

KIDDIE ACADEMY[®]

EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY, LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA

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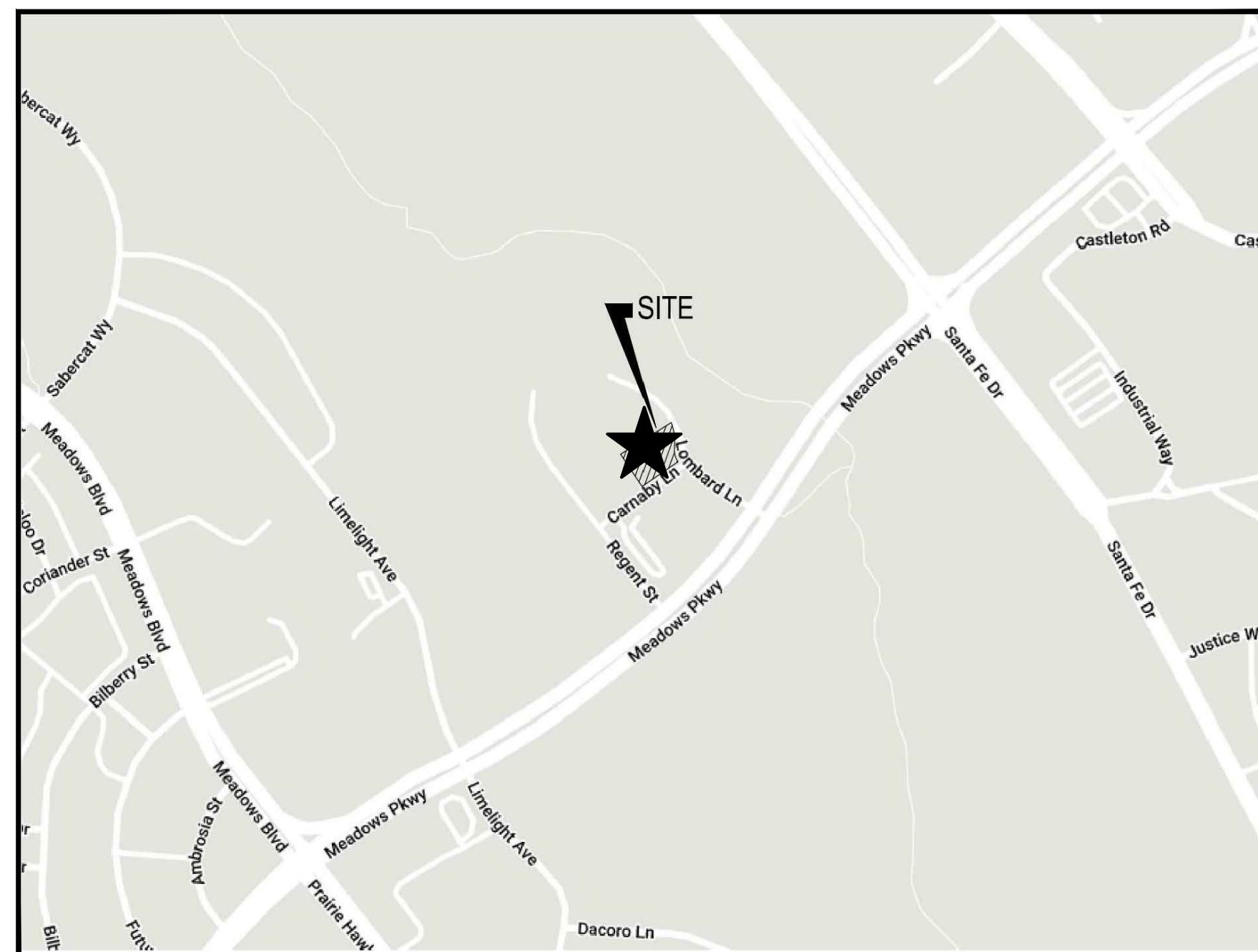
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SITE LOCATION



GRAPHIC SYMBOLS

BLDG. SECTION		DETAIL NUMBER INDICATES DIRECTION OF CUT SHEET ON WHICH DRAWING IS LOCATED
DETAIL		DETAIL NUMBER SHEET ON WHICH DRAWING IS LOCATED
INTERIOR ELEVATION		DETAIL NUMBER DIRECTION OF VIEW SHEET ON WHICH DRAWING IS LOCATED
EXTERIOR ELEVATION		DIRECTION OF VIEW DETAIL NUMBER SHEET ON WHICH DRAWING IS LOCATED
DOOR SYMBOL		DOOR SCHEDULE NUMBER
WINDOW SYMBOL		LETTERED BY

STATE CHILD CARE LICENSE OCCUPANT LOAD CHART (NOT FOR BUILDING CODE OCCUPANCY PURPOSES)

CHILD CARE LICENSE OCCUPANT LOAD CHART CASTLE ROCK, COLORADO									
STATE LICENSING OCCUPANT LOAD CHART - only to be used for STATE LICENSING purposes - NOT BUILDING CODE PURPOSES!!									
Room Name	Room #	Use	# Children	# Teachers	# Admin.	# Staff	# per Child	# per Child	# per Child
AREA #1	111	INFANTS - 0W - 18M	10	2			500	50	527
AREA #2	112	INFANTS - 0W - 18M	5	1			250	50	250
AREA #3	113	TODDLERS - 18M - 36M	10	2			450	45	450
AREA #4	114	TODDLERS - 18M - 36M	10	2			450	45	450
AREA #5	117	2-3 YEAR OLDS	14	2			600	45	637
AREA #6	119	2-3 YEAR OLDS	14	2			600	45	637
AREA #7	121	2-3 YEAR OLDS	14	2			600	45	637
AREA #8	123	2-3 YEAR OLDS	14	2			600	45	637
AREA #9	125	2-3 YEAR OLDS	14	2			600	45	637
AREA #10	127	2-3 YEAR OLDS	14	2			600	45	637
AREA #11	129	2-3 YEAR OLDS	14	2			600	45	637
Director's Office	101	OFFICE							
Director's Office	102	OFFICE							
Kitchen	130	KITCHEN							
TOTALS			100	21	1	1			8,200
TOTAL OCCUPANTS			100						

DATE 10/17/22
SUBMISSION
03/01/23 ■ OWNER REVIEW PLAN & ELEVATIONS
06/12/23 ■ OWNER/FRANCHISEE APPVD. CONCEPT PACKAGE
06/12/23 ■ TOWN REVIEW REVISED ELEVATIONS
06/12/23 ■ TOWN REVIEW REVISED ELEVATIONS
08/25/23 ■ PERMIT
08/25/23 ■ BID
□ CONSTRUCTION
□ REVISION #1
□ REVISION #2
□

CONTRACT DOCUMENTS
All contractors shall review all drawings and specifications. Contractors and subcontractors are responsible for complete review. Items affecting all trades are placed throughout the set of drawings. No "extras" for missed items in other sections will be permitted. The contractors shall promptly notify the Architect of any ambiguity, inconsistency or error which they discover upon examination of the contract documents, the site, or local conditions. General contractor shall distribute complete sets of drawings to all subcontractors. Do not separate drawings by discipline.
DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

All drawings and written material appearing herein, constitute the original and unpublished work of the Architect and may not be duplicated, or disclosed without the prior written consent of Kiddie Academy Domestic Franchising, LLC, Harold C. Baker, AIA, & Baker & Associates, Architects, Inc. © 2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HAROLD C. BAKER, REGISTERED ARCHITECT, ON AUGUST 25, 2023. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Drawn By: CAD
Checked By: HCB
Project No.: 22022
Scale: AS NOTED
G000



FRANCHISEE
SINGH KANDHARI

MEP ENGINEER

ELECTRONIC (AUTOCAD) FILES INCLUDING:
ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION,
HVAC, PLUMBING, & ELECTRICAL, WILL NOT BE MADE
AVAILABLE FOR USE BY THE GENERAL CONTRACTOR
OR THE GENERAL CONTRACTOR'S
SUBCONTRACTORS, EXCEPT FOR THE FIRE
PROTECTION CONTRACTOR WITH A PAYMENT OF \$200
SHEET.

