

SHEET 1 EXTERIOR ELEVATIONS  
 SHEET 2 FLOOR PLAN(S)  
 SHEET 3 ELECTRICAL  
 SHEET 4 CEILING/ FLOOR JOIST  
 SHEET 5 RAFTERS, SECTION

SHEET  
**1**

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

DATE: 10-2-2023

The Park At Terramar  
 MIRAMAR ST - Lot 58  
 Galveston, Texas

Residential Concept Designs  
 Katy, Texas

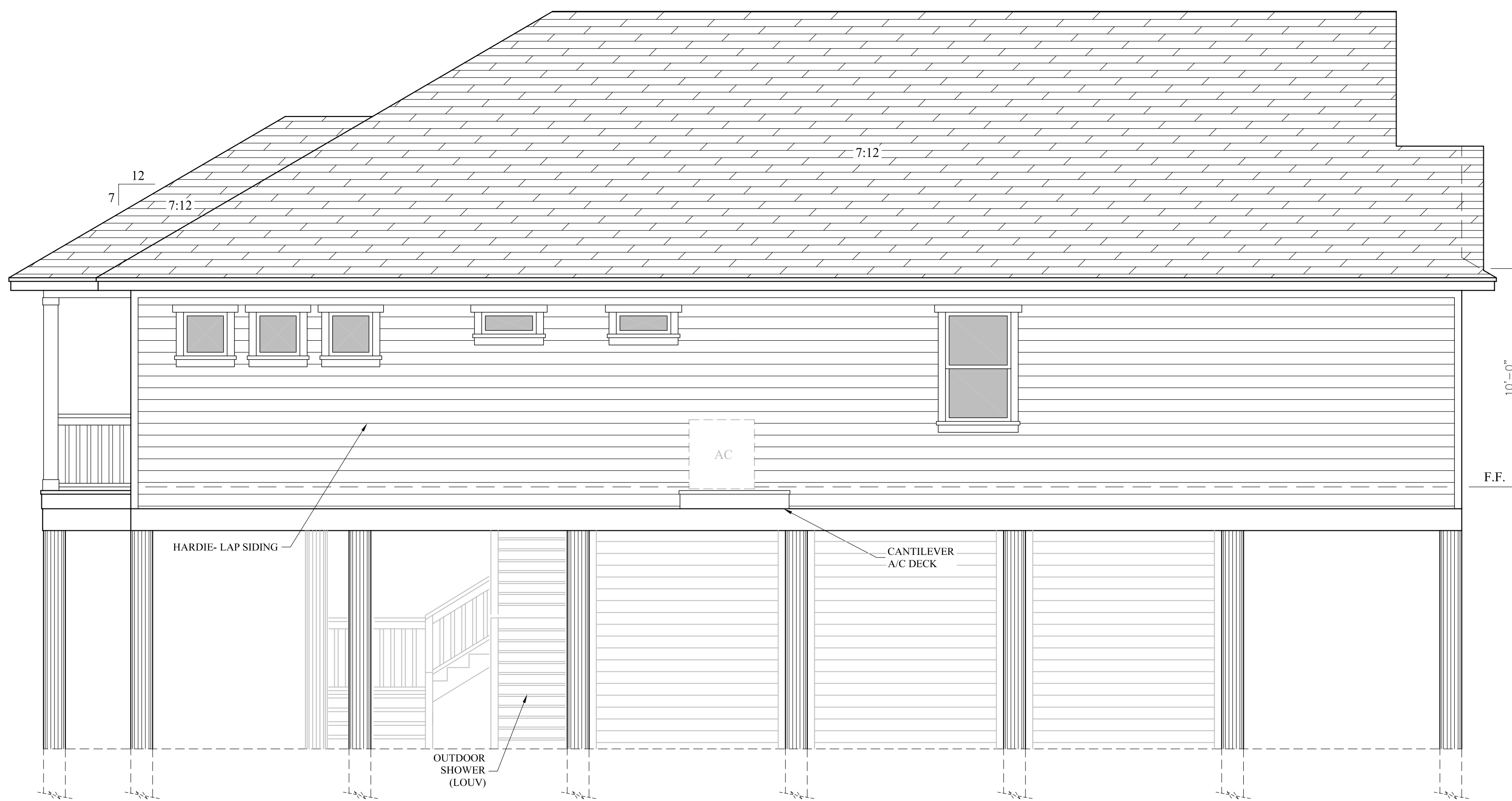
REVIEW  
 10-2-2023

It is the responsibility of the contractor(s) and developer to confirm the compliance of these plans with all local, county, and state building and construction codes/ordinances applicable to the specific building site. Before starting construction, the builder must review and be responsible for the accuracy of all details, dimensions, and material selections. In no event shall the designer be liable for any indirect, special, incidental, consequential or punitive damages, economic loss, damage to property, and/or damages for personal injury.

