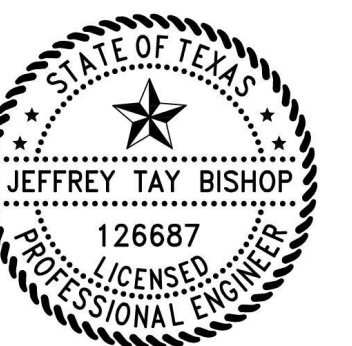


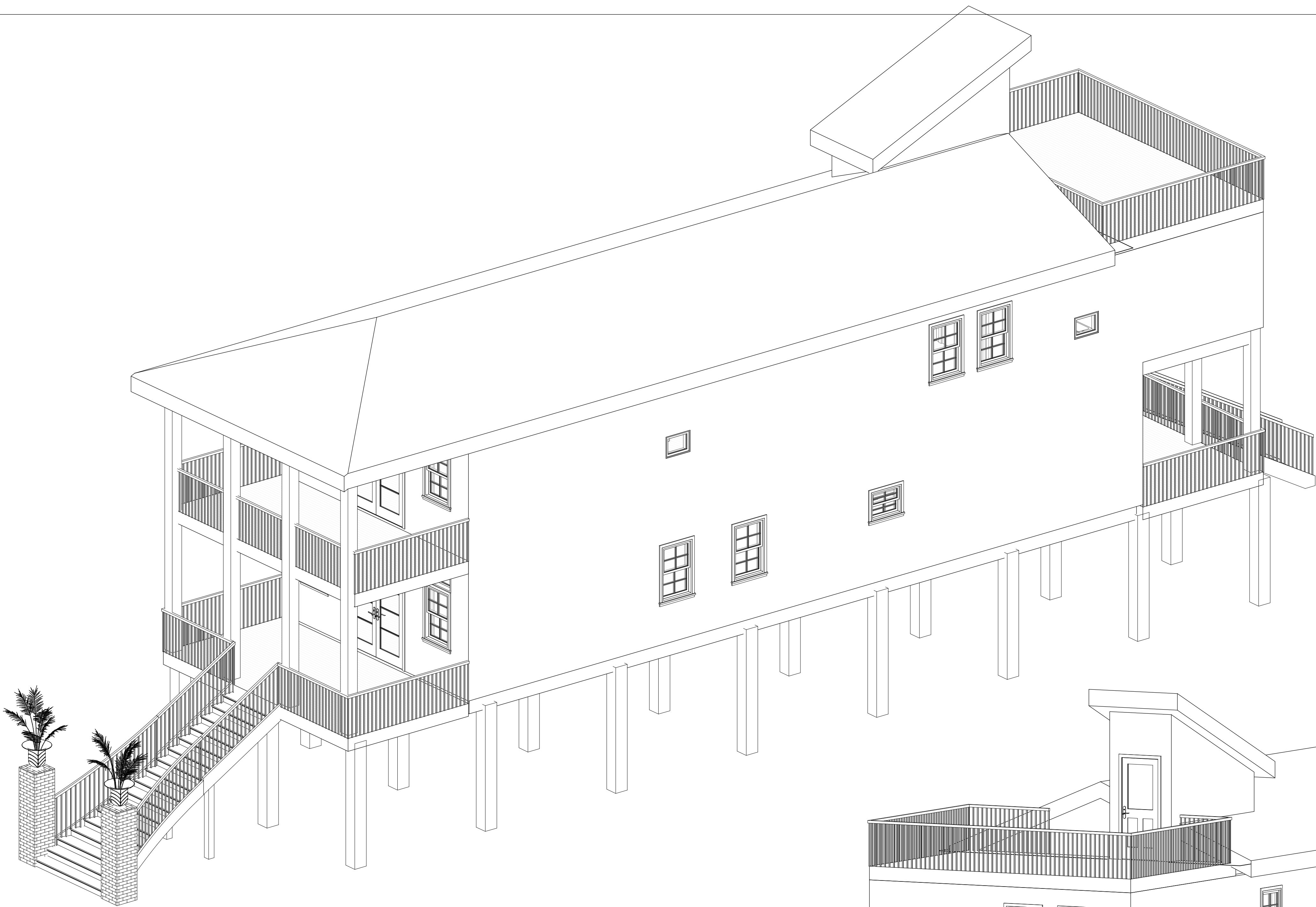
1723 AVE M1/2
GALVESTON, TX 77550



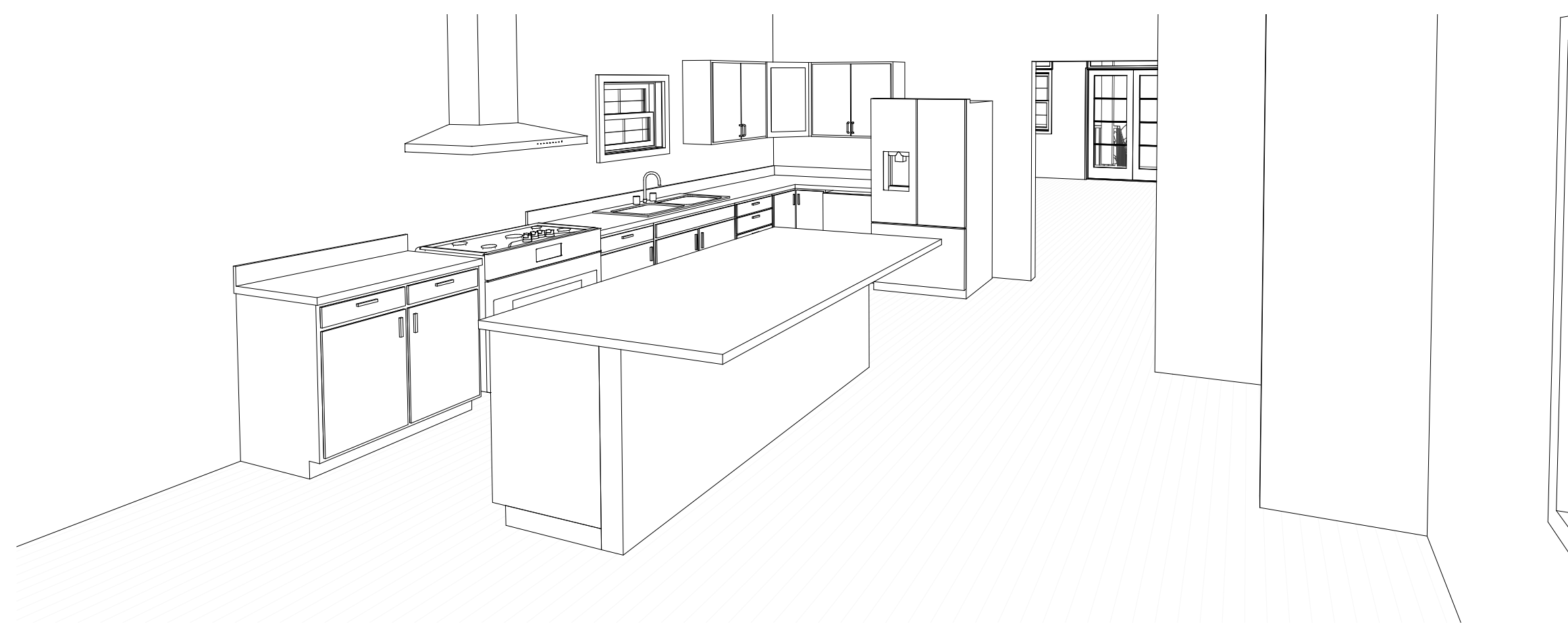
8.30.2023
F-19686
REVISION 1

3D VIEWS

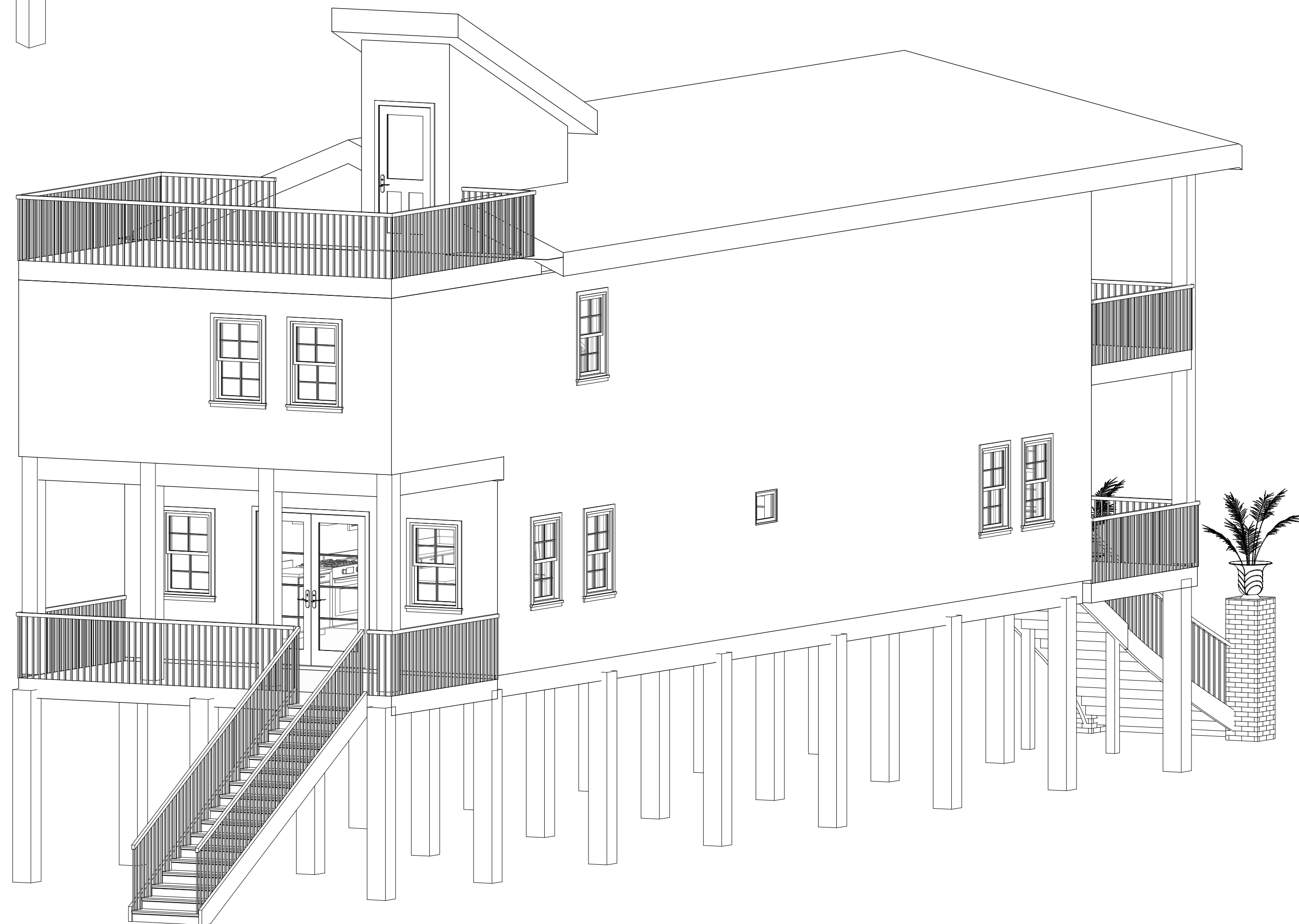
A0.0



① EXTERIOR ISOMETRIC 1



③ INTERIOR VIEW 1



② EXTERIOR ISOMETRIC 2

KEYNOTE LEGEND

- NOMOS
ENGINEERING**

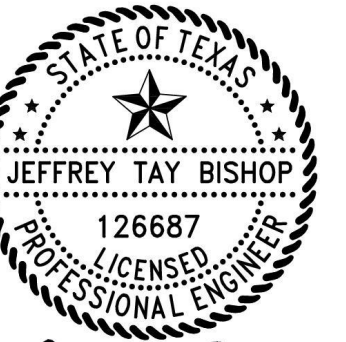
1723 AVE M1/2
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VISION 1

A1.0

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GALVESTON, TX 77550



8.30.2023
F-19686
REVISION 1

ELEVATIONS

A2.0



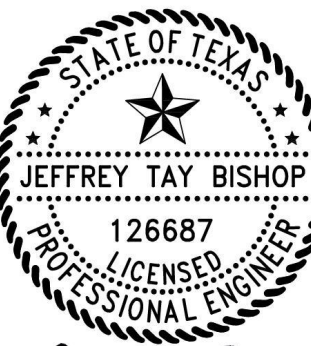
② West
1/4" = 1'-0"

COLORS MODIFIED TO ALLOW FOR FULL LANDMARK REVIEW
LOUVER WALLS ADDED
**1 HR FIREWALLS REQUIRED --
LESS THAN 25% OPENINGS ALLOWED



① East
1/4" = 1'-0"

