



1521 Eugene Heimann Circle #114
Richmond, TX 77469
(281) 238-1900

Fort Bend County Fire Marshal

Occupancy: **WAREHOUSE AT BELLFORT BLDG J**
Occupancy ID: **8620**
Address: **18120 W BELLFORT ST**
RICHMOND TX 77407

Inspection Type: **Plan Review**

Inspection Date: **1/19/2022**

By: Porter, Daniel (4016)

Time In: **14:55**

Time Out: **15:11**

Authorized Date: **01/19/2022**

By: Porter, Daniel (4016)

Form: 2021 IFC w/ FBC
Amend. Plan Review Civil &
Construction

Inspection Description:

Construction and Civil Plan review form to help with identifying the needs and changes to a submitted project.

Inspection Topics:

Administrative

Application of Permit Submitted

Permit fees must be paid according to the permit fee pay scale of the Fort Bend County Fire Marshal's Office. Two sets of plans must be submitted prior to conducting plan reviews.

Status: PASS

Notes: Permit # 2021-01-0745

2 Sets of Plans submitted

1 Set of Plans retained

1 Set of Plans returned

Fire Code Design Signed and Sealed

Signed and sealed by a duly licensed architect or engineer authorized to practice in the State of Texas. Designed according to all applicable codes.

Status: PASS

Notes: TALLURI, MADHAVI

PE# 113329

Status

Active

Branch(s)

Civil

Granted

12-12-2012

Expires

09-30-2022

Re-submittable, Remodel, New Construction, or Add-on construction

Type of plan submitted.

Status: OBSERVED

Notes: Re-Submittal of new warehouse building

Total Floor area (All Stories Combined)

List of total square footage for the areas of construction.

Status: OBSERVED

Notes: SQFT - 5,950

1004.1 Occupant Load Calculated

In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Status: OBSERVED

Notes: O/L - 17

Required Inspections

This review in no way excludes items that may be discovered in the field during inspections. The items discovered are required to be corrected or completed in order to comply with the applicable code or standard. Required inspections on the project are:

Status: REQUIRED

Notes: Final – Life Safety COC

Fire Service Features

503.1 Fire Access roads required. (Ft. Bend County Amend.)

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. 503.1.1 - Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

Status: REQUIRED

Notes:

503.2 Fire apparatus access roads specifications (Ft. Bend County Amend.)

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. Ft. Bend County Amendment - 503.2.1 Dimensions - Fire Apparatus access roads shall have an unobstructed width of not less than 24 feet... unobstructed vertical clearance of not less than 14 feet.

Status: REQUIRED

Notes:

503.3 Fire lane marking. (Ft. Bend County Amend.)

Marking, Striping, signs, or other markings, when approved by the fire code official, shall be provided for the fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs, and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. (2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Marshal.

Status: REQUIRED

Notes:

505.1 Property Identifying numbers (Ft. Bend County Amended)

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Status: REQUIRED

Notes:

Fire Protection Systems

906.5 Extinguishers need to be in a conspicuous location along an exit pathway

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Status: PASS

Notes: Install as per approved stamped plans

Means of Egress

1008.2 Illumination Required

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Status: PASS

Notes: Install as per approved stamped plans

1010.2.4 Thumb lock signage THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

Locks and latches shall be permitted to prevent operation of doors where any of the following exists: 1. Places of detention or restraint. 2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: 2.1. The locking device is readily distinguishable as locked; 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch (25 mm) high on a contrasting background; and 2.3. The use of the key-operated locking device is revocable by the fire code official for due cause. 3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware. 4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool. 5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

Status: REQUIRED

Notes:

1013.1 Exit signs needed (any room requiring two or more exits needs to have signs)

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exceptions: 1. Exit signs are not required in rooms or areas that require only one exit or exit access. 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official. 3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3. 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3. 5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Status: PASS

Notes: Install as per approved stamped plans

1017.1 Exit Access Travel Distance

The common path of egress travel shall not exceed the common path of egress travel distances in Table 1017.2.

Status: PASS

Notes: Shown on plans as 63'

Requirements

Field Inspections by Fire Marshal's Office

This review in no way excludes items that may be discovered in the field during inspections. The items discovered are required to be corrected or completed in order to comply with the applicable code or standard.

Status: REQUIRED

Notes:

Schedule Inspections

The general contractor shall schedule all inspections.

Status: REQUIRED

Notes: Contact the Fort Bend County Fire Marshal's Office to schedule all inspections 281-238-1500

Signed Plans and Permit

The signed plans and a copy of the review letter shall be on jobsite.

Status: REQUIRED

Notes: A set of originally signed approved plans and this review letter must remain on site during construction, installations, and inspections

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes

Inspection Time: 16 minutes

Total Time: 16 minutes

Summary:

Overall Result: Plans Approved for Permit

Inspector Notes:

Inspector:

Name: Porter, Daniel
Rank: Inspector/Investigator
Work Phone(s): 281-238-1500
Email(s): daniel.porter@fortbendcountytexas.gov



Signature

1/19/2022

Date

Representative Signature:

Signature

Date

PROPOSED WARE HOUSE LOCATED AT 18120 W BELLFORT STREET, BUILDING-J RICHMOND, TX 77407



440 Cobia Drive
Suite #1503
Katy, TX 77494
Ph: 832-913-1888
info@texasctgroup.com
www.texasctgroup.com
T.B.P.E FIRM # 15775

CATALYST TECHNICAL GROUP, INC.

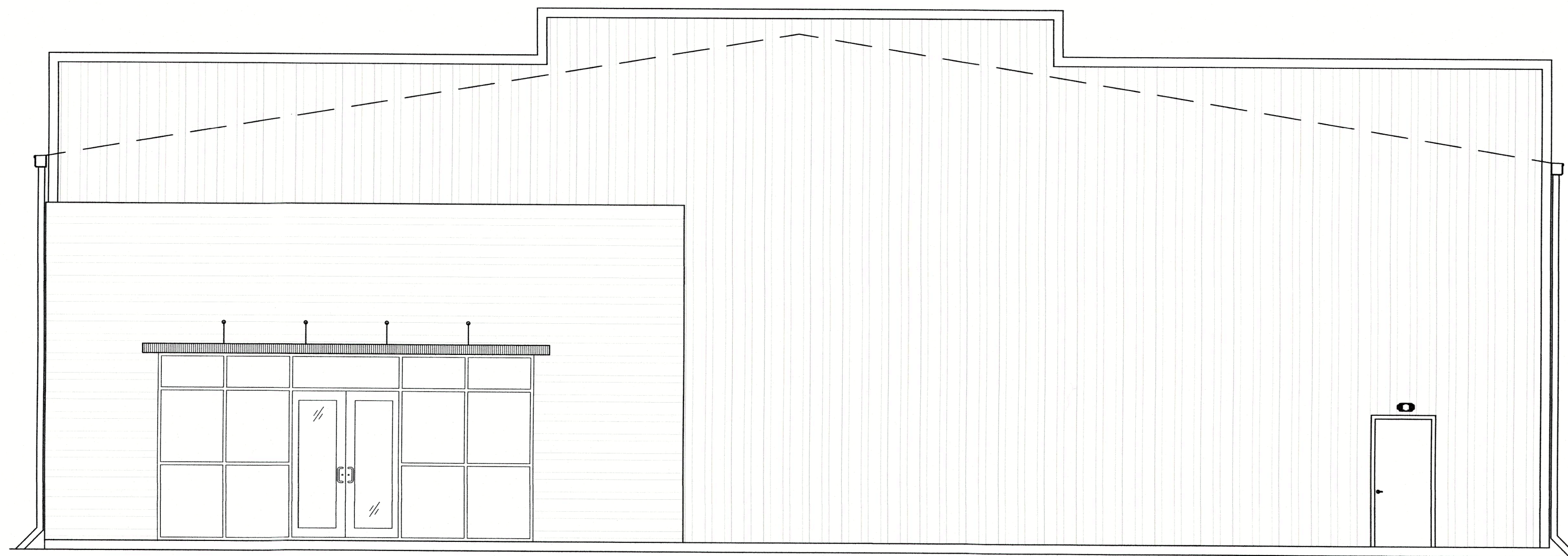
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No.	DATE	REVISIONS

Fort Bend County Fire Marshal's Office

Approved
 Disapproved

1/19/2022
Date



CODE ANALYSIS

PROJECT DESCRIPTION

PROJECT NAME : PROPOSED ONE STORY OFFICE / WARE HOUSE BUILDING
 LOCATION : W BELLFORT STREET, RICHMOND, BUILDING-C, TX 77471.
 PROJECT DESCRIPTION: A GROUND UP CONSTRUCTION OF A ONE STORY WARE HOUSE BUILDING (SHELL).

BUILDING CODES:

ALL WORK PROCEDURES, CRAFTSMANSHIP & CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES & AMENDMENTS PER THEIR ADOPTING ORDINANCES.

BUILDING	2015 IBC	INTERNATIONAL BUILDING CODE
FIRE CODE	2021 IFC	INTERNATIONAL FIRE CODE
MECHANICAL	2015 I.M.C	INTERNATIONAL MECHANICAL CODE
ELECTRICAL	2014 NEC	NATIONAL ELECTRICAL CODE
PLUMBING	2015 I.P.C	INTERNATIONAL PLUMBING CODE
ENERGY CODE	2015 IECC	INTERNATIONAL ENERGY CONSERVATION CODE ASHRAE 90.1.2013 ENERGY CODE LATEST EDITION (with all the addendums); TEXAS DEPARTMENT OF LICENSING & REGULATIONS (TDLR)
ACCESSIBILITY	2010 ADA.TDLR	AMERICAN DISABILITIES ACT LATEST EDITION (with all the addendums); TEXAS DEPARTMENT OF LICENSING & REGULATIONS.

CONTRACTOR SHALL INFORM CITY/COUNTY INSPECTION DEPARTMENT, AND OTHER GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION AND AT ALL STAGES AS REQUIRED AND BY ALL GOVERNING AGENCIES.

ALLOWABLE HEIGHT AND BUILDING SQ.FT AREA

OFFICE	WARE HOUSE
OCCUPANCY GROUP : BUSSINESS (B)	OCCUPANCY GROUP : STORAGE GROUP (S-2)
TYPE OF CONSTRUCTION : TYPE II-B (NON SPRINKLED)	TYPE OF CONSTRUCTION : TYPE II-B (NON SPRINKLED)
ALLOWABLE BUILDING HEIGHT AND AREAS	NON-SEPARATED USE AS PER SEC 508.2.3 OF IBC 2015
ALLOWABLE HEIGHT : 3 STORY (55'-0")	Office area less than 10%
ALLOWABLE AREA : 23,000 Sq.Ft	S-2 occupancy
	B - accessory occupancy < 10%
PROPOSED HEIGHT : 1 STORY BUILDING (28'-6"-T.O.P.)	
PROPOSED AREA : 5,950 Sq.Ft	

MEANS OF EGRESS:

AS PER SECTION 1005 & 1005.3.2 : EGRESS WIDTH REQUIREMENT
AS PER SECTION 1016.1 EXIT ACCESS TRAVEL DISTANCE (WITHOUT SPRINKLER SYSTEM)

MEANS OF EGRESS	REQUIRED	PROVIDED
NUMBER OF EXITS	2	3
TRAVEL DISTANCE	200' MAXIMUM	63'-0"
SIZE OF EGRESS DOORS	{0.2' x 20} = 4" MINIMUM	36 INCH EA. x 3 = 108"

AREA & OCCUPANCY SUMMARY

ROOM NO.	ROOM NAME	SQUARE FOOTAGE	SQ-FT/ PER OCCUPANT	DESIGN LOAD
101	WARE HOUSE	5,430 Sq.Ft	500	11
102	OFFICE	520 Sq.ft.	100	6
TOTAL SQUARE FOOT = 5,950 Sq.ft. (GROSS)				
TOTAL OCCUPANT LOAD				17

PLUMBING FIXTURE ANALYSIS

SECTION 2902.1 MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
OFFICE	B	OFFICE	1 PER 25	1	1 PER 40	1	1 PER 100	1	1 SERVICE SINK	
WARE HOUSE	S-2	WARE HOUSE	1 PER 100	1	1 PER 100	1	1 PER 1,000	1	1 SERVICE SINK	

PROJECT TITLE

**PROP. WAREHOUSE
DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407**

SEAL



DATE: 1/11/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

Scale: N.T.S

File Path:

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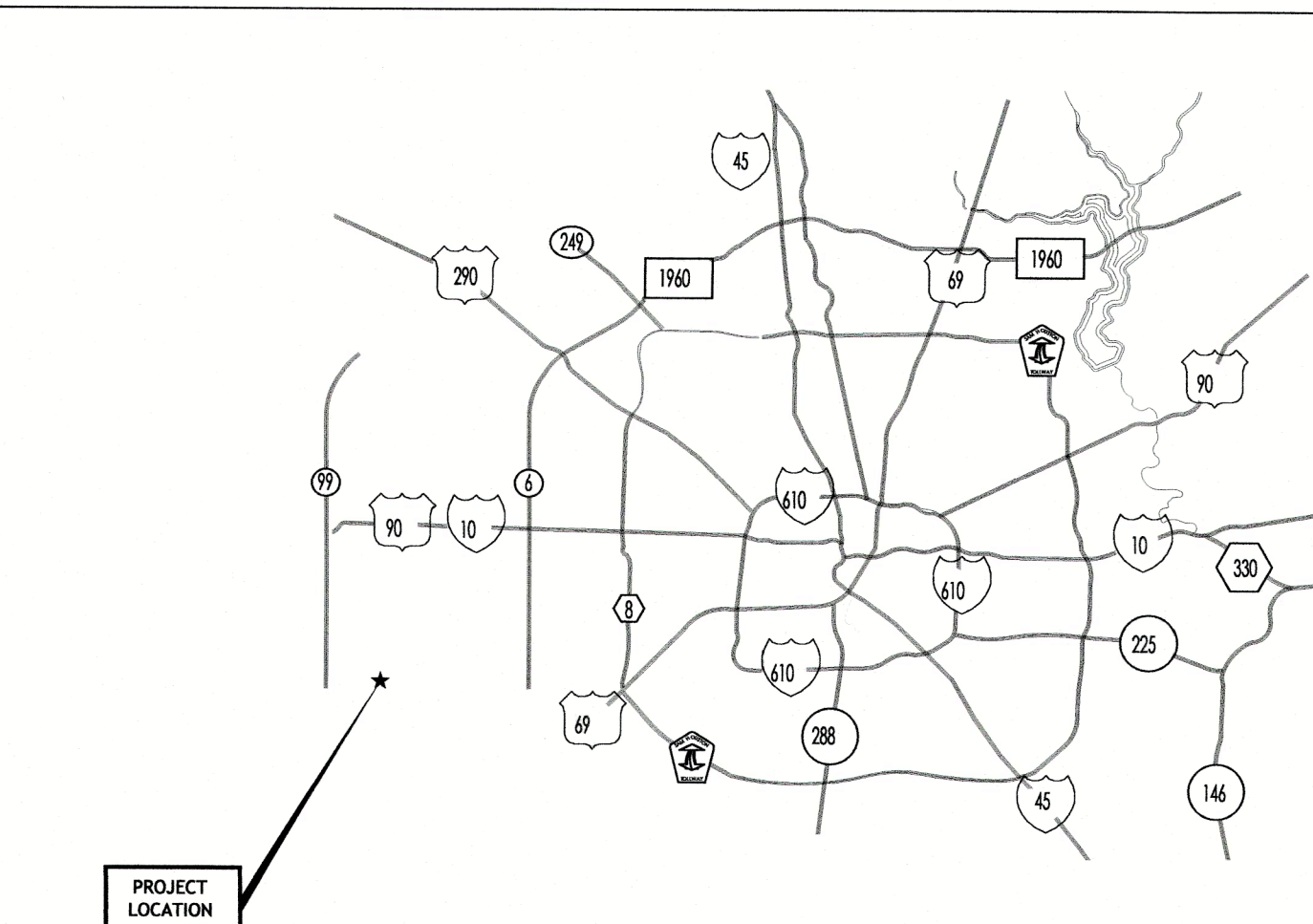
SHEET TITLE:

**BUILDING-J
COVER SHEET**

SHEET NUMBER:

A-0.0

PROJECT LOCATION



KEY MAP



SHEET INDEX

CIVIL

C-1.0 SITE PLAN

ARCHITECTURAL

- A-0.0 COVER SHEET
- A-0.1 GENERAL NOTES
- A-1.0 FLOOR PLAN
- A-1.1 ROOF PLAN
- A-2.0 ELEVATIONS
- A-3.0 REFLECTED CEILING PLAN
- A-4.0 DOOR AND WINDOW & FINISH SCHEDULE
- A-4.1 REST ROOM DETAILS
- A-5.0 PARTITION WALL TYPES
- ADA-1 ADA NOTES & DETAILS-1
- ADA-2 ADA NOTES & DETAILS-2

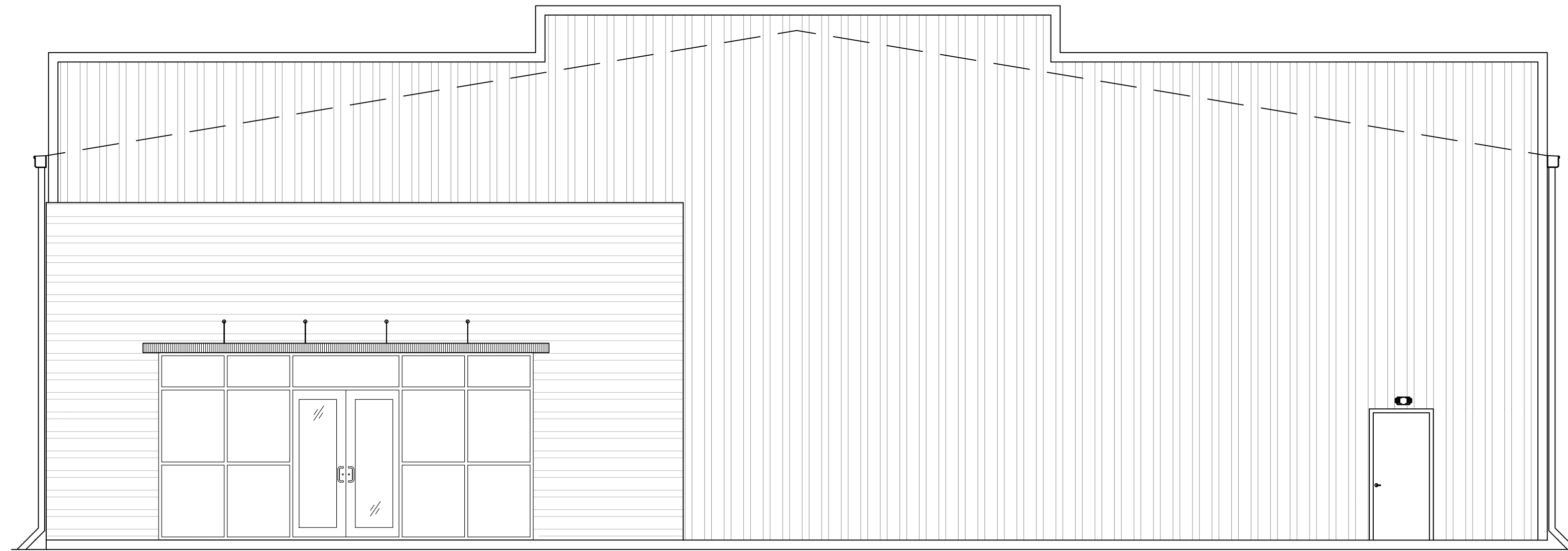
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ALLOWABLE HEIGHT AND BUILDING SQ.FT AREA

OFFICE

OCCUPANCY GROUP : BUSSINESS (B)
TYPE OF CONSTRUCTION : TYPE II-B (NON SPRINKLED)

WARE HOUSE

OCCUPANCY GROUP : STORAGE GROUP (S-2)
TYPE OF CONSTRUCTION : TYPE II-B (NON SPRINKLED)

ALLOWABLE BUILDING HEIGHT AND AREAS

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PLUMBING FIXTURE ANALYSIS

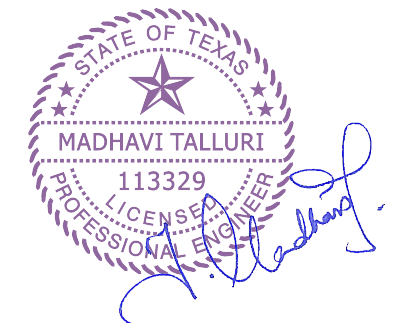
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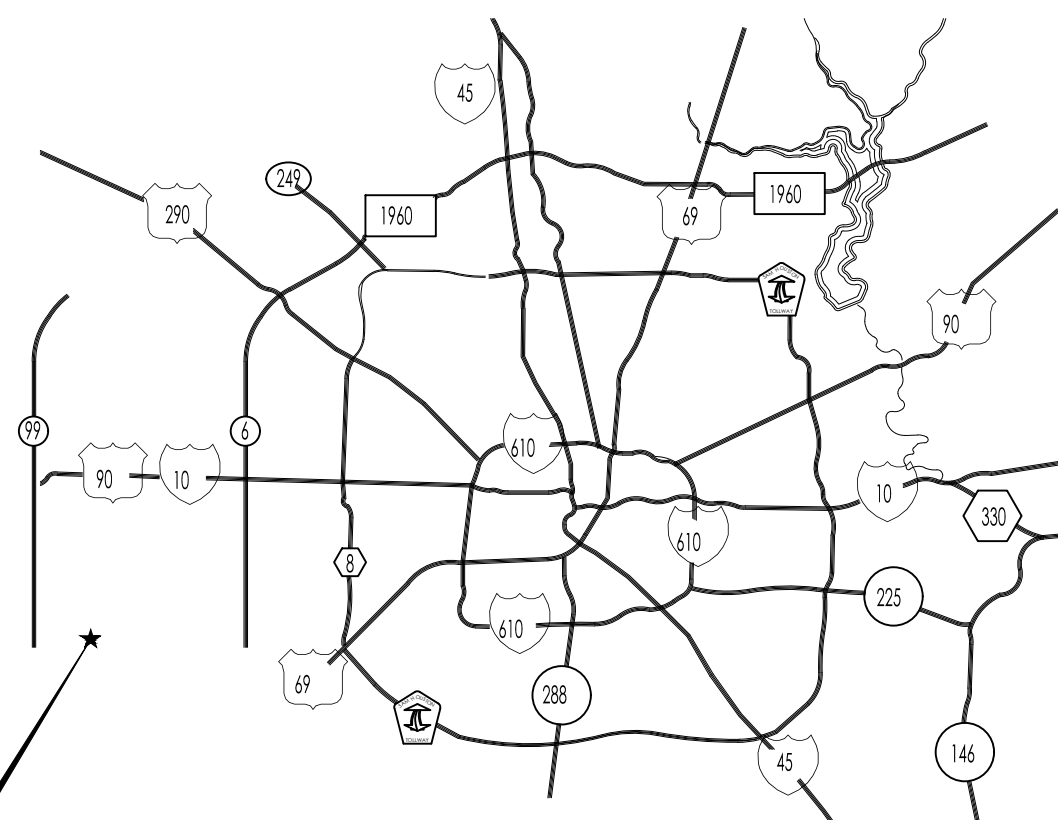
BUILDING-J

COVER SHEET

SHEET NUMBER:

A-0.0

PROJECT LOCATION



SHEET INDEX

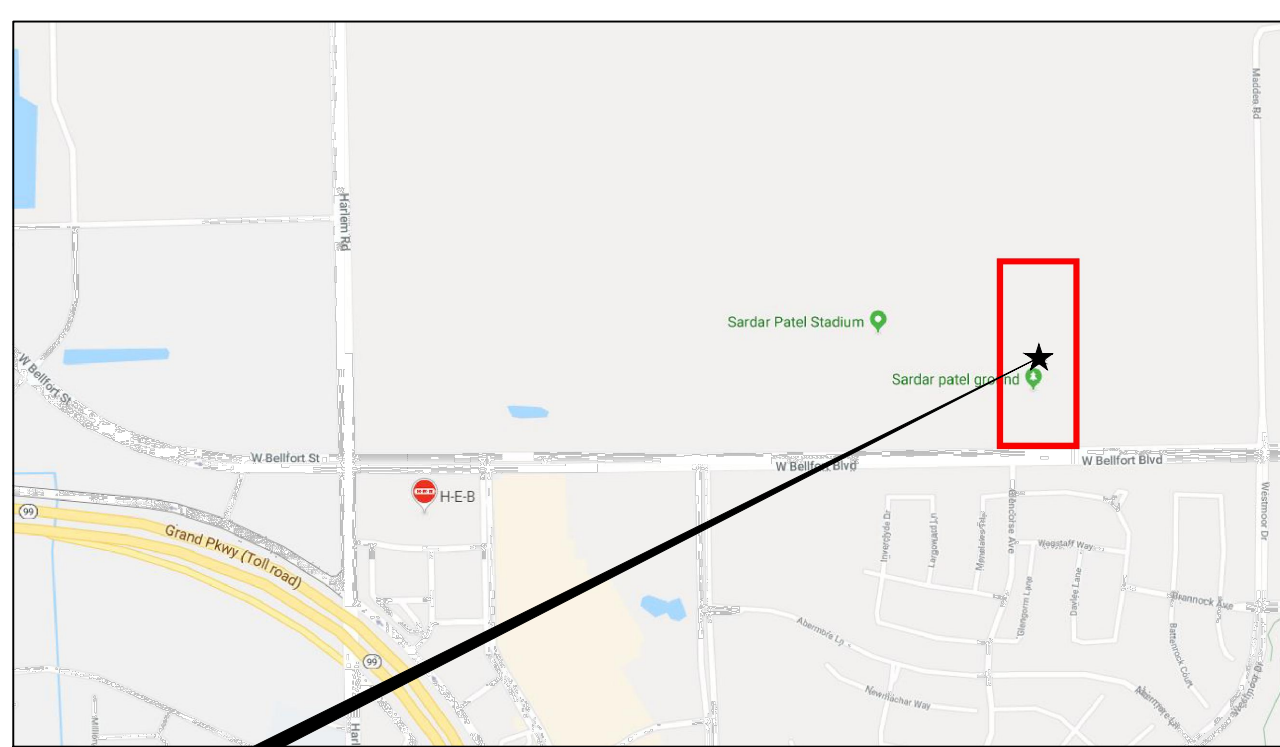
CIVIL

C-1.0 SITE PLAN

ARCHITECTURAL

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- A-4.0 DOOR AND WINDOW & FINISH SCHEDULE
- A-4.1 REST ROOM DETAILS
- A-5.0 PARTITION WALL TYPES
- ADA-1 ADA NOTES & DETAILS-1
- ADA-2 ADA NOTES & DETAILS-2

KEY MAP



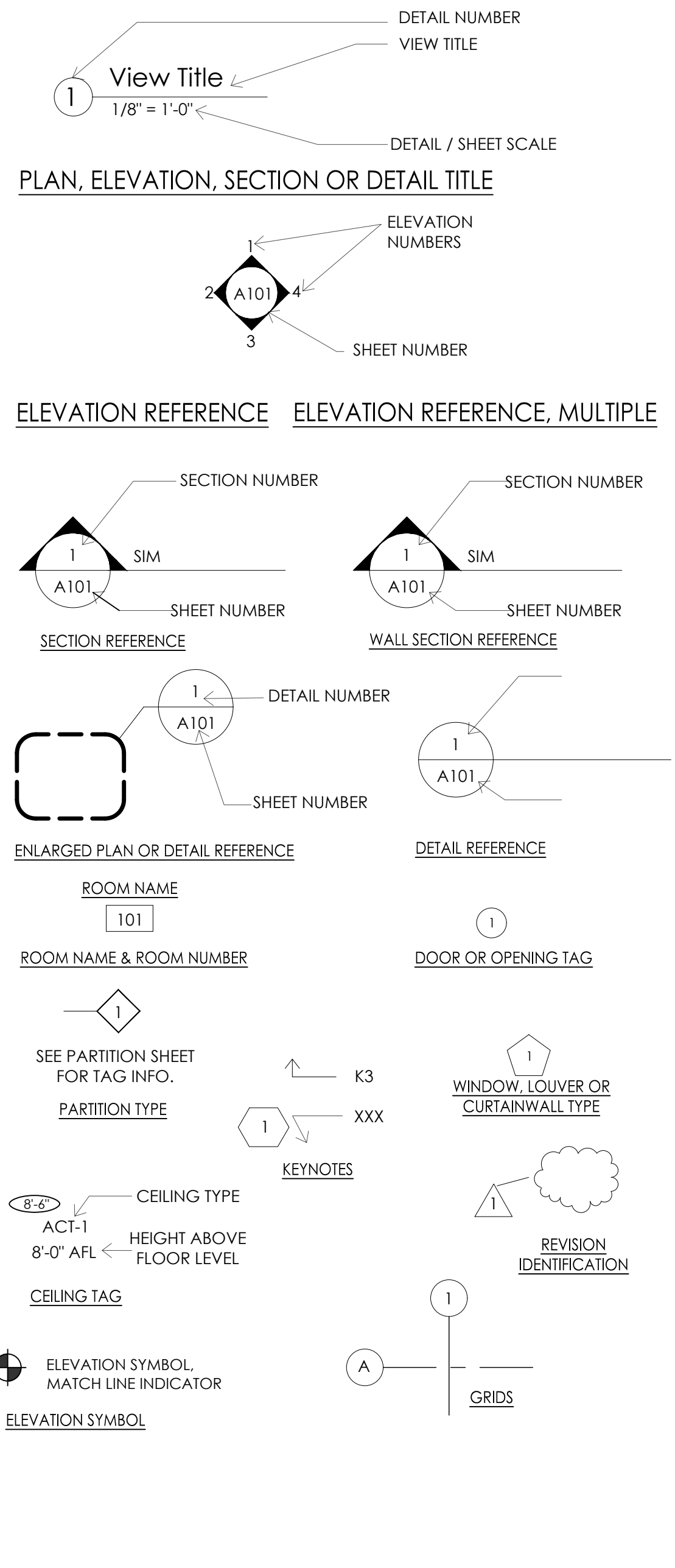
ARCHITECTURAL ABBREVIATIONS

@ = AT
 # = POUND
 & = AND
 A
 A/C = AIR CONDITION
 AB = ANCHOR BOLT
 AC = ASBESTOS CEMENT
 ACC = ACCESSIBLE OR ACCESS
 ACT OR AT = ACOUSTICAL CEILING TILE
 ADJ = ADJOINING OR ADJACENT OR ADJUSTABLE
 ADMIN = ADMINISTRATION
 AFF = ABOVE FINISHED FLOOR
 AHU = AIR HANDLING UNIT
 ALT = ALTERNATE
 ALUM OR AL = ALUMINUM
 APPROX = APPROXIMATE
 ARCH = ARCHITECTURAL
 AV = AUDIO VISUAL
 AVG = AVERAGE
 B
 BAL = BALANCE
 BITUM = BITUMINOUS
 BKG = BACKING
 BL = BUILDING LINE
 BLDG = BUILDING
 BLKG = BLOCKING
 BOS = BOTTOM OF STEEL
 BOT = BOTTOM
 BR = BRICK
 BRDG = BRIDGING
 BRG = BEARING
 BUR = BUILT-UP ROOFING
 C
 C TO C = CENTER TO CENTER
 CALC = CALCULATE
 CANT = CANTILEVER
 CBB OR CB = CONCRETE OR CEMENTITIOUS (BACKER) BOARD
 CBD = CEMENT BOARD
 CC = COLOR CODE
 CD = CONSTRUCTION DOCUMENTS
 OR CONTRACT DOCUMENT
 CI = CAST IRON
 CIR = CIRCLE
 CJ OR CJT = CONSTRUCTION JOINT OR CONTROL JOINT
 CL = CENTER LINE
 CLG = CEILING
 CLR = CLEAR
 CMU = CONCRETE MASONRY UNIT
 CO = CLEANOUT
 COL = COLUMN
 COMB = COMBINATION, COMBINED
 COMM = COMMUNICATION
 CONC OR C = CONCRETE
 CONT = CONTINUE
 CPT = CARPET TILE
 CR = CARD READER
 CSWK OR CW = CASEWORK
 CT = CERAMIC TILE
 CTB = CERAMIC TILE BASE
 CTF = CERAMIC TILE FLOOR
 CTRL = CONTROL
 D
 DB = DECIBEL
 DR = DOUBLE
 DEL = DELETE
 DEPT = DEPARTMENT
 DET = DETAIL
 DIA = DIAMETER
 DIM = DIMENSION
 DIV = DIVIDE OR DIVISION
 DN = DOWN
 DOC = DOCUMENT
 DR = DOOR
 DS = DOWNSPOUT
 DW = DISHWASHER
 DWG = DRAWING
 E
 ENTR = ENTRANCE
 EP OR EPY = EPOXY PAINT
 EQ = EQUAL
 ESMT = EASEMENT
 ETC = AND SO FORTH ET CETERA
 EW = EACH WAY
 EWC = ELECTRIC WATER COOLER
 EXH = EXHAUST
 EXIST OR EX OR (E) = EXISTING
 EXP = EXPAND OR EXPANSION OR EXPOSED
 EXT = EXTERIOR OR EXTERNAL
 E = EAST
 EA = EACH
 EIFS = EXTERIOR INSULATION AND FINISH SYSTEM
 EJ OR EXP JT OR EJ = EXPANSION JOINT
 EL = ELEVATION
 ELEC = ELECTRIC
 ELEV = ELEVATOR
 F
 F = FEMALE
 F/F = FACE TO FACE
 FAB = FABRIC
 FD = FLOOR DRAIN
 FDC = FIRE DEPARTMENT CONNECTION
 FDR = FIRE DOOR
 FDTN OR FDN OR FND = FOUNDATION
 FDV = FIRE DEPARTMENT VALVE
 FE = FIRE EXTINGUISHER
 FEC = FIRE EXTINGUISHER CABINET
 FF&E = FURNITURE, FIXTURE, AND EQUIPMENT
 FFE = FINISH FLOOR ELEVATION
 FGL = FIBERGLASS
 FHC = FIRE HOSE CABINET
 FG = FIGURE
 FIXT = FIXTURE
 FLR = FLOOR
 FP = FIRE PROTECTION OR FIRE PROOF
 FRA = FIRE RATED ASSEMBLY
 FRP = FIBER REINFORCED PLASTIC
 FT = FEET OR FOOT OR FIRE TREATED
 FURN = FURNISH OR FURNITURE
 FW = FIRE WALL
 FWC = FABRIC WALLCOVERING
 FWP = FABRIC WRAPPED PANEL

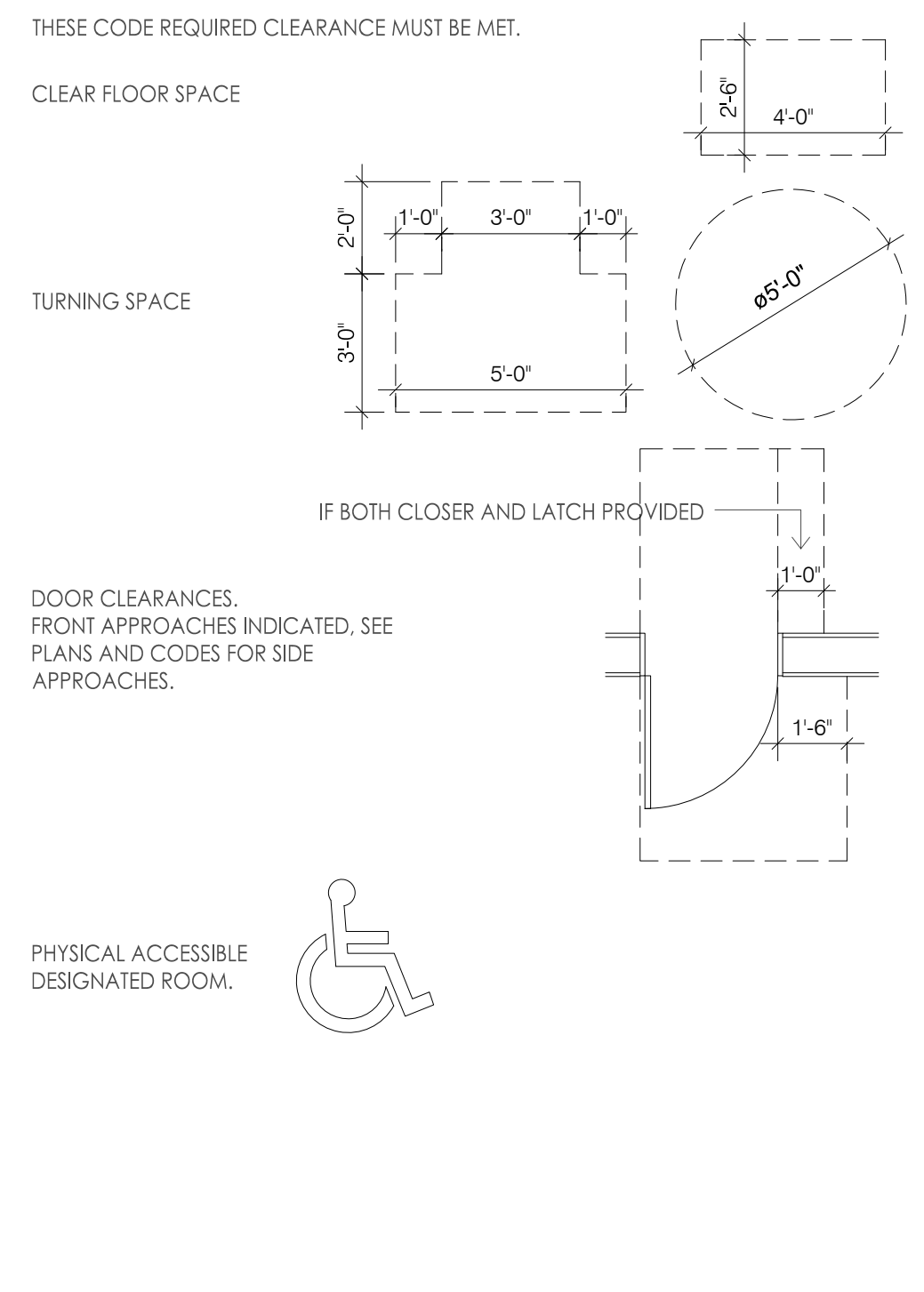
G
 GA = GAUGE
 GAL = GALLON
 GALV = GALVANIZED
 GC = GENERAL CONTRACTOR
 GEN = GENERAL OR GENERATOR
 GI = GALVANIZED IRON
 GL = GLASS
 GLU LAM = GLUED LAMINATED WOOD
 GLZ = GLAZING
 GMKD GRAND MASTER KEYED
 GPC = GYPSUM PLASTER
 CEILING
 GT = GLASS TILE
 GT = GROUT
 GYM = GYMNASIUM
 GYP BD OR GYB OR GWB = GYPSUM BOARD
 GYP SHTG = GYPSUM SHEATHING
 H
 HB = HOSE BIBB
 HC = HANDICAP
 HD = HAND DRYER
 HDWR OR HDWR OR HW = HARDWARE
 HEX = HEXAGON
 HLDN = HOLDDOWN
 HM = HOLLOW METAL
 HORIZ = HORIZONTAL
 HR = HANDRAIL
 HT = HEIGHT
 HTR = HEATER
 HVAC = HEATING, VENTILATING, AND AIR CONDITIONING
 HYD = HYDRANT
 I
 ILLUM = ILLUMINATION
 INC = INCREASE
 INFO = INFORMATION
 INSUL = INSULATION
 INT = INTERIOR
 INTERCOM OR IC = INTERCOMMUNICATION
 IR = INSIDE RADIUS
 ISO = ISOMETRIC
 J
 JAN = JANITOR
 J-BOX OR JB = JUNCTION BOX
 JS = JANITOR'S SINK
 JT = JOINT
 K
 KIT = KITCHEN
 KO = KNOCKOUT
 KPL = KICKPLATE
 L
 LAM = LAMINATE
 LAU OR LDY = LAUNDRY
 LAV OR L = LAVATORY
 LF = LINEAR FEET (FOOT) OR LINEAR FIGURED
 LM = LATEX MASTIC FLOORING
 LMST = LIMESTONE
 LOC = LOCATION
 LP = LIGHTPROOF
 LTD = LIMITED
 LWC = LINEAR WOOD CEILING
 LYR = LAYER
 M
 MATL OR MAT = MATERIAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MEMB = MEMBRANE
 MEP = MECHANICAL, ELECTRICAL & PLUMBING
 MF = MILL FINISH OR MASTIC FLOOR
 MFR OR MFG = MANUFACTURER
 MIN = MINIMUM
 MSC = MISCELLANEOUS
 MKD = MASTERKEYED
 MOD BIT = MODIFIED BITUMEN
 MLWK = MILLWORK
 MPC = METAL PAN CEILING
 MR = MOISTURE RESISTANT
 MTL OR MET = METAL
 MW OR MICRO = MICROWAVE
 N
 N = NORTH
 NO = NUMBER
 NTS = NOT TO SCALE
 O
 OA = OVERALL
 OC = ON CENTER
 OCC = OCCUPANT
 OF/CI = OWNER FURNISHED/ CONTRACTOR INSTALLED
 OF/OI = OWNER FURNISHED/ OWNER INSTALLED
 OH = OVERHEAD
 OPNG = OPENING
 OPT = OPTIONAL
 P
 PANB = PANIC BOLT
 PB = PAINTED BASE
 PB = PANIC BAR
 PBD = PARTICLEBOARD
 PFW = POLYPROPYLENE FABRIC WALLCOVERING
 PH OR P = PANIC HARDWARE
 PCF = POUNDS PER CUBIC FOOT
 PL = PROPERTY LINE
 PLAM = PLASTIC LAMINATE
 PLF = POUNDS PER LINEAR FOOT
 PLUMB = PLUMBING
 PP = PUSH PLATE
 PREFAB = PREFABRICATE
 PRELIM = PRELIMINARY
 PRES = PLASTIC RESIN
 PROJ = PROJECT
 PROP = PROPERTY
 PS = PULL STATION
 PT OR P = PAINT
 PTD OR PTC = PAPER TOWEL DISPENSER
 PTN OR PART = PARTITION
 PVC = POLYVINYL CHLORIDE (PLASTIC)
 PWP = PLASTIC WALL PROTECTION

Q
 QT = QUARRY TILE
 QTIB = QUARRY TILE BASE
 QTF = QUARRY TILE FLOOR
 QTY = QUANTITY
 R
 R = RADIUS
 R = RISER
 RB = RUBBER BASE
 RBRB = RUBBER BASE
 RC = REINFORCED CONCRETE
 REIN = REINFORCE
 REQ OR REQD = REQUIRE OR REQUIRED
 REST = RESTROOM
 RF = REVISION OR REVERSE
 RF = RESILIENT FLOORING
 RFS = ROOM FINISHES
 SCHEDULE
 RM = ROOM
 RO = ROUGH OPENING
 ROW = RIGHT OF WAY
 RR = REST ROOM
 RTG = RUBBER TILE FLOOR
 RTG = RATING
 RTU = ROOF TOP UNIT
 S
 S = SOUTH OR SINK
 SAN = SANITARY
 SC = SPECIAL COATING, HIGH BUILD GLAZED COATING
 SCH = SCHEDULE
 SECT = SECTION
 SHDR OR SD = SHOWER DRAIN
 SP = STANDPIPE
 SPEC = SPECIFICATION
 SS = SANITARY SEWER
 ST = STAIRS
 STIC = SOUND TRANSMISSION CLASS
 ST OR STNT = STONE TILE
 STD = STANDARD
 STRUCT = STRUCTURAL
 SV = SHEET VINYL
 SWDR = SWING DOOR
 SYM = SYMBOL
 SYS = SYSTEM
 T
 T = THERMOSTAT
 TC = TERRA COTTA
 TECH = TECHNICAL
 TEL = TELEPHONE
 TEMP = TEMPORARY
 THK = THICKNESS
 TR = TREAD OR TOWEL RACK
 TMDP GL OR GL (T) = TEMPERED GLASS
 TOB = TOP OF BEARING
 TOS = TOP OF STEEL
 TS = TUBULAR STEEL
 TV = TELEVISION
 TYP = TYPICAL
 U
 UL = UNDERWRITERS LABORATORIES
 UNO = UNLESS NOTED OTHERWISE
 UTIL = UTILITY
 UON = UNLESS OTHERWISE NOTED
 V
 VAR = VARIATION OR VARIES
 VAN = VANITY
 VB = VINYL BASE
 VCT = VINYL COMPOSITION TILE
 VENT = VENTILATION OR VENTILATOR
 VERT = VERTICAL
 VIF = VERIFY IN FIELD
 VP = VANIER PLASTER
 VTR = VENT THROUGH ROOF
 VR = VAPOR RETARDER
 VVC = VINYL WALL COVERING
 VWF = VINYL WALL FABRIC
 W
 W = WEST
 W/ = WITH
 W/O = WITHOUT
 WB OR WDB = WOOD BASE
 WC = WATER CLOSET
 WD = WOOD
 WFAB OR WF = WALL FABRIC
 WH = WEEP HOLE
 WP = WALL PROTECTION
 WPM = WATERPROOF MEMBRANE
 WR = WEATHER RESISTANT
 WS = WEATHERSTRIP
 WSCT = WAINSCOT
 WT = WATERTIGHT
 WWF = WELDED WIRE FABRIC
 WPM = WATER PROOFING MEMBRANE
 X
 XPS = EXTRUDED POLYSTYRENE BOARD
 Y
 Y = YARD

DRAWING SYMBOLOGY LEGEND




ACCESSIBILITY SYMBOLOGY LEGEND



GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODE INDICATED IN THE BUILDING SUMMARY COLUMN AND ALL LOCAL, STATE AND NATIONAL CODE ORDINANCES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE (INCLUDES ICC A117.1 PER IBC)
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE UTILITIES BETWEEN CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.
- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECTS REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS, PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL AFFIX A STAMP TO SUBMITTALS INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND/OR SUM SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT. MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.
- ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- CONTRACTOR SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE FINAL QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT AND/OR BUILDING DEPARTMENT. SEE SYMBOLS LEGEND FOR TYPE OF EXTINGUISHER.
- ALL CONSTRUCTION MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPED RATING OF 50.
- ALL PIPING, LOW VOLTAGE WIRE AND CABLE, OPTICAL FIBER, PNEUMATIC TUBING, AND ALL DUCT AND DUCT COVERINGS, LININGS AND CONNECTORS INSTALLED WITHIN PLENUMS MUST BE RATED FOR PLENUM USE.
- TENANT SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF VOICE AND DATA CABLES AND EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM. THE DESIGN SHALL BE PER NFPA REQUIREMENTS.
- ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC SECTION 2406.
- IF THE CONTRACTOR FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY THE CONTRACTOR EITHER BY DIRECTION OF THE OWNER OR ARCHITECT.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL OBTAIN AND SUBMIT ALL REQUIRED CERTIFICATES OF INSURANCE TO THE OWNERS AND LANDLORDS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
- NOT USED.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY FASHION DURING THE DURATION OF CONSTRUCTION PERIOD. THE LANDLORDS TRASH FACILITIES SHALL NOT BE USED FOR CONSTRUCTION TRASH AND DEBRIS.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMEN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- THE CONTRACTOR SHALL SAW CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWINGS. BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING SHALL BE INSTALLED AS PART OF CRITERIA CONSTRUCTION REQUIREMENT.



