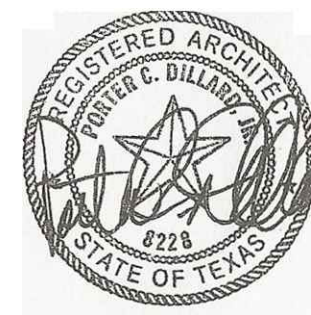


Kung Fu Tea - Bandera Exchange

5755 NW Loop 410 Suite 104
San Antonio Texas 78238



Dillard Architect Group
708 Rigsby Avenue
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dillarchgrp@att.net

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 G-20 ADA REQUIREMENTS

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 A-2.0 FLOOR PLAN RCP INTERIOR ELEVATIONS
 A-3.0 FINISH PLAN SCHEDULE DETAILS
 A-4.0 REFLECTED CEILING PLAN DETAILS

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Drawing Conventions

PROPERTY LINE
NEW CONTOURS
EXISTING CONTOURS
TEST BORING
AREA DRAIN
EXISTING ELEVATION
FINISH GRADE ELEVATION
NORTH SYMBOL
COLUMN LINE
FLOOR LINE
MATCH LINE
ELEVATION SYMBOL
DOOR DESIGNATION
WINDOW DESIGNATION
PARTITION TYPE
REVISION NUMBER
DETAIL ENLARGED

PLAN OR DETAIL ENLARGED
DETAIL AND VERTICAL SECTIONS
DIMENSIONS
 all dimensions to face of wall unless otherwise noted
BRACKETS
 indicate existing dimensions - contractor to field verify.

Code Information

BUILDING CODE REVIEW:		15. PARKING REQUIREMENTS	
2018 INTERNATIONAL BUILDING CODE, IBC		DESCRIPTION CLASSIFICATION OCCUPANCY	
2018 INTERNATIONAL EXISTING BUILDING CODE, IEB		PARKING SPACES (UDC: 35-526)	
2018 INTERNATIONAL RESIDENTIAL CODE, IRC		MINIMUM MAXIMUM	
2018 INTERNATIONAL FIRE CODE, IFC		1 PER 300 SF 1 PER 200 SF	
2018 INTERNATIONAL MECHANICAL CODE, IMC		ON SITE PARKING	
2018 INTERNATIONAL PLUMBING CODE, IPC		REQUIRED ASSEMBLY/RETAIL A-2 5 SPACES 8 SPACES	
2018 INTERNATIONAL FUEL GAS CODE, IFGC		ACTUAL ON SITE	
2018 INTERNATIONAL ENERGY CONSERVATION CODE, IECC		PARKING SPACES	
2017 NATIONAL ELECTRICAL CODE, NEC		TO BE PROVIDED	
1. PROJECT:	KUNG FU TEA - BANDERA EXCHANGE	STRIP CENTER 8 SPACE PROVIDED FOR SUITE 104	
2. LOCATION:	5755 NW LOOP 410 - SUITE 104 San Antonio, TX. 78238	16. PLUMBING FIXTURES REQUIREMENTS	
3. PROPERTY ZONING:	C-3 (AHOD)	DESCRIPTION CLASSIFICATION OCCUPANCY	
4. PRIMARY OCCUPANCY:	(TABLE 304) GROUP B	WATER CLOSET LAVATORIES DRINKING FOUNTAINS OTHER	
5. AUTOMATIC FIRE SUPPRESSION:	NO	MINIMUM # OF FIXTURES ASSEMBLY A-2 MALE 1 / FEMALE 1 1 EXISTING WATER COOLER UTILITY SINK	
6. BUILDING SIZE (SF):	1,420 SF (TENANT BUILD OUT)	11. ROOF COVERING CLASSIFICATION: EXISTING TO REMAIN NO LIMIT	
7. CONSTRUCTION CLASSIFICATION:	(TABLE 602) 2-B	12. OCCUPANT LOAD (SECTION 1004)	
8. BUILDING AREA/HEIGHT LIMITATIONS:	(TABLE 503) EXISTING TO REMAIN	ROOM NAME OCCUPANCY FUNCTION OF SPACE GROSS SF AREA MAX SF FLOOR AREA/OCC MAX OCCUPANTS	
9. FIRE RESISTANCE RATING REQUIREMENTS:	(TABLE 601)	SEATING AREA GROUP B ASSEMBLY 550 SF 550 / 15NET GR= 36.6 37 occ	
PRIMARY STRUCTURAL FRAME	0 HR(S)	ORDER PICK-UP SALES 175 SF 175 / 100 GR = 1.75 2 occ	
BEARING WALLS - EXTERIOR	0 HR(S)	SERVICE KITCHEN 315 SF 315 / 200 GR = 1.5 2 occ	
BEARING WALLS - INTERIOR	0 HR(S)	BACK OF HOUSE RESTROOMS 330 SF 330 / 100 GR = 3.3 4 occ	
NON BEARING WALLS - EXTERIOR	0 HR(S)	MAXIMUM TRAVEL DISTANCE TO AN EXIT: (TABLE 10.17) A OCCUPANCY MAX TRAVEL DISTANCE 150'-00" SPRINKLED	
NON BEARING WALLS - INTERIOR	0 HR(S)	MAXIMUM LENGTH OF DEAD END CORRIDORS: (TABLE 1020.4) 20' MAX DEAD END LENGTH	
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HR(S)	TOTAL EGRESS WIDTH REQUIRED/ PROVIDED: (SECTION 1018) 45 occ X 0.2' = 9.0'. REQUIRED EGRESS WIDTH 5' EGRESS WIDTH PROVIDED (2) 3'-0" DOOR = 32' X 2 = 64'	
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HR(S)	TOTAL EXISTING = 64'	
EXT. WALL FIRE SEPARATION DISTANCE 10' < X < 30'	0 HR(S)	14. NUMBER OF EXITS REQUIRED: (TABLE 1015.1) (2) EXISTS PROVIDED	
10. WALL OPEN AREA (UN-PROTECTED) VS DISTANCE TO BLDG: 15' TO > 20' X > 30'	25% NO LIMIT		

Site Location Map



LOCATION MAP

NOT TO SCALE

ADDRESS:

Kung Fu Tea - Bandera Exchange
 Suite 104
 5755 NW Loop 410
 San Antonio TX 78238
LEGAL DESCRIPTION:
 NCB 17376
 BLK 6
 LOT 7

Abbreviations

A/C	AIR CONDITIONING	ELEC. ELECT.	ELECTRICAL	GR.	GRADE	N.D.	NAPKIN DISPOSAL	SIM.	SIMILAR
ACP.	ACOUSTICAL PANEL	ELEV.	ELEVATION (DRAWING)	GTP.	GLAZED TILE PAVER(S)	N.I.C.	NOT IN CONTRACT	SPC.	SPECIAL COATING SYSTEM
ACT.	ACOUSTICAL TILE	E.J.	EXPANSION JOINT	GYP.	GYP.	NO.	NUMBER	SO.	SQUARE
A.D.	AREA DRAIN	EQ.	EQUAL	HC	HANDICAPPED ACCESSIBLE	N.T.S.	NOT TO SCALE	SPEC., SPECS.	SPECIFICATIONS
A.D.A.	AMERICANS WITH DISABILITIES ACT (1990)	EQUIP.	EQUIPMENT	HGT.	HEIGHT	N.V.	NAPKIN VENDOR	SS.	SOUND STRIP
ADJ.	ADJUSTABLE	EXIST.	EXISTING	HORIZ.	HORIZONTAL	O.C.	ON CENTER	SS, ST. STL.	STAINLESS STEEL
A.F.F.	ABOVE FINISH FLOOR	EXP.	EXPANSION	HM	HOLLOW METAL FRAME	O.D.	OUTSIDE DIAMETER	STR.	STRUCTURAL
A.F.G.	ABOVE FINISH GRADE	EXT.	EXTERIOR	H.W.	HOT WATER	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	STRUC.T.	STRUCTURAL
ALUM.	ALUMINUM	FB.	FACE BRICK	I.D.	INSIDE DIAMETER	OPNG.	OPPOSITE HAND	SUSP.	SUSPENDED
AL.T.	ALTERNATE	FD.	FLOOR DRAIN	INSUL.	INSULATION	OPP.	OPPOSITE	SVF	SHEET VINYL FLOORING
ANGLE	ANGLE	F.E.	FIRE EXTINGUISHER	INT.	INTERIOR	OPP.	OPPOSITE	SVOF	SHEET VINYL DANCE FLOORING
ASPH.	ASPHALT	F.E.C.	FIRE EXTINGUISHER CAB.	I.P.S.	IRON PIPE SIZE	P.C.	PRECAST	T.B.	TACK BOARD
BD.	BOARD	F.H.C.	FIRE HOSE CAB.	HC	HANDICAPPED ACCESSIBLE	P.H.	PAPER HOLDER	TEL.	TELEPHONE
BD.G.	BUILDING	FIN.	FINISH	HGT.	HEIGHT	PL.	PLATE	TERR.	TERRAZZO
BLK.	BLOCK	FLR.	FLOOR	HORIZ.	HORIZONTAL	P.L.	PROPERTY LINE	THK.	THICK
BM.	BEAM	FLSHG.	FLASHING	HM	HOLLOW METAL FRAME	PLAS.LAM.	PLASTIC LAMINATE	T.O.	TOP OF
B.U.R.	BUILT-UP ROOF	FLUOR.	FLUORESCENT	H.W.	HOT WATER	PLUMB.	PLUMBING	T.O.B.	TOP OF WOOD BLOCKING
C.	CHANNEL	GA.	GAUGE	I.D.	INSIDE DIAMETER	PLWD.	PLYWOOD	T.O.M.	TOP OF MASONRY
CAB, CABT	CABINET	GALV.	GALVANIZED	INSUL.	INSULATION	POL.	POLISHED	T.O.S.	TOP OF STEEL
CFMF	COLD FORMED METAL FRAMING	G.B.	GRAB BAR	INT.	INTERIOR	P.P.	POWER POLE	T.T.D.	TOILET TISSUE DISPENSER
C.J.	CONTROL JOINT	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	I.P.S.	IRON PIPE SIZE	PR.	PAIR	TYP.	TYPICAL
Q	CENTER LINE	GEN.	GENERAL	JT.	JOINT	PT.	POINT	U.N.O.	UNLESS NOTED OTHERWISE
CLG.	CEILING	G.I.	GALVANIZED IRON	LAM.	LAMINATE	PTD.	PAINTED	UR.	URNAL
C.M.U.	CONCRETE MASONRY UNIT	GL.	GLASS	LAV.	LAVATORY	P.W.B.	PREFINISHED WALL BOARD	V	VENT
COL.	COLUMN	GR.	GRADE	L.P.	LIGHTPOLE	QT.	QUARRY TILE	V.C.T.	VINYL COMPOSITION TILE
COMP.	COMPRESSIBLE	GTP.	GLAZED TILE PAVER(S)	LT	LIGHT	R	RADIUS	VENT.	VENTILATING
CONC.	CONCRETE	GYP.	GYP.	LT. WT.	LIGHT WEIGHT	RD.	ROOF DRAIN	VER.	VERIFY
COND.	CONDITION	MANUF. MFR.	MANUFACTURER	MNF.	MANUFACTURER	RE.	REFERENCE	VERT.	VERTICAL
CONT.	CONTINUOUS	MAS.	MASONRY	MATL.	MATERIAL	RECP.	RECEPTACLE		
CORR.	CORRIDOR	MATL.	MATERIAL	MAX.	MAXIMUM	REINF.	REINFORCE		
CPT.	CARPET	F.E.	FIRE EXTINGUISHER	MECH.	MECHANICAL	RES.	RESILIENT		
CT.	CERAMIC TILE	F.E.C.	FIRE EXTINGUISHER CAB.	MB	MARKER BOARD	REQ., REQD.	REQUIRED		
CTS.K.	COUNTERSINK	F.H.C.	FIRE HOSE CAB.	MECH. W.P.	MECHANICAL WATERPROOFING	REV.	REVISED	V.I.F.	VERIFY IN FIELD
C.W.	COLD WATER	FIN.	FINISH	MEM.	MEMBRANE	RF	RECREATIONAL RESILIENT FLOORING	VWC	VINYL WALL COVERING
FIXT.	FIXTURE	FLR.	FLOOR	MEP	MECHANICAL ELECTRICAL & PLUMBING	RPG.	RELOCATABLE PAINTED GYPSUM BOARD	W/	WITH
FLSHG.	FLASHING	FLSHG.	FLASHING	MEZZ.	MEZZANINE	RSS.	ROD STOCK AND SEALANT	W.C.	WATER CLOSET
FLUOR.	FLUORESCENT	FLUOR.	FLUORESCENT	M.H.	MANHOLE	SC.	SEALED CONCRETE	WD.	WOOD
D.F.	DRINKING FOUNTAIN	GA.	GAUGE	MIN.	MINIMUM	SCH, SCHD.	SCHEDULE(D)	WDW.	WINDOW
DIA.	DIAMETER	GALV.	GALVANIZED	MISC.	MISCELLANEOUS	SCPL.	SOLID CORE PLASTIC LAMINATE	W.P.	WATERPROOFING
DIM.	DIMENSION	G.B.	GRAB BAR	M.O.	MASONRY OPENING	S.D.	SOAP DISPENSER	W.S.	WEATHERSTRIP
D.P.	DAMP-PROOFING	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	MOD.	MODULE	SHT.	SHEET	WT.	WEIGHT
DTL	DETAIL	GEN.	GENERAL	MTL.	METAL			W.W.	WATER WELL
D.S.	DOWNSPOUT	G.I.	GALVANIZED IRON	MTP.	METAL TOILET PARTITIONS			W.W.F.	WELDED WIRE FABRIC
DWG.	DRAWING	GL.	GLASS						
EA.	EACH								
EDF	ELECTRIC DRINKING FOUNTAIN								
EL.	ELEVATION (HEIGHT)								

