

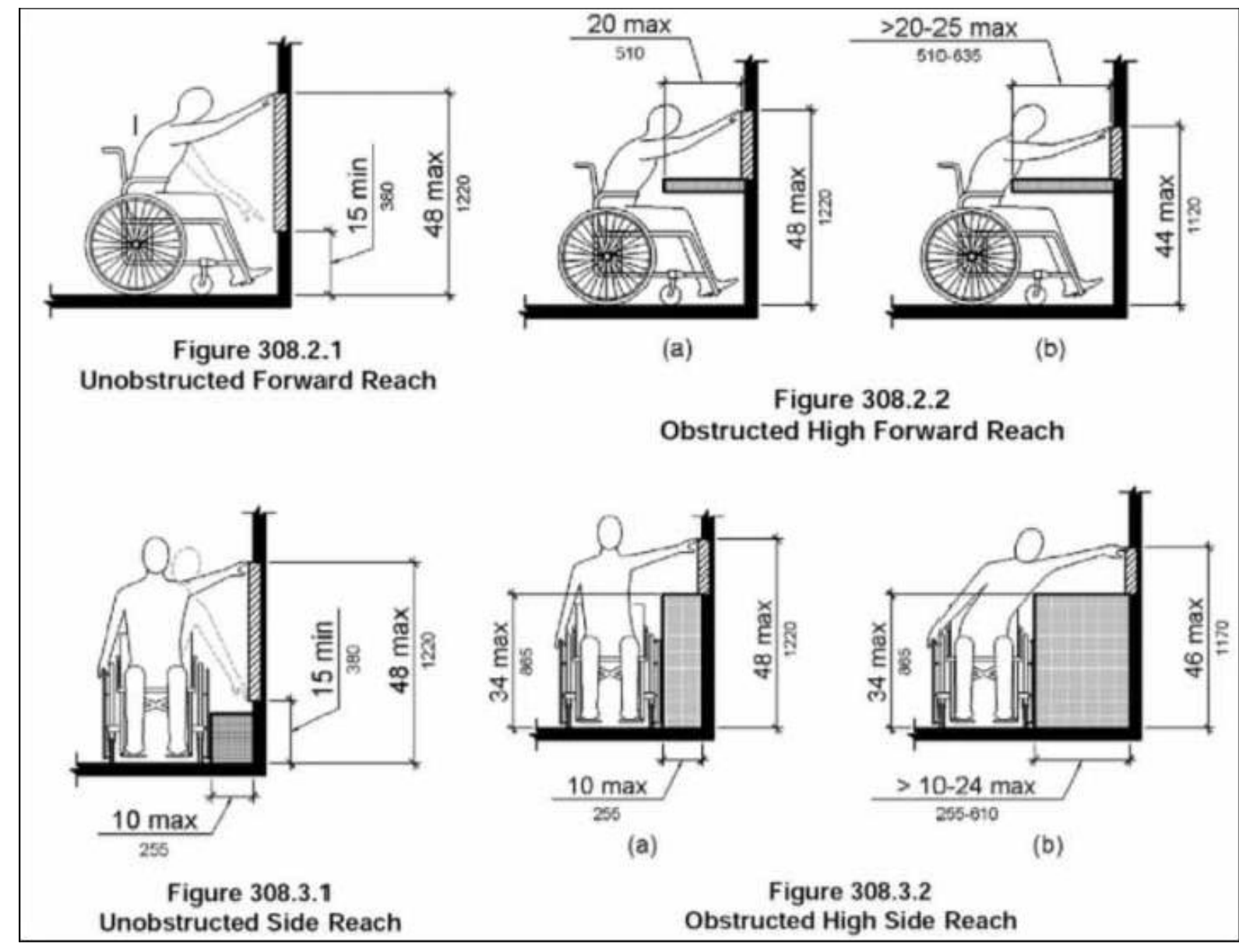
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578

