


Nevarez House / Restaurant  
212 S. Commerce St.  
Port Lavaca, Texas

DESIGN DATA:  
  
2018 IRC  
WIND VELOCITY: 145 MPH (Vult.)  
IMPORTANCE CAT.: II  
EXPOSURE: C

- GENERAL NOTES
- INDEX OF SHEETS
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  - 2. Site Plan
  - 3. Foundation Plan
  - 4. Floor Plan 1st Floor
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  - 8. Roof Plan
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  - 13. Details

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP 5/11/2023

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DISCREPANCIES TO THE DESIGNER

VEF ENGINEERING

527 Elmhurst Drive  
Port Lavaca, TX 77979  
(361) 920-6240  
TX Firm No. 17596

PROJECT NAME:

Nevarez House / Restaurant  
212 S. Commerce Street  
Port Lavaca, TX

CLIENT:

Kevin and Sasha Nevarez

DRAWING:

TITLE SHEET

SCALE: 1/4" = 1'-0"      DATE: MAY 2023

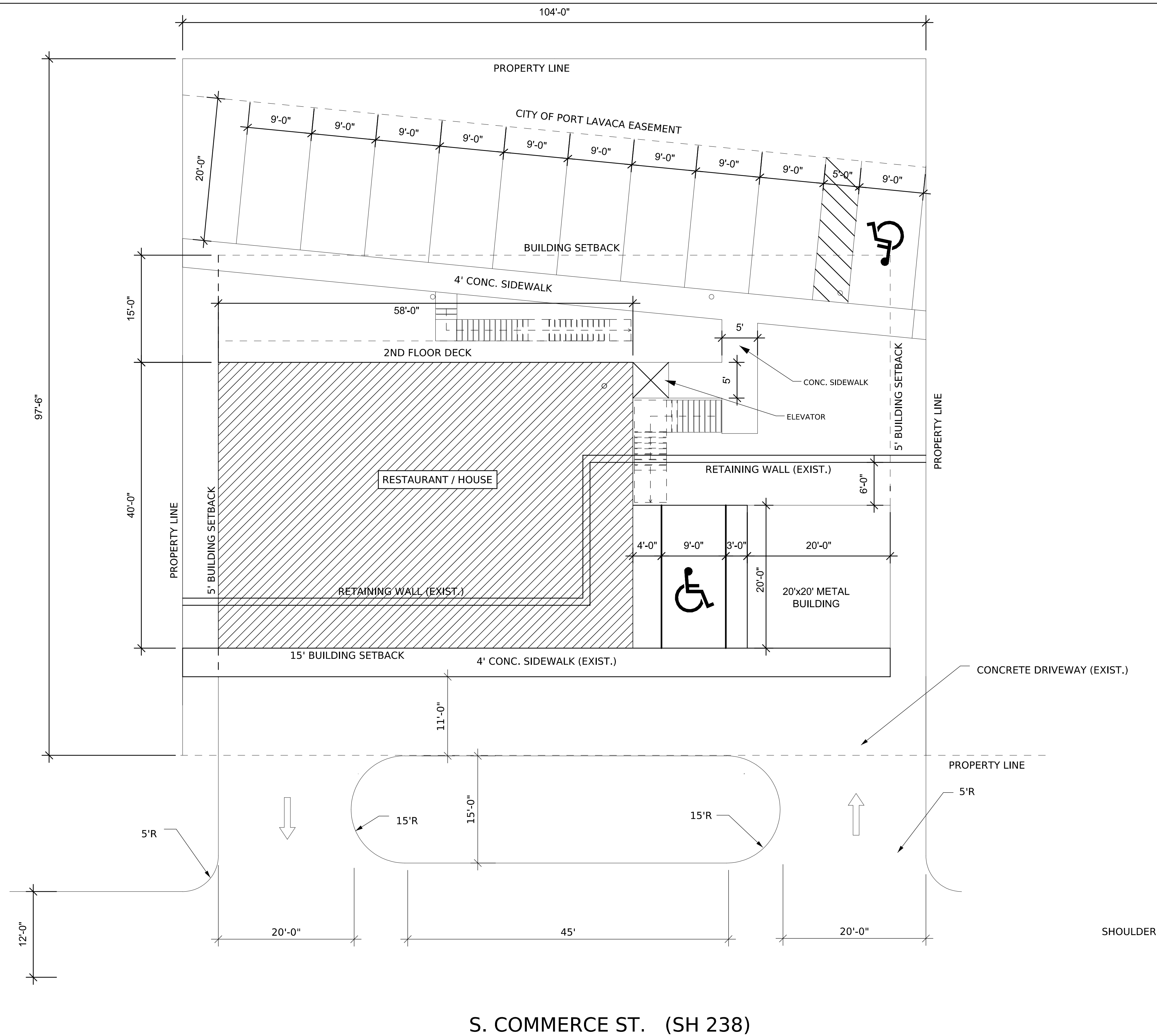
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1



212 S. Commerce Street  
Cottage Cove S/D  
Block 2, Lot 4-5

**GENERAL NOTES**

Parking Requirements:  
Restaurant - 44 seats x 0.33 = 15 spaces  
Fish Market - 150 sf = 1 space  
House - 2 spaces  
Total - 18 spaces

Spaces available:  
Off-Street on property - 11 (2 HC) spaces  
On-Street - 45' available frontage at 22' per space = 2 spaces  
On-street in front of adjacent property owned by City of Port Lavaca - 211' available at 22' per space = 9 spaces

Total spaces available:  
Off-street - 11  
On-street - 11

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212 S. Commerce Street  
Port Lavaca, TX

CLIENT:

**Kevin and Sasha Nevarez**

DRAWING:

**SITE PLAN**

SCALE: 1/8" = 1'-0"      DATE: MAY 2023

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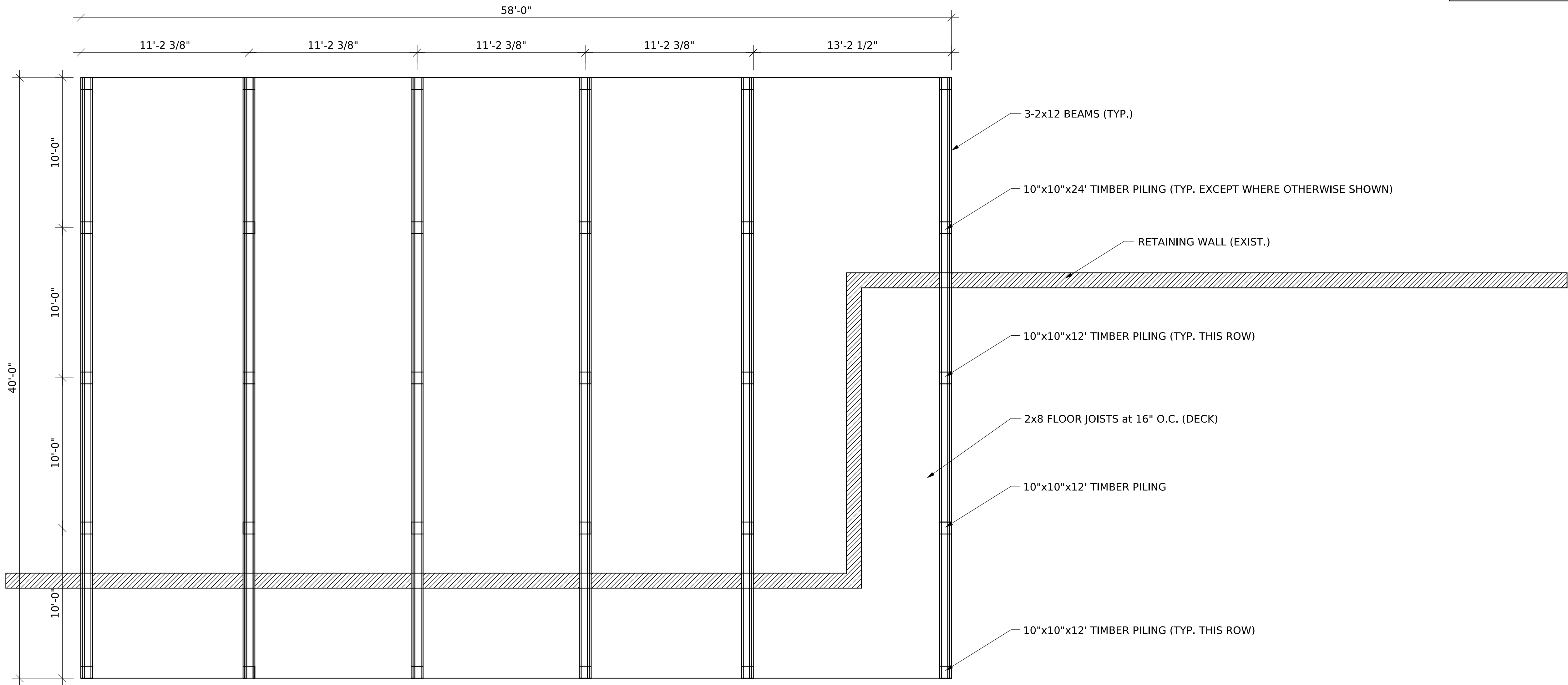
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**2**

DESIGN DATA:  
WIND SPEED: 145 MPH (Vult.)  
IMPORTANCE CAT.: II  
EXPOSURE: C



- GENERAL NOTES
1. ALL FRAMING HARDWARE TO BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
  2. PILINGS TO BE EMBEDDED AT LEAST 10' BELOW GRADE.
  3. PILINGS TO HAVE KNEE BRACES AS SHOWN IN DETAIL ON THIS PAGE.
  4. DOUBLE FLOOR JOISTS TO BE PLACED BENEATH WALLS THAT RUN PARALLEL TO JOISTS.

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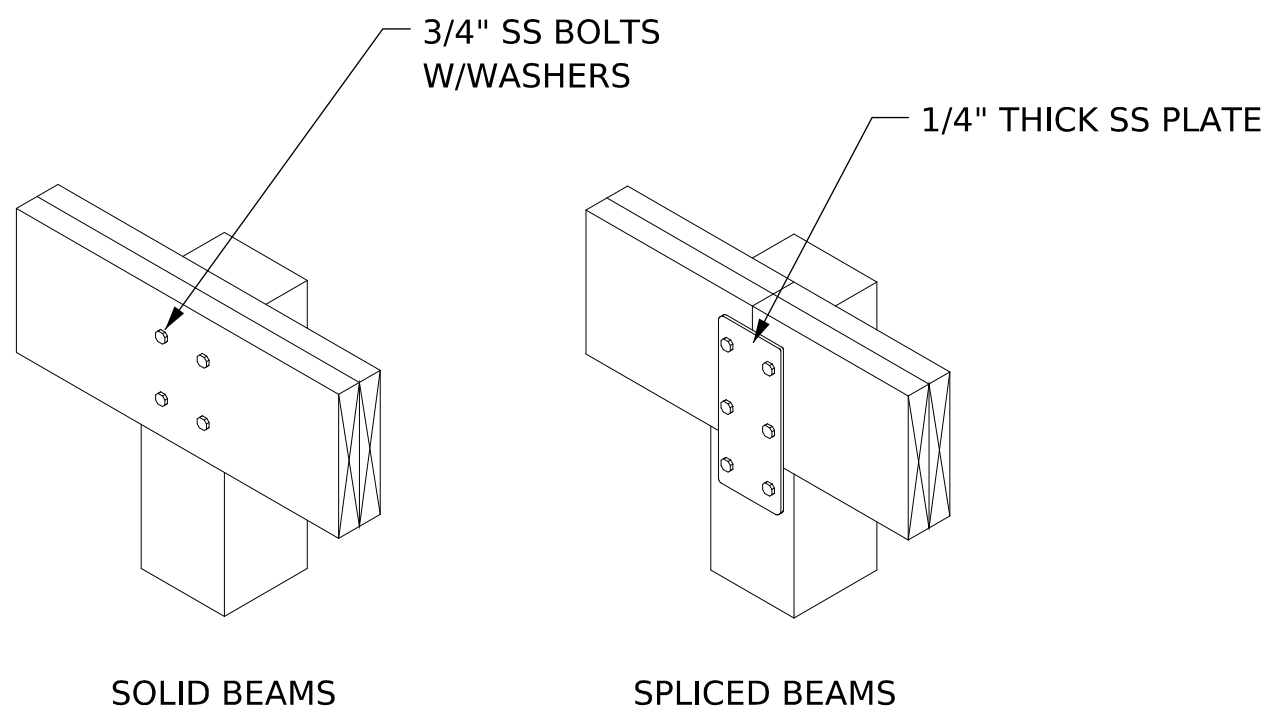
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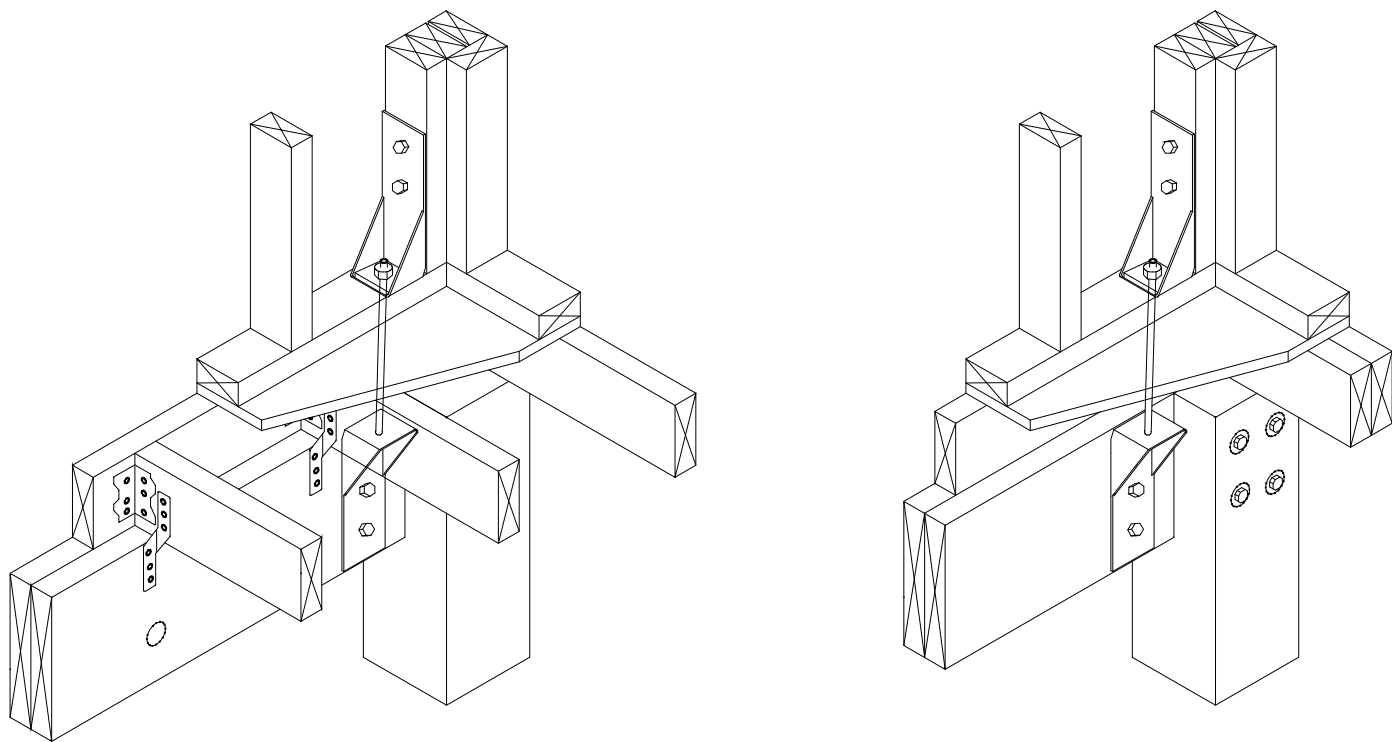
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**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"      DATE: MAY 2023

