

# VICINITY MAP



3013 AVENUE M 1/2, GALVESTON, TX 77550



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**DR. HANI TOHME, P.E.**  
TEXAS P.E. 90326

03 / 08 / 2023  
DATE



CALL 1-800-344-8377 FOR LOCATES  
PRIOR TO ANY EXCAVATION

To the best of our knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. GTCE is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

# RESIDENTIAL APARTMENTS

3013 AVENUE M 1/2, GALVESTON, TX 77550

**SITE  
LOCATION**



N.T.S.

## SHEET INDEX

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### PROJECT DESCRIPTION:

1. PROPOSED ONE STORY RESIDENTIAL BUILDING.
2. THE TYPE OF CONSTRUCTION IS WOOD FRAME BUILDING.

### NOTE:

THE FIRE SPRINKLER SYSTEM DESIGN WILL BE SUBMITTED BY THE FIRE SPRINKLER COMPANY.

THE FIRE ALARM SYSTEM WILL BE DESIGN WILL BE SUBMITTED BY THE FIRE ALARM COMPANY.

## GENERAL CONSTRUCTION NOTES

THE TEXAS STANDARD SPECIFICATIONS 2014 WILL GOVERN ALL SPECIFICATIONS NOT DIRECTLY ADDRESSED IN THIS DOCUMENT. THE CONTRACTOR WILL ESTABLISH THE PROJECT CONTROL POINT, POINTS OF TANGENCY, PIS (POINTS OF INTERSECTIONS), POINT OF CURVATURE (PC'S AND PT'S), AND BENCHMARK ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. ASSUME OWNERSHIP FOR ALL DESIGNATED WASTE MATERIAL AND DISPOSE OF IT AT A PLACE OFF OF THE RIGHT OF WAY, AS APPROVED BY THE ENGINEER. ALL QUANTITIES SHOWN ON PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THESE QUANTITIES ARE IN PLACE AND CONSIDERED PAY QUANTITIES. CONTRACTOR IS TO VERIFY ALL QUANTITIES PRIOR TO ORDERING ANY MATERIAL. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS TO NOTIFY ENGINEER IN A TIMELY FASHION SO THAT ADJUSTMENTS MAY BE MADE (IF NECESSARY). DIRECT ATTENTION TO COMPLY WITH ALL ORDINANCES AND REGULATIONS OF LOCAL MUNICIPAL AND COUNTY GOVERNMENTS AND THE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY), WHICH MAY BE APPLICABLE ON THIS PROJECT. THIS WILL NOT BE PAID FOR DIRECTLY AND WILL BE CONSIDERED SUBSIDIARY TO VARIOUS BID ITEMS. PROCURE ALL THE NECESSARY CITY AND/OR COUNTY AND DRAINAGE DISTRICT 6 PERMITS AND LICENSES BEFORE THE START OF THIS PROJECT. THIS WILL NOT BE PAID FOR DIRECTLY AND WILL BE CONSIDERED SUBSIDIARY TO VARIOUS BID ITEMS. THE APPROXIMATE LOCATION OF THE KNOWN UNDERGROUND UTILITY INSTALLATIONS IS AS SHOWN ON THE PLANS. CONFIRM THE LOCATION OF THESE UTILITY LINES AND THE EXACT LOCATION OF ANY OTHERS WHICH MAY EXIST. ASSUME FULL RESPONSIBILITY FOR NOTIFYING THE UTILITY INVOLVED IN CASE OF CONFLICT OR DAMAGE AND HE/SHE SHALL BE RESPONSIBLE FOR DAMAGE THAT OCCURS DUE TO HIS/HER NEGLIGENCE. REMOVE AND DISPOSE OF ABANDONED LINES ENCOUNTERED THAT INTERFERE WITH THE CONSTRUCTION OF THIS PROJECT. CONSIDER THIS WORK TO BE SUBSIDIARY TO THE VARIOUS BID ITEMS OF THE CONTRACT. BEFORE EXCAVATING, CONTRACTOR TO CONTACT UTILITY COMPANIES WITH EXISTING FACILITIES IN THE AREA OF CONSTRUCTION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. WHEN UTILITY POLES NEED TO BE RELOCATED, TO FACILITATE CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY THE PROPER UTILITY COMPANIES AT LEAST TWO (2) WEEKS BEFORE BEGINNING CONSTRUCTION.

## GENERAL NOTES FOR PAVING OPERATIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE INDEPENDENT TESTING LABORATORY TO TAKE ALL SAMPLES OF AND TEST CONCRETE, MAKE AND TEST ALL BEAMS AND CYLINDERS IN ACCORDANCE WITH THE APPROVED TEST METHODS AND THE APPROPRIATE STANDARD SPECIFICATIONS FOR THE VARIOUS ITEMS.
- ALL DOWELS USED FOR EXPANSION AND CONSTRUCTION JOINTS MUST BE SUPPORTED ADEQUATELY TO INSURE THEIR POSITION WILL BE MAINTAINED DURING CONSTRUCTION OPERATIONS.
- ALL JOINTS SHALL BE SEALED WITH A TXDOT 2004 DMS-6310, CLASS 5 SEALANT.
- ALL SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACING AND FILL. ANY SOFT AREAS SHALL BE EXCAVATED AND BACKFILLED WITH AN APPROVED MATERIAL AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
- T.O.C. AND T.O.P. INDICATE TOP OF CURB AND TOP OF PAVEMENT ELEVATIONS.

## GENERAL NOTES FOR SANITARY SEWER INSTALLATION

- ALL SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 OR CL 150 PVC 160 PSI PIPE AND SHALL CONFORM TO ASTM D1784. ALL SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS
- ALL SANITARY SEWER LINES UNDER THE PAVEMENT OR WITHIN FIVE (5) FEET OF THE BACK OF CURBS ARE TO BE BACKFILLED WITH (1 1/2 SACKS/CY) OF CEMENT STABILIZED SAND TO THE BOTTOM OF THE PAVEMENT SUBGRADE. ALL OTHER LINES SHALL BE BACKFILLED TO ONE (1) FOOT ABOVE THE FLOWLINE. ALL BACKFILLING AND BEDDING MATERIALS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
- DURING CONSTRUCTION A FIVE (5) LONG 2"X4" STAKE, PAINTED RED, SHALL BE DRIVEN INTO THE GROUND ADJACENT TO ALL SERVICE WYES AND SANITARY CLEANOUTS FOR PROTECTION DURING CONSTRUCTION.
- WATER UTILIZED FOR TESTING PURPOSES OR INFILTRATED THE SEWER LINES SHALL BE PUMPED OUT AND DISPOSED OF BY THE CONTRACTOR PRIOR TO FINAL INSPECTION AT THE CONTRACTOR'S COST.
- ALL SANITARY MANHOLES WHOSE EXCAVATION COMES WITHIN FIVE (5) FEET OF EXISTING, PROPOSED, OR FUTURE PAVEMENT WILL BE BACKFILLED WITH CEMENT STABILIZED SAND FOR THE ENTIRE AREA OF EXCAVATION TO A POINT ONE (1) FOOT BELOW TOP OF PAVEMENT SUBGRADE OR ONE (1) BELOW NATURAL GROUND OR FINISHED GRADE WHICHEVER IS LOWER WHEN OUTSIDE OF PAVEMENT. THE CEMENT STABILIZED SAND, CONSISTING OF (1 1/2 SACKS/CY), IS TO BE THOROUGHLY COMPACTED. THE REMAINING BACKFILL ABOVE THIS LEVEL IS TO BE COMPACTED SELECT MATERIAL.
- ALL SANITARY SEWER MANHOLE OPENINGS, STUBS AND PLUGS SHALL BE INCLUDED IN THE COST OF INSTALLING MANHOLE.
- CONNECTING ALL PROPOSED SANITARY SEWER LINES TO EXISTING OR PROPOSED MANHOLES OR JUNCTION BOXES WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCIDENTALS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL INSTALL SANITARY SEWER SERVICES LINES USING PVC SCHEDULE 40(AS TM D1785) IN ACCORDANCE WITH THE DETAILS IN THIS CONTRACT.
- CONTRACTOR SHALL CONTACT CITY INSPECTION OFFICE 5 DAYS PRIOR TO BEGINNING CONSTRUCTION. SEE NOTE FOR CITY NOTIFICATION ON THIS SHEET.
- CONTRACTOR SHALL CONTACT CITY INSPECTION OFFICE 5 DAYS PRIOR TO BEGINNING CONSTRUCTION.

## GENERAL NOTES FOR WATER INSTALLATION

- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING WATERLINES LOCATED WITHIN THE PROJECT LIMITS.
- ALL UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND THEIR EXACT LOCATION MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO EXPOSE AND VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING WATER LINES AT PROPOSED CONNECTION LOCATIONS PRIOR TO ANY CONSTRUCTION.
- FITTINGS WILL NOT BE PAID FOR DIRECTLY BUT SHALL BE INCLUDED IN THE UNIT BID PRICE PER LINEAR FOOT OF PIPE.
- PROPOSED WATER LINES SHALL BE A MINIMUM OF 3' COVER BELOW FINISHED GRADES. VARY FLOW LINES UNIFORMLY TO DEPTHS AND LOCATIONS AS SHOWN ON THE PLANS.
- CONTRACTOR TO PROVIDE VALVE BOX EXTENSIONS WHERE REQUIRED TO CONSTRUCT VALVE BOXES FLUSH WITH PROPOSED FINISHED GRADE. NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK. CONSIDER THIS WORK TO BE SUBSIDIARY TO THE VARIOUS BID ITEMS .
- CONTRACTOR TO PROVIDE ADEQUATE CONCRETE THRUST BLOCKING TO WITHSTAND TEST PRESSURES OR TO PROVIDE FITTINGS WITH RESTRAINED JOINTS.
- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO THE AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
- ALL PLASTIC PIPE USED IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL AND HAVE AN ASTM PRESSURE RATING OF AT LEAST 150 PSI.
- WATERLINES SHALL BE INSTALLED AS DETAILED ON THE PLAN SHEETS. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTRUCTIONS.
- CONTRACTOR IS MADE AWARE THAT THE OWNER MAY NOT HAVE THE ABILITY TO ISOLATE EXISTING WATER LINES FOR TIE-INS. CONNECTIONS TO THE CITY WATER MAINS SHALL BE PERFORMED BY THE WATER UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST FOR THIS WORK AND SHALL COORDINATE HIS WORK WITH THE CITY. COST OF THE TIE-INS SHALL BE INCLUDED IN THE UNIT BID PRICE PER LINEAR FOR TO WATERLINES.
- ALL WATER METERS SHALL BE INSTALLED WITHIN THE PROPOSED UTILITY EASEMENT.
- ALL WATER MAINS (AND FIRE HYDRANT LEADS, IF PROPOSED) WILL BE HYDROSTATICALLY TESTED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR TESTING AND THE COST FOR TESTING SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS ON THE CONTRACT. ALL TESTING SHALL BE WITNESSED BY THE INSPECTOR; ANY SEGMENTS OF LINE NOT PASSING THE REQUIRED TESTS SHALL BE PROMPTLY CORRECTED.
- BACTERIOLOGICAL AND PRESSURE TESTING TO BE WITNESSED BY THE WATER UTILITIES CONSTRUCTION INSPECTOR. NOTIFY THE UTILITY DEPARTMENT 48 HOURS PRIOR TO TESTING.

## DEVIATION FROM THE DRAWINGS

ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE APPROVED BY THE ENGINEER FIRST.

## CONTRACTOR'S RESPONSIBILITY

- SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. GOLDEN TRIANGLE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR OR HAVE THE ABILITY TO CHANGE OR DIRECT THE PROCEDURES, METHODS, MEANS, TECHNIQUES AND WORK SEQUENCE USED BY THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE WORK IS COMPLETED AS PER THE PLANS PROVIDED BY GOLDEN TRIANGLE CONSULTING ENGINEERS AND ANY CHANGES/ADDITIONS RECOMMENDED BY GOLDEN TRIANGLE CONSULTING ENGINEERS DURING THE CONSTRUCTION PHASE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE CIVIL AND ARCHITECTURAL DRAWINGS COINCIDES WITH THE STRUCTURAL DRAWINGS PRIOR TO COMMENCING THE CONSTRUCTION. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE ARCHITECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ANY TESTING THAT MIGHT BE REQUIRED BY THE AUTHORITIES AND AGENCIES (CITY, COUNTY, ETC.) THAT HAVE JURISDICTION IN THE AREA WHERE THE STRUCTURE IS BEING BUILT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE DIMENSIONS TO ENSURE THEY MATCH WITH THE DRAWINGS PROVIDED BY THE ENGINEER AND THE ARCHITECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY GOLDEN TRIANGLE CONSULTING ENGINEERS OF ANY CHANGES DURING THE CONSTRUCTION THAT WILL REQUIRE A DESIGN BY THE ENGINEER. CHANGES NOT APPROVED BY THE ENGINEER MAY NOT BE ACCEPTED.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ELEVATION.

## GENERAL NOTES FOR CITY OF GALVESTON WATER AND SEWER INSTALLATION

TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://WWW.GALVESTONTX.GOV/](https://www.galvestontx.gov/)

CONTRACTOR IS TO USE TECHNICAL SPECIFICATIONS AND DRAWING STANDARDS UNLESS OTHERWISE NOTED ON THE PLANS.

FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY COMPLETE IN PLACE, OF THE TYPE DARLING B-84-B OR APPROVED EQUAL IN ACCORDANCE WITH PLANS, SPECIFICATIONS.

ALL WATER AND SANITARY SEWER LINES WILL BE TESTED PRIOR TO CITY ACCEPTANCE. PLUMBING CONTRACTOR TO MAKES SEWER TAPS AND/OR INSTALL SANITARY SEWER MANHOLE TO CITY SPECIFICATIONS AND BE INSPECTED BY THE WATER UTILITIES CONSTRUCTION PROJECT MANAGER. ALL WATER MAINS AND FIRE LINES TO BE INSTALLED TO CITY SPECIFICATIONS.

INSTALL A CLEAN OUT AT THE PROPERTY LINE PER CITY SPECIFICATIONS. THE CITY FORCES WILL MAKE TAP, INSTALL VALVE, AND/OR SET WATER METERS AT THE EXPENSE OF THE CONTRACTOR.

NO STRUCTURES OR APPURTENANCES SHALL BE PLACED WITHIN EASEMENT PROPERTY. THE CITY WILL NOT BE RESPONSIBLE FOR ANY SURFACE RESTORATION WHEN WATER AND/OR SANITARY SEWER REPAIRS ARE NECESSARY WITHIN THE CITY OF GALVESTON WATER LINE OR SANITARY SEWER EASEMENT. PLUMBING CONTRACTOR TO MAKE ALL FINAL TIE-IN TO THE WATER METER.

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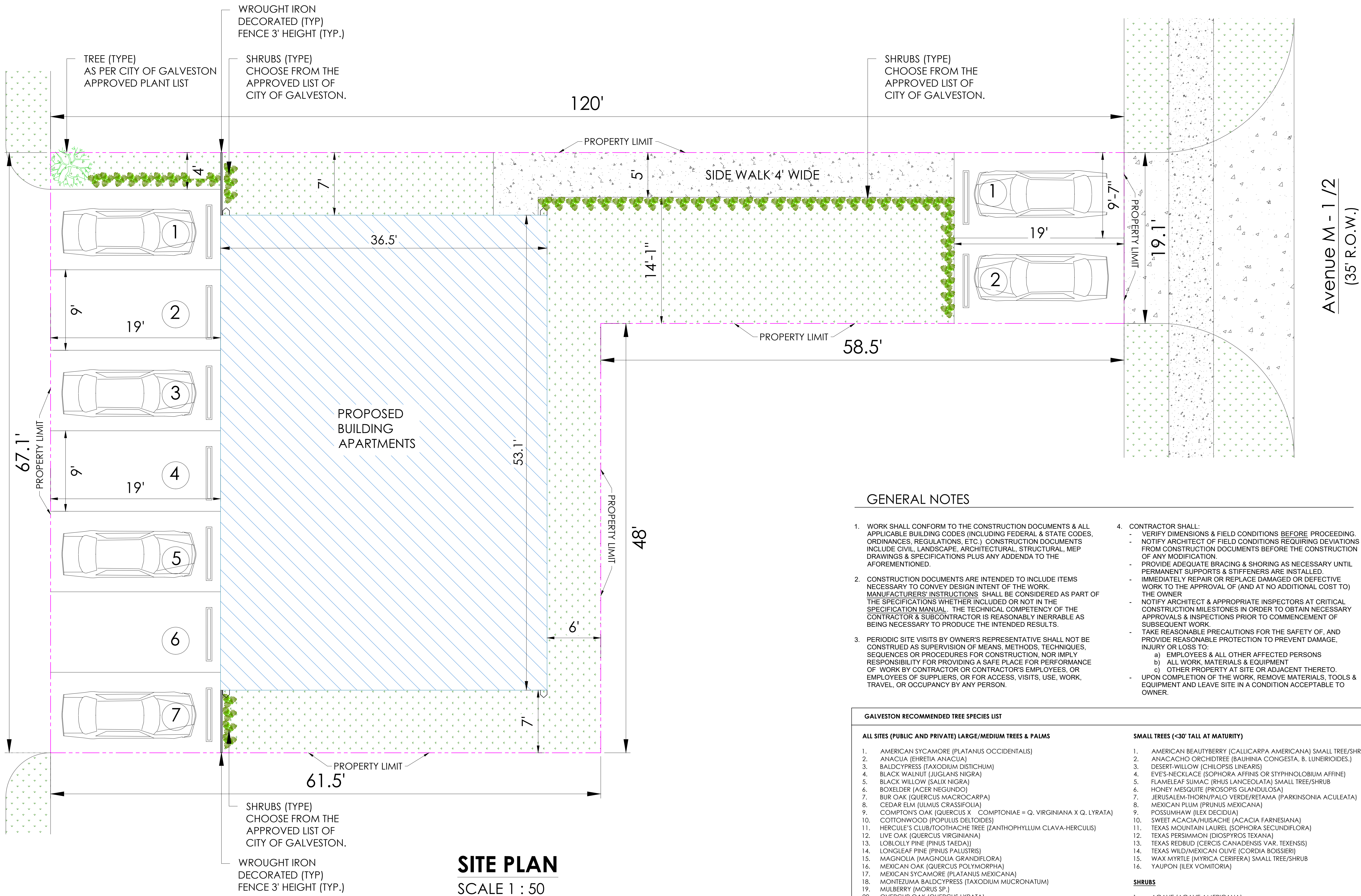
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3013 AVENUE M 1/2, GALVESTON, TX 77550

ISSUE DATE: 03/08/2023  
REVISION 1:  
REVISION 2:  
REVISION 3:  
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DRAWN: BR  
SCALE: N.T.S  
SHEET SIZE: 36 X 24

GENERAL NOTES

C-1.0

20' Alley



WROUGHT IRON DECORATED (TYP) FENCE 3' HEIGHT (TYP.)

TREE (TYPE) AS PER CITY OF GALVESTON APPROVED PLANT LIST

SHRUBS (TYPE) CHOOSE FROM THE APPROVED LIST OF CITY OF GALVESTON.

SHRUBS (TYPE) CHOOSE FROM THE APPROVED LIST OF CITY OF GALVESTON.

120'

PROPERTY LIMIT

SIDE WALK 4' WIDE

Avenue M - 1/2  
(35' R.O.W.)

PROPOSED BUILDING APARTMENTS

GENERAL NOTES

- WORK SHALL CONFORM TO THE CONSTRUCTION DOCUMENTS & ALL APPLICABLE BUILDING CODES (INCLUDING FEDERAL & STATE CODES, ORDINANCES, REGULATIONS, ETC.) CONSTRUCTION DOCUMENTS INCLUDE CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MEP DRAWINGS & SPECIFICATIONS PLUS ANY ADDENDA TO THE AFOREMENTIONED.
- CONSTRUCTION DOCUMENTS ARE INTENDED TO INCLUDE ITEMS NECESSARY TO CONVEY DESIGN INTENT OF THE WORK. MANUFACTURERS' INSTRUCTIONS SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS WHETHER INCLUDED OR NOT IN THE SPECIFICATION MANUAL. THE TECHNICAL COMPETENCY OF THE CONTRACTOR & SUBCONTRACTOR IS REASONABLY INERRABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
- PERIODIC SITE VISITS BY OWNER'S REPRESENTATIVE SHALL NOT BE CONSTRUED AS SUPERVISION OF MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR CONSTRUCTION, NOR IMPLY RESPONSIBILITY FOR PROVIDING A SAFE PLACE FOR PERFORMANCE OF WORK BY CONTRACTOR OR CONTRACTOR'S EMPLOYEES, OR EMPLOYEES OF SUPPLIERS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.
- CONTRACTOR SHALL:
  - VERIFY DIMENSIONS & FIELD CONDITIONS BEFORE PROCEEDING.
  - NOTIFY ARCHITECT OF FIELD CONDITIONS REQUIRING DEVIATIONS FROM CONSTRUCTION DOCUMENTS BEFORE THE CONSTRUCTION OF ANY MODIFICATION.
  - PROVIDE ADEQUATE BRACING & SHORING AS NECESSARY UNTIL PERMANENT SUPPORTS & STIFFENERS ARE INSTALLED.
  - IMMEDIATELY REPAIR OR REPLACE DAMAGED OR DEFECTIVE WORK TO THE APPROVAL OF (AND AT NO ADDITIONAL COST TO) THE OWNER.
  - NOTIFY ARCHITECT & APPROPRIATE INSPECTORS AT CRITICAL CONSTRUCTION MILESTONES IN ORDER TO OBTAIN NECESSARY APPROVALS & INSPECTIONS PRIOR TO COMMENCEMENT OF SUBSEQUENT WORK.
  - TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    - EMPLOYEES & ALL OTHER AFFECTED PERSONS
    - ALL WORK, MATERIALS & EQUIPMENT
    - OTHER PROPERTY AT SITE OR ADJACENT THERETO.
  - UPON COMPLETION OF THE WORK, REMOVE MATERIALS, TOOLS & EQUIPMENT AND LEAVE SITE IN A CONDITION ACCEPTABLE TO OWNER.

GALVESTON RECOMMENDED TREE SPECIES LIST

ALL SITES (PUBLIC AND PRIVATE) LARGE/MEDIUM TREES & PALMS

- AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS)
- ANACUA (EHRETIA ANACUA)
- BALDCYPRESS (TAXODIUM DISTICHUM)
- BLACK WALNUT (JUGLANS NIGRA)
- BLACK WILLOW (SALIX NIGRA)
- BOXELDER (ACER NEGUNDO)
- BUR OAK (QUERCUS MACROCARPA)
- CEDAR ELM (JULMUS CRASSIFOLIA)
- COMPTON'S OAK (QUERCUS X COMPTONIAE = Q. VIRGINIANA X Q. LYRATA)
- COTTONWOOD (POPULUS DELTOIDES)
- HERCULE'S CLUB/TOOTHACHE TREE (ZANTHOPHYLLUM CLAVA-HERCULIS)
- LIVE OAK (QUERCUS VIRGINIANA)
- LOBLOLLY PINE (PINUS TAEDA)
- LONGLEAF PINE (PINUS PALUSTRIS)
- MAGNOLIA (MAGNOLIA GRANDIFLORA)
- MEXICAN OAK (QUERCUS POLYMORPHA)
- MEXICAN SYCAMORE (PLATANUS MEXICANA)
- MONTEZUMA BALDCYPRESS (TAXODIUM MUCRONATUM)
- MULBERRY (MORUS SP.)
- OVERCUP OAK (QUERCUS LYRATA)
- PECAN (CARYA ILLINOINENSIS)
- SHORTLEAF PINE (PINUS ECHINATA)
- SUGARBERRY/HACKBERRY (CELTIS LAEVIGATA)
- TEXAS EBONY (EBENOPSIS EBANO OR PITHECELLOBIUM FLEXICAULE)
- TEXAS SABAL PALM (SABAL MEXICANA)
- WINGED ELM (JULMUS ALATA)

SMALL TREES (<30' TALL AT MATURITY)

- AMERICAN BEAUTYBERRY (CALLICARPA AMERICANA) SMALL TREE/SHRUB
- ANACACHO ORCHIDTREE (BAUHINIA CONGESTA, B. LUNEIRIODES.)
- DESERT-WILLOW (CHILOPSIS LINEARIS)
- EVE'S-NECKLACE (SOPHORA AFFINIS OR STYPHNOLOBIUM AFFINE)
- FLAMELEAF SUMAC (RHUS LANCEOLATA) SMALL TREE/SHRUB
- HONEY MESQUITE (PROSOPIS GLANDULOSA)
- JERUSALEM-THORN/PALO VERDE/FRETAMA (PARKINSONIA ACULEATA)
- MEXICAN PLUM (PRUNUS MEXICANA)
- POSSUMHAW (ILEX DECIDUA)
- SWEET ACACIA/HUISACHE (ACACIA FARNESIANA)
- TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA)
- TEXAS PERSIMMON (DIOSPYROS TEXANA)
- TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS)
- TEXAS WILD/MEXICAN OLIVE (CORDIA BOISSIERI)
- WAX MYRTLE (MYRICA CERIFERA) SMALL TREE/SHRUB
- YAUPON (ILEX VOMITORIA)

SHRUBS

- AGAVE (AGAVE AMERICANA)
- CAROLINA CHERRY LAUREL (PRUNUS CAROLINIENSIS)
- ESPERANZA/YELLOW BELLS (TECOMA STANS)
- RED YUCCA (HESPERALOE PARVIFLORA AND HESPERALOE SP.)
- ROOSEVELT WEED (BACCHARIS SP.)
- SPANISH DAGGER (YUCCA GLORIOSA)
- TEXAS SAGE/TEXAS RANGER/CENIZO (LEUCOPHYLLUM FRUTESCENS)

SITE PLAN  
SCALE 1 : 50

SHRUBS (TYPE) CHOOSE FROM THE APPROVED LIST OF CITY OF GALVESTON.

WROUGHT IRON DECORATED (TYP) FENCE 3' HEIGHT (TYP.)

