

REFER TO SURVEY BY REGISTERED PROFESSIONAL LAND SURVEYOR

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TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER CONSTRUCTION DRAWINGS ARE DELIVERED WILL BE DONE AT THE OWNER AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE SHD, LLC WITH ALL APPLICABLE RESTRICTIONS, COVENANTS, OR GUIDELINES SPECIFIC TO THE UNIQUE SITE PRIOR TO COMMENCEMENT.

CONTRACTOR &/OR HOMEOWNER TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS PRIOR TO CONSTRUCTION, AND BE SOLELY RESPONSIBLE THEREAFTER. SHD, LLC DISCLAIMERS: (Cont'd)

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SCALE: 1" = 10' SEE SHT 2 FOR SITE NOTES

SHD, LLC DISCLAIMERS: (Cont'd)

- LIMITATION OF LIABILITY: SHD, LLC, IS NOT LIABLE TO CLIENT FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.
- SHD, LLC MAXIMUM LIABILITY IS LIMITED TO TOTAL PRICE OF SIGNED CONTRACT FOR DESIGN SERVICES.
- CONTRACTOR / HOMEOWNER AGREES TO COMPLY WITH ALL STATE AND LOCAL CODES AND BUILDING REGULATIONS. THESE VARY FROM REGION TO REGION AND ARE CONSTANTLY CHANGING, THEREFORE ABSOLUTE CONFORMANCE TO CLIENT'S SPECIFIC REQUIREMENTS IS NOT POSSIBLE. SHD, LLC AUTHORIZES THE USE OF THESE PLANS EXPRESSLY CONDITIONED UPON THE CLIENT'S OBLIGATION AND AGREEMENT TO STRICTLY COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS.

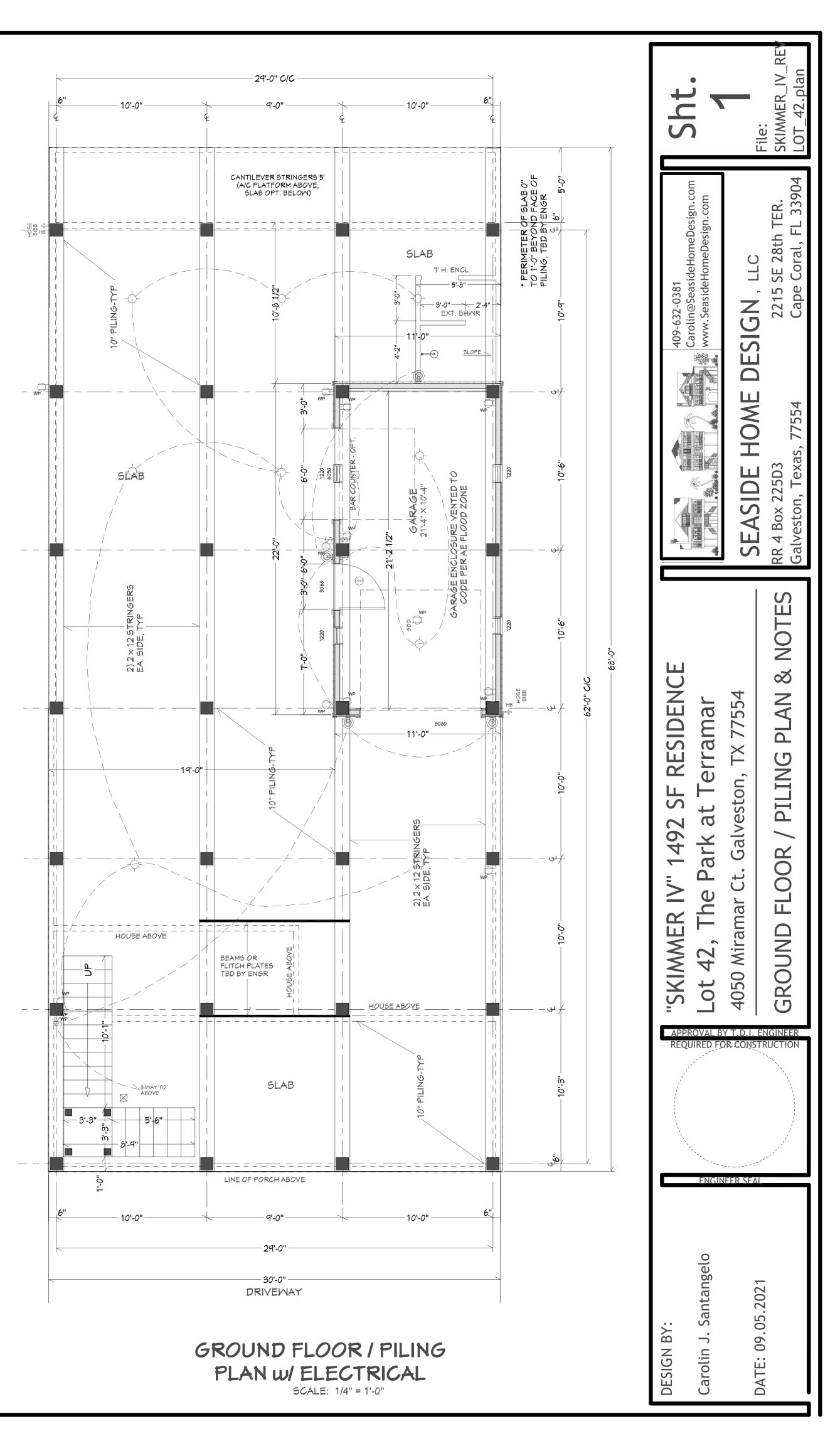
AREA SUMMARY:

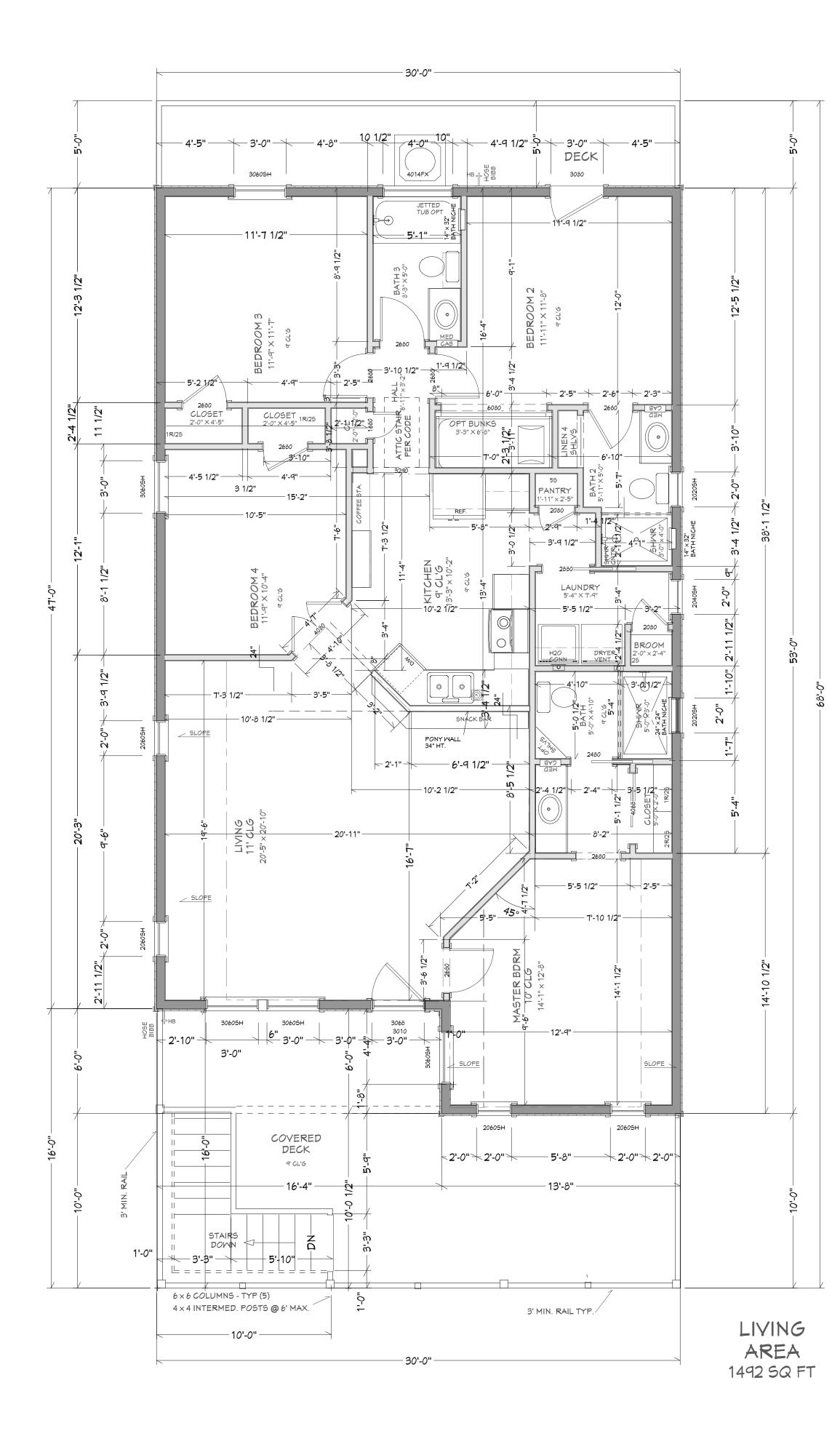
INTERIOR LIVING AREA: 1492 SF

COVERED PORCH: 332 SF OPEN DECK: 150 SF

GROUND FLOOR SLAB: 2,040 +/- SF * GARAGE: 279 SF (INCL. ABV.)

* NOT INCLUDING 0" TO 12" SLAB PERIMETER BEYOND FACE OF PILINGS, OR OPTIONAL SLAB, TBD BY ENGR. NOT INCLUDING FLATWORK.





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

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; LOCATIONS AS NOTED. 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 6/12 THROUGHOUT, WITH 12" OVERHANG ALL AROUND, OR AS NOTED. 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. (OPTIONAL GALVALUME OR EQUIVALENT METAL ROOFING) 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. 9' PLATE HEIGHT ALL AROUND WITH 9' CEILINGS, VOLUME / SLOPED 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 REQM'TS. 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 @ 6' MAX. SPACING.
- 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.
- 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.

(CONT'D AT LEFT)

SITE NOTES:

- 1. REFER TO SURVEY FOR PROPERTY CORNER LOCATIONS.
- 2. CONSTRUCTION TO MEET OR EXCEED FEMA F.I.R.M. BASE FLOOD ELEVATION AND TDI WINDSTORM INSURANCE CODE REQUIREMENTS. REFER TO ELEVATION CERTIFICATE PROVIDED BY REGISTERED PUBLIC LAND SURVEYOR.

FIRM BASE FLOOD ELEVATION 12' / 13' PER BRIAN S. HOUSE, PLS #6520, COMM. NO. 485469, MAP NO. 48167C. PANEL 0493G, ZONE AE, EL. 12'/13'. REFER ALSO TO SURVEY PLAT.

NEW CONSTRUCTION BOTTOM OF STRINGER (LOWEST HORIZONTAL STRUCTURAL MEMBER) NOT LESS THAN 2' ABOVE BEE IN VE ZONE, PER FEMA / FIRM RECOMMENDATIONS. REFER TO ELEVATION VIEWS

FOR DETAILS. 3. PILING PLAN PROVIDED FOR BIDDING PURPOSES ONLY. PILING LOCATIONS AND STRUCTURE TO BE REVIEWED AND APPROVED BY WINDSTORM CERTIFIED, REGISTERED PROFESSIONAL ENGINEER, NOT PROVIDED HEREIN.

REQ'D FOR HOUSE: 28) 10 × 10 × 24' LG.

(OR AS REQ'D BY ENGR. PER SITE CONDITIONS) DOUBLE 2 X 12 (STRINGERS) ARE REQUIRED EACH SIDE OF PILINGS BELOW LIVING AREA, NOTCHED TO FIT. 4) 3/4" DIA. STUD BOLTS AND NUTS ARE REQUIRED AT EACH STRINGER TO PILING CONNECTION.

4. NO ENCROACHMENT OF BUILDING SETBACK LINE OR EASEMENT IS PERMITTED BY CITY OR SUBDIVISION. 5. EDGE OF STRUCTURE, NOT INCLUDING ROOF OVERHANG, NOT TO EXCEED EDGE OF STRINGER IN EXCESS OF 6", EXCEPT AS NOTED

6. GARAGE ENCLOSURE SHALL BE BREAKAWAY CONSTRUCTION AND VENTED AS NECESSARY TO MEET FEMA FLOOD & TEXAS WINDSTORM INSURANCE CODES PER FLOOD ZONE.

7. GROUND FLOOR TOP OF CONCRETE TO BE 1' MIN. ABOVE CROWN OF STREET.

8. DRAINAGE OR CULVERT AT DRIVEWAY PER MUNICIPALITY REQUIREMENTS.

9. EXTERIOR SHOWER IS TO BE INSTALLED AS PASSIVE DRAIN; WILL SLOPE TO DRAIN OFF THE EDGE OF SLAB, AND WILL NOT BE CONNECTED TO THE PUBLIC SEWER SYSTEM.

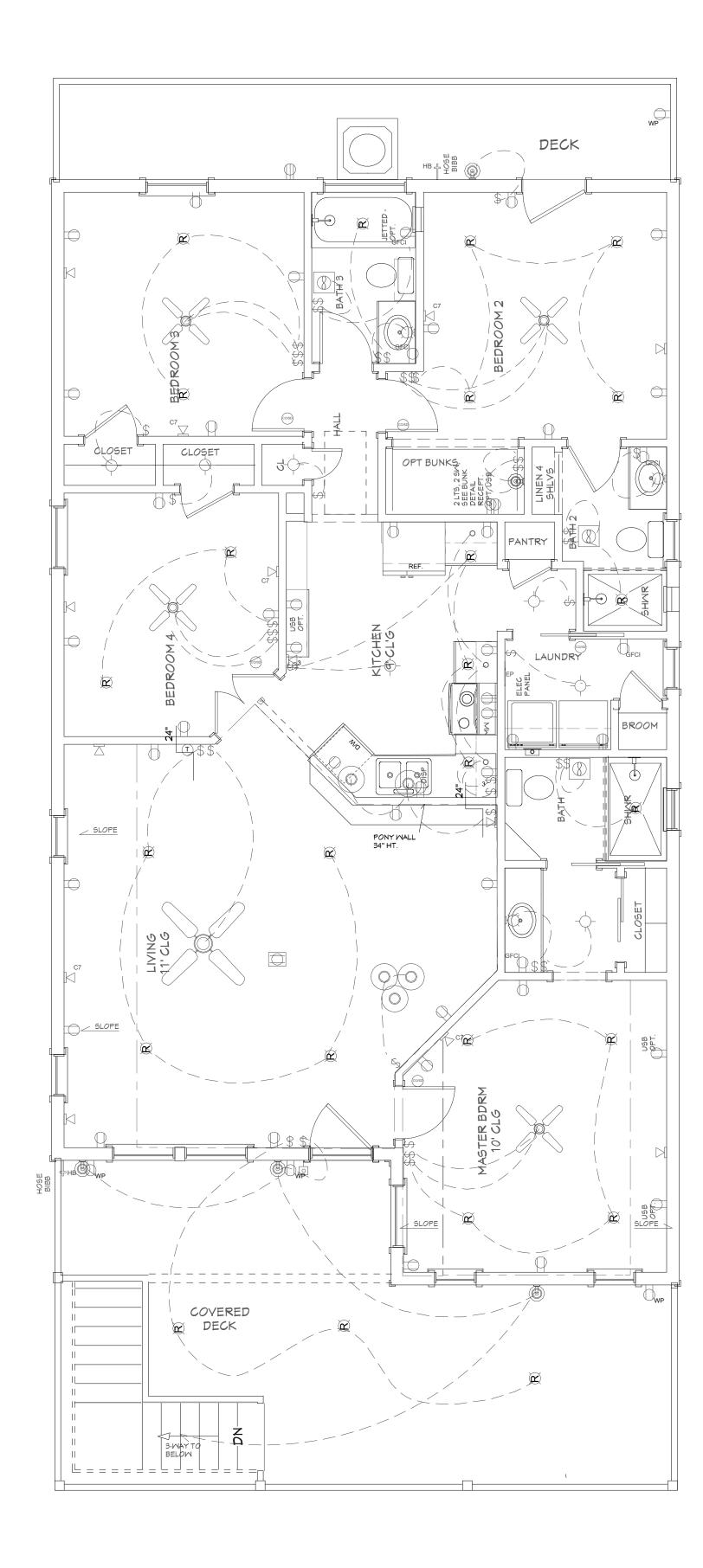
GENERAL NOTES: (Cont'd)

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 AE FLOOD ZONE TO BE BREAK-AWAY CONSTRUCTION, WITH CEILING SHEATHED W/ 5/8" FIRE-RATED SHEETROCK PER CODE REQUIREMENT.

