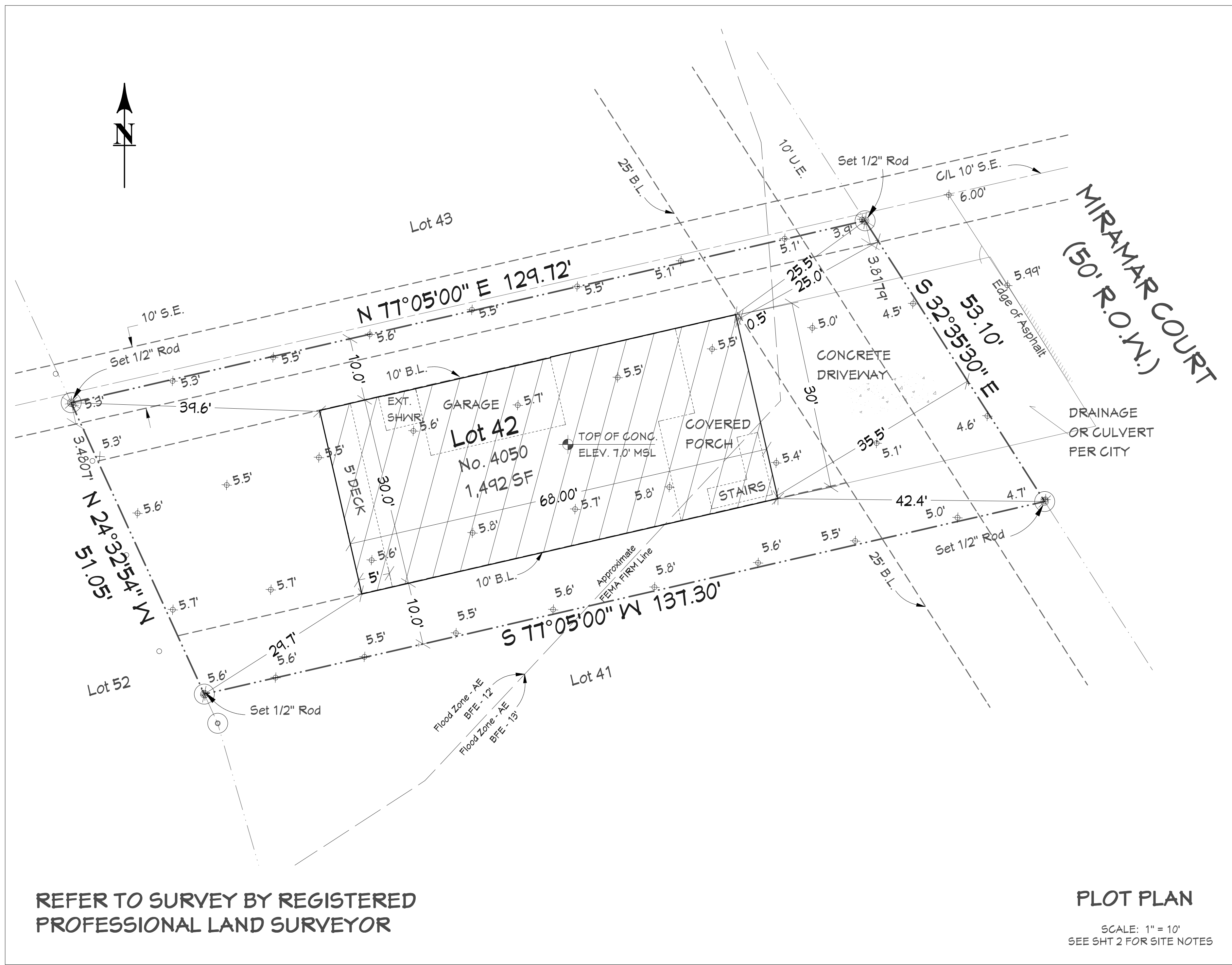


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REFER TO SURVEY BY REGISTERED PROFESSIONAL LAND SURVEYOR

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

SEASIDE HOME DESIGN, LLC (SHD, LLC) DISCLAIMERS:

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)

SHD, LLC, IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR.

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT, AND PROPERTY OF SHD, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SHD, LLC, IS PROHIBITED, AND MAY BE SUBJECT TO A CLAIM FOR DAMAGES.

UNDER NO CIRCUMSTANCES WILL SHD, LLC, BE LIABLE FOR ANY DAMAGE, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFIT, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR INDIRECT DAMAGE ARISING FROM THE USE OF THE DRAWINGS.

SHD, LLC DISCLAIMERS: (Cont'd)

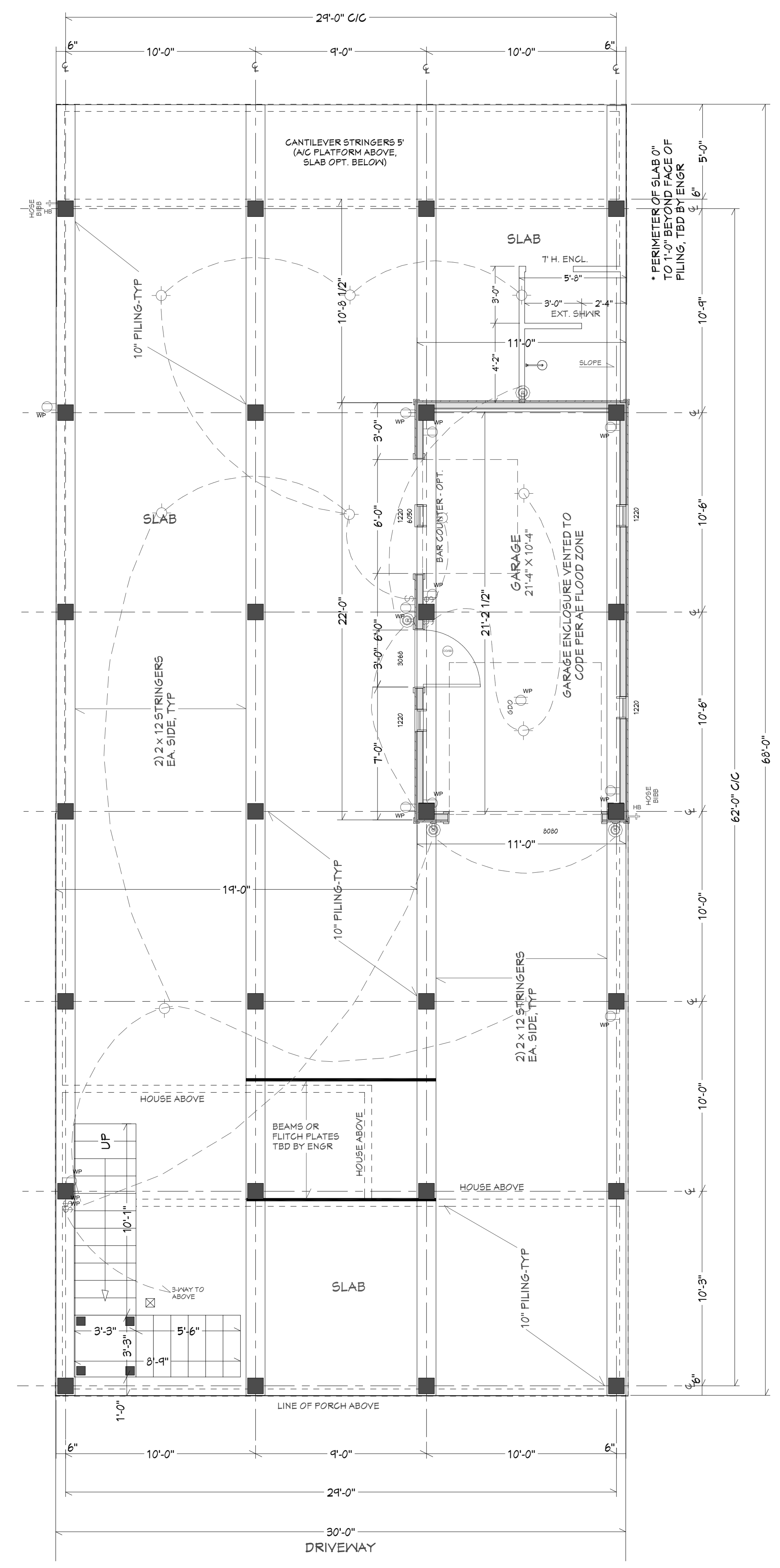
LIMITATION OF LIABILITY: SHD, LLC, IS NOT LIABLE TO CLIENT FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. SHD, LLC MAXIMUM LIABILITY IS LIMITED TO TOTAL PRICE OF SIGNED CONTRACT FOR DESIGN SERVICES.

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 PILING, OR OPTIONAL SLAB, TBD BY ENGR. NOT INCLUDING FLATWORK.