ALL CONTRACTORS SHALL REVIEW ALL
DRAWINGS AND SPECIFICATIONS. CONTRACTORS
AND SUBCONTRACTORS ARE RESPONSIBLE FOR
COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES
ARE PLACED THROUGHOUT THE SET OF DRAWINGS.
NO EXTRACT FOR ASSESSED ITEMS IN
OTHER SECTIONS WILL BE PERMITTED. THE
CONTRACTORS SHALL PROMPTLY NOTIFY THE
ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR
ERROR WHICH THEY DISCOVER UPON EXAMINATION
OF THE CONTRACT DOCUMENTS. THE SITE OR
LOCAL CONDITIONS DO NOT SCALE DRAWINGS. USE
DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE
PURPOSE OF OWNER REVIEW, PERMITTING, &
BIDDING UNDER THE AUTHORITY OF HAROLD C.
BAKER, AIA, ON 06/25/2023. IT IS NOT INTENDED TO BE
USED FOR CONSTRUCTION PURPOSES UNTIL
PERMITS ARE ISSUED.

REVISION	DATE	DESCRIPTION
1	06/25/23	ISSUE FOR PERMIT
2	06/25/23	ISSUE FOR PERMIT
3	06/25/23	ISSUE FOR PERMIT
4	06/25/23	ISSUE FOR PERMIT
5	06/25/23	ISSUE FOR PERMIT
6	06/25/23	ISSUE FOR PERMIT
7	06/25/23	ISSUE FOR PERMIT
8	06/25/23	ISSUE FOR PERMIT
9	06/25/23	ISSUE FOR PERMIT
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11	06/25/23	ISSUE FOR PERMIT
12	06/25/23	ISSUE FOR PERMIT
13	06/25/23	ISSUE FOR PERMIT
14	06/25/23	ISSUE FOR PERMIT
15	06/25/23	ISSUE FOR PERMIT
16	06/25/23	ISSUE FOR PERMIT
17	06/25/23	ISSUE FOR PERMIT
18	06/25/23	ISSUE FOR PERMIT
19	06/25/23	ISSUE FOR PERMIT
20	06/25/23	ISSUE FOR PERMIT

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIS ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
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DATE SIGNED: 08.25.23
EXPIRY DATE: 10.31.23
PROJECT NUMBER: 22002
SCALE: AS NOTED

GOO1

EGRESS PLAN &
CODE STUDY

SITE ADDRESS:
Lot 6-B, The Meadows Filing No. 17, Area 2
Castle Rock, Douglas County, Colorado

CODES:
The Current State Minimum Standard Codes

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2009 ANSI A117.1
1997 Uniform Code for the Abatement of Dangerous Buildings
2017 National Electrical Code
ASME A17.1 2013 Elevator Code
ASME A18.1 2011 Safety Standard for Platform Lifts and Stairway Chairlifts
ASME A17.3 2005 Safety Code for Existing Elevators and Escalators
ASCE 21, Parts 1 through 4 Automated People Mover Standards
See Title 15 of the Municipal Code for any specific exceptions to these codes.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:

- Fire Alarm Systems
- Kitchen Hoods
- Fire Suppression Systems / Fire Sprinkler Systems

REVIEW AUTHORITY: TOWN OF CASTLE ROCK, CO
ACCESSIBILITY REVIEW: TOWN OF CASTLE ROCK, CO
HEALTH REVIEW: DOUGLAS COUNTY, CO HEALTH DEPARTMENT
DESCRIPTION: CHILD DAYCARE CENTER
USE GROUP: SECTION 305, E (CHILD CARE FACILITY EXCEPTION 308.5.1)
CONSTRUCTION TYPE: TYPE 2-B

FULL FIRE SUPPRESSION SYSTEM: YES

FULL FIRE ALARM SYSTEM: YES

CODES: ALLOWABLE 3 STORIES PER TABLE 504.4
75'-0" PER TABLE 504.3
AREA: 58,000 SF
PROPOSED 1 STORY
26'-0"
10,457 SF

OCCUPANT LOAD (TABLE 1004.5)
6,250 CLASSROOMS SF @ 35 SF NET/OCC = 179 OCC
424 OFFICES SF @ 100 SF GROSS/OCC = 4 OCC
442 KITCHEN SF @ 200 SF GROSS/OCC = 2 OCC
185 OCC TOTAL
x .207/OCC
37 EGRESS WIDTH REQUIRED

EGRESS WIDTH PER OCCUPANT (PER SECTION 1005.3.2)
3 - 3'-6" DOORS @ 40" EACH 120" PROVIDED
13 - 3'-0" DOORS @ 34" EACH 442" PROVIDED
562" TOTAL EGRESS WIDTH PROVIDED

NUMBER OF EXITS REQUIRED (TABLE 1006.3.2) 2
NUMBER OF EXITS PROVIDED 16
LENGTH OF TRAVEL PERMITTED (TABLE 1017.2)
WITH SPRINKLER SYSTEM 250'
ACTUAL MAX. LENGTH OF TRAVEL 63' MAX.

DEFERRED SUBMITTALS REQUIRED TO BE SUPPLIED BY THE GENERAL CONTRACTOR:

- FIRE ALARM SHOP DRAWING SUBMITTAL
- FIRE SUPPRESSION SHOP DRAWING SUBMITTAL
- KITCHEN HOOD WITH ANSUL SYSTEM
- WOOD TRUSS SHOP DRAWINGS

FIRE EXTINGUISHER SCHEDULE PER NFPA 10
FE-B 1A-30B-C-10#- DRY TYPE "B"
INSTALLED IN CABINET, MAX 48" AFF, 4 REQ'D.
FE-K 2A-K-2.5 GAL TYPE K- DRY
INSTALLED IN CABINET, MAX 48" AFF, 1 REQ'D.

NOTE:
1. FENCE GATES SHALL COMPLY WITH THE IBC DOOR REQUIREMENTS.
2. THE SIDEWALK SHALL BE MAINTAINED CLEAN & CLEAR AT ALL OCCUPIED TIMES.
3. MINIMUM CLEAR WIDTH OF 44" SHALL BE MAINTAINED BETWEEN ALL EXIT DOORS OPEN 90° FROM THE BUILDING TO THE FACE OF THE FENCING. WHERE DIRECT ACCESS IS NOT AVAILABLE TO A PUBLIC WAY, AN AREA OF REFUGE SHALL BE ESTABLISHED WITHIN THE PLAYGROUND / COURTYARD AREA SIZED TO ACCOMMODATE A MINIMUM OF 5 SQ. FT. PER BUILDING OCCUPANT, A MINIMUM DISTANCE OF 50' FROM THE BUILDING.

F1 LIFE SAFETY EGRESS PLAN

SCALE: 3/16" = 1'-0"

KIDDIE ACADEMY CASTLE ROCK, CO 2018 IBC OCCUPANT LOAD				
Licensed Child Care Areas				
6250 SF	NET x	35 SF	/	OCC. = 179 OCCUPANTS
Offices & Reception & lounge				
424 SF	NET x	100 SF	/	OCC. = 4 OCCUPANTS
Kitchen				
442 SF	NET x	200 SF	/	OCC. = 2 OCCUPANTS
TOTAL OCCUPANTS				185 TOTAL OCCUPANTS
0.2 EGRESS UNITS PER OCCUPANT				37 TOTAL EGRESS UNITS REQUIRED
DOORS - EGRESS UNITS PROVIDED				
		# Doors	Width	TOTAL
3'-6" DOORS @ 40" EACH		3	40	120
3'-0" DOORS @ 34" EACH		13	34	442
TOTAL UNITS SUPPLIED				562

A1 OCCUPANT LOAD CHART

A14 CODE STUDY

GENERAL NOTES:

1. GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE AIA DOCUMENT A-201 (LATEST EDITION) ARE INCLUDED BY REFERENCES.
- VERBAL REPRESENTATIONS DURING BIDDING OR CONSTRUCTION SHALL NOT BE RELIED UPON AS VALID UNLESS DOCUMENTED AND SUBMITTED IN WRITING BY THE ARCHITECT AND THE FRANCHISOR (KIDDE ACADEMY DOMESTIC FRANCHISING, LLC).
2. AS A CONDITION OF THE CONTRACT, THE CONTRACTOR SHALL REMOVE FROM THE PROJECT MANAGEMENT ANY INDIVIDUAL WHOM THE ARCHITECT, AT HIS SOLE DISCRETION, DETERMINES IS UNCOOPERATIVE, OBTAINMENT, OR WHOM SUBSTANTIALLY HINDERS THE PROGRESS OR DESIGN INTENT OF THE PROJECT.
3. DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRA" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. GENERAL CONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUB-CONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.
4. COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWLEDGE OF AND COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
- IN THE CASE OF CONFLICTING QUANTITIES/VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL. AND BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- DEVIATION FROM THE CONSTRUCTION DOCUMENTS REQUIRES THE WRITTEN APPROVAL OF THE ARCHITECT. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ESTABLISHED STANDARDS OF PRACTICE BY RECOGNIZED AGENCIES, ASSOCIATIONS AND MANUFACTURERS APPLICABLE TO SPECIFIC CONSTRUCTION TRADES.
5. SUBSTITUTIONS: NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE OWNER AND THE FRANCHISOR THROUGH THE ARCHITECT.
- SUBMISSION OF REQUEST FOR SUBSTITUTION SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE:
- WILL PROVIDE THE SAME WARRANTY FOR PROPOSED PRODUCT AS FOR THE SPECIFIED PRODUCT.
 - WAIVES ALL CLAIMS FOR ADDITIONAL COSTS AND TIME EXTENSIONS WHICH SUBSEQUENTLY MAY BECOME APPARENT AND WHICH ARE CAUSED BY THE CHANGE.
 - WILL REIMBURSE THE OWNER FOR ADDITIONAL COSTS FOR EVALUATION OF THE SUBSTITUTION REQUEST, REDESIGN IF REQUIRED, AND REAPPROVAL BY AUTHORITIES HAVING JURISDICTION IF REQUIRED.
- SUBSTITUTION REQUESTS WILL NOT BE CONSIDERED WHEN SUBMITTED DIRECTLY BY SUBCONTRACTOR OR SUPPLIER.
- THE ARCHITECT WILL DETERMINE ACCEPTABILITY OF THE PROPOSED SUBSTITUTION.
- WHEN THE PROPOSED SUBSTITUTION IS NOT ACCEPTED, PROVIDE THE PRODUCT (OR ONE OF THE PRODUCTS, AS THE CASE MAY BE) SPECIFIED.
6. GENERAL CONTRACTOR REQUIRED TO KEEP ALL DRAWINGS ON SITE POSTED WITH LATEST DATE DRAWINGS, REVISIONS, SUPPLEMENTAL INSTRUCTIONS, ETC. FROM THE ARCHITECT. FAILURE TO DO SO WILL RESULT IN REJECTION OF ANY AND ALL PAYMENT REQUESTS.
7. THESE DRAWINGS ARE PREPARED FOR PURPOSES OF DEFINING THE DESIGN OF A PROTOTYPICAL KIDDE ACADEMY® FACILITY ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO ACTUAL CONDITIONS, LOCAL ZONING AND BUILDING CODE REQUIREMENTS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
8. DRAWINGS INCLUDING THE MINIMUM STANDARDS, BUT IF ANY WORK SHOULD BE INDICATED TO BE SUBSTANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK CORRECTLY IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT. THE WORK SHALL INCLUDE ALL FIRE PROTECTION SYSTEMS, AND ANY AND ALL WORK AS REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION.
9. DOCUMENTATION: THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. HE SHALL NEARLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION.
10. UPON COMPLETION OF THE JOB, BEFORE FINAL APPROVAL AND SUBMITTING FINAL PAYMENT REQUEST, THE GENERAL CONTRACTOR WILL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETED ACCORDING TO ALL CONTRACT DOCUMENTS, AND THE CORRECTIONS TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVERY OF THE SAME TO THE ARCHITECT.
11. COORDINATION: GENERAL CONTRACTOR RESPONSIBLE FOR ALL COORDINATION OF ITEMS BETWEEN ALL DISCIPLINES. PRE-INSTALLATION MEETINGS AND COORDINATION DRAWINGS ARE REQUIRED FOR ALL MATERIALS WHICH ARE SEALED OR JOINED, AND AS SPECIFIED IN THE PROJECT MANUAL.
12. SITE CONDITIONS: THE CONTRACTOR BY COMMENCING THE WORK ACCEPTS THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.
13. LOCATIONS OF EXISTING OR PROPOSED UTILITIES AND STRUCTURES INDICATED ON THE DRAWINGS ARE APPROXIMATE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND ACTUAL LOCATIONS OF SAME. OR ANY NOT SHOWN PRIOR TO EXCAVATION OR CONSTRUCTION. REPAIR OF DAMAGES RESULTING THEREFROM SHALL BE BORNE BY THE GENERAL CONTRACTOR.
14. PERMITS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC., AS MAY BE REQUIRED FOR A COMPLETE PROJECT.
- THE CONTRACTOR SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINER COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT.
- ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT AS SPECIFIED ABOVE.
15. INSURANCE: THE CONTRACTOR SHALL CARRY INSURANCE AS REQUIRED BY THE OWNER AND ALL STATUTORY REQUIREMENTS.
16. PROTECTION: GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL PRODUCTS AND MATERIALS STORED ON SITE OR IN PLACE UNTIL THE OWNER ACCEPTS THE PROJECT AS COMPLETE, INCLUDING TENANT INSTALLED EQUIPMENT.
18. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS DAILY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
19. GENERAL CONTRACTOR IS RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AND SPOTLESS AT TIME OF TURN OVER. FINAL CLEANING SHALL BE TO THE LEVEL EXPECTED FROM A COMMERCIAL CLEANER HIRED TO CLEAN A BUILDING FOR A BUILDING OWNER.
- PERFORM CLEANING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OR FABRICATOR OF THE PRODUCT OR SYSTEM. USE ONLY CLEANING MATERIALS AND TOOLS WHICH ARE SPECIFICALLY RECOMMENDED, WHICH ARE NOT HAZARDOUS TO HEALTH OR PROPERTY, AND WHICH WILL NOT DAMAGE FINISHES.
- PERFORM FINAL CLEANING AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED, BUT BEFORE FINAL PAYMENT. USE ONLY PROFESSIONAL CLEANERS. CLEAN TO THE LEVEL OF CLEANLINESS THAT WOULD BE EXPECTED BY A COMMERCIAL BUILDING OWNER FROM A JANITORIAL SERVICE. ALL SHEET GOODS AND VCT FLOORS TO BE CLEANED AND WAXED PER THE OWNER'S SPECIFICATION PRIOR TO TURN OVER.
20. THE GENERAL CONTRACTOR IS TO ESTABLISH A CONTROLLED AREA FOR SMOKING, EATING AND DRINKING. UNDER NO CIRCUMSTANCES WILL THE OWNER ALLOW SMOKING, EATING OR DRINKING IN BUILDING AFTER FINISH FLOORING IS INSTALLED.
21. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMNS, OR FACE OF CMU, UNLESS OTHERWISE NOTED.
22. EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY OR EXTERIOR FACE OF FRAMING UNLESS OTHERWISE NOTED.
23. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
24. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
25. CONTRACTOR SHALL PROVIDE STRUCTURAL BLOCKING AT WALL AND CEILING FRAMING AS REQUIRED FOR ANCHORAGE OF ELEMENTS TO BE FASTENED OVER FINISHED SURFACES INCLUDING, BUT NOT LIMITED TO: COUNTER TOPS, WALL BUMPERS, HANDRAILS, GRAB BARS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, LIGHT FIXTURES, WALL MOUNTED EQUIPMENT, SWITCH GEAR AND CONTROLS, WALL HUNG FURNISHINGS, ETC.
26. PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE OR IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
27. DRAFTSTOPPING/ SMOKE BARRIERS/ FIREBLOCKING: GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL DRAFTSTOPPING AT EAVES/SOFFITS (GENERALLY EVERY 20 LF AND AT CORNERS) ALL SMOKE BARRIERS IN ATTICS (GENERALLY 3.000 SF MAXIMUM- UNLESS ATTIC FULLY SPRINKLERED, THEN 9.000 SF MAXIMUM), AND FIREBLOCKING AT WALLS AND PARTITIONS PER APPLICABLE CODES.
28. GENERAL CONTRACTOR RESPONSIBLE FOR CAULKING ALL DISSIMILAR MATERIALS. MATCH COLOR OF ADJACENT MATERIAL OR USE CLEAR SILICONE CAULK, VERIFY WITH ARCHITECT COLOR SELECTION PRIOR TO INSTALLATION.
29. GENERAL CONTRACTOR RESPONSIBLE, UNDER HIS BASE CONTRACT, FOR INSTALLATION OF ALL ACCESS PANELS REQUIRED IN ALL GYPBOARD CEILINGS AND WALLS WHERE ACCESS IS REQUIRED TO EXTERIOR OR INTERIOR SIGNAGE, VALVES, CONTROLS, ETC.
30. GENERAL CONTRACTOR TO LOCATE, AND INSTALL ALL PORTABLE FIRE EXTINGUISHERS IN CABINETS IN PUBLIC AREAS AND ON HOOKS IN NON- PUBLIC AREAS AND ALL OTHER RELATED ACCESSORIES IN ACCORDANCE WITH NFPA 10, AT A MINIMUM PROVIDE 1 EXTINGUISHER PER EVERY 75' OF TRAVEL. LOCATE IN AREAS OF EGRESS AND NEAR EXITS/WAYS. COORDINATE ALL LOCATIONS WITH LOCAL FIRE MARSHAL OR FIRE DEPARTMENT REPRESENTATIVE.
31. THE ARCHITECT WILL PERFORM ONE INSPECTION FOR FINAL COMPLETION, UPON REQUEST OF THE CONTRACTOR. IF THE ARCHITECT IS UNABLE TO ISSUE THE CERTIFICATE FOR FINAL PAYMENT BECAUSE THE WORK IS NOT COMPLETE, THE CONTRACTOR SHALL PAY ALL INSPECTION COSTS, INCLUDING COMPENSATION FOR THE ARCHITECT'S SERVICE AND EXPENSES.
32. UPON COMPLETION OF THE PROJECT THE GENERAL CONTRACTOR SHALL SUPPLY TO THE ARCHITECT A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO SUBMITTING FINAL PAYMENT REQUEST.
33. GENERAL CONDITIONS AND CONTRACTORS OVERHEAD AND PROFIT PERCENTAGES SHALL COINCIDE WITH THE OVERALL PERCENT OF COMPLETION OF THE PROJECT ON ALL APPLICATIONS FOR PAYMENT.
34. ALL CHANGE ORDERS MUST BE ACCOMPANIED BY A COMPLETE, ITEMIZED LINE ITEM PRICE BREAKDOWN INCLUDING, BUT NOT LIMITED TO, QUANTITIES OF MATERIAL, MANHOURS OF LABOR, WAGE AND BENEFIT RATES, SUBCONTRACTORS OVERHEAD AND PROFIT, GENERAL CONDITIONS, BONDS, INSURANCES, AND CONTRACTORS OVERHEAD AND PROFIT.
35. GENERAL CONTRACTOR MUST HAVE THEIR OWN SUPERVISION ON SITE AT ALL TIMES WHEN SUBCONTRACTORS ARE WORKING, DELIVERING MATERIALS TO THE SITE OR ARE ON SITE FOR ANY OTHER REASON.

