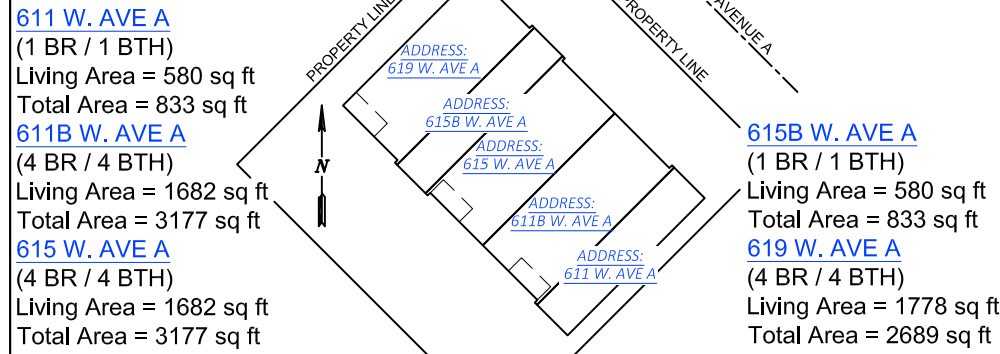


PROJECT KEY MAP / AREA CALCULATIONS



DRAWINGS FOR PROPOSED:

"Puerto Bella"

SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

SHEET INDEX

SHEET NUMBER	DRAWING LIST	SHEET DATE
0.0	COVER SHEET & PROJECT INFORMATION	10/8/2021

DESIGN PARAMETERS

APPLICABLE CODES:
2018 International Residential Code
2018 International Energy Conservation Code
2020 National Electric Code
City of Port Aransas Building Codes/Ordinances

BASIC WIND SPEED:
130mph (3-Second Gust)

BUILDING OCCUPANCY CLASSIFICATION:
Residential Group R-1

BUILDING CONSTRUCTION TYPE:
Type 1 - Fire Resistive

CITY MAP - PORT ARANSAS, TEXAS



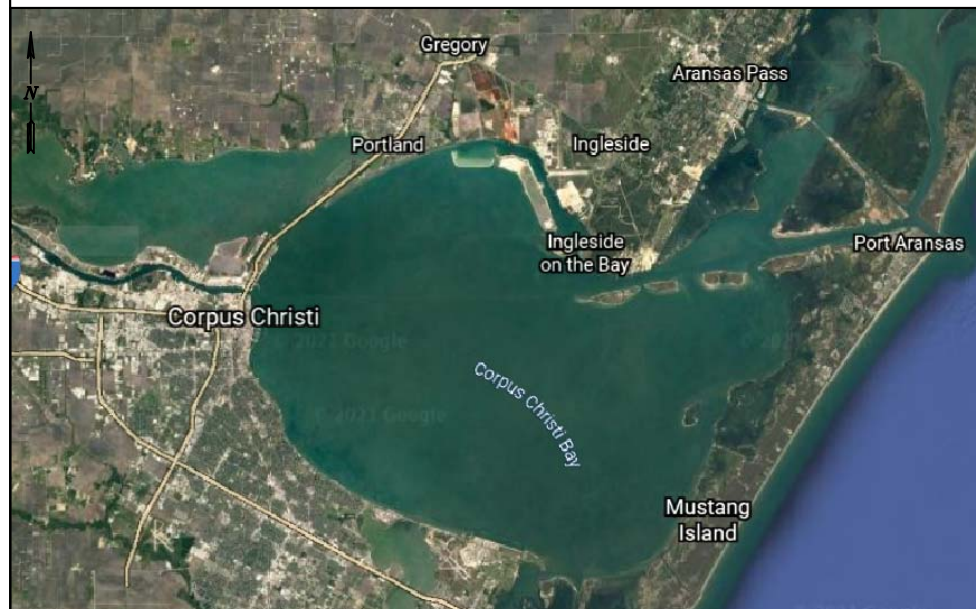
CIVIL PLANS

C1.1	SITE PLAN & PARKING PLAN	10/8/2021
C1.2	COMMON AREA/FOUNDATION & ROOF DRAINAGE PLAN	10/8/2021
C1.3	UTILITY PLAN	10/8/2021
C1.4	LANDSCAPING PLAN	10/8/2021
C1.5	FIRE EVACUATION/EGRESS PLAN	10/8/2021

PROJECT RENDERINGS



VICINITY MAP - PORT ARANSAS, TEXAS



CONSTRUCTION PLANS

S1.01	GENERAL NOTES AND DETAILS	10/8/2021
S2.01	FOUNDATION PLAN	10/8/2021
S3.01	SECOND FLOOR FRAMING PLAN	10/8/2021
S4.01	THIRD FLOOR FRAMING PLAN	10/8/2021
S5.01	ROOF FRAMING PLAN	10/8/2021
S6.01	SECTIONS AND DETAILS	10/8/2021
S6.02	SECTIONS AND DETAILS	10/8/2021
S6.03	SECTIONS AND DETAILS	10/8/2021

ARCHITECTURAL PLANS

A1.1	UNIT '611' FIRST & SECOND FLOOR PLANS	10/8/2021
A1.2	UNIT '611B' FIRST & SECOND FLOOR PLANS	10/8/2021
A1.3	UNIT '611B' THIRD FLOOR PLAN	10/8/2021
A1.4	UNIT '615' FIRST & SECOND FLOOR PLANS	10/8/2021
A1.5	UNIT '615' THIRD FLOOR PLAN	10/8/2021
A1.6	UNIT '615B' FIRST & SECOND FLOOR PLANS	10/8/2021
A1.7	UNIT '619' FIRST & SECOND FLOOR PLANS	10/8/2021
A1.8	UNIT '619' THIRD FLOOR PLAN	10/8/2021
A2.1	CONSTRUCTION DETAILS	10/8/2021
A3.1	ELEVATION FRONT VIEW 'A'	10/8/2021
A3.2	ELEVATION BACKYARD VIEW 'B'	10/8/2021
A3.3	ELEVATION SIDE VIEW 'C'	10/8/2021
A3.4	ELEVATION SIDE VIEW 'D'	10/8/2021
A4.1	DOOR / WINDOW SCHEDULE	10/8/2021



MEP (MECHANICAL, ELECTRICAL, PLUMBING)

E1.1	UNIT '611' FIRST & SECOND FLOOR ELECTRICAL PLANS	10/8/2021
E1.2	UNIT '611B' FIRST & SECOND FLOOR ELECTRICAL PLANS	10/8/2021
E1.3	UNIT '611B' THIRD FLOOR ELECTRICAL PLAN	10/8/2021
E1.4	UNIT '615' FIRST & SECOND FLOOR ELECTRICAL PLANS	10/8/2021
E1.5	UNIT '615' THIRD FLOOR ELECTRICAL PLAN	10/8/2021
E1.6	UNIT '615B' FIRST & SECOND FLOOR ELECTRICAL PLANS	10/8/2021
E1.7	UNIT '619' FIRST & SECOND FLOOR ELECTRICAL PLANS	10/8/2021
E1.8	UNIT '619' THIRD FLOOR ELECTRICAL PLAN	10/8/2021
P1.1	PLUMBING RISER DIAGRAM	10/8/2021

NOTES:

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REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



J BAR HOLDINGS, LLC

DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	NONE	DATE:

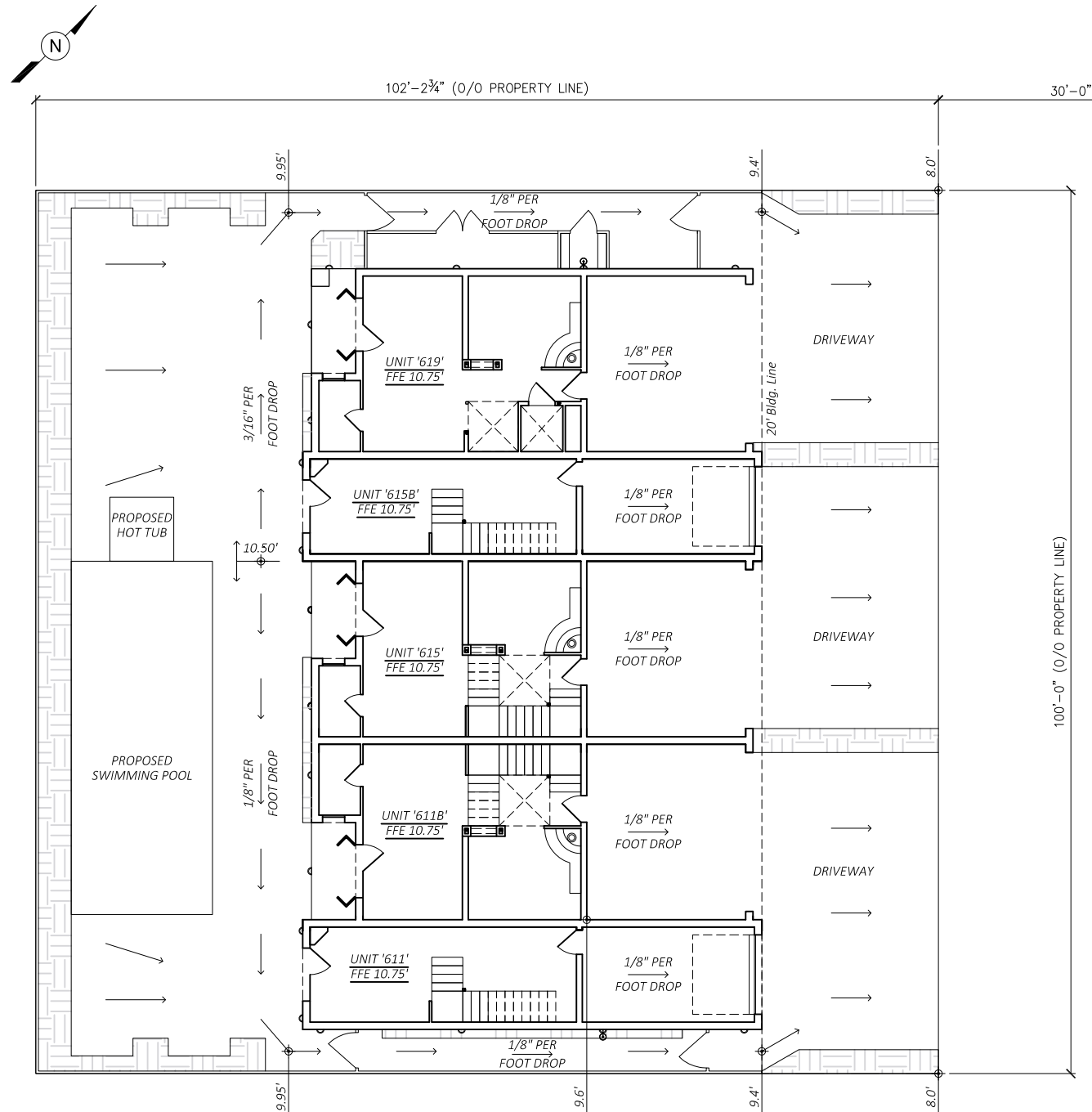
Port Aransas & Mustang Island

"Puerto Bella"

SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

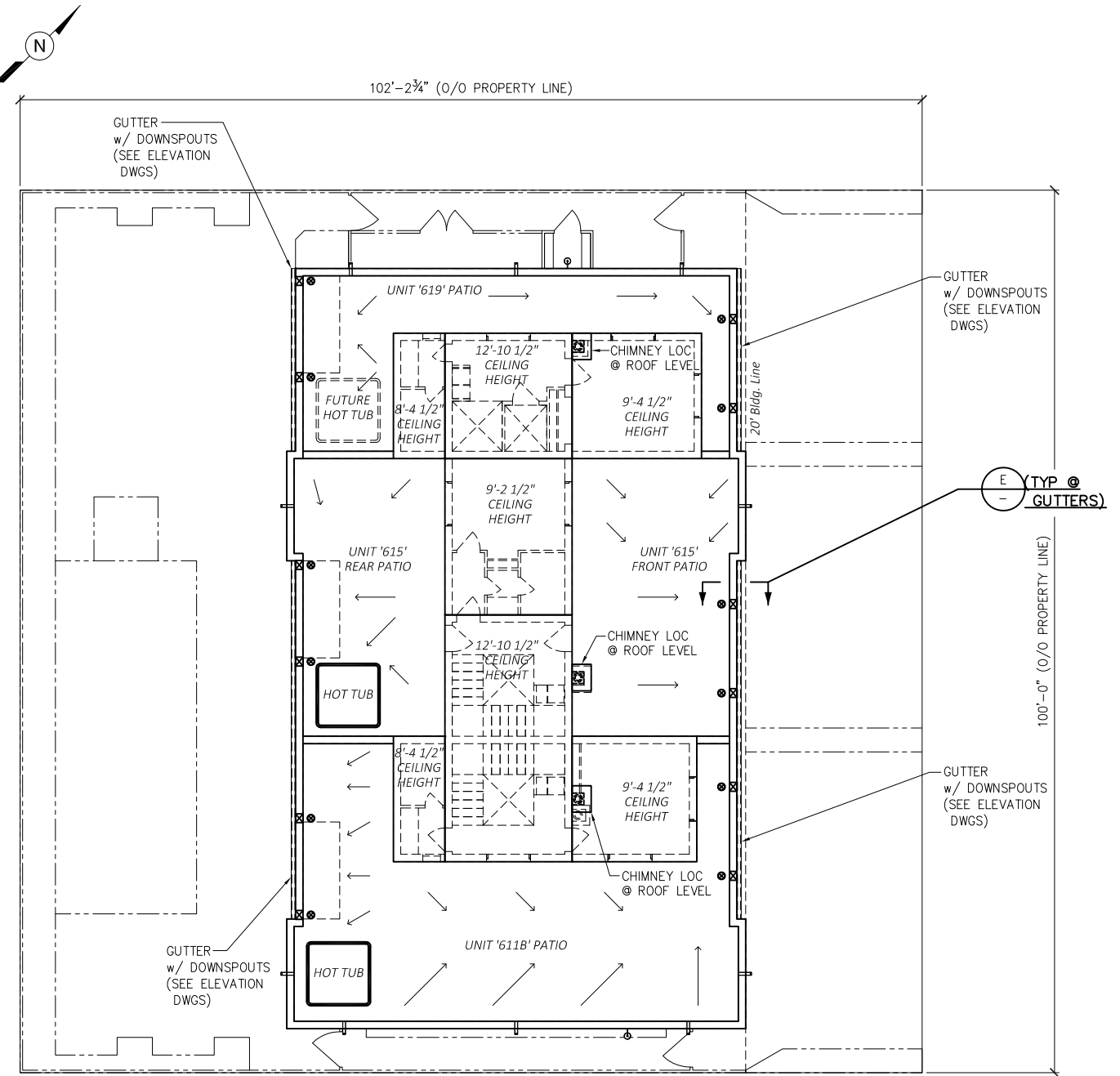
COVER SHEET & PROJECT INFORMATION

PROJECT NO:	DRAWING NO:	REV.
	0.0	0



COMMON AREA/FOUNDATION DRAINAGE PLAN
(SCALE: 1/8"=1'-0")

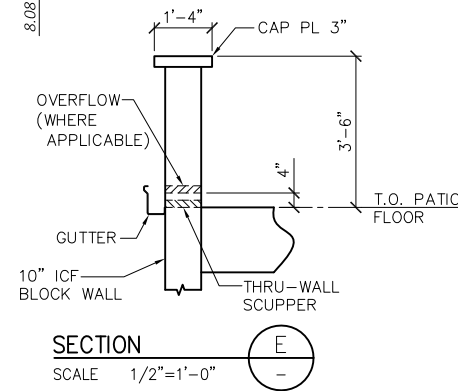
DENOTES PERVIOUS GROUND COVER AREAS



ROOF DRAINAGE PLAN
(SCALE: 1/8"=1'-0")

LEGEND:

- = THRU-WALL SCUPPERS
- = EXPOSED OVERFLOW
- = OVERFLOW



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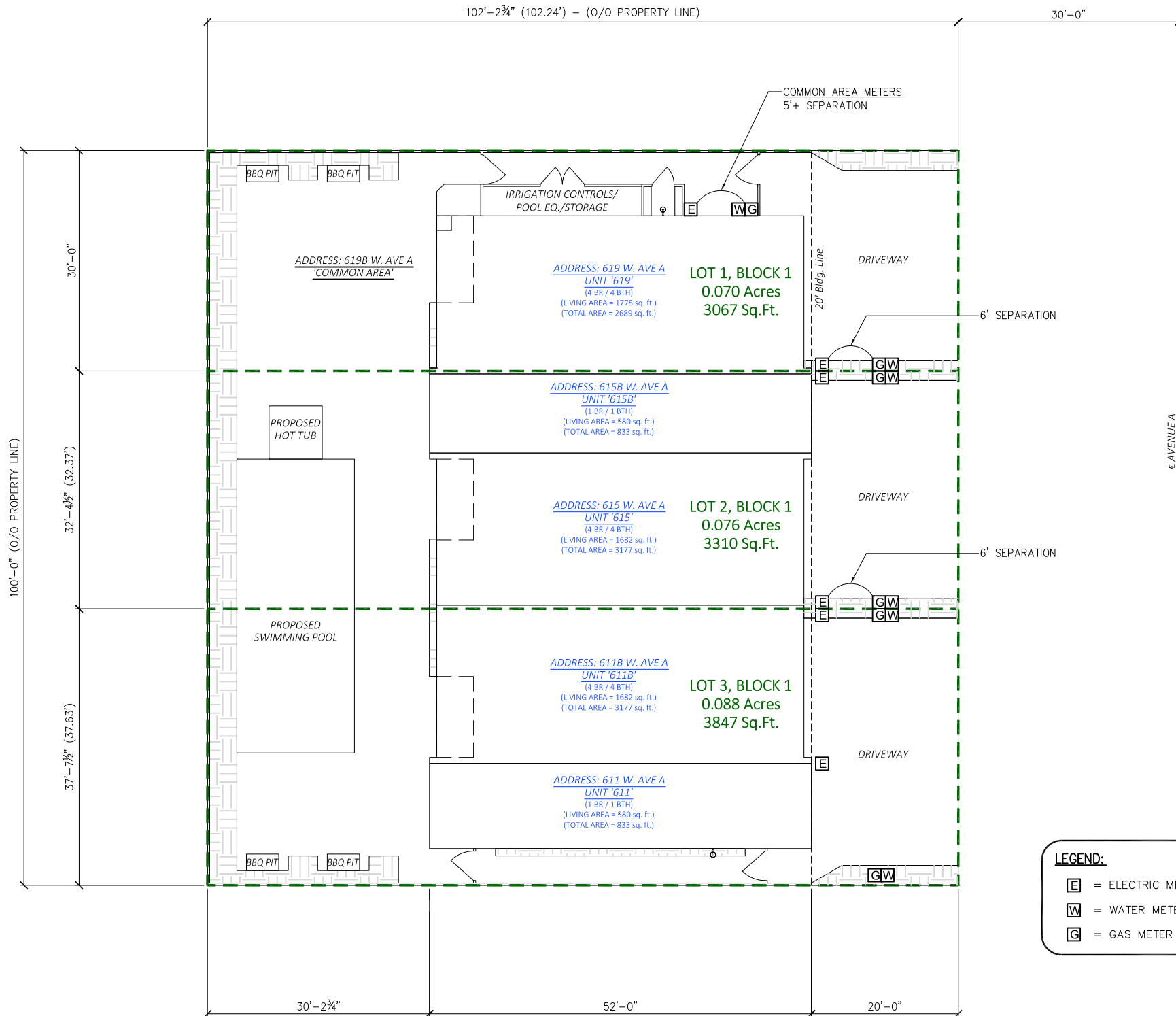
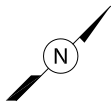


DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/8"=1'-0"	DATE:

Port Aransas & Mustang Island
"Puerto Bella"
SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

TITLE: COMMON AREA/FOUNDATION & ROOF DRAINAGE PLAN

PROJECT NO.: DRAWING NO.: C1.2 REV: 0



LEGEND:

E = ELECTRIC METER

W = WATER METER

G = GAS METER

UTILITY PLAN
(SCALE: 1/8"=1'-0")

--- = PROPERTY LOT LINES

▨ DENOTES PERVIOUS GROUND COVER AREAS

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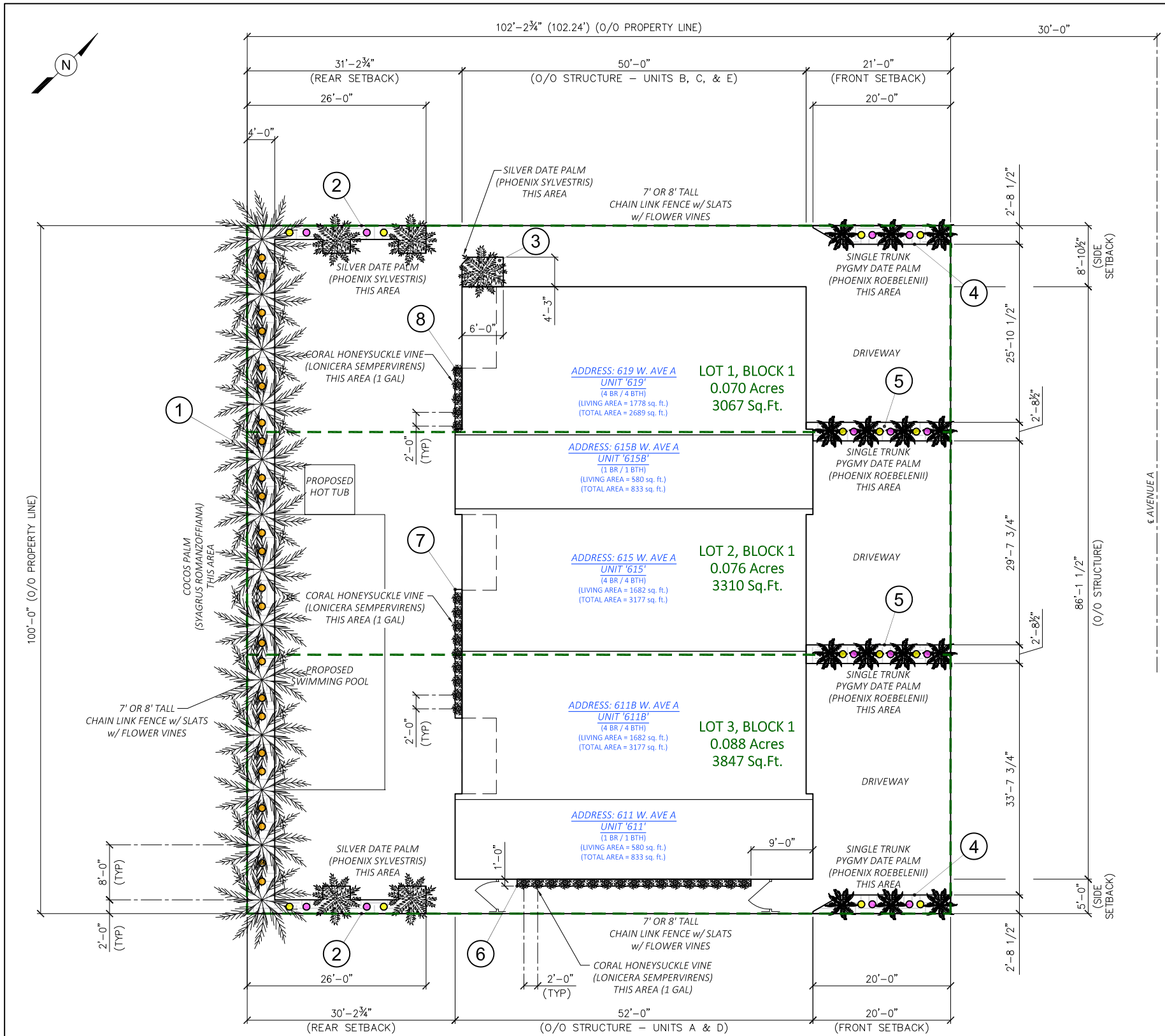
NOTES:

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



J BAR HOLDINGS, LLC	
DESIGNED BY:	RHA 7/2020
DRAWN BY:	AAA 7/2020
CHECKED BY:	RHA 7/2020
APPROVED BY:	
SCALE:	1/8"=1'-0"
DATE:	

Port Aransas & Mustang Island		"Puerto Bella"	
SHORT TERM RENTALS		W. AVENUE A	
PORT ARANSAS, TEXAS 78373		PORT ARANSAS, TEXAS 78373	
TITLE: UTILITY PLAN		PROJECT NO:	DRAWING NO: C1.3
REV: 0			



LANDSCAPING PLAN
 (SCALE: 1/8"=1'-0")

--- = PROPERTY LOT LINES
 [Symbol] DENOTES PERVIOUS GROUND COVER AREAS



CORAL HONEYSUCKLE VINE (LONICERA SEMPERVIRENS) TURK'S CAP (MALVAVISCUS DRUMMONDII) FIRECRACKER PLANT (RUSSELLIA EQUESITIFORMIS) HUMMINGBIRD BUSH (HAMELIA PATENS)



COCOS PALM (SYAGRUS ROMANZOFFIANA) SILVER DATE PALM (PHOENIX SYLVESTRIS) COCOS PALM (PHOENIX ROEBELENI) CHAIN LINK FENCE W/ SLATS

LANDSCAPING PLAN POINT TOTAL WORKSHEET

(Lot Size = 100' x 102.24' = 10,224 sq. ft.)
 (20% x 10,224 sq. ft. = 2045 Points Needed)
 (Refer to Port Aransas Code of Ordinances Chapter 16, Article IV)

PERVIOUS GROUND COVER					
MARK AREA	WIDTH (FT)	LENGTH (FT)	SQ. FT.	# OF AREAS	POINTS
1	4	100	400	1	400
2	Varies	22	60	2	120
3	4.25	6	25.5	1	25.5
4	2.7	Varies	49	2	98
5	2.7	Varies	57	2	114
6	1	34	34	1	34
7	1	18.7	18.7	1	18.7
8	1	8.9	8.9	1	8.9

PALM TREES / SHRUBS / VINES					
TYPE	SCIENTIFIC NAME	QTY	HEIGHT (FT)	POINTS PER	POINTS
Cocos Palm	Syagrus Romanzoffiana	13	12	30	390
Silver Date Palm	Phoenix Sylvestris	5	12	30	150
Pygmy Date Palm	Phoenix Roebelenii	14	12	30	420
Turk's Cap	Malvaviscus Drummondii	14	3	5	70
Firecracker Plant	Russelia Equesitiformis	14	3	5	70
Hummingbird Bush	Hamelia Patens	24	3	5	120
Coral Honeysuckle Vine	Lonicera Sempervirens	31	Wall Coverage	1	31

TOTAL POINTS SHOWN = 2070.1

* POINT TOTAL DOES NOT INCLUDE CHAIN LINK FENCE FLOWER VINES

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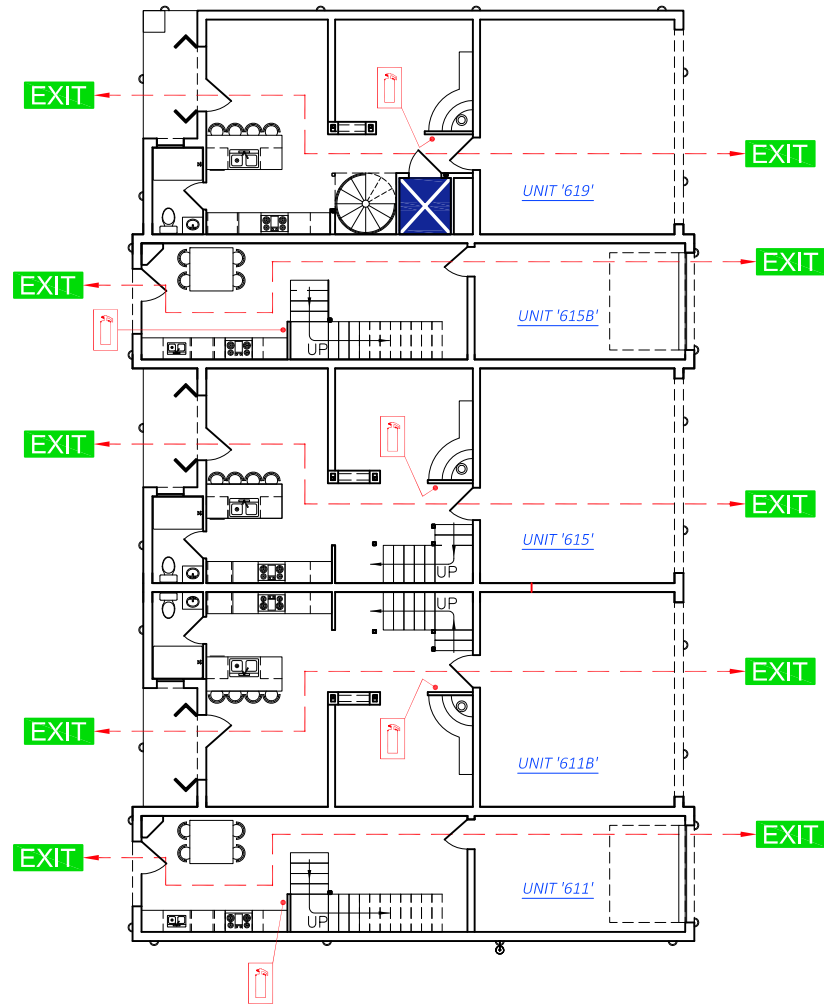
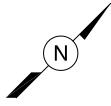
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REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
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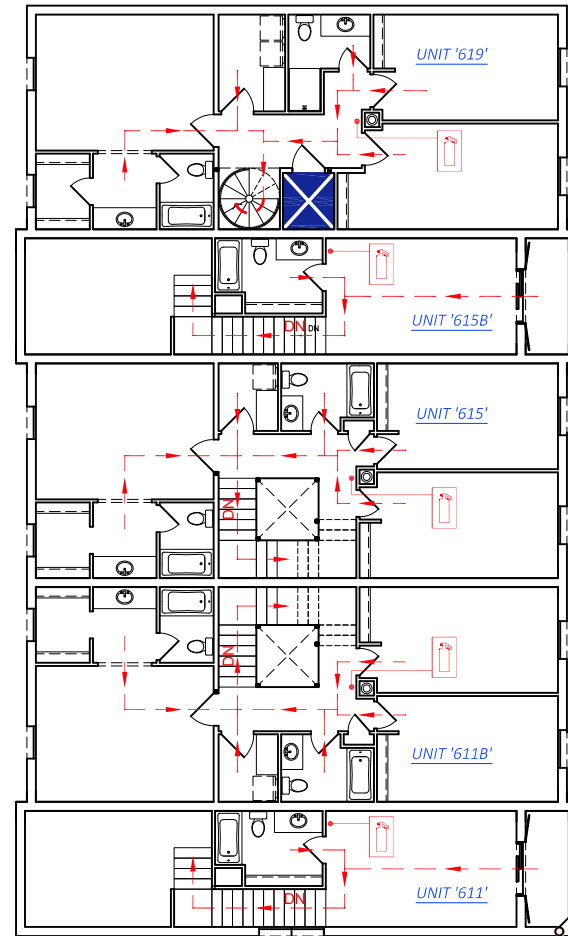


J BAR HOLDINGS, LLC
 DESIGNED BY: RHA 7/2020
 DRAWN BY: AAA 7/2020
 CHECKED BY: RHA 7/2020
 APPROVED BY:
 SCALE: 1/8"=1'-0" DATE:

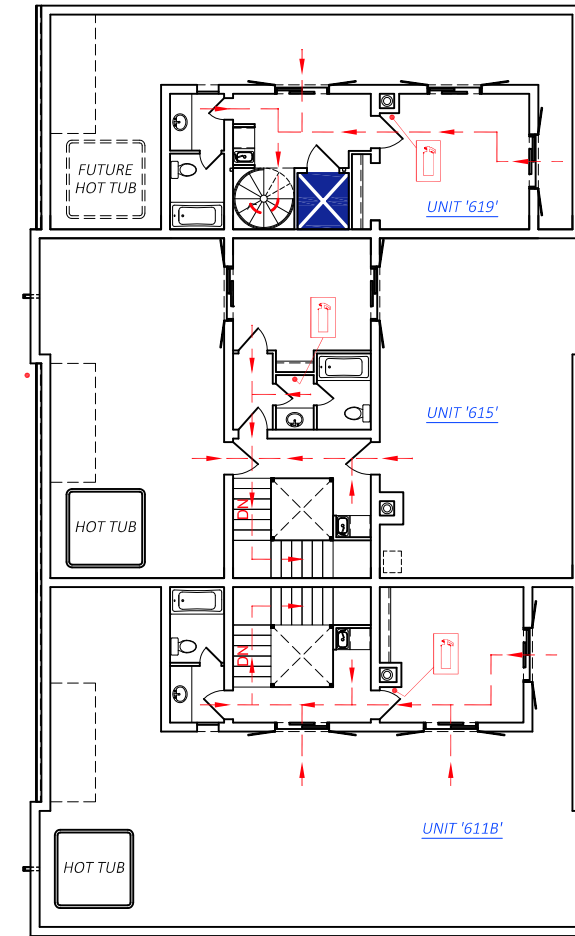
Port Aransas & Mustang Island
"Puerto Bella"
 SHORT TERM RENTALS
 W. AVENUE A
 PORT ARANSAS, TEXAS 78373
 TITLE: LANDSCAPING PLAN
 PROJECT NO.: DRAWING NO.: C1.4 REV. 0



FIRST FLOOR EVACUATION PLAN
(SCALE: 1/8"=1'-0")



SECOND FLOOR EVACUATION PLAN
(SCALE: 1/8"=1'-0")



THIRD FLOOR EVACUATION PLAN
(SCALE: 1/8"=1'-0")



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0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



DESIGNED BY: RHA		7/2020
DRAWN BY: AAA		7/2020
CHECKED BY: RHA		7/2020
APPROVED BY:		
SCALE: 1/8"=1'-0"	DATE:	

	"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	
	TITLE: FIRE EVACUATION/EGRESS PLAN	
PROJECT NO:	DRAWING NO: C1.5	REV: 0

GENERAL NOTES

- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS MAY BE NECESSARY.
- DESIGN LIVE LOADS

FLOOR	40 PSF
BALCONY	60 PSF
PATIO	100 PSF
ROOF	20 PSF
- DESIGN WIND LOAD IS 149 MPH WITH SHAPE FACTORS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018. WIND IMPORTANCE FACTOR I=1. INTERNAL PRESSURE COEFFICIENT ±0.18 FULLY ENCLOSED STRUCTURE BUILDING CATEGORY II, EXPOSURE 'C' COMPONENTS ± CLADDING PRESSURES (ASD): ±21.06 & ±21.50 PSF

FOUNDATIONS

- FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1800 PSF AS RECOMMENDED IN THE FOUNDATION INVESTIGATION PREPARED BY TSI LABORATORIES, INC (PROJECT NO. F-3236) JANUARY 21, 2021.

