

FISH LANDING CENTER

BRYAN, TEXAS

SITE DESIGNER:

R.A.I. DESIGNS, INC.

3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

OWNER:

NATHAN FISH

BRYAN, TEXAS 77802
nathanfish04@gmail.com

SURVEYOR:

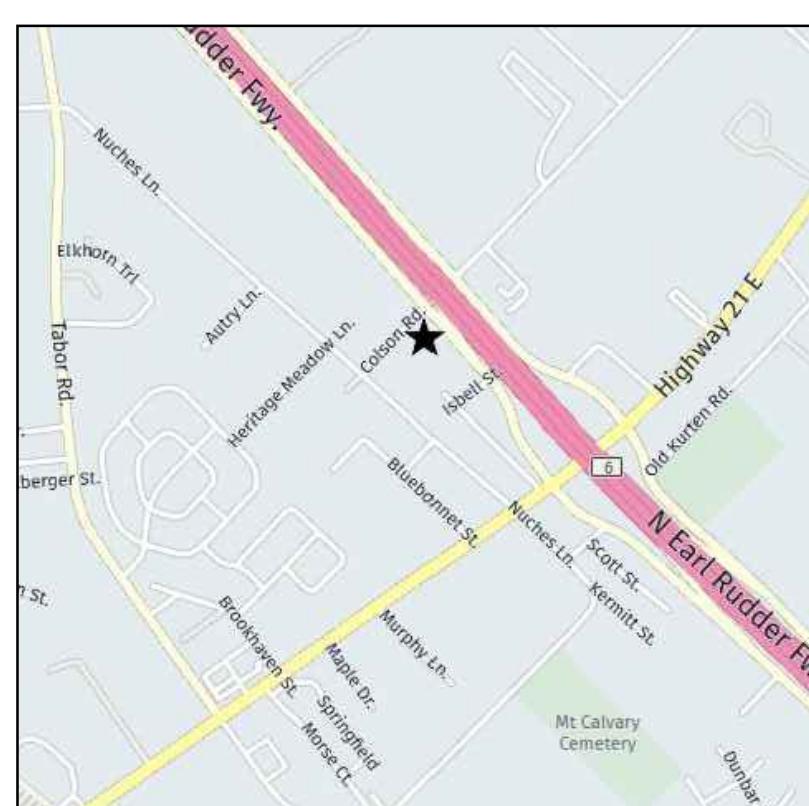
ATM SURVEYING

COLLEGE STATION, TEXAS 77840
(979) 209-9291

CIVIL ENGINEER:

CORDOBA GROUP, LLC

534 RIVERWALK
GARLAND STATION, TEXAS 75040
(496) 325-8800



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION: PROPOSED OFFICE/FLEX
FOR COMMERCIAL USE CENTER.

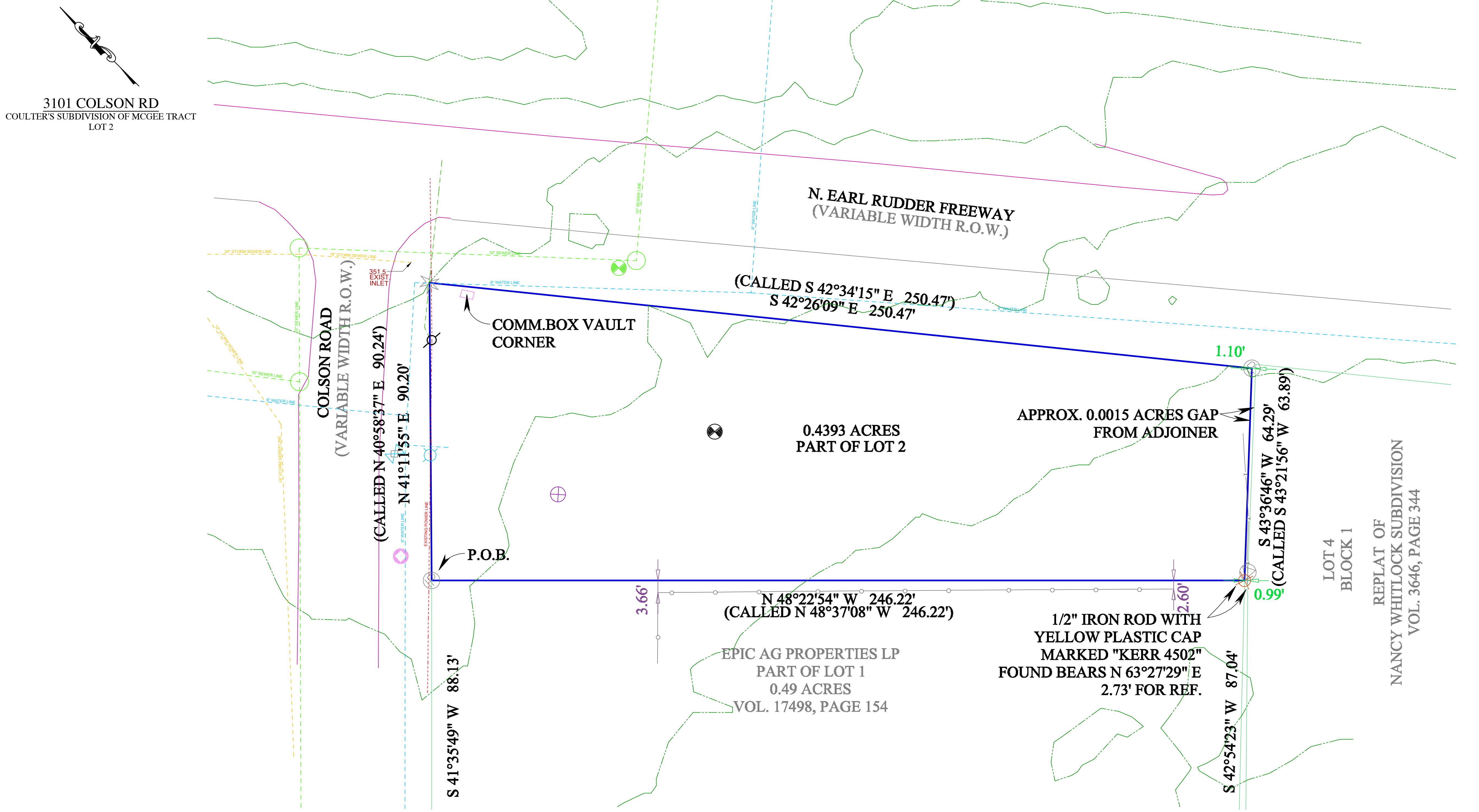


BUILDING AREA SUMMARY	
UNIT 101	838 SF
UNIT 102	819 SF
UNIT 103	819 SF
UNIT 104	819 SF
UNIT 105	838 SF
TOTAL LEASE AREA	4,133 SF
STONE-LEDGE	30 SF
PERIMETER	295'-8" LF
TOTAL SLAB	4,163 SF

SITE AREA	
TOTAL ACREAGE = 0.4393 ACRES	
TOTAL SQ. FT. = 19,079 SQ. FT.	

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE 2-B
OCCUPANCY CLASSIFICATION:	C-3
ZONING CLASSIFICATION:	C-3

SHEET INDEX	
COVER SHEET	S-0.1
EXISTING SITE PLAN	S-0.2
PROPOSED SITE PLAN	S-1.0
B/CS UNIFIED STANDARD DETAILS	S-2.0
B/CS UNIFIED STANDARD DETAILS	S-2.1
LANDSCAPING PLAN	S-3.0
HANDICAP DETAILS	G-1.0
HANDICAP DETAILS	G-1.1



EXISTING SITE PLAN

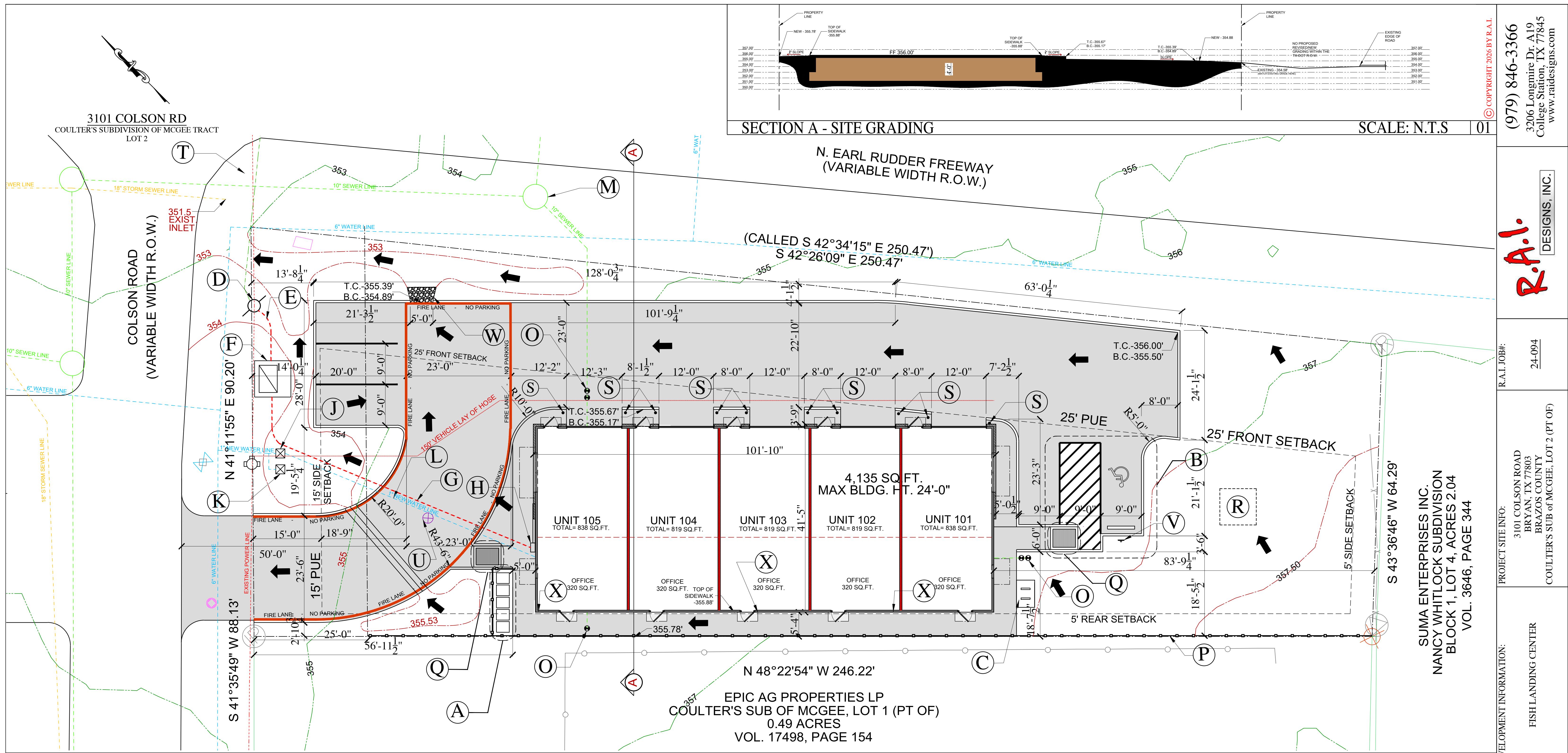
SCALE: 1/16" = 10'-0" | 01

SITE LEGEND		
PROPERTY LINES	EXISTING CONTOUR LINES	
SET BACK / P.U.E. LINES	PROPOSED CONTOUR LINES	
WATER LINES	STORM SEWER LINES	
SEWER/SAN LINES	UTILITY LINES	
POWER LINES (AERIAL)	GAS LINES	
POWER LINES (UNDER GROUND)	VEHICLE LAY OF HOSE (V.L.oH.)	
FENCE LINE	CONCRETE PAVEMENT	
TREE PROTECTION	GROUND COVER	
6'-0" TALL PRIVACY FENCE	GRAVEL	
FIRE HYDRANT (EXISTING)		

