17. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT
18. AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.
19. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
20. ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.
21. ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.
22. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.
23. MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS, AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THEY SHALL BE AUTOMATIC FLUSH BOLTS.

ABBREVIATIONS

A

AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT(URAL)
AVG	AVERAGE
&	AND

B

BLDG	BUILDING
BLKG	BLOCKING
BL	BREAK LINE
BRD	BOARD
B.O.	BOTTOM OF

C

CAB	CABINET
CEM	CEMENT(ITIOUS)
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERMAIC TILE

D

DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR
DR	DOOR
DISC	DISCONNECT
DWR	DRAWER

E

ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ENGR	ENGINEER(ING)
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR

F

FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FFE	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIN	FINISH
FR	FIRE RATE(ED)(ING)
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR
FT	FEET
FURN	FURNITURE
FUT	FUTURE

G

GA	GAUGE
GL	GLASS
GRD	GRAD(E)(ING)
GYP	GYPSUM

H

HD	HEAD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING

I

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR
JT	JOINT

K

KIT	KITCHEN

L

LAV	LAVATORY
LB	POUNDS
LT	LIGHT(ING)
LVL	LEVEL
LVLG	LEVELING
LVR	LOUVER

M

MAX	MAXIMUM
MFG	MANFACTUR(ED)(ING)
MFR	MANFACTURER
MECH	MECHANICAL
MTL	METAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MTD	MOUNTED

N

NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O

OF	OWNER FURNISHED
OI	OWNER INSTALLED
OP	OPENING(S)
OPR	OPERABLE
OPP	OPPOSITE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PBD	PARTICAL BOARD
PED	PEDESTRIAN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLY	PLYWOOD
PNL	PANEL
POLY	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PRTECN	PROTECTION
PTN	PARTITION

Q

QTY	QUANTITY

R

RE:	REFER(ENCE)
RECES	RECESSED
RECPT	RECEPTICLE
REF	REFRIGERATOR
REFL	REFLECTED
REQ'D	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORCE(D)(ING)(MENT)
RESIL	RESILIENT
RF	ROOFING
RM	ROOM
RO	ROUGH OPENING

S

SECUR	SECURE(ITY)
SF	SQUARE FOOT
SGL	SINGLE
SIM	SIMILAR
SS	STAINLESS STEEL
SST	STAINLESS STEEL TABLE
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURE(AL)
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)

T

THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
T&G	TONGUE & GROOVE
TYP	TYPICAL

U

UND	UNDER
UNDRLY	UNDERLAYMENT
UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE

V

VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD

W

W/	WITH
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
W/O	WITHOUT
WT	WEIGHT
WP	WATERPROOF(ING)

PLAN SYMBOLS

- STRUCTURE GRID (1 / A)
- BREAK LINE
- ROOM TAG (ROOM NAME / 101)
- CENTERLINE
- DOOR TAG (1i)
- BUILDING SECTION MARK (1 / A101)
- STOREFRONT TAG (A)
- WALL SECTION MARK (1 / A101)
- REVISION TAG (1)
- PLAN ENLARGEMENT/ DETAIL CALLOUT (1 / A101)
- EXTERIOR ELEVATION MARK (A5.0)
- LEVEL MARK
- NORTH ARCHITECT

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

GENERAL NOTES

A0.1

2/17/2026 10:26:05 AM

BUILDING CODE INFO

PROJECT S.F.:	9283 S.F.
BUILDING USE:	**BUILDING SHELL**
CONSTRUCTION TYPE (CHAPTER 6):	TYPE II-B
OCCUPANCY CLASSIFICATION (CHAPTER 3):	GROUP M
OCCUPANCY SEPARATION (TABLE 508.4):	NOT APPLICABLE TO SCOPE OF THIS PROJECT

HEIGHT DETERMINATION (SECTION 504.3):

ALLOWABLE BUILDING HEIGHT:	75' - 0"
ALLOWABLE BUILDING STORIES:	4 STORIES
ACTUAL BUILDING HEIGHT:	24' - 0"
ACTUAL BUILDING STORIES:	1 STORIES

EXITS REQUIRED (SECTIONS 1005 & 1006):

NUMBER REQUIRED:	2
NUMBER PROVIDED:	2
OVERALL EXIT WIDTH:	72 INCHES

FIRE PROTECTION (CHAPTER 9):

SPRINKLERS (A.F.E.S.):	NO
FIRE ALARMS:	NO
EMERGENCY LIGHTS:	YES

*SMOKE DETECTION AND FIRE ALARMS TO BE PROVIDED PER INTERNATIONAL FIRE CODE BELOW

BUILDING AGENCY JURISDICTION: CITY OF LA VERNIA, WILSON COUNTY

BUILDING CODES IN EFFECT:

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2012 TEXAS ACCESSIBILITY STANDARDS

SITE INFORMATION

BUILDING ADDRESS:	**119 SAN ANTONIO ROAD, BLDG. 1**
LOT AND BLOCK NO:	LOT 1
ZONING:	C-1

LOT COVERAGE (APPROXIMATE):

ACRES	2.19

ZONING REQUIREMENTS (REFER TO SITE PLAN):

SETBACKS:	
FRONT	25'-0"
REAR	10'-0"
SIDE	25'-0"
SIDE	10'-0"

CITY PARKING REQ'S:

SPACES REQUIRED:	38
SPACES SHOWN:	101

PARKING:

CALCULATION PER CITY REQ'S:	1 SPACE PER 250 SF = 38 SPACES
STANDARD SPACES:	96
ACCESSIBLE (STANDARD):	4
ACCESSIBLE (VAN):	1

ADA PARKING SITE REQ'S:	
SPACES REQ'D PER TABLE 208.2 OF THE ARCHITECTURAL BARRIER TEXAS ACCESSIBILITY STANDARDS (TAS)	5 SPACES

ENERGY SUMMARY

MINIMUM REQUIREMENTS PER IECC 2018

SOLAR REFLECTANCE (TABLE C402.3):	55 MINIMUM
THERMAL EMITTANCE (TABLE C402.3):	0.75 MINIMUM
3-YR AGED SRI (TABLE C402.3):	64 MINIMUM
ROOF R-VALUE (TABLE C402.1.3):	R- 25
WALL R-VALUE (TABLE C402.1.3):	R- 10 MIN. CONTINUOUS INSULATION (EIFS)

MAXIMUM FENESTRATION REQUIREMENTS PER IECC 2018

OPAQUE DOOR U-FACTOR (TABLE C402.1.3):	SWINGING = 0.61 / NON-SWINGING = 0.31
U-FACTOR (TABLE C402.4):	FIXED = 0.50 / OPERABLE = .65 / ENTRANCE DOORS = 0.83
SHGC S,E,W ORIENTATION (TABLE C402.4):	
PF < 0.2	0.25 (.33 FOR NORTH)
0.2 ≤ PF < 0.5	0.30 (.37 FOR NORTH)
PF ≥ 0.5	0.40 (.40 FOR NORTH)
U-FACTOR (TABLE C402.4):	0.65
SHGC S,E,W ORIENTATION (TABLE C402.4):	0.35

OCCUPANT LOAD:

NAME	OCC. TYPE	AREA	LOAD	OCCUPANCY
MERCANTILE	M	9283 SF	60 SF	154.71
TOTALS		9283 SF		154.71

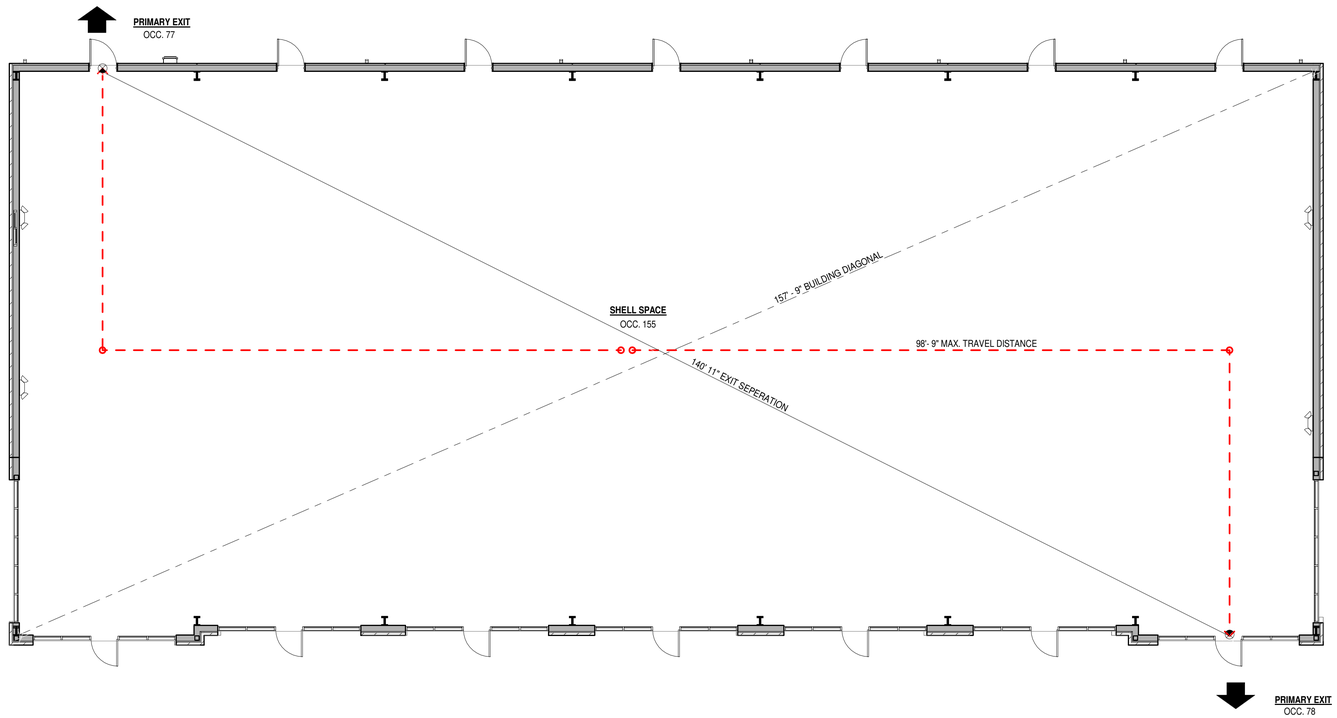
EXIT TRAVEL DISTANCE:

EXIT ACCESS AND CONFIGURATION (SECTION 1007)

BUILDING/SUITE DIAGONAL:	157' - 9"
1/2 OF DIAGONAL:	78' - 11"
EXIT SEPARATION 1:	140' - 11"

MAXIMUM TRAVEL/ COMMON PATH OF TRAVEL DISTANCE

COMMON PATH ALLOWED (TABLE 1006.2.1)	75' - 0"
MAX DISTANCE ALLOWED (TABLE 1017.2)	300' - 0"
MAX DISTANCE (MEASURED PER 1017.3)	98' - 9"



1 **LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL INFORMATION PROVIDED WITH CIVIL DRAWINGS, AS REQUIRED.
2. ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.
3. ALL COMMON AREA AND SITE SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIER ACT (ARTICLE 9102) AND WITH THE UNITED STATES ACCESS BOARD, ADA 1990. REFER TO BUILDING PLAN.
4. MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS. AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THEY SHALL BE AUTOMATIC FLUSH BOLTS.
5. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
6. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.
7. CONTRACTOR MUST INSURE ALL MINIMUM INSULATION VALUES AS PART OF ENERGY SUMMARY ARE MET.
8. ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.
9. AREA TYPE DEFINITIONS PER THE IBC:
   A. **FLOOR NET AREA:** THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS
   B. **FLOOR GROSS AREA:** THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS...

LIFE SAFETY LEGEND

X SF	OCCUPANT LOAD
(X OCC)	CALCULATED ROOM
	PRIMARY EGRESS PATH
	SECONDARY EGRESS PATH
	BUILDING DIAGONAL
	EXIT SEPARATION
	MAX TRAVEL DISTANCE
	EXIT LIGHTING
	EMERGENCY LIGHTING

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

REGISTERED ARCHITECT STEPHEN J. KRAMER #11988 STATE OF TEXAS

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

LIFE SAFETY PLAN AND DATA

A0.2

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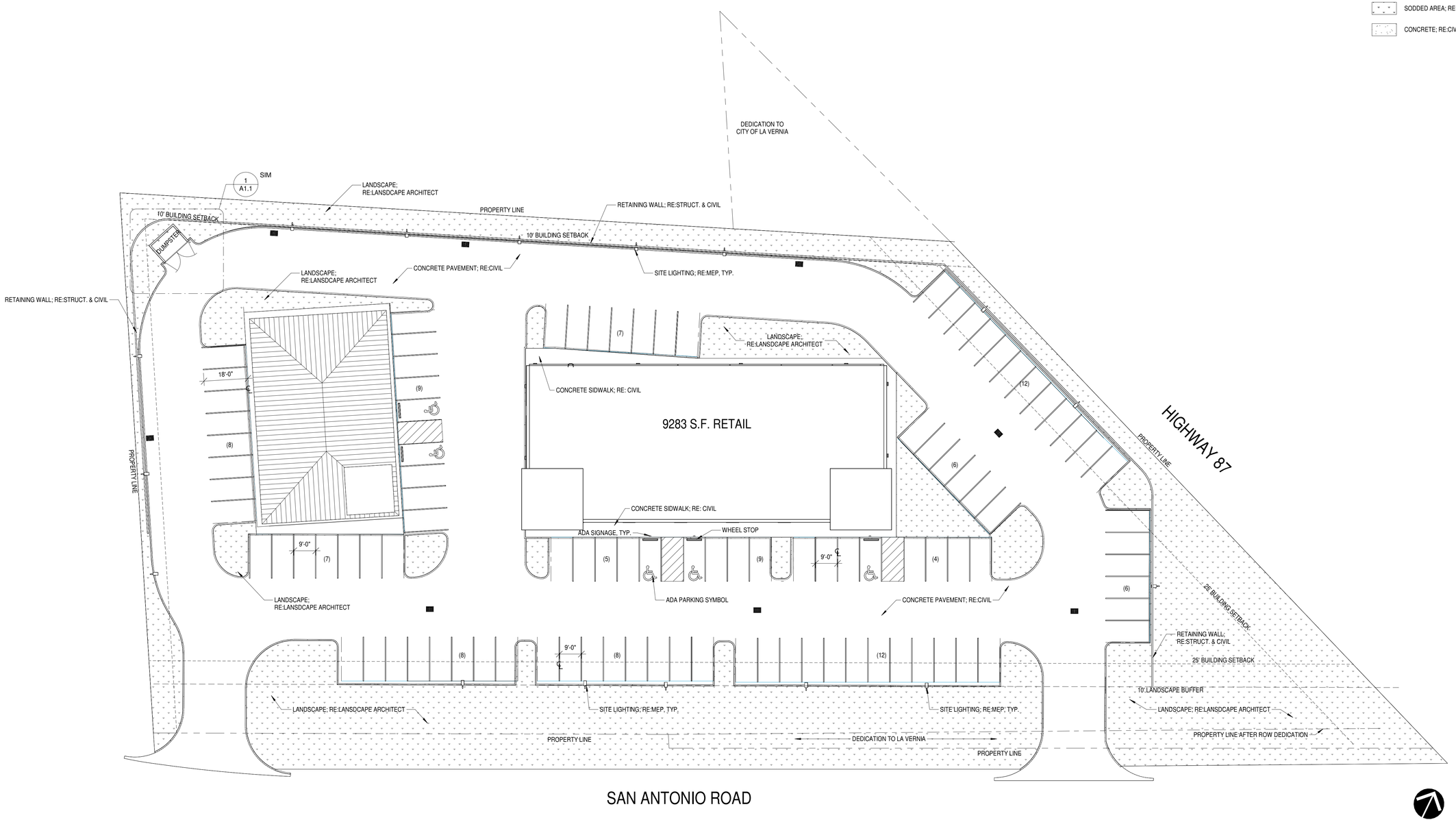
GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. REFER TO LANDSCAPE PLANS FOR ADDITIONAL PLANTING REQUIREMENTS. THIS PLAN IS FOR REFERENCE ONLY.

SITE PLAN LEGENDS

- PROPERTY LINE
- FIRE LANE
  SHALL READ "NO PARKING FIRE LANE" EVERY 15'.
- SODDED AREA; RE:LANDSCAPE
- CONCRETE; RE:CIVIL



1 SITE PLAN

SCALE: 1" = 20'-0"

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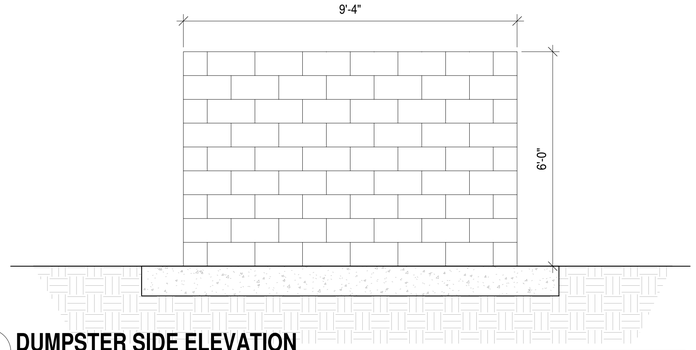
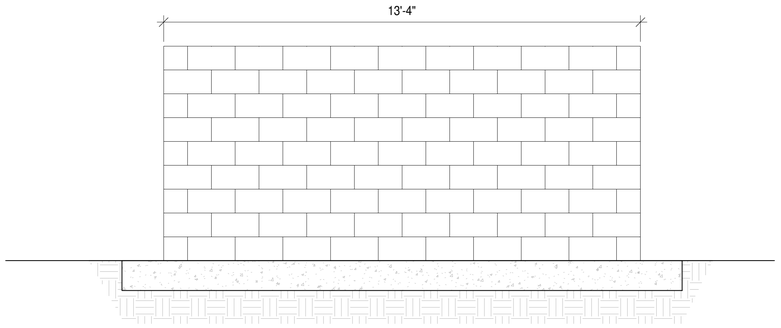
ARCH. SITE PLAN

A1.0

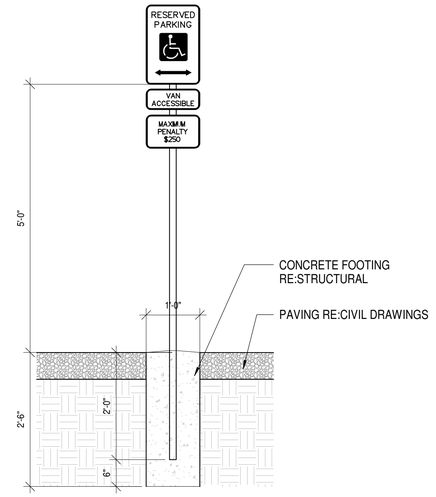


3 DUMPSTER SIDE ELEVATION
SCALE: 1/2" = 1'-0"

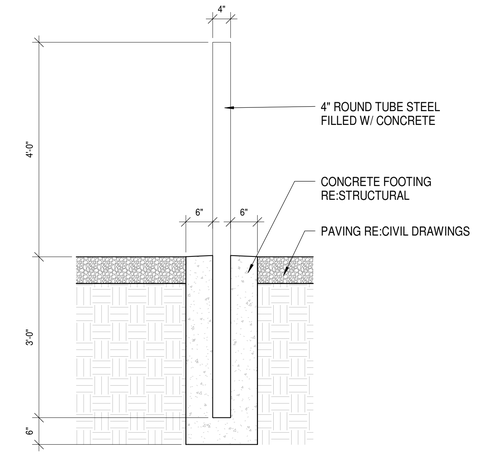


2 DUMPSTER REAR ELEVATION
SCALE: 1/2" = 1'-0"

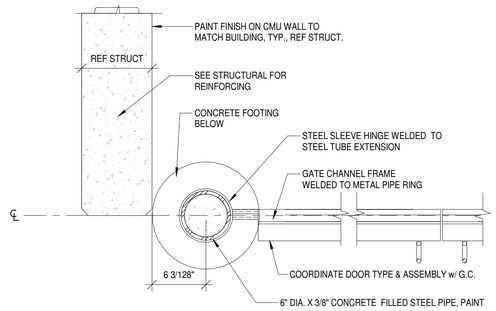
1 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 3/4" = 1'-0"



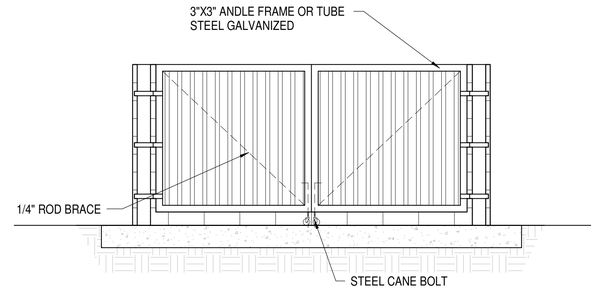
6 TYP. H.C. SIGN DETAIL
SCALE: 3/4" = 1'-0"



7 TYP. BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



4 GATE JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



5 DUMPSTER FRONT ELEVATION
SCALE: 3/8" = 1'-0"

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STEPHEN J. KRAMER
#11588
STATE OF TEXAS

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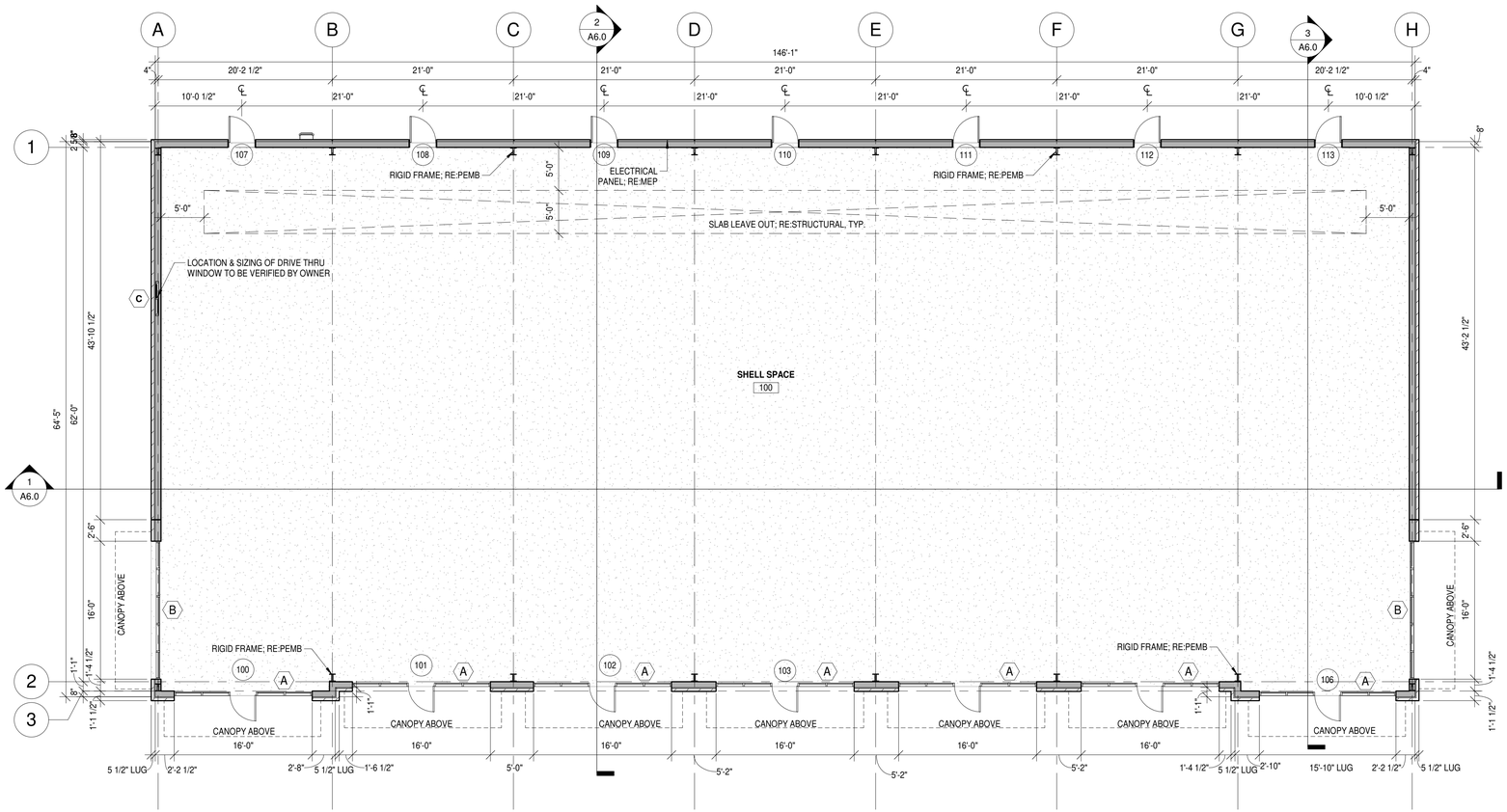
SITE DETAILS

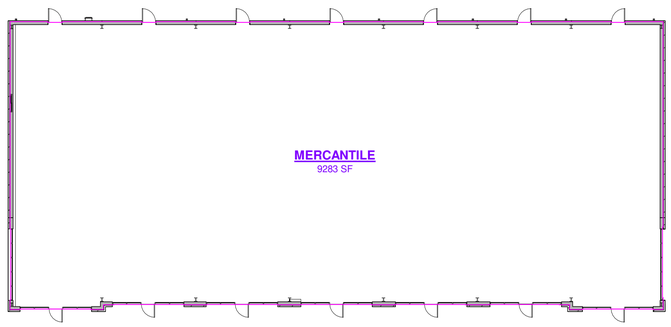
A1.1



1 FLOOR PLAN

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

OVERALL S.F. - 9283



2 AREA PLAN

SCALE: 1/16" = 1'-0"

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ARCHITECTURAL FLOOR PLAN

A2.0

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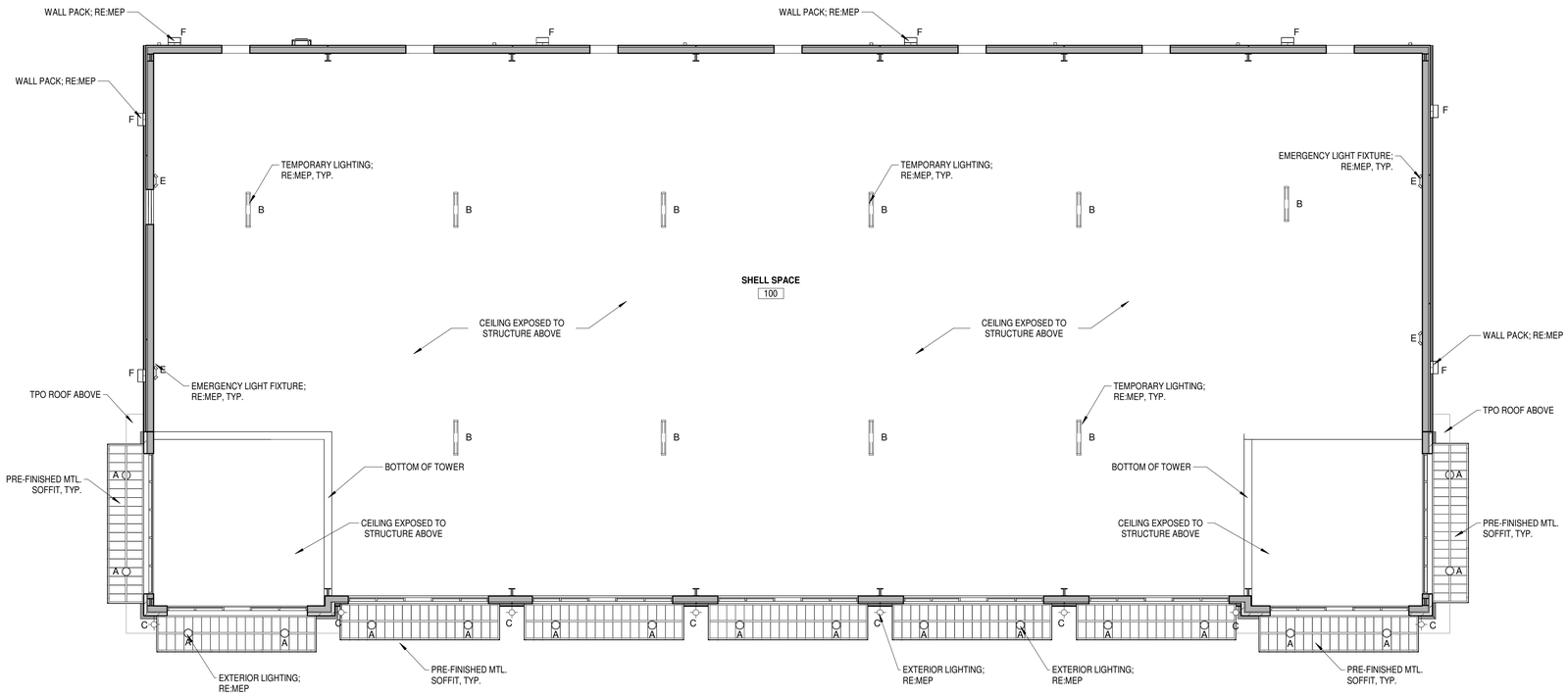

1 REFLECTED CEILING PLAN

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

RCP NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL FIXTURES/ DEVICES MAY NOT BE INDICATED COORDINATE WITH MEP, A/V, & TELECOM DRAWINGS, AND PROVIDE ADDITIONAL FIXTURES, DIFFUSSERS DEVICES AND OTHER ITEMS AS REQUIRED AND INDICATED.
3. REFER TO MECHANICAL FOR AIR DEVICES, TYPICAL.
4. REFER TO ELECTRICAL FOR LIGHTING AND POWER.
5. CENTER ALL LIGHT PATTERNS AND CEILING GRIDS WITHIN ANY GIVEN SPACE, UNLESS NOTED OTHERWISE. FIELD VERIFY AND NOTE ANY DISCREPANCIES TO ARCHITECT BEFORE INSTALLATION. COORDINATE ANY LAYOUT DISCREPANCIES WITH CEILING GRID AND CEILING/DEVICE LAYOUTS WITH ARCHITECT.
6. PAINT ALL EXPOSED STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, DATA, AND AUDIO-VISUAL WORK, UNLESS NOTED OTHERWISE. ALL MEP WORK SHALL RUN CONCEALED WHERE FINISH CEILINGS ARE PROVIDED.
7. RUN ALL CONDUIT, WIRING, PIPING IN EXPOSED CEILING AREAS ALONG STRUCTURE AND WALLS IN SUCH A MANNER TO MINIMIZE RUNS ACROSS OPEN SOFFITS AND DECK. ALL RUNS SHALL BE PERPENDICULAR OR PARALLEL WITH STRUCTURE AND DECK ORIENTATION. PROVIDE FOR ADJUSTMENT IN ALL RUNS.
8. REVIEW ALL LIGHT FIXTURE LOCATIONS FOR CONFLICTS WITH STRUCTURE, MECHANICAL DUCTWORK, PIPING AND PLENUM CLEARANCES TO PROVIDE COORDINATION BEFORE INSTALLATION OF ANY WORK ABOVE CEILING
9. PROVIDE CONT. MATCHING PREFINISHED HEMMED ANGLE TRIM AROUND PERIMETER OF ALL EXTERIOR FLUSH METAL SOFFIT PANELS.

