

# GALVESTON APARTMENTS

3013 AVENUE M 1/2,  
GALVESTON TX-77550  
ARCHITECTURAL PACKAGE



## SHEET INDEX

### ARCHITECTURAL DRAWINGS

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#### APPLICABLE CODES (INCLUDING, BUT NOT LIMITED TO)

- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

#### PROJECT INFORMATION

**OCCUPANCY:** R-2  
**CONSTRUCTION TYPE:** V-B

**SCOPE OF WORK:**  
NEW 2 STORY 3873.2 SQ FT HOME

**LEGAL DESCRIPTION:**  
SPECIAL SUBDIVISION OF  
3013 AVENUE M 1/2, GALVESTON, TX 77550

**AREA CALCULATION:**  
TOTAL LOT AREA: 5245.2 SQ. FT.  
TOTAL COVERED AREA: 1938.5 SQ FT

#### AREA ANALYSIS

STAIR LANDING 1	126.0	SQ FT
STAIR LANDING 2	126.0	SQ FT
UNIT A	459.5	SQ.FT
UNIT B	445.8	SQ.FT
UNIT C	445.8	SQ.FT
UNIT D	459.5	SQ.FT
UNIT E	459.5	SQ.FT
UNIT F	445.8	SQ.FT
UNIT G	445.8	SQ.FT
UNIT H	459.5	SQ.FT
TOTAL AREA @ FIRST FLOOR	<b>3873.2</b>	<b>SQ.FT</b>
SECOND FLOOR STAIRS/LANDING		

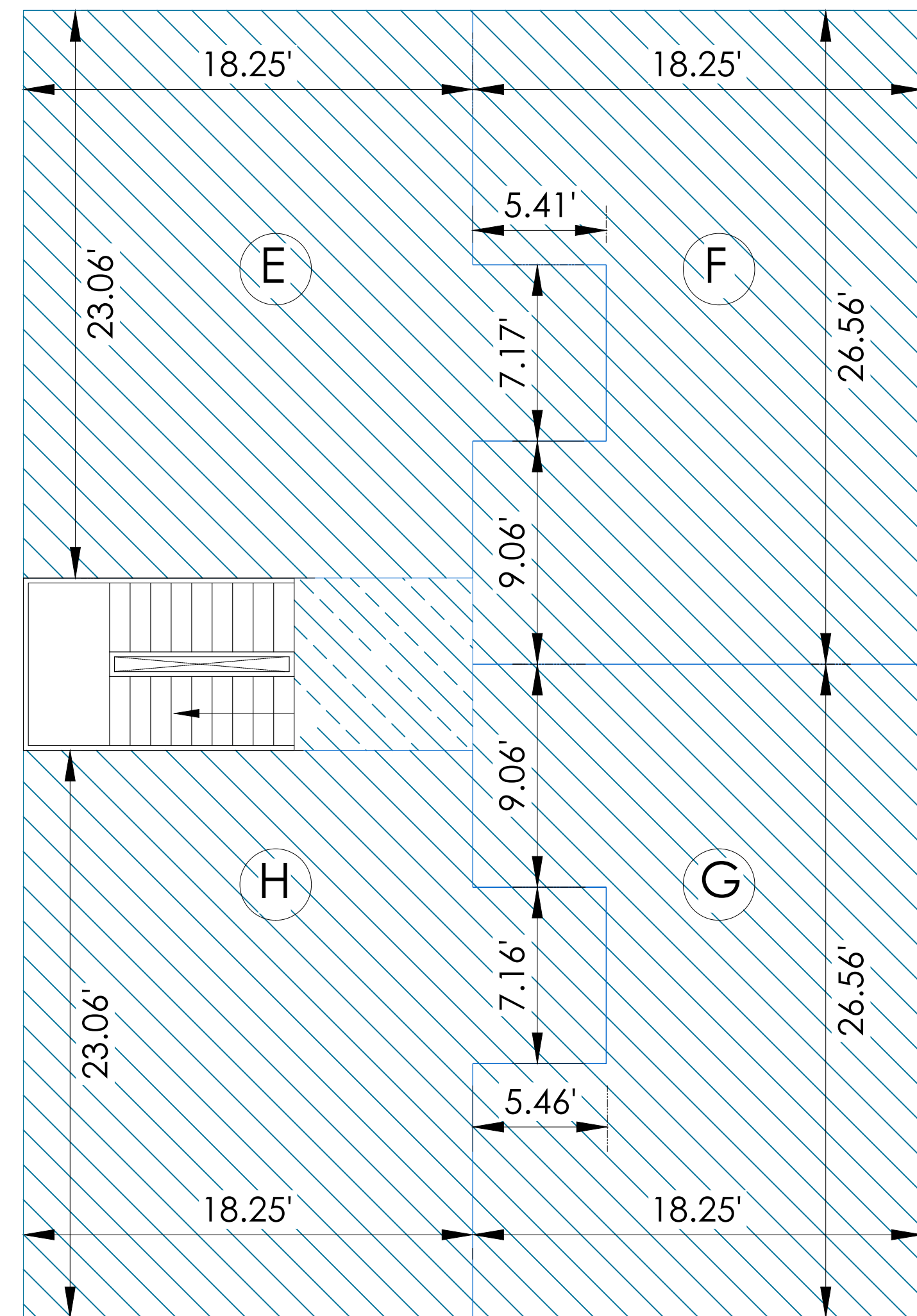
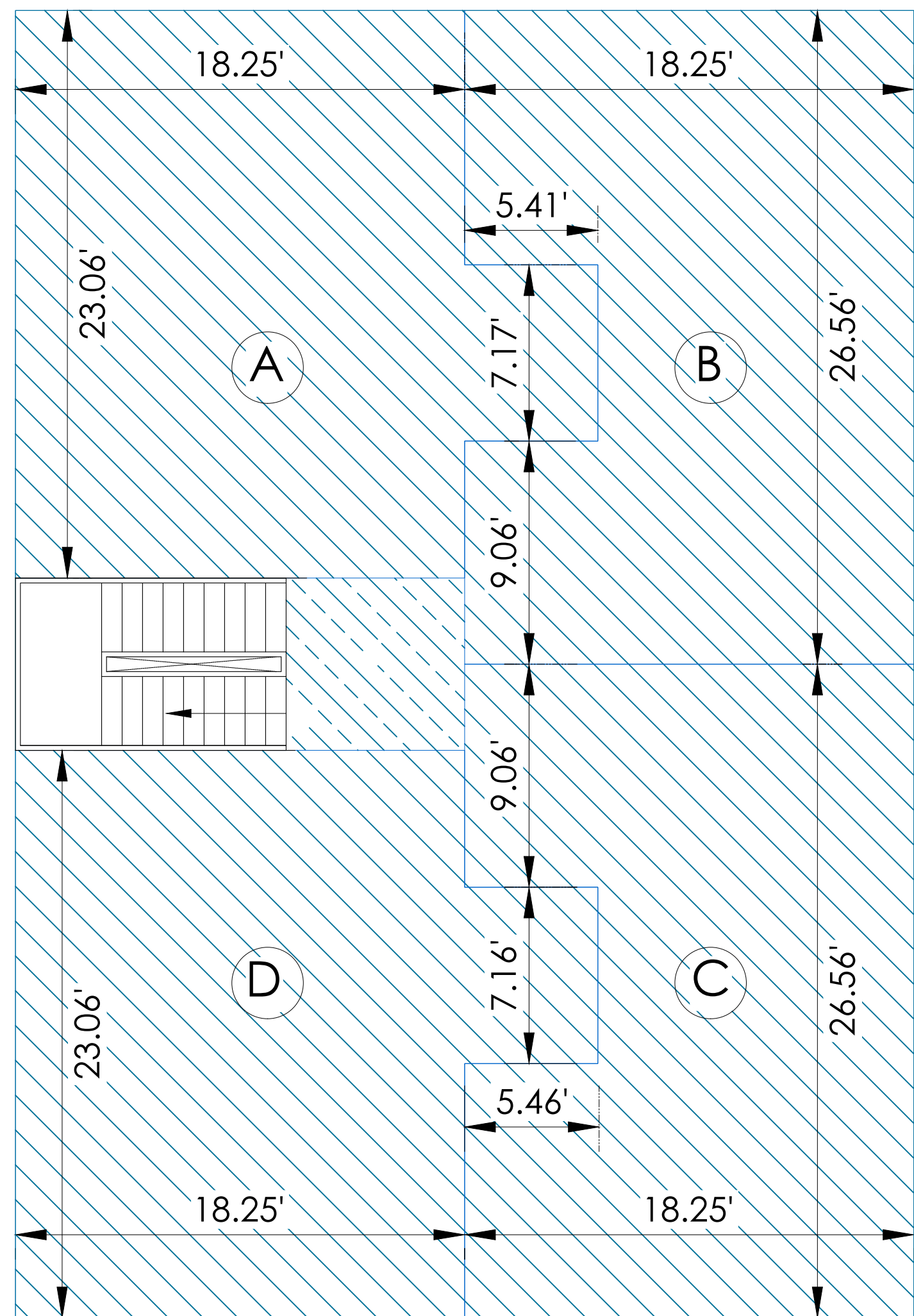
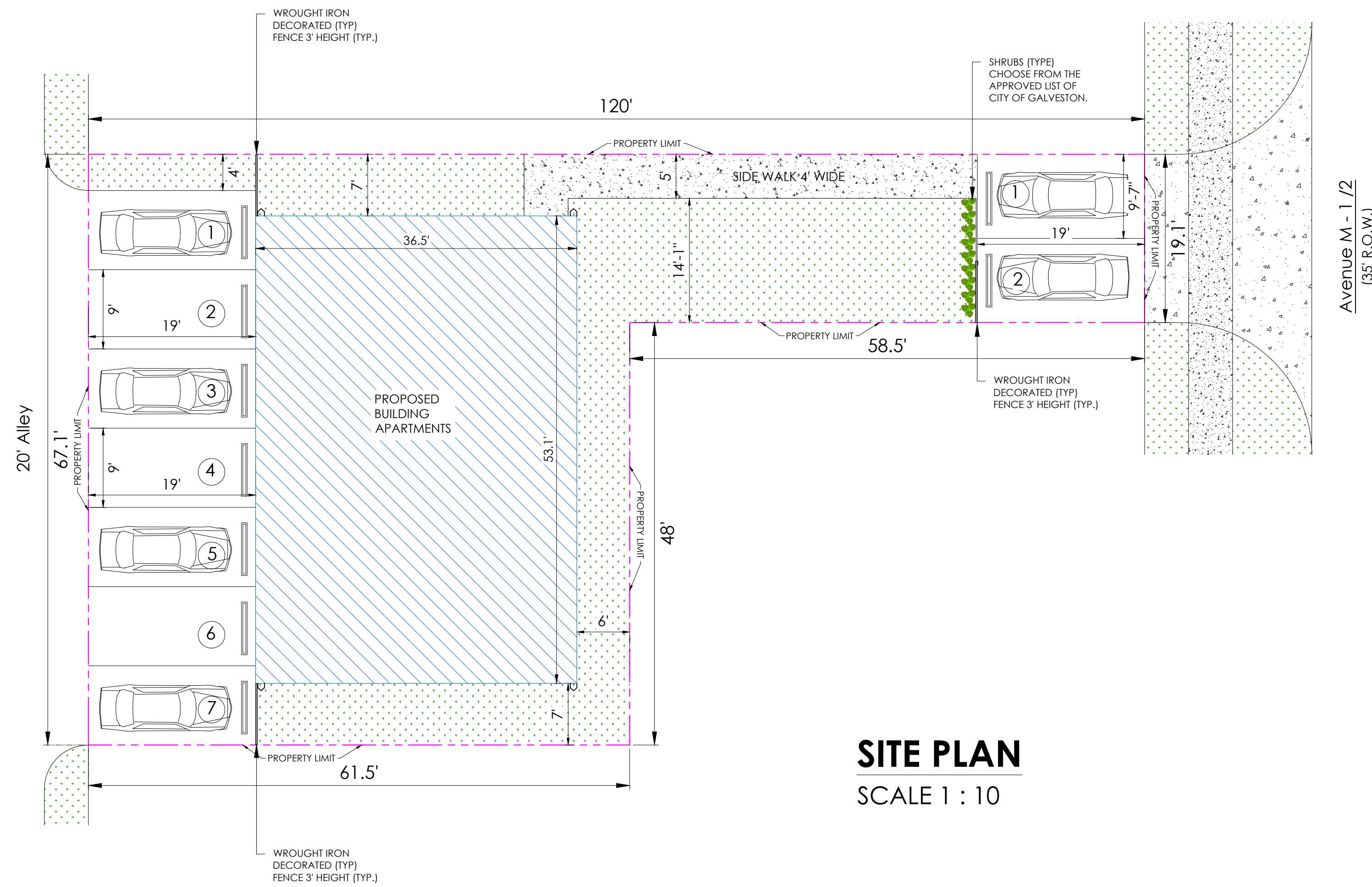
#### VICINITY MAP



N. T. S.

3013 AVENUE M 1/2, GALVESTON, TX 77550





**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	SMALL TREES (<30' TALL AT MATURITY)
1. AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS)	1. AMERICAN BEAUTYBERRY (CALLICARPA AMERICANA) SMALL TREE/SHRUB
2. ANACUA (EHRETIA ANACUA)	2. ANACACHO ORCHIDTREE (BAUHINIA CONGESTA, B. LUNEIRIODES,)
3. BALDCYPRESS (TAXODIUM DISTICHUM)	3. DESERT-WILLOW (CHILOPSIS LINEARIS)
4. BLACK WALNUT (JUGLANS NIGRA)	4. EVE'S-NECKLACE (SOPHORA AFFINIS OR STYPHNOLOBIUM AFFINE)
5. BLACK WILLOW (SALIX NIGRA)	5. FLAMELEAF SUMAC (RHUS LANCEOLATA) SMALL TREE/SHRUB
6. BOXELDER (ACER NEGUNDO)	6. HONEY MESQUITE (PROSOPIS GLANDULOSA)
7. BUR OAK (QUERCUS MACROCARPA)	7. JERUSALEM-THORN/PALO VERDE/FRETAMA (PARKINSONIA ACULEATA)
8. CEDAR ELM (JULMUS CRASSIFOLIA)	8. MEXICAN PLUM (PRUNUS MEXICANA)
9. COMPTON'S OAK (QUERCUS X COMPTONIAE = Q. VIRGINIANA X Q. LYRATA)	9. POSSUMHAW (ILEX DECIDUA)
10. COTTONWOOD (POPULUS DELTOIDES)	10. SWEET ACACIA/HUISACHE (ACACIA FARNESIANA)
11. HERCULE'S CLUB/TOOTHACHE TREE (ZANTHOXYLLUM CLAVA-HERCULIS)	11. TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA)
12. LIVE OAK (QUERCUS VIRGINIANA)	12. TEXAS PERSIMMON (DIOSPYROS TEXANA)
13. LOBLOLLY PINE (PINUS TAEDA)	13. TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS)
14. LONGLEAF PINE (PINUS PALUSTRIS)	14. TEXAS WILD/MEXICAN OLIVE (CORDIA BOISSIERI)
15. MAGNOLIA (MAGNOLIA GRANDIFLORA)	15. WAX MYRTLE (MYRICA CERIFERA) SMALL TREE/SHRUB
16. MEXICAN OAK (QUERCUS POLYMORPHA)	16. YAUPON (ILEX VOMITORIA)
17. MEXICAN SYCAMORE (PLATANUS MEXICANA)	
18. MONTEZUMA BALDCYPRESS (TAXODIUM MUCRONATUM)	
19. MULBERRY (MORUS SP.)	
20. OVERCUP OAK (QUERCUS LYRATA)	
21. PECAN (CARYA ILLINOINENSIS)	
22. SHORLEAF PINE (PINUS ECHINATA)	
23. SUGARBERRY/HACKBERRY (CELTIS LAEVIGATA)	
24. TEXAS EBONY (EBENOPSIS EBANO OR PITHECELLOBIUM FLEXICAULE)	
25. TEXAS SABAL PALM (SABAL MEXICANA)	
26. WINGED ELM (JULMUS ALATA)	

