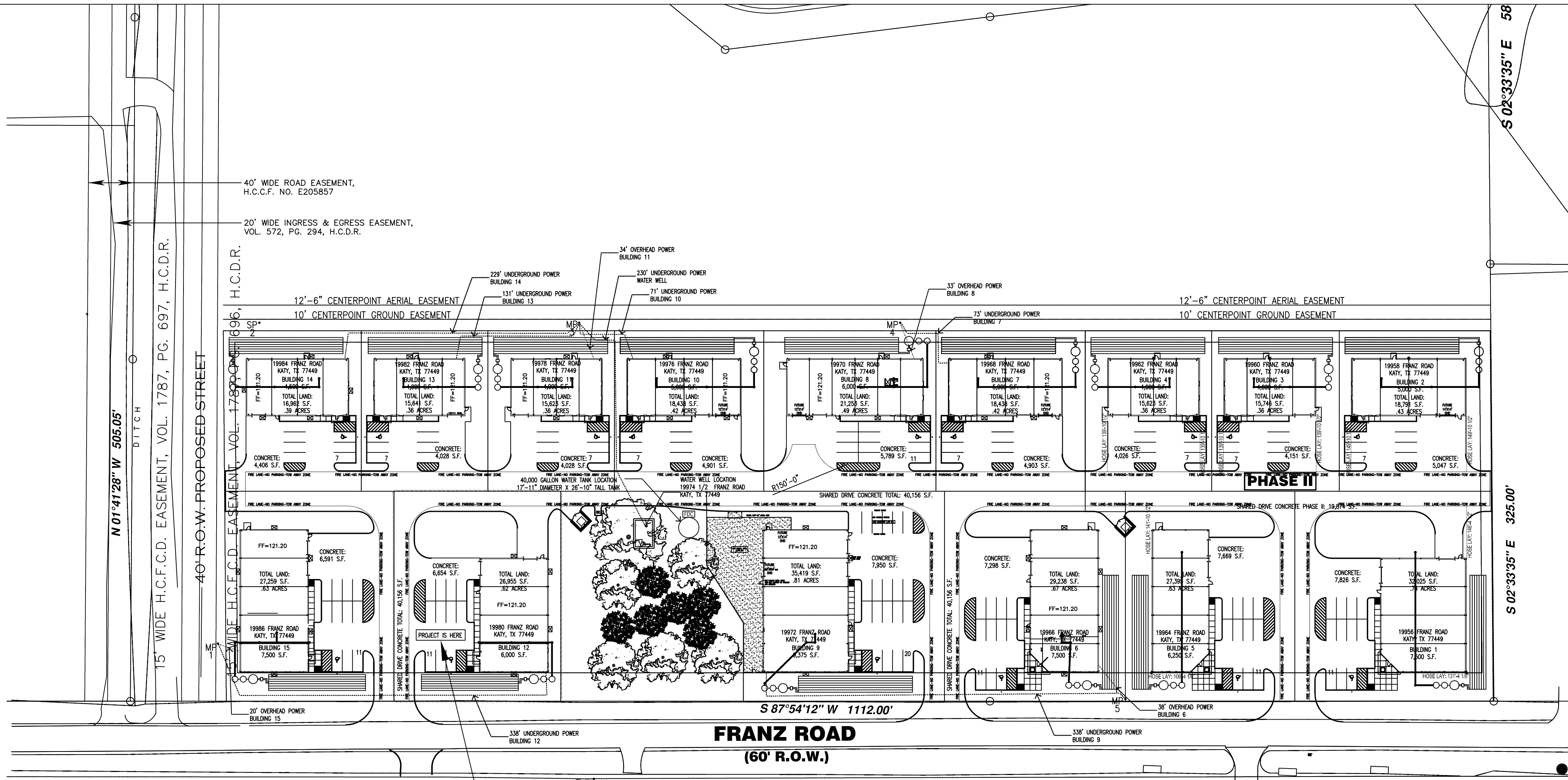
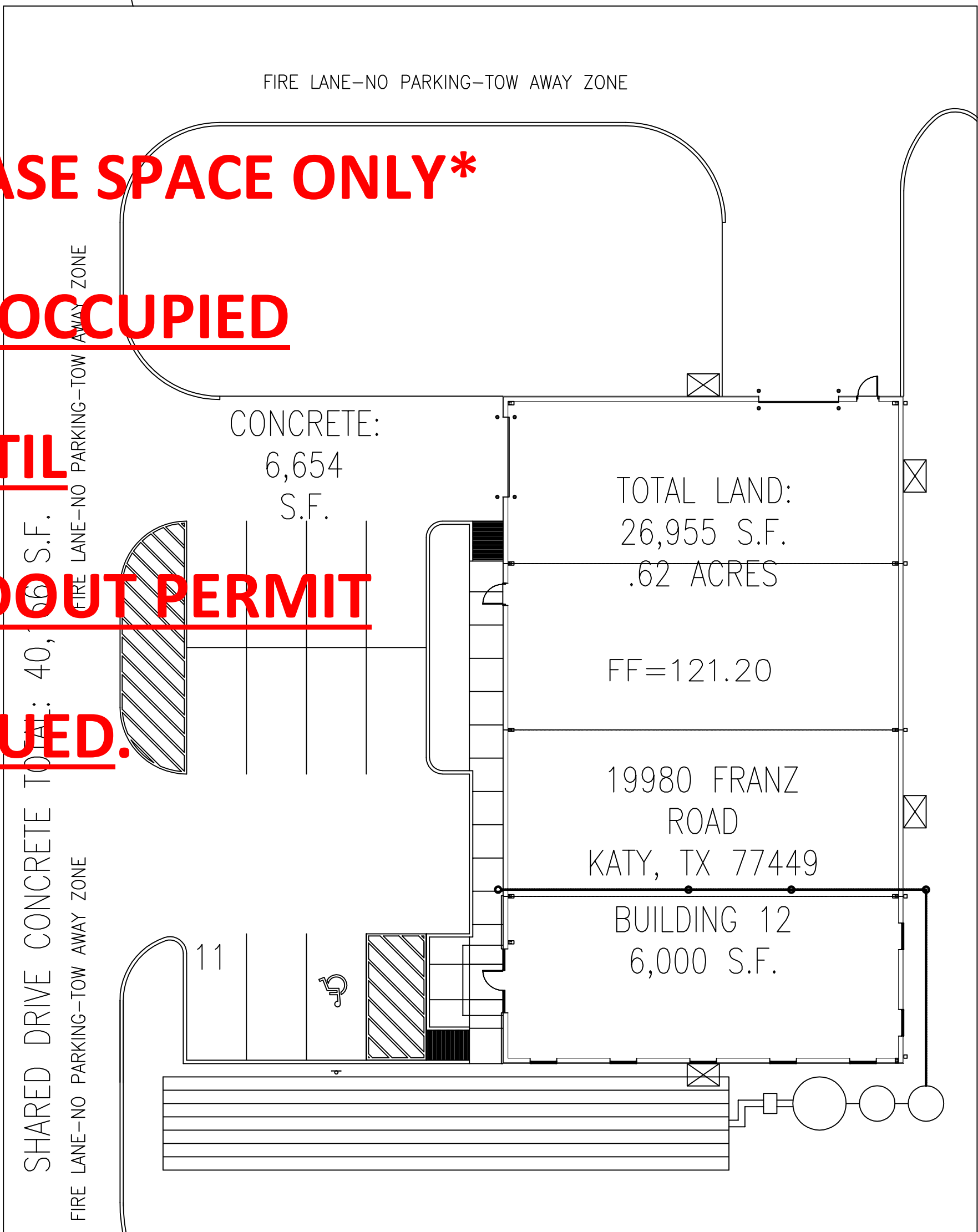




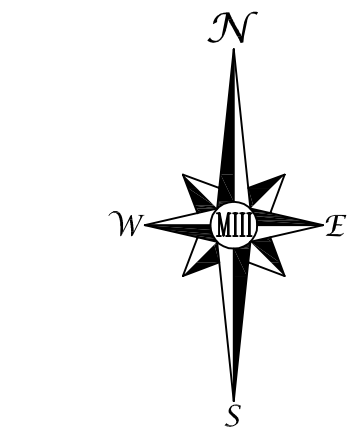
APPROVED FIRE CODE PLANS
Reviewer: T. CHATMAN
All code deficiencies found in the field shall be corrected and made compliant prior to the Certificate of Compliance being issued.

OVERALL SITE PLAN
1/64"=1'-0"

SPECULATIVE LEASE SPACE ONLY
NOT TO BE OCCUPIED
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BUILDING 12-SITE PLAN
1/16"=1'-0"



SITE PLAN
1/64"=1'-0"

An
Tong
Design

24718 Twilight Hollow Ln.
Richmond, TX 77406

Contact: Tong Jiang
Tel: (832)217-6692
E-mail:
tongjiang9@gmail.com

TENANT SPACE BUILD-OUT
PROJECT AT 19980 FRANZ ROAD,
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- AUG. 22, 2021
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- JAN. 3, 2022
- JAN. 7, 2022
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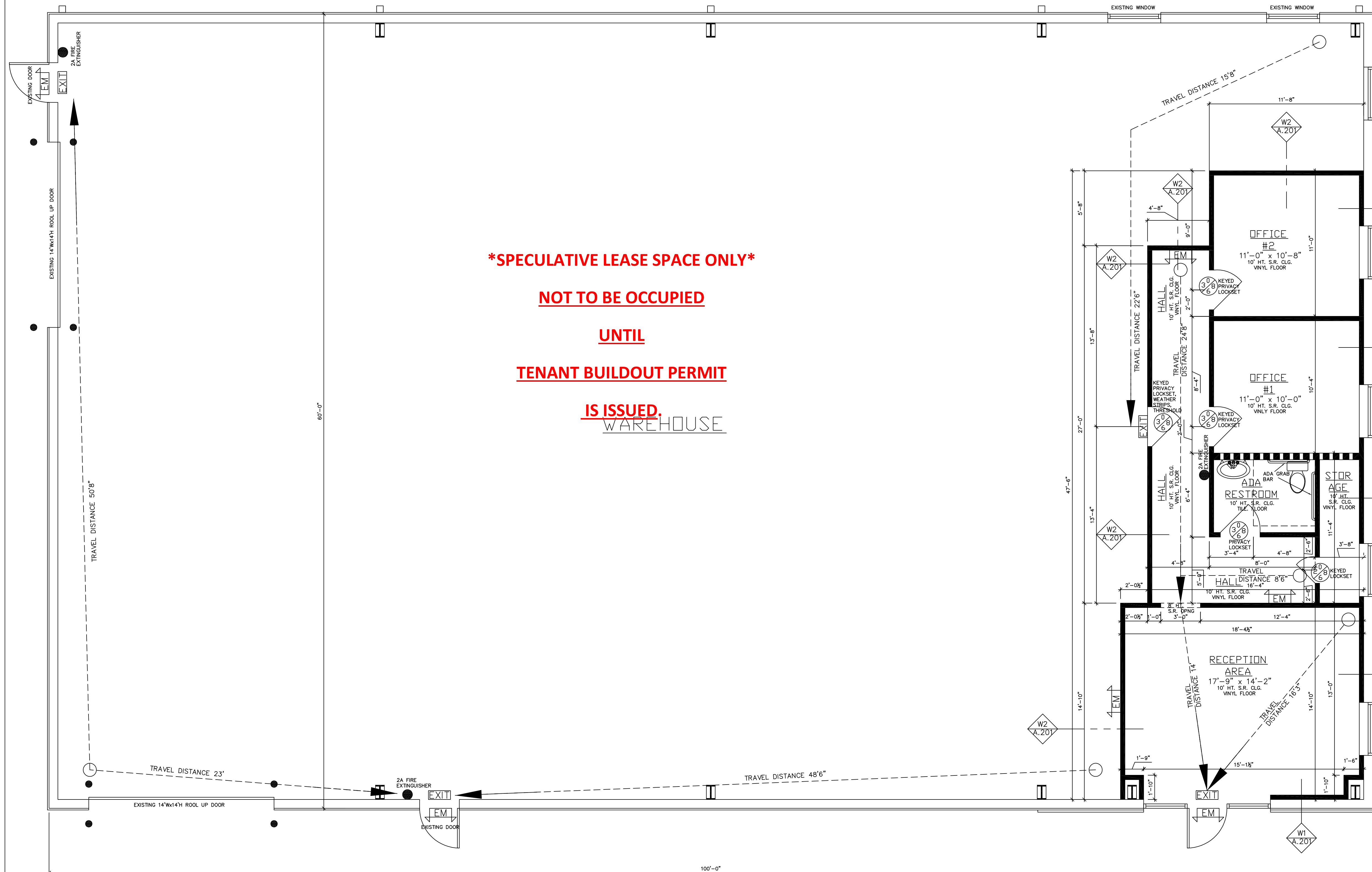


