

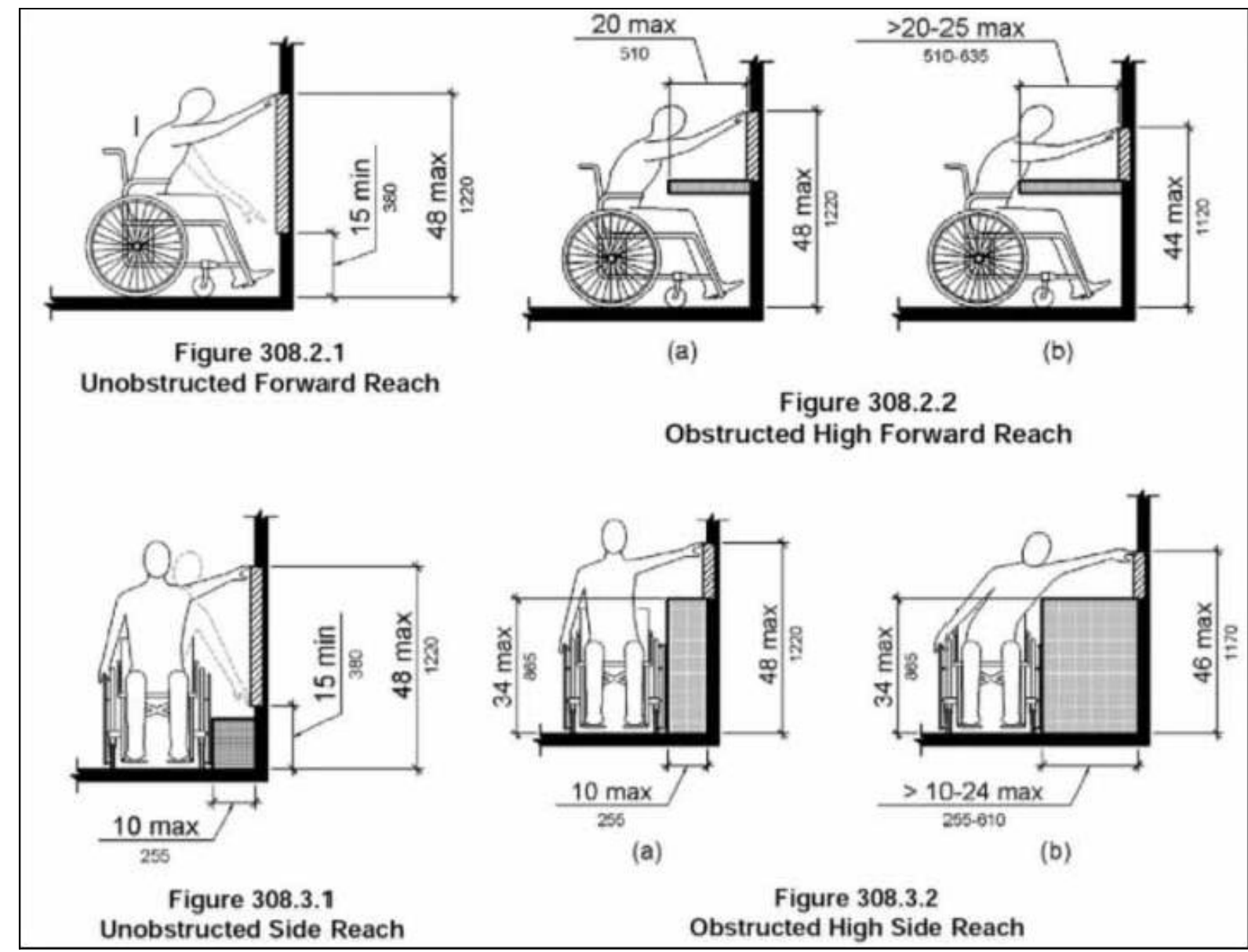
NO.	DATE	DESCRIPTION
1	04152019	PRICING PERMIT
2	06202019	