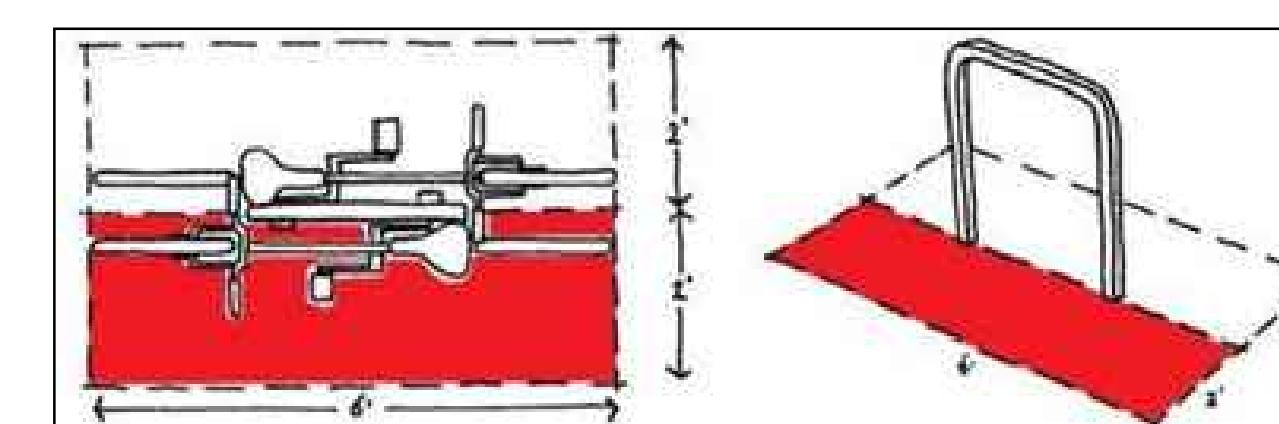
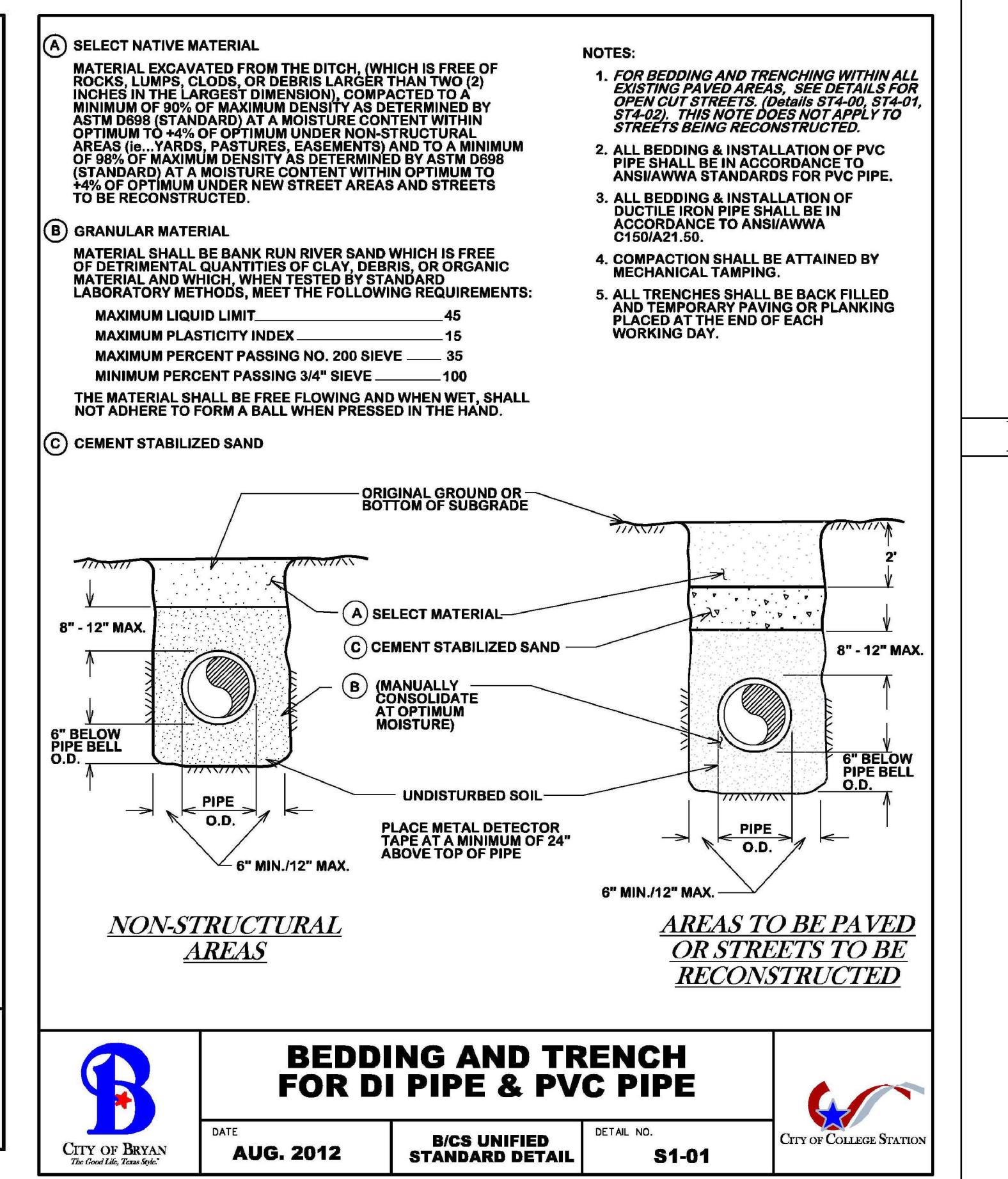
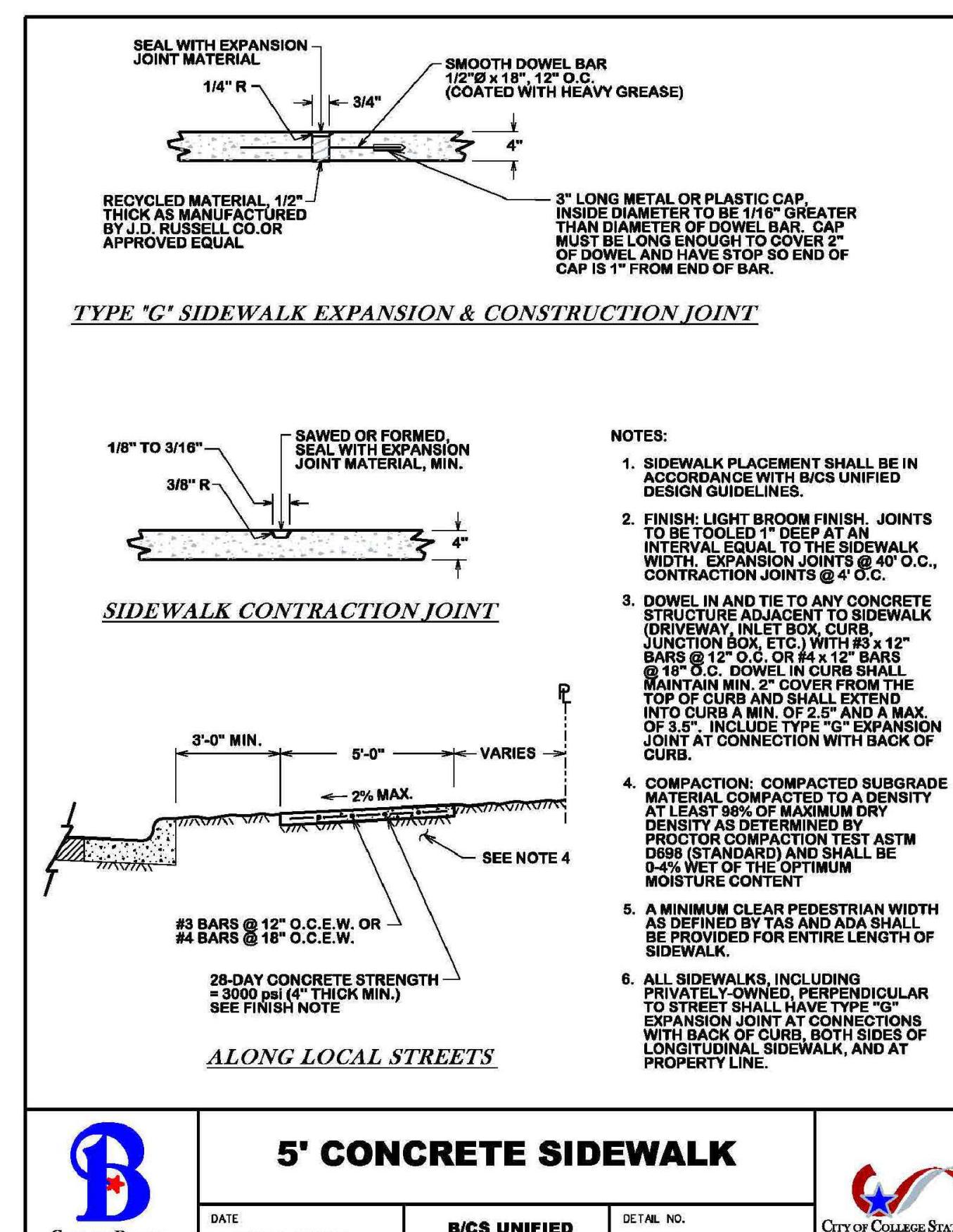
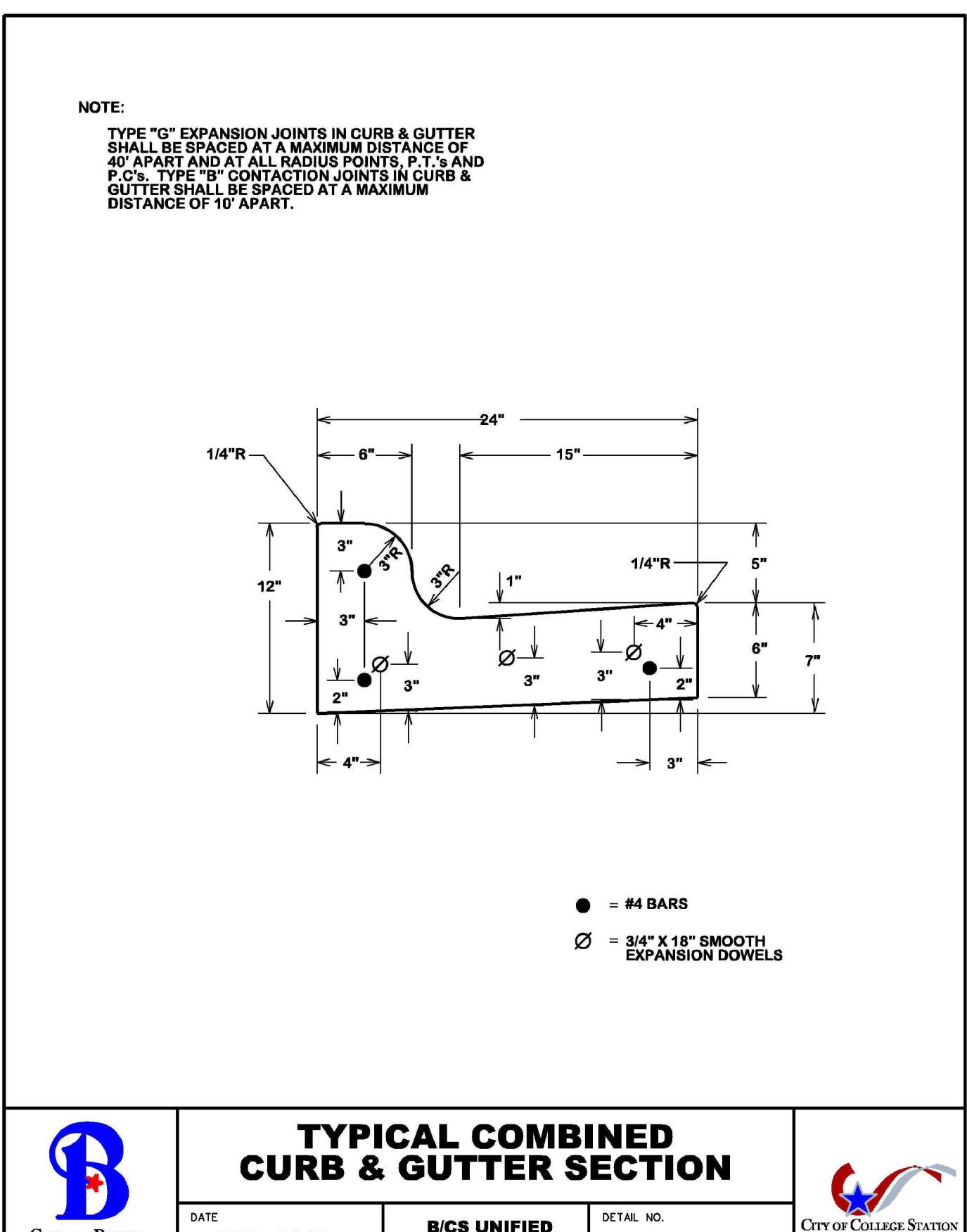
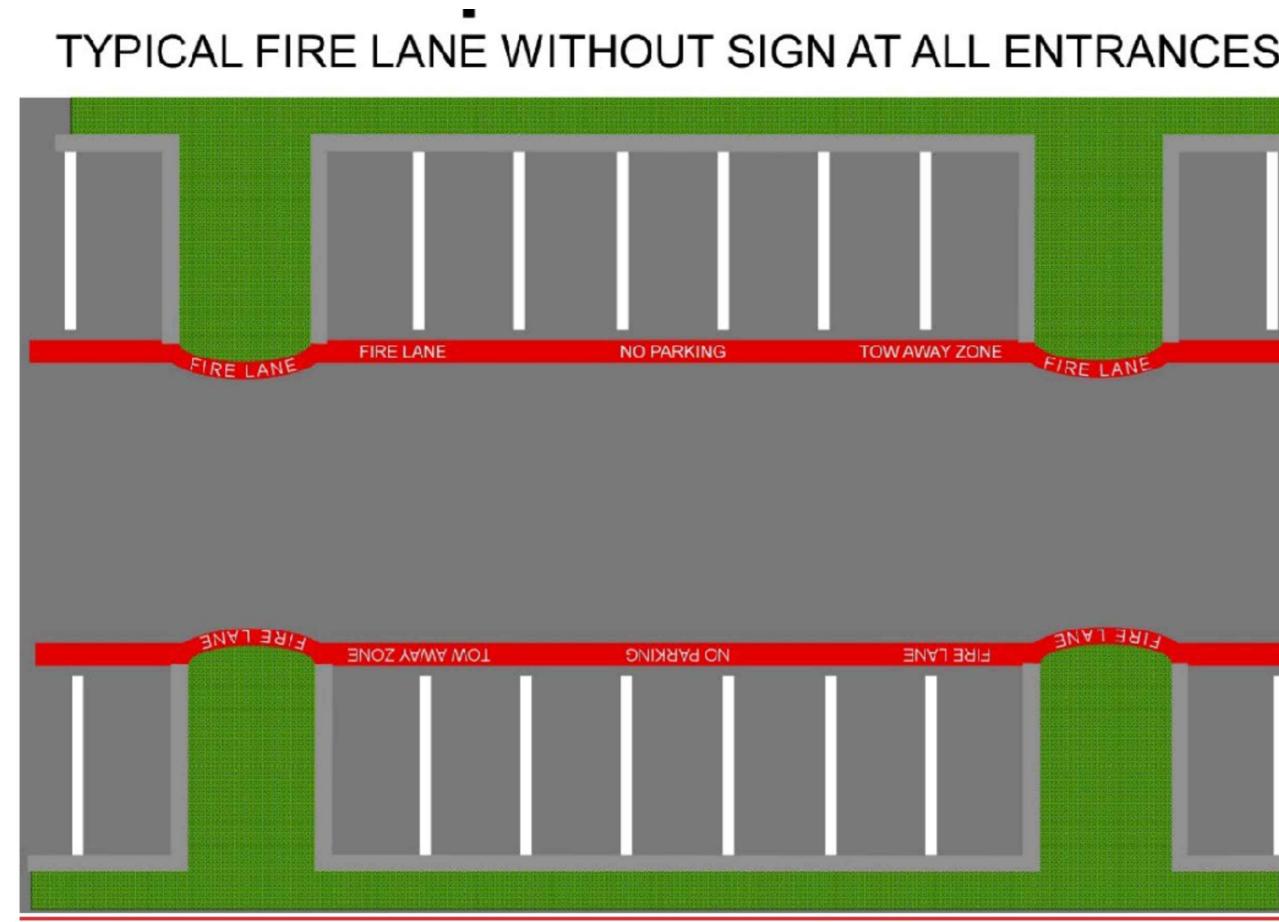