A1 GENERAL NOTES

NO SCALE

ICC / ANSI A117.1 (ABRIDGED)

All equipment & controls shall meet accessibility requirements in ICC / ANSI A117.1 - 2009

Chapter 3. Building Blocks

- 303 Changes in Level
- 303.2 Vertical. Changes in level of 1/4 inch maximum in height shall be permitted to be vertical.
- 303.3 Beveled. Changes in level greater than 1/4 inch in height and not more than 1/2 inch maximum in height shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2 inch in height shall be ramped and shall comply with Section 405 or 406.

Chapter 4. Accessible Routes

- 403 Walking Surfaces
- 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
- 403.5.1 Clear Width at Turn. Where an accessible route makes a 180 degree turn around an object that is less than 48 inches in width, clear widths shall be 42 inches minimum approaching the turn, 48 inches minimum during the turn, and 42 inches minimum leaving the turn.
- 404 Doors and Doorways
- 404.2.2 Clear Width. Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings, doors and doorways without doors more than 24 inches in depth shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor.
- 404.2.10 Vision Lites. Doors and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one panel on either side of the door or an adjacent sidelite 43 inches maximum above the floor.

- EXCEPTION: Vision lites with the lowest part more than 66 inches above the floor are not required to comply with Section 404.2.10.
- 405 Ramps
- 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
- 405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.
- 405.5 Clear Width. The clear width of a ramp run shall be 36 inches minimum. Where handrails are provided on the ramp run, the clear width shall be measured between the handrails.
- 405.6 Rise. The rise for any ramp run shall be 30 inches maximum.
- 405.7 Landings. Ramps shall have landings at bottom and top of each ramp run. Landings shall comply with Section 405.7.
- 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
- 405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.
- 405.7.3 Length. Landings shall have a clear length of 60 inches minimum.
- 405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.
- 405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Chapter 5. General Site and Building Elements

- 504 Stairways
- 504.9 Stair Level Identification. Stair level identification signs in tactile characters complying with Section 703.3 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a tactile sign stating "EXIT."
- 505 Handrails
- 505.2 Location. Handrails shall be provided on both sides of stairs and ramps.
- 505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.
- 505.7.1 Circular Cross Section. Handrails with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.
- 505.7.2 Noncircular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

Chapter 6. Plumbing Elements and Facilities

- 602 Drinking Fountains
- 602.2 Clear Floor Space. A clear floor space complying with Section 305, positioned for a forward approach to the drinking fountain, shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.
- 602.4 Spout Outlet Height. Spout outlet for wheelchair accessible drinking fountains shall be 36 inches maximum above the floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the floor.
- 603 Toilet and Bathing Rooms
- 603.2.1 Turning Space. A turning space complying with Section 304 shall be provided within the room.
- 603.2.2 Overlay. Clear floor space complying with Section 305, positioned for a forward approach to the toilet, shall be provided.
- 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance for any fixture.
- 603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in Section 308. Shelves shall be 40 inches minimum and 48 inches maximum above the floor.
- 604 Water Closets and Toilet Compartments
- 604.2 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition.
- 606 Lavatories and Sinks
- 606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The top of the overflow shall not be considered in determining knee and toe clearances.
- 606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
- 606.6 Exposed Pipes and Surfaces. Water supply and drainpipes 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.

Chapter 7. Communication Elements and Features

- 702 Alarms
- 702.1 General. Accessible audible and visual alarms and notification appliances shall be installed in accordance with NFPA 72 listed in Section 105.2.2, be powered by a commercial light and power source, be permanently connected to the wiring of the premises electric system, and be permanently installed.
- 703 Signs
- 703.2.9 Height Above Floor. Visual characters shall be 40 inches minimum above the floor of the viewing position, measured to the baseline of the character. Heights shall comply with Table 703.2.4, based on the size of the characters on the sign.
- 703.3 Tactile Characters.
- 703.3.1 General. Tactile characters shall comply with Section 703.3, and shall be duplicated in braille complying with Section 703.4.
- 703.3.10 Height above Floor. Tactile characters shall be 48 inches minimum above the floor, measured to the baseline of the lowest tactile character and 60 inches maximum above the floor, measured to the baseline of the highest tactile character.
- 703.3.1.1 Location. Where a tactile sign is provided at a door, the sign shall be alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor area 18 inches minimum by 18 inches, centered on the tactile characters, is provided between the bottom of the closed position and 45 degree open position.
- EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

Chapter 8. Special Rooms and Spaces

- 803 Dressing, Fitting, and Locker Rooms
- 803.1 General. Accessible dressing, fitting, and locker rooms shall comply with Section 803.
- 803.2 Turning Space. A turning space complying with Section 304 shall be provided within the room.
- 803.3 Door Swing. Doors shall not swing into the room unless a clear floor space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.
- 803.4 Benches. A bench complying with Section 903 shall be provided within the room.
- 803.5 Coat Hooks and Shelves. Accessible coat hooks provided within the room shall accommodate a forward reach or side reach complying with Section 308. Where provided, a shelf shall be 40 inches minimum and 48 inches maximum above the floor.
- 804 Kitchens and Kitchenettes
- 804.2.1 Pass-through Kitchens. In pass-through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, overalls within kitchenwork areas shall be 40 inches minimum. Pass-through kitchens shall have two entries.
- 804.2.2 U-Shaped Areas. In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, overalls within kitchen work areas shall be 60 inches minimum.
- 804.3 Work Surface. Work surfaces shall comply with Section 902.
- EXCEPTION: Spaces that do not provide a countertop or conventional range shall not be required to provide an accessible work surface.