RCP LEGEND

A		SURFACE MOUNTED LED LIGHT FIXTURE
B		6"X4' SURFACE MOUNTED LED STRIP LIGHT
C		DECORATIVE SCONCE
D	EXIT	EXIT INDICATOR LIGHT FIXTURE (QTY./LOC. PER FIRE CODE)
E		WALL MOUNTED EMERGENCY LIGHT FIXTURE (QTY./LOC. PER FIRE CODE)
F		WALL MOUNTED PACK LIGHT LED LIGHT FIXTURE
		PRE-FINISHED METAL SOFFIT
		EXPOSED TO STRUCTURE ABOVE

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REFLECTED CEILING PLAN

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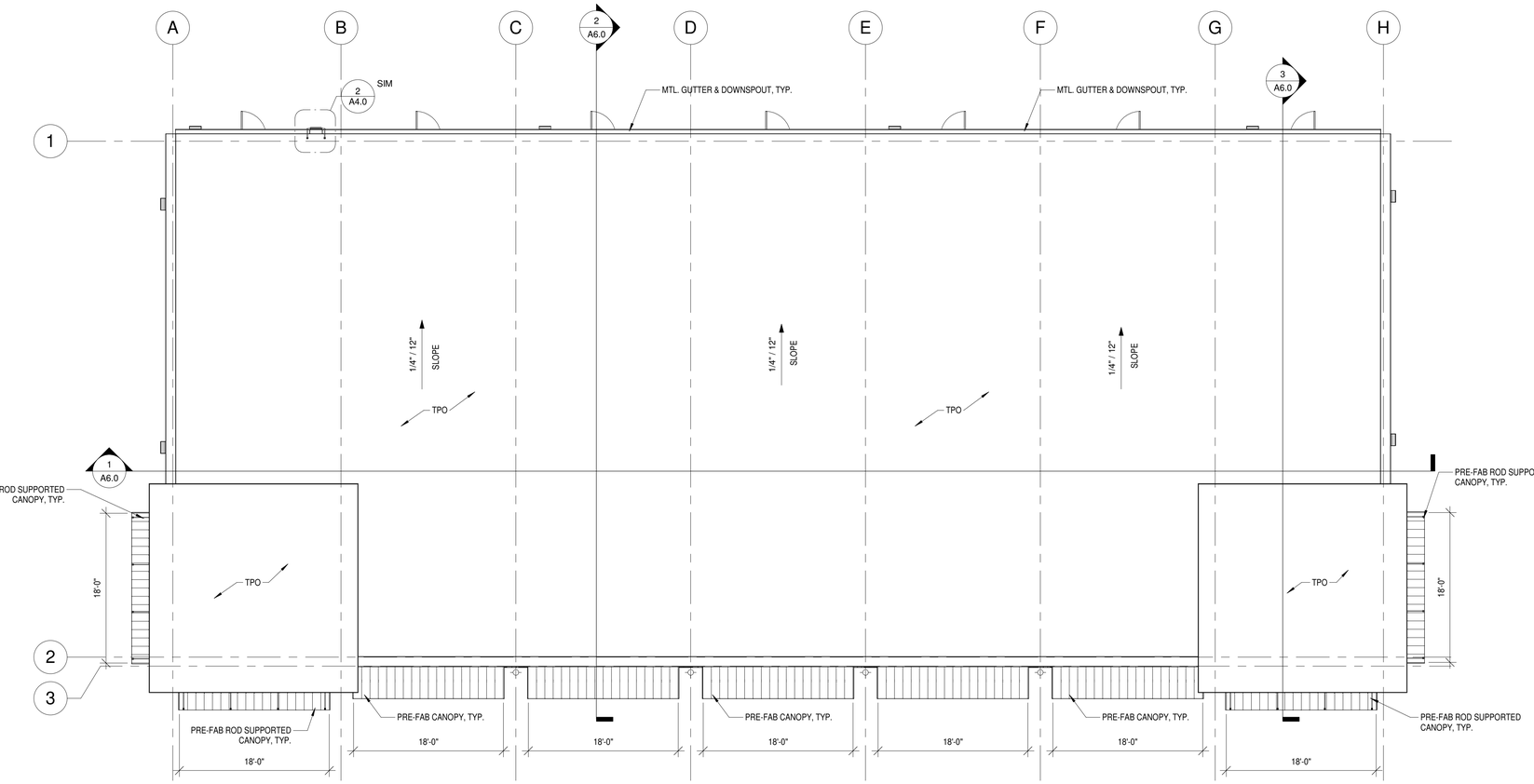
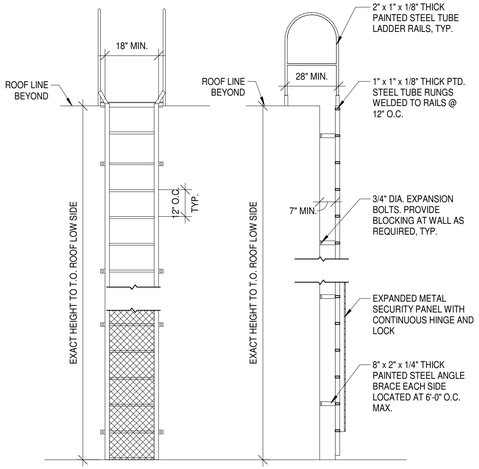


1 ROOF PLAN

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

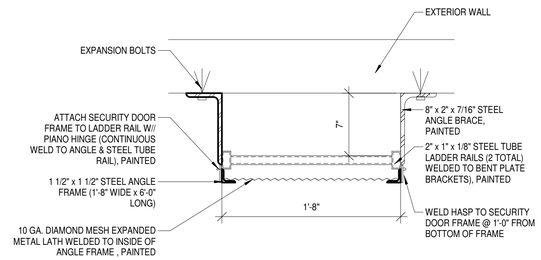
ROOF PLAN NOTES

1. COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
2. ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
3. ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
4. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE PROPER DRAINAGE ON ROOF AT ALL EQUIPMENT OR PENETRATIONS.
5. COORDINATE ALL ROOF PENETRATIONS W/ STRUCTURAL AND MEP CONTRACTOR.
6. REFERENCE DETAILS FOR TYP. ROOFING DETAILS.
7. PROVIDE QUANTITY AND LOCATION OF ROOF TOP UNITS PER THE HVAC CONTRACTOR. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.
8. REFER TO SPECIFICATIONS FOR ALL ROOFING MANUFACTURER'S RECOMMENED INSTALLATION INSTRUCTIONS.
9. COORDINATE ALL TOP OF STEEL COORDINATES W/ STRUCTURAL.
10. ALL ROOF SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL SIZES BEFORE ESTIMATING AND ORDERING.
11. OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL HAVE INLET AT 2" ABOVE ROOF LINE.
12. FOR ADDITIONAL ROOF DETAILS, RE:
13. REFER TO ELEVATIONS FOR PARAPET HEIGHT.
14. ROOF INSULATION & COVER BOARDS:
    A. POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT. LAMINATE TO FACES, COMPLYING W/ ASTM C1289 TYPE II CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
    B. THICKNESS: AS INDICATED ELSEWHERE.
    C. SIZE: 48 INCHES BY 96 NOMINAL..
        a. EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
    D. R-VALUE (LTTR):
        a. 1.0" THICKNESS: 6.0, MINIMUM.
        b. 1.25" THICKNESS: 7.5, MINIMUM.
        c. 1.5" THICKNESS: 9.0, MINIMUM.
        d. 1.75" THICKNESS: 10.5 MINIMUM.
        e. 2.0" THICKNESS: 12.1 MINIMUM.
        f. 3.0" THICKNESS: 18.5" MINIMUM.
        g. 4.0" THICKNESS: 25.0 MINIMUM.
    E. COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1289.
    F. OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
    G. RECYCLED CONTENT: 19 PERCENT POST-CONSUMER & 15 PERCENT POST-INDUSTRIAL, AVERAGE.
    H. ACCEPTABLE PRODUCT: ISO 95+ GL POLYISOCYANURATE INSULATION BY FIRESTONE.
15. ROOF INSULATION CONT.:
    A. MAXIMUM BOARD THICKNESS: 3 INCHES; USE AS MANY LAYERS AS NECESSARY; STAGGER JOINTS IN ADJACENT LAYERS.
    B. TAPERED: SLOPE AS INDICATED; PROVIDED MINIMUM R-VALUE AT THINNEST POINTS; PLACE TAPERED LAYER ON BOTTOM.
    C. TOTAL R-VALUE: 25 MINIMUM.
    D. MAXIMUM THICKNESS: 6 INCHES OR AS ALLOWED BY TRANSITION POINTS IN ROOF SYSTEMS.
    E. TOP LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE; MECHANICALLY FASTENED.
    F. CRICKETS: TAPERED INSULATION OF SAME TYPE AS SPECIFIED FOR TOP LAYER; SLOPE AS INDICATED.



2 ROOF ACCESS LADDER

SCALE: 3/8" = 1'-0"



3 ROOF LADDER & GATE PLAN

SCALE: 1 1/2" = 1'-0"

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ROOF PLAN

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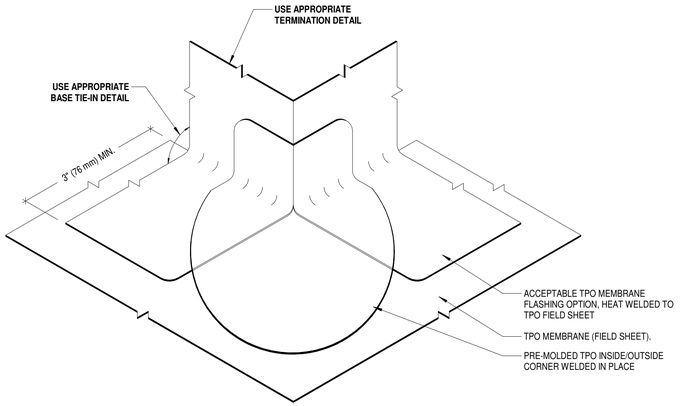
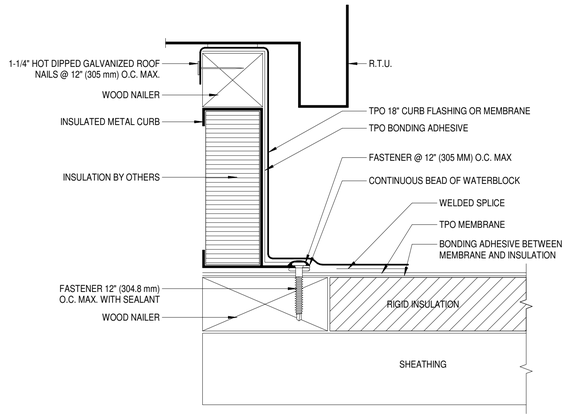


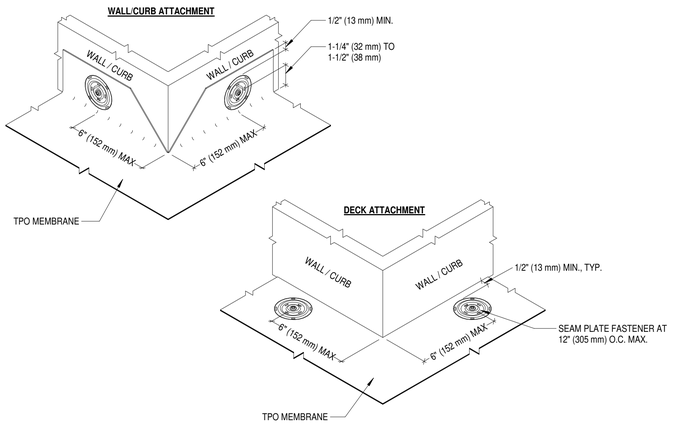
5 ROOF OUTSIDE CORNER

SCALE: 3" = 1'-0"



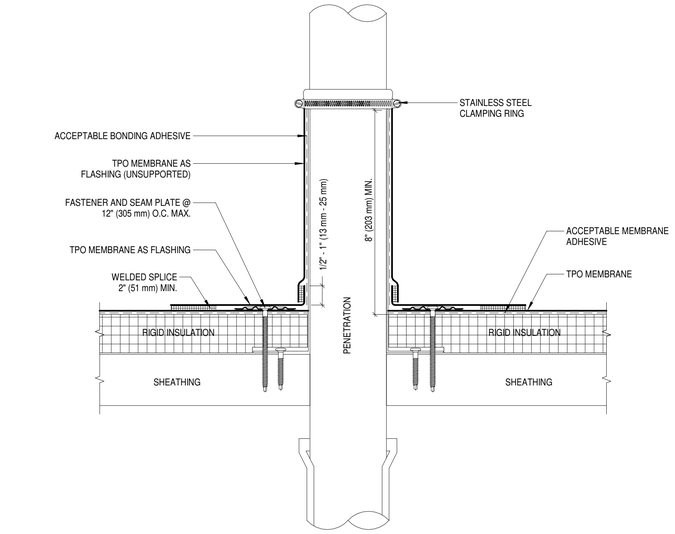
6 TERMINATION @ R.T.U. (UNIT FLANGE ABOVE MEMBRANE)

SCALE: 3" = 1'-0"



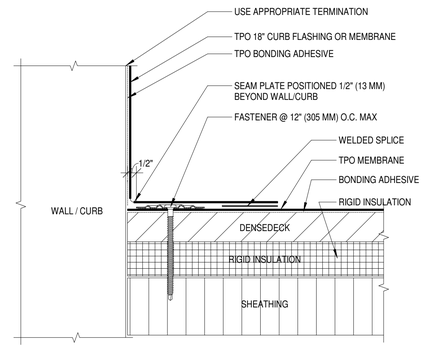
3 MEMBRANE SECUREMENT @ OUTSIDE CORNER

SCALE: 3" = 1'-0"



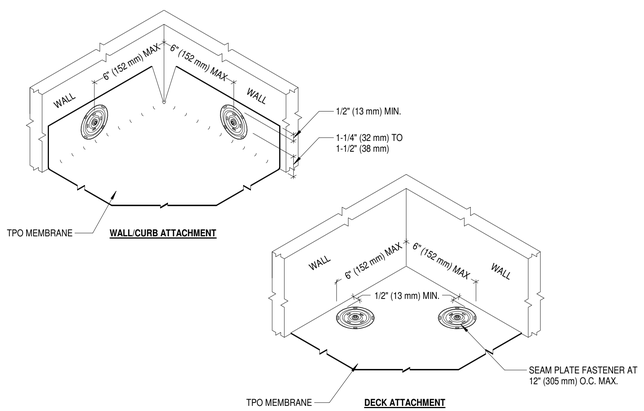
4 PLUMBING VENT STACK

SCALE: 3" = 1'-0"



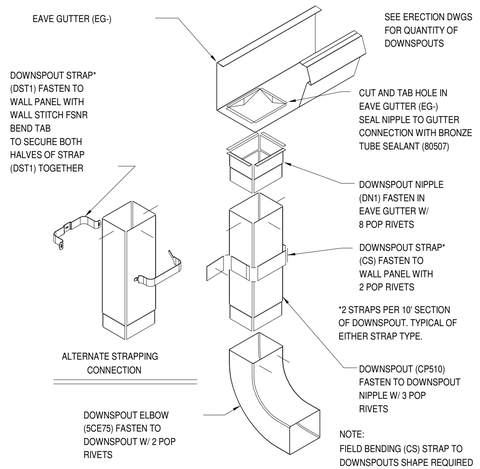
1 BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK

SCALE: 3" = 1'-0"



2 MEMBRANE SECUREMENT @ INSIDE CORNER

SCALE: 3" = 1'-0"



7 GUTTER & DOWNSPOUT ASSEMBLY

SCALE: 12" = 1'-0"

ROOF PLAN NOTES

1. COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
2. ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
3. ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
4. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE PROPER DRAINAGE ON ROOF AT ALL EQUIPMENT OR PENETRATIONS.
5. COORDINATE ALL ROOF PENETRATIONS W/ STRUCTURAL AND MEP CONTRACTOR.
6. REFERENCE DETAILS FOR TYP. ROOFING DETAILS.
7. PROVIDE QUANTITY AND LOCATION OF ROOF TOP UNITS PER THE HVAC CONTRACTOR. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.
8. REFER TO SPECIFICATIONS FOR ALL ROOFING MANUFACTURER'S RECOMMENED INSTALLATION INSTRUCTIONS.
9. COORDINATE ALL TOP OF STEEL COORDINATES W/ STRUCTURAL.
10. ALL ROOF SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL SIZES BEFORE ESTIMATING AND ORDERING.
11. OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL HAVE INLET AT 2" ABOVE ROOF LINE.
12. FOR ADDITIONAL ROOF DETAILS, RE:
13. REFER TO ELEVATIONS FOR PARAPET HEIGHT.
14. ROOF INSULATION & COVER BOARDS:
    - A. POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT. LAMINATE TO FACES, COMPLYING W/ ASTM C1289 TYPE II CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
    - B. THICKNESS: AS INDICATED ELSEWHERE.
    - C. SIZE: 48 INCHES BY 96 NOMINAL..
      - a. EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
    - D. R-VALUE (LTTR):
      - a. 1.0" THICKNESS: 6.0, MINIMUM.
      - b. 1.25" THICKNESS: 7.5, MINIMUM.
      - c. 1.5" THICKNESS: 9.0, MINIMUM.
      - d. 1.75" THICKNESS: 10.5 MINIMUM.
      - e. 2.0" THICKNESS: 12.1 MINIMUM.
      - f. 3.0" THICKNESS: 18.5" MINIMUM.
      - g. 4.0" THICKNESS: 25.0 MINIMUM.
    - E. COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1289.
    - F. OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
    - G. RECYCLED CONTENT: 19 PERCENT POST-CONSUMER & 15 PERCENT POST-INDUSTRIAL, AVERAGE.
    - H. ACCEPTABLE PRODUCT: ISO 95+ GL POLYISOCYANURATE INSULATION BY FIRESTONE.
15. ROOF INSULATION CONT.:
    - A. MAXIMUM BOARD THICKNESS: 3 INCHES; USE AS MANY LAYERS AS NECESSARY; STAGGER JOINTS IN ADJACENT LAYERS.
    - B. TAPERED: SLOPE AS INDICATED; PROVIDED MINIMUM R-VALUE AT THINNEST POINTS; PLACE TAPERED LAYER ON BOTTOM.
    - C. TOTAL R-VALUE: 25 MINIMUM.
    - D. MAXIMUM THICKNESS: 6 INCHES OR AS ALLOWED BY TRANSITION POINTS IN ROOF SYSTEMS.
    - E. TOP LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE; MECHANICALLY FASTENED.
    - F. CRICKETS: TAPERED INSULATION OF SAME TYPE AS SPECIFIED FOR TOP LAYER; SLOPE AS INDICATED.

Hayden J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

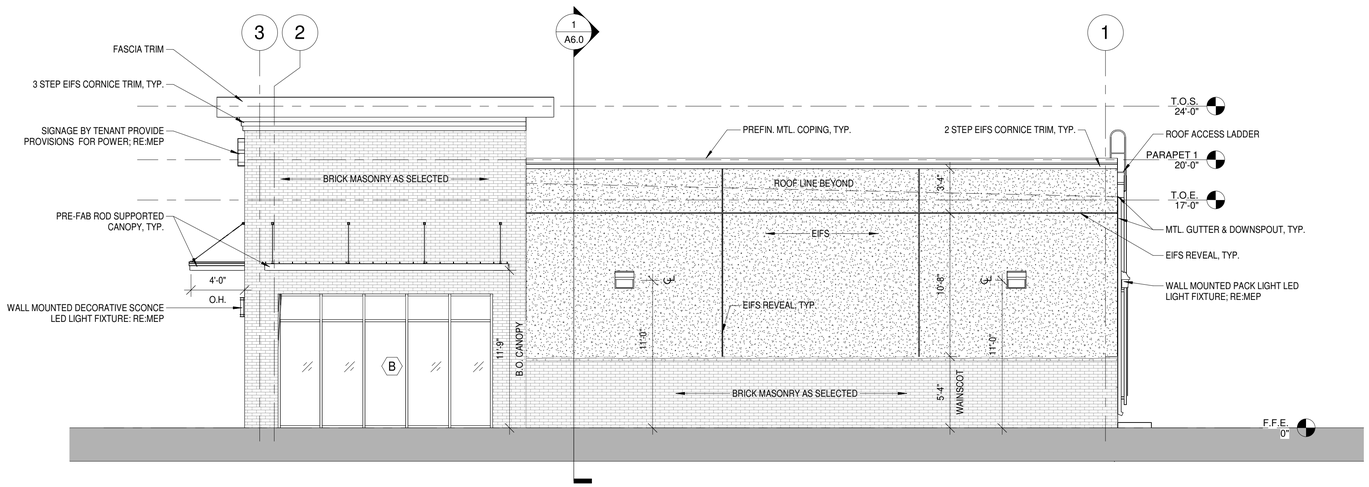
ROOF PLAN DETAILS

A4.1

2/17/2026 10:26:08 AM

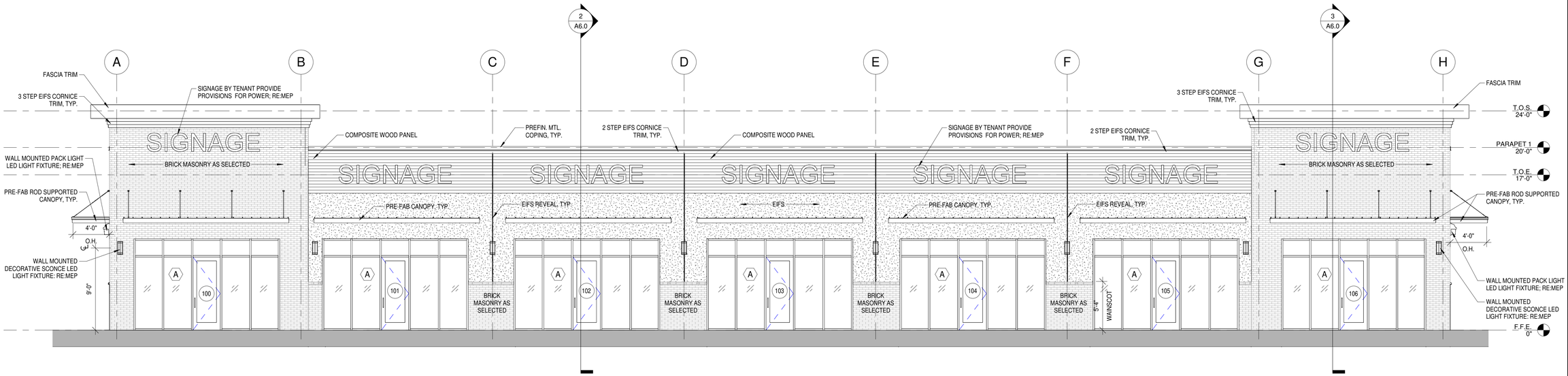
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

Stephen J. Kramer ARCHITECTURE DESIGN

REGISTERED ARCHITECT #11988 STATE OF TEXAS

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

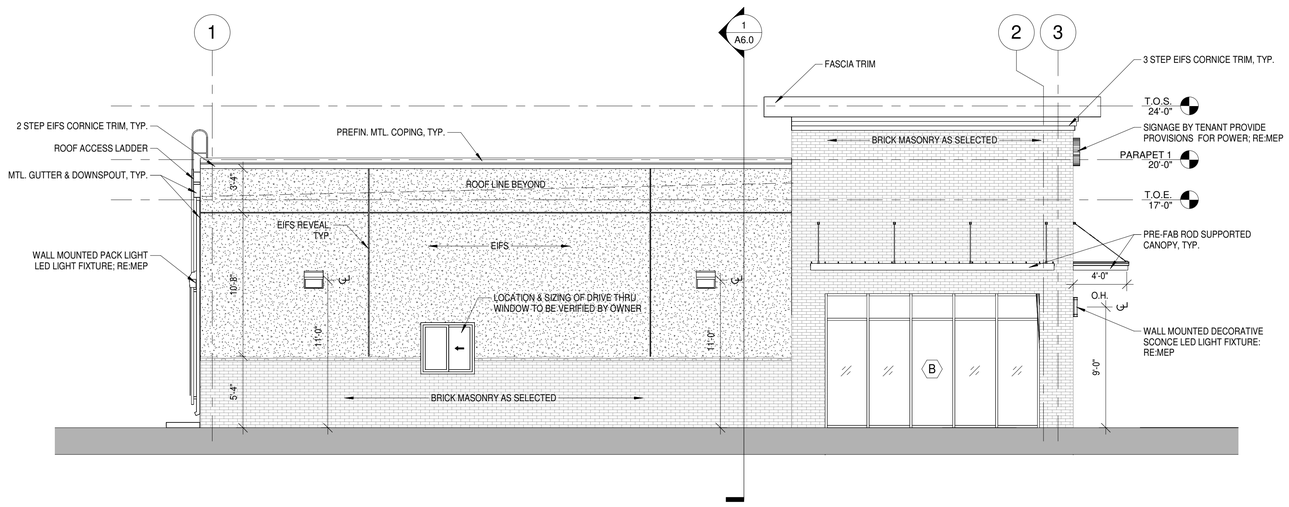
EXTERIOR ELEVATIONS

A5.0

2/17/2026 10:26:10 AM

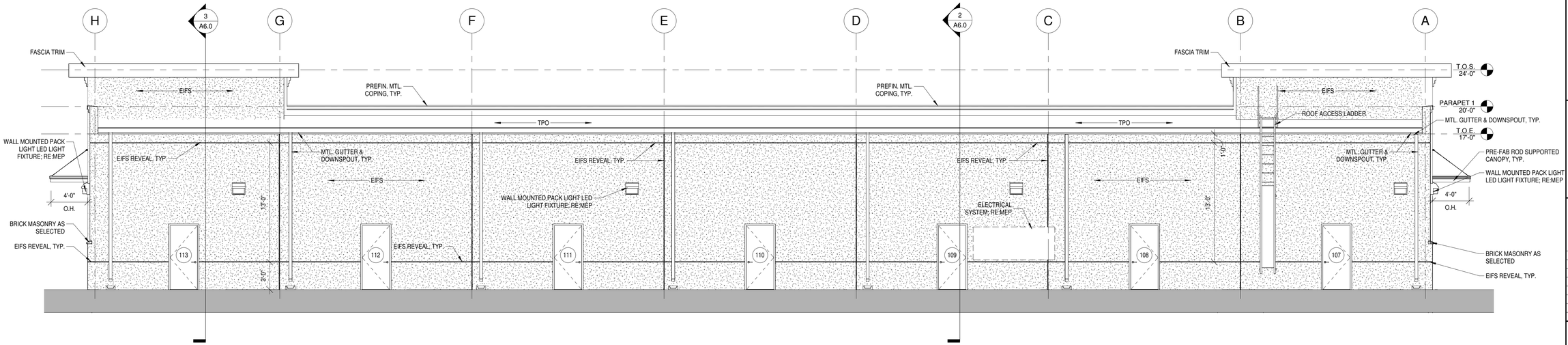
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

2/17/2026 10:26:11 AM

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

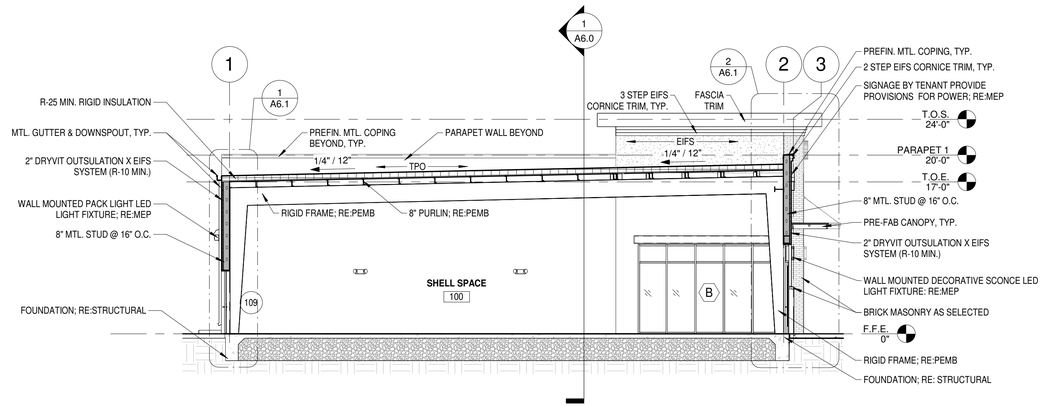
EXTERIOR ELEVATIONS

A5.1

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.

