

INSPECTIONS SHEET

CONTRACTOR SHALL NOTIFY COASTAL ENGINEERING SOLUTIONS, INC. FOR ALL INSPECTIONS NOTED ON THIS SHEET A MINIMUM OF 24 HOURS IN ADVANCE. THE CONSTRUCTION SET OF DRAWINGS SHALL BE KEPT ON THE JOBSITE AT ALL TIMES. ADDITIONAL CHARGES MAY OCCUR IF DRAWINGS ARE NOT ONSITE

RECEIPTS FOR ALL MATERIALS (DOORS, WINDOWS, CLIPS, STRAPS, NAILS, ROOFING MATERIALS, ETCETERA) SHALL BE PROVIDED TO COASTAL ENGINEERING SOLUTIONS PRIOR TO CERTIFICATION.

COASTAL ENGINEERING SOLUTIONS MUST BE CALLED FOR EACH INSPECTION AND HAVE THE INSPECTORS SIGNATURE AND DATE OF INSPECTION ON THIS SHEET IN ORDER FOR A WPI-8 CERTIFICATE TO BE ISSUED. THIS CONSTRUCTION SET MUST BE ONSITE IN ORDER TO CONDUCT ALL INSPECTIONS. ADDITIONAL CHARGES MAY OCCUR IN CONSTRUCTION SET IS NOT ONSITE DURING TIME OF INSPECTION.

ATTENTION OWNER/CONTRACTOR

ALL INSULATION, DOORS, WINDOWS FOR ENERGY PURPOSES SHALL BE INSPECTED BY OTHERS THAT ARE LICENSED AND APPROVED TO CONDUCT THIS TYPE OF WORK IN THE STATE OF TEXAS. IT IS UP TO THE HOMEOWNER/CONTRACTOR TO SUPPLY BLOWER DOOR TESTS, DUCT BLASTER TESTS, AND OTHER TESTS/CERTIFICATIONS TO THE LOCAL MUNICIPALITY IS REQUIRED BY THE BUILDING OFFICIAL.

OWNER/CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EXTERIOR COMPONENTS AND CLADDING PER TDI INSTALLATION INSTRUCTIONS FOR THE APPROPRIATE WIND PRESSURES STATED IN THE SET OF ENGINEERING DRAWINGS.

FIND ALL TDI INSTALLATION INSTRUCTIONS AT THE WEBSITE BELOW:

<http://www.tdi.texas.gov/wind/prod/index.html>

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INSPECTIONS

PILING INSTALLATION

FRAMING, CLIPS, AND STRAPS

SHEATHING & DECKING

DOORS & WINDOWS

(OWNER/CONTRACTOR TO SUPPLY CES WITH ALL WINDOW/DOOR INFORMATION PRIOR TO INSPECTION)

SIDING

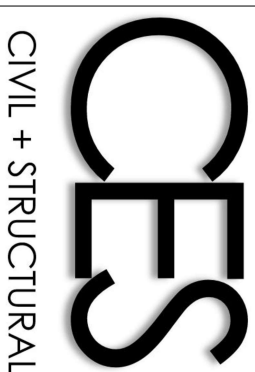
(OWNER/CONTRACTOR TO SUPPLY CES WITH ALL SIDING INFORMATION PRIOR TO INSPECTION)

INSPECTOR SIGNATURE & DATE

REFER TO SITE PLAN BY CES INC. FOR PILING DEPTH, FINISH GRADE, OTHER DETAILS. SITE PLAN BY CES INC. MUST ACCOMPANY THESE STRUCTURAL DRAWINGS FOR VALID PERMIT DRAWINGS.

ALL WORK SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE WINDSTORM CODES, LOCAL BUILDING CODES, & ORDINANCES

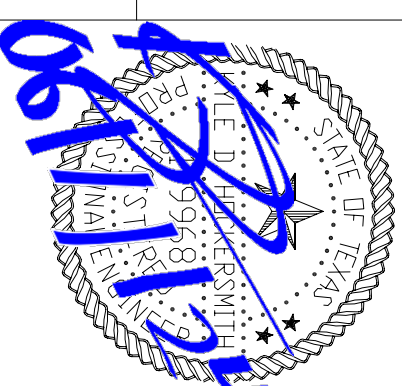
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 CIVIL STRUCTURAL ENGINEERING
 OFFICE: (832) 377-1501
 527 21ST STREET #46
 GALVESTON, TEXAS 77550
 EMAIL: CESINCTX@GMAIL.COM
 TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION
 2718 AVENUE L,
 GALVESTON, TX 77550

ENGINEER SEAL & SIGNATURE



SHEET NAME:
 INSPECTION SHEET

DATE: 06/11/2024

SHEET 1 OF 21

GENERAL STRUCTURAL NOTES:

DESIGN CONDITIONS:
 DEAD AND LIVE LOADS PER IRC 2021, ASCE7-16
 WIND CONDITION 150 MPH, 3 SECOND GUST (ULTIMATE)
 EXPOSURE D, RISK CATEGORY II
 DECK LIVE LOAD = 40 PSF, DL=20 PSF
 FLOOR LIVE LOAD=40 PSF, DL=20 PSF
 ROOF LIVE LOAD =20 PSF, DL=10 PSF
 CEILING LIVE LOAD (LIMITED STORAGE)=20 PSF
 CEILING DEAD LOAD = 10 PSF
 GUARDRAIL - 50 LB/FT, 200 LB PT LOAD
 STAIR TREAD DESIGN - LL=40 PSF DR
 LL=300 LB POINT LOAD ANYWHERE, DL=10 PSF

COASTAL ENGINEERING SOLUTIONS IS NOT RESPONSIBLE FOR ANY ELECTRICAL, PLUMBING, HVAC, COASTAL ENGINEERING SOLUTIONS IS ONLY RESPONSIBLE FOR THE STRUCTURAL ENGINEERING.

FRAMING LUMBER:
 #2 SYP DR BETTER, UND
 ALL TOP PLATE AND SILL PLATE TO BE SYP #1
 ALL SILL PLATES ARE TO BE TREATED
 ALL EXPOSED LUMBER SHALL BE TREATED
 ALL LUMBER IN DIRECT CONTACT WITH SALTWATER SHALL BE TREATED (2,5CCA)
 ALL LUMBER IN DIRECT CONTACT WITH THE GROUND SHALL BE TREATED (6CCA)
 ALL EXTERIOR STUDS TO BE DOUBLED FOR 1ST 4'-0" WITHIN ALL EXTERIOR CORNERS

ENGINEER NOTES OVERRIDE ARCHITECTURAL NOTES

COMPONENTS AND CLADDING PRESSURES:

WITHIN 4' DR CORNERS - 60 PSF
 OUTSIDE OF 4' FROM CORNERS - 50 PSF
 WINDOWS/DOORS WITH GLAZINGS SHALL BE IMPACT RESISTANT OR COVERED WITH AN APPROVED PRODUCT THAT MEETS THE WINDBORNE RESISTANCE CRITERIA.
 PLYWOOD COVERINGS CAN ONLY BE USED IN ACCORDANCE WITH 2006 TEXAS WIND PROVISIONS.

SIDING INSTALLED PER TDI INSTALLATION INSTRUCTIONS AS APPLICABLE
 BRICK TIES INSTALLED 16" O.C., 12" AROUND ALL OPENINGS AS APPLICABLE
 ALL EXPOSED FASTENERS AND WINDOWS/DOORS/SIDING/ROOF FASTENERS SHALL BE HDG DR SS.

SHEATHING REQUIREMENTS:
 FULLY WRAP HOUSE IN 5/8" PLYWOOD
 4"x8" NAILING, UND, 10D NAILS (131 DIA), BLOCKING REQUIRED
 ROOF DECKING SHALL BE 5/8" PLYWOOD
 4"x6" NAILING, 10D NAILS (131 DIA), BLOCKING NOT REQUIRED
 OVERHANGS
 3"x4" NAILING, 10D NAILS (131 DIA) BLOCKING REQUIRED

CLIPS AND STRAPS, UNLESS OTHERWISE NOTED:
 PART NUMBERS LISTED ARE SIMPSON BRAND
 LSTA 24 RIDGE STRAPS
 (1) H25A CLIPS FROM RAFTER TO TOP PLATE W/(3) 10D TDE NAILS (30d), THEN
 (1) H25A CLIP FROM TOP PLATE TO STUD W(3) 10D TDE NAILS (30d) OTHER FRAMING CONNECTORS AS SPECIFIED IN THE DWG SET
 ALL METAL FRAMING CONNECTORS IN CONTACT WITH TREATED LUMBER MUST BE "Z" TYPE.
 CONSULT MFR INSTRUCTIONS FOR NAIL SIZING. FILL ALL HOLES UND.

ROOFING MATERIALS:
 ROOFING SHINGLES SHALL BE USED WHICH ARE STATED BY THE MANUFACTURER AS BEING COMPLIANT WITH ASTM D 7158, CLASS H. INSTALLATION SHALL BE PER THE MFR INSTRUCTIONS, WITH PARTICULAR ATTENTION TO STARTER COURSE INSTALLATION, NAIL LINES & PATTERNS. NAIL GUNS ARE STRONGLY DISCOURAGED.
 HAND NAIL APPLICATION IS PREFERABLE.

SPECIAL NOTES:
 1. CARE MUST BE TAKEN TO ENSURE NAILS ARE NOT OVER DRIVEN IN SHEATHING, DECKING, SIDING AND SIMILAR APPLICATIONS.
 2. ALL EXPOSED LUMBER SHALL BE TREATED.
 3. THE ENGINEER OF RECORD MUST BE CONTACTED WHEN CONFLICTS IN STRUCTURAL REQUIREMENTS ARE DISCOVERED.
 4. DO NOT PROCEED UNTIL RESOLUTION OF CONFLICTS ARE COMPLETE.
 5. ALL PORCH BEAMS SHALL NOT SIT ON TOP OF PORCH POST.
 6. ALL PORCH POSTS SHALL BE NOTCHED AS SHOWN IN PLANS AND BEAM MUST BE BOLTED TO POST AS SHOWN IN PLANS.
 7. ALL WOOD BELOW bfe MUST BE TREATED.
 8. ALL 2X6 WALL HEADERS TO BE (3) 2X12s UND, (2) 2X12s FOR 2X4 WALLS.
 9. FLOOR DECKING TO BE 1-1/8" NAILED USING 10D NAILS WITH A 4"x6" NAIL PATTERN.
 10. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR/DWNER.
 11. ALL BREAKAWAY WALLS TO BREAKAWAY BETWEEN 33-70 PSF DUE TO HYDRODYNAMIC LOADS (FIELD VERIFY).

CONTACT ENGINEER IMMEDIATELY FOR CLARIFICATIONS WHEN CONFLICTING STRUCTURAL REQUIREMENTS ARE DISCOVERED

| | | | |
|-------------------------------------|--------|---|--------|
| WINDOW & DOOR PRESSURE REQUIREMENTS | 60 PSF | SIDING AND OTHER MATERIAL PRESSURE REQUIREMENTS | 60 PSF |
| WITHIN 4' OF CORNERS | 60 PSF | | |
| FARTHER THAN 4' OF CORNERS | 50 PSF | | 60 PSF |

NAILING SCHEDULE - UNLESS OTHERWISE NOTED ON PLANS (WHICHEVER SUPERCEDES)

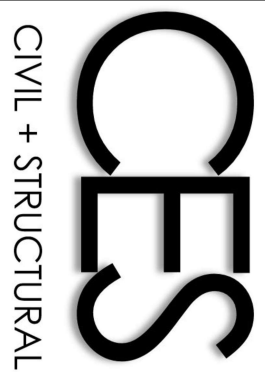
| JOINT DESCRIPTION | WALL FRAMING | ND. OF COMMON NAILS | ND. OF BOX NAILS | NAIL SPACING |
|---|--------------------------------|---------------------|------------------|------------------------------|
| TOP PLATE TO TOP PLATE (FACE NAILED) | 2-10D | | 2-10D | PER 4-INCHES |
| TOP PLATES AT INTERSECTIONS (FACE NAILED) | 5-10D | | 5-10D | JOINTS EA. SIDE |
| STUD TO STUD (FACE NAILED) | 2-10D | | 2-10D | 8" O.C. |
| HEADER TO HEADER (FACE NAILED) | 2-10D | | 2-10D | 8" O.C. ALONG EDGES |
| TOP OR BOTTOM PLATE TO STUD (END NAILED) | 3-10D | | 3-10D | PER STUD |
| BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST OR BLOCKING (FACE NAILED) | 3-10D | | 3-10D | PER 6" |
| FLOOR FRAMING | | | | |
| JOIST TO SILL, TOP PLATE, OR GIRDER (TOE NAILED) | 4-10D | | 4-10D | PER JOIST |
| BRIDGING TO JOIST (TOE NAILED) | 2-10D | | 2-10D | EA. END |
| BLOCKING TO JOIST (TOE NAILED) | 2-10D | | 2-10D | ES. END |
| BLOCKING TO SILL OR TOP PLATE (TOE NAILED) | 3-10D | | 4-10D | EA. BLOCK |
| LEDGER STRIP TO BEAM (FACE NAILED) | 3-10D | | 4-10D | EA. JOIST |
| JOIST ON LEDGER TO BEAM (TOE NAILED) | 3-8D | | 3-10D | PER JOIST |
| BAND JOIST TO JOIST (END NAILED) | 5-10D | | 5-10D | PER JOIST |
| BAND JOIST TO SILL OR TOP PLATE (TOE NAILED) | 2-10D | | 3-10D | 8" O.C. |
| CEILING SHEATHING | | | | |
| GYPSUM WALLBOARD | 5D COOLERS | | 5D COOLERS | 7" EDGE/7" FIELD |
| WALL SHEATHING | | | | |
| PLYWOOD/OSB | 10D | | 10D | 3" EDGE/8" FIELD |
| FLOOR SHEATHING | | | | |
| STRUCTURAL PANELS | 1" OR LESS GREATER THAN 1" | 10D | 10D | 3" EDGE/6" FIELD |
| DIAGONAL BOARD SHEATHING | 1"x6" OR 1"x8" 1"x10" OR WIDER | 10D | 2-10D | 3" EDGE/6" FIELD PER SUPPORT |
| ROOF FRAMING | | | | |
| RAFTER TO TOP PLATE (TOE NAILED) | 4-10D | | 4-10D | PER RAFTER |
| CEILING JOIST TO TOP PLATE (TOE NAILED) | 4-10D | | 4-10D | PER JOIST |
| CEILING JOIST TO PARALLEL RAFTER (FACE NAILED) | 7-10D | | 7-10D | EACH LAP |
| CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED) | 7-10D | | 7-10D | EACH LAP |
| COLLAR TIE TO RAFTER (FACE NAILED) | 7-10D | | 7-10D | PER TIE |
| BLOCKING TO RAFTER (TOE NAILED) | 2-10D | | 2-10D | EACH END |
| RIM BOARD TO RAFTER (END NAILED) | 3-10D | | 3-10D | EACH END |
| ROOF SHEATHING | | | | |
| PLYWOOD/OSB | 10D | | 10D | 4" EDGE/6" FIELD |
| DIAGONAL BOARD SHEATHING | 1"x6" OR 1"x8" 1"x10" OR WIDER | 2-10D | 2-10D | PER SUPPORT |
| | | 3-10D | 3-10D | PER SUPPORT |

ALL MEMBERS EXPOSED TO WEATHER SHALL BE TREATED

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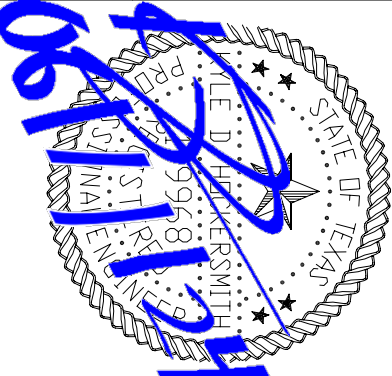
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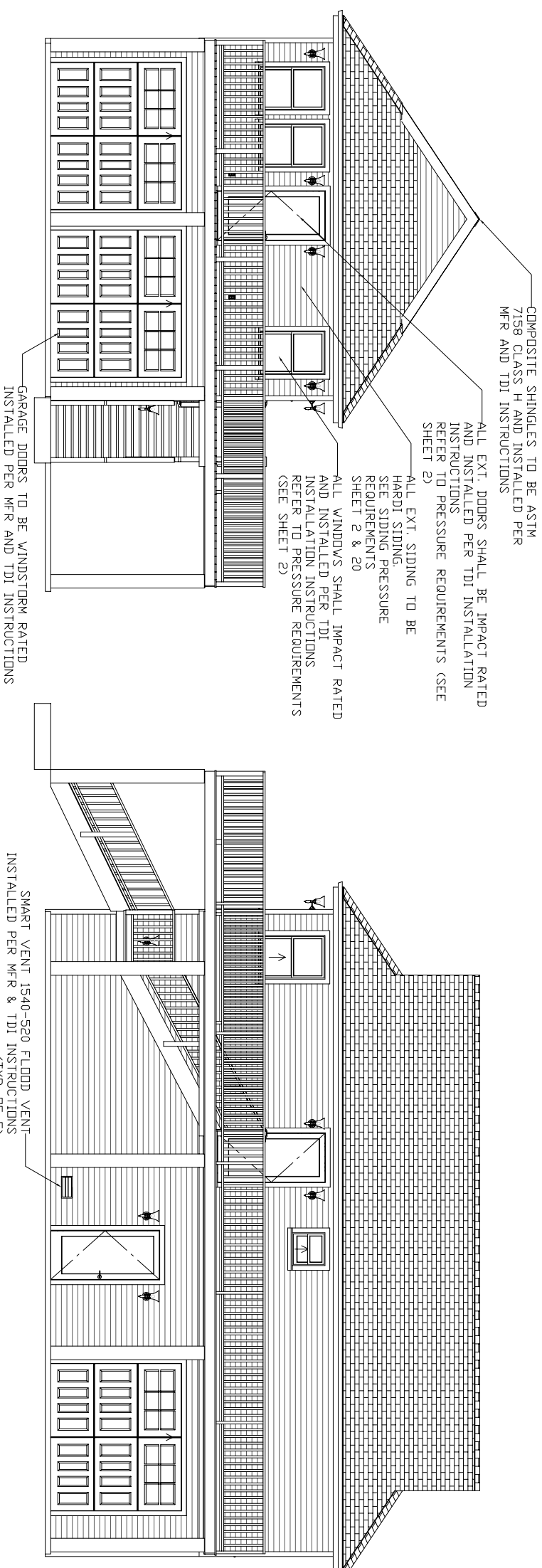
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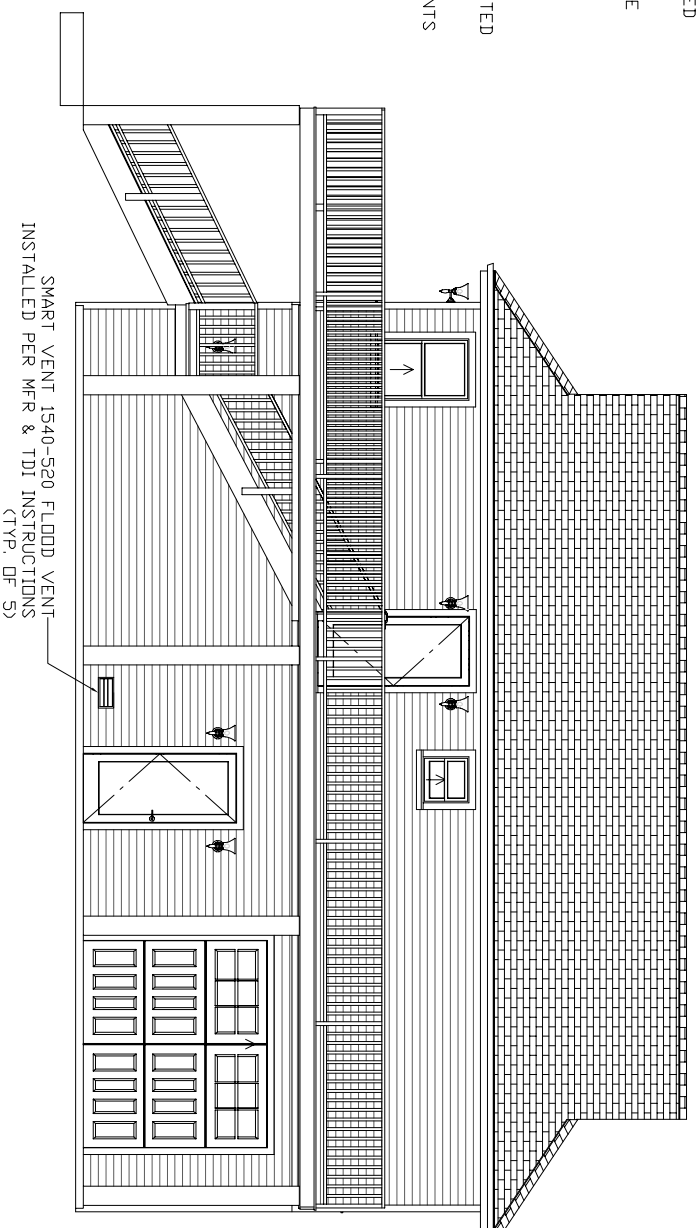