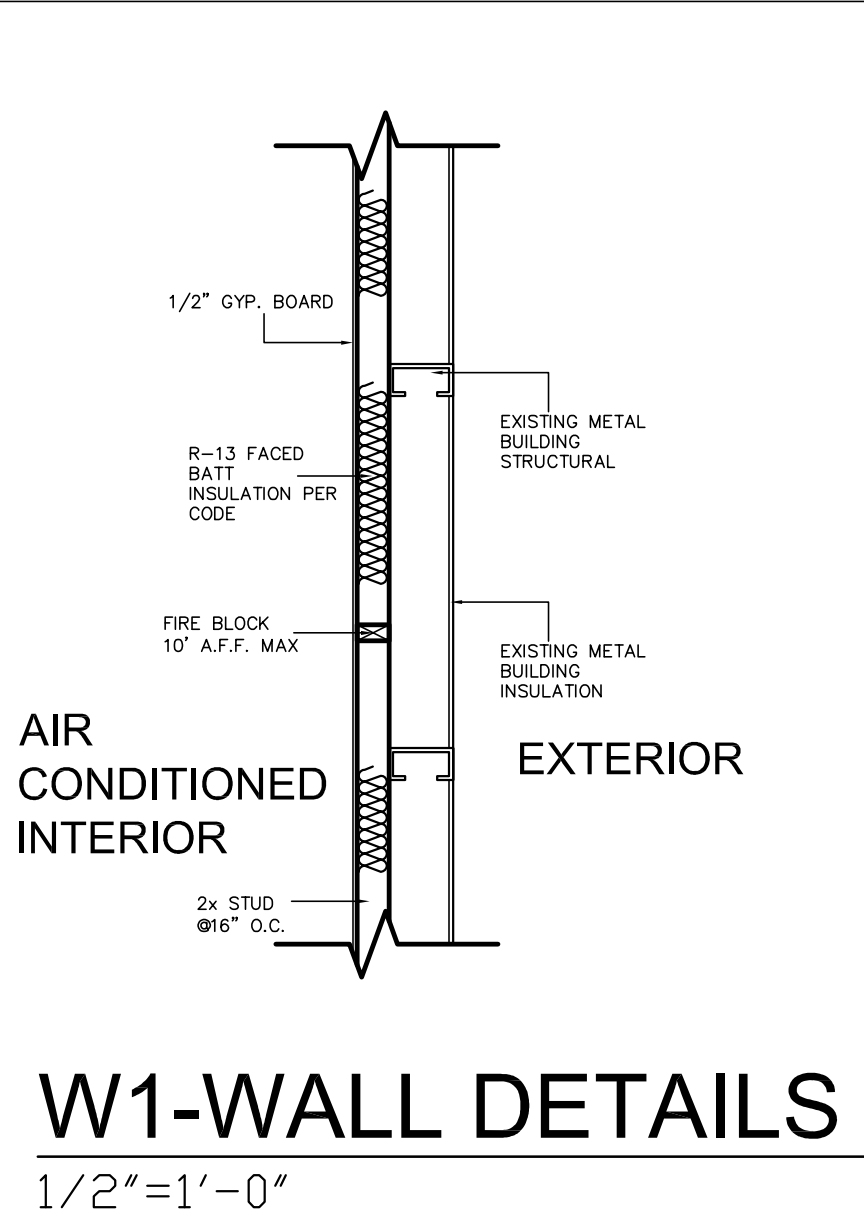
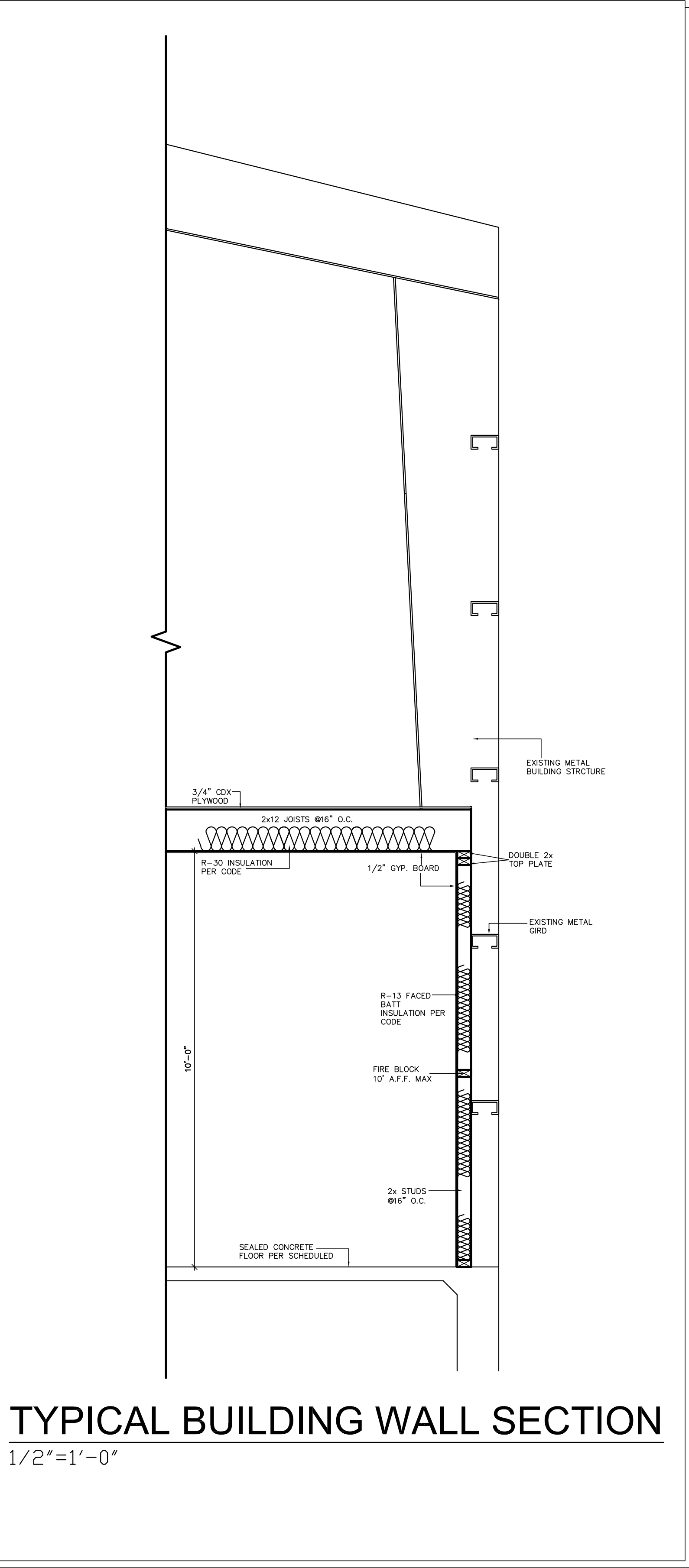
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Tel: (832)217-6692
E-mail:
ngjiang9@gmail.com

TENANT SPACE BUILD-OUT
PROJECT AT 19980 FRANZ ROAD,
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A.101

FLOOR PLAN

$$1/4'' = 1' - 0''$$




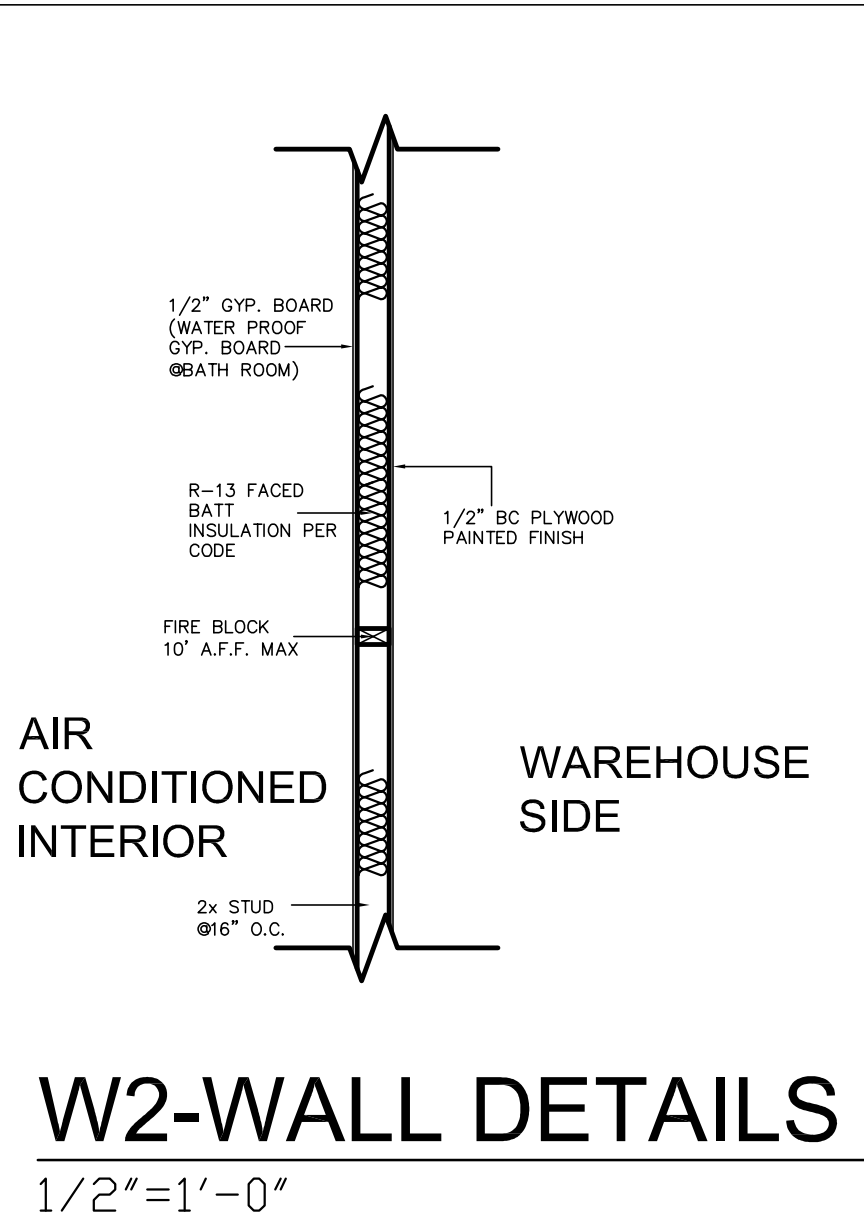
SPECULATIVE LEASE SPACE ONLY

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603 Toilet and Bathing Rooms
603.2 Clearances. Clearances shall comply with 603.2.
603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.
603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.
603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.
603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.
604 Water Closets and Toilet Compartments
604.2 Location. 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 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

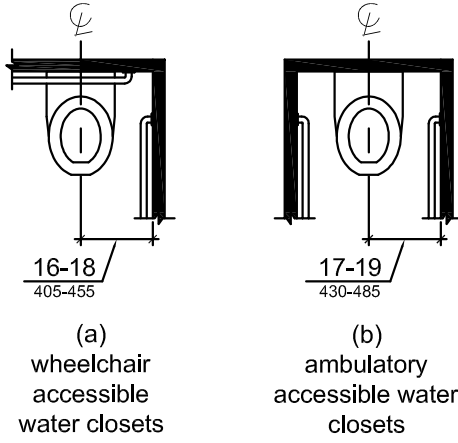


Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

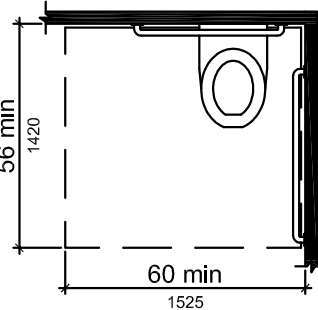


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. 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.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

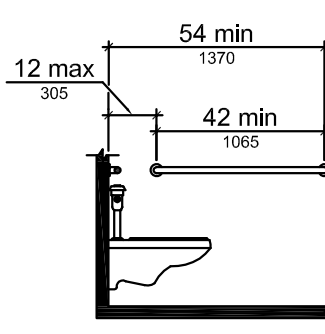


Figure 604.5.1 Side Wall Grab Bar at Water Closets

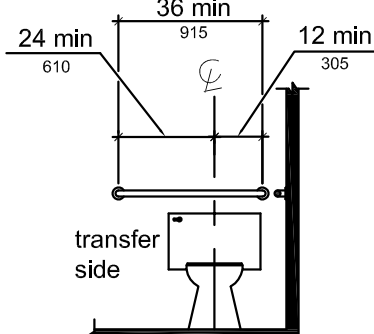


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. 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.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

