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ACCESSIBILITY GENERAL NOTES

1. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIREMENTS SET FORTH FOR ACCESSIBILITY OF THE LATEST 2010 ADA ACT/ 2012 TAS CODES. THIS INCLUDES ALL GUIDELINES SET FORTH BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR, TAS) AND AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL INFORM ARCHITECT IN WRITING IF HE BECOMES AWARE OF A POSSIBLE NONCOMPLIANCE SITUATION.

2. IF CARPET OR CARPET TILE USED ON THE FLOOR SURFACE, THEN IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD; AND HAVE A LEVEL
LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT 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 TAS.

3. PROVIDE SIGNAGE FOR ACCESSIBLE PARKING SPACES WITH IT’S LETTERING OR GRAPHICS NO LOWER THAN 60" ABOVE PARKING PAVEMENT LEVEL.

4. PROVIDE ACCESSIBLE CURB RAMP ALONG THE ACCESSIBLE ROUTE PER TAS REQUIREMENTS. (MAXIMUM SLOPE OF 1:12, CURB RAMPS CAN BE ANY LENGTH)

5. THE MAXIMUM SLOPE FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES IN ANY DIRECTION SHALL BE 1:48 OR 2% MAX.

6. AT ALL NEW DOORS ON THE PULL SIDES, SHALL HAVE AT LEAST 18" CLEAR BETWEEN THE LATCH SIDE OF THE DOOR AND AN ADJACENT SURFACE OR OBSTRUCTION.

7. AT ALL NEW DOORS WITH CLOSERS AND LATCHES ON THE PUSH SIDE, THERE SHALL BE AT LEAST 12" CLEAR BETWEEN THE LATCH SIDE OF THE DOOR AND AN ADJACENT SURFACE OR OBSTRUCTION.

8. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES IN THE CLOSED POSITION, MEASURED TO THE LEADING EDGE OF THE DOOR.

9. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 LBS FOR INTERIOR DOORS.

10. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

11. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED BETWEEN 34" MIN. TO 48" MAX. ABOVE FINISHED FLOOR.

12. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2". RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 FOR A MAX. OF 1/4" RISE. SLOPES IN FRONT OF DOORS, IN THE MANEUVERING SPACE, SHALL HAVE A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS.

13. THE LOWER 10" OF THE DOOR SHALL BE OF SMOOTH, PLANE SURFACE (NO RECESS OR TRAP).

14. WATER CLOSETS SHALL BE 17" TO IT’S CENTER LINE TO AN ADJACENT WALL SURFACE.

15. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19", MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

16. WATER CLOSET AND URINAL FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR. REFER TO MEP DRAWINGS FOR MODEL NUMBER.

17. TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN 7"-9" TO IT’S CENTER IN FRONT OF THE FRONT RIM OF THE TOILET AND IT’S OUTLET NO LOWER THAN 15" MIN. AND NO HIGHER THAN 48"
MAX. AFF. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW, SHALL NOT BE USED.

18. WATER CLOSETS SHALL HAVE A 36" LONG GRAB BAR BEHIND THE WATER CLOSET AND A 42" LONG GRAB BAR ON THE ADJACENT WALL, MOUNTED BETWEEN 34" AFF. WITH ALL REQUIRED IN WALL BLOCKING TO SUPPORT A 250 LBS/FT. FORCE.

19. GRAB BARS AND HANDRAILS SHALL HAVE AN O.D. OF 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

20. ALL LIGHT SWITCHES AND OTHER ITEMS SUCH AS THERMOSTATIC AND SECURITY ALARM CONTROLS SHALL BE MOUNTED AT 48" AFF MAX., UNLESS NOTED OTHERWISE.

21. ALL OUTLETS, ELECTRICAL, TELEPHONE, AND DATA, SHALL BE LOCATED NO LOWER THAN 15" AFF, NOR HIGHER THAN 48" AFF.

22. WHERE PERMANENT ROOM IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WITHIN 8" FROM THE STRIKE EDGE OF THE DOOR TO THE EDGE OF THE SIGN. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" MAX. AFF TO THE BOTTOM OF THE HIGHEST LETTERS OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. REFER TO TAS 703 FOR OTHER SIGNAGE REQUIREMENTS.

23. RESTROOM LAVATORIES OR COUNTERS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 27" AFF TO THE BOTTOM OF THE APRON.

24. LAVATORIES SHALL BE NO CLOSER THAN 15" FROM THE CENTER LINE TO AN ADJACENT SURFACE, IF IT IS IN AN ALCOVE DEEPER THAN 24", THE REQUIRED DISTANCE SHALL BE 18" FROM THE CENTER LINE OF THE LAVATORY TO AN ADJACENT SURFACE.

25. HOT WATER AND DRAIN PIPES AND OTHER SHARP OBJECTS UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.

26. ALL FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE, OR ELECTRONICALLY CONTROLLED MECHANISMS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS AND BE OPERABLE WITH ONE HAND AND SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND OPERATING FORCE NOT EXCEEDING 5 LBS.

27. MIRRORS AT ACCESSIBLE LAVATORIES SHALL BE ON ACCESSIBLE ROUTES AT LOCATIONS CONSISTENT WITH THAT OF OTHER MIRRORS IN THE SAME ROOM, AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" AFF. IF THERE IS ONLY ONE MIRROR INSTALLED IN A RESTROOM IT MUST BE AT LEAST 74" AFF AT THEIR TOPMOST EDGE.

28. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, FIRE EXTINGUISHERS AND LIGHT SCONCES.) WITH THEIR LEADING EDGES BETWEEN 27" AND 80" AFF SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING
EDGES AT OR BELOW 27” AFF MAY PROTRUDE ANY AMOUNT. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12” MAXIMUM FROM 27 IN TO 80”. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

29. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80” MINIMUM CLEAR HEAD ROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80” (NOMINAL DIMENSION), A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.

30. AT THE RECEPTION AND INFORMATION COUNTER OR DESK, A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36” LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 36” AFF.