TERRANOVA HOME BUILDERS, LLC
BRYAN, TEXAS

PROJECT DESCRIPTION: SMALL OFFICE/STORAGE BUILDING AND SITE PLAN MODIFICATION.

SITE DESIGNER:

R.A.I. DESIGNS, INC.

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

DEVELOPER:

TERRANOVA HOMEBUILDERS

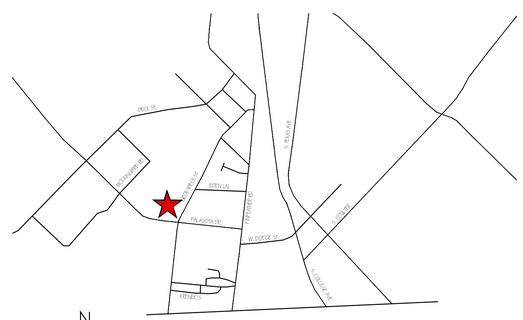
BRYAN, TEXAS 77802
TERRANOVE2809@GMAIL.COM

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 III-B
OCCUPANCY CLASSIFICATION:	GENERAL OFFICE
ZONING CLASSIFICATION:	C-2

TOTAL SITE AREA
TOTAL ACREAGE = 0.7813 ACRES
TOTAL SQ. FT. = 34,033 SQ. FT.

TOTAL PHASE LINE AREA
TOTAL ACREAGE = 0.217 ACRES
TOTAL SQ. FT. = 9,452 SQ. FT.

AREA SUMMARY	
OFFICE SPACE	837 SF
STORAGE	955 SF
TOTAL FRAMED	1,792 SF
TOTAL SLAB	1,792 SF



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VICINITY MAP
N.T.S.

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

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College Station, TX 77845
www.raidesigns.com

R.A.I. DESIGNS, INC.

R.A.I. JOB#: 25-014

PROJECT SITE INFO:
1426 GROESBECK
LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

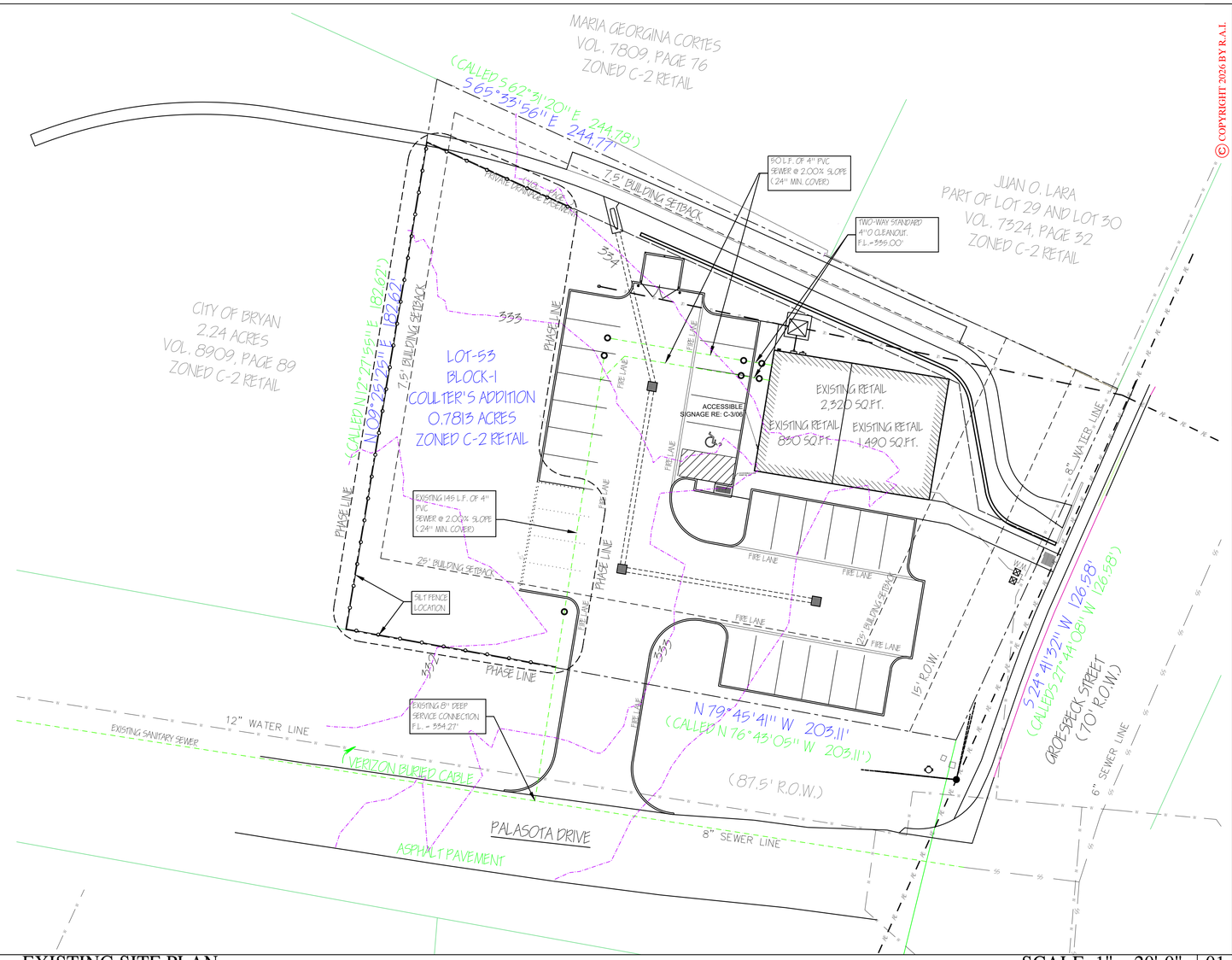
07-14-26 JTR- SITE PLAN

SHEET: S-0.1 OF: EIGHT

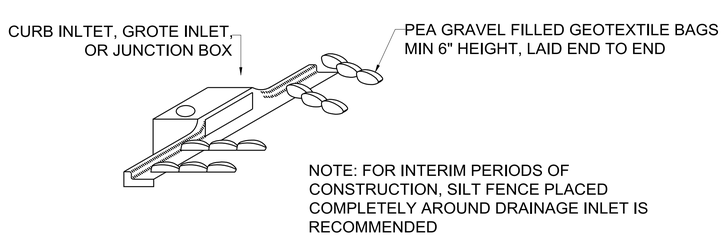
DATE: 07-20-2026

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)		WATER METER
			CLEAN-OUT

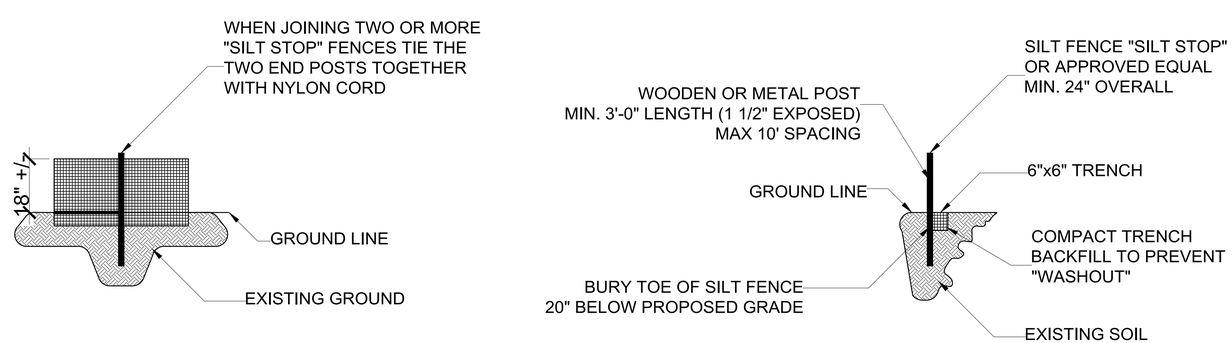
NOTES



EXISTING SITE PLAN — SCALE: 1" = 20'-0" | 01



INLET PROTECTION DETAIL



SILT FENCING DETAIL | 02

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COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

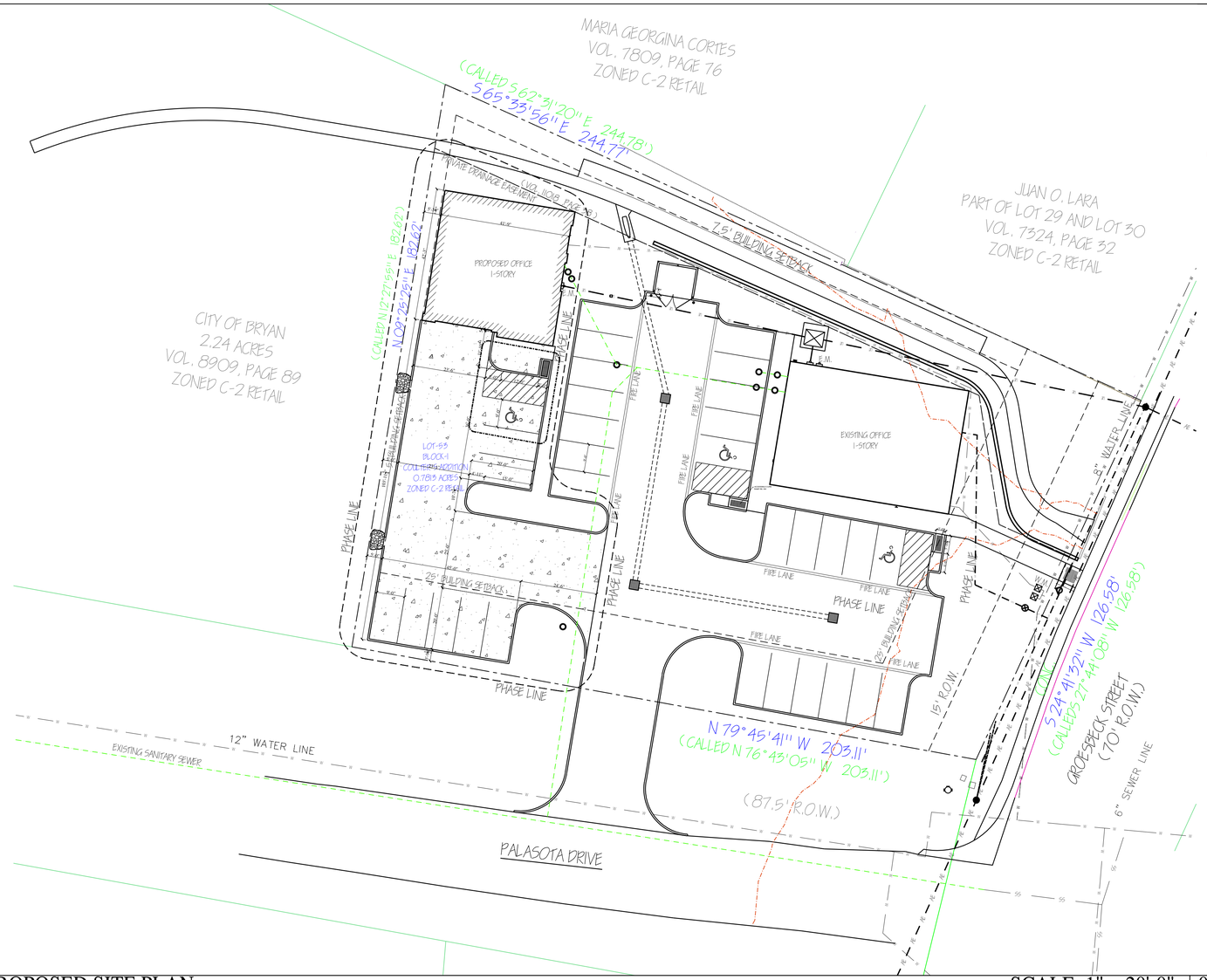
07-14-26 JTR- SITE PLAN

SHEET: S-0.2 OF EIGHT

DATE: 07-20-2026

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)		WATER METER
			CLEAN-OUT

NOTES



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

01

SITE NOTES

1. THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.

2. FOR UTILITY NOTIFICATION CONTACT
   BTU - (979)821-5700
   CITY of BRYAN - (979) 209-5900

3. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.

4.WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL,ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

5. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.

6. THIS PROPERTY IS ZONED FOR MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF).

7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

8. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

9. NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.

10. SIGNAGE TO BE INCLUDED WITH SEPARATE PERMIT.

11. ALL MECHANICAL EQUIPMENT TO BE ON GROUND.

12.