**SHRUBS**

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

**REVISIONS**

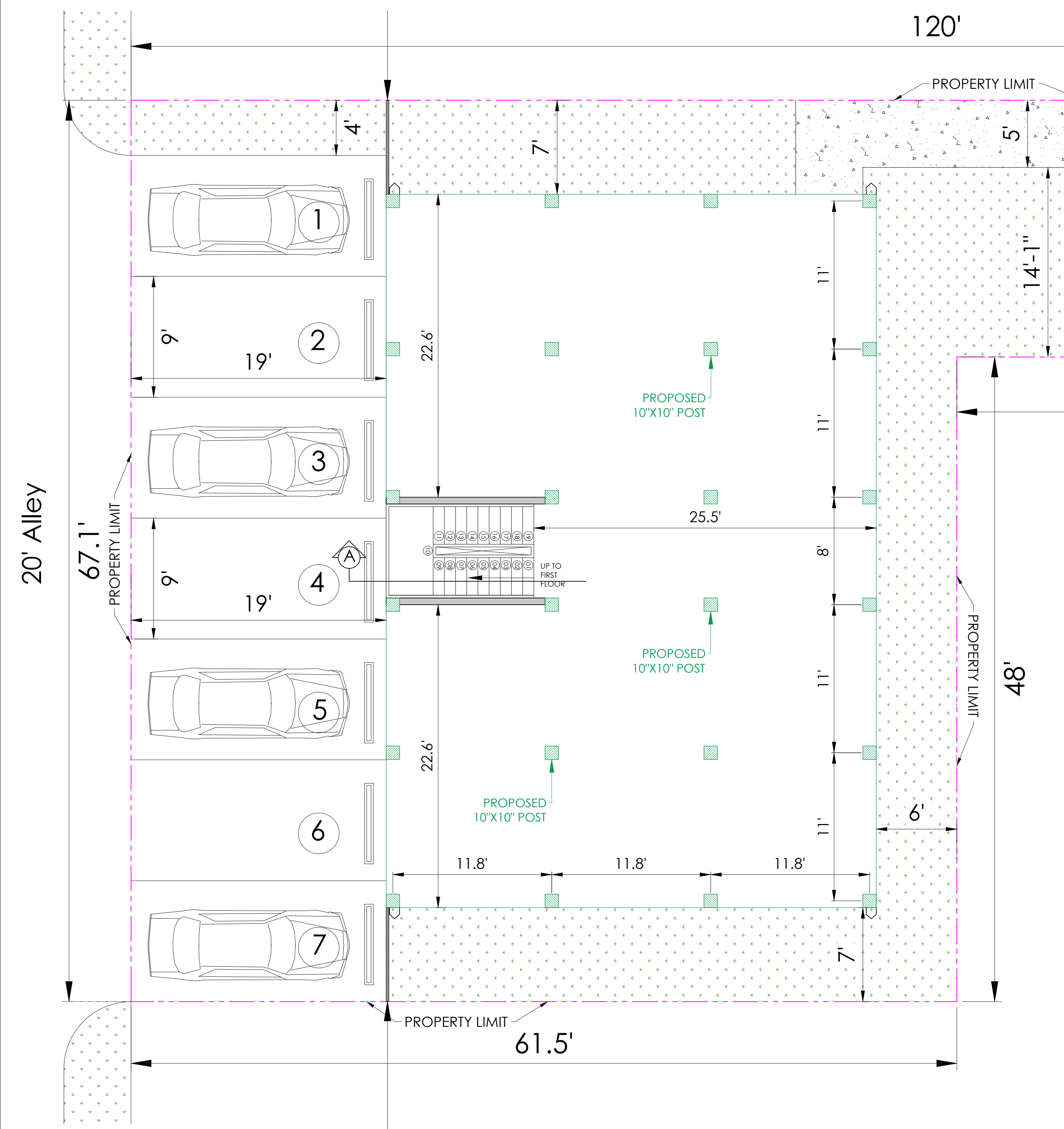
NO.	REMARKS
DATE:	03.08.2023
REVISION 1:	

FIRM TBPE # F-19609

**MEDHAT FANOS**  
**ARCHITECTURAL**  
**ENGINEERING**

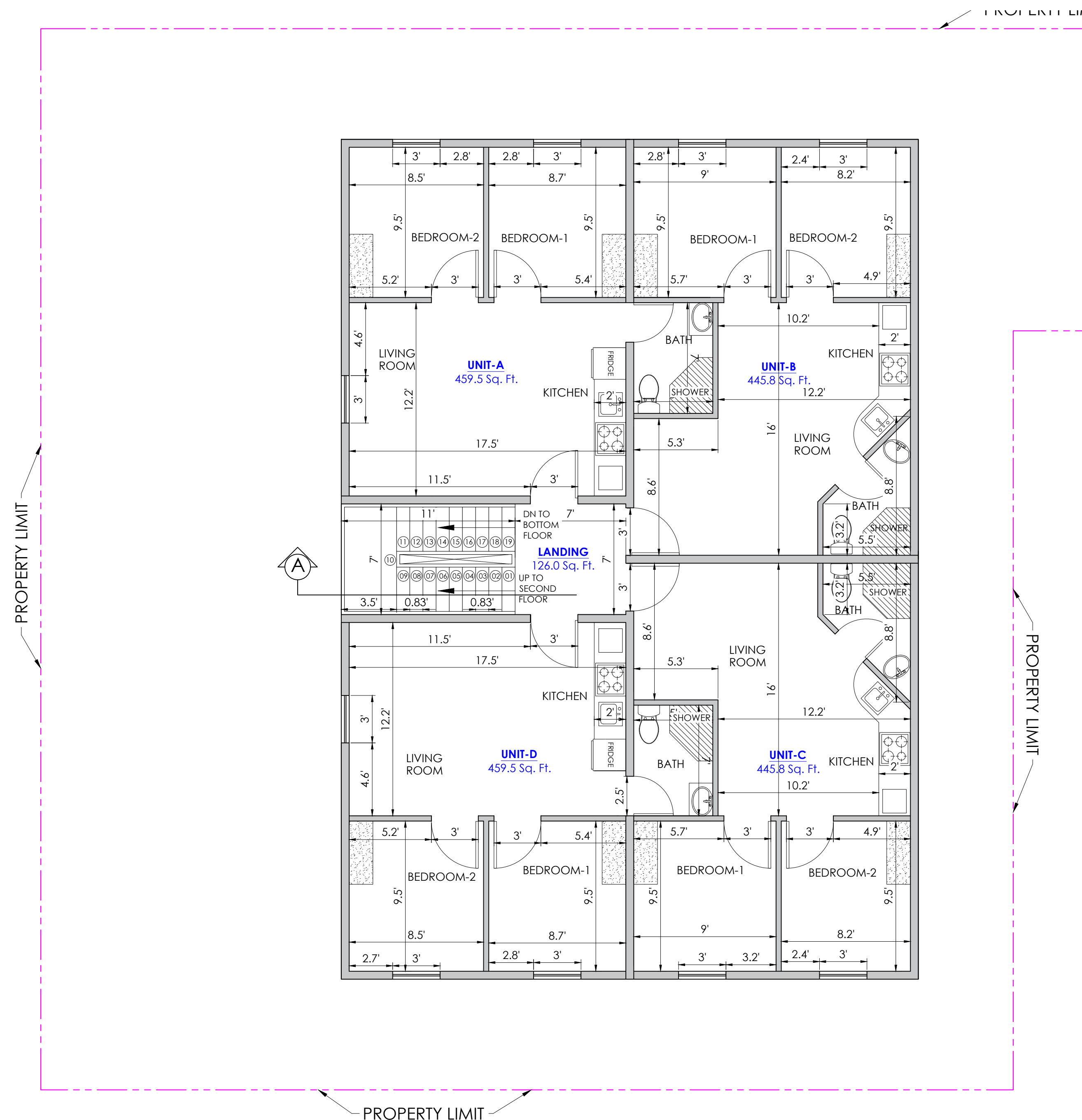
**APARTMENTS BUILDING**  
3013 AVENUE M 1/2, GALVESTON, TX 77550





**BOTTOM FLOOR PLAN**  
SCALE 1 : 50

20' Alley



**FIRST FLOOR PLAN**  
SCALE 1 : 50

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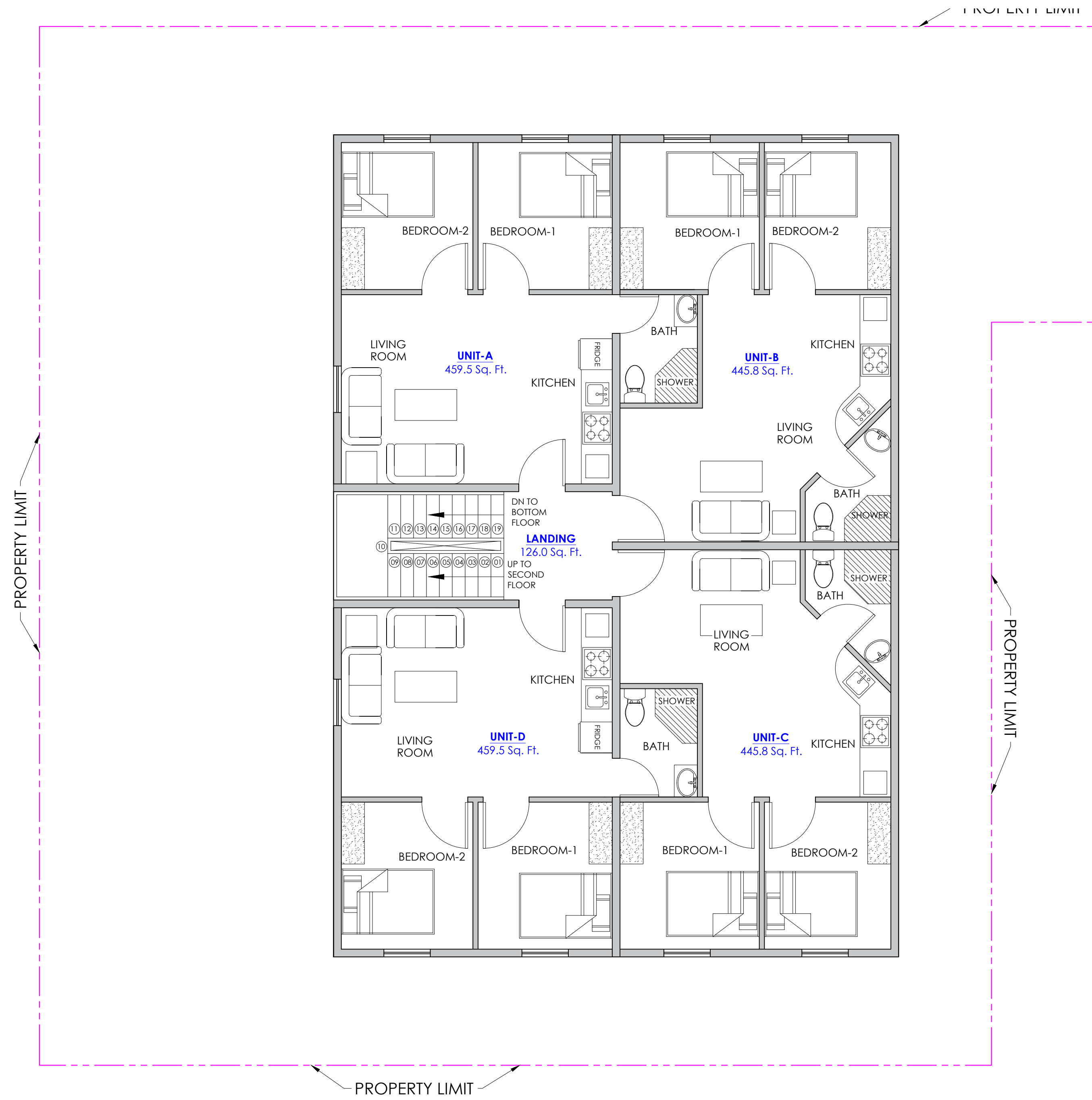
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**FLOOR PLAN**

