NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, JUNE 3, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA

One or more members of the Zoning Board of Adjustment may attend the meeting by videoconference.
A quorum of the members of the Zoning Board of Adjustment will be physically present at the meeting location.

1. Call Meeting to Order

2. Attendance

3. Conflict of Interest

4. Public Comment
   Request to Address Board on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

5. New Business and Associated Public Hearings

   5.A **26Z-004 (11213 Beard Drive)** Request for a variance from the Galveston Land Development Regulations Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum side and rear setbacks. The property is legally described as Abstract 121 Hall & Jones Survey, Lot 8, Block 4, Sunny Beach, a subdivision in the City and County of Galveston, Texas.
   Applicant: Ernesto Vidal
   Property Owner: Julia Bennett-Jean

6. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 05/27/2026 at 02:35 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.

Zoning Board of Adjustment
Planning Department
City of Galveston
June 3, 2026

26Z-004 STAFF REPORT

ADDRESS:
11213 Beard Drive

LEGAL DESCRIPTION:
The property is legally described as Abstract 121 Hall & Jones Survey, Lot 8 Block 4 Sunny Beach, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Ernesto Vidal

PROPERTY OWNER:
Julia Bennett-Jean

ZONING:
Residential, Single-Family (R-1)

VARIANCE REQUEST:
Side and Rear Yard Setbacks

APPLICABLE ZONING LAND USE REGULATIONS:
Article 3, Addendum for Residential, Single-Family (R-1)
District, Minimum Lot Standards

EXHIBITS:
A – Applicant's Submittal

STAFF:
Daniel Lunsford
Planning Manager
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
40				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:
Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection

Private Utilities Notification Responses:
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection

Executive Summary:

The applicant requests variances from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum side and rear setback in order to add improvements to the existing structure. The applicant proposes to reduce the minimum required setback to 11" and the rear setback to seven (7) feet in order to build a new staircase and rear deck.

See applicant's submittal (Exhibit A) and narrative below for additional information.

Area Requirements

Article 3, District Yard, Lot and Setback Standards, Addendum for Residential, Single-Family (R-1):

Required Front Setback: 20 feet
Required Side Setback: 3 feet
Required Side Setback: 10 feet

Requested Variance

Minimum Setbacks	Regulation	Proposed Variance
Side	3 feet	11 inches (2'-1" variance)
Rear	10 Feet	7 feet (3 feet variance)

Department Review and Comments

There were no objections from outside utilities or other City departments.

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
    a. It does not allow applicants to impair the application of these regulations for:
        a. Self-imposed hardships;
        b. Hardships based solely on financial considerations, convenience, or inconvenience; or
        c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
    b. The variance will not have a detrimental impact upon:
        a. The current or future use of adjacent properties for purposes for which they are zoned;
        b. Public infrastructure or services; and
        c. Public health, safety, morals, and general welfare of the community.

4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**
   In the subdivision of Sunny Beach, our home is the only property that does not have a deck facing the ocean and coastline. The placement of our home on the lot does not allow for a safe and walkable deck without going past the building lines.

2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**
   The required two foot setback from the property line limits the deck to a width of only 12 inches along the side of the home. The restriction prevents the construction of a functional deck. The resulting narrow deck is unsafe for users and does not provide adequate space for movement. Granting a variance would allow for a safer, usable deck that meets the needs of our family and guests.

3. **The variance is not contrary to the public interest, in that:**
   The proposed design does not add any posts/pilings within two feet of the property line. We will utilize cantilevers to extend the deck with no impact at the ground on the side of the home. A 5 foot deck in the rear preserves the privacy of our neighbors and allows for space for a seating area. The proposed deck extension is over 20 feet from adjacent properties and has no impact on them.

4. **It does not allow applicants to impair the application of these regulations for:**
   i. **Self-imposed hardships;**
   ii. **Hardships based solely on financial considerations, convenience or inconvenience; or**
   iii. **Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**

   Any self-imposed hardships and hardships based solely on financial considerations, convenience, or inconvenience are not apart of the justification

of the variance request. The special conditions cited are based on personal visual observation of the surrounding homes.

5. **The variance will not have a detrimental impact upon:**
    i. **The current or future use of adjacent properties for purposes for which they are zoned;**
    ii. **Public infrastructure or services; and**
    iii. **Public health, safety, morals and general welfare of the community.**

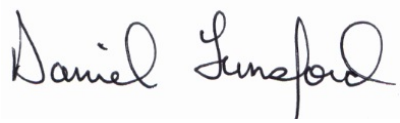
    The proposed deck extension would be over 20 feet from any existing homes and would not impact them at all. There is no impact to any public infrastructure or services. The public health, safety, morals and general welfare of the community will be unaffected.

6. **The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.**
    Granting a variance allowing us to build up to 11 inches to the property line on the side of the home will allow for a 36 inch deck. This space would provide the necessary width to walk on the deck safely. The proposed door would not be able to open fully if the deck width were any shorter. Granting a variance allowing us to build up to 7 feet on the back side of the home will allow for a 60 inch deck. This space would allow for a seating area to be comfortably and safely be situated on the deck.

7. **The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).**
    There are no other procedures and standards of these regulations that could be used for the same or comparable effect to the best of my knowledge.

8. **By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.**
    Yes, by granting the variance in the spirit of the Land Development Regulations are observed and substantial justice done.

Respectfully submitted,



May 21, 2026

Daniel Lunsford
Planning Manager

Date

EXHIBIT A

ADDRESS
11213 Beard Drive
Galveston,Texas 77554

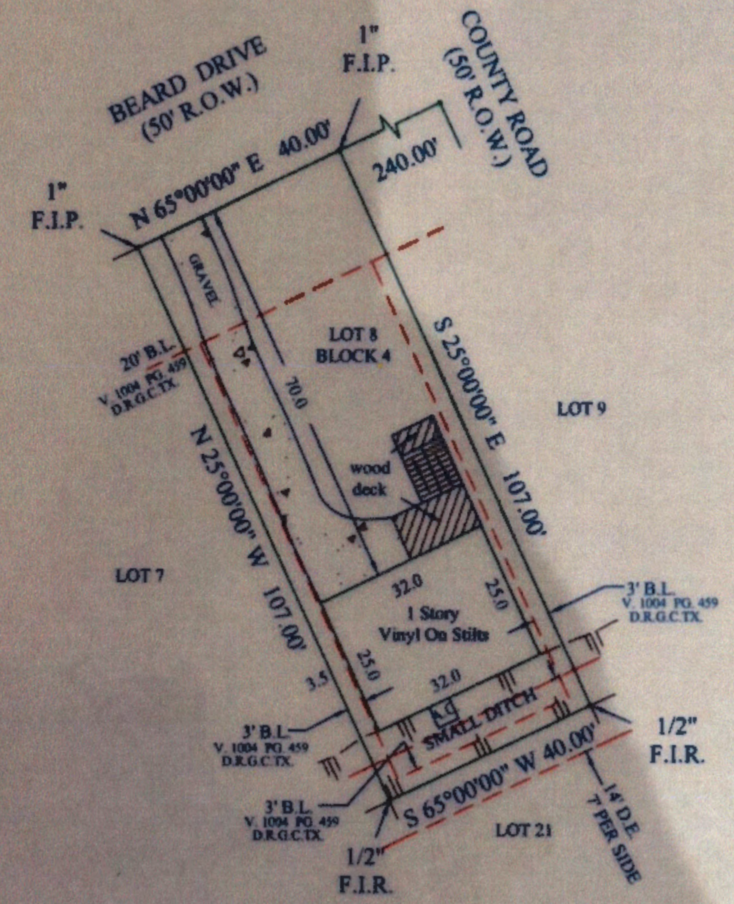
SCALE: 1" = 30'

The Certified Registered Professional Land Surveyor signing the survey plat certifies the accuracy and sufficiency of the survey provided hereon.

LEGAL DESCRIPTION: (AS FURNISHED)

Lot 8, in Block 4 of Sunny Beach, a subdivision of part of Lots 21 and 40, in Section 2 of the Trimble & Lindsey Survey of Galveston Island, Galveston County, Texas, according to the map or plat thereof recorded in Vol. 254-A, Page 67, and transferred to Vol. 19, Pg. 5, of the M.R.G.C.TX.

NOTES
1: Restrictive Covenants and notes as follows.



