



1521 Eugene Hermann Circle #114
Richmond, TX 77469
(281) 238-1500

Fort Bend County Fire Marshal

Occupancy: **WAREHOUSE AT BELLFORT BLDG T**
Occupancy ID: **8839**
Address: **18120 W BELLFORT ST**
RICHMOND TX 77407

Inspection Type: **Plan Review**

Inspection Date: **4/28/2022**

By: Porter, Daniel (4015)

Time In: **15:42**

Time Out: **15:57**

Authorized Date: **04/28/2022**

By: Porter, Daniel (4015)

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 # 2022-04-1583

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: New Construction of SHELL only office building

Total Floor area (All Stories Combined)

List of total square footage for the areas of construction.

Status: OBSERVED

Notes: Total SQFT - 5,700

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: Total 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:

503.3 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

906.1 Portable Fire Extinguisher required

Portable fire extinguishers shall be installed in the following locations. 1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C. 2. Within 30 feet (9144 mm) of commercial cooking equipment. 3. In areas where flammable or combustible liquids are stored, used or dispensed. 4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. 5. Where required by the sections indicated in Table 906.1. 6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

Status: REQUIRED

Notes:

906.3 Minimum extinguisher size 2A:5B maximum 75' spacing & 30' for flammable liquids

The size and distribution of portable fire extinguishers shall be in accordance with Sections 906.3.1 through 906.3.4.

Status: REQUIRED

Notes:

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: REQUIRED

Notes:

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: REQUIRED

Notes:

1008.3 Emergency power for illumination

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. 4. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits. 5. Exterior landings as required by Section 1010.1.6 for exit discharge doorways in buildings required to have two or more exits. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

Status: REQUIRED

Notes:

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 openable 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: REQUIRED

Notes:

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: OBSERVED

Notes: Plans Show 90 Feet

Misc/Other

No Corrective actions needed

At time of plan review, this occupancy was found to be in compliance with adopted Fort Bend County Fire Code.

Status: SEE COMMENTS BELOW

Notes: Items marked REQUIRED are informational and items that must be complied with that will be verified during inspections. Re-submittal and return comments are NOT necessary for items marked REQUIRED.

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
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Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 15 minutes
Total Time: 15 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@fortbendcountytx.gov

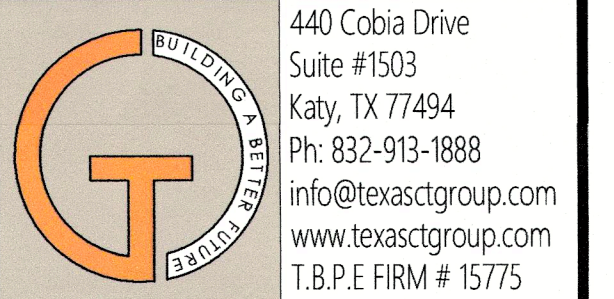
Signature _____
Date

Representative Signature:



Signature 5/3/22
Date

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



CATALYST TECHNICAL GROUP, INC.

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No.	DATE	REVISIONS

PROJECT TITLE

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

SEAL



DATE: 4/5/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

Scale: N.T.S

File Path:
\\s\proj\2019_dw\2019_commercial\19006_w_belfort
root\ctg\arch\bdg-19-00 cover sheet

SHEET TITLE:
**BUILDING-T
COVER SHEET**

SHEET NUMBER:

A-0.0



FRONT ELEVATION

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	
PROPOSED HEIGHT	: 1 STORY BUILDING (28'-6"-T.O.P.)	B - accessory occupancy < 10%	
PROPOSED AREA	: 5,700 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	90'-0"
SIZE OF EGRESS DOORS	{0.2' x 20' = 4" MINIMUM	36 INCH EA. x 3 = 108"

AREA & OCCUPANCY SUMMARY

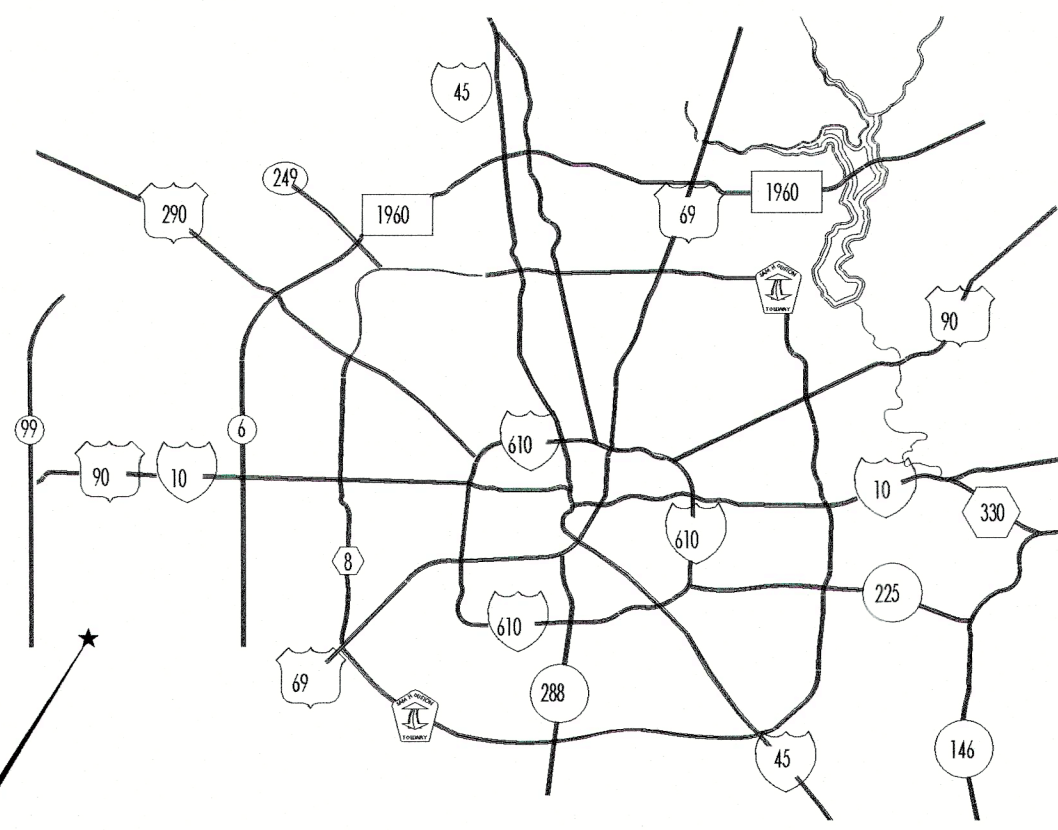
ROOM NO.	ROOM NAME	SQUARE FOOTAGE	SQ-FT/ PER OCCUPANT	DESIGN LOAD
101	WARE HOUSE	5,180 Sq.Ft	500	11
102	OFFICE	520 Sq.ft.	100	6
TOTAL SQUARE FOOT = 3,500 Sq.ft. (GROSS)				
TOTAL OCCUPANT LOAD				17 ✓

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 LOCATION



KEY MAP



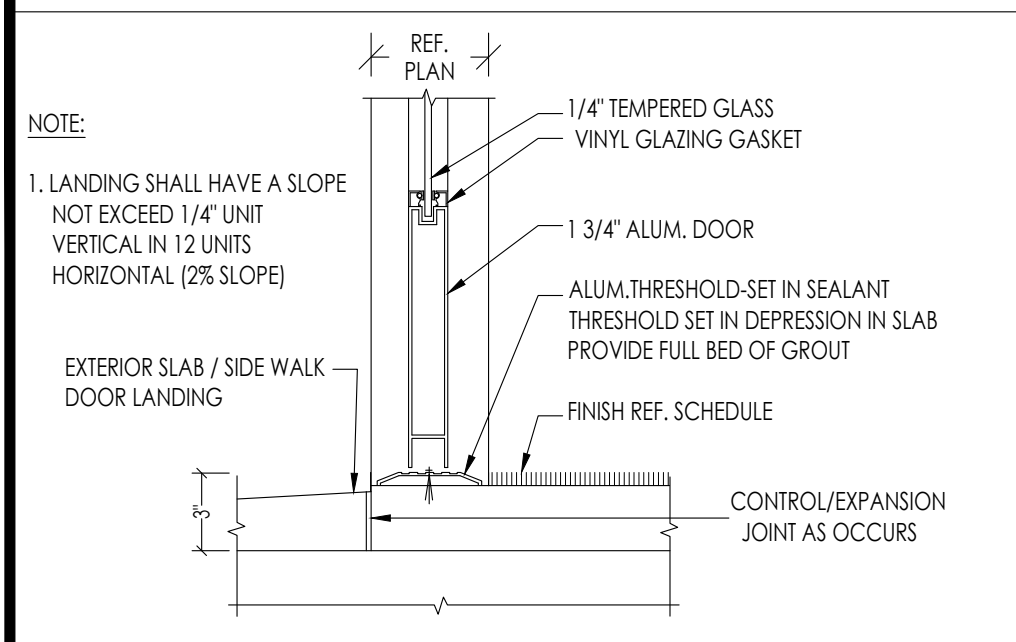
SHEET INDEX

- 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

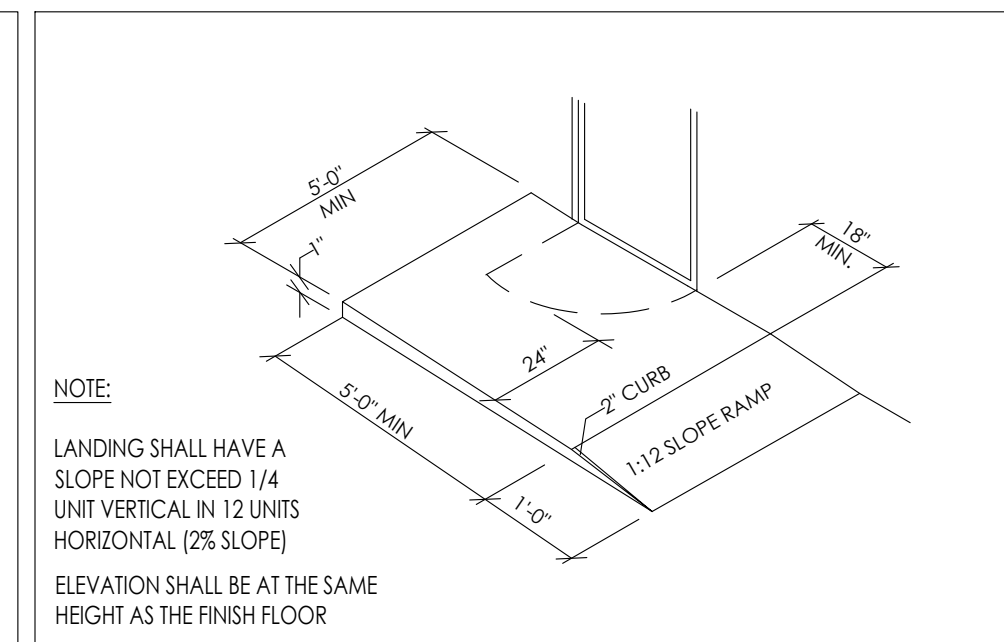
Fort Bend County Fire Marshal's Office

Approved
 Disapproved

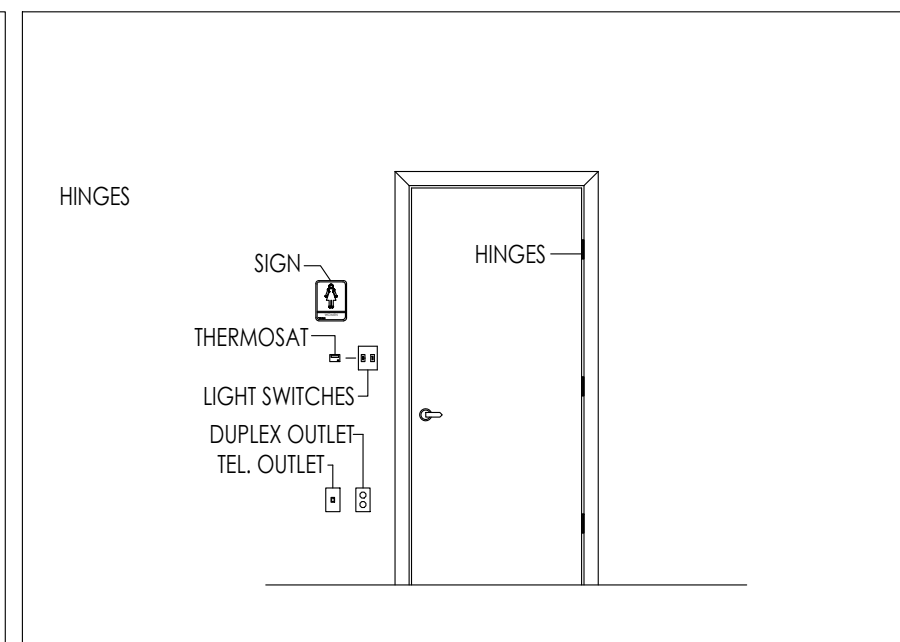
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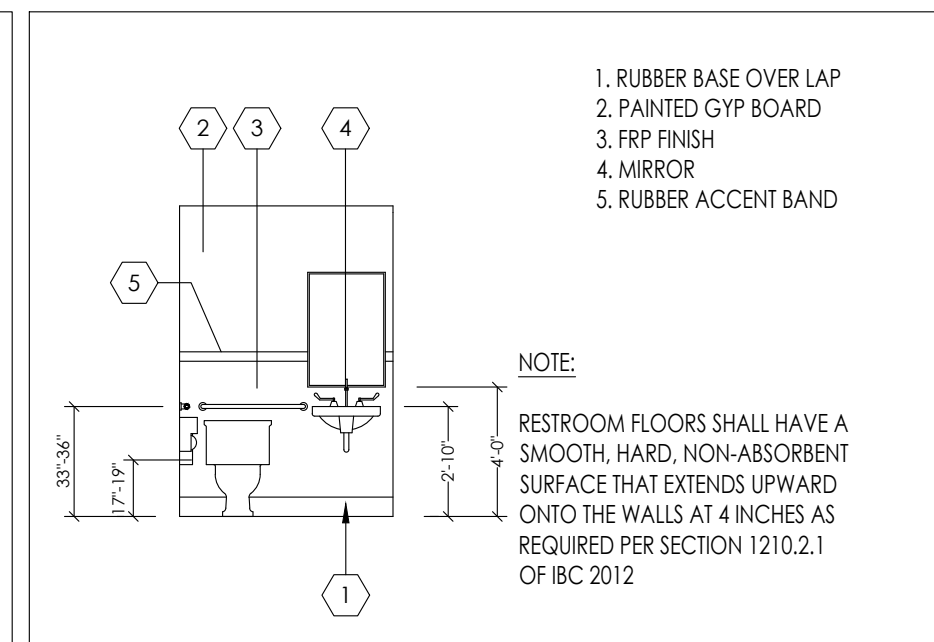
1 DOOR THRESHOLD DETAIL SCALE: N.T.S.



2 LANDING DETAIL SCALE: N.T.S.



3 TYPICAL MOUNTING LOCATION



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

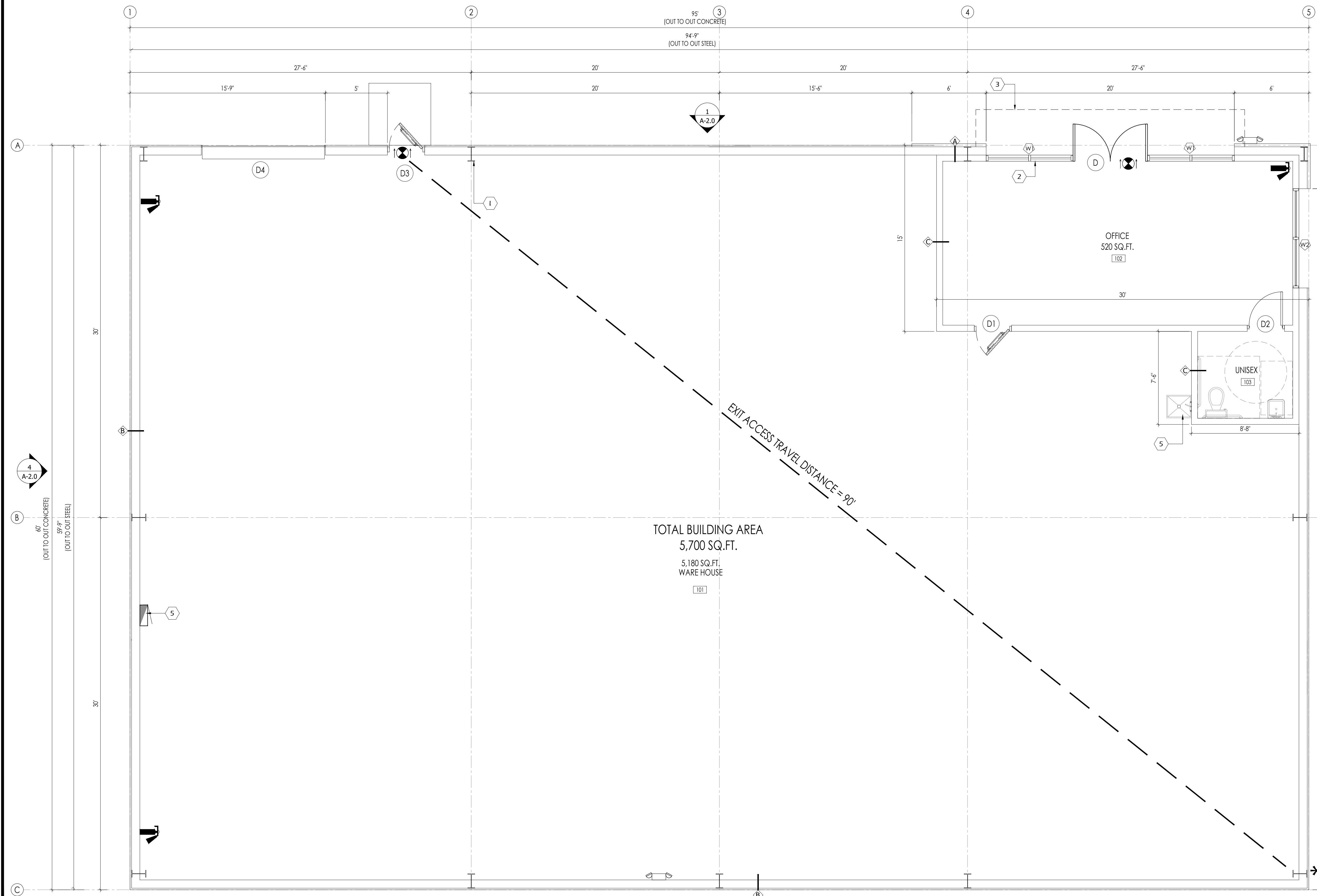
- KEY NOTES**
- STEEL COLUMN REF: STRUCTURAL
 - STORE FRONT WINDOW
 - AWNING CANOPY REF: ELEVATIONS.
 - PRO.MOP SINK REF: INTERIOR ELEVATIONS
 - ELECTRICAL PANEL REF: ELECTRICAL DWG.
- STRUCTURAL NOTES**
- BAY DIMENSIONS SHOWN FOR REFERENCE ONLY. REF. TO PRE MANUFACTURED METAL BUILDING DRAWINGS FOR DETAILS AND SPECIFICATIONS.