Chapter 9. Built-In Furnishings and Equipment

- 902 Dining Surfaces and Work Surfaces
- 902.1 General. Accessible dining surfaces and work surfaces shall comply with Section 902.
- 902.2 Clear Floor Space. Clear floor space complying with Section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.
- 902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.
- 903 Benches
- 903.2 Clear Floor Space. A clear floor space complying with Section 305, positioned for parallel approach to an end of the bench seat, shall be provided.
- 903.3 Size. Benches shall have seats 42 inches minimum in length, and 20 inches minimum and 24 inches maximum in depth.
- 903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches minimum in length and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2 1/2 inches maximum from the rear edge of the seat measured horizontally.
- 903.5 Height. The top of the bench seat shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat.
- 904 Sales and Service Counters
- 904.2 Approach. All portions of counters required to be accessible shall be located adjacent to a walking surface complying with Section 403.
- 904.3 Sales and Service Counters. Sales and service counters shall comply with Section 904.3.1 or 904.3.2. The accessible portion of the countertop shall extend the same depth as the sales and service countertop.
- 904.3.1 Parallel Approach. A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. Where the counter surface is less than 36 inches in length, the entire counter surface shall be 36 inches maximum in height above the floor. A clear floor space complying with Section 305, positioned for a parallel approach adjacent to the accessible counter, shall be provided.
- 904.3.2 Forward Approach. A portion of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space complying with Section 305, positioned for a forward approach to the accessible counter, shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.
- 904.4 Checkout Aisles. Checkout aisles shall comply with Section 904.4.
- 904.4.1 Aisle. Aisles shall comply with Section 403.
- 904.4.2 Counters. The checkout counter surface shall be 38 inches maximum in height above the floor. The top of the counter edge protection shall be 2 inches maximum above the top of the counter surface on the aisle side of the checkout counter.
- 904.4.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with Section 902.3.
- 904.5 Food Service Lines. Counter and service lines shall comply with Section 904.5.
- 904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with Section 308.
- 904.5.2 Tray Slides. The tops of tray slides shall be 28 inches minimum and 34 inches maximum above the floor.

Chapter 10. Dwelling Units and Sleeping Units (Not Applicable)

STANDARD ADA SIGNAGE

SIGNAGE NOTES

SEE SPECIFICATIONS FOR LOCATIONS, ROOM NAMES & NUMBERS

INSTALL 1/4" MECHANICAL FASTENERS AND/OR ADHESIVE

COLORS BY ARCHITECT, AS SELECTED FROM MANUFACTURER'S STANDARD COLORS

SUBMIT SHOP DRAWINGS FOR APPROVAL

SIGNAGE REQUIREMENTS

LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SAN SERIF OR SIMPLE SERIF TYPE