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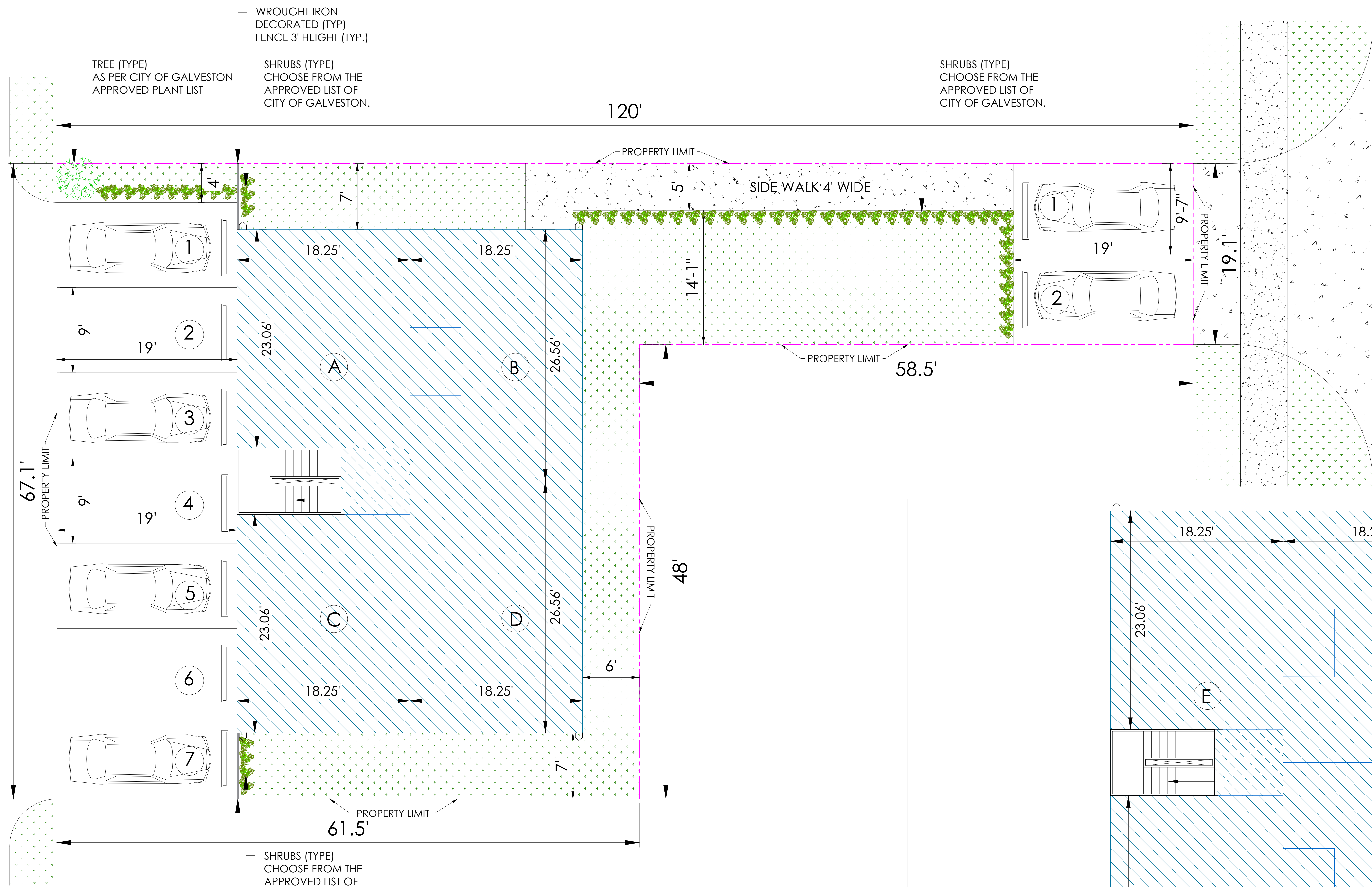
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REVISION 4:  
REVISION 5:

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DRAWN: BR  
SCALE: 1 : 50  
SHEET SIZE: 36 X 24

SITE PLAN

C-2.0

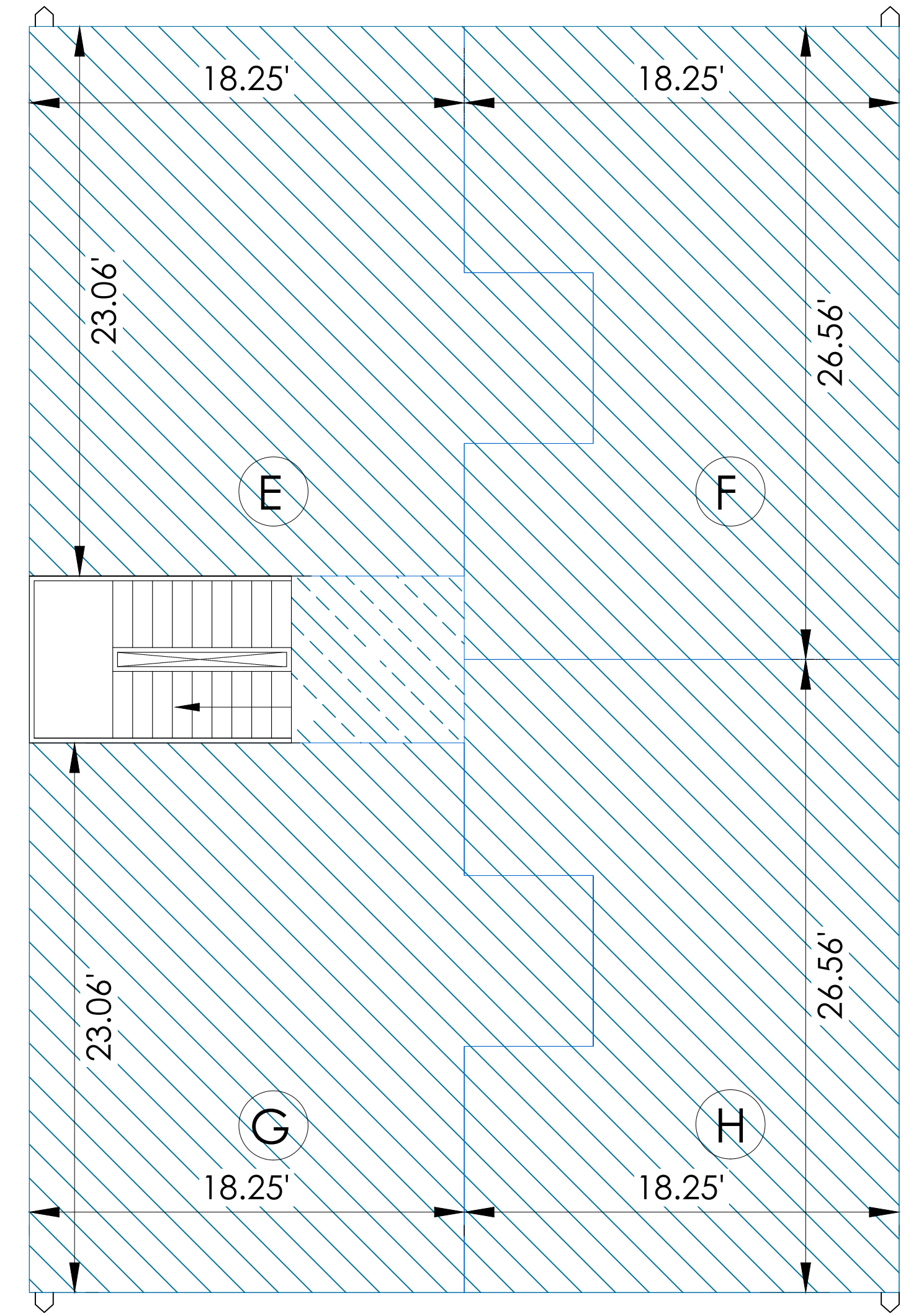
20' Alley



Avenue M - 1 / 2  
(35' R.O.W.)

**FIRST FLOOR**  
AREA PLAN  
SCALE 1 : 50

**SECOND FLOOR**  
AREA PLAN  
SCALE 1 : 50



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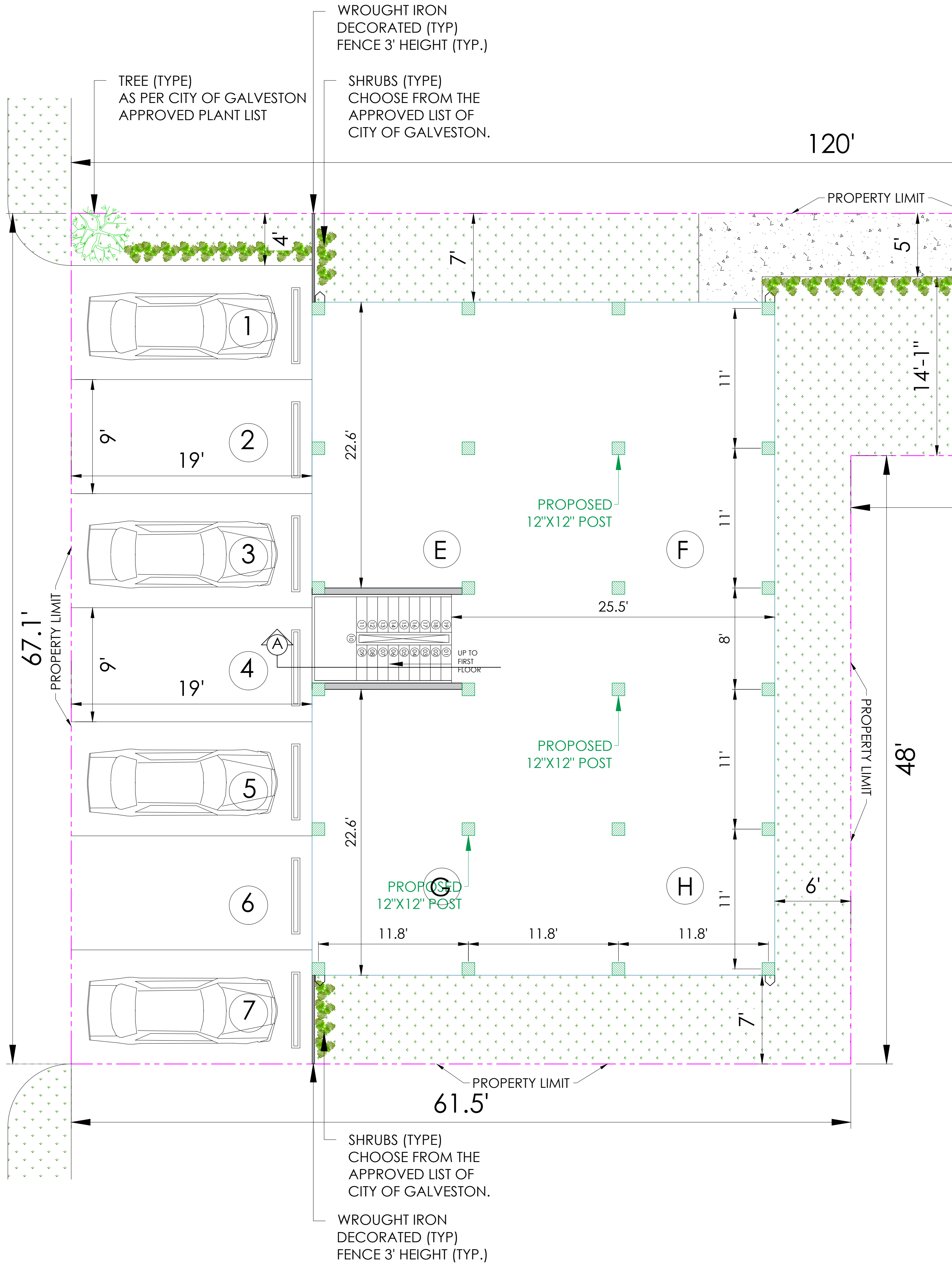
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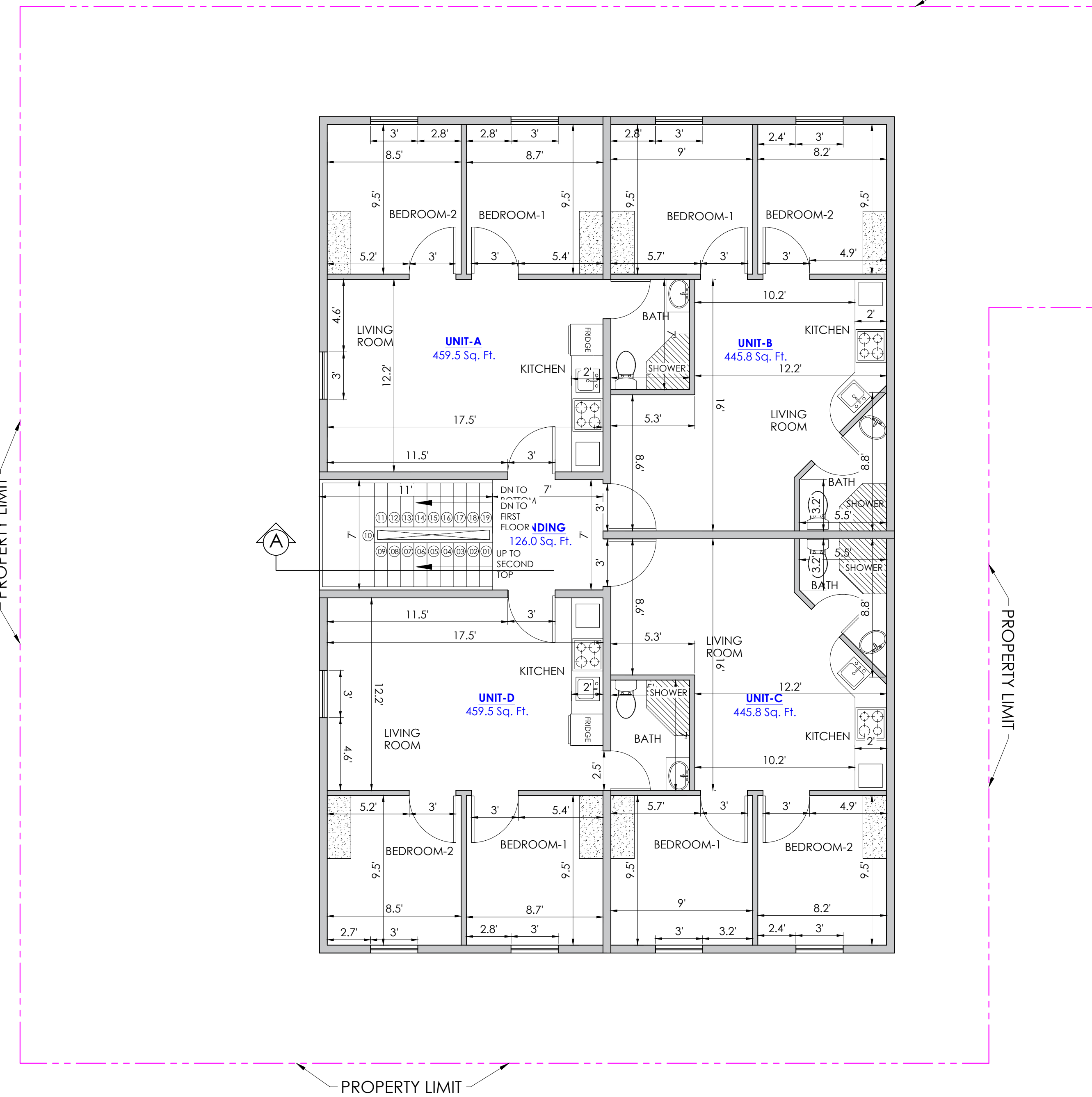
AREA PLAN