T.O.S. = TOP OF STRUCTURE
T.O.E. = TOP OF EAVE



2 BUILDING SECTION

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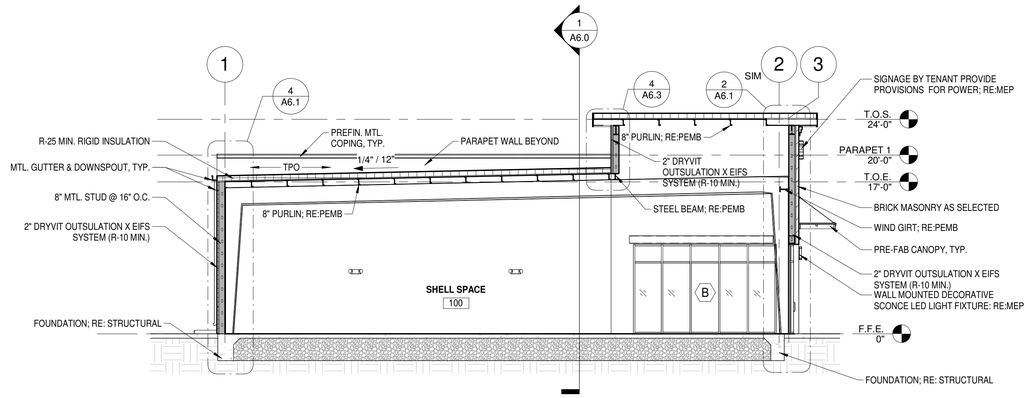
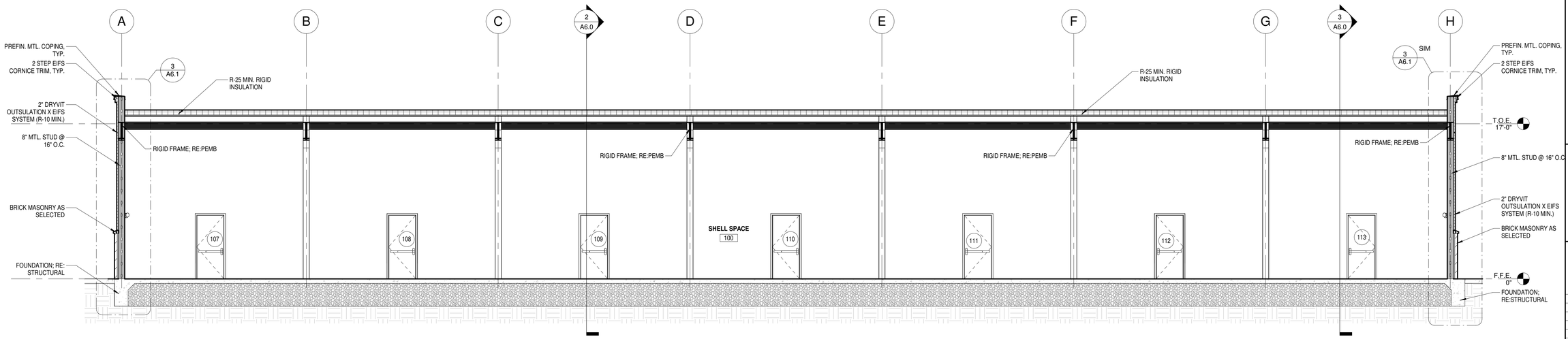


3 BUILDING SECTION

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



1 BUILDING SECTION

SCALE: 3/16" = 1'-0"

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

REGISTERED ARCHITECT STEPHEN J. KRAMER #17888 STATE OF TEXAS

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

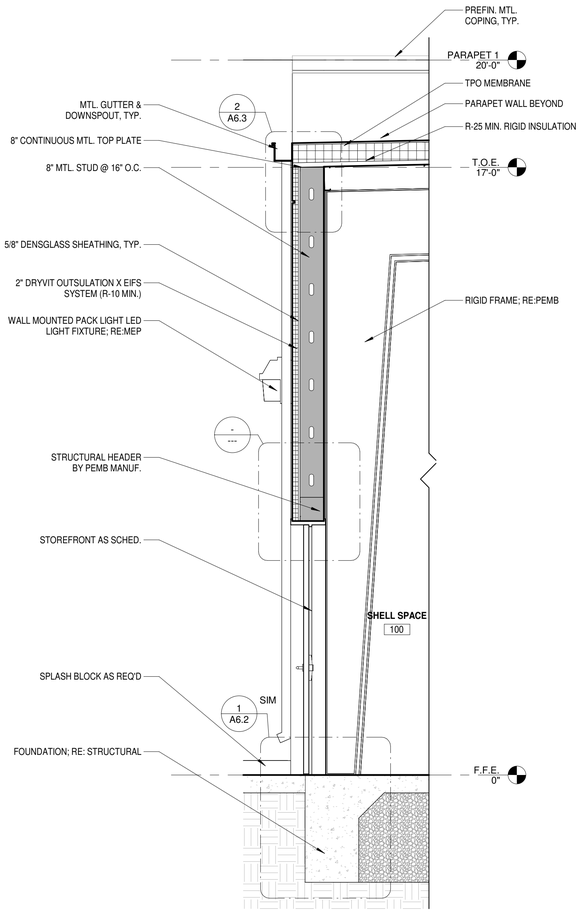
BUILDING SECTIONS

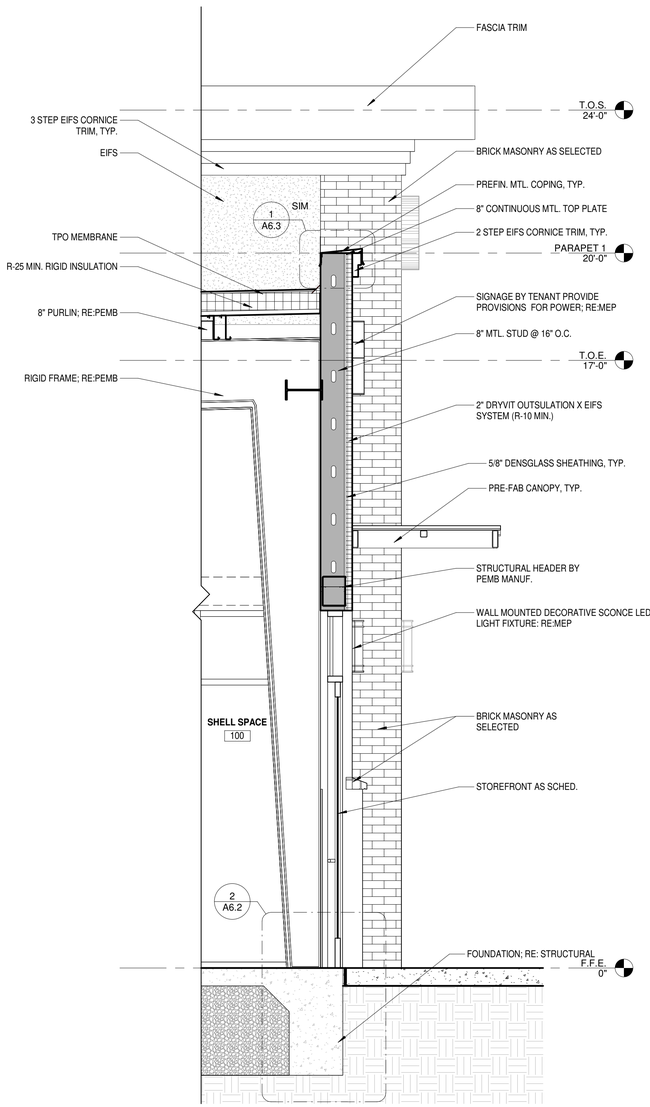
A6.0

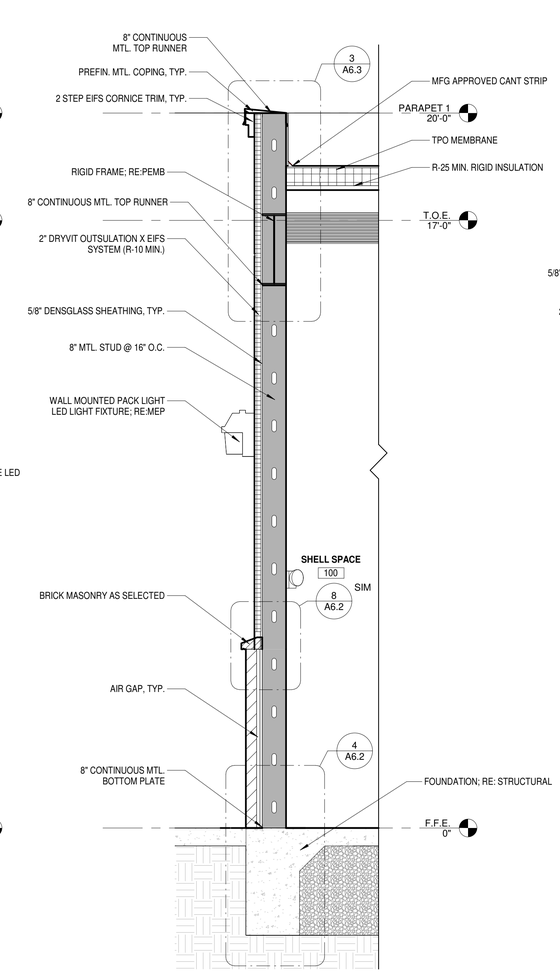
2/17/2026 10:26:12 AM

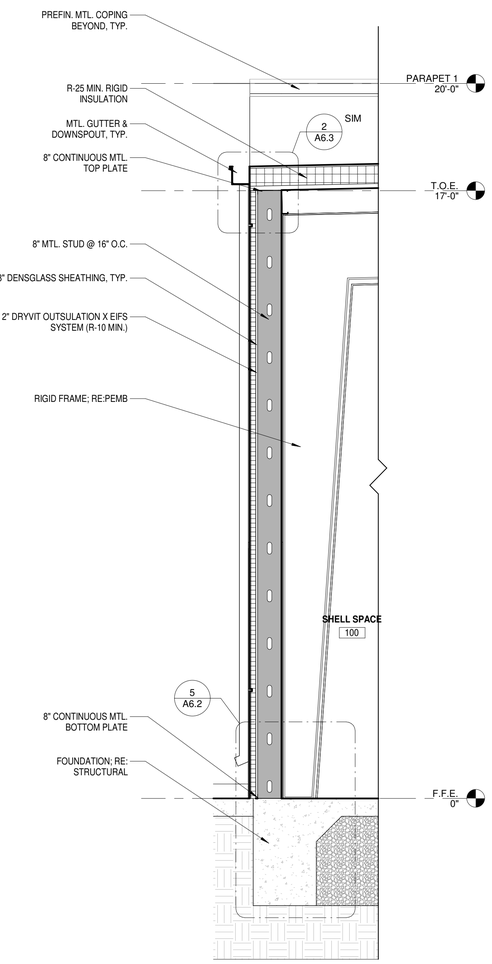
GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.









1 **WALL SECTION**
SCALE: 1/2" = 1'-0"

2 **WALL SECTION**
SCALE: 1/2" = 1'-0"

3 **WALL SECTION**
SCALE: 1/2" = 1'-0"

4 **WALL SECTION**
SCALE: 1/2" = 1'-0"

2/17/2026 10:26:13 AM

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

REGISTERED ARCHITECT STEPHEN J. KRAMER #11988 STATE OF TEXAS

12/17/25

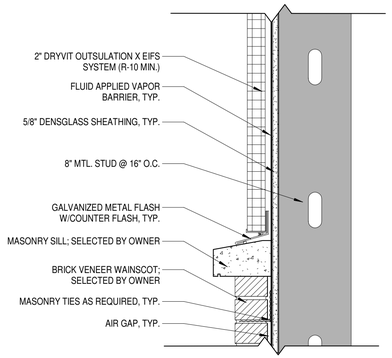
Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

WALL SECTIONS

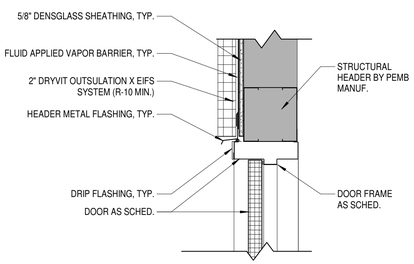
A6.1

GENERAL NOTES

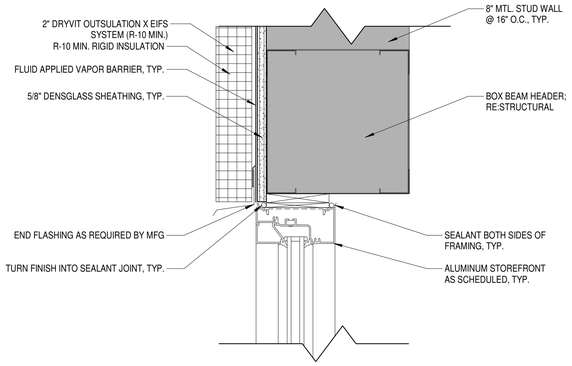
1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.



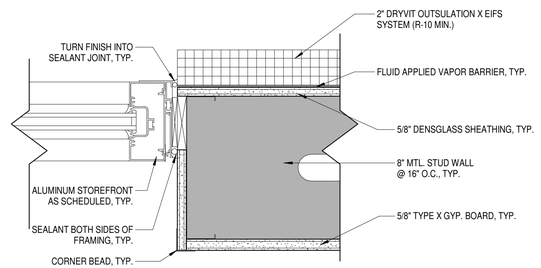
8 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



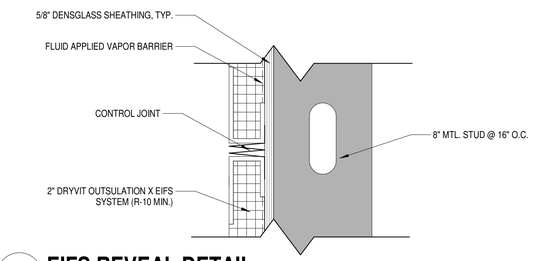
3 EXT. DOOR HEAD DETAIL1
SCALE: 1 1/2" = 1'-0"



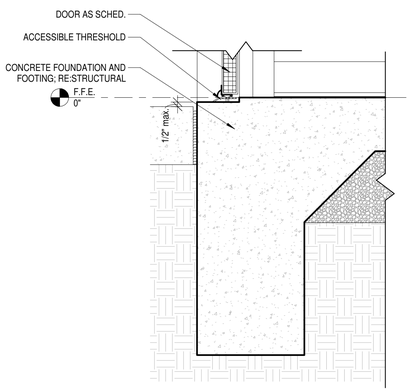
6 STOREFRONT HEAD DETAIL
SCALE: 3" = 1'-0"



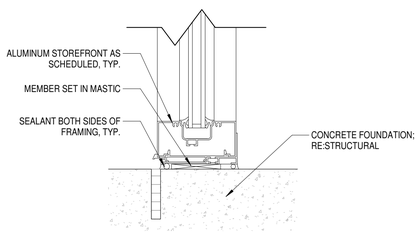
7 STOREFRONT JAMB @ EIFS1
SCALE: 3" = 1'-0"



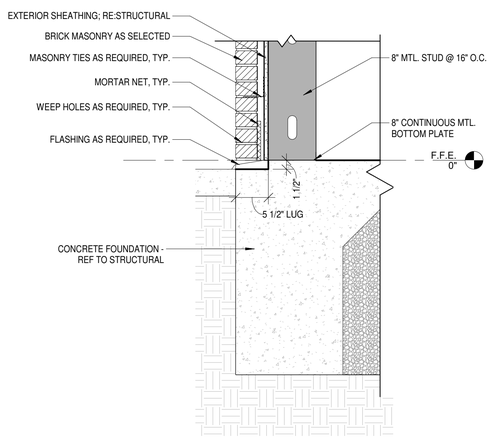
9 EIFS REVEAL DETAIL
SCALE: 3" = 1'-0"



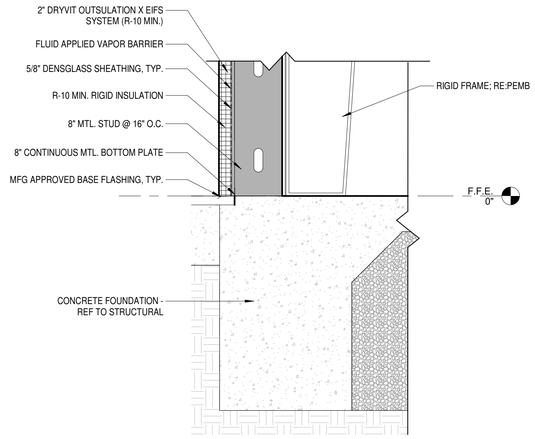
1 EXT. DOOR SILL DETAIL1
SCALE: 1 1/2" = 1'-0"



2 STOREFRONT SILL
SCALE: 3" = 1'-0"



4 FOUNDATION @ BRICK
SCALE: 1" = 1'-0"



5 FOUNDATION DETAIL @ EIFS
SCALE: 1" = 1'-0"

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

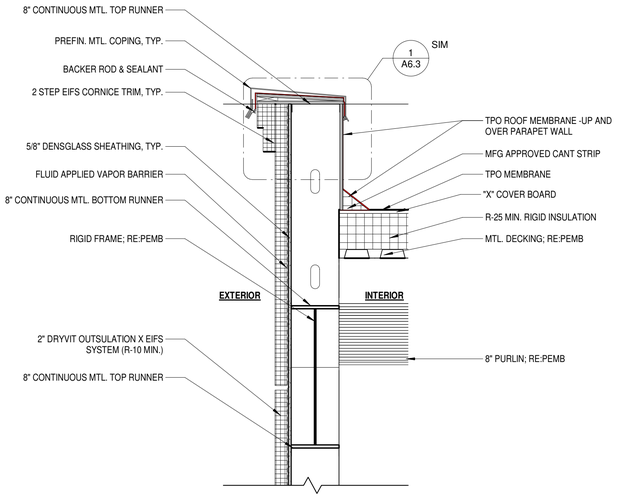
SECTION DETAILS

A6.2

2/17/2026 10:26:13 AM

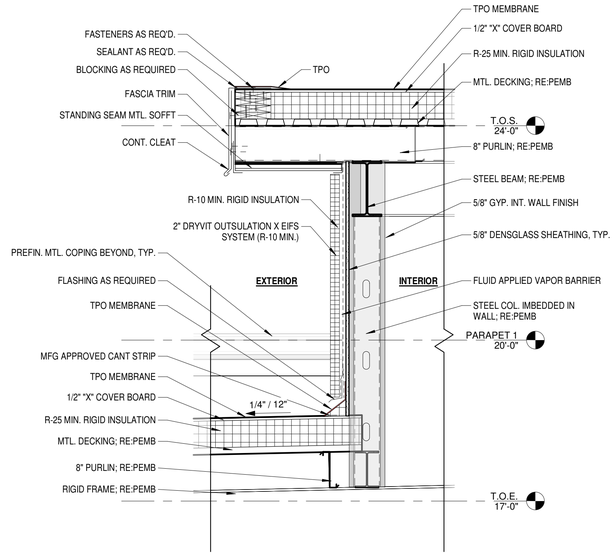
GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.



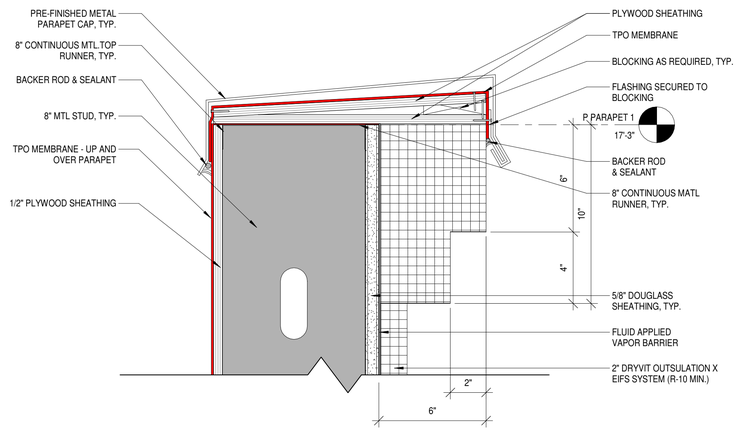
3 PARAPET DETAIL

SCALE: 1" = 1'-0"



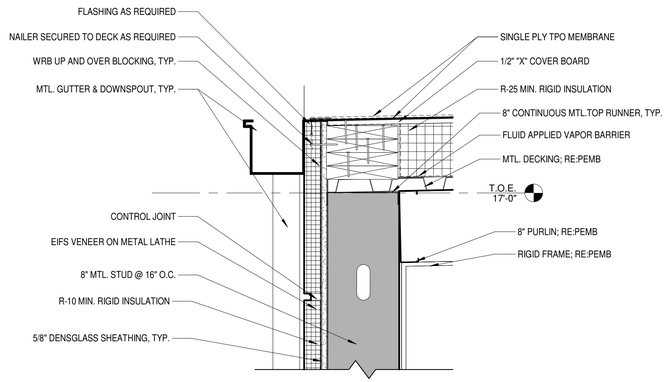
4 ROOF TOWER TRANSITION DETAIL

SCALE: 3/4" = 1'-0"



1 PARAPET DETAIL

SCALE: 3" = 1'-0"



2 GUTTER DETAIL

SCALE: 1 1/2" = 1'-0"

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

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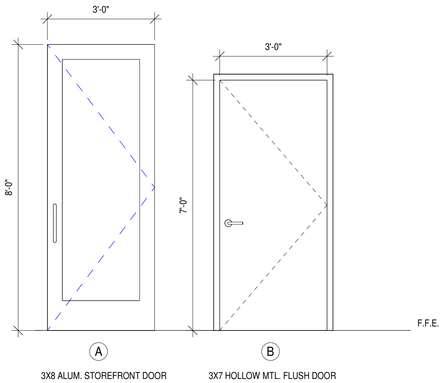
SECTION DETAILS

A6.3

2/17/2026 10:26:14 AM

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR				FRAME		COMMENTS
			DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE	FRAME MATERIAL	DOOR FRAME FINISH	
100	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
101	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
102	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
103	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
104	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
105	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
106	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
107	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
108	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
109	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
110	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
111	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
112	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR
113	3'-0"	7'-0"	B	MTL. DOOR	-	B	MTL	-	METAL DOOR



3X8 ALUM. STOREFRONT DOOR

3X7 HOLLOW MTL. FLUSH DOOR

WINDOW SCHEDULE

TYPE MARK	ROUGH WIDTH	ROUGH HEIGHT	HEAD HEIGHT	WINDOW		FRAME		COMMENTS
				DESCRIPTION	GLAZING	MATERIAL	FINISH	
C	4'-0"	3'-10"	7'-10"	DRIVE THRU WINDOW	CLEAR LOW- E	ALUMINUM	CLEAR ANODIZED	

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. ALL EXTERIOR HOLLOW METAL DOORS TO BE GALVANIZED.
4. ALL EXTERIOR HOLLOW METAL UNITS TO CONDITIONED SPACES SHALL BE INSULATED.
5. CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO ORDERING.
6. REFER TO DOOR HARDWARE SCHEDULE FOR FIRE RATED DOORS.

DOOR NOTES

1. ALL DOOR DIMENSIONS SHOWN ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
3. ALL EXTERIOR DOORS SHALL HAVE ALUMINUM. THRESHOLDS, DOOR SWEEPERS & WEATHER STRIPPING ALL AROUND
4. ALL EXISTING AND/OR NEW INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS
5. ALL NEW DOORS SHALL HAVE HINGES AS RECOMMENDED BY MANUFACTURER.
6. CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.

WINDOW NOTES

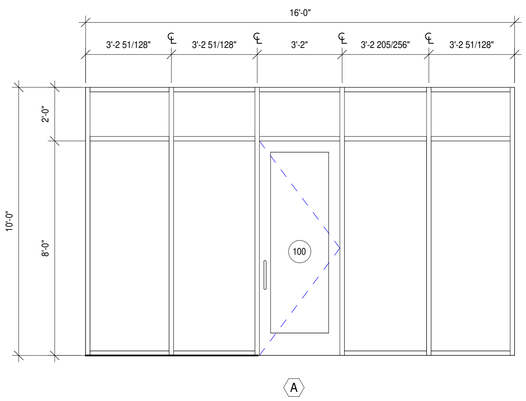
1. ALL WINDOW DIMENSIONS SHOWN ON THIS SHEET ARE FRAME SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING AS PER MANUFACTURER'S RECOMMENDATION.
2. ALL WINDOWS SHALL BE THOROUGHLY SEALED, CAULKED AND WATERPROOFED.
3. WINDOW SUPPLIER SHALL FIELD VERIFY ALL EXISTING WINDOW OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE WINDOWS.

DOOR ELEVATIONS

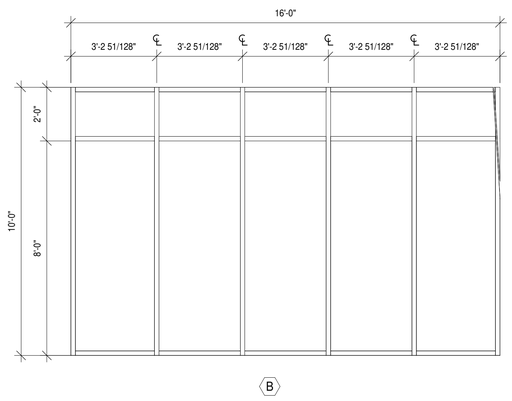
SCALE: 1/2" = 1'-0"

HARDWARE SET:
A- 3 FULL MORTISE BUTT HINGES, LEVER HANDLES, PANIC HARDWARE, CLOSER, WEATHERSTRIP, ACCESSIBLE THRESHOLD AND KEYED LOCKSET
B - 3 FULL MORTISE PIVOT HINGES TOP/BOTTOM, PUSH/PULL HANDLES, DOUBLE CYLINDER DEAD BOLT, CLOSER, WEATHERSTRIP, AND ACCESSIBLE THRESHOLD.