NOTES:
1: COVENANTS RECORDED IN VOL. 254A, PG. 67 OF THE M.R.G.C.TX; VOL. 1004, PG. 459 OF THE D.R.G.C.TX.
2: 3' BUILDING LINE SHOWN ON REAR ACCORDING TO SURVEY DONE BY DALE L. HARDY #4847 (MAY 29, 1997)

scale: 1" = 30'

BASIS OF BEARING: BEARING BASED OF THE RECORDED PLAT

SURVEYOR INFORMATION:

[redacted]

Texas Values Texas Strong Since 1987
P.O. BOX 1697
PEARLAND, TEXAS 77588
FAX: (281) 485-0321
PHONE: (281)997-1366
WWW.JUSTINBHANTLEY@SBCGLOBAL.NET
SE HABLA ESPAÑOL

CLIENT OF#:431937
SURVEY FILE #: 07-06-06
SURVEY INVOICE #: 52016
SURVEYOR: ww
DRAFTER: C. Rosantiez
APPROVED: S.L. Wright

CERTIFIED TO: (AS FURNISHED)
Chicago Title Company
Robert W. Duncan & Michelle Duncan
Reliance Mortgage Company

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

A/C: AIR CONDITIONER	P.C.: POINT OF CURVATURE
BLDG.: BUILDING	P.C.P.: PERMANENT CONTROL POINT
(C.): CALCULATED	P.I.: POINT OF INTERSECTION
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
CL: CENTERLINE	P.P.: POWER POLE
CONC.: CONCRETE	P.R.C.: POINT OF REVERSE CURVATURE
COV: COVERED	P.R.M.: PERMANENT REFERENCE MONUMENT
C/S: CONCRETE SLAB	
(D.): DESCRIPTION	P.T.: POINT OF TANGENCY
DW: DRIVEWAY	CLF: CHAIN LINK FENCE
E.O.W.: EDGE OF WATER	WF: WOOD FENCE
(M.): MEASURED	HWF: HOG-WIRE FENCE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "VE" (COASTAL FLOOD WITH VELOCITY HAZARD/WAVE ACTION) NO BASE FLOOD ELEVATION DETERMINED, PER F.I.R.M. PANEL NUMBER 485469 0045C, LAST REVISION DATE 12-6-02. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

FORM T.C. AUTOCAD

SURVEYOR'S CERTIFICATE

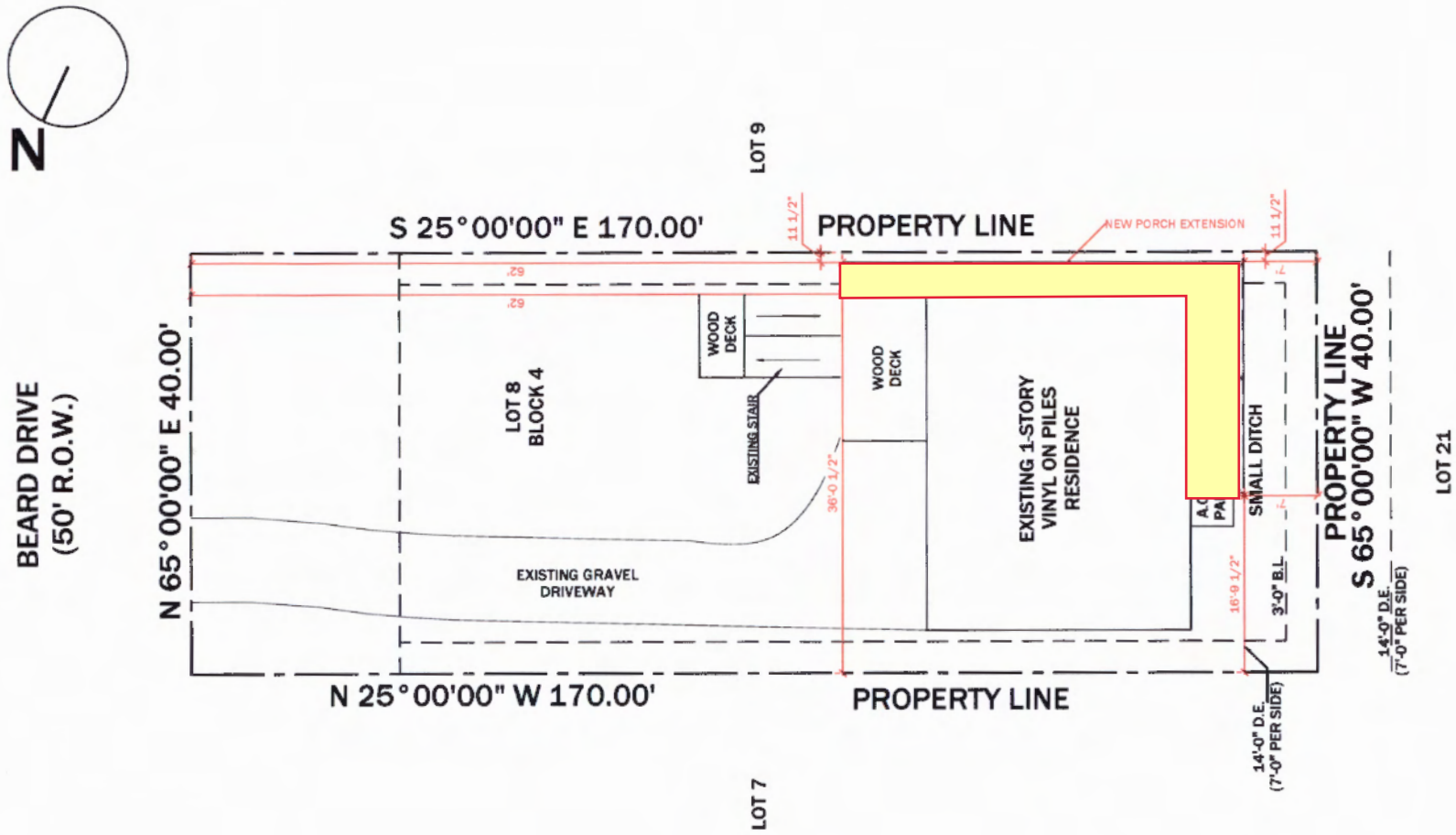
I, Steven L. Wright, Texas Registered Professional Land Surveyor No.4823, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

STATE OF TEXAS REGISTERED STEVEN LEE WRIGHT 4823 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NAME FOR THE FIRM DATED:07-07-06

DATE	REVISION	DATE	REVISION

Buyers
Initials X ______ X ______



1 SITE PLAN

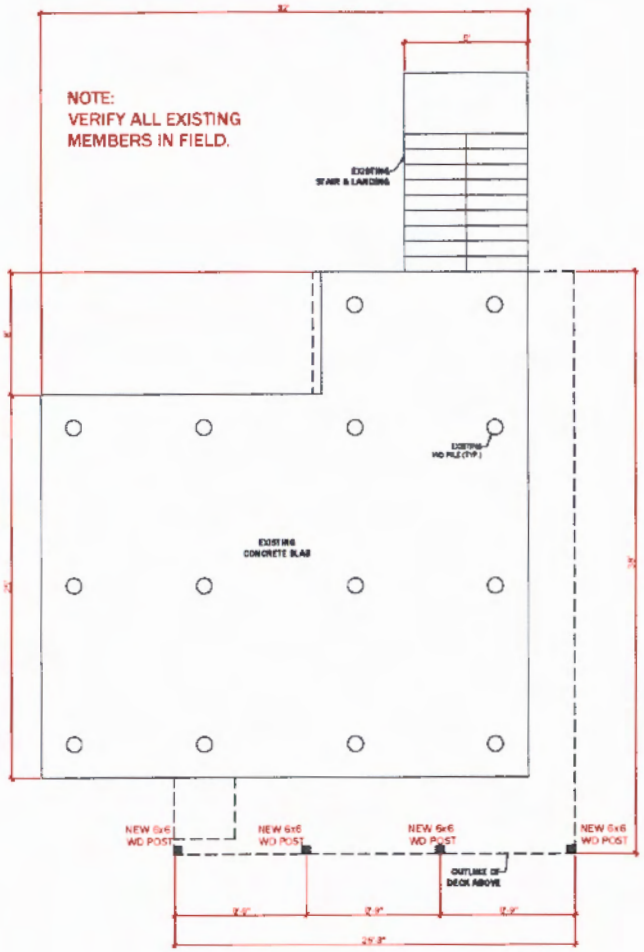
SCALE: 3/32" = 1'

11213 BEARD DR.
GALVESTON, TX 77554

ARCHITECTURAL ☒
STRUCTURAL ☐

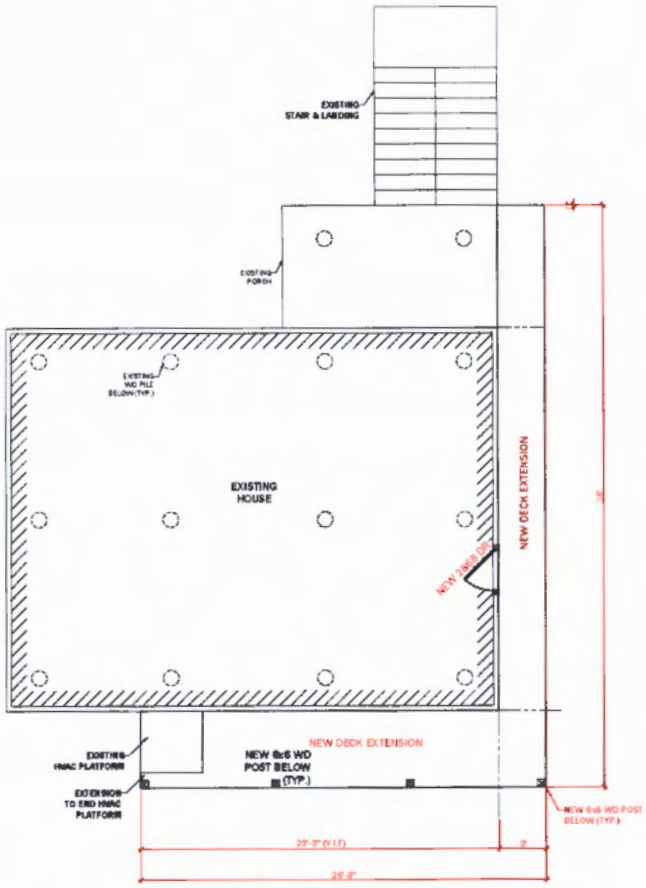
JDSI
frontoffice@jdsllc.com
281-852-3647

