

Standard Abbreviations

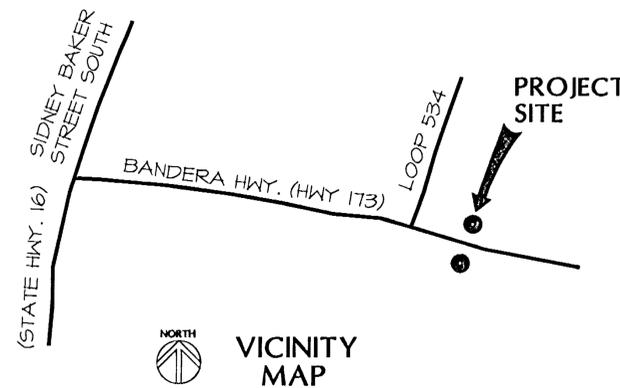
ABV ABOVE	AT ABOVE FINISHED FLOOR	LAM LAMINATE(D)	LAV LAVATORY
ACCOUST ACOUSTICAL	ACT ACOUSTICAL TILE	LH LEFT HAND	L LENGTH
ADA AMERICANS WITH DISABILITIES ACT	ADJ ADJUSTABLE	LF LINEAR FEET	LL LIVE LOAD
AGG AGGREGATE	A/C AIR CONDITIONING	MH MANHOLE	MFR MANUFACTURE(R)
ALT ALTERNATE	ALUM ALUMINUM	MFB MARBLE	MAS MASONRY
ANCHOR BOLT	ANOD ANODIZED	MB MARKER BOARD	MO MASONRY OPENING
APPRX APPROXIMATE	ARCH ARCHITECTURAL	MATL MATERIAL(S)	MAX MAXIMUM
ASPH ASPHALT	AUTO AUTOMATIC	MECH MECHANICAL	MC MEDICINE CABINET
BSMT BASEMENT	BRG BEARING	MED MEDIUM	MDF MEDIUM DENSITY FIBERBOARD
BM BENCH MARK	BTN BETWEEN	MTL METAL	MIN MINIMUM
BVL BEVELED	BLK BLOCK	MIR MIRROR	MISC MISCELLANEOUS
BLKG BLOCKING	BD BOARD	MLD MOLDING, MOUNTING	MT(D) MOUNT(ED), MOUNTING
BW BOTH WAYS	BOTT BOTTOM	MULL MULLION	NAT NATURAL
BRK BRICK	BRZ BRONZE	NIC NOT IN CONTRACT	NOG NOMINAL
BLDG BUILDING	BL BUILDING LINE	NR NOISE REDUCTION	NTS NOT TO SCALE
BUR BUILT UP ROOF		OC ON CENTER(S)	OD OUTSIDE DIAMETER
		OH OVERHEAD	OPG OPENING
CAB CABINET(S)		OPP OPPOSITE	OPP HND OPPOSITE HAND
CD CASED OPENING			
CSMT CASEMENT			
CL CENTER LINE			
CLG CEILING			
CEM CEMENT			
CP CEMENT/POLYSTYRENE	PCF POUNDS PER CUBIC FOOT		
CER CERAMIC	PEF PEDESTAL		
CT CERAMIC TILE	PH PHONE		
CIR CIRCLE	PL PLATE		
CLR CLEAR(ANCE)	PLAM PLASTIC LAMINATE		
CR COLD ROLLED	PLAS PLASTER		
COL COLUMN	PLF POUNDS PER LINEAL FOOT		
COMP COMPOSITE, COMPOSITION	PSF POUNDS PER SQUARE FOOT		
CONC CONCRETE	PSI POUNDS PER SQUARE INCH		
CMU CONCRETE MASONRY UNIT	PT POINT		
CONST CONSTRUCTION	PT. GD. PAINT GRADE		
CONT CONTINUOUS, CONTINUE	PTC POST-TENSIONED CONCRETE		
CJ CONTROL JOINT	PTD PAINTED		
CG CORNER GUARD	PUE PUBLIC UTILITY EASEMENT		
CTR COUNTER	PVC POLYVINYL CHLORIDE		
CFS CURBS(S)	PVMT PAVEMENT		
CF CUBIC FOOT			
CFM CUBIC FOOT PER MINUTE	QT QUARRY TILE		
CY CUBIC YARD			
D DEPTH, DEEP	RA RETURN AIR		
DEM DEMOLISH, DEMOLITION	RAD RADIUS		
DTL DETAIL	RE REFER		
DIAG DIAGONAL	REF REFRIGERATOR		
DIA DIAMETER	REG REGISTER		
DIM DIMENSION	REIN REINFORCE(D)		
DISP DISPOSAL	REMF REMOVE		
DIV DIVISION	REQ REQUIRED		
DR DOOR	RES RESILIENT		
DH DOUBLE HUNG	REV REVISION(S), REVISED		
DS DOWNSPOUT	RFG ROOFING		
DWR DRAWER	RH RIGHT HAND		
DWG DRAWING	RM ROOM		
DF DRINKING FOUNTAIN	RO ROUGH OPENING		
DW DISHWASHER	ROW RIGHT OF WAY		
	RZ RISER		
EA EACH	SCHED SCHEDULE		
EW EACH WAY	SCHD SOLID CORE WOOD DOOR		
EF EACH FACE	SD SMOKE DETECTOR		
ELEC ELECTRIC(AL)	SECT SECTION		
EWC ELECTRIC WATER COOLER	SF SQUARE FEET		
EL ELEVATION	SH SHELF		
ELEV ELEVATOR	SH SHELVES, SHELVING		
EMER EMERGENCY	SHT SHEET		
ENG ENGINEERING	SIM SIMILAR		
EQ EQUAL	SK. LT. SKYLIGHT		
EQPT EQUIPMENT	SPEC SPECIFICATION(S)		
EST ESTIMATE(D)	SQ SQUARE		
EXH EXHAUST	SS STAINLESS STEEL		
EXIST EXISTING	STD STANDARD		
EJ EXPANSION JOINT	STC STORAGE		
EXP EXPOSED	ST. GD. STAIN GRADE		
EXT EXTERIOR	STL STEEL		
	STRUCT STRUCTURAL		
FOW FACE OF WALL	STSM STANDING SEAM		
FOS FACE OF STUD(S)	SUSP. SUSPENDED		
FR FIBERGLASS REINFORCED	SYM SYMMETRY, SYMMETRICAL		
FIN FINISHED	SYP SOUTHERN YELLOW PINE		
FF FINISHED FLOOR			
FE FIRE EXTINGUISHER	TB TACKBOARD		
FLR FLOORING	T&G TONGUE & GROOVE		
FD FLOOR DRAIN	TAS TEXAS ACCESSIBILITY STANDARDS		
FLJDR FLUORESCENT	TEL TELEPHONE		
FTG FOOTING	THK THICK(NESS)		
FDN FOUNDATION	THR THRESHOLD		
	TMP TEMPERED		
GA GAGE, GAUGE	TOB TOP OF BEAM		
GALV GALVANIZED	TOS TOP OF STEEL		
GI GALVANIZED IRON	TOW TOP OF WALL		
GC GENERAL CONTRACTOR	TSL TOP OF SLAB		
GL GLASS, GLAZING	TV TELEVISION		
GD GRADE(ING)	TYP TYPICAL		
GYP BD GYPSUM BOARD			
	UNO UNLESS NOTED OTHERWISE		
HC HANDICAPPED	UNF UNFINISHED		
HDW HARDWARE	UR URINAL		
HTG HEATING			
HVAC HEATING/VENTILATING AIR CONDITIONING	VB VAPOR BARRIER		
HT HEIGHT	VC VINYL COMPOSITION		
	VERT VERTICAL		
HC HOLLOW CORE	VT VENT TILE		
HCWD HOLLOW CORE WOOD DOOR	VIR VENT THROUGH ROOF		
HM HOLLOW METAL			
HORIZ HORIZONTAL			
HB HOSE BIB	W WIDTH, WIDE		
	W/ WITH		
INCAND INCANDESCENT	WC WATER CLOSET		
INCL INCLUDE(D), INCLUDING	WD WOOD		
ID INSIDE DIAMETER	WH WATER HEATER		
INSUL INSULATE(D), INSULATION	WI WROUGHT IRON		
INT INTERIOR	WIN WINDOW		
INV INVERT	W/O WITHOUT		
	WOLM WOLMANIZED		
JT JOINT	WP WATER PROOF(ING)		
JST JOIST	WWF WELDED WIRE FABRIC		

Materials Legend (TYPICAL, UNLESS NOTED OTHERWISE)

	EARTH		RIGID INSULATION
	CONCRETE		BATT INSULATION
	FACE BRICK		PLASTER (LARGE SCALE)
	CONCRETE MASONRY UNIT		WOOD (FINISHED)
	PLYWOOD (SMALL SCALE)		WOOD (ROUGH)
	PLYWOOD (LARGE SCALE)		STEEL (SMALL SCALE)
	GLASS (SMALL SCALE)		STEEL (LARGE SCALE)

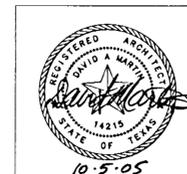
Kerrville Schreiner Park Renovations

2385 Bandera Highway
Kerrville, Texas



Owner
City of Kerrville
800 Junction Highway
Kerrville, Texas 78028
(830) 792-8386
Contact: Dennis Kneese

Architect
A³ Studio
343 West Water Street
Kerrville, Texas 78028
Phone: (830) 895-1313
Fax: (830) 895-4744
Contact: David Martin



Code Information - Shelters

Building Code: 2000 International Building Code
Occupancy: R-1
Type of Construction: V - B
Building Area: 216 Square Feet
Building Height: 9'-4"

Sheet Index

Architectural

AC	COVER SHEET
A-1	SITE PLAN, FLOOR PLAN, INTERIOR ELEVATIONS
A-2	FLOOR PLAN, BUILDING SECTION, DETAILS
A-3	EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS
A-4	SPECIFICATIONS
TAS	T.A.S. STANDARDS/TYPICAL A.D.A. DETAILS

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF ANY CONTRACT WORK.
- DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR FACE OF FOUNDATION UNLESS NOTED OTHERWISE. DIMENSIONS NOTED "FIN" ARE TO FINISH FACE.
- ALL WOOD BLOCKING ON STEEL AND ALL ROUGH CARPENTRY ITEMS IN CONTACT WITH GROUND, CONCRETE, MASONRY OR ROOFING TO BE PRESSURE TREATED.