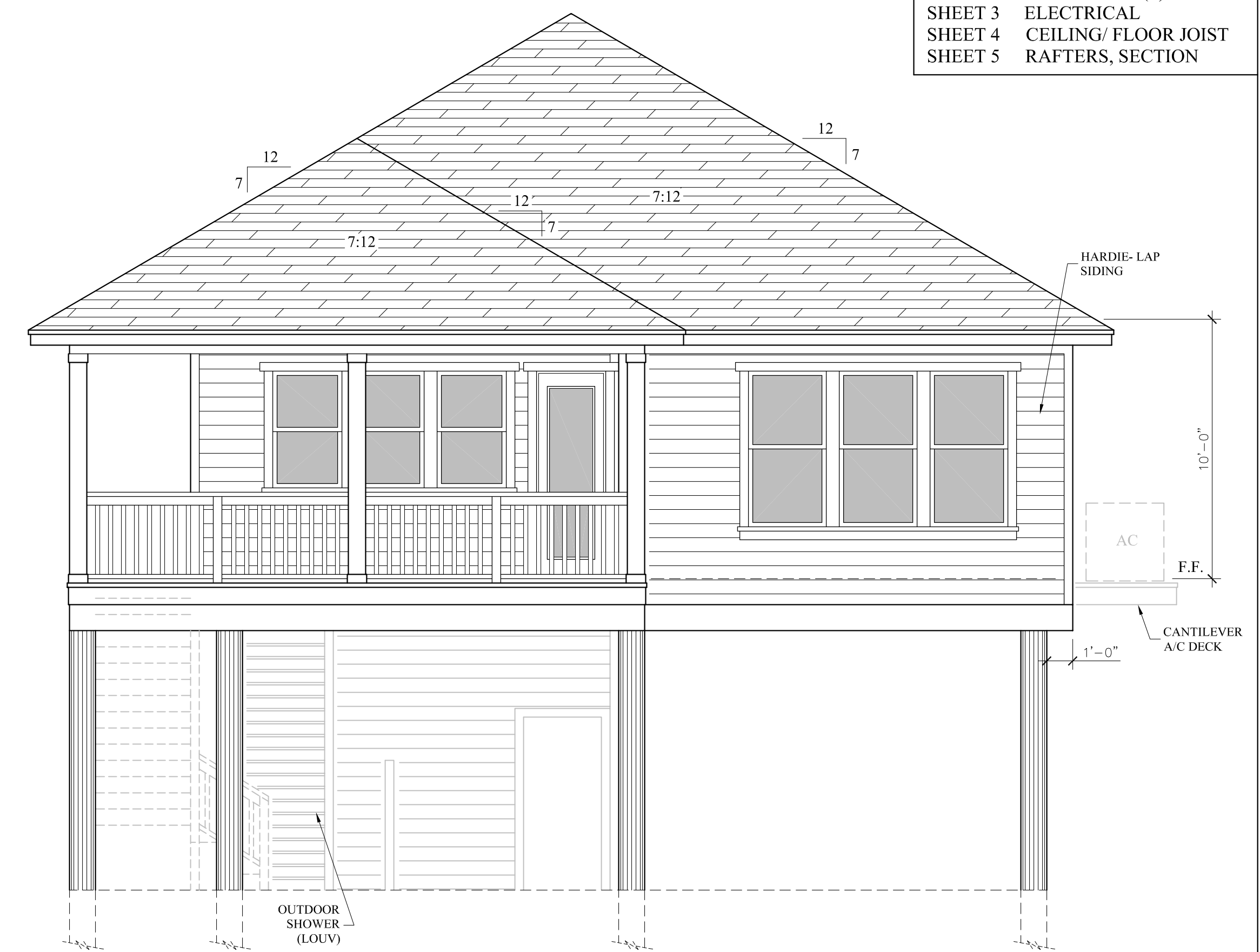
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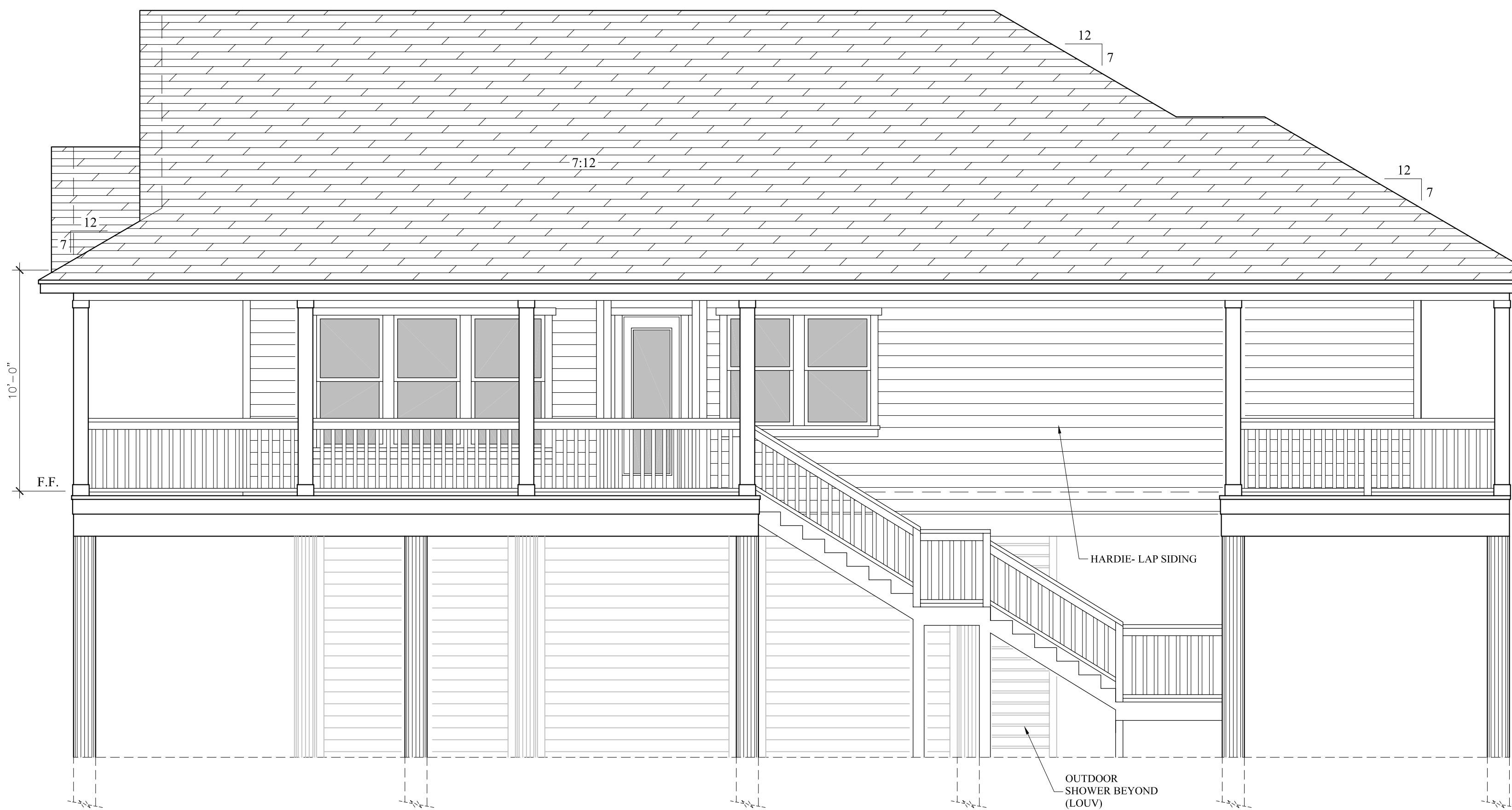
PLAN  
**N-2**



