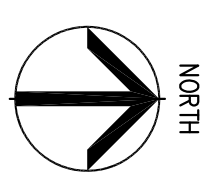
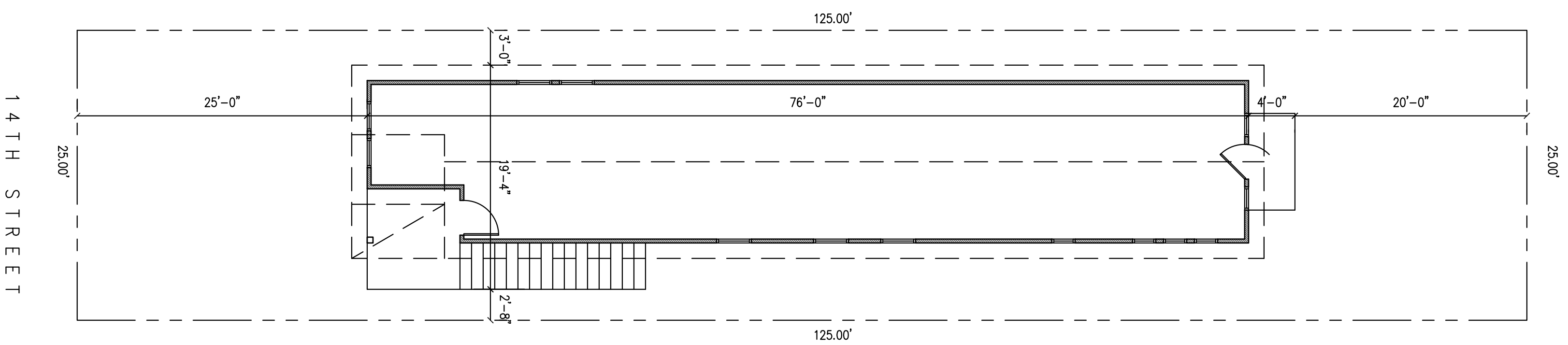


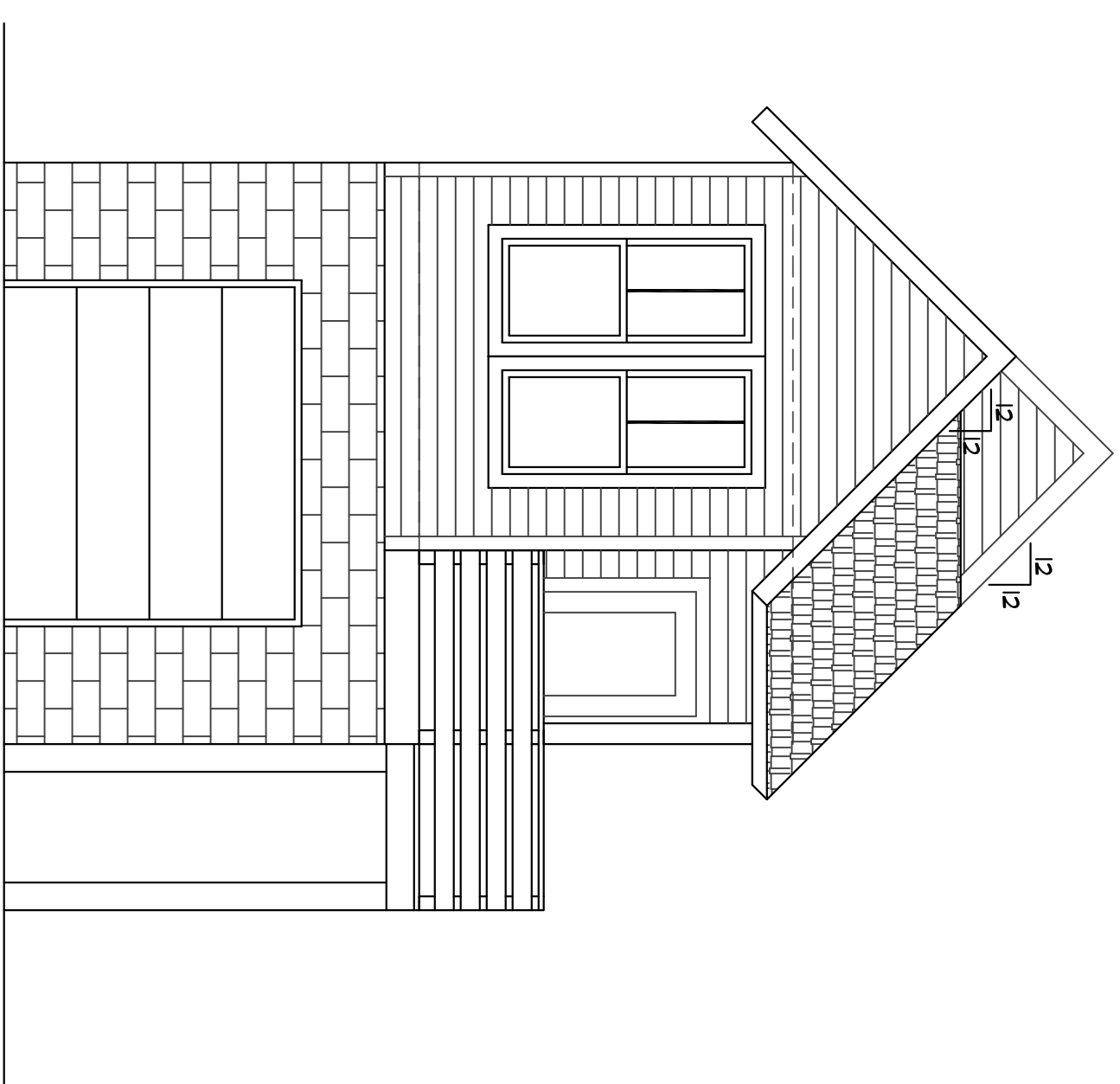
A New House for Robert Saldierna

*608 - 14th Street
San Leon, Texas*



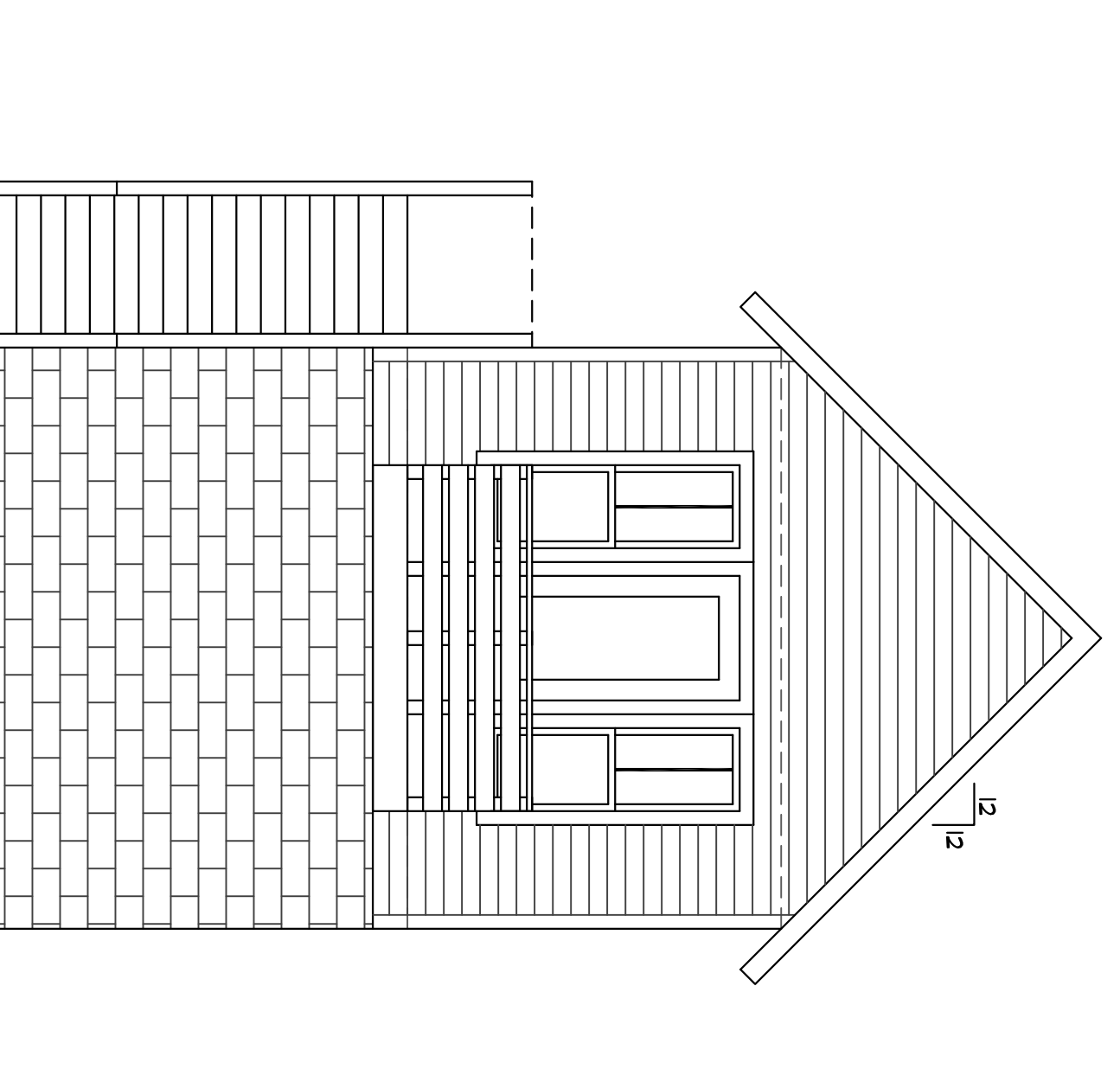
1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



