

HOTEL RENOVATION

5005 AVENUE U, GALVESTON, TEXAS 77551

MEKONG ENTERPRISES DESIGN

5821 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77057

SUITE # 280

GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ON SITE INSPECTION TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES WHICH APPLY.
3. THE CONTRACTOR SHALL FURNISH A LIST OF SUBCONTRACTORS BEFORE WORK IS COMMENCED.
4. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY EXISTING SERVICE.
5. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NAME NOT ONLY THE GENERAL CONTRACTOR BUT THE SUBCONTRACTOR, THE OWNER, AND THE ARCHITECT AS ADDITIONAL INSUREDS UNDER THE BUILDERS RISK POLICY PURCHASED TO PROTECT THIS PROJECT DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON SITE PRIOR TO AND DURING CONSTRUCTION.
7. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THIS ARCHITECT.
8. THE OWNER SHALL OBTAIN ALL PERMITS AND THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY, ETC. AS REQUIRED TO COMPLETE THE WORK.
9. CONTRACTOR SHALL PROVIDE GENERAL AND FINAL CLEAN UP TO THE OWNER'S SATISFACTION.
10. ALL WORK RELATING TO THIS CONSTRUCTION SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL RELATED LOCAL BUILDING CODES AND ORDINANCES, INCLUDING TEXAS STATE ACCESSIBILITY STANDARDS.
11. WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
12. ALL DIMENSIONS ARE TO BE FIELD VERIFIED FOR CORRECTNESS. IF ANY DEVIATIONS OR DISCREPANCIES OCCUR, CONTACT THE ARCHITECT FOR VERIFICATION IMMENDIATELY.
13. THE GENERAL CONTRACTOR SHALL COORDINATE ALL BUILDING MANAGEMENT SYSTEMS, SECURITY SYSTEMS, AND LOCKING HARDWARE WITH THE OWNER PRIOR TO INSTALLATION.
14. FIELD VERIFY ALL OPENING DIMENSIONS AND PROVIDE DRAWINGS FOR ARCHITECTS APPROVAL BEFORE OPENING DOORS AND WINDOWS.
15. THE CONTRACTOR AND SUBCONTRACTORS SHALL USE THE MATERIAL ACCORDING TO INDUSTRY STANDARDS, ALL AGENCIES OR "STANDARD" RECOMMENDATIONS REFERENCED SPECIFICATIONS, OR MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS THE MOST STRINGENT, IN ORDER TO PROVIDE A COMPLETE AND HIGH QUALITY PROJECT.
16. DO NOT SCALE THE DOCUMENTS.
17. ALL PENETRATION THROUGH FIRE RATED PARTITIONS, FIRE RATED ASSEMBLIES, IF ANY, SHALL BE INSTALLED ACCORDING TO U.L. STANDARDS AND PER APPLICABLE CODES FOR REQUIRED HOUR FIRE RATED CONSTRUCTION.
18. THE CONTRACTOR REPRESENTS AND WARRANTS THAT IT HAS EXAMINED THE PLANS, DRAWINGS, SPECIFICATIONS AND ALL CONSTRUCTION CRITERIA OF OWNER AND HAS SATISFIED ITSELF THAT THE INFORMATION CONTAINED THERIN IS SUFFICIENT TO FULLY AND COMPLETELY CONSTRUCT THE PROJECT
19. IN THE EVENT OF A CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS, THE MORE EXPENSIVE, GREATER QUALITY AND LARGER SCOPE SHALL RULE.
20. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL GOVERNING STATE AND LOCAL CODES AND ORDINANCES.

CODE INFORMATION SUMMARY

SQUARE FOOTAGES:

GROSS AREA: 58,900 S.F.

SCOPE OF WORK:

RENOVATION

JURISDICTIONS:

CITY OF GALVESTON, TX. BUILDING DEPT.

APPLICABLE INFORMATION:

CODES - 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL RESIDENTIAL CODE

ACCESSIBILITY - STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)
ENERGY - IECC 2012
REGULATIONS - TDLR - TEXAS ACCESSIBILITY STANDARDS (TAS)
CONSTRUCTION TYPE IIIA
OCCUPANCY TYPE - R-1
EXISTING BUILDING 100% SPRINKLERED

SHEET INDEX

ARCHITECTURAL

A0.2 BASEMENT & FIRST FLOOR DEMOLITION PLANS
A0.3 SECOND & THIRD FLOOR DEMOLITION PLANS
A1.0 SITE PLAN / LANDSCAPE PLAN
A2.0 BASEMENT FLOOR PLAN
A3.0 FIRST FLOOR PLAN
A4.0 SECOND FLOOR PLAN
A5.0 THIRD FLOOR PLAN
A6.0 BUILDING ELEVATIONS
A7.0 DOOR S& PARTITION WALL SCHEDULES
A8.0 CODE ANALYSIS
A9.0 STAIR DETAILS
ADA1 ADA INFORMATION
ADA2 ADA INFORMATION

MEP

E0.0 ELECTRICAL LEGEND, GENERAL NOTES
E1.0 PARTIAL BASEMENT ELECTRICAL PLAN-A
E2.0 PARTIAL BASEMENT ELECTRICAL PLAN-B
E3.0 PARTIAL 1ST FLOOR ELECTRICAL PLAN-AP
E4.0 PARTIAL 1ST FLOOR ELECTRICAL PLAN-B
E5.0 PARTIAL 2ND FLOOR ELECTRICAL PLAN-A
E6.0 PARTIAL 2ND FLOOR ELECTRICAL PLAN-B
E7.0 PARTIAL 3RD FLOOR ELECTRICAL PLAN-A
E8.0 PARTIAL 3RD FLOOR ELECTRICAL PLAN-B
E9.0 PARTIAL BASEMENT LIGHTING PLAN-A
E10.0 PARTIAL BASEMENT LIGHTING PLAN-B
E11.0 PARTIAL 1ST FLOOR LIGHTING PLAN-A
E12.0 PARTIAL 1ST FLOOR LIGHTING PLAN-B
E13.0 PARTIAL 2ND FLOOR LIGHTING PLAN-A
E14.0 PARTIAL 2ND FLOOR LIGHTING PLAN-B
E15.0 PARTIAL 3RD FLOOR LIGHTING PLAN-A
E16.0 PARTIAL 3RD FLOOR LIGHTING PLAN-B
E17.0 ELECTRICAL SCHEDULE
E18.0 ELECTRICAL SCHEDULE
E19.0 ELECTRICAL DIAGRAMS AND DETAILS

MECHANICAL HVAC

M0.0 MECHANICAL LEGEND, GENERAL NOTES
M1.0 PARTIAL BASEMENT HVAC PLAN-A
M2.0 PARTIAL BASEMENT HVAC PLAN-B
M3.0 PARTIAL 1ST FLOOR HVAC PLAN-A
M4.0 PARTIAL 1ST FLOOR HVAC PLAN-B
M5.0 PARTIAL 2ND FLOOR HVAC PLAN-A
M6.0 PARTIAL 2ND FLOOR HVAC PLAN-B
M7.0 PARTIAL 3RD FLOOR HVAC PLAN-A
M8.0 PARTIAL 3RD FLOOR HVAC PLAN-B
M9.0 HVAC SCHEDULES AND DETAILS
M10.0 HVAC DETAILS

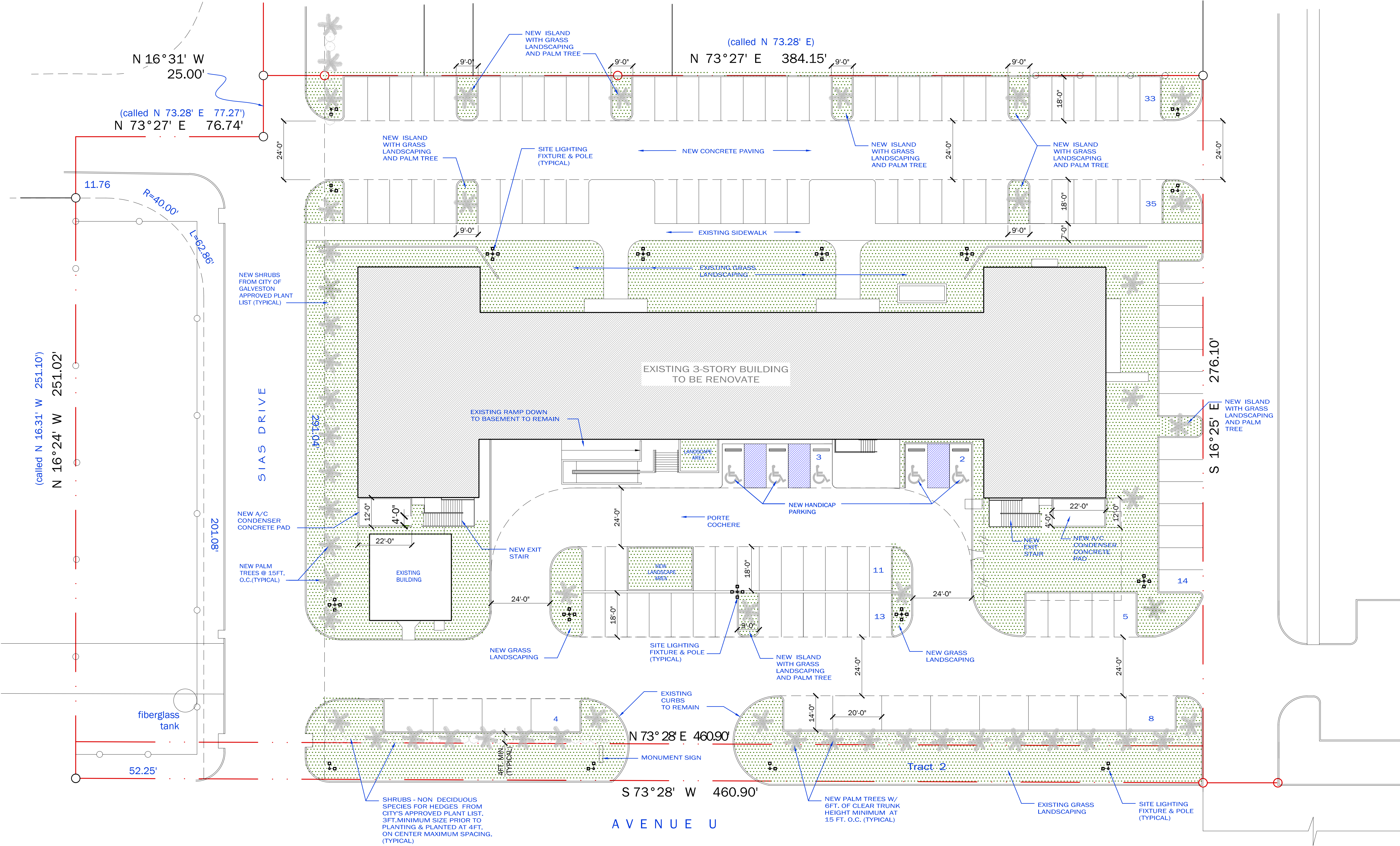
PLUMBING

P0 LEGEND, SCHEDULES & GENERAL NOTES
P1 PARTIAL BASEMENT PLAN - A
P2 PARTIAL BASEMENT PLAN - B
P3 PARTIAL FIRST FLOOR PLAN - A
P4 PARTIAL FIRST FLOOR PLAN - B
P5 PARTIAL SECOND FLOOR PLAN - A
P6 PARTIAL SECOND FLOOR PLAN - B
P7 PARTIAL THIRD FLOOR PLAN - A
P8 PARTIAL THIRD FLOOR PLAN - B
P9 ENLARGED PLANS
P10 RISER DIAGRAMS
P11 DETAILS
P12 PLUMBING SPECIFICATIONS

STRUCTURAL DESIGN

S1.0 STAIRS FOUNDATION PLAN
S2.0 FIRST FLOOR STAIRS PLAN
S3.0 SECOND FLOOR STAIRS PLAN
S4.0 THIRD FLOOR STAIRS PLAN
S5.0 STAIRS STRUCTURAL DETAILS





PARKING ANALYSIS

TOTAL HOTEL ROOMS: 92
3/4 PARKING SPACE REQUIRED PER ROOM
TOTAL PARKING SPACES REQUIRED: 123
TOTAL PARKING SPACES PROVIDED: 128