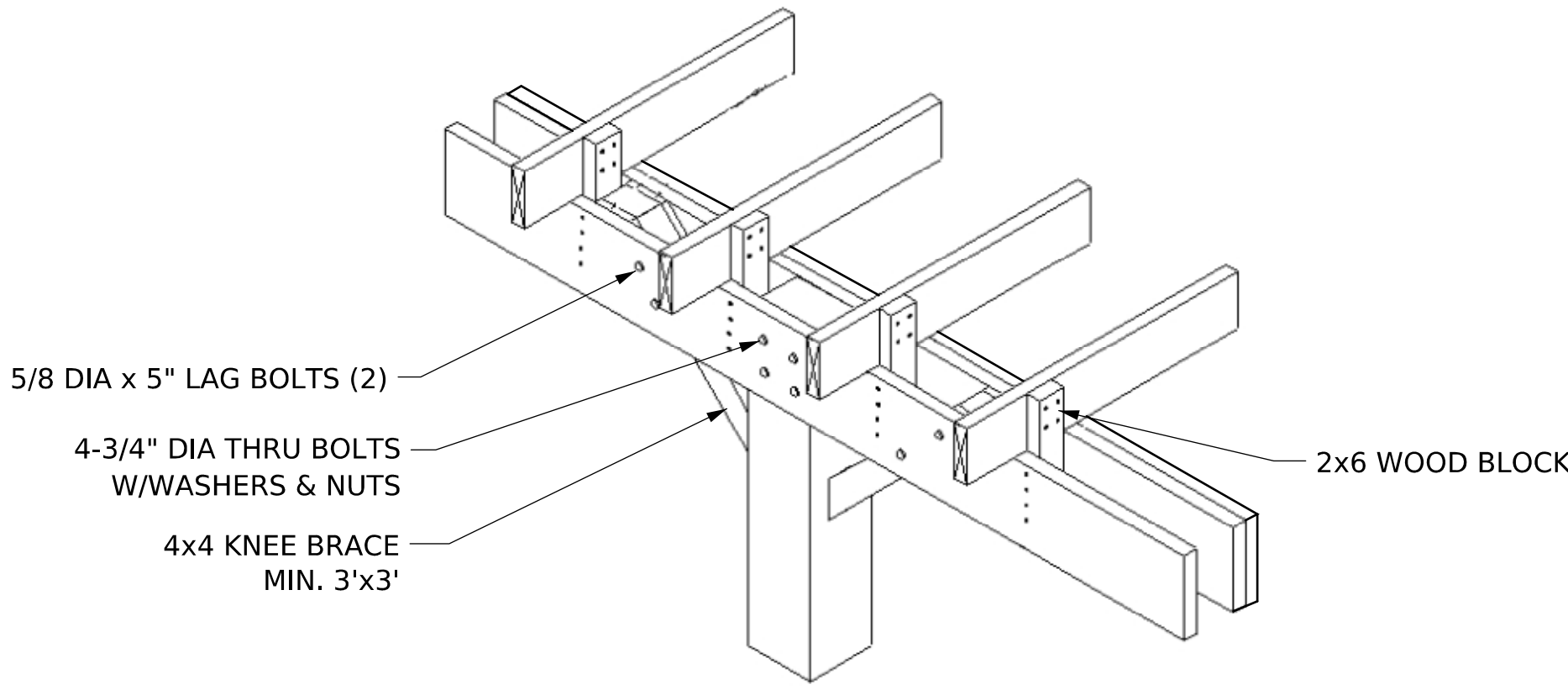
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PILING TO BEAM DETAILS

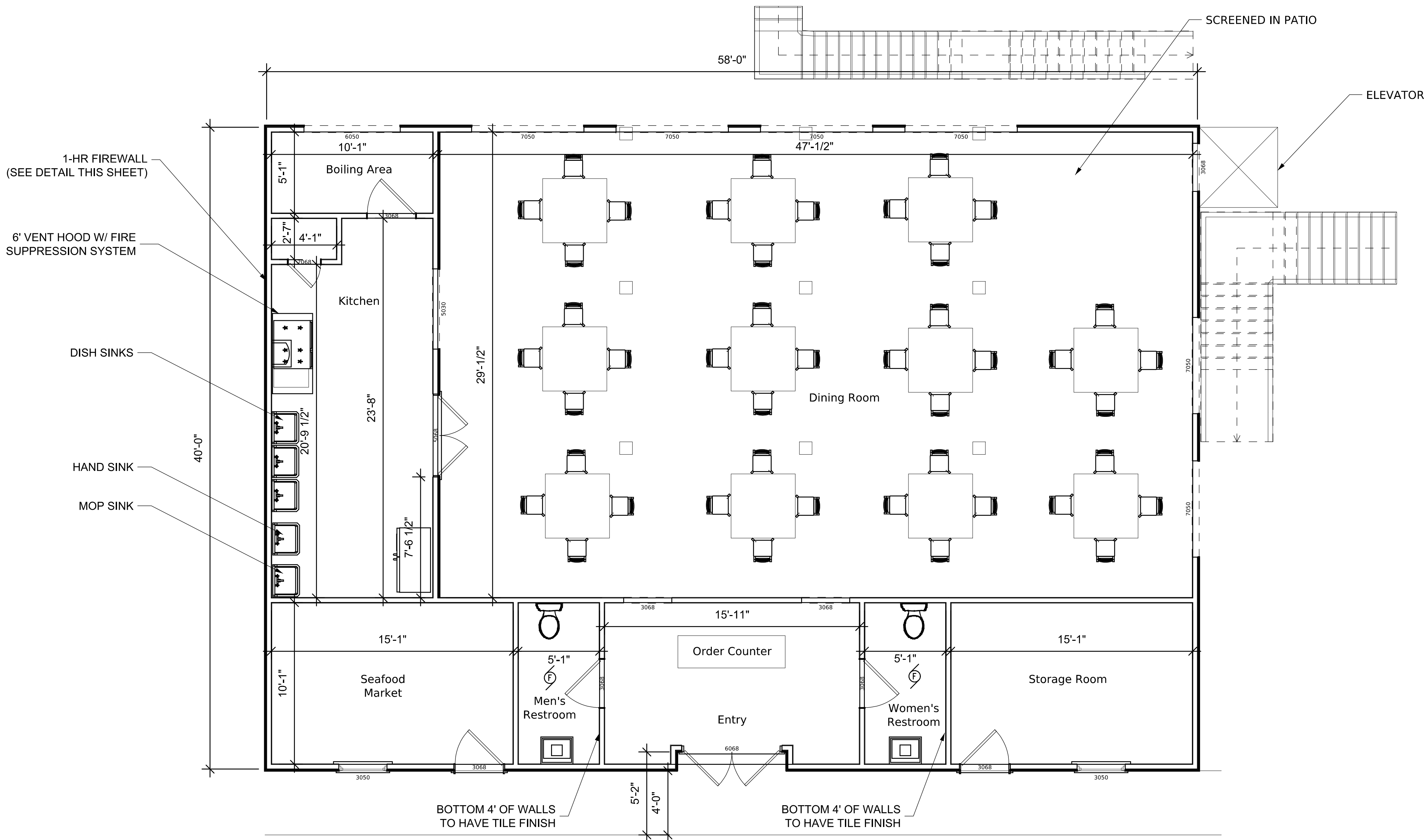


BEAM CLIPS AND HOLD DOWN DETAILS



PILING TO BEAM CONNECTION DETAILS

NOTE: KITCHEN AND BOILER ROOM CEILINGS  
TO BE FIRE RESISTANT (2-HR), SEE DETAIL THIS SHEET



1st Floor Area: 2320 sf

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212 S. Commerce Street  
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CLIENT:  
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DRAWING: **FLOOR PLAN**  
1st Floor  
SCALE: 1/4" = 1'-0" DATE: MAY 2023

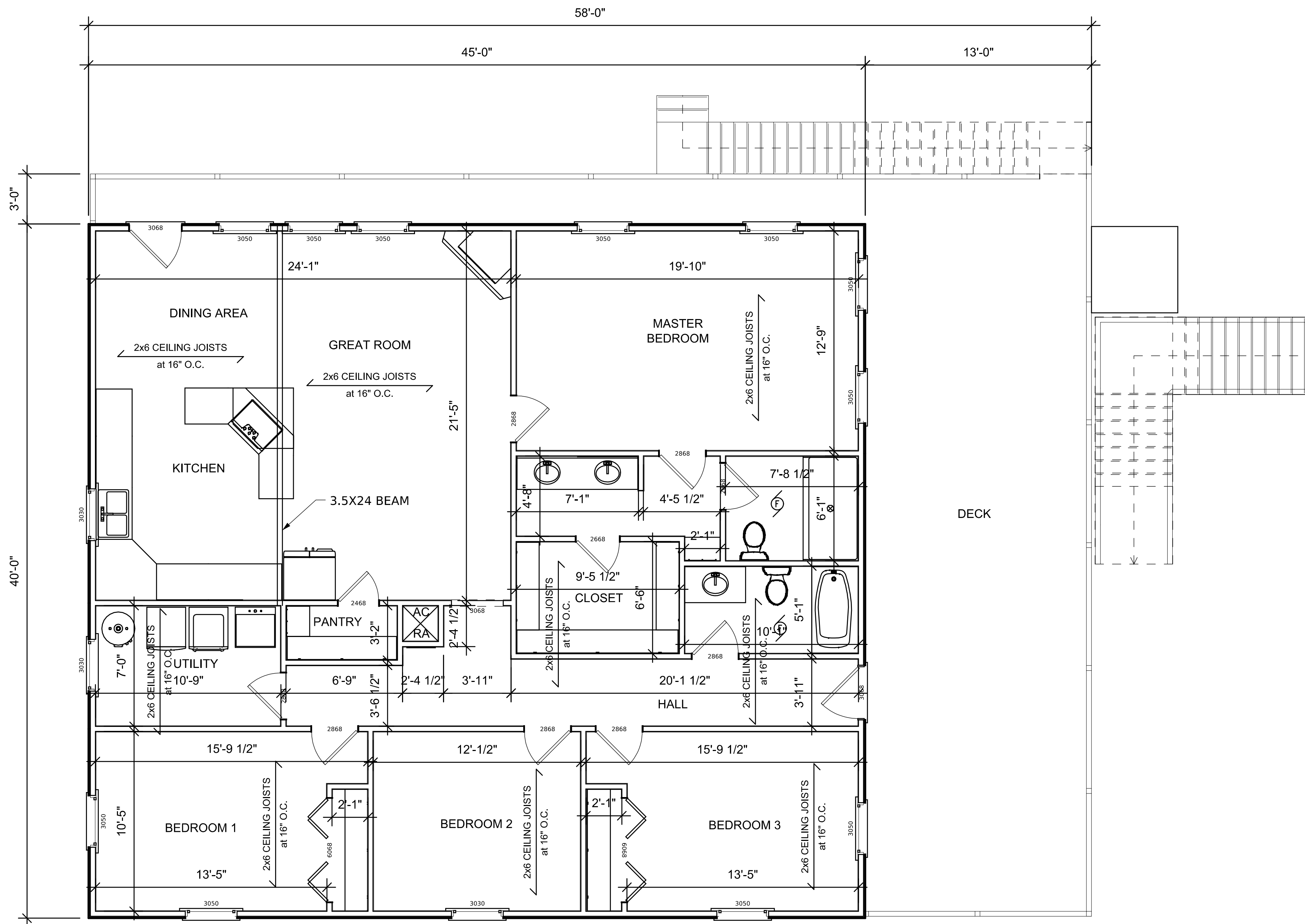
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2 Hour Fire-Rated Construction		Dimensional Lumber		Acoustical Performance			Reference	
Construction Detail	Description	Test Number	STC	IIC	Test Number	ARL	Index	
	• Two layers 5/8" SHEETROCK FIRECODE C Core gypsum panels – 1" nominal wood sub and finished floor – 2 x 10 wood joist 16" o.c. – RC-1 channel or equivalent – joints finished	UL Des L511			Assembly not recommended when sound control is a major consideration		B-71	

2-HR FIRE RESISTANT CEILING DETAIL

1 Hour Fire-Rated Construction		Loadbearing		Acoustical Performance		Reference	
Construction Detail	Description	Test Number	STC	Test Number	Index		
	• 5/8" SHEETROCK FIRECODE Core panels, or 5/8" SHEETROCK UltraLight panels Firecode X or 5/8" Fiberglass panels – 2 x 4 wood stud 16" or 24" o.c. – optional insulation	UL Des U305, U314	32	RAL-TL11-129 Based on 5/8" SHEETROCK FIRECODE core panels, no sound bat	A-59		
			33	RAL-TL11-172 Based on 5/8" SHEETROCK UltraLight Panels Firecode X, no sound bat			
			34	RAL-TL11-173, RAL-TL11-130 Based on 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels Firecode X with R-11 fiberglass sound bat			
			37	RAL-TL11-081, RAL-TL11-084 Based on double layer one side 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels Firecode X with R-11 fiberglass sound bat			

1-HR FIRE RESISTANT WALL DETAIL



2nd Floor Area: 1800 sf

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DRAWING:  
FLOOR PLAN  
2nd Floor