DESIGN BY:			"SKIMMER IV" 1492 SF RESIDENCE	409-632-0381		Sh+
Carolin J. Santangelo	ENGIN		Lot 42, The Park at Terramar	Carolin@SeasideHomeDesign.com	mo	<u>ن</u>
	IFFR SFA		4050 Miramar Ct. Galveston, TX 77554	SFASIDF HOMF DFSIGN		N
DAIE: 09.05.2021	u .	ENGINEER TRUCTION	FLOOR PLAN, GENERAL & SITE NOTES			File: SKIMMER_IV_REV LOT_42.plan



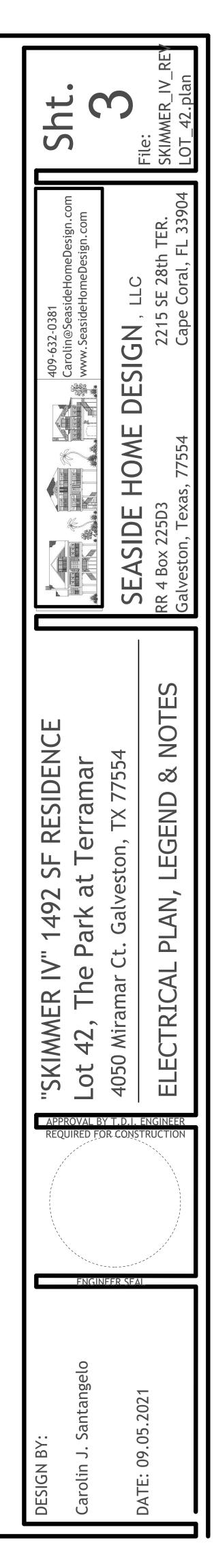
2nd FLOOR ELECTRICAL

SCALE: 1/4" = 1'-0

ELECTRICAL NOTES:

- 1. ELECTRICAL PLANS PROVIDED FOR BIDDING PURPOSES ONLY. ALL SIZING OF WIRING, CONDUIT, PANELS, LOADS TO BE DETERMINED BY ELECTRICAL CONTRACTOR. REVISIONS, IF NECESSARY, ARE THE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. PERMITTING AND INSTALLATION PER CODE, BY LICENSED ELECTRICIAN.
- 2. FIRE ALARMS, CO, AND SMOKE DETECTORS PER CODE; EACH BEDROOM, LAUNDRY, & GARAGE, OTHERS AS REQUIRED.
- 3. WEATHER-TIGHT GASKETS TO BE PROVIDED AND INSTALLED UPON TRIM OUT BY ELECTRICIAN, TO MEET ENERGY COMPLIANCE REQUIREMENTS, INTERIOR AND EXTERIOR LOCATIONS.
- 4. RECESSED FIXTURES, WHERE INSTALLED FOR TASK LIGHTING, TO BE INSTALLED 18" O.C. FROM CABINET WALL. RECESSED LIGHTING IN MAIN LIVING AREAS, OFFICE, AND MASTER BEDROOM TO BE CONTROLLED BY DIMMER SWITCH.
- 5. ALL CEILING FANS TO BE WIRED FOR SEPARATE FAN AND LIGHT SWITCHES.
- 6. EXHAUST FAN NOT REQUIRED IN BATHS WITH OPERABLE WINDOW.
- 7. PROVIDE ELECTRICAL SERVICE TO ATTIC FOR LIGHTING, HVAC, AND WATER HEATER AS REQUIRED.
- 8. ALL ELECTRIC EQUIPMENT TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR, WITH THE EXCEPTION OF THAT REQUIRED FOR MECHANICAL / HVAC.
- 9. INSTALL WHOLE HOUSE SURGE PROTECTOR.
- 10. FOR GROUND FLOOR ELECTRICAL, SEE GROUND FLOOR PLAN. RECEPTACLES AND SWITCHES TO BE MIN. 48" ABV. GRADE, AND TO BE INSTALLED MOUNTED TO PILINGS, (NOT BREAKAWAY WALLS) IN FLOOD ZONE. PROVIDE SERVICE & GARAGE DOOR OPENER FOR GARAGE DOOR.
- 11. <u>OPTIONAL:</u> NETWORKING CAPABILITY THRU-OUT. SECURITY ALARM THRU-OUT; ALL DOORS, WINDOWS, AND MOTION SENSORS PER MANUFACTURER'S RECOMMENDATIONS. AUDIO / VIDEO OR SURROUND SOUND CAPABILITY THRU-OUT, BY OTHERS. UNDER CABINET POWER STRIP IN LIEU OF WALL MOUNT RECEPTACLES. LAND-LINE PHONE OPTIONAL WHERE SHOWN.
- 12. IF APPLICABLE: PROVIDE SERVICE TO SPRINKLER SYSTEM.

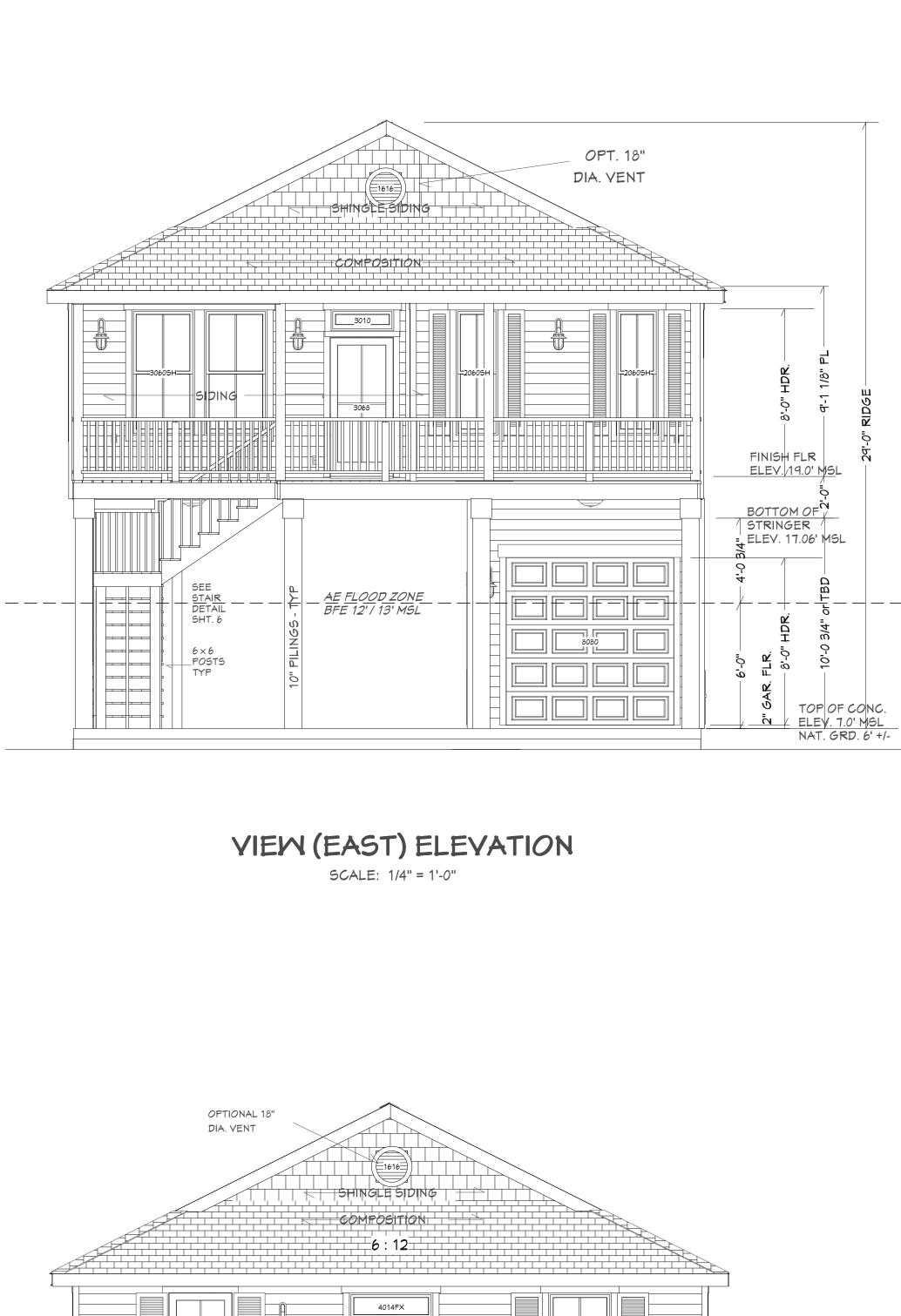
ELECTR	ICAL LEGEND
SYMBOL	DESCRIPTION
K	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Mall Mounted
$\square \mathbb{R} \boxtimes \bigcirc$	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Low Yoltage (LED Under Cab.)
Q D	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
φ	220/240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
\$ \$ \$ \$ \$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T \$ \$	Switches: Dimmer, Timer
	Wall Jacks: CAT7 + TV, TV/Cable
	Telephone Jack
	Door Chime, Door Bell Button
Ţ	Thermostat
(SD) SD	Smoke Detectors: Ceiling Mounted, Mall Mounted
EP	Electrical Breaker Panel