IVY KIDS EARLY LEARNING CENTER
 LOT COM2I
 CROSS CREEK RANCH
 6407 CROSS CREEK BEND LANE
 FULSHEAR, TX 77441

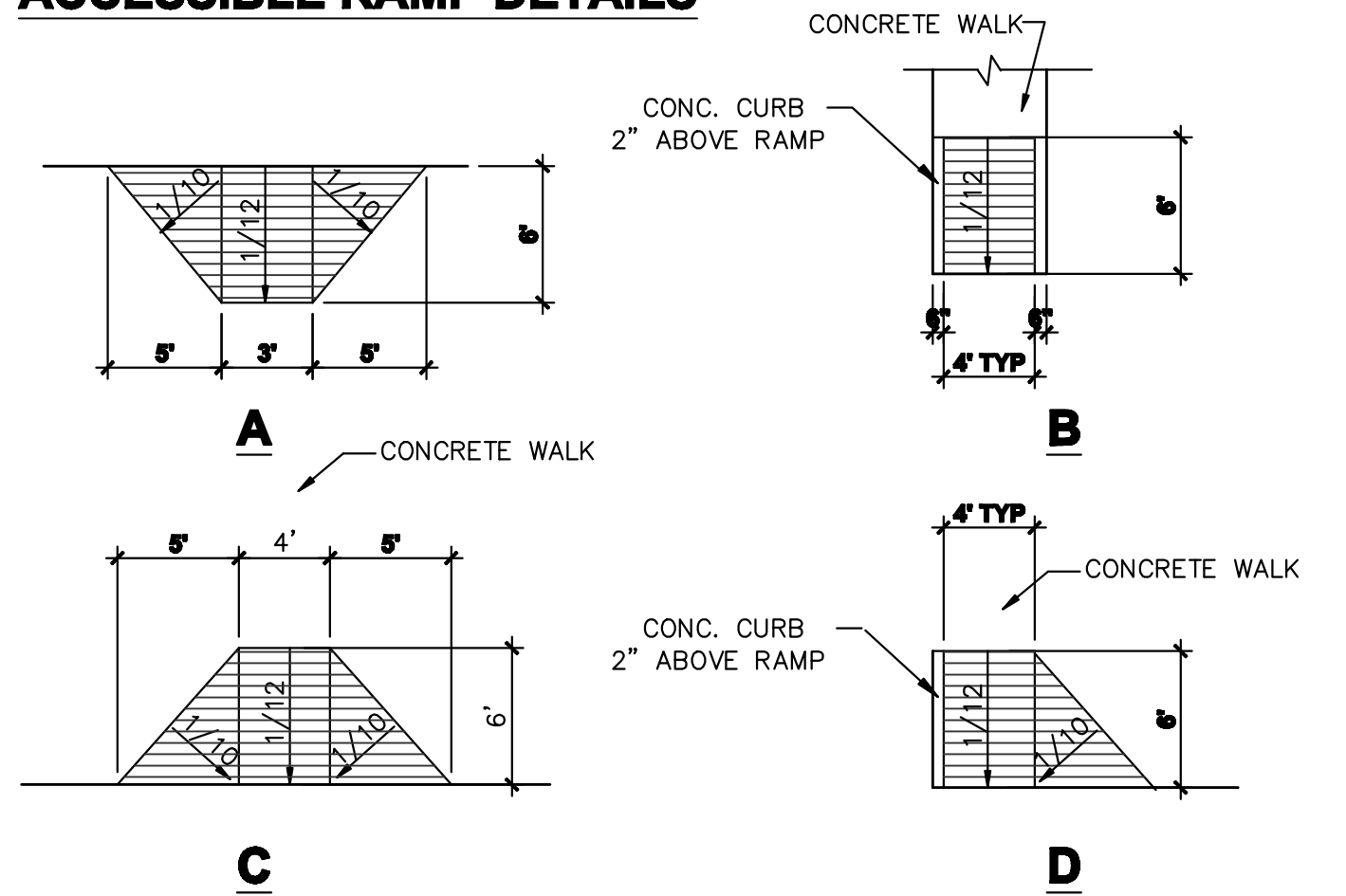
ACCESSIBILITY NOTES

- A. Accessible Route
 - Accessible routes from public transportation stops, accessible parking, accessible passenger loading zones, and public street or sidewalk to the building entrance shall not exceed 5% or 1:20 slope in the direction of travel, nor 2% or 1:50 in cross slope.
- B. Parking and Passenger Loading Zones
 - Accessible parking spaces shall be located on level or less than 2% sloped ground and is identified by vertical signage that comply with TAS section 4.30.7.
- C. Curb Ramp
 - Curb ramps shall comply with TAS section 4.7, see detail 1, 2, 3, 4, 5 & 6/A1.
- D. Elevators
 - The elevators shall comply with the city building code and TAS requirements.
- E. Clearances
 - The minimum clear width of all accessible routes of travel shall be 36 inches. Changes in level and threshold heights shall conform to TAS code (Texas Accessibility Standards), 1/2" maximum height.
- F. Contractor shall hold a 60" unobstructed turning space within all public toilet rooms. Toilet doors shall not swing into the clear floor space required for any fixture. Grab bars and seats shall be designed for 250 pounds live loads. Stall latching hardware shall be mounted 36" A.F.F., and toilet room accessories shall be mounted as noted on sheet AS.2.
- G. Control, Hardware and Mounting height: (comply with TAS sec. 4.27, 4.13)
 1. The highest operable part of environment and other controls dispensers, receptacles and other operable equipment shall be within at least one of the reach ranges specified in TAS, and not less than 36 inches above the floor. Electrical and communications system receptacles on wall shall be mounted a minimum of 15 inches in height above the floor. Door hardware shall be mounted not more than 42 inches above the finish floor.