USE DOMED GRADE 2 BRAILLE

INSTALL SIGNAGE ON WALL ADJACENT TO LATCH SIDE OF DOOR

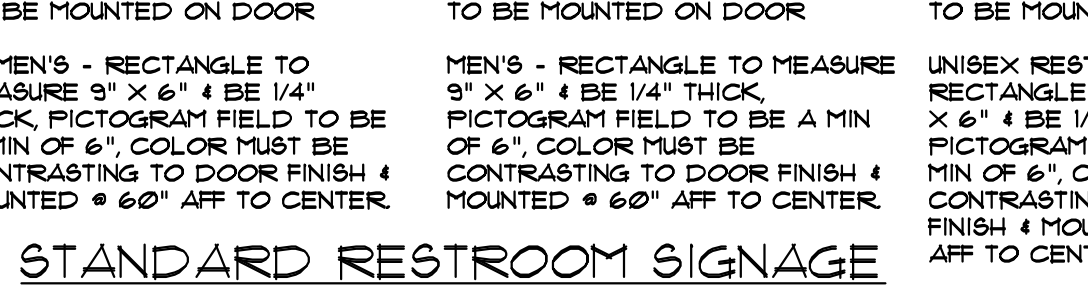
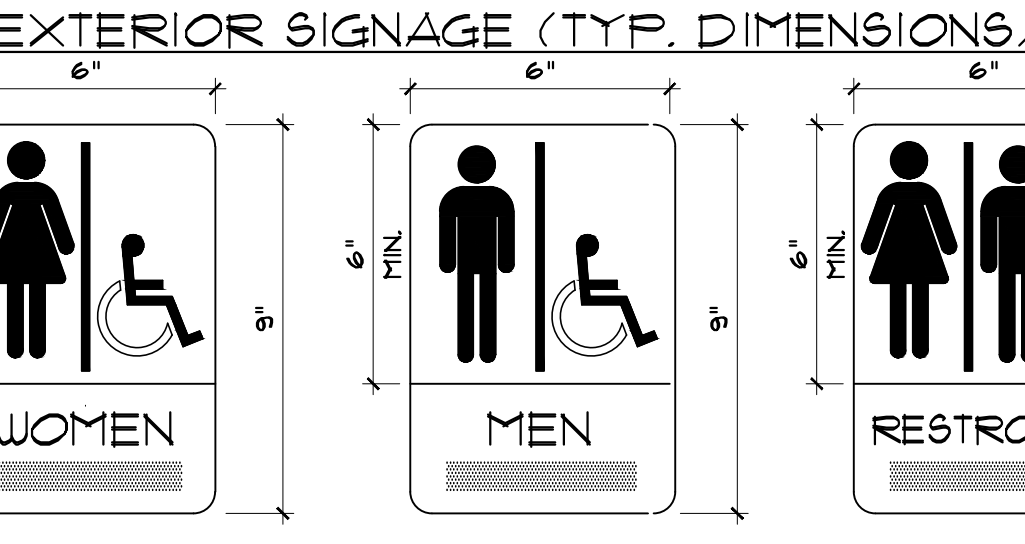
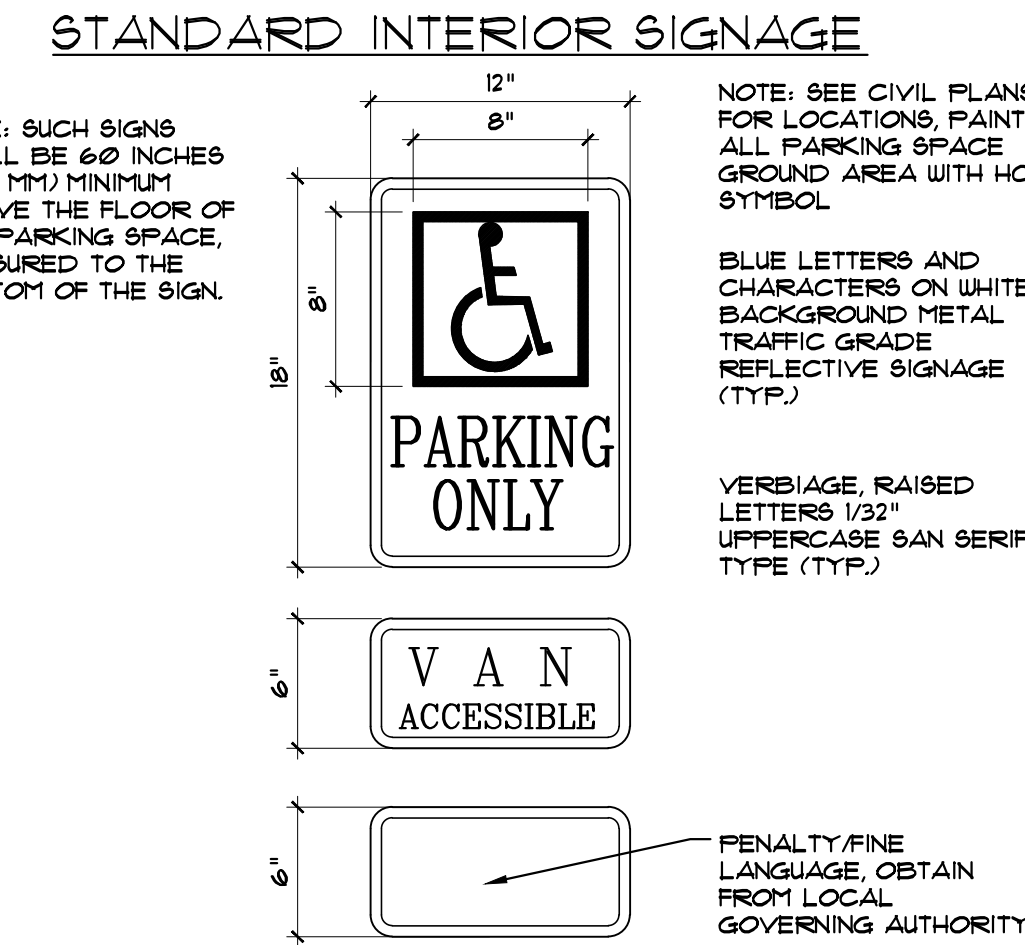
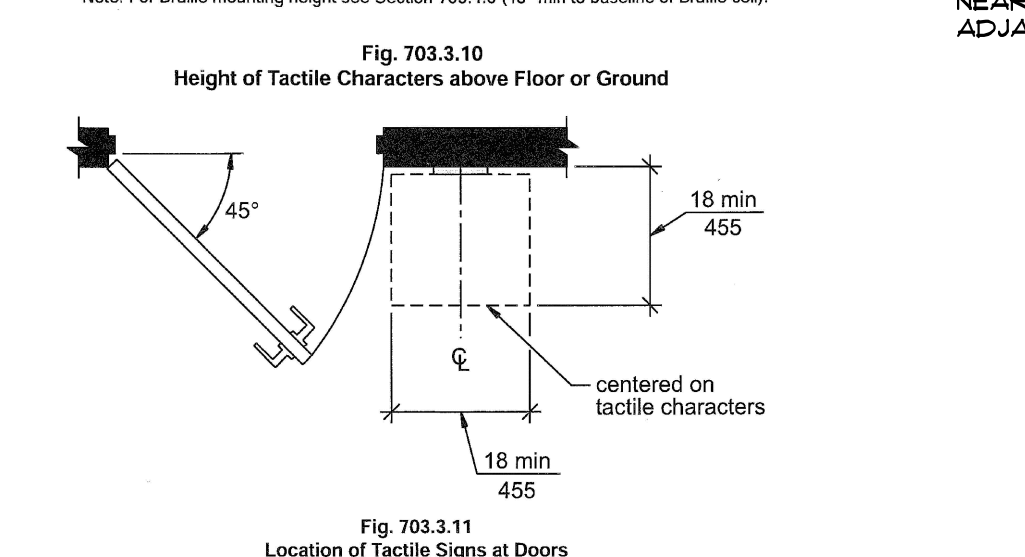
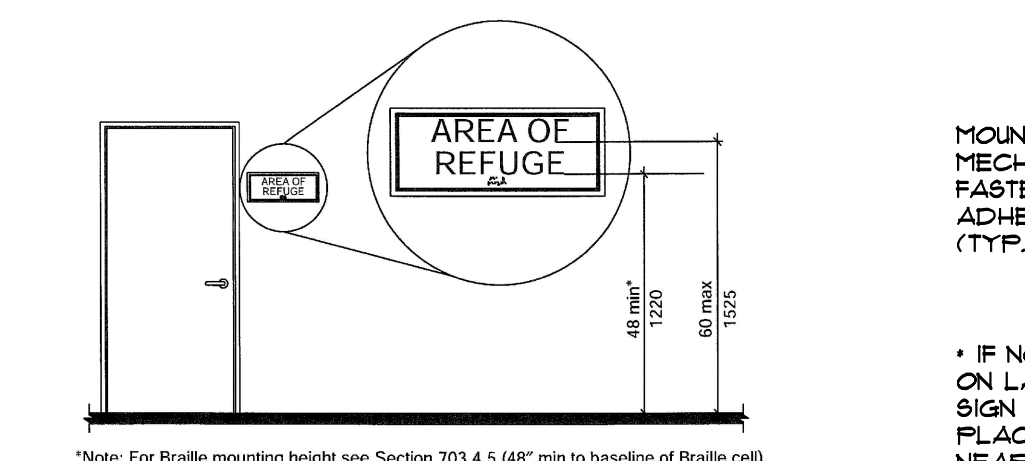
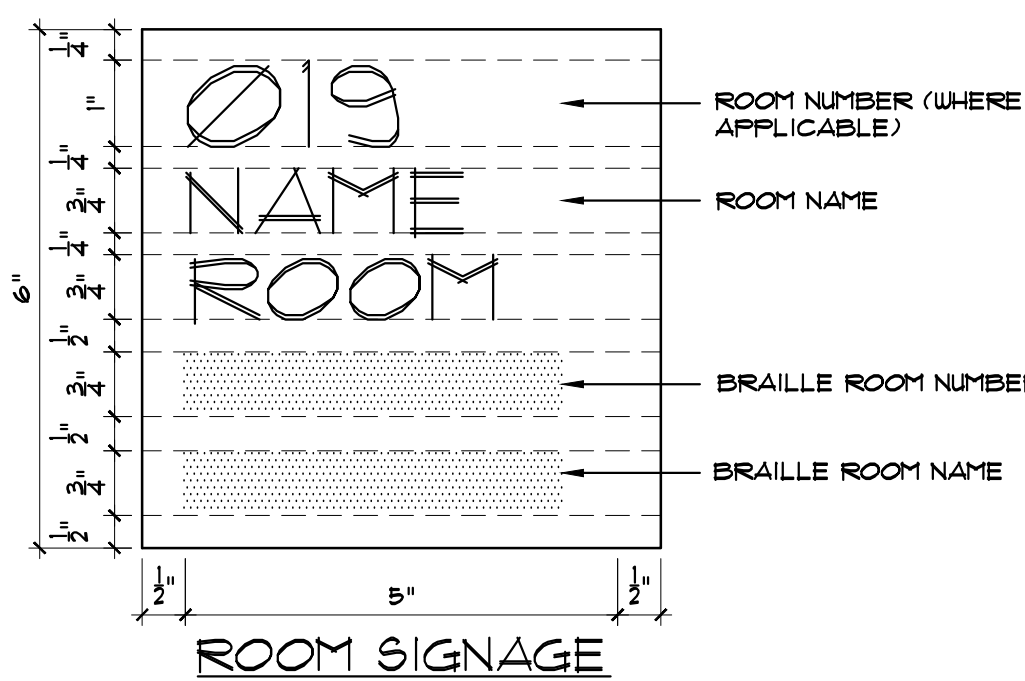
INSTALL AT A HEIGHT OF 60" TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER AFF