PARKING RATIO CALCULATIONS
GROSS TOTAL SITE BUILDING AREA = 3,157 SQ.FT.
1.00 / PER 300 SQ.FT. SPACES REQUIRED 3,157 / 300 = 10.52
(11) SPACES REQUIRED (31) SPACES PROVIDED

NOTES

02

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LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

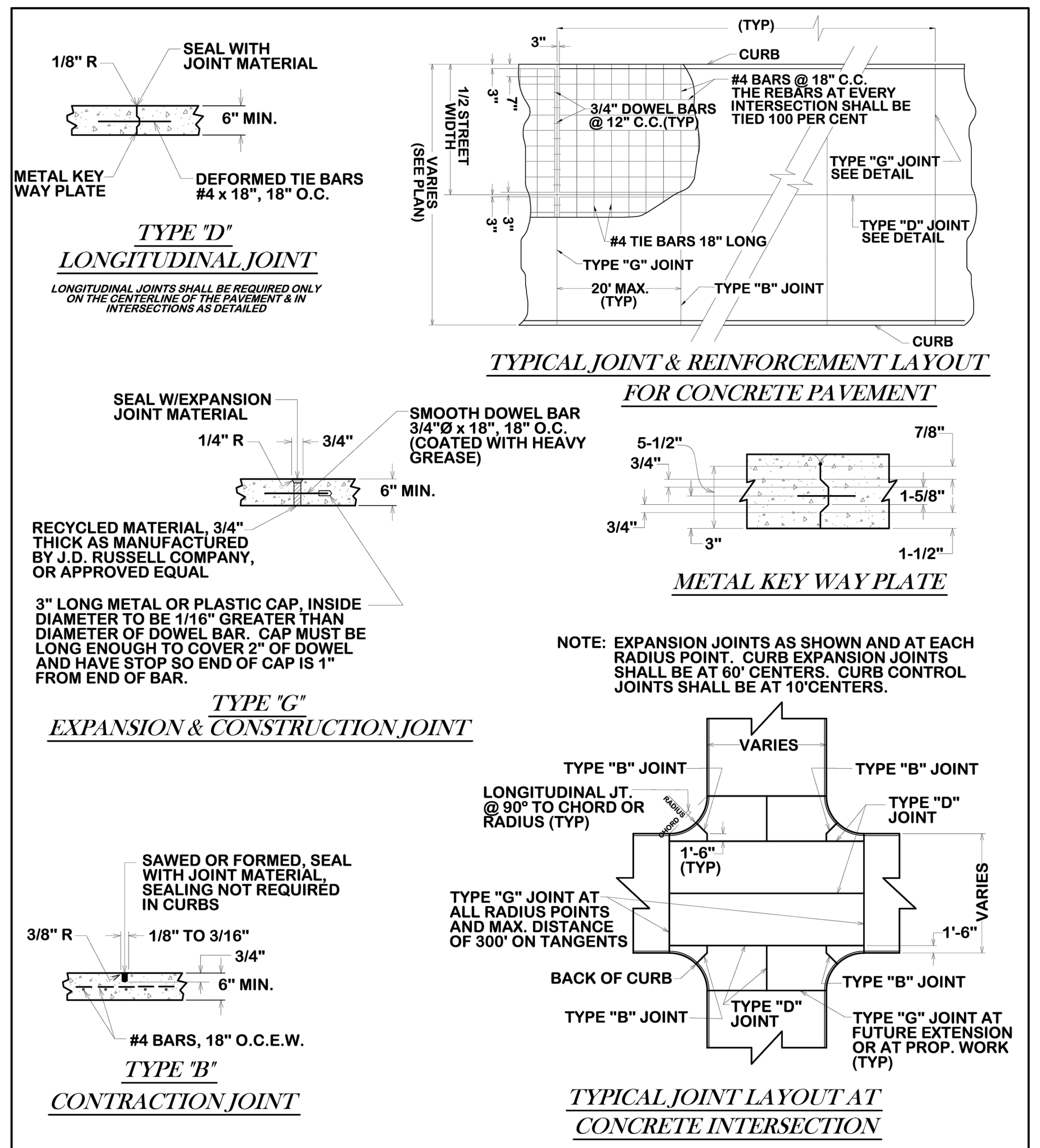
DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

07-14-26	

JTR- SITE PLAN

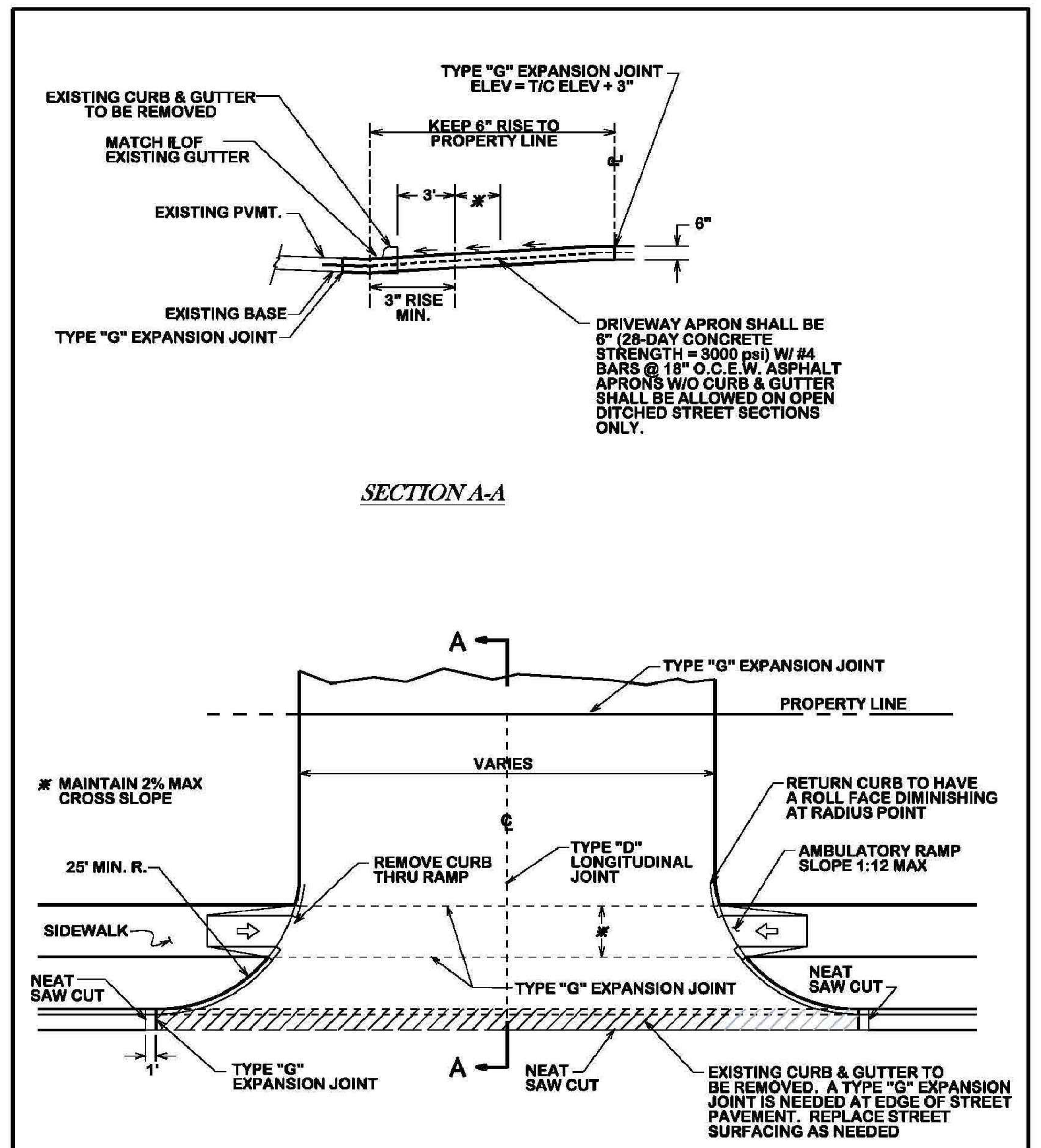
SHEET: S-1.0 OF EIGHT

DATE: 07-20-2026



CONCRETE PAVEMENT JOINT LAYOUT

CITY OF BRYAN — The Good Life, Texas Style. | DATE: FEB. 2018 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. ST3-00 | CITY OF COLLEGE STATION

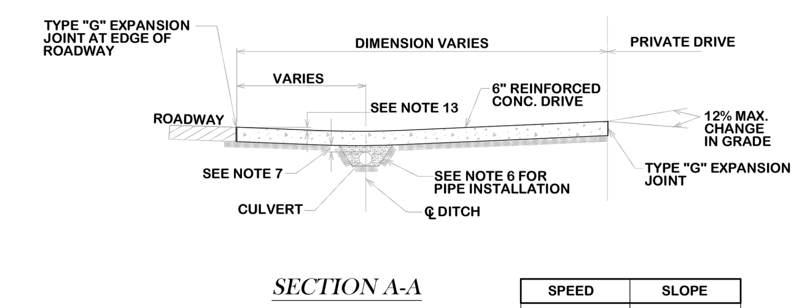


COMMERCIAL DRIVEWAY

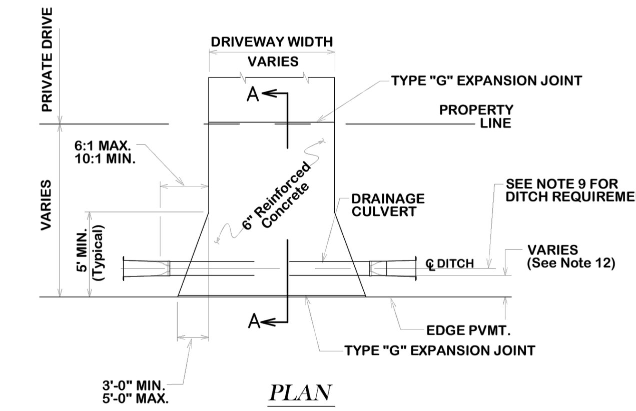
CITY OF BRYAN — The Good Life, Texas Style. | DATE: OCT. 2016 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. ST2-03 | CITY OF COLLEGE STATION

NOTE:

1. LENGTH OF DRAINAGE PIPE FOR RESIDENTIAL DRIVES IS 36' MAX & 20' MIN.
2. ALL DRIVEWAY PIPES WITHIN THE RIGHT OF WAY MUST HAVE CONCRETE SAFETY END TREATMENTS (S.E.T.) (6:1 SLOPE) OR APPROVED EQUAL.
3. CULVERT DIAMETER TO BE APPROVED BY THE CITY ENGINEER. THE SIZE OF THE DRIVEWAY CULVERT SHALL BE A MINIMUM OF 18" IN DIAMETER AND DESIGNED FOR A 10-YEAR STORM EVENT AT MINIMUM. THE SLOPE OF THE PIPE SHALL BE A MINIMUM OF 0.5%.
4. CULVERT SHALL BE RCP OR HDPE, MEETING THE CITY'S SPECIFICATIONS FOR STORM PIPE. CMP IS NOT ALLOWED.
5. BELL AND SPIGOT GASKETED JOINTS OR MANUFACTURED COUPLING BANDS ARE REQUIRED WITH HDPE.
6. CEMENT STABILIZED SAND IS REQUIRED WITH HDPE.
7. THERE SHALL BE A MINIMUM OF 12" COVER FOR HDPE PIPE AND 6" COVER FOR RCP PIPE.
8. TOP OF CONCRETE DRIVE TO BE LEVEL WITH ROAD SURFACE.
9. DITCH SHALL BE CLEANED OUT BOTH UPSTREAM AND DOWNSTREAM. THE CULVERT SHALL MATCH THE DITCH SLOPE.
10. SLOPES TRANSVERSE TO THE PUBLIC STREET (e.g.: DRIVEWAY SIDE SLOPES SHOULD BE AS FLAT AS PRACTICAL. A SLOPE OF 1 VERTICAL TO 6 HORIZONTAL (1V:6H) OR FLATTER SHALL BE CONSTRUCTED WITH A MINIMUM SLOPE OF 2.5% BEING ALLOWED.
11. DRIVEWAY CULVERTS:
    A. SHALL BE PLACED AS FAR AWAY FROM THE PUBLIC ROADWAY AS POSSIBLE.
    B. SHALL BE CUT TO MATCH THE DRIVEWAY SLOPE.
    C. SHALL HAVE DELINEATORS PLACED AT EACH END FOR HAZARD INDENTIFICATION.
12. REFER TO THE CURRENT ADDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR ADDITIONAL INFORMATION ON THE CONSTRUCTION OF THE DRIVEWAY AND THE PLACEMENT OF THE DRIVEWAY CULVERT TO ALLOW SUFFICIENT CLEAR ZONE AND FLARE RATES.
13. DRIVEWAY ELEVATION OVER THE CULVERT MUST BE A MINIMUM 4" BELOW ROAD SURFACE WHEN DIP AND MAXIMUM OF 12" ABOVE ROAD SURFACE IF A HUMP.



