





Prepared For:

SHEPSHEAD CONDOMINIUMS
Lot No. 8 Block No. 13
Padre Beach Subdivision Section
11, South Padre Island, TX 78597

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
CVR	COVER PAGE & SITE PLAN
FL-1	1st FLOOR PLAN & LIGHTING PLAN
FL-2	2nd FLOOR PLAN & LIGHTING PLAN
FL-3	3rd FLOOR PLAN & LIGHTING PLAN
FL-4	4th FLOOR PLAN & LIGHTING PLAN
Deck	Roof Top DECK FLOOR PLAN & LIGHTING PLAN
ELEV-1	ELEVATIONS
ELEV-2	ELEVATIONS
TYP	TYPICAL WALL SECTION & STAIR DETAIL
FD	FOUNDATION PLAN

CONSTRUCTION ANALYSIS	
CONSTRUCTION TYPE	TYPE
NUMBER OF LEVELS	4
FRAME TYPE (EXT. WALLS)	8" Block & 2x6 Frame
FRAME TYPE (INT. WALLS)	2"x4" Wood Studs
FRAME TYPE (ROOF)	2"x6" Roof Rafters
VENEER TYPE	STUCCO
FOUNDATION TYPE	Slab on Grade
ROOF TYPE	Metal Roof
ROOF PITCH	2:12&3:12
PLATE HEIGHT (MIN.)	10'

1st FLOOR		
AREA TABULATION		
LIVING	NON-LIVING	
1st FLOOR LIVING	1,276.00 sf	
TOTAL LIVING	1,276.00 sf	
TOTAL AREA	1,276.00 sf	

3rd FLOOR		
AREA TABULATION		
LIVING	NON-LIVING	
1st FLOOR LIVING	1,276.00 sf	BALCONY # 1 34.00 sf
		BALCONY # 2 89.00 sf
		BALCONY # 3 51.00 sf
TOTAL LIVING	1,276.00 sf	TOTAL NON LIVING 174.00 sf
TOTAL AREA	1,450.00 SF	

2nd FLOOR		
AREA TABULATION		
LIVING	NON-LIVING	
1st FLOOR LIVING	1,276.00 sf	BALCONY # 1 34.00 sf
		BALCONY # 2 89.00 sf
		BALCONY # 3 51.00 sf
TOTAL LIVING	1,276.00 sf	TOTAL NON LIVING 174.00 sf
TOTAL AREA	1,450.00 SF	

4th FLOOR		
AREA TABULATION		
LIVING	NON-LIVING	
1st FLOOR LIVING	1,276.00 sf	BALCONY # 1 151.00 sf
		BALCONY # 2 51.00 sf
TOTAL LIVING	1,276.00 sf	TOTAL NON LIVING 202.00 sf
TOTAL AREA	1,478.00 SF	

BREEZEWAY,STAIRS & DECK		
AREA TABULATION		
NON-LIVING		
BREEZEWAY & STAIRS	182.00 sf	
ROOF TOP DECK	1,050.00 sf	
TOTAL NON LIVING	1,232.00 sf	
TOTAL AREA	1,232.00 sf	

GRAND TOTALS LIVING	5,104.00 SF	NON-LIVING	1,782.00 SF
---------------------	-------------	------------	-------------

LANDSCAPING REQUIREMENTS FOR A 4 PLEX						SF TOTALS:
Front Yard Square Footage	36' x 50' =					1800.00
Minimum Landscaping Required	1800' x 20% =					360.00
LANDSCAPING PROVIDED	L1	L2				
1 tree/300 sf = 2 trees required	181	323				504

GENERAL ELECTRICAL NOTES:
Exterior lighting to comply with city codes as per:

Sec. 12-24. - Lighting and glare standards.

(A)Lighting limited. Any light fixture in any zoning district shall be operated so as not to produce an obnoxious and intense glare or direct illumination across the boundary property line, and shall not be of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any bounding property line above a height of five feet. The allowable maximum intensity measured at the adjacent property shall be one (1) foot candle.

(B)Outdoor lighting used to illuminate parking spaces, driveways, maneuvering areas, or buildings shall conform to the definition for "fully shielded light fixtures" and be designed, arranged and screened so that the point light source shall not be visible from adjoining lots or streets. No portion of the bulb or direct lamp image may be visible beyond a distance equal to or greater than twice the mounting height of the fixture. For example, for a fixture with a mounting height of 12 feet, no portion of the bulb or direct lamp image may be visible from 24 feet away in any direction. Light poles or wall-mounted fixtures shall be full-cutoff fixtures only. All perimeter fixtures shall possess house-side shielding; bollards shall be lowered and utilize coated lamps.

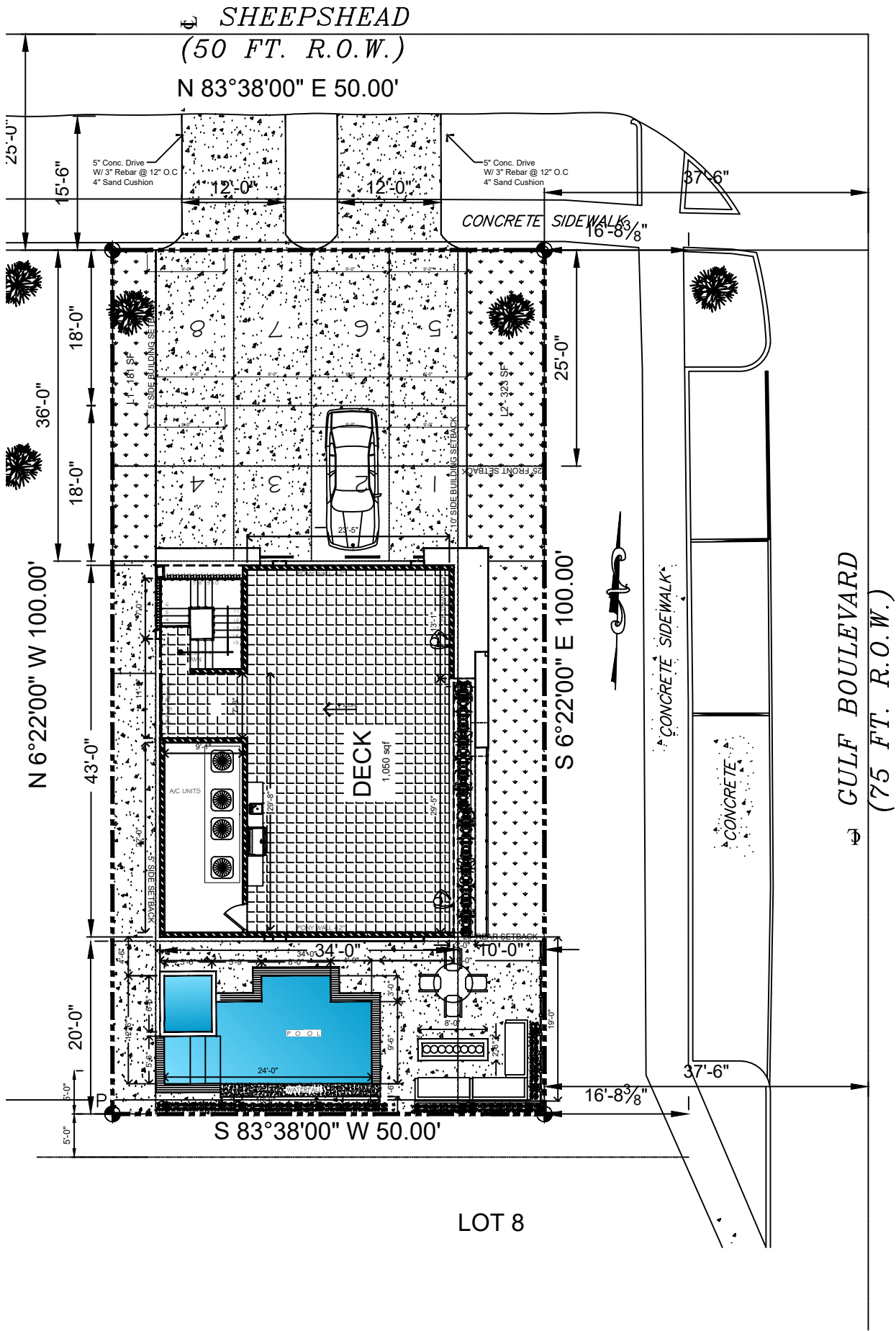
(C)Setback or shielding requirements. Outdoor lighting fixtures are allowed with no additional "house-side" shielding in accordance with the following formula: Height (H) ≤ 3 + (D/3); where D equals the distance in feet from light source to the nearest residential lot line (extended vertically). Additional "house-side" shielding shall be added in all cases where the Height (H) is greater than 3 + (D/3).

- Sec 12-25. - Residential lighting and glare standards.

Residential lighting for security and night recreation use is permitted in all districts provided the following requirements are required for residential lighting in all zoning districts, to wit: (1) Direct lighting over ten feet in height must be shielded from adjacent property. (2) Streetlights and other traffic safety lighting are exempt from this standard. (3) Lighting shall not directly shine on adjacent dwellings. (Ord. No. 12-05)

- Sec. 12-26. - Luminaries

Light sources shall be of a down-light type, indirect, diffused, or shielded type luminaires installed and maintained so as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets. Strings of bulbs and/or lamps above 75 watts each are prohibited. Low wattage temporary lighting used for holidays and decorative seasons is permitted.



Site Plan

Scale: 1/8" = 1'-0" 24"x36" Print
Scale: 1/16" = 1'-0" 12"x18" Print

Date:11/08/2024

Project #:LneSheepshead

REDATE

REVISION

REWORK

Date

Revision/Issue

No.

No.

No.

No.

No.

No.

Project Name:

sheepshead St.

SOUTH PADRE ISLAND

TX 78597

PERLA TORRES

DRAFTING & DESIGN

415 E. WASHINGTON,

SUITE A

PORT ISABEL, TEXAS

78578

(956) 266-8450

PT

PERLAT@LIVE.COM

Prepared For:

LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres. Engineering for the foundation is the responsibility of owner or contractor. Perla Torres takes no responsibility for the construction of the residence or building.

