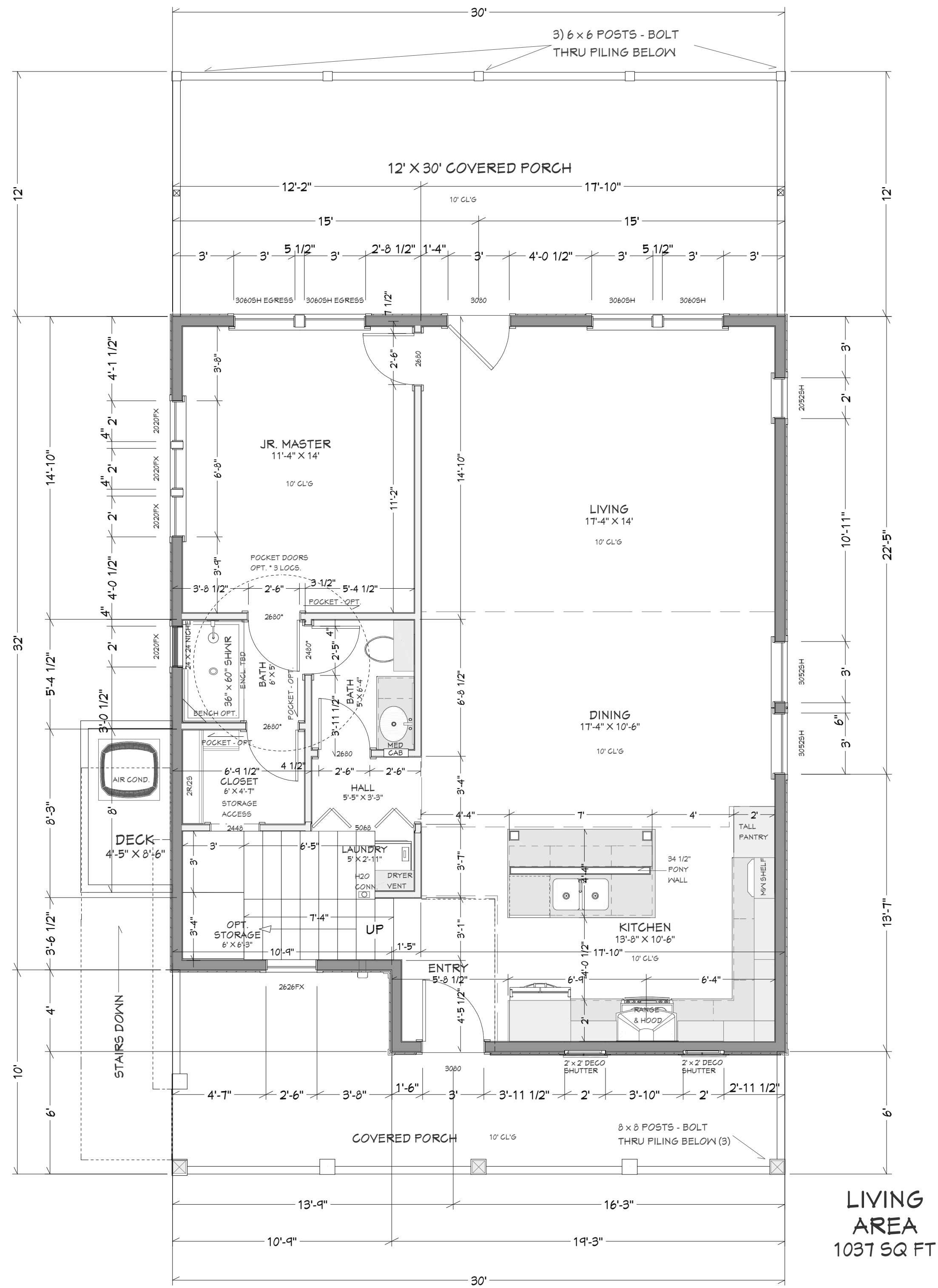