Material Conventions

	EARTH FILL
	BRICK
	CONCRETE MASONRY UNIT
	CAST-IN-PLACE CONCRETE
	STEEL
	CERAMIC TILE
	GYPSUM BOARD
	PLASTER
	PLYWOOD
	FINISHED WOOD
	ACOUSTICAL TILE
	RIGID INSULATION
	BATT INSULATION
	WOOD BLOCKING
	WOOD FRAMING

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Seal:

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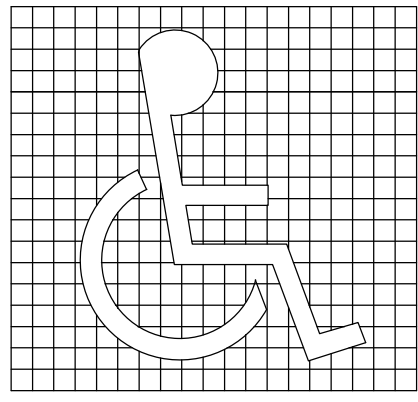
DRAWING INDEX

Project Name and Address:
Kung Fu Tea - Bandera Exchange
 5755 NW Loop 410
 San Antonio TX. 78238

No.:	Revision/Issue:	Date:

Sheet Name:
DRAWING INDEX

Drawn By:	JScott	Date:	09/17/21	Sheet No.:	
Checked By:					G-1.0
Sheet Date:					
Project No.:				Sheet:	Of:



THE FOLLOWING SECTION OF DETAILS PROVIDES INFORMATION ON REQUIREMENTS FOR DISABLED ACCESSIBILITY. THE REQUIREMENTS COMBINE MINIMUM REQUIREMENTS OF STATE AND FEDERAL AGENCIES. THE PURPOSE OF THIS SECTION IS TO HELP AVOID INSTALLATION OF MATERIALS ON CONSTRUCTION PROJECTS THAT WOULD LIMIT ACCESSIBILITY. THE SCOPE OF THIS SECTION IS LIMITED AND THE INDIVIDUALS WORKING ON THE PROJECT SHOULD FAMILIARIZE THEMSELVES WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COPIES OF THESE DOCUMENTS MAY BE OBTAINED BY CONTACTING THE FOLLOWING:

TAS: OFFICE OF THE SECRETARY OF STATE
TEXAS REGISTER DIVISION
P.O. BOX 13824
AUSTIN, TEXAS 78711-3824
(512) 463-5989
FAX (512) 463-5581
TDD (800) 735-2989

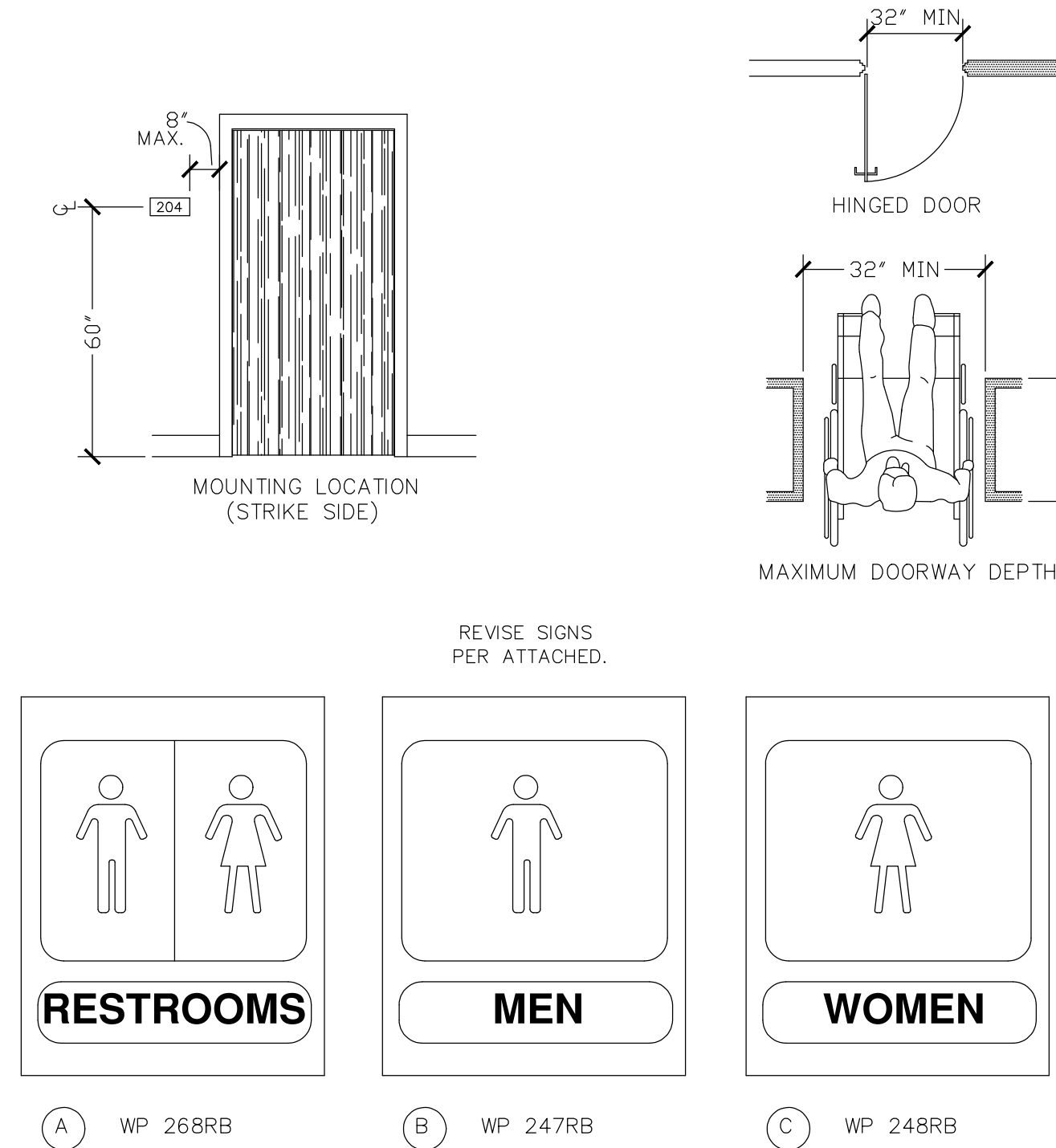
ADAAG: SOUTHWEST DISABILITY AND BUSINESS TECHNICAL ASSISTANCE CENTER FOR REGION VI
2323 S. SHEPHERD, SUITE 1000
HOUSTON, TEXAS 77019
ADA HOTLINE:
(800) 949-4232
TDD: (713) 520-5136
(713) 520-0232
FAX: (713) 520-5785

IN THE EVENT THE INFORMATION ON THE PLAN SHEETS DOES NOT MEET THE MINIMUM REQUIREMENTS OF THE SECTION, THEN THE INFORMATION SHALL BE PRESENTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION OF SPECIFIC AREA OF WORK.

ELIMINATION OF ARCHITECTURAL BARRIERS
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (ADA)
In accordance with accessibility requirements, the following standards shall be included when bidding on projects involving renovations of or new facilities for public accommodation or commercial facilities. Any items not conforming to these or any other standards, codes, or ordinances shall be brought to the attention of the project architect for his interpretation. In the event the information listed in this document conflicts with any portion of the work described in the Contract Documents, the contractor shall notify the architect, in writing, of his need for a solution to resolve the conflict. The mounting heights indicated are for items that require accessibility by disabled individuals. Where two or more items are grouped in one area (mirrors, sinks, toilets, drinking fountains, urinals, shelves, telephones, etc.), not all items in area have to be mounted at handicap height. Mounting heights of items where more than one is furnished in a particular space shall be determined by architect in field. These will not be installed at H.C. height. Contractor to coordinate these installation heights with other materials for neat, trimmed out and finished appearance. Items for disabled individual use shall be mounted at height indicated for grade levels 9 or above /ages 15 or above.

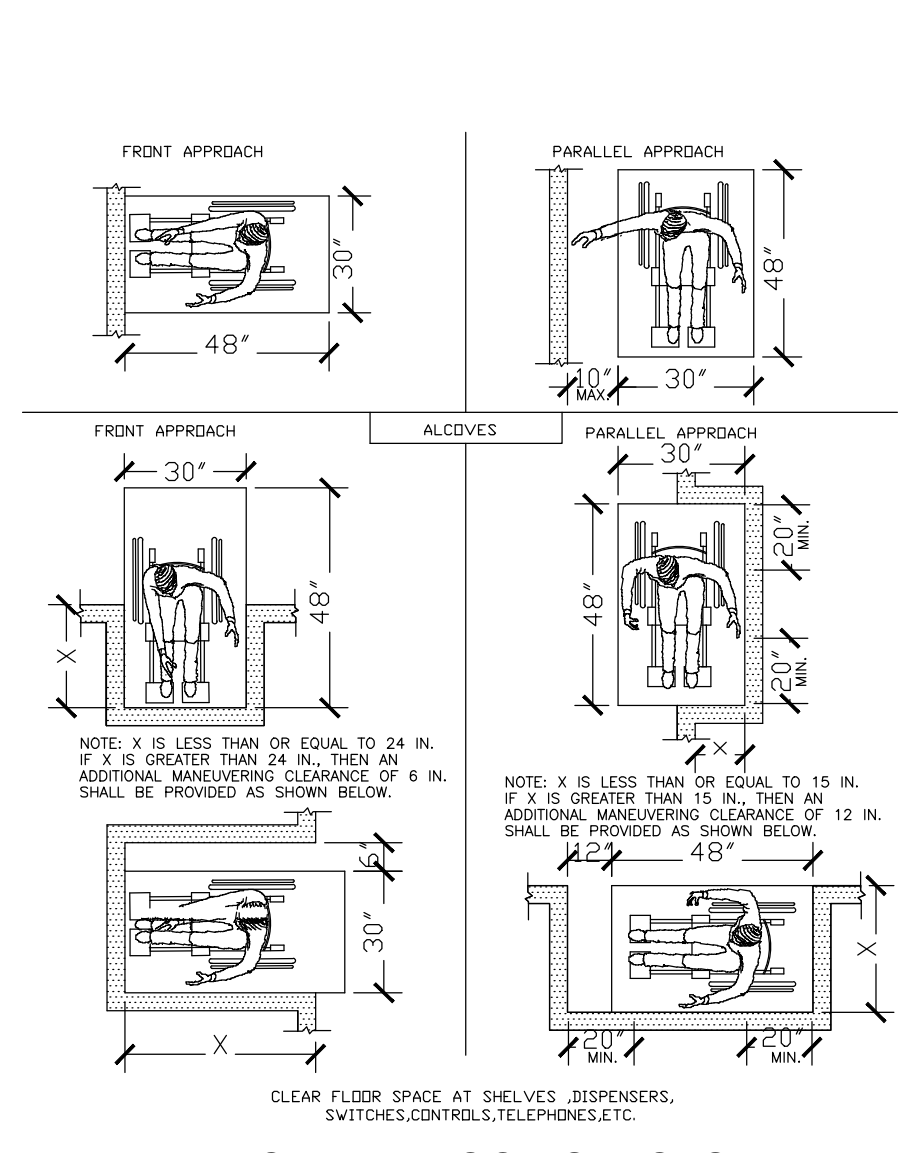
- DOORS AND OPENINGS**
 - Raised Thresholds and Floor Level Changes at Doorways:** Changes in level at doors shall not exceed one-half inch (1/2") in height and shall be beveled with a slope no greater than 1:2.
 - Door Hardware:** Handles, pulls, latches, locks, and other operating devices on doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting to operate. The force required to activate door hardware shall be no greater than five lbs. Acceptable designs include lever-operated mechanisms, push-type mechanisms, and U-shaped handles. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Doors to hazardous areas such as loading platforms, boiler rooms, mechanical and electrical rooms, slope, and other areas that might be dangerous to a blind person, shall be made identifiable to the touch by a textured surface on the door handle, pull, or other operating hardware. This textured surface may be made by knurling or roughening (no tape allowed). Such textured surfaces shall not be provided for emergency exit doors or any doors other than those to hazardous areas.
 - Door Closer:** If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of: (a) 90 degrees, the door will take at least three seconds to move to an open position of approximately 12 degrees; or (b) 70 degrees, the door will take at least three seconds to move to a joint 3 inches from the latch, measured to the leading edge of the door.
 - Door Opening Forces:** The maximum force for pushing or pulling open a door shall comply with this paragraph. For hinged doors, the force shall be applied perpendicular to the door at the door opener or 30 inches from the hinged side, whichever is farther from the hinge. For sliding or folding doors, the force shall be applied parallel to the door at the door pull or latch.
 - Exterior hinged doors shall not exceed 8.5 lbf. Slight increase in opening force shall be allowed where 8.5 lbf is insufficient to compensate for air pressure differentials.
 - Sliding doors, folding doors, and interior hinged doors shall not require a force exceeding five lbf.
 - Fire doors may be adjusted to meet the minimum opening force allowed by the governing authority or applicable building code.
- CONTROLS AND OPERATING MECHANISMS**
 - All controls and devices having general use mechanical or electrical operating mechanisms which are expected to be operated by occupants, visitors, or other users of a building or facility, shall comply with this subsection. Such mechanisms may include, but are not limited to, thermostats, light switches, alarm activating units, ventilators, electrical outlets, paper towel dispensers, etc.
 - Clear Floor Space:** A clear floor space that allows a forward or parallel approach by a person using a wheelchair shall be provided at all controls, dispensers, receptacles, and other operable equipment. The space shall never be less than an area 30 x 48 inches.
 - Height:** The highest operable part of any control, dispenser, receptacle, and other operable equipment shall be no higher from the floor than heights indicated on attached sketches for forward and side approach except where the use of special equipment dictates otherwise. Electrical and communications systems receptacles on walls shall be mounted no less than fifteen inches (15") above the floor.
 - Operation:** controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or severe twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

- SIGNAGE**
 - Wherever signage is used for emergency information or general circulation directions for the identification of rooms and spaces, at least one set of signage shall be provided for each function and each room or space that is identified.
 - Character Proportion:** Letters and numbers on signs shall have width-to-height ratio between 3:5 and 1:1, and a stroke width-to-height ratio between 1:3 and 1:10, using an upper case "X" for measurement.
 - Color Contrast:** Characters and symbols shall have contrast with their background.
 - Tactile Characters and Symbols:** Characters, symbols, or pictographs on signs required to be tactile, shall be raised 1/32 in., minimum. Letters and numbers shall be sans serif characters; shall be at least 5/8 in. high, but should be no higher than 2 in.; and shall be proportioned in accordance with subparagraph 3.A.1) above.
 - Mounting Height and Location:** Room identification signs shall be mounted on the wall surface on the latch (strike) side of doors between approx. 54 in. (54") and 66 in. (66") above the finish floor and within 8 in. (8") from the outside edge of the door frame. Other signs for directional information only shall be mounted between 54" and 66" above finish floor.