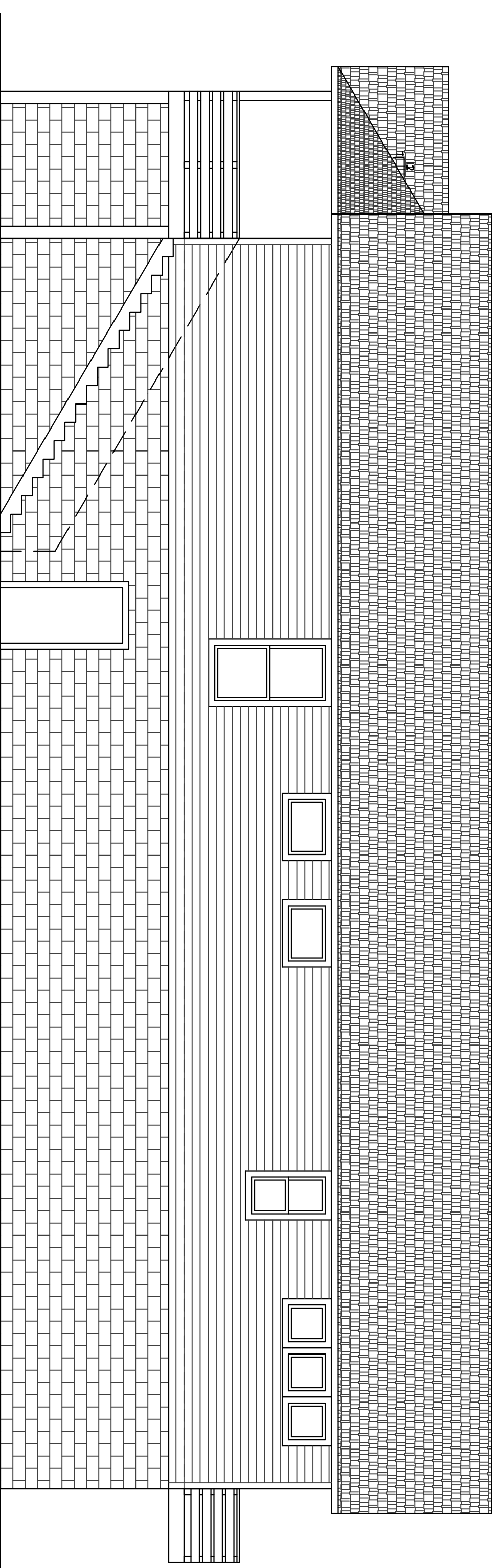
2 EXTERIOR ELEVATION – FRONT

SCALE: 1/4" = 1'-0"



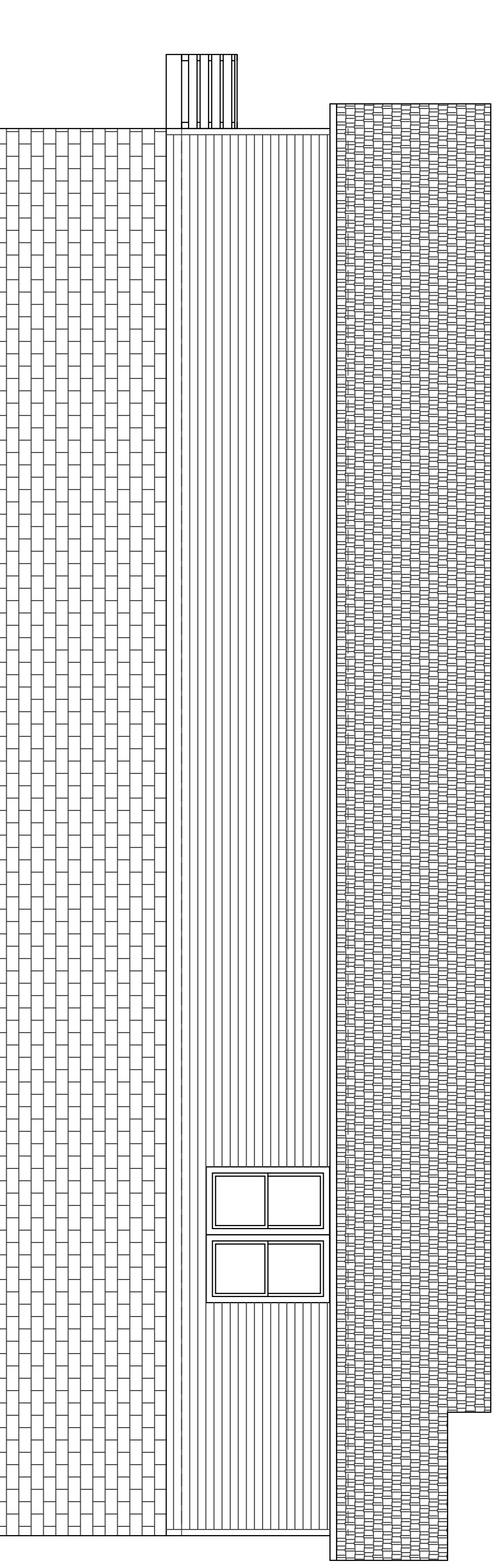
3 EXTERIOR ELEVATION – REAR

SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION – RIGHT SIDE

SCALE: 3/16" = 1'-0"



5 EXTERIOR ELEVATION – LEFT SIDE

SCALE: 3/16" = 1'-0"

GENERAL NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL REGULATIONS FOR THE COUNTY OF GALVESTON, TEXAS.

