

prepared for:

CHTO ENTERPRISES

" Office/Warehouse "

PROJECT INFORMATION :
Lot#5 Laguna Circle Road
LAGUNA INDUSTRIAL ESTATES SUBDIVISION
HARLINGEN, TEXAS - CAMERON COUNTY

CODE ANALYSIS

APPLICABLE CODES

DESIGNER IS NOT RESPONSIBLE FOR CIVIL ENGINEERING ADA REQUIREMENTS RELATED TO THE SITE OR ACCESS TO THE BUILDING, LIFE SAFETY CODES, UTILITY CONNECTION REQUIREMENTS OR ANY OTHER REQUIREMENT RELATED TO THE SITE OR SHELL BUILDING. THESE DRAWINGS ARE FOR THE FINISH OUT OF THE **15,000 SQ. FT. STORAGE WAREHOUSE** DESCRIBED. ANY CODE REQUIREMENTS OF SITE OR SHELL BUILDING ARE RESPONSIBILITY OF PROPERTY OWNER NOT THE DESIGNER.

ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES , AND REGULATIONS GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.

- 1) THE INTERNATIONAL BUILDING CODE (IBC) 2024.
- 2) THE INTERNATIONAL PLUMBING CODE (IPC) 2024.
- 3) THE INTERNATIONAL MECHANICAL (IMC) 2024.
- 4) THE INTERNATIONAL GAS CODE 2024
- 5) THE INTERNATIONAL FIRE CODE (IFC) 2024.
- 6) THE NATIONAL ELECTRICAL CODE (NEC) 2024.
- 7) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) **MOST CURRENT EDITION**
- 8) 2006 TEXAS FLOOD ESTABLISHMNET REGULATIONS
- 9) CURRENT CITY ZONING ORDINANCE
- 10) CURRENT CITY FLOOD PLAIN AND DRAINAGE LAWS
- 11) CURRENT CITY SUBDIVISION ORDINANCE
- 12) ACCESSIBILITY: TAS/ADA 2024/ IBC 2024
- 13) LIFE SAFETY 101 CODE - 2024

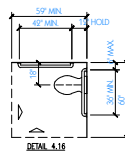
USE GROUP: BUSINESS GROUP 5B & STORAGE GROUP S-2
CONSTRUCTION TYPE: TYPE 5B / UNSPRINKLERED

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE & NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING
2. 15,000 Sq. Ft. TOTAL AREA
3. OCCUPANCY = 30

Warehouse Areas
(Table 1004.1.2) 15,000 / 500 gross = 30.0 occupants

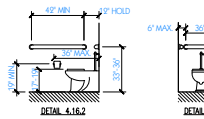
4. ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE & VISIBLE FROM STREET



TAS SECTIONS 4.16.4, 4.26 - GRAB BARS (REFERENCE DETAILS 4.16.1, 4.16.2 & 4.16.3)

- A. FOR WATER CLOSETS NOT LOCATED IN TOILET STALLS, THE FOLLOWING GRAB BARS SHALL BE PROVIDED, 33" - 36" ABOVE THE FINISH FLOOR.
1. SIDE WALL: 36" LONG MINIMUM, HOLD 12" MIN. FROM BACK WALL.
 2. BACK WALL: 36" LONG MINIMUM, 12" MINIMUM EACH SIDE OF WATER CLOSET CENTERLINE.

REFER TO 4.26 GRAB BARS FOR SIZE AND STRUCTURAL ELEMENTS.



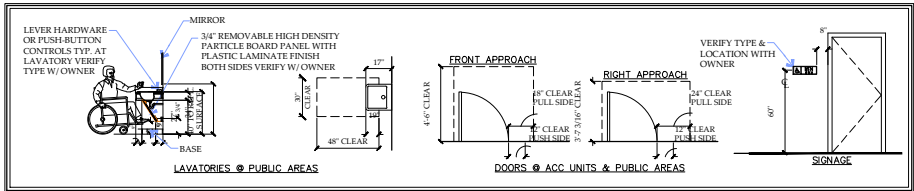
1. LEVER CONTROLS OR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET SEATS.
2. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
3. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
4. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN SLFV.

TAS SECTION 4.16.6 - DISPENSERS (REFERENCE DETAIL 4.16.2)

- A. TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL.
- A. MINIMUM 12" ABOVE THE FLOOR, AND A MINIMUM 36" FROM THE REAR WALL.

1. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

TYPICAL ADA NOTES



Builder Notice

To the best of our knowledge these plans are drawn to comply with owner's and/or builders specifications and any changes made on them after prints are completed will be done at the owner's and/or builders expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. J & I Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Builder:

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HARLINGEN, TEXAS - CAMERON COUNTY

Prepared for:

Project Information:

Date:
11-11-2025

Plan Number

C-TA-15000-(5)-2025

Sheet:

Of:

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