- LEGEND**
- PROPOSED Z GIRT (REF. METAL BLDG. PLAN)
 - PROPOSED METAL STUD WALL
 - EXIT LIGHT 10.4W/1.20V. 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

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No.	DATE	REVISIONS



TOTAL BUILDING AREA
5,700 SQ.FT.
5,180 SQ.FT. WARE HOUSE

PROJECT TITLE

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

SEAL

DATE: 4/5/2022

GENERAL NOTES:

CTG Project Number: 19-006
 Drawn By: S.K.
 Checked By: T.M.
 Scale: 1/4" = 1'-0"
 File Path: \\c:\p\2019\04\2019 commercial\18006 w bellfort\road\cag\arch\1806-1\1-10 floor plan

SHEET TITLE:
BUILDING-T FLOOR PLAN

SHEET NUMBER:

A-1.0

KEY NOTE

1. METAL ROOFING
2. LINE OF CANOPY BELOW
3. GAL. METAL FLASHING AT PARAPET
4. 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.

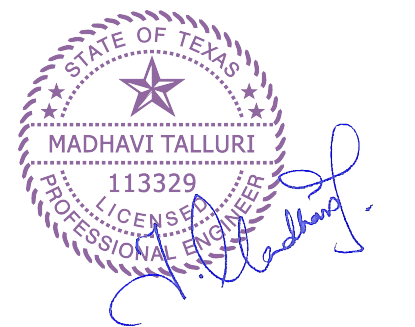
B. MINIMUM THERMAL EMITANCE OF 0.75 WHEN TESTED PER ONE OF THE FOLLOWING: ASTM C 835, ASTM 1371, OR ASTM E 408.

No.	DATE	REVISIONS

PROJECT TITLE

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

SEAL



DATE: 4/5/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

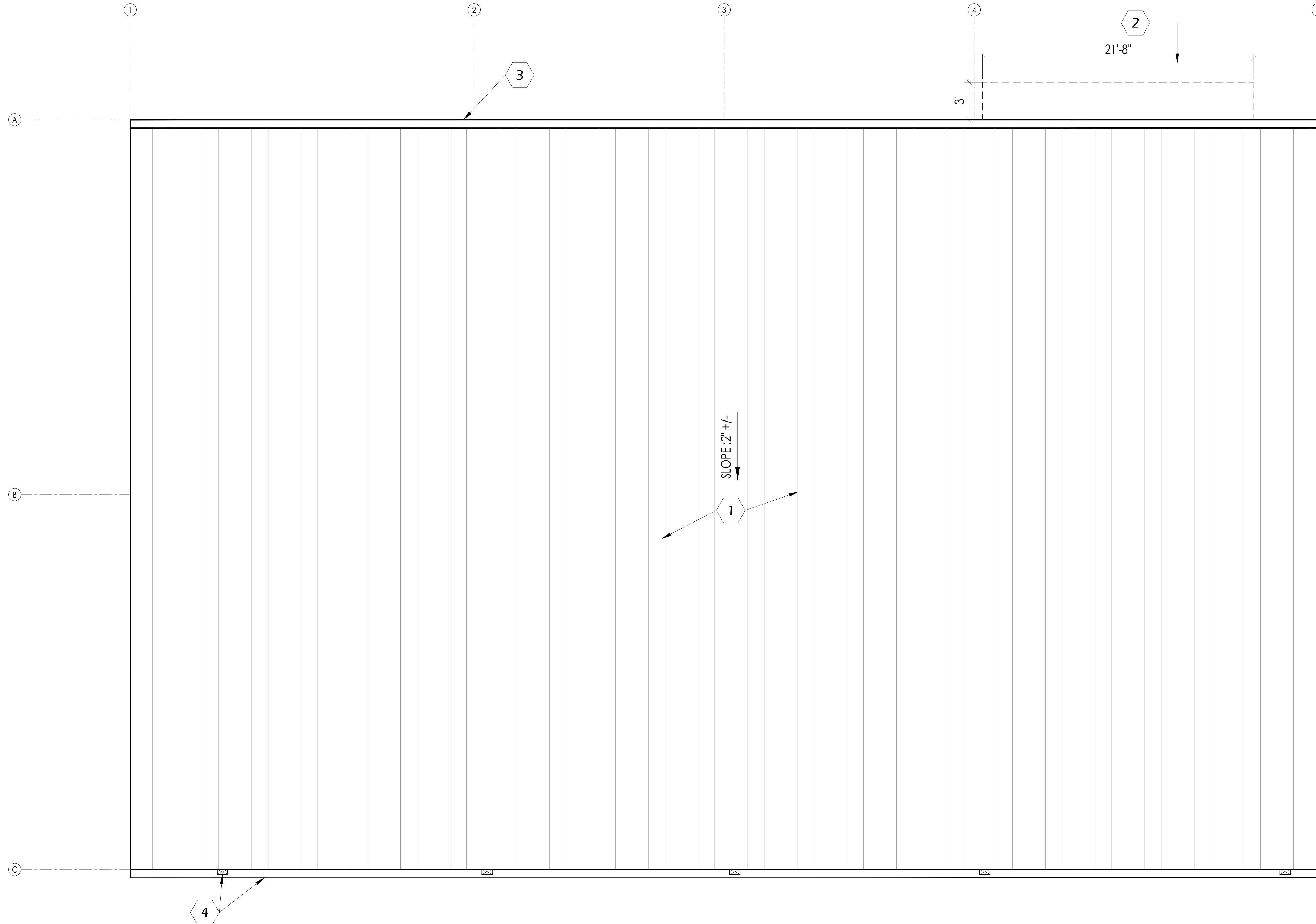
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File Path:
K:\proj\2019-04\2019 commercial\18006 w bellfort
roof\ctg\arch\1806-19-1.1 roof plan

SHEET TITLE:
**BUILDING-T
ROOF PLAN**

SHEET NUMBER:

A-1.1



- 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 CO-EFFICIENT 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 METAL PANEL (OR APPROVE EQ.)
 - H. PARAPET WALL
 - I. ROOF GUTTER
 - J. DOWN SPOUTS (COLOR SAME AS PAINTED CMU)
 - K. NOT USED
 - L. OVER HEAD DOOR
 - M. BOLLARDS
 - N. TRIM (KYNAR 500 SLATE GRAY COLOR OR APPROVE EQ.)

No.	DATE	REVISIONS

PROJECT TITLE

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

SEAL



DATE: 1/6/2023

GENERAL NOTES:

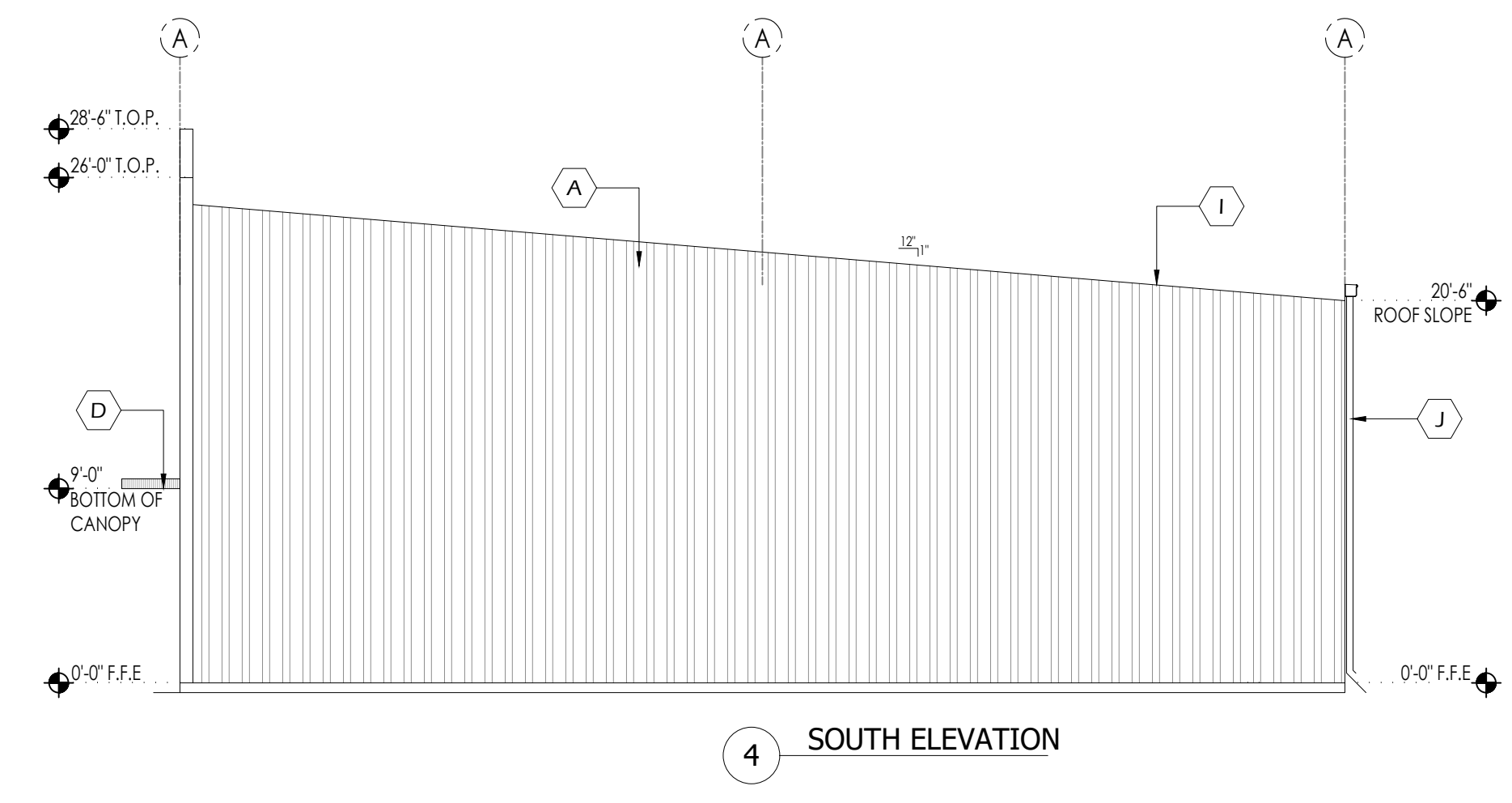
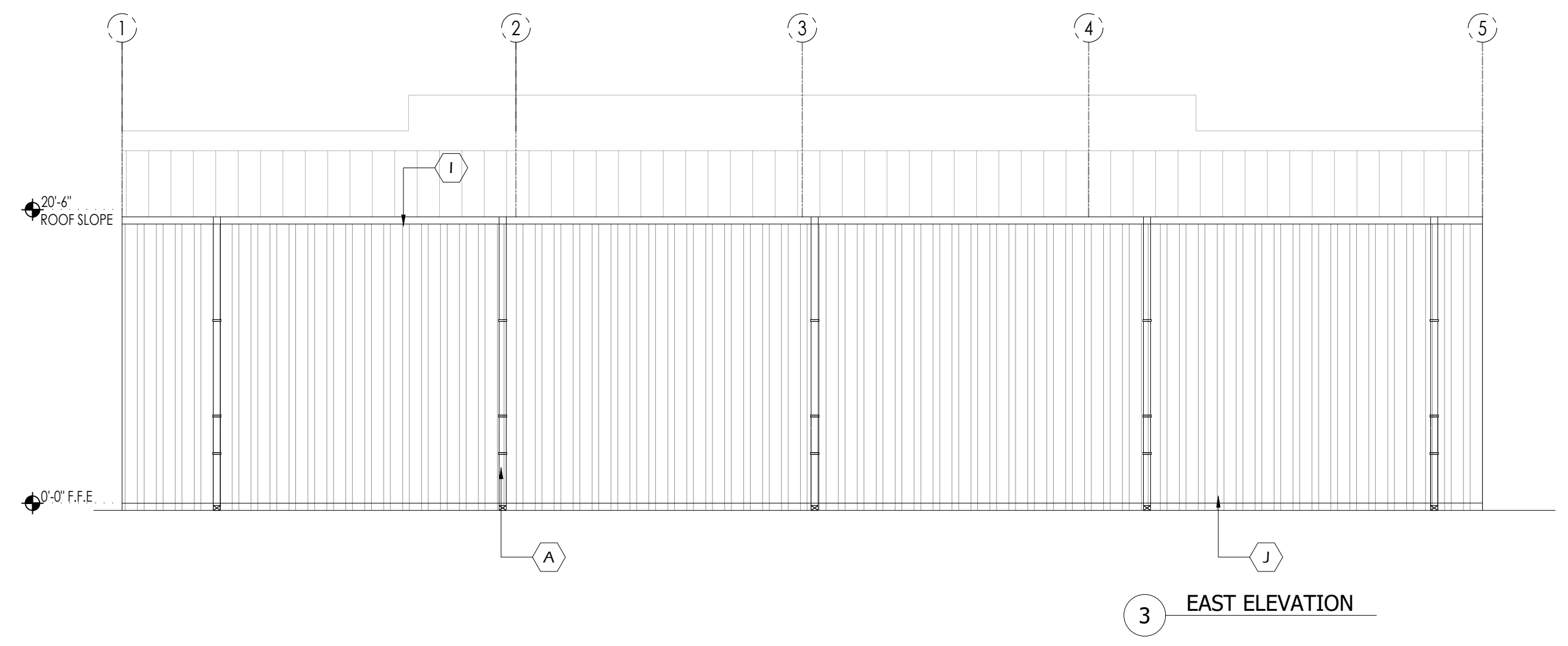
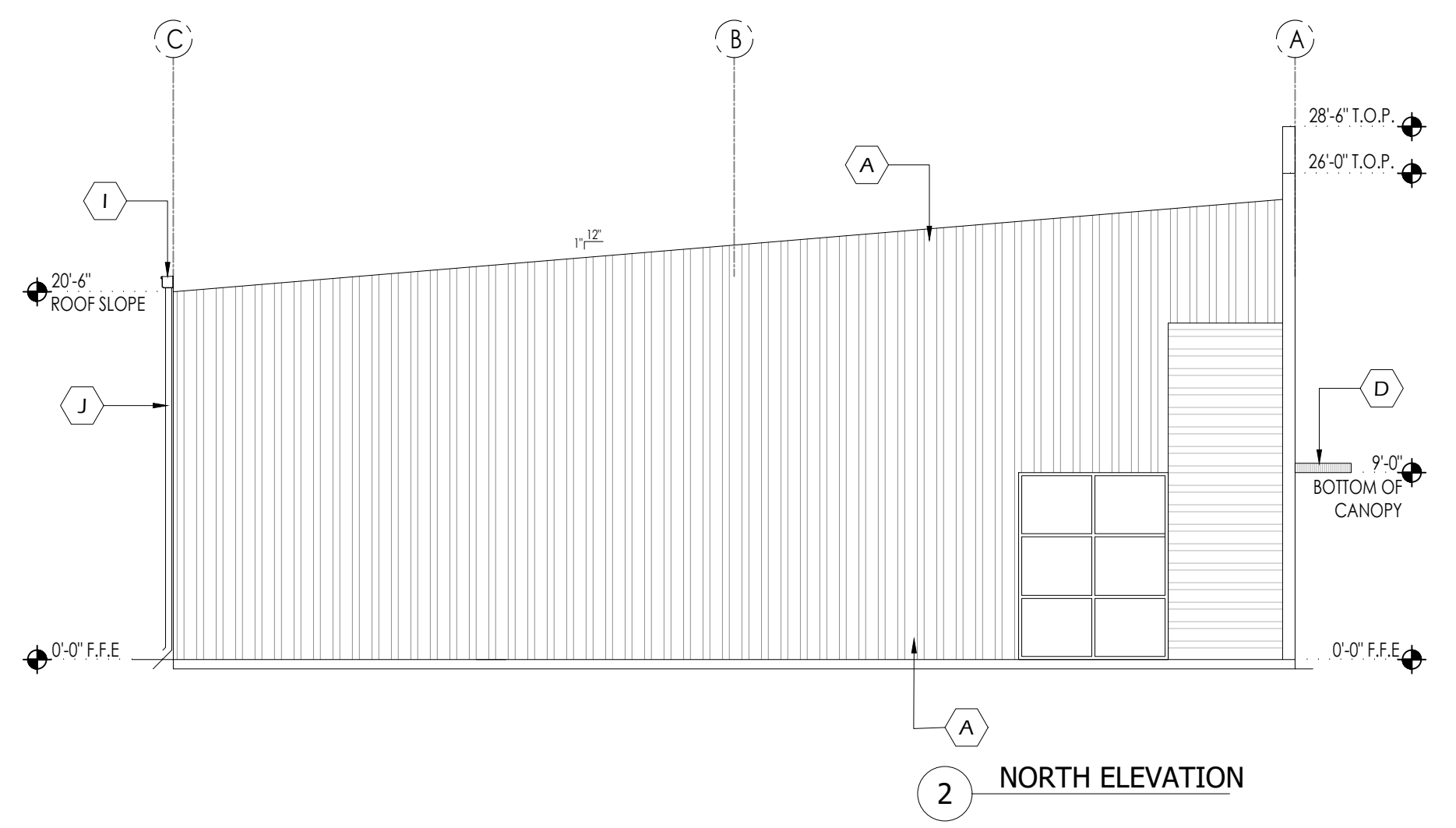
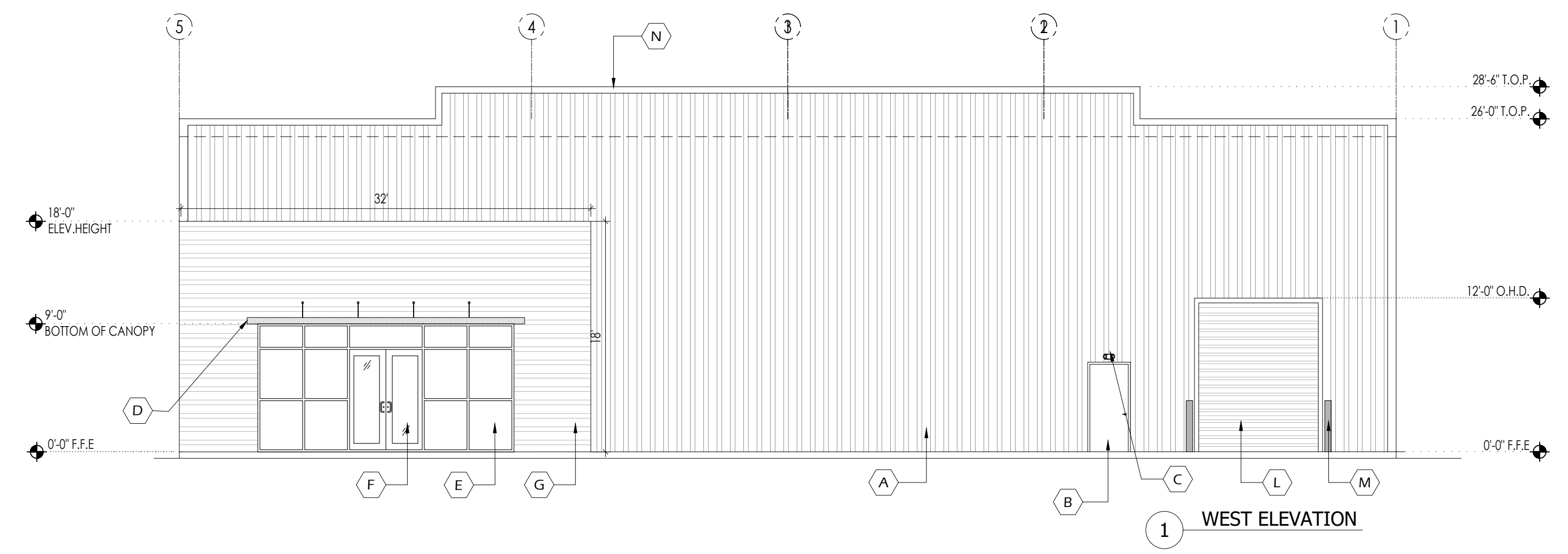
CTG Project Number: 19-006
 Drawn By: S.K.
 Checked By: T.M.
 Scale: 1/8"=1'-0"
 File Path:
 \\1\proj\2019\dwg\2019 commercial\18006 w bellfort\road\ctg\arch\1806-1a-2.0 elevations