SPEED	SLOPE
≤ 40 MPH	3:1
45-50 MPH	4:1
≥ 55 MPH	6:1

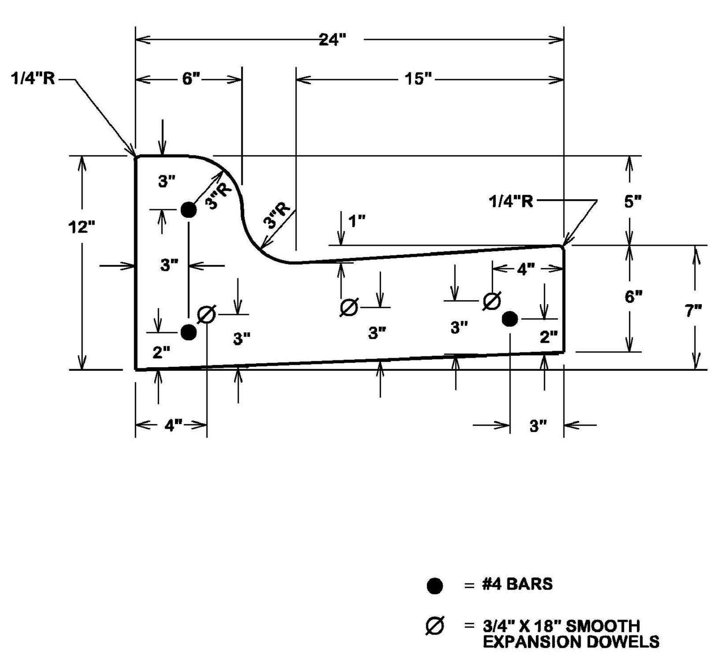


TYPICAL DRIVEWAY ENTRANCE WITH CULVERT

CITY OF BRYAN — The Good Life, Texas Style. | DATE: FEB. 2021 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. ST2-02 | CITY OF COLLEGE STATION

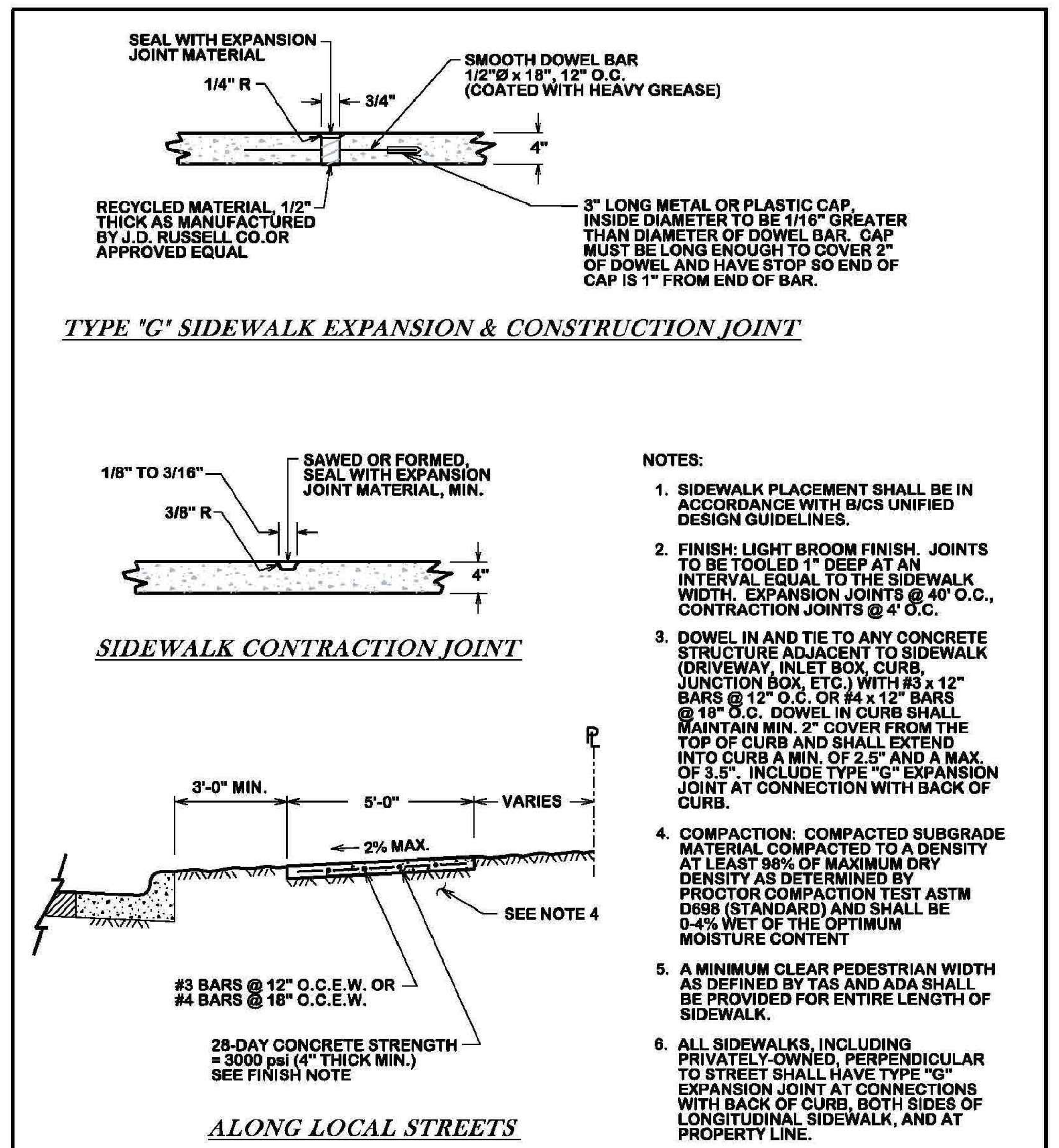
NOTE:

TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'s AND P.C's. TYPE "B" CONTACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.



TYPICAL COMBINED CURB & GUTTER SECTION

CITY OF BRYAN — The Good Life, Texas Style. | DATE: AUG. 2012 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. ST1-01 | CITY OF COLLEGE STATION



NOTES:

1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C., CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C. DOWEL IN CURB SHALL MAINTAIN MIN. 2" COVER FROM THE TOP OF CURB AND SHALL EXTEND INTO CURB A MIN. OF 2.5" AND A MAX. OF 3.5". INCLUDE TYPE "G" EXPANSION JOINT AT CONNECTION WITH BACK OF CURB.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.
6. ALL SIDEWALKS, INCLUDING PRIVATELY-OWNED, PERPENDICULAR TO STREET SHALL HAVE TYPE "G" EXPANSION JOINT AT CONNECTIONS WITH BACK OF CURB, BOTH SIDES OF LONGITUDINAL SIDEWALK, AND AT PROPERTY LINE.

5' CONCRETE SIDEWALK

CITY OF BRYAN — The Good Life, Texas Style. | DATE: OCT. 2016 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. SW1-02A | CITY OF COLLEGE STATION

(A) SELECT NATIVE MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

(B) GRANULAR MATERIAL

MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

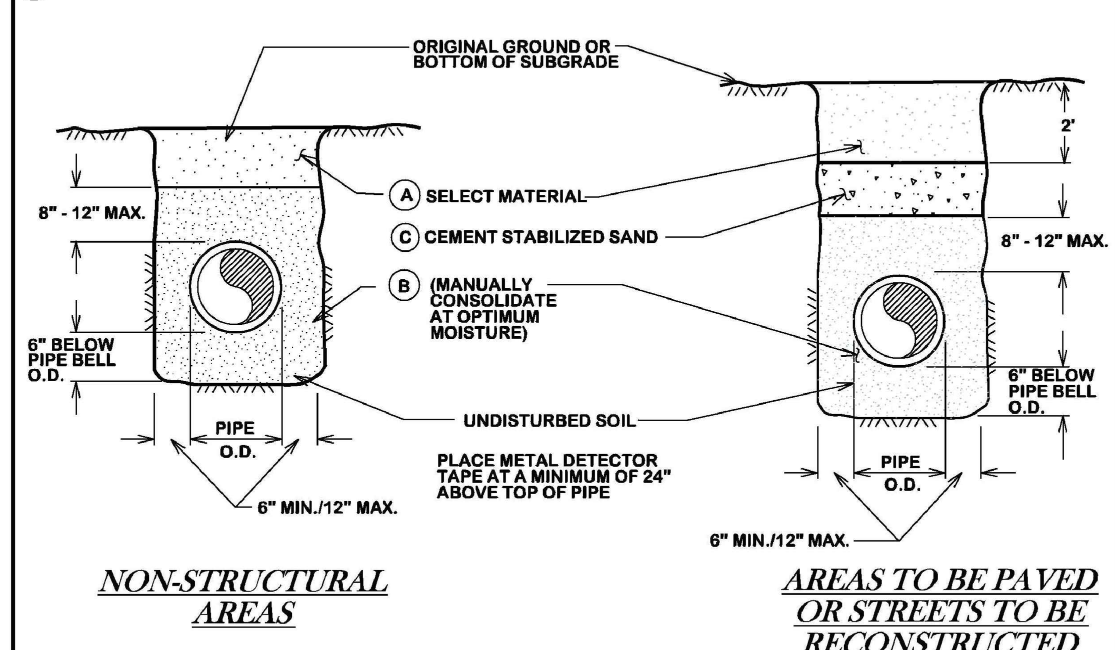
MAXIMUM LIQUID LIMIT ____ 45
MAXIMUM PLASTICITY INDEX ____ 15
MAXIMUM PERCENT PASSING NO. 200 SIEVE ____ 35
MINIMUM PERCENT PASSING 3/4" SIEVE ____ 100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

(C) CEMENT STABILIZED SAND

NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA STANDARDS FOR PVC PIPE.
3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA C150/A21.50.
4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.

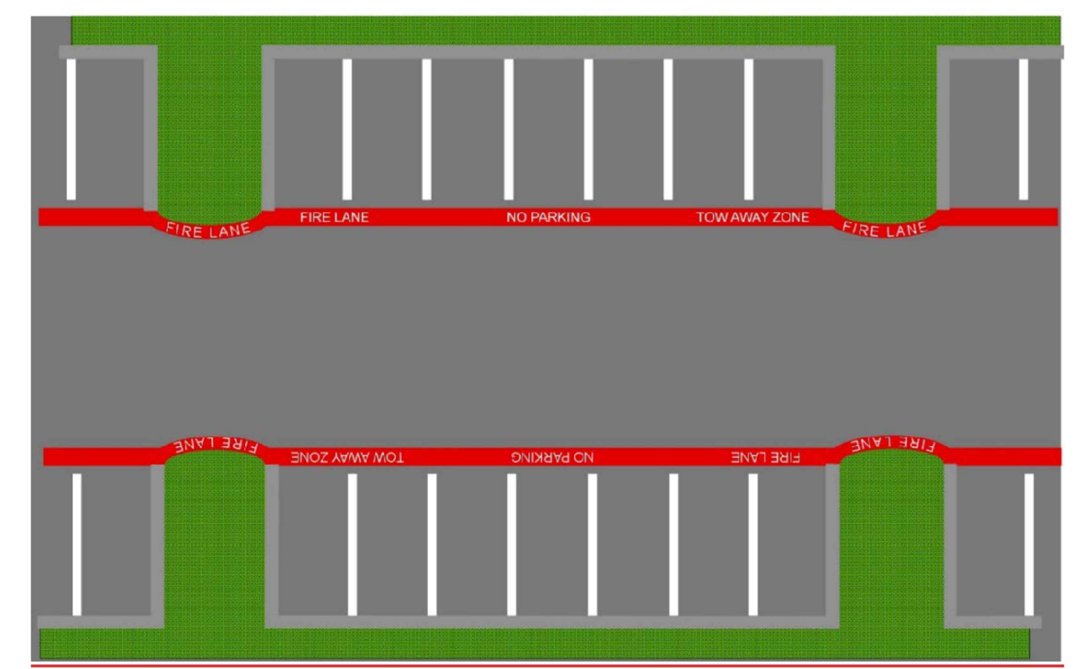


BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

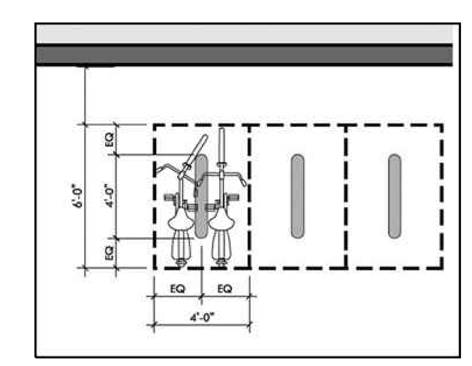
CITY OF BRYAN — The Good Life, Texas Style. | DATE: AUG. 2012 | B/CS UNIFIED STANDARD DETAIL | DETAIL NO. S1-01 | CITY OF COLLEGE STATION

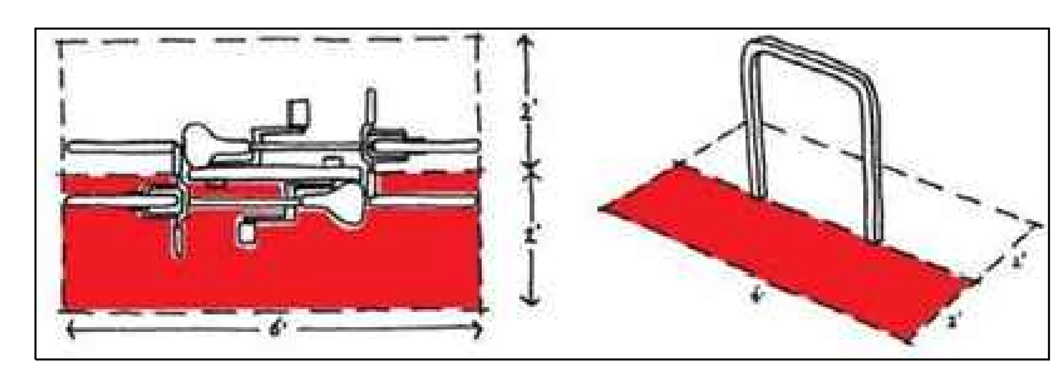
SITE DETAILS — SCALE: N.T.S. | 03

TYPICAL FIRE LANE WITHOUT SIGN AT ALL ENTRANCES



FIRE LANE DETAIL — SCALE: N.T.S. | 01





BIKE RACK DETAILS — SCALE: N.T.S. | 02

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LOT-53, BLK-1,
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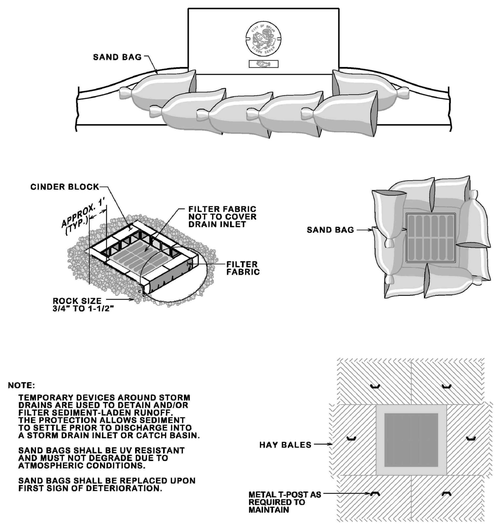
DEVELOPER INFORMATION: TERRA NOVA HOME BUILDERS

07-14-26 JTR- SITE PLAN

SHEET: S-2.0 OF: EIGHT

DATE: 07-20-2026



NOTE:

TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS.

