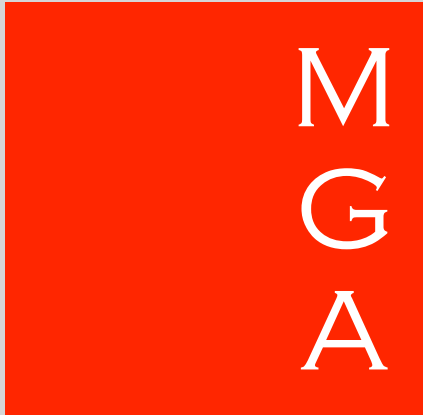


A New Residence

712 44th Street
Galveston, Texas 77550

Sheet Index

A000	Cover Sheet
A010	Site Information
A011	Site & Roof Plan, Survey
A100	Floor Plans
A200	Exterior Elevations
A300	Miscellaneous Details
A302	Finish, Door & Wdw. Schedule, Int. Elevations
M100	HVAC Plan
E100	Electrical Plan
P100	Plumbing Plan



MICHAEL GAERTNER ARCHITECTS
2413 MECHANIC ST. SUITE A GALVESTON TX 77550
409.762.0500 MGAIA.COM

Owner:

Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

(816) 489-2478

Surveyor:

Brene Addison
Tricon Land Surveying LLC
2011 59th Street
Galveston TX 77551

(409) 497-2772

Structural Engineer:

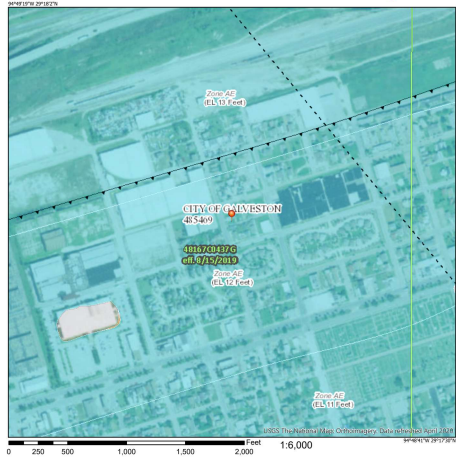
Kyle Hockersmith, P.E.
CES Civil + Structural
7224 Spanish Grant
Galveston TX 77554

(832) 377-1501

Date: September 30, 2020

Project Name: A New Residence
712 44th Street
Galveston, Texas 77550

National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR DETAILED COORDINATE AND MAP FOR FIRM FLOOD LAYERS

SPECIAL FLOOD HAZARD AREAS

- 1% Annual Flood Elevation (AFE)
- 500 Year Flood Elevation (500 YFE) or Depth (500 YFD)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 2% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (0.25 sq mi)
- Future Conditions, 2% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee, Sea Wall, etc.
- Area with Flood Risk due to Levee

OTHER AREAS OF FLOOD HAZARD

- Areas of Minimal Flood Hazard
- Effective Limits
- Area of Undetermined Flood Hazard

GENERAL

- Channel, Culvert, or Storm Sewer Structure
- 2% Annual Chance Flood Elevation
- Water Surface Elevation
- Special Flood Elevation
- Base Flood Elevation Line (BFE)
- Level of Study
- Jurisdiction Boundary
- Special Flood Hazard
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Panel 1 of 1

The pin placed on the map is an approximate panel selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The boundary shown complies with FEMA's boundary accuracy standards.

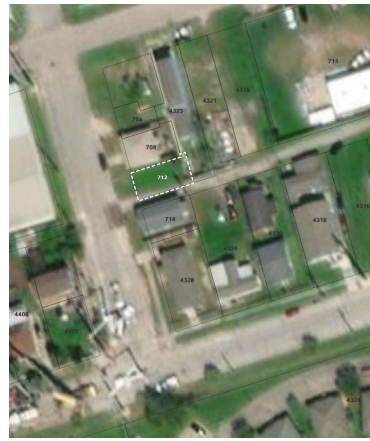
The flood hazard information is derived directly from the authoritative AFE, and services provided by FEMA. This map was updated on 09/15/2019 and does not reflect changes or amendments subsequent to this date and time. The AFE and other information may change or become superseded by new data over time.

This map results in the use of the best available data and does not warrant, represent, or guarantee any accuracy. FEMA does not warrant, represent, or guarantee any accuracy. FEMA does not warrant, represent, or guarantee any accuracy. FEMA does not warrant, represent, or guarantee any accuracy.

1 FIRMETTE
A010 Not to Scale



2 City of Galveston - Zoning District UN
A010 Not to Scale



3 Galveston CAD Aerial Imagery
A010 Not to Scale

General Notes

- All materials and workmanship shall conform to project documents, and all applicable requirements of the:
 - 2012 International Residential Code
 - 2012 Mechanical Code
 - 2012 International Fuel and Gas Code 2011
 - National Electrical Code, 2017
 - 2015 International Energy Code as adopted by the SECO
 - 2012 International Fire Code
 and all current code amendments, Local Ordinances, Codes and Requirements.
- The General Contractor must comply with the requirements of the City of Galveston and the Owner for the use of premises, access to the project site and trash removal.
- The General Contractor shall be solely responsible for coordinating the work of all trades, shall check all dimensions and coordinate the documents with conditions at the job site. Any discrepancies shall be reported to the Architect and shall be resolved before proceeding with the work.
- The documents indicate general and typical details of construction, similar details apply to similar conditions subject to review by the Architect / Engineer.
- The General Contractor shall be solely responsible for
 - Job site safety
 - Dimensions which must be confirmed and coordinated at the job site.
 - Fabrication processes and techniques of construction.
 - Coordinating the work of all other trades.
 - The satisfactory performance of the subcontractors.
- All wood in contact with concrete, masonry or exposed to weather shall be preservative treated lumber and fastened only with approved corrosion resistant fasteners.
- All perimeter, load bearing and exterior walls and walls common to unheated spaces shall be 2x6 studs @ 16" O.C. unless noted otherwise (U.N.O).
- All window and doors, electrical, insulation, plumbing fixtures and other energy related items shall meet 2015 International Energy Code requirements.
- Provide backflow preventer as required.
- Waterlines running through unconditioned spaces shall be insulated.
- Heating / cooling design and duct diagrams or drawings shall be provided by heating / cooling contractor, Min. 16 SEER.
- The Owner or General Contractor is required to retain a structural engineer to perform load calculations, verify design, perform inspections and file reports, forms and certifications as required to comply with the Windstorm requirements of the Texas Department of Insurance.
- In the event of conflicts between the structural drawings and the architectural drawings, the structural drawings shall take precedence. Any other conflicts shall be submitted to the Architect for resolution.
- All payments to the General Contractor shall be subject to 10% retainage to be maintained throughout the entire length of the project and for 36 days after the date of Substantial Completion.