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI

ARCHITECTS

Sam A Listi, Architect

11711 Memorial Drive #370

Houston, Texas

77024

956-345-9960

956-761-2352

REGISTERED ARCHITECT

STATE OF TEXAS

4906

Sam A Listi

DATE SIGNED

EXPIRES

08-19-24

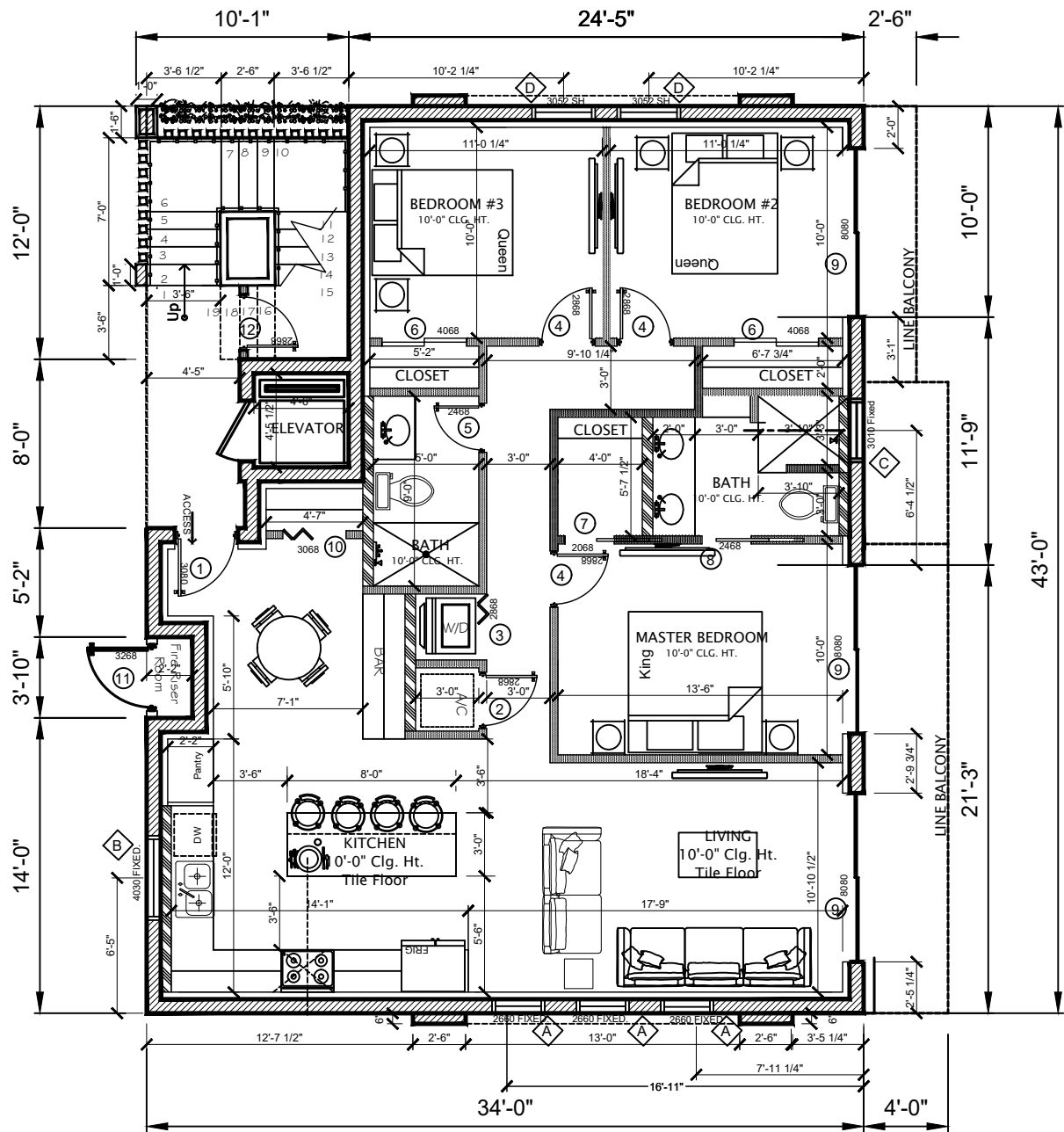
Listi Architects - Confidential

These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

COVER PAGE & SITE

CVR



Floor Plan - 1st Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

FLOOR PLAN NOTES

- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1PLY GYP. BOARD EACH SIDE TYPICAL.
- PROVIDE 1 PLY WATER RESISTANT GYP. BOARD AT ALL BATHROOM WALLS.
- PROVIDE 3/4" BATT INSULATION @ ALL BATHROOM WALLS.
- EXTERIOR WALLS SHALL BE BLOCK W/ STUCCO.
- ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
- CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

DRYWALL LEGEND:

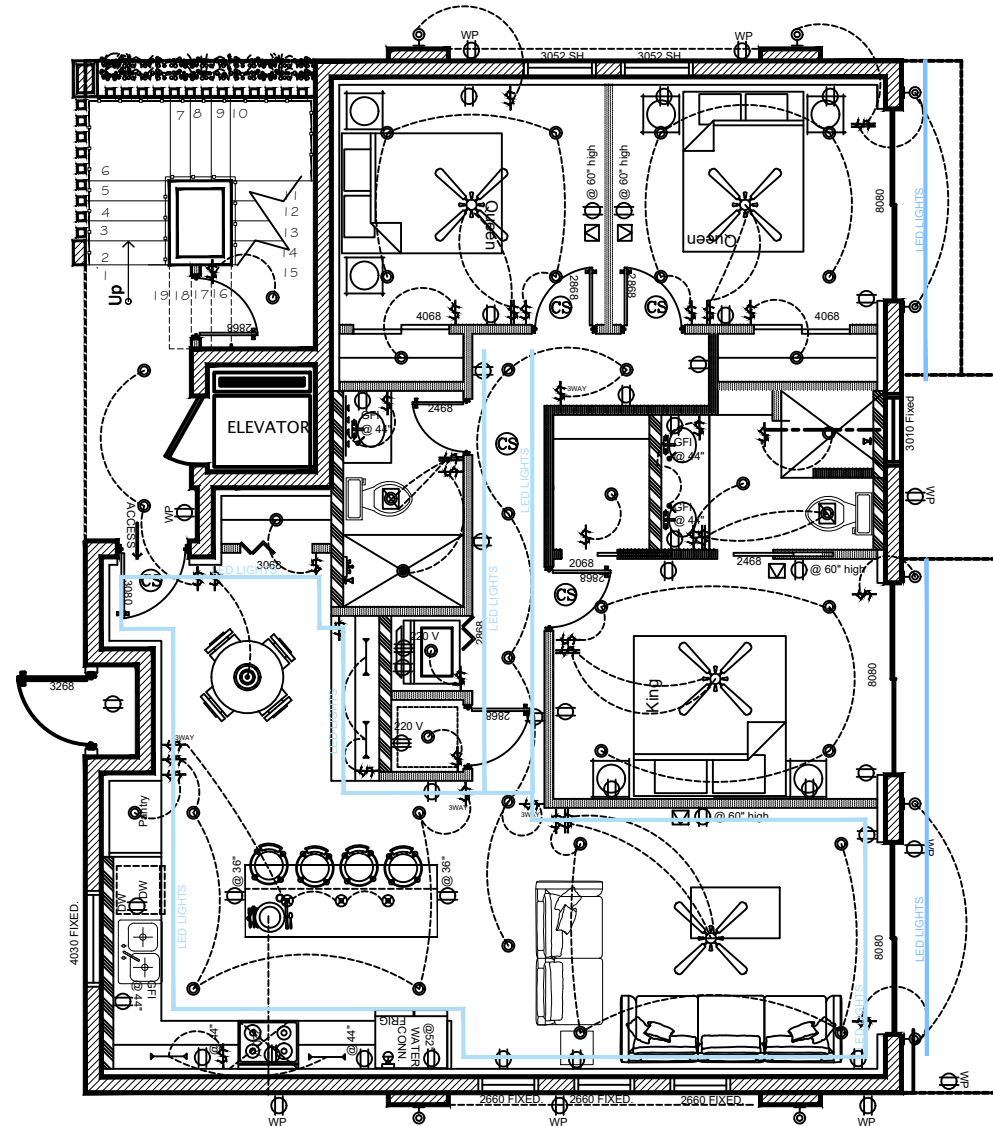
- 2 X 4 STUD WALL
- 2 X 6 STUD WALL
- EXTERIOR WALLS - BLOCK WITH STUCCO

INTERIOR DIMENSIONS TO FACE OF FINISHED SURFACE

DOOR SCHEDULE: (1st Floor) Unit 1				
TYPE	SIZE (WxH)	QTY	DOOR SWING	
1	3'-0" x 8'-0" Exterior Door	1	RIGHT	
2	2'-8" x 6'-8" A/C Door	1	LEFT	
3	2'-8" x 6'-8" Bio Door	1		
4	2'-8" x 6'-8" Bedroom Door	3	2 LEFT 1 RIGHT	
5	2'-4" x 6'-8" Interior Door	1	RIGHT	
6	4'-0" x 6'-8" Closet Door	2		
7	2'-0" x 6'-8" Pocket Door	1		
8	2'-4" x 6'-8" Pocket Door	1		
9	8'-0" x 8'-0" Slider Door	3		
10	3'-0" x 6'-8" Bio Door	1	RIGHT	
11	3'-2" x 6'-8" Fire Rated Door	1	RIGHT	
12	2'-8" x 6'-8" Mechanical Door	1	RIGHT	

WINDOW SCHEDULE: (1st Floor) Unit 1		
TYPE	SIZE (WxH)	QTY
A	2'-6" x 6'-0" Fixed Window	3
B	4'-0" x 3'-0" Fixed Window	1
C	3'-0" x 1'-0" Fixed Window	1
D	3'-0" x 5'-2" Single Hung Window	2

NOTES: Verify Style of Doors and Windows with homeowner.



Electrical Plan - 1st Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

GENERAL LIGHTING & POWER

- RECEPTACLES IN BATHROOMS, SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (GFI, WP)
- SWITCH PLATES SHALL BE LOCATED AT 42" A.F.F. TO CENTER (TYPICAL).
- ALL KITCHEN COUNTER OUTLETS TO 44" A.F.F.
- ALL KITCHEN COUNTER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE G.F.I. OR INSTALLED PER LOCAL CODES.
- LOW VOLTAGE LIGHTS ON EXTERIOR STAIRS.
- CONSULT WITH OWNER FOR ADDITIONAL OUTLETS AND APPLIANCE LOCATIONS.

LIGHTING & POWER LEGEND

- RECESSED LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- BATHROOM SINK BAR LIGHTING
- CEILING FAN
- PENDANT LIGHTING
- SINGLE POLE SWITCH
- 2 POLE, 3 POLE ETC... SWITCH
- DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- GROUND FAULT CIRCUIT INTERRUPTER
- WATER PROTECTED OUTLET
- 220 VOLT OUTLET
- BATHROOM VENT/EXHAUST FAN
- LED LIGHTING
- CHANDELIER
- USB PORT
- UNDER THE CABINET TASK LIGHTING
- EMERGENCY EXIT WITH LIGHTS
- TELEVISION CONNECTION @ 12" FROM FLOOR
- ELECTRICAL PANEL
- LED LIGHTS
- CARBON MONOXIDE & SMOKE DETECTOR
- DOOR BELL
- HOSE BIB

Date: 11/08/2024

Project #: LneSheepshead

REVNO	Date	Revision/Issue
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Project Name: Sheepshead St. SOUTH PADRE ISLAND TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:

LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres. Engineering for the foundation is the responsibility of owner or contractor. Perla Torres takes no responsibility for the construction of the residence or building. EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DRAWINGS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024