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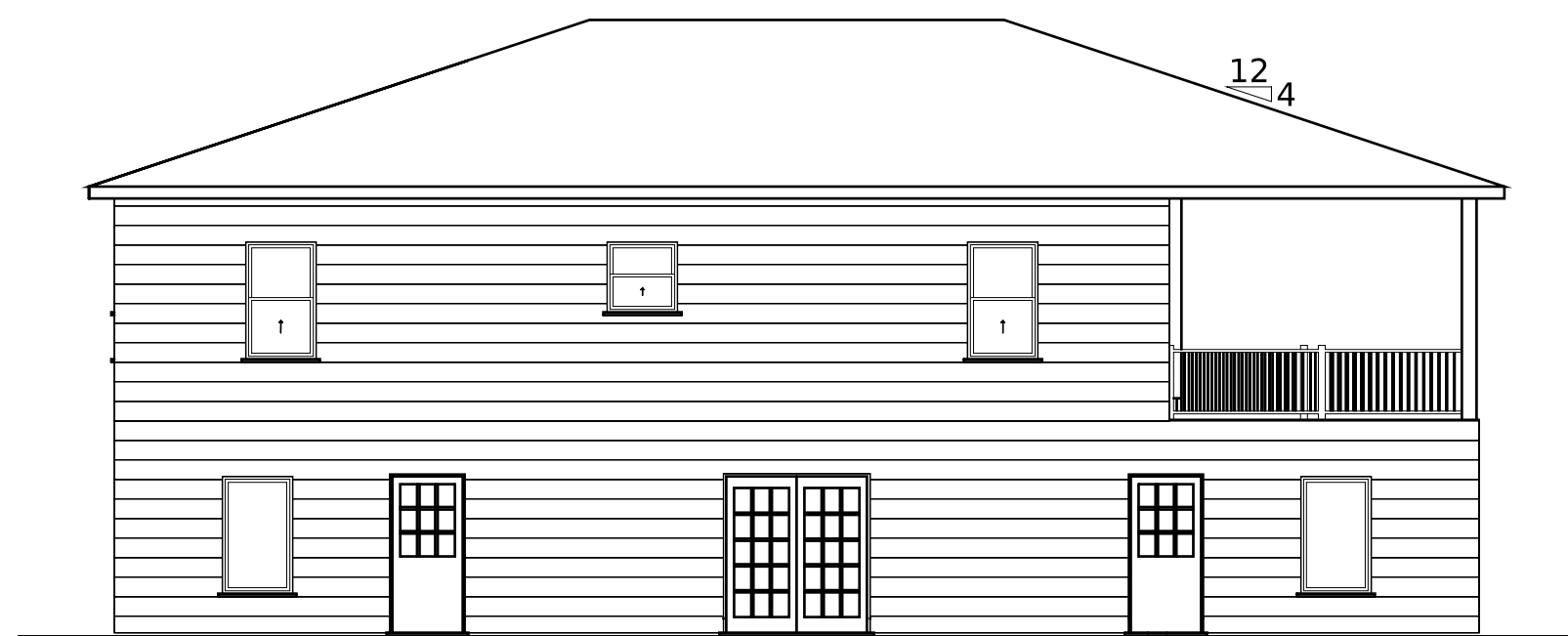
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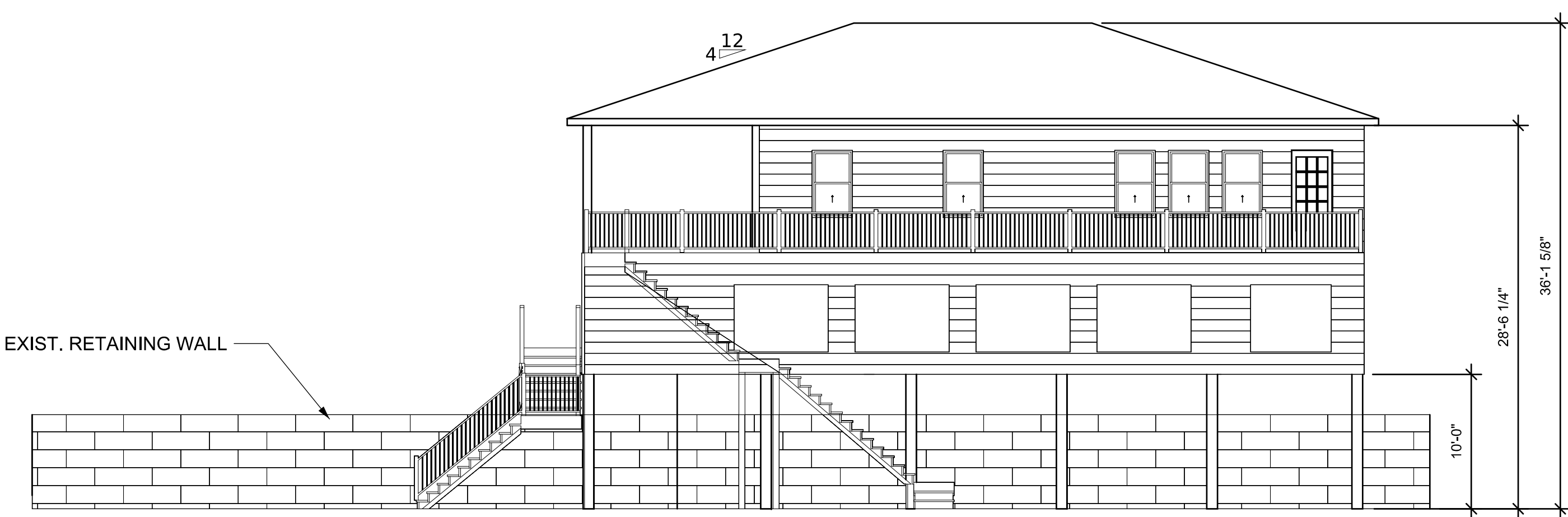
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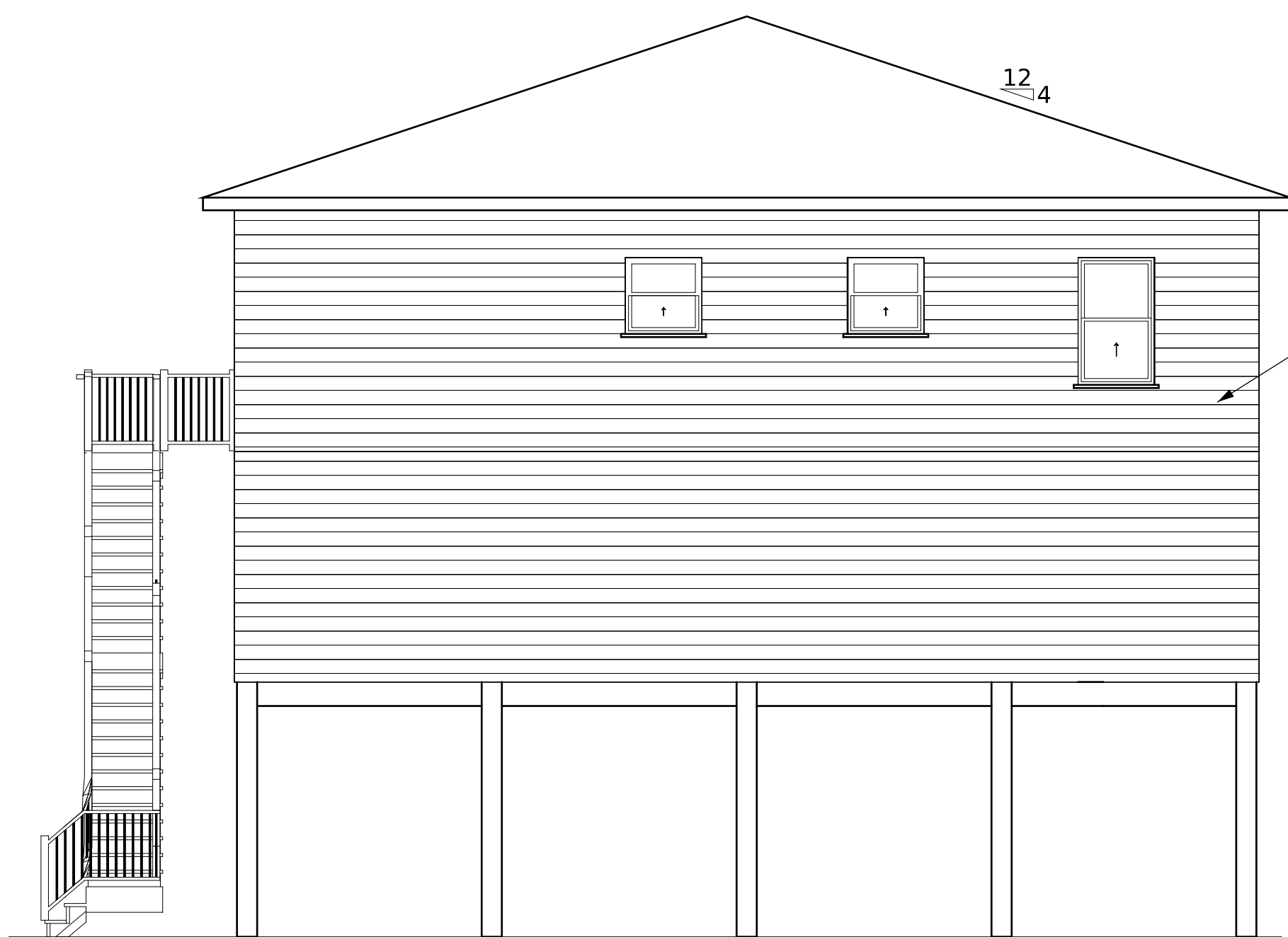
5



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

GENERAL NOTES

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*Victoria E. Fredericks*

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ELEVATIONS

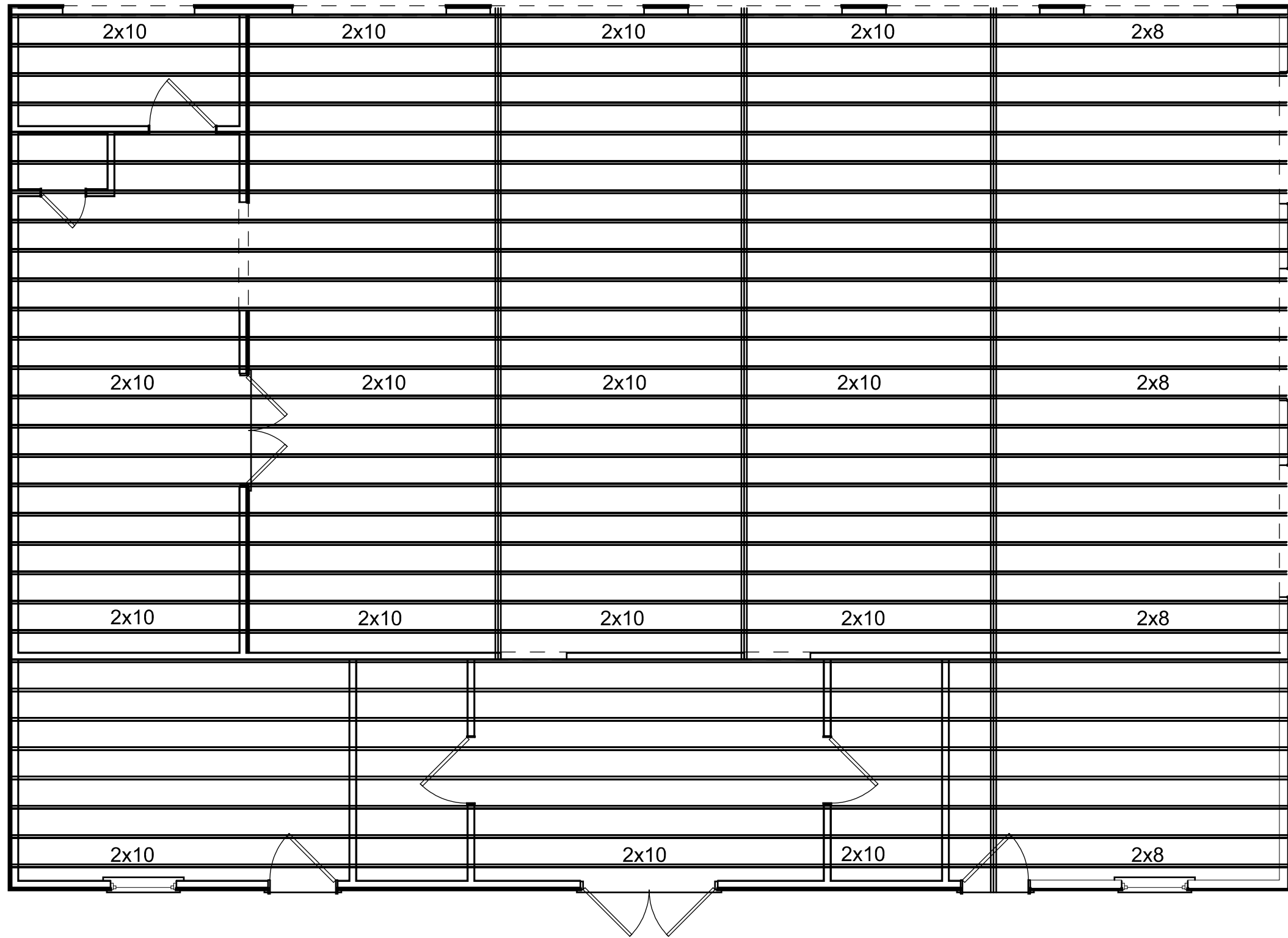
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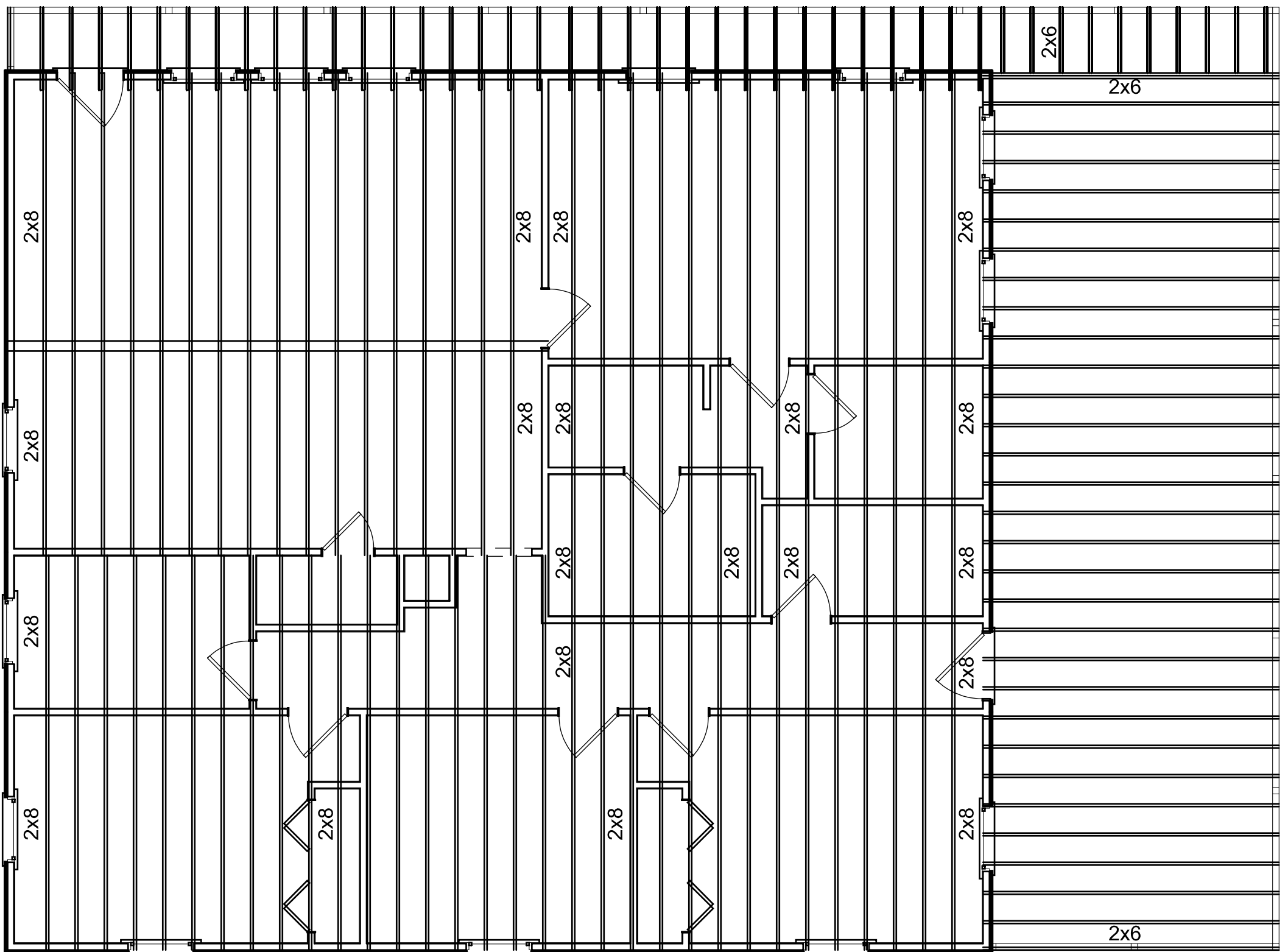
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**6**