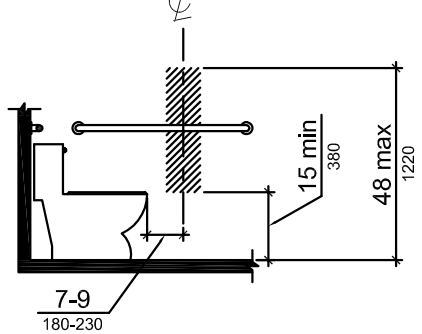
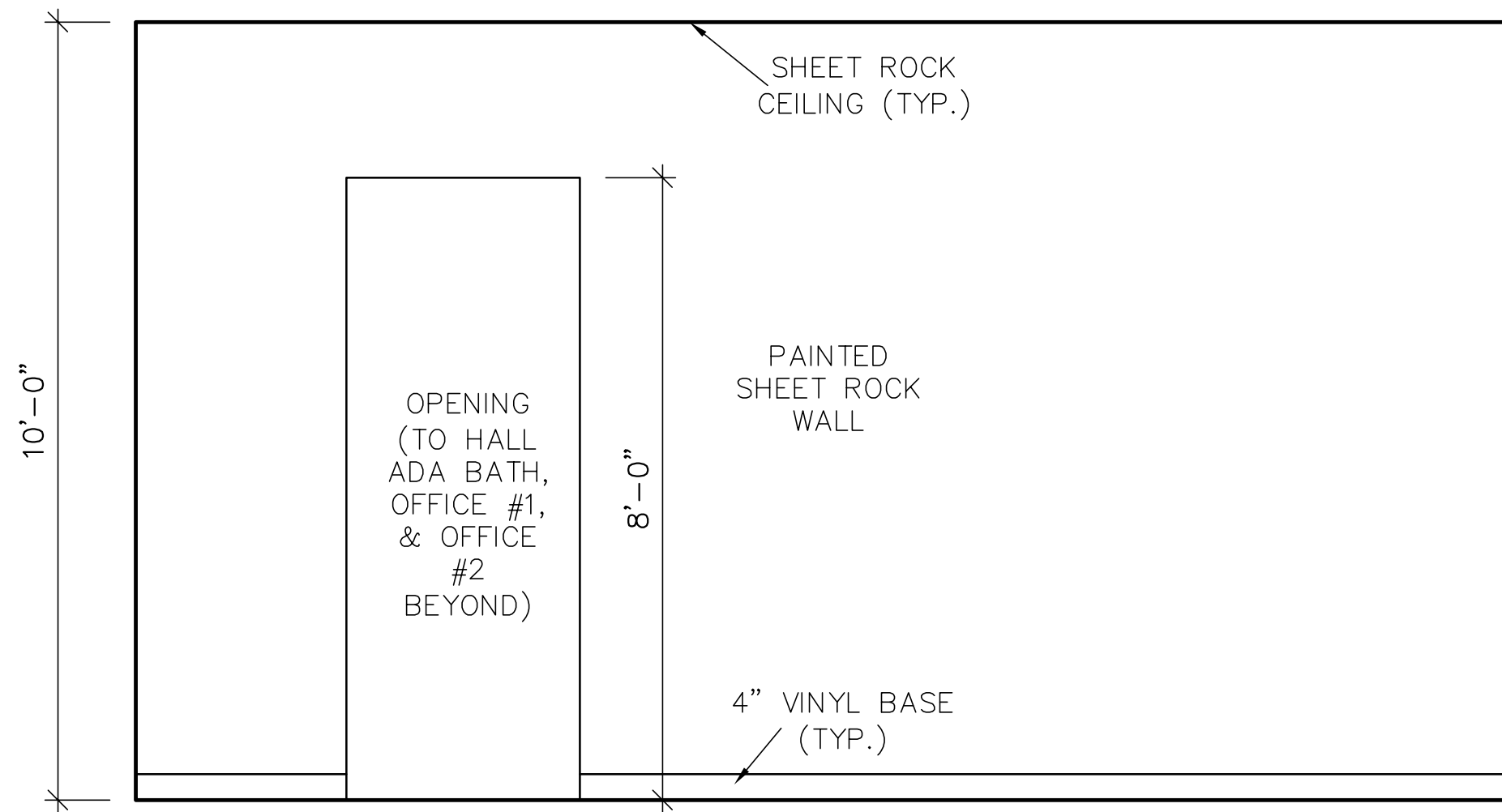
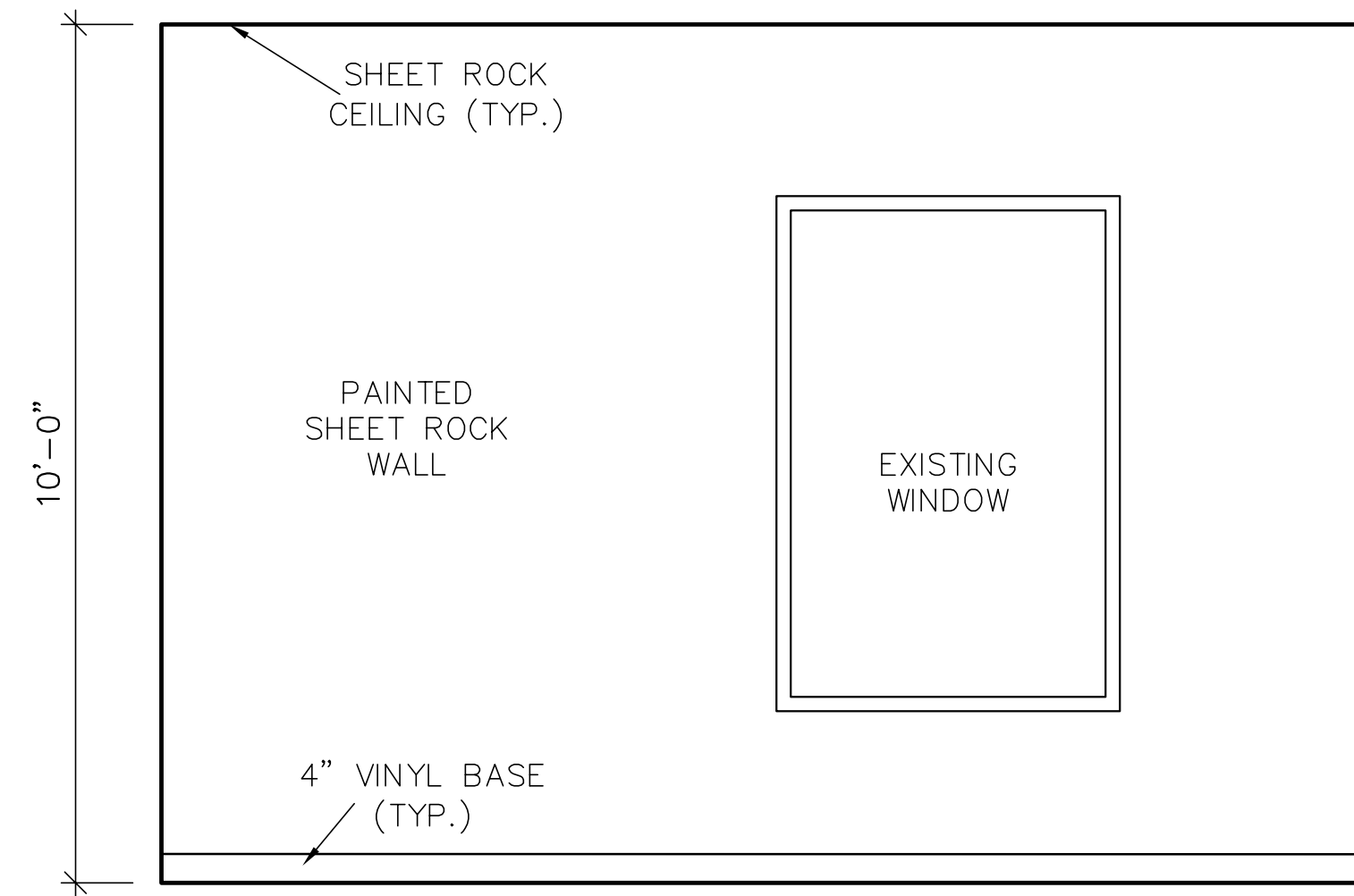


Figure 604.7 Dispenser Outlet Location

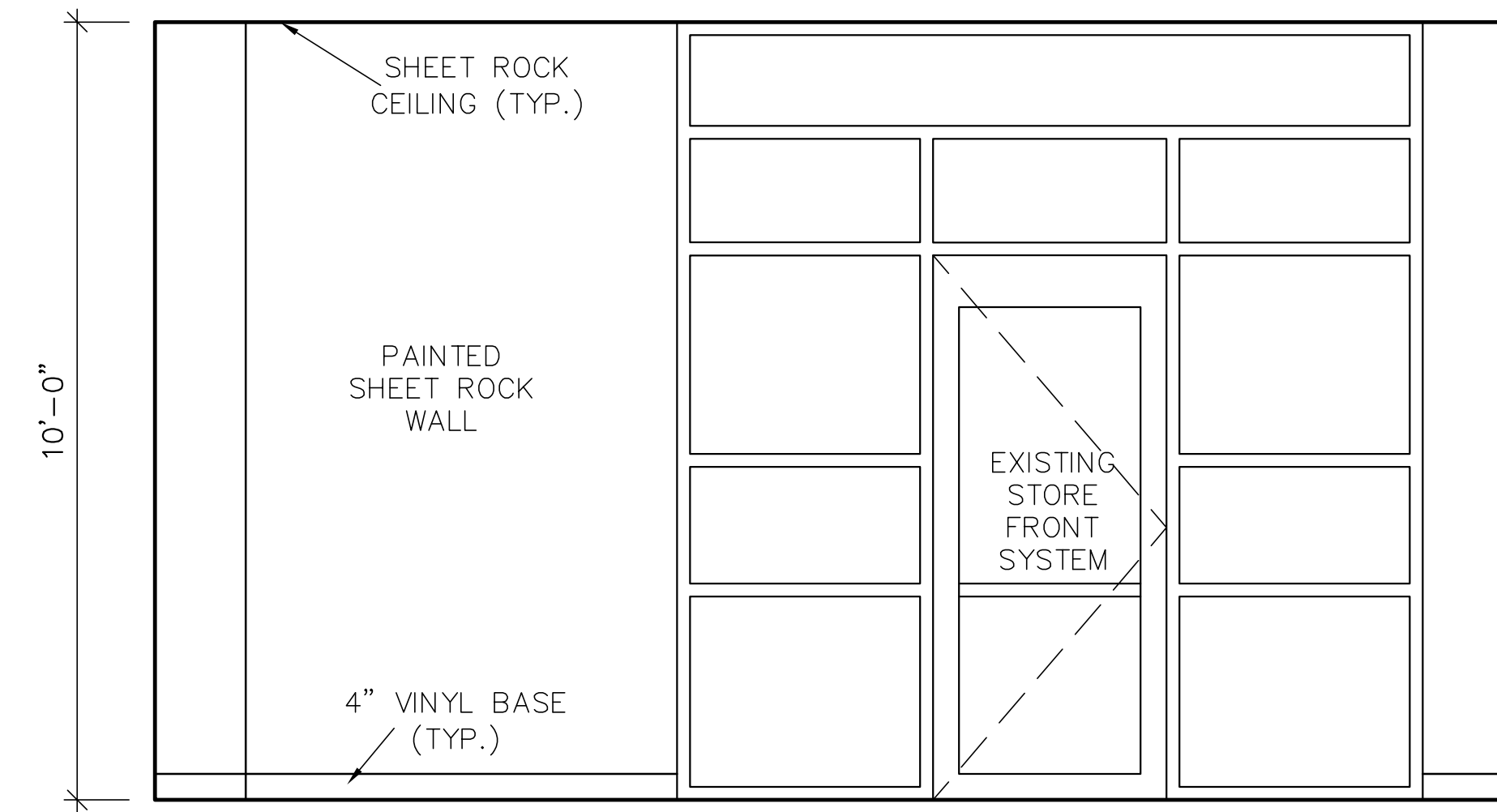
ADA BATH ROOM
N.T.S.