PROJECT NO: DRAWING NO:  
PHASE: 2 of 2  
DATE: MARCH 2023 Drawing Index  
A. 2

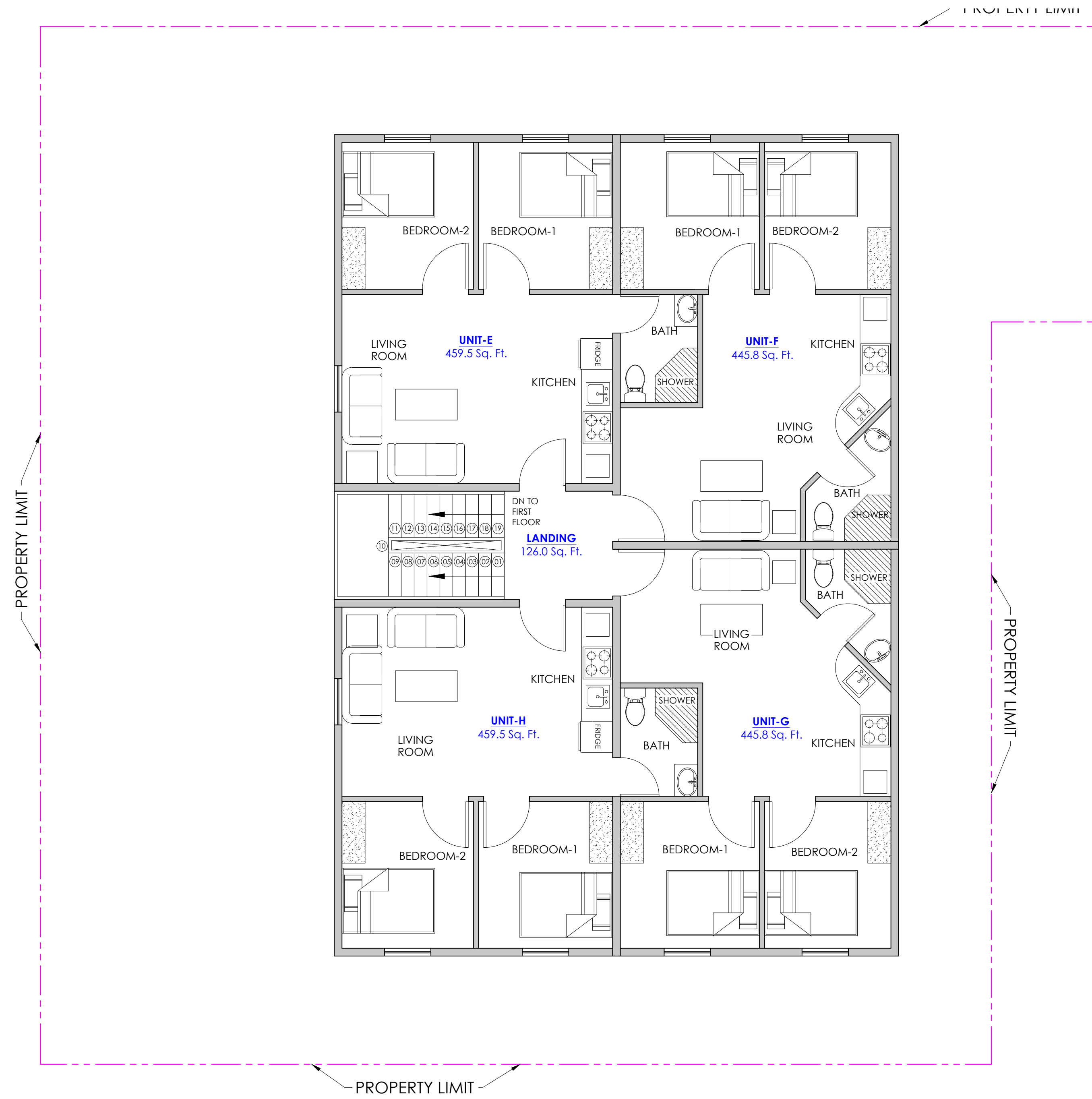


20' Alley



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

20' Alley



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

REVISIONS

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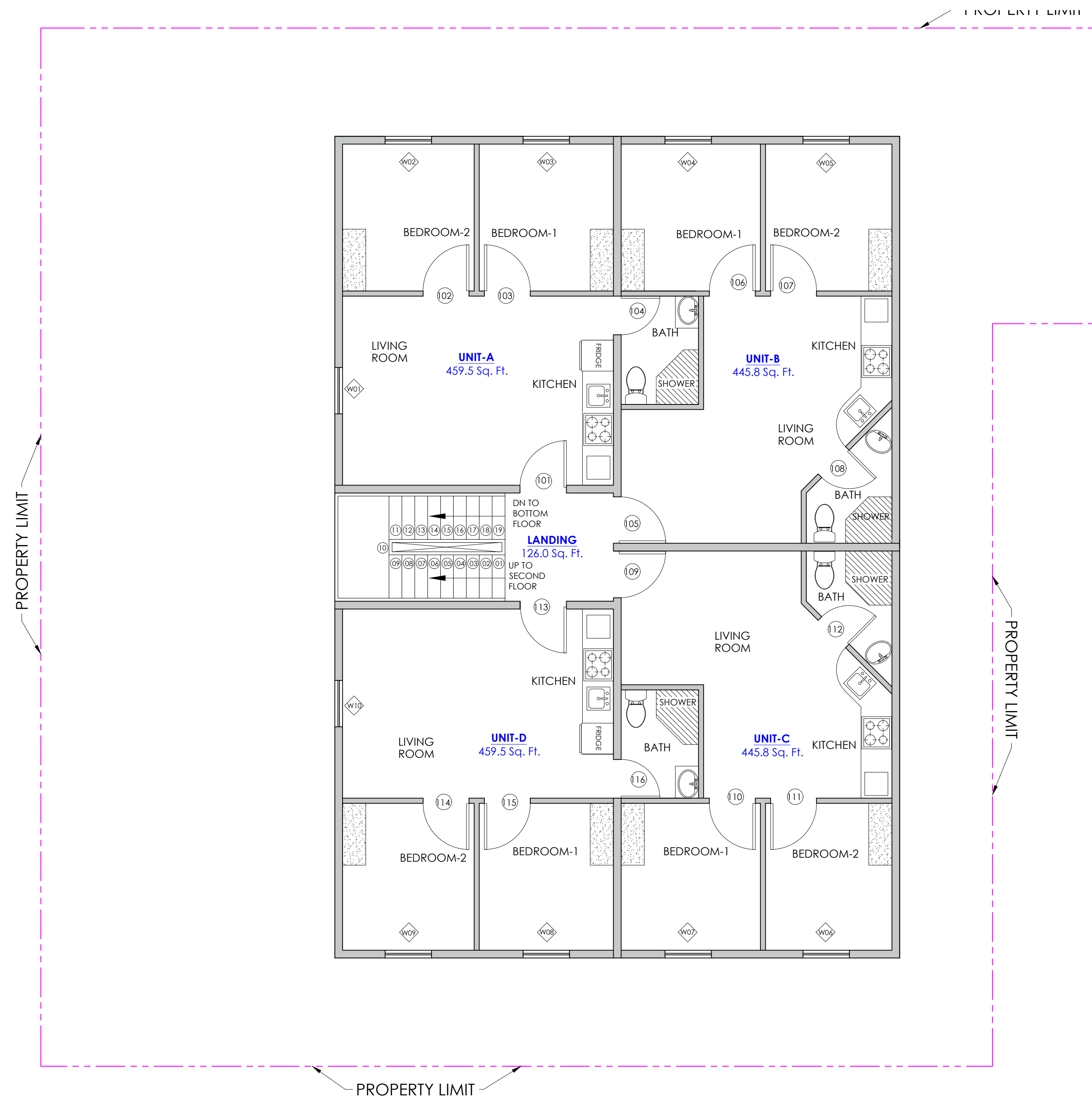
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 3013 AVENUE M 1/2 , GALVESTON, TX 77550

FURNITURE PLAN

PROJECT NO: DRAWING NO:  
 PHASE: 4 OF  
 DATE: MARCH 2023 Drawing Index  
 A.4

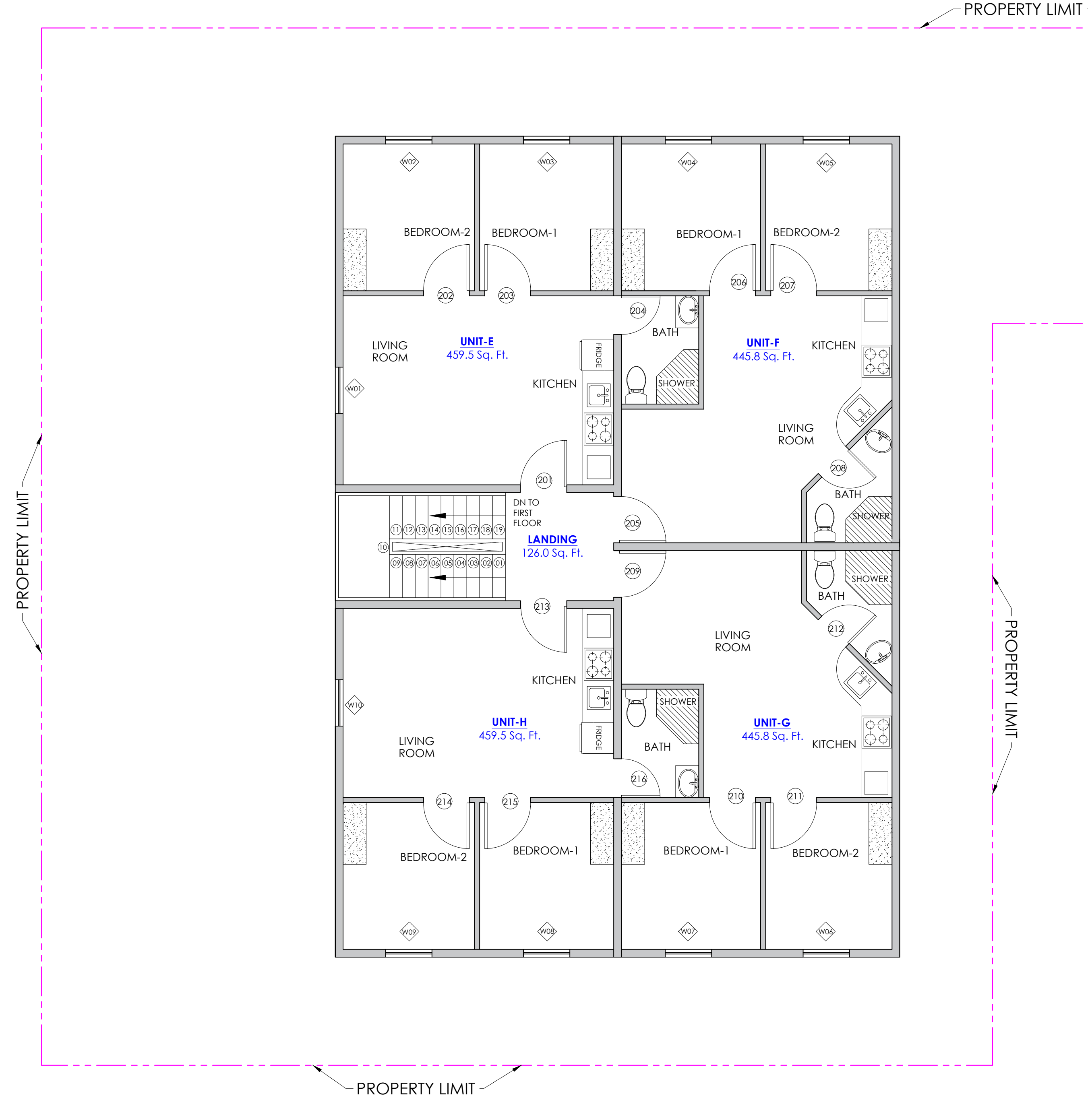


20' Alley



**FIRST FLOOR**  
**DOOR/WINDOWS PLAN**  
 SCALE 1 : 50

20' Alley



**SECOND FLOOR**  
**DOOR/WINDOWS PLAN**  
 SCALE 1 : 50

REVISIONS

NO.	REMARKS
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REVISION 1:	

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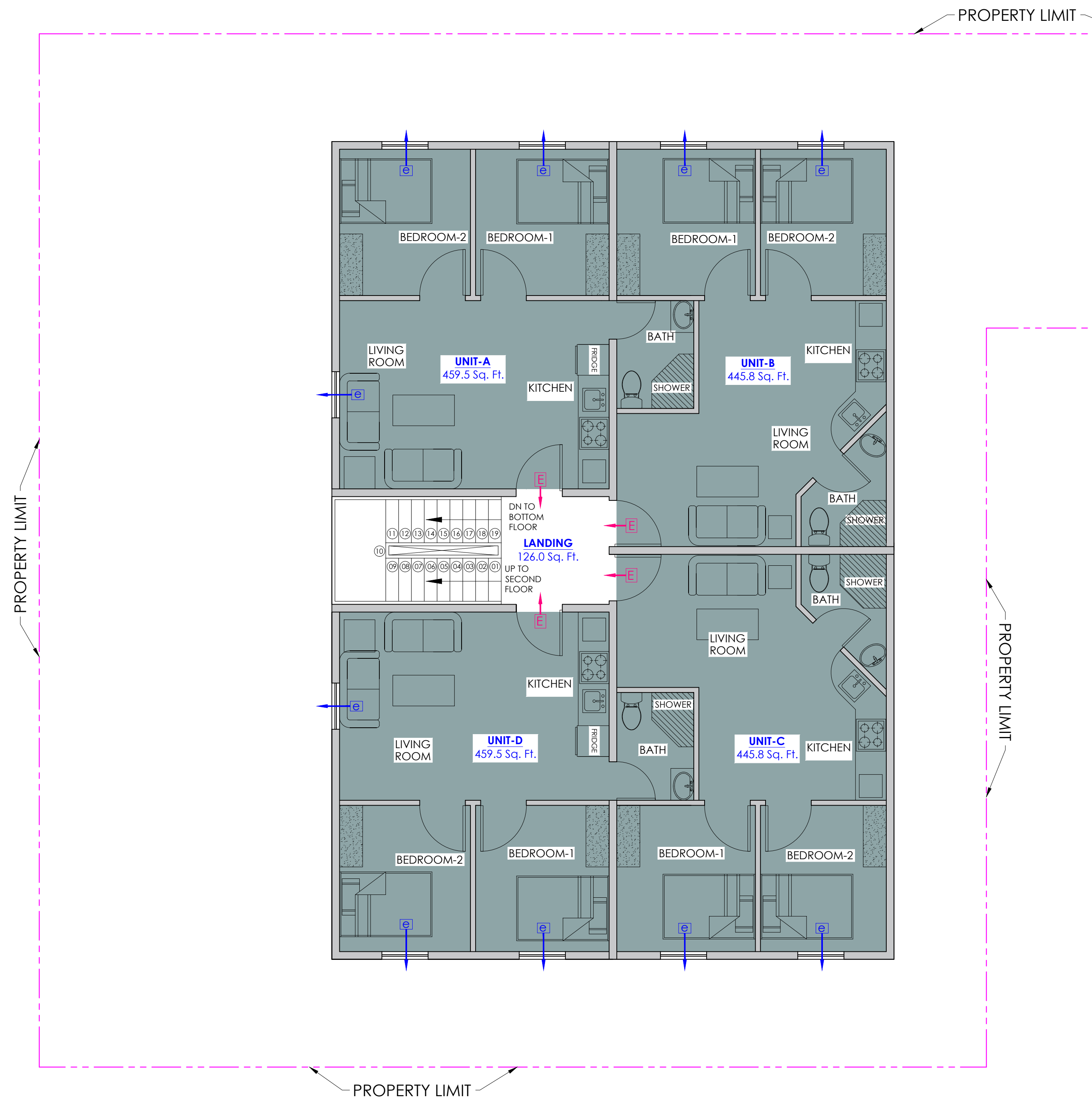
**MEDHAT FANOS**  
**ARCHITECTURAL**  
**ENGINEERING**