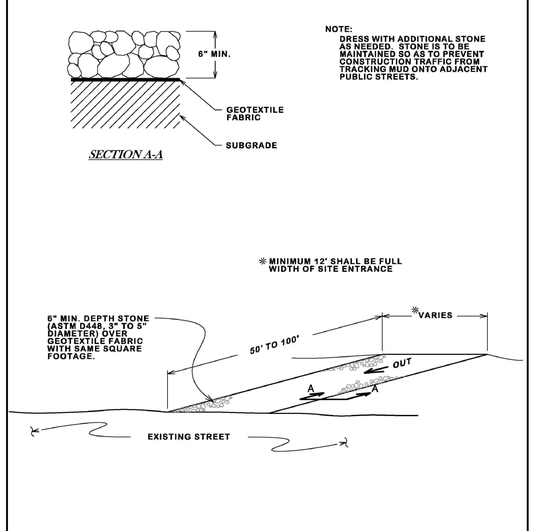
SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.

CITY OF BRYAN — The Good Life. Texas Style.

STORM DRAIN INLET PROTECTION

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		SWPP1-00

CITY OF COLLEGE STATION



NOTE:

DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

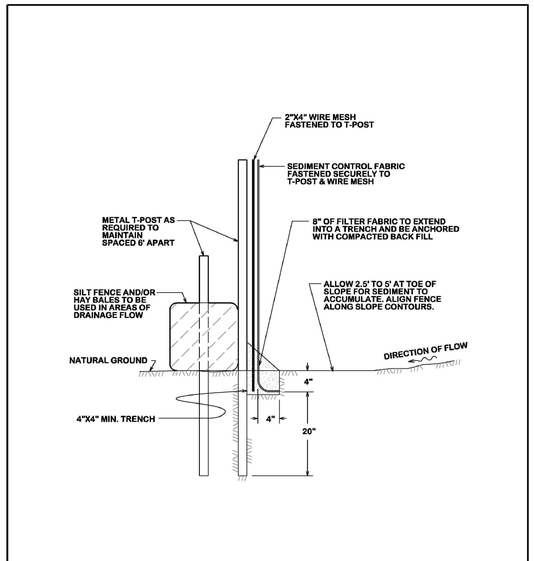
* MINIMUM 12' SHALL BE FULL WIDTH OF SITE ENTRANCE

CITY OF BRYAN — The Good Life. Texas Style.

CONSTRUCTION EXIT SLIT CONTROL

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		SWPP1-02

CITY OF COLLEGE STATION



CITY OF BRYAN — The Good Life. Texas Style.

SILT FENCE ASSEMBLY

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		SWPP1-03

CITY OF COLLEGE STATION

STORM WATER PROTECTION DETAILS — SCALE: N.T.S. | 01

NOTE:

POST A SIGN READING "CONCRETE WASH OUT PIT" NEAT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT ALL OF THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAIN INLETS, DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.

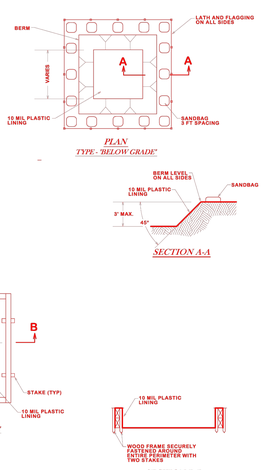
TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE DESIGNED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

PLASTIC LINING MATERIAL WIL BE MINIMUM OF 10 MIL IN THICKNESS AND MUST BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.

WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF IN A MANNER TO BE DETERMINED BY OWNER. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. MATERIALS USED TO WILL BE BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT PIT TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.



CITY OF BRYAN — The Good Life. Texas Style.

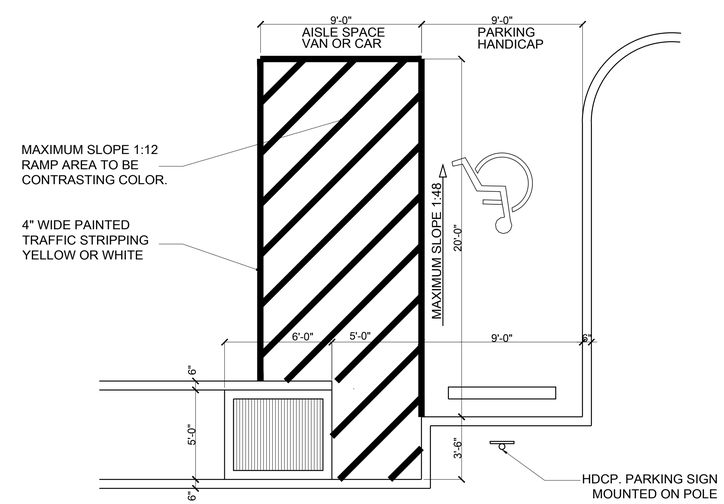
CONCRETE WASHOUT

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		SWPP1-04

CITY OF COLLEGE STATION

SITE DETAILS — SCALE: N.T.S. | 04

NOT USED — SCALE: N.T.S. | 03



TYPICAL HANDICAP PARKING DETAIL — SCALE: N.T.S. | 02

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(979) 846-3366
3206 Longmire Dr. A19
College Station, TX 77845
www.raidesigns.com
R.A.I. DESIGNS, INC.

R.A.I. JOB#: 25-014

PROJECT SITE INFO:
1426 GROESBECK
LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

07-14-26	
JTR- SITE PLAN	

SHEET: S-2.1 OF: EIGHT

DATE: 07-20-2026

PROPOSED LANDSCAPING SCHEDULE LOT-3R1								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	8	8"or HIGHER CALIPER	QUERCUS VIGINIANA	LIVE OAK	NEW CANOPY TREE	30 GALLON	200	1600
	ENTIRE SITE	ALL UNDEVELOPED AREAS	QUERCUS VIGINIANA	ST. AUGUSTINE GRASS	GROUND COVER		-	-
TOTAL								1,600

LANDSCAPING REQUIREMENTS LOT-3R1

TOTAL SQUARE FEET OF THE SITE = 34,033TOTAL
SQUARE FEET OF DEVELOPED AREA = 9,452
9,452 x 15%= 1,417.8 OR 1,418

THERE ARE A TOTAL OF 1,418 LANDSCAPING POINTS REQUIRED FOR THIS PROJECT.

TOTAL PROVIDED 1,600.

THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT TO OR EQUAL TO 15% OF THE DEVELOPED AREA BASED ON SEC. 62-429 OF CoB DEVELOPMENT CODE.

PROPOSED STREETSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	3	2"TO 4" CALIPER	QUERCUS VIGINIANA	CRAPE MYRTLE	NEW NON-CANOPY TREE	SCREENING	100	300
	18	2-15 Gal	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	NEW SHRUB	SCREENING	10	180
TOTAL								480

STREET-SCAPE REQUIREMENTS

TOTAL LINEAR FEET OF THE STREET-SCAPE / 50 x 300 POINTS = TOTAL POINTS REQUIRED

74'-0" / 50 x 300 = 444 TOTAL POINTS REQUIRED FOR STREETSCAPING

TOTAL POINTS PROVIDED = 480

LANDSCAPING PLAN SCALE: 1" = 20'-0" | 01

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.

NOTES | 02

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3206 Longmire Dr. A19
College Station, TX 77845
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R.A.I. DESIGNS, INC.

R.A.I. JOB#: 25-014

PROJECT SITE INFO:
1426 GROESBECK
LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

07-14-26

JTR- SITE PLAN

SHEET: S-3.0 OF EIGHT

DATE: 07-20-2026

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

TAS:
TEXAS DEPT. OF LICENSING & REGULATION
P.O. BOX 12157
AUSTIN, TEXAS 78711
(800) 803-9202
TDD (800) 735-2989
www.license.state.tx.us

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

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

In accordance with accessibility requirements, the following standards shall be included when bidding on projects involving renovation of or new facilities for public accommodation or commercial facilities. Any items not conforming to these or any other standards, codes, or ordinances shall be brought to the attention of the project architect for his interpretation. In the event the information listed in this document conflicts with any portion of the work described in the Contract Documents, the contractor shall notify the architect, in writing, of his need for a solution to resolve the conflict. The mounting heights indicated are for items that require accessibility by disabled individuals. Where two or more items are grouped in one area (mirrors, sinks, toilets, drinking fountains, urinals, shelves, telephones, etc.) not all items in the area have to be mounted at handicap height.
Contractor to coordinate these installation heights with other materials for neat, trimmed out and finished appearance.
Items for disabled individual use shall be mounted at height indicated for age level as noted.

CHAPTER 1: APPLICATION AND ADMINISTRATION

TAS SECTION 104 -CONVENTIONS
A. All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum points.
B. Unless specifically stated otherwise, figures are provided for informational purposes only.

CHAPTER 2: SCOPING REQUIREMENTS

TAS SECTION 201.1 -SCOPE
A. All areas of newly designed and newly constructed buildings and facilities an altered portions of existing buildings and facilities shall comply with these requirements.
TAS SECTION 202 -EXISTING BUILDINGS AND FACILITIES
A. Each addition to an existing building or facility shall comply with the requirements for new construction. Each addition that affects or could effect the usability of or access to an area containing a primary function shall comply with 202.4
B. Where existing elements, spaces, or common use areas are altered, each altered element, space, or common use 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 of an existing element, space, or area of a building or facility shall not impose a requirement for accessibility greater than 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 204 -PROTRUDING OBJECTS
A. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 309.
B. Within areas of sports activity, protruding objects on circulation paths shall not be required to comply with 307.
B. Within play areas, protruding objects on circulation paths shall not be required to comply with 307 provided that ground level accessible routes provide vertical clearance in compliance with 1008.2.
TAS SECTION 205 -OPERABLE PARTS
A. Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309.
B. Operable parts intended for use only by service or maintenance personnel shall not be required to comply with 309.
C. Electrical or communication receptacles serving a dedicated use shall not be required to comply with 309.
TAS SECTION 206 -ACCESSIBLE ROUTES
A. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
B. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
C. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.
D. In restaurants and cafeterias, an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.
E. Where a circulation path directly connects a performance area to an assembly area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers.
TAS SECTION 207 -ACCESSIBLE MEANS OF EGRESS
A. Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition.)
B. Standby power shall be provided for platform lifts permitted by section 1003.2.13.4 of the International Building Code (2000 edition and 2001 supplement) or section 1007.5 of the International Building Code (2003 edition) to serve as a part of an accessible means of egress.
TAS SECTION 208 -PARKING SPACES
A. Parking Spaces shall comply with 502 and shall be provided in accordance with Table 208.2 except required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 208.2 Parking Spaces

TOTAL PARKING IN LOT	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES	TOTAL PARKING IN LOT	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
76 TO 100	4	501 TO 1000	2 PERCENT OF TOTAL
101 TO 150	5	1000 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000
151 TO 200	6		