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 GENERAL REQUIREMENTS

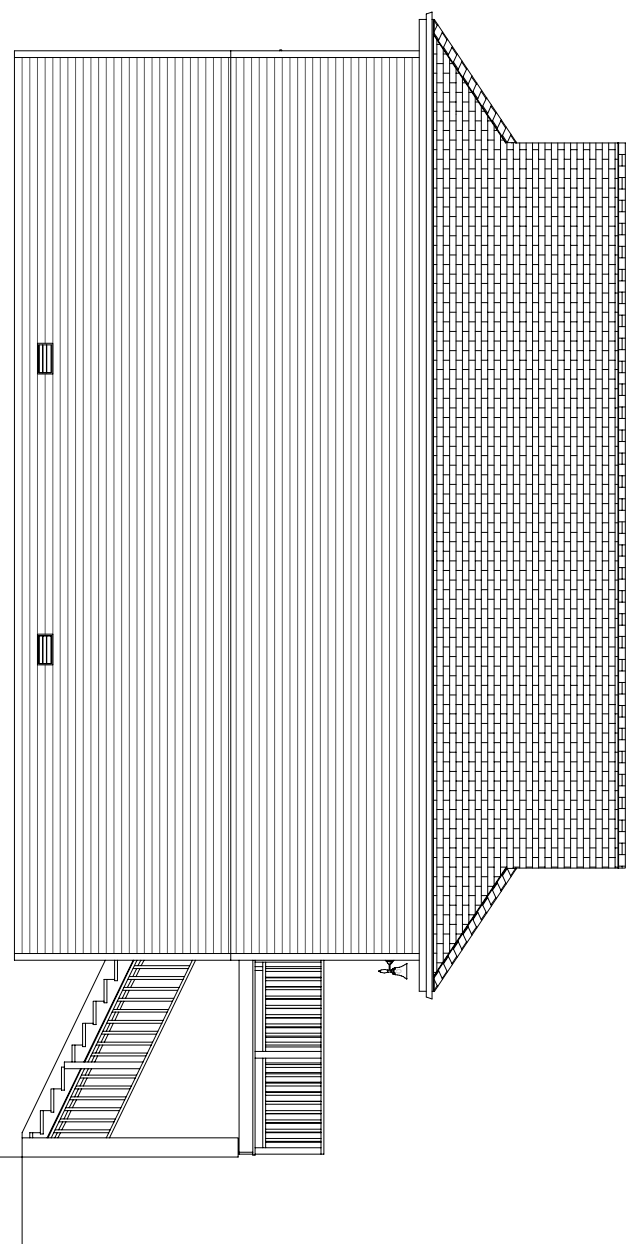
DATE: 06/11/2024
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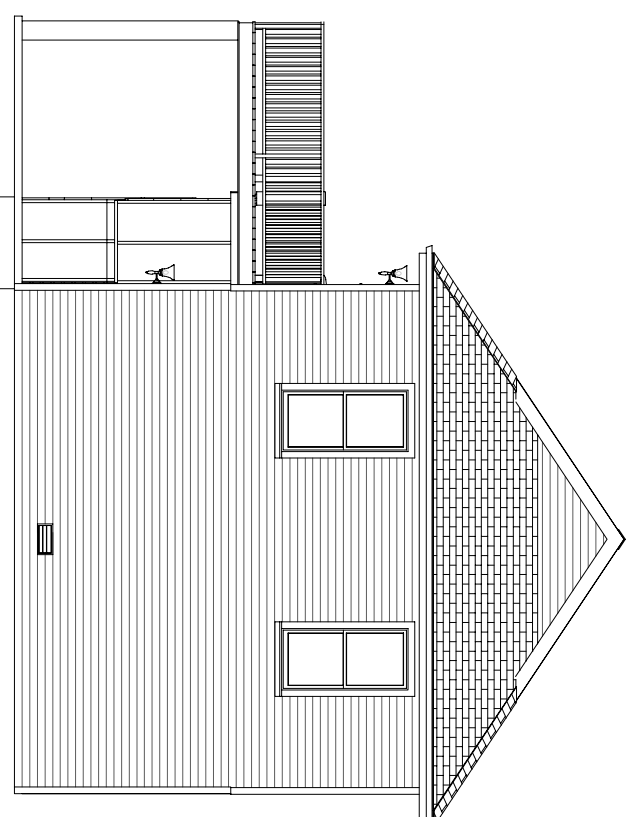
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

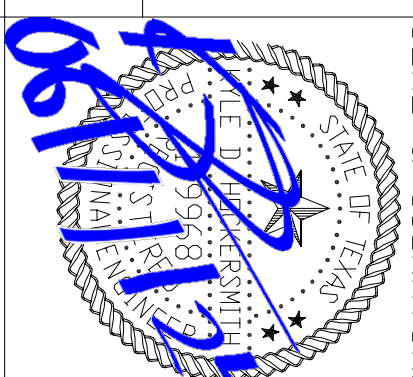


REAR ELEVATION

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SHEET NAME:
ELEVATIONS

DATE: 06/11/2024

SHEET 3 OF 21

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CIVIL STRUCTURAL ENGINEERING

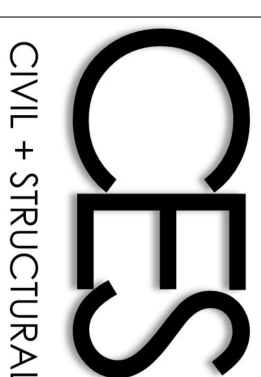
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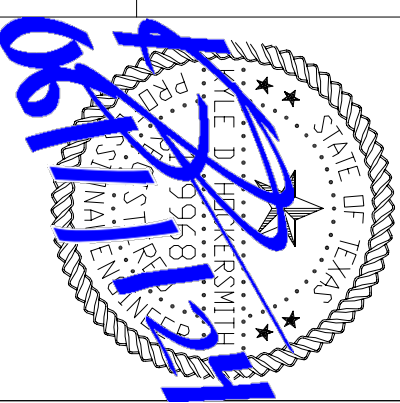
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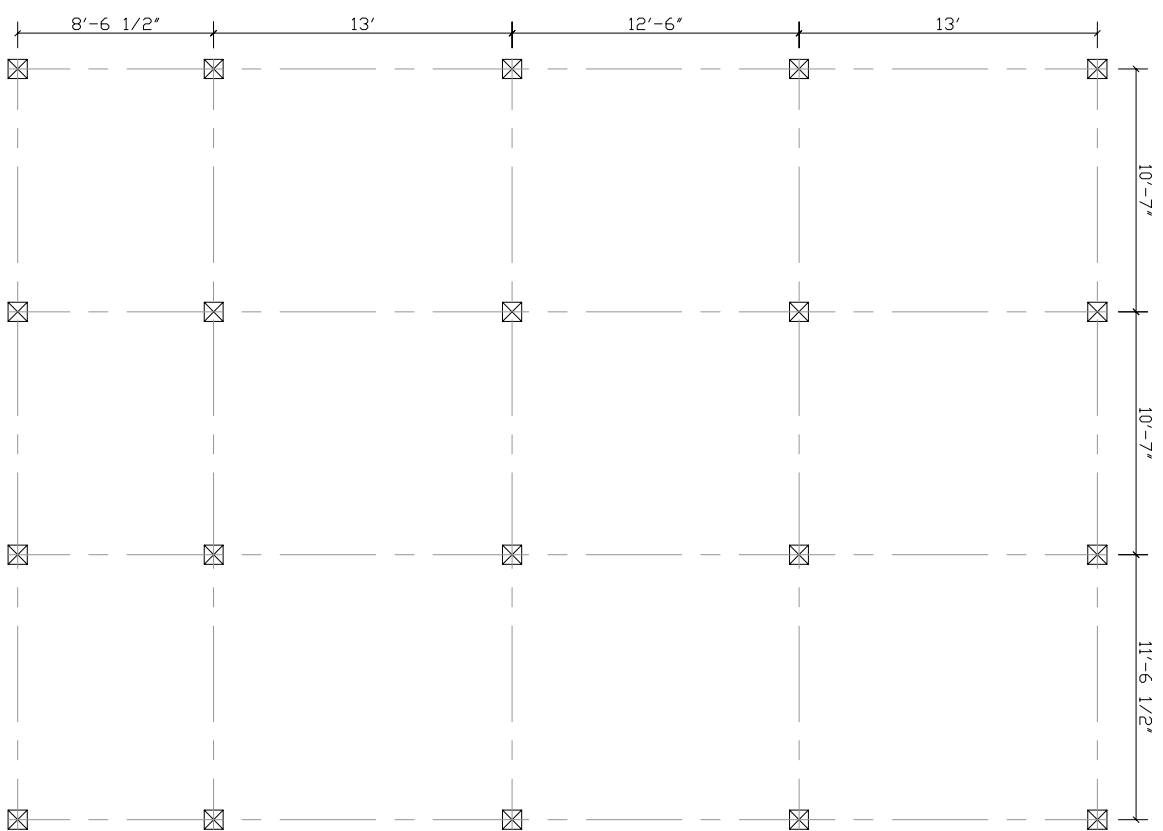
ENGINEER
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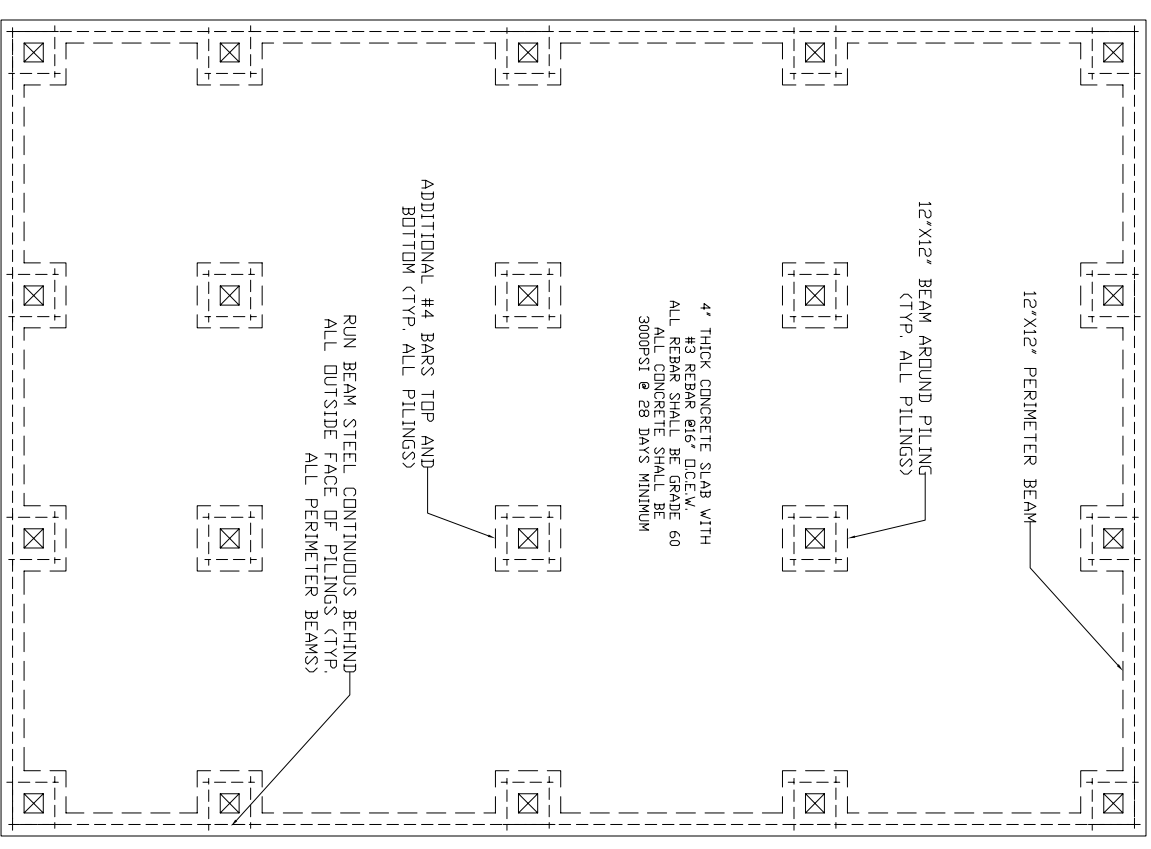
SHEET NAME:
PILING/CONCRETE
LAYOUT

DATE: 06/11/2024

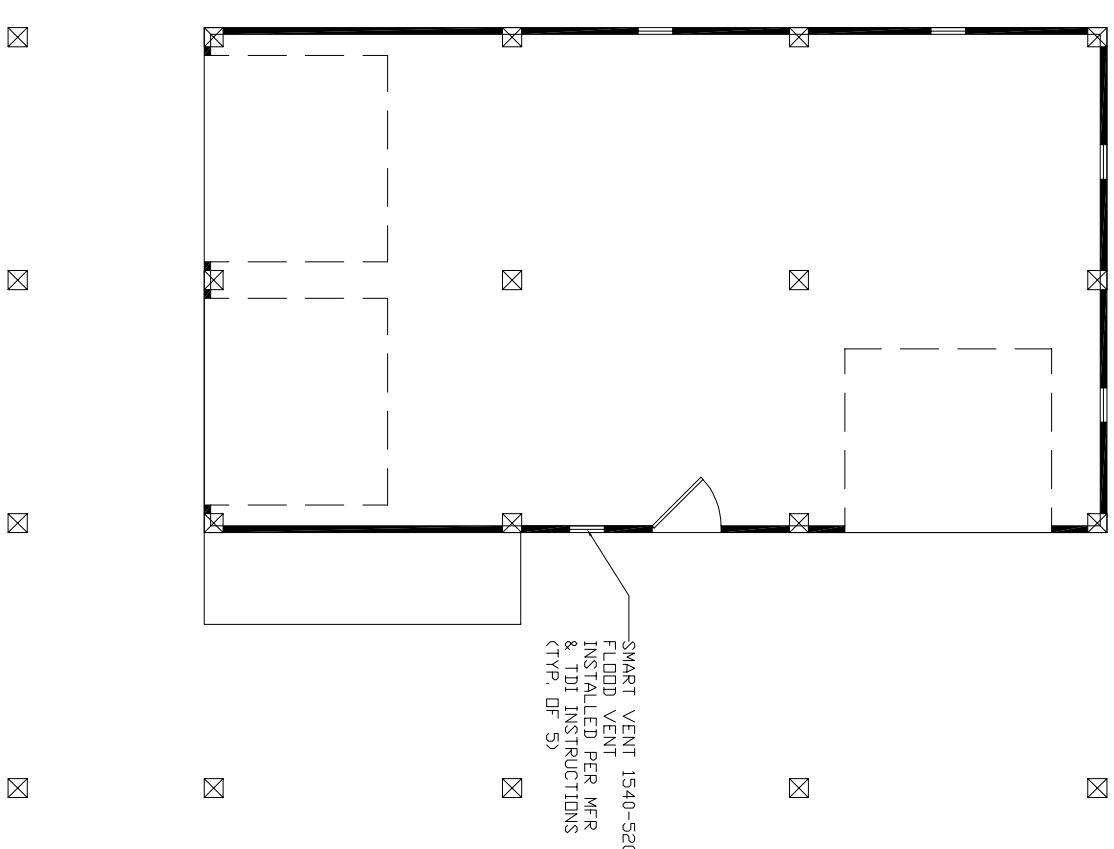
SHEET 4 OF 21



PILING LAYOUT
10X10 TREATED SYPH#2 DENSE DRIVEN PILING, SEE DETAILS SHEET 9 TYPICAL



CONCRETE LAYOUT
SEE CONCRETE DETAILS SHEET 9

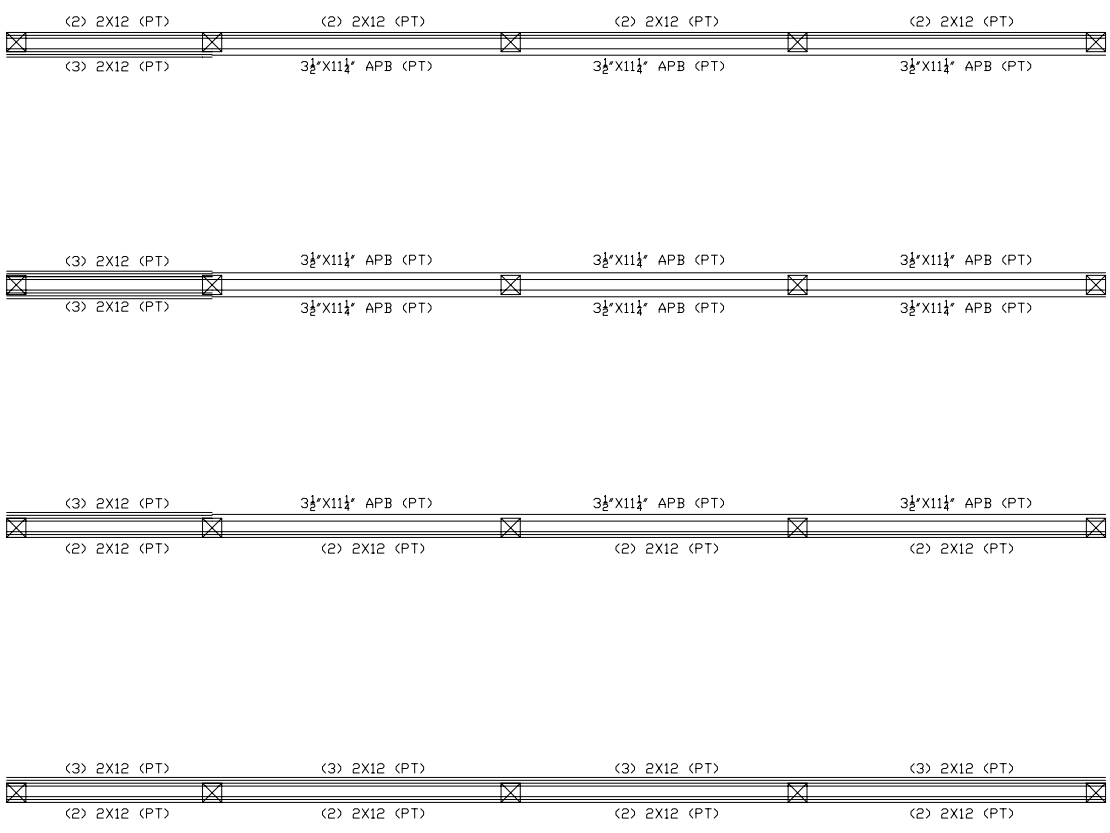


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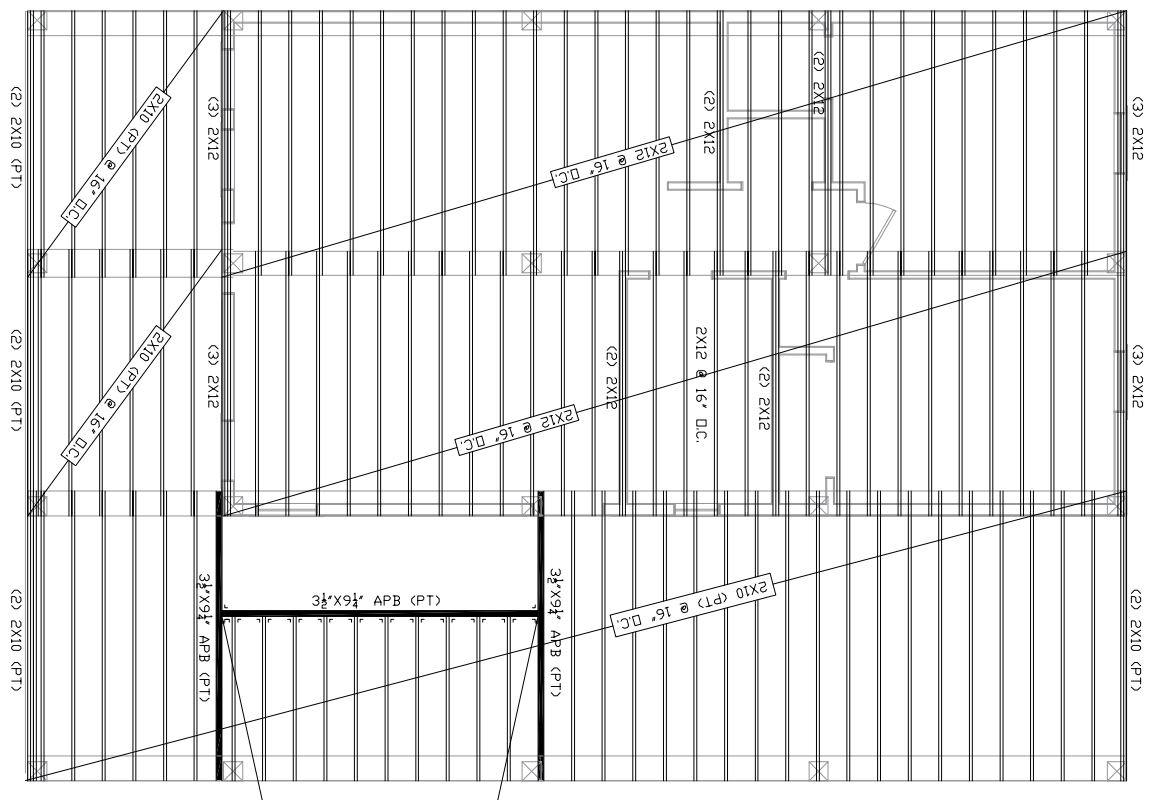
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ALL STRINGERS SHALL BE TREATED SYP N01 UNDO
 ALL ANTHONY POWER BEAMS (APB) STRINGERS SHALL BE TREATED 2400Fb-18E-300Fv
 ALL APB JOISTS SHALL BE 2000Fb-21E-300Fv
 ALL LUMBER SHALL BE SYP N02 MIN. UNDO
 ALL EXPOSED LUMBER SHALL BE TREATED
 ALL EXPOSED FASTENERS SHALL BE HOT DIPPED GALVANIZED OR S.S.
 1 1/2" 18G ADVANTECH SUB-FLOOR DECKING, 4X6 NAILED WITH 10d (131) NAILS FLOOR 1



2X12 @ 16' O.C.