1st FLOOR FRAMING PLAN



2ND FLOOR FRAMING PLAN

GENERAL NOTES

1. DOUBLE FLOOR JOISTS TO BE PLACED BENEATH WALLS THAT RUN PARALLEL TO JOISTS.  
2. ALL LUMBER TO BE #2 SYP OR STRONGER.

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V. E. F.

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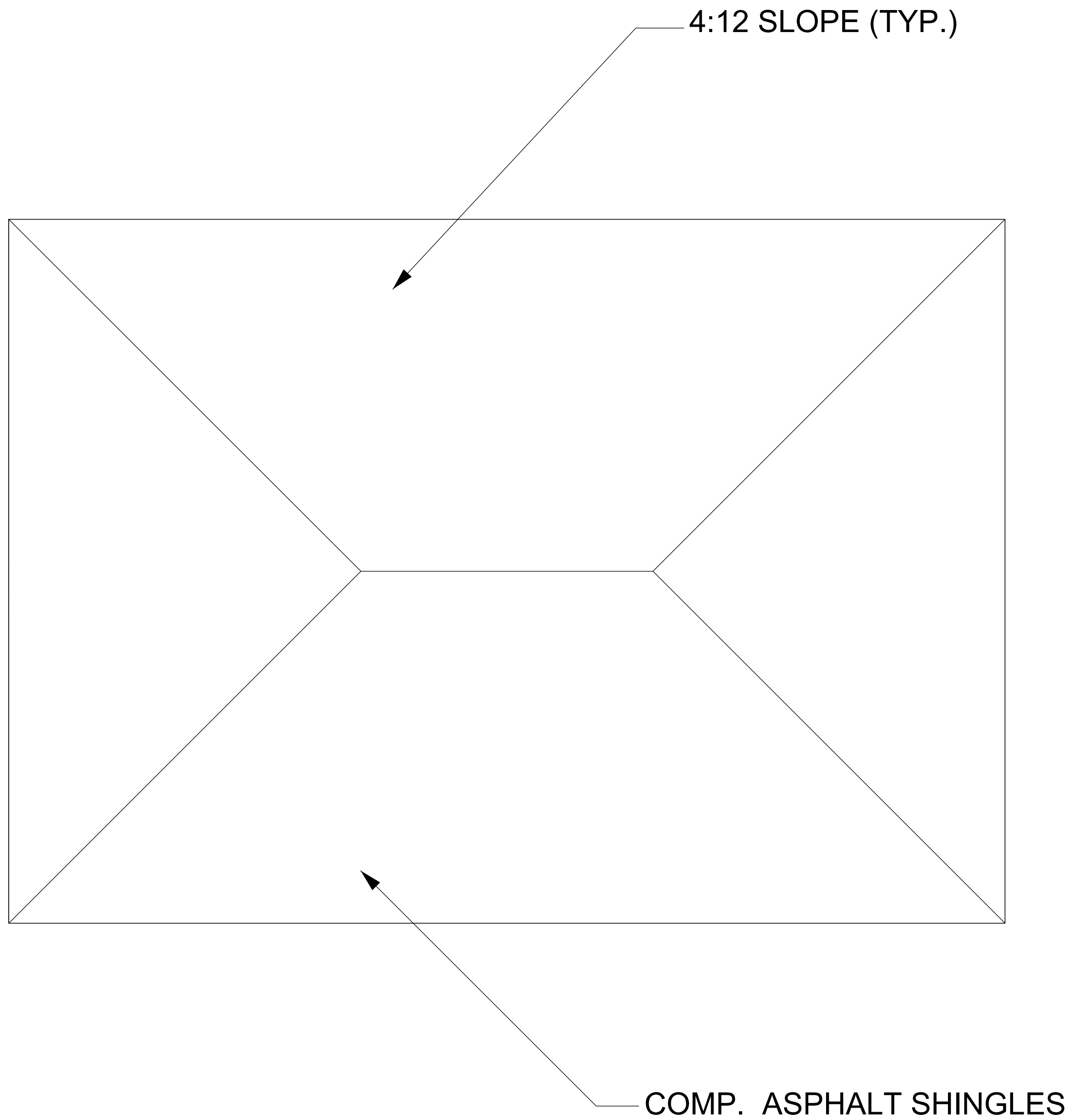
FLOOR FRAMING PLAN  
1st FLOOR

SCALE: 3/16" = 1'-0"    DATE: MAY 2023

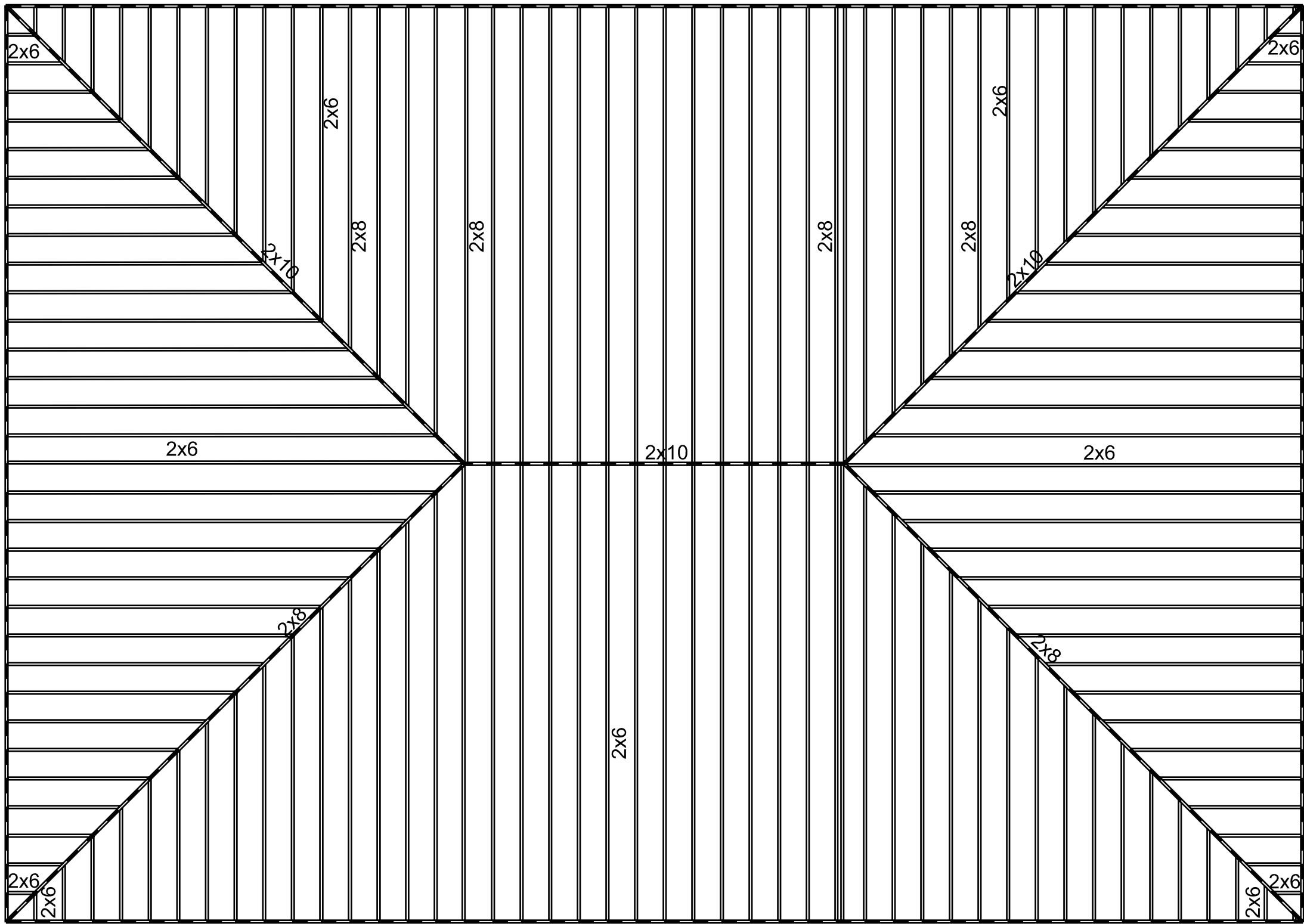
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ROOF PLAN



ROOF FRAMING PLAN

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Port Lavaca, TX

CLIENT:

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DRAWING:

ROOF PLAN

SCALE: 3/16" = 1'-0"