C-3.0



**BOTTOM FLOOR PLAN**  
SCALE 1 : 50

20' Alley



**FIRST FLOOR PLAN**  
SCALE 1 : 50

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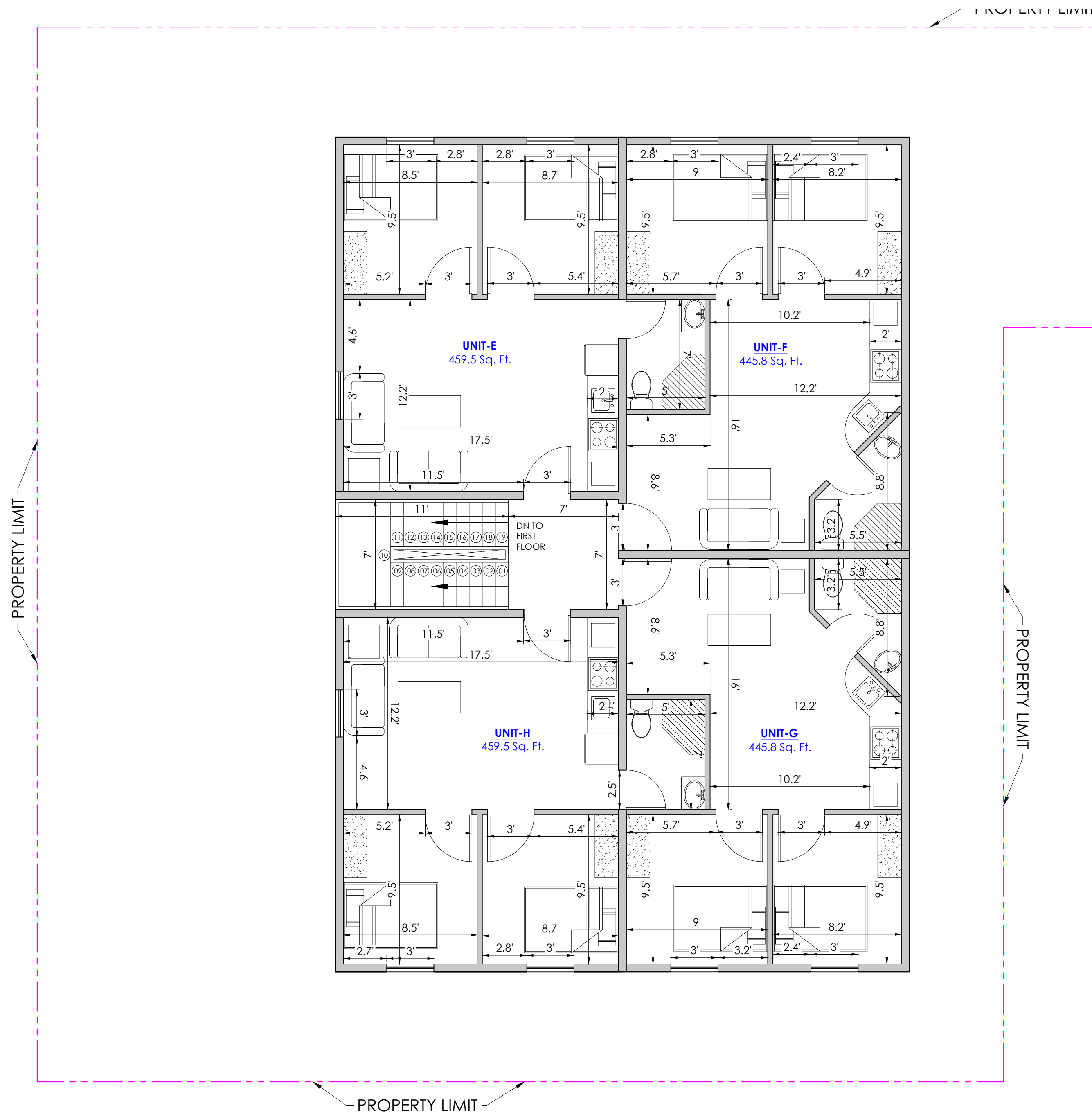
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FLOOR PLAN

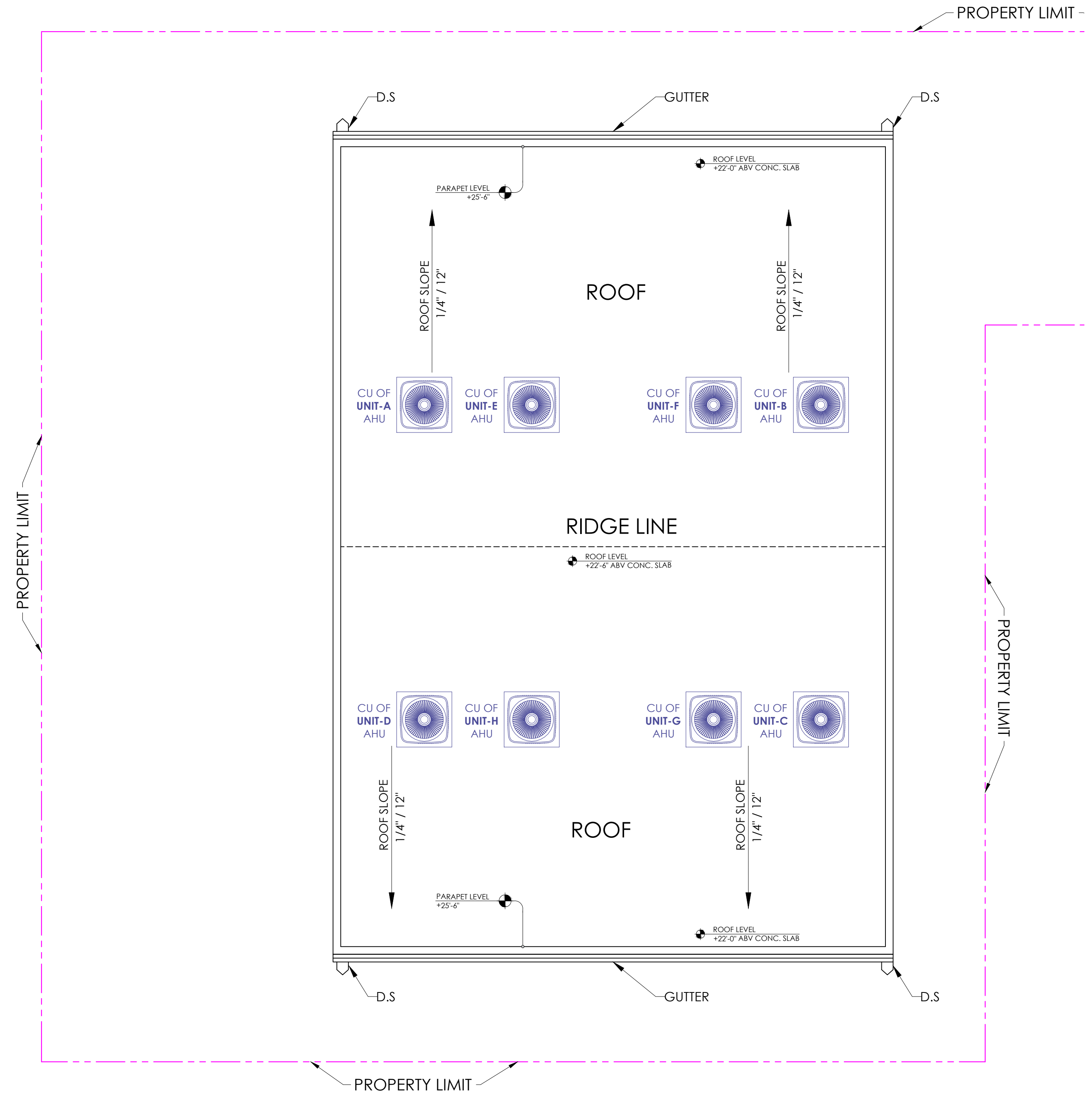
C-4.1

20' Alley



**SECOCD FLOOR PLAN**  
SCALE 1 : 50

20' Alley



**TOP FLOOR PLAN**  
SCALE 1 : 50

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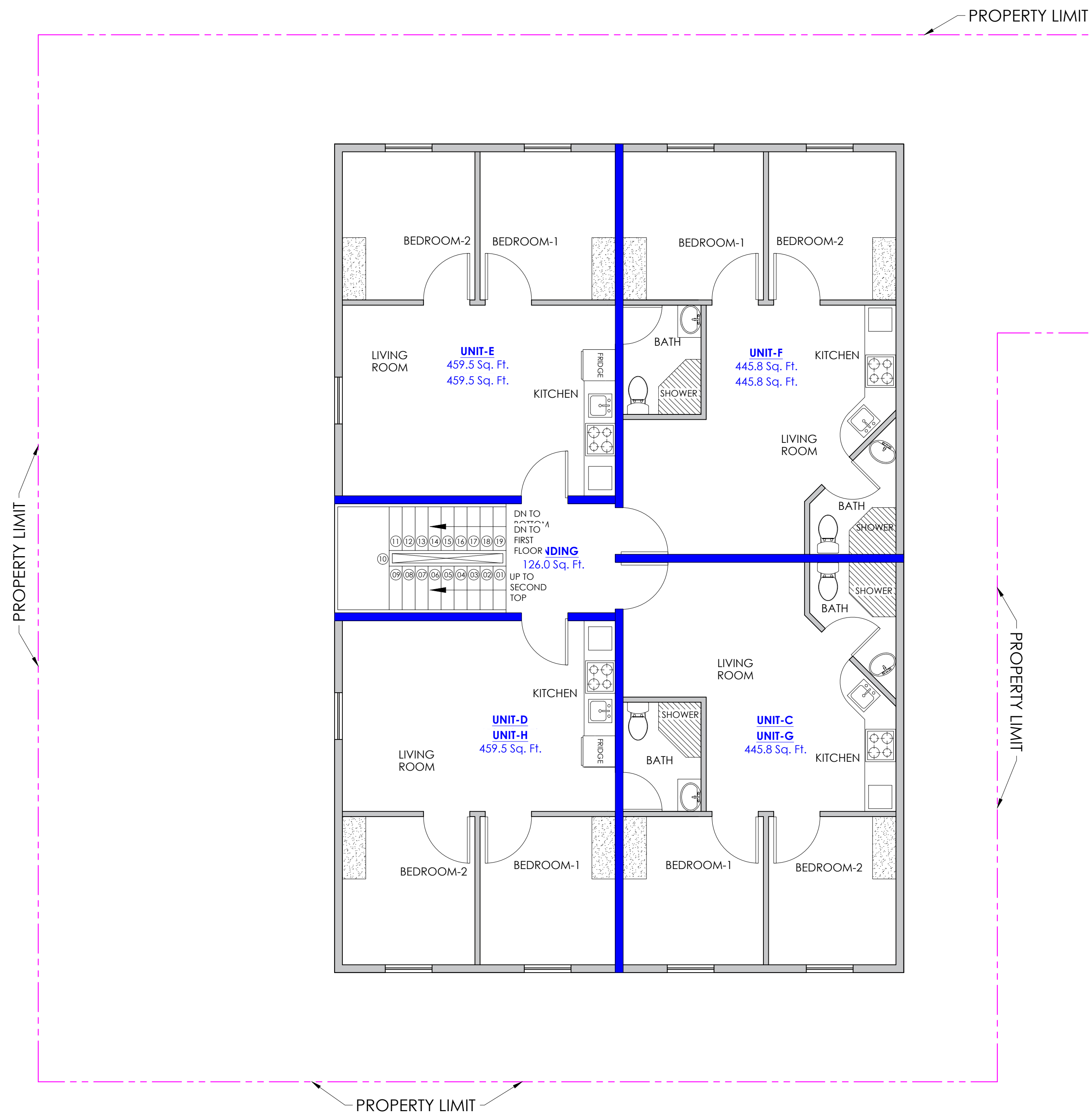
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3013 AVENUE M 1/2 , GALVESTON, TX 77550

