ACCESSIBLE ROUTE NOTES: GENERAL ACCESSIBILITY NOTES: 1. ALL CONSTRUCTION TO COMPLY WITH THE 2012 TEXAS ACCESSIBILITY STANDARDS.

1. ALL INTERIOR FLOOR SURFACES AND EXTERIOR ACCESSIBLE ROUTE, ACCESSIBLE PARKING AND ACCESSIBLE AISLE ARE TO BE FIRM, STABLE AND SLIP RESISTANT.

2. THERE SHALL BE NO VERTICAL RISE OVER 1/4" IN ANY INTERIOR OR EXTERIOR ROUTE.

3. CONCRETE AT ENTRY DOOR TO HAVE NO VERTICAL DROP AT THE DOOR THRESHOLD AND A MAX. SLOPE OF 2% FOR THE WIDTH OF THE DOOR PLUS 18" ON THE PULL SIDE OF THE DOOR AND 60" OUT FROM THE DOOR.

4. CARPET SHALL HAVE A MAX. PILE HEIGHT OF 1/2" WITH NO PAD.

5. ALL ACCESSIBLE ROUTES TO HAVE A MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%.

6. ACCESSIBLE PARKING AND AISLE TO HAVE A MAX. SLOPE OF 5% IN ALL DIRECTIONS.

7. PROVIDE A TAS COMPLIANT (TAS 502) ACCESSIBLE PARKING SIGNS TO PROVIDE MIN. 1" TEXT STATING "VIOLATORS SUBJECT TO FINES AND TOWING" (MOUNTED 48"-80" ABOVE PAVEMENT).

9. ACCESSIBLE PARKING SIGNS TO PROVIDE MIN. (WITH A MIN. STROKE WIDTH OF 2") PAINTED (WITH A CONTRASTING COLOR TO THE PAVEMENT) TEXT STATING "NO PARKING AISLE TO PROVIDE THE SYMBOL OF ACCESSIBILITY PAINTED IN A CONTRASTING COLOR TO THE PAVEMENT).

10. THE ACCESSIBLE PARKING"- CENTERED WITHIN THE ACCESSIBLE ROUTE- PARKING SPACE SHALL PROVIDE THE SYMBOL OF ACCESSIBILITY PAINTED IN A CONTRASTING COLOR TO THE PAVEMENT).

11. CURB RAMPS TO COMPLY WITH TAS 406.

12. AT ANY CHANGE OF DIRECTION IN THE ACCESSIBLE ROUTE- PROVIDE A MAX. SLOPE OF 2% IN ALL DIRECTIONS.

DOOR NOTES:

1. ALL DOOR HARDWARE TO BE LEVER TYPE.
2. DOOR HARDWARE TO BE MOUNTED 48" MAX. A.F.F.
3. DOOR CLOSERS SWEEP PERIOD TO BE 3 SECONDS AT A POINT 3" FROM LATCH (MEASURED TO THE LEADING EDGE OF THE DOOR) IN AN OPEN POSITION OF 70 DEG.
4. OPENING FORCE SHALL BE 5LBF MAX. FOR ALL INTERIOR DOORS.
5. DOOR THRESHOLDS SHALL BE 1/2" H. MAX. WITH A 1.2 BEVEL ON BOTH SIDES. THERE SHALL BE NO VERTICAL DROP AT ANY EXTERIOR DOOR THRESHOLD.
6. THE BOTTOM 10" OF ALL DOORS TO BE SMOOTH.

REACH RANGE/OPERABLE PARTS NOTES:

1. REACH RANGES FOR ALL CONTROLS, OPERATING MECHANISMS (INCLUDING, BUT NOT LIMITED TO OUTLETS, SWITCHES, THERMOSTATS, ELEMENTS AND A MIN. ONE OF EACH TYPE OF STORAGE) SHALL BE BETWEEN 15"-48" A.F.F. UNLESS THE REACH IS OVER AN ELEMENT. REACH RANGE OVER AN ELEMENT (SUCH AS A CABINET A WITH A MAX. DEPTH OF 24") SHALL BE A MAX. OF 46" A.F.F. NO CONTROL OR OPERATING MECHANISM SHALL BE PLACED OVER AN ELEMENT DEEPER THAN 24".