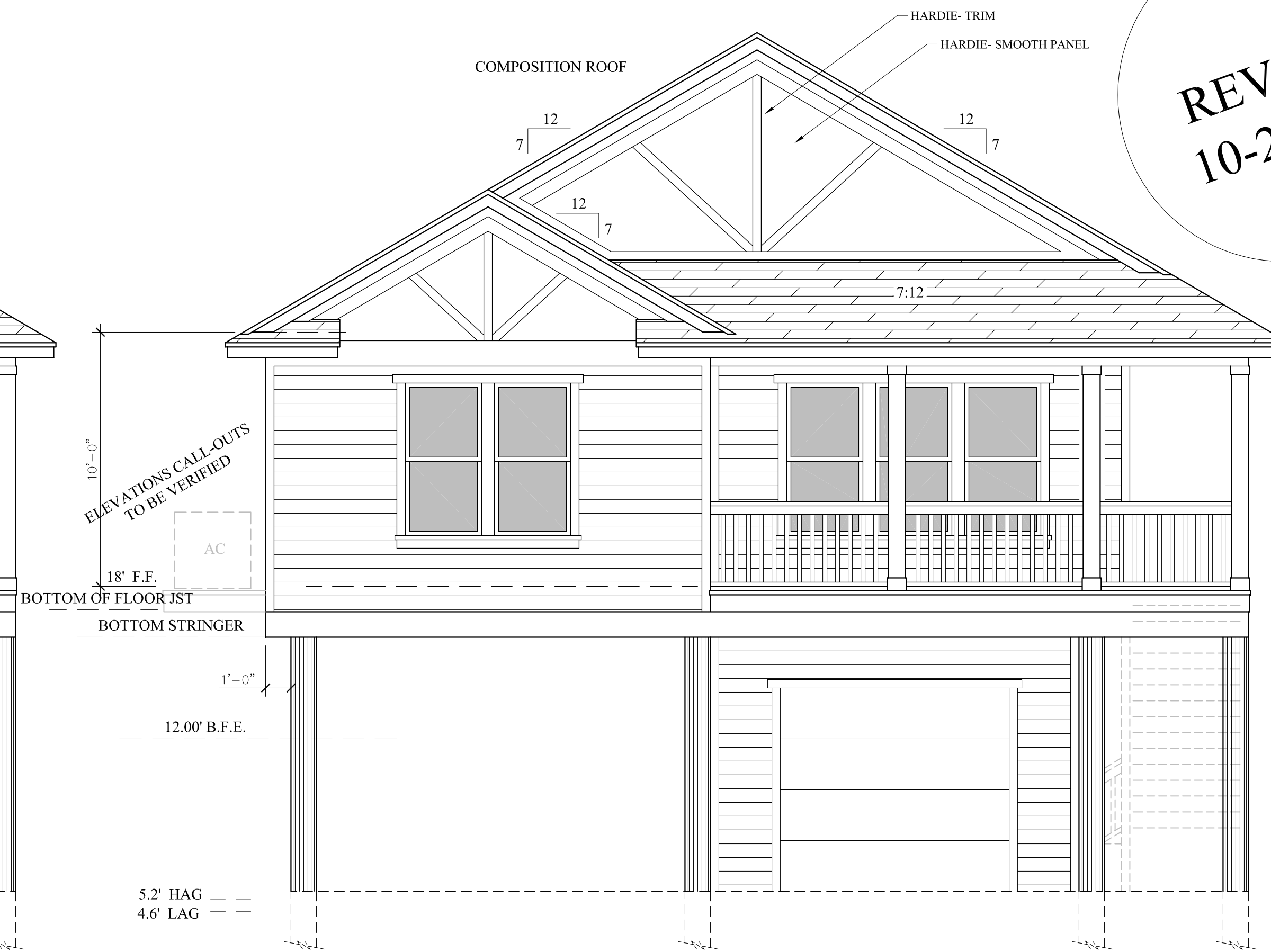
**LEFT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**FRONT ELEVATION**