ACCESSIBILITY NOTES

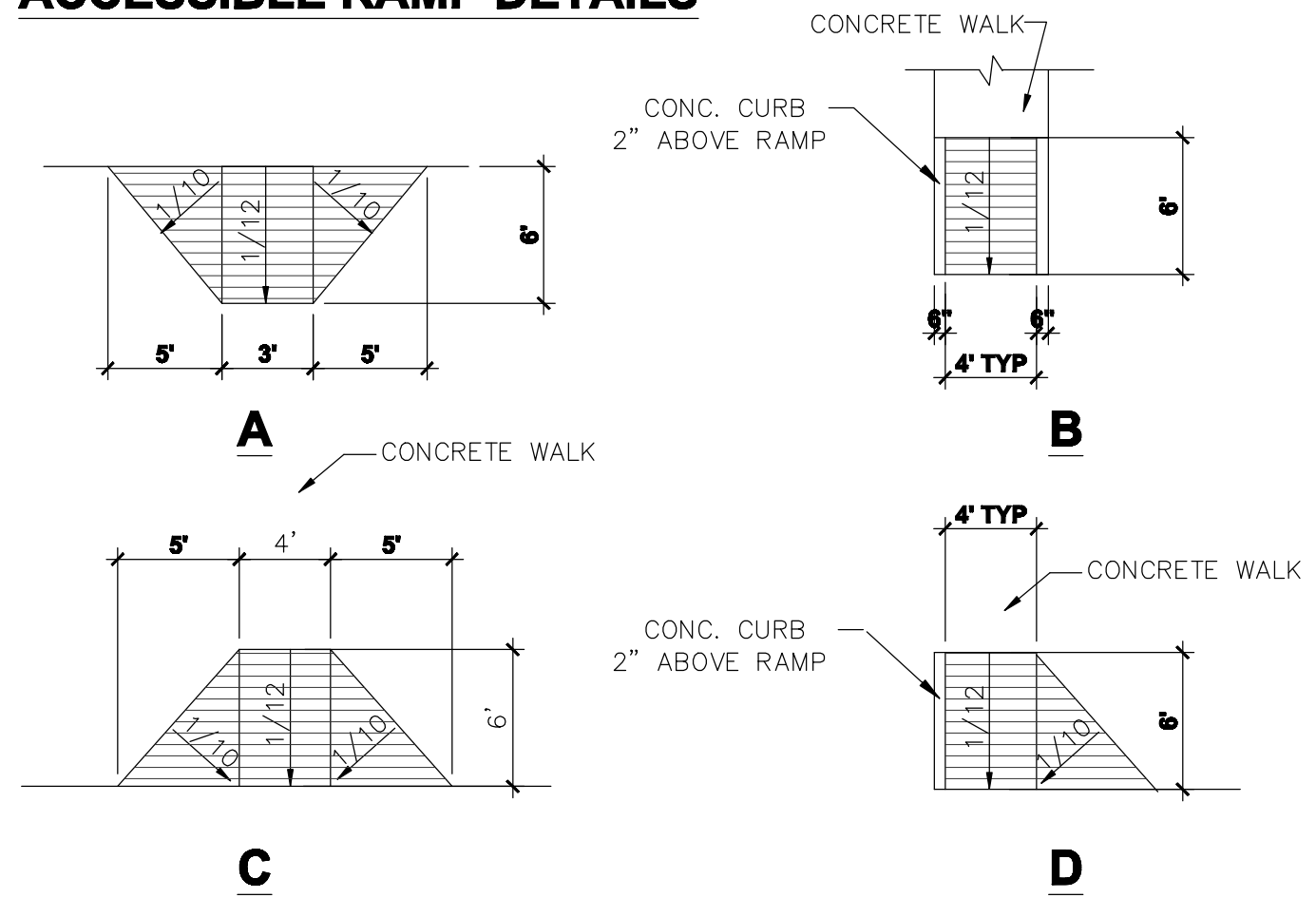
- A. Accessible Route
Accessible routes from public transportation stops, accessible parking, accessible passenger loading zones, and public street or sidewalk to the building entrance shall not exceed 5% or 1:20 slope in the direction of travel, nor 2% or 1:50 in cross slope.
- B. Parking and Passenger 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. 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 shall be placed above accessible water closet as per TAS. 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)

- 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 CANDELA.
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.



- 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, locks 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.