SITE NOTES:
CONTRACTOR SHALL SET FINISH FLOOR OF HOUSE AT NO LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. IF MANHOLE DOES NOT EXIST THE FINISH FLOOR SHALL NOT BE LESS THAN 18 INCHES ABOVE CROWN OF THE STREET.

| SQUARE FOOTAGE | |
|----------------|-------------|
| MAIN HOUSE | = 1026 SQFT |
| FRONT PORCH | = 70 SQFT |
| REAR DECK | = 34 SQFT |

A New House for Robert Saldierna
608 14th Street, San Leon, Texas

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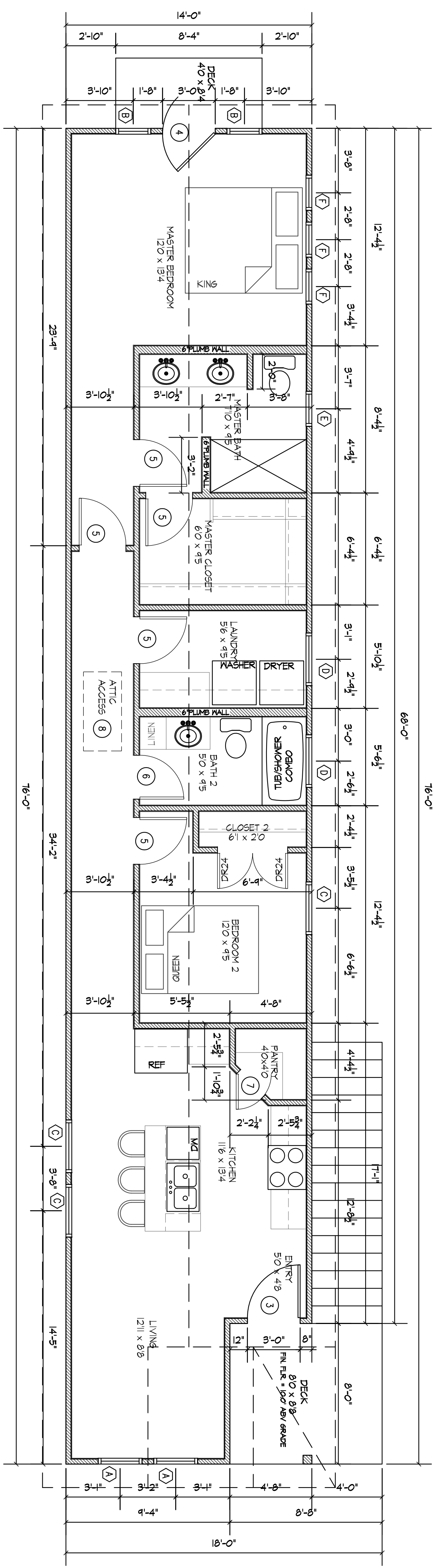
DATE: 05 NOVEMBER, 2021
REVISIONS:

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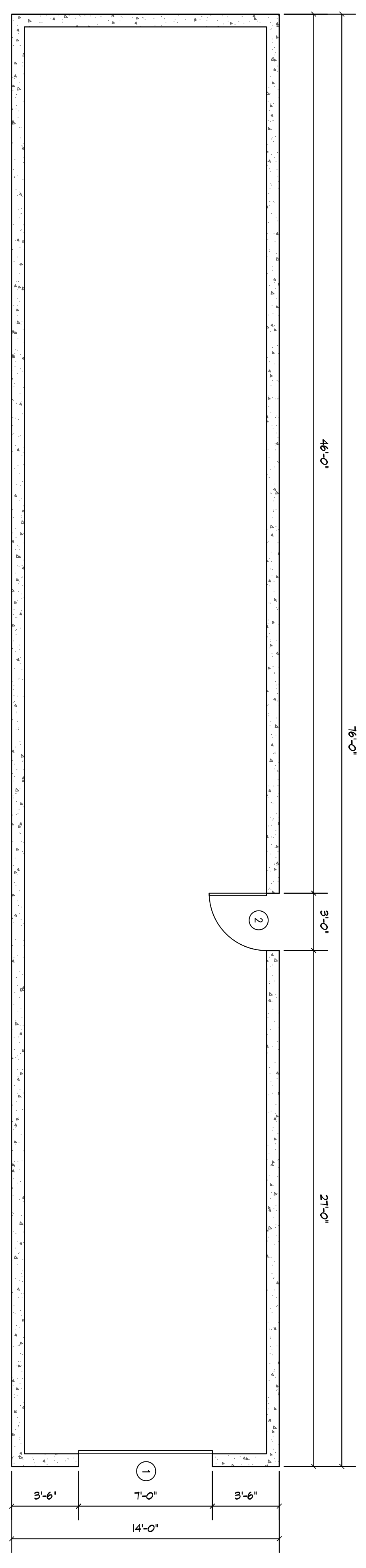
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ALL DIMENSIONS ARE MEASURED TO FACE OF STUD

SQUARE FOOTAGE
 MAIN HOUSE = 1006 SQFT
 REAR PORCH = 775 SQFT
 REAR DECK = 34 SQFT



1 PROPOSED FLOOR PLAN – LIVING LEVEL
 SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN – GRADE LEVEL
 SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

ALL DOOR STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER. APPROVED BY ENGINEER

| MARK | DESCRIPTION | QTY |
|------|--|-----|
| 1 | 7'-0"W x 8'-0"H GARAGE DOOR | 1 |
| 2 | 3'-0"W x 6'-8"H EXTERIOR DOOR – NO GLASS | 1 |
| 3 | 3'-0"W x 6'-8"H EXTERIOR DOOR w/GLAZING | 1 |
| 4 | 3'-0"W x 8'-0"H EXTERIOR DOOR w/GLAZING | 1 |
| 5 | 2'-8"W x 6'-8"H INTERIOR DOOR | 5 |
| 6 | 2'-6"W x 6'-8"H INTERIOR DOOR | 1 |
| 7 | 2'-0"W x 6'-8"H INTERIOR DOOR | 1 |
| 8 | ATTIC ACCESS w/PULL-DOWN LADDER | 1 |

WINDOW SCHEDULE

ALL WINDOW STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER. APPROVED BY ENGINEER

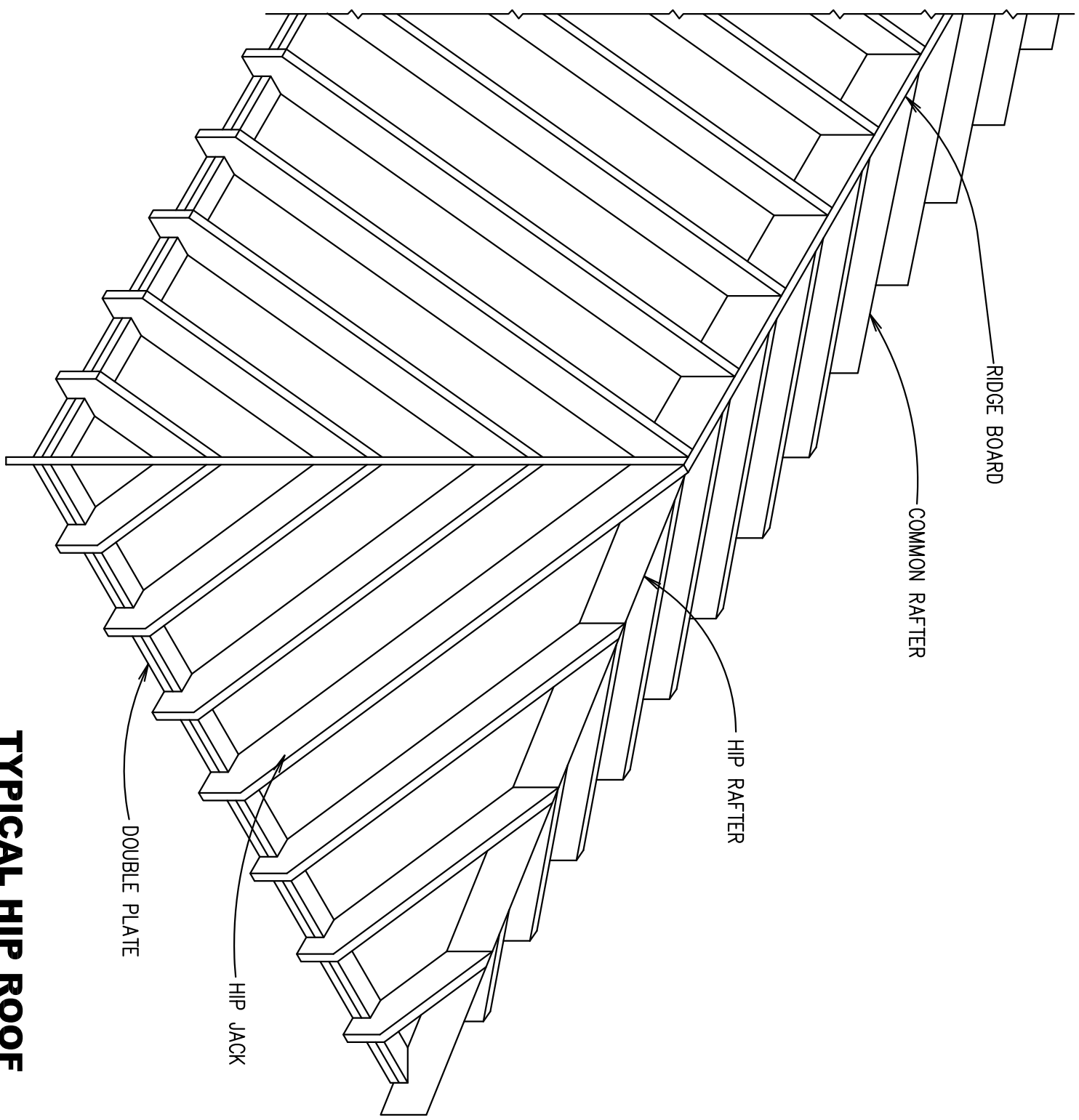
| MARK | DESCRIPTION | QTY |
|------|---|-----|
| A | 2'-6"W x 6'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF | 2 |
| B | 2'-0"W x 6'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF | 2 |
| C | 3'-0"W x 6'-0"H SINGLE HUNG WINDOW SILL = 1'-8" AFF | 3 |
| D | 3'-0"W x 2'-0"H FIXED WINDOW SILL = 5'-8" AFF | 2 |
| E | 2'-0"W x 4'-0"H SINGLE HUNG WINDOW SILL = 3'-8" AFF | 1 |
| F | 2'-0"W x 2'-0"H FIXED WINDOW SILL = 5'-8" AFF | 3 |