956-345-9960
956-761-2352

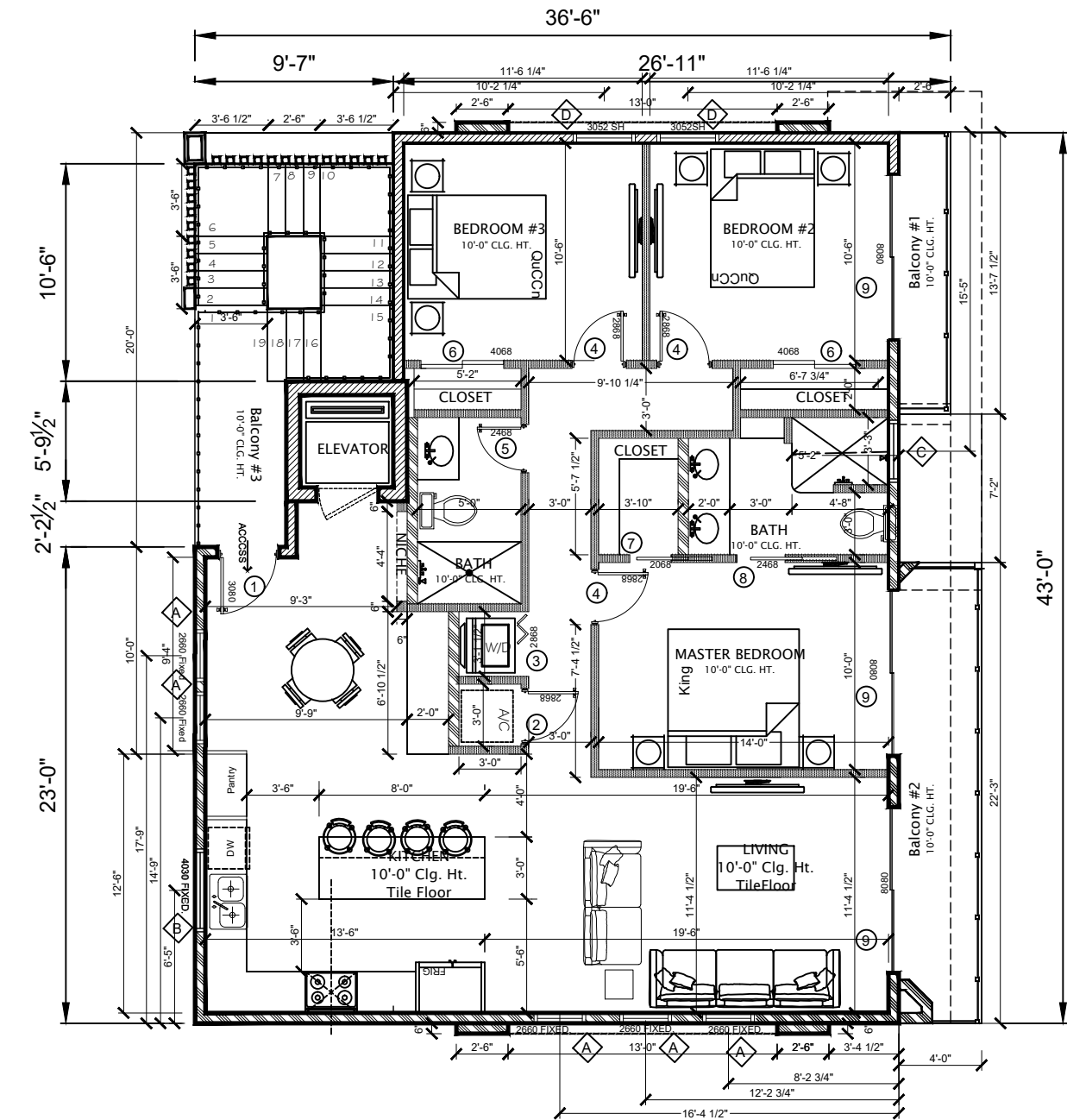


DATE SIGNED: 08-19-24

LISTI Architects - Confidential
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

FLOOR PLAN &
ELECTRICAL PLAN
FL-1



Floor Plan - 2nd Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

FLOOR PLAN NOTES

- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1 PLY GYP. BOARD EACH SIDE TYPICAL.
- PROVIDE 1 PLY WATER RESISTANT GYP. BOARD AT ALL BATHROOM WALLS.
- PROVIDE 3/2" BATT INSULATION @ ALL BATHROOM WALLS.
- EXTERIOR WALLS SHALL BE BLOCK W/ STUCCO.
- ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
- CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

DRYWALL LEGEND:

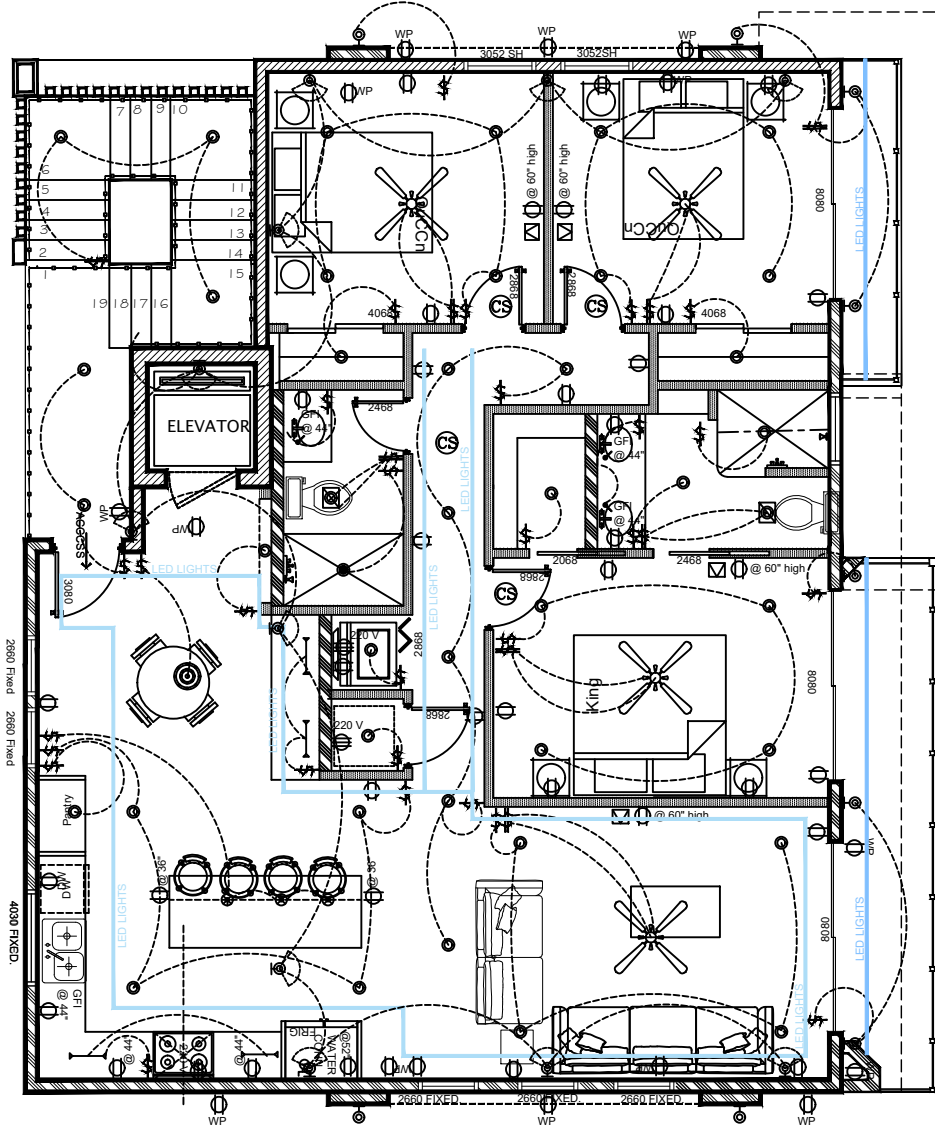
- 2 X 4 STUD WALL
- 2 X 6 STUD WALL
- EXTERIOR WALLS - BLOCK WITH STUCCO

INTERIOR DIMENSIONS TO FACE OF FINISHED SURFACE

DOOR SCHEDULE: (1st Floor) Unit 1			
TYPE	SIZE (WxH)	QTY	DOOR SWING
①	3'-0" x 8'-0" Exterior Door	1	RIGHT
②	2'-8" x 6'-8" A/C Door	1	LEFT
③	2'-8" x 6'-8" Bio Door	1	
④	2'-8" x 6'-8" Bedroom Door	3	2 LEFT 1 RIGHT
⑤	2'-4" x 6'-8" Interior Door	1	RIGHT
⑥	4'-0" x 6'-8" Closet Door	2	
⑦	2'-0" x 6'-8" Pocket Door	1	
⑧	2'-4" x 6'-8" Pocket Door	1	
⑨	8'-0" x 8'-0" Slider Door	3	

WINDOW SCHEDULE: (1st Floor) Unit 1		
TYPE	SIZE (WxH)	QTY
⬠A	2'-6" x 6'-0" Fixed Window	5
⬠B	4'-0" x 3'-0" Fixed Window	1
⬠C	3'-0" x 1'-0" Fixed Window	1
⬠D	3'-0" x 5'-2" Single Hung Window	2

NOTES: Verify Style of Doors and Windows with homeowner.



Electrical Plan - 2nd Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

GENERAL LIGHTING & POWER

- RECEPTACLES IN BATHROOMS, SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (GFI, WP)
- SWITCH PLATES SHALL BE LOCATED AT 42" A.F.F. TO CENTER (TYPICAL).
- ALL KITCHEN COUNTER OUTLETS TO 44" A.F.F.
- ALL KITCHEN COUNTER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE G.F.I. OR INSTALLED PER LOCAL CODES.
- LOW VOLTAGE LIGHTS ON EXTERIOR STAIRS.
- CONSULT WITH OWNER FOR ADDITIONAL OUTLETS AND APPLIANCE LOCATIONS.

LIGHTING & POWER LEGEND

- RECESSED LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- BATHROOM SINK BAR LIGHTING
- CEILING FAN
- PENDANT LIGHTING
- SINGLE POLE SWITCH
- 2 POLE, 3 POLE ETC... SWITCH
- DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- GROUND FAULT CIRCUIT INTERRUPTER
- WATER PROTECTED OUTLET
- 220 VOLT OUTLET
- BATHROOM VENT/EXHAUST FAN
- LED LIGHTING
- CHANDELIER
- USB PORT
- UNDER THE CABINET TASK LIGHTING
- EMERGENCY EXIT WITH LIGHTS
- TELEVISION CONNECTION @ 12" FROM FLOOR
- ELECTRICAL PANEL
- LED LIGHTS
- CARBON MONOXIDE & SMOKE DETECTOR
- DOOR BELL
- HOSE BIB

Date: 11/08/2024

Project #: LneSheepshead

REVNO	Date	Revision/Issue

Project Name: Sheepshead St. SOUTH PADRE ISLAND TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:

LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres. Engineering for the foundation is the responsibility of owner or contractor. Perla Torres takes no responsibility for the construction of the residence or building. EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE DRAFTING PROCESS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND BE AWARE OF ANY REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024

956-345-9960
956-761-2352

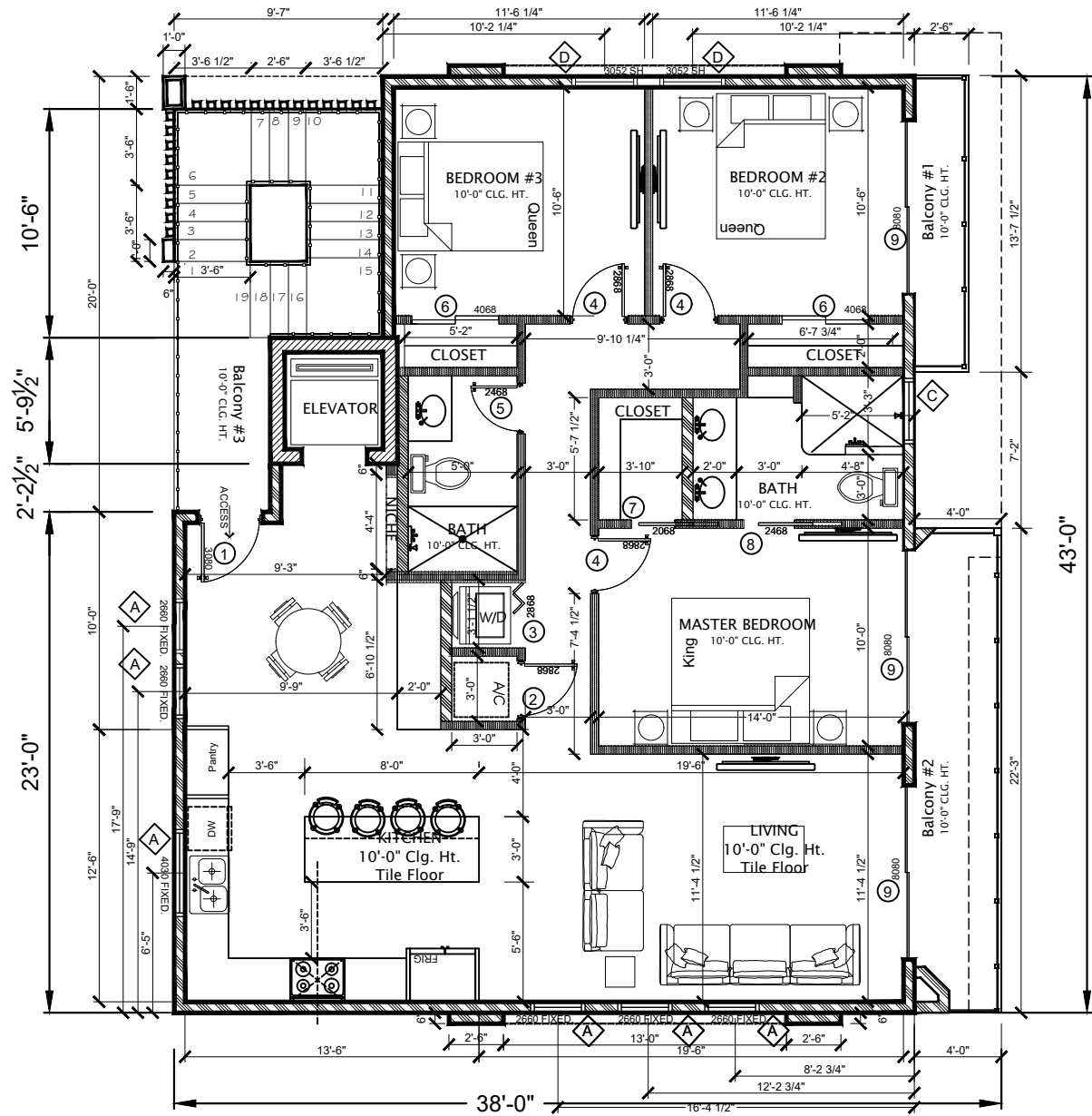


DATE SIGNED: 08-19-24

LISTI Architects - Confidential
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

