



A New Duplex for BHGE - Corey Boyer
1118 - 5th Avenue North
Texas City, Texas

GENERAL NOTE:
 ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2018
 AND ALL REGULATIONS FOR THE CITY OF TEXAS CITY, TEXAS.

LEGAL DESCRIPTION:
 LOT 31, BLOCK 2, OF CHELSEA MANOR, AS SUBDIVISION IN GALVESTON
 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN PLAT RECORD 3, MAP NUMBER 49, OF THE MAP/PLAT RECORDS OF
 GALVESTON COUNTY, TEXAS.

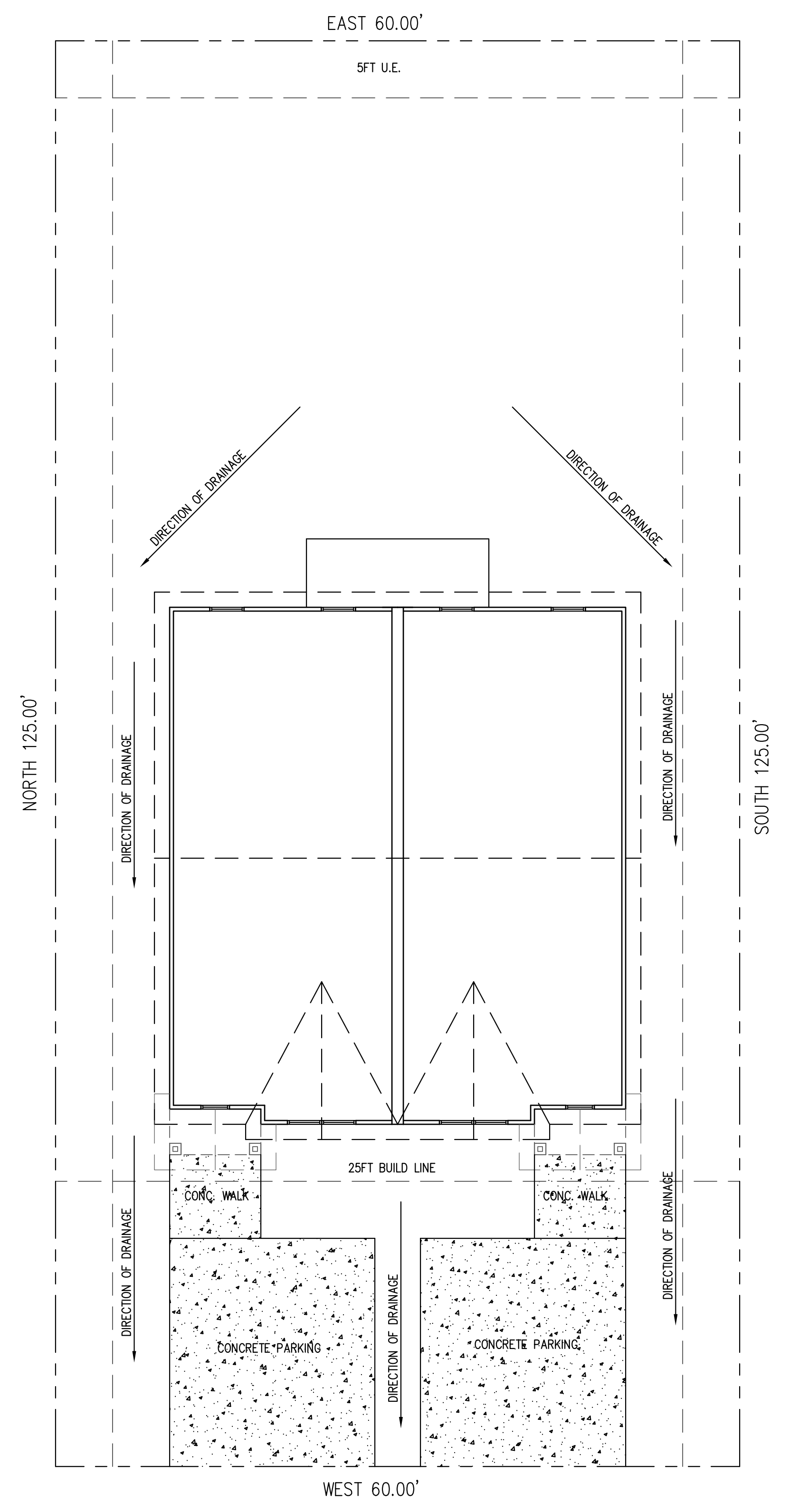
SQUARE FOOTAGE (PER UNIT)

LEVEL 1:	LIVING AREA (AC SPACE) = 578 SQFT
	GARAGE = 242 SQFT
	FRONT PORCH = 30 SQFT
	REAR PATIO = 48 SQFT
LEVEL 2:	LIVING AREA (AC SPACE) = 866 SQFT

COREY BOYER
 832-525-1633
 corey@bhgcllc.com

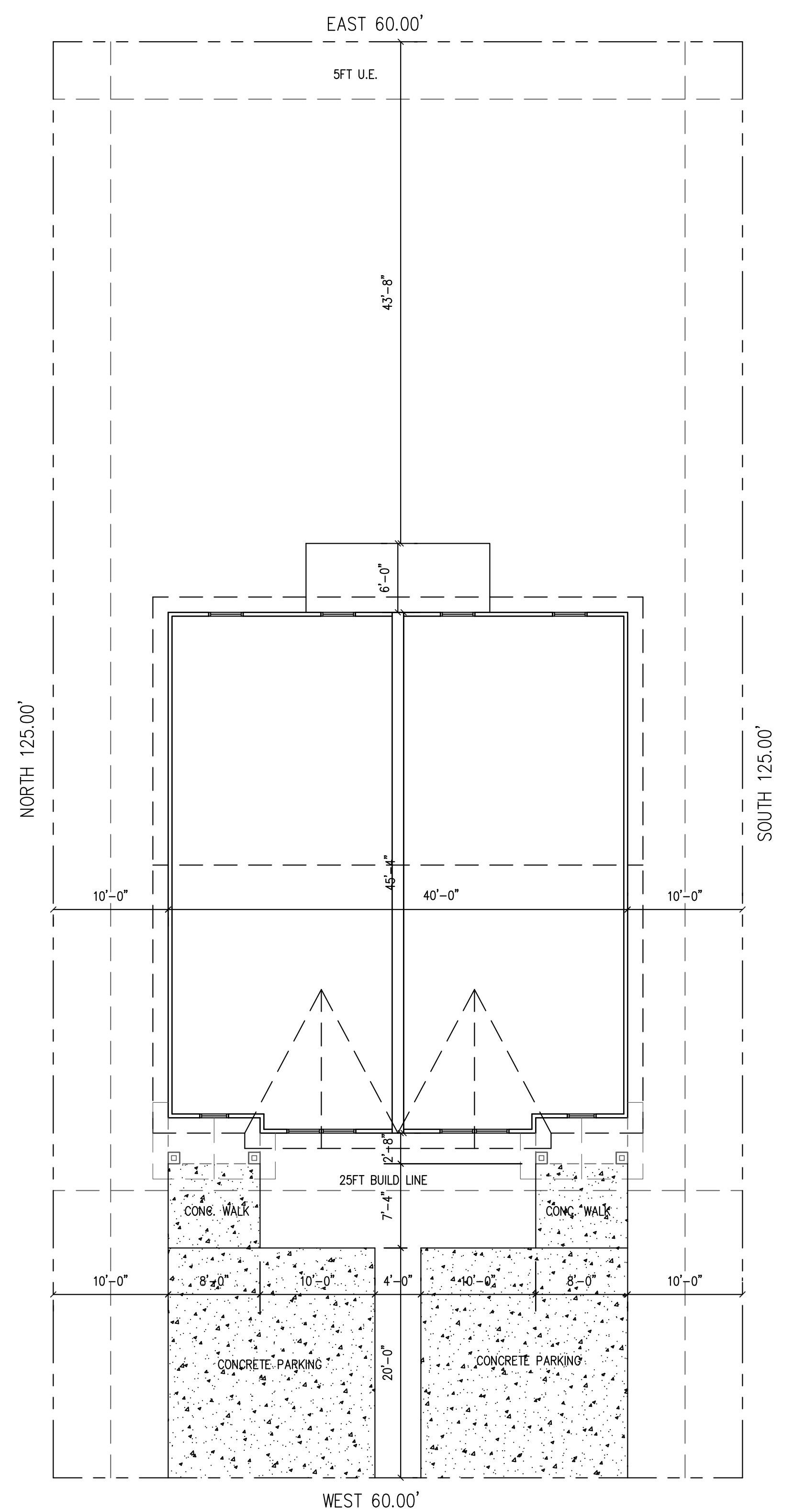


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 1118 - 5th Avenue North, Texas City, Texas



5TH AVENUE NORTH

2 DRAINAGE PLAN
 SCALE: 1/8" = 1'-0"



5TH AVENUE NORTH

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

SITE NOTES:
 CONTRACTOR SHALL SET FINISH FLOOR OF HOUSE AT NO LESS THAN 12" ABOVE
 THE NEAREST SANITARY SEWER MANHOLE RIM.
 IF MANHOLE DOES NOT EXIST THE FINISH FLOOR SHALL NOT BE LESS
 THAN 4 INCHES ABOVE CROWN OF THE STREET.

DATE: 08 AUG. 2020

REVISIONS:

SHEET NO.