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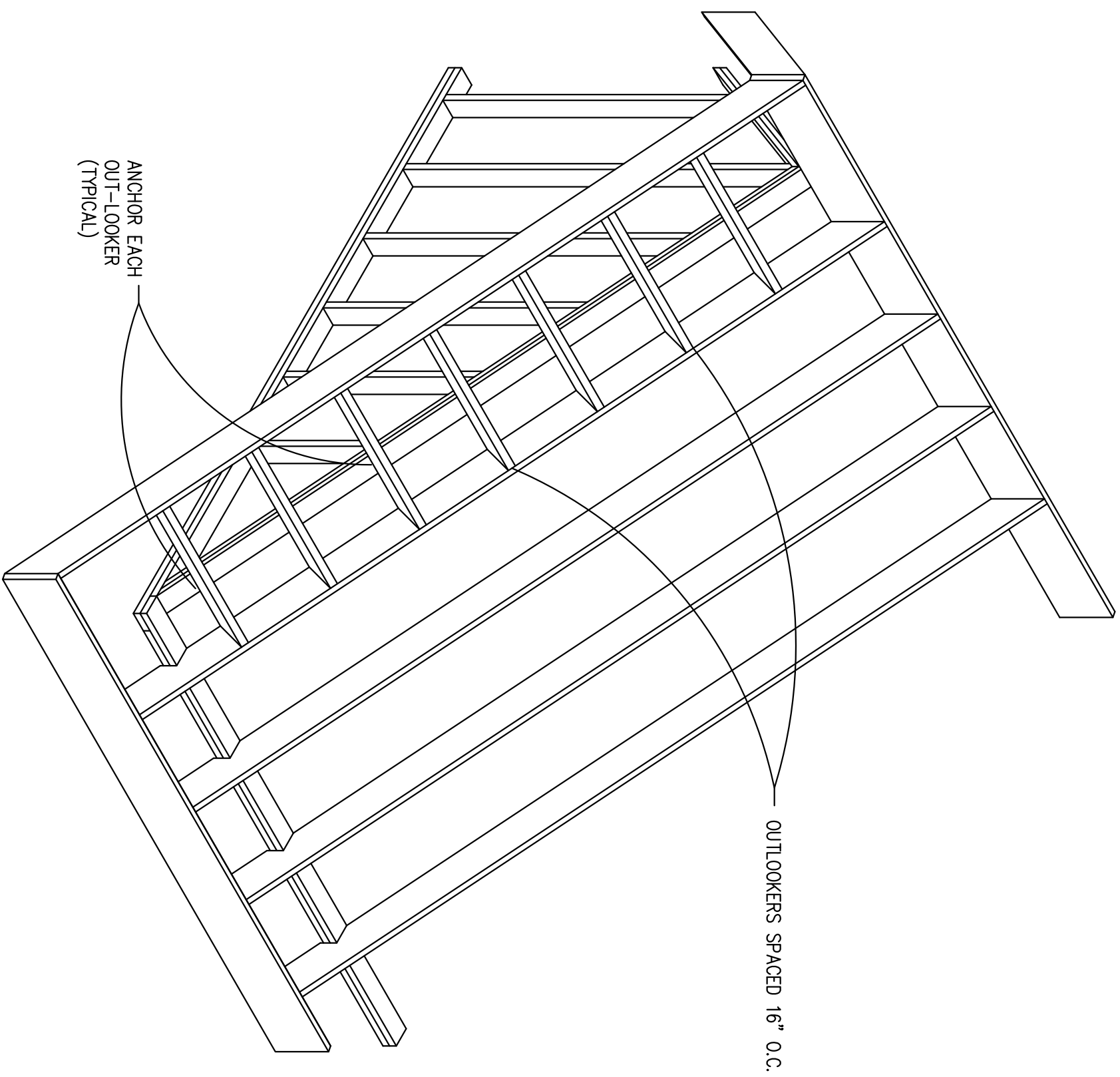
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 608 14th Street, San Leon, Texas