 2. Handles, pulls, latches and other operating devices on doors, windows, cabinets, plumbing fixtures and storage facilities shall have level or other shape which will permit operation by wrist or arm pressure and does not require tight grasping, pinching or twisting to operate.
 3. Door closer maximum operating forces shall comply with TAS sections 4.13.8, 4.13.9, 4.13.10 and 4.12.11. The door closer sweep period shall be adjusted so that from an open position of 70 degrees, the door will take at 3 seconds to move to a point 3 in from the latch, measured to the leading edge of the door.
 4. The maximum force for pushing or pulling open a door shall be as follows:
 - (1) Fire door: the minimum opening force allowable by the City.
 - (2) Exterior hinged doors: (Reserved)
 - (3) Interior hinged doors: 5 lbf
 - (4) Sliding or folding doors: 5 lbf
 These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

- M. SIGNAGE:
 1. HEAD ROOM, WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80 IN MINIMUM CLEAR HEAD ROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 IN (NOMINAL DIMENSION), A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.
- N. CONTROLS AND OPERATING MECHANISMS:
 1. CLEAR FLOOR SPACE ALLOWS A FORWARD OR A PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. CONTROLS AND OPERATING MECHANISMS LOCATED IN ALCOVES DEEPER THAN 24" REQUIRE ADDITIONAL MANEUVERING AREA.
 2. THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 IN ABOVE THE FLOOR.
 3. EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
 4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).
- O. ALARMS:
 1. THE LAMP SHALL BE A XENON STROBE TYPE OR EQUIVALENT.
 2. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E., UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
 3. THE MAX. PULSE DURATION SHALL BE TWO TENTHS OF ONE SECOND (0.2 SEC) WITH A MAX. DUTY CYCLE OF 40 %. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% OF MAX. SIGNAL. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDLEA.
 4. THE FLASH RATE SHALL BE A MIN. OF 1 HZ AND A MAX. OF 3 HZ.
 5. THE APPLIANCE SHALL BE PLACED 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING.