TAS SECTION 208.2.4 -VAN PARKING SPACES
A. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.
TAS SECTION 208.3 -LOCATION
A. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest possible accessible route from parking lot to an entrance. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located at the shortest accessible route to the accessible entrances.
TAS SECTION 209 -PASSENGER LOADING ZONES AND BUS STOPS
A. Passenger loading zones, except those required to comply with 209.2.2 and 209.2.3, shall provide at least one passenger loading zone complying with 503 in every continuous 100 linear feet (30m) of loading zone space, or fraction thereof.
B. In bus loading zones restricted to use by designated or specified public transportation vehicles, each bus bay, bus stop, or other area designated for lift or ramp deployment shall comply with 810.2
TAS SECTION 210 -STAIRWAYS
A. Interior and exterior stairs that are part of a means of egress shall comply with 504. Although handrails on stairs that are not part of a means of egress, State or local building codes may require handrails or guards.
TAS SECTION 211 -DRINKING FOUNTAINS
A. No fewer than two drinking fountains shall be provided.
B. More than the minimum number of drinking fountains specified in 211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 602.1 through 602.6, and 50 percent of the total number of drinking fountains provided shall comply with 602.7
TAS SECTION 212 -KITCHENS, KITCHENETTES, AND SINKS
A. Kitchens and kitchenettes shall comply with 804.
B. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606.
TAS SECTION 213 -TOILET FACILITIES AND BATHING FACILITIES
A. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.
B. Toilet restrooms and bathing rooms shall comply with 603.
C. Where multiple single user toilet rooms are clustered at a single location, no more than 50% of the single user toilet rooms for each use at each cluster shall be required to comply with 603.
D. Unisex toilet rooms and unisex bathing rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex restrooms and bathing rooms shall have privacy latches.
TAS SECTION 214 -WASHING MACHINES AND CLOTHES DRYERS
A. Where three or fewer washing machines are provided, at least one shall comply with 611. Where more than three washing machines are provided, at least two shall comply with 611.
B. Where three or fewer clothes dryers are provided, at least one shall comply with 611. Where more than three clothes dryers are provided, at least two shall comply with 611.
TAS SECTION 215 -FIRE ALARM SYSTEMS
A. Alarms in public use areas and common use areas shall comply with 702.
B. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that the visible alarms complying with 702 can be integrated into the alarm system.
TAS SECTION 216 -SIGNS
A. Signs shall comply with 703. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with 216.
B. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) to provide instructions in areas of refuge shall comply with 703.5
C. Directional signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 707.7 of the International Building Code (2003 edition) to provide directions to accessible means of egress shall comply with 703.5
D. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.
TAS SECTION 217 -TELEPHONES
A. Where public telephone are provided, wheelchair accessible telephones complying with 704.2 shall be provided.

CHAPTER 2: SCOPING REQUIREMENTS (CONTINUED)

TAS SECTION 219 -ASSISTIVE LISTENING SYSTEMS
A. In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided.
B. Where all seats in an assembly area are served by an introduction loop assistive learning system, the minimum number of receivers required by table 219.3 to be hearing-aid compatible shall not be required to be provided.
TAS SECTION 220 -AUTOMATIC TELLER MACHINES AND FARE MACHINES
A. Where automatic teller machines or self-service fare vending, collection, or adjustment machines are provided, at least one of each type provided at each location shall comply with 707. Where bins are provided for envelopes, waste paper, or other purposes, at least one of each shall comply with 811.
TAS SECTION 221 -ASSEMBLY AREAS
A. Assembly areas shall provide wheelchair spaces, companion seats, and designated aisle seats complying with 221 and 802.
B. Wheelchair spaces complying with 802.1 shall be provided in accordance with table 221.2.1.1.
C. Wheelchair spaces shall be an integral part of the seating plan.
D. Wheelchair spaces shall provide lines of sight complying with 802.2. In providing lines of sight, wheelchair spaces shall be dispersed. Wheelchair spaces shall provide spectators with choices of seating locations or viewing angles equal to or better than seating locations and viewing angles of other spectators.
E. Atleast 5% of the total number of aisle seats provided shall comply with 802.4 and shall be the aisle seats located closest to the accessible routes.

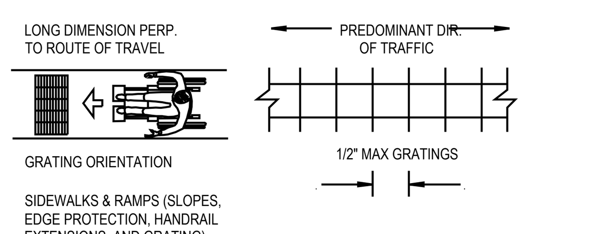
Table 221.2.1 Number of Wheelchair Spaces in Assembly Areas

NUMBER OF SEATS	REQUIRED MIN. NUMBER OF WHEELCHAIR SPACES	NUMBER OF SEATS	REQUIRED MIN. NUMBER OF WHEELCHAIR SPACES
4 TO 25	1	301 TO 500	6
26 TO 50	2	501 TO 5000	6, plus 1 for each 150, or fraction thereof, between 501 through 5000
51 TO 150	4		
151 TO 300	5	5001 AND OVER	36, plus 1 for each 200, or fraction thereof, over 5000

TAS SECTION 222 -DRESSING, FITTING, AND LOCKER ROOMS
A. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5%, but no fewer than one, of each type of use in each cluster provided shall comply with 803.
B. Where coat hooks or shelves are provided in dressing fitting or locker rooms w/o individual compartments, at least one of each type shall comply with 803.5. Where coat hooks or shelves are provided in individual compartments at least one of each type shall be provided in accordance with 223.
TAS SECTION 223 -MEDICAL CARE AND LONG-TERM CARE FACILITIES
A. In licensed medical care facilities and licensed long-term care facilities where the period of stay exceeds twenty-four hours, patient or resident sleeping rooms shall be provided in accordance with 223. Toilet rooms part of critical or intensive care patient sleeping rooms shall not be required to comply with 603.
TAS SECTION 224 -TRANSIENT LODGING FACILITIES AND GUEST ROOMS
A. Transient lodging facilities shall provide guest rooms in accordance with 224. Places of lodging and housing at a place of education shall comply with the provisions applicable to transient lodging, including, but not limited to, the requirements for transient lodging guest rooms in sections 224 and 806.
B. Entrances, doors, and doorways providing user passage into and within the guest rooms that are not required to provide mobility features complying with 806.2 shall comply with 404.2.3.
C. In guest rooms having more than 25 beds, 5% minimum of the beds shall have clear floor space complying with 806.2.3.
TAS SECTION 225 -STORAGE
A. Where storage is provided, at least one of each type shall comply with 811.
B. Where lockers are provided, at least 5%, but no fewer than one of each type, shall comply with 811.
TAS SECTION 226 -DINING SURFACES AND WORK SURFACES
A. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5% shall comply with 902.
TAS SECTION 227 -SALES AND SERVICE
A. Where provided, check-out aisles, sales counters, service counters, food service lines, queues, and waiting lines shall comply with 227 and 904.
B. Where counters are provided, at least one of each type of sales counter and service counter shall comply with 904.4. Where counters are dispersed throughout the facility, counters complying with 904.4 shall also be dispersed.
C. Queues and waiting lines servicing counters or check-out aisles required to comply with 904.3 or 904.4 shall comply with 403.
TAS SECTION 228 -DEPOSITORIES, VENDING MACHINES, CHANGE MACHINES, MAIL BOXES
A. Where provided, at least one of each type of depository, vending machine, change machine, and fuel dispenser shall comply with 309.
B. Where mail boxes are provided in an interior location, at least 5%, but no fewer than one of each type shall comply with 309.
TAS SECTION 229 -WINDOWS
A. Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one must opening shall comply with 309. Each glazed opening required by an administrative authority to be operable shall comply with 309.
TAS SECTION 230 -TWO-WAY COMMUNICATION SYSTEMS
A. Where a two-way communication system is provided to gain admittance to a building or facility or to be restricted areas within a building or facility, the system shall comply with 708.
TAS SECTION 240 -PLAY AREAS
A. Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply with 1008.4.
B. When elevated play components are provided, at least 50% shall be on an accessible route and shall comply with 1008.4
TAS SECTION 242 -SWIMMING POOLS, WADING POOLS, AND SPAS
A. At least two accessible means of entry shall be provided for swimming pools.
B. At least one accessible means for entry for wading pools and spas.
TAS SECTION 243 -SHOOTING FACILITIES WITH FIRING POSITIONS
A. Where shooting facilities with firing positions are designed and constructed at a site, at least 5%, but no fewer than one of each type of firing position shall comply with 1010.

CHAPTER 3: BUILDING BLOCKS

TAS SECTION 302 -FLOOR OR GROUND SURFACES
A. Floor and ground surfaces shall be stable, firm, and slip resistant.
B. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2" maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.
C. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter except as allowed in 407.4.3, 409.4.3., 410.4, 810.5.3. and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.



TAS SECTION 303 -CHANGES IN LEVEL
A. Changes in level of 1/4" high maximum shall be permitted to be vertical. (Fig. 303)
B. Changes in level between 1/4"-1/2" maximum shall be beveled at a slope not steeper than 1:2 (Fig. 303)
C. Changes in level greater than 1/2" high shall be ramped and comply with 405 or 406

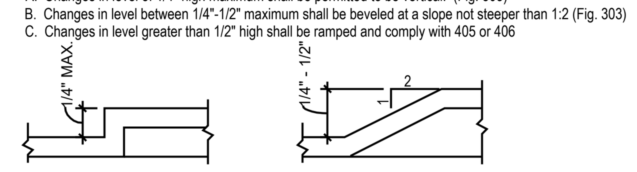


Figure 303

TAS SECTION 304 -TURNING SPACE
A. The turning space shall be a space 60" diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.
B. Slopes steeper than 1:48 are not permitted.
C. Doors shall be permitted to swing into turning spaces.
D. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm. (Fig. 304.3.2)

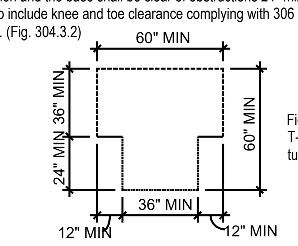


Figure 304.3.2
T-shaped turning space

TAS SECTION 305 -CLEAR FLOOR OR GROUND SPACE
A. The clear floor or ground space shall be 30" minimum by 48" minimum.
B. Floor of ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. Slopes steeper than 1:48 are not permitted.
C. The clear floor or ground space shall be 30" minimum by 48" minimum. (Fig. 305.3)
D. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearances complying with 306.
E. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element. (Fig. 305.5)
F. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.
G. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with below:
1. Alcoves shall be 36" wide minimum where the depth exceeds 24" for forward approach (Fig. 315.7.1)
2. Alcoves shall be 60" wide minimum where the depth exceeds 15" for parallel approach (Fig. 305.7.2)

CHAPTER 3: BUILDING BLOCKS (CONTINUED)

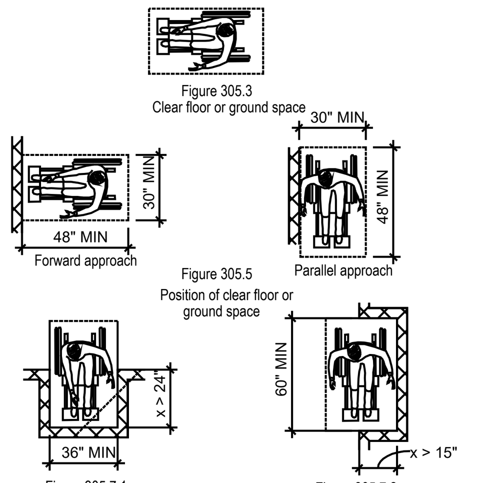


Figure 305.3
Clear floor or ground space
Figure 305.5
Position of clear floor or ground space
Figure 305.7.1
Maneuvering clearance in an alcove, forward approach
Figure 305.7.2
Maneuvering clearance in an alcove, parallel approach

TAS SECTION 306 -KNEE AND TOE CLEARANCE
A. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.
TAS SECTION 306.2 -TOE CLEARANCE
A. Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance.
B. Toe clearance shall extend 25" maximum under an element
C. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element.
D. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance.
E. Toe Clearance shall be 30" wide minimum.
TAS SECTION 306.3 -KNEE CLEARANCE
A. Space under an element 9"-27" above the finish floor shall be considered knee clearance.
B. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor.
C. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above finish floor or ground.
D. Between 9"-27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
E. Knee clearance shall be 30" wide minimum.
TAS SECTION 307 -PROTRUDING OBJECTS
A. Objects projecting from walls with leading edges more than 27" and not more than 80" above the finish floor shall protrude no more than 4" horizontally into the circulation path.
B. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12" max when located 27"-80" above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12", the lowest edge of such sign or obstruction shall be 27"-80" above the finish floor.
C. Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor.

