

LA VERNIA RETAIL

119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

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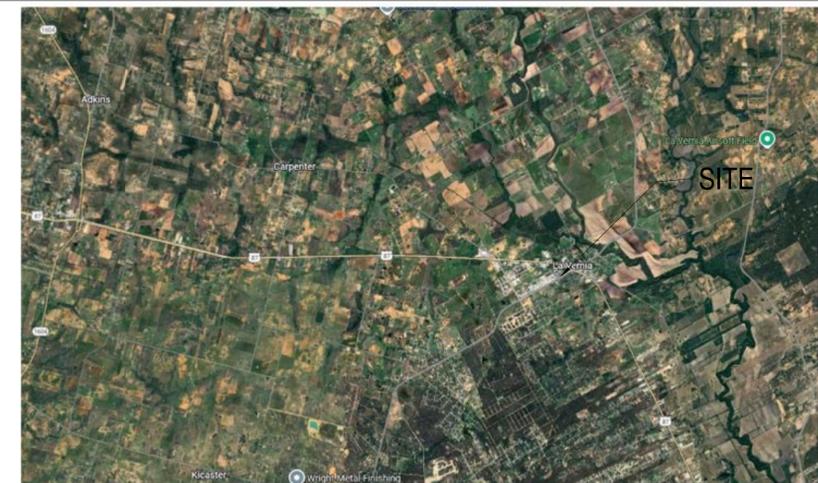


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COVER
A0.0



LOCATION MAPS



CITY MAP
NO SCALE



STREET MAP
NO SCALE

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GENERAL NOTES

- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 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.
- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR 'NIC' UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE INSTALLATION.
- COORDINATED TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
- PROTECT AREA OR WORK AND ADJACENT AREAS FROM DAMAGE.
- PARTITIONS ARE DIMENSIONED FROM STUD FACE TO STUD FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHED BY 1/4 INCH, U.N.O.
- 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.
- INSULATING MATERIALS WHICH ARE SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES WILL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DOUBLE STUDS SHALL BE PROVIDED AT EACH SIDE OF ALL STUD WALL OPENINGS.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOT INSTALL ANY MATERIAL, PRODUCT, ETC. WHICH CONTAINS ASBESTOS OR OTHER TOXIC SUBSTANCES.
- 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.
- 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.
- 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.
- 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 MINUS 1/4" IN 10 FT. IN ANY ONE DIRECTION.
- 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.
- 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.
- ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN. VERIFY WITH ARCHITECT.
- SET ALL ALUMINUM THRESHOLDS IN BED OF SEALANT AT ALL EXTERIOR DOORS.
- FLOOR ELEVATIONS ARE INTENDED AS RELATIVE. SEE CIVIL DRAWINGS FOR ABSOLUTE ELEVATION VALUES
- 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

- 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. AN ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- 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.
- PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL IN ACCORDANCE WITH GOVERNING BUILDING CODES.
- 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.
- 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.
- DOORS OPENING INTO REQUIRED 1-HOUR, FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
- 20-MINUTE DOOR JAMBS TO BE TIGHT FITTING, SMOKE AND DRAFT CONTROLLED.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND ALSO IN HAZARDOUS AREAS.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
A. CLASS I: 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.
- PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE GOVERNING CODE REQUIREMENTS.
- LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- 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.
- DEVICE COVERS TO BE WHITE UNLESS DICTATED OTHERWISE BY LOCAL JURISDICTIONS.
- 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 SHALL 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

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

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CONTRACTOR NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- PROVIDE TEMPORARY SECURE PROTECTION OF THE BUILDING FROM THE ELEMENTS, VANDALISM, ETC. DURING WORK ON THE EXTERIOR WALL AND/ OR ROOF.
- 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.
- 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 MANUFACTURERS RECOMMENDED INSTRUCTIONS.
- ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT, FREE FROM TRASH AND DEBRIS. FLOORS SHALL BE KEPT CLEAN AND SWEEP. 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.
- 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.
- PROVIDE BLOCKING BEHIND ALL EQUIPMENT. WALL MOUNTED DOOR STOPS, RESTROOM ACCESSORIES, MILLWORK, ETC. TO PROVIDE PROPER AND STRONG ATTACHMENT.
- SUBMIT SHOP DRAWINGS ON ALL MILLWORK OR OTHER SPECIAL CONSTRUCTION FOR ARCHITECTS OR OWNER'S APPROVAL BEFORE FABRICATIONS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODES.
- 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 UL. RATED 2A-10BC WITH CAPACITY AS REQUIRED.
- 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
- AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.
- ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
- ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.
- 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.

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ABBREVIATIONS

| | | | | |
|----------|---|--|----------|---|
| A | ABOVE FINISH FLOOR AL ALUMINUM ANOD ANODIZED ARCH ARCHITECT(URAL) AVG AVERAGE & AND | HD HDWR HM HOLLOW METAL HORIZ HORIZONTAL HVAC HEATING, VENTILATION & AIR CONDITIONING | Q | QTY QUANTITY |
| B | BLDG BUILDING BLKG BLOCKING BL BREAK LINE BRD BOARD B.O. BOTTOM OF | INFO INFO INSUL INSULATION INT INTERIOR | R | RE: RECESSED RECPT RECEPTACLE REF REFRIGERATOR REFL REFLECTED REQD REQUIRED RESIS RESIST(ANT)(IVE) REINF REINFORCE(D)(ING)(MENT) RESIL RESILIENT RF ROOFING RM ROOM RO ROUGH OPENING |
| C | CAB CABINET CEM CEMENT(TITIOUS) CL CENTERLINE CLG CEILING CMU CONCRETE MASONRY UNIT CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS CPT CARPET CT CERMA TILE | JAN JAN JT JOINT | S | SECUR SECURE(ITY) SFL 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(S) SYSTEM(S) |
| D | DBL DOUBLE DEPT DEPARTMENT DES DESIGN(ED) DF DETAIL DIA DRINKING FOUNTAIN DIAMETER DIFF DIFFUSER DIM DIMENSION DISP DISPENSER DIV DIVISION DN DOWN \$ DOLLAR DR DOOR DISC DISCONNECT DWR DRAWER | LAV LAVATORY LB POUNDS LT LIGHT(ING) LVL LEVEL LVLG LEVELING LVR LOUVER | T | THK THICK TLT TOILET TRAF TRAFFIC TRANS TRANSPARENT TRTD TREATED T&G TONGUE & GROOVE TYP TYPICAL |
| E | ELAST ELASTOMERIC ELEC ELECTRICAL ENGR ENGINEER(ING) ENT ENTRANCE EQ EQUAL EQUIP EQUIPMENT EXIST EXISTING EXP JT EXPANSION JOINT EXPOSE(D) EXPOSE(D) EXT EXTERIOR | MAX MAXIMUM MFG MANUFACTURED(ING) MFR MANUFACTURER MECH MECHANICAL MTL METAL MEMB MEMBRANE MEZZ MEZZANINE MIN MINIMUM MISC MISCELLANEOUS MLWK MILLWORK MOIST MOISTURE MTD MOUNTED | U | UND UNDER UNDRLY UNDERLAYMENT UTIL UTILITY UNO UNLESS NOTED OTHERWISE |
| 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) FRAMG FRAMING FXD FIXED FXTR FIXTURE FLR FLOOR FT FEET FURN FURNITURE FUT FUTURE | NIC NIC NO NO NTS NOT TO SCALE | V | VEH VEHICLE VERT VERTICAL VIF VERIFY IN FIELD |
| G | GA GAUGE GL GLASS GRD GRADE(E)(ING) GYP GYPSUM | OF OWNER FURNISHED OI OWNER INSTALLED OP OPENING(S) OPR OPERABLE OPP OPPOSITE OVFL OVERFLOW OVDH OVERHEAD | W | W/ WITH WC WATER CLOSET WD WOOD WD WINDOW W/O WITHOUT WT WEIGHT WP WATERPROOF(ING) |
| | PBD PARTIAL BOARD PED PEDESTALIAN PLAM PLASTIC LAMINATE PLAS PLASTER PLSTC PLASTIC PLY PLYWOOD PNL PANEL POLY POLYSTYRENE PORT PORTABLE PREFIN PREFINISHED PREFAB PREFABRICATED PRTECN PROTECTION PTN PARTITION | | | |

PLAN SYMBOLS

| | | | |
|--|-------------------------|--|-------------------------------------|
| | STRUCTURE GRID | | BREAK LINE |
| | ROOM TAG | | CENTERLINE |
| | DOOR TAG | | BUILDING SECTION MARK |
| | STOREFRONT TAG | | WALL SECTION MARK |
| | REVISION TAG | | PLAN ENLARGEMENT/ DETAIL CALLOUT |
| | EXTERIOR ELEVATION MARK | | LEVEL MARK |
| | | | NORTH ARROW |



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

GENERAL NOTES

A0.1

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: | |
| ACCESSIBLE (STANDARD): | 96 |
| ACCESSIBLE (VAN): | 4 |
| ADA PARKING SITE REQ'S: | 5 SPACES |
| SPACES REQ'D PER TABLE 208.2 OF THE ARCHITECTURAL BARRIER TEXAS ACCESSIBILITY STANDARDS (TAS) | |

ENERGY SUMMARY

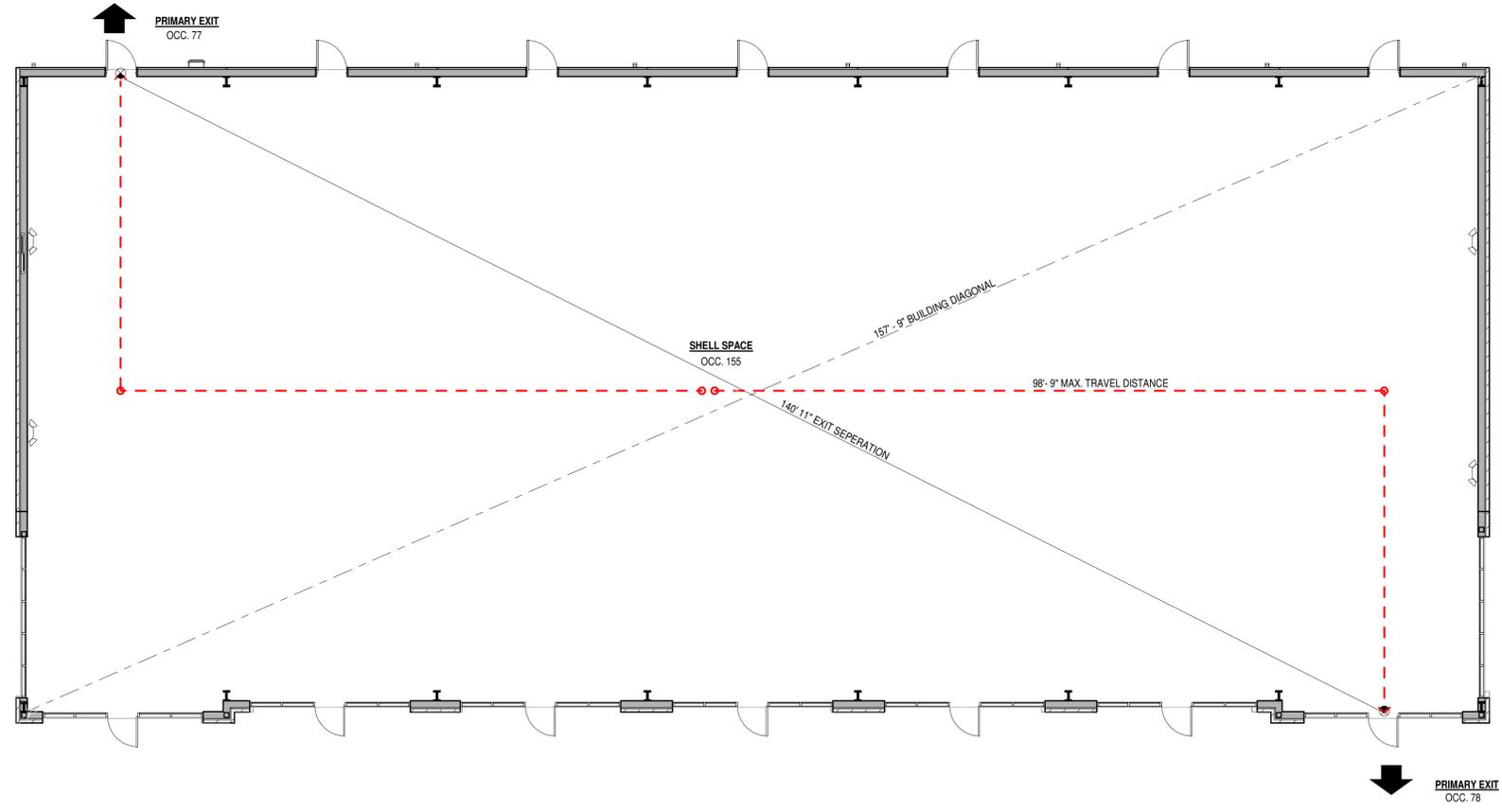
| | |
|--|---|
| MINIMUM REQUIREMENTS PER IECC 2018 | |
| SOLAR REFLECTANCE (TABLE C402.3): | 55 MINIMUM |
| THERMAL EMITTANCE (TABLE C402.3): | 0.75 MINIMUM |
| 3-YR AGED SRI (TABLE C402.3): | 64 MINIMUM |
| ROOF R-VALUE (TABLE C402.1.3): | R- 25 |
| WALL R-VALUE (TABLE C402.1.3): | R- 10 MIN. CONTINUOUS 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: | 79' - 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 |