0.00' SEA LEVEL

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 2023

The Park At Terramar  
MIRAMAR ST - Lot 58  
Galveston, Texas

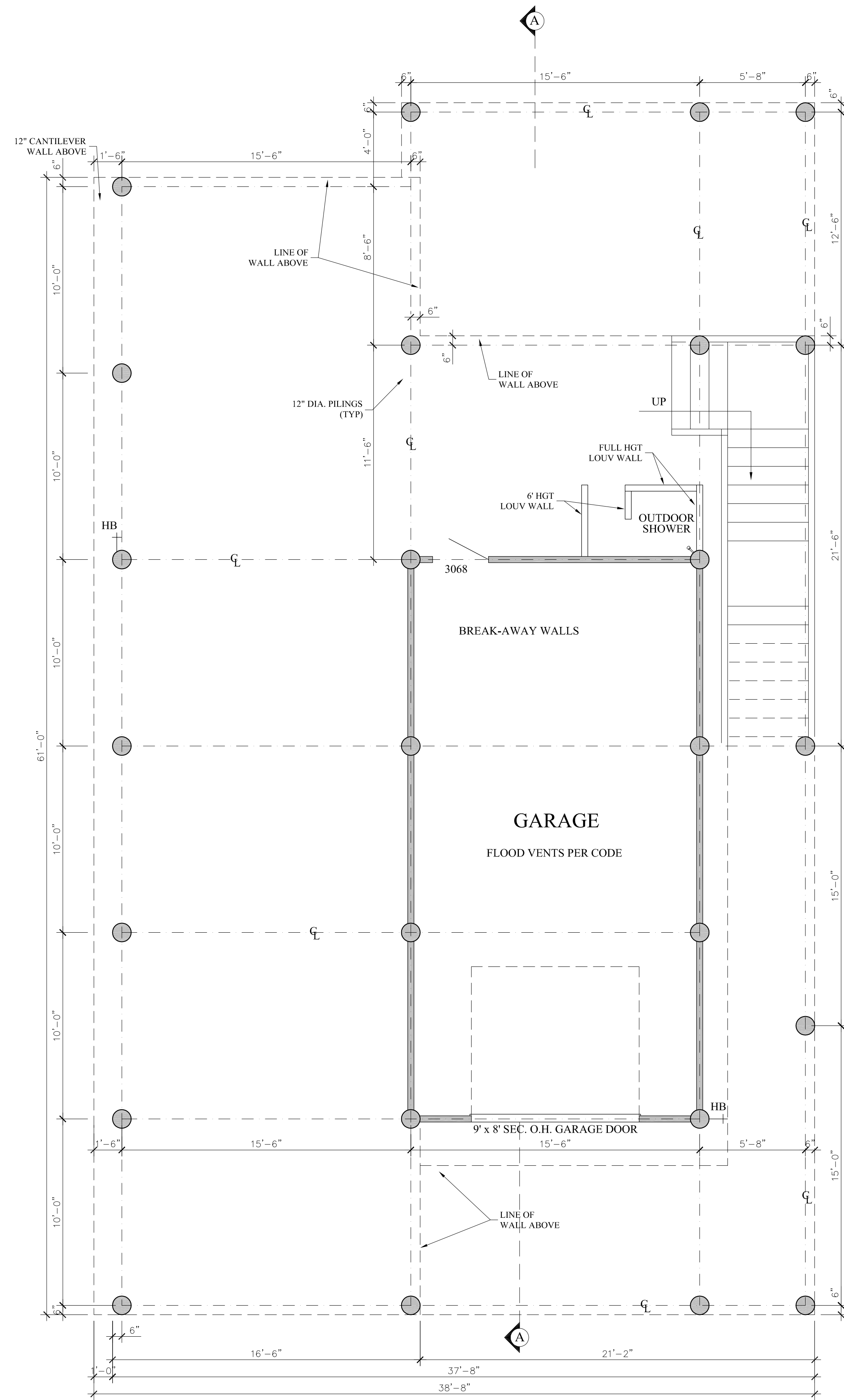
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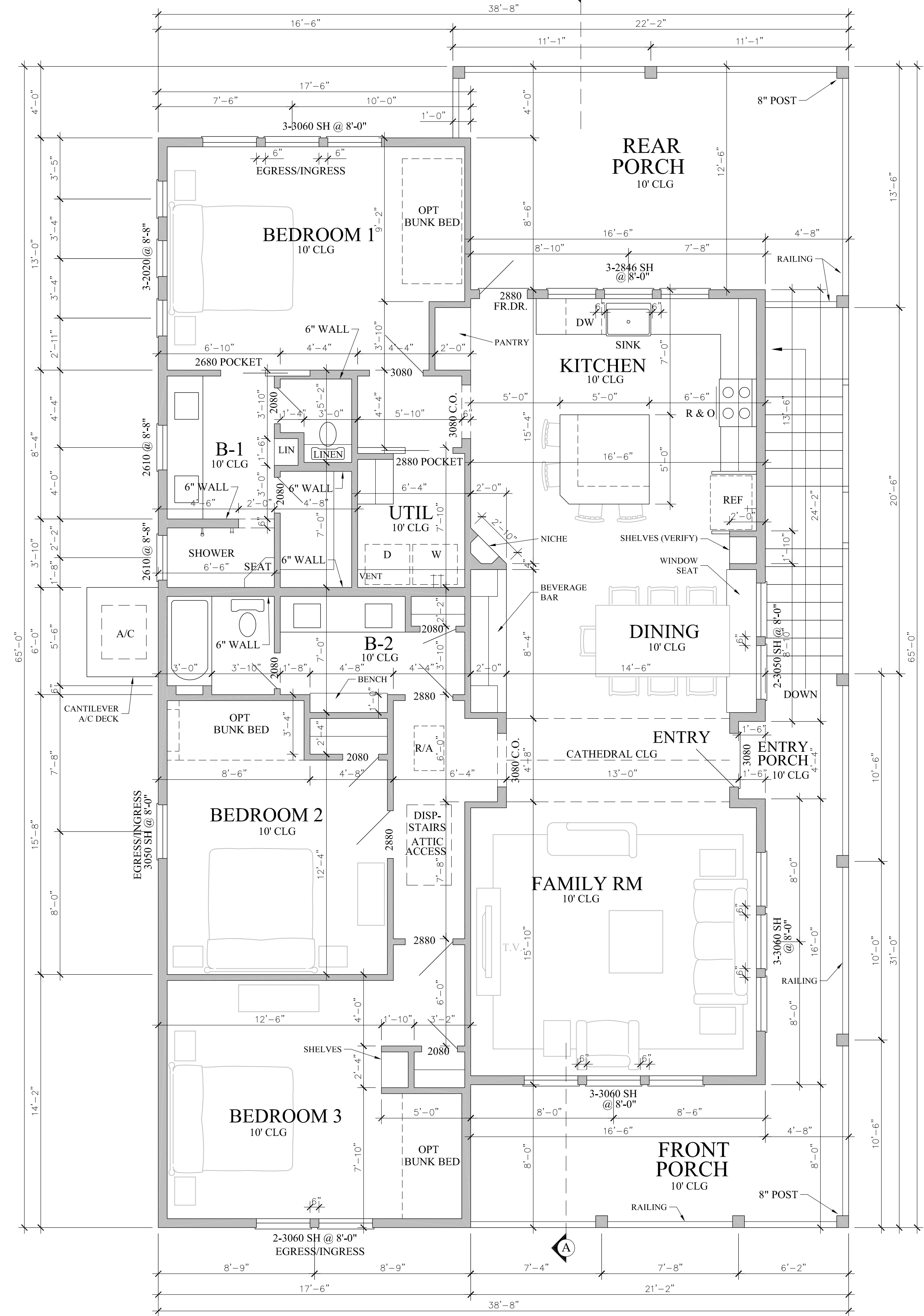
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PLAN  
N-2