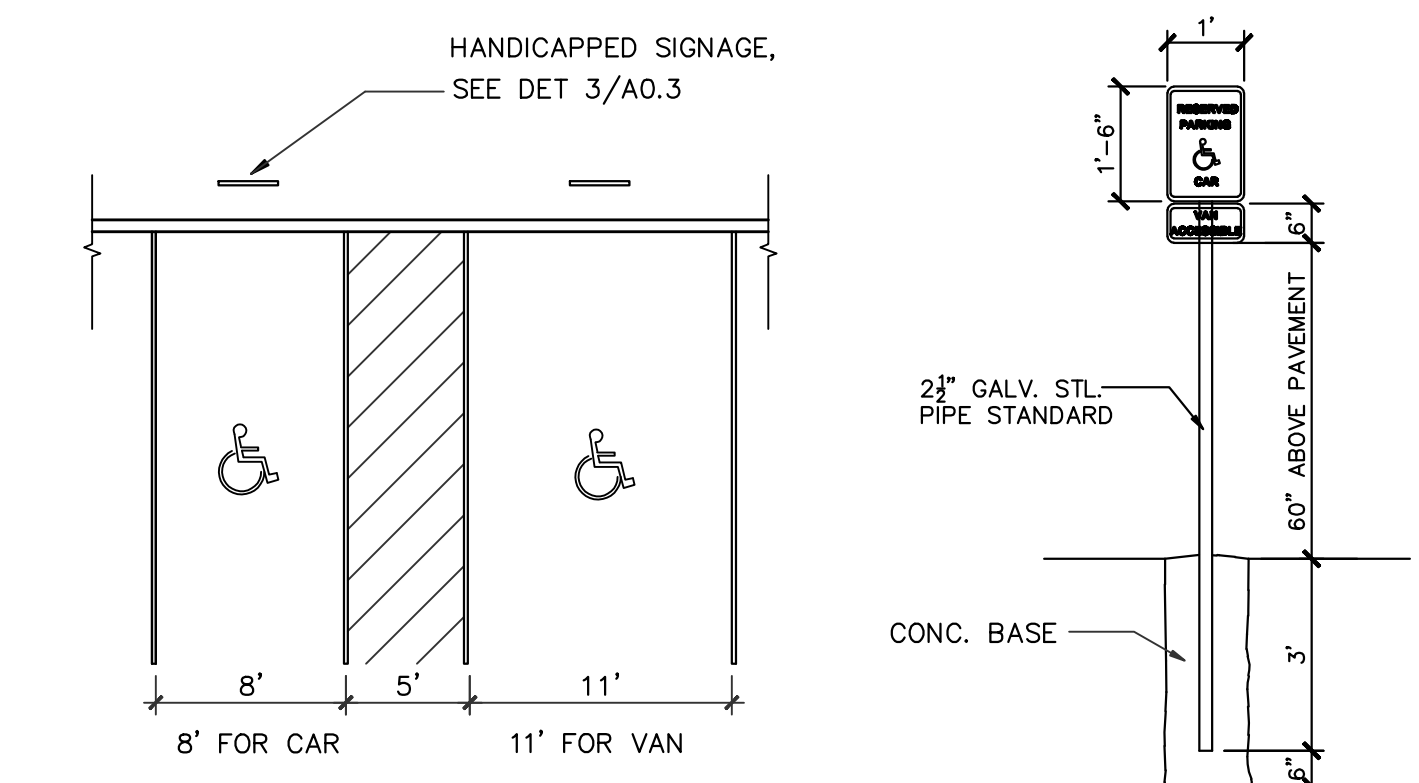


ACCESSIBLE RAMP DETAILS



01 STANDARD HANDICAPPED CURB RAMP
SCALE: 1/8"=1'-0"

The finished surface of the wheel chair ramp is to be grooved laterally with 1/4" wide to prevent slipping and to differentiate its texture from that of the standard sidewalk.



