

PROPOSED SHELL & CORE REMODEL

1100 JACKSON ST.
RICHMOND, TX 77469
TABS2022014174



RICHMOND MEDICAL PLAZA - I, LLC
1100 JACKSON STREET, RICHMOND, TX 77469

VICINITY MAP (NTS)



GENERAL

- G0.00 COVER SHEET
- G0.10 CODE ANALYSIS
- G0.20 GENERAL NOTES CONTD

PLAT SURVEY

- TAS 1 TAS STANDARDS
- TAS 2 TAS STANDARDS
- TAS 3 TAS STANDARDS
- TAS 4 TAS STANDARDS
- TAS 5 TAS STANDARDS

ARCHITECTURAL

- A1.00 EXISTING SITE PLAN
- A1.10 BASEMENT FLOOR PLAN
- A1.11 GROUND FLOOR PLAN
- A1.12 FINISHES FLOOR PLANS
- A1.20 REFLECTED CEILING PLAN
- A2.10 EXTERIOR ELEVATIONS
- A4.30 ENLARGED FLOOR PLAN - RESTROOMS
- A5.10 DETAILS - STUCCO
- A5.11 DETAILS - CERAMIC TILE
- A6.10 DOOR SCHEDULE & WALL PARTITIONS

PLUMBING

- P1.1 SANITARY DRAINAGE PLAN
- P1.2 WATER DISTRIBUTION PLAN
- P2.1 RISER DIAGRAMS
- P3.1 PLUMBING NOTES AND DETAILS

ELECTRICAL

- E1.1 ELECTRICAL PLAN



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1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS IN THIS PROJECT.
2. CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES IN CONNECTION WITH ANY PERMITS, INSPECTIONS, TESTS, ETC., THAT MAY BE REQUIRED FOR THIS PROJECT.
3. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE WORK ON THIS PROJECT.
4. THE OWNER, THE ARCHITECT, THE STATE, OR THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, AND SHALL NOT TRESPASS UPON EXISTING ADJACENT PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
6. ACCESS SHALL BE MAINTAINED AT ALL TIMES TO PROPERTIES ADJOINING THE CONSTRUCTION SITE. ACCESS TO PRIVATE PROPERTIES MAY BE RESTRICTED TEMPORARILY FOR THE INSTALLATION OF A SPECIFIC UTILITY OR CONSTRUCTION ACTIVITY. IN THIS EVENT, THE PROPERTY OWNER SHALL BE CONTACTED BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESTRICTION AND SHALL BE GIVEN THE TIME AND DURATION OF THE RESTRICTION. IN NO EVENT SHALL ACCESS BE DENIED OVERNIGHT OR FOR MORE THAN EIGHT (8) CONSECUTIVE HOURS. IF TEMPORARY ACCESS IS AFFORDED NEAR EXCAVATION, SUCH ACCESS SHALL BE CLEARLY DELINEATED AND ADEQUATE MEASURES TAKEN AS REQUIRED TO INSURE ADEQUATE, SAFE ACCESS.
7. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
8. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE EXAMINED THE PREMISES AND VERIFIED LOCAL REGULATIONS PRIOR TO SUBMITTING THE BID.
9. CONTRACTOR SHALL VERIFY THAT THE PLANS ARE THE VERY LATEST AND HE MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
10. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
11. ALL DIMENSIONS MUST BE VERIFIED WITH EXISTING CONDITIONS AND OR PROPERTY & BUILDING LINES. DO NOT SCALE DRAWING.
12. THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL FURNISH ALL DUMPSTERS REQUIRED FOR REMOVAL OF TRASH AND DEBRIS RESULTING FROM DEMOLITION AND/OR CONSTRUCTION WORK.
14. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
15. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. CONTRACTOR SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, SO THAT THE CONFLICT MAY BE RESOLVED.
17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT WITHIN SIXTY (60) DAYS OF PROJECT START. IF SHOP DRAWINGS ARE NOT RECEIVED WITHIN THE SIXTY (60) DAY PERIOD, THE CONTRACTOR SHALL NOT SUBMIT ANY FURTHER PAY REQUESTS UNTIL SUCH DRAWINGS ARE RECEIVED.
18. THE CONTRACTOR SHALL ATTEND AT LEAST ONE (1) PRE-AWARDING & ONE (1) PRE-CONSTRUCTION MEETINGS PRIOR TO CONSTRUCTION
19. GUARANTEE ALL WORKMANSHIP, MATERIAL AND PERFORMANCE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. (UNLESS OTHERWISE NOTED).

3. THESE DRAWINGS ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT THIS PORTION OF THE WORK. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SITE SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. SCALING THESE DRAWINGS IS NOT PERMITTED. ONLY THE INDICATED DIMENSIONS ON THESE AND SHALL BE USED FOR DETERMINING DIMENSIONS OF INDIVIDUAL ARCHITECTURAL DRAWINGS COMPONENTS. ANY DISCREPANCIES IN THE STATED AND GRAPHICALLY-DEPICTED DIMENSIONS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT AND ENGINEER.
3. DIMENSIONS SHOWN HEREIN MUST BE THOROUGHLY EXAMINED AND VERIFIED BY THE CONTRACTOR. IN SO MUCH AS THEY IMPACT ANY PART OF THE WORK DEPICTED HEREIN, FIELD MEASUREMENTS, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND ENGINEER ANY DISCREPANCIES BETWEEN FIELD-MEASURED AND HEREIN-DEPICTED DATA, PRIOR TO FURTHER PROCEEDING WITH CONSTRUCTION.
4. COORDINATION OF THESE DRAWINGS WITH THE WORK OF OTHER TRADES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INFORMATION DEPICTED HEREIN IS INTENDED TO DEMONSTRATE FINAL THE CONTRACTOR. COORDINATION BETWEEN AFFECTED TRADES.
5. CONTRACTOR MUST VERIFY THAT THE PLANS ARE THE VERY LATEST, AND MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
6. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITIONS, AT THE CONTRACTOR'S EXPENSE.

DATE: 01.12.22
DRAWN BY: LNS/TF
CHECKED BY: SCB
SHEET: G0.10

SPECIFICATIONS STUCCO SYSTEM:

DIVISION 9

GENERAL

- 1.01 QUALITY ASSURANCE
- A. APPLICATOR QUALIFICATIONS:
APPLICATORS SPECIALIZING IN THE INSTALLATION OF EXTERIOR STUCCO SYSTEMS WITH A MINIMUM OF 5 YEARS EXPERIENCE IN WORK SIMILAR TO THAT REQUIRED BY THIS SECTION.
- B. ALLOWABLE TOLERANCES: MAXIMUM DEVIATION FROM TRUE PLANE OF 1/4" IN 8' AS MEASURED BY STRAIGHT EDGE PLACED AT ANY LOCATION ON SURFACE.
- C. JOB MOCK-UP, INCLUDING FINISH COAT SYSTEM
1. 4'x4' SAMPLE PANEL OF SAME MATERIAL ON SAME SUBSTRATES AS FOR PROJECT,
2. SHOW COLOR, TEXTURE, AND WORKMANSHIP OF FINISH WORK.
- D. SINGLE SOURCE RESPONSIBILITY: ALL STUCCO BASE AND FINISH COAT MATERIAL SHALL BE FROM A SINGLE MANUFACTURING SOURCE, FACTORY BLENDED.
- E. TYPICAL WALL PENETRATIONS SHALL HAVE ASTM E-96 WATER PENETRATION TEST.
- 1.02 PROJECT DELIVERY, STORAGE, AND HANDLING
- A. DELIVERY MANUFACTURED MATERIALS IN ORIGINAL UNOPENED PACKAGES OR CONTAINER, WITH MANUFACTURER'S LABELS INTACT AND LEGIBLE.
- B. KEEP MATERIALS DRY, STORED OFF GROUND, UNDER COVER, AND AWAY FROM DAMP SURFACES.
- C. REMOVE WET OR DETERIORATED MATERIALS FROM SITE.
- 1.03 JOB CONDITIONS
- A. ENVIRONMENTAL REQUIREMENTS:
1. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS FORECAST TO BE LESS THAN 40° F WITHIN A 24 HOUR PERIOD FOLLOWING APPLICATIONS.
2. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS ABOVE 100° F
3. PROTECT CEMENT STUCCO FROM UNEVEN AND EXCESSIVE EVAPORATION DURING HOT, DRY WEATHER.

PRODUCTS

- 2.01 MATERIALS
- A. WEATHER RESISTIVE BARRIER: ONE LAYER OF GRADE "D" BUILDING FELT IS REQUIRED OVER ALL NEW SUBSTRATES OF EXTERIOR GRADE SHEATHINGS, TWO LAYERS USE OVER ALL WOOD BASE SUBSTRATES.
- B. EXPANDED POLYSTYRENE: CONFORMING WITH ASTM C-578-87 TYPE I, AS TESTED IN ACCORDANCE WITH ASTM E 84 FIRE TEST. SIZE, SHAPE AND THICKNESS ARE AS INDICATED ON DRAWINGS AND DETAILS.
- C. METAL ACCESSORIES: MANUFACTURER'S STANDARD STEEL PRODUCTS UNLESS OTHERWISE INDICATED AS ZINC ALLOY.
1. EXTERIOR COMPONENTS: HOT DIP GALVANIZED FINISH, MINIMUM OF A 17 GAUGE SELF-FURRED STUCCO NETTING.
2. CASING BEADS: GENERAL-PURPOSE TYPE WITH EXPANDED OR PERFORATED FLANGES.
3. CORNERITE: MANUFACTURER'S STANDARD PRE-FORMED INTERIOR CORNER REINFORCEMENT MADE FROM 2.5 LBS. SQUARE YARD OF DIAMOND MESH LATH.
4. EDGED CORNER BEADS: EXPANDED OR FLANGED TO SUITE APPLICATION.
5. NO. 10x BULL NOSE CORNER BEAD: FOR ROUNDED CORNER REINFORCEMENT.
6. CONTROL JOINTS: NO. XJ15-3 CONTROL JOINT WITH 1/4" SKIT, AND 1" GROUNDS, OR EQUAL. CONTROL JOINTS MUST BE WIRE TIED TO THE LATH AND NOT NAILED OR SCREWED TO SUBSTRATE.
7. EXPANSION JOINTS: NO. 40 ADJUSTABLE EXPANSION JOINT, FREE FLOATING WITH ADJUSTMENTS FROM 1/4" TO 5/8".
8. FASTENERS: (CMU APPLICATIONS) GALVANIZED STEEL OF FURRING TYPE AND LENGTH SUITABLE FOR AT LEAST 1/2" PENETRATION OF THE BRICK OR BLOCK SUBSTRATE.
9. FASTENERS: (STEEL OR WOOD STUDS APPLICATIONS) FURRING NAILS AND OR SCREWS, GALVANIZED STEEL OR TYPE AND LENGTH SUITABLE FOR AT LEAST A 1/4" PENETRATION OF THE STUD SYSTEM.
10. EXPANDED METAL LATH: 3.4 LB FOR USE AROUND ALL WINDOWS, DOORWAYS, SOFFITS, FASCIA, OPENINGS AND PARAPETS.
- D. FIBER-REINFORCED PORTLAND CEMENT STUCCO BASE MANUFACTURER'S STANDARD PRE-MIXED STUCCO BASECOATS CONSISTING OF PORTLAND CEMENT AND ALKALI-RESISTENT FIBERGLASS AND ACRYLIC FIBERS AND PROPRIETARY INGREDIENTS, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
1. JOBSITE ADDED SAND MUST BE REQUIRED BY ASTM C-897
2. INDEPENDENT THIRD PARTY SAND TESTING MAY BE REQUIRED AT THE ARCHITECT/OWNER'S REQUEST.
3. SAND MUST BE PLACED ON A PROTECTIVE SURFACE AND COVERED WHEN NOT IN USE.
- E. LEVELING COAT: POLYMER-BASED, FACTORY-BLENDED OF CEMENT AND PROPRIETARY INGREDIENTS.
- F. PRIMER: 100% ACRYLIC BASED COATING TO PREPARE SURFACES FOR FINISH COAT.
- G. FINISH COAT: FACTORY BLENDED, 100% ACRYLIC POLYMER-BASED ELASTOMERIC FINISH, INTEGRALLY COLORED. FINISH TYPE, TEXTURE AND COLOR AS SELECTED BY ARCHITECT/OWNER.
- H. SAND: MOIST, LOOSE, AND COMPLYING WITH ALL REQUIREMENTS OF ASTM C-897.
- L. WATER: COOL, CLEAN, POTABLE AND FREE OF FOREIGN MATTER.
- 2.02 MIXES
- A. GENERAL:
1. ACCURATELY PROPORTION MATERIALS FOR EACH STUCCO BATCH WITH MEASURING DEVICES OF KNOWN VOLUME.
2. SIZE BATCHES FOR COMPLETE USE WITHIN MAXIMUM OF ONE HOUR AFTER MIXING.
3. RE-TEMPER STUCCO STIFFENED FROM EVAPORATION, BUT DO NOT USE OR RE-TEMPER PARTIALLY HYDRATED CEMENT STUCCO.
4. DO NOT USE FROZEN, CRACKED OR LUMPY MATERIALS, AND REMOVE SUCH MATERIALS FROM JOBSITE IMMEDIATELY.
5. MIX FACTORY PREPARED CEMENT STUCCO IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. WITHOLD 10% OF MIXING WATER UNTIL MIXING IS NEARLY COMPLETE, THEN ADD AS NEEDED TO PRODUCE DESIRED WORKING CONSISTENCY.
- B. MECHANICAL MIXING:
1. CLEAN MIXER OF SET OR HARDENED MATERIALS BEFORE LOADING NEW BATCH.
2. MAINTAIN MIXER IN CONTINUOUS OPERATION WHILE ADDING MATERIALS.
3. CONFORM TO MIXING SEQUENCE, CYCLE OF OPERATIONS, AND TIME RECOMMENDED BY THE MANUFACTURER OF THE BASECOAT MIX MATERIALS.
- C. HAND MIXING:
1. DO NOT HAND MIX STUCCO BASECOAT SYSTEM MATERIALS UNLESS AUTHORIZED BY ARCHITECT/ENGINEER.
2. USE WATERPROOF MIXING BOXES AND WATER BARRELS WHEN MIXING WITHIN BUILDING.
3. ADD AMOUNT OF WATER TO THE ACRYLIC FINISH COATS NEEDED TO ACHIEVE WORKABILITY. TO AVOID COLOR VARIATIONS, ADD AMOUNT OF WATER TO EACH PAIL OF FINISH. NO OTHER ADMIXTURE ARE ALLOWED.

EXECUTION

- 3.01 INSPECTION
- A. VERIFY THAT SURFACES RECEIVING PLASTER ARE FREE OF DUST, LOOSE PARTICLES, OIL AND OTHER DELETERIOUS MATERIALS WHICH WOULD AFFECT BOND OR PROPER HYDRATION OF CEMENT STUCCO.
- B. VERIFY THAT LATH IS TIGHT, PROPERLY SECURED AND OVELAPPED, AND THAT ALL ACCESSORIES ARE PROPERLY SET AND SECURED.
- C. ISOLATION: WHERE LATHING AND METAL SUPPORT SYSTEM ABUTS BUILDING STRUCTURE HORIZONTALLY, AND WHERE PARTITION WALL WORK ABUTS THE OVERHEAD STRUCTURE, ISOLATE WORK FROM STRUCTURE MOVEMENTS. INSTALL EXPANSION JOINTS TO ABSORB DEFLECTIONS BUT MAINTAIN LATERAL SUPPORT. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS SEPARATELY AND DO NOT BRIDGE JOINTS WITH FURRING OR LATHING.
- D. EXAMINE SUBSTRATES, GROUNDS AND ACCESSORIES TO INSURE THAT FINISHED STUCCO WORK WILL BE TRUE TO LINE, PLANE, LEVEL AND PLUMB.
- E. VERIFY THAT MASONRY AND CONCRETE SURFACES TO RECIEVE DERECT BOND APPLICATIONS OF STUCCO BASECOATS ARE ROUGH, FREE FROM RELEASE AGENTS OR OTHERWISE PROPERLY PREPARED TO PROVIDE BOND WITH BASE COAT SYSTEM.
- F. NOTIFY ARCHITECT/ENGINEER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO PROPER AND SUCCESSFULL INSTALLATION OF STUCCO SYSTEM. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO THE SATISFACTION OF ARCHITECT/ENGINEER AND INSTALLER.
- 3.02 APPLICATION
- A. GENERAL
1. APPLY STUCCO BASE COAT SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. INTERRUPT OR DELAY STUCCO APPLICATION ONLY AT JUNCTIONS OF STUCCO PLANES, AT OPENINGS, OR AT CONTROL JOINTS.
3. 3/4" HARD COAT (3-STEP), SMOOTH-TEXTURE STUCCO WITH ELASTOMERIC FINISH.
4. INSTALL OVER GALVANIZED METAL LATH, OVER "TYVEK STUCCO WRAP" MOISTURE BARRIER, OVER 1/2" CDX PLYWOOD, OR OSB SHEATHING.
5. ALL FASTENERS SHALL BE GALVANIZED.
6. ALL MATERIAL SHALL BE INSTALLED AND DETAILED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL SILICONE SEALANT IN ALL STUCCO WORK, AROUND ALL OPENINGS, TRIM, ETC. ALL SEALANTS SHALL BE APPROVED BY STUCCO MANUFACTURER & ARCHITECT/ENGINEER.
- B. SCRATCH COAT:
1. APPLY SCRATCH COAT TO A MINIMUM THICKNESS OF 3/8", USING SUFFICIENT TROWEL PRESSURE TO KEY STUCCO INTO LATH OR TO CREATE BOND TO SUBSTRATE AS APPLICABLE.
2. PRIOR TO INITIAL SET, SCRATCH HORIZONTALLY TO PROVIDE KEY FOR BOND OF BROWN COAT.
- C. BROWN COAT:
1. APPLY BROWN COAT TO AMINNUM THICKNES OF 3/8", USING TROWEL PRESSURE TO KEY STUCCO INTO SCRATCH COAT.
2. ROD SURFACE TO TRUE PLANE.
3. TROWEL TO SMOOTH AND UNIFORM SURFACE TO RECEIVE ACRYLIC POLYMER FINISH COAT SYSTEM.
4. TOOL BROWN COAT TO PROVIDE A V-JOINT AT INTERSECTION OF STUCCO WITH FRAMES OR OTHER ITEMS OF METAL, WOOD, OR PLASTIC THAT ACT AS STUCCO GROUNDS.
- D. LEVELING COAT:
1. USING A STAINLESS STEEL TROWEL, APPLY BASE COAT AND ADHESIVE OVER THE BROWN COAT AT A THICKNESS OF 3/32 IN. AND TROWEL SMOOTH.
- E. FINISH COAT:
1. APPLY PRIMER BY BRUSH, ROLLER, OR SPRAY, ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND IN ORDER TO ACHIEVE SUFFICIENT COVERAGE AS REQUIRED. PROTECT ALL OTHER SURFACES.
2. APPLY EXTERIOR WALL FINISH COAT TO THICKNESS RECOMMENDED BY MANUFACTURER AND IN ORDER TO ACHIEVE TEXTURE INDICATED, USING SUFFICIENT TROWEL PRESSURE OR SPRAY VELOCITY TO BOND FINISH COAT TO BASE COAT.
3. APPLY EXTERIOR WALL FINISH IN NUMBER OF COATS AND CONSISTENCY REQUIRED TO ACHIEVE SPECIFIED TEXTURE.
- F. STUCCO CONTROL JOINTS:
1. JOINT SPACING SHOULD NOT BE GREATER THAN 18 FT.
2. NO PANEL SHOULD EXCEED 144 SF ON VERTICAL APPLICATIONS.
3. NO PANEL SHOULD EXCEED 100 SF OVER CURVED OR ANGULAR SECTIONS.
4. NO LENGTH TO WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL.
- 3.03 CURING
- A. MOIST-CURE SCRATCH COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926 AND/OR BUILDING CODES FOLLOWING INITIAL APPLICATION (UNLESS BROWN COAT IS APPLIED AFTER THE SCRATCH COAT HAS ACHIEVED SUFFICIENT RIGIDITY TO SUPPORT THE BROWN COAT.)
- B. MOIST CURE BROWN COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926.
- C. ALLOW BROWN COAT TO DRY THOROUGHLY TO A H OF 9.5 OF LOWER BEFORE APPLYING ACRYLIC PRIMERS OR FINISH COATS IF THE OPTIONAL LEVELING COAT AND REINFORCING COAT IS NOT APPLIED.
- D. IF OPTIONAL LEVELING COAT OR LEVELING REINFORCING COAT IS APPLIED, ALLOW TO CURE FOR 24 HOURS BEFORE APPLICATION OF PRIMER AND FINISH. (NOTE: CEMENTITIOUS FINISHES ARE NOT RECOMMENDED TO BE USED OVER THE OPTIONAL LEVELING COAT OR LEVELING AND REINFORCING COAT.
- E. AIR CURE ACRYLIC BASE FINISH COATS ONLY, DO NOT WET CURE.
- 3.04 ADJUST AND CLEAN
- A. PATCHING:
1. UPON COMPLETION, POINT UP EXTERIOR WALL FINISH COAT AROUND TRIM AND OTHER LOCATIONS WHERE FINISH COAT TERMINATES OR MEETS DISSIMILAR MATERIALS.
2. CUT OUT AND REPLACE DEFECTIVE OR DAMAGED EXTERIOR WALL FINISH COAT.
3. MAINTENANCE KIT: SHALL INCLUDE ENOUGH MATERIALS TO REPAIR 100 SQUARE FEET; CONTAINERS OF LIQUIDS SHALL REMAIN UN-OPENED, ALL MATERIALS SHALL BE STORED PROPERLY.