LUS410
 USE 0.148X3" 10D NAILS

LUS410
 USE 0.148X3" 10D NAILS

STRINGER LAYOUT

FLOOR JOIST LAYOUT

ALL JOISTS SHALL BE CONTINUOUS ACROSS BOTH SETS OF STRINGERS AND BEAR FULLY ON BOTH SETS OF STRINGERS WHERE TWO JOISTS INTERSECT AT A STRINGER BOTH JOISTS SHALL BEAR FULLY ACROSS BOTH STRINGERS

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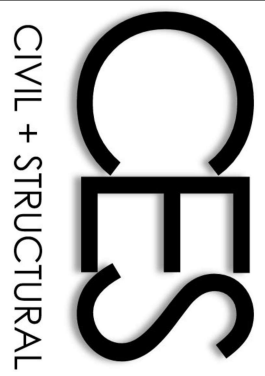
SHEET NAME:
 STRINGER/FLOOR JOIST LAYOUT
 DATE: 06/11/2024
 SHEET 5 OF 21



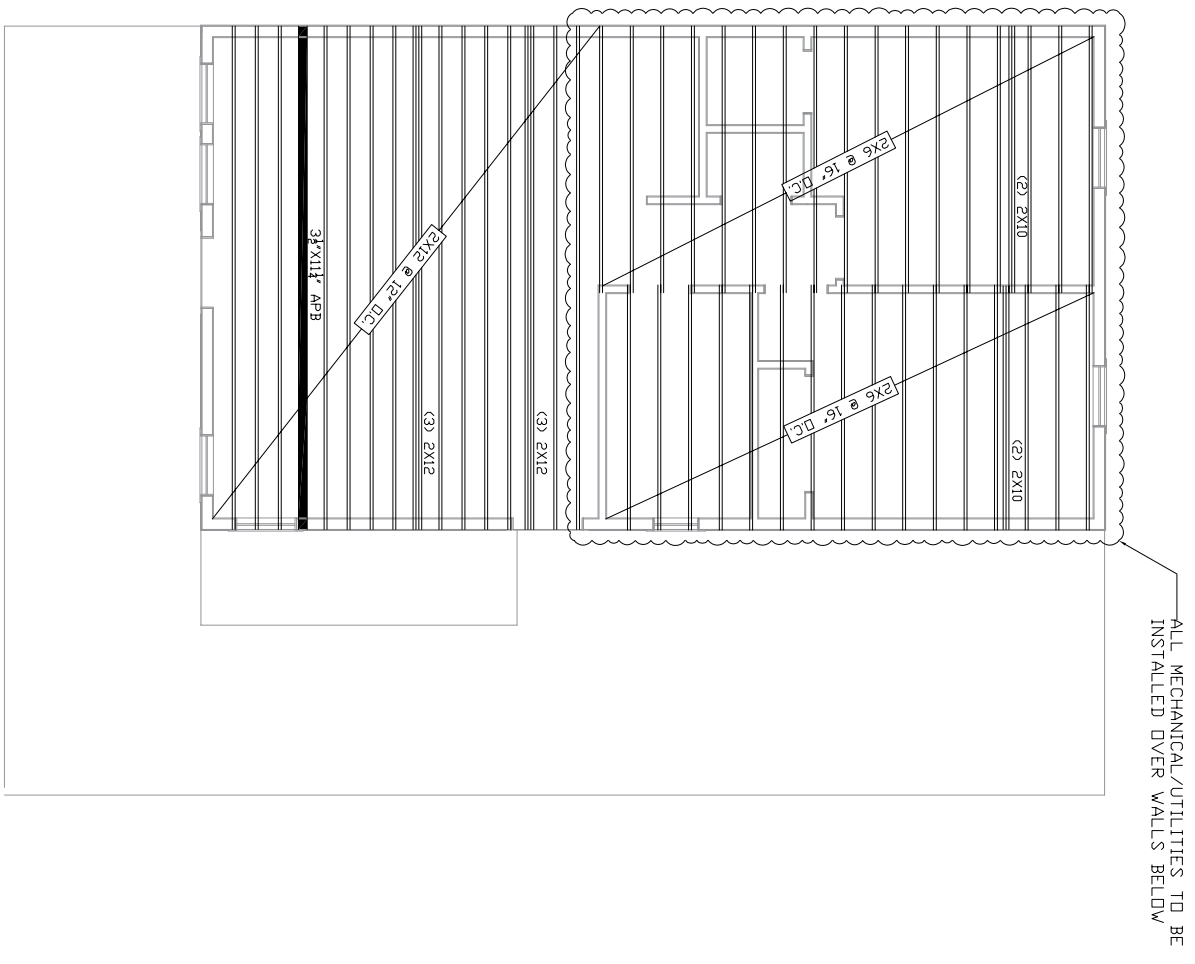
ENGINEER SEAL & SIGNATURE

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ALL ANTHONY POWER BEAM (APB) BEAMS SHALL BE 300Fb-21E-300Fv
 ALL LUMBER SHALL BE SYP NO.2 MIN. UNID.
 ALL EXPOSED LUMBER SHALL BE TREATED.
 ALL EXPOSED FASTENERS SHALL BE HOT DIPPED GALVANIZED OR S.S.
 3/8" ADVANTECH SUBFLOOR DECKING, 4X6 NAILED WITH 10d (0131) NAILS FLOOR 2

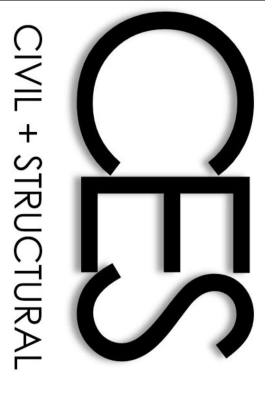


FIRST FLOOR
 CEILING JOIST LAYOUT

ALL LUMBER SHALL BE SYP#2 MIN. UNID.
 ALL EXPOSED LUMBER SHALL BE TREATED.
 ALL EXPOSED FASTENERS SHALL BE HOT DIPPED GALVANIZED OR S.S.
 2x4 @ 16\"/>

3/8\"/>

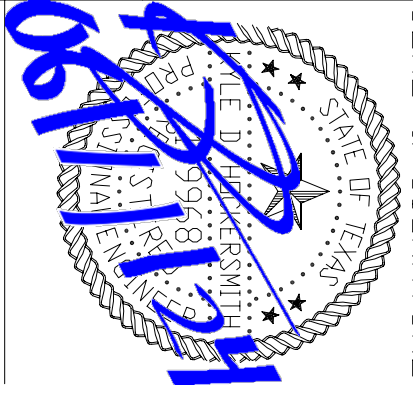
ALL MECHANICAL/UTILITIES TO BE
 INSTALLED OVER WALLS BELOW



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ENGINEER
 SEAL & SIGNATURE



SHEET NAME:
 CEILING JOIST
 LAYOUT

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SHEET 6 OF 21

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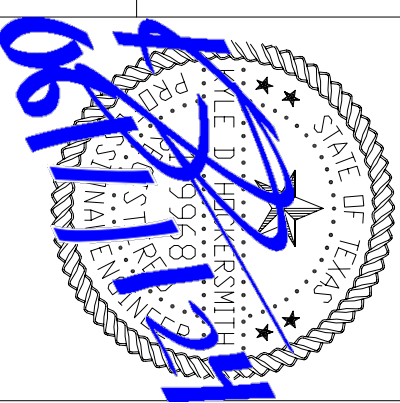
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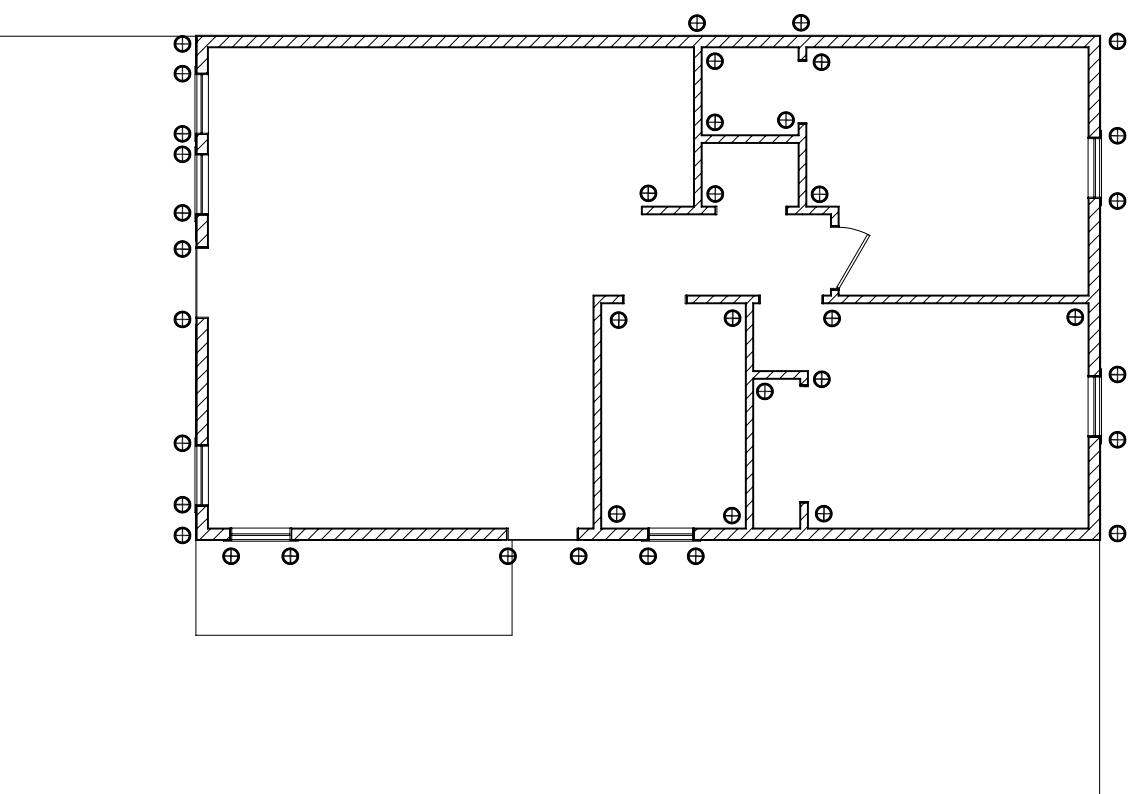
ENGINEER
SEAL & SIGNATURE



SHEET NAME:
SHEAR WALL
LAYOUT

DATE: 06/11/2024

SHEET 7 OF 21



FIRST FLOOR SHEAR WALL & HOLD DOWN LAYOUT
ZZZZ- 5/8" PLYWOOD SHEAR WALL, 4X6 NAILED W/100 (133) NAILS
⊕ - (3) M5A36 STRAPS; SEE DETAILS SHEET 13

REFER TO SITE PLAN BY CES
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FINISH GRADE, DITCH,
DETAILS, SITE PLAN BY CES
INC. MUST ACCOMPANY THESE
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ENGINEERING SOLUTIONS IS
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CIVIL STRUCTURAL ENGINEERING

OFFICE: (832) 377-1501

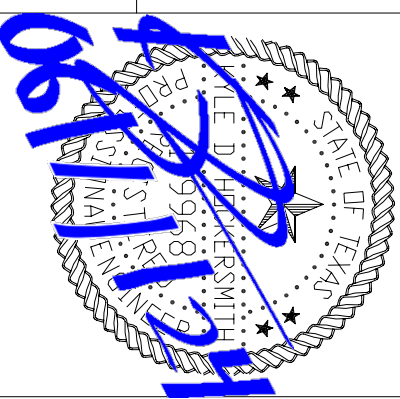
527 21ST STREET #46
GALVESTON, TEXAS 77550

EMAIL: CESINCTX@GMAIL.COM
TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION

2718 AVENUE L,
GALVESTON, TX 77550

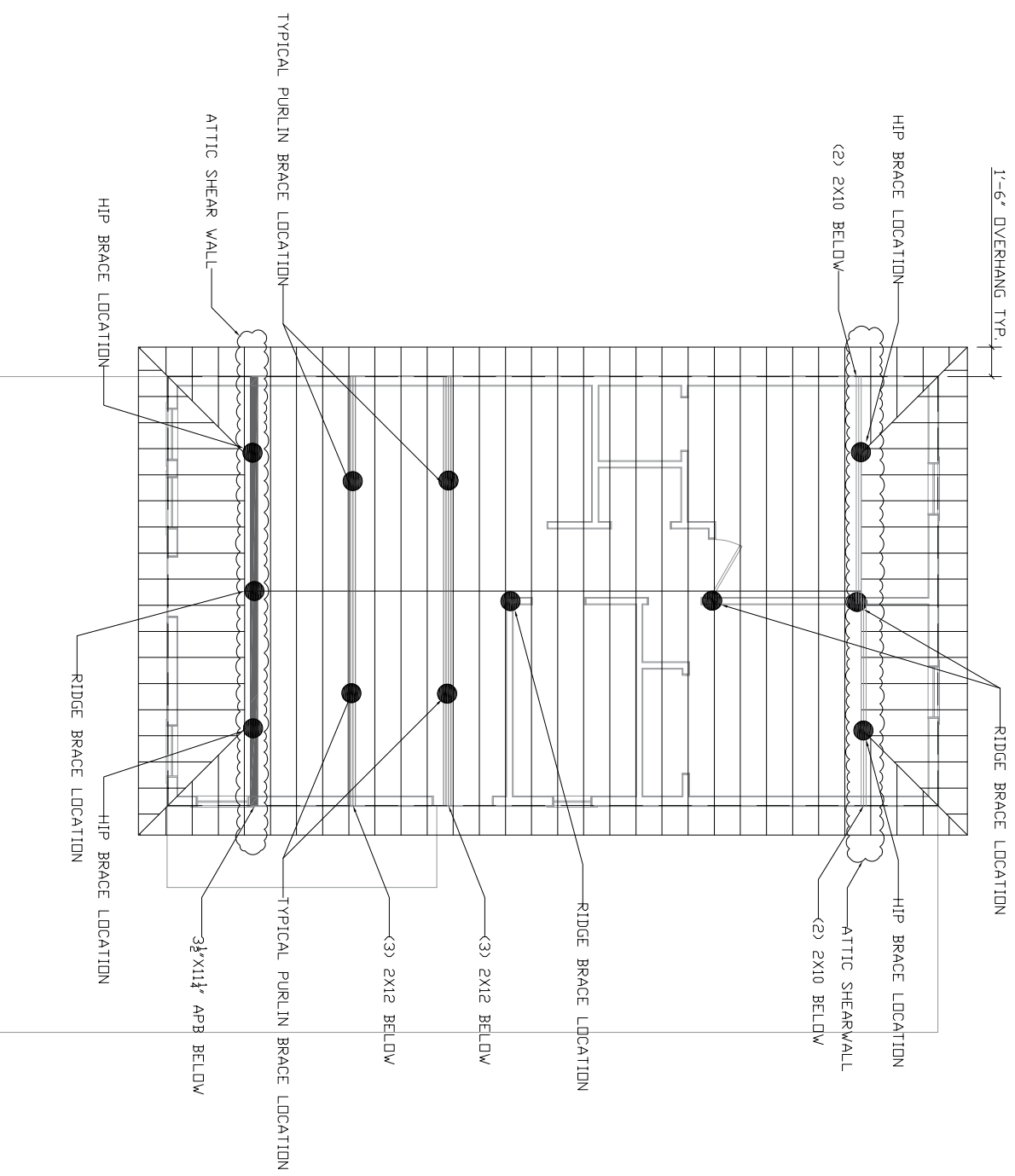
ENGINEER
SEAL & SIGNATURE



SHEET NAME:
ROOF LAYOUT

DATE: 06/11/2024

SHEET 8 OF 21



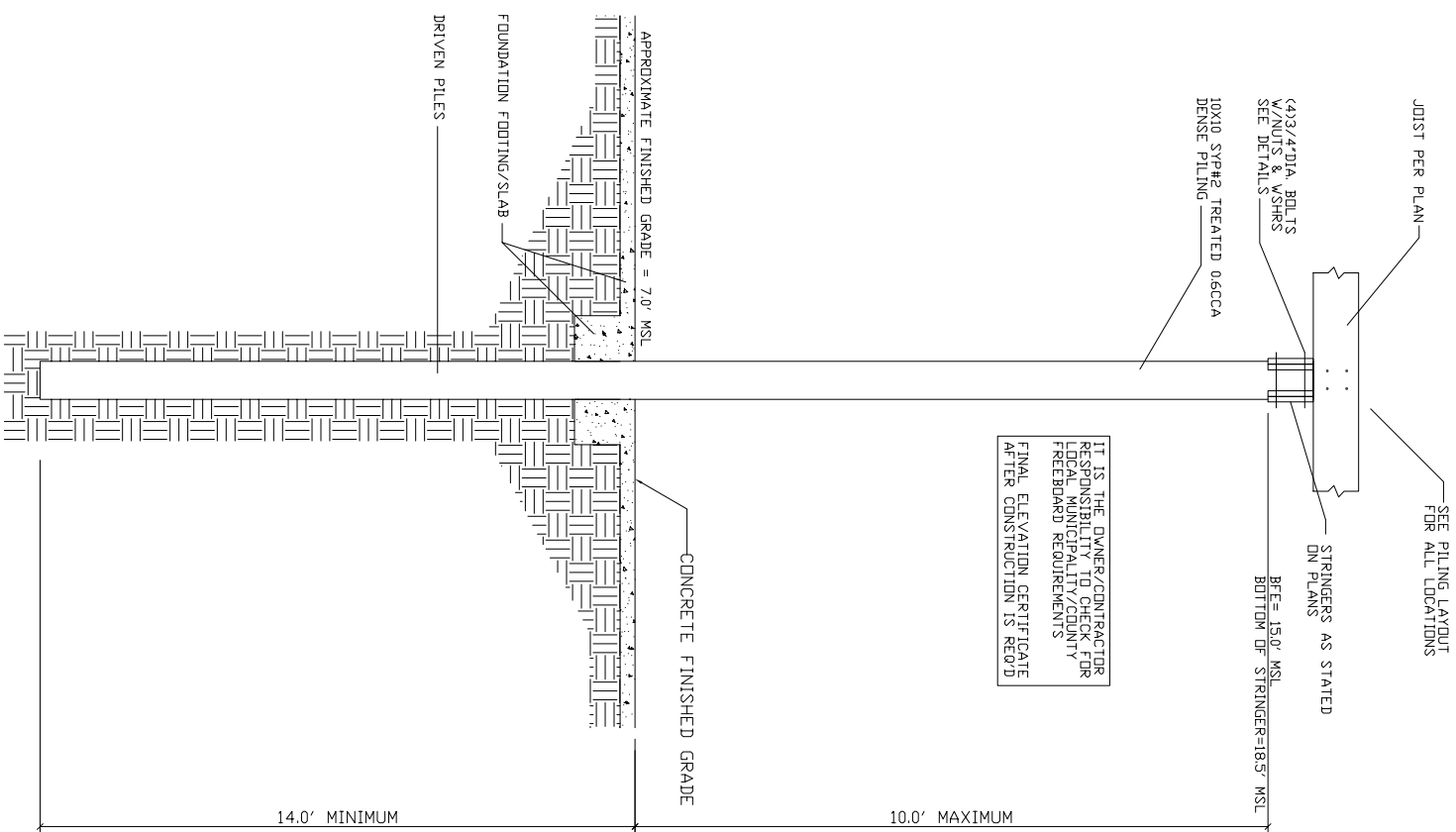
ROOF PLAN

ALL RAFTERS TO BE 2X6 @ 16" O.C. UNDO, #2 SYP OR BETTER, 8'-6" MAX UNSUPPORTED SPAN, SEE PURLIN BRACE DETAIL SHEET 17
ALL HIP/RIDGES TO BE 2X8 UNDO, BRACED 4'-0" O.C.; SEE PURLIN BRACE DETAIL SHEET 17
LAST RAFTERS TO BE 2X8 UNDO, BRACED 4'-0" O.C.; SEE PURLIN BRACE DETAIL SHEET 17
LAST RAFTERS TO BE 2X8 UNDO, BRACED 4'-0" O.C.; SEE PURLIN BRACE DETAIL SHEET 17
MAIL HEADS ON RAFTERS TO TOP NAIL PER MANUFACTURER'S INSTRUCTIONS
5/8" PLYWOOD ROOF DECK, 4X6 NAILLED W/10D (13D) HDG NAILS UNDER 30# FELT
COMPOSITION SHINGLES INSTALLED PER MANUFACTURER'S INSTRUCTIONS

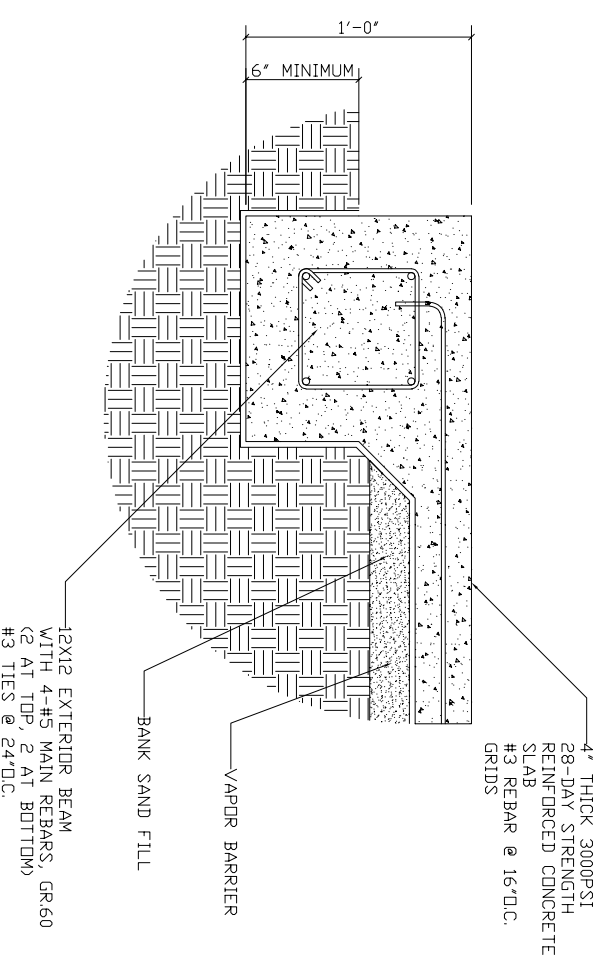
REFER TO SITE PLAN BY CESS
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DETAILS, SITE PLAN BY OTHERS.
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PILING DETAIL - TYPICAL
NOT TO SCALE

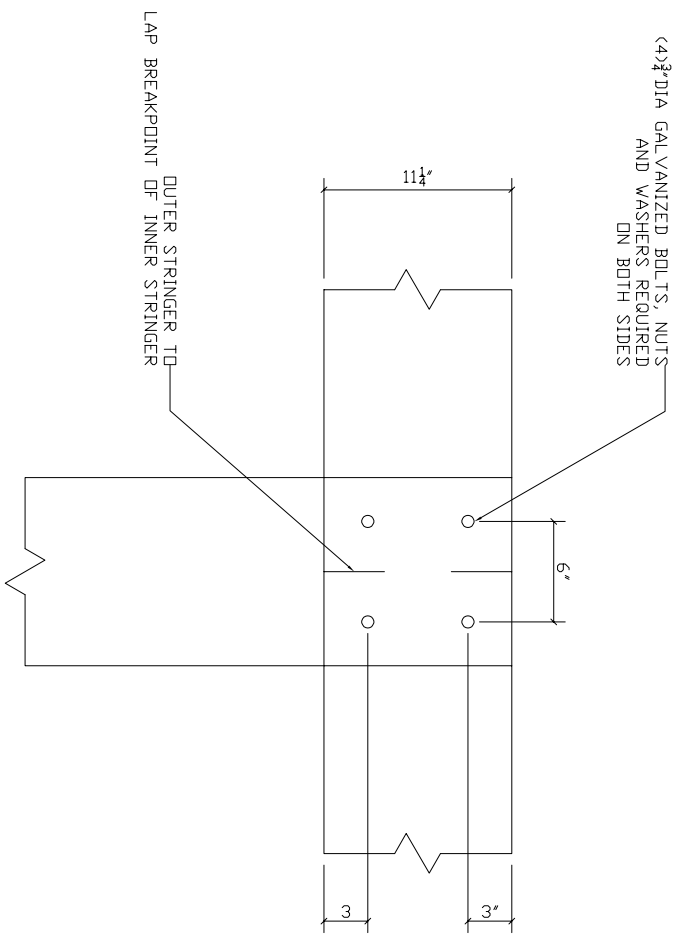


12X12 EXTERIOR BEAM
NOT DRAWN TO SCALE
SPLICE OVERLAPS ARE TO BE 50 TIMES THE DIA. OF REBAR, BUT NOT LESS THAN 2'-6\"/>

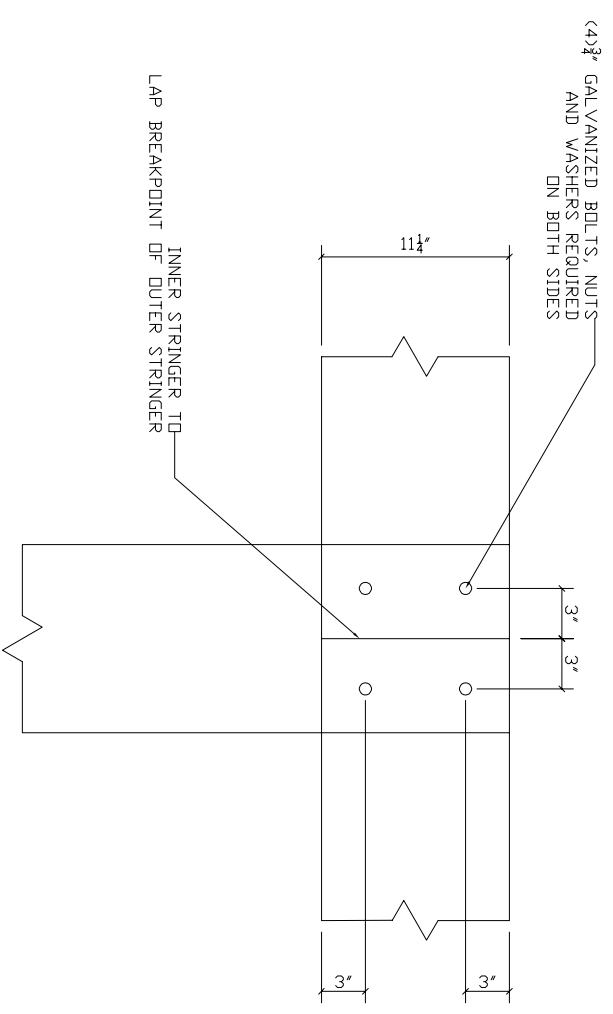
REFER TO SITE PLAN BY CESS INC. FOR PILING DEPTH, FINISH GRADE, OTHER DETAILS. SITE PLAN BY OTHERS MUST ACCOMPANY THESE STRUCTURAL DRAWINGS FOR VALID PERMIT DRAWINGS.