NOTE: PROVIDE PANIC HARDWARE AT ALL EXIT DOORS AS REQUIRED BY CODE.
VERIFY ALL ROUGH OPENING SIZES BEFORE ORDERING.
VERIFY ALL DOOR HARDWARE AND FINISHES WITH OWNER PRIOR TO ANY WORK.
PROVIDE TEMPERED GLASS ON DOORS AS REQUIRED BY CODE.
PROVIDE WALL AND FLOOR STOPS AS REQUIRED.



10X16 ALUMINUM STOREFRONT WITH SINGLE PANEL DOOR



10X16 ALUMINUM STOREFRONT

WINDOW ELEVATIONS

SCALE: 3/8" = 1'-0"

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
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DOOR & WINDOW SCHEDULES

A7.0

2/17/2026 10:26:14 AM

NOTE: This is provided for reference only and is not a comprehensive listing of requirements please reference to 2012 TDLR Texas Accessibility Standards for the full code requirements.

302 Floor and Ground Surface

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 113 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

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.

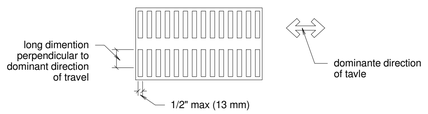


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

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

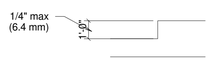


Figure 303.2 Vertical Change in Level

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.

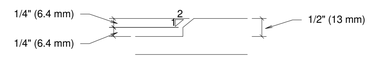


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

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.

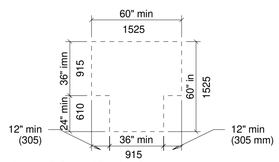


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

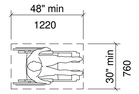


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

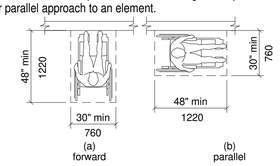


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

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

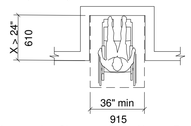


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

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

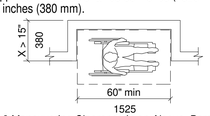


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath a1 element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

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.

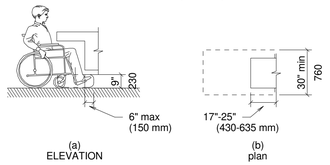


Figure 306.2 Toe Clearance

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 1685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch 125 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches 1760 mm wide minimum.

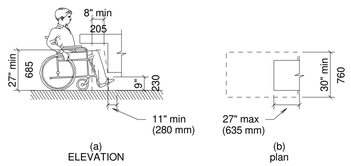


Figure 306.3 Knee Clearance

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.

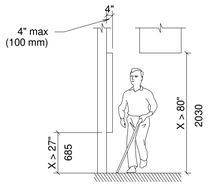


Figure 307.2 Limits of Protruding Objects

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) minimum or 80 inches 12030 mm) maximum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

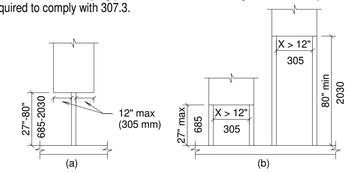


Figure 307.3 Post-Mounted Protruding Objects

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 closer's and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

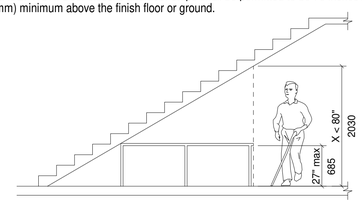


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 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.

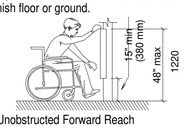


Figure 308.2.1 Unobstructed Forward Reach

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.

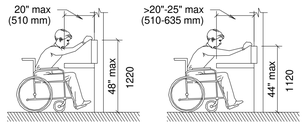


Figure 308.2.2 Obstructed High Forward Reach

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 11220 mm maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be between the clear floor and ground space ant the element where the depth of the obstruction is 10 inches 1255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fuel dispensers are installed on existing curbs.

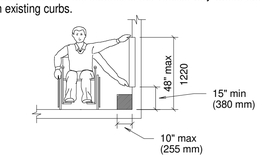


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches 11170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS:
1. The top pf washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fuel dispensers are installed on existing curbs.

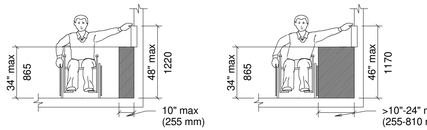


Figure 308.3.2 Obstructed high Side Reach

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

401.1 General. Accessible route shall comply with 402.

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 excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces

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.

403.5 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 surface shall be 36 inches (915mm) minimum.

EXCEPTION, The clear width shall be permitted to be reduced to 32 inches 1815 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 min (915 mm) wide minimum.

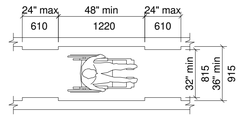


Figure 403.5.5 Clear Width of an Accessible Route

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.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

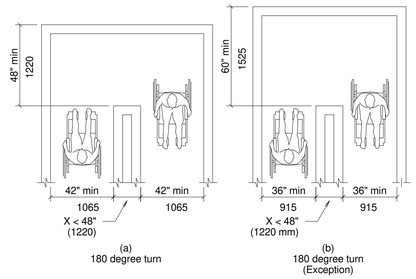


Figure 403.5.2 Clear Width at Turn

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. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches 11220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

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

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) m1n1mum. 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 width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

EXCEPTIONS:
1. In alterations, a projection of 518 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closer's and door stops shall be permitted to be 78 inches 11980 mm) minimum above the finish floor or ground.

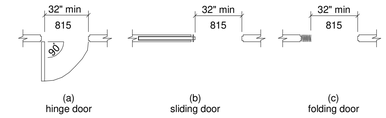


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearance. Minimum maneuvering clearance at door and gates shall comply with 404.4 Maneuvering shall extend the full width of the doorway and the required latch side or hinge side clearance.

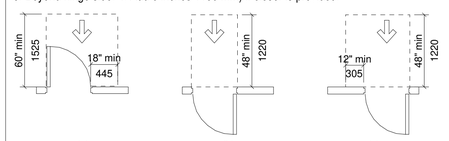
Exception: Entry door to hospital patient rooms shall not be required to provide clearance beyond the latch side of the door.

404.2.4.1 Swinging Door and gates. Swinging doors and gates shall have maneuvering clearance complying with table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use

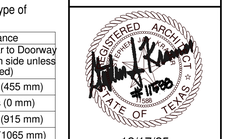
Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door and Gate Side	Perpendicular to doorway	Perpendicular to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm)
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm)	22 inches (560 mm)
From latch side	Pull	48 inches (1220 mm)	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm)	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side. 4. Add 6 inches 1150 mm) if closer is provided.



Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

ACCESS. STANDARDS

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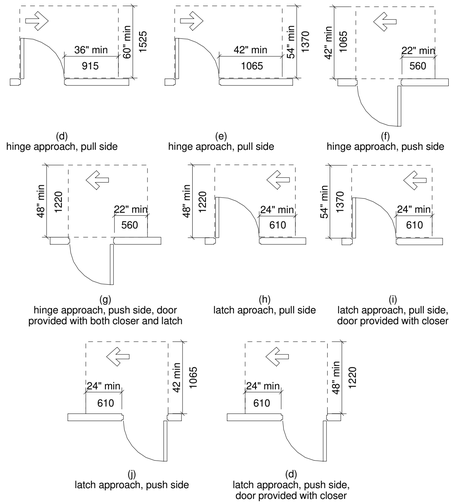


Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gate (continued)

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches 1915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

Table 404.2.4.2 Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors

	Minimum Maneuvering Clearance	
Approach Direction	Perpendicular to Doorway	Perpendicular to Doorway (beyond latch side unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From side	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm)
From stop/latch side	42 inches (1065 mm)	24 inches (610 mm)

1. Doorway with no door only.
2. Beyond pocket/hinge side.

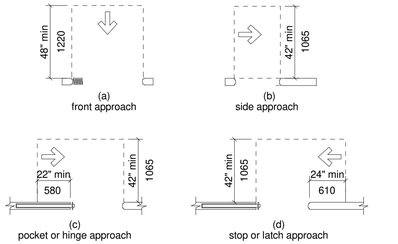


Figure 404.2.4.2 Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors

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.

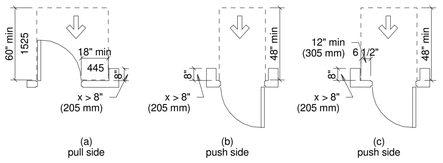


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.5 Thresholds. Thresholds. if provided at doorways. shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION, Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall I not be required to comply with 404.2.5.

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 11220 mm) minimum plus the width of doors or gates swinging into the space.

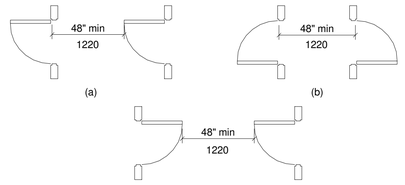


Figure 404.2.6 Doors in Series and Gates in Series

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 I be exposed and usable from both sides.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closer's and Gate Closer's. Door closer's and gate closer's 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. Cavities created by
added kick plates shall be capped.

EXCEPTIONS,
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch 1255 mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed. cavities created by such kick plates are 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.

EXCEPTION, Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

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 11. 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).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

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 an accessible means of egress shall comply with 404.2.4.

EXCEPTION, Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION, Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

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

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION, In assembly areas. aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

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

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope%%185	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1,8 is prohibited.

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

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

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.

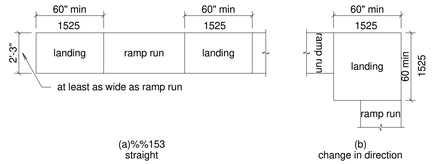


Figure 405.7 Ramp Landings

405.7.2 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 area.

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

EXCEPTION, Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405. be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

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.

EXCEPTIONS:
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches 1305 mm) minimum beyond the inside face of a handrail complying with 505.

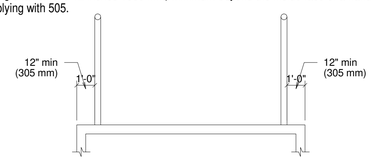


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

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.

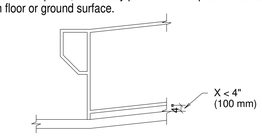


Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.2 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 at curb ramps to walks, gutters, and streets shall be at the same level.

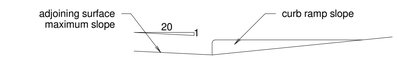


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

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

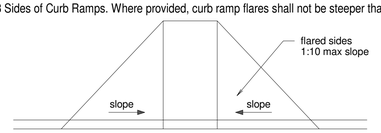


Figure 406.3 Sides of Curb Ramps

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.

EXCEPTION, In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

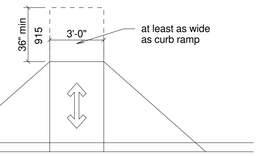


Figure 406.4 Landings at the Top of Curb Ramps

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.

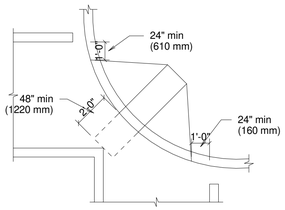


Figure 406.6 Diagonal or Corner Type Curb Ramps

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 11220 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 11220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

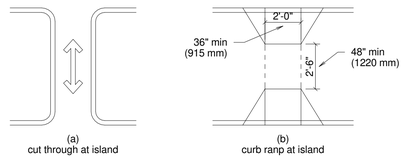


Figure 406.7 Islands in Crossings

407 Elevators

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

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

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION, Destination-oriented elevators shall not be required to comply with 407.2.1.4.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

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.

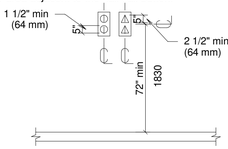


Figure 407.2.2.2 Visible Hall Signals

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.
2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

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 iambs at the main entry level.

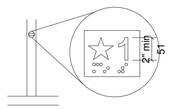


Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

407.2.3.2 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 designations shall be provided in both tactile characters and braille. Tactile characters shall be 2
inches 151 mm) high minimum.

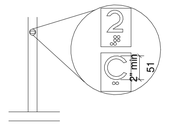


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

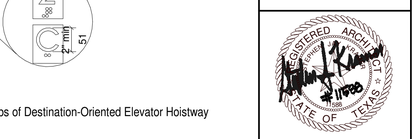
EXCEPTION, Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches 1125 mm) nominal and 29 inches 1735 mm) nominal above the finish floor.

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

ACCESS. STANDARDS

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407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

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

EXCEPTIONS:
1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches 11525 mm) directly in front of the farthest hall call button and the audible signal is sounded.
2. Destination-oriented elevators shall not be required to comply with 407.3.4.

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

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

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

Table 407.4.1 Elevator Car Dimensions

	Minimum Dimensions			
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall Front to Front Return	Inside Car, Back Wall Front to Inside Face of Door
Centered	42 inches (1065 mm)	80 %%153inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm)	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm)	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm)	60 inches (1525 mm)	60 inches (1525 mm)	60 inches (1525 mm)

1. A tolerance of minus 5/8 inch (16 mm)
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

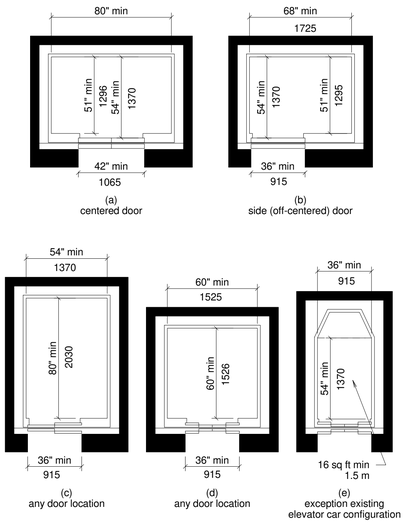

Figure 407.4.1 Elevator Car Dimensions

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill 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 rate loading to zero loading conditions.

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

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.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

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

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

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

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

EXCEPTION, Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

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.

Table 407.4.7.1.3 Elevator Control Button Identification Control Button

Control Button	Tactile Symbol	Braille Message
Emergency Stop	⊗	"ST"OP Three cells"
Alarm	🔔	AL"AR"M Four cells
Door Open	◀▮▶	OP"EN" Three cells
Door Close	▶▮◀	CLOSE Five cells
Main Entry Floor	★	MA"IN" Three cells
Phone	⌒	PH"ONE" Four cells

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

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

407.4.8.1.2 Location. Indica1ors shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

EXCEPTION, For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less. a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is a floor served by the elevator shall be permitted.

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.

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches 12440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION, Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

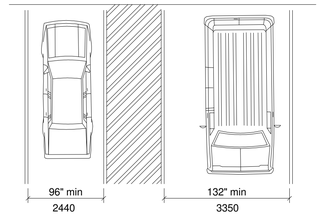

Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

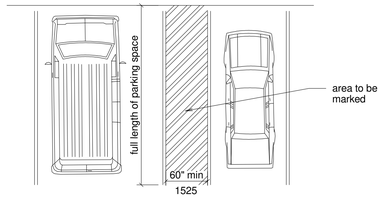

Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches 11525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the
designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans. when parked. cannot obstruct the required clear width of ad1acent accessible routes.

504 Stairways

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) High maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION, Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that pro1ect beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

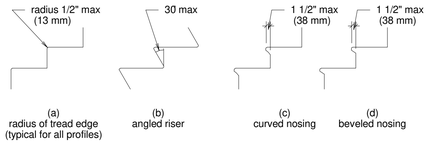

Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405. and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.81 and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1'20. However. handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1,20 (see 403.6). Sections 505.2. 505.3. and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1,20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION, In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION, In assembly areas. handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces. stair nosings. and ramp surfaces. Handrails shall be at a consistent height above walking surfaces. stair nosings. and ramp surfaces.

Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

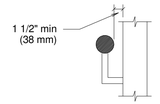

Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided. horizontal pro1ections
shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

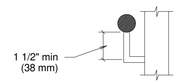

Figure 505.6 Horizontal Projection Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm maximum

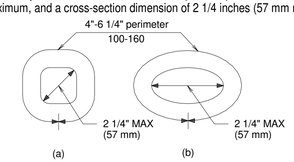

Figure 505.7.2 Handrail Non-Circular cross section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS,
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations. full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

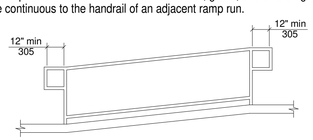

Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight. handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

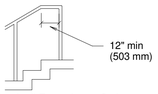

Figure 505.10.2 Top Hand rail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight. handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall. guard. or the landing surface. or shall be continuous to the handrail of an adjacent stair flight.

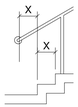

Figure 505.10.3 Bottom Handrail Extension at Stairs

602 Drinking Fountains

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION, A parallel approach complying with 305 shall be permitted at units for children's use where the spout 1s 30 inches (760 mm) maximum above the finish floor or ground and 1s 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Figure 602.5 Drinking Fountain Spout Location

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space

EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

ACCESS. STANDARDS

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604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition. except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

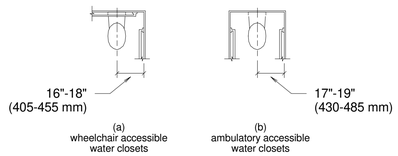


Figure 604.2 Water Closet location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches 11420 mm) minimum measured perpendicular from the rear wall.

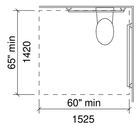


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars. dispensers. sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

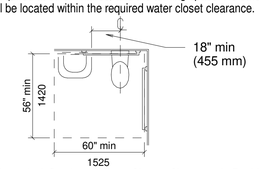


Figure 604.3.2 (Exception) Overlap of Water Closest Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

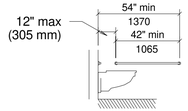


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side toilet area.

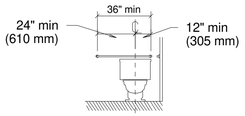


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches 1180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

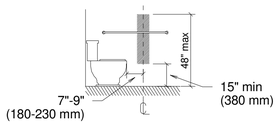


Figure 604.7 Dispenser Outlet **Location**

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and

604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be
60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

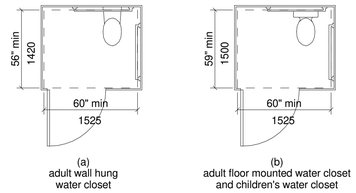


Figure 604.8.1.1 Size of wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water
closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

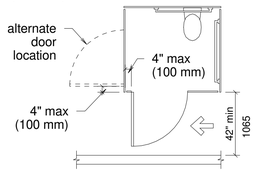


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that ii the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

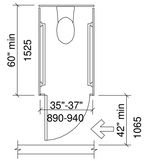


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located **within** one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

Advisory Specifications for Water Closets Serving Children Ages 3 through 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	1 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height**.** The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

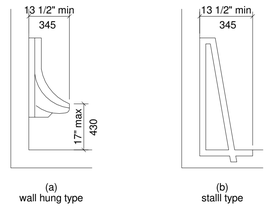


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

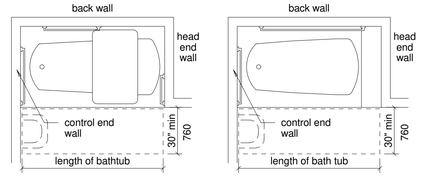


Figure 607.2 Clearance for Bathtubs

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255
mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

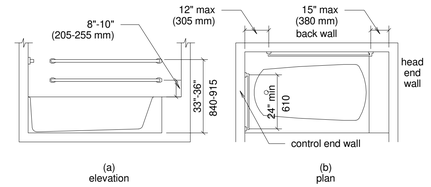


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum & 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

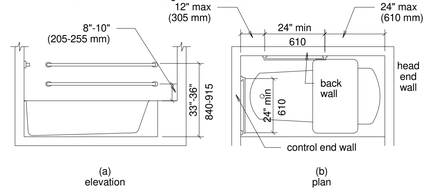


Figure 607.4.1 Grab Bars for Bathtubs with Removable In-Tub Seats

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

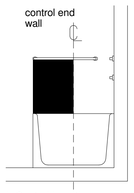


Figure 607.5 Bathtub Control Location

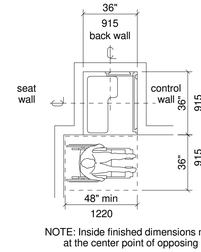
607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120F (49C) maximum.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.



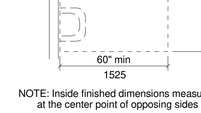
NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

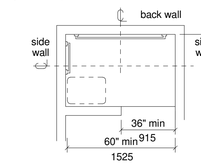
EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.



NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.



NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance 608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

EXCEPTIONS:
1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in located so as to permit the installation of grab bars complying with 608.3.
2. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying 608.3.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

ACCESS. STANDARDS

TAS4

2/17/2026 10:26:16 AM

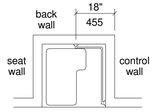


Figure 608.3.1 Grab Bars for Transfer Type Showers

608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

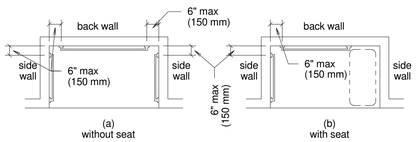


Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

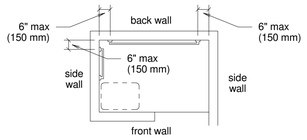


Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

EXCEPTION: In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4.

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

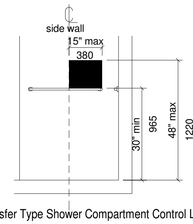


Figure 608.5.1 Transfer Type Shower Compartment Control Location

608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

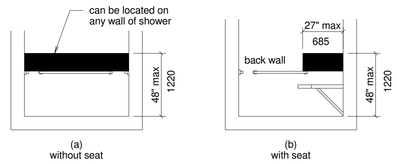


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a se at is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

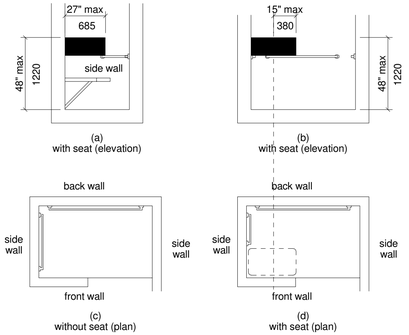


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120F (49C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

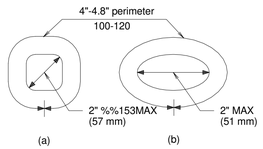


Figure 609.2.2 Grab Bar Non-Circular Cross Section 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

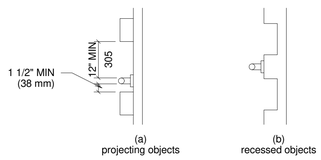


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

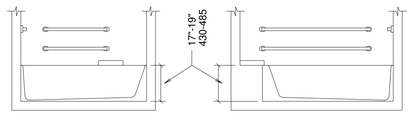


Figure 610.2 Bathtub Seats

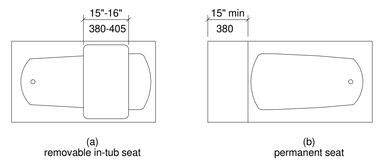


Figure 610.2 Bathtub Seats (continued)

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

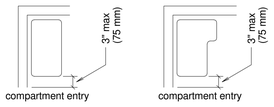


Figure 610.3 Extent of Seat 610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

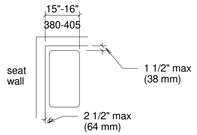


Figure 610.3.1 Rectangular Shower Seat 610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

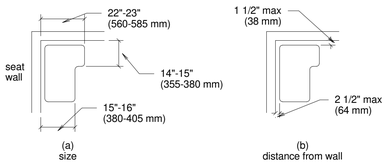


Figure 610.3.2 L-Shaped Shower Seat

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

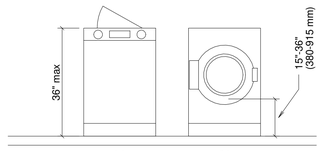


Figure 611.4 Height of Laundry Compartment Opening

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

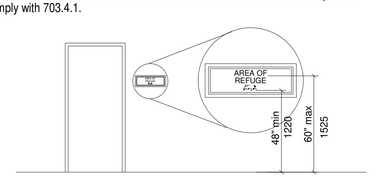


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closer's and without hold-open devices.

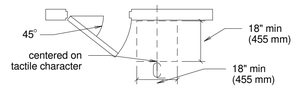


Figure 703.4.2 Location of Tactile Signs at Doors

Stephen J. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

12/17/25

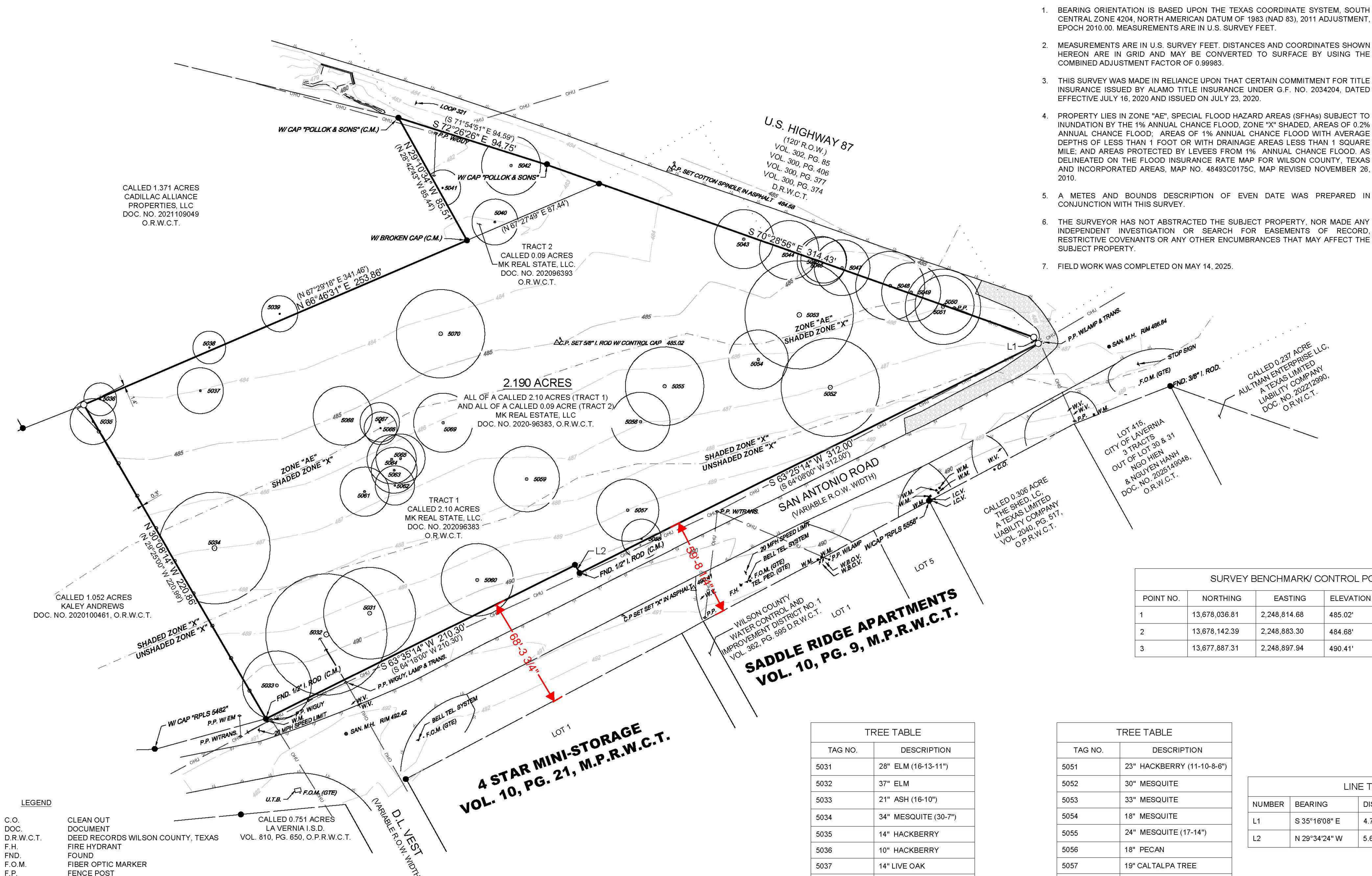
Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

ACCESS. STANDARDS

TAS5

2/17/2026 10:26:16 AM

REVISIONS:



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY USING THE COMBINED ADJUSTMENT FACTOR OF 0.99983.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE UNDER G.F. NO. 2034204, DATED EFFECTIVE JULY 16, 2020 AND ISSUED ON JULY 23, 2020.
4. PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48493C0175C, MAP REVISED NOVEMBER 26, 2010.
5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.
6. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
7. FIELD WORK WAS COMPLETED ON MAY 14, 2025.