**APARTMENTS BUILDING**  
 3013 AVENUE M 1/2 , GALVESTON, TX 77550

DOOR/WINDOWS PLAN

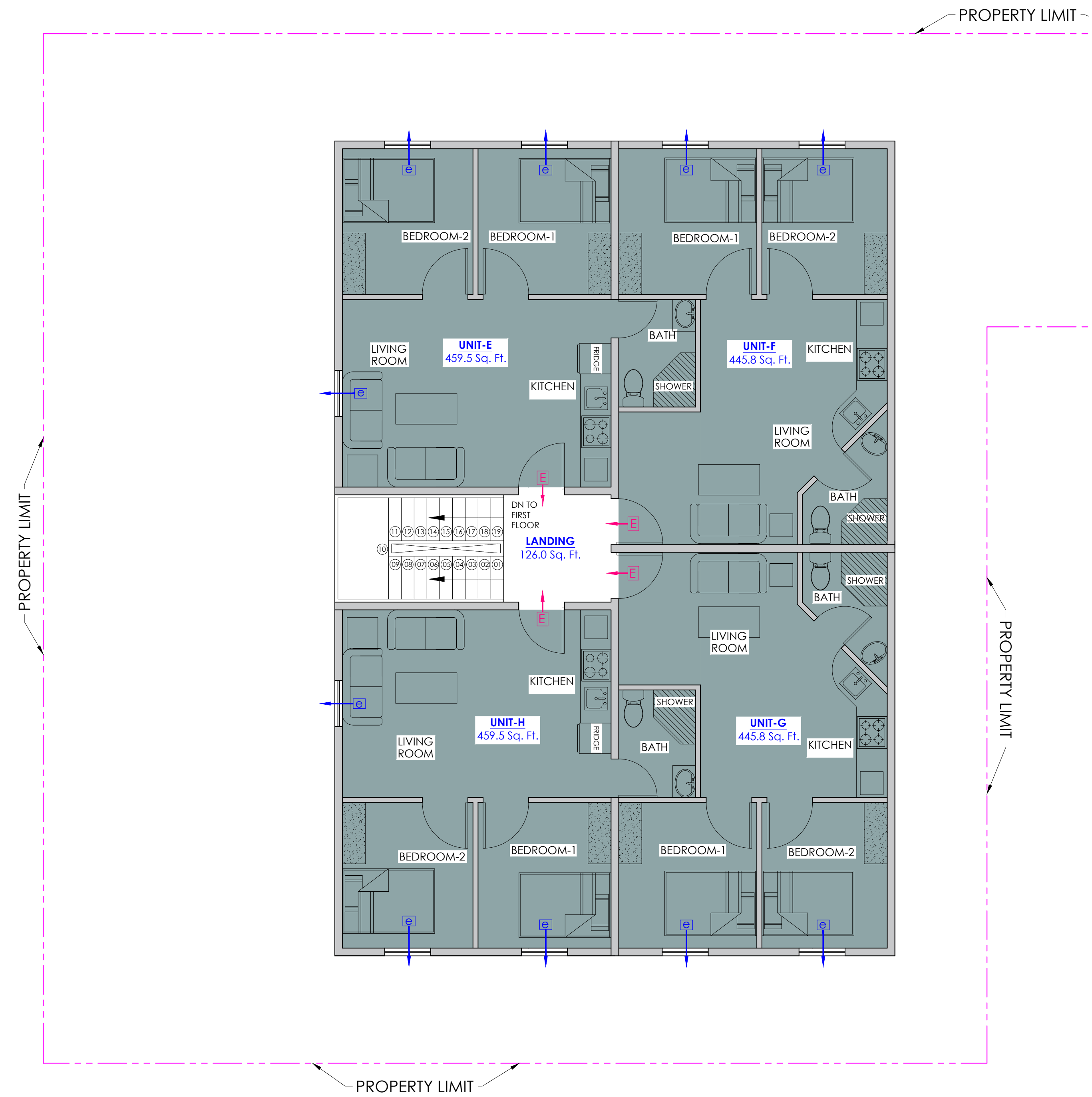
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 PHASE: 5 OF  
 DATE: MARCH 2023 Drawing Index  
 A.5

20' Alley



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

20' Alley



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

	UNIT AREA
	UNIT EXIT
	EGRESS WINDOW/DOOR FROM BEDROOM

REVISIONS

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DATE:	03.08.2023
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**ARCHITECTURAL**  
**ENGINEERING**

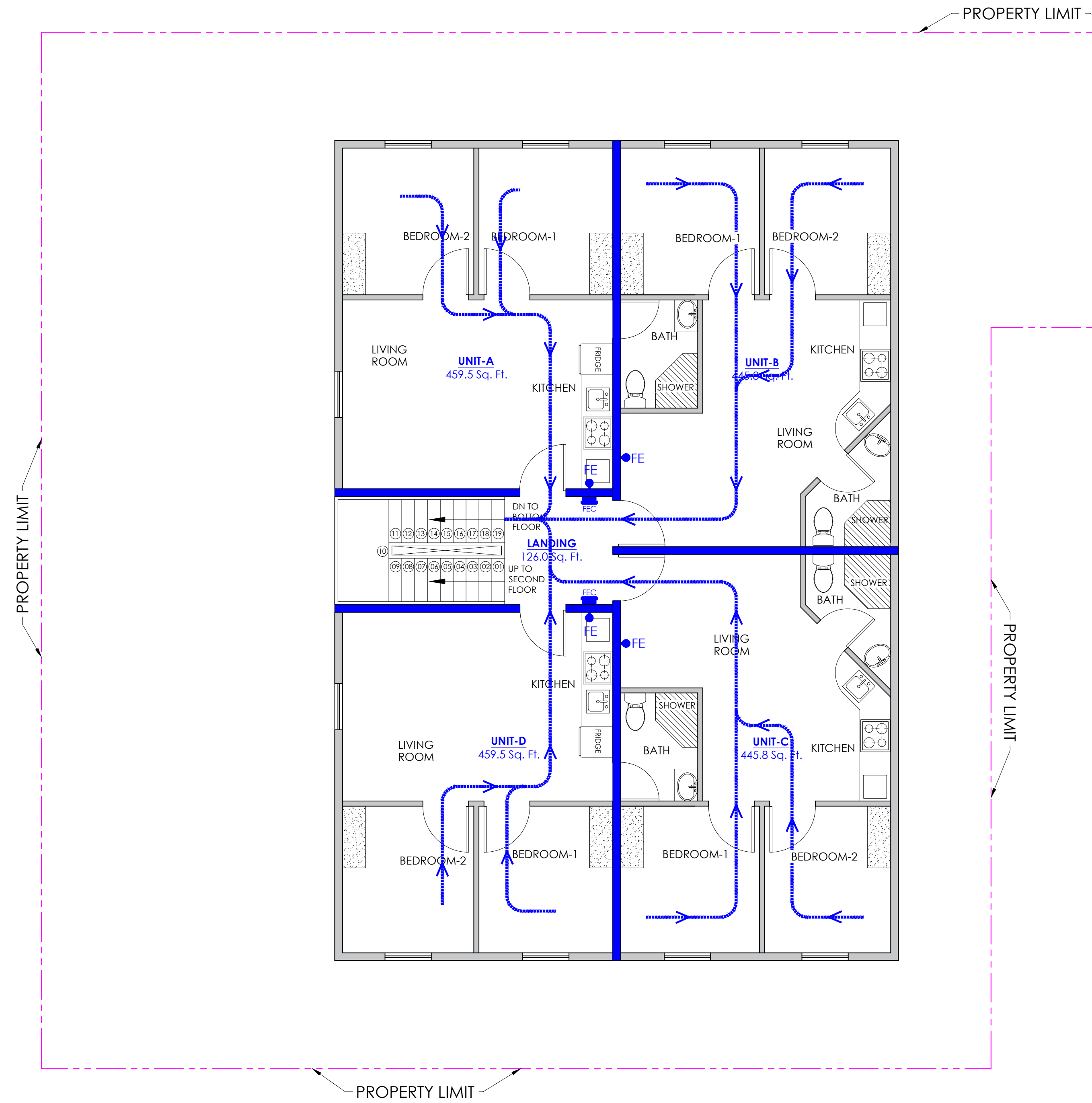
**APARTMENTS BUILDING**  
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EGRESS PLAN

PROJECT NO:	DRAWING NO:
PHASE:	4 OF 4 Drawing Index
DATE: MARCH 2023	A.6

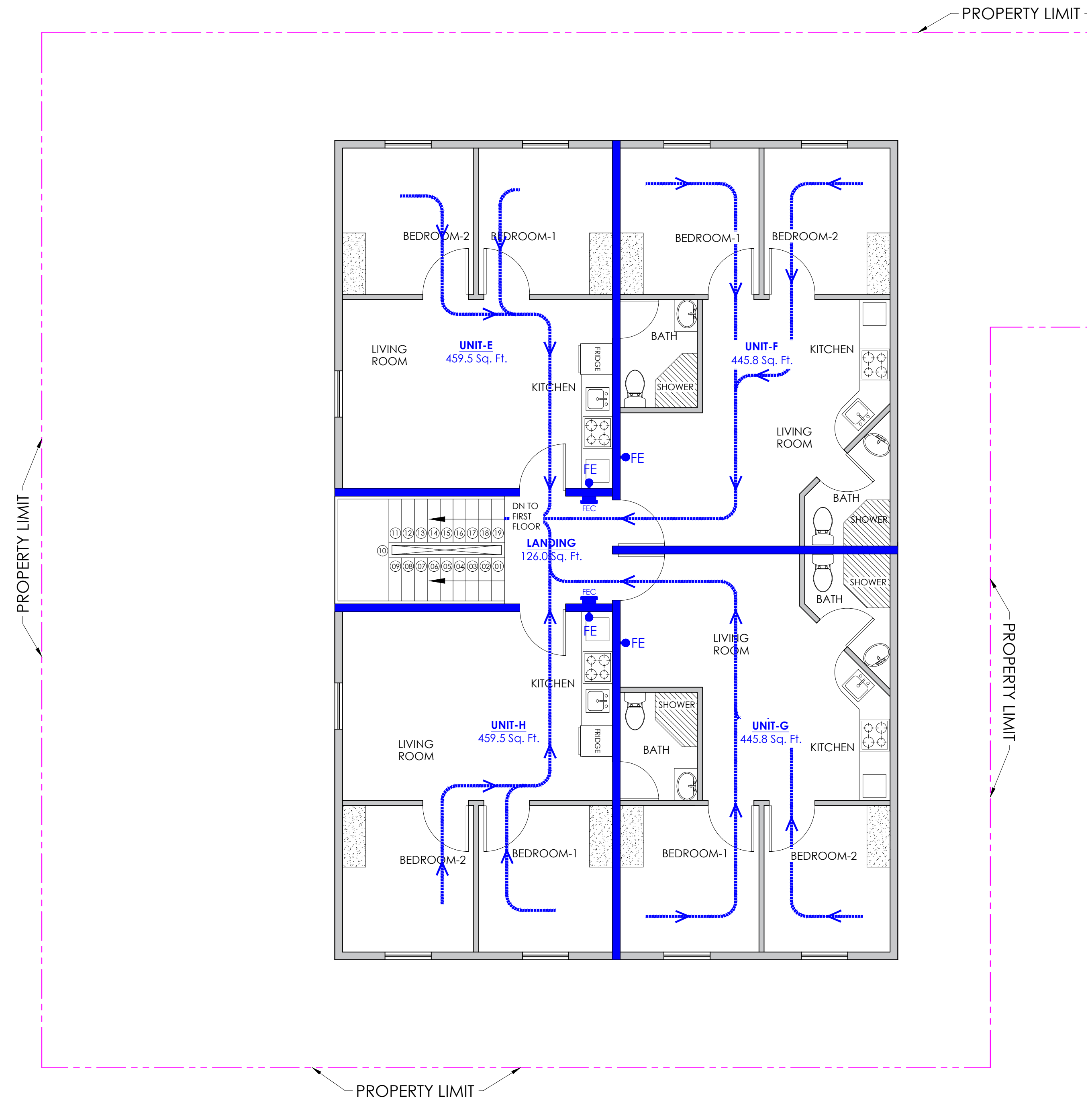


20' Alley



**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
	NOT RATED PARTITION
	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

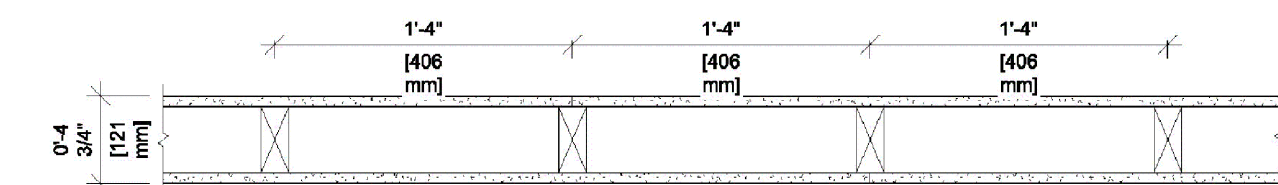
\* ALL DRAWINGS MUST COMPLY WITH 2012 IFC.