Energy Code Compliance Notes:

- Thermal Insulation**
- Roof Insulation: Roof Rafters or Trusses with plywood deck, R38 minimum Insulation within roof cavity
 - Exterior Walls: 2 x 6 Exterior Walls R 19 insulation within wall cavity R 6.5 Continuous Exterior Insulation over exterior sheathing (1" nominal)
 - Floor Exposed to Exterior: R 19 insulation within floor cavity
 - Duct insulation shall be R-8 Minimum. Pipe insulation shall be R-8 Minimum.
- Roof Covering**
- Roof covering in Climate Zone 2 must comply with one of the following:
 - 3-Year Aged Solar Reflectance ≥ 0.55 and Thermal Emittance ≥ 0.75 ,
 - 3-Year Aged Solar Reflectance Index ≥ 64.0 ,
 - Initial Year Solar Reflectance ≥ 0.70 & Thermal Emittance ≥ 0.75 , or
 - Initial Year Solar Reflectance Index ≥ 82.0 .
- Doors & Windows**
- Doors: Glazed Entrance Doors: Double Glazed with low emissivity glass Tinted Solar Coating and Minimum: 0.40 U-Value 0.25 Solar Heat Gain Coefficient
 - Windows: Vinyl Framed Windows: Double Glazed with low emissivity glass Tinted Solar Coating and Minimum: 0.40 U-Value 0.25 Solar Heat Gain Coefficient
 - Factory-built windows and doors shall be labeled as meeting air leakage requirements. Windows rated in accordance with NFRC, with performance labels or certificates provided.
 - Air and Water Barrier: The building envelope shall contain a commercial grade continuous air barrier, installed according to manufacturer's written instructions, sealed in an approved manner and either constructed or tested in an approved manner. Apply to all walls and floors exposed to the exterior. Air barrier penetrations shall be sealed in an approved manner.
- Heating and Cooling System**
- Heating and Cooling Systems shall comply with the Municipal HVAC installation requirements and the State Energy Code.
 - Provide wind resistant hold down for mounted equipment.
 - Make Up Air: Energy Recovery Ventilator for temperature and humidity control
 - Blower door testing and sealing required.
 - Duct Blaster testing and sealing required.

Project Data

Project address:	712 44th Street Galveston, Texas 77550
Construction type:	VB
Occupancy classification:	R-3, Single Family Detached
FEMA:	August 15, 2019 FIRM: AE 12
Zoning:	UN (Urban Neighborhood)
Living Space:	865 s.f. (Above BFE & Conditioned)
Ground Floor:	855 s.f. (Storage, Parking and Stairs)
Porch Space:	140 s.f. (Above BFE, not enclosed)
TDLR EAB number:	Residential Projects do not require registration with TDLR



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September 7, 2020

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Project Number
020,712

Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION	No.	Date	Description

SHEET TITLE
Site Information

SHEET NO.
A 010

Survey of part of Lots One (1) and Two (2) in Block Three Hundred Forty-Three (343) in the City and County of Galveston, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

WINNIE STREET
Alleyway ID (70' R.D.V.)

44th STREET

BLOCK 343

Pt. Lots 1 and 2 George & Callery George 9520400 DRG02TX

Pt. Lots 1 and 2 Francisco & J. Smith 9564962 DRG02TX

Pt. Lot 1 Anthony Ray Munoz GOCFN 89946254 DRG02TX

Pt. Lots 1 and 2 Anthony Ray Munoz GOCFN 89946254 DRG02TX

Pt. Lots 1 and 2 Anthony Ray Munoz GOCFN 89946254 DRG02TX

Bl. 1/2 20' ALLEY (1,800 sq. ft.)

N. 1/2 20' ALLEY

S. 1/2 20' ALLEY

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brine Addison
Registered Professional Land Surveyor No. 6598

Elevations expressed hereon are based on NAVD 88 Datum.

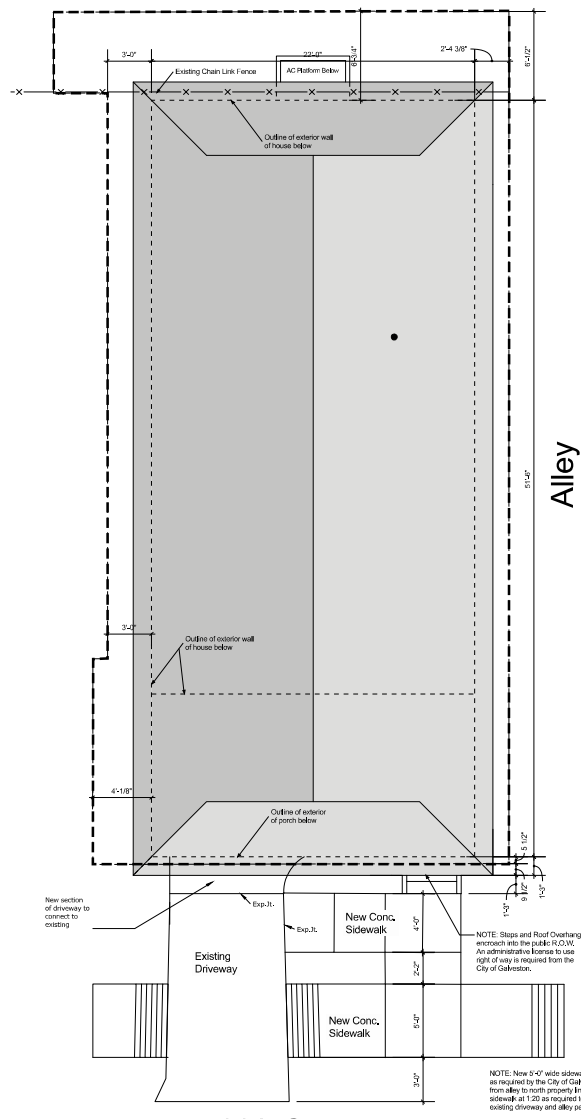
Legend:
 - Chain Link Fence
 - Wood Fence
 - Concrete
 - Asphalt
 - Pavement
 - New Section of Driveway to connect to existing

TRICON LAND SURVEYING, LLC
 1100 West Street, Suite 100
 Galveston, TX 77550
 Phone: 409-267-2772
 Fax: 409-267-2773
 Email: info@triconland.com

Survey Date: March 26, 2020
 Surveyed For: Leroy Grubbs

NOTES:
 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
 4) Bearings are based on the monumentation of 44th Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



1 Existing Survey
A011 1" = 0' - 20" = 0"

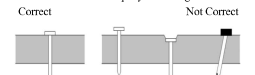


2 Site Plan / Roof Plan
A011 1/8" = 1' = 0"



Roof Notes

- Composition Shingle:** Owens Corning Duration fiberglass composition shingles, windstorm rated. Install over one layer of 30# rag or fiberglass reinforced felt. "Tech Shield" or "Kool-ply" at new roof decking. Comply with manufacturer's written installation instructions, Texas Dept. of Insurance Windstorm requirements and the instructions of the Structural Engineer.
- Shingle Nailing:** Nail shingles so that head of nail rests on top of top layer of shingles.
- Flashing:** Continuous 26 gauge stainless steel sheet metal. Secure with stainless steel fasteners.
- Vent Stack Locations:** Vent and waste stacks through roof shall extend min. 8" and shall be min. 25' clear of air intakes. Plumber to locate vent stacks away from street-side roof slopes, where possible. Paint to match roofing.
- Sheathing:** Minimum 19/32" or as indicated on the Structural Drawings.



Site Notes

- Site Inspection:** The General Contractor must inspect the site before beginning work and identify conflicts or inconsistencies between the contract documents and existing conditions.
- Temporary Facilities:** The General Contractor shall provide dumpster, portable toilet and other required facilities, temporary water and electricity for the duration of the construction.
- Trash Removal:** The General Contractor must comply with the rules of the City of Galveston regarding access to the project site and trash removal. General Contractor shall haul all unused excavated dirt, debris, vegetation, trash and unused materials from property. Coordinate with Owner reuse and relocation procedures.
- Stored Materials:** General Contractor shall provide a secure construction staging area for materials, tools and equipment used in the work.
- Site Grading:** Contractor shall uniformly grade the existing grade to slope away from the building. Minimum 2% slope.
- Landscape:** Contractor shall verify all utility locations, setbacks, building lines and easements. No construction except sidewalks, overhangs, decks, drives and fences in any easements, building lines or setbacks. Coordinate with electrical service provider. Verify location of incoming electrical.
- Landscaping:** Repair all damaged lawn area. Contractor is to loosen remaining soil, add 2" of topsoil, lightly fertilize with Triple 13, water soil and sod completely with palletes of St. Augustine grass.
- House Number:** Contractor shall provide 6" tall reflective address numbers on street side of house as required by Fire Department.