1723 AVE M1/2
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8.30.2023
F-19686
REVISION 1

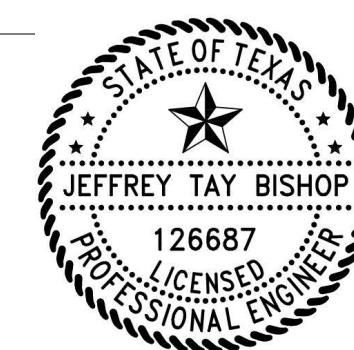
ELEVATIONS

A2.1



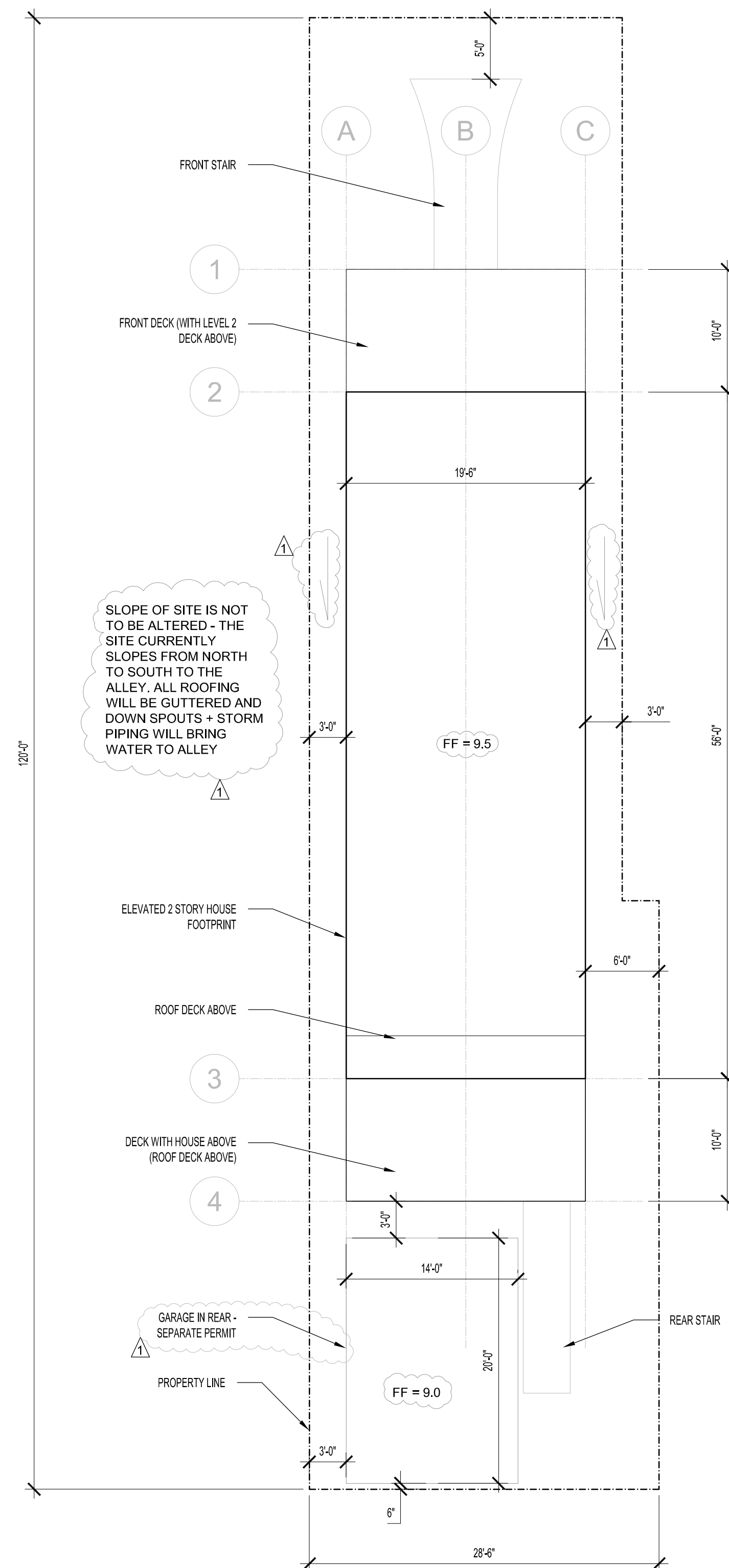
① North
1/2" = 1'-0"

② South
1/2" = 1'-0"



8.30.2023
F-19686

REVISION 1

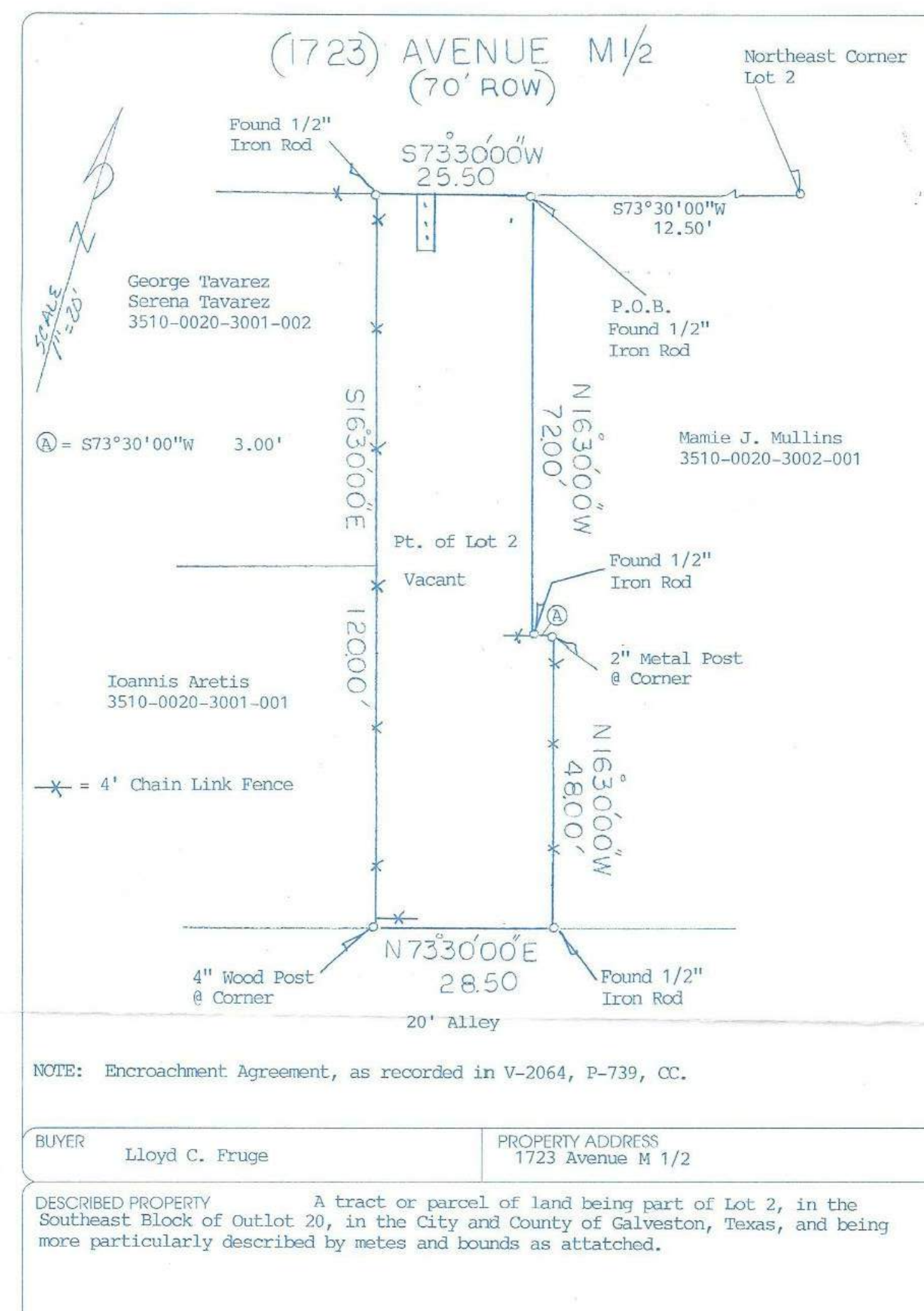


1 SITE PLAN/DRAINAGE

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

NOTE: SANITARY CLEANOUT TO BE
LOCATED IN THE REAR OF
PROPERTY

NO FILL SHALL BE BROUGHT TO 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.



FIELD NOTES
Of A Survey Of

A tract or parcel of land being part of Lot 2, in the Southeast Block of Outlot 20, in the City and County of Galveston, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the North line of said Lot 2, said point being West, a distance of 12.50 feet from the Northeast corner of said Lot 2, said point being in the Southerly right-of-way line of Avenue M ½ (70.00 feet wide);

THENCE South 73 deg 30 min 00 sec West, along said Southerly right-of-way line of Avenue M $\frac{1}{2}$, along the North line of said Lot 2, a distance of 25.50 feet to a 1/2 inch iron rod found for corner;

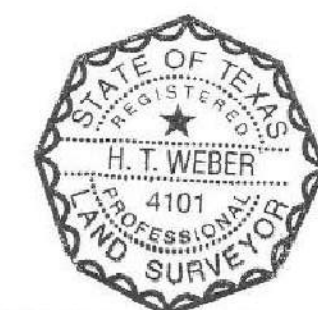
THENCE South 16 deg 30 min 00 sec East, parallel with the West line of said Lot 2, a distance of 120.00 feet to a 4 inch wood post found for corner in the South line of said Lot 2;

THENCE North 73 deg 30 min 00 sec East, along with the South line of said Lot 2, a distance of 28.50 feet to a ½ inch iron rod found for corner;

THENCE North 16 deg 30 min 00 sec West, parallel with the East line of said Lot 2, a distance of 48.00 feet to 2 inch metal post found for corner;

THENCE South 73 deg 30 min 00 sec West, parallel with the North line of said Lot 2, a distance of 3.00 feet to a ½ inch iron rod found for corner;

THENCE North 16 deg 30 min 00 sec West, parallel with the East line of said Lot 2, a distance of 72.00 feet to the POINT OF BEGINNING of the herein described tract of land.



H. T. White

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND MAY BE REPRODUCED
ONLY WITH THE WRITTEN PERMISSION OF THE ENGINEER. AUTHORIZED
REPRODUCTIONS MUST BEAR THE NAME OF THE ENGINEER.

1. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED. THE CONTRACTOR SHALL COMPLY WITH THE LOCAL BUILDING CODE FOR GALVESTON, TEXAS. CURRENTLY, THE CITY HAS ADOPTED THE 2021 INTERNATIONAL BUILDING CODE (IBC). LOCAL AMENDMENTS SHALL ALSO APPLY. TDI COMPLIANCE IS REQUIRED. THE 2018 IBC SHALL ALSO APPLY.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECTURAL DRAWINGS.
3. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITIES FROM DAMAGE. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY STRUCTURAL STABILITY DURING CONSTRUCTION.
4. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE ALIGNMENT AND PLUMBNESS OF ALL STRUCTURAL MEMBERS.

DESIGN CRITERIA

THE PROJECT HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 EDITION, WITH AMENDMENTS AND ALL APPLICABLE REGULATIONS OF THE CITY OF GALVESTON, TEXAS.

DEFLECTION LIMITS	LIVE LOAD	DEAD + LIVE LOAD	WIND LOAD
ROOF MEMBERS:	L/240	L/180	
FLOOR MEMBERS:	L/360	L/240	
EXTERIOR WALLS:			L/240

DESIGN LOADS

THE FOLLOWING LOADS WERE CALCULATED USING ASCE 7-16

- | | | |
|--|--------------|---|
| THE FOLLOWING LOADS WERE CALCULATED USING ASCE 7-16: | | |
| 1. | ROOF: | LIVE 20 PSF |
| 2. | RESIDENTIAL: | LIVE 40 PSF |
| 3. | BALCONY: | LIVE 60 PSF |
| 4. | DEAD LOAD: | SELF WEIGHT OF MATERIALS AND EQUIPMENT |
| 5. | SNOW LOADS: | DO NOT EXCEED THE MINIMUM ROOF LIVE LOADS |
| 6. | WIND LOADS: | WIND PRESSURES ARE CALCULATED FOR A 150 MPH BASIC WIND SPEED, EXPOSURE B |
| 7. | GUARDS: | LIVE 200# CONCENTRATED TOP RAIL
LIVE 50# CONCENTRATED OTHER COMPONENTS |

WOOD NOTES

1. ALL STRUCTURAL TIMBER (UNLESS OTHERWISE NOTED) SHALL BE SOUTHERN PINE #2 (MINIMUM) STRESS GRADE LUMBER
2. PROVIDE PRESSURE TREATED (#1 SYP) LUMBER WHERE EXPOSED TO WEATHER OR EARTH.
3. ALL JOISTS AND RAFTER CONNECTIONS SHALL USE 'SIMPSON STRONG-TIE' STRAPS WITH ALL FASTENERS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL PLYWOOD JOINTS SHALL BE STAPLED, NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS.
5. NOTCHED VERTICAL MEMBERS SHALL NOT HAVE >50% OF SECTION NOTCHED
6. MIN. (4) STUDS @ EXTERIOR CORNERS - SEE DETAIL.

WINDSTORM NOTES

1. ALL GLAZED OPENINGS MUST BE IMPACT RATED AND MEET PROJECT WIND LOADS. PLEASE SUBMIT PRODUCT EVALUATIONS TO ENGINEER PRIOR TO PURCHASE.
2. EXTERIOR COMPONENTS AND CLADDING MUST RESIST PROJECT WIND LOADS. PLEASE SUBMIT PRODUCT EVALUATIONS TO ENGINEER PRIOR TO PURCHASE.
3. PLEASE ALLOW 48 HOUR NOTICE TO ENGINEER FOR INSPECTIONS AT EACH PHASE (WINDOW INSTALLATION, DOOR INSTALLATION, CLADDING INSTALLATION, ROOFING, ETC.) TO ENSURE INSPECTIONS CAN BE MADE AND ATTACHMENT CAN BE DOCUMENTED TO OBTAIN WP18 AT END OF PROJECT.