REVISIONS				ISSUE HISTORY			
REVISION DESCRIPTION			REV#/ Δ	ISSUED FOR		DATE	
				03.01.22	CLIENT REVIEW	03.31.22	
					PERMIT		
					BIDDING		
					CONSTRUCTION		

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05.11.22

RICHMOND MEDICAL PLAZA - I, LLC
PROPOSED SHELL & CORE REMODEL
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GENERAL NOTES
CONTD

21140.00

DATE: 01.12.22

DRAWN BY: LNS/TF

CHECKED BY: SCB

SHEET: G0.20

<div>302 FLOOR OR GROUND SURFACES</div> <div>302.1 GENERAL</div> <div>FLOOR & GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH 302.</div> <div>EXCEPTION:</div> <div>WITHIN ANIMAL CONTAINMENT AREAS OR AREAS OF SPORT ACTIVITY.</div> <div>302.2 CARPET (REF. DETAIL 302.2)</div> <div>IF CARPET OR CARPET-TILE IS USED ON A GROUND OR FLOOR SURFACE, THEN IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD, AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGE OR CARPET FLOOR SURFACES AND HAVE TRIM ALONG THE EXPOSED EDGES.</div> <div>302.3 CARPET (REF. DETAIL 302.3)</div> <div>OPENINGS IN FLOOR SURFACES SHALL NOT EXCEED 1/2" DIA. EXCEPT AS ALLOWED IN 401.4, 407.4.3, 409.4.3, 810.5.3 & 810.10. THE LONG DIMENSION OF THE ELEGATED OPENINGS SHALL BE PERPENDICULAR TO NOMINANT DIRECTION OF TRAVEL.</div> <div> <div> </div> <div> </div> </div> <div> <div>DETAIL 302.2</div> <div>DETAIL 302.3</div> </div>	<div> </div> <div> </div> <div> <div>DETAIL 305.3</div> <div>DETAIL 305.5</div> </div> <div> </div> <div> </div> <div> <div>DETAIL 305.7.1</div> <div>DETAIL 305.7.2</div> </div>	<div> </div> <div>DETAIL 307.4</div> <div>308 REACH RANGES</div> <div>308.1 GENERAL</div> <div>REACH RANGES SHALL COMPLY WITH 308.</div> <div> <table border="1"> <thead> <tr> <th colspan="4">CHILDREN'S REACH RANGES</th> </tr> <tr> <th>FORWARD OR SIDE REACH</th> <th>AGES 3 AND 4</th> <th>AGES 5 THROUGH 8</th> <th>AGES 9 THROUGH 12</th> </tr> </thead> <tbody> <tr> <td>HIGH (MAXIMUM)</td> <td>36 IN</td> <td>40 IN</td> <td>44 IN</td> </tr> <tr> <td>LOW (MINIMUM)</td> <td>20 IN</td> <td>18 IN</td> <td>16 IN</td> </tr> </tbody> </table> </div> <div>308.2 FORWARD REACH</div> <div>308.2.1 UNOBSTRUCTED</div> <div>HIGH FORWARD REACH SHALL BE 48" MAX. AND LOW FORWARD REACH SHALL BE 15" MIN. A.F.F. OR GROUND.</div> <div>308.2.2 OBSTRUCTED HIGH REACH</div> <div>A. HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX.</div> <div>B. WHERE THE REACH DEPTH EXCEEDS 20" MAX., HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.</div> <div>308.3 SIDE REACH</div> <div>308.3.1 UNOBSTRUCTED</div> <div>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" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. A.F.F. OR GROUND.</div> <div>EXCEPTION:</div> <div>1. IF THE DEPTH OF THE OBSTRUCTION IS 10" MAX., AND OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT.</div> <div>2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54" MAX. MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.</div> <div>308.3.2 OBSTRUCTED HIGH REACH</div> <div>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" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. IF THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.</div> <div>EXCEPTION:</div> <div>TOP OF WASHING AND CLOTHES DRYING MACHINES SHALL BE PERMITTED AT 36" MAX. A.F.F.</div> <div> </div> <div> <div>DETAIL 308.2.1</div> <div>DETAIL 308.2.2</div> </div>	CHILDREN'S REACH RANGES				FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 9 THROUGH 12	HIGH (MAXIMUM)	36 IN	40 IN	44 IN	LOW (MINIMUM)	20 IN	18 IN	16 IN	<div>EXCEPTION</div> <div>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 WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.</div> <div>403.2 FLOOR OR GROUND SURFACE</div> <div>FLOOR OR GROUND SURFACES SHALL COMPLY WITH 302.</div> <div>403.3 SLOPE</div> <div>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.</div> <div>403.4 CHANGES IN LEVEL</div> <div>CHANGES IN LEVEL SHALL COMPLY WITH 303.</div> <div>403.5 CLEARANCES</div> <div>WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH 403.5.</div> <div>EXCEPTION</div> <div>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.</div> <div>403.5.1 CLEAR WIDTH</div> <div>EXCEPT AS PROVIDED IN 403.5.2 AND 403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (915 MM) MINIMUM.</div> <div>EXCEPTION</div> <div>THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (815 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1220 MM) LONG MINIMUM AND 36 INCHES (915 MM) WIDE MINIMUM.</div> <div>403.5.2 CLEAR WIDTH AT TURN</div> <div>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.</div> <div>EXCEPTION</div> <div>WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1525 MM) MINIMUM COMPLIANCE WITH 403.5.2 SHALL NOT BE REQUIRED.</div> <div>403.5.3 PASSING SPACES</div> <div>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.</div> <div>403.6 HANDRAILS</div> <div>WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 THEY SHALL COMPLY WITH 505.</div> <div> </div> <div> <div>DETAIL 403.5.1</div> <div>DETAIL 403.5.2</div> </div>	<div> <div>ISSUE HISTORY</div> <div> <div>DATE</div> <div>03.01.22</div> </div> <div> <div>ISSUED FOR</div> <div>CLIENT REVIEW</div> </div> <div> <div>DATE</div> <div>03.31.22</div> </div> <div> <div>ISSUED FOR</div> <div>PERMIT</div> </div> <div> <div>DATE</div> <div>03.31.22</div> </div> <div> <div>ISSUED FOR</div> <div>BIDDING</div> </div> <div> <div>DATE</div> <div>03.31.22</div> </div> <div> <div>ISSUED FOR</div> <div>CONSTRUCTION</div> </div> </div> <div> <div>REVISIONS</div> <div> <div>REVISION DESCRIPTION</div> <div>REV#</div> <div>DATE</div> </div> </div>
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TEXAS ACCESSIBILITY STANDARDS : ELIMINATION OF ARCHITECTURAL BARRIERS. TEXAS GOVERNMENT CODE, CHAPTER 469. ADMINISTERED BY TEXAS DEPARTMENT OF LICENSING REGULATION

404.2.4.4. MANEUVERING CLEARANCES
MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4.. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

EXCEPTION
ENTRY DOORS TO HOSPITAL PATIENT ROOMS SHALL NOT BE REQUIRED TO PROVIDE THE CLEARANCE BEYOND THE LATCH SIDE OF THE DOOR.

404.2.4.1 SWINGING DOORS AND GATES
SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.4.1.

TABLE 404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60"	18"
FROM FRONT	PUSH	48"	0"
FROM HINGE SIDE	PULL	60"	36"
FROM HINGE SIDE	PULL	54"	42"
FROM HINGE SIDE	PUSH	42"	22"
FROM LATCH SIDE	PULL	48"	24"
FROM LATCH SIDE	PUSH	42"	24"

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.

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.

MINIMUM MANEUVERING CLEARANCE		
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	48"	0"
FROM SIDE	42"	0"
FROM POCKET/HINGE SIDE	42"	22"
FROM STOP/LATCH SIDE	42"	24"

1. DOORWAY WITH NO DOOR ONLY.
2. BEYOND POCKET/HINGE SIDE.

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 6 INCHES (205 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

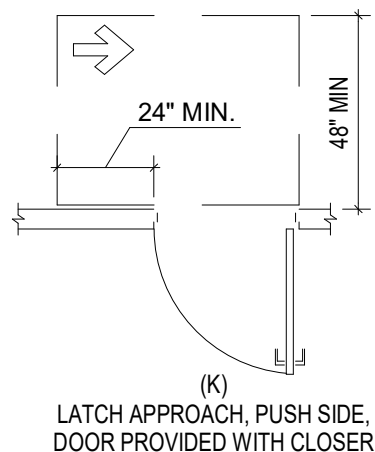
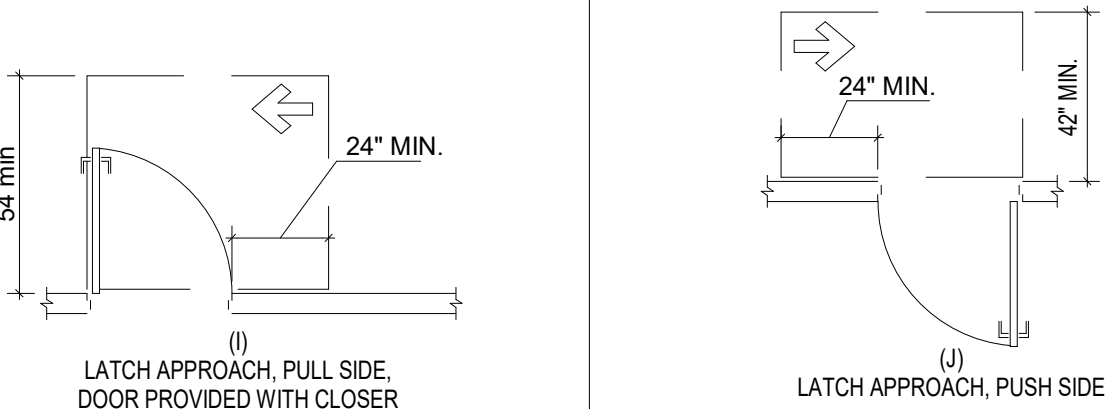
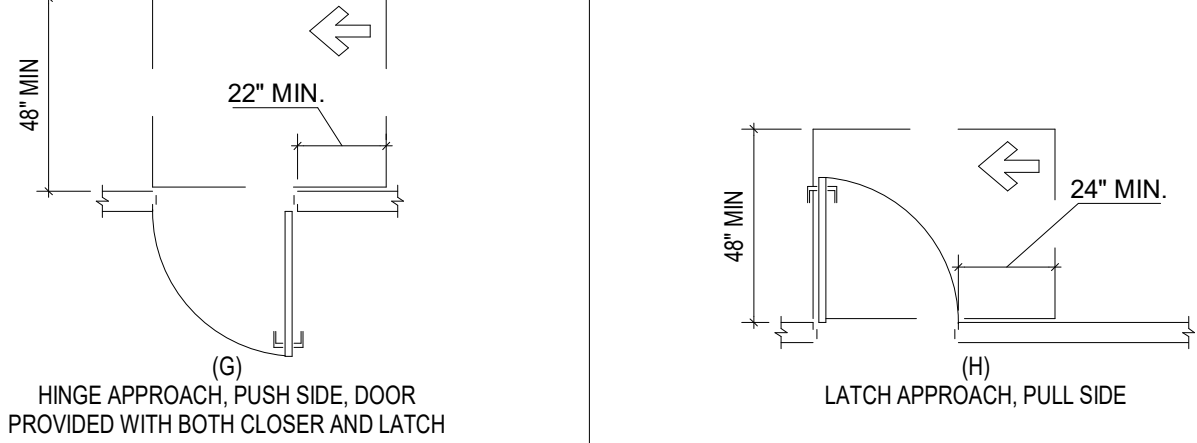
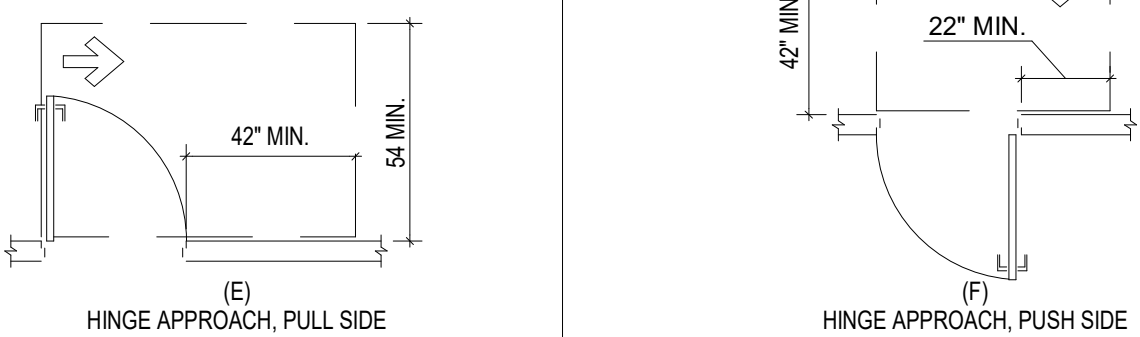
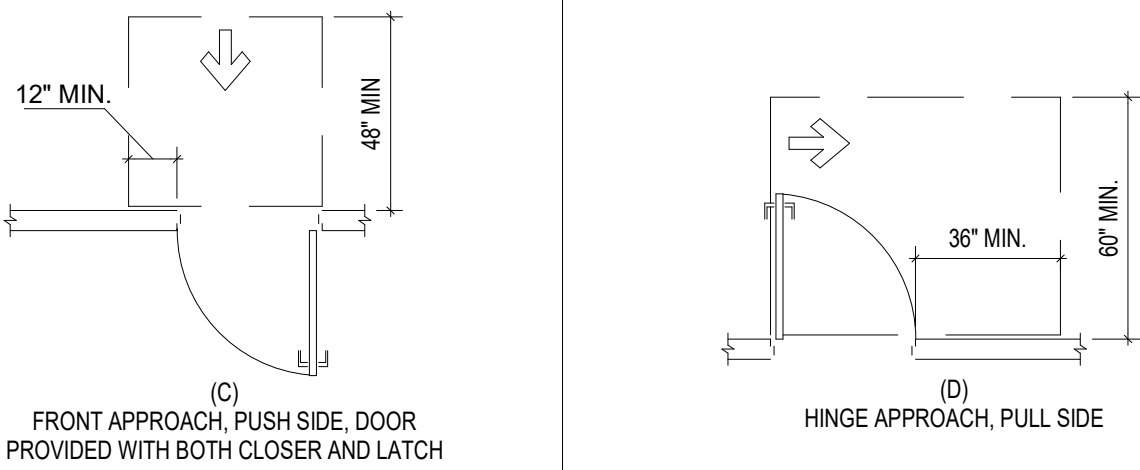
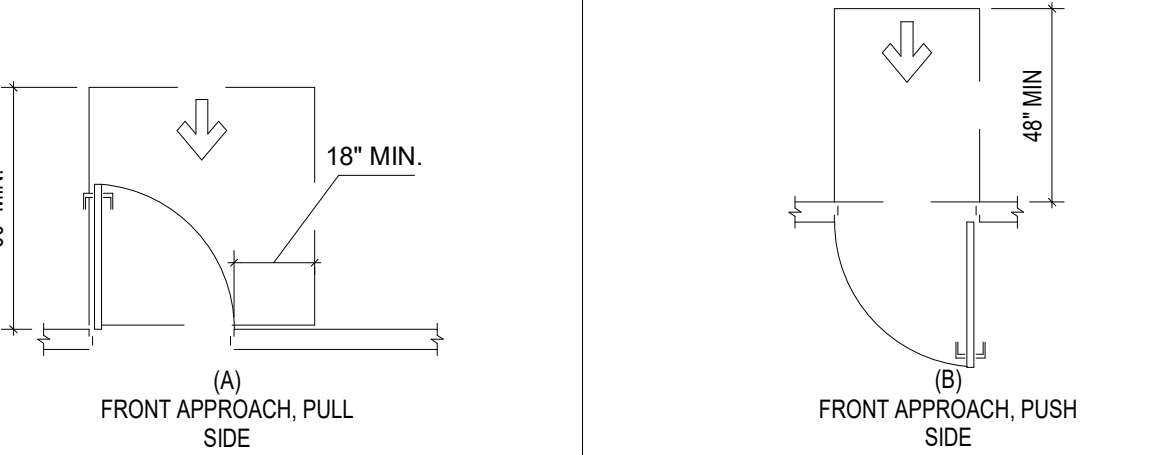
404.2.4.4 FLOOR OR GROUND SURFACE
FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTIONS
1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

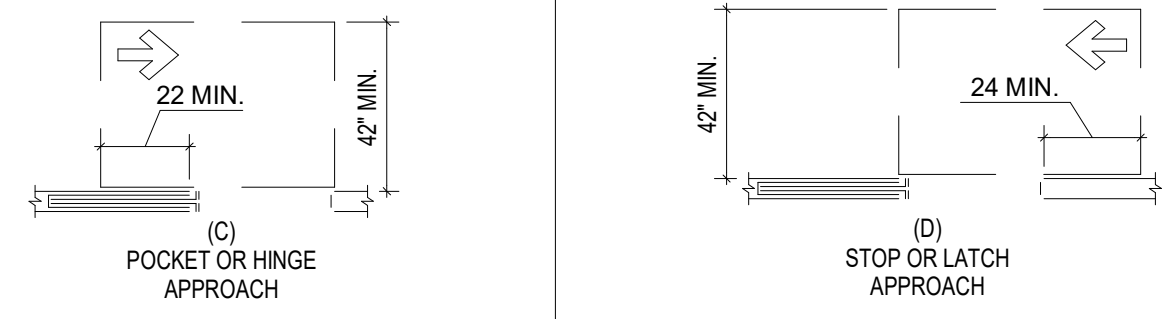
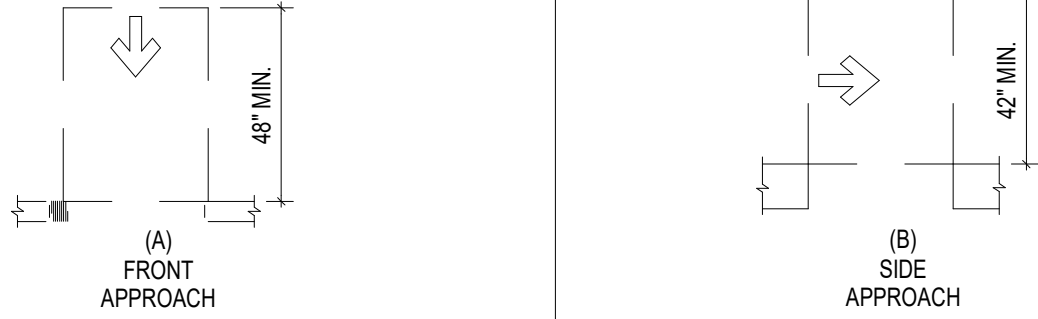
404.2.5 THRESHOLDS
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.

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.

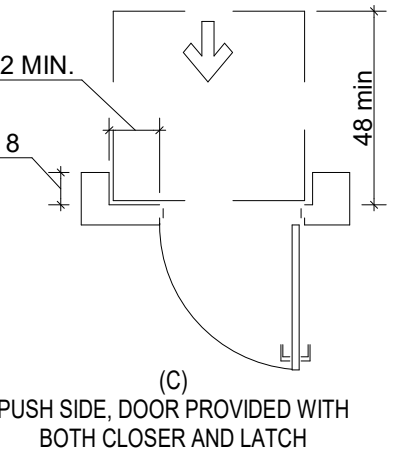
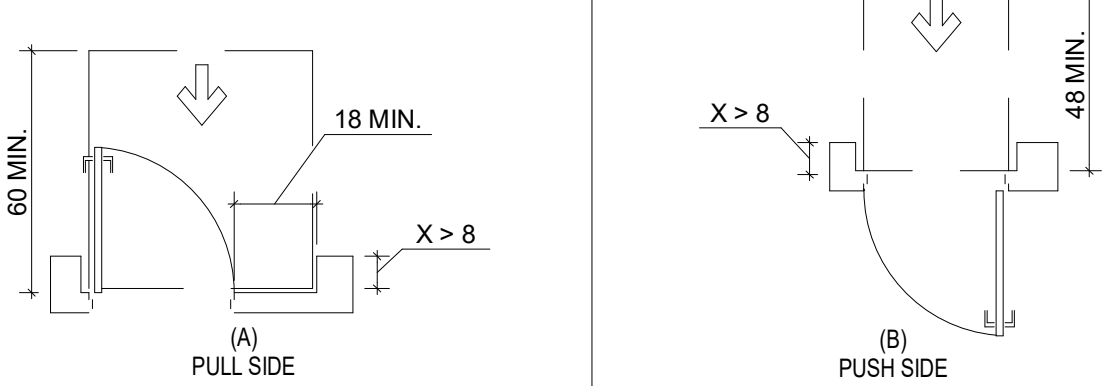
404.2.6 DOORS IN SERIES AND GATES IN SERIES
THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1220 MM) MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE.



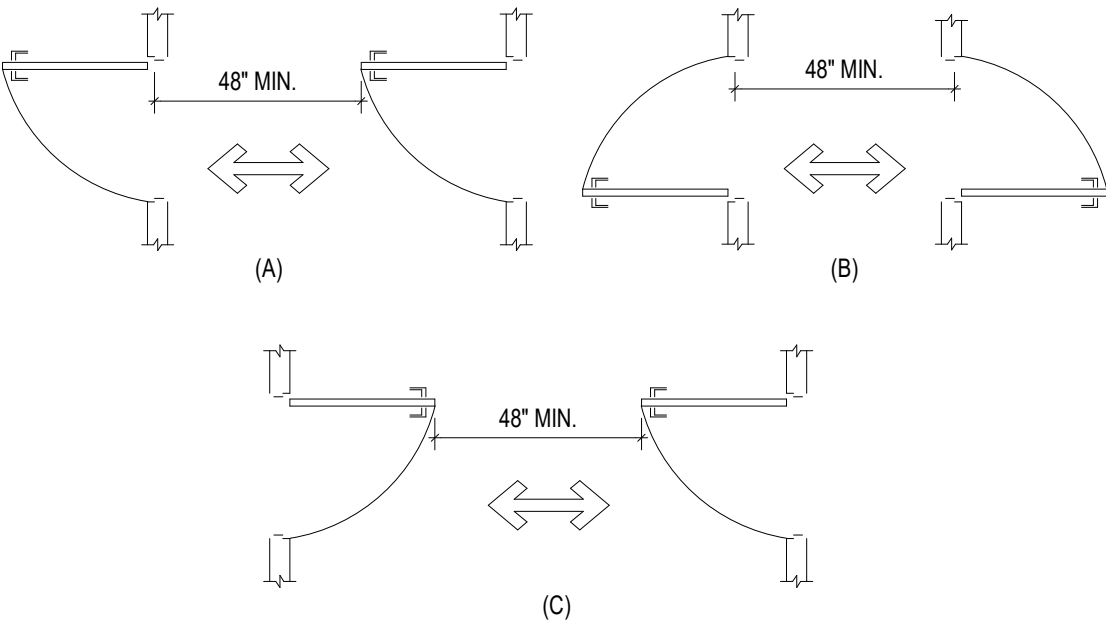
DETAIL 404.2.4.1



DETAIL 404.2.4.2



DETAIL 404.2.4.3



DETAIL 404.2.6

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 3/4 INCHES (965 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.

EXCEPTIONS
1. EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES. EXISTING OVERHEAD ROLLING DOORS OR GRILLES, AND SIMILAR EXISTING DOORS OR GRILLS THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL.
2. ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER, OR INTEGRAL COMBINATION LOCK.

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 1). LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1).

404.3.1 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.

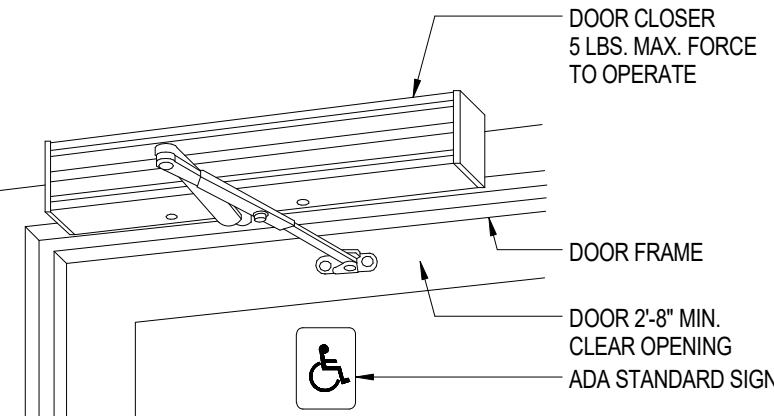
404.3.4 DOORS IN SERIES AND GATES IN SERIES
DOORS IN SERIES AND GATES IN SERIES SHALL COMPLY WITH 404.2.6.

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.



DETAIL 404.2.9

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.

EXCEPTION
IN EXISTING SITES, BUILDINGS, AND FACILITIES, RAMPS SHALL BE PERMITTED TO HAVE RUNNING SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.

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
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 INCHES

SLOPE STEEPER THAN 1:8 IS PROHIBITED

405.3 CROSS SLOPE
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

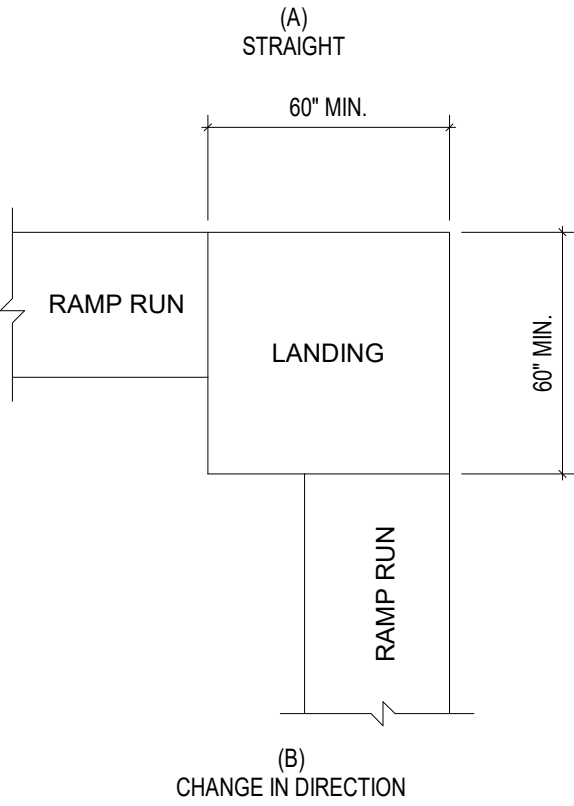
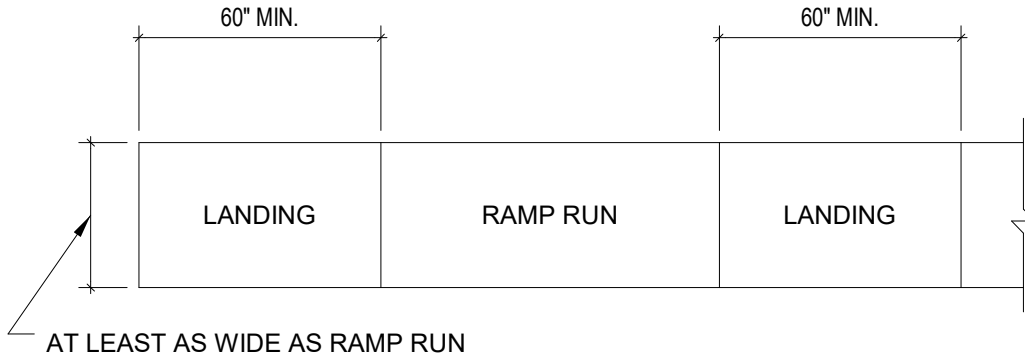
405.4 FLOOR OR GROUND SURFACES
FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

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.