FLOOR PLAN &
ELECTRICAL PLAN
FL-2



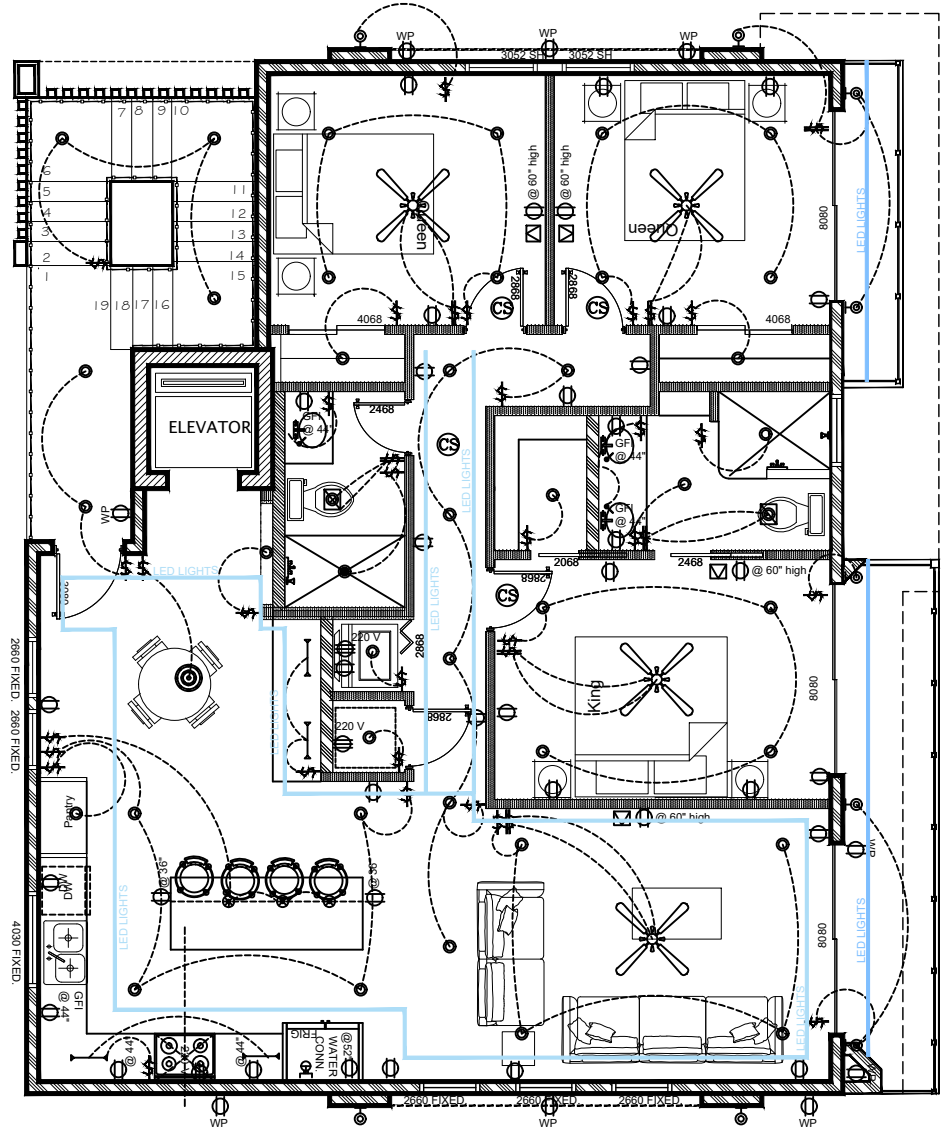
Floor Plan - 3rd Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

DOOR SCHEDULE: (1st Floor) Unit 1			
TYPE	SIZE (WxH)	QTY	DOOR SWING
①	3'-0" x 8'-0" Exterior Door	1	RIGHT
②	2'-8" x 6'-8" A/C Door	1	LEFT
③	2'-8" x 6'-8" Bio Door	1	
④	2'-8" x 6'-8" Bedroom Door	3	2 LEFT 1 RIGHT
⑤	2'-4" x 6'-8" Interior Door	1	RIGHT
⑥	4'-0" x 6'-8" Closet Door	2	
⑦	2'-0" x 6'-8" Pocket Door	1	
⑧	2'-4" x 6'-8" Pocket Door	1	
⑨	8'-0" x 8'-0" Slider Door	3	

WINDOW SCHEDULE: (1st Floor) Unit 1		
TYPE	SIZE (WxH)	QTY
A	2'-6" x 6'-0" Fixed Window	5
B	4'-0" x 3'-0" Fixed Window	1
C	3'-0" x 1'-0" Fixed Window	1
D	3'-0" x 5'-2" Single Hung Window	2

NOTES: Verify Style of Doors and Windows with homeowner.



Electrical Plan - 3rd Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

FLOOR PLAN NOTES

- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1/2" GYP. BOARD EACH SIDE TYPICAL.
- PROVIDE 1 PLY WATER RESISTANT GYP. BOARD AT ALL BATHROOM WALLS.
- PROVIDE 3/2" BATT INSULATION @ ALL BATHROOM WALLS.
- EXTERIOR WALLS SHALL BE BLOCK W/ STUCCO.
- ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
- CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

DRYWALL LEGEND:

- 2 X 4 STUD WALL
- 2 X 6 STUD WALL
- EXTERIOR WALLS - BLOCK WITH STUCCO

INTERIOR DIMENSIONS TO FACE OF FINISHED SURFACE

GENERAL LIGHTING & POWER

- RECEPTACLES IN BATHROOMS, SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (GFI, WP)
- SWITCH PLATES SHALL BE LOCATED AT 42" A.F.F. TO CENTER (TYPICAL).
- ALL KITCHEN COUNTER OUTLETS TO 44" A.F.F.
- ALL KITCHEN COUNTER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE G.F.I. OR INSTALLED PER LOCAL CODES.
- LOW VOLTAGE LIGHTS ON EXTERIOR STAIRS.
- CONSULT WITH OWNER FOR ADDITIONAL OUTLETS AND APPLIANCE LOCATIONS.

LIGHTING & POWER LEGEND

- RECESSED LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- BATHROOM SINK BAR LIGHTING
- CEILING FAN
- PENDANT LIGHTING
- SINGLE POLE SWITCH
- 2 POLE, 3 POLE ETC... SWITCH
- DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- GROUND FAULT CIRCUIT INTERRUPTER
- WATER PROTECTED OUTLET
- 220 VOLT OUTLET
- BATHROOM VENT/EXHAUST FAN
- LED LIGHTING
- CHANDELIER
- USB PORT
- UNDER THE CABINET TASK LIGHTING
- EMERGENCY EXIT WITH LIGHTS
- TELEVISION CONNECTION @ 12" FROM FLOOR
- ELECTRICAL PANEL
- LED LIGHTS
- CARBON MONOXIDE & SMOKE DETECTOR
- DOOR BELL
- HOSE BIB

Date:

11/08/2024

Project #:

LneSheepshead

REV	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Project Name:
sheepshead St.
SOUTH PADRE ISLAND
TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:

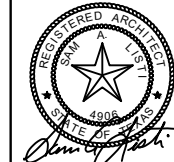
LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Drafting & Design. The responsibility for the construction of the building is the responsibility of the contractor. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024

956-345-9960
956-761-2352

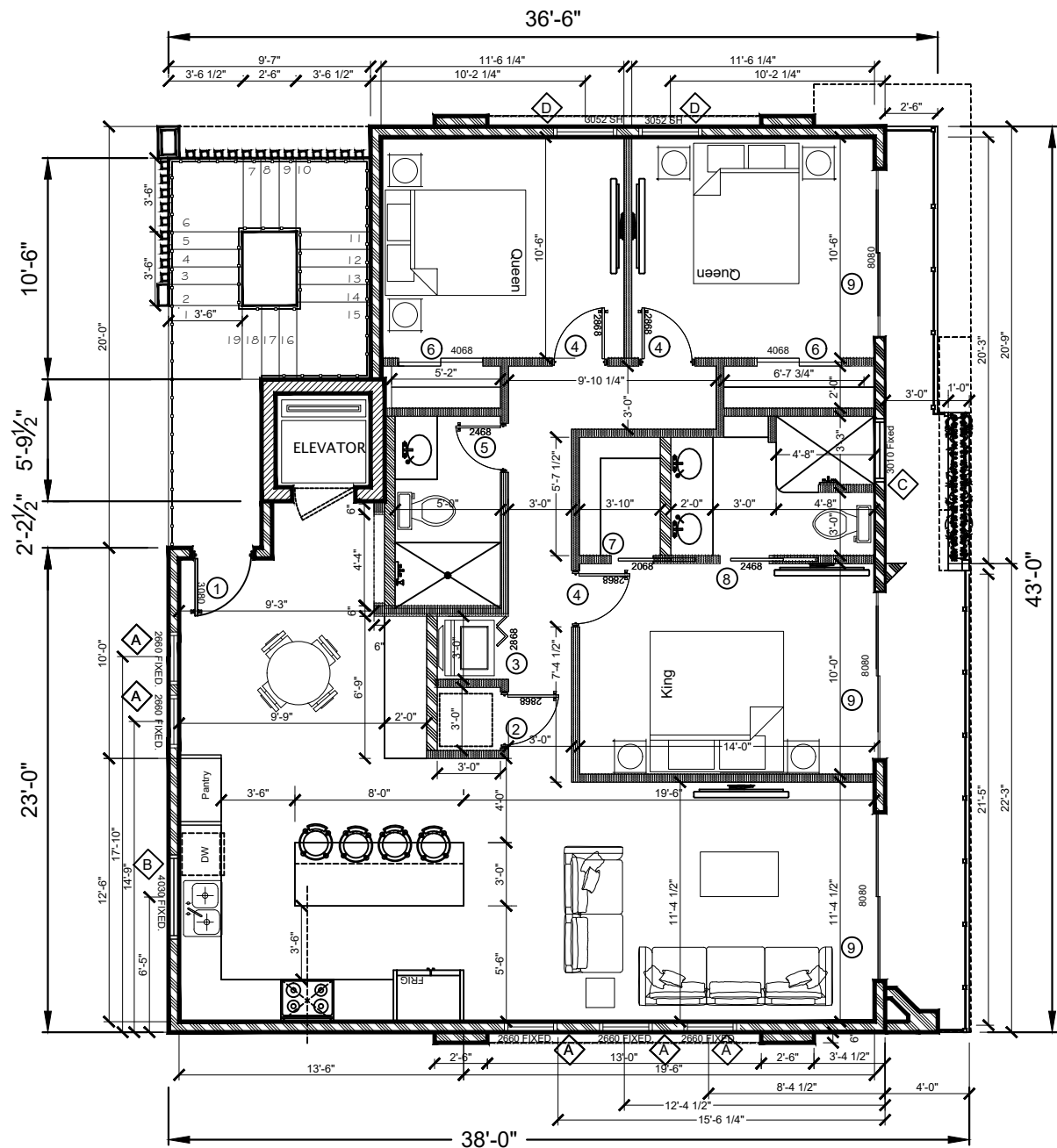


DATE SIGNED: 08-19-24

Listi Architects - Confidential
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