A0.0



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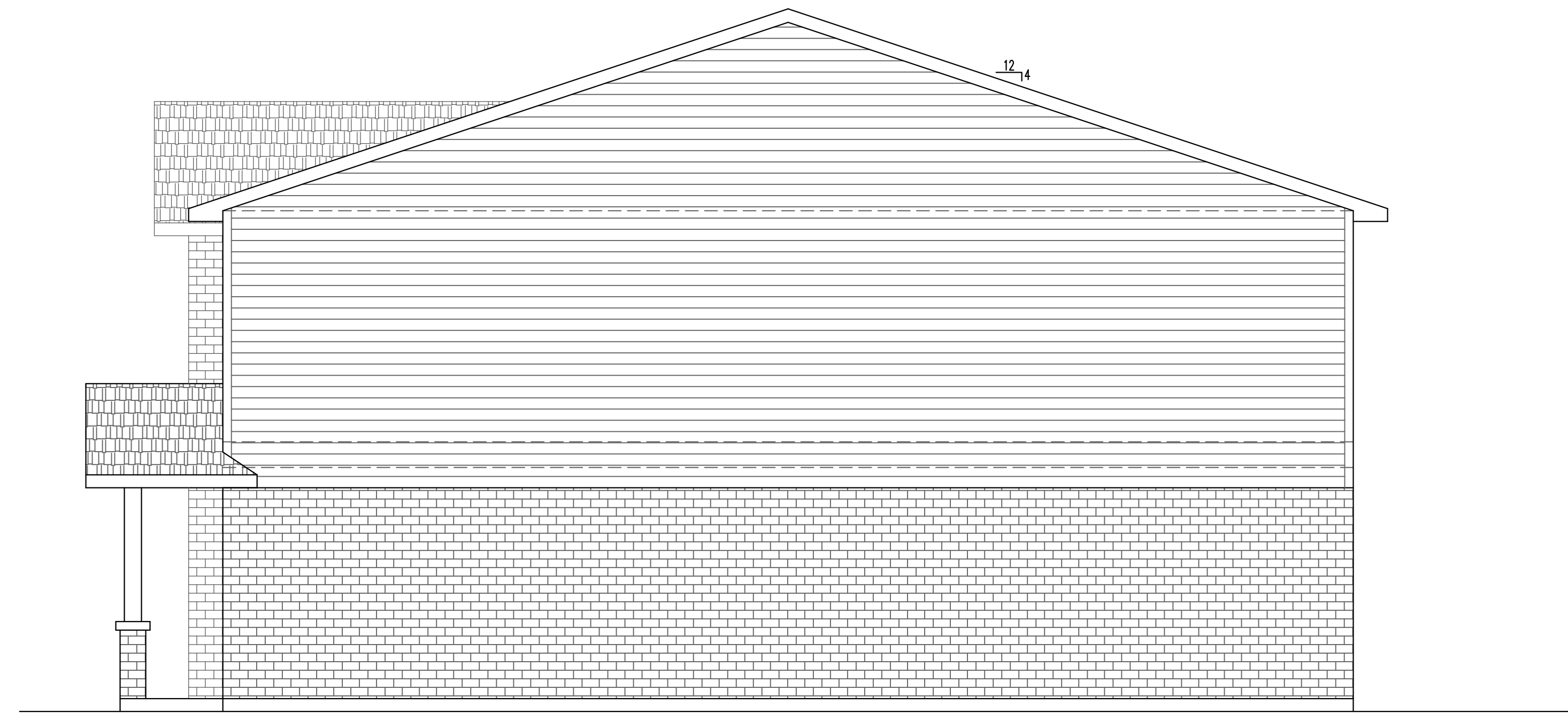
REVISIONS:

SHEET NO.

A1.0



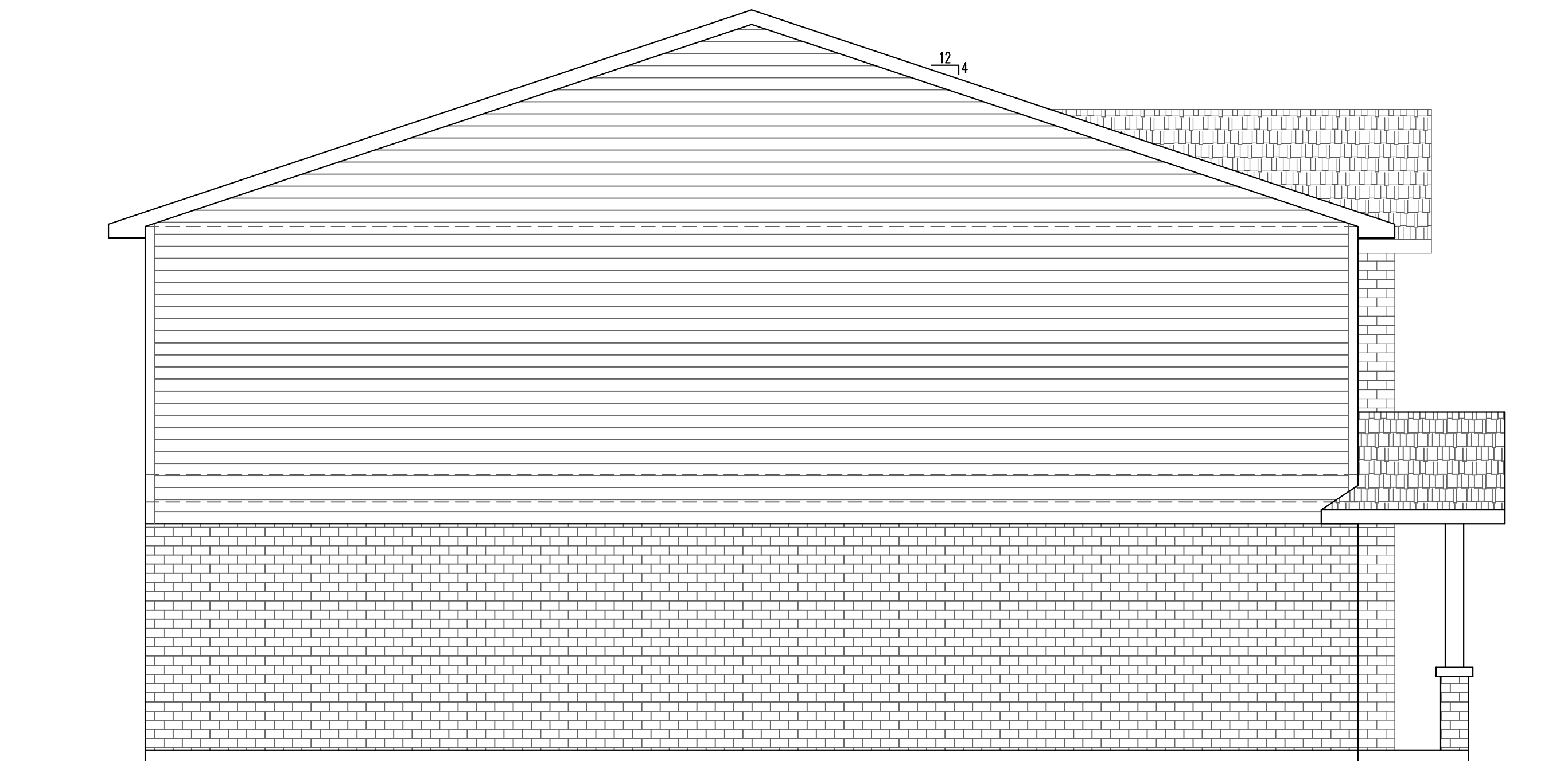
1 EXTERIOR ELEVATION - FRONT VIEW
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT SIDE VIEW
SCALE: 3/8" = 1'-0"



3 EXTERIOR ELEVATION - REAR VIEW
SCALE: 3/8" = 1'-0"



4 EXTERIOR ELEVATION - LEFT SIDE VIEW
SCALE: 3/8" = 1'-0"



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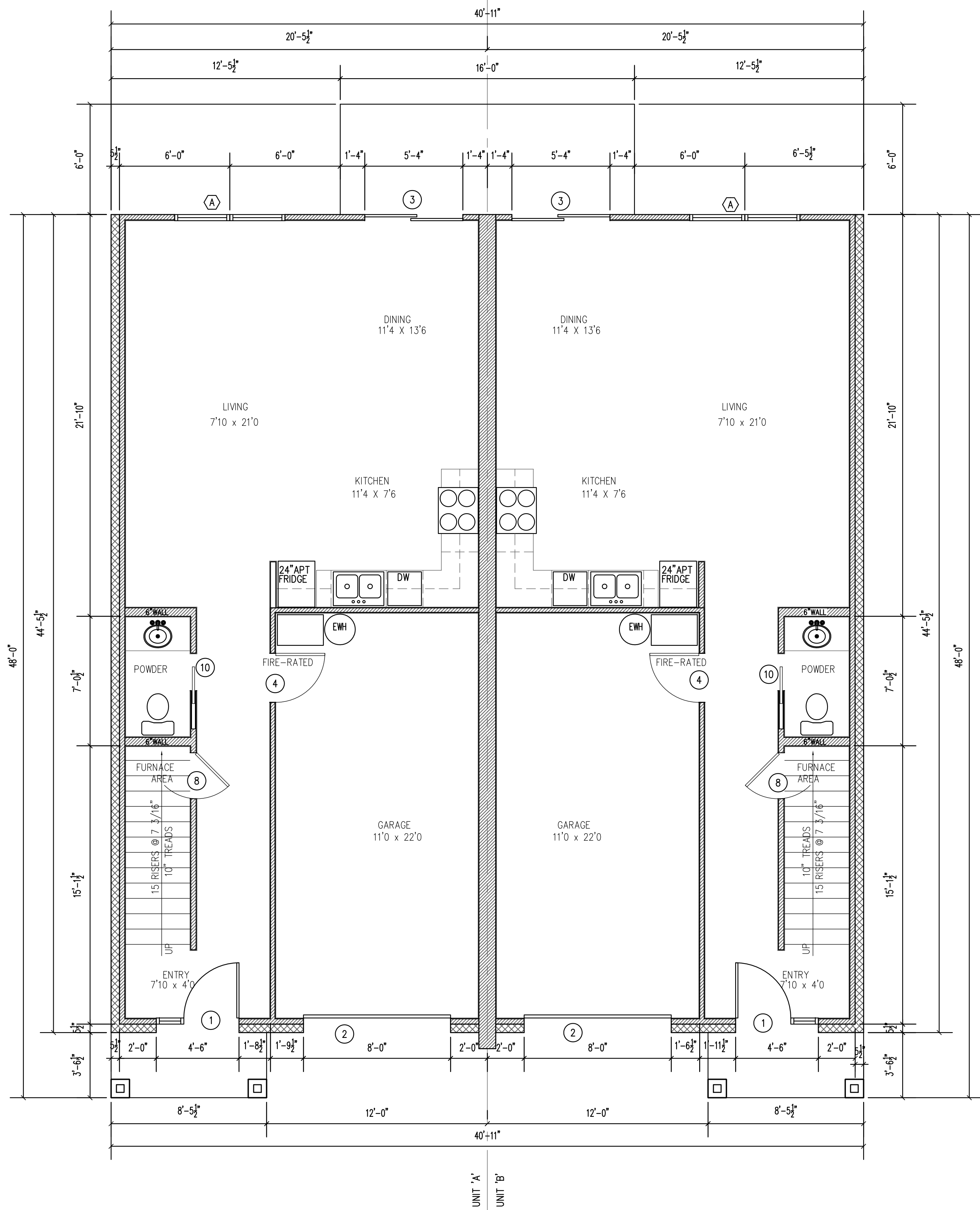
REVISIONS:

SHEET NO.