EXCEPTION
WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF 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.

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.



DETAIL 405.7

405.7.1 SLOPE
LANDINGS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION
SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

405.7.2 WIDTH
THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

405.7.3 LENGTH
THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.

405.7.4 CHANGE IN DIRECTION
RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM.

405.7.5 DOORWAYS
WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 404.2.4 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING 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 405.5 SHALL BE DESIGNED TO MAINTAIN A 36 INCH (915 MM) MINIMUM CLEAR WIDTH WHEN HANDRAILS ARE INSTALLED.

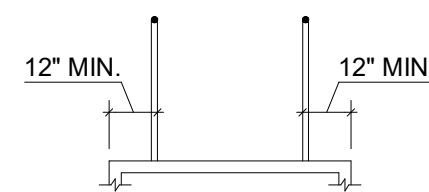
405.9 EDGE PROTECTION
EDGE PROTECTION COMPLYING WITH 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

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 1/2 INCH (13 MM) MAXIMUM WITHIN 10 INCHES (255 MM) HORIZONTALLY OF THE MINIMUM LANDING AREA SPECIFIED IN 405.7.

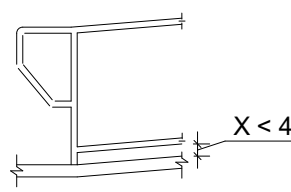
405.9.1 EXTENDED FLOOR OR GROUND SURFACE
THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH 505.

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.

405.10 WET CONDITIONS
LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.



DETAIL 405.9.1



DETAIL 405.9.2

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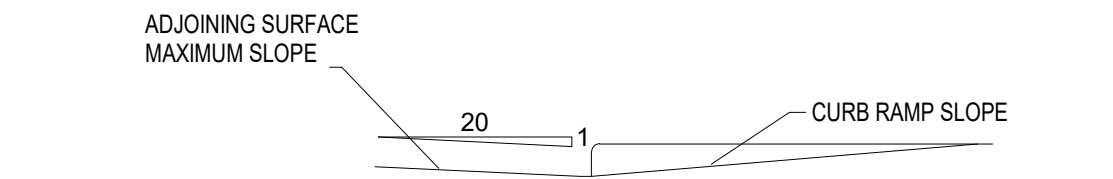
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TEXAS ACCESSIBILITY STANDARDS : ELIMINATION OF ARCHITECTURAL BARRIERS. TEXAS GOVERNMENT CODE, CHAPTER 469. ADMINISTERED BY TEXAS DEPARTMENT OF LICENSING REGULATION

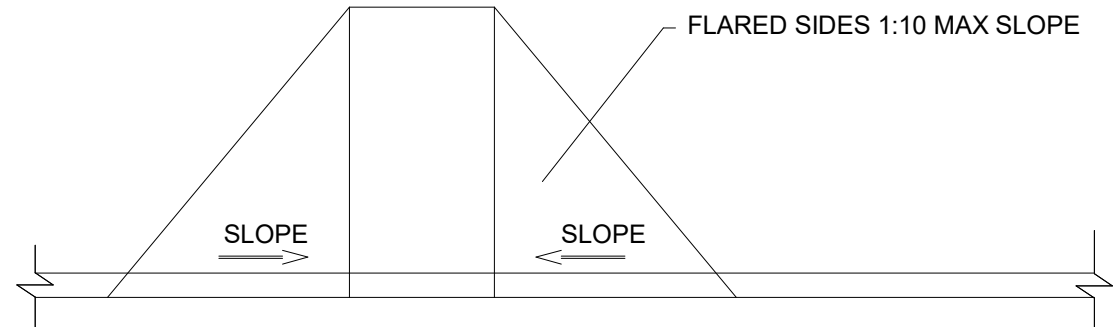
406 CURB RAMPS

- 406.1 GENERAL**
CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 406, 405.2 THROUGH 405.5, AND 405.10.
- 406.2 COUNTER SLOPE**
COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

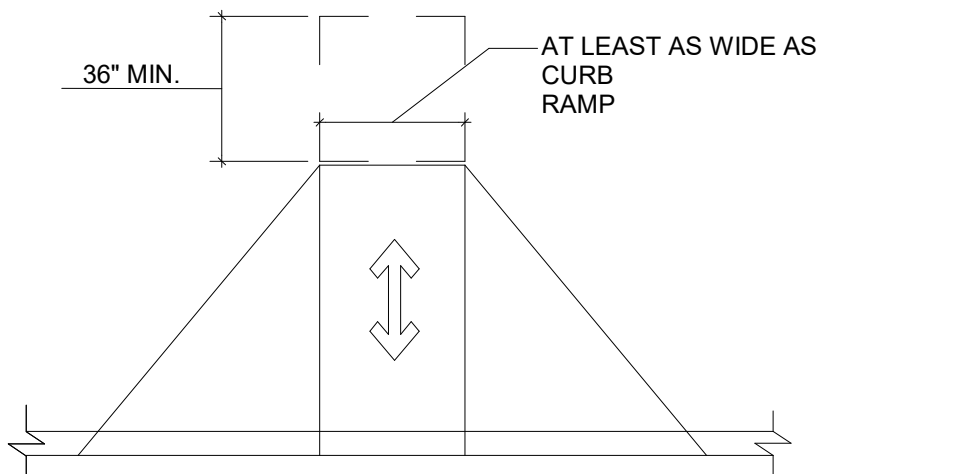


DETAIL 406.2

- 406.3 SIDES OF CURB RAMPS**
WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.
- 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.

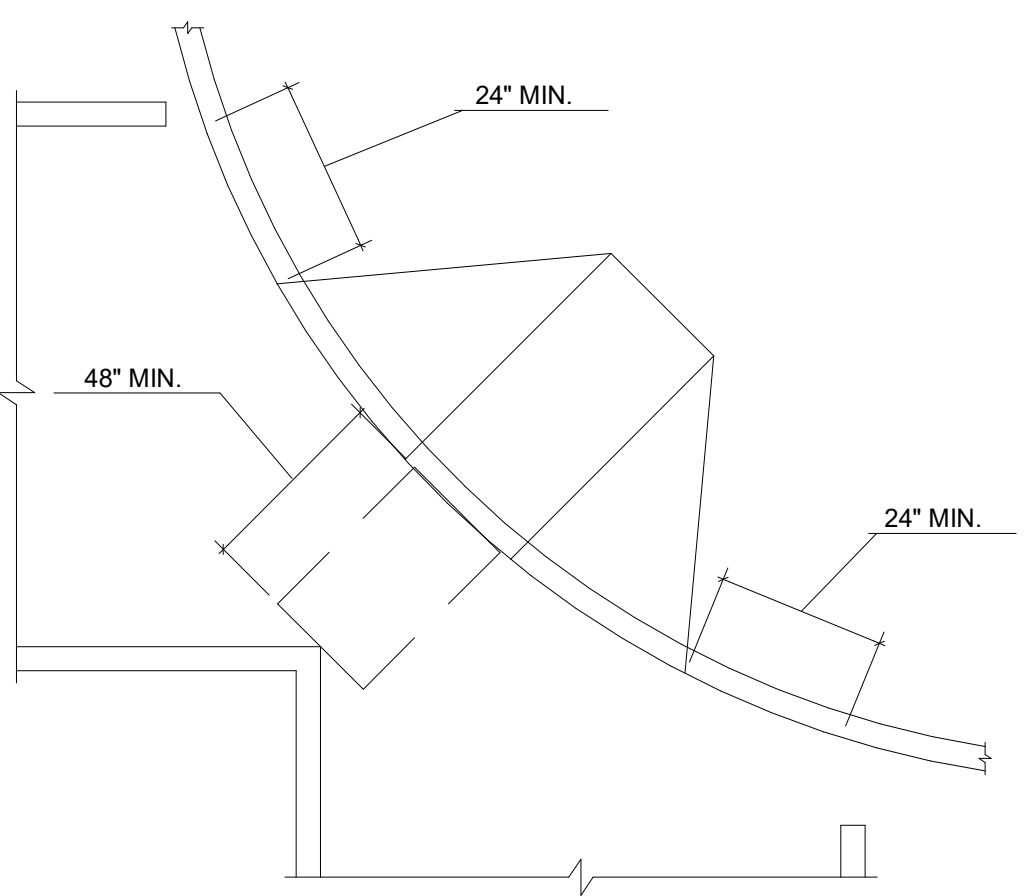


DETAIL 406.3



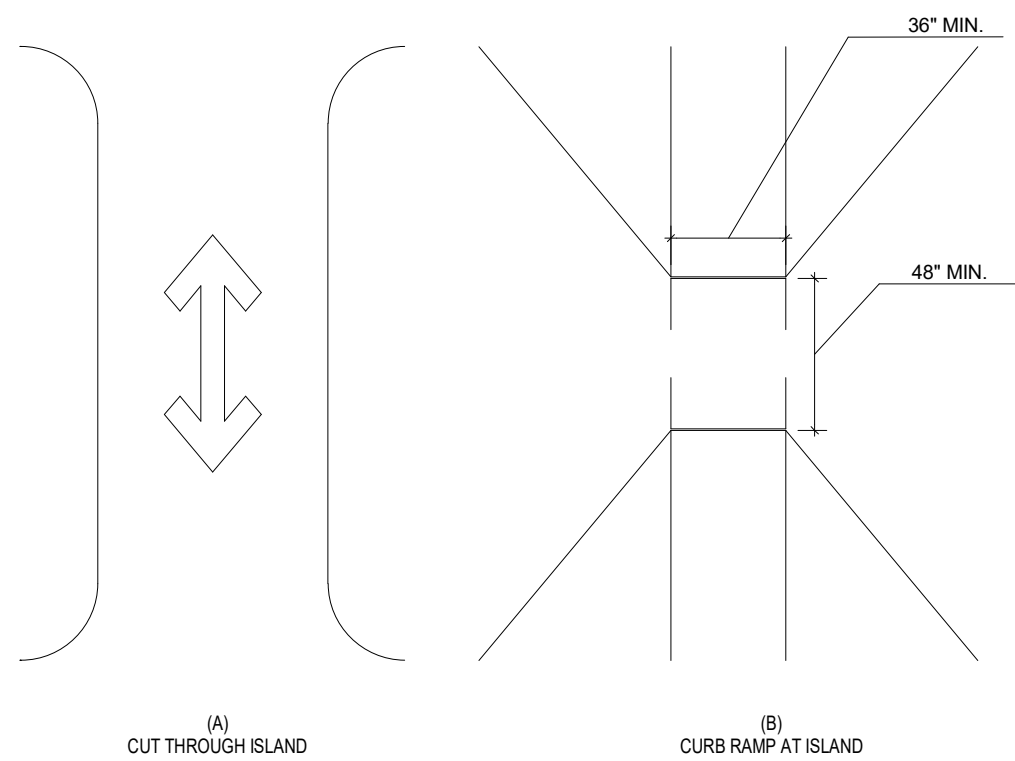
DETAIL 406.4

- 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 WELLDEFINED 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.



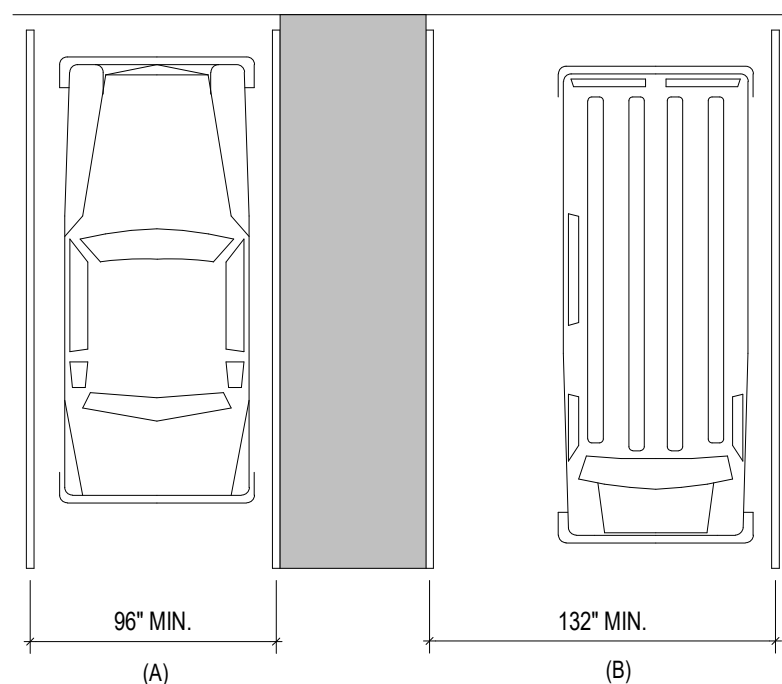
DETAIL 406.6

- 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.

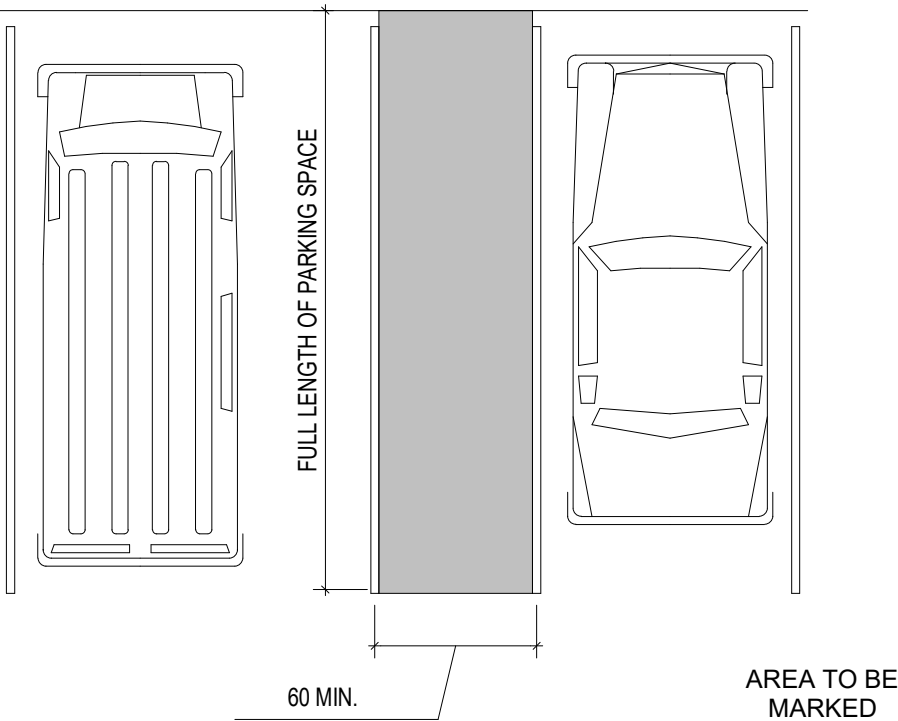


DETAIL 406.7

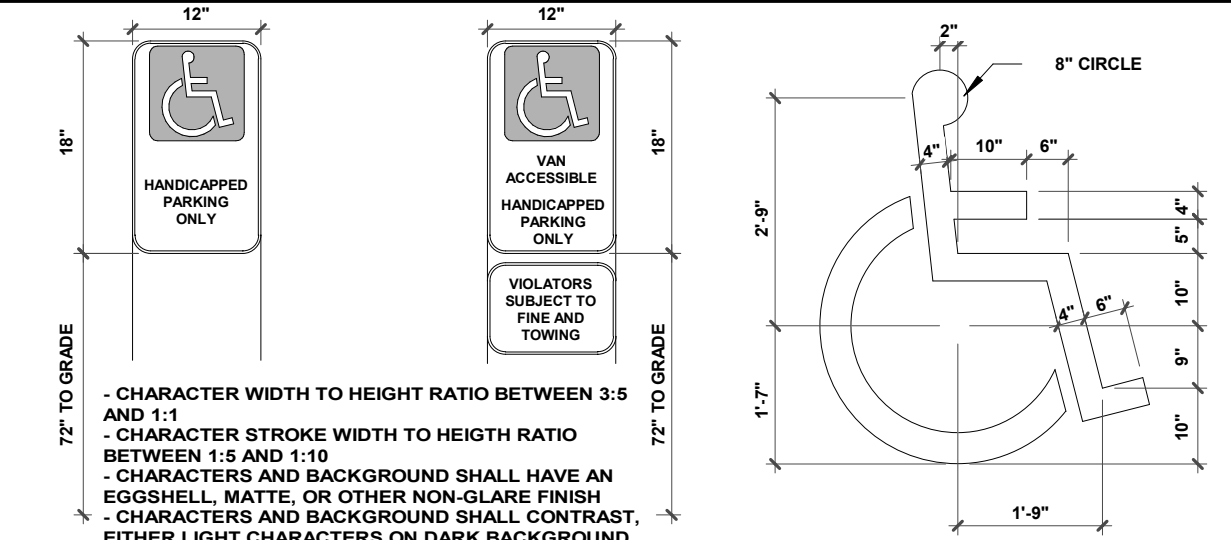
- 502 PARKING SPACES**
- 502.1 GENERAL**
CAR & VAN PARKING SPACES SHALL COMPLY WITH 502. PARKING SPACES MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
- EXCEPTION**
WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
- 502.2 VEHICLE SPACES**
CAR PARKING SPACES SHALL BE AT LEAST 96" WIDE AND VAN PARKING SPACES SHALL BE AT LEAST 132" (SEE DET. 502.2). SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE ADJACENT ACCESS AISLE COMPLYING WITH 502.3.
- EXCEPTION**
VAN PARKING SPACES SHALL BE PERMITTED TO BE 96" WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" WIDE MINIMUM.
- 502.3 ACCESS AISLES**
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.
- 502.3.1 WIDTH**
THE MINIMUM WIDTH OF ACCESS AISLES SERVING CAR & VAN SPACES SHALL BE 60".
- 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 TO DISCOURAGE PARKING IN THEM.
- 502.3.4 LOCATION**
A. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. THEY SHALL BE PERMITTED TO BE PLACED IN EITHER SIDE OF THE PARKING SPACE.
B. ANGLED VAN PARKING SPACES SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
- 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. NO CHANGES IN LEVEL ARE PERMITTED.
- EXCEPTION:**
SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
- 502.5 VERTICAL CLEARANCE**
A MINIMUM VERTICAL CLEARANCE OF 98" SHALL BE PROVIDED BY PARKING SPACES FOR VANS, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM.
- 502.6 IDENTIFICATION**
PARKING SPACES SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1 VAN PARKING SPACES SHALL CONTAIN DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60" A.F.F. OR GROUND SURFACE MEASURED TO THE BOTTOM OF SIGN.
- 502.7 RELATIONSHIP TO ACCESSIBLE ROUTES**
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED FOR CARS AND VANS NOT TO OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.



DETAIL 502.2



DETAIL 502.3



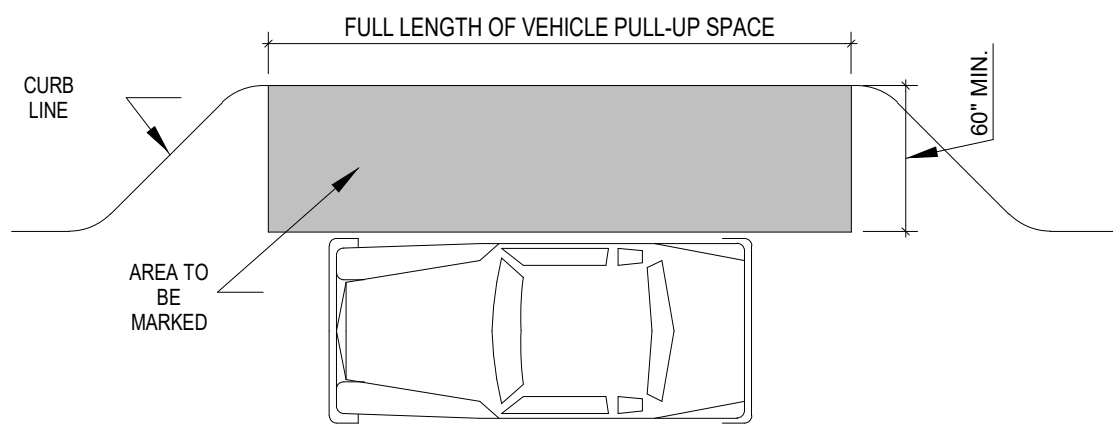
DETAIL 703.7.2.1 (INTERNATIONAL SYMBOL OF ACCESSIBILITY)

TABLE 208.2 PARKING SPACES	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

208.2.4 VAN PARKING SPACES
FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

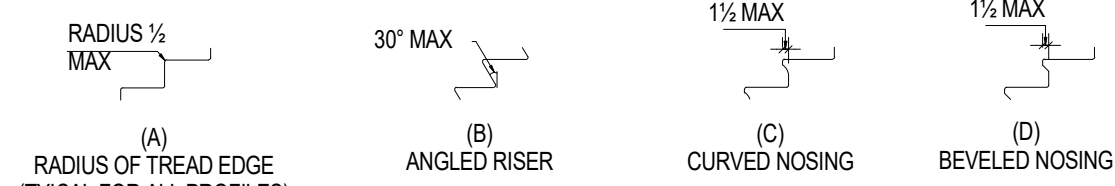
503 PASSENGER LOADING ZONES

- 503.1 GENERAL**
PASSENGER LOADING ZONES SHALL COMPLY WITH 503.
- 503.2 VEHICLE PULL-UP SPACE.**
PASSENGER LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE OF MINIMUM 96" WIDE AND 20' LONG.
- 503.3 ACCESS AISLES**
PASSENGER LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH 503 ADJACENT TO VEHICLE PULL-UP SPACE.
- 503.3.1 WIDTH**
ACCESS AISLES SERVING VEHICLE PULL-UP SPACE SHALL BE 60" WIDE MIN.
- 503.3.2 LENGTH**
ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE.
- 503.4 FLOOR & GROUND SURFACES**
VEHICLE PULL-UP SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE. SLOPE NOT STEEPER 1:48.
- 503.5 VERTICAL CLEARANCES**
VEHICLE PULL-UP SPACES AND ACCESS AISLES & VEHICULAR ROUTE FROM ENTRANCE TO THE PASSENGER LOADING ZONE & FROM PASSENGER LOADING ZONE TO VEHICULAR EXIT SHALL PROVIDE VERTICAL CLEARANCE OF 114" MIN.



DETAIL 502.3

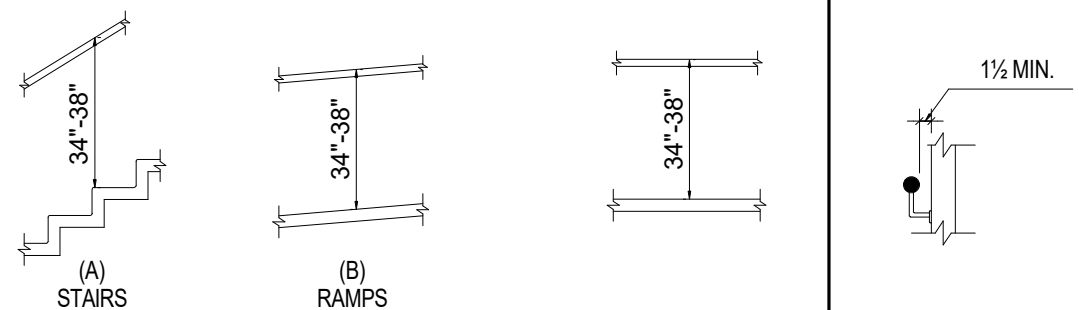
- 504 STAIRWAYS**
- 504.1 GENERAL**
STAIRS SHALL COMPLY WITH 504.
- 504.2 TREADS AND RISERS**
ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES (100 MM) HIGH MINIMUM AND 7 INCHES (180 MM) HIGH MAXIMUM. TREADS SHALL BE 11 INCHES (280 MM) 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.
- 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.