GROUND FLOOR / PILING PLAN w/ ELECTRICAL
SCALE: 1/4" = 1'-0"

Sht. 1
File: SKIMMER_IV_REY LOT_42.plan

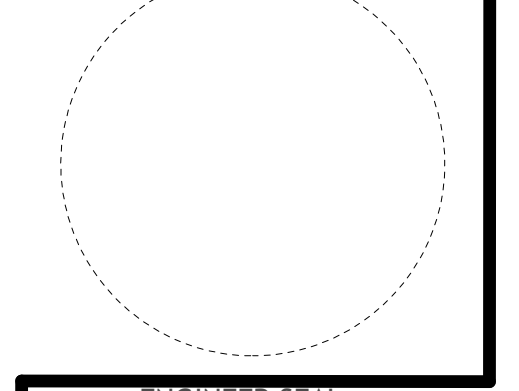
409-632-0381
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Cape Coral, FL 33904

"SKIMMER IV" 1492 SF RESIDENCE
Lot 42, The Park at Terramar
4050 Miramar Ct. Galveston, TX 77554

GROUND FLOOR / PILING PLAN & NOTES

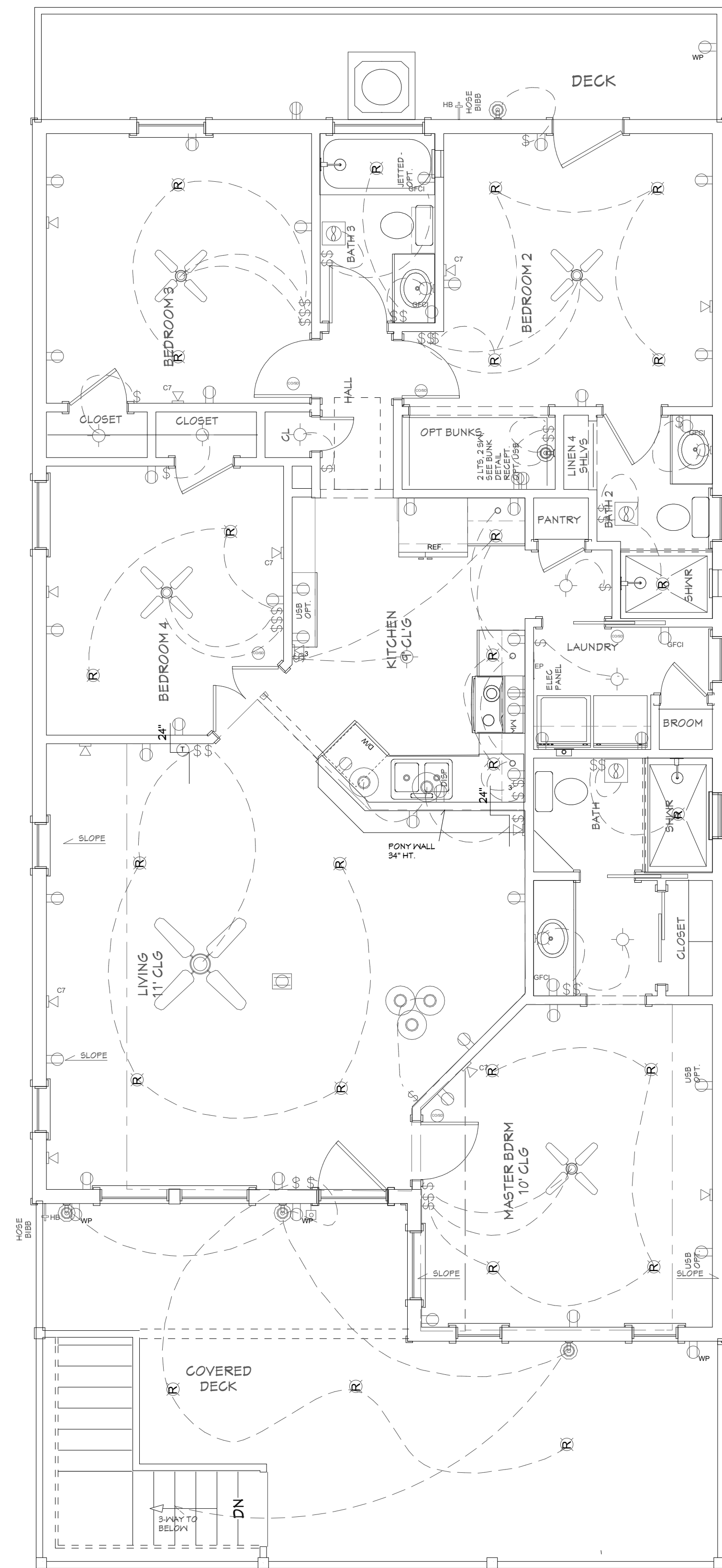
APPROVAL BY T.D.J. ENGINEER
REQUIRED FOR CONSTRUCTION



ENGINEER SEAL

DESIGN BY:
Carolyn J. Santangelo
DATE: 09.05.2021

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2nd FLOOR ELECTRICAL

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

ELECTRICAL NOTES:

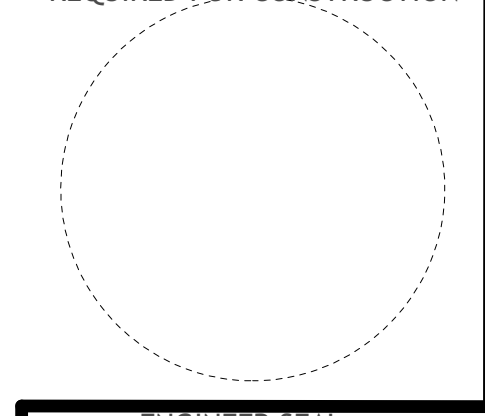
1. ELECTRICAL PLANS PROVIDED FOR BIDDING PURPOSES ONLY. ALL SIZING OF WIRING, CONDUIT, PANELS, LOADS TO BE DETERMINED BY ELECTRICAL CONTRACTOR. REVISIONS, IF NECESSARY, ARE THE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. PERMITTING AND INSTALLATION PER CODE, BY LICENSED ELECTRICIAN.
2. FIRE ALARMS, CO, 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 FINISH, (NOT BREAKAWAY WALLS) IN FLOOD ZONE. PROVIDE SERVICE & GARAGE DOOR OPENER FOR GARAGE DOOR.
11. OPTIONAL: 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.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Low Voltage (LED Under Cab.)
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	220/240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Wall Jacks: CAT1 + TV, TV/Cable
	Telephone Jack
	Door Chime, Door Bell Button
	Thermostat
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

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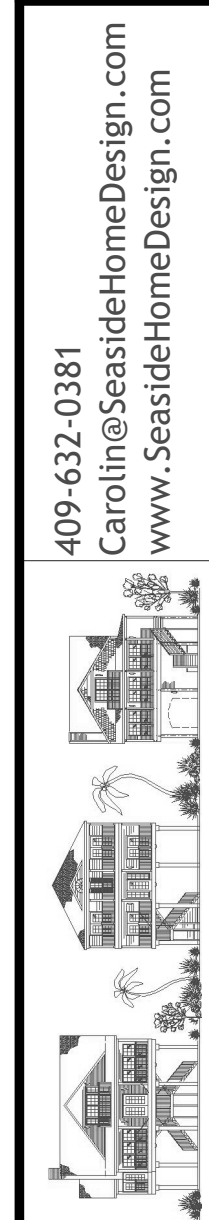
APPROVAL BY T.D.J. ENGINEER
 REQUIRED FOR CONSTRUCTION