FLOOR PLAN &
ELECTRICAL PLAN
FL-3



Floor Plan - 4th Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

DRYWALL LEGEND:

- 2 X 4 STUD WALL
- 2 X 6 STUD WALL
- EXTERIOR WALLS - BLOCK WITH STUCCO

INTERIOR DIMENSIONS TO FACE OF FINISHED SURFACE

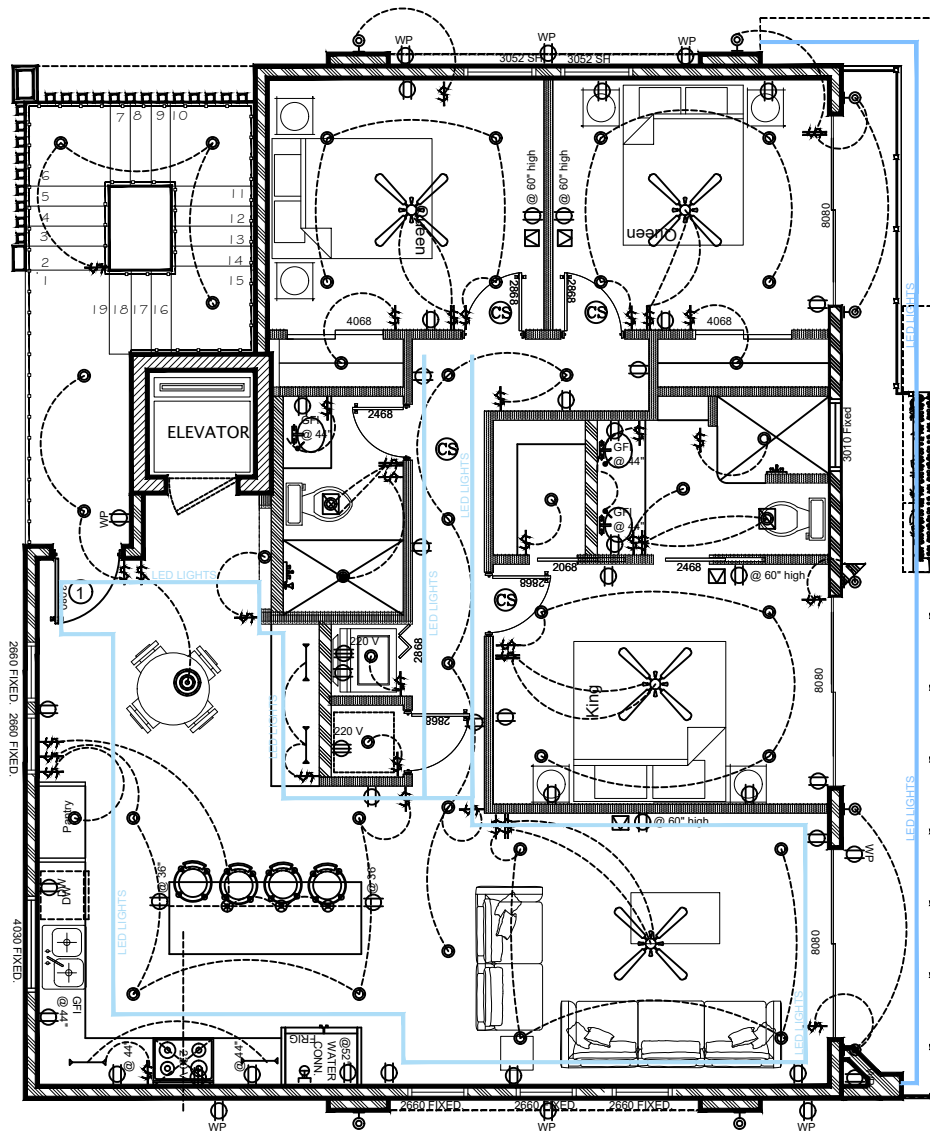
FLOOR PLAN NOTES

- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1/2" GYP. BOARD EACH SIDE TYPICAL.
- PROVIDE 1 PLY WATER RESISTANT GYP. BOARD AT ALL BATHROOM WALLS.
- PROVIDE 3/2" BATT INSULATION @ ALL BATHROOM WALLS.
- EXTERIOR WALLS SHALL BE BLOCK W/ STUCCO.
- ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
- CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

DOOR SCHEDULE: (1st Floor) Unit 1			
TYPE	SIZE (WxH)	QTY	DOOR SWING
①	3'-0" x 8'-0" Exterior Door	1	RIGHT
②	2'-8" x 6'-8" A/C Door	1	LEFT
③	2'-8" x 6'-8" Bio Door	1	
④	2'-8" x 6'-8" Bedroom Door	3	2 LEFT 1 RIGHT
⑤	2'-4" x 6'-8" Interior Door	1	RIGHT
⑥	4'-0" x 6'-8" Closet Door	2	
⑦	2'-0" x 6'-8" Pocket Door	1	
⑧	2'-4" x 6'-8" Pocket Door	1	
⑨	8'-0" x 8'-0" Slider Door	3	

WINDOW SCHEDULE: (1st Floor) Unit 1		
TYPE	SIZE (WxH)	QTY
A	2'-6" x 6'-0" Fixed Window	5
B	4'-0" x 3'-0" Fixed Window	1
C	3'-0" x 1'-0" Fixed Window	1
D	3'-0" x 5'-2" Single Hung Window	2

NOTES: Verify Style of Doors and Windows with homeowner.



Electrical Plan - 4th Floor

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

GENERAL LIGHTING & POWER

- RECEPTACLES IN BATHROOMS, SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (GFI, WP)
- SWITCH PLATES SHALL BE LOCATED AT 42" A.F.F. TO CENTER (TYPICAL).
- ALL KITCHEN COUNTER OUTLETS TO 44" A.F.F.
- ALL KITCHEN COUNTER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE G.F.I. OR INSTALLED PER LOCAL CODES.
- LOW VOLTAGE LIGHTS ON EXTERIOR STAIRS.
- CONSULT WITH OWNER FOR ADDITIONAL OUTLETS AND APPLIANCE LOCATIONS.

LIGHTING & POWER LEGEND

- RECESSED LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- BATHROOM SINK BAR LIGHTING
- CEILING FAN
- PENDANT LIGHTING
- SINGLE POLE SWITCH
- 2 POLE, 3 POLE ETC... SWITCH
- DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- GROUND FAULT CIRCUIT INTERRUPTER
- WATER PROTECTED OUTLET
- 220V 220 VOLT OUTLET
- BATHROOM VENT/EXHAUST FAN
- LED LIGHTING
- CHANDELIER
- USB PORT
- UNDER THE CABINET TASK LIGHTING
- EMERGENCY EXIT WITH LIGHTS
- TELEVISION CONNECTION @ 12" FROM FLOOR
- ELECTRICAL PANEL
- LED LIGHTS
- CARBON MONOXIDE & SMOKE DETECTOR
- DOOR BELL
- HOSE BIB

Date:

11/08/2024

Project #:

LneSheepshead

REV	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Project Name:

sheepshead St.
SOUTH PADRE ISLAND
TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:

LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Drafting & Design. The responsibility for the construction of the residence or building is the responsibility of the contractor. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024
956-345-9960
956-761-2352

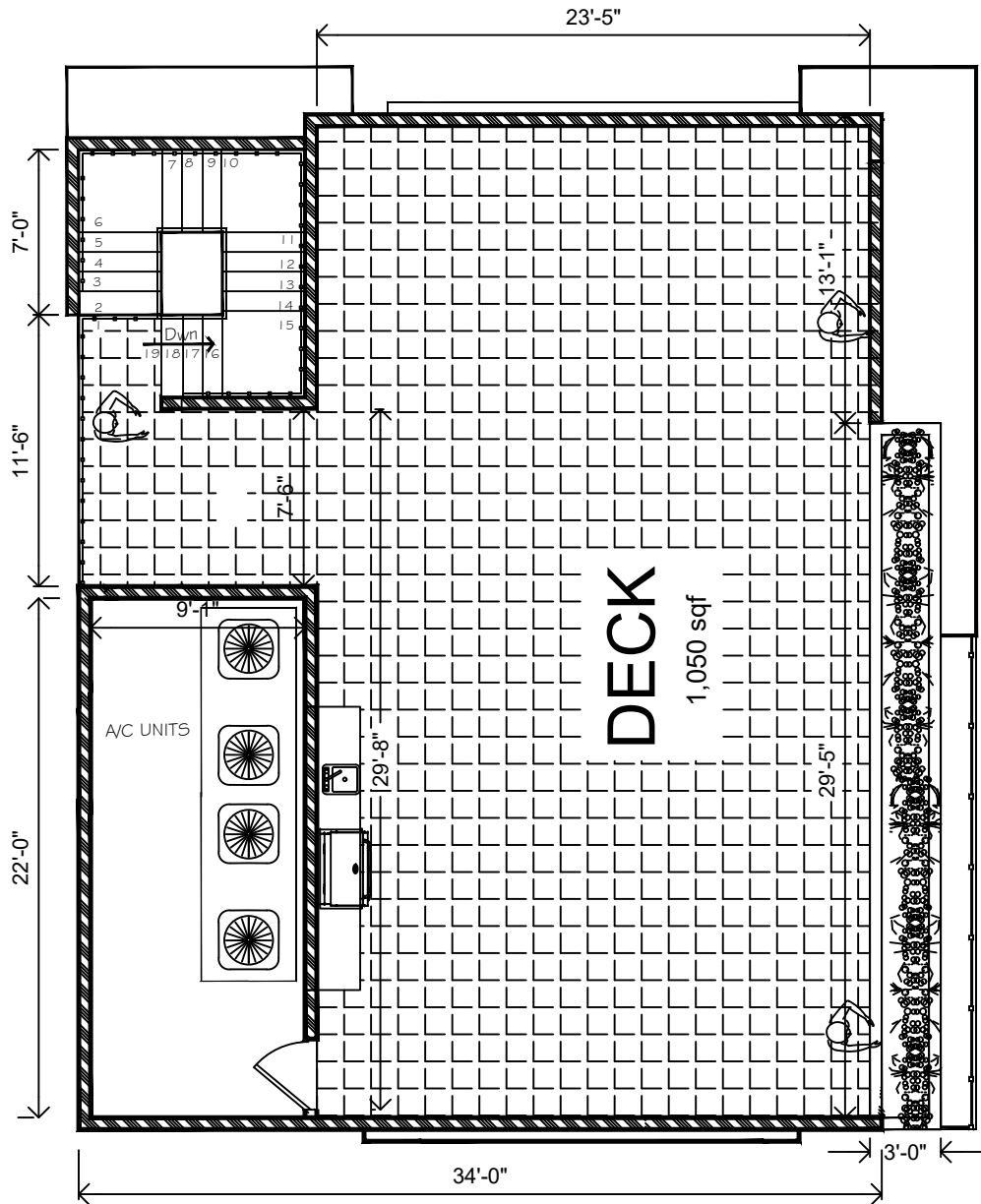


DATE SIGNED: 08-19-24

LISTI Architects - Confidential
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

FLOOR PLAN &
ELECTRICAL PLAN
FL-4



Floor Plan - Roof Top Deck

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

DRYWALL LEGEND:

- 2 X 4 STUD WALL
- 2 X 6 STUD WALL
- EXTERIOR WALLS - BLOCK WITH STUCCO

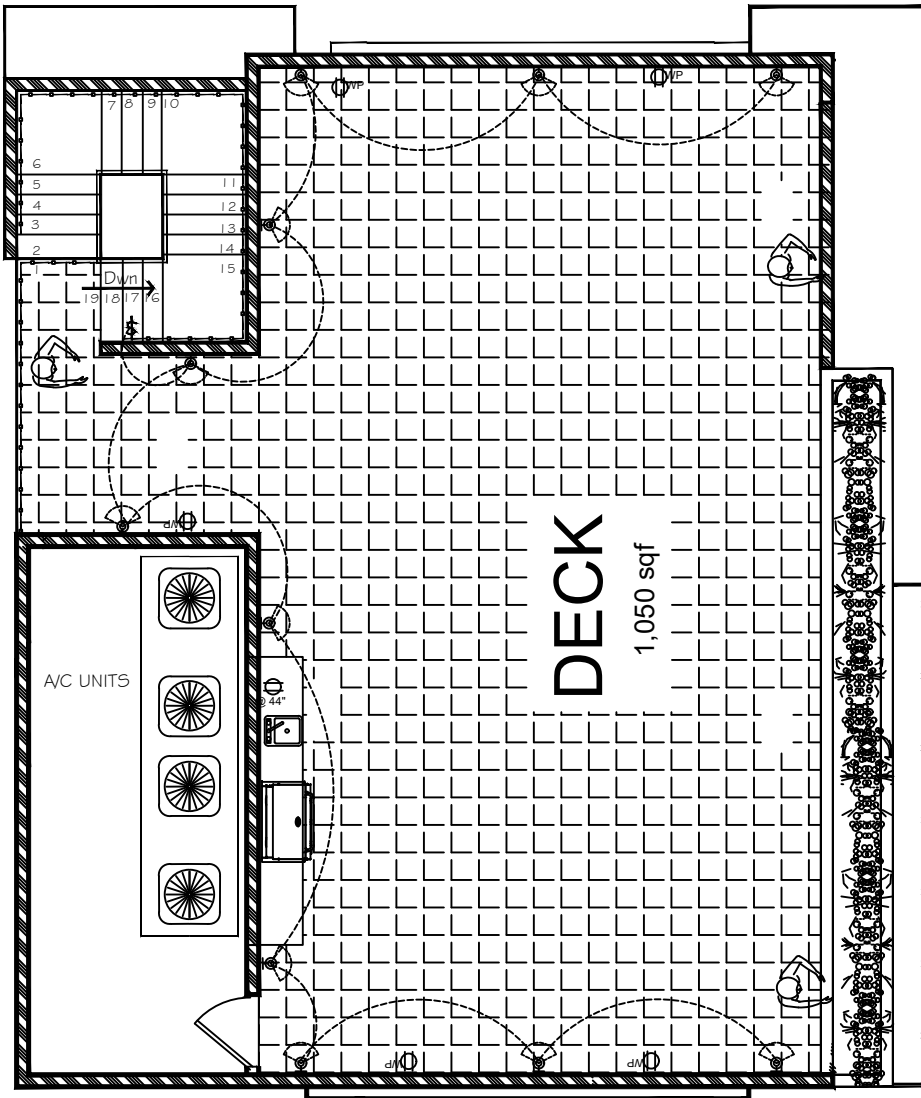
INTERIOR DIMENSIONS TO FACE OF FINISHED SURFACE

FLOOR PLAN NOTES

- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1PLY GYP. BOARD EACH SIDE TYPICAL.
- PROVIDE 1 PLY WATER RESISTANT GYP. BOARD AT ALL BATHROOM WALLS.
- PROVIDE 3/2" BATT INSULATION @ ALL BATHROOM WALLS.
- EXTERIOR WALLS SHALL BE BLOCK W / STUCCO.
- ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
- CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

GENERAL LIGHTING & POWER

- RECEPTACLES IN BATHROOMS, SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (GFI, WP)
- SWITCH PLATES SHALL BE LOCATED AT 42" A.F.F. TO CENTER (TYPICAL).
- ALL KITCHEN COUNTER OUTLETS TO 44" A.F.F.
- ALL KITCHEN COUNTER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE G.F.I. OR INSTALLED PER LOCAL CODES.
- LOW VOLTAGE LIGHTS ON EXTERIOR STAIRS.
- CONSULT WITH OWNER FOR ADDITIONAL OUTLETS AND APPLIANCE LOCATIONS.



Electrical Plan -Roof Top Deck

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

LIGHTING & POWER LEGEND

- RECESSED LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- BATHROOM SINK BAR LIGHTING
- CEILING FAN
- PENDANT LIGHTING
- SINGLE POLE SWITCH
- 2 POLE, 3 POLE ETC... SWITCH
- DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- GROUND FAULT CIRCUIT INTERRUPTER
- WATER PROTECTED OUTLET
- 220V OUTLET
- BATHROOM VENT/EXHAUST FAN
- LED LIGHTING
- CHANDELIER
- USB PORT
- UNDER THE CABINET TASK LIGHTING
- EMERGENCY EXIT WITH LIGHTS
- TELEVISION CONNECTION @ 12" FROM FLOOR
- ELECTRICAL PANEL
- LED LIGHTS
- CARBON MONOXIDE & SMOKE DETECTOR
- DOOR BELL
- HOSE BIB

Date:

11/08/2024

Project #:

LneSheepshead

REV.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Project Name:

sheepshead St.
SOUTH PADRE ISLAND
TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:

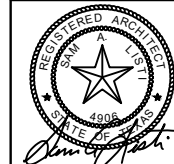
LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Drafting & Design. The responsibility for the construction of the residence or building, and the responsibility for the construction of the residence or building, cannot be guaranteed against human error when drafting these plans. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024

956-345-9960
956-761-2352



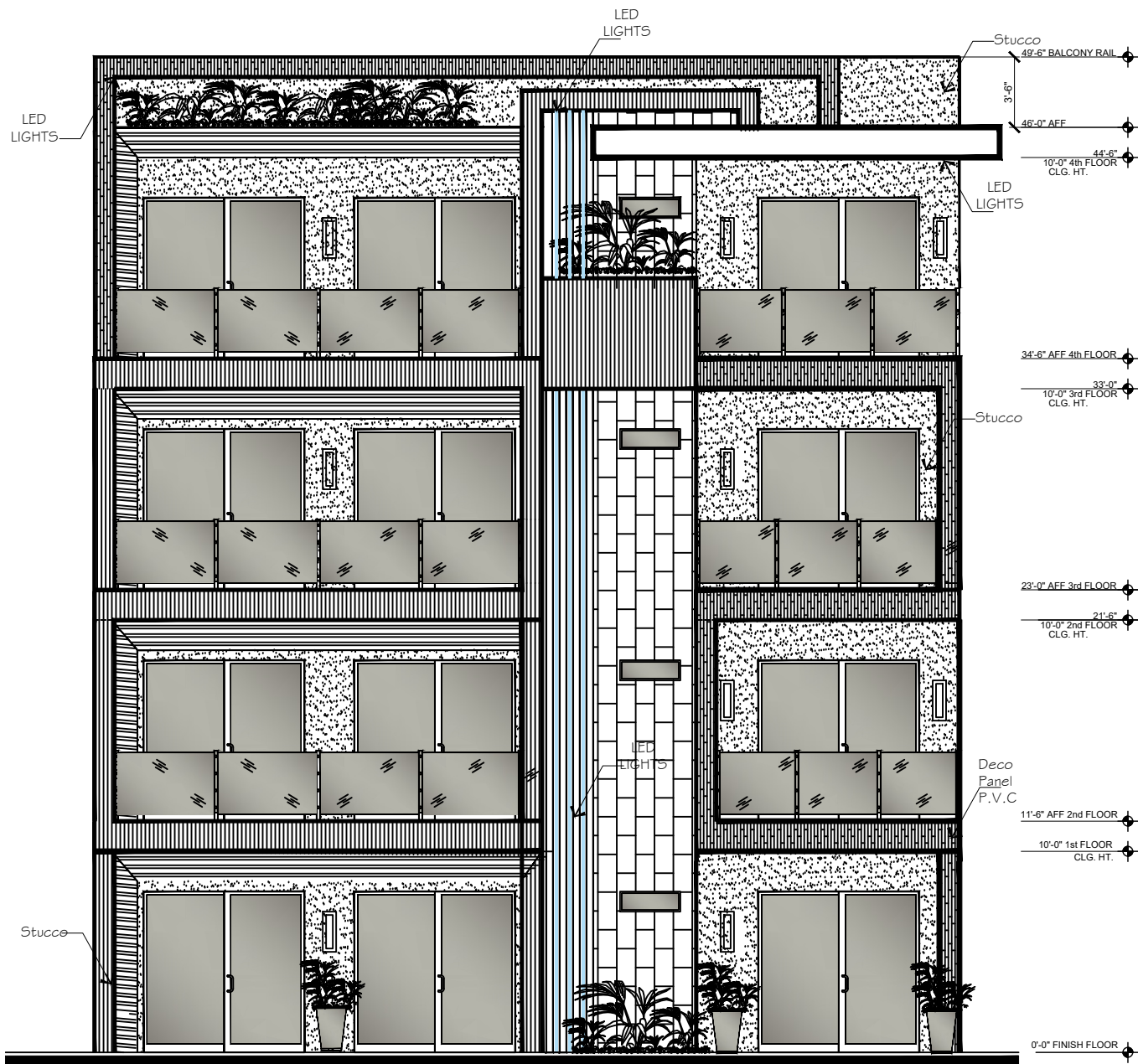
DATE SIGNED: 08-19-24

LISTI ARCHITECTS - Confidential
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

FLOOR PLAN &
ELECTRICAL PLAN

Deck



Elevation (East)

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

LIGHTING & POWER LEGEND			
	RECESSED LIGHTING		BATHROOM VENT/EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE		LED LIGHTING
	BATHROOM SINK BAR LIGHTING		CHANDELIER
	CEILING FAN		USB PORT
	PENDANT LIGHTING		UNDER THE CABINET TASK LIGHTING
	SINGLE POLE SWITCH		EMERGENCY EXIT WITH LIGHTS
	2 POLE, 3 POLE ETC... SWITCH		TELEVISION CONNECTION @ 12" FROM FLOOR
	DUPLEX RECEPTACLE @ 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED		ELECTRICAL PANEL
	GROUND FAULT CIRCUIT INTERRUPTER		LED LIGHTS
	WATER PROTECTED OUTLET		CARBON MONOXIDE & SMOKE DETECTOR
	220 VOLT OUTLET		DOOR BELL
			HOSE BIB
LED LIGHTING			



Elevation (North)

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

Date: 11/08/2024

Project #: LneSheepshead

REV	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Project Name: sheepshead St. SOUTH PADRE ISLAND, TX 78597

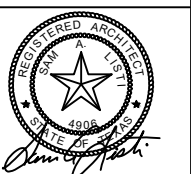
PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



Prepared For:
LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Drafting & Design. Perla Torres Drafting & Design is not responsible for the construction of the residence or building. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS
Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024
956-345-9960
956-761-2352