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LIFE SAFETY PLAN AND DATA

A0.2

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GENERAL SITE NOTES

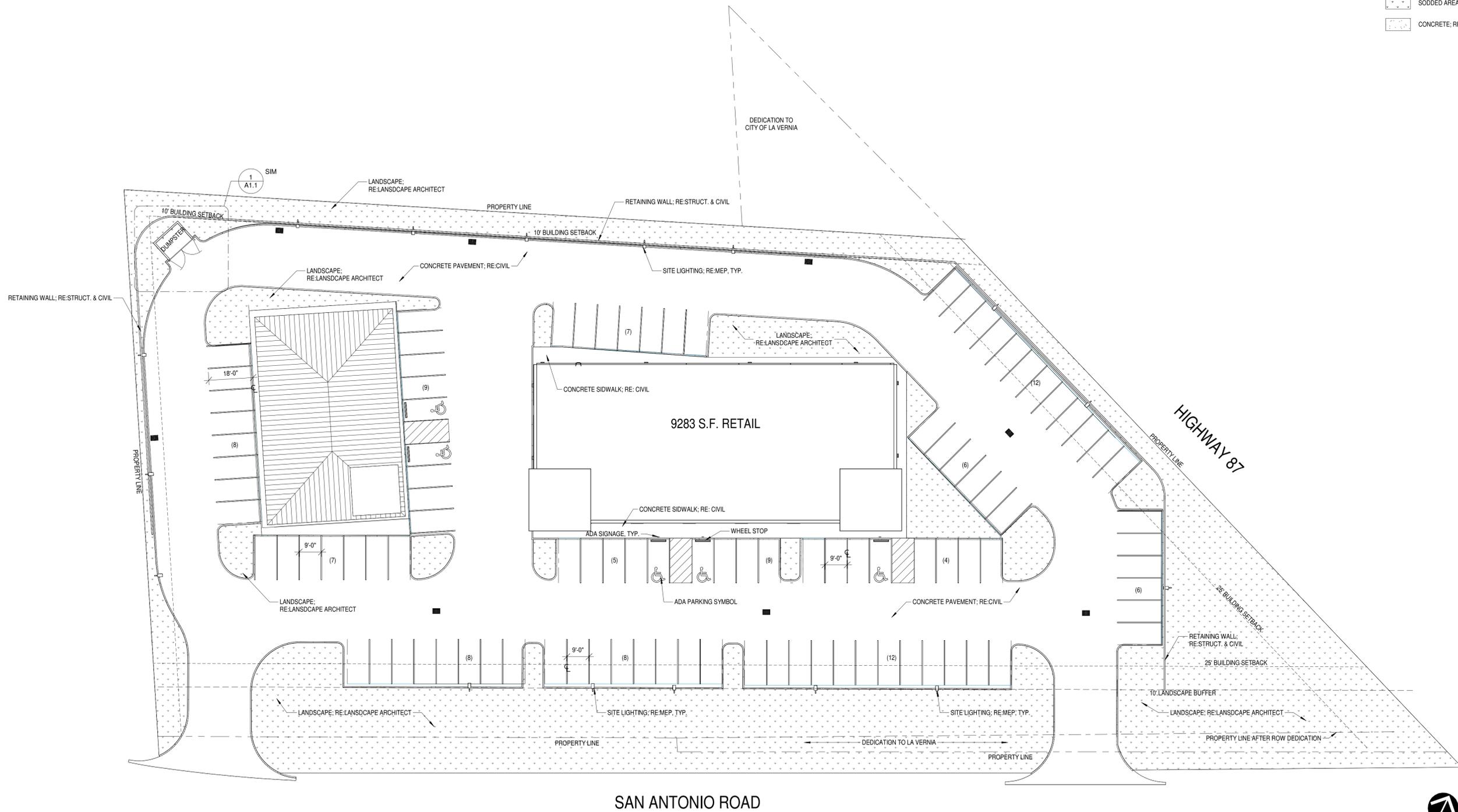
1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND 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'
- [Pattern] SODDED AREA; RE:LANDSCAPE
- [Pattern] CONCRETE; RE:CIVIL



LA VERNIA RETAIL
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SAN ANTONIO ROAD

HIGHWAY 87

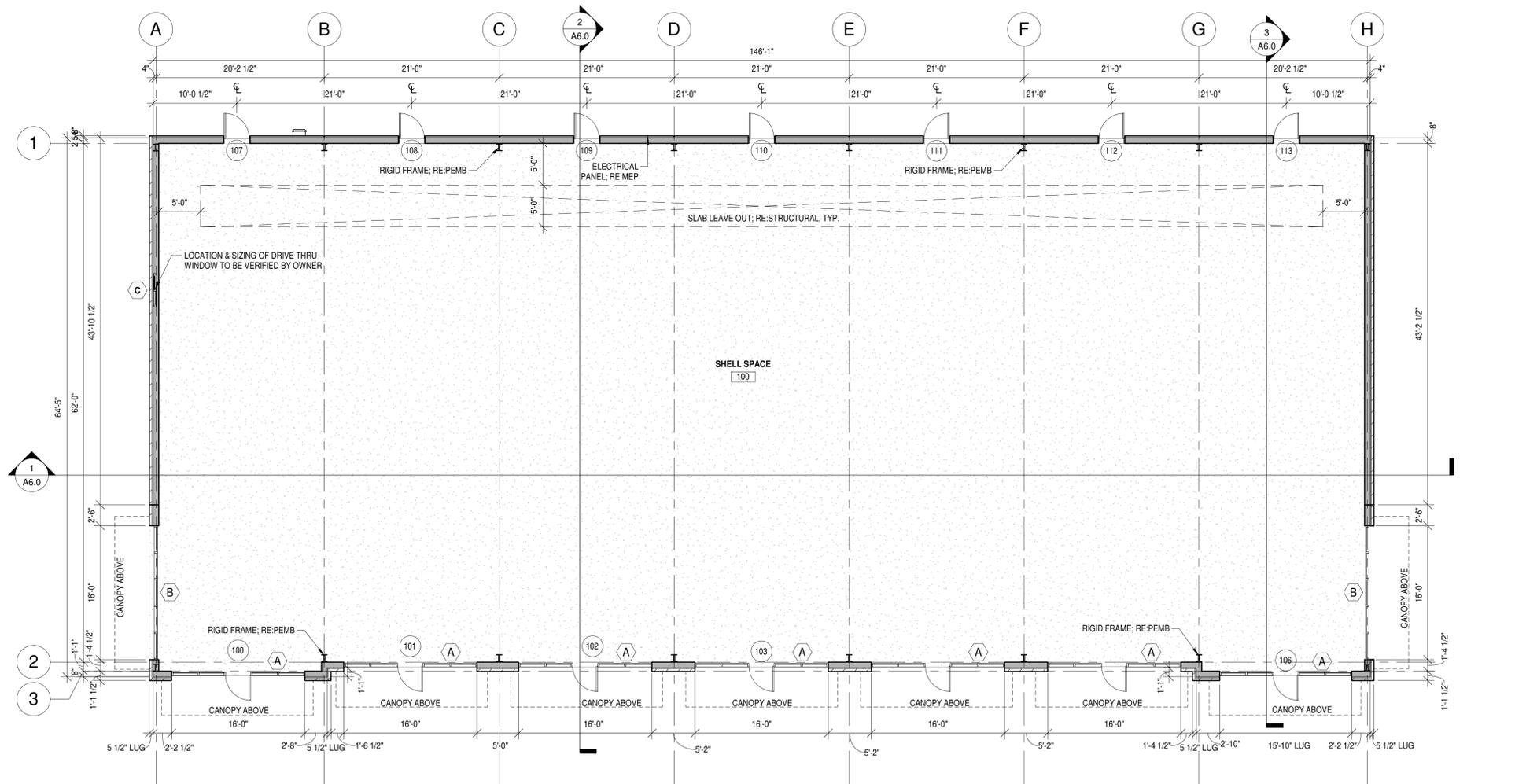


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ARCH. SITE PLAN

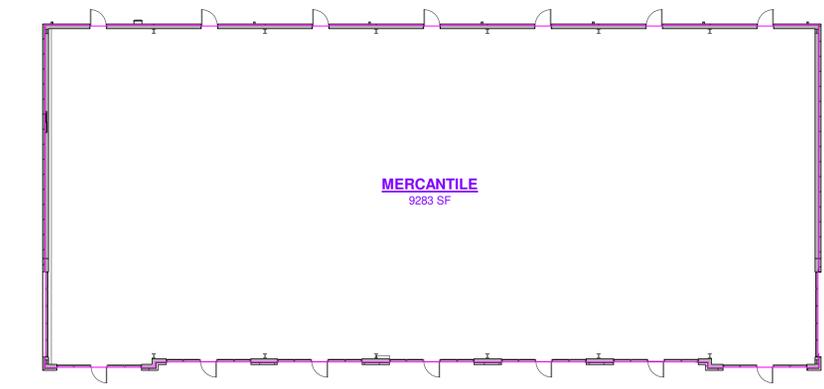
A1.0

1 SITE PLAN
 SCALE: 1" = 20'-0"



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

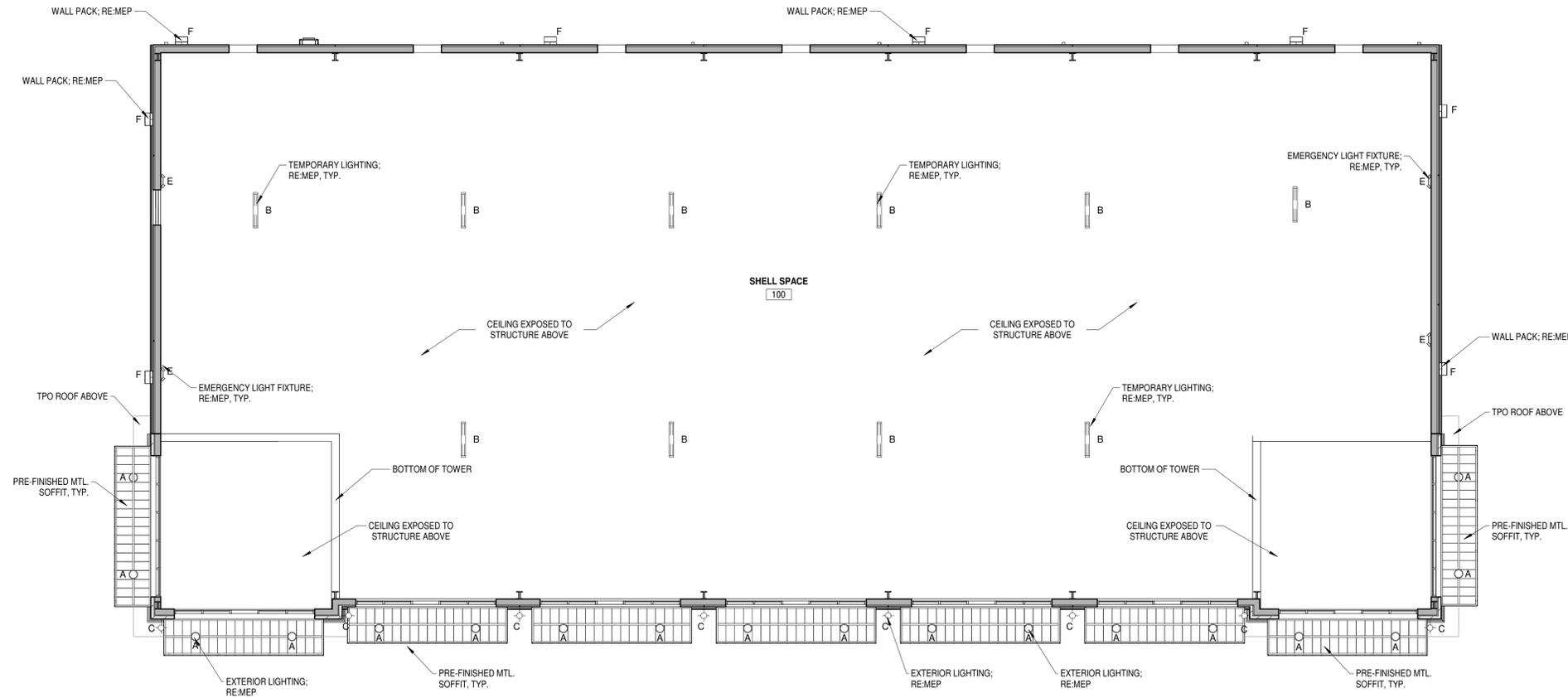
A2.0

RCP NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL FIXTURES/ DEVICES MAY NOT BE INDICATED COORDINATE WITH MEP, AV, & TELECOM DRAWINGS, AND PROVIDE ADDITIONAL FIXTURES, DIFFUSERS 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 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 |
| |  | PREFINISHED METAL SOFFIT |
| |  | EXPOSED TO STRUCTURE ABOVE |



