

prepared for:

VALLEY FIRST DEVELOPMENT INC.

" Office/Warehouse "

PROJECT INFORMATION:

Lot #10, Block #1
HARLINGEN INDUSTRIAL ESTATES #2 SUBDIVISION

5051 Logan's Run
HARLINGEN, TEXAS - CAMERON COUNTY

CODE ANALYSIS

APPLICABLE CODES

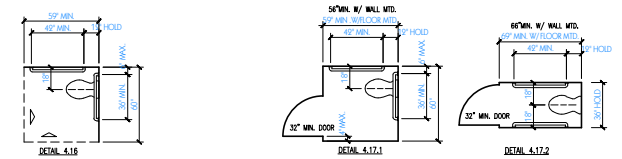
DESIGNER IS NOT RESPONSIBLE FOR CIVIL ENGINEERING ADA REQUIREMENTS RELATED TO THE SITE OR ACCESS TO THE BUILDING, LIFE SAFETY CODES, UTILITY CONNECTION REQUIREMENTS OR ANY OTHER REQUIREMENT RELATED TO THE SITE OR SHELL BUILDING. THESE DRAWINGS ARE FOR THE FINISH OUT OF THE **2,520 SQ. FT. OFFICE SPACE & 15,480 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.

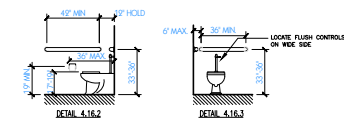
- 1) THE INTERNATIONAL BUILDING CODE (IBC) 2018.
- 2) THE INTERNATIONAL PLUMBING CODE (IPC) 2018.
- 3) THE INTERNATIONAL MECHANICAL (IMC) 2018.
- 4) THE INTERNATIONAL GAS CODE 2018
- 5) THE INTERNATIONAL FIRE CODE (IFC) 2017.
- 6) THE NATIONAL ELECTRICAL CODE (NEC) 2017.
- 7) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) **MOST CURRENT EDITION**
- 8) 2006 TEXAS FLOOD ESTABLISHMENT REGULATIONS
- 9) CURRENT CITY ZONING ORDINANCE
- 10) CURRENT CITY FLOOD PLAIN AND DRAINAGE LAWS
- 11) CURRENT CITY SUBDIVISION ORDINANCE
- 12) ACCESSIBILITY: TAS/ADA 2010/ IBC 2012
- 13) LIFE SAFETY 101 CODE - 2012

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

GENERAL NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE & NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING
2. 2,520 Sq. Ft. OFFICE AREA & 15,480 Sq. Ft. STORAGE AREA 18,000 Sq. Ft. TOTAL AREA
3. OCCUPANCY = 56.16 Business Areas (Table 1004.1.2) 2,520 / 100 gross = 25.2 occupants Business Areas (Table 1004.1.2) 15,480 / 500 gross = 30.96 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: 42" LONG MINIMUM, 12" MINIMUM EACH SIDE OF WATER CLOSET CENTERLINE.
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 SEALS.
2. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
3. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TOUGH GRIPPING, PUNCHING, OR TWISTING OF THE WRIST.
4. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN SLIP.

TAS SECTION 4.16.6 - DISPENSERS (REFERENCE DETAIL 4.16.2)
A. TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL.
1. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

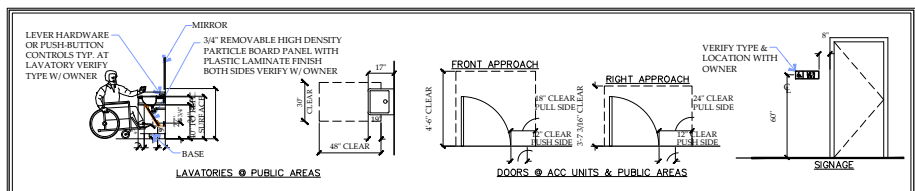
TAS SECTION 4.17.6 - GRAB BARS (REFERENCE DETAILS 4.16.2, 4.16.3, 4.17.1 & 4.17.2)
A. GRAB BARS SHALL BE MOUNTED 33" - 36" ABOVE THE FLOOR.
REFER TO 4.26 GRAB BARS FOR SIZE AND STRUCTURAL REQUIREMENTS.

4.26 - GRAB BARS
TAS SECTION 4.26.2 - SIZE AND SHAPING
A. DIAMETER OR WIDTH OF GRIPPING SURFACE SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
1. THE SPACE BETWEEN GRAB BARS AND ADJACENT WALLS SHALL BE 1-1/2"

TAS SECTION 4.26.3 - STRUCTURAL STRENGTH
A. GRAB BARS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING REQUIREMENTS:
1. BENDING STRESS INDUCED BY MINIMUM BENDING MOMENT FROM APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE STRESS FOR MATERIAL USED.
2. SHEAR STRESS INDUCED BY APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE SHEAR STRESS FOR MATERIAL USED. IF CONNECTION BETWEEN GRAB BAR AND MOUNTING BRACKET IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHSTAND LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

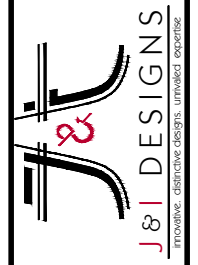
TAS SECTION 4.26.4 - CLEARING HAZARDS
A. GRAB BARS AND ADJACENT WALL SURFACES SHALL BE FREE OF SHARP OR ABRASIVE SURFACES.
B. EDGES SHALL HAVE A RADIUS OF 1/8" MINIMUM.

TYPICAL ADA NOTES



Builder Notice
To the best of our knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are completed will be done at the owner's and/or builder's 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.

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Prepared For:
MOD Date:
05-24-2022
Plan Number:
C-TA-18000-2022
Sheet: 1 Of: 5