EGRESS NOTES

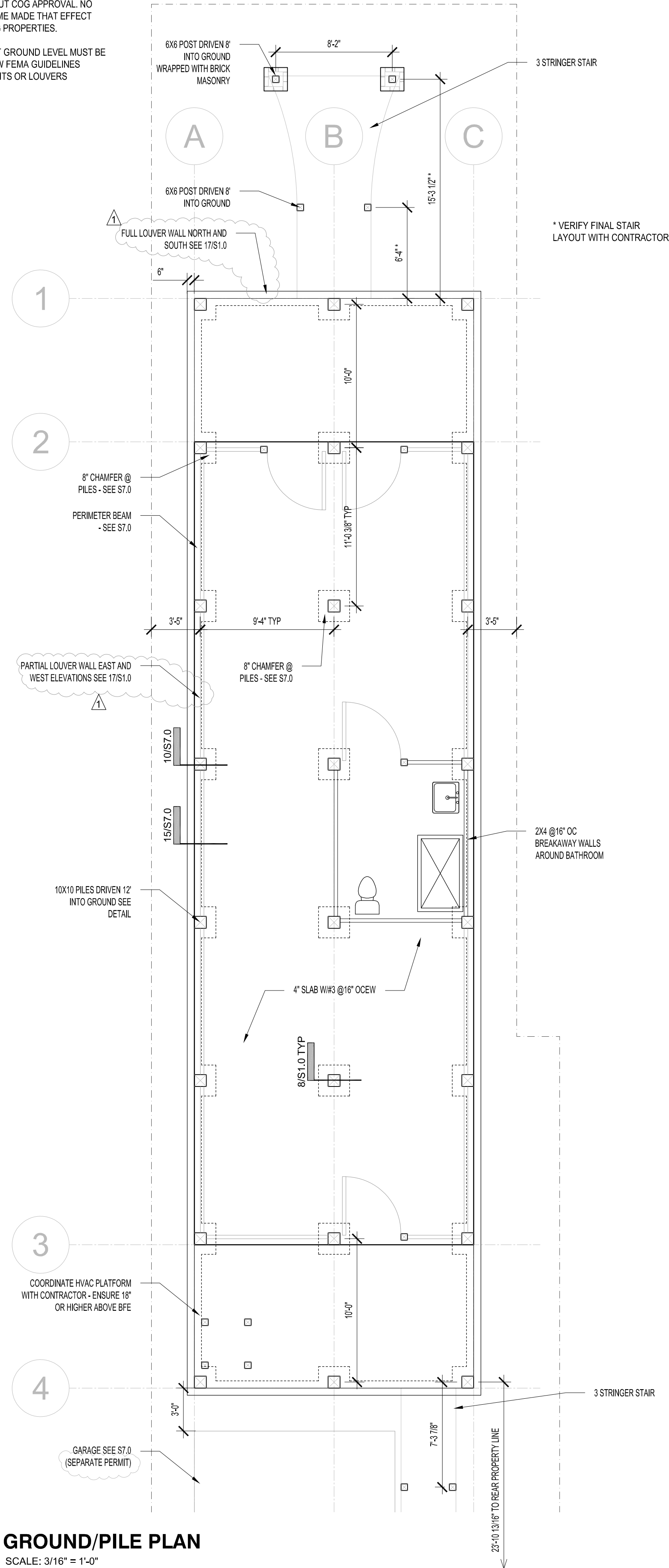
1. EGRESS WINDOWS MUST BE PROVIDED IN EVERY SLEEPING AREA, THESE MUST MEET:
- MINIMUM OF 5.7 SQUARE FEET OF NET CLEAR OPENING AREA
 - MINIMUM OF 24 INCHES OF NET CLEAR OPENING HEIGHT
 - MINIMUM OF 20 INCHES OF NET CLEAR OPENING WIDTH
2. GUARDS AND STAIRS MUST MEET IRC REQUIREMENTS

FIRE PROTECTION NOTES

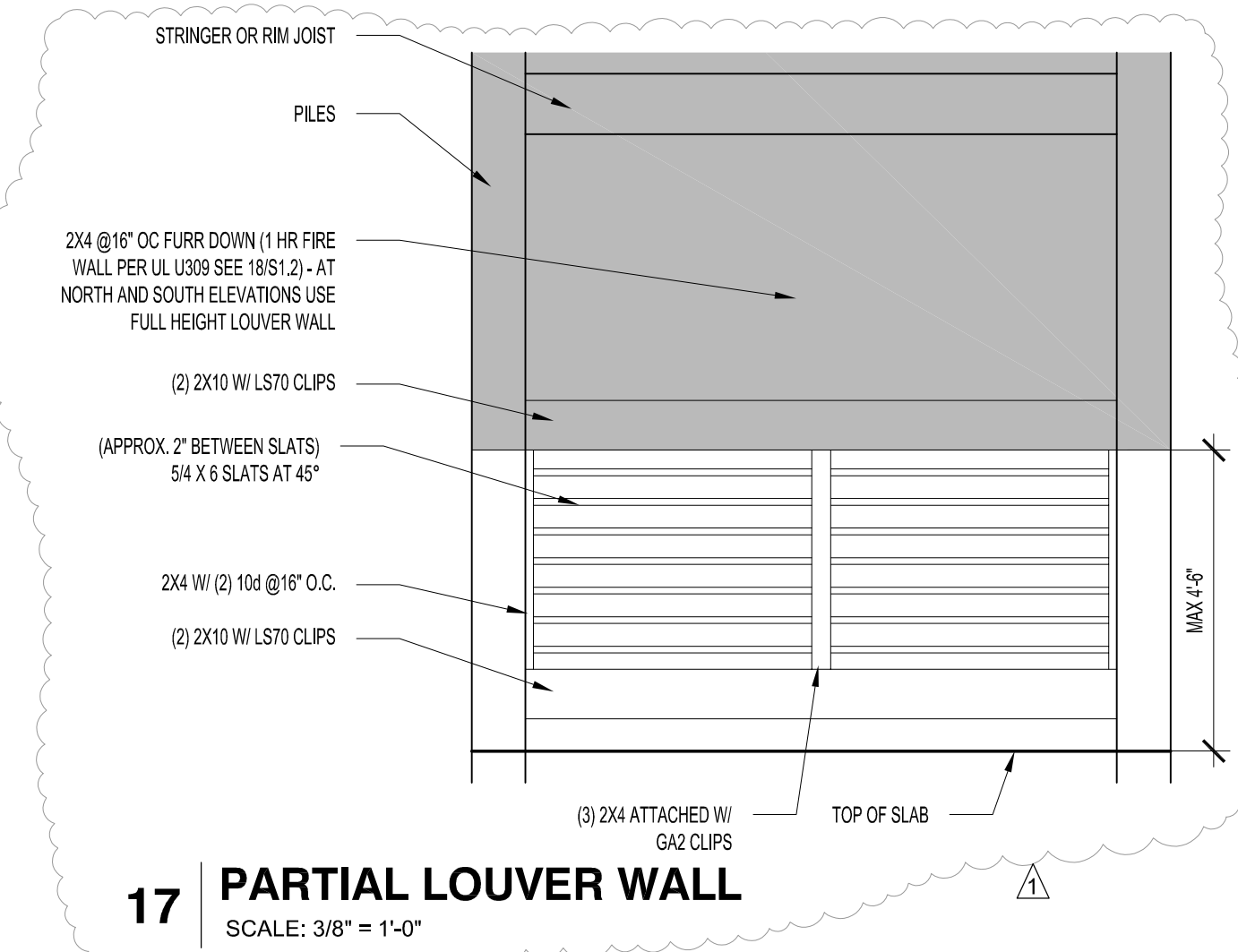
1. EAST AND WEST WALLS ARE WITHIN 5' TO PROPERTY LINE @3'. THESE WALLS MUST CONFORM TO SECTION R302 OF THE IRC. THIS REQUIRES THE WALLS TO BE 1 HR FIRE RATED ON BOTH SIDES AND HAVE A MAXIMUM OF 25% OPENINGS.
- OPENINGS (WORST CASE - EAST) WERE CALCULATED AS FOLLOWS:
- | | |
|------------------|---------|
| TOTAL WALL AREA: | 1638 SF |
| OPENINGS: | 392 SF |
| PERCENTAGE: | 24% |

NOTES:
GRADE SHALL REMAIN AS-IS, NO OUTSIDE FILL SHALL BE BROUGHT TO SITE WITHOUT COG APPROVAL. NO CHANGES TO GRADE SHALL BE MADE THAT EFFECT DRAINAGE TO SURROUNDING PROPERTIES.

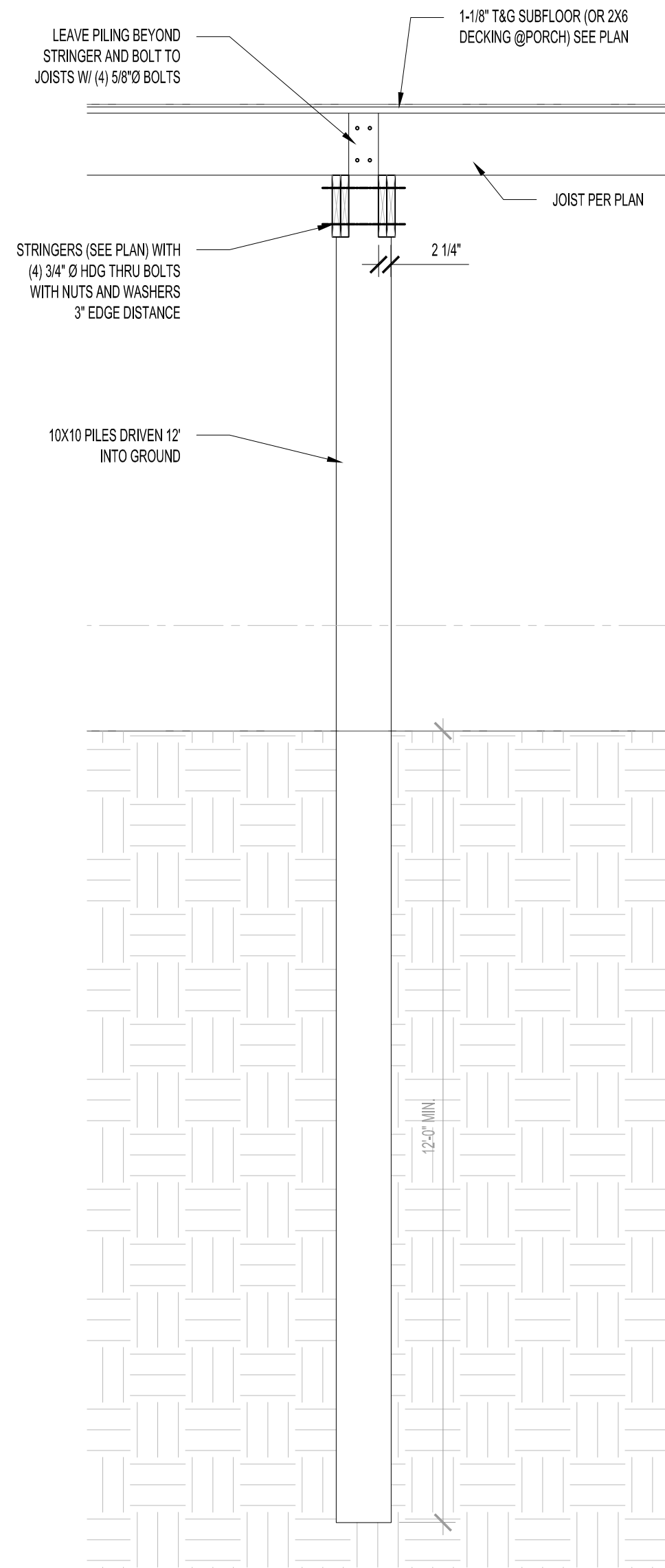
ANY FUTURE WALLS BUILT AT GROUND LEVEL MUST BE BREAKAWAY WALLS - FOLLOW FEMA GUIDELINES MUST ALSO HAVE FLOOD VENTS OR LOUVERS



NOTES:
ALL WOOD MUST BE TREATED
ALL FASTENERS AND CLIPS MUST BE SS OR HDG



NOTES:
ELEVATION CERTIFICATE REQUIRED TO VERIFY FINAL ELEVATION

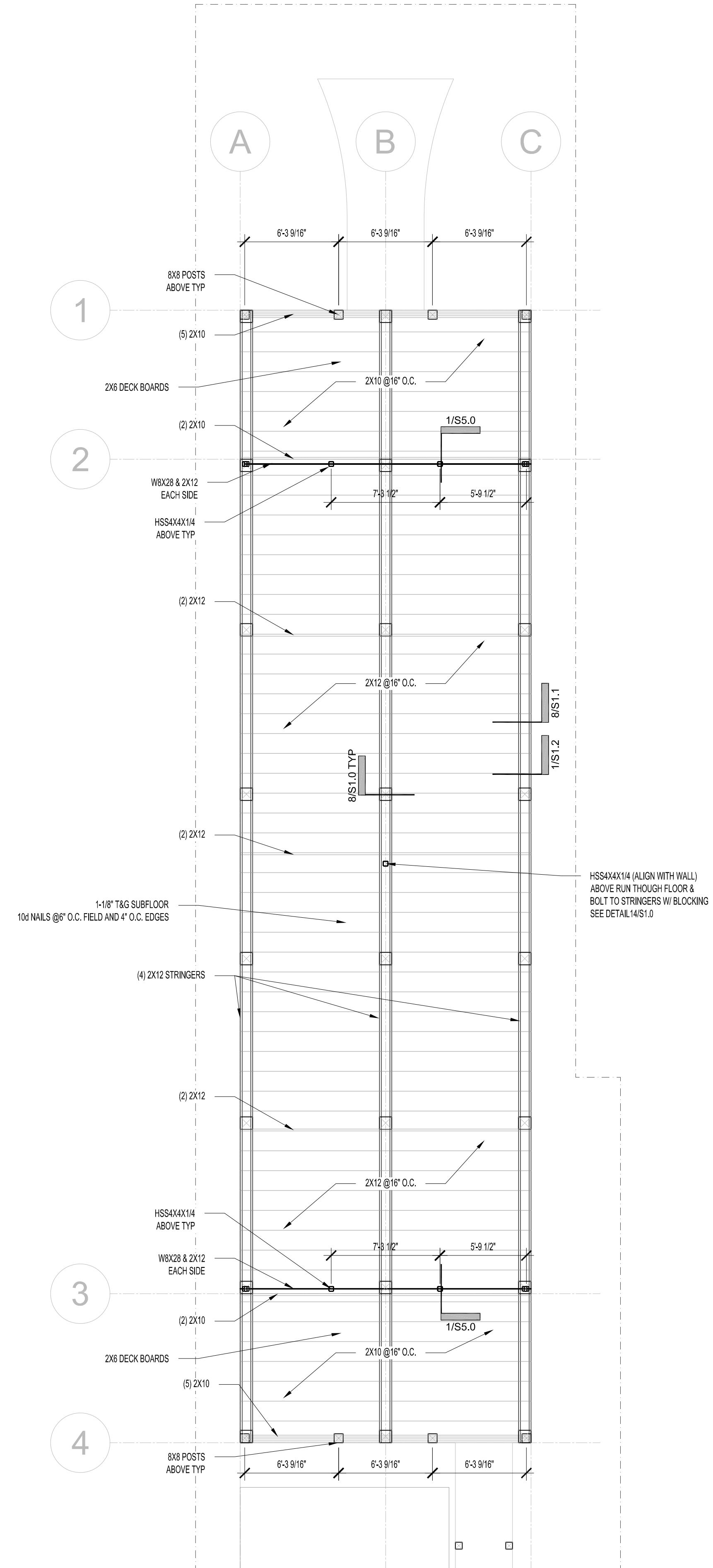


LEVEL 1 FF
18.9' ASL

BFE
11' ASL

GROUND
9.4' ASL

NOTES:
PROVIDE PRESSURE TREATED (#1 SYP) LUMBER WHERE EXPOSED TO WEATHER OR EARTH.