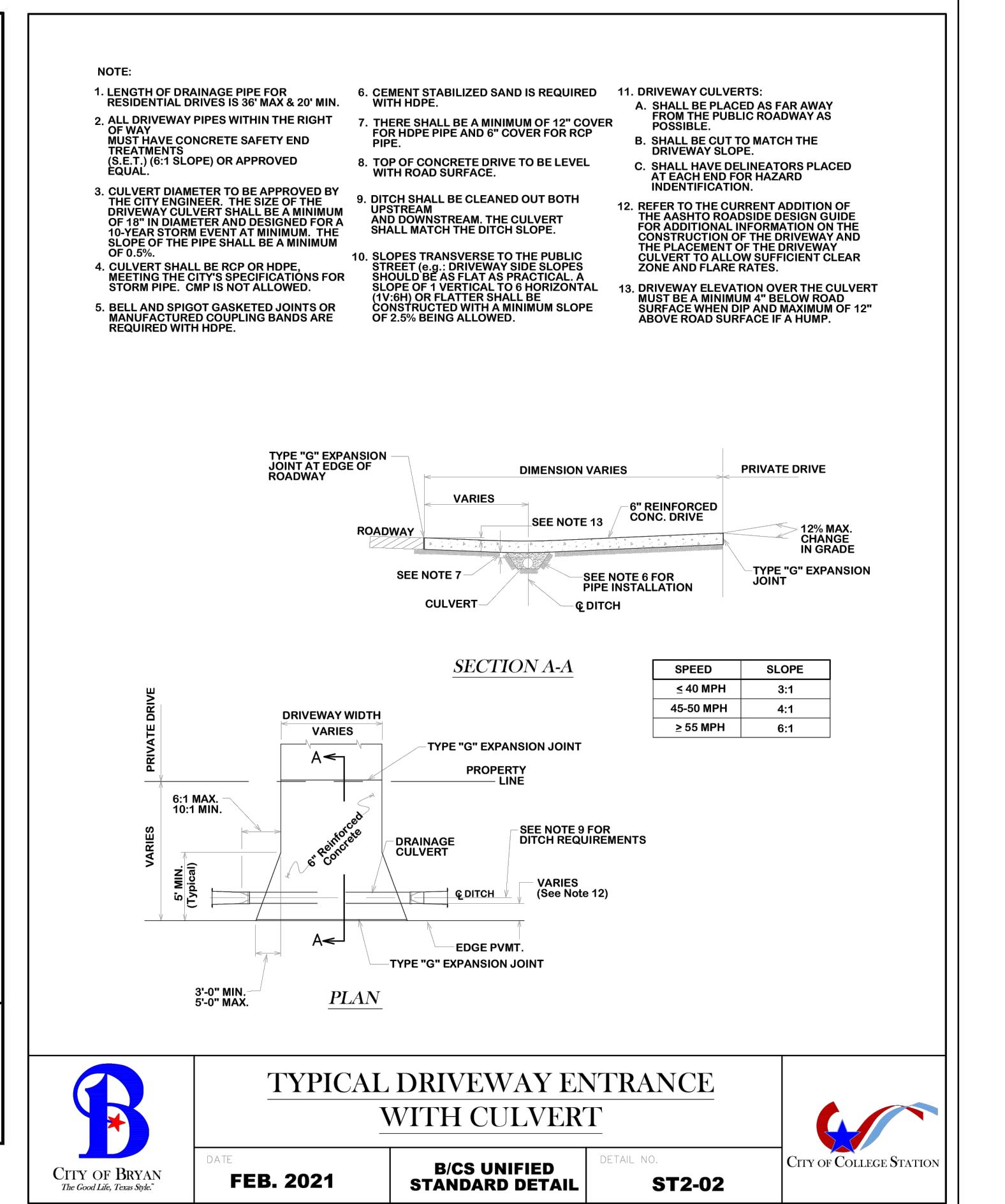
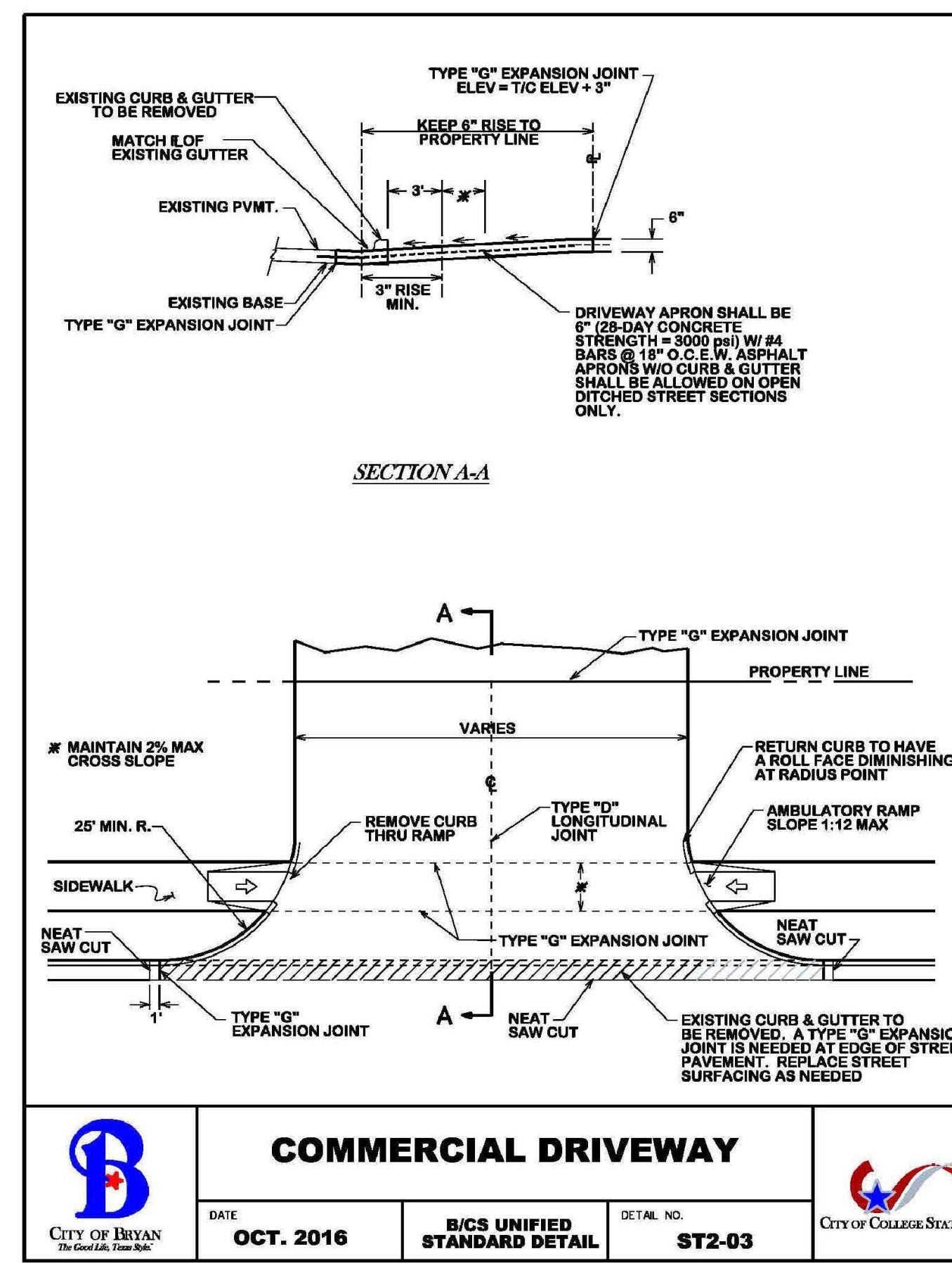
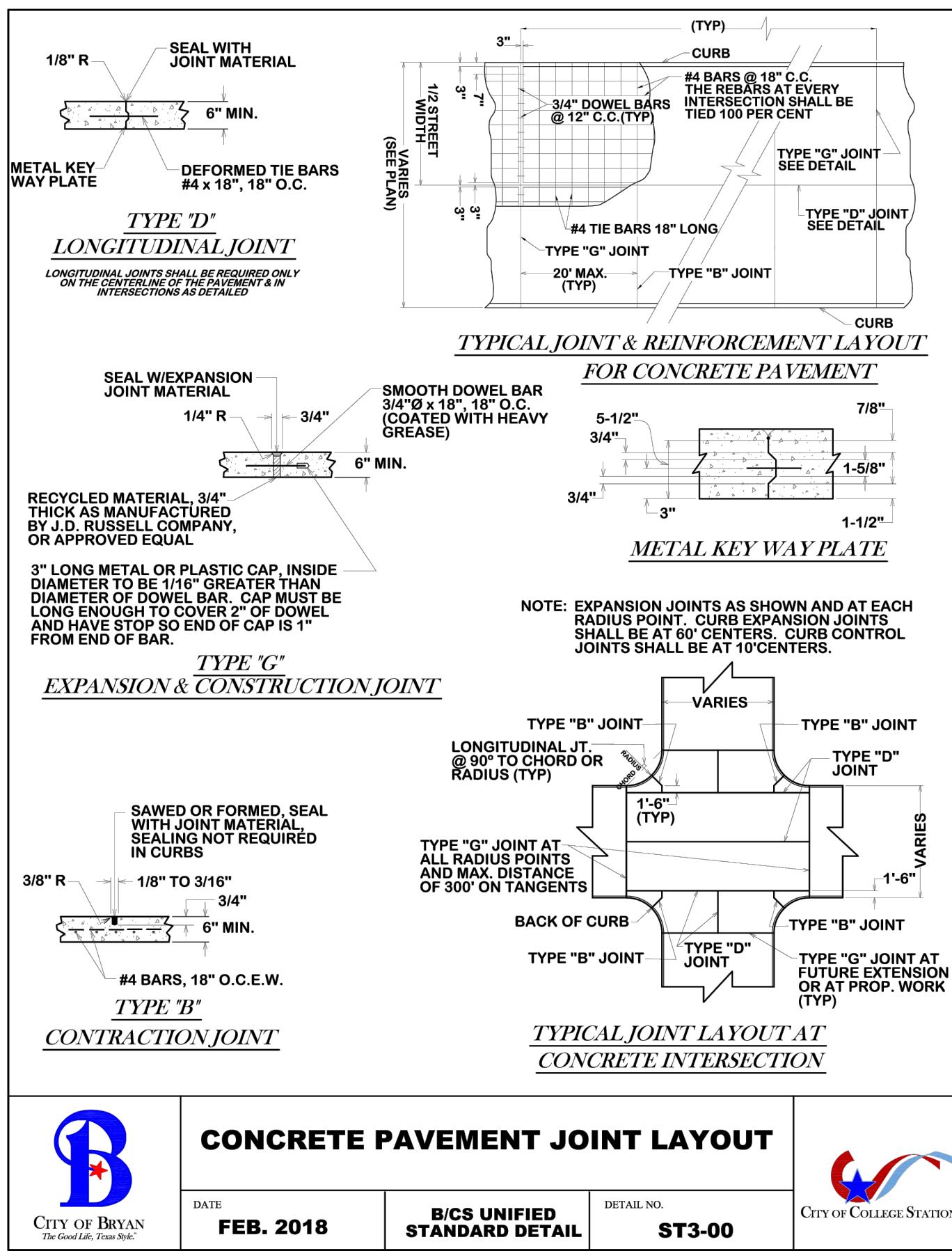
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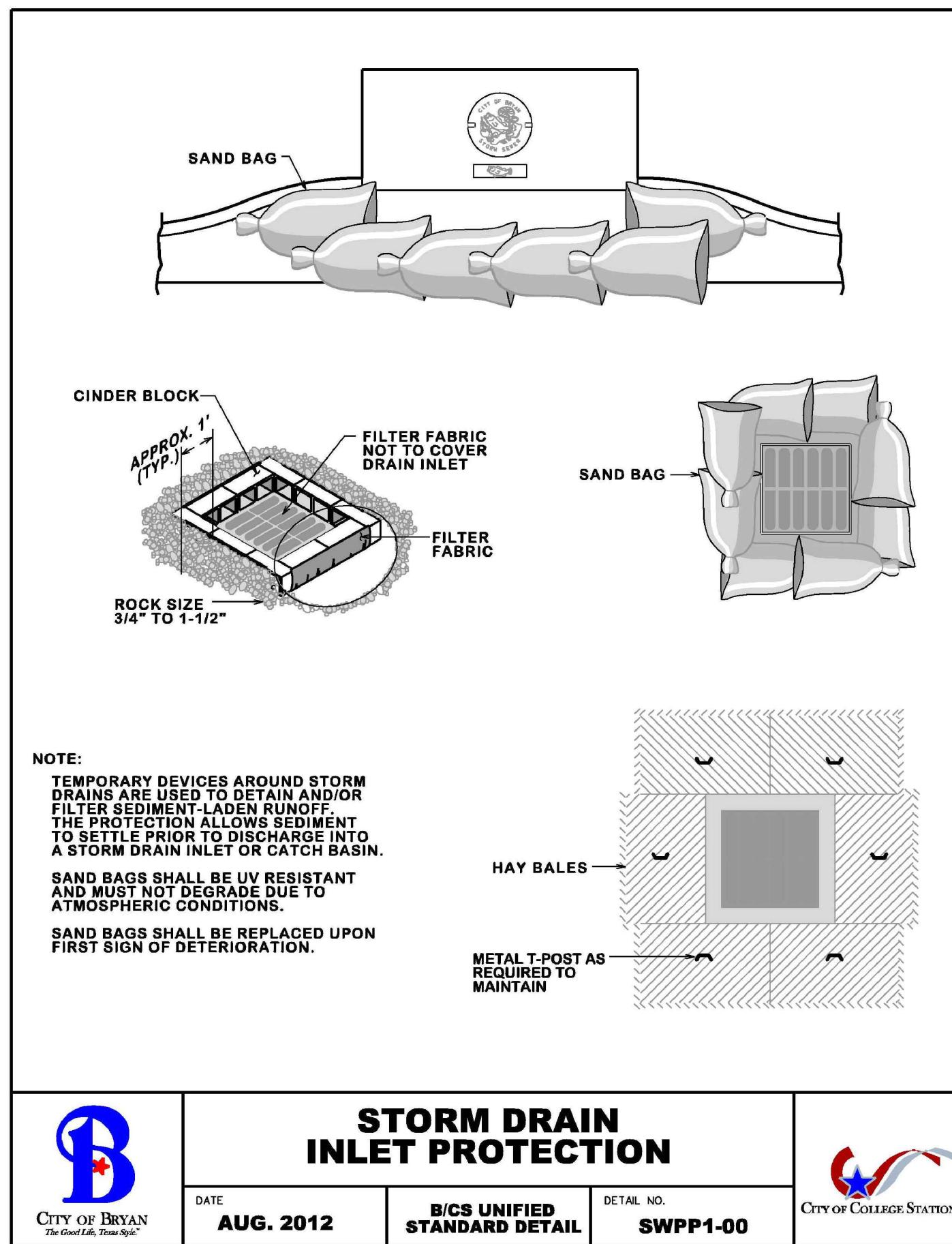
SHEET OF EIGHT	JTR- INITIAL LAYOUT JTR- SD-2 JTR- SD-2 JTR- 3rd SUBMITTAL SET	02-11-25 02-19-25 04-15-25 02-02-26	PROJECT SITE INFO:	
			R.A.I. JOB#:	24-094
S-0.2			R.A.I. DESIGNS, INC.	R.A.I. DESIGNS, INC.
DATE: 02-02-2026				