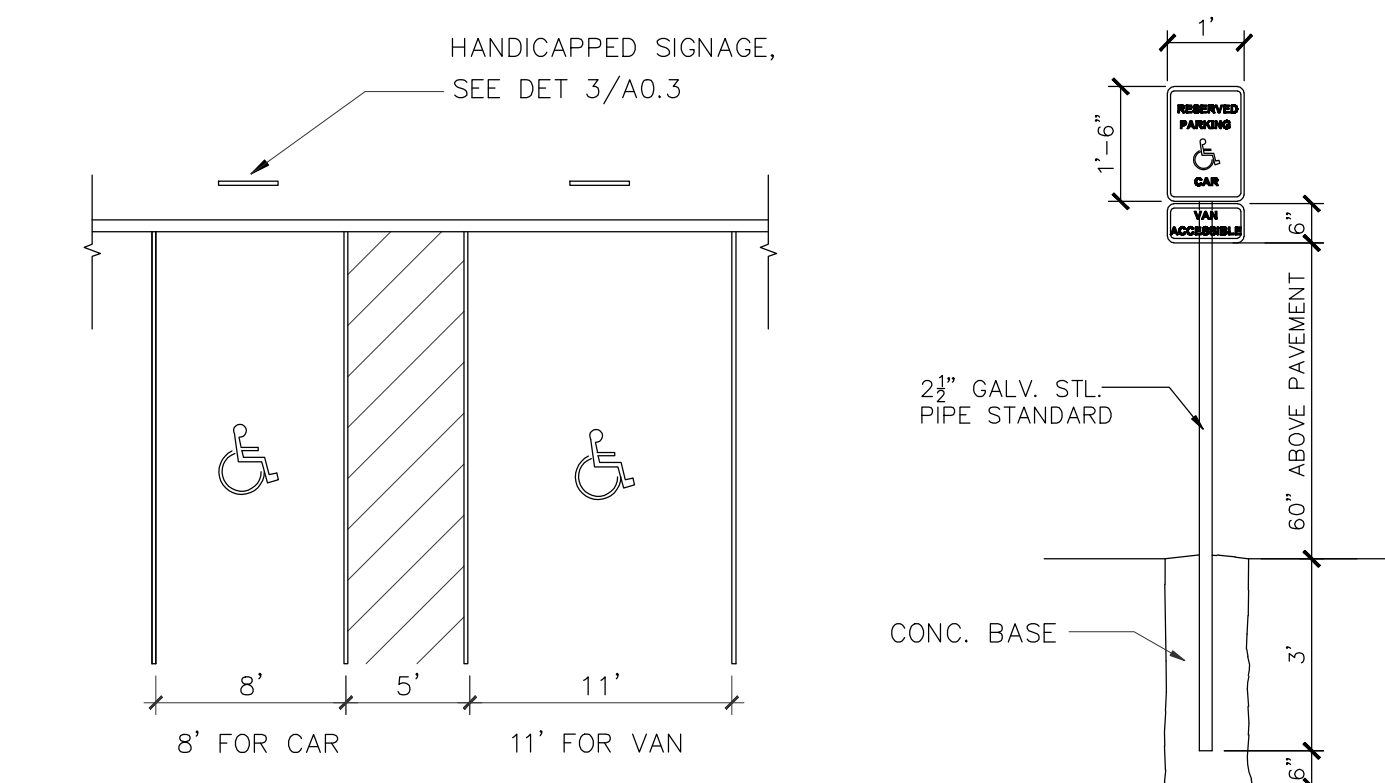
ACCESSIBLE RAMP DETAILS



01 STANDARD HANDICAPPED CURB RAMP

SCALE: 1/8"=1'-0"
NOTE: 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.

- 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.



02 HANDICAPPED PARKING AND CURB RAMP

03 HANDICAPPED SIGNAGE

SCALE: 1/8"=1'-0"
N.T.S.
VAN ACCESS SIGN ON VAN PARKING

TEXAS ACCESSIBILITY STANDARDS (TAS)
TAS: Table of Contents

2.1 Provisions for Adults and Children. The specifications in ADAAG are based upon adult dimensions and anthropometrics and do not set out adjusted specifications suitable for children. Some of the specifications contained in these standards have been derived from human data relative to children between the ages of four and 15 and are presented in 2.1.1 by age and school grade categories.

2.1.1 Mounting Heights for Adults and Children. In addition to the minimum requirements of 4.1, when children under high school age (typically 14 or 15) are the primary users of a building or facility (such as day care centers, elementary or middle schools, children's museums or children's areas of museums, children's reading rooms in libraries, etc.), mounting heights and reach ranges of various elements, fixtures, and equipment, shall be adjusted to meet the needs of the appropriate age group. The elements, fixtures and equipment listed in the table below shall comply with the corresponding requirements. When facilities serve children under the age of four, the lower dimensions listed shall be used.