NOMOS
ENGINEERING

texasengineer409@outlook.com

1723 AVE M 1/2
GALVESTON, TEXAS 77550



8.30.2023
F-19686

REVISION 1

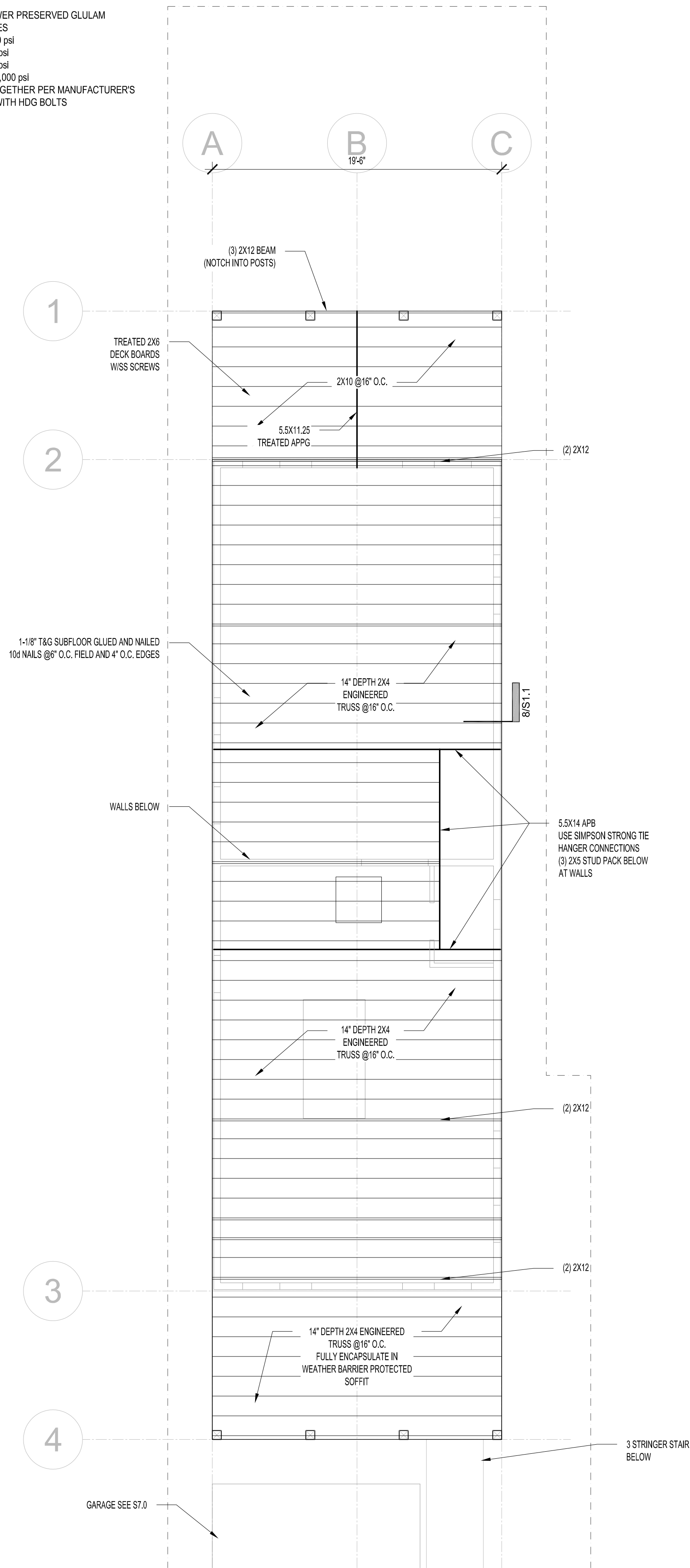
GROUND &
LEVEL 1 PLANS

S-1.0

NOTES:
APB = ANTHONY POWERS BEAM
MIN. PROPERTIES
Fb = 3000 psi
Fc = 805 psi
Fv = 300 psi
E = 2,100,000 psi

APPG = ANTHONY POWER PRESERVED GLULAM
MIN. PROPERTIES
Fb = 2400 psi
Fc = 740 psi
Fv = 300 psi
E = 1,800,000 psi

AT DOUBLES: BOLT TOGETHER PER MANUFACTURER'S
RECOMMENDATIONS WITH HDG BOLTS

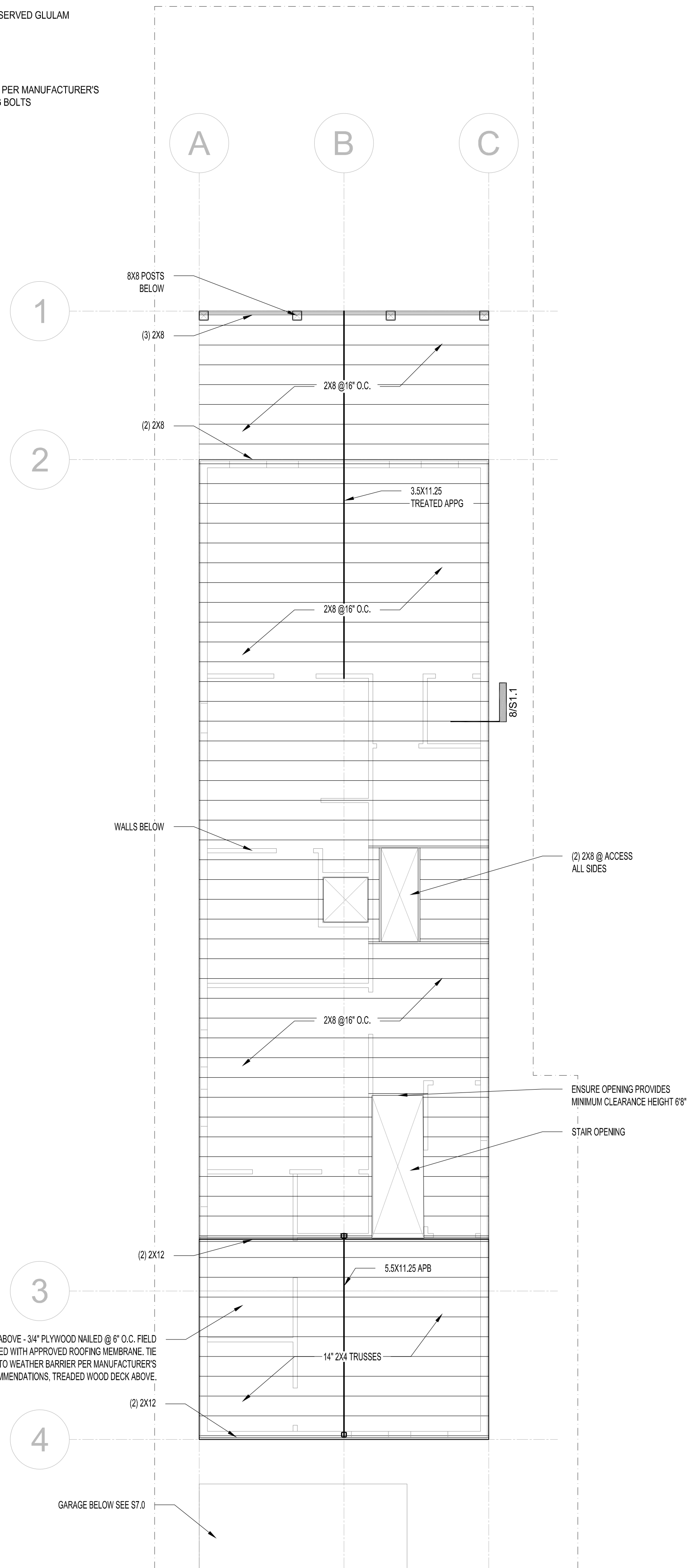


5 LEVEL 2 FRAMING PLAN
SCALE: 3/16" = 1'-0"

NOTES:
APB = ANTHONY POWERS BEAM
MIN. PROPERTIES
Fb = 3000 psi
Fc = 805 psi
Fv = 300 psi
E = 2,100,000 psi

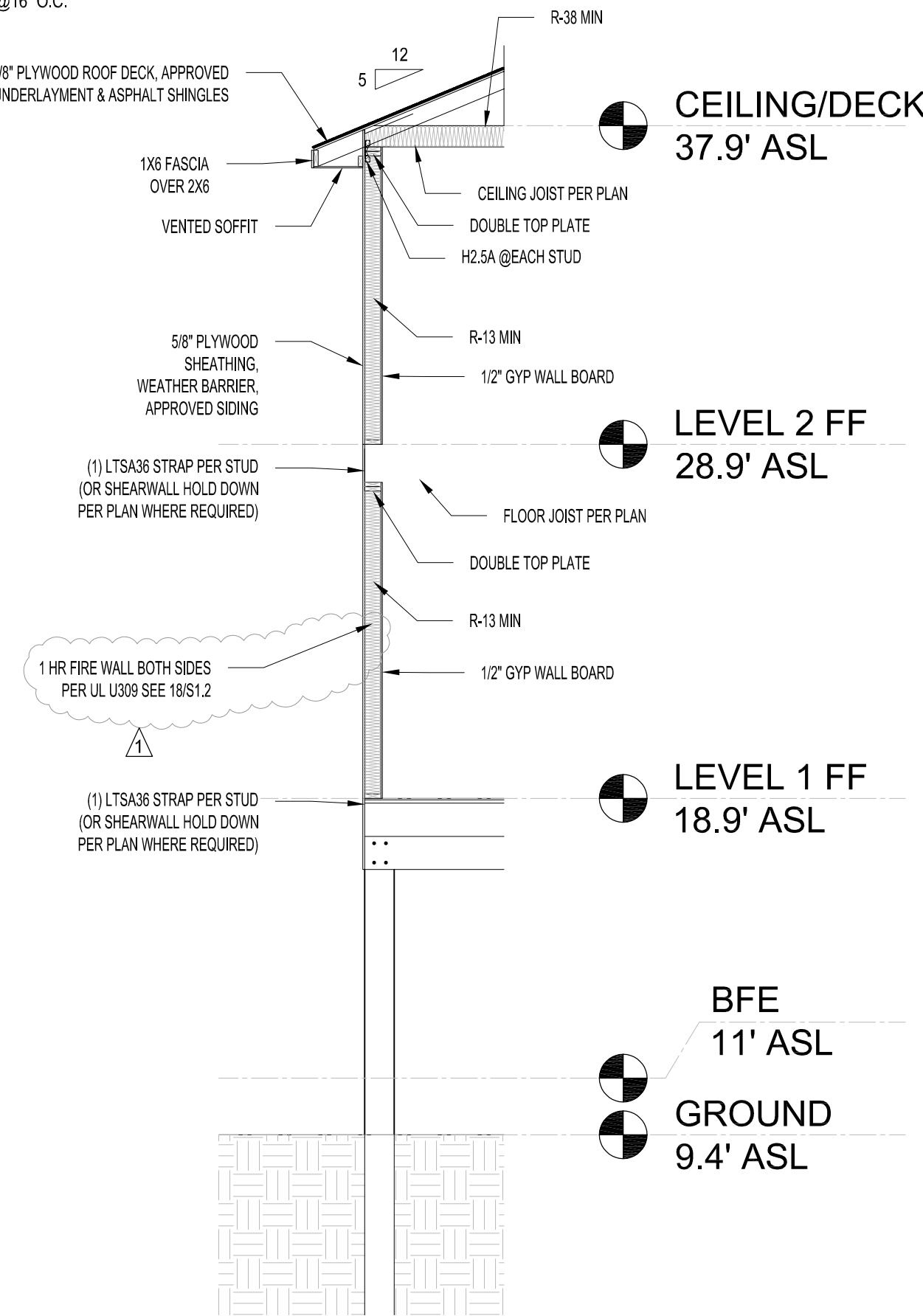
APPG = ANTHONY POWER PRESERVED GLULAM
MIN. PROPERTIES
Fb = 2400 psi
Fc = 740 psi
Fv = 300 psi
E = 1,800,000 psi