N

0' 20' 40' 80'
SCALE IN FEET

SURVEY BENCHMARK/ CONTROL POINT TABLE (GRID)

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13,678,036.81	2,248,814.68	485.02'	C.P. SET 5/8" I. ROD W/ CONTROL CAP
2	13,678,142.39	2,248,883.30	484.68'	C.P. SET COTTON SPINDLE IN ASPHALT
3	13,677,887.31	2,248,897.94	490.41'	C.P SET SET "X" IN ASPHALT

TREE TABLE

TAG NO.	DESCRIPTION
5031	28" ELM (16-13-11")
5032	37" ELM
5033	21" ASH (16-10")
5034	34" MESQUITE (30-7")
5035	14" HACKBERRY
5036	10" HACKBERRY
5037	14" LIVE OAK
5038	10" HACKBERRY
5039	11" HACKBERRY
5040	14" LIVE OAK
5041	11" HACKBERRY
5042	18" SLIPPERY ELM
5043	18" HACKBERRY
5044	18" HACKBERRY (13-9")
5045	14" HACKBERRY
5046	15" HACKBERRY
5047	17" HACKBERRY
5048	21" HACKBERRY (16-9")
5049	18" HACKBERRY
5050	18" HACKBERRY (10-9-6")

TREE TABLE

TAG NO.	DESCRIPTION
5051	23" HACKBERRY (11-10-8-6")
5052	30" MESQUITE
5053	33" MESQUITE
5054	18" MESQUITE
5055	24" MESQUITE (17-14")
5056	18" PECAN
5057	19" CALTALPA TREE
5058	12" PECAN
5059	20" HACKBERRY
5060	22" MESQUITE
5061	15" MESQUITE
5062	12" MESQUITE
5063	14" MESQUITE (10-8")
5064	15" MESQUITE
5065	15" MESQUITE (10-9")
5066	10" MESQUITE
5067	12" MESQUITE
5068	18" MESQUITE (12-11")
5069	18" MESQUITE (")
5070	27" MESQUITE

LINE TABLE

NUMBER	BEARING	DISTANCE	RECORD CALL
L1	S 35°16'08" E	4.72'	(S 34°23'54" E ~ 2.20')
L2	N 29°34'24" W	5.60'	(N 28°51'38" W ~ 5.60')

LEGEND

C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.T.	DEED RECORDS WILSON COUNTY, TEXAS
F.H.	FIRE HYDRANT
FND.	FOUND
F.O.M.	FIBER OPTIC MARKER
F.P.	FENCE POST
I.	IRON
M.H.	MANHOLE
M.P.R.W.C.T.	MAP AND PLAT RECORDS WILSON COUNTY, TEXAS
NO.	NUMBER
O.R.W.C.T.	OFFICIAL RECORDS WILSON COUNTY, TEXAS
PED.	PEDESTAL
P.P.	POWER POLE
SAN.	SANITARY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UTILITIES TELEPHONE BOX
W.B.O.V.	WATER BLOW-OFF VALVE
W.M.	WATER METER
W.V.	WATER VALVE

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FOUND SIGN (AS NOTED)
SET 5/8" IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS INC."

ASPHALT
CHAIN-LINK FENCE
BARBED-WIRE FENCE
OVERHEAD ELECTRIC UTILITY LINE
PRIOR R.O.W. LINE

GRAVEL

X:\03_Summit_Projects\2025-Projects\25.0109_Villagomez_SanAntonio-Hwy87Plat_LaVernia\03_Finals\01_CAD\SanAntonio_Tree&Top

I, ROBERT A. HARPER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATED THIS THE 23RD DAY OF MAY, 2025.

STATE OF TEXAS
REGISTERED
ROBERT A. HARPER
6582
PROFESSIONAL
LAND SURVEYOR

ROBERT A. HARPER, RPLS NO. 6582
SUMMIT GEOMATICS, INC.
TEL: (210) 971-4870
RHARPER@SUMMIT-GEOMATICS.COM

SUMMIT GEOMATICS
SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS FIRM NO. 10194657

TOPOGRAPHIC SURVEY OF

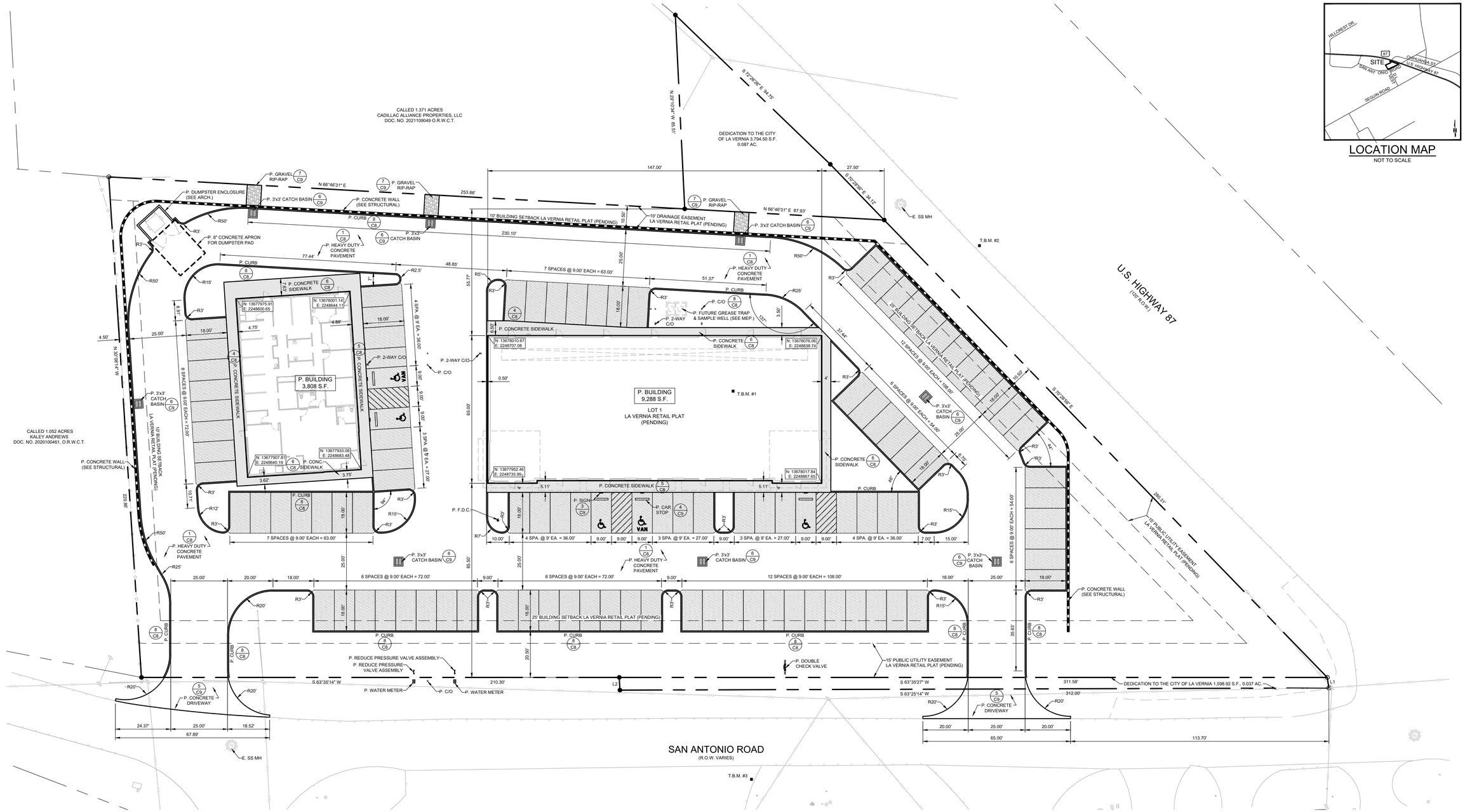
2.190 ACRES OF LAND
SITUATED IN THE
CITY OF LAVERNIA
WILSON COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=40'	25.0109	05/23/2025	1 OF 1

VILLAGOMEZ
ENGINEERING
COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
EXISTING CONDITIONS PLAN

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C1



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ITEMS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION SPECIFICATIONS AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. FINAL DECISIONS OR JUDGEMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
2. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL, OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK IMPLIED BY THESE DRAWINGS.
7. CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
8. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
9. FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE AND WATER FACILITIES, CALL THE LOCAL UTILITY LOCATOR 48 HOURS BEFORE BEGINNING ANY EXCAVATION.
10. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE SITE TO PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWN-ERS. NO WASTE MATERIALS SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER THE FLOW LIMITS OF EXISTING NATURAL DRAINAGE.
11. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.
12. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION (ON SURVEY PERFORMED BY OTHERS). UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH CONCRETE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
13. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
14. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM." (LATEST REVISION)
15. (A) HEAD-IN PARKING PLACES SHALL BE 9' X 18' WITH 4" WIDE WHITE LINE (B) PARALLEL PARKING PLACES SHALL BE 10' X 22' STRIPED WITH WHITE PAINT. UNLESS OTHERWISE SPECIFIED.
16. ALL DIMENSIONS ARE TO BE MEASURED FROM FACE OF CURB. (UNLESS OTHERWISE SPECIFIED)
17. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING DIMENSIONS AND INGRESS/EGRESS LOCATIONS.
19. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT, IF NECESSARY, OF ALL DISTURBED PROPERTY CORNERS.
20. CONTRACTOR SHALL COORDINATE CONSTRUCTION MATERIALS TESTING WITH THE SELECTED TESTING COMPANY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE ALL TESTS ARE COMPLETED AS SPECIFIED IN THE AGREEMENT BETWEEN THE OWNER AND TESTING COMPANY.

0 20 40
SCALE: 1" = 20'

DIMENSIONAL CONTROL PLAN

LEGEND

- OHU — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- E. — EXISTING
- P. — PROPOSED
- FL — FLOW LINE
- PROPOSED CONCRETE FLATWORK
- PROPOSED LIGHT-DUTY PAVEMENT

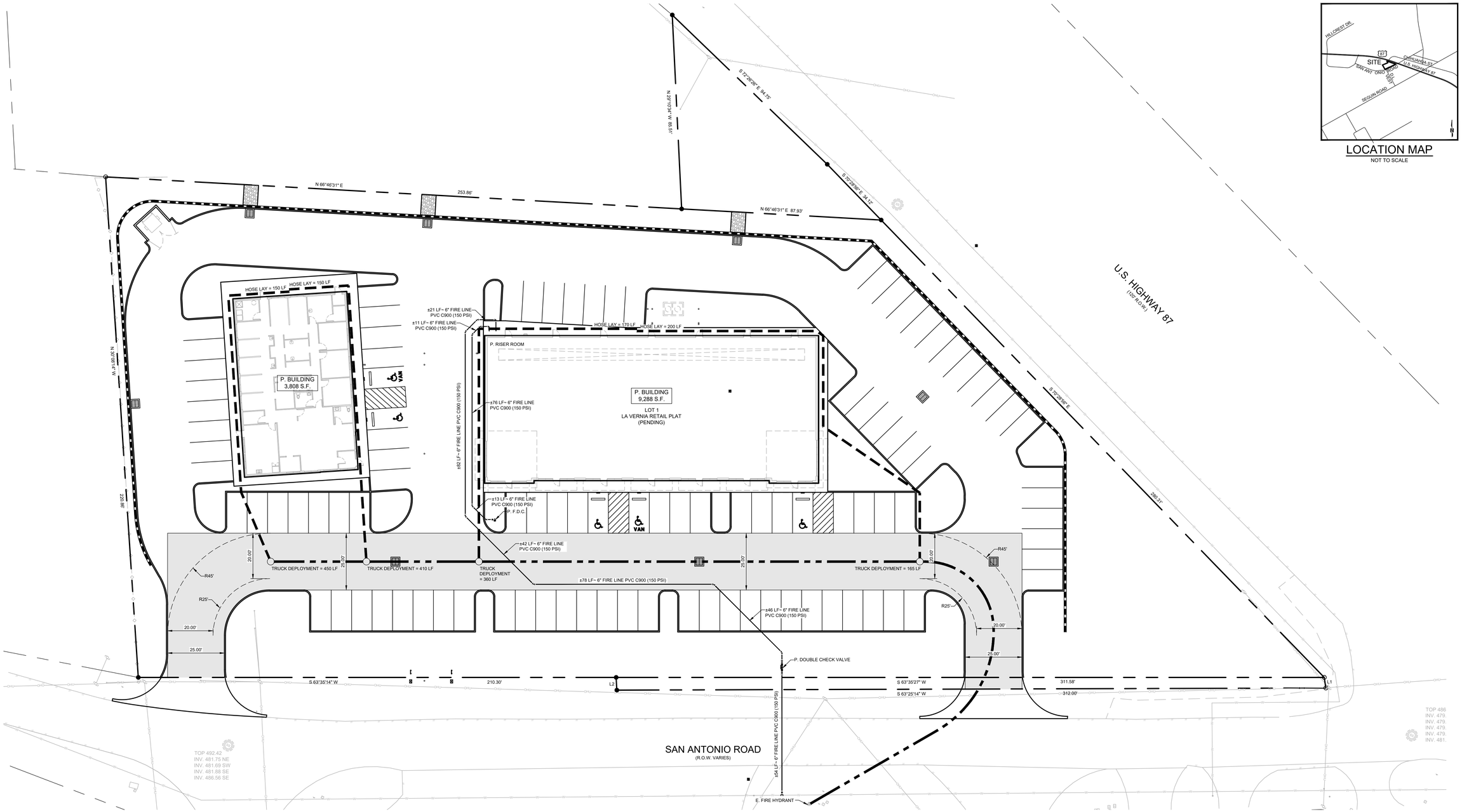
REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
DIMENSIONAL CONTROL PLAN

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
02-17-2026

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C2



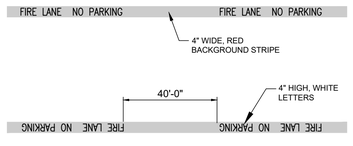
LOCATION MAP
NOT TO SCALE

NOTES:

1. FOR ALL DESIGNATED FIRE LANES, "FIRE LANE - NO PARKING AT ANY TIME" SIGNS ARE TO BE POSTED AT THE EXPENSE OF THE OWNER. SUCH SIGN SHALL BE STANDARD SIZE AND COLOR, OF STANDARD LETTERING AND MOUNTING, CONFORMING TO SPECIFICATIONS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS. SIGNS SHOULD HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND. FOR A DESIGNATED FIRE LANE LESS THAN FORTY (40) FEET, ONE (1) SIGN WITH A DOUBLE ARROW SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE FROM FORTY (40) FEET TO NINETY (90) FEET, TWO (2) SIGNS WITH RIGHT AND LEFT ARROWS SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE OF ONE HUNDRED (100) FEET OR MORE, THREE (3) SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS SHALL BE INSTALLED.

2. IN ADDITION TO THE SIGNS, ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSIST OF A FOUR INCH (4") WIDE RED BACK-GROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING" TO BE PAINTED UPON THE RED STRIPE EVERY FORTY FEET (40') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE CHIEF OR AUTHORIZED REPRESENTATIVE.

3. ALL SIGNS AND DESIGNATED FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES.



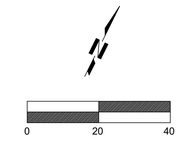
FIRE LANE STRIPING
NOT TO SCALE

NOTES:

1. SIGNS SHALL BE STANDARD SIZE 12"x18" AND HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND.

2. SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.

FIRE LANE SIGNAGE
NOT TO SCALE



SCALE: 1" = 20'

FIRE PROTECTION PLAN

LEGEND

- TRUCK DEPLOYMENT
- HOSE LAY
- CATV — EXISTING C.A.T.V. LINE
- OHU — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C.O. — EXISTING CLEAN OUT
- E. — EXISTING
- P. — PROPOSED
- FL — FLOW LINE

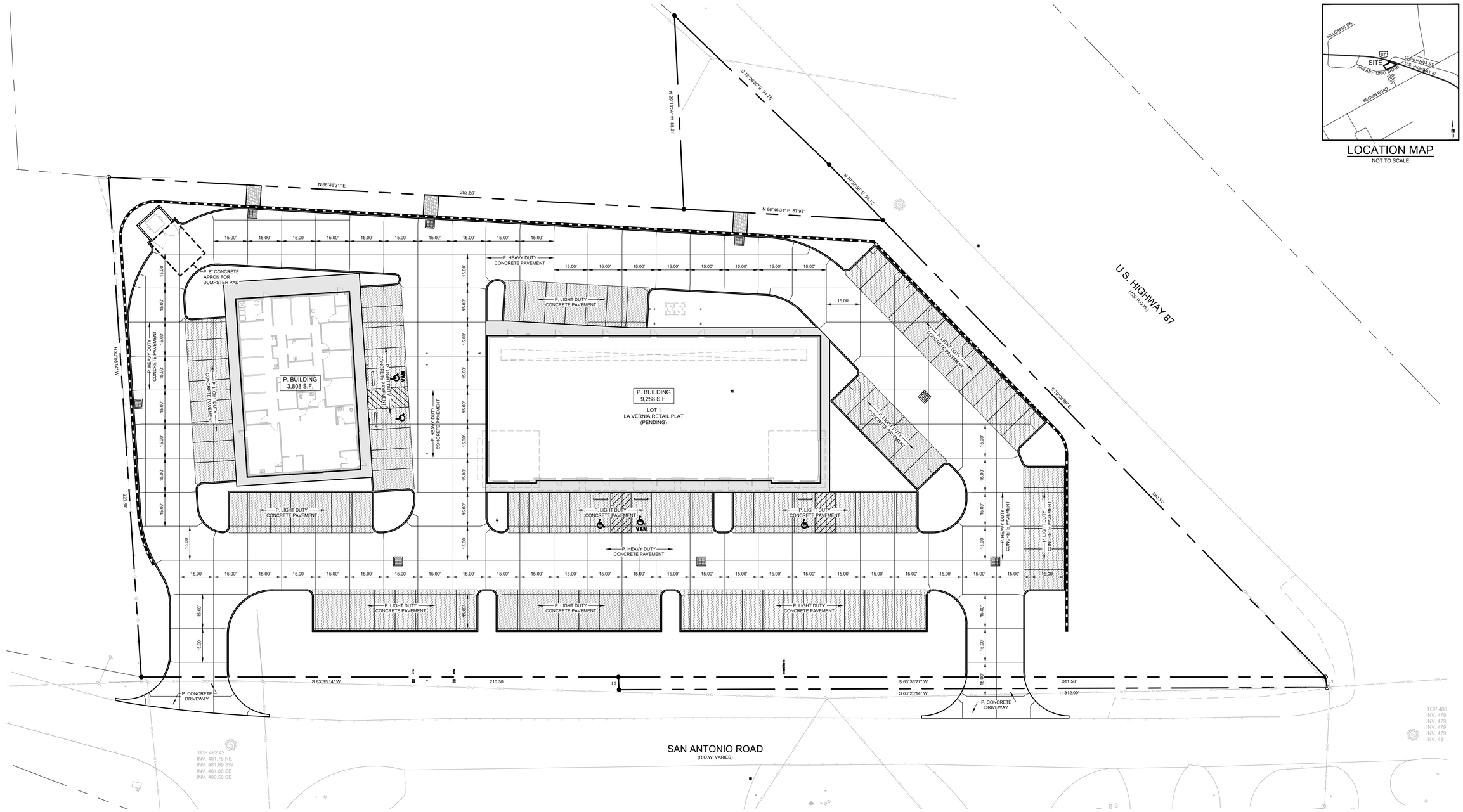
REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
FIRE PROTECTION PLAN

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
02-17-26

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C3



LOCATION MAP
NOT TO SCALE

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
PAVEMENT SITE PLAN

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
02-17-2026

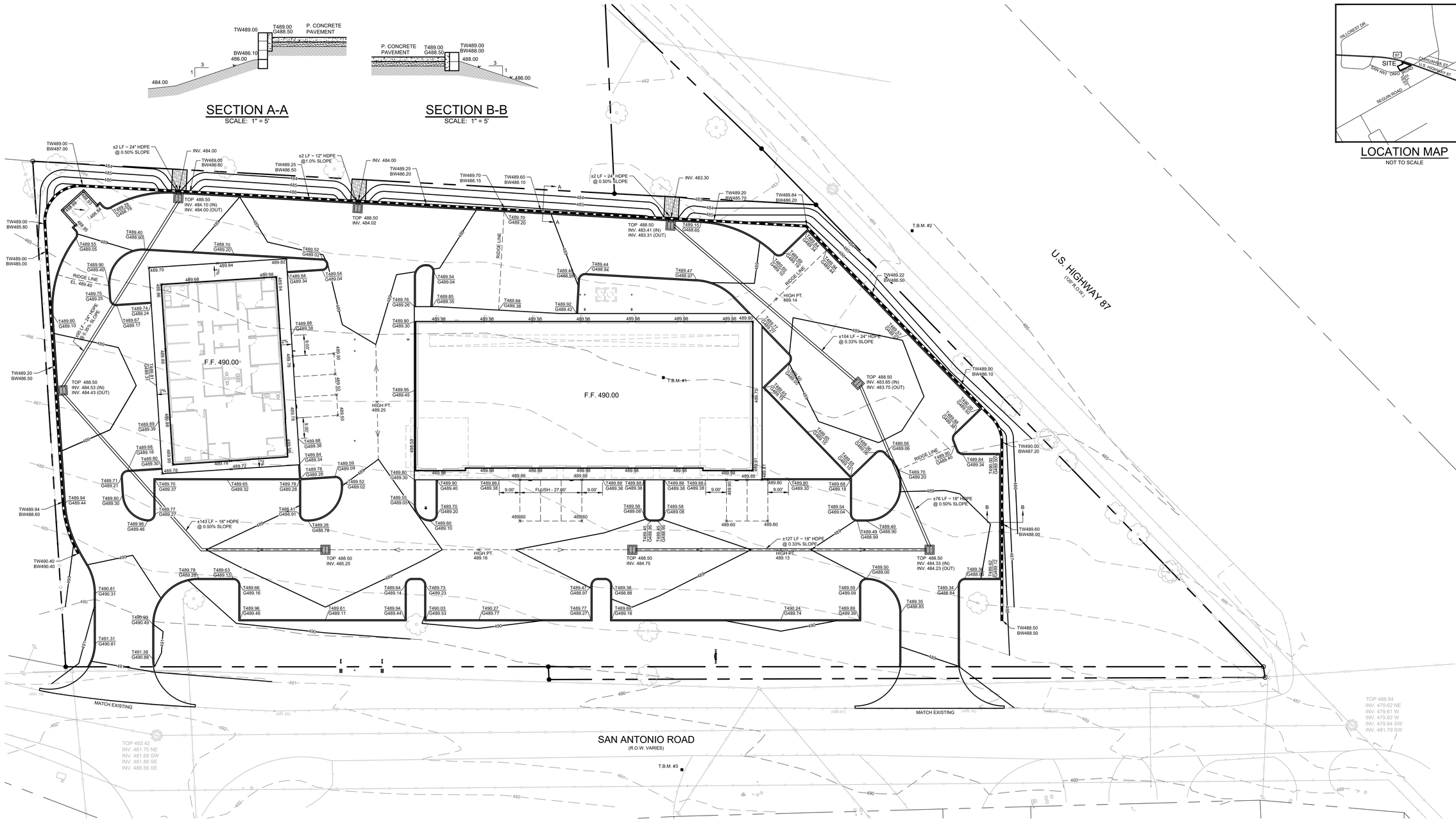
JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C4

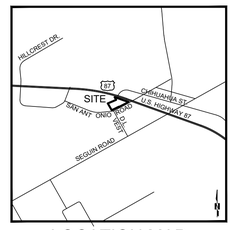
LEGEND

- EXISTING OVERHEAD ELECTRIC (OHU)
- EXISTING UNDERGROUND ELECTRIC (UGE)
- EXISTING GAS LINE (G)
- EXISTING STORM DRAIN LINE (SD)
- EXISTING SANITARY SEWER LINE (SS)
- EXISTING WATER LINE (W)
- EXISTING WATER METER (W)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE (SS)
- EXISTING POWER POLE
- EXISTING CLEAN OUT (C/O)
- EXISTING / PROPOSED FLOW LINE (E. / P.)
- PROPOSED CONCRETE FLATWORK
- PROPOSED LIGHT-DUTY PAVEMENT

0 20 40
SCALE: 1" = 20'

PAVEMENT SITE PLAN





LOCATION MAP
NOT TO SCALE

GRADING NOTES:

1. MAXIMUM GRADE AT SIDEWALK RAMPS IS 8.33% WITH A CROSS SLOPE OF 2.0% OR LESS AND SHALL COMPLY WITH ADA.
2. ACCESSIBLE PATH SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5.0% WITH A CROSS SLOPE OF 2.0% OR LESS.
3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
5. EARTHWORK FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
6. ADJUST PAVEMENT, CURB ELEVATIONS AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.