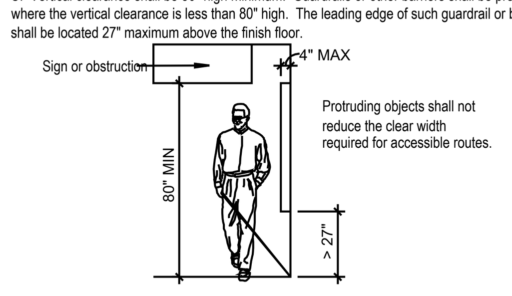


Figure 307.2
Limits of protruding objects

TAS SECTION 308 -REACH RANGES
A. Refer to "Age Based dimensional information" table for children's reach ranges.
TAS SECTION 308.2 -FORWARD REACH
A. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. (Fig. 308.2.1)
B. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. (Fig. 308.2.2)
TAS SECTION 308.3 -SIDE REACH
A. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. (Fig. 308.2.1)
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.
B. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. (Fig. 308.2.3)
1. The top of washing machines and clothes dryers shall be permitted to be 36" maximum above the finish floor.

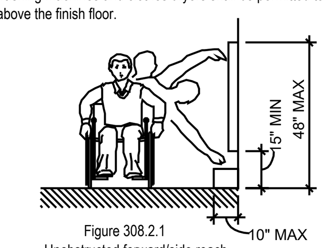


Figure 308.2.1
Unobstructed forward/side reach

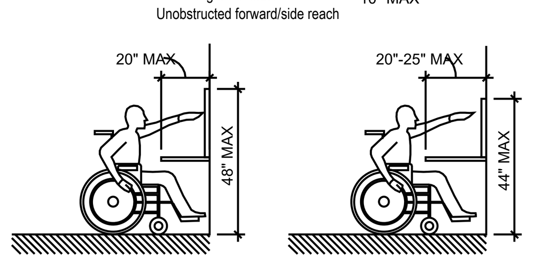


Figure 308.2.2
Obstructed high forward reach

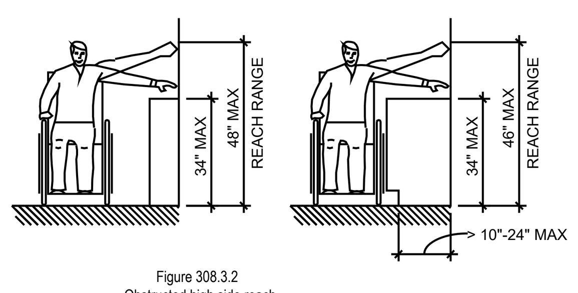


Figure 308.3.2
Obstructed high side reach

TAS SECTION 309 -OPERABLE PARTS
A. A clear floor space complying with 305 shall be provided.
B. Operable parts shall be placed within one or more of the reach ranges specified in 308.
C. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

CHAPTER 4: ACCESSIBLE ROUTES

TAS SECTION 402 -ACCESSIBLE ROUTES
A. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.
TAS SECTION 403 -WALKING SURFACES
A. All surfaces shall comply with 302. Changes in level shall comply with 303.
B. The running slope shall not be steeper than 1:20. The cross slope of the walking surfaces shall not be steeper than 1:48.
C. The clear width of walking surfaces shall be 36" minimum.
1. The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.
D. Where the accessible route makes a 180° turn around an element less than 48" wide, the clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.
E. Where the accessible route makes a 180° turn around an element less than 48" wide and the clear width at the end of the turn is 60" minimum, the clear width may be 36" approaching and leaving the turn.
F. An accessible route with a clear width less than 60" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall either be 60"x60" or comply with 304.3.2 where the base and arms of the T-shaped space extend 48" minimum beyond the intersection.
TAS SECTION 404 -DOORS, DOORWAYS, AND GATES
A. Doorways shall provide a clear opening of 32" minimum, with the door open 90°. (Fig. 404.2.3)
1. Clear opening shall be measured between the face of the door and opposite stop.
2. Openings more than 24" in depth shall provide a clear opening of 36" minimum.
3. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34"-80" AFF shall not exceed 4".

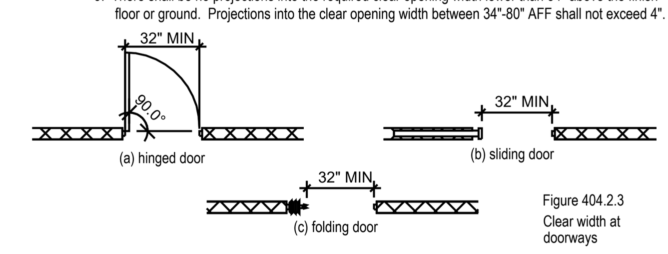
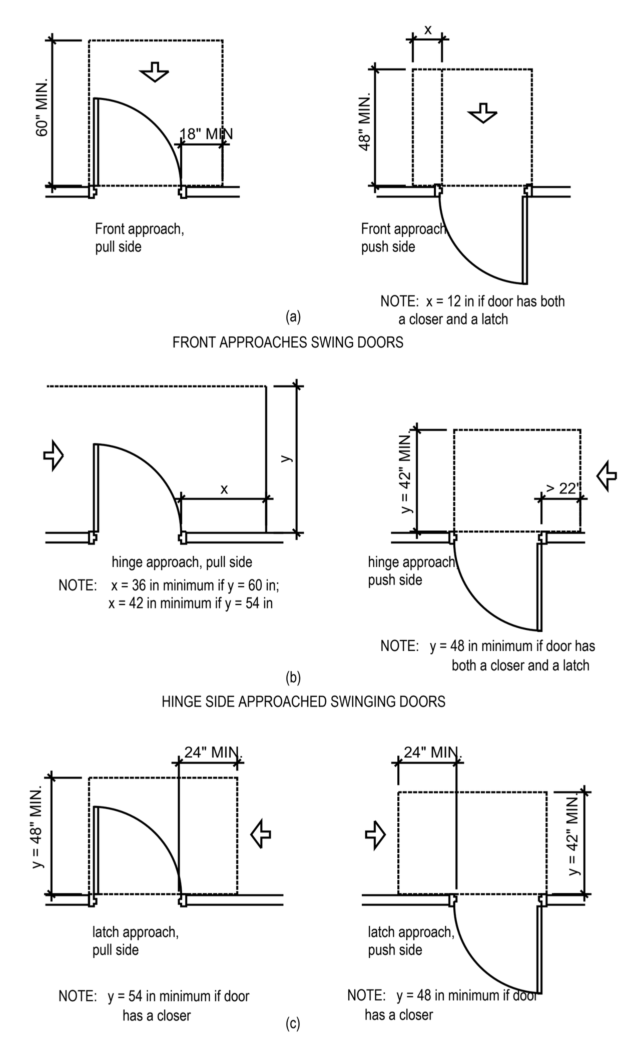


Figure 404.2.3
Clear width at doorways

TAS SECTION 404.2 -MANEUVERING CLEARANCES AT DOORS
A. Front approach pull side -60" min. width & 18" min. beside strike edge . Front approach push side -48" min. width & 0" beside strike edge. (12" @ strike if door has both a closer and a latch) (Fig. 404.2.4.1 (a))
B. Hinge side approach pull side -60" min. width, 36" min. beside strike edge; or 54" min. width, 42" min. beside strike edge. Hinge side approach push side -42" min. width and 22" min. beside hinge edge (48" min. width if door has both a closer and a latch) (Fig. 404.2.4.1 (b))
C. Latch side approach pull side -48" min. width and 24" min. beside strike edge (54" min. width if door has a closer); Latch side approach push side -42" min. width and 24" min. beside strike edge (48" min. width if door has a closer) (Fig. 404.2.4.1 (c))
TAS SECTION 404.2.5 -THRESHOLDS AT DOORWAYS
A. Maximum threshold height: 1/2" , shall comply with 302 and 303.



NOTE: all doors in alcoves or recesses shall comply with the clearance for front approaches, per 404.2.4.3
Figure 404.2.4.1
Maneuvering clearances at manual swinging doors and gates

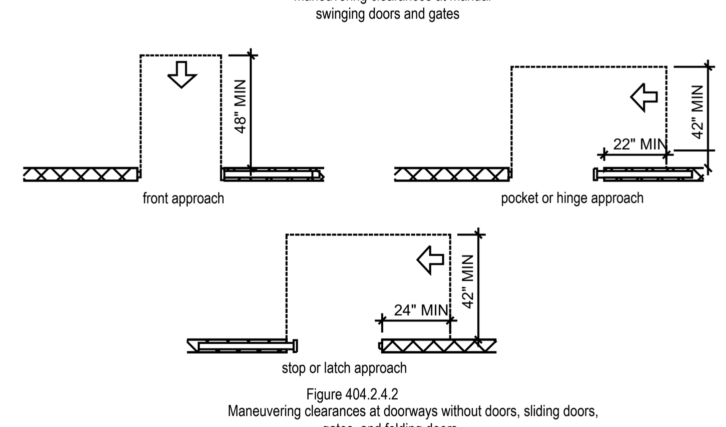


Figure 404.2.4.2
Maneuvering clearances at doorways without doors, sliding doors, gates, and folding doors

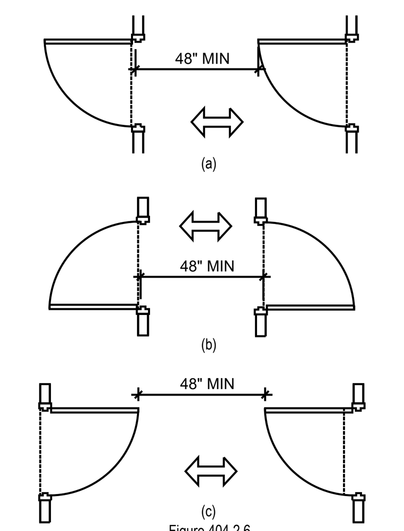


Figure 404.2.6
Doors in series and gates in series

CHAPTER 4: ACCESSIBLE ROUTES (CONTINUED)

TAS SECTION 404.2.7 -DOOR AND GATE HARDWARE
A. Handles, pulls, latches, locks, and other operating devices 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. Hardware required for accessible door passage shall be mounted 34"-48" above finished floor or ground.
TAS SECTION 404.2.8.1 -DOOR CLOSERS AND GATE CLOSERS
A. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 90°, the door will take at least 5 seconds to move the door 12° from the latch.
TAS SECTION 404.2.9 -DOOR AND GATE OPENING FORCE
A. The maximum force for pushing or pulling open a door shall be as follows:
1. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
2. Other doors
a. Exterior hinged doors: no requirement.
b. Interior hinged doors: 5.0 lb.
c. Sliding or folding doors: 5.0 lb.
These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.
TAS SECTION 404.2.11 -VISION LIGHTS
A. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" maximum above the floor.
TAS SECTION 405 -RAMPS (See table 405.2 for existing conditions)
A. Ramp runs shall have a slope not steeper than 1:12. In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not have to comply with 405. Cross ramp shall not be steeper than 1:48.
B. The clear width of the ramp run and the clear width between handrails where handrails are provided shall be 36" minimum.
C. The rise for any ramp shall be 30" maximum. The least possible slope shall be used for any ramp.
D. Level landings required at top and bottom of each run, with the following features:
1. Minimum Width: Equal to width of ramp
2. Length: Minimum 60" clear
3. At change of direction landing shall be 60" x 60" min.
E. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.
TAS SECTION 405.8 -HANDRAILS
A. Handrails are required at all ramps with > 6" rise.
B. Height: 34"-38" above ramp surface
C. The clear space between the handrail and the wall shall be 1 1/2" minimum.
TAS SECTION 405.9 -EDGE PROTECTION
A. Ramps and landings with drop offs in excess of 1/2" shall have curbs, walls, railings, or projecting surfaces that prevent slipping off the ramp.
B. A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.
C. The extended floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a handrail complying with 505. (see Figure 405.9.1)

TABLE 405.2 Maximum ramp slope & rise for Existing Conditions

SLOPE	MAXIMUM RISE
steeper than 1:10, but not steeper than 1:8	3"
steeper than 1:12, but not steeper than 1:10	6"
CROSS SLOPE SHALL NOT EXCEED 1:48	

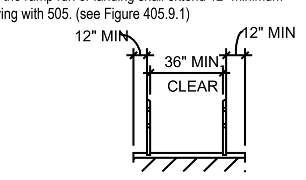


Figure 405.9.1
Extended floor or ground surface edge protection

TAS SECTION 406 -CURB RAMPS
A. Curb ramps shall comply with 405.2 -405.5, 405.10
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.
TAS SECTION 406.4 -LANDINGS
A. Landings shall be provided at the tops of curb ramps. the landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. (Fig. 406.4)
TAS SECTIONS 406.5 -LOCATION
A. Curb ramps and the flared sides of curb rams shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

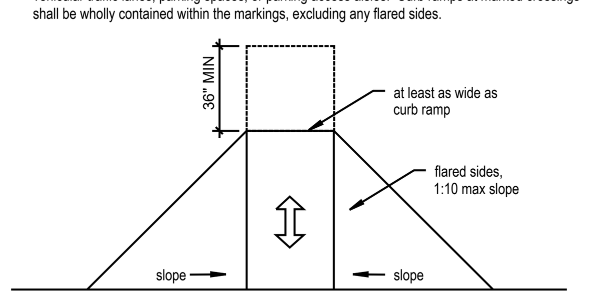
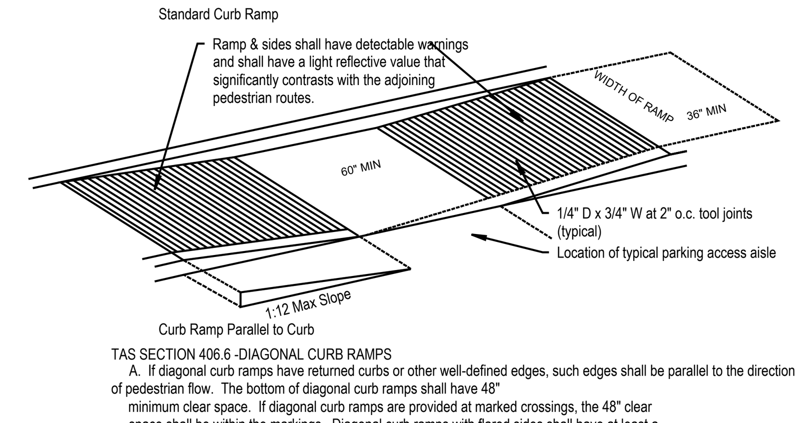


Figure 406.4
Landings at the top of curb ramps

Standard Curb Ramp



Curb Ramp Parallel to Curb

TAS SECTION 406.6 -DIAGONAL CURB RAMPS
A. If diagonal curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48" minimum clear space. If diagonal curb ramps are provided at marked crossings, the 48" clear space shall be within the markings. Diagonal curb ramps with flared sides shall have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.
TAS SECTION 4.7.11 -ISLANDS
A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long by 36" wide minimum between the curb ramps in the part of the island intersected by the crossings. Each minimum 48" x 36" area shall be oriented so that the 48" minimum length is in the direction of the running slope of the curb ramp it serves.