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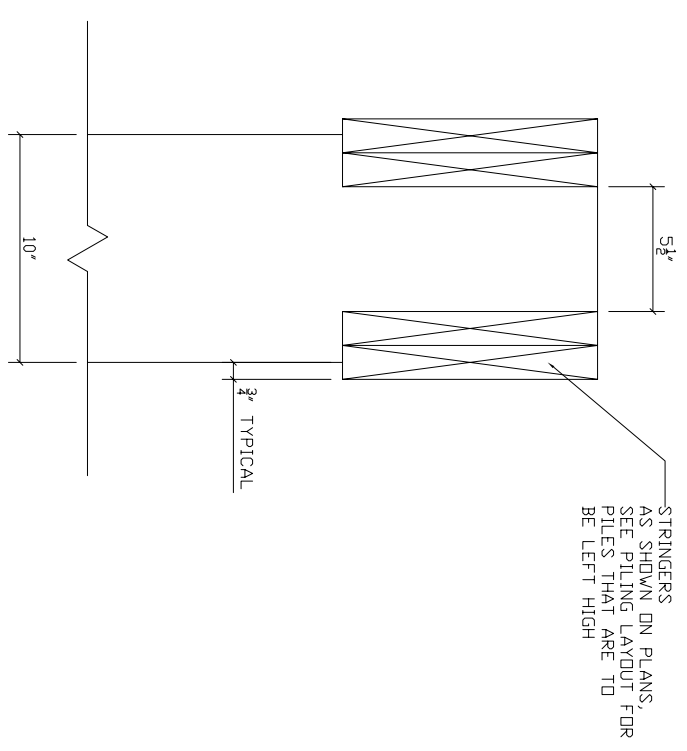
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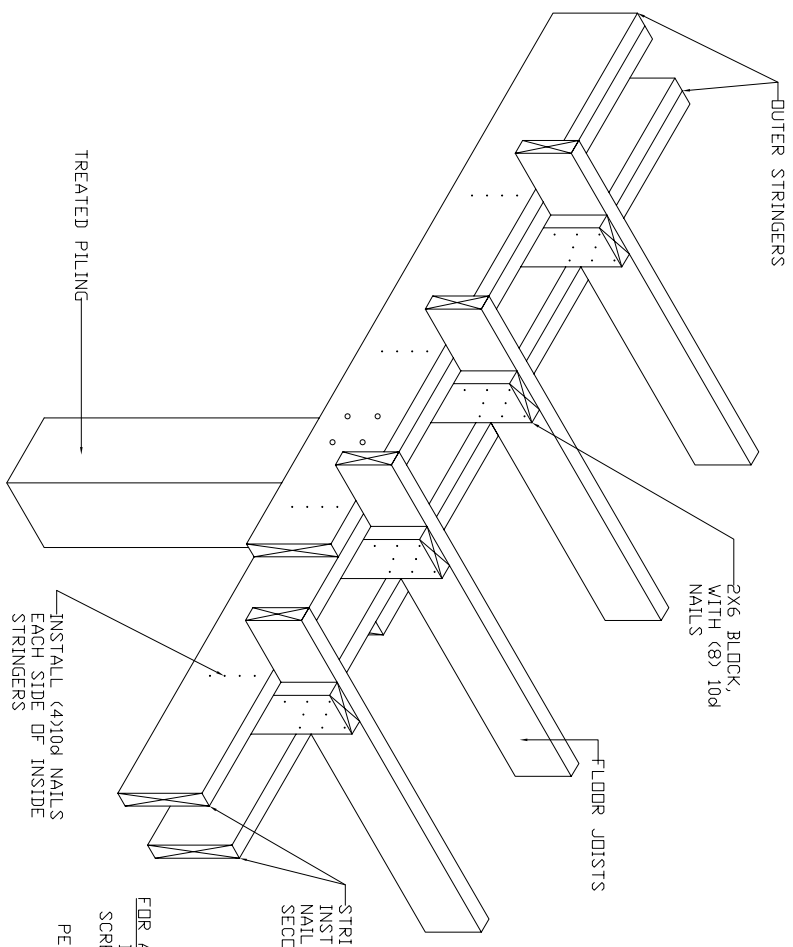
WITHOUT BUTT JOINT



WITH BUTT JOINT
DO NOT LOCATE MULTIPLE JOINTS AT
SAME SIDE OF PILE



PINE NOTCH DETAILS



SPACED BEAM WITH 2X6 WOOD FRAMING ANCHORS

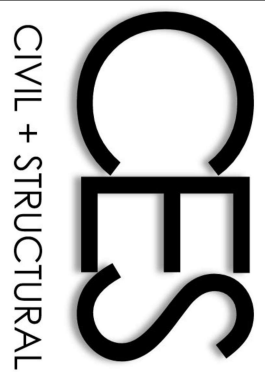
STRINGERS INSTALL PROCEDURE:
INSTALL FIRST THE INSIDE SET OF STRINGERS,
NAIL BLOCKS IN-PLACE, THEN INSTALL
SECOND SET OF OUTSIDE STRINGERS

FOR ANTHONY POWERBEAM STRINGERS
INSTALL (3) #10 SDS WOOD
SCREWS EACH SIDE OF STRINGERS
TO 2X6 BLOCK, 1 1/2" MIN.
PENETRATION INTO EACH BLOCK

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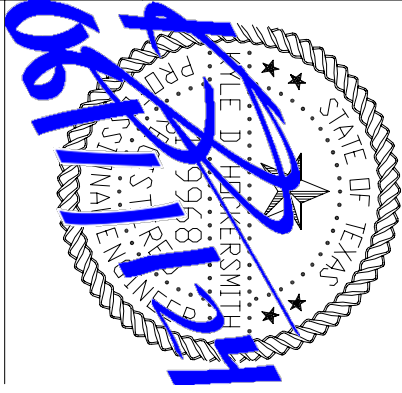
COASTAL ENGINEERING SOLUTIONS, INC.
CIVIL STRUCTURAL ENGINEERING

OFFICE: (832) 377-1501
527 21ST STREET #46
GALVESTON, TEXAS 77550

EMAIL: CESINCTX@GMAIL.COM
TEXAS FIRM REGISTRATION #21062

PROJECT
INFORMATION
2718 AVENUE L,
GALVESTON, TX 77550

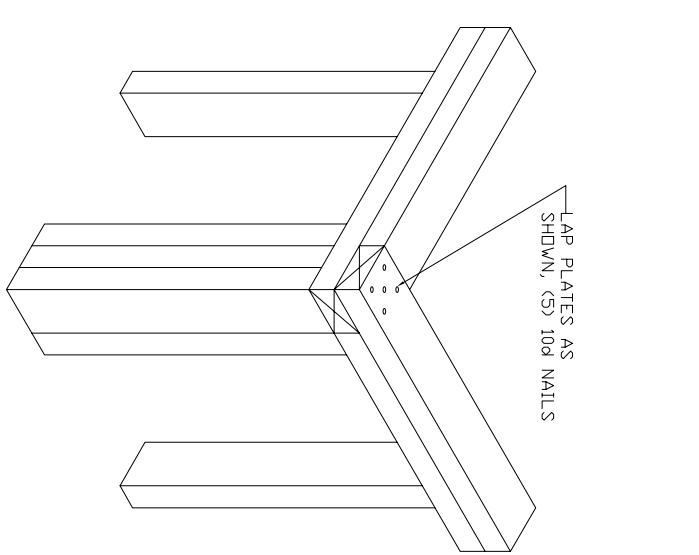
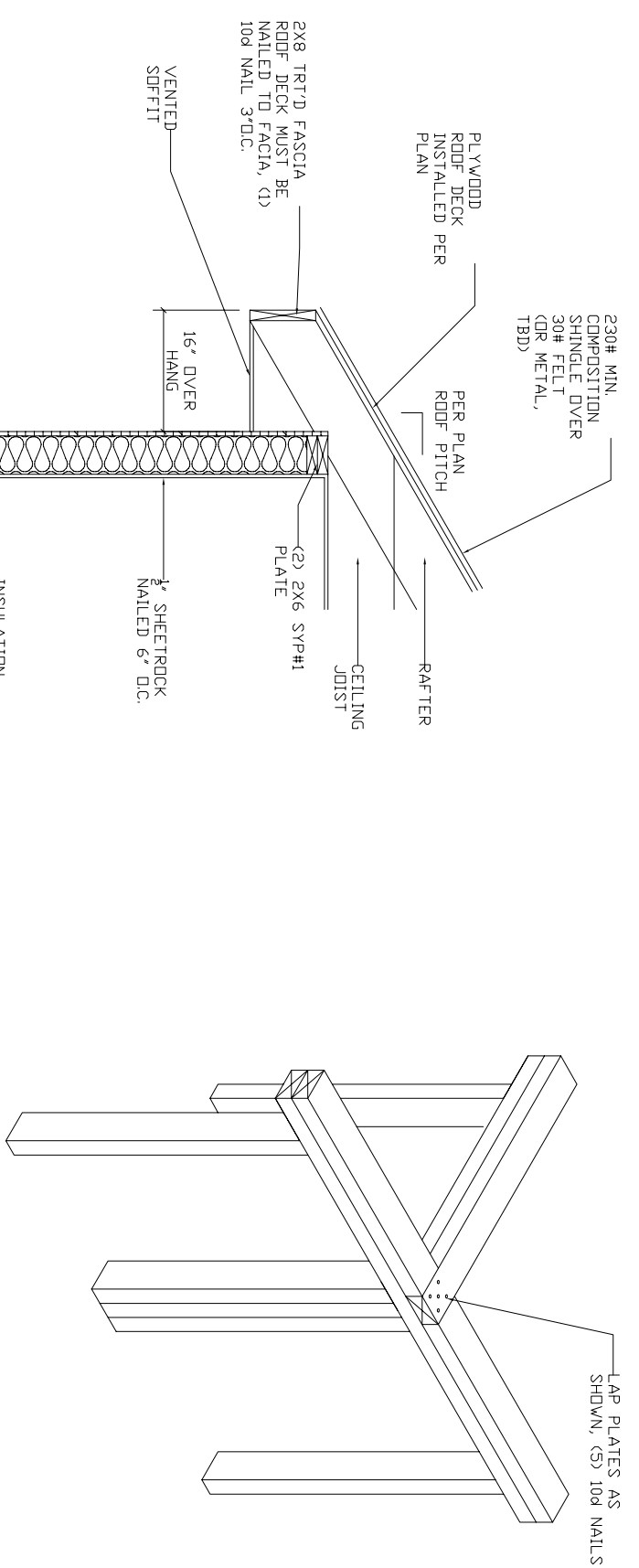
ENGINEER
SEAL & SIGNATURE



SHEET NAME:
STRINGER/JOIST
LAYOUT

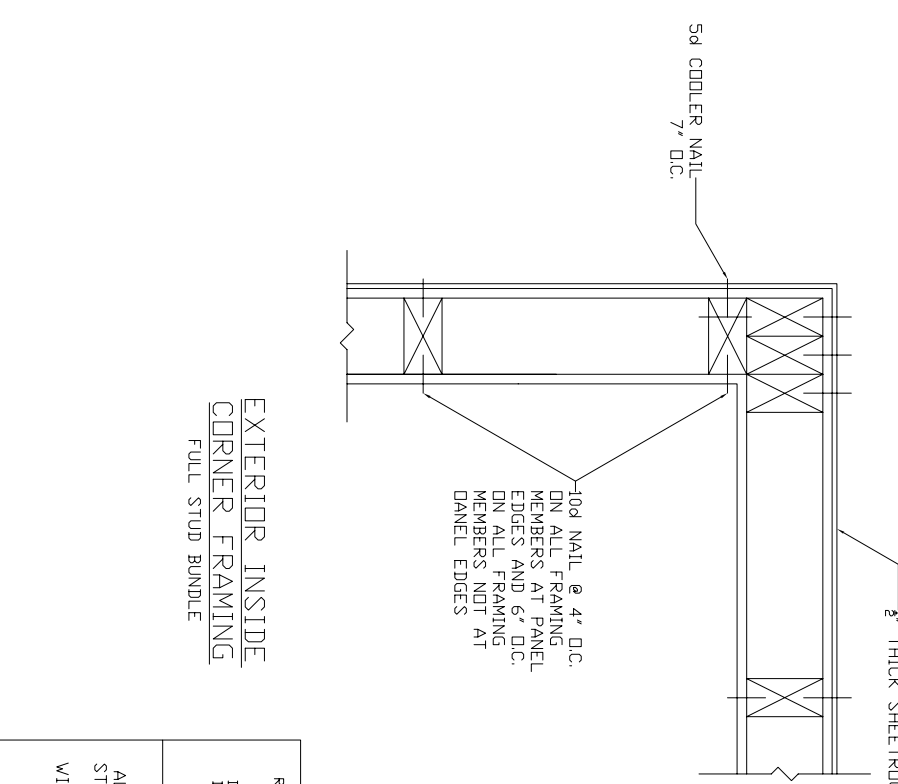
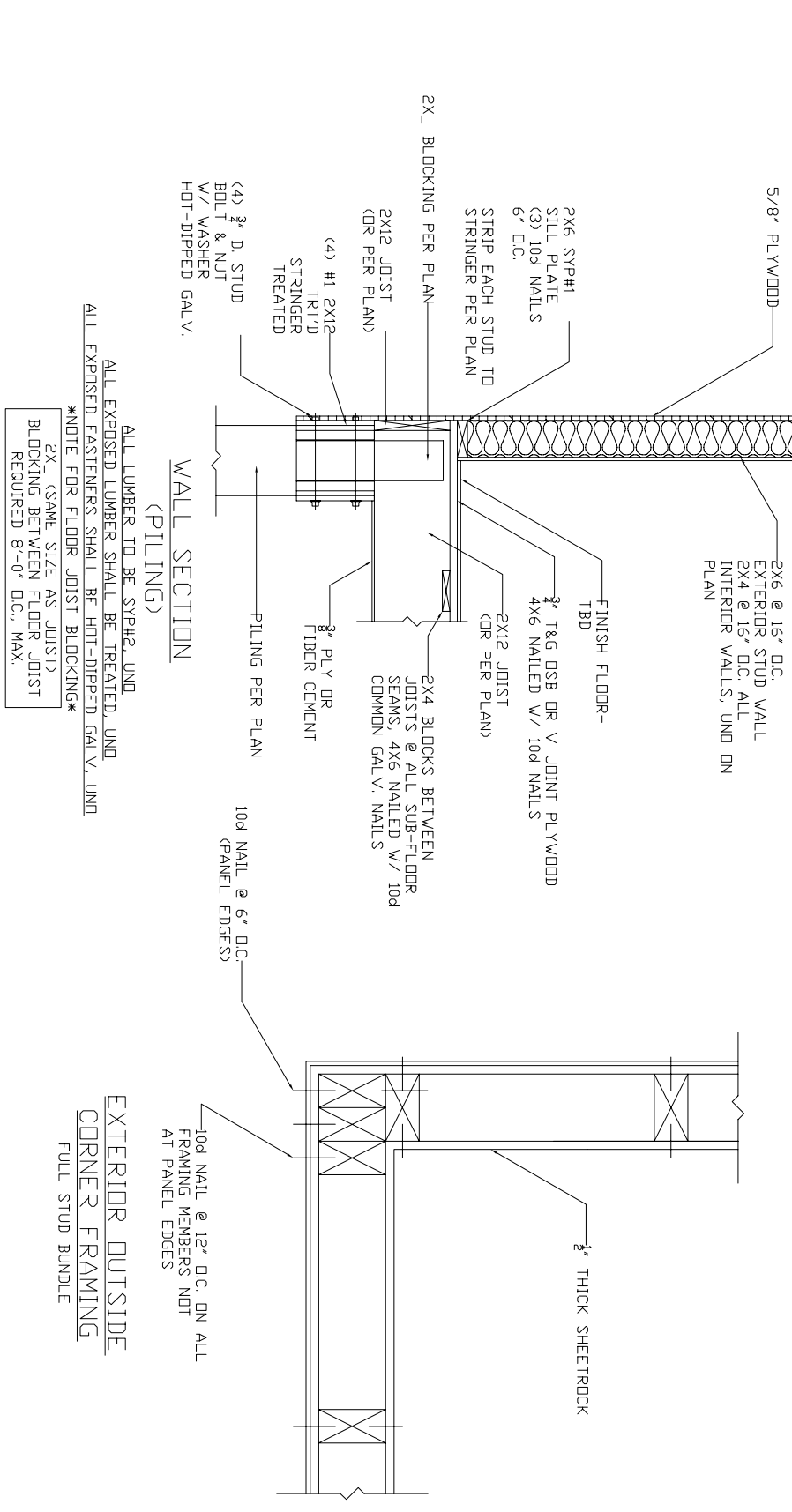
DATE: 06/11/2024

SHEET 100F 21



TOP PLATE CONNECTION FOR INTERSECTION OF INTERIOR WALL WITH EXTERIOR WALL

TOP PLATE CORNER CONNECTION



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ALL LUMBER TO BE SYP#2, UND ALL EXPOSED LUMBER SHALL BE TREATED, UND ALL EXPOSED FASTENERS SHALL BE HOT-DIPPED GALV, UND

NOTE FOR FLOOR JOIST BLOCKING 2X (SAME SIZE AS JOIST) BLOCKING BETWEEN FLOOR JOIST REQUIRED 8'-0\"/>

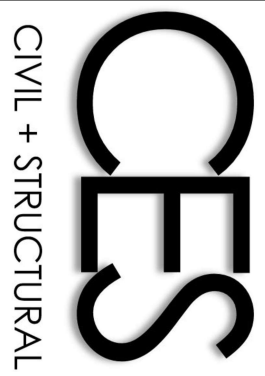
EXTERIOR OUTSIDE CORNER FRAMING FULL STUD BUNDLE

EXTERIOR INSIDE CORNER FRAMING FULL STUD BUNDLE

DATE: 06/11/2024

SHEET NAME: TYPICAL WALL DETAILS

SHEET 11 OF 21



COASTAL ENGINEERING SOLUTIONS, INC.
CIVIL STRUCTURAL ENGINEERING

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PROJECT INFORMATION

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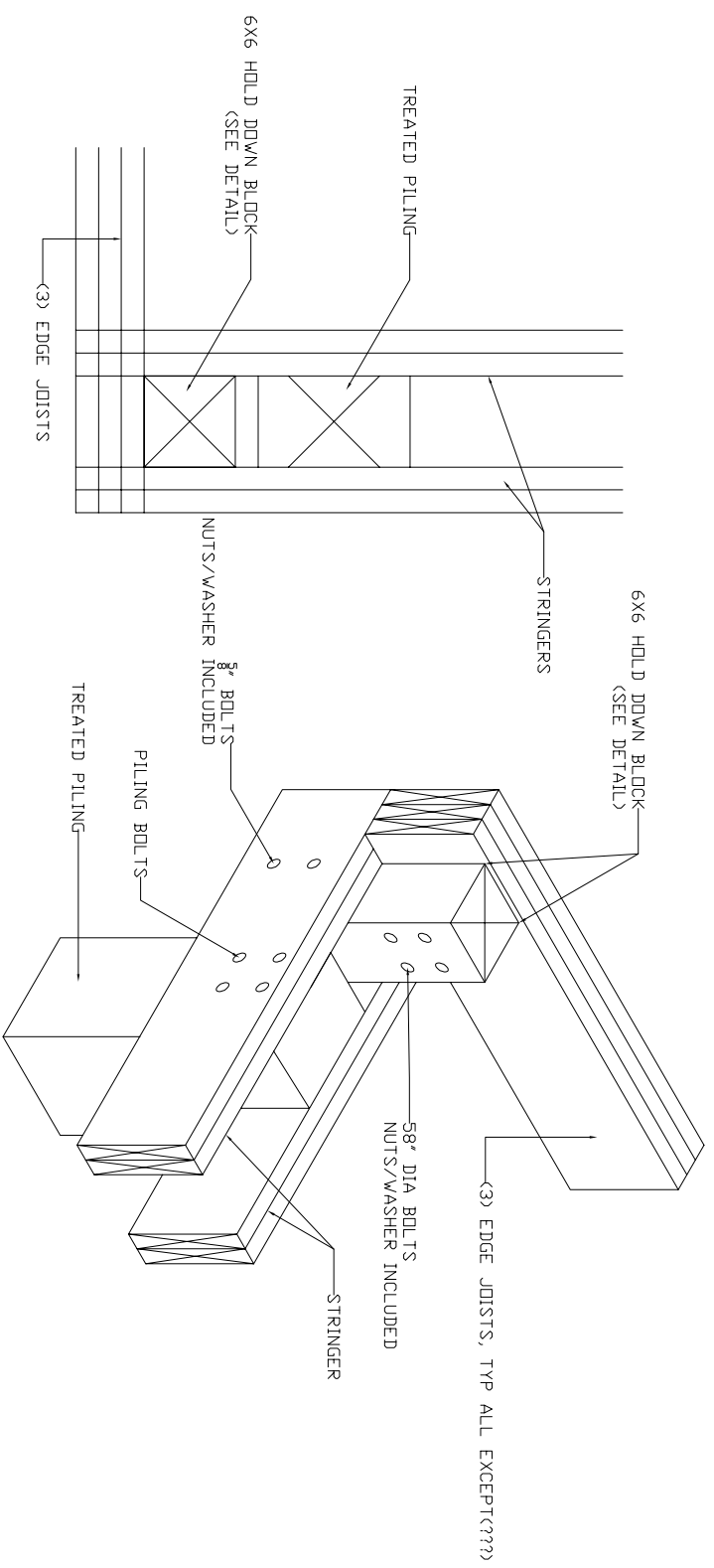
ENGINEER SEAL & SIGNATURE