ADA COMPLIANT IBC SECTION 1102.3.2 TO BE INSTALLED AT ALL EXTERIOR EXIT DOORS

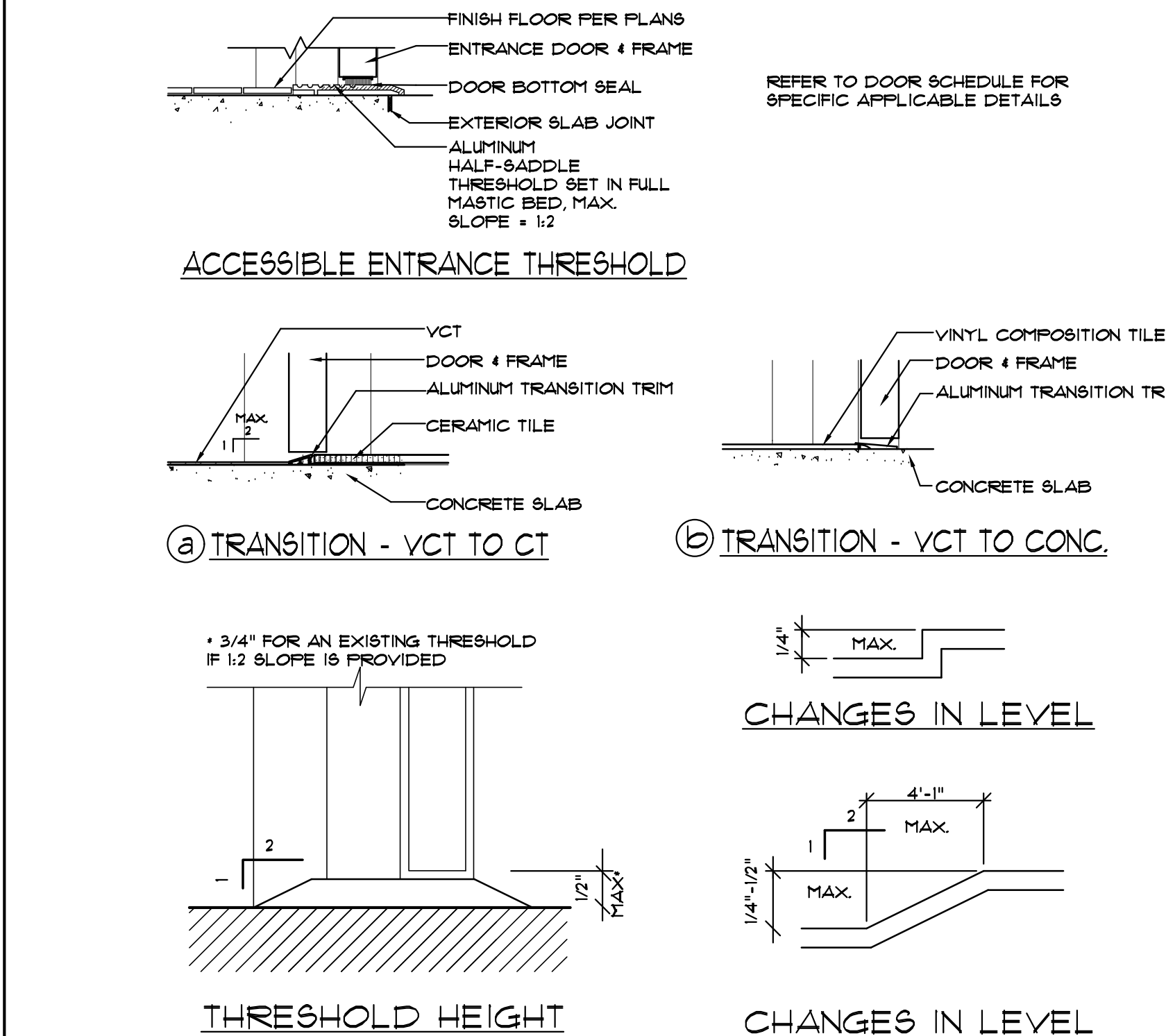
ACCESSIBLE DIRECTIONAL SIGNAGE

A DIRECTIONAL SIGN DEPICTING A CURRENT LOCATION AND DIRECTION TO AND LOCATION OF NEAREST ACCESSIBLE EXIT WILL BE POSTED NEAR ALL EXIT DOORS & CORRIDOR



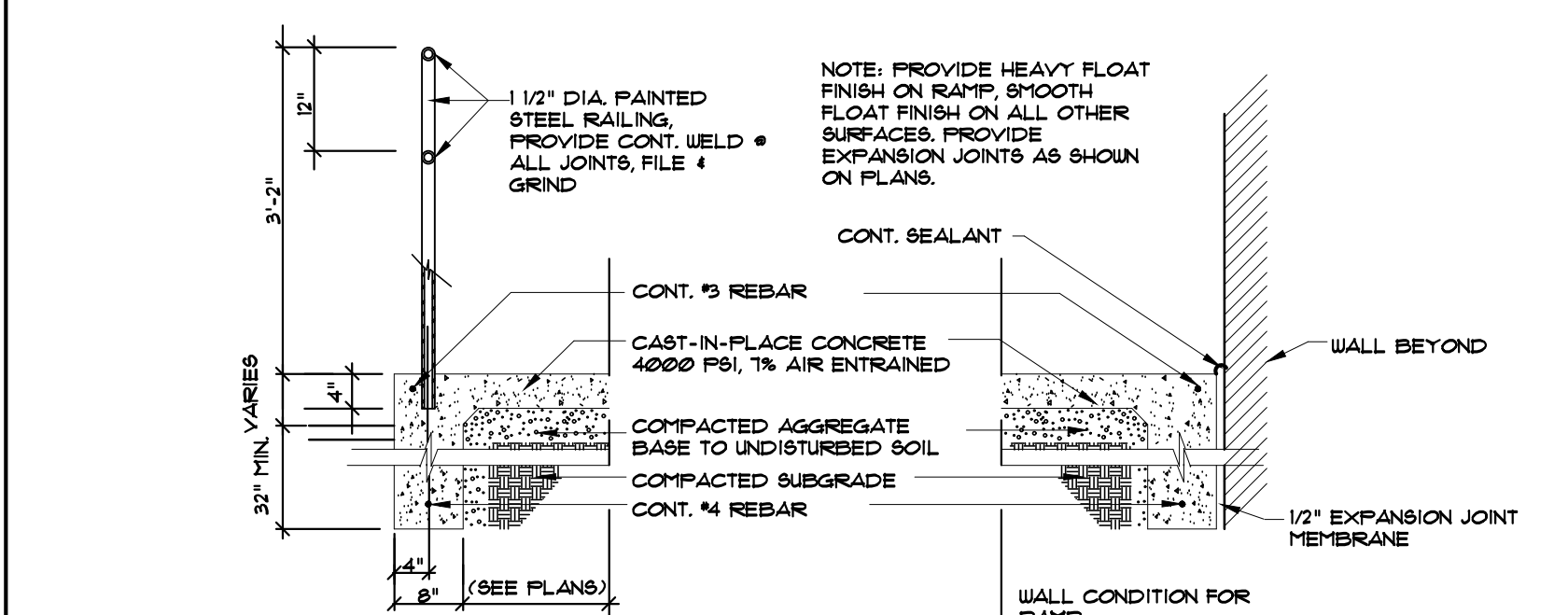
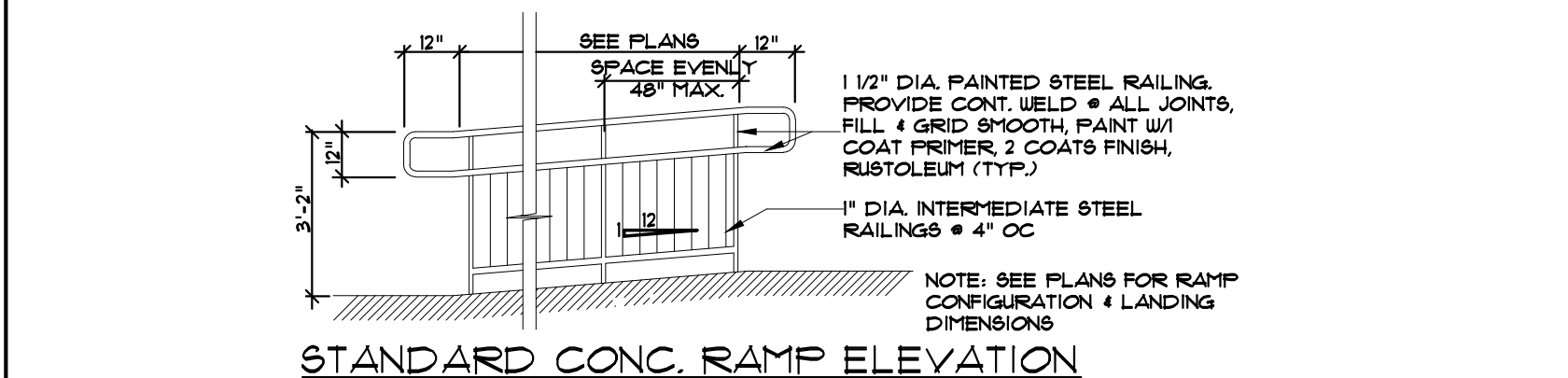
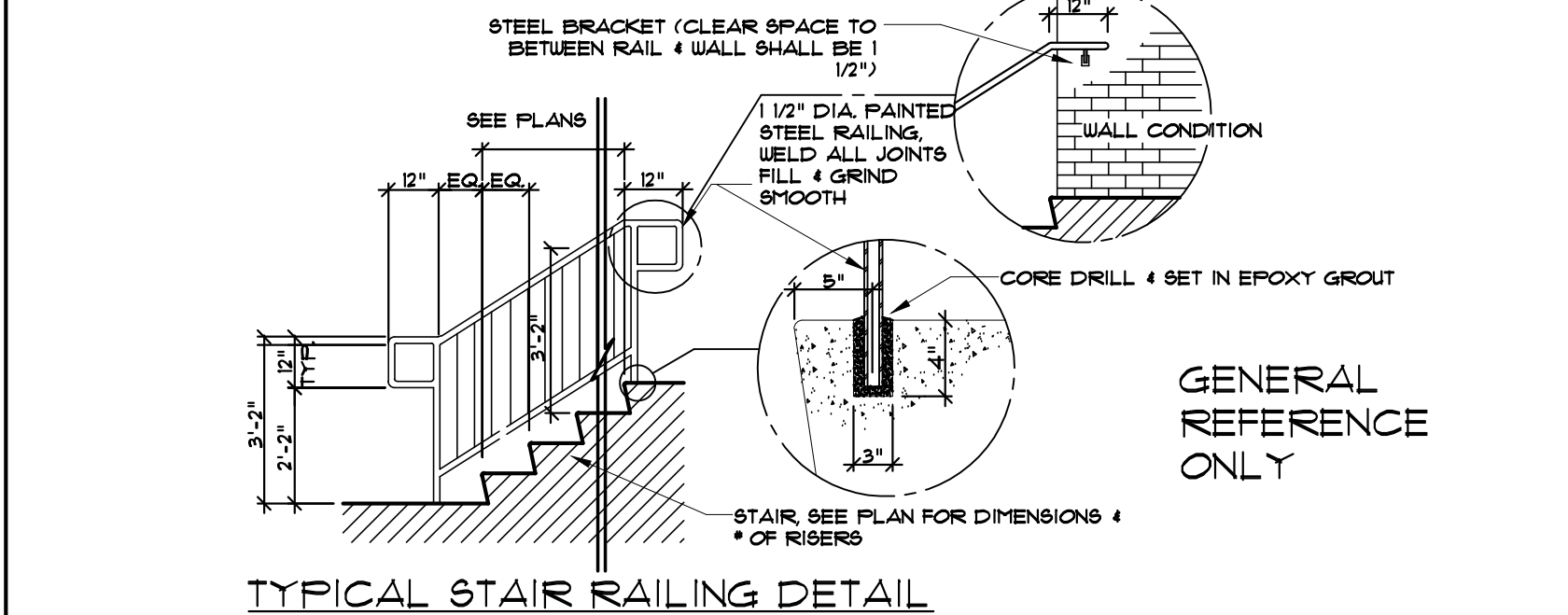
A11 ADA SIGNAGE DETAILS