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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REFLECTED
CEILING PLAN

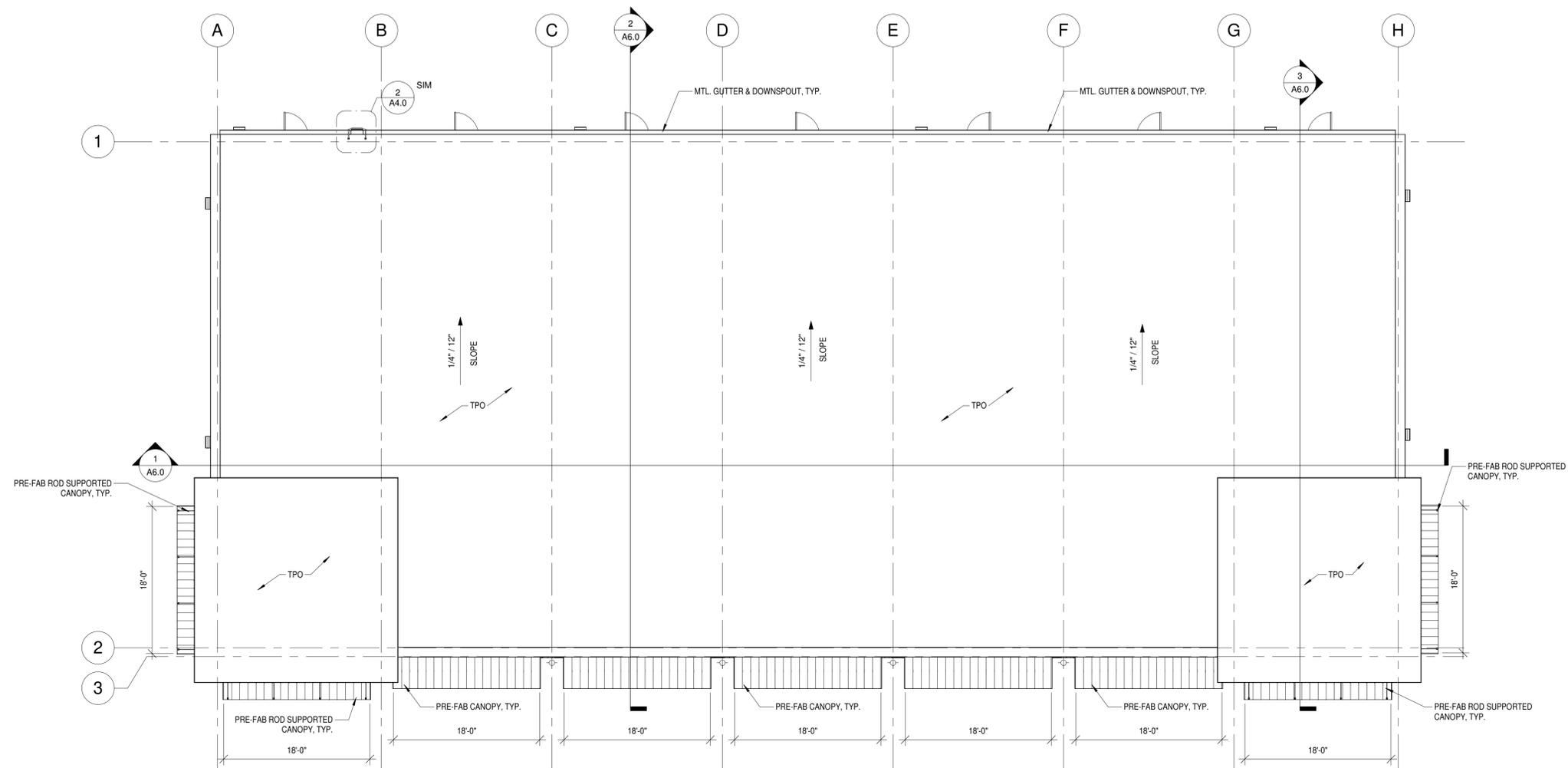
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ROOF PLAN NOTES

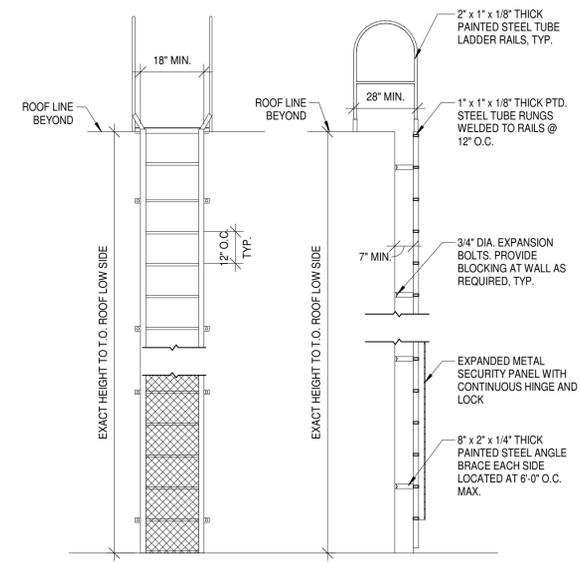
- COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
- ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
- CRICKETS ARE TO BE PROVIDED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



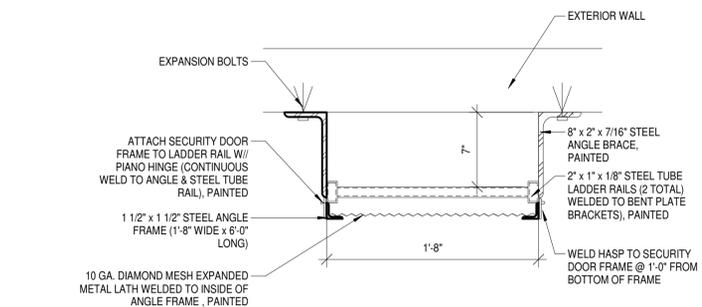
LA VERNIA RETAIL
 119 SAN ANTONIO ROAD BLDG 1
 LA VERNIA, TEXAS 78121



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



2 ROOF ACCESS LADDER
 SCALE: 3/8" = 1'-0"



3 ROOF LADDER & GATE PLAN
 SCALE: 1 1/2" = 1'-0"

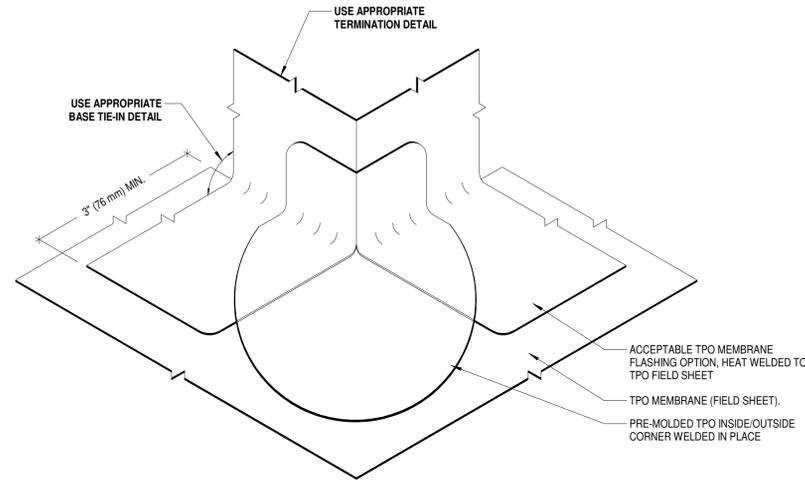


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ROOF PLAN

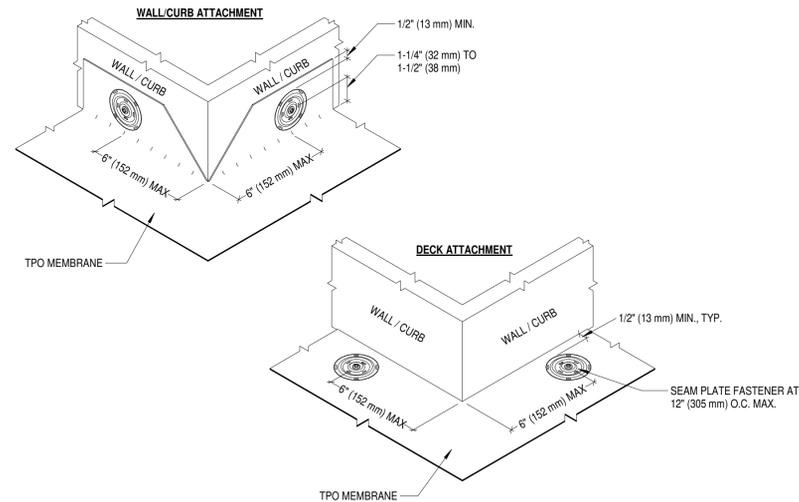
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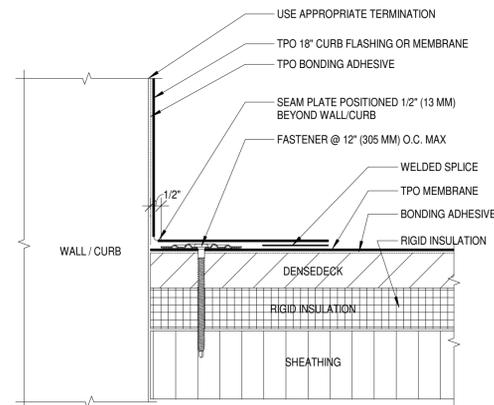
5 ROOF OUTSIDE CORNER

SCALE: 3" = 1'-0"



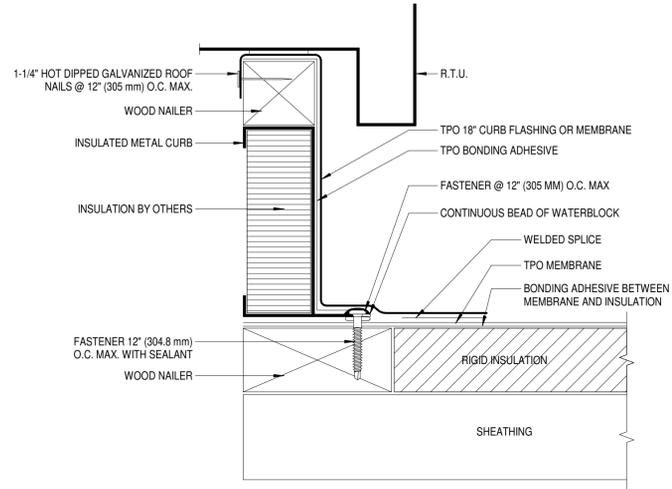
3 MEMBRANE SECUREMENT @ OUTSIDE CORNER

SCALE: 3" = 1'-0"



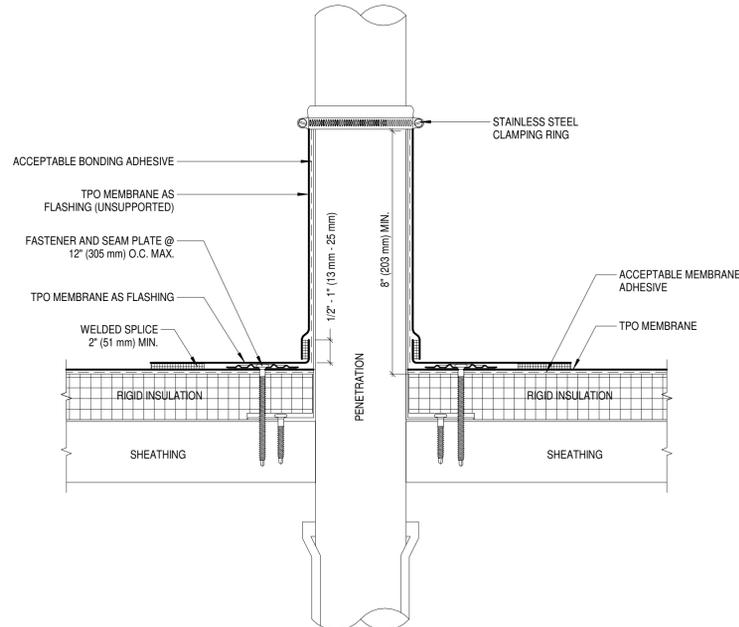
1 BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK

SCALE: 3" = 1'-0"



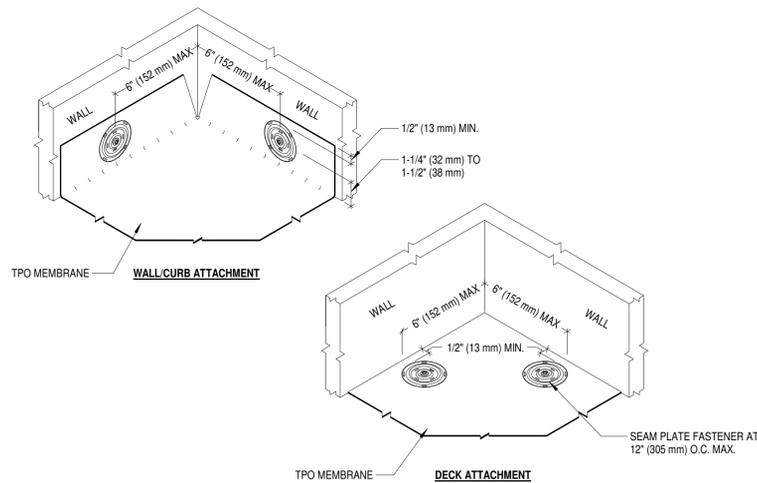
6 TERMINATION @ R.T.U. (UNIT FLANGE ABOVE MEMBRANE)