A2.0

ALL DIMENSIONS ARE MEASURED FROM BRICK LEDGE TO FACE OF STUD

SQUARE FOOTAGE (PER UNIT)
LEVEL 1:
LIVING AREA (AC SPACE) = 578 SQFT
GARAGE = 242 SQFT
FRONT PORCH = 30 SQFT
REAR PATIO = 48 SQFT
LEVEL 2:
LIVING AREA (AC SPACE) = 866 SQFT

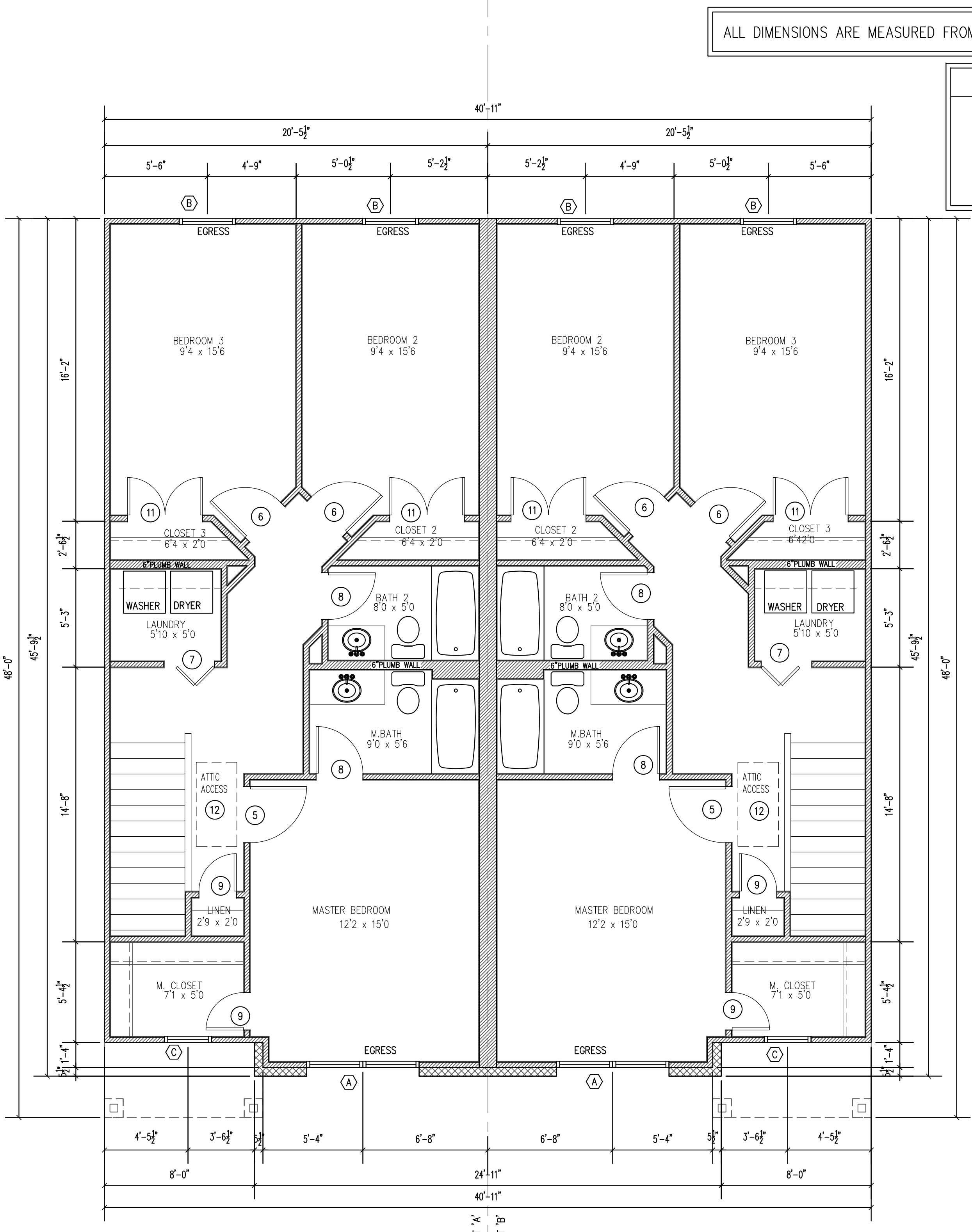


1 PROPOSED FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE - PER UNIT

ALL DOOR STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER; APPROVED BY ENGINEER

MARK	DESCRIPTION	QTY
1	3'-0"W x 7'-0"H EXTERIOR DOOR w/GLAZING AND 1'-6"W x 7'-0"H SIDE LIGHT WINDOW	1
2	8'-0"W x 7'-0" GARAGE DOOR	1
3	5'-4"W x 7'-0"H EXTERIOR GLASS SLIDING PATIO DOOR	1
4	2'-8"W x 6'-8"H S.C. FIRE-RATED DOOR	1
5	3'-0"W x 6'-8"H INTERIOR DOOR	1
6	2'-8"W x 6'-8"H INTERIOR DOOR	2
7	2'-8"W x 6'-8"H INTERIOR BI-FOLD DOOR	1
8	2'-6"W x 6'-8"H INTERIOR DOOR	3
9	2'-0"W x 6'-8"H INTERIOR DOOR	2
10	2'-0"W x 6'-8"H INTERIOR POCKET DOOR	1
11	(2) 2'-0"W x 6'-8"H INTERIOR DOOR	2
12	ATTIC ACCESS WITH PULL-DOWN LADDER	1



2 PROPOSED FLOOR PLAN - LEVEL 21
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE - PER UNIT

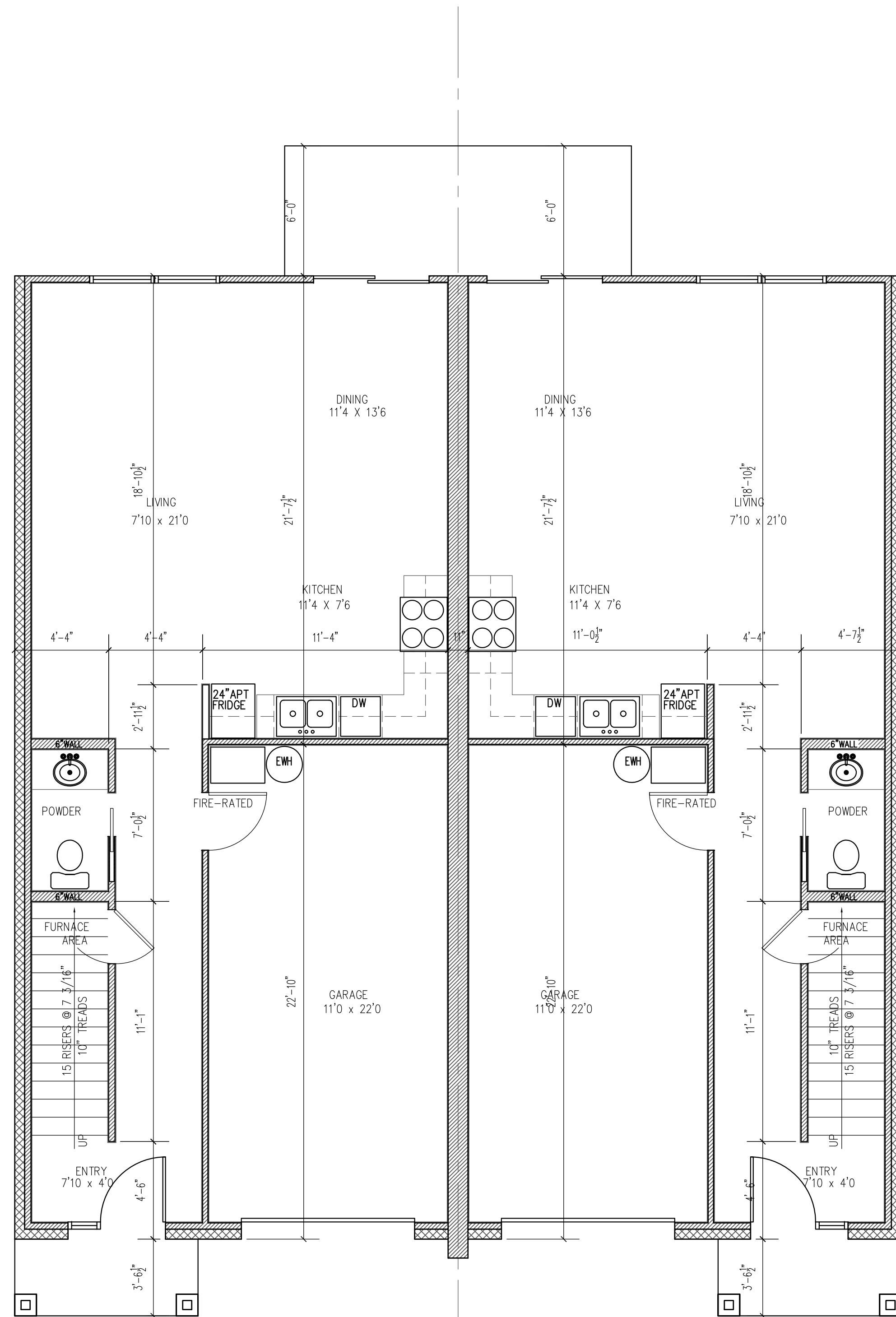
ALL WINDOW STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER; APPROVED BY ENGINEER

MARK	DESCRIPTION	QTY
A	(2) 3'-0"W x 5'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF	2
B	3'-0"W x 5'-0"H SINGLE HUNG WINDOW SILL = 2'-0" AFF	2
C	2'-6"W x 2'-0"H FIXED WINDOW SILL = 5'-0" AFF	1