STATE OF TEXAS

PROFESSIONAL ENGINEER

DAVID D. HENKERSMITH

99968

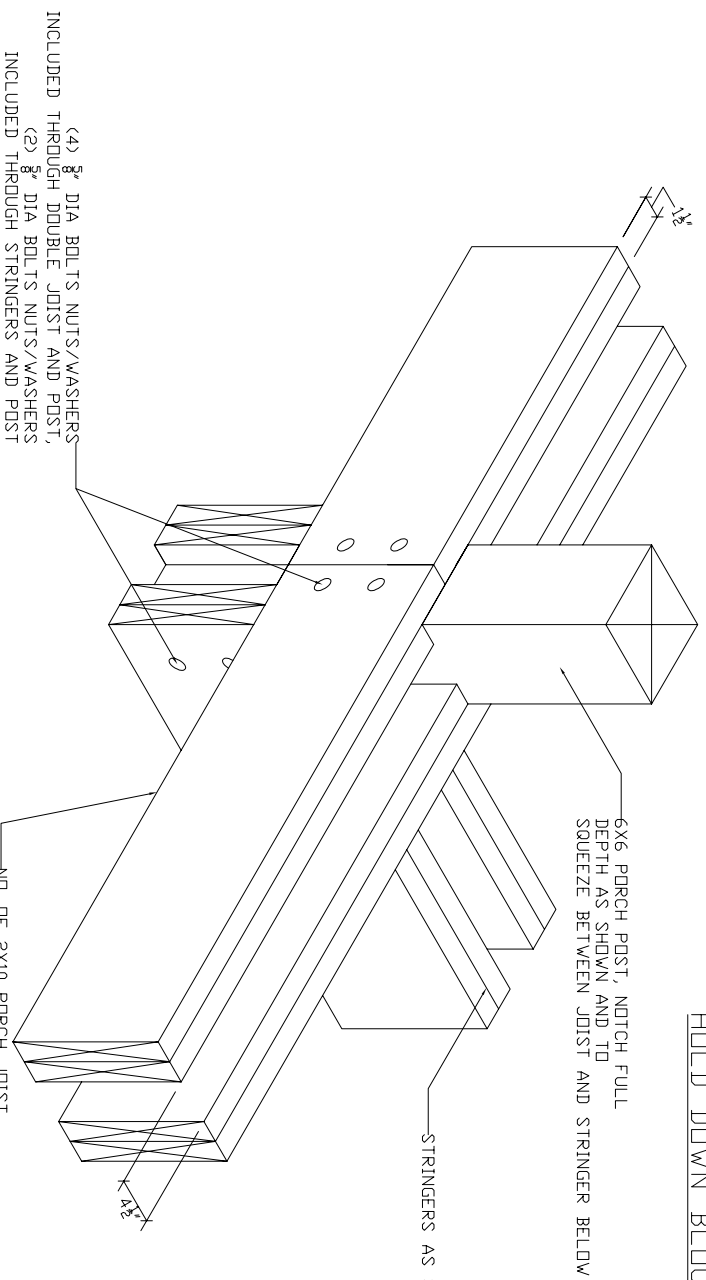


TOP VIEW

ISOMETRIC VIEW

HOLD DOWN BLOCK BRACKET EDGE JOISTS TO STRINGERS

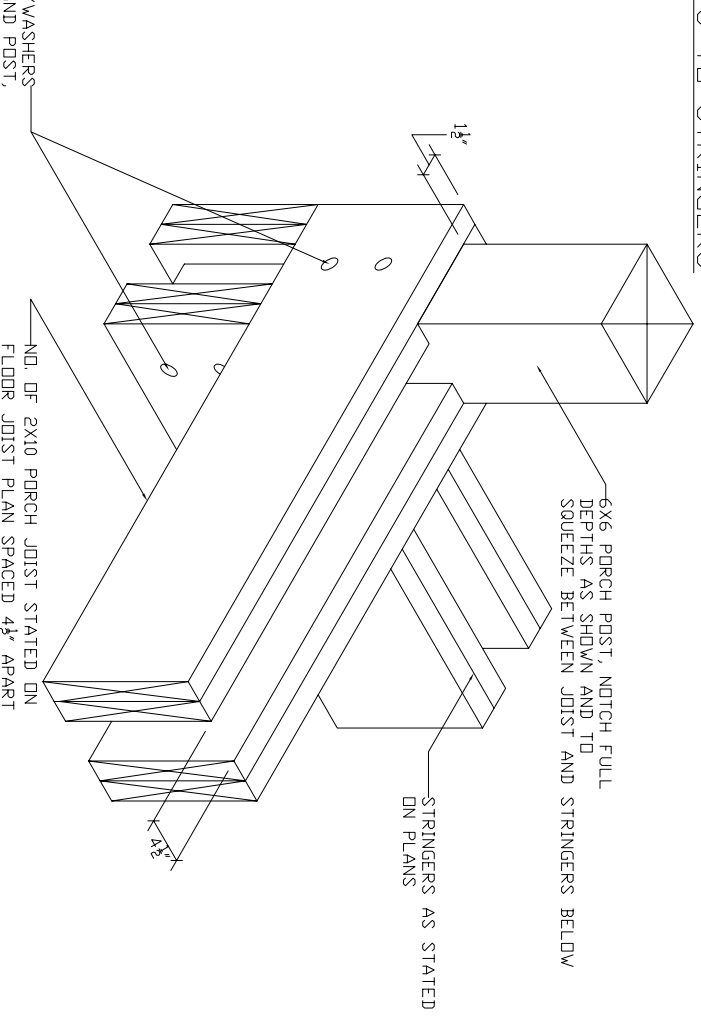
NOT DRAWN TO SCALE



(2) 8" DIA BOLTS NUTS/WASHERS INCLUDED THROUGH DOUBLE JOIST AND POST,
(2) 8" DIA BOLTS NUTS/WASHERS INCLUDED THROUGH STRINGERS AND POST,
(4) TOTAL, TYP AT ALL LOCATIONS

PORCH POST CONNECTION AND HOLD DOWN DETAIL FOR PORCH POST WITH BUTT JOINT DETAIL

BOLT PORCH POST TO BOTH PORCH JOIST AND STRINGER AS SHOWN



(2) 8" DIA BOLTS NUTS/WASHERS INCLUDED THROUGH DOUBLE JOIST AND POST,
(2) 8" DIA BOLTS NUTS/WASHERS INCLUDED THROUGH STRINGERS AND POST,
(4) TOTAL, TYP AT ALL LOCATIONS

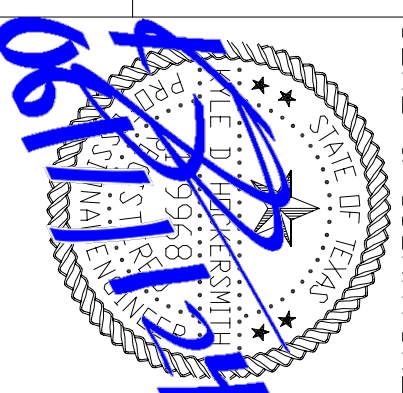
PORCH POST CONNECTION AND HOLD DOWN DETAIL FOR FRONT PORCH POST

BOLT DOUBLE JOIST TO STRINGER USING BRACKETS
ALL PORCH POSTS SHALL BE 6X6 TREATED UNDR
ALL PORCH POSTS THAT DO NOT FALL
DIRECTLY OVER STRINGERS AS SHOWN SHALL
BE BOLTED TO DOUBLE JOISTS ONLY, TYP

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SHEET NAME:
PORCH POST
DETAILS



ENGINEER
SEAL & SIGNATURE

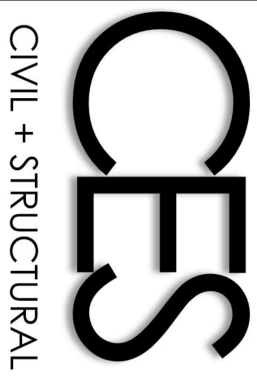
PROJECT
INFORMATION
2718 AVENUE L,
GALVESTON, TX 77550

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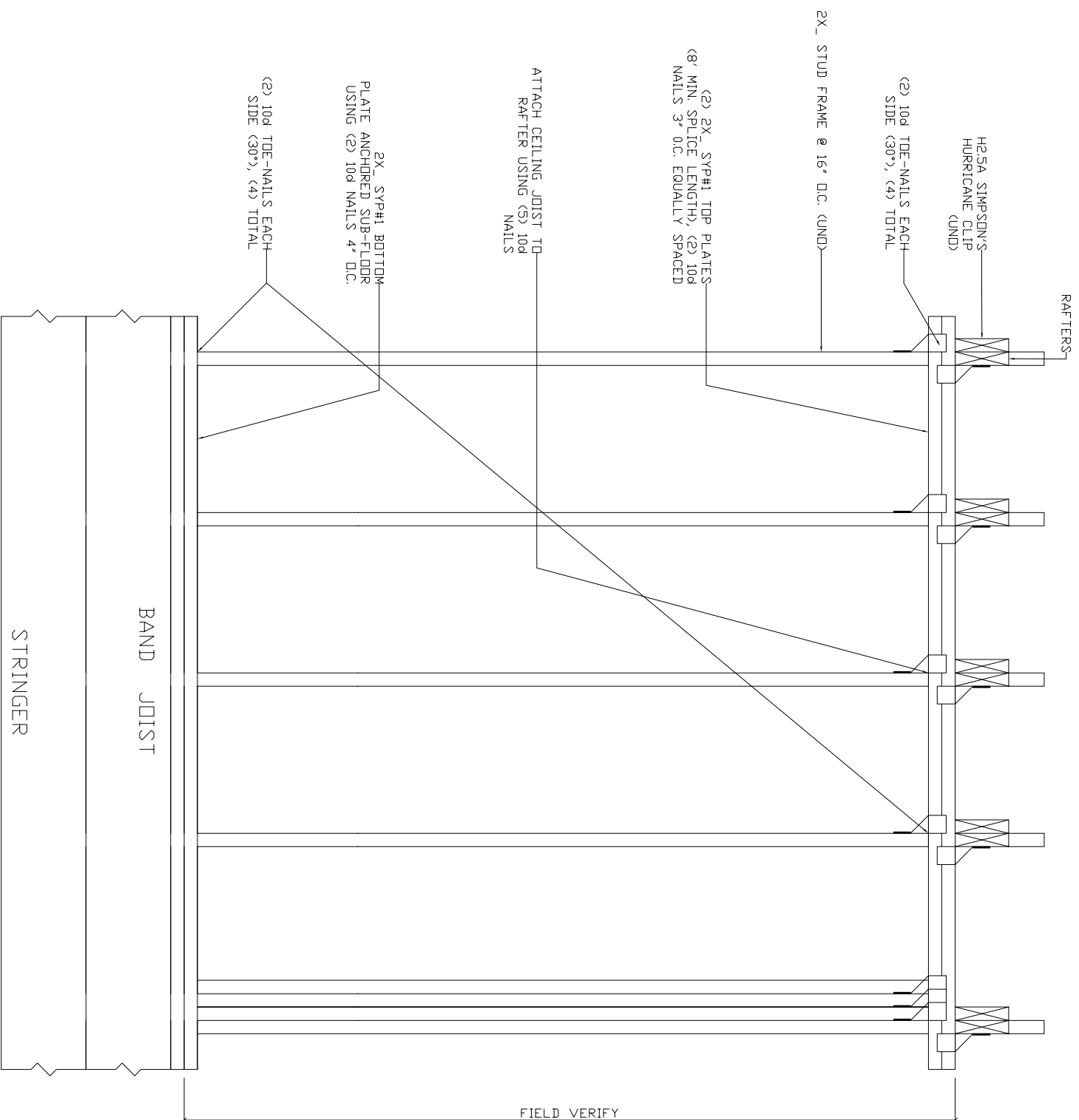


DATE: 06/11/2024

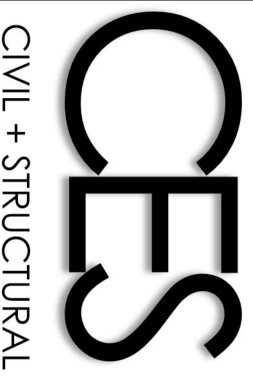
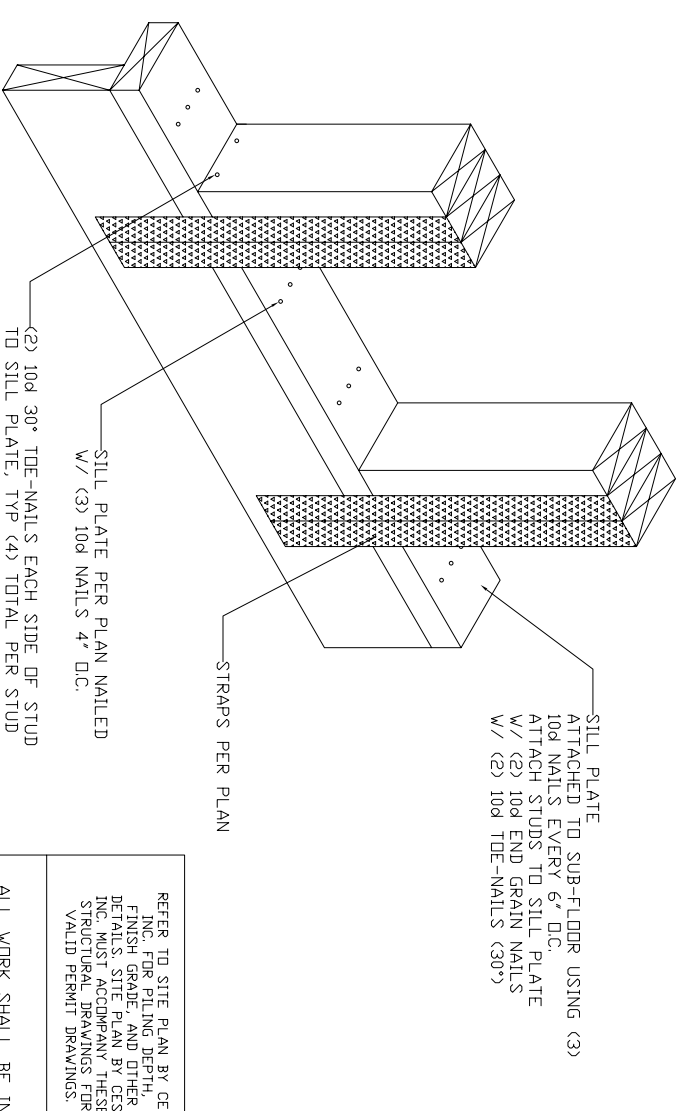
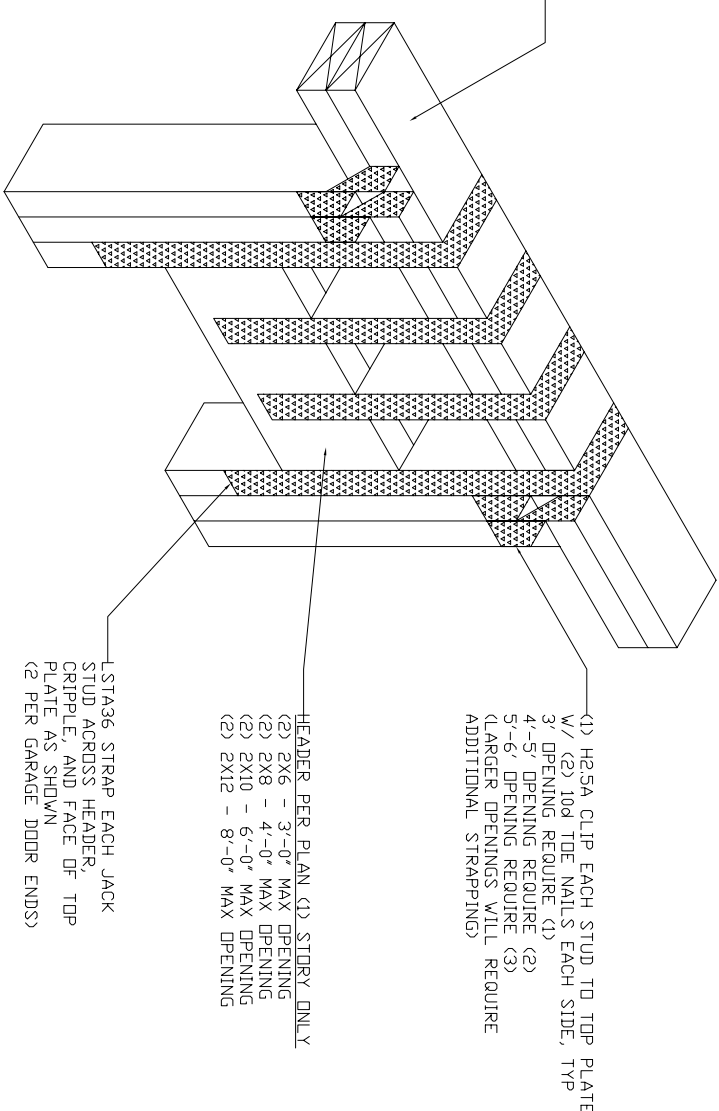
SHEET 120F 21

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KING/JACK STUD TABLE
 3' OR LESS OPENING - (1) KING AND (1) JACK EACH SIDE
 3'-4' OPENING - (2) KING AND (2) JACK STUDS EACH SIDE
 4'-5' OPENING - (3) KING AND (2) JACK STUDS EACH SIDE
 5'-6' OPENING - (4) KING AND (2) JACK STUDS EACH SIDE
 ALL OTHER SPANS AND # KING/JACK STUDS NOTED ON PLANS



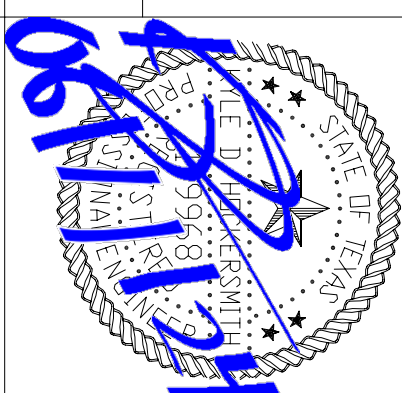
TYPICAL CLIP CONSTRUCTION DETAIL (PILING)
 (1-STORY W/ H2SA ROOF CLIPS)



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ENGINEER SEAL & SIGNATURE

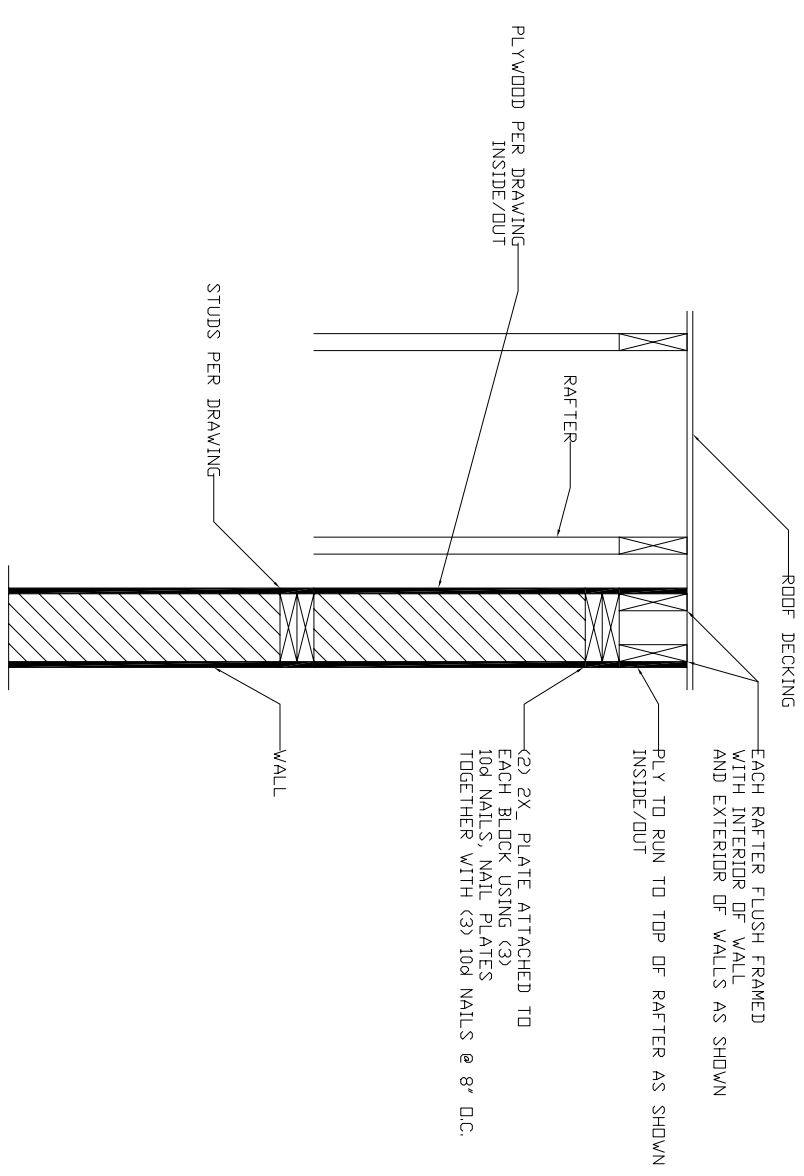
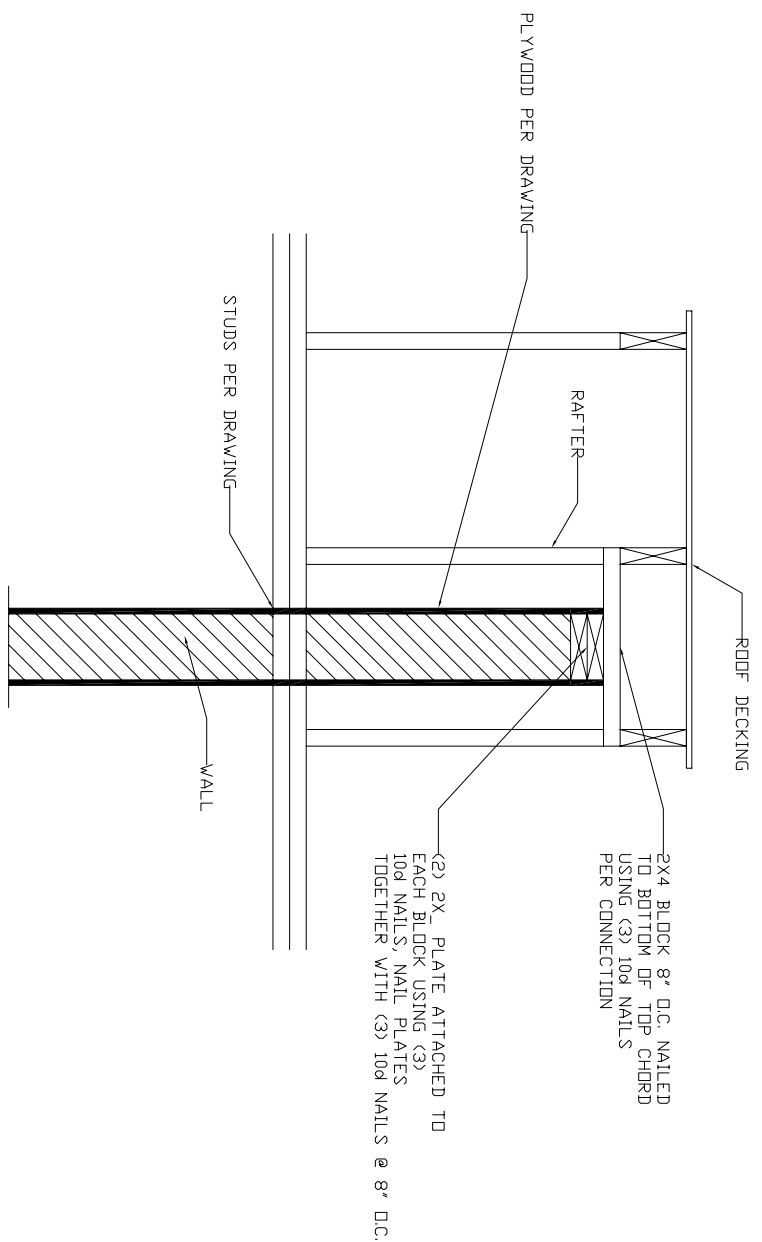