AT DOUBLES: BOLT TOGETHER PER MANUFACTURER'S
RECOMMENDATIONS WITH HDG BOLTS



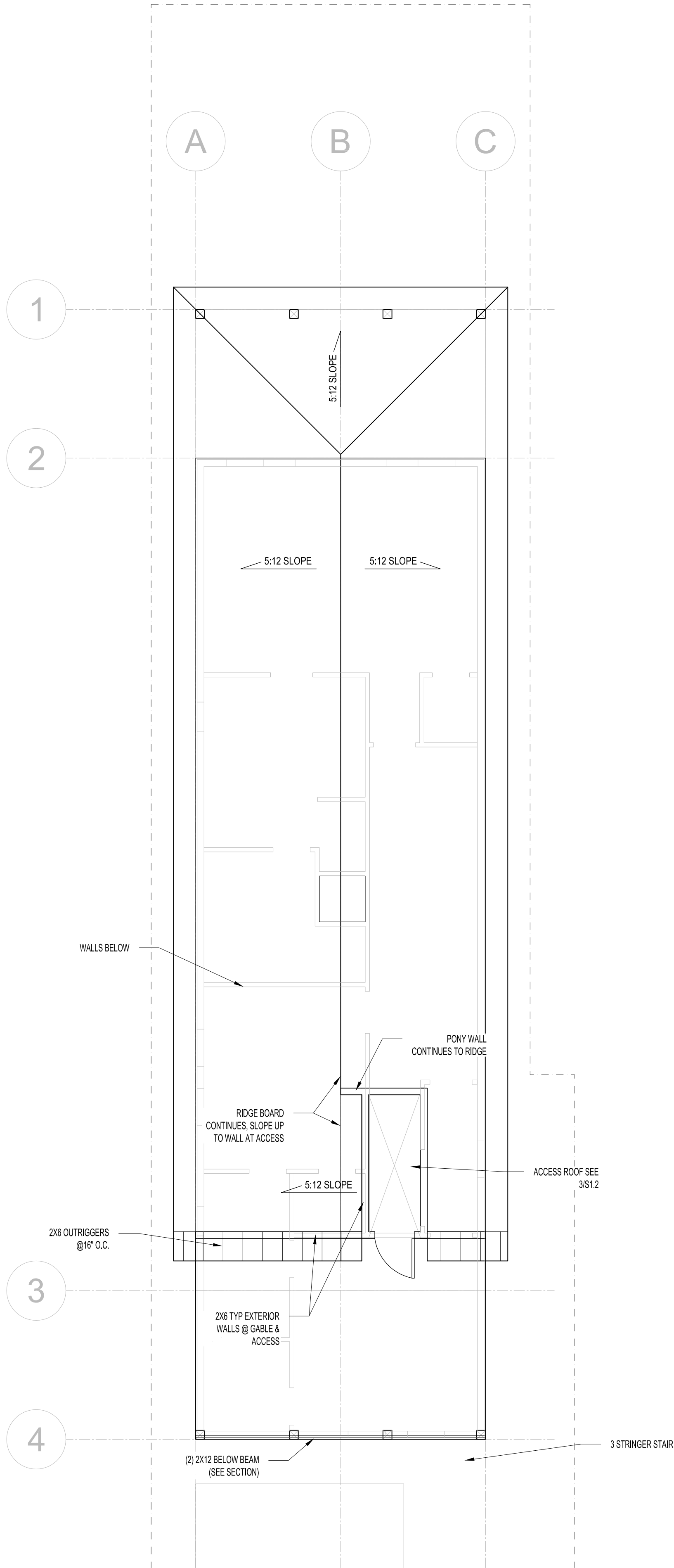
1 CEILING/DECK PLAN
SCALE: 3/16" = 1'-0"

NOTES:
ROOF DECK NAILED W/ 10d GALVANIZED NAILS @6" O.C.
FIELD AND 4" O.C. EDGES
CEILING JOIST NAILED TO RAFTER W/ (5) 10d
GALVANIZED NAILS
EXTERIOR WALLS 2X6 @16" O.C.

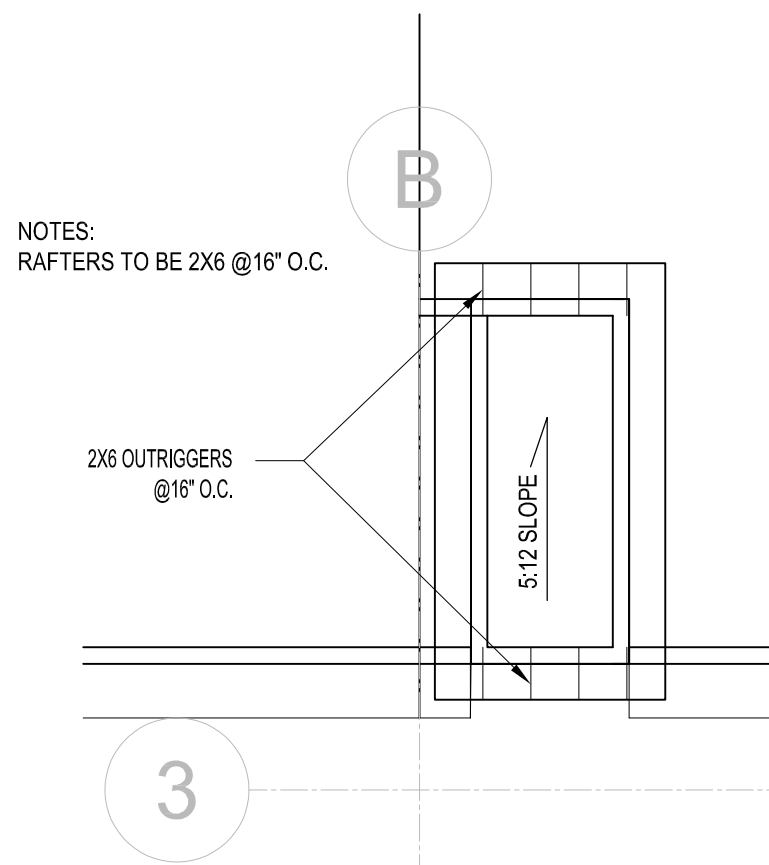
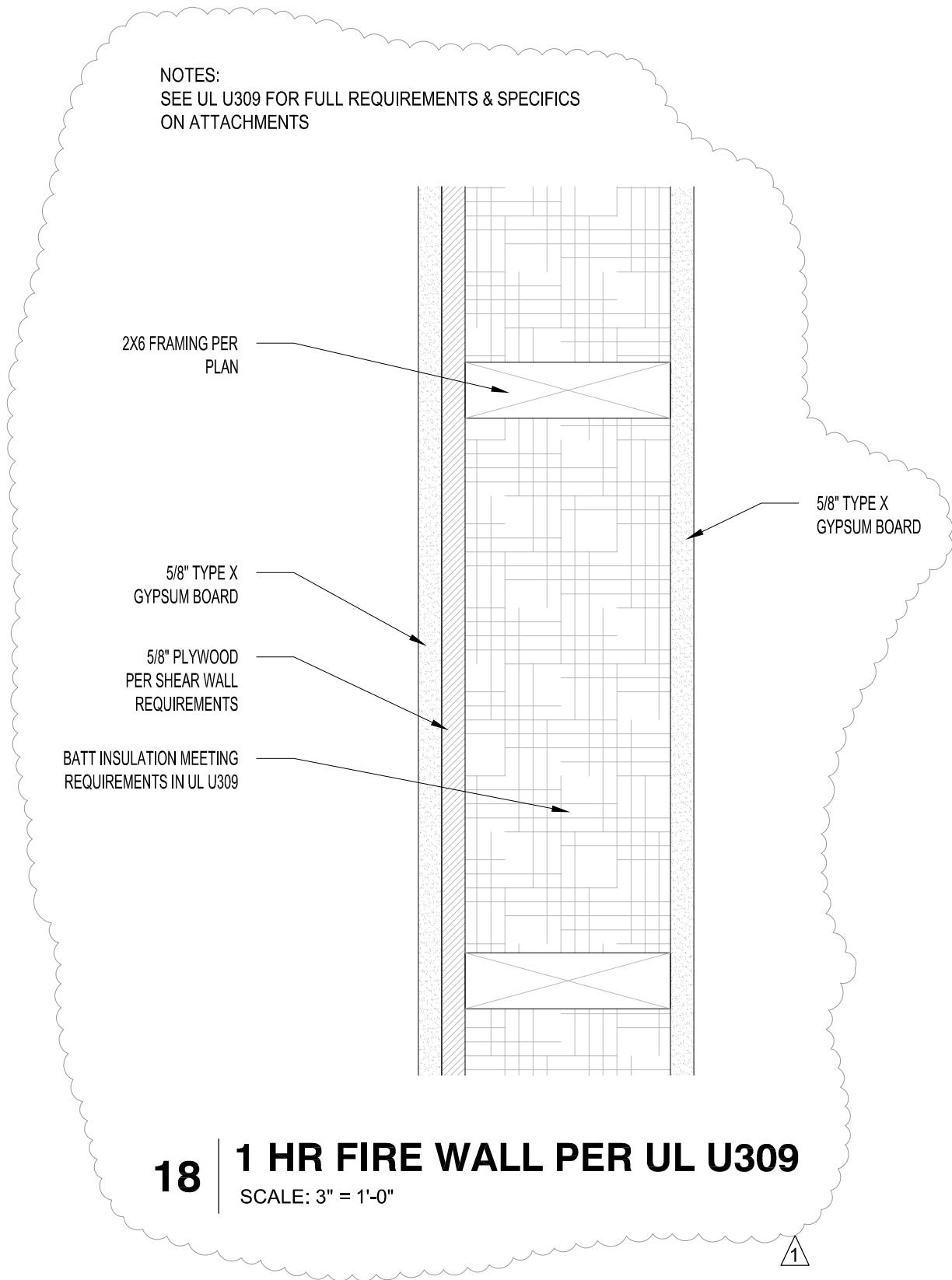


8 SECTION
SCALE: 1/4" = 1'-0"

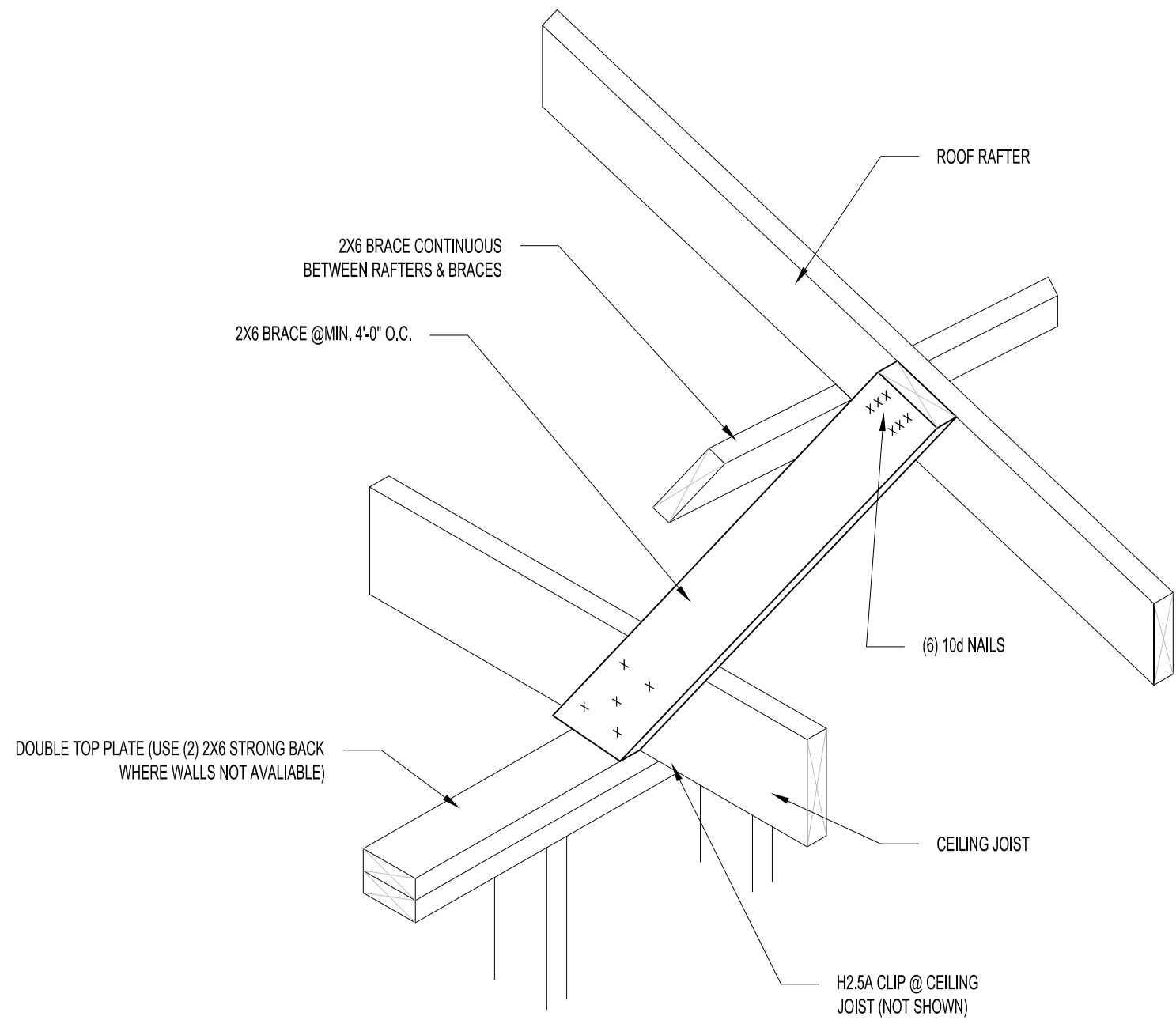
NOTES:
RAFTERS TO BE 2X6 @16" O.C.
8'-6" MAXIMUM UNSUPPORTED SPAN - BRACE TO
WALLS AND/OR BEAMS PER DETAILS
HIPS/RIDGE TO BE 2X8 MIN WITH LTS24 STRAP
ACROSS TO EACH RAFTER
HIPS TO CORNER STUD PACK CONNECTION WITH
(2) HTS20 TWIST TRAPS
2X6" COLLAR TIES 24" BELOW RIDGE ON EACH
RAFTER - (5) 10d NAILS EACH SIDE
ROOF DECK NAILED W/ 10d GALVANIZED NAILS @6"
O.C. FIELD AND 4" O.C. EDGES
CEILING JOIST NAILED TO RAFTER W/ (5) 10d
GALVANIZED NAILS