ISSUE DATE: 03/08/2023  
REVISION 1:  
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REVISION 3:  
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REVISION 5:  
PROJECT NO:  
DATE: 03/08/2023  
DRAWN: BR  
SCALE: 1 : 50  
SHEET SIZE: 36 X 24

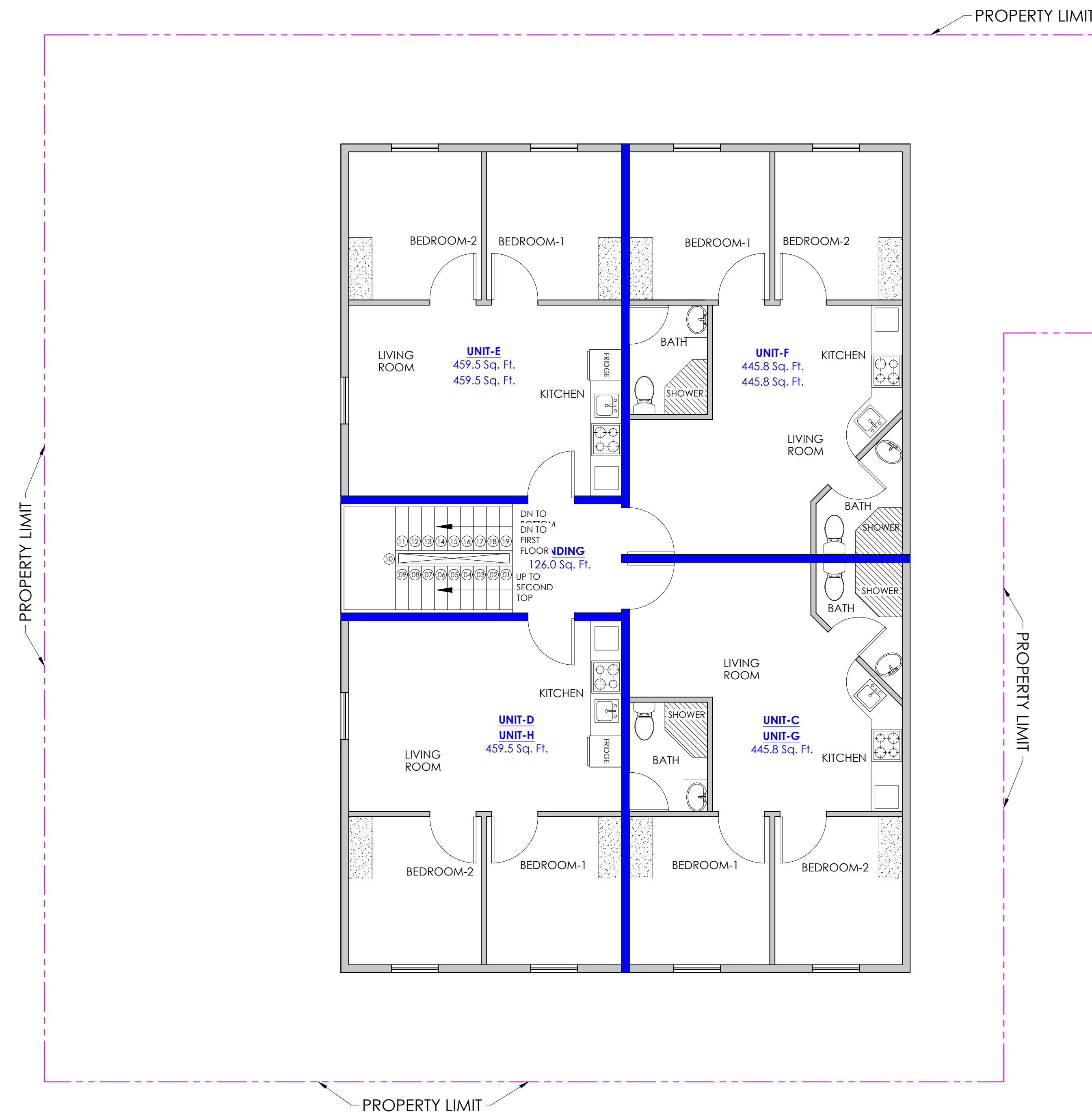
FLOOR PLAN

20' Alley



**FIRST FLOOR**  
FIRE SAFETY PLAN  
SCALE 1 : 50

20' Alley



**SECOND FLOOR**  
FIRE SAFETY PLAN  
SCALE 1 : 50

**PLAN LEGEND**

- 1 HR, FIRE RATED BARRIER
- 2X4 WOOD STUDS @ 16" O.C.
- EGRESS PATH & TRAVEL DISTANCE TO EXIT
- FIRE EXTINGUISHER CABINET WITH 10 LB. CAPACITY PORTABLE FIRE EXTINGUISHER
- 10 LB. CAPACITY PORTABLE FIRE EXTINGUISHER ON WALL BRACKET

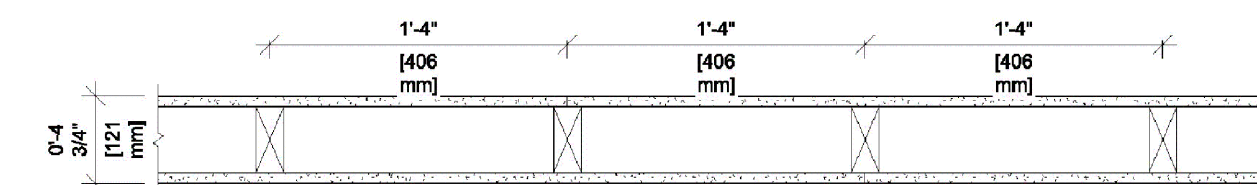
\* ALL DRAWINGS MUST COMPLY WITH 2012 IFC.

**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

GA FILE NO. FC 5420	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
<b>WOOD JOISTS, GYPSUM WALLBOARD</b>			
<p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.9915 shank, 1/4" heads, 6" o.c. Wood joists supporting 1" nominal wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges 1" &amp; 3 and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.</p>			
Approx. Ceiling Weight:	2.5 psf	UL R3501-5, 7-15-02;	
Fire Test:		UL R1319-2, 3, 6-5-52;	
		UL Design L501;	
		ULC Design M500	
Sound Test:	See FC 5410 (NGC 4024, 7-13-66)		
IIC & Test:	32 (66 C & P)	NGC 5032, 7-19-66	

**UL DESIGN NO. U305**

FIRE RATING: 1 Hour  
STC: 32  
SOUND TEST: RAL-TL11-129  
SYSTEM THICKNESS: 4-3/4"



**ASSEMBLY OPTIONS:**

- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SXC™)
- WOOD STUDS:** 2X4 WOOD STUDS, 16" O.C.
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SXC™)

**NOTES:**

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.  
FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.  
REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

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TEXAS P.E. 90326

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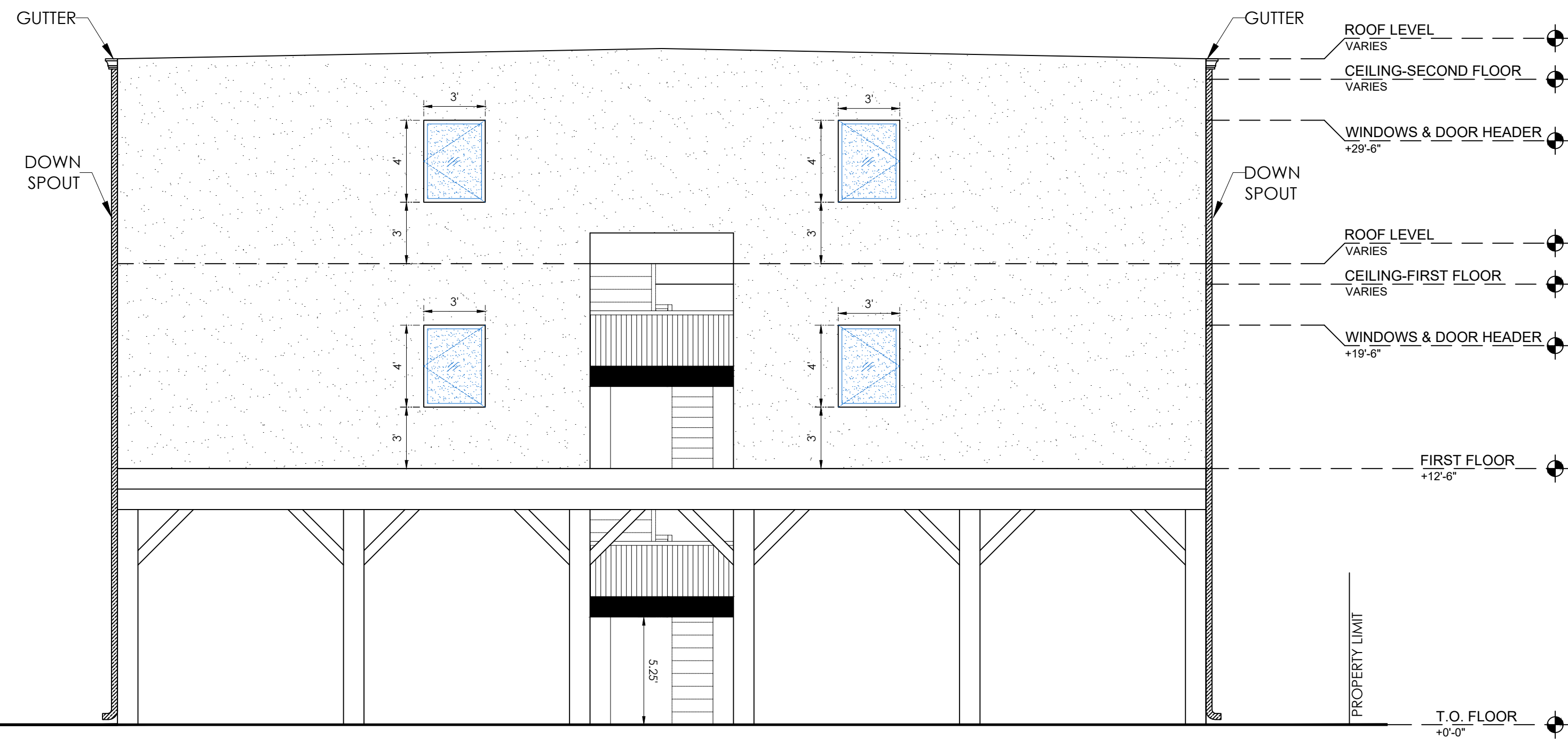
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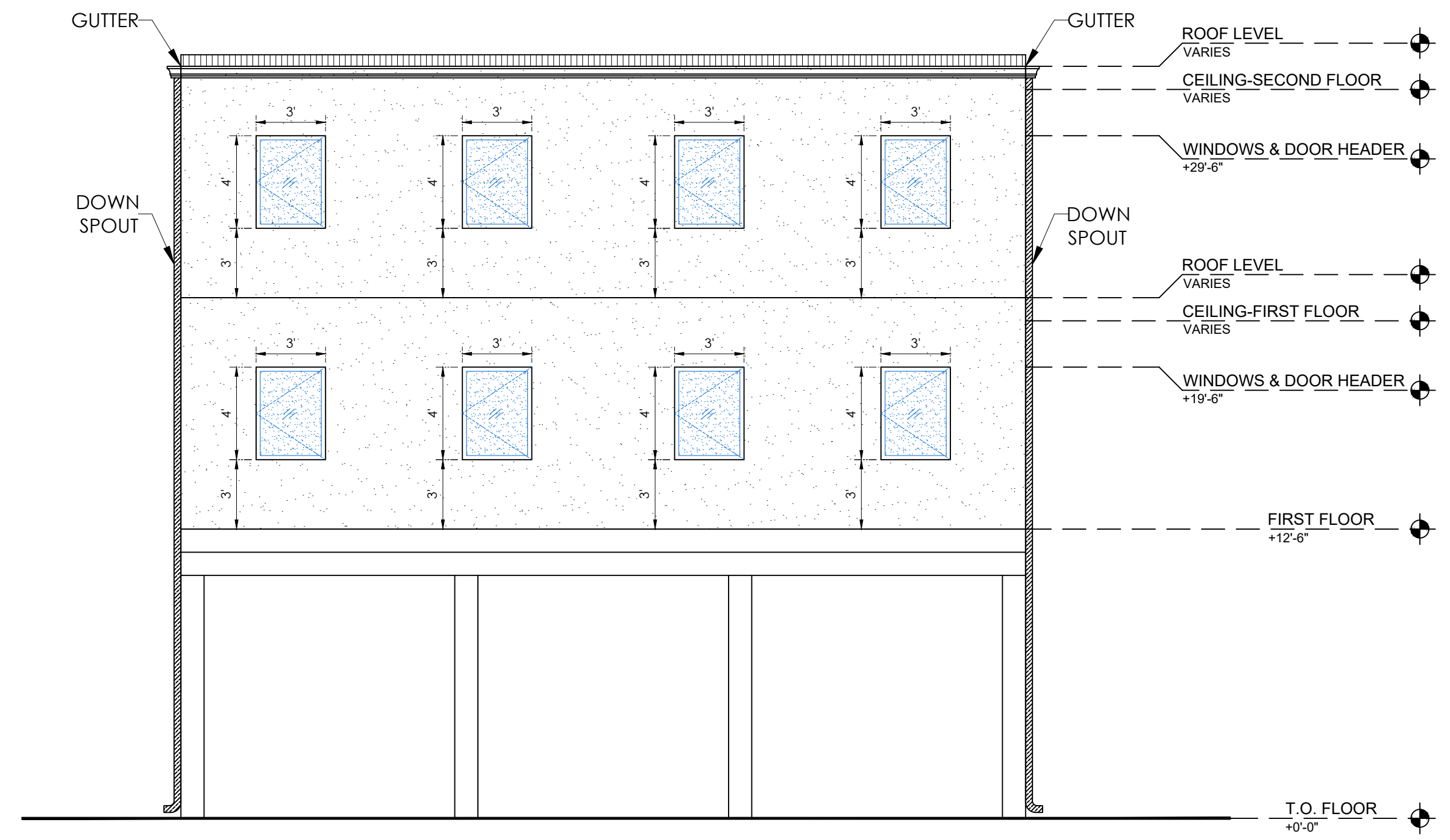
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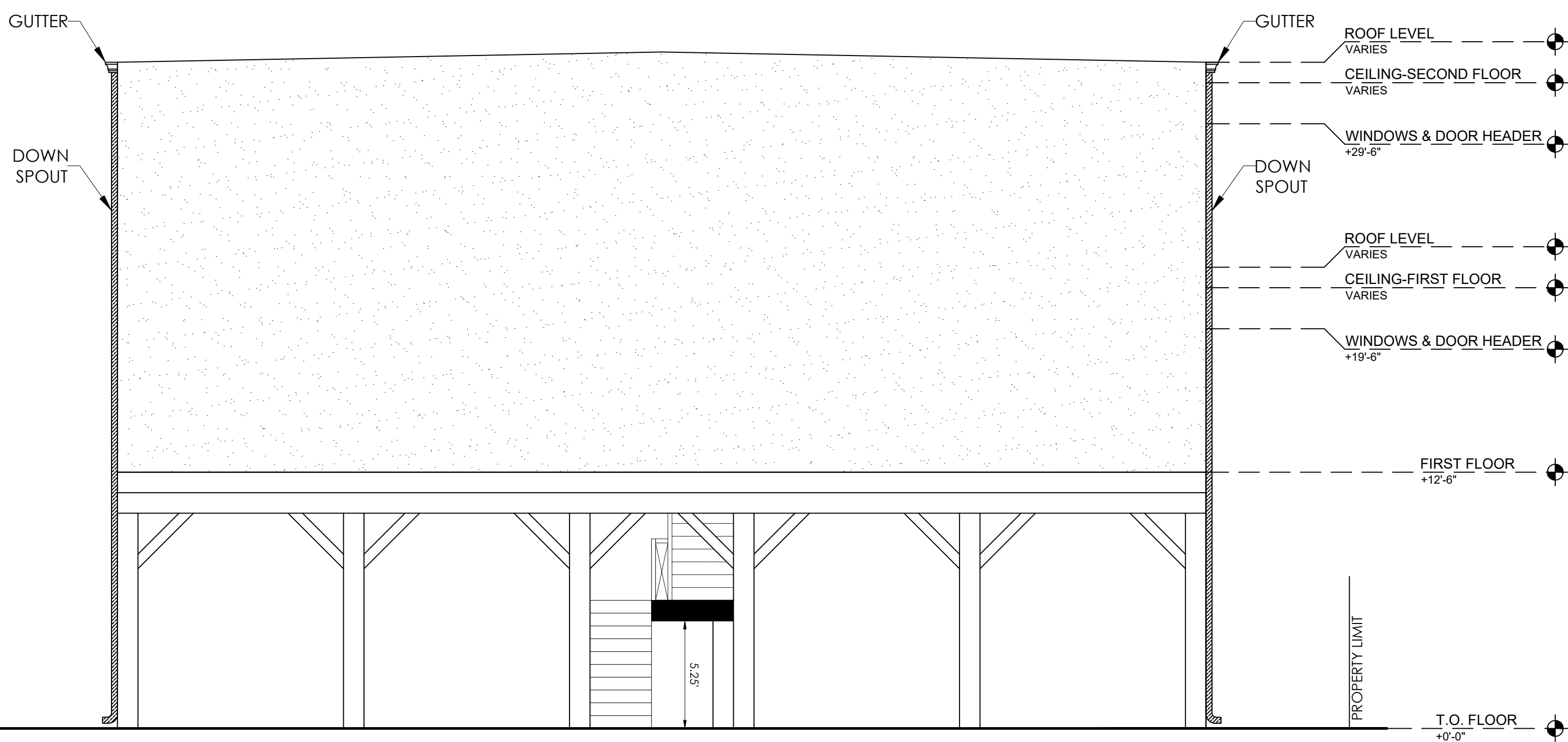
FIRE SAFETY PLAN