SHEET TITLE:

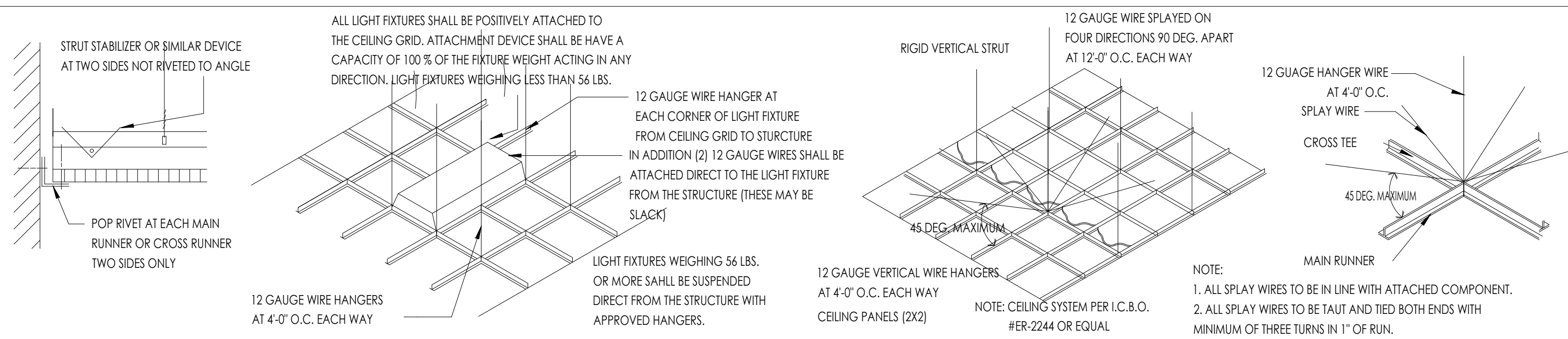
BUILDING-T ELEVATIONS

SHEET NUMBER:

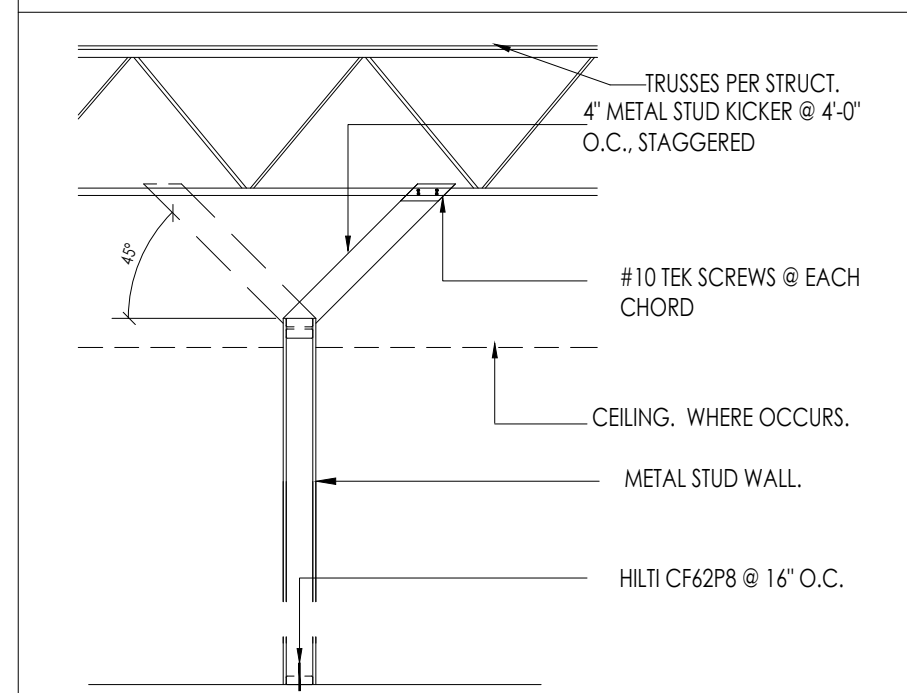
A-2.0



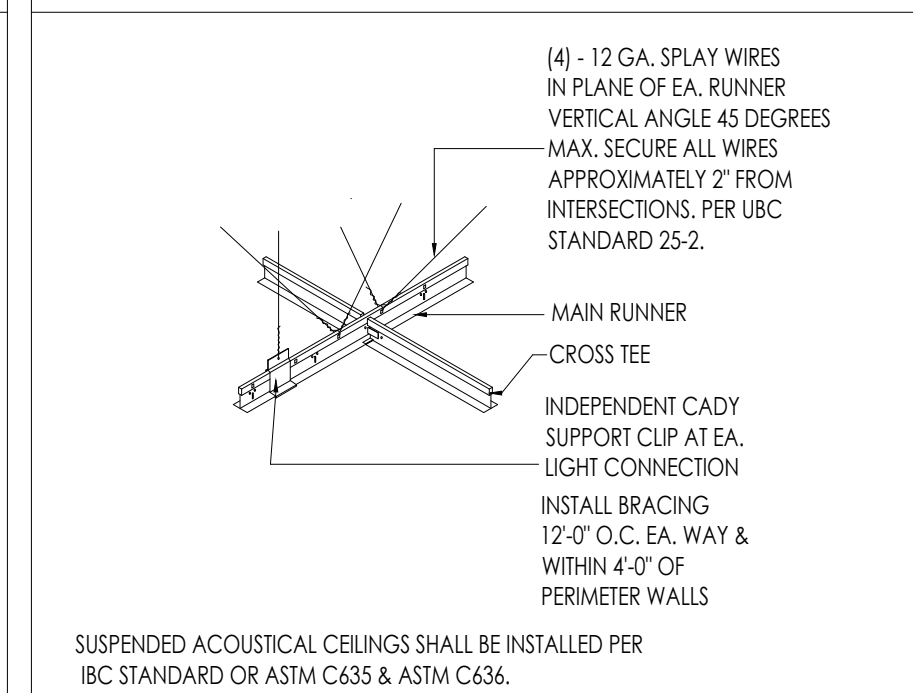
CEILING STANDARD DETAILS



WALL BRACING



SUSPENDED CLG. GRID



LEGEND

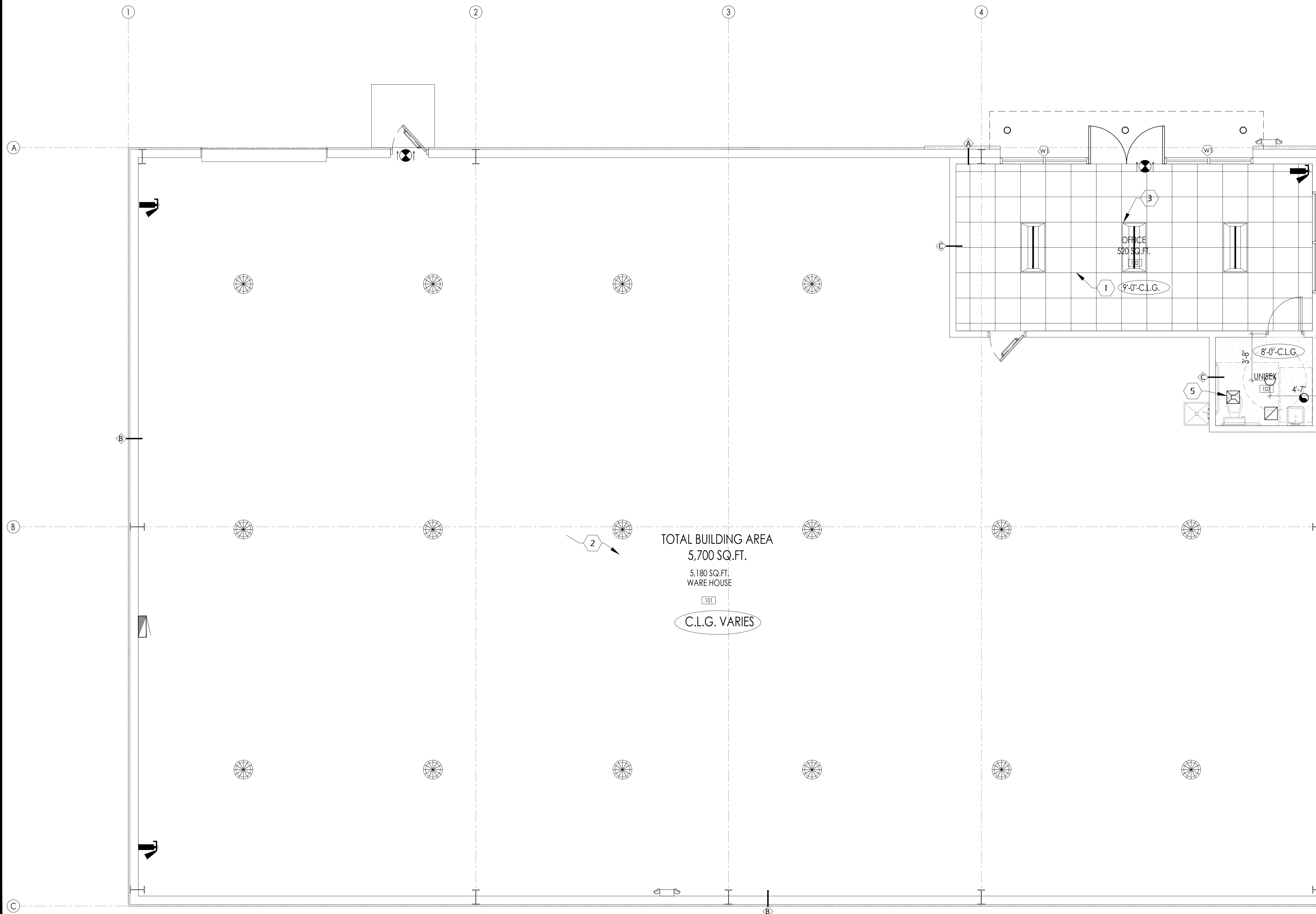
SYMBOL	DESCRIPTION
○-0'-0" C.L.G.	CEILING HEIGHT
[Grid Symbol]	2X4 LAY-IN ACOUSTICAL CEILING TILE, SUSPENDED FROM METAL BUILDING FRAME
[Grid Symbol]	2X4 LAY-IN FLOUROCENT
[Square Symbol]	A/C DIFFUSER
[Light Symbol]	EGRESS LIGHT WITH EMERGENCY BACKUP
[Fan Symbol]	EXHAUST FAN
[Circle Symbol]	MATTE WHITE INTEGRATED LED RECESSED TRIM
[Grid Symbol]	GYP BOARD CEILING
[Light Symbol]	EXPOSED LIGHTING FIXTURES
[Circle Symbol]	EXTERIOR WEATHER PROOF LIGHT CANS

KEYNOTES

1. PROVIDE 2'-0" X 4'-0" SMOOTH CEILING VINYL FACE TILES IN KITCHEN.
2. EXPOSED CEILING TRUSSES.
3. 2X4 RECESSED LIGHT FIXTURE, TYPICAL. (SEE ELEC DWGS)
4. MECHANICAL DIFFUSER. (SEE MECH DWGS)
5. MECHANICAL RETURN GRILL. (SEE MECH DWGS)

RCP GENERAL NOTES

1. THIS REFLECTED CEILING PLAN HAS BEEN PREPARED FOR PURPOSES OF SHOWING THE LIGHTING FIXTURE LOCATION ONLY AND THE SPECIFICATION OF THE LIGHTING FIXTURE AND IS NOT TO BE CONSIDERED AN ENGINEERING DRAWING. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, QUANTITY AND CIRCUITING.
2. ALL LIGHT FIXTURES ARE TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR LOCATIONS ARE CRITICAL AND NEED TO BE COORDINATED. IF ANY PROBLEMS OR DISCREPANCIES OCCUR WHICH AFFECT THIS LAYOUT, NOTIFY THE ARCHITECT.
3. BEFORE STARTING GRID PLACEMENT VERIFY LAYOUT W/ ARCHITECT & WITH FIELD DIMENSIONS.
4. REFER TO DETAILS ON THIS SHEET FOR TYPICAL CEILING DETAILS.
5. REFER TO THE ELECTRICAL DRAWINGS FOR THE FIXTURE SCHEDULE.