SITE



1 GROUND FLOOR PLAN

SCALE: 1/4" = 1'



2 MAIN FLOOR PLAN

SCALE: 1/4" = 1'

STATE OF TEXAS
JAMES E. DEAVER, JR.
LICENSED
PROFESSIONAL ENGINEER

DATE: 09/13/2024
FIRM # 11863
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DATE: 09/13/2024
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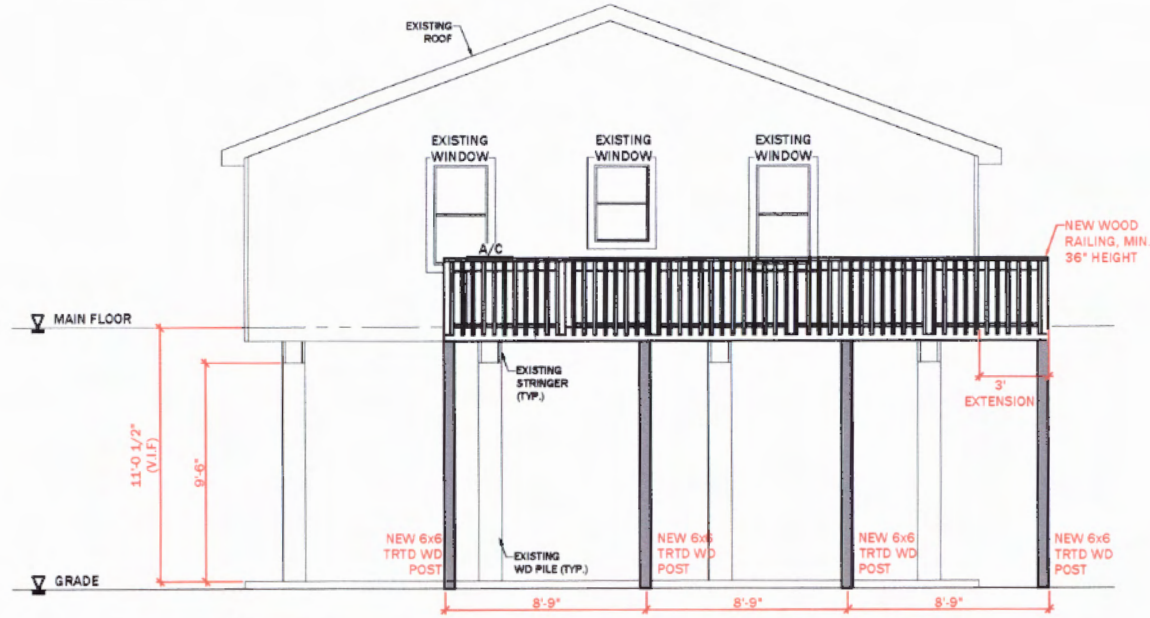
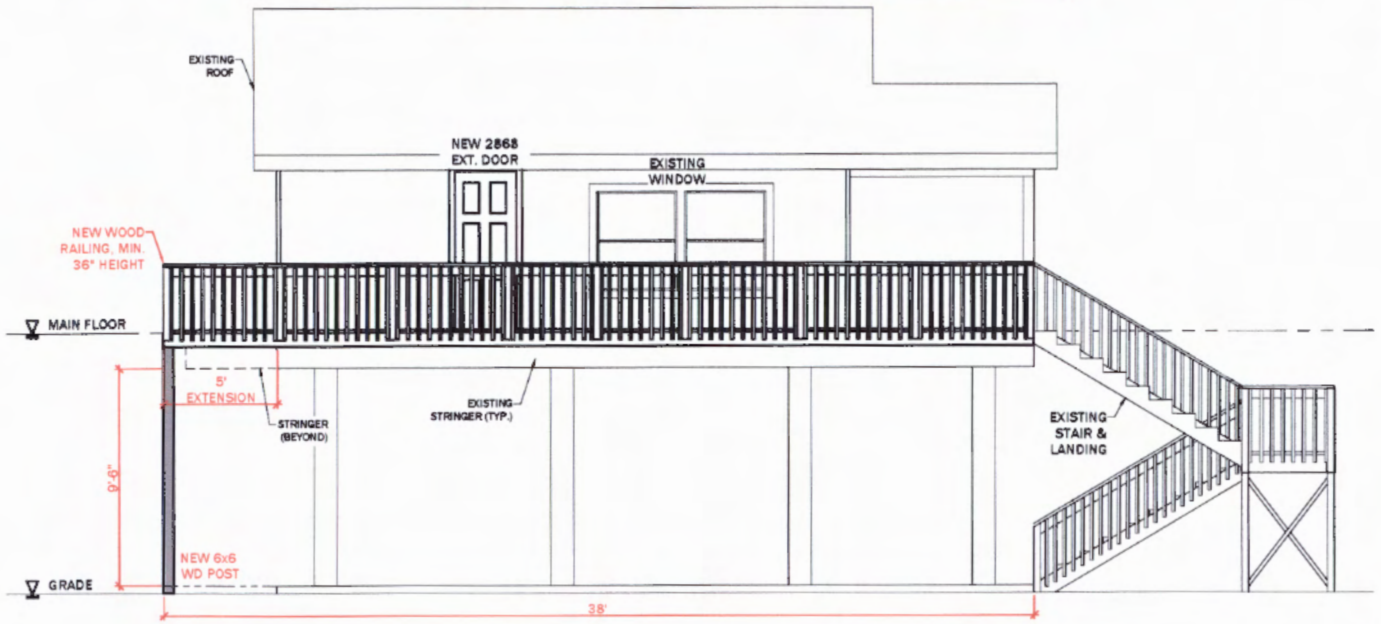


1 **REAR ELEVATION**

SCALE: 3/16" = 1'



2 **LEFT ELEVATION**

SCALE: 3/16" = 1'

STATE OF TEXAS
JAMES E. DEAVER, JR.
95063
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PROFESSIONAL ENGINEER

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DATE: 02/16/2026
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BUILDER:

COMMENTS:

SCALE:

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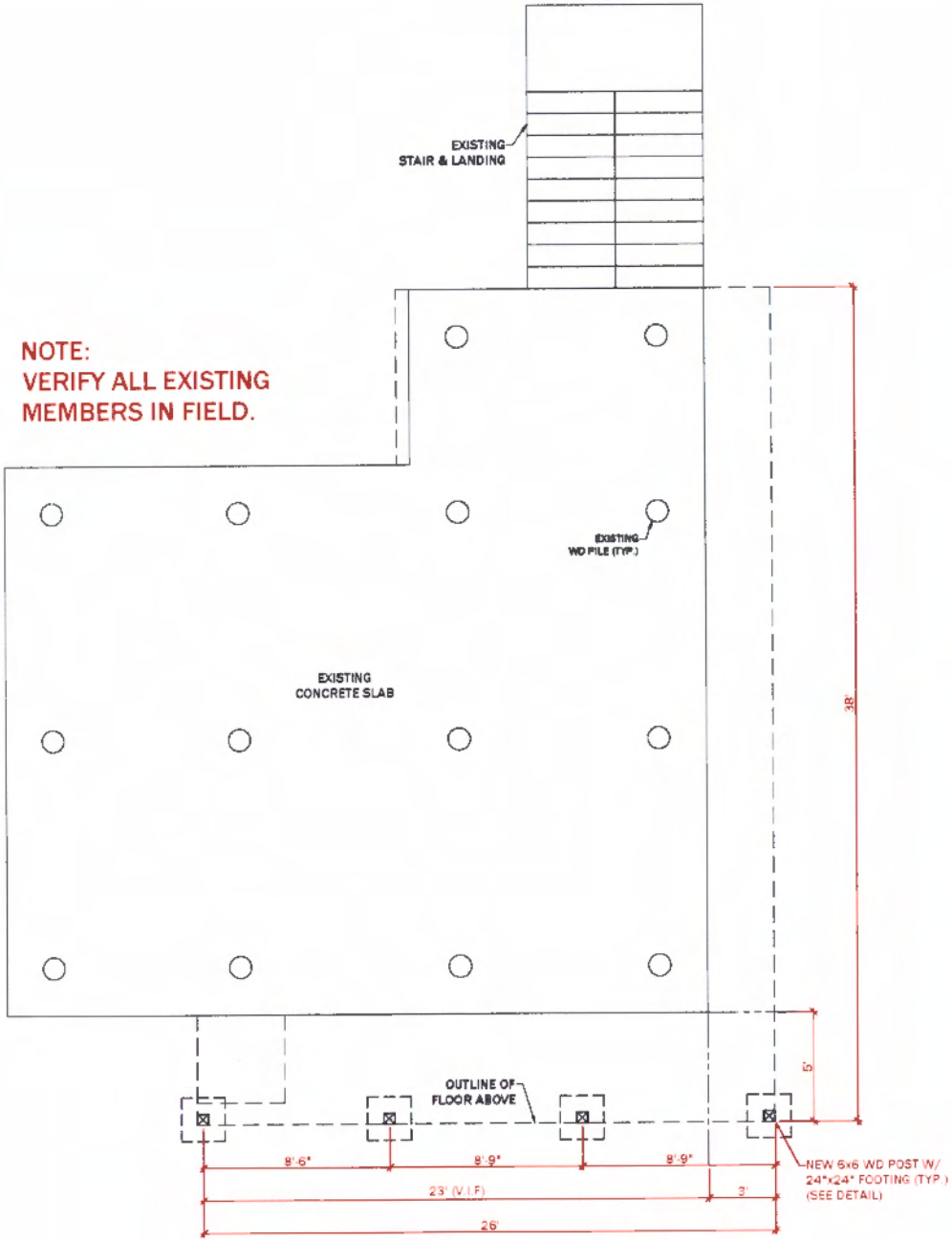