DATE: MAY 2023

DRAWN BY: VEF

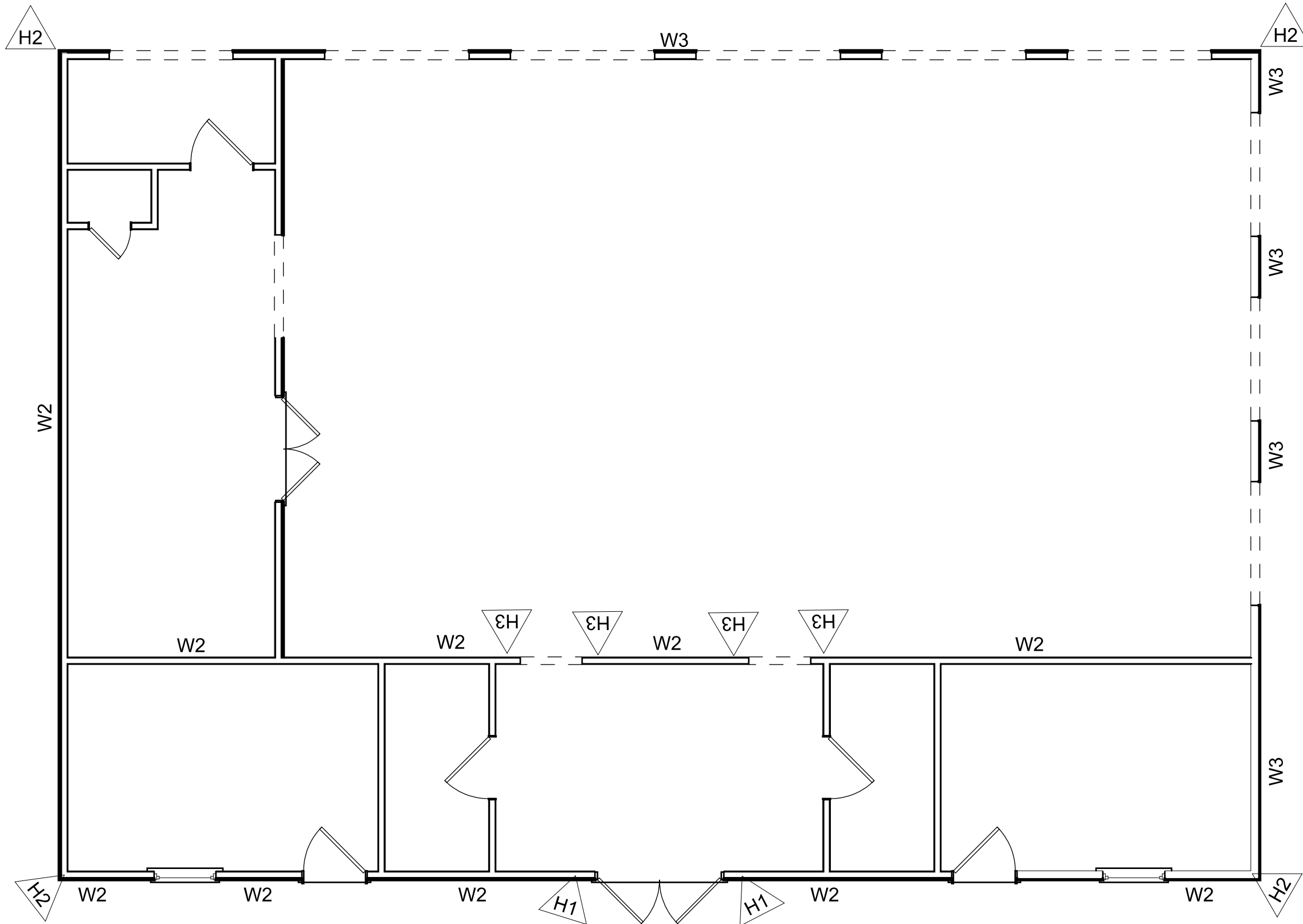
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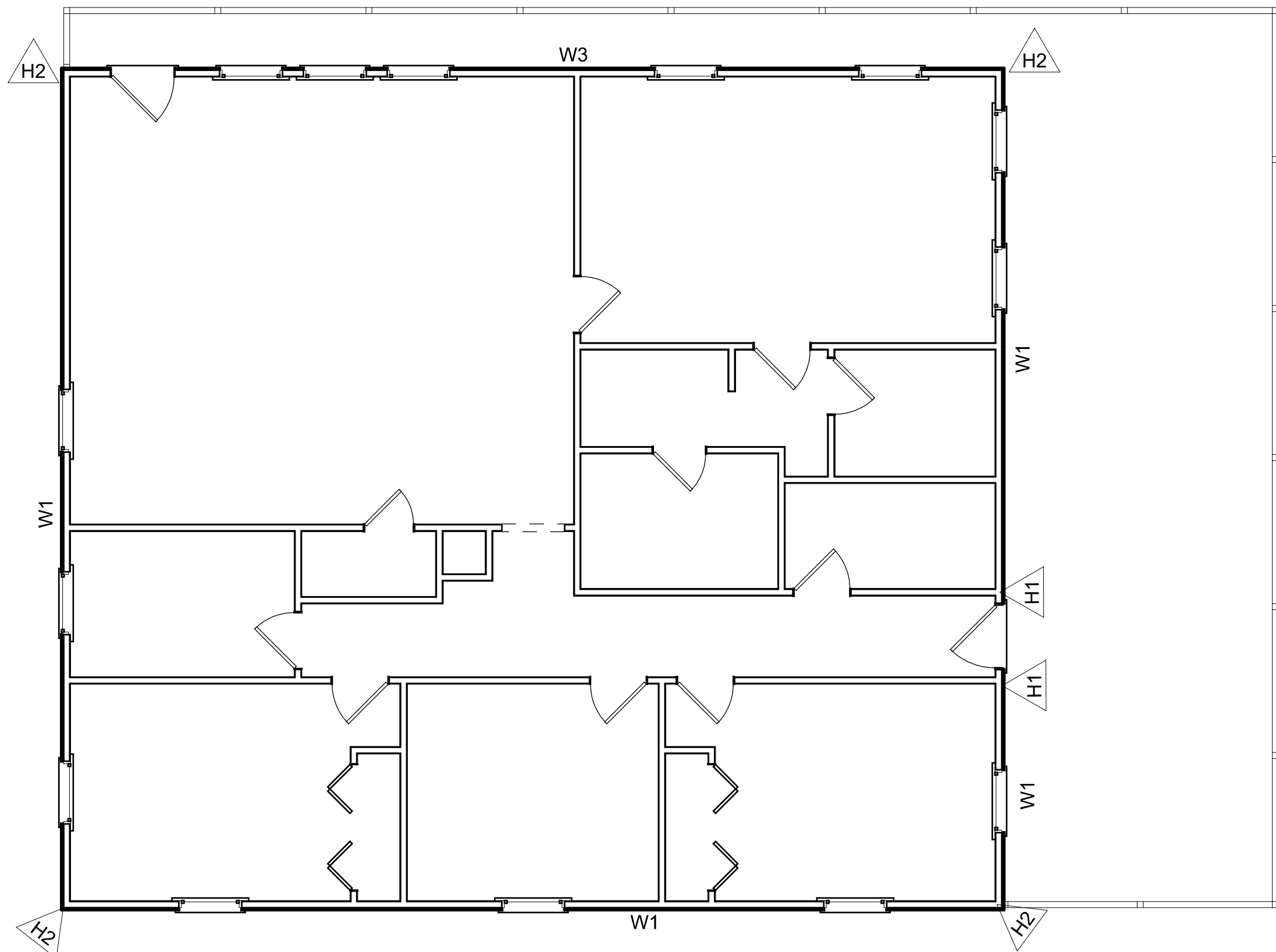
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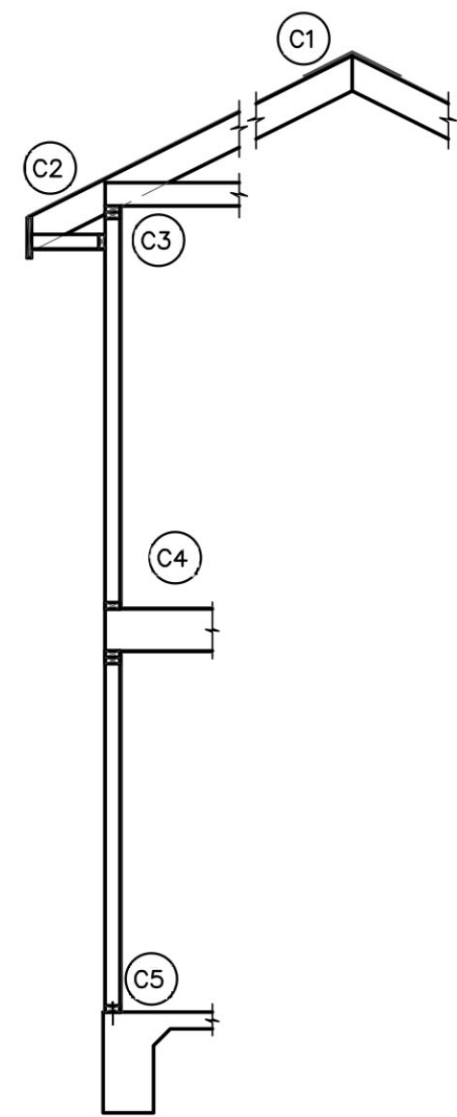
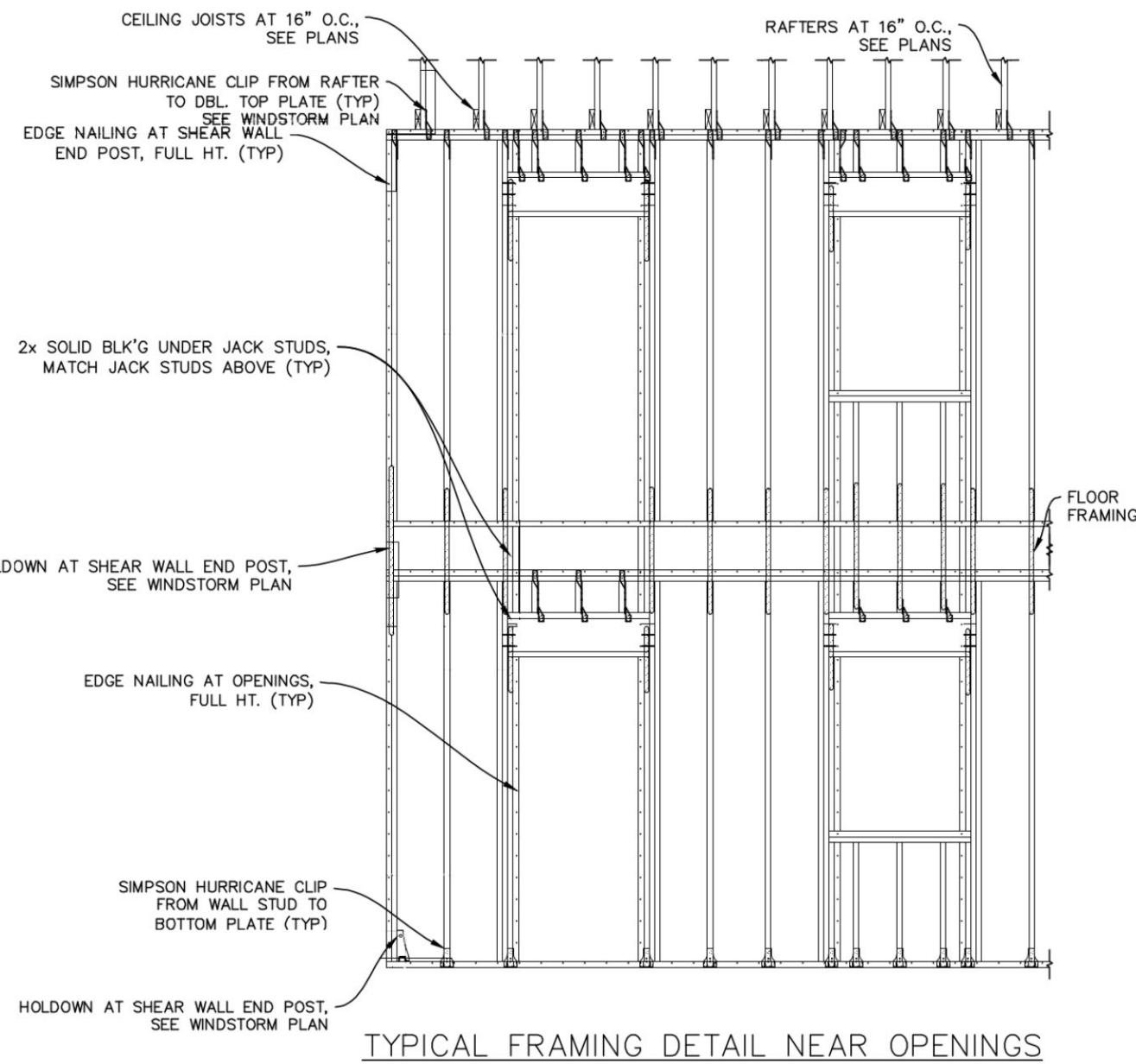
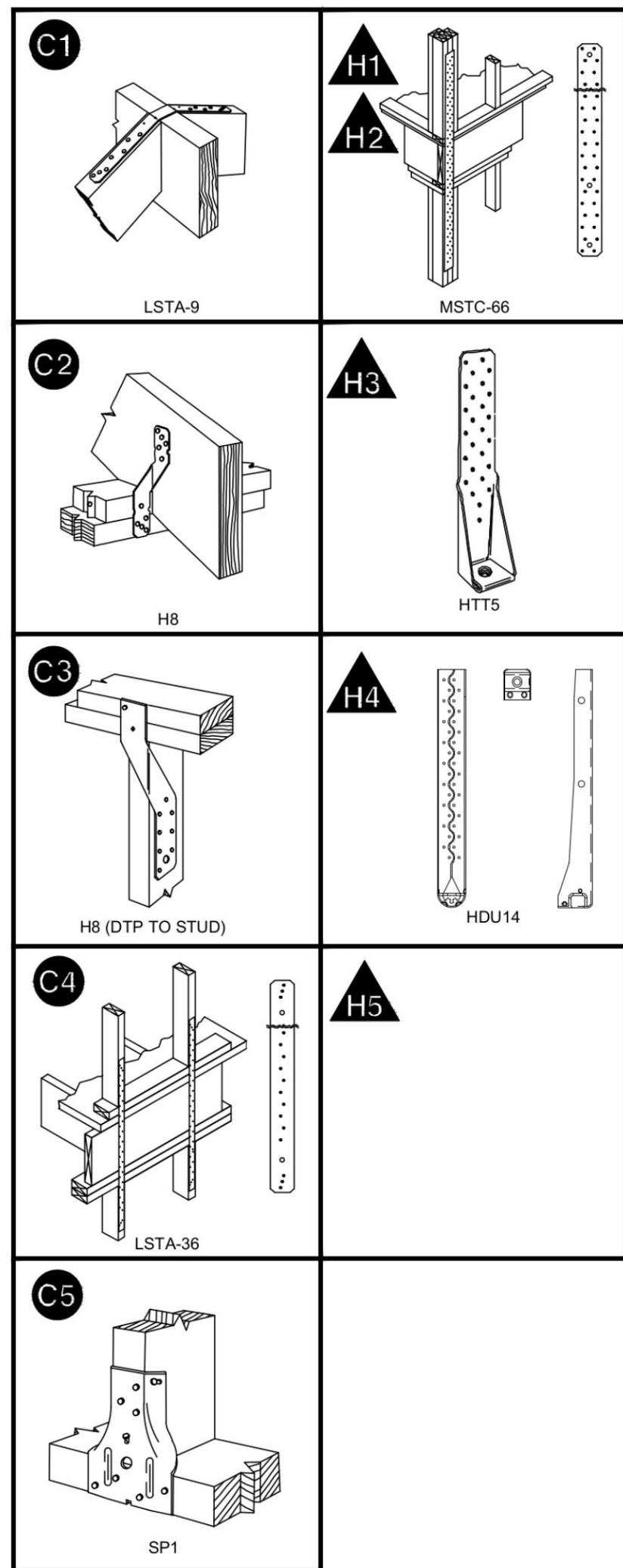




1st FLOOR



2nd FLOOR



CROSS SECTION

WINDSTORM NOTES SCHEDULE			
DESIGN CRITERIA: 2018 IRC		WIND SPEED: 145 mph	
		IMPORTANCE CAT: II	
		EXPOSURE CAT: C	
FLOOR AREA: 1ST FLOOR - 2,320 SF		2ND FLOOR - 1,840 SF	
MEAN ROOF HEIGHT: 32 FT			
CONNECTOR SPECIFICATIONS			
C1	RIDGE CONNECTION	740 LBS	LSTA-9
C2	RAFTER TO DBL. TOP PLATE	780 LBS	H8 + 1 TOE NAIL
C3	DBLE. TOP PLATE TO STUD	780 LBS	H8 + 1 TOE NAIL
C4	BETWEEN FLOORS	1,640 LBS	LSTA-36
C5	STUD TO BOTTOM PLATE	555 LBS	SP1 + 2 TOE NAILS
HOLD-DOWN SPECIFICATIONS			
H1	MSTC-66: 64-16D SINKERS		
H2	(2) MSTC-66: 64-16D SINKERS		
H3	HTTS: 26-16D SINKERS		
H4	HDU14: 7 1/4" MEMBER THK		
H5	(2) HDU11		
WALL SHEATHING SPECIFICATIONS			
W1	7/16" OSB EXTERIOR, 1/2" GYPSUM INTERIOR 8D NAILS @ 4" O.C.		
W2	7/16" OSB (INTERIOR & EXTERIOR), 8D NAILS @ 4" O.C.		
W3	15/32" PLYWOOD (INTERIOR & EXTERIOR), 10D NAILS @ 4" O.C., 3 LINES OF FASTENERS & 3 STUDS REQ'D		
W4	STEEL MOMENT FRAME (SEE DETAIL ON )		