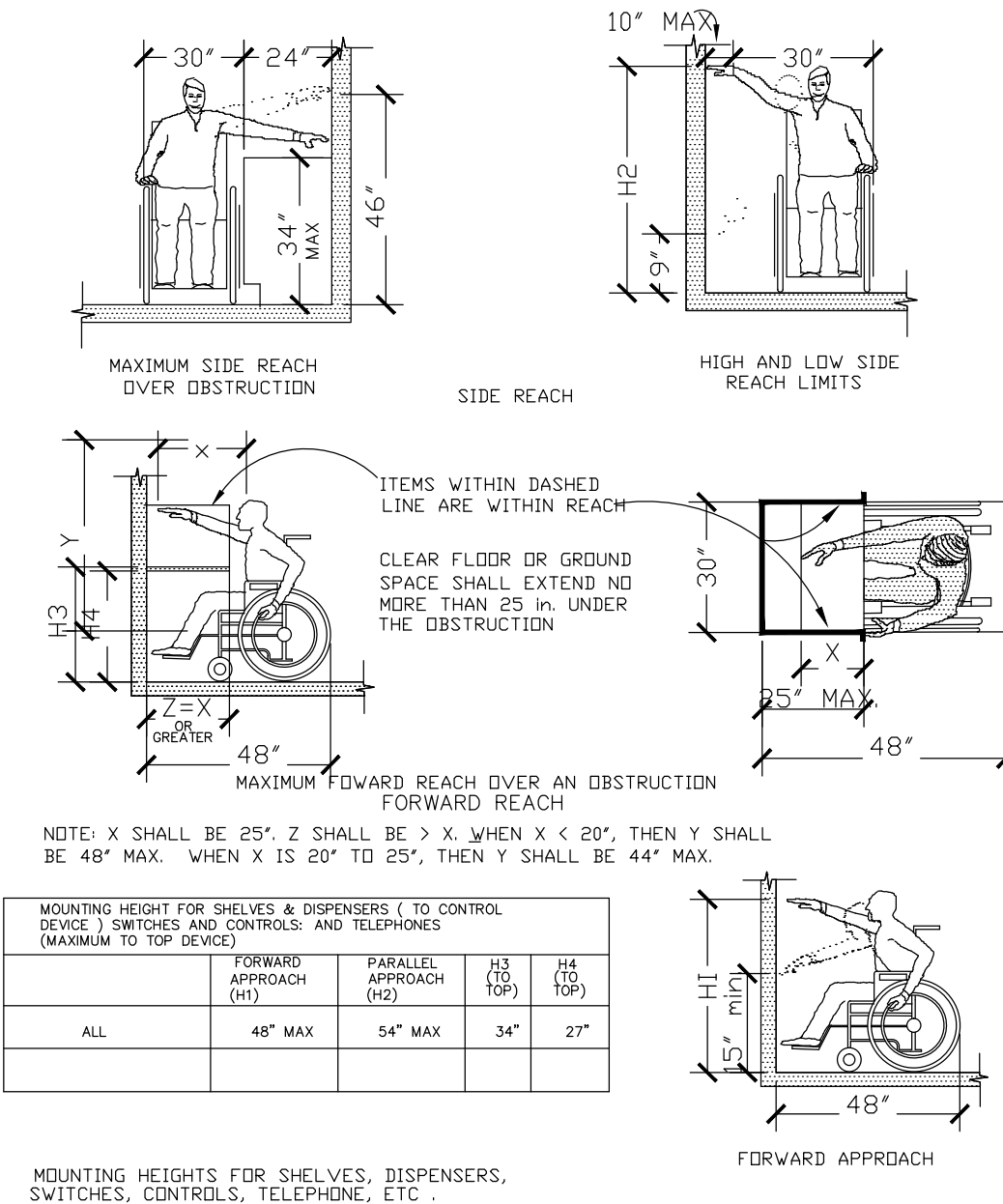


PRODUCT #'S BASED ON BEST SIGNAGE SYSTEMS. PROVIDE ONE SIGN FOR EACH RESTROOM THAT IS HANDICAP ACCESSIBLE PROVIDE CHARACTERS FOR LETTERS LETTERS AND BRAILLE AS DIRECTED BY OWNER (MEN, WOMEN, BOYS AND GIRLS, ETC.)