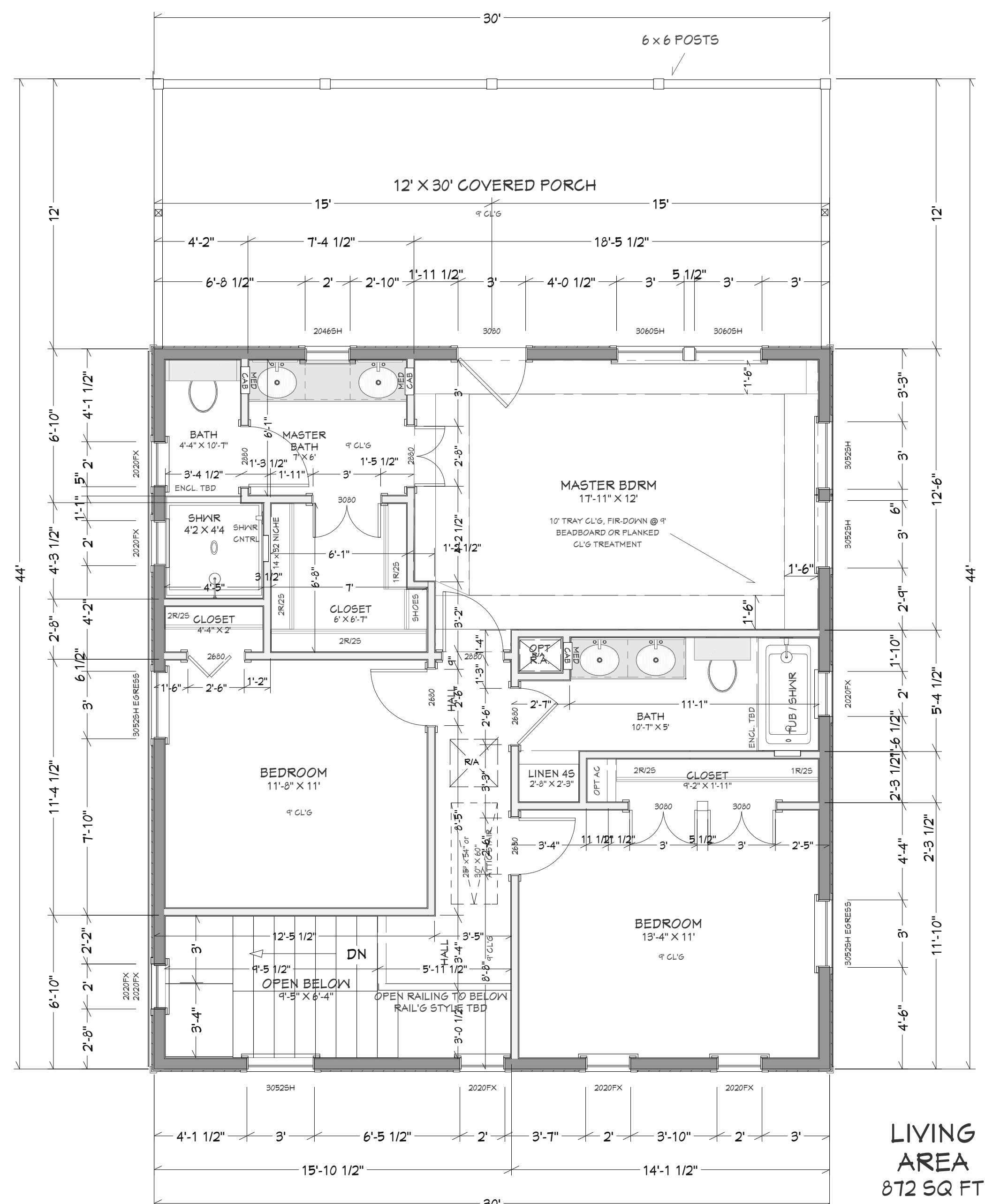