LOWER LEVEL  
FLOOR PLAN



MIAN LEVEL  
FLOOR PLAN

FOOTAGE:	
LIVING:	1795 SQ/FT
FRONT PORCH:	285 SQ/FT
REAR PORCH:	270 SQ/FT
GARAGE:	480 SQ/FT

NOTE: 2 x 6 EXTERIOR WALLS

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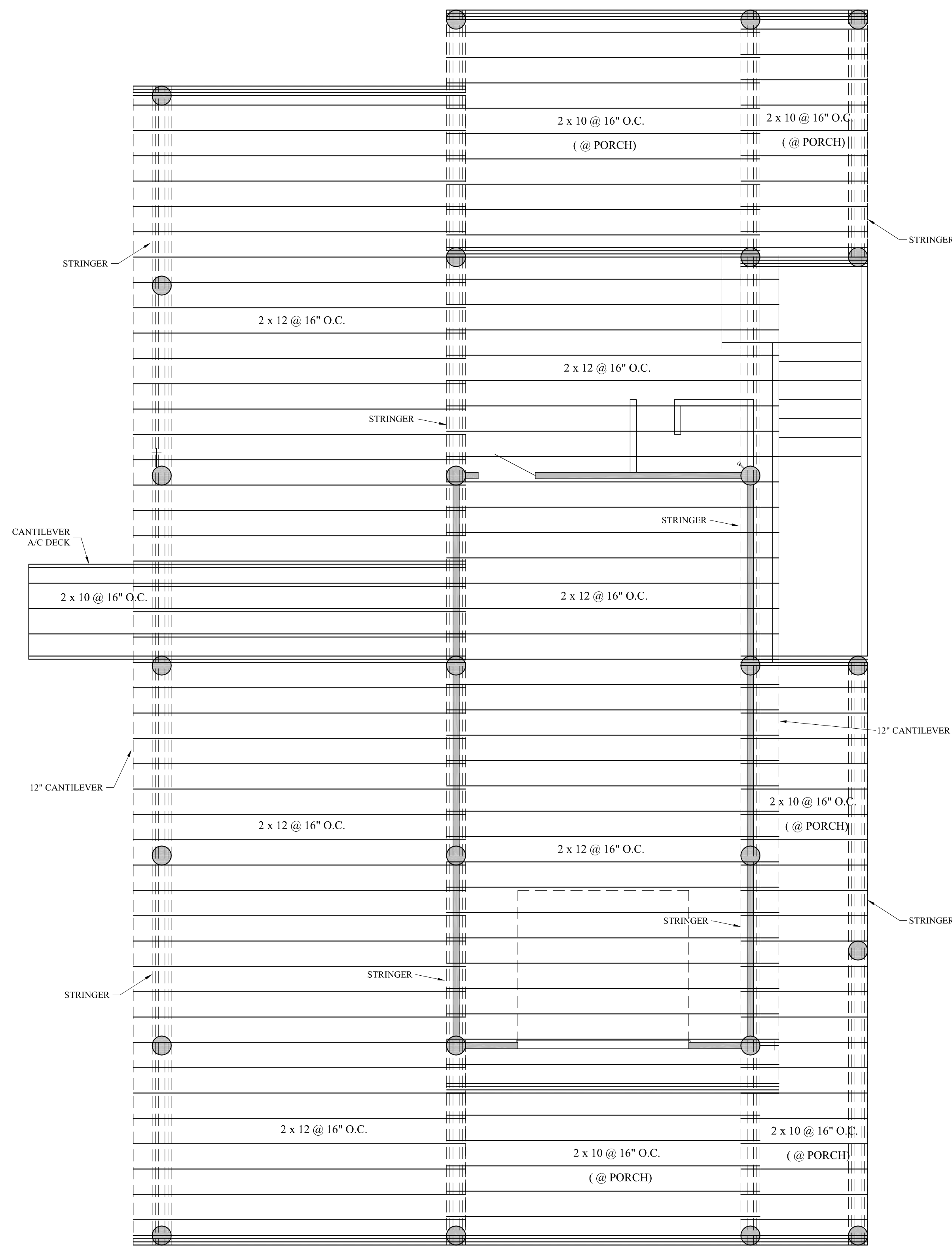
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Galveston, Texas