ENGINEER SEAL

DESIGN BY:
 Carolin J. Santangelo

DATE: 09.05.2021



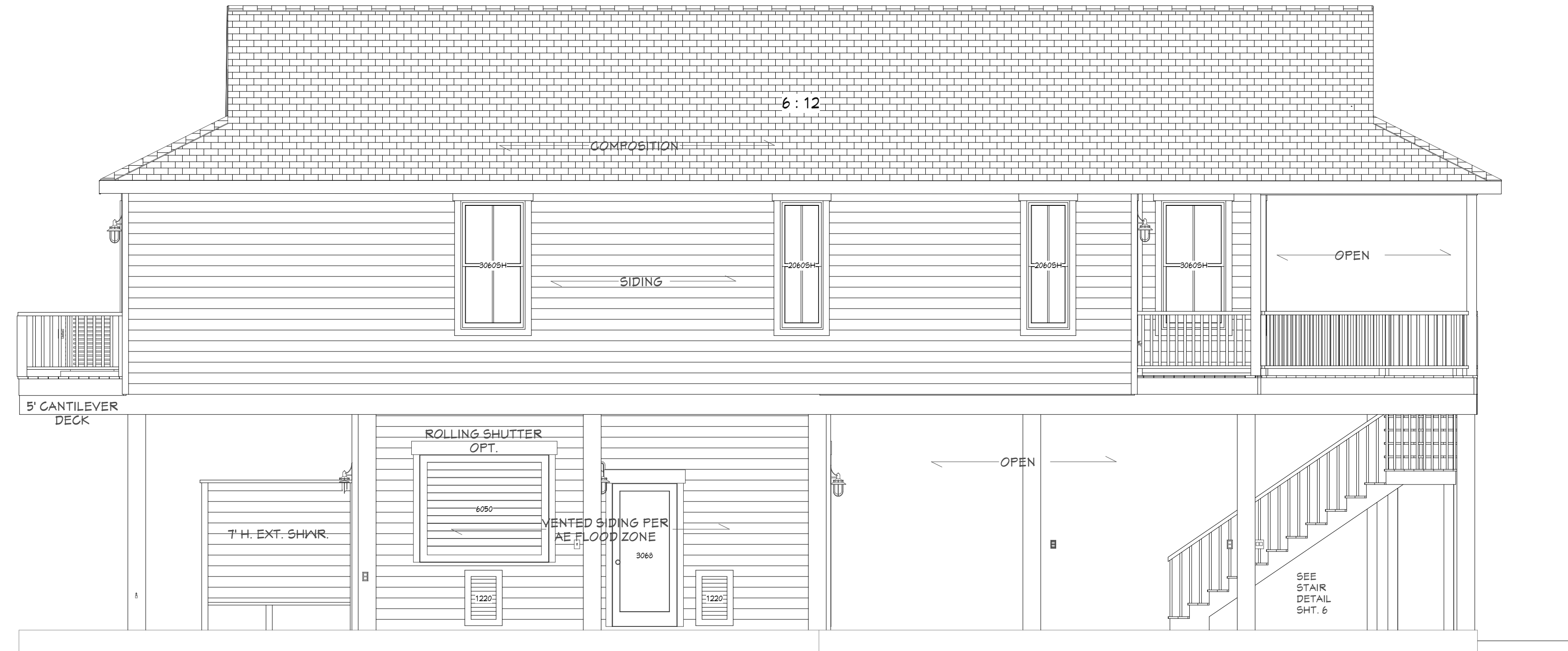
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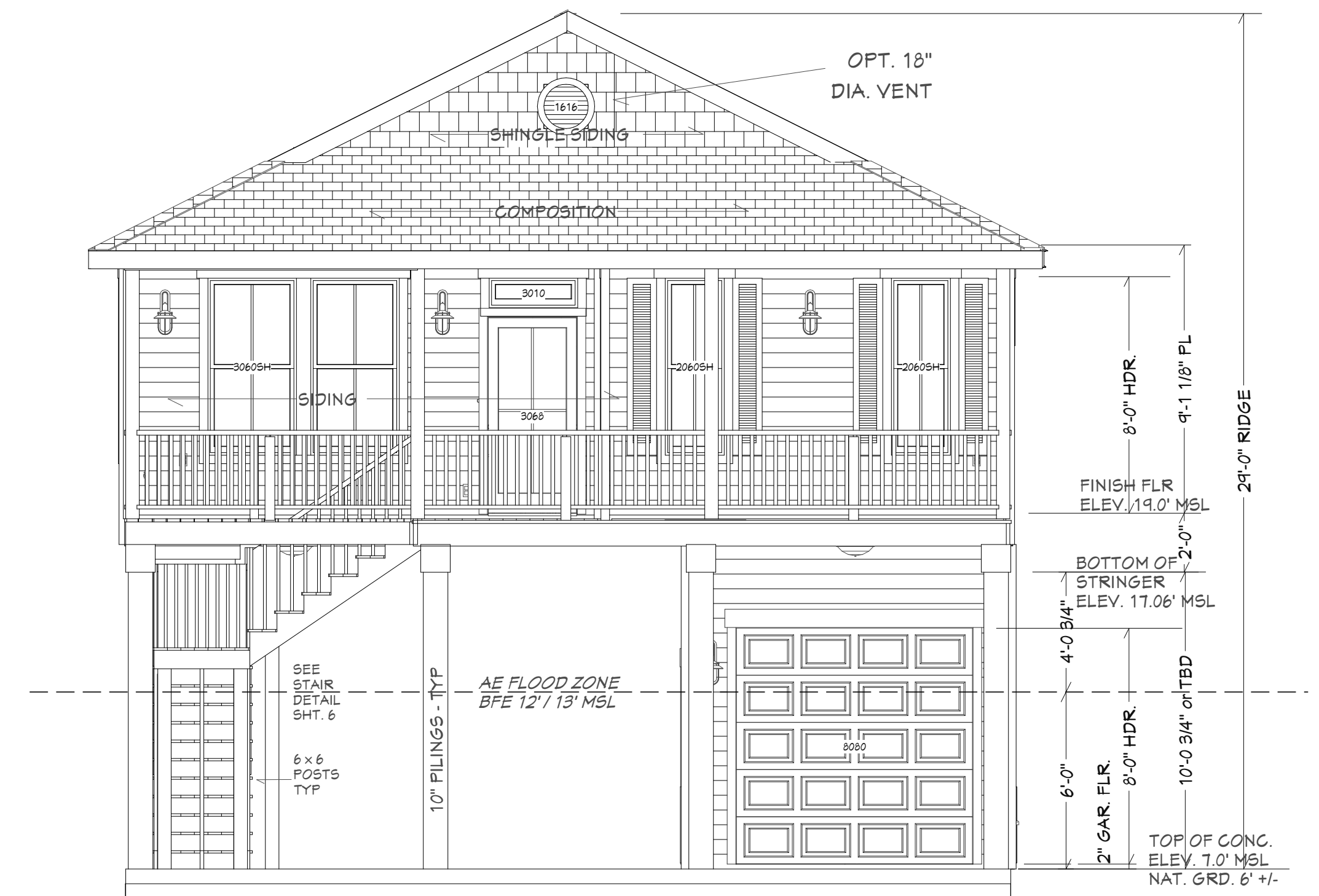
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Sht. 3
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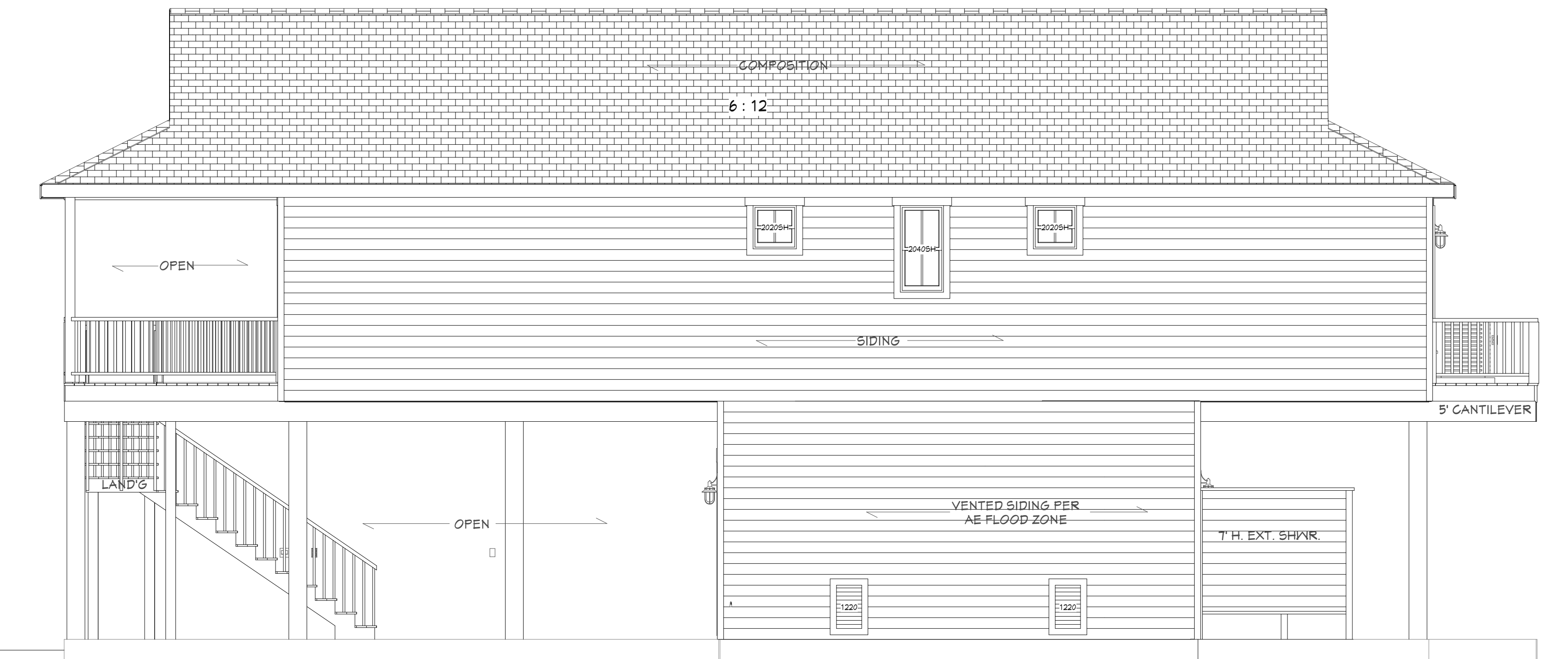
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LEFT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



VIEW (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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



REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

Sht. **4**
File: SKIMMER_IV_REY LOT_42.plan

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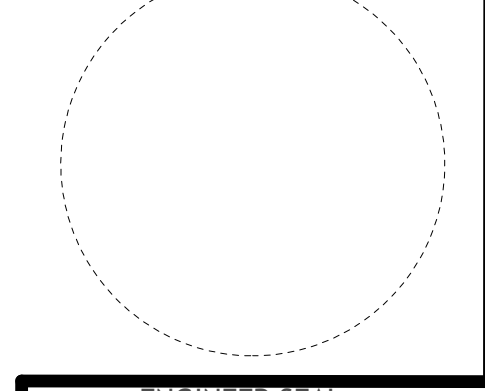
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EXTERIOR ELEVATIONS

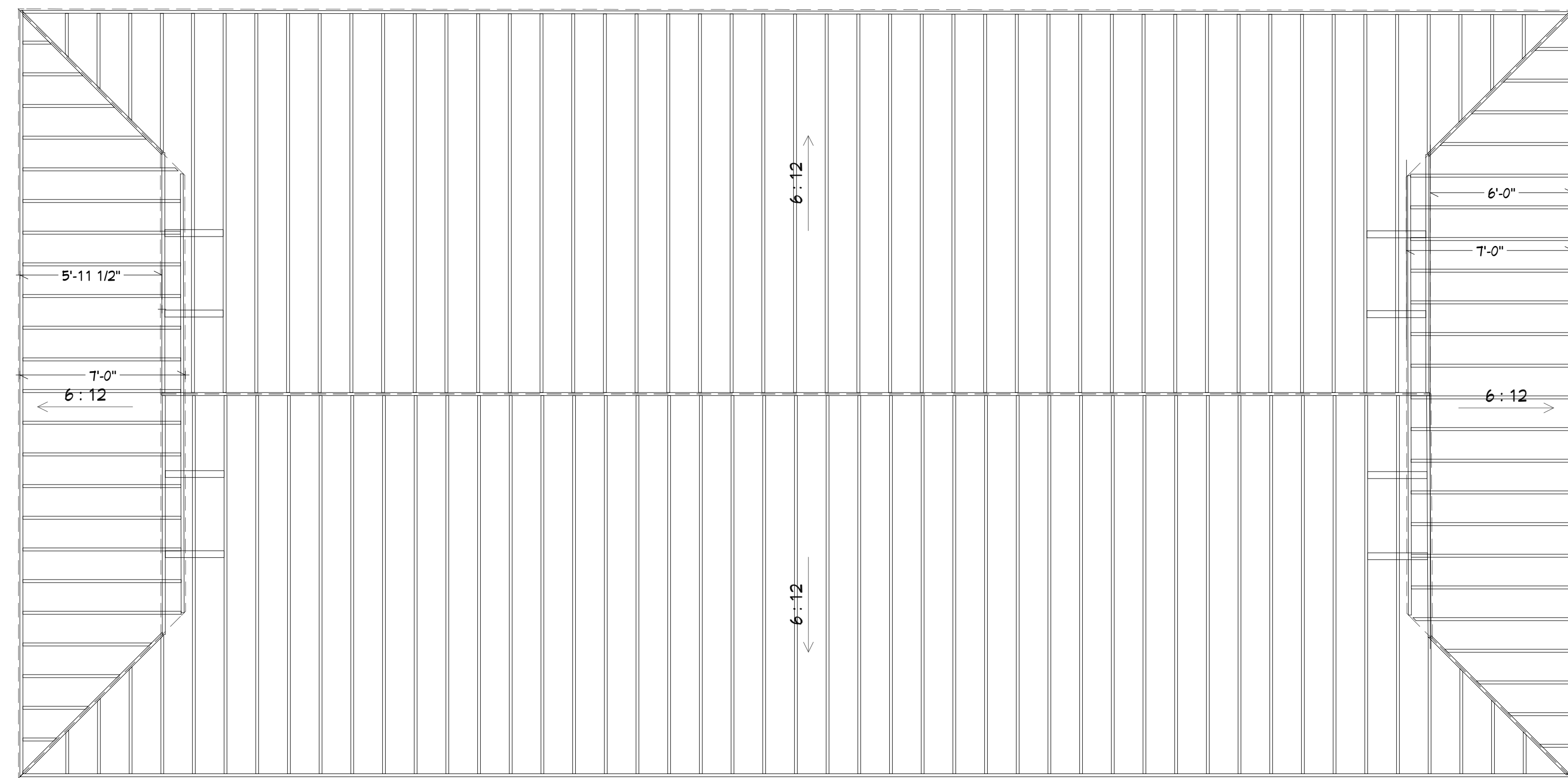
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REQUIRED FOR CONSTRUCTION



ENGINEER SEAL

DESIGN BY:
Carol J. Santangelo
DATE: 09.05.2021

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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

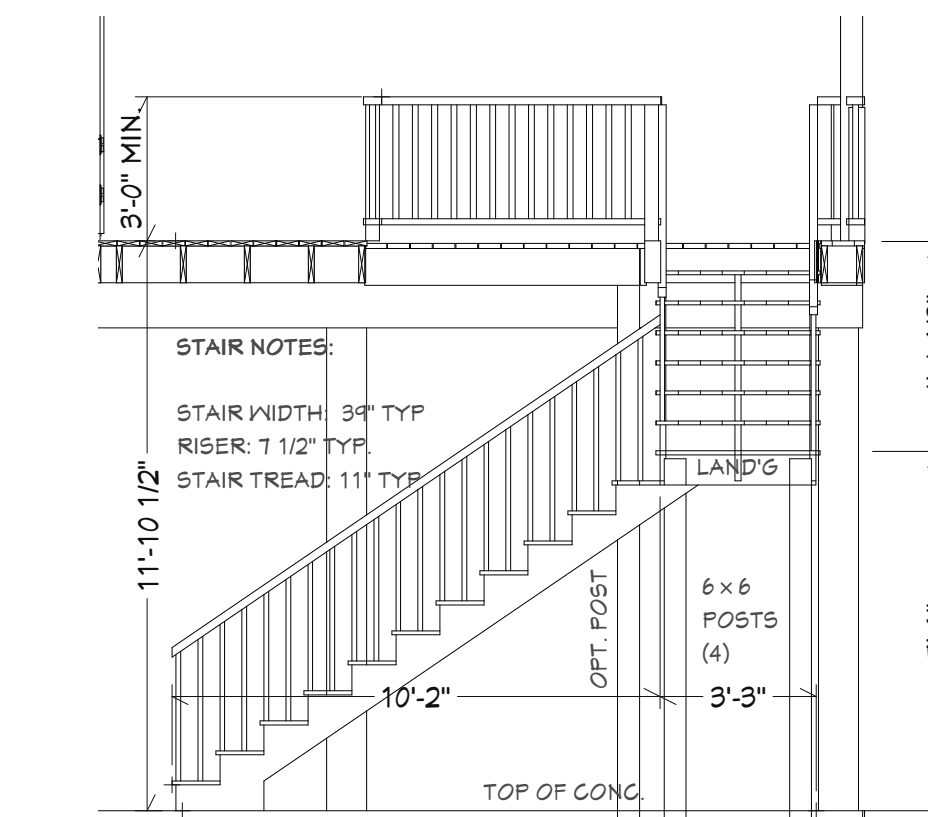
DOOR SCHEDULE			
QTY	FLOOR	SIZE	DESCRIPTION
1	1	3065	HINGED PANEL
1	1	6050	GARAGE-GARAGE DOOR F02
1	1	6050	GARAGE-LOUVERED ROLLING SHUTTER
1	2	1650	HINGED-2 PANEL DOOR
1	2	2450	POCKET-2 PANEL DOOR
2	2	2050	HINGED-2 PANEL DOOR
1	2	3050	EXT. HINGED-GLASS PANEL
1	2	3050	POCKET-2 PANEL DOOR
7	2	2650	HINGED-2 PANEL DOOR
1	2	3065	EXT. HINGED-GLASS PANEL
1	2	4050	DOUBLE HINGED-2 PANEL DOOR
1	2	4065	SLIDER-LOUVERED

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

ROLLING SHUTTER AT OUTSIDE BAR - OPT.

WINDOW SCHEDULE			
QTY	FLOOR	SIZE	DESCRIPTION
4	1	1220	GARAGE FLOOD VENT (14X24H)
1	2	2040SH	SINGLE HUNG
2	2	2060SH	SINGLE HUNG
1	2	3010	FIXED GLASS
2	2	3060SH	SINGLE HUNG
1	2	4010K	FIXED GLASS
2	2	2060SH	SINGLE HUNG
2	2	2020SH	SINGLE HUNG
2	2	3060SH	YES SINGLE HUNG
1	2	3060SH	YES SINGLE HUNG

SHUTTER SZ



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.