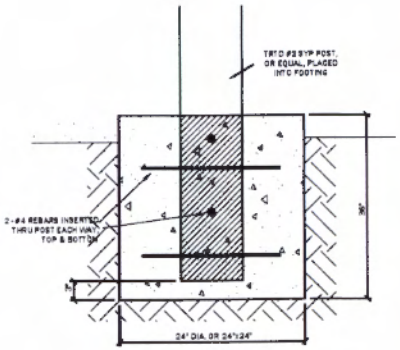

POST FOUNDATION
SCALE: NTS

1 FOUNDATION PLAN
SCALE: 3/16" = 1'

STATE OF TEXAS
JAMES E. DEAVER, JR.
99863
LICENSED
PROFESSIONAL ENGINEER

DATE: 03/10/2026
FIRM: F-13512
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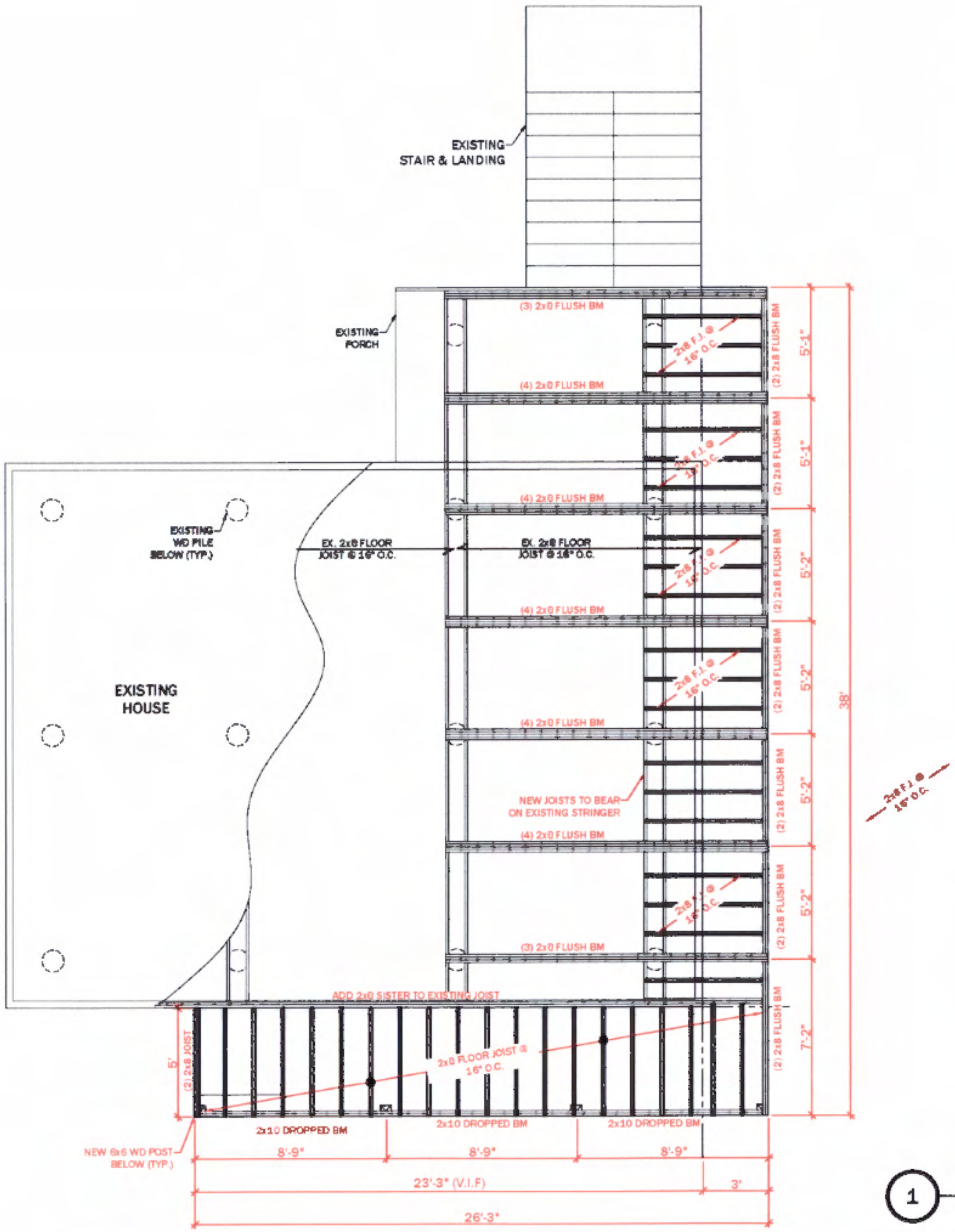

1

FLOOR JOIST PLAN (ADDITION)

SCALE: 3/16" = 1'

FRAMING NOTES:

ALL STRUCTURAL FRAMING MEMBERS/ STUDS TO BE A MINIMUM OF (SYP #2) . CONSULT WITH ENGINEER PRIOR TO USE OF DIFFERENT FRAMING MATERIAL GRADE/ SIZE.

ALL INTERIOR BEARING HEADERS TO MATCH EXTERIOR HEADER SPECS.

SILL PLATE MATERIAL TO BE TREATED IF IN CONTACT WITH CONCRETE. MATERIAL TO BE DOUGLAS FIR OR S.Y.P., #2 OR BETTER.

ALL EXTERIOR COLUMNS/ POST TO BE TREATED, #2 S.Y.P. OR BETTER. CONNECT COLUMN BASE WITH SIMPSON POST BASE U.N.O. CONNECT BEAM TO POST WITH SIMPSON POST CAP U.N.O.

GLUE-LAM BEAMS BY ANTHONY POWER BEAMS (APB) DESIGN: 3.0 fb, 2.1e
LVL BY TRUSS JOIST (LVL) DESIGN: 3100 fb, 2.0e
PSL BY TRUSS JOIST (PSL) DESIGN: 3100 fb, 20e

ALL FLOOR AND ROOF FRAMING TO BE A MINIMUM OF S.Y.P. #2 OF BETTER. GRADE MARK SHALL BE VISIBLE PRIOR TO DRY WALL APPLIED.

FLOOR DECKING TO BE A MINIMUM OF ¾ " CDX OR OSB GLUED AND NAILED PER MANUFACTURE SPECS.

PROVIDE ADEQUATE BLOCKING FOR ALL CEILING FANS AND LIGHT FIXTURES. SEE ELECTRICAL LAYOUT FOR LOCATION OF FIXTURES. PROVIDE BLOCKING FOR TOWEL BARS, TOILET PAPER HOLDER AND GRAD BARS. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

ALL RIDGE BRACING EXCEEDING 4'-0" IN LENGTH TO BE T-BRACED. SOLID BLOCKING REQUIRED UNDER ALL TRIMMERS AND POINT LOADS IN WALL AND FLOOR CAVITY TO SLAB OR BEAMS BELOW.

ALL PURLINS AND RIDGE/ HIP MEMBERS TO BE SUPPORTED BY LOAD BEARING WALLS OR ENHANCED FRAMING MEMBERS SHOWN ON PLANS. MINIMUM DOUBLE STUD UNDER EACH POINT LOAD AT BEARING WALL. CONTINUES SUPPORT FROM POINT LOAD TO FOUNDATION OR STRUCTURAL MEMBERS.

FLOOR JOIST NOTES:

FLOOR JOIST LAYOUT + MATERIAL TAKE OFFS TO BE PROVIDED BY MANUFACTURER AND ONLY TO BE USED WITH EXPLICIT APPROVAL BY JDSI. JOIST LAYOUT + MATERIAL TAKE OFF MUST BE APPROVED PRIOR TO PROJECT CONSTRUCTION. JDSI IS TO BE IMMEDIATELY NOTIFIED OF ANY DEVIATION FROM PLANS PRIOR TO CONSTRUCTION

CONTRACTOR TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND INSTALLATION GUIDELINES

NOTES

ALL JOISTS TO BE 2x8 #2 SYP @ 16" O.C. , U.N.O.
BRIDGING INSTALLED ON ALL 2X8 / 2X10 (MIDSPAN)
BRIDGING INSTALLED ON ALL 2X12 (⅓ POINTS)

ALL HANGERS BY SIMPSON, U.N.O., SEE S2.2 & 2.3 FOR DETAILS

MEMBERS MARKED " HDR " (2x4 WALL) TO BE (2) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
MEMBERS MARKED " HDR " (2x6 WALL) TO BE (3) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH , U.N.O.
LOCATION OF RIDGE BRACE

ALL PURLINS AND RIDGE/HIP MEMBERS TO BE SUPPORTED BY LOAD BEARING WALLS OR ENHANCED FRAMING MEMBERS SHOWN ON PLANS. MINIMUM DOUBLE STUD UNDER EACH POINT LOAD AT BEARING WALL. CONTINUES SUPPORT FROM POINT OR STRUCTURAL MEMBERS.