**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>				
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, 0.0915 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 T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.				
Approx. Ceiling Weight:	2.5 psf			
Fire Test:	UL R3501-5, 7-15-92; UL R1319-2, 3, 6-6-52; UL Design LS01; ULC Design M500			
Sound Test:	See FC 5410 (NGC 4024, 7-13-66)			
IC & Test:	32 (66 C & P) NGC 5032, 7-19-68			

**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 SX™)  
**WOOD STUDS:** 2x4 WOOD STUDS, 16" O.C.  
**GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SX™)

**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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**MEDHAT FANOS**  
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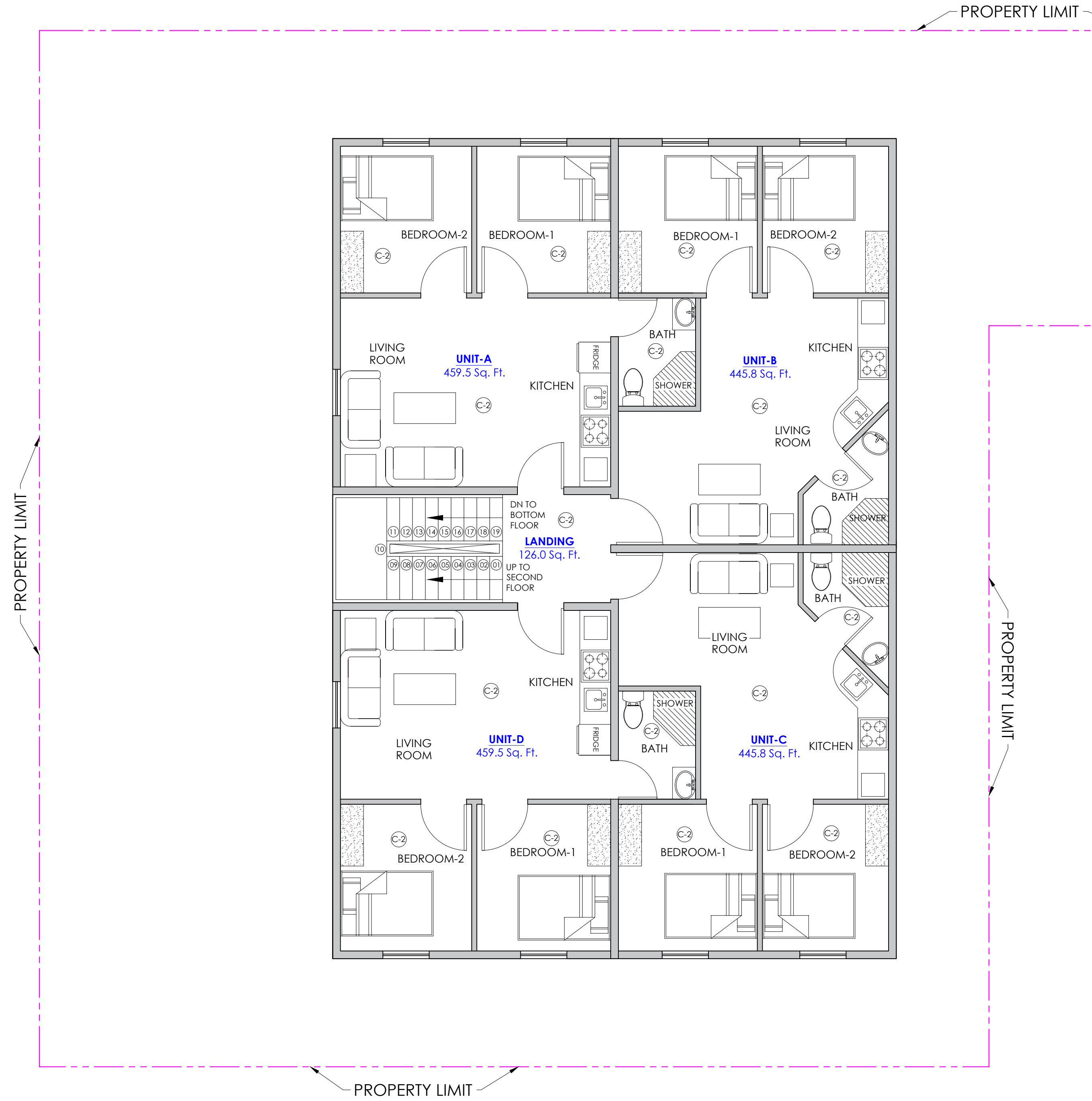
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**FIRE SAFETY PLAN**

PROJECT NO: 1 of 1  
DRAWING NO: A.7  
DATE: MARCH 2023

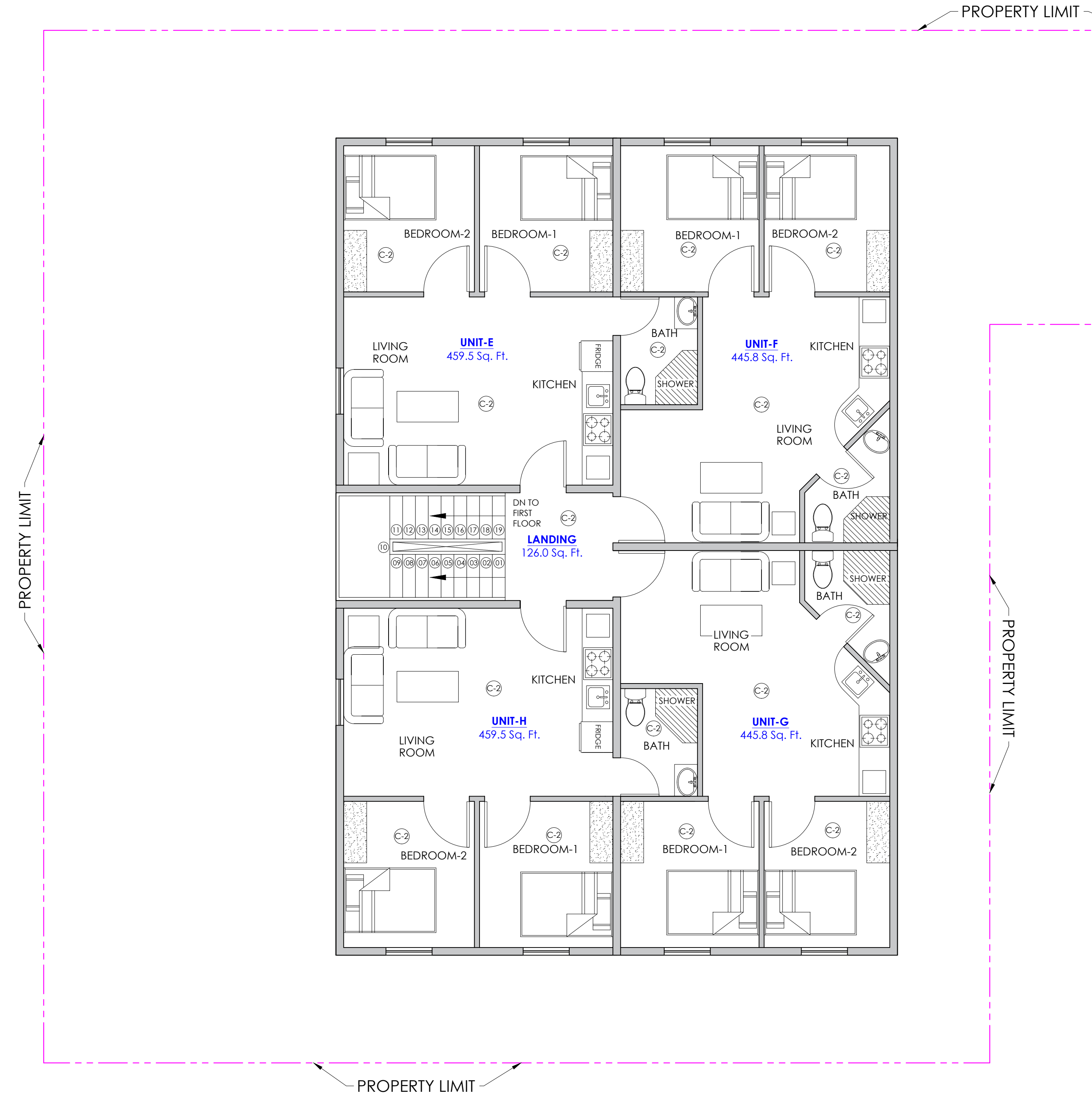


20' Alley



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

20' Alley



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

**CEILING SCHEDULE**

ALUM. SOFFIT (BLACK)	C-1
5/8" GYP. BOARD LIGHT TEXTURE PAINTED WHITE	C-2

**REVISIONS**

NO.	REMARKS
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**MEDHAT FANOS**  
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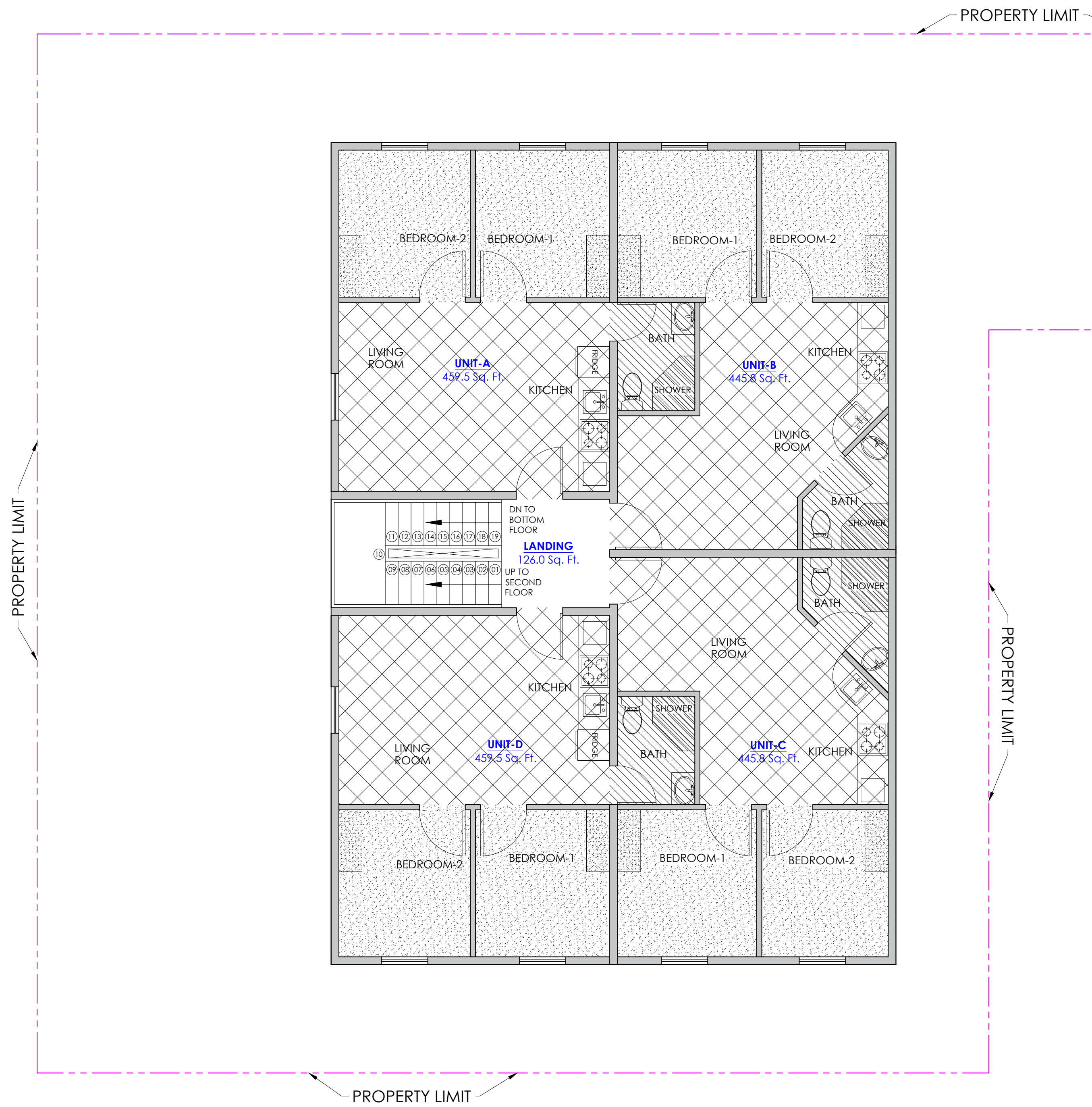
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**CEILING PLAN**