SCALE: 3" = 1'-0"



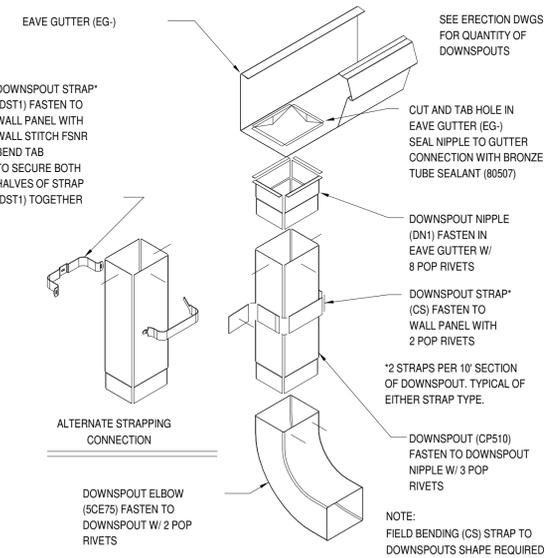
4 PLUMBING VENT STACK

SCALE: 3" = 1'-0"



2 MEMBRANE SECUREMENT @ INSIDE CORNER

SCALE: 3" = 1'-0"



7 GUTTER & DOWNSPOUT ASSEMBLY

SCALE: 12" = 1'-0"

ROOF PLAN NOTES

- COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
- ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
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- COORDINATE ALL ROOF PENETRATIONS W/ STRUCTURAL AND MEP CONTRACTOR.
- REFERENCE DETAILS FOR TYP. ROOFING DETAILS.
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- REFER TO SPECIFICATIONS FOR ALL ROOFING MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
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- REFER TO ELEVATIONS FOR PARAPET HEIGHT.
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 - 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:
 - EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
 - THICKNESS: AS INDICATED ELSEWHERE.
 - SIZE: 48 INCHES BY 96 NOMINAL.
 - EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
 - R-VALUE (L/TRI):
 - 1.0" THICKNESS: 6.0, MINIMUM.
 - 1.25" THICKNESS: 7.5, MINIMUM.
 - 1.5" THICKNESS: 9.0, MINIMUM.
 - 1.75" THICKNESS: 10.5, MINIMUM.
 - 2.0" THICKNESS: 12.1, MINIMUM.
 - 3.0" THICKNESS: 18.5, MINIMUM.
 - 4.0" THICKNESS: 25.0, MINIMUM.
 - COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1289.
 - OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
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 - MAXIMUM BOARD THICKNESS: 3 INCHES. USE AS MANY LAYERS AS NECESSARY; STAGGER JOINTS IN ADJACENT LAYERS.
 - TAPERED: SLOPE AS INDICATED; PROVIDED MINIMUM R-VALUE AT THINNEST POINTS; PLACE TAPERED LAYER ON BOTTOM.
 - TOTAL R-VALUE: 25 MINIMUM.
 - MAXIMUM THICKNESS: 6 INCHES OR AS ALLOWED BY TRANSITION POINTS IN ROOF SYSTEMS.
 - TOP LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE; MECHANICALLY FASTENED.
 - CRICKETS: TAPERED INSULATION OF SAME TYPE AS SPECIFIED FOR TOP LAYER; SLOPE AS INDICATED.



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ROOF PLAN
DETAILS

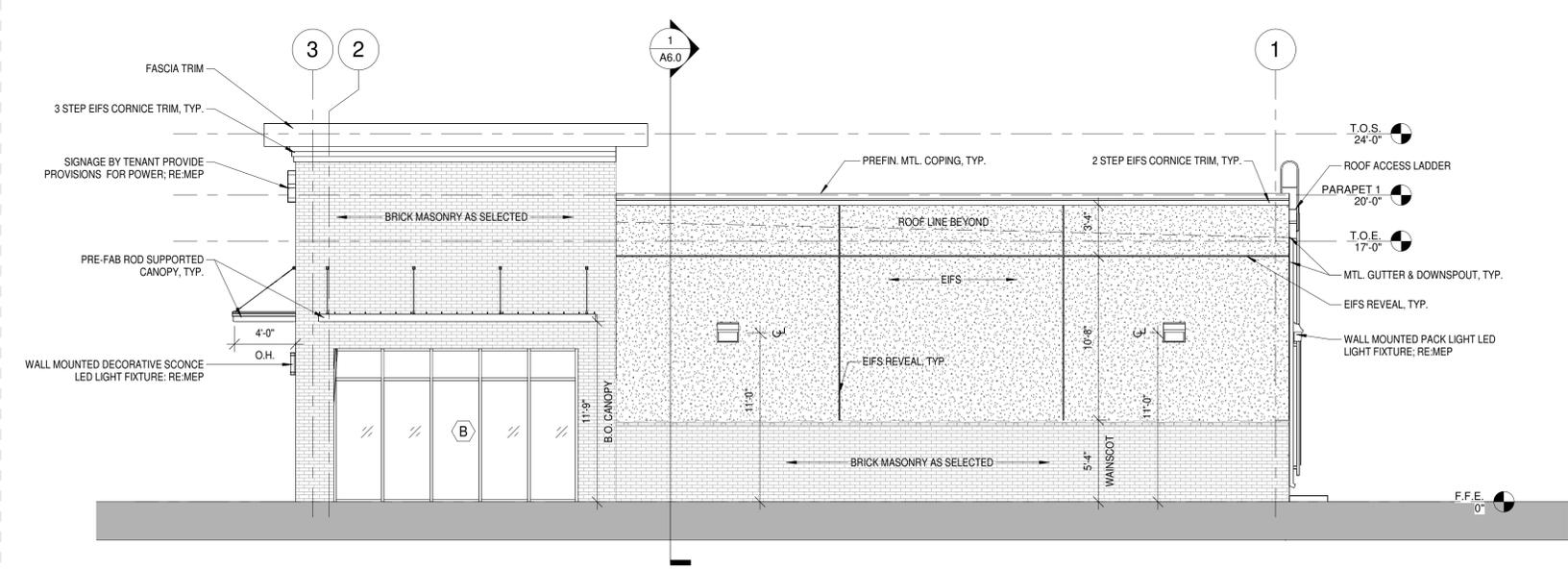
A4.1

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 MANNER. 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.

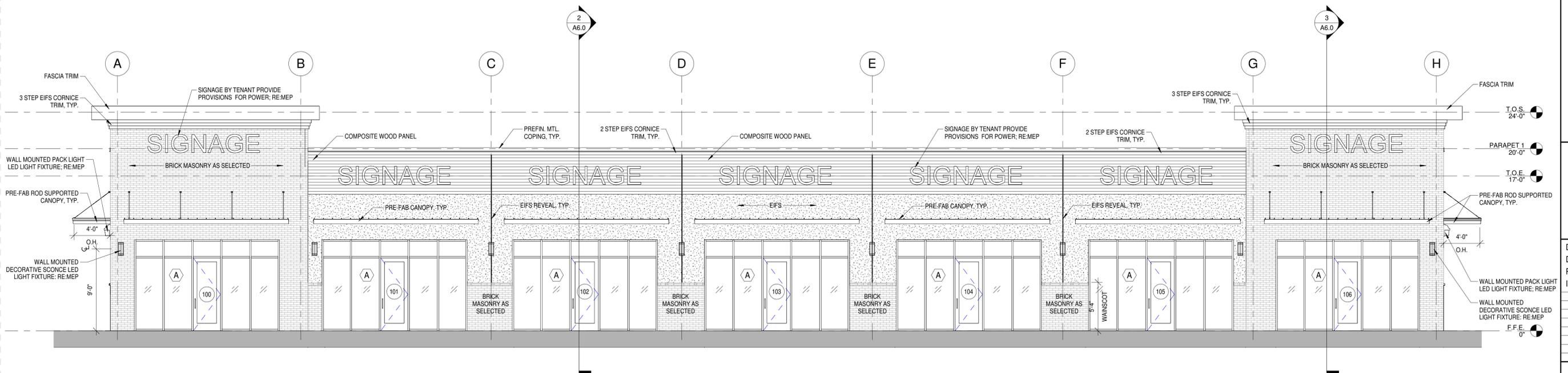


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2 RIGHT SIDE ELEVATION

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



1 FRONT ELEVATION

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



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EXTERIOR ELEVATIONS

A5.0

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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 MANNER. 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.



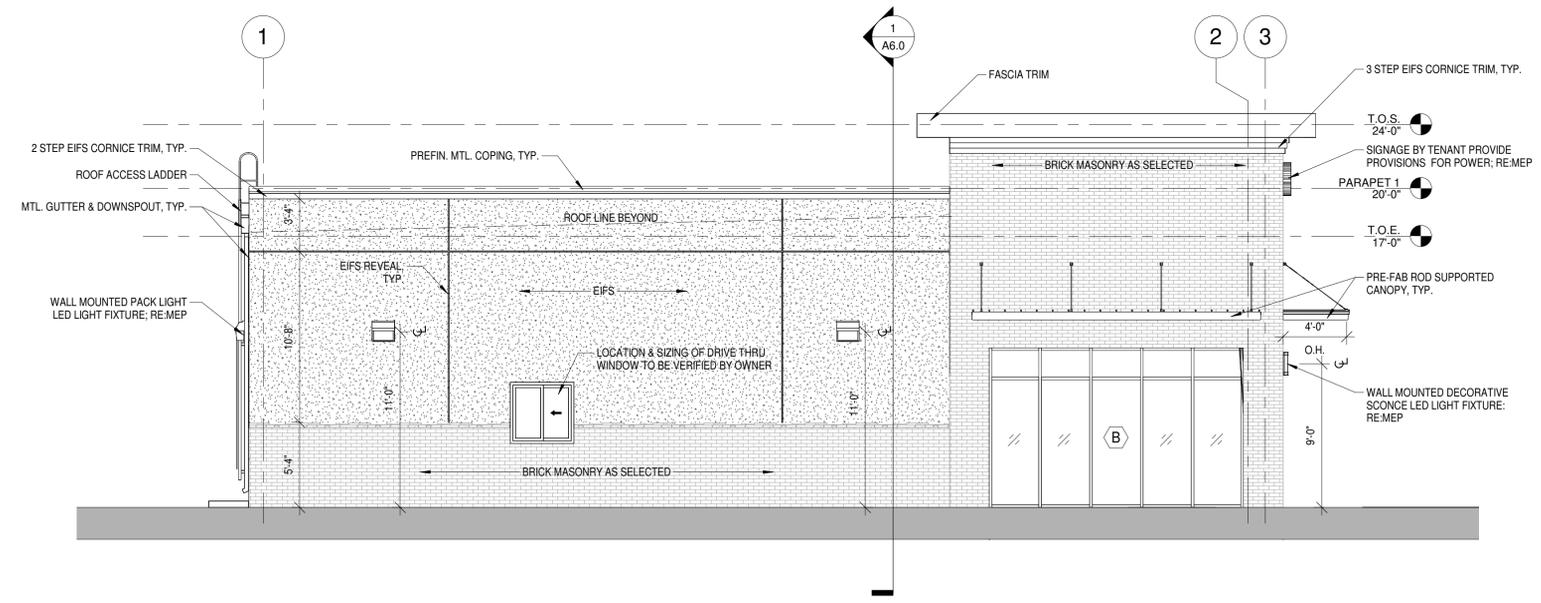
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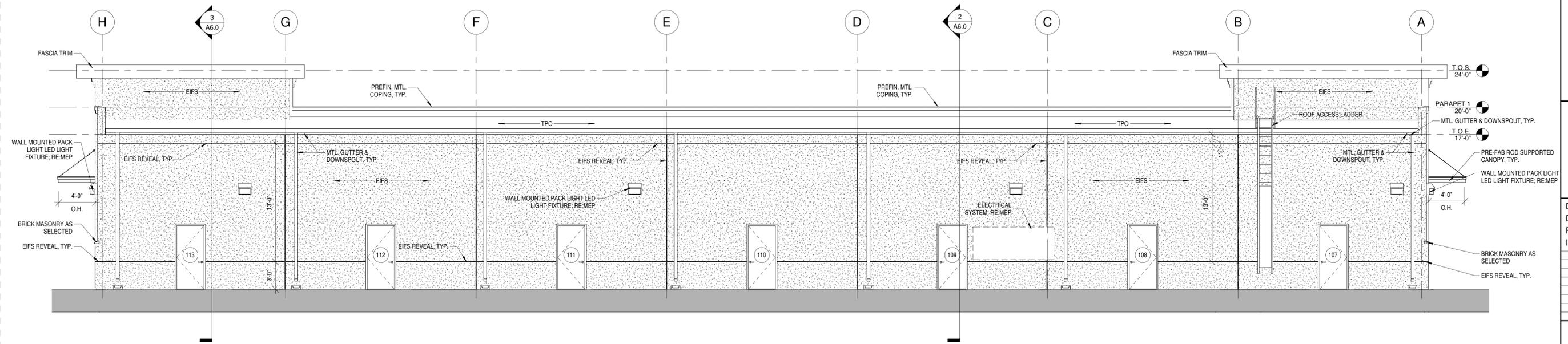
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 Dwn: VRB Chk: SJK
 Project No.: 2529
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EXTERIOR ELEVATIONS