EXCEPTION: In facilities serving children under the age of four, water closet seat heights may be lower than 14" but not higher than 15".

	Ages: 4 thru 10 or 11 Grades: Pre-K thru 3 or 6	Ages: 11 thru 14 or 15 Grades: 4 thru 8 or 9
Reach Ranges		
Frontal Approach	42" max.	45" max.
Side Approach	48" max.	51" max.
Ramps and Stairs		
Top of Handrail Gripping Surface	28" - 34"	30" - 34"

TEXAS ACCESSIBILITY STANDARDS (TAS)

Elevators		
Car Control Floor Buttons	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach		
Emergency Communication	42" max.	45" max.
Highest Operable Part		
Phantom Lifts (Wheelchair Lifts)¹	26" - 42"	28" - 45"
Controls/Operating Mechanisms		
Drinking Fountains and Water Coolers		
Frontal Approach		
Spout Height (to outlet)	32" max.	34" max.
Spout Height (to outlet)	26" min.	28" min.
Side Approach		
Spout Height (to outlet)	32" max.	34" max.
Water Closets		
Top of Seat	14" - 15"	15" - 17"
Grab Bars	28" - 30"	30" - 32"
Flush Controls	42" max.	44" max.
Urinals		
Top of Basin	14" max.	16" max.
Flush Controls	42" max.	44" max.
Lavatories and Sinks		
Rim or Counter Surface	30" max.	32" max.
Knee Clearance	28" min.	28" min.
To Faucets, From Front Edge	18" max.	20" max.
Mirrors		
To Bottom of Reflective Surface	34" max.	37" max.

TEXAS ACCESSIBILITY STANDARDS (TAS)

Bathrooms		
Top of Seat	14" - 15"	15" - 16"
Grab Bars	28" - 30"	30" - 32"
Hand Shower Head Mounting	42" max.	45" max.
Shower Stalls		
Top of Seat	14" - 15"	15" - 16"
Grab Bars	28" - 30"	30" - 32"
Hand Shower Head Mounting	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach	48" max.	51" max.
Storage		
Frontal Approach	42" max.	45" max.
Side Approach	48" max.	51" max.
Distance from wheelchair	0" - 10"	0" - 10"
	10" - 21"	10" - 21"
Controls and Operating Mechanisms		
Highest Operable Part	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach		
Telephones		
Highest Operable Part	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach		
Flood or Built-In Seating and Tables, Reading and Study Areas, and Work Stations.		
Height of Tables or Counters	28" - 30"	28" - 32"
Knee Clearances	26"	28"

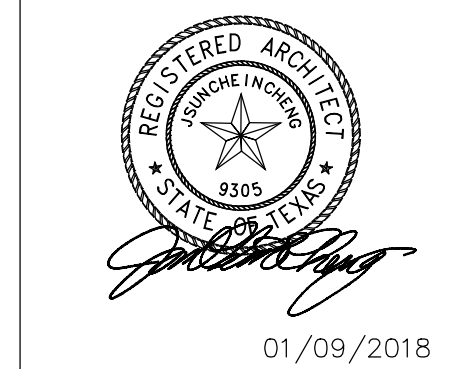
TEXAS ACCESSIBILITY STANDARDS (TAS)

Dressing and Fitting Rooms		
Top of Bench	14" - 15"	15" - 17"
Food Service Lines		
Top of Tray Slide	30" max.	32" max.

¹ When permitted under Exception A, section 4.13(5).

2.1.2 Mixed Use Buildings and Facilities. When two age groups are primary users (such as in Elementary/Middle Schools and Junior/Senior High Schools), or when facilities are intended for use by various age groups and have no characteristics that reflect a predominant age group (such as community swimming pools and amusement parks), mounting heights shall be determined on a case-by-case basis. Contact the commission for additional information and assistance.

2.2* Equivalent Facilitation. With the approval of the commissioner in accordance with the variance procedures contained in Rule 68.31, departures from particular technical and scoping requirements of this standard by using other designs and technologies may be permitted where the alternative designs and technologies used will provide substantially equivalent or greater access to and usability of the facility.



DRAWING TITLE
ACCESSIBILITY NOTES & DETAILS

DRAWN BY	CHECKED BY
DATE	JOB NO.
03/30/2017	gleannloch
DRAWING NO.	

A-0.3

REFER TO TAS LATEST EDITION FOR ALL OTHER PERTENT SECTIONS.