1 RECEPTION AREA
1/2"=1'-0"



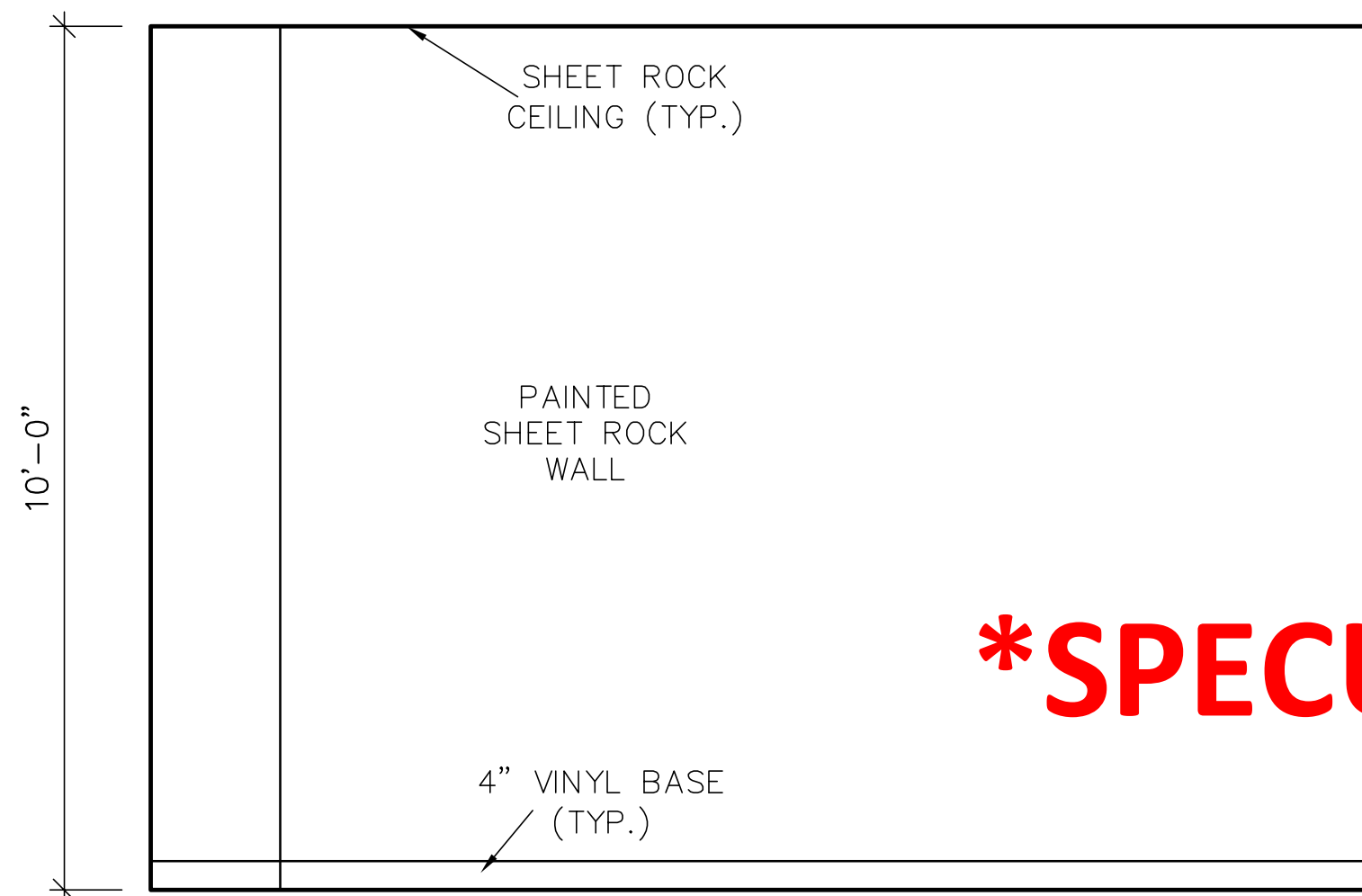
2 RECEPTION AREA
1/2"=1'-0"



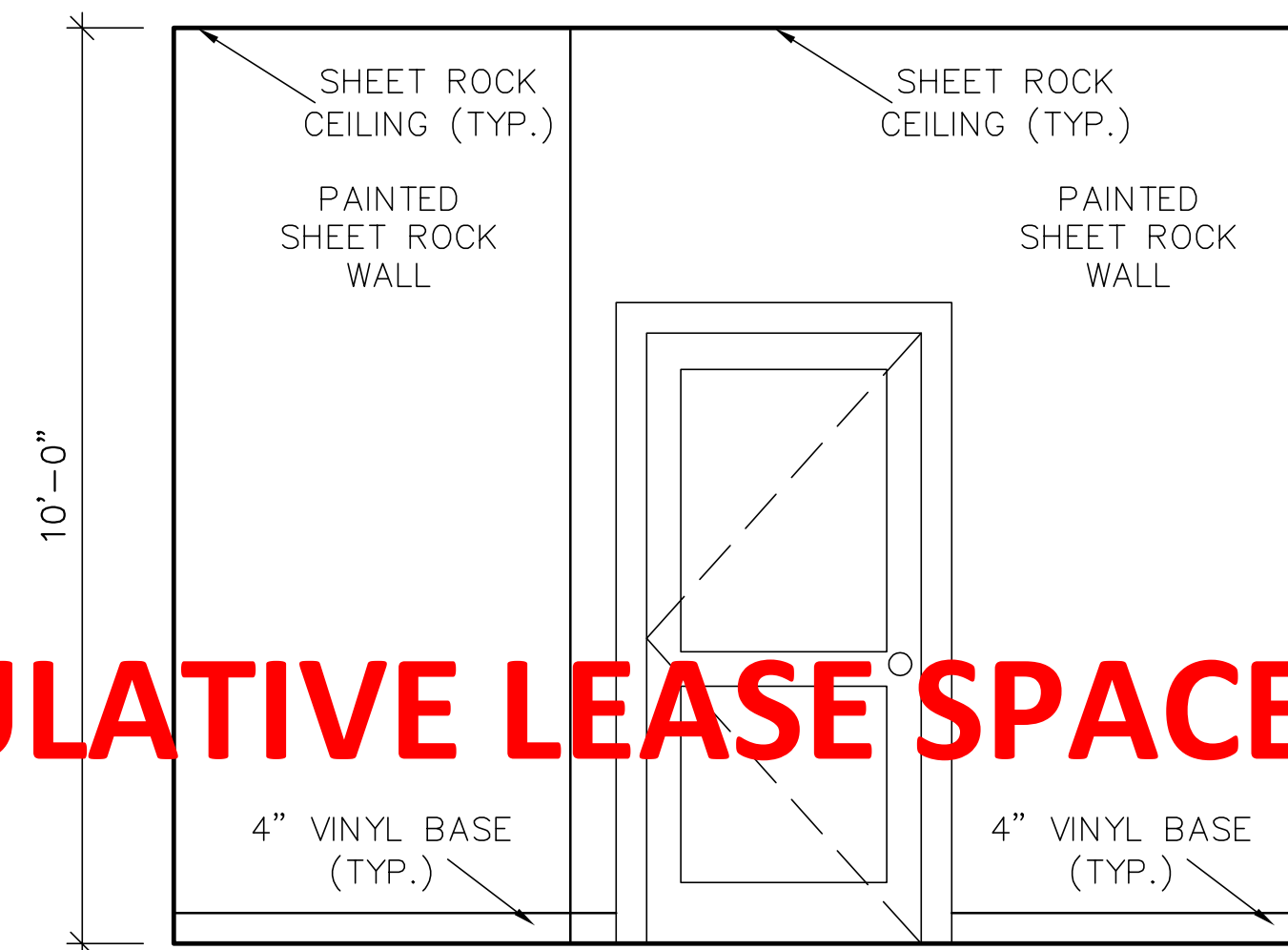
3 RECEPTION AREA
1/2"=1'-0"

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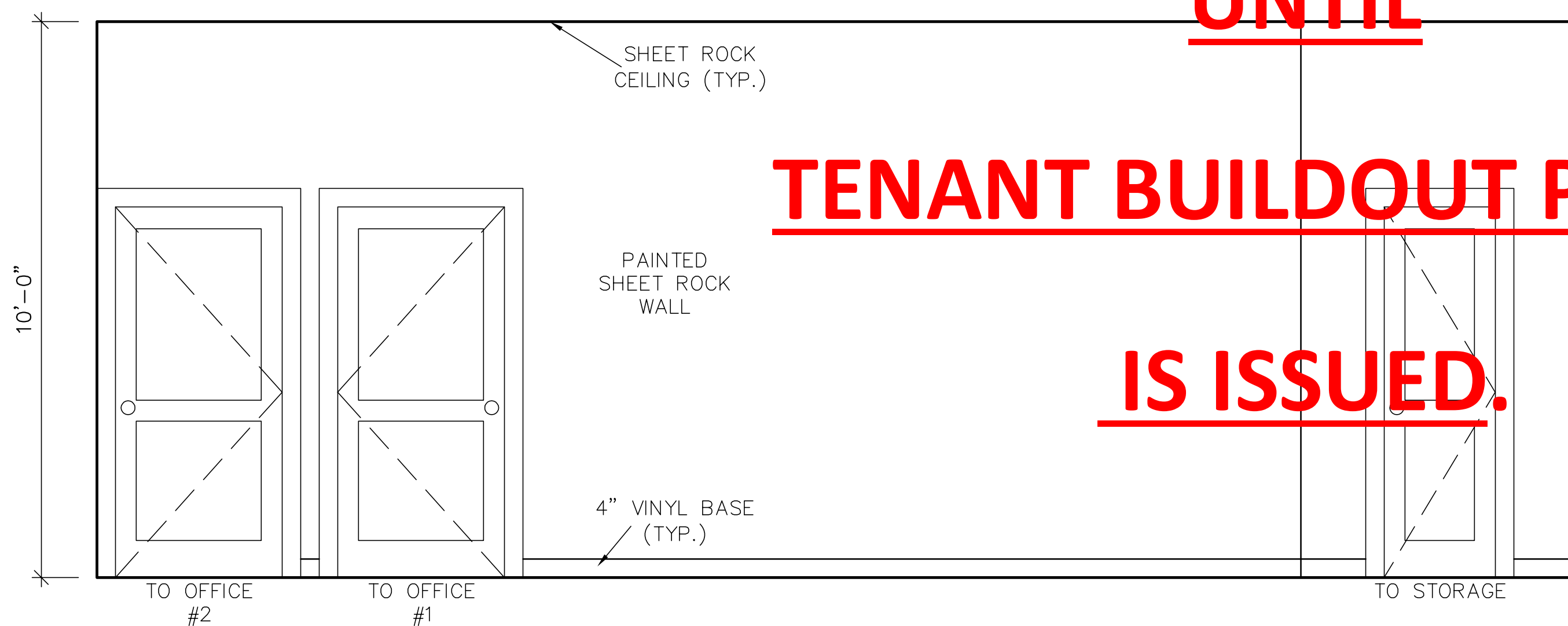
4 RECEPTION AREA
1/2"=1'-0"



5 HALL
1/2"=1'-0"

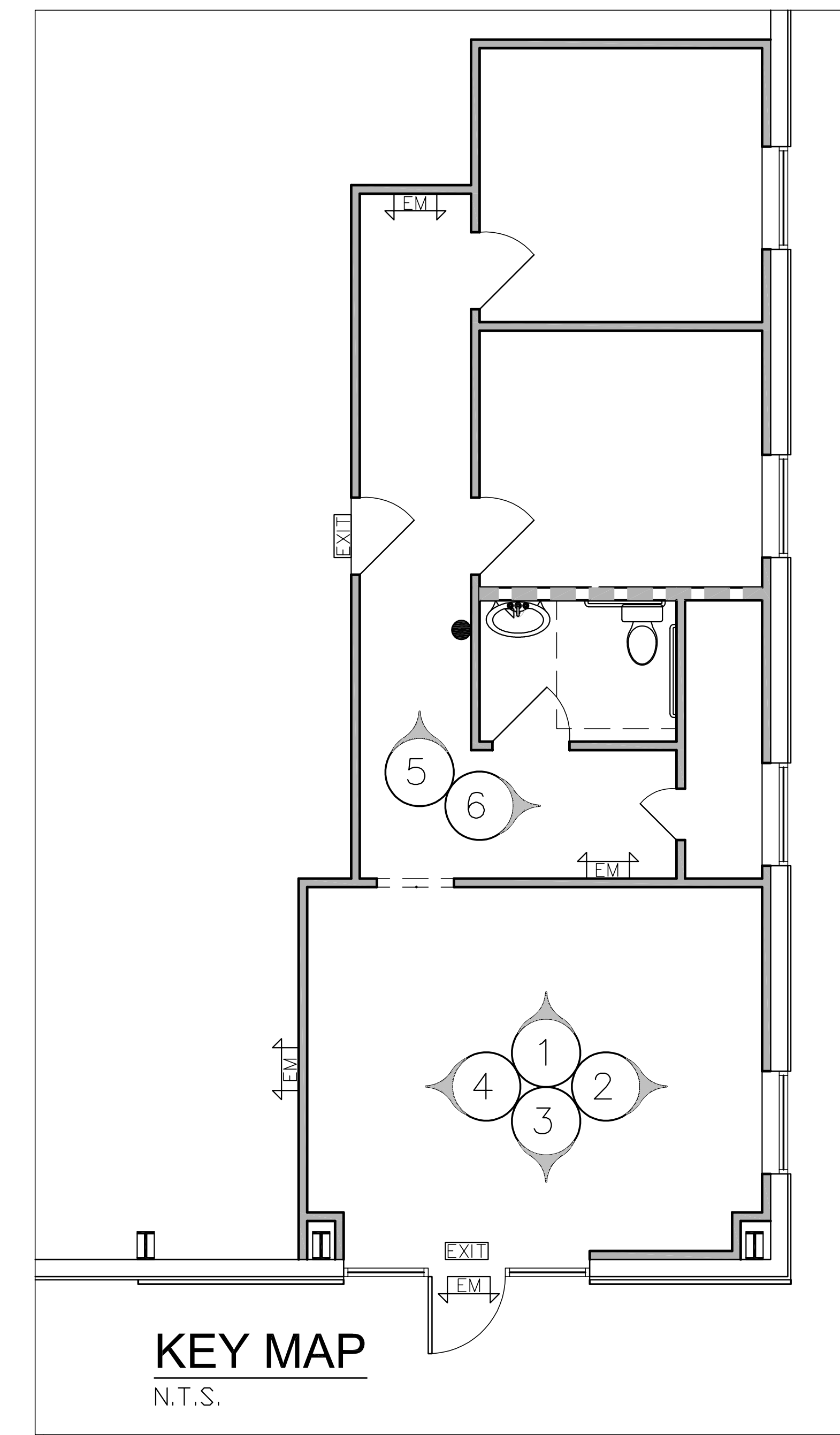
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6 HALL
1/2"=1'-0"