02

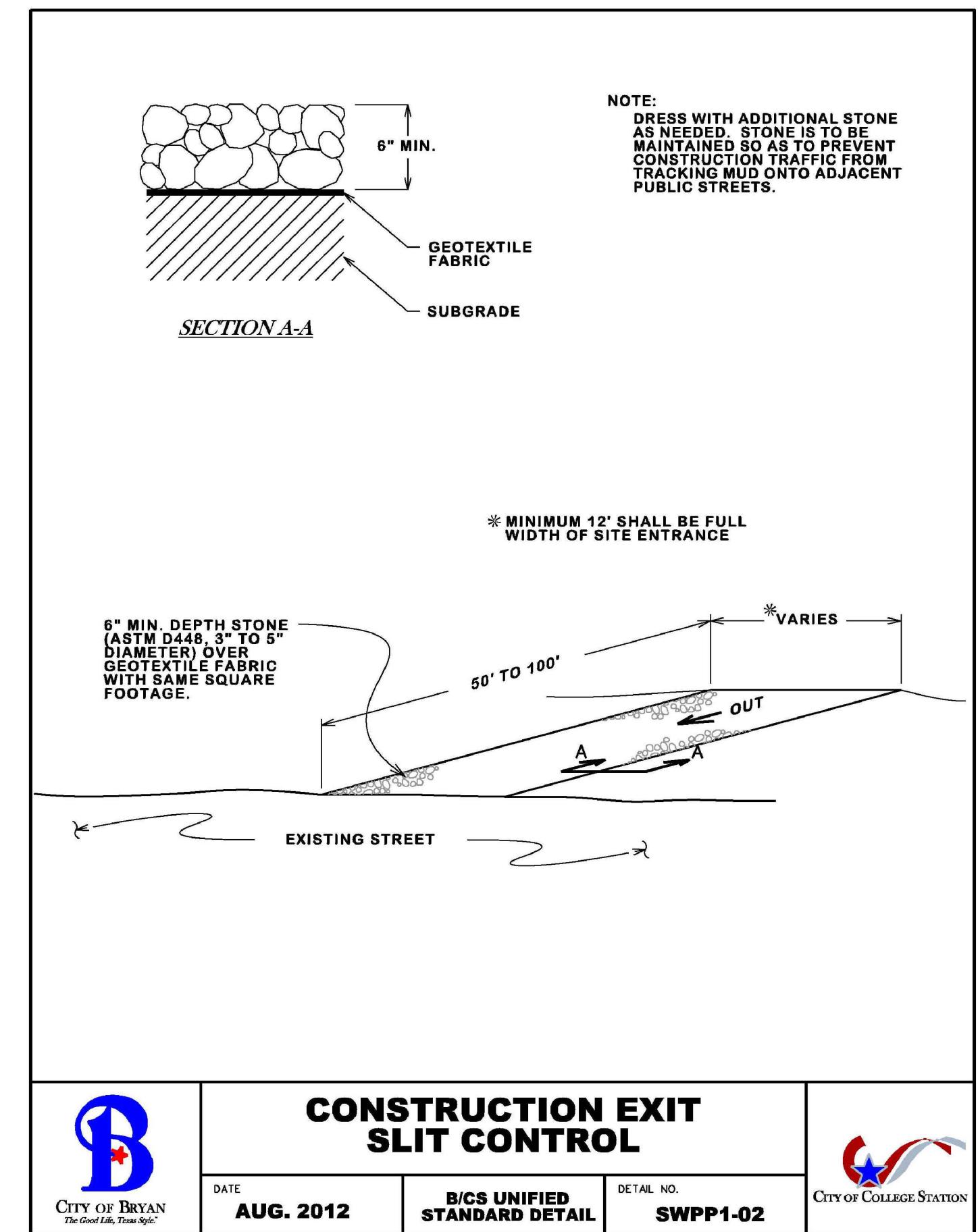


DEVELOPMENT INFORMATION:		PROJECT SITE INFO:	
PROPOSED SITE PLAN:		3101 COLSON ROAD BRYAN, TX 77803 BRAZOS COUNTY COULTER'S SUB of MCGEE, LOT 2 (PT OF)	
FISHLANDING CENTER		VOL. 3646, PAGE 344	
SHEET: S-1.0	JTR-INITIAL LAYOUT JTR-SD-2 JTR-SD-2	R.A.I. JOB#:	(979) 846-3366
OF EIGHT	02-11-25 02-19-25 04-15-25	24-094	3206 Longmire Dr. A19 College Station, TX 77845 www.raidesigns.com
DATE: 02-02-2026			R.A.I. R.A.I.
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02			

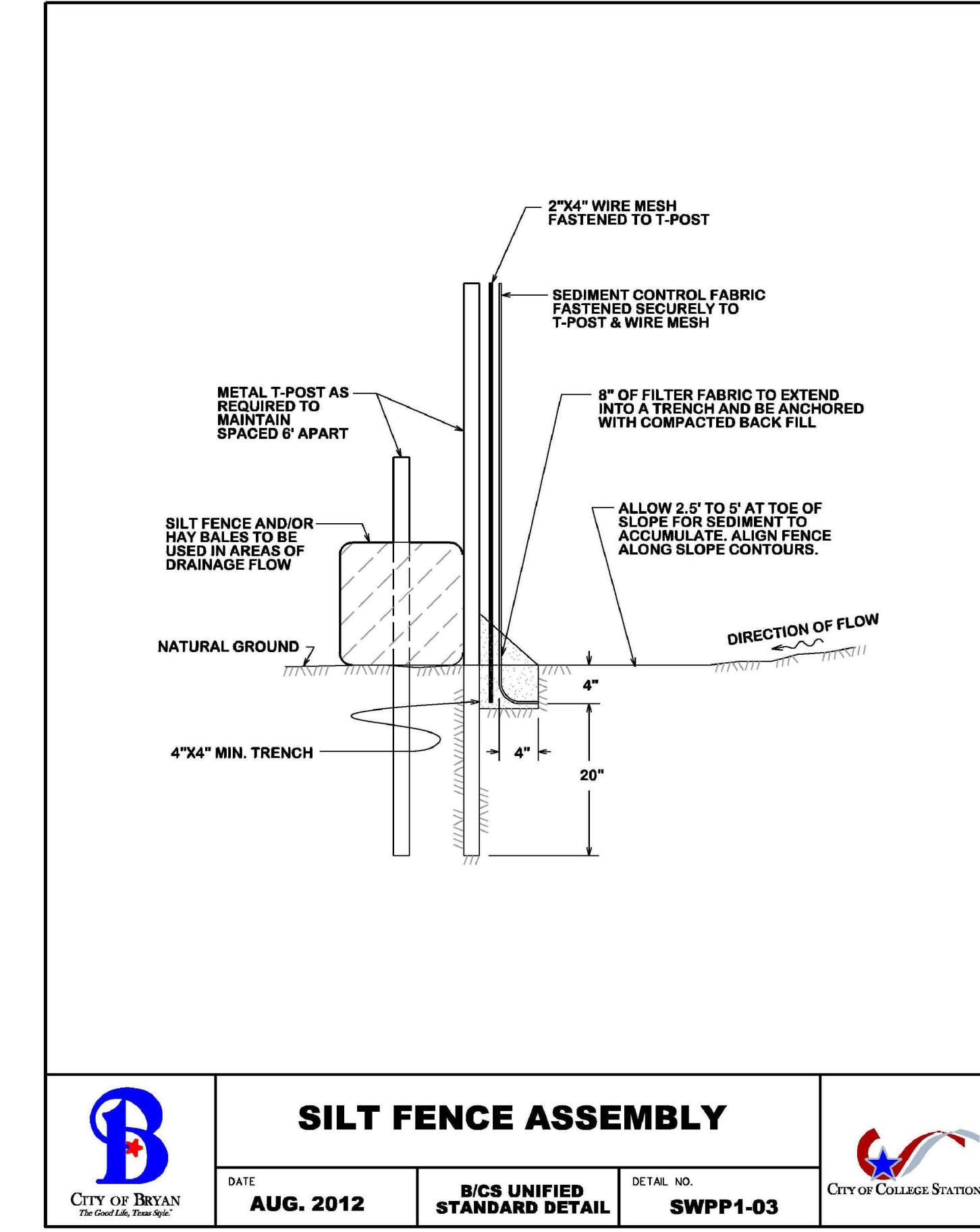




STORM DRAIN INLET PROTECTION
DATE: AUG. 2012 B/C/S UNIFIED STANDARD DETAIL DETAIL NO. SWPP1-00 CITY OF BRYAN The Good Life, Texas Style CITY OF COLLEGE STATION



CONSTRUCTION EXIT SLIT CONTROL
DATE: AUG. 2012 B/C/S UNIFIED STANDARD DETAIL DETAIL NO. SWPP1-02 CITY OF BRYAN The Good Life, Texas Style CITY OF COLLEGE STATION

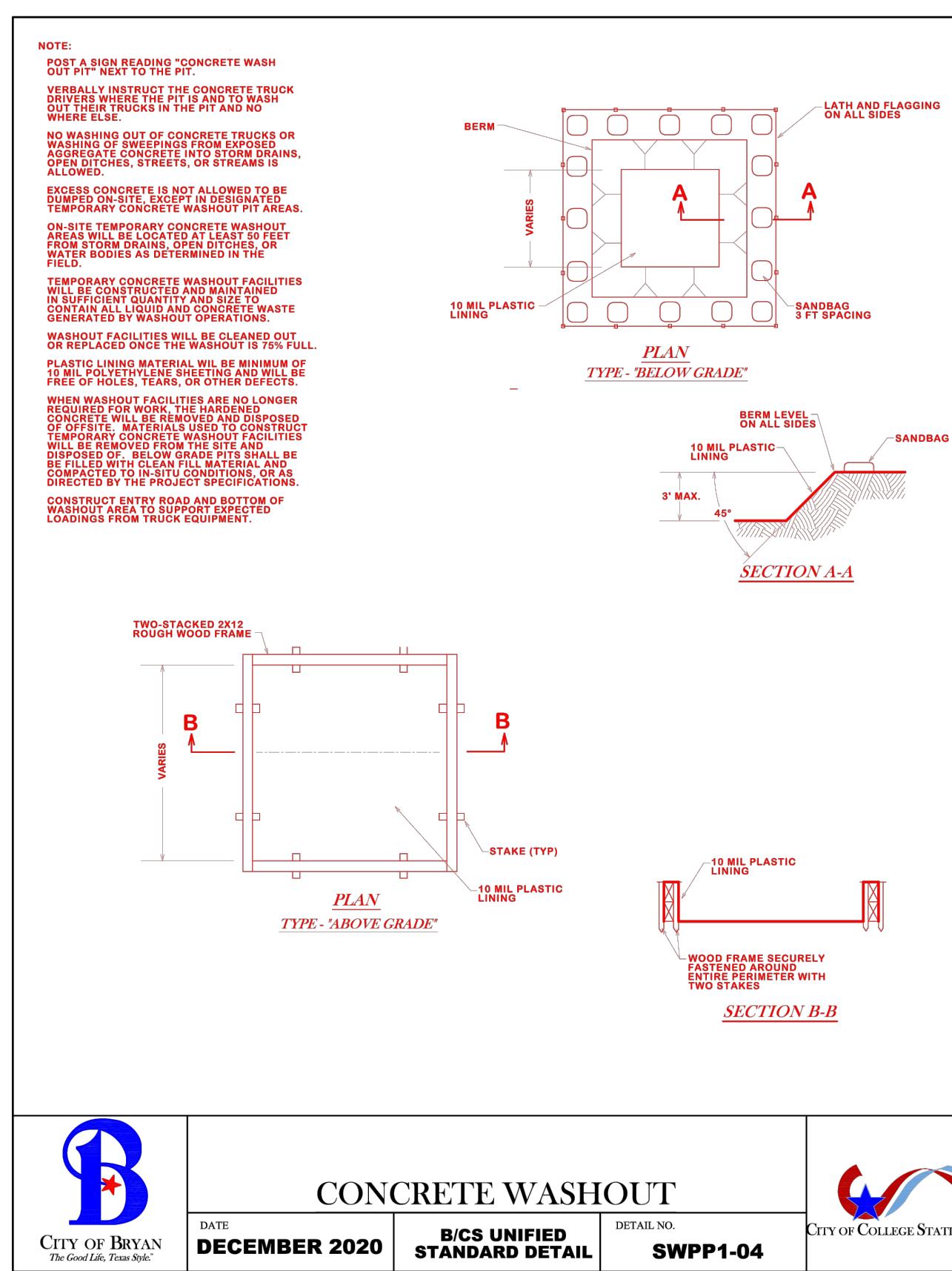


SILT FENCE ASSEMBLY
DATE: AUG. 2012 B/C/S UNIFIED STANDARD DETAIL DETAIL NO. SWPP1-03 CITY OF BRYAN The Good Life, Texas Style CITY OF COLLEGE STATION