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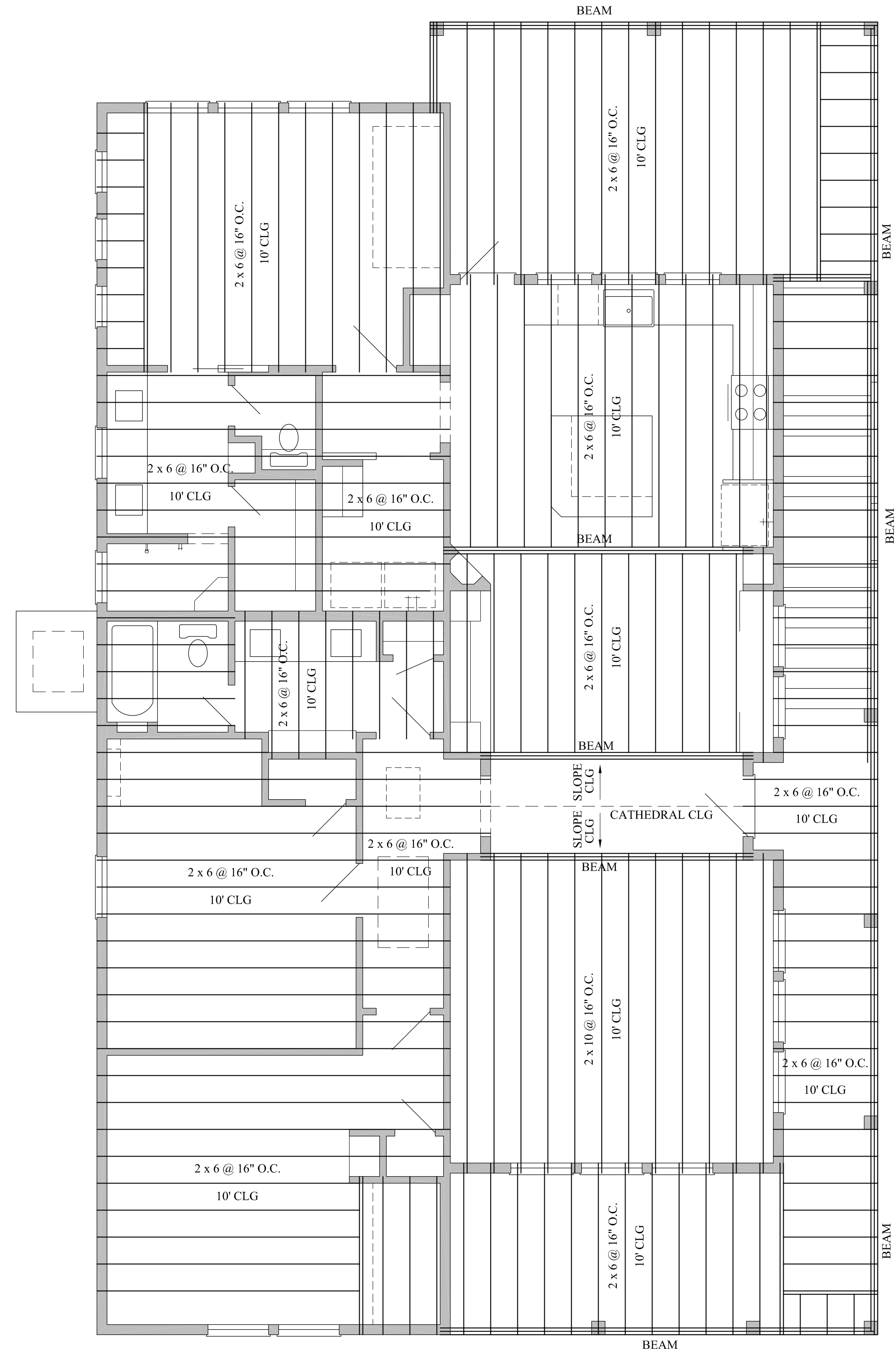
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**FLOOR JOIST  
STRINGER PLAN**

ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.  
CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER  
REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL  
FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, AND RAFTERS.



**CEILING JOIST  
MAIN LEVEL**

JOISTS AT 16" O.C.  
#2 GRADE SVP.  
HURRICANE STRAPS &  
CLIPS TO BE INSTALLED IN  
COMPLIANCE WITH LOCAL  
CODE.