Attic Ventilation Calculation

Attic Ventilation in the amount of 1 s.f. per 150 s.f. of combined attic and eave space is required.

Total attic area = 1,255 s.f.
 Required ventilation area = attic area, 1,255 s.f. divided by 150 = 8.36 s.f. or 1,205 square inches.

Soffit Ventilation:
 There are 90 available linear feet of soffit for ventilation on the east, south and west walls. Using a continuous soffit vent with 9 square inches of open vent per linear foot, and providing 50% or 603 square inches is required at the soffit. 603 sq. in. divided by 9 sq. in. per linear foot = 67 linear feet. Provide 67 linear feet of soffit vent at the soffit.

Gable Vents:
 The bottoms of the gable vents are 4'-9" above the soffit.
 There are two triangular gable vents, each louver area is 8.9 square feet or 1,280 square inches total area for 640 square inches of free air space each. The total gable vent space is 1,280 square inches.

Total Attic Ventilation:
 603 sq. in. Soffit Ventilation
 1,280 sq. in. Gable Ventilation (more than 50% of required area)
 1,883 sq. in. of Attic Ventilation Provided
 1,205 sq. in. of Attic Ventilation Required
 Attic ventilation complies.

NOTE: The north wall is a required fire separation wall. The soffit is required to have a one hour finish rating. Do not place any soffit ventilation in the north soffit.



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September 7, 2020

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Project Number
020712

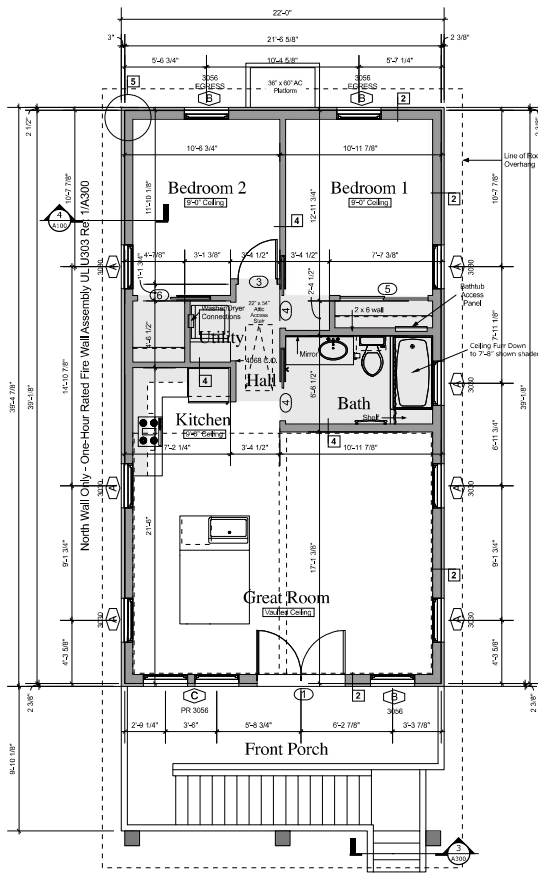
Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION No.	Date	Description

SHEET TITLE
Site & Roof Plan, Survey

SHEET NO.
A 011



1 First Floor Plan
A100 1/4" = 1' - 0"

NOTE: Frame First Floor before framing ground floor.

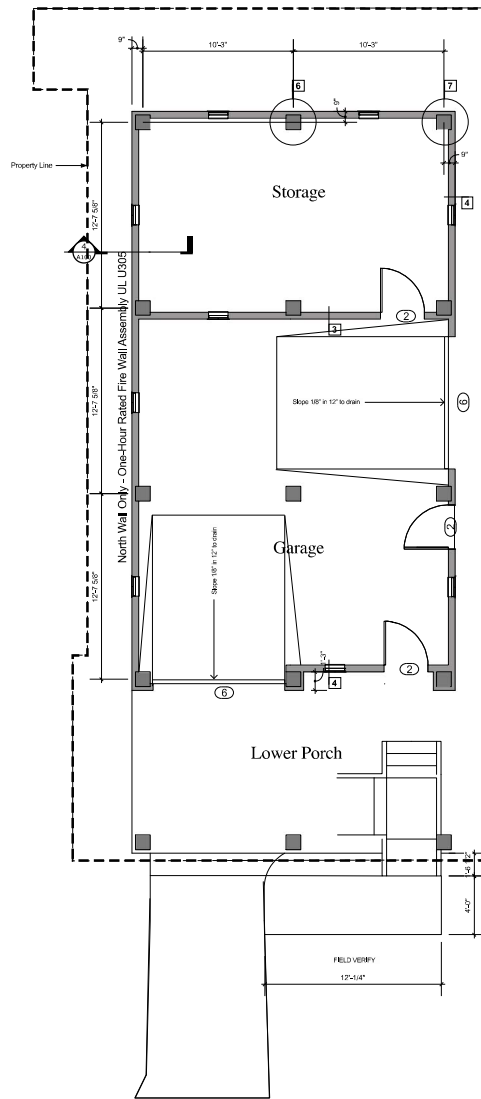
Ground floor on north side is a one hour rated assembly, and requires 5" fire rated Type "X" gyp. bd. on both sides of the wall.

On the exterior, use Georgia Pacific DenSic fiberglass mat sheathing for moisture resistance.

On the interior, use either Georgia Pacific ToughRock® Fireguard X8 MokGuard™ Gypsum Board or National Gypsum Gold Bond® XPS Gypsum Board (Type XP).

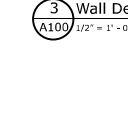
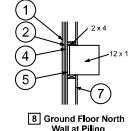
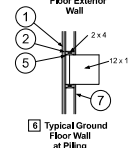
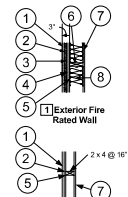
Align ground floor framing to align with first floor framing. Note that the 1" continuous foam insulation is not applied to the ground floor, unconditioned space, so the ground floor studs will NOT align with the upper first floor studs.

At the transition between first and second floor, at the level of the stringers, overlap the fire resistant sheathing by 10"-11". Use a 3/8" shim of noncombustible material (gyp. or fiber cement board) to keep the outer layer of gypsum sheathing in alignment.