SHEET NAME:
 CLIP/STRAP
 DETAIL

DATE: 06/11/2024

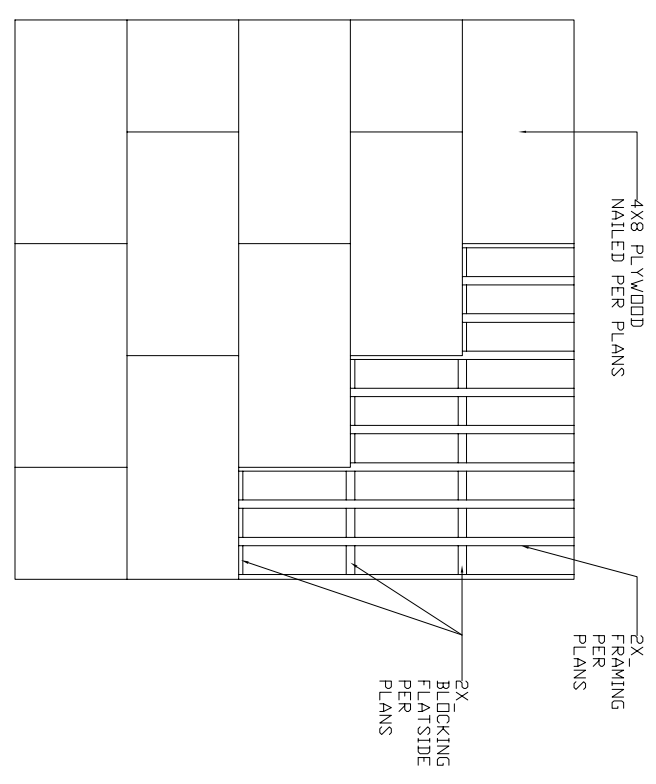
SHEET 130F 21

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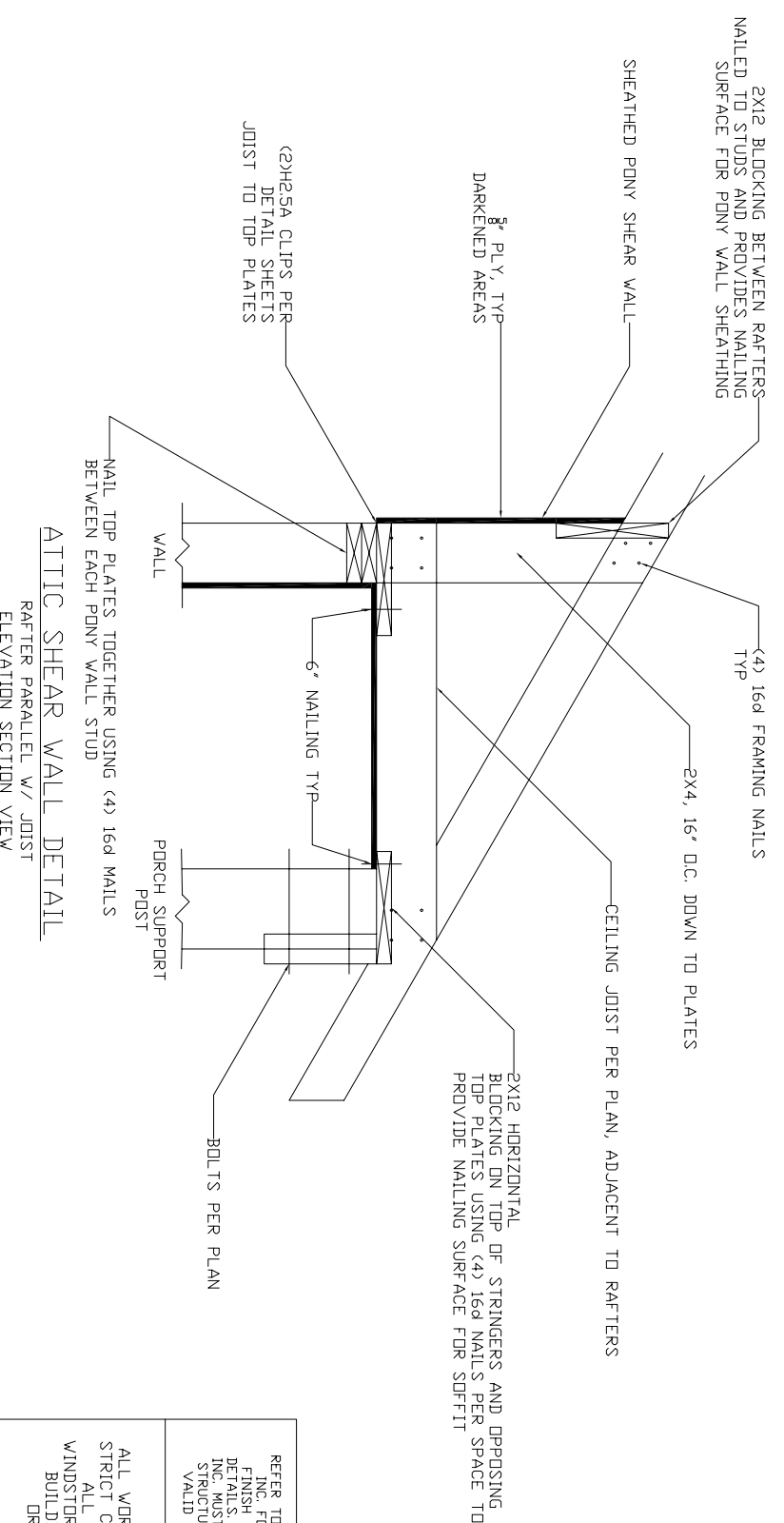


ATTIC SHEAR WALL DETAIL
 (NOTE: CONSTRUCT PONY WALLS THAT RUN PERPENDICULAR W/ RAFTERS AS A TYPICAL EXTERIOR WALL - TOP PLATES, PLYWOOD, CLIPS/STRAPS, ETC.)

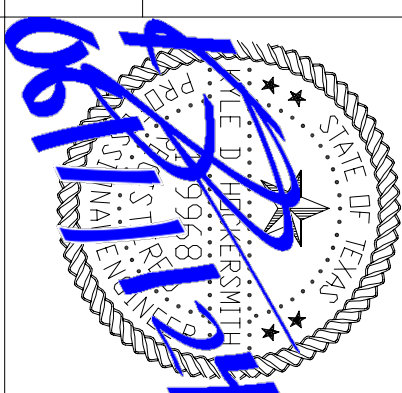
ATTIC SHEAR WALL DETAIL
 (NOTE: CONSTRUCT PONY WALLS THAT RUN PERPENDICULAR W/ RAFTERS AS A TYPICAL EXTERIOR WALL - TOP PLATES, PLYWOOD, CLIPS/STRAPS, ETC.)



TYPICAL LAYOUT FOR SHEAR WALLS
 4X6 NAILED W/ 10d COMMON GALV. NAILS, TYP



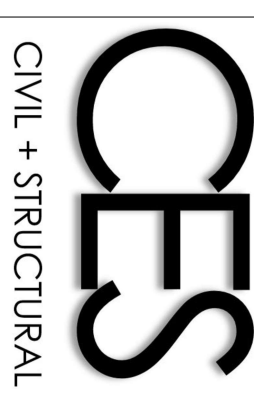
SHEET NAME:
 SHEAR WALL
 DETAIL



ENGINEER
 SEAL & SIGNATURE

PROJECT
 INFORMATION
 2718 AVENUE L,
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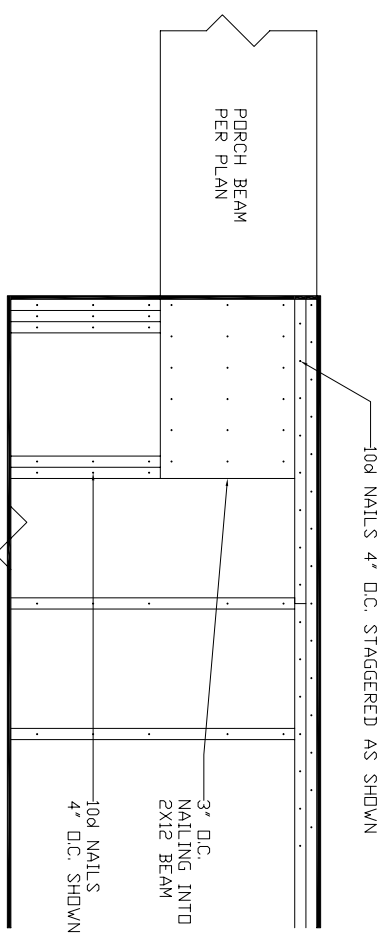
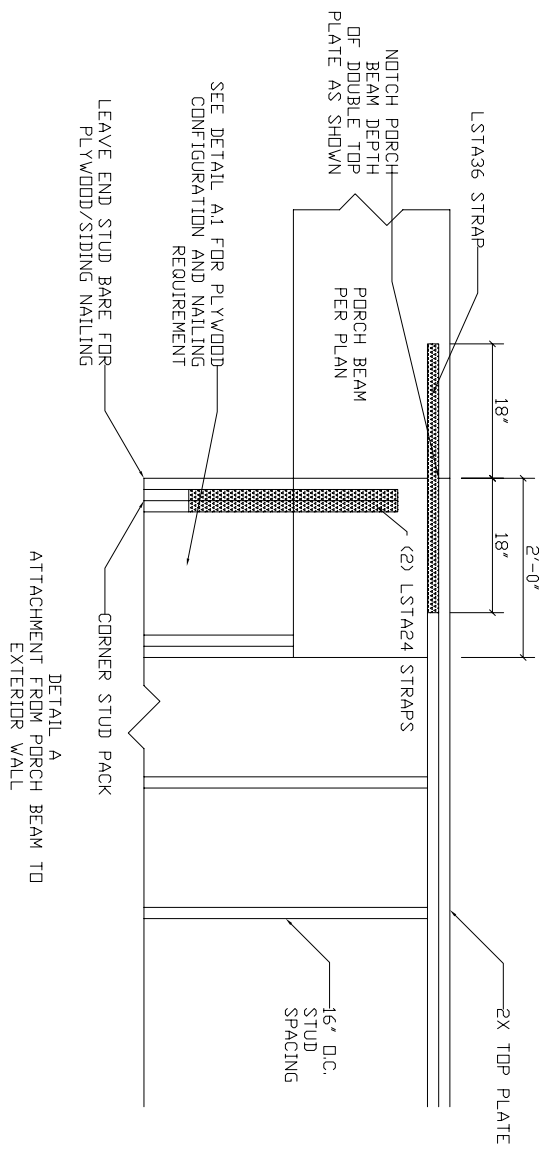


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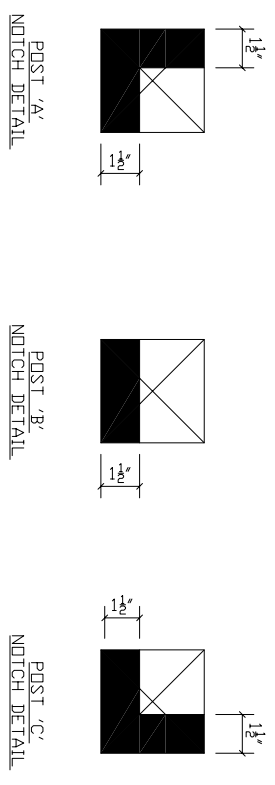
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DATE: 06/11/2024
 SHEET 140F 21

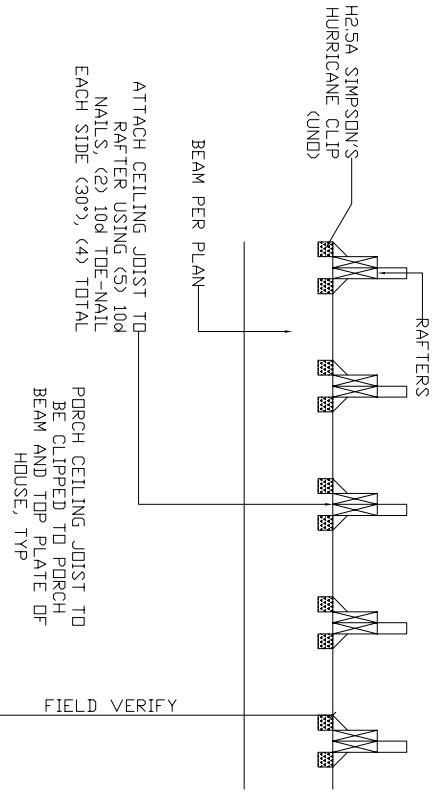


PORCH BEAM ATTACHMENT DETAILS

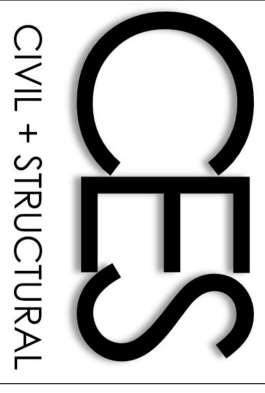
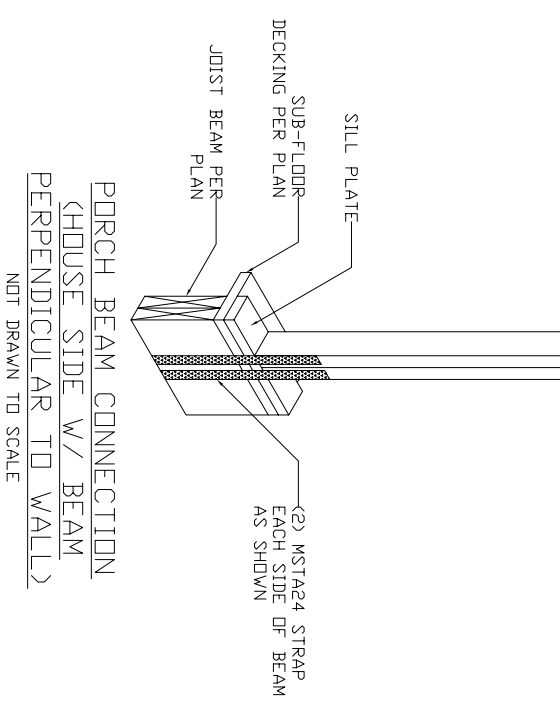
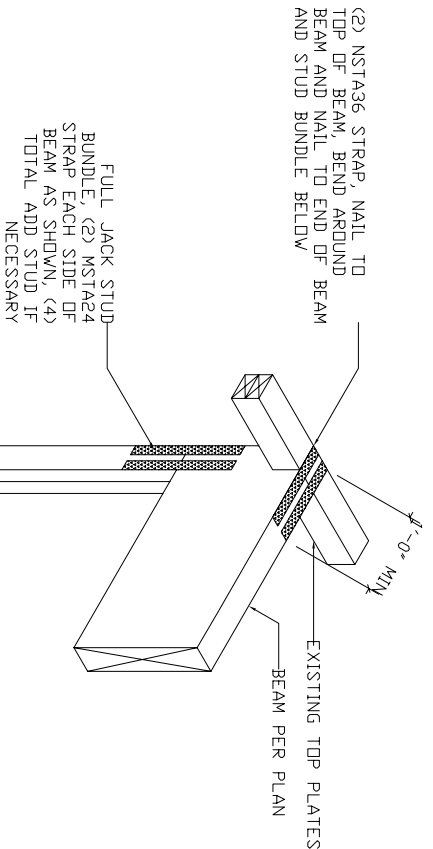


PORCH POST NOTCH DETAIL FOR DROP BEAM

ALL NOTCHES TO BE FULL DEPTH OF BEAM
 (4) 5/8" GALV. BOLTS EQUALLY SPACED PER POST, DO NOT COUNTERSINK
 CORNER POSTS TO HAVE (2) 5/8" GALV. BOLTS EQUALLY SPACED EACH DIRECTION



TYPICAL CLIP CONSTRUCTION DETAIL (COVERED PORCH WITH H2SA ROOF CLIPS)



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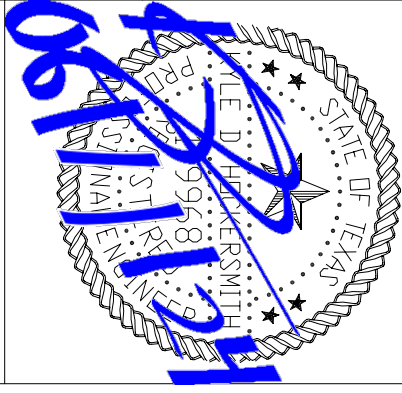
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 GALVESTON, TEXAS 77550

EMAIL: CESINCTX@GMAIL.COM
 TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION

2718 AVENUE L,
 GALVESTON, TX 77550

ENGINEER SEAL & SIGNATURE



SHEET NAME:
 PORCH DETAILS

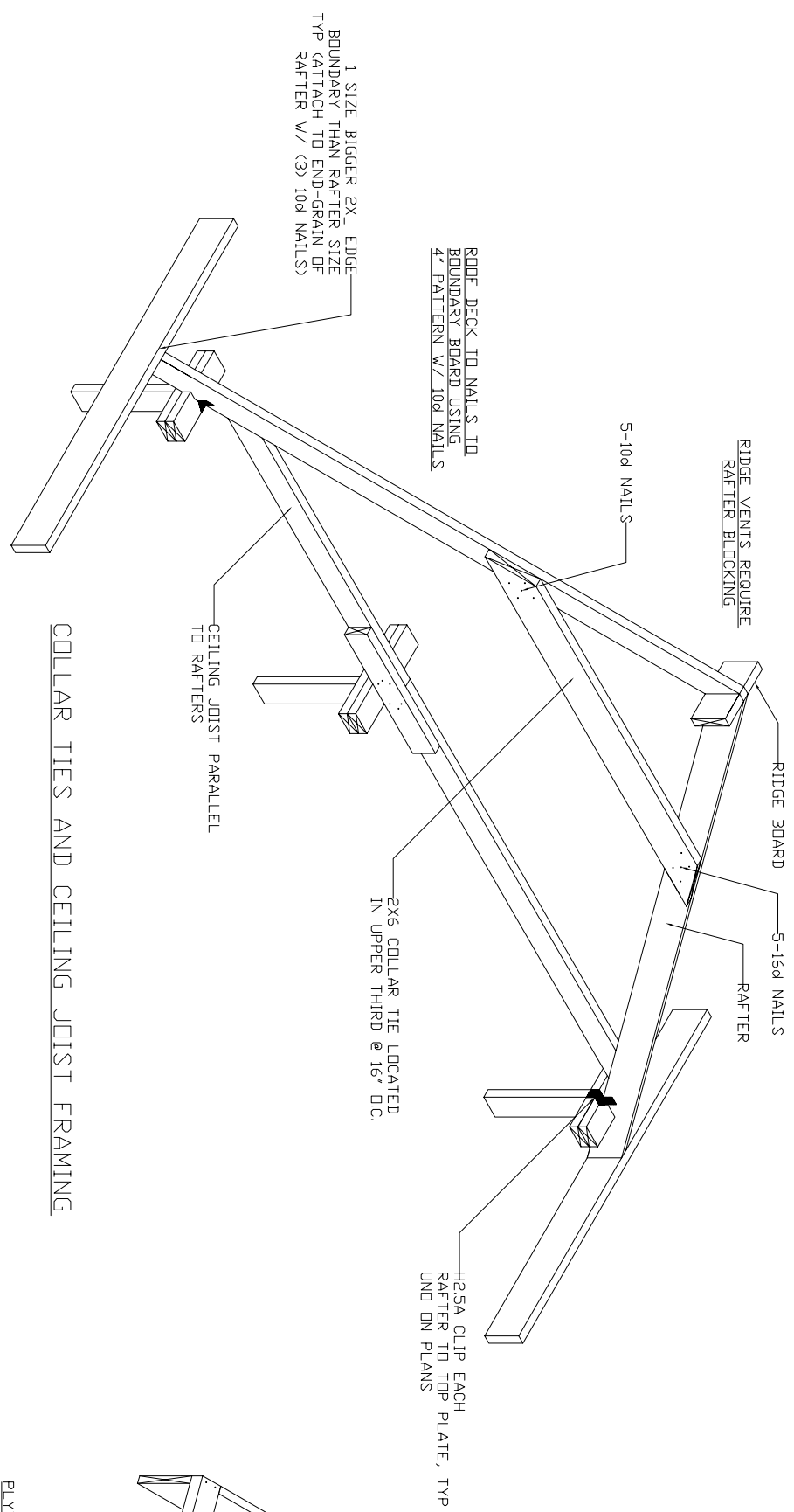
DATE: 06/11/2024

SHEET 150F 21

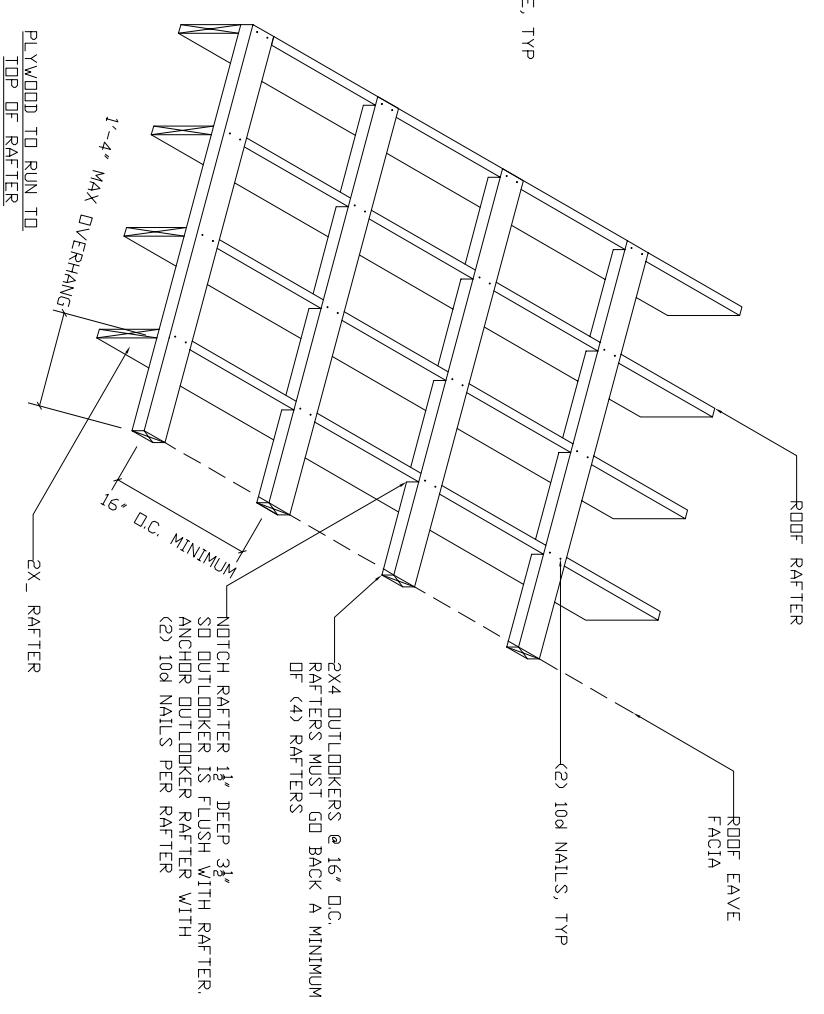
REFER TO SITE PLAN BY CES INC. FOR PLATING DEPTH. FINISH GRADE DETERMINED BY THE SITE PLAN BY CES INC. MUST ACCOMPANY THESE STRUCTURAL DRAWINGS FOR VALID PERMIT DRAWINGS.