- PLACE FOOTINGS/SLAB ON COMPACTED SOIL. FOLLOW RECOMMENDATIONS OF SOILS REPORT.

CAST IN PLACE CONCRETE

- ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

SLAB ON GRADE, FOOTINGS	3000 PSI
REMAINING CONCRETE	4000 PSI

- ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2 TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.58.

- CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 CHAPTER 3, METHOD 1 OR METHOD 2. SUBMIT BACKUP DATA AS REQUIRED BY CHAPTER 5 SECTION 5.3. OF THE LATEST EDITION OF ACI 318.

- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WUF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8".

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH 'THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318 LATEST EDITION, AND 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS,' ACI 301.

- ALL REINFORCING DETAILS SHALL CONFORM TO 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES' ACI 315 LATEST EDITION, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, SLOPES, ETC. REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE.

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC., AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.

- WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, THE LENGTH OF ANY HOOK, IF REQUIRED, IS NOT INCLUDED. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS AND AT SLAB EDGES.

- CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.

- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

3"	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
2"	CONCRETE EXPOSED TO EARTH OR WEATHER, #8 BARS.
1 1/2"	CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR AND SMALLER.
1 1/2"	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS IN BEAMS AND COLUMNS.
3/4"	CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR SLABS, WALLS, AND JOISTS, #1 BAR AND SMALLER.

- HORIZONTAL WALL AND FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-0" LAP SHALL BE PROVIDED.

- HORIZONTAL KEYWAYS IN CONSTRUCTION JOINTS SHALL BE PROVIDED IN BEAMS, SUPPORTED SLABS, AND WALL FOOTINGS WITH A DEPTH OF 1-1/2" AND HEIGHT EQUAL TO ONE-THIRD OF THE MEMBER'S DEPTH. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONSTRUCTION JOINTS MAY BE USED ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AT OTHER LOCATIONS APPROVED BY THE ARCHITECT.

- MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS TYP. EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR BEAMS AND ELEVATED SLABS, LAP BOTTOM STEEL AT THE SUPPORT AND TOP STEEL OVER THE MIDSPAN, UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE AISC 'SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', LATEST EDITION.

- WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D11.

- BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE 'SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS' AS APPROVED BY THE COUNCIL ON RIVETED AND BOLTED JOINTS. USE BEARING TYPE BOLTS WITH THREADS ALLOWED ACROSS THE SHEAR PLANE. ANCHOR BOLTS SHALL CONFORM TO ASTM A-36.

- ALL BEAM CONNECTIONS SHALL BE STANDARD DOUBLE ANGLE TYPE UNLESS DETAILED OTHERWISE. FOR DESIGN OF STANDARD CONNECTIONS THE LARGER OF EITHER SHEAR SHOWN ON DRAWING OR 55% OF THE TOTAL LOAD CAPACITY, DERIVED FROM THE UNIFORM LOAD CONSTANT TABLES, PART 2, EIGHTH EDITION OF THE AISC CODE WHICHEVER IS GREATER. IN NO CASE SHALL THE ANGLE SIZE AND MINIMUM NUMBER OF ROWS OF BOLTS FOR THE GIVEN BEAM SIZE BE LESS THAN THAT SHOWN IN TABLE 1, PART 4 OF THE SEVENTH EDITION OF THE AISC CODE.

- STRUCTURAL STEEL SHAPES, PLATES, ETC. SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36, UNLESS NOTED OTHERWISE. STEEL TUBES SHALL BE 46 KSI STEEL CONFORMING TO ASTM A-500.

- IN GENERAL, IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT ALL SHOP CONNECTIONS BE WELDED OR BOLTED AND ALL FIELD CONNECTIONS BE BOLTED EXCEPT WHERE NOTED OTHERWISE.

- VERIFY THE EXACT LOCATION AND SIZE OF ALL ROOF AND FLOOR OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS. SEE TYPICAL DETAIL FOR FRAMING AROUND OPENINGS.

- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.

- STEEL SHAPES, PLATES, ETC. WHICH ARE EXPOSED TO PERIMETER SHALL BE GALVANIZED.

- PROVIDE ONE COAT OF STANDARD SHOP PAINT ON ALL UNGALVANIZED PIECES EXCEPT AT AREAS TO BE FIELD WELDED.

- TOUCH UP FIELD WELDS AND ANY DAMAGED AREAS OF PAINT IN FIELD AFTER WELDING. (USE GALVANIZING PAINT FOR TOUCH UP OF GALVANIZED STEEL).

- HEADED STUDS SHALL BE NELSON TYPE OR EQUAL. WELD HEADED STUDS TO EMBEDDED PLATES TO DEVELOP THE FULL TENSION CAPACITY OF THE STUD.

- ALL WELDS SHALL BE VISUALLY INSPECTED BY AN APPROVED LICENSED TESTING COMPANY. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.

- ALL STEEL TO STEEL CONNECTIONS NOT SHOWN BOLTED SHALL BE WELDED TO DEVELOP FULL SHEAR CAPACITY OF CONNECTING MEMBERS PER AISC SPECIFICATIONS. MINIMUM SIZE OF FILLET WELD (UNLESS NOTED OTHERWISE ON DRAWINGS):

MATERIAL THICKNESS OF THICKER PART JOINED	MINIMUM SIZE OF FILLET WELD
TO 1/4" INCLUSIVE	1/8" ALL AROUND
TO 1/4" TO 1/2"	3/16" ALL AROUND
OVER 1/2" TO 3/4"	1/4" ALL AROUND
OVER 3/4" TO 1 1/2"	5/16" ALL AROUND

- SPEEDFLOOR SEE SPEEDFLOOR USA DESIGN AND INSTALLATION MANUAL

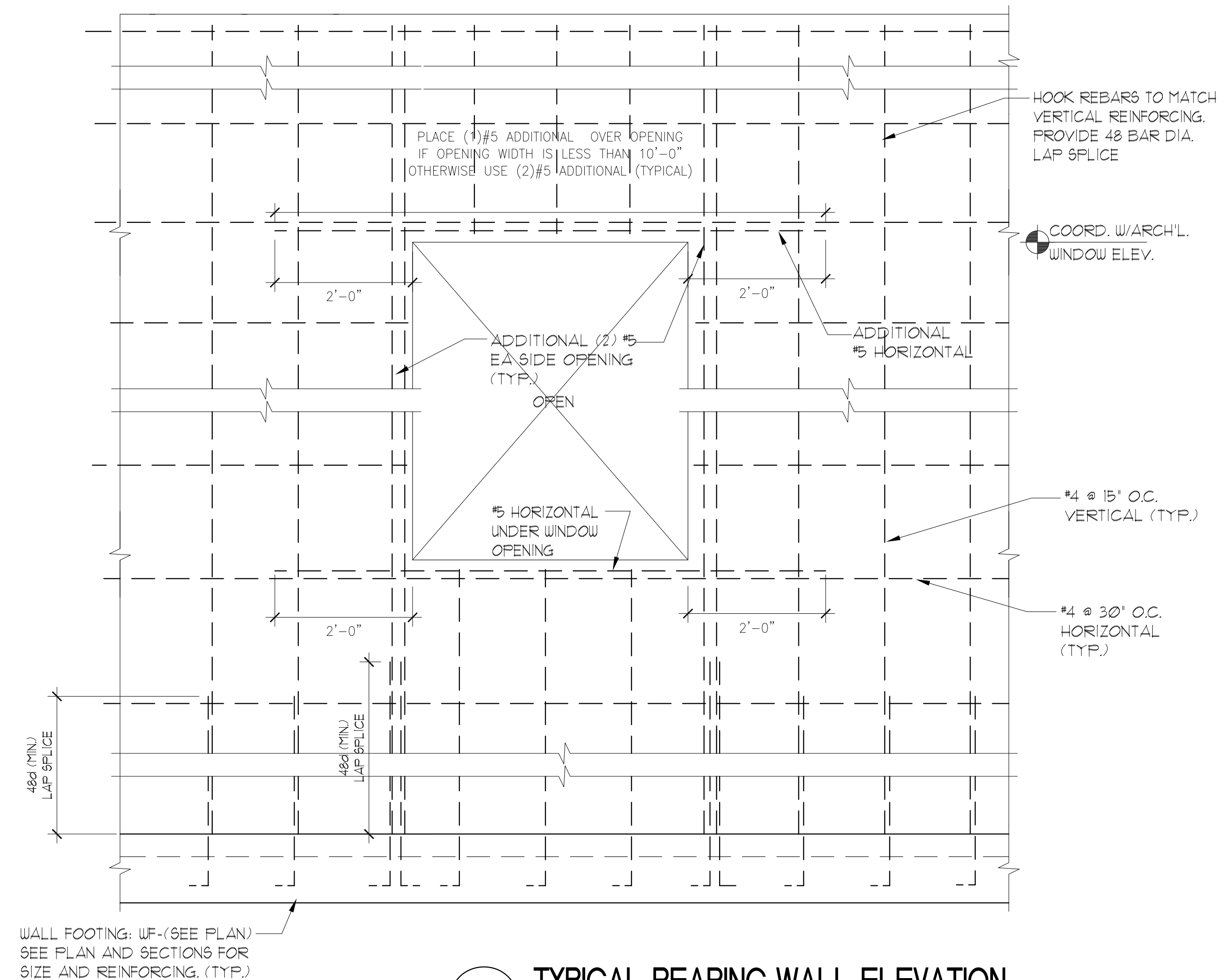
- LEGACY BLOCK WALL
 - SEE LEGACY BLOCK INSTALLATION MANUAL.

- WATERPROOFING FOR THIS BUILDING IS THE SOLE RESPONSIBILITY OF THE BUILDER/CONTRACTOR. HENCE NO DETAILS OF FLASHING, SLOPE AND STEP, NOR ANY OTHER WATERPROOFING MEASURES HAVE BEEN INCLUDED IN OUR DRAWINGS. IF SLOPE AND FLOOR STEPS ARE SHOWN ON OUR DRAWINGS, THEY SHALL BE USED ONLY AS A REFERENCE. FLOOR SLOPE AND STEPS SHALL FOLLOW ARCHITECTURAL DRAWINGS.

WINDOW & DOOR WIND PRESSURES 149 MPH WIND ZONE EXPOSURE C BUILDING CATEGORY II BASED ON ALLOWABLE STRESS DESIGN (ASD)		
OPENING SIZE	INTERIOR ZONE	EXTERIOR ZONE**
8' GARAGE DOOR	+30.96 / -38.15	+30.96 / -38.15
16' GARAGE DOOR	+29.65 / -35.18	+29.65 / -35.18
10 SQFT	+35.24 / -38.19	+35.24 / -38.19
20 SQFT	+33.67 / -36.63	+33.67 / -36.63
50 SQFT	+31.49 / -34.54	+31.49 / -34.54
100 SQFT	+29.93 / -32.89	+29.93 / -32.89

**END ZONE IS DEFINED AS AN AREA WITHIN 5' FROM THE EDGE OF THE BUILDING

STANDARD WINDOWS AND DOORS WILL GENERALLY FALL INTO THE 10 TO 20 SQ. FT. CATEGORY. STANDARD DOUBLE SLIDING GLASS DOORS WILL GENERALLY FALL INTO THE 20 TO 50 SQ. FT. CATEGORY. STANDARD DOUBLE GARAGE DOORS WILL GENERALLY FALL INTO THE 50 TO 100 SQ. FT. CATEGORY



1 TYPICAL BEARING WALL ELEVATION
SCALE: N.T.S.

MASONRY WALL CONSTRUCTION

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm ± 1500 PSI).

- MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.

- COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT.

- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 8'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.

- REINFORCING STEEL SHALL BE LAPPED MINIMUM 30 BAR DIAMETERS WHERE SPLICED AT FOUNDATIONS OR FLOORS, OTHERWISE MINIMUM LAP IS 48 DIAMETERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

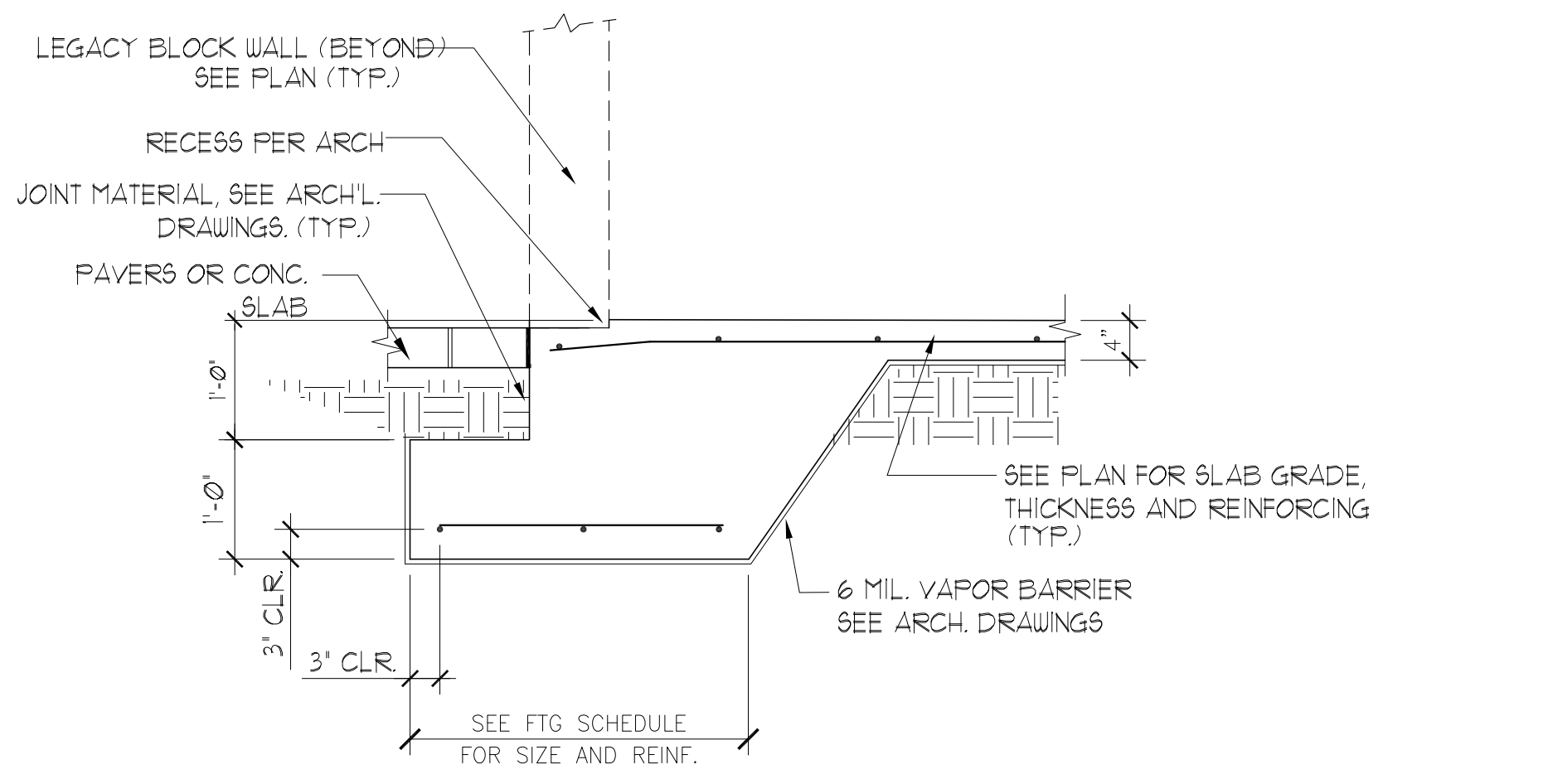
- HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD TRUSS TYPE DUR-O-WAL AT 16' O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

- SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'I' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

- PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.

- PROVIDE A KNOCK OUT BLOCK OR U-BLOCK REINFORCED WITH 1 #5 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 16" BEYOND EACH SIDE OF THE OPENING TYPICALLY.



2 FTG. GARAGE DOOR LOCATION
SCALE: N.T.S.

ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP
"TO THE BEST OF OUR KNOWLEDGE, THE BUILDING DESIGN PLANS AND SPECIFICATIONS COMPLY WITH BUILDING ANNUAL DESIGN CODE. THE RISKING AND SEALING OF THE PLANS AND SPECIFICATIONS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR."
10244 East Colonial Drive, Suite 202
Orlando, Florida 32817 - 407-677-5565 Fax 407-730-2999
Certificate of Authorization No. 25873

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

BJ BAR HOLDINGS, LLC

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	

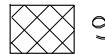
WEEKEND / WEEKDAY RENTALS
613 W. AVENUE A

GENERAL NOTES AND DETAILS

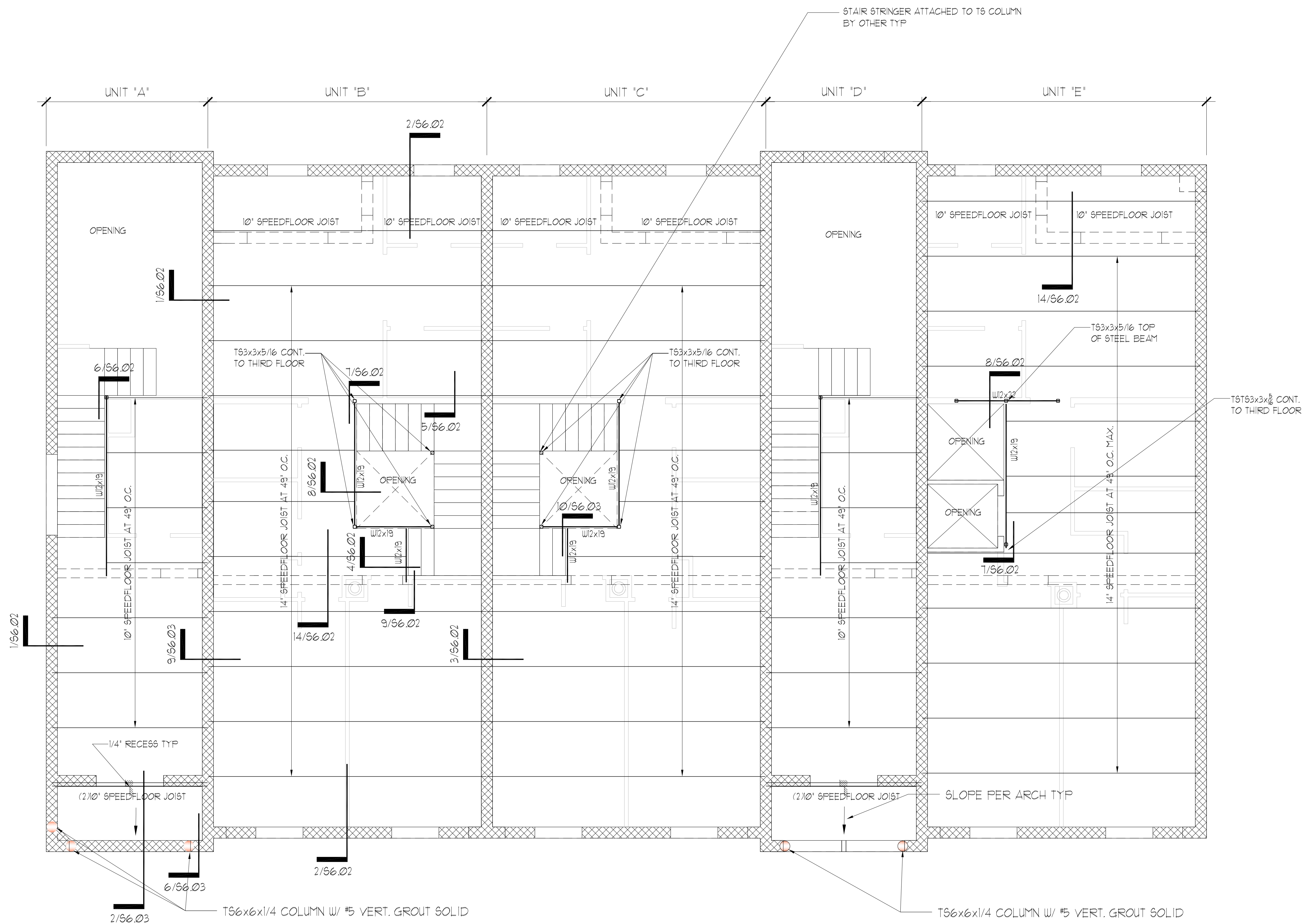
PROJECT NO:	DRAWING NO: S101	REV:
DATE:		

PLAN NOTES:

- 1 SEE GENERAL NOTES ON SHEET S1.01.
- 2 DO NOT SCALE DRAWINGS, SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- 3 SLAB ON SPEEDFLOOR JOIST: 4" (TOTAL - UNO.) CONCRETE REINFORCED WITH #6 - W4@W4.0 W/WF. (PLACED 1 1/2" FROM TOP OF SLAB)
- 4 SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.

WALL LEGEND	
	9.84' THICK LEGACY BLOCK WALL

NOTE: WALL ELEVATIONS SHOULD BE VERIFIED W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION

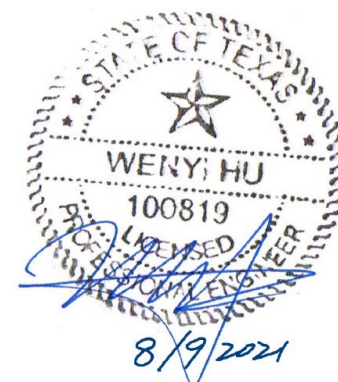


SECOND FLOOR FRAMING PLAN

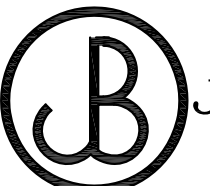
SCALE: 1/4" = 1'-0"

ASE ENGINEERING SERVICES, INC.
 STRUCTURAL DESIGN GROUP
TO THE BEST OF MY KNOWLEDGE, THE BUILDING DESIGN PLANS AND SPECIFICATIONS COMPLY WITH BUILDING ANNUAL DESIGN CODES. THE SIGNING AND SEALING OF THE PLANS AND SPECIFICATIONS ARE ONLY FOR THE BUILDING STRUCTURAL COMPONENTS SPECIFIED BY LAND, LIVE AND GRAVITY LOADS.
 10244 East Colonial Drive, Suite 202
 Orlando, Florida 32817 - 407-677-5565 Fax 407-730-2999
 Certificate of Authorization No. 25873

Wenyi Hu P.E.
 Texas No. 100819




REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

 BJ BAR HOLDINGS, LLC		DESIGNED BY:	
		DRAWN BY:	
APPROVED BY:			
SCALE:	DATE:		

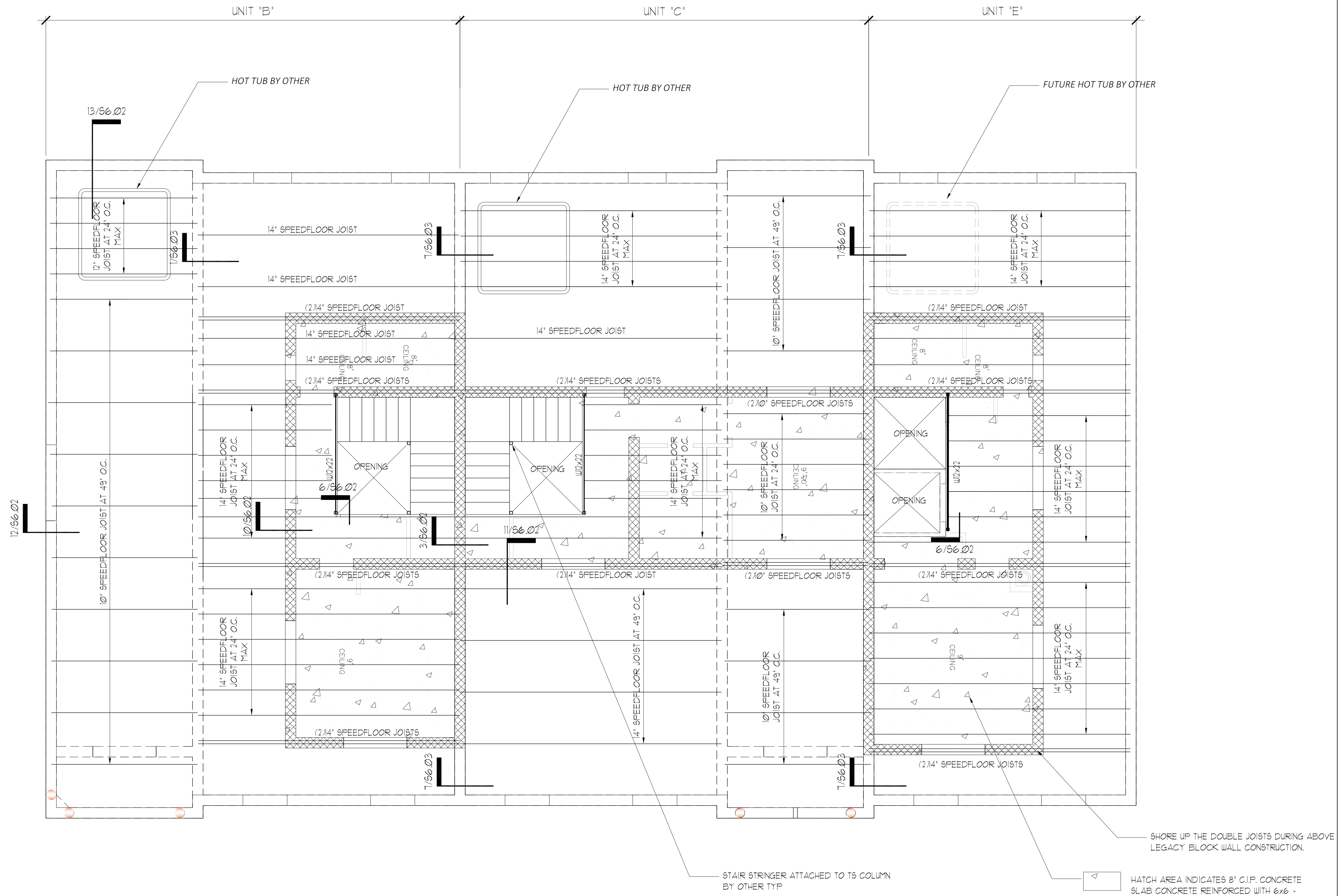
WEEKEND / WEEKDAY RENTALS 613 W. AVENUE A		TITLE:	
PROJECT NO:		DRAWING NO:	S3.01
REV.			

PLAN NOTES:

- 1 SEE GENERAL NOTES ON SHEET S4.01.
- 2 DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- 3 SLAB ON SPEEDFLOOR JOIST: 4" (TOTAL - UNO.) CONCRETE REINFORCED WITH 6x6 - W4.0xW4.0 WWF. (PLACED 1 1/2" FROM TOP OF SLAB)
- 4 SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.

WALL LEGEND	
	9.24' THICK LEGACY BLOCK WALL

NOTE: WALL ELEVATIONS SHOULD BE VERIFIED W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION



THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP
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Orlando, Florida 32817 - 407-677-5565 Fax 407-730-2999
Certificate of Authorization No. 25873

STATE OF TEXAS
WENYI HU
100819
8/19/2021

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

B J BAR HOLDINGS, LLC

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	

WEEKEND / WEEKDAY RENTALS
613 W. AVENUE A

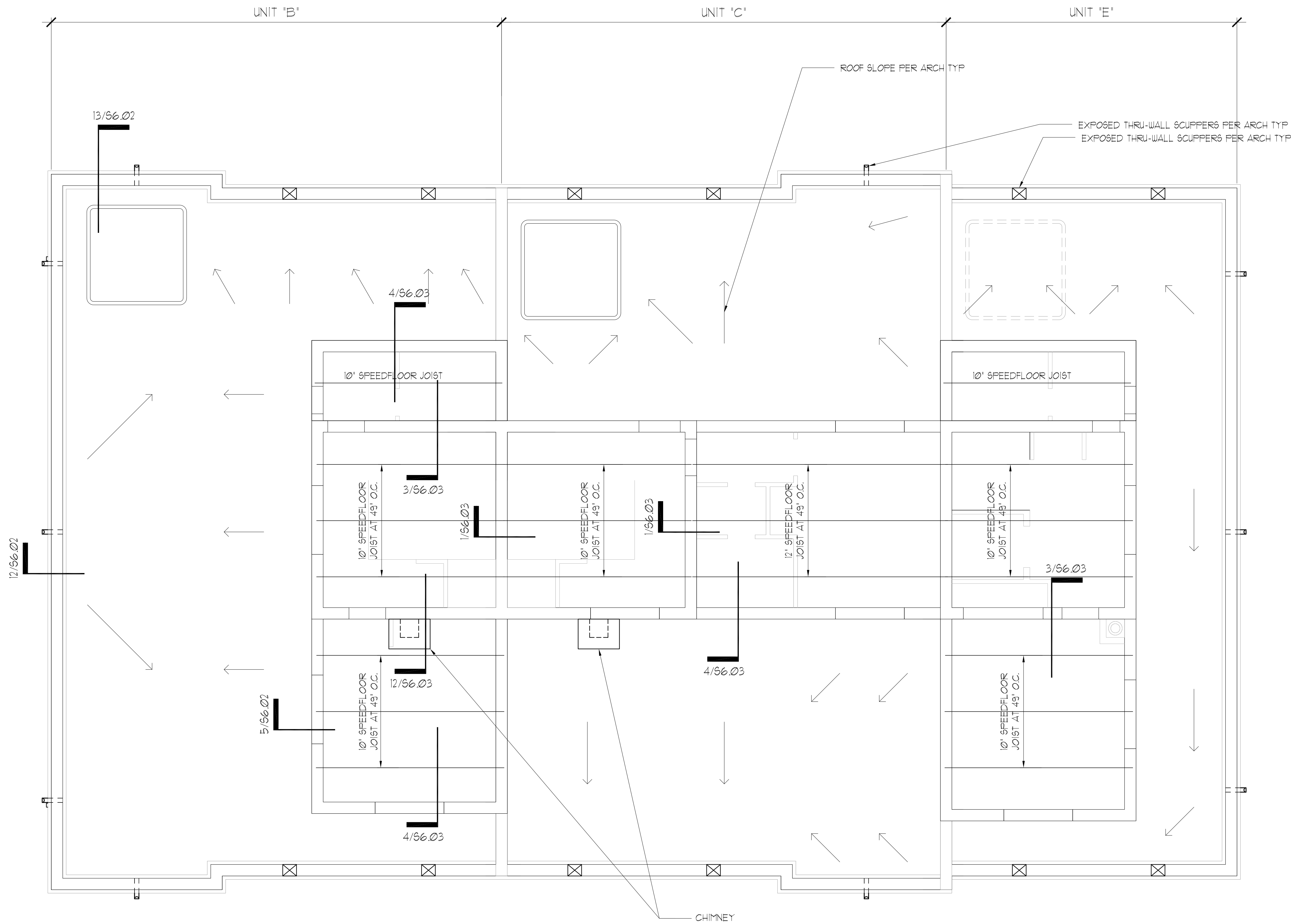
THIRD FLOOR FRAMING PLAN

PROJECT NO:	DRAWING NO: S4.01	REV:
DATE:		

HATCH AREA INDICATES 8" C.I.P. CONCRETE SLAB CONCRETE REINFORCED WITH 6x6 - W4.0xW4.0 WWF. AT BOTTOM AND 4 @ 12" O.C. EA WAY AT TOP.

PLAN NOTES:

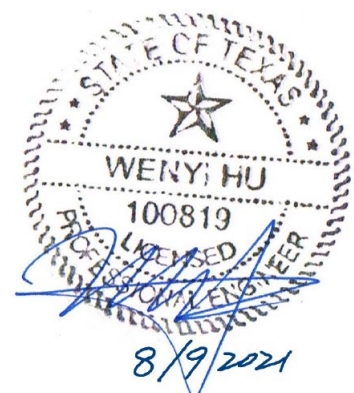
- 1 SEE GENERAL NOTES ON SHEET S1.01.
- 2 DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- 3 SLAB ON SPEEDFLOOR JOIST: 3 1/2" (TOTAL - UNO.) CONCRETE REINFORCED WITH 6x6 - W4.0xW4.0 W.W.F. (PLACED 1 1/2" FROM TOP OF SLAB)
- 4 SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.
- 5 AWNING DESIGNED BY OTHER.