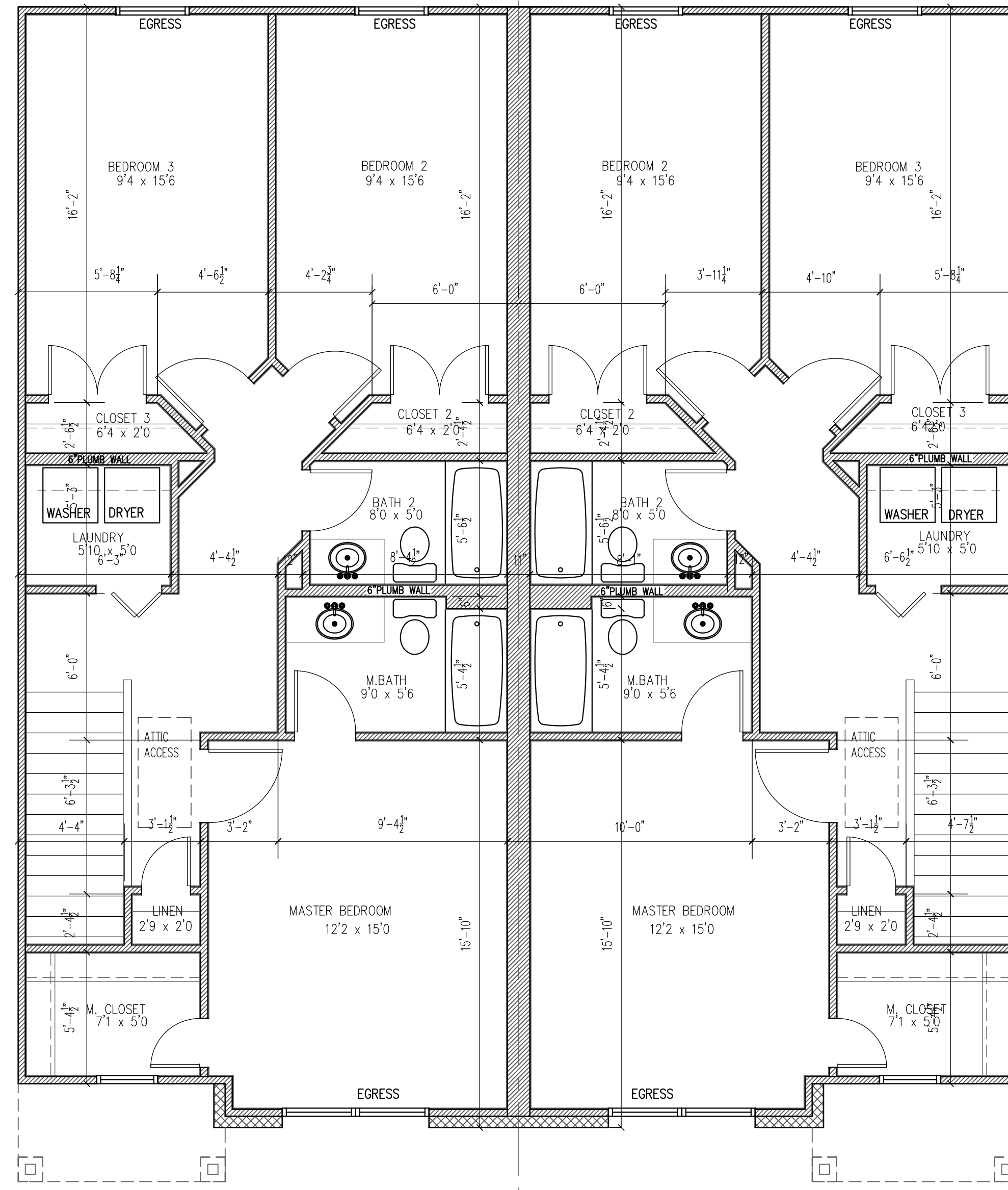
ALL DIMENSIONS ARE MEASURED FROM BRICK LEDGE TO FACE OF STUD

SQUARE FOOTAGE (PER UNIT)	
LEVEL 1:	
LIVING AREA (AC SPACE)	= 578 SQFT
GARAGE	= 242 SQFT
FRONT PORCH	= 30 SQFT
REAR PATIO	= 48 SQFT
LEVEL 2:	
LIVING AREA (AC SPACE)	= 866 SQFT

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3 PROPOSED FLOOR PLAN w/INTERIOR DIMENSIONS
SCALE: 1/4" = 1'-0" LEVEL 1



4 PROPOSED FLOOR PLAN w/INTERIOR DIMENSIONS
SCALE: 1/4" = 1'-0" LEVEL 2

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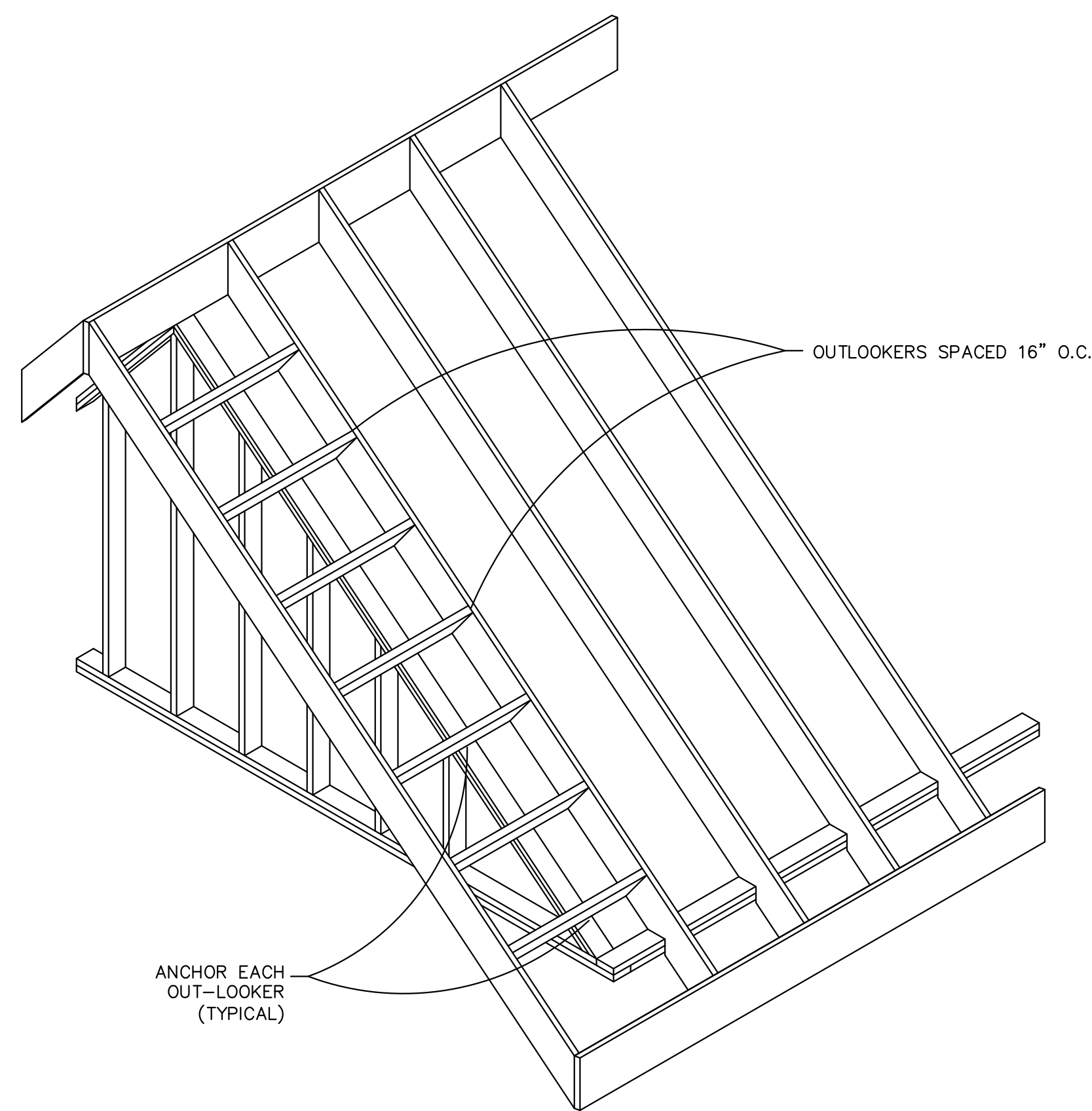
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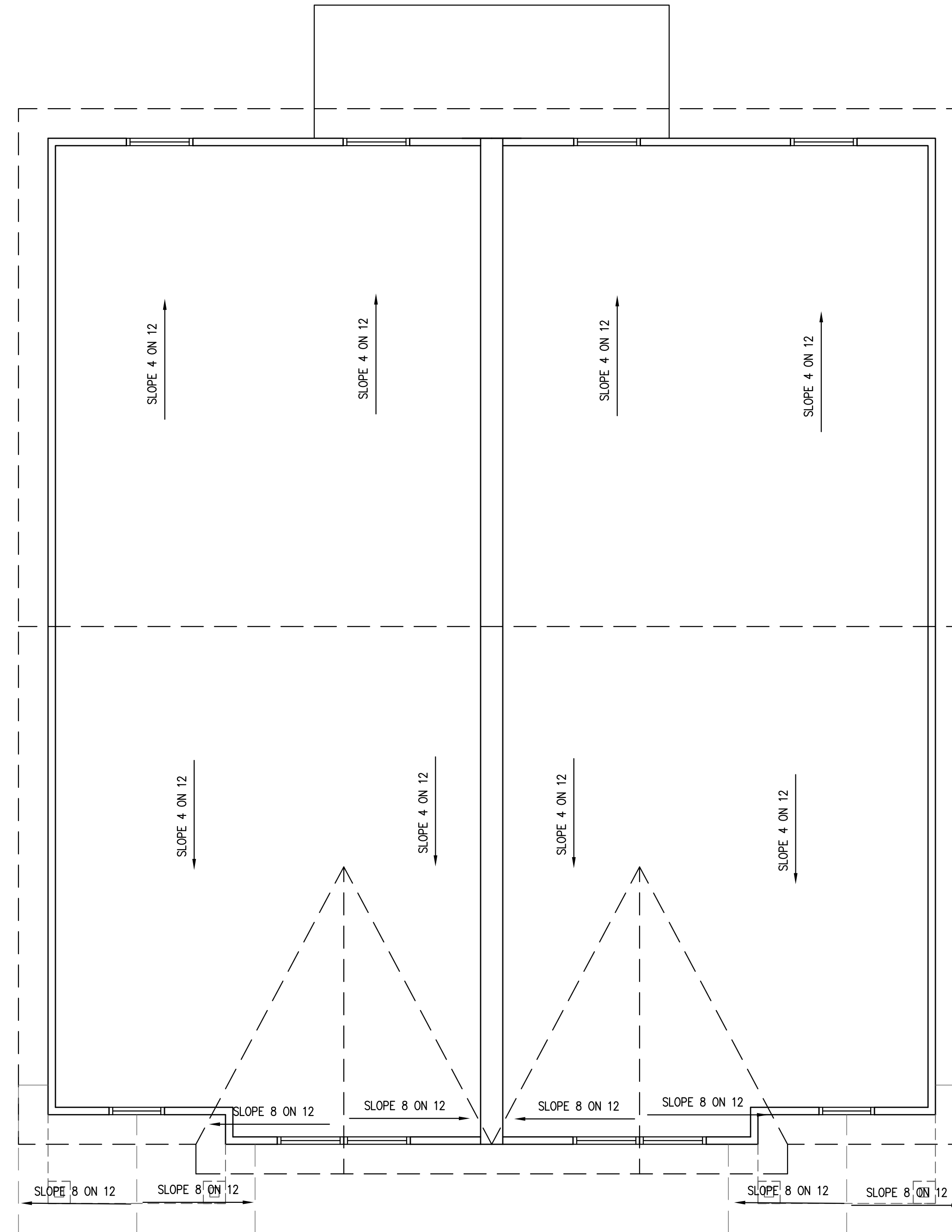
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TYPICAL GABLE ROOF