DETAIL 504.5

505 HANDRAILS

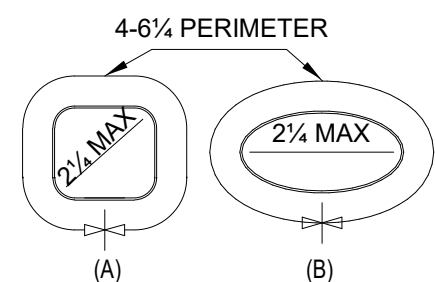
- 505.1 GENERAL**
HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH 403, REQUIRED AT RAMPS COMPLYING WITH 405, AND REQUIRED AT STAIRS COMPLYING WITH 504 SHALL COMPLY WITH 505.
- 505.2 WHERE REQUIRED**
HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
- EXCEPTION**
IN ASSEMBLY AREAS, 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.
- 505.5 CLEARANCE**
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES (38 MM) MINIMUM.



DETAIL 505.4

DETAIL 505.4

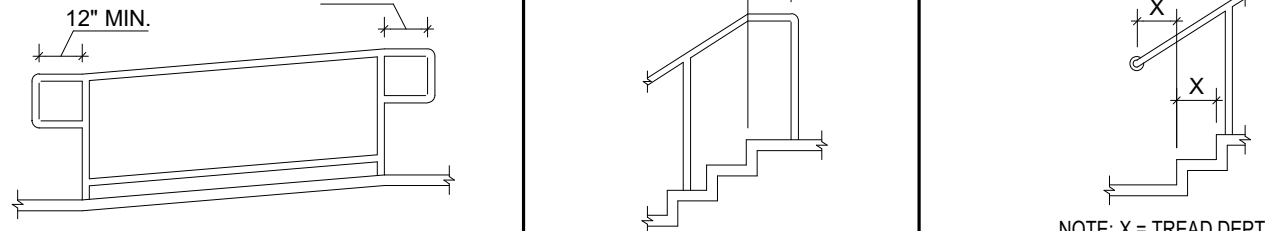
- 505.6 GRIPPING SURFACE**
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.
- EXCEPTIONS**
1. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.
2. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (13 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (100 MM).
- 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.



DETAIL 505.6

DETAIL 505.7.2

- 505.8 SURFACES**
HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- 505.9 FITTINGS**
HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 505.10 HANDRAIL EXTENSIONS**
HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH 505.10.
- EXCEPTIONS**
1. EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCHBACK OR DOGLEG STAIRS AND RAMPS.
2. IN ASSEMBLY AREAS, EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN AISLES.
3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.
- 505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS**
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
- 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.
- 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.



DETAIL 505.10.1

DETAIL 505.10.2

DETAIL 505.10.3

REVISIONS		REVISION DESCRIPTION		REV#		DATE		ISSUE HISTORY	
DATE	ISSUED FOR	CLIENT REVIEW	PERMIT	BIDDING	CONSTRUCTION	DATE	ISSUED FOR	CLIENT REVIEW	PERMIT
03.01.22						03.31.22			

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TAS STANDARDS

21140.00

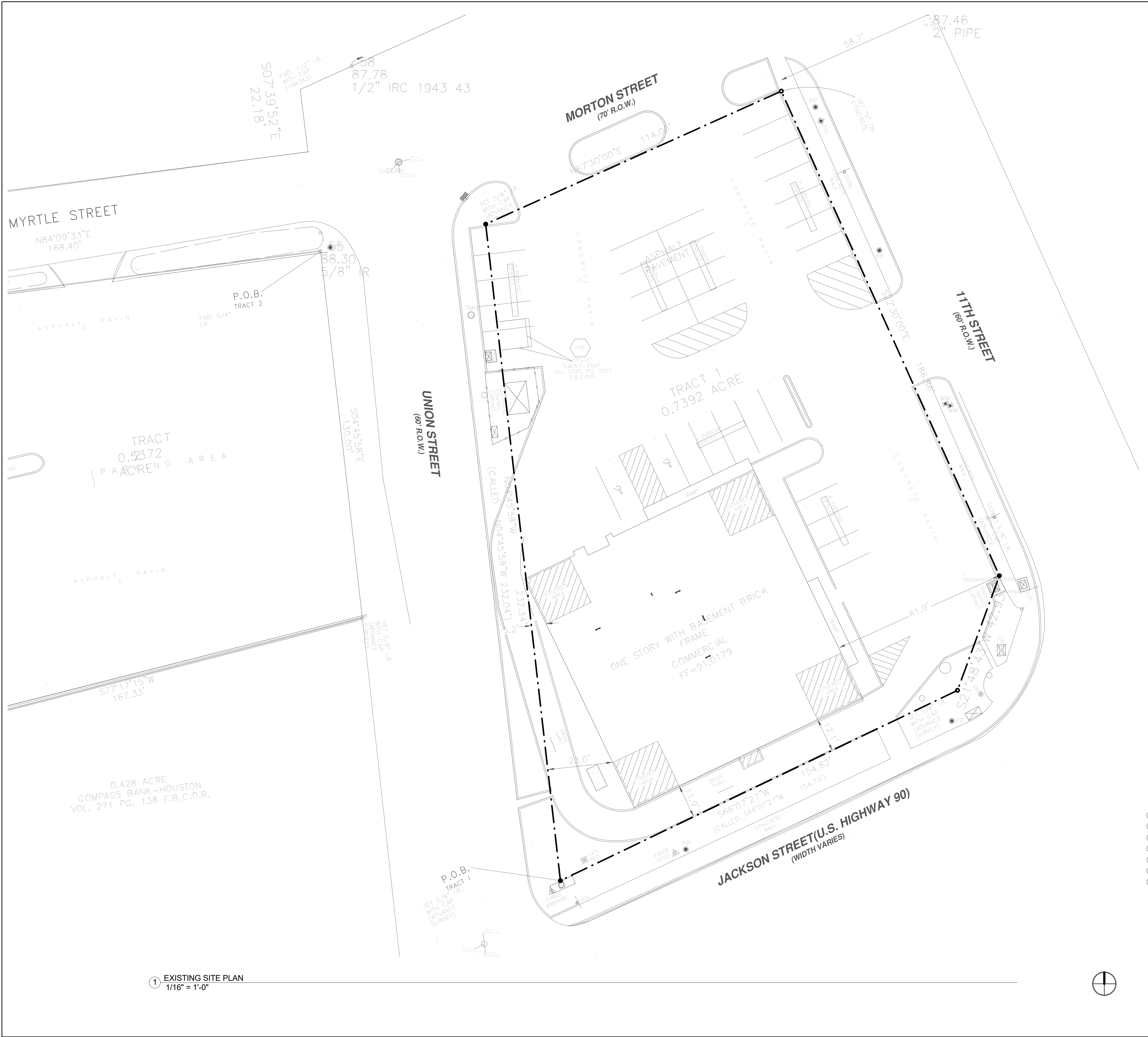
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1 EXISTING SITE PLAN
1/16" = 1'-0"

KEYED NOTES

PARKING SYNOPSIS

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
SHELL BUILDING "B"	6,214/1,000 x 5	31.07 (31)	
TOTAL			33 EXISTING SPACES ON-SITE INCL. 2 H/C

2

GENERAL NOTES:

1.

NO SITework CHANGES PROPOSED FOR THIS PROJECT. EXISTING DRIVEWAY LOCATIONS TO REMAIN UNCHANGED

2.

EXISTING WOOD ENCLOSURE FOR THE ELECTRICAL CONTROL CABINET TO BE REPLACED WITH NEW WOOD FENCING

3.

ALL SIGNAGE TO BE REVIEWED AND APPROVED AS A SEPARATE SIGN PERMIT

LEGAL DESCRIPTION

A TRACT OF LAND, BEING 3.780 (164,671 S.F.) ACRES SITUATED IN THE D.E. SMITH SURVEY, ABSTRACT 716, HARRIS COUNTY, TEXAS BEING OUT OF LOT 88, OF FAIRVIEW GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS ATTACHED.

ISSUE HISTORY

DATE	ISSUED FOR	REVISION
03.01.22	CLIENT	REVIEW
03.31.22	PERMIT	BIDDING
		CONSTRUCTION

REVISIONS

REV#	DATE	REVISION DESCRIPTION
2	05.03.22	CITY OF RICHMOND COMMENTS

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TEL. (713) 780-0909
TX. REG. NO. F-5611
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REGISTERED ARCHITECT
CLARKSON-BROOKS
22689
STATE OF TEXAS

05.11.22

1/16" = 1'-0"

RICHMOND MEDICAL PLAZA - I, LLC
PROPOSED SHELL & CORE REMODEL
1100 JACKSON ST.
RICHMOND, TX 77469

EXISTING SITE PLAN

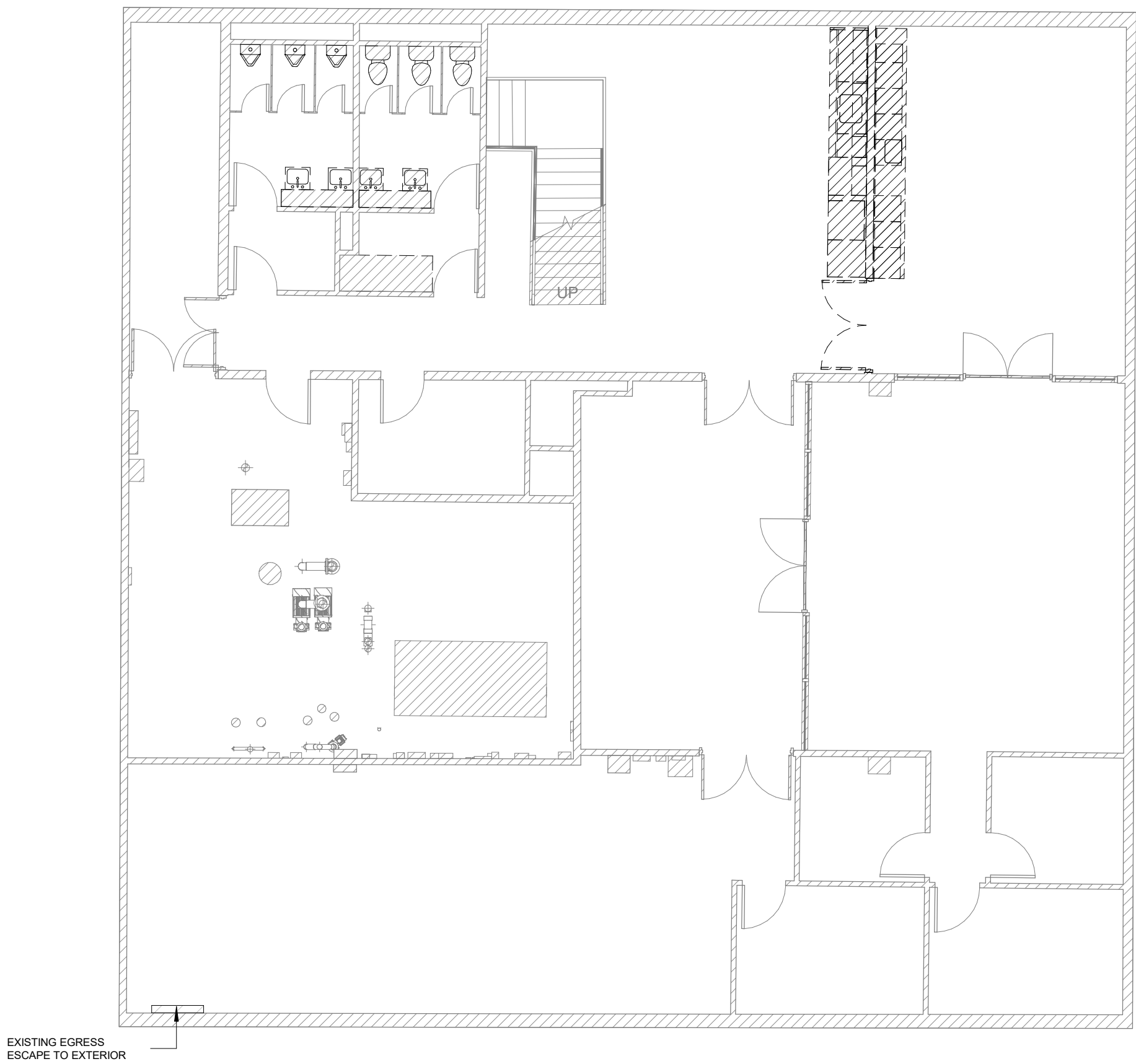
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DATE: 01.12.22

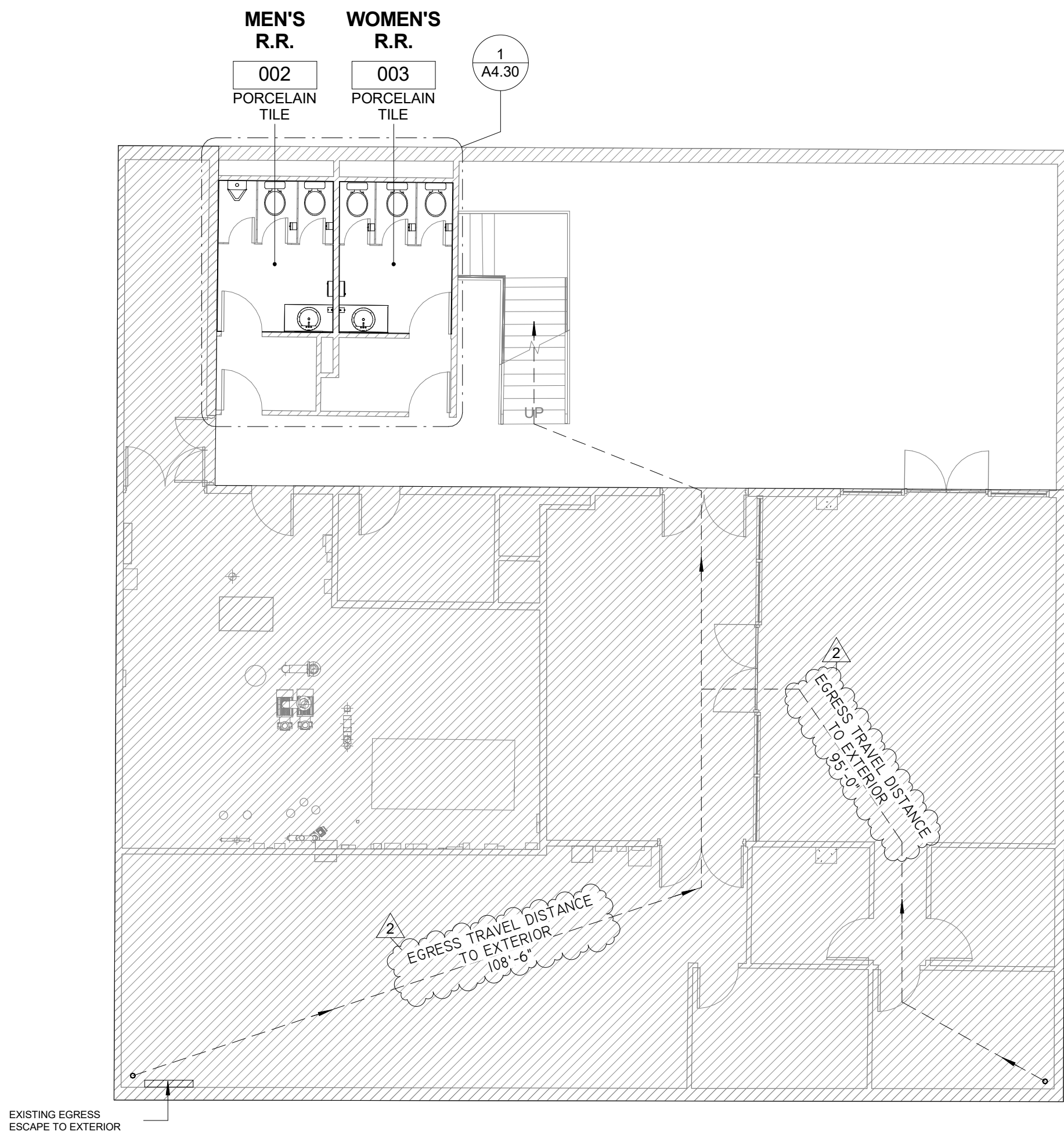
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SHEET: AI.00



2 EXISTING BASEMENT PLAN
1/8" = 1'-0"



1 PROPOSED BASEMENT PLAN
1/8" = 1'-0"



KEYED NOTES

GENERAL NOTES

I. NEW PLUMBING FIXTURES TO REPLACE EXISTING PLUMBING FIXTURES IN THE RESTROOMS ON BASEMENT LEVEL. CONTRACTOR TO FIELD-VERIFY LOCATIONS OF NEW FIXTURES.

PLAN LEGEND

SYMBOL	DESCRIPTION
---	TO BE DEMOLISHED
	EXISTING TO REMAIN

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1/8" = 1'-0"

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BASEMENT FLOOR
PLAN

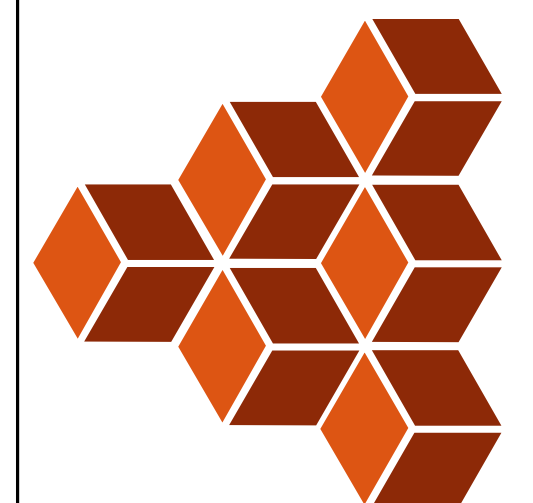
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$$1/8'' = 1'-0''$$

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GROUND FLOOR
PLAN

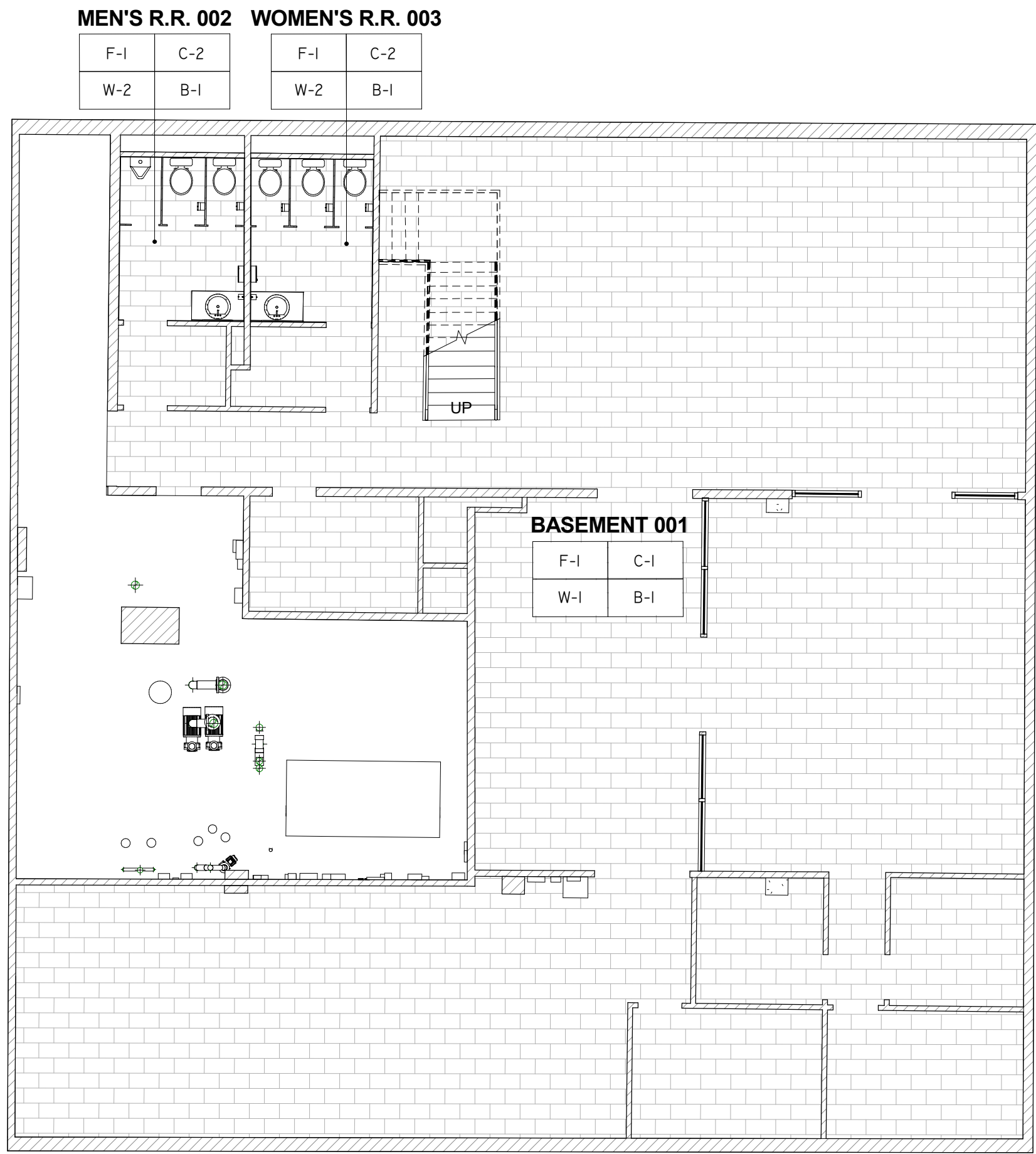
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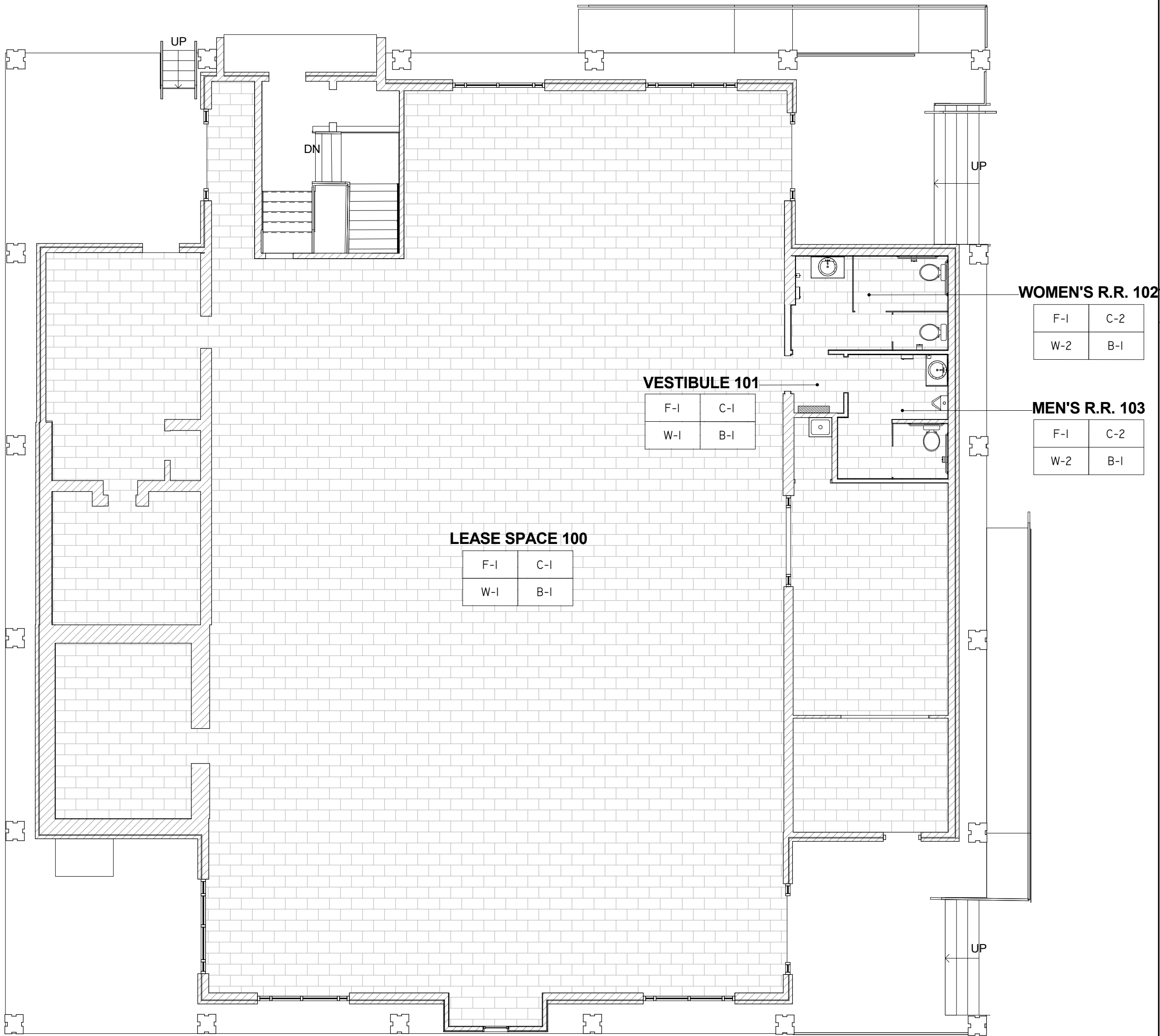
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SHEET: A1.11



1 PROPOSED BASEMENT FINISHES FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED GROUND FINISHES FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

- EXISTING CONCRETE FLOOR IN MECHANICAL ROOMS IN BASEMENT TO REMAIN AS-IS.
- W-2 FINISH AT RESTROOMS TO BE INSTALLED FROM FINISH FLOOR TO 5'-0" A.F.F.
- FOR VERTICAL WALL TILES WHICH MEETS AT OUTSIDE CORNER, USE SCHLUTER OR APPROVED MANUFACTURER FOR TRANSITION TRIM.