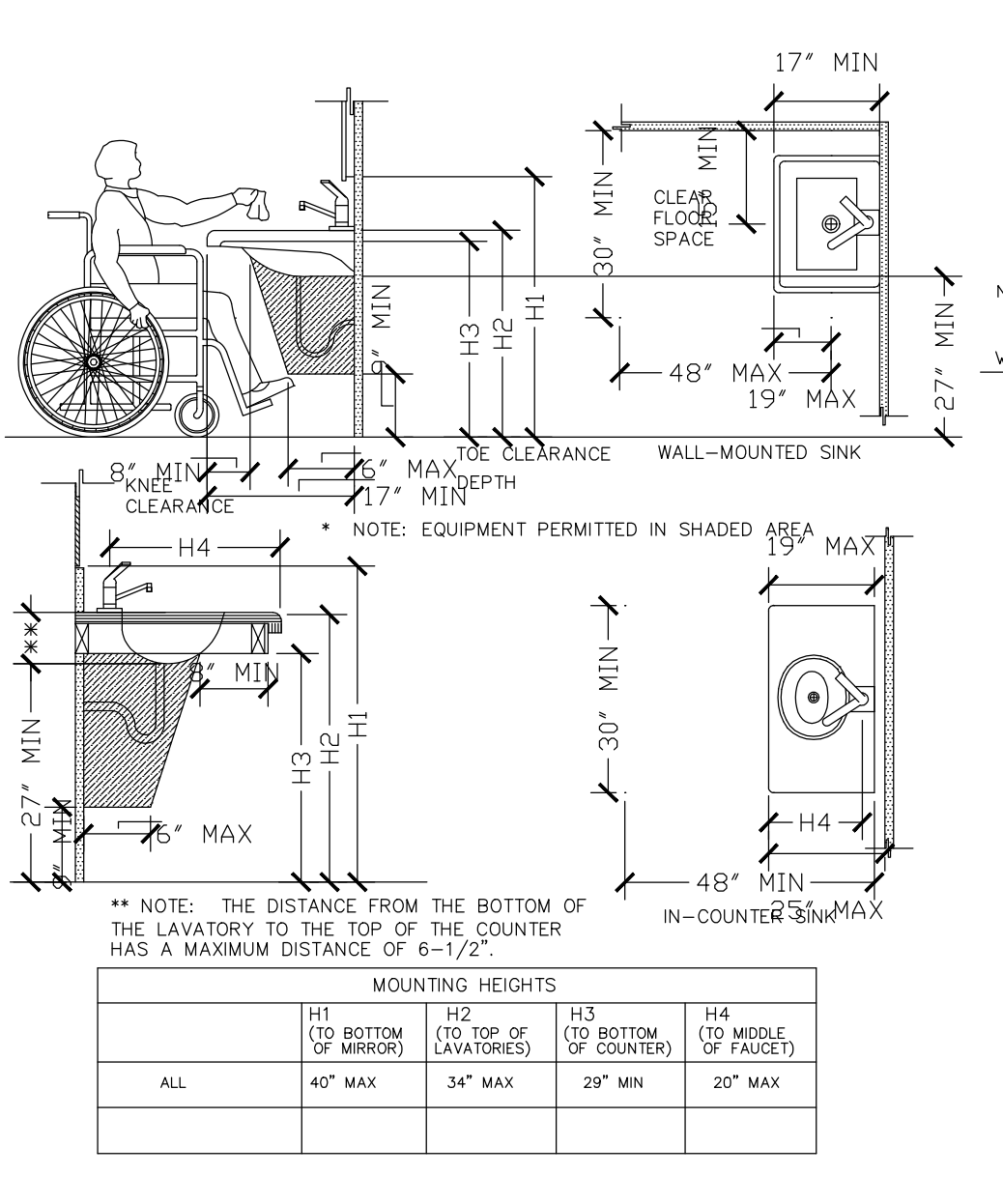
SIGNAGE



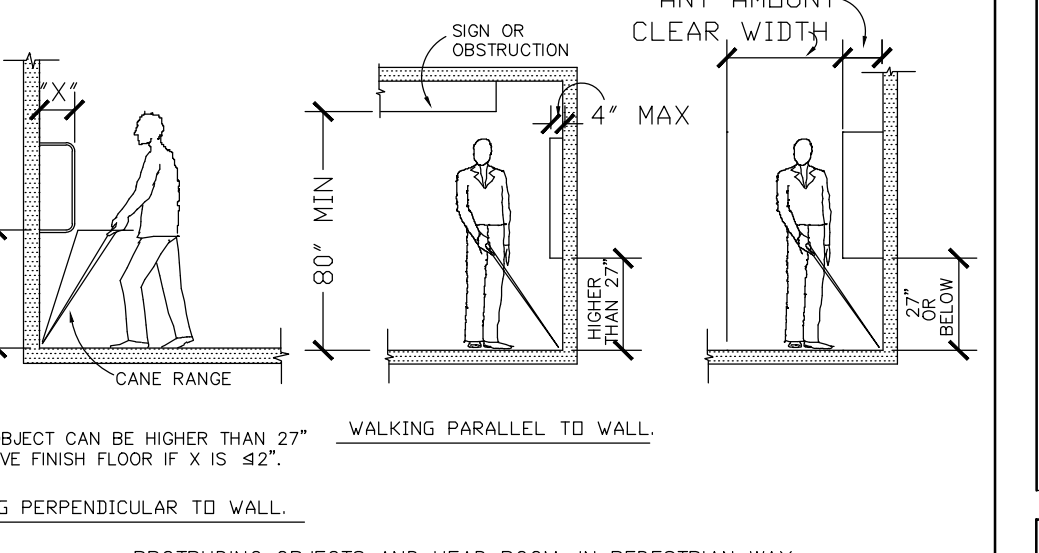
CLEAR FLOOR SPACES



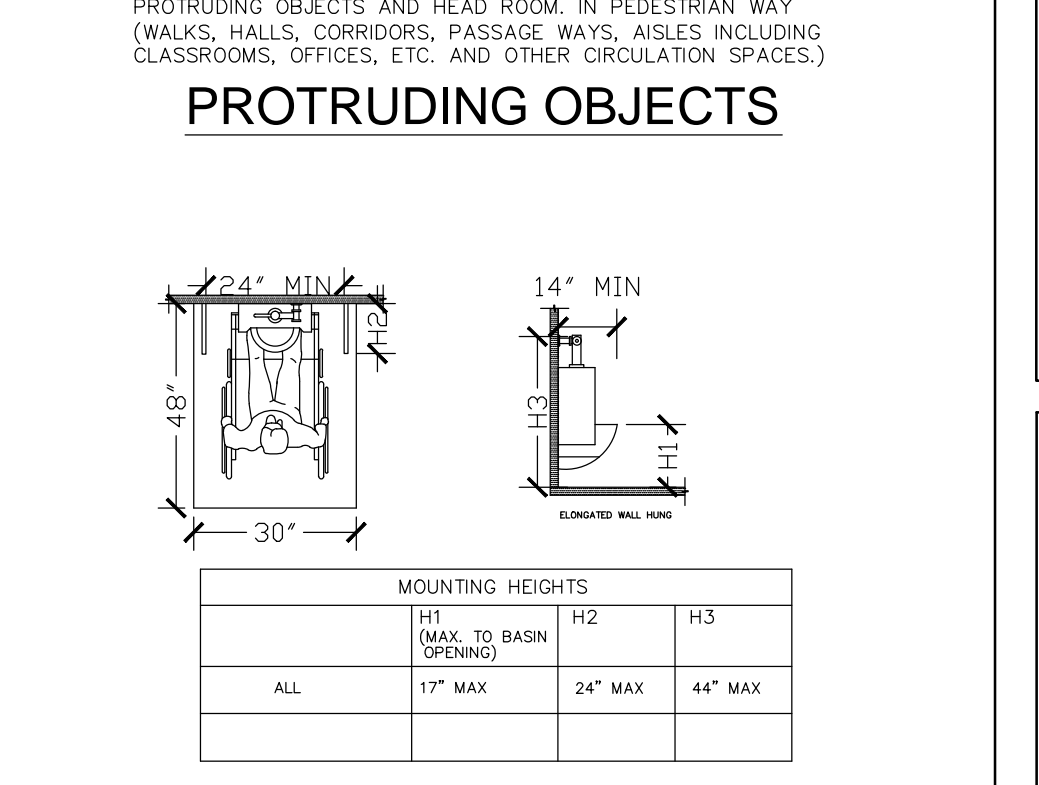
MOUNTING HEIGHTS



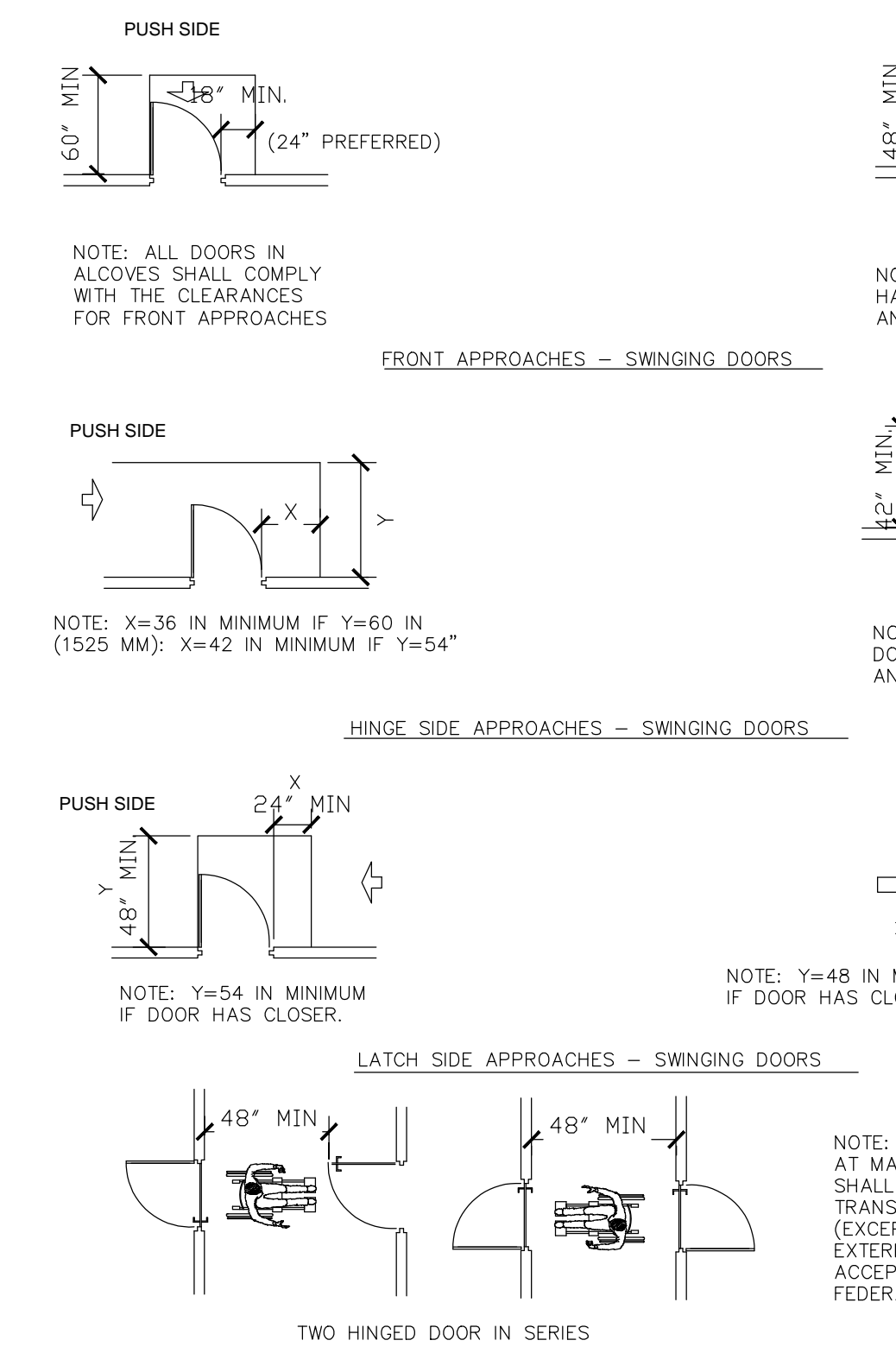
LAVATORY CLEARANCES



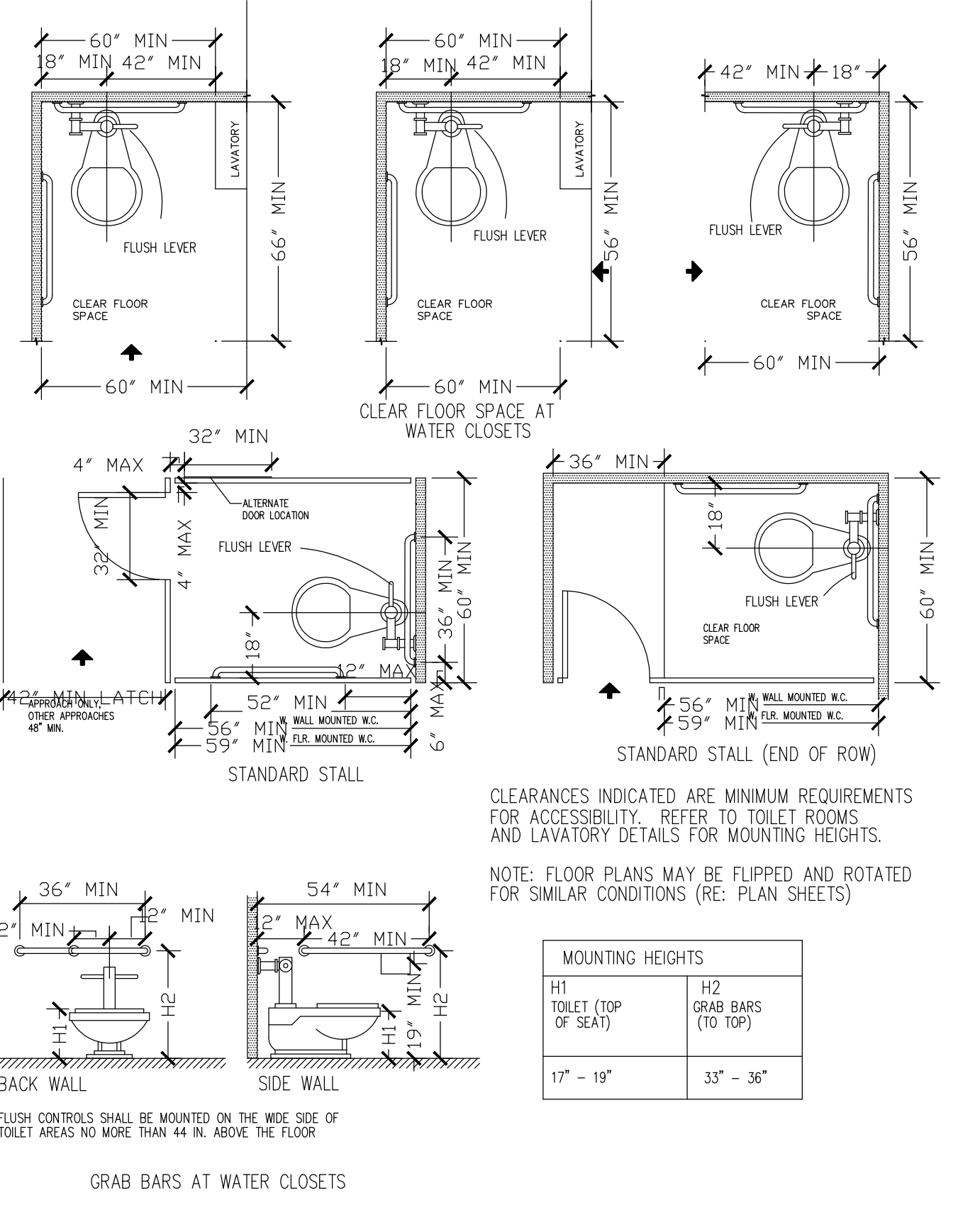
PROTRUDING OBJECTS



URINALS



MANEUVERING CLEARANCES @ DOORS



TOILET ROOMS

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Seal: REGISTERED ARCHITECT
PROFESSOR C. DILLARD
STATE OF TEXAS
11/01/19

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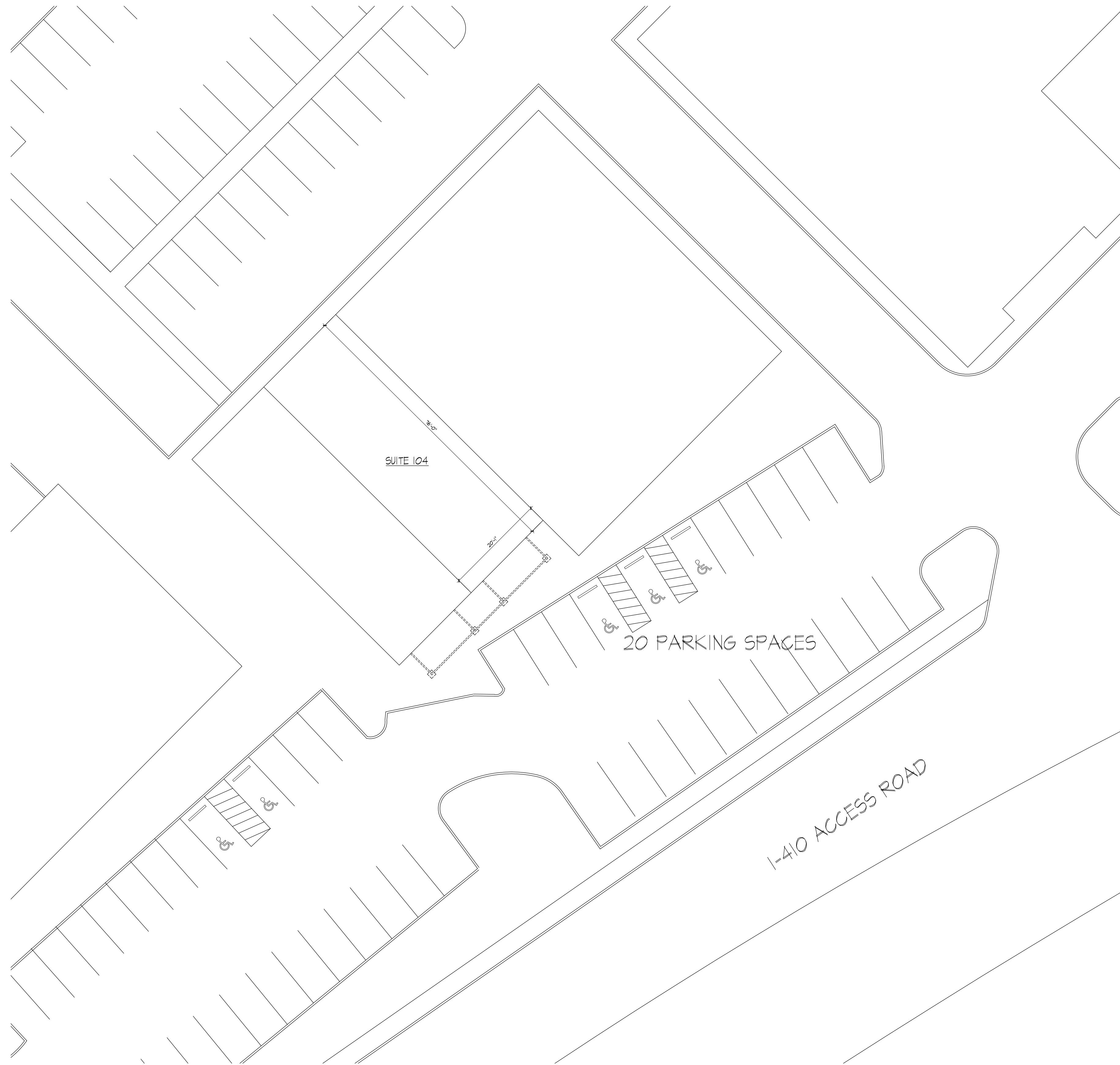
Project Name and Address

No.:	Revision/Issue:	Date:

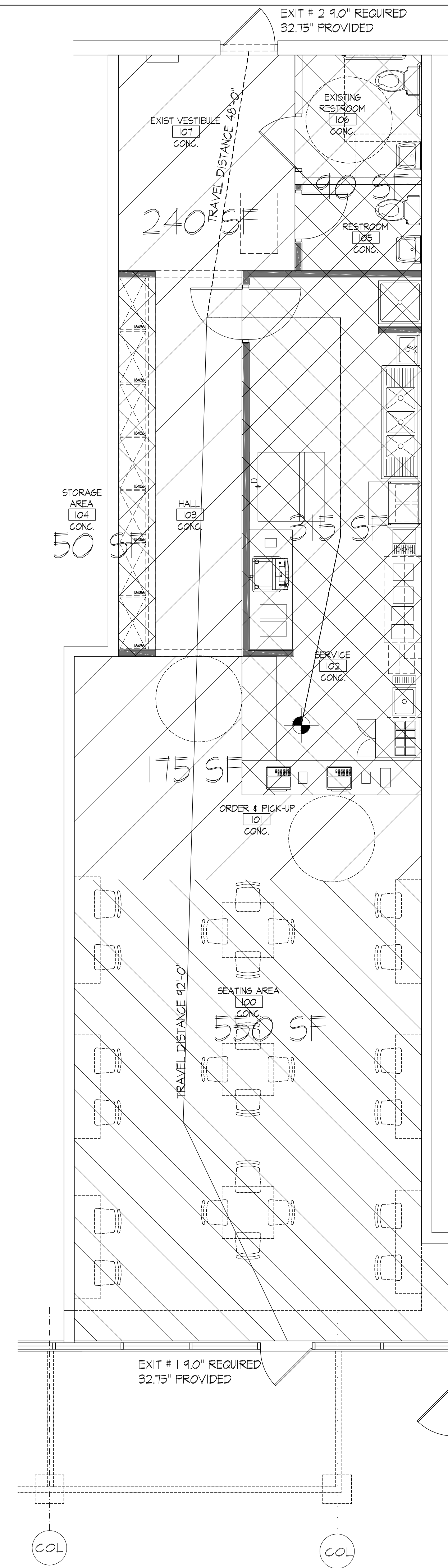
Sheet Name:

ADA REQUIREMENTS

Drawn By:	JScott	Date:	10/18/19	Sheet No.:
Checked By:				G-2.0
Sheet Date:				
Project No.:				Sheet: Of:



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



2 OCCUPANCY LOAD PLAN
Scale: 1/4" = 1'-0"



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Seal:



DATE: 09/17/21

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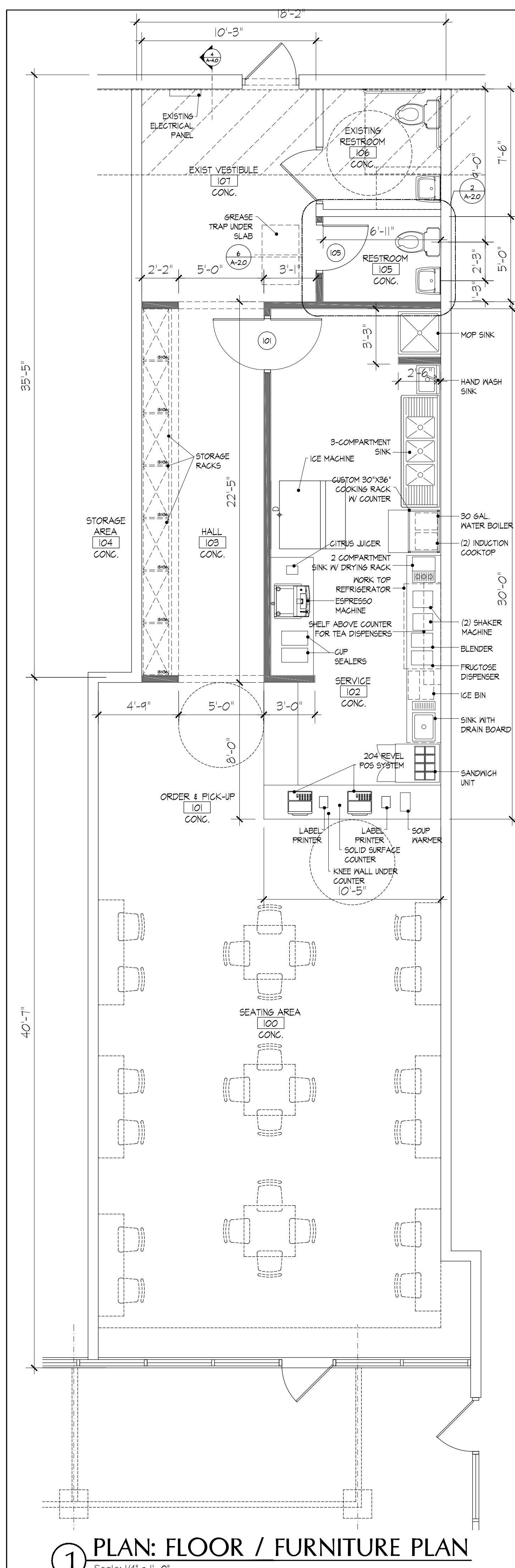
Kung Fu Tea - Bandera Exchange
5755 NW Loop 410
San Antonio TX. 78238

Project Name and Address

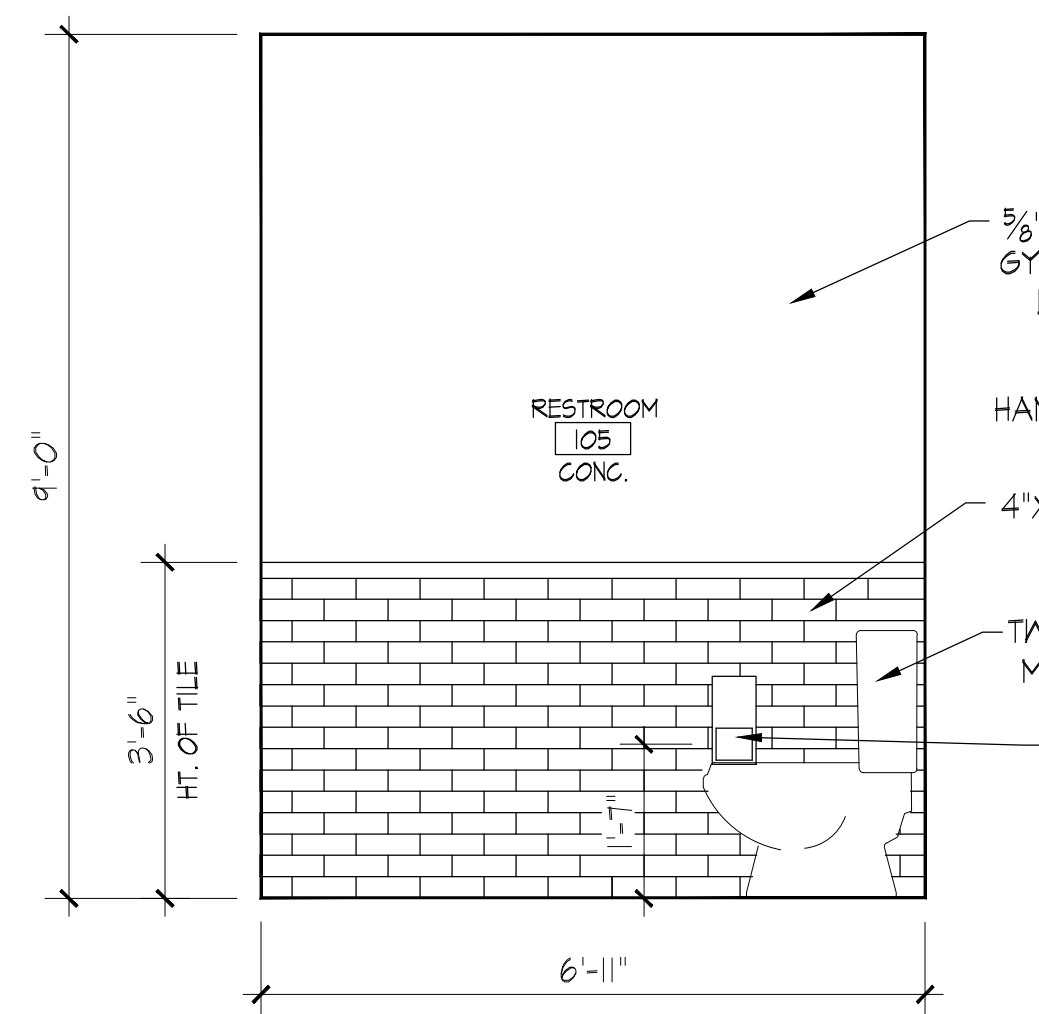
No.:	Revision/Issue:	Date:

SITE PLAN & OCCUPANCY PLAN

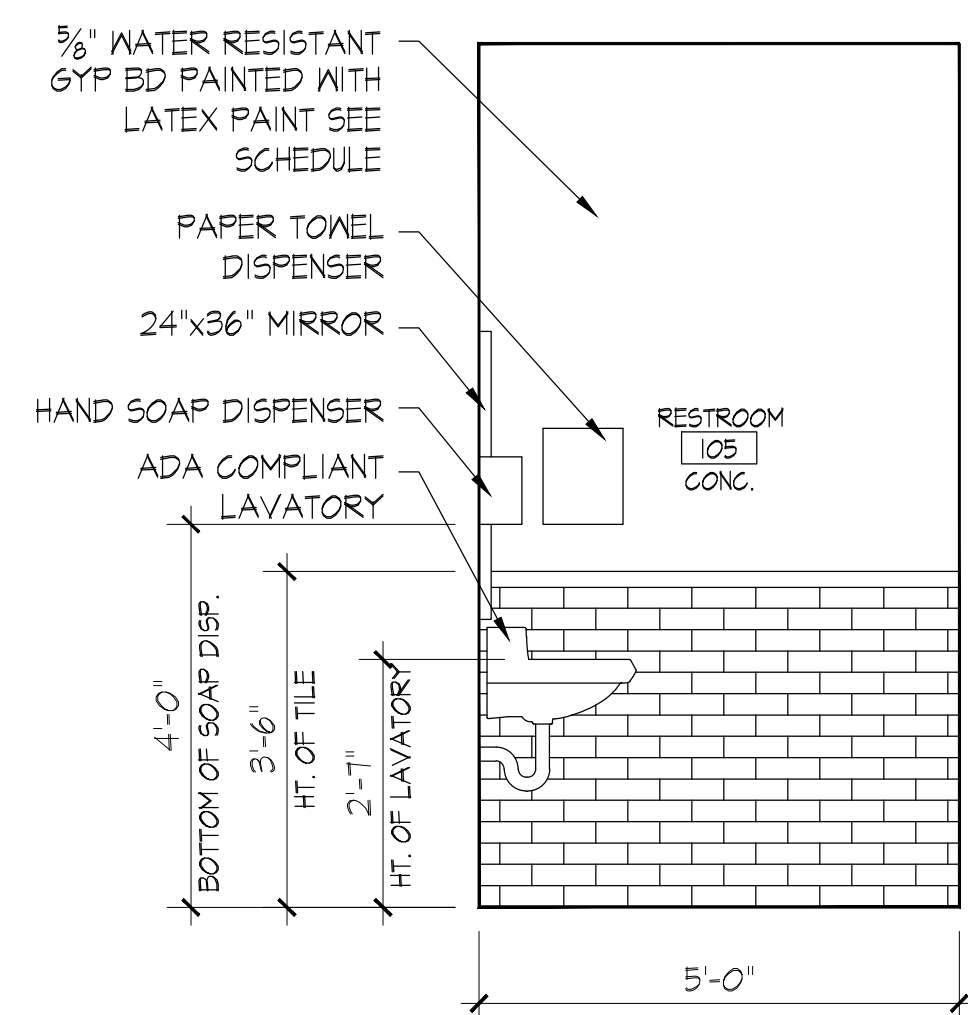
Drawn By:	J.Scott	Date:	09/17/21	Sheet No.:	A-10
Checked By:					
Sheet Date:					
Project No.:				Sheet:	Of:



2 PLAN: ENLARGED PLAN
Scale: 1/4" = 1'-0"



3 ELV: INTERIOR ELVATION
Scale: 1/4" = 1'-0"



5 ELV: INTERIOR ELVATION
Scale: 1/4" = 1'-0"

HEALTH DEPARTMENT NOTES:

FLOOR: SMOOTH DURABLE MATERIAL, NON ABSORBENT - EASILY CLEANABLE- NO PIPES OR CONDUITS EXPOSED ON FLOOR.

WALL & CEILING: IN FOOD STORAGE AREA, TOILET ROOM, VESTIBULE SHOULD BE NON ABSORBENT, EASILY CLEANABLE & LIGHT WHITE COLOR - NO PIPES CONDUITS, ELECTRIC PANELS, STUDS, JOINTS, OR RAFTERS OR INSULATION EXPOSED IN PACKAGE FOOD AREA, NON PERFORATED CEILING ON FOOD PREPARATION AND FOOD STORAGE AREA, RESTROOM & VESTIBULE.

TOILET ROOM: COMPLETELY ENCLOSED WELL LIGHTED WITH OUTSIDE VENTILATION SELF CLOSER TIGHT FITTING SOLID DOOR SHALL NOT OPEN DIRECTLY INTO ANY ROOM IN WHICH FOOD STORED OR HANDLES - MARLITE ON GYP. BOARD UP TO 4'-0" BEHIND PLUMBING FIXTURES.

VESTIBULE: 16 SQFT (MIN) WELL LIGHTED WITH OUTSIDE VENT SELF CLOSER VESTIBULE DOOR OPENS OUT TOILET DOOR OPENING MUST BE IN SUCH DIMENSION AS TO PREVENT BOTH DOORS FROM OPENING SIMULTANEOUSLY BY THE SAME PERSON.

VENTILATION: ALL ROOM SHALL HAVE SUFFICIENT VENTILATION.

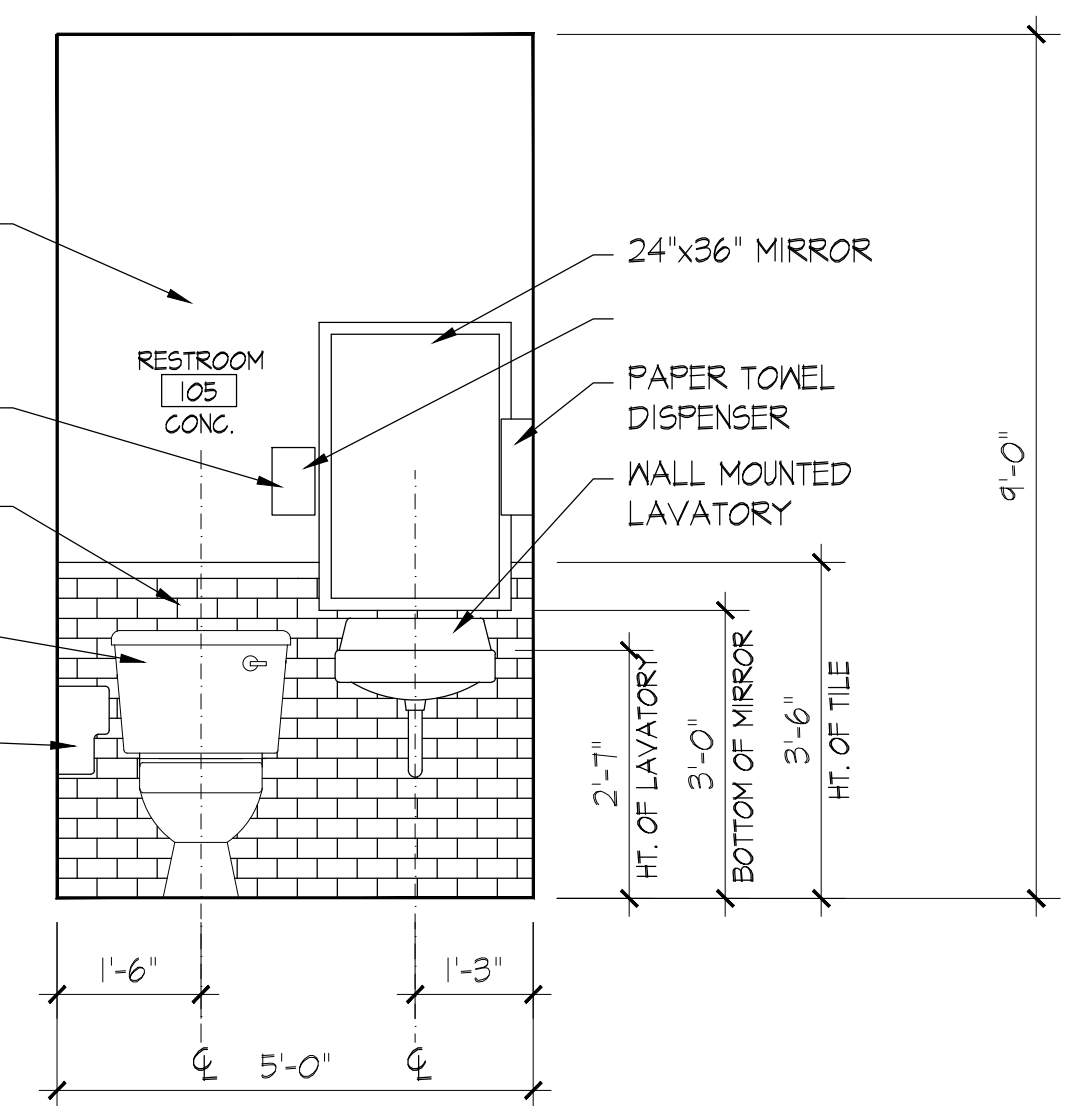
GARBAGE & REFUSE CONTAINERS: SHALL BE LOCATED OUTSIDE ON CONCRETE PAVEMENT.