1 SITE / LANDSCAPE PLAN
A1 1"=20'-0"

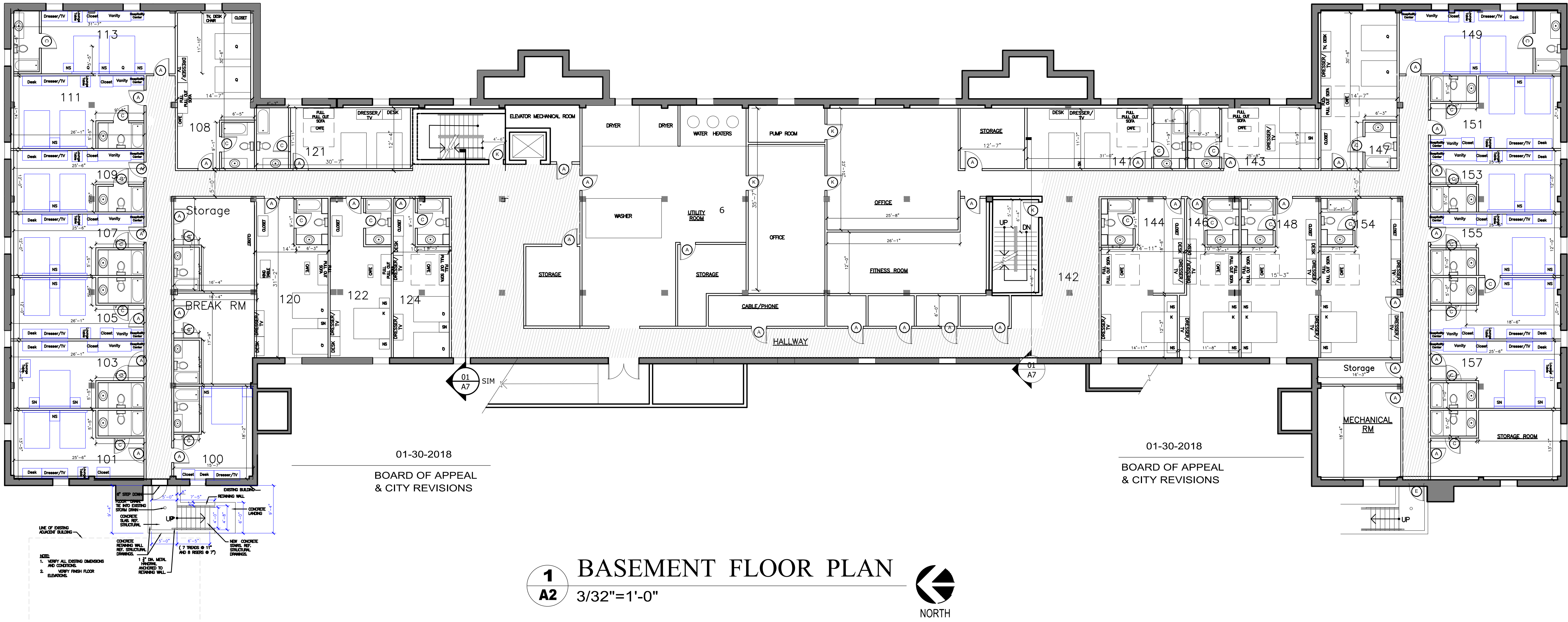


REVISIONS		
No.	DATE	DESCRIPTION
1	10-18-2017	CITY REVISION 1
2	01-05-2018	CITY REVISION 2
3	01-30-2018	CITY REVISION 3
4	04-25-2018	CITY REVISION 4
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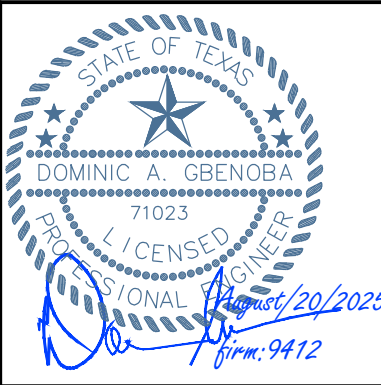


Hotel Renovation
Site Plan
5005 Avenue "U"
Galveston TX, 77551

Project No:	CC-0600	DATE	08/20/2025
Drawn By:	GGF	SHEET NUMBER	A1.0
Designed By:	GGF		
Checked By:	DY		
		1 OF	1

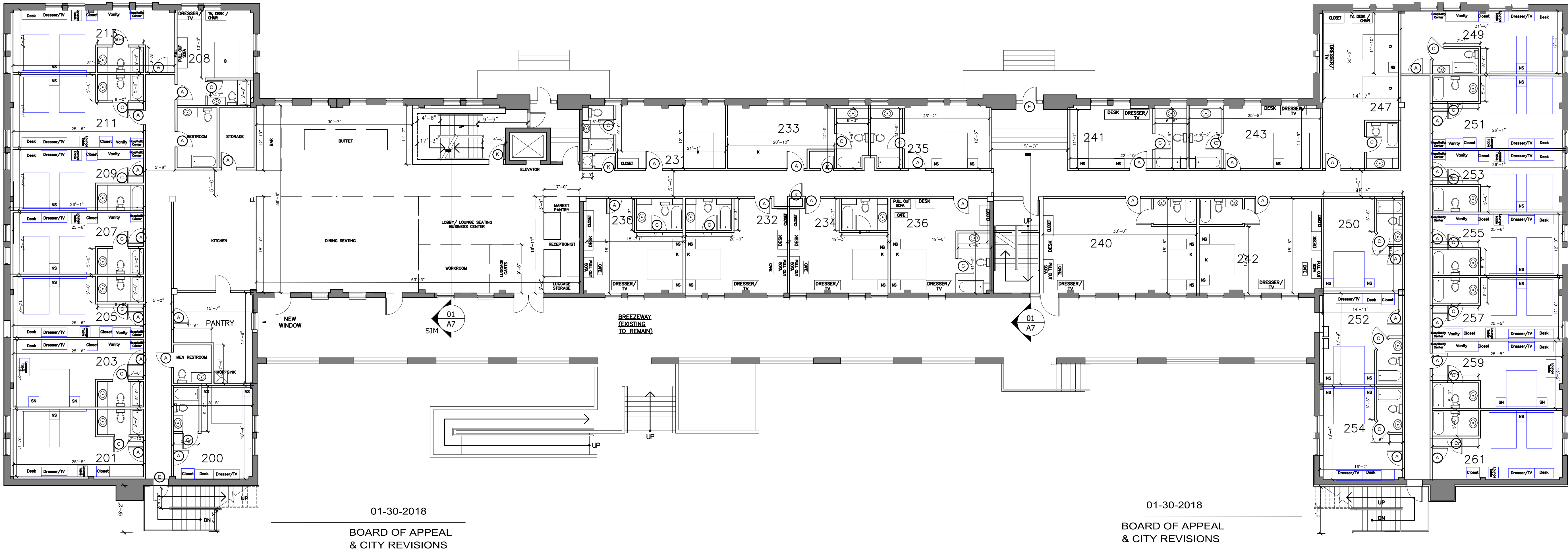


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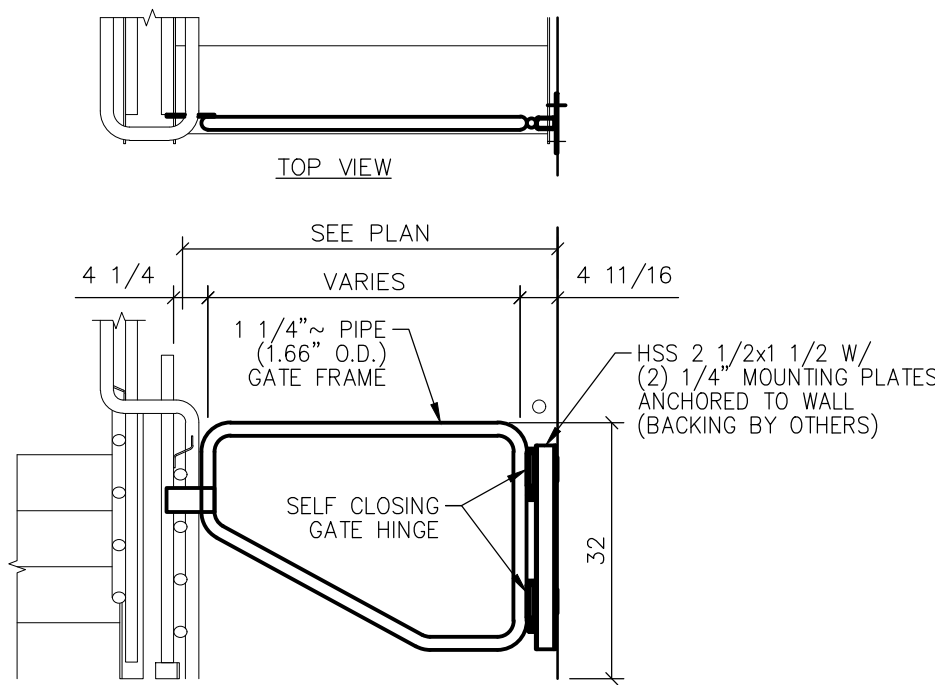
Hotel Renovation
Basement Floor Plan
5005 Avenue "U"
Galveston TX, 77551

Project No:	CC-0600	DATE	08/11/2025
Drawn By:	GGF	SHEET NUMBER	A2.0
Designed By:	GGF		
Checked By:	DY		
		1	OF 1



1
A3 **FIRST FLOOR PLAN**
3/32"=1'-0"

NORTH



2
A3 **TYP. EXIT BARRIER AT STAIR**
N.T.S.

3
A3 **DIRECTIONAL EXIT SIGN DETAIL**
N.T.S.

Photoluminescent Wall Mount "Exit" Left Sign - 8" x 9"

Our safety-grade photoluminescent (also known as "glow in the dark") materials are inert, waterproof, non-toxic, non-radioactive and can be charged over and over again. A full charge of 8 or more hours of luminance on DHI's AfterGlow® photoluminescent materials is achieved by exposing the PL material to:

- 3-4 minutes of ultraviolet (black) light, or
- 7-8 minutes of direct sunlight, or
- 21-23 minutes of fluorescent light, or
- 24-26 minutes of incandescent light.

LEGENDS

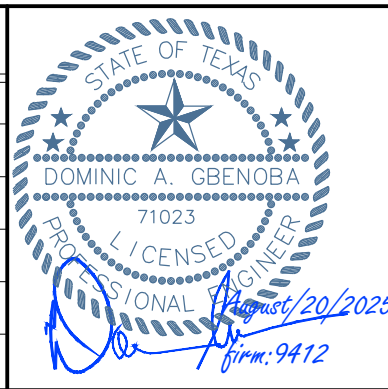
- NEW 1-HR FIRE RATED WALL
W/ 2X4 WOOD STUDS @ 16" O.C.
AND 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES. (UL DESIGN # U314)
- EXISTING WALL TO REMAIN
- NEW 2-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 2 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U301)
- NEW 1-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U314)

NOTE: REFERENCE SHEET A7 FOR PARTITION TYPES.

ABBREVIATIONS

- DW DISHWASHER
- NS NIGHT STAND
- K KING SIZE BED
- Q QUEEN SIZE BED
- REC RECLINER
- REF REFRIGERATOR

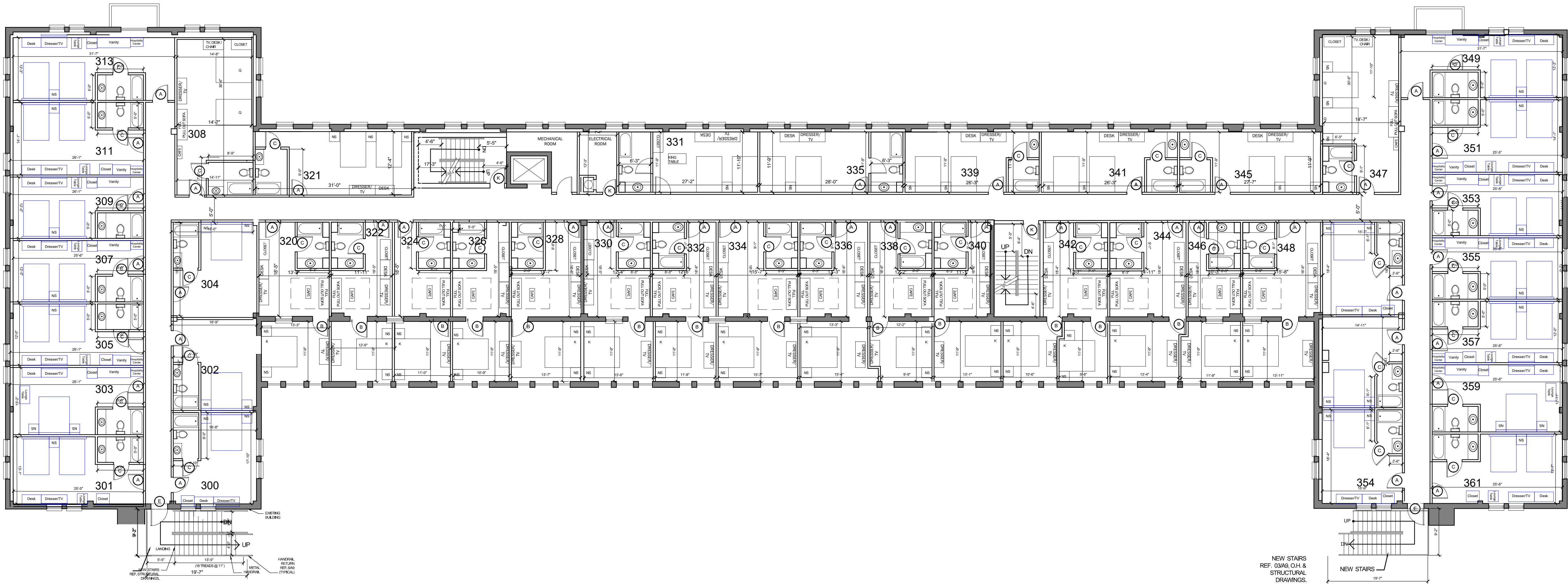
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Hotel Renovation

1st Floor Plan
5005 Avenue "U"
Galveston TX, 77551

Project No:	CC-0600	DATE	08/11/2025
Drawn By:	GGF	SHEET NUMBER	A3.0
Designed By:	GGF		
Checked By:	DY		
		1	OF 1



1
A4

SECOND FLOOR PLAN
3/32"=1'-0"

NORTH

LEGENDS

NEW 1-HR FIRE RATED WALL
W/ 2X4 WOOD STUDS @ 16" O.C.
AND 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES. (UL DESIGN # U314)

EXISTING WALL TO REMAIN

NEW 2-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 2 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U301)

NEW 1-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U314)

NOTE: REFERENCE SHEET A7 FOR PARTITION TYPES.