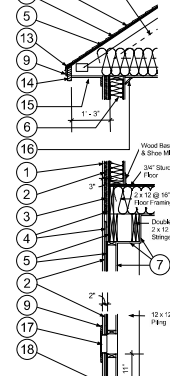
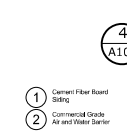
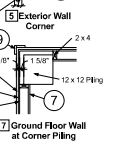
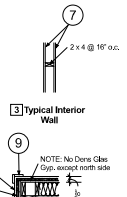
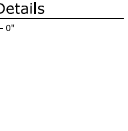
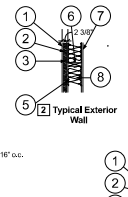


2 Ground Floor Plan
A100 1/4" = 1' - 0"

ALLEY



3 Wall Details
A100 1/2" = 1' - 0"



4 North Wall Section
A100 1/2" = 1' - 0"

- 1 Cement Fiber Board Siding
- 2 Commercial Grade Air and Water Barrier
- 3 1" Continuous Exterior Insulation
- 4 5/8" Type "X" DenSic Fiberglass Gyp Sheathing
- 5 1/2" OSB or Plywood Structural Sheathing
- 6 5/8" Type "XP" Gypsum Board
- 7 Insulation at Corner
- 8 1 x 4 Cement Fiber Board or PVC Corner Trim
- 9 Floor/Joist Composition Str Strs
- 10 One Layer 3/8" Flg Fall
- 11 2 x 4 Studs or 2 x 6 Commercial Framing
- 12 2x12 @ 16" oc. Floor Joist
- 13 2x6 Studs or 2x8 Studs
- 14 2 x 6 Cement Fiber Board or PVC Trim
- 15 1 Layer 5/8" GP FireGuard Type "1" 5/8" Back Gyp. Bd.
- 16 3 x 12 Green Milling
- 17 Super Vent Floor Raked Vent
- 18 S.S. Throughwall Hailing

Floor Plan Notes:

- Unfinished Concrete:** Apply hardener and sealer at all concrete floors to be left exposed. Unless otherwise indicated, light broom finish on all walkable concrete flatwork.
- Framing Materials:** All structural lumber shall be #2 Kiln Dried Southern Yellow Pine, Fir, or better, with a moisture content not exceeding 19%. Structural materials shall bear the stamp of an approved wood grading agency or bureau (for example: Southern Pine Inspection Bureau (SPIB) or Western Wood Products Association (WWPA))
- Treated Wood:** For all exterior wood, protection from decay shall be provided by the use of wood that is preservative treated in accordance with AWPA U1 for the species, product, preservative, and end use. Preservatives shall be listed in Section 4 of AWPA U1. Preservative treated wood shall be used in the following locations:
- When wood joist or structural floors without joists are located closer than 18 inches, or wood girders are located closer than 12 inches to exposed ground in cross-spaces or unexcavated areas.
 - All wood-framing members that rest on concrete or masonry exterior foundation walls and are less than eight inches from exposed ground.
 - Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground.
 - The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch on the top, sides, and ends.
 - Wood siding, sheathing, and wall framing on the exterior of a building having a clearance of less than six inches from the ground.
 - Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slab.



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September 7, 2020

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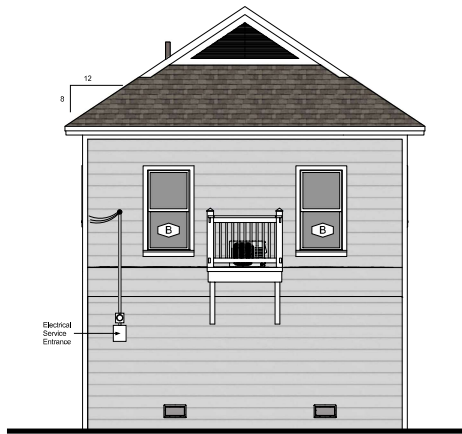
Project Number
020.712
Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION	No.	Date	Description

SHEET TITLE
Floor Plans

SHEET NO.
A 100

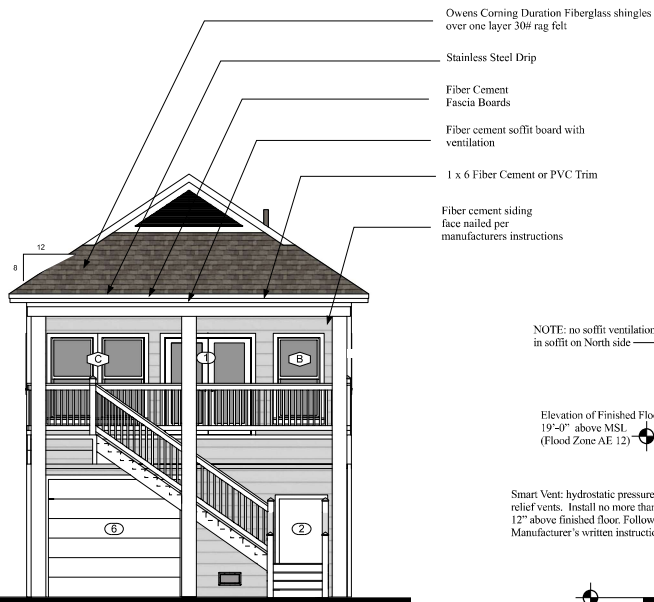


1 Front (West) Elevation
A201 1/4" = 1' - 0"

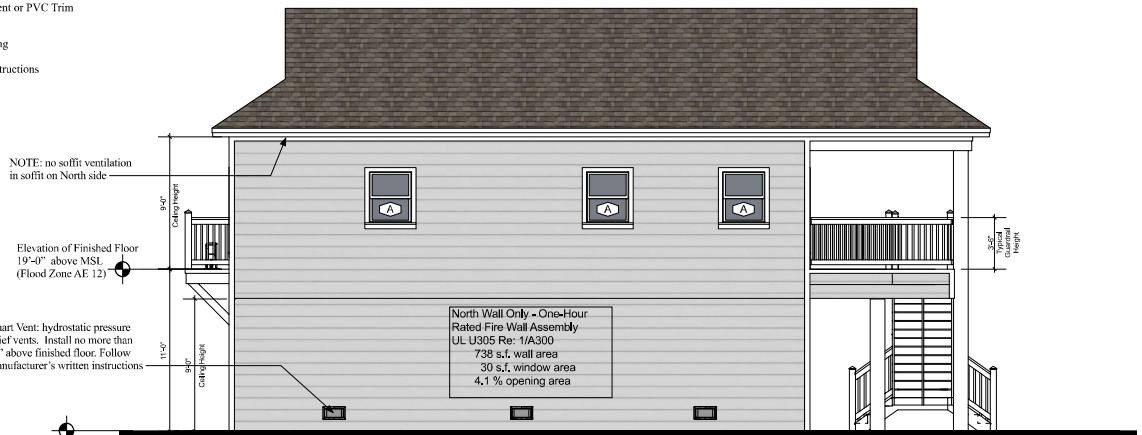


1 South Elevation
A201 1/4" = 1' - 0"

NOTE: All wood elements exposed to weather to be preservative treated including deck stringers, framing, eekings, AC platform, trunks, risers, trim, balustrades, posts, joists, flooring, etc.



1 Rear Elevation
A201 1/4" = 1' - 0"



1 North Elevation
A201 1/4" = 1' - 0"

(7.34' MSL Highest Adjacent Natural Grade)



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September 7, 2020

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Project Number
020.712
Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION	No.	Date	Description

SHEET TITLE
Exterior Elevations

SHEET NO.
A 200



BXUV.U305 -

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U305

February 04, 2020

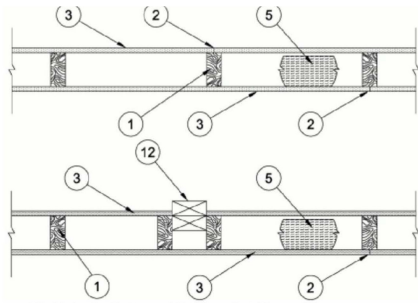
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

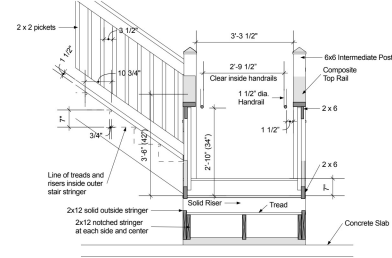
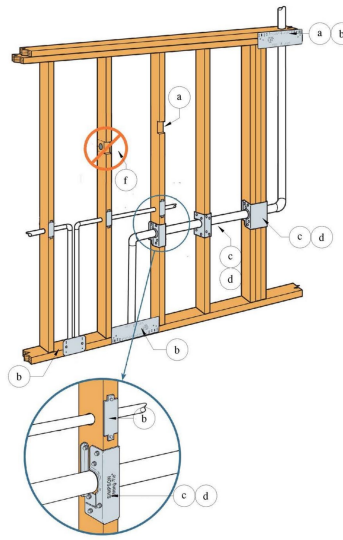
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



- 1 Wood Studs — Nominal 2 by 4 in. spaced 16 in. OC max., effectively firestopped.
- 2 Joints and Nail-Heads — Joints covered with joint compound and paper tape.
- 3 Gypsum Board — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically.
- 4 Batts and Blankets — (Optional) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities.
- 5 Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together.