PROJECT NO: DRAWING NO:  
PHASE: 8 OF  
DATE: MARCH 2023 Drawing Index  
A.8

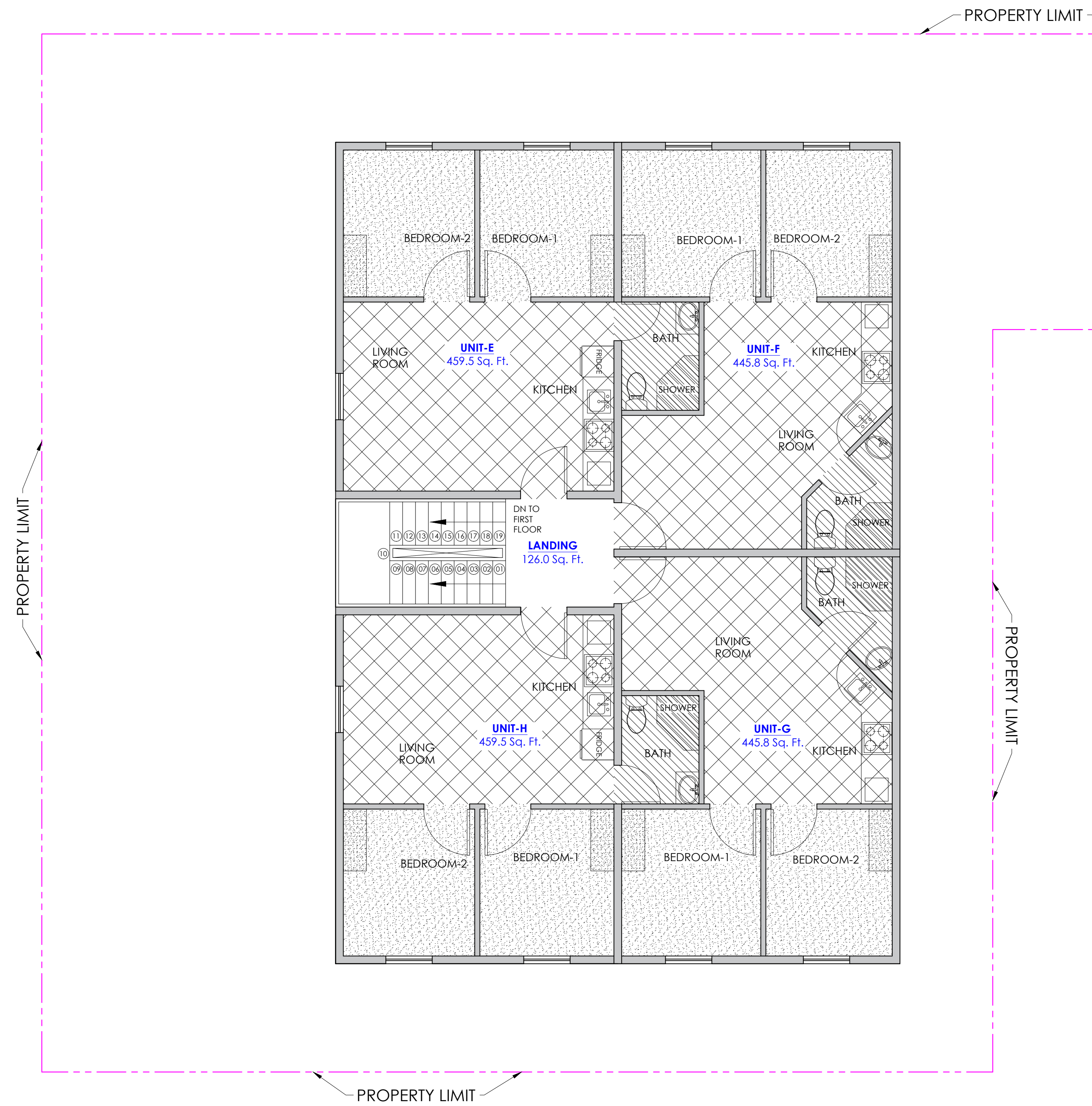


20' Alley



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

20' Alley



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

**ROOM FLOORING SCHEDULE**

CARPET DETAILS REF: SHEET A-11	
LVP DETAILS REF: SHEET A-11	
TILE DETAILS REF: SHEET A-11	

**REVISIONS**

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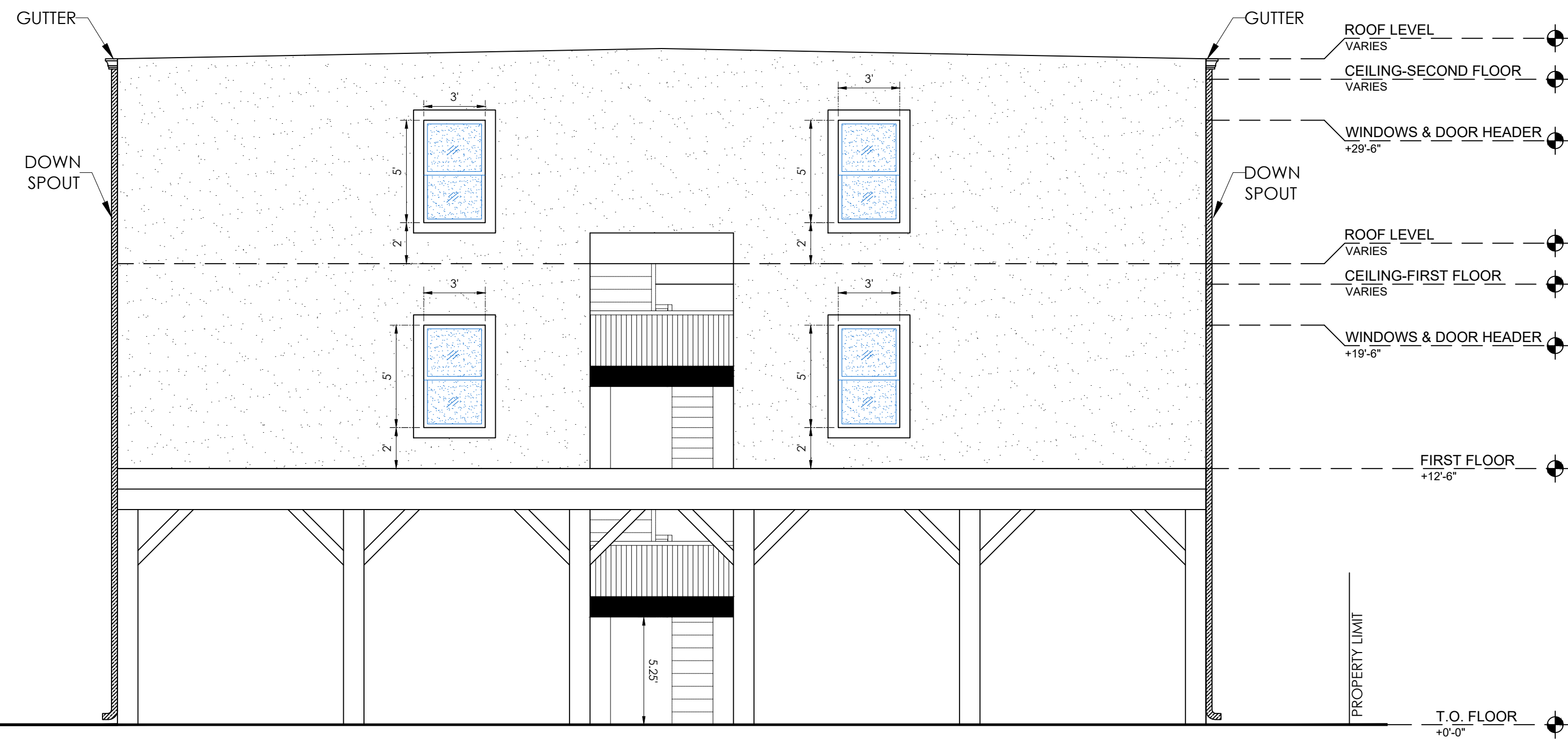
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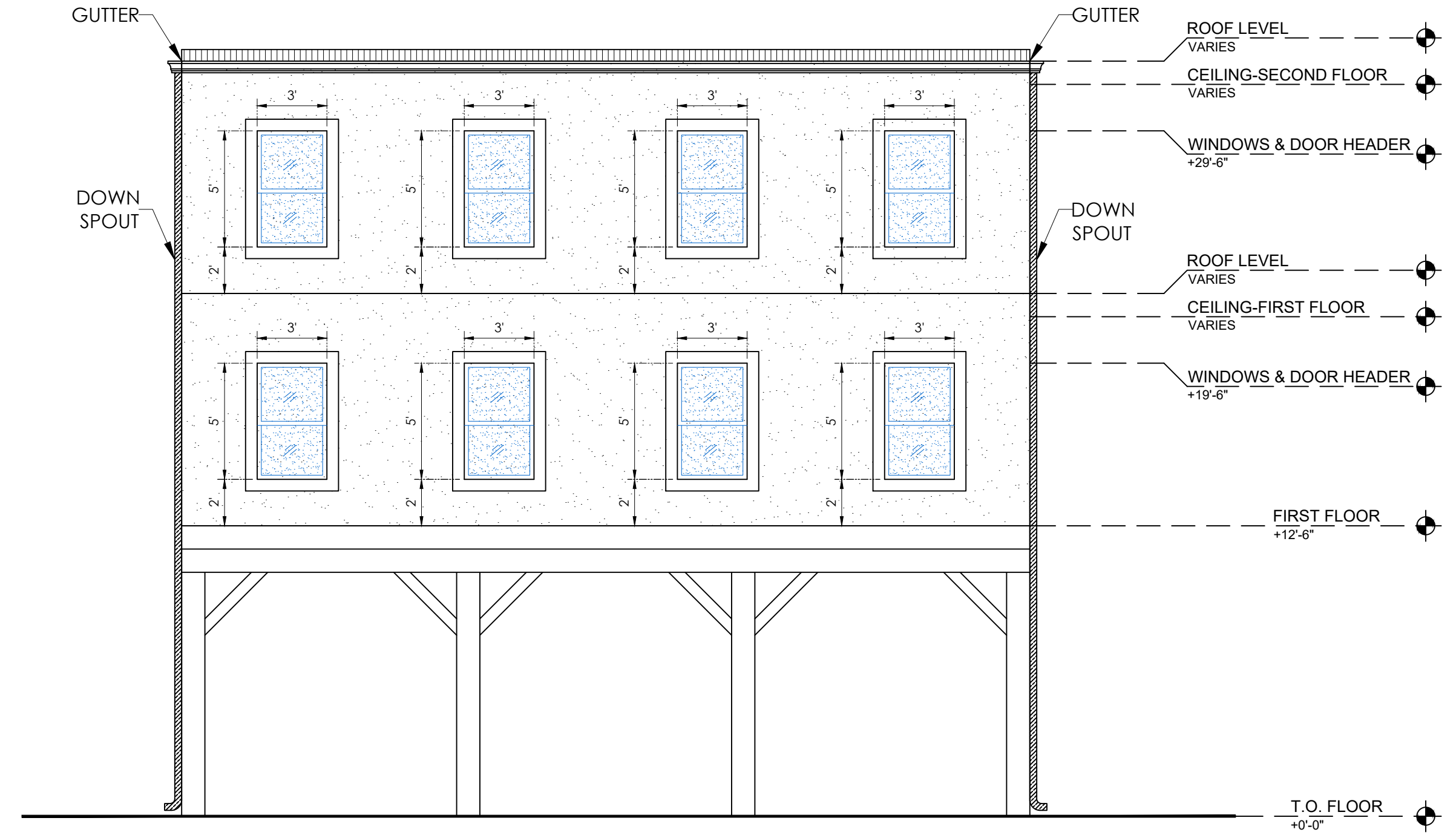
**FLOORING PLAN**

PROJECT NO: DRAWING NO:  
PHASE: 1 of 1  
DATE: MARCH 2023 Drawing Index  
A.9

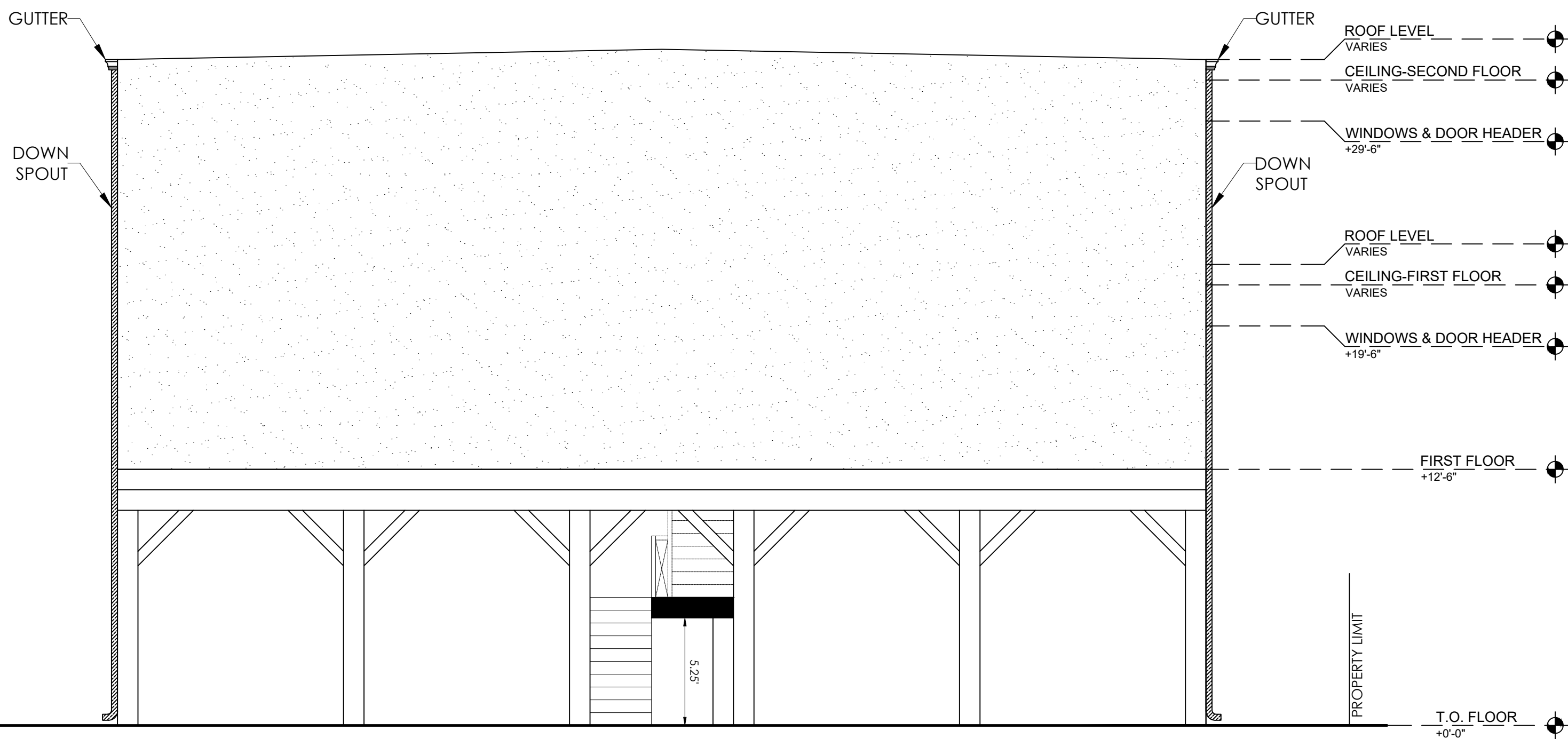




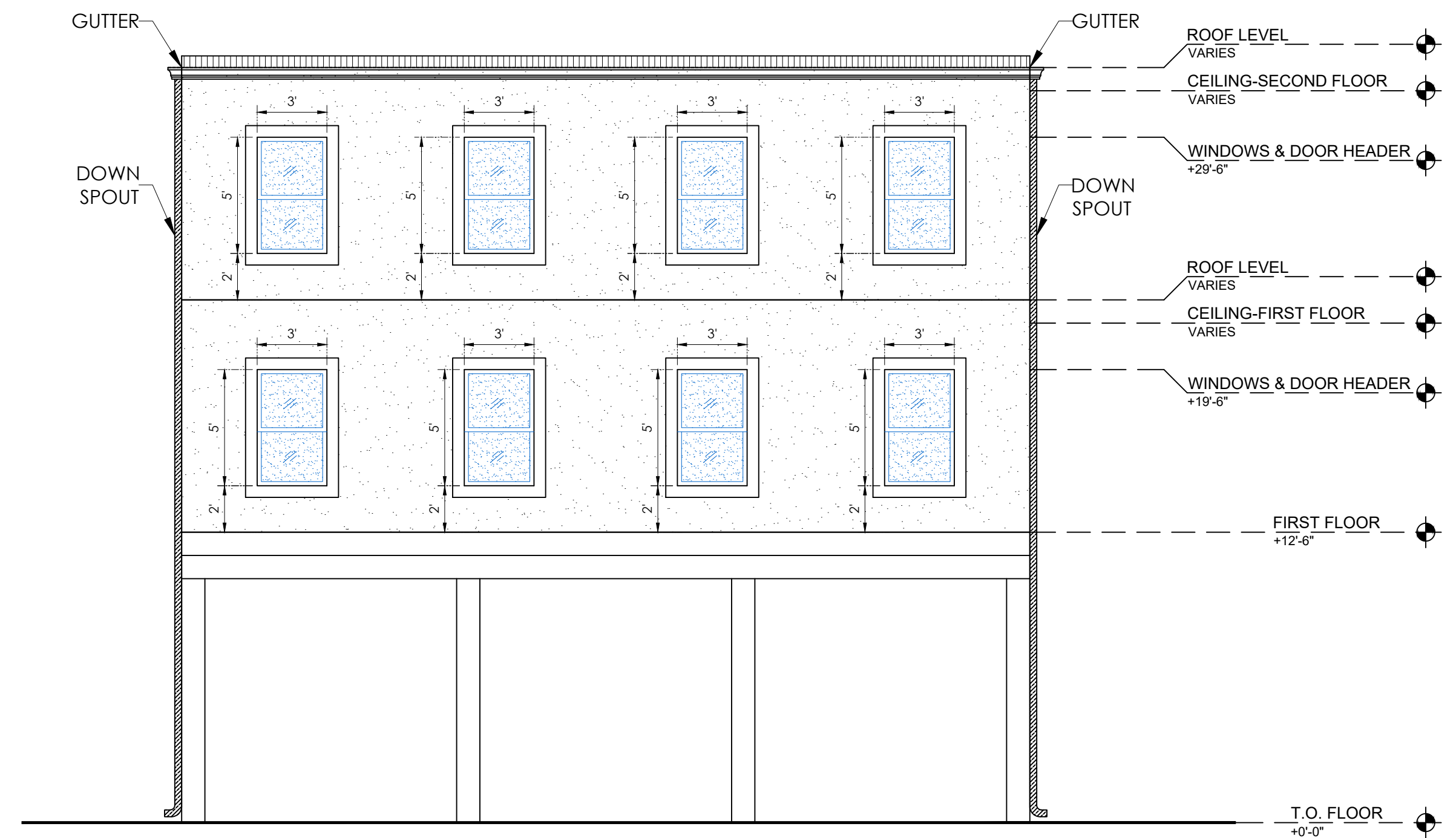
**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**REAR SIDE ELEVATION**