VERTICAL BRACE
DIAGONAL BRACE

SIMPSON STRONG TIE HANGERS
- LUS28 - SINGLE MEMBER HANGER
- HUS210-2 - DOUBLE MEMBER HANGER
- ANGLED SIMPSON HANGER

NOTE: NO MECHANICAL IN UPPER ATTIC AREA
LINE LOAD - DOTTED
FURR DOWN (SEE FLOOR PLAN FOR CLG HEIGHT)

OPTION NOTES

- FAUX BEAM OPTION TO BE CONNECTED TO BLOCKING
- SEE TYPICAL RAFTER DETAILS FOR SLOPED CEILING ASSEMBLY

STATE OF TEXAS
JAMES E. DEAVER, JR.
98863
LICENSED
PROFESSIONAL ENGINEER

DATE: 03/10/2026
FIRM#: F-11512
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GALVESTON, TX 77554

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Drawn By: SUP

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281-882-3647

DATE ISSUED:
DATE: 03/10/2026
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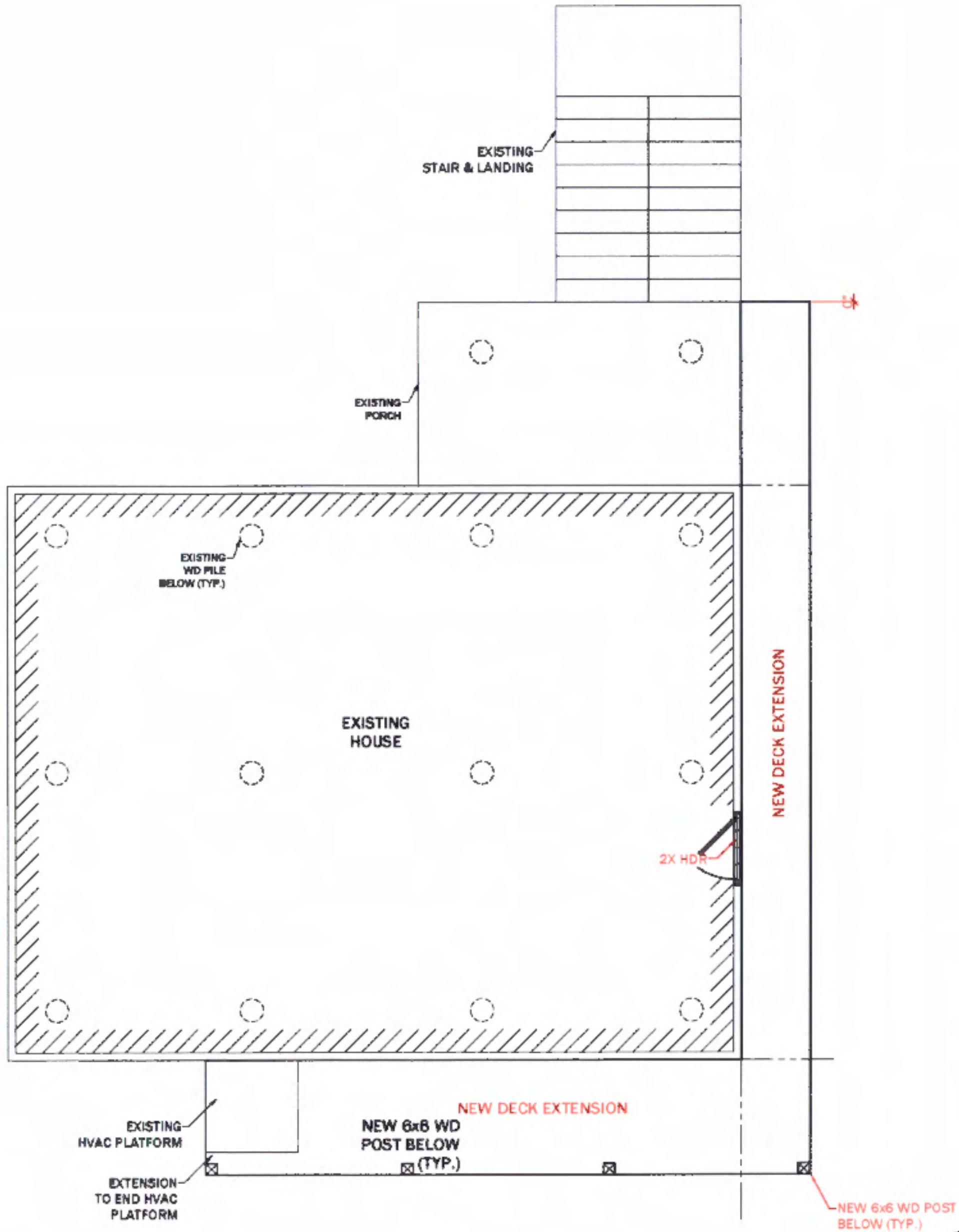

FRAMING NOTES:

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PSL BY TRUSS JOIST (PSL) DESIGN: 3100 fb, 20e

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FLOOR DECKING TO BE A MINIMUM OF ¾ " CDX OR OSB GLUED AND NAILED PER MANUFACTURE SPECS.

PROVIDE ADEQUATE BLOCKING FOR ALL CEILING FANS AND LIGHT FIXTURES. SEE ELECTRICAL LAYOUT FOR LOCATION OF FIXTURES. PROVIDE BLOCKING FOR TOWEL BARS, TOILET PAPER HOLDER AND GRAD BARS. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

ALL RIDGE BRACING EXCEEDING 4'-6" IN LENGTH TO BE T-BRACED. SOLID BLOCKING REQUIRED UNDER ALL TRIMMERS AND POINT LOADS IN WALL AND FLOOR CAVITY TO SLAB OR BEAMS BELOW.

ALL PURLINS AND RIDGE/ HIP MEMBERS TO BE SUPPORTED BY LOAD BEARING WALLS OR ENHANCED FRAMING MEMBERS SHOWN ON PLANS. MINIMUM DOUBLE STUD UNDER EACH POINT LOAD AT BEARING WALL. CONTINUES SUPPORT FROM POINT LOAD TO FOUNDATION OR STRUCTURAL MEMBERS.

FLOOR JOIST NOTES:

FLOOR JOIST LAYOUT + MATERIAL TAKE OFFS TO BE PROVIDED BY MANUFACTURER AND ONLY TO BE USED WITH EXPLICIT APPROVAL BY JDSI. JOIST LAYOUT + MATERIAL TAKE OFF MUST BE APPROVED PRIOR TO PROJECT CONSTRUCTION. JDSI IS TO BE IMMEDIATELY NOTIFIED OF ANY DEVIATION FROM PLANS PRIOR TO CONSTRUCTION

CONTRACTOR TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND INSTALLATION GUIDELINES

NOTES

ALL JOISTS TO BE 2x8#2 SYP @ 16" O.C. , U.N.O.
BRIDGING INSTALLED ON ALL 2X8 / 2X10 (MIDSPAN)
BRIDGING INSTALLED ON ALL 2X12 (⅓ POINTS)

ALL HANGERS BY SIMPSON, U.N.O., SEE S2.2 & 2.3 FOR DETAILS

MEMBERS MARKED " HDR " (2x4 WALL) TO BE (2) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
MEMBERS MARKED " HDR " (2x6 WALL) TO BE (3) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH , U.N.O.
LOCATION OF RIDGE BRACE

VERTICAL BRACE
DIAGONAL BRACE

ALL PURLINS AND RIDGE/HIP MEMBERS TO BE SUPPORTED BY LOAD BEARING WALLS OR ENHANCED FRAMING MEMBERS SHOWN ON PLANS. MINIMUM DOUBLE STUD UNDER EACH POINT LOAD AT BEARING WALL. CONTINUES SUPPORT FROM POINT OR STRUCTURAL MEMBERS.

SIMPSON STRONG TIE HANGERS
- LUS20 - SINGLE MEMBER HANGER
- HUS210-2 - DOUBLE MEMBER HANGER
- ANGLED SIMPSON HANGER

NOTE: NO MECHANICAL IN UPPER ATTIC AREA
LINE LOAD - DOTTED
FURR DOWN (SEE FLOOR PLAN FOR CLG HEIGHT)

OPTION NOTES

- FAUX BEAM OPTION TO BE CONNECTED TO BLOCKING
- SEE TYPICAL RAFTER DETAILS FOR SLOPED CEILING ASSEMBLY

1 MAIN FLOOR FRAMING PLAN

SCALE: 3/16" = 1'

STATE OF TEXAS
JAMES E. DEAVER, JR.
96683
LICENSED
PROFESSIONAL ENGINEER

DATE: 08/10/2024
FIRM#: F-11553
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Project Version: PERMIT/CONSTRUCTION
Drawn By: SJP

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DATE ISSUED:
DATE: 08/10/2024
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BUILDER:

CONTENTS:

SCALE:

S1.2
Sheet No.