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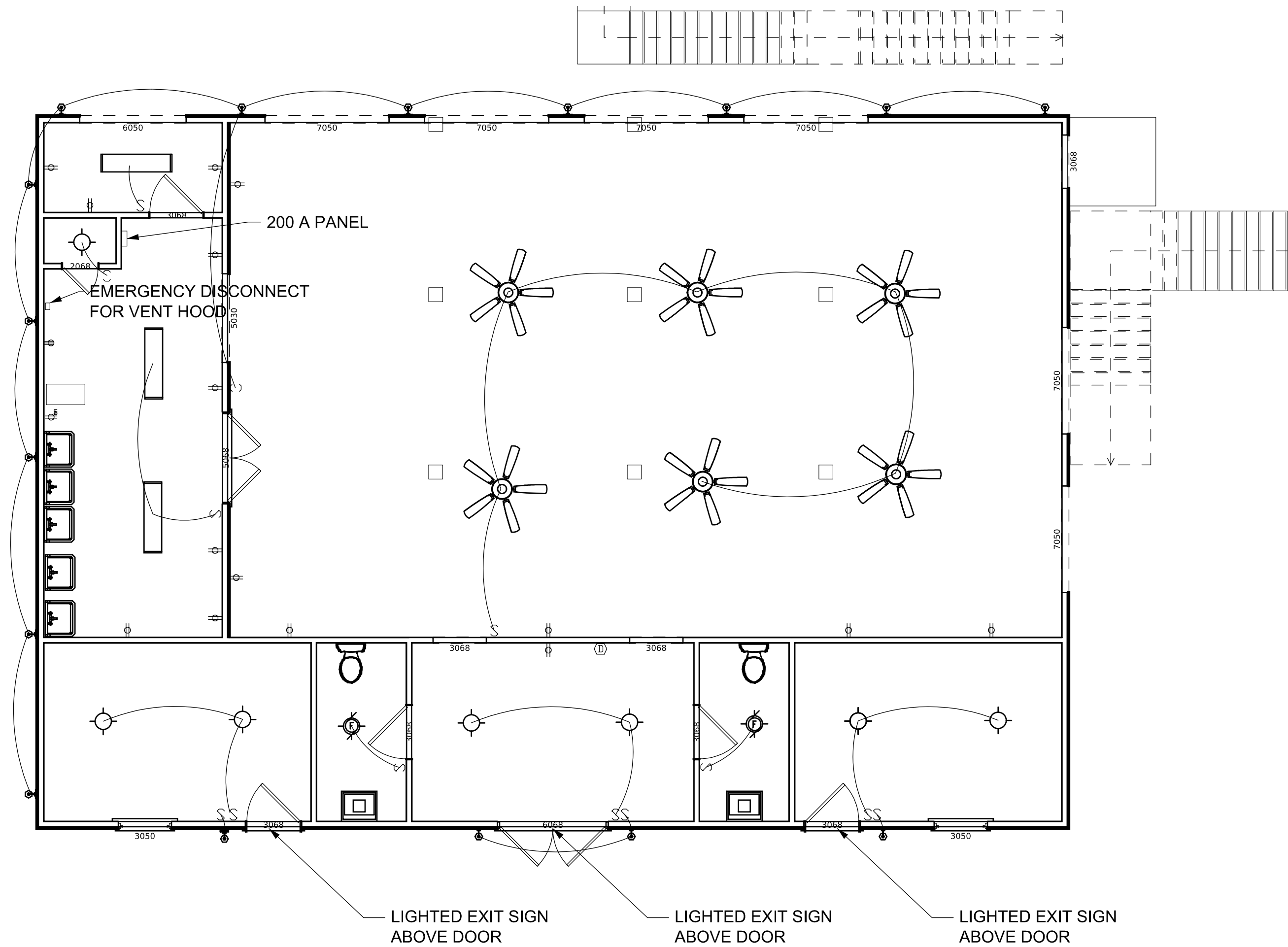
**Kevin and Sasha Nevarez**

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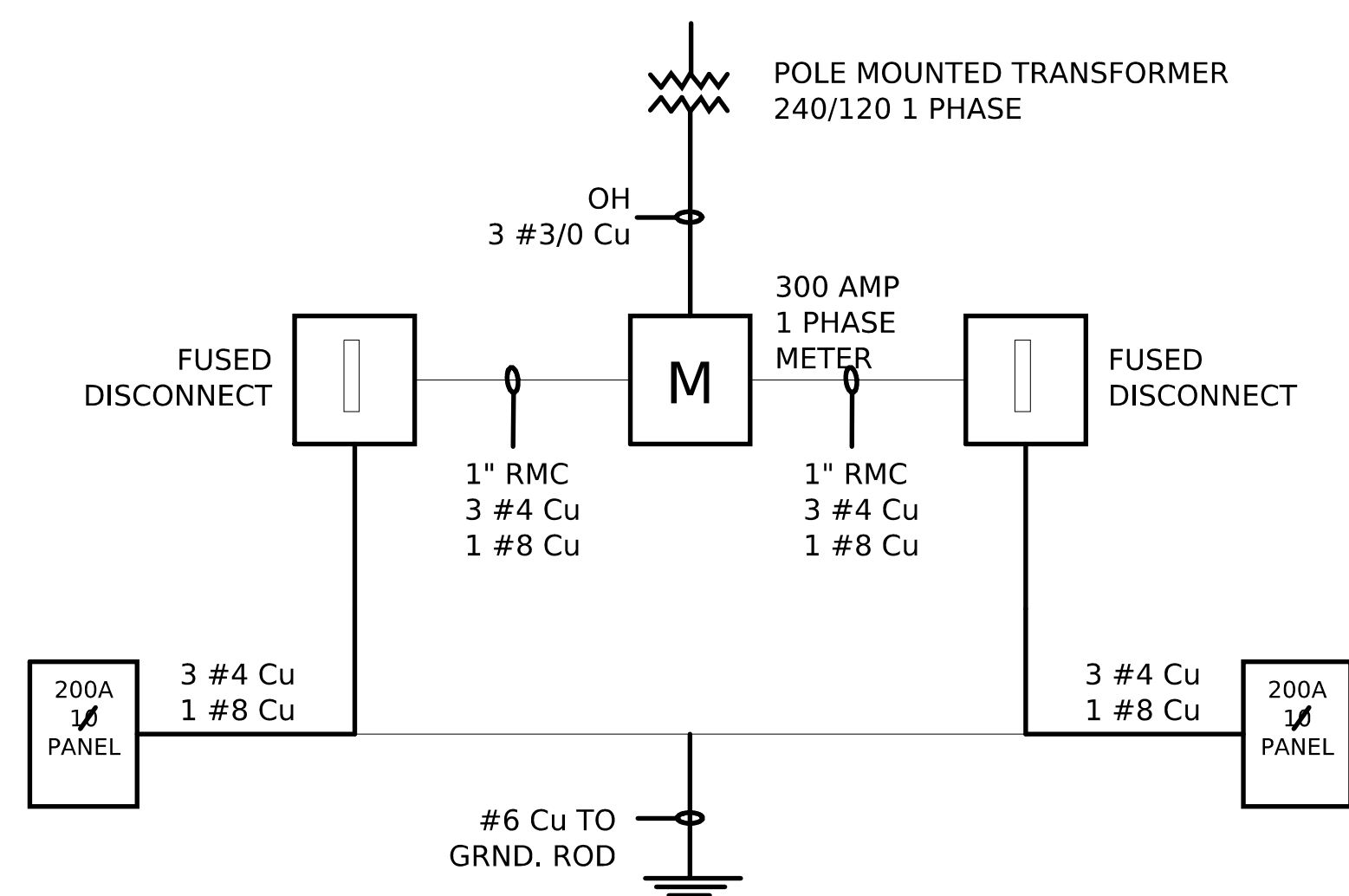
**WINDSTORM PLAN**

SCALE: 3/16" = 1'-0"      DATE: MAY 2023

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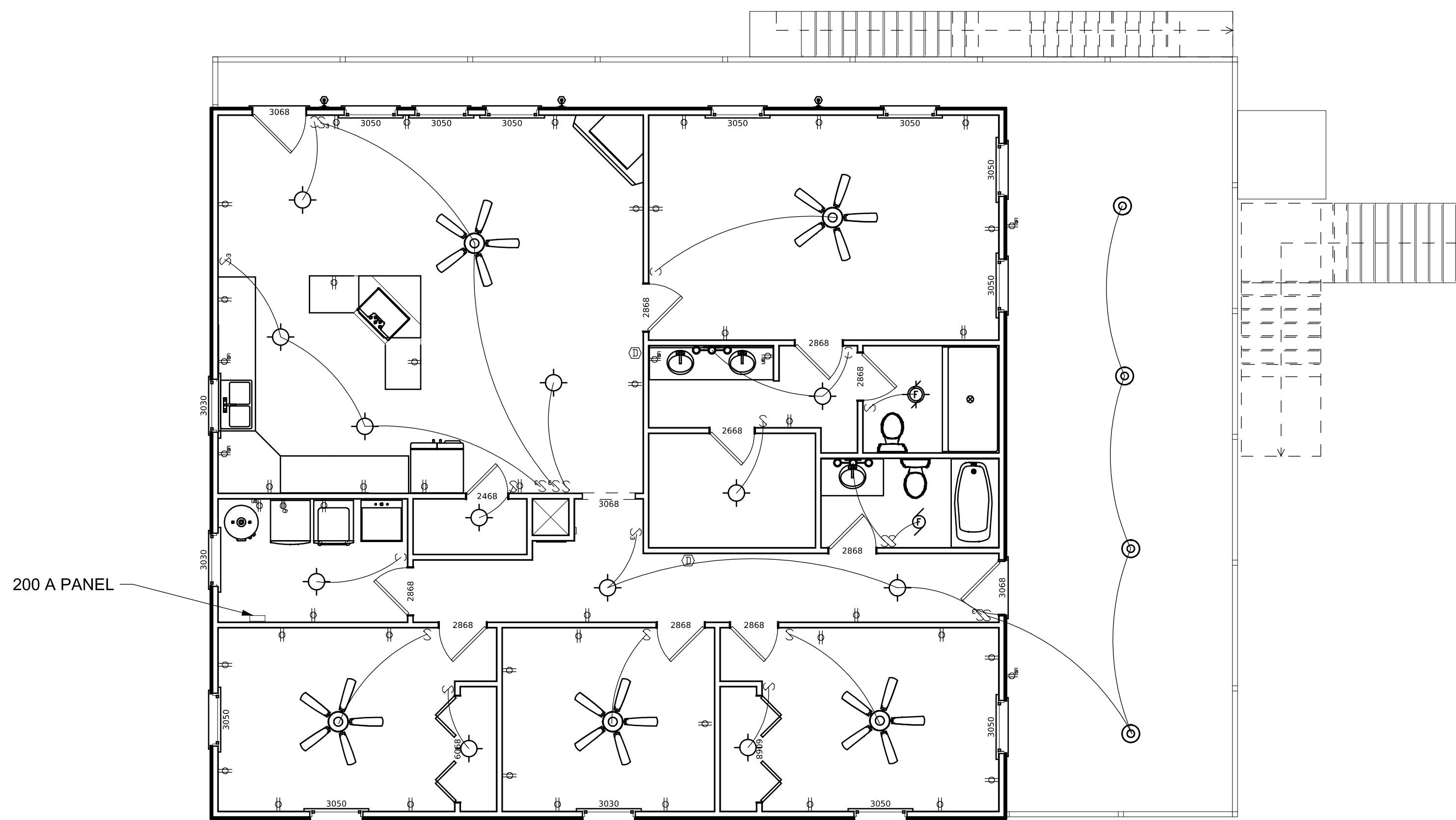


1ST FLOOR



ONE-LINE DIAGRAM

ELECTRICAL LEGEND	
	120V DUPLEX OUTLET
	120V GFCI DUPLEX OUTLET
	120V DUPLEX FLOOR OUTLET
	120V ISOLATED GROUND DUPLEX OUTLET
	220V OUTLET
	WEATHER PROOF OUTLET
	BLANK OUTLET
	SINGLE SWITCH
	SINGLE 3 WAY SWITCH
	DOUBLE SWITCH
	TRIPLE SWITCH
	QUAD SWITCH
	COAX CABLE JACK
	ETHERNET CABLE JACK
	TELEPHONE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOORBELL
	DOORBELL CHIME
	CEILING LIGHT
	CEILING FAN



2ND FLOOR

## GENERAL NOTES

1. All electrical work shall be done in conformance with City of Port Lavaca ordinances and the 2015 NEC.

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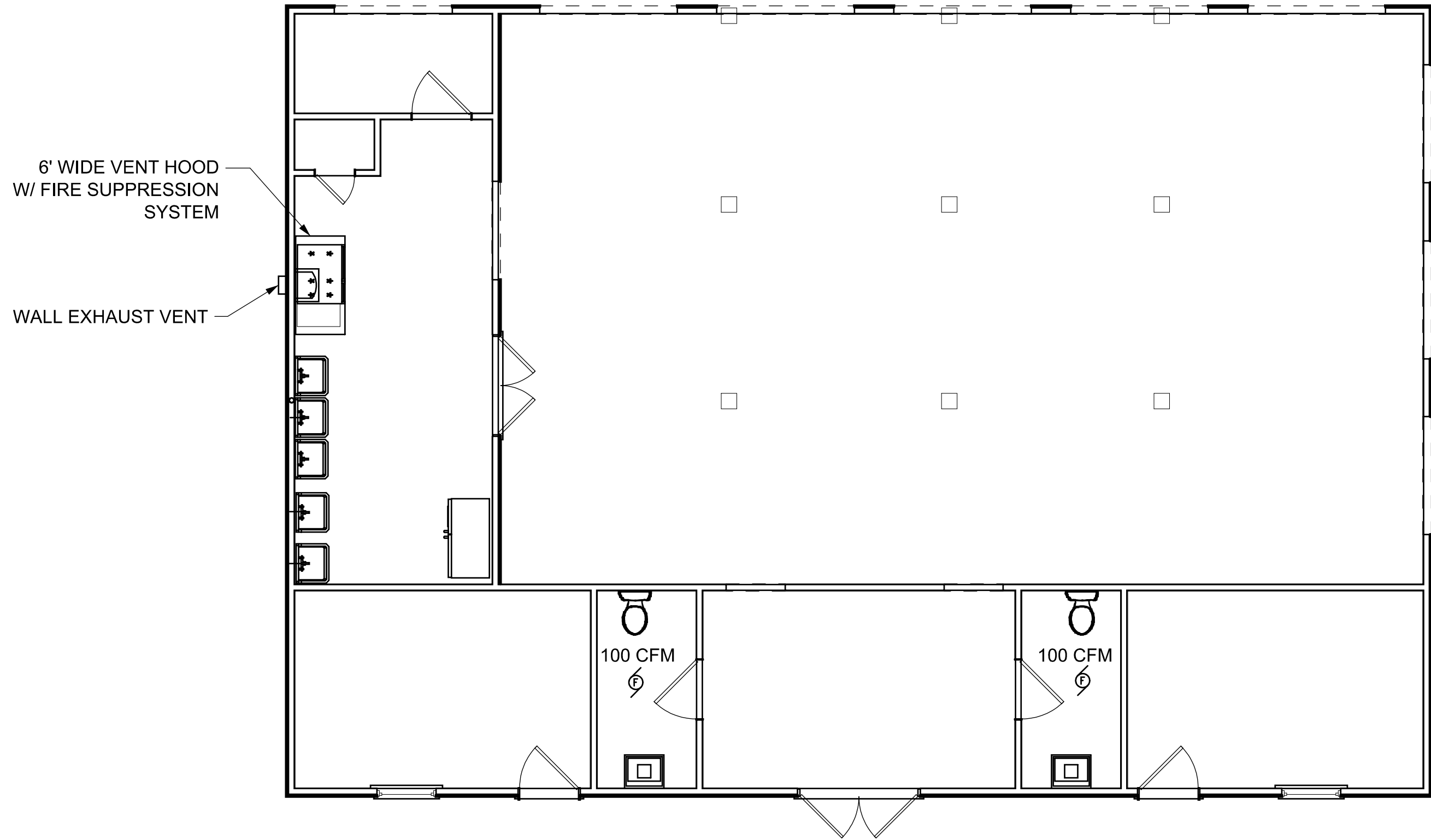
CLIENT:  
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DRAWING:  
**ELECTRICAL PLAN**