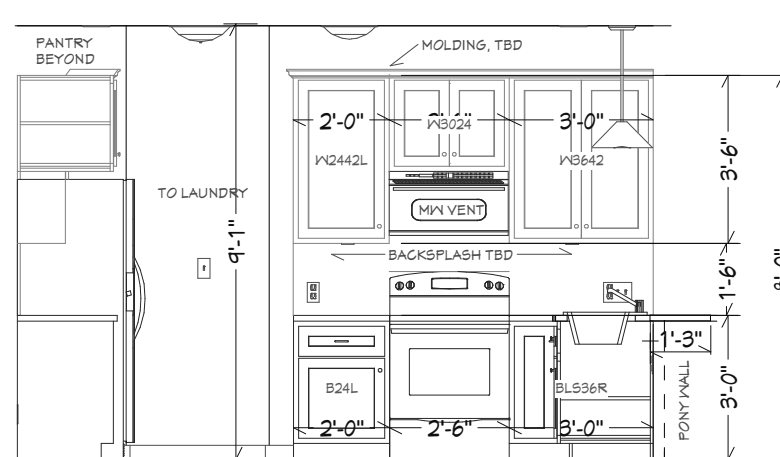
KITCHEN & INTERIOR ELEVATIONS (Cont'd)

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

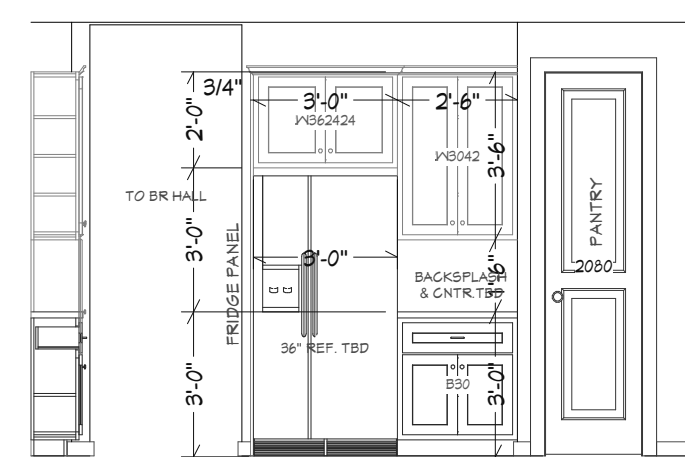
FLOORS TBD BY OWNER.

DRYWALL CORNER BEAD & DRYWALL TEXTURE TBD BY OWNER.

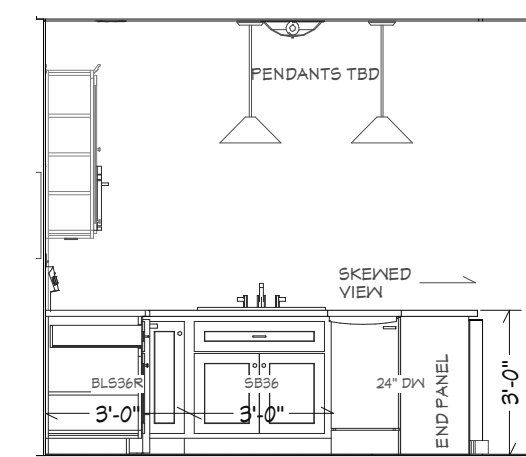
NOTE:
BUILDER'S/ OWNER'S RESPONSIBILITY TO CONFIRM ALL APPLIANCE SIZES AND INSTALLATION REQ'MTS, AND TO FIELD CHECK ALL DIMENSIONS.



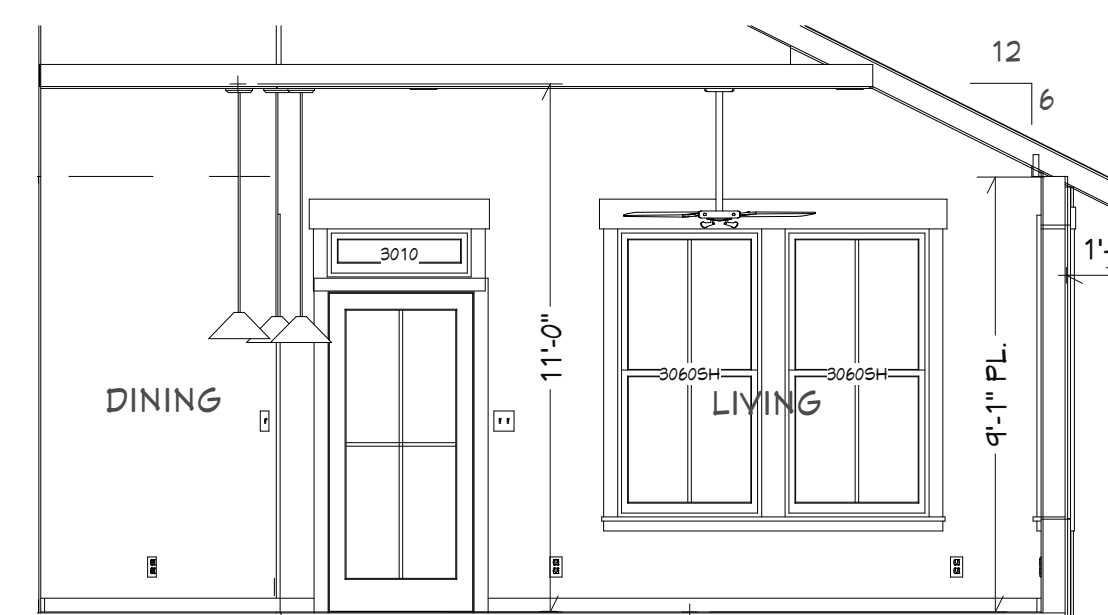
RANGE / MW



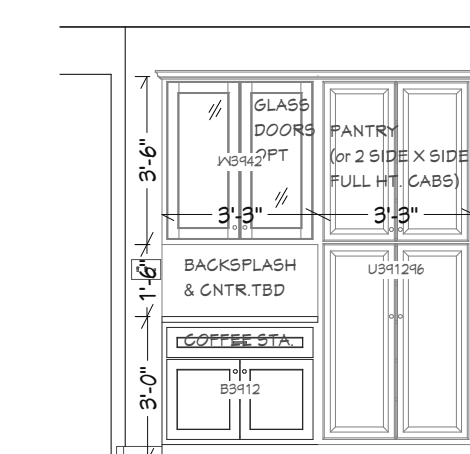
REFRIGERATOR / PANTRY



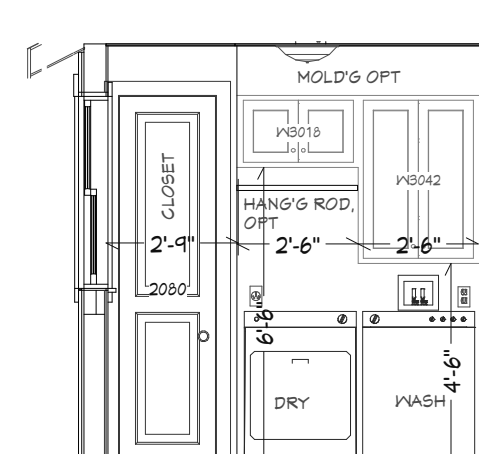
SINK / DISHWASHER
NOTE DISHWASHER VIEW FORESHORTENED



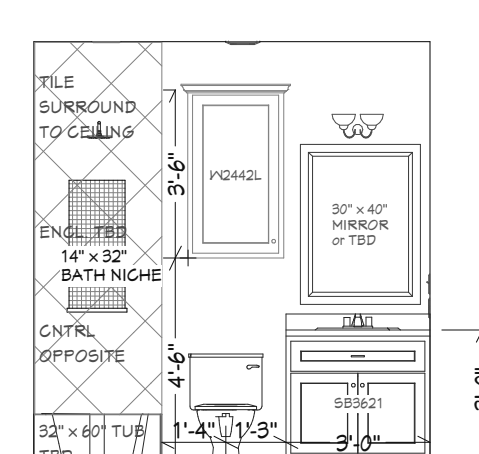
LIVING / DINING CEILING SECTION



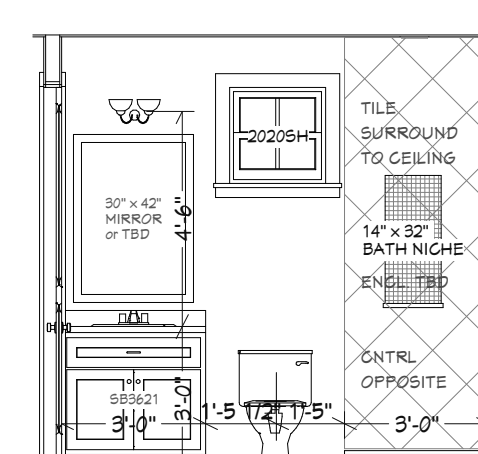
COFFEE STA / DISPLAY CABS
NOTE 12" DP CABS