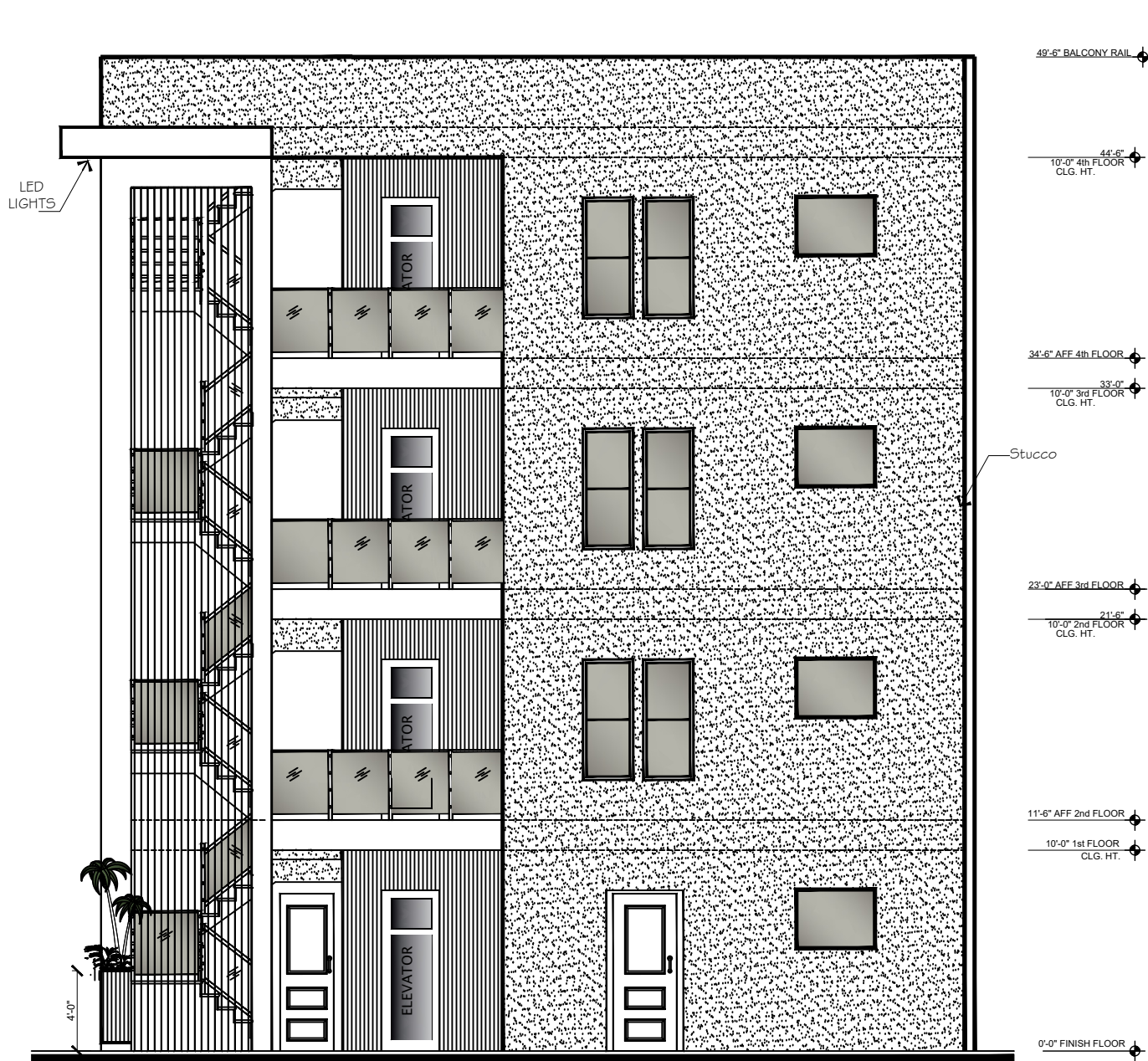


DATE SIGNED: 08-19-24

These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

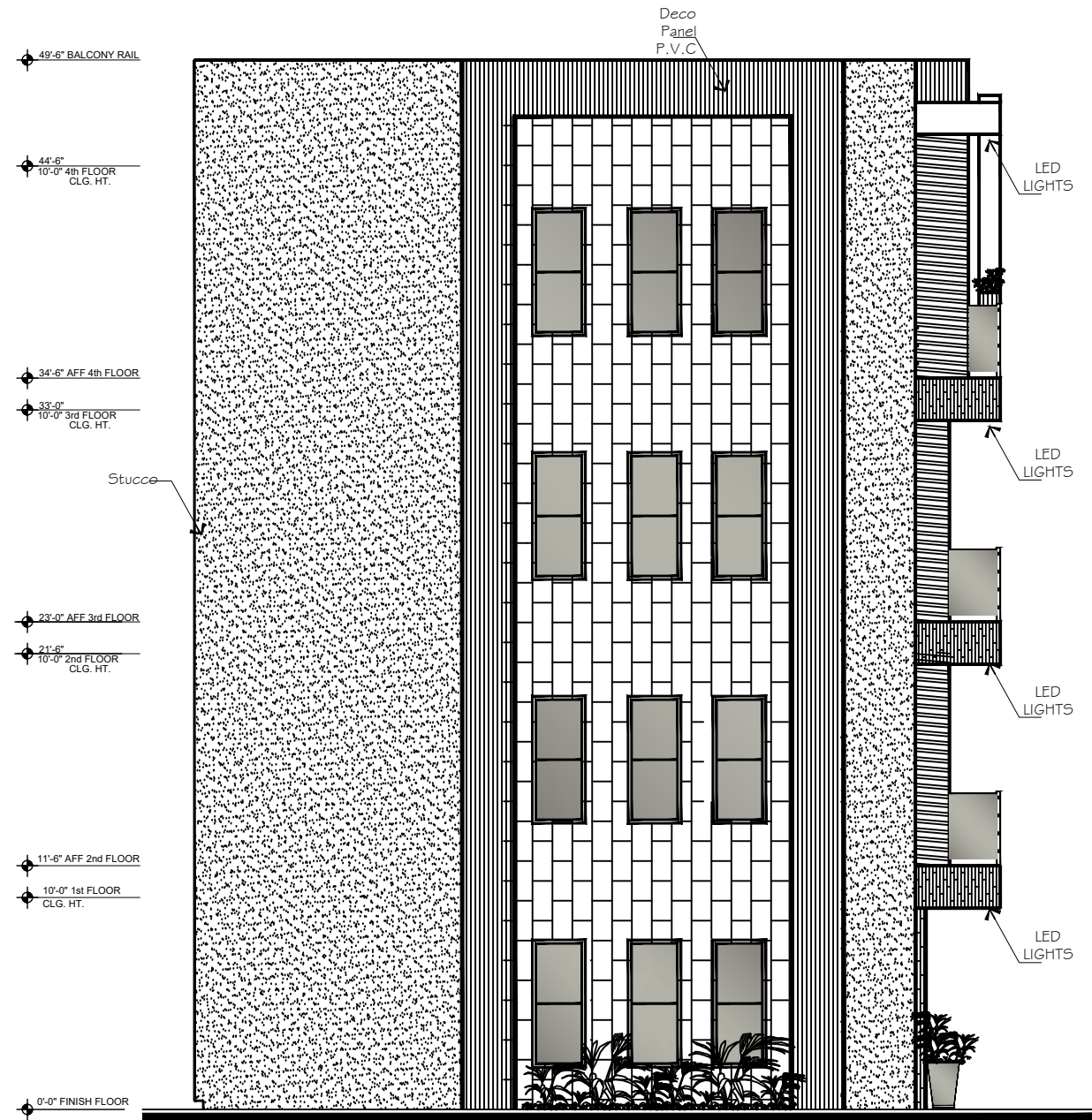
Sheet Number:

ELEVATIONS
ELEV-1



Elevation (West)

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print



Elevation (South)

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

Date:		11/08/2024			
Project #:		LneSheepshead			
REV.	DATE	REVISION	DATE	REV.	DATE
No.		No.		No.	

Project Name: sheepshead St. SOUTH PADRE ISLAND TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



PERLAT@LIVE.COM

Prepared For:
**LNE
DEVELOPMENT**

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Engineering for the foundation is the responsibility of owner or contractor. Perla Torres takes no responsibility for the construction of the residence or building. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

**LISTI
ARCHITECTS**

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024
956-345-9960
956-761-2352

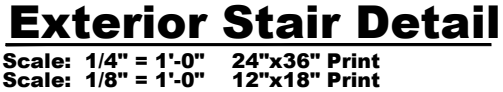
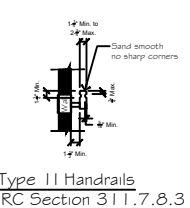
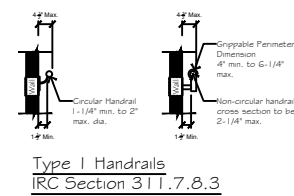
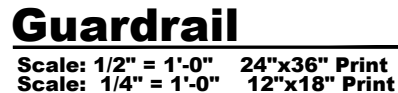
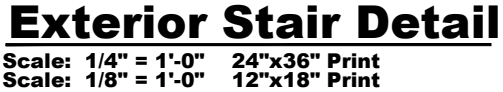
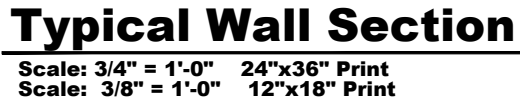


DATE SIGNED: 08-19-24

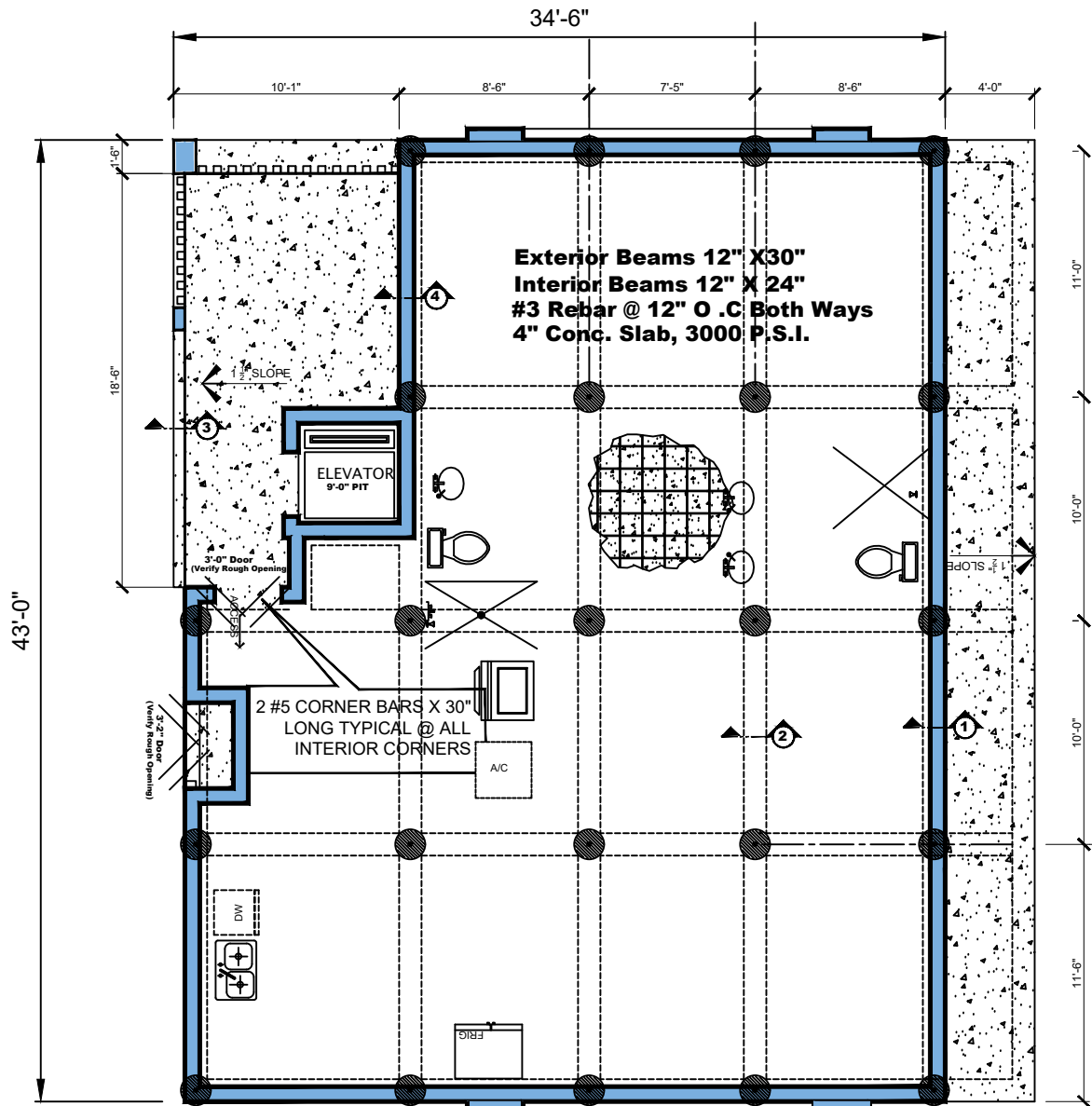
These drawings are the sole property of Listi Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Listi.