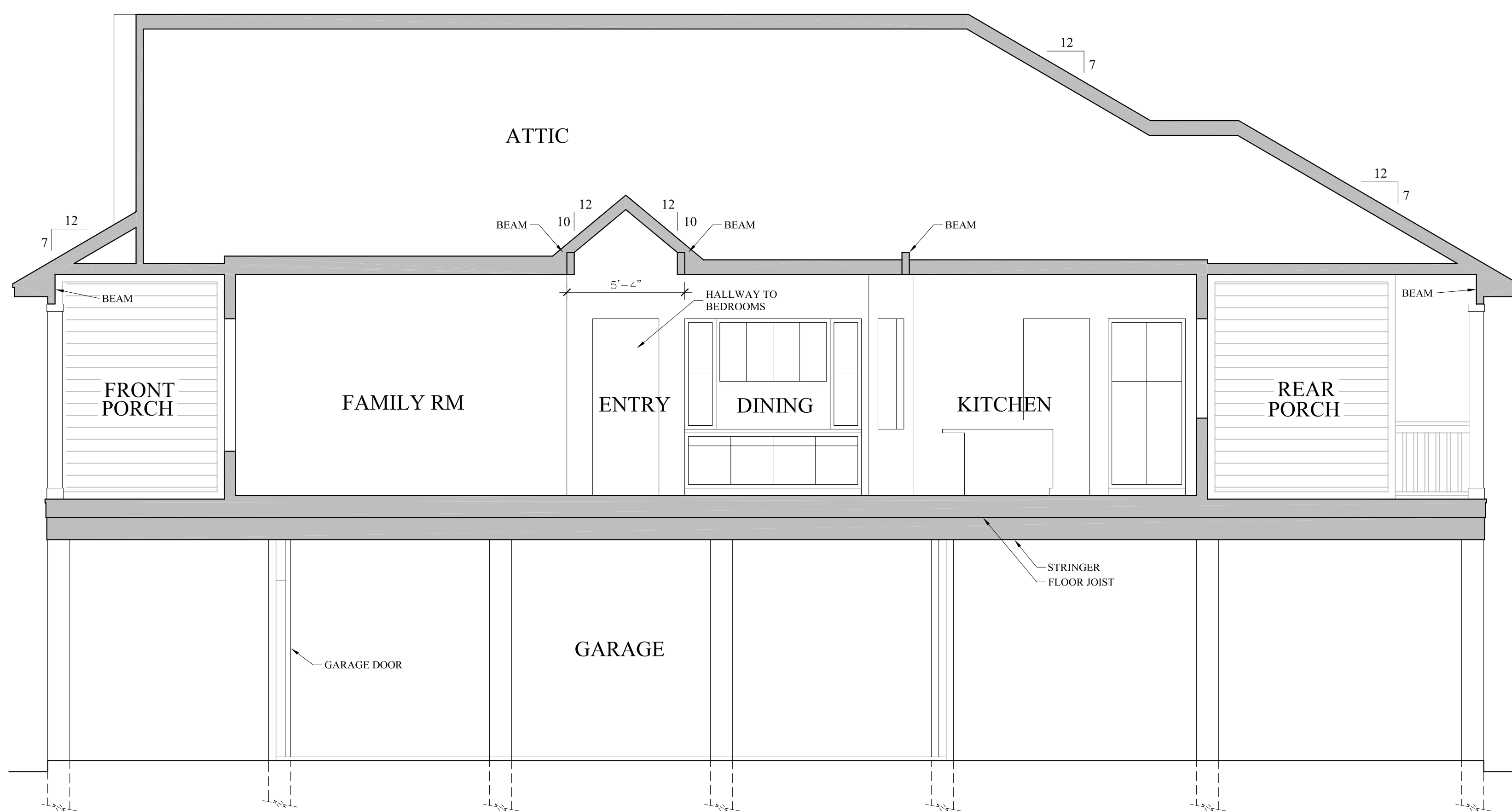
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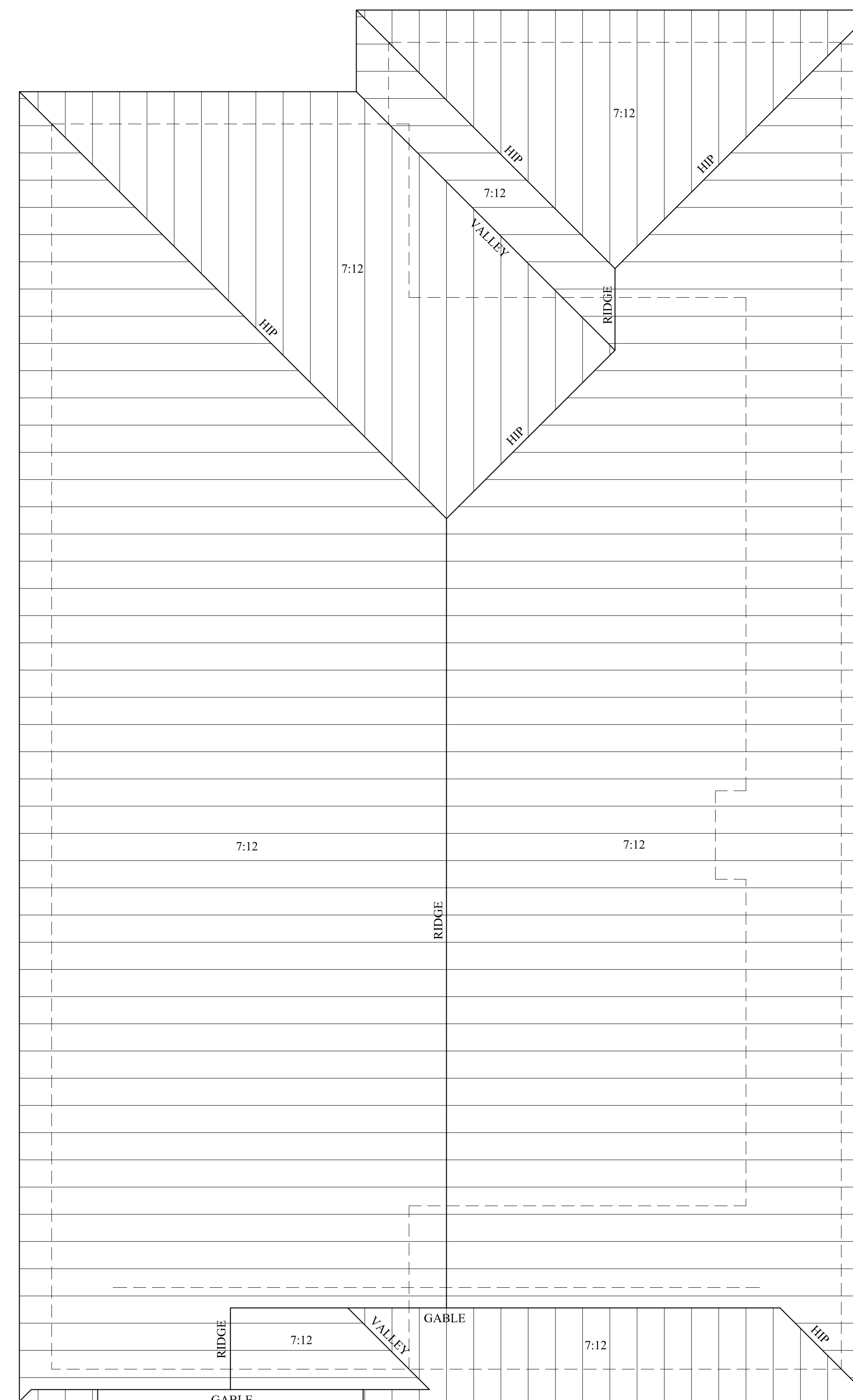
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SECTION "A"



RAFTER PLAN

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FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, AND RAFTERS.