GENERAL NOTES:

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)

DEVIATION FROM ANY PART OF THIS PLAN SET, BY BUILDER OR ANY PARTY, IN DESIGN OR CONSTRUCTION, WITHOUT PRIOR WRITTEN APPROVAL FROM JDSI NEGATES AND VOIDS ENTIRE ENGINEERING DESIGN.
SHOULD ADDITIONAL DESIGN CRITERIA OR ANY INFORMATION THAT AFFECTS THE DESIGN OF THIS STRUCTURE BECOME AVAILABLE, JDSI RESERVES THE RIGHT TO ALTER, AMEND OR VOID THE ENTIRE ENGINEERING DESIGN.

CODE:

City of Galveston, TEXAS
GENERAL CONTRACTOR TO FOLLOW 2010 IRC FOR ALL CONSTRUCTION

DESIGN LOADS:

1. LIVE LOADS
   - ROOF 20 PSF
   - CEILING JOISTS 10 PSF
   - FLOOR 40 PSF GENERAL
   - BALCONIES STAIRS & EXITS 40 PSF
2. WIND LOADS
   - 149 MPH ULTIMATE WIND SPEED
   - EXPOSURE: C

STAIRS SHALL SUPPORT A 300LB CONCENTRATED LOAD IN A 4 SQUARE INCH AREA.
GUARDRAIL AND HANDRAILS DESIGNED TO SUPPORT A 200LB CONCENTRATED LOAD IN ANY DIRECTION ALONG THE TOP.
GUARDRAIL IN-FILL COMPONENTS (BALUSTERS AND PANEL FILLERS) SHALL SUPPORT 50LB UNIFORM LOAD, APPLIED IN A 1 SQUARE FOOT AREA.

GEOTECHNICAL REPORT:

NO GEOTECHNICAL REPORT PROVIDED.
CONTRACTOR RESPONSIBLE FOR PERFORMANCE OF FOUNDATION.

WINDSTORM:

JDSI TO BE NOTIFIED OF WINDSTORM INSPECTION
BEFORE COMMENCEMENT OF CONSTRUCTION.

SUBGRADE PREPARATION AND FILL

1. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS. REMOVE 6" OF EXISTING SOIL.
2. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUB-GRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND PLACED WITH SELECT FILL.
3. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUB-GRADE TO DRY.
4. ALL FILL SHALL BE SELECT MATERIALS FOLLOWS: CLEAN SANDY CLAY, FREE OF ORGANIC MATTER PLASTICITY INDEX (PI) : 7 TO 20% LIQUID LIMIT; 20 TO 40%
5. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS UP TO 8" AND COMPACT TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.
6. VOID NOTE THAT SOME EXISTING SOIL MAY HAVE TO BE CUT IN ORDER TO ACHIEVE THE REQUIRED DEPTH OF COMPACTED SELECT FILL.
7. TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

SITE DRAINAGE:

IT IS RECOMMENDED THAT SITE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS.
(USE A MINIMUM SLOPE OF 5% WITHIN 10 FEET OF THE FOUNDATION).
NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION & THE LANDSCAPING.
THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-14)
2. NORMAL WEIGHT CONCRETE (W = 145 PCS) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (fc) = 3000 PSI.
3. CONCRETE SHOULD BE PLACED THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE BUT NO LATER THAN THREE HOURS AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED EXCAVATION WALLS.
4. CLEAN TOPS OF PIERS AND OF GRADE BEAM TRENCHES THOROUGHLY PRIOR TO PLACEMENT OF CONCRETE IN THE GRADE BEAMS.
5. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES AND THE LOCATION OF FLOOR DEPRESSIONS.

REINFORCING STEEL:

1. BARS - CONFORM TO ASTM A-615-GRADE 60, DOWELS AND STIRRUPS - GRADE 40
2. WELDING WIRE FABRIC - CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY
3. DETAILING - CONFORM TO ACI DETAILING MANUAL 315-80. REINFORCING STEEL COVERAGE: FOOTINGS ......3" BOTTOM AND SIDES GRADE BEAMS ....1 1/2" TOP, 3" BOTTOMS, 2" SIDES (3" SIDES IF EARTH FORMED) SLABS ON GRADE...1 1/4" TOP WALLS....... 1 1/2"
4. LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
5. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ A 4'-0" MAXIMUM SQUARE GRILL.
6. GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING. 1"x10" GALVANIZED ANCHOR BOLTS, MINIMUM OF 7" EMBEDMENT. 2 ANCHOR BOLTS PER PLATE. ANCHOR BOLTS MUST BE WITHIN 12" OF CORNER OR END OF PLATE. ANCHOR BOLT SPACING TO BE 4'-0" ON CENTER AND EACH END OF PLATE. U.N.O.

**TABLE R602.3(1)
FASTENING SCHEDULE**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113") or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

**TABLE R602.3(1)—continued
FASTENING SCHEDULE**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1¾"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail

**TABLE R602.3(1)
FASTENING SCHEDULE—continued**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION	
	Floor			
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2½" × 0.131"; or 2-3" × 0.131") nails	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8" – 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[i] 8d common (2½" × 0.131") nail (roof); or RSRS-01 (2⅜" × 0.113") nail (roof)[j]	6	12[f]
31	19/32" – 1"	8d common nail (2½" × 0.131"); or RSRS-01; (2⅜" × 0.113") nail (roof)[j]	6	12[f]
32	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
35	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
36	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	¾" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	⅞" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

**TABLE R703.8.4(1)
TIE ATTACHMENT AND AIRSPACE REQUIREMENTS**

BACKING AND TIE	MINIMUM TIE	MINIMUM TIE FASTENER[a]	AIRSPACE[c]	
Wood stud backing with corrugated sheet metal	22 U.S. gage (0.0299 in.) × ⅞ in. wide	8d common nail[b] (2½ in. × 0.131 in.)	Nominal 1 in. between sheathing and veneer	
Wood stud backing with metal strand wire	W1.7 (No. 9 U.S. gage; 0.148 in.) with hook embedded in mortar joint	8d common nail[b] (2½ in. × 0.131 in.)	Minimum nominal 1 in. between sheathing and veneer	Maximum 4⅝ in. between backing and veneer
Cold-formed steel stud backing with adjustable metal strand wire	W1.7 (No. 9 U.S. gage; 0.148 in.) with hook embedded in mortar joint	No. 10 screw extending through the steel framing a minimum of three exposed threads	Minimum nominal 1 in. between sheathing and veneer	Maximum 4⅝ in. between backing and veneer

For SI: 1 inch = 25.4 mm.

a. In Seismic Design Category D₀, D₁ or D₂, the minimum tie fastener shall be an 8d ring-shank nail (2½ in. × 0.131 in.) or a No. 10 screw extending through the steel framing a minimum of three exposed threads.
b. All fasteners shall have rust-inhibitive coating suitable for the installation in which they are being used, or be manufactured from material not susceptible to corrosion.
c. An airspace that provides drainage shall be permitted to contain mortar from construction.

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Project Version: PRELIMINARIES
Drawn By: SUP

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S2.1
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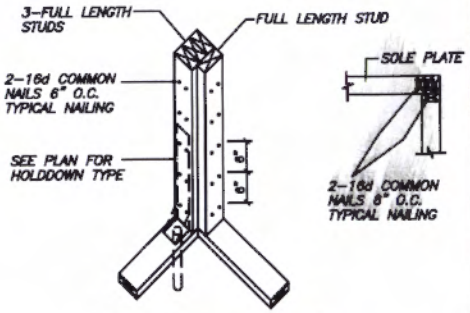
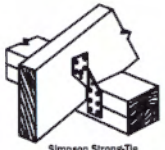


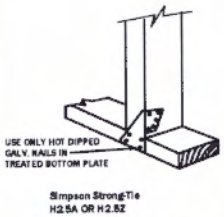
1 CORNER STUD PACK

FOR NON-CORNER STUD PACKS, USE TWO NAILS @ 12" O.C. 8d NAILS FOR DOUBLE STUDS, 16d NAILS FOR TRIPLE STUDS.



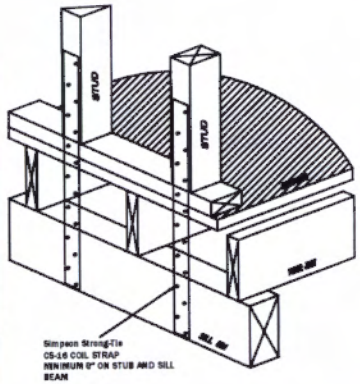
2 H2.5A RAFTER TO TOP PLATE

NOTE:
DBL @ GIRDER OR BEAMS THAT SUPPORT OTHER MEMBERS

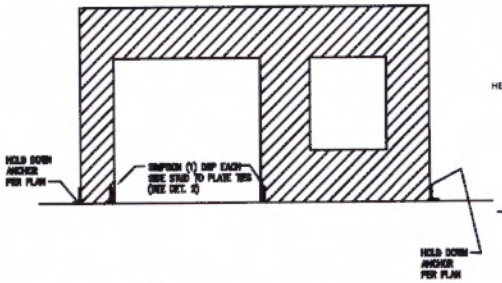


3 H2.5A TO BOTTOM PLATE

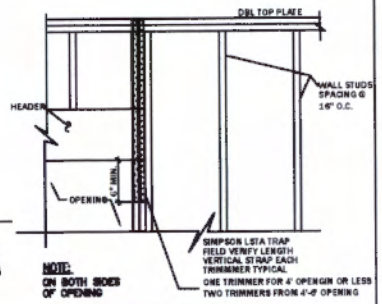
NOTE:
1. INSTALL ON SAME SIDE OF BOTTOM PLATE AS MAS IF USED FOR ANCHORS
2. DBL H2.5 @ COLUMNS SUPPORTING BEAMS OR GIRDERS



