

8604 HIGHWAY 6 N.

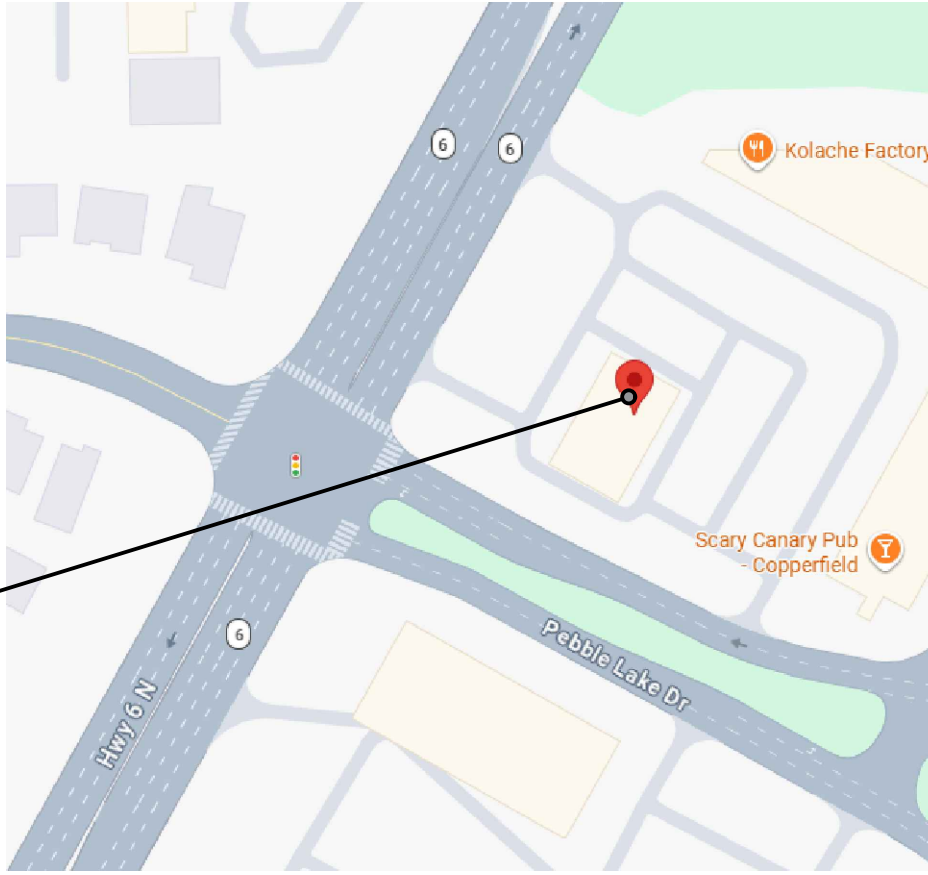
HOUSTON, TX 77095

CARMELITA'S RESTAURANT

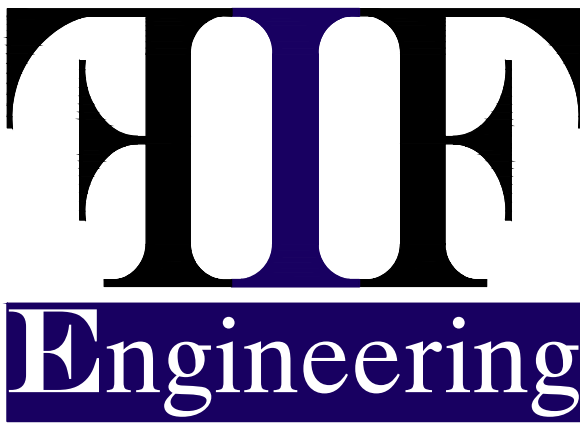
INDEX TO DRAWINGS

C-1.00	COVER SHEET
A-0.00	SITE PLAN
A-1.00	EXISTING WALLS FLOOR PLAN
A-2.00	EXISTING EQUIPMENT PLAN
A-3.00	EGRESS PLAN
A-4.00	EXISTING FINISH FLOOR PLAN
A-5.00	EXISTING REFLECTED CEILING PLAN
A-6.00	WALL TYPES & SCHEDULES
A-7.00	TYPICAL ADA RESTROOMS

PROPOSED
LOCATION



VICINITY—MAP



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PARKING ANALYSIS

SEC. 26-492

REQUIRED PARKING:
2,300/ 100 = 23

AVAILABLE PARKING= 1748 (48 H.C. SPACES)

AVAILABLE PARKING> REQUIRED PARKING.

PROJECT DESCRIPTION:
CHANGE OF OWNERSHIP OF AN EXISTIN 2,300 SQ.FT.
RESTAURANT

OCCUPANCY CLASS:
GROUP A-2

OCCUPANCY LOAD:
TOTAL OCCUPANT LOAD: 94 PERSONS

CONSTRUCTION TYPE:
TYPE: 2B

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE.
2021 UNIFORM PLUMBING CODE.
2021 UNIFORM MECHANICAL CODE.
2023 NATIONAL ELECTRICAL CODE.
2021 INTERNATIONAL FIRE CODE.
2021 INTERNATIONAL ENERGY CONVERSION CODE.

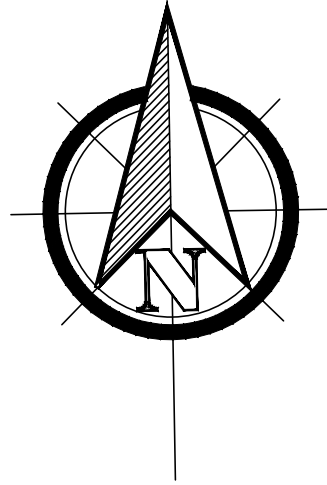
FIRE ALARM AND FIRE SPRINKLER:
YES SMOKE DETENTION
NO FIRE ALARM EXISTED
YES SPRINKLER SYSTEM

NUMBER OF EXITS:
ASSEMBLY AREA: 2

PARKING ANALYSES:
PARKING REQUIRED: 24
PARKING PROVIDED: 1,748 (INCLUDING 48 H.C.)

2021 IBC OCCUPANCY					
PROP. OCCUPANCY CLASSIFICATION		A-2 - RESTAURANT			
ROOM	USE	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	ROOM SIZE (S.F.)	OCCUPANT LOAD FACTOR	MAXIMUM OCCUPANT LOAD (ROOM SIZE / LOAD FACTOR)
1	A-2	DINING AREA	808.00 S.F.	15	54 Persons
	A-2	CUSTOMER AREA	130.00 S.F.	15	26 Persons
	A-2	KITCHEN	701.00 S.F.	200	4 Persons
	B	OFFICE	86.00 S.F.	100	1 Persons
	A-2	BAR AREA	133.00 S.F.	15	9 Persons
		RESTROOMS & UTILTIY & CLOSET	239.00 S.F.		
		VESTIBULES	203.00 S.F.		
			2300.00 S.F.		94 Persons

NOTE



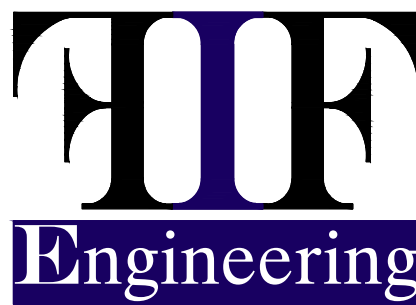
SCOPE OF WORK:

CHANGE OF OWNERSHIP OF AN
EXISTING 2,300 SQ. FT. RESTAURANT
INSIDE A SHOPPING CENTER.

NO ELECTRICAL WORK
NO MECHANICAL WORK
NO PLUMBING WORK
NO DEMOLITION WORK
NO ADDITION OR REMODEL WORK

Revisions:

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1	XX/XX/2023	AS PER THE COMMENT



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FIRM#F-17870

CLIENT
CARMELITA'S RESTAURANT

PROJECT LOCATION
8604 HIGHWAY 6 N,
HOUSTON, TX 77095

COVER

DRAWN BY:	FIF	CHECKED BY:	BJ
DESIGN BY:	FIF	SCALE:	N.T.S.
DATE: 04/03/2026	REV: 0	SHEET:	C-1.00



NOTE

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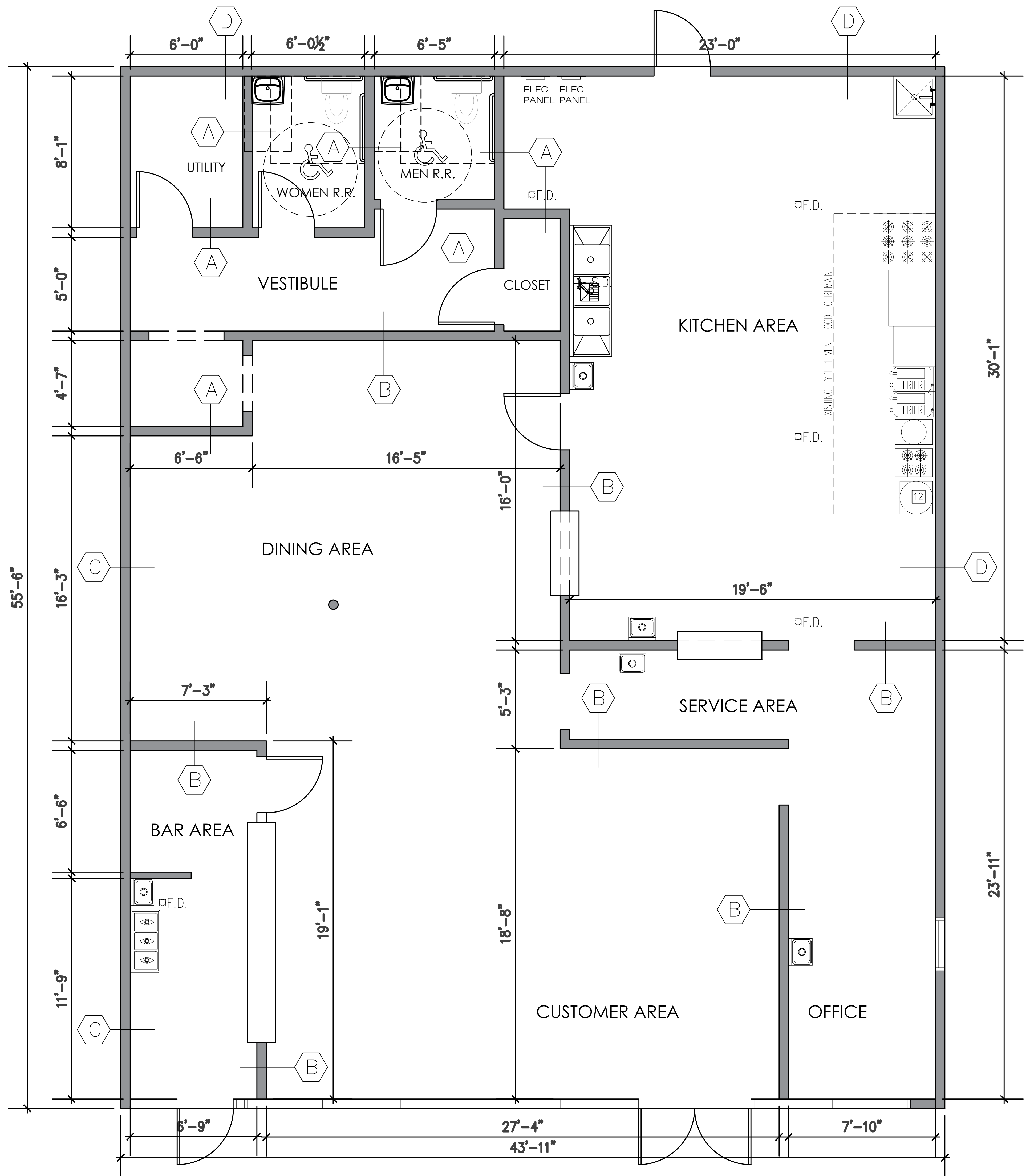
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SITE PLAN

DRAWN BY:	FIF	CHECKED BY:	BJ
DESIGN BY:	FIF	SCALE:	N.T.S.
DATE: 04/03/2026	REV: 0	SHEET:	A-0.00



NOTE

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EXISTING WALL

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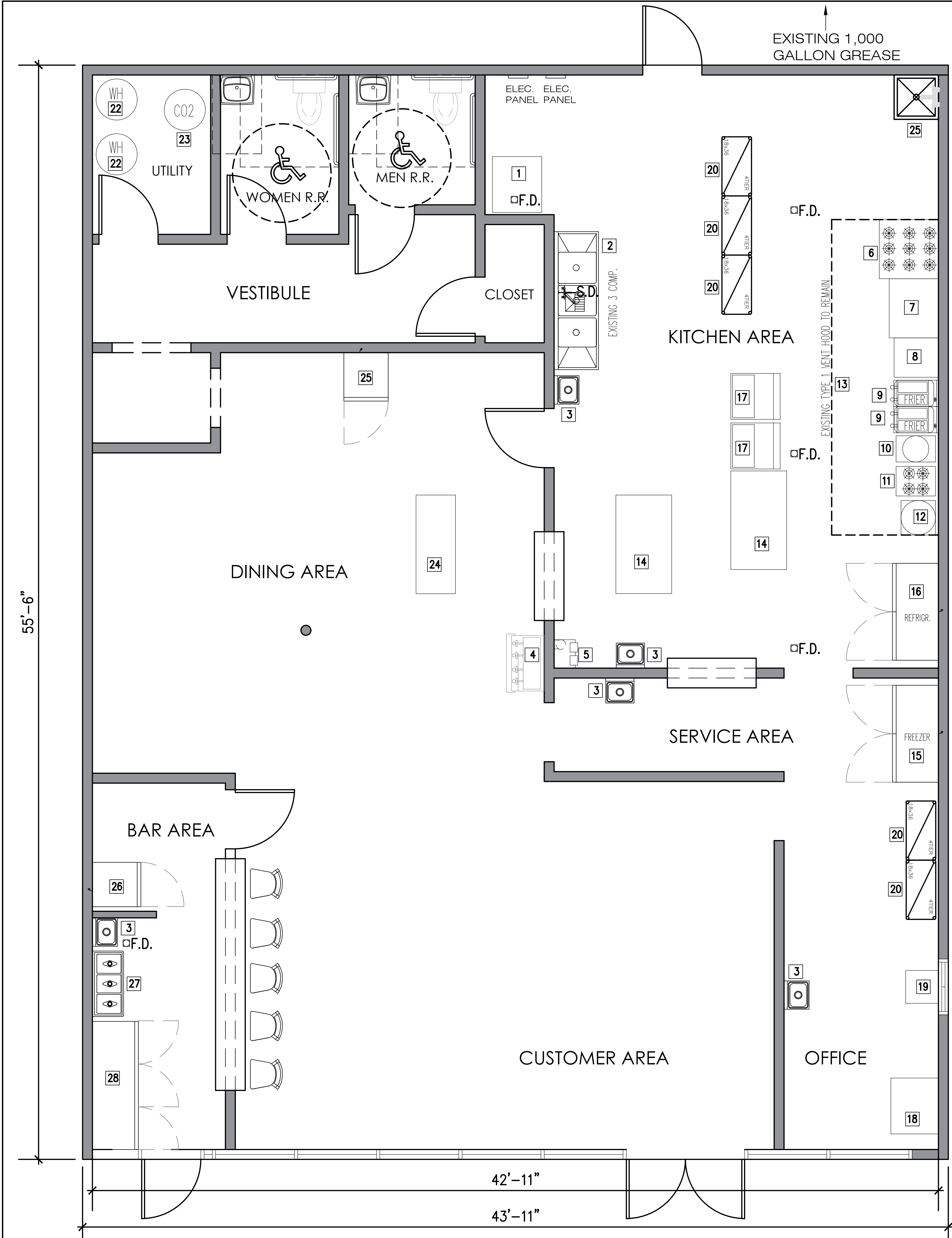
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EXISTING WALL FLOOR PLAN

DRAWN BY:	FIF	CHECKED BY:	FIF
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DATE: 04/03/2026	REV: 0	SHEET:	A-1.00

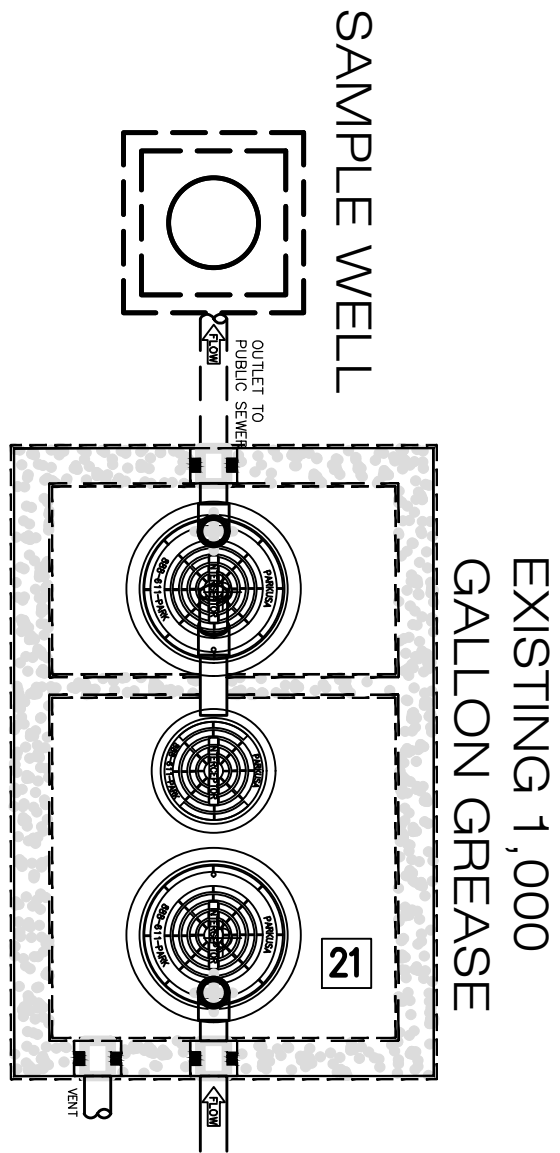


EXISTING KITCHEN EQUIPMENT LEGEND

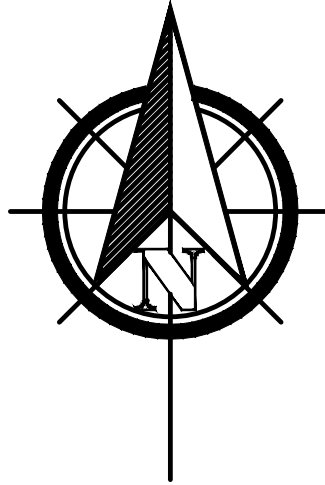
- 1 EXISTING COMMERCIAL ICE MAKER - "24.5"x24.5"x69"
- 2 EXISTING 3 COMPARTMENT SINK
- 3 EXISTING HAND SINK
- 4 EXISTING SODA DISPENSER
- 5 BAG-N-BOX
- 6 EXISTING BURNER GAS RANGE W/ OVEN - 3'x3'x23"
- 7 EXISTING GRIDDLE - 3'x30"x23"
- 8 EXISTING CHAR BROILER - 24"x27"x24"
- 9 EXISTING FRIER
- 10 EXISTING WOK - 16"x24"x34"
- 11 EXISTING BURNER POT RANGE - 18"x24"x23"
- 12 EXISTING RICE COOKER - 21"x21"x18"
- 13 EXISTING TYPE 1 VENT HOOD - 16'x5'-5"x4'
- 14 EXISTING METAL PREP TABLE - 60"x34"x36"
- 15 EXISTING TWO DOOR FREEZER - 71"x30"x72"
- 16 EXISTING TWO DOOR REFRIGERATOR - 71"x30"x72"
- 17 EXISTING COUNTER REFRIGERATOR - 30"x33"x46"
- 18 WORK TABLE - 34"x29"x36"
- 19 DRIVE THRU TABLE - 16"x20"x36"
- 20 EXISTING DRY SHELF
- 21 EXISTING 1,000 GALLON GREASE TRAP
- 22 EXISTING 40 GALLON GAS WATER HEATER
- 23 EXISTING CO2 CYLINDER
- 24 EXISTING CASHIER'S TABLE
- 25 EXISTING MOP SINK

EXISTING BAR EQUIPMENT LEGEND

- 26 EXISTING BEVERAGE COOLER - 3'x4'x7"
- 27 EXISTING BAR 3 COMPARTMENT SINK
- 28 EXISTING 3 DOOR REFRIGERATOR - 78"x30"x72"



NOTE



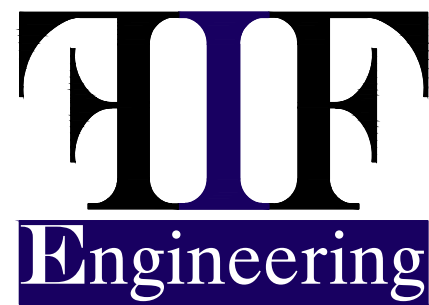
SCOPE OF WORK:

CHANGE OF OWNERSHIP OF AN EXISTING 2,300 SQ. FT. RESTAURANT INSIDE A SHOPPING CENTER.

EXISTING WALL

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EXISTING EQUIPMENT PLAN

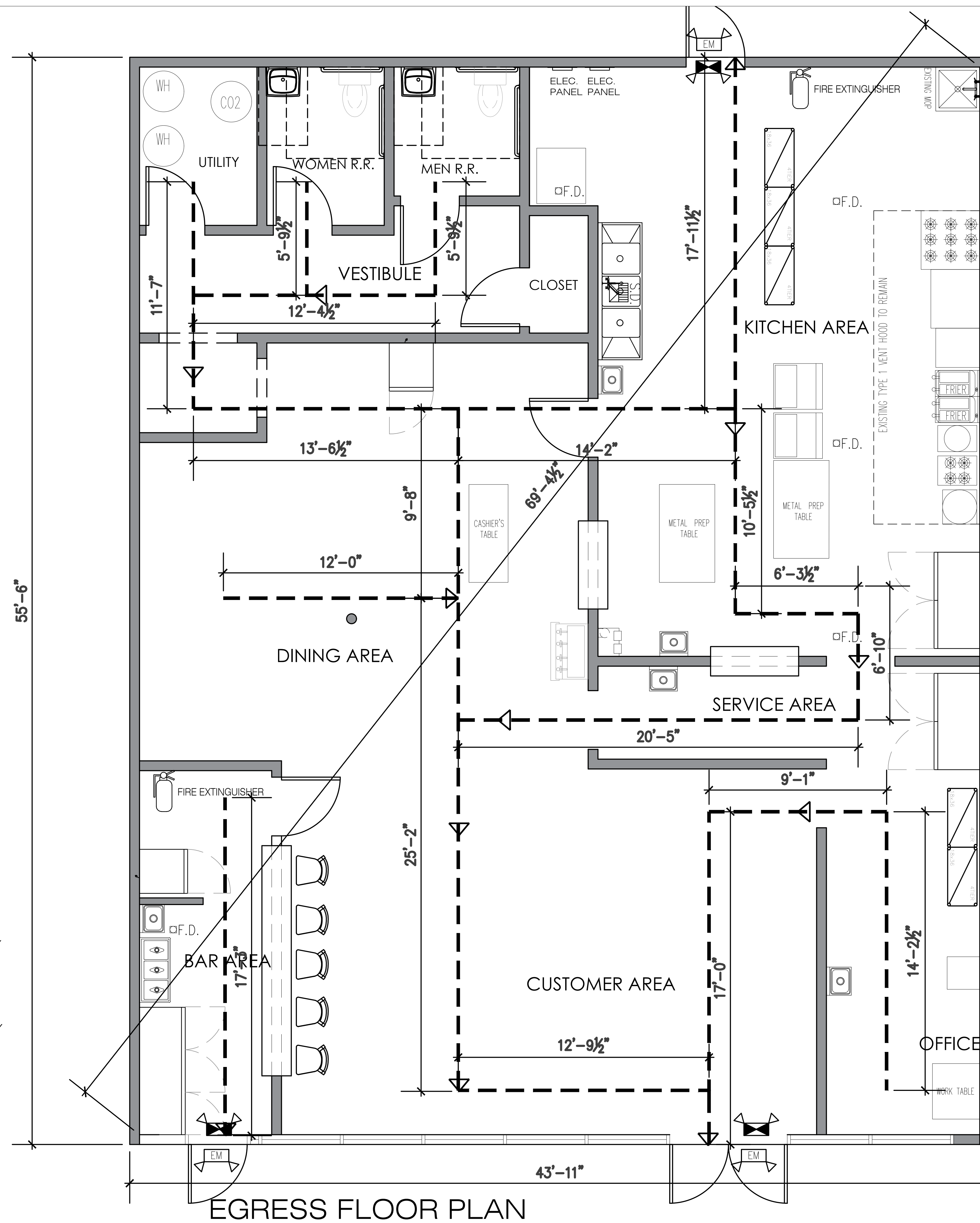
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DATE: 04/03/2026	REV: 0	SHEET:	A-2.00

EXISTING EMERGENCY LIGHT
LITHONIA HQMSW1R 120/277 N OR EQUAL
27W 120/277
TO SUPPLY AND MAINTAIN THE LOAD FOR A PERIOD
W/ BATTERY BACK-UP SHALL BE SUITABLE AND CAPACITY
OF 1-1/2 HOURS MINIMUM. POINT ARROW AS INDICATED

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LITHONIA 120/277 OR EQUAL
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W/ BATTERY BACK-UP SHALL BE SUITABLE AND CAPACITY
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27W 120/277

FIRE EXTINGUISHER

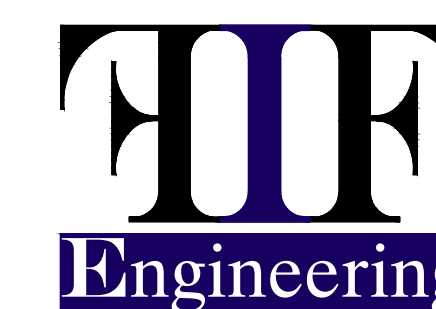
FIRE EGRESS ROUTE



CHANGE OF OWNERSHIP OF AN EXISTING
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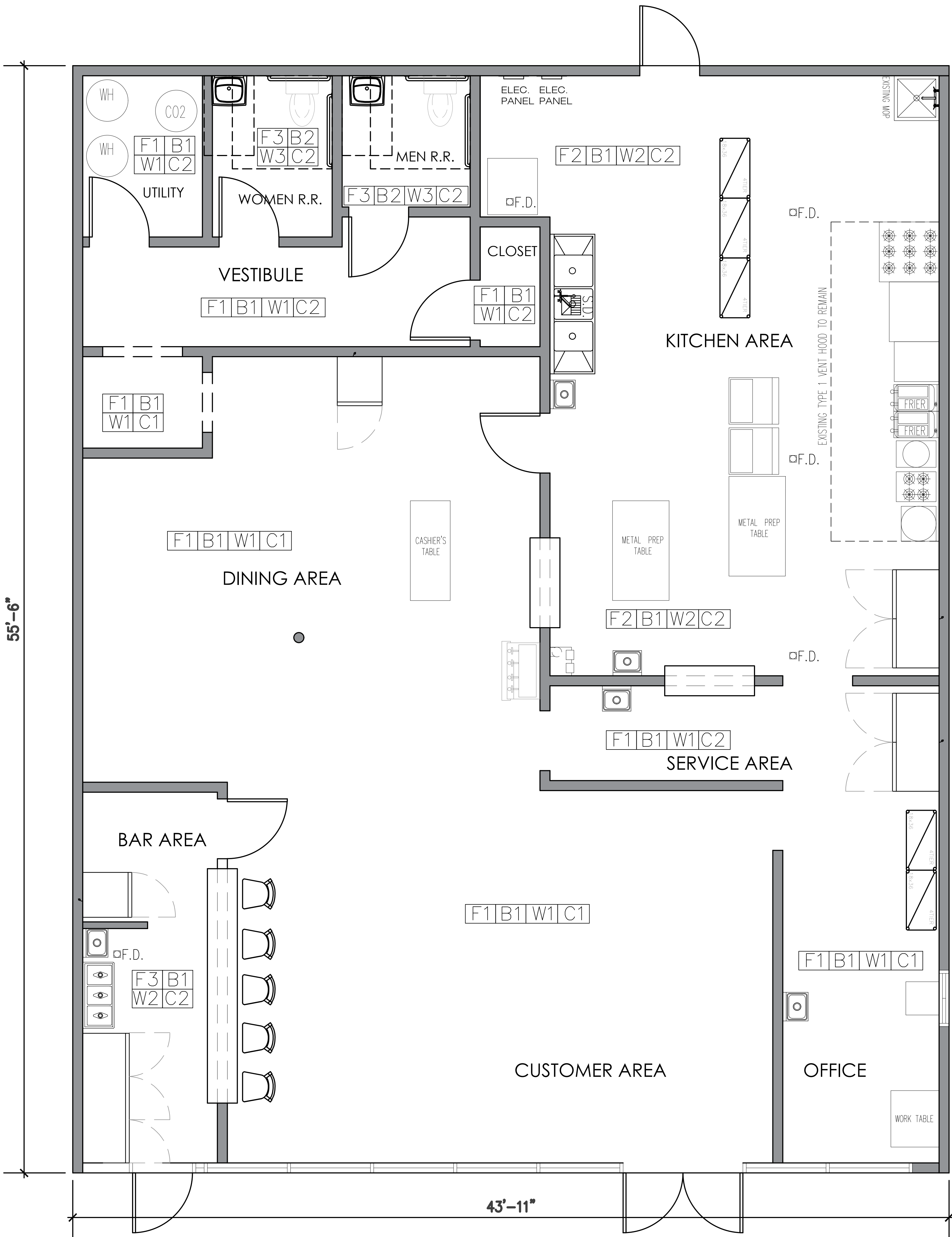
EGRESS FLOOR PLAN

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DESIGN BY:		FIF	SCALE:	3/8"=1'-0"
DATE: 04/03/2026	REV:	0	SHEET:	A-3.0

FINISH LEGEND	
FLOORS	
F1	EXISTING SEAL CONCRETE
F2	EXISTING SEAL CONCRETE W/ EPOXY
F3	EXISTING 10"x10" CERAMIC TILE, COLOR – LIGHT BEIGE
BASEBOARDS	
B1	EXISTING 4" EPOXY COVE BASE – COLOR: GREY
B2	EXISTING 4" CERAMIC TILE BASE
WALLS	
W1	EXISTING PAINTED GYP. BD. – COLOR: WHITE
W2	EXISTING 8' HIGH FRP – COLOR: WHITE
W3	EXISTING TILES UP TO 4' HIGH A.F.F. PAINTED GYP. BD. ABOVE
CEILINGS	
C1	OPEN TO THE STRUCTURE
C2	EXISTING WHITE 2'x2' VINYL BASE WATER PROOF DROP CEILING TILES

GENERAL NOTES:

- CLIENT TO VERIFY AND APPROVE ALL PAINT COLORS, TILE SELECTIONS, ETC AND ALL INTERIOR FINISHES PRIOR TO INSTALLATION.
- G.C. TO FIELD VERIFY EXISTING WALLS, DOORS, AND CEILING TILES.
- ARCHITECT/ ENGINEER ARE NOT RESPONSIBLE FOR ANY FIELD MODIFICATION OF EQUIPMENT.
- G.C. PROVIDE MILLWORK. SELECTION OF TYPE AND COLOR BY OWNER.



NOTE

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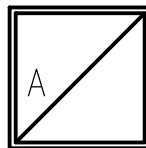
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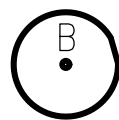
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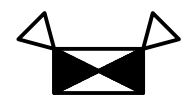
LEGEND



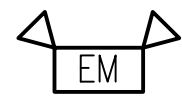
EXISTING 2'X2' LED RECESSED PARABOLIC LENS TROFFER, HANGING MOUNT, 48W-85W



EXISTING PENDANT MOUNTED LED CANOPY LED FIXTURE WITH PENDANT MOUNT BRACKET AND SPRING HOOK AND POLYCARBONATE REFLECTOR - METALUX UHB-24-UNV-L840-CD-U+UHB-CLR4 - 120V/197W



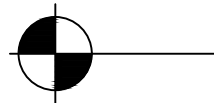
EXISTING EXIT & EMERGENCY COMBINATION LITHONIA HQMSW1R 120/277 N OR EQUAL 27W 120/277 TO SUPPLY AND MAINTAIN THE LOAD FOR A PERIOD W/ BATTERY BACK-UP SHALL BE SUITABLE AND CAPACITY OF 1-1/2 HOURS MINIMUM.POINT ARROW AS INDICATED



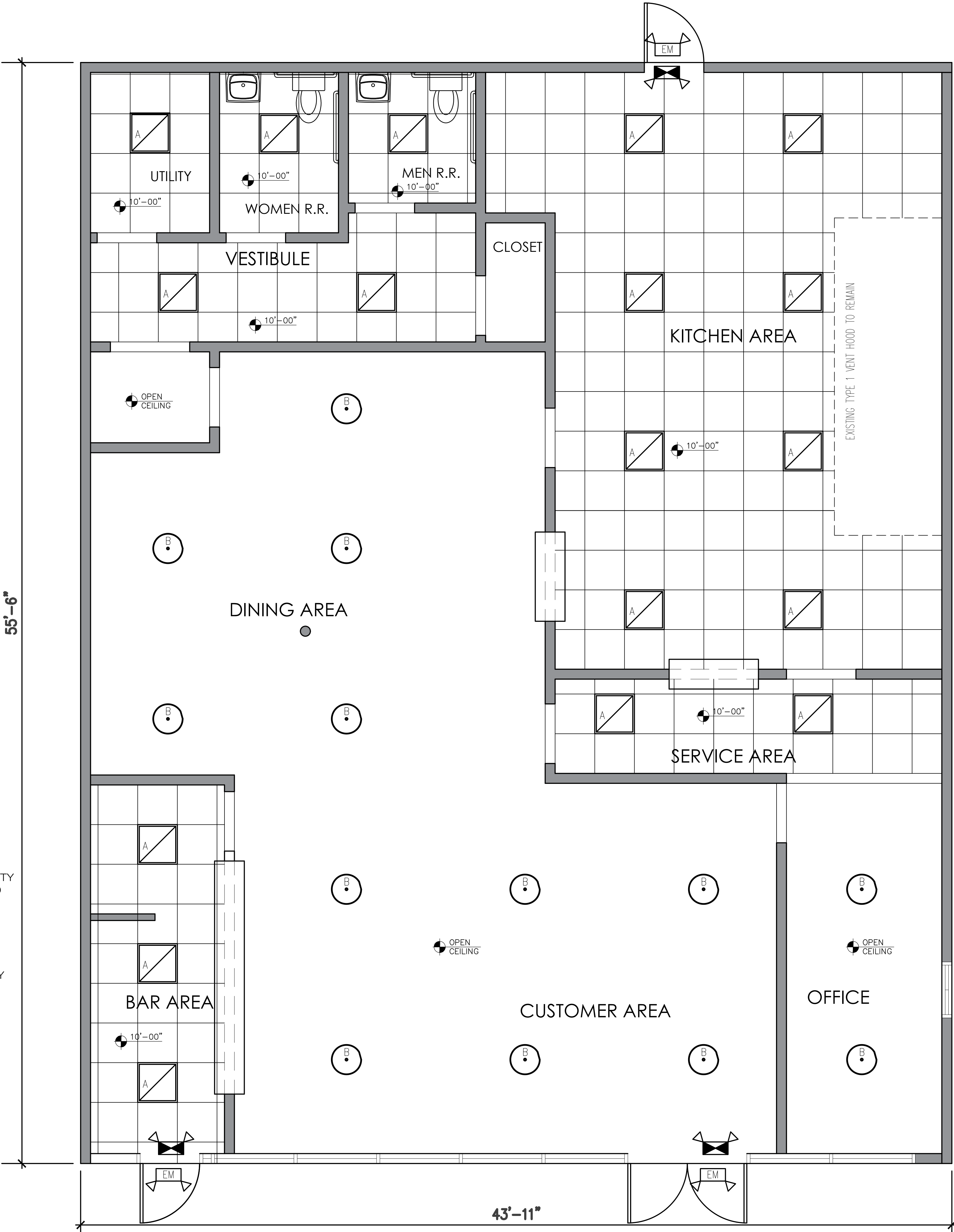
EXISTING EMERGENCY LIGHT LITHONIA 120/277 OR EQUAL TO SUPPLY AND MAINTAIN THE LOAD FOR A PERIOD W/ BATTERY BACK-UP SHALL BE SUITABLE AND CAPACITY OF 1-1/2 HOURS MINIMUM. 27W 120/277



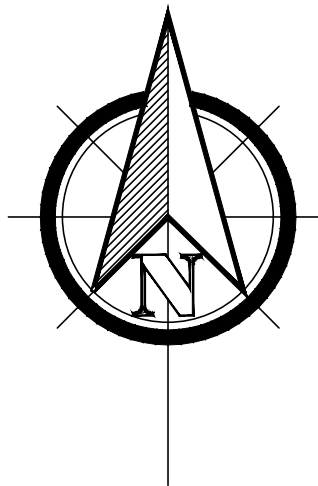
EXISTING EXHAUST FAN



CEILING ELEVATION



NOTE



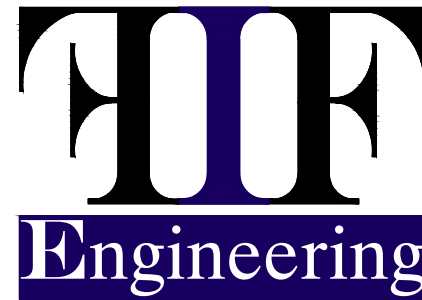
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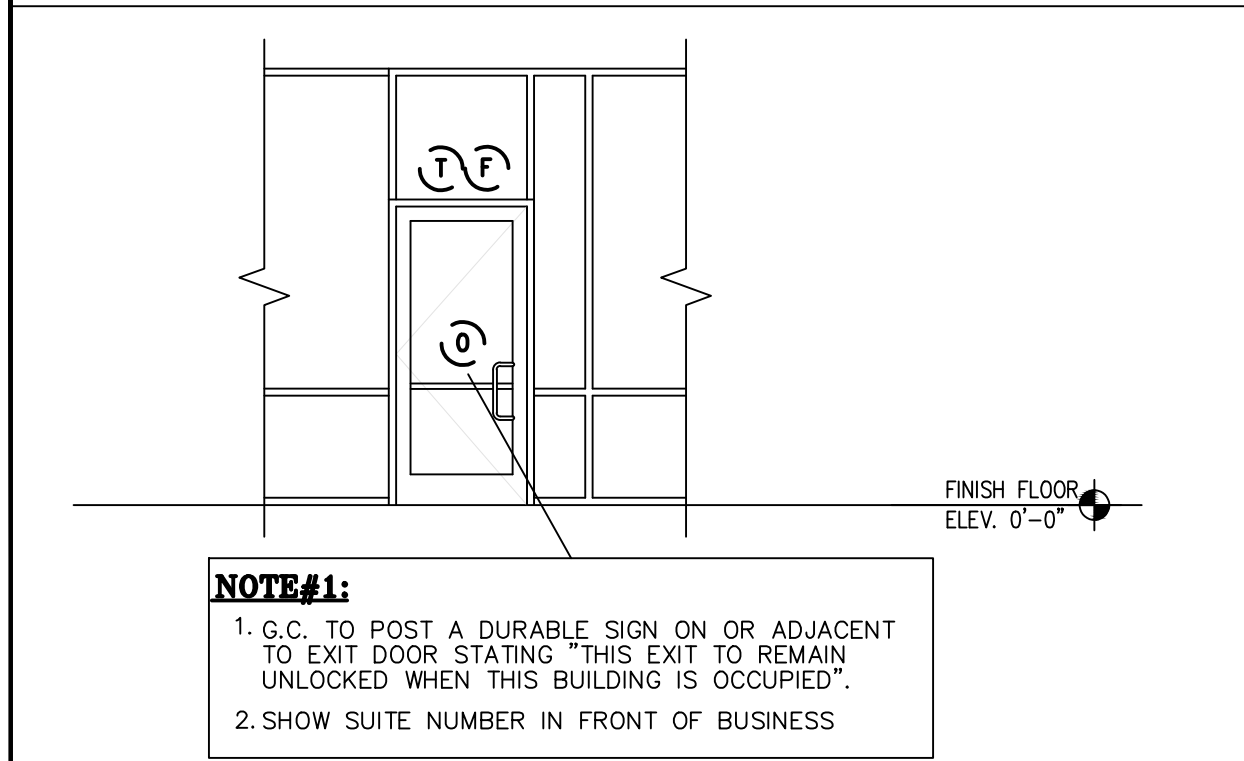
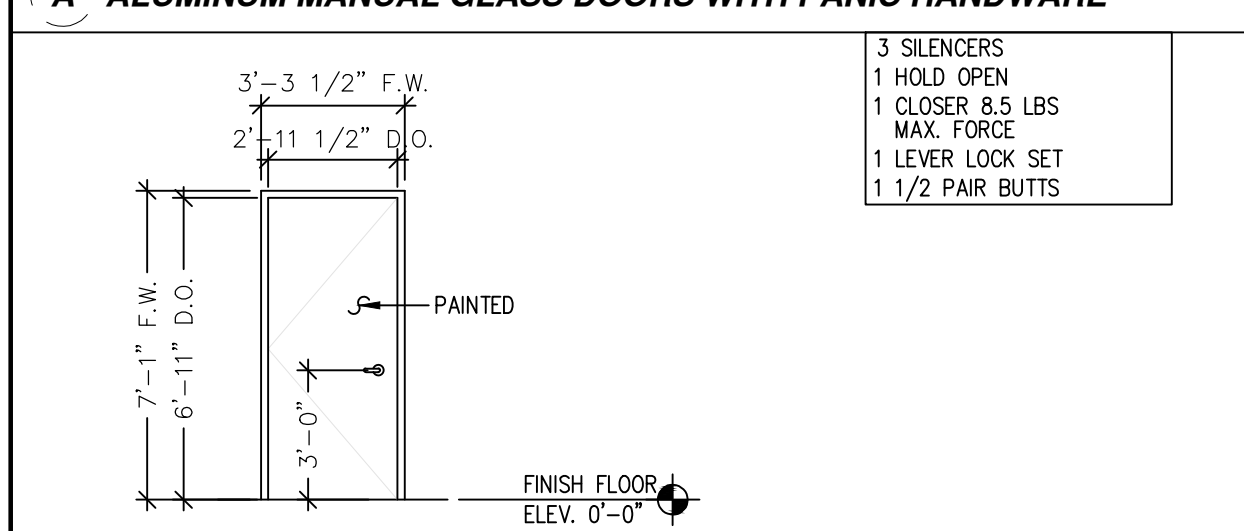
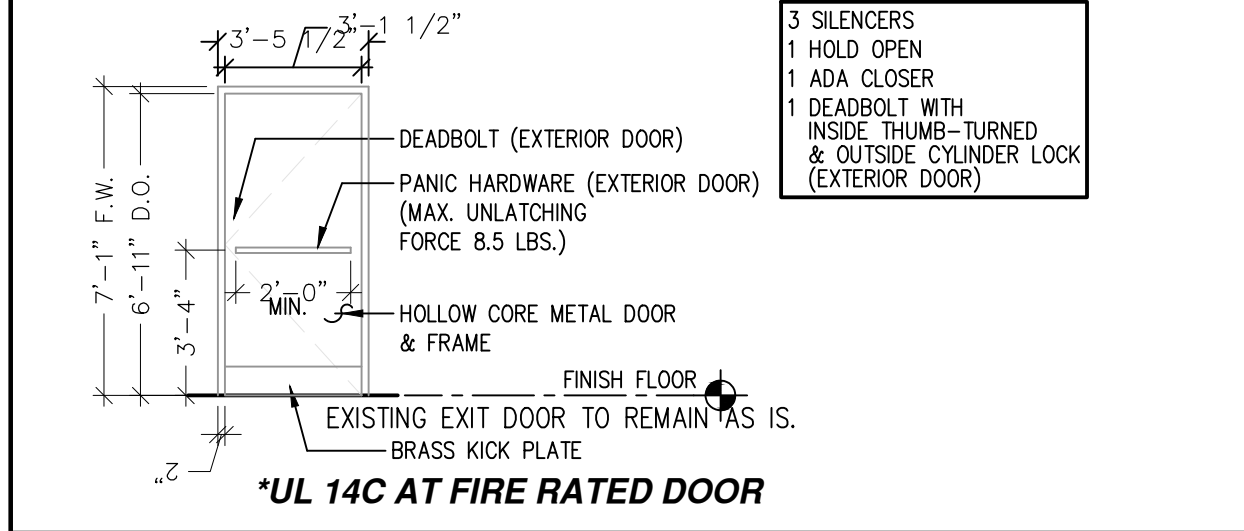
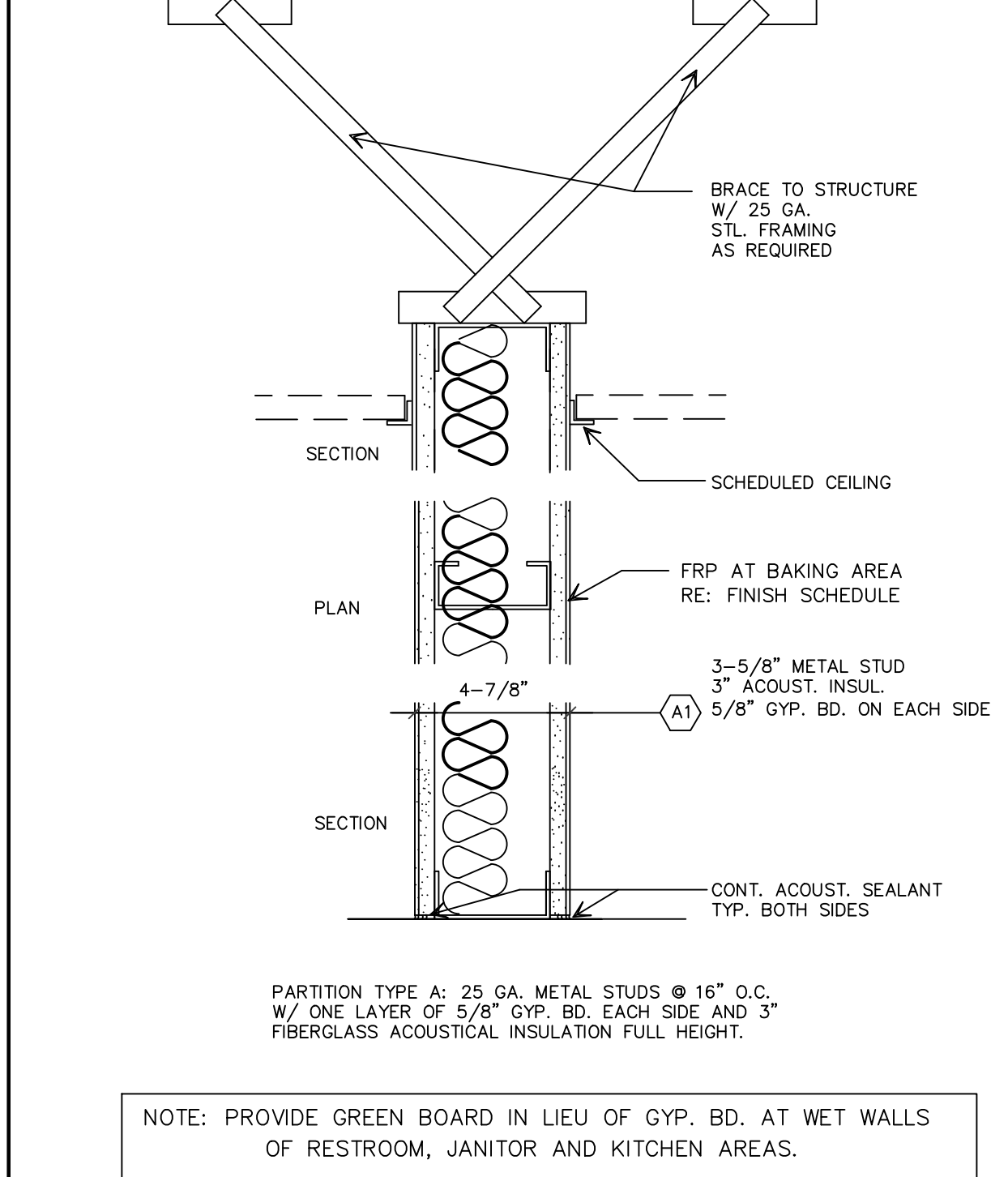
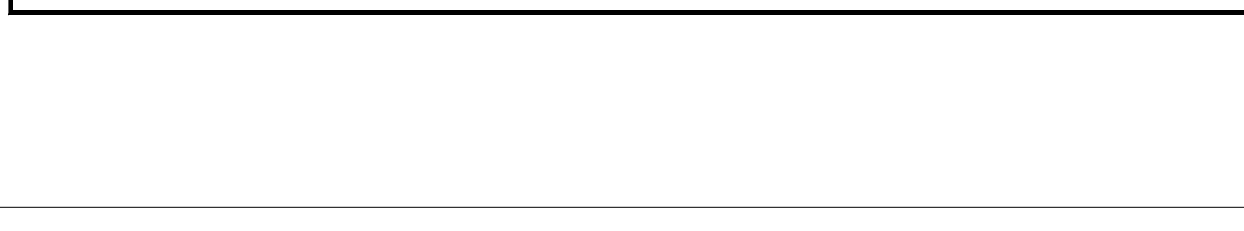
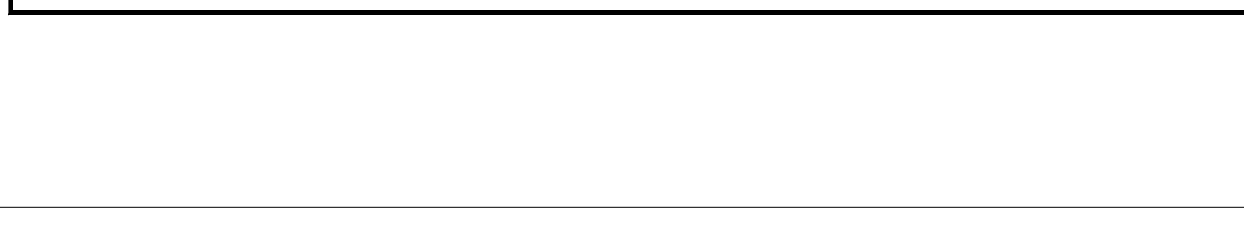
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CLIENT

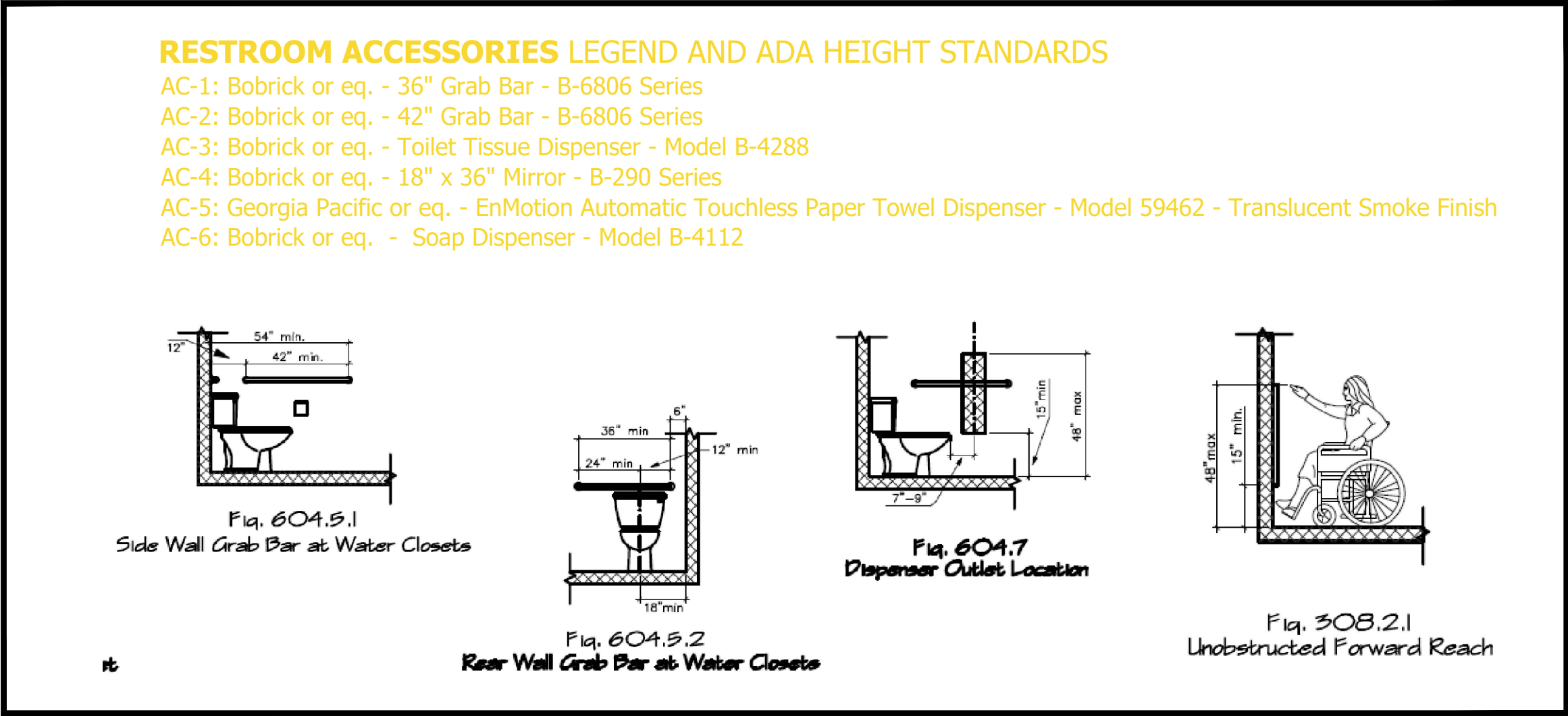
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EXISTING REFLECTED CEILING PLAN

DRAWN BY:	FIF	CHECKED BY:	FIF
DESIGN BY:	FIF	SCALE:	1/4"=1'-0"
DATE: 04/03/2026	REV: 0	SHEET:	A-5.00

DOOR SCHEDULE		GENERAL NOTES: DOORS	
 NOTE#1: 1. G.C. TO POST A DURABLE SIGN ON OR ADJACENT TO EXIT DOOR STATING "THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON CONTRASTING BACKGROUND. 2. SHOW SUITE NUMBER IN FRONT OF BUSINESS HARDWARE BY DOOR SUPPLIER. CLOSURES TO COMPLY TO ADA REQUIREMENTS AND NOT REQUIRE MORE THAN 8.5 LBS TO OPERATE.		EGRESS DOORS GENERAL CONTRACTOR SHALL POST A READILY-VISIBLE DURABLE SIGN ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON CONTRASTING BACKGROUND. HARDWARE 1. ALL HARDWARE SHALL BE PROVIDED & INSTALLED BY DOOR SUPPLIER. 2. CLOSERS SHALL COMPLY WITH ADA REQUIREMENTS AND SHALL NOT REQUIRE MORE THAN 8.5 LBS TO OPERATE. 3. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS ARE REQUIRED TO BE ACCESSIBLE (IBC 2012 SEC. 1008.1.9, AND SEC.1008.1.9.3) ADA STANDARD NOTES (DOORS) TAS SECTION 4.13--DOORS SECTION 4.13.4-- DOUBLE-LEAF DOORWAYS DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL HAVE AT LEAST ONE LEAF THAT MEETS THE REQUIREMENTS IN 4.13.5 AND 4.13.6. SECTION 4.13.5-- CLEAR WIDTH DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MINIMUM, WITH THE DOOR OPEN 90°. 1. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP. A. 2 OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM. EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, SHALL HAVE A CLEAR OPENING OF 20" MINIMUM. SECTION 4.13.6-- MANEUVERING CLEARANCES AT DOORS PROVIDE LEVEL AND CLEAR MANEUVERING AREA AT DOORS AS FOLLOWS: FRONT APPROACH PULL SIDE - 18" MIN. BESIDE STRIKE EDGE. A. FRONT APPROACH PUSH SIDE - 0" BESIDE STRIKE EDGE. 12" IF DOOR HAS BOTH A CLOSER AND A LATCH. HINGE SIDE APPROACH PULL SIDE - 60" MIN. WIDTH 36" MIN. BESIDE STRIKE EDGE. HINGE SIDE APPROACH PUSH SIDE - 42" MIN. WIDTH. 42" MIN. WIDTH IF DOOR HAS BOTH A CLOSER AND A LATCH. LATCH SIDE APPROACH PULL SIDE - 48" MIN. WIDTH AND 24" MIN. BESIDES STRIKE EDGE. 54" MIN. WIDTH IF DOOR HAS A CLOSER. LATCH SIDE APPROACH PUSH SIDE - 42" MIN. WIDTH AND 42" MIN. BESIDES STRIKE EDGE. 54" MIN. WIDTH IF DOOR HAS A CLOSER. SECTION 4.13.8-- THRESHOLDS AT DOORWAYS MAXIMUM THRESHOLD HEIGHT: 1"(s"AT EXTERIOR SLIDING DOOR).RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. SECTION 4.13.9-- DOOR HARDWARE A. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT A. IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. 1. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPE HANDLES ARE ACCEPTABLE DESIGNS. 2. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 3. HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. SECTION 4.13.11-- DOOR OPENING FORCE THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: A. 1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATION AUTHORITY. 2. OTHER DOORS: A. EXTERIOR HINGED DOORS: NOT REQUIRED B. INTERIOR HINGED DOORS: 50 LBF. C. SLIDING OR FOLDING DOORS: 50 LBF. 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.	
A ALUMINUM MANUAL GLASS DOORS WITH PANIC HARDWARE  3 SILENCERS 1 HOLD OPEN 1 CLOSER 8.5 LBS MAX. FORCE 1 LEVER LOCK SET 1 1/2 PAIR BUTTS 7'-1" F.W. 6'-11" D.O. 3'-5 1/2" F.W. 2'-11 1/2" D.O. PAINTED FINISH FLOOR ELEV. 0'-0"		B PLASTIC FACE S.C. WOOD  3 SILENCERS 1 HOLD OPEN 1 ADA CLOSER 1 DEADBOLT WITH INSIDE THUMB-TURNED & OUTSIDE CYLINDER LOCK (EXTERIOR DOOR) 7'-1" F.W. 6'-11" D.O. 3'-5 1/2" F.W. 2'-11 1/2" D.O. DEADBOLT (EXTERIOR DOOR) PANIC HARDWARE (EXTERIOR DOOR) (MAX. UNLATCHING FORCE 8.5 LBS.) HOLLOW CORE METAL DOOR & FRAME FINISH FLOOR EXISTING EXIT DOOR TO REMAIN AS IS. BRASS KICK PLATE *UL 14C AT FIRE RATED DOOR	
C COMMERCIAL METAL EXIST DOOR WITH PANIC HARDWARE  BRACE TO STRUCTURE W/ 25 GA. STL. FRAMING AS REQUIRED SECTION PLAN SECTION SECTION 3-5/8" METAL STUD 3" ACOUST. INSUL. 5/8" GYP. BD. ON EACH SIDE 4-7/8" CONT. ACOUST. SEALANT TYP. BOTH SIDES PARTITION TYPE A: 25 GA. METAL STUDS @ 16" O.C. W/ ONE LAYER OF 5/8" GYP. BD. EACH SIDE AND 3" FIBERGLASS ACOUSTICAL INSULATION FULL HEIGHT. NOTE: PROVIDE GREEN BOARD IN LIEU OF GYP. BD. AT WET WALLS OF RESTROOM, JANITOR AND KITCHEN AREAS. TYPICAL INTERIOR PARTITION		GENERAL NOTES THE ALPHANUMERIC DESIGNATION IN EACH PARTITION TYPE SYMBOL DESCRIBES THE PARTITION CONSTRUCTION, THICKNESS, AND FIRE RATING, IF REQUIRED. WHERE FIRE RESISTIVE GYPSUM WALLBOARD CONSTRUCTION IS INDICATED. PROVIDE "TYPE X" GYPSUM WALLBOARD AND PROVIDE SEALANT AT PERIMETER AND ALL PENETRATIONS, TYPICAL BOTH SIDES OF PARTITION. UNDERWRITERS LABORATORY AND OTHER TESTING AGENCY DESIGNATIONS INDICATED FOR FIRE RESISTIVE CONSTRUCTION ARE GIVEN FOR PURPOSES OF DESCRIBING CONSTRUCTION REQUIREMENTS ONLY AND ARE NOT INTENDED TO LIMIT MANUFACTURERS OF MATERIALS. COMPLY WITH THE CONSTRUCTION REQUIREMENTS OF THE INDICATED DESIGN. LIMITING HEIGHTS GIVE THE MAXIMUM UNSUPPORTED HEIGHT FOR THAT PARTITION TYPE BASED ON A DEFLECTION CRITERIA RATIO OF L/240. WHERE FLOOR TO STRUCTURE HEIGHT OF PARTITION EXCEEDS THE INDICATED LIMITING HEIGHT, PROVIDE SUPPLEMENTAL BRACING TO THE STRUCTURE OVERHEAD AS REQUIRED TO MAINTAIN DEFLECTION RATIO WITHIN L/240. SUPPLEMENTAL BRACING LIMITING HEIGHT FOR PARTITION WITH "BRITTLE" FINISHES SUCH AS PLASTER AND CERAMIC TILE, DESIGN PARTITION SYSTEM TO MAINTAIN DEFLECTION RATIO WITHIN L/360. SUSPENDED CEILING SHALL NOT BE CONSIDERED AS BRACING. WHERE GYPSUM WALLBOARD IS THE SUBSTRATE FOR APPLICATION OF CERAMIC TILE. PROVIDE "WATER-RESISTANT" GREEN BOARD. STC RATINGS FOR SOUND WALLS ARE BASED ON LABORATORY TESTED ASSEMBLIES AND DO NOT NECESSARILY INDICATE THE ACTUAL STC RATING OF THE COMPLETED WORK.	
 PARTITION TYPE A NOT TO SCALE		 PARTITION TYPE B NOT TO SCALE	
 EXISTING DEMISING WALL TYPE C NOT TO SCALE		 EXISTING DEMISING WALL TYPE C NOT TO SCALE	
 PARTITION TYPE D NOT TO SCALE		 PARTITION TYPE D NOT TO SCALE	

NOTE			
SCOPE OF WORK:			
CHANGE OF OWNERSHIP OF AN EXISTING 2,300 SQ. FT. RESTAURANT INSIDE A SHOPPING CENTER.			
NO ELECTRICAL WORK NO MECHANICAL WORK NO PLUMBING WORK NO DEMOLITION WORK NO ADDITION OR REMODEL WORK			



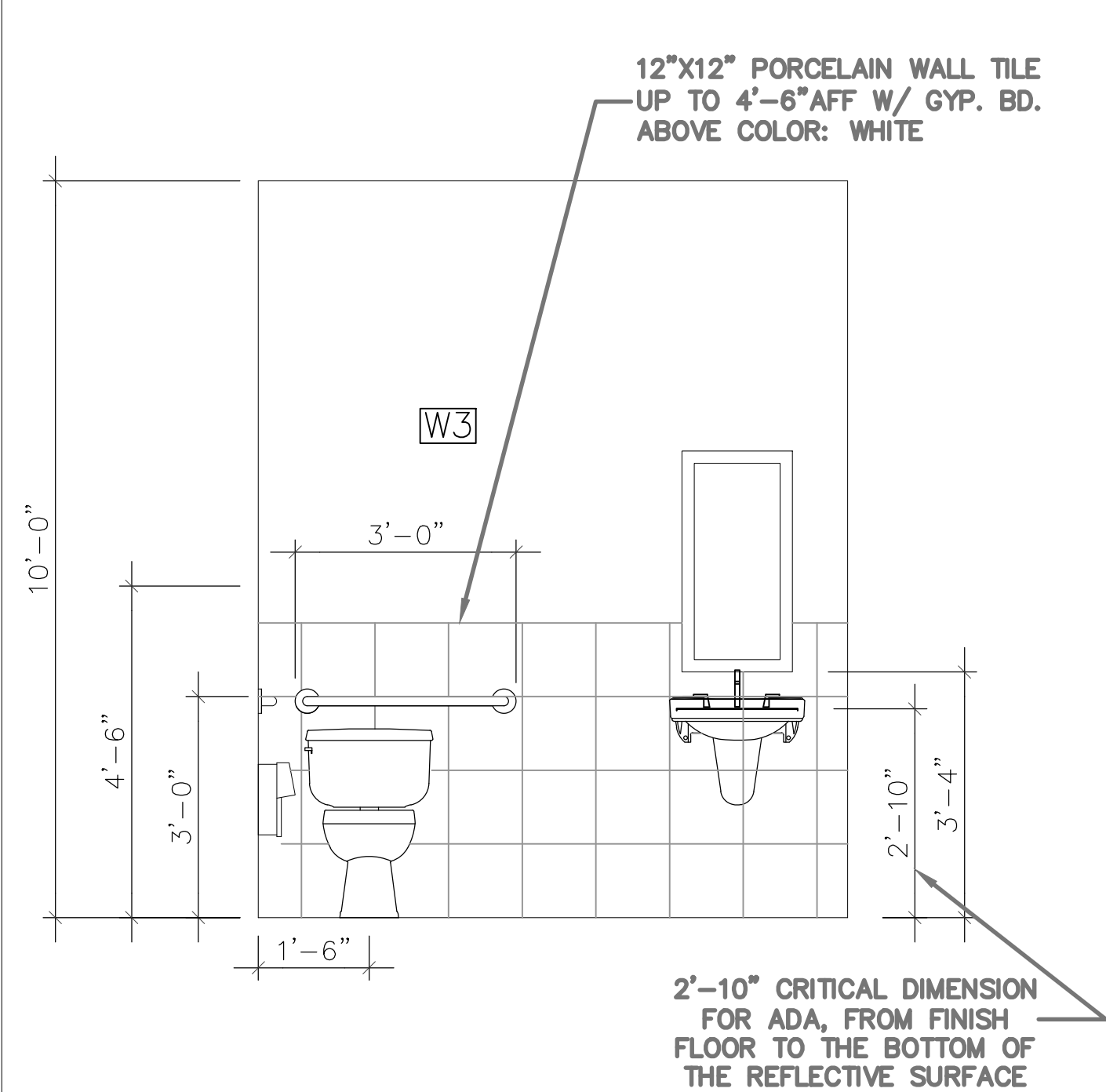
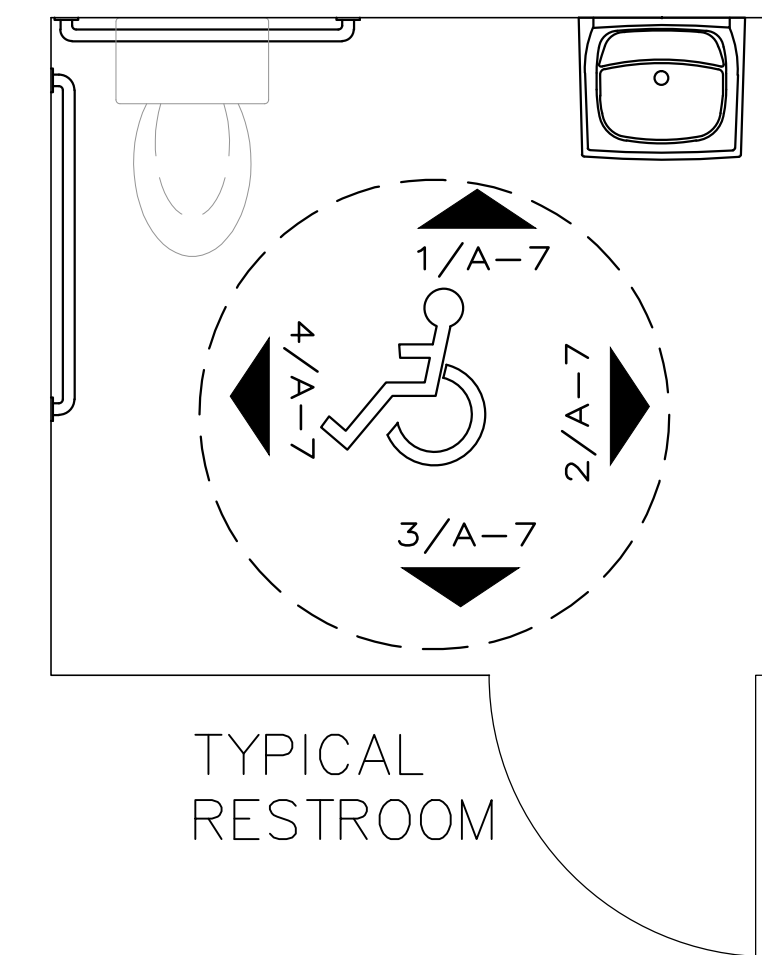
BATHROOM GENERAL NOTES:

- LAVATORY AND WATER CLOSETS ARE TO HAVE LEVER TYPE CONTROLS. WATER CLOSET CONTROLS SHALL BE LOCATED ON THE SIDE OPPOSITE THE NEAREST WALL.
- A.D.A. HANDICAP SYMBOLS (Δ W/BRAILLE, GRADE 2) TO BE LOCATED WITHIN 2" ADJACENT TO DOOR LATCH & 60" TO CENTERLINE AS REQUIRED BY LOCAL AUTHORITY.
- GRAB BAR AND SEAT SHALL WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANYONE POINT.
- PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BAR AND WALL.
- GRAB BAR ON SIDE WALL TO BE OFFSET 12" MAX. FROM REAR WALL.
- HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- ACCESSIBLE RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. (AS PER IBC 2012 SEC. 1210.2.1)

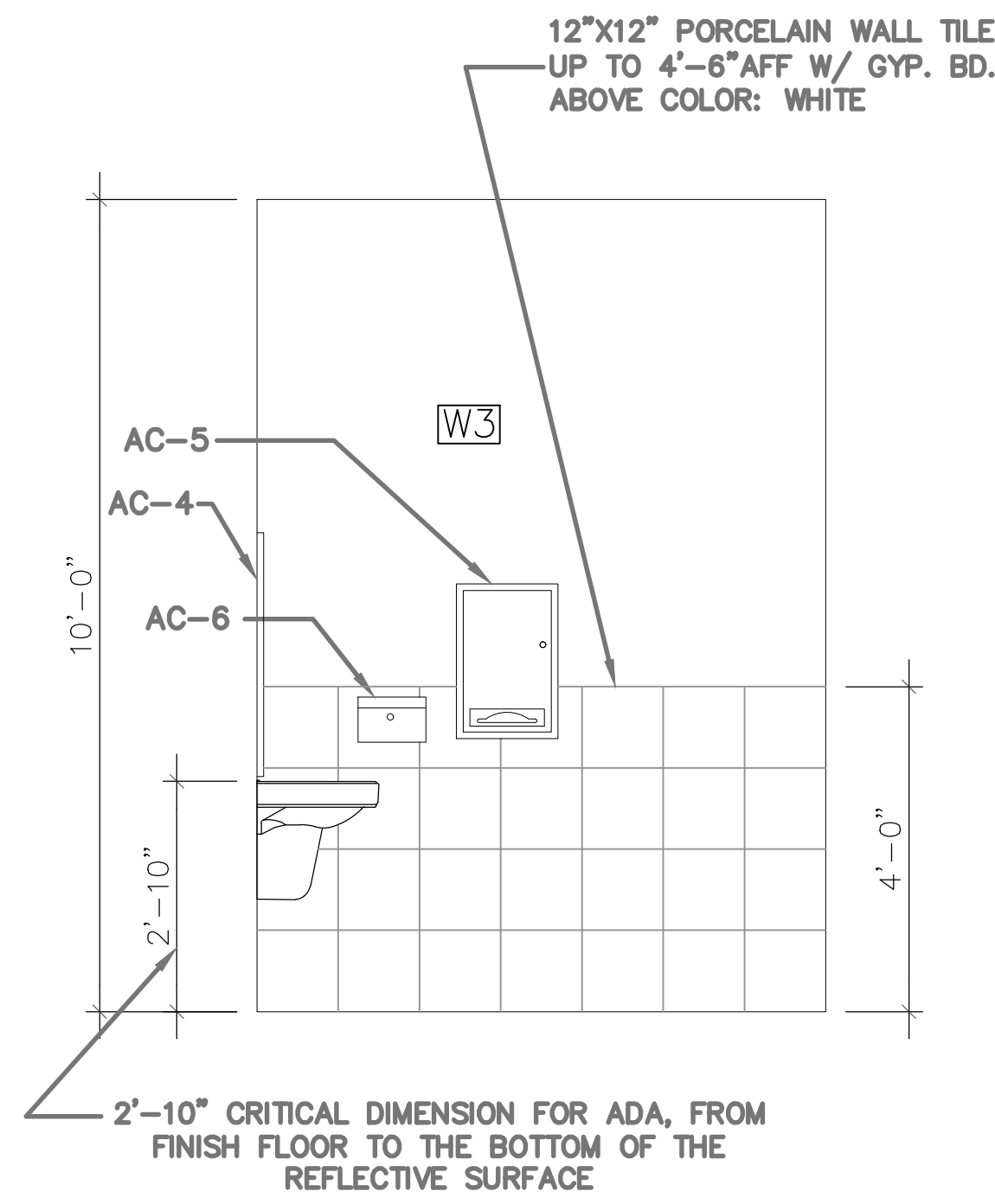
HEALTH NOTES:

- G.C. MUST USE A MIN. 6" HIGH COVERED SANITARY BASE AT ALL WET LOCATIONS.

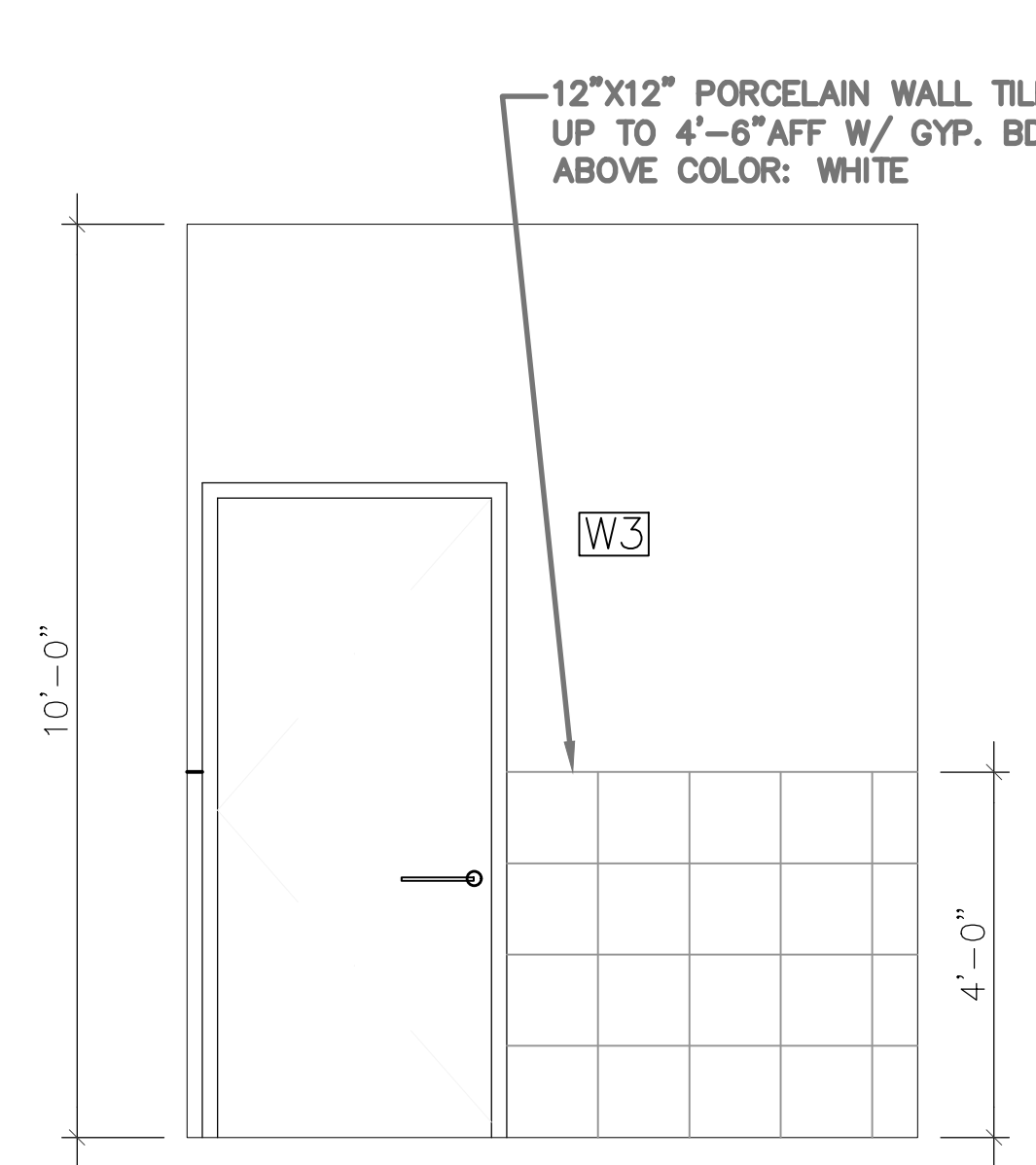
NOTE: PROVIDE GREEN BOARD IN LIEU OF GYP. BD. AT WET WALLS OF RESTROOM



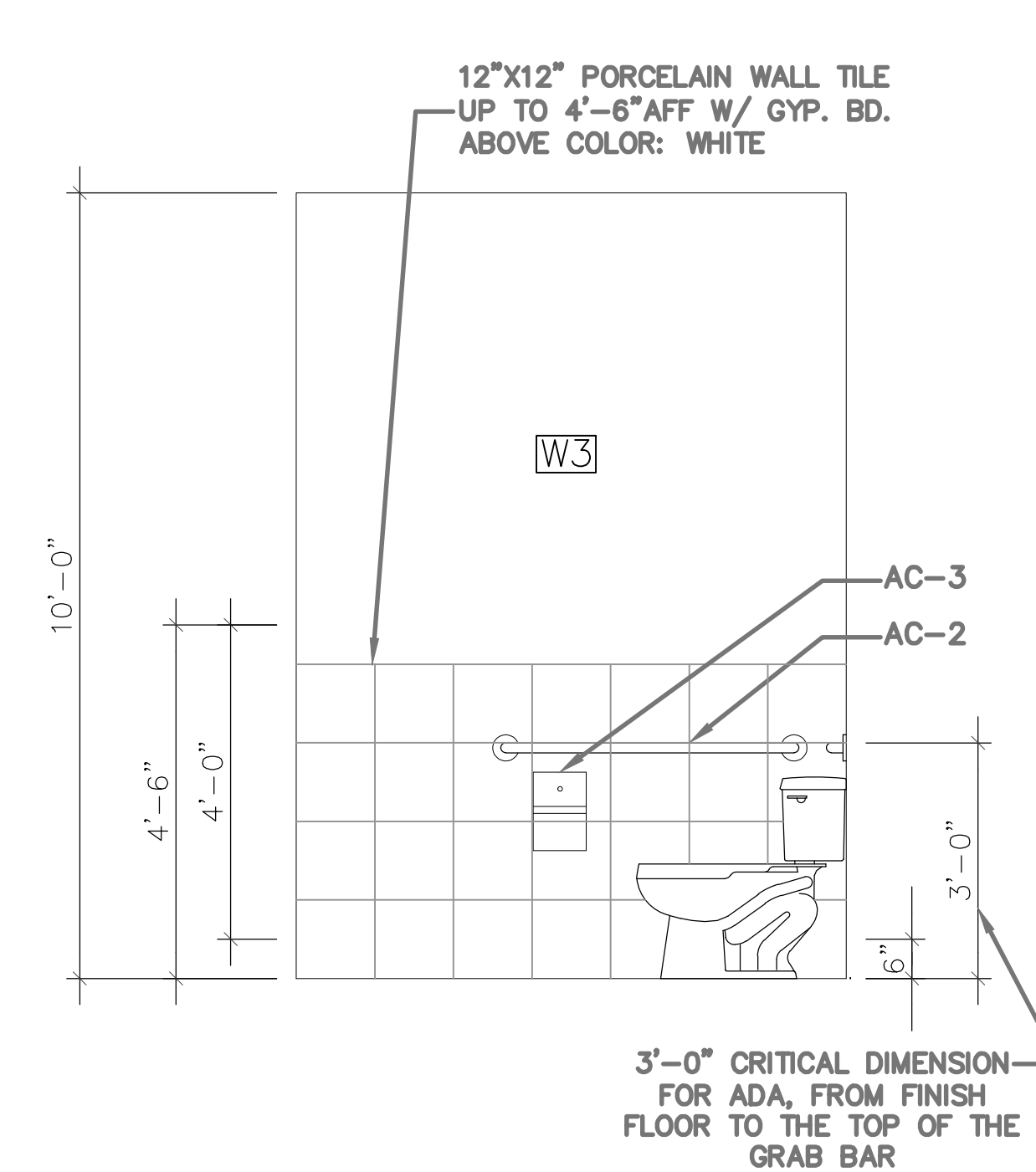
1 TYPICAL RESTROOM
SCALE: 1/2"=1'-0"



2 TYPICAL RESTROOM
SCALE: 1/2"=1'-0"



3 TYPICAL RESTROOM
SCALE: 1/2"=1'-0"



4 TYPICAL RESTROOM
SCALE: 1/2"=1'-0"

NOTE

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NO ELECTRICAL WORK
NO MECHANICAL WORK
NO PLUMBING WORK
NO DEMOLITION WORK
NO ADDITION OR REMODEL WORK

Revisions:

#	DATE	DESCRIPTION OF CHANGE

TIF
Engineering

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1526 Katy Gap Road Suite 804 • Katy, Texas 77494 • PH: 832-341-9726

FIRM#F-17870

CLIENT

PROJECT LOCATION
8604 HIGHWAY 6 N,
HOUSTON, TX 77095

EXISTING ADA TYPICAL RESTROOM

DRAWN BY:	FIF	CHECKED BY:	FIF
DESIGN BY:	FIF	SCALE:	N.T.S.
DATE: 04/03/2026	REV: 0	SHEET:	A-7.00