NOTE: Refer to UL Product Page BXUV.U305 for latest updates and a complete listing of approved manufacturers, options and requirements:

<https://iqlulprospector.com/en/profile?e=14888>



Section at Stair

Stair Notes:

1. All stairs to be wooden treads, risers, handrails and balusters 42" above finished floor (top of treads) to top of Guardrails, 34" min. above finished floor (top of treads) to top of Handrails.
2. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings.
3. Intermediate rails at guardrails on porches and stairs shall not allow passage of a 4" sphere.
4. Triangular openings formed by the stair riser, tread and bottom rail shall not allow passage of a 6" sphere.
5. All required handrails shall be continuous the full length of the flight, from a point directly above the top riser to a point directly above the lowest riser. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.
6. Handrails adjacent to a wall (or guard) shall have a space of not less than 1 - 1/2 inch between the wall and the handrail.

3 Stair Details
A300 1/2" = 1'-0"

Keynotes

Penetrations of wood framing require structural repair per code when:

- a 50% or more of the top plate is removed.
- b Piping within 1 1/2" of edge at top plate, bottom plate or stud.
- c 25% or more of stud is notched in a bearing wall or 40% or more is bored.
- d 40% or more of stud is notched in non-bearing wall or 60% or more is bored.
- e 40% - 60% of a double stud may be bored. No more than two successive double studs may be bored without repair.
- f Bores and notches shall not occur in the same cross section of stud.

Wood Framing Notes

1. All construction shall comply with Texas Dept. of Insurance (TDI) Windstorm requirements, and shall be designed and inspected by a Licensed Structural Engineer, retained by the Owner or the contractor.
2. The construction shall comply with the requirements of the City of Galveston. The engineer shall be approved to inspect and certify the construction as meeting the TDI requirements. The engineer shall perform all duties to obtain the completed WPI-8 certification forms issued by TDI. In addition, the construction shall comply with the Timber Construction Manual.
3. All metal accessories (plates, brackets, anchor bolts, straps, etc.) shall be hot dipped galvanized. All nails, screws and bolts to be stainless steel, brass or other corrosion resistant materials approved in writing by the structural engineer.
4. All structural lumber shall be min. #1 kiln dried southern yellow pine or fir with a moisture content not exceeding 19%. All wood in contact with concrete and exposed exterior wood to be pressure treated for decay/insect resistance.
5. Bolt holes through wood shall be drilled no more than 1/16" larger than the diameter of the bolt to be installed. All bolts shall be fitted with standard washers. Use 2" dia. washers. All bolts, washers and nuts to be stainless or hot dipped galvanized.
6. Set bottom plate at perimeter of house in bed of sealant, each floor.
7. Sheathing shall be continuous 19/32" 5/8" c-c plywood at all exterior walls. Provide commercial grade "house wrap" air and water barrier under siding sheathing. All sheathing must be blocked and nailed at all joints per Windstorm requirements.
8. All framing connections to be connected according to the Windstorm Requirements using Simpson Connectors.
9. Simpson strong-tie no. ST 2215 or other metal strap anchors as approved in writing by the structural engineer, shall be used to secure all rafters, ceiling joists, floor joists and top and bottom plates in exterior stud walls, to provide a continuous tie from foundation across the roof framing to the opposite wall foundation. Install anchors per manufacturer's instructions. Floor joists shall be attached to floor beams, and band joists with Simpson strong-tie no. H2.5 or H3 or metal anchors as approved in writing by the structural engineer, at each joist / beam intersection. Use standard 'U' joint hangers at flush joist connections and 'beam' hangers at flush beam connections.
10. All wood wall studs shall be maximum 16" on center. Gypsum wallboard shall be screwed, or nailed with parkerhead nails, to all studs and top and bottom plates, with maximum nail spacing of 7".
11. Joists or rafters shall have one row of solid blocking / bridging for every seven feet of span at rafters, use blocking one size smaller installed at bottom of rafter to ensure positive venting. Stud walls shall have horizontal blocking at 4'-0" O.C. vertically. Additional blocking to be added at all plywood decking joints per Windstorm code and as required for draft stop / firestop. Trusses may be used for roof/ceiling framing; trusses and bracing shall be designed by a structural engineer registered in the state of Texas and shall comply with the Windstorm Construction Requirements. Install trusses according to manufacturer's written instructions.
12. Double joists and columns shall be nailed together with: one 12D nail at 12" on center for 2x4's two 12D nails at 12" on center for 2x6's three 12D nails at 12" on center for 2x8's and 2x10's four 12D nails at 12" on center for 2x12's All headers above exterior doors, windows and other openings shall be (2) 2x12 with 1/2" plywood web. Interior opening headers shall be (7) 2x6's unless otherwise noted.



4 Air & Water Barrier at Windows
A300 Not to Scale



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Project Number
020.712

Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

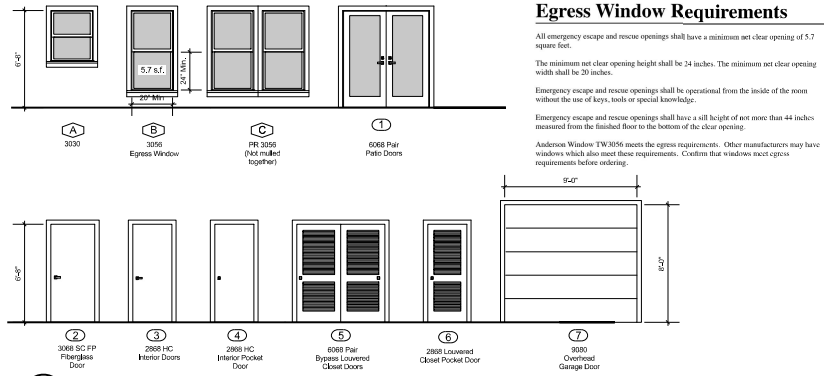
Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION No.	Date	Description

SHEET TITLE
Misc. Sections & Details

SHEET NO.
A 300

Room	Floor	Walls	Base	Ceiling	Trim	Notes
Great Room	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	3 1-2" Crown	Vaulted Ceiling
Kitchen/Dining	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	3 1-2" Crown	
Hallway	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	3 1-2" Crown	Ceiling Furr Down to 7'-8"
Bedroom 1	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	3 1-2" Crown	
Bedroom 2	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	3 1-2" Crown	
Bathroom	Ceramic Tile	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	(None)	Ceiling Furr Down to 7'-8"
Closets (Typical)	Vinyl	1/2" Gyp Bd.	5" wood or MDF	5/8" Gyp Bd.	(None)	Ceiling Furr Down to 7'-8"
Ground Floor Garage	Exposed Concrete	1/2" Gyp Bd.	(None)	5/8" Gyp Bd.	(None)	
Ground Floor Storage	Exposed Concrete	1/2" Gyp Bd.	(None)	5/8" Gyp Bd.	(None)	



Egress Window Requirements

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.