**RIGHT SIDE ELEVATION**

**REVISIONS**

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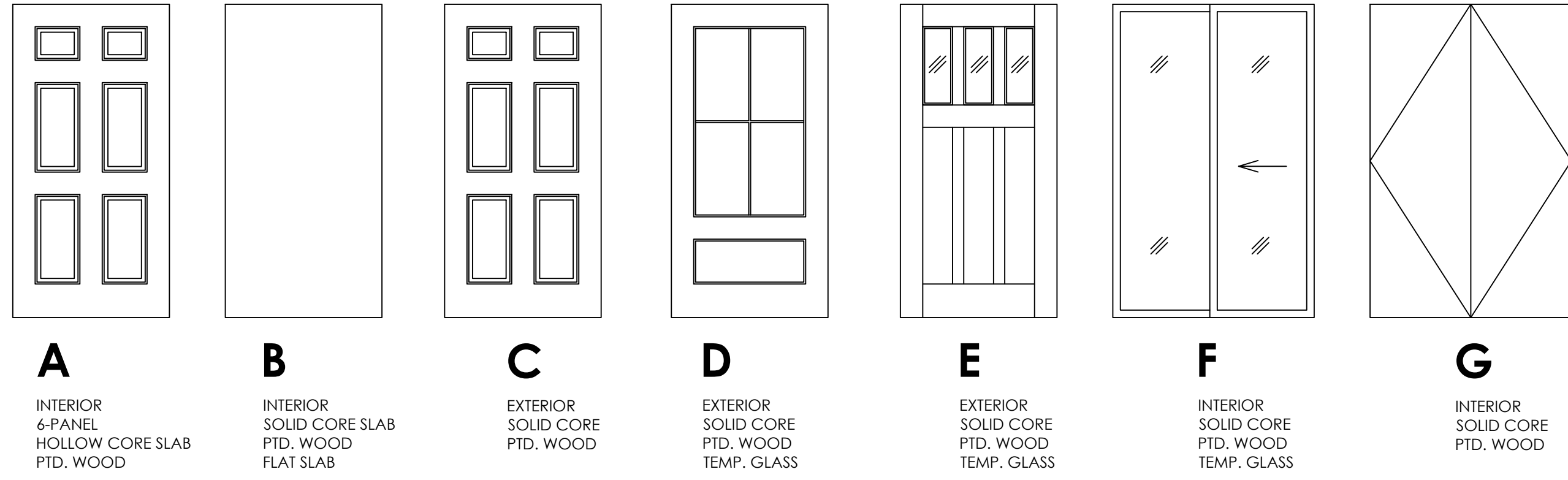
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**ELEVATIONS**

PROJECT NO:	DRAWING NO:
PHASE:	10 of 10 Drawing Index
DATE: MARCH 2023	A.10

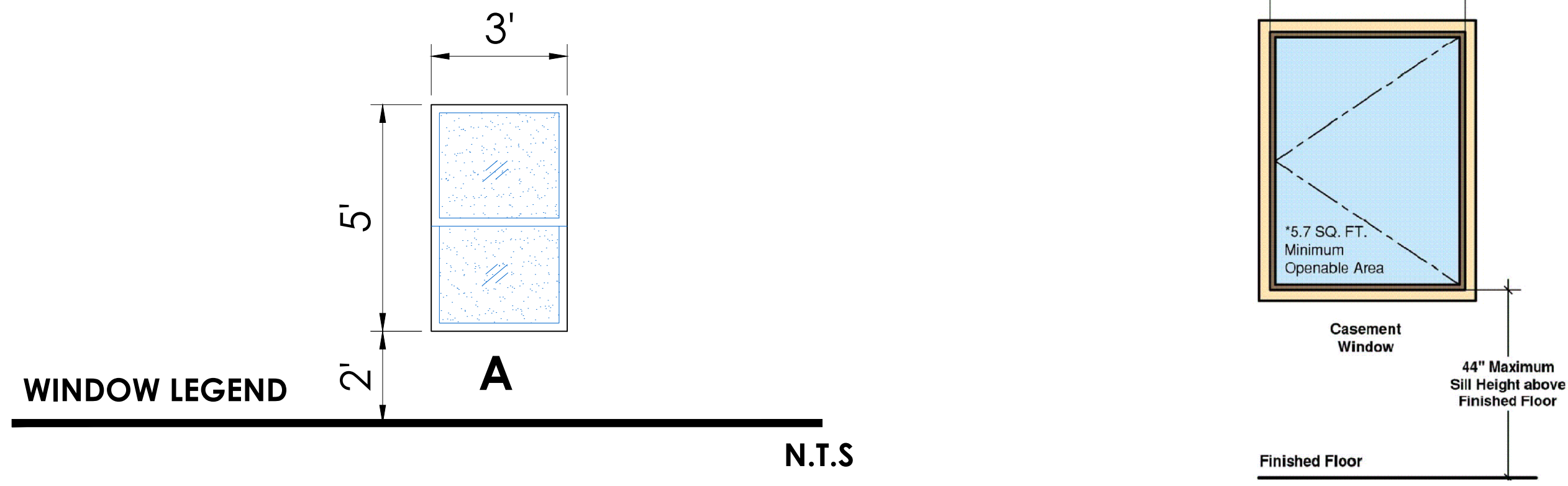




**DOOR LEGEND**

01  
N.T.S

NO. 1ST FLOOR	ROOM	NAME	FLOOR		BASE		WALLS		CEILING		NOTES
			HARDWOOD FLOORING	CARPET SELECT BY OWNER	CERAMIC TILE SELECT BY OWNER	4" WOOD BASE	4" CERAMIC TILE SELECT BY OWNER	½" GYPSUM BOARD PAINTED	CERAMIC TILE SELECT BY OWNER	WOOD SELECT BY OWNER	
101	201	BEDROOM-1	●		●		●			●	
102	202	BEDROOM-2	●		●		●			●	
103	203	LIVING	●		●		●			●	
104	204	KITCHEN	●		●		●			●	
105	205	BATH		●	●		●			●	
106	206	BEDROOM-1	●		●		●			●	
107	207	BEDROOM-2	●		●		●			●	
108	208	LIVING	●		●		●			●	
109	209	KITCHEN	●		●		●			●	
110	210	BATH		●	●		●			●	
111	211	BEDROOM-1	●		●		●			●	
112	212	BEDROOM-2	●		●		●			●	
113	213	LIVING	●		●		●			●	
114	214	KITCHEN	●		●		●			●	
115	215	BATH		●	●		●			●	
116	216	BEDROOM-1	●		●		●			●	
117	217	BEDROOM-2	●		●		●			●	
118	218	LIVING	●		●		●			●	
119	219	KITCHEN	●		●		●			●	
120	220	BATH		●	●		●			●	



N.T.S

**WINDOW SCHEDULE**

MARK 1ST FLOOR	MARK 2ND FLOOR	TYPE	SIZE	DESCRIPTION	HARDWARE & REMARK
W01	W01	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W02	W02	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W03	W03	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W04	W04	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W05	W05	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W06	W06	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W07	W07	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W08	W08	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W09	W09	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS
W10	W10	A	3'-0"W x 5'-0"HT. x 1¾"	ALUMINUM FRAME WITH DOUBLE INSULATED GLASS TINTED SINGLE HUNG WINDOW	EGRESS

**DOOR SCHEDULE**

MARK 1ST FLOOR	MARK 2ND FLOOR	TYPE	SIZE	DESCRIPTION	FRAME	HARDWARE & REMARK
101	201	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	EXTERIOR LOCK SET
102	202	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
103	203	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
104	204	A	2.5'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
105	205	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	EXTERIOR LOCK SET
106	206	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
107	207	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
108	208	A	2.5'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
109	209	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	EXTERIOR LOCK SET
110	210	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
111	211	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
112	212	A	2.5'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
113	213	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	EXTERIOR LOCK SET
114	214	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
115	215	C	3.0'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	
116	216	A	2.5'W x 7'-0"HT. x 1¾"	WOODEN PANEL DOOR	WOOD	

**REVISIONS**

NO.	REMARKS
DATE: 03.08.2023	
REVISION 1:	

FIRM TBPE # F-19609

**MEDHAT FANOS**  
**ARCHITECTURAL**  
**ENGINEERING**

**APARTMENTS BUILDING**  
3013 AVENUE M 1/2 , GALVESTON, TX 77550

**DOOR/WINDOWS**  
**DETAIL**

PROJECT NO: DRAWING NO:  
PHASE: 11 of  
DATE: MARCH 2023 Drawing Index  
A.11



## EXTERIOR EXIT STAIRS GENERAL NOTES

1. LAYOUT
  - SEE DETAIL PLAN THIS SHEET FOR STAIR DIMENSION SEE OVER ALL FLOORS PLANS FOR LAYOUT
  - b. CONTRACTOR &/OR SUB-CONTRACTOR(S) SHALL VERIFY ALL FLOOR PLAN AND VERTICAL DIMENSIONS IN THE FIELD.
  - c. STAIR MANUFACTURER SHALL NOTIFY ARCHITECT AND CONTRACTOR FOR LAYOUT MODIFICATIONS BEFORE MANUFACTURED.
  - d. STAIR MANUFACTURER TO PROVIDE CONTRACTOR WITH SHOP DRAWINGS FRO APPROVAL
2. FRAMING AND STRUCTURE
  - a. STRUCTURE AND FRAMING DESIGN BY OTHERS.
  - b. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN.
  - c. PROVIDE EXIT STAIR SHOP DRAWINGS SEALED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.
3. SEPARATION:
  - NOT REQUIRED IBC (2012SECTION 1026.6EXCEPTION )#2
4. GUARDRAIL:
  - a. ARE REQUIRED ALONG ALL OPEN-SIDES OF STAIRWAYS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
  - b. SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN \* 42HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE.
  - c. OPEN GUARDS SHALL HAVE BALUSTERS PATTERNS SUCH THAT A 4"DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF \* .34FROM A HEIGHT OF " 34TO \* 42ABOVE THE ADJACENT WALKING SURFACES, A SPHERE " 8IN DIAMETER SHALL NOT PASS.
  - d. GUARDRAIL SHALL BE DESIGNED TO RESIST A LOAD REQUIRED BY (IBC ) 2012APPLIED IN ANY DIRECTION.
  - e. GUARDRAILS SHALL RESIST A CONCENTRATED LOAD REQUIRED BY (IBC ) 2012APPLIED IN ANY DIRECTION
5. HANDRAILS:
  - a. STAIRWAYS SHALL HAVE HANDRAILS ON BOTH SIDES.
  - b. HANDRAILS SHALL BE DESIGNED TO RESIST LOADS REQUIRED BY IBC.
  - c. HANDRAILS: PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.
  - d. HANDRAIL HEIGHT SHALL BE UNIFORM, AND SHALL BE BETWEEN 34AND 38INCHES MEASURED FROM THE STAIR TREAD NOSING OR FINISH SURFACE.
  - e. HANDRAIL GRASPABILITY: SHALL HAVE A CIRCULAR CROSS SECTION (U.N.O.) WITH OUTSIDE DIAMETER OF A LEAST , 1.25" BUT NO GREATER THAN ".2
  - f. HANDRAIL SHALL BE CONTINUOUS AND UNINTERRUPTED.
  - g. HANDRAIL EXTENSIONS: HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. OF 1.5INCHES.
6. EXIT SIGNS:
  - a. STAIR EXITS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR (BALCONY) IS MORE THAN ' 100OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
  - b. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
  - c. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90MINUTES IN CASE OF PRIMARY POWER LOST THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
8. STAIRWAY WALKING SURFACES:
  - a. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

### REVISIONS

NO.	REMARKS
DATE:	03.08.2023
REVISION 1:	