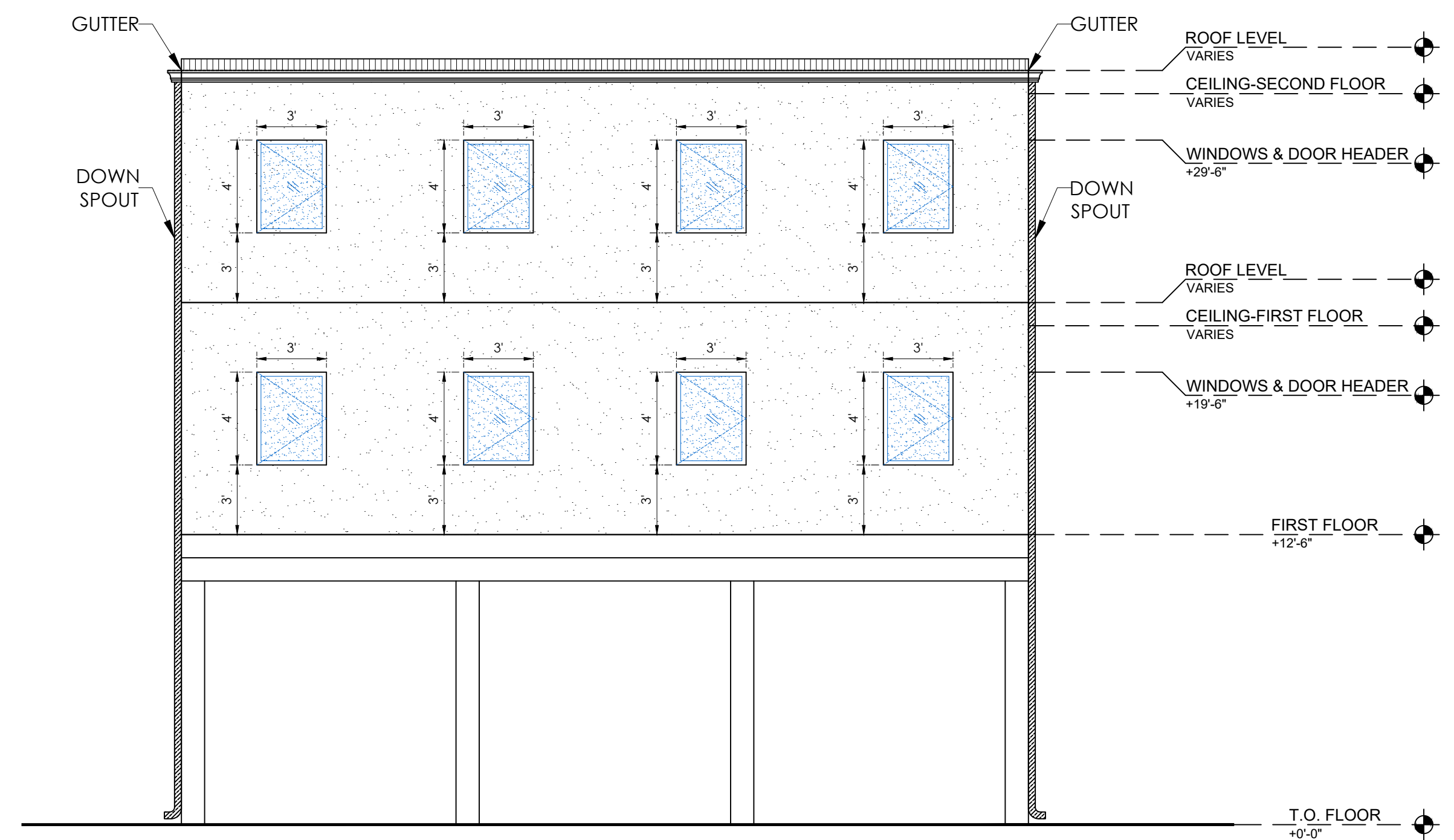
**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**REAR SIDE ELEVATION**



**RIGHT SIDE ELEVATION**

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ELEVATIONS



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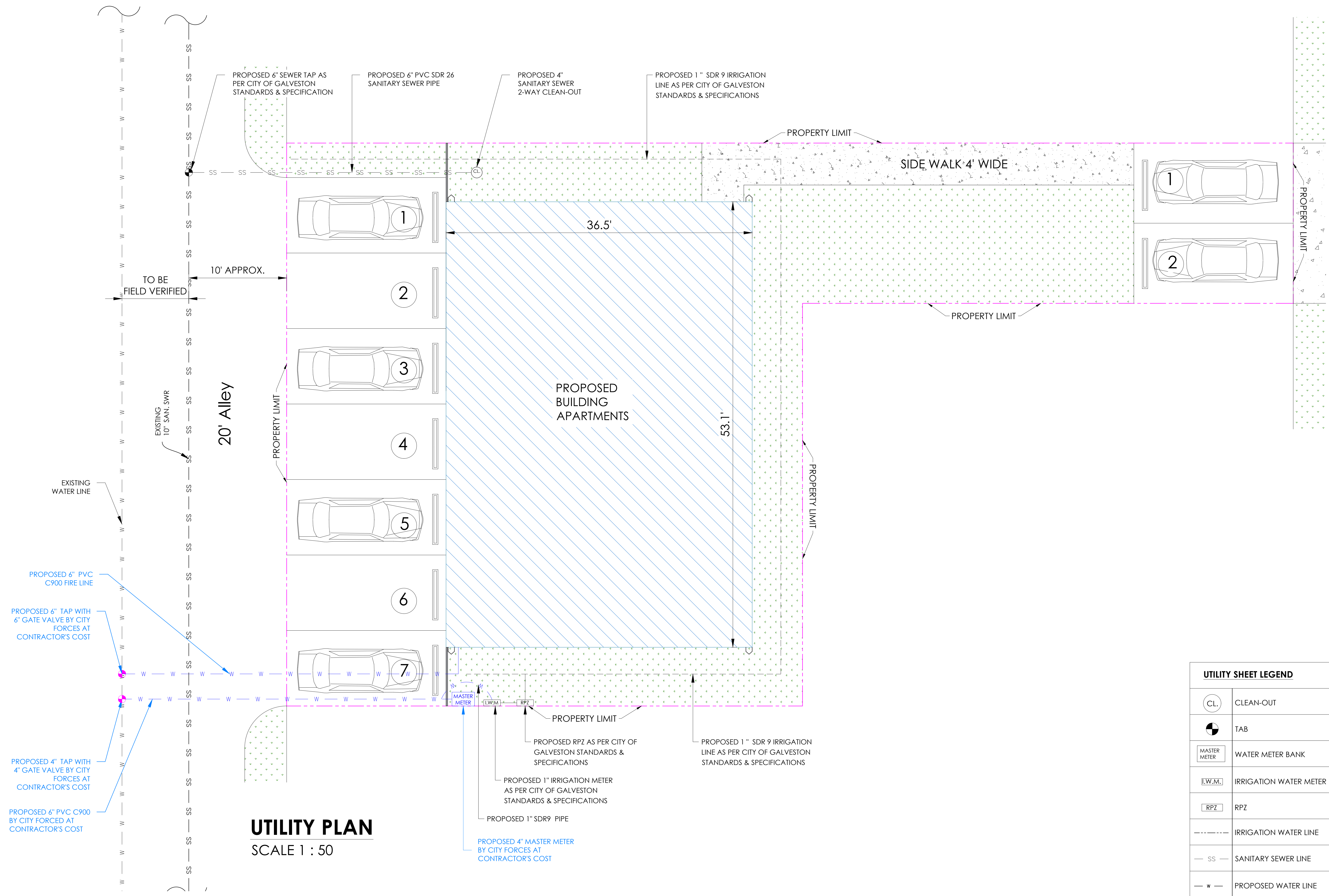
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UTILITY PLAN