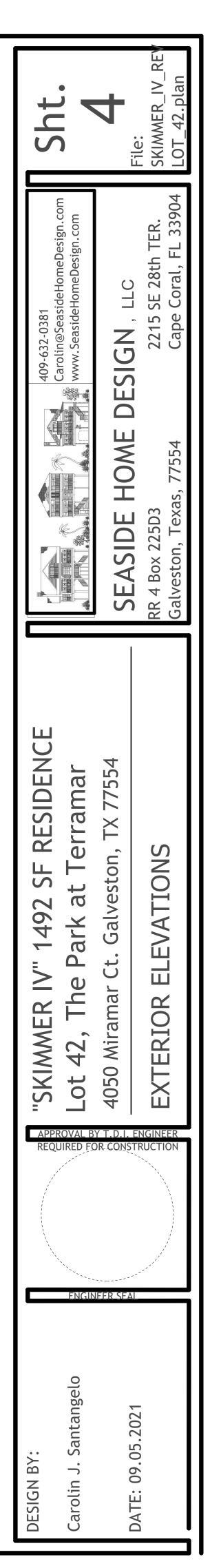
RIGHT (NORTH) ELEVATION SCALE: 1/4" = 1'-0"

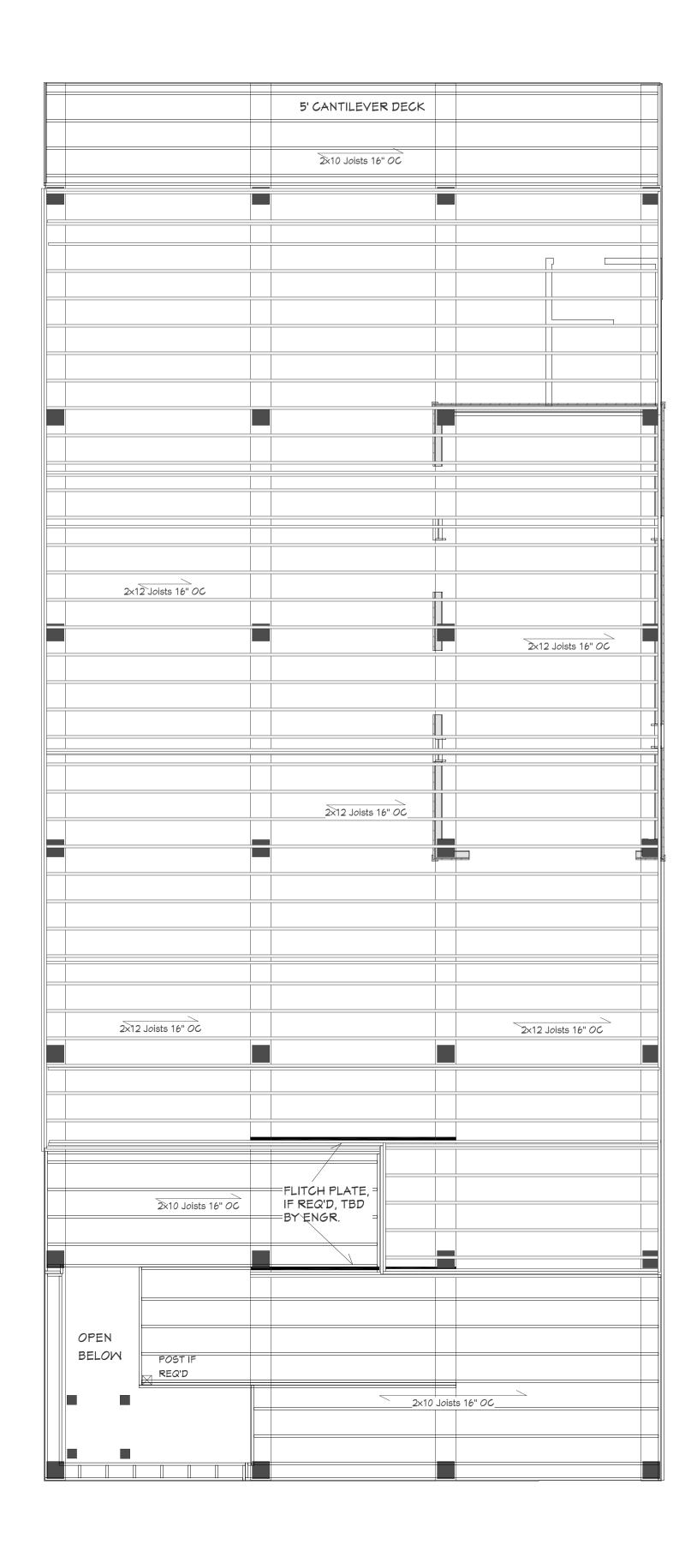




REAR (MEST) ELEVATION

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





FLOOR JOIST FRAMING

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





2 X 12 FLOOR JOISTS @ 16" OC, INTERIOR 2 X 10 DECK JOISTS @ 16" OC EXTERIOR DECKS 2 X 6 CEILING JOISTS @ 16" OC

INSTALL PLYWOOD DECKING PLATFORMS IN ATTIC FOR MECH ACCESS/

SEE ALSO GENERAL HVAC NOTES – HVAC ROUTING MAY REQUIRE FIR-DOWNS IN SOME LOCATIONS.

BEAM OR FLITCH PLATE IF REQ'D, TBD BY ENGR.

CAST IN PLACE CONCRETE NOTES:

ALL CONCRETE WORK SHALL COMPLY WITH BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE, AND AS SPECIFIED BY STRUCTURAL ENGINEER. SLAB DESIGN PROVIDED BY ENGINEER.

ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE WITH MINIMUM TWENTY EIGHT (28) DAYS COMPRESSIVE STRENGTH @ 3000 PSI AND CONFORM TO ASTM C-94-86, FIVE SACK PER CUBIC YARD, SLUMP BETWEEN THREE AND FOUR INCHES (ADD NO WATER AT JOB SITE).

CONCRETE SHALL BE CURED FOR SEVEN (7) DAYS AFTER PLACEMENT.

REINFORCED STEEL:

ALL REINFORCED STEEL SHALL COMPLY WITH ASTM A-615, GRADE 60, EXCEPT #3, OR #4 BARS, WHICH ARE BENT (STIRRUPS, DOWELS, AND TIES) AND MAY BE GRADE FORTY (40). PROVIDE ONE #6 × 4'-0" CORNER BAR, TOP & BOTTOM AT EXTERIOR FACE AND GRADE BEAM CORNER.