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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

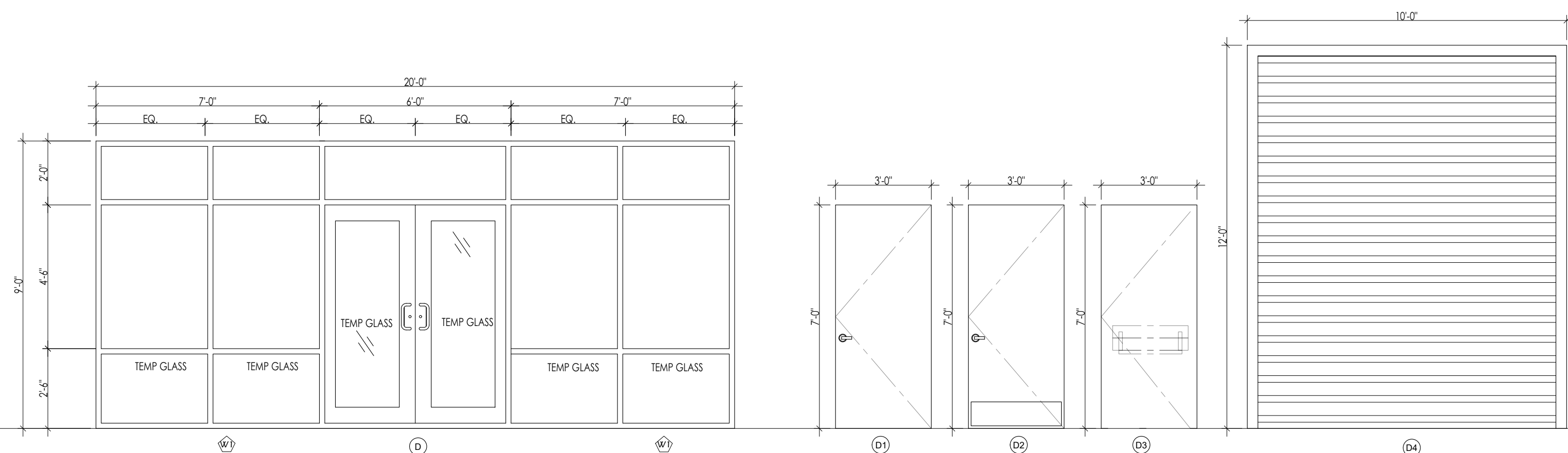
GENERAL NOTES:

CTG Project Number:	19-006
Drawn By:	S.K
Checked By:	T.M
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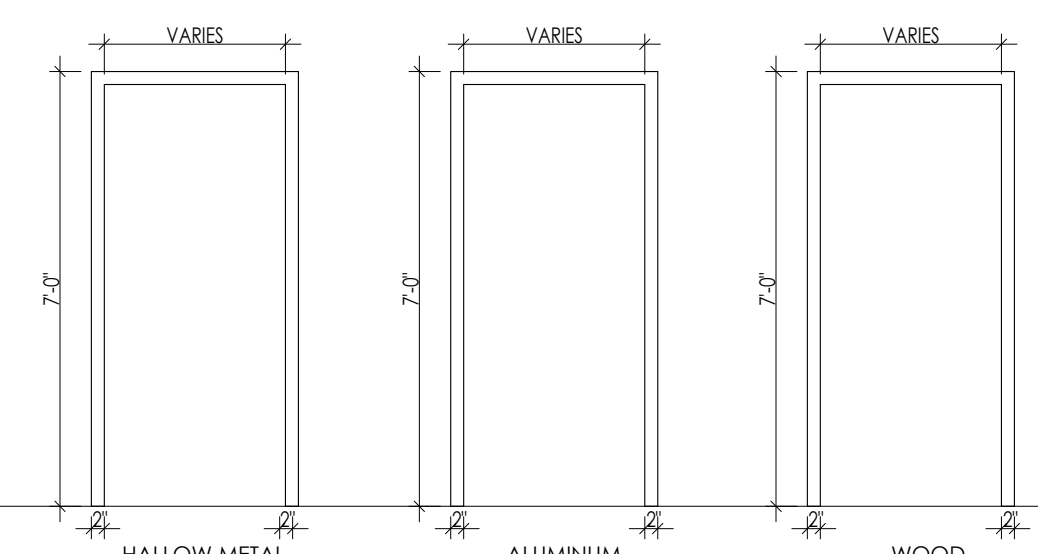
SHEET TITLE:
BUILDING-T REFLECTIVE CEILING PLAN

SHEET NUMBER:
A-3.0

DOOR TYPES



DOOR FRAMES



DOOR NOTES

- A. 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.
- B. MAXIMUM OPENING FORCE FOR EXTERIOR DOOR SHALL BE 8 POUNDS.
- C. MAXIMUM OPENING FORCE FOR INTERIOR DOOR SHALL BE 5 POUNDS.
- D. DOOR WITH LEVEL HANDLE SHALL BE INSTALLED @ MAX.42" A.F.F.
- E. DIMENSIONS INDICATED ARE NOMINAL FOR DOOR OPENING. CONTRACTOR IS TO TAKE INTO ACCOUNT ANY NECESSARY UNDERCUTS, FRAME CLEARANCE ETC.
- F. ALL HARDWARE IS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT & TASC
- G. THE MAXIMUM ALLOWABLE THRESHOLD HEIGHT IS 1/2" ABOVE THE FINISHED FLOOR.
- H. 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.
- J. 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

- A. DEAD BOLT LOCK SET WITH THUMB TURN AND DOOR SLIDE
- B. SECURITY.
- C. PRIVACY BUTTON ON BATHROOM SIDE OF DOOR.
- D. LATCH SET WITH CLOSER.
- E. DEAD BOLT LOCK SET FOR A PAIR OF DOORS WITH CLOSURES ON EACH DOOR
- F. LOCK SET WITH CLOSER.
- G. LOCK SET FOR EXTERIOR DOORS WITH CLOSER.
- H. BLOCKING SHALL BE PROVIDED BEHIND ANY AND ALL WALL
- I. FIXTURES ALL DOORS TO RECEIVE DOOR STOPS UNLESS
- J. OTHERWISE NOTED. LOCK ON ROOM SIDE. PROVIDE PEEP HOLE
- K. AT 4" AFF AND CLOSER ALL HARDWARE IS TO BE CHROME FINISH
- L. UNLESS OTHERWISE NOTED
- M. 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.
- N. 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.
- O. ELECTRICAL SWITCHES SHALL BE MOUNTED AT 42" A.F.F.
- P. RECEPTACLES ON WALL SHALL BE MOUNTED A MIN. OF 15" A.F.F.

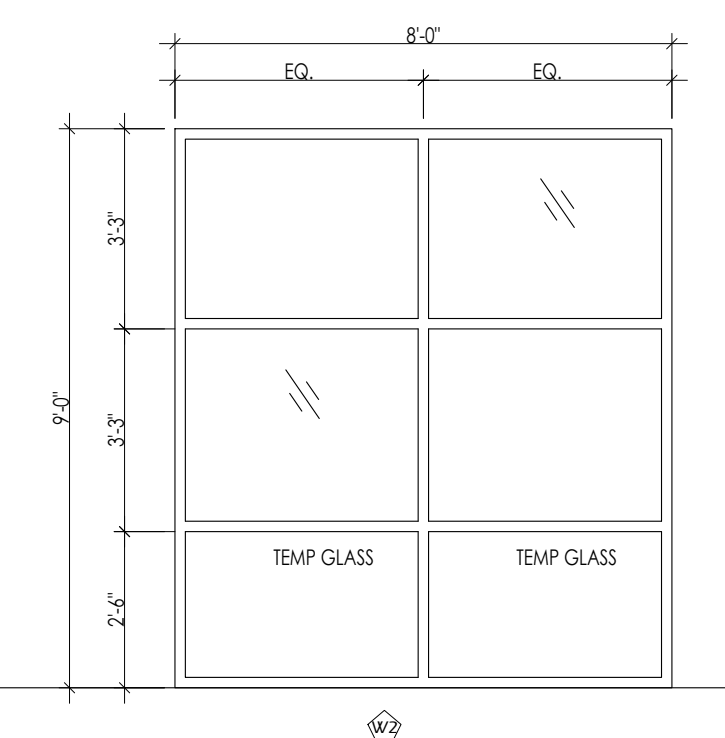
DOOR SCHEDULE

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					READILY DISTINGUISHABLE LOCKING DEVICE -GROUP (A) SEE: GROUP (A) AND NOTE# (J)
D1	3'-0"	7'-0"	H-METAL	AL	X													PAINTED	
D2	3'-0"	7'-0"	WOOD	WOOD		X									X	X		PAINTED	REST ROOM DOOR
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: 1 : PAIR OFFSET PIVOTS BY DOOR MANUFACTURER. 1 : EA. CLOSER NORTON 1601 BF. 1 : EA. LOCK ADAMS RITE M5 - 1850 A ANSI X US 260. 1 : 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: AL50.30

STOREFRONT SYSTEM

ATLAS ARCHITECTURAL METALS INC (4-1/2" FLUSH GLAZE FOR 1/4" GLAZE)

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

- 1. FINAL LOCATION OF THE INTERIOR WINDOWS SHALL BE COORDINATED WITH THE OWNER.
- 2. ATLAS ARCHITECTURAL METALS INC. STOREFRONT ALUMINUM FINISH. OR APPROVED EQ.
- 3. STOREFRONT SUPPLIER TO VERIFY ALL ROUGH OPENINGS PRIOR TO BUILDING STOREFRONT WINDOWS.
- 4. ALL GLAZING SHALL BEAR MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
- 5. SAFETY GLAZING SHALL BE IDENTIFIED BY LABEL WHICH SHALL SPECIFY THE LABELER, & STATE THAT SAFETY GLAZING HAS BEEN UTILIZED.
- 6. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. ETCHED ON THE GLASS AND VISIBLE AFTER INSTALLATION.
- 7. CONTRACTOR TO COORDINATE ALL WINDOW DIMENSIONS & REQUIREMENTS PRIOR TO ROUGH-INS.
- 8. STOREFRONT TO BE BRONZE METAL FINISH, TYP.
- 9. 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.
- 10. 1/4" CLEAR TEMPERED GLAZING PER 2015 I.B.C. CHAPTER 24.
- 11. ALL GLASS MUST COMPLY WITH TESTING REQUIREMENTS OF U.B.C. STD. 54-2, PART-1
- 12. 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.
- 13. 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	DESCRIPTION
F1	SEALED CONCRETE
F2	COMMERCIAL CARPET
F3	CERAMIC
F4	PORCELAIN TILES
BASE	DESCRIPTION
B1	CERAMIC TILE
B2	VINYL
B3	METAL
WALLS	DESCRIPTION
W1	EXPOSED METAL SIDING
W2	PAINTED GYP BOARD
W3	WATER RESISTIVE GYP BOARD
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-2 - rest room elevations

SHEET TITLE:

**REST ROOM
ELEVATIONS
TYPE-2**

SHEET NUMBER:

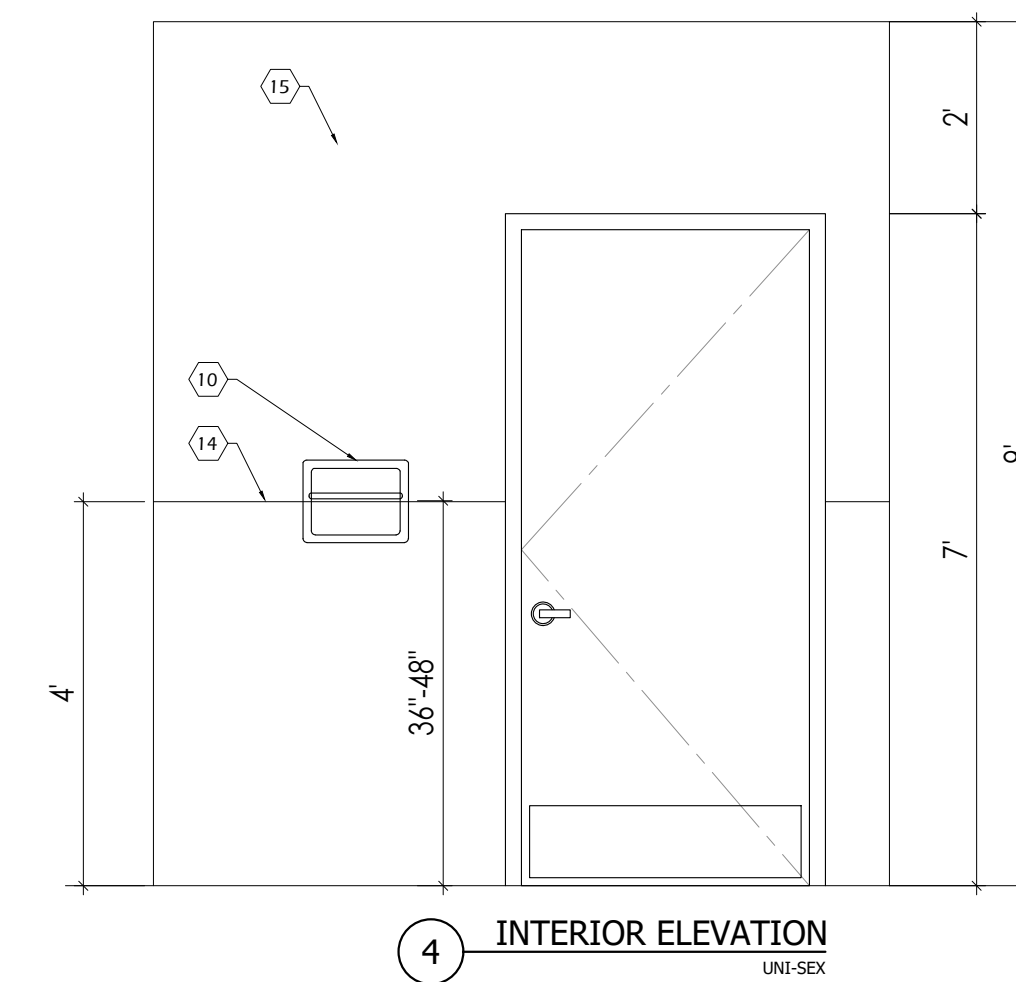
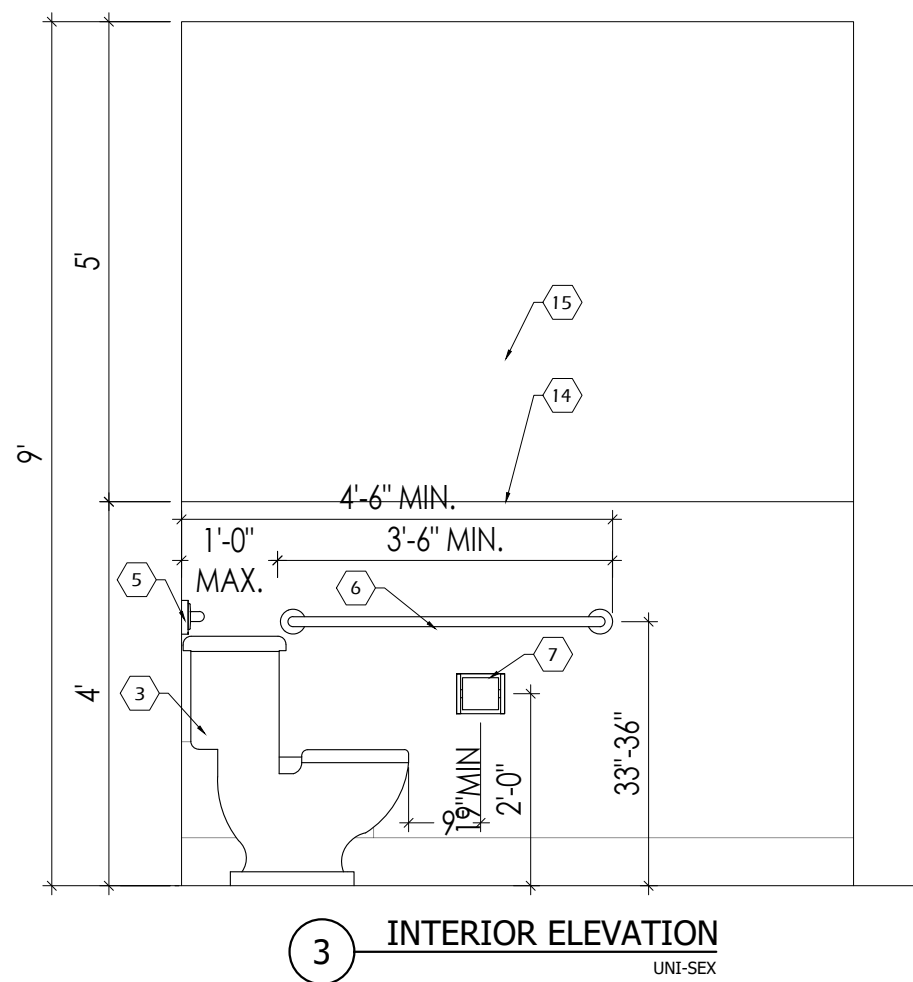
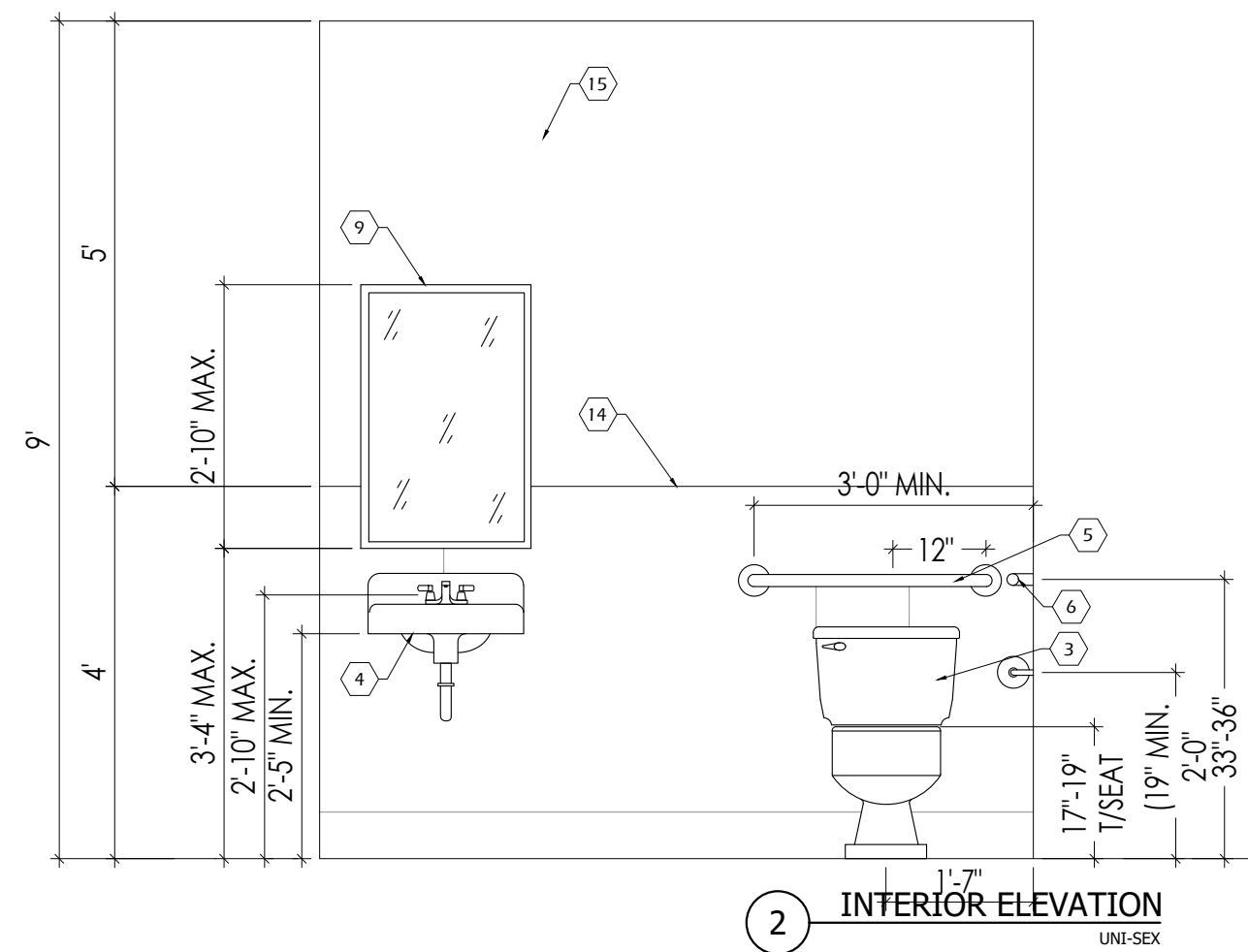
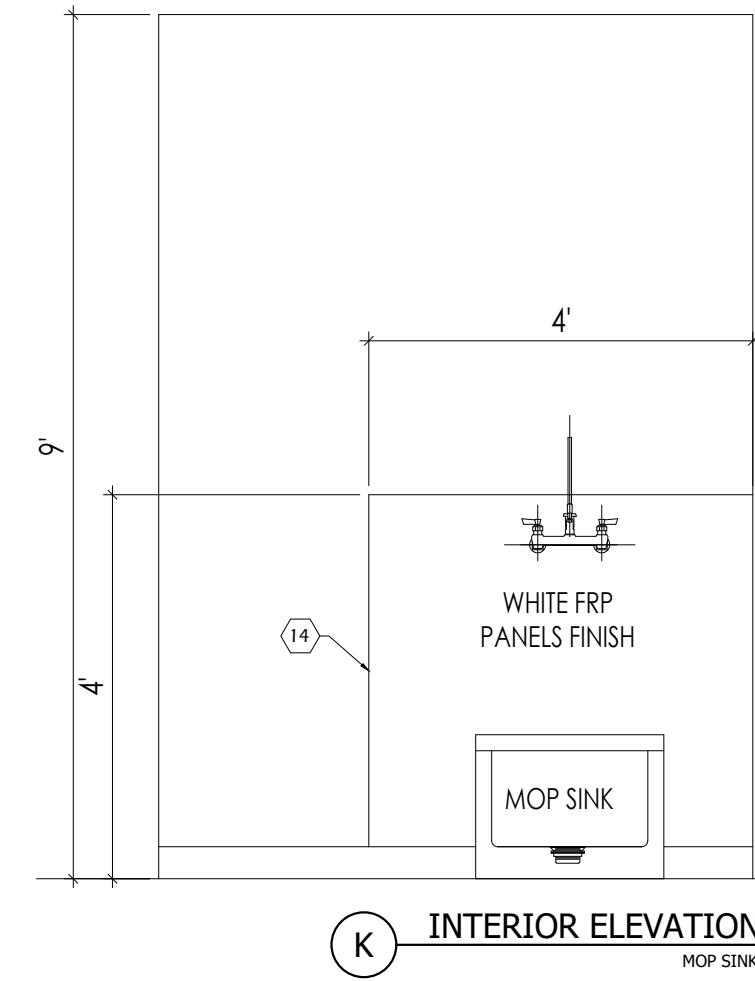
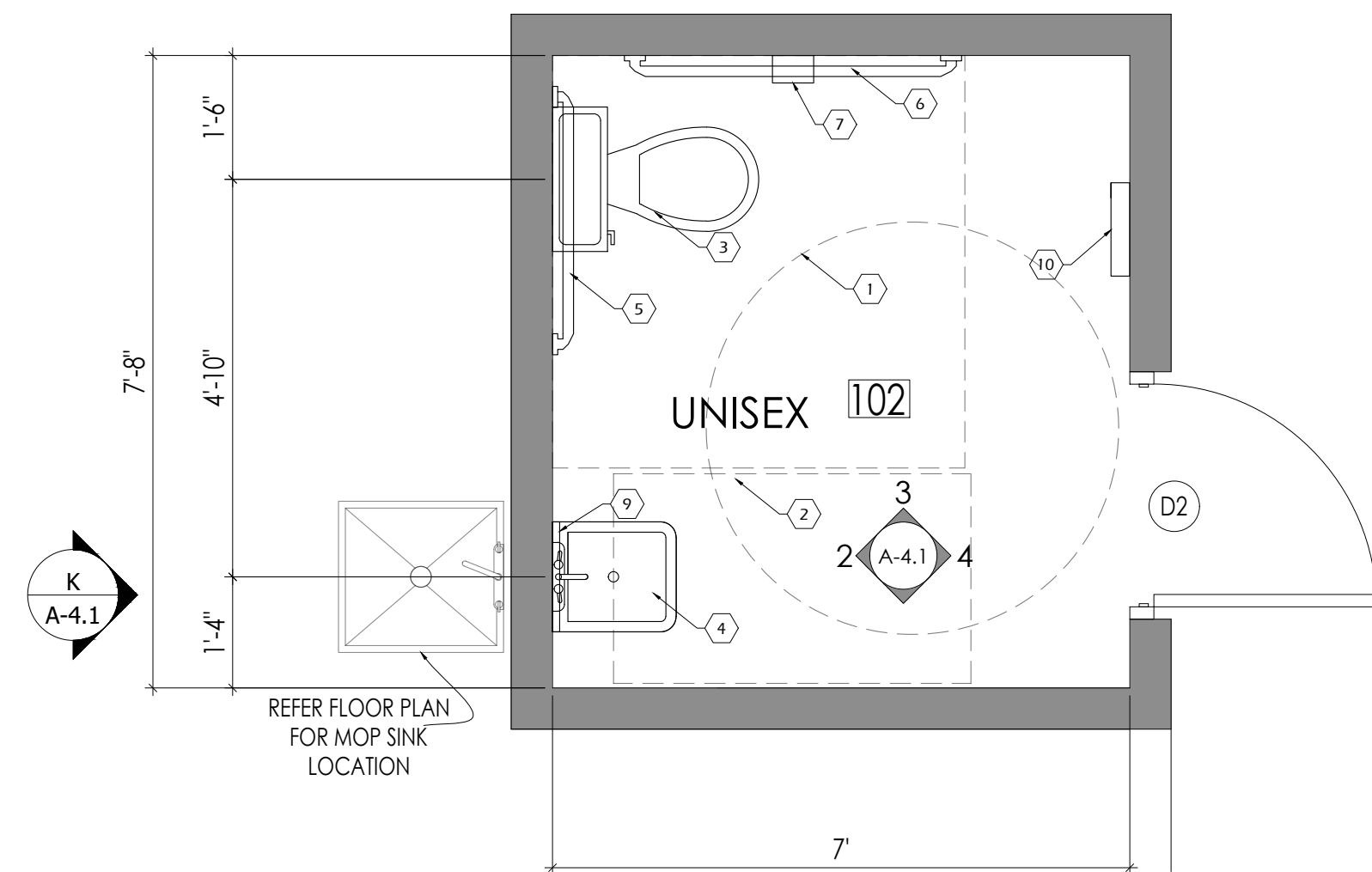
A-4.1

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

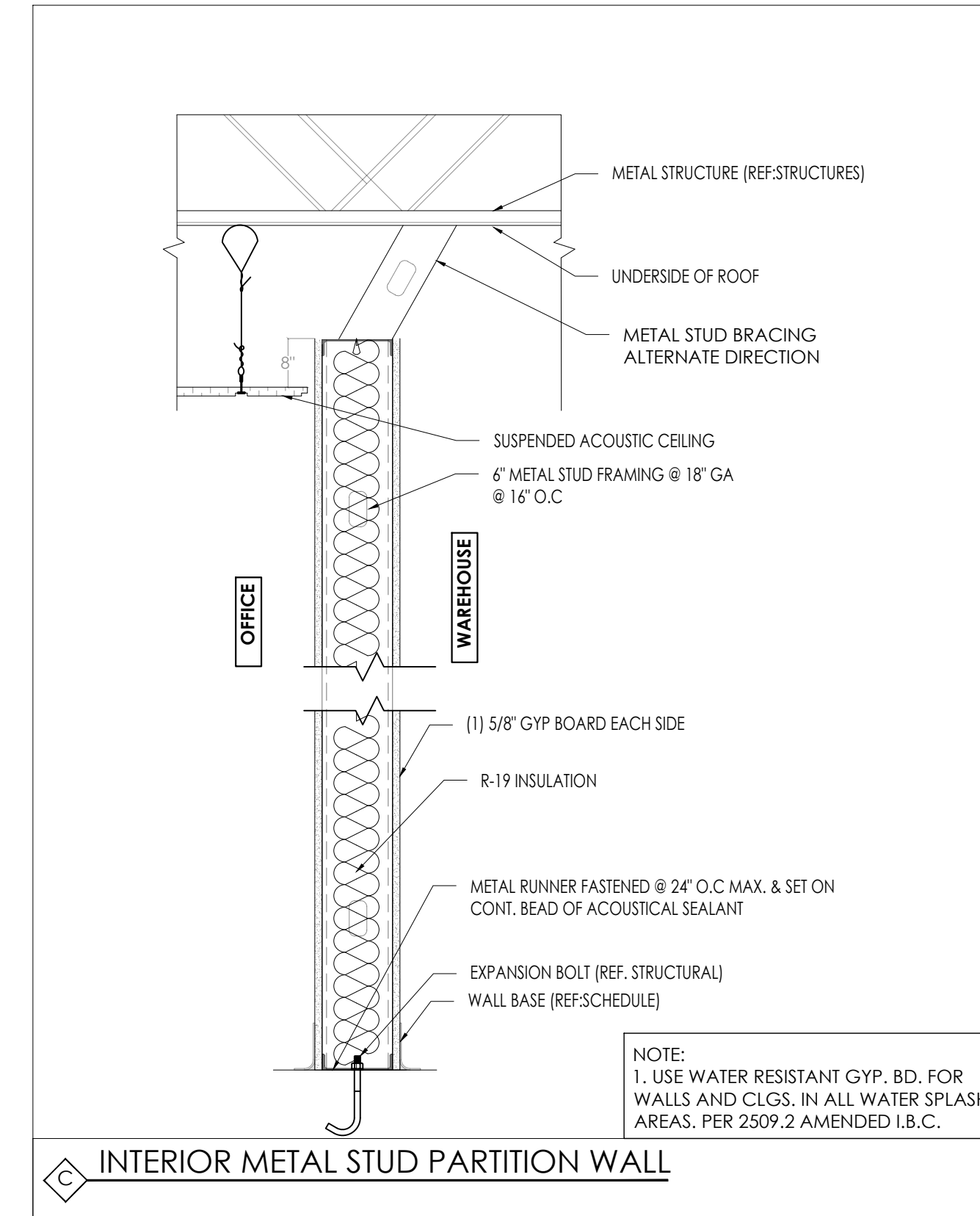
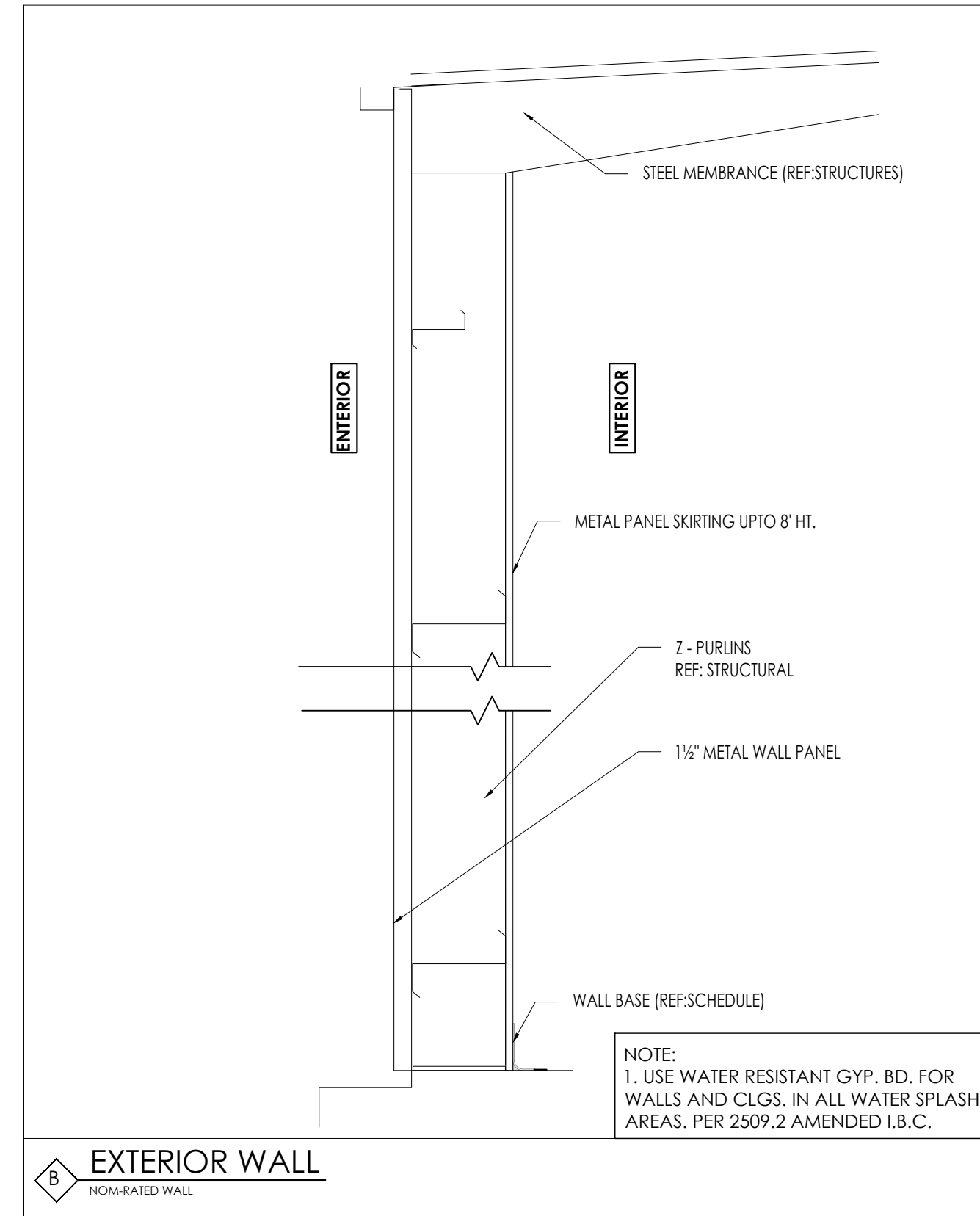
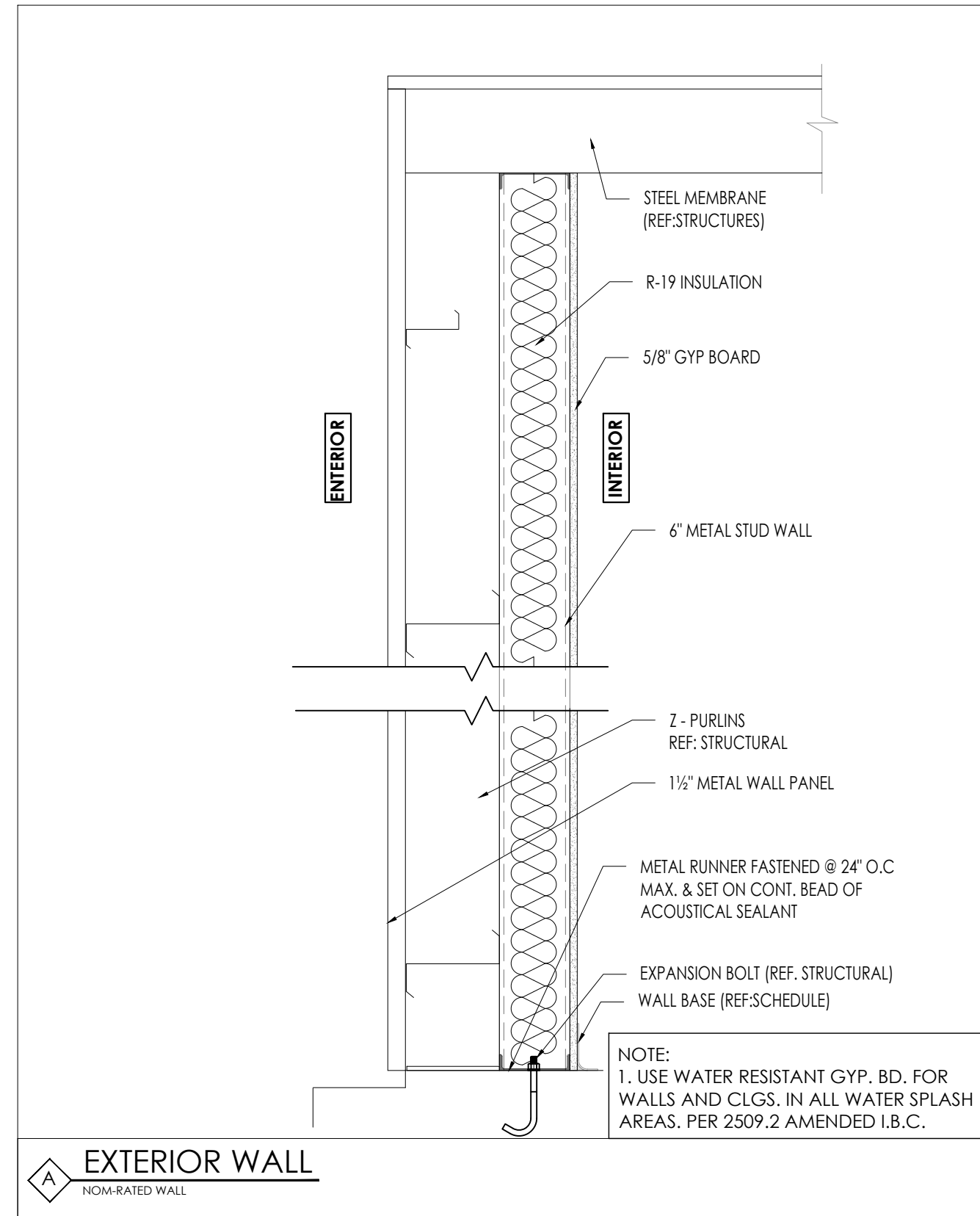
- LAVATORY FAUCETS SHALL BE LEVER OR PUSH TYPE, SELF-CLOSING CONTROLS TO REMAIN ON FOR AT LEAST 10 SECONDS.
- ALL ACCESSIBILITY REQUIREMENTS SHALL COMPLY PER ADA / ADAAG & CITY CODE REQUIREMENTS.
- UNISEX TOILET SIGN W/ HANDICAP SYMBOL & BRAILLE. LAMINATED PLASTIC. MOUNT @ 60" A.F.F. TO CENTERLINE. (PER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