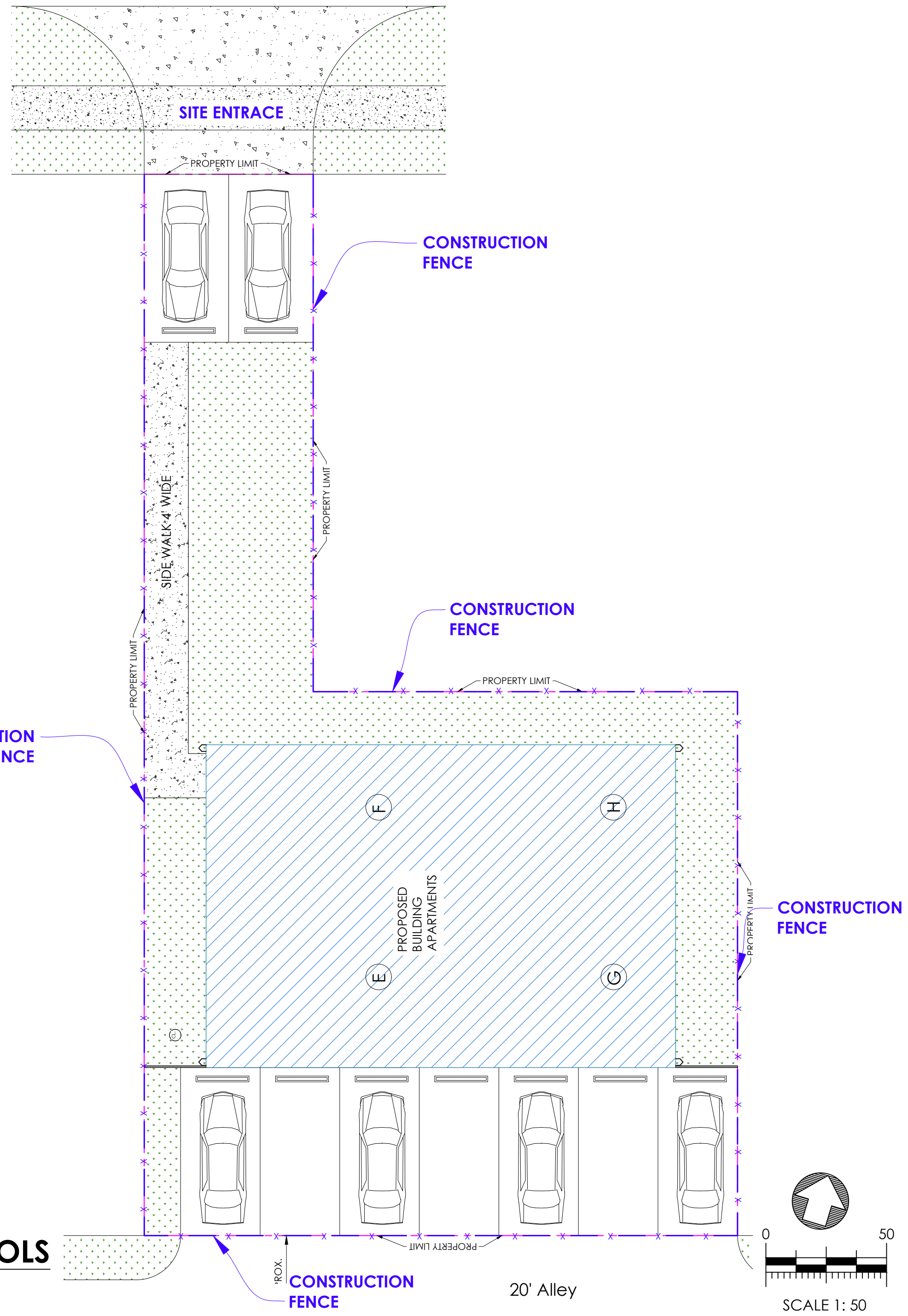
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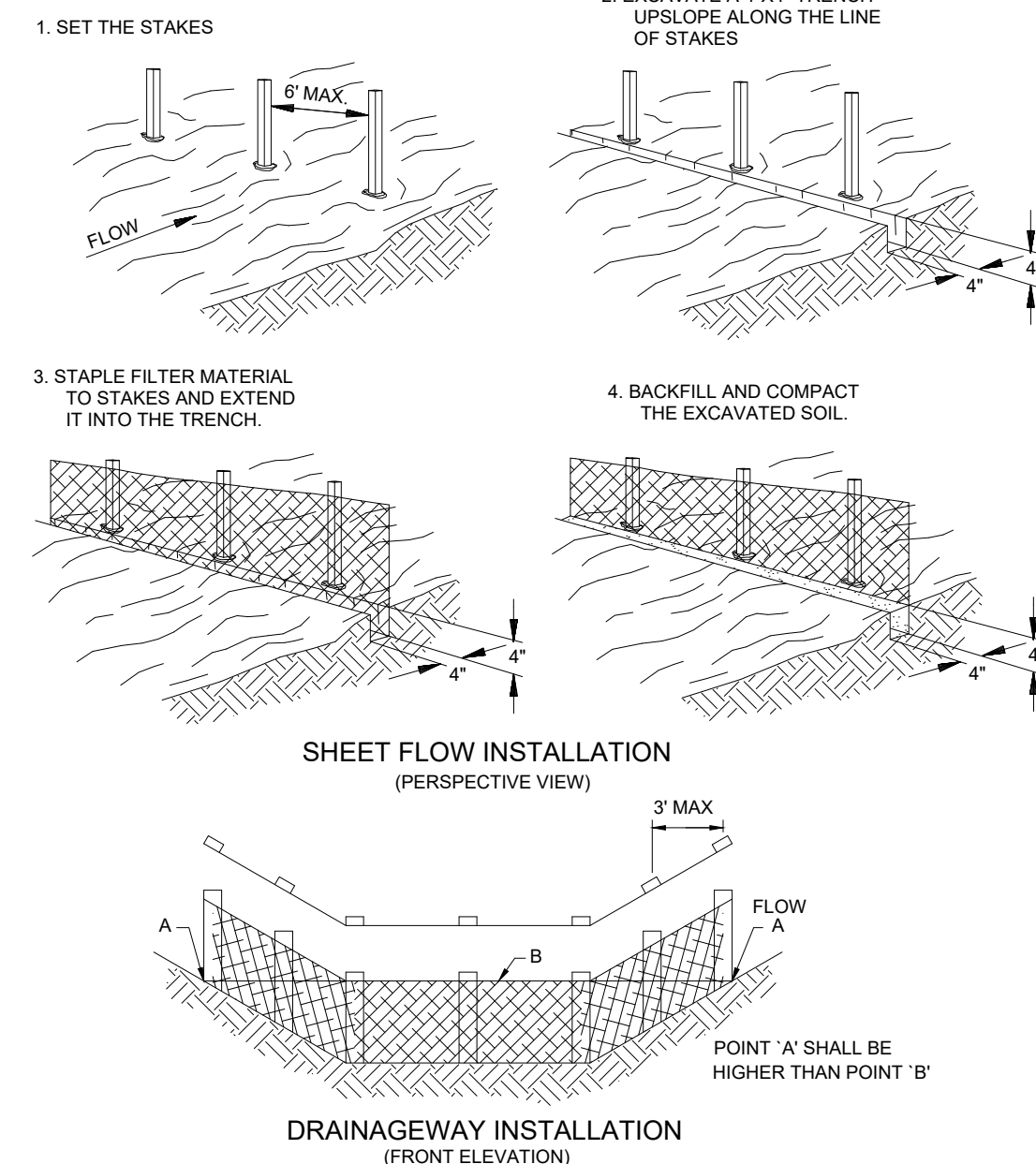
**UTILITY PLAN**  
SCALE 1 : 50

UTILITY SHEET LEGEND	
(CL)	CLEAN-OUT
(TAB)	TAB
(MASTER METER)	WATER METER BANK
(I.W.M.)	IRRIGATION WATER METER
(RPZ)	RPZ
(---)	IRRIGATION WATER LINE
(--- SS ---)	SANITARY SEWER LINE
(--- W ---)	PROPOSED WATER LINE

Avenue M - 1/2  
(35' R.O.W.)



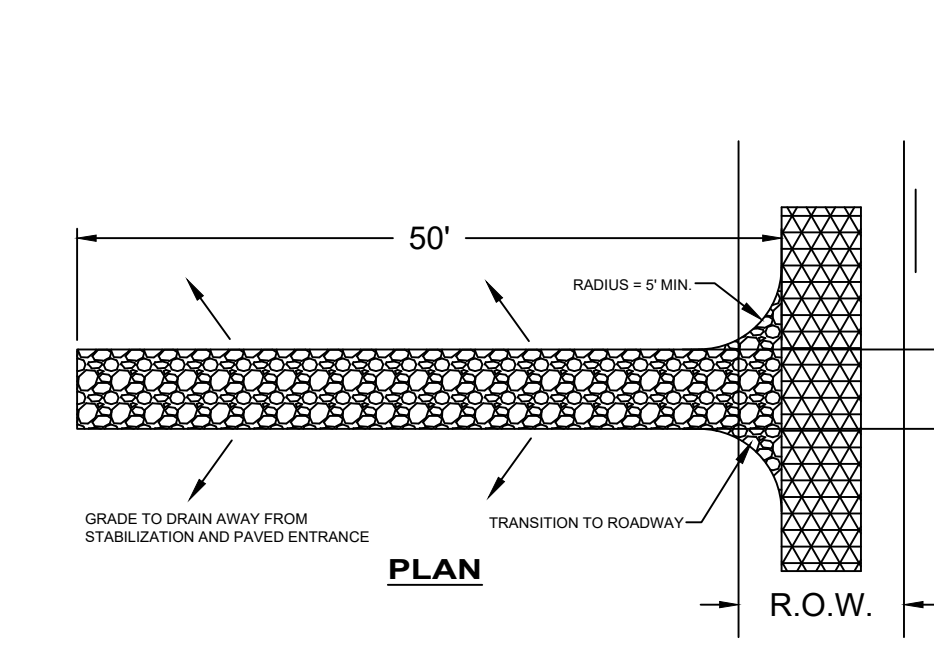
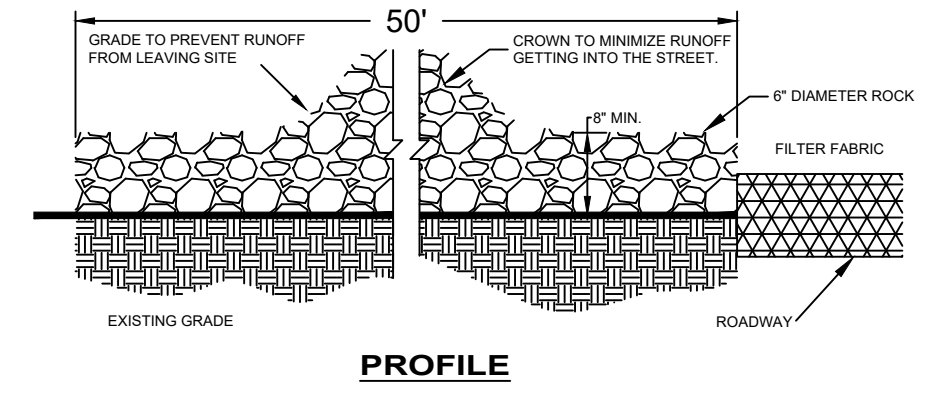
**EROSION CONTROLS**  
SCALE 1:10



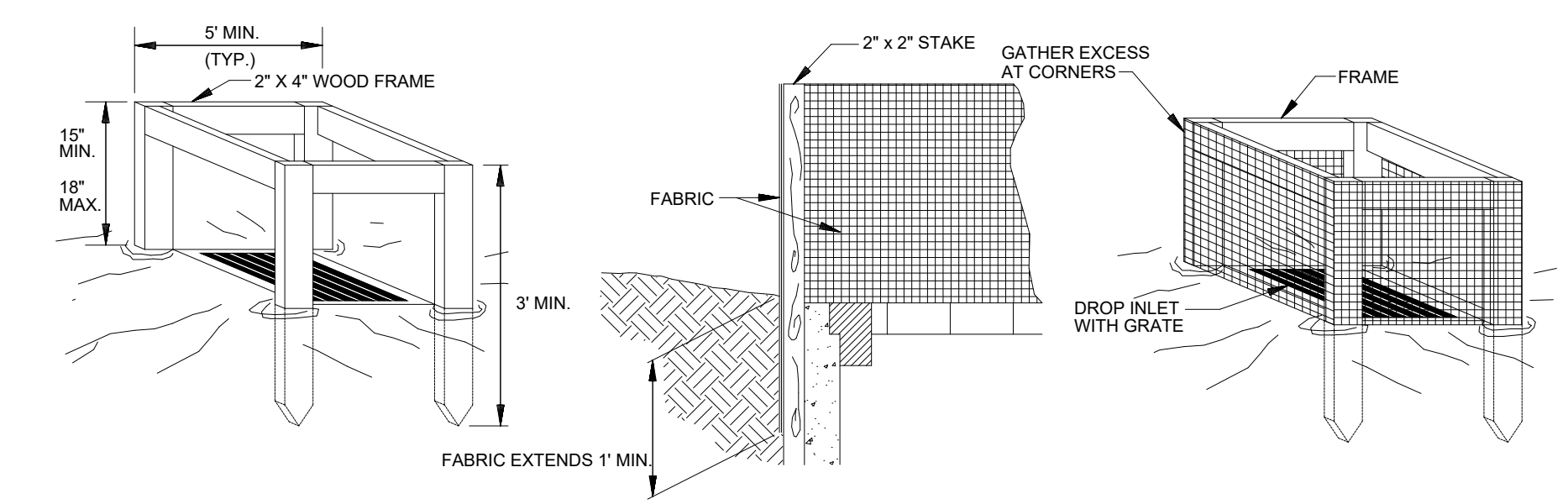
**SILT FENCE BARRIER**  
N.T.S.