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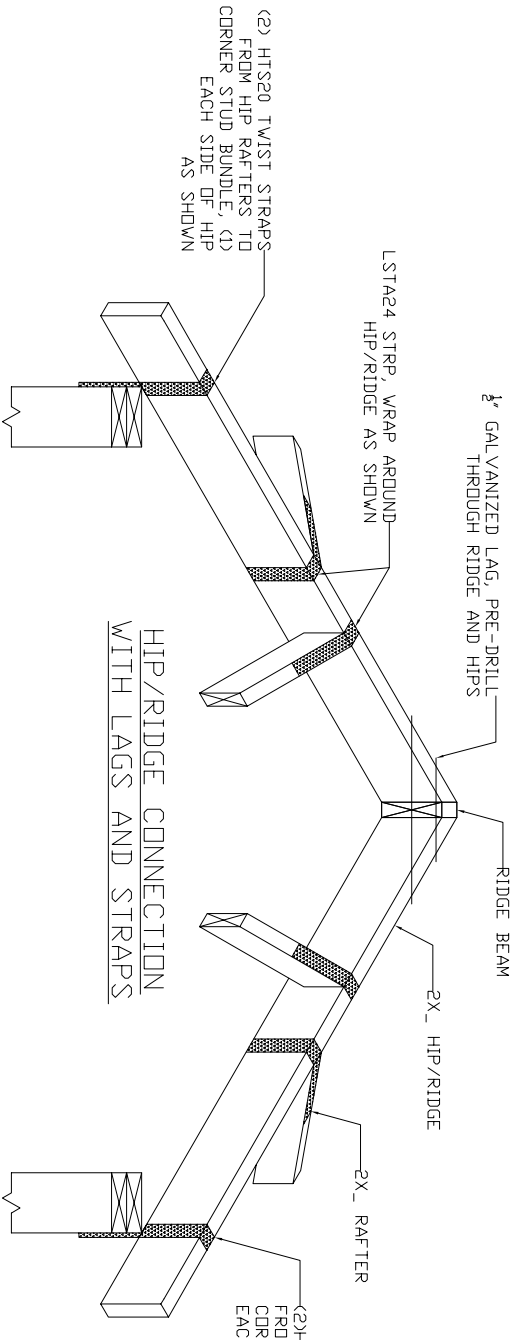
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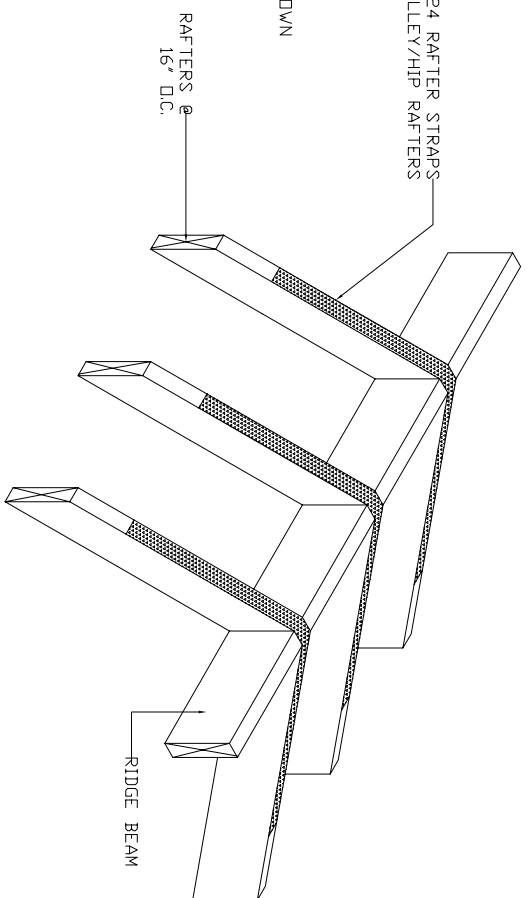
COLLAR TIES AND CEILING JOIST FRAMING



GABLE OVER HANG (2x4 OUTLOOKERS)



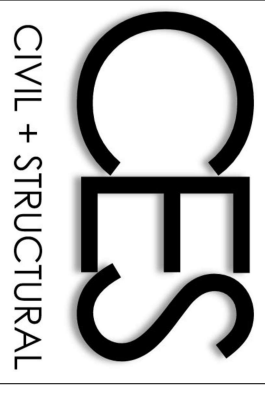
RIDGE BEAM
 CONNECTION DETAIL



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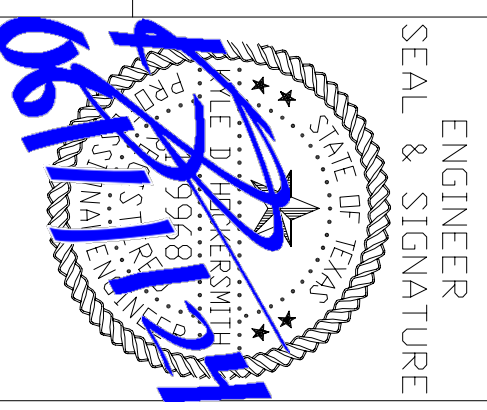
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 527 21ST STREET #46
 GALVESTON, TEXAS 77550
 EMAIL: CESINCTX@GMAIL.COM
 TEXAS FIRM REGISTRATION #21062

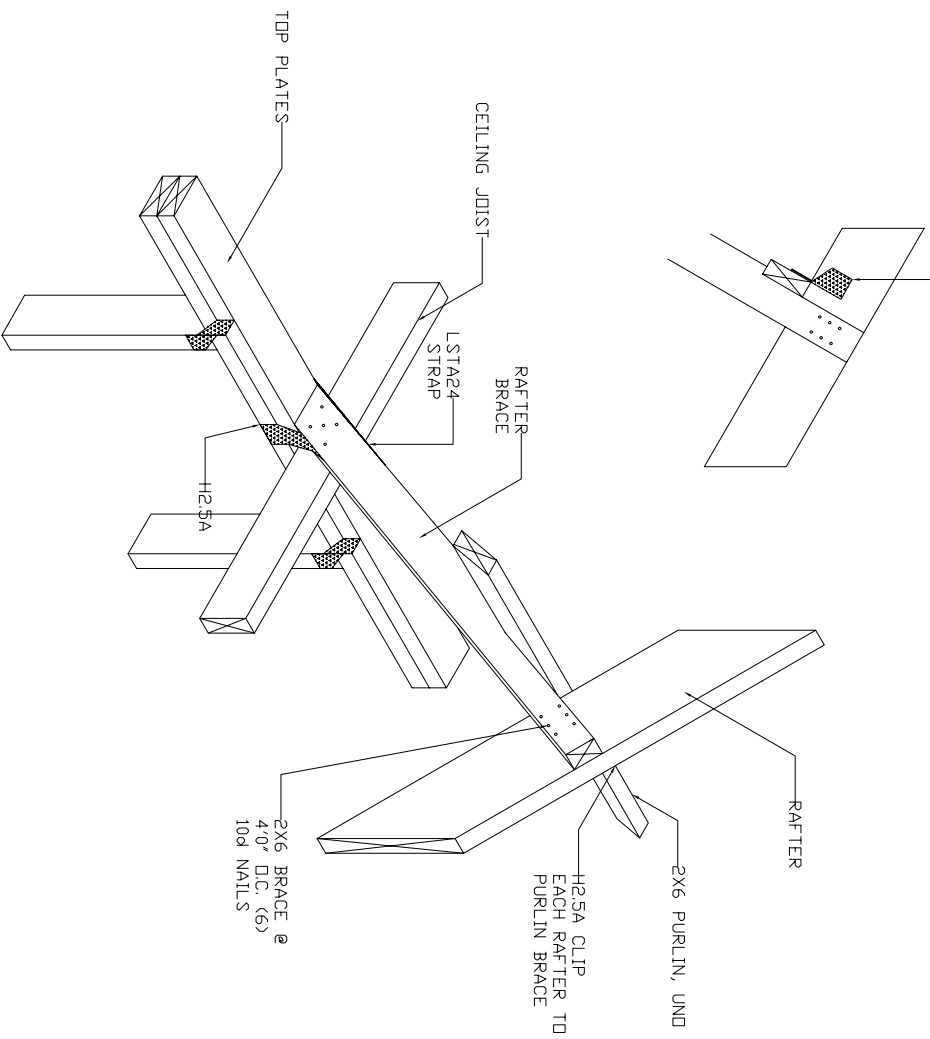
PROJECT
 INFORMATION
 2718 AVENUE L,
 GALVESTON, TX 77550



ENGINEER
 SEAL & SIGNATURE
 SHEET NAME:
 ROOF DETAILS
 1

DATE: 06/11/2024
 SHEET 160F 21

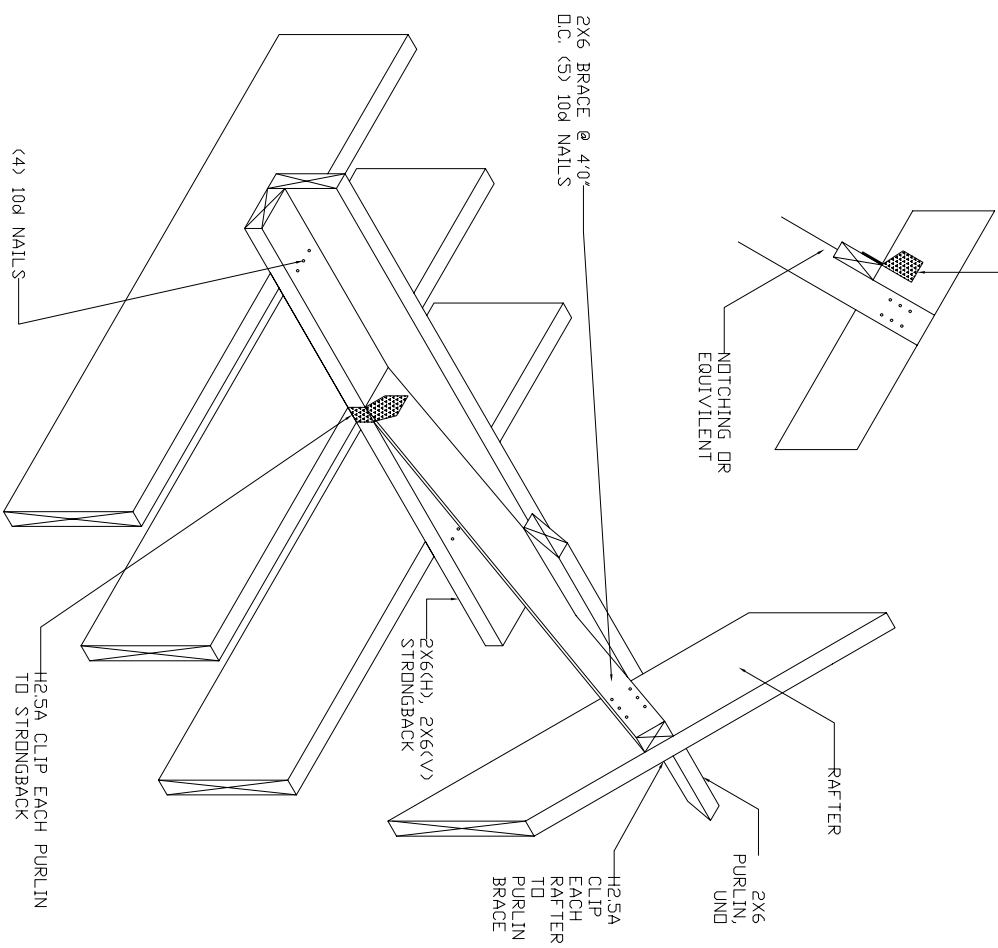
H2.5A CLIP EACH RAFTER TO PURLIN BRACE WHERE SHEAR-NAILED BRACING IS NOT INSTALLED



(1) H2.5A CLIP EACH STUD TO SILL PLATE W/ (2) 10d TDENAILS EACH SIDE OF STUD, TYP.
(3) 10d NAILS 6' O.C.

RAFTER BRACE CONNECTION

H2.5A CLIP EACH RAFTER TO PURLIN BRACE WHERE SHEAR-NAILED BRACING IS NOT INSTALLED

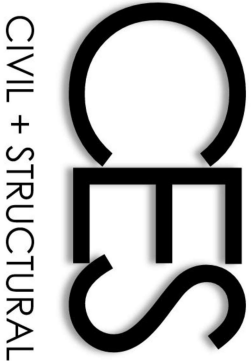


RAFTER BRACE CONNECTION WITH STRONGBACK

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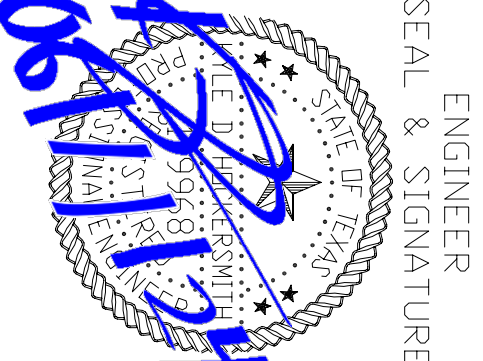
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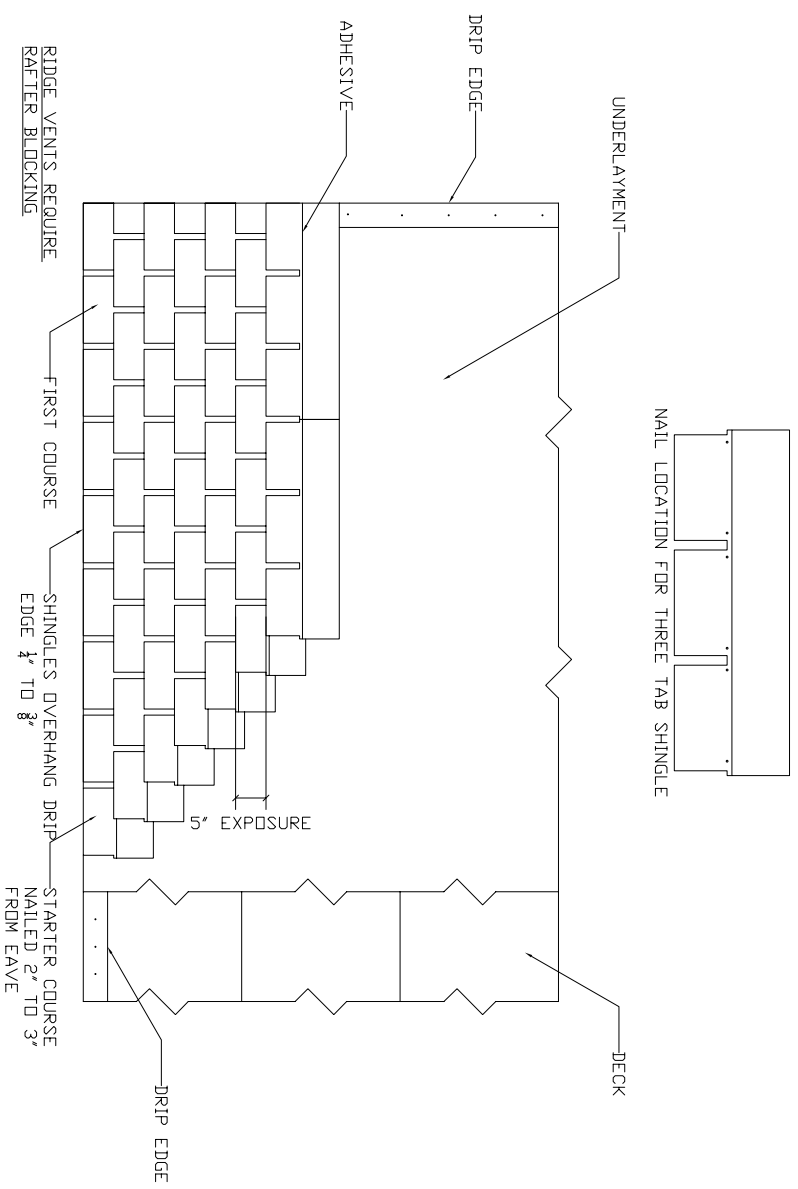
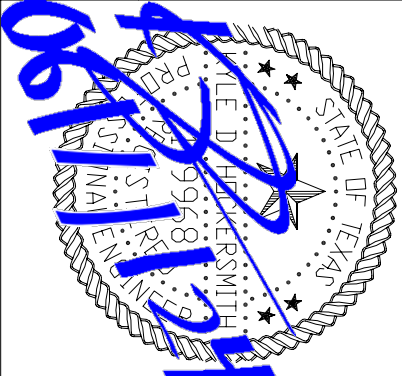
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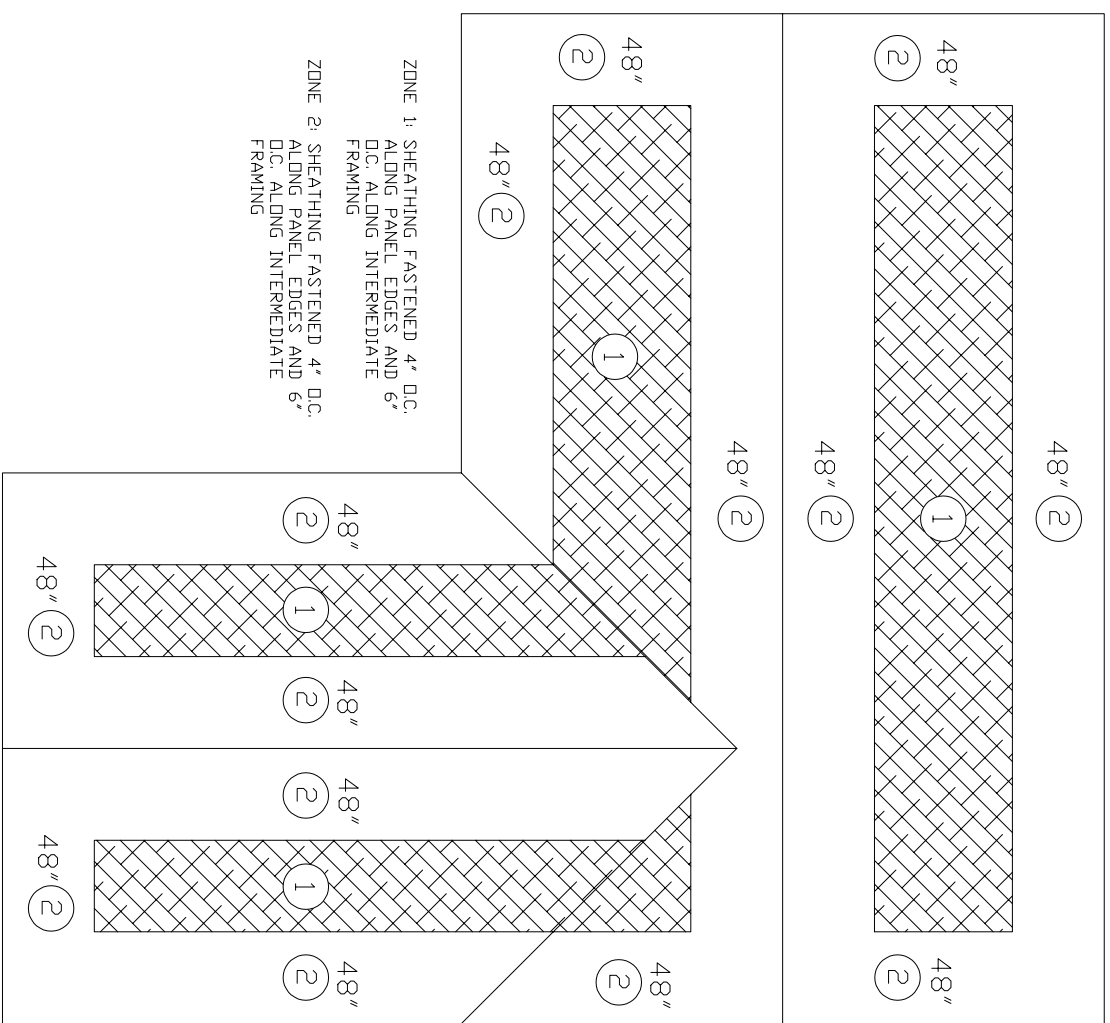
SHEET NAME:
ROOF DETAILS
2