UTILITY LOCATE NOTES:

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

BENCHMARK 1: 5/8" IRON ROD
N.E. CORNER OF SITE
N: 13678036.81
E: 2248814.68
ELEV.: 485.02

BENCHMARK 2: COTTON SPINDLE
IN ASPHALT OFF OF U.S. HWY. 87
N: 13678142.39
E: 2248883.30
ELEV.: 484.68

BENCHMARK 3: SET "X"
IN ASPHALT OFF OF SAN ANTONIO ROAD
N: 13677887.31
E: 2248897.94
ELEV.: 490.41

0 20 40
SCALE: 1" = 20'

GRADING PLAN

LEGEND

CATV	EXISTING C.A.T.V. LINE
OHU	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
(600.00)	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
E.	EXISTING
P.	PROPOSED
↯	FLOW LINE

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
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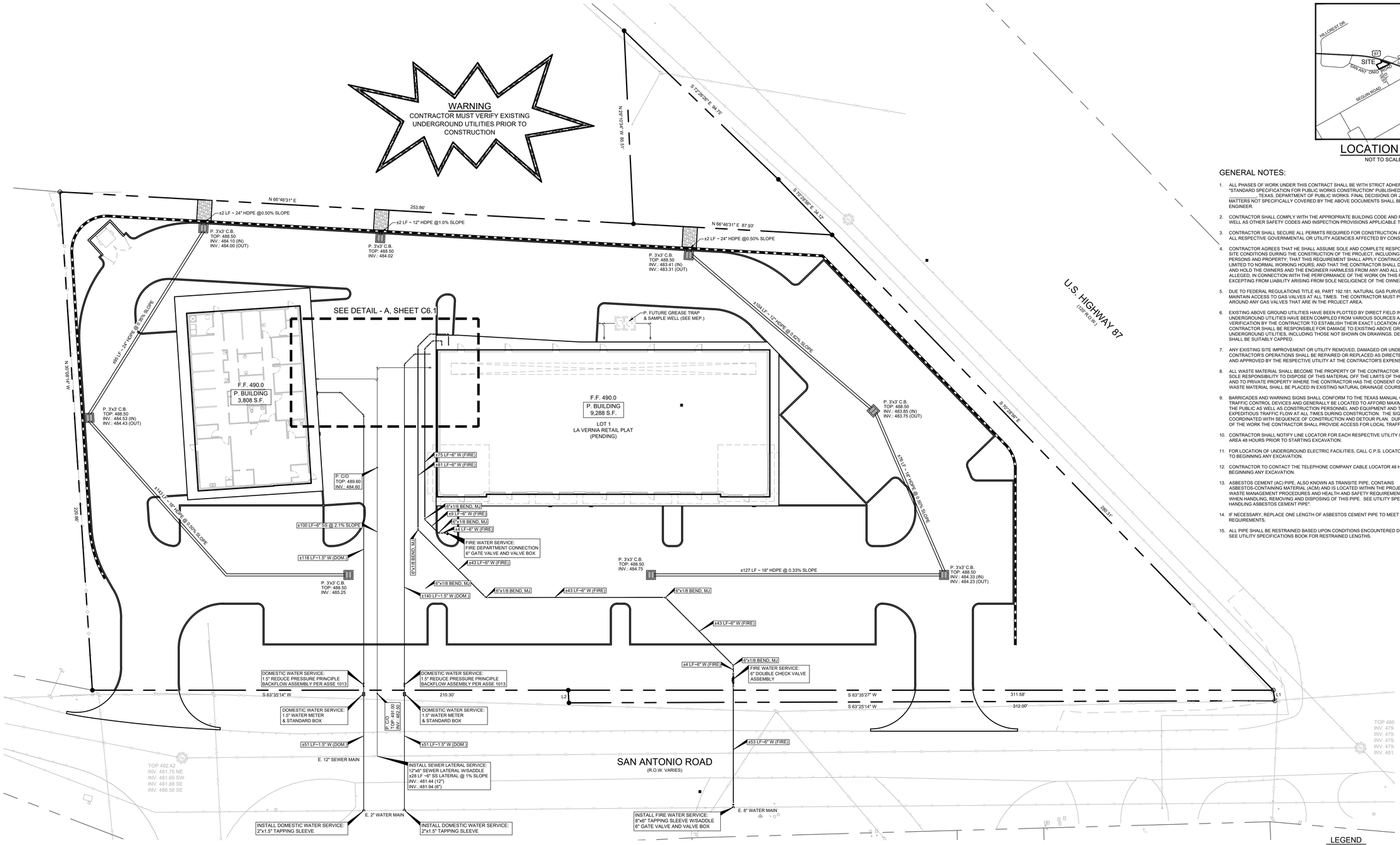
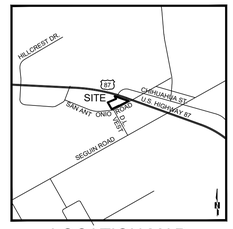
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13688

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
GRADING PLAN

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
02-17-26

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C5





LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE WITH STRICT ADHERENCE TO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY THE CITY OF _____, TEXAS, DEPARTMENT OF PUBLIC WORKS. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
2. CONTRACTOR SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
7. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
8. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE RIGHT-OF-WAY AND TO PRIVATE PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING NATURAL DRAINAGE COURSES.
9. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
10. CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
11. FOR LOCATION OF UNDERGROUND ELECTRIC FACILITIES, CALL C.P.S. LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
12. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
13. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, CONTAINS ASBESTOS-CONTAINING MATERIAL (ACM) AND IS LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS ARE APPLICABLE WHEN HANDLING, REMOVING AND DISPOSING OF THIS PIPE. SEE UTILITY SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
14. IF NECESSARY, REPLACE ONE LENGTH OF ASBESTOS CEMENT PIPE TO MEET EPA REQUIREMENTS.
15. ALL PIPE SHALL BE RESTRAINED BASED UPON CONDITIONS ENCOUNTERED DURING INSTALLATION SEE UTILITY SPECIFICATIONS BOOK FOR RESTRAINED LENGTHS.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEM'S PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY LOCATE NOTES:

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

0 20 40
SCALE: 1" = 20'

UTILITY PLAN

LEGEND

CATV	EXISTING C.A.T.V. LINE
OHU	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
(600.00)	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE

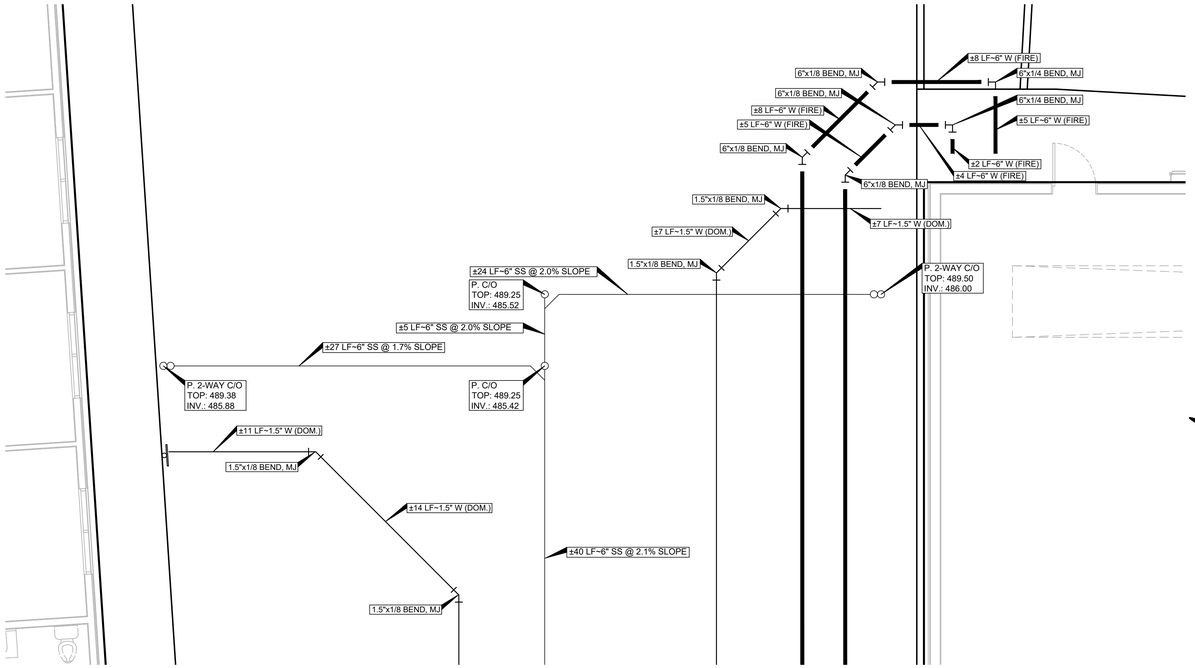
REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS; FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
UTILITY PLAN

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
02-17-26

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C6



DETAIL A

SCALE: 1" = 5'

WARNING

CONTRACTOR MUST VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

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VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13688

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
UTILITY PLAN

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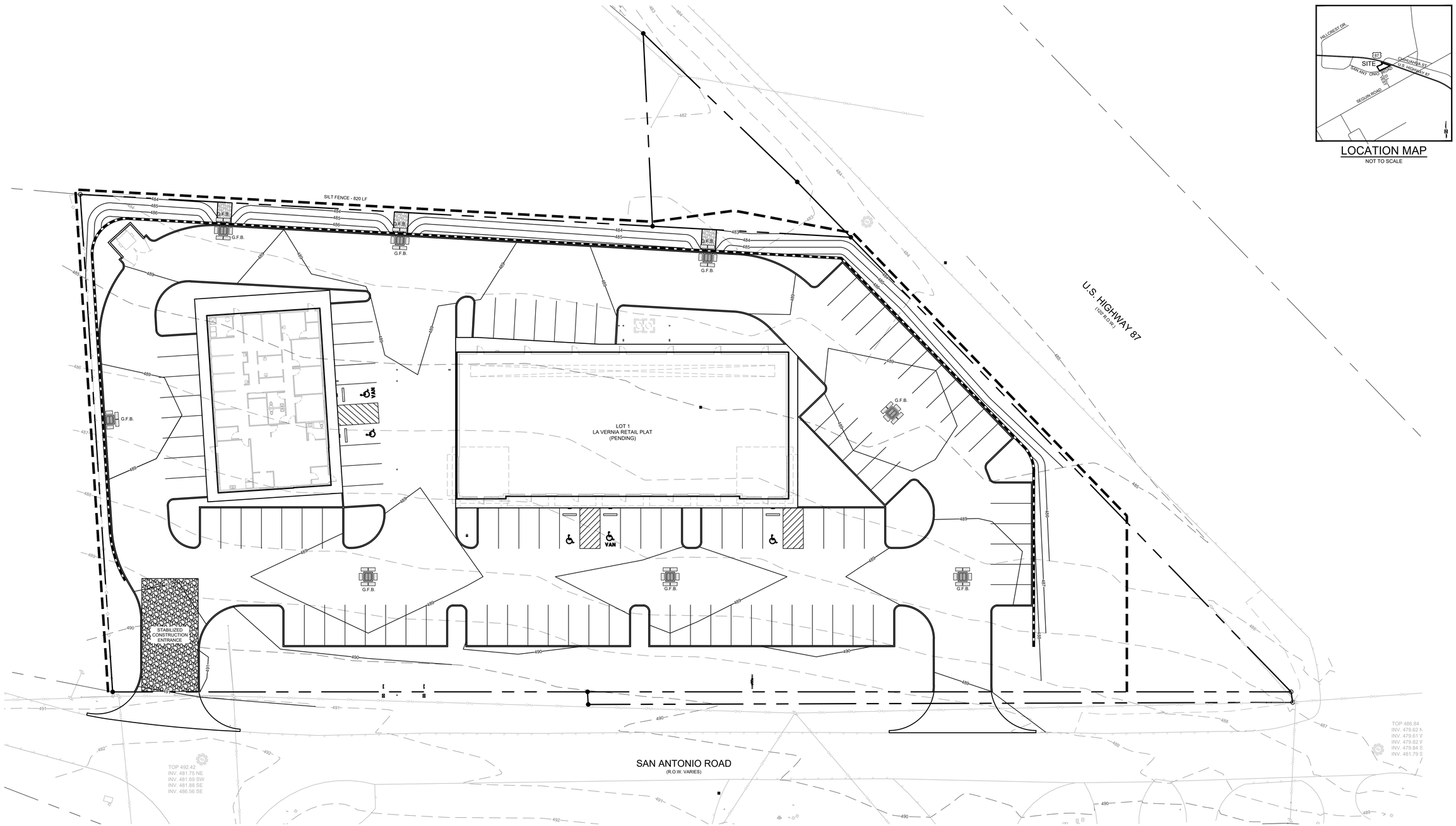
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
02-17-2026

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C6.1



LOCATION MAP
NOT TO SCALE

SEQUENCE OF CONSTRUCTION:

1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING AND BUILDING SUBGRADE PAD PREPARATION PER PLANS.
4. CONSTRUCTION OF PROPOSED BUILDING, WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.

0 20 40
SCALE: 1" = 20'

EROSION CONTROL PLAN

LEGEND

SILT FENCE	
CATV	EXISTING C.A.T.V. LINE
OHU	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
(600.00)	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
E.	EXISTING
P.	PROPOSED
	FLOW LINE

REVISIONS:

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24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
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119 SAN ANTONIO ROAD, BLDG 1
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EROSION CONTROL PLAN

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02-17-26

JOB NO.: 25-027
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DESIGNER: J.V.
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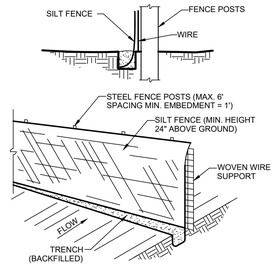
SHEET NO.: C7

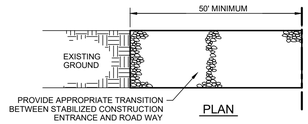


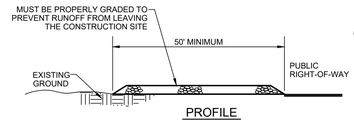
GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

STANDARD SILT FENCE

NOT TO SCALE



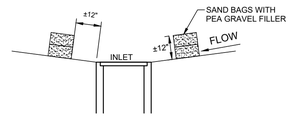


GENERAL NOTES:

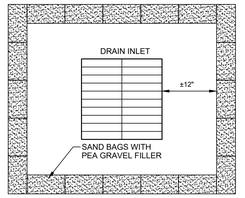
1. STONE SIZE -- 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. LENGTH -- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS -- NOT LESS THAN 8 INCHES.
4. WIDTH -- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING -- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE -- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDTIONAL STONE AS CONDITIONS DEMAND. AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE AND EXIT (SCE)

NOT TO SCALE



SIDE VIEW



PLAN VIEW

GENERAL NOTES:

1. THE SANDBAGS SHALL BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER APPROX. 12" HIGH AROUND INLETS.
2. THE SANDBAGS SHALL BE PLACED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING IN BETWEEN INDIVIDUAL BAGS. FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AS REQUIRED.
4. REMOVE SEDIMENT WHEN BUILDUP REACHES 3 INCHES. REMOVED SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA ACCORDING EPA AND LOCAL REGULATIONS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

GRAVEL FILTER BAG DETAIL (G.F.B.)

NOT TO SCALE

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24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
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119 SAN ANTONIO ROAD, BLDG 1
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EROSION CONTROL DETAILS

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
02-17-2026

JOB NO.: 25-027
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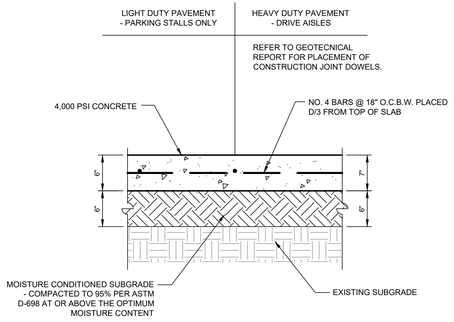
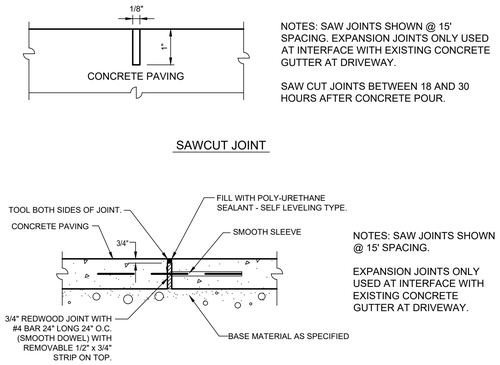
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C7.1

REFER TO GEOTECNICAL REPORT NO. 125011, BY LONE STAR ENGINEERING & TESTING LABORATORY, LLC, DATED NOVEMBER 12, 2025 FOR SUITABLE MATERIALS AND TESTING REQUIREMENTS.



1 C8 CONCRETE PAVEMENT

NOT TO SCALE



NOTES: SAW JOINTS SHOWN @ 15' SPACING. EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.

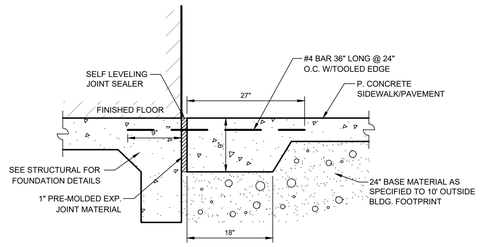
SAW CUT JOINTS BETWEEN 18 AND 30 HOURS AFTER CONCRETE POUR.

NOTES: SAW JOINTS SHOWN @ 15' SPACING.

EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.

2 C8 JOINT DETAILS

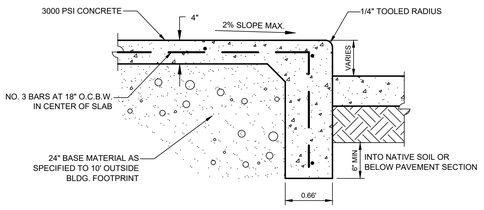
NOT TO SCALE



3 C8 EXPANSION JOINT AT BUILDING

NOT TO SCALE

NOTE: SAW/TOOL JOINTS 5'-0" O.C.
EXPANSION JOINTS 20'-0" O.C.



4 C8 SIDEWALK AT PAVEMENT

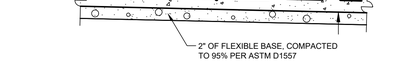
NOT TO SCALE

NOTE: SAW/TOOL JOINTS 5'-0" O.C.
EXPANSION JOINTS 20'-0" O.C.

5 C8 SIDEWALK AT PAVEMENT

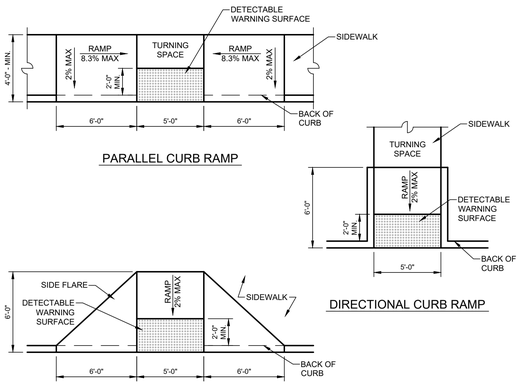
NOT TO SCALE

NOTE: SAW/TOOL JOINTS 5'-0" O.C.
EXPANSION JOINTS 20'-0" O.C.



6 C8 CONCRETE SIDEWALK

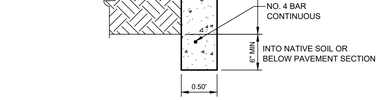
NOT TO SCALE



7 C8 CURB RAMP DETAILS

NOT TO SCALE

NOTE: SAW JOINTS 10' ON CENTER AND EXP. JOINTS AT 40' ON CENTER. WHERE CURB ABUTS SIDEWALK JOINTS SHALL MATCH.

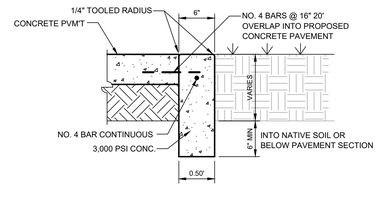


8 C8 RAISED CURB

NOT TO SCALE

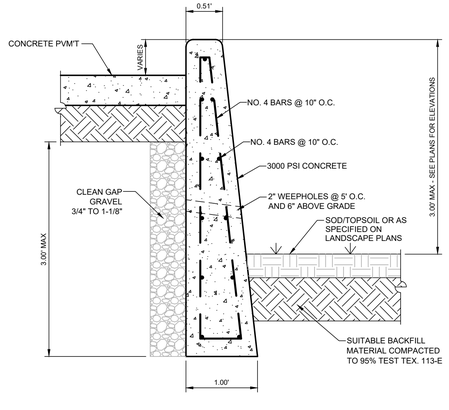
NOTES:

1. WHERE CURB ABUTS SIDEWALKS AND OR CONCRETE PAVEMENT, JOINTS SHALL MATCH. UNLESS OTHERWISE SHOWN ON PLANS.
2. 6" FLEX BASE, COMPACTED TO 95% PER ASTM D1557, IF SOILS REPORT HAS A PVR GREATER THAN 3 INCHES.
3. SUBGRADE COMPACTED TO 90% PER ASTM D698.



9 C8 FLUSH CURB

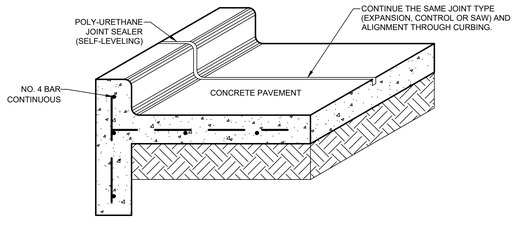
NOT TO SCALE



10 C8 DEEP BEAM CURB

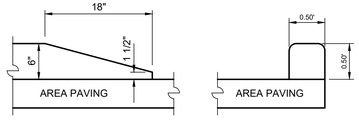
NOT TO SCALE

NOTE: JOINTS THROUGH CURBING SHALL MAINTAIN DEPTHS FOR EACH JOINT TYPE AS SHOWN ON THIS DETAIL SHEET. ADEQUATE DEPTH SHALL BE MAINTAINED TO ACCOMODATE SEALANT (MIN. 3/4").



11 C8 CONTINUOUS JOINT AT CURB

NOT TO SCALE



12 C8 CURB TERMINAL

NOT TO SCALE

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

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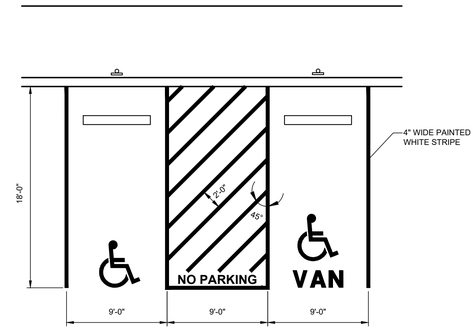
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
CIVIL DETAILS

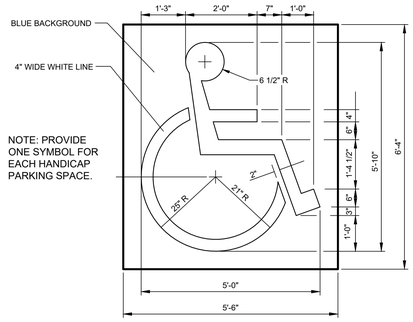
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
02-17-26

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C8



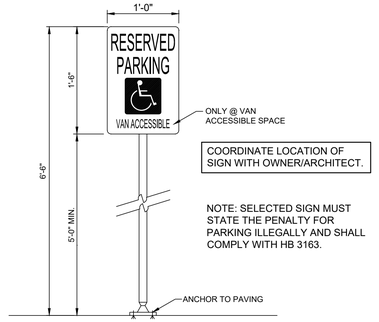
1 C9 ACCESSIBLE PARKING LAYOUT

NOT TO SCALE



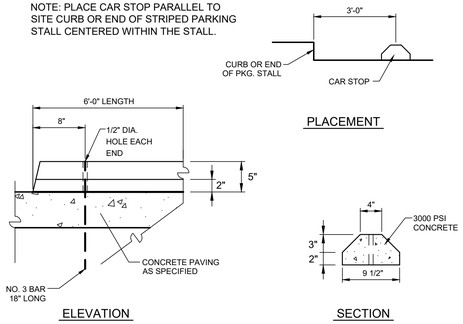
2 C9 PAINTED HANDICAP SYMBOL

NOT TO SCALE



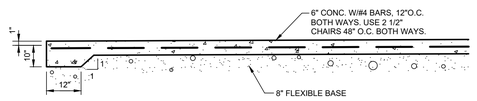
3 C9 RESERVED PARKING SIGN

NOT TO SCALE

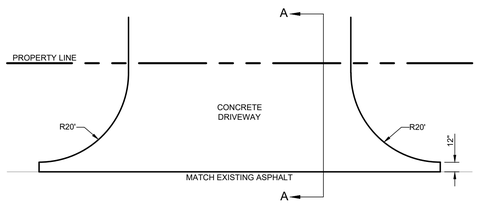


4 C9 CAR STOP

NOT TO SCALE



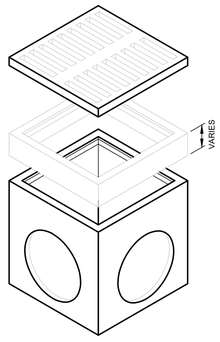
SECTION A-A



NOTE: SAWCUT THE EXISTING PAVEMENT TO CREATE A SMOOTH, STRAIGHT, CLEAN CONNECTION TO THE PROPOSED DRIVEWAY.

5 C9 DRIVEWAY DETAIL

NOT TO SCALE



SIZE	A	B	C
3' x 3'	3' - 6"	3' - 0"	4' - 0"
4' x 4'	4' - 6"	4' - 0"	5' - 0"

ALL GRATES WITHIN HARDSCAPE AREAS (CONCRETE, ASPHALT, PAVERS, ETC.) TO BE ADA RATED.

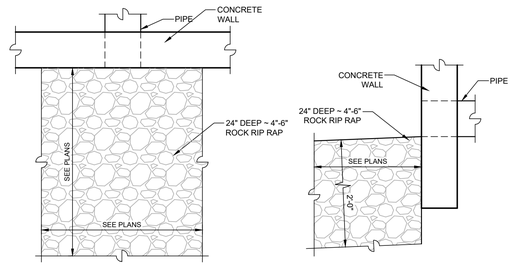
INSIDE SURFACE OF CONCRETE PIPE TO SIT FLUSH WITH FLOOR. MAXIMUM INSIDE PIPE DIAMETER IS 24"

GRADE 60 REINFORCEMENT FOR H20 LOADING 4000 PSI CONCRETE

JUNCTION BOX BY NEW BASIS OR APPROVED EQUAL.

6 C9 CATCH BASIN WITH ADJUSTABLE HEADROOM

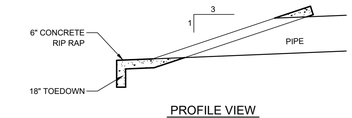
NOT TO SCALE



PLAN VIEW PROFILE VIEW

7 C9 GRAVEL RIP RAP AT OUTFALL

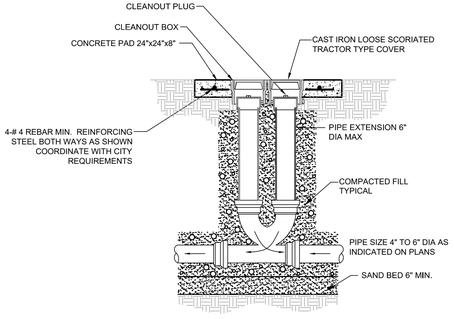
NOT TO SCALE



8 C9 SLOPED HEADWALL

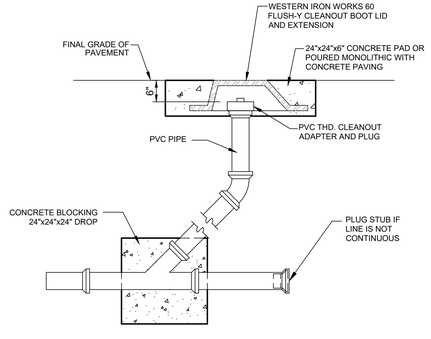
NOT TO SCALE

NOTE:
1. CLEANOUT BOX SHALL BE INDEPENDENT OF PIPE TO ALLOW FOR SETTLING OF PIPE

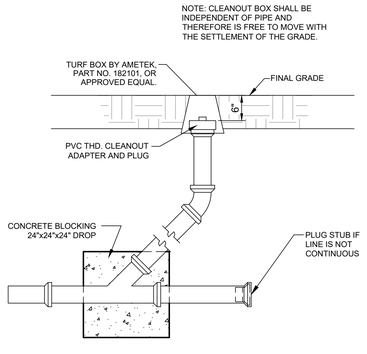


9 C9 TWO WAY CLEANOUT

NOT TO SCALE



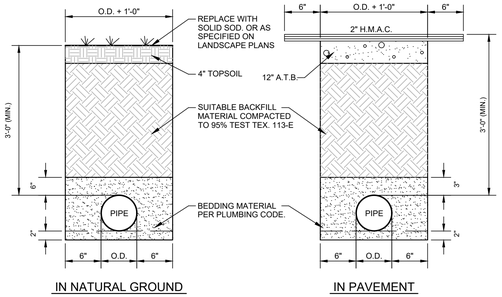
CLEANOUT IN HARDSCAPE AREA



CLEANOUT IN NATURAL GROUND

10 C9 ONE WAY CLEANOUT

NOT TO SCALE



11 C9 PIPE TRENCH

NOT TO SCALE

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
CIVIL DETAILS

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
02-17-26

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C9

LEGAL PUBLIC NOTICE

NOTICE OF PUBLI

PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION
LA VERNIA PLANNING AND ZONING COMMISSION & CITY COUNCIL

The La Vernia Planning and Zoning Commission will hold a public hearing on **Tuesday, April 7th, 2026, at 6:30 p.m.** & La Vernia City Council on **Thursday, April 9th, 2026, at 6:30 p.m.** in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19**

All property subject to the rezoning is located in Wilson County, Texas.

From present classification of C-1 Retail District to C-2 General Commercial District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farro -779-4541x5, Mfarrow@lavernia-tx.gov

If you require auxiliary aids or services to participate, please contact City Hall at least 48 hours in advance.

NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of: **Brandon McGarrel** the landowner.

Property: Current Legal Description: **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19** proposed as a C-2 General Commercial District.

Request: to change from current zoning C-1 Retail District to C-2 General Commercial District.