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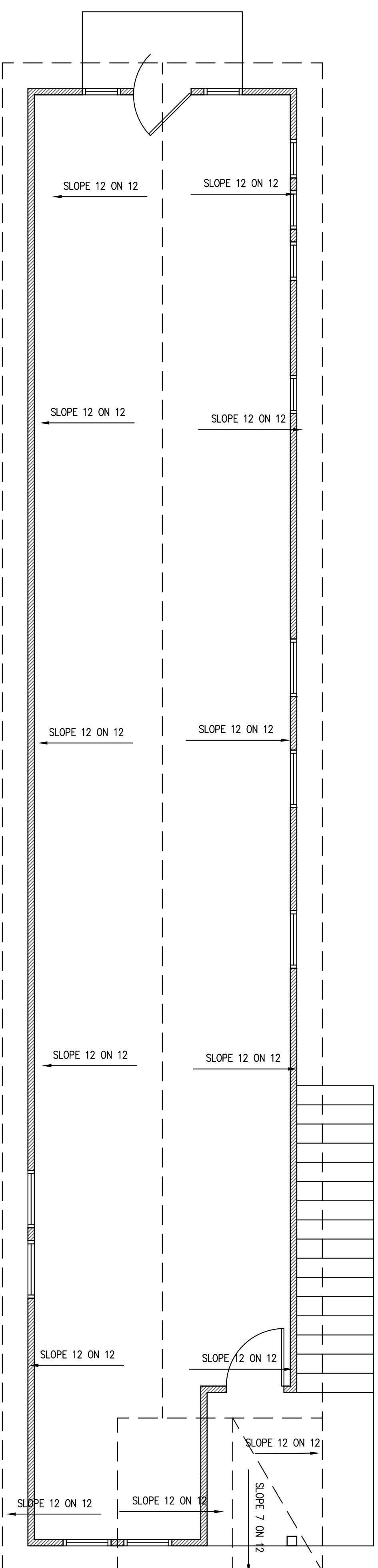
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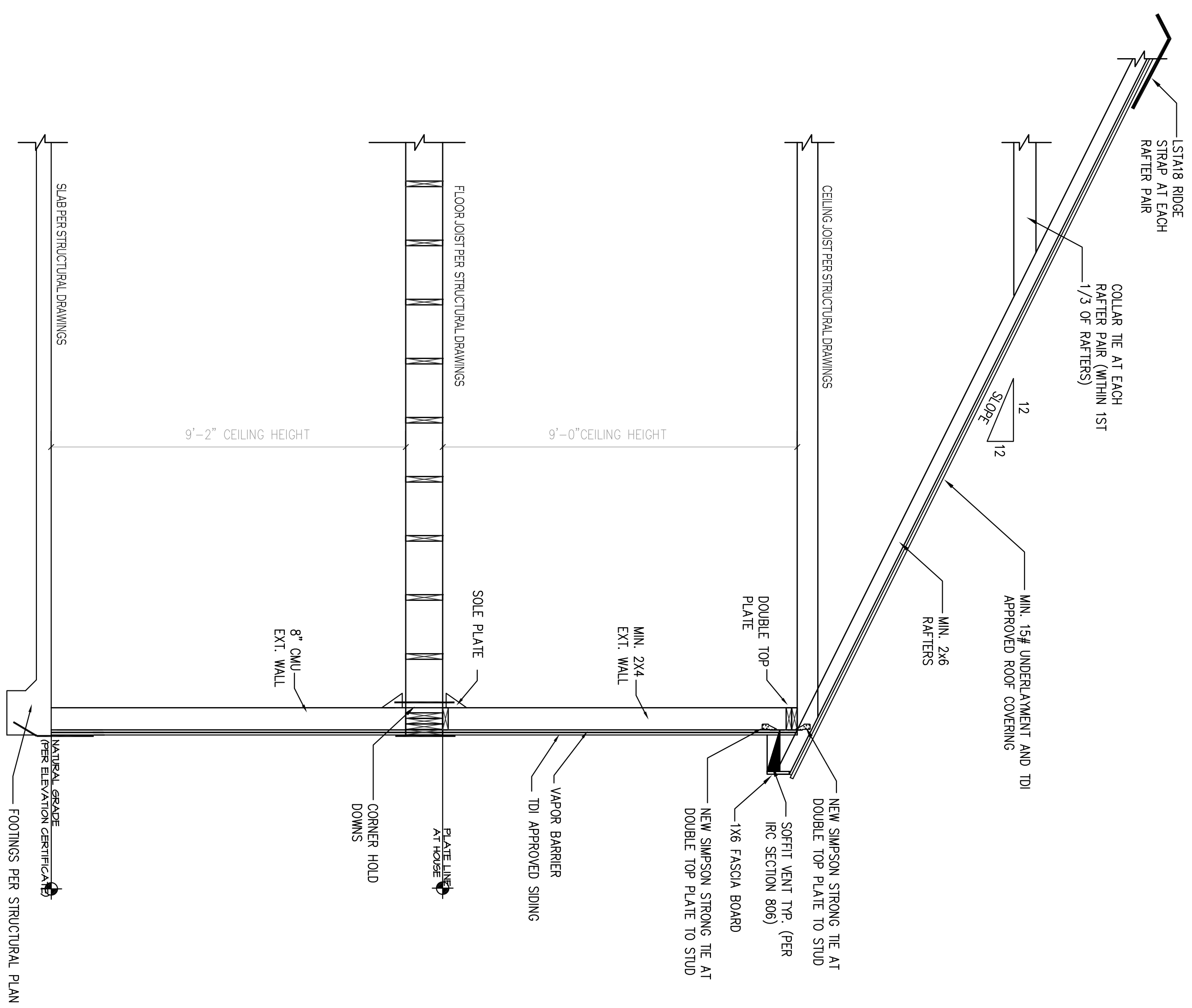
TYPICAL HIP ROOF
 NTS
 NOTE: ALL STUDS, JOISTS, & RAFTERS
 16" O.C. UNLESS NOTED OTHERWISE. NOTED
 CEILING JOISTS NOT SHOWN
 RAFTERS 2 x 6



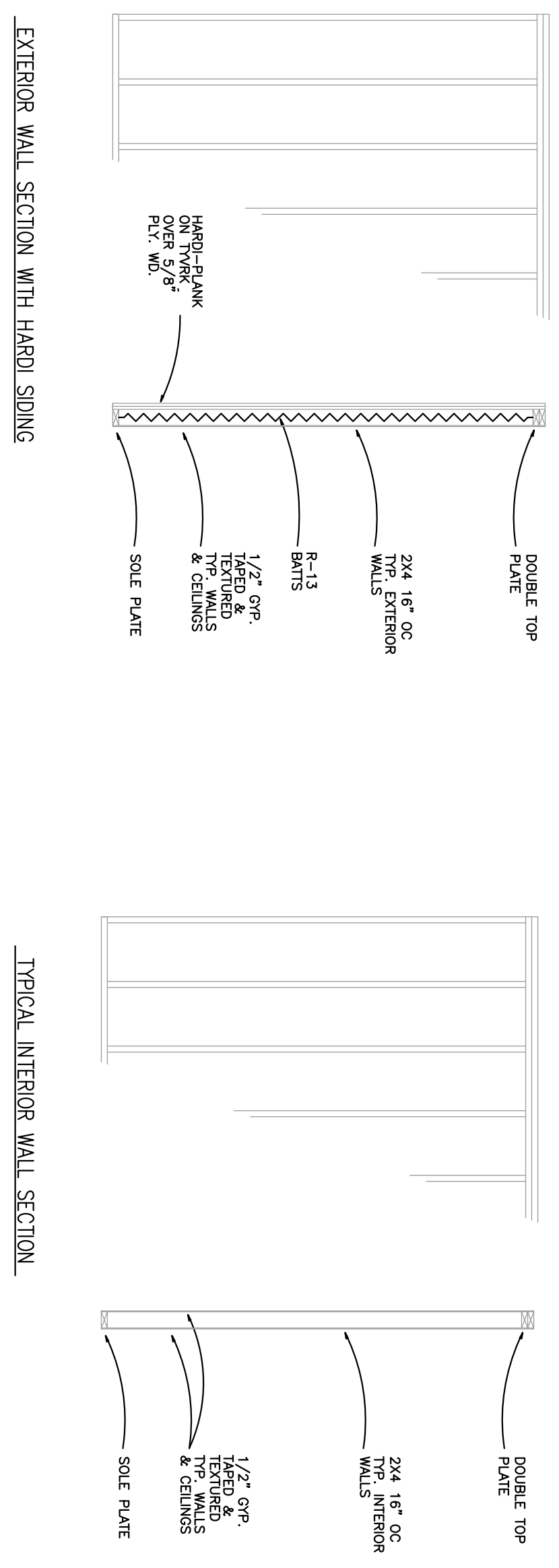
TYPICAL GABLE ROOF
 NTS
 NOTE: ALL STUDS, JOISTS, & RAFTERS
 16" O.C. UNLESS NOTED OTHERWISE. NOTED
 CEILING JOISTS NOT SHOWN
 RAFTERS 2 x 6