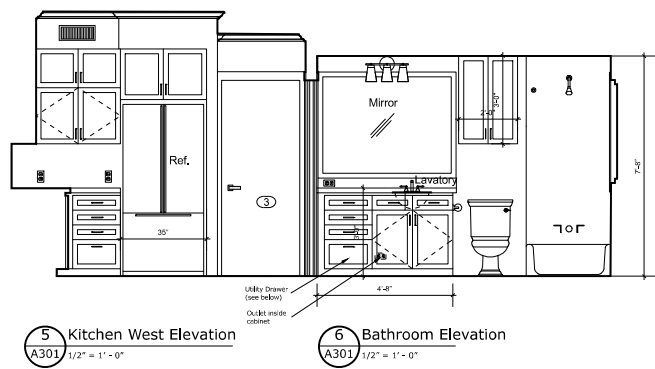
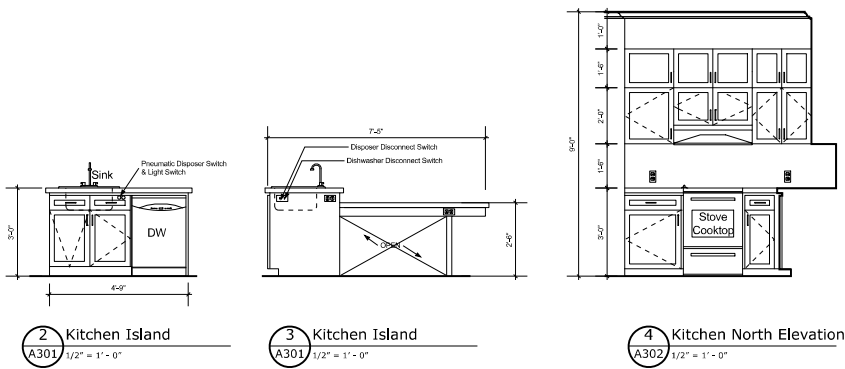
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Emergency escape and rescue openings shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening.

Audience Window TW-3056 meets the egress requirements. Other manufacturers may have windows which also meet these requirements. Confirm that windows meet egress requirements before ordering.

1 Window and Door Schedule

A301 1/2" = 1' - 0"



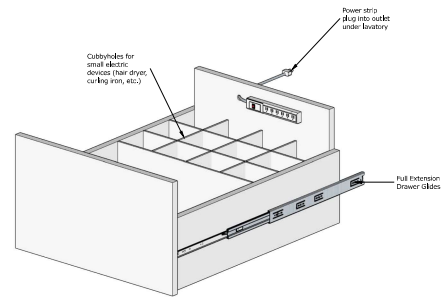
2 Kitchen Island
A301 1/2" = 1' - 0"

3 Kitchen Island
A301 1/2" = 1' - 0"

4 Kitchen North Elevation
A302 1/2" = 1' - 0"

5 Kitchen West Elevation
A301 1/2" = 1' - 0"

6 Bathroom Elevation
A301 1/2" = 1' - 0"



7 Bathroom Appliance Drawer
A301 1/2" = 1' - 0"

Painting Notes:

- All surfaces exposed to view are to be finished whether or not scheduled. All exposed wood or fiber cement board exterior surfaces to be painted or stained - If painted: two-color scheme: one trim color and one field color. All colors to be selected by Architect.
- From porch and any exposed wooden handrails and stair treads shall be weather sealed with a water repellent "Thompson's clear water-sealer" or approved equal.
- All surfaces for painting to be clean and free of surface defects and ready for painting.
- Drywall: All interior drywall at walls and ceiling to be 5/8" high performance 'XP' or equal, taped, floated and sanded to a smooth finish. Prep walls for "smooth, orange peel" finish to be painted. All interior walls and trim to be painted.
- All millwork, trim, windows and doors to be painted. Interior coatings may be applied by brush, roller, or spray rig method according to manufacturer's specifications. All paint and stain colors to be as selected by Architect.

EXTERIOR PAINTS:
TRIM - Primer: Sherwin Williams - Luxon primer
Finish: Two coats Sherwin Williams resilience paint.
METAL - Primer: Sherwin Williams - Pro cryo primer
Finish: Sherwin Williams - Resilience (2 Coats)

INTERIOR PAINTS:
DRYWALL - Primer: Sherwin Williams - High build primer,
Finish: 2 coat Sherwin Williams - Cashmere paint
PAINTED WOODWORK - Primer: Sherwin Williams - Pro block latex,
Finish: 2 Coat Sherwin Williams - Pro classic Semi Gloss latex
CLEAR WOOD FINISH - Stain: 1 Coat Sherwin Williams - Sherwood stain
Finish: 2 Coat Sherwin Williams - Lacquer, sand lightly between coats



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September 7, 2020

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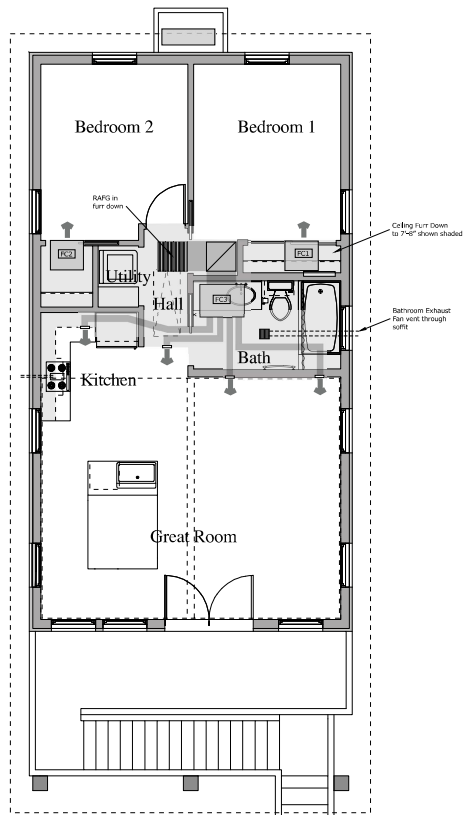
Project Number
020.712
Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION		
No.	Date	Description

SHEET TITLE
Finish, Door & Wdw. Schedules, Interior Elevations

SHEET NO.
A 301



1 HVAC Floor Plan
M100 1/4" = 1' - 0"



HVAC Notes

The system of multi-port inverter technology "mini-split" system, three interior zones and single outside condensing unit. Provide complete system with control interface and all related mounting equipment, refrigerant lines, drain pans and drain lines, ductwork, grilles and registers. System shall be designed by the mechanical contractor and submitted to the architect for approval.

Four zones: two bedroom zones and great room zone. All inside units concealed in furr downs in this area (shaded area on plan), all HVAC equipment within insulated envelope. Fourth zone is future for storage area.

All equipment shall be installed in compliance with the manufacturer's written installation instructions. Provide seven year manufacturer's parts and labor warranty on condensing units including compressor and coil.

Approved equipment manufacturers are Daikin, Mitsubishi, Fujitsu and others as approved in writing by the architect prior to submittal of bid. If offered or available from the manufacturer, provide sea coast protection for outside coils, A/C equipment (e.g. galvanized and painted enclosure).

Manufacturer's proprietary thermostatic / remote control system.

Minimize vibration: at ducted units, mount canvas ducts to the air outlets and inlets to ensure that the vibration of the indoor units will not be transmitted to the ducts or ceiling. Attach sound absorbing material (thermal insulation material) to the duct inner walls and anti-vibration rubber to the suspension bolts.