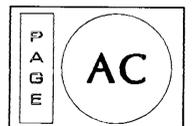
Symbol Legend

	DETAIL CALL-OUT		DOOR SYMBOL
	SECTION		WINDOW TYPE
			WALL TYPE: REFER TO PARTITION SCHEDULE



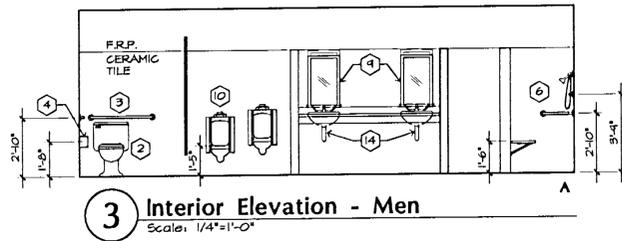
343 WEST WATER ST., KERRVILLE, TEXAS 78028
PHONE (830) 895-1313 / FAX (830) 895-4744

October 3, 2005

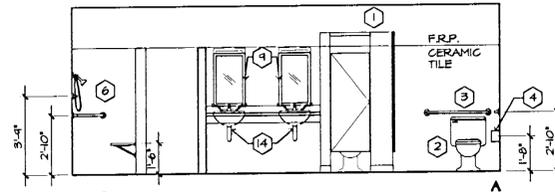


Kerrville Schreiner Park
Renovations

Job Number: 0512



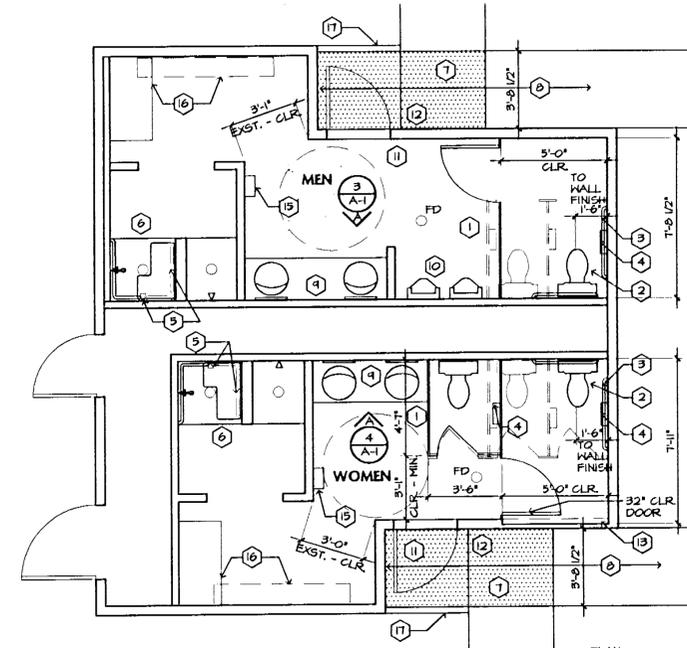
3 Interior Elevation - Men
Scale: 1/4"=1'-0"



4 Interior Elevation - Women
Scale: 1/4"=1'-0"

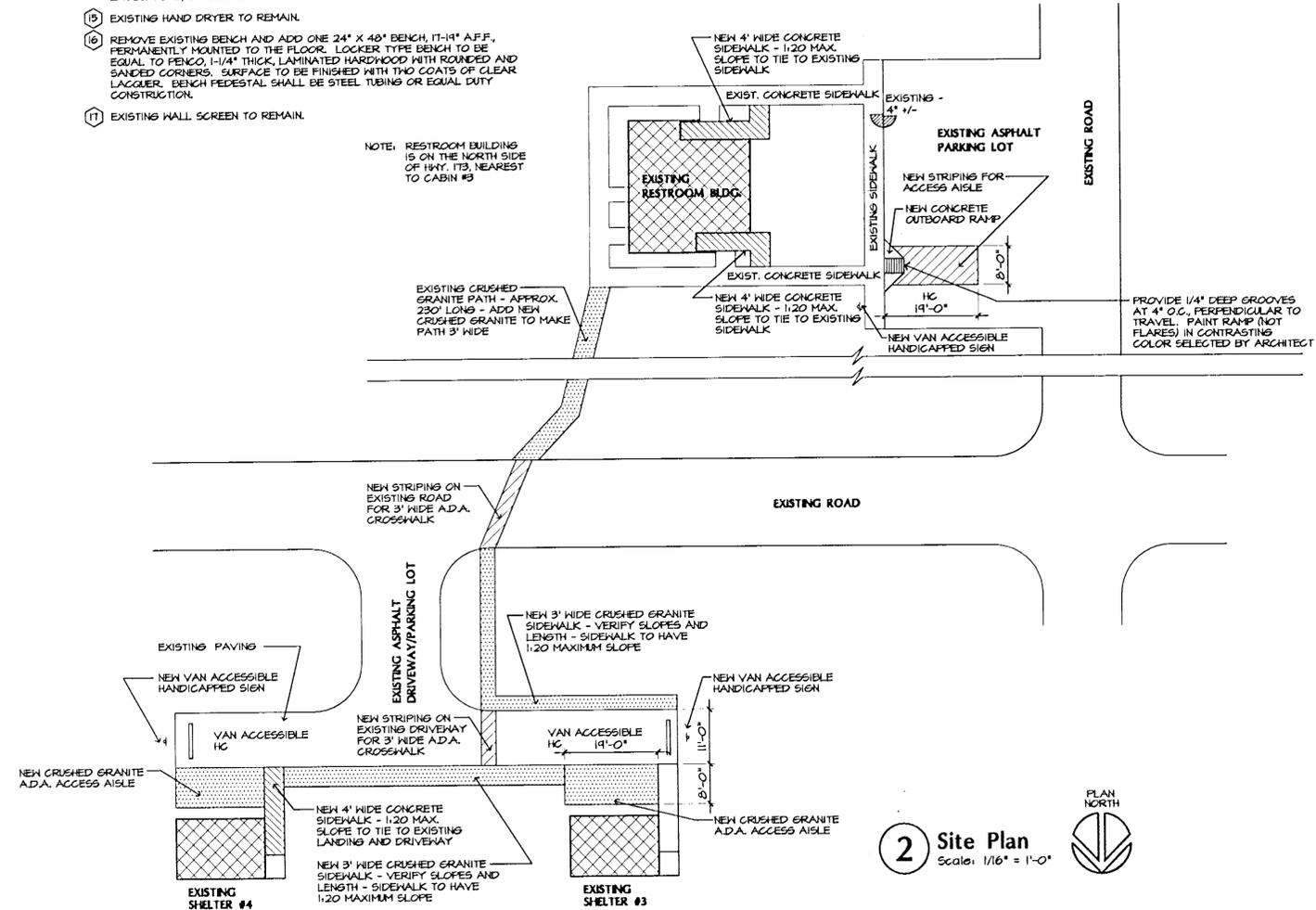
Keyed Notes

- 1 REMOVE EXISTING TOILET PARTITIONS. REPLACE WITH NEW FLOOR-MOUNTED, OVERHEAD BRACED, PHENOLIC RESIN PARTITIONS AND DOORS. REPAIR WALL, AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING.
- 2 REMOVE EXISTING TOILET. REPLACE WITH NEW FLOOR-MOUNTED A.D.A.-COMPLIANT TOILET - CRANE #478 (OR EQUAL), TANK TYPE ELONGATED BOWL, 16" O.F.F., GREENITE #18, OPEN FRONT, LESS SEAT COVER. REPAIR FLOOR AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING. REPAIR WALL AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING.
- 3 ADD NEW GRAB BARS TO SIDE AND BACK OF TOILET. 42" SIDE AND 36" BACK WALL. SEE T.A.S. SHEET FOR MOUNTING HEIGHT AND LOCATION.
- 4 RELOCATE MULTIPLE ROLL TOILET PAPER HOLDER.
- 5 REMOVE EXISTING SHOWER HEAD AND CAP PLUMBING LINE AT WALL. REMOVE EXISTING FAUCETS AND GRAB BARS. REPAIR WALL AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING.
- 6 REVISED A.D.A. COMPLIANT SHOWER STALL -- EXTEND HOT AND COLD WATER LINES TO OPPOSITE WALL AS SHOWN FOR NEW HAND HELD SHOWER HEAD AND CONTROLS. SHOWER CONTROLS TO BE MOEN #8342, OR EQUAL. TO INCLUDE HAND-HELD SHOWER, HOSE, SHOWER HEAD, TRANSFER VALVE, SLIDE BAR AND REQUIRED BRACKETS FOR COMPLETE A.D.A. COMPLIANCE. ADD NEW A.D.A. COMPLIANT FOLDING SEAT - MOUNT AT 18" A.F.F., SEAT TO BE BY ADAPTIVE ACCESS (OR EQUAL), #212 SOLID POLYETHYLENE TOP. VERIFY SUBSTRATE TO PROVIDE SOLID SUPPORT AS REQUIRED. ADD NEW CONTINUOUS GRABBAR AT SIDE AND IN FRONT OF SHOWER. REPAIR WALL AND REPLACE TILE TO MATCH EXISTING.
- 7 REMOVE EXISTING CONCRETE SIDEWALK. HATCHED AREA ON PLAN INDICATES AREA TO BE REMOVED.
- 8 ADD NEW CONCRETE SIDEWALK AT 1:20 SLOPE (MAX) FROM EXISTING SIDEWALK TO ENTRANCE DOOR TO RESTROOM. AT DOOR, LEVEL OF SIDEWALK TO ALIGN WITH TOP OF EXISTING THRESHOLD. CONCRETE TO BE 3,000 PSI, 4" THICK, W/ #3 @ 18" O.C.E.H.
- 9 LOWER HEIGHT OF EXISTING MIRRORS - BOTTOM OF MIRROR TO ALIGN WITH TOP OF EXISTING BACKSPASH ON COUNTER. (40" A.F.F.) REPAIR EXISTING WALL AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING.
- 10 LOWER HEIGHT OF EXISTING URINAL - HEIGHT OF RIM TO BE 1'-5" A.F.F. REPAIR EXISTING WALL AS NECESSARY AND PATCH WITH NEW CERAMIC TILE, COLOR TO MATCH EXISTING.
- 11 REMOVE EXISTING CLOSER AND REPLACE WITH NEW ADA COMPLIANT CLOSER, EQUAL TO SARGENT #1430.
- 12 ADD A.D.A. ROOM IDENTIFICATION SIGNAGE TO EACH RESTROOM, WITH THE NAME "MEN" OR "WOMEN" IN BRAILLE, IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS. EACH SIGN SHALL BE 8" X 6" +/- AND HAVE THE UNIVERSAL HANDICAPPED ICON.
- 13 REMOVE STUDS AND INTERIOR WALL FINISH TO A HEIGHT OF 48" A.F.F. FOR FULL 9'-0" WIDTH OF ACCESSIBLE STALL. PROVIDE DOUBLE 2x6 HEADER ACROSS OPENING. INSTALL 2x4 STUDS ON EDGE (1/2" WIDE IN WALL CAVITY), ALIGNED WITH OUTSIDE EDGE OF EXISTING STUDS. INSTALL BACKERBOARD AND TILE IN RECESS TO MATCH EXISTING, OVERALL CLEAR LENGTH OF TOILET STALL MUST BE 7'-11" CLEAR FOR ADA COMPLIANCE.
- 14 PROVIDE A.D.A. WASTE AND SUPPLY PIPE PROTECTIVE COVER - TRUEORO LAVGUARD 2, OR EQUAL.
- 15 EXISTING HAND DRYER TO REMAIN.
- 16 REMOVE EXISTING BENCH AND ADD ONE 24" X 48" BENCH, 17-19" A.F.F., PERMANENTLY MOUNTED TO THE FLOOR. LOCKER TYPE BENCH TO BE EQUAL TO Penco, 1/4" THICK, LAMINATED HARDWOOD WITH ROUNDED AND SANDED CORNERS. SURFACE TO BE FINISHED WITH TWO COATS OF CLEAR LACQUER. BENCH PEDESTAL SHALL BE STEEL TUBING OR EQUAL DUTY CONSTRUCTION.
- 17 EXISTING WALL SCREEN TO REMAIN.