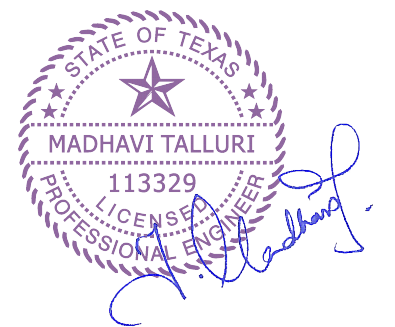
No.	DATE	REVISIONS

PROJECT TITLE

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



SEAL



DATE: 4/5/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

Scale: 1"=1'-0"

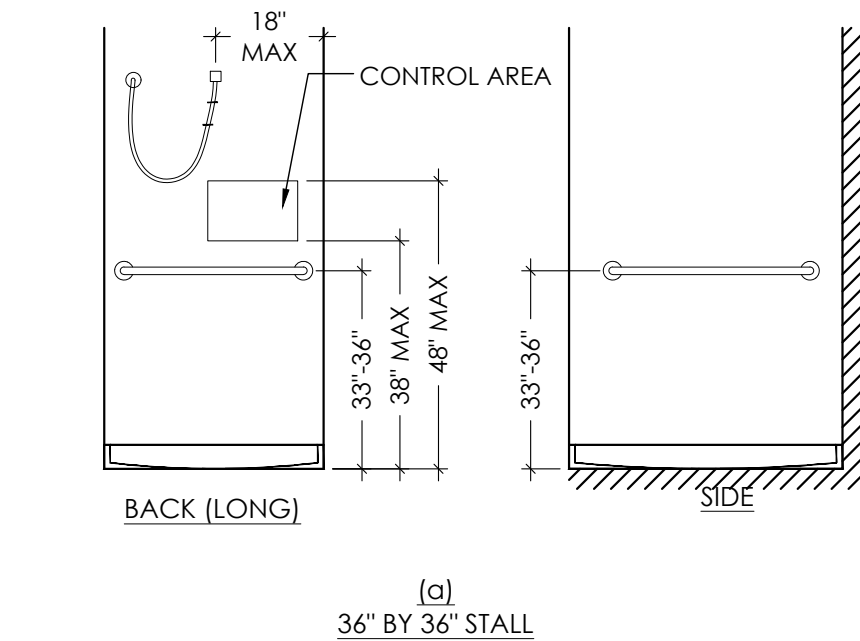
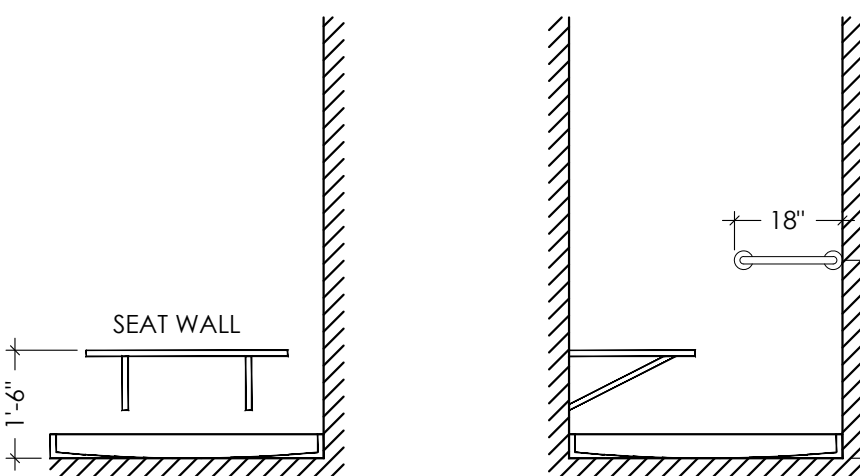
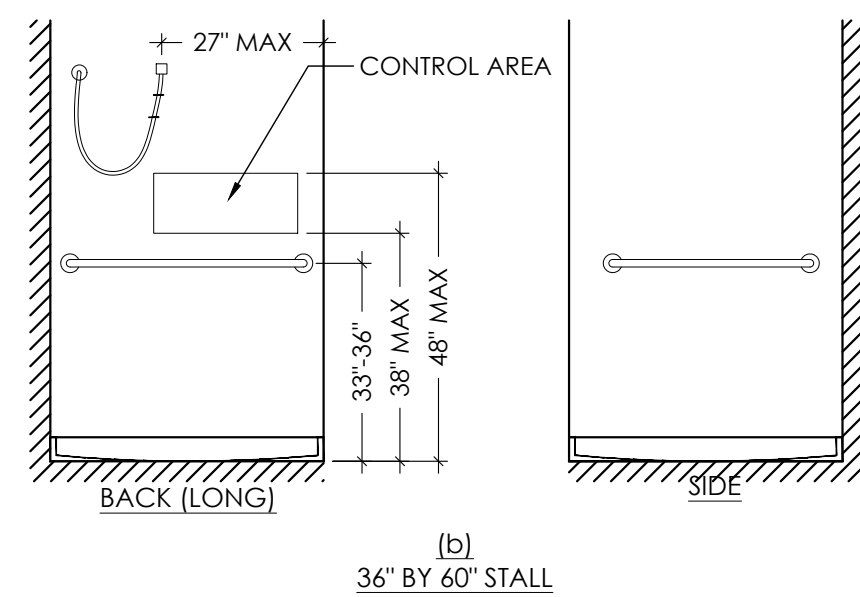
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PARTITION WALL TYPES

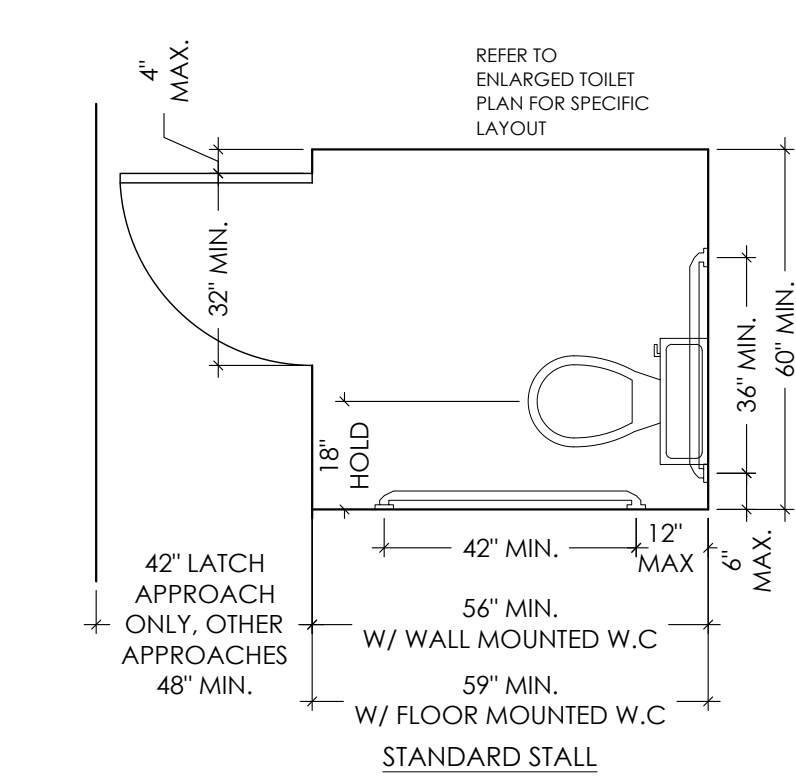
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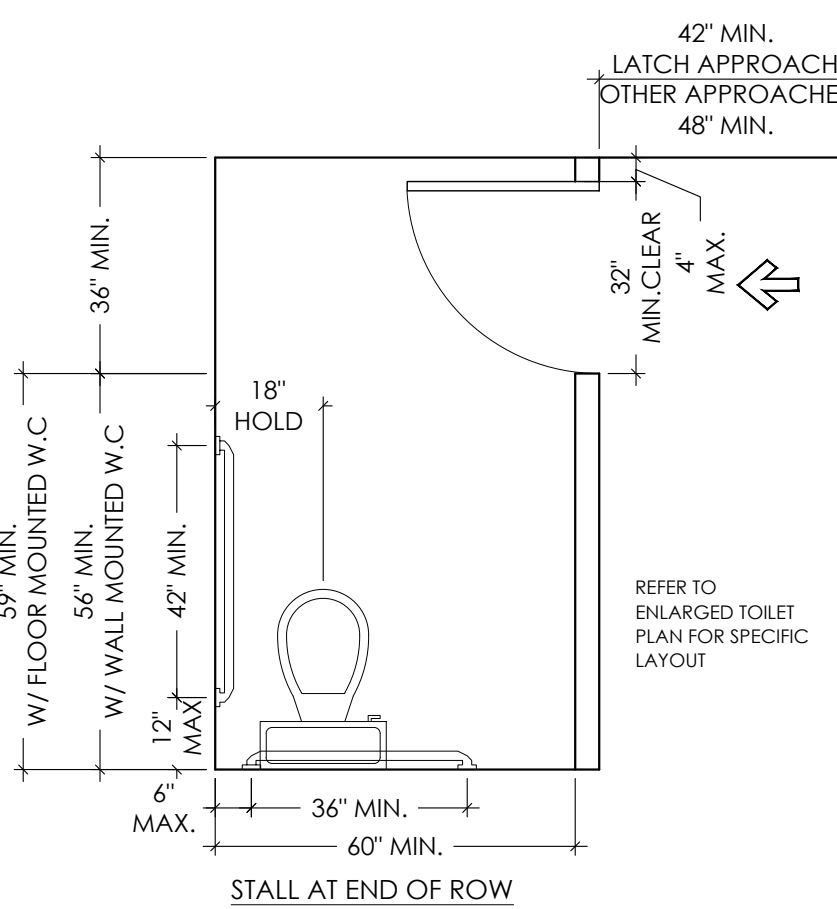
NOTE:
SHOWERHEAD AND CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL



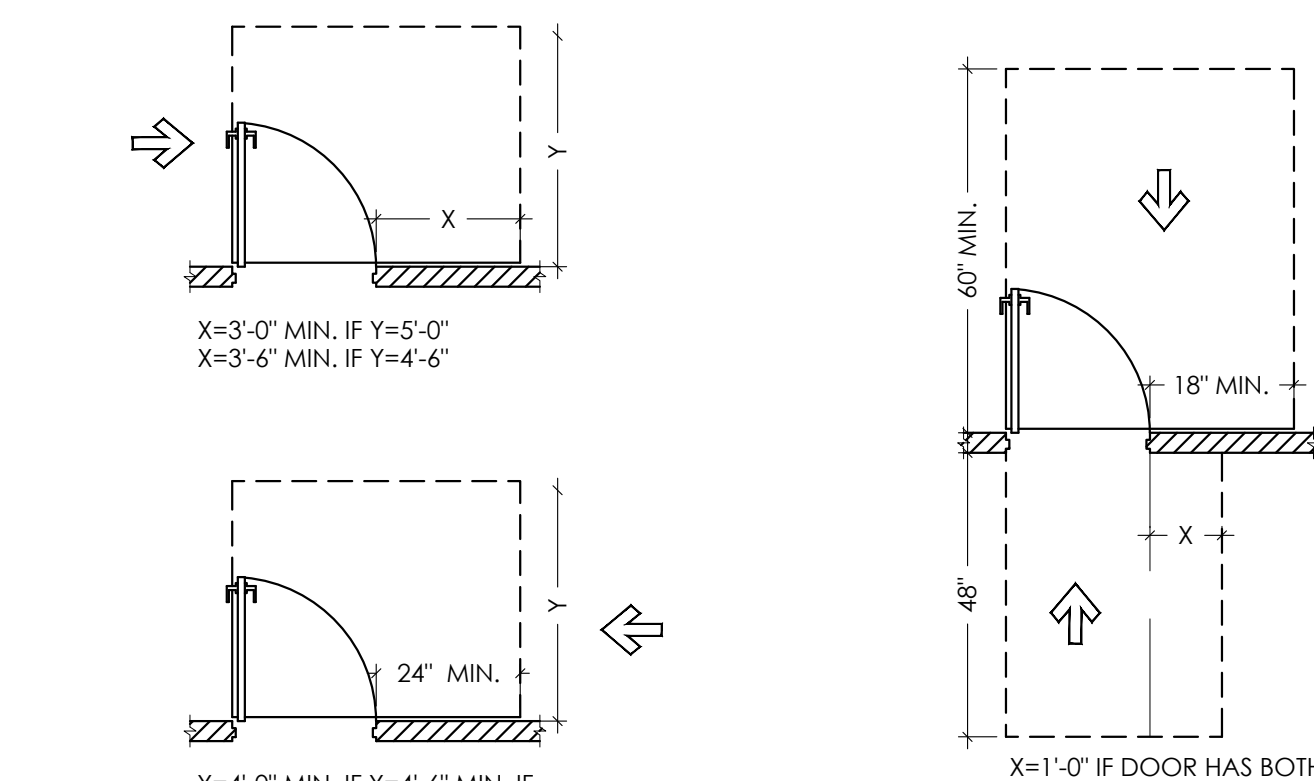
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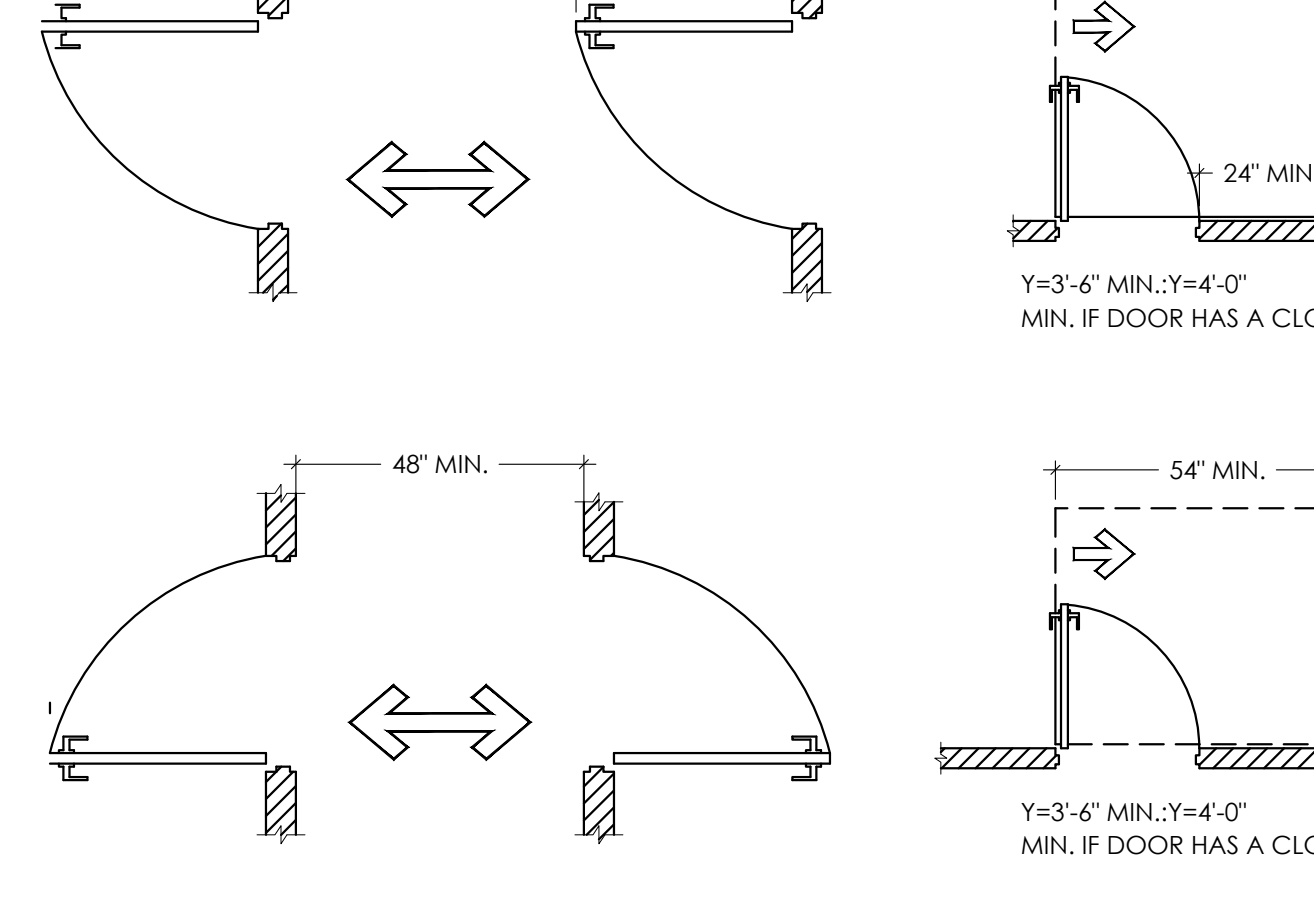
09 MULT USER TOILET
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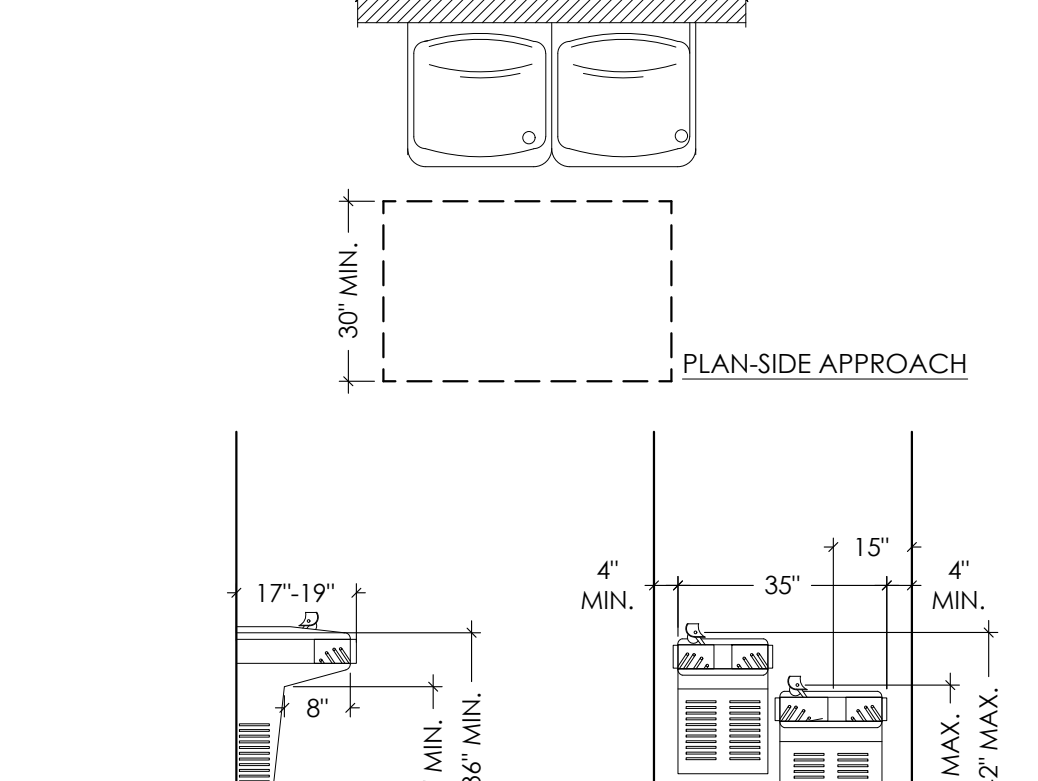
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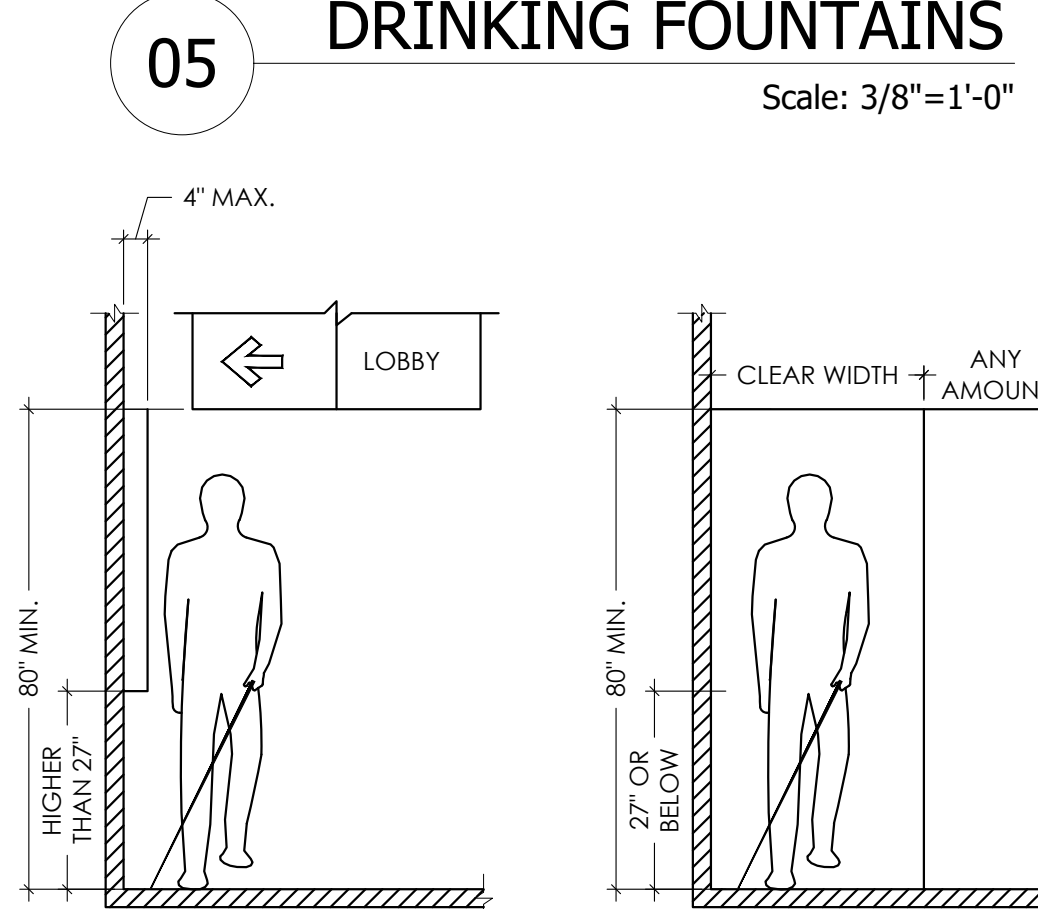
07 DOOR CLEARANCES
Scale: 3/8"=1'-0"



05 DRINKING FOUNTAINS
Scale: 3/8"=1'-0"

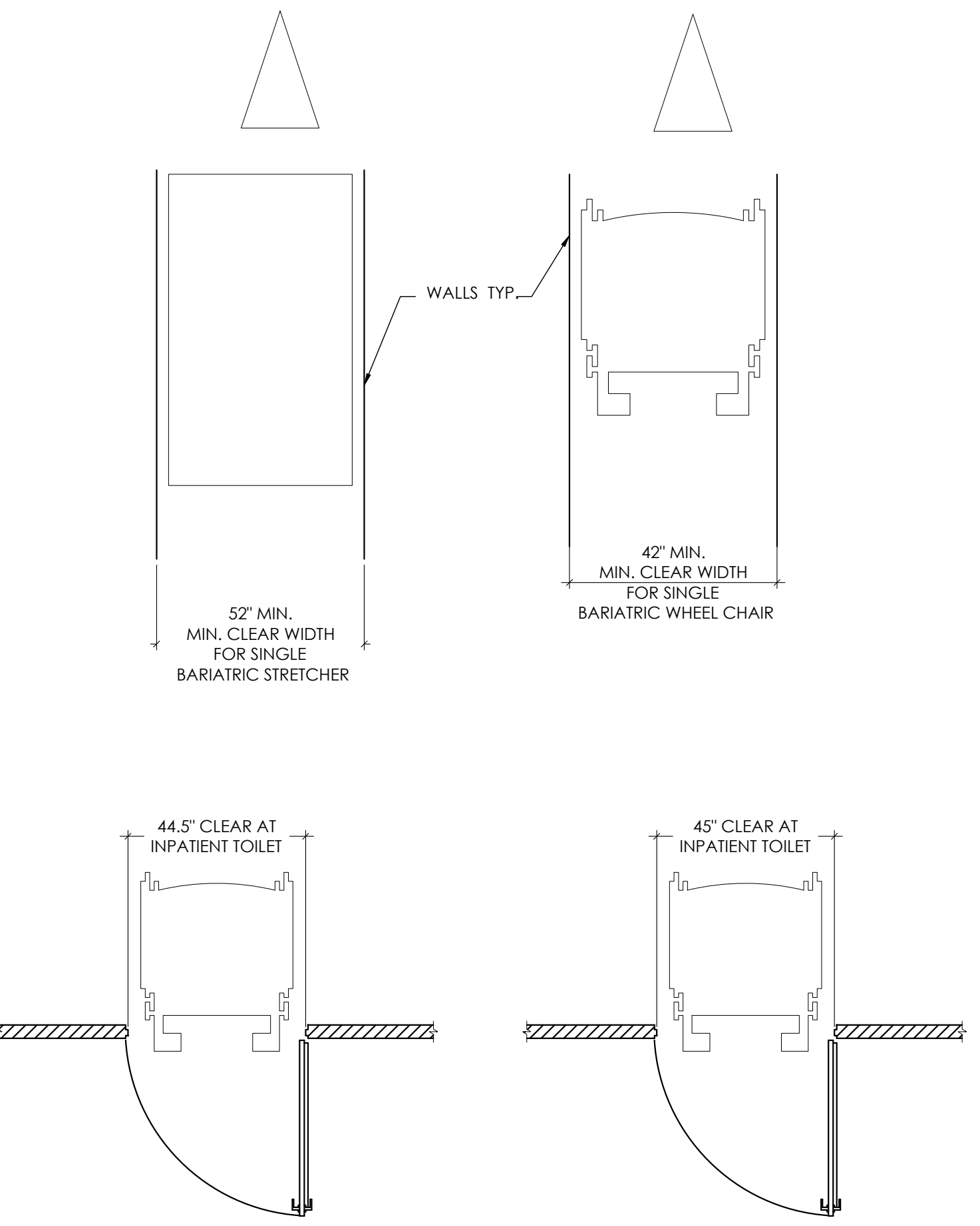


04 PROTRUDING OBJECTS
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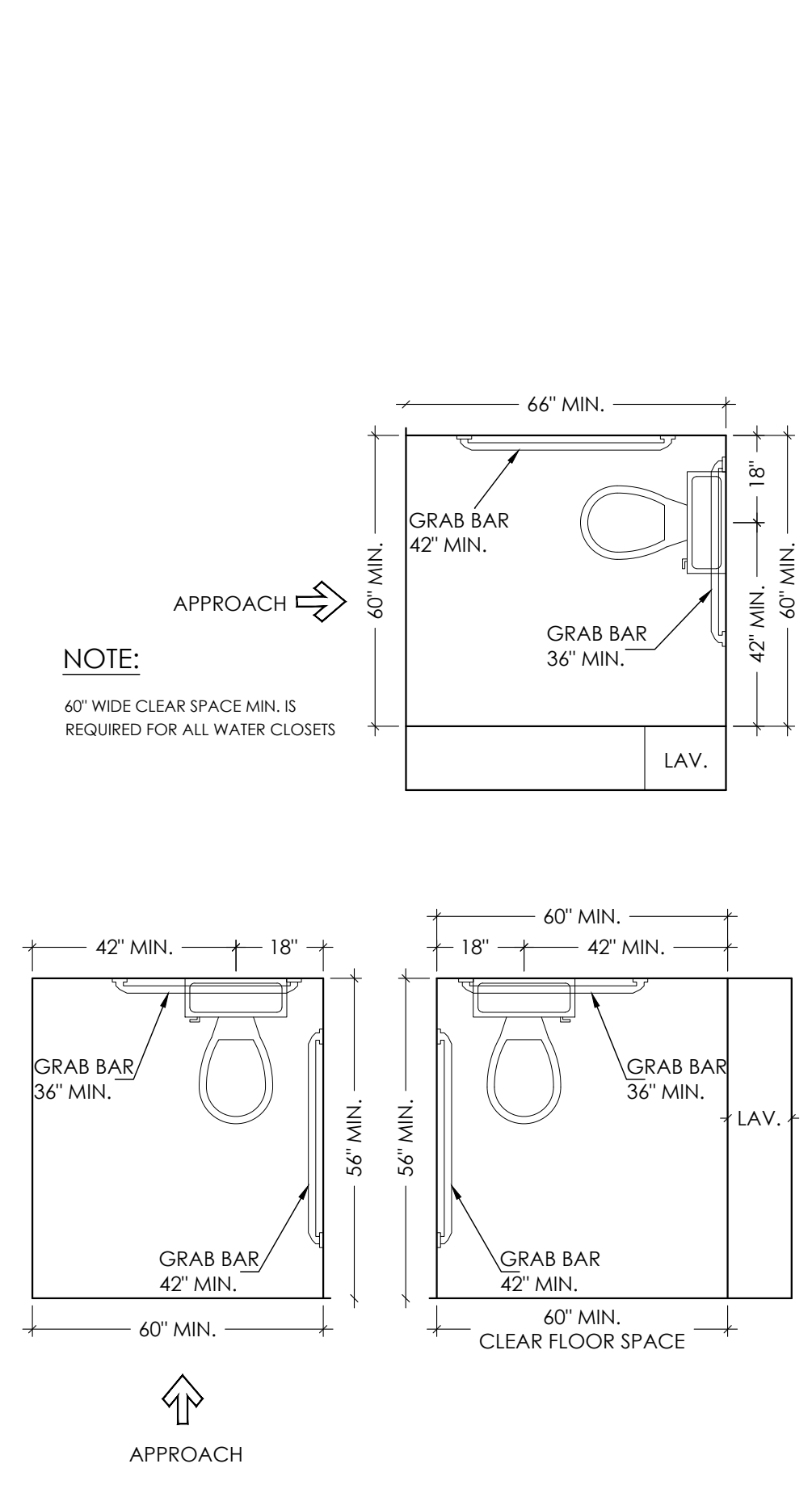


03 SIDE REACH RANGE
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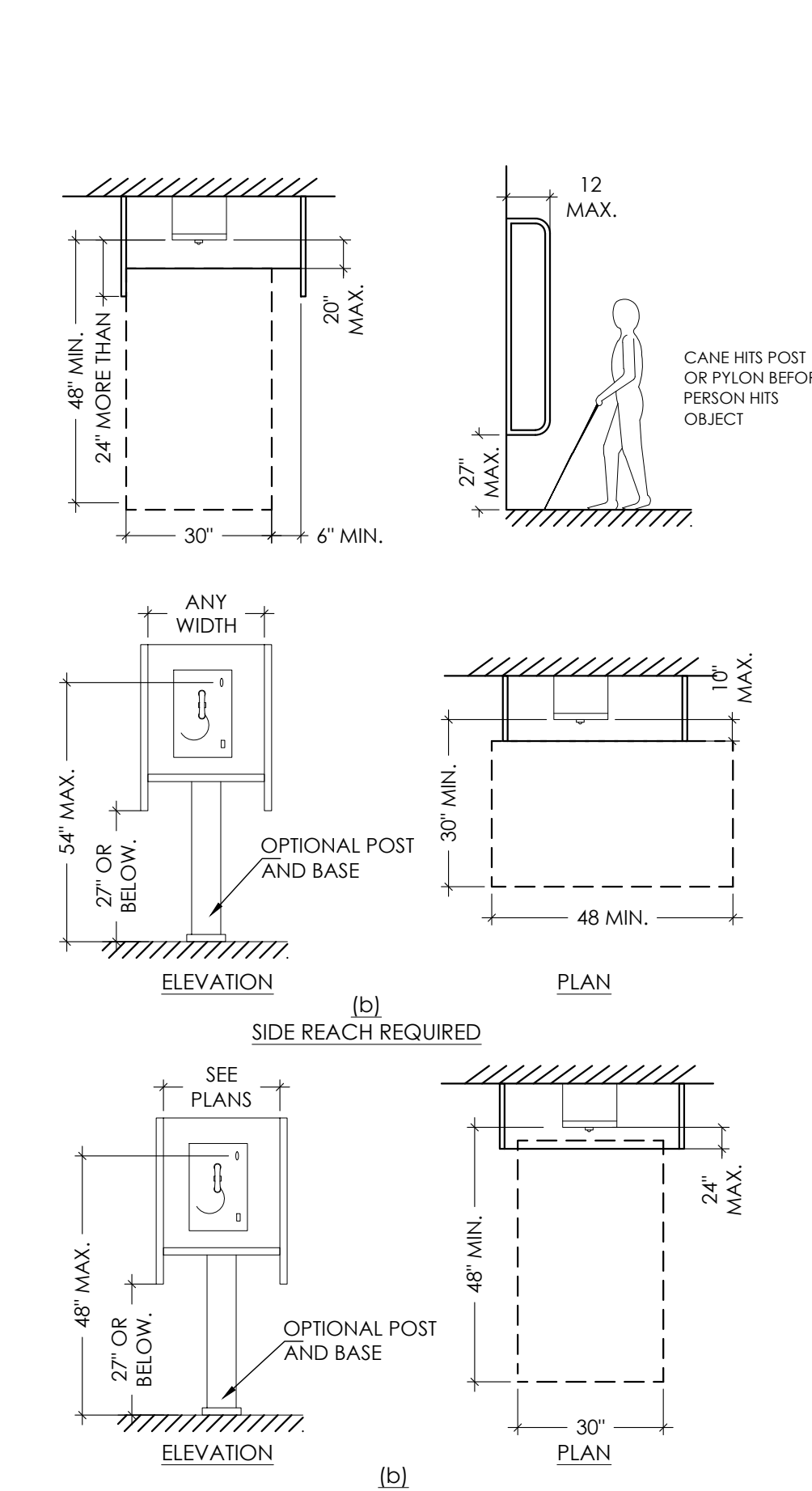
- ACCESSIBILITY NOTES**
- IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
 - FLOOR SURFACES SHALL BE SLIP-RESISTANT.
 - EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 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.