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process lets you provide your written opinion of the request. This will aid the Planning & Zoning Commission in making a recommendation to the City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, April 7th, 2026, at 6:30 pm & City Council on Thursday, April 9th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5

_____
Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** the proposed re-zone for the property- Current Legal Description: Current Legal Description: **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19** proposed as a C-2 General Commercial District**.**

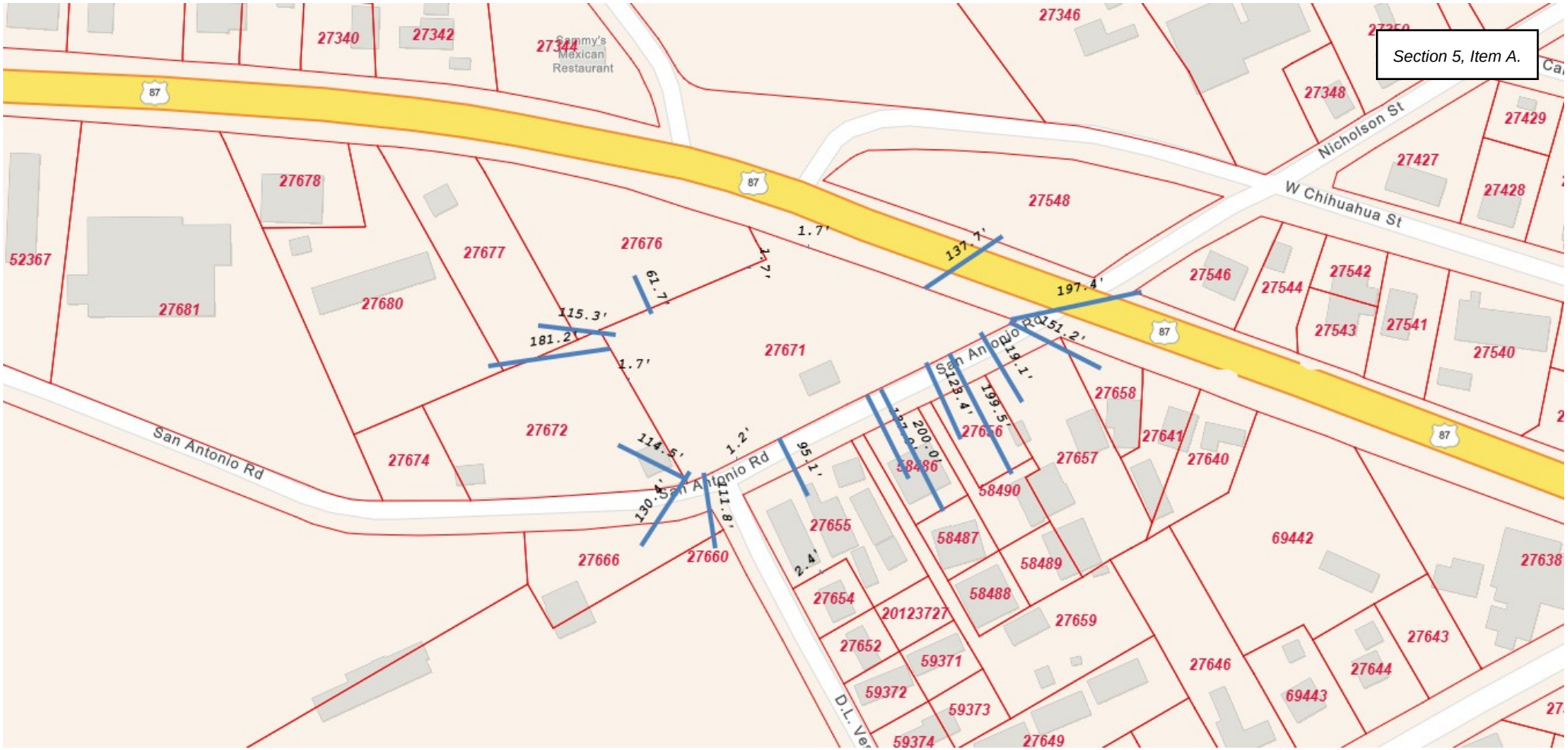
Name:_____

Address:_____

Signature:_____ Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as an official comment.


27346
27340
27342
27344
Sammy's Mexican Restaurant
87
27348
Nicholson St
27429
27427
27428
W Chihuahua St
27548
27678
52367
27677
27676
27681
27680
27671
27546
27544
27542
27543
27541
27540
San Antonio Rd
27672
27674
27658
27641
27640
27657
27656
58486
58490
27655
58487
58489
58488
27654
20123727
27659
27652
59371
59372
59373
59374
27649
27646
69442
27638
27643
27644
69443
27666
27660
D.L. Ve
1.7'
137.7'
197.4'
61.7'
115.3'
181.2'
1.7'
151.2'
119.1'
123.4'
199.5'
200.0'
114.5'
1.2'
95.1'
130.
111.8'
2.4'

200ft address

1. Name:, RACKLER DONALD
2. Mailing Address:, 6491 FM 775
   LA VERNIA, TX 78121

3. Name:, SNYDER LISA A
4. Mailing Address:, 134 RANCH COUNTRY DR
   LA VERNIA, TX 78121

5. Name:, AULTMAN ENTERPRISE LLC
6. Mailing Address:, 1876 CR 342
   LA VERNIA, TX 78121

7. Name:, NGO HIEN & HANH NGUYEN
8. Mailing Address:, 6930 COMANCHE VW
   SAN ANTONIO, TX 78233-3042

9. Name:, THE SHED LC
10. Mailing Address:, 907 CR 347
    LA VERNIA, TX 78121

11. Name:, DOMINION HOLDINGS MANAGEMENT GROUP LLC
12. Mailing Address:, 169 VINTAGE RANCH CIRCLE
    LA VERNIA, TX 78121

13. Name:, ORTEGA ESTHER TRUSTEE
14. Mailing Address:, 501 TRIPLE CROWN DR X2
    SCHERTZ, TX 78154

15. Name:, BARNES TOMMY & CYNDIE BARNES & TEAM BARNES INVESTMENTS INC
16. Mailing Address:, 16941 US HWY 87W
    ADKINS, TX 78101

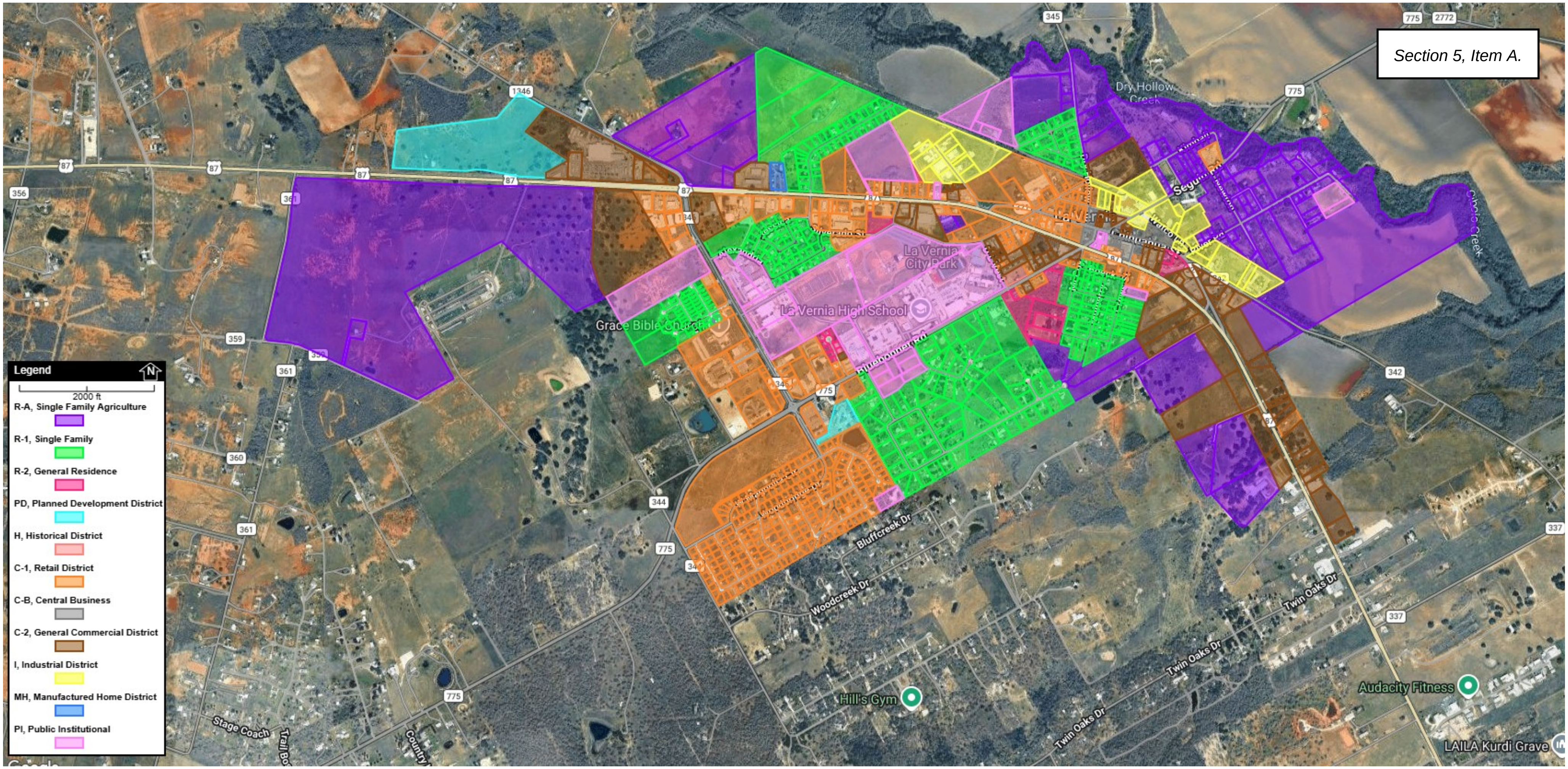
17. Name:, LA VERNIA IND SCHOOL DIST X2
18. Mailing Address: 13600 U.S. Hwy 87 W, La Vernia, TX 78121

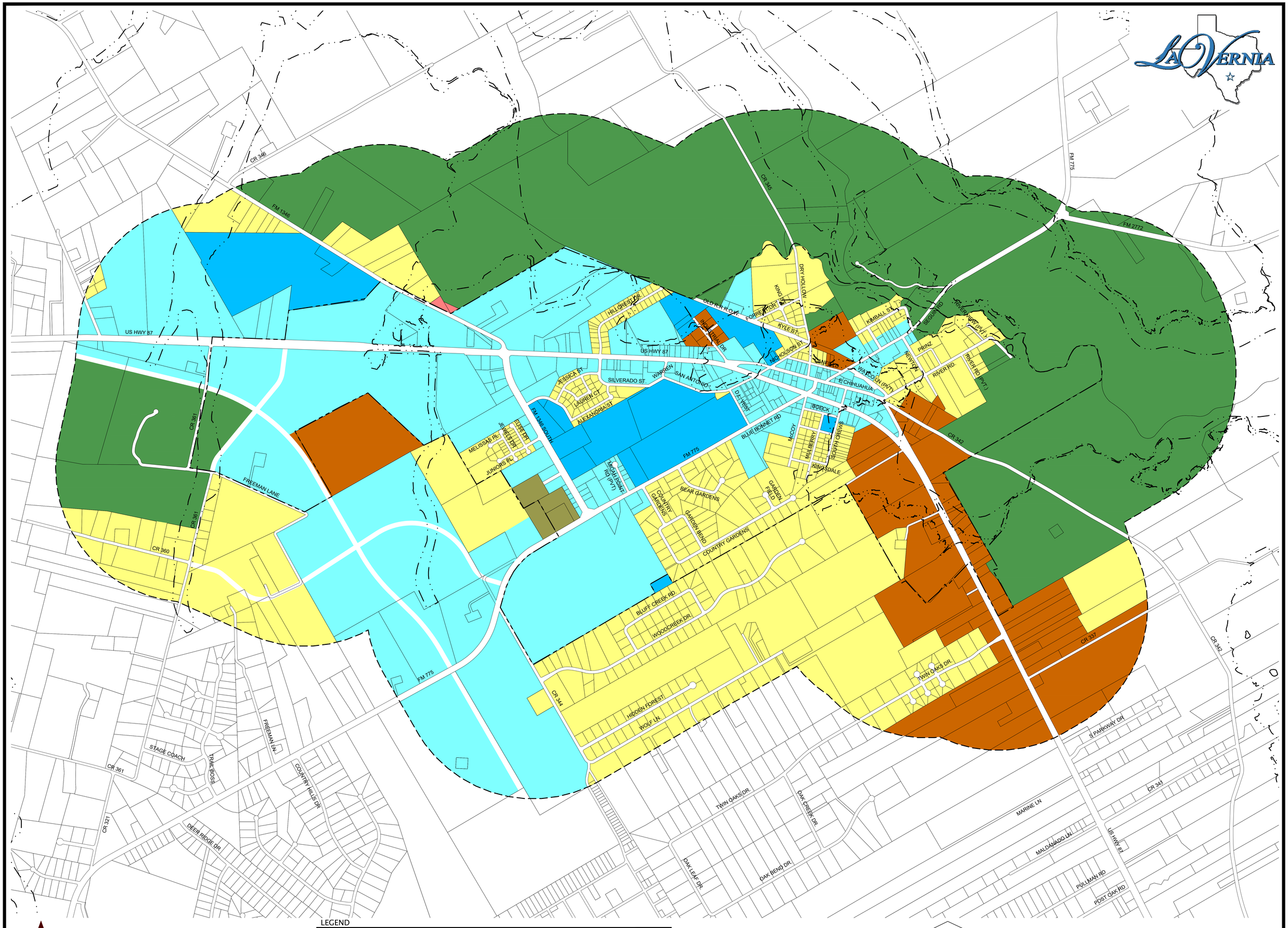
19. Name:, ANDREWS KALEY
20. Mailing Address:, 203 SAN ANTONIO
    LA VERNIA, TX 78121

21. Name:, ZIVKU SRBIJANKA TRUSTEE
22. Mailing Address:, 1725 TOBACCO RD
    ESCONDIDO, CA 92026

23. Name:, SIMMONS MARK A DDS
24. Mailing Address:, 101 VILLAS DR
    LA VERNIA, TX 78121

25. Name:, CADILLAC ALLIANCE PROPERTIES LLC
26. Mailing Address:, 14255 BLANCO RD
    SAN ANTONIO, TX 78216-7718


Legend
2000 ft
R-A, Single Family Agriculture
R-1, Single Family
R-2, General Residence
PD, Planned Development District
H, Historical District
C-1, Retail District
C-B, Central Business
C-2, General Commercial District
I, Industrial District
MH, Manufactured Home District
PI, Public Institutional
La Vernia City Park
La Vernia High School
Grace Bible Church
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Hill's Gym
Audacity Fitness
LAILA Kurdi Grave
Dry Hollow Creek
Stage Coach



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

LEGEND

- CITY LIMITS LINE
- ETJ LINE
- FLOODPLAIN
- AGRICULTURE
- COMMERCIAL
- MANUFACTURED HOME
- MIXED USE
- PUBLIC
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- RETAIL

NORTH
0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg

ORDINANCE NO. 040926-02

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A DRIVE-THRU LANE FOR THE SPACE SPECIFICALLY KNOWN AS, 13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07, WHICH WILL OCCUPY ONLY A PORTION OF THIS PARCEL AS DESCRIBED IN ATTACHMENT A; ZONED C-1 RETAIL; OWNED BY DONALD RACKLER; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission, having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make the final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, the City Council of the City of La Vernia, Texas, finds that the granting and approval of the said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of the neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

Section 1. Specific Use Permit Granted

That the specific use permit for the purposes of allowing a drive-thru lane for the space specifically known as, **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, which will occupy only a portion of this parcel as described in Attachment A; zoned C-1 retail; owned by Donald Rackler*;* be adopted

Section 2. Conditions

- The applicant shall submit and obtain approval of a drainage study demonstrating full compliance with all applicable City codes and regulations.
- The drive-through facility shall provide a minimum stacking capacity of twenty-four (24) vehicles on-site.
- All exterior lighting shall comply with Dark Sky standards
- The applicant shall widen Nicholson Road to a minimum width of thirty (30) feet between the ingress and egress points of the subject property.
- Permanent screening measures shall be installed and maintained to prevent on-site vehicle headlights from creating safety hazards or glare impacts on adjacent public roadways.
- The applicant shall install a sidewalk along the property frontage. The sidewalk shall be located within an easement dedicated to the City, and upon completion and acceptance, the City shall assume responsibility for maintenance.

Section 3. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 4. Severability

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 5. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 6. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This 9th day of April 2026.

_____
Martin Poore
Mayor – City of La Vernia

ATTEST:

_____
Madison Farrow
City Secretary

APPROVED AS TO FORM:

_____
City Attorney's Office – City of La Vernia

Attachment A

Date Received _____

Permit/Receipt No._____

Fee Paid_____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 ▪ Metro/Fax (830) 253-1198

Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name M. Tyler Meals, P.E. | Meals-Myers Engineering & Surveying LLC

Mailing Address 10102 Huebner Road, San Antonio, TX 78240

Telephone (210) 740-2483 Fax _____ Mobile _____ Email tyler@mealsmyers.com

Property Address/Location 13378 US Highway 87 W., La Vernia, TX 78121 Property ID No _____

Legal Description
Name of Subdivision City of La Vernia, Lot 274 (Lot 1, Block 13), Acres 1.07

Lot(s) 1 Block(s) 13 Acreage 1.08

Existing Use of Property Vacant - No Improvements

Proposed Use of Property (attach additional or supporting information if necessary Coffee shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating)

Current Zoning C-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
Coffee Shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating). The "Permitted Use Charts" within Section 38-302(g) of the La Vernia Code of Ordinances shows that the use of a Coffee Shop (with drive thru) is permitted through a Specific Use Permit, hence the reason for this request.

Attachments:

X Accurate metes and bounds description of the subject property (or other suitable legal description)

X Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.

X Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Signature of Owner(s)/Agent **Date** 2/17/2026

For Office Use Only

Date of Publication _____ Date of P&Z Public Hearing_____

Date of 200 Ft Notices_____ Date of Council Public Hearing_____

Ordinance No._____ Approved_____ Denied_____

February 17, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

RE: Letter of Agent – Specific Use Permit Application

I, Donald Rackler, am the sole owner of the property located at 13378 US Highway 87 W., La Vernia, TX 78121 (PID#27548) and I hereby authorize M. Tyler Meals, P.E. | Meals-Myers Engineering & Surveying, LLC to act as the agent on my behalf regarding the Specific Use Permit Application for the use of a coffee shop (with drive thru) on my property.

Donald Racker
Owner

State of Texas §
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Donald Rackler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

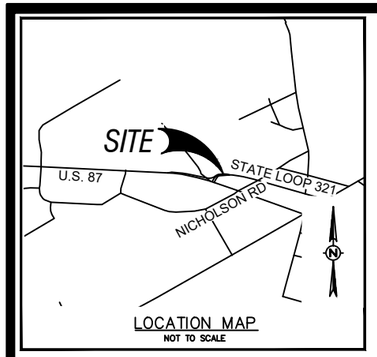
Given under my hand and seal of office, this the 17th day of February, 20 26.

FERNANDA AGUILAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-22-29
Certificate No: 25-1126-01

2/17/26

BOUNDARY AND IMPROVEMENT SURVEY
OF

A 1.083 ACRE TRACT OF LAND LYING IN THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS, SAID 1.083 ACRE TRACT BEING A PART OF A 1.07 ACRES IN A GENERAL WARRANTY DEED TO DONALD W. RACKLER, DATED NOVEMBER 28, 2006, AND RECORDED ON NOVEMBER 28, 2006 IN VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, SAME BEING DEPICTED IN THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) CCSJ.:01043-14-006.



LOCATION MAP
NOT TO SCALE

SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY NEW BRAUNFELS TITLE COMPANY, GF NO.: NB-5122-25, EFFECTIVE DATE: DECEMBER 22, 2025, ISSUED: DECEMBER 29, 2025.
3. A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE (SHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48493C0175C, DATED NOVEMBER 26, 2010.

   ZONE AE (SHADED) = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
4. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
5. RECORD CALLS TAKEN FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:0143-14-006.
6. THE SUBJECT TRACT HAS A PHYSICAL ADDRESS OF 13378 U.S. HIGHWAY 87W, LA VERNIA, TEXAS 78121.
7. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAYS OF U.S. HIGHWAY 87, STATE LOOP 321, AND NICHOLSON ROAD.
8. THE SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF LA VERNIA, WILSON COUNTY, TEXAS.
9. THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:014314006 AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, SAN ANTONIO DISTRICT. THE DEED LINES SHOWN HEREON ARE DERIVED FROM VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.
10. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
11. FIELD WORK WAS COMPLETED IN JANUARY 2026.

SCHEDULE B, ITEM 10:

e. SUBJECT PROPERTY LIES WITHIN SAN ANTONIO RIVER AUTHORITY (MAY AFFECT SUBJECT TRACT)

f. SUBJECT PROPERTY LIES WITHIN THE EVERGREEN UWC DISTRICT (MAY AFFECT SUBJECT TRACT)

g. RULES, REGULATIONS, AND ORDERS FOR RESIDENTIAL SUBDIVISION, SANITATION AND WASTE DISPOSAL AND THE CONSTRUCTION AND USE OF SEPTIC TANKS AS PASSED BYE COMMISIONER'S COURT OF WILLSON COUNTY, TEXAS, AND THE TEXAS WATER QUALITY BOARD (MAY AFFECT SUBJECT TRACT)

h. RULES, REQUIREMENTS, AND REGULATIONS OF THE NATIONAL FLOOD ADMINISTRATION AS PROMULGATED BY THE COMMISIONER'S COURT OF WILSON COUNTY, TEXAS (MAY AFFECT SUBJECT TRACT)

TO: OTG INVESTMENTS, LLC, A TEXAS LIABILITY COMPANY, DONALD W. RACKLER, AND NEW BRAUNFELS TITLE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2025 THROUGH JANUARY 2026, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

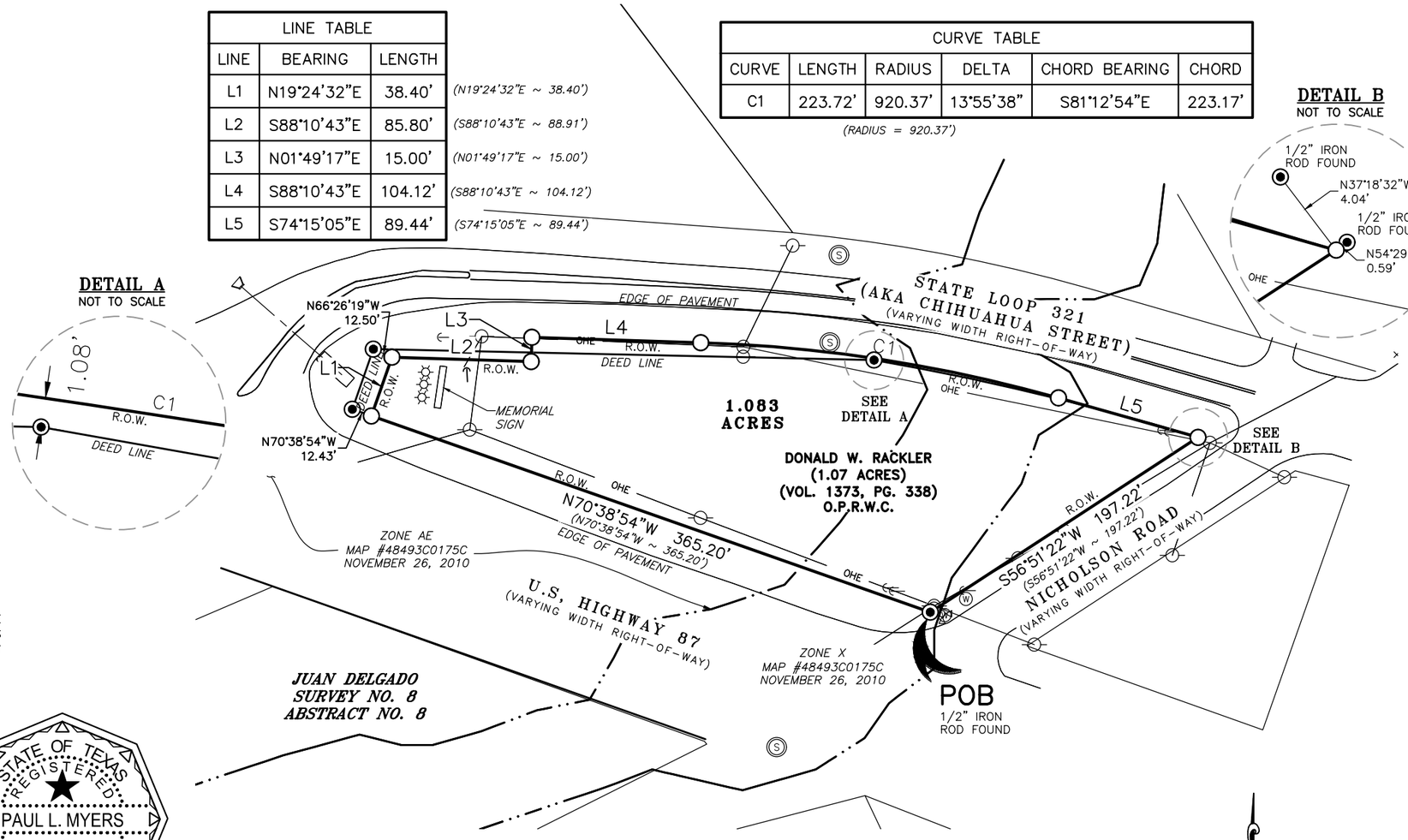
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490

STATE OF TEXAS
REGISTERED
PAUL L. MYERS
6490
PROFESSIONAL
LAND SURVEYOR

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N19°24'32"E	38.40'	(N19°24'32"E ~ 38.40')
L2	S88°10'43"E	85.80'	(S88°10'43"E ~ 88.91')
L3	N01°49'17"E	15.00'	(N01°49'17"E ~ 15.00')
L4	S88°10'43"E	104.12'	(S88°10'43"E ~ 104.12')
L5	S74°15'05"E	89.44'	(S74°15'05"E ~ 89.44')

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	223.72'	920.37'	13°55'38"	S81°12'54"E	223.17'

(RADIUS = 920.37')



LEGEND

- ◉ — 1/2" IRON ROD WITH PLASTIC STAMPED "POLLAK & SONS" UNLESS OTHER WISE NOTED
- ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP CORN" UNLESS OTHERWISE NOTED
- POB — PLACE OF BEGINNING
- R.O.W. — RIGHT-OF-WAY
- ( ) — RECORD CALLS
- TRANSFORMER POLE
- POWER POLE
- SERVICE POWER POLE
- LIGHT
- GUY WIRE
- SIGN
- FIRE HYDRANT
- (W) — WATER VALVE
- [W] — WATER METER
- [E] — ELECTRIC JUNCTION BOX
- (S) — SANITARY SEWER MANHOLE
- OHE — OVERHEAD ELECTRIC
- O.P.R.W.C. — OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

0 80' 160'
SCALE IN FEET
1"=80'

MEALS★MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD
SAN ANTONIO, TX 78240
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291

JOB #25119
JANUARY 20, 2026
UPDATED JANUARY 30, 2026

M:\Survey-1 - Documents\MMES\Jobs\2025\25119 OTG #20 La Vernia\Civil 3D\Dwg\Survey\25119 boundary.dwg

MEALS★MYERS
ENGINEERING & SURVEYING LLC

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTE DESCRIPTION
OF A
1.083 ACRE TRACT

Being a 1.083 acre tract of land lying in the Juan Delgado Survey No. 8, Abstract No. 8, Wilson County, Texas, said 1.083 acre tract being a part of a 1.07 acres as described in a General Warranty Deed to Donald W. Rackler, dated November 28, 2006, and recorded on November 28, 2006, in Volume 1373, Page 338, Official Public Records of Wilson County, Texas, same being depicted in the Texas Department of Transportation Right-of-Way map for Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006; said 1.083 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found at the intersection of the northwest right-of-way line of Nicholson Road and the northeast right-of-way line of U.S. Highway 87, for the south corner of the aforementioned 1.07 acre tract and the south corner of the herein described 1.083 acre tract;

THENCE: along the northeast line of the aforementioned U.S. Highway 87 and the southwest line of the aforementioned 1.07 acre tract, N70°38’54”W, a distance of 365.20 feet (Record - N70°38’54”W ~ 365.20’) to 1/2" iron rod with plastic cap stamped “MMES PROP COR” set at the intersection of the said U.S. Highway 87 and State Loop 321 for the southwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped “POLLAK & SONS” found for the southwest corner of said 1.07 acre tract bears N70°38’54”W, a distance of 12.43 feet;

THENCE: along the east right-of-way line of the aforementioned State Loop 321, N19°24’32”E, a distance of 38.40 feet (Record - N19°24’32”E ~ 38.40’) to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set for the northwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped “POLLAK & SONS” found for the northwest corner of the aforementioned 1.07 acre tract bears N66°26’19”W, a distance of 12.50 feet;

THENCE: along the south right-of-way line of the aforementioned State Loop 321 the following five (5) courses and distances:

S88°10’43”E, a distance of 85.80 feet (Record - S88°10’43”E ~ 88.91’) to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set for an interior corner of the herein described 1.083 acre tract,

N01°49’17”E, a distance of 15.00 feet (Record - N01°49’17”E ~ 15.00’) to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set for a northwest corner of the herein described 1.083 acre tract,

S88°10’43”E, a distance of 104.12 feet (Record - S88°10’43”E ~ 104.12’) to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set for a point of curvature of a curve to the right,

an arc length of 223.72 feet with said curve to the right, having a radius of 920.37 feet (Record – 920.37’), a delta angle of 13°55’38”, and a chord which bears S81°12’54”E, a distance of 223.17 feet to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set for a point of tangency, and

S74°15’05”E, a distance of 89.44 feet (Record - S74°15’05”E ~ 89.44’) to a 1/2" iron rod with plastic cap stamped “MMES PROP COR” set at the intersection of the south right-of-way line of said State Loop 321 and the northwest right-of-way line of the aforementioned Nicholson Road, for the east corner of the aforementioned 1.07 acre tract and the east corner of the herein described 1.083 acre tract, from which a 1/2" iron found bears N54°29’30”E, a distance of 0.59 feet, also a 1/2" iron rod found bears N37°18’32”W, a distance of 4.04 feet;

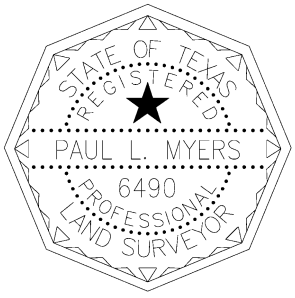
THENCE: along the northwest right-of-way line of the aforementioned Nicholson Road and the southeast line of the aforementioned 1.07 acre tract, S56°51’22”W, a distance of 197.22 feet (Record - S56°51’22”W ~ 197.22’) to the **PLACE OF BEGINNING** and containing 1.083 acres of land.