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PROJECT TITLE

PROP. WAREHOUSE
DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL



DATE: 1/11/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

Scale: N.T.S

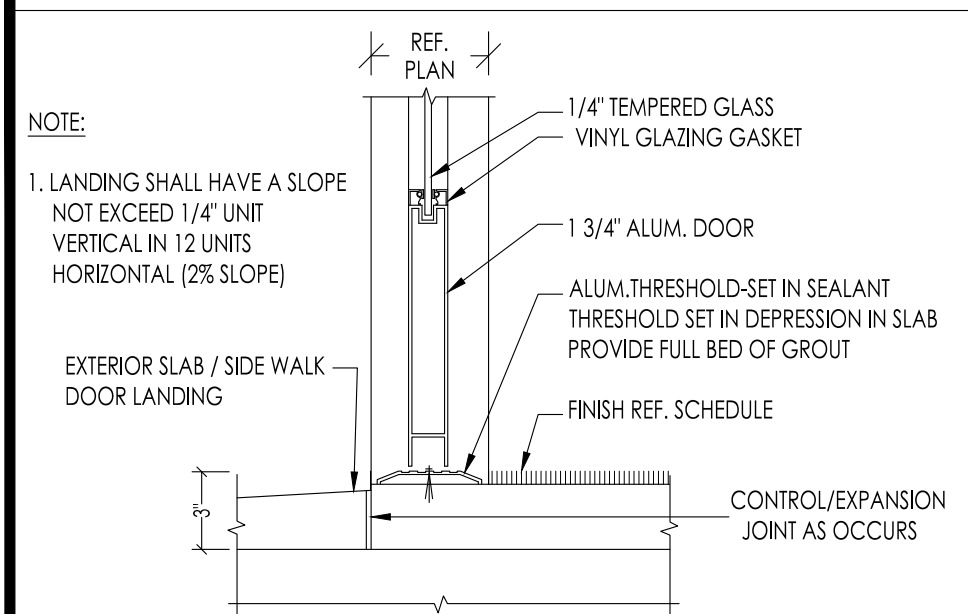
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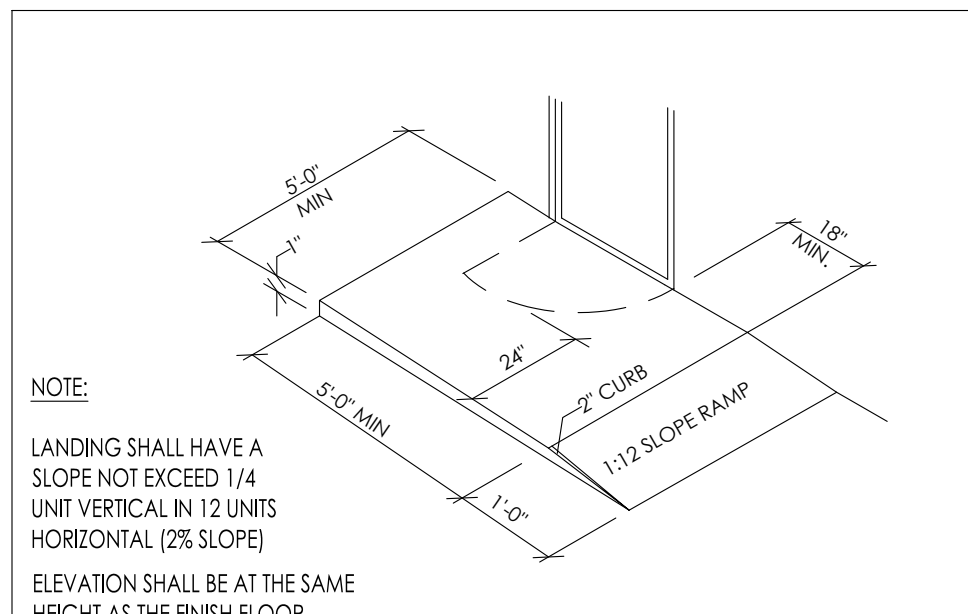
GENERAL NOTES

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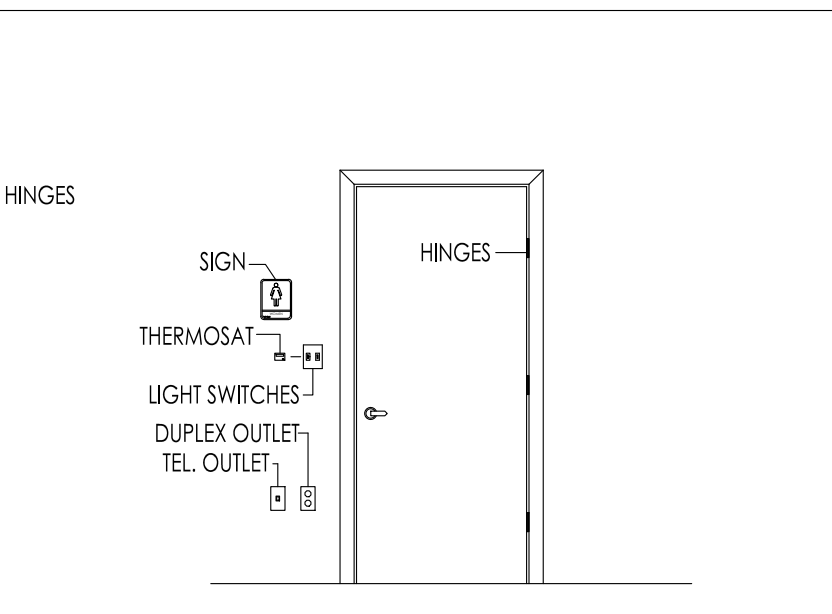
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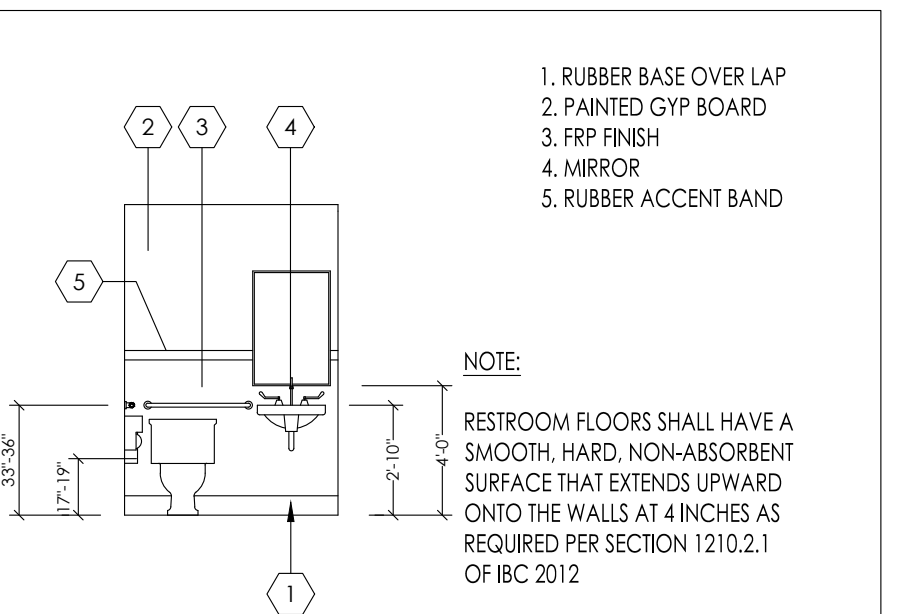
1 DOOR THRESHOLD DETAIL SCALE: N.T.S.



2 LANDING DETAIL SCALE: N.T.S.



3 TYPICAL MOUNTING LOCATION



4 REST ROOM ELEVATION SCALE: N.T.S.

LEGEND

- PROPOSED Z GIRT (REF. METAL BLDG. PLAN)
- PROPOSED METAL STUD WALL
- EXIT LIGHT 10.4W/1. 120V. AC. 6V DC WITH 90 MINUTE BATTERY - BACK-UP SURE-LITES
- EMERGENCY EGRESS LIGHT FIXTURE WITH BATTERY BACK-UP-SURELITE#UMB-1 INCANDESCENT LIGHT FIXTURE. 120/277V BALLAST, UNIVERSAL MOUNT, APPROVED FOR W/ET LOCATIONS. 2-BW1 INCANDESCENT SEALED BEAM LAMPS AND 90 MINUTE LEAD CALCIUM BATTERY BACKUP.
- PORTABLE FIRE EXTINGUISHER TYPE 1 CLASS 2A DISTANCE OF 75 FEET
- EXIST ACCESS TRAVEL DISTANCE LINE

KEY NOTES

- STEEL COLUMN REF: STRUCTURAL
- STORE FRONT WINDOW
- AWNING CANOPY REF: ELEVATIONS.
- PRO.MOP SINK REF: INTERIOR ELEVATIONS
- ELECTRICAL PANEL REF: ELECTRICAL DWG.

STRUCTURAL NOTES

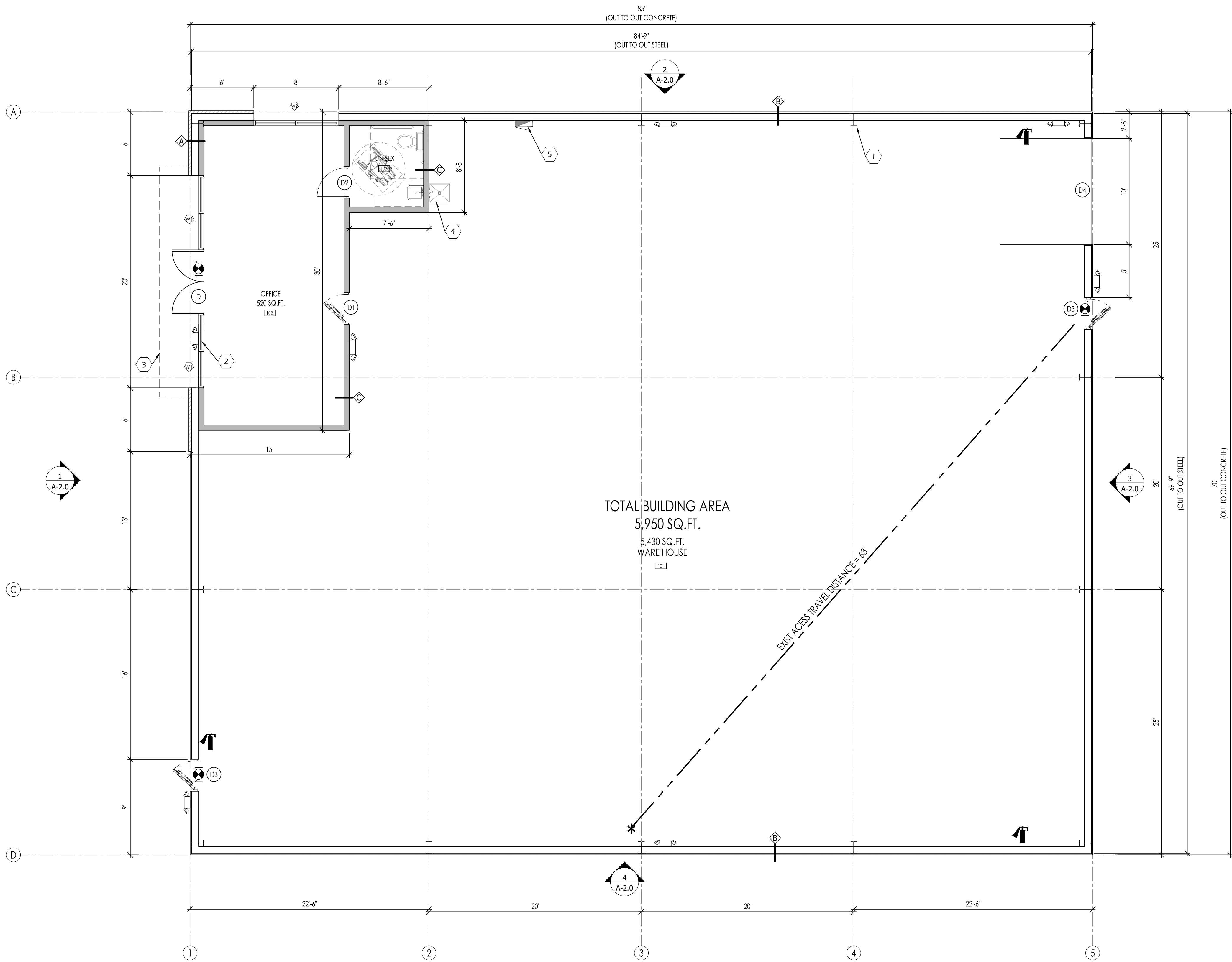
BAY DIMENSIONS SHOWN FOR REFERENCE ONLY. REF. TO PRE MANUFACTURED METAL BUILDING DRAWINGS FOR DETAILS AND SPECIFICATIONS.

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No.	DATE	REVISIONS



PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL

DATE: 1/11/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

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

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K:\proj\2019\dwg\2019 commercial\18006 w bellfort road\ctg\arch\dwg-19-10 floor plan

SHEET TITLE:
BUILDING - J FLOOR PLAN

SHEET NUMBER:

A-1.0

KEY NOTE

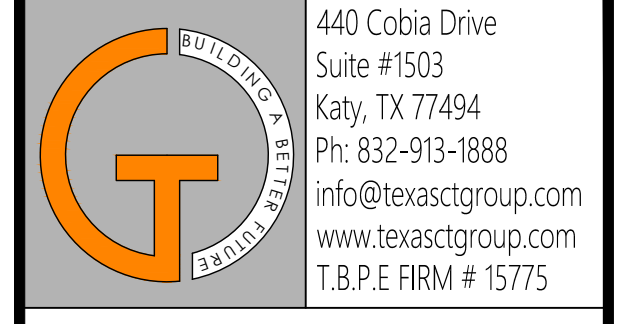
- METAL ROOFING
- LINE OF CANOPY BELOW
- GAL. METAL FLASHING AT PARAPET
- 6" COMMERCIAL GUTTER AND DOWNSPOUT SYSTEM, TYPICAL. ALL THE GUTTERS AND DOWNSPOUTS TO BE FIELD PAINTED TO MATCH ADJACENT FINISHED BUILDING SURFACE.

NOTE

ROOFS WITH A SLOPE LESS THAN 2:12 SHALL BE PROVIDED WITH A ROOF COVERING MEETING THE ROOF FOLLOWING CRITERIA FOR A "COOL ROOFS"

A. A MINIMUM TOTAL SOLAR REFLECTION OF 0.70 AS TESTED PER ONE OF THE FOLLOWING: ASTM C 1549, ASTM E903, ASTM W1175, OR ASTM E 1918.

B. MINIMUM THERMAL EMITTANCE OF 0.75 WHEN TESTED PER ONE OF THE FOLLOWING: ASTM C 835, ASTM 1371, OR ASTM E 408.



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SEAL



DATE: 1/11/2022

GENERAL NOTES:

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Checked By: T.M

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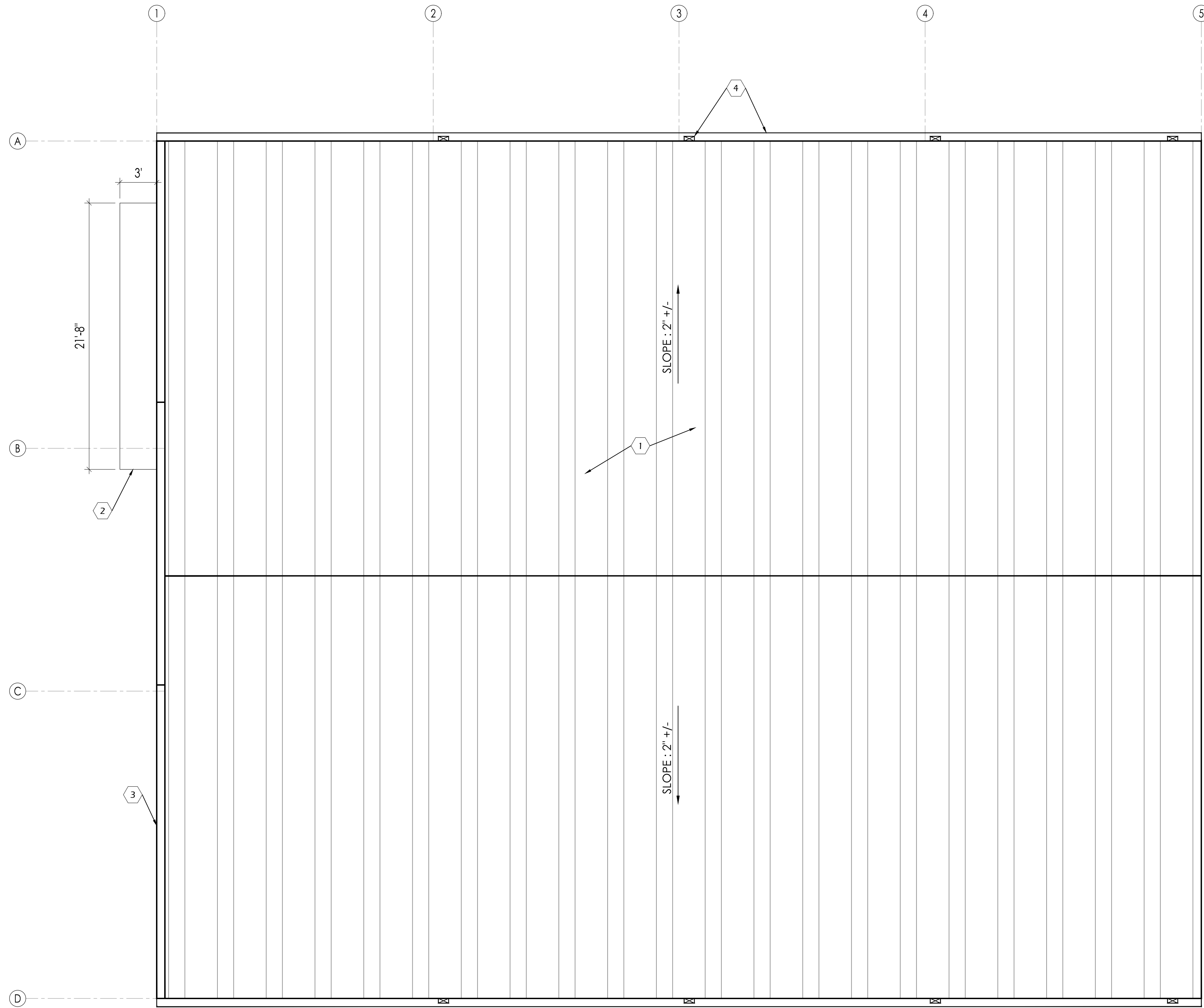
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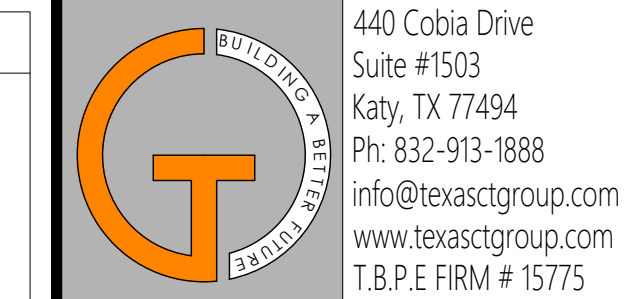
SHEET TITLE:

BUILDING-J ROOF PLAN

SHEET NUMBER:

A-1.1





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- KEY NOTES**
- A. KYNAR 500 (OR) HYLAR 5000 SNOW WHITE PANELS
 - B. EMERGENCY EXIT DOOR (COLOR BY OWNER)
 - C. EXTERIOR EGRESS LIGHTING (REF. ELECTRICAL DRAWING)
 - D. INSTALL AWNING WITH BOTTOM AT +1'-0" ABOVE FINISHED FLOOR LEVEL. REF. ELEVATIONS.
 - E. ALUMINUM STOREFRONT WINDOW SYSTEM (COLOR BY OWNER). PROVIDE DOUBLE GLAZED, THERMALLY BROKEN, LOW E CLEAR GLAZING. MAXIMUM SHADING COEFFICIENT OF 50 OR LESS (TEMPERED). VERIFY ALL FRAME GLASS SPECIFICATIONS & COLOR SELECTIONS W/ OWNER / ARCHITECT. SUBMIT SHOP DRAWINGS FOR REVIEW. ADD ALTERNATE FOR IMPACT RESISTANT SYSTEM.
 - F. ALUMINUM STOREFRONT ENTRANCE. MEDIUM STILE W / DOUBLE GLAZED, THERMALLY BROKEN, 1/4" THICK TEMPERED GLASS. CLEAR TINT. MAX. SHADING COEFFICIENT OF 80 OR LESS. FRAME COLOR BY OWNER
 - G. KYNAR 500 SLATE GRAY COLOR PANEL
 - H. PARAPET WALL
 - I. NOT USED
 - J. DOWN SPOUTS (COLOR SAME AS PAINTED CMU)
 - K. METAL SIDING (COLOR BY OWNER)
 - L. OVER HEAD DOOR
 - M. BOLLARDS
 - N. TRIM (KYNAR 500 SLATE GRAY COLOR)
 - P. ROOF GUTTER