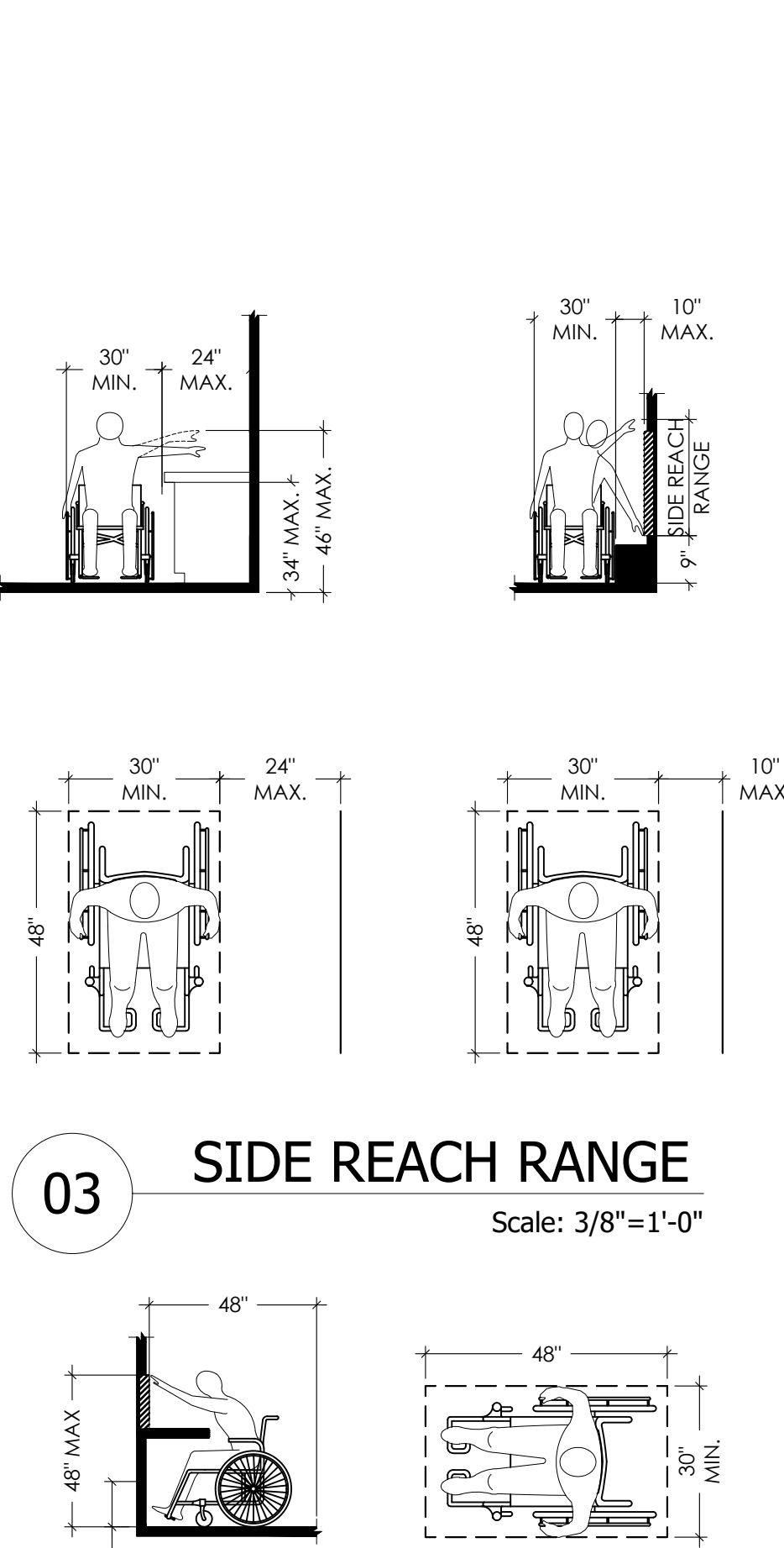
11 BARIATRIC GUIDELINES
Scale: 3/8"=1'-0"



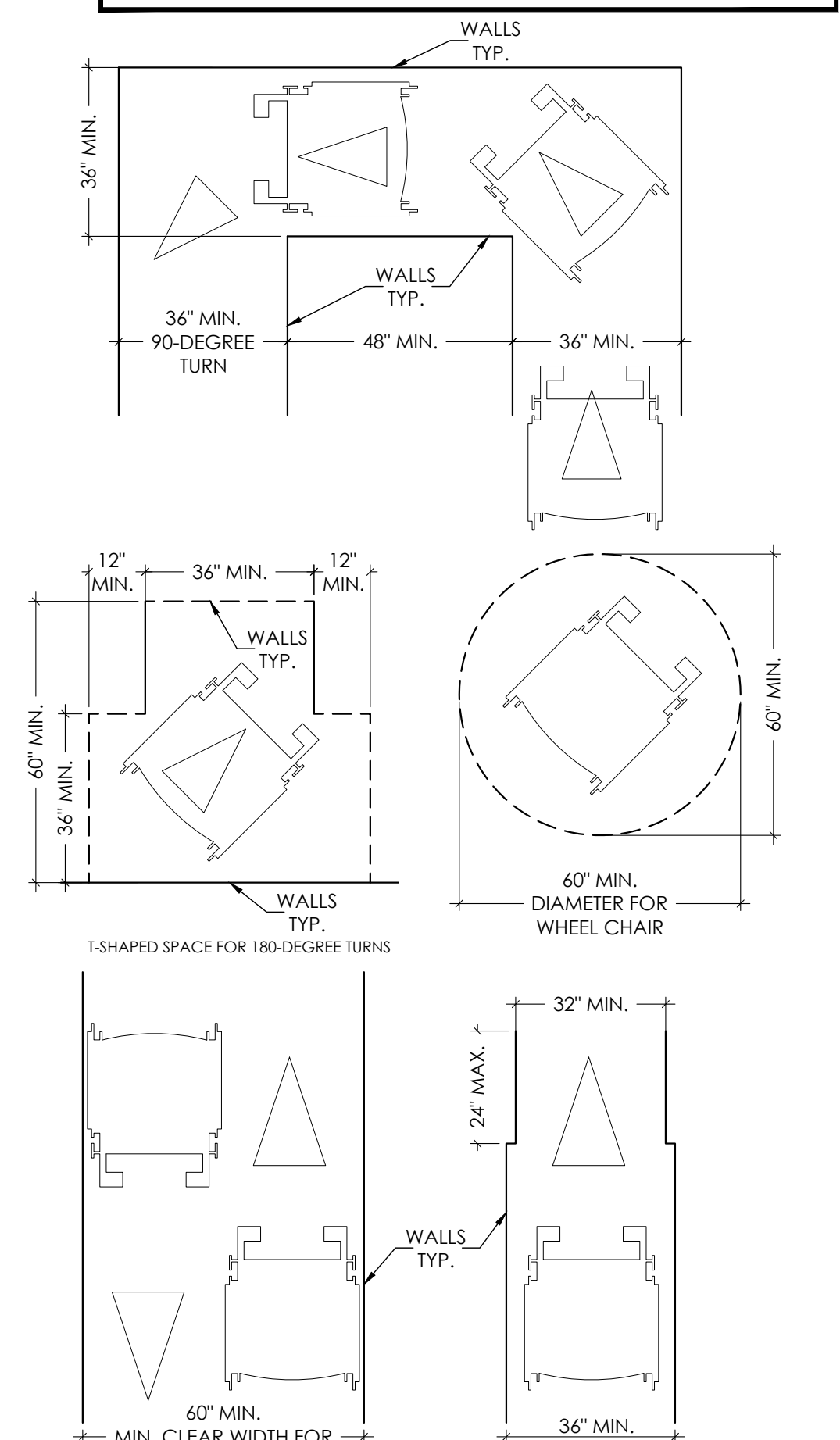
08 SINGLE USER TOILET
Scale: 3/8"=1'-0"



06 PHONE MOUNTING HEIGHTS
Scale: 3/8"=1'-0"



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



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

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No.	DATE	REVISIONS

PROJECT TITLE

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

SEAL

DATE: 4/5/2022

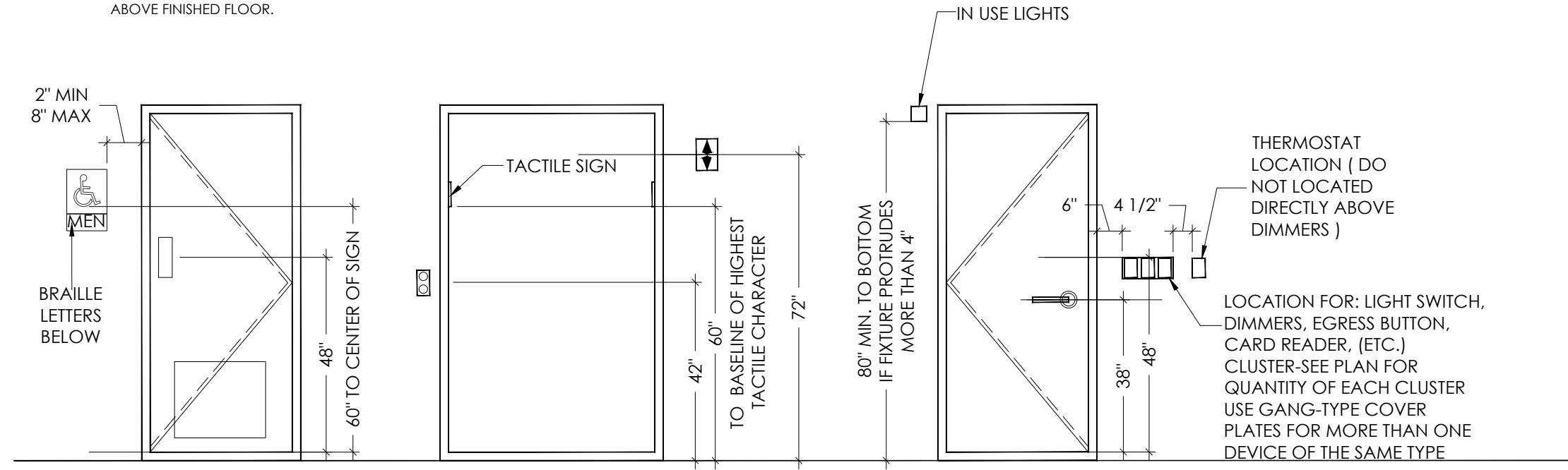
GENERAL NOTES:

CTG Project Number: 19-006
Drawn By: S.K.
Checked By: T.M.
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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.



04 ACCESSIBLE MOUNTING HEIGHTS

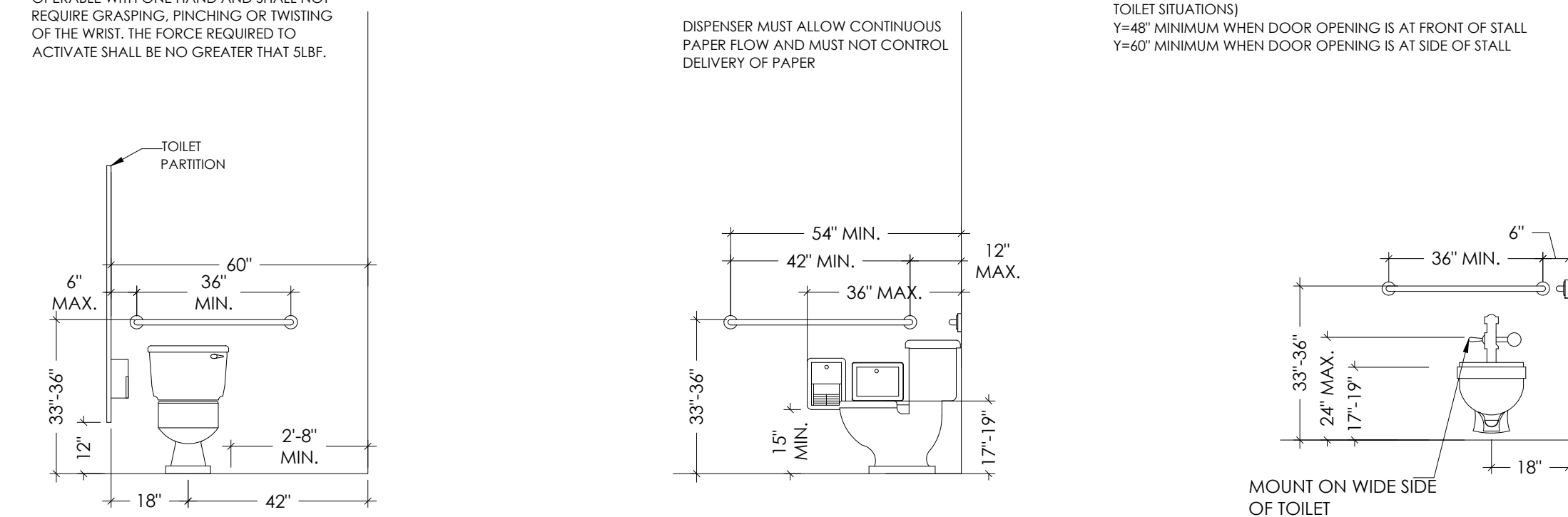
Scale: 3/8"=1'-0"

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



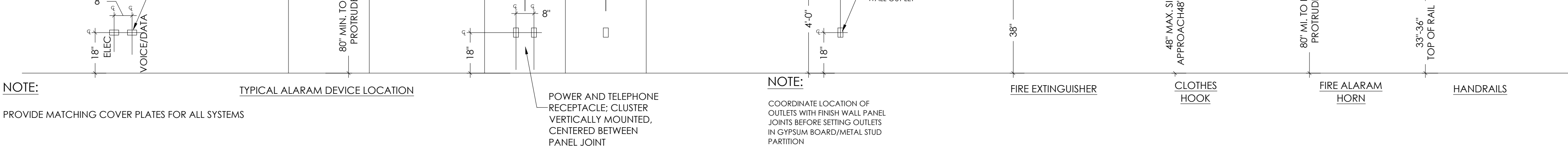
03 TOILET AND ACCESSORY HEIGHTS

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



02 DEVICE MOUNTING HEIGHTS

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

NOTE:

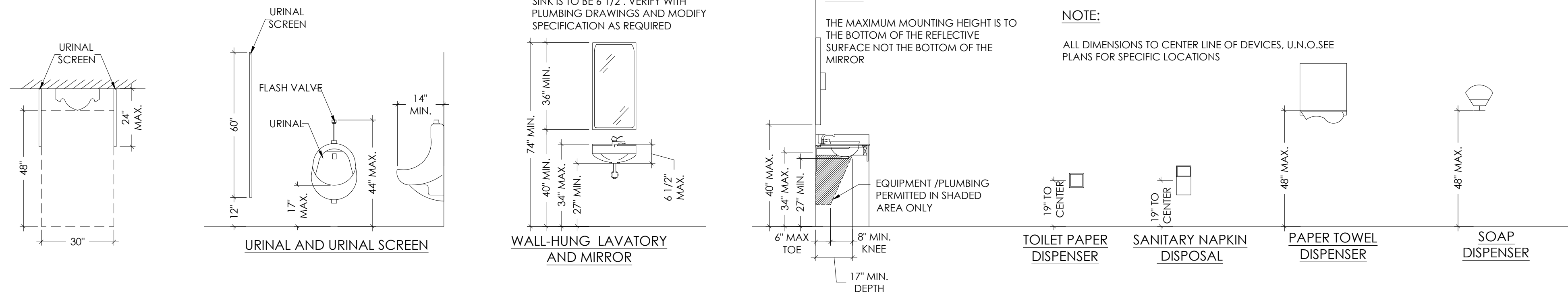
MAXIMUM DEPTH FOR AN ACCESSIBLE SINK IS TO BE 6 1/2". VERIFY WITH PLUMBING DRAWINGS AND MODIFY SPECIFICATION AS REQUIRED

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



01 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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No.	DATE	REVISIONS

PROJECT TITLE

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

SEAL



DATE: 4/5/2022

GENERAL NOTES:

CTG Project Number: 19-006

Drawn By: S.K

Checked By: T.M

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

File Path:
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SHEET TITLE:
ADA NOTES & DETAILS-2

SHEET NUMBER:

ADA-2