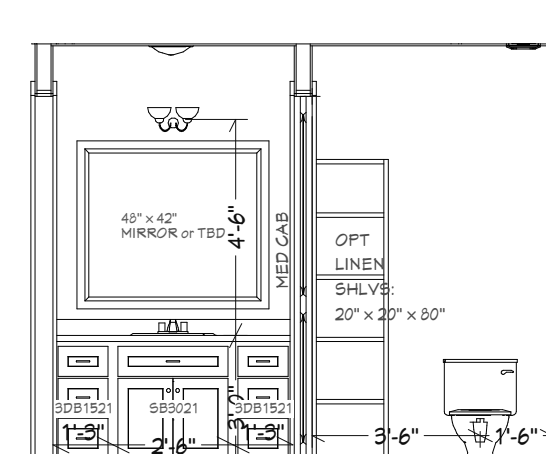
LAUNDRY



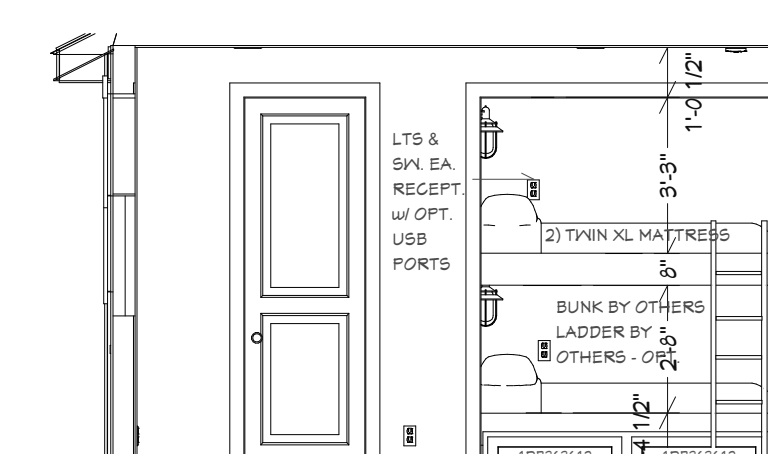
HALL BATH 3



GUEST BATH 2



MBR BATH



OPTIONAL BUILT-IN BUNK (*)

DOOR AND WINDOW NOTES:

WINDOW NOTES:

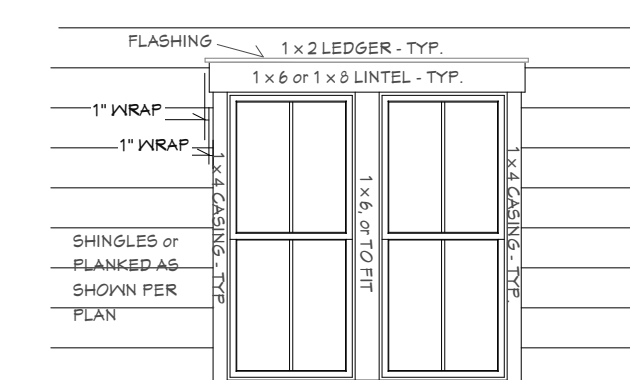
- ALL COMPONENTS SHALL BE CERTIFIED FOR EXPOSURE CATEGORY DESIGNATION (PROXIMITY TO SHORELINE OR COAST), AND DESIGN PRESSURE RATING (PSF), TBD BY ENGINEER. ALL GLASS COMPONENTS AND OPENINGS SHALL BE IMPACT RESISTANT AGAINST WINDBORNE DEBRIS, DESIGN PRESSURE (DP PSF) TBD BY ENGINEER, OR PROTECTED IN A MANNER MEETING ALL 2018 IBC / IRC REQUIREMENTS. CONFIRM MANUFACTURER'S AVAILABILITY OF SIZES FOR CERTIFIED IMPACT RESISTANT ALL DOORS AND WINDOWS.
- MANUFACTURER: SHOWCASE, SIMONTON, OTHER, OR AS DETERMINED BY OWNER/BUILDER.
- 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).
- 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.
- WINDOWS TO BE SINGLE HUNG, (OR FIXED) VINYL, DIVIDED LIGHTS 2/2, EXCEPT AS NOTED.
- FLASHING TO BE ALUMINUM OR STAINLESS ONLY, NO GALVANIZED.
- LINTEL DETAIL AS SHOWN, INTERIOR AND EXTERIOR, OR TBD BY OWNER.
- SHUTTERS OPTIONAL, WHERE SHOWN.

DOOR NOTES:

- 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!!!
- MANUFACTURER: NEUMA FIBERGLASS SLIDING OR HINGED PATIO DOORS PER PLANS, OR AS DETERMINED BY OWNER/BUILDER, DIVIDED LIGHTS 2/2.
- 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.
- ATTIC DOORS / OPENINGS TO HAVE EXTERIOR GRADE WEATHER STRIPPING.
- INTERIOR DOORS TO BE COMPOSITION, 2 PANEL, OR AS DETERMINED BY OWNER.
- LINTEL DETAIL AS SHOWN, INTERIOR AND EXTERIOR, OR TBD BY OWNER.
- ROLL-DOWN SHUTTER OPTIONAL.
- GROUND FLOOR ENCLOSURE VENTED PER AE FLOOD ZONE TO CODE.

NOTE TO ENGINEER:

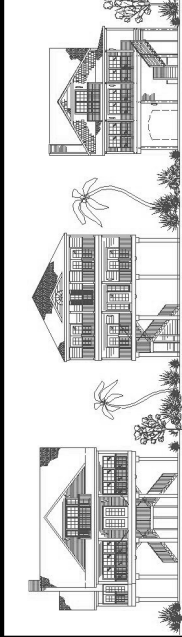
NOTE USE OF CALLED 8' DOORS, WITH WINDOW HEADERS TO MATCH 8' HEIGHT (9' CEILING / 9' 1 1/8" PLATE HEIGHT). CONFIRM HEADER SIZE 2 X 10 OR ALTERNATE AS REQUIRED.



LINTEL DETAIL OPTIONAL

Sht. 6
File: SKIMMER_IV_REY LOT_42.plan

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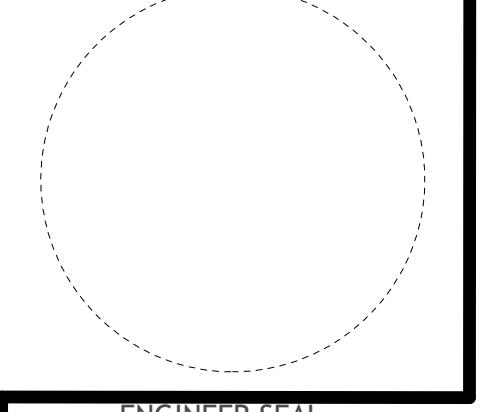
"SKIMMER IV" 1492 SF RESIDENCE

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4050 Miramar Ct. Galveston, TX 77554

ROOF FRAM'G, INT. ELEVS. & SCHEDULES

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



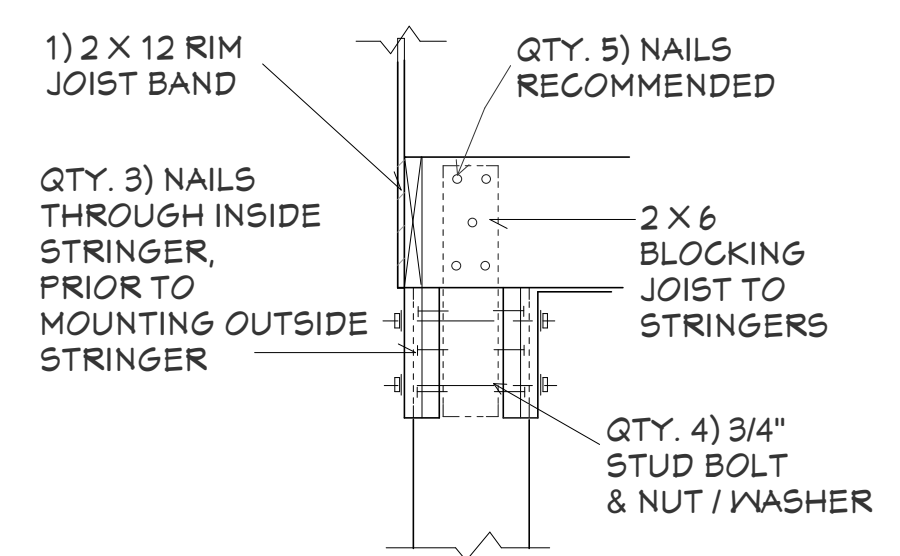
ENGINEER SEAL

DESIGN BY:

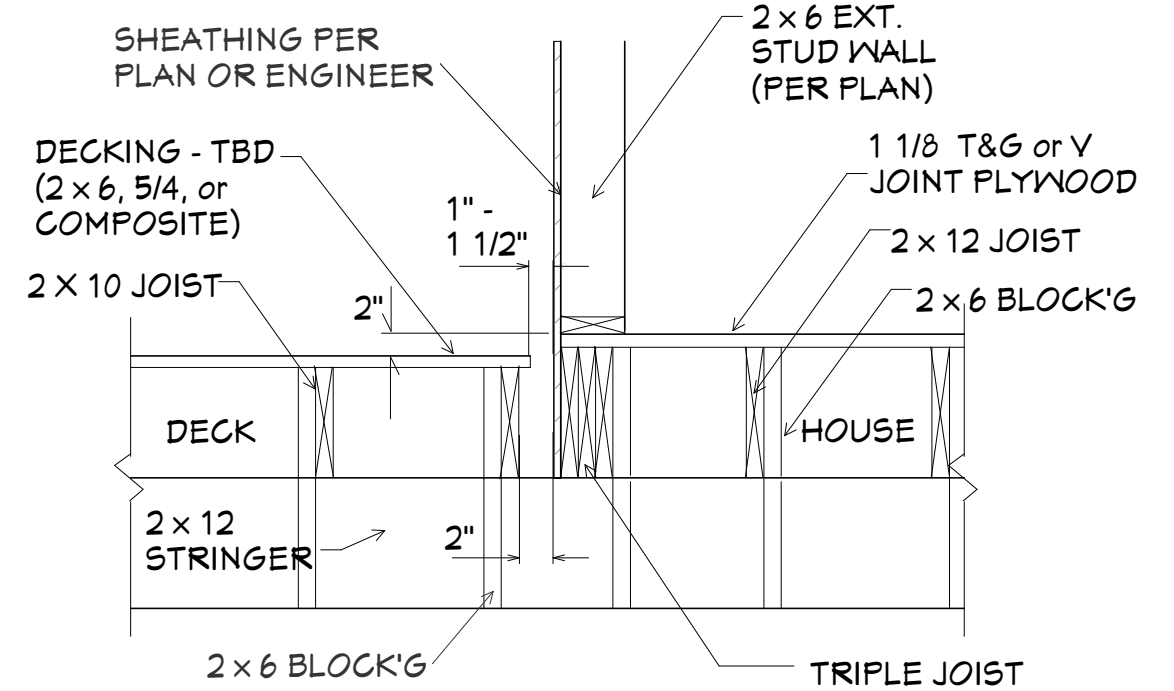
Carolyn J. Santangelo

DATE: 09.05.2021

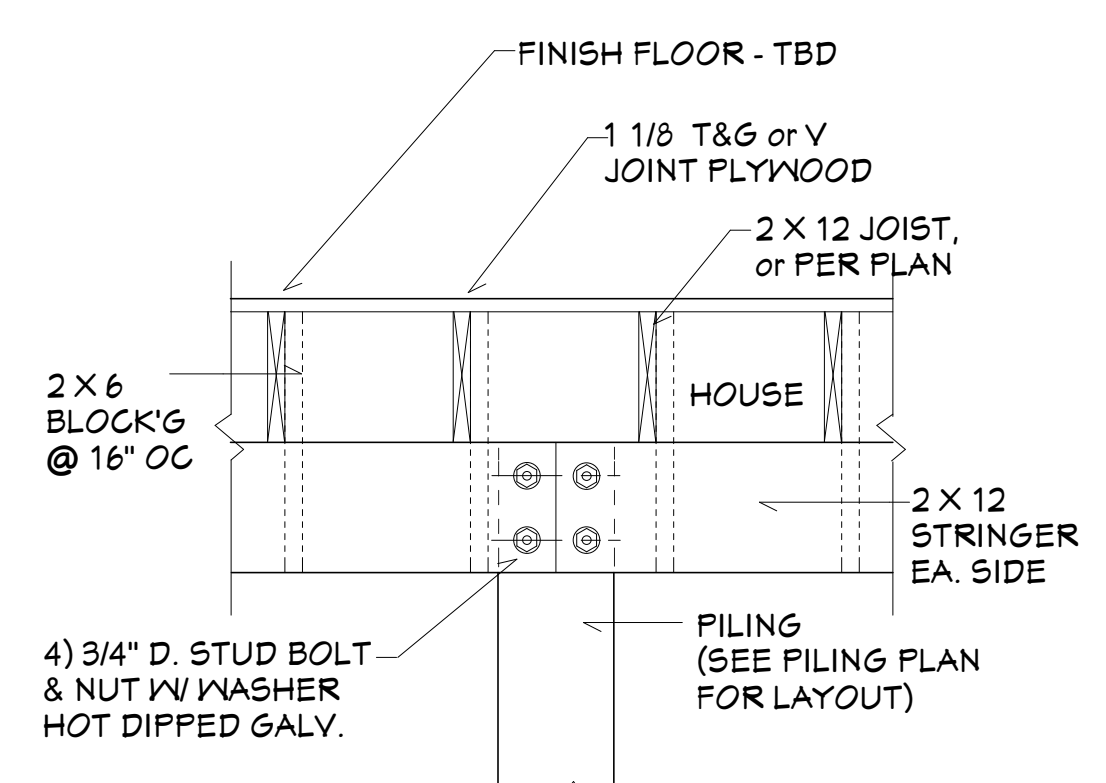
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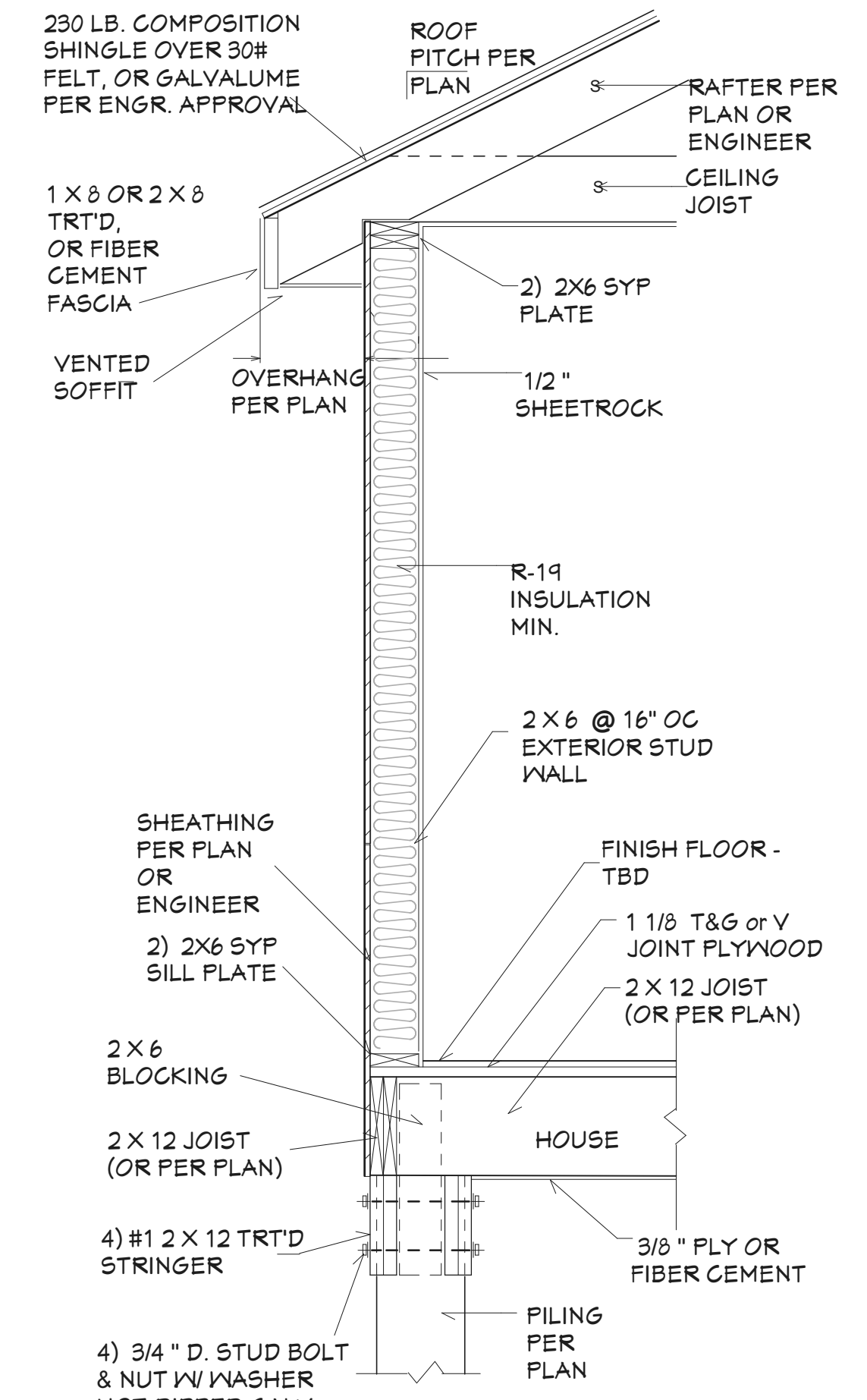
PILING TO STRINGER CONNECTION WITH BLOCKING
SCALE: 3/4" = 1'-0"