Minimum 16 SEER.
Minimum R-8 duct insulation.
Provide access and inspection panels as described in the manufacturer's installation instructions.

Route make up air from soffit through return for treatment for temperature and humidity control.

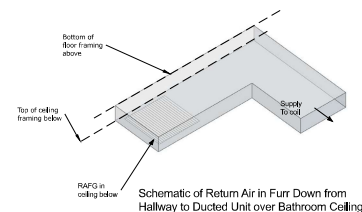
Diffusers shall be surface mounted aluminum, moveable blade with variable damper.

Equipment shall be installed in accordance with the manufacturer's written installation instructions and the City of Galveston Codes and Ordinances (building code).

Manufacturer's Written Installation Instructions shall be available on the job site at the time of inspection. Exterior mounted equipment mounting must comply with local and state (Texas Dept. of Insurance) windstorm resistant construction requirements. Condensing unit to be mounted at finish floor elevation to meet floodplain requirements.

Exhaust fans in Bathrooms (shown on electrical plan) switched separately with remote in line fans for ultra quiet operation. Separate heat lamp module. Fans on timer switch. Vent each exhaust directly and separately to exterior, through soffit wherever possible.

Blower Door, Duct Blaster testing and sealing are required by state and local regulations.



2 Return Air Schematic
M100 Not to Scale



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Leroy Grubbs
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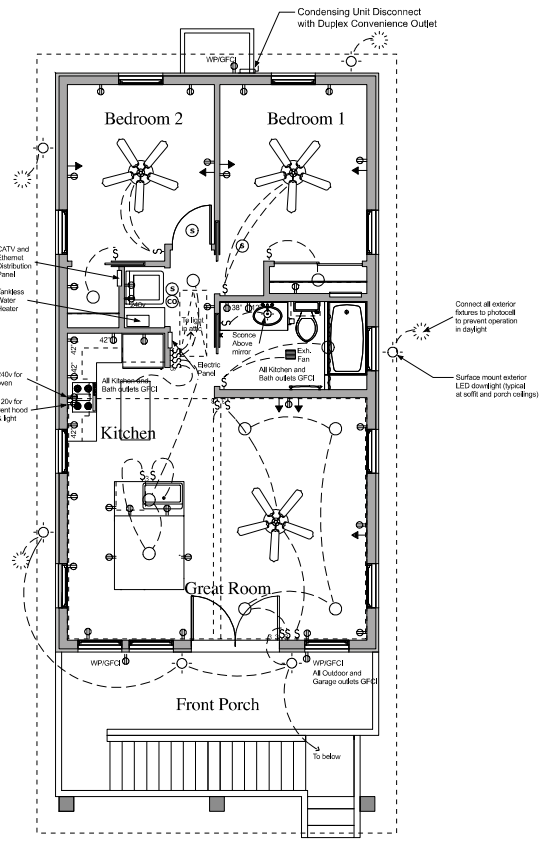
REVISION	No.	Date	Description

SHEET TITLE
HVAC Plan

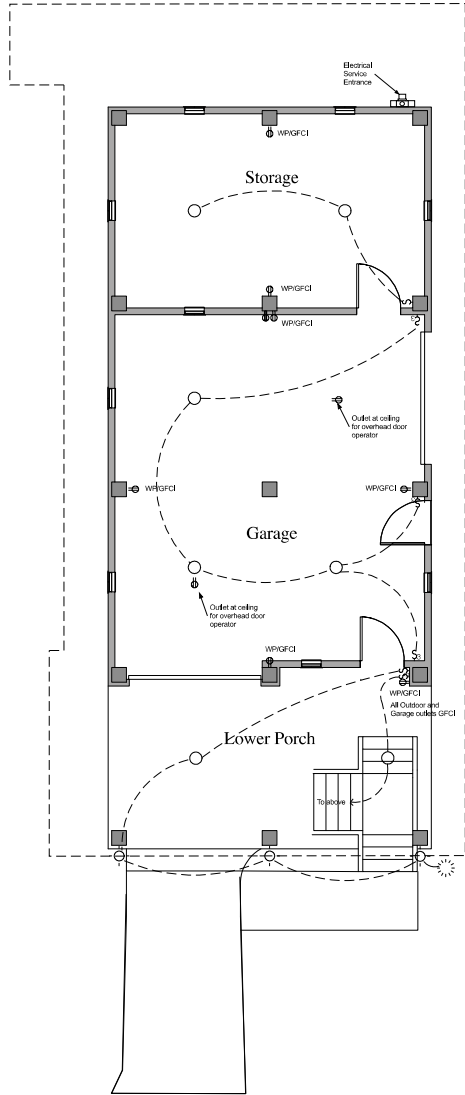
SHEET NO.
M 100

- Light Fixture Selected by Owner (Allowance) ○
- Light Fixture Selected by Owner (Allowance) ○
- Duplex Convenience Outlet ○
- 240v Outlet ○
- Bathroom Exhaust Fan □
- Air Conditioner Condensing Unit Disconnect □
- Smoke Detector ○
- Carbon Monoxide Detector ○
- Connect to Photocell / Timer ○
- CATV / Ethernet ◀
- Fan / Light Fixture Selected by Owner (Allowance) ○

3 Electrical Legend
E100 1/4" = 1' - 0"



1 Electrical First Floor Plan
E100 1/4" = 1' - 0"



2 Electrical Second Floor Plan
E100 1/4" = 1' - 0"

Electrical Notes

Load Calculations: Electrical contractor to verify all electrical load requirements and design panel board as required. Minimum 100 amp service, larger if connected load indicates. Provide 4 sets of panel schedules and single line diagrams, product date/fixture schedule submittals for Architect's review prior to installation.

Switches and receptacles: Leviton-Decora, commercial grade, white (or equal approved in writing by the Architect). All fixtures furnished and installed by electrical contractor.

Install no more than 6 duplex convenience outlets per circuit. All electrical outlets shall be at 15" AFF unless noted otherwise. Tamper resistant outlets as required by NEC. AFCI protection at all new outlets, except GFCI in wet areas (kitchen, bath, garage and outdoors) as required by NEC. Outdoor outlets require weatherproof enclosure.

Light Fixtures: Selected by Owner, \$1,500 allowance for fixtures, labor to be provided in base bid. All lamps shall be LED, furnished and installed by the electrician.

Exterior light fixtures controlled by switch and photocell / timer to turn on at dusk and off at preset time (to prevent daytime operation of lights per IECC).

Security: Centrally monitored wireless security system vendor selected by Owner. System furnished and installed by vendor, paid directly by Owner. Contractor to coordinate installation by verifying stage of completion required for installation, scheduling for installation 15 - 30 days before required for rough-in and again for trim-out and notifying Owner when project is ready for installation.

Cable TV and computer wiring with CAT 5e cabling to each drop location. Label each jack with a number and name for each connection (e.g. "ITV" for drop one Cable, "IE" for drop one Ethernet). Label each corresponding wire at the central distribution panel.

Conveniently locate Cable TV and Ethernet connections at central distribution panel in Hall Closet, with back board, power strip, and patch panel for Ethernet and Cable TV distribution.

Electrician to provide 1 - CAT 5e and 1 - RG-6 wire to each outlet shown on drawings. All locations to be "home run". Mark each set of wires at each end showing location served. Terminate with appropriate connector jack outlet. At data panel, install patch panel for CAT 5e.