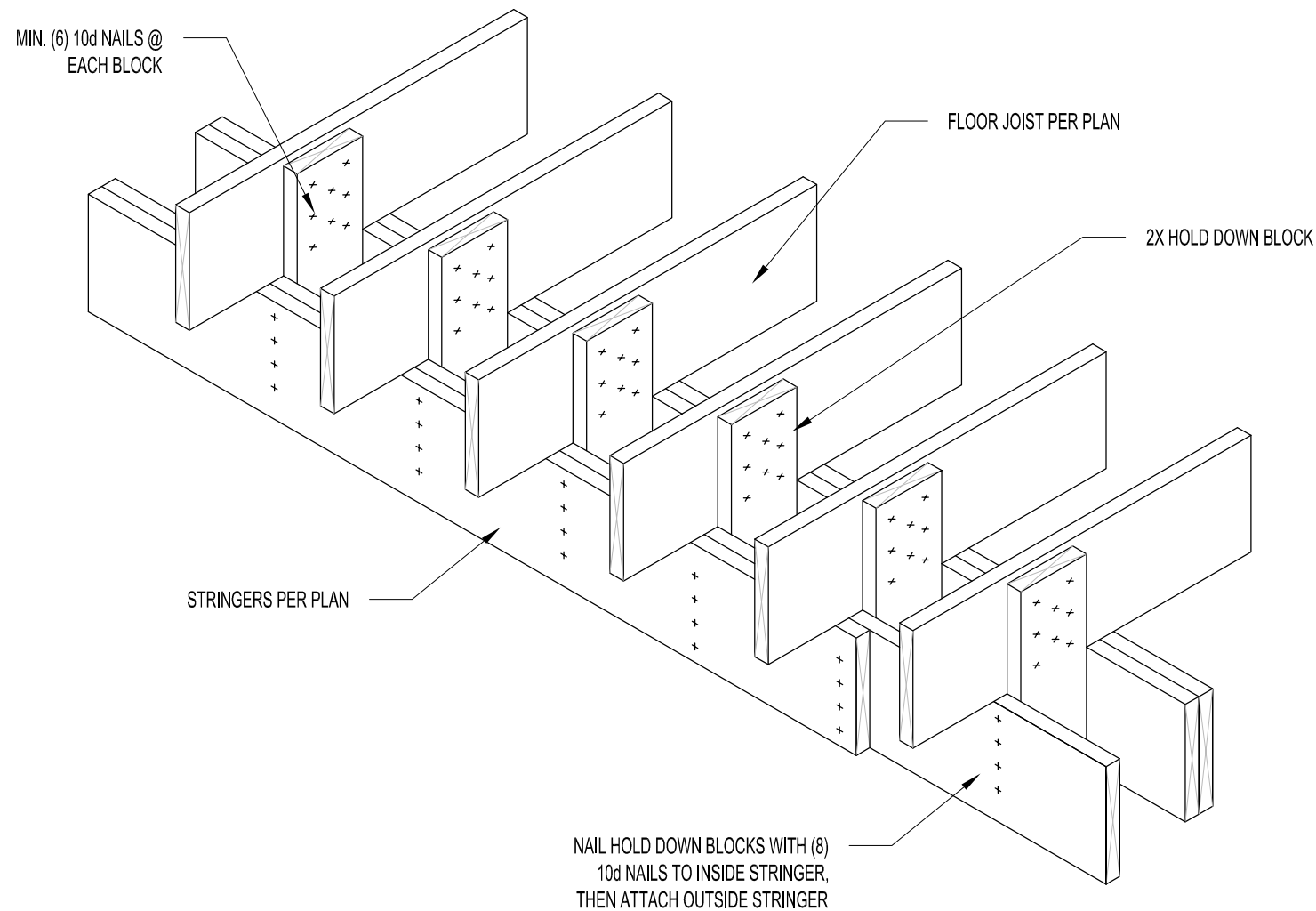
5 ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



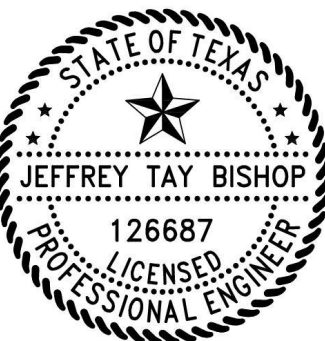
3 UPPER ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



16 TYP ROOF BRACE
SCALE: N.T.S.



1 STRINGER TO JOIST CONNECTION DETAIL
SCALE: N.T.S.



8.30.2023
F-19686

REVISION 1

SHEAR WALL
PLANS & DETAILS

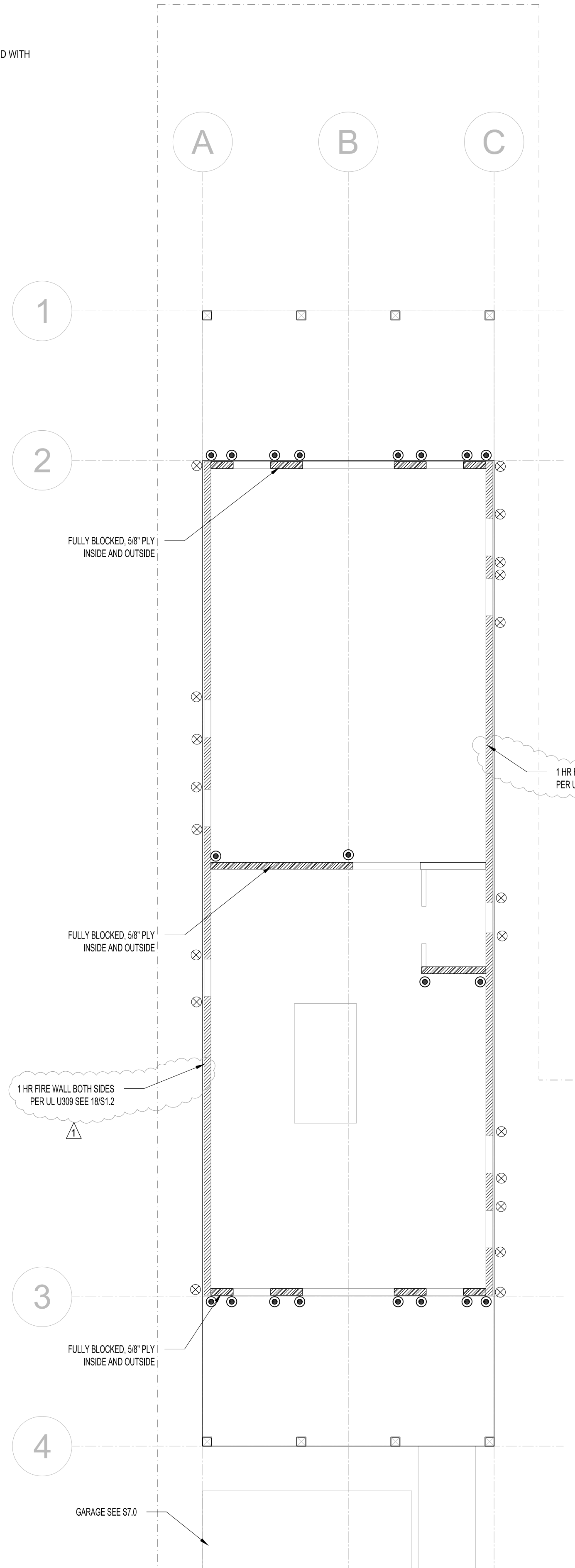
S-1.3

NOTES:

● (2) MSTA 36 & HDU11-SDS2.5

⊗ (2) LSTA 36

ALL SHEAR WALLS TO BE 5/8" PLYWOOD NAILED WITH
10d NAILS @6" O.C. FIELD AND 4" O.C. EDGE

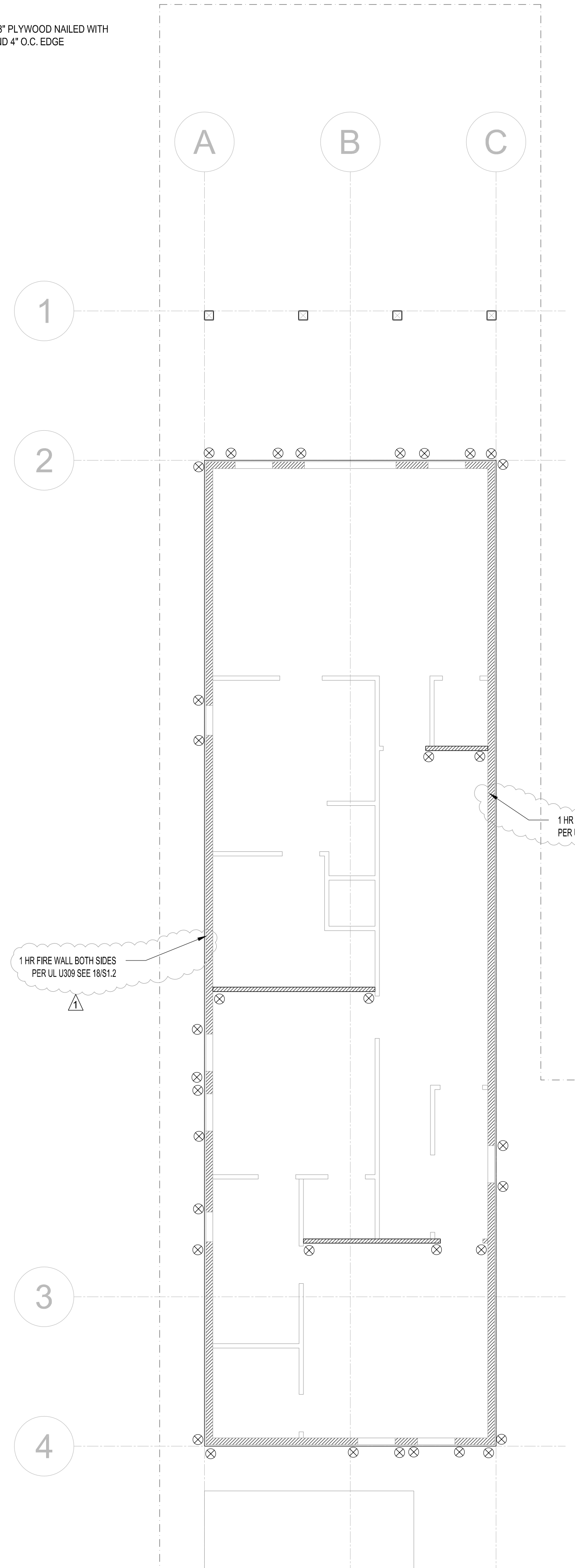


5 LEVEL 1 SHEAR WALL PLAN
SCALE: 3/16" = 1'-0"

NOTES:

⊗ (2) LSTA 36

ALL SHEAR WALLS TO BE 5/8" PLYWOOD NAILED WITH
10d NAILS @6" O.C. FIELD AND 4" O.C. EDGE



3 LEVEL 2 SHEAR WALL PLAN
SCALE: 3/16" = 1'-0"

NOTES:

LEVEL 1 (INTERIOR)
5' OR LESS OPENING (1) KING (1) JACK STUDS
(2) 2X8 HEADER

LEVEL 1 (EXTERIOR)
3' OR LESS OPENING (1) KING (1) JACK STUDS
(2) 2X8 HEADER

4'-0" TO 5'-0" OPENING (2) KING (2) JACK STUDS
(2) 2X8 HEADER

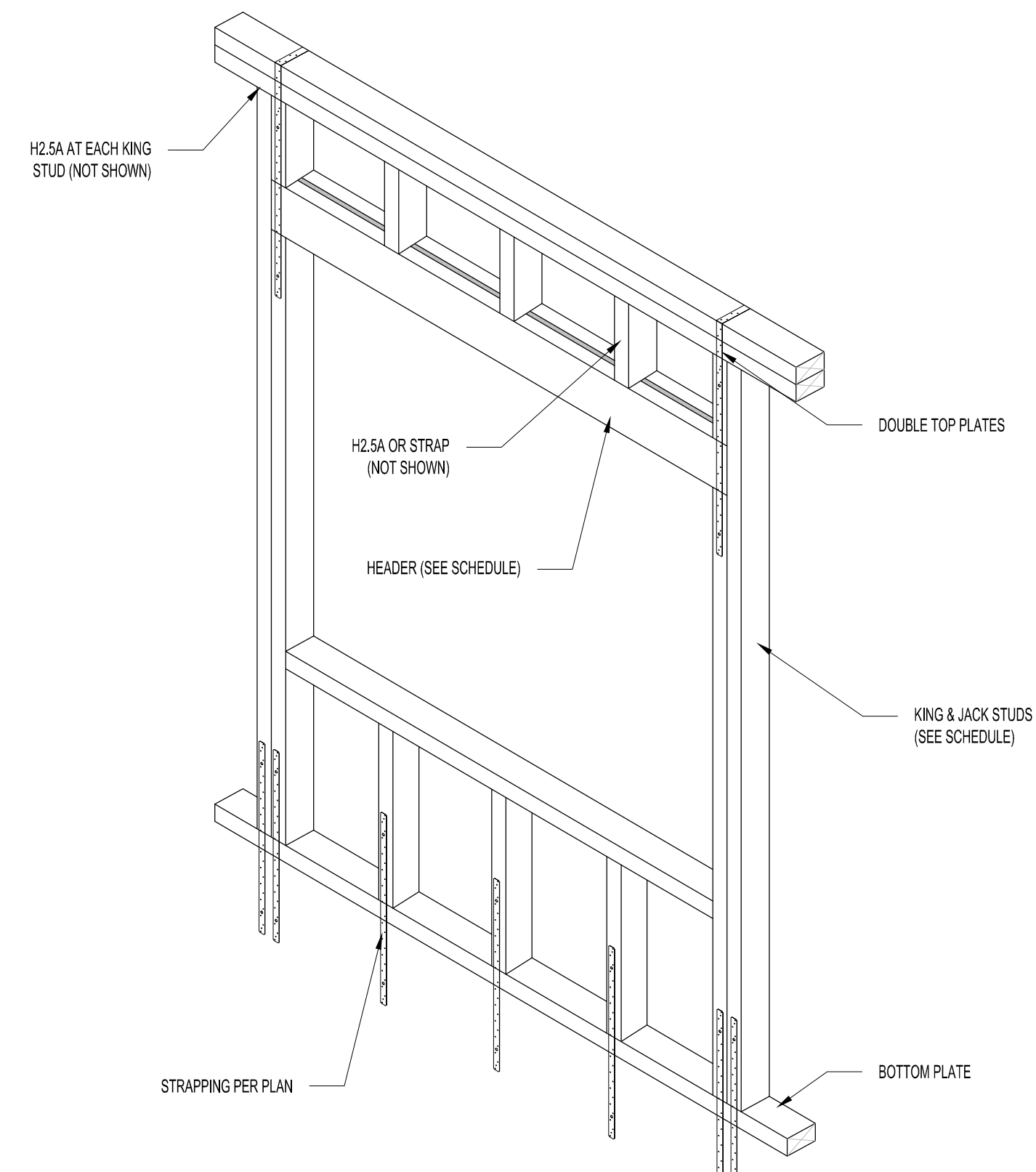
5'-0" TO 6'-0" OPENING (3) KING (2) JACK STUDS
(2) 2X10 HEADER