EQUIPMENTS: SHALL BE LOCATED IN A WAY THAT FACILITATES CLEANINGS OF THE ESTABLISHMENT AND PREVENT FOOD CONTAMINATION.

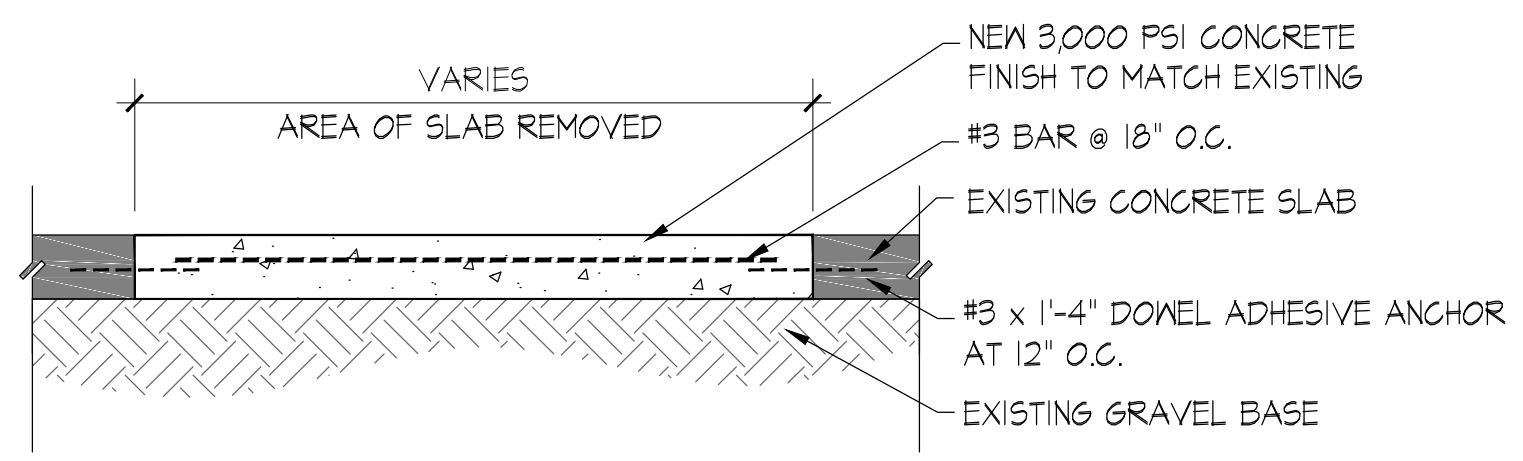
PROTECTIVE SHIELDING: PROVIDE SHIELDING FOR ALL ARTIFICIAL LIGHTING FIXTURES LOCATED OVER, BY OR WITHIN FOOD STORAGE SERVICE OR DISPLAY FACILITIES.

POISONOUS & TOXIC MATERIALS: EACH OF THE THREE CATEGORIES OF POISONOUS & TOXIC MATERIALS SHALL BE STORED SEPARATELY IN CABINET ABOVE MOP SINK IN UTILITY ROOM.

LIGHTING: AT LEAST 30 FOOT-CANDLES OF LIGHT SHALL BE PROVIDED TO ALL WORKING SURFACES AT LEAST 30 FOOT-CANDLES SHALL BE PROVIDED TO ALL OTHER SURFACES AND EQUIPMENT IN FOOD PREPARATION, UTENSIL-WASHING, HANDWASHING AREA, AND AT LEAST 20 FOOT-CANDLES AT A DISTANCE OF 30 INCHES FROM THE FLOOR THE FLOOR SHALL BE PROVIDED IN ALL OTHER AREAS.



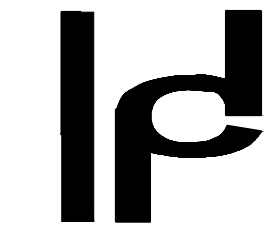
4 ELV: INTERIOR ELVATION
Scale: 1/4" = 1'-0"




6 DTL: SLAB DETAIL
Scale: 1/4" = 1'-0"

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STATE OF TEXAS
091721

Project Name and Address

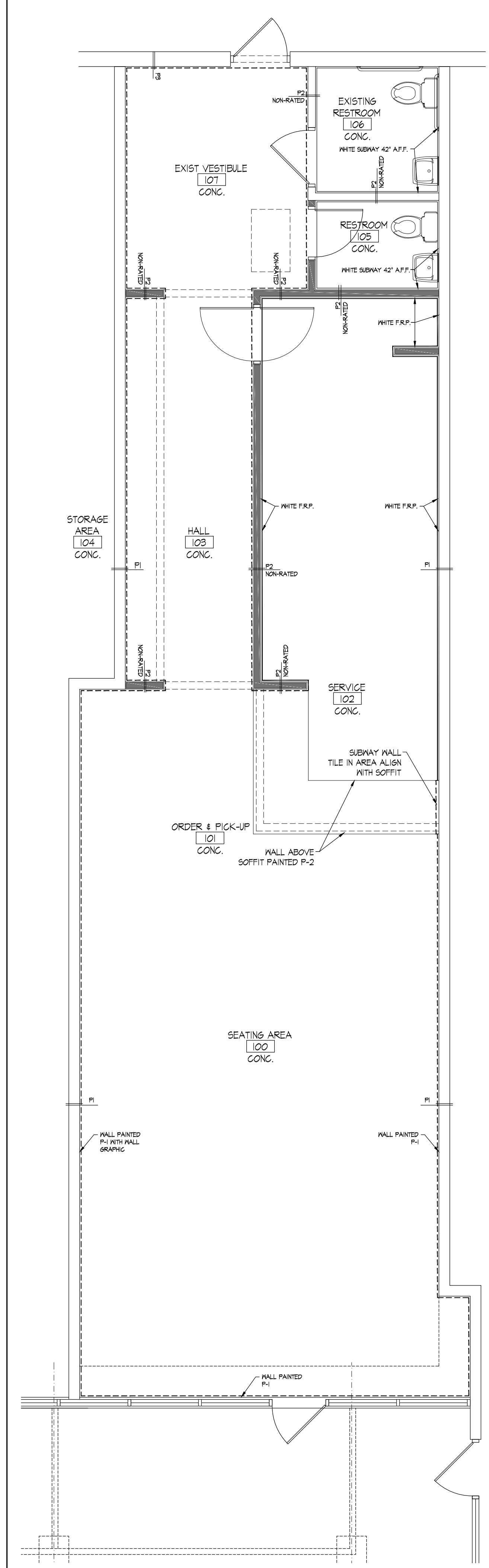
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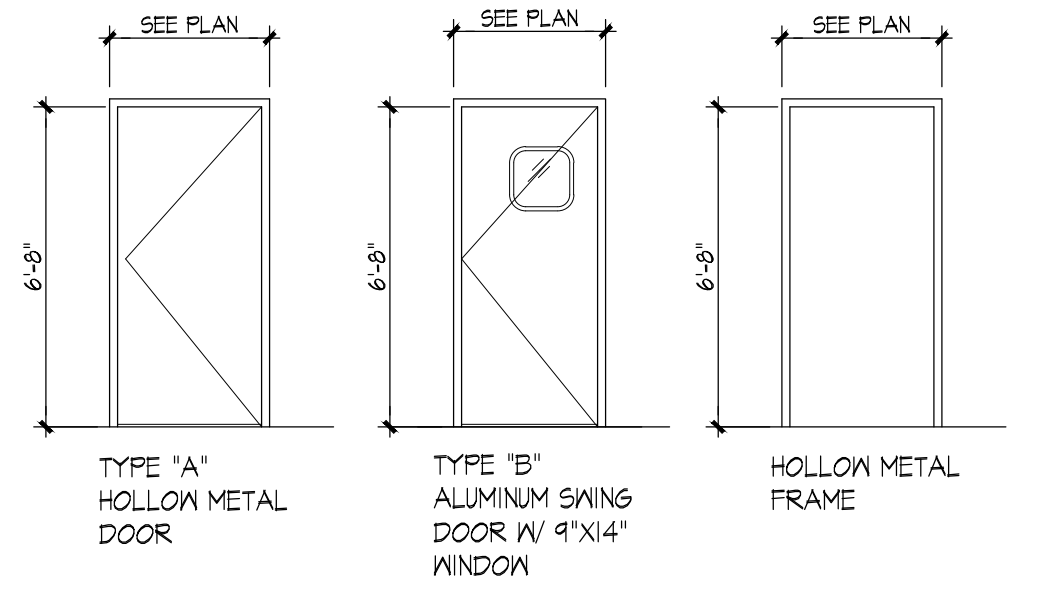
FLOOR PLAN ENLARGED PLAN & DETAILS

Drawn By: JScott	Date: 09/17/21	Sheet No.: A-2.0
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Sheet Date:		
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FINISH PLAN NOTES:

- F.R.P. MAINSCOT BEHIND AND SIDE OF SINK AND TOILET INSIDE RESTROOM.
- USE ROUND CORNER BEARS AT ALL WALLS OUTSIDE CORNERS.
- WALL FINISH BEHIND SERVICE COUNTER TO BE SMOOTH, EASILY CLEANABLE, NON ABSORBENT.
- FLOOR AND WALL IN WATER CLOSETS SHALL BE A SMOOTH HARD NON-ABSORBENT SURFACE, SPECIFIC AS FOLLOWS:
 - FLOOR FINISH WILL BE CERAMIC TILES 12"x12" CROSSVILLE GREEN #8154 (MASTER TILES).
 - WALL FINISH WILL BE CERAMIC TILES 4"x4" ALMOND #X735 (MASTER TILE) UP TO CEILING.
- ALL F.R.P. TO BE WHITE IN COLOR.
 - ALL INTERIOR FINISH MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 805, IBC 2018
 - ALL VERTICAL EXIT AND EXIT PASSAGEWAYS SHALL COMPLY WITH CLASS 'B' FLAME SPREAD OF 26-75; SMOKE DEV. OF 0-450.
 - ALL ROOMS AND ENCLOSED SPACES SHALL COMPLY WITH CLASS 'C' FLAME SPREAD OF 76-200; SMOKE DEV. OF 0-450.



DOOR AND FRAME SCHEDULE											
DR#	ROOM NAME	DOOR	FRAME	DETAILS	RATING	REMARKS					
NO.	ROOM NAME	SIZE	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL
101	SERVICE	3'-0" x 6'-8"	B	H.M.	PTD	B	H.M.	PTD	A-4.0/5	A-4.0/5	A-4.0/5
105	REST ROOM	3'-0" x 6'-8"	A	ALUM	ALUM	A	ALUM	ALUM	A-4.0/5	A-4.0/5	A-4.0/5

- NOTES:**
- CYLINDER LOCK SET, PUSH BAR/ PULL HANDEL, ALUM. THRESHOLD & WEATHER STRIP 1/2" MAX @ THRESHOLD INSTALL SIGN THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 - PASSAGE SET ONLY, LEVER HANDEL & WITH DOOR CLOSER.
 - PRIVACY LOCK SET WITH DOOR CLOSER & LEVER HANDEL.
 - ALL EXIT ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
 - DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT, SUCH AS A LEVER TYPE, PANIC BARS, PUSH-PULL, TOGGLE TYPE OR OTHER HARDWARE DESIGNED AND APPROVED FOR THE HANDICAPPED.
 - FOR ALL DOORS, VERIFY LOCKING FUNCTIONS AND MASTER KEYING WITH OWNER PRIOR TO INSTALLATION.
 - ALL DOORS SHALL HAVE LEVERED HANDLES UNLESS NOTED OTHERWISE.
 - OPENING HARDWARE IS CENTERED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
 - ALL MAN DOORS TO HAVE 10" KICK PLATE OR SMOOTH SURFACE OF EQUAL SPACE.
 - ALL DOOR THRESHOLDS TO BE A MAX OF 1/2" FOR ADA ACCESSIBILITY.