1 Restroom Building Floor Plan
Scale: 1/4" = 1'-0"

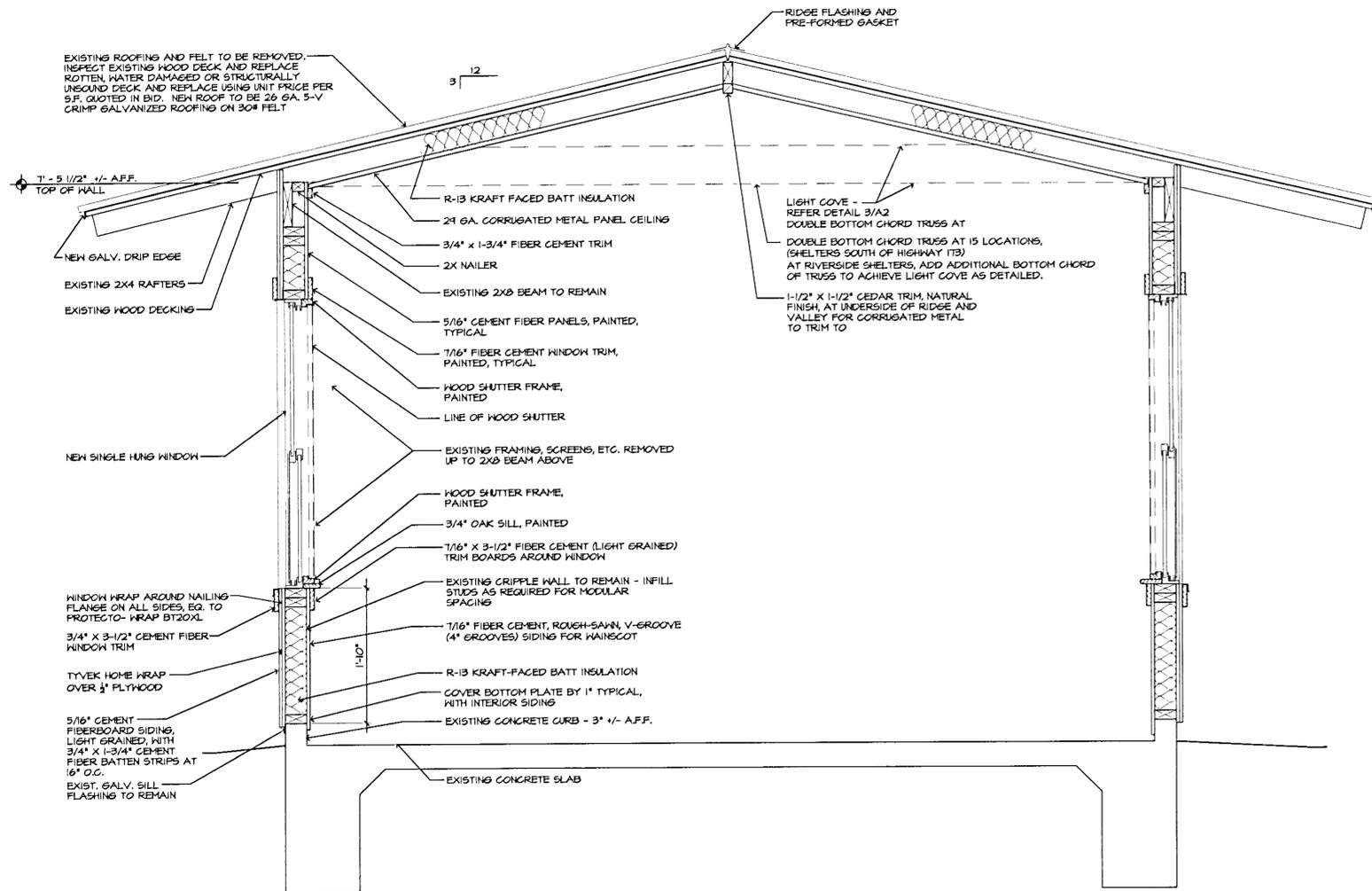
NOTE: PROVIDE SEPARATE ALTERNATE BID FOR ALL WORK ASSOCIATED WITH RESTROOM INCLUDING NEW SIDEWALK AND ADA PARKING AT RESTROOM. PATH FROM RESTROOM TO SHELTERS TO BE IN BASE BID.



2 Site Plan
Scale: 1/16" = 1'-0"

NOTE: PROVIDE SEPARATE ALTERNATE BID FOR ALL WORK ASSOCIATED WITH RESTROOM, INCLUDING NEW SIDEWALK AND A.D.A. PARKING AT RESTROOM. PATH FROM RESTROOM TO SHELTERS TO BE IN BASE BID.





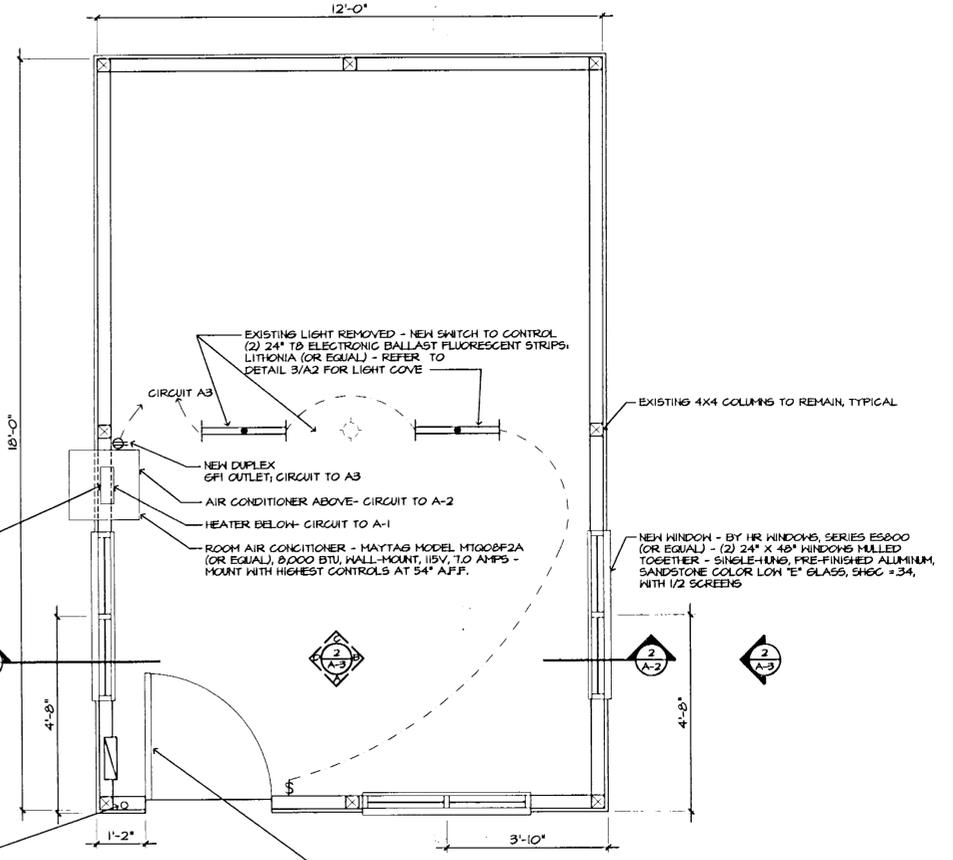
2 Building Section
Scale: 1" = 1'-0"

General Notes

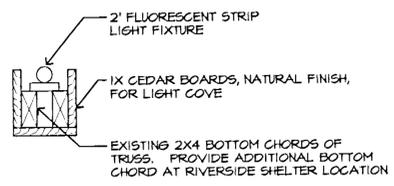
1. FLOOR PLANS, ELEVATIONS AND SECTIONS ARE FOR TYPICAL SHELTER PLAN. ADJUST DIMENSIONS AND DETAILS AS REQUIRED FOR MINOR VARIATION IN EXISTING CONDITIONS.
2. REFER TO SHEET A-1 FOR SITE IMPROVEMENTS TO (2) UNITS (HANDICAPPED ACCESSIBLE ROUTE, PARKING AND ROUTE TO CLOSEST RESTROOMS).
3. RENOVATIONS ARE TO BE COMPLETED FOR ALL 23 SHELTERS.