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	REV#	REVISION DESCRIPTION
03.01.22	CLIENT REVIEW		
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	BIDDING		
	CONSTRUCTION		

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1/8" = 1'-0"

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FINISHES FLOOR
PLANS

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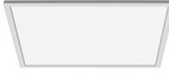


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MATERIALS SCHEDULE						
MARK	DESCRIPTION	INTERIOR FINISH MATERIAL CLASS TYPE	MODEL	MANUFACTURER	COLOR	REMARKS
F-1	12" X 24" PORCELAIN TILE	C	REGENCY	CROSSVILLE	SAND	
W-1	EXISTING AS BUILT	C	--	--	--	
W-2	12" X 24" PORCELAIN TILE OVER 55/8" WATER RESISTANT GYP. BD.	C	REGENCY	CROSSVILLE	SAND	LIGHT IN COLOR, CLEANABLE, AND NON-ABSORBENT
B-1	4" RUBBER BASE COVE	C	--	ARMSTRONG	MOUSE GRAY	
C-1	EXISTING 24" X 24" X 1" ACOUSTICAL LAY-IN CEILING TILE	C	--	--	--	
C-2	24" X 48" ACOUSTICAL LAY-IN CEILING TILE	C	CLEAN ROOM	ARMSTRONG	WHITE	

INTERIOR ROOM FINISH SCHEDULE													
ROOM NO.	ROOM NAME	FLOOR	WALL				BASE				CEILING		REMARKS
			NORTH	SOUTH	EAST	WEST	NORTH	SOUTH	EAST	WEST	FINISH	HEIGHT	
001	BASEMENT	F-1	W-1	W-1	W-1	W-1	B-1	B-1	B-1	B-1	C-1	8' - 6"	
002	MEN'S R.R.	F-1	W-2	W-2	W-2	W-2	B-1	B-1	B-1	B-1	C-2	8' - 6"	
003	WOMEN'S R.R.	F-1	W-2	W-2	W-2	W-2	B-1	B-1	B-1	B-1	C-2	8' - 6"	
100	LEASE SPACE	F-1	W-1	W-1	W-1	W-1	B-1	B-1	B-1	B-1	C-1	15' - 4"	
101	VESTIBULE	F-1	W-1	W-1	W-1	W-1	B-1	B-1	B-1	B-1	C-1	8' - 6"	
102	WOMEN'S R.R.	F-1	W-2	W-2	W-2	W-2	B-1	B-1	B-1	B-1	C-2	8' - 6"	
103	MEN'S R.R.	F-1	W-2	W-2	W-2	W-2	B-1	B-1	B-1	B-1	C-2	8' - 6"	

IMPORTANT NOTES:
INTERIOR FINISH MATERIALS FOR WALLS, FLOORS, CEILINGS AND TRIM SHALL COMPLY WITH SECTIONS 803 THRU 806 OF IBC 2015 EDITION.
INTERIOR FINISH MATERIALS ARE TO BE MINIMUM CLASS C MATERIALS AS REQUIRED PER SECTION 803.5 AND TABLE 803.5 OF IBC 2015.

LIGHTING SCHEDULE					
MARK	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
FAI		2' X 4' LED FLAT PANEL	LITHONIA	EPANL 2X4 4000LM 80CRI 40K MIN10 ZT MVOLT	
FAI-E		2' X 4' LED FLAT PANEL W/ EGRESS	LITHONIA	EPANL 2X4 4000LM 80CRI 40K MIN 10 ZT MVOLT E 10WCP	
FA2-E		2' X 2' LED FLAT PANEL W/ EGRESS	LITHONIA	EPANL 2X2 4000LM 80CRI 40K MIN 10 ZT MVOLT E 10WCP	
XI		LED EXIT UNIT COMBO	LITHONIA	LHQM LED	
XT		LED EXIT SIGN	LITHONIA	LQM	

- # KEYED NOTES
- 1

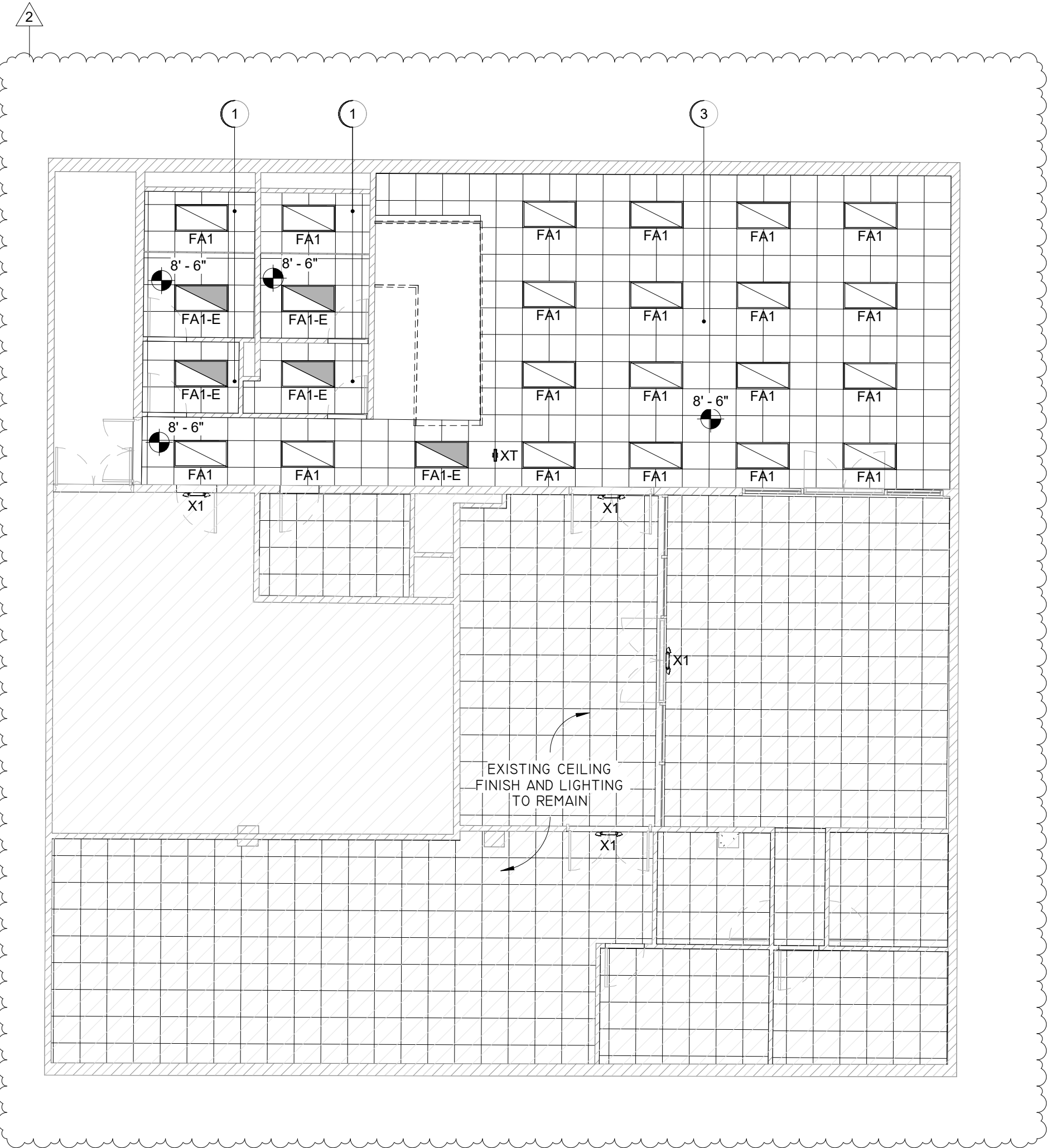
2'x2' VINYL FACED CEILING TILE, NON-ABSORBANT & EASILY CLEANABLE & LIGHT IN COLOR
- 2

EXISTING CANOPY
- 3

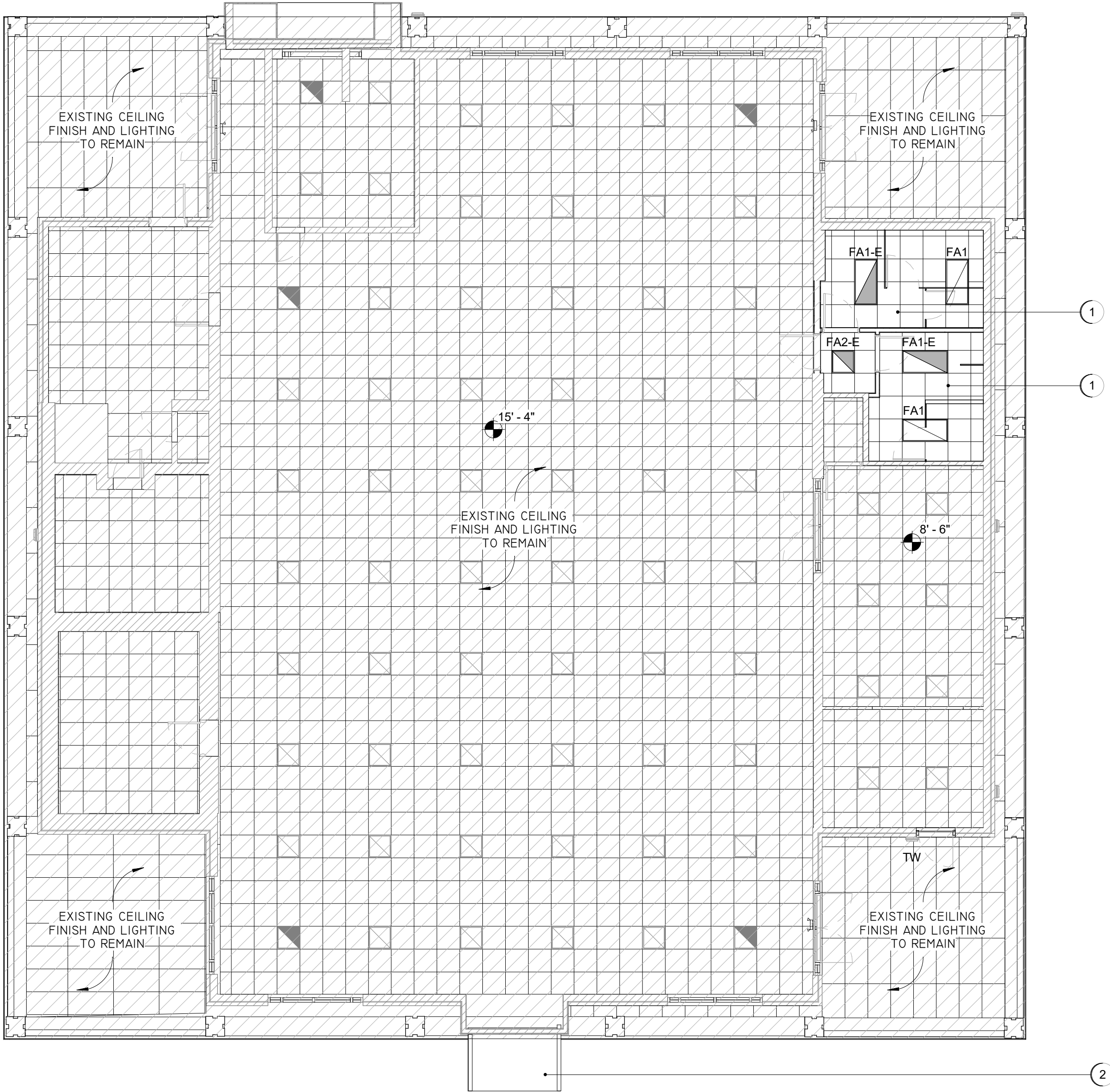
2'x2' ACOUSTIC CEILING TILE

GENERAL NOTES

1. PLAN IS TO BE USED FOR APPROXIMATE LOCATION OF LIGHT FIXTURES. REFER TO THE ELECTRICAL LIGHTING PLANS FOR ALL SPECIFICATIONS, CIRCUITING, AND POWER REQUIREMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.



2 BASEMENT LEVEL
1/8" = 1'-0"



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

ISSUE HISTORY		REVISIONS		DATE	ISSUED FOR	CLIENT REVIEW	PERMIT	BIDDING	CONSTRUCTION						
03.01.22	03.31.22	05.03.22	2	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22	05.03.22

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1/8" = 1'-0"

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REFLECTED CEILING
PLAN

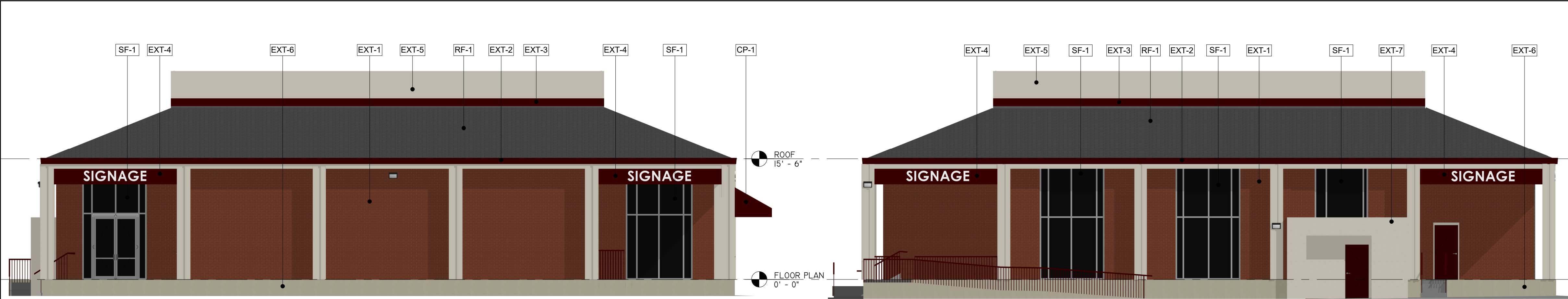
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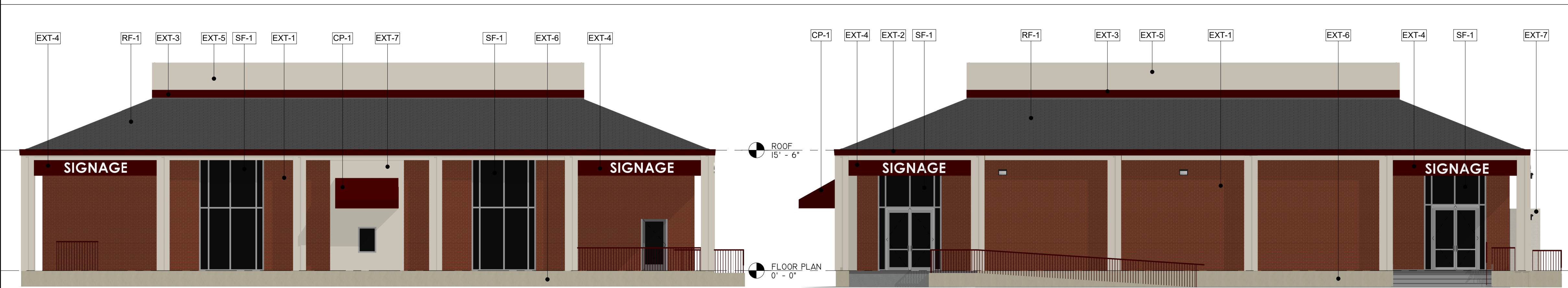
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④ WEST ELEVATION
1/8" = 1'-0"

③ NORTH ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

① EAST ELEVATION
1/8" = 1'-0"



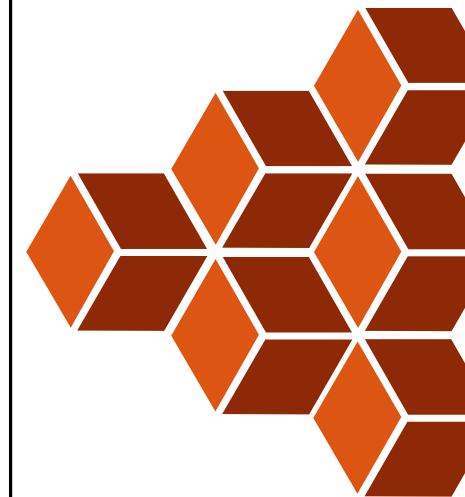
EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE/COLOR
CP-1	EXISTING AWNING TO BE RE-WRAPPED	TBD	MAROON
EXT-1	EXISTING MODULAR BRICK WALL TO REMAIN	--	--
EXT-2	EXISTING GUTTER - PAINTED	--	SW 6300 - BURGUNDY
EXT-3	EXISTING BORDER - PAINTED	--	SW 6300 - BURGUNDY
EXT-4	STUCCO FRAME BEHIND SIGNAGE	STO CORP	SW 6300 - BURGUNDY
EXT-5	SHEET METAL OVER EXISTING RAILING	TBD	LIGHT BEIGE
EXT-6	12" X 24" PORCELAIN TILE	CROSSVILLE	PIETRA DI SAVOIA AVARIO - MATTE FINISH
EXT-7	EXISTING STUCCO - PAINTED	--	SW 7000 - IBIS WHITE
RF-1	EXISTING SHINGLES ROOF TO REMAIN	--	--
SF-1	EXISTING STOREFRONT SYSTEM TO REMAIN	--	BLACK TINTED FILM TO BE ADDED TO INTERIOR SURFACE

- ②
- GENERAL NOTES:**
- EXISTING WOOD ENCLOSURE FOR THE ELECTRICAL CONTROL CABINET TO BE REPLACED WITH NEW WOOD FENCING
 - ALL SIGNAGE TO BE REVIEWED AND APPROVED AS A SEPARATE SIGN PERMIT

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	REV#	REVISION DESCRIPTION
03.01.22	CLIENT REVIEW		
03.31.22	PERMIT	2	CITY OF RICHMOND COMMENTS
	BIDDING		
	CONSTRUCTION		