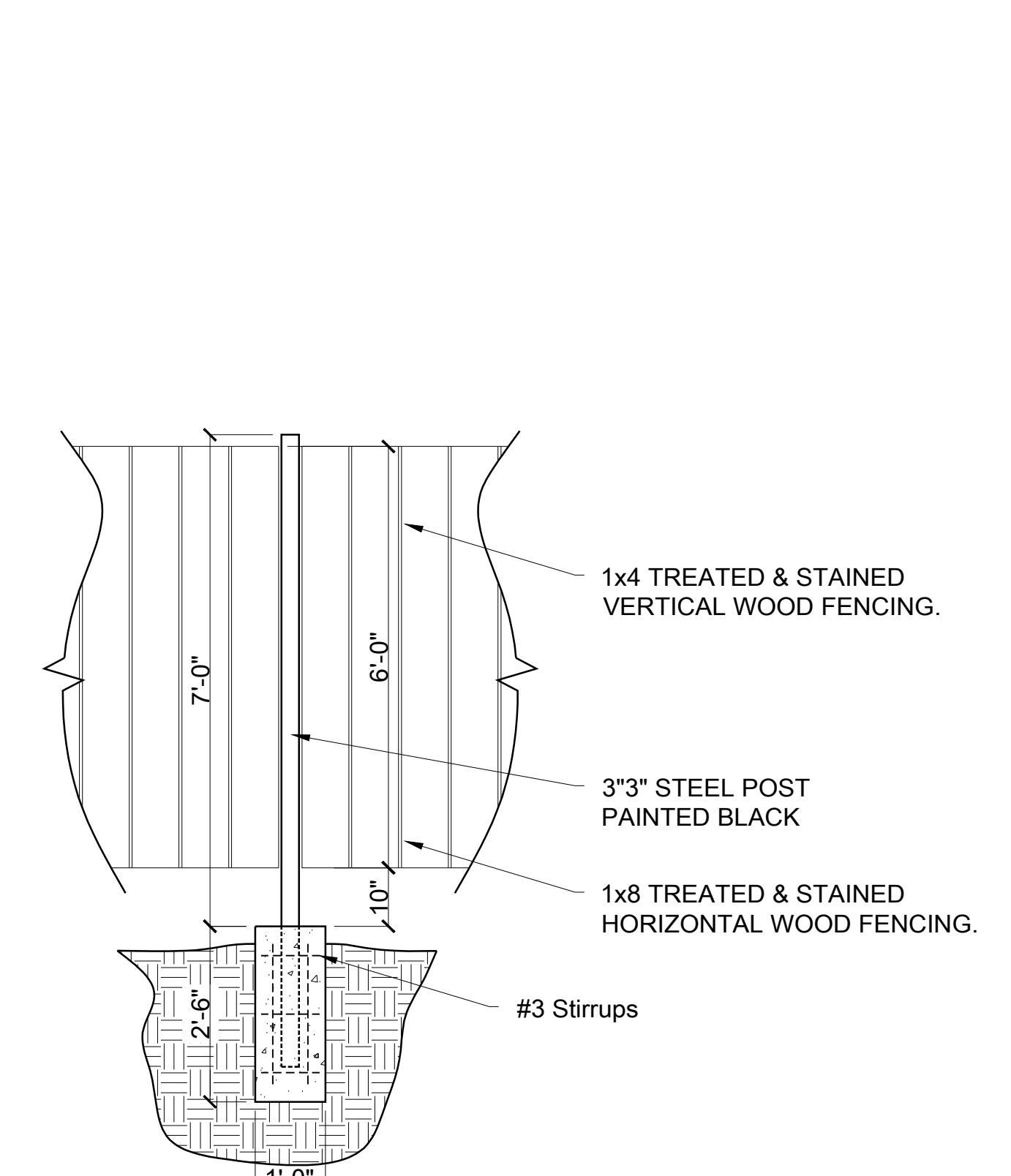
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(979) 846-3366
3206 Longmire Dr. A19
College Station, TX 77845
www.raidesigns.com

STORM WATER PROTECTION DETAILS

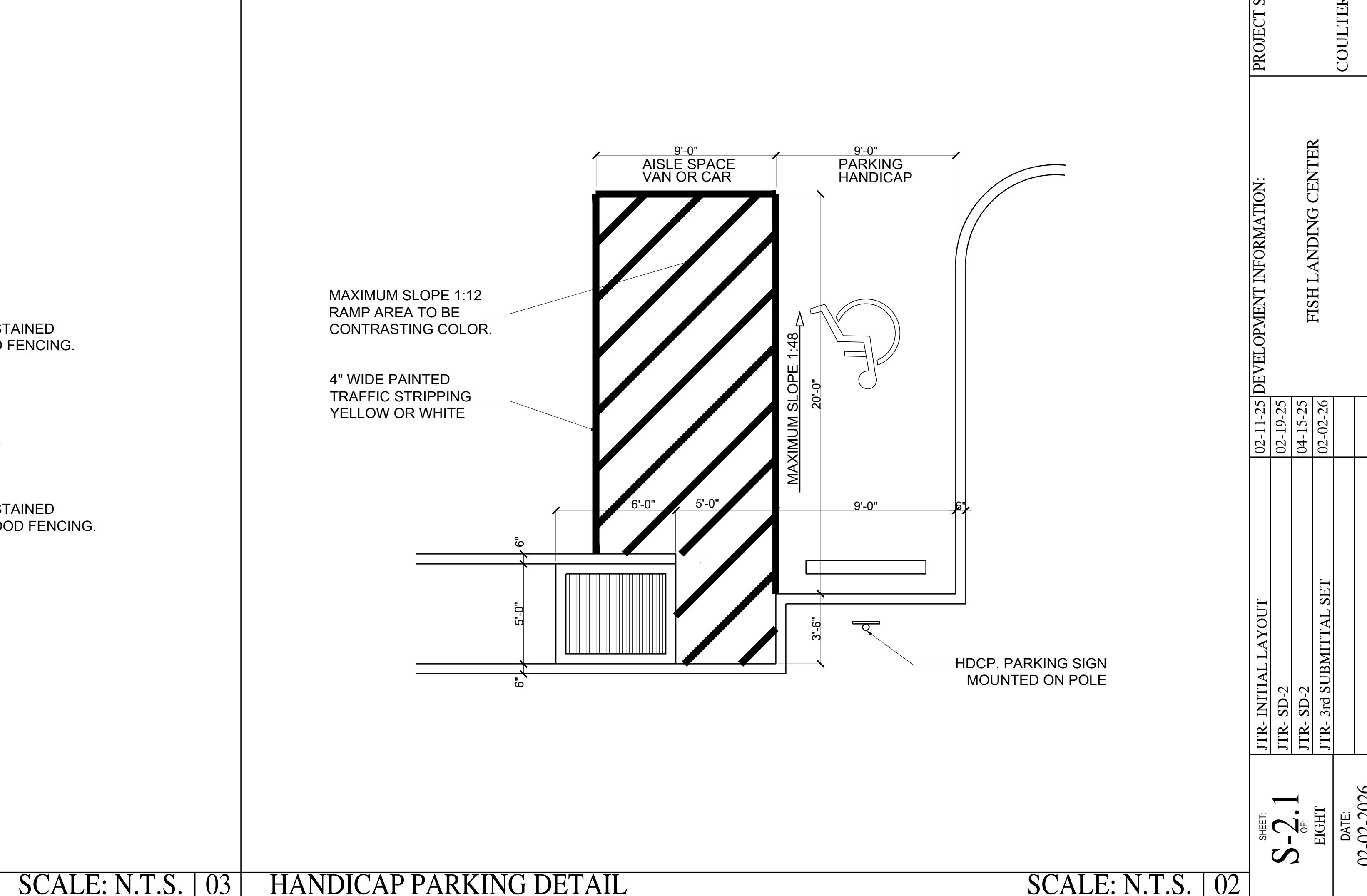
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CONCRETE WASHOUT
DATE: DECEMBER 2020 B/C/S UNIFIED STANDARD DETAIL DETAIL NO. SWPP1-04 CITY OF BRYAN The Good Life, Texas Style CITY OF COLLEGE STATION