Electrical Notes

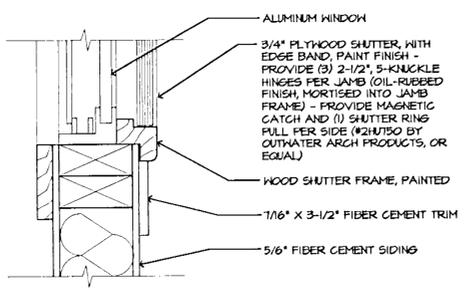
1. REMOVE ALL EXISTING CONDUIT, SWITCHING, J-BOXES, PANELS AND OUTLETS INSIDE THE SHELTER.
2. INSTALL NEW (4) CIRCUIT PANEL IN SHELTER. INSTALL NEW LIGHT AND SWITCH WHERE SHOWN.
3. ALL CONDUIT IS TO BE RECESSED IN WALL CAVITY. CONDUIT OVERHEAD TO LIGHT SHALL BE HIDDEN FROM VIEW IN LIGHT COVE AS MUCH AS POSSIBLE.
4. NEW PANEL TO BE FED WITH SINGLE-POLE 40-AMP BREAKER FROM EXISTING RV PEDESTAL ADJACENT TO EACH CABIN. CURRENT CONFIGURATION AT THE PEDESTAL CONSISTS OF (1) 30 AMP AND (1) 20 AMP BREAKER AND (1) DUPLEX OUTLET.
5. PEDESTAL OUTLETS ARE NOT INTENDED TO BE USED CONCURRENTLY WITH CABIN POWER.
6. 3 OUTLETS REQUIRED IN CABIN: (1) CONVENIENCE OUTLET, (1) FOR HEATER, (1) FOR A/C UNIT. ALL OUTLETS IN TO BE SPEC GRADE. ALL WIRING TO BE RUN IN CONDUIT PER NEC.
7. THE BREAKERS IN THE PEDESTAL SERVE AS THE DISCONNECT FOR THE POWER TO THE CABIN.
8. ON LINE SIDE OF NEW PANEL, CONNECT WIRE TO LUG SO THAT WIRE WILL BE CONTINUOUS. CONFIRM INSTALLATION WITH CITY OF KERRVILLE ELECTRICAL INSPECTOR.



1 Floor Plan
Scale: 1/2" = 1'-0"



3 Light Cove Detail
Scale: 1-1/2" = 1'-0"



4 Window/Shutter Jamb Detail
Scale: 3" = 1'-0"

ENERGY CODE INFORMATION
IECC NOTES: PROJECTION FACTOR FOR DOOR IS 0.71. PROJECTION FACTOR FOR WINDOWS IS 0.61. AREA OF GLASS AS A PERCENTAGE OF TOTAL WALL AREA IS 12.8%. IECC TABLE 602.2 FOR CLIMATE ZONE 5A INDICATES NO SPECIFIC SHGC CRITERIA FOR DOORS AND WINDOWS WITH A PROJECTION FACTOR (PF) GREATER THAN 50.

A Studio
ARCHITECTURE • PLANNING • DESIGN
343 WEST WATER ST., KERRVILLE, TEXAS 78608
PHONE: (800) 885-1313 FAX: (800) 885-4744



**Kerrville Schreiner Park
Renovations
Kerrville, Texas**

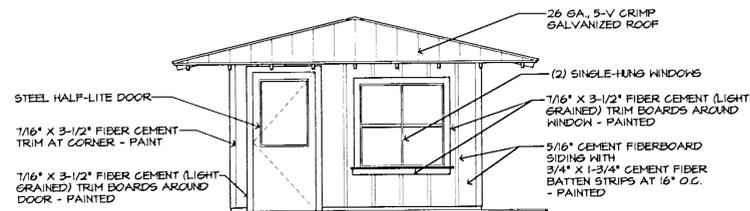
**Floor Plan
Building Section
Details**

SCALE: As Noted
DATE: 10-3-05
A-2

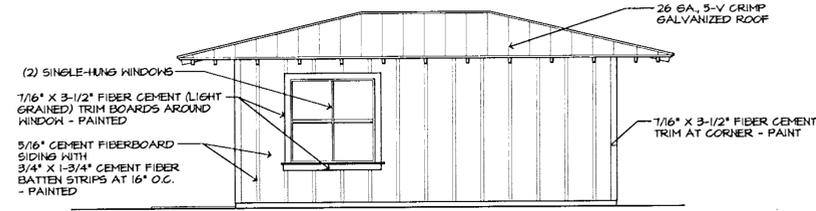
Revisions:

Job Number: 0512

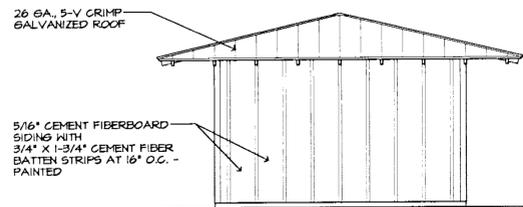
COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT.
THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE
FOR WHICH THEY WERE PREPARED. PERMISSION FROM THE ARCHITECT
IS REQUIRED FOR REPRODUCTION WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.



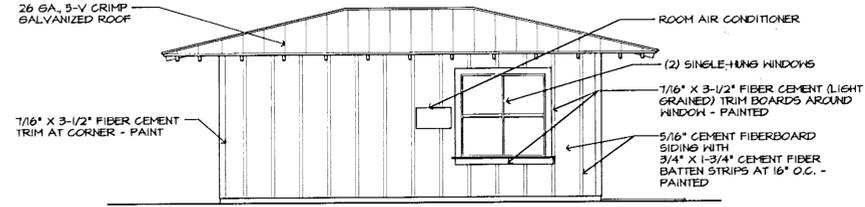
1 Front Elevation
Scale: 1/4" = 1'-0"



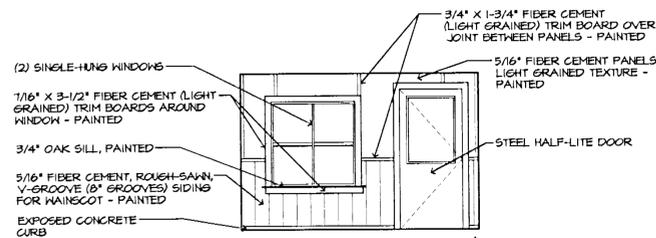
2 Side Elevation
Scale: 1/4" = 1'-0"



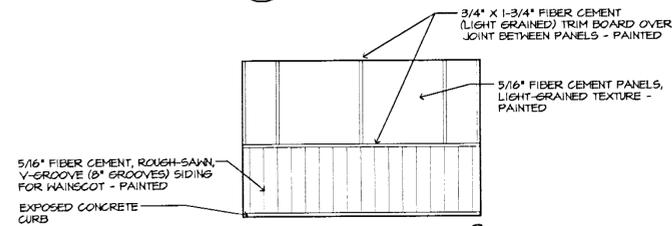
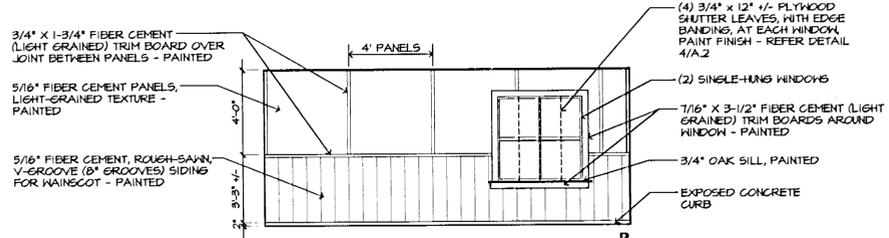
3 Back Elevation
Scale: 1/4" = 1'-0"



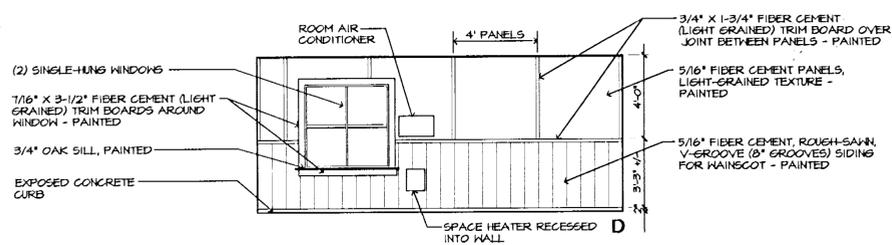
4 Side Elevation
Scale: 1/4" = 1'-0"



5 Interior Elevation
Scale: 1/4" = 1'-0"



5 Interior Elevation
Scale: 1/4" = 1'-0"



Revisions:



PROJECT REQUIREMENTS

1. SCOPE OF WORK: The Work consists of the furnishing of all labor, materials, services, equipment and appliances required for the fabrication, delivery and erection of all items of Work, including:

A. Restroom and shelter renovations at Kerrville Schreiner Park, Kerrville, Texas.

2. DRAWINGS AND SPECIFICATIONS: Drawings and Specifications may be examined without charge at the office of A3 Studio, 349 West Water St., Kerrville, Texas. Drawings are also available through the City of Kerrville.

3. EXAMINATION OF CONTRACT DOCUMENTS:

Before submitting proposals, Bidders shall carefully examine the complete Contract Documents, including the Drawings and Specifications, and shall bring any discrepancies found to the attention of the Park Offices.

4. CONDITIONS OF WORK:

Each Bidder shall inform himself fully of the conditions relating to construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful Bidder of his obligation to furnish all material and labor necessary to carry out the provisions of the Contract.

5. BIDDERS INSPECTION OF BUILDING:

Prior to bidding, any contractor, subcontractor, or supplier may have access to the site by contacting the Park Office.

6. LAWS AND REGULATIONS:

The Bidder's attention is directed to the fact that all applicable State laws, Municipal ordinances and the rules and regulations of all authorities having jurisdiction over the construction of the project shall apply to the Contract throughout and they will be deemed to be included in the Contract the same as if written therein full.

7. INTERPRETATION OF CONTRACT DOCUMENTS:

Prospective Bidders requiring further information or interpretation of the Contract Documents (Drawings and Specifications) shall request such data in writing.

8. SUBSTITUTIONS:

To obtain approval to use unspecified products, Bidders shall submit written requests. Requests shall clearly describe the product for which approval is asked, including all data necessary to demonstrate acceptability. If the product is acceptable, the Architect will approve it in writing.

9. ADDENDA:

Answers to all questions, inquiries or requests for additional information will be issued in the form of Addenda, and copies of each Addendum will be issued to all prospective Bidders. Also, prospective Bidders may, during the bidding period, be advised by Addendum of additions to, deletions from or changes in the requirements of the Contract Documents. The Architect and the Owner will not be responsible for the authenticity or correctness of oral interpretations of the Contract Documents. Failure to acknowledge receipt of any Addenda issued may invalidate a proposal as incomplete.