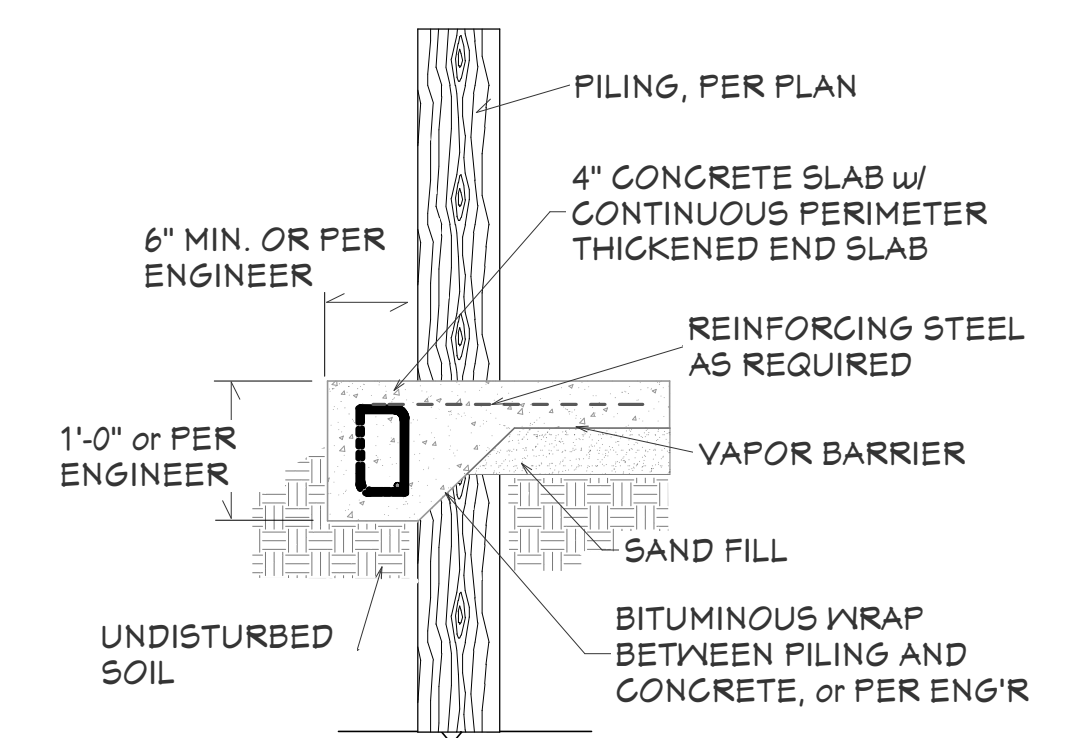
HOUSE TO DECK DETAIL
SCALE: 3/4" = 1'-0"



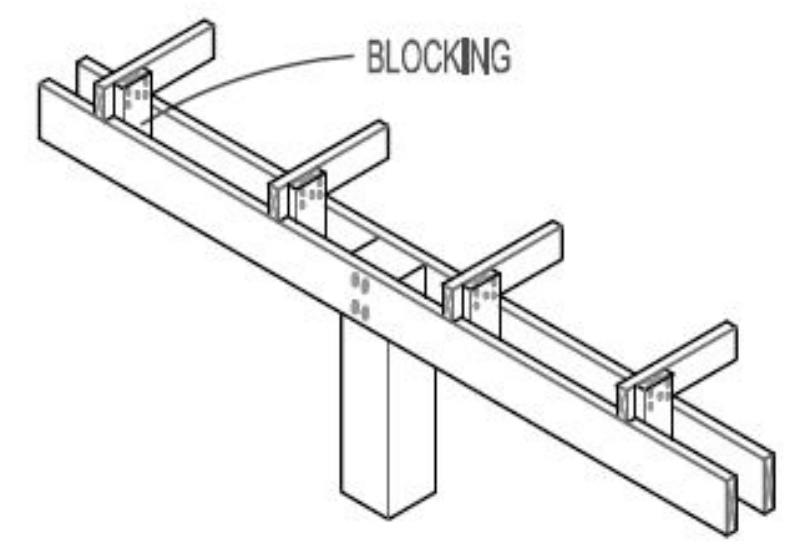
PILING / CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



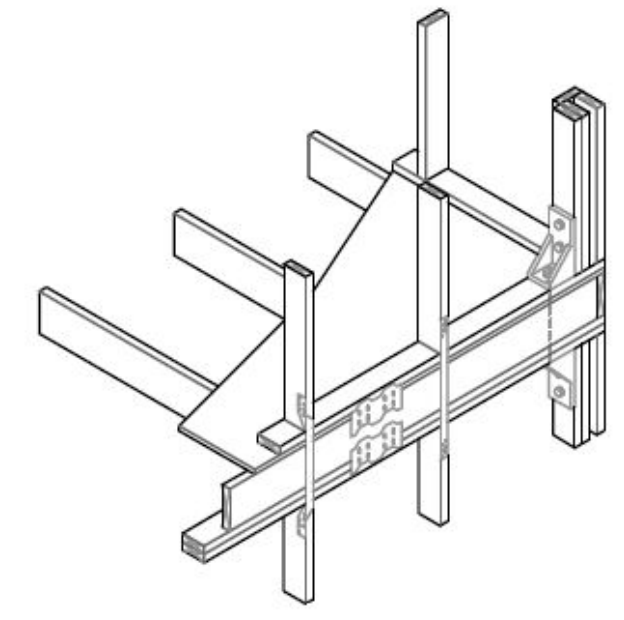
WALL SECTION
SCALE: 3/4" = 1'-0"



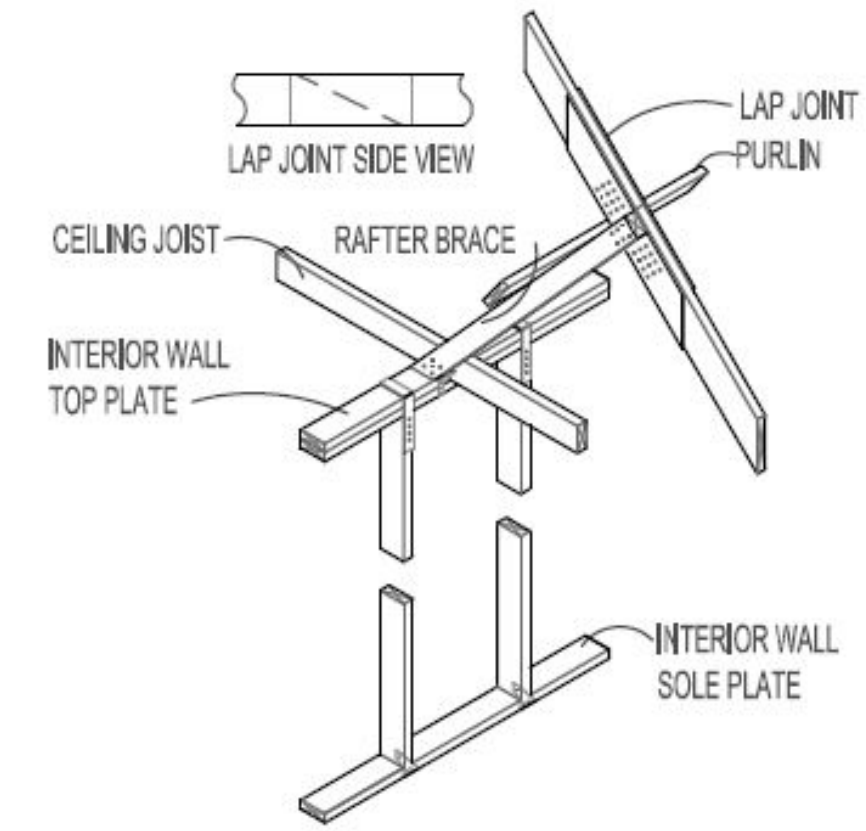
SLAB AT PILING DETAIL
NO SCALE



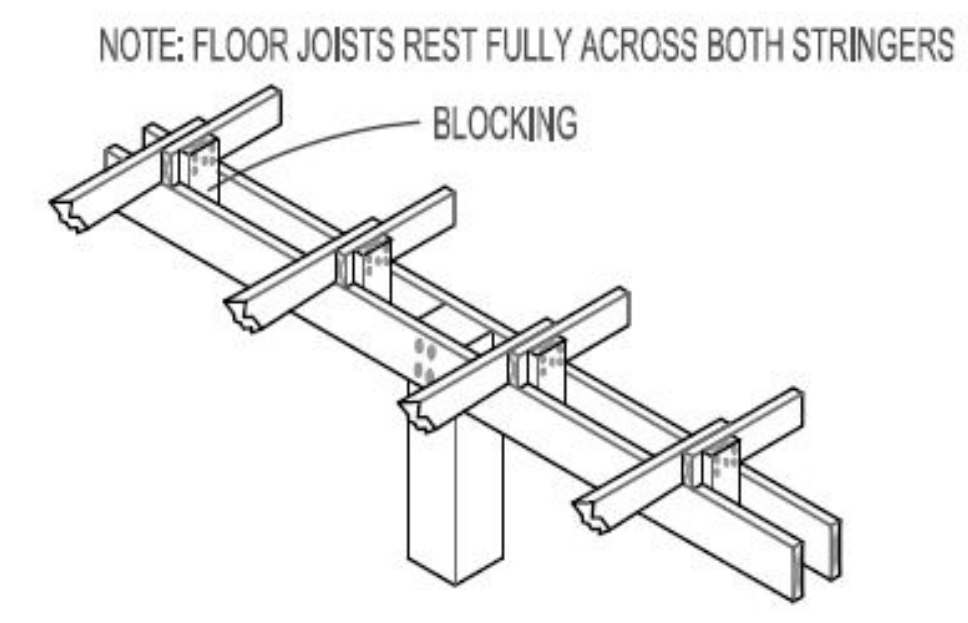
STRING BEAM TO FLOOR JOIST BLOCKING DETAIL
NO SCALE