2. ALL CONTROLS, OPERATING MECHANISMS, DOOR HARDWARE OR CABINET HARDWARE SHALL BE ABLE TO OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

INTERIOR FINISH NOTES:

ENERGY CODE NOTES:

ALL TOILET ROOM FLOORS: 1. ALL FLOOR SURFACES TO SLOPE A MAX. 1. ALL FLOOR SURFACES TO SLOPE A OF 2% IN ALL DIRECTIONS (INCLUDING FLOOR DRAIN).

1. ALL EXTERIOR WALLS TO HAVE NEW R-13 MIN. INSULATION- ALL EXISTING BUILDING ENVELOPE (INCLUDING WINDOWS, DOORS, CEILINGS, WALLS AND FOUNDATION CRAWL SPACE) ARE EXISTING TO REMAIN.

2. EQUIPMENT SCHEDULE TO BE PROVIDED BY THE MEP ENGINEER AND SHALL INCLUDE PERFORMANCE RATING, ONE SOLID STATE PROGRAMMABLE THERMOSTAT PER ZONE OR SYSTEM.

3. THE MEP ENGINEER SHALL PROVIDE A

GRAB BAR NOTES:

MOUNT TO SUPPORT 250lbf. (PROVIDE WOOD BLOCKING) MOUNT 1-1/2" FROM WALL. DIAM. TO BE 1-1/2". SURFACE TO BE SMOOTH. MOUNT 34" A.F.F.

2. EQUIPMENT SCHEDULE TO BE PROVIDED BY THE MEP ENGINEER AND SHALL INCLUDE PERFORMANCE RATING, ONE SOLID STATE PROGRAMMABLE THERMOSTAT PER ZONE OR SYSTEM.

3. THE MEP ENGINEER SHALL PROVIDE A COMMERCIAL ENERGY LIGHTING WORKSHEET PAGE 1 AND PAGE 2 AND SHALL PROVIDE LIGHTING COMPLIANT WITH THE CURRENT ENERGY CODE.

4. INTEGRAL OR EXTERNAL HEAT TRAPS SHALL BE PROVIDED FOR NONCIRCULAR SYSTEMS, ON SUPPLY AND DISCHARGE PIPING. THE FIRST 8 FEET OF PIPING IN NONCIRCULAR SYSTEMS W/O INTEGRAL HEAT TRAPS SHALL BE INSULATED.

5. OUTLET TEMPERATURES IN RESTROOMS SHALL BE A MAX. OF 110 DEG. F.

 EDGE OF SINK COUNTER TO WALL TO BE 17" MIN
 19" MAX. FROM EDGE OF SINK TO PIPES.
 ALL FAUCETS TO BE LEVER-TYPE.
 ALL EXPOSED PIPES TO BE INSULATED.
 RESTROOM LAVATORIES TO BE 6" DEEP, MAX.
 PROVIDE 27" MIN. HEIGHT AT KNEE SPACE.
 TOP LIP OF SINK IS TO BE 34" MAX. A.F.F. LAVATORY/SINK NOTES:

WATER CLOSET NOTES:

1. ENSURE FLUSH CONTROL IS INSTALLED ON WIDE SIDE OF FIXTURE.
2. CENTER LINE OF ALL TOILETS TO BE 16"-18" FROM FINISHED SIDE WALL (NOT STUD).

SIGNAGE NOTES:

GENERAL NOTES

- 1. ALL NOTES AND DETAILS REGARDING FOUND. TO BE VERIFIED BY A STRUCTURAL ENGINEER.
 2. PLUMBING DESIGN TO BE SUPPLIED BY PLUMBING CONTRACTOR
 3. GEN. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.
 IF ANY DISCREPANCY OCCURS BETWEEN DRAWINGS & CODE, THE CODE SHALL TAKE PRECEDENCE.
 4. A.C./HEATING DUT LAYOUT AND HEAT LOSS CALCULATIONS TO BE SUPPLIED BY THE AC./HEATING CONTRACTOR.
 5. ALL DIMENSIONS TO BE FIELD VERIFIED AND SHALL BE SOLE RESPONSIBILITY OF GEN. CONTRACTOR.
 6. FOUNDATION PLAN AND DETAILS TO BE PROVIDED BY STRUCTURAL ENGINEER.
 7. ANY AND ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
 8. EXTERIOR AND DEMISING WALLS TO BE 5 1/2" WOOD U.N.O. BRICK LEDGE TO BE 5 1/2" WOOD U.N.O.
 9. STUDS FOR WALLS OF STORIES TO BE SPACED @ 16" O.C. MAX., STUDS @
 INTERIOR WALLS OF 2 STORIES TO BE SPACED @ 16" O.C. MAX., STUDS @
 INTERIOR WALLS TO BE SPACED @ 24" O.C. MAX.
 10. ANY WALL OVER 10" IN HEIGHT SHALL BE 2 X 6 OR 2 X 8 STUDS, ACCORDING TO THE HEIGHT,
 SPAN, AND ENGINEER'S ANALYSIS.
 11. G.F.I. OUTLETS TO BE SUPPLIED IN BATHS, KITCHEN, GARAGE, & EXTERIOR, WHERE REQUIRED BY CODE.
 13. THIS IS A BUILDERS SET OF PLANS AND AS SUCH DOES NOT INCLUDE ANY INDIVIDUALIZED BUILDING DETAILS OR ANY STRUCTURAL DETAILS WHATSOEVER.
 14. ALL A.C. DUCTS TO HAVE A MIN. OF R-6 INSULATION
 15. HVAC SYSTEM TO BE A MIN. OF 15 SEER.
 16. PROVIDE DUCT-BLASTER TEST IF REQUIRED. 0
- GE, & EXTERIOR, WHERE REQUIRED BY CODE. RE NEEDED FOR APPLIANCES) ARE TO BE 42" A.F.F. OT INCLUDE ANY INDIVIDUALIZED BUILDING DETAILS OR

RAFTER-VAULTED 2x6 & 2x4 -STIFF BACK EACH SIDE VAULT CEILING -\ × 4 CONT. CONT. LOAD BEARING WALL DETAIL × 6

2×8

RIDGE

3/8" EXGRADE I

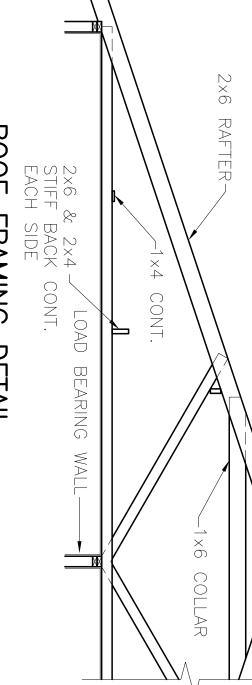
PLYWOOD

2 ×

BLOCKING

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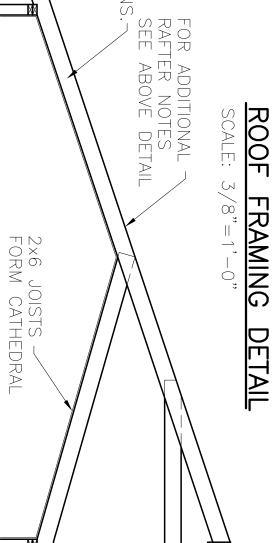
MIN. R-



-FACE MASONRY -16" O.C.

1/2" GYPSUM BD.

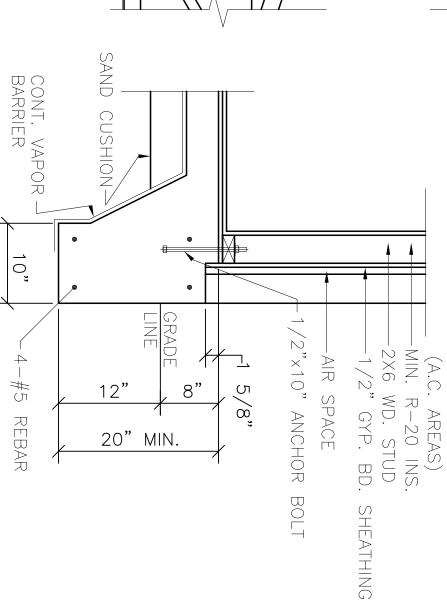




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CATHEDRAL CEILING DETAIL



1301 E. DEBBIE LN. SUITE 102 - PMB 31 MANSFIELD, TX. 76063 PH: (817)300-7052

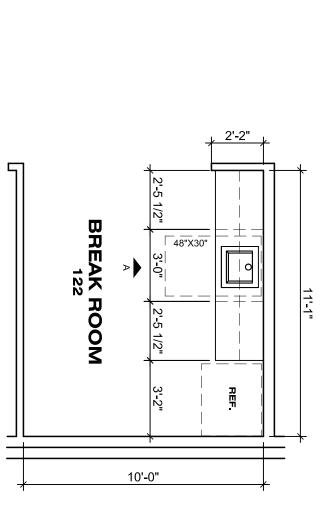
DESIGNS,

SHERI BUMGARDNER sheri@ssbdesigns.com

SCALE: TYPICAL 1"=1'-0" BUILDING CONCRETE FLOOR AREAS **SECTION**

ENCLAVE-LOT 5

209 E. BROAD ST. MANSFIELD, TX.



BREAK ROOM- RM. 122

DATE:

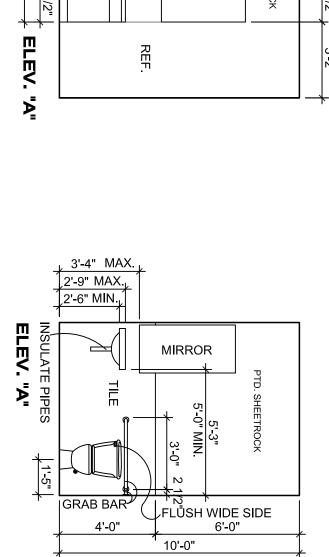
2-18-25

REVISIONS:

PROJECT

NUMBER

209



10'-0"

MIRROR

10'-0"

GRAB BAR

10'-0"

3'-6"

2'-6"

2'-3"

PTD. SH

REAK ROOM- RM. 105

RESTROOM- RM.

121

BREAK ROOM

48"X30" | 32 | 0 |

1'-6" MIN.

RESTROOM

6'-8 1/2"

.1'-6"

2'-9"

OPEN T

3'-0" 7'-11"

6'-0"

6'-0"

FLUSH WIDE SIDE

6'-9"

RES1

102 0 48"X: 116"

<u>1'-</u>6"

MIN.

RESTROOM- RM. 102

4'-0"

GRAB BAR-

2'-6" MIN.¹ 2'-9" MAX. ¹ 3'-4" MAX.

4'-0"

2'-10"

_L2'-9" MAX.

2'-6" MIN.

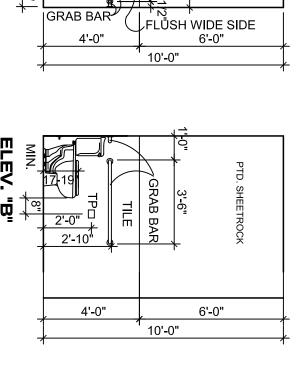
2'-0"

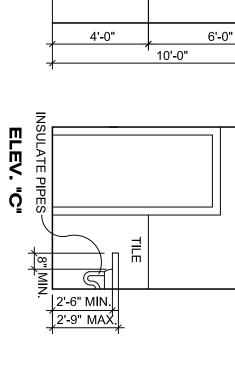
ELEV. A

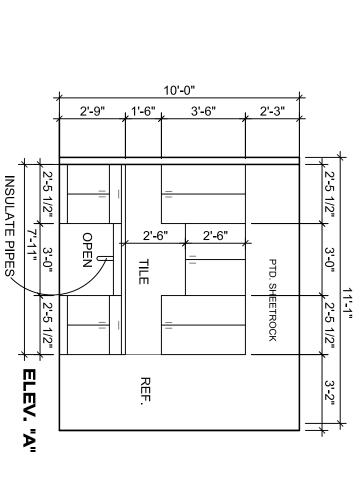
INSULATE PIPÉS

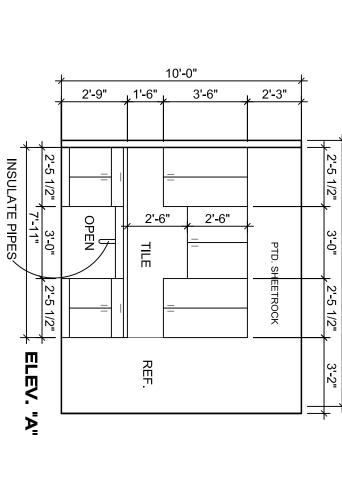
ELEV.

INTERIOR DETAILS
SCALE: 1/4"=1'-0"









GROSS OFFICE-2802 S.F. PATIO- 95 S.F. FOUNDATION- 2897 S.F.

FOOTAGE

A-1