10. LATE CLARIFICATIONS:

Clarification issues which arise too late to be included in a last addendum shall be handled as follows in order to assure uniformity of bidding:

A. CONFLICTS:

- 1. Bid the greater quantity, better quality, and the more expensive work.
2. If for any good reason this procedure should be impossible to follow, Bidder must attach a sheet to his bid describing the alleged contradiction in full and stating which option he elected to bid. If this explanation is not attached, or if in the opinion of the Architect and Owner, a verifiable contradiction in the Bidding Documents did not exist, the bid shall be understood to automatically include the greater quantity, better quality, and the more expensive.

B. BONAFIDE AMBIGUITY, IF ANY:

Bid the interpretation that is most in keeping with the general nature and quality of the project. Attach a sheet to the bid describing in full the claimed ambiguity, and stating exactly the basis on which the bid is made. Attach also a unit price or list of unit prices to establish a basis for equalizing bids or adjusting the contract if necessary. Bids may be rejected at the Owner's discretion in the case of unjustified claims of ambiguity.

11. WARRANTY GUARANTEE: The Contractor shall guarantee all work for a period of one (1) year after the date of substantial completion against defective material or faulty workmanship that may arise within the period. Before final payment will be made, the Contractor shall provide Owner with a list of firms authorized to respond to Owner's request for immediate, emergency repair for warranty work affecting safety of persons or property.

12. APPLICABLE LAW:

This agreement shall be governed by the Uniform Commercial Code. Whenever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas effective and in force on the date of this agreement.

13. PRODUCTS:

13.1. PRODUCTS OPTIONS:

A. Provide items that comply with the Contract Documents, are undamaged, and are new at the time of installation.

1. Provide products and equipment complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.

B. Do not attach manufacturer's labels or trademarks, except for required nameplates, on surfaces exposed to view in occupied spaces or on the exterior.

C. Select products as follows:

- 1. Where products or manufacturers are specified by name, comply with provisions concerning "product substitutions" to obtain approval for use of an unnamed product or manufacturer.
2. Where these Specifications describe a product and list characteristics required, with or without naming a brand or trademark, provide a product that complies with the characteristics and other requirements.
3. Where these Specifications require compliance with performance requirements, provide products that comply and are recommended in writing by the manufacturer for the application.
4. Where these Specifications require compliance with codes, regulations, or reference standards, select a product that complies with the codes, regulations, or reference standards.

D. Unless otherwise indicated, Architect will select color, pattern, and texture of any product from manufacturer's full range of options.

13.2. PRODUCT SUBSTITUTIONS:

A. Reasonable and timely requests for substitutions will be considered. Substitution requests shall be submitted in writing ten days before the bid date.

B. Submit 2 copies of each request for product substitution. Identify product to be replaced, provide complete documentation showing compliance of proposed substitution with all specified requirements, and include the following:

- 1. A full comparison with the specified product.
2. A list of changes to other work required to accommodate the substitution.
3. Any proposed changes in the Contract Sum or Contract Time should the substitution be accepted.

C. Architect will review the proposed substitution and notify Contractor of its acceptance or rejection.

END OF SECTION

SECTION 06100

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 DESCRIPTION

A. This section includes labor, equipment, and materials to properly execute all rough carpentry.

PART 2 - PRODUCTS

2.01 GENERAL

A. Each piece of framing and board lumber shall bear the official trademark and grade mark of the manufacturer's association or the authorized inspection bureau under rules of which the lumber is manufactured, graded and purchased.

2.02 MATERIALS

A. Concealed stain lumber framing members shall be Southern Pine, KD19, No. 2 grade or better.

B. Bolts shall conform to ASTM A307.

C. Air Infiltration Barrier: Tyvek Home Wrap.
1. Install Tyvek prior to windows being installed.
2. Overlap side joints 6" to 12". Upper rolls shall overlap bottom rolls by 6".
3. Bottom edge shall extend over the seam between the sill plate and the foundation. Where a sill flashing is specified, the flashing shall be shingled in under the Tyvek.

4. Secure Tyvek every 12" to 18" on vertical stud line with nails with plastic washer heads.

5. Cut Tyvek at window openings, fold inside and staple to window openings.

6. Tape all vertical and horizontal joints with Tyvek tape.

7. Tape around all electrical and plumbing penetrations, shingling upper tape over bottom edge.

8. Single Tyvek over the upper back edge of the weep screed for proper drainage.

9. Tyvek shall be installed tight and free from holes, tears and punctures.

PART 3 - EXECUTION

3.01 STORAGE

A. All wood products delivered to the site shall be carefully stored off the ground in such a manner as to insure proper ventilation and protection from the weather.

3.02 CONSTRUCTION METHODS

A. Temporary shoring or bracing shall be used to provide for the safe execution of the work. The materials, design, and use of temporary shoring or bracing are the responsibilities of the contractor.

B. Framing shall be closely fitted, accurately set to required lines and levels and rigidly secured in place.

C. Nailing strips, unless otherwise shown, shall be continuous, cut with square ends in as long lengths as practicable, and rigidly secured in place.

D. Unless otherwise shown on the drawings, nailing and the attachment of all framing members shall be with common wire nails or spikes or galvanized box nails, and shall be as specified in the International Building Code fastening schedule, unless noted otherwise in the Drawings.

E. Not less than three studs shall be installed at every corner of exterior walls, and not less than two studs shall be installed around all openings. See Drawings for additional ply requirements.

F. Provide the following headers if not scheduled:
Span Header
Up to 4'-0" (2) 2x6
over 4'-0" and less than 6'-0" (2) 2x8
over 6'-0" and less than 8'-0" (2) 2x10
over 8'-0" and less than 10'-0" (2) 2x12
over 10'-0" See Engineer

G. Stud in walls shall be continuous from the floor to the ceiling, unless detailed otherwise, and shall be braced according to the International Building Code.

END OF SECTION 06100

SECTION 06401 - FIBER CEMENT PANELS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submit product data.

PART 2 - PRODUCTS

2.1 ACCESSORIES

A. Fasteners for Exterior panels: galvanized nails.

2.2 PRODUCTS

A. Sliding: Hardpanel, 5/16" rough-sawn, v-groove and 5/16" cedar mill, or equal.

B. Trim: Hardtrim Planks: Select Cedarmill 7/16", 3/4" or equal.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install work in accordance with manufacturer's written instructions and to comply with AIA Section 1100 where applicable. Install work level, plumb true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 46 inches for level and plumb.

B. Scribe and cut work to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.

C. Install trim with minimum of joints possible, using full-length pieces to the greatest extent possible. Stagger joints in adjacent and related members.

END OF SECTION 06401

SECTION 07210 - BUILDING INSULATION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Surface-Burning Characteristics: ASTM E 136, Flame-spread ratings of 25 or less and smoke-developed ratings of 50 or less.

PART 2 - PRODUCTS

2.1 INSULATION PRODUCTS

A. Approved Manufacturers: Manville Corp., Owens Corning, Certainteed, Knaf Fiberglass, Fiberglas.

B. Wall Insulation: Kraft faced batts, 3-1/2", R-13, "Thermal batt insulation" by Owens Corning, or equal.

END OF SECTION

2.2 ACCESSORIES

A. Fasteners: Types and sizes as recommended by building insulation manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install insulation in areas and in thicknesses indicated. Cut and fit tightly around obstructions and fill voids with insulation. Do not compress insulation. Provide continuous thermal barrier between walls and roof insulation.

END OF SECTION 07210

SECTION 07400 - PREFORMED ROOF PANELS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

Provide and install complete, watertight, metal roofing system as shown on drawings including roofing panels, end closures, cleats, and miscellaneous items as necessary for complete installation.

1.2 MATERIALS

A. Roof shall be 5-V Crimp, 26 ga., galvalume finish, by Fabral.

B. Fastening: Install per manufacturer's recommendations for exposed fasteners.

C. All metal flashing, trim, and accessories shall be factory formed, 26-gauge material and shall match the roofing panel material and finish. Accessories include outside closure pieces, etc. as required for complete installation without gaps or leaks. Screw fasteners shall be combination galv. and EPDM washer, as described by manufacturer's instructions.

1.3 INSTALLATION

A. Install all roofing in strict accordance with manufacturer's detail manual and installation instructions; SPACNA - Architectural Sheet Metal Manual and National Roofing Contractors Association.

B. Contractor shall provide all flashing, accessories, and whatever is necessary to provide complete waterproof, non-leaking installation.

C. Accessories: Shall be standard by manufacturer and as otherwise noted and indicated on drawings. Flashing and accessories shall be fastened at max. 12" o.c. Resulting metal shall lie flat to surface with no raised gap.

D. Install entire roof according to manufacturer's written instructions. Alignment shall be straight, square, and parallel with neat cuts. Uprun, ragged cut edges are prohibited.

1. Panels, trim, fasteners, etc. shall be installed with proper tools in a workmanlike manner according to manufacturer's written directions.

2. Roof installation shall be square to building and all panels and trim aligned. All trim shall butt tightly and miter at corners.

3. Any bent, discolored, non-uniform appearance or damage to trim or panels shall be cause for rejection and replacement by contractor.

END OF SECTION 07400

SECTION 07920 - JOINT SEALANTS/FLEXIBLE FLASHINGS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Provide sealant required to close joints that would allow moisture or air to enter structure between fixed materials as shown on the drawings and as herein specified including but not limited to:

- 1. Sealing of interior perimeter joints of window framing, door frames, and other openings in walls.
2. Sealing of thresholds in sealant.
3. Sealing of joints between countertops and wall surfaces for a sanitary joint.
4. Sealing of joints of every nature that would allow moisture or air penetration.
5. Sealing around all pipe, duct and vent penetrations.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS

A. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.

B. Products: Items below based on Pecora Corporation.

1. Exterior sealant: Synthacalk 60-9, one part polysulfide base synthetic rubber sealant; ASTM-C420, type 5 or Dynatrol 1, 1 part polyurethane sealant; ASTM-C420, Type 5.

2. Interior Sealant: BC-15B, one part butyl rubber sealant, FS TT-5-001651, Type 1 or AC-20 one part acrylic latex caulk; ASTM C634-76.

3. Flexible window flashings: VTCOR V40 weather barrier strips by Grace Construction Products. 6" width, 40 mil., with adhesive backing.