ROOM FINISH SCHEDULE										
NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HT.	COMMENTS
				NORTH	EAST	SOUTH	WEST			
100	SEATING AREA	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	EXPOSED DECK	VARIES	
101	ORDER PICK-UP	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	GYP. P-2	VARIES	
102	SERVICE	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	9'-0"	5/8" WATER RESISTANT GYP. BRD. OVER 1/2" GYP. BOARD
103	HALL	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	9'-0"	
104	STORAGE AREA	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	9'-0"	
105	RESTROOM	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	9'-0"	5/8" WATER RESISTANT GYP. BRD.
106	EXISTING RESTROOM	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	EXISTING	
107	EXIT VESTIBULE	CONC.	4" VINYL COVE	P-1	P-1	P-1	P-1	2X4 CLG. TILE	9'-0"	

FINISH SCHEDULE LEGEND			
FLOOR FINISHES	BASE FINISHES	WALL FINISHES	CEILING FINISHES
CONC. POLISHED CONCRETE	4" VINYL COVE	4" VINYL COVE	2X4 WHI VINYL CLG TILE 2X4 CLG TILE

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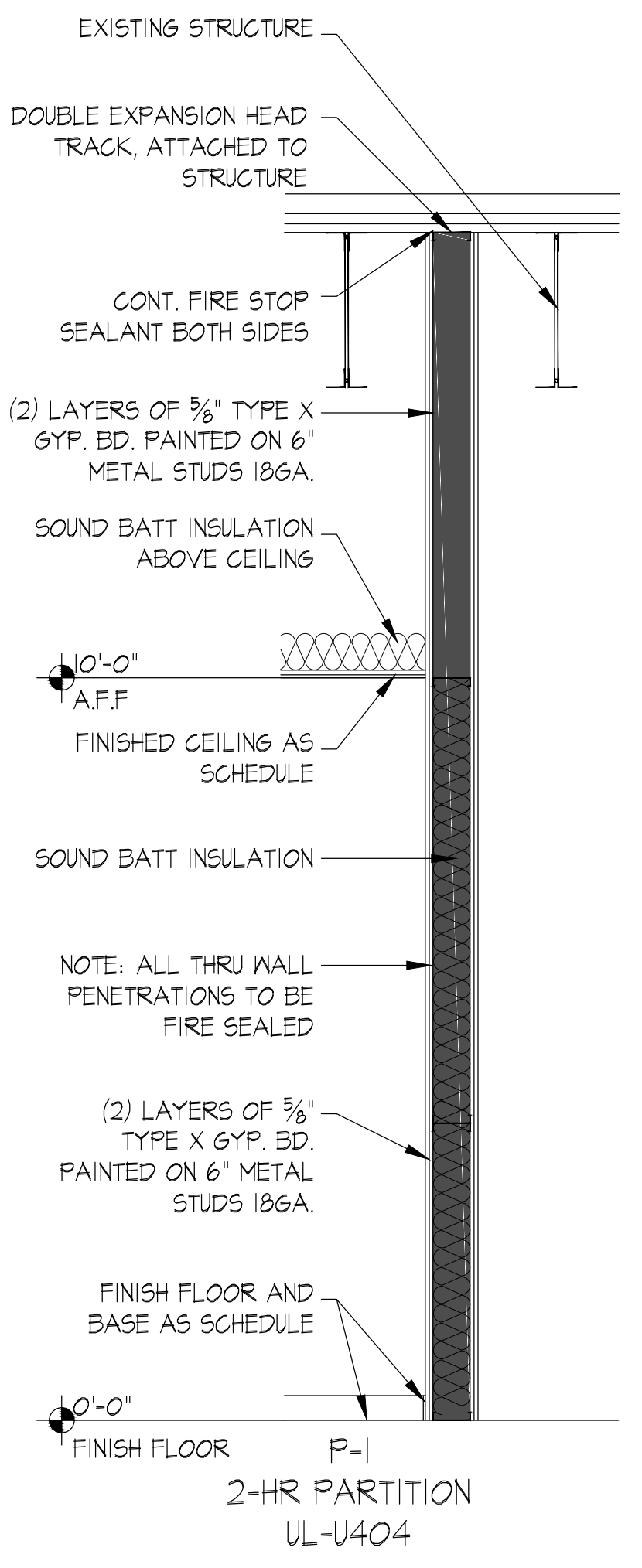
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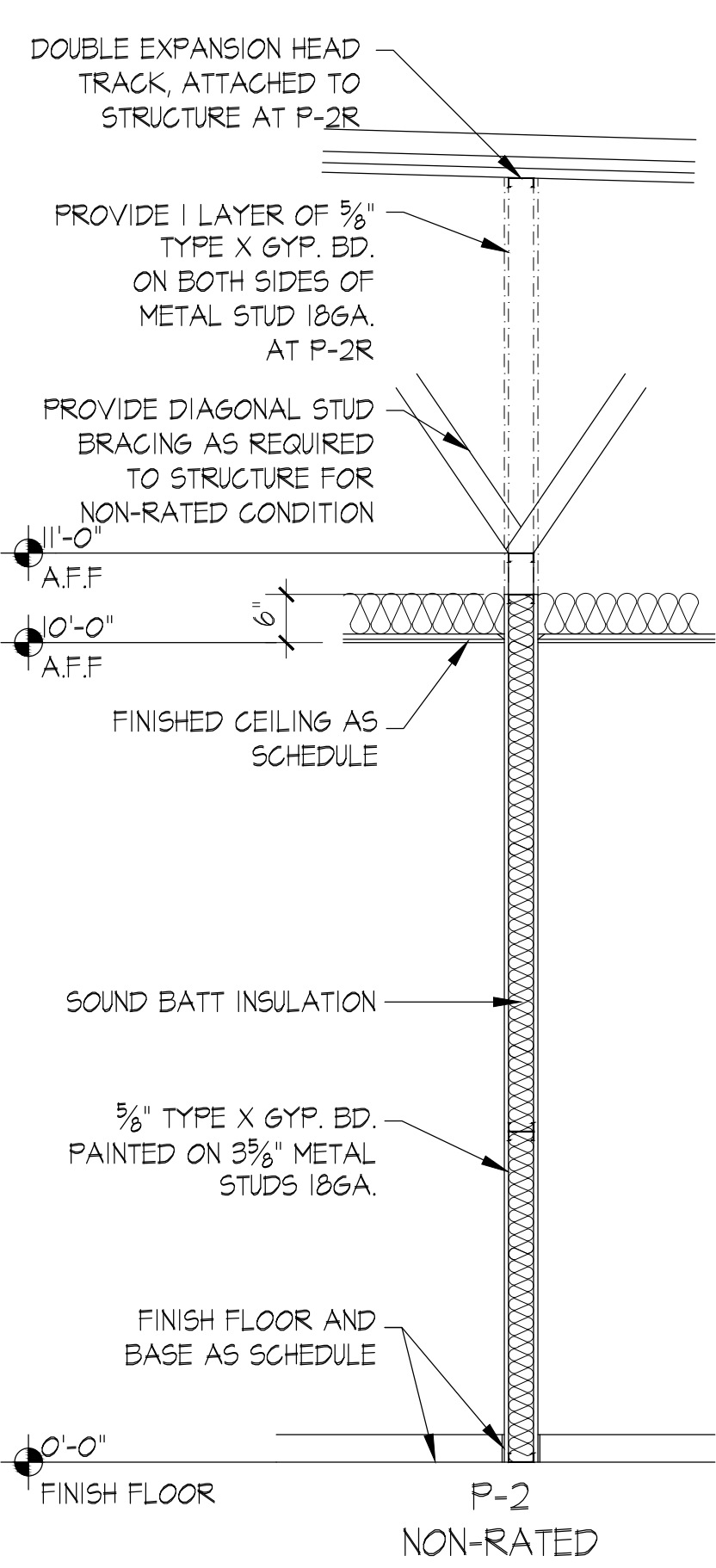
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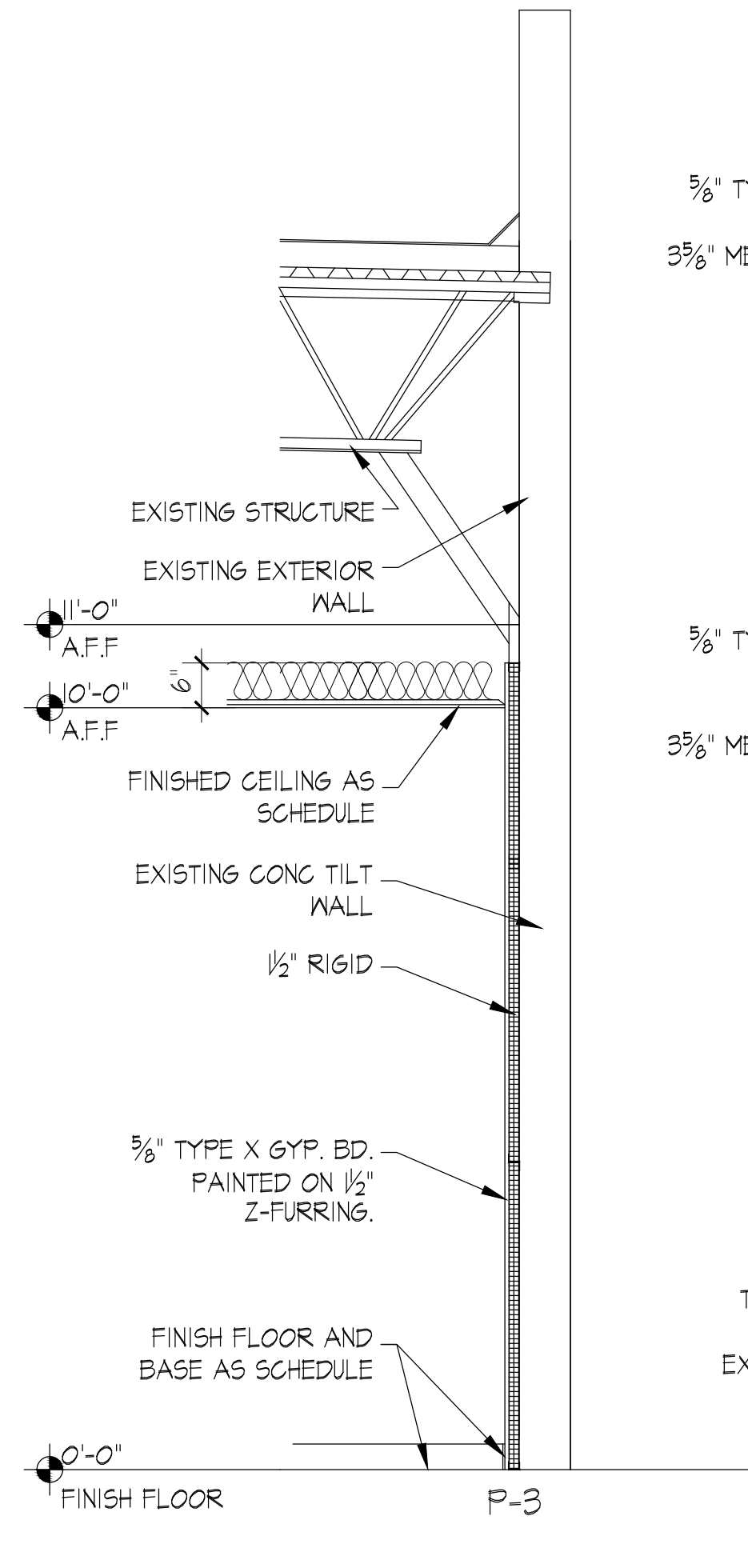
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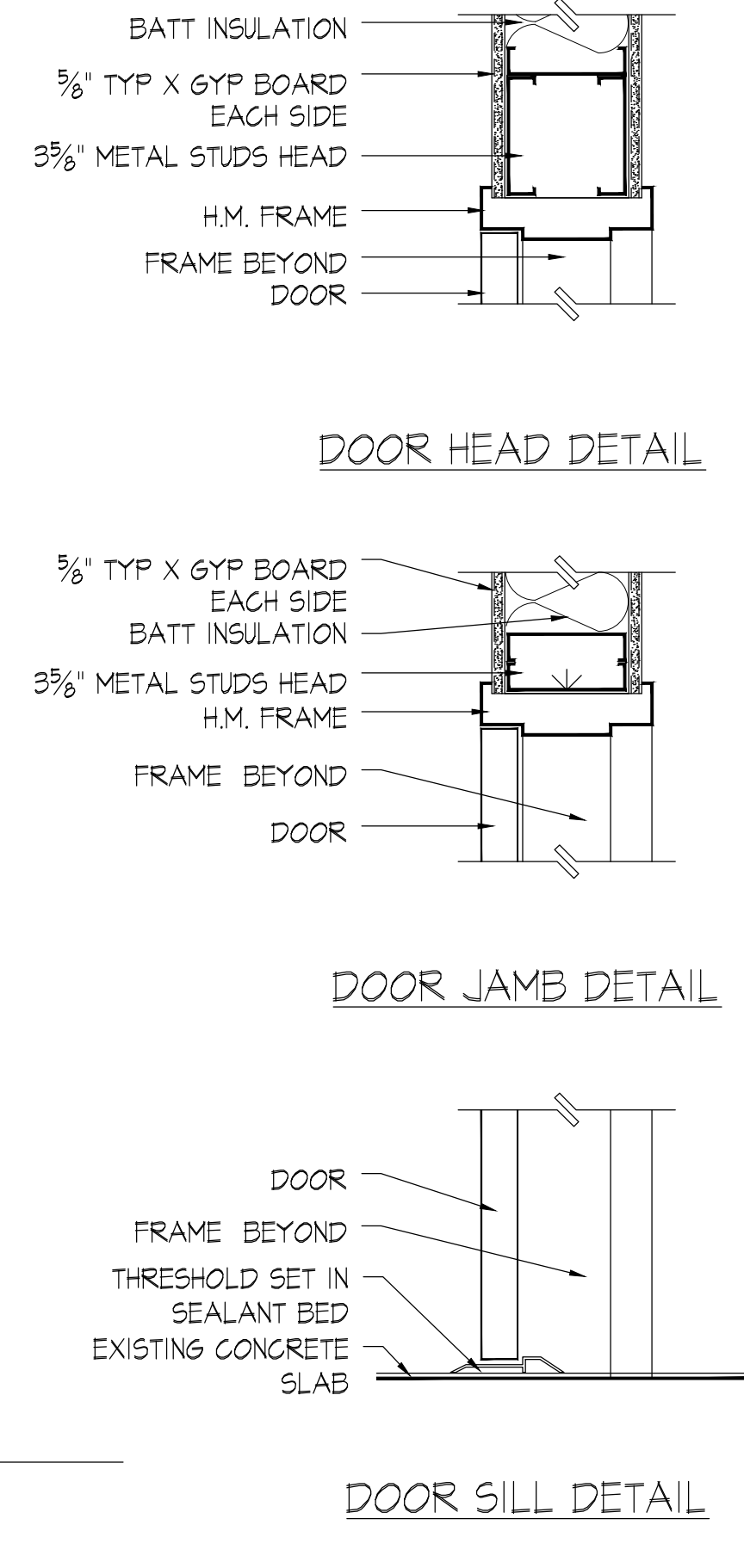
2 PARTITION DETAIL
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3 PARTITION DETAIL
 Scale: 1/4" = 1'-0"