No.	DATE	REVISIONS

PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL



DATE: 1/6/2023

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

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

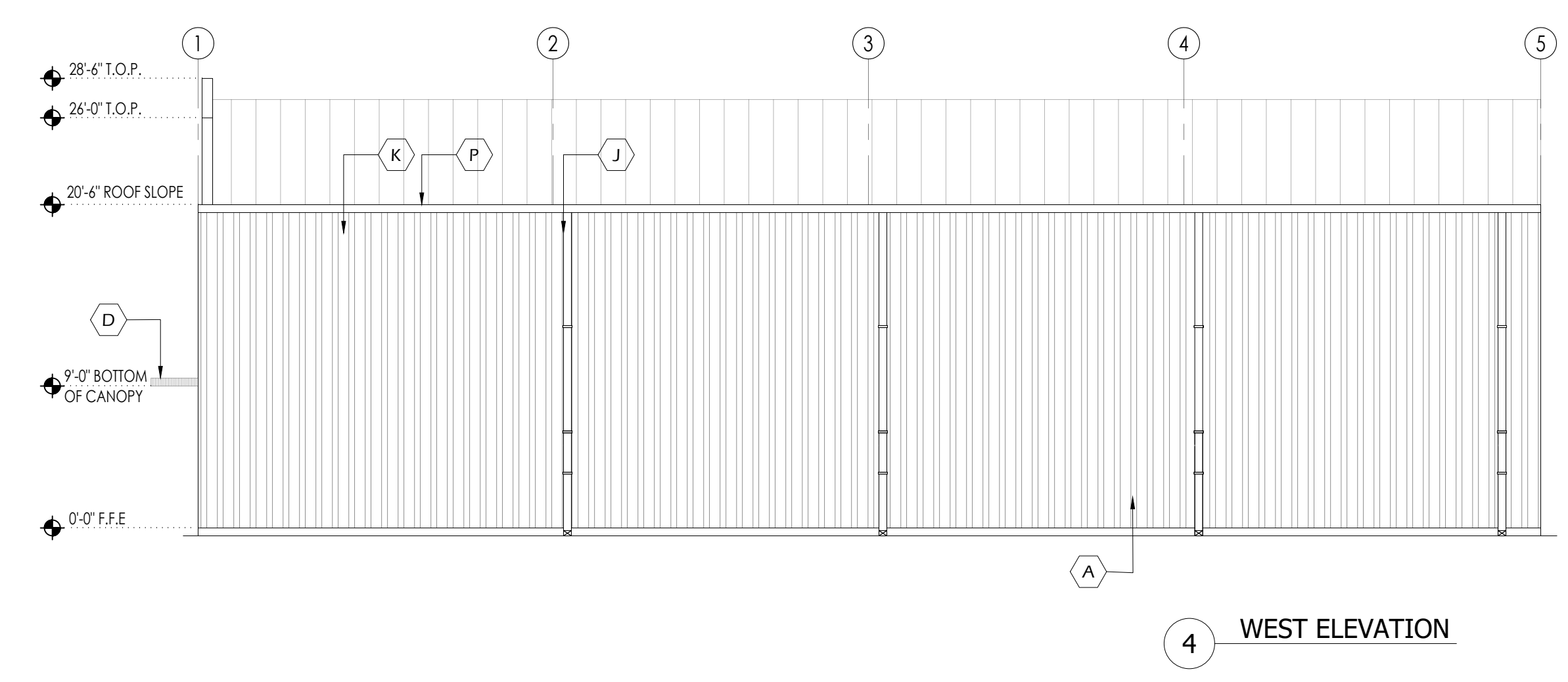
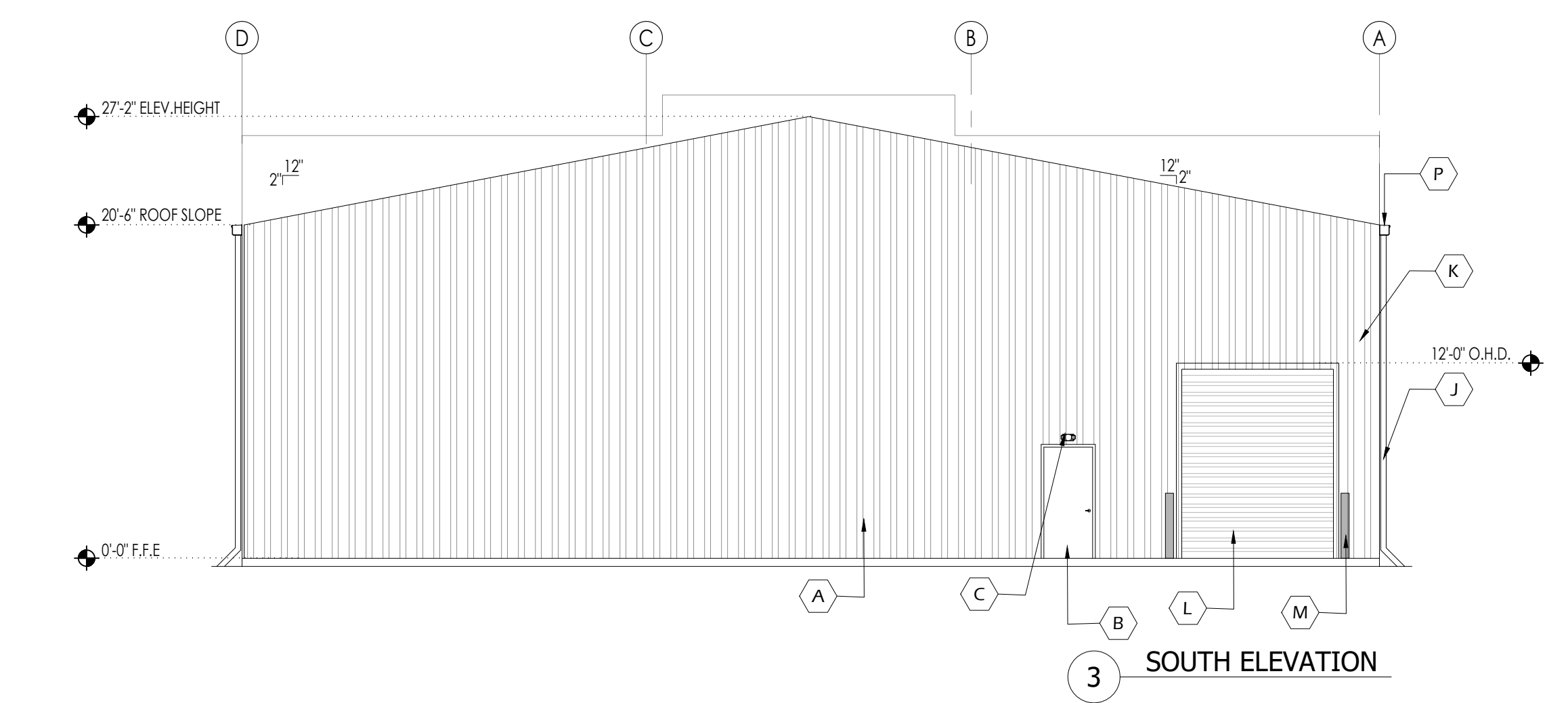
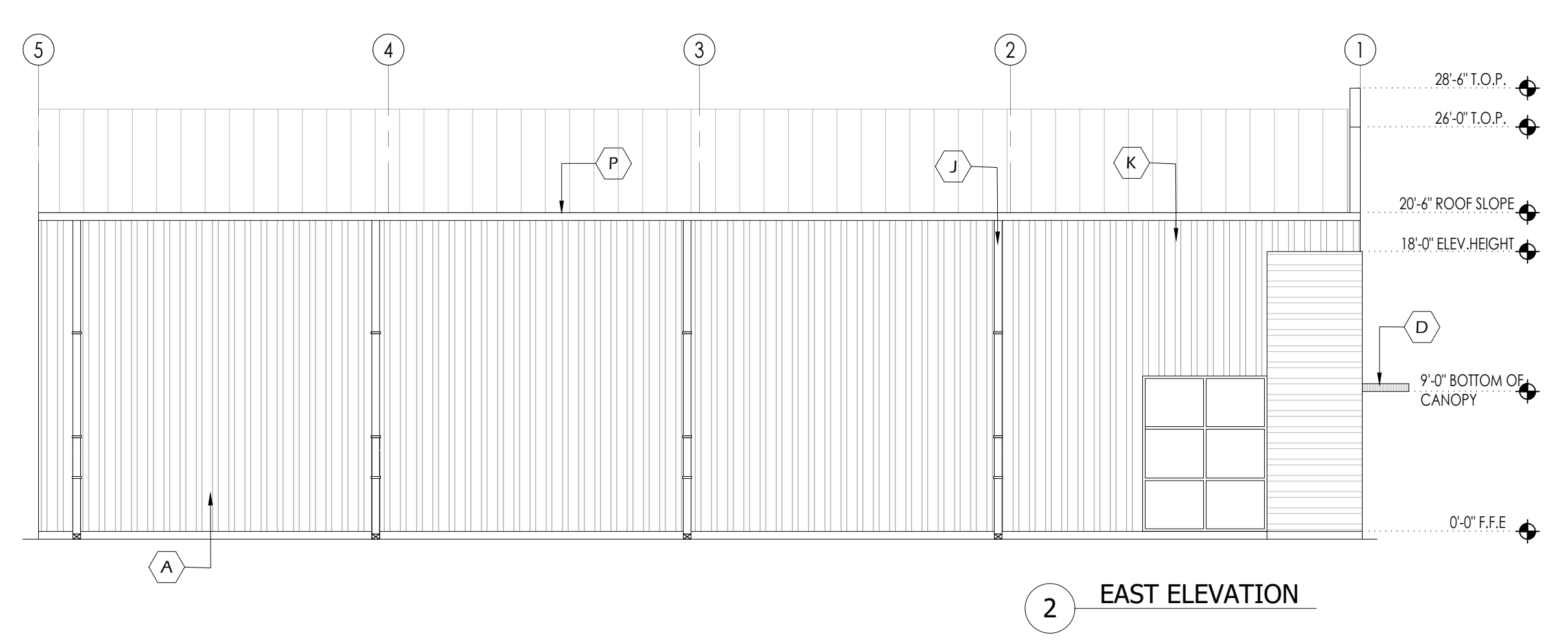
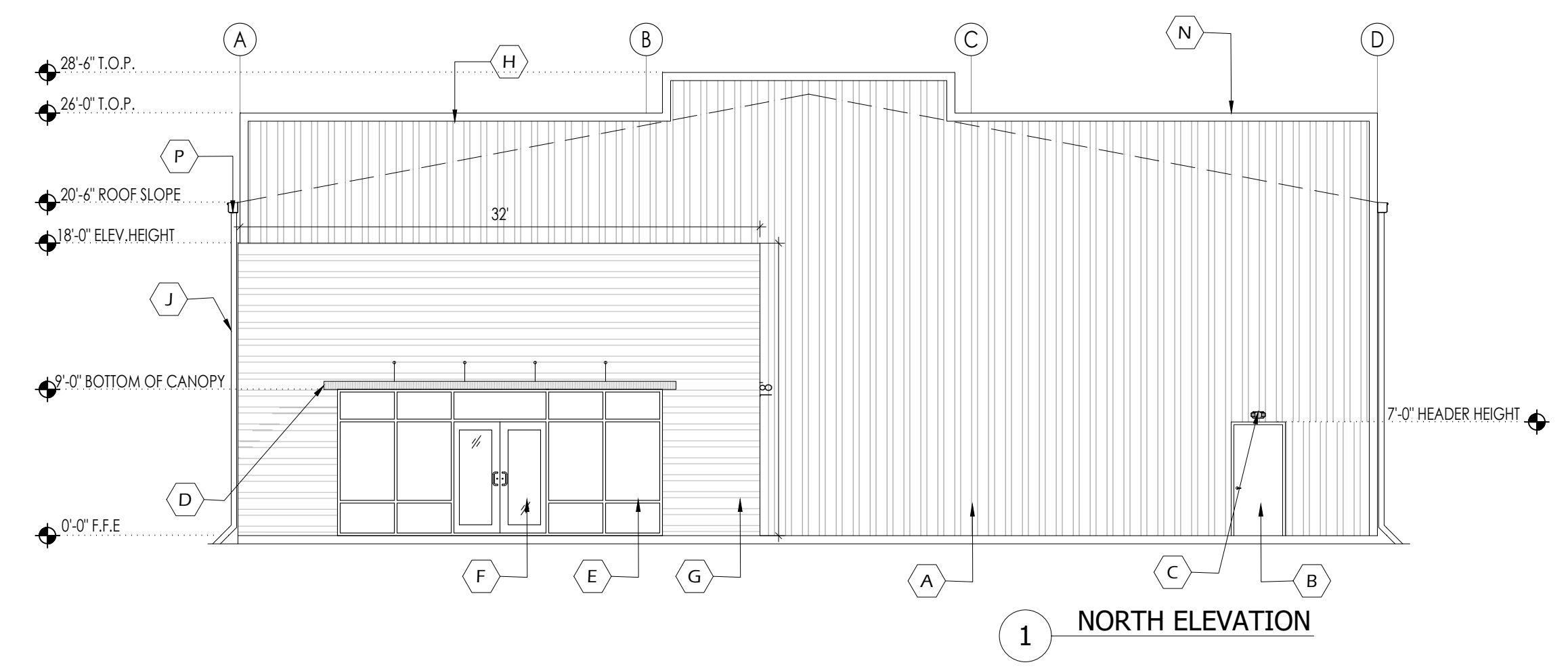
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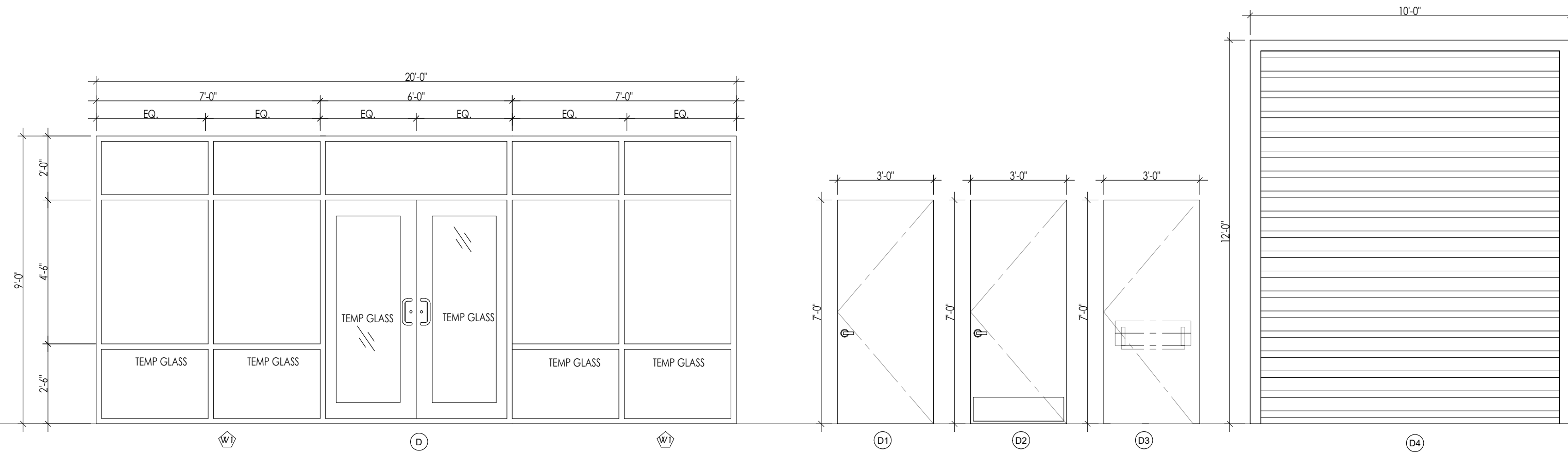
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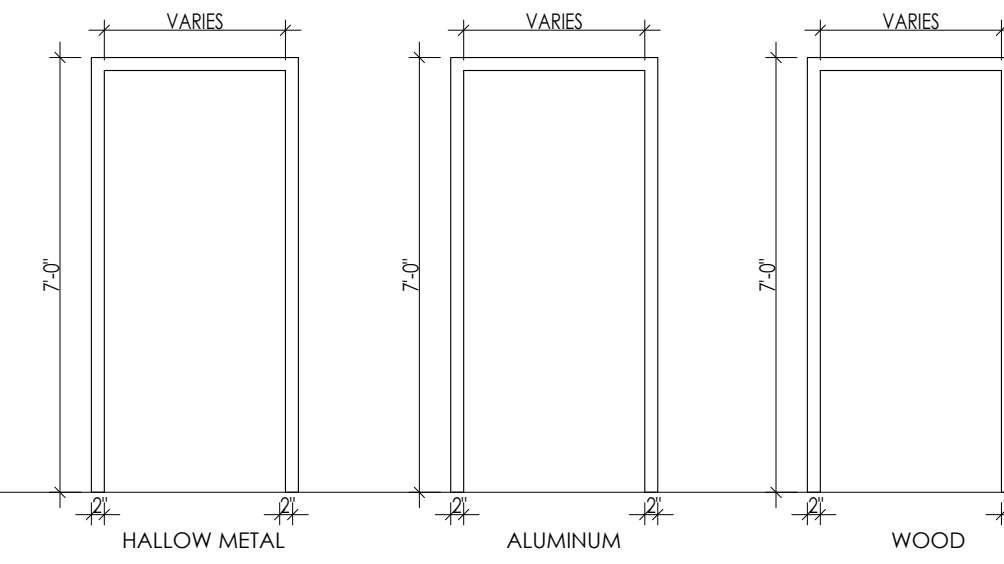
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A-2.0





DOOR FRAMES



DOOR NOTES

- IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH. MEASURE TO THE LEADING EDGE OF THE DOOR.
- MAXIMUM OPENING FORCE FOR EXTERIOR DOOR SHALL BE 8 POUNDS.
- MAXIMUM OPENING FORCE FOR INTERIOR DOOR SHALL BE 5 POUNDS.
- DOOR WITH LEVEL HANDLE SHALL BE INSTALLED @ MAX.42" A.F.F.
- DIMENSIONS INDICATED ARE NOMINAL FOR DOOR OPENING. CONTRACTOR IS TO TAKE INTO ACCOUNT ANY NECESSARY UNDERCUTS, FRAME CLEARANCE ETC.
- ALL HARDWARE IS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT & TASC
- THE MAXIMUM ALLOWABLE THRESHOLD HEIGHT IS 1/2" ABOVE THE FINISHED FLOOR.
- PER IBC 2015 - SECTION 1008.1.8.4 - WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED. PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE MOUNTED HARDWARE.
- ALL EXIST DOORS EXIT DOORS READILY OPERABLE FROM THE EGRESS SIDE WITH OUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE DEVICE ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST OPERATE.

DOOR HARDWARE

- DEAD BOLT LOCK SET WITH THUMB TURN AND DOOR SLIDE
- SECURITY.
- PRIVACY BUTTON ON BATHROOM SIDE OF DOOR.
- LATCH SET WITH CLOSER.
- DEAD BOLT LOCK SET FOR A PAIR OF DOORS WITH CLOSURES ON EACH DOOR
- LOCK SET WITH CLOSER.
- LOCK SET FOR EXTERIOR DOORS WITH CLOSER.
- BLOCKING SHALL BE PROVIDED BEHIND ANY AND ALL WALL
- FIXTURES ALL DOORS TO RECEIVE DOOR STOPS UNLESS
- OTHERWISE NOTED. LOCK ON ROOM SIDE. PROVIDE PEEP HOLE
- AT 4" AFF AND CLOSER ALL HARDWARE IS TO BE CHROME FINISH
- UNLESS OTHERWISE NOTED
- DOOR LATCH SHALL BE RELEASE WHEN SUBJECTED TO A 5 POUNDS FORCE FOR INTERIOR DOOR AND 8.5 POUNDS FORCE FOR EXTERIOR DOOR FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL FORCE.
- THE LATCH SHALL HAVE THE LEVER AND SHALL BE MOUNTED AT 42" ABOVE THE FINISH FLOOR [A.F.F.], EXCEPT AT ACCESSIBLE STALLS WHICH SHALL BE MOUNTED BETWEEN 34" TO 36" A.F.F.
- ELECTRICAL SWITCHES SHALL BE MOUNTED AT 42" A.F.F.
- RECEPTACLES ON WALL SHALL BE MOUNTED A MIN. OF 15" A.F.F.

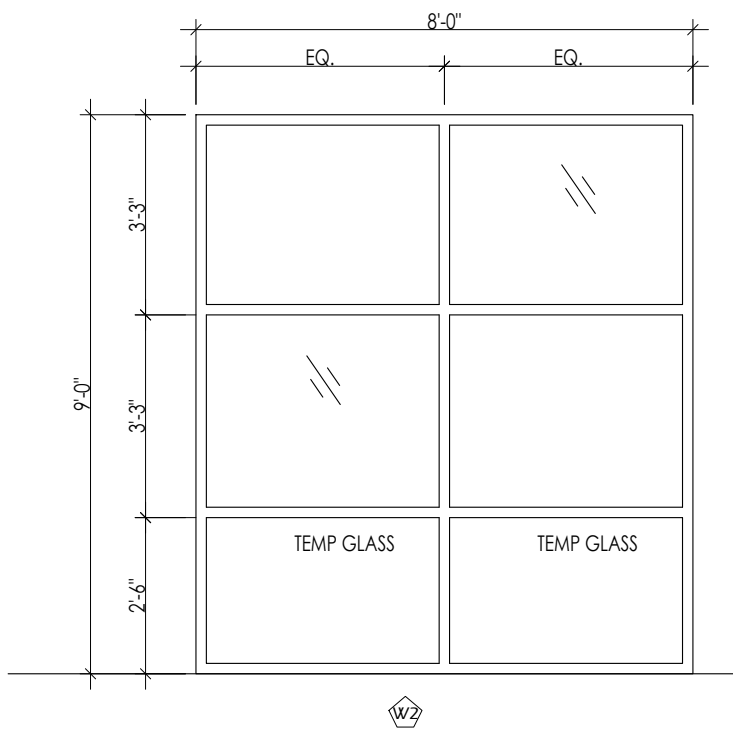
DOOR SCHEDULE

DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	MATERIAL	FRAME	SELF CLOSING	PRIVACY LOCK	KEYED LOCK	CARD READER	DOOR STOP	PASSAGE LOCK	KICK PLATE	WEATHER STRIP	PANIC HDWR	PUSH/FULL HANDLE BAR	LEVER HANDLE	DOOR CLOSER	FIRE RATING	FINISH	NOTE # (HARDWARE GROUP)	
D	6'-0"	7'-0"	AL/GLASS	AL	X		X	X		X	X	X	X	X					PAINTED	READILY DISTINGUISHABLE LOCKING DEVICE -GROUP (A) SEE: GROUP (A) AND NOTE# (J)
D1	3'-0"	7'-0"	H-METAL	AL	X				X										PAINTED	REST ROOM DOOR
D2	3'-0"	7'-0"	WOOD	WOOD		X									X	X			PAINTED	EXIT DOORS NOTE# (J)
D3	3'-0"	7'-0"	H-METAL	AL	X							X	X	X					PAINTED	EXIT DOORS NOTE# (J)
D4	10'-0"	12'-0"	H-METAL	METAL																OVER HEAD DOOR

HARDWARE SCHEDULE

GROUP	DESCRIPTION
(A)	MEDIUM STYLE GLASS STOREFRONT FRAMING SYSTEM TO BE PROVIDED BY THE FOLLOWING HARDWARE FOR EACH DOORS: PAIR OFFSET PIVOTS BY DOOR MANUFACTURER. 1 : EA. CLOSER NORTON 1601 BF. 1 : EA. LOCK ADAMS RITE M5 - 1850 A ANSI X US 260. 2 : EA. DOOR WITH PUSH AND PULL DOOR MANUFACTURER STD. ACCESSIBLE. 1 : EA. CYLINDER & THUMB TURN DOOR MANUFACTURER STD. WEATHER STRIPPING. DOOR MANUFACTURER. 1 : EA. THRESHOLD (ALUM). DOOR MFR - 1/2" HC ACCESSIBLE. 1 : EA. LOCK PLATE COVER, ALUM. GUARD. ALL THE ENTRANCE DOOR TO BE MARK WITH "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
(B)	DOOR WITH PANIC HARDWARE, DOOR CLOSER, 1/2" MAX. @ LEVEL THRESHOLD, WEATHER STRIPPING & METAL THRESHOLD.
(C)	5400LN Series Lever Locks, 1/2" MAX. @ LEVEL THRESHOLD, WEATHER STRIPPING & METAL THRESHOLD.