**EROSION AND SEDIMENTATION CONTROL NOTES**

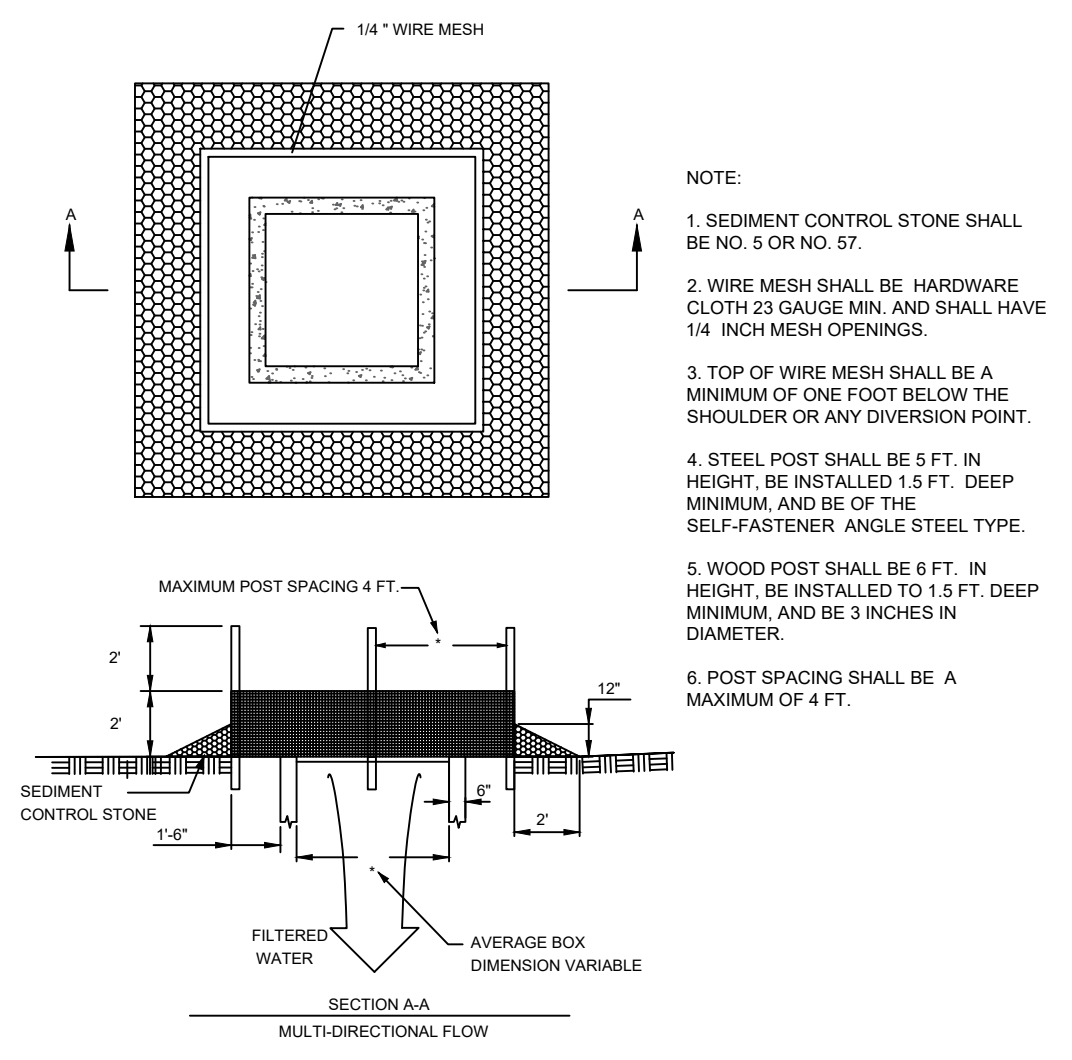
MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROLS MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.



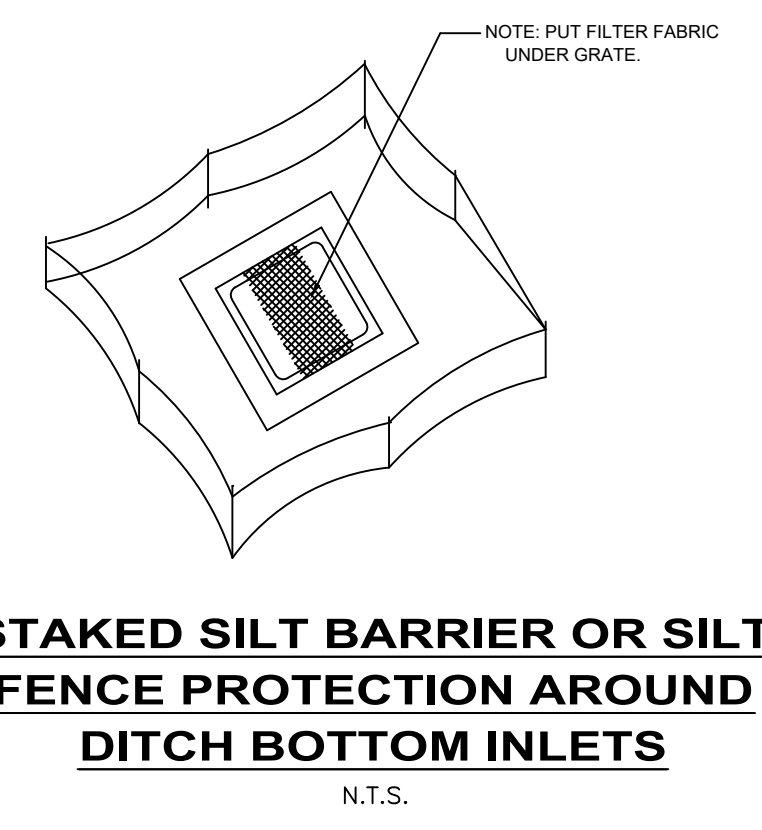
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



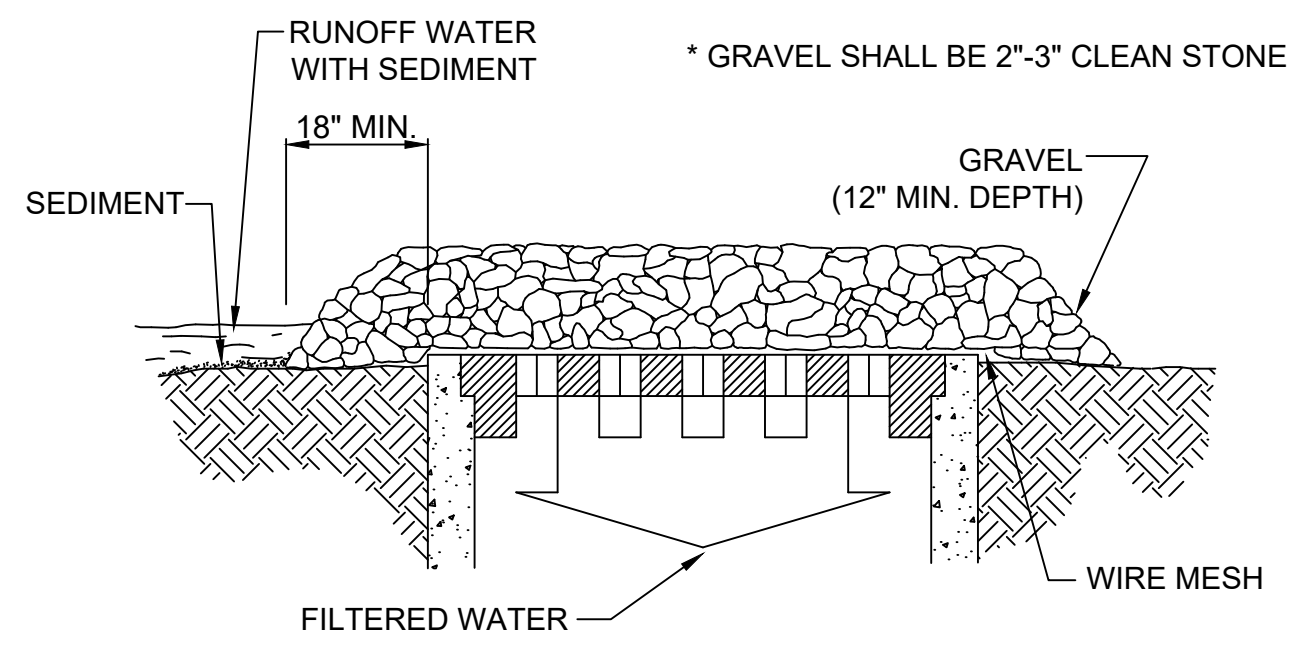
**SILT FENCE INLET PROTECTION**  
N.T.S.



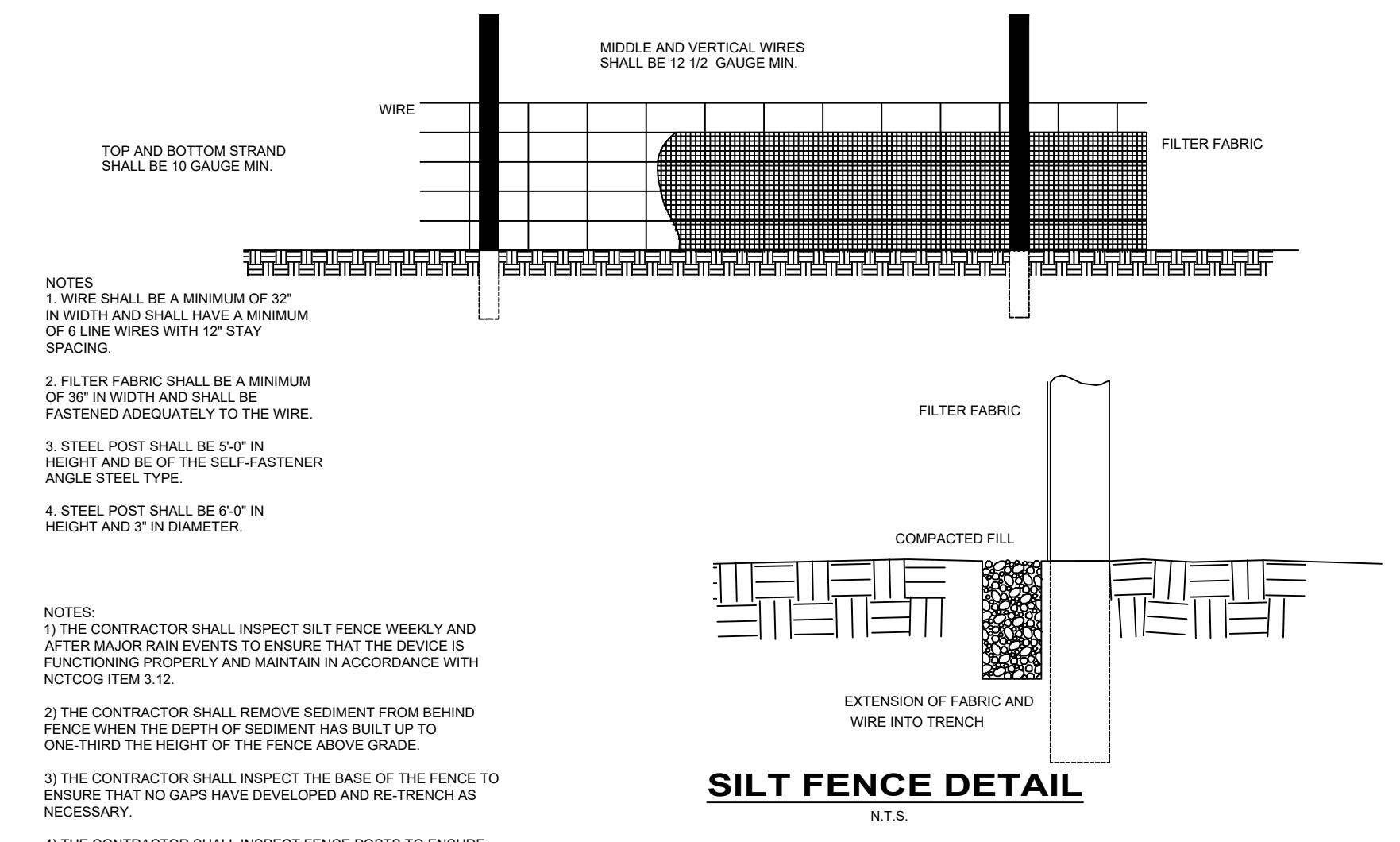
**REINFORCED INLET PROTECTION**  
N.T.S.



**STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS**  
N.T.S.



**GRAVEL AND WIRE MESH INLET SEDIMENT FILTER**  
N.T.S.



**SILT FENCE DETAIL**  
N.T.S.

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