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

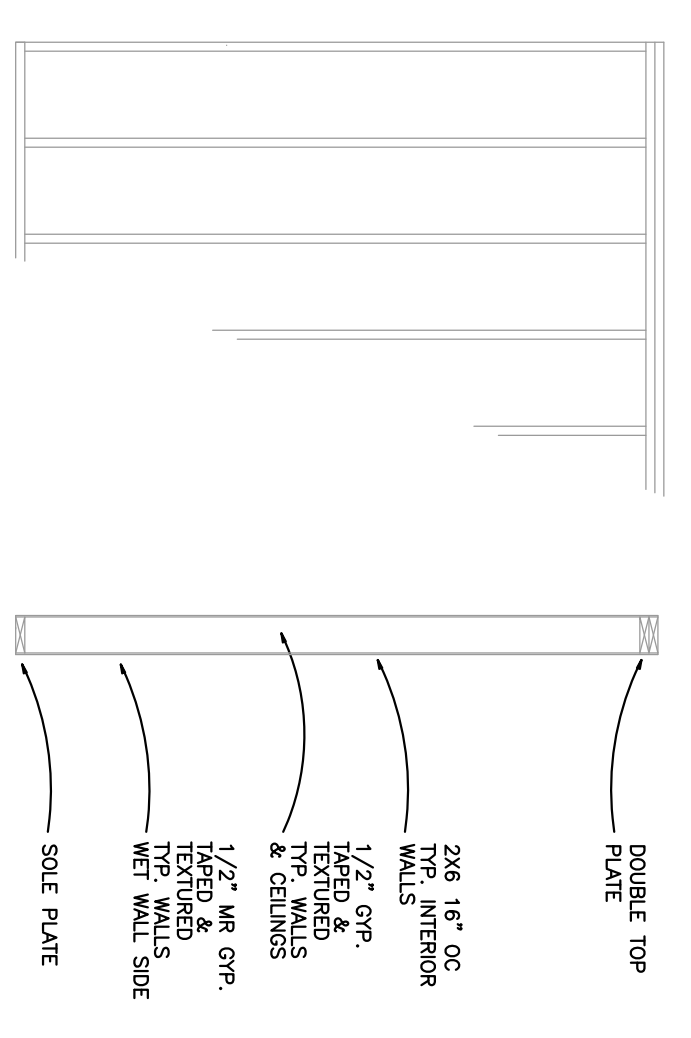


1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



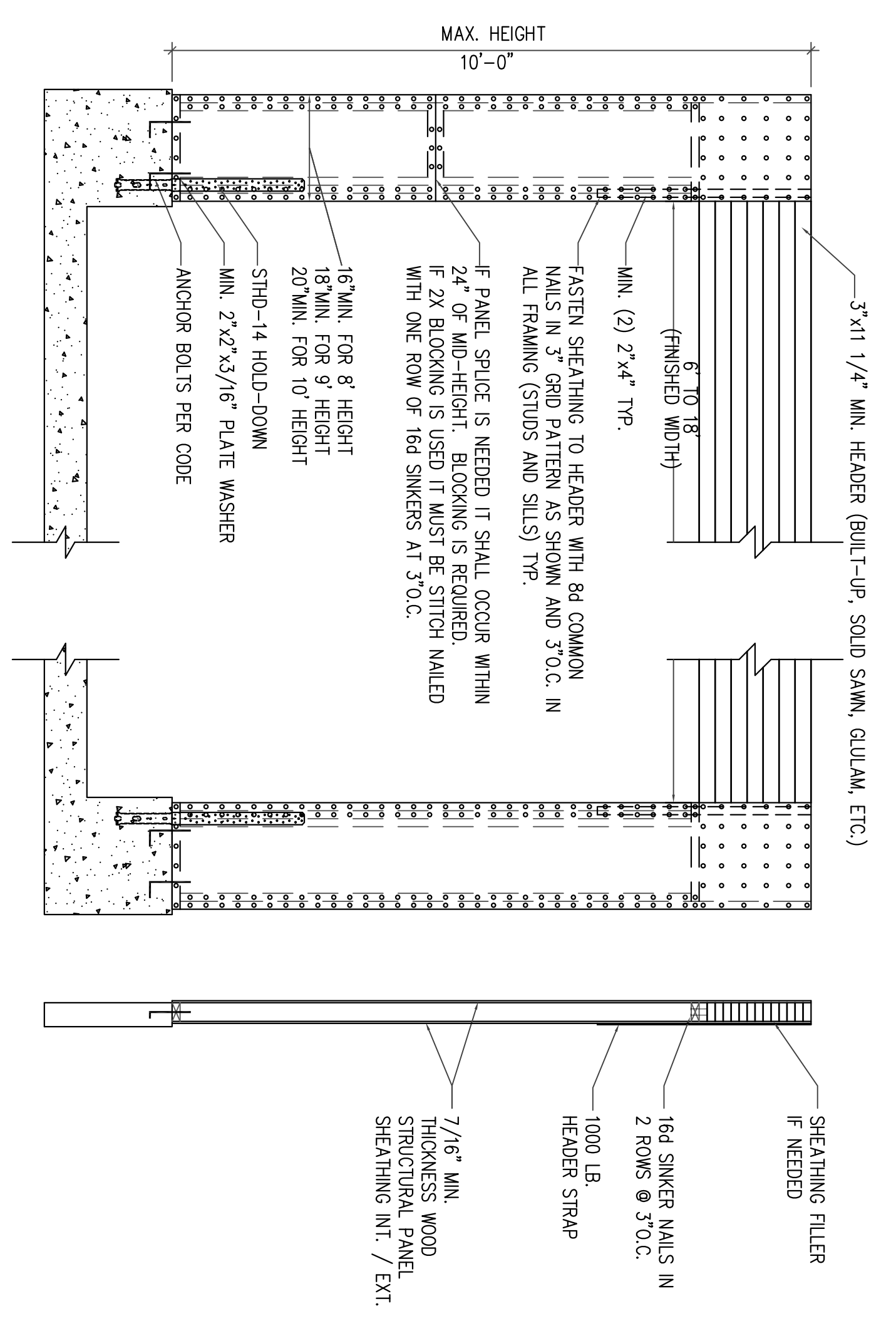
EXTERIOR WALL SECTION WITH HARDU SIDING

TYPICAL INTERIOR WALL SECTION



TYPICAL INTERIOR WALL SECTION AT PLUMBING WALL CHASE

2 WALL SECTIONS
SCALE: NONE



3 GARAGE DOOR PORTAL FRAMING DETAIL