Sheet Number:

ELEVATIONS
ELEV-2



Code Reference 2018 International & Residential Building Code		Date: 11/08/2024																																									
CHAPTER 10 MEANS OF EGRESS		Project #: LneSheepshead																																									
Stairs																																											
Minimum width of no less than 36 inches for occupant load less than 50 Minimum headroom clearance of 80" Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. Minimum width shall be maintained the full width of the stairway and landing		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">REVISION</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Date</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Revision/Issue</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">No.</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		REVISION	Date	Revision/Issue	No.																																				
REVISION	Date	Revision/Issue	No.																																								
Handrails		Project Name: sheepshead St. SOUTH PADRE ISLAND, TX 78597																																									
Provide handrail - minimum one side Height of Railing above Treads - 34 to 38"																																											
Provide 1 1/2" Clear Between Handrail and Wall																																											
Treads																																											
All Treads surfaces are to be slip resistant All Exposed Tread Edges are to be smooth, rounded or chamfered																																											
Risers																																											
Sufficiently solid to prevent passage of objects larger than 1/4"																																											
Headroom Clearance																																											
Measured vertically from plane of ceiling to finished tread surface to be a minimum of 6'-8"																																											
Stair Landings																																											
Landings shall be same width and depth as the stair it serves with a minimum dimension of 36" each way																																											
Balcony Guardrail																																											
Balcony guardrail must be at least 36" tall Railing must withstand a minimum concentrated live load of 200 lbs of force																																											
SECTION R302 – FIRE RESISTANT CONSTRUCTION		PERLA TORRES DRAFTING & DESIGN 415 E. WASHINGTON, SUITE A PORT ISABEL, TEXAS 78578 (956) 266-8450  PERLAT@LIVE.COM																																									
R302.6 Dwelling-Garage Fire Separation. The garage shall be separated as required by table R302.6. Opening in garage walls shall comply with section R302.5 Per 2018 IRC 5/8" Gypsum Type X R302.7 Under-Stair Protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls under stair surface and any soffits protected the enclosed side Per 2018 IRC 1/2" Gypsum Board																																											
SECTION R310 – EMERGENCY ESCAPE & RESCUE OPENINGS																																											
R310.2 Emergency escape and rescue openings.																																											
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.																																											
R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m ²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm) Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m ²). R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.		This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Engineering for the foundation is the responsibility for the construction of the residence or building. EVERY BODY HAS BEEN MADE TO AVOID MAKING ANY USE OF PREPARATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF PERLA TORRES ENGINEERING. NO PART OF THESE DRAWINGS CAN BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PERLA TORRES ENGINEERING. THE CONTRACTOR ASSIGNED TO DO THIS JOB SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND DETAILS AS REQUIRED BY THE BUILDING CODES.																																									
R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m ²) with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well. R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. R310.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method. Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.																																											
R310.2.4 Emergency escape and rescue openings under decks and porches. Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions: The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window. The replacement window is not part of a change of occupancy. R310.3 Emergency escape and rescue doors. Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure. R310.3.1 Minimum door opening size. The minimum net clear height opening for any door that serves as an emergency and escape rescue opening shall be in accordance with Section R310.2.1.																																											
SECTION R312 – GUARDS & WINDOW FALL PROTECTION																																											
R312.1.3 Opening Limitations Required Guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.																																											
TYPICAL WALL SECTION STAIR DETAIL 		DATE SIGNED 																																									
		EXPIRES 08-19-24																																									
		Last Architects - Confidential These drawings are the sole property of Last Architects. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of Sam Lasti.																																									
Sheet Number:																																											

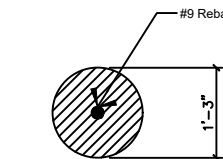


Foundation Plan

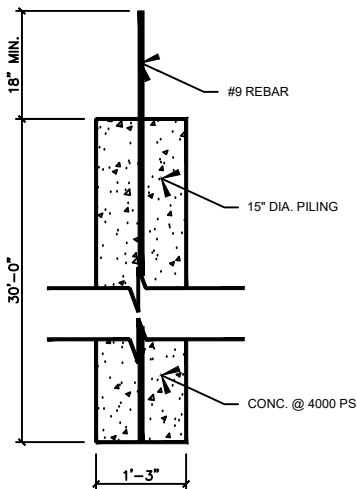
Scale: 1/2" = 1'-0" 24"x36" Print
Scale: 1/4" = 1'-0" 12"x18" Print

NOTE:

**PRE-LIMINARY FOUNDATION PLAN FOR
REFERENCE ONLY CONSULT WITH
ENGINEER FOR ACTUAL.**

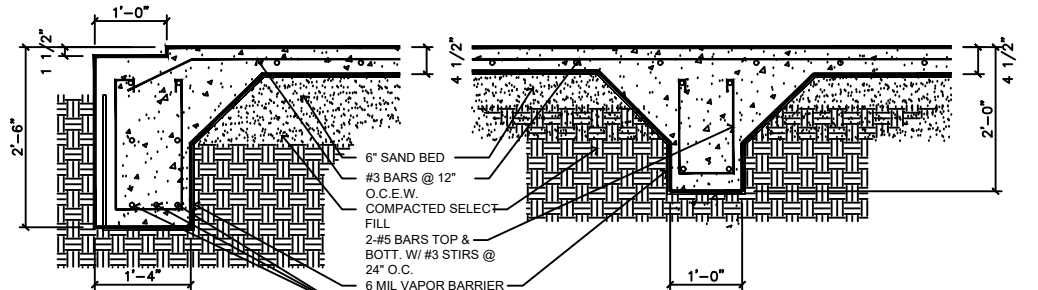


PLAN VIEW



Detail A

Scale: 3/4" = 1'-0"

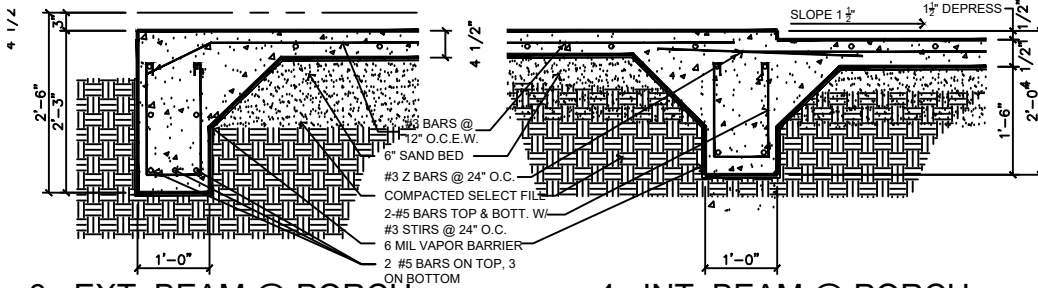


1. EXTERIOR BEAM

SCALE: 3/4" = 1'0"

2. INTERIOR BEAM

SCALE: 3/4" = 1'0"



3. EXT. BEAM @ PORCH

SCALE: 3/4" = 1'0"

4. INT. BEAM @ PORCH

SCALE: 3/4" = 1'0"

GENERAL NOTES:

- CONCRETE SHALL DEVELOP AT 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS MINIMUM COMPRESSIVE STRENGTH.
- CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5".
- REINFORCING SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO SPECIFICATION ASTM A615-60.
- FILL MATERIAL SHALL BE COMPRISED OF NON-SWELLING HOMOGENEOUS EARTH WHICH SHALL HAVE A MAXIMUM PI OF 12. SUCH MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. FILL MATERIAL SHALL BE COMPRISED OF E MAXIMUM LIFTS & SHALL BE 6" LOOSE.
- CUT BEAM TRENCHES AFTER SITE HAS BEEN COMPACTED.
- CUT PLUMBING TRENCHES BEFORE BEAM TRENCHES HAVE BEEN CUT.
- PLUMBER TO SLEEVE ALL PIPES PASSING THRU PERIMETER AND INTERIOR BEAMS.
- ALL PLUMBING SHALL BE BEDDED IN 6" OF CLEAN SAND JETTED IN PLACE.
- AFTER PIPE PLACEMENT, FILL PLUMBING DITCHES WITH CLEAN SAND TO 6" ABOVE TOP OF PIPE. JETTED IN PLACE.
- HAND COMPACT, SELECT FILL TO 95% PROCTOR TO BRING TRENCH FILL TO FINISHED LEVEL.
- PROVIDE 1/4" MINIMUM CLEAR COVER ON BEAM STEEL AND 1/4" CLEAR COVER ON ALL SLAB STEEL. PROVIDE 1/4" BRICK LIFTERS OF OTHER SUITABLE SUPPORTS TO MAINTAIN STEEL BEAMS IN PLACE. PROVIDE A MINIMUM OF 3" PLASTIC SUPPORT CHAIRS @ REBAR SLAB MESH IN THE POSITIONS CALLED FOR ON PLANS & SPECIFICATIONS.
- MOISTURE BARRIER WILL BE 6-MIL POLYETHYLENE LAPPED AND SEALED AT ALL JOINTS.
- THE BUILDING AREA SHALL BE CLEARED & SCARFIED A MINIMUM OF 6" FOR THE REMOVAL OF ALL DEBRIS AND ORGANIC MATERIAL PRIOR TO FOUNDATION CONSTRUCTION.
- PROVIDE MINIMUM OF 30" DIAMETER SPLICE FOR ALL BEAM AND SLAB STEEL. RUN STEEL FULL STOCK LENGHTS. HOOK ALL BEAM STEEL AT DISCONTINUOUS ENDS WITH A 90 DEG. HOOK 6" LONG (TOP BARS ONLY). STAGGER TOP & BOTTOM BEAM SPLICES.
- FABRICATION OF STEEL SHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71).
- AT ALL BEAM INTERSECTIONS LET DEEPER DEPTH BEAM CARRY THROUGH.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISI SPECIFICATIONS FOR FABRICATION AND ERECTION OF STEEL FOR BUILDING.
- ENGINEER MUST INSPECT SITE PREPARATION PRIOR TO ADDING FILL MATERIAL.
- ENGINEER MUST INSPECT SOIL COMPACTION OF EACH LIFT, AND TESTING LAB SHALL VERIFY DENSITIES OF COMPACTED FILL.
- ENGINEER MUST INSPECT PLACEMENT OF ALL STEEL AND VAPOR BARRIER PRIOR TO POUR.
- ALL ROUGH-IN PLUMBING LINES SHALL BE ROUTED BELOW BEAM LINE IF POSSIBLE.
- THE FILL MATERIAL AS WELL AS SUB-SOIL SHALL BE THOROUGHLY DAMPENED IMMEDIATELY PRIOR TO POURING CONCRETE TO THESE SPECIFICATIONS.

Date: 11/08/2024

Project #: LneSheepshead

REVNO	REVISION	Date

Project Name: sheepshead St.
SOUTH PADRE ISLAND
TX 78597

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON,
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450



Prepared For:

LNE
DEVELOPMENT

This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres Engineering for the foundation is the responsibility of owner or contractor. Perla Torres takes no responsibility for the construction of the residence or building. EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE DESIGN. PERLA TORRES ENGINEERING FOR THE FOUNDATION CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

LISTI
ARCHITECTS

Sam A. Listi, Architect
11711 Memorial Drive #370
Houston, Texas
77024
956-345-9960
956-761-2352



DATE SIGNED: 08-19-24

Expires: 08-19-24

Sheet Number:

FOUNDATIONS
FD