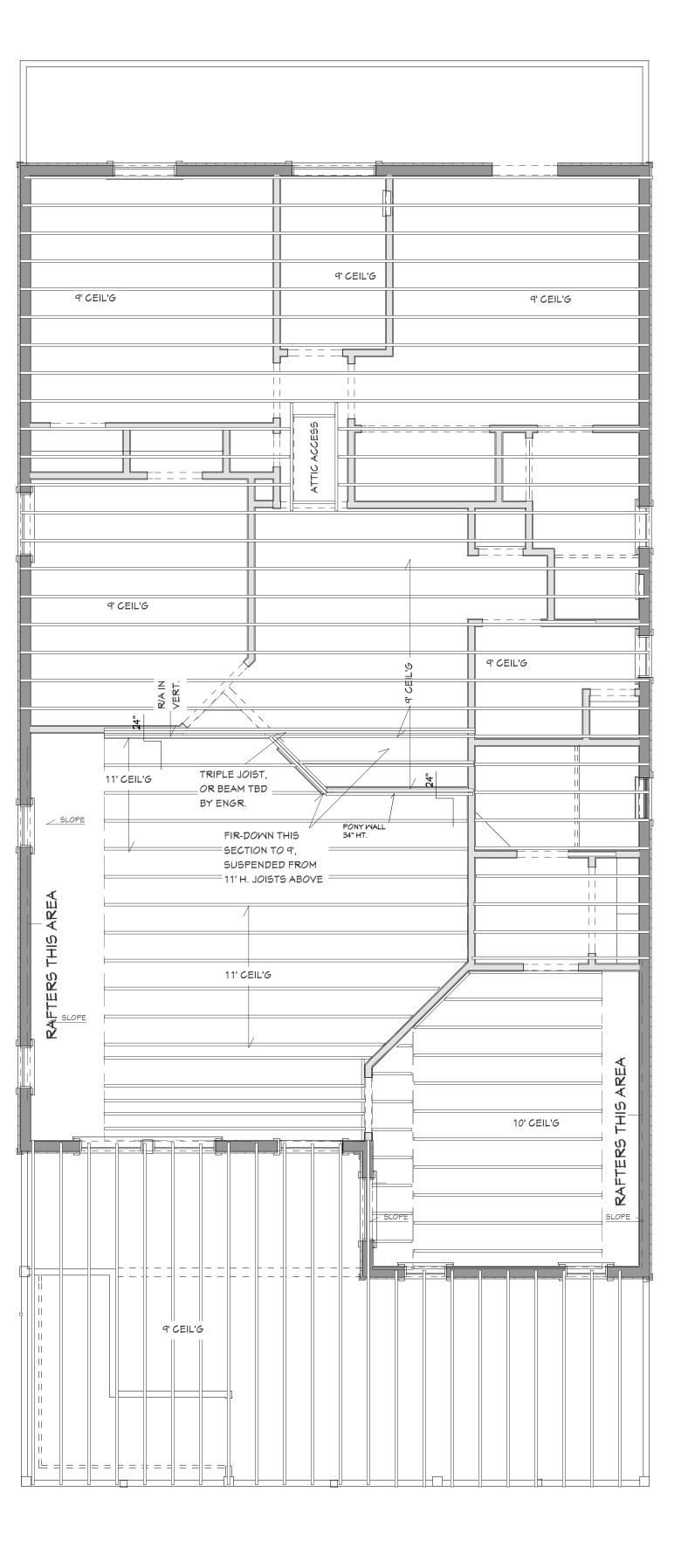
UNLESS OTHERWISE SHOWN,

CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTING: 3", GRADE BEAM: 1 ½" TOP, 2" SIDE, 3" BOTTOM

REINFORCEMENT DETAILS AND PLACEMENT SHALL CONFORM WITH ACI-SP-66, AND ACI-318-83. ANCHOR BOLTS LAYOUT AND SIZE BY STRUCTURAL ENGINEER.

QUALITY CONTROL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND TO MEET SPECIFICATIONS OF THE STRUCTURAL ENGINEER.





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

VIEW PERSPECTIVE

FOR ILLUSTRATION PURPOSES ONLY, REFER TO PLANS FOR DETAILS

PLUMBING EQUIPMENT NOTES:

- 1. WATER CLOSETS (TOILETS) TO BE ELONGATED STYLE TYPICAL. BATH FIXTURES THROUGHOUT TBD BY OWNER.
- 2. PLUMB FOR ICE MAKER CONNECTION AT EACH REFRIGERATOR LOCATION.
- 3. WATER HEATER TO BE ELECTRIC, 40 GAL. MIN. OR WHOLE HOUSE INSTANT WATER HEATER, TBD BY OWNER.
- 4. EXTERIOR HOSE BIBBS AS INDICATED ON PLANS.
- 5. OPTIONAL, INSTALL SEPARATE WATER METER FOR IRRIGATION NEEDS. SEPARATE PERMIT FEE REQUIRED.

GENERAL HVAC NOTES:

A/C and FURNACE UNITS ARE RECOMMENDED TO HAVE SEER 16 AS MINIMUM; UNIT(S) TO BE INSTALLED IN ATTIC SPACE AS SHOWN. BUILDER'S / CONTRACTOR'S RESPONSIBILITY TO CONFORM TO CODE REQUIREMENTS FOR MINIMUM ACCESS SPACE, AND MINIMUM AIR SPACE AROUND MECHANICAL UNITS.

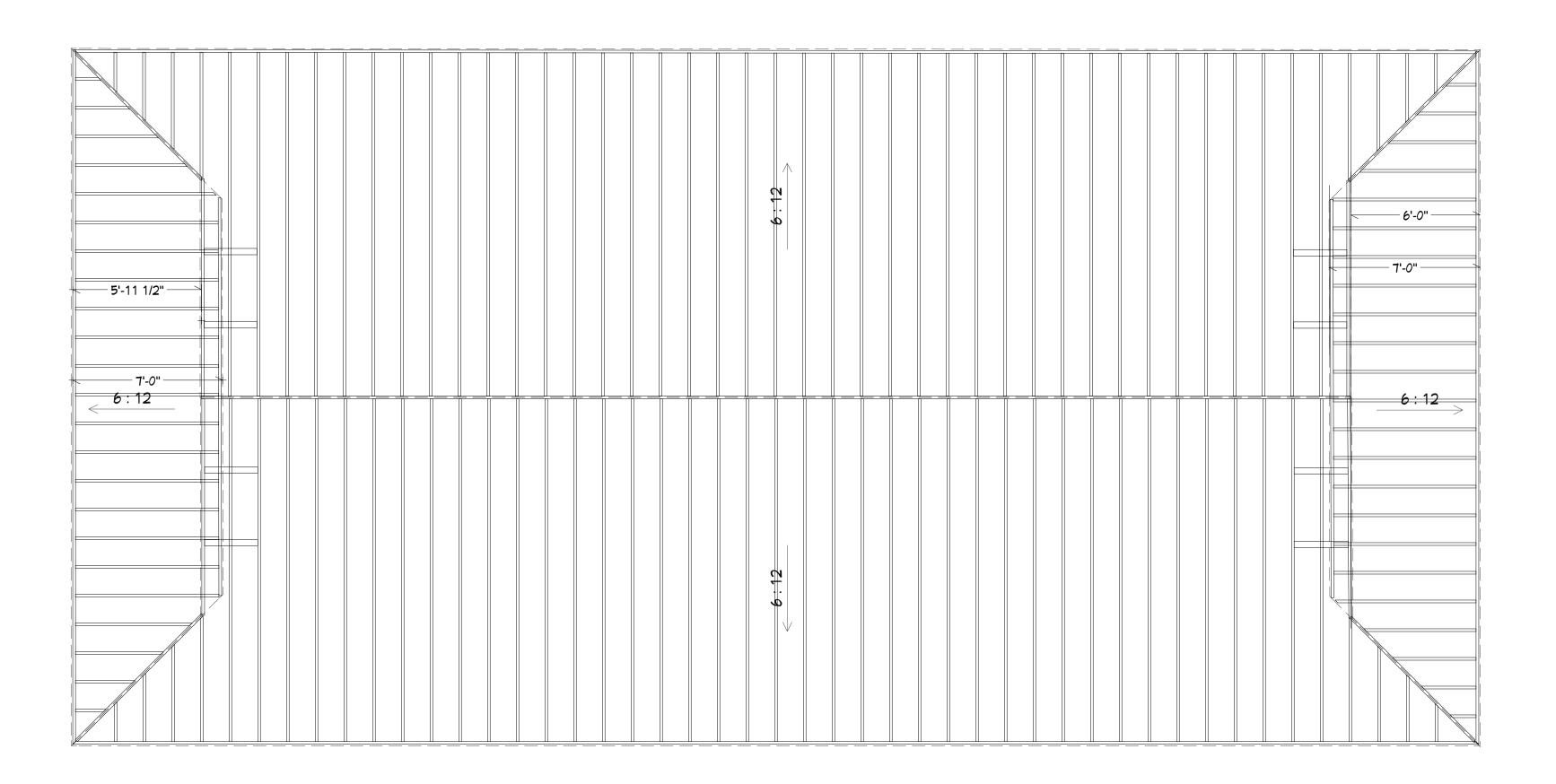
SIZES AND LOCATION OF HVAC EQUIPMENT, R/A, VENTS AND DUCTS ARE RECOMMENDED ONLY, AND ARE THE RESPONSIBILITY OF A LICENSED HVAC CONTRACTOR MEETING ALL APPLICABLE CODE, PERMITTING, AND INSTALLATION REQUIREMENTS.