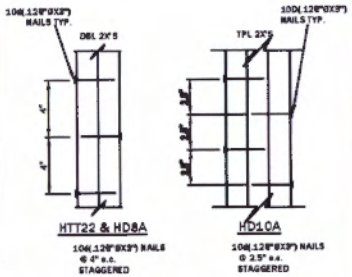
4 STRA PAT CRAWL SPACE FRAME



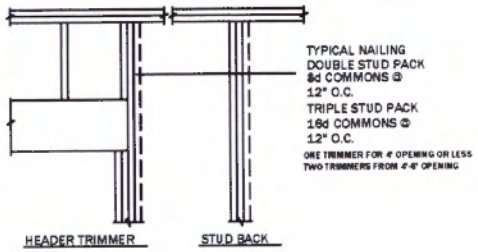
6 SHEAR WALL OPENING ELEVATION



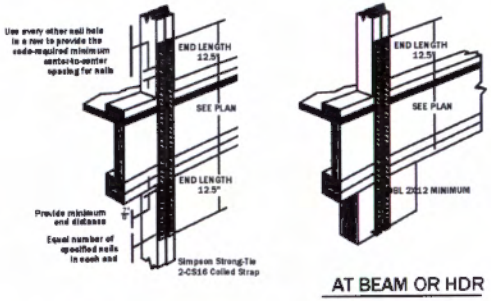
8 HEADER STRAP DETAIL



9 2X FASTENING @ SHEAR WALL ENDS AND @ GARAGE DOORS CRIPPLES

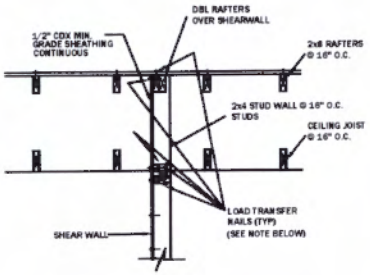


10 STUD PACK NAILING DOORS/WINDOWS AND POINT LOADS



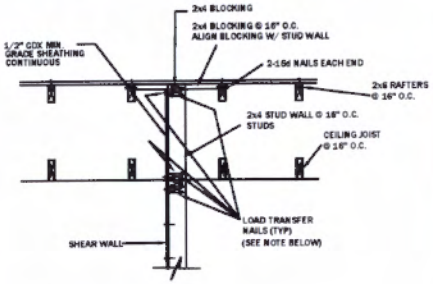
AT BEAM OR HDR

14 (UNLESS NOTED OTHERWISE)END OF SHEAR WALL BETWEEEN 1st & 2nd FLOORS



13 SHEAR TRANSFER PANEL
ROOF DECK TO SHEAR WALL
ALIGN RAFTER WITH SHEAR WALL

NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



13A SHEAR TRANSFER PANEL
ROOF DECK TO SHEAR WALL
ALT. BLOCKING BETWEEN RAFTERS

NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.

NOTE: CONTRACTOR TO USE SIMPSON PRODUCTS AND FASTENERS AS STATED IN MOST RECENT SIMPSON STRONG TIE MANUAL/CATALOG.

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Project status: PRELIMINARIES
Drawn By: SJP

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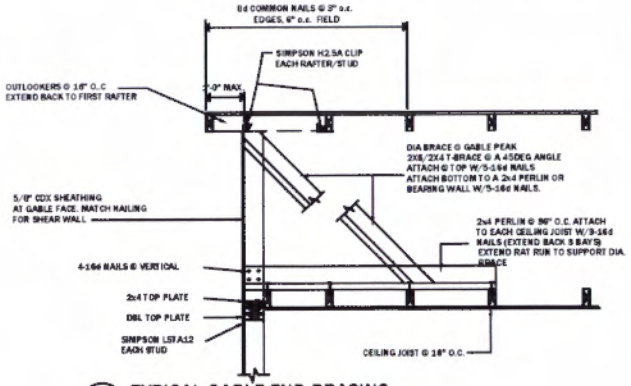
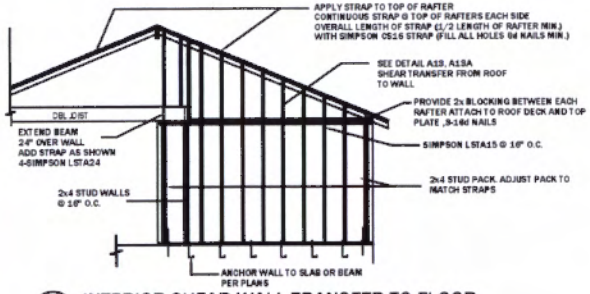


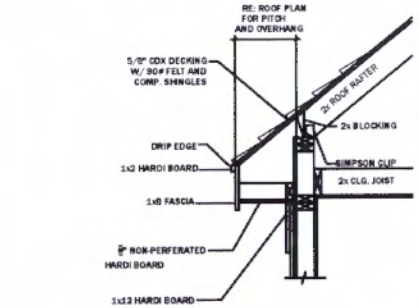
18 TYPICAL GABLE END BRACING

NOTE: VAULTED CEILING AT EXTERIOR WALL.
BALLOON FRAME EXTERIOR WALL TO UNDERSIDE OF RAFTERS.
PURLINS NOT REQUIRED WHEN CEILING JOIST ARE PARALLEL TO RAFTERS. SEE RAFTER PLAN FOR LOCATION OF PURLIN BRACES



16 INTERIOR SHEAR WALL TRANSFER TO FLOOR WITH FLOOR JOISTS PARALLEL TO SHEARWALL

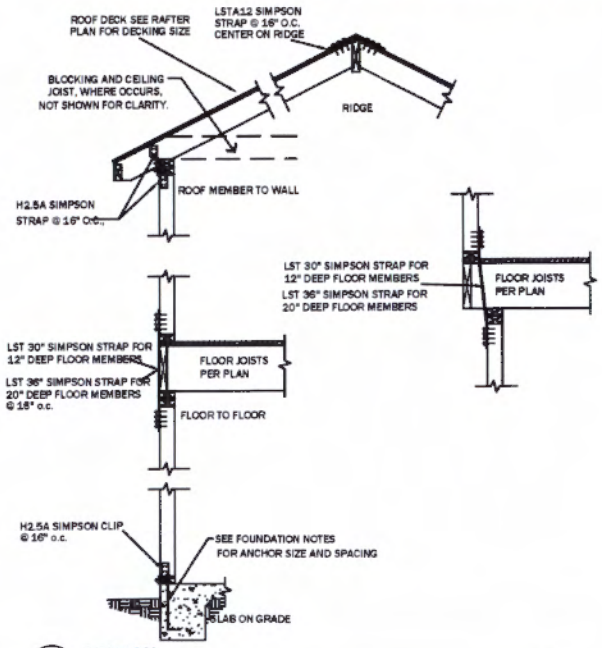
NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEARWALL BELOW.



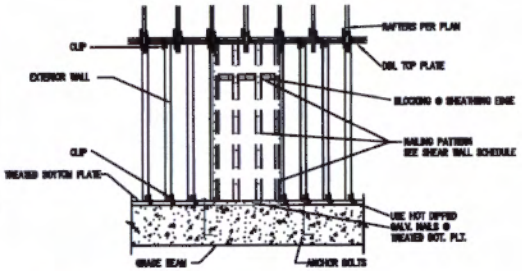
20 1HR FIRE RATED EAVE DETAIL

ROOF COVERING NOTE:

FASTEN ASPHALT COMPOSITION SHINGLES TO ROOF SHEATHING. REFER TO NAILING SCHEDULE OF DECKING TO RAFTER.
A MINIMAL OF 3/4" PENETRATION THROUGH THE ROOF SHEATHING

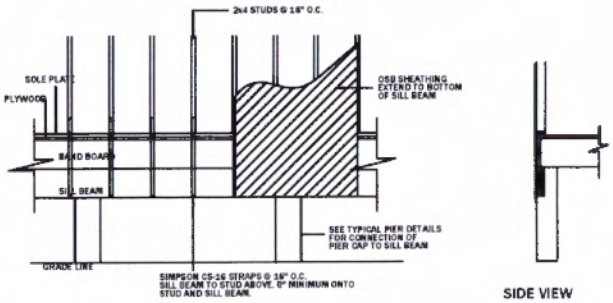


19 SECTION



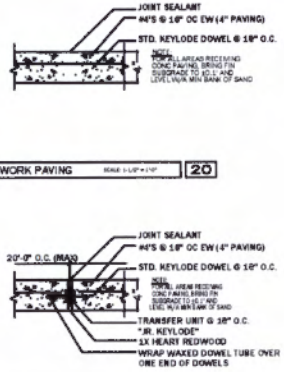
15 SLAB ON GRADE EXTERIOR WALL DETAIL WITH FULL SHEATHING

CLIPS AND STRAPS TO BE 16" O.C.



14 CRAWL SPACE FRAME EXTERIOR WALL DETAIL WITH FULL SHEATHING

CLIPS AND STRAPS TO BE 16" O.C.