02 HANDICAPPED PARKING AND CURB RAMP
SCALE: 1/8"=1'-0"

03 HANDICAPPED SIGNAGE
N.T.S.
VAN ACCESS SIGN ON VAN PARKING

- H. Door Maneuvering clearances shall be provided at all doors as shown,
 1. Where a door must be pulled to be opened, an unobstructed floor space shall extend at least 18 inches beyond the strike jamb.
 2. Where a door must be pushed open, and is equipped with a closer and a latch, an unobstructed floor space shall extend at least 12 inches beyond the strike jamb.
 3. Where two doors are in series, the minimum distance between two hinged or pivoted doors shall be 52 inches in addition to an needed
- I. Lavatories and Associated Mirrors shall be installed as Shown
 1. **Height:** Lavatories and sinks shall be mounted with the rim of counter surface no higher than 34 inches above the finished floor. The total depth of clear space beneath the lavatory shall not be less than 17 inches, of which toe clearance shall not be less than 29 inches in height and 30 inches in width.
 2. **Exposed Pipes and Surfaces:** Hot water and drain pipes exposed under lavatories and sinks shall be insulated or otherwise covered. There shall be no sharp or abrasive surface under lavatories or sinks.
 3. **Faucets:** Faucet control handles shall be located not more than 17 inches from the front edge of the lavatory sink, or counter, and shall comply with TAS. Self closing valves shall remain open for at least 10 seconds per operation.
 4. **Sink Depth:** Sinks shall not be more than 6 1/2" in depth.
 5. **Mirrors, Dispensers and Other Fixtures:** Mirrors or shelves shall be installed so that the bottom of the top of the shelf is within 40 inches above the floor.
- J. Signage:
 1. **Building Signage:** Signs which designate permanent rooms and spaces shall comply with TAS sections, 4.30.1, 4.30.4, 4.30.5 and 4.30.6. Other signs which provide direction to, or information about, function spaces of the building comply with TAS sections, 4.30.1, 4.30.2, 4.30.3 and 4.30.5
 2. Elements and spaces of accessible facilities which shall be identified by the international symbol of Accessibility and which shall comply with 4.30.7.
 3. **Raised and Braille Characters and Pictorial Symbol Signs:** Letters and numerals shall be raised 1/32", upper case, sans serif or simple simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6 in minimum in height.
 4. **Signage mounting location and height** see detail 06 & 07.
- K. Symbols of Accessibility:
 1. Facilities and elements required to be identified as accessible by TAS4.1 shall use the international symbol of Accessibility.
 2. Volume Control telephones. Telephones required to have a volume control shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves.
- L. Hearing Aid Compatible and Volume Control Telephone
 1. Telephones shall be bearing aid compatible
 2. Volume controls capable of a minimum of 12 dba and a maximum of 18 dba above normal, shall be provided in accordance with TAS4.1.3. If an automatic reset is provided then 18 dba may be exceed.