ABBREVIATIONS

NS

NIGHT STAND

K

KING SIZE BED

Q

QUEEN SIZE BED

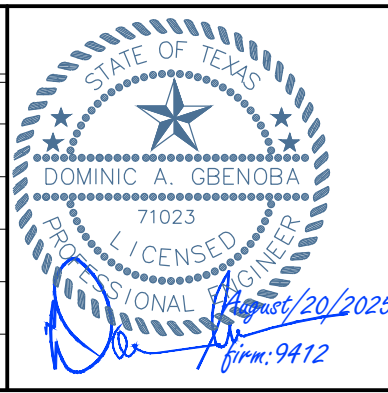
REC

RECLINER

REF

REFRIGERATOR

REVISIONS		
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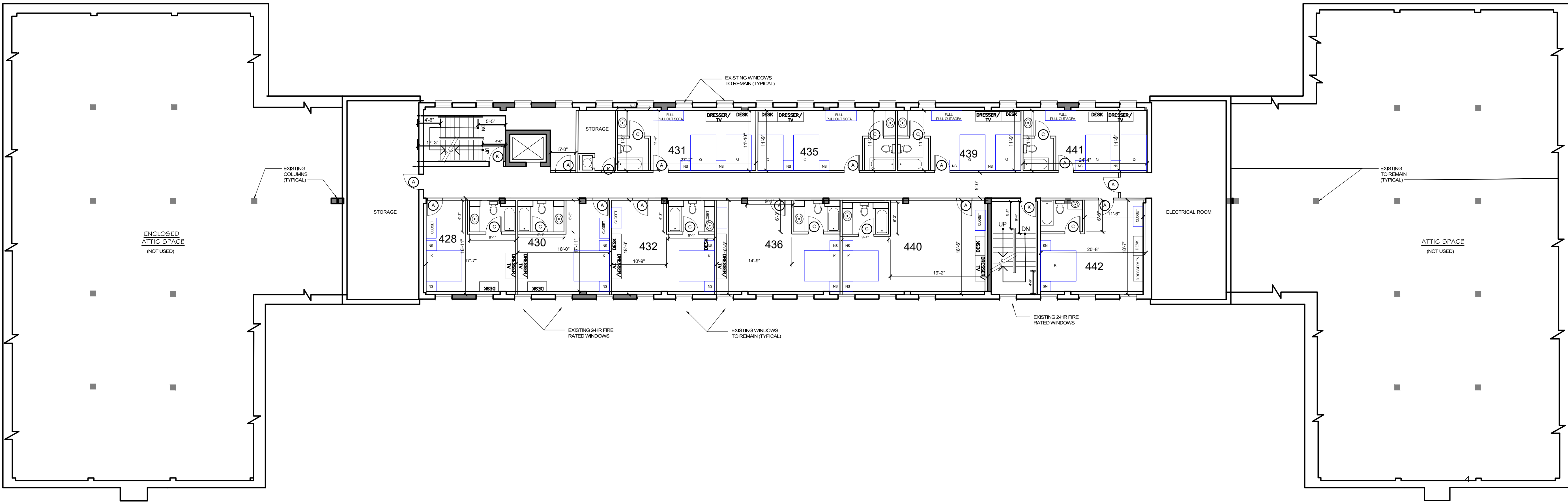


Hotel Renovation
Second Floor Plan
5005 Avenue "U"
Galveston TX, 77551

Project No:	CC-0600	DATE 08/20/2025
Drawn By:	GGF	SHEET NUMBER
Designed By:	GGF	A4.0
Checked By:	DY	1 OF 1

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1
A5 **THIRD FLOOR PLAN**
3/32"=1'-0"



LEGENDS

- NEW 1-HR FIRE RATED WALL
W/ 2X4 WOOD STUDS @ 16" O.C.
AND 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES. (UL DESIGN # U314)
 - EXISTING WALL TO REMAIN
 - NEW 2-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 2 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U301)
 - NEW 1-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U314)
- NOTE: REFERENCE SHEET A7 FOR PARTITION TYPES.

ABBREVIATIONS

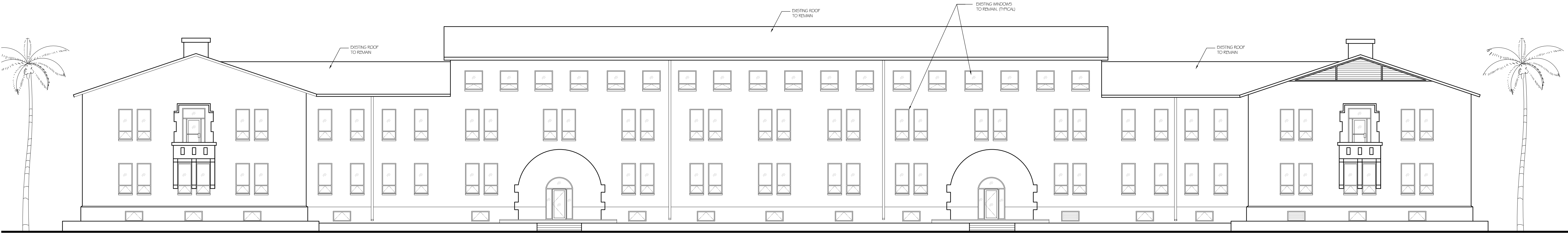
- NS NIGHT STAND
- K KING SIZE BED
- Q QUEEN SIZE BED
- REC RECLINER
- REF REFRIGERATOR

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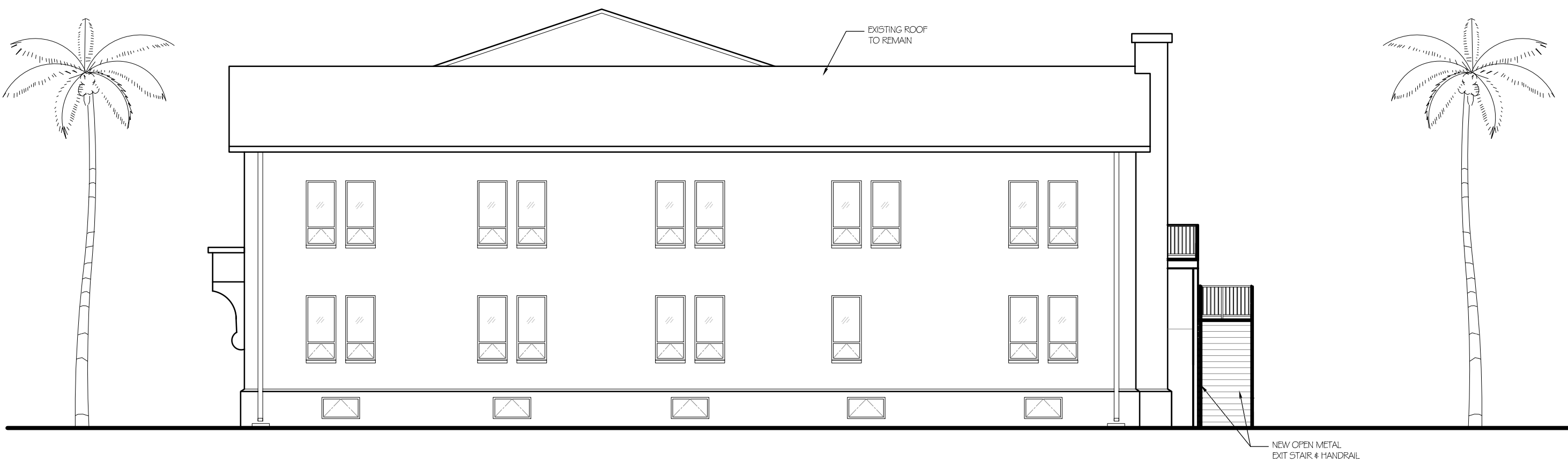


Hotel Renovation
Third Floor Plan
5005 Avenue "U"
Galveston TX, 77551

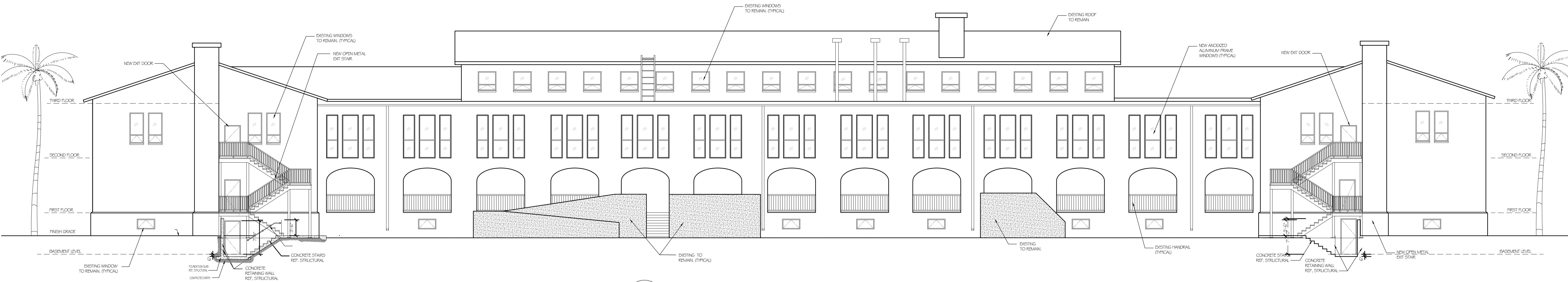
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Drawn By:	GGF	SHEET NUMBER	A5.0
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2 WEST ELEVATION (RIGHT)
A6 3/32"=1'-0"

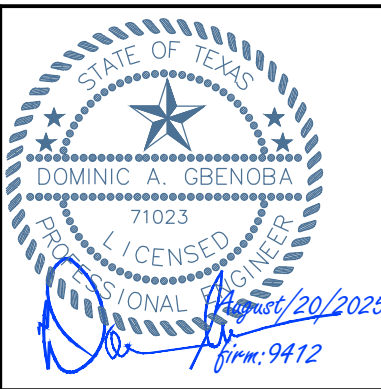


3 EAST ELEVATION (LEFT)
A6 3/32"=1'-0"



4 NORTH ELEVATION (FRONT)
A6 3/32"=1'-0"

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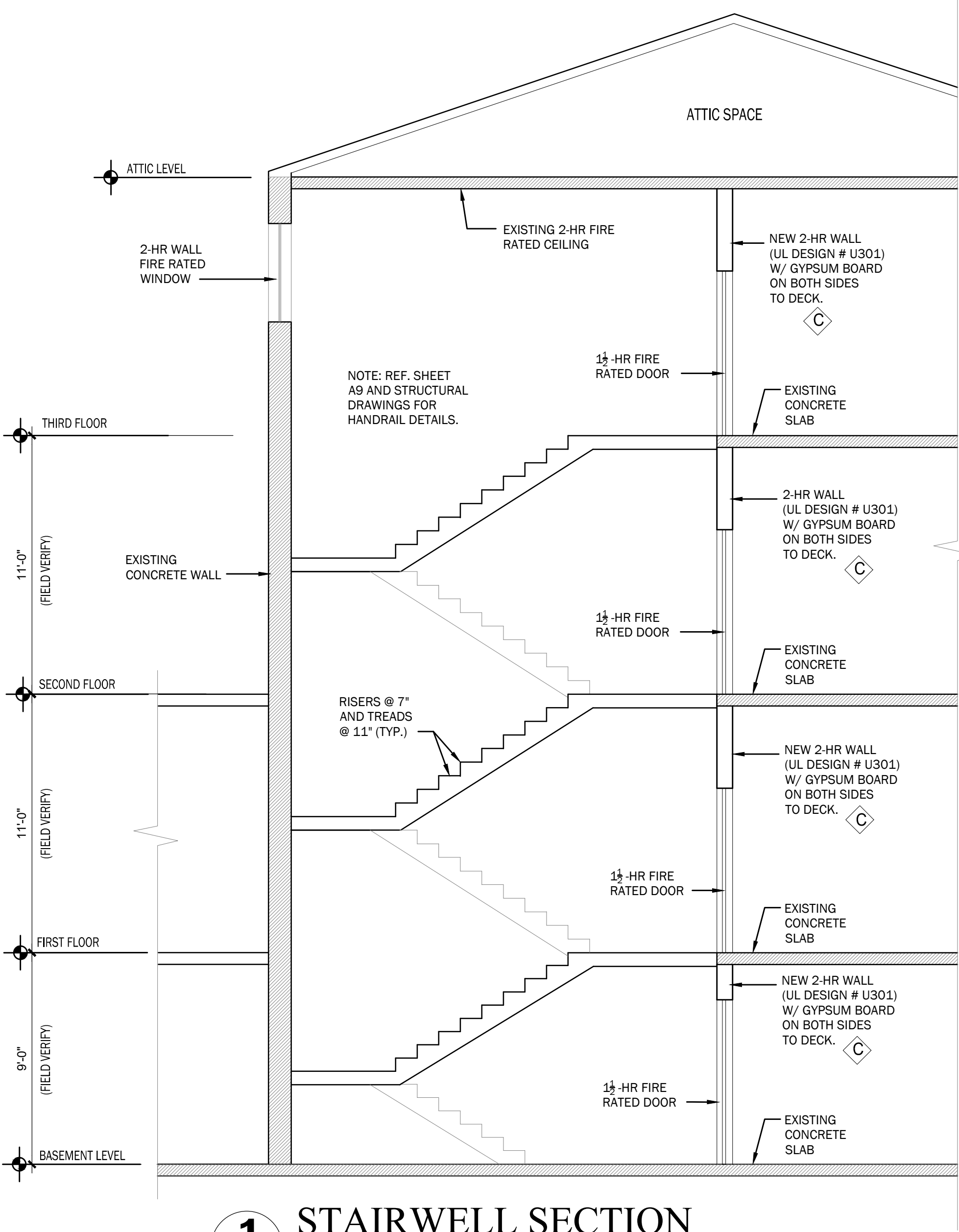
Hotel Renovation