ROOF FRAMING PLAN

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

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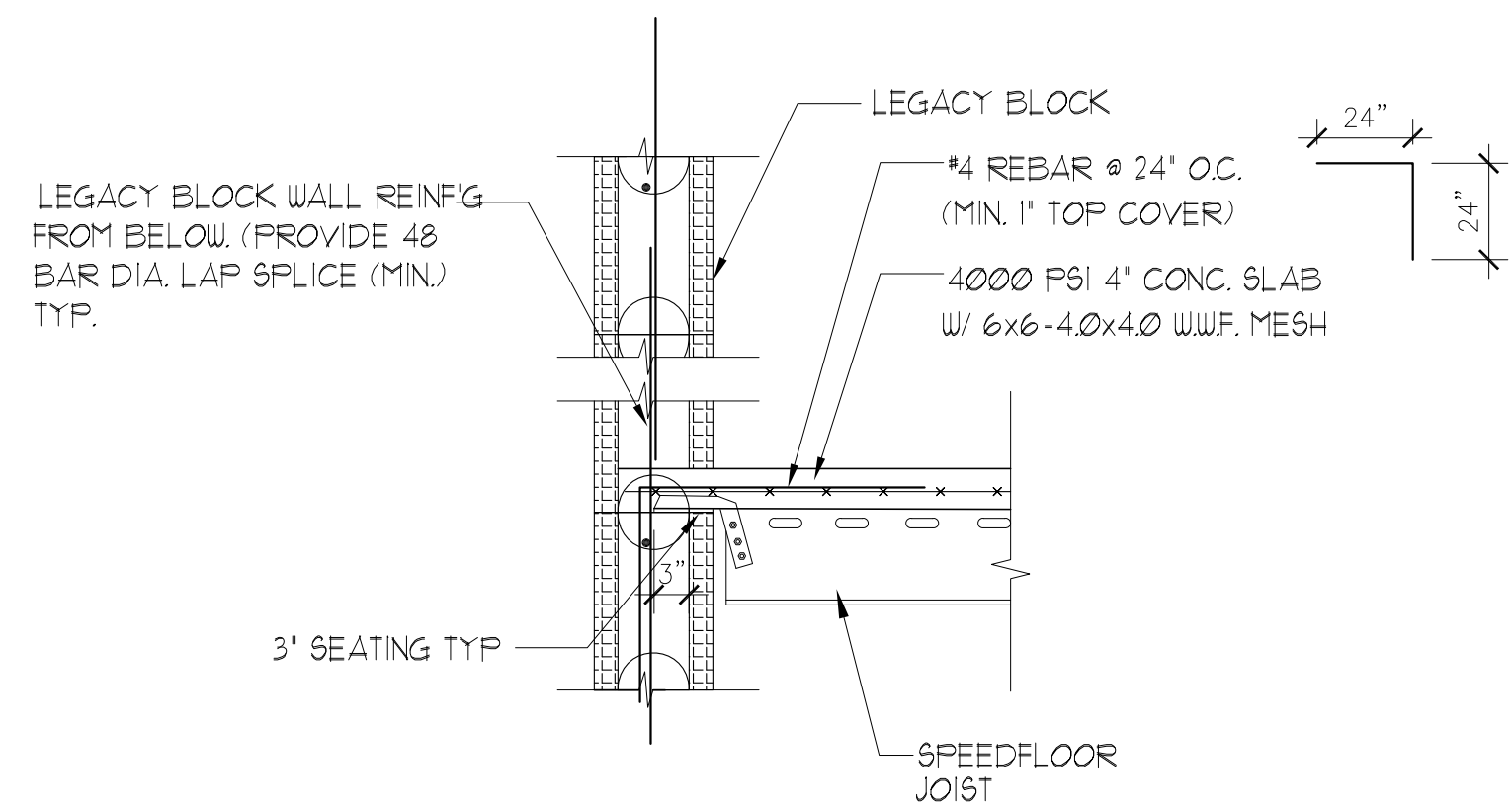
Wenyi Hu P.E.
 Texas No. 100819

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

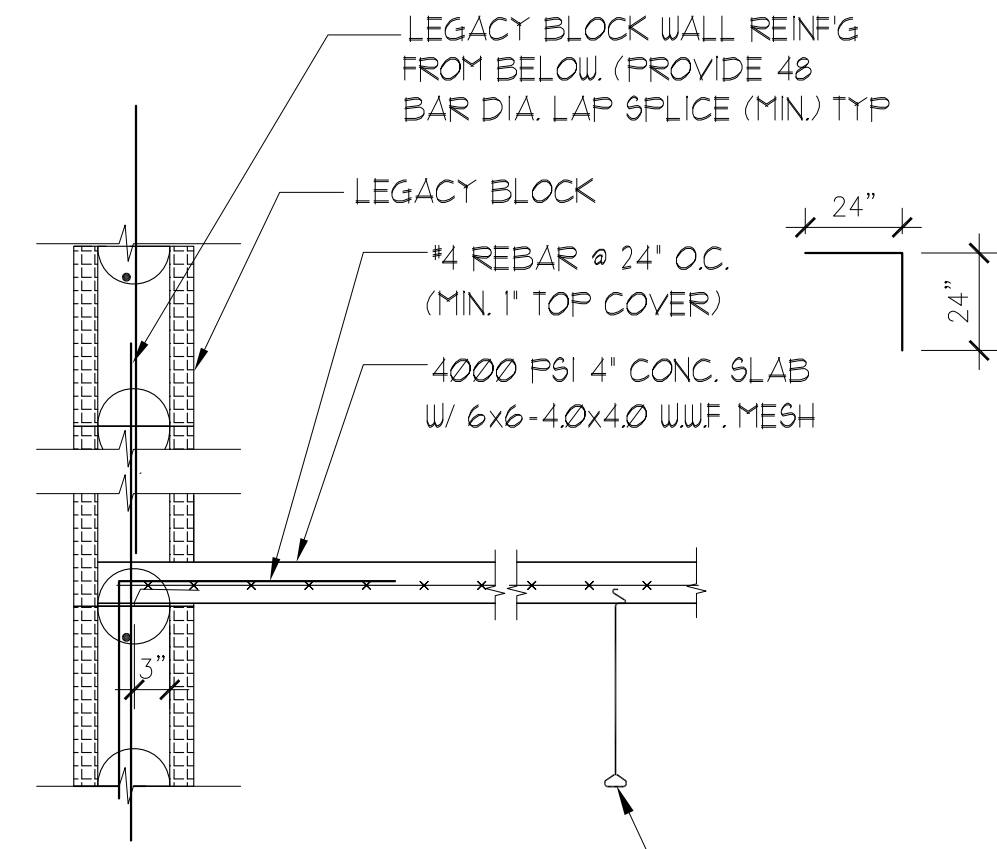


DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	

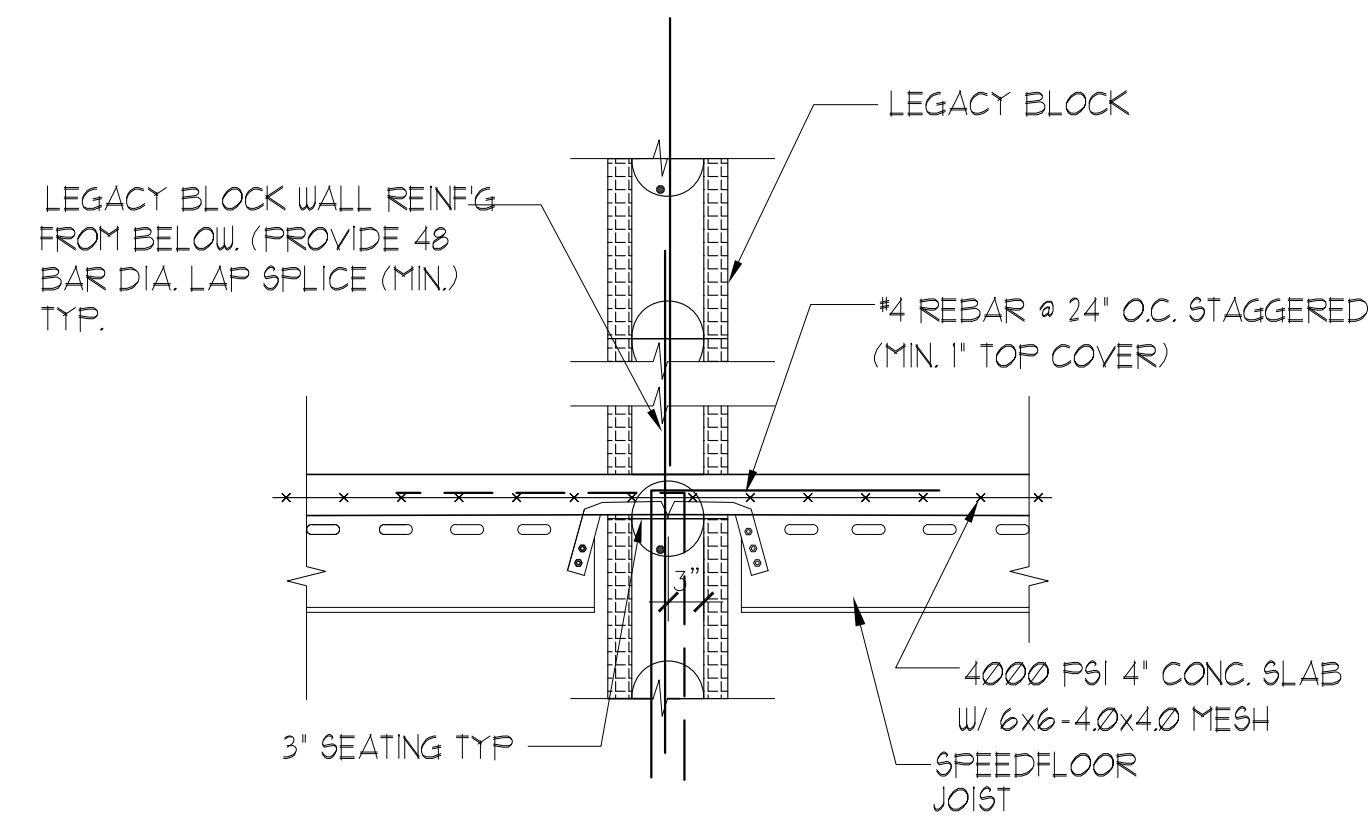
WEEKEND / WEEKDAY RENTALS 613 W. AVENUE A	
TITLE: ROOF FRAMING PLAN	
PROJECT NO:	DRAWING NO: S5.01
DATE:	REV:



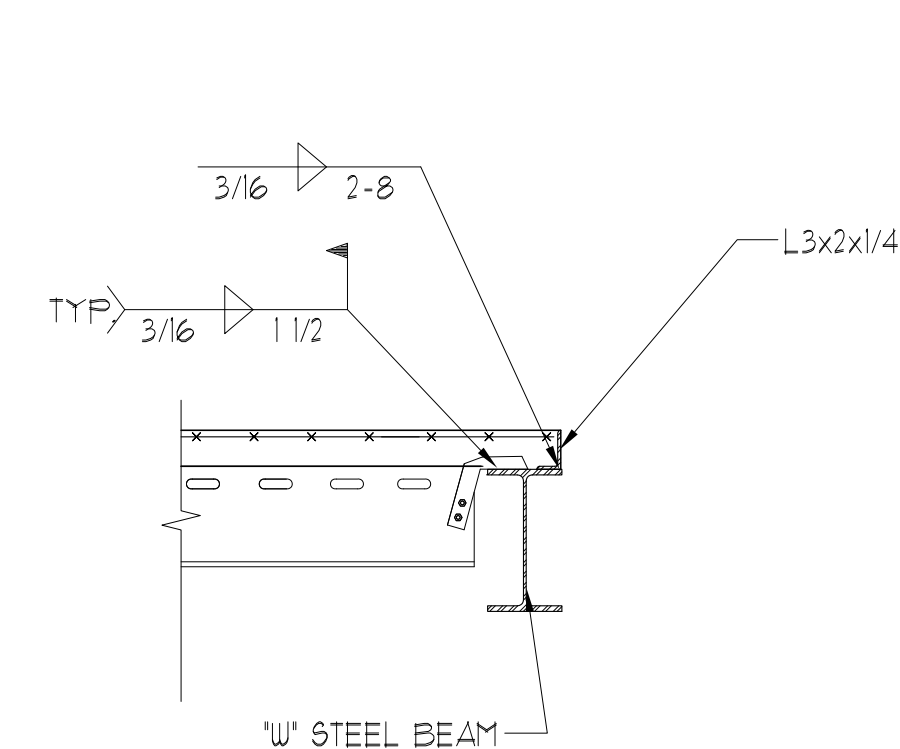
1 SECTION
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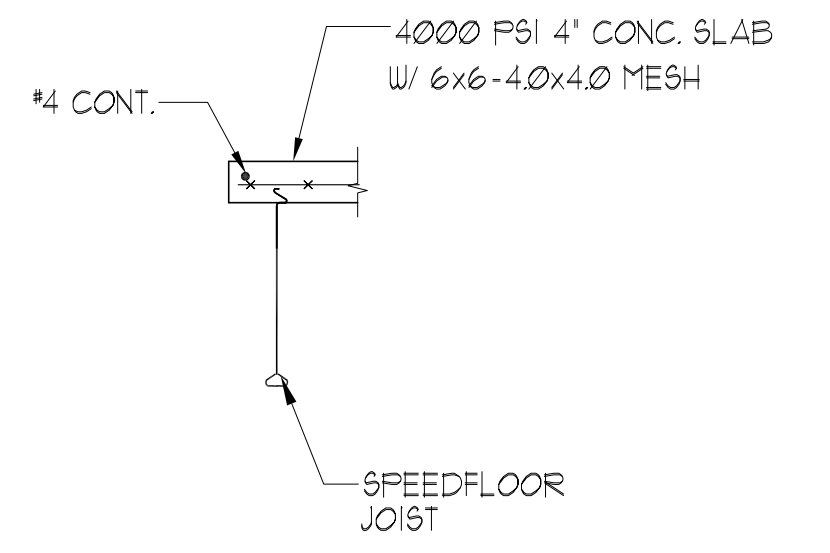
2 SECTION
SCALE: NTS.



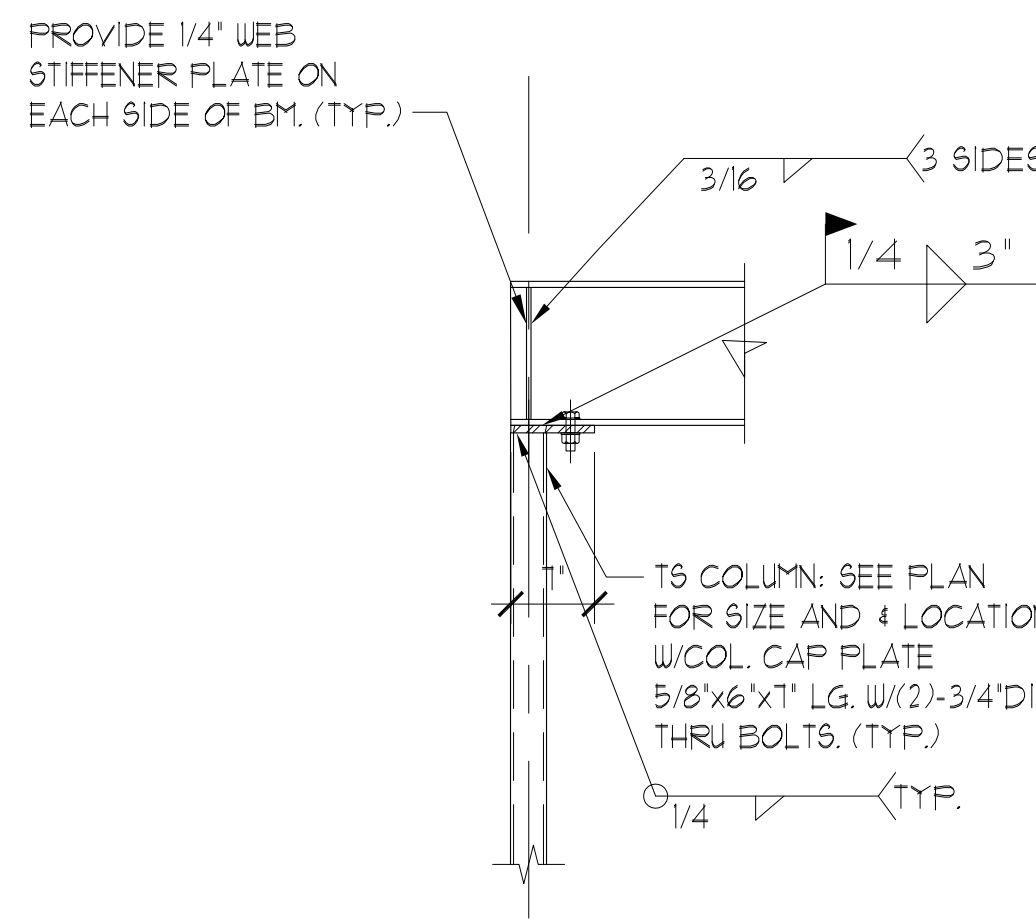
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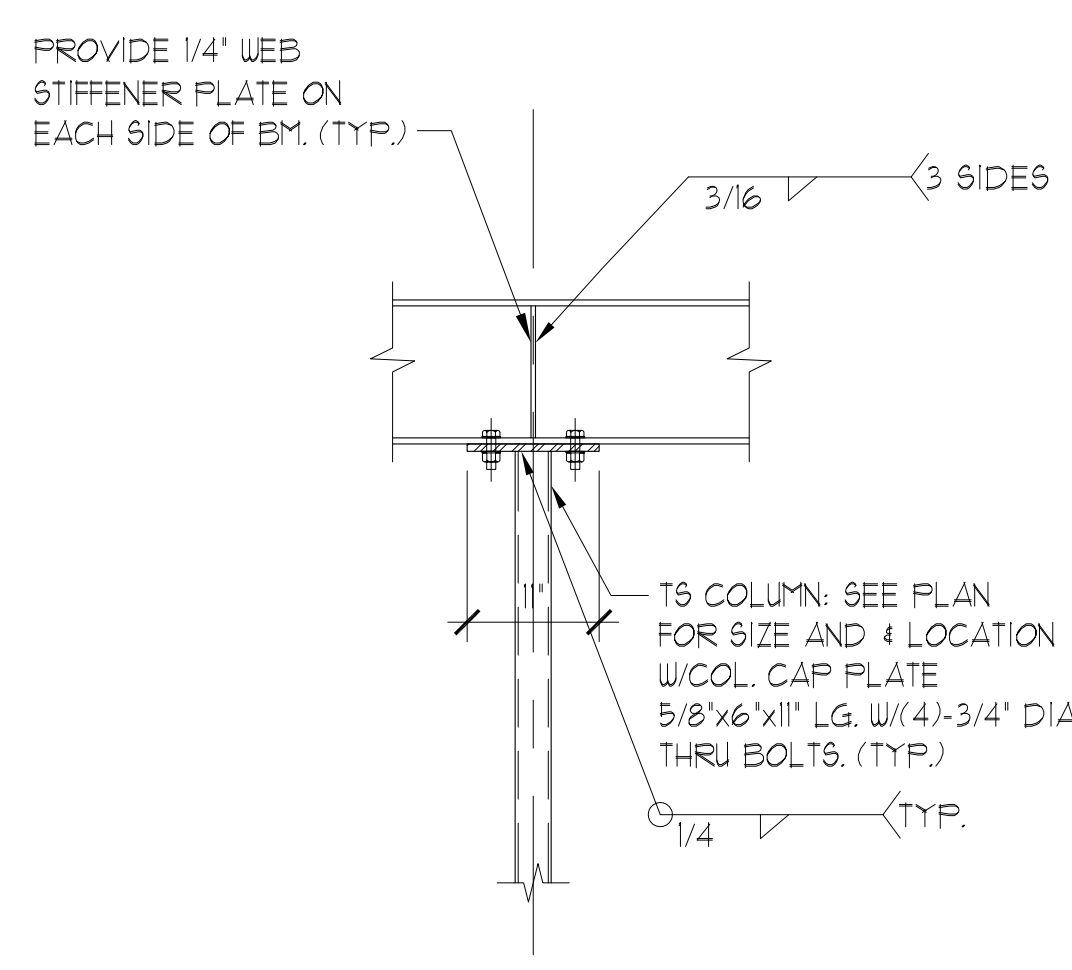
4 SECTION
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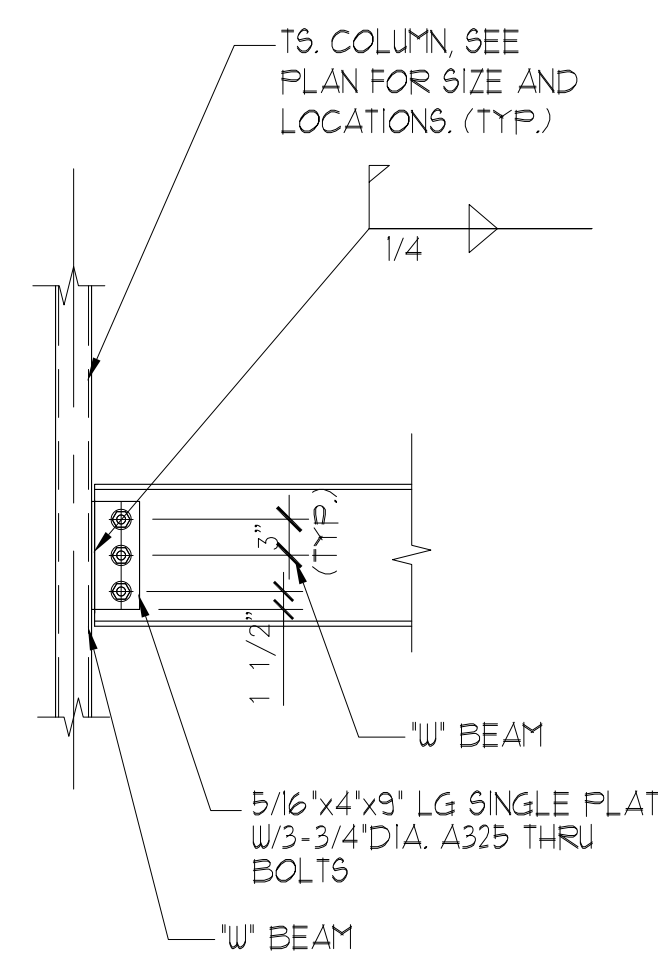
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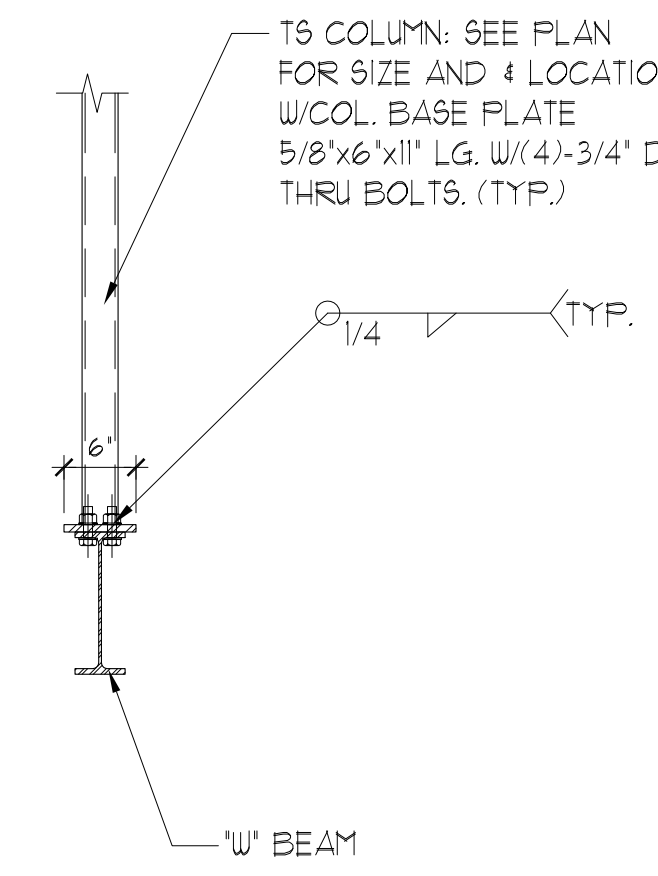
6 TYP STEEL BM SUPPORT
SCALE: 3/4" = 1'-0"



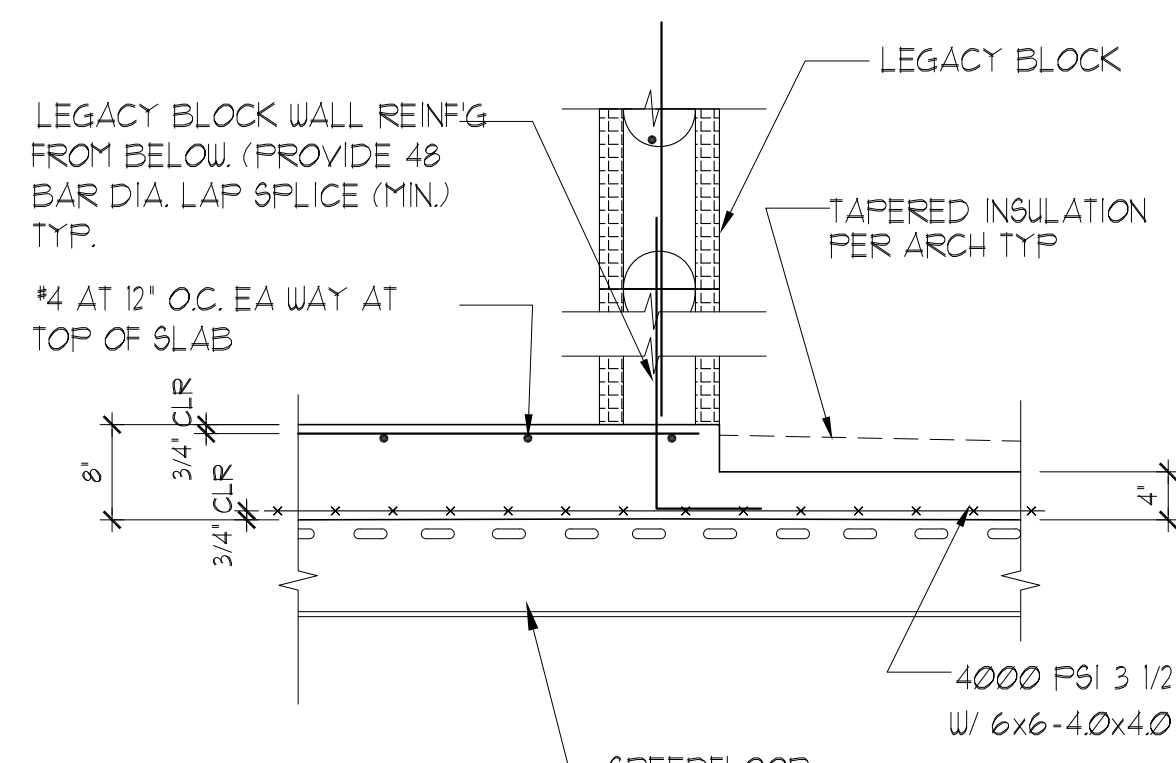
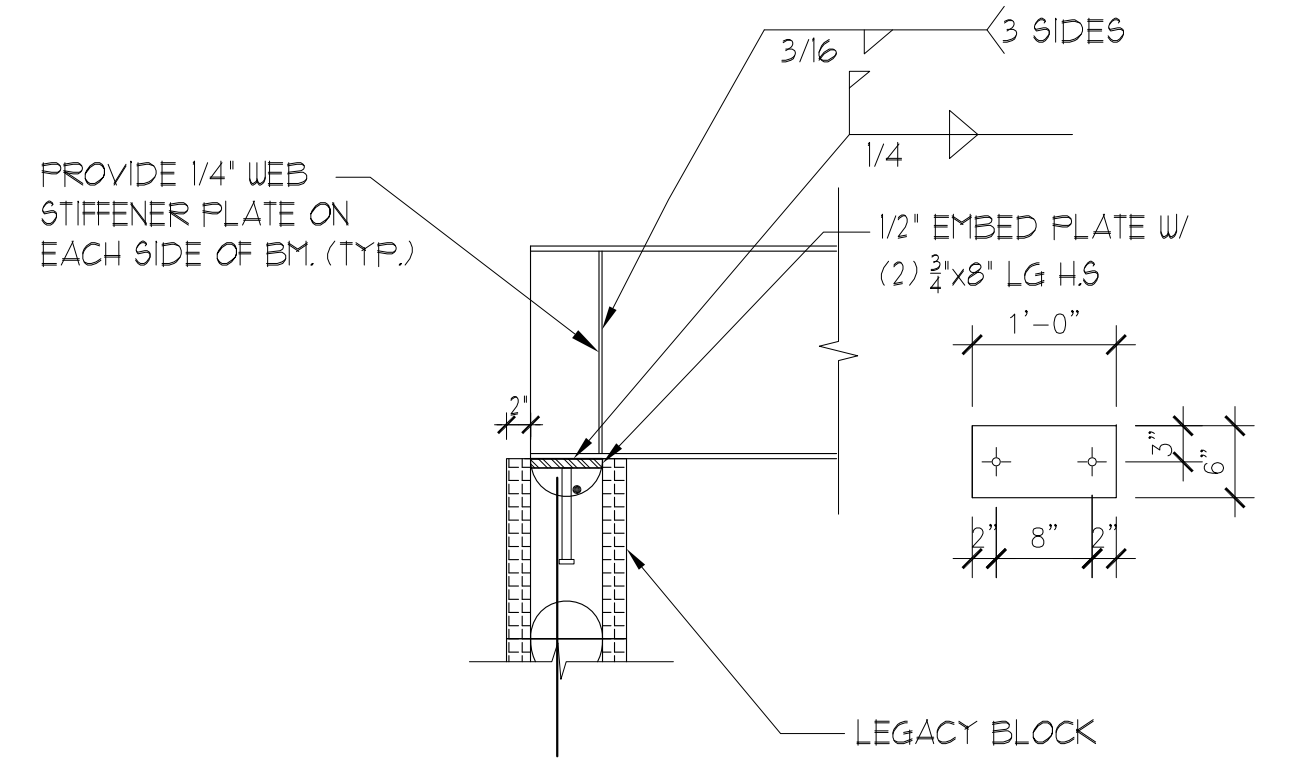
7 TYP. BEAM SINGLE PLATE CONN. TO TUBE
SCALE: 3/4" = 1'-0"



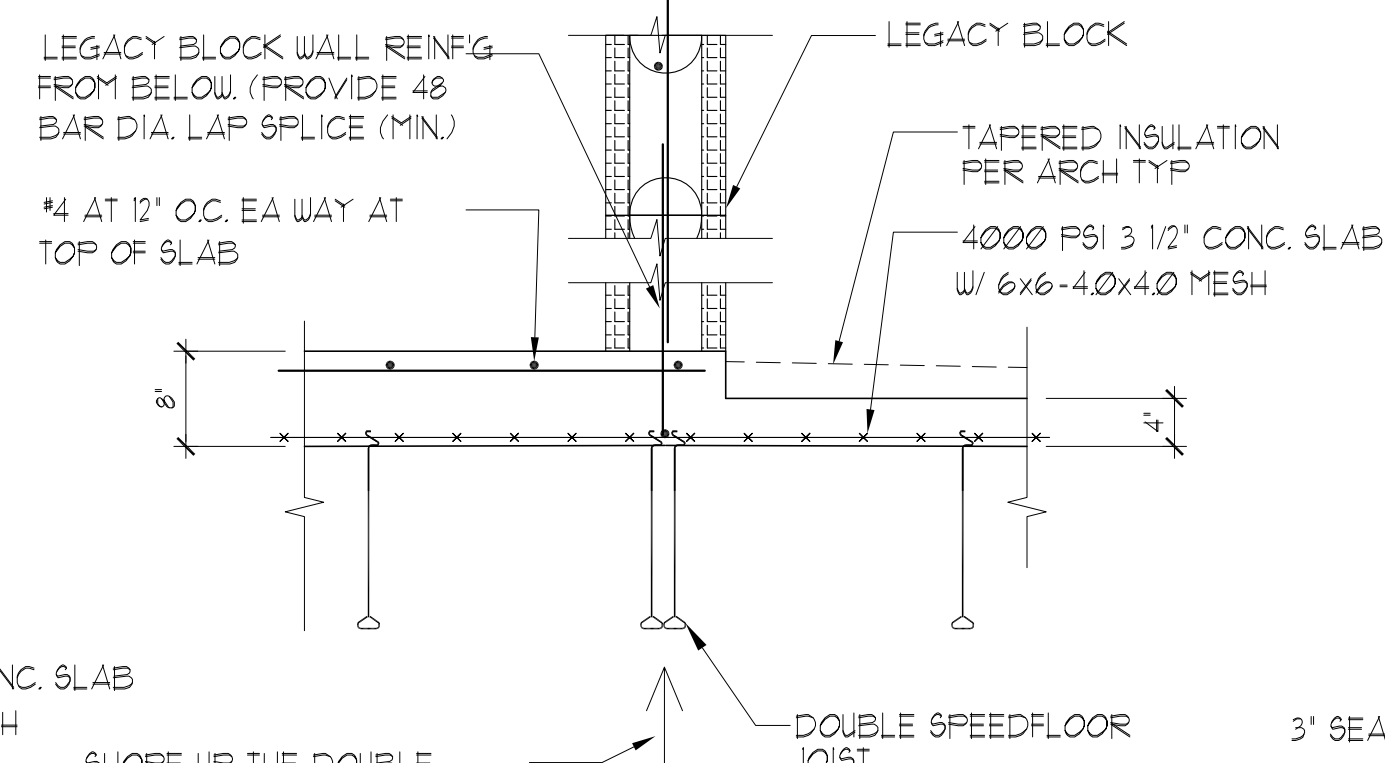
8 SECTION
SCALE: NTS.