WINDOW TYPES



WINDOW SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	THICK.	TYPE	MATERIAL	FINISH	REMARKS
1	STORE FRONT WINDOW (SEE PLANS)				W1	●	●	
2	STORE FRONT WINDOW (SEE PLANS)				W2	●	●	

NOTE: ALL GLAZING SHALL BE TEMPERED OR SAFETY GLASS

STRUCTURAL PERFORMANCE

- MAXIMUM DEFLECTION TO 1/175 OF THE SPAN
- ALLOWABLE STRESS WITH A SAFETY FACTOR OF 1.65.

U-FACTOR	SOLAR HEAT GAIN COEFFICIENT (SHGC)	AIR LEAKAGE [AL]
WINDOWS: U FACTOR .45	WINDOWS: SHGC .32	WINDOWS: AL<0.30

STOREFRONT SYSTEM

GLASS	AIR INFILTRATION	STRUCTURAL U-VALUE SINGLE DOOR
SINGLE PANE 1/4" THK. GLASS	ASTM E283 0.06 CFM PSF ASTM E331 2.86 CFM PSF	30 PSF LOAD 0.79

ALUMINUM VERTICAL MULLIONS TO BE REINFORCED A MINIMUM WIND SPEED DESIGN AS REQUIRED BY TABLE 1604.3 OF THE AMENDED 2012 IBC.

GLAZING NOTES:
ALL GLAZING SUBJECT TO HUMAN IMPACT LOADS AND /OR LOCATED IN HAZARDOUS LOCATIONS AS SAFETY OR TEMPERED GLAZING TO COMPLY WITH SECTIONS 2406.1, 2406.2 AND 2406.3 OF THE 2012 IBC

NOTE: ALL GLAZING SHALL BE TEMPERED OR SAFETY GLASS

WINDOW NOTES

- FINAL LOCATION OF THE INTERIOR WINDOWS SHALL BE COORDINATED WITH THE OWNER.
- ATLAS ARCHITECTURAL METALS INC. STOREFRONT ALUMINUM FINISH, OR APPROVED EQ.
- STOREFRONT SUPPLIER TO VERIFY ALL ROUGH OPENINGS PRIOR TO BUILDING STOREFRONT WINDOWS.
- ALL GLAZING SHALL BEAR MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
- SAFETY GLAZING SHALL BE IDENTIFIED BY LABEL WHICH SHALL SPECIFY THE LABELER, & STATE THAT SAFETY GLAZING HAS BEEN UTILIZED.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER, ETCHED ON THE GLASS AND VISIBLE AFTER INSTALLATION.
- CONTRACTOR TO COORDINATE ALL WINDOW DIMENSIONS & REQUIREMENTS PRIOR TO ROUGH-INS.
- STOREFRONT TO BE BRONZE METAL FINISH, TYP.
- STOREFRONT DOORS TO BE MEDIUM STYLE DOOR WITH OFFSET PIVOT HINGES AND CLOSURE. ALL EXTERIOR GLAZING TO BE SINGLE PANE 1/4" THK. LOW 'E' CLEAR GLAZING, UNLESS NOTED OTHERWISE.
- 1/4" CLEAR TEMPERED GLAZING PER 2015 I.B.C. CHAPTER 24.
- ALL GLASS MUST COMPLY WITH TESTING REQUIREMENTS OF U.B.C. STD. 54-2, PART-1
- SIGN PACKAGE AND CORRESPONDING SIGNAGE IN GRADE 2 RAILEE PER A.D.A. REQ. (I.A.S. 4.30) SIGNS TO BE FURNISHED & INSTALLED BY THE GENERAL CONTRACTOR.
- WINDOWS WITHIN 24" OF DOOR TO BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHOULD BE TEMPERED FOR IMPACT RESISTANCE. ALL GLASS WITHIN 18" FROM FLOOR, WITHIN 24" ARC FROM DOORS EDGE, AND IF BOTTOM EDGE OF GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE, SUCH GLASS SHOULD BE TEMPERED.

MATERIALS LEGEND

FLOOR	FLOOR	DESCRIPTION
F1	SEALED CONCRETE	
F2	COMMERCIAL CARPET	
F3	CERAMIC	
F4	PORCELAIN TILES	
BASE	BASE	DESCRIPTION
B1	CERAMIC TILE	
B2	VINYL	
B3	METAL	
WALLS	WALLS	DESCRIPTION
W1	EXPOSED METAL SIDING	
W2	PAINTED GYP BOARD	
W3	WATER RESISTIVE GYP BOARD	
CEILING	CEILING	DESCRIPTION
C1	EXPOSED (REF. METAL BLDG.)	
C2	2x4 SUSPENDED CEILING	
C3	PAINTED GYP BOARD	

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	BASE	WALLS	CEILING	FINISH	HT.	REMARKS
101	WAREHOUSE	F1	B3	W1	C1	VARIES		WEST WALL 1HR FIRE RATED V 421 REF: A-005-3
102	OFFICE	F1	B2	W2	C2	9'-0"		
103	UNI-SEX RESTROOM	F1	B2	W2	C3	8'-0"		NOTE 1 & 2

- NOTE:
1: 4" HT. F.R.P FROM FLOOR LEVEL
2: RUBBER BASE IN FRONT OF THE F.R.P. (TYP)

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No.	DATE	REVISIONS

PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL



DATE: 1/6/2023

GENERAL NOTES:

CTG Project Number: 19-006
Drawn By: S.K
Checked By: T.M
Scale: NTS
File Path: \\j:\proj\2019\06\2019 commercial\18006 w bellfort\road\dwg\arch\0-4.0 - 20 feet - door window schedule

SHEET TITLE:

DOOR WINDOW & FINISH SCHEDULES

SHEET NUMBER:

A-4.0

No.	DATE	REVISIONS

PROJECT TITLE

**PROP. WAREHOUSE
DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407**

SEAL



DATE: 1/6/2023

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

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

File Path:
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restroom\arch\A-4.1 - type-1 - rest room elevations

SHEET TITLE:

**REST ROOM
ELEVATIONS
TYPE-1**

SHEET NUMBER:

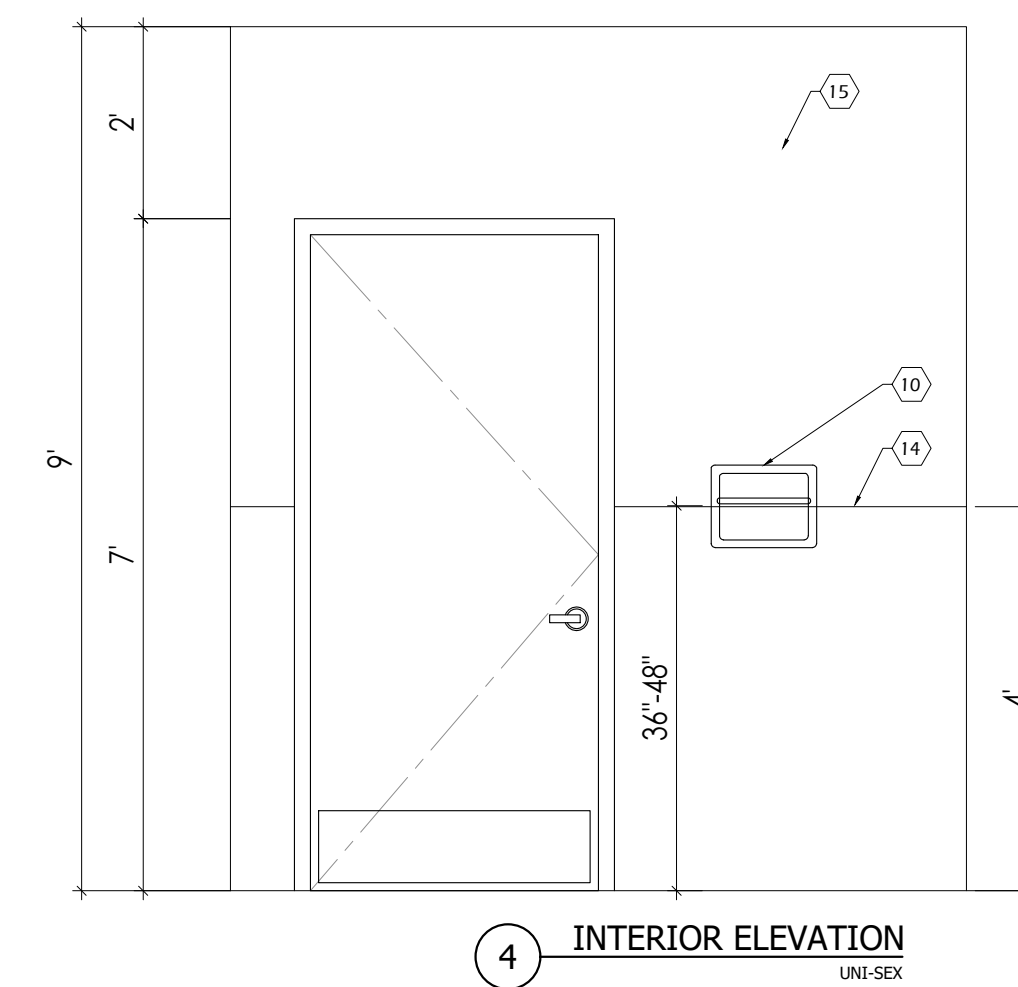
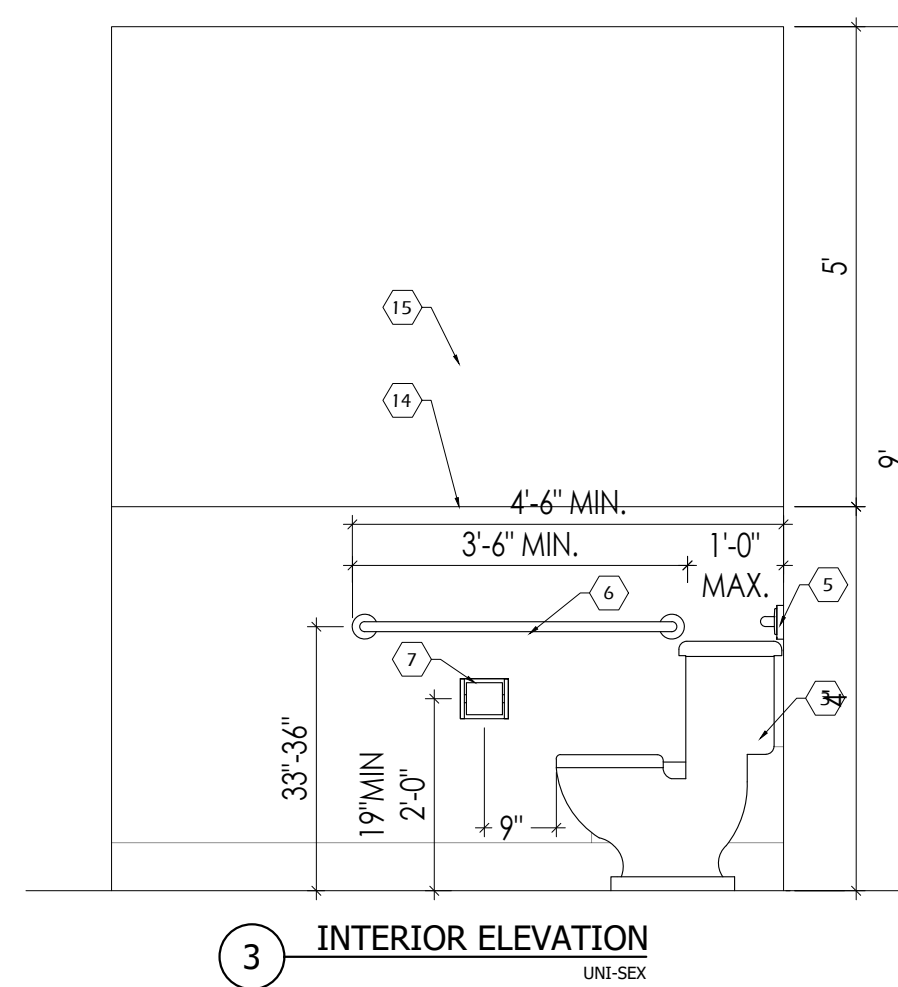
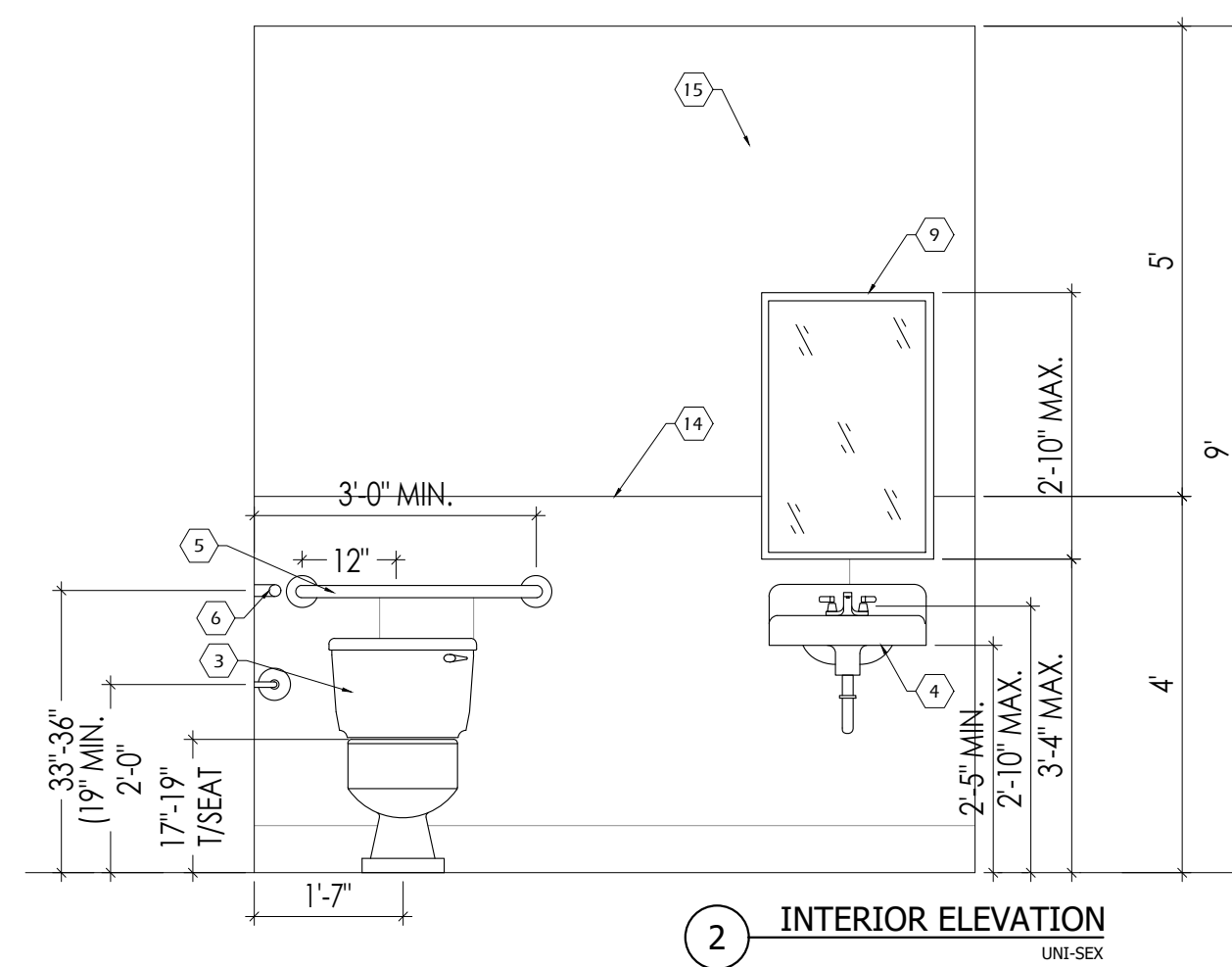
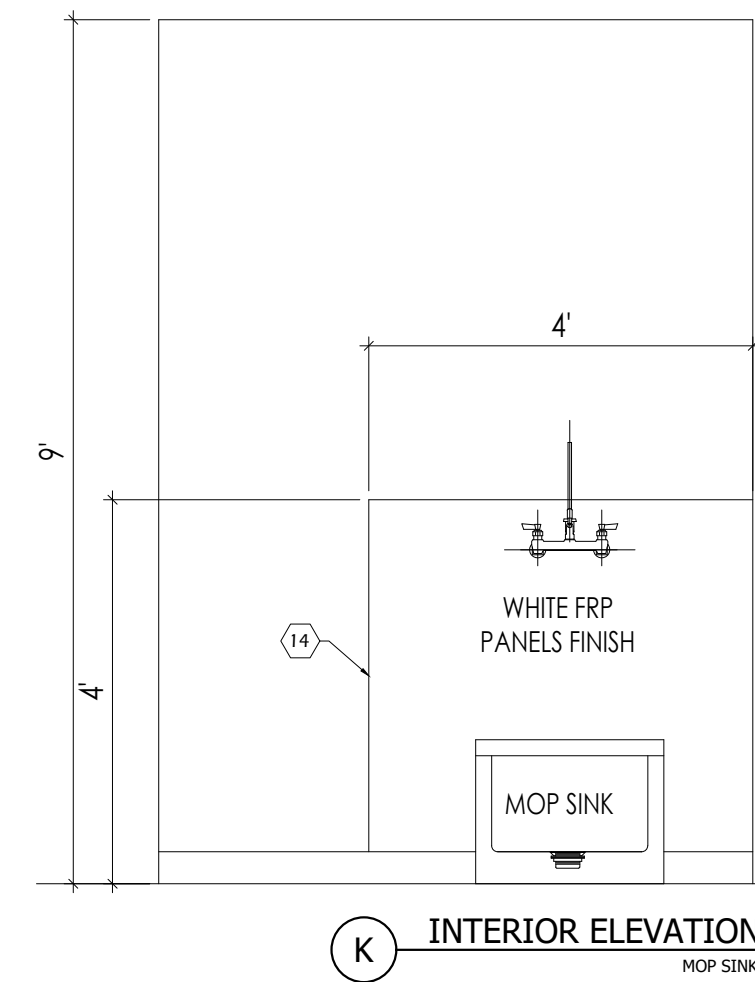
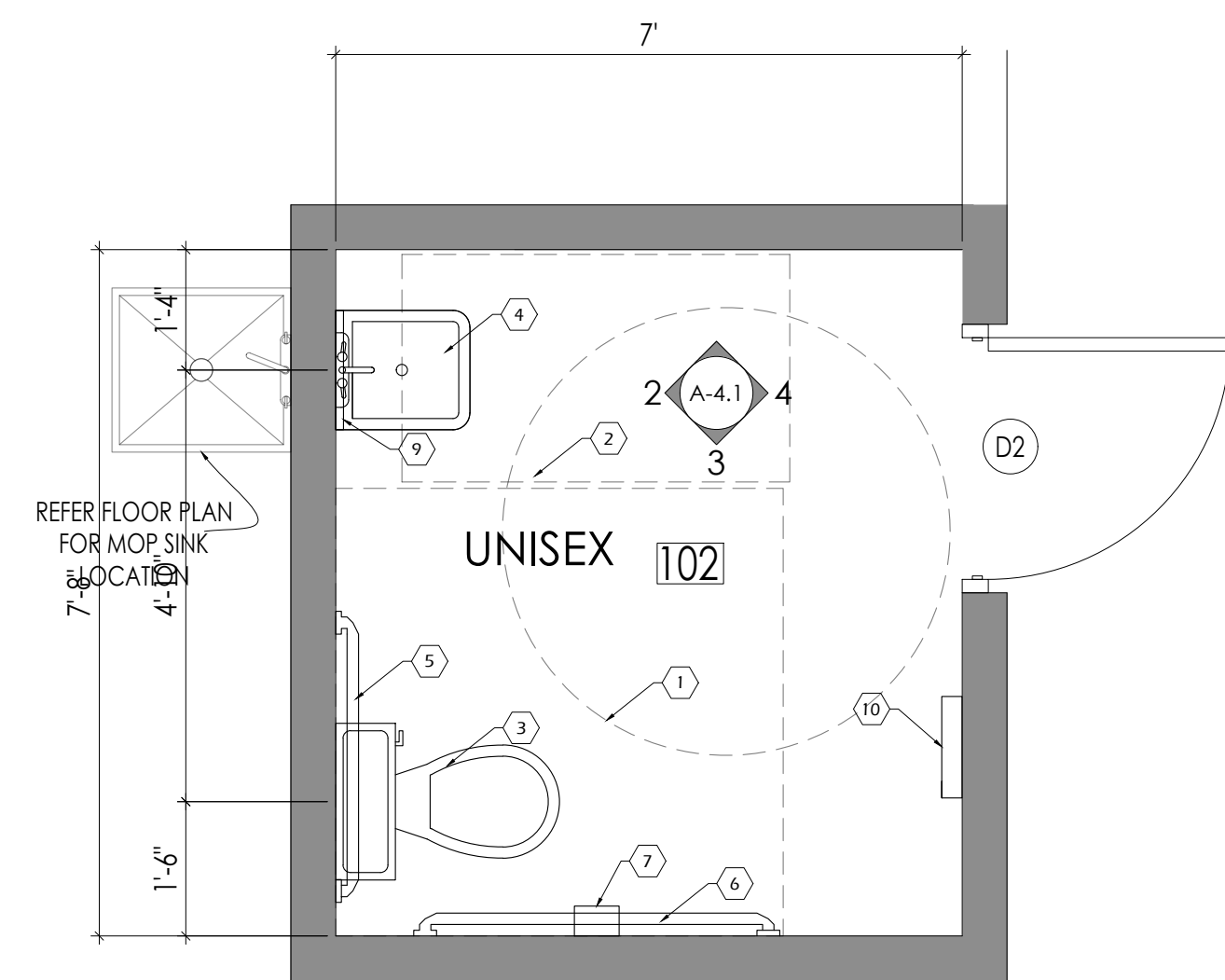
A-4.1

KEY NOTES

- 5'-0" DIA ADA WHEELCHAIR TURNING SPACE.
- 30" X 48" MIN. CLEAR FLOOR SPACE AT LAVATORIES.
- WATER CLOSET (ADULT 18" RIM HT.) PROVIDE FLUSH LEVER ON OPEN SIDE OF TOILET. (TYP.)
- WALL HUNG LAVATORY (TYP.)
- 36" STAINLESS STEEL GRAB BAR
- 42" STAINLESS STEEL GRAB BAR
- TOILET PAPER DISPENSER (TYP.)
- WRAP EXPOSED WATER & DRAIN PIPE WITH ELASTOMERIC THERMAL INSULATION (BROCCAR "TRAP WRAP" OR "PLUMBERX" #3011/3021) (TYP.)
- TEMPERED GLASS MIRROR
- PAPER TOWEL ROLL HOLDER
-
- SOAP DISPENSER
-
- F.R.P TILL 4' HT.
- PAINTED GYP BOARD