UNTIL
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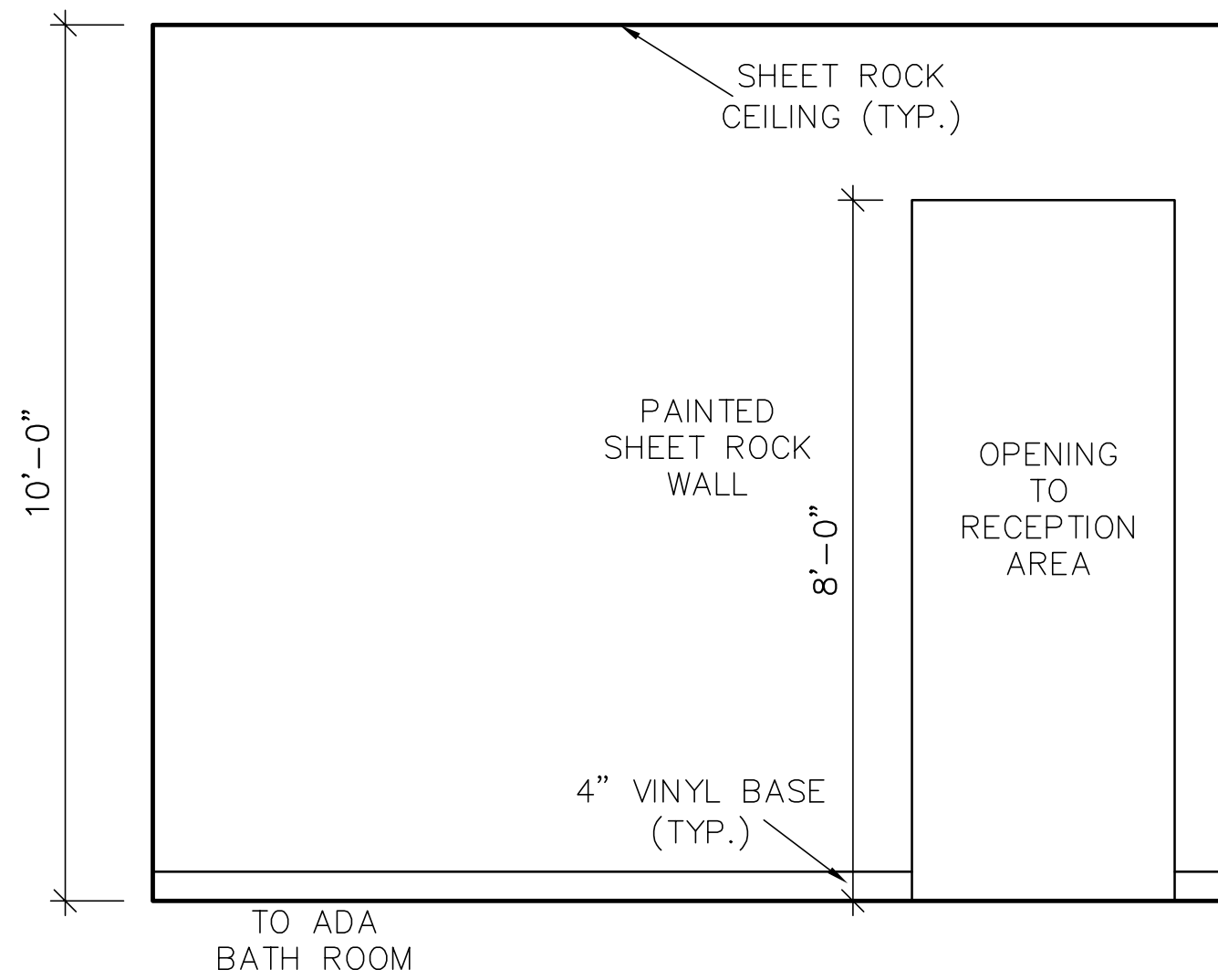
KEY MAP
N.T.S.

INTERIOR ELEVATIONS
1/2"=1'-0"

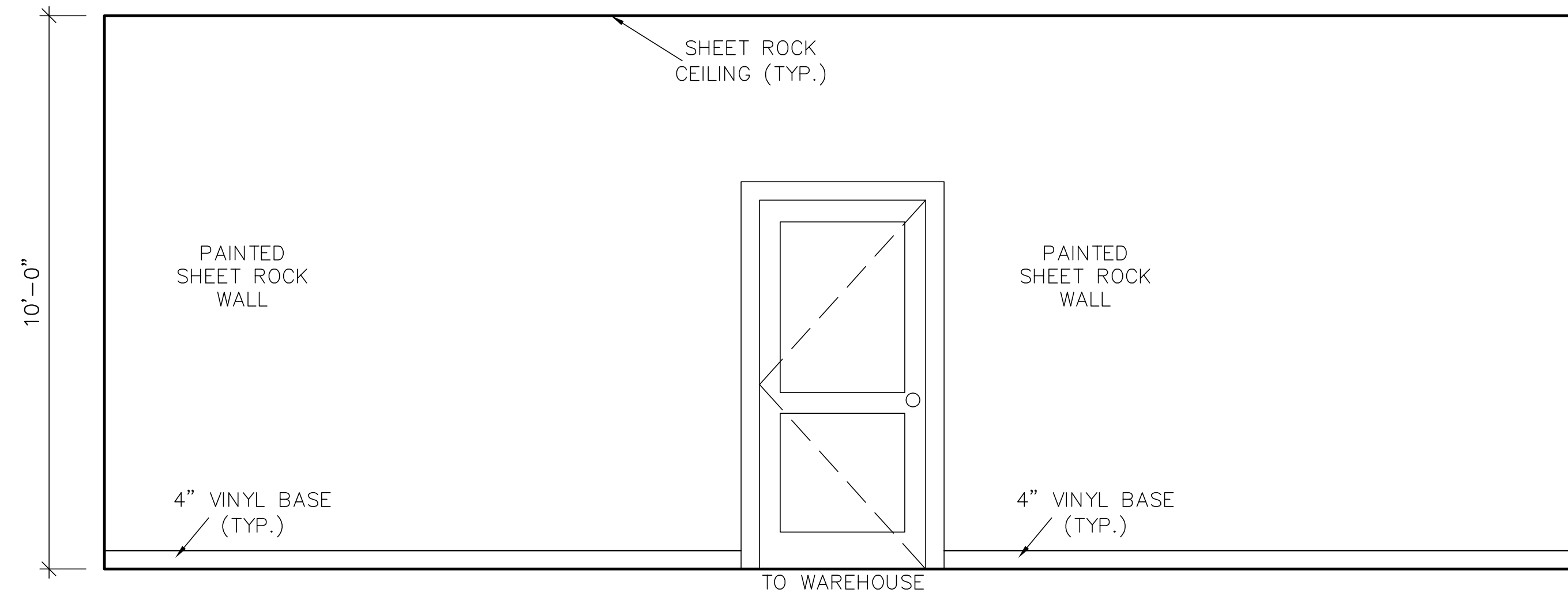
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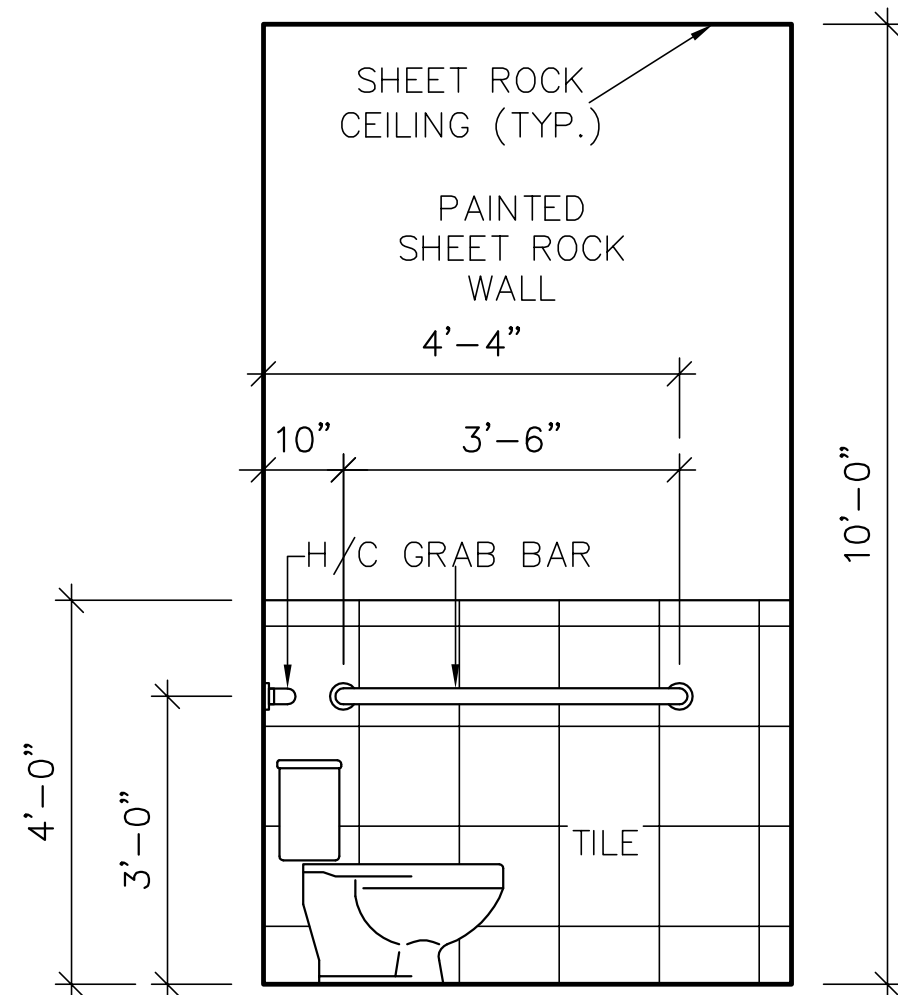