A5.1



2 LEFT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



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

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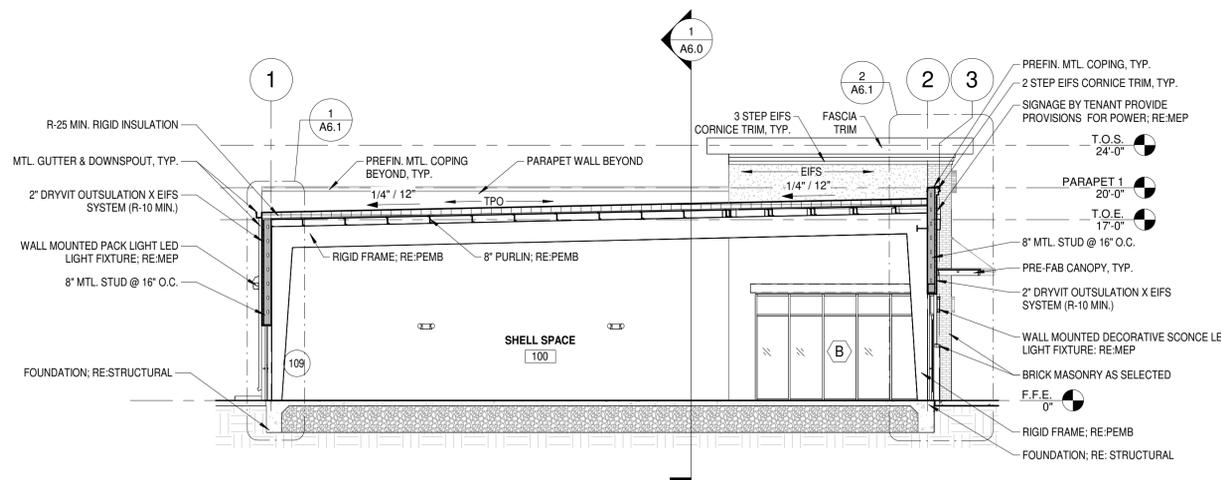
GENERAL NOTES

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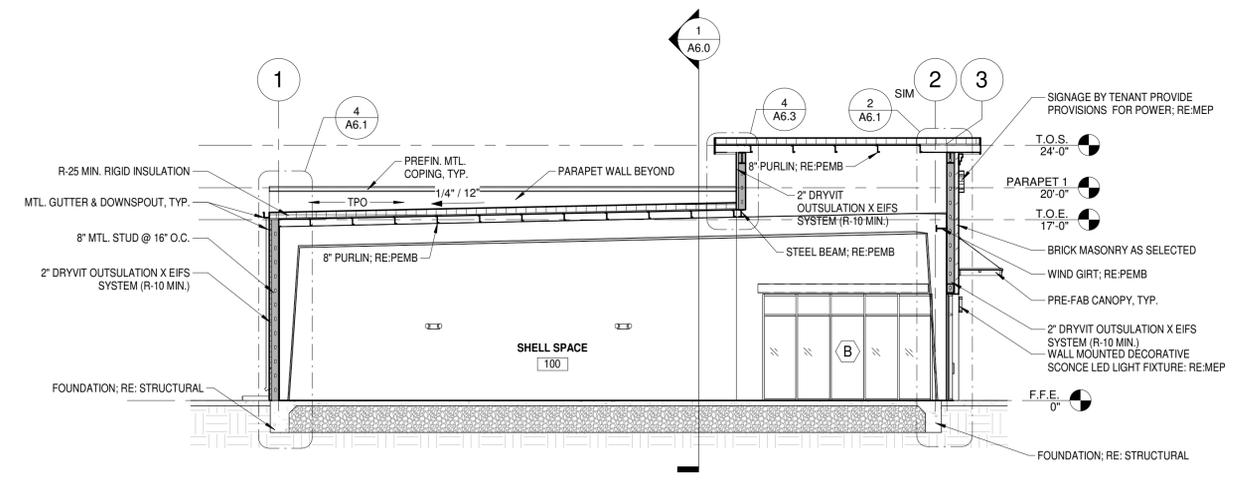
T.O.S. = TOP OF STRUCTURE
T.O.E. = TOP OF EAVE



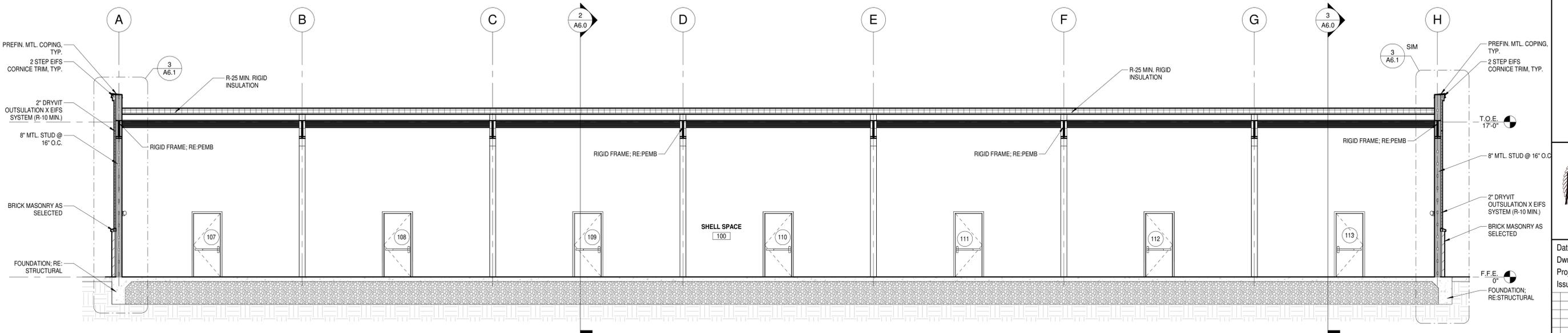
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2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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



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



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BUILDING SECTIONS

A6.0

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GENERAL NOTES

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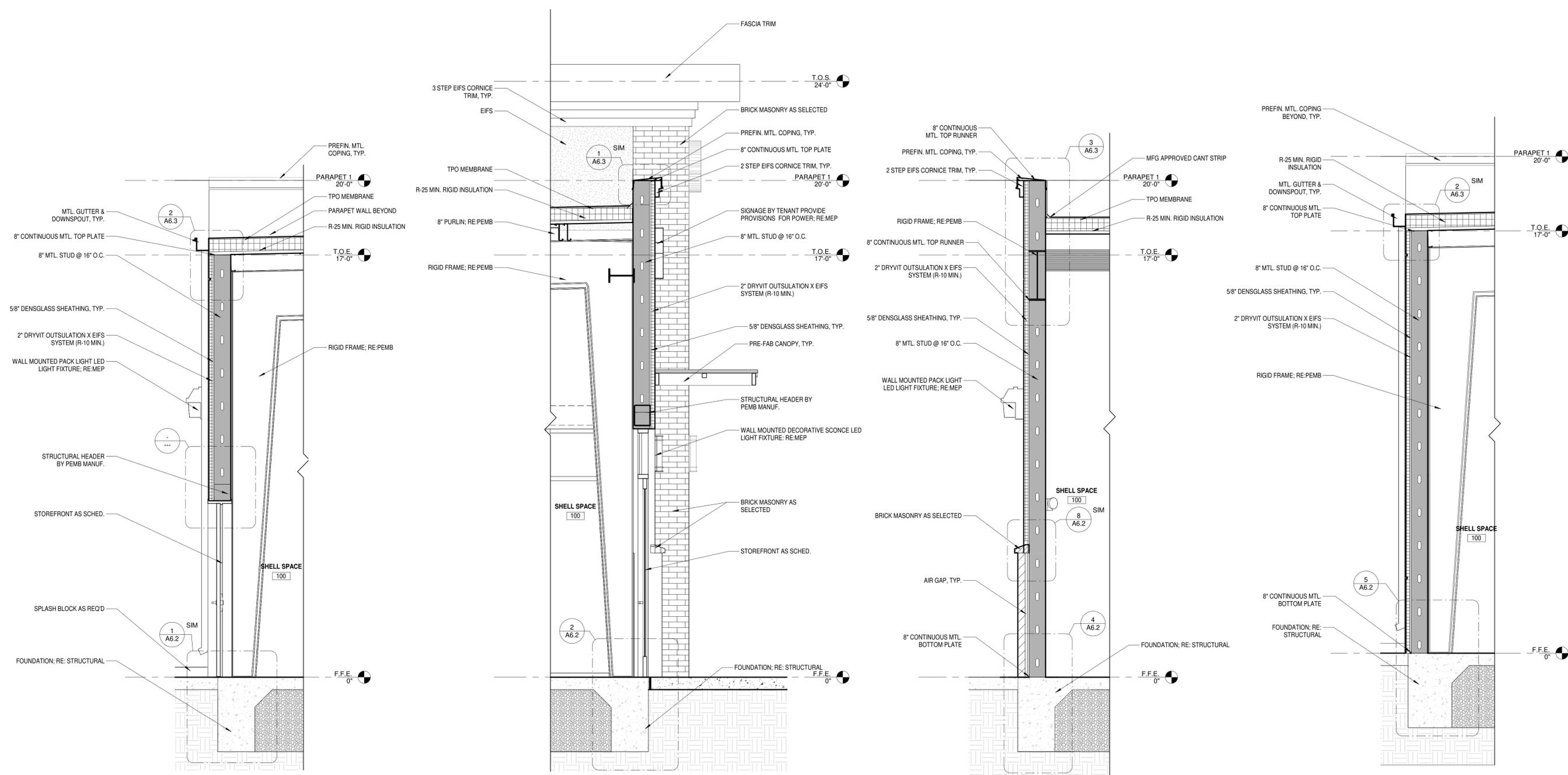
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WALL SECTIONS

A6.1



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"

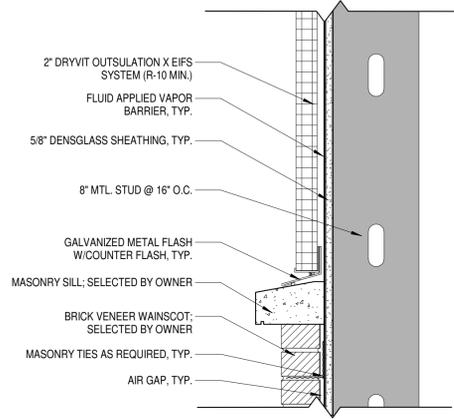
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GENERAL NOTES

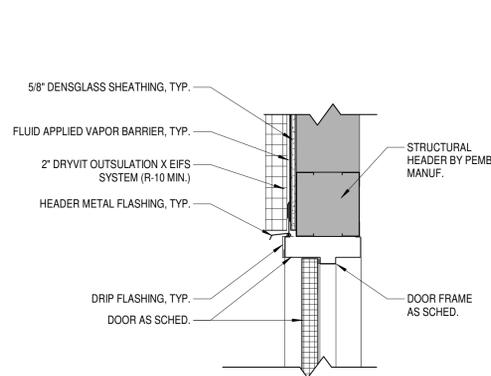
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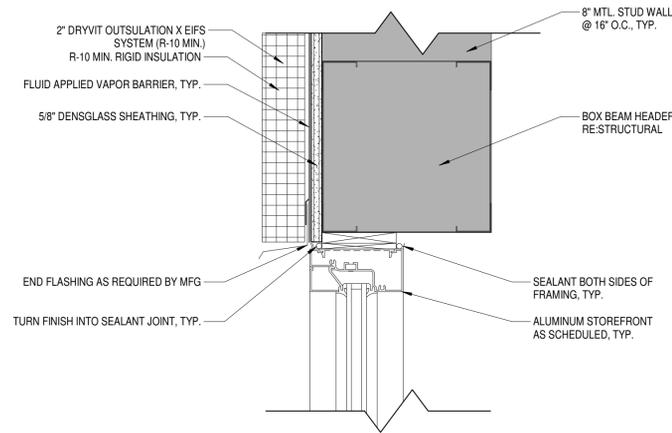
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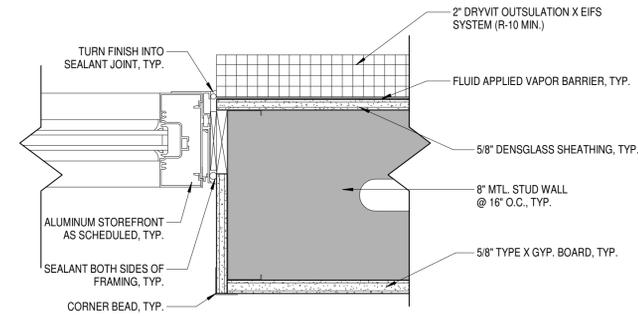
8 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