GENERAL NOTES

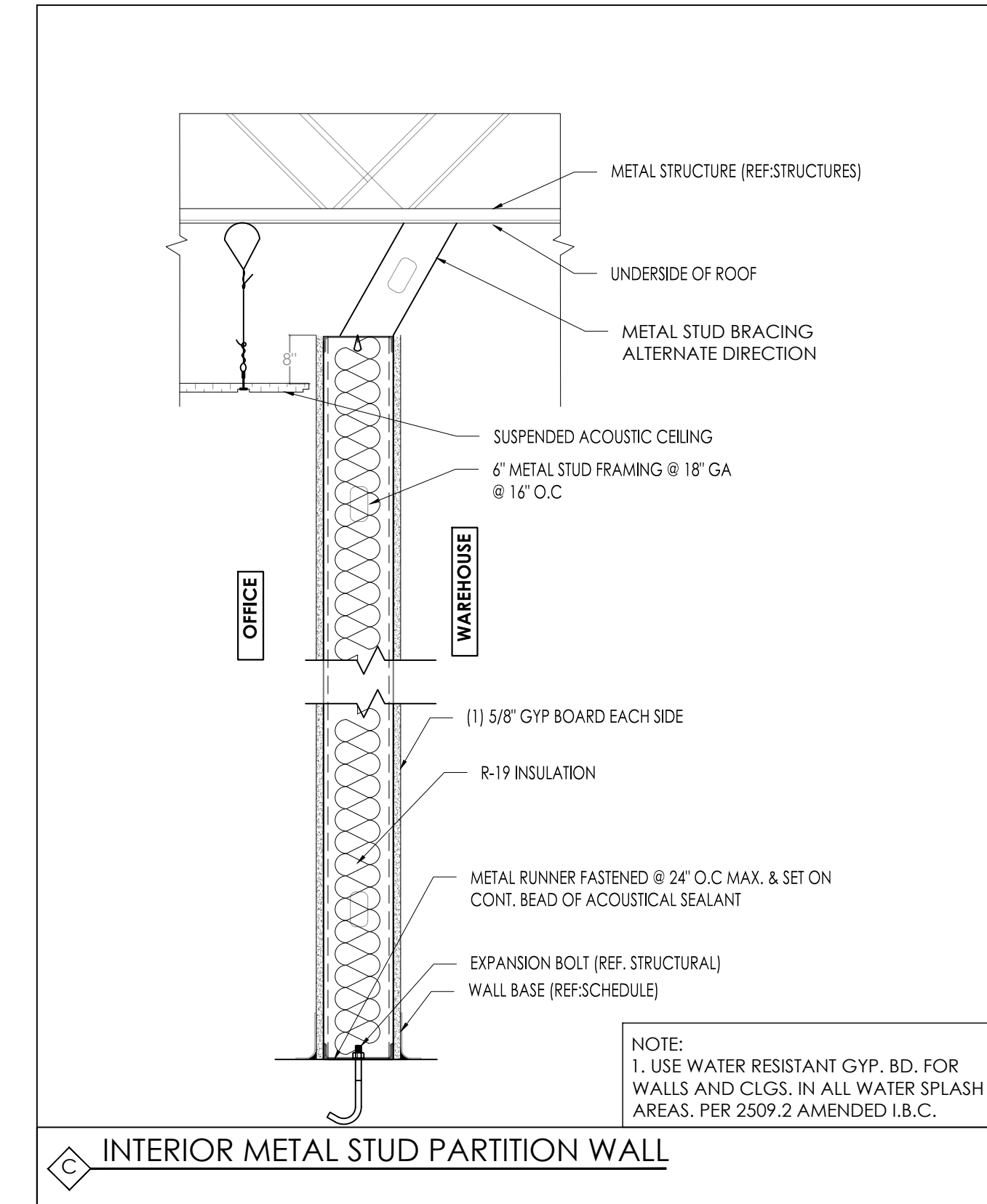
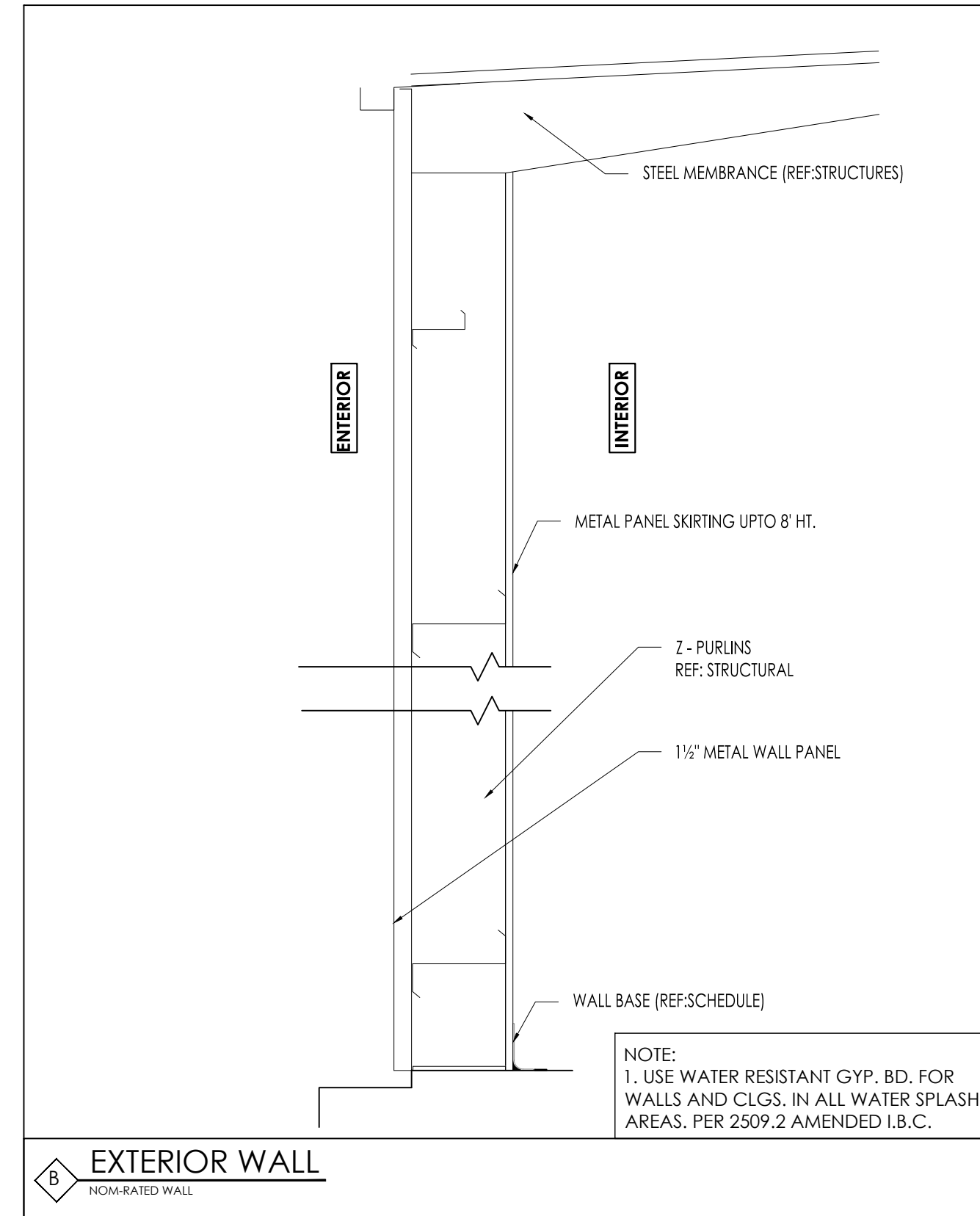
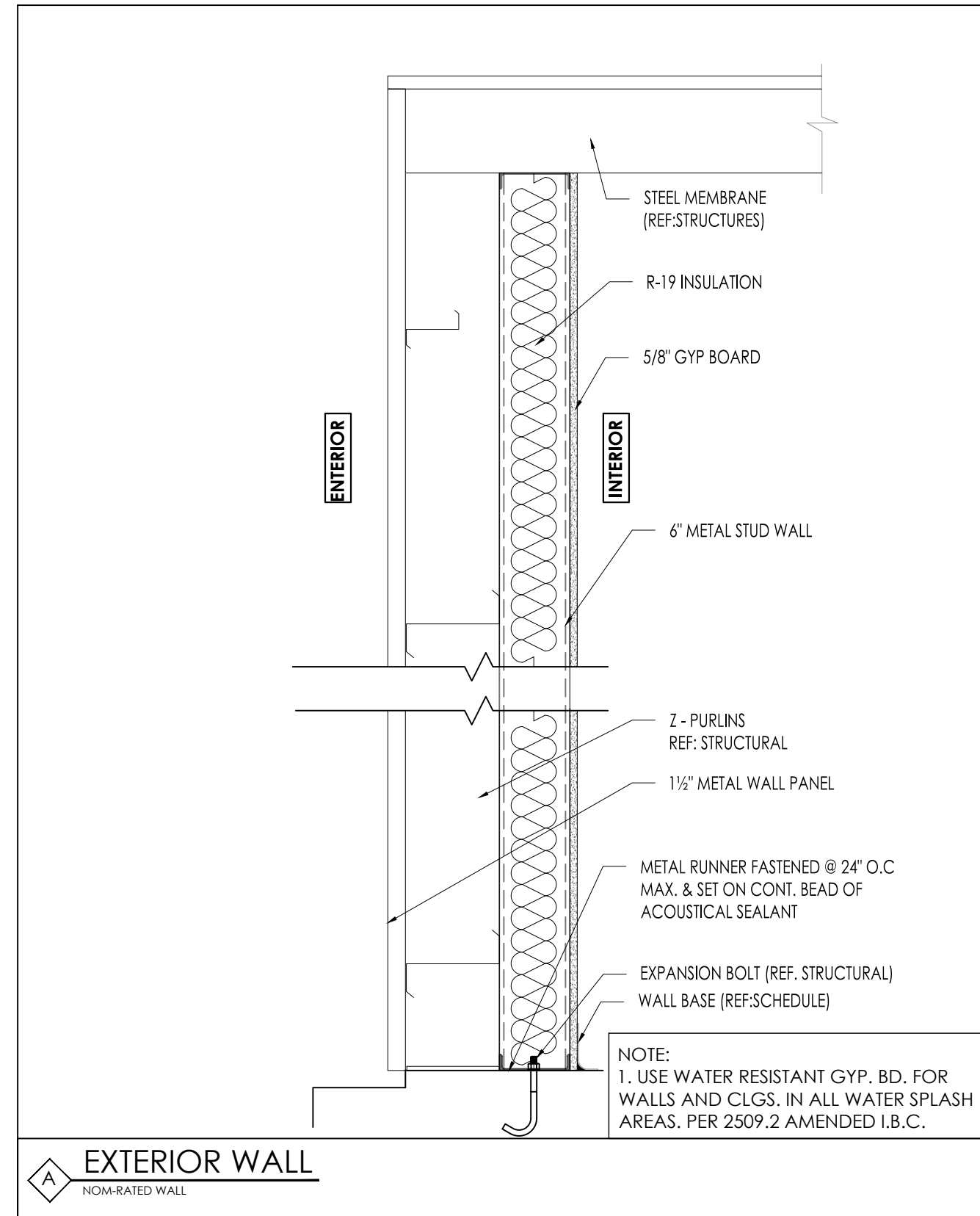
- LAVATORY FAUCETS SHALL BE LEVER OR PUSH TYPE. SELF-CLOSING CONTROLS TO REMAIN ON FOR AT LEAST 10 SECONDS.
- ALL ACCESSIBILITY REQUIREMENTS SHALL COMPLY PER ADA / ADAAG & CITY CODE REQUIREMENTS.
- UNISEX TOILET SIGN W/ HANDICAP SYMBOL & BRAILLE. LAMINATED PLASTIC. MOUNT @ 60" A.F.F. TO CENTERLINE. (PER ADA)
- LAVATORY CLEARANCES TO COMPLY W/ ANSI A117.1-1992, FIGURE B4.20.3.1.



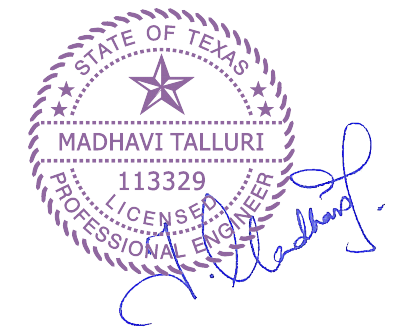
No.	DATE	REVISIONS

PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
 LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407



SEAL



DATE: 1/11/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

Scale: 1"=1'-0"

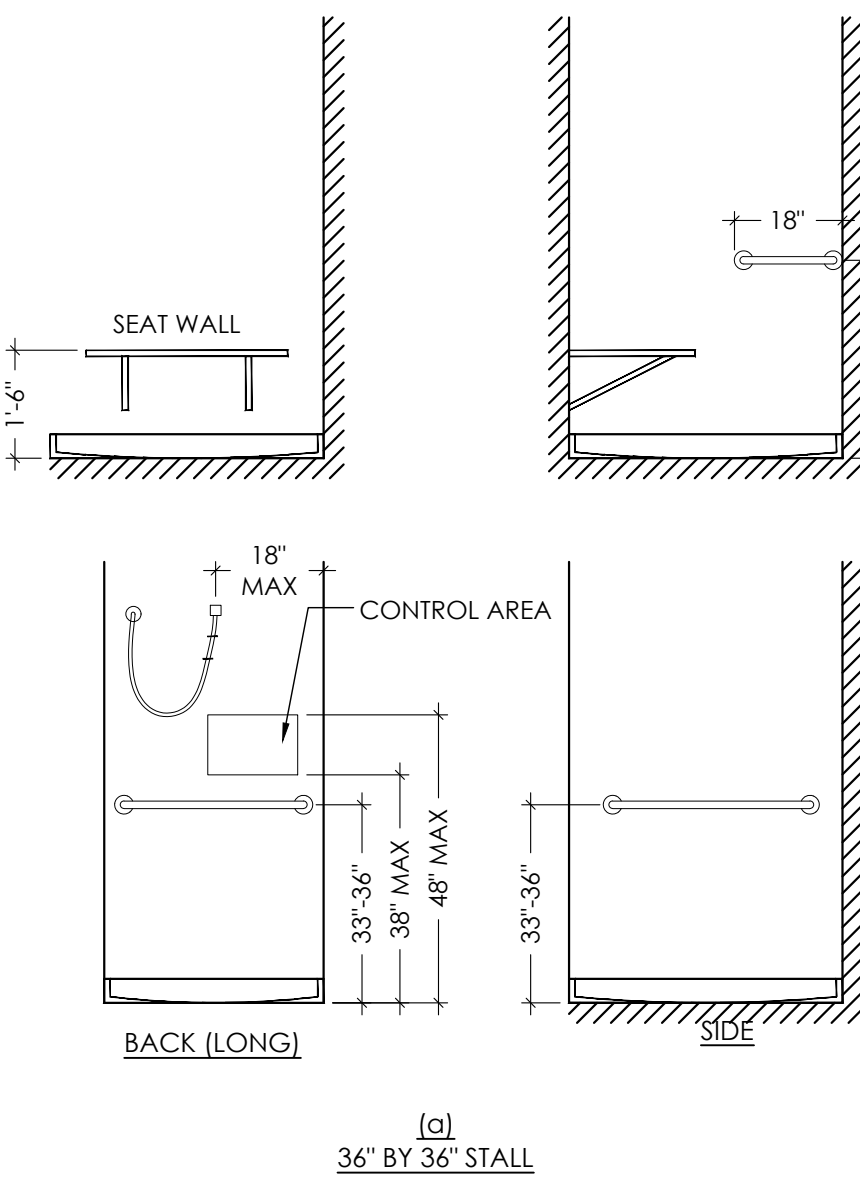
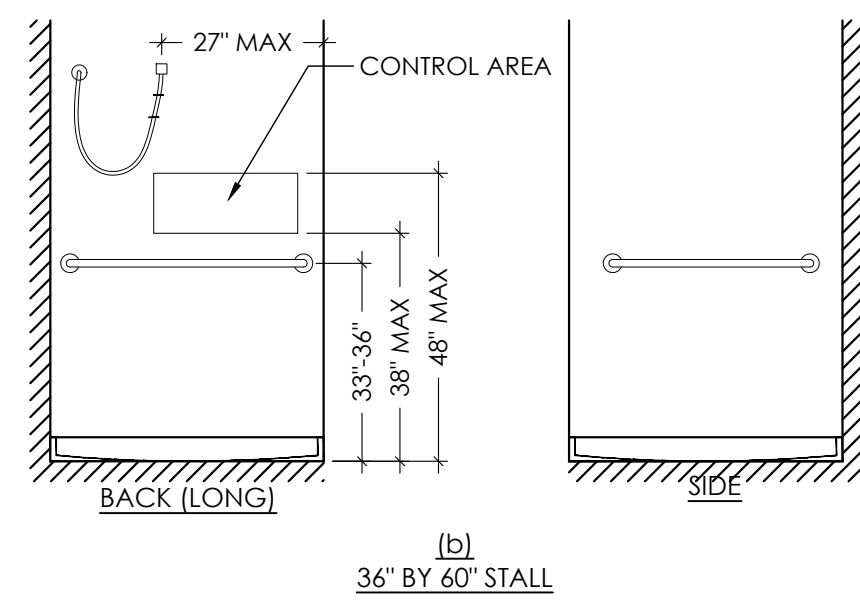
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SHEET TITLE:
PARTITION WALL TYPES

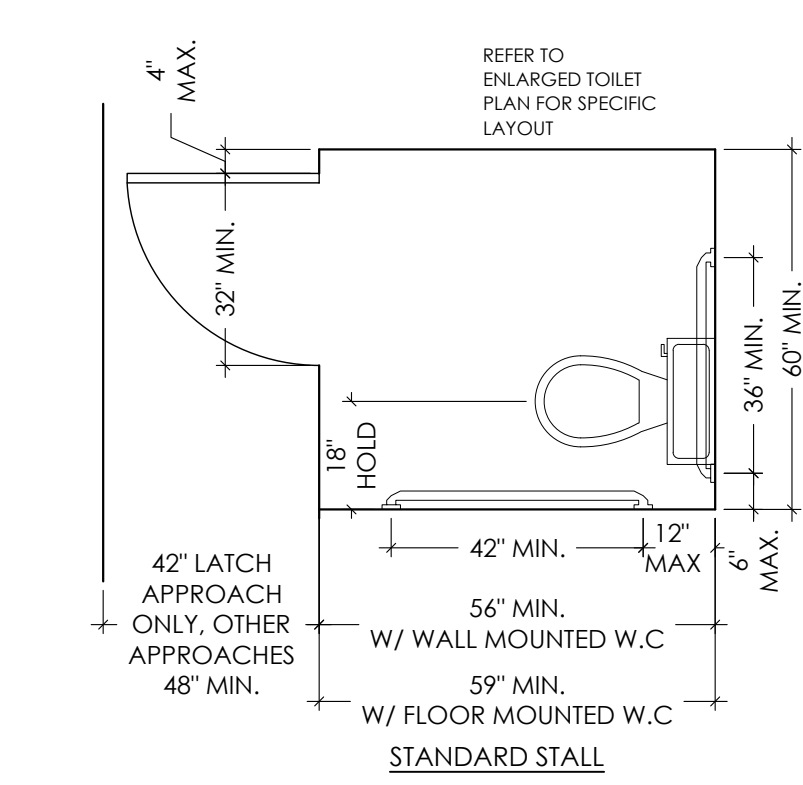
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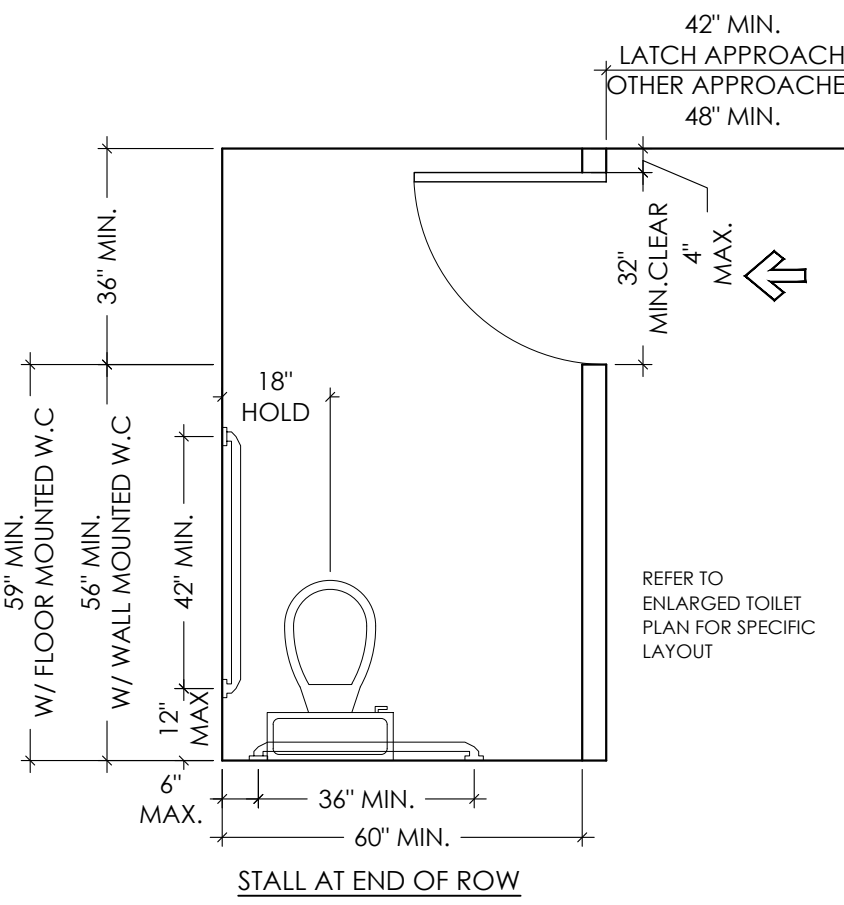
NOTE:
SHOWERHEAD AND CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL



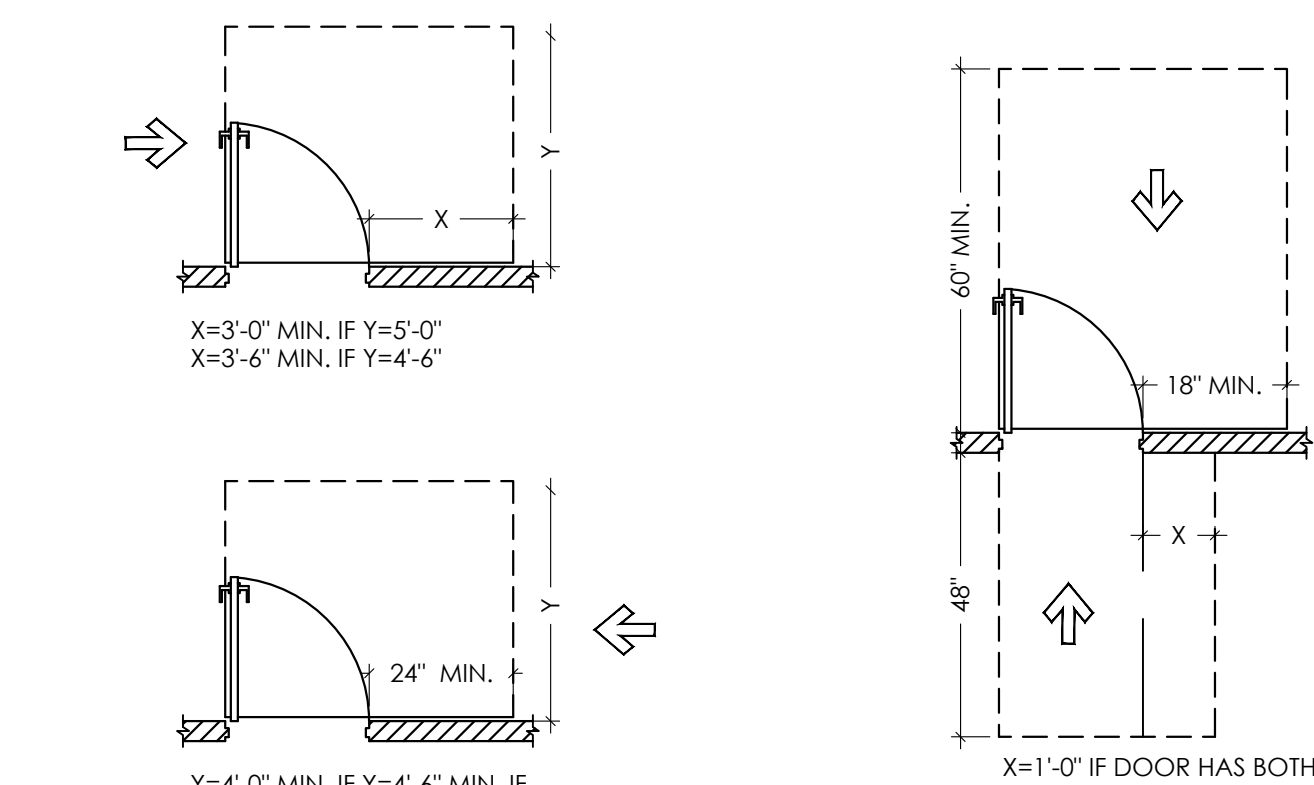
12 SHOWER STALLS
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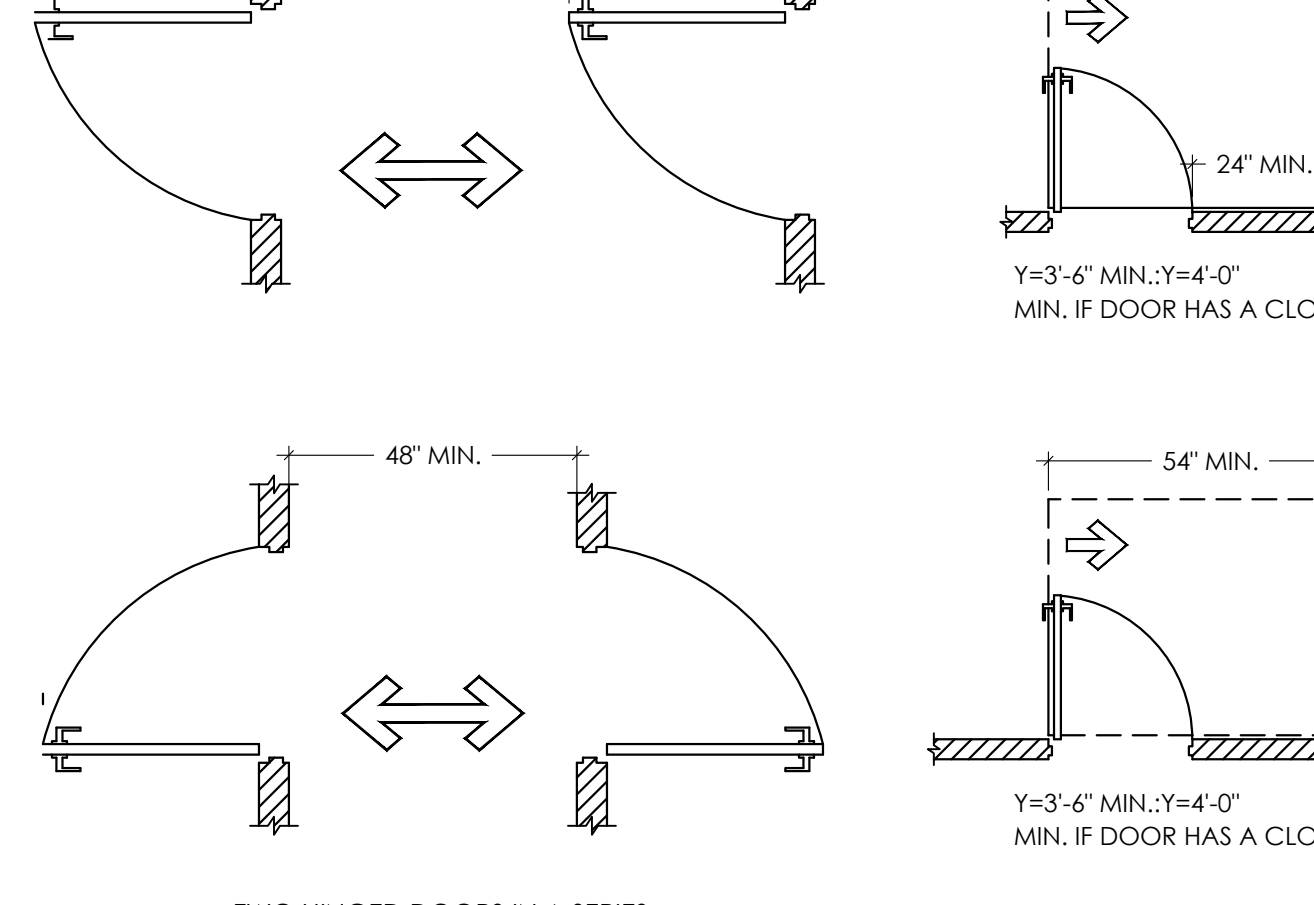
09 MULT USER TOILET
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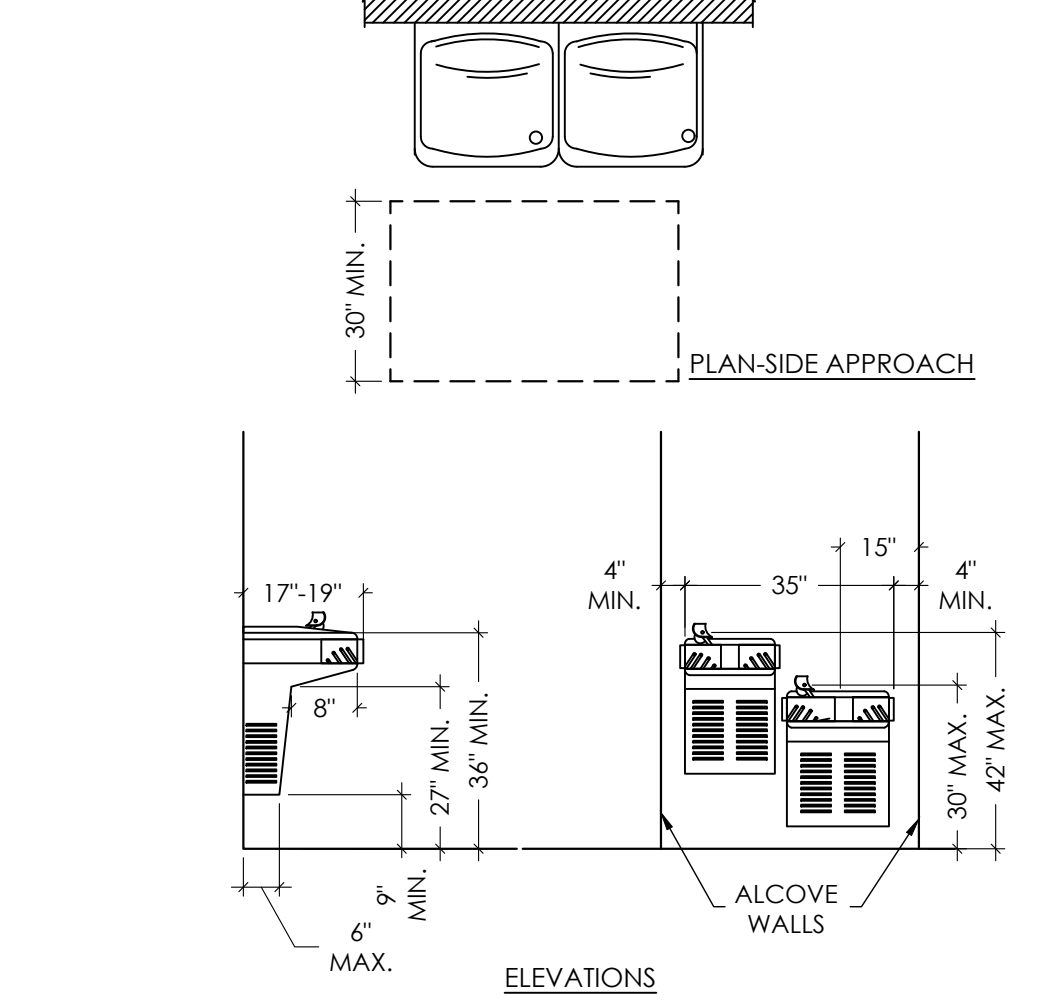
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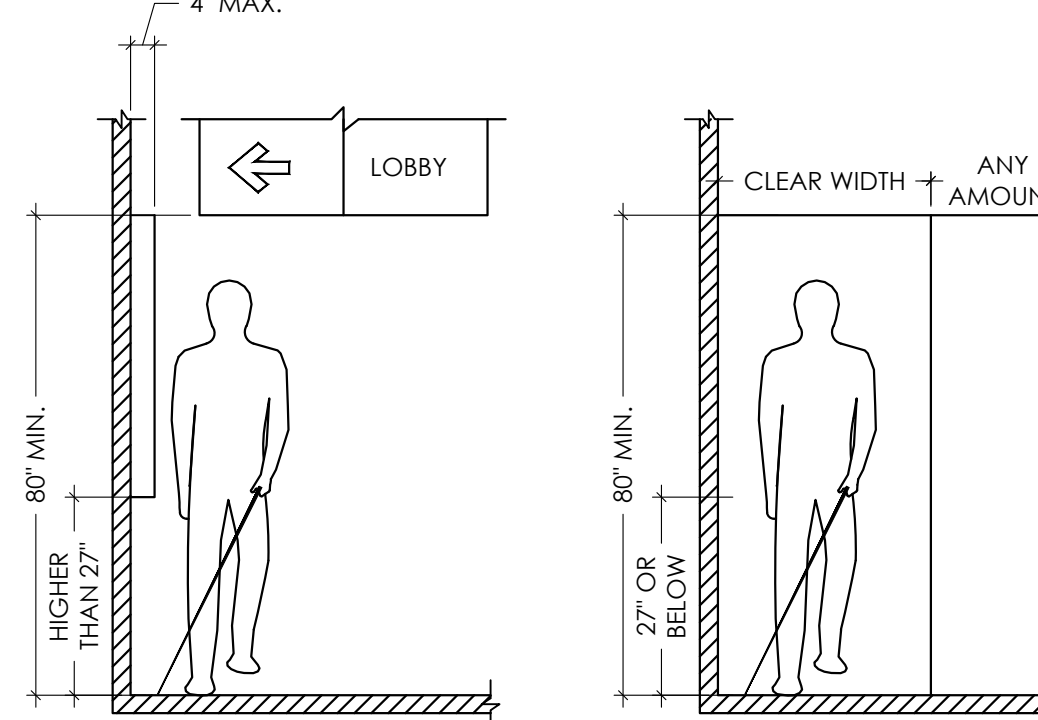
07 DOOR CLEARANCES
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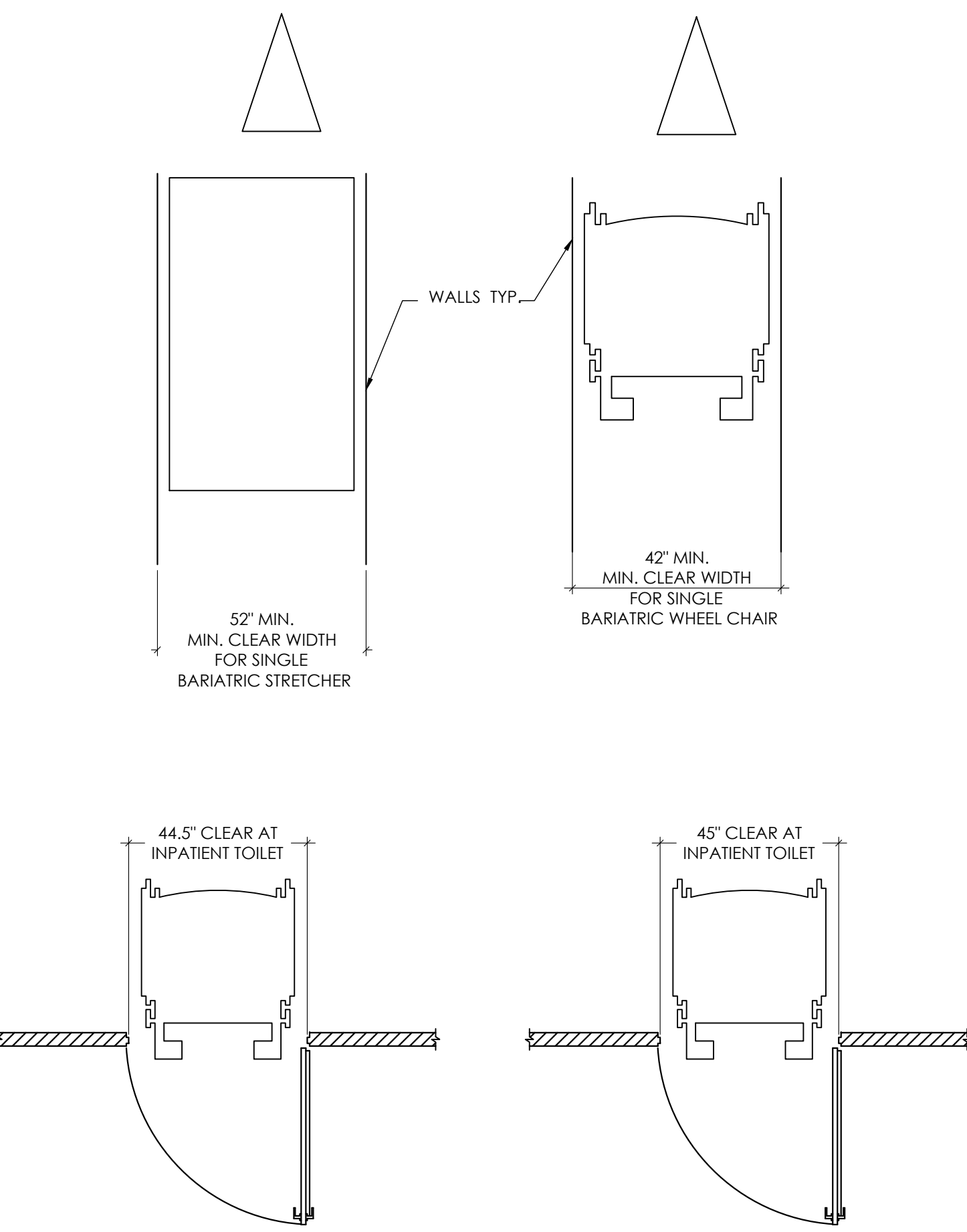
08 SINGLE USER TOILET
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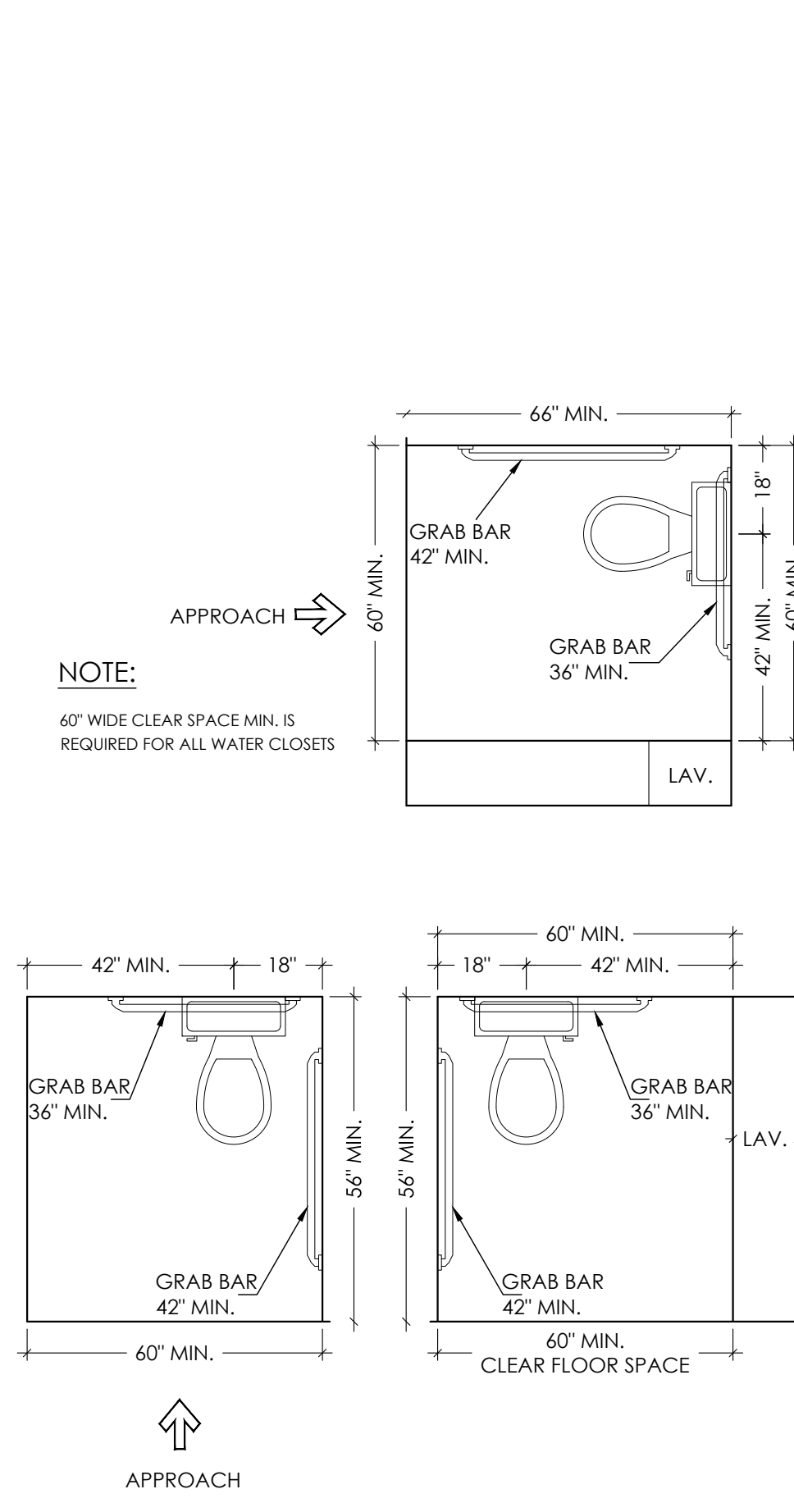
05 DRINKING FOUNTAINS
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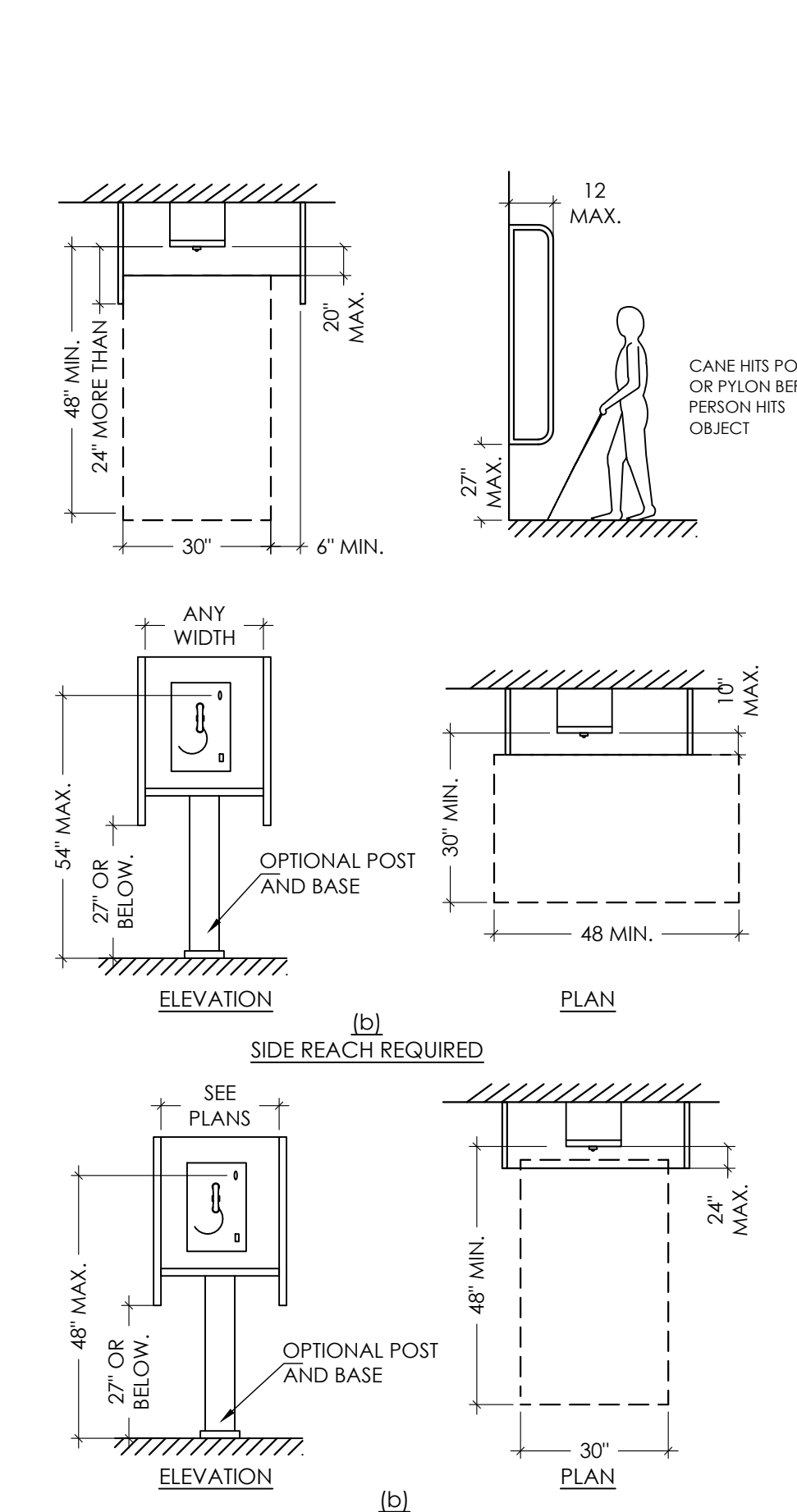
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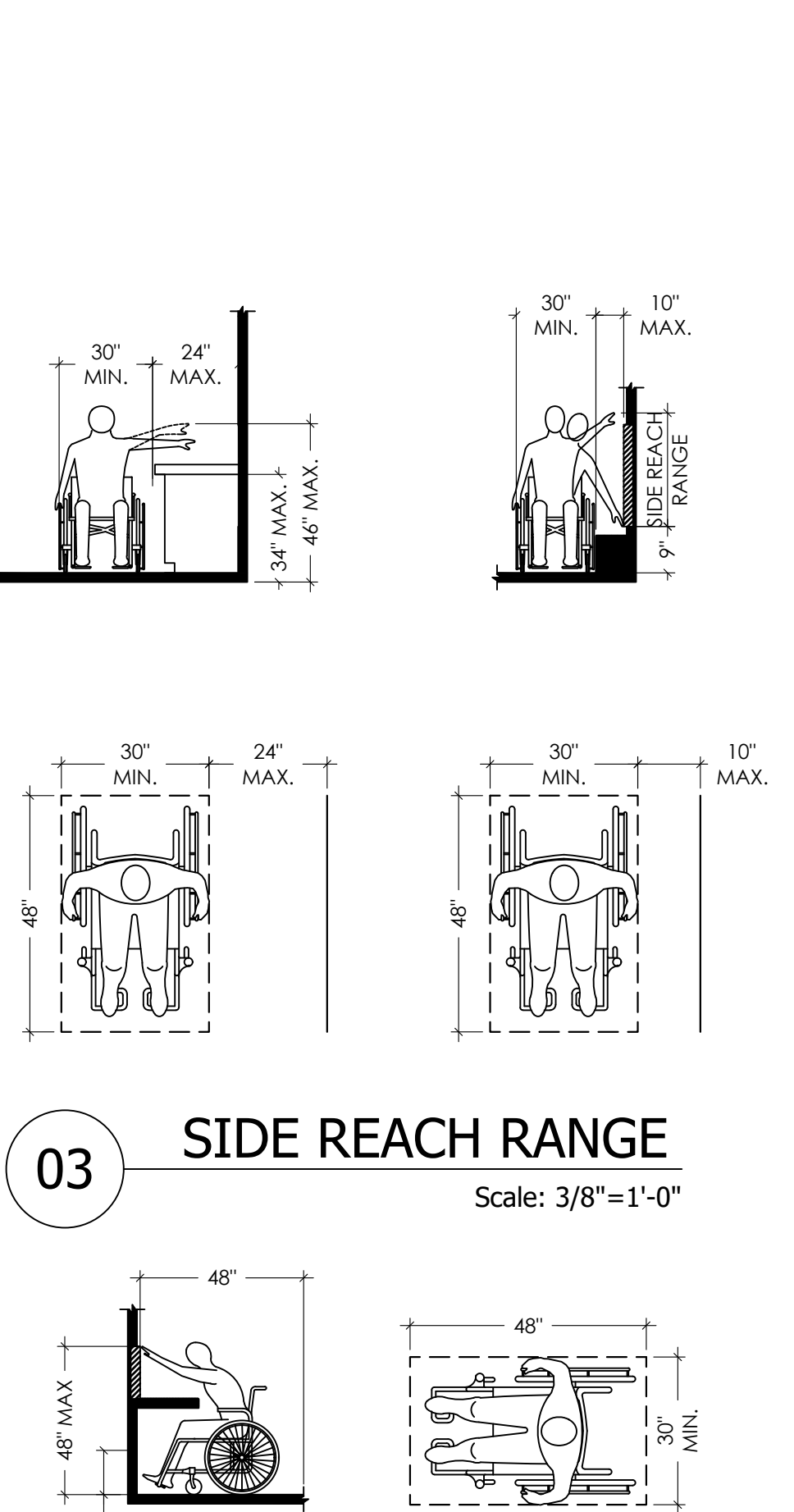
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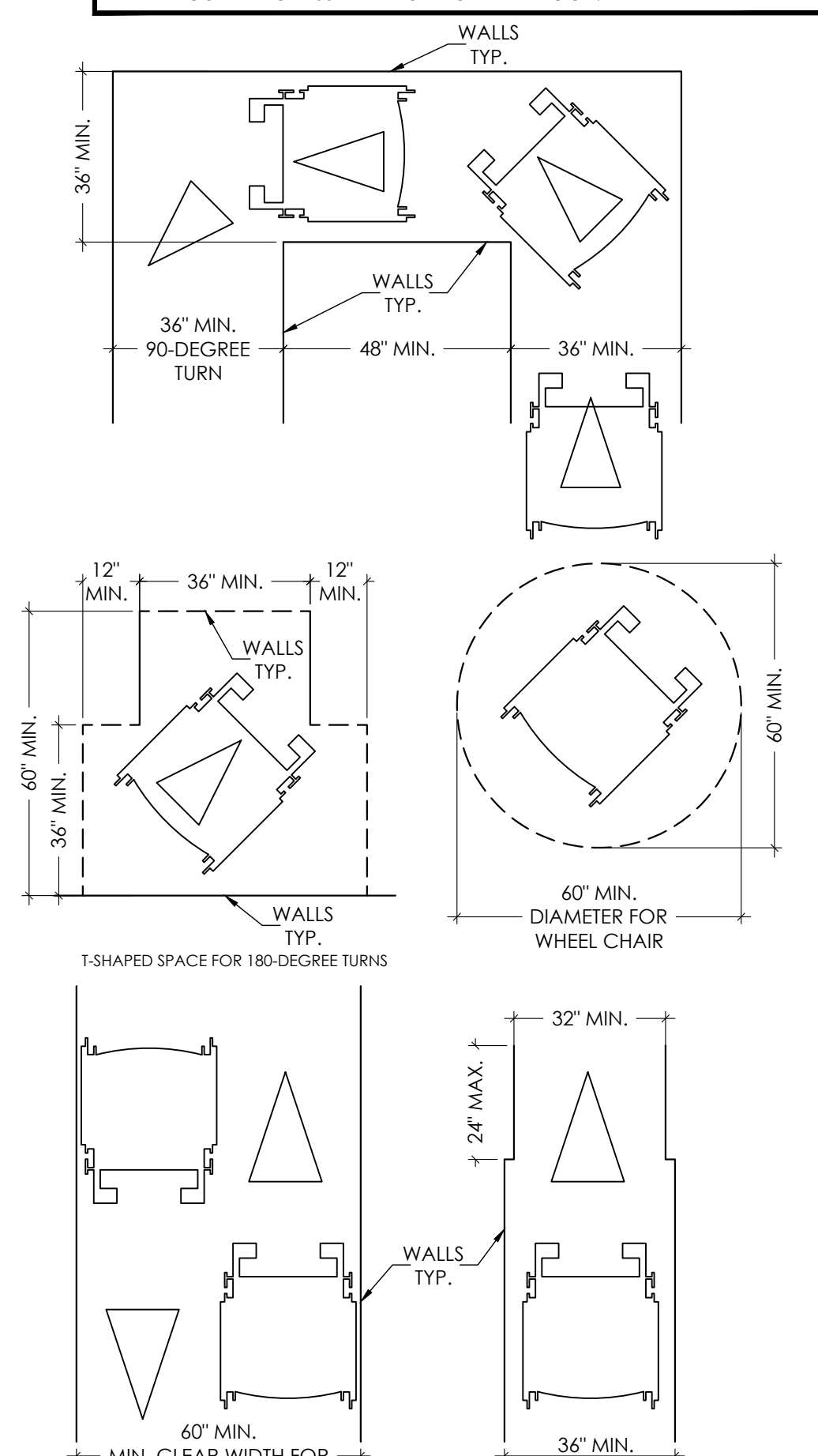
06 PHONE MOUNTING HEIGHTS
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03 SIDE REACH RANGE
Scale: 3/8"=1'-0"