HVAC CONTRACTOR TO PROVIDE WEATHER-TIGHT GASKETS / SEALS, & ATTIC ACCESS INSULATED COVER AS REQUIRED BY CODE, AND TO FINISH AND SEAL ALL PLENUMS AND RETURN AIR TO ELIMINATE AIR FILTRATION.

HVAC CONTRACTOR TO PROVIDE RETURN AIR AS OPTION FOR EACH ROOM, OR TBD BY OWNER / BUILDER.

ADDITIONAL HVAC PLENUMS OR FIR-DOWNS FOR ROUTING DUCTWORK MAY BE REQUIRED. A/C DRAINS IN ACCORDANCE WITH CODE.

DESIGN BY:			"SKIMMFR IV" 1497 SF RFSIDFNCF	409-632	409-632-0381	5P+
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	NEER SEA		4050 Miramar Ct. Galveston, TX 77554	SEASIDE HOME DESIGN		Ω
DAIE: 09.05.2021		ENGINEER TRUCTION	FLOOR & CEIL'G FRAM'G & MISC NOTES		2215 SE 28th TER. Cape Coral, FL 33904	File: SKIMMER_IV_REV LOT_42.plan



KITCHEN & INTERIOR ELEVATIONS SCALE: 1/4" = 1'0

INTERIOR ELEVATIONS AND PERSPECTIVES ARE DESIGNER'S CONCEPT FOR ILLUSTRATION PURPOSES

CABINETS, MOLDINGS, CASINGS, LINTELS, TRIM AND FINISHES BY OTHERS - STYLE & MANUFACTURER TBD. COUNTERTOP AND BACKSPLASH MATERIAL TBD.

BASEBOARD MOLDINGS (5" MIN.) AND CROWN MOLDING WHERE SHOWN, TBD BY OWNER. MARBLE OR GRANITE SILLS IN BATHS AND KITCHEN, WOOD SILLS ALL OTHER AREAS, OR TBD BY OWNER.

KITCHEN & INTERIOR ELEVATIONS (Cont'd)

42" TALL WALL CABINETS EXCEPT AS NOTED, CROWN MOLDINGS OR GLASS INSERTS AS OPTION IF NOTED.

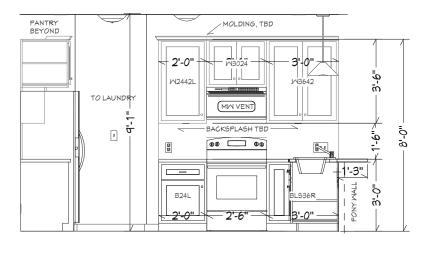
BASE DOOR CABINETS TO BE FITTED WITH ROLLING SINGLE OR DOUBLE TRAYS, PER OWNER, VANITY BASE CABINETS TO BE 36" FINISHED HEIGHT.

IF APPLICABLE, PANTRY CABINET TO BE FITTED FOR ROLLING TRAYS. UTILITY / LINEN CABINET TO BE FITTED WITH SHELVES ABOVE, OPEN BELOW.

-3'-0"-2'-6"

REFRIGERATOR / PANTRY

-

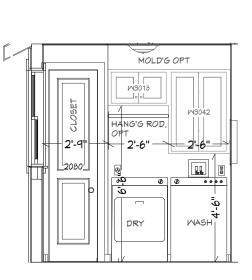


RANGE / MM

- 3'-3" BACKSPLASH & CNTR.TBD COFFEE STA. B3912

COFFEE STA / DISPLAY CABS

NOTE 12" DP CABS



SURROUND Q∕CÈNLING 14" × 32" BATH NICHE CNTRL OPPOSITE _ 5B3621 32"×60" TUB 1'-4"1"1/-3" 3'-0"

LAUNDRY

HALL BATH 3

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KITCHEN & INTERIOR ELEVATIONS (Cont'd)

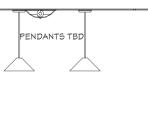
CLOSET INTERIORS AS NOTED, OR CLOSET SYSTEM TBD BY OWNER. MEDICINE CABINETS OPTIONAL.

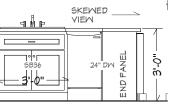
FLOORS TBD BY OWNER.

DRYWALL CORNER BEAD & DRYWALL TEXTURE TBD BY OWNER.

NOTE:

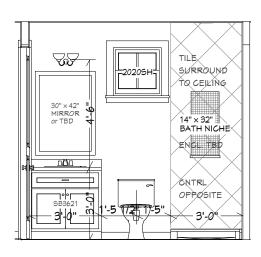
BUILDER'S/ OWNER'S RESPONSIBILITY TO CONFIRM ALL APPLIANCE SIZES AND INSTALLATION REQ'MTS, AND TO FIELD CHECK ALL DIMENSIONS.



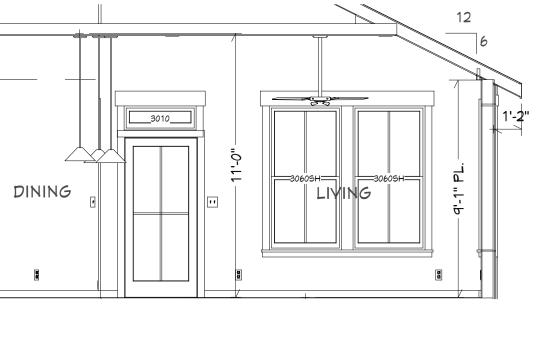


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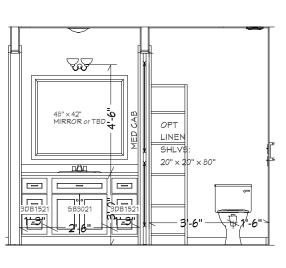
SINK / DISHMASHER NOTE DISHWASHER VIEW FORESHORTENED



GUEST BATH 2



LIVING / DINING CEILING SECTION



ROOF FRAMING PLAN

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

6/12 PITCH, 14" OVERHANG ALL AROUND, EXCEPT 12" AS NOTED AT GABLE DUTCH HIP GABLE INSET AS DIMENSIONED

RAFTERS 2 X 6 @ 16" O.C. WITH PURLIN BRACING, MAXIMUM SPAN 10' UNSUPPORTED "H105" HURRICANE CLIPS TO CODE

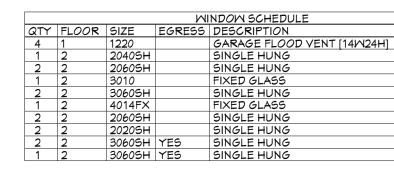
SEE GENERAL STRUCTURAL REQUIREMENTS, SHT. 6 FOR NAILING PATTERNS

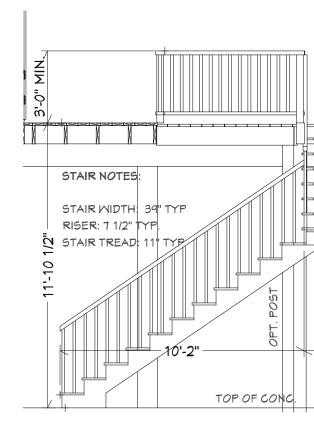
WINDOW & DOOR SCHEDULES

			DOOR SCHEDULE
QTY	FLOOR	SIZE	DESCRIPTION
1	1	3068	HINGED-PANEL
1	1	8080	GARAGE-GARAGE DOOR P02
1	1	6050	GARAGE-LOUVERED ROLLIN
1	2	1680	HINGED-2 PANEL DOOR
1	2	2480	POCKET-2 PANEL DOOR
2	2	2080	HINGED-2 PANEL DOOR
1	2	3080	EXT. HINGED-GLASS PANEL
1	2	2880	POCKET-2 PANEL DOOR
٦	2	2680	HINGED-2 PANEL DOOR
1	2	3068	EXT. HINGED-GLASS PANEL
1	2	4080	DOUBLE HINGED-2 PANEL DO
1	2	4068	SLIDER-LOUVERED

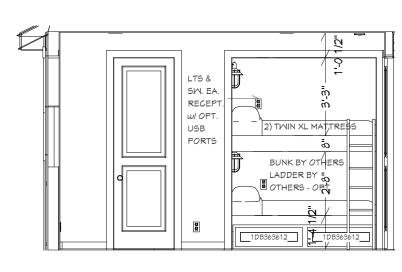
IF BUILT-IN BUNK OPTION IS NOT SELECTED, DOOR WILL BE REQUIRED (TBD) FOR CLOSET.