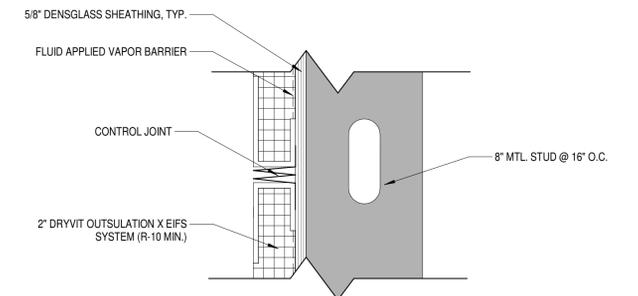
3 EXT. DOOR HEAD DETAIL 1
SCALE: 1 1/2" = 1'-0"



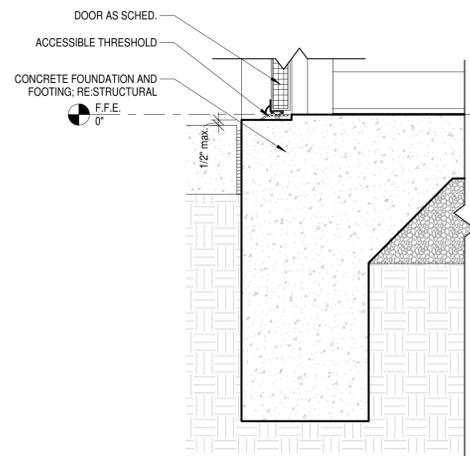
6 STOREFRONT HEAD DETAIL
SCALE: 3" = 1'-0"



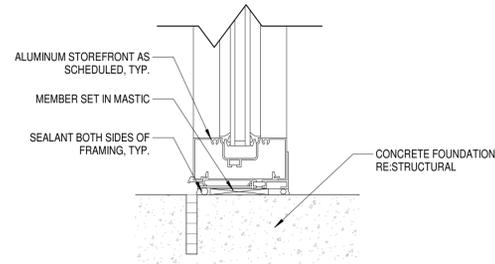
7 STOREFRONT JAMB @ EIFS1
SCALE: 3" = 1'-0"



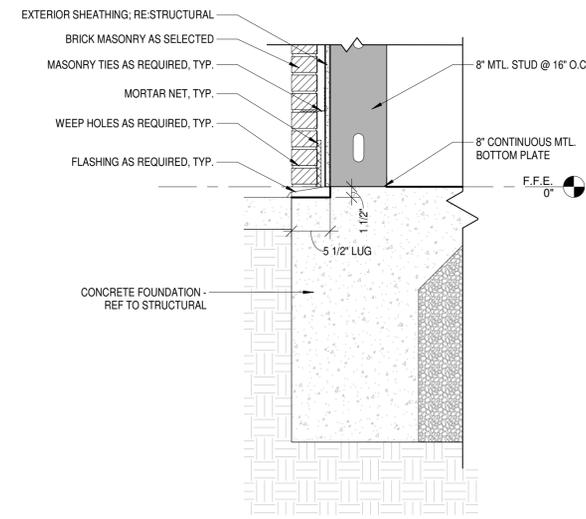
9 EIFS REVEAL DETAIL
SCALE: 3" = 1'-0"



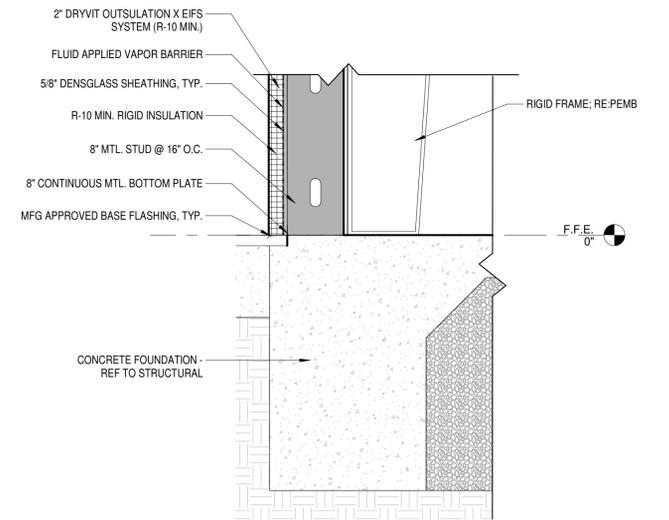
1 EXT. DOOR SILL DETAIL 1
SCALE: 1 1/2" = 1'-0"



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



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



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



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SECTION DETAILS

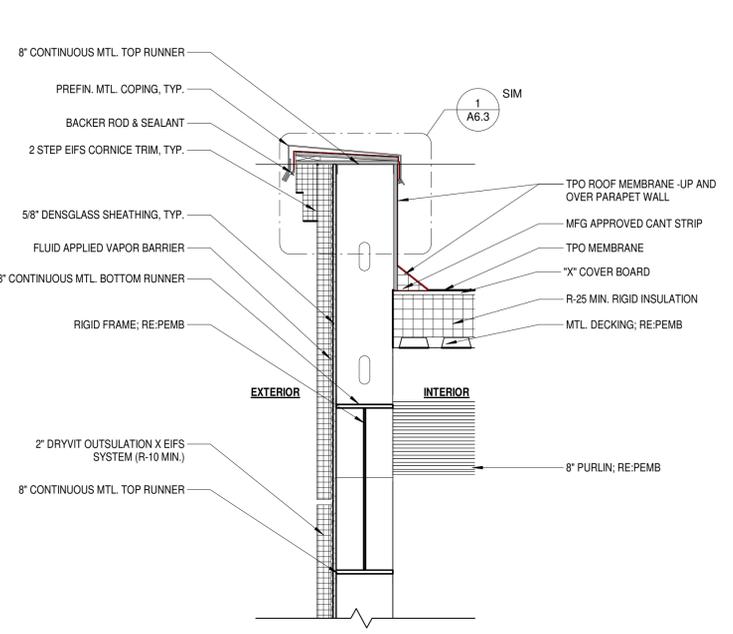
A6.2

GENERAL NOTES

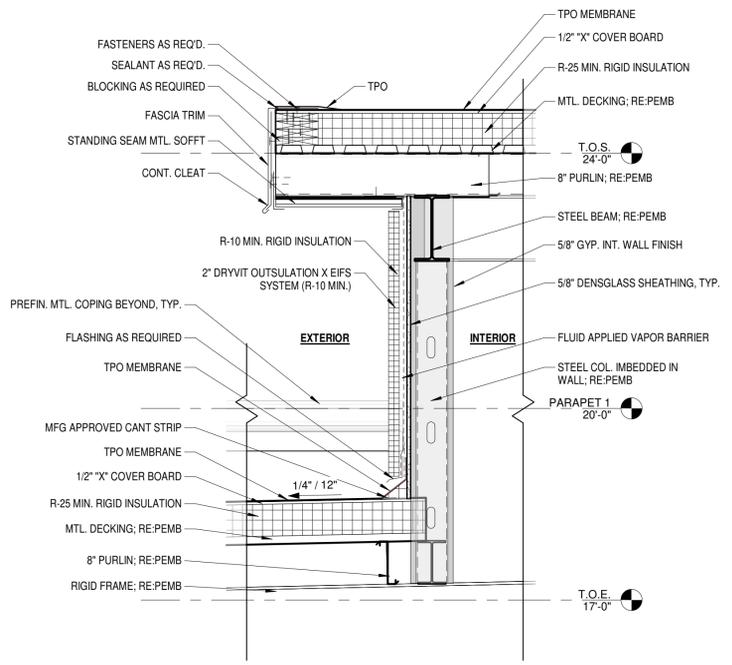
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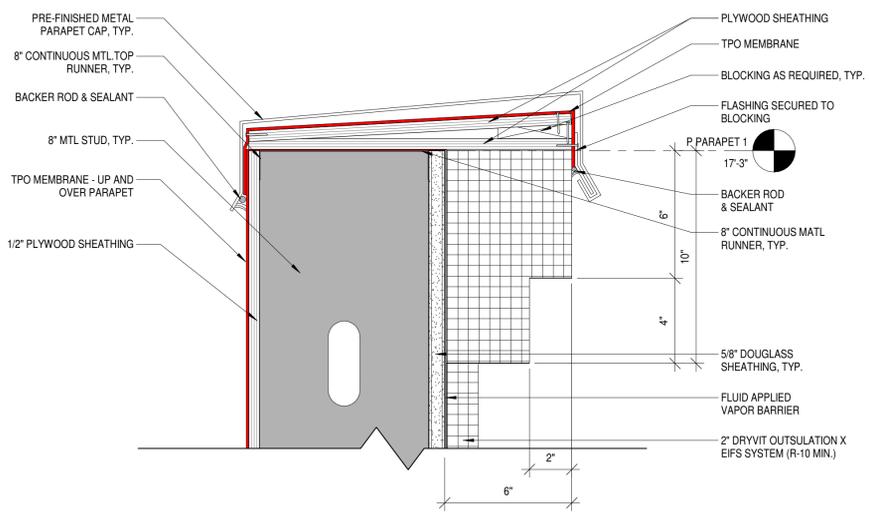
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 LA VERNIA, TEXAS 78121



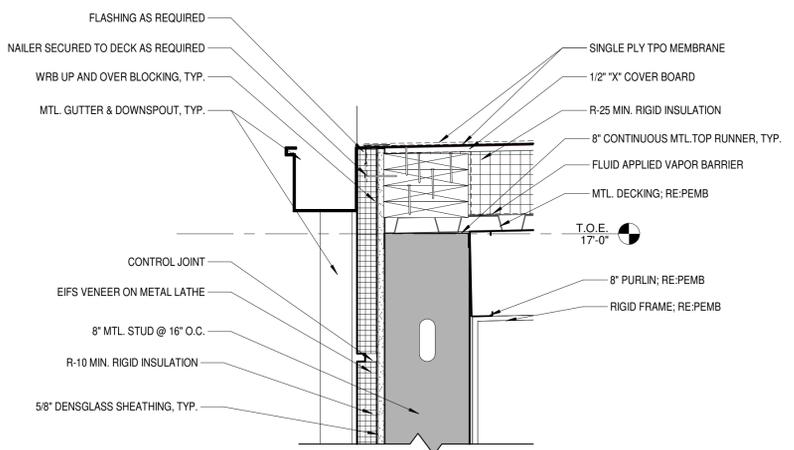
3 PARAPET DETAIL
 SCALE: 1" = 1'-0"



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"



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SECTION DETAILS

A6.3

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| 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 |

| 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

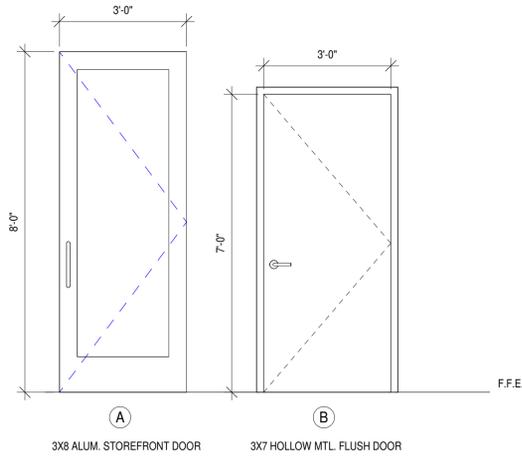
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL EXTERIOR HOLLOW METAL DOORS TO BE GALVANIZED.
- ALL EXTERIOR HOLLOW METAL UNITS TO CONDITIONED SPACES SHALL BE INSULATED.
- CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO ORDERING.
-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

DOOR NOTES

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

WINDOW NOTES

- ALL WINDOW DIMENSIONS SHOWN ON THIS SHEET ARE FRAME SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING AS PER MANUFACTURER'S RECOMMENDATION.
- ALL WINDOWS SHALL BE THOROUGHLY SEALED, CAULKED AND WATERPROOFED.
- 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.



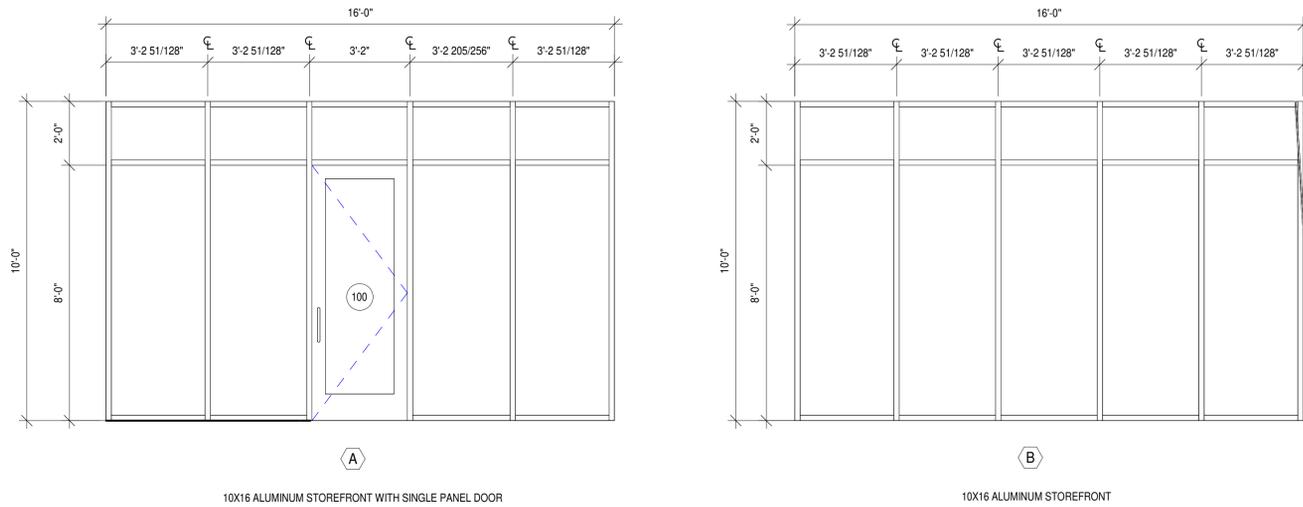
DOOR ELEVATIONS

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.