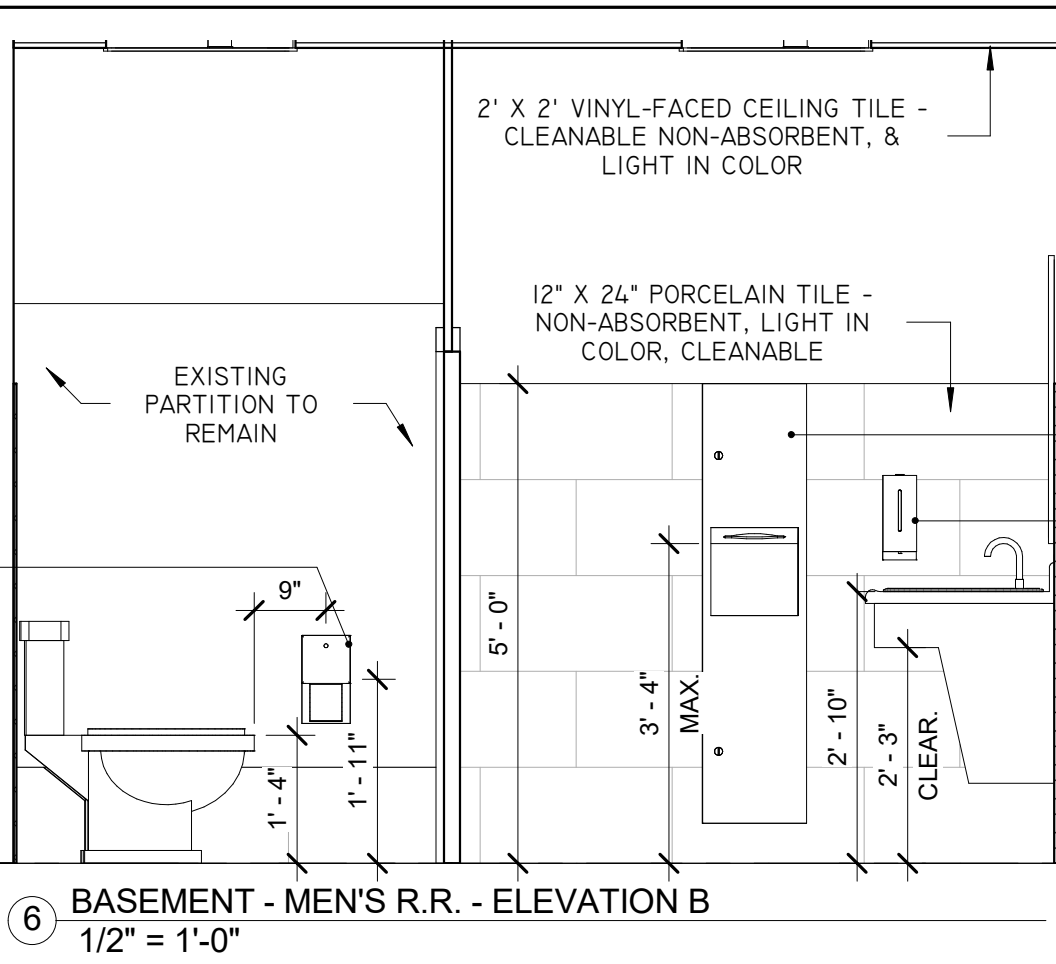
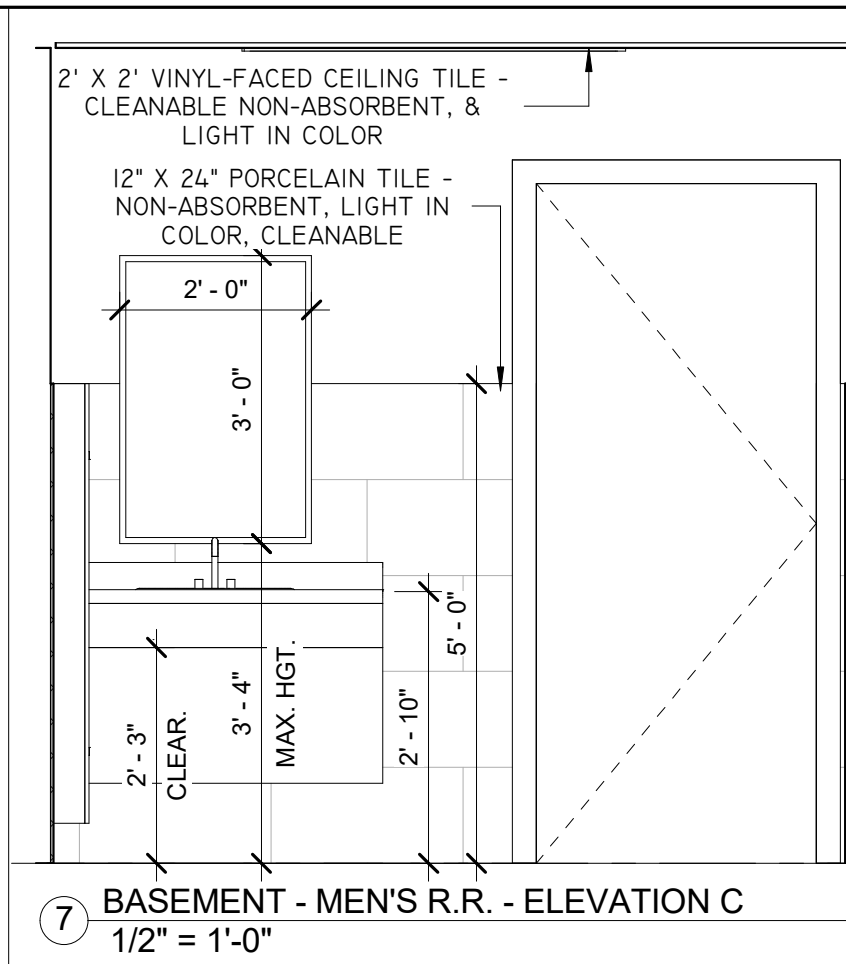
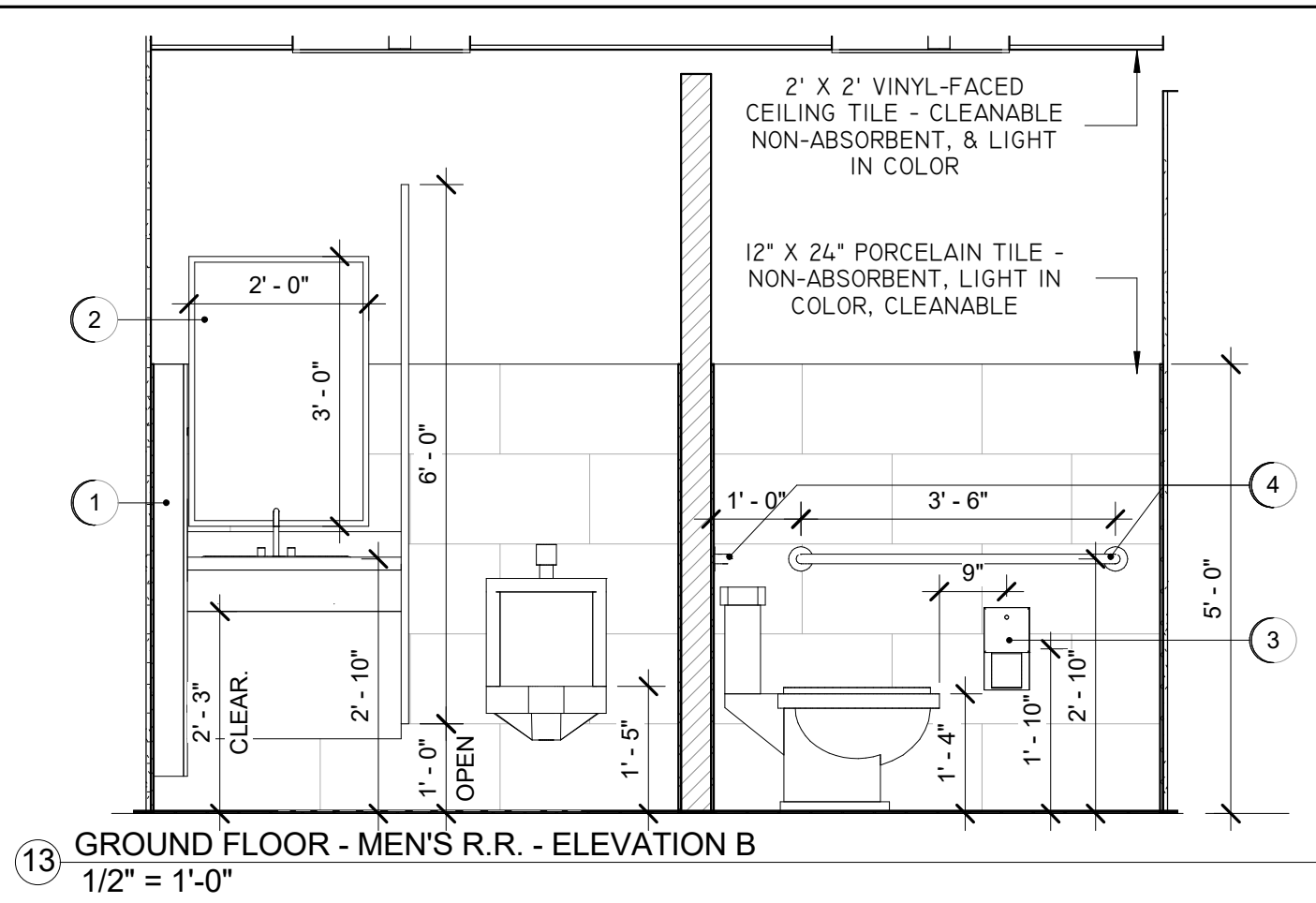
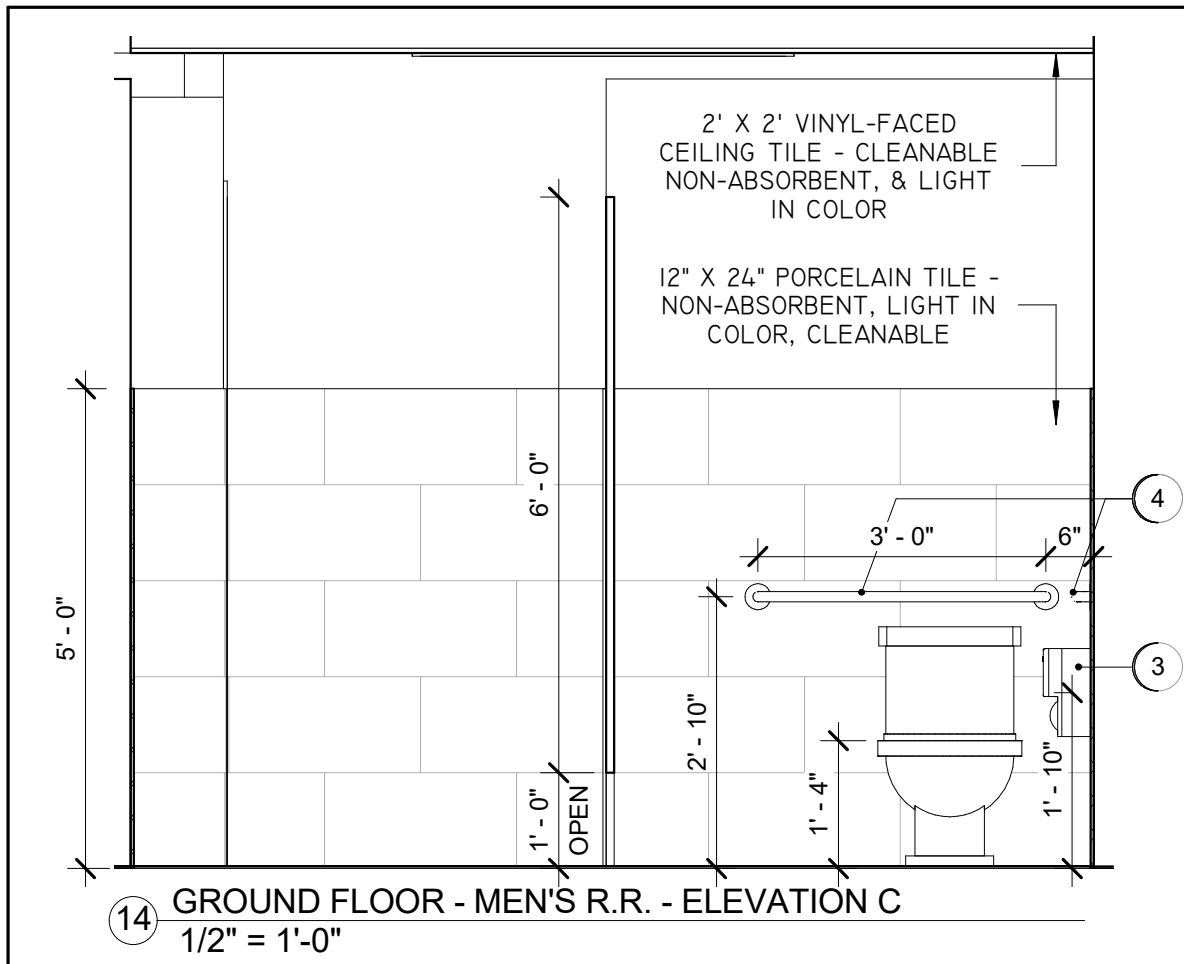
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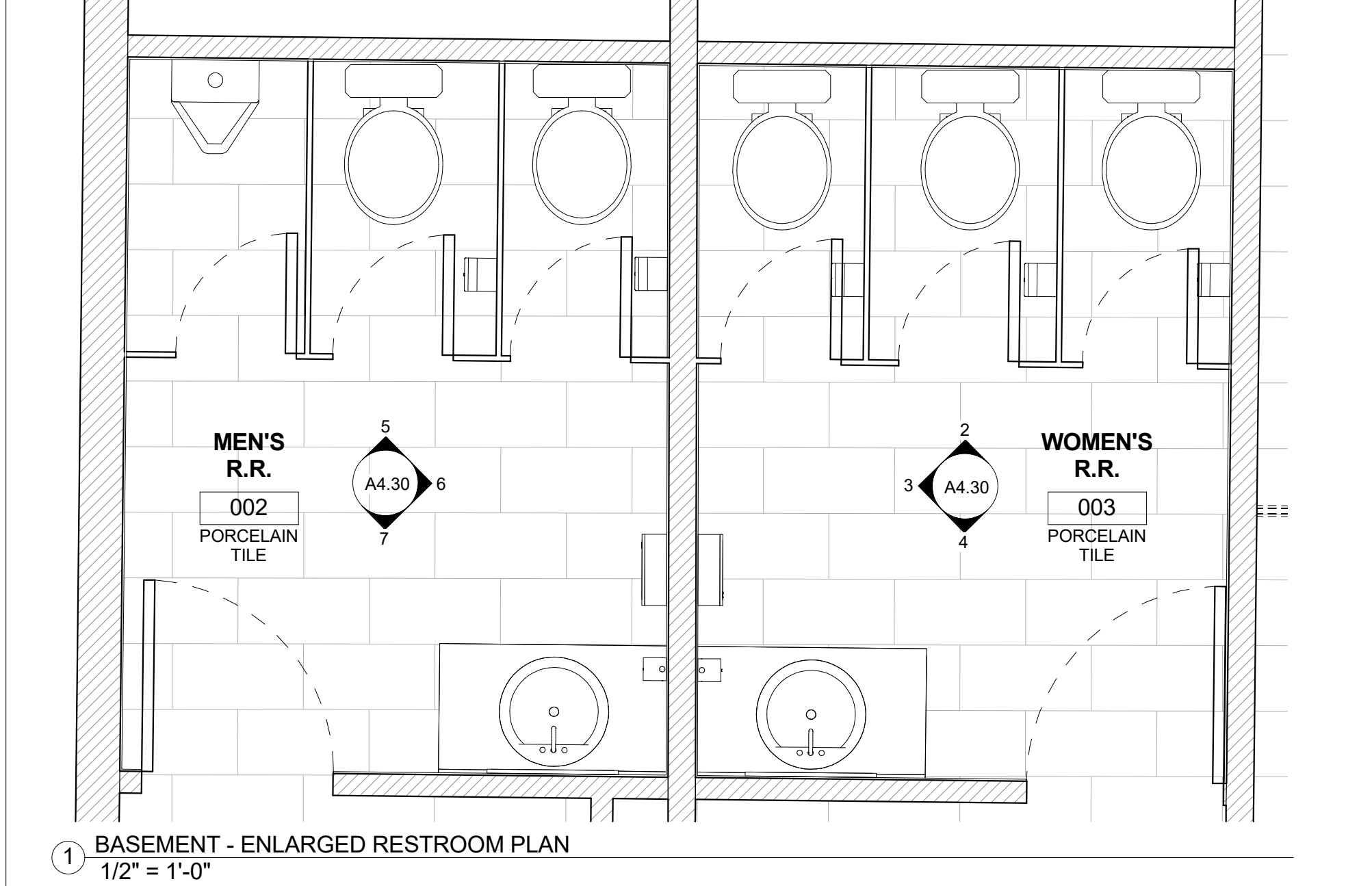
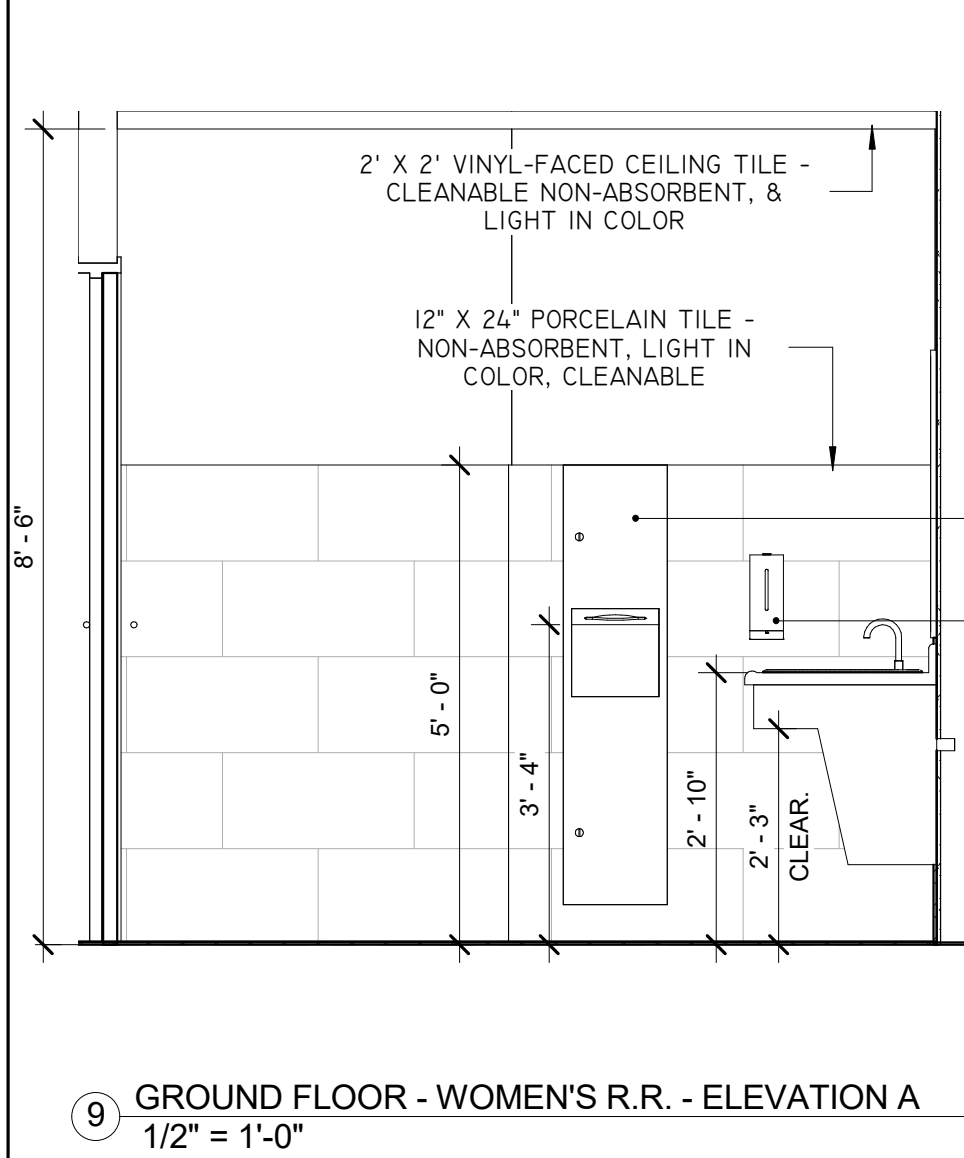
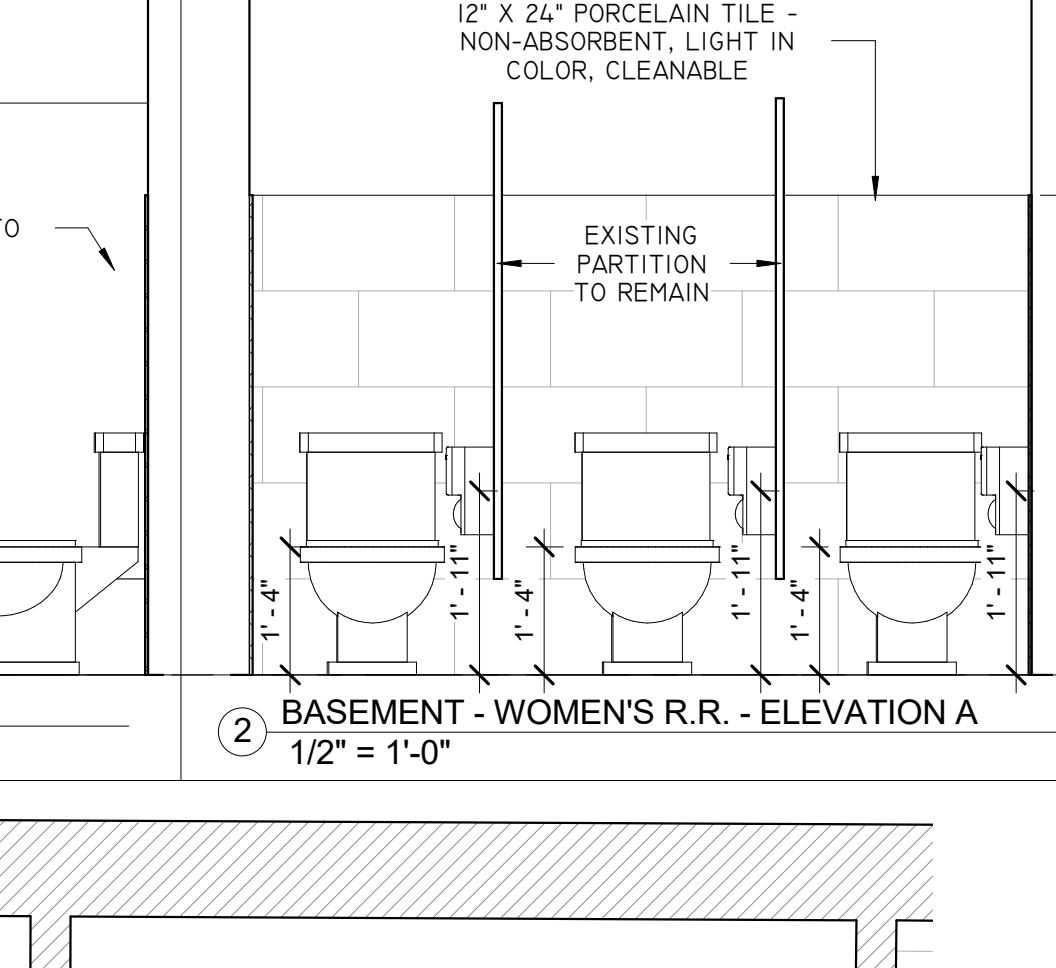
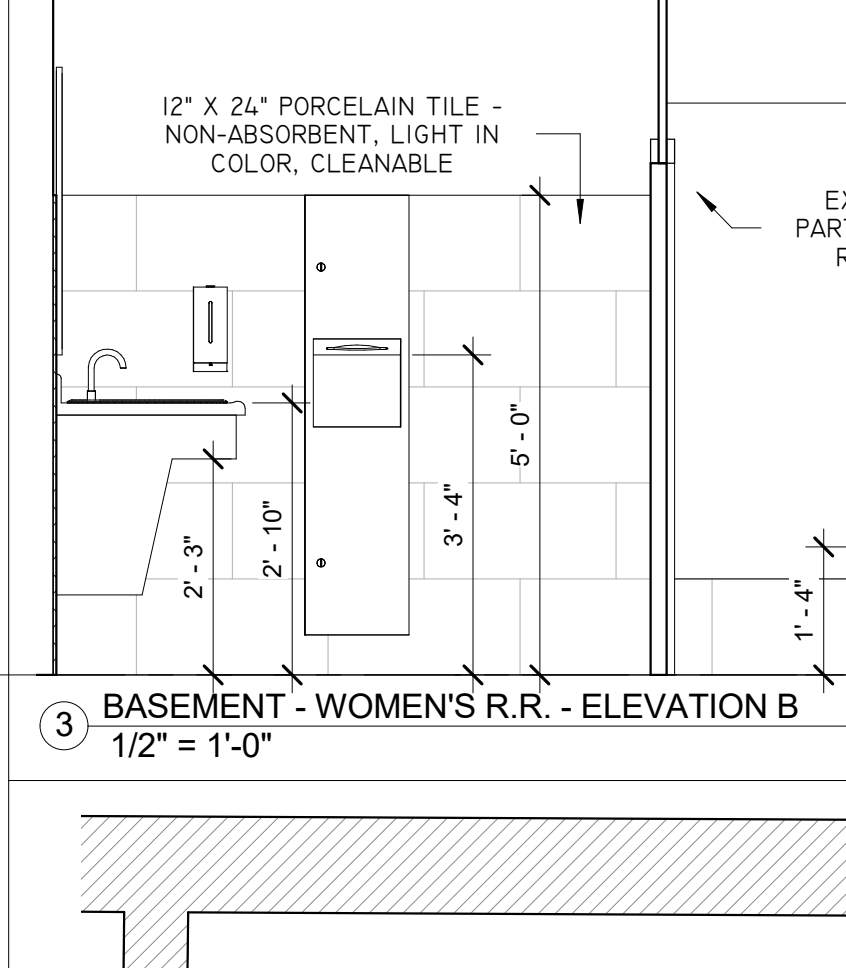
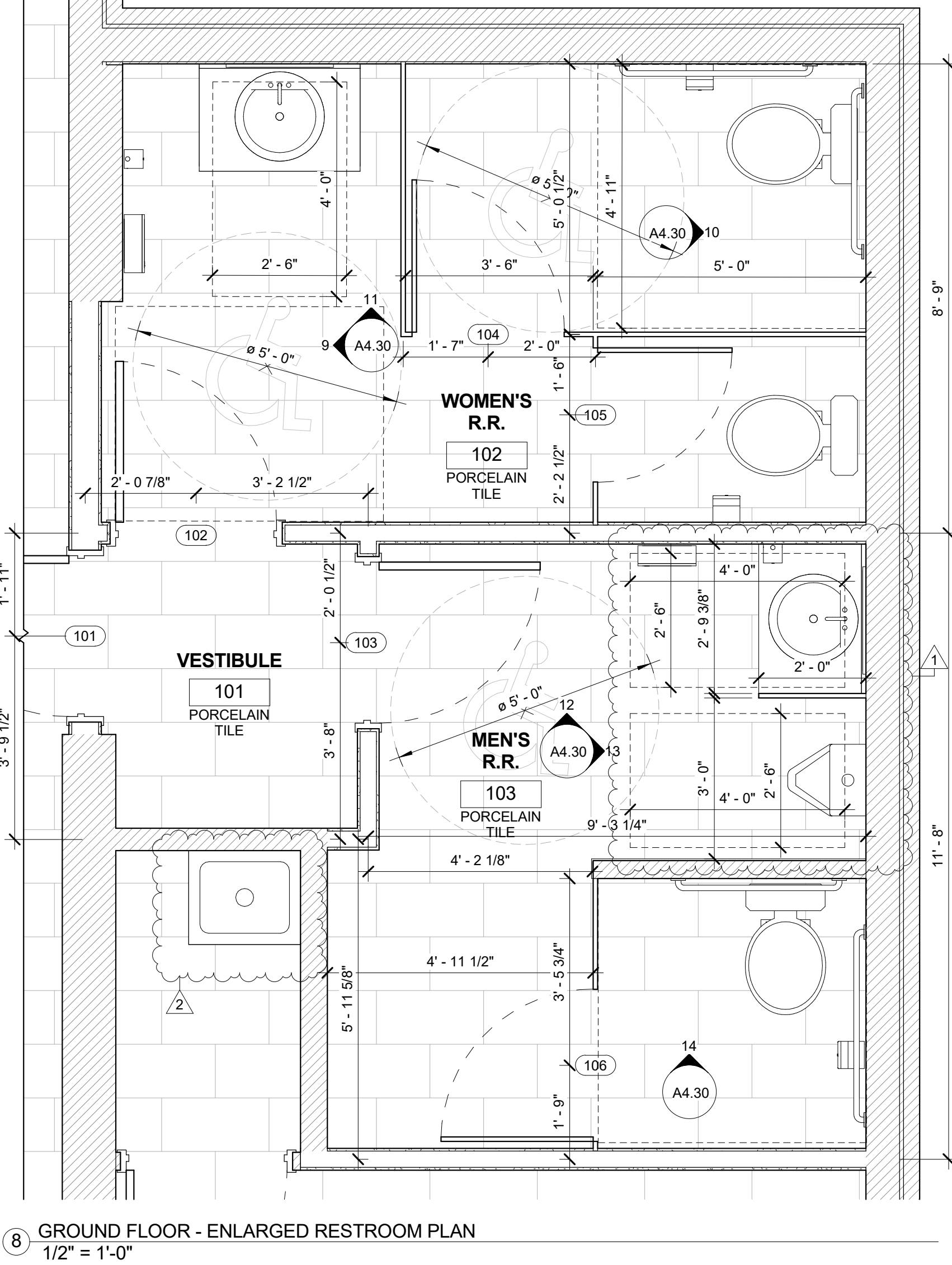
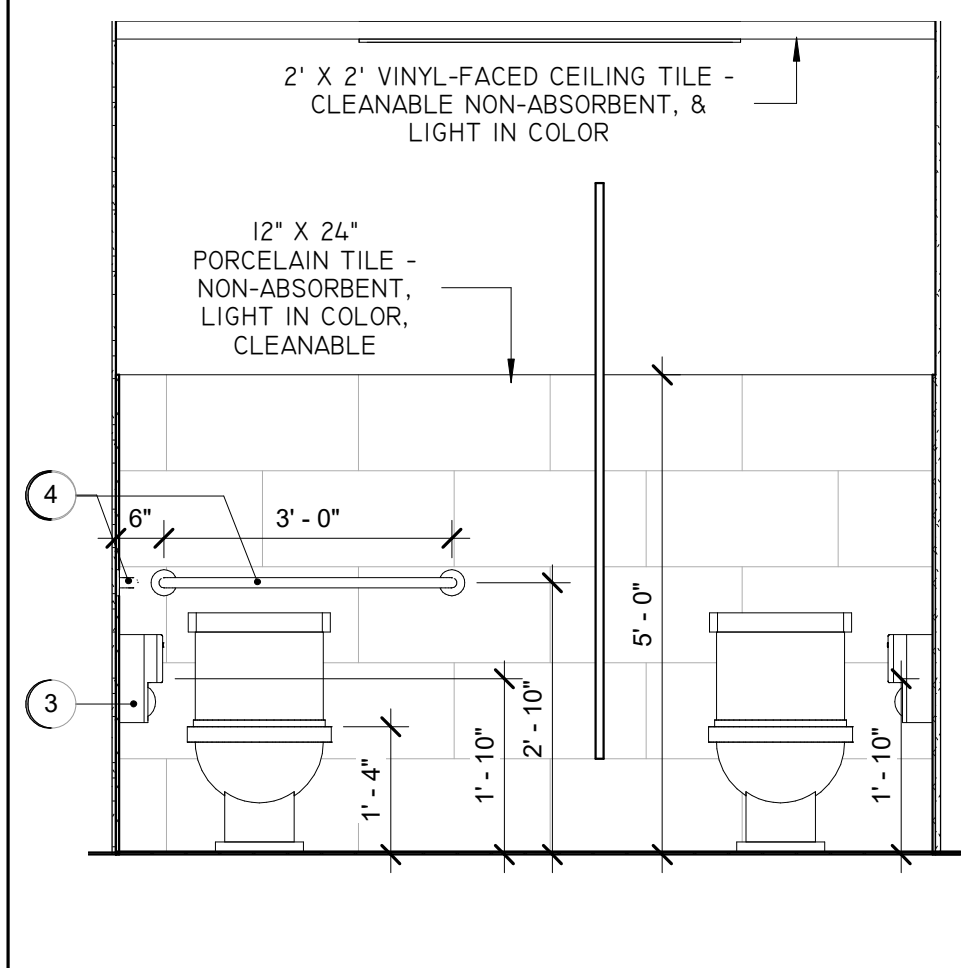
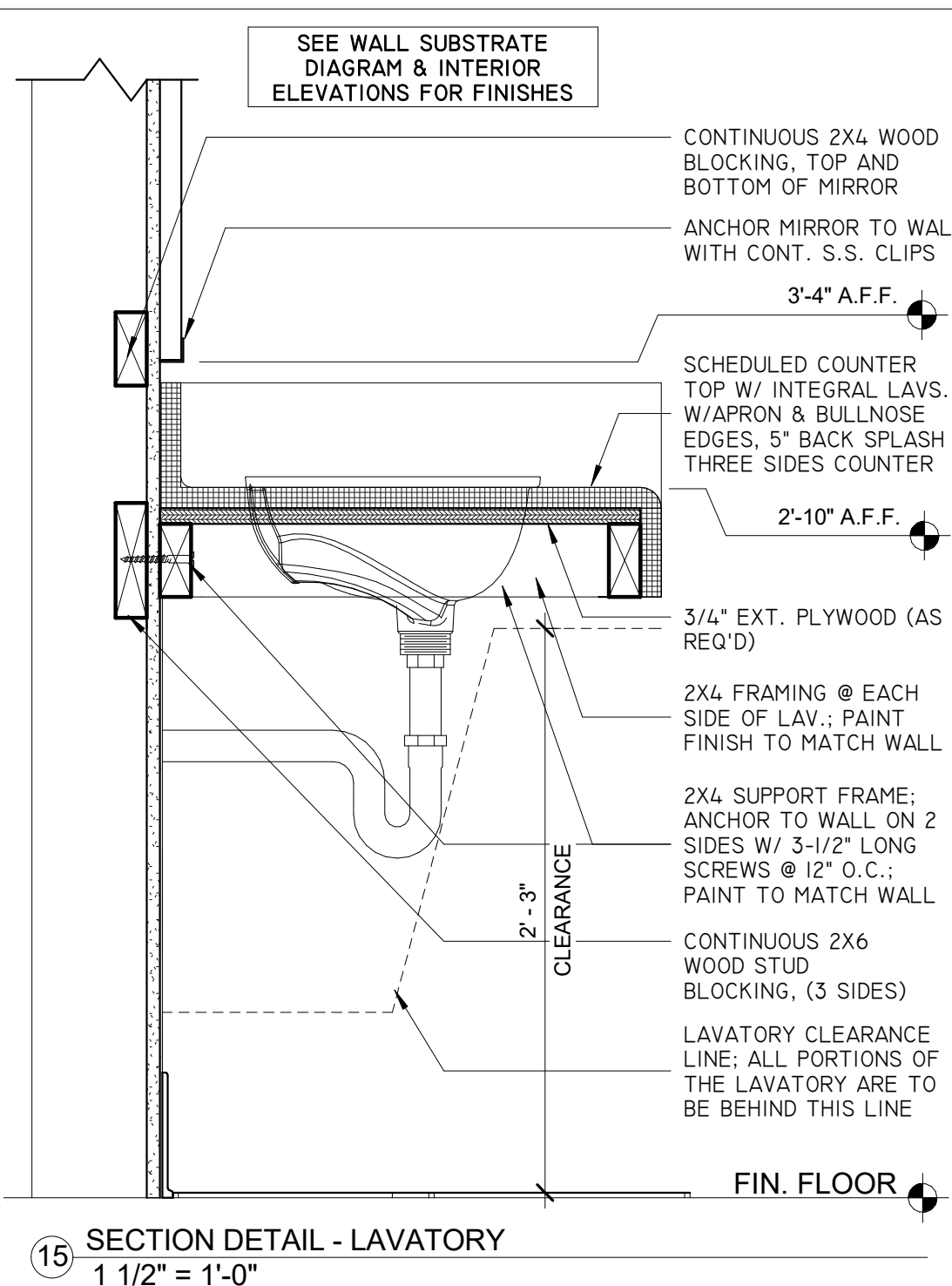
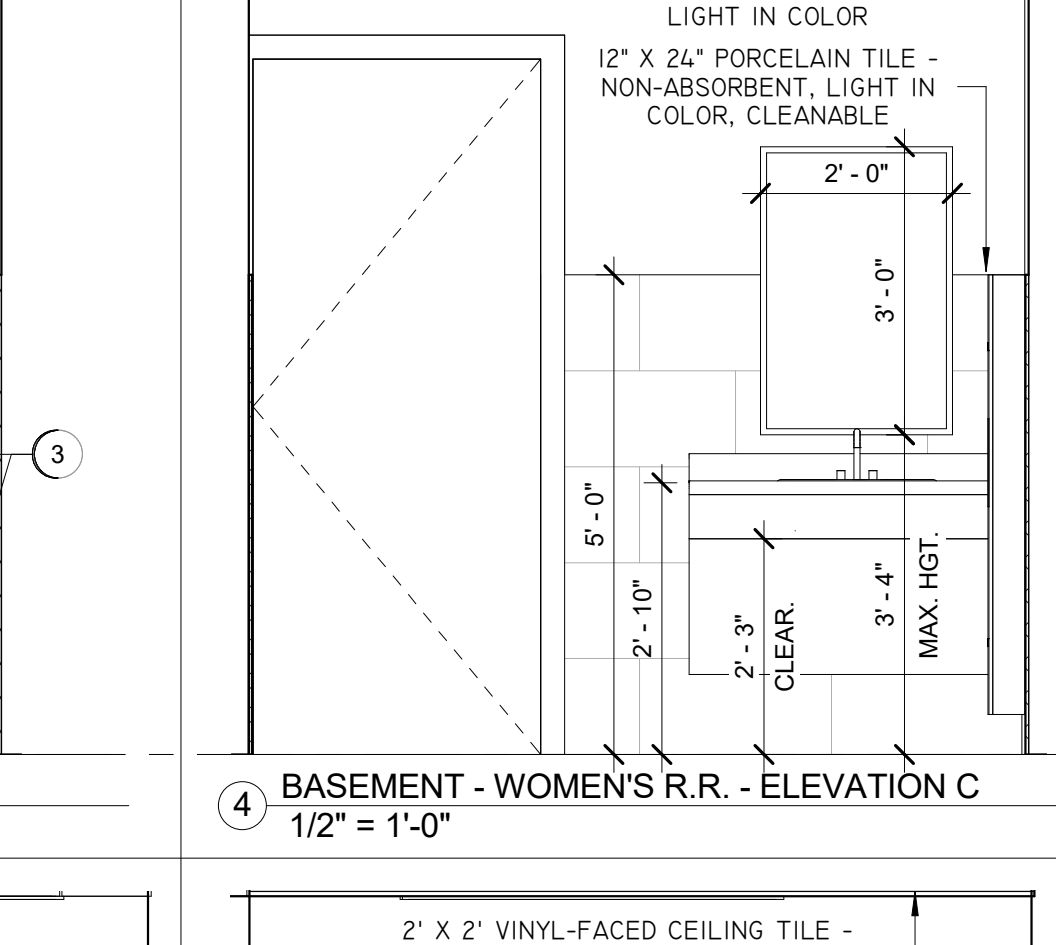
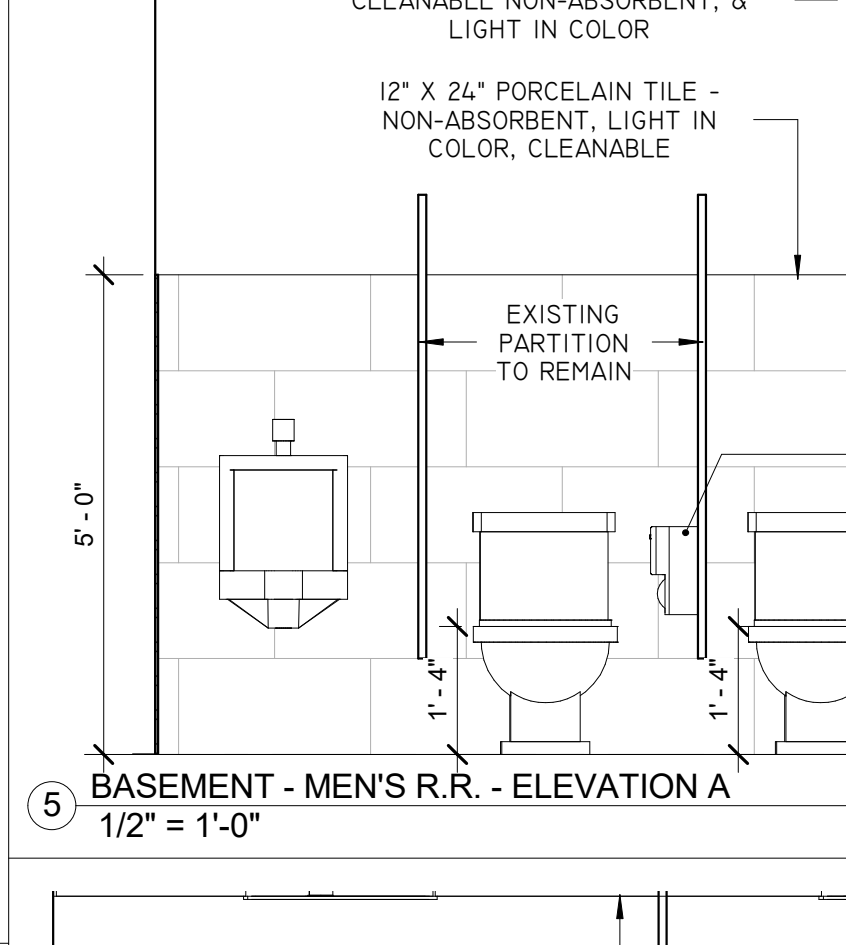
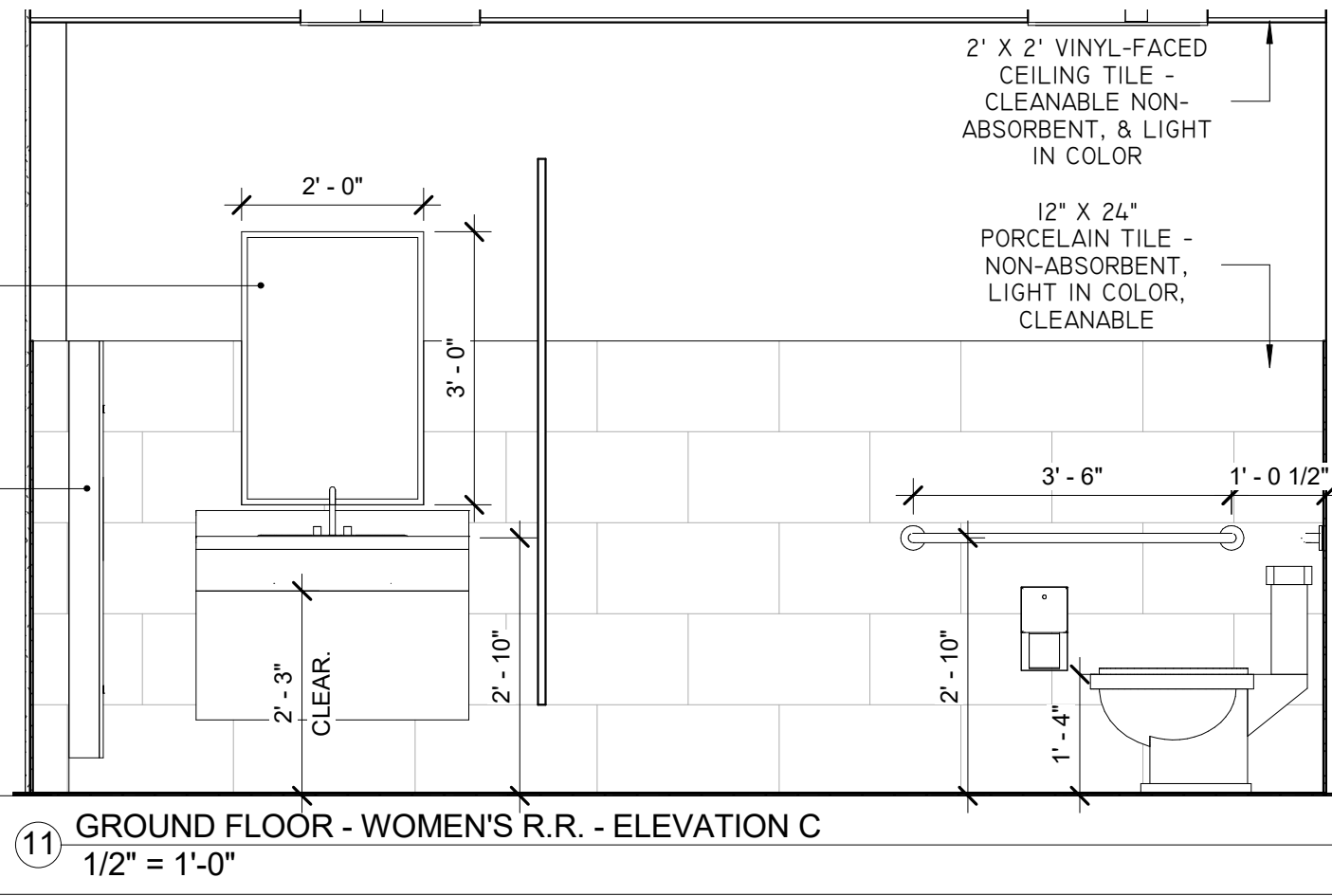
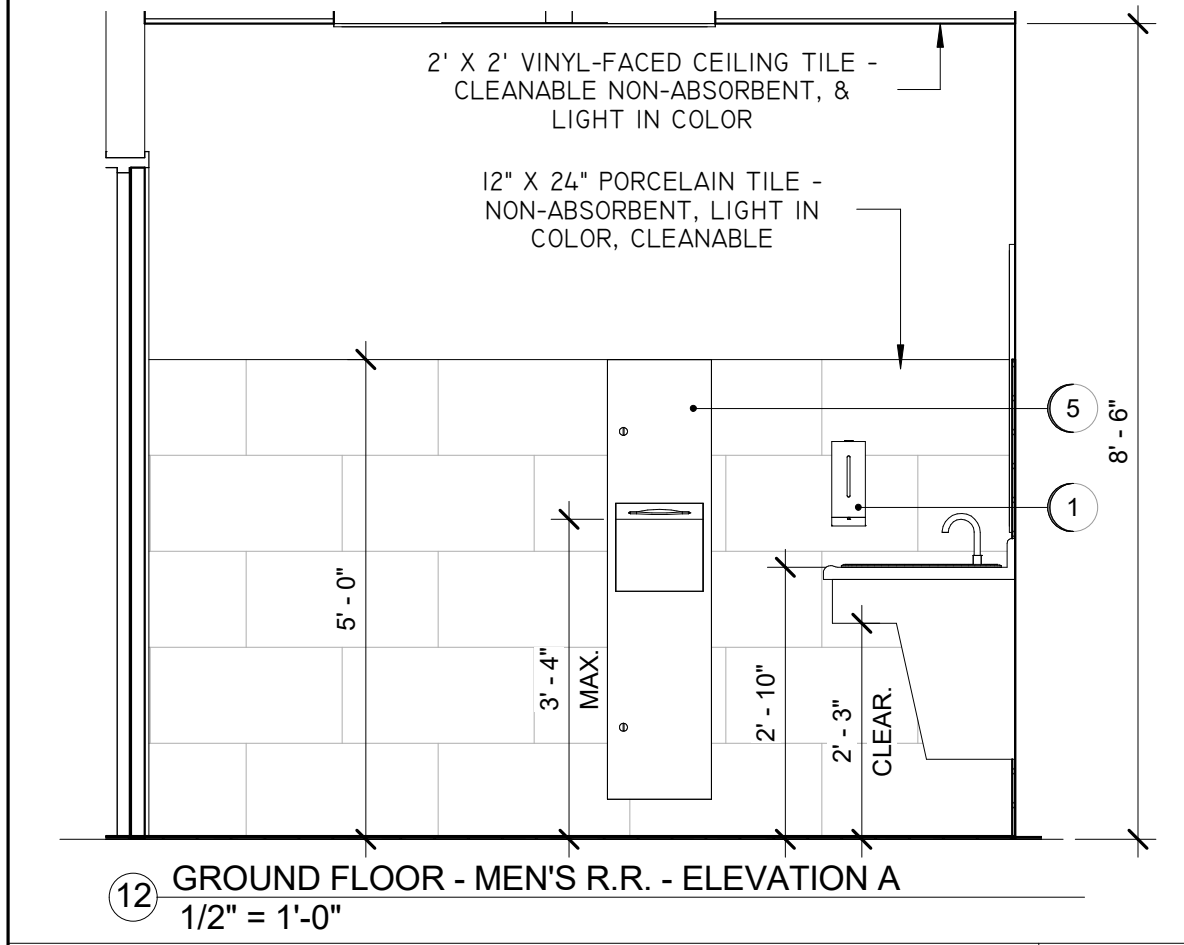
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1/8" = 1'-0"
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PROPOSED SHELL & CORE REMODEL
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EXTERIOR
ELEVATIONS