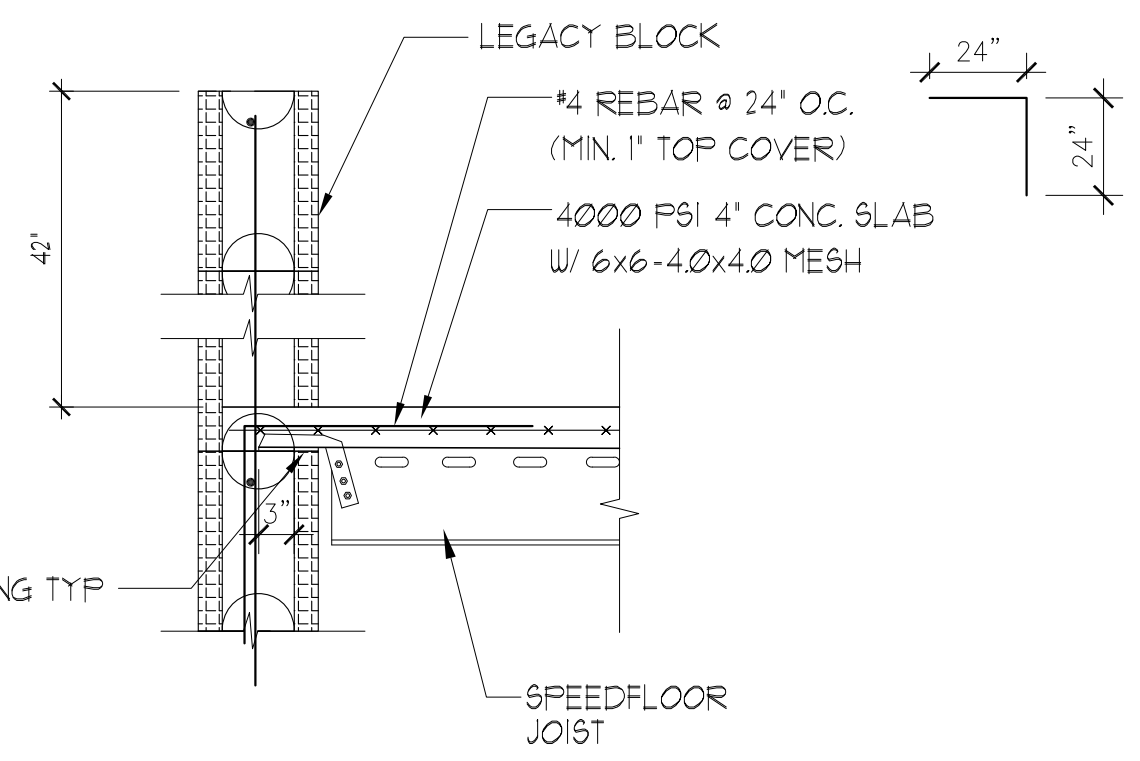
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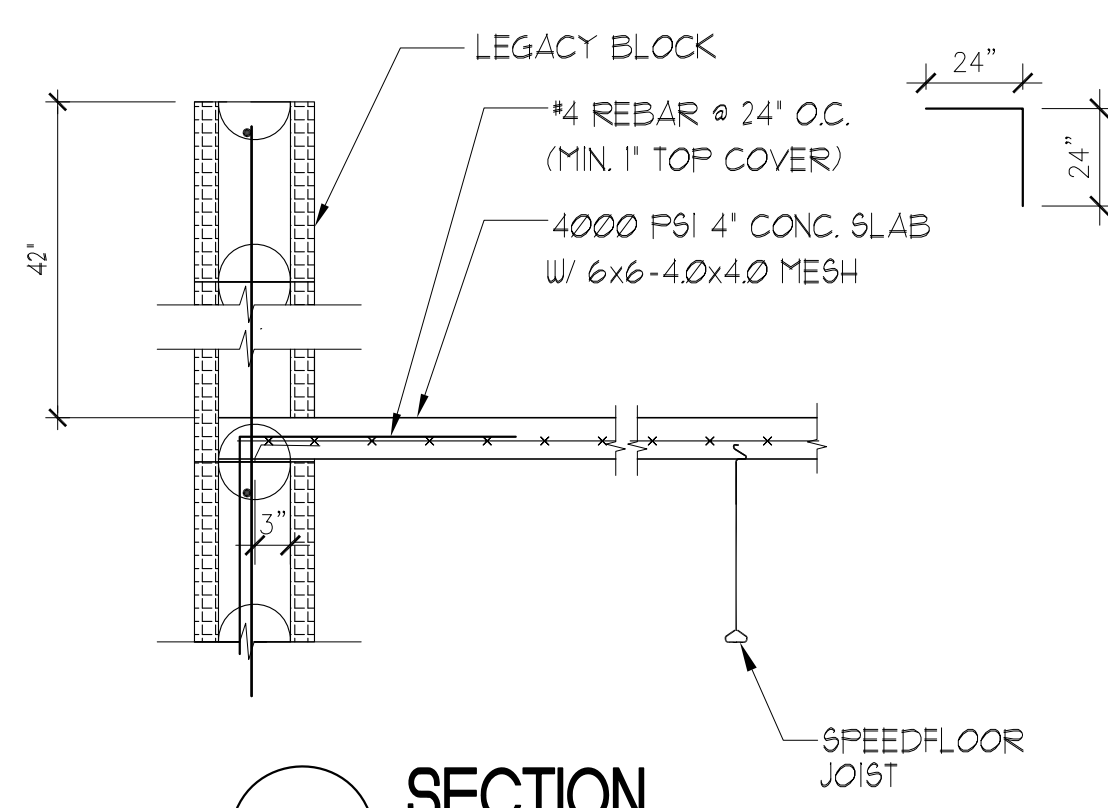
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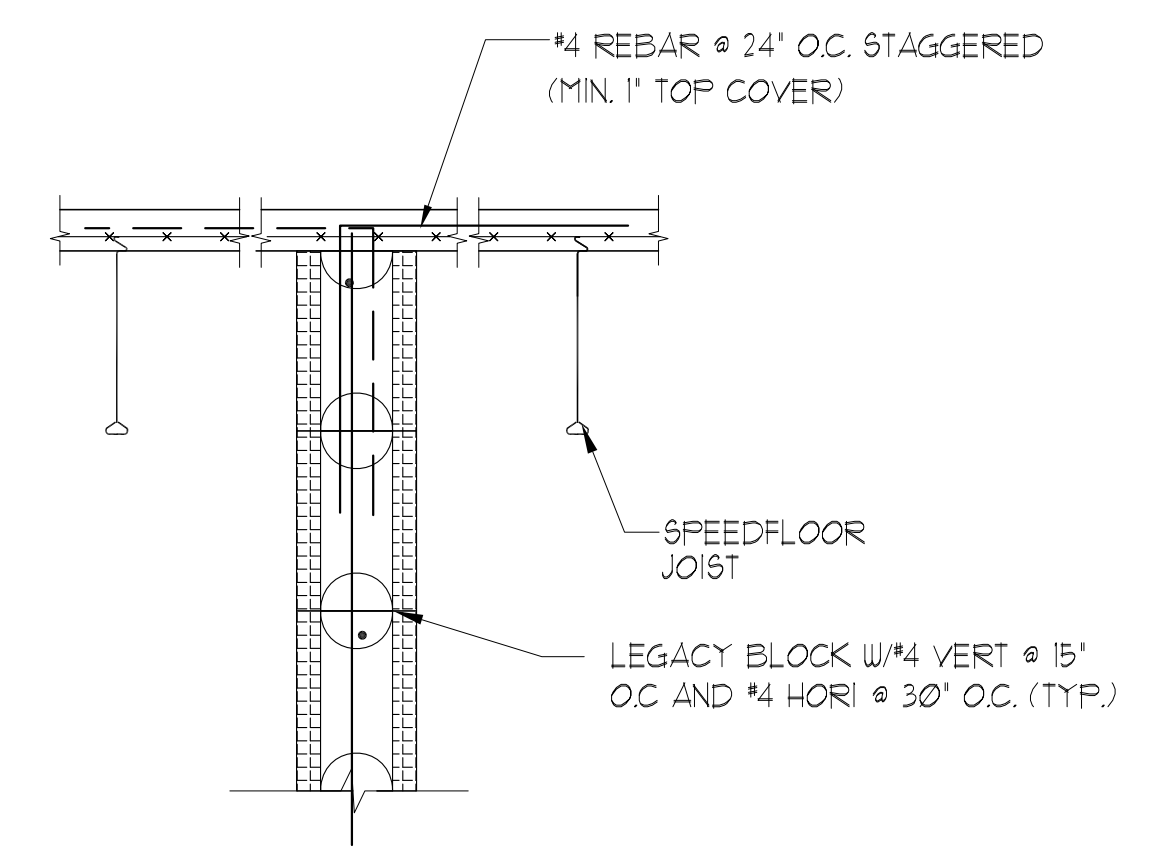
11 SECTION
SCALE: NTS.



12 SECTION
SCALE: NTS.



13 SECTION
SCALE: NTS.



14 SECTION
SCALE: NTS.

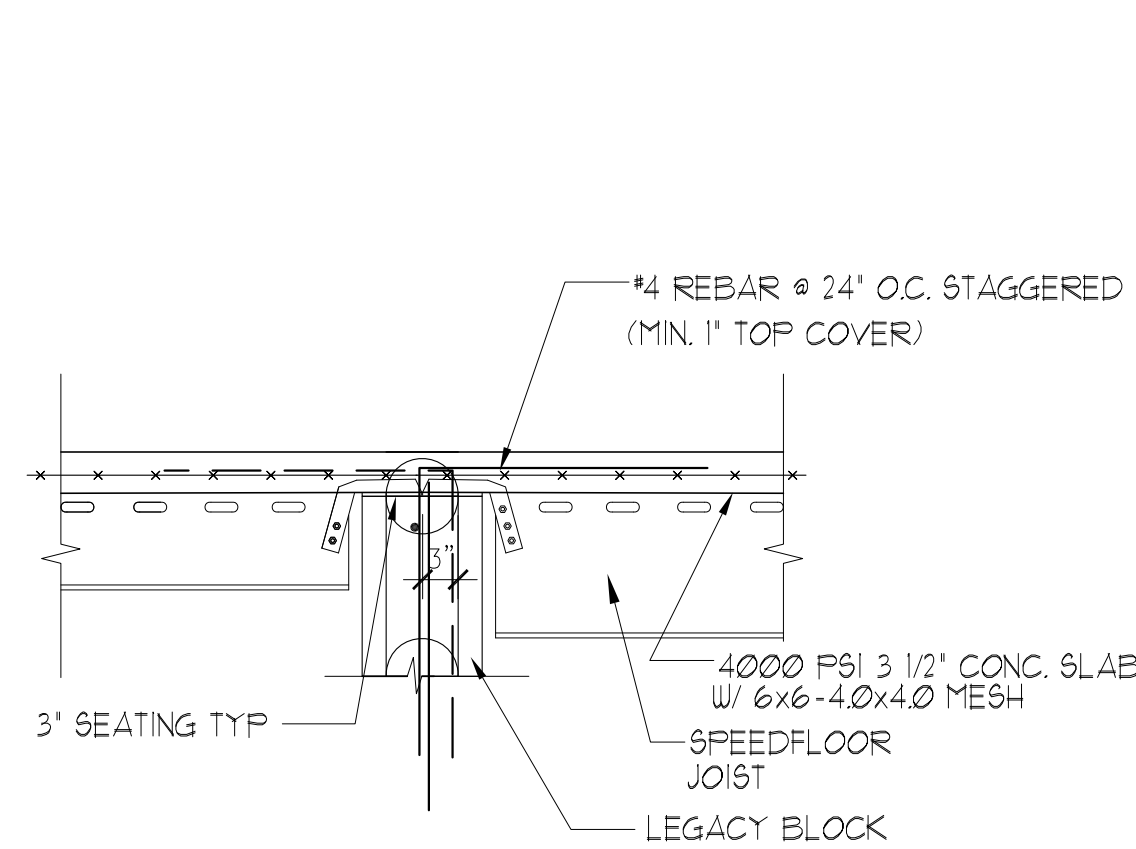
ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP
10244 East Colonial Drive, Suite 202
Orlando, Florida 32817 - 407-677-5565 Fax 407-730-2999
Certificate of Authorization No. 25873

WENYI HU
100819
8/9/2021

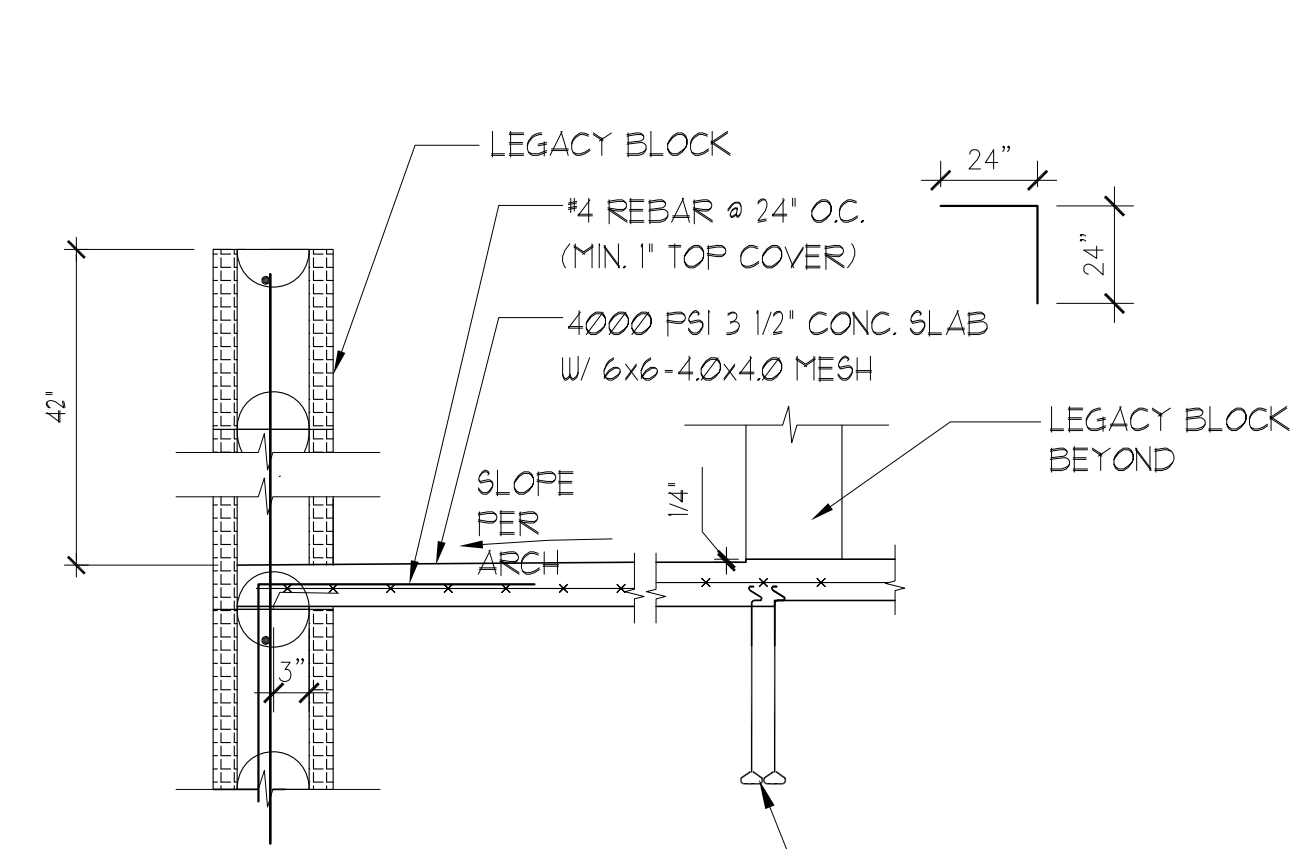
REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

B J BAR HOLDINGS, LLC
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
SCALE:

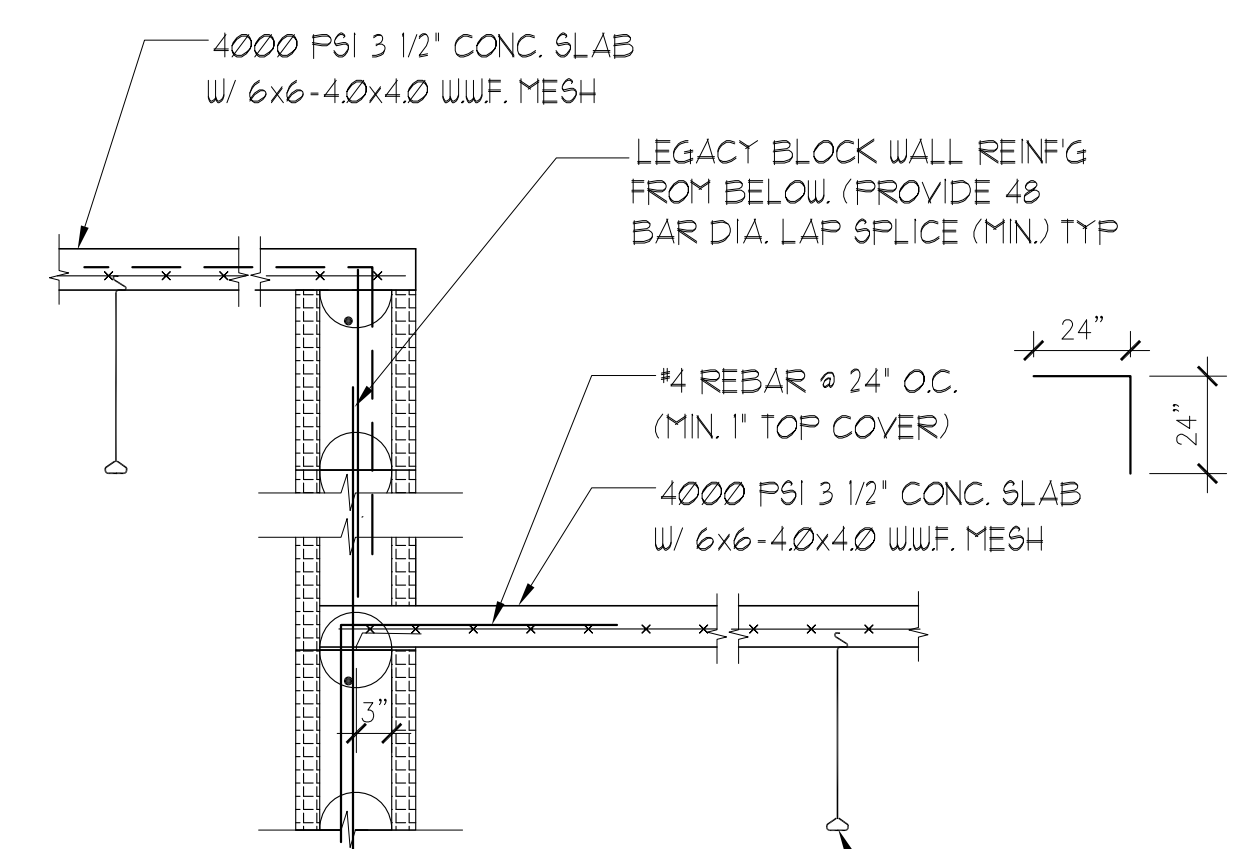
WEEKEND / WEEKDAY RENTALS
613 W. AVENUE A
SECTIONS AND DETAILS
PROJECT NO:
DRAWING NO: **56.02**
REV:



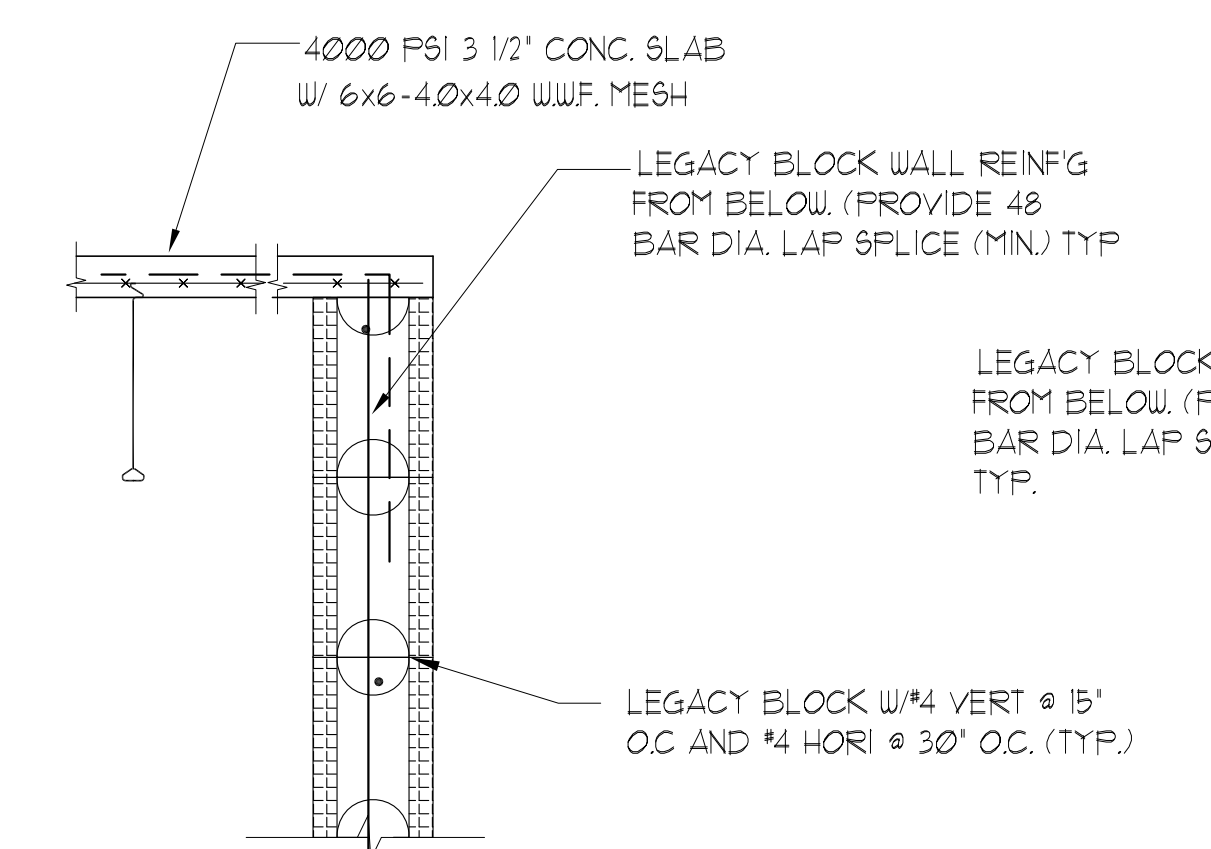
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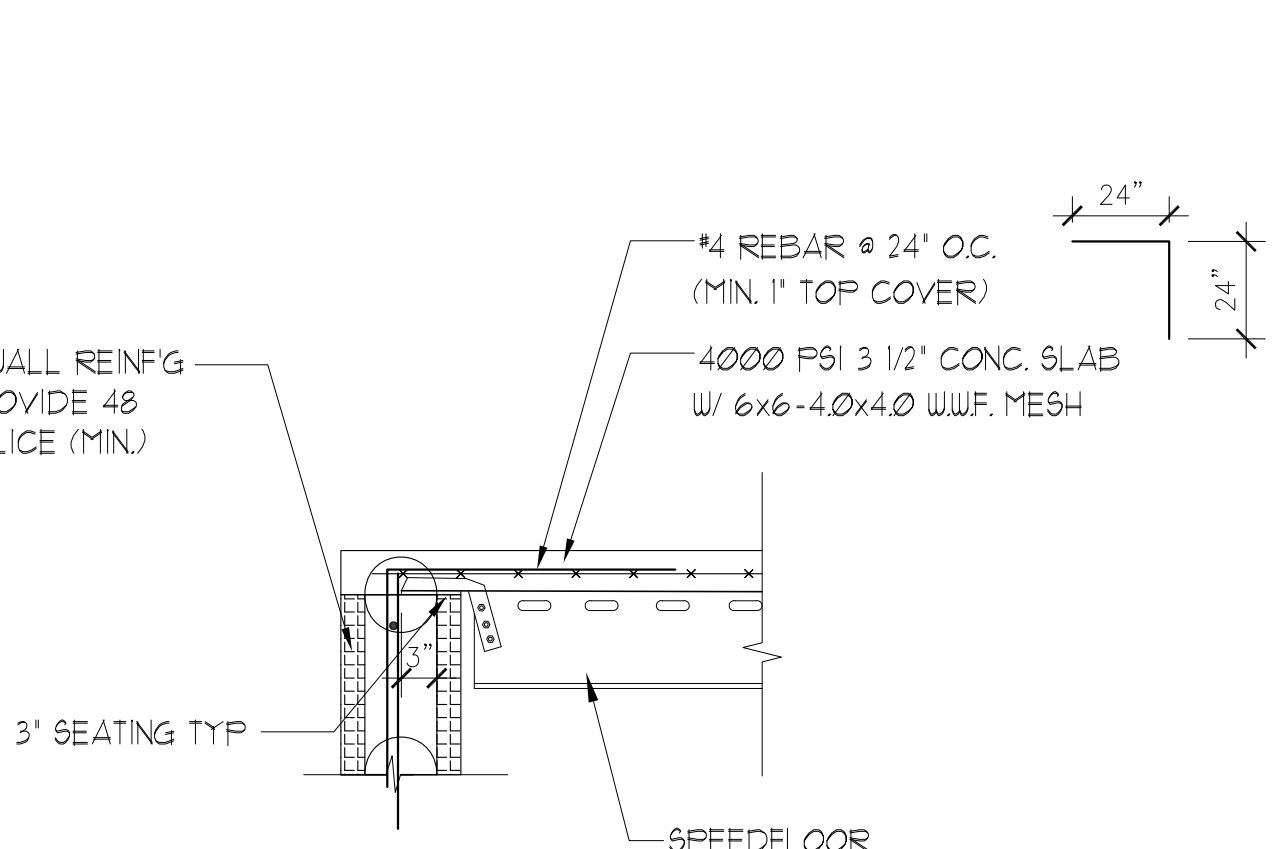
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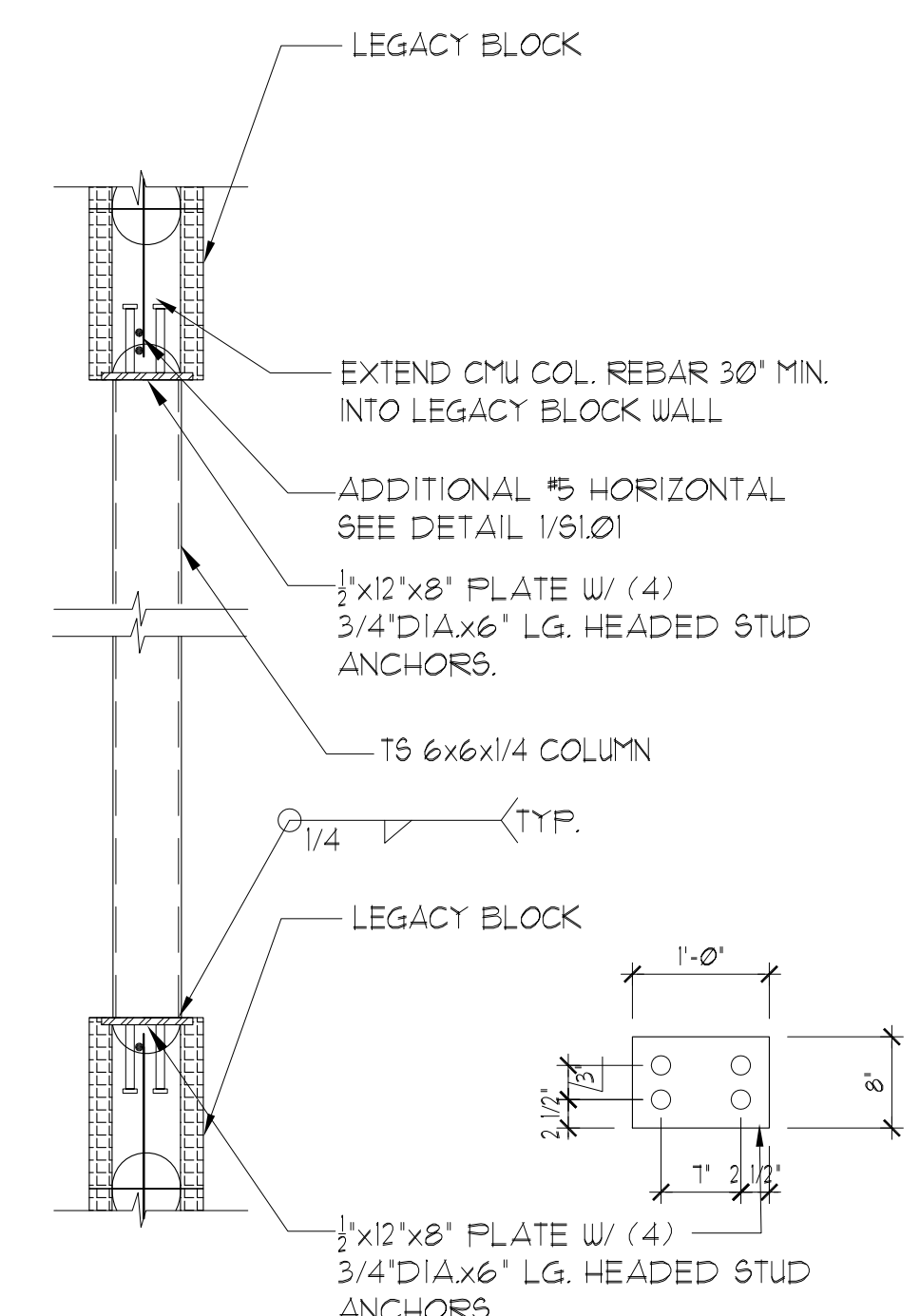
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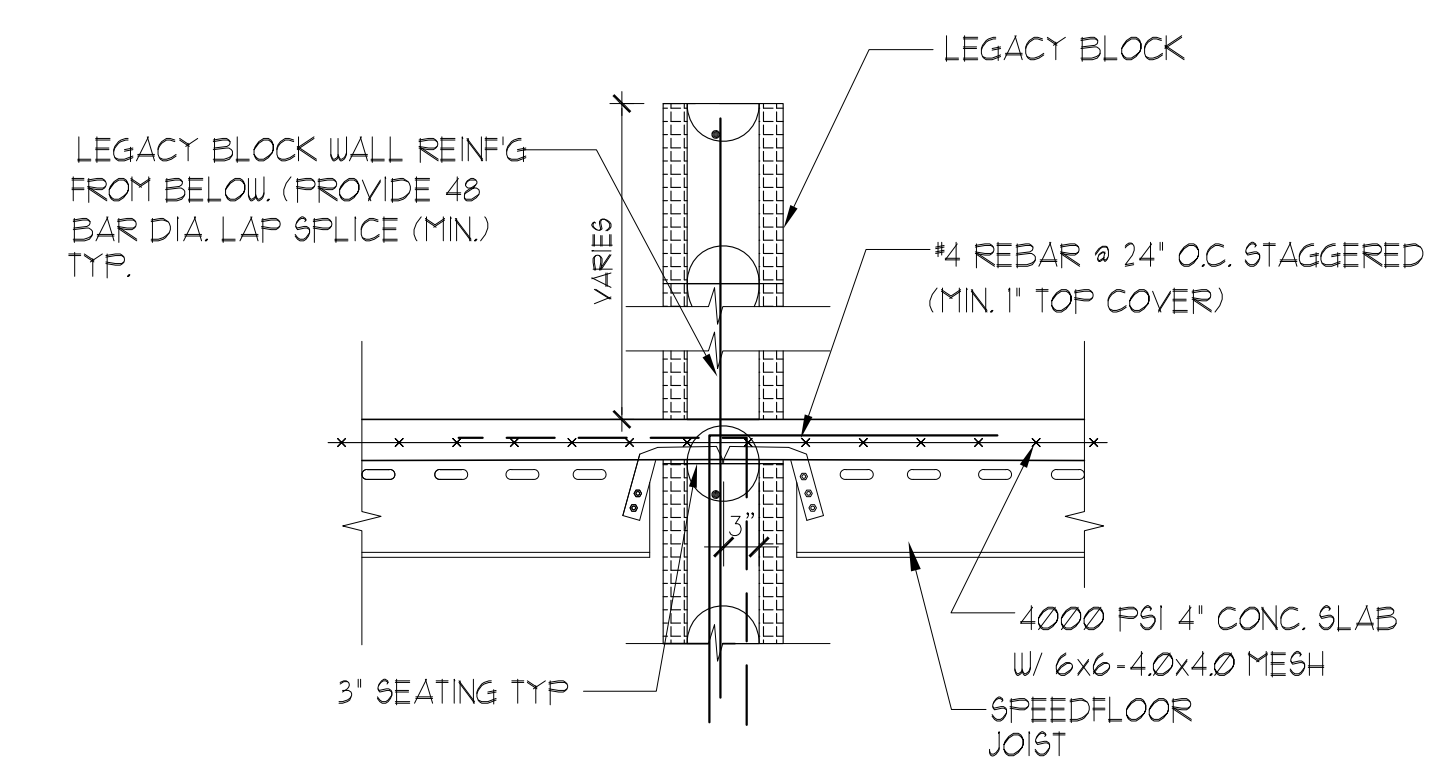
4 SECTION
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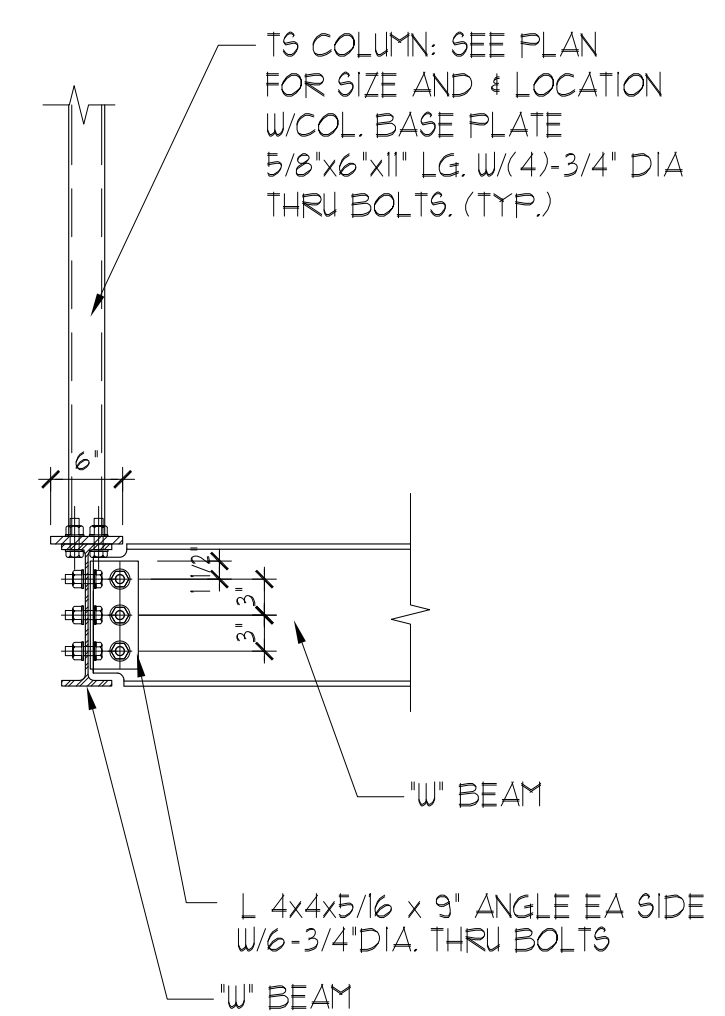
5 SECTION
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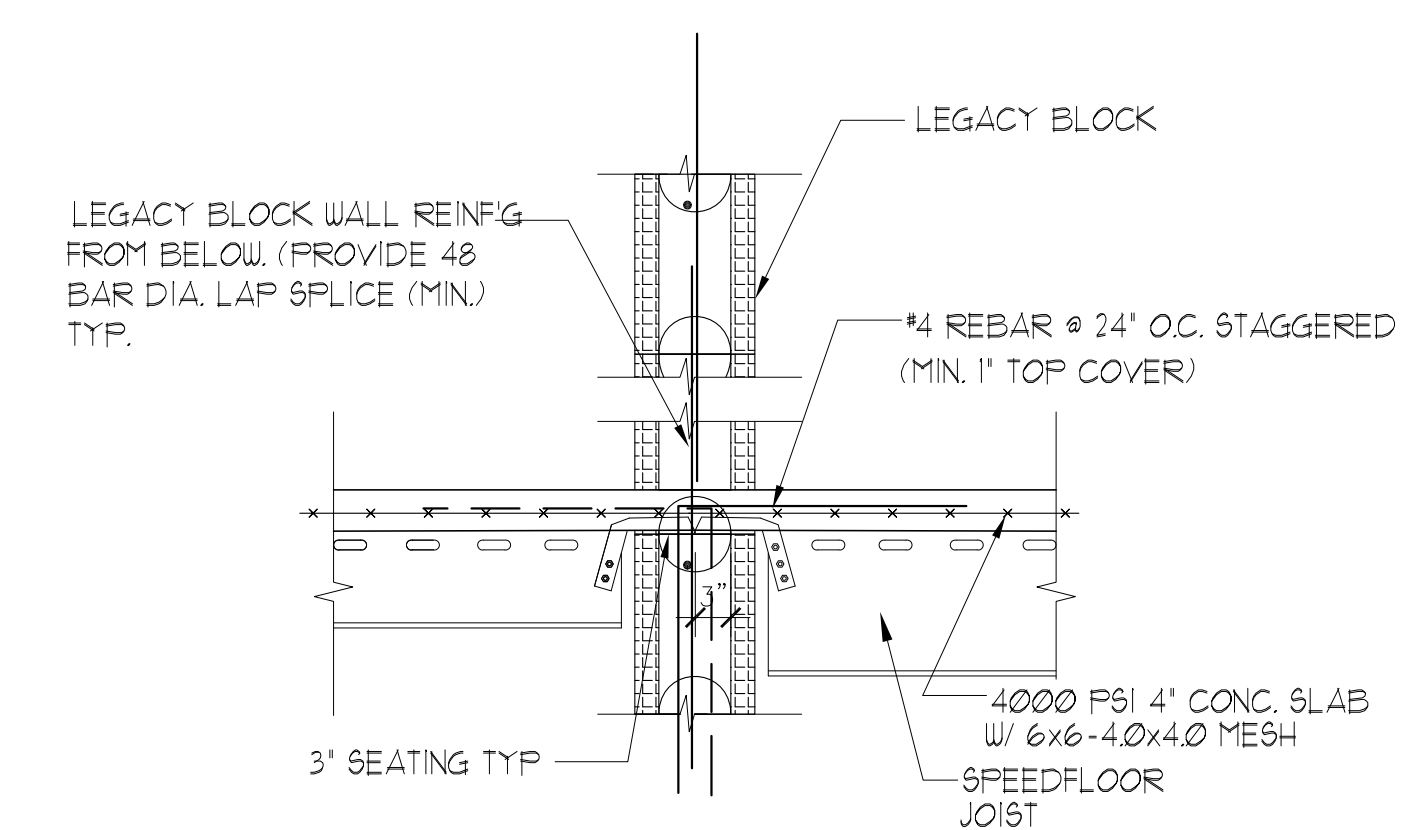
6 SECTION
SCALE: N.T.S.