Building Elevations
5005 Avenue "U"
Galveston TX, 77551

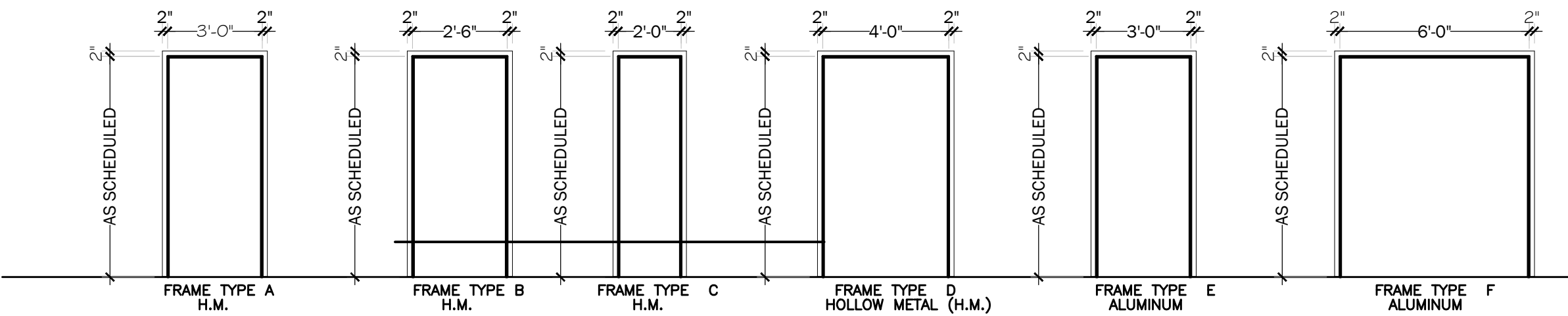
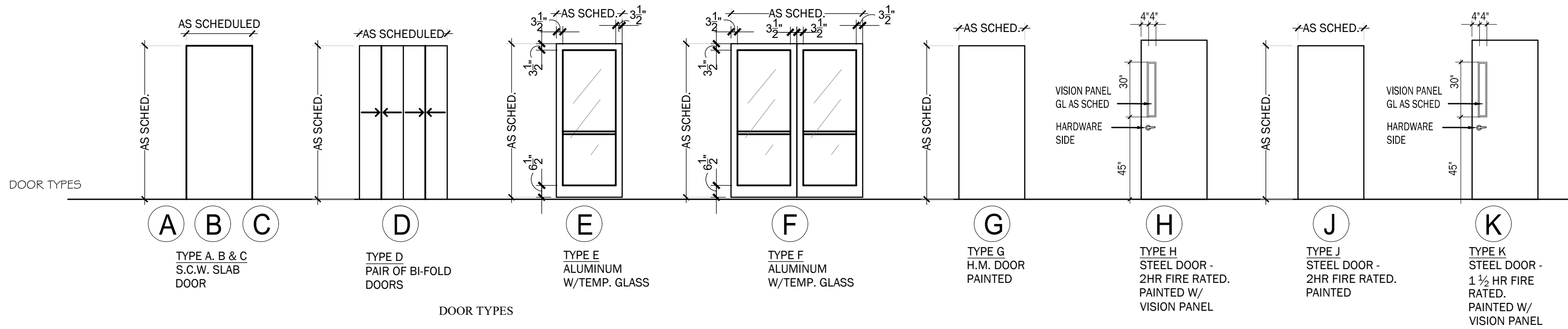
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Designed By:	GGF		
Checked By:	DY		
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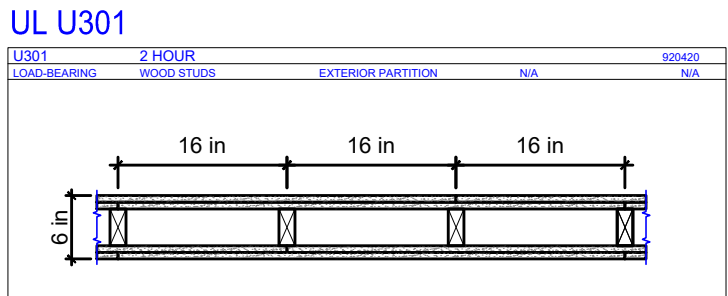
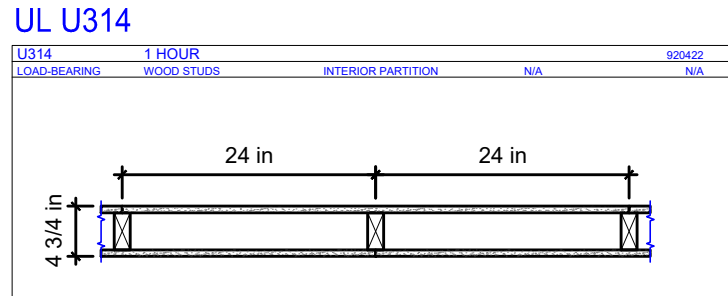
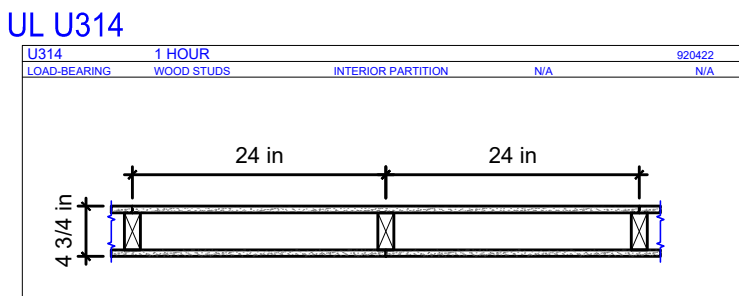
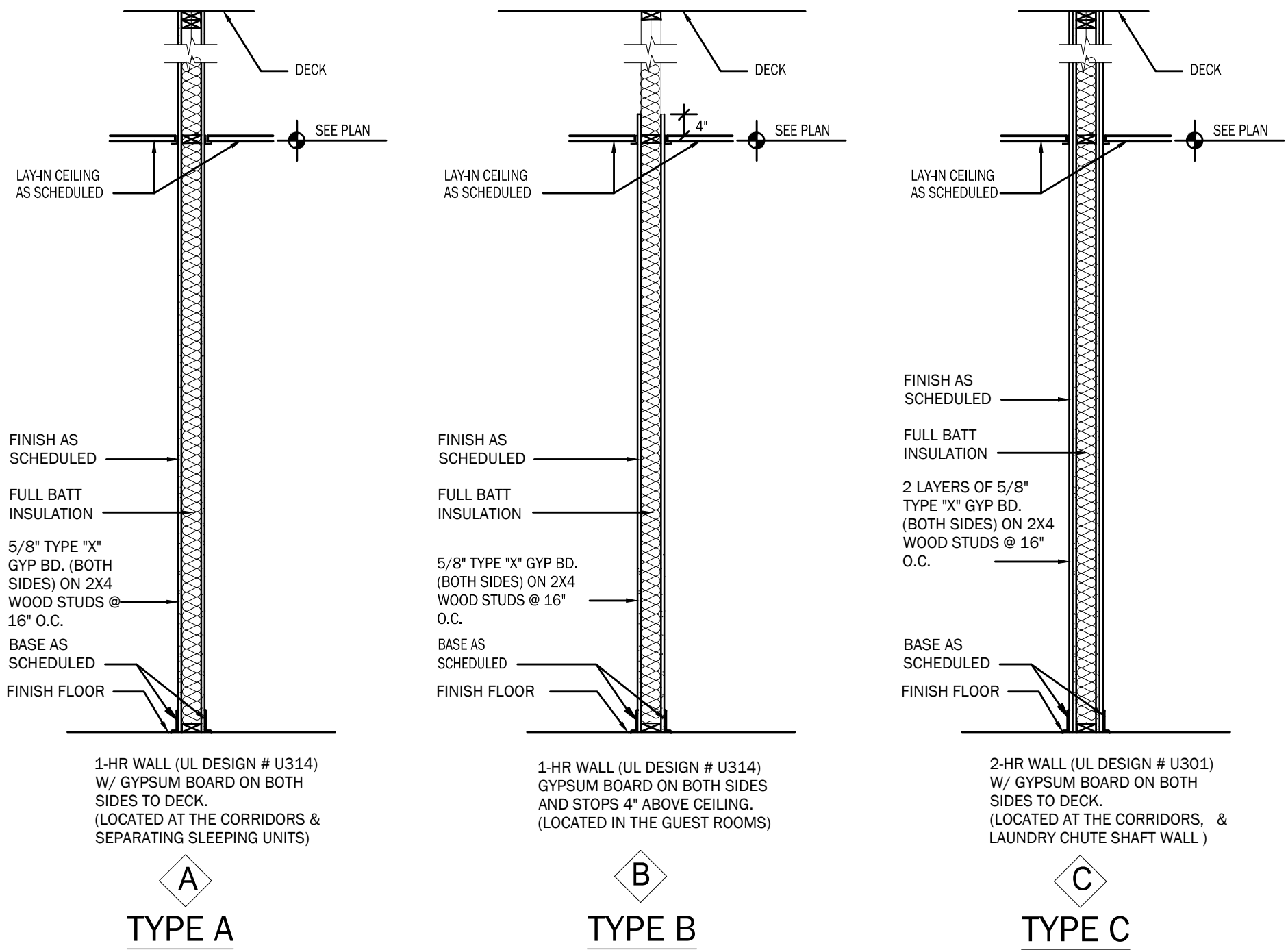


1 STAIRWELL SECTION
A7 1/8"=1'-0"



NOTE: PROVIDE VERTICAL CONTROL JOINTS IN ALL GYP. BD. WALLS AT DOOR JAMB LOCATIONS

3 DOOR SCHEDULE
A7 N.T.S.



2 PARTITION TYPES
A7 N.T.S.

DOOR NOTES:

1. PROVIDE THRESHOLD OR TRANSITION STRIP @ ALL DOOR WAYS WHERE A CHANGE IN FLOORING MATERIAL OCCURS
2. PROVIDE DRIP @ T.O. H.M. DOORS, TYP.

TDLR (TEXAS DEPARTMENT OF LICENSING AND REGULATION) REQUIREMENTS

1. DOOR OPENING FORCES: EXTERIOR DOOR = 8.5 lbf (MINOR INCREASE ALLOWABLE TO COMPENSATE) INTERIOR DOORS = 5.0 lbf., FIRE DOORS, PER LOCAL GOVERNING AUTHORITY/BUILDING CODE.
2. DOOR HARDWARE FUNCTION, SHAPE, OPERATION TO BE IN ACCORD WITH TDLR ELIMINATION OF ARCHITECTURE BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES AND AMERICANS WITH DISABILITIES ACT OF 1992.
3. DOOR HARDWARE - NO HIGHER THAN +48" A.F.F., FORCE TO ACTIVATE HARDWARE NOT GREATER THAN 5 lbf.
4. DOOR CLOSERS, SWEEP PERFORM 90 DEGREE (70 ADA) OPEN POSITION TO 12 DEGREE (3" FROM JAMB/ABA) OPEN POSITION TO BE 3 (THREE) SECONDS MINIMUM.

DOOR SCHEDULE:

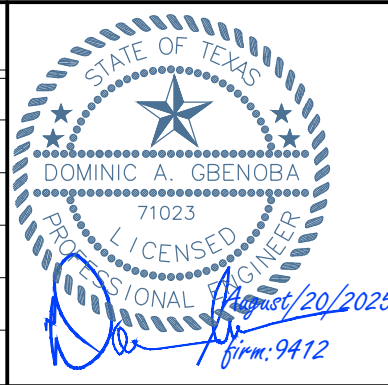
SYMBOL	SIZE	TYPE	THICKNESS	MATERIAL	GLAZING TYPE	FRAME MATERIAL	RATING	FIRE SET	HARDWARE	REMARK
(A)	3'-0"x7'-0"	A	1 1/2"	WOOD	N/A	A	H.M.	45 MIN.	#1	HINGE/KNOB BY MANUF.
(B)	2'-6"x7'-0"	B	1 1/2"	WOOD	N/A	B	H.M.	45 MIN.	#2	HINGE/KNOB BY MANUF.
(C)	2'-0"x7'-0"	C	1 1/2"	WOOD	N/A	C	H.M.	45 MIN.	#2	HINGE/KNOB BY MANUF.
(D)	2'-0"x7'-0"	D	1 1/2"	WOOD	N/A	D	H.M.	45 MIN.	#1	HINGE/KNOB BY MANUF.
(E)	3'-0"x7'-0"	E	1 1/2"	ALUMINUM	1/4" TEMP.	E	ALUM.	45 MIN.	#1	1/4" TEMPERED GLASS
(F)	2'-0"x7'-0"	F	1 1/2"	ALUMINUM	1/4" TEMP.	F	ALUM.	45 MIN.	#5	1/4" TEMPERED GLASS
(G)	3'-0"x7'-0"	G	1 1/2"	HOLLOW METAL	N/A	B	H.M.	45 MIN.	#1	HINGE/KNOB BY MANUF.
(H)	3'-0"x7'-0"	H	1 1/2"	STEEL	1/4 TEMP	A	H.M.	2 HR	#1	HINGE/KNOB BY MANUF.
(J)	3'-0"x7'-0"	J	1 1/2"	STEEL	N/A	A	H.M.	2 HR	#1	HINGE/KNOB BY MANUF.
(K)	3'-0"x7'-0"	K	1 1/2"	STEEL	1/4 TEMP	A	H.M.	1 1/2 HR	#1	HINGE/KNOB BY MANUF.

DOOR HARDWARE SETS

HWD SET #1	HWD SET #2	HWD SET #3	HWD SET #4	HWD SET #5
3 HINGES 1 AUTO. CLOSER 1 EXT. DEVICE 1 H.M. CYLINDER 1 SET GASKETING 1 FLOOR STOP 1 SWEEP 1 THRESHOLD	3 HINGES 1 HINGE 1 AUTO. CLOSER	1 AUTO. CLOSER 1 EXT. DEVICE	6 EA HINGES 2 AUTO. CLOSERS 2 EXT. DEVICES 2 H.M. CYLINDERS 1 SET GASKETING 2 EA FLOOR STOP 2 EA SWEEP 2 EA THRESHOLD 2 EA MORTISE CYLINDER 2 EA KICK PLATE	4 EA HINGES 2 CLOSERS 2 EXT. DEVICES 1 SET GASKETING 2 EA FLOOR STOP 2 EA SWEEP 2 EA THRESHOLD 2 EA MORTISE CYLINDER 2 EA KICK PLATE

REVISIONS

No.	DATE	DESCRIPTION
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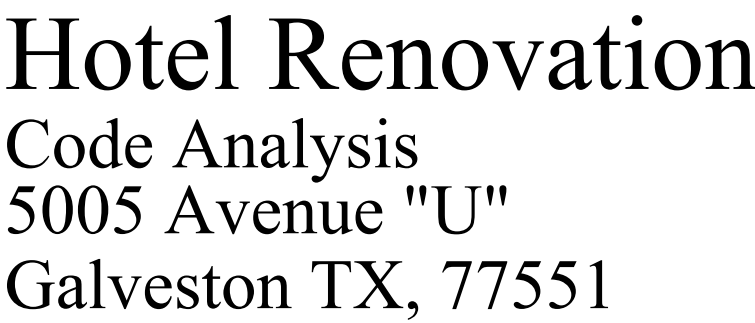


Hotel Renovation
Door and Partition Wall Schedules
5005 Avenue "U"
Galveston TX, 77551

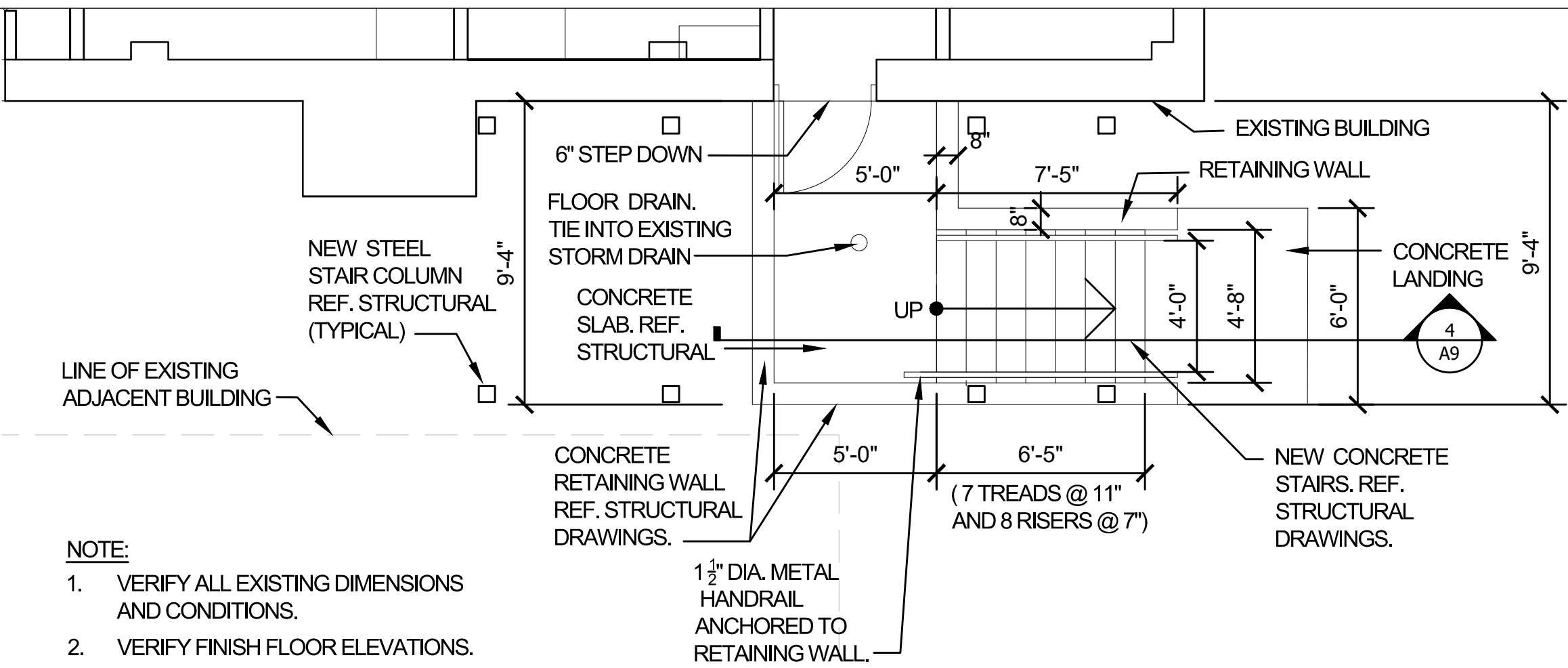
Project No: CC-0600
Drawn By: GGF
Designed By: GGF
Checked By: DY

DATE
08/15/2025
SHEET NUMBER
A7.0
1 OF 1

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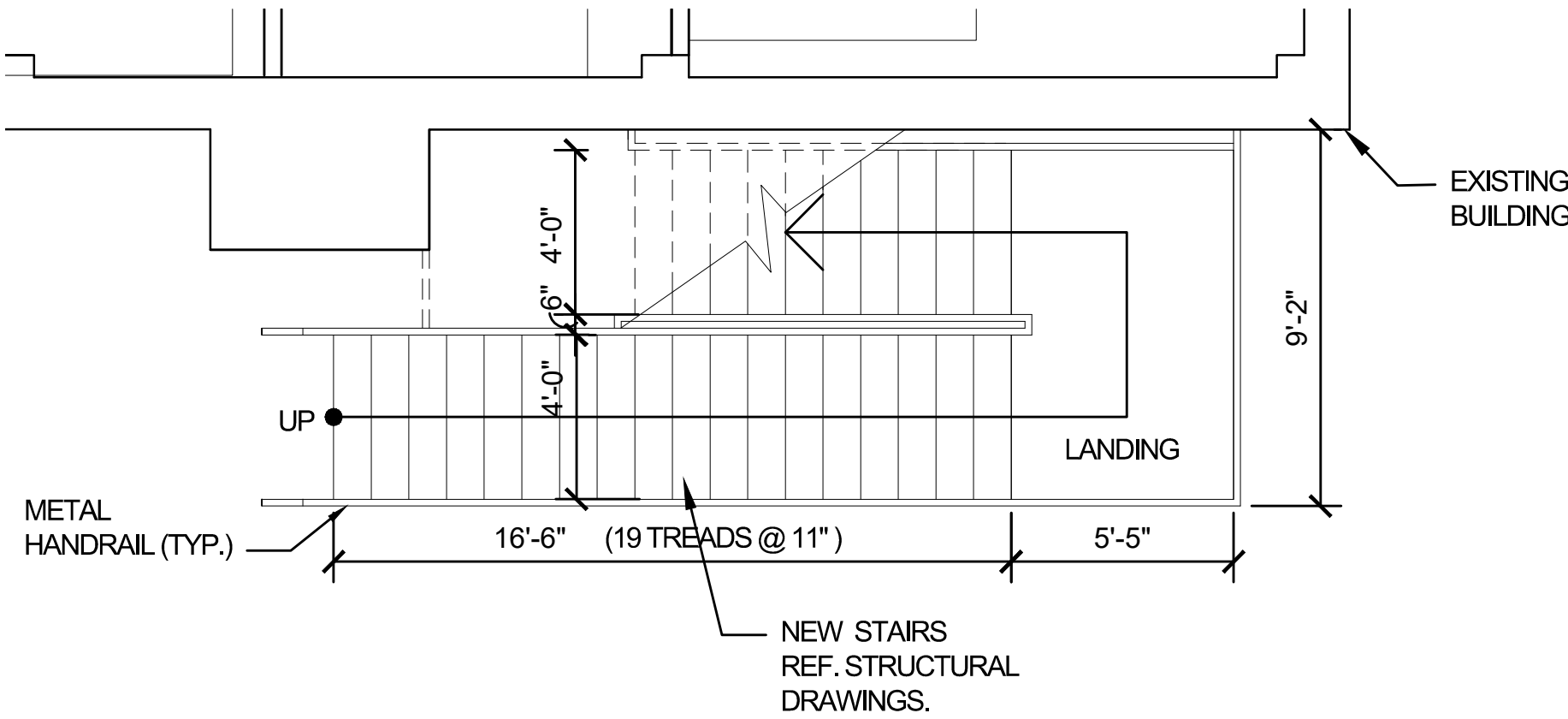
Project No:	CC-0600	<div>DATE</div> <div>08/18/2025</div> <div>SHEET NUMBER</div> <div>A8.0</div> <div>1 OF 1</div>
Drawn By:	GGF	
Designed By:	GGF	
Checked By:	DY	



- NOTE:
1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 2. VERIFY FINISH FLOOR ELEVATIONS.

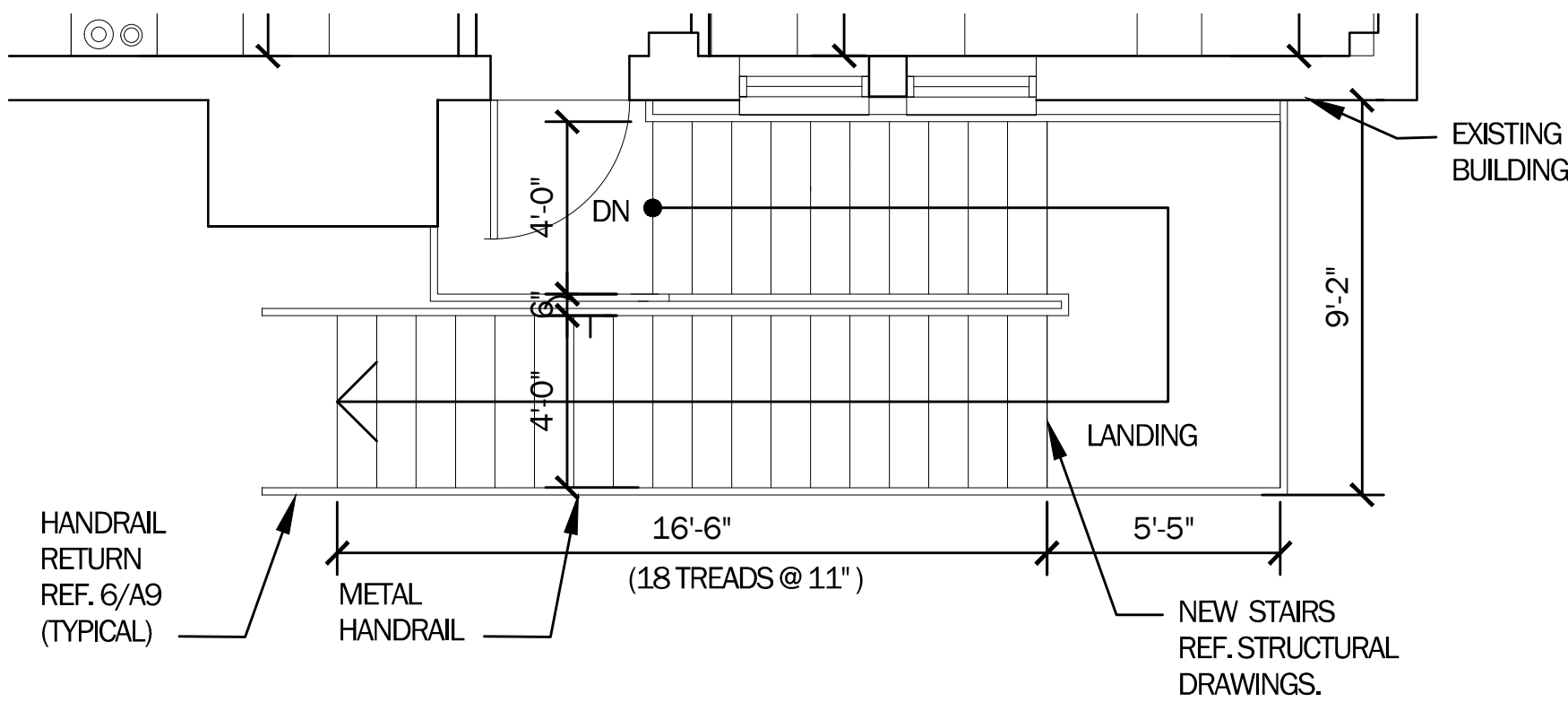
1 BASEMENT EXTERIOR STAIR PLAN

1/4"=1'-0"



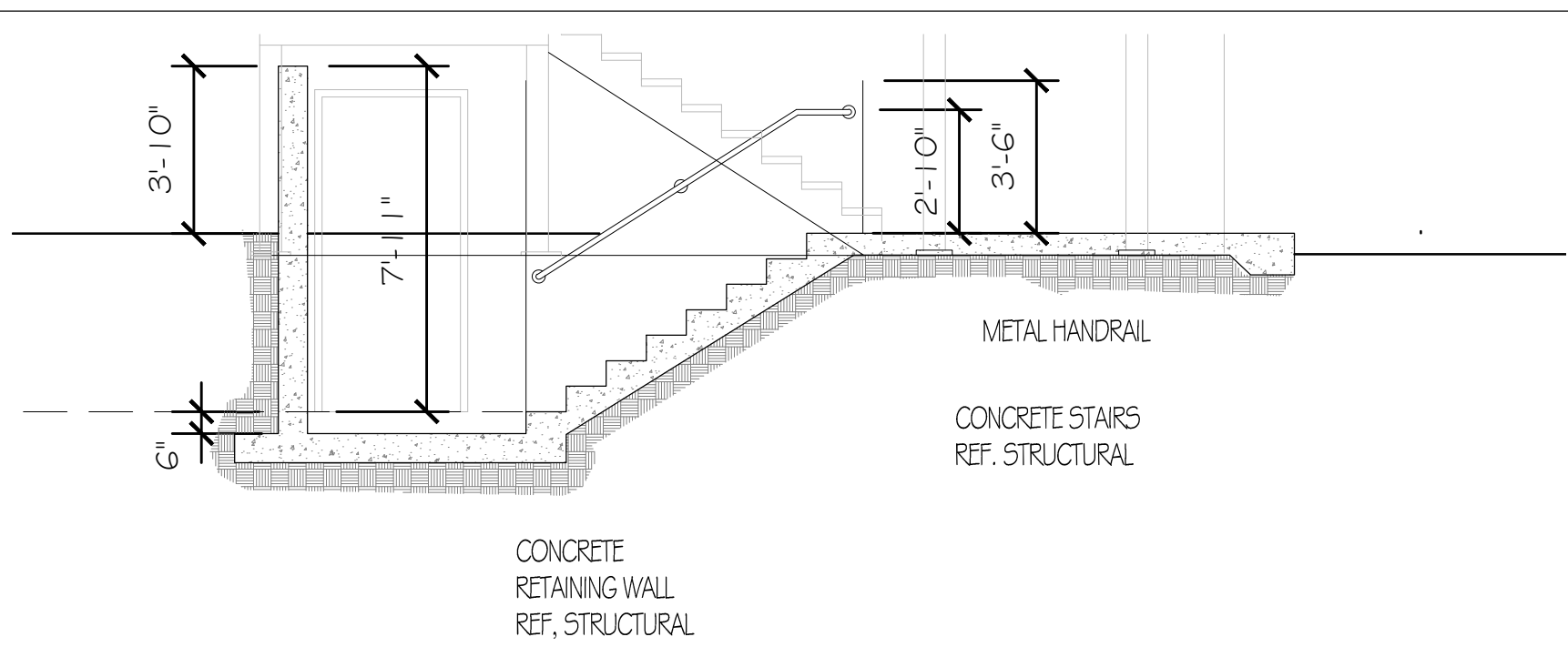
2 FIRST FLOOR EXTERIOR STAIR PLAN

1/4"=1'-0"



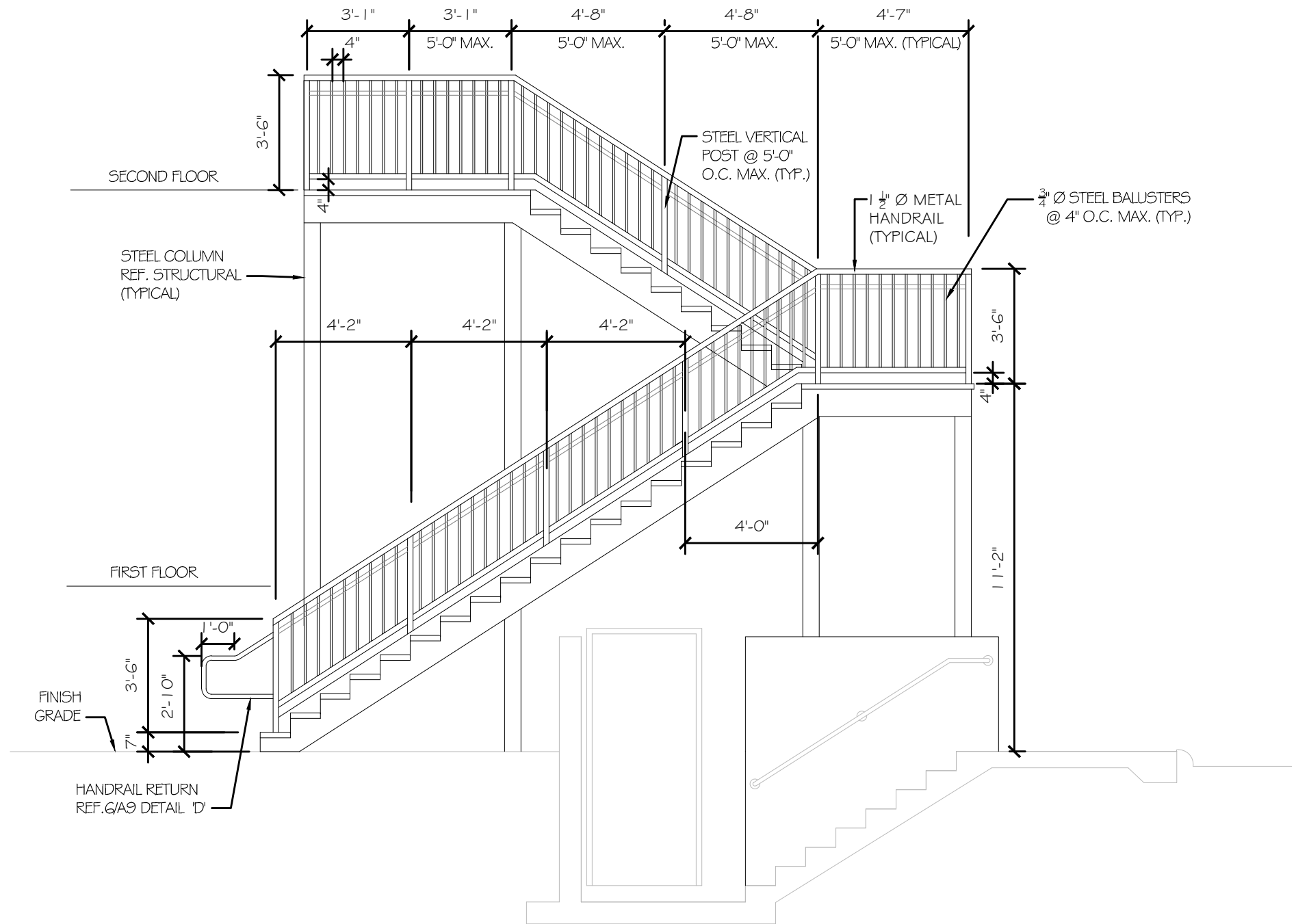
3 SECOND FLR. EXTERIOR STAIR PLAN

1/4"=1'-0"



4 BASEMENT EXTERIOR STAIR SECTION

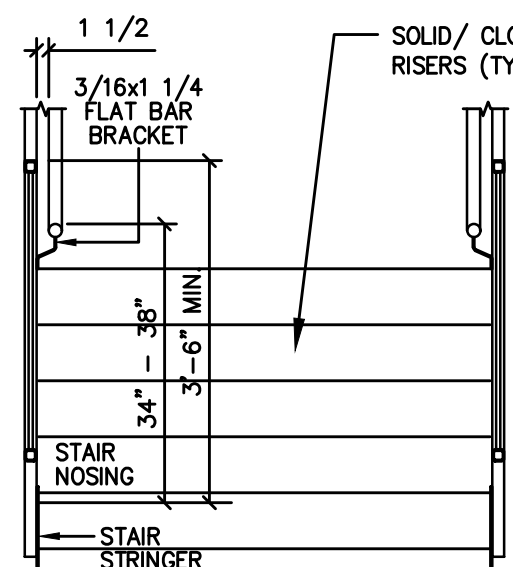
1/4"=1'-0"



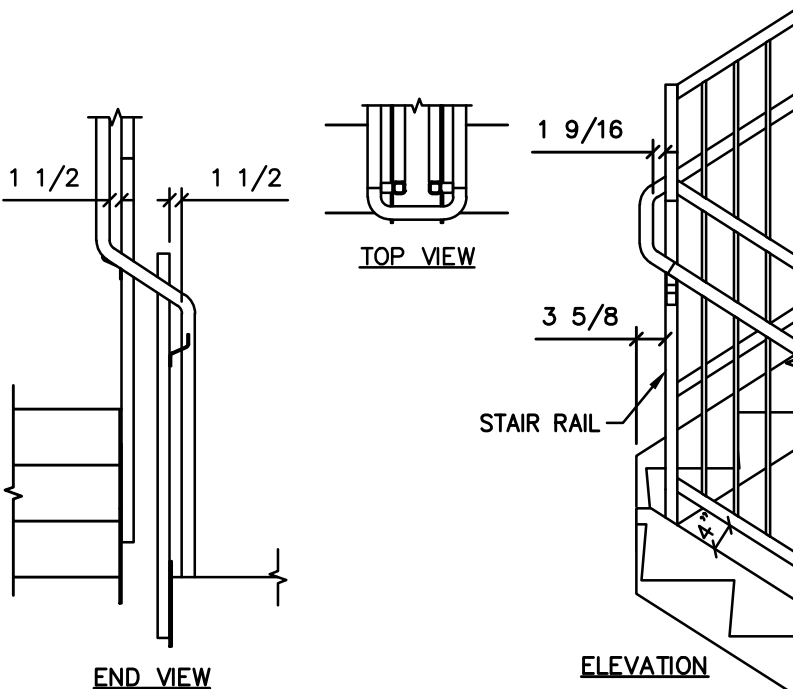
5 EXTERIOR METAL STAIR ELEVATION

1/4"=1'-0"

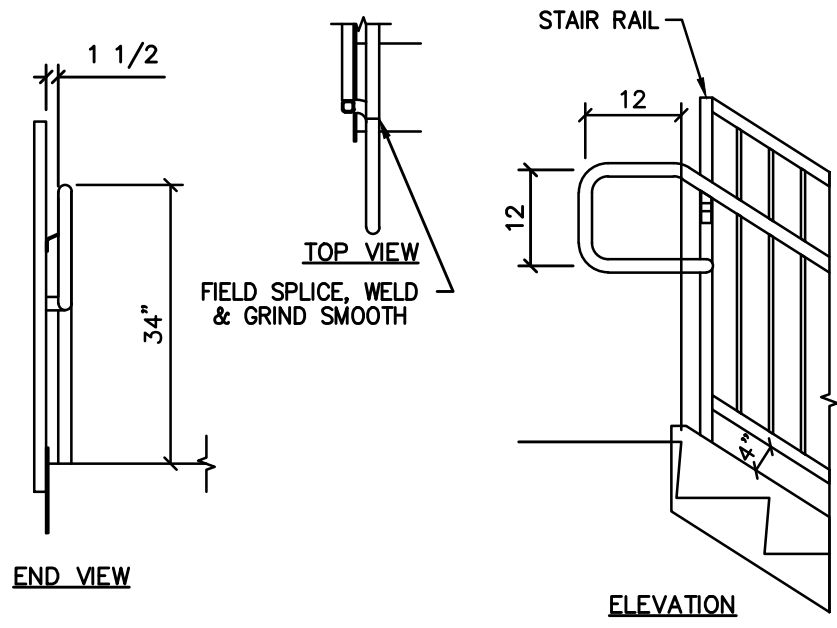
NOTE:
MINIMUM LIVELOAD FOR GUARDRAILS
HANDRAILS SHALL BE 50 POUNDS PER
LINER FOOT (PLF) (0.73 KN/M)



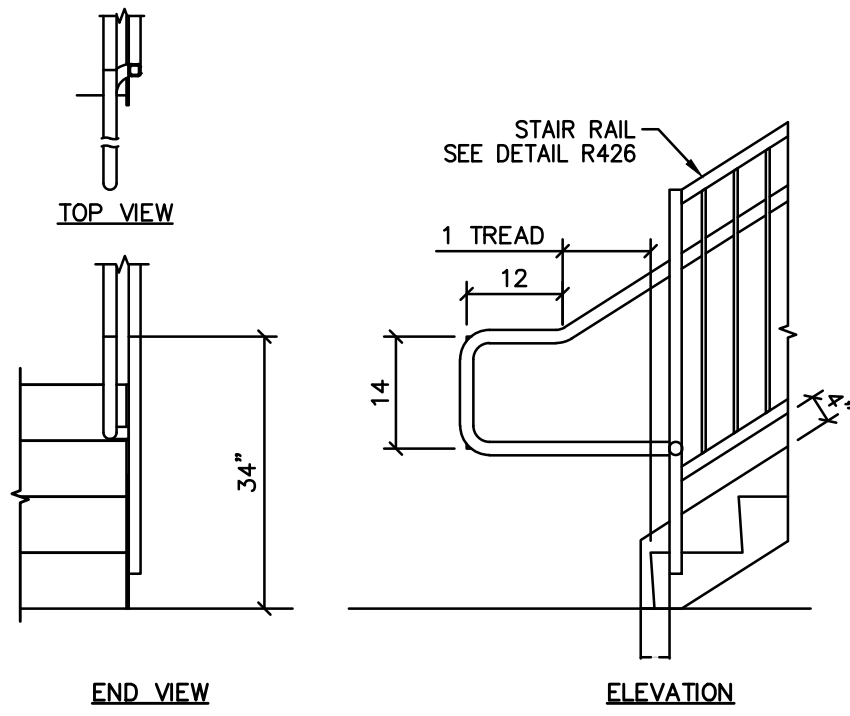
A. SECTION AT STAIR HANDRAIL



B. STAIR RAILING



C. TOP GUARD RAIL WITH STANDARD HANDRAIL RETURN

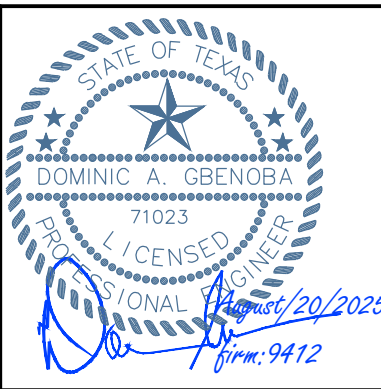


D. STARTER RAIL WITH LEVEL OFF HANDRAIL RETURN

6 TYPICAL HANDRAIL DETAILS

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Hotel Renovation
Stairs Details
5005 Avenue "U"
Galveston TX, 77551

Project No:	CC-0600	DATE	08/20/2025
Drawn By:	GGF	SHEET NUMBER	A9.0
Designed By:	GGF		
Checked By:	DY		
		1 OF	1

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4.2 SPACE ALLOWANCES AND REACH RANGES

TAS SECTIONS 4.2.1 – WHEELCHAIR PASSAGE WIDTH

- A. The minimum clear width for single wheelchair passage shall be 32" at a point and 36" continuously

TAS SECTIONS 4.2.2 – WIDTH FOR WHEELCHAIR PASSING

- A. The minimum clear width for two wheelchairs to pass is 60"

TAS SECTIONS 4.2.4.1 – SIZE AND APPROACH

- A. Minimum clear floor space for a wheelchair and occupant shall be 30" wide x 48" long. Clear floor space shall be centered on the element it serves.

4.3 ACCESSIBLE ROUTE

TAS SECTIONS 4.3.2 – LOCATION

- A. At least one accessible route shall be provided from public transportation stops, accessible parking and loading zones, and public streets or sidewalks to the accessible building entrance.

TAS SECTIONS 4.3.3 – WIDTH

- A. The minimum clear width of an accessible route shall be 36" except at doors.

TAS SECTIONS 4.3.4 – PASSING SPACE

- A. If an accessible route is less than 60" in width, then passing spaces of at least 60"x60" shall be provided at 200' max. spacing.

TAS SECTIONS 4.3.5 – HEAD ROOM

- A. Accessible routes shall have 80" min. clear head room.

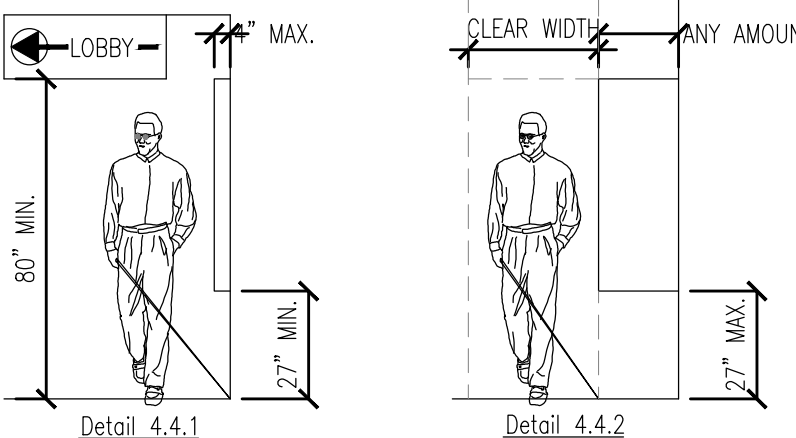
TAS SECTIONS 4.3.7 – SLOPE

- A. Running slope shall not exceed 1:20. (If slope exceeds 1:20, refer to section 4.8)
- B. Cross slope shall not exceed 1:50

4.4 PROTRUDING OBJECTS (REFERENCE DETAIL 4.4.1 & 4.4.2)

TAS SECTIONS 4.4.1 – GENERAL

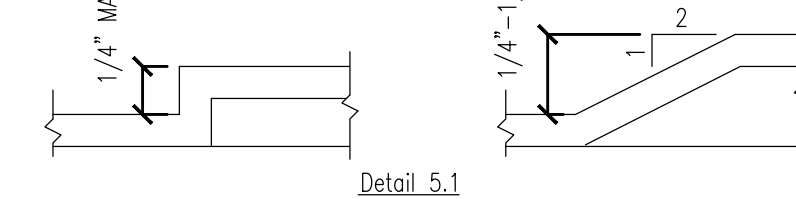
- A. Objects projecting from walls (for example, telephones) with their leading edges between 27"–80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27"–80" above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.



4.5 GROUND AND FLOOR SURFACES

TAS SECTIONS 4.5.2 – CHANGES IN LEVEL (REFERENCE DETAIL 5.1)

- A. Changes in level up to 1/4" may be verticle and without edge treatment
- B. Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2.



TAS SECTIONS 4.5.3 – CARPET

- A. Carpet provided on a floor surface shall be securely attached; have a firm pad or backing, or no pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Maximum pile thickness shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the exposed edges.

TAS SECTIONS 4.5.4 – GRATINGS

- A. If gratings are located in walking surfaces or along accessible routes, then they shall have spaces no greater than 1/2" wide in one direction.
- B. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

4.6 PARKING AND PASSENGER LOADING ZONES

TAS SECTIONS 4.6.3 – PARKING SPACES

- A. Accessible parking shall be at least 96" wide.
- B. Parking access aisles shall be 60" wide. Van accessible access aisles shall be 96" wide.
- C. Surface slope shall not exceed 1:50 in all directions (Note : no built up curb ramp may be located in an accessible parking access aisle).

TAS SECTIONS 4.6.4 – SIGNAGE

- A. Each accessible parking space must have individual vertically mounted or suspended sign. Required van accessible spaces must be designated.
- A. Characters and symbols on such signs shall be located 60" minimum above the ground.
- B. Signage located within an accessible route shall be located 80" min. above the walking surface.

TAS SECTIONS 4.6.5 – VERTICAL CLEARANCE

- A. Provide minimum vehicle clearance of 114" at accessible passenger loading zones and along at least one vehicle access route from site entrances and exits.

TAS SECTIONS 4.6.6 – PASSENGER LOADING ZONE

- A. Passenger loading zones shall provide an access aisle at least 60" wide and 20 ft long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.

4.7 CURB RAMPS

TAS SECTIONS 4.7.2 – SLOPE (REFERENCE DETAIL 4.7)

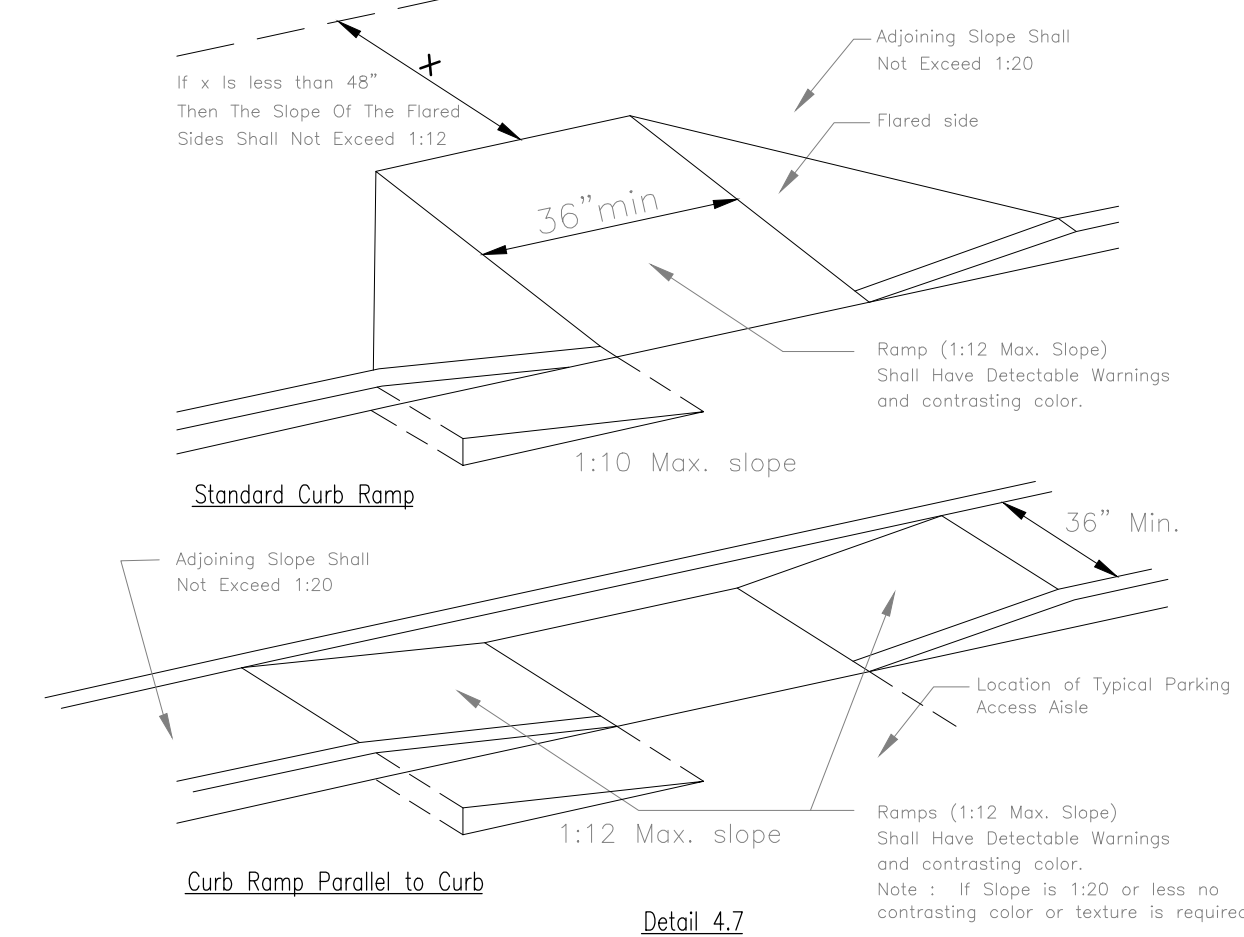
- A. Slopes of curb ramps shall comply with 4.8.2.
- B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

TAS SECTIONS 4.7.3 – WIDTH (REFERENCE DETAIL 4.7)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

TAS SECTIONS 4.7.5 – SIDES OF CURB RAMPS (REFERENCE DETAIL 4.7)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10



TAS SECTIONS 4.7.10 – 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. If diagonal curb ramps have flared sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.

TAS SECTIONS 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 between the curb ramps in the part of the island intersected by the crossings.

4.8 RAMPS

TAS SECTIONS 4.8.1 – GENERAL

- A. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8

TAS SECTIONS 4.8.2 – SLOPE AND RISE

- A. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30".

TAS SECTIONS 4.8.3 – CLEAR WIDTH

- A. The minimum clear width of a ramp 30 ft or less in length shall be 36". Ramps more than 30 ft. in length shall have a minimum clear width of 44".

TAS SECTION 4.8.4 – LANDINGS

- A. 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.

TAS SECTION 4.8.5 – 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".

TAS SECTIONS 4.8.7 – EDGE PROTECTION

- A. Ramps and landings with drop offs shall have curbs, walls, railings, or projecting surfaces that prevent slipping off the ramp. Curbs shall be a minimum of 2" high.

4.9 STAIRS

TAS SECTIONS 4.9.2 – 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

TAS SECTION 4.9.4 – HANDRAILS

- A. Non-continuous handrails shall extend 12" beyond the top riser and 12" plus 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 (11"); the remaining extension shall be horizontal.
- B. Height: 34" – 38", measured from the stair nosing.

4.10 ELEVATORS

TAS SECTIONS 4.10.3 – HALL CALL BUTTONS

- A. Shall be centered 42" above floor

TAS SECTIONS 4.10.4 – HALL LANTERNS

Visual signals shall have the following features:

- 1. Fixtures shall be mounted with centerline at least 72" above the lobby floor
- 2. Visual elements shall be at least 2–1/2" in the smallest dimension

TAS SECTIONS 4.10.5 – RAISED AND BRAILLE CHARACTERS ON HOISTWAY ENTRANCES

- A. All elevator hoistway entrances shall have raised and Braille floor no. designations provided on both jambs. Centerline of the characters shall be 60" above the floor. Characters shall be 2" high.

TAS SECTIONS 4.10.6 – DOOR PROTECTIVE AND REOPENING DEVICE

- A. Elevator doors shall open and close automatically. They shall be provided with a reopening device that will stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

TAS SECTIONS 4.10.12 – CAR CONTROLS

- A. All floor buttons shall be:
 - 1. All control buttons shall be at least 3/4" in their smallest dim. They shall be flush or raised.
 - 2. All control buttons shall be designated by Braille and by raised standard alphabet characters for letters, arabic characters for numerals. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation.
 - 3. Maximum 54" above floor where side approach is provided
 - 4. Maximum 48" where forward approach is provided
- B. Emergency Controls:
 - 1. Shall have centerlines 35" minimum above floor
 - 2. Shall be grouped at bottom of panel
- C. The emergency communication system shall not require voice communication.

4.11 PLATFORM LIFTS

NOTE : REQUIRES A VARIANCE FROM THE T.D.L.R. TO USE IN LIEU OF AN ELEVATOR

TAS SECTIONS 4.11.2, 4.27.3 – OTHER REQUIREMENTS CONTROLS AND OPERATING SYSTEMS

- A. Heights permitted:
 - Controls and operating mechanisms shall be located for either a forward or side approach from any direction of travel. They shall be located 28" min. and 48" maximum above the floor. They shall be operable with one hand. There shall be at least one handrail complying with 4.26.
 - Wheelstops and quadrails shall be provided where necessary.

4.13 DOORS

TAS SECTION 4.13.4 – DOUBLE – LEAF DOORWAYS

- A. Doorways with two independently operated leaves shall have at least one active leaf that meets the requirements in 4.13.5 and 4.13.6.

TAS SECTION 4.13.5 – CLEAR WIDTH

- A. 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 opposite stop.
 - 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.

TAS SECTION 4.13.6 – MANEUVERING CLEARANCES AT DOORS

Provide level (1:50 max. slope) and clear maneuvering area at doors as follows:

- 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)
- 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 & 18" min. bside hinge edge (48"min. width if door has both a closer and a latch)
- 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)

TAS SECTION 4.13.8 – THRESHOLDS AT DOORWAYS

- A. Maximum threshold height: 1/2" (3/4" at exterior sliding doors). Raised thresholds and floor level changes shall be beveled with a slope no greater than 1:2.

TAS SECTION 4.13.9 – DOOR 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.
 - 1. Lever-operated mechanisms, push-type mechanisms, and U-shaped 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 accessible door passage shall be mounted no higher than 48" above finished floor.

TAS SECTION 4.13.10 – DOOR 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 70°, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door.

TAS SECTION 4.13.11 – DOOR 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 lbf.
 - c. Sliding or folding doors: 5.0 lbf.
- These forces do not apply to the force required to retract latch bolts or disengage othe devices that may hold the door in a closed position.

4.15 DRINKING FOUNTAINS

TAS SECTION 4.15.2 – SPOUT HEIGHT (REFERENCE DETAIL 4.15 for accessible unit)

- A. Accessible spouts shall be no higher than 36", measured from the floor or ground surface to the spout outlet.
- B. In addition to accessible unit, at least one drinking fountain shall be at standard height (may be 'high/low' type if located in one location).

TAS SECTION 4.15.3 – SPOUT LOCATION

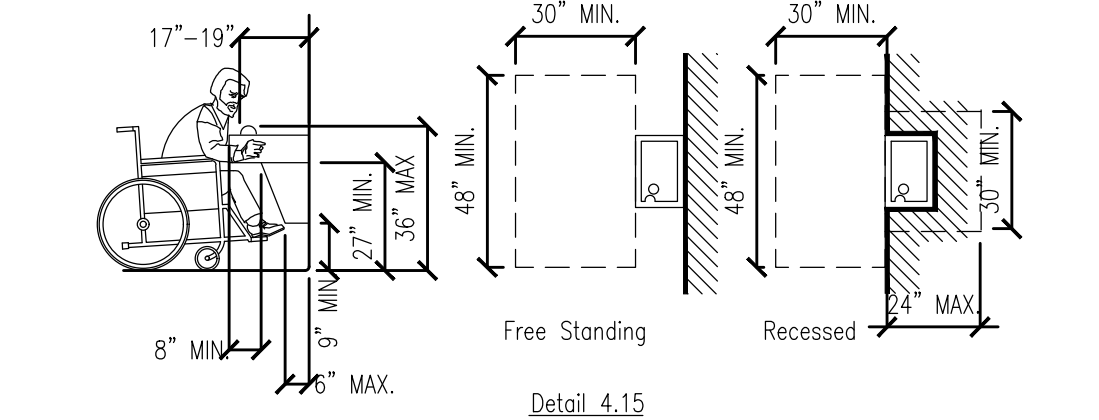
- A. Spouts shall be located at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly parallel to the front of the unit.
 - 1. The spout shall provide a flow of water at least 4" high.
 - 2. If the fountain has a round or oval bowl, the spout must be positioned so the flow of water is within 3" of the front edge of the fountain.

TAS SECTION 4.15.4 – CONTROLS

- A. Unit controls shall be front mounted or side mounted near the front edge.

TAS SECTION 4.15.5 – CLEARANCES (REFERENCE DETAIL 4.15).

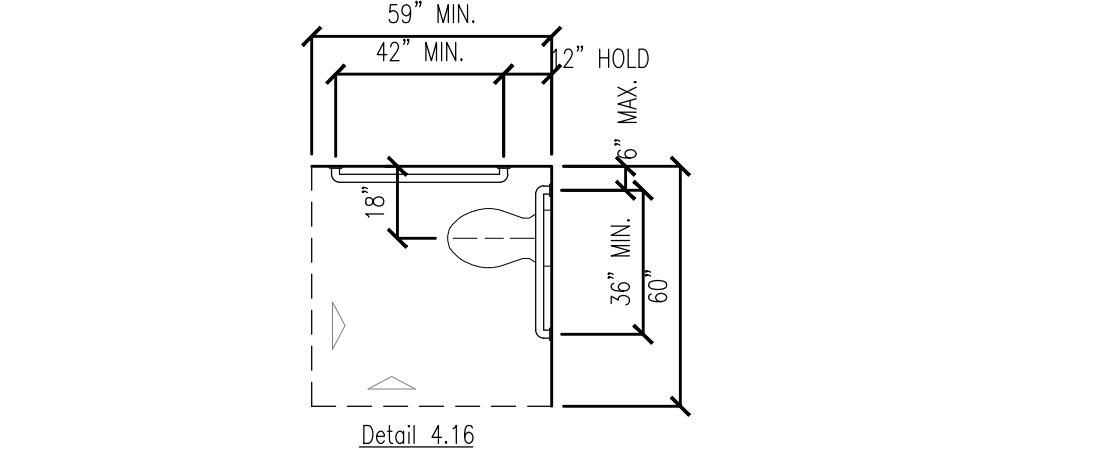
- A. Wall and post mounted cantilever fountains shall have clear knee space as follows:
 - 1. Minimum 27" high (from apron bottom to floor) minimum 30" wide, and 17" – 19" deep.
 - 2. A minimum 30" by 48" clear floor space allowing a forward approach to the unit shall be provided.
- B. Free standing or built-in units not having a clear knee space shall have a minimum 30" by 48" clear floor space allowing a parallel approach to the unit.



4.16 WATER CLOSETS

TAS SECTION 4.16.2 – CLEAR FLOOR SPACE

- A. Clear floor space for water closets not in stalls shall be provided as follows:
 - Front approach – 48" min. wide x 66" min. long
 - Side approach – 56" min. to front of toilet x 48" min. wide
 - Both approach – 60" min. wide x 56" min. long (Reference Detail 4.16)
- B. No doorswings are allowed in clear floor area.



TAS SECTION 4.16.3 – HEIGHT (REFERENCE DETAIL 4.16.2)

- A. The height to the top of the toilet seat shall be 17" – 19" above floor.
 - 1. Seats shall not be sprung to return to a lifted position.
- TAS SECTIONS 4.16.4, 4.26 – GRAB BARS (REFERENCE DETAILS 4.16.1, 4.16.2 & 4.16.3)
 - A. 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, hold 12" min. from back wall.
 - 2. Back wall: 36" long minimum, 12" minimum each side of water closet centerline.
 - Refer to 4.26 Grab Bars for size and structural elements.

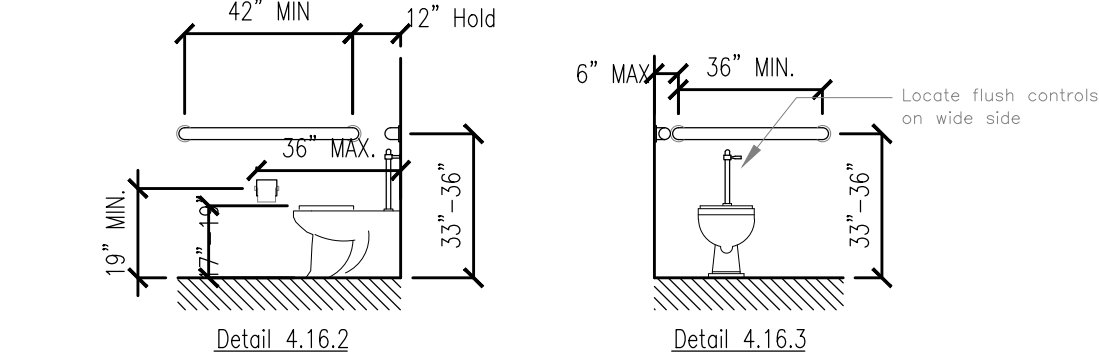
TAS SECTIONS 4.16.5, 4.27.4 – FLUSH CONTROLS (REFERENCE DETAIL 4.16.3)

- A. Controls shall be 44" maximum above the finish floor.
 - 1. Lever controls or flush valves shall be mounted on the wide side of toilet areas.
 - 2. Controls shall be hand operated or automatic.
 - 3. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
 - 4. The force required to activate controls shall be no greater than 5 lbf.

TAS SECTION 4.16.6 – DISPENSERS (REFERENCE DETAIL 4.16.2)

- A. Toilet paper dispensers shall be installed on the side wall, a minimum 19" above the floor, and a maximum 36" from the rear wall.

- 1. Dispensers that control delivery or do not permit continuous paper flow shall not be used.



4.17 TOILET STALLS

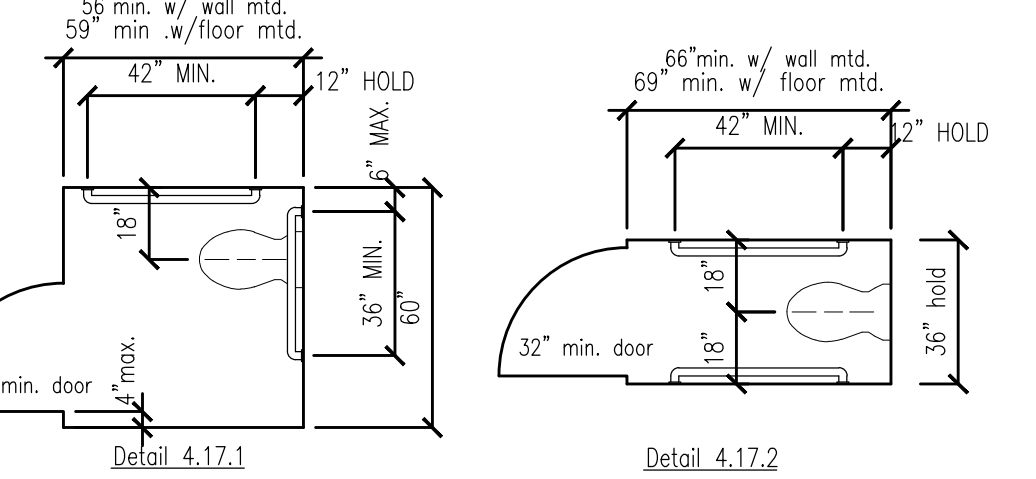
TAS SECTION 4.22.4 – WHERE APPLICABLE

- A. If toilet stalls are provided in a toilet room or bathroom, then at least one shall be a "standard" accessible toilet stall (for wheelchair users) complying with this section. (REFERENCE DETAIL 4.17.1)
- B. If 6 or more toilet stalls are provided in a toilet room or bathroom in addition to the "standard" accessible stall required; an additional 'alternate A' accessible stall 36" wide (for ambulatory persons with disabilities) complying with this section shall be provided. (REFERENCE DETAIL 4.17.2)
- C. Alterations/Existing Conditions: In alteration work, where provision of a 'standard' accessible stall is technically infeasible, or where plumbing code requirements prevent combining existing stalls to provide space, either 'alternate' stall (A or B) complying with this section may be provided in lieu of the standard stall. (Note :requires a variance from T.D.L.R.)

TAS SECTION 4.17.3 – SIZE AND ARRANGEMENT (REFERENCE DETAIL 4.17)

- A. Toilet stalls may be arranged to provide either a left or a right handed approach. Accessible toilet stalls shall have the following dimensions:

- 1. 'Standard' Accessible Stall
 - 60" minimum width.
 - 59" minimum depth, with floor mounted water closet
 - 56" minimum depth, with wall mounted water closet
 - 36" width – hold this dim.
 - Door: outward swinging (If door swings into stall, depth shall be increased by 36". Stall doors must have 18" on pull strike jamb.
- 2. 'Alternate A' Accessible Stall (required when more than 6 stalls provided; permitted in lieu of standard stall only with a variance from T.D.L.R.)
 - 36" width – hold this dim.
 - 69" minimum depth, with floor mounted water closet.
 - 66" minimum depth with wall mounted water closet
 - Door: outward swinging.
- 3. 'Alternate B' Accessible Stall (permitted in lieu of standard stall only with variance from T.D.L.R.)
 - 48" minimum width.
 - 54" minimum depth.
 - Door : outward swinging.



TAS SECTION 4.17.4 – TOE CLEARANCES

- A. In 'Standard' accessible stalls, the front partition and at least one side partition shall provide a toe clearance of at least 9" above the floor.
- B. If the depth of the stall is greater than 60", the toe clearance is not required.

TAS SECTION 4.17.5 – DOORS

- A. Toilet stall doors, including hardware, shall comply with 4.13 DOORS
- B. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction shall be 42" minimum. (This is an exception from typical door maneuvering clearances)

TAS SECTION 4.17.6 – GRAB BARS (REFERENCE DETAILS 4.16.2, 4.16.3, 4.17.1 & 4.17.2)

- A. Grab Bars shall be mounted 33" – 36" above the floor.
 - Refer to 4.26 Grab Bars for size and structural requirements.

4.18 URINALS

TAS SECTION 4.18.2 – HEIGHT (REFERENCE DETAIL 12.3.1)

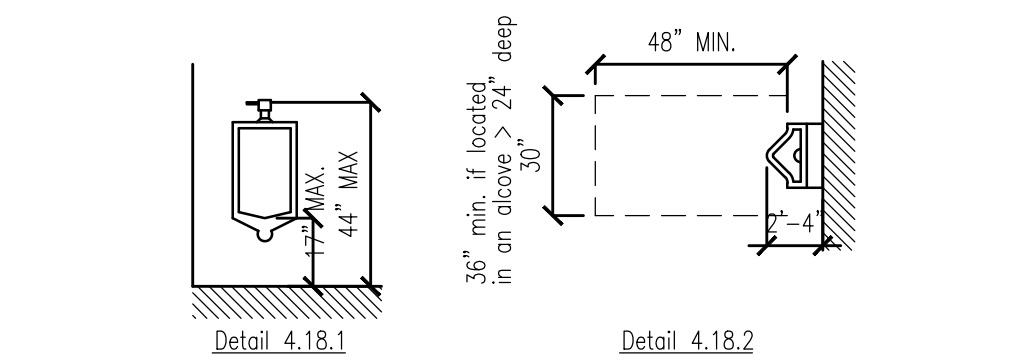
- A. Urinals shall be stall-type or wallhung with a tapered, elongated rim at 17" maximum above the finished floor.
 - The rim shall extend a minimum of 14" from the wall.

TAS SECTION 4.18.3 – CLEAR FLOOR SPACE (REFERENCE DETAIL 4.18.1)

- A. A clear floor space 30" wide by 48" deep minimum shall be provided in front of urinal to allow forward approach.
 - 1. This space shall adjoin or overlap an accessible route.
- 2. Urinal shield that do not extend beyond the front edge of the urinal rim may be provided with 29" clearance between them.
- 3. Urinals installed in alcoves deeper than 24" require a maneuvering area of at least 36" minimum wide, centered on fixture.

TAS SECTION 4.18.4 – FLUSH CONTROLS (REFERENCE DETAIL 4.18.2)

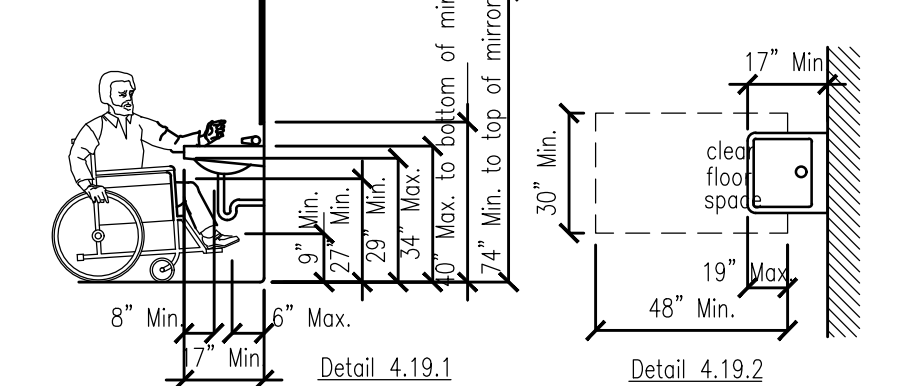
- A. Controls shall be 44" maximum above the finished floor.
 - 1. Controls shall be hand operated or automatic.
 - 2. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
 - 3. The force required to activate controls shall be no greater than 5 lbf.



4.19 LAVATORIES & MIRRORS


TAS SECTION 4.19.2 – HEIGHT & CLEARANCES (REFERENCE DETAIL 4.19.1 & 4.19.2)

- A. Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor.
 - 1. Lavatories shall extend 17" minimum from the wall.
- 2. Clearance of 29" minimum shall be provided from the finished floor to bottom of apron.
- 3. Knee clearance of 27" minimum shall extend 8" minimum under the edge of the lavatory.
- 4. Toe clearance of 9" minimum shall be provided for the full depth of the lavatory.



TAS SECTIONS 4.6.6 – PASSENGER LOADING ZONE		TAS SECTIONS 4.10.4 – HALL LANTERNS	
A. Passenger loading zones shall provide an access aisle at least 60" wide and 20 ft long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.		A. Visible signals shall have the following features: 1. Fixtures shall be mounted with centerline at least 72" above the lobby floor 2. Visual elements shall be at least 2–1/2" in the smallest dimension	

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Hotel Renovation

Accessibility Guidelines (TAS)

5005 Avenue "U"

Galveston TX, 77551

Project No:	CC-0600	DATE	08/20/2025
Drawn By:	GGF	SHEET NUMBER	ADA2
Designed By:	GGF		
Checked By:	DY		
		1	OF 1