C. Install window flashings at all window head, sill and jamb locations, in accordance with manufacturer's recommendations.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with ASTM C 1193.

B. Comply with ASTM C 919 for use of joint sealants in acoustical applications.

END OF SECTION 07920

SECTION 08100 - STEEL DOORS AND ALUMINUM WINDOWS

PART 2 - PRODUCTS

A. Provide products equal to those specified on the drawings.

B. Install in strict conformance to manufacturer's instructions.

END OF SECTION 08100

SECTION 08110 - DOOR HARDWARE

PART 2 - PRODUCTS

2.1 HARDWARE

A. Hardware shall be complete with all necessary screws, bolts, anchors, and other devices for proper installation. Refer to Hardware schedule on the drawings.

B. Locks: Locks shall be of the type, of weight, design, and function scheduled. Strike lips shall be of length to protect jamb but to extend no further than necessary.

C. Door Closers: Door closers shall be of the streamline design, capable of controlling the door through 180 deg. swing, full rock and plumb with backcheck and shut speed control. All door closers shall be covered by a 2-year factory guarantee against defective material or workmanship.

D. Bolts:

1. Bolts shall be of the class as indicated by manufacturer's number in the hardware sets. All bolts shall have sufficient throw to clear the trim, but no more throw than necessary.

2. Each door shall be provided with 1-1/2 pr. bolts up to and including 7'-6".

E. Stops: Where fastened to concrete, shall be by machine screws in expansion shields where fastened to doors, shall be by sex or thru bolts.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Mount hardware in locations recommended by the Door and Hardware Institute, unless otherwise indicated.

B. Key Quantity: Furnish 3 change keys for each lock.

3.2 [HARDWARE SCHEDULE] - Refer to drawings for hardware required.

END OF SECTION 08110

SECTION 09110 - PAINTING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submit Product Data and color Samples.

B. Obtain block fillers, primers, and undercoat materials for each coating system from the same manufacturer as the finish coats.

C. Paint all exposed surfaces, unless otherwise indicated.

D. Do not paint prefinished items, finished metal surfaces, operating parts, labels, and materials obviously intended to be left exposed such as brick and tile. Do not paint concealed surfaces, with the following exceptions:

- 1. Label mechanical piping in accessible ceiling spaces.
2. Paint the inside of ductwork behind diffusers (paint portion that is visible through the grille). Color: Flat Black.

E. Deliver to Owner a 1-gal. (3.0-L) container, properly labeled and sealed, of each color and type of finish coat paint used on Project.

PART 2 - PRODUCTS

A. Manufacturer's best-quality paint material of the various coating types specified.

B. Acceptable manufacturers: Sherwin Williams, Benjamin Moore, Devco

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with paint manufacturer's written instructions for surface preparation, environmental and substrate conditions, product mixing, and application.

B. Provide mock-up of paints and stains for approval as follows:

1. Paints: approximately 4' x 4' mock-up of selected paint on each surface to be stained paint. 2. Stains: provide sample of selected stain on each type of wood to be stained (piece of plywood, lumber, trim, etc.)

3.2 EXTERIOR PAINT SCHEDULE

A. Ferrous Metal: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over rust-inhibitive primer.

B. Zinc-Coated Metal: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over galvanized metal primer.

C. Aluminum: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over primer.

D. Concrete Fiber Siding: Semi-gloss, acrylic enamel - two coats over pre-primed sheets.

E. Exterior Hood Stain: Semi-transparent oil stain, two coats.

3.2 INTERIOR PAINT SCHEDULE

A. Concrete and Masonry: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over primer.

B. Gypsum Board: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over primer.

C. Plaster: As follows:
1. Full-Gloss, Acrylic Enamel: 2 coats over primer.

D. Woodwork and Hardboard: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over wood undercoater.

E. Stained Woodwork: As follows:
1. Haloborne, Satin Varnish: 2 coats clear-satin varnish over sealer and wood stain.

F. Natural-Finish Woodwork: As follows:
1. Haloborne, Satin Varnish: 2 coats clear-satin varnish over sealer.

G. Ferrous Metal: As follows:
1. Semigloss, Acrylic Enamel: One coat over undercoater and primer.

H. Zinc-Coated Metal: As follows:
1. Semigloss, Acrylic Enamel: 2 coats over primer.

END OF SECTION 09110

SECTION 10155 - TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submit Product Data, Shop Drawings, and material Samples.

PART 2 - PRODUCTS

2.1 TOILET COMPARTMENTS

A. Solid plastic toilet compartments and urinal screens shall be secured at floors, walls, headrail, and ceiling equal to "Poly-Mar HD Series" as manufactured by Santona. Solid plastic doors, stiles, and partitions shall be high density polyethylene (HDPE) manufactured under high pressure forming a single component section which is waterproof, non-absorbent and has self-lubricating surface that resists marking with pens, pencils, or other writing instruments. No glue lines, visible seams, or scar marks will be accepted. Color shall extend throughout all edges machined to radius of .25 inch.

Doors: 1" thick minimum anchored to floor, ceiling, and partition at toilet compartment and urinal screen. Use stainless steel bolts and anchors at floors.

Partitions: 1" thick (58" HD).

Urinal Screens: Provide with vertical supports anchored to floor and ceiling. Attach to wall with continuous plastic wall bracket channel full length of screen.

Stile Shoes: Manufacturer's standard one piece solid color plastic anchored to floor.

Brackets: Provide continuous channel wall brackets for full length of partition to wall connections and partition to pilaster stile connections.

Headrail: 16 gauge stainless steel, "Anti-Grip" design.

B. DESIGN

Doors and stiles shall be in alignment with no hardware extending below bottom line or above top line of door. Floor fastenings shall be adjustable. Provide headrail continuous across doors and stiles and return headrail back to wall over all end partitions.

C. FINISH

All materials of doors and partition panels shall be solid plastic. Color throughout thickness of panel. Integral color to be selected by Architect from manufacturer's standard color line.

D. DOOR HARDWARE

Doors hung on stiles with brass, surface-mounted self-closing gravity hinges. Compartments with doors fitted with lift-free slide latch, stop, and keeper and coat hook with rubber-tipped bumper. All hardware and accessories shall be Standard heavy duty aluminum, satin finish.

E. ACCESSORIES

1. See specification section 10201 for toilet paper holder and grab bars.

2. Provide reinforcing for toilet paper holders, grab bars and accessories.

PART 3 - EXECUTION

3.1 INSTALLATION

1. Field verify conditions prior to submittal of shop drawings to ensure proper fit of all partitions.

2. In accordance with approved shop drawings, install toilet compartments plumb and level, securely anchored to the floor, walls, and ceiling with door and hardware and accessories in perfect working order.

3. All screws and bolts shall be theft-resistant design. All hardware attached to stiles

TEXAS ACCESSIBILITY STANDARDS

REFER TO TAS HANDBOOK FOR REFERENCED FIGURES

- SYM TEXAS ACCESSIBILITY STANDARD CLARIFICATION:**
- A-3 ACCESSIBLE ROUTES:** WIDTH: CLEAR MINIMUM WIDTH SHALL BE 36" PASSING SPACES; IF ROUTE EXCEEDS 200', PASSING AREAS (60" X 80") SHALL BE PROVIDED AT REASONABLE INTERVALS NOT TO EXCEED 200' APART. CHANGES IN LEVEL: IF THE CHANGE IN LEVEL EXCEEDS 1/2", THEN A CURB RAMP OR RAMP SHALL BE PROVIDED (SEE NOTE A-8). SURFACE TEXTURE: IF THE CHANGE IN LEVEL EXCEEDS 1/2", THEN A "RAMP" SHALL BE PROVIDED. (SEE NOTE A-8, BELOW)
 - A-4 PROTRUDING OBJECTS:** (SEE FIG. 8) IN TAS HANDBOOK
 - A) IF THE WALL MOUNTED OBJECT COMMENCES 27" OR HIGHER, ITS PROJECTION FROM THE WALL SHALL NOT BE GREATER THAN 4".
 - B) THE OBJECT'S SHALL NOT PROTRUDE 60" FROM AFF.
 - A-5 SURFACE TEXTURE:**
 - A) SURFACES OF ROUTE SHALL BE STABLE, FIRM, SLIP-RESISTANT.
 - B) THE CHANGE IN LEVELS SHALL NOT BE GREATER THAN 1/2" WITHOUT USE OF A RAMP. CHANGES IN LEVEL BETWEEN 1/2" AND 1" SHALL BE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2.
 - C) GRATES IF USED SHALL HAVE SPACES NOT GREATER THAN 1/2" IN ONE DIRECTION. ELONGATED OPENINGS SHALL BE DIRECTED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - D) IF FLOOR FINISH IS CARPET, IT SHALL BE SECURELY ATTACHED WITH A FIRM CUSHION OR PAD, OR NO CUSHION OR PAD, HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE OR LEVEL CUT/NOOT PILE TEXTURE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH (B) ABOVE.
 - A-8 PARKING AND PASSENGER LOADING ZONES:**
 - A) PARKING SPACES: WIDTH: 96" MINIMUM. WHEEL STOPS: PLACES TO PREVENT VEHICLE PROJECTIONS FROM BLOCKING OR MINIMIZING THE ACCESSIBLE ROUTE. CLEAR WIDTH: IT MUST BE PART OF THE ACCESSIBLE ROUTE. 1) PARKING SPACE AND ACCESS ISLE SHALL BE ON THE SAME PLANE AND SHALL NOT HAVE A SLOPE EXCEEDING 1:50 IN ALL DIRECTIONS. 2) WIDTH: 60" UNLESS TWO SPACES ARE REQUIRED THEN THIS WIDTH SHALL BE 96".
 - B) SIGNAGE: NUMBER OF SIGNS: ONE FOR EACH SPACE. SYMBOL: INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE: VAN ACCESSIBILITY IS REQUIRED THEN THE SPACE(S) SO DESIGNATED SHALL BE LOCATED AS SUCH BY AN ADDITIONAL SIGN (VAN ACCESSIBILITY MOUNTED BELOW THE INTERNATIONAL ACCESSIBILITY SYMBOL SIGN). HEIGHT OF SIGN SYMBOL: 60" ABOVE PARKING SURFACE. SYMBOL SIZE: 3" MINIMUM. (HEIGHT AND WIDTH MIN.)
 - C) PASSENGER LOADING: ACCESS ISLE: 60" WIDE X 20' LONG ADJACENT AND PARALLEL TO ALL DIRECTIONS FOR ACCESS ISLE AND VEHICLE STANDING SPACE. CURB RAMP: REQUIRED IF CURB IS PRESENT. (SEE NOTE A-7)
 - A-7 CURB RAMP:**
 - SLOPE: 1:12 (MAX) FOR A MAXIMUM DISTANCE OF 30". ADJOINING SLOPES: 1:20 MAXIMUM.
 - WIDTH: 36" MINIMUM. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. HOWEVER, RAISED, ETCHED, OR GROOVED SURFACE SHALL NOT RETAIN WATER ACCUMULATION. THE FULL WIDTH AND DEPTH OF THE CURB RAMP SHALL BE MARKED WITH LIGHT REFLECTIVE MATERIAL AND TEXTURE THAT SIGNIFICANTLY CONTRAST WITH ADJOINING PEDESTRIAN SURFACES.
 - WARNINGS: IF THE CURB RAMP IS LOCATED WHERE PEDESTRIAN MUST WALK ACROSS THE RAMP, OR WHERE IT IS PROTECTED BY HANDRAILS OR GUARD RAILS, IT SHALL HAVE FLARED SIDES. MAXIMUM SLOPE OF FLARED SIDES = 1:10. CURB RETURNS: CURB RAMP MUST HAVE EITHER CURB RETURNS, FLARED SIDES, HANDRAILS OR GUARDRAILS.
 - ISLANDS: IF NOT CUT THRU LEVEL WITH THE STREET, CURB RAMP WILL BE REQUIRED.
 - A) A LEVEL "REST AREA" (48" LONG, MINIMUM) SHALL BE LOCATED AT TOP OF INCLINE.