4 PARTITION DETAIL
 Scale: 1/4" = 1'-0"



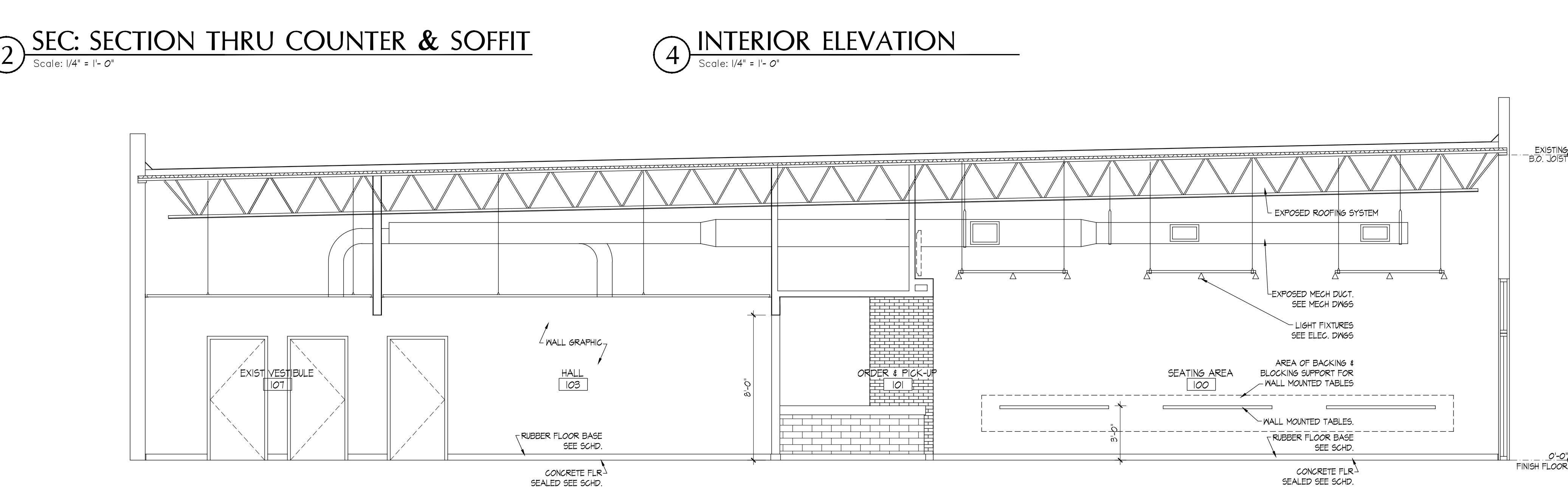
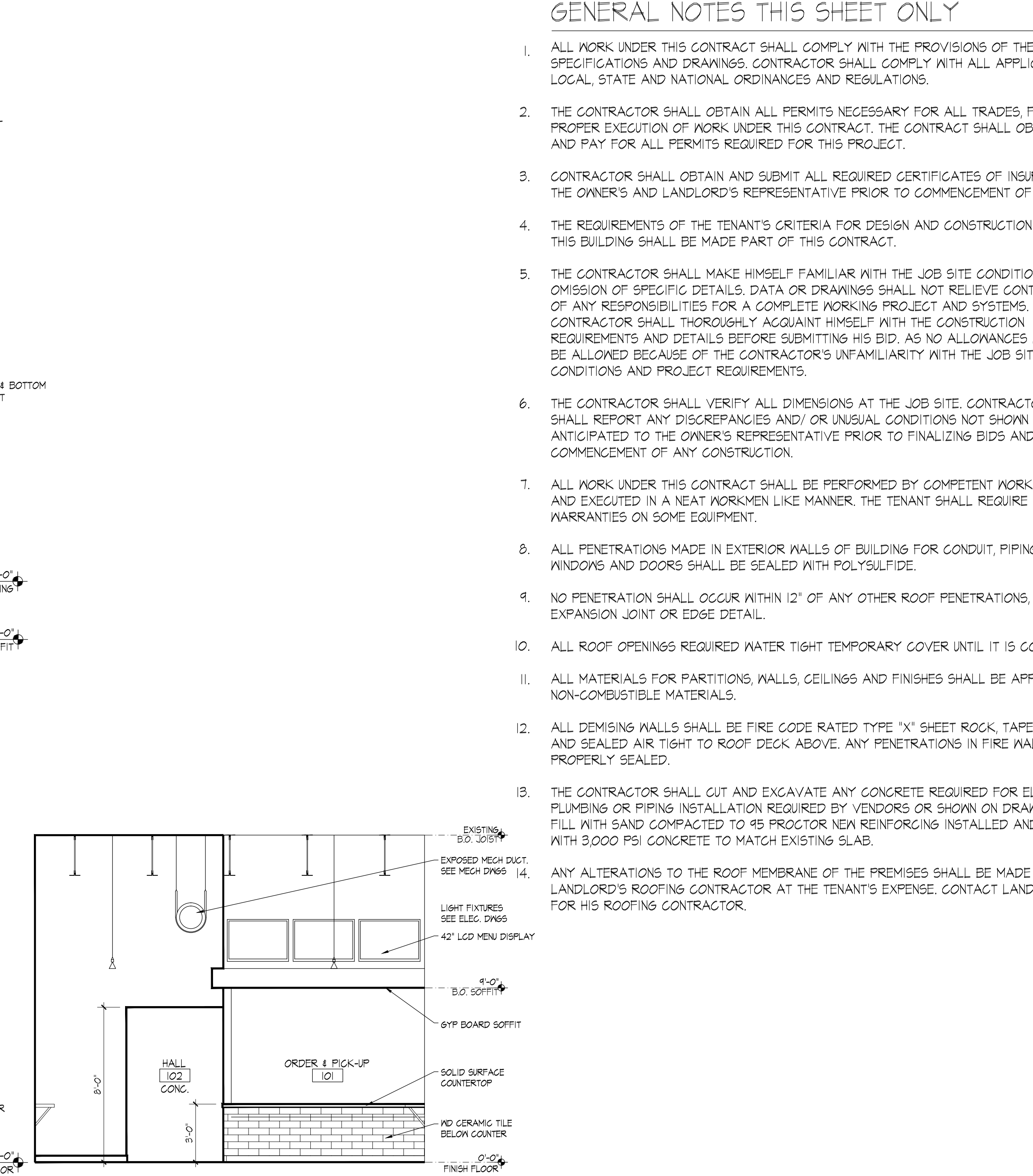
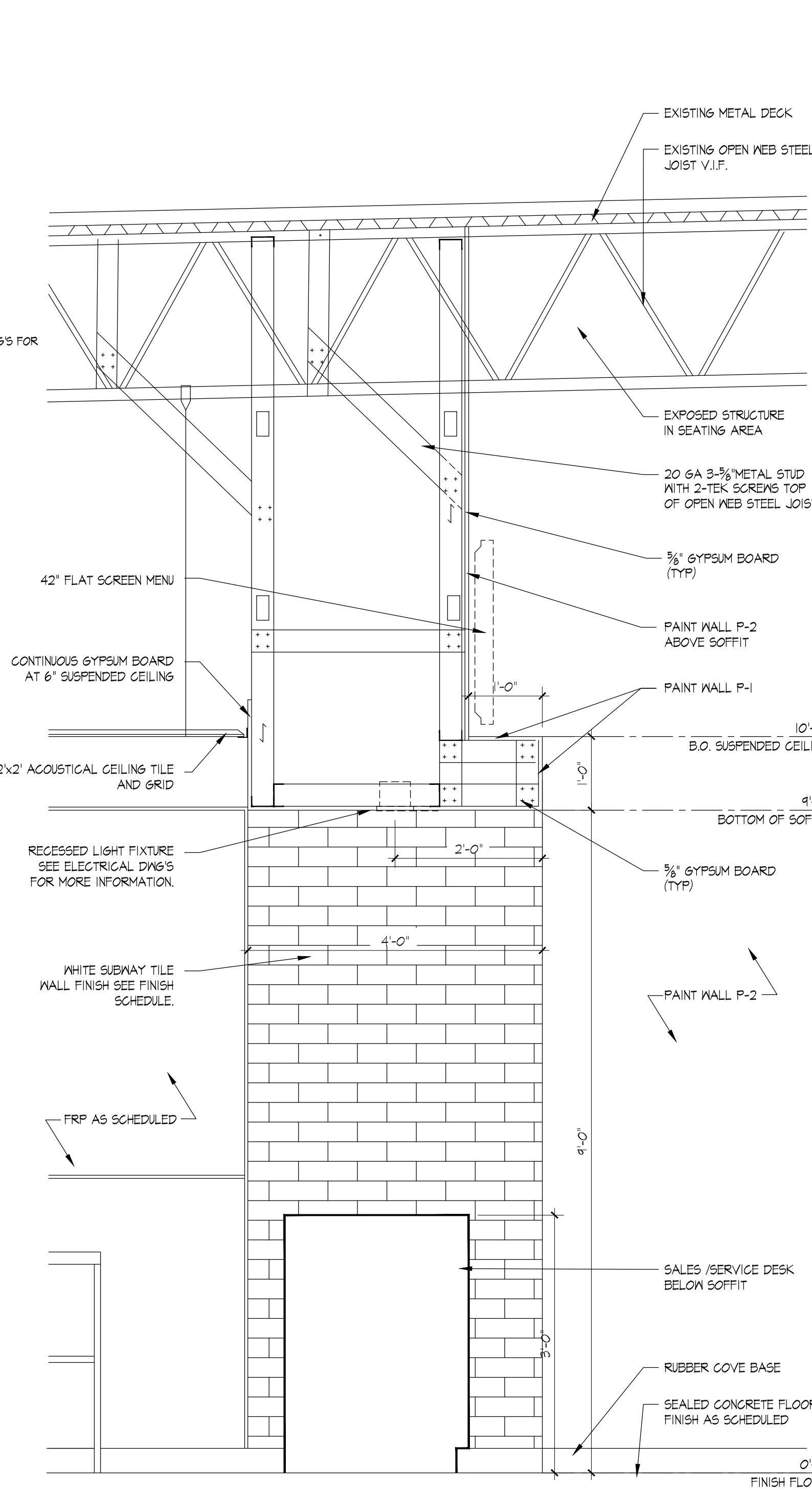
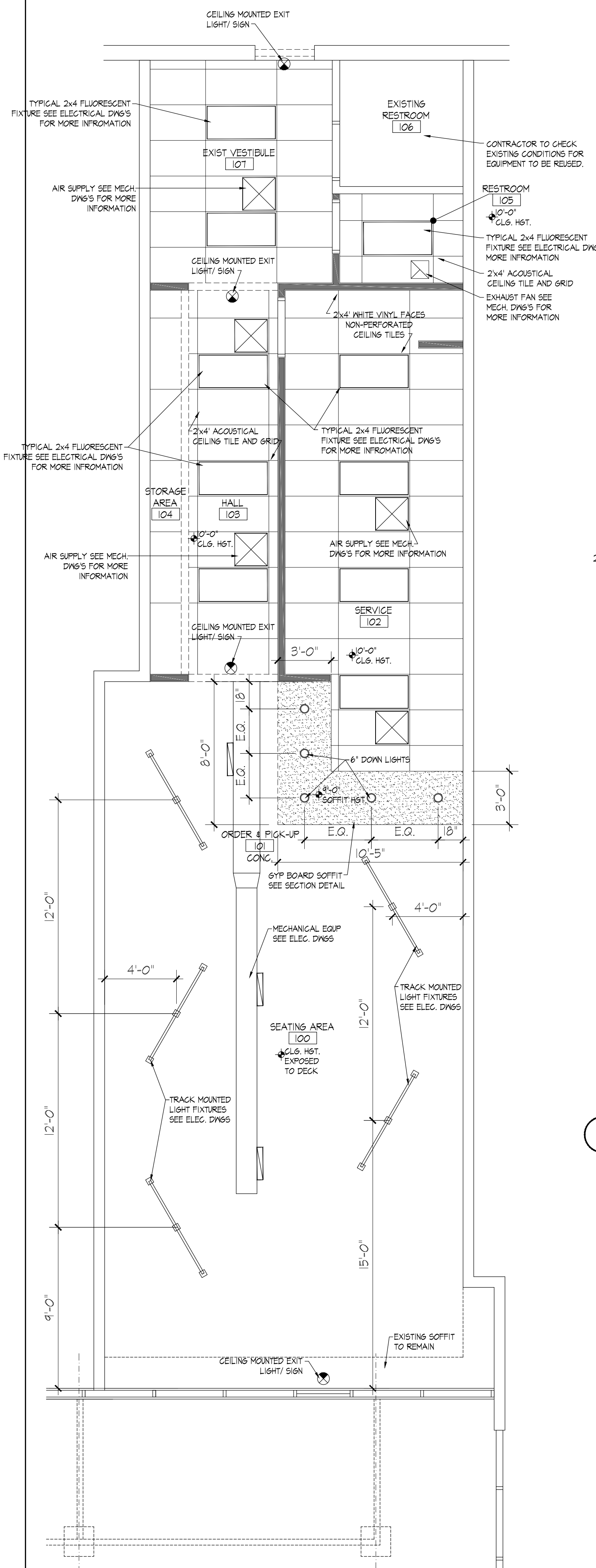
5 DOOR DETAILS
 Scale: 1/4" = 1'-0"

1 PLAN: FINISH PLAN
 Scale: 1/4" = 1'-0"

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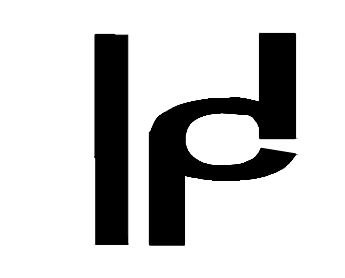
FINISH PLAN SCHEDULES AND DETAILS

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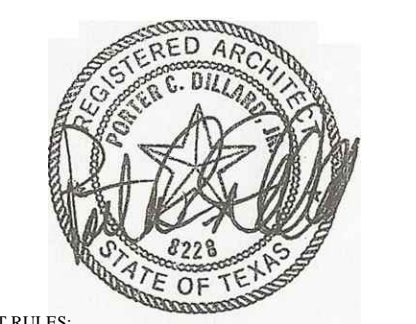


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