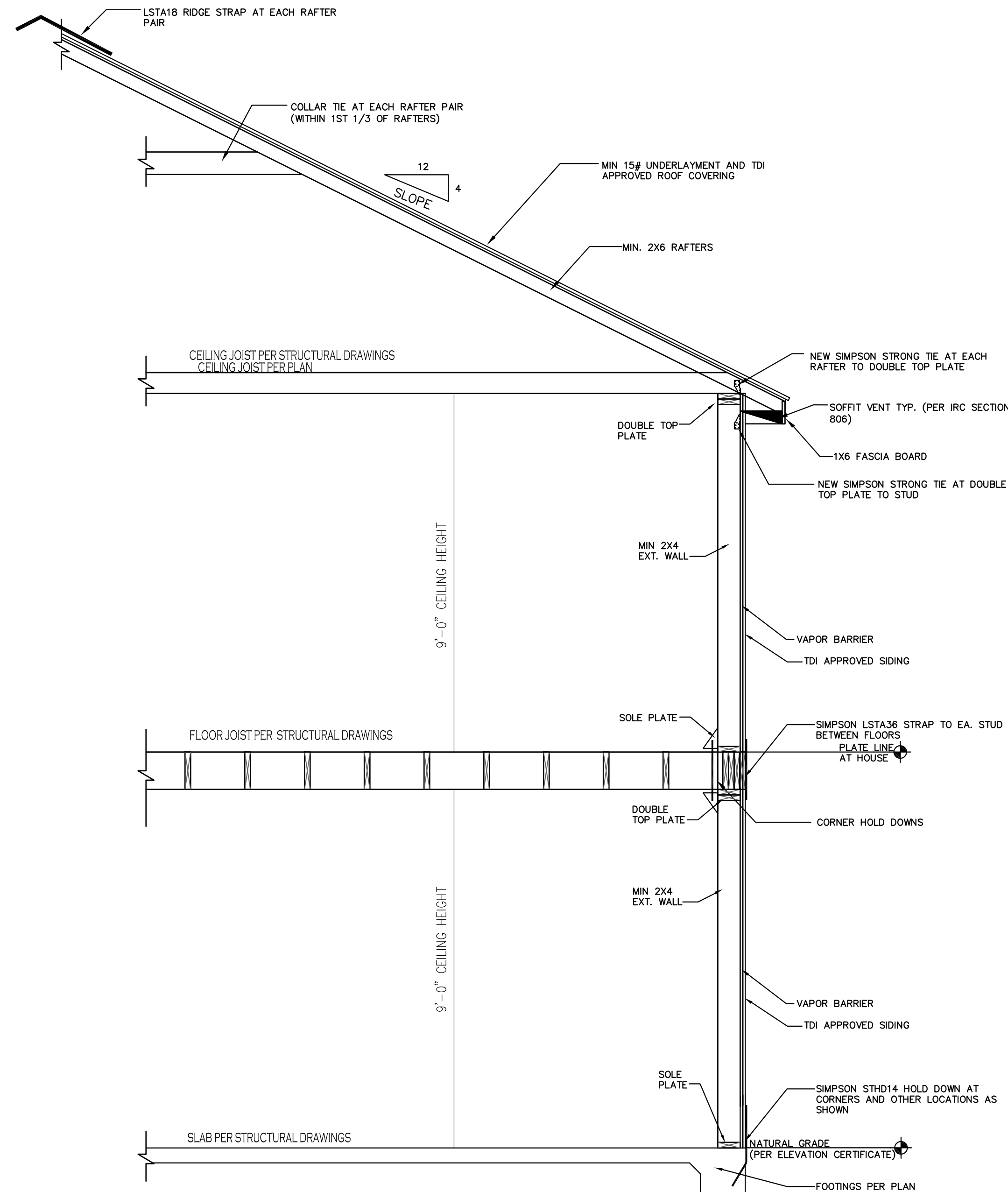
NTS

NOTE: ALL STUDS, JOISTS & RAFTERS
16" O.C. UNLESS OTHERWISE NOTED
CEILING JOISTS NOT SHOWN
RAFTERS 2 X 6

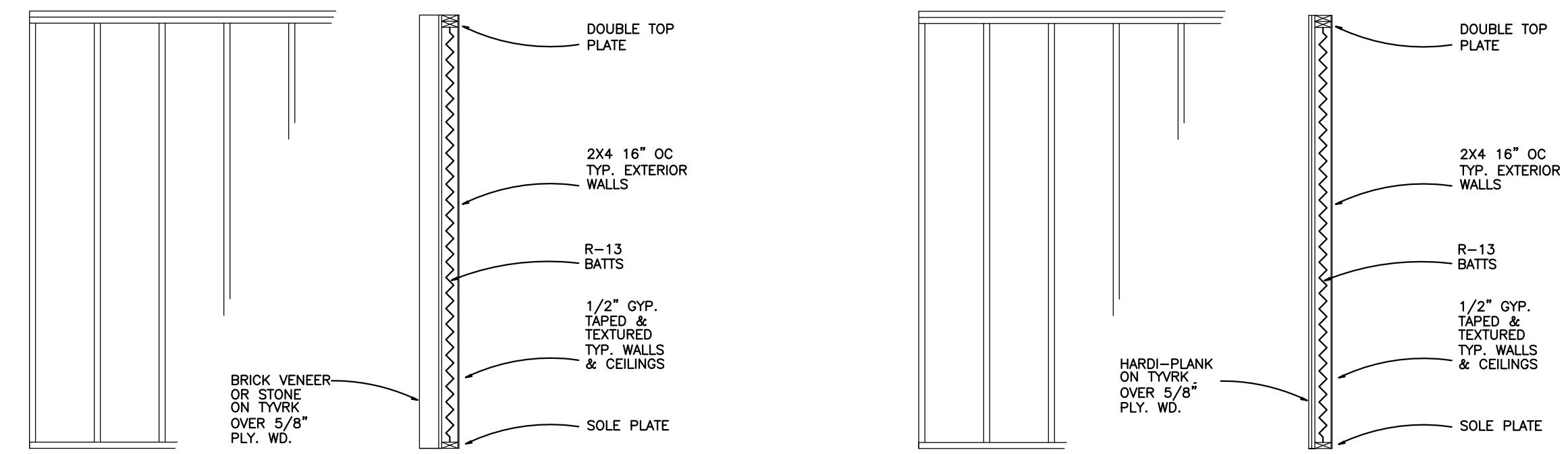


1 ROOF PLAN

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

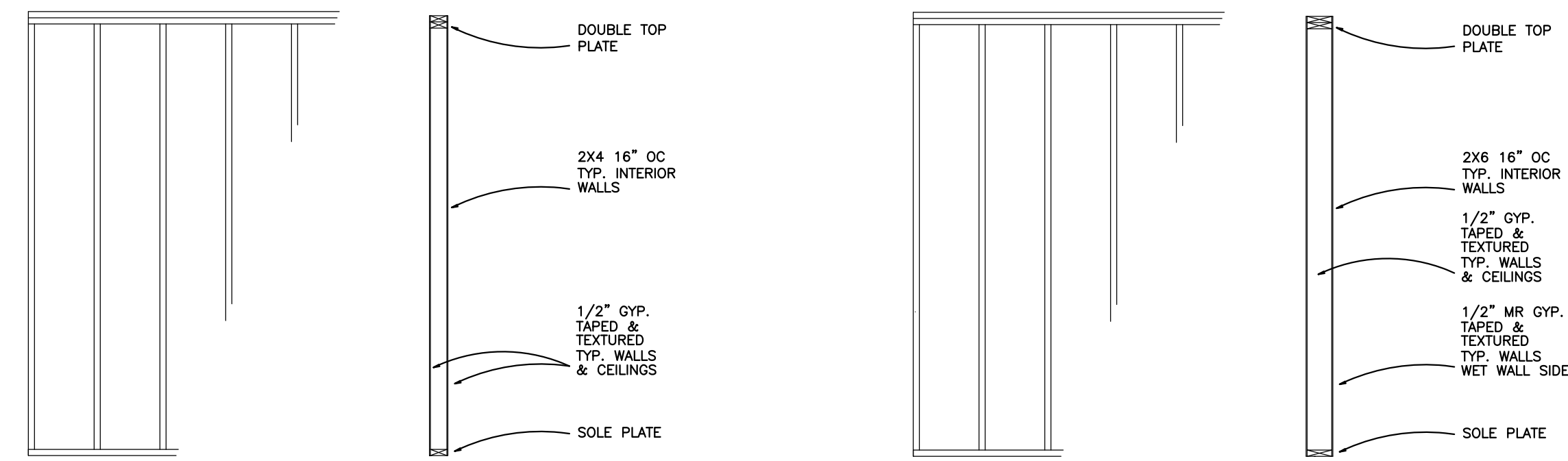


1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



NOTE: 5 1/2" BRICK LEDGE IS PROVIDED FOR THIS BRICK OR STONE VENEER
EXTERIOR WALL SECTION WITH BRICK OR STONE VENEER

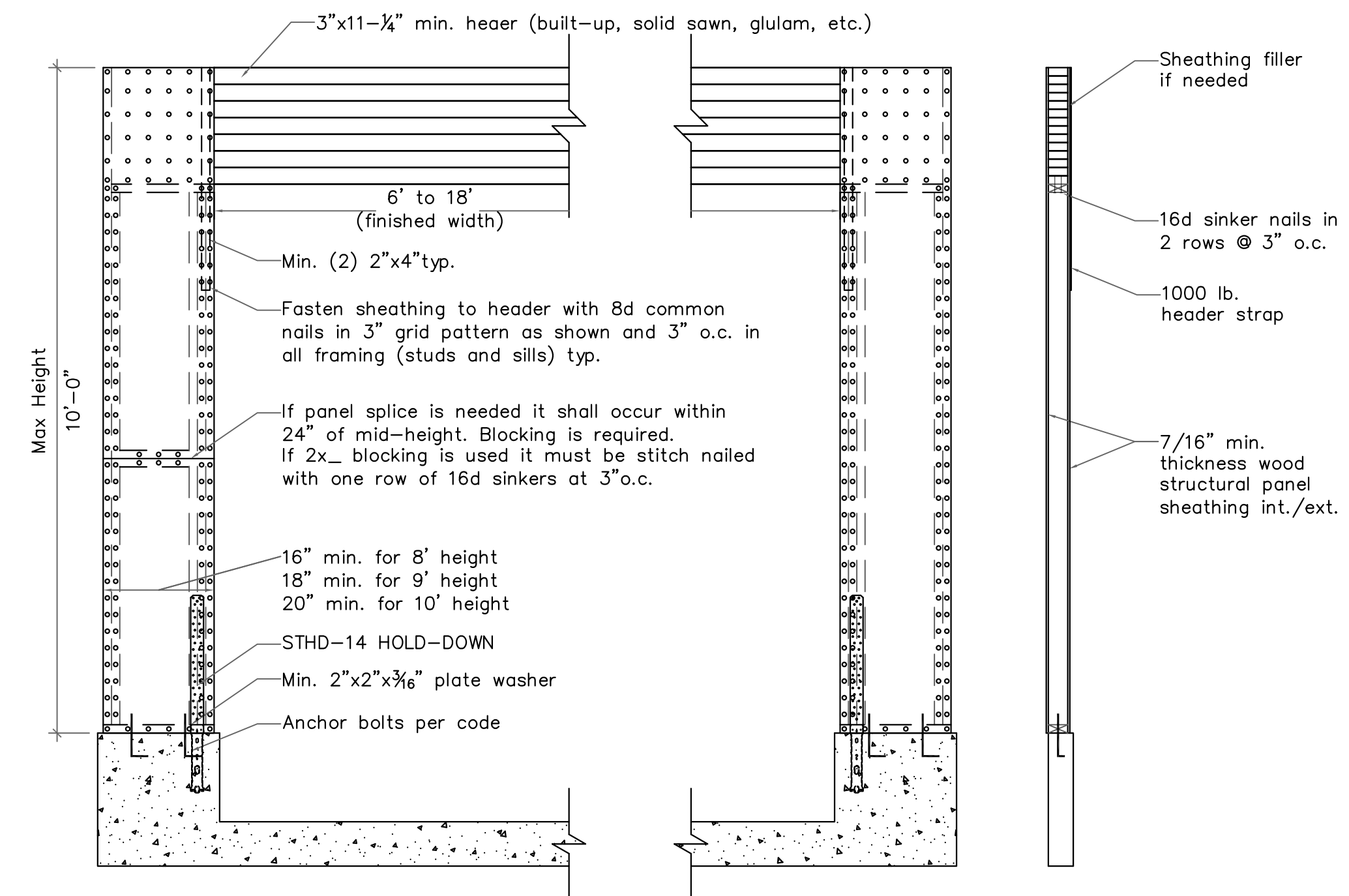
EXTERIOR WALL SECTION WITH HARDIE SIDING