WINDOW ELEVATIONS

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



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DOOR & WINDOW SCHEDULES

A7.0

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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 tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed 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.

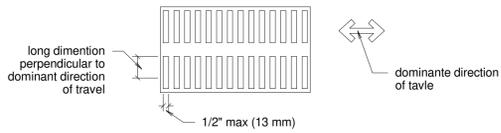


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

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.

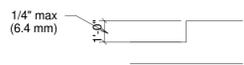


Figure 303.2 Vertical Change in Level

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.

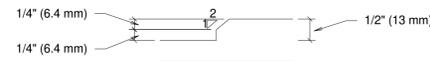


Figure 303.3 Beveled Change in Level

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.

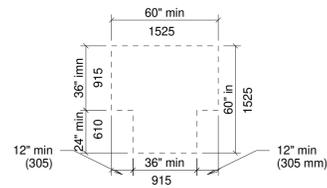


Figure 304.3.2 T-Shaped Turning Space

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.

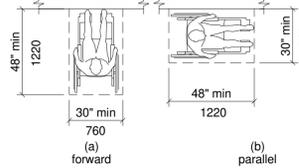


Figure 305.5 Position of Clear Floor or Ground Space

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).

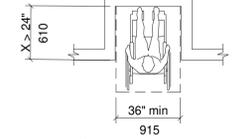


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

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

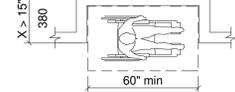


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath a 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.

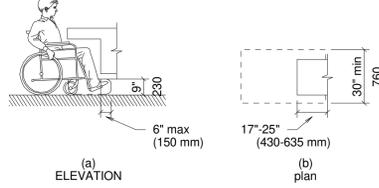


Figure 306.2 Toe Clearance

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

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

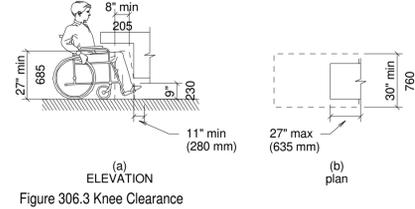


Figure 306.3 Knee Clearance

307 Protruding Objects

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

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

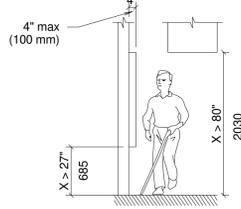


Figure 307.2 Limits of Protruding Objects

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

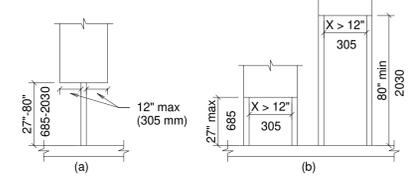


Figure 307.3 Post-Mounted Protruding Objects

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

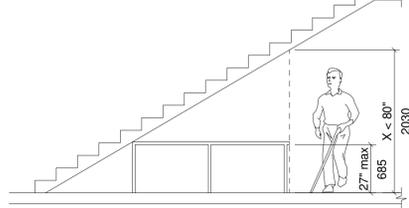


Figure 307.4 Vertical Clearance

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

308 Reach Ranges

| Forward or Side Reach | Children's Reach Ranges | | |
|-----------------------|-------------------------|------------------|-------------------|
| | 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.

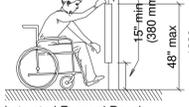


Figure 308.2.1 Unobstructed Forward Reach

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.

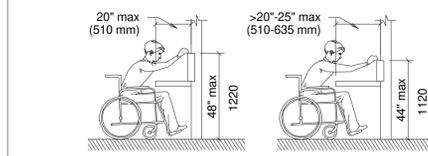


Figure 308.2.2 Obstructed High Forward Reach

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 (1220 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 and the element where the depth of the obstruction is 10 inches (255 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.

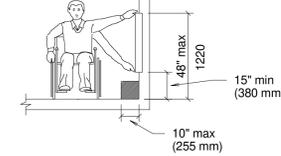


Figure 308.3.1 Unobstructed Side Reach

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 (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

- EXCEPTIONS:
1. The top of 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.

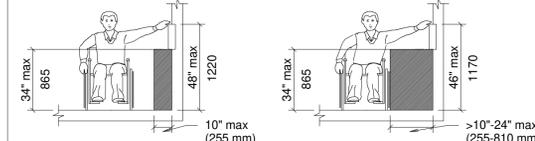


Figure 308.3.2 Obstructed High Side Reach

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

402.1 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 (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long min (915 mm) wide minimum.

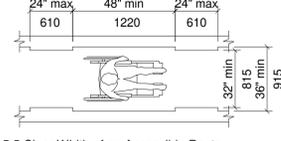


Figure 403.5.5 Clear Width of an Accessible Route

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.

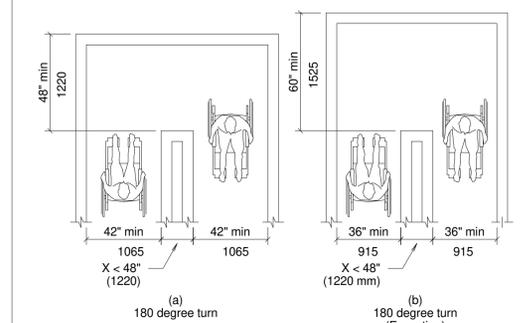


Figure 403.5.2 Clear Width at Turn

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 (1220 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-Learn 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) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening 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 closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

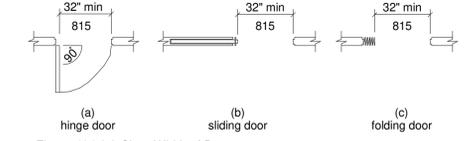


Figure 404.2.3 Clear Width of Doorways

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.

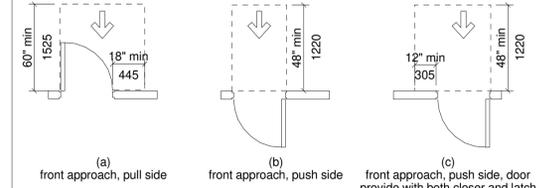
Exception: Entry door to hospital patient rooms shall not be required to provide clearance beyond the latch side of the door.

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

| Approach Direction | Type of Use | Minimum Maneuvering Clearance | |
|--------------------|-------------|-------------------------------|---|
| | | Door and Gate Side | Perpendicular to Doorway (beyond latch side unless noted) |
| From front | Pull | 60 inches (1525 mm) | 18 inches (455 mm) |
| | Push | 48 inches (1220 mm) | 0 inches (0 mm) |
| From hinge side | Pull | 60 inches (1525 mm) | 36 inches (915 mm) |
| | Push | 42 inches (1065 mm) | 22 inches (560 mm) |
| From latch side | Pull | 48 inches (1220 mm) | 24 inches (610 mm) |
| | 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 (150 mm) if closer is provided.



LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
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Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

TAS1

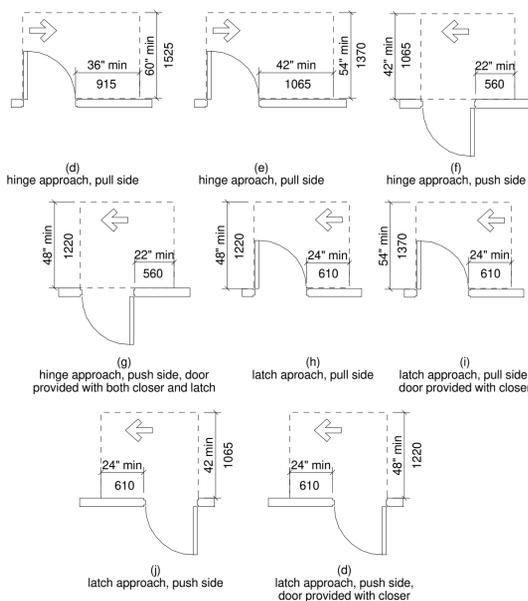


Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gate (continued)

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 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

| Approach Direction | Minimum Maneuvering Clearance | |
|------------------------|-------------------------------|---|
| | 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.

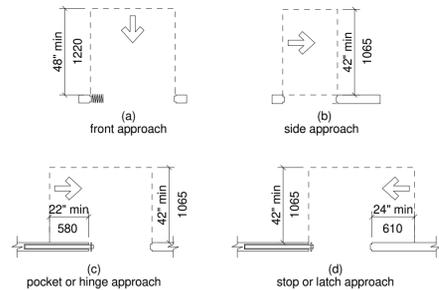


Figure 404.2.4.2 Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors

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.

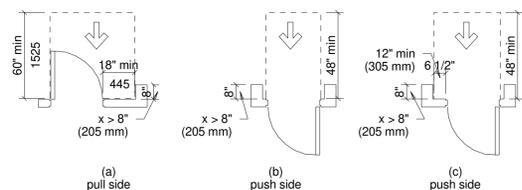


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

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 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 (1220 mm) minimum plus the width of doors or gates swinging into the space.

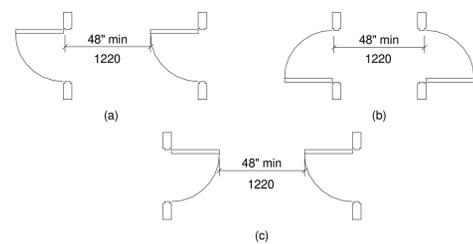


Figure 404.2.6 Doors in Series and Gates in Series

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

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

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

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

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows,

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

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

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

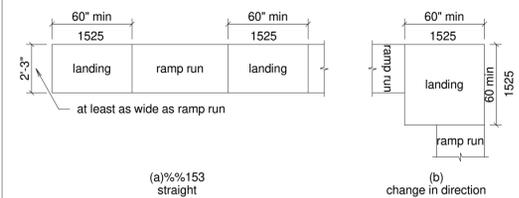


Figure 405.7 Ramp Landings

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 (305 mm) minimum beyond the inside face of a handrail complying with 505.



Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

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

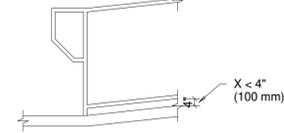


Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.2 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.

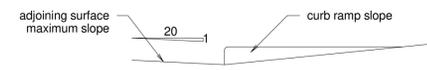


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

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

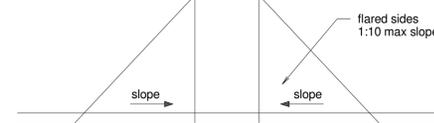


Figure 406.3 Sides of Curb Ramps

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.

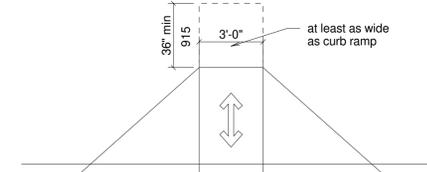


Figure 406.4 Landings at the Top of Curb Ramps

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.

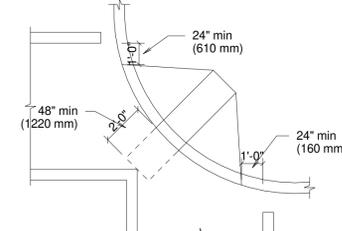


Figure 406.6 Diagonal or Corner Type Curb Ramps

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

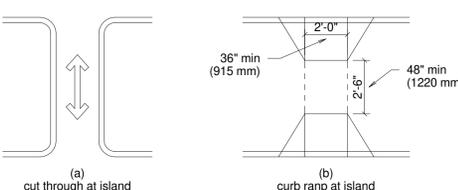


Figure 406.7 Islands in Crossings

407 Elevators

407.2.1 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.

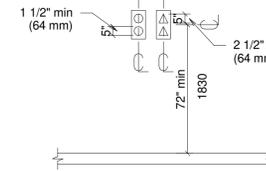


Figure 407.2.2.2 Visible Hall Signals

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 jambs at the main entry level.

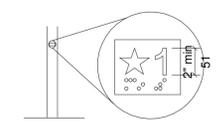


Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

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 (51 mm) high minimum.

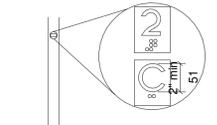


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

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 (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.