FLATWORK PAVING 20

PAVING EXPANSION JOINT 21

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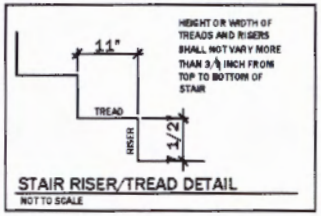
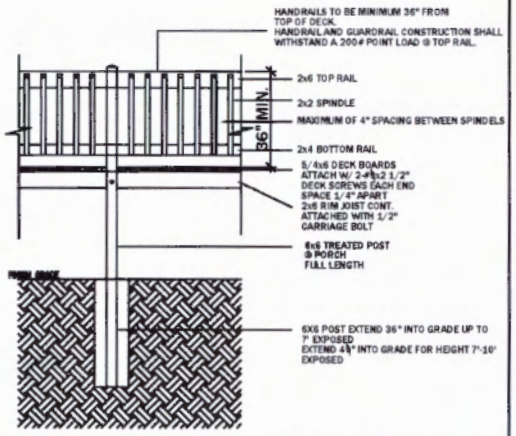
NOTE: REFER TO SEC. R311.7 IRC FOR ALL STAIR REQUIREMENTS.

TREADS ARE A MINIMAL OF 10"
RISER ARE TO BE A MAXIMUM OF 7 3/4"
VARIATION CANNOT EXCEED 3/8" BETWEEN RISERS

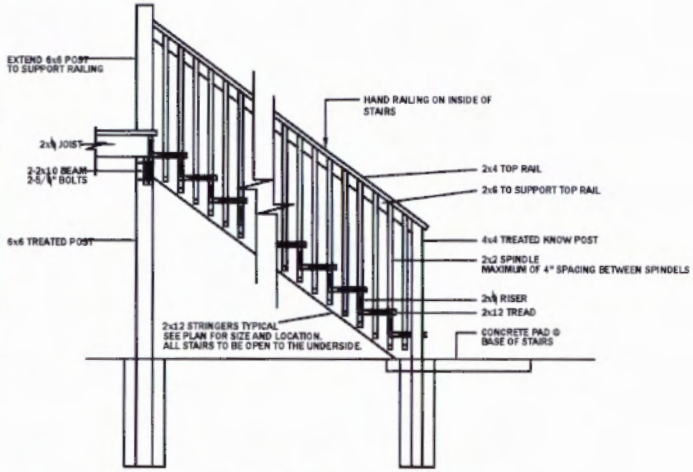


STAIR DETAIL

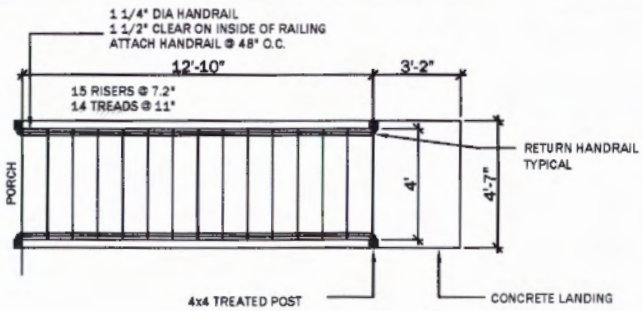


G FRONT VIEW OF DECK
(@ PORCH)

STAIRS SHALL SUPPORT A 300# CONCENTRATED LOAD IN A 4 SQUARE INCHE AREA.
GUARDRAIL AND HANDRAILS DESIGNED TO SUPPORT A 200LB CONCENTRATED LOAD IN ANY DIRECTION ALONG THE TOP.
GUARDRAIL IN-FILL COMPONENTS (BALUSTERS AND PANEL FILLERS) SHALL SUPPORT 50 LB UNIFORM LOAD, APPLIED IN A 1 SQUARE FOOT AREA.
VERTICAL RISE SHALL NOT BE GREATER THAN 12'-7" BETWEEN FLOOR LEVELS OR LANDINGS.



H SIDE VIEW OF STAIRS



1 TYPICAL STAIRS
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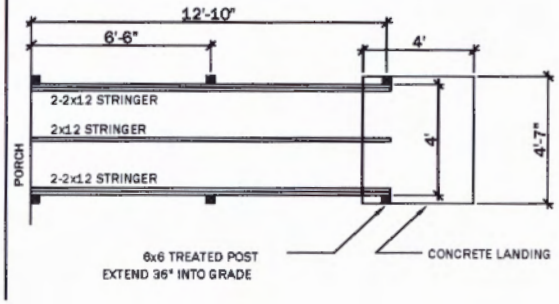
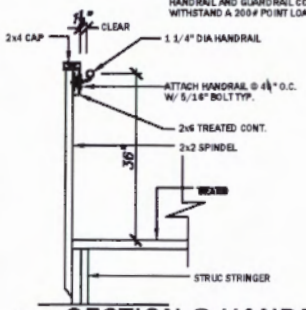
VERTICAL TRAVEL IS 9.1' TO FINISH FLOOR OF HOUSE. FEILD VERIFY TO FINISH GRADE



HANDRAILS TO BE MINIMUM 34" & MAXIMUM 38" HEIGHT. GUARDRAILS AT A MINIMUM OF 36" FROM LEADING EDGE OF TREAD.
HANDRAIL AND GUARDRAIL CONSTRUCTION SHALL WITHSTAND A 200# POINT LOAD @ TOP RAIL



L SECTION @ HANDRAIL

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ASCE Hazards Report

Address:
11213 Beard Dr
Galveston, Texas
77554

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 29.236483
Longitude: -94.882479
Elevation: 6.06193219201332 ft (NAVD 88)

Wind

Results:

Wind Speed	150 Vmph
10-year MRI	80 Vmph
25-year MRI	100 Vmph
50-year MRI	115 Vmph
100-year MRI	126 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

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Miscellaneous Notes

- For construction in the TDI Catastrophe Zone, all components must be TDI approved for the design pressures required at the location of the structure and installed as per the most current TDI Product Evaluation. Components not on the TDI list must be approved in writing by JDSI prior to construction.
- Asphalt composition shingles are to be installed using the pattern shown on the bundle. No exceptions. Fasteners must meet the ASTM F1667 standards.
- For installation of Hardie Siding, 8-1/4" planks and less, JDSI recommends the use the following Assemblies:
  - For wind speeds Vult <145mph. Use Assembly 8. 0.090" ring shank nail, 1-1/2" long, 0.215" head. Install nails at 8" OC.
  - For wind speeds Vult>145mph. Use Assembly 9. 0.090" ring shank nail, 1-1/2" long, 0.215" head. Install nails at 6" OC.
- No shear wall can longer than 16'. Shear walls must have hold downs on either end.
- Protection of openings. Exterior glazing in buildings within the windborne debris regions must be protected from windborne debris. Windborne debris region is defined as sites where Vult≥ 140 mph. Wood structural panels (WSP) with a minimum thickness of 7/16"and a span ≤ 8'-0"are allowed. Panels must be predrilled for fasteners. Corrosion resistant fasteners must be permanently mounted to the framing. Fastener size and spacing designed to resist C&C loads per Table R301.2.1.2 or use Table R301.2.1.2 for buildings with M.R.H. ≤ 45 ft., and Vult≤ 180 mph. May also use a proprietary shutter system that satisfies Components and Cladding loads and is installed per a product evaluation report.
- Exterior side hinged doors shall be tested and labeled conforming to AAMA/WDMA/I.S.2/A440 or WMA 100, or comply with Section R609.5.
- Soffit installation. Wood soffits must be minimum 3/8"thick wood structural panels with fasteners 0.099"x 2"spaced 6"on center. Vinyl soffit panels must not span more than 16"between supports.
- Underlayment. Underlayment materials are required to comply with ASTM D226, D1970, D4869, and D6757 shall bear a label indicating compliance to the standard designated and if applicable the type classification indicated in Table R905.1.1. Sites with windspeeds ≥ 140 mph must use #30 felt (ASTM D226 Type II; ASTM D4869 Type III or IV). Section also allows alternate methods for underlayment. One such alternate method allows IBHS sealed roof deck method (Exception 2). The application of underlayment must follow Table R905.1.1(2). Underlayment attachment must follow Table R905.1.1(3).
- Asphalt Shingles. Asphalt roof shingles comply with ASTM D7158 (Table R905.2.4.1). Manufacturers may still use the old specification (ASTM D3161).
- Fasteners. Asphalt shingle fasteners shall be galvanized steel, stainless steel, aluminum, or copper roofing nails, minimum 12 gauge (0.105" diameter shank), 3/8" diameter head, and comply with ASTM F1667, and penetrate through the roof coverings and not less than at least 3/4" into the roof sheathing.
- Valleys. Open valleys lined with metal not less than 24" wide per Table R905.2.8.2; or two plies of mineral surfaced roll roofing per ASTM D3909 or ASTM D6380 with the bottom layer 18" wide and the top layer not less than 36" wide; or closed valley with one layer of smooth roll roofing per ASTM D6380 not less than 36" wide; or an open valley as described for one of the open valley options. Self-adhered (ASTM D1970) is an allowed substitution.
- For shingled roofs, drip edge must be provided at eaves and rakes. Adjacent segments of drip edge must be overlapped by 2" or more. Drip edges must extend a minimum of ¼" below roof sheathing and extend up back upslope over the fascia PLUS a minimum of 2" onto the decking. Therefore, 2" x 2" drip edge will NOT work. Drip edges must be nailed to the decking a maximum of 12" with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

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