TAS SECTION 407 -ELEVATORS
A. Elevators shall comply with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1 Elevator operation shall be automatic.
TAS SECTION 407.2 -ELEVATOR LANDING REQUIREMENTS
A. Call buttons shall be raised or flush and located within one of the reach ranges specified in 308, measured to the centerline of the highest operable point.
1. Call buttons shall be 3/4" minimum in the smallest dimension.
2. A clear floor space complying with 305 shall be provided at the controls.
3. The call button that designates the up direction shall be located above the call button that designates the down direction.
4. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.
B. Keypads shall be in a standard telephone keypad arrangement.
C. Visible and audible signals shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.
1. Visible signal features shall be centered 72" minimum above the finish floor or ground. The visible signal elements shall be 2 1/2" minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.
2. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500Hz max. Verbal annunciators shall have a frequency of 300 Hz min -3000 HZ max.
D. Floor designation shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2" high minimum. A tactile star shall be provided on both jambs at the main entry level.
TAS SECTION 407.3 -ELEVATOR DOOR REQUIREMENTS
A. Elevator doors shall be horizontal sliding type. Car gates are prohibited.
B. Elevator doors shall be provided with a reopening device that shall stop and open a door and hoistway door automatically if the door becomes obstructed by an object or person.
1. The device shall be activated by sensing an obstruction passing through the opening at 5" nominal and 29" nominal above the finish floor.
2. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses. Door reopening devices shall remain effective for 20 seconds minimum.
3. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.
TAS SECTION 410 -PLATFORM LIFTS
A. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from lift.
B. The clearance between the platform sill and the edge of any runway landing shall be 1" maximum.
C. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32" minimum. Side doors and gates shall provide a clear 42" width minimum.
NOTE: REQUIRES A VARIANCE FROM THE T.D.L.R. TO USE IN LIEU OF AN ELEVATOR

GENERAL - HANDICAP ACCESSIBILITY DETAILS

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R.A.I. JOB#: 25-014

PROJECT SITE INFO:
1426 GROESBECK
LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

07-14-26 JTR- SITE PLAN

SHEET: G-1.0
OF: EIGHT
DATE: 07-20-2026

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

TAS SECTION 502 -PARKING SPACES (REFERENCE FIGURE 502.3)
A. Accessible car parking spaces shall be at least 96" minimum wide and van 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. Access aisles serving car and van parking shall be a minimum 60" wide and shall adjoin an accessible route.
3. Access aisles should be marked to discourage people from parking in them and extend the full length of 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 not overlap the vehicular way.
D. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.

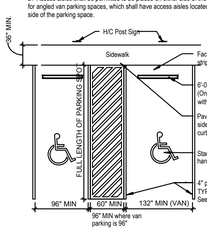


Figure 502.3
Parking space access aisle

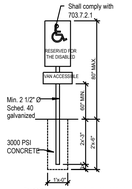
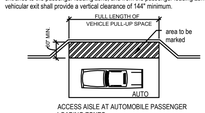


Figure 502.6
Post one sign at each disabled (designated) parking space

TAS SECTION 503 -PASSENGER LOADING ZONES
A. Passenger loading zones shall provide a vehicular pull-up space 96" wide minimum and 20' long minimum.

TAS SECTION 503.3 -ACCESS AISLE (REFERENCE FIGURE 503.3)
A. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.
1. Access aisles serving vehicular pull-up spaces shall be 60" wide minimum and extend the full length of the vehicle pull-up spaces they serve
2. Slopes steeper than 1:48 are not permitted. Changes in level of the floor and ground surface are not permitted.
B. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 144" minimum.



ACCESS AISLE AT AUTOMOBILE PASSENGER LOADING ZONES
Figure 503.3
Passenger loading zone access aisle

TAS SECTION 504 -STAIRWAYS
TAS SECTIONS 504.2 -TREADS AND RISERS
A. All steps on a flight of stairs shall have uniform riser heights and tread widths
1. Minimum tread depth shall be 11", measured from riser to riser (not including nosing)
2. Open risers are not permitted
3. Risers shall be 4" high min. -7" high max.

TAS SECTIONS 504.5 -NOSINGS (REFERENCE FIGURE 504.5)
A. Radius of the curvature at the leading edge shall be 1/2" maximum. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2" maximum over the tread below.

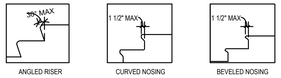
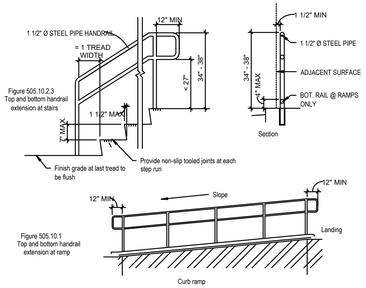


Figure 504.5
Stair nosings

TAS SECTION 505 -HANDRAILS (REFERENCE FIGURES 505.10.1, 505.10.2, 3)
A. Handrails shall be provided on both sides of stairs and ramps. Non-continuous stair handrails shall extend 12" beyond the top riser and the width of one tread beyond the bottom riser. At the top, the extension shall be parallel to the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width. Non continuous ramp handrails shall extend 12" minimum beyond the top and bottom of ramp runs.
B. Height: 34"-38", measured from the stair nosing.
C. Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.
D. Handrails shall not rotate within their fittings.
E. Handrails are required on ramp runs greater than 6" in rise.



CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

TAS SECTION 602 -DRINKING FOUNTAINS
A. Drinking fountains shall comply with 307 (protruding objects) and 602.
B. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearances must comply with 306. Operable parts shall comply with 309. (Fig. 602.5)

TAS SECTION 602.4 -SPOUT HEIGHT (REFERENCE FIGURE 602.4 FOR ACCESSIBLE UNIT)
A. Accessible spouts shall be a maximum 36" above the finish floor or ground.

TAS SECTION 602.5 -SPOUT LOCATION (REFERENCE FIGURE 602.5)
A. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers.
B. The spout shall provide a flow of water at least 4" high and shall be located 5" maximum from the front of the unit.
C. Where spouts are located less than 3" from the front of the unit, the water stream shall be 30 degrees maximum. Where the spout is located between 3"-5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

TAS SECTION 602.7 -DRINKING FOUNTAINS FOR STANDING PERSONS
A. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. (Fig. 602.4)

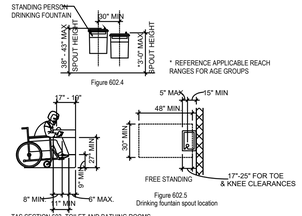


Figure 602.4
Figure 602.5
Drinking fountain spout location

TAS SECTION 603 -TOILET AND BATHING ROOMS
A. Turning space complying with 304 shall be provided within the room. (60" diameter or T-shaped space per 304.3.2)
B. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
C. Door swings shall not swing into the clear floor space or clearance required for any fixture. Doors can swing into the required turning space.

TAS SECTION 603.3 -MIRRORS
A. Mirrors located 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 or countertops shall be 35" maximum above the finish floor or ground.

TAS SECTION 603.4 -COAT HOOKS AND SHELVES
A. Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be located 40"-48" above the finish floor.

TAS SECTION 604 -WATER CLOSETS AND TOILET COMPARTMENTS
A. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum and 18" maximum from the side wall or partition, where an ambulatory accessible toilet compartment where the centerline of the water closet may be 17" minimum and 19" maximum from the side wall or partition. Water closets shall be arranged for a left-hand or right-hand approach. (FIG. 604.3.1, 604.8.2)

TAS SECTION 604.3 -CLEARANCE
A. Clearances around water closets and in toilet compartments shall comply with Figure 604.3.1

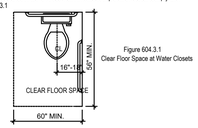


Figure 604.3.1
Clear Floor Space at Water Closets

TAS SECTION 604.3.2 -OVERLAP
A. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

TAS SECTION 604.4 -SEATS (REFERENCE FIGURE 604.4)
A. The seat height of a water closet above finish floor shall be 17"-19" maximum measured to the top of seat.
1. Seats shall not be sprung to return to a lifted position

TAS SECTION 604.5 -GRAB BARS (REFERENCE FIGURES 604.4, 604.5.2)
A. Grab bars shall comply with 609 and be provided on the side wall closest to the water closet and on the rear wall.
1. Grab bars shall not be required in a toilet room for a single use occupant accessed only through a private office and not for common or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars comfortably.
B. For water closets not located in toilet stalls, the following grab bars shall be provided, 33"-36" above the finish floor".
1. Side wall: 42" long minimum, located 12" maximum from back wall.
2. Rear wall: 36" long minimum and extend from the centerline of the water closet 12" minimum one side and 24" minimum on the other side. Refer to 609 grab bars for size and structural elements.

TAS SECTION 604.6 -FLUSH CONTROLS (REFERENCE FIGURE 604.5.2)
A. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

TAS SECTION 604.7 -DISPENSERS (REFERENCE FIGURE 604.4)
A. Toilet paper dispensers shall comply with 309. Dispensers shall be 7" minimum and 9" maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Dispensers that control delivery or do not permit continuous paper flow shall not be used.

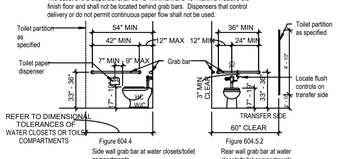


Figure 604.4
Side wall grab bar at water closets/toilet compartments
Figure 604.5.2
Rear wall grab bar at water closets/toilet compartments

TAS SECTION 604.8 -TOILET COMPARTMENTS
A. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3 Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

TAS SECTION 604.8.1 -WHEELCHAIR ACCESSIBLE COMPARTMENTS
A. Wheelchair accessible compartments shall comply with 604.8.1
B. Wheelchair accessible compartments shall be 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for wall hung water closets and 59" deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60" wide minimum measured perpendicular to the wall and 59" deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

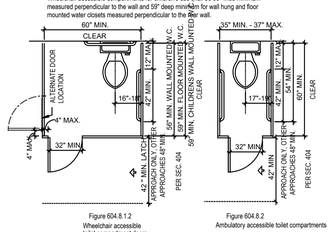


Figure 604.8.1.2
Wheelchair accessible toilet compartment doors
Figure 604.8.2
Ambulatory accessible toilet compartments

CLEARANCES INDICATED ARE MINIMUM REQUIREMENTS FOR ACCESSIBILITY. REFER TO TOILET ROOMS AND LAVATORY DETAILS FOR MOUNTING HEIGHTS.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (CONTINUED)

TAS SECTION 604.8.1.2 -DOORS (REFERENCE FIGURES 604.8.1.2, 604.8.2)
A. Toilet compartments doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.
B. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

TAS SECTION 604.8.1.4 -TOE CLEARANCE
A. The front partition and at least one side partition shall provide a toe clearance of 9" minimum above finish floor and 6" deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide 12" minimum toe clearance above finish floor.

TAS SECTION 604.8.2 -AMBULATORY ACCESSIBLE COMPARTMENTS
A. Ambulatory accessible compartments shall comply with figure 604.8.2
B. Ambulatory accessible compartments shall have a depth of 60" minimum and a width of 30"-37" maximum.
C. Grab bars in ambulatory accessible compartments shall comply with 609. A side-wall grab bar that is 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall shall be located on both sides of compartment.
D. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40"-48" maximum above the finish floor.