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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:

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

EXCEPTIONS:

- For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.
- 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

| Door Location | Minimum Dimensions | | | |
|---------------------|---------------------|--------------------------|---|--|
| | 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% 153 inches (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) |

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

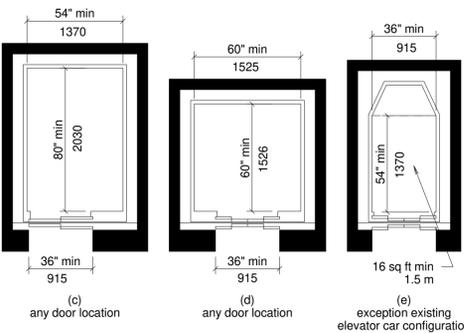
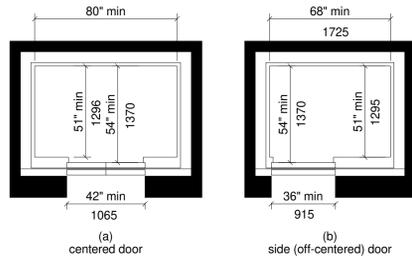


Figure 407.4.1 Elevator Car Dimensions

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. Indicators 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 (2440 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.

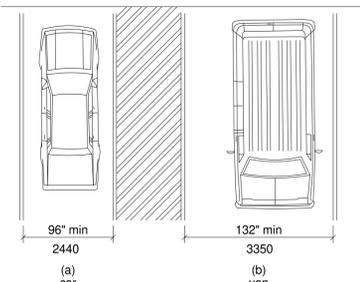


Figure 502.2 Vehicle Parking Spaces

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.

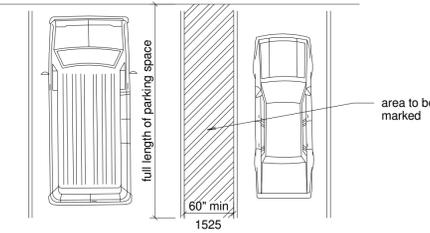


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 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 adjacent 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 project 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.

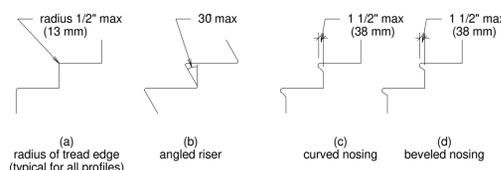


Figure 504.5 Stair Nosings

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.

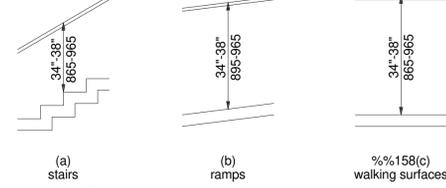


Figure 505.4 Handrail Height

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

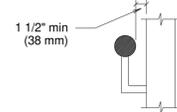


Figure 505.5 Handrail Clearance

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 projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

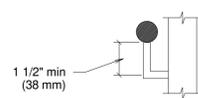


Figure 505.6 Horizontal Projection Below Gripping Surface

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.

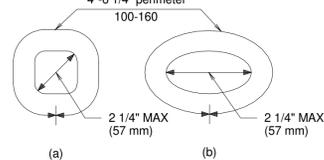


Figure 505.7.2 Handrail Non-Circular cross section

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:

- Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
- 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.
- 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.

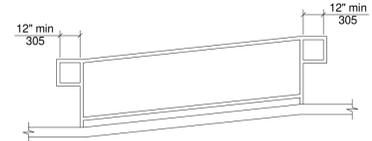


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

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.

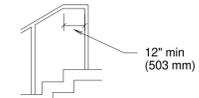


Figure 505.10.2 Top Hand rail Extension at Stairs

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.

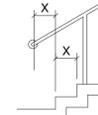


Figure 505.10.3 Bottom Handrail Extension at Stairs

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 is 30 inches (760 mm) maximum above the finish floor or ground and 15 3/4 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.

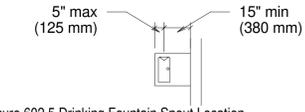


Figure 602.5 Drinking Fountain Spout Location

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:

- 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.
- 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.



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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.

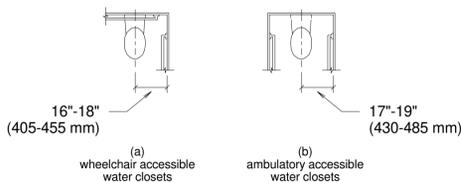


Figure 604.2 Water Closet location

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 (1420 mm) minimum measured perpendicular from the rear wall.

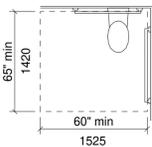


Figure 604.3.1 Size of Clearance at Water Closets

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.

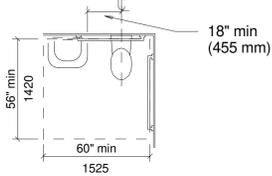


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

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.

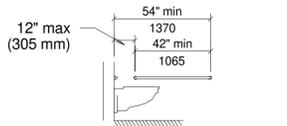


Figure 604.5.1 Side Wall Grab Bar at Water Closets

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 (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

- 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.
- 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.

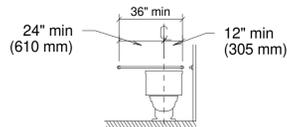


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

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 (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 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.

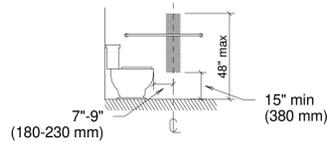


Figure 604.7 Dispenser Outlet Location

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 (1525 mm) 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.

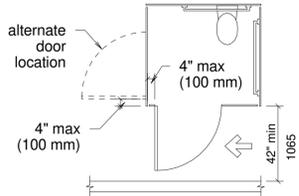


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

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 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. 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.

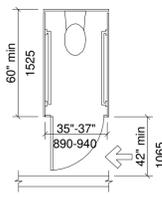


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

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 to 12 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.

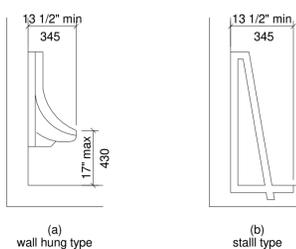


Figure 605.2 Height and Depth of Urinals

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.

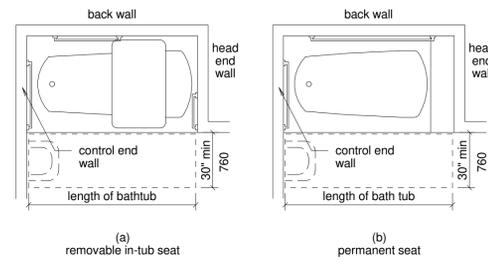


Figure 607.2 Clearance for Bathtubs

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.

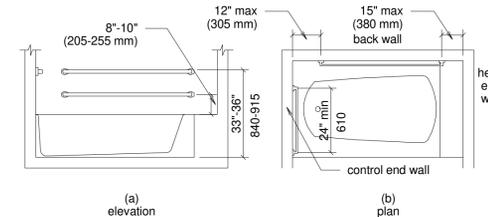


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

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.

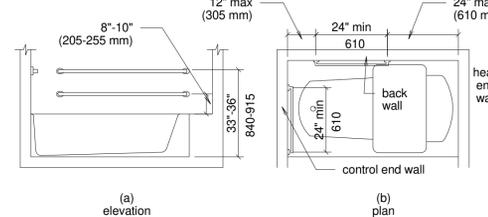


Figure 607.4.1 Grab Bars for Bathtubs with Removable In-Tub Seats

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.

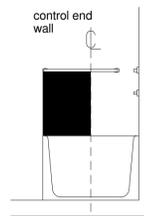


Figure 607.5 Bathtub Control Location

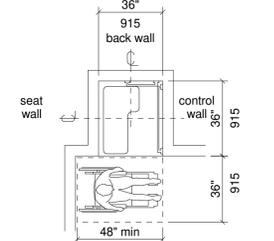
607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height 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.



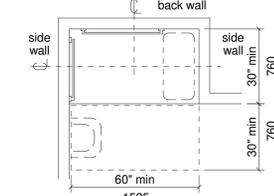
NOTE: Inside finished dimensions measured at the center point of opposing sides

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.

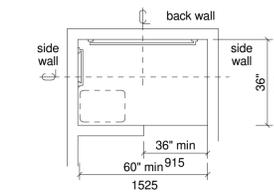
EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.



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:

- 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.
- 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.



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12/17/25
Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

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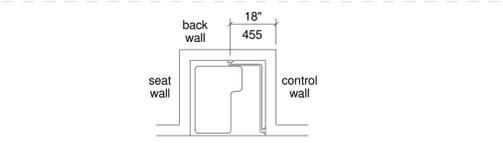


Figure 608.3.1 Grab Bars for Transfer Type Showers

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.

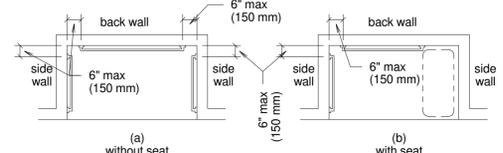


Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

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.

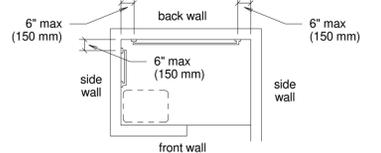


Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

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.

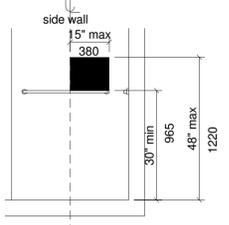


Figure 608.5.1 Transfer Type Shower Compartment Control Location

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.

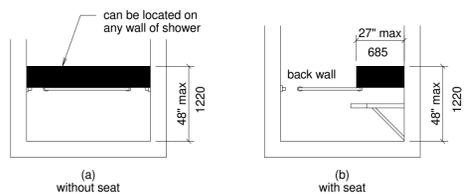


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

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 seat 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.

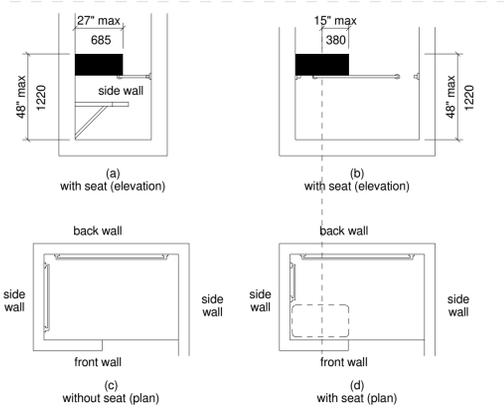


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

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.

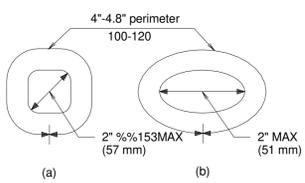


Figure 609.2.2 Grab Bar Non-Circular Cross Section 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting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

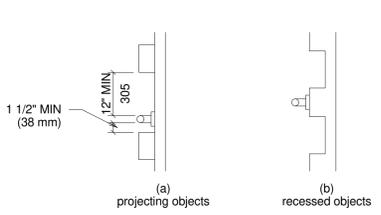


Figure 609.3 Spacing of Grab Bars

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.

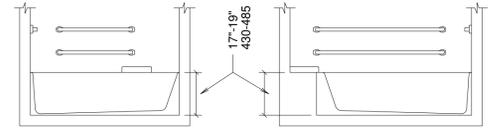


Figure 610.2 Bathtub Seats

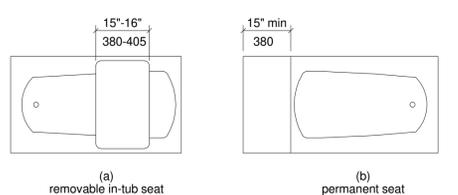


Figure 610.2 Bathtub Seats (continued)

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.

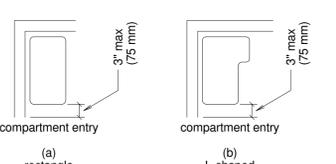


Figure 610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

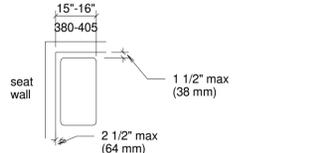


Figure 610.3.2 L-Shaped Shower Seat. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall 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.

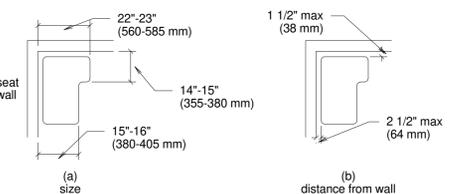


Figure 610.3.2 L-Shaped Shower Seat

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.

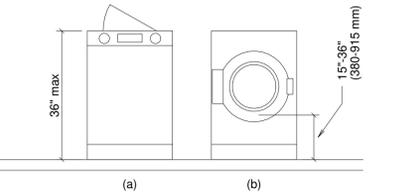


Figure 611.4 Height of Laundry Compartment Opening

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.

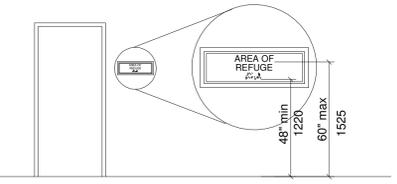


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

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 leaves, 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.

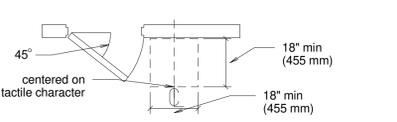


Figure 703.4.2 Location of Tactile Signs at Doors