SCALE: 1/2" = 1'-0"

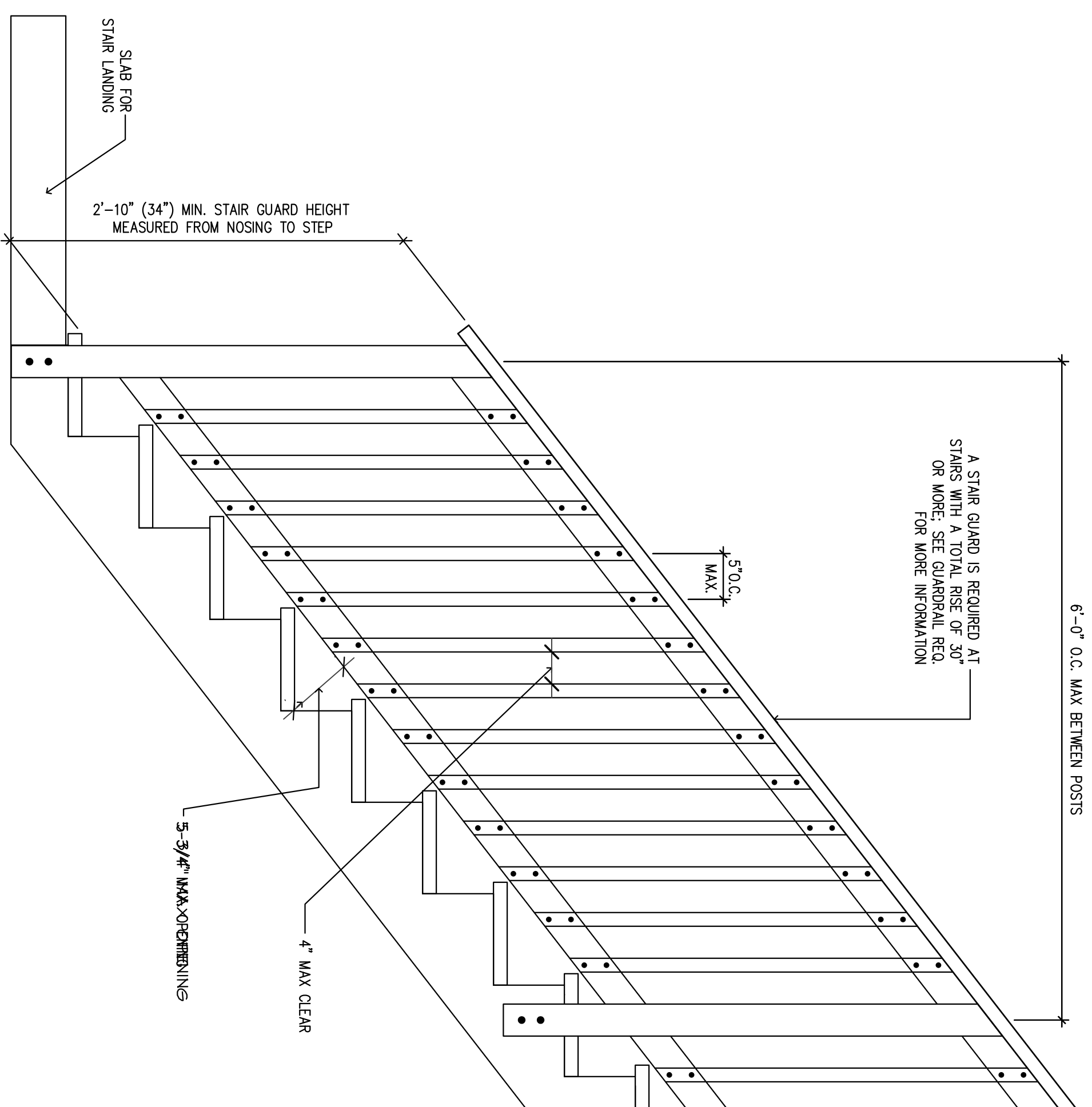
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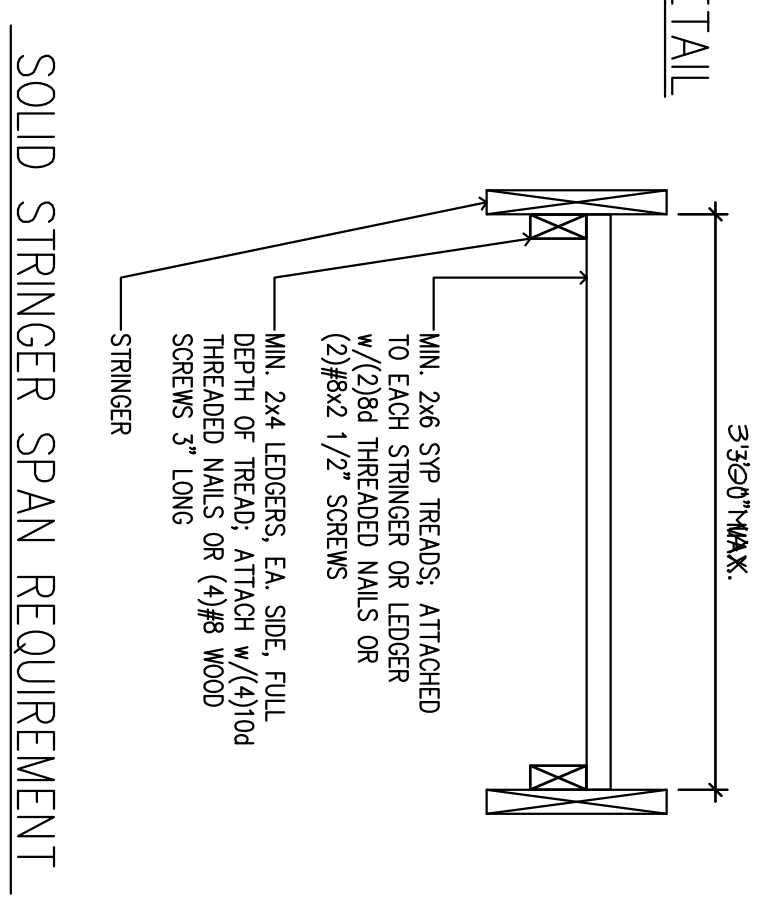
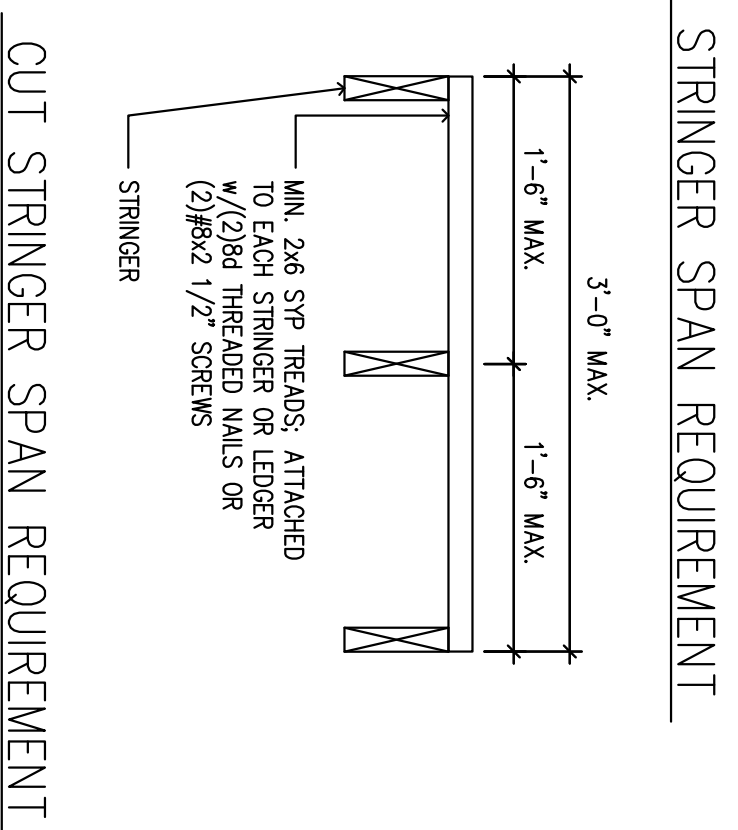
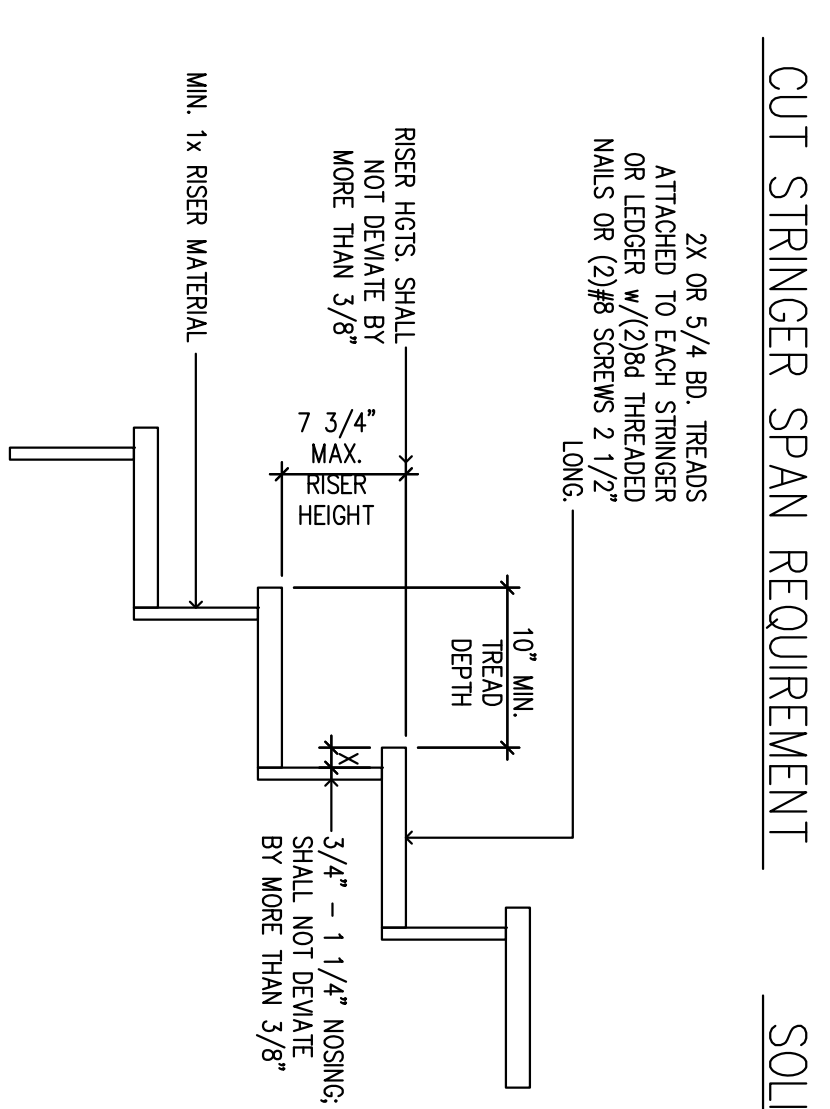
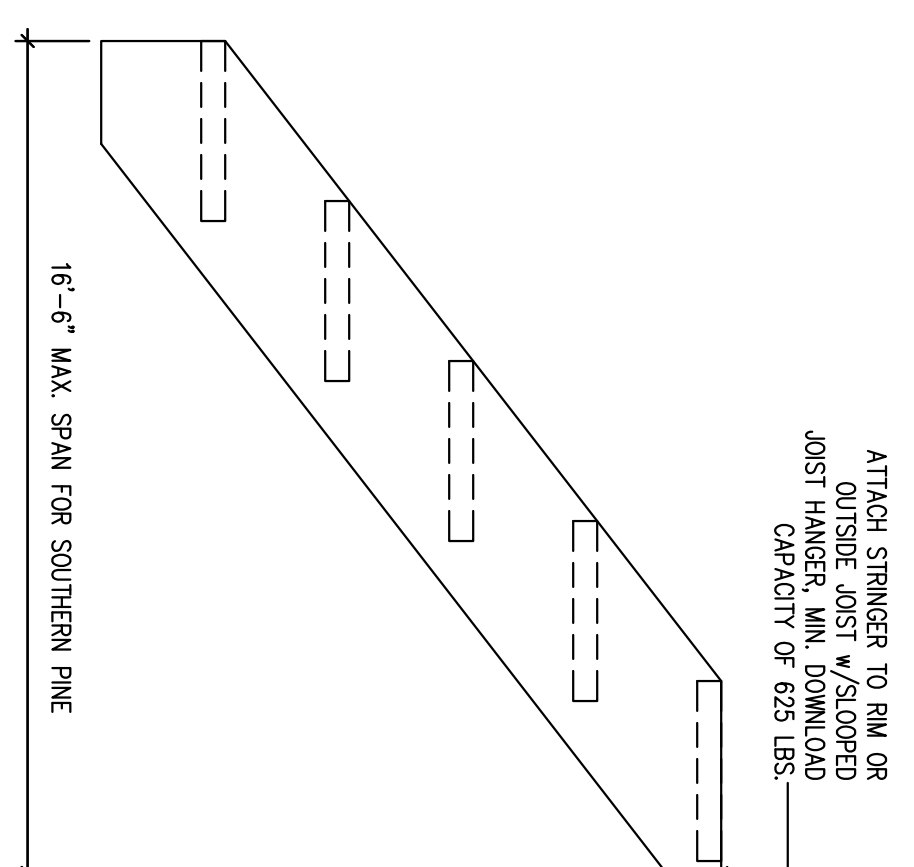
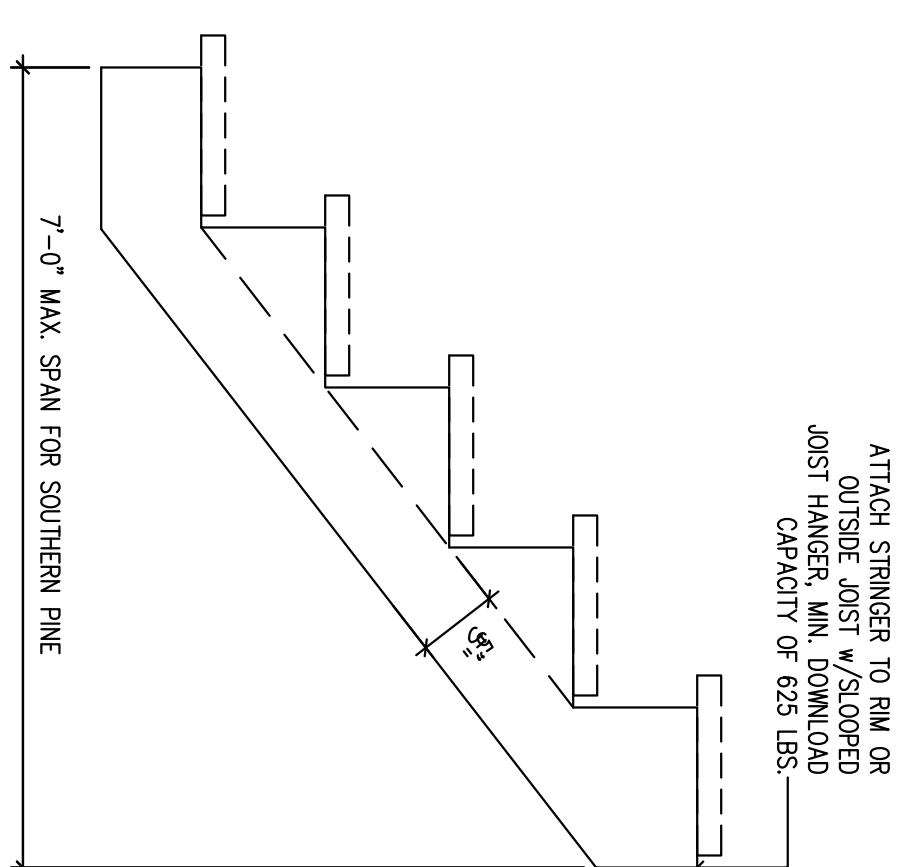
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STAIR GUARD REQUIREMENTS