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2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



3rd FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES: (Cont'd)

15. CONSTRUCTION SHALL COMPLY WITH IRC / IBC 2018 AND ASCE 7-05 FOR 150 MPH, 3 SEC GUST.
16. DECK CONSTRUCTION SHALL SUPPORT A DISTRIBUTED LIVE LOAD OF 40 PSF. HANDRAILS SHALL SUPPORT A UNIFORM LOAD OF 50 PCF AND CONCENTRATED LOAD OF 200 LBS.
17. DECK BOARDS OF 5/4 TREATED WOOD OR COMPOSITION TO BE INSTALLED WITH STAINLESS STEEL SCREWS OR AS ACCEPTABLE TO BOARD MANUFACTURER.
18. STAINLESS STEEL FASTENERS OPTIONAL, TBD BY OWNER.
19. GROUND FLOOR ENCLOSURE IN VE FLOOD ZONE TO BE BREAK-AWAY CONSTRUCTION, WITH CEILING SHEATHED w/ 5/8" FIRE-RATED SHEETROCK PER CODE REQUIREMENT.

GENERAL NOTES:

1. EXTERIOR WALLS TO HAVE 5/8" X 4' X 8' PLYWOOD PANELS, AND STUDS TO BE SPACED AT 8" O.C. TO 4' FROM CORNERS FOR WIND BRACING. ADD SIMPSON STRONG-TIE OR EQUIVALENT, 48" LENGTH, INSTALLED HORIZONTALLY AT TOP & BOTTOM PLATES, ADD TWO MID SPAN OF CORNER HEIGHT. EXTERIOR STUD WALLS TO BE 2 X 6 CONSTRUCTION ABOVE B.F.E.
2. ADD 5/8" CD PLYWOOD FOR SHEAR WALL TO SIDE(S) OF STUD WALL IF INDICATED. SIMPSON STRONG WALL OR EQUIVALENT PANELS FOR USE IN SOME LOCATIONS AT ENGINEER'S DISCRETION.
3. MINIMUM DOUBLE RIM JOIST AT PERIMETER WALLS, TRIPLE JOISTS AS NOTED, DOUBLE JOISTS AT INTERIOR PARTITIONS.
4. ROOF PITCH 7/12 THROUGHOUT, WITH 12" OVERHANG ALL AROUND, EXCEPT 5/12 AS NOTED AT 2ND FLOOR PORCH WITH EXPOSED RAFTER TAILS - THIS ROOF ONLY. ROOF DECKING TO BE 5/8" CDX PLYWOOD w/ RADIANT BARRIER (TECH SHIELD OR EQUIV. - OPT.) WITH 30 LB. MIN. FELT PAPER OVERLAY. RIDGES TO BE INSTALLED WITH FULL LENGTH RIDGE VENTS WHERE POSSIBLE (EXCEPTING WITH USE OF SPRAY FOAM INSULATION). ROOFING SHINGLES SHALL BE USED WHICH ARE STATED BY MANUFACTURER TO MEET ASTM D 7158M CLASS H, OR AS REQUIRED FOR SPECIFIC EXPOSURE CATEGORY DESIGNATION. PRODUCT SPECIFICATIONS AND INSTALLATION REQUIREMENTS MUST MEET WINDSTORM ENGINEER APPROVAL.
5. SUBFLOOR TO BE SINGLE LAYER 1 1/8" PLYWOOD OR 2 X 6 TONGUE & GROOVE, GLUED. TILE FLOORS TO ALSO HAVE FIBER CEMENT BACKER BOARD, (HARDIE BOARD OR EQUIVALENT) APPLIED.
6. ALL FLOOR JOIST PENETRATIONS TO EXTERIOR TO BE TIGHTLY BLOCKED AND CAULKED BETWEEN. STAINLESS STEEL FLASHING REQUIRED AT ALL EXTERIOR JOIST PENETRATIONS OR WALL / JOIST CONNECTIONS.