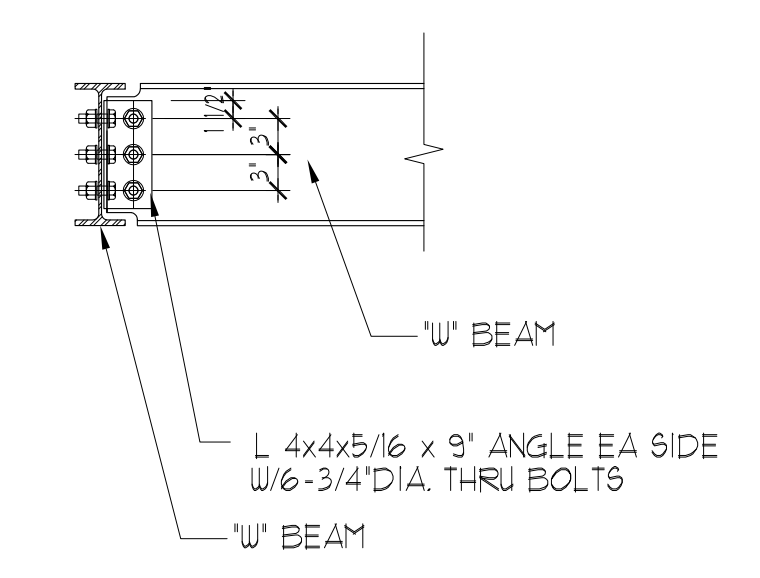
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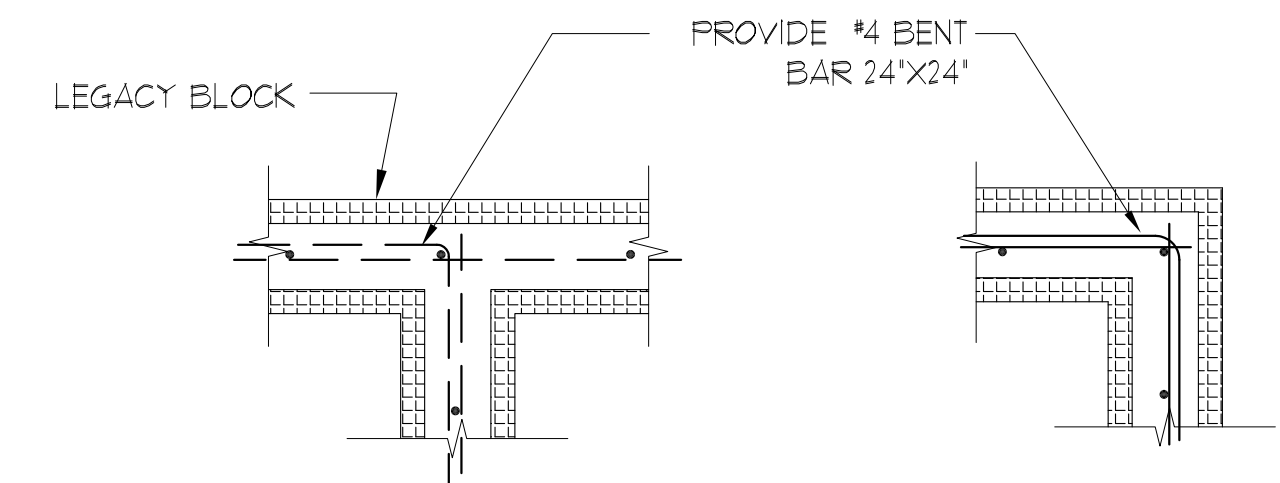
8 SECTION
SCALE: 3/4" = 1'-0"



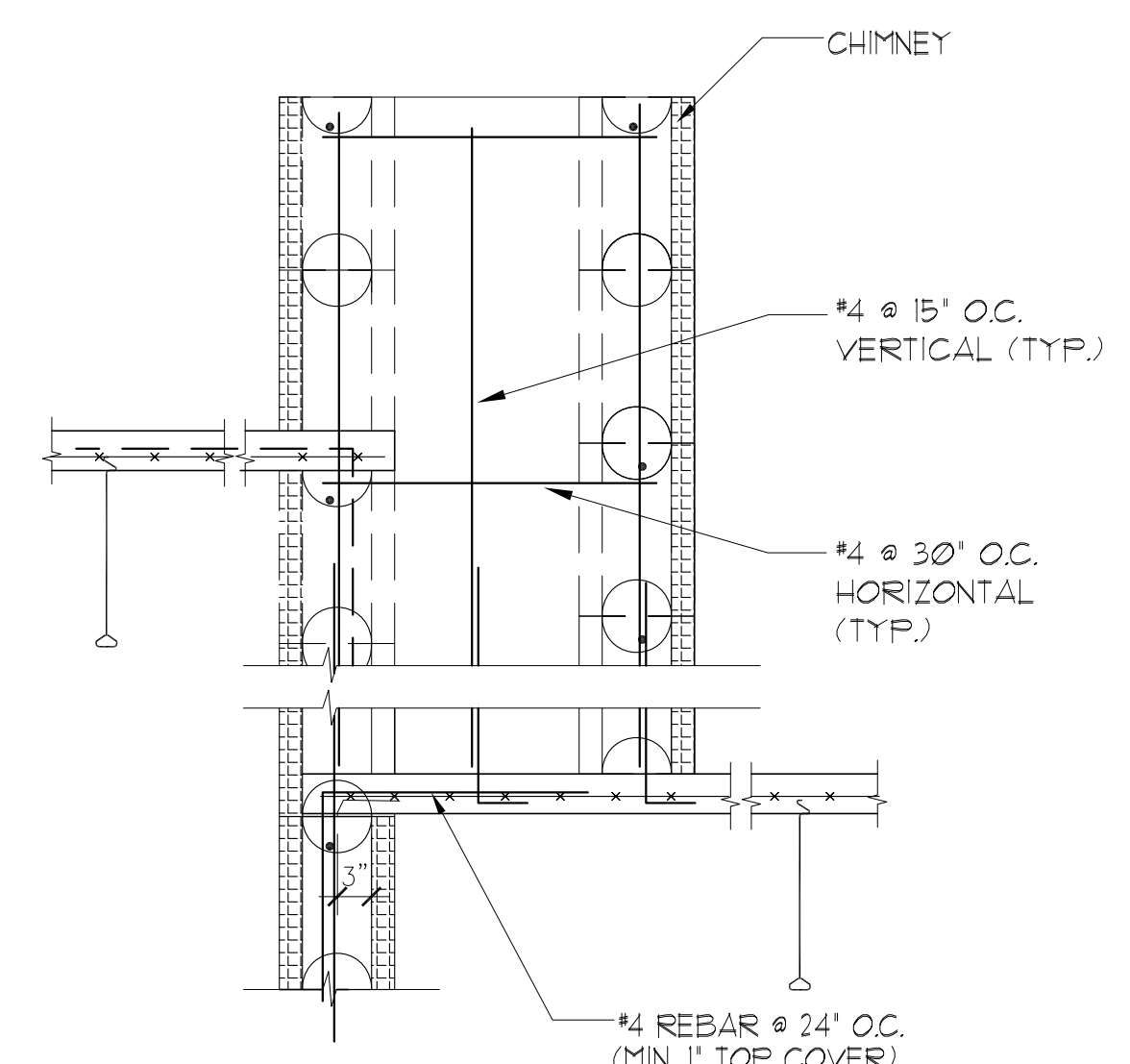
9 SECTION
SCALE: N.T.S.



10 SECTION
SCALE: 3/4" = 1'-0"



11 TYP. LEGACY BLOCK WALL CORNER BARS
SCALE: 3/4" = 1'-0"



12 SECTION
SCALE: N.T.S.

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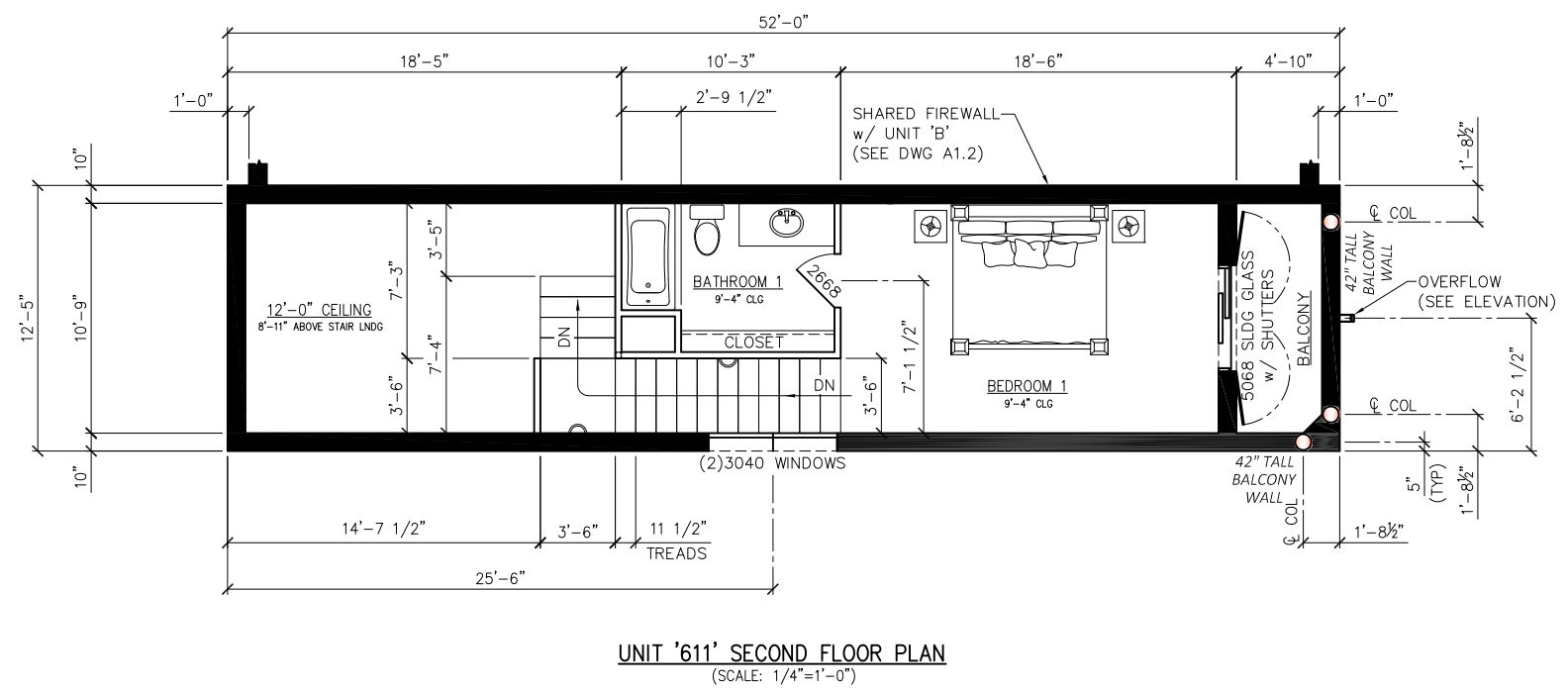
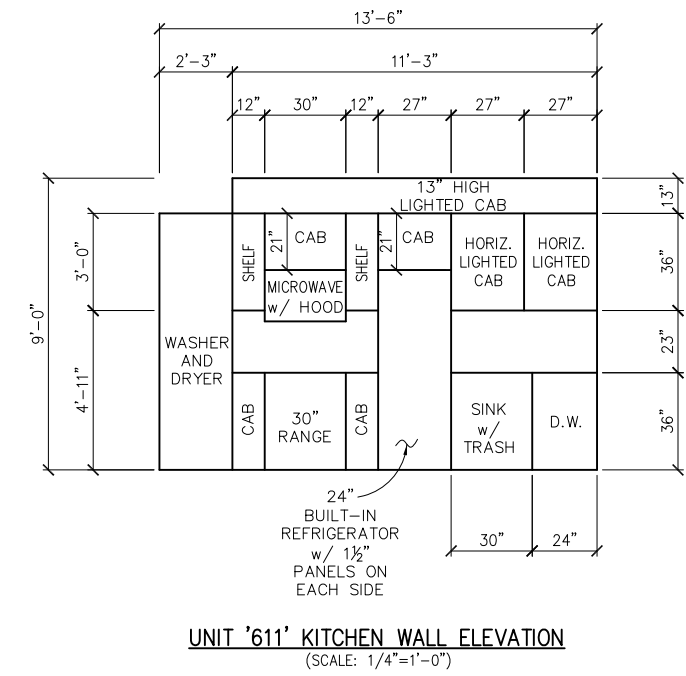
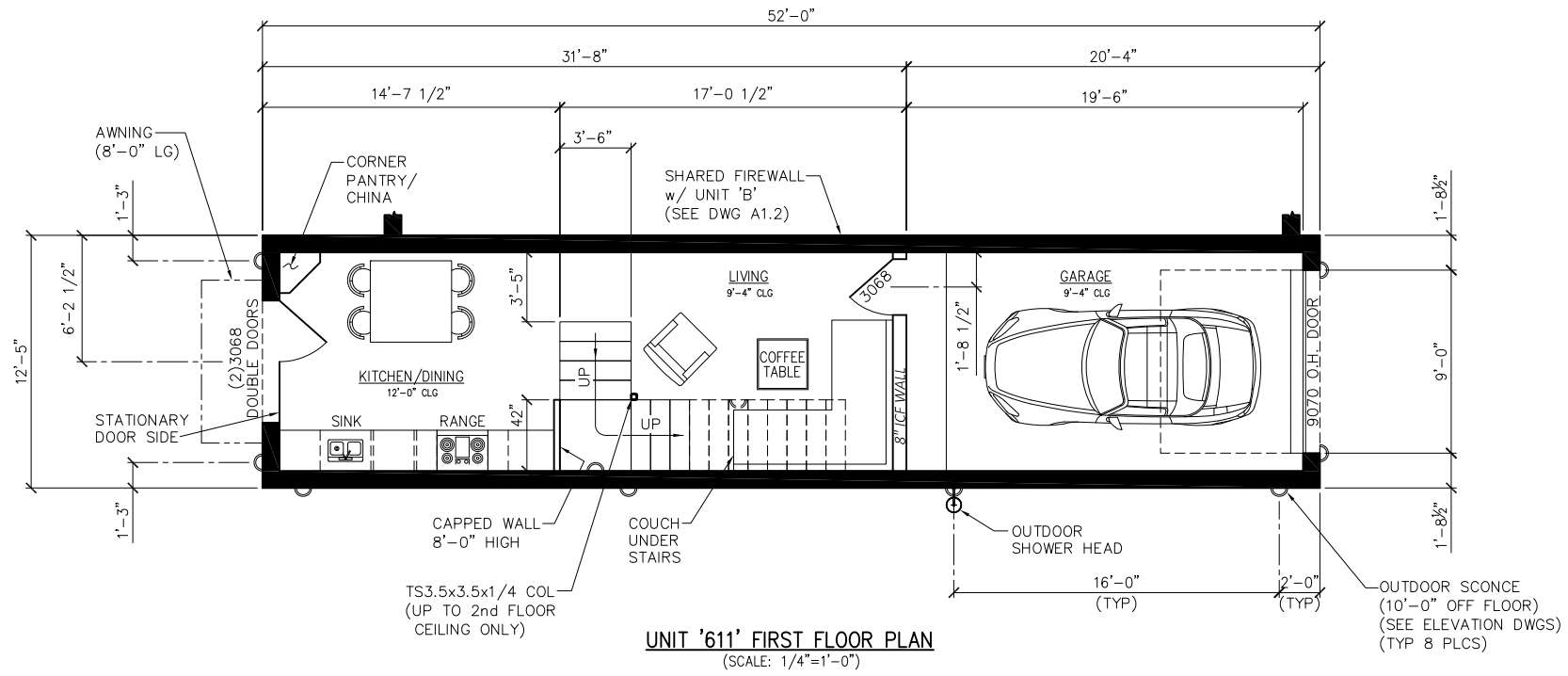
STATE OF TEXAS
WENYI HU
100819
8/9/2021

Wenyi Hu P.E.
Texas No. 100819

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT

B J BAR HOLDINGS, LLC	DESIGNED BY:	
	DRAWN BY:	
	CHECKED BY:	
	APPROVED BY:	
	SCALE:	

WEEKEND / WEEKDAY RENTALS 613 W. AVENUE A	
SECTIONS AND DETAILS	
PROJECT NO:	DRAWING NO: 5603
DATE:	REV:



UNIT '611' AREA CALCULATIONS	
FIRST FLOOR LIVING:	324 SQ.FT.
SECOND FLOOR LIVING:	256 SQ.FT.
TOTAL LIVING AREA:	580 SQ.FT.
1-CAR GARAGE:	210 SQ.FT.
SECOND FLOOR BALCONY: :	43 SQ.FT.
TOTAL AREA:	833 SQ.FT.

PLEASE NOTE THAT THE DESIGN AND INFORMATION CONTAINED ON THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF J BAR HOLDINGS, LLC & ROY ACORD

© J BAR HOLDINGS, LLC & ROY ACORD

■ DENOTES 10" ICF BLOCK WALL

NOTES:

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



DESIGNED BY: RHA		7/2020
DRAWN BY: AAA		7/2020
CHECKED BY: RHA		7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

J BAR HOLDINGS, LLC

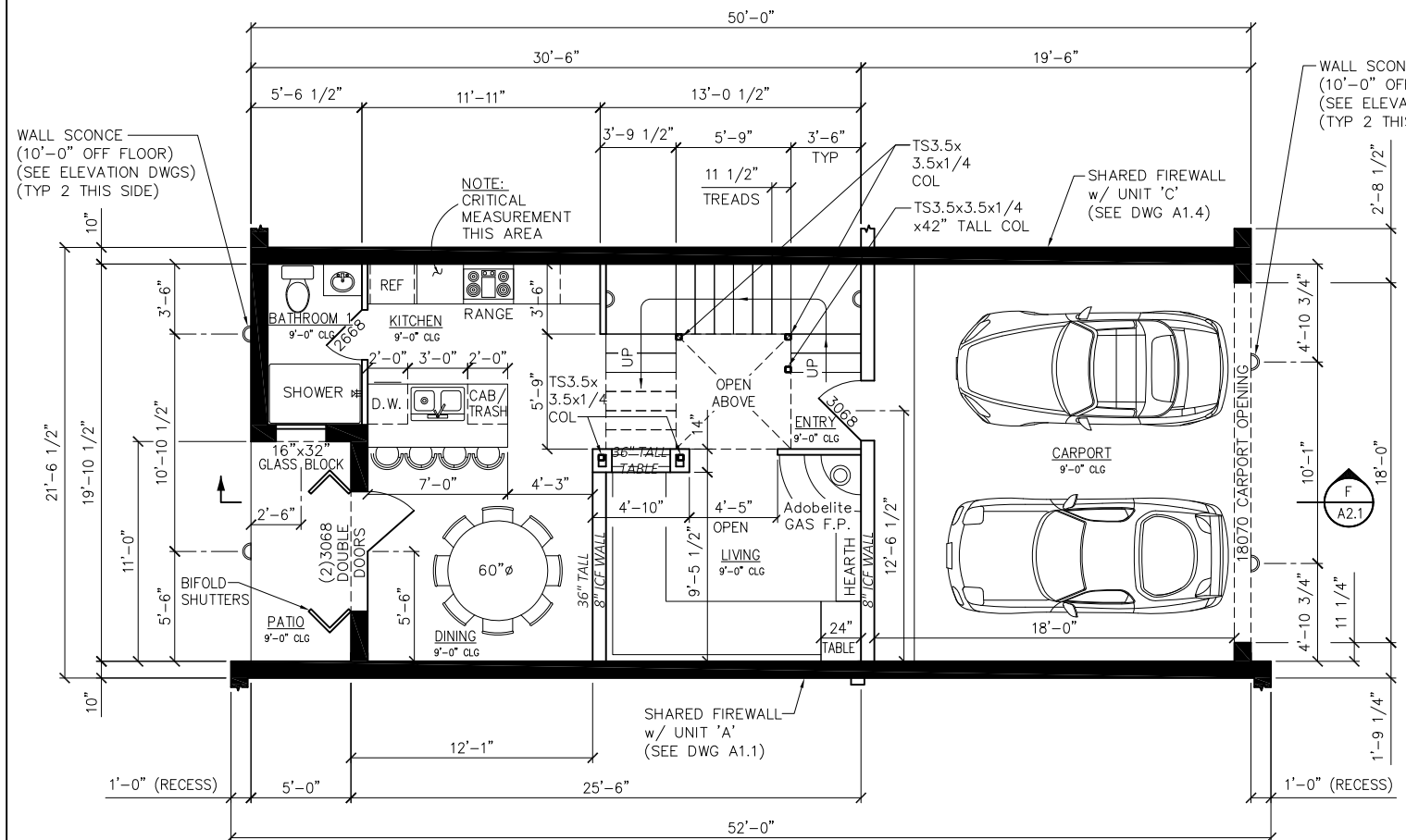
Port Aransas & Mustang Island

"Puerto Bella"

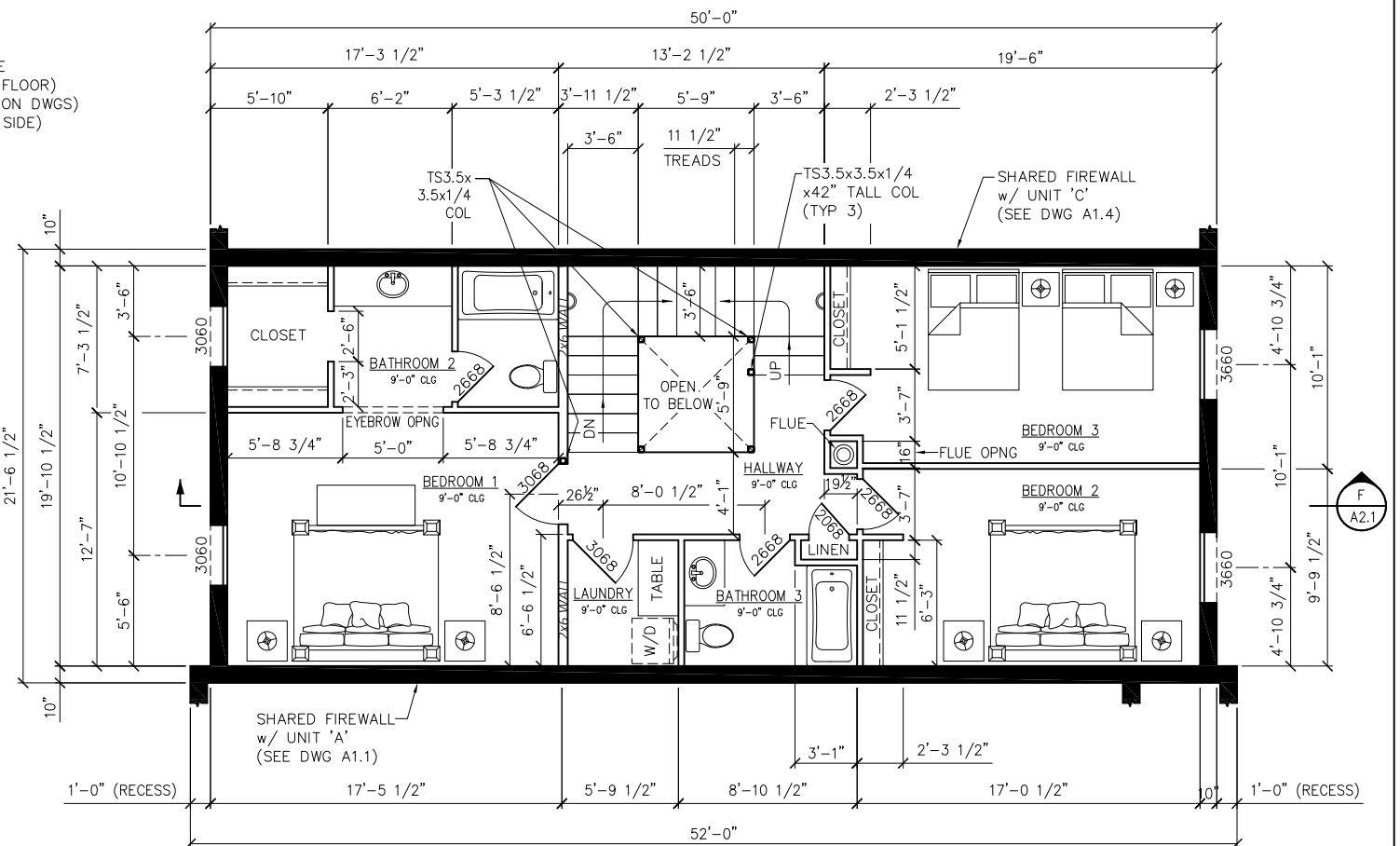
SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

PROJECT NO: _____ DRAWING NO: A1.1 REV: 0

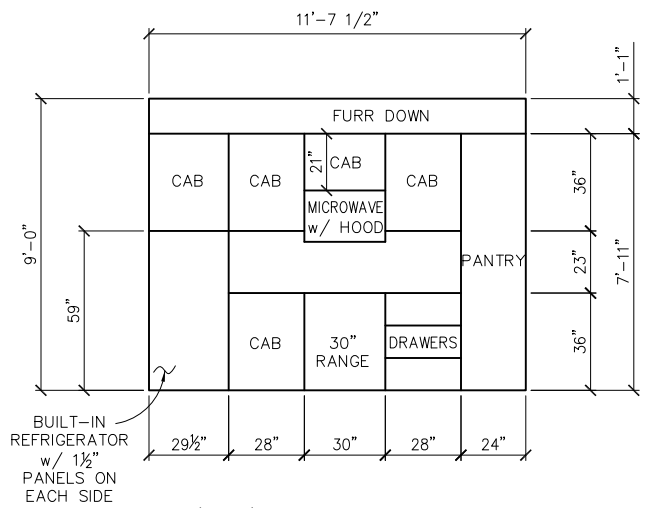
TITLE: UNIT '611' FIRST & SECOND FLOOR PLANS



UNIT '611B' FIRST FLOOR PLAN
(SCALE: 1/4"=1'-0")



UNIT '611B' SECOND FLOOR PLAN
(SCALE: 1/4"=1'-0")



UNIT '611B' KITCHEN WALL ELEVATION
(SCALE: 1/4"=1'-0")

UNIT '611B' AREA CALCULATIONS	
FIRST FLOOR LIVING:	530 SQ.FT.
SECOND FLOOR LIVING:	850 SQ.FT.
THIRD FLOOR LIVING:	302 SQ.FT.
TOTAL LIVING AREA:	1682 SQ.FT.
2-CAR GARAGE:	358 SQ.FT.
REAR PATIO:	55 SQ.FT.
THIRD FLOOR PATIO AREA:	1082 SQ.FT.
TOTAL AREA:	3177 SQ.FT.