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- # KEYED NOTES
- HAND SOAP DISPENSER
 - MIRROR
 - DOUBLE-ROLL TOILET TISSUE DISPENSER
 - GRAB BARS
 - SEMI RECESSED PAPER TOWEL DISPENSER W/ WASTE RECEPTACLE
- GENERAL CONTRACTOR NOTES:
- WHERE GYPSUM BD. IS USED AS A BASE FOR TILE OR WALL PANELS FOR WATER CLOSETS, TUBS, SHOWERS, KITCHENS OR AREAS SUBJECT TO WATER SPLASHES SHALL USE A WATER RESISTANT GREEN BOARD, AS PER IBC 2015 SECTION 2509.2.
 - MUST PROVIDE ADEQUATE WOOD BLOCKING AT LOCATIONS REQUIRING ANCHORING OF ACCESSORIES SUCH AS: GRAB BARS, ETC.
- GENERAL ADA NOTES:
- LAVATORY & WATER CLOSETS ARE TO HAVE LEVER TYPE CONTROLS. CONTROLS ON WATER CLOSETS ARE TO BE ON THE SIDES AWAY FROM WALL.
 - ADA HANDICAP SYMBOLS (W/ BRAILLE, GRADE 2) LOCATED @ 2' ADJACENT TO DOOR LATCH SIDE & 60" TO CENTERLINE, OR AS REQUIRED BY LOCAL AUTHORITY.
 - GRAB BAR ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE (TAS SECTION 609.8)
 - GRAB BAR ON SIDE WALL TO BE OFFSET 12" MAX FROM REAR WALL.
 - PROVIDE 1 1/2" CLEARANCE BETWEEN GRAB BAR & WALL.
 - HOT WATER & DRAIN PIPES UNDER LAV. SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
 - ACCESSIBLE RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES. (AS PER IBC 2015 SEC. 1210.2.1)



REVISIONS		ISSUE HISTORY	
REVISION DESCRIPTION	REV#	DATE	ISSUED FOR
TAS COMMENTS	1	04.19.22	CLIENT REVIEW
CITY OF RICHMOND COMMENTS	2	05.03.22	PERMIT
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			CONSTRUCTION

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REGISTERED ARCHITECT
CLARKSON BOULEVARD
STATE OF TEXAS
22689

05.11.22

AS INDICATED

RICHMOND MEDICAL PLAZA - I, LLC
PROPOSED SHELL & CORE REMODEL
1100 JACKSON ST.
RICHMOND, TX 77469

ENLARGED FLOOR
PLAN - RESTROOMS

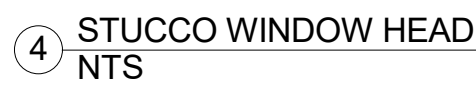
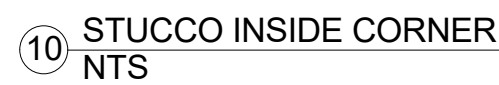
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FOR DETAILED CALLOUTS OF FRAMING AND SUBSTRATE MATERIALS , REFER TO ARCHITECTURAL SECTION NOTATIONS.