Notes:

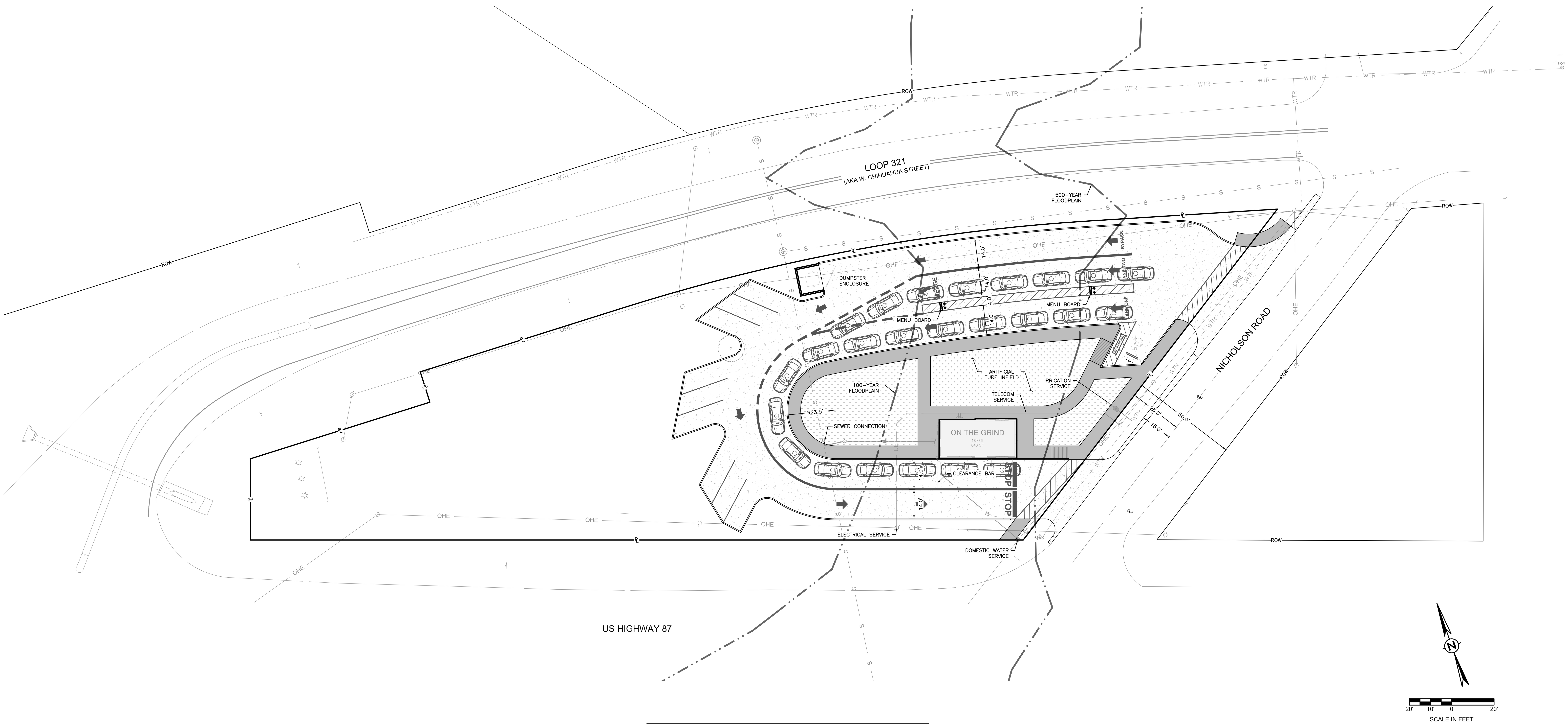
1. Basis of Bearing based on the Texas Coordinate System, Texas South Central Zone (4204) NAD83(2011).

2. A survey exhibit of even date accompanies this Field Note Description.

3. Record calls taken from the Texas Department of Transportation Right-of-Way Map for State Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006.



Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas
Job #25119
January 20, 2026



PARKING SUMMARY				
USE	COLV ORD. SEC. 38-402(e)	UNITS	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT	1 PER 100 SF GFA	648 SF GFA	7	10

QUEUE SUMMARY			
USE	COLV ORD. SEC. 38-402(h)(4)	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT DRIVE-THRU	SERVICE WINDOW	8	24

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- EXISTING POWER POLE
- EXISTING UP-LIGHTING
- EXISTING GUY WIRE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EX=1059.17 EXISTING SPOT ELEV.
- + 1065.18 PROPOSED SPOT ELEV.
- + TC=1061.05 PROPOSED TOP OF CURB ELEV.
- + GUT=1060.55 PROPOSED GUTTER ELEV.
- + FL=1061.05 PROPOSED CHANNEL FLOWLINE ELEV.
- FLOW ARROW

ISSUE 1 — 03.02.26

absolute design PARTNERS

SITE PLAN

ON THE GRIND
13378 US HWY. 87 WEST
LA VERNIA, TX 78121

MEALS ★ MYERS ENGINEERING & SURVEYING LLC
10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 10194291

CHECKED: KRS
DRAWN: RRJ
ADP JOB#: 2025081
DATE: 03.02.26

C3.0

\\MMSERVER\Share\Survey-1 - Documents\MMES\Jobs\2025\25119 OTG #20 La Vernia\Civil 3D\Dwg\Engineer\25119 - KN.dwg

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 10th Edition.

Project Name: OTG - La Vernia	Worksheet Prepared by: Tyler Meals		
Project Location:	Company: Meals-Myers	☐ Owner	☒ Owner's Agent
Email: tyler@mealsmyers.com	Address: 10102 Huebner Road, SA, TX 78240	Date: 2/26/2026	
Jurisdiction: ☐ COSA ICL ☐ COSA ETJ ☒ Other:	Associated Record Type: ☒ Zoning ☐ MDP	☐ Plat	☒ Building Permit
TIA Record Number (if applicable):	Associated Record Number:		

Proposed Type of Development: Critical Peak Hour: **AM** ☐ Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Coffee/Donut Shop without Drive-Thr	936	0.65	1,000 SF GFA	101.14	66

Previous Development on Site: Critical Peak Hour: ☐ Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections

Proposed Development	Previous Development	Difference in PHT	
66		66	100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT		TIA Number:	
66				TIA Name:	

***** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. *****

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required ☐ at	Left Turn Lanes Required ☐ at
☐ at	☐ at

Comments:

☐ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

☐ A TIA Report is Required. ☐ A TIA Report is Not Required

☐ A TIA Update is Required ☐ A Circulation Study is Required

Worksheet Last Updated: 07/21/2021

Reviewed by: _____ Date: _____

Project Name: OTG - La Vernia	Worksheet Prepared by: Tyler Meals
TIA Record Number (if applicable): 0	Associated Record Number: 0

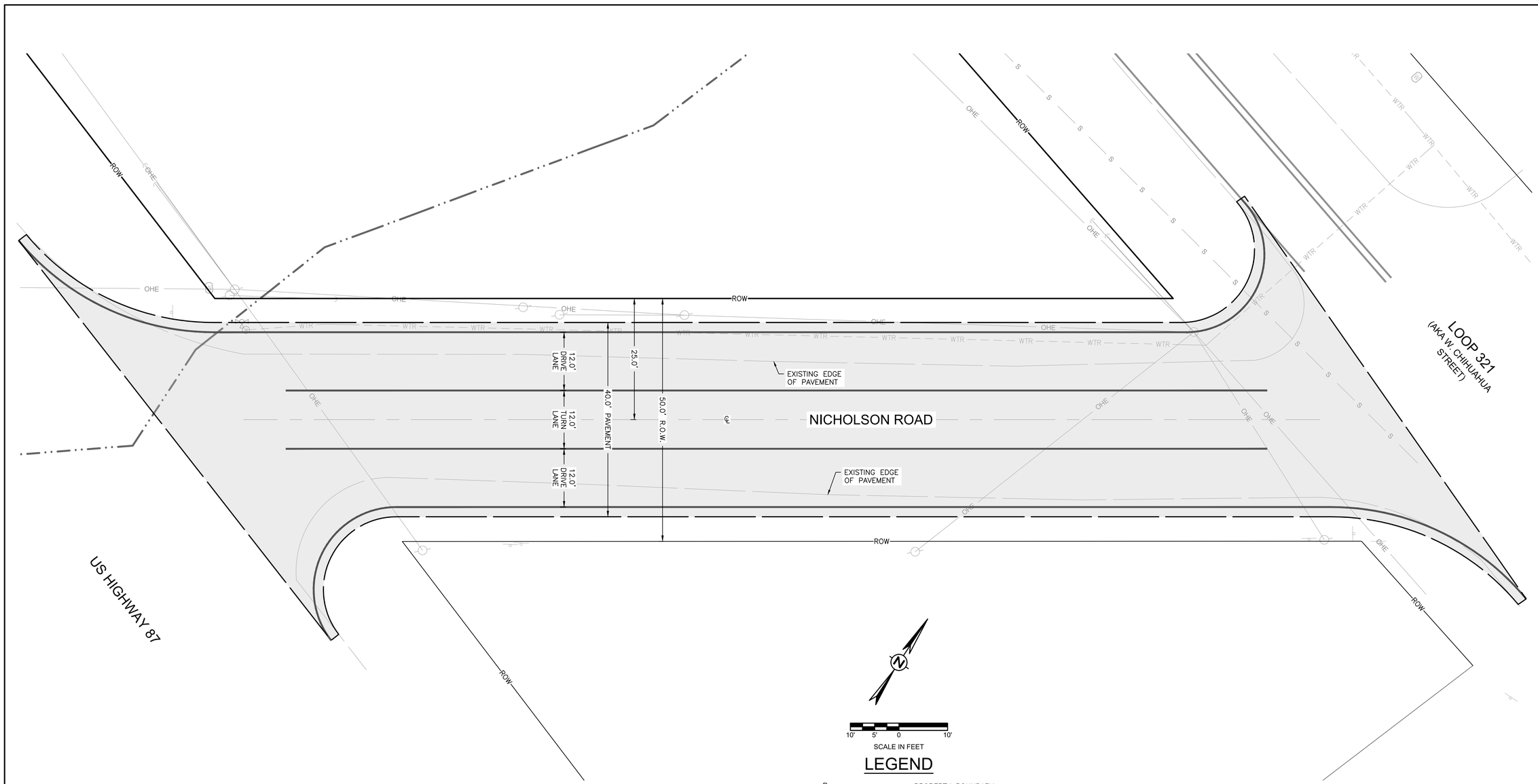
Proposed Type of Development:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

Previous Type of Development:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

Worksheet Last Updated: 07/21/2021



LEGEND

PL	PROPERTY BOUNDARY
ROW	RIGHT-OF-WAY LINE
PL	ADJOINING PROPERTY LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER LINE
OHE	EXISTING OVERHEAD ELECTRIC
1057	EXISTING 1' CONTOUR LINE
1060	EXISTING 5' CONTOUR LINE
1061	PROPOSED 1' CONTOUR LINE
1065	PROPOSED 5' CONTOUR LINE
	EXISTING POWER POLE
	EXISTING UP-LIGHTING
	EXISTING GUY WIRE
	EXISTING FIRE HYDRANT
W	EXISTING WATER VALVE
	EXISTING WATER METER
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING SIGN
EX=1059.17	EXISTING SPOT ELEV.
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+ FL=1061.05	PROPOSED CHANNEL FLOWLINE ELEV.
	FLOW ARROW

MEALS★MYERS
ENGINEERING & SURVEYING LLC
10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291

ON THE GRIND COFFEE
LA VERNIA
13378 US HWY 87 W
LA VERNIA, TX 78121

REV	DATE	DESCRIPTION	BY

MMES JOB NUMBER: 25119
DESIGNED BY: TM
DRAWN BY: MMES
DATE: 01/21/2026
CHKD BY: MMES

NICHOLSON ROAD WIDENING

C4.0

LEGAL PUBLIC NOTICE

NOTICE OF PUBLI

PROPOSED SPECIFIC

LA VERNIA PLANNING AND ZONING COMMISSION & CITY COUNCIL

The City of La Vernia Planning and Zoning Commission will hold a public hearing on **Tuesday, April 7th, 2026, at 6:30 p.m.** & La Vernia City Council on **Thursday, April 9th, 2026, at 6:30 p.m.** with both Hearings to be held at the La Vernia City Hall, 102 E. Chihuahua Street, La Vernia Texas 78121 to receive public comment and testimony on the application for a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**

All property subject to the Special Use Permit is located in Wilson County, Texas.

Special Use Permit (SUP) to allow for a drive-thru in the C-1 Retail District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison F 830-779-4541x5, Mfarrow@lavernia-tx.gov

74

If you require auxiliary aids or services to participate, please contact City Hall at least 48 hours in advance.

NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of Meals-Myers Engineering & Surveying LLC.

Property: **13378 US HWY 87 W LA VERNIA, TX 78121 ,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**.

Request: For granting a Specific Use Permit for the purpose of a drive thru in the C-1 Retail District.

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process lets you provide your written opinion of the request. This will aid the Planning & Zoning Commission in making a recommendation to the City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, April 7th, 2026, at 6:30 pm & City Council on Thursday, April 9th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5

_____
Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** to the proposed Specific Use Permit for the purpose of a drive thru in the C-1 Retail District for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121 ,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07.**

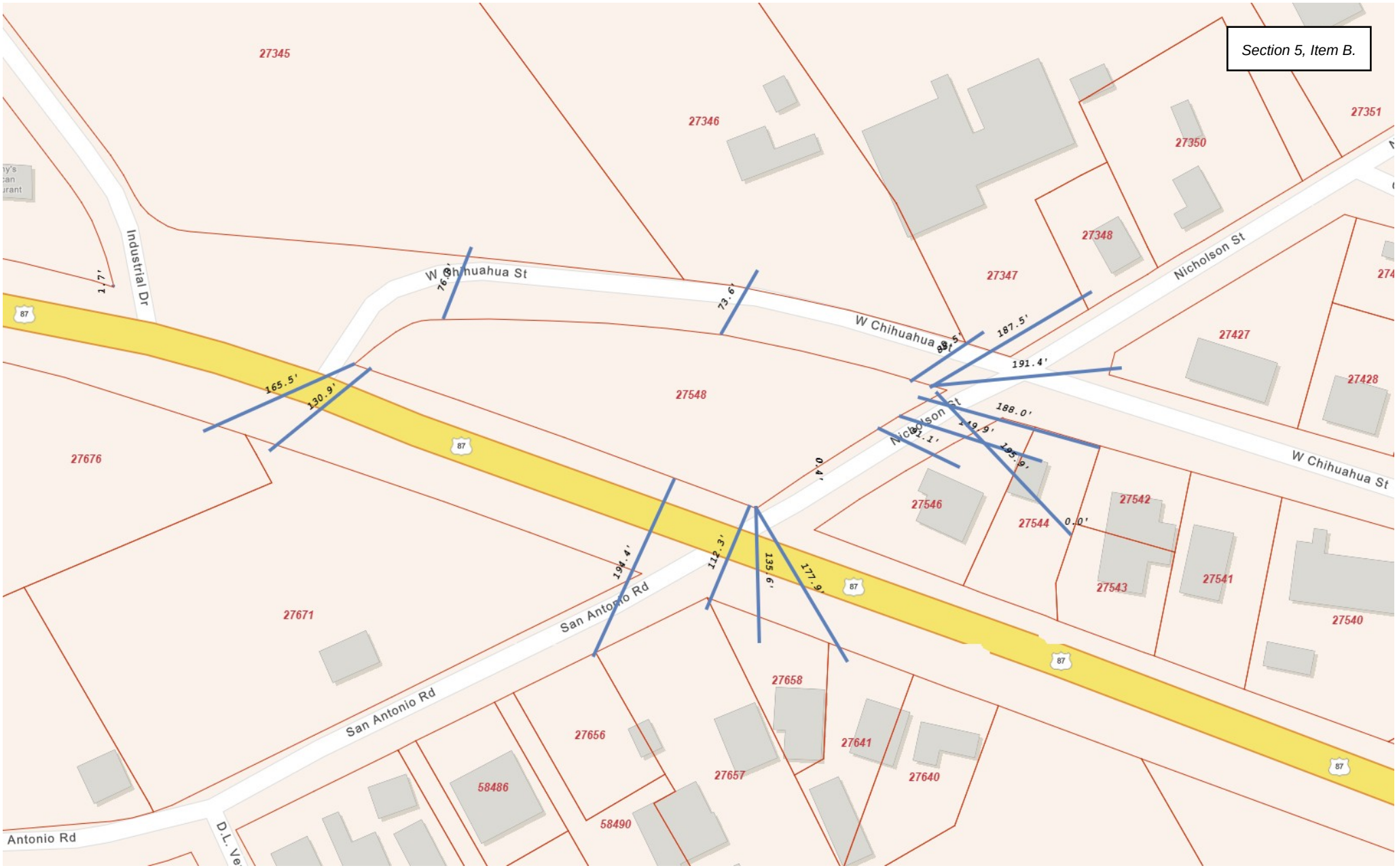
Name:_____

Address:_____

Signature:_____ Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as an official comment.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27671
27658
27656
27641
27657
27640
58486
58490
Industrial Dr
W Chihuahua St
Nicholson St
San Antonio Rd
Antonio Rd
87
165.5'
130.9'
76.8'
73.6'
187.5'
191.4'
188.0'
119.9'
91.1'
195.9'
0.0'
194.4'
112.3'
135.6'
177.9'

200 ft mail out addresses

1. Name:, HUGHES DANIEL J & MARY
2. Mailing Address:, 96 FM 1346
   LA VERNIA, TX 78121-4033

3. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
4. Mailing Address:, PO BOX 38
   LA VERNIA, TX 78121

5. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
6. Mailing Address:, PO BOX 38
   LA VERNIA, TX 78121

7. Name:, HOPE ASSEMBLY OF GOD
8. Mailing Address:, PO BOX 38
   LA VERNIA, TX 78121

9. Name:, LA VERNIA MINISTERIAL ALLIANCE
10. Mailing Address:, PO BOX 168
    LA VERNIA, TX 78121

11. Name:, SNYDER LISA A
12. Mailing Address:, 134 RANCH COUNTRY DR
    LA VERNIA, TX 78121

13. Name:, PLUM 191 LTD
14. Mailing Address:, PO BOX 338
    FLORESVILLE, TX 78114

15. Name:, CURRIER DARYL C MD
16. Mailing Address:, PO BOX 98
    STOCKDALE, TX 78160-0098

17. Name:, ELIZONDO EDGAN EDWARD
18. Mailing Address:, PO BOX 167
    ADKINS, TX 78101

19. Name:, KK&E LLC
20. Mailing Address:, 31007 WINDMILL LANE
    BULVERDE, TX 78163

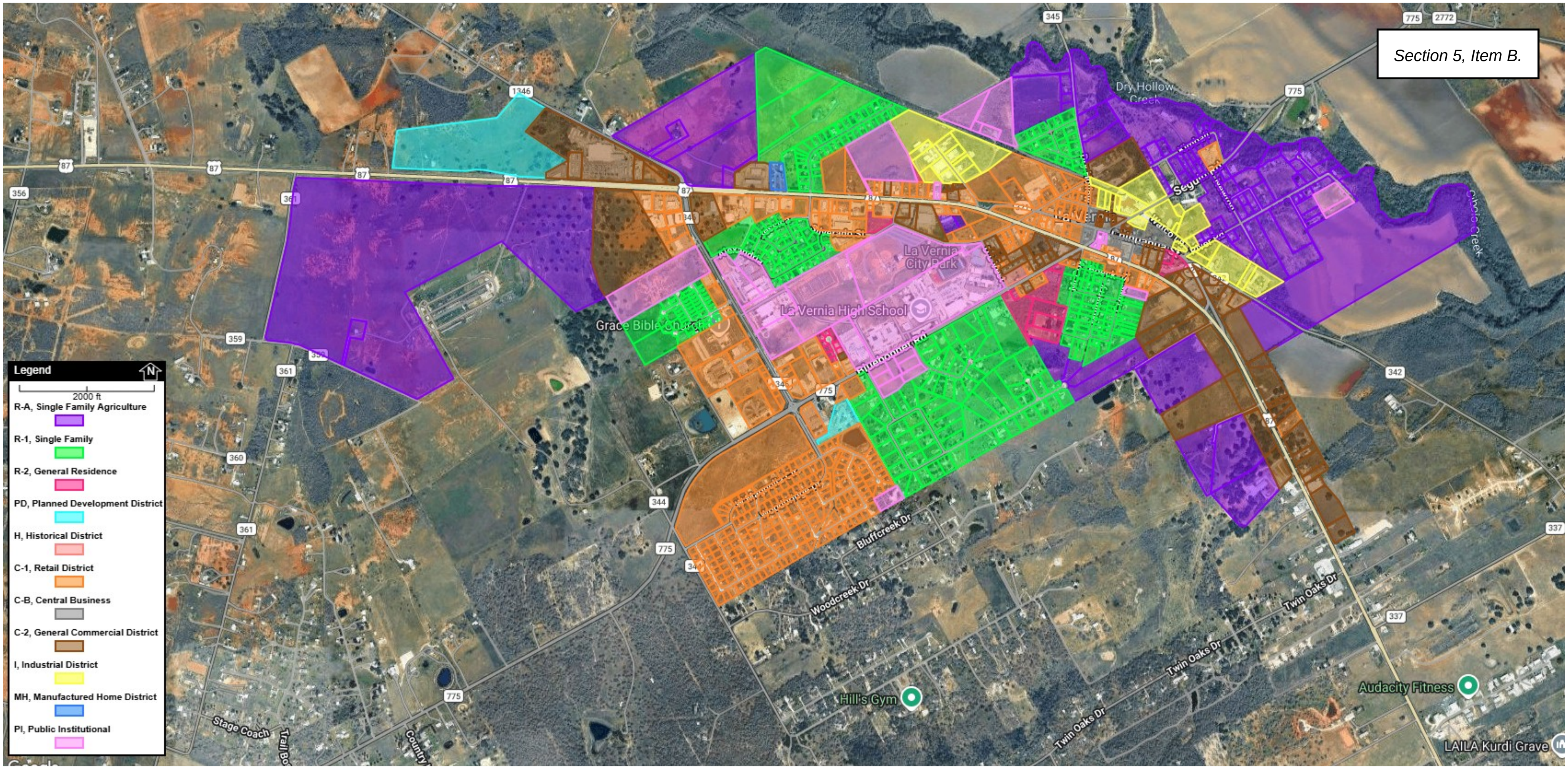
21. Name:, AULTMAN ENTERPRISE LLC
22. Mailing Address:, 1876 CR 342
    LA VERNIA, TX 78121

23. Name:, NGO HIEN & HANH NGUYEN
24. Mailing Address:, 6930 COMANCHE VW
    SAN ANTONIO, TX 78233-3042

25. Name:, THE SHED LC
26. Mailing Address:, 907 CR 347
    LA VERNIA, TX 78121

27. Name:, MK REAL ESTATE LLC
28. Mailing Address:, 6051 FM 3009
    STE 248
    SCHERTZ, TX 78154-3434

29. Name:, CADILLAC ALLIANCE PROPERTIES LLC
30. Mailing Address:, 14255 BLANCO RD
    SAN ANTONIO, TX 78216-7718


Legend
2000 ft
N
R-A, Single Family Agriculture
R-1, Single Family
R-2, General Residence
PD, Planned Development District
H, Historical District
C-1, Retail District
C-B, Central Business
C-2, General Commercial District
I, Industrial District
MH, Manufactured Home District
PI, Public Institutional
La Vernia City Park
La Vernia High School
Grace Bible Church
Dry Hollow Creek
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Stage Coach
Hill's Gym
Audacity Fitness
LAILA Kurdi Grave
87
1346
775
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2772
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342
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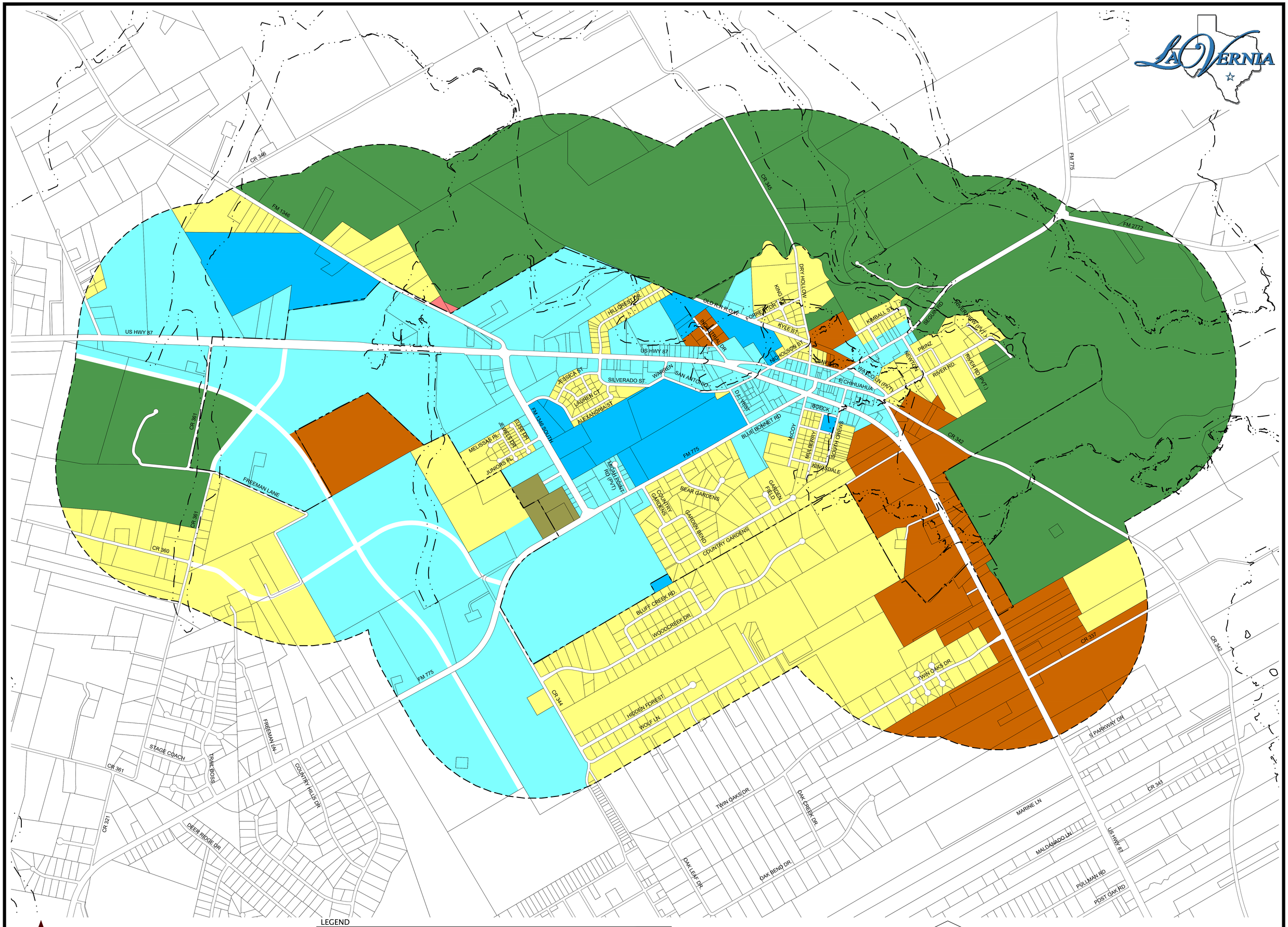

LEGEND

- CITY LIMITS LINE
- ETJ LINE
- FLOODPLAIN
- AGRICULTURE
- COMMERCIAL
- MANUFACTURED HOME
- MIXED USE
- PUBLIC
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- RETAIL

NORTH

0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg