

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 IMMEDIATELY.
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 THEREIN 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

2023 NATIONAL ELECTRICAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

2021 INTERNATIONAL RESIDENTIAL CODE

ACCESSIBILITY - STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)

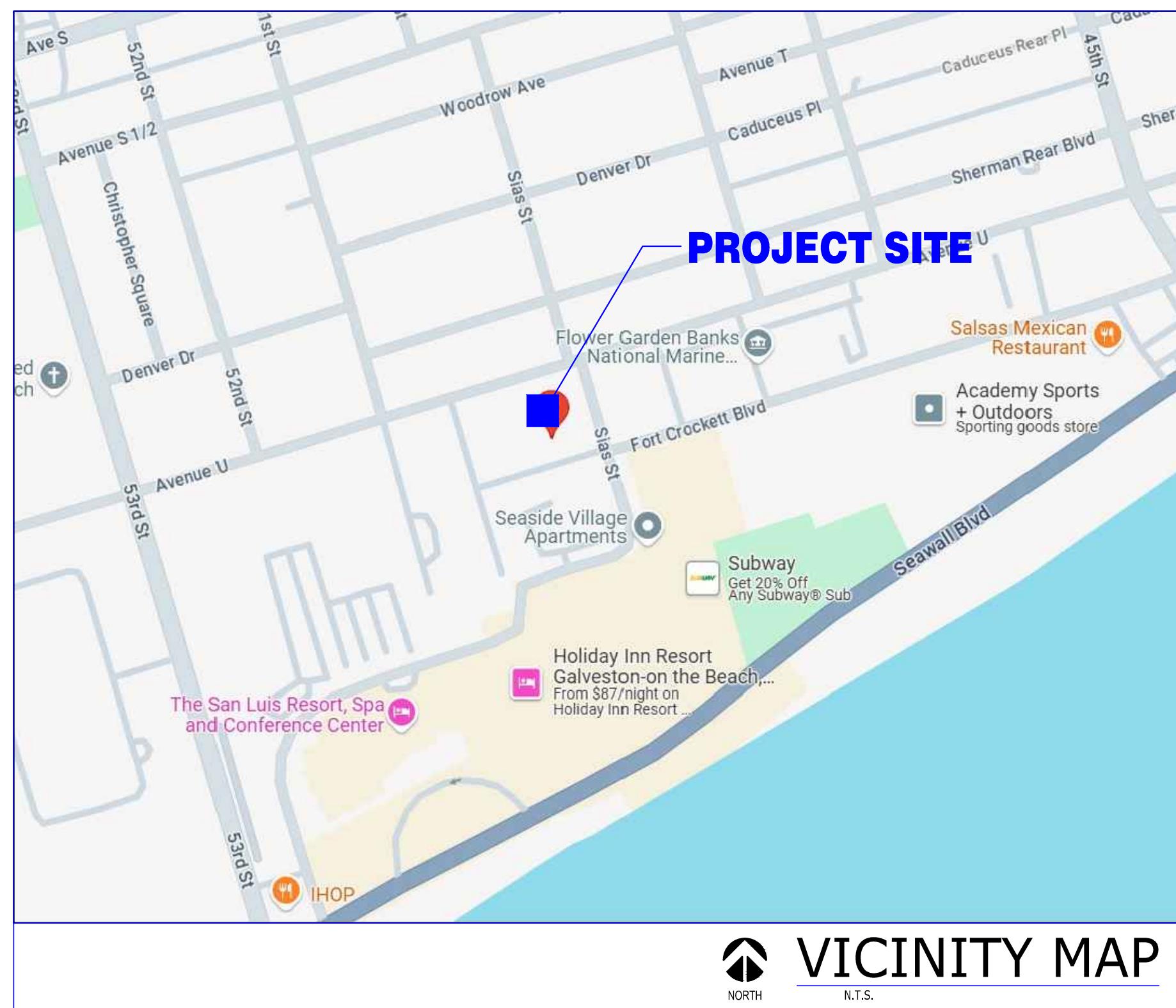
ENERGY - IECC 2012

REGULATIONS - TDRL - TEXAS ACCESSIBILITY STANDARDS (TAS)

CONSTRUCTION TYPE IIIA

OCCUPANCY TYPE - R-1

EXISTING BUILDING 100% SPRINKLERED



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A0.3 SECOND & THIRD FLOOR DEMOLITION PLANS

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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

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MEP

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E2.0 PARTIAL BASEMENT ELECTRICAL PLAN-B

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E9.0 PARTIAL BASEMENT LIGHTING PLAN-A

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M10.0 HVAC DETAILS

PLUMBING

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P4 PARTIAL FIRST FLOOR PLAN - B

P5 PARTIAL SECOND FLOOR PLAN - A

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P7 PARTIAL THIRD FLOOR PLAN - A

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P11 DETAILS

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STRUCTURAL DESIGN

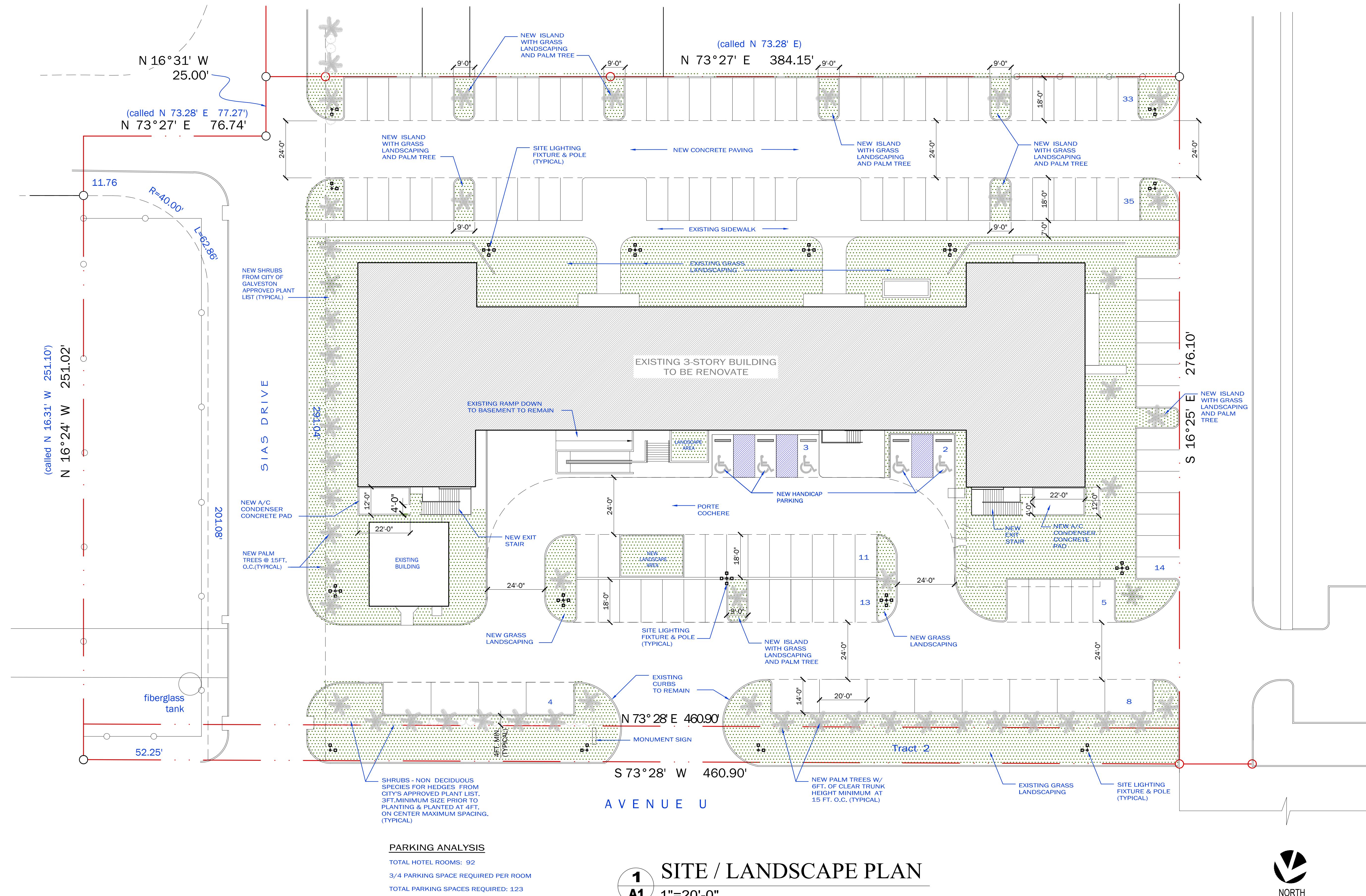
S1.0 STAIRS FOUNDATION PLAN

S2.0 FIRST FLOOR STAIRS PLAN

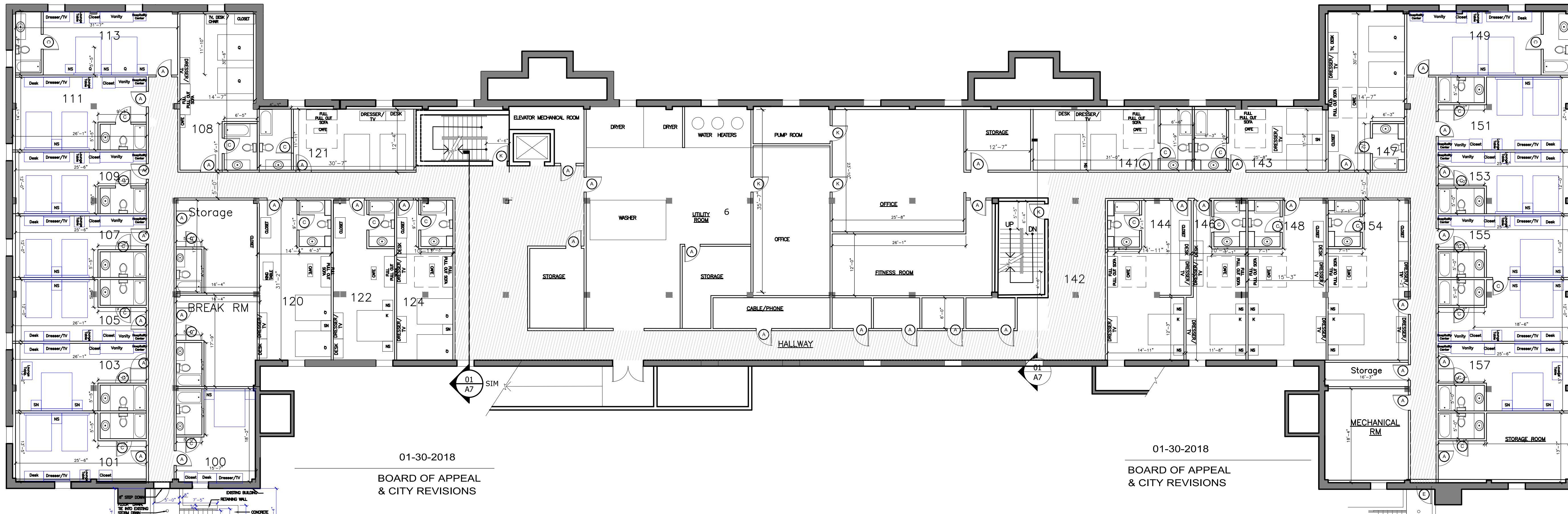
S3.0 SECOND FLOOR STAIRS PLAN

S4.0 THIRD FLOOR STAIRS PLAN

S5.0 STAIRS STRUCTURAL DETAILS



Project No:	CC-0600	DATE	08/20/2025
Drawn By:	GGF	Sheet Number	A1.0
Designed By:	GGF		
Checked By:	DDY		
1	OF	1	1



1
A2
3/32"=1'-0"
BASEMENT FLOOR PLAN
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 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U301)

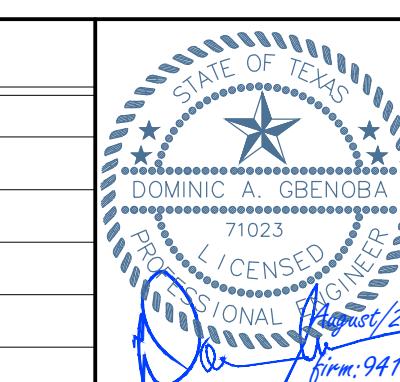
NEW 1-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U314)

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

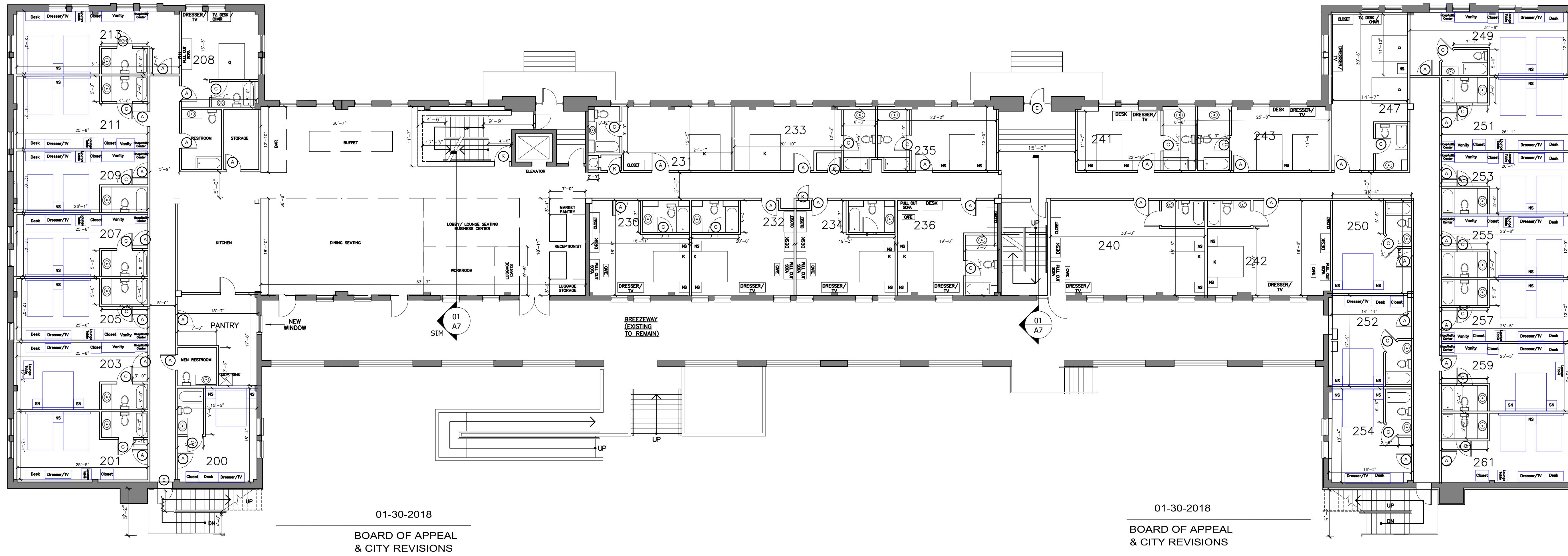
REVISIONS

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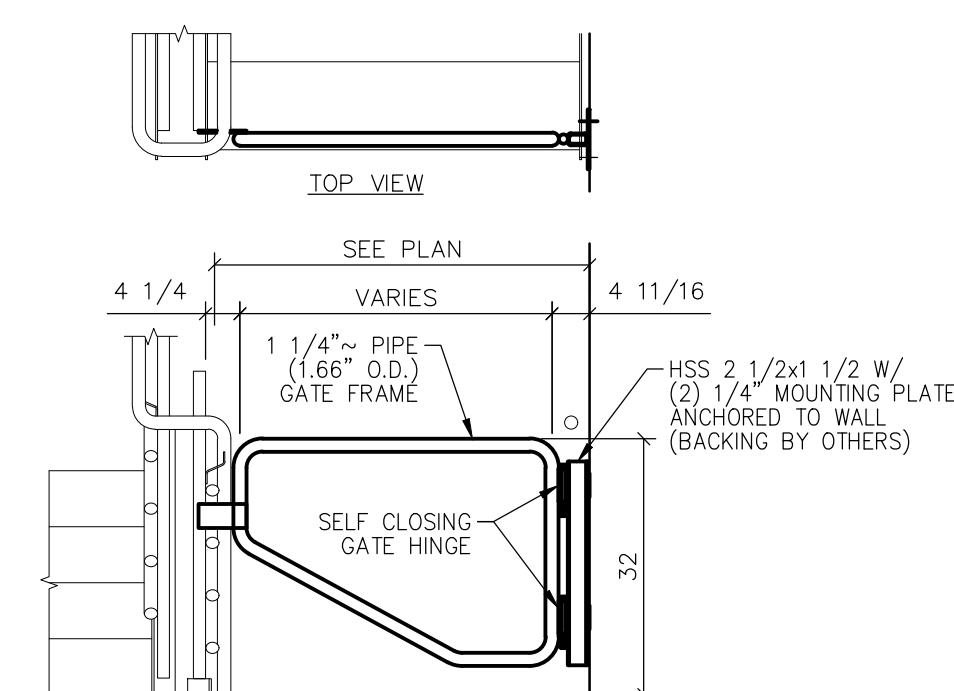


Hotel Renovation
Basement Floor Plan
5005 Avenue "U"
Galveston TX, 77551

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



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

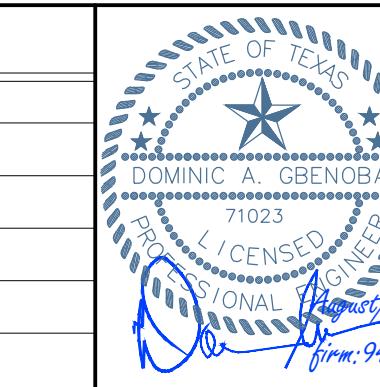


2
A3 TYP. EXIT BARRIER AT STAIR
N.T.S.

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

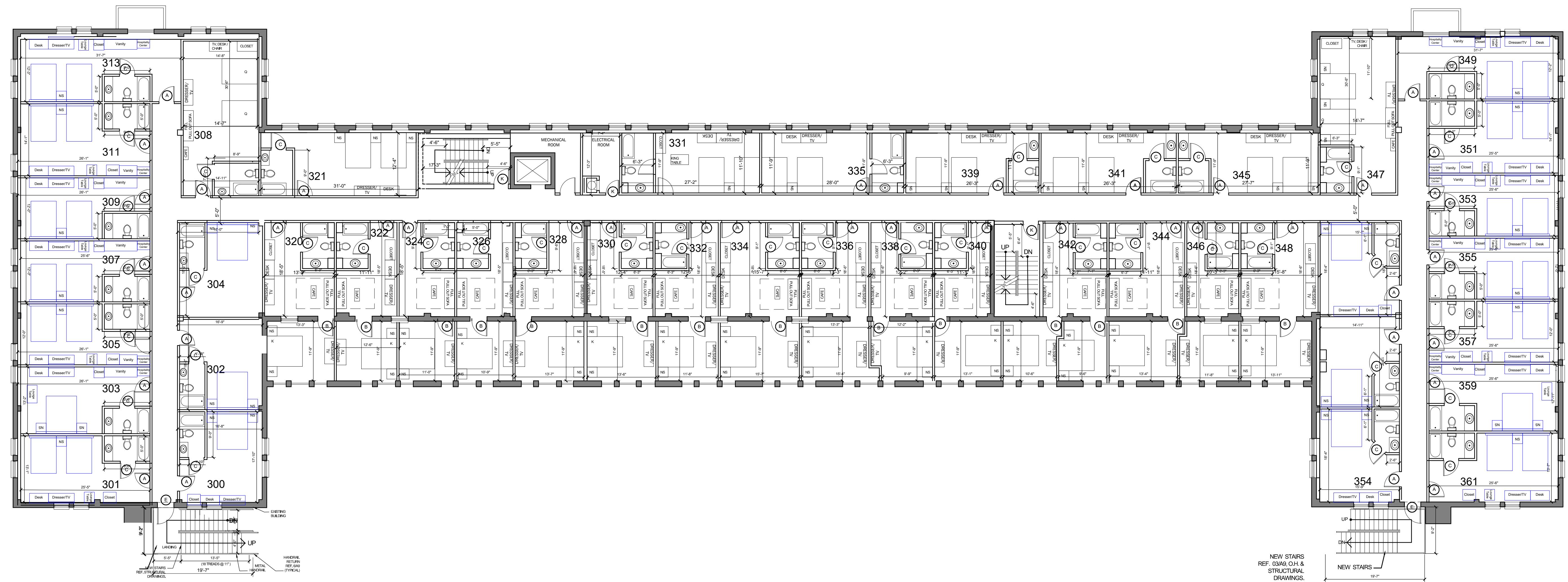
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Hotel Renovation
1st Floor Plan
5005 Avenue "U"
Galveston TX, 77551

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



1
A4
SECOND 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

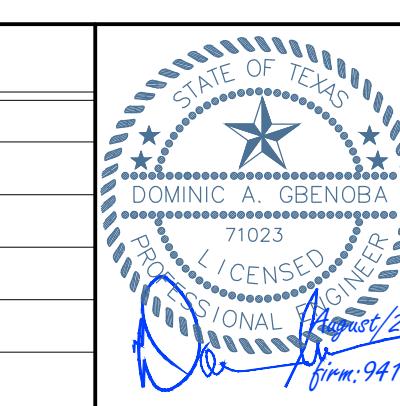
NEW 2-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 2 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U301)

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.

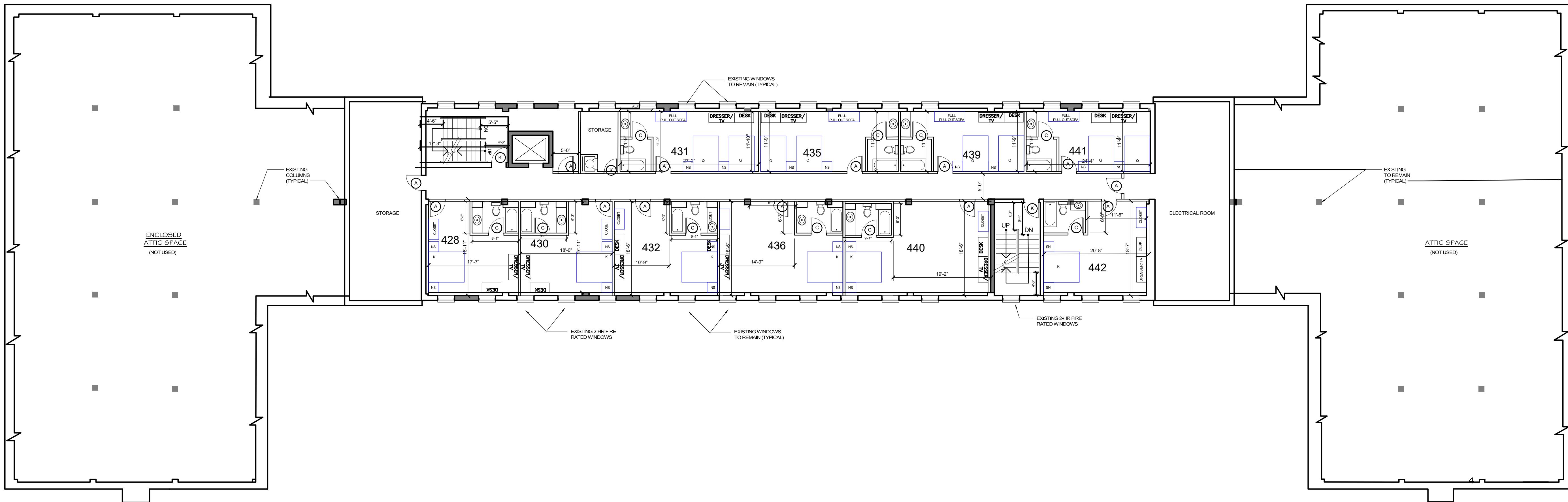
ABBREVIATIONS
NS NIGHT STAND
K KING SIZE BED
Q QUEEN SIZE BED
REC RECLINER
REF REFRIGERATOR

REVISIONS		
No.	DATE	DESCRIPTION
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Hotel Renovation
Second Floor Plan
5005 Avenue "U"
Galveston TX, 77551

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



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



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)

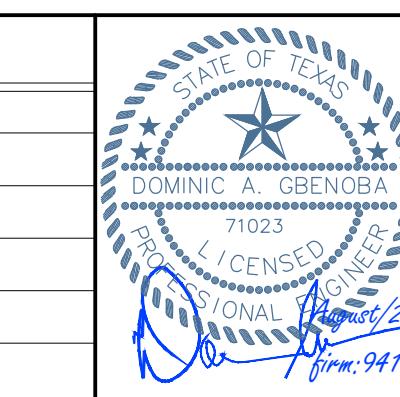
NEW 1-HR FIRE RATED WALL ZONE
CONSISTING OF WALLS W/ 2X4
WOOD STUDS @ 16" O.C.
AND 1 LAYER 5/8" TYPE X GYPSUM BOARD
ON BOTH SIDES TO DECK. (UL DESIGN # U314)

NOTE: REFERENCE SHEET A7 FOR PARTITION TYPES.

ABBREVIATIONS

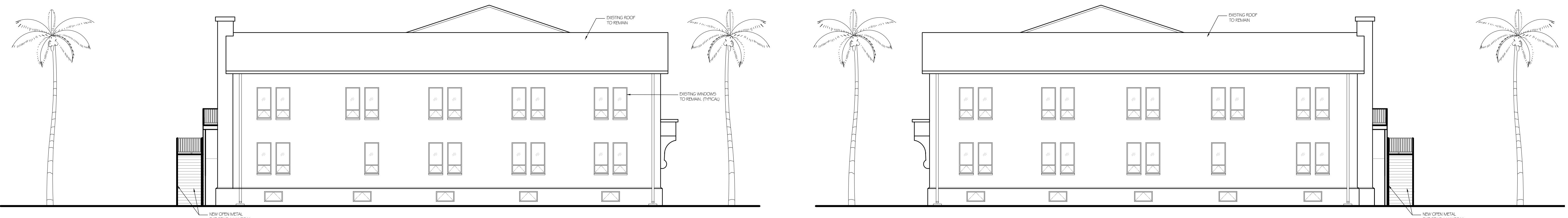
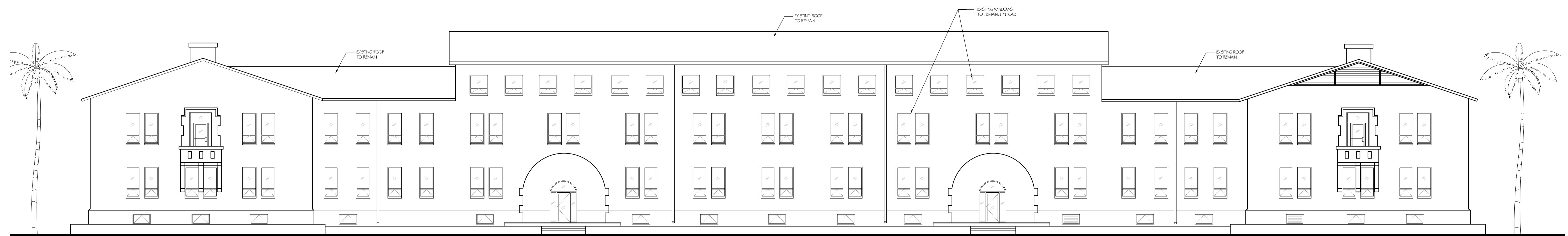
NS NIGHT STAND
K KING SIZE BED
Q QUEEN SIZE BED
REC RECLINER
REF REFRIGERATOR

REVISIONS		
No.	DATE	DESCRIPTION
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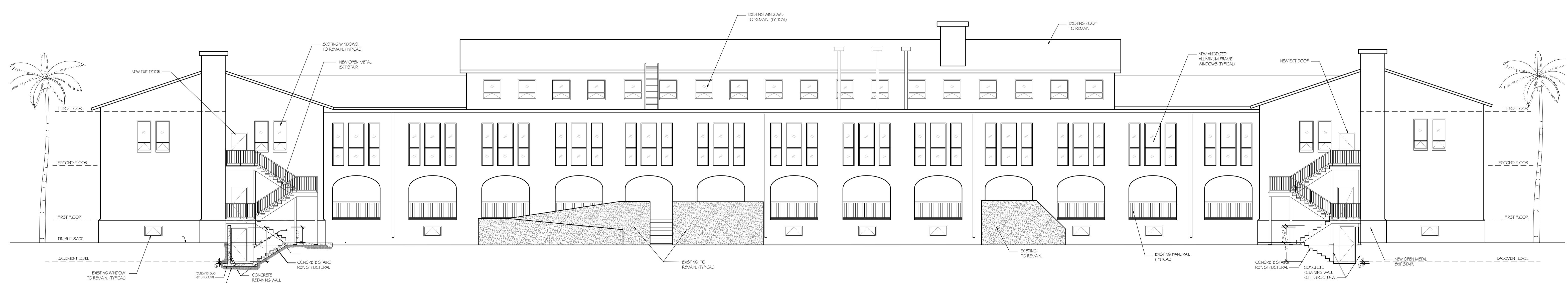
Hotel Renovation
Third Floor Plan
5005 Avenue "U"
Galveston TX, 77551

Project No: CC-0600
Drawn By: GGF
Designed By: GGF
Checked By: DY
DATE 08/12/2025
SHEET NUMBER A5.0
1 OF 1



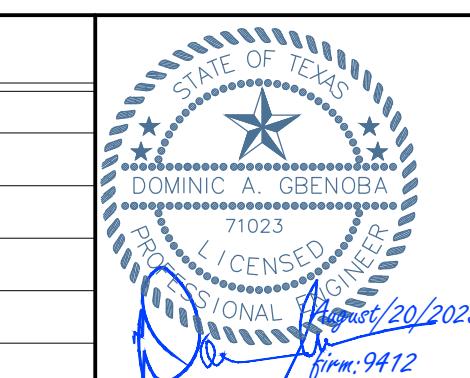
2
WEST ELEVATION (RIGHT)
A6
3/32"=1'-0"

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



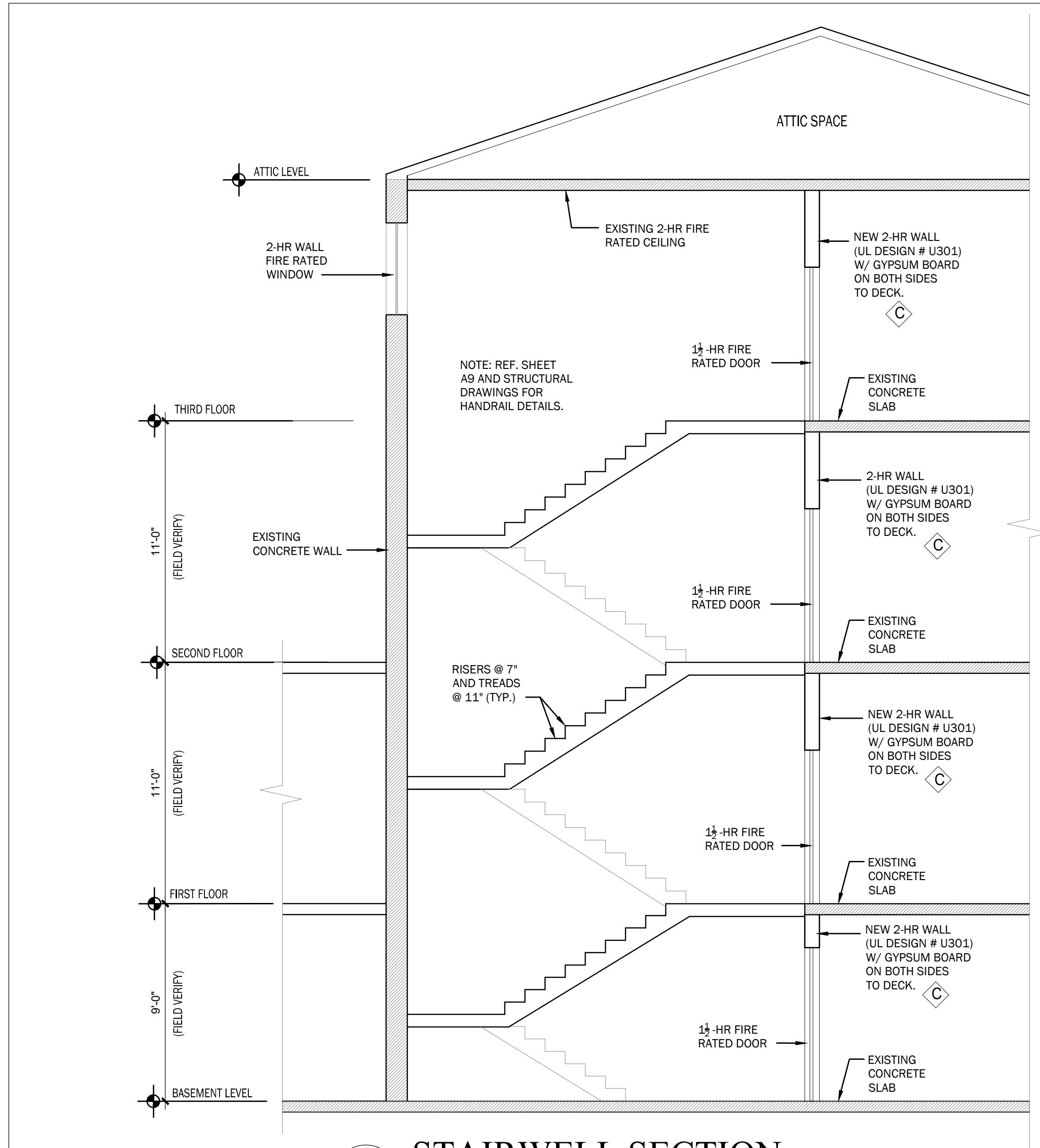
4
NORTH ELEVATION (FRONT)
A6
3/32"=1'-0"

REVISIONS		
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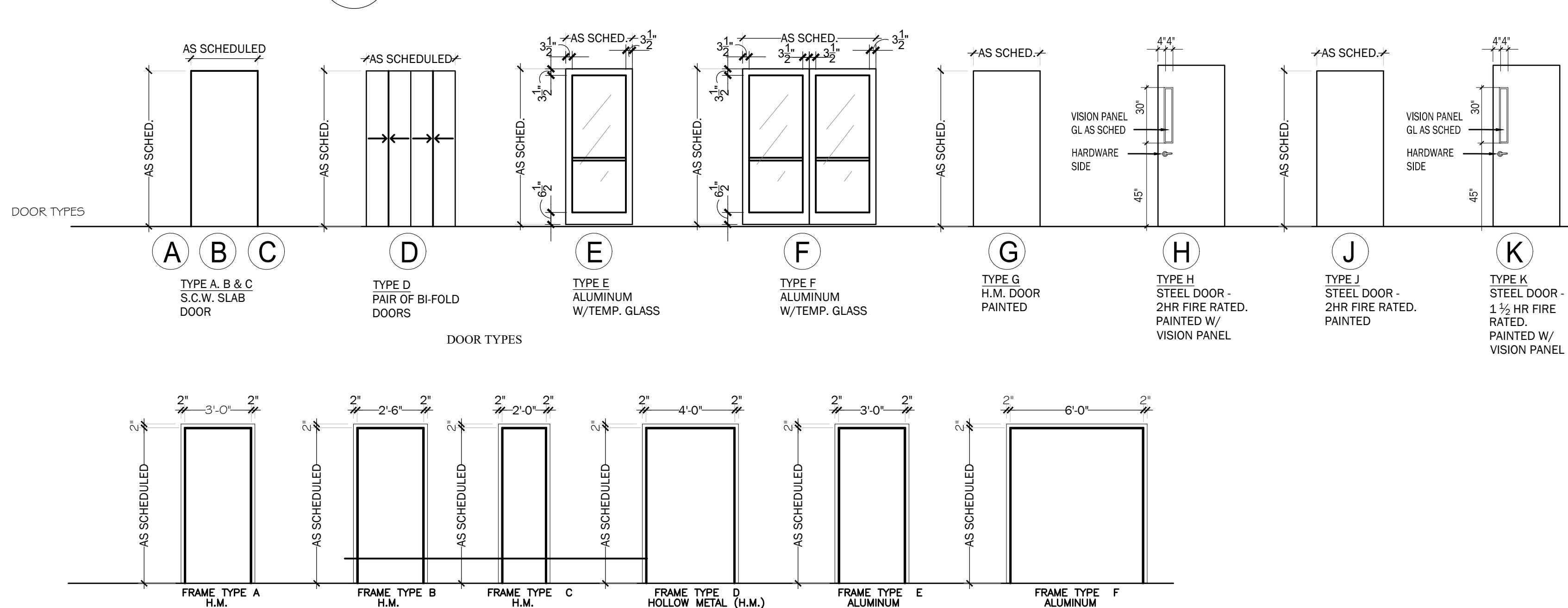
Hotel Renovation
Building Elevations
5005 Avenue "U"
Galveston TX, 77551

Project No: CC-0600
Drawn By: GGF
Designed By: GGF
Checked By: DY
DATE 08/18/2025
SHEET NUMBER A6.0
1 OF 1



1 STAIRWELL SECTION

A7 1/8"=1'-0"



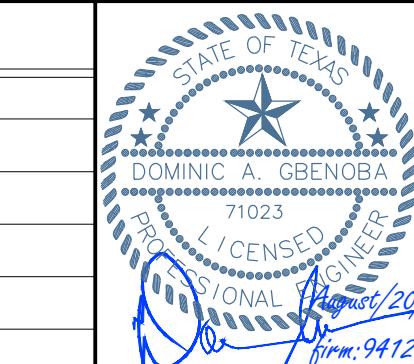
NOTE: PROVIDE VERTICAL CONTROL JOINTS IN ALL GYP. BD. WALLS AT DOOR JAMB LOCATIONS

3 DOOR SCHEDULE

A7 N.T.S.

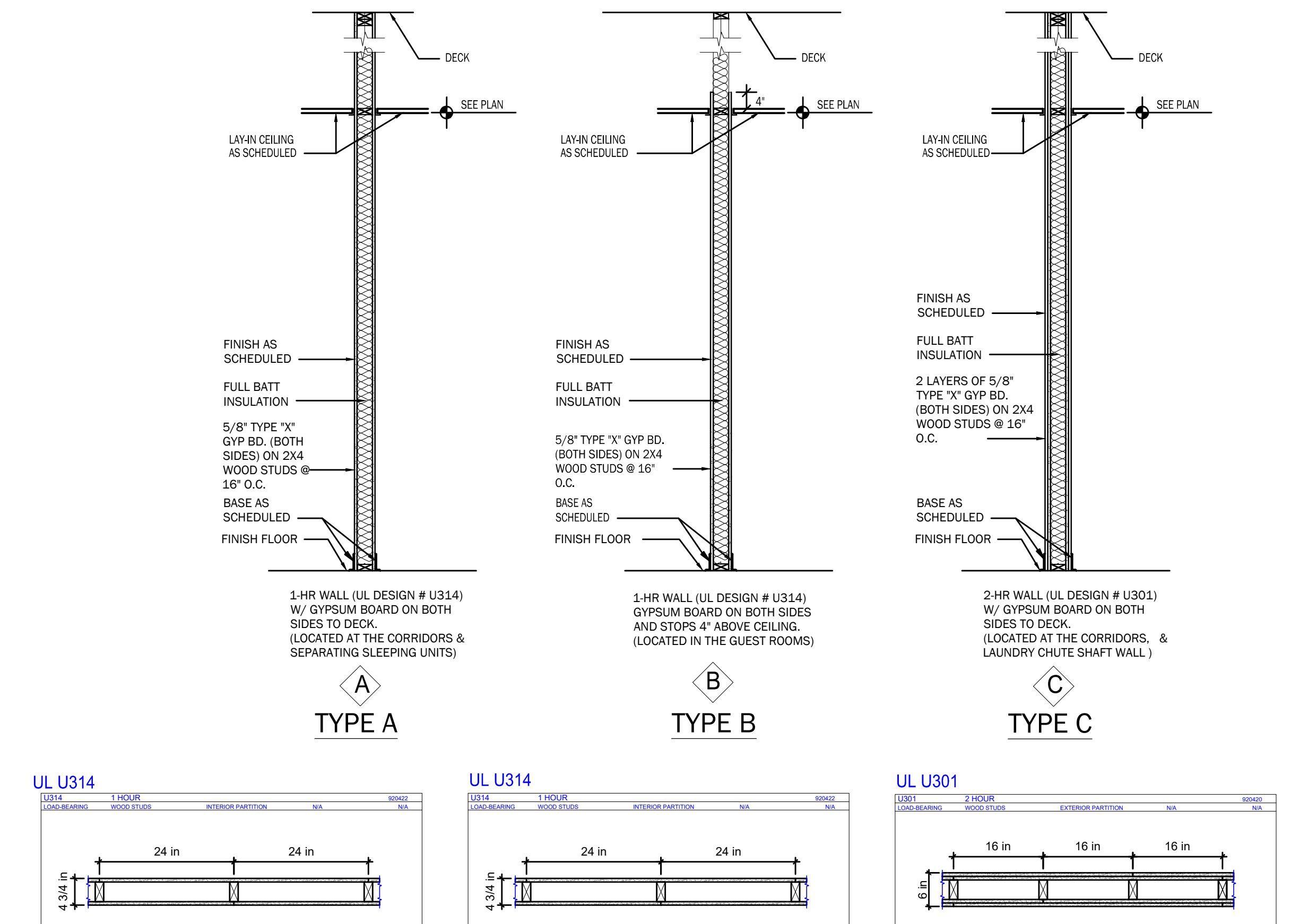
REVISIONS

No.	DATE	DESCRIPTION
1	11-03-2017	CITY REVISION 
2		
3		
4		
5		



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



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 lb (MINOR INCREASE ALLOWABLE TO COMPENSATE INTERIOR DOORS = 5.0 lb), 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.

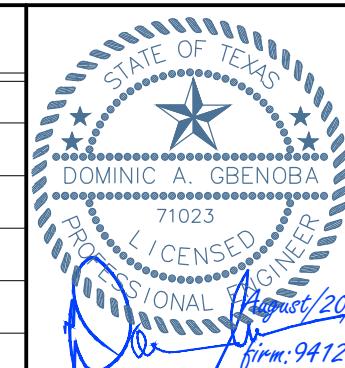
3. DOOR HARDWARE - NO HIGHER THAN +48" A.F.F., FORCE TO ACTIVATE HARDWARE NOT GREATER THAN 1 lbf.

4. DOOR CLOSERS, SWEEP PERIOD FROM 90 DEGREE (70 ADA) OPEN POSITION TO 12 DEGREE (3" FROM JAMB/ABA) OPEN POSITION TO BE 3 (THREE) SECONDS MINIMUM.

DOOR SCHEDULE:

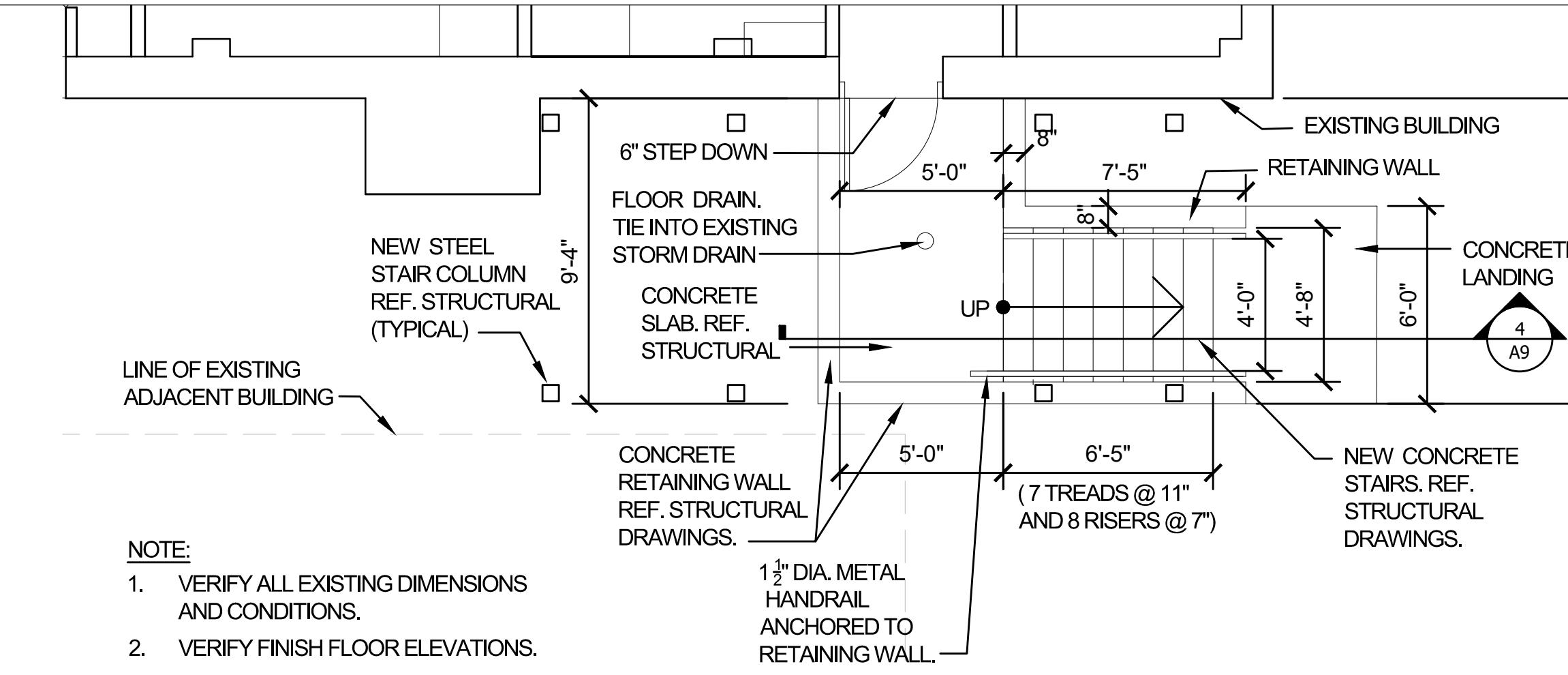
SYMBOL	SIZE	TYPE	THICKNESS	MATERIAL	GLAZING	FRAME	TYPE	MATERIAL	THICKNESS	REMARK
(A)	3'-0"X7'-0"	A	1 1/8"	WOOD	N/A	A	H.M.	1/2 MIN.	#1	HINGE/KNOB BY MANUF.
(B)	2'-6"X7'-0"	B	1 1/8"	WOOD	N/A	B	H.M.	1/2 MIN.	#2	HINGE/KNOB BY MANUF.
(C)	2'-0"X7'-0"	C	1 1/8"	WOOD	N/A	C	H.M.	1/2 MIN.	#2	HINGE/KNOB BY MANUF.
(D)	2'-2"X7'-0"	D	1 1/8"	WOOD	N/A	D	H.M.	1/2 MIN.	-	HINGE/KNOB BY MANUF.
(E)	3'-0"X7'-0"	E	1 1/8"	ALUMINUM	1/4" TEMP.	E	ALUM.	45 MIN.	#1	1/4" TEMPERED GLASS
(F)	3'-0"X7'-0"	F	1 1/8"	ALUMINUM	1/4" TEMP.	F	ALUM.	45 MIN.	#5	1/4" TEMPERED GLASS
(G)	3'-0"X7'-0"	G	1 1/8"	HOLLOW METAL	N/A	G	H.M.	45 MIN.	#1	HINGE/KNOB BY MANUF.
(H)	3'-0"X7'-0"	H	1 1/8"	STEEL	1/4" TEMP	A	H.M.	2 HR	#1	HINGE/KNOB BY MANUF.
(J)	3'-0"X7'-0"	J	1 1/8"	STEEL	N/A	A	H.M.	2 HR	#1	HINGE/KNOB BY MANUF.
(K)	3'-0"X7'-0"	K	1 1/8"	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				
3 HINGES 1 AUTO. CLOSER 1 EXIT DEVICE 1 RIM CYLINDER 1 RIM LOCK 1 LATCH 1 FLOOR STOP 2 SHEET 1 EA OVERHEAD 1 EA THRESHOLD 1 EA NEVEX MULLEN 1 EA NEVEX ROLLER UNDER 2 EA KICK PLATE		6 HINGES 1 AUTO. CLOSER 1 EXIT DEVICE 2 RIM CYLINDERS 1 RIM LOCK 2 SHEET 2 EA FLOOR STOP 2 EA OVERHEAD 2 EA THRESHOLD 1 EA NEVEX MULLEN 1 EA NEVEX ROLLER UNDER 2 EA KICK PLATE		6 HINGES 1 AUTO. CLOSER 1 EXIT DEVICE 2 RIM CYLINDERS 1 RIM LOCK 2 SHEET 2 EA FLOOR STOP 2 EA OVERHEAD 2 EA THRESHOLD 1 EA NEVEX MULLEN 1 EA NEVEX ROLLER UNDER 2 EA KICK PLATE						

BUILDING CODE ANALYSIS SUMMARY		GENERAL BUILDING HEIGHTS & AREAS		MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT																											
CITY OF GALVESTON BUILDING INSPECTIONS ADOPTED APPLICABLE CODES		CHAPTER 5, SECTION 503, TABLE 503		SECTION 1004, TABLE 1004.1.1																											
<ul style="list-style-type: none"> GENERAL: CITY OF GALVESTON ZONING ORDINANCE BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS PLUMBING CODE: 2012 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS ELECTRICAL CODE: 2014 NATIONAL ELECTRIC CODE WITH AMENDMENTS FIRE CODE: 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS NFPA CODES; NATIONAL FIRE ALARM CODE. EXISTING BUILDING CODE: 2012 INTERNATIONAL EXISTING BUILDING CODE LIFE SAFETY CODE: 2001 NFPA HANDBOOK-1963 ARCHITECTURAL BARRIER: 1998 ANSI A117.1 (ACCESSIBILITY STANDARDS) AMERICANS WITH DISABILITIES ACT (ADA). STEEL: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION (AISC) REINFORCED CONCRETE: AMERICAN CONCRETE INSTITUTE (ACI - 318) FIRE RESISTANCE: UNDERWRITERS LABORATORY (UL) VOL I & VOL II ENERGY CODE: 2012 INTERNATIONAL ENERGY CONSERVATION CODE GREEN CODE: 2012 INTERNATIONAL GREEN CONSTRUCTION CODE AMENDMENTS ZONING: C-HDDZ-4 USE GROUP: RESIDENTIAL GROUP R OCCUPANCY CLASSIFICATION: GROUP R-1 CONSTRUCTION TYPE: "I-III" GROSS BUILDING AREA: 58,900 S.F. 		<p>C. BUILDING FLOOR AREA LIMITATION:</p> <p>BY CONSTRUCTION TYPE: IIA MAX ALLOWABLE AREA PER CODE: 24,000 SF AREA INCREASE PER CODE: SEC 506.3 3 x 24,000 (FOR 3 STORIES)</p> <p>TOTAL FLOOR AREA ALLOWED: 72,000 SF ACTUAL FLOOR AREA: 58,900 SF (GROSS)</p> <p>MAXIMUM BUILDING HEIGHT: ALLOWED: 65'-0" ACTUAL: 45'-0" NUMBER OF STORIES: ALLOWED: 4 STORIES ACTUAL: 3 STORIES</p> <p>CONSTRUCTION CLASSIFICATION: SECTION 601 & 602</p> <p>MATERIALS OF CONSTRUCTION: CONCRETE WALLS, CONCRETE FLOORS, WOOD FRAME INTERIOR WITH GYPSUM BOARD</p> <p>STRUCTURAL ENGINEERING: CONCRETE & STEEL</p> <p>D. EGRESS WIDTH PER OCCUPANT SERVED (WITH SPRINKLER SYSTEM): SECTION 1005.1</p> <p>LEVEL COMPONENTS: 0.15 INCH/PERSON(W/SPRINKLERS), 0.2 INCH/PERSON W/O SPRINKLERS MAXIMUM EGRESS WIDTH: 0.2 INCH/PERSON(W/SPRINKLERS); 0.3 INCH/PERSON W/O SPRINKLERS MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250 FEET (W/ SPINKLER) - 250 FEET (W/ SPRINKLER) SECTION 1016 TABLE 1016.1 MAXIMUM DEAD END CORRIDOR: 20 FEET - SECTION 1018.4 MINIMUM CORRIDOR WIDTH: 44 INCHES ACTUAL CORRIDOR WIDTH: 60 INCHES</p>		<p>FUNCTION OF SPACE</p> <table border="1"> <tr> <td>RESIDENTIAL</td> <td>200 GROSS</td> </tr> </table> <p>OCCUPANCY LOAD ANALYSIS</p> <p>BASEMENT OCCUPANT LOAD: 20,118 SF / 200 SF = 100 PERSONS MAX., 17 ACTUAL FIRST FLOOR OCCUPANT LOAD: 20,113 SF / 200 SF = 100 PERSONS MAX., 30 ACTUAL SECOND FLOOR OCCUPANT LOAD: 19,978 SF / 200 SF = 100 PERSONS MAX., 36 ACTUAL THIRD FLOOR OCCUPANT LOAD: 5,553 SF / 200 SF = 28 PERSONS MAX., 9 ACTUAL TOTAL BUILDING OCCUPANT LOAD: 328 PERSONS MAXIMUM, 92 ACTUAL</p> <p>LIST OF BUILDING ELEMENTS</p> <table border="1"> <thead> <tr> <th>ELEMENT</th> <th>MATERIAL</th> <th>REQUIRED FIRE RATING</th> <th>DESIGN NO.</th> </tr> </thead> <tbody> <tr> <td>ROOF CEILING (EXISTING)</td> <td>—</td> <td>1 HR</td> <td></td> </tr> <tr> <td>FLOOR CEILING (EXISTING)</td> <td>CONCRETE</td> <td>1 HR</td> <td></td> </tr> <tr> <td>STRUCTURAL FRAME (EXISTING)</td> <td>CONCRETE</td> <td>2 HR</td> <td></td> </tr> <tr> <td>EXTERIOR BEARING WALLS (EXISTING)</td> <td>CONCRETE</td> <td>2 HRS</td> <td>UL U914</td> </tr> <tr> <td>INTERIOR WALLS</td> <td>WOOD W/ GYP.BD</td> <td>1 HR</td> <td>U314, U301</td> </tr> </tbody> </table>		RESIDENTIAL	200 GROSS	ELEMENT	MATERIAL	REQUIRED FIRE RATING	DESIGN NO.	ROOF CEILING (EXISTING)	—	1 HR		FLOOR CEILING (EXISTING)	CONCRETE	1 HR		STRUCTURAL FRAME (EXISTING)	CONCRETE	2 HR		EXTERIOR BEARING WALLS (EXISTING)	CONCRETE	2 HRS	UL U914	INTERIOR WALLS	WOOD W/ GYP.BD	1 HR	U314, U301
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INTERIOR WALLS	WOOD W/ GYP.BD	1 HR	U314, U301																												
E. BUILDING CONSTRUCTION: CHAPTER 6		ENTIRE BUILDING CONSTRUCTED UNDER TYPE IIIA																													
BUILDING CLASSIFICATION		FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IN HOURS)																													
CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION		SECTION 602; TABLE 601 & 602.																													
A. IBC 2012																															
RESIDENTIAL GROUP R SECTION 310.1																															
<p>RESIDENTIAL GROUP R-1 OCCUPANCY INCLUDES, AMONG OTHERS, BUILDINGS AND STRUCTURES OR A PORTION THEREOF, FOR SLEEPING PURPOSES WHEN NOT CLASSIFIED AS INSTITUTIONAL GROUP I OR WHEN NOT REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE.</p> <p>RESIDENTIAL OCCUPANCIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:</p> <ul style="list-style-type: none"> BOARDING HOUSES (TRANSIENT) GROUP HOME CONGREGATE LIVING FACILITIES PERSONAL CARE SERVICE DORMITORIES TRANSENT 																															
RESIDENTIAL GROUP R-1 SECTION 310.3																															
<p>RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS WHERE OCCUPANTS ARE PRIMARILY TRANSIENT IN NATURE ARE INCLUDED.</p> <ul style="list-style-type: none"> BOARDING HOUSES (TRANSIENT) WITH MORE THAN 10 OCCUPANTS CONGREGATE LIVING FACILITIES (TRANSIENT) WITH MORE THAN 10 OCCUPANTS HOTELS (TRANSIENT) MOTELS (TRANSIENT) 																															
NOTE: OCCUPANTS WILL NOT STAY MORE THAN 30 DAYS																															
<p>5</p>																															
MEANS OF EGRESS																															
B. MEANS OF EGRESS																															
<p>EXIT ACCESS</p> <p>THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED POINT IN A BUILDING OR STRUCTURE TO AN EXIT.</p> <p>EGRESS COURT</p> <p>A COURT OR YARD WHICH PROVIDES ACCESS TO A PUBLIC WAY FOR ONE OR MORE EXITS.</p> <p>EXIT PASSAGEWAY</p> <p>EXIT PASSAGEWAYS SERVING AS AN EXIT COMPONENT IN A MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1005.3.1.1 THROUGH 1005.3.2.</p> <p>AN EXIT PASSAGEWAY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS.</p> <p>1005.3.3.2 CONSTRUCTION</p> <p>EXIT PASSAGEWAYS SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING EXIT ENCLOSURE. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 706.</p>																															
CORRIDOR FIRE-RESISTANCE RATING SECTION 1018 TABLE 1018.1																															
OCCUPANCY LOAD A,B,E,F,M, R,S,U	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)																													
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM																												
GREATER THAN 30		1	0.5																												
SPACES WITH ONE MEANS OF EGRESS (MAXIMUM OCCUPANT LOAD)																															
<p>TWO EXIT OR EXIT ACCESS DOORWAYS WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED, FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED IN DIFFERENT PORTIONS OF THE EXIT ACCESS, THAT IS, THE LEAST DISTANCE MEASURED IN A STRAIGHT LINE BETWEEN SUCH EXIT DOORS OR EXIT ACCESS DOORWAYS, ADDITIONAL EXITS OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED A REASONABLE DISTANCE APART SO THAT IF ONE BECOMES BLOCKED, THE OTHERS WILL BE AVAILABLE.</p>																															
THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED, AT LEAST TWO EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN THE DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN SUCH EXIT DOORS OR EXIT ACCESS DOORWAYS.																															
MINIMUM NO. OF EXITS FOR OCCUPANT LOAD SECTION 1021, TABLE 1021.1																															
OCCUPANT LOAD (PERSONS PER STORY)		MINIMUM NUMBER OF EXITS (PER STORY)																													
1-500		2																													
501-1,000		3																													
MORE THAN 1,000		4																													
MEANS OF EGRESS SECTION 1027.1																															
<p>1027.1 GENERAL EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING. THE COMBINED USE OF EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND CAPACITY OF THE REQUIRED EXITS.</p> <p>EXCEPTIONS: (SELECTED BY DESIGNER)</p> <p>1. A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF INTERIOR EXIT STAIRWAYS AND RAMP IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF EXIT HALLS, PROVIDED ONE OF THE FOLLOWING ARE MET:</p> <ul style="list-style-type: none"> 1.1. SUCH EXIT HALLS ARE IN AN UNBLOCKED PART OF THE BUILDING, AND THE EXTERIOR EXIT DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF THE ENCLOSURE. 1.2. THE ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING OF THE ENCLOSURE. <p>1.3. THE GROSS PATH FROM THE EXIT TO THE EXTERIOR DOOR ON THE LEVEL OF EXIT DISCHARGE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. ALL PORTIONS OF THE LEVEL OF EXIT DISCHARGE WITH ACCESS TO THE EGRESS PATH SHALL EITHER BE PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, OR SEPARATED FROM THE EGRESS PATH IN ACCORDANCE WITH THE REQUIREMENTS FOR THE ENCLOSURE OF INTERIOR EXIT STAIRWAYS OR RAMP.</p>																															
OFF-STREET PARKING REQUIREMENTS																															
<ul style="list-style-type: none"> REQUIRED PARKING SPACES / ROOM: .75 SF/SPACE TOTAL NUMBER OF ROOMS: 92 ROOMS REQUIRED OFF-STREET PARKING SPACES: 123 SPACES PROVIDED OFF-STREET PARKING: 133 PARKING SPACES REQUIRED HANDICAP PARKING SPACES: 5 SPACES PROVIDED HANDICAP PARKING: 5 SPACES 																															
REVISIONS																															
No.	DATE	DESCRIPTION																													
1																															
2																															
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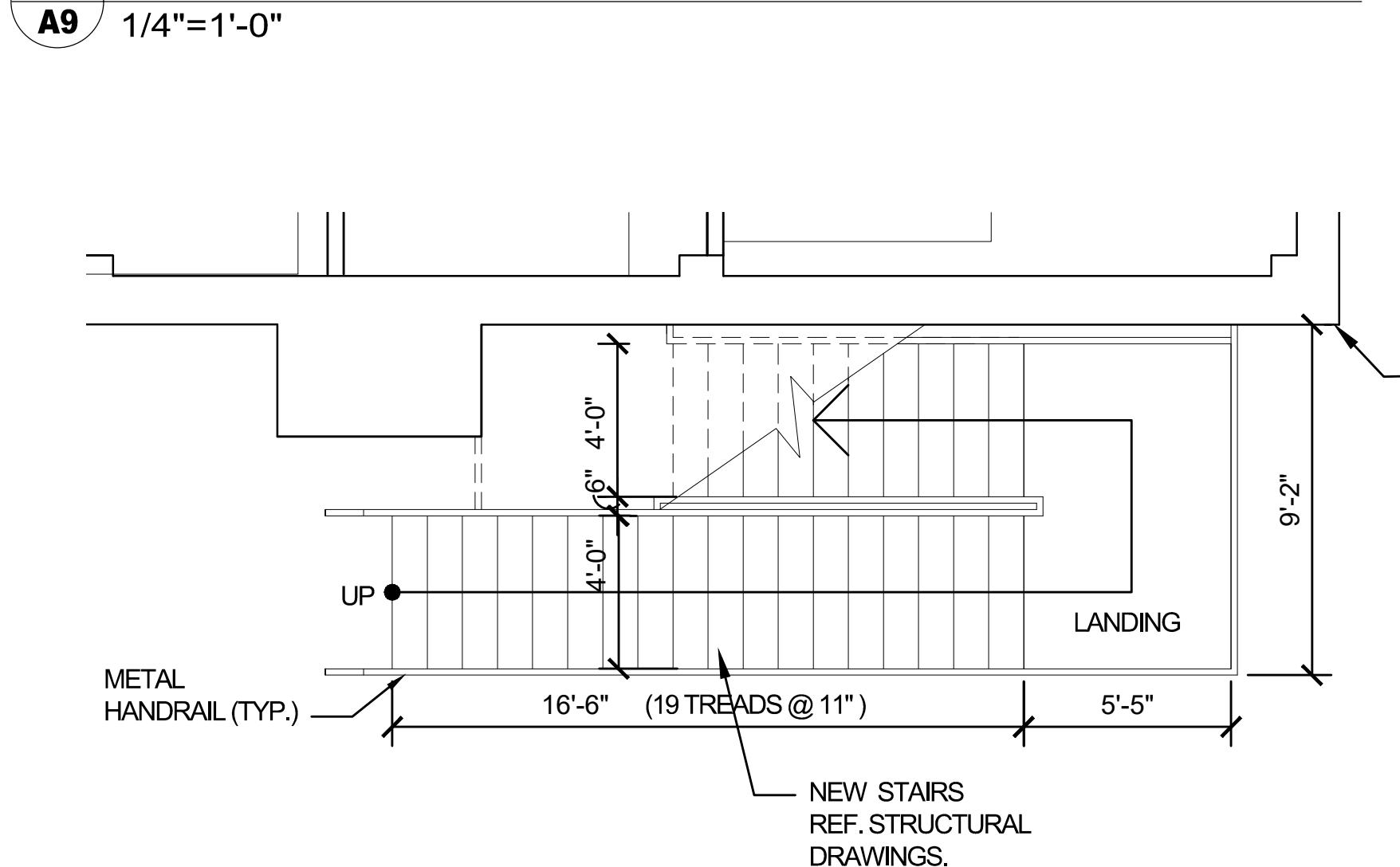


Project No.: CC-0600
 Drawn By: GGF
 Designed By: GGF
 Checked By: DY
 Hotel Renovation
 Code Analysis
 5005 Avenue "U"
 Galveston TX, 77551

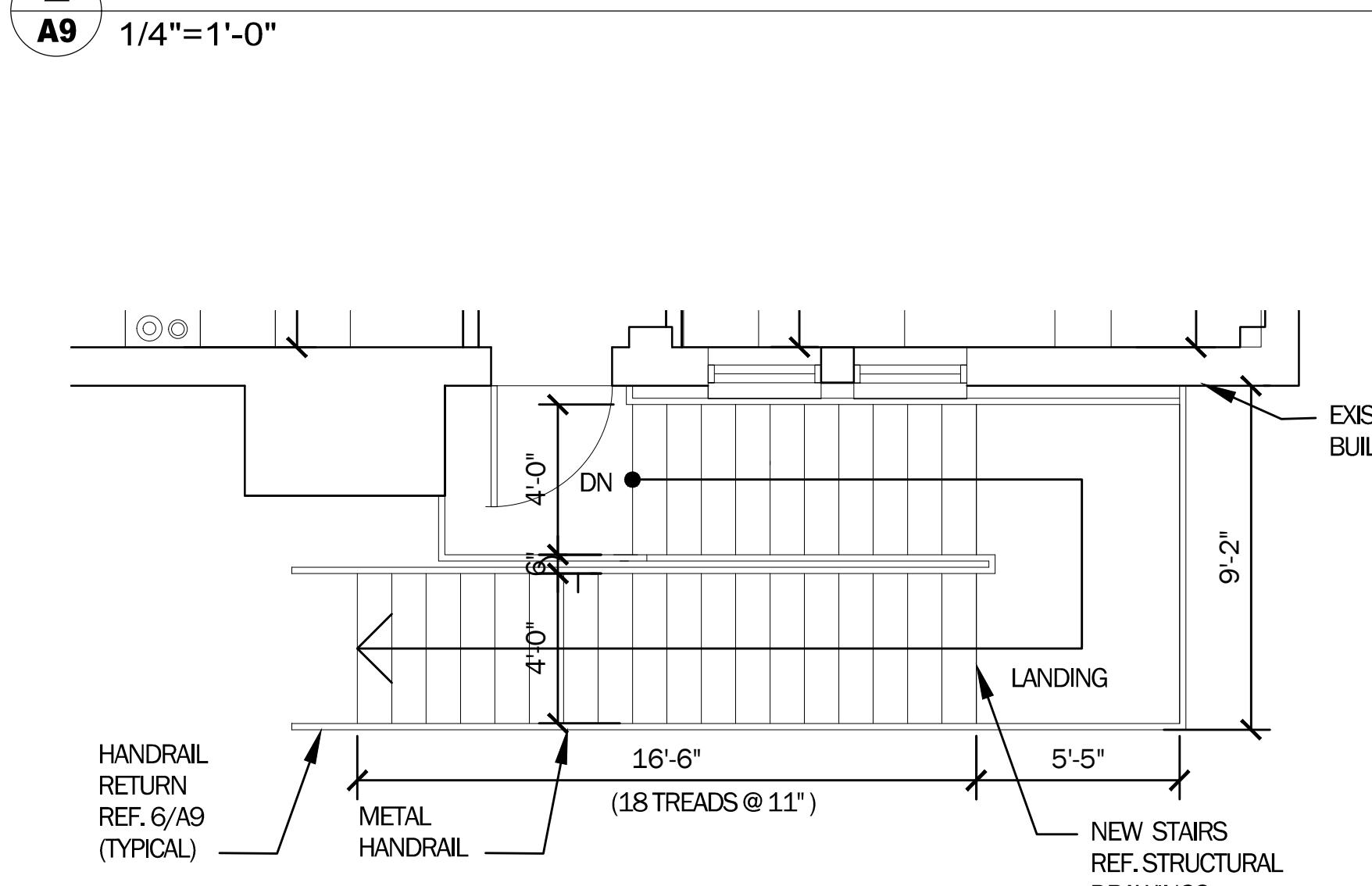
DATE: 08/18/2025
 SHEET NUMBER: A8.0
 1 OF 1



1 A9 BASEMENT EXTERIOR STAIR PLAN



2 A9 FIRST FLOOR EXTERIOR STAIR PLAN



3 A9 SECOND FLR. EXTERIOR STAIR PLAN



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TAS SECTION 4.19.4 - EXPOSED PIPES AND SURFACES

- A. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact.
- B. There shall be no sharp or abrasive surfaces under lavatories.
- TAS SECTION 4.19.5, 4.27.4 - FAUCETS
 - A. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
 - B. The force required to activate controls shall be no greater than 5 lbf.
 - C. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs.
 - D. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

TAS SECTION 4.19.6 - MIRRORS (REFERENCE DETAIL 4.19.1)

- A. Mirrors shall be mounted with the bottom edge of the reflecting surface 40" maximum above the finished floor.
- B. The top edge of the reflecting surface must be at least 74" AFF.

4.20 BATHTUBS

TAS SECTION 4.20.2 - FLOOR SPACE

- A. Clear floor space shall be provided in front of bathtubs as follows: 30" wide x 60" long beside the bathtub for side approach 48" wide x 60" long beside the bathtub for front approach with seat at head of tub - 30" wide x 75" long beside tub

TAS SECTION 4.20.3 - SEAT

- A. An in-tub seat or a seat at the head end of the tub shall be provided. Seats shall be mounted securely and shall not slip during use.

TAS SECTION 4.20.4 - GRAB BARS

- A. Heights permitted:
 1. With in Tub Seat: Foot control wall: 24" long minimum, from outside wall, 33-36" above floor Back wall: 2 bars, 24" long minimum, 12" maximum from foot wall, 24" maximum from head wall; one 33-36" above floor, one 9" above the tub Head wall: 12" minimum, from outside wall, 33-36" above floor
 2. With Seat or Head of Tub: Control wall: 24" long minimum, from outside wall, 33-36" above floor Back wall: 2 bars, 48" long minimum, 12" maximum from foot end, 15" maximum from head end; one 33-36" above floor, one 9" above the tub Head wall: none

TAS SECTION 4.20.5

- A. Controls must be located up front to the open side of tub

TAS SECTION 4.20.6 - SHOWER UNIT

- A. A shower spray unit with a hose at least 60" long shall be provided that they can be used both as fixed and hand held.

4.21 SHOWER STALLS

TAS SECTION 4.21.2 - SIZE AND CLEARANCES

- A. Shower stalls shall be either 36"x36" clear inside dimension (hold) or transfer type or 30" min. x 60" min. clear inside dimension at roll in type.

TAS SECTION 4.21.3 - SEAT

- A. Seat is required in 36"x 36" stalls, and shall have the following features:
 1. Shall be 17"-19" above bathroom floor
 2. Shall extend the full depth of the stall
 3. Shall be located on the wall opposite control wall
 4. Maximum space between wall and seat edge shall be 1-1/2"
 5. Shall project 16" maximum into stall width, except at the rear 15" maximum of the stall, where the seat may project 23"
 6. Where a seat is provided in a roll in type shower it must be the fold-up type.

TAS SECTION 4.21.4 - GRAB BARS

- A. Grab bars shall be mounted 33-36" above floor

TAS SECTION 4.21.5 - CONTROLS

- A. All shower controls shall be located 38" minimum and 48" maximum above the floor, up front on the open side.

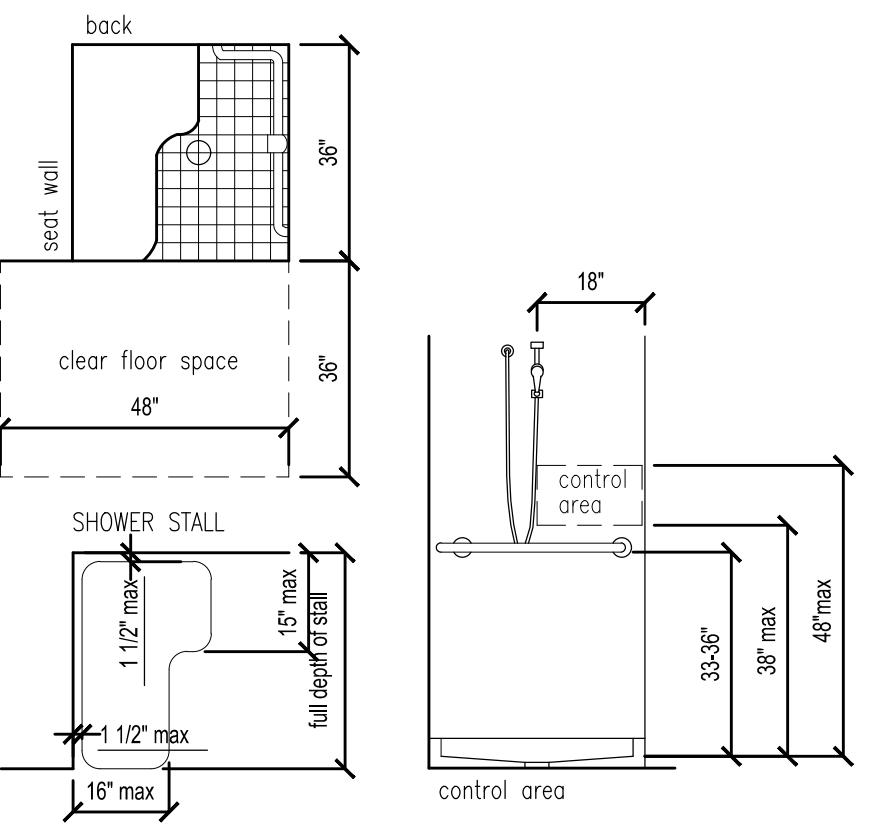
TAS SECTION 4.21.6 - SHOWER UNIT

- A. A shower spray unit with a hose at least 60" long that can be used both as a fixed shower head and as a hand held shower shall be provided. The mounting device shall comply with the requirements for Forward Reach.

TAS SECTION 4.21.7 - CURBS

- A. If provided, curbs on transfer showers shall be no higher than 1/2" roll-in showers shall not have curbs

TAS SECTION 4.21.8 - SHOWER SEAT DETAIL



4.22 TOILET ROOMS

TAS SECTION 4.22.2 - DOORS

- A. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture. Clear floor turning space may overlap door swings.

TAS SECTION 4.22.3 - CLEAR FLOOR SPACE

- A. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, 4.22.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The accessible route, fixtures and controls, the accessible route, and the turning space may overlap; however, the only turning space provided shall not be located within a stall.

TAS SECTION 4.22.4 - WATER CLOSETS

- A. Mirrors shall be mounted with the bottom edge of the reflecting surface 40" maximum above the finished floor.
- B. The top edge of the reflecting surface must be at least 74" AFF.

TAS SECTION 4.22.5 - URINALS

- A. If urinals are provided, then at least one shall comply with 4.18.

TAS SECTION 4.22.6 - LAVATORIES AND MIRRORS

- A. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19. Accessible lavatories and mirrors shall not be located within toilet stalls unless other accessible lavatories and mirrors are provided in the toilet room.

TAS SECTION 4.22.7 - CONTROLS AND DISPENSERS

- A. If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 4.2.7 (Controls & Operating Mechanisms).

4.23 - BATHROOMS, BATHING FACILITIES, AND SHOWER ROOMS

TAS SECTION 4.23.8 - BATHING AND SHOWER FACILITIES

- A. In addition to the requirements of 4.22. toilet rooms :
 - 1. If tubs and showers are provided, then at least one accessible tub that complies with 4.20 or at least one accessible shower that complies with 4.21 shall be provided

4.24 - SINKS

TAS SECTION 4.24.2 - HEIGHT

- A. Sinks shall be mounted with the rim or counter surface no higher than 34" above the finished floor.

TAS SECTION 4.24.3 - KNEE CLEARANCE

- A. Knee clearance of 27" high minimum, 30" wide minimum, and 19" deep minimum shall be provided underneath sinks.

TAS SECTION 4.24.4 - DEPTH

- A. Each sink shall be a maximum of 6-1/2" deep.

TAS SECTION 4.24.6 - EXPOSED PIPES AND SURFACES

- A. Hot water and drain pipes under sinks shall be insulated or otherwise configured to protect against contact.
- B. There shall be no sharp or abrasive surfaces under sinks.

TAS SECTION 4.24.7, 4.27.4 - FAUCETS

- A. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
- B. The force required to activate controls shall be no greater than 5 lbf.
- C. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs.
- D. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

4.25 - STORAGE

TAS SECTION 4.25.1 - DEPTH (REFERENCE DETAIL 4.25.1)

- A. Storage areas may be 36" in depth or less. If more than 36" in depth then area must allow 60" diameter of clear floor space for turning.

TAS SECTION 4.25.2 - CLEAR FLOOR SPACE: (REFERENCE DETAIL 4.25.2)

- A. Where a forward reach is required, accessible storage spaces shall be 48" maximum and 15" minimum above the floor. If the forward reach is over an obstruction (with knee space equal to or greater than reach distance) 20"-25" deep, the maximum height shall be 44"; if the obstruction is less than 20", maximum height shall be 48".

- B. Where a side reach is provided, accessible storage spaces shall be 54" maximum and 9" minimum above the floor. Maximum height shall be 46" for side reach over an obstruction 34" maximum high and 24" maximum deep.

- C. Clothes rods or shelves shall be a maximum 54" above floor where a side reach is required.

- D. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10" (as at closets with inaccessible doors) the following criteria shall be met:
 - 1. Shelves: Reach: 21" maximum; height: 48" maximum, 9" minimum.
 - 2. Clothes rods: reach 21" maximum; height: 48" maximum.

TAS SECTION 4.25.4, 4.27.4 - HARDWARE

- A. Hardware for accessible storage facilities shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
- B. The force required to activate the hardware shall be no greater than 5 lbf.

4.30 - SIGNAGE

TAS SECTION 4.1.2(7), 4.1.3(16)(a) - WHERE APPLICABLE

- A. Signs which designate permanent rooms and spaces shall comply with the requirements listed below:
 1. Raised and Braille Characters, and Pictograms
 2. Finish and Contrast

Exception: Employee name signs are not required to comply.

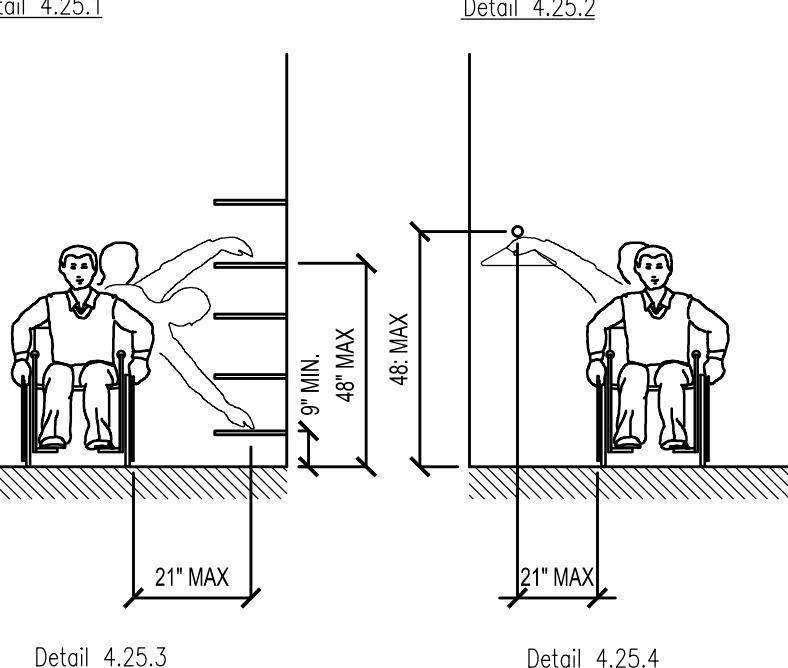
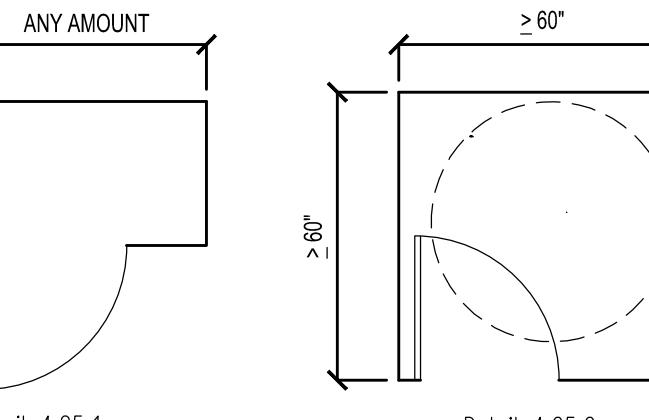
TAS SECTION 4.1.2(7), 4.1.3(16)(b) - WHERE APPLICABLE

- A. Signs which provide direction to, or information about, functional spaces of the building shall comply with the requirements listed below:
 1. Character Proportion
 2. Character Height
 3. Finish and Contrast

Exception: Building directories, menus, and all other signs which are temporary are not required to comply.

TAS SECTION 4.1.2(7) - WHERE APPLICABLE (REFERENCE DETAIL 4.30.1)

- A. Element and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility are:
 1. Parking spaces designated as reserved for persons with disabilities.
 2. Accessible passenger loading zones.
 3. Accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate route to nearest accessible entrance).
 4. Accessible toilet and bathing facilities when not all are accessible.



4.26 - GRAB BARS

TAS SECTION 4.26.2 - SIZE AND SPACING

- A. Diameter or width of gripping surface shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface.

- 1. The space between grab bars and adjacent walls shall be 1-1/2"

TAS SECTION 4.26.3 - STRUCTURAL STRENGTH

- A. Grab bars and mounting devices shall meet the following requirements:

- 1. Bending stress induced by maximum bending moment from application of 250 lbf shall be less than allowable stress for material used.

- 2. Shear stress induced by application of 250 lbf shall be less than allowable shear stress for material used. If connection between grab bar and mounting bracket is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.

- 3. Shear force induced in a fastener or mounting device from application of 250 lbf shall be less than allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

- 4. Tensile force induced in a fastener by a direct tension force of 250 lbf plus the maximum moment from the application of 250 lbf shall be less than the allowable withdrawal load between the fastener and the supporting structure.

- 5. Grab bars shall not rotate within their fittings.

TAS SECTION 4.26.4 - ELIMINATING HAZARDS

- A. Grab bars and adjacent wall surfaces shall be free of sharp or abrasive surfaces.

- B. Edges shall have a radius of 1/8" minimum.

4.27 - CONTROLS AND OPERATING MECHANISMS

TAS SECTION 4.27.3 - HEIGHT (REFERENCE DETAIL 4.30.3)

- A. Front approach - 48" max. to 15" min.

- Controls located in an alcove 32" deep must have 36" clear floor width.

- B. Side approach - 54" max. to 9" min., except per below.

- C. Electrical & communication system recepticals shall be mounted no less than 15" above the floor.

TAS SECTION 4.30.6 - MOUNTING LOCATION AND HEIGHT (REFERENCE DETAIL 4.30.3)

- A. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door.

- B. Where there is no wall space to the latch side of the door, including at double-leaf doors, signs shall be placed on the nearest adjacent wall.

- C. Mounting height shall be 60" above the finished floor to the centerline of the sign.

- D. Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

TAS SECTION 4.28.2 - AUDIBLE ALARMS

- A. If provided, audible alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dBA or exceeds any maximum sound level with a duration of 60 seconds by 5 dBA, whichever is louder.

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

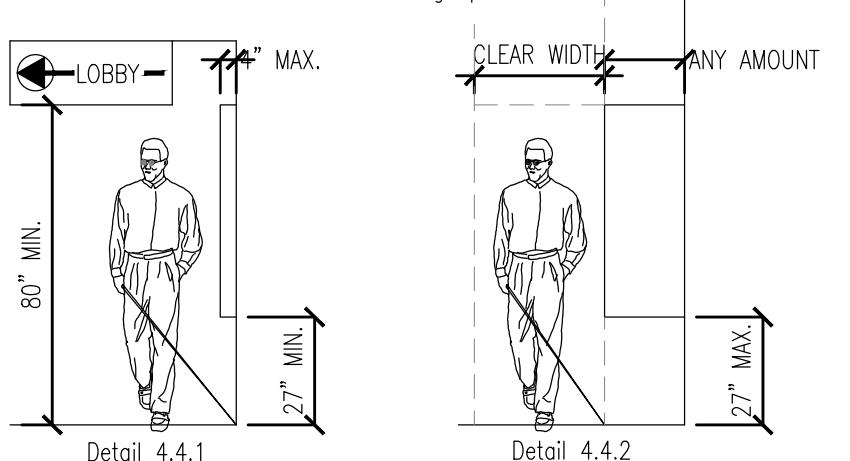
A. Running slope shall not exceed 1:20. (If slope exceeds 1:20, refer to section 4.8.)

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

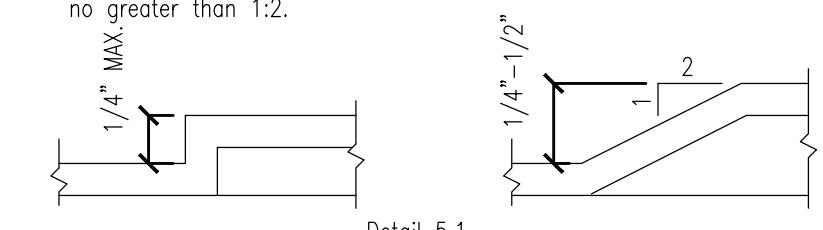
A. Objects projecting from walls (for example, telephones) with their leading edges between 27"-80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27" above the finished floor may protrude 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 spans 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.

C. 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.

B. 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 vertical 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 zone shall provide an access aisle at least 60" wide and 20 ft long adjacent and parallel to the vehicle pull-up space.

B. If there are curbs between the access aisle and the vehicle pull-up space, then the curb shall be level with the vehicle and the ground. 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.

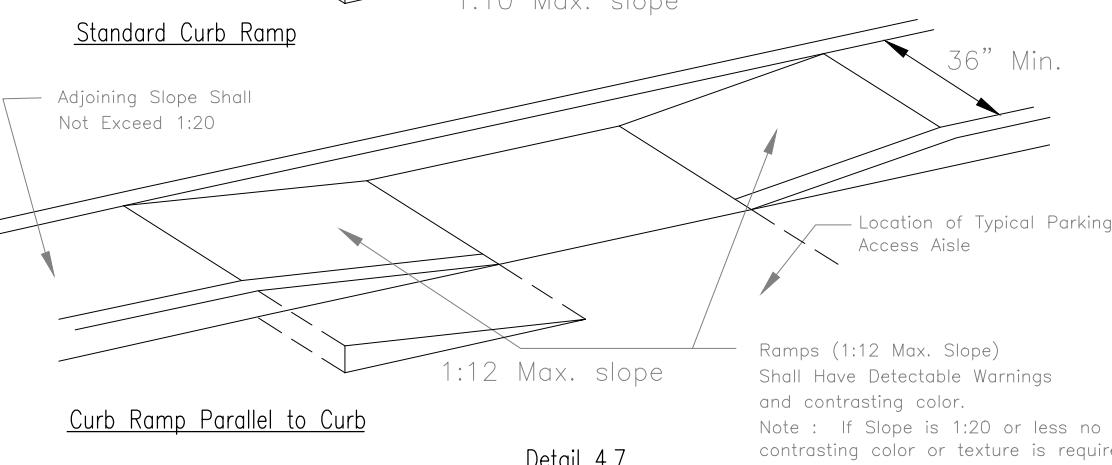
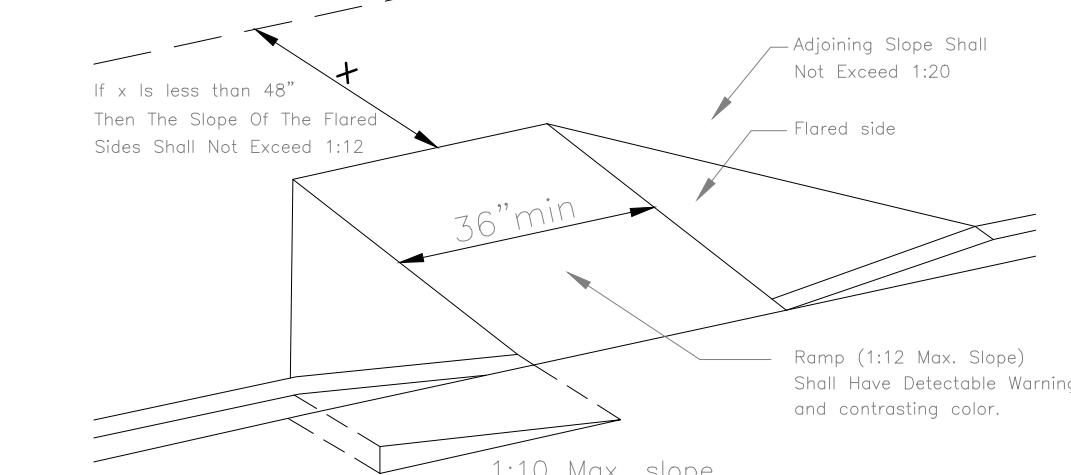
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

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 4.11.2, 4.27.3 – OTHER REQUIREMENTS

CONTROLS AND OPERATING SYSTEMS

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 jamb. 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 re-opening device that will stop and re-open 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 guardrails 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. beside 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, light 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 other devices that may hold the door in a closed position.

TAS SECTION 4.10.3 – HALL CALL BUTTONS

A. Shall be centered 42" above floor

TAS SECTION 4.10.4 – HALL LANTERNS

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

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" 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. 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.

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

Door: outward swinging (if door swings into stall, depth shall be increased by 36"). Stall doors must