FIRM TBPE # F-19609

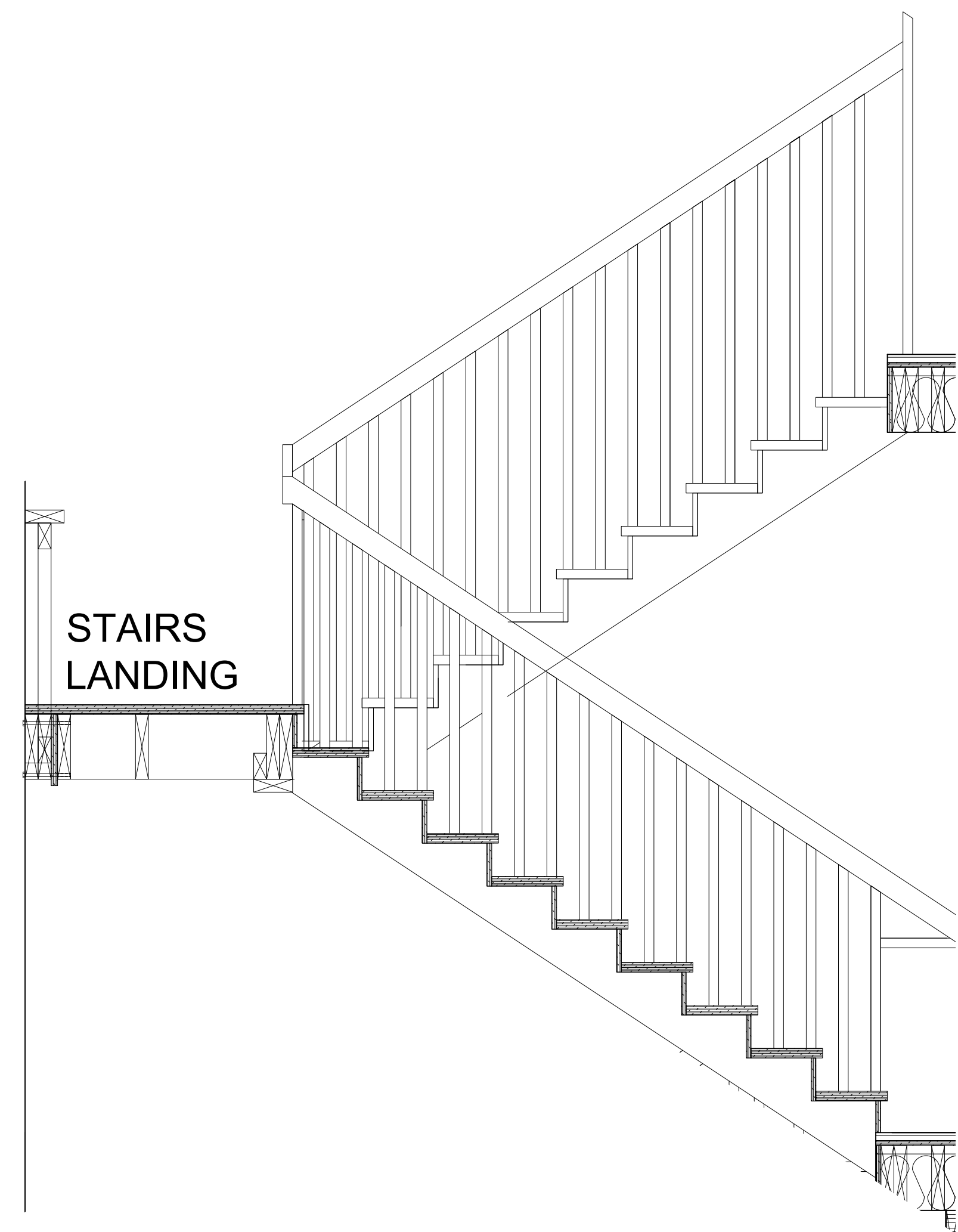
**MEDHAT FANOS**  
ARCHITECTURAL  
ENGINEERING

**APARTMENTS BUILDING**

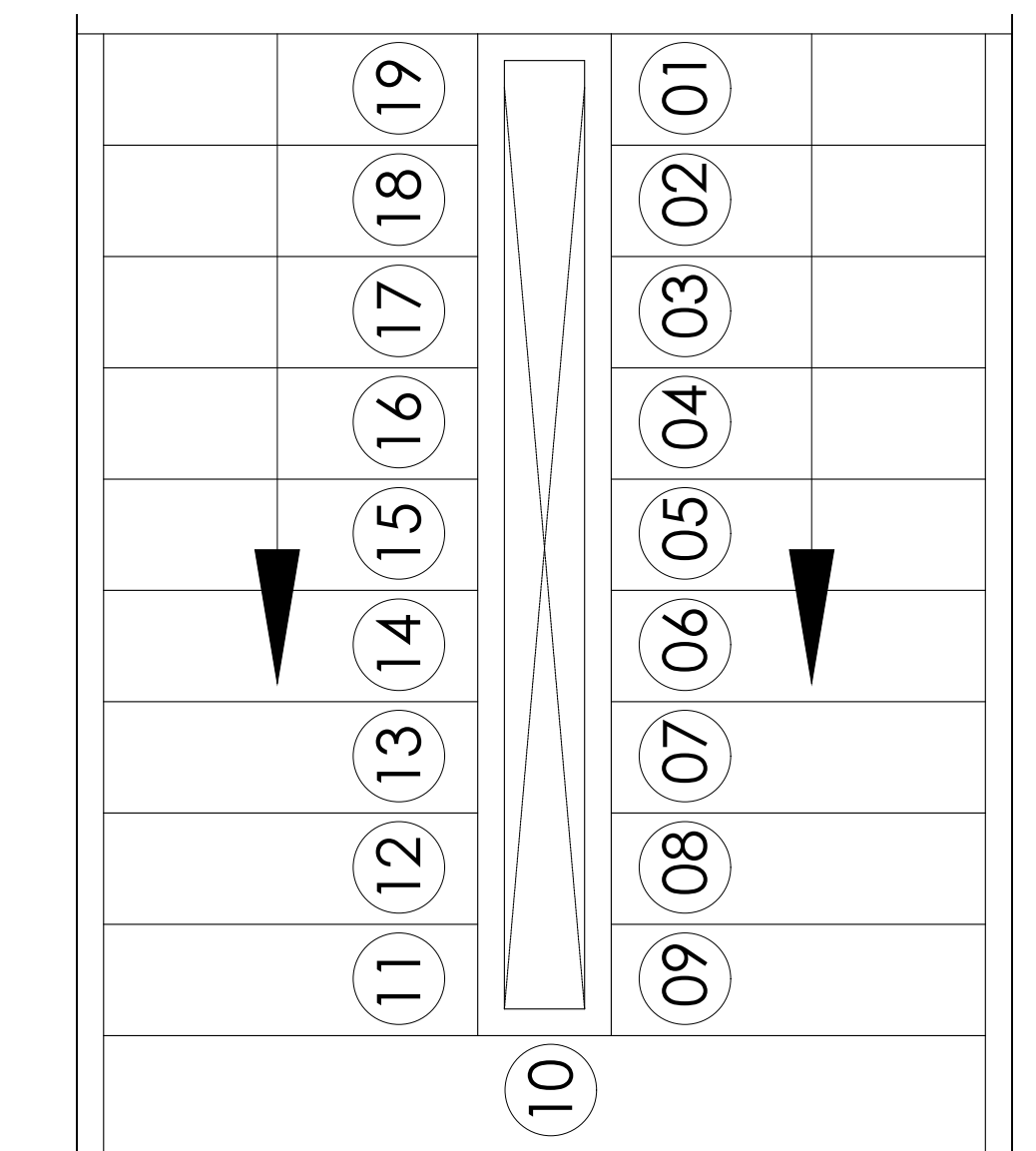
3013 AVENUE M 1/2 , GALVESTON, TX 77550

### SECTIONS DETAIL

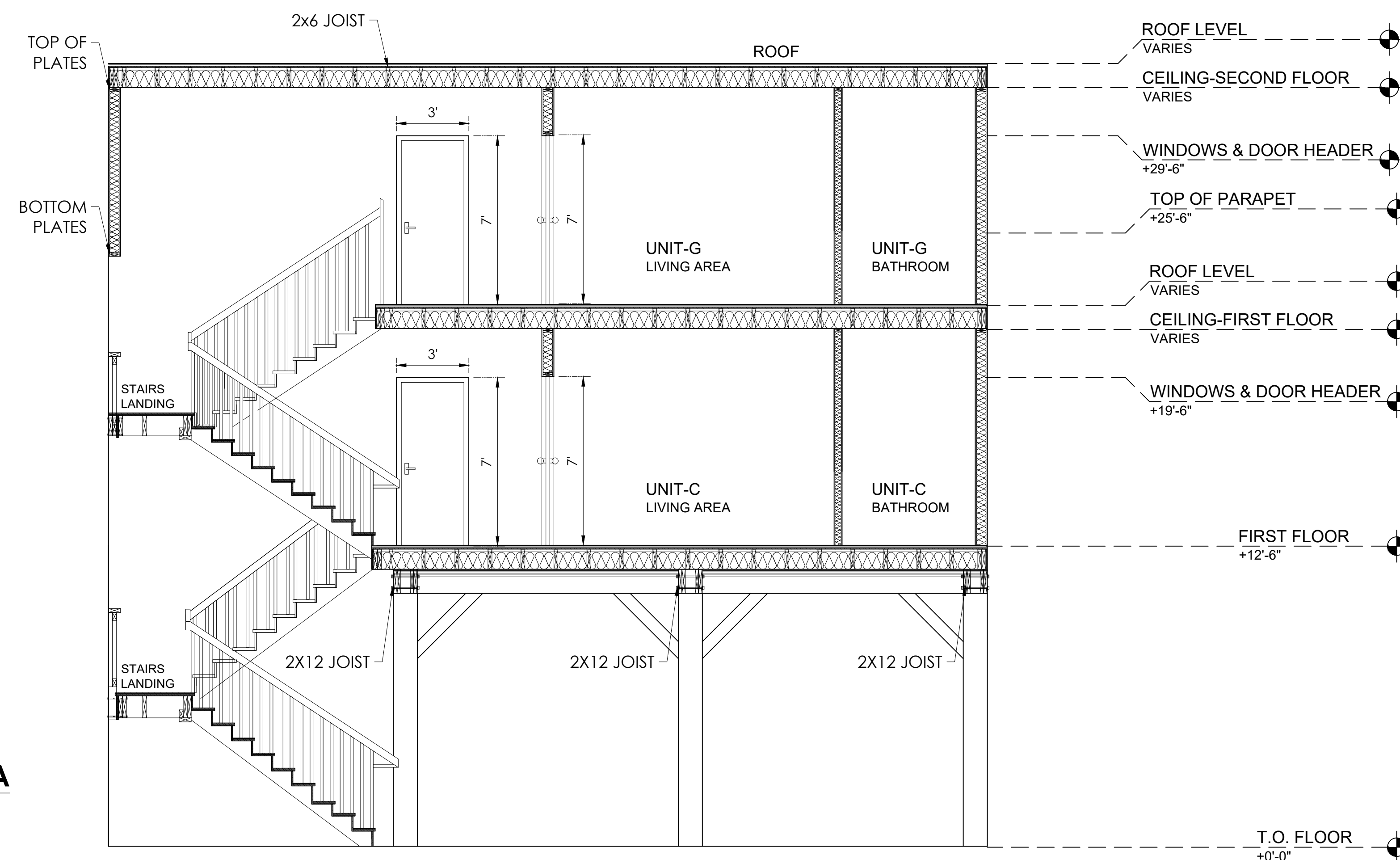
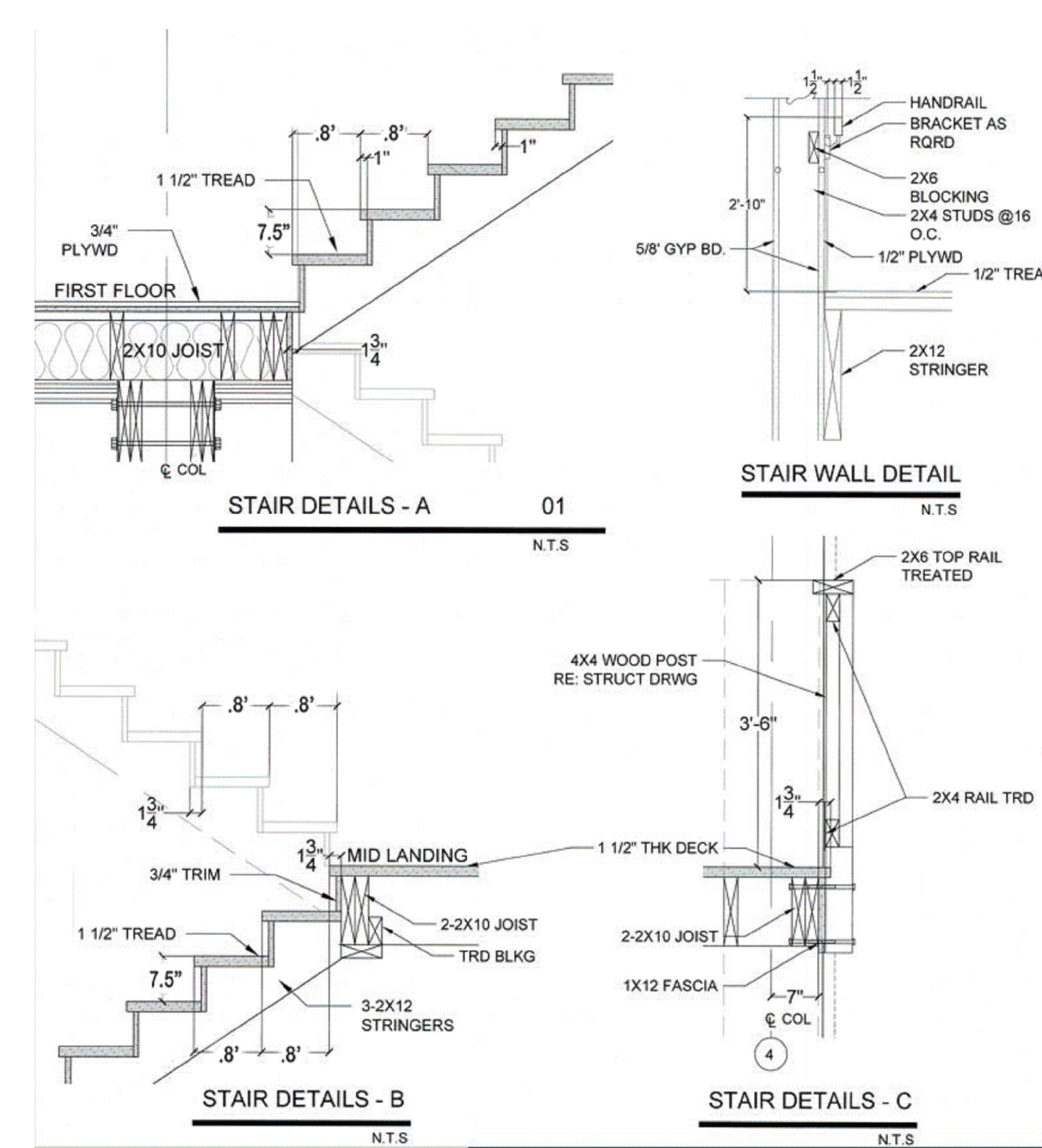
PROJECT NO:	DRAWING NO:
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**STAIR SECTION**  
SCALE: N.T.S



**STAIR PLAN**  
SCALE: N.T.S



**SECTION AT A-A**  
SCALE: N.T.S