OR

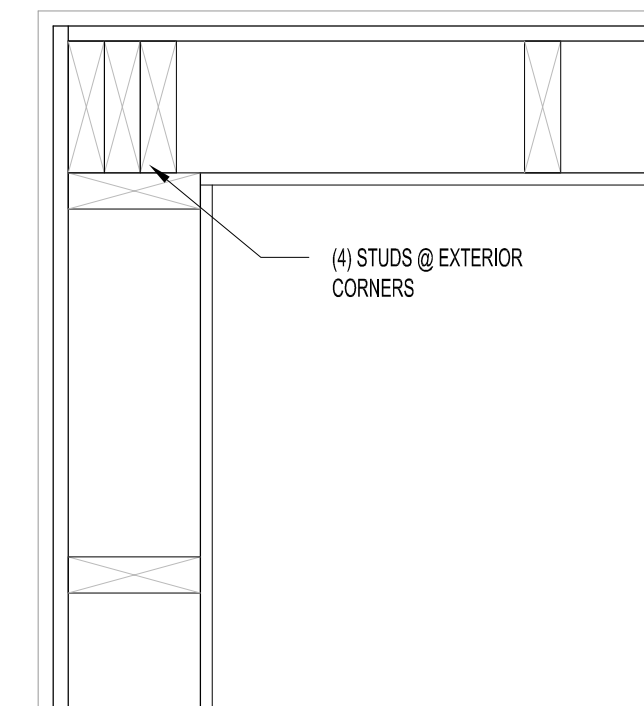
LEVEL 2 ONLY
3' OR LESS OPENING (1) KING (1) JACK STUDS
(2) 2X8 HEADER

4'-0" TO 5'-0" OPENING (2) KING (2) JACK STUDS
(2) 2X8 HEADER

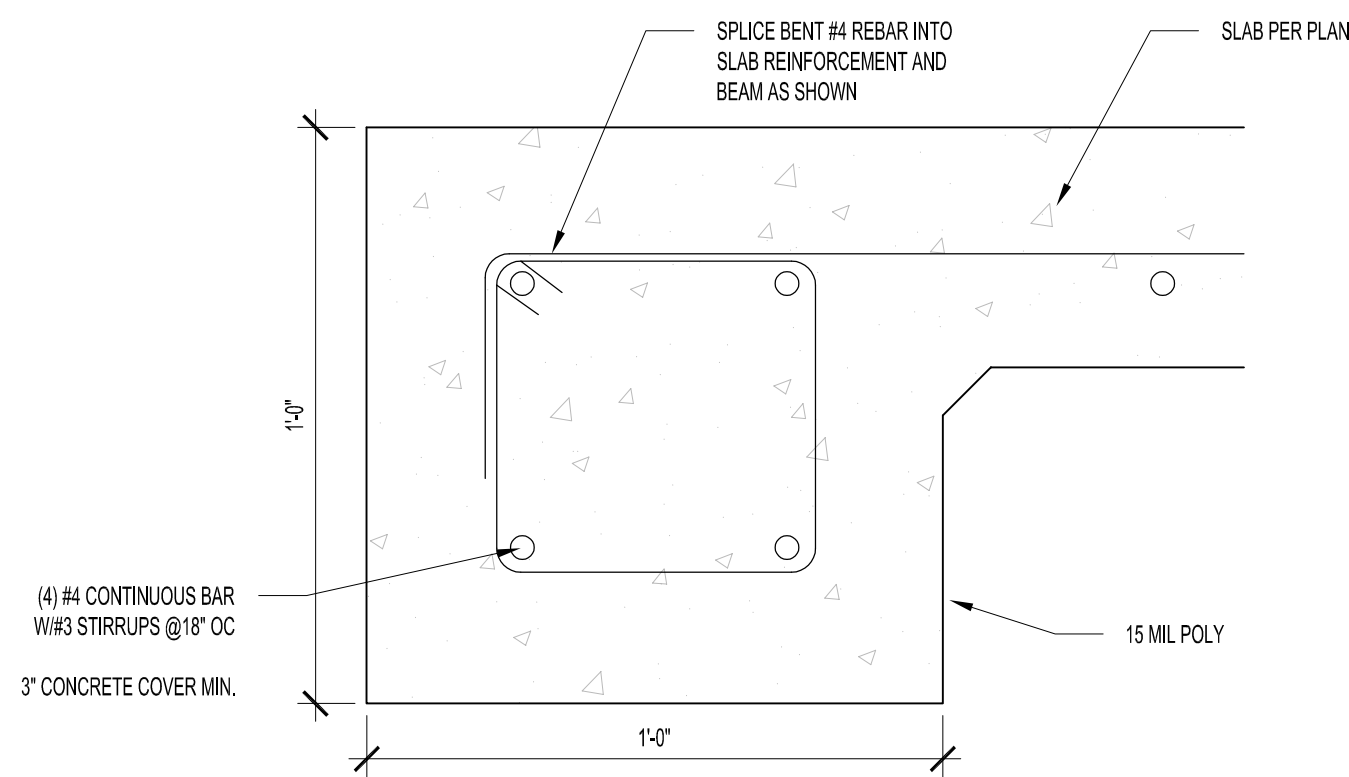
5'-0" TO 6'-0" OPENING (3) KING (2) JACK STUDS
(2) 2X10 HEADER



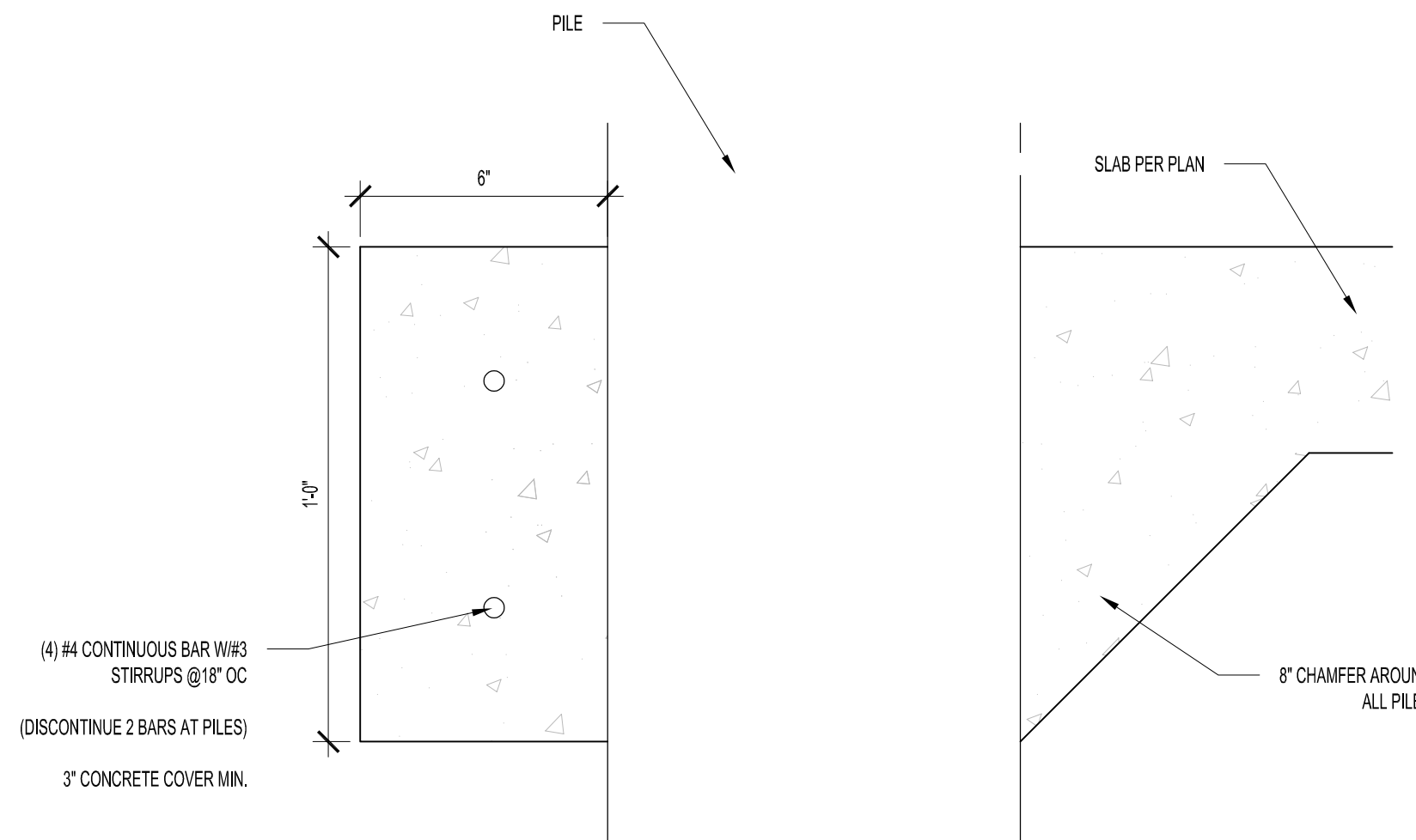
6 TYPICAL OPENING
SCALE: N.T.S.