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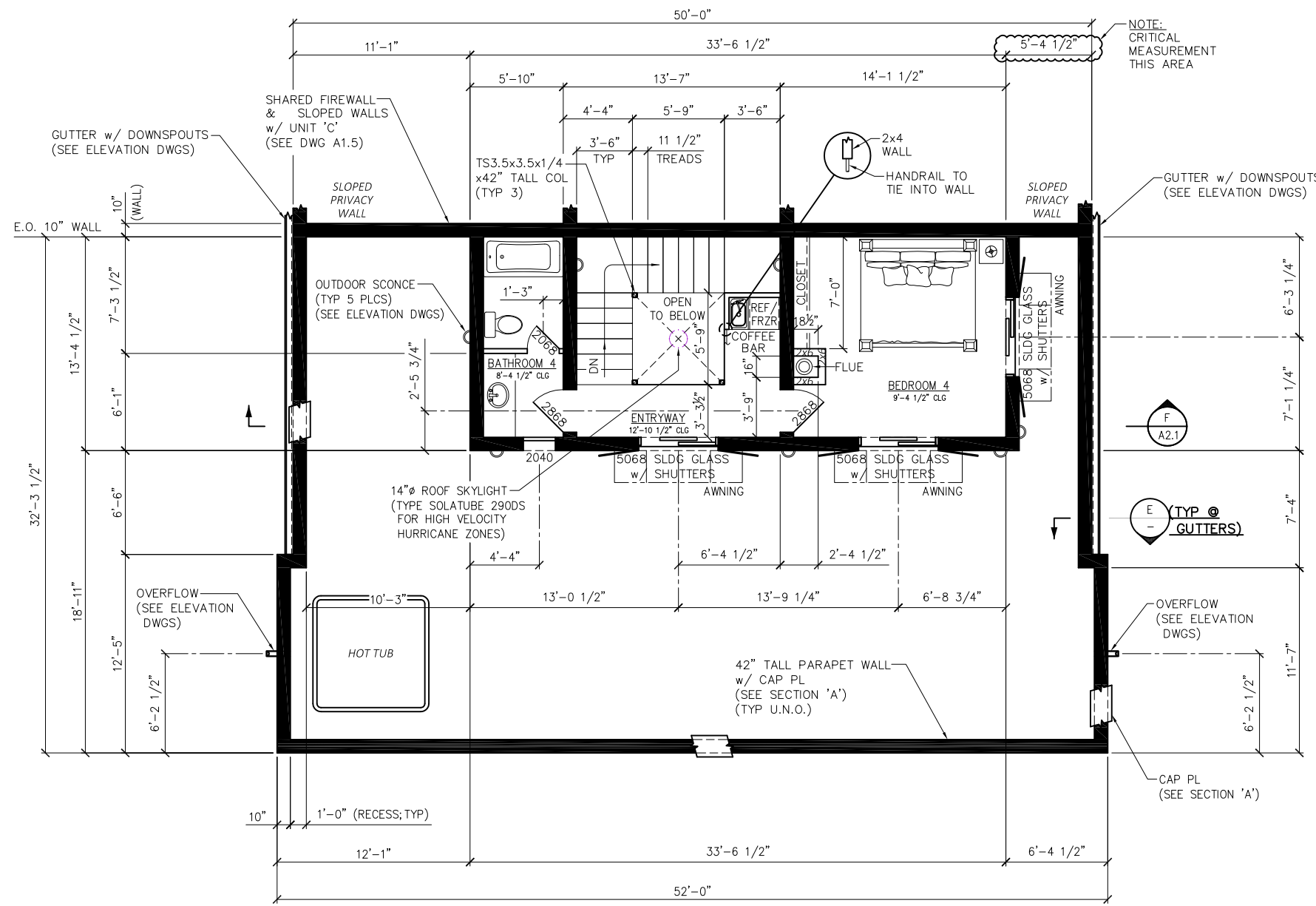
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REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
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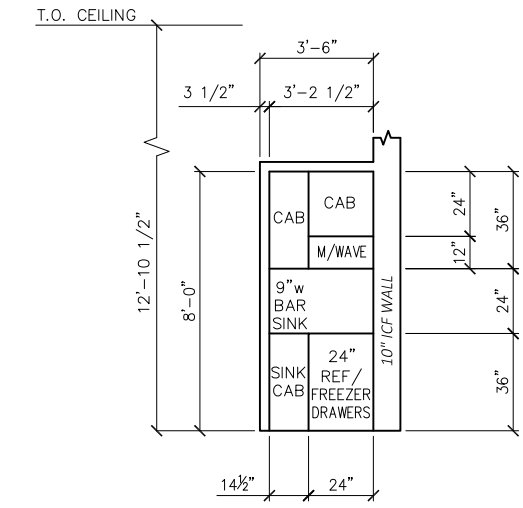


DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

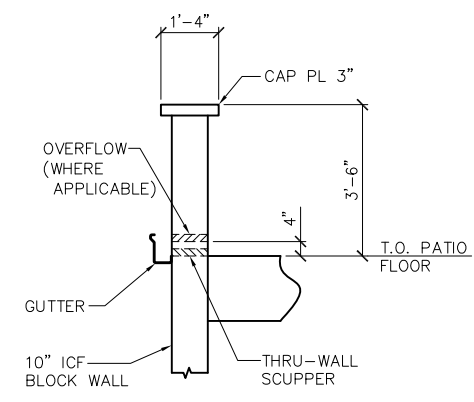
		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
PROJECT NO.:	DRAWING NO.:	REV.:
	A1.2	0



UNIT '611B' THIRD FLOOR PLAN
(SCALE: 1/4"=1'-0")



COFFEE BAR WALL ELEVATION
(SCALE: 1/4"=1'-0")



SECTION E
SCALE 1/2"=1'-0"

■ DENOTES 10" ICF BLOCK WALL

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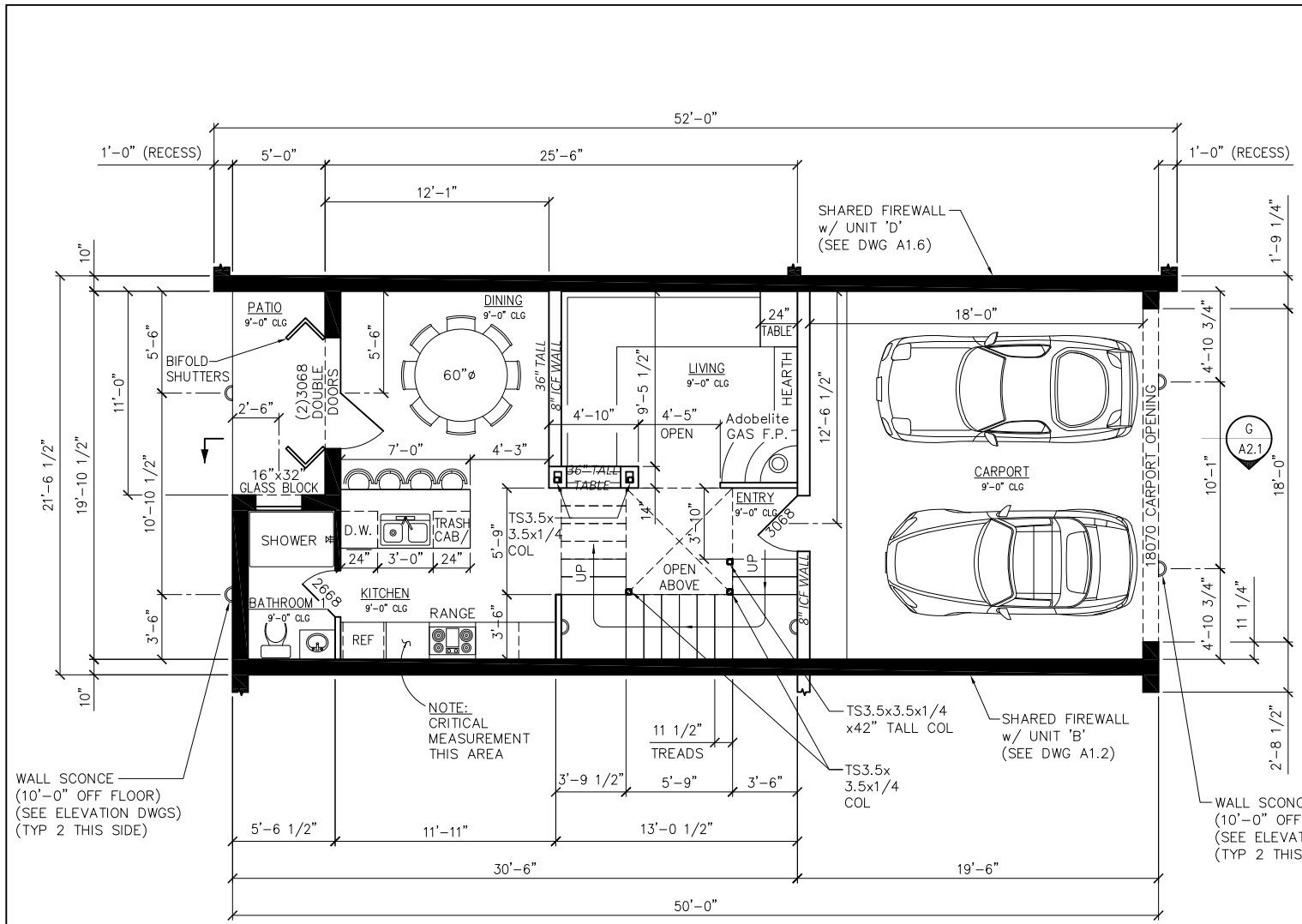
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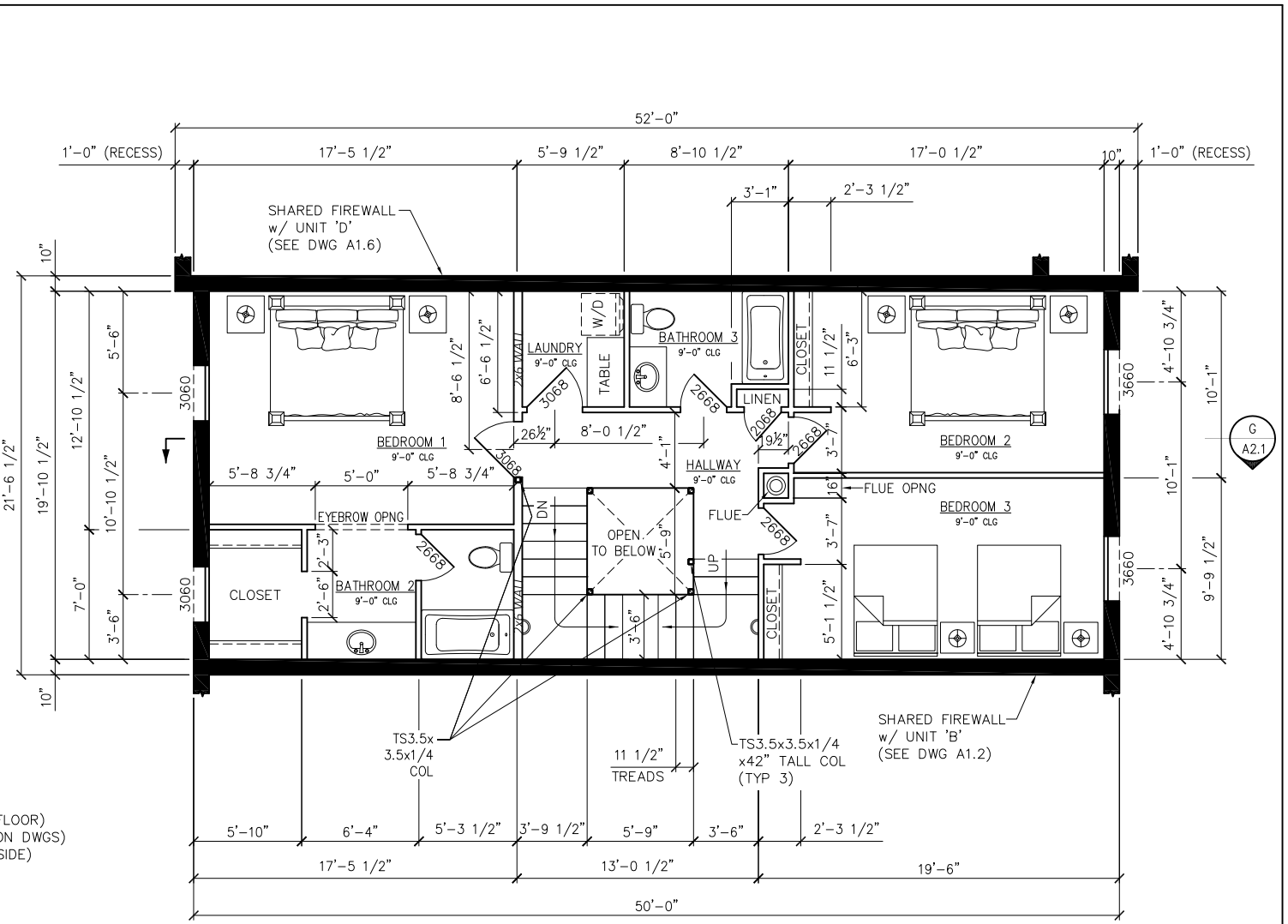


J BAR HOLDINGS, LLC	
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CHECKED BY: RHA	7/2020
APPROVED BY:	
SCALE: 1/4"=1'-0"	DATE:

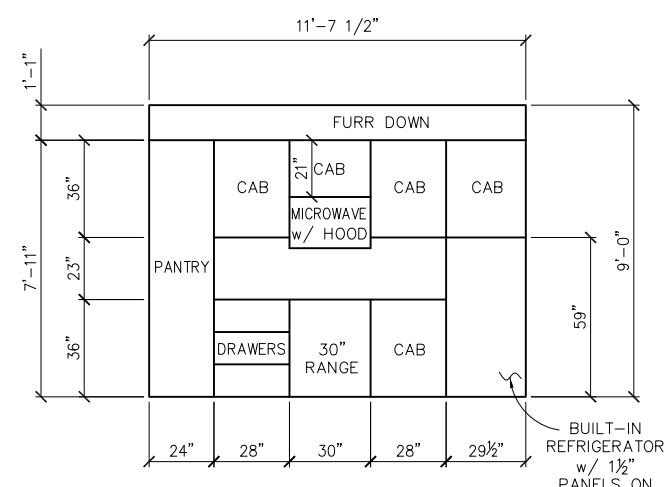
Port Aransas & Mustang Island		"Puerto Bella"	
SHORT TERM RENTALS		W. AVENUE A	
PORT ARANSAS, TEXAS 78373		UNIT '611B'	
THIRD FLOOR PLAN		PROJECT NO.:	
DRAWING NO. A1.3		REV. 0	



UNIT '615' FIRST FLOOR PLAN
(SCALE: 1/4"=1'-0")



UNIT '615' SECOND FLOOR PLAN
(SCALE: 1/4"=1'-0")



UNIT '615' KITCHEN WALL ELEVATION
(SCALE: 1/4"=1'-0")

UNIT '615' AREA CALCULATIONS	
FIRST FLOOR LIVING:	530 SQ.FT.
SECOND FLOOR LIVING:	850 SQ.FT.
THIRD FLOOR LIVING:	302 SQ.FT.
TOTAL LIVING AREA:	1682 SQ.FT.
2-CAR GARAGE:	358 SQ.FT.
REAR PATIO:	55 SQ.FT.
THIRD FLOOR FRONT PATIO AREA:	565 SQ.FT.
THIRD FLOOR REAR PATIO AREA:	517 SQ.FT.
TOTAL AREA:	3177 SQ.FT.

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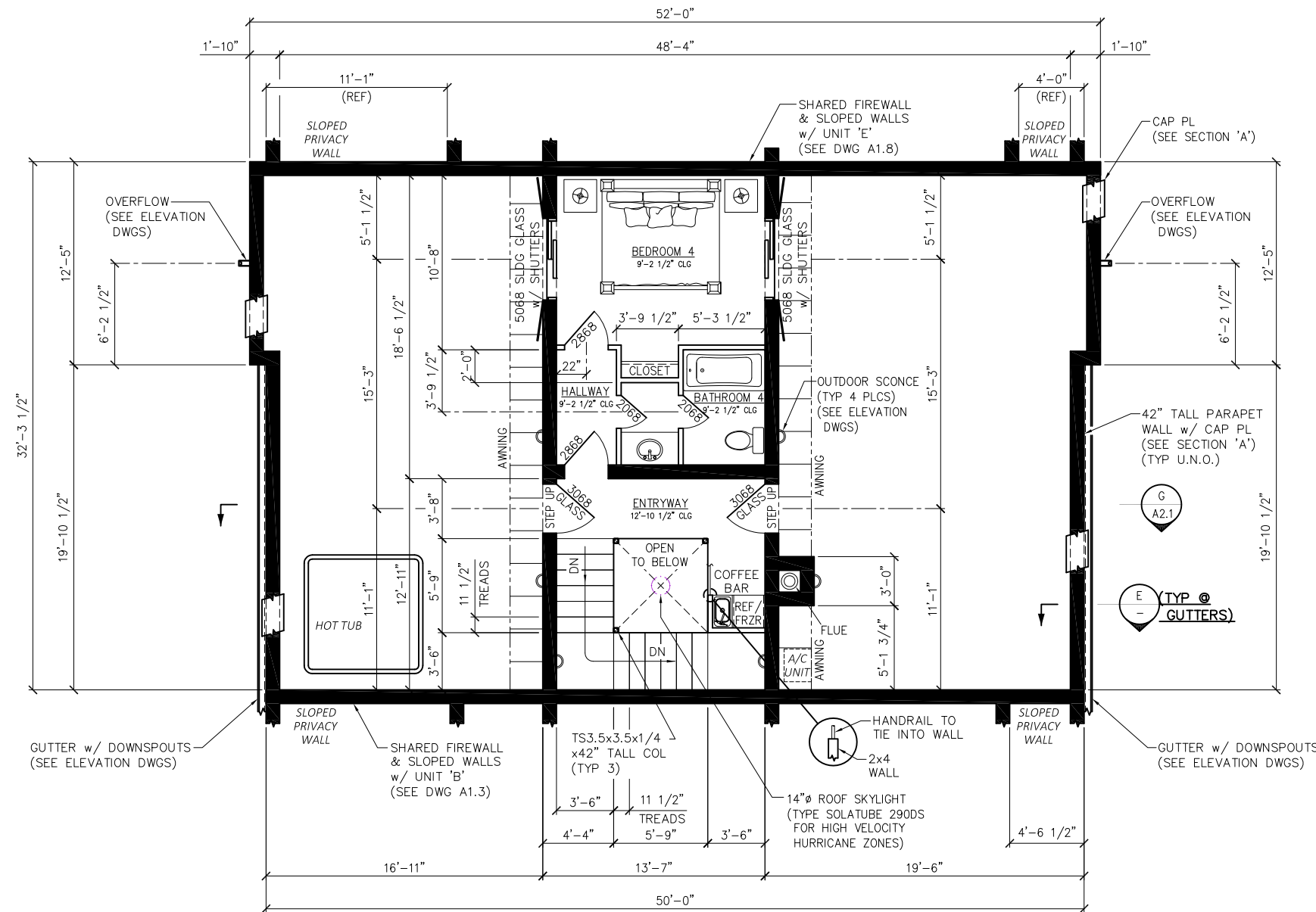
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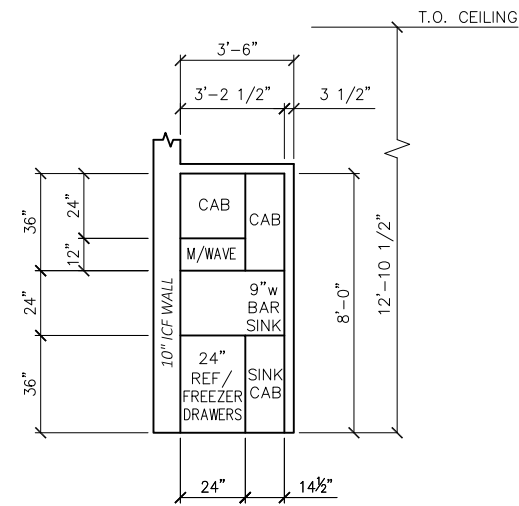


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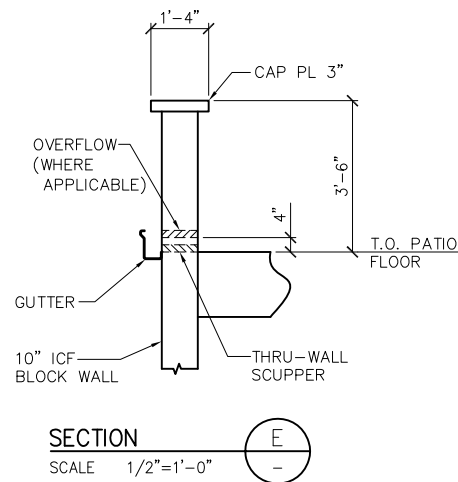
Port Aransas & Mustang Island	
"Puerto Bella" SHORT TERM RENTALS	
W. AVENUE A PORT ARANSAS, TEXAS 78373	
PROJECT NO: _____	
DRAWING NO: A1.4	
REV: 0	



UNIT '615' THIRD FLOOR PLAN
(SCALE: 1/4"=1'-0")



COFFEE BAR WALL ELEVATION
(SCALE: 1/4"=1'-0")



SECTION E
SCALE 1/2"=1'-0"

■ DENOTES 10" ICF BLOCK WALL

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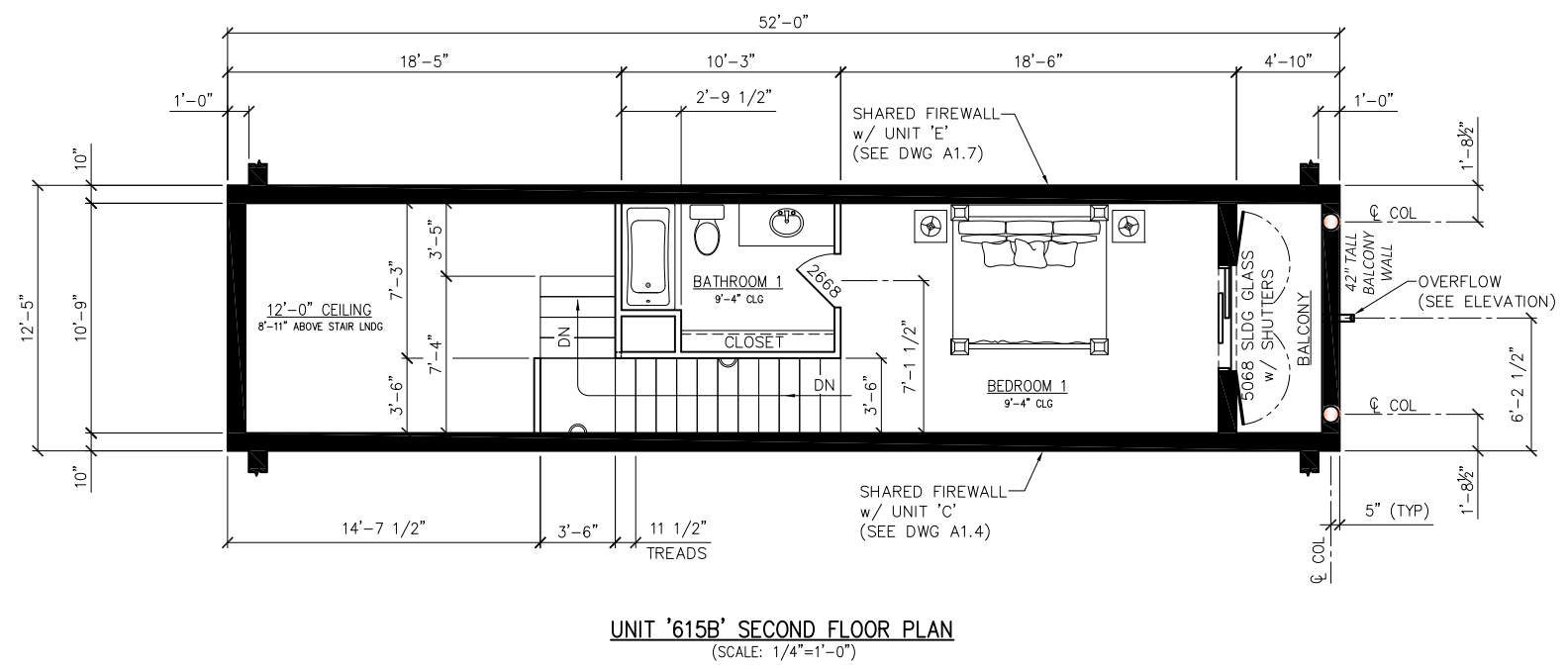
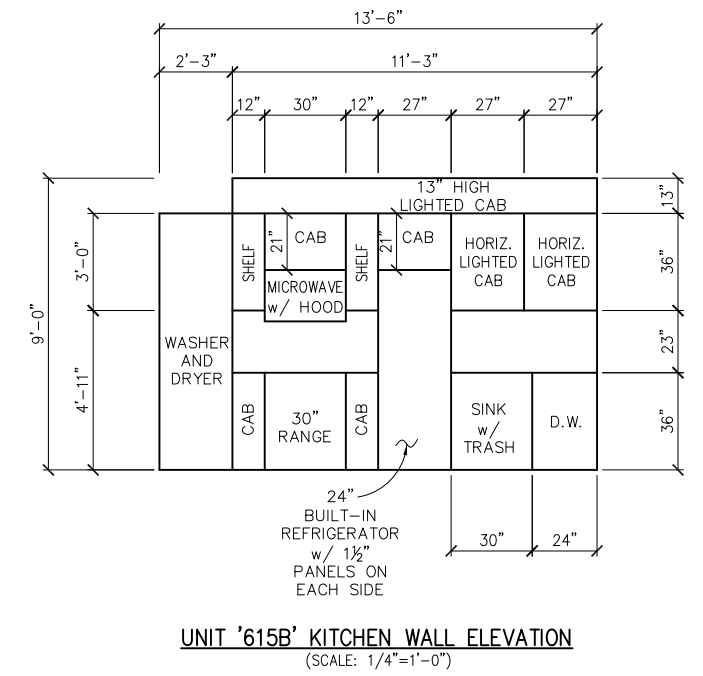
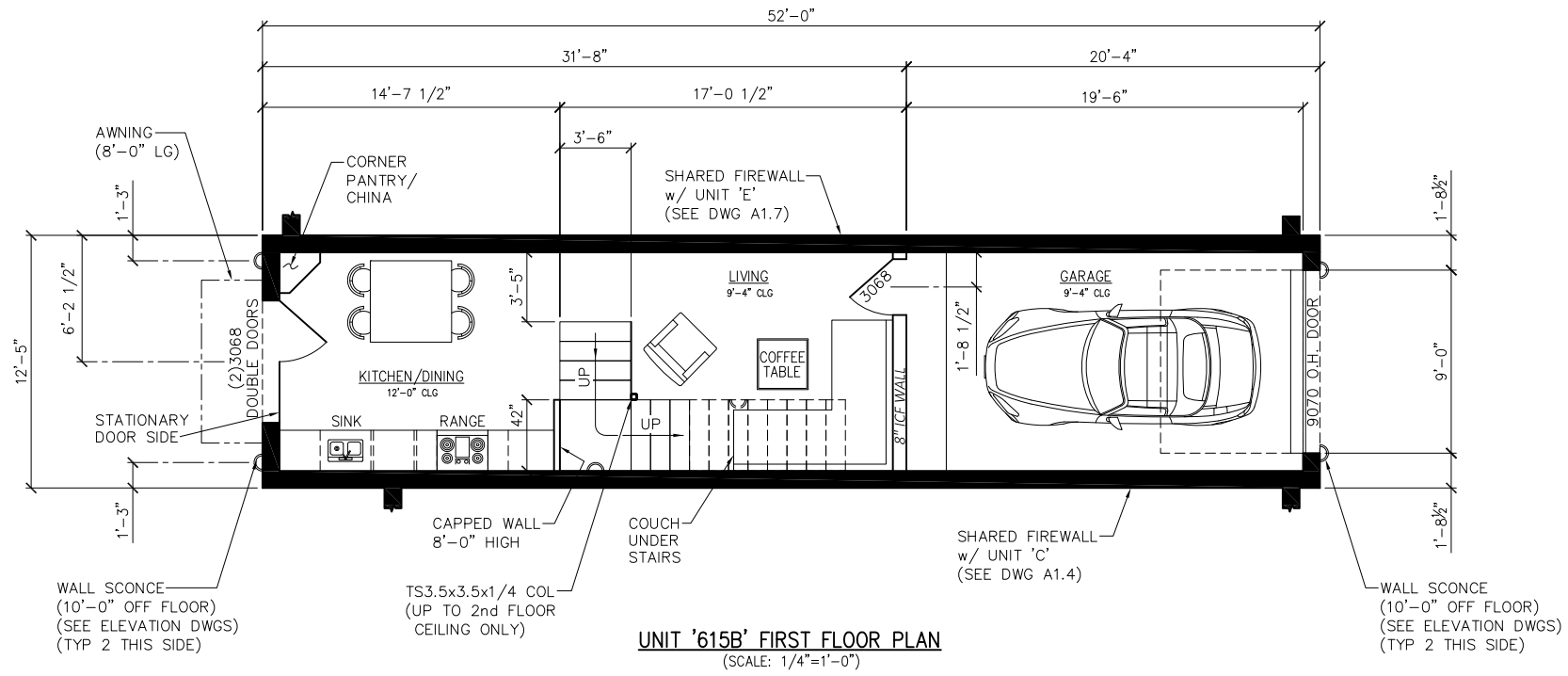


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APPROVED BY:	
SCALE: 1/4"=1'-0"	DATE:

Port Aransas & Mustang Island "Puerto Bella"
SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

UNIT '615'
THIRD FLOOR PLAN

PROJECT NO:	DRAWING NO: A1.5	REV: 0
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UNIT '615B' AREA CALCULATIONS	
FIRST FLOOR LIVING:	324 SQ.FT.
SECOND FLOOR LIVING:	256 SQ.FT.
TOTAL LIVING AREA:	580 SQ.FT.
1-CAR GARAGE:	210 SQ.FT.
SECOND FLOOR BALCONY::	43 SQ.FT.
TOTAL AREA:	833 SQ.FT.

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■ DENOTES 10" ICF BLOCK WALL

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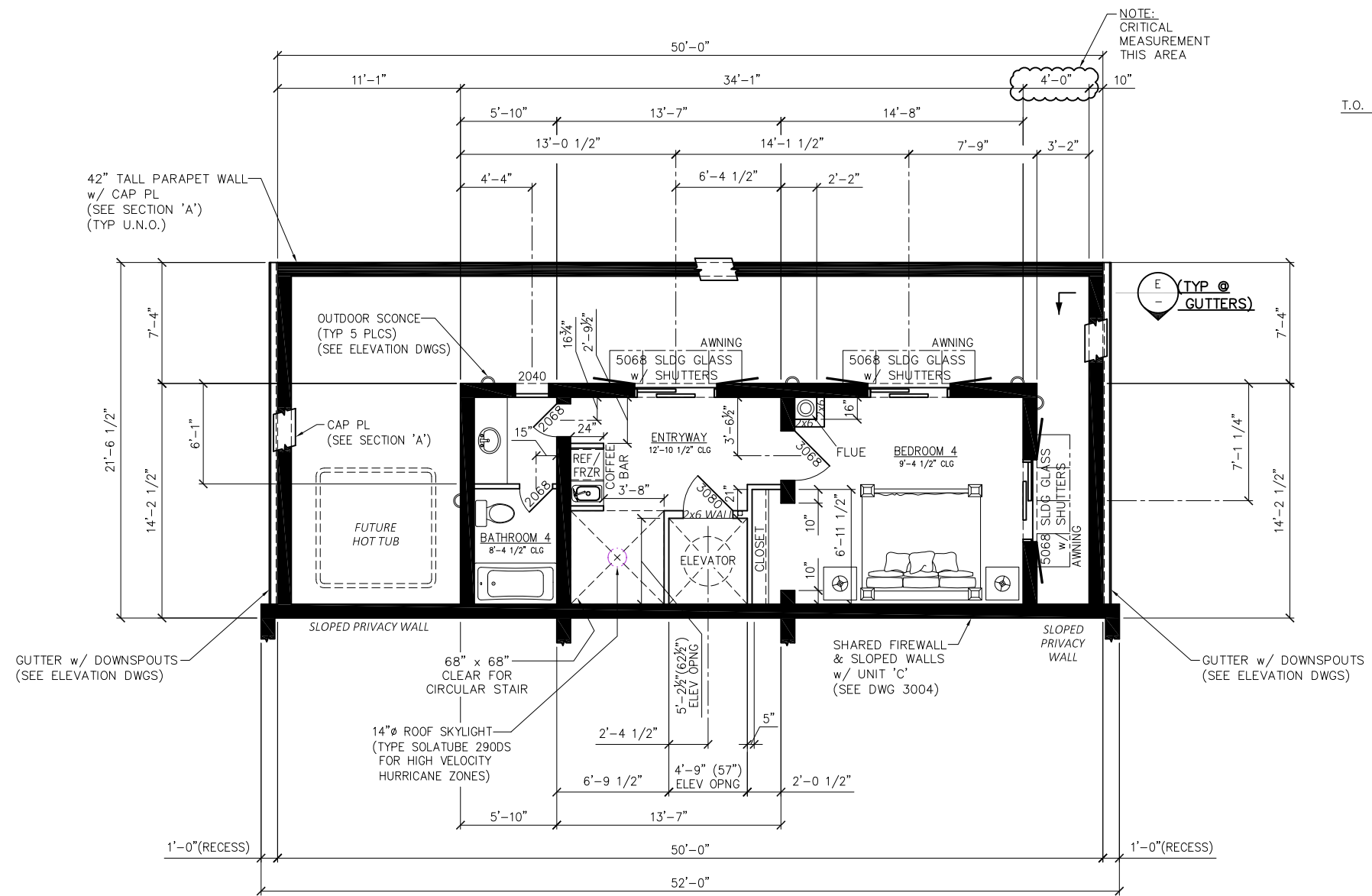
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DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

Port Aransas & Mustang Island "Puerto Bella"

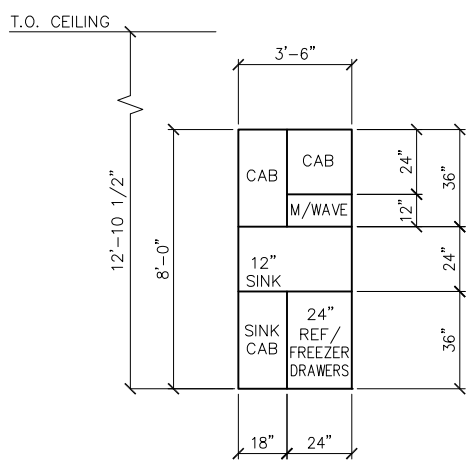
SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

UNIT '615B'
FIRST & SECOND FLOOR PLANS

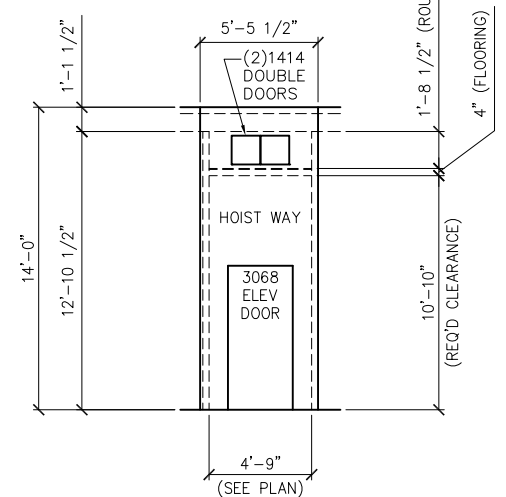
PROJECT NO:	DRAWING NO:	REV:
	A1.6	0



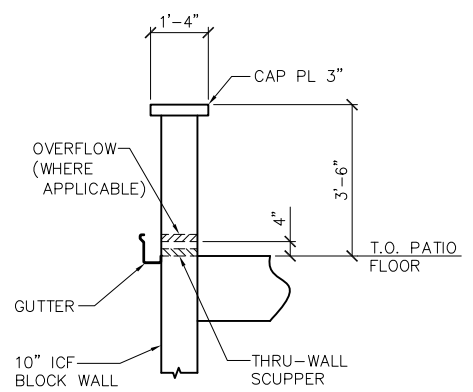
UNIT '619' THIRD FLOOR PLAN
(SCALE: 1/4"=1'-0")



COFFEE BAR WALL ELEVATION
(SCALE: 1/4"=1'-0")



THIRD FLOOR ELEVATOR ELEVATION
(SCALE: 1/4"=1'-0")



SECTION E
SCALE 1/2"=1'-0"

■ DENOTES 10" ICF BLOCK WALL

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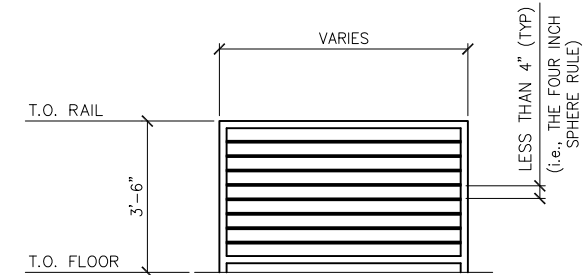
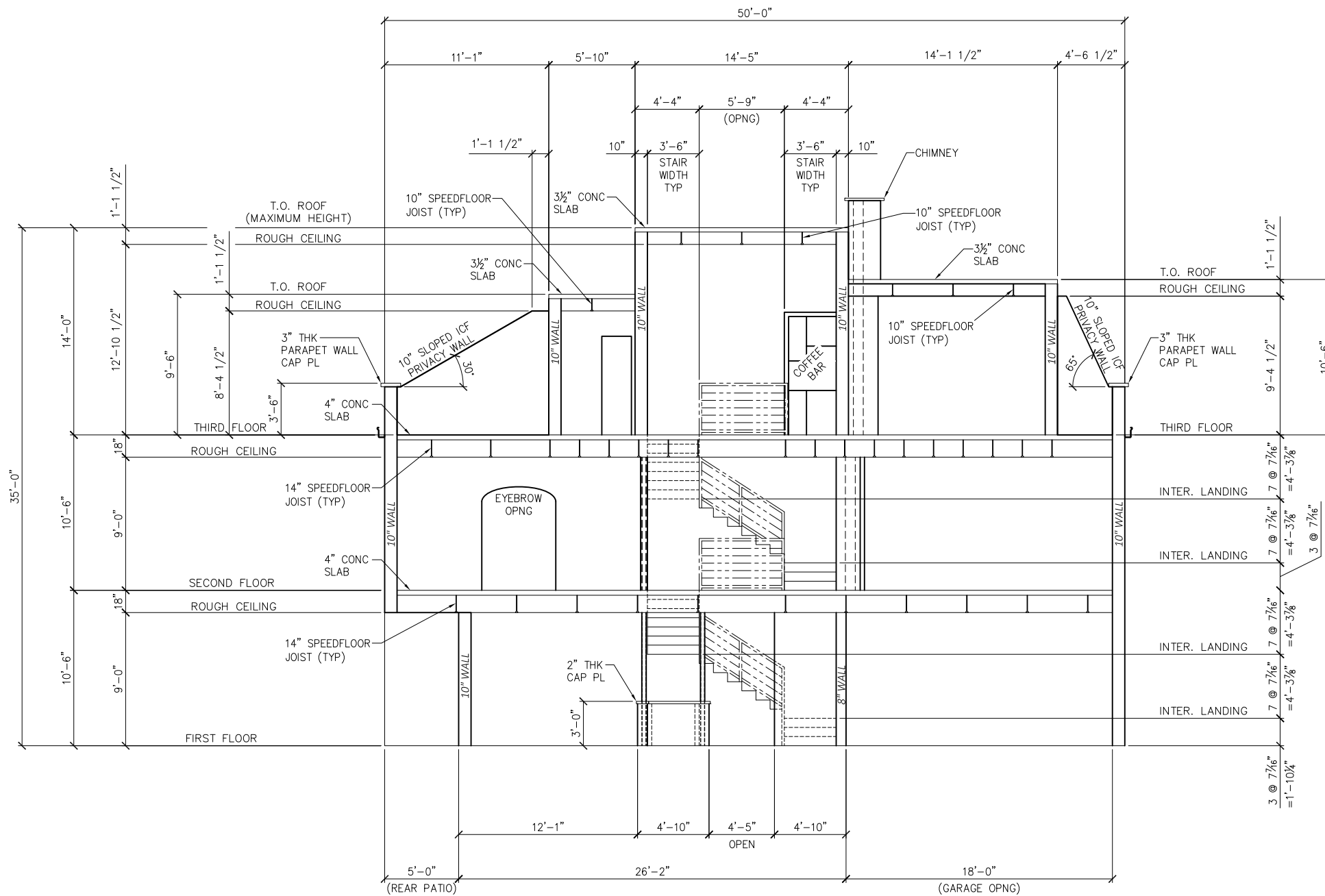
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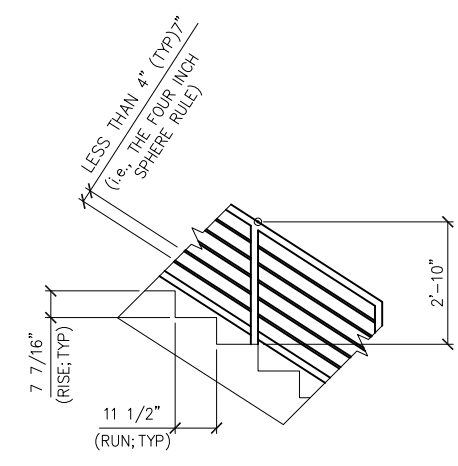