ROLLING SHUTTER AT OUTSIDE BAR - OPT.





STAIR DETAIL



OPTIONAL BUILT-IN BUNK (*)

MBR BATH

DOOR AND WINDOW NOTES:

WINDOW NOTES:

- 1 ALL COMPONENTS SHALL BE CERTIFIED FOR EXPOSURE CATEGORY DESIGNATION (PROXIMITY TO SHORELINE OR COAST), AND DESIGN PRESSURE RATING (PSF), TBD BY ENGINEER. ALL GLASS COMPONENTS AND OPENINGS SHALL BE IMPACT RESISTANT AGAINST WINDBORNE DEBRIS, DESIGN PRESSURE (DP PSF) TBD BY ENGINEER, OR PROTECTED IN A MANNER MEETING ALL 2018 IBC / IRC REQUIREMENTS. CONFIRM MANUFACTURER'S AVAILABILITY OF SIZES FOR CERTIFIED IMPACT RESISTANT ALL DOORS AND WINDOWS.
- 1. MANUFACTURER: SHOWCASE, SIMONTON, OTHER, OR AS DETERMINED BY OWNER/BUILDER.
- 2. BUILDER'S RESPONSIBILITY TO CONFIRM MANUFACTURER'S AVAILABILITY FOR WINDOW SIZES COMPLIANT WITH I.R.C. EGRESS REQUIREMENTS !!! SIMONTON ® MAY REQUIRE MAXIMUM CLEARANCE HARDWARE, OR SUBSTITUTE WITH ALTERNATE WINDOW (SIZE, or CASEMENT).
- 3. CONFIRM MANUFACTURER'S ROUGH OPENING SIZES, HEADER HEIGHTS 8'0" TYPICAL, OR AS NOTED. WINDOW HEADER HEIGHTS TO MATCH DOOR HEADER, SEE DOOR NOTE 3 FOR DETAILS.
- 4. WINDOWS TO BE SINGLE HUNG, (OR FIXED) VINYL, DIVIDED LIGHTS 2/2, EXCEPT AS NOTED.
- 5. FLASHING TO BE ALUMINUM OR STAINLESS ONLY, NO GALVANIZED.
- 6. LINTEL DETAIL AS SHOWN, INTERIOR AND EXTERIOR, OR TBD BY OWNER.
- 7. SHUTTERS OPTIONAL, WHERE SHOWN.

DOOR NOTES:

- 1. ALL COMPONENTS SHALL BE CERTIFIED FOR EXPOSURE CATEGORY DESIGNATION (PROXIMITY TO SHORELINE OR COAST), AND DESIGN PRESSURE RATING (PSF), TBD BY ENGINEER. ALL GLASS COMPONENTS AND OPENINGS SHALL BE IMPACT RESISTANT AGAINST WINDBORNE DEBRIS, DESIGN PRESSURE (DP PSF) TBD BY ENGINEER, OR PROTECTED IN A MANNER MEETING ALL 2018 IBC / IRC REQUIREMENTS. . BUILDER'S RESPONSIBILITY TO CONFIRM MANUFACTURER'S AVAILABILITY FOR DOOR SIZES COMPLIANT WITH I.R.C. EGRESS **REQUIREMENTS!!!**
- 2. MANUFACTURER: NEUMA FIBERGLASS SLIDING OR HINGED PATIO DOORS PER PLANS, OR AS
- DETERMINED BY OWNER/BUILDER, DIVIDED LIGHTS 2/2. 3. NOTE WHERE CALLED DOOR HEADER HEIGHT IS 8'-0" ACTUAL HEIGHT TO BE VERIFIED BY MANUFACTURER;
- ROUGH OPENING / HEIGHTS VARY PER STYLE. MATCH WINDOW HEADERS TO DOOR HEADER HEIGHT.
- 4. ATTIC DOORS / OPENINGS TO HAVE EXTERIOR GRADE WEATHER STRIPPING.
- 5. INTERIOR DOORS TO BE COMPOSITION, 2 PANEL, OR AS DETERMINED BY OWNER.
- 6. LINTEL DETAIL AS SHOWN, INTERIOR AND EXTERIOR, OR TBD BY OWNER.
- 7. ROLL-DOWN SHUTTER OPTIONAL.
- 8. GROUND FLOOR ENCLOSURE VENTED PER AE FLOOD ZONE TO CODE.

NOTE TO ENGINEER:

NOTE USE OF CALLED 8' DOORS, WITH WINDOW HEADERS TO MATCH 8' HEIGHT (9' CEILING / 9' 1 1/8" PLATE HEIGHT). CONFIRM HEADER SIZE 2 X 10 OR ALTERNATE AS REQUIRED.

FLASHING	1×2LEI	DGER	- TYP.	
	1 × 6 <i>o</i> r 1 × 8	LINT	EL - TYP.	
		1 [
1" WRAP				
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	4	$ \stackrel{\frown}{\times} $		4 0
	AS	,6 . 01		AS .
SHINGLES or		Ē		26
PLANKED AS				<u>_</u>
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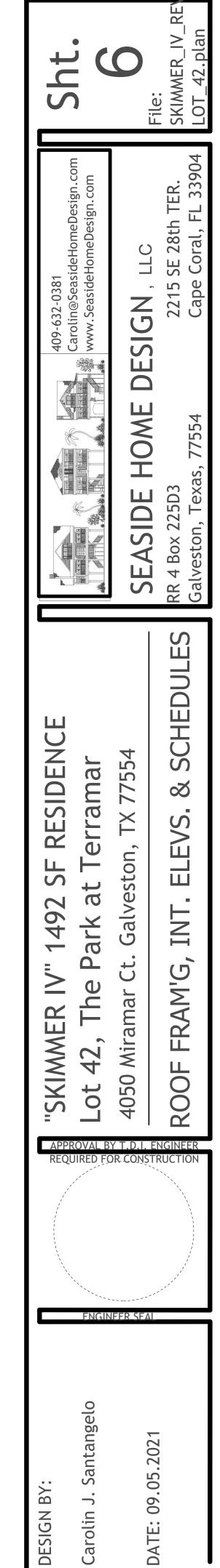
LAND'G

POSTS

(4)

- 3'-3"