- A-8 RAMPS:** DEFINITION: IF THE ACCESSIBLE ROUTE EXCEEDS A SLOPE OF 1:20, IT WILL THEN BE CONSIDERED A "RAMP". SLOPE RISE/HORIZONTAL PROJECTION:

MAXIMUM SLOPE	MAXIMUM RISE	HORIZONTAL PROJECTION
1:12 < 1:18	30"	30"
1:18 < 1:20	30"	40"

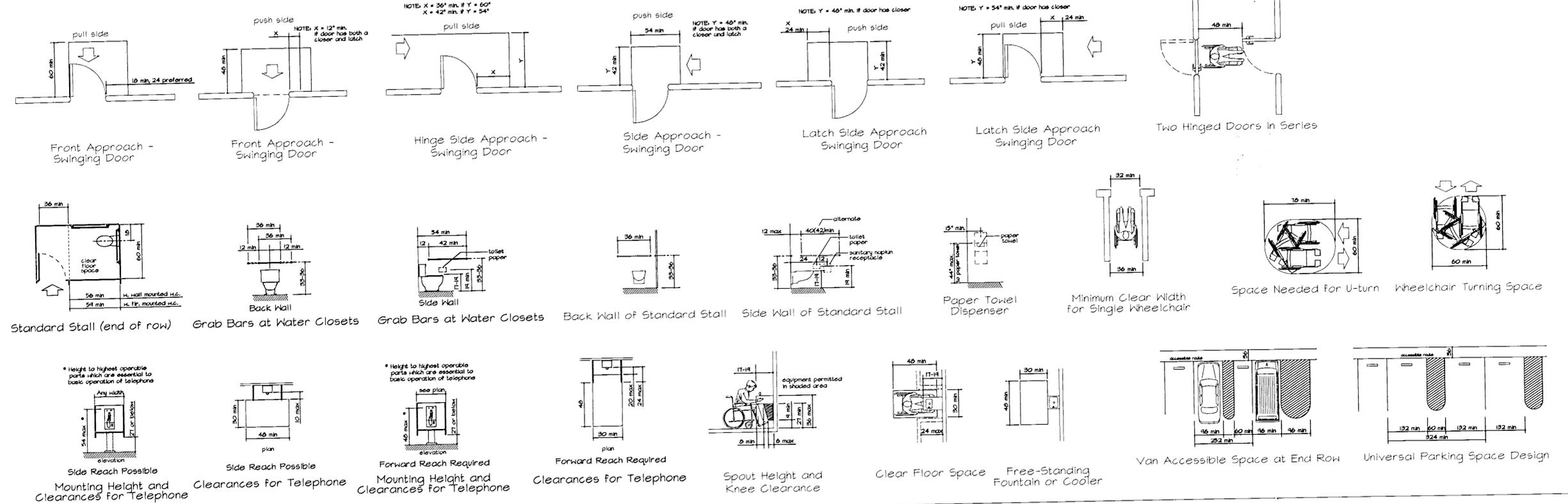
 CLEAR WIDTH: RAMP LENGTH WIDTH 30' OR LESS 36" MORE THAN 30' 44"
- LANDINGS:** WHERE REQUIRED: TOP AND BOTTOM OF RAMP, AND WHEN THERE ARE CHANGES IN DIRECTIONS AND AT END OF EACH "MAXIMUM HORIZONTAL PROJECTION". WIDTH REQUIREMENT: SAME AS RAMP CLEAR WIDTH. LENGTH OF LANDINGS: 60" MINIMUM. "DIRECTION CHANGE" RAMP SIZE: 60" X 60".
- HANDRAILS:** (SEE FIGURE 17 & 39) WHEN REQUIRED: HANDRAILS ARE REQUIRED ON BOTH SIDES WHEN RAMP "RISE" IS GREATER THAN 9" OR HORIZONTAL PROJECTION IS GREATER THAN 5'. HANDRAILS ARE NOT REQUIRED ON "CURB RAMPS". INSIDE RAILS ON SWITCH BACK RAMPS: SHALL BE CONTINUOUS. HANDRAILS SHALL BE CONTINUOUS; BUT WHERE THEY END OR OR DISCONTINUE, THEY SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND. CLEAR SPACE BETWEEN HANDRAIL AND WALL (IF ANY): 1 1/2" (SEE FIGURE 39). GRIPPING SURFACES: CONTINUOUS. SURFACE: BETWEEN 34" AND 38" (30" CHILD) ABOVE RAMP END OF HANDRAIL: EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST. HANDRAIL STABILITY: HANDRAIL SHALL NOT ROTATE. CROSS SLOPE: MAXIMUM 1:50. EDGE PROTECTION: RAMPS AND LANDINGS WITH DROP OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES CURBS SHALL BE A MINIMUM OF 2" HIGH AND IF EXTENDED PLATFORM IS CHOSEN, IT SHALL BE 12" MINIMUM BEYOND HANDRAIL. THERE SHALL BE NO PONDING OR WATER ACCUMULATION. THERE SHALL BE NO PONDING OR RETAINING OF WATER.
- A-9 STAIRS:** TREADS AND RISERS:
 - A) MUST BE UNIFORM.
 - B) TREAD: 11" MINIMUM (SEE FIGURE 18).
 - C) RISER: OPEN RISERS ARE NOT PERMITTED.
 NOSING: (SEE FIGURE 18)
 - A) UNDERSIDE OF NOSING SHALL NOT BE ABRUPT. (SHALL BE SLOPED 60 DEGREES FROM HORIZONTAL, MINIMUM.)
 - B) RADIUS OF CURVATURE AT LEADING EDGE OF TREAD: 1/2" MAXIMUM.
 - C) NOSING PROJECTION: 1/2" MAXIMUM.
 HANDRAIL: (SEE FIGURE 19)
 - A) MUST BE ON BOTH SIDES AND CONTINUOUS.
 - B) MUST BE CONTINUOUS ON INSIDE SWITCHBACK OR DOG LEG.
 - C) IF HANDRAILS ARE NOT CONTINUOUS: (SEE FIGURE 19) 1) MUST EXCEED 12" BEYOND TOP RISER AND 12" PLUS 1/2" AT BOTTOM. THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR (OR GROUND) SURFACE. 2) AT TOP, THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR (OR GROUND) SURFACE. 3) AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO PROVIDE A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER. THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL. (SEE FIGURE 19, (C) (1)-(3)). 4) CLEAR SPACE BETWEEN HANDRAIL AND WALL: 1 1/2". 5) GRIPPING SURFACE: CONTINUOUS. 6) HANDRAIL HEIGHTS: BETWEEN 34" AND 38" ABOVE STAIR NOSING. 7) END OF HANDRAILS: EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST. 8) HANDRAIL STABILITY: SHALL NOT TURN IN FITTINGS. 9) OUTDOOR CONDITIONS: STAIRS AND APPROACHES SHALL NOT HOLD WATER.
- A-10 ELEVATORS**
- A-11 PLATFORM LIFTS (WHEELCHAIR LIFTS)**