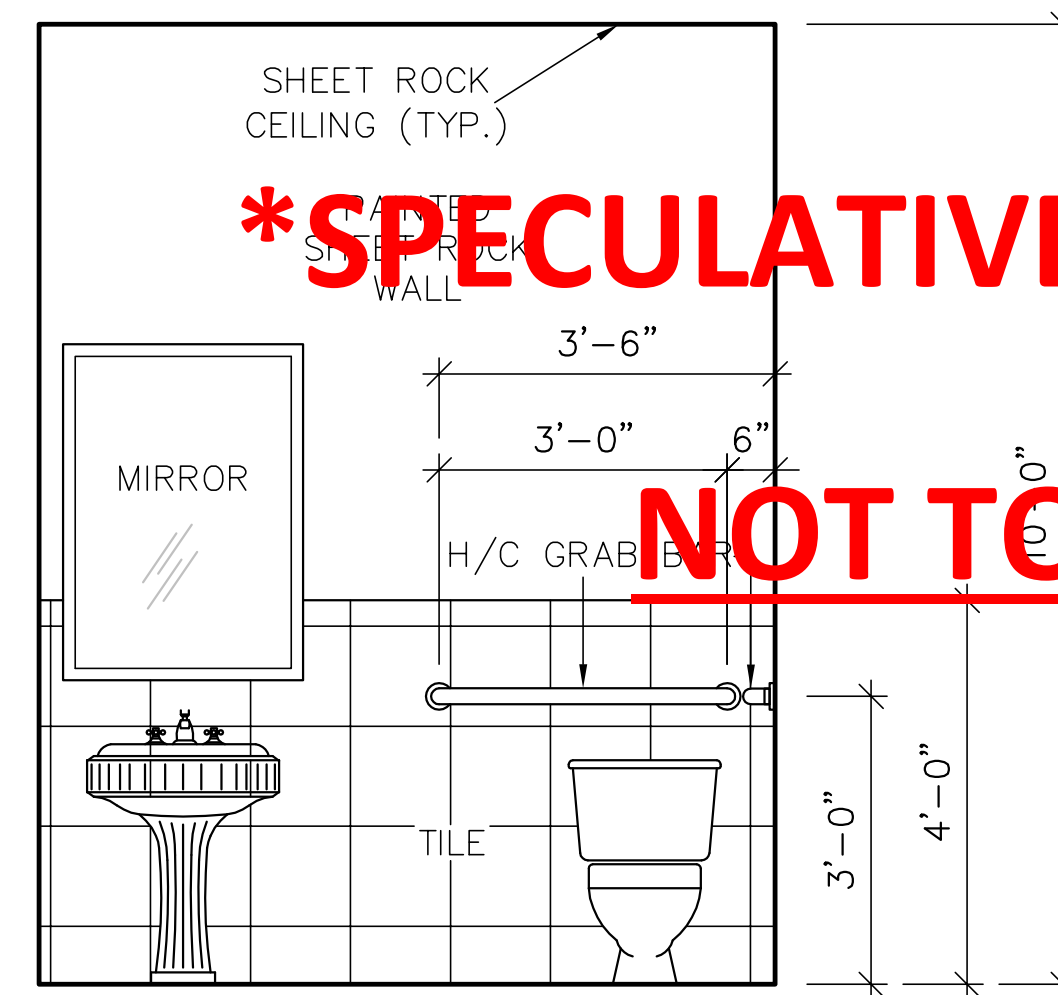
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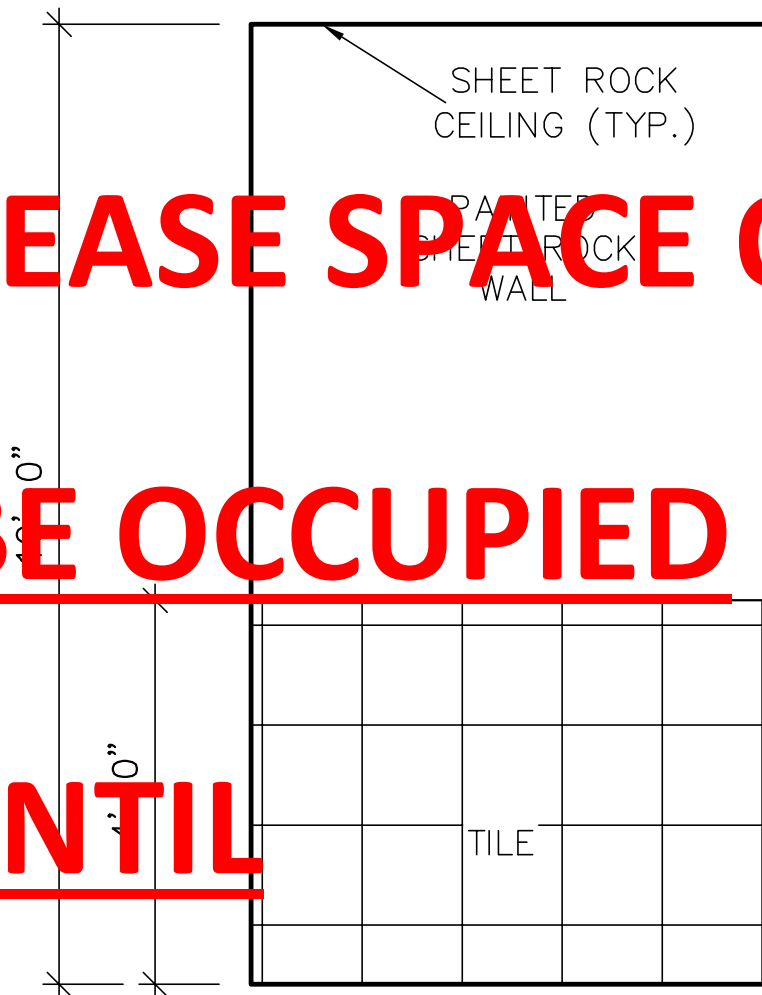
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1/2"=1'-0"



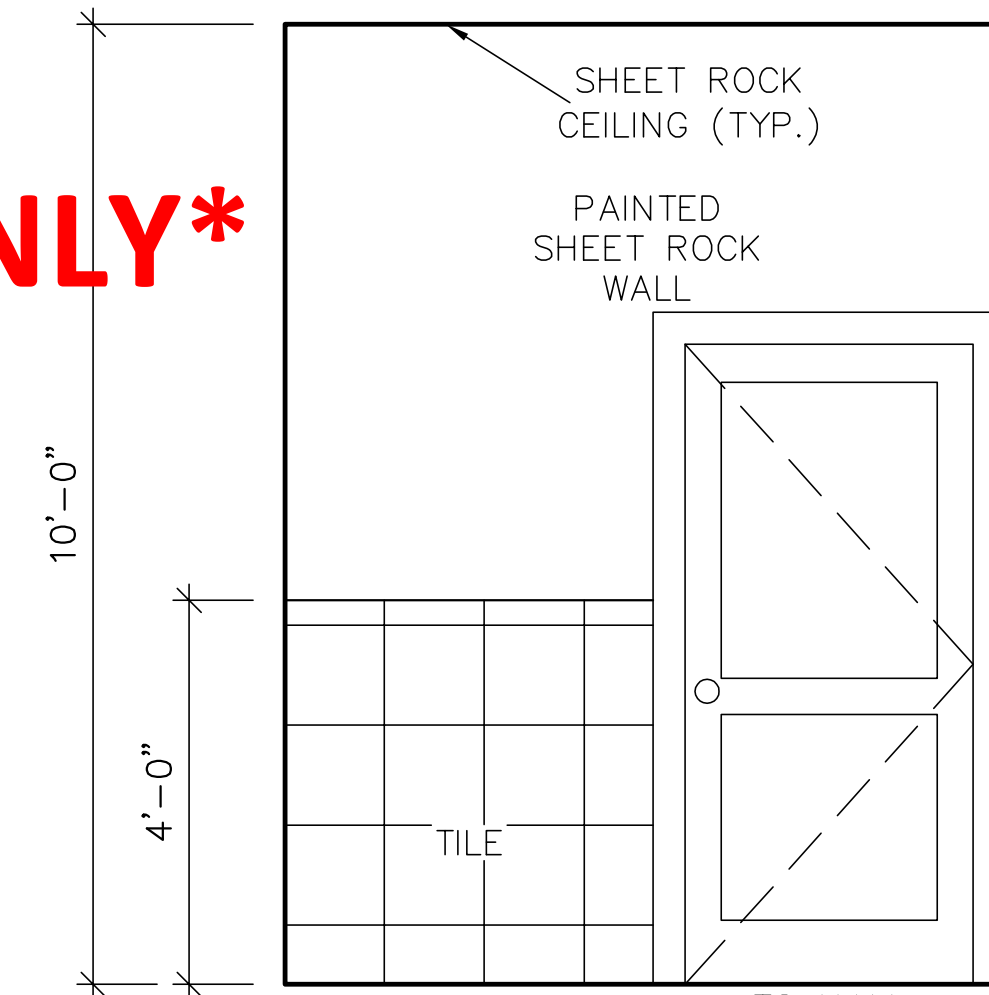
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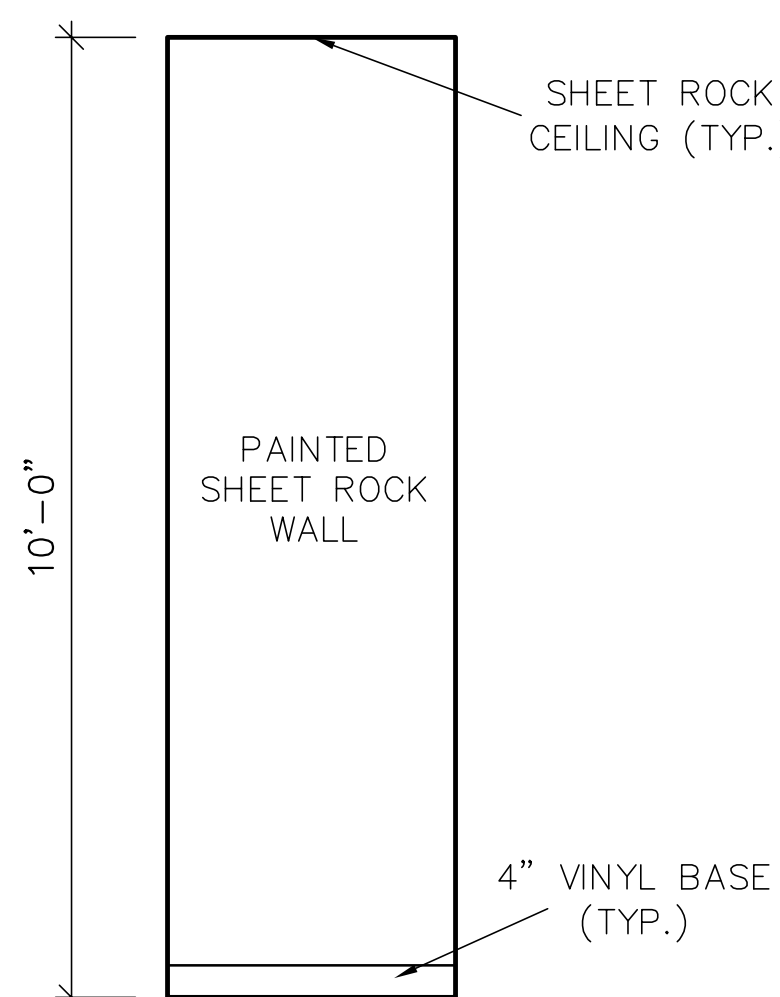
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1/2"=1'-0"



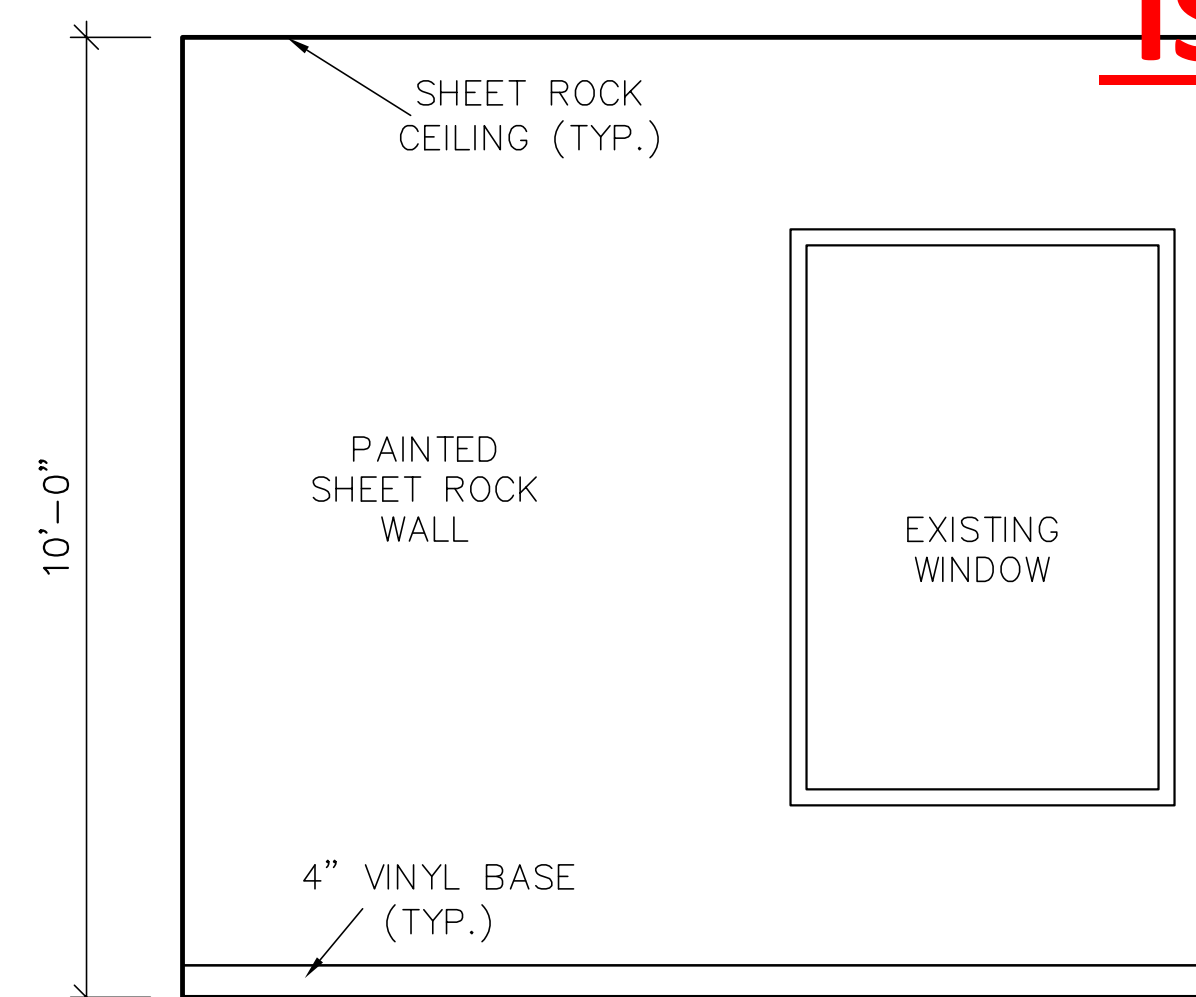
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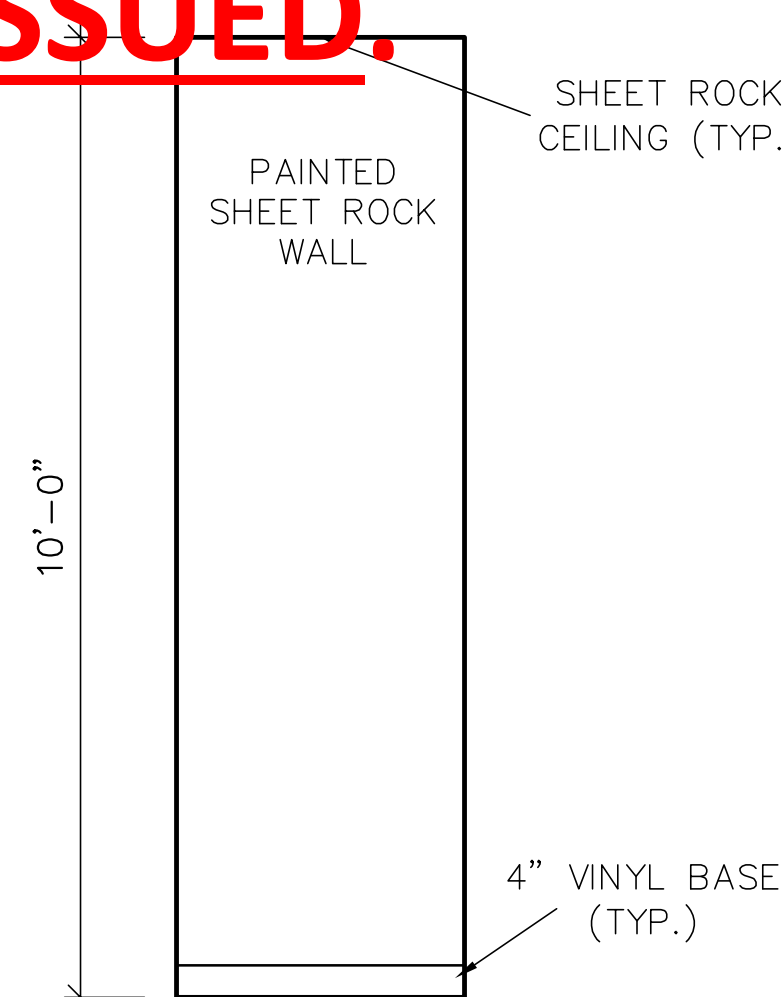
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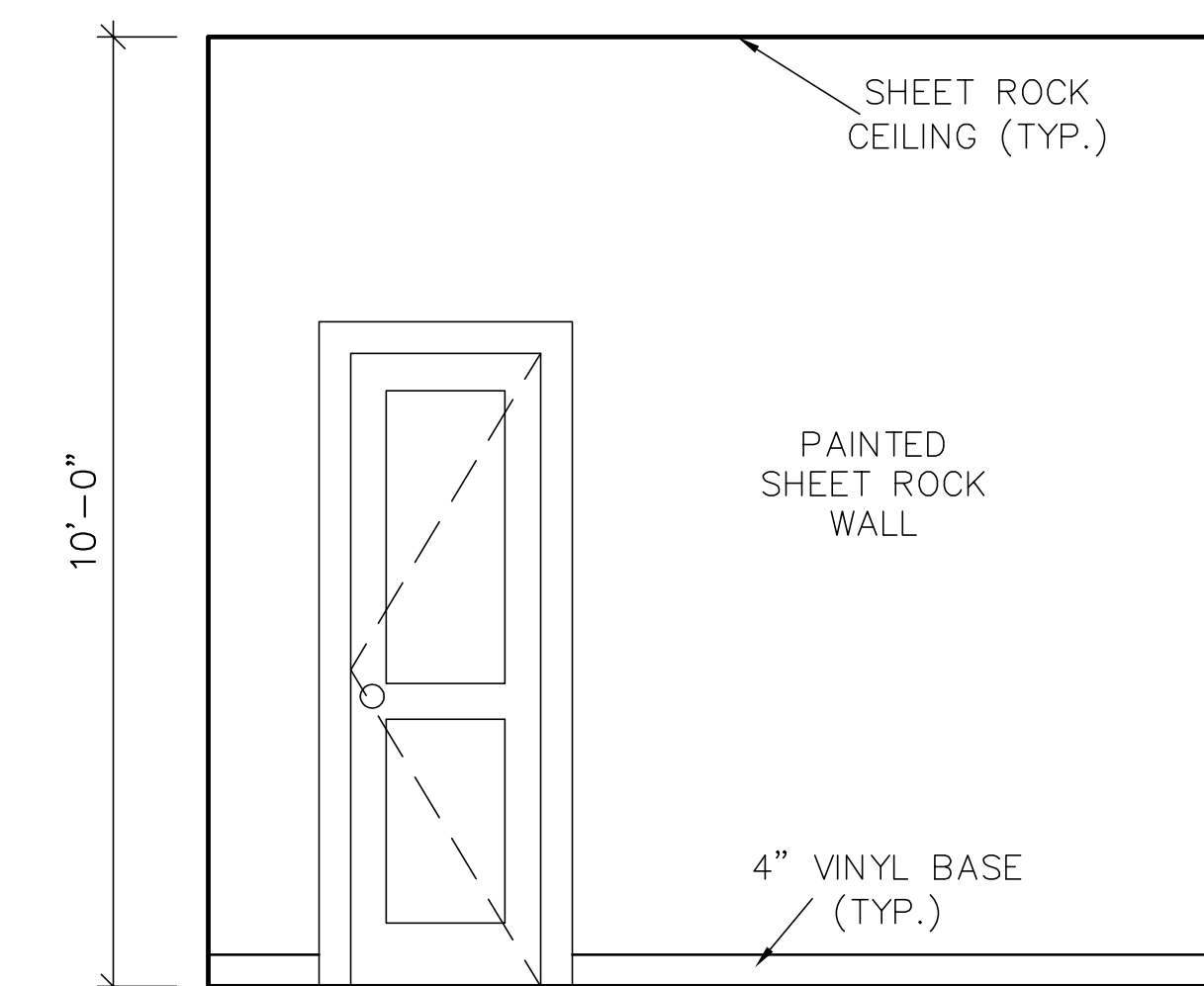
13 STORAGE
1/2"=1'-0"



14 STORAGE
1/2"=1'-0"

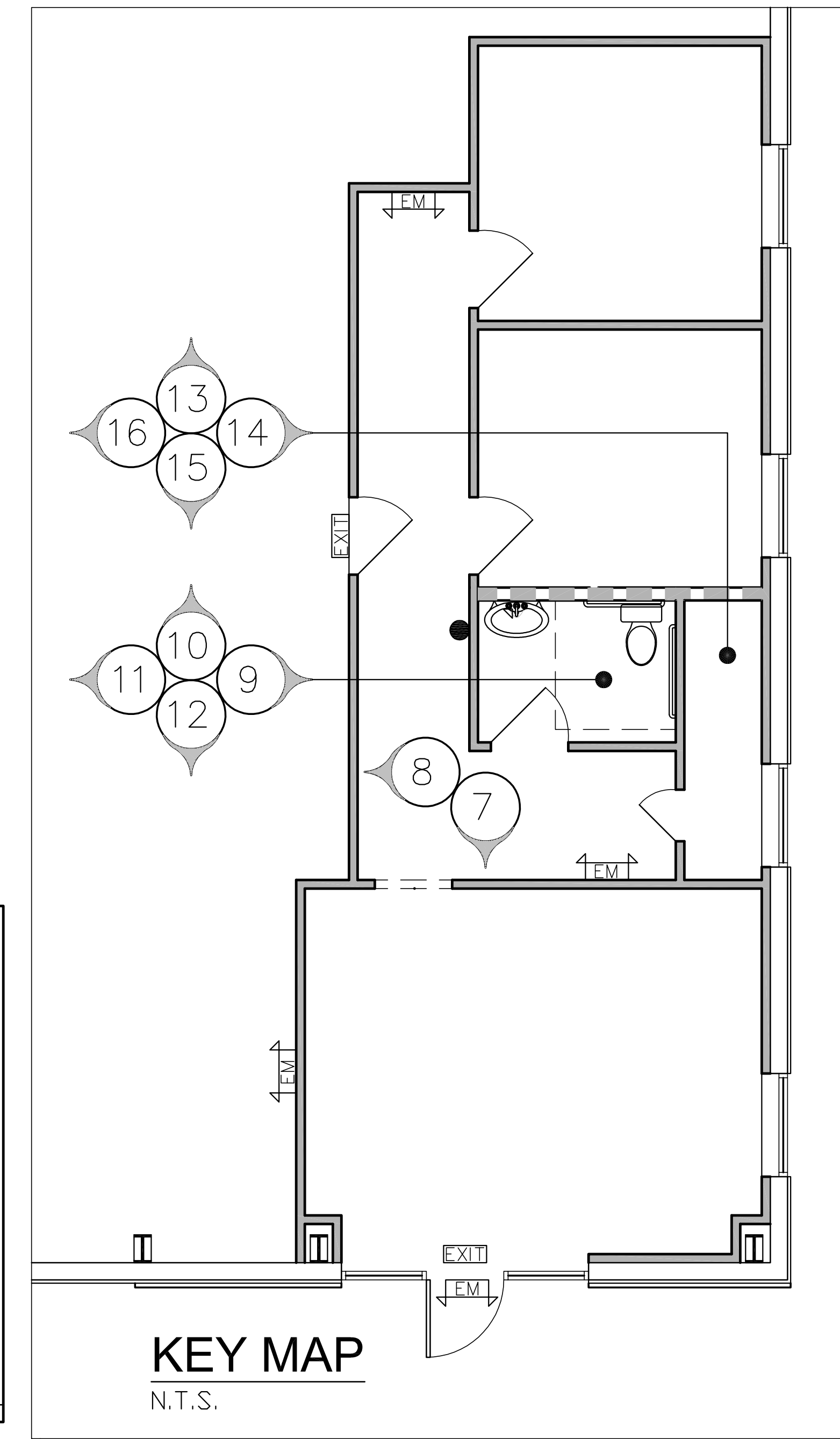


15 STORAGE
1/2"=1'-0"



16 STORAGE
1/2"=1'-0"

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KEY MAP
N.T.S.

INTERIOR ELEVATIONS
1/2"=1'-0"

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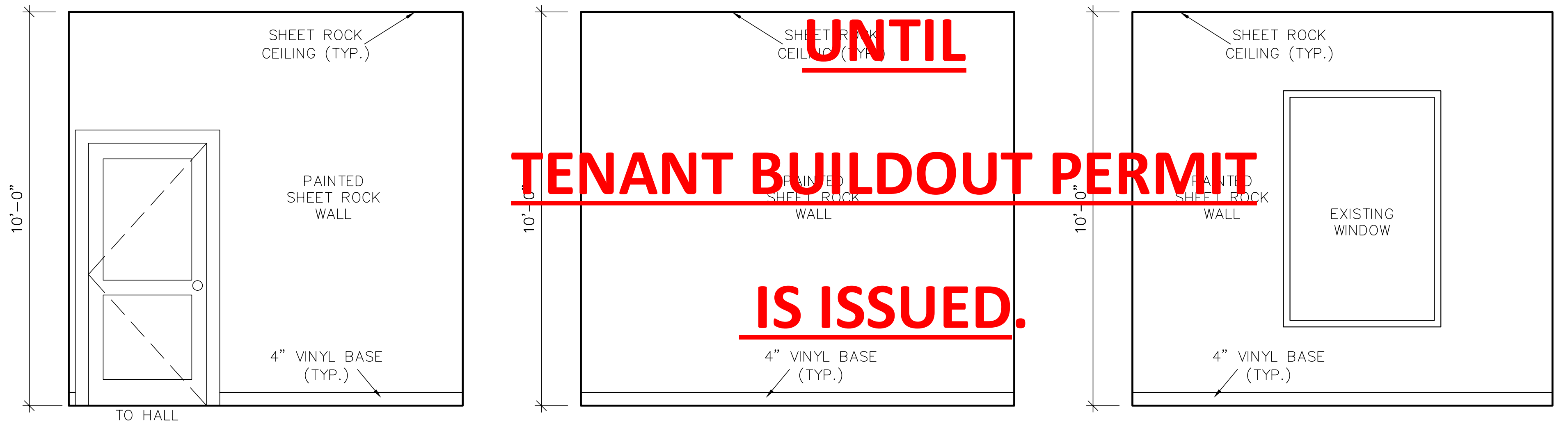
JAN. 3, 2022

JAN. 7, 2022
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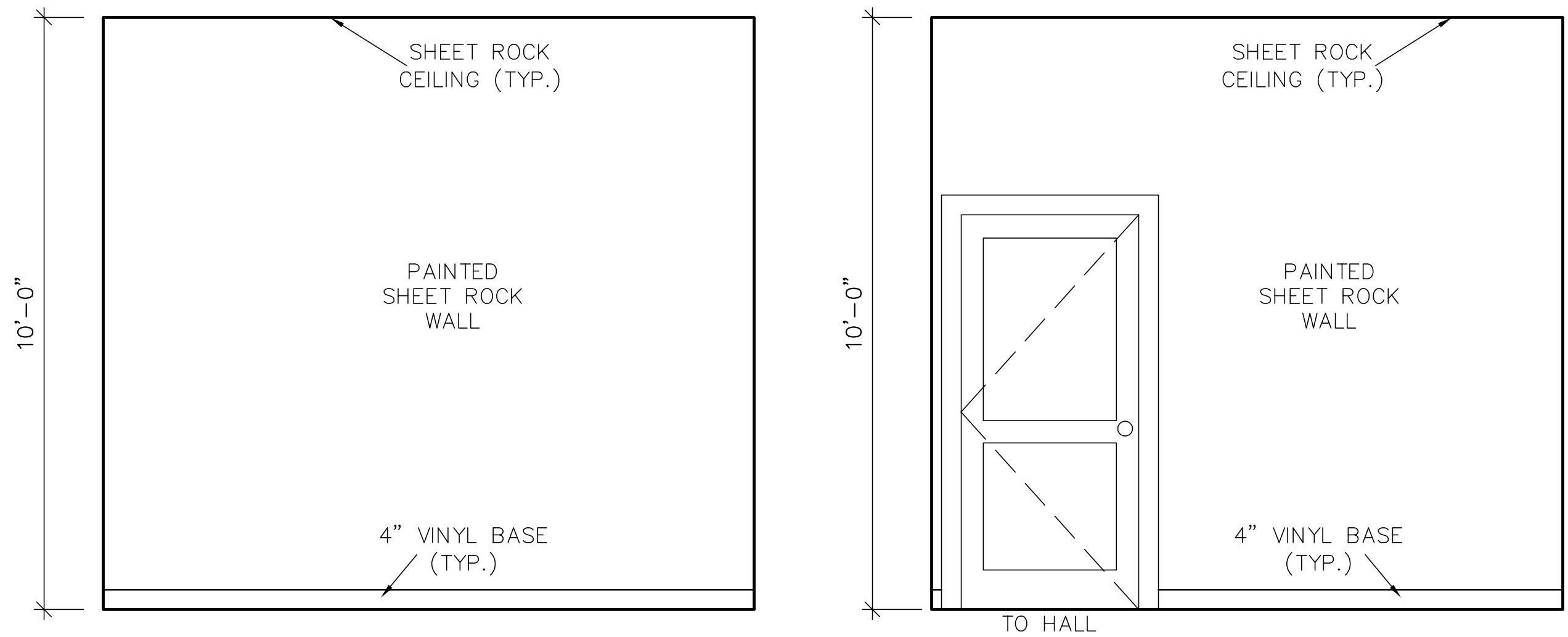




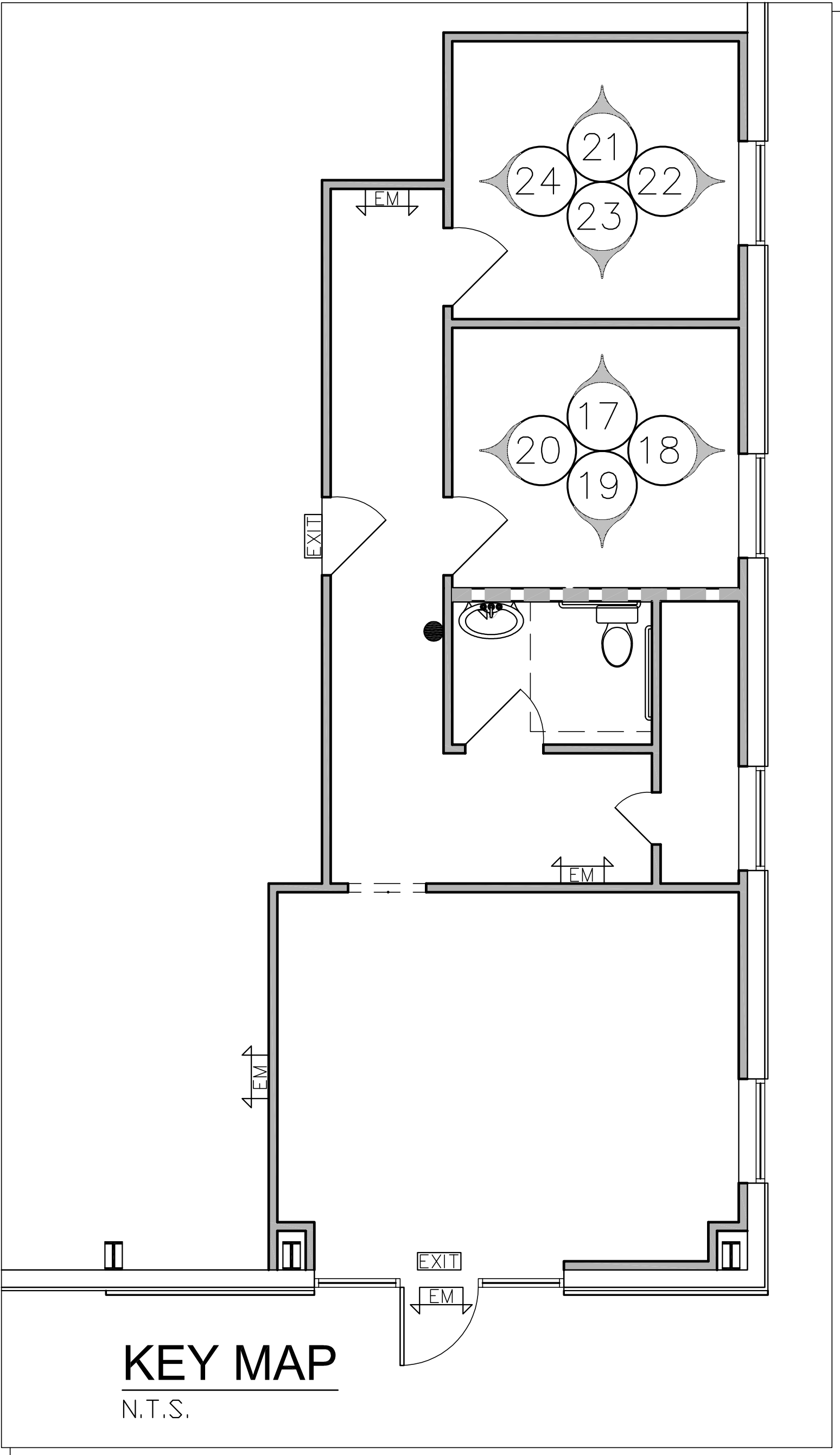
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20 OFFICE #1 1/2"=1'-0" 21 OFFICE #2 1/2"=1'-0" 22 OFFICE #2 1/2"=1'-0"



23 OFFICE #2 1/2"=1'-0" 24 OFFICE #2 1/2"=1'-0"



INTERIOR ELEVATIONS
1/2"=1'-0"

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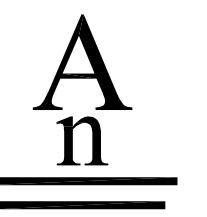
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AUG. 25, 2021
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DEC. 29, 2021
(FLOOR REVS.)

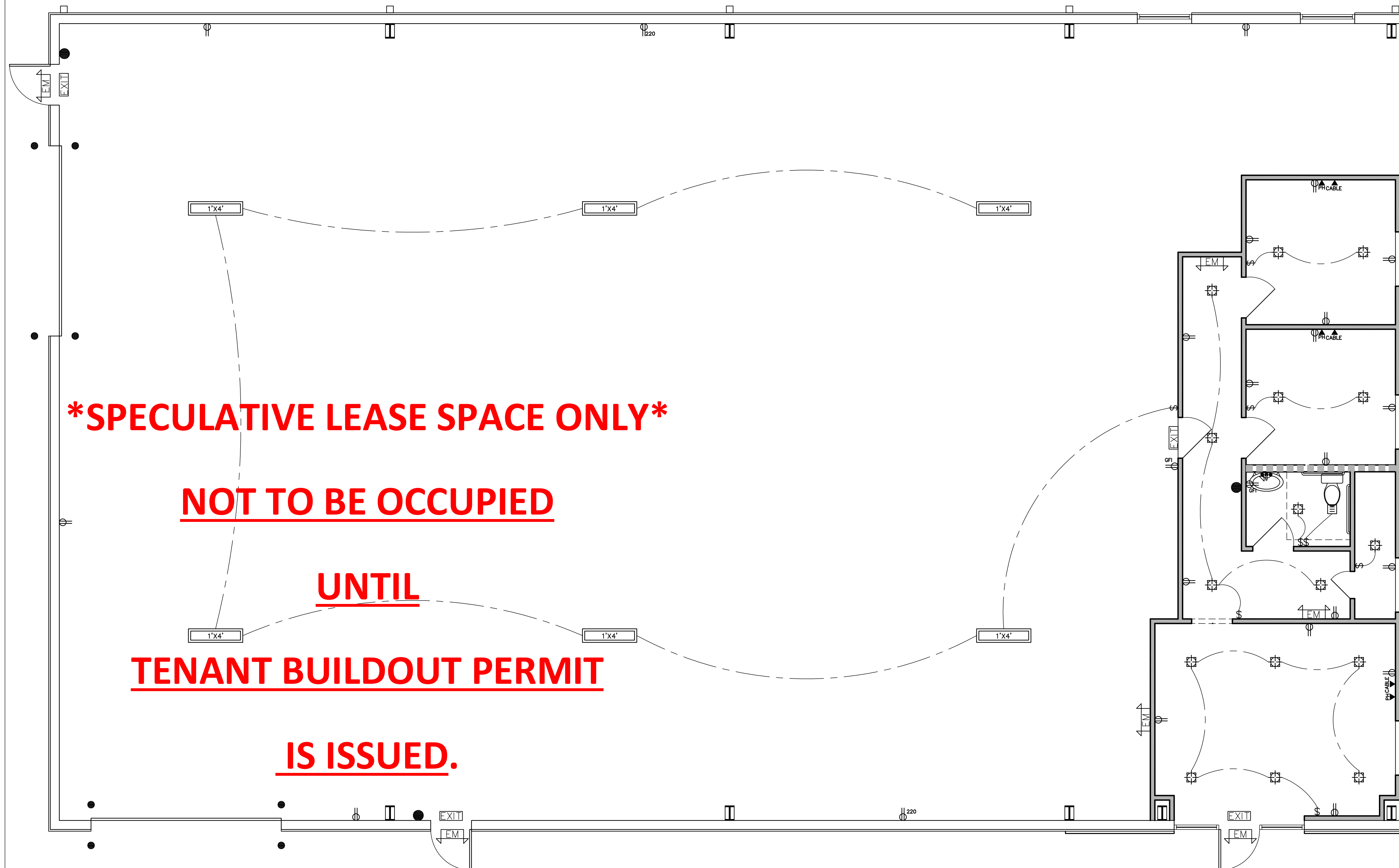
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JAN. 7, 2022
(STORAGE REVS.)



E.101



NOTE:
ELECTRICAL ARRANGEMENT SHOWN ON THE DRAWING IS
DIAGRAMMATIC AND SHOWS ONLY GENERAL LOCATIONS FOR
ELECTRICAL COMPONENTS. IT IS THE RESPONSIBILITY OF
THE ELECTRICAL SUBCONTRACTOR TO DESIGN AND SIZE
ALL COMPONENTS TO COMPLY WITH CURRENT CODE
REQUIREMENTS FOR A PRACTICAL, EFFICIENT, AND
COMPLETE ELECTRICAL SYSTEM.

ELECTRICAL LEGEND:

	EMERGENCY LIGHT W/90 MIN. BATTERY BACKUP
	EXIT LIGHT W/90 MIN. BATTERY BACKUP
	1'x4' HIGH BAY LIGHT
	6" RECESS CAN LIGHT
	110 VOLT DUPLEX RECEPTACLE
	220 VOLT DUPLEX RECEPTACLE
	110 VOLT DUPLEX RECEPTACLE W/GROUND FAULT INTERRUPT CIRCUIT
	SINGLE POLE SWITCH
	EXHAUST FAN
	PHONE JACK
	CABLE JACK

ELECTRICAL PLAN

$$1/4'' = 1' - 0''$$