[illegible]

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$$3/8" = 1'-0"$$

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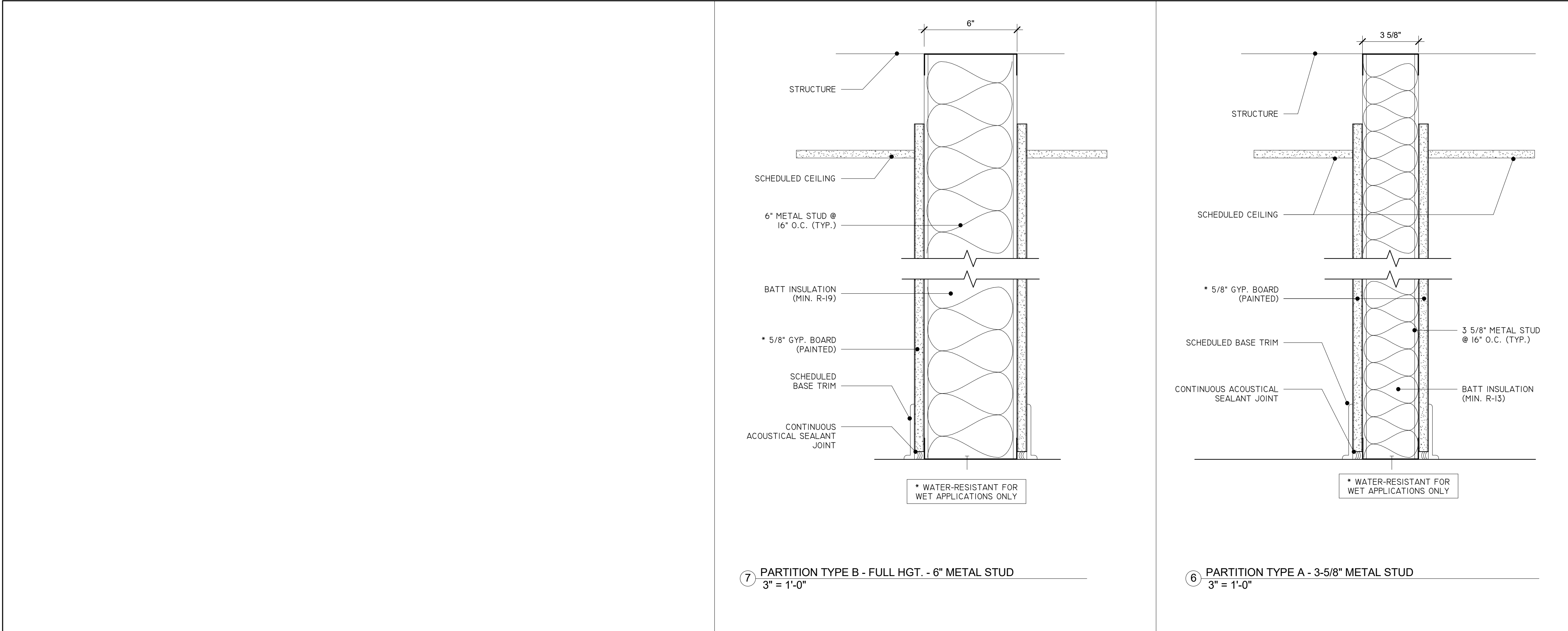
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GENERAL CONTRACTOR NOTES: PARTITIONS

- WHERE GYPSUM BD. IS USED AS A BASE FOR TILE OR WALL PANELS FOR WATER CLOSETS, TUBS, SHOWERS, KITCHENS OR AREAS SUBJECT TO WATER SPLASHES SHALL USE A WATER RESISTANT GREEN BOARD. AS PER IBC 2015 SECTION 2509.2.
- MUST PROVIDE ADEQUATE WOOD BLOCKING AT LOCATIONS REQUIRING ANCHORING OF ACCESSORIES SUCH AS: GRAB BARS, ETC.

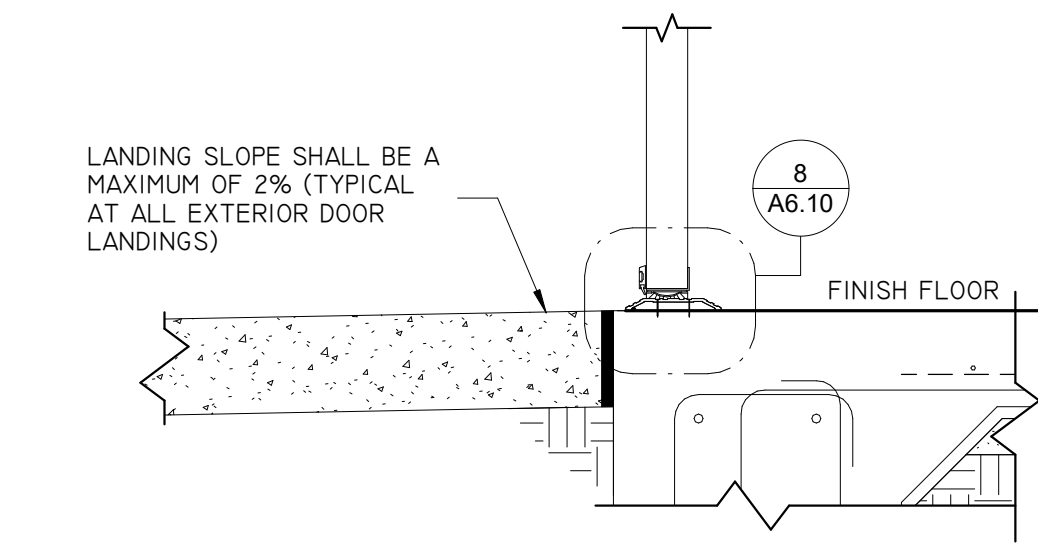
GENERAL NOTES: DOORS

EGRESS DOORS

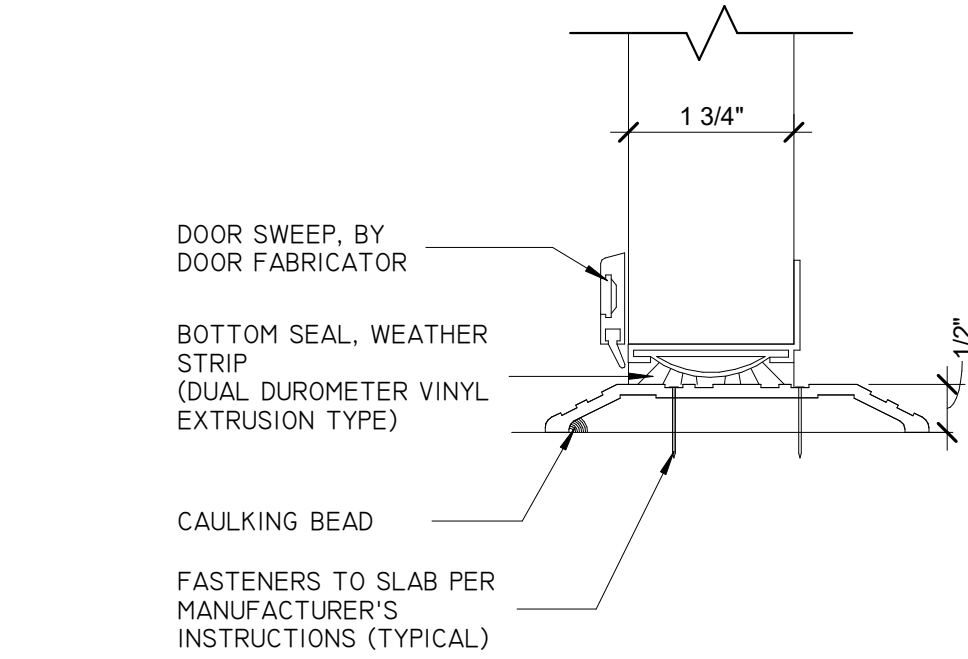
GENERAL CONTRACTOR SHALL POST A READILY-VISIBLE DURABLE SIGN ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND.

HARDWARE

- ALL HARDWARE SHALL BE PROVIDED & INSTALLED BY DOOR SUPPLIER.
- CLOSERS SHALL COMPLY WITH ADA REQUIREMENTS AND SHALL NOT REQUIRE MORE THAN 8.5 LBS TO OPERATE.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS ARE REQUIRED TO BE ACCESSIBLE (IBC 2015 SEC. 1008.1.8.1 AND SEC.1008.1.8.3)
- EGRESS BACK DOORS TO PROVIDE A PANIC EXIT DEVICE WITH LOCKING LEVER TRIM OR EQUIVALENT (IBC 2015, 1008.1.8.5)



9 DETAIL - TYPICAL DOOR LANDING
1 1/2" = 1'-0"



8 DETAIL - TYPICAL ADA ALUMINUM THRESHOLD
6" = 1'-0"

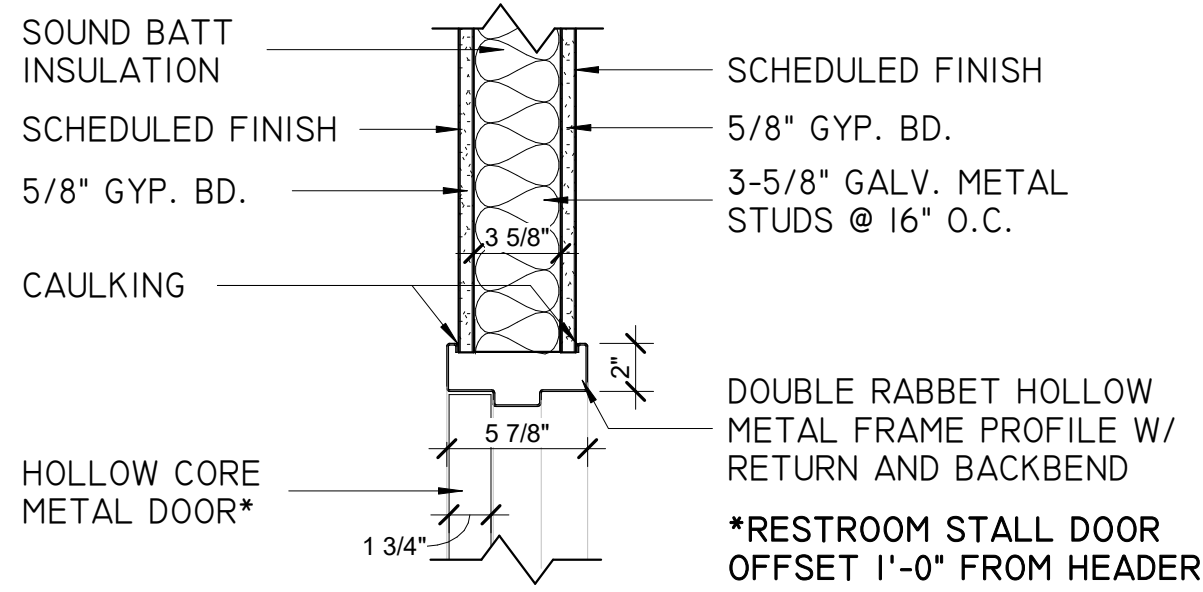
DOOR HARDWARE SCHEDULE

QTY.	H.W. DESCRIPTION	CATALOG NUMBER	MANUF.	MANUF.
1 - EXTERIOR STOREFRONT DOOR				
3 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	MORTISE CYLINDER LOCK	30-001: 626	SCHLAGE	
1 EA.	RIM CYLINDER	20021: 626	SCHLAGE	
1 EA.	DOOR PUSH (INTERIOR)	RM7402-RM7422	ROCKWOOD	NEOMITRE
1 EA.	DOOR PULL (EXTERIOR)	RM7400-RM7420	ROCKWOOD	NEOMITRE
1 EA.	SURFACE CLOSER	1461	LCN	
1 EA.	PERIMETER SEAL	S88D: BROWN	PEMKO	
1 EA.	THRESHOLD	1715A	PEMKO	
2 - VESTIBULE				
3 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	ENTRANCE LOCK	F51 MNH 626	SCHLAGE	
1 EA.	DOME STOP	436-626	SCHLAGE	
3 - BATHROOM ENTRY DOOR				
3 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	PUSH PLATE	RM1020 H	ROCKWOOD	
1 EA.	DOOR PULL	RM7402-RM7420	ROCKWOOD	NEOMITRE
1 EA.	SURFACE CLOSER	1461	LCN	
1 EA.	KICK PLATE	K1050: 626	ROCKWOOD	
1 EA.	DOME STOP	436-626	SCHLAGE	
4 - BATHROOM SINGLE STALL DOOR				
2 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	PASSAGE LEVER	F10 MNH 619 CEN	SCHLAGE	
1 EA.	DEADBOLT	D292: 626	YALE	

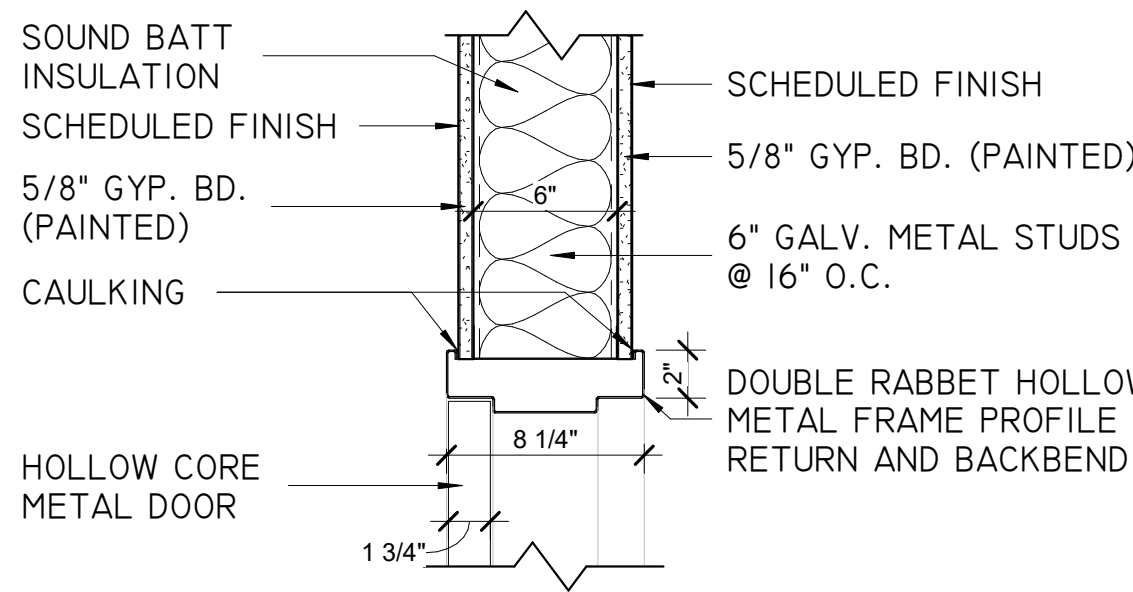
3 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	PUSH PLATE	RM1020 H	ROCKWOOD	
1 EA.	DOOR PULL	RM7402-RM7420	ROCKWOOD	NEOMITRE
1 EA.	SURFACE CLOSER	1461	LCN	
1 EA.	KICK PLATE	K1050: 626	ROCKWOOD	
1 EA.	DOME STOP	436-626	SCHLAGE	

2 EA.	HINGE	1020-626	SCHLAGE	
1 EA.	PASSAGE LEVER	F10 MNH 619 CEN	SCHLAGE	
1 EA.	DEADBOLT	D292: 626	YALE	

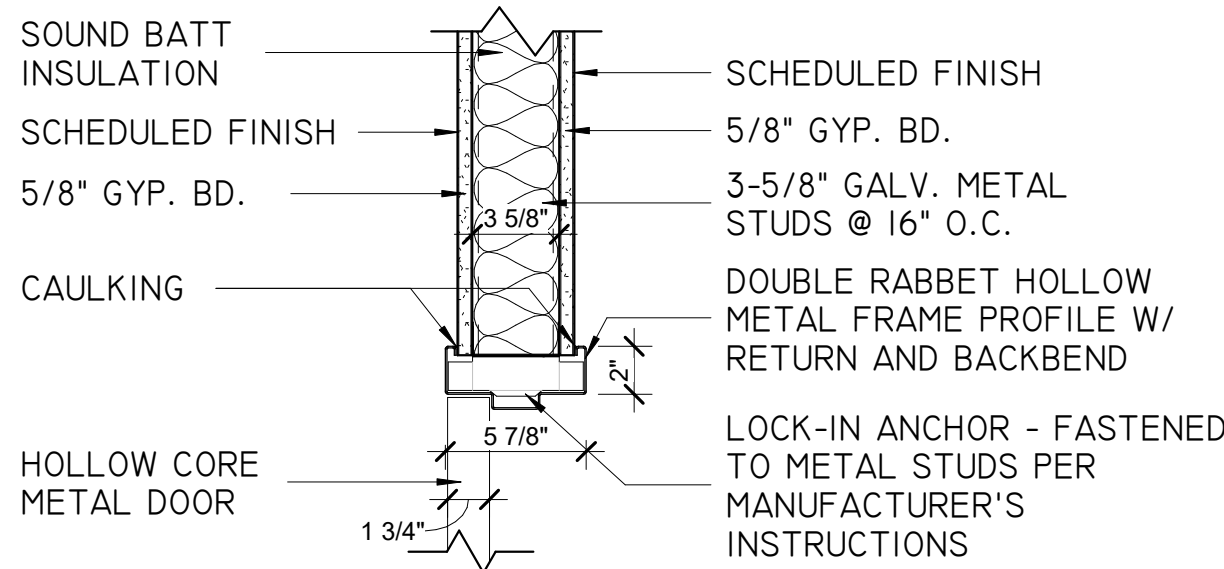
*COMPLETE SET OF HARDWARE INCLUDING HINGES, PUSH, CLOSER, THRESHOLD, PANIC DEVICE AND WEATHER STRIPPING ARE PROVIDED BY TUBELITE OR APPROVED ALUM. STOREFRONT GLASS DOOR MANUF.



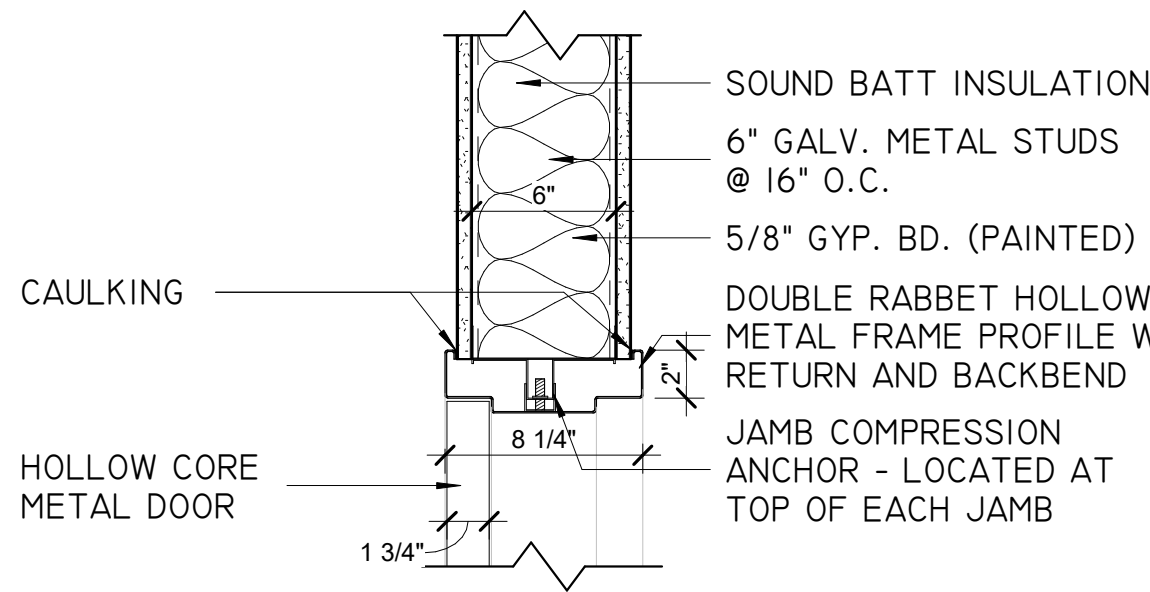
5 DETAIL - HOLLOW-CORE METAL DOOR HEADER - 3-5/8" METAL STUD FRAMING
1 1/2" = 1'-0"



3 DETAIL - HOLLOW-CORE METAL DOOR HEADER - 6" METAL FRAMING
1 1/2" = 1'-0"



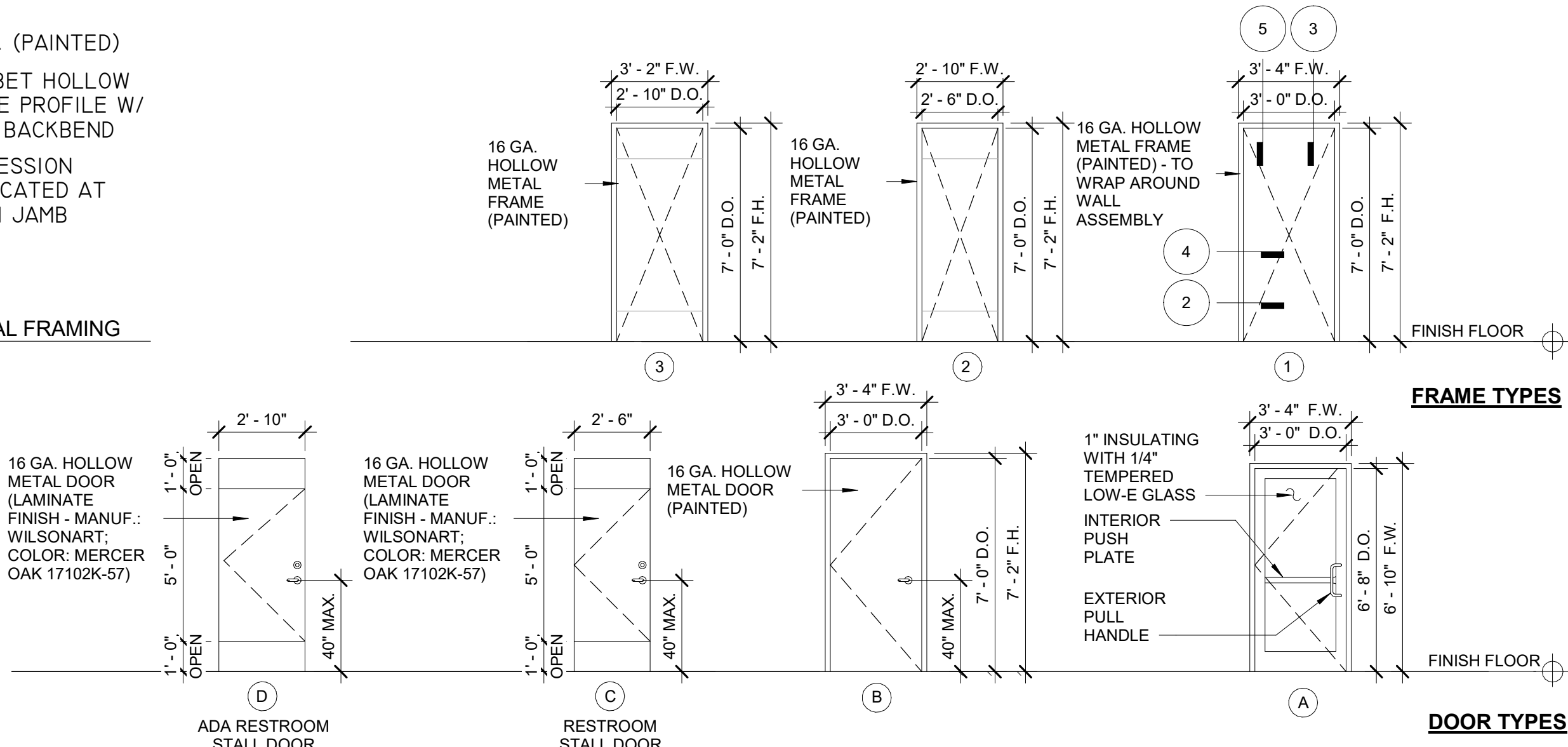
4 DETAIL - HOLLOW-CORE METAL DOOR JAMB - 3-5/8" METAL STUD FRAMING
1 1/2" = 1'-0"



2 DETAIL - HOLLOW-CORE METAL DOOR JAMB - 6" METAL FRAMING
1 1/2" = 1'-0"

DOOR SCHEDULE

MARK	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	COMMENTS
100	A	BY STOREFRONT MANUFACTURER	3' - 0"	6' - 8"	ENTRANCE DOOR
101	B	I	3' - 0"	7' - 0"	VESTIBULE
102	B	I	3' - 0"	7' - 0"	RESTROOM ENTRY DOOR
103	B	I	3' - 0"	7' - 0"	RESTROOM ENTRY DOOR
104	D	2	2' - 10"	6' - 0"	RESTROOM STALL DOOR
105	C	3	2' - 6"	6' - 0"	ADA RESTROOM STALL DOOR
106	D	3	2' - 10"	6' - 0"	ADA RESTROOM STALL DOOR
107	B	I	3' - 0"	7' - 0"	CLOSET DOOR



1 DOOR TYPES & FRAMES
1/4" = 1'-0"