NO SCALE



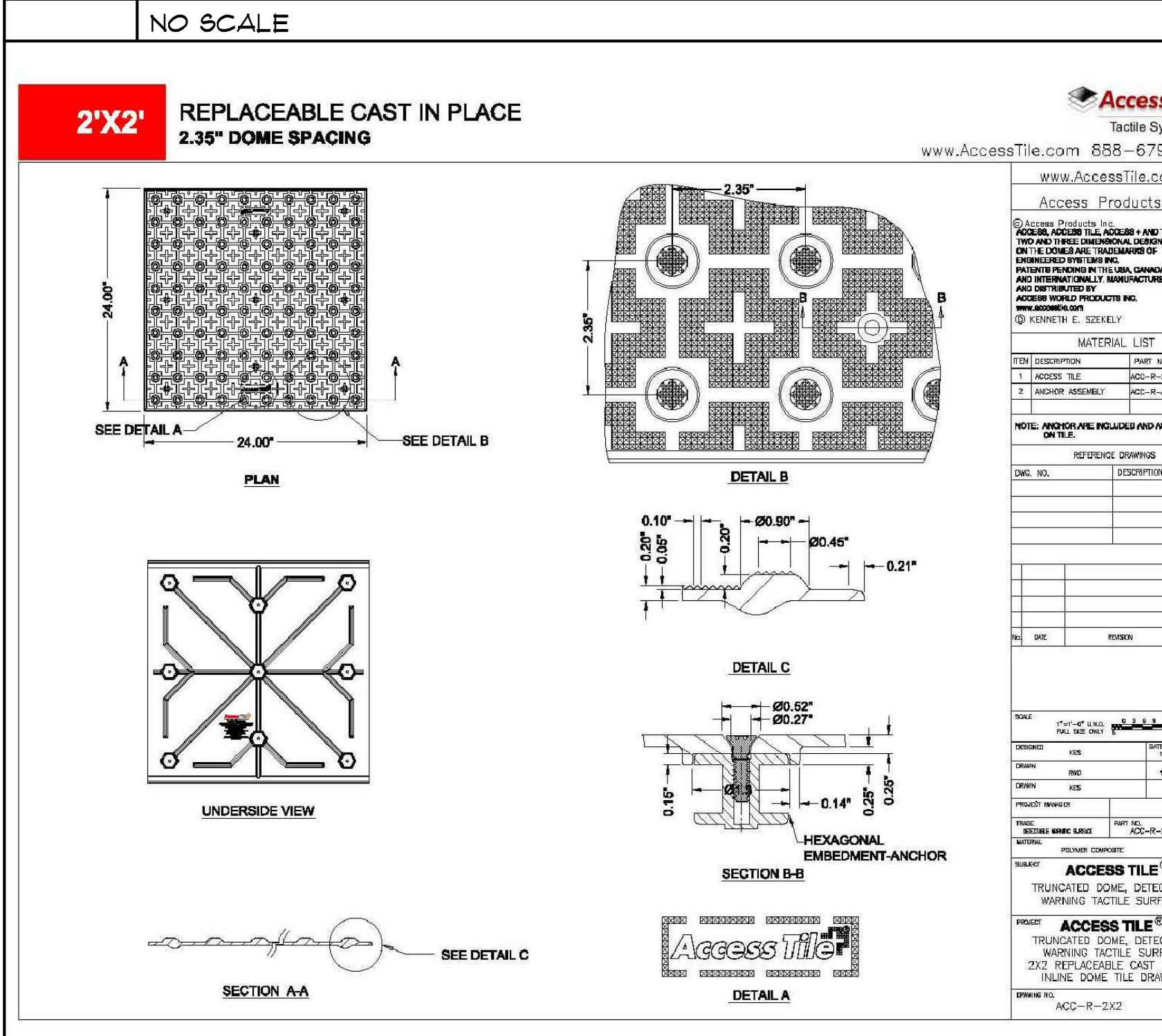
L15 ADA DETAILS

NO SCALE



E15 ADA STAIR/RAMP DET.

NO SCALE



A15 ACCESS TILE REPLACEABLE CAST-IN-PLACE DETECTABLE WARNING



FRANCHISEE

SINGH KANDHARI

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

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