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SCALE: 1/4"=1'-0"	DATE:

Port Aransas Mustang Island		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	
PROJECT NO:		DRAWING NO: A1.8	
UNIT '619'		THIRD FLOOR PLAN	
REV: 0			



TYP RAILING ELEVATION
(SCALE: 1/2"=1'-0")



TYP STAIR RAILING ELEVATION
(SCALE: 1/2"=1'-0")

SECTION F F
SCALE 1/4"=1'-0" A1.2 A1.3

SECTION G G (OPP. HD.)
SCALE 1/4"=1'-0" A1.4 A1.5

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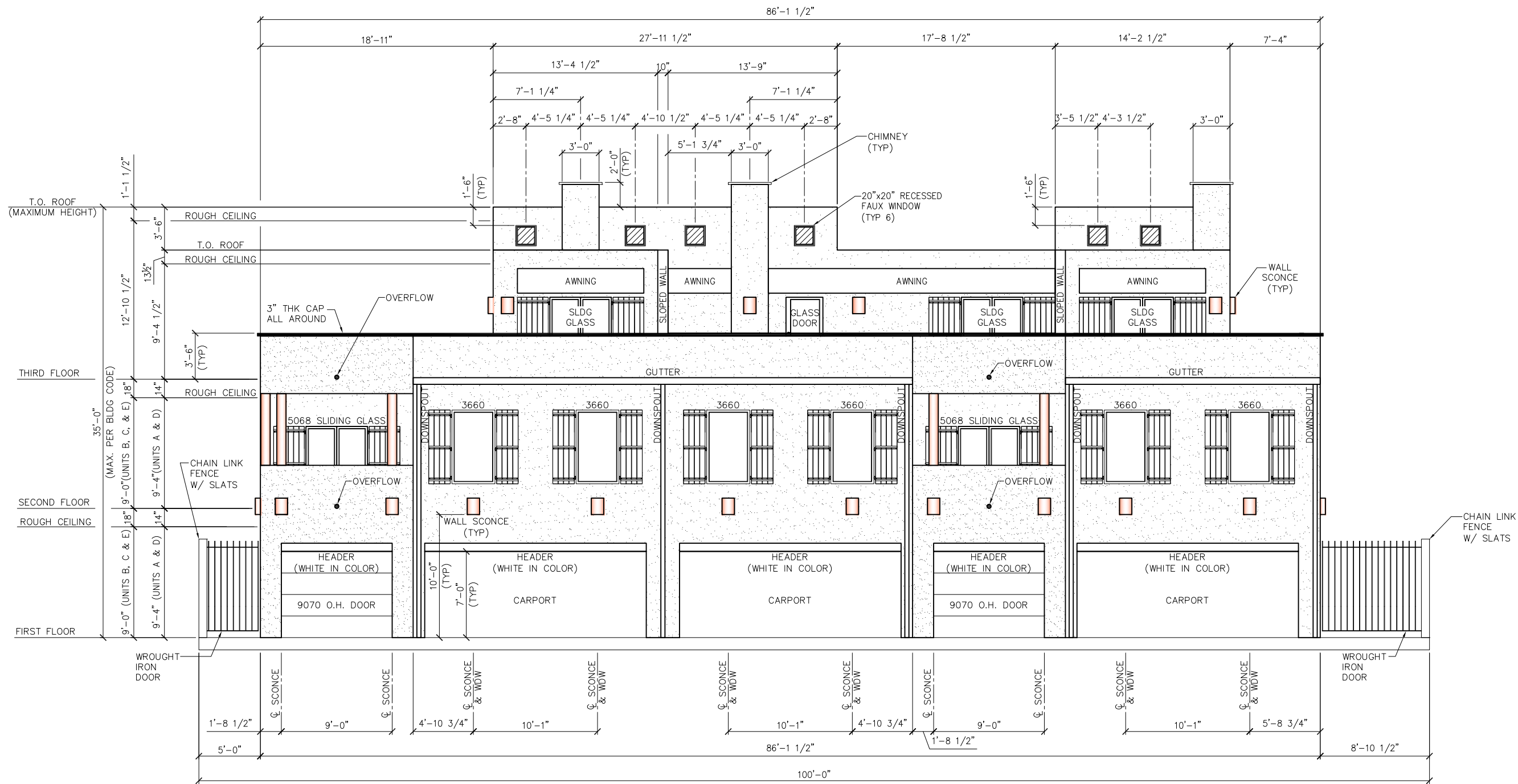
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Port Aransas & Mustang Island	
"Puerto Bella" SHORT TERM RENTALS	
W. AVENUE A PORT ARANSAS, TEXAS 78373	
CONSTRUCTION DETAILS	
PROJECT NO:	DRAWING NO: A2.1
REV: 0	



VIEW A
 SCALE 1/4"=1'-0" C1.1

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

Port Aransas & Mustang Island	
"Puerto Bella"	
SHORT TERM RENTALS	
W. AVENUE A	
PORT ARANSAS, TEXAS 78373	
ELEVATION	
FRONT VIEW 'A'	
PROJECT NO:	DRAWING NO: A3.1
REV: 0	



VIEW B
 SCALE 1/4"=1'-0" C1.1

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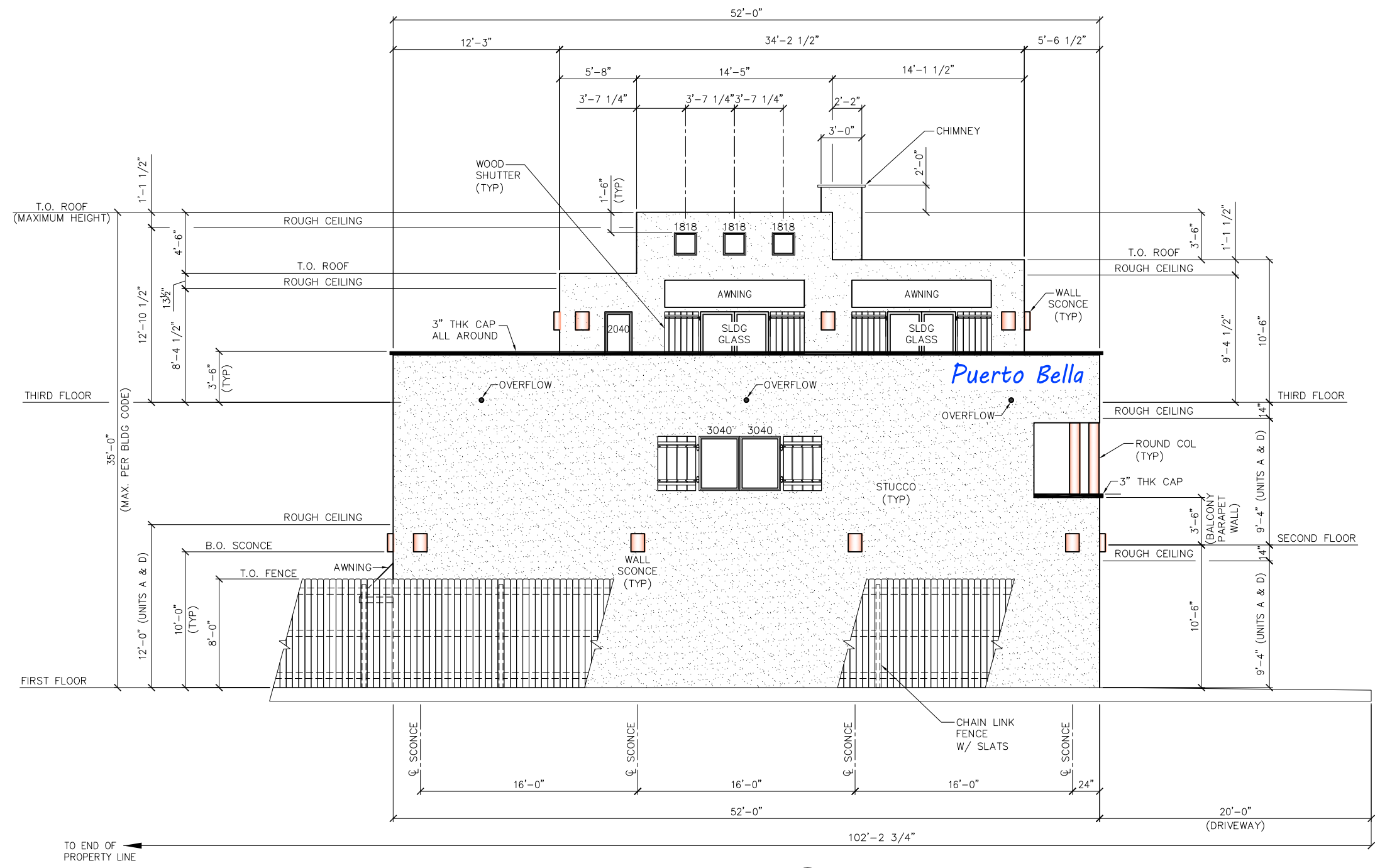
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		CHECKED BY: RHA	7/2020
		APPROVED BY:	
SCALE: 1/4"=1'-0"		DATE:	

	"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	
	ELEVATION BACKYARD VIEW 'B'	
PROJECT NO:	DRAWING NO:	REV:
	A3.2	0



VIEW C
SCALE 1/4"=1'-0" C1.1

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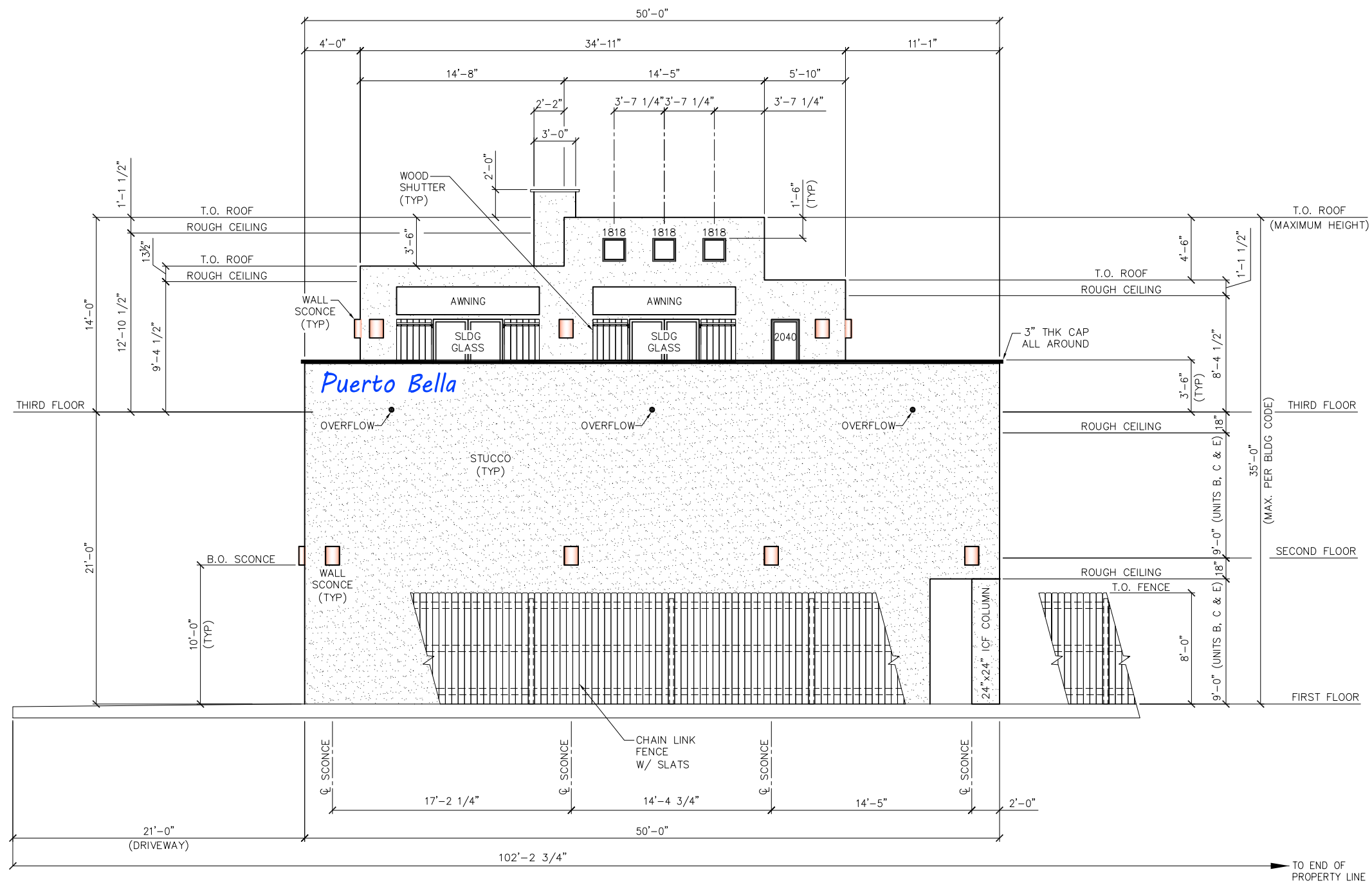


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APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

Port Aransas & Mustang Island "Puerto Bella"
SHORT TERM RENTALS
W. AVENUE A
PORT ARANSAS, TEXAS 78373

TITLE: ELEVATION SIDE VIEW 'C'

PROJECT NO.: DRAWING NO.: A3.3 REV: 0



VIEW D
SCALE 1/4"=1'-0" C1.1

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

		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
PROJECT NO:		DRAWING NO: A3.4
TITLE: ELEVATION		REV: 0
SIDE VIEW 'D'		

DOOR / WINDOW SCHEDULE

UNIT '611' (1 BR / 1 BTH)					
QTY	LOCATION	SIZE / SWING	HARDWARE	BRAND / TYPE	RATING
1st FLOOR DOORS					
1	Garage	3068 RH	Entry	6 PNL Oakcraft RH DBL Bore Adj Sill Mill Fin SS Hin 4-5/8 FS	U-Value = .28 SHG, SHG = .22
1	Rear Patio	DBL 3068 1-LITE IMPACT	Entry	Fiberglass Exterior Door Unit / 4 5/8" Frame Saver Jamb / Stainless Steel Hinges	U-Value = .28 SHG, SHG = .22
1	Garage Door	9070 OH DOOR	Entry	Amarr / Metal	156mph - 42.Opsf
2nd FLOOR DOORS					
1	Bathroom 1	2668 LH - Interior	Privacy	Wood	-
1	Balcony	5068 1-LITE SLIDING	Privacy	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
2nd FLOOR WINDOWS					
1	Stairwell	TWIN 3040 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1	Kitchen Area	16" Tall x 72" Lg Fixed Glass	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22

UNIT '615B' (1 BR / 1 BTH)					
QTY	LOCATION	SIZE / SWING	HARDWARE	BRAND / TYPE	RATING
1st FLOOR DOORS					
1	Garage	3068 RH	Entry	6 PNL Oakcraft RH DBL Bore Adj Sill Mill Fin SS Hin 4-5/8 FS	U-Value = .28 SHG, SHG = .22
1	Rear Patio	DBL 3068 1-LITE IMPACT	Entry	Fiberglass Exterior Door Unit / 4 5/8" Frame Saver Jamb / Stainless Steel Hinges	U-Value = .28 SHG, SHG = .22
1	Garage Door	9070 OH DOOR	Entry	Amarr / Metal	156mph - 42.Opsf
2nd FLOOR DOORS					
1	Bathroom 1	2668 LH - Interior	Privacy	Wood	-
1	Balcony	5068 1-LITE SLIDING	Privacy	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
2nd FLOOR WINDOWS					
1	Kitchen Area	16" Tall x 72" Lg Fixed Glass	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22

UNIT '611B' (4 BR / 4 BTH)					
QTY	LOCATION	SIZE / SWING	HARDWARE	BRAND / TYPE	RATING
1st FLOOR DOORS					
1	Garage	3068 LH	Entry	6 PNL Oakcraft RH DBL Bore Adj Sill Mill Fin SS Hin 4-5/8 FS	U-Value = .28 SHG, SHG = .22
1	Rear Patio	DBL 3068 1-LITE IMPACT	Entry	Fiberglass Exterior Door Unit / 4 5/8" Frame Saver Jamb / Stainless Steel Hinges	U-Value = .28 SHG, SHG = .22
1	Bathroom 1	2668 RH - Interior	Privacy	Wood	-
2nd FLOOR DOORS					
1	Bedroom 1	3068 RH - Interior	Privacy	Wood	-
1	Bathroom 2	2668 RH - Interior	Privacy	Wood	-
1	Bedroom 2	2668 LH - Interior	Privacy	Wood	-
1	Bedroom 3	2668 RH - Interior	Privacy	Wood	-
1	Bathroom 3	2668 LH - Interior	Privacy	Wood	-
1	Laundry	3068 RH - Interior	Passage	Wood	-
1	Linen	2068 LH - Interior	Passage	Wood	-
3rd FLOOR DOORS					
1	Bedroom 4	2868 RH - Interior	Privacy	Wood	-
1	Bathroom 4	2868 LH - Interior	Privacy	Wood	-
1	Bathroom 4	2068 RH - Interior	Privacy	Wood	-
3	Patio	5068 1-LITE SLIDING	Privacy	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1st FLOOR WINDOWS					
1	Bathroom 1	16" Tall x 32" Lg Fixed Glass	-	Glass Block	-
2nd FLOOR WINDOWS					
2	Front	3660 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
2	Rear	3060 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
3rd FLOOR WINDOWS					
1	Bathroom 4	2040 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
3	Entryway	1818 PW 1-LITE	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
TUBULAR SKYLIGHT					
1	3rd Floor Stairwell Ceiling	Tube Size = 14 in.	-	Solutube 290 DS Tubular Skylight for High Velocity Hurricane Zones (HVHZ Model)	U-Value = .37 SHG, SHG = .20

UNIT '615' (4 BR / 4 BTH)					
QTY	LOCATION	SIZE / SWING	HARDWARE	BRAND / TYPE	RATING
1st FLOOR DOORS					
1	Garage	3068 RH	Entry	6 PNL Oakcraft RH DBL Bore Adj Sill Mill Fin SS Hin 4-5/8 FS	U-Value = .28 SHG, SHG = .22
1	Rear Patio	DBL 3068 1-LITE IMPACT	Entry	Fiberglass Exterior Door Unit / 4 5/8" Frame Saver Jamb / Stainless Steel Hinges	U-Value = .28 SHG, SHG = .22
1	Bathroom 1	2668 LH - Interior	Privacy	Wood	-
2nd FLOOR DOORS					
1	Bedroom 1	3068 LH - Interior	Privacy	Wood	-
1	Bathroom 2	2668 LH - Interior	Privacy	Wood	-
1	Bedroom 2	2668 RH - Interior	Privacy	Wood	-
1	Bedroom 3	2668 LH - Interior	Privacy	Wood	-
1	Bathroom 3	2668 RH - Interior	Privacy	Wood	-
1	Laundry	3068 LH - Interior	Passage	Wood	-
1	Linen	2068 LH - Interior	Passage	Wood	-
3rd FLOOR DOORS					
1	Bedroom 4	2868 LH - Interior	Privacy	Wood	-
2	Bathroom 4	2068 LH - Interior	Privacy	Wood	-
1	Hallway	2868 LH - Interior	Privacy	Wood	-
2	Patio	5068 1-LITE SLIDING	Privacy	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1	Patio	3068 LH	Entry	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1	Patio	3068 RH	Entry	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1st FLOOR WINDOWS					
1	Bathroom 1	16" Tall x 32" Lg	-	Glass Block	-
2nd FLOOR WINDOWS					
2	Front	3660 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
2	Rear	3060 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
TUBULAR SKYLIGHT					
1	3rd Floor Stairwell Ceiling	Tube Size = 14 in.	-	Solutube 290 DS Tubular Skylight for High Velocity Hurricane Zones (HVHZ Model)	U-Value = .37 SHG, SHG = .20

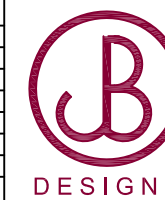
UNIT '619' (4 BR / 4 BTH)					
QTY	LOCATION	SIZE / SWING	HARDWARE	BRAND / TYPE	RATING
1st FLOOR DOORS					
1	Garage	3068 RH	Entry	6 PNL Oakcraft RH DBL Bore Adj Sill Mill Fin SS Hin 4-5/8 FS	U-Value = .28 SHG, SHG = .22
1	Rear Patio	DBL 3068 1-LITE IMPACT	Entry	Fiberglass Exterior Door Unit / 4 5/8" Frame Saver Jamb / Stainless Steel Hinges	U-Value = .28 SHG, SHG = .22
1	Bathroom 1	2668 LH - Interior	Privacy	Wood	-
1	Elevator	3068 / SWING TBD	Passage	TBD	-
2nd FLOOR DOORS					
1	Bedroom 1	3068 LH - Interior	Privacy	Wood	-
1	Bathroom 2	2668 LH - Interior	Privacy	Wood	-
1	Bedroom 2	3068 RH - Interior	Privacy	Wood	-
1	Bedroom 3	3068 LH - Interior	Privacy	Wood	-
1	Bathroom 3	2868 RH - Interior	Privacy	Wood	-
1	Laundry	3068 LH - Interior	Passage	Wood	-
1	Elevator	3068 / SWING TBD	Passage	TBD	-
3rd FLOOR DOORS					
1	Bedroom 4	3068 LH - Interior	Privacy	Wood	-
1	Bathroom 4	2068 LH - Interior	Privacy	Wood	-
1	Bathroom 4	2068 RH - Interior	Privacy	Wood	-
1	Elevator	3068 / SWING TBD	Passage	TBD	-
3	Patio	5068 1-LITE SLIDING	Privacy	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
1st FLOOR WINDOWS					
1	Bathroom 1	16" Tall x 32" Lg	-	Glass Block	-
2nd FLOOR WINDOWS					
2	Front	3660 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
2	Rear	3060 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
3rd FLOOR WINDOWS					
1	Bathroom 4	2040 SH 1/1	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
3	Entryway	1818 PW 1-LITE	-	Showcase Vinyl Window / Low E 366 Impact Insulated Glass / Earthwise Series 143	U-Value = .28 SHG, SHG = .22
TUBULAR SKYLIGHT					
1	3rd Floor Stairwell Ceiling	Tube Size = 14 in.	-	Solutube 290 DS Tubular Skylight for High Velocity Hurricane Zones (HVHZ Model)	U-Value = .37 SHG, SHG = .20

NOTES:

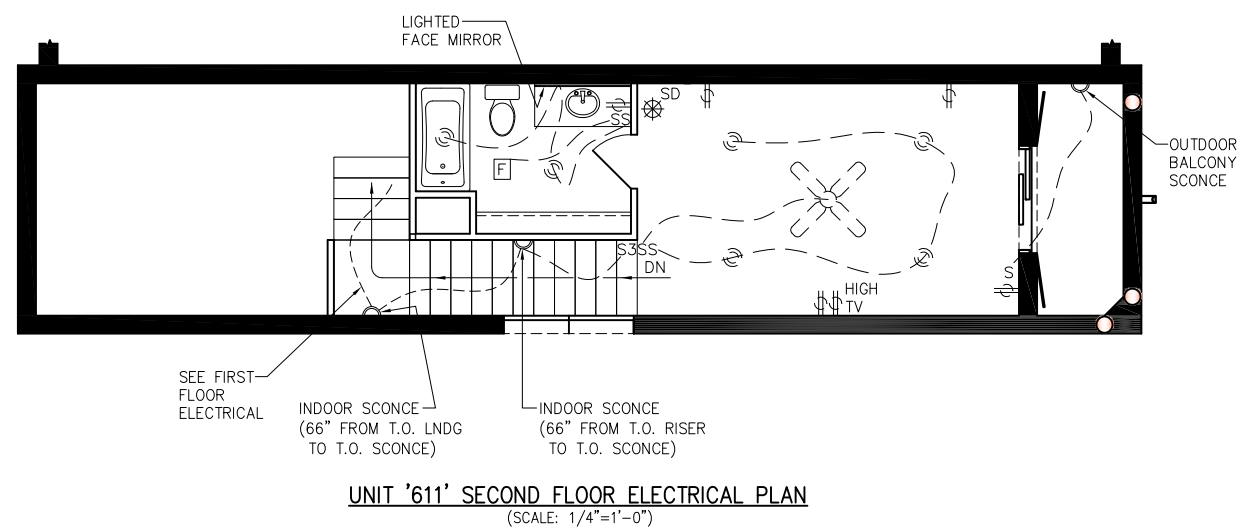
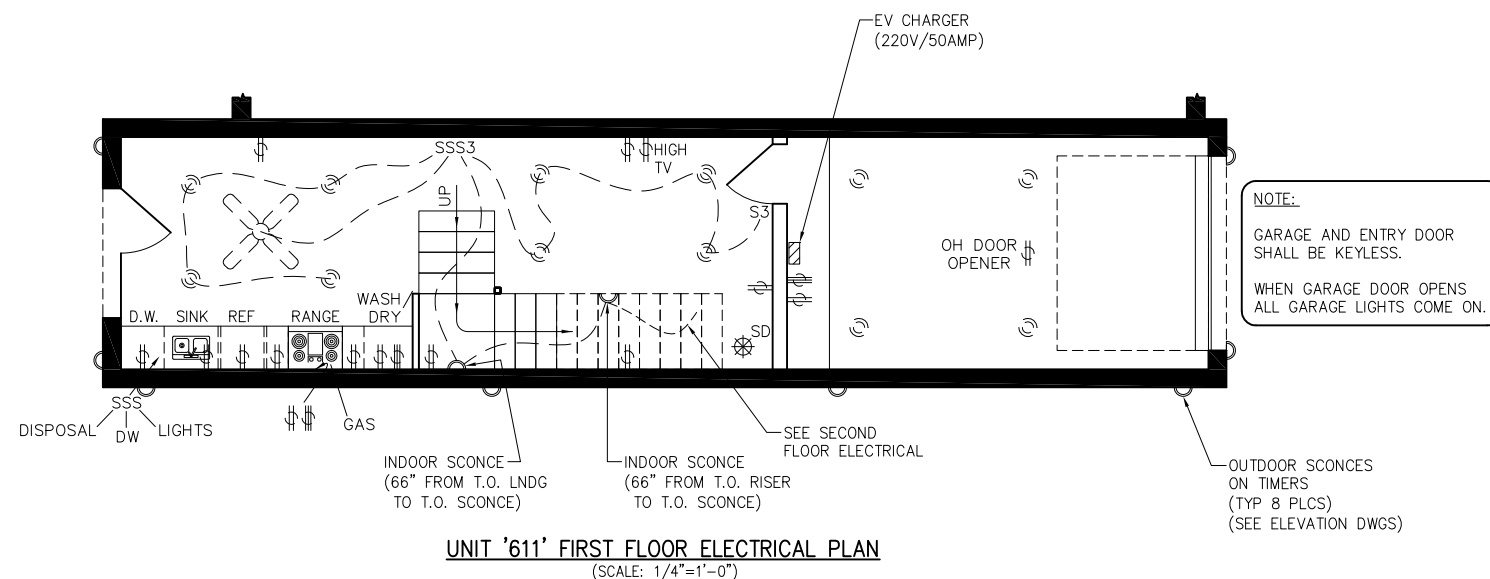
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REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



J BAR HOLDINGS, LLC		Port Aransas <small>Mustang Island</small>		"Puerto Bella" <small>SHORT TERM RENTALS</small>	
DESIGNED BY: RHA	7/2020	TITLE: DOOR / WINDOW SCHEDULE			
DRAWN BY: AAA	7/2020	PROJECT NO:		DRAWING NO: A4.1	
CHECKED BY: RHA	7/2020	SCALE: NONE		REV: 0	
APPROVED BY:	DATE:	PROJECT NO:		DRAWING NO: A4.1	



ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- ⊞ DISPOSAL
- ⊞ EXHAUST FAN (NO LIGHT)
- ⊞ FL EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- ⊞ UNDER-COUNTER LIGHT

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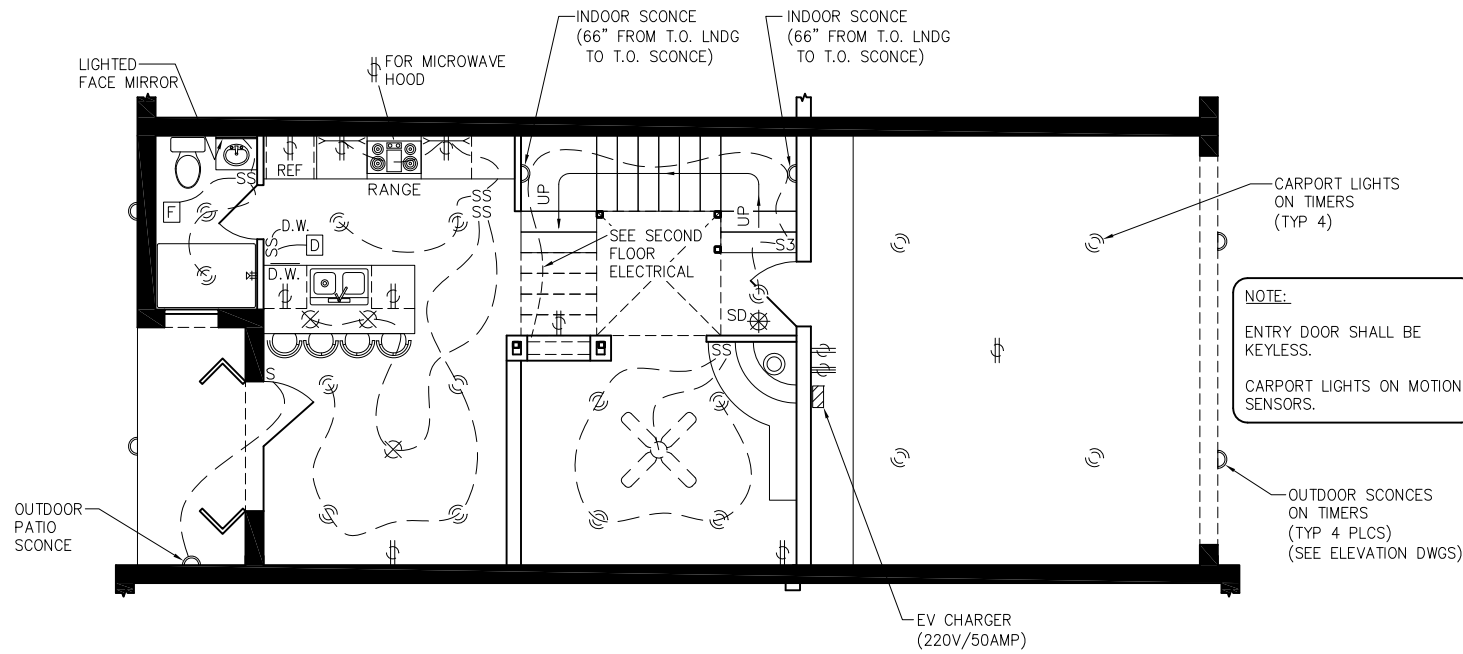
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REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				