SCALE: N.T.S. | 04 OPAQUE SCREENING DETAILS



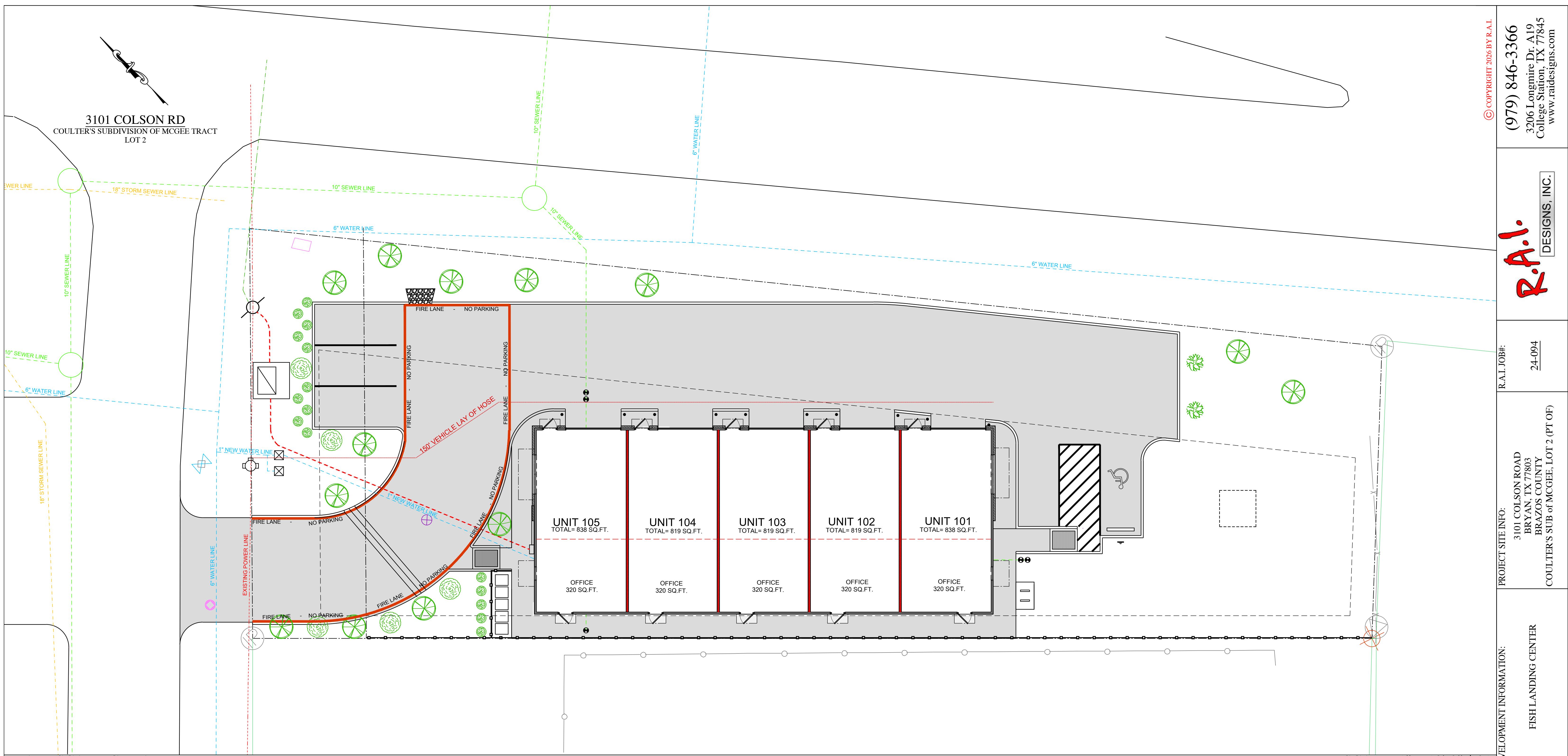
SITE DETAILS

SCALE: N.T.S. | 03 HANDICAP PARKING DETAIL

SCALE: N.T.S. | 02

PROJECT SITE INFO:
310 COLSON ROAD
BRYAN, TX 77803
BRAZOS COUNTY
COULTER'S SUB of MCGEE, LOT 2 (PT OF)
301-1925 DEVELOPMENT INFORMATION:
02-11-25 JTR- INITIAL LAYOUT
02-19-25 JTR- SD-2
04-15-25 JTR- SD-2
02-02-26 JTR- 3rd SUBMITTAL SET
DATE: 02-02-2026

SHEET: S-2.1 OF 6 EIGHT
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R.A.I.
DESIGNS, INC.



LANDSCAPING PLAN

SCALE: 1" = 10'-0" 01

LANDSCAPING REQUIREMENTS
TOTAL SQUARE FEET OF THE SITE = 19,079
19,079 x 15% = 2,862
THERE ARE A TOTAL OF 2,862 LANDSCAPING POINT REQUIRED FOR THIS PROJECT.
TOTAL PROVIDED 3,100.
THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED.

1. ALL PLANTINGS PROPOSED ARE TO BE NEW PLANTINGS. NO EXISTING TREES ARE USED IN OUR LANDSCAPING CALCULATIONS.
2. THE NEW PROPOSED IRRIGATION PLAN WILL BE A DIFFERED SUBMITTAL.

THE FOLLOWING SECTION OF DETAILS PROVIDES INFORMATION ON REQUIREMENTS FOR DISABILITIES ACCESSIBILITY. THE PURPOSE OF THIS SECTION IS TO PROVIDE INSTRUCTIONS AND 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 STANDARD (TAS) AND AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS. FOR ADDITIONAL INFORMATION AND REQUIREMENTS, COPIES OF THESE DOCUMENTS MAY BE OBTAINED BY CONTACTING THE FOLLOWING:

TAS
TEXAS DEPT. OF LICENSING & REGULATION ADAAC
P.O. BOX 12157 TECHNICAL ASSISTANCE CENTER FOR
AUSTIN, TEXAS 78711 REGION VI
(800) 442-2300 2205 E. FISHER, SUITE 1000
HOUSTON, TEXAS 77019
ADA HOTLINE: (800) 942-4232
TDD (800) 735-2899 (713) 520-0322
www.texasstate.tus (713) 520-5136
FAX (713) 520-6785

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

In accordance with accessibility requirements, the following standards shall be included when bidding on projects involving renovation 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/her review. In the event of a conflict, the requirements of the ADA shall be followed. 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 for disabled individuals. Where two or more mounting heights are indicated, the lower height is for mounting fountains, urns, shelves, telephones, etc.; not all items in the area may be accommodated at handicap height.

Contractor to coordinate these installation heights with other materials for rest, trimmed out and finished appearance. Items for disabled individual use shall be mounted at height indicated for age level as noted.

CHAPTER 1: APPLICATION AND ADMINISTRATION

TAS SECTION 104-CONVENTIONS
A. All dimensions are subject to the vertical industry tolerance except where the requirement is for a range of height, width, or depth.

B. Unless specifically stated otherwise, figures are provided for informational purposes only.

CHAPTER 2: SCOPING REQUIREMENTS

TAS SECTION 201-1 SCOPING
A. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.

TAS SECTION 202-EXISTING BUILDINGS AND FACILITIES
A. Each addition that affects or could affect the usability or access to an area containing a primary function shall comply with 202.4.

B. Where existing elements, spaces, or accessible room areas are altered, each altered element, space, or accessible room area shall comply with the applicable requirements of Chapter 2.

C. An alteration that decreases the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited.

D. An alteration that affects or could affect the usability or access to an area containing a primary function shall not be required for new construction.

E. Alterations that affect the usability or access to an area containing a primary function shall be made so as to ensure usage by individuals with disabilities.

TAS SECTION 203-ACCESSIBLE OBJECTS
A. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 303.

B. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 303.

C. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 303.

D. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 303.

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CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

TAS SECTION 502 - PARKING SPACES (REFERENCE FIGURE 502.3)

A. Accessible parking spaces shall be at least 96" minimum wide and from accessible parking shall be 132" minimum wide.

1. Van parking spaces may be 96" wide minimum where there is an access aisle 96" wide minimum.

2. Accessible parking or van parking shall be a minimum 60" wide and shall adjoin an accessible route.

3. Access aisles should be used to encourage people from parking in them and shall be provided for the parking space.

B. Surface slope shall not exceed 1:48 in all directions (Note: no built up curb ramp may be located in an accessible parking access aisle).

C. Access aisles shall overlap the vehicular way.

D. Doors shall not be located on either side of the parking space except for angled parking spaces, which shall have access aisles located on the passenger side of the parking space.

Figure 502.3 Parking space access aisle

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

TAS SECTION 602 - DRINKING FOUNTAINS

A. Drinking fountains located with 305 (including objects) and 602.

B. Units shall have a clear floor space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance must comply with 306. Operable parts shall comply with 305. (Fig. 602.4)

TAS SECTION 602.1 - DRINKING FOUNTAIN (REFERENCE FIGURE 602.1)

A. Accessible spouts shall be a maximum 36" above the finish floor or ground.

B. The spout shall be located on the front edge of the unit, including bumpers from the front edge of the unit, including bumpers.

C. The spout shall provide a flow of water at least 4" high and shall be located 5" maximum from the front of the unit.

D. Water shall be directed less than 3" from the front of the unit, the water stream shall be 30 degrees maximum. Where the spout is located between 3" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

E. Spout outlets of drinking fountains for standard persons shall be 39" minimum and 43" maximum above the finish floor or ground. (Fig. 602.4)

Figure 602.4 Drinking fountain spout location

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (CONTINUED)

TAS SECTION 602.2 - DRINKING FOUNTAIN (REFERENCE FIGURE 602.2)

A. Tall drinking fountains including operable features, shall comply with 304 except that if the approach is to the latch side of the compartment and any obstruction shall be 42" minimum.

B. Doors shall be located in the front partition or in the side wall or partition further from the latch side of the compartment. The door shall be 4" maximum from the side wall or partition further from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front edge of the unit, including bumpers.

C. Accessible spouts shall be a maximum 36" above the finish floor or ground.

D. The spout shall be located on the front edge of the unit, including bumpers.

E. Water shall be directed less than 3" from the front of the unit, the water stream shall be 30 degrees maximum. Where the spout is located between 3" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

F. Companion seats shall be provided for left-hand or right-hand approach to the water closet.

Figure 602.5 Drinking fountain spout location

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

TAS SECTION 604.1.2 - DOORS - TOILET AND BATHROOMS 604.1.2, 604.2

A. Tall doors shall be operable and shall comply with 305.

B. Units shall be located in the front partition or in the side wall or partition further from the latch side of the compartment and any obstruction shall be 42" minimum.

C. Characters shall be uppercase and raised 1/32" minimum above their background.

D. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the characters is no greater than 10% of the height of the character.

E. Character height shall be 1/2" minimum.

F. Character height shall be 1/2" maximum from the baseline of the character shall be 5/8" maximum based on the letter "I".

G. Braille shall be located in the front partition or in the side wall or partition further from the latch side of the compartment and any obstruction shall be 42" minimum.

H. Braille characters shall be uppercase and raised 1/32" minimum above their background.

I. Characters shall be uppercase and raised 1/32" minimum above their background.

J. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the characters is no greater than 10% of the height of the character.

K. Character height shall be 1/2" minimum.

L. Character height shall be 1/2" maximum from the baseline of the character shall be 5/8" maximum based on the letter "I".

M. Braille shall be located in the front partition or in the side wall or partition further from the latch side of the compartment and any obstruction shall be 42" minimum.

N. Braille characters shall be uppercase and raised 1/32" minimum above their background.

O. Characters shall be uppercase and raised 1/32" minimum above their background.

P. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the characters is no greater than 10% of the height of the character.

Q. Character height shall be 1/2" minimum.

R. Character height shall be 1/2" maximum from the baseline of the character shall be 5/8" maximum based on the letter "I".

S. Braille shall be located in the front partition or in the side wall or partition further from the latch side of the compartment and any obstruction shall be 42" minimum.

T. Braille characters shall be uppercase and raised 1/32" minimum above their background.

U. Characters shall be uppercase and raised 1/32" minimum above their background.

V. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the characters is no greater than 10% of the height of the character.

W. Character height shall be 1/2" minimum.

X. Character height shall be 1/2" maximum from the baseline of the character shall be 5/8" maximum based on the letter "I".

Figure 602.6 Companion seats

CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

TAS SECTION 802.1 - WHEELCHAIR SPACES

A. For areas where ground surface clearances are required, spaces shall comply with 302. Changes in level are not permitted.