DATE: 06/11/2024

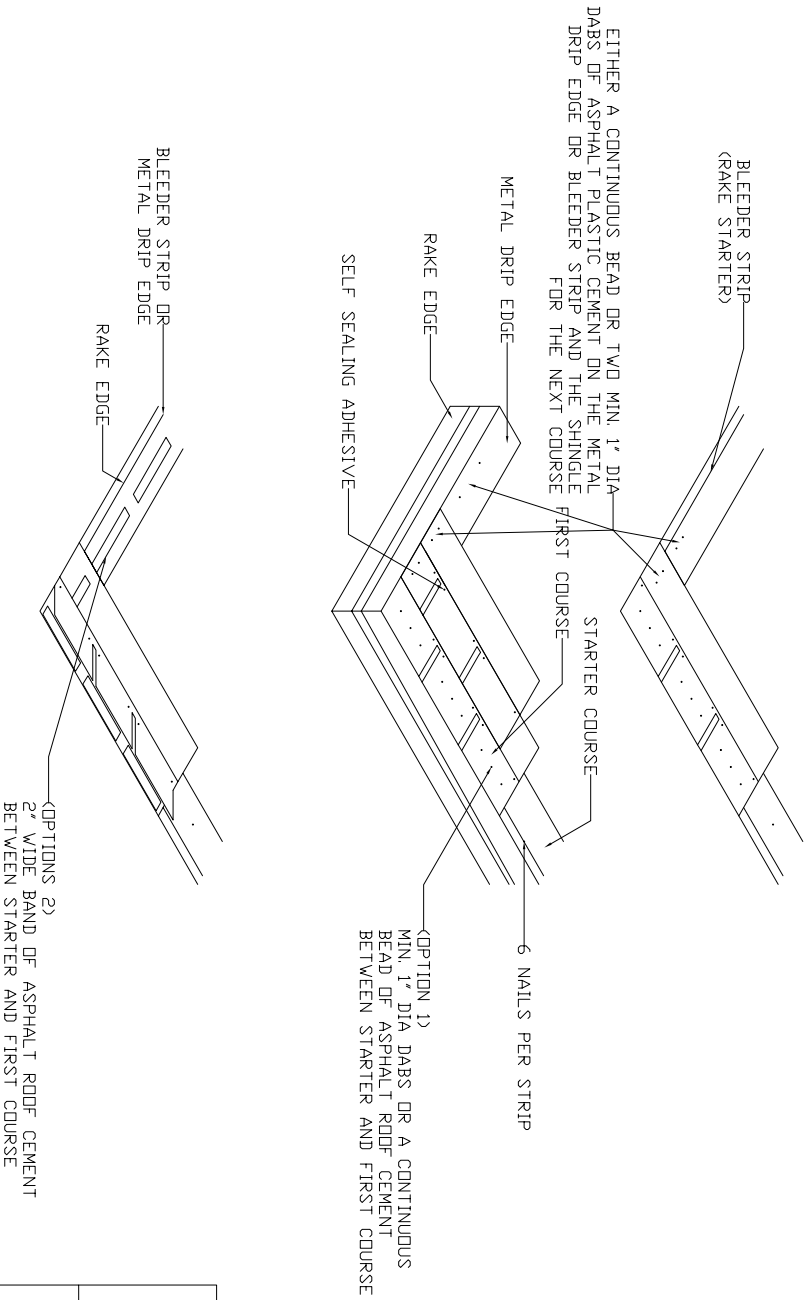
SHEET 170F 21



COMPOSITION SHINGLE APPLICATION



ROOF SHEATHING ATTACHMENT

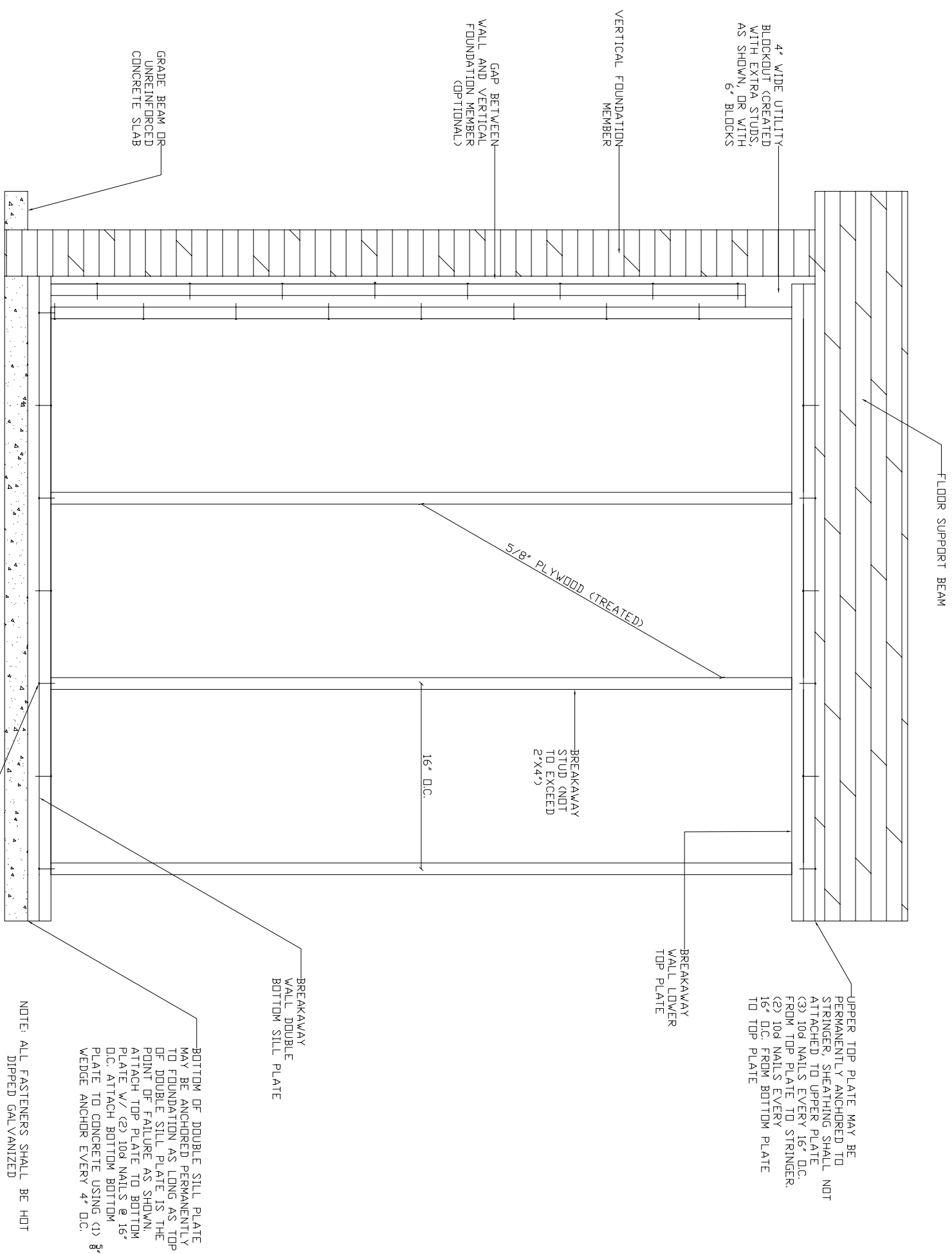


COMPOSITION SHINGLE APPLICATION
UNLESS NOTED OTHERWISE BY MANUFACTURER

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V-ZONE BREAKAWAY DETAIL
TYPICAL WOOD-FRAME
BREAKAWAY WALL

NOTE: ALL LUMBER BELOW BFE MUST BE WATER-RESISTANT PER FEMA REQUIREMENTS
(THIS INCLUDES ALL LUMBER INCLUDING PLYWOOD)

IF PERMANENT BOTTOM SILL PLATE IS USED,
SHEATHING SHALL NOT BE ATTACHED TO
THE BOTTOM SILL PLATE

EXPECTED POINT OF FAILURE
CONNECTIONS MADE WITH NAILS OR
COMPARABLE-CAPACITY FASTENERS
(E.G., BOLTS, LOG SCREWS, HURRICANE STRAPS)
(2) 10d NAILS @ 16" O.C.

NOTE: ALL FASTENERS SHALL BE HOT
DIPPED GALVANIZED

BOTTOM OF DOUBLE SILL PLATE
MAY BE ANCHORED PERMANENTLY
TO FOUNDATION AS LONG AS TOP
OF DOUBLE SILL PLATE IS THE
POINT OF FAILURE AS SHOWN.
ATTACH TOP PLATE TO BOTTOM
PLATE W/ (2) 10d NAILS @ 16"
O.C. ATTACH BOTTOM BOTTOM
PLATE TO CONCRETE USING (1) 3"
WEDGE ANCHOR EVERY 4' O.C.

BREAKAWAY
WALL DOUBLE
BOTTOM SILL PLATE

BREAKAWAY
STUD (NOT
TO EXCEED
2"x4")

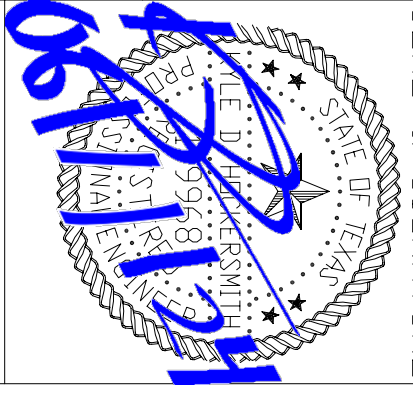
BREAKAWAY
WALL LOWER
TOP PLATE

UPPER TOP PLATE MAY BE
PERMANENTLY ANCHORED TO
STRINGER, SHEATHING SHALL NOT
BE ATTACHED TO UPPER PLATE
(3) 10d NAILS EVERY 16" O.C.
FROM TOP PLATE TO STRINGER,
(2) 10d NAILS EVERY
16" O.C. FROM BOTTOM PLATE
TO TOP PLATE

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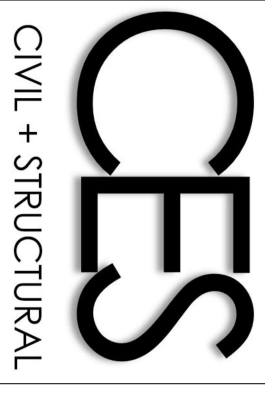
SHEET NAME:
BREAKAWAY WALL
DETAILS

DATE: 06/11/2024

SHEET 190F 21

PROJECT
INFORMATION
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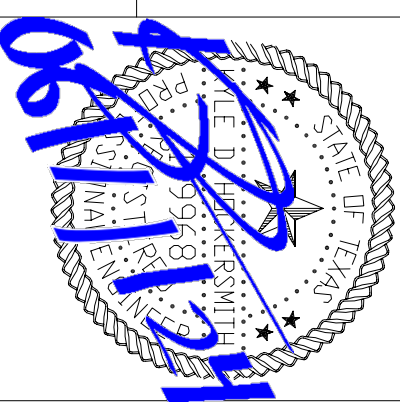
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ENGINEER
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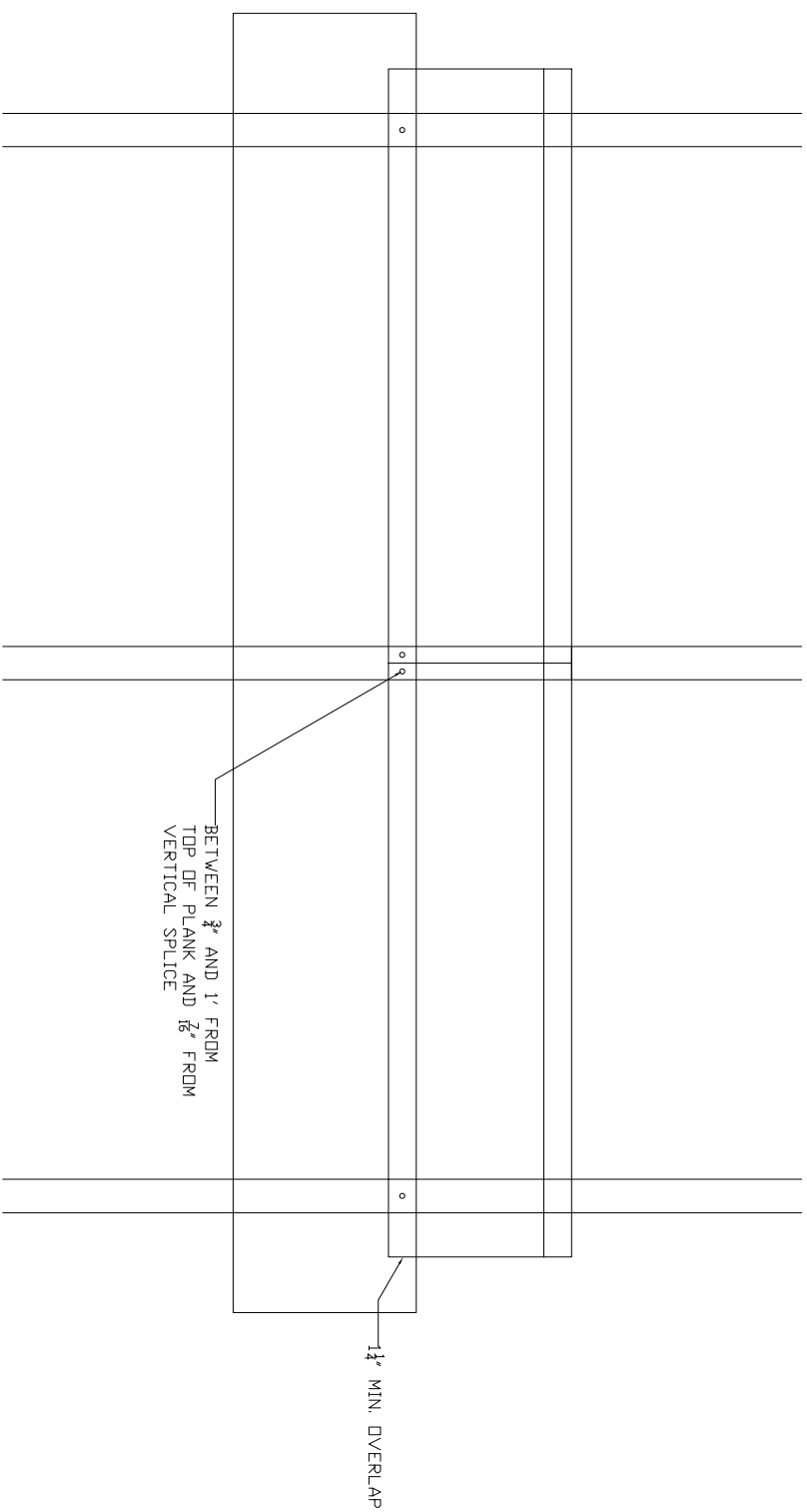
SHEET NAME:

SIDING DETAILS

DATE: 06/11/2024

SHEET 200F 21

2X_ SYP#2 STUDS SHALL BE 16" O.C.



DETAIL FOR HARDIEPLANK 6 1/4" SIDING

ALL FASTENERS TO BE NAILED INTO STUDS
LAPS TO FALL OVER STUDS
NAIL TO BE INCREASED TO 3" LENGTH IF
INSTALLED OVER STRUCTURAL SHEATHING

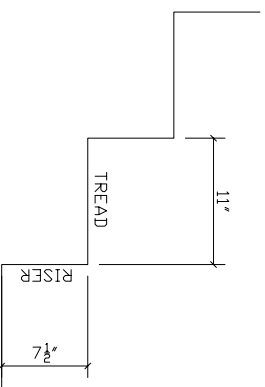
ASSEMBLY 1

HARDIEPLANK 6 1/4" LAP SIDING (CONCEALED NAILING METHOD)
FASTENER: 11 GAUGE ROOFING NAIL, 1 3/4" LONG, 3/8" HEAD
DESIGN PRESSURE: -68 PSF

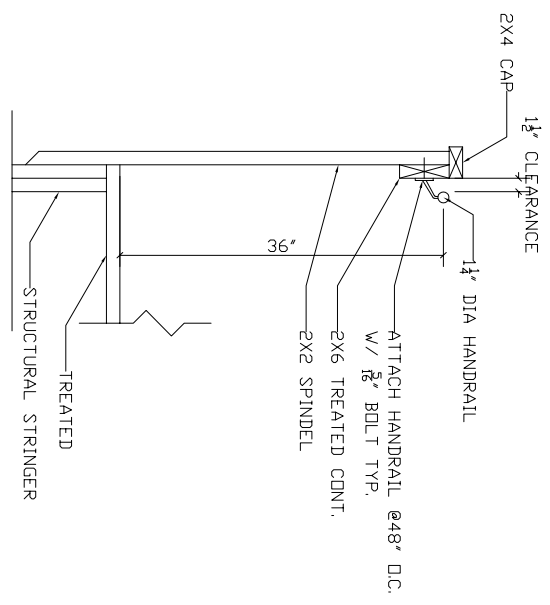
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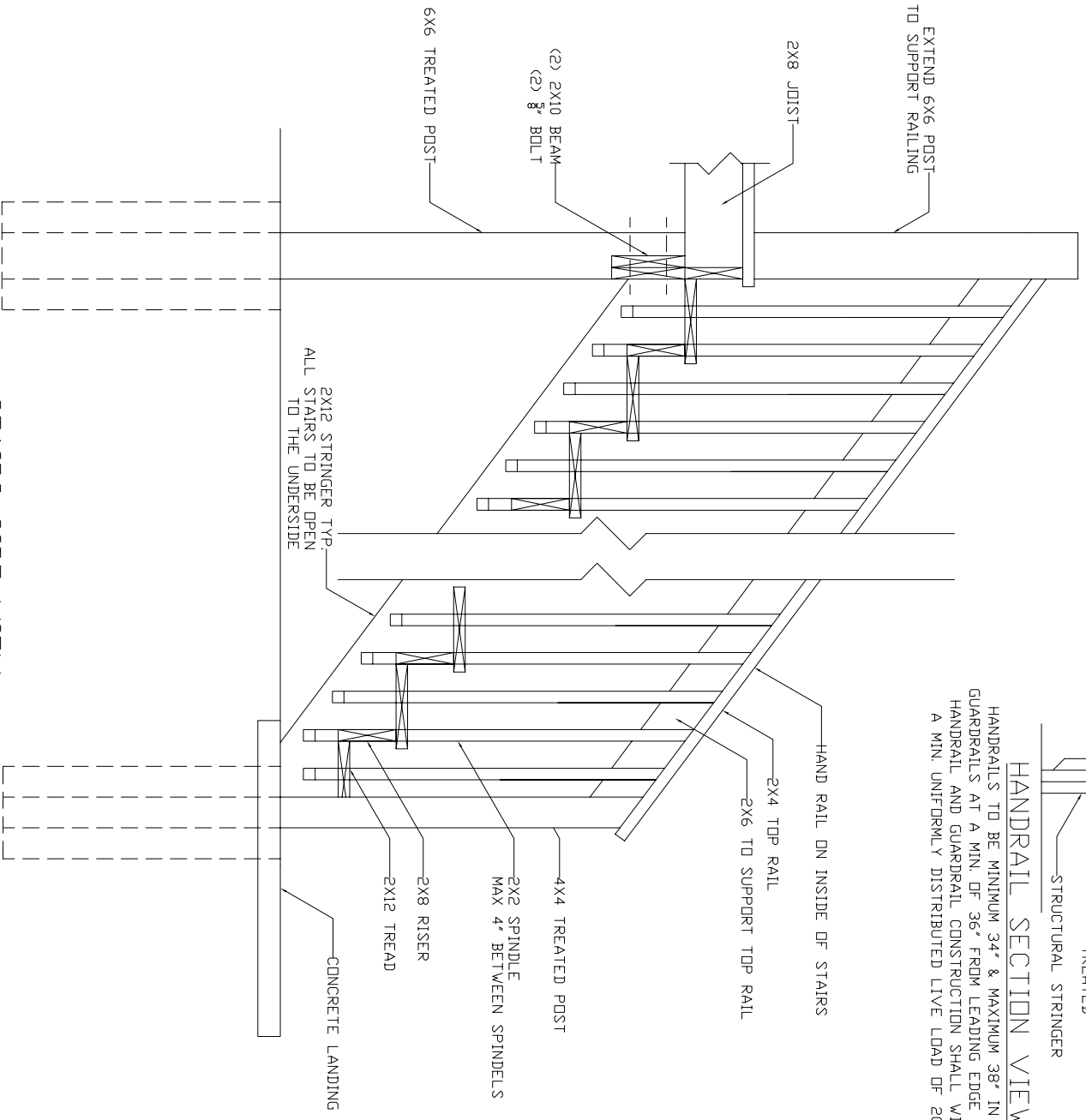
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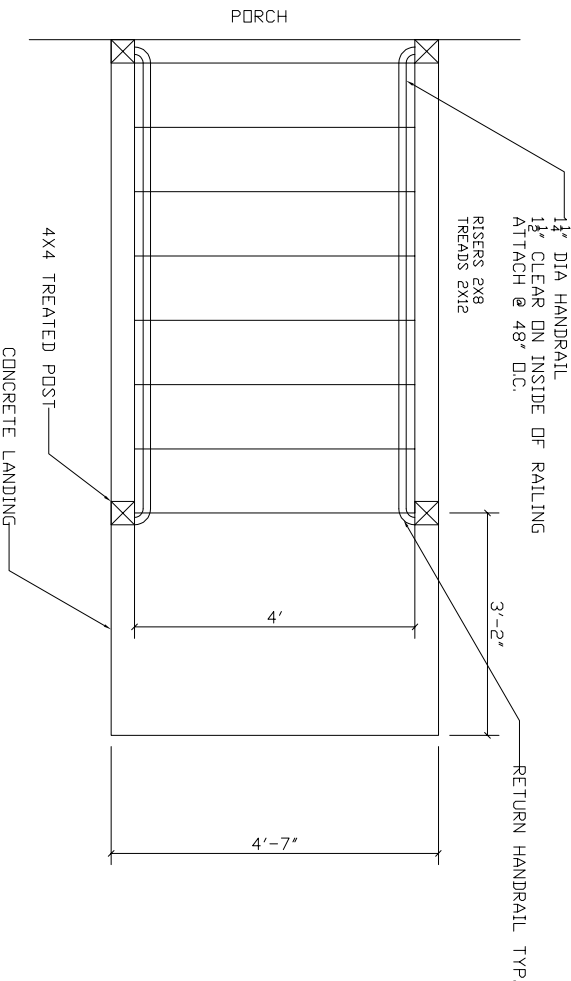
STAIR RISER/TREAD DETAIL
 HEIGHT OR WIDTH OF TREADS AND RISERS SHALL NOT VARY MORE THAN 3/8" FROM TOP TO BOTTOM OF STAIRS



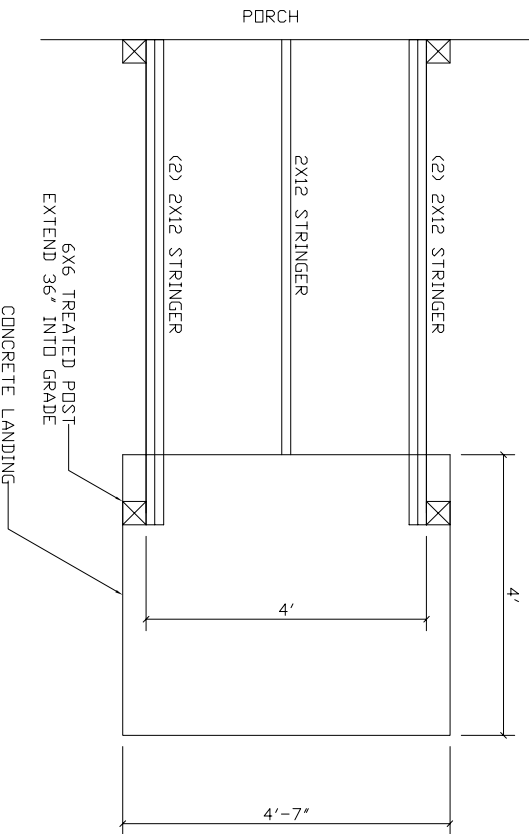
HANDRAIL SECTION VIEW
 HANDRAILS TO BE MINIMUM 3/4" & MAXIMUM 3/8" IN HEIGHT. GUARDRAILS AT A MIN. OF 36" FROM LEADING EDGE OF TREAD. HANDRAIL AND GUARDRAIL CONSTRUCTION SHALL WITHSTAND A MIN. UNIFORMLY DISTRIBUTED LIVE LOAD OF 200 P.S.I.



STAIRS SIDE VIEW
 STAIRS SHALL SUPPORT 300LBS CONCENTRATED LOAD IN A 4'SQ. AREA. GUARDRAIL AND HANDRAILS DESIGNED TO SUPPORT 200LBS CONCENTRATED LOAD IN ANY DIRECTION ALONG THE TOP. GUARDRAIL IN-FILL COMPONENTS SHALL SUPPORT 50LBS UNIFORM LOAD, APPLIED IN 1'SQ. AREA.



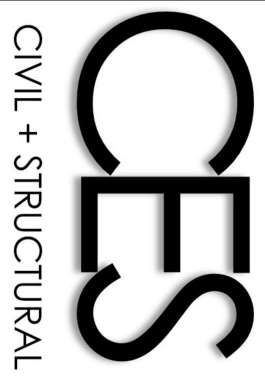
TYP. STAIRS



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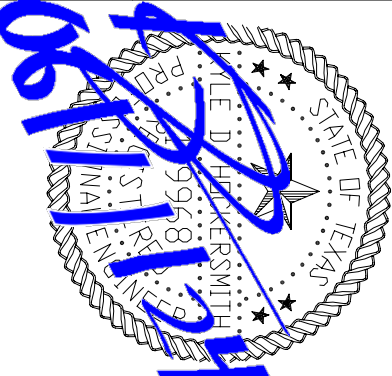
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ENGINEER SEAL & SIGNATURE



SHEET NAME:
 STAIR/HANDRAIL DETAILS

DATE: 06/11/2024

SHEET 21 OF 21