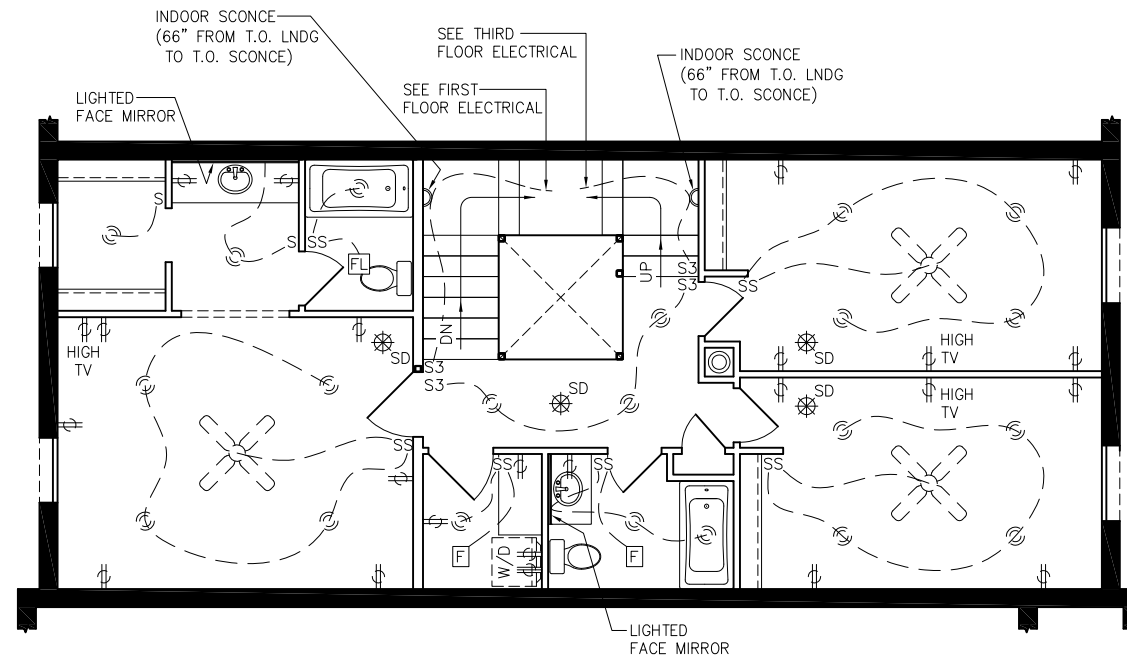


DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

	"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
TITLE:	UNIT 'A' FIRST & SECOND FLOOR ELECTRICAL PLANS
PROJECT NO.:	DRAWING NO. E1.1
REV. 0	



UNIT '611B' FIRST FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")



UNIT '611B' SECOND FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- ⊞ DISPOSAL
- F EXHAUST FAN (NO LIGHT)
- FL EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- UNDER-COUNTER LIGHT

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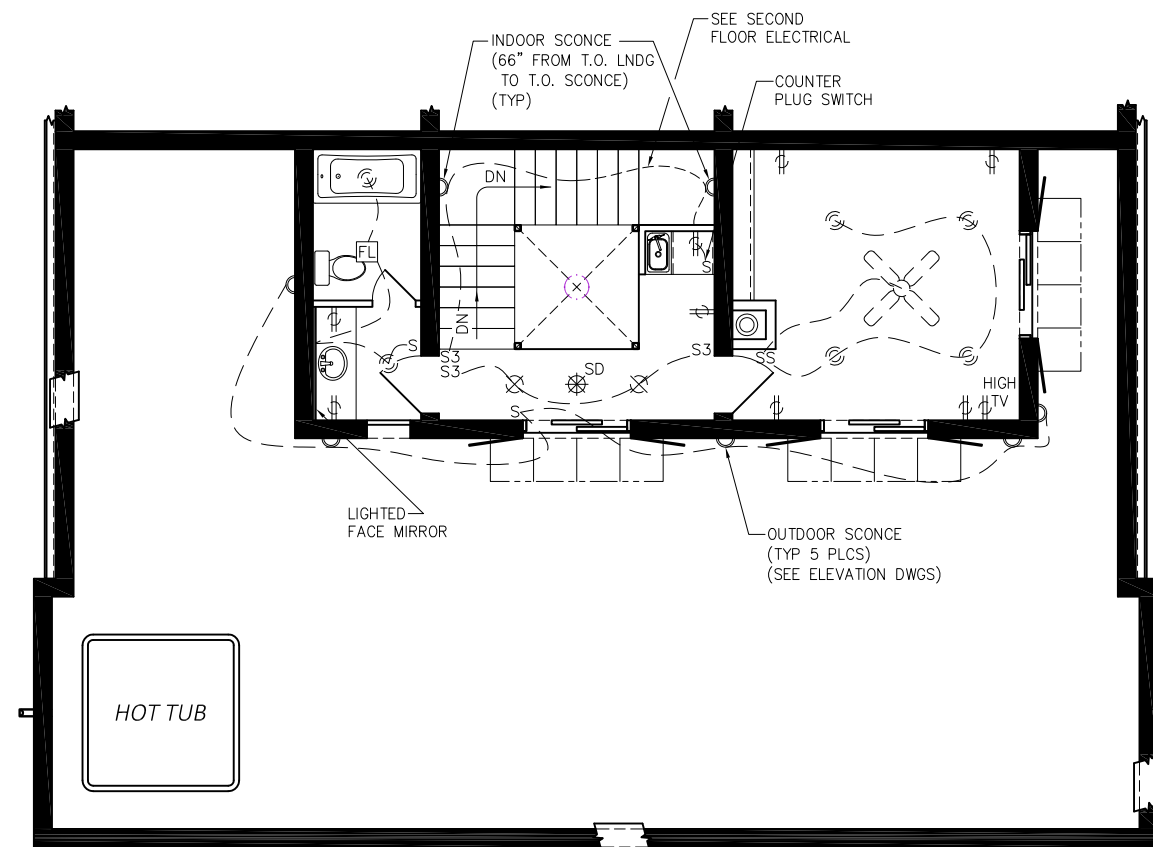
NOTES:

REV	DATE	BY	DESCRIPTION	CHK	ENG	APPR	CLIENT
0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
PROJECT NO:	DRAWING NO:	REV.
	E1.2	0



UNIT '611B' THIRD FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

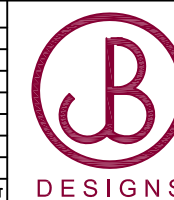
- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- ⊞ DISPOSAL
- ⊞ EXHAUST FAN (NO LIGHT)
- ⊞ EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- ⊞ UNDER-COUNTER LIGHT

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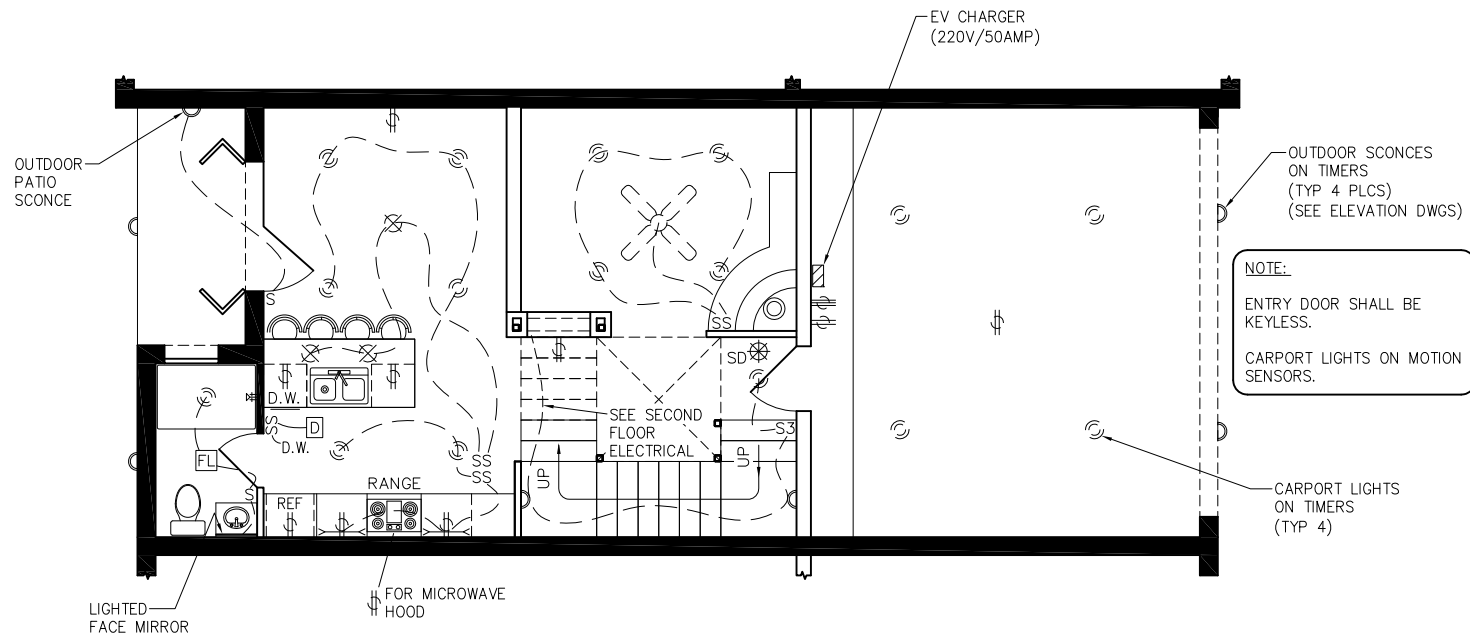
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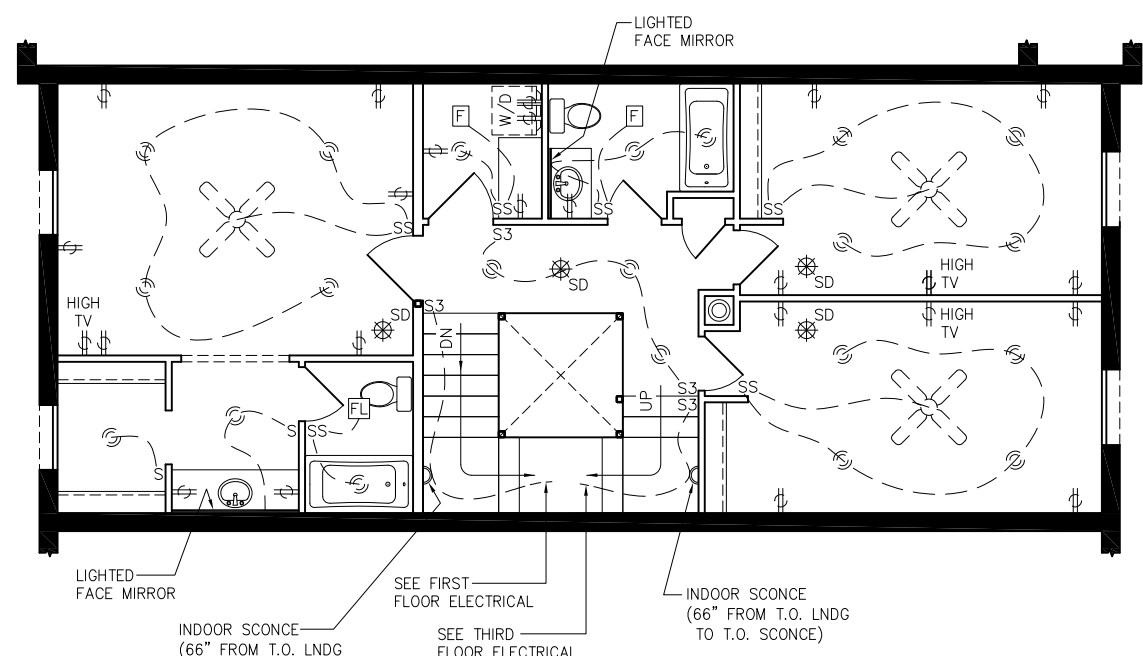


DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
UNIT 'B' THIRD FLOOR ELECTRICAL PLAN		PROJECT NO: DRAWING NO: E1.3 REV: 0



UNIT '615' FIRST FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")



UNIT '615' SECOND FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

S	SINGLE POLE SWITCH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
⌚	110 VOLT RECEPTACLE
⌚	220 VOLT RECEPTACLE
SD	SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
⊗	HANGING LIGHT
⊙	RECESSED CAN LIGHT
⊞	STEP LIGHTING
⊠	DISPOSAL
F	EXHAUST FAN (NO LIGHT)
FL	EXHAUST FAN (w/ LIGHT COMBO)
▼	TELEPHONE JACK
⊗	CEILING FAN (NO LIGHT)
⊞	UNDER-COUNTER LIGHT

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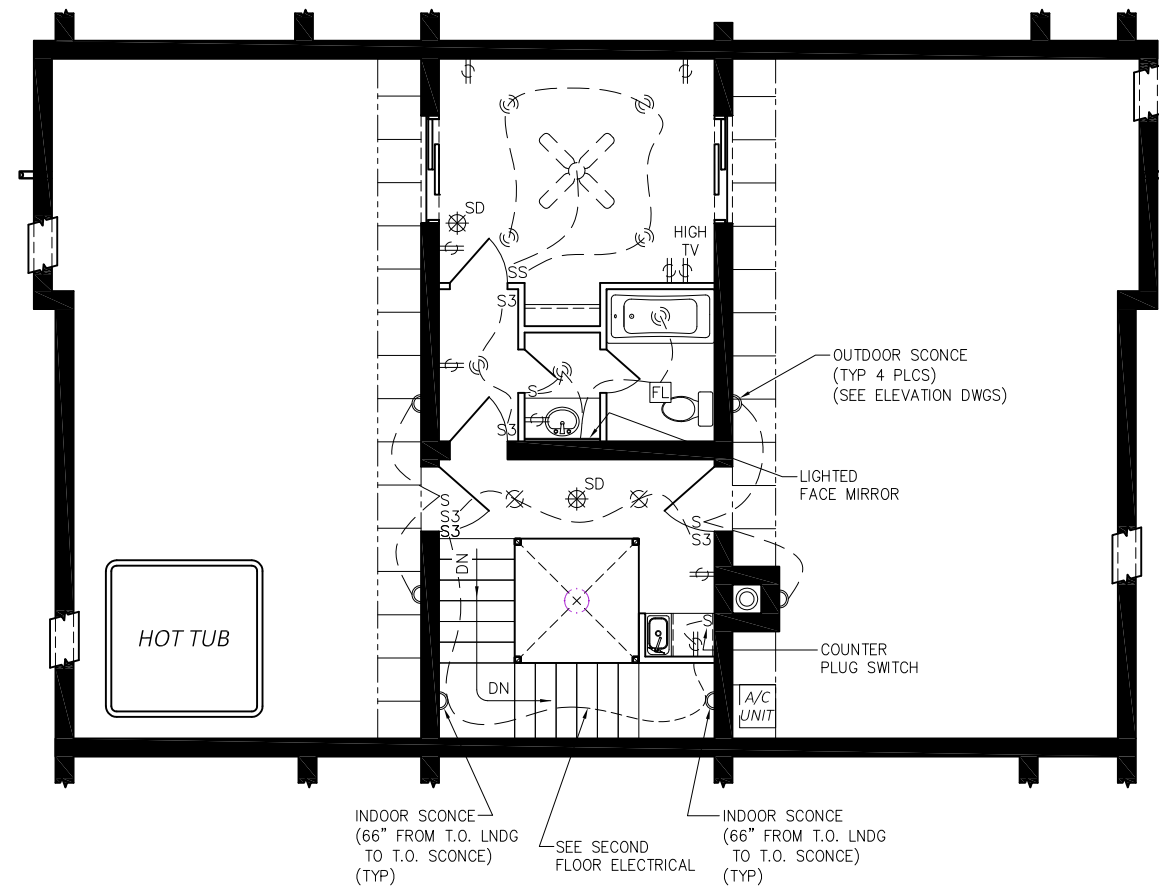
NOTES:

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0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



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CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

	"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
PROJECT NO: DRAWING NO: E1.4 REV: 0	UNIT 'C' FIRST & SECOND FLOOR ELECTRICAL PLANS



UNIT '615' THIRD FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- X HANGING LIGHT
- C RECESSED CAN LIGHT
- E STEP LIGHTING
- D DISPOSAL
- F EXHAUST FAN (NO LIGHT)
- FL EXHAUST FAN (w/ LIGHT COMBO)
- V TELEPHONE JACK
- FAN CEILING FAN (NO LIGHT)
- L UNDER-COUNTER LIGHT

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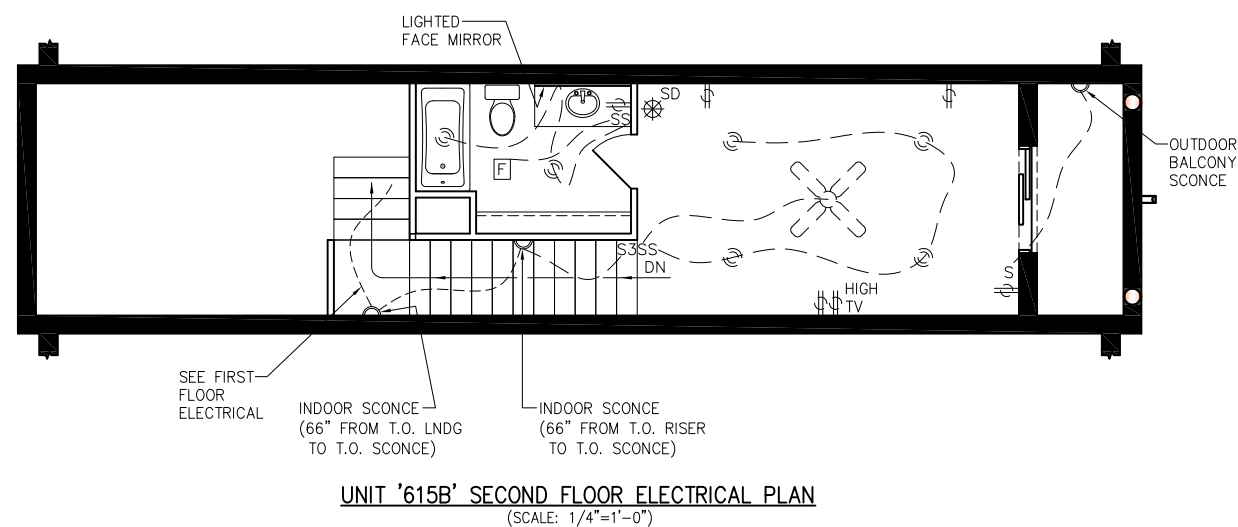
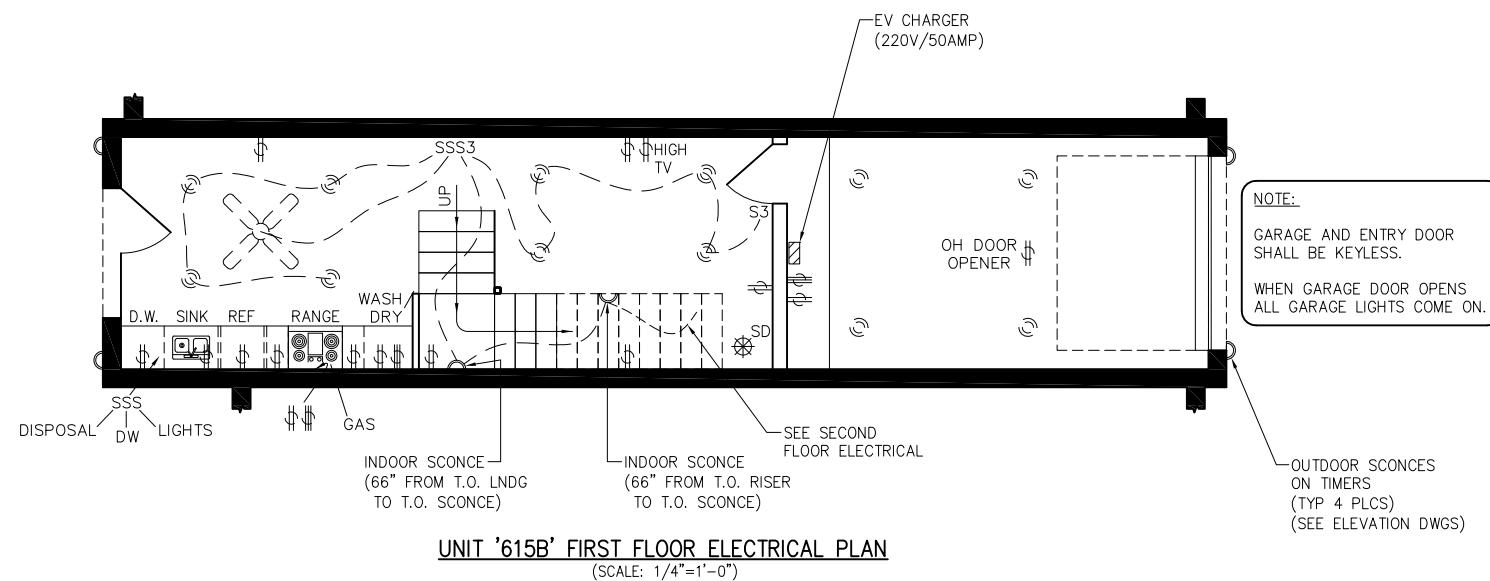
NOTES:

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APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
UNIT 'C' THIRD FLOOR ELECTRICAL PLAN		PROJECT NO: DRAWING NO: E1.5 REV: 0



ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- ⊞ DISPOSAL
- ⊞ EXHAUST FAN (NO LIGHT)
- ⊞ EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- ⊞ UNDER-COUNTER LIGHT

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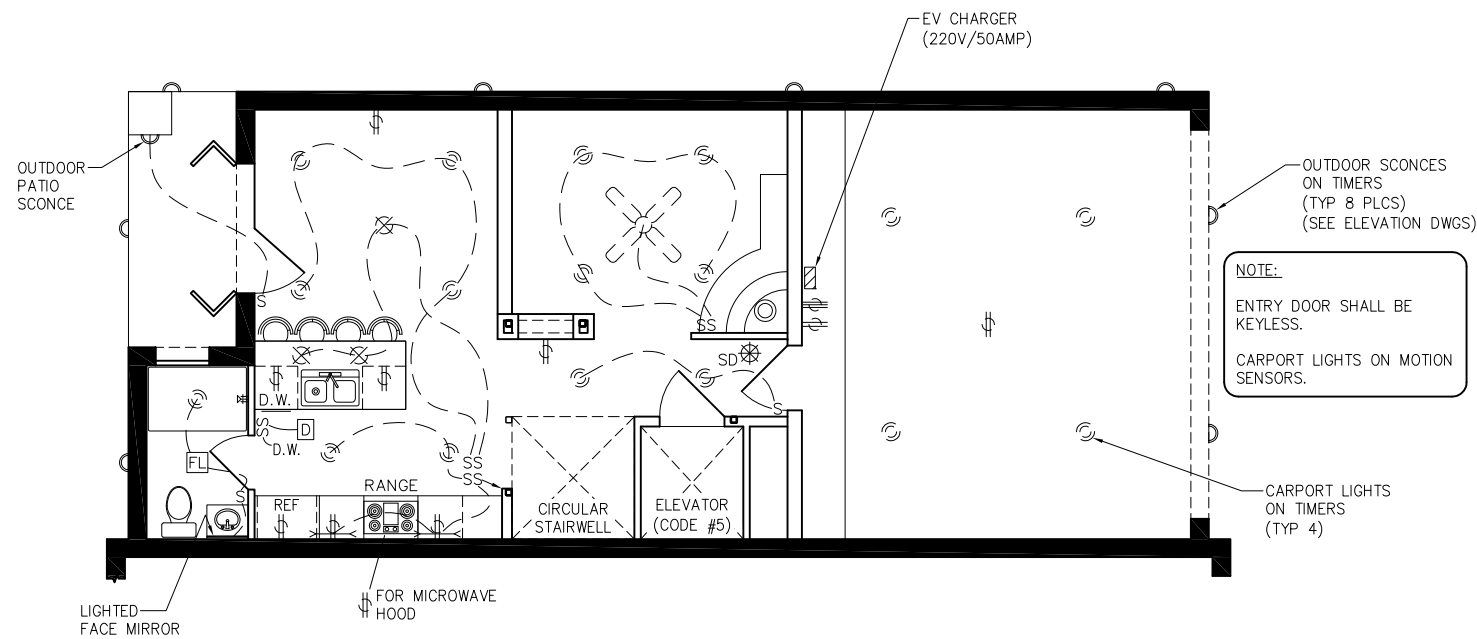
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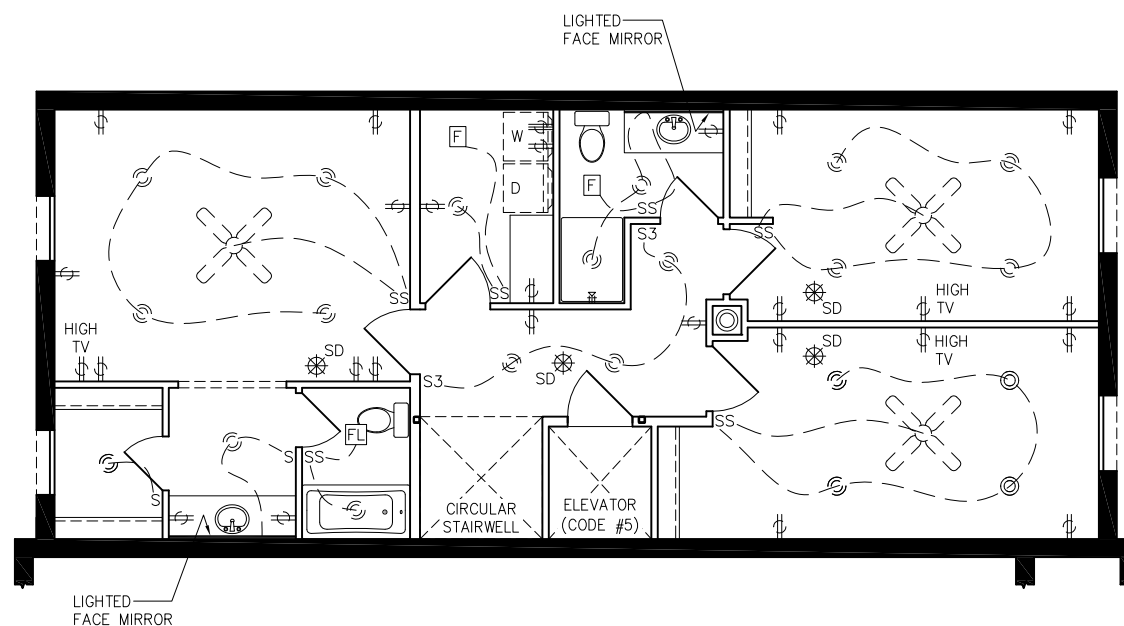


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DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

	"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	
	UNIT 'D' FIRST & SECOND FLOOR ELECTRICAL PLANS	
PROJECT NO:	DRAWING NO: E1.6	REV: 0



UNIT '619' FIRST FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")



UNIT '619' SECOND FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- D DISPOSAL
- F EXHAUST FAN (NO LIGHT)
- FL EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- UNDER-COUNTER LIGHT

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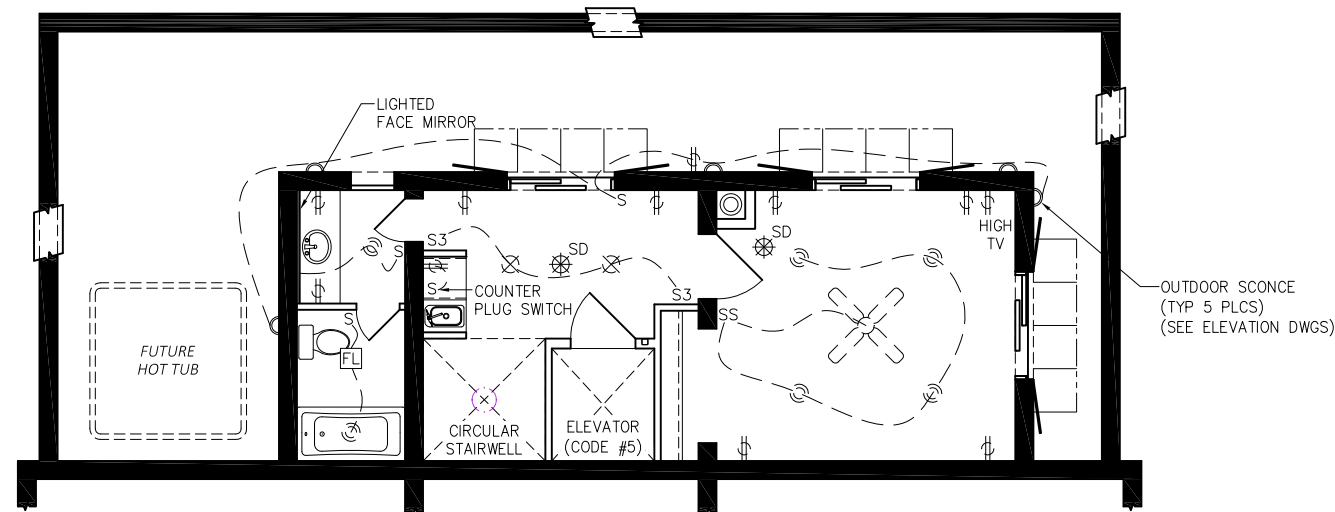
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0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				

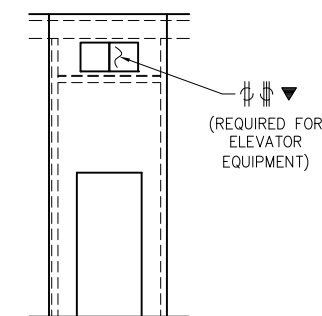


DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

		"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373
J BAR HOLDINGS, LLC		UNIT 'E' FIRST & SECOND FLOOR ELECTRICAL PLANS
PROJECT NO:	DRAWING NO:	REV:
	E1.7	0



UNIT '619' THIRD FLOOR ELECTRICAL PLAN
(SCALE: 1/4"=1'-0")



THIRD FLOOR ELEVATOR ELEVATION
(SCALE: 1/4"=1'-0")

ELECTRICAL LEGEND

- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- ⌚ 110 VOLT RECEPTACLE
- ⌚ 220 VOLT RECEPTACLE
- SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- ⊗ HANGING LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊞ STEP LIGHTING
- Ⓛ DISPOSAL
- Ⓛ EXHAUST FAN (NO LIGHT)
- Ⓛ EXHAUST FAN (w/ LIGHT COMBO)
- ▼ TELEPHONE JACK
- ⊗ CEILING FAN (NO LIGHT)
- ⌞ UNDER-COUNTER LIGHT

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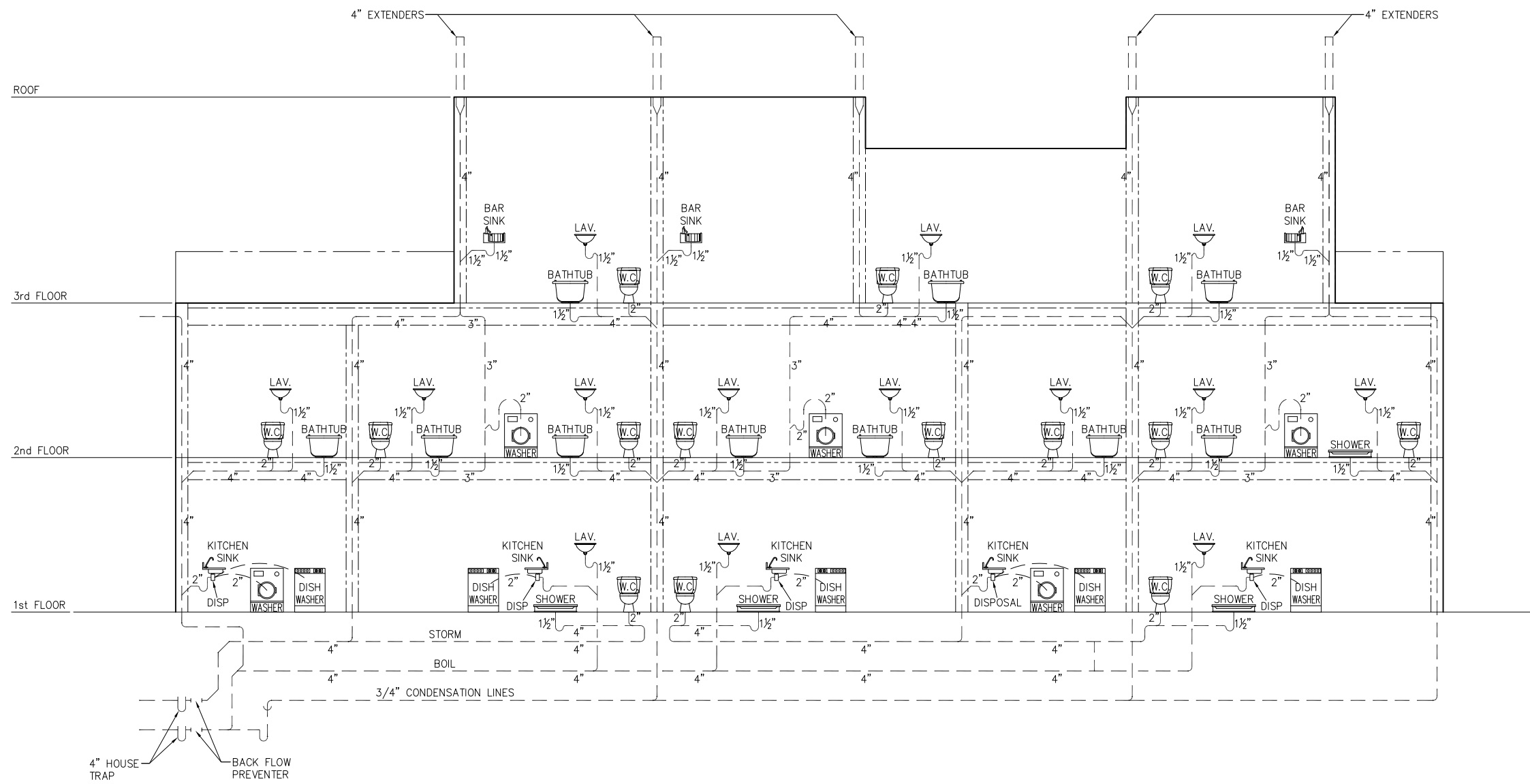
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0	10/8/21	AAA	ISSUED FOR CONSTRUCTION				



DESIGNED BY:	RHA	7/2020
DRAWN BY:	AAA	7/2020
CHECKED BY:	RHA	7/2020
APPROVED BY:		
SCALE:	1/4"=1'-0"	DATE:

 MUSTANG ISLAND "Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	UNIT 'E' THIRD FLOOR ELECTRICAL PLAN	PROJECT NO: DRAWING NO: E1.8 REV: 0
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PLUMBING RISER DIAGRAM
(SCALE: N.T.S.)

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J BAR HOLDINGS, LLC	
DESIGNED BY: RHA	7/2020
DRAWN BY: AAA	7/2020
CHECKED BY: RHA	7/2020
APPROVED BY:	
SCALE: 1/4"=1'-0"	DATE:

"Puerto Bella" SHORT TERM RENTALS W. AVENUE A PORT ARANSAS, TEXAS 78373	
TITLE: PLUMBING RISER DIAGRAM	
PROJECT NO:	DRAWING NO: P1.1
REV: 0	