B. A single wheelchair space shall be 36" deep minimum.

C. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48" deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60" deep minimum.

D. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces.

E. Lines of sight to the screen, performance area, or playing field for spectators dependent on spectators with 202 (have line of sight over heads of spectators, dependent on spectators).

Figure 802.1 Wheelchair space

CHAPTER 9: BUILT-IN ELEMENTS

TAS SECTION 902 - DINING SURFACES AND WORK SURFACES

A. Clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearances must comply with 306.

B. Tops of dining surfaces and work surfaces shall be 26"-34" maximum above the finish floor or ground.

Figure 902.1 Dining surfaces and work surfaces

TAS SECTION 903 - URINALS AND SINKS

A. Urinals shall be self-cleaning and require a minimum of 17" maximum above the finish floor or ground. Urinals shall be 17" minimum above the finish floor or ground measured from the outer face of the urinal to the back side of the fixture. (Fig. 605.2)

B. A clear floor space complying with 305 (30" min. deep) positioned for forward approach shall be provided.

Figure 605.2 Urinal

TAS SECTION 903.2 - MIRRORS

A. Mirrors shall be located on the counter or countertop above the water closet or sink. Mirrors installed above lavatories or countertops shall be installed so the bottom edge of the reflecting surface is 40" maximum above the finish floor or ground. Mirrors not installed above lavatories and sinks shall be 35" maximum above the finish floor or ground.

B. Lavatories and sinks shall be installed with the front of the higher or counter surface 34" maximum above the finish floor or ground.

C. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain for 10 seconds minimum.

D. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Figure 604.3.1 Clear floor space at Water Closets

TAS SECTION 903.3 - CLEARANCE

A. Clearances around water closets and in toilet compartments shall comply with Figure 604.3.1

Figure 604.3.1 Clear floor space at Water Closets

TAS SECTION 904 - SALES AND SERVICE COUNTERS

A. A clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

B. Benches shall have seats 42" minimum and 20"-24" maximum deep.

C. Counter heights shall be 36" minimum above the finish floor or ground.

D. Top of bench seat shall be 17"-19" maximum above the finish floor or ground.

E. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal load is applied to the top of the bench or its components.

Figure 704.1 Height of tactile characters above finish floor or ground

TAS SECTION 905 - SINKS

A. A clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

B. Benches shall have seats 42" minimum and 20"-24" maximum deep.

C. Counter heights shall be 36" minimum above the finish floor or ground.

D. Top of bench seat shall be 17"-19" maximum above the finish floor or ground.

Figure 704.2 Location of sign at door

TAS SECTION 101 - BATHROOMS

A. A clear floor or ground space complying with 305 positioned for a forward approach shall be provided. The clear floor or ground space shall not be obstructed by base, endures, or seats.

B. Parallel Approach - The distance from the edge of the base to the telephone enclosure to the face of the telephone endures shall be 10"-12" (Fig. 704.1.1)

C. Forward Approach - The distance from the edge of the center of a telephone to the face of the telephone endures to the face of the telephone unit shall be 20" maximum. (Fig. 704.1.2)

D. The telephone endures shall be 36" minimum above the finish floor or ground.

Figure 704.1.1 Parallel approach to telephone

Figure 704.1.2 Forward approach to telephone

TAS SECTION 104.1 - VOLUME CONTROL TELEPHONES

A. Volume control must provide a gear adjustable to 20 dB minimum. For incremental volume control, provide at least intermediate step of 12 dB of gain. An automatic reset shall be provided.

Figure 704.2.1 Forward approach to telephone

TAS SECTION 104.2 - WHEEL-CHAIR ACCESSIBLE TELEPHONES

A. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by base, endures, or seats.

B. Parallel Approach - The distance from the edge of the base to the telephone enclosure to the face of the telephone endures shall be 10"-12" (Fig. 704.1.1)

C. Forward Approach - The distance from the edge of the center of a telephone to the face of the telephone endures to the face of the telephone unit shall be 20" maximum. (Fig. 704.1.2)

D. The telephone endures shall be 36" minimum above the finish floor or ground.

Figure 704.2.2 Forward approach to telephone

TAS SECTION 104.3 - TRAVELER'S TOILET COMPARTMENT

A. In traveler type compartments, grab bars shall be provided across the control wall and back wall to a point 18" from the control wall.

B. Grab bars shall be required in a toilet room for a single use occupant accessed only through a private office or for commercial or public use.

C. Grab bars shall be required in a toilet room for a single use occupant accessed only through a private office or for commercial or public use.

D. Grab bars shall be required in a toilet room for a single use occupant accessed only through a private office or for commercial or public use.

Figure 704.3 Traveler's Toilet Compartment

TAS SECTION 104.4 - FLUSH CONTROLS

A. Flush controls shall be hand operated or automatic. Hand operated controls shall be located on the front edge of the toilet compartment. Automatic flush controls shall be located on the front edge of the toilet compartment. (Fig. 604.5)

B. Control levers, and shower units shall comply with 309.

Figure 704.4 Flush controls

TAS SECTION 104.5 - GRAB BARS (REFERENCE FIGURES 604.4, 604.5)

A. Grab bars shall be required in a toilet room for a single use occupant accessed only through a private office or for commercial or public use.

B. Grab bars shall not be required in a toilet room for a single use occupant accessed only through a private office or for commercial or public use.

C. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with figures 607.4.1.

Figure 704.5 Grab bars

TAS SECTION 104.6 - SHOWER COMPARTMENTS

A. A clear floor or ground space complying with 305 positioned for a forward approach and transfer type shower compartments and have a 36" minimum width by 48" minimum long transfer type shower compartments from the control wall. Roll-in type shower compartments shall be 30" minimum width by 48" minimum long and 30" minimum depth by 48" minimum long entry on the face of the shower compartment. Alternative roll-in type shower compartments shall be 36" minimum wide and 60" minimum deep inside dimensions with a 36" wide minimum transfer wall and 60" minimum deep inside dimensions with a 36" wide minimum transfer wall.

B. Side walls 42" long minimum located 12" maximum from back wall.

C. Rear wall 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. (Fig. 704.6)

Figure 704.6 Shower compartments

TAS SECTION 104.7 - FLUSH CONTROLS (REFERENCE FIGURE 604.6)

A. Flush controls shall be hand operated or automatic. Hand operated controls shall be located on the front edge of the toilet compartment. Automatic flush controls shall be located on the front edge of the toilet compartment. (Fig. 604.5)

B. Control levers, and shower units shall comply with 309.

Figure 704.7 Flush controls

TAS SECTION 104.8 - DISPENSERS (REFERENCE FIGURE 604.4)

A. Hand soap dispensers shall be located in front of the water closet or toilet compartment. Hand soap dispensers shall be 36" minimum width by 30" minimum depth by 30" minimum height measured from the floor to the top of the dispenser.

B. Hand soap dispensers shall be 36" minimum width by 30" minimum depth by 30" minimum height measured from the floor to the top of the dispenser.

C. Hand soap dispensers shall be 36" minimum width by 30" minimum depth by 30" minimum height measured from the floor to the top of the dispenser.

Figure 704.8 Dispensers

TAS SECTION 104.9 - THRESHOLDS

A. Thresholds in roll-in type shower compartments shall be 12" high maximum in accordance with 305. Thresholds in shower compartments, thresholds 12" high shall be beveled, rounded, or vertical.

Figure 704.9 Thresholds

TAS SECTION 105 - DETECTABLE WARNINGS

A. Trunks, bins, and other items of moving surface shall have a base diameter of 9"-14" maximum, a top diameter of 59-65% of the base diameter, and a height of 2".

B. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

C. Panel bearing edges shall be 24" wide and shall extend the full length of the public use areas of the panel.

Figure 705.1 Detectable warning surfaces

TAS SECTION 106 - ASSISTIVE LISTENING SYSTEMS

A. Receivers required for use with an assistive listening system shall include a 1/8" standard mono jack.

B. Receivers required to be hearing-aid compatible shall interface with telecoils in hearing aids through the provision of neckloops.

C. Assistive listening systems shall be capable of providing a sound pressure level of 110-118 dB with a dynamic range on the volume control of 50dB.

D. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

Figure 706.1 Assistive listening systems

TAS SECTION 107 - GRAB BARS

A. Grab bars with circular cross sections shall have an outside diameter of 1 1/4" minimum and 2" maximum. Grab bars with non-circular cross sections shall have a cross-section diameter of 1 1/4" minimum and 2" maximum. Grab bars shall be 1 1/2" wide minimum.

B. The space between the wall and grab bar shall be 1 1/2". The space between the grab bar and projecting objects shall be 1 1/2" minimum.

C. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. Refer to chart for children accessible heights for exceptions.

D. A grab bar shall not be exceeded for materials used when a horizontal or vertical force of 250 pounds is applied at any point of the grab bar or any of its components.

Figure 707.1 Grab bars

TAS SECTION 108 - GRAB BARS

A. Grab bars with circular cross sections shall have an outside diameter of 1 1/4" minimum and 2" maximum. Grab bars with non-circular cross sections shall have a cross-section diameter of 1 1/4" minimum and 2" maximum. Grab bars shall be 1 1/2" wide minimum.

B. The space between the wall and grab bar shall be 1 1/2". The space between the grab bar and projecting objects shall be 1 1/2" minimum.

C. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. Refer to chart for children accessible heights for exceptions.

D. A grab bar shall not be exceeded for materials used when a horizontal or vertical force of 250 pounds is applied at any point of the grab bar or any of its components.

Figure 708.1 Grab bars

TAS SECTION 109 - BATH TUB SEATS

A. Seats shall be able to stand vertical and horizontal forces of 250 pounds and shall have the following features:

1. Shall be 17"-19" above the finish floor.
2. Shall be 17"-19" deep and capable of securing placement.
3. Permanent seats shall be 15" deep minimum and extend from the back wall to or beyond the outer edge of the bathtub.

Figure 709.1 Bath tub seats

TAS SECTION 110 - SHOWER SEATS

A. Seats shall be able to stand vertical and horizontal forces of 250 pounds and shall have the following features:

1. Shall be 17"-19" above the finish floor.
2. Where a seat is installed in a roll-in type shower compartment, the roll-in type shower compartment shall be able to stand vertical and horizontal forces of 250 lbs.

Figure 710.1 Shower seats

TAS SECTION 111 - BATH TUB AND CLOTHES DRYERS

A. Top loading machines shall have the door to the laundry compartment located 36" maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15"-36" above the finish floor.

Figure 711.1 Laundry compartment

CHAPTER 10: AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN

PROJECT SITE INFO:	310 COLSON ROAD BRYAN, TX 77803 BRAZOS COUNTY COULTER'S SUB of MCGEE, LOT 2 (PT OF)	R.A.I. JOB#:	24-094
CHAPTER 11: DEVELOPMENT INFORMATION:	310 COLSON ROAD BRYAN, TX 77803 BRAZOS COUNTY COULTER'S SUB of MCGEE, LOT 2 (PT OF)	JTR-1.1 JTR-SD-2 JTR-SD-2 JTR-3rd SUBMITTAL SET	02-11-25 02-19-25 04-15-25 02-02-26
CHAPTER 12: AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN			
CHAPTER 13: AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN			
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