Provide lights, outlets and switches at ground floor as shown on ground floor plan. Put all ground floor electrical on separate breakers for disconnection in case of flooding. Install all outlets and switches on ground floor above base flood elevation - minimum 48" above finished floor. Attach all ground floor electrical switches and outlets to pilings, not walls.

Provide 240v electrical for tankless water heater, stove/cooktop, AC condensing unit, dryer outlet, and utility outlet (for car charger or shop equipment) in garage. Provide 120v electrical and switches for concealed fan coils above bedroom closets and bathroom.

All Exterior Surface Mount Soffit and Ceiling Light Fixtures to be Progress P8108-28-30K; surface mount, for wet locations and fire rated applications. Snap-in installation, requires a minimum 2" deep, 4" L-Box aluminum construction with powder coat paint finish comparable to 65W incandescent lamp

Smoke and CO Detectors

Fire Detection and Alarm: Smoke and heat detection and alarm system with battery power installed complete.

NOTE: Smoke Detectors must be installed at least 36" from tip of ceiling fan blade or according to manufacturer's written instructions.

Carbon Monoxide Alarms: Approved carbon monoxide alarms shall be installed. Single station carbon monoxide alarms shall be installed in accordance with the manufacturer's written installation instructions.

M
G
A

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September 7, 2020

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Project Number
020,712

Project Name
A New Residence
712 44th Street
Galveston, Texas 77550

Owner
Leroy Grubbs
9532 Windswept Lane
Houston, Texas 77063

REVISION	No.	Date	Description

SHEET TITLE
Electrical Plans

SHEET NO.
E 100

Plumbing Notes

The plumbing contractor shall be a licensed master plumber with minimum 10 years experience.

Plumbing contractor to coordinate fixture connections with all other trades and suppliers. Extend piping from existing location to new connections.

Make final connections, furnishing all cut-off valves, P-raps, P.R.V.'s and piping as required. Install shock absorbers (water hammer arrestors) in water supply lines, as required.

Plumbing contractor to furnish and install all fixtures and trim. Fixtures to be "Ioro", "American Standard", "Kohler", "Eljer" or equal. Plumbing trim to be "Delta, Price Pfister, Moen, Kohler" or equal with single levers at lavatories, sinks, and tubs.

New vent and waste stacks through roof shall extend min. 8" and shall be min. 5' clear of air intakes. Plumber to locate vent stacks away from street-side roof slopes, where possible. Paint to match roofing.

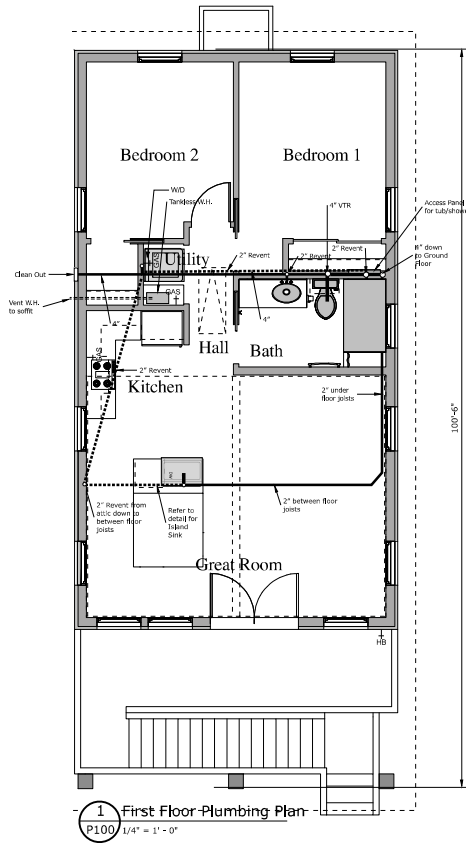
All plumbing piping to be:
Cold water - 3/4" copper or CPVC (min., insulated in unconditioned spaces)
Hot water - 3/4" copper or CPVC (min., insulated completely)
Drain, waste, vent stacks - Schedule 40 PVC, sized as required by code.

The contractor shall furnish and install UL Instantaneous Water Heater, 5 GPM at 63° F rise. Provide a temperature and pressure relief valve at heater, sized as required to meet ASME code for discharge capacity. Water heater shall have a standard six-year warranty. Vent and makeup air through soffit.

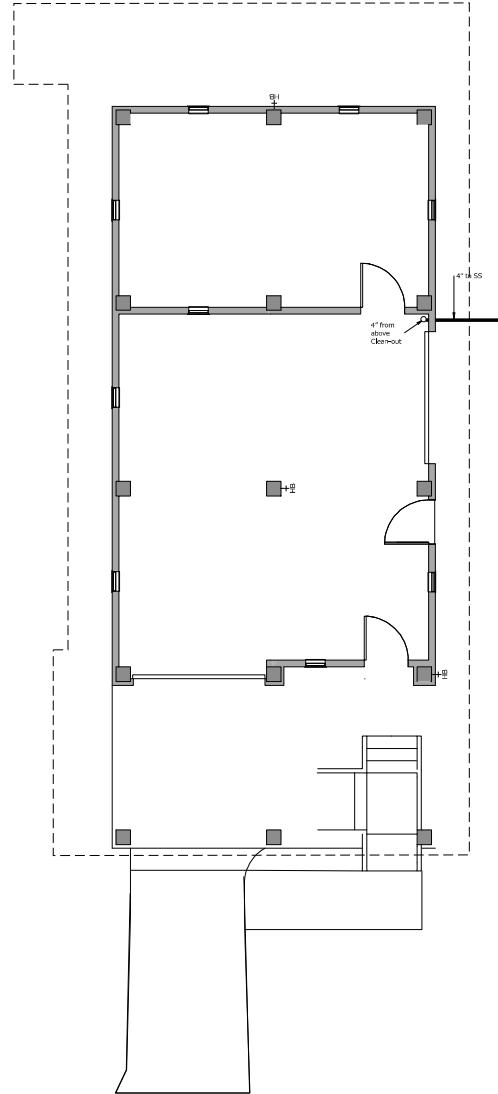
Attach all ground floor plumbing to pilings, not walls.

Provide hose bibbs at upper and lower porches, east wall and inside garage.

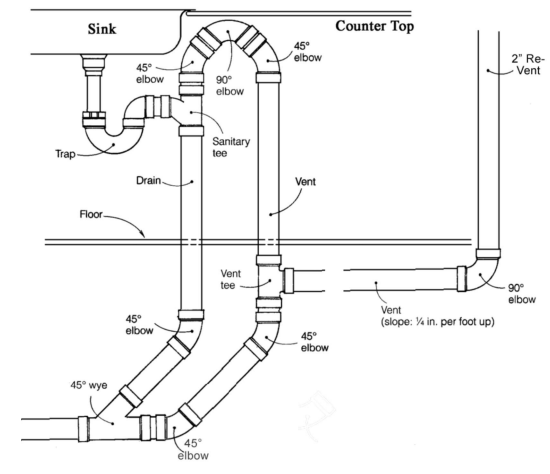
Provide natural gas piping for stove/cooktop, dryer and tankless water heater. Vent tankless water heater to attic and then horizontally through soffit.



1 First Floor Plumbing Plan
 P100 1/4" = 1' - 0"



2 Ground Floor Plumbing Plan
 P100 1/4" = 1' - 0"



3 Island Vent Detail
 P100 1/4" = 1' - 0"



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 Project Name
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 712 44th Street
 Galveston, Texas 77550

Owner
Leroy Grubbs
 9532 Windswept Lane
 Houston, Texas 77063

REVISION No.	Date	Description

SHHEET TITLE
Plumbing Plan

SHHEET NO.
P 100