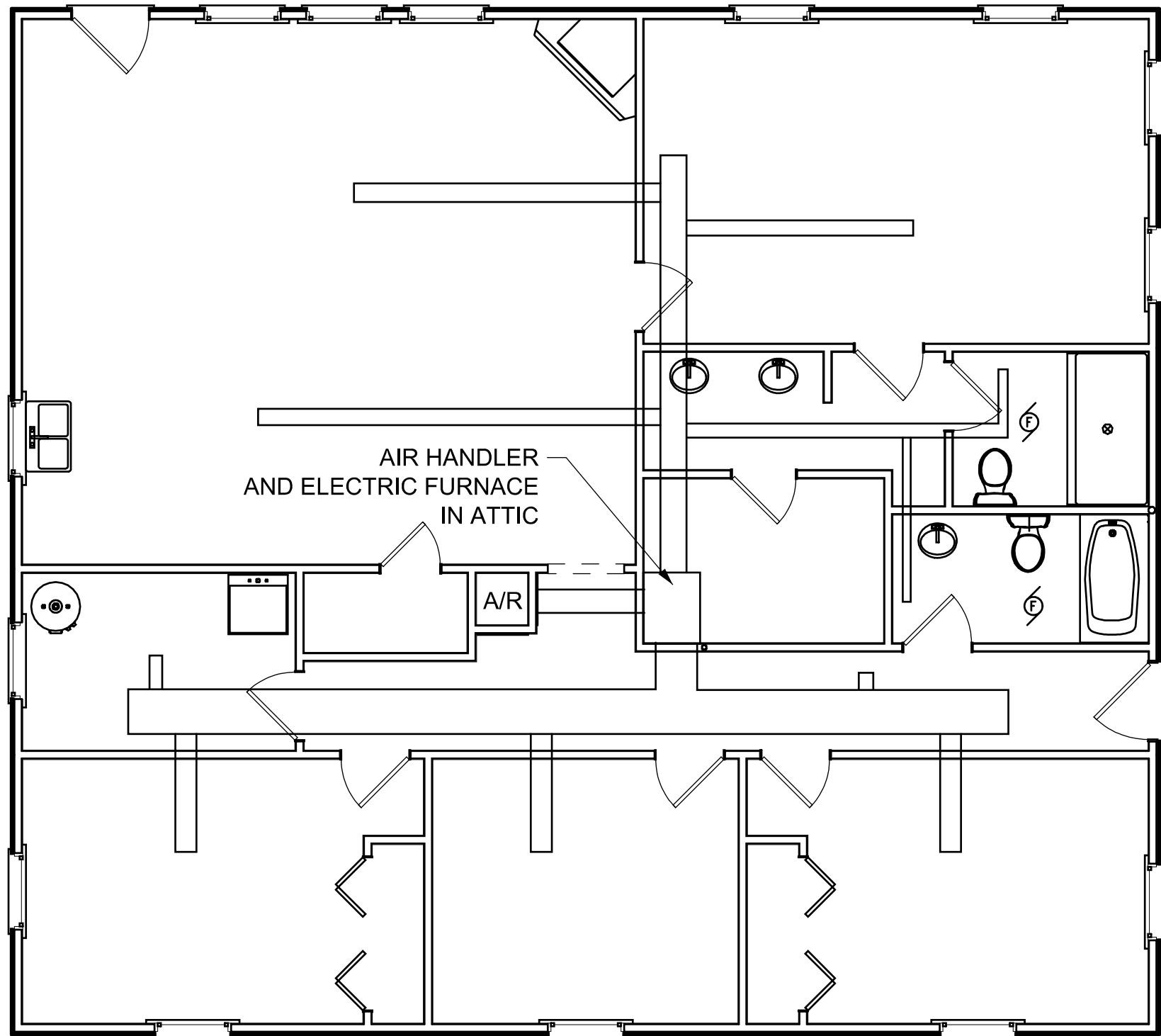
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1ST FLOOR

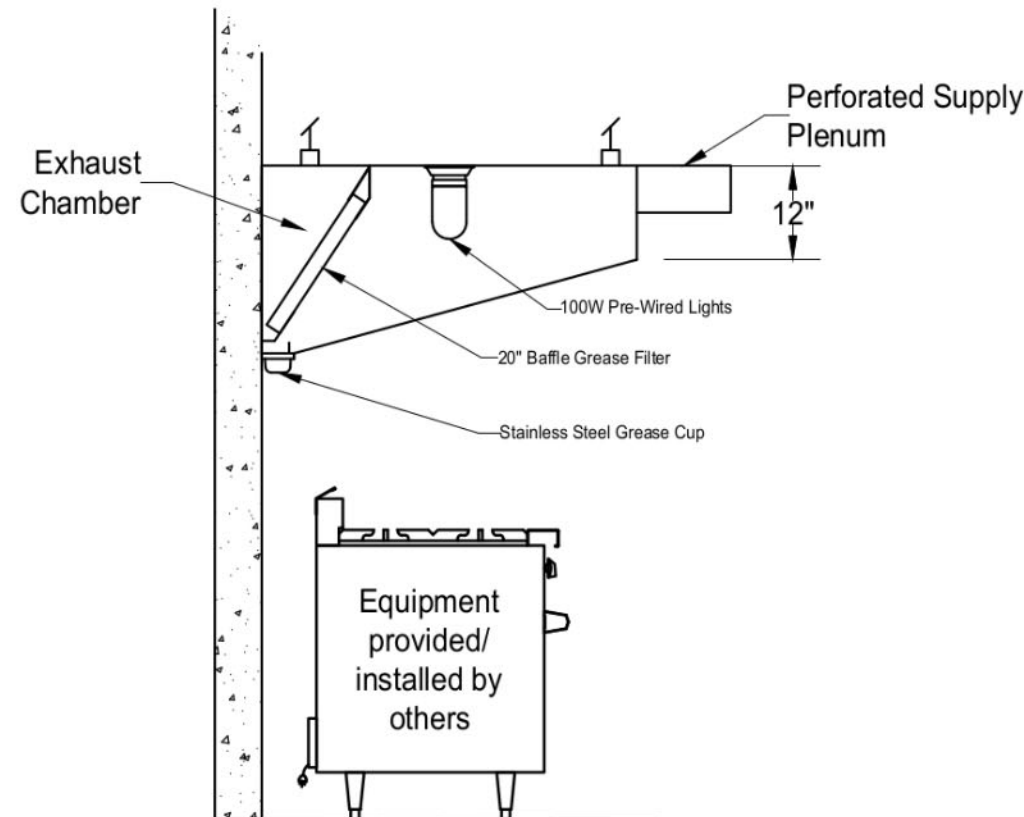
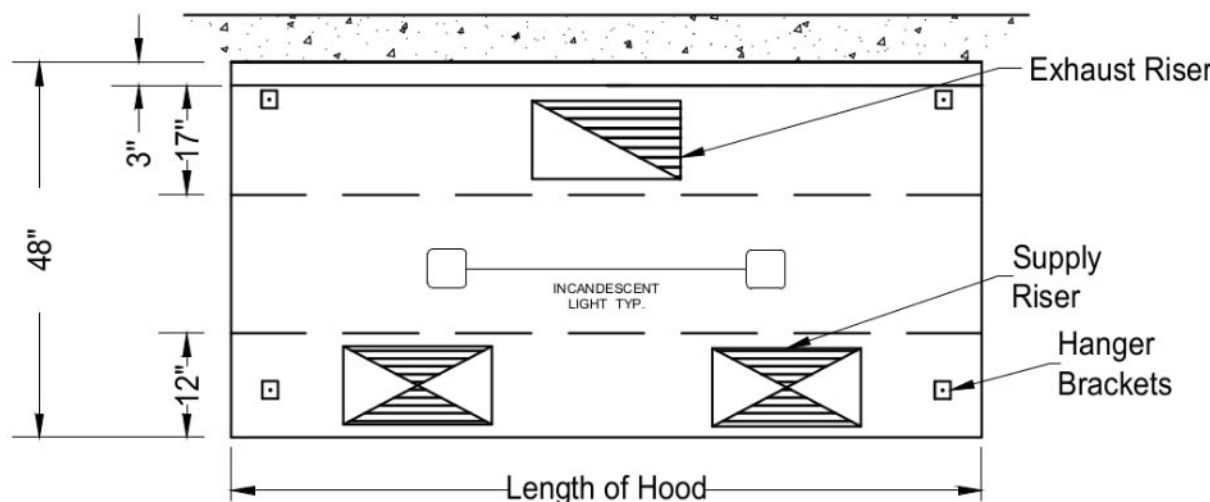


2ND FLOOR

Type 1 Low Ceiling Commercial Kitchen Hoods - PSP Makeup Air

Hood General Specifications

- Hoods are built in accordance with NFPA 96, NSF Specifications and conforms to the U.L. 710 standards
- Hoods are constructed of 18 gauge steel
- Grease Filters are 20" baffle type which carry a U.L. listing and constructed of light weight aluminum
- Grease trough is made to receive grease extracted by the filter
- Each Grease trough is equipped with a stainless steel cup



VENT HOOD DETAILS

GENERAL NOTES

1. All mechanical work shall be done in conformance with City of Port Lavaca ordinances and the latest mechanical codes.

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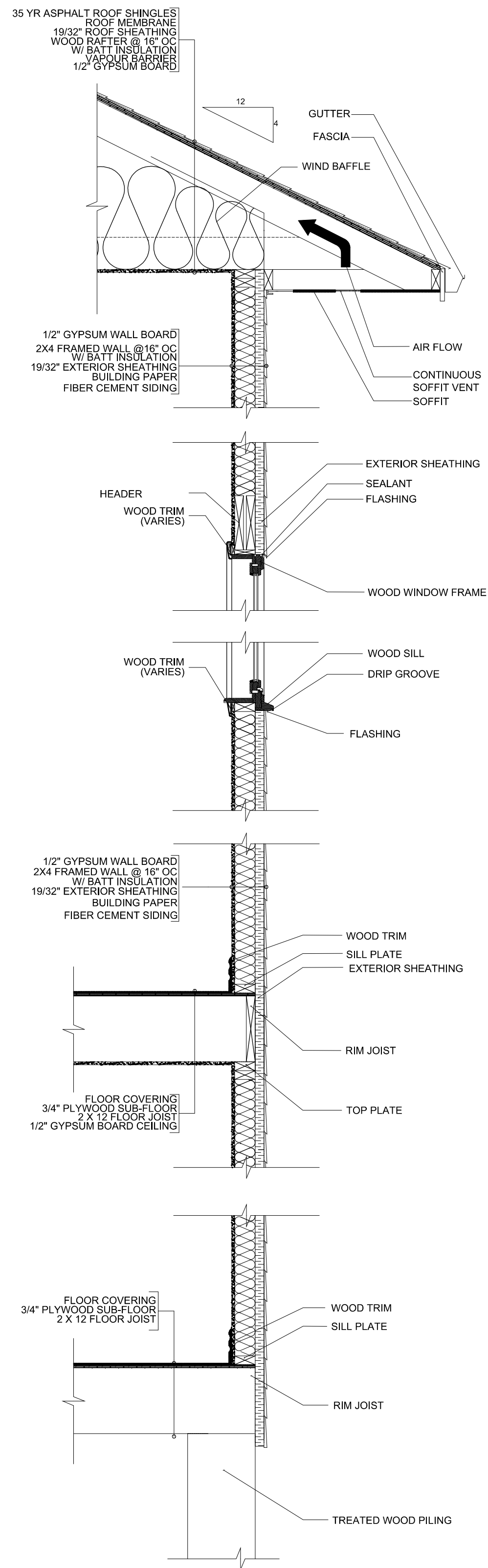
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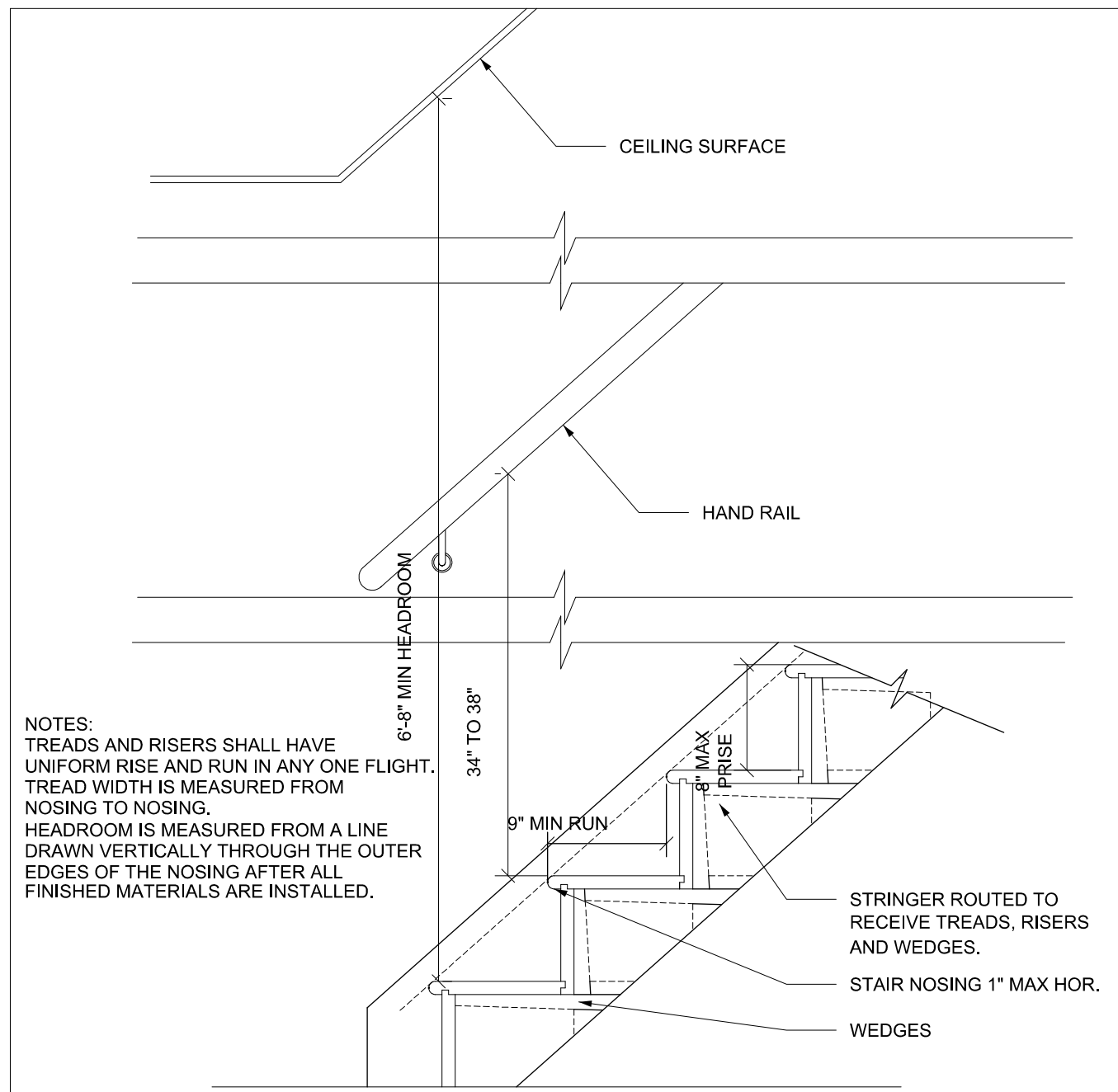
DRAWING:  
**MECHANICAL PLAN**