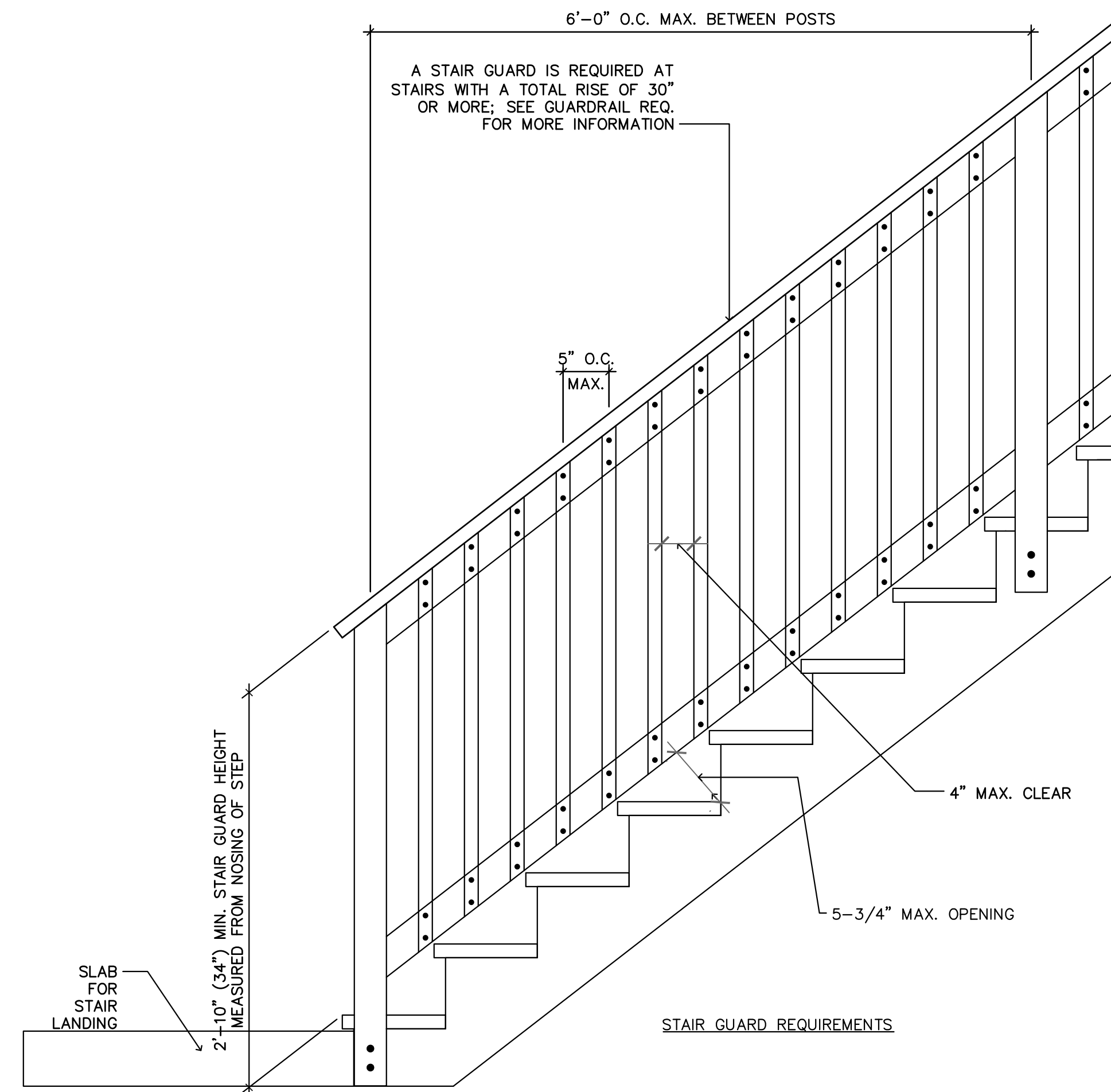
TYPICAL INTERIOR WALL SECTION

TYPICAL INTERIOR WALL SECTION AT PLUMBING WALL CHASE

2 WALL SECTIONS
SCALE: NONE



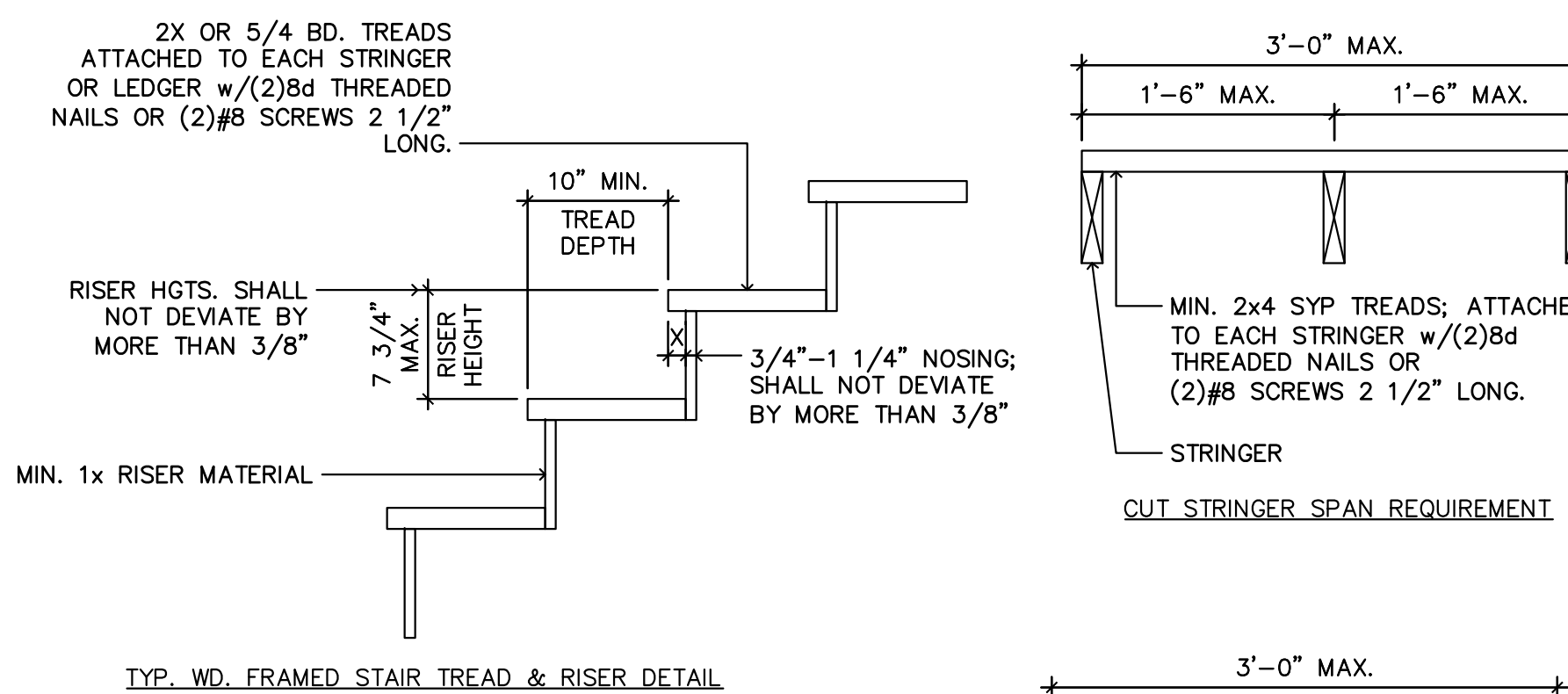
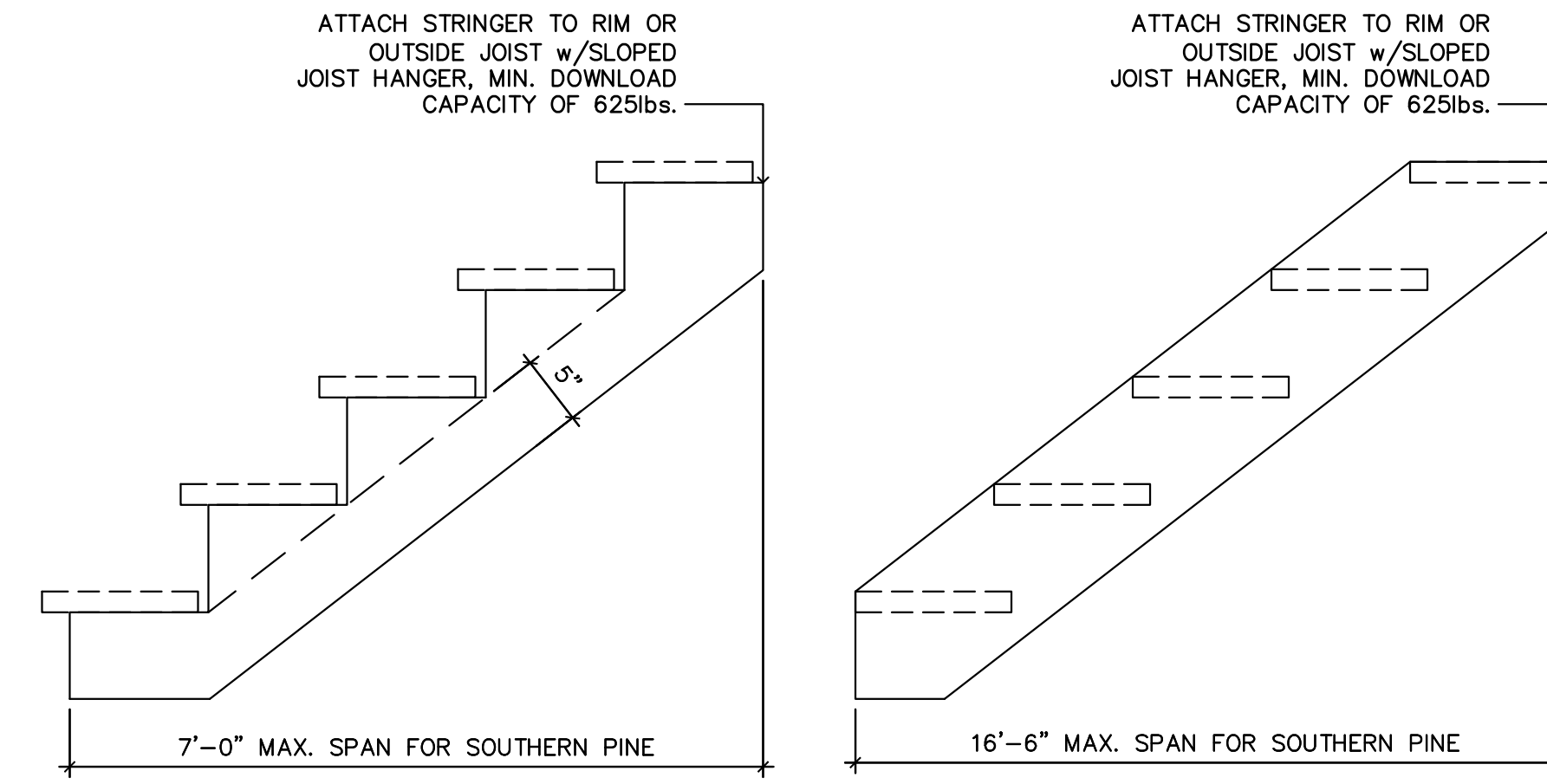
3 GARAGE DOOR PORTAL FRAMING DETAIL
SCALE: 1/2" = 1'-0"



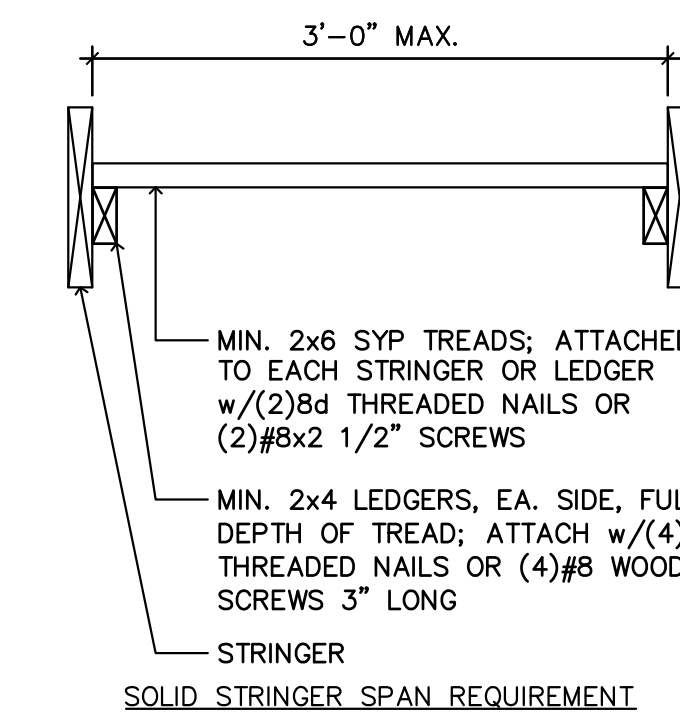
GENERAL STAIR NOTES:

- PER R311.2.2 2018 IRC, PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD.
- PER R312.2 EXCEPTION 1 2018 IRC, THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM OF RAIL OF GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152mm) CANNOT PASS THROUGH.
- PER R312.2 2018 IRC, REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL ENCLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
- PER 311.5.3 2018 IRC, STAIR MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10 INCHES.
- PER R311.5.6.1 2018 IRC, HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THA 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm)
- PER R311.5.6.2 2018 IRC, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38mm) BETWEEN THE WALL AND THE HANDRAIL.