SECTION	CHAPTER 10 RECREATION FACILITIES	SECTION	CHAPTER 10 RECREATION FACILITIES						
1008 Play Areas	1008.1 General. Play areas shall comply with 1008. 1008.2 Accessible Routes. Accessible routes serving play areas shall comply with Chapter 4 and 1008.2 and shall be permitted to use the exceptions in 1008.2.1 through 1008.2.3. Where accessible routes serve ground level play components, the vertical clearance shall be 80 inches high (2030 mm) minimum. 1008.2.1 Ground Level and Elevated Play Components. Accessible routes serving ground level play components and elevated play components shall be permitted to use the exceptions in 1008.2.1. EXCEPTIONS: 1. Transfer systems complying with 1008.3 shall be permitted to connect elevated play components except where 20 or more elevated play components are provided no more than 25 percent of the elevated play components shall be permitted to be connected to transfer systems. 2. Where transfer systems are provided, an elevated play component shall be permitted to connect to another elevated play component as part of an accessible route. 1008.2.2 Soft Contained Play Structures. Accessible routes serving soft contained play structures shall be permitted to use the exception in 1008.2.2. EXCEPTION: Transfer systems complying with 1008.3 shall be permitted to be used as part of an accessible route. 1008.2.3 Water Play Components. Accessible routes serving water play components shall be permitted to use the exceptions in 1008.2.3. EXCEPTIONS: 1. Where the surface of the accessible route, clear floor or ground spaces, or turning spaces serving water play components is submerged, compliance with 302, 403.3, 405.2, 405.3, and 1008.2.6 shall not be required. 2. Transfer systems complying with 1008.3 shall be permitted to connect elevated play components in water. 1008.2.4 Clear Width. Accessible routes connecting play components shall provide a clear width complying with 1008.2.4. 1008.2.5 Ramps. Within play areas, ramps connecting ground level play components and ramps connecting elevated play components shall comply with 1008.2.5. 1008.2.6 Elevated. The clear width of accessible routes connecting elevated play components shall be 36 inches (915 mm) minimum. EXCEPTIONS: 1. The clear width of accessible routes connecting elevated play components shall be permitted to be reduced to 32 inches (813 mm) minimum for a distance of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long and be 36 inches (915 mm) wide minimum. 2. The clear width of transfer systems connecting elevated play components shall be permitted to be 24 inches (610 mm) minimum. 1008.2.7 Handrails. Where required on ramps serving play components, the handrails shall comply with 505 except as modified by 1008.2.5.3. EXCEPTIONS: 1. Handrails shall not be required on ramps located within ground level use zones. 2. Handrail extensions shall not be required. 1008.2.8.1 Handrail Gripping Surfaces. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 0.95 inch (24 mm) minimum and 1.55 inches (39 mm) maximum. When the shape of the gripping surface is non-circular, the handrail shall provide an equivalent gripping surface. 1008.2.8.2 Handrail Height. The top of handrail gripping surfaces shall be 20 inches (510 mm) minimum and 28 inches (710 mm) maximum above the ramp surface. 1008.2.8.3 Handrail Spacing. Handrail gripping surfaces shall be spaced at a maximum of 48 inches (1220 mm) maximum.	1008.2.6 Ground Surfaces. Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with 1008.2.6. 1008.2.6.1 Ground Surfaces. Ground surfaces shall be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected and play area use levels will determine the frequency of inspection and maintenance activities. 1008.2.6.2 Use Zones. Ground surfaces located within use zones shall comply with ASTM F 1951 (1999 edition or 2004 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). 1008.2.6.3 Transfer Systems. Where transfer systems are provided to connect to elevated play components, transfer systems shall comply with 1008.3. 1008.3 Transfer Systems. Where transfer systems are provided to connect to elevated play components, transfer systems shall comply with 1008.3. 1008.3.1 Transfer Platforms. Transfer platforms shall be provided where transfer is intended from wheelchairs or other mobility aids. Transfer platforms shall comply with 1008.3.1. 1008.3.1.1 Size. Transfer platforms shall have level surfaces 14 inches (355 mm) deep minimum and 24 inches (610 mm) wide minimum. 1008.3.1.2 Height. The height of transfer platforms shall be 11 inches (280 mm) minimum and 15 inches (381 mm) maximum measured to the top of the surface from the ground or floor surface. 1008.3.1.3 Transfer Space. A transfer space complying with 305.2 and 305.3 shall be provided adjacent to the transfer platform. The 48 inch (1220 mm) long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch (610 mm) wide minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed. 1008.3.1.4 Transfer Supports. At least one means of support for transferring shall be provided.							