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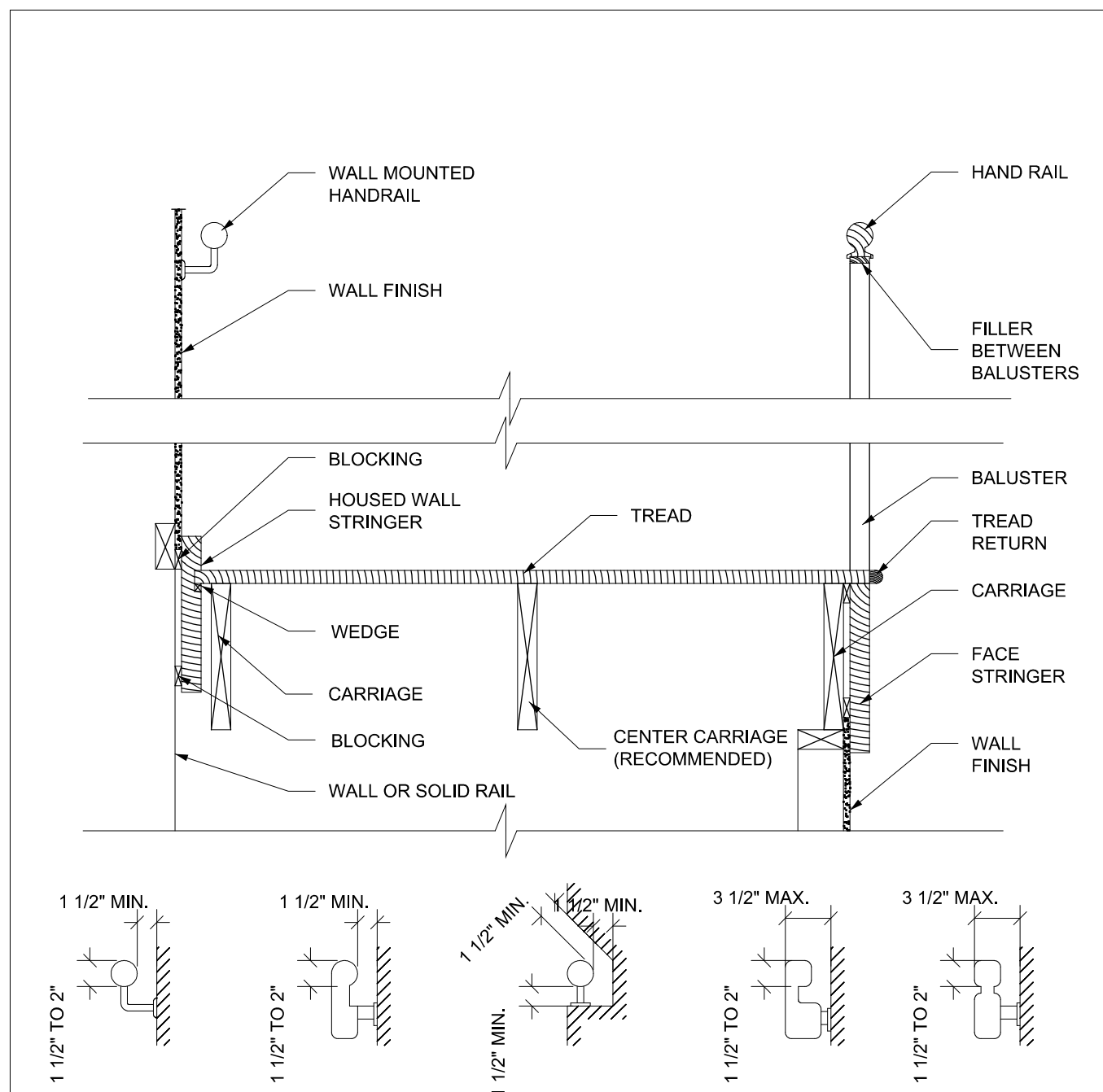
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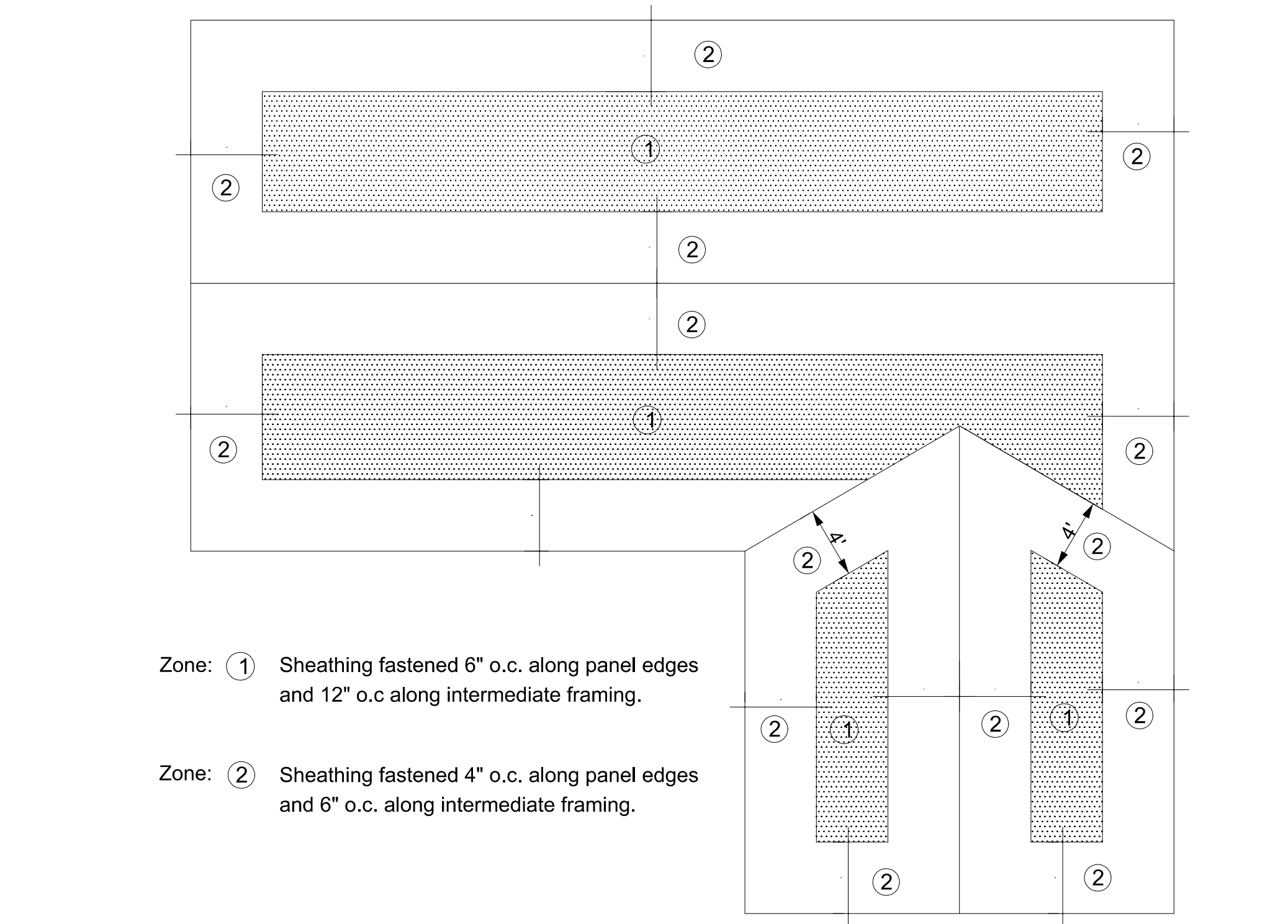
TYPICAL WALL SECTION DETAIL



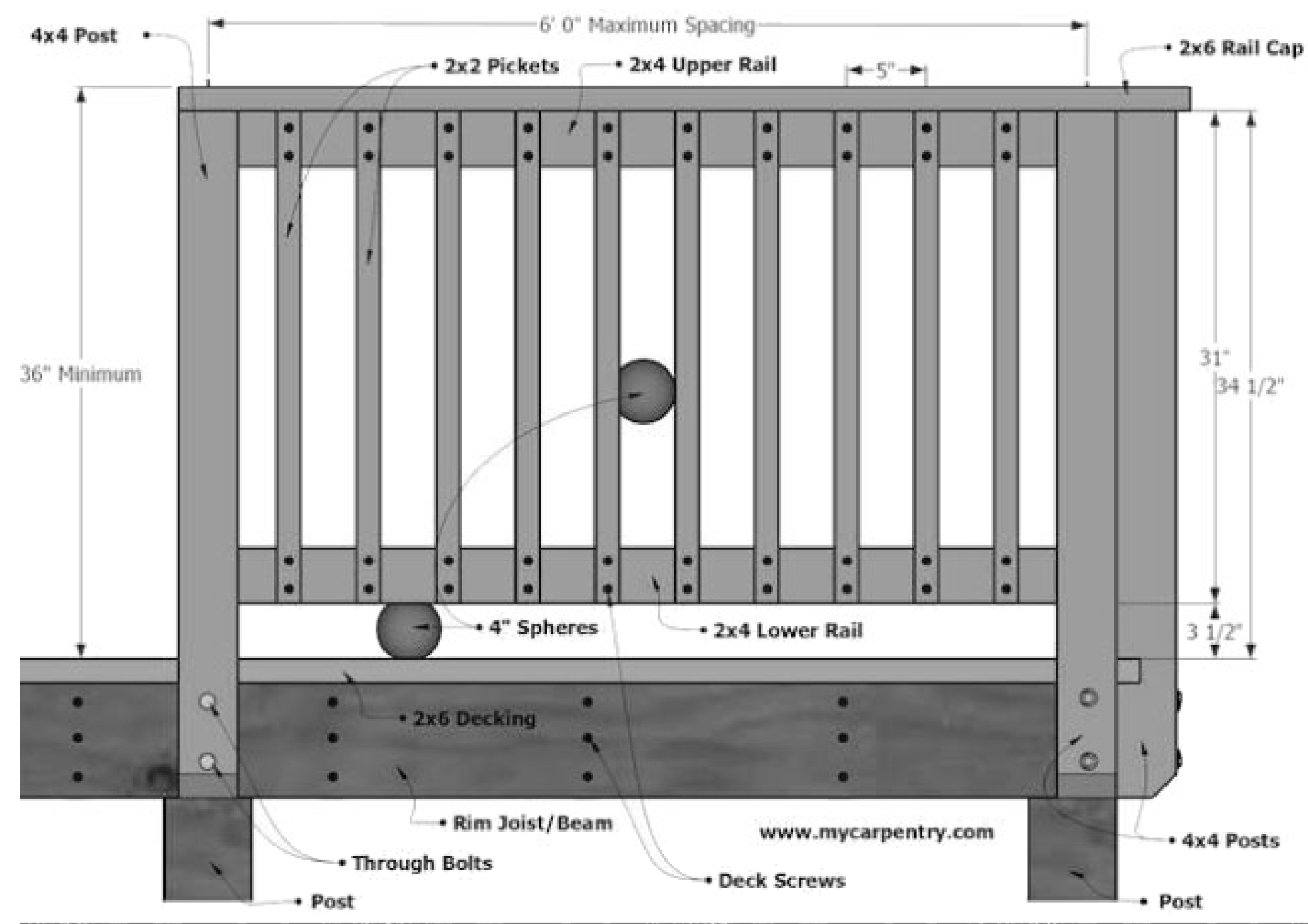
STAIR SECTION THROUGH LENGTH OF STAIR



STAIR SECTION THRU WIDTH OF STAIR AND RAILING



ROOF SHEATHING ATTACHMENT



RAILING DETAIL

GENERAL NOTES

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ORIENTATION	STAMP 5/11/2023 
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PROJECT NAME:  
**Nevarez House / Restaurant**  
212 S. Commerce Street  
Port Lavaca, TX

CLIENT:  
**Kevin and Sasha Nevarez**

DRAWING: **DETAILS**

SCALE: NTS      DATE: MAY 2023

DRAWN BY: VEF	SHEET: <b>13</b>
CHECKED BY: VEF	
APPROVED BY: VEF	