- GENERAL STAIR NOTES:**
- PER R311.2.2 2018 IRC, PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD.
 - PER R312.2 EXCEPTION 1 2018 IRC, THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE (152mm) CANNOT PASS THROUGH.
 - PER R312.2 2018 IRC, REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL ENCLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
 - PER 311.5.3 2018 IRC, STAIR MAXIMUM RISER HEIGHT SHALL BE 7 INCHES (178mm) AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10 INCHES.
 - PER R311.5.6.1 2018 IRC, HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SURFACE FINISH, INCLUDING THE TREAD, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).
 - PER R311.5.6.2 2018 IRC, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT ABOVE THE FIRST RISE TO THE POINT ABOVE THE LOWEST RISE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38mm) BETWEEN THE WALL AND THE HANDRAIL.

4 TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



- PER R311.5.6.3 2018 IRC, ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT:
 - TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32mm) AND NOT GREATER THAN 2 INCHES (51mm). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102mm) AND NOT GREATER THAN 6 1/4 INCHES (160mm) WITH A MINIMUM SECTION OR DIMENSION OF 2 1/4 INCHES (57mm).
 - TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160mm) SHALL PROVIDE A GRASPABLE FINGER RISERS, RECESS AREAS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4 INCH (19mm) MEASURED EXTERNALLY FROM THE TOP OF THE HANDRAIL. THE RECESS SHALL BE AT LEAST 1/4 INCH (6mm) DEEP AND 1 1/4 INCHES (32mm) WIDE. THE RECESS SHALL BE AT LEAST 7/8 INCH (22mm) BELOW THE MOST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10mm) TO A LEVEL THAT IS NOT LESS THAN 3/4 INCHES (19mm) BELOW THE FINGER RECESS. THE RECESS SHALL BE AT LEAST 1 1/4 INCHES (32mm) TO A MAXIMUM OF 2 3/4 INCHES (70mm). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25mm).