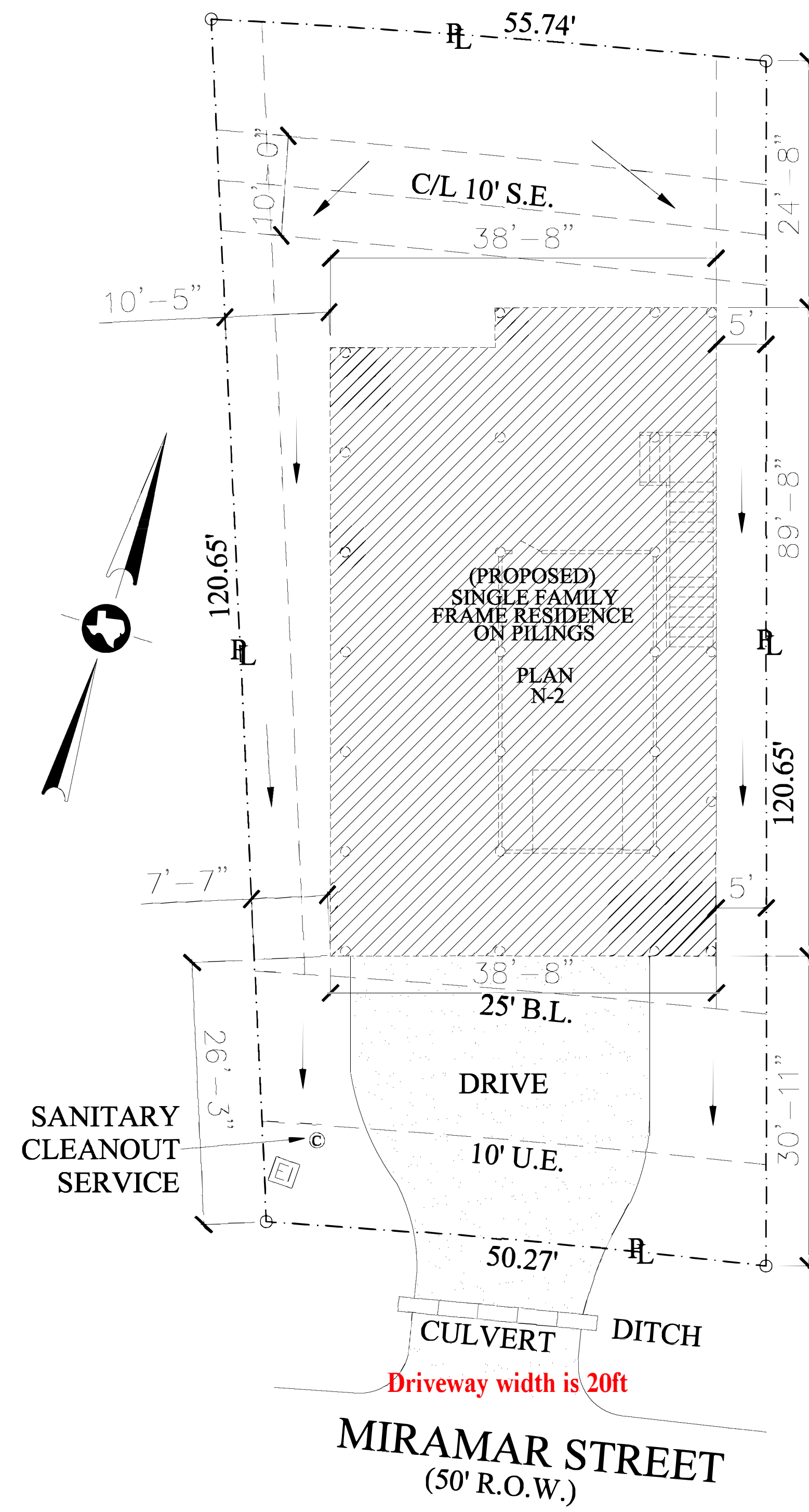
2x6 RAFTERS AT 16" O.C.  
#2 GRADE SYP.

STRUTS, COLLAR TIES,  
PURLINS, AND STRONG  
BACKS TO BE INSTALLED  
IN COMPLIANCE WITH  
LOCAL CODE.

HURRICANE STRAPS &  
CLIPS TO BE INSTALLED IN  
COMPLIANCE WITH LOCAL  
CODE.

# HOUSE LOCATION PLAN


SCALE: 1" = 10'-0"



## THE PARK AT TERRAMAR GALVESTON, TEXAS LOT: 58

- \* BUILDER TO VERIFY ALL EASEMENTS AND BUILDING LINES PRIOR TO CONSTRUCTION.
- \* FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANIATRY SEWER MANHOLE COVER.
- \* ALL DRAINAGE AND RUN-OFF TO BE DIRECTED TO THE NEAREST STREET AND NOT ONTO ADJACENT PROPERTIES.
- \* PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER PER CODE.  
PLUMBER TO VERIFY THE LOCATION OF WATER METERS AND TO CONTACT LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES PER CODE.

NOTE:  
NO FILL SHALL BE BROUGHT TO THE SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN. (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION.

 ELECTRICAL BOX

NOTE: DRAINAGE ARROWS INDICATED  