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

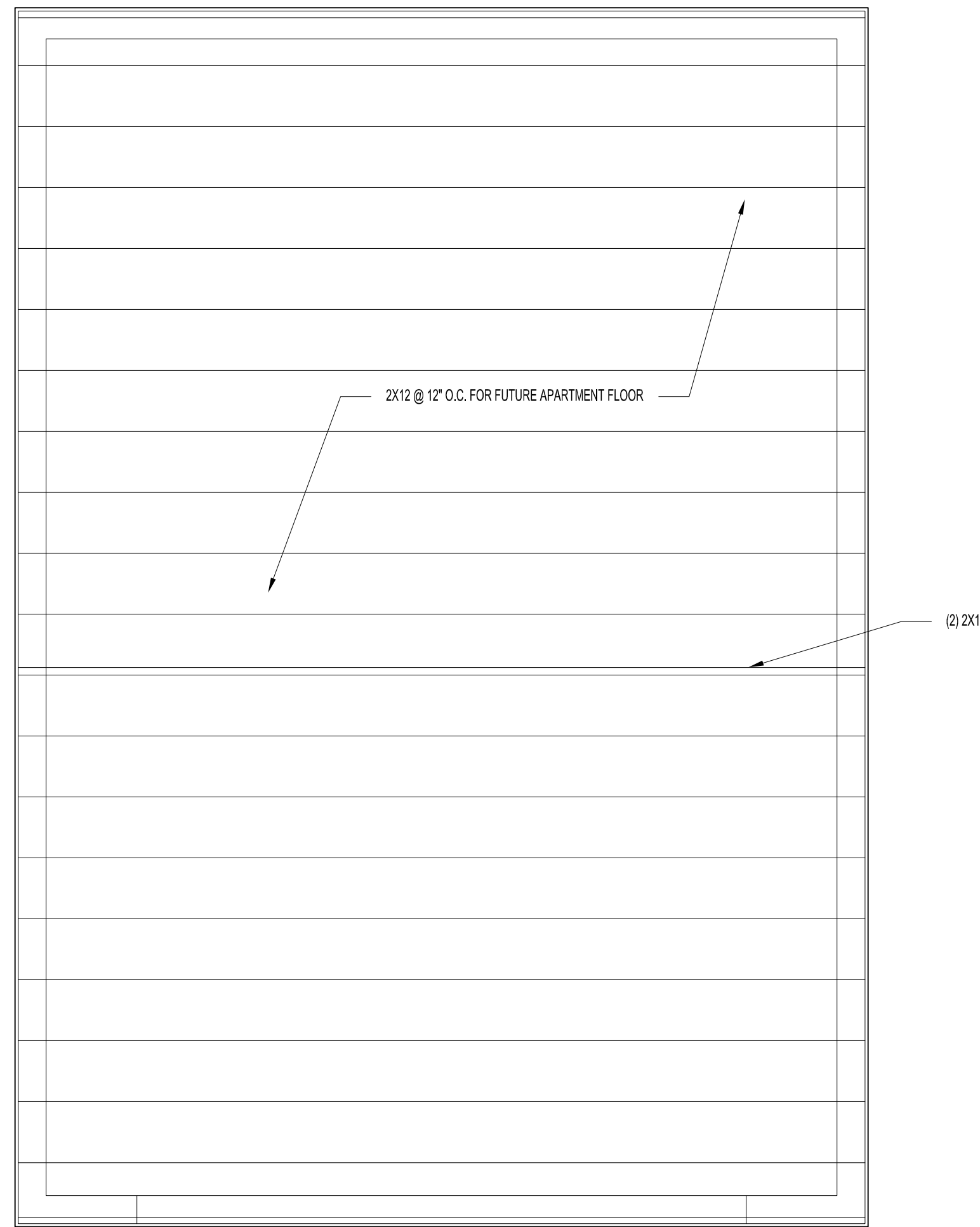


15 TYP BEAM
SCALE: 3" = 1'-0"

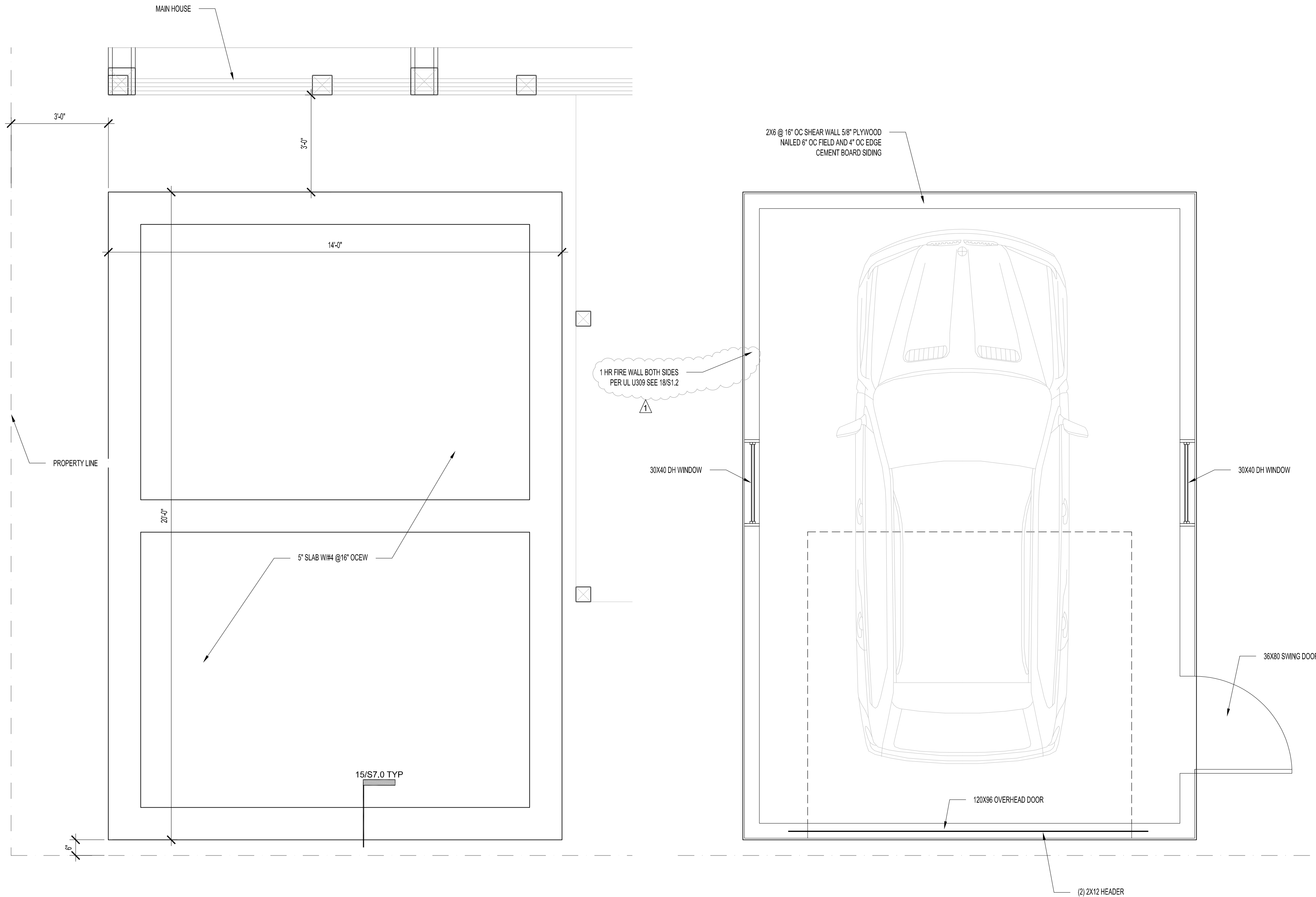


10 TYP BEAM AT HOUSE
SCALE: 3" = 1'-0"

NOTES:
USE TAPERED INSULATION TO BUILD MIN. 1/4"
SLOPE ON ROOF TOWARD EAST + UTILIZE
GUTTER & DOWNSPOUT TO CONTROL WATER
UTILIZE H2.5A CLIPS & MID-SPAN BLOCKING



1 ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"



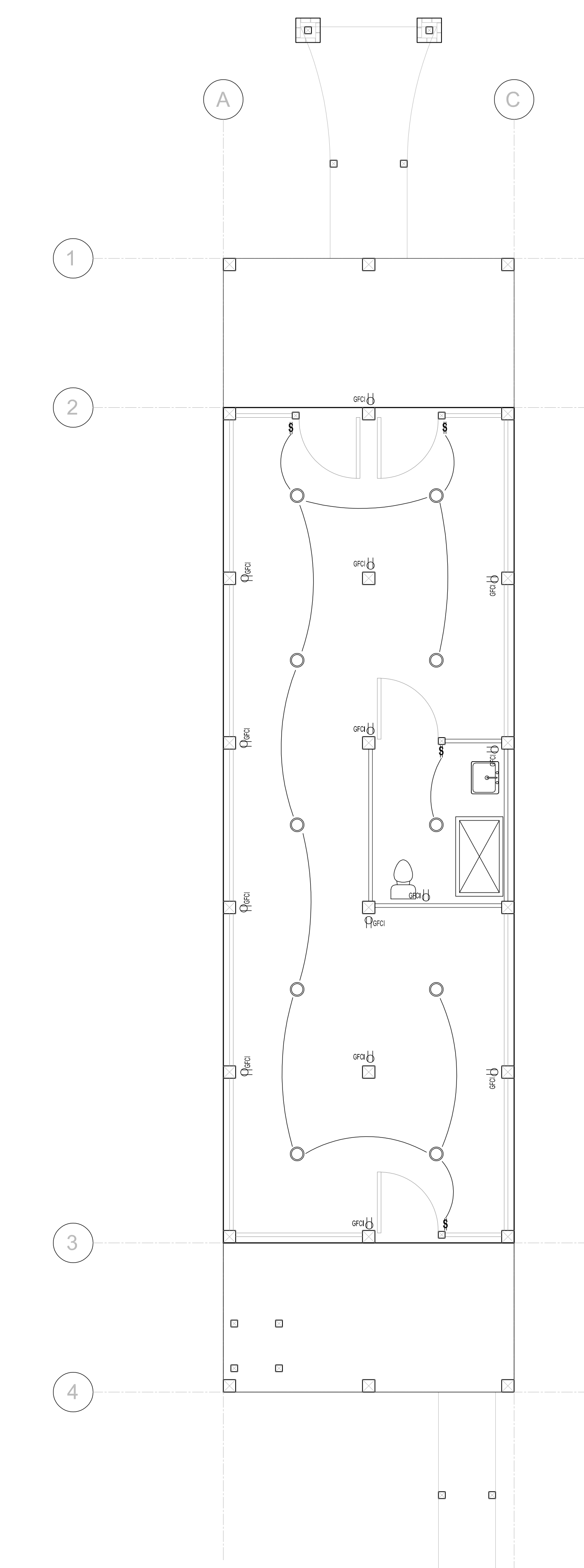
5 GROUND FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

3 FLOOR PLAN
SCALE: 1/2" = 1'-0"

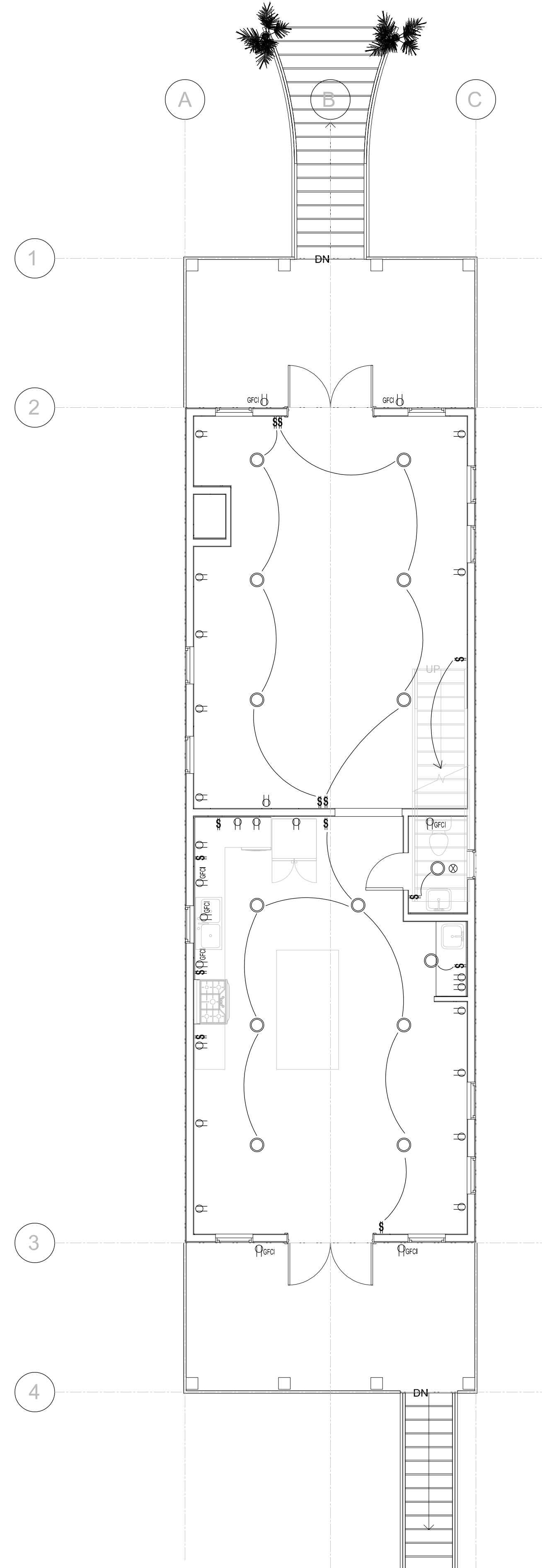
GARAGE SEPARATE PERMIT

NOTES:
COORDINATE WITH OWNER FOR ANY ADDITIONAL LIGHTING ON GROUND LEVEL
OR AT DECK LEVEL

1. ELECTRICAL PLANS PROVIDED FOR PRELIMINARY BIDDING AND REVIEW PURPOSES ONLY. SIZING OF WIRING, CONDUIT, PANELS, LOADS, ECT TO BE DETERMINED BY ELECTRICAL CONTRACTOR. ANY CODE REQUIREMENTS FOR PERMITTING AND INSTALLATION MUST BE FOLLOWED BY A LICENSED ELECTRICIAN
2. ALARMS AND SMOKE DETECTORS PER CODE (NOT SHOWN)
3. WEATHER-TIGHT GASKETS TO BE PROVIDED AS REQUIRED BY CODE
4. ALL CEILING FANS TO BE WIRED FOR SEPARATE FAN AND LIGHT SWITCH
5. EXHAUST FAN REQUIRED IN ALL BATHROOMS
6. PROVIDE ELECTRICAL SERVICE TO ATTIC FOR LIGHTING, HVAC, AND WH AS REQUIRED - COORDINATE WITH OWNER AND HVAC/PLUMBER
7. OWNER TO PROVIDE ELECTRIC FUSE PANEL LOCATION

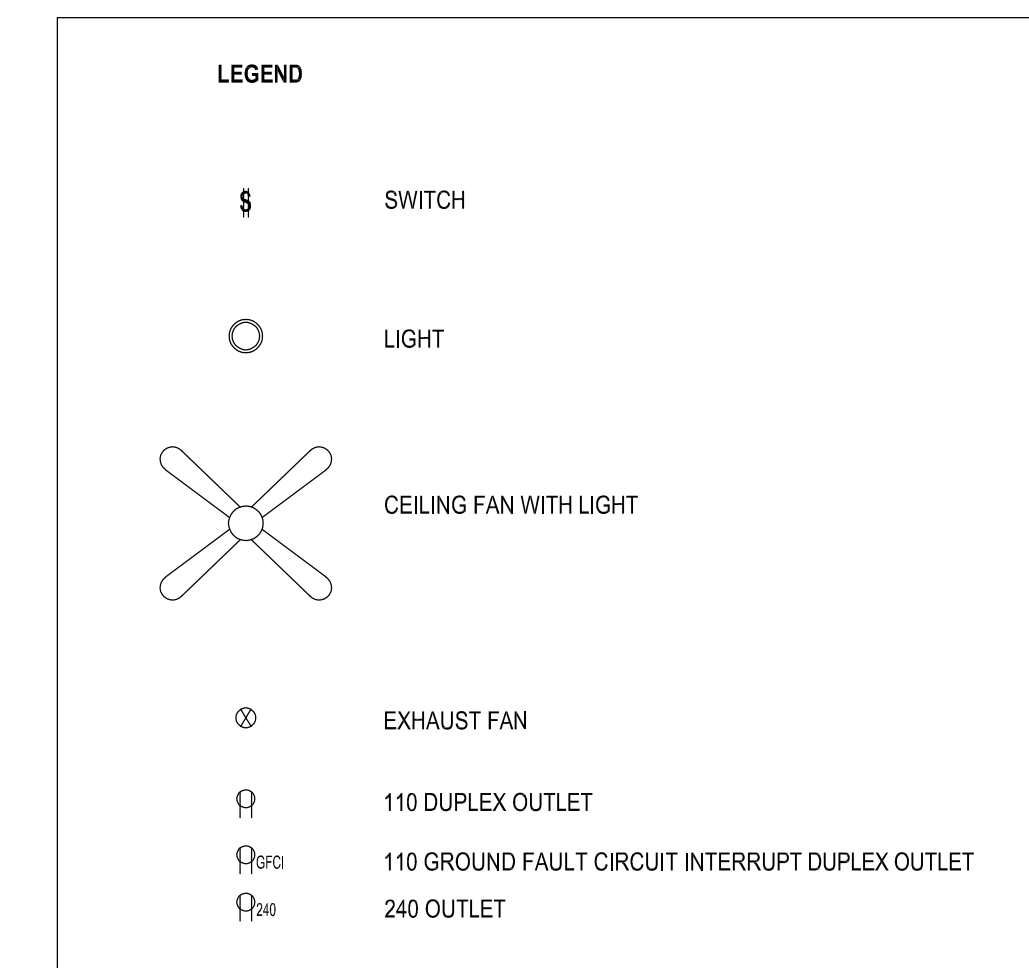


5 GROUND LIGHTING AND POWER PLAN
SCALE: 3/16" = 1'-0"



3 LEVEL 1 LIGHTING AND POWER PLAN
SCALE: 3/16" = 1'-0"

8 GARAGE LIGHTING AND POWER PLAN
SCALE: 3/16" = 1'-0"



1 LEVEL 2 LIGHTING AND POWER PLAN
SCALE: 3/16" = 1'-0"