4 TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



TYP. WD. FRAMED STAIR TREAD & RISER DETAIL



SOLID STRINGER SPAN REQUIREMENT

- PER R311.5.6.3 2018 IRC, ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
 - TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32mm) AND NOT GREATER THAN 2 INCHES (51mm). IF THE HANDRAIL IS NOT CIRCULAR IS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102mm) AND NOT GREATER THAN 6 1/4 INCHES (160mm) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES (57mm).
 - TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160mm) SHALL PROVIDE A GRASPABLE FINGER RISERS, RECESS AREAS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4 INCH (19mm) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8mm) WITHIN 7/8 INCH (22mm) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10mm) TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES (45mm) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES (32mm) TO A MAXIMUM OF 2 3/4 INCHES (70mm). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25mm).

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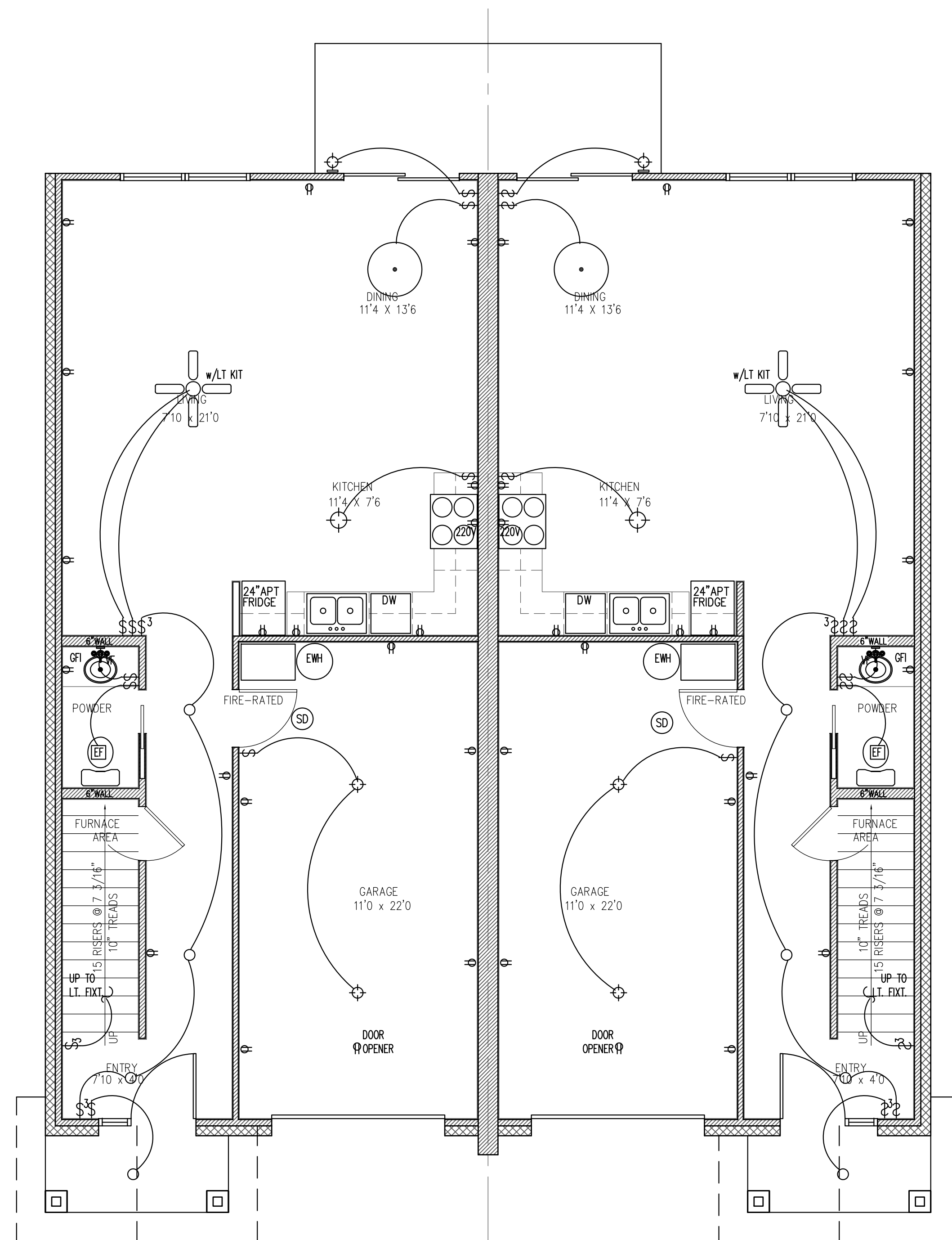
SHEET NO.

ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	UNDER CABINET LIGHTING
	LARGE PENDANT LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	RECESSED CAN LIGHT FIXTURE
	WP=WATERPROOF OD=OUTDOOR
	BATHROOM VANITY SCONCE LIGHT FIXTURE
	OUTDOOR SCONCE LIGHT FIXTURE
	SWITCH
	3-WAY SWITCH
	SWITCH WITH DIMMER
	STANDARD DUPLEX RECEPTACLE
	RECEPTACLE 220V
	RECEPTACLE WITH GROUND FAULT INTERCEPT
	OUTDOOR RECEPTACLE - WATERPROOF & WITH GROUND FAULT INTERCEPT
	COMBO SMOKE/CARBON DIOXIDE DETECTOR
	CORNER OUTDOOR FLOOD LIGHT - DUSK TO DAWN SWITCHING

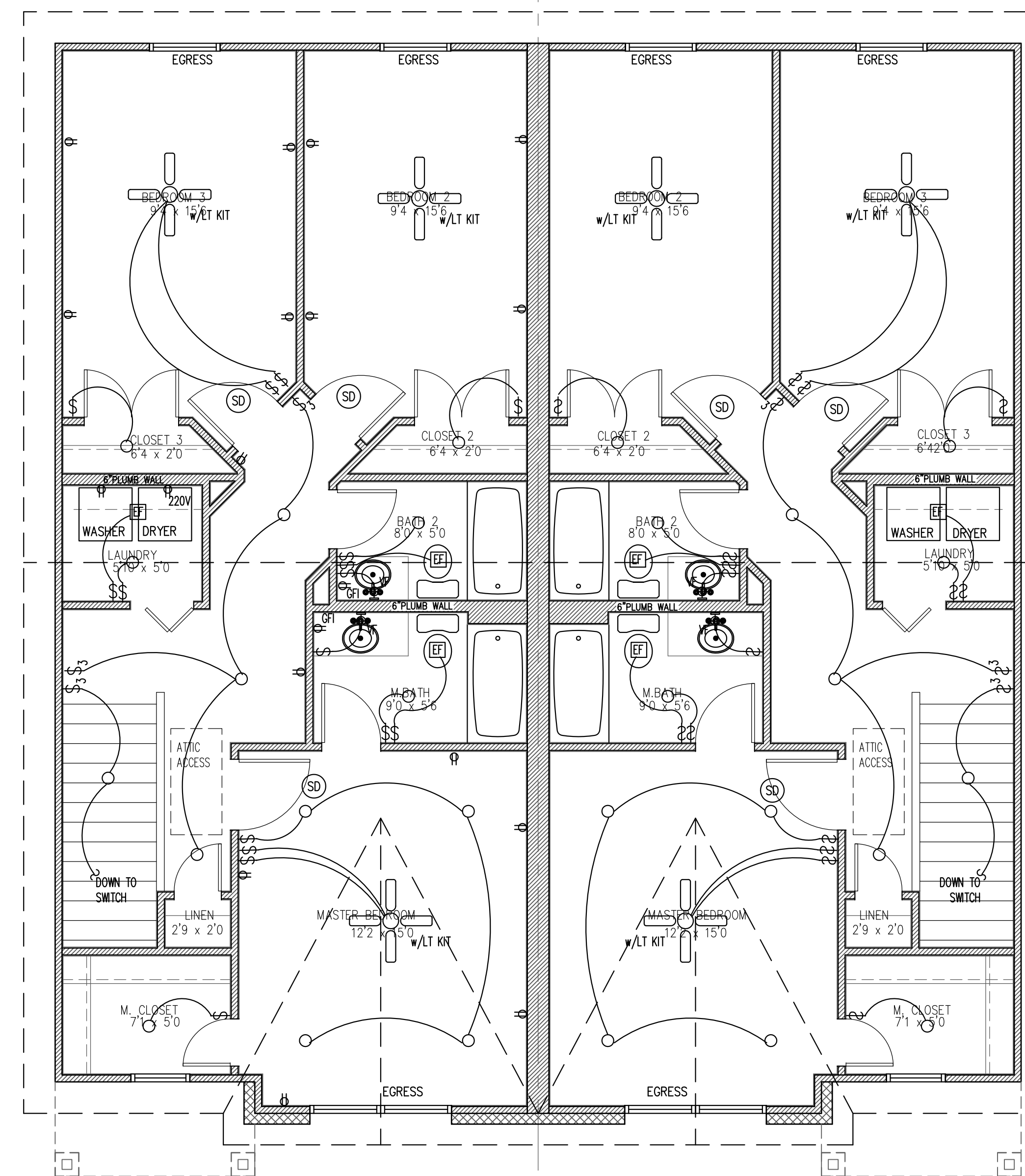
(SD) = SMOKE/CARBON DIOXIDE DETECTOR

PER R313.2 2018 IRC, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 A. IN EACH SLEEPING ROOM
 B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

PER R313.3 2018 IRC, SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.



1 PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" LEVEL 1



2 PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" LEVEL 2

NOTE: ALL HVAC DUCTING AND ATTIC VENTILATION SHALL COMPLY WITH CITY OF LA MARQUE CODE REQUIREMENTS AND BE ADDRESSED BY THE HVAC CONTRACTOR.

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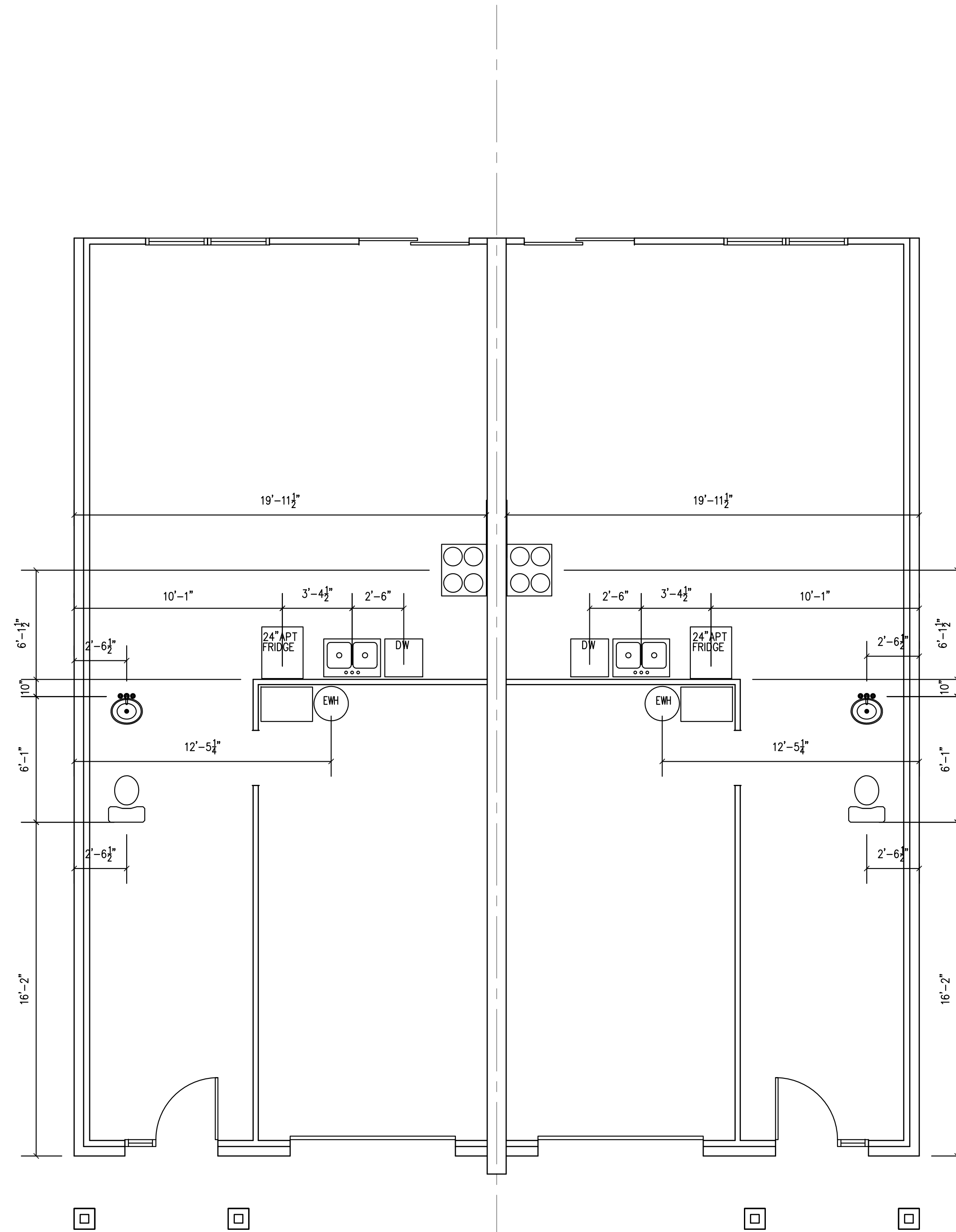
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A5.0

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PLUMBING & APPLIANCE LEGEND	
	SHOWER STALL
	BATH TUB
	TOILET
	BATHROOM LAVATORY
	KITCHEN SINK
	DISH WASHER
	COOKING RANGE
	REFRIGERATOR
	WASHING MACHINE
	CLOTHES DRYER
	ELECTRIC WATER HEATER



1 PLUMBING – SLAB PENETRATIONS
SCALE: 3/16" = 1'-0"

ALL DIMENSIONS ARE MEASURED FROM BRICK LEDGE TO PLUMBING FIXTURE

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