- A-12 WINDOWS**
- A-13 DOORS:** THRESHOLDS AT DOORWAYS: MAXIMUM HEIGHTS: EXTERIOR SLIDING DOOR: 3/4" MAXIMUM. ALL OTHERS: 1/2" MAXIMUM. BEVEL: 1/2" MAXIMUM. HARDWARE: PANIC DOOR OPENERS: SHALL BE PUSH TYPE. SLIDING DOORS: OPERATIONAL HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. ALL OTHER DOORS: LEVER-OPERATED MECHANISMS. HEIGHT OF DOOR OPENERS (LATCHES): 48" AFF MAXIMUM. DOOR CLOSURES: NOT REQUIRED; BUT IF INSTALLED: SWEEP PERIOD: ADJUSTED TO MINIMUM OF 3 SECONDS FOR A TO SWEEP SWEEP; TO MOVE TO A POINT 3' FROM LATCH (LEADING EDGE OF THE DOOR). INTERIOR: 5 LBF. SLIDING OR FOLDING: 5 LBF.
- A-15 DRINKING FOUNTAINS AND WATER COOLERS (SEE FIGURE 27)** SPOUT HEIGHT: 36" AFF (POINT WHERE WATER EMITS). CONTROLS: PUSH TYPE, FRONT MOUNTED. CLEARANCES: (SEE FIGURE 27)
 - A) WALL MOUNTED FOUNTAIN (SEE FIGURE 27)
 - B) FREE STANDING FOUNTAIN.
- A-16 WATER CLOSETS:** HEIGHT: (TOP OF SEAT TO FINISHED FLOOR) - 17" TO 19". SEATS: CAN NOT BE SPRING LOADED. GRAB BARS: SEE FIGURE 28 AND NOTE A-28. FLUSH CONTROLS: LEVER TYPE; STANDARD MOUNTING HEIGHT: LOCATE ON WIDE SIDE OF TOILET. FORCE: NOT TO EXCEED 5 LBF. DISPENSERS: 19" HIGH, CONTINUOUS TYPE DISPENSING UNIT. FLUSH VALVES: FLUSH VALVES SHALL FACE OPEN SIDE OF TOILET STALL.
- A-17 TOILET STALLS:** TOE CLEARANCES: 9" AFF TO BOTTOM OF PARTITION. DOORS:
 - A) NO CLOSURE.
 - B) DOOR OPENING SHALL BE LEVER TYPE HANDLE.
 - C) DOOR OPENING FORCE: 5 LBF MAXIMUM.
 - D) DOOR SIZE (WIDTH): 36" (54" MIN TO BE SAFE).
 GRAB BARS: SEE FIGURE 28 AND NOTE A-28.
- A-18 URINALS:** RIM HEIGHT (MAXIMUM): 17" AFF. EXTENSION FROM WALL: MINIMUM 14". FLUSH CONTROL: MAXIMUM HEIGHT: 44". TYPE CONTROL: LEVER TYPE OR PUSH.
- A-19 LAVATORIES AND MIRRORS:** LAVATORIES: RIM/COUNTER HEIGHT (MAX.): 34" AFF. CLEARANCE BETWEEN APRON AND FINISH FLOOR (MINIMUM): 27" AFF. ADULT - 28" AFF. KNEE AND TOE CLEARANCE: COMPLY WITH FIGURE 31. EXPOSED PIPES AND SURFACES: HOT WATER AND DRAINPIES SHALL BE INSULATED OR PVP PIPE UTILIZED. (IF BUILDING CODE ALLOWS) SHARP OR ABRASIVE SURFACES: REMOVE. FAUCETS: LEVER OPERATED. MIRRORS: ON ANY ACCESSIBLE ROUTE WHERE MIRRORS ARE PROVIDED, IT OR ANOTHER COMPLEMENTARY MIRROR SHALL COMPLY WITH A MINIMUM HEIGHT (TO LOWER EDGE) OF 40" AFF.
- A-20 BATHTUBS: NOT USED**

- A-21 SHOWER STALLS: NOT USED**
- A-22 TOILET ROOMS NOT USED**
- A-23 BATHROOMS, BATHING FACILITIES AND SHOWER ROOMS NOT USED**
- A-24 SINKS:** 34" AFF KNEE CLEARANCE (MINIMUM); 27" AFF EXTENSION FROM WALL; 10" MINIMUM WIDTH CLEARANCE; 14" MINIMUM BOWL DEPTH; 5 1/2" MAXIMUM EXPOSED PIPES AND SURFACES; INSULATION: HOT WATER AND DRAIN PIPES SHALL BE EITHER INSULATED OR PVP. SHARP AND ABRASIVE SURFACES: SHALL BE REMOVED. FAUCETS: LEVER-OPERATED CONTROLS.
- A-25 STORAGE:** (SEE FIGURE 38) FORWARD REACH: MAXIMUM REACH HEIGHT = 48" AFF. MINIMUM REACH HEIGHT = 15" AFF. SIDE REACH: MAXIMUM REACH HEIGHT = 54" AFF. MINIMUM REACH HEIGHT = 9" AFF. LEVER-OPERATED DOOR OPENERS (OR TOUCH LATCHES) AND U-SHAPED PULLS ARE ACCEPTABLE.
- A-26 HANDRAILS, GRAB BARS, AND TUB AND SHOWER SEATS:** SIZE AND SPACING OF GRAB BARS AND HANDRAILS: NOMINAL DIAMETER: 1 1/4" TO 1 1/2". DISTANCE FROM WALL: 1 1/2" (SEE FIGURE 39) STRUCTURAL STRENGTH: (INCLUDING MOUNTING DEVICES)
 - A) TENSILE STRENGTH: 250 LBF MINIMUM.
 - B) SHEAR FORCE: 250 LBF MINIMUM.
 - C) SHEAR FORCE: 250 LBF MINIMUM.
 - D) ELIMINATING HAZARDS: REMOVE ALL ABRASIVE OR SHARP ELEMENTS.
- A-27 CONTROLS AND OPERATING MECHANISMS:** HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE MOUNTED AS FOLLOWS: FORWARD REACH: BETWEEN 15" AND 48" ABOVE FLOOR. SIDE REACH: BETWEEN 9" AND 34" ABOVE FLOOR. ELECTRICAL OUTLETS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
- A-28 ALARMS:** AUDIBLE ALARM: SOUND LEVEL MUST EXCEED PREVAILING SOUND LEVEL BY AT LEAST 15 DBA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 DBA, WHICHEVER IS LOUDER. VISUAL ALARMS: INTEGRATION: SHALL BE TIED INTO BUILDING ALARM SYSTEM. PHOTOMETRIC FEATURE:
 - A) LAMP: STROBE TYPE OR EQUIVALENT.
 - B) COLOR: CLEAR OR NOMINAL WHITE (UNFILTERED).
 - C) MAXIMUM PULSE DURATION: 2/10THS OF ONE SECOND.
 - D) MAXIMUM DUTY CYCLE: 40%.
 - E) INTENSITY: 75 CANDLEA.
 - F) FLASH RATE: MINIMUM 1 HZ & MAXIMUM OF 3 HZ.
 - G) LOCATION: 80" AFF OR 8" BELOW CEILING, WHICHEVER IS LOWER.
 - H) MAXIMUM DISTANCE IN ROOM: IF REQUIRED, 50'.
 - I) REQUIRED: 50'.
 AUXILIARY ALARMS: (SLEEPING ACCOMMODATIONS). MUST HAVE EITHER A VISUAL ALARM IN ROOM (AND BATHROOM) OR A 110V ELECTRICAL RECEPTACLE TO WHICH AN ALARM CAN BE CONNECTED AND A MEANS BY WHICH A SIGNAL FROM THE BUILDING EMERGENCY ALARM SYSTEM CAN TRIGGER SUCH AN AUXILIARY SYSTEM. WHEN VISUAL ALARMS ARE IN PLACE, THE SIGNAL SHALL BE USABLE IN ALL AREAS OF THE UNIT OR ROOM.

- A-29 DETECTABLE WARNINGS:** SHAPE: RAISED TRUNCATED DOMES. DIAMETER: 0.3" HEIGHT: 0.2" SPACIAL: 2.35" CENTER TO CENTER. COLOR: CONTRASTING WITH ADJOINING SURFACES. INTERIOR VS. EXTERIOR: MUST VARY IN SOUND WITH A CANE STROKE.
- A-30 SIGNAGE:** CHARACTER PROPORTIONS: WIDTH TO HEIGHT RATIO OF LETTER AND NUMBERS: BETWEEN 3:5 AND 1:1. STROKE WIDTH RATIO OF LETTER AND NUMBERS: BETWEEN 1:3 AND 1:1. OVERHEAD SIGNS: MINIMUM CHARACTER HEIGHT: 3". RAISED AND BRAILLED CHARACTERS AND PICTORIAL SYMBOL SIGNS: RAISED: 0.25" CASE; UPPERS: FONT: SANS SERIF OR SIMPLE SERIF ACCOMPANIED WITH GRADE 2 BRAILLE. PICTOGRAMS: MUST BE ACCOMPANIED WITH BRAILLE DESCRIPTION DIRECTLY BELOW. BORDER DIMENSIONS OF PICTOGRAM: 9" MINIMUM IN HEIGHT. FINISH AND CONTRAST: BACKGROUND: EGGSHELL MATTE (NON GLARE). CHARACTERS AND SYMBOLS: MUST CONTRAST WITH BACKGROUND. MOUNTING LOCATION AND HEIGHT: (SEE FIGURE 43) FOR ROOM DESIGNATION: WALL ADJACENT TO LATCH SIDE OF DOOR. HEIGHT: 60" AFF (10 CENTER OF SIGN). DISTANCE FROM DOOR: 5" MAXIMUM FROM DOOR TRIM.
- A-31 TELEPHONES:** MOUNTING HEIGHT: WALL MOUNT: FRONT REACH: TOP AT 48". SIDE REACH: TOP AT 34". PEDESTAL TYPE: (SEE FIGURE 44) HEARING AID COMPATIBLE: MUST BE COMPATIBLE WITH HEARING AIDS. VOLUME CONTROLS:
 - A) CONTROL: PUSH BUTTON.
 - B) VOLUME RANGE: 12 DBA TO 13 DBA ABOVE NORMAL.
 - C) CORD LENGTH: 29" MINIMUM.
 - D) TELEPHONE BOOK: AT 42" MAXIMUM.
- A-32 FIXED OR BUILT-IN SEATING AND TABLES:** KNEE SPACE: MINIMUM 27" HIGH, 30" WIDE, AND 19" DEEP. TABLE AND COUNTER HEIGHT: 28" TO 34" AFF.
- A-93 VISUAL ALARMS, NOTIFICATION DEVICES, AND TELEPHONES:** DOORBELL: THE ROOM SHALL BE EQUIPPED WITH A DOORBELL WHICH ACTIVATES AN AUDIO/VISUAL NOTIFICATION OF A VISITOR IN BOTH THE BEDROOM AND BATHROOM. OPTION: HAVE TELEPHONE WITH NOTIFICATION LIGHT IN BOTH BEDROOM AND BATHROOM. TELEPHONE: MUST BE EQUIPPED WITH VOLUME CONTROL (SEE NOTE 3). TEXT TELEPHONE: IN LIEU OF A TEXT TELEPHONE, AN ACCESSIBLE ELECTRICAL OUTLET (110V) SHALL BE LOCATED WITHIN 4' OF A TELEPHONE CONNECTION.

TYPICAL A.D.A. DETAILS



Kerrville Schreiner Park Renovations
 Kerrville, Texas
T.A.S. Standards Typical A.D.A. Details
 SCALE: 10-3-05
 DATE: 10-3-05
 Job Number: 0110

ARCHITECTURE • PLANNING • DESIGN
 343 WEST WATER ST. KERRVILLE, TEXAS 78029
 PHONE (800) 866-1313 FAX (800) 866-4744

THE DESIGNER, CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND REVIEW THE PLANS AND BE SATISFIED REGARDING ALL EXISTING CONDITIONS AND MEASUREMENTS. SHOULD ANY DISCREPANCY OR CONFLICT BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT MEANINGS AND INTERPRETATIONS OF THE PLANS AND SPECIFICATIONS.

COPYRIGHT NOTICE:
 THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.