TAS SECTION 605 -URINALS
A. Urinals shall be stall-type or wall-hung with the rim 17" maximum above the finish floor or ground. Urinals shall be 13 1/2" deep minimum measured from the outer face of the urinal rim to the back side of the fixture. (Fig. 605.2)
B. A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for forward approach shall be provided.

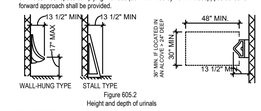
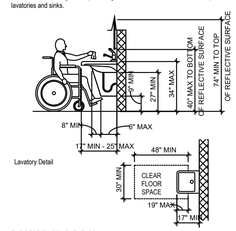


Figure 605.2
Height and depth of urinals

TAS SECTION 606 -LAVATORIES AND SINKS
A. A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for a forward approach, and knee and toe clearances complying with 306 shall be provided.
1. Soap and towel dispensers must also be located within the reach ranges specified in 308. Locate soap and towel dispensers so they are easy to use by a person at the accessible lavatory.
B. Lavatories and sinks shall be installed with the front of the higher rim 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.



Lavatory Detail

TAS SECTION 607 -BATHTUBS
A. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches wide minimum. A lavatory complying with 606 shall be permitted at thecontrol end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12" minimum beyond the wall at the head end of the bathtub.
B. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.
C. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with figures 607.4.1

TAS SECTION 608 -SHOWER COMPARTMENTS
A. Shower stalls shall be 36" x 36" clear inside dimension at transfer type shower compartments and have a 36" minimum wide by 48" minimum long clearance measured from the control wall. Roll-in type shower compartments shall be 30" minimum wide by 60" minimum long and shall have a 30" min wide x 60" min long entry on the face of the shower compartment. Alternate roll-in shower type compartments shall be 36" minimum wide and 60" minimum deep clear inside dimensions with a 36" wide minimum entry provided at one end of the long side of the compartment.

TAS SECTION 608.3.1 -TRANSFER TYPE SHOWER COMPARTMENT
A. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18" from the control wall.
B. A folding or non-folding seat shall be provided in transfer type shower compartments.
C. Controls, faucets, and shower spray units shall comply with 309.4

TAS SECTION 608.7 -THRESHOLDS
A. Thresholds in roll-in type shower compartments shall be 1/2" high maximum in accordance with 308. In transfer type shower compartments, thresholds 1/2" high shall be beveled, rounded, or vertical.

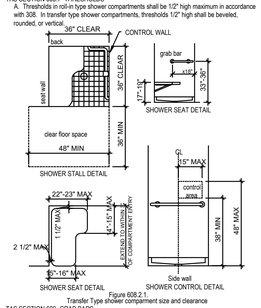


Figure 608.2.1
Transfer Type shower compartment size and clearance

TAS SECTION 609 -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 dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum.
B. The space between the wall and grab bar shall be 1 1/2". The space between the grab bar and projecting objects below shall be 1 1/2" minimum. The space between the grab bar and projecting objects above shall be 12" 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. Allowable stresses 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.

TAS SECTION 610.2 -BATHTUB SEATS
A. Seat shall be able to stand vertical and horizontal forces of 250 pounds and shall have the following features:
1. Shall be 17"-19" above finish floor
2. Removable seats shall be 15"-16" deep and capable of secure placement.
3. Permanent seats shall be 15" deep minimum and extend from the back wall to or beyond the outer edge of the bathtub.

TAS SECTION 610.3 -SHOWER SEATS
A. Seats shall be L-shaped with the rear edge 2 1/2" maximum from the wall and 15"-16" maximum from the seat wall. The rear edge of the "L" portion shall be 1 1/2" maximum from the wall and the front edge shall be 14"-15" from the wall. The end of the "L" shall be 22"-23" from the main seat wall. Seats shall have be able to stand vertical and horizontal forces of 250 lbs.
1. Shall be 17"-19" above finish floor
2. Where a seat is provided in a roll-in type shower it must be the fold-up type.

TAS SECTION 611 -WASHING MACHINES 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.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

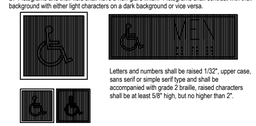
TAS SECTION 702 -FIRE ALARM SYSTEMS
A. Fire alarm systems shall have permanently installed audible and Visual alarms complying with NFPA 72 (1999 or 2002 addition) except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 addition) shall have a sound level no more than 110dB at the maximum hearing distance from the audible audiences.

TAS SECTION 703 -SIGNS
A. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.
B. Characters shall be uppercase and raised 1/32" minimum above their background.
C. 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 uppercase letter "O" is 55-110 percent of the height of the uppercase letter "I."
D. Character height measured vertically from the baseline of the character shall be 5/8"-2" maximum based on the letter "I."
E. Braille shall be contracted (Grade 2) and shall comply with table 703.3.1. Braille shall be located below the entire text.
F. Tactile characters on signs shall be located 48" minimum above the finish floor measured from the baseline of the lowest character and 60" maximum above finish floor measured from the baseline of the highest tactile character.

TAS SECTION 703.4.2 -LOCATION
A. Where a tactile sign is provided at a door, the sign shall be located alongside the latch side. Where a tactile sign is provided at double doors with two active leafs, the sign shall be placed on the inactive leaf. If the double door has two active leafs, the tactile sign shall be placed to the right of the right hand door. Where there is no wall space at the latch side of the door or the right side of the double doors, signs shall be located on the adjacent wall. Signs containing tactile letters shall be located so that a minimum clear space of 18"x18," centered on the tactile letters is provided, beyond the arc of any door swing between the closed position and 45 degrees open position.

TAS SECTION 703.5 -VISUAL CHARACTERS
A. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or vice versa.
B. Characters shall be uppercase or lowercase or a combination of both.
C. Characters shall be conventional in form. 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 uppercase letter "O" is 55-110% of the height of the uppercase letter "I."
D. Character height shall comply with table 703.5.5 Visual Character Height
E. Visual characters shall be 40" maximum above the finish floor or ground.

TAS SECTION 703.6 -PICTOGRAMS
A. Pictograms shall have a field height of 6" minimum. Characters and braille shall not be located in the pictogram field.
B. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their background with either light characters on a dark background or vice versa.



Letters and numbers shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with grade 2 braille, raised characters shall be at least 5/8" high, but no higher than 2".

Figure 703.7.2.1
International Symbol of Accessibility

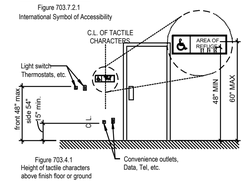


Figure 703.4.1
Height of tactile characters above finish floor or ground

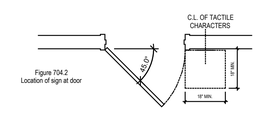


Figure 704.2
Location of sign at door

TAS SECTION 704.2 -WHEELCHAIR 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 bases, enclosures, or seats.
B. Parallel Approach -The distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10" maximum. (Fig. 704.2.1.1)
C. Forward Approach -The distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20" maximum. (Fig. 704.2.1.2)
D. The cord from the telephone to the handset shall be 29" minimum long.

TAS SECTION 704.3 -VOLUME CONTROL TELEPHONES
A. Volume control must provide a gain adjustable to 20 dB minimum. For incremental volume control, provide at least intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

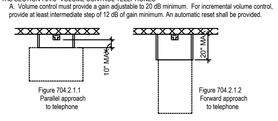


Figure 704.2.1.1
Parallel approach to telephone
Figure 704.2.1.2
Forward approach to telephone

TAS SECTION 705 -DETECTABLE WARNINGS
A. Truncated domes in a detectable warning surface shall have a base diameter of .9"-1.4" maximum, a top diameter of 50-65% 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. Platform boarding edges shall be 24" wide and shall extend the full length of the public use areas of the platform.

TAS SECTION 706 -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. Peek clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

TAS SECTION 802.1 -WHEELCHAIR SPACES
A. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted.
B. A single wheelchair space shall be 36" wide 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 shall comply with 802.2 (have line of sight over heads of spectators, dependent on spectators position)

TAS SECTION 802.3 -COMPANION SEATS
A. Companion seats should be positioned to have shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point shall be measured 36" from the front of the wheelchair space. The floor surface should be the same form for the wheelchair space and companion space.
B. Companion seats should be equal in size, quality, comfort, and the amenities of immediate seating.

TAS SECTION 802.4 -AISLE SEATS
A. Each designated aisle seat shall be identified by a sign or marker. Where armrests are provided on other seating in the immediate area, folding or retractable armrests must be provided on the aisle side of the seat.

TAS SECTION 803 -DRESSING, FITTING, AND LOCKER ROOMS
A. Turning space complying with 304 shall be provided within the room.
B. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the arc of the swing.
C. A bench that is 42" long minimum x 20"-24" deep set at a height of 17"-19" shall be provided within the room.
D. Coat hooks shall be located within reach ranges specified in 308. Shelves shall be 40"-48" maximum above the finish floor or ground.

TAS SECTION 804 -KITCHENS AND KITCHENETTES
A. In a pass through kitchens where counters or appliances are on opposing sides, there must be a 40" minimum clearance between opposing sides and an entrance from each side.
B. In a U-shaped kitchen enclosed on 3 continuous sides, clearance between all opposing sides must be 60" minimum.
C. Kitchen work surface shall be 34" above finish floor or ground.

CHAPTER 9: BUILT-IN ELEMENTS

TAS SECTION 902 -DINING SURFACES AND WORK SURFACES
A. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance must comply with 306.
B. Tops of dining surfaces and work surfaces shall be 28"-34" maximum above the finish floor or ground.

TAS SECTION 902.4 -DINING SURFACES AND WORK SURFACES FOR CHILDREN'S USE
A. A. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance must comply with 306, except the knee clearance shall be 24" minimum above the finish floor or ground.
B. Tops of dining surfaces and work surfaces shall be 26"-30" maximum above the finish floor or ground.

TAS SECTION 903 -BENCHES
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 long and 20"-24" maximum deep.
C. Bench shall provide back support or be affixed to a wall.
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 force of 250 pounds is applied at any point on the seat or its components.

TAS SECTION 904 -SALES AND SERVICE COUNTERS
A. Parallel Approach -A portion of the counter surface that is 36" long minimum and 36" high maximum shall be provided. A clear floor space complying with 305 shall be positioned for a parallel or approach adjacent to the 36" high minimum length of the counter.
B. Forward Approach – A portion of the counter surface that is 30" long minimum and 36" high maximum shall be provided. Knee and toe spaces complying with 306 shall be provided under the counter. A clear floor space complying with 305 shall be positioned for a parallel or approach adjacent to the 36" high minimum length of the counter.
C. The accessible portion of the countertop shall extend the same depth as the sales/service counter.

AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN

	HANDRAILS	34" MIN -38" MAX	SECONDARY HANDRAIL BETWEEN UPPER HANDRAIL	@ 28" MAX	WITH MIN 9" CLEAR RECOMMENDED	ANCE 505.4
	REACH RANGE : FORWARD OR SIDE	15" MIN -48" MAX	16" MIN -44" MAX	18" MIN -40" MAX	20" MIN -36" MAX	308.2
WC/TOILET	WC CENTERLINE TO WALL	16" -18"	15" -18"	12" -15"	12"	604.9
	WC CENTERLINE TO WALL (AMBULATORY)	17" -19"	----------	----------	----------	604.2
	WC TOP OF SEAT	17" -19"	15" -17"	12" -15"	11" -12"	604.9
	GRAB BARS (TO TOP)	33" -36"	25" -27"	20" -25"	18" -20"	604.9
	DISPENSER HEIGHT	15" -48"	17" -19"	14" -17"	14"	604.9
LAVAMIRORS	LAV. MIN. KNEE CLEAR.	27" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	PARALLEL APPROACH ALLOWED	606.2.4
	LAV. MAX RIM/COUNTERTOP	34"	31"	31"	----	606.2.4
	LAV. MAX TO FAUCETS FROM FRONT	24"	----	----	----	308.1
	MIRRORS ABOVE LAV., MAX TO BOTTOM OF REFLECTIVE SURFACE	40"	----	----	----	603.3
	MIRRORS NOT ABOVE LAV., MAX TO BOTTOM OF REFLECTIVE SURFACE	35"	----	----	----	603.3
	MIN TOP OF MIRROR	74"	----	----	----	603.3
DRINKING FOUNTAIN	MAX TO LOW SPOUT	36"	30" (SPOUT MUST BE 3 1/2" FM. FRONT)	30" (SPOUT MUST BE 3 1/2" FM. FRONT)	30" (SPOUT MUST BE 3 1/2" FM. FRONT)	602.2
	MAX TO HIGH/STANDARD PERSON SPOUT	38" -43"	----	----	----	602.7

**NOTE---- * INDICATES NO EXCEPTIONS MADE FOR THAT ITEM PER TAS 2012 STANDARDS

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PROJECT SITE INFO:
1426 GROESBECK
LOT-53, BLK-1,
COULTER'S ADDITION
BRYAN, TEXAS

DEVELOPER INFORMATION:
TERRA NOVA HOME BUILDERS

07-14-26

JTR- SITE PLAN

SHEET: G-1.1 OF: EIGHT

DATE: 07-20-2026