7. WALL INSULATION TO BE R-19 (MIN.) BATTS BETWEEN STUDS, WITH MOISTURE BARRIER APPLIED FACING TO EXTERIOR (OR CELLULAR FOAM INSULATION, TBD BY OWNER, OTHER CONDITIONS APPLY). CEILING INSULATION TO BE R-30 (MIN.) BETWEEN JOISTS AND/ OR RAFTERS; WHEREVER JOIST IS OMITTED, ENSURING ADEQUATE AIR FLOW. INSULATE MAIN LIVING AREA (CEILING ABOVE GROUND FLOOR) TO R-19 BETWEEN FLOOR JOISTS
8. SIDING TO BE FIBER CEMENT (HARDIE PLANK OR EQUIVALENT), TO MEET WINDSTORM CERTIFICATION. VENTED SOFFIT PANELS WITH PROPER TRIM, CHANNEL AND TECHNIQUE TO ENSURE CORRECT INSTALLATION. MATERIAL AND COLOR TBD BY OWNER.
9. 10' PLATE HEIGHT ALL AROUND (2nd FLOOR) WITH 9' CEILINGS, 9' PLATE HEIGHT 3rd FLOOR, TREATMENT AS NOTED AT SOME CEILINGS, OR TBD BY OWNER.
10. REFER TO ELEVATION CERTIFICATE & SURVEY PROVIDED BY REGISTERED SURVEYOR.
11. INTERIOR CABINET AND TRIM FINISHES, BY OTHERS, TO BE DETERMINED.
12. LOCATIONS OF HVAC AND RETURN AIR OR PLENUMS TO BE INSTALLED PER MUNICIPALITY REQMTS. CONFIRM MANUFACTURER SIZES, AND CODE REQUIREMENTS. LOCATION OF INTERIOR AND EXTERIOR EQUIPMENT, RETURN AIR, AND DUCT ROUTING ARE THE RESPONSIBILITY OF A LICENSED PROFESSIONAL COMPLIANT WITH ALL LOCAL LICENSING, PERMITTING, & INSTALLATION REQUIREMENTS.
13. INTERIOR AND EXTERIOR RAILING STYLE TO MEET IRC / IBC STANDARDS: 36" MINIMUM, 42" MAXIMUM HEIGHT. STAIR RAIL HEIGHT TO 38" OR PER CODE. VERTICAL BALUSTERS @ 4" MAXIMUM SPACING. 6" X 6" POSTS TYPICAL WITH 12" MAX. C.C. ALL AROUND COVERED PORCHES. INTERMEDIATE POSTS @ 8' MAX. SPACING. (NOTE 8" POSTS AT STREET ELEV. 6 x 6 POSTS AT GULF SIDE, or TBD BY ENGR.)
14. BUILDING FRAMING AND PILING PLAN TO BE REVIEWED AND APPROVED BY WINDSTORM CERTIFIED REGISTERED STRUCTURAL ENGINEER, NOT PROVIDED HEREIN. FINAL DESIGN SUBJECT TO ENGINEERING. NOT FOR CONSTRUCTION UNTIL APPROVED AND SEALED PER ENGINEER. VALID ONLY WITH SEAL. (Cont'd TOP LEFT)



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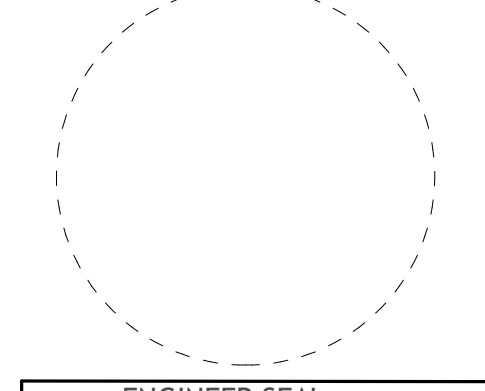
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2nd & 3rd FLOOR PLANS, GENERAL NOTES

APPROVAL BY T.D.I. ENGINEER
REQUIRED FOR CONSTRUCTION



ENGINEER SEAL

DESIGN BY:
Carolin J. Santangelo

DATE: 09.02.2021
REV. 09.07.2021 (SITE)