LINTEL DETAIL OPTIONAL

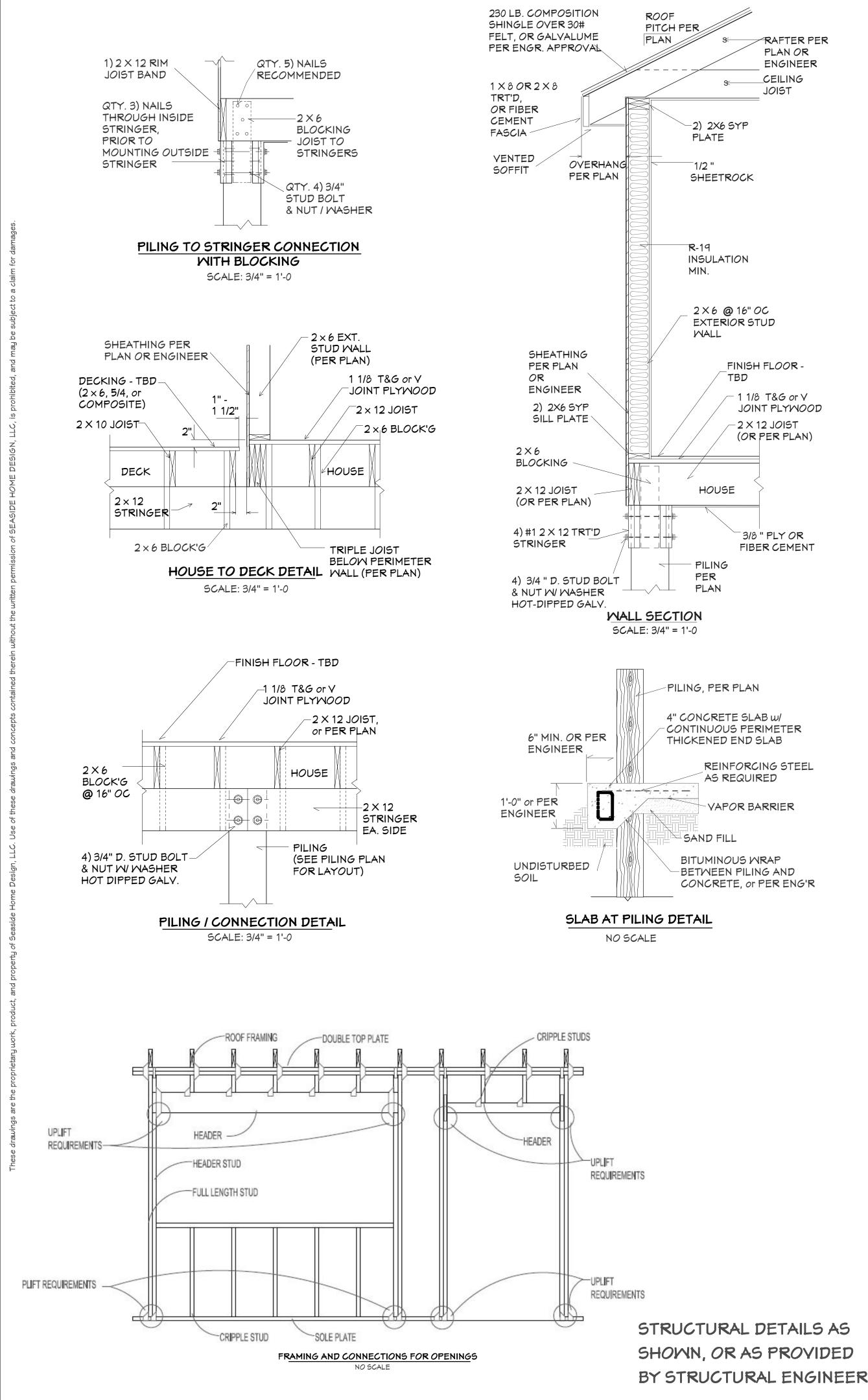


G SHUTTER

SHUTTER SZ

12"×72" (2)

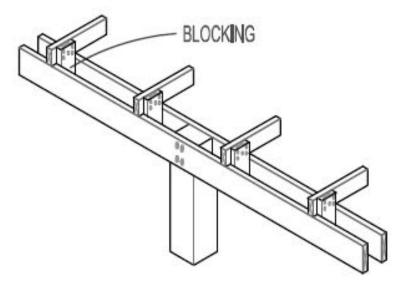
18"X72" (2)



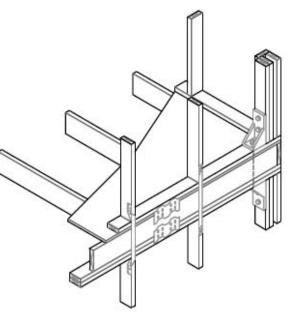


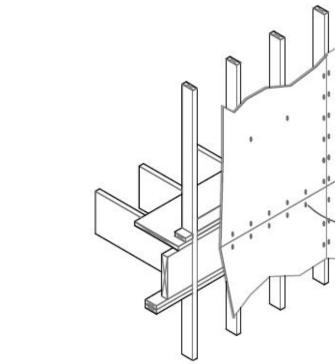
BLOCKING

NO SCALE

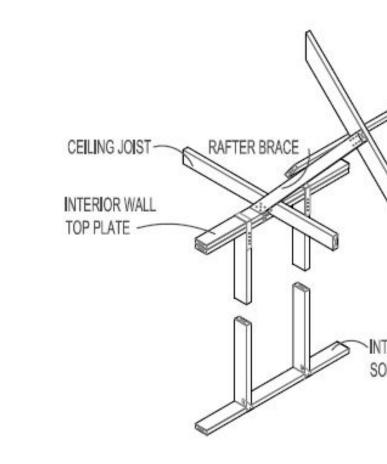


STRING BEAM TO FLOOR JOIST BLOCKING DETAIL NO SCALE





SHEARWALL DETAIL FOR **MULTI-STORY BUILDING** NO SCALE



RAFTER DETAIL &

GENERAL STRUCTURAL REQUIREMENTS:

NAILING REQUIREMENTS FOR SHEATHING (SHEATH ROOF WITH 5/8 PLYWOOD OR OSB) ROOF: 6" X 6", 8D COMMON, BLOCKING NOT REQUIRED ALL OVERHANGS AND 4 FT FROM RIDGE AND EDGES: 4" X 4", BLOCKING REQUIRED WALLS, 5/8" PLYWOOD SHEATHING, 6" X 12", 10D, BLOCKING REQUIRED ADDITIONAL SHEAR WALL AS REQUIRED BY ENGINEER. HOLD-DOWN REQUIREMENTS: SEE ENGINEERING DRAWINGS FOR DETAILS, IF APPLICABLE. CLIPS, STRAPS & MISC CONNECTORS (OR EQUAL), UNO LSTA24 RIDGE STRAPS H105 CLIPS FOR RAFTERS TO TOP PLATES H2.5A CLIPS FOR TOP PLATE TO EACH STUD & SSP FOR EACH STUD TO BOTTOM PLATE. LSTA24 STRAPS FOR HEADERS TO JACK STUDS. USE ONE STRAP PER TWO STUD CLIPS. OTHER REQUIREMENTS AS SPECIFIED ON DWG. NOTE: ALL CLIPS/STRAPS IN CONTACT WITH TREATED

LUMBER MUST BE THE SIMPSON "Z" TYPE OR EQUAL.

SIZES FOR EACH CLIP/STRAP USED.

NOTE: CONSULT MANUFACTURER'S INSTRUCTIONS FOR NAIL

w/FASTENER LOCATIONS NO SCALE

FASTENER LOCATIONS - NON-SPLICED NO SCALE

GENERAL STRUCTURAL REQUIREMENTS: (CONT'D)

DOORS, WINDOWS AND GLAZINGS:

ALL COMPONENTS SHALL BE CERTIFIED FOR EXPOSURE CATEGORY DESIGNATION (PROXIMITY TO SHORELINE OR COAST), AND DESIGN PRESSURE RATING (PSF), TBD BY ENGINEER.

ALL GLASS COMPONENTS AND OPENINGS SHALL BE IMPACT RESISTANT AGAINST WINDBORNE DEBRIS, DESIGN PRESSURE (DP, PSF) TBD BY ENGINEER, OR PROTECTED IN A MANNER MEETING ALL 2018 IBC / IRC REQUIREMENTS.

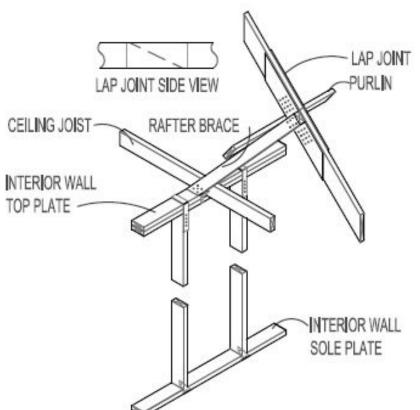
ROOFING MATERIALS:

ROOFING SHINGLES SHALL BE USED WHICH ARE STATED BY THE MANUFACTURER AS BEING COMPLIANT WITH ASTM D <u>7158, CLASS H, OR AS REQUIRED FOR SPECIFIC EXPOSURE</u> CATEGORY.

INSTALLATION SHALL BE PER THE MANUFACTURERS INSTRUCTIONS, WITH PARTICULAR ATTENTION TO STARTER COURSE INSTALLATION, NAIL LINES & NAIL PATTERNS. NOTE FOR USE OF OPTIONAL METAL ROOFING; PRODUCT SPECIFICATIONS AND INSTALLATION REQUIREMENTS MUST MEET WINDSTORM / STRUCTURAL ENGINEER APPROVAL.

BETWEEN FLOOR CORNER HOLD DOWN DETAIL

NO SCALE



RAFTER ANGLE SPLICE DETAIL