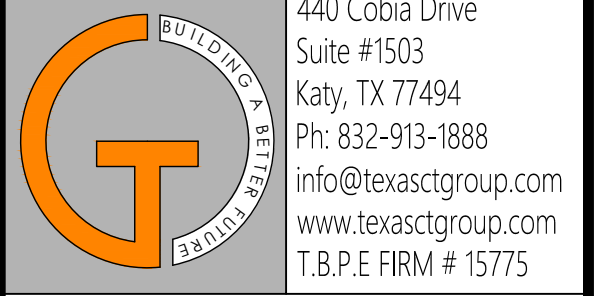
02 FORWARD REACH RANGE
Scale: 3/8"=1'-0"



01 WHEELCHAIR CLEARANCES
Scale: 3/8"=1'-0"

ACCESSIBILITY NOTES

- IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN CLEAR WIDTH.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE OF NO GREATER THAN 1:2.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR FINISH.
- CENTER HAND ACTIVATED DOOR OPENING HARDWARE 30" AND 44" ABOVE FINISHED FLOOR.
- MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS, AND 5 POUNDS FOR INTERIOR DOORS. MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLAN OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- THE BOTTOM 10" OF ALL DOORS, (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED USING A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60", AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- FLOORS OR LANDINGS SHALL BE NOT MORE THAN 21" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 41" AND 21" SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 1:2.
- TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AS LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
- ELECTRICAL RECEPTACLES CANNOT BE LESS THAN 15" FROM THE FLOOR AS MEASURED TO THE LOWEST OPERABLE PART MAKING THE BOTTOM OF THE OUTLET NO LESS THAN 15" FROM THE FLOOR.



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No.	DATE	REVISIONS

PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL



DATE: 1/11/2022

GENERAL NOTES:

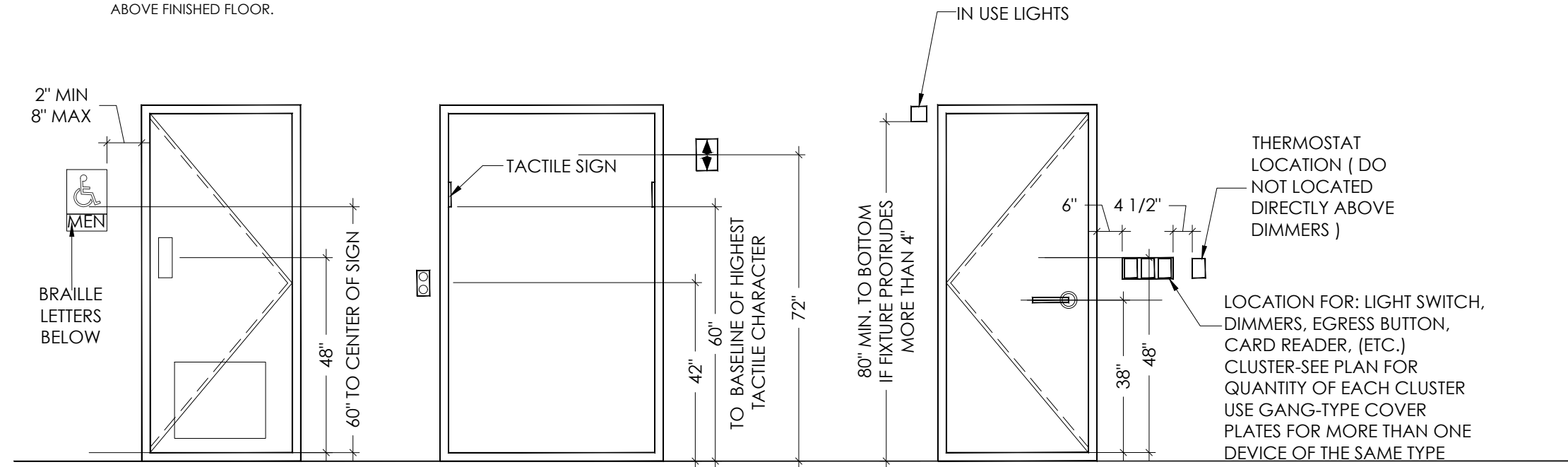
CTG Project Number: 19-006
Drawn By: S.K.
Checked By: T.M.
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\\1\proj\2019 dwg\2019 commercial\18006 w bellfort road\cwg\arch\ldwg-1\ada interior elevations

SHEET TITLE:
ADA NOTES & DETAILS-1

SHEET NUMBER:

ADA-1

- DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING, OR TWISTING OF LEVER-OPERATED MECHANISMS. U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- DOOR CLOSER AND GATE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: FIRE DOORS - MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, INTERIOR HINGED, SLIDING OR FOLDING DOORS - 5 LBF.



ACCESSIBLE MOUNTING HEIGHTS

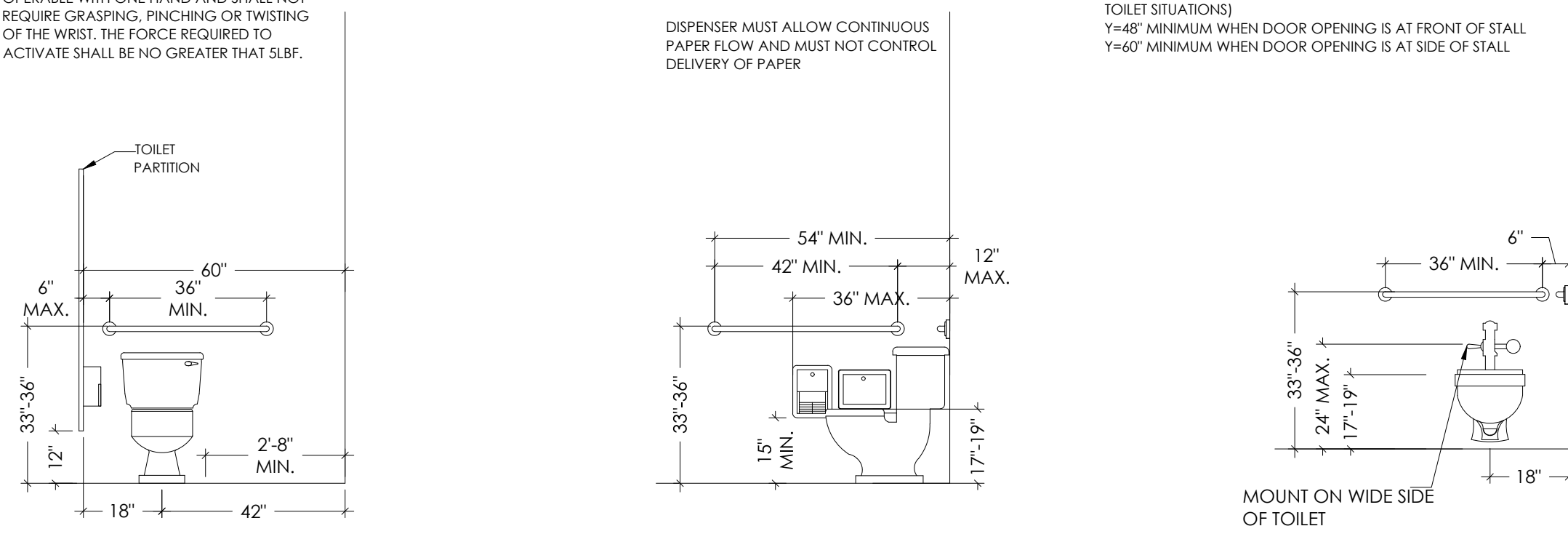
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NOTE:

FLUSH VALVE OPERATION SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE NO GREATER THAN 3LBF.

NOTE:

X=52" MINIMUM WHEN WATER CLOSERS ARE IN STALLS.
X=54" MINIMUM WHEN WATER CLOSERS ARE NOT IN STALLS (I.E. SINGLE ACCOMMODATION ROOMS OR OPEN TOILET SITUATIONS)
Y=48" MINIMUM WHEN DOOR OPENING IS AT FRONT OF STALL
Y=67" MINIMUM WHEN DOOR OPENING IS AT SIDE OF STALL



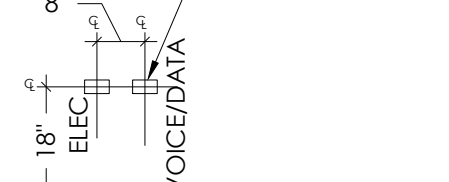
TOILET AND ACCESSORY HEIGHTS

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

NOTE:

ALL OUTLETS TO BE 18" A.F.F. TO CENTER U.N.O

DOUBLE GANG 4" X 4 1/4" BOXES (TYPICAL), FOR OUTLETS BELOW 30" HAT COUNTERS, INSTALL AT 24" A.F.F. HORIZANTALLY



TYPICAL ALARM DEVICE LOCATION

POWER AND TELEPHONE RECEPTACLE; CLUSTER VERTICALLY MOUNTED, CENTERED BETWEEN PANEL JOINT

COORDINATE LOCATION OF OUTLETS WITH FINISH WALL PANEL JOINTS BEFORE SETTING OUTLETS IN GYPSUM BOARD/METAL STUD PARTITION

FIRE EXTINGUISHER

CLOTHES HOOK

FIRE ALARM HORN

HANDRAILS

DEVICE MOUNTING HEIGHTS

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

NOTE:

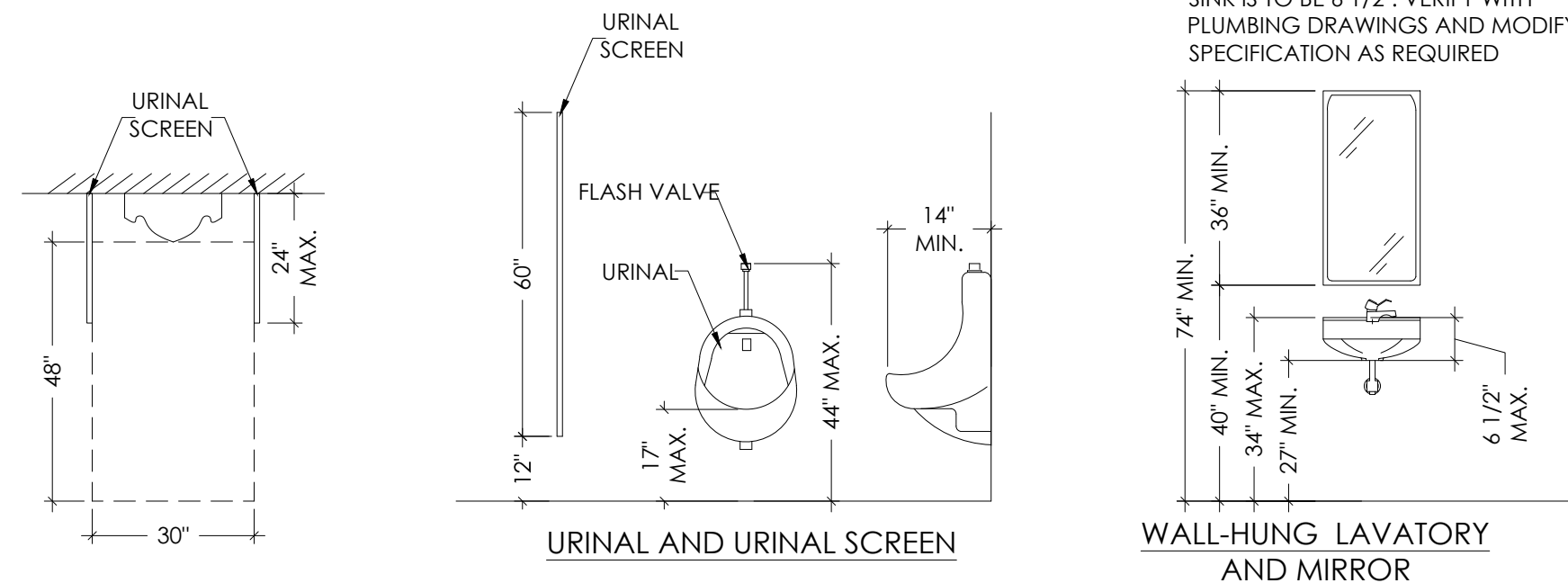
MAXIMUM DEPTH FOR AN ACCESSIBLE SINK IS TO BE 6 1/2". VERIFY WITH PLUMBING DRAWINGS AND MODIFY SPECIFICATION AS REQUIRED

NOTE:

THE MAXIMUM MOUNTING HEIGHT IS TO THE BOTTOM OF THE REFLECTIVE SURFACE NOT THE BOTTOM OF THE MIRROR

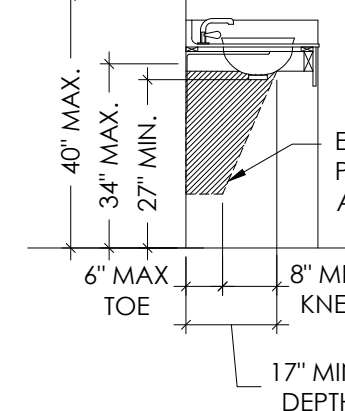
NOTE:

ALL DIMENSIONS TO CENTER LINE OF DEVICES, U.N.O.SEE PLANS FOR SPECIFIC LOCATIONS



URINAL AND URINAL SCREEN

WALL-HUNG LAVATORY AND MIRROR



EQUIPMENT /PLUMBING PERMITTED IN SHADED AREA ONLY

TOILET PAPER DISPENSER

SANITARY NAPKIN DISPOSAL

PAPER TOWEL DISPENSER

SOAP DISPENSER

FIXTURE AND ACCESSORY MOUNTING HEIGHTS

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

ACCESSIBILITY NOTES

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. 703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4. ADVISORY

703.2 RAISED CHARACTERS. SIGNS THAT ARE DESIGNED TO BE READ BY TOUCH SHOULD NOT HAVE SHARP OR ABRASIVE EDGES.

703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".

703.2.5 CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "T". EXCEPTION: WHERE SEPARATE RAISED AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, RAISED CHARACTER HEIGHT SHALL BE PERMITTED TO BE 1/2 INCH (13 MM) MINIMUM.

703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM. 703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. ADVISORY

703.5.1 FINISH AND CONTRAST. SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST AS MUCH AS POSSIBLE WITH THEIR BACKGROUND. ADDITIONAL FACTORS AFFECTING THE EASE WITH WHICH THE TEXT CAN BE DISTINGUISHED FROM ITS BACKGROUND INCLUDE SHADOWS CAST BY LIGHTING SOURCES, SURFACE GLARE, AND THE UNIFORMITY OF THE TEXT AND ITS BACKGROUND COLORS AND TEXTURES.

703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T". 703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE

703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "T". TABLE 703.5.5 VISUAL CHARACTER HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER HORIZONTAL VIEWING DISTANCE MINIMUM CHARACTER HEIGHT 40 INCHES (1015 MM) TO LESS THAN OR EQUAL TO 70 INCHES (1780 MM) LESS THAN 72 INCHES (1830MM) 5/8 INCH (16 MM) 72 INCHES (1830 MM) AND GREATER 5/8 INCH (16 MM), PLUS 1/8 INCH (3.2MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 72 INCHES (1830 MM) GREATER THAN 70 INCHES (1780MM) TO LESS THAN OR EQUAL TO 120 INCHES (3050 MM) LESS THAN 180 INCHES (4570 MM) 2 INCHES (51 MM) 180 INCHES (4570 MM) AND GREATER 2 INCHES (51 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4570MM) GREATER THAN 120 INCHES (3050 MM) LESS THAN 21 FEET (6400 MM) 3 INCHES (75 MM) 21 FEET (6400 MM) AND GREATER 3 INCHES (75 MM), PLUS 1/8 INCH (3.2MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 21 FEET (6400 MM)

703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.6.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. - 150 -2012 TEXAS ACCESSIBILITY STANDARDS
EFFECTIVE MARCH 15, 2012 • TEXAS DEPARTMENT OF LICENSING AND REGULATION

703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

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REVISIONS

No.	DATE	REVISIONS

PROJECT TITLE

PROP. WAREHOUSE DEVELOPMENT
LOCATED AT
18120 W BELLFORT STREET
RICHMOND, TX 77407

SEAL



DATE: 1/11/2022

GENERAL NOTES:

CTG Project Number: 19-006
Drawn By: S.K
Checked By: T.M
Scale: 3/8"=1'-0"
File Path:
\\1\proj\2019_dwg\2019 commercial\19006 - bellfort\road\cda\arch\blgs-1\ada_interior_elevations

SHEET TITLE:

ADA NOTES & DETAILS-2

SHEET NUMBER:

ADA-2