604.9 Water Closets and Toilet Compartments for Children's Use. Water closet and toilet compartments for children's use shall comply with 604.9. 1008.2.1 Ground Level. At ground level, the clear width of accessible routes shall be 60 inches (1525 mm) minimum. EXCEPTIONS: 1. In use areas less than 1000 square feet (93 m ²), the clear width of accessible routes shall be permitted to be 44 inches (1120 mm) minimum. At least one turning space complying with 304.3 is provided where the restrictive accessible route exceeds 30 feet (914 m) in length. 2. The clear width of accessible routes shall be permitted to be 36 inches (915 mm) minimum for a distance of 60 inches (1525 mm) maximum provided that multiple reduced width segments are separated by segments that are 60 inches (1525 mm) wide minimum and 60 inches (1525 mm) long minimum. 1008.2.2 Elevated. The clear width of accessible routes connecting elevated play components shall be 36 inches (915 mm) minimum. EXCEPTIONS: 1. The clear width of accessible routes connecting elevated play components shall be permitted to be reduced to 32 inches (813 mm) minimum for a distance of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long and be 36 inches (915 mm) wide minimum. 2. The clear width of transfer systems connecting elevated play components shall be permitted to be 24 inches (610 mm) minimum. 1008.2.3 Handrails. Where required on ramps serving play components, the handrails shall comply with 505 except as modified by 1008.2.5.3. EXCEPTIONS: 1. Handrails shall not be required on ramps located within ground level use zones. 2. Handrail extensions shall not be required. 1008.2.8.1 Handrail Gripping Surfaces. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 0.95 inch (24 mm) minimum and 1.55 inches (39 mm) maximum. When the shape of the gripping surface is non-circular, the handrail shall provide an equivalent gripping surface. 1008.2.8.2 Handrail Height. The top of handrail gripping surfaces shall be 20 inches (510 mm) minimum and 28 inches (710 mm) maximum above the ramp surface. 1008.2.8.3 Handrail Spacing. Handrail gripping surfaces shall be spaced at a maximum of 48 inches (1220 mm) maximum.	1008.4 Play Components. Ground level play components on accessible routes and elevated play components connected by ramps shall comply with 1008.4. 1008.4.1 Turning Space. At least one turning space complying with 304 shall be provided on the same level as play components. Where swings are provided, the turning space shall be located immediately adjacent to the swing. 1008.4.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305.2 and 305.3 shall be provided at play components. 1008.4.3 Clear Floor or Ground Space. Clear floor or ground spaces, turning spaces, and accessible routes are permitted to overlap within play areas. A specific location has not been designated for the clear floor or ground spaces or turning spaces, except swings, because each play component may require that the spaces be placed in a unique location. Where play components include a seat or entry point, designs that provide for an unobstructed transfer from a wheelchair or other mobility device are recommended. This will enhance the ability of children with disabilities to independently use the play component. When designing play components with manipulative or interactive features, consider appropriate reach ranges for children seated in wheelchairs. The following table provides guidance on reach ranges for children seated in wheelchairs. These dimensions apply to either forward or side reaches. The reach ranges are appropriate for use with those play components that children seated in wheelchairs may access and reach. Where transfer systems provide access to elevated play components, the reach ranges are not appropriate. Children's Reach Ranges <table border="1"> <thead> <tr> <th>Reach to Side Height</th> <th>Age 3 and 4 (915 mm)</th> <th>Age 5 through 8 (1015 mm)</th> <th>Age 9 through 12 (1120 mm)</th> </tr> </thead> <tbody> <tr> <td>Low (minimum)</td> <td>20 in (510 mm)</td> <td>18 in (455 mm)</td> <td>15 in (405 mm)</td> </tr> </tbody> </table> 1008.4.3 Play Tables. Where play tables are provided, knee clearance 24 inches (610 mm) high minimum, 17 inches deep (430 mm) minimum, and 30 inches (760 mm) wide minimum shall be provided. The tops of runs, curbs, or other obstructions shall be 31 inches (785 mm) high maximum. EXCEPTION: Play tables designed and constructed primarily for children 5 years and younger shall not be required to provide knee clearance when the clear floor or ground space required by 1008.4.2 is arranged for a parallel approach. 1008.4.4 Entry Points and Seats. Where play components require transfer to entry points or seats, the entry points or seats shall be 11 inches (280 mm) minimum and 24 inches (610 mm) maximum from the clear floor or ground space. EXCEPTION: Entry points of seats shall not be required to comply with 1008.4.4. 1008.4.5 Transfer Supports. Where play components require transfer to entry points or seats, at least one means of support for transferring shall be provided.	Reach to Side Height	Age 3 and 4 (915 mm)	Age 5 through 8 (1015 mm)	Age 9 through 12 (1120 mm)	Low (minimum)	20 in (510 mm)	18 in (455 mm)	15 in (405 mm)
Reach to Side Height	Age 3 and 4 (915 mm)	Age 5 through 8 (1015 mm)	Age 9 through 12 (1120 mm)						
Low (minimum)	20 in (510 mm)	18 in (455 mm)	15 in (405 mm)						

REFER TO TAS LATEST EDITION FOR ALL OTHER PERNENT SECTIONS.

DRAWING TITLE

ACCESSIBILITY NOTES & DETAILS

DRAWN BY: _____ CHECKED BY: JC

DATE: 09/20/2018 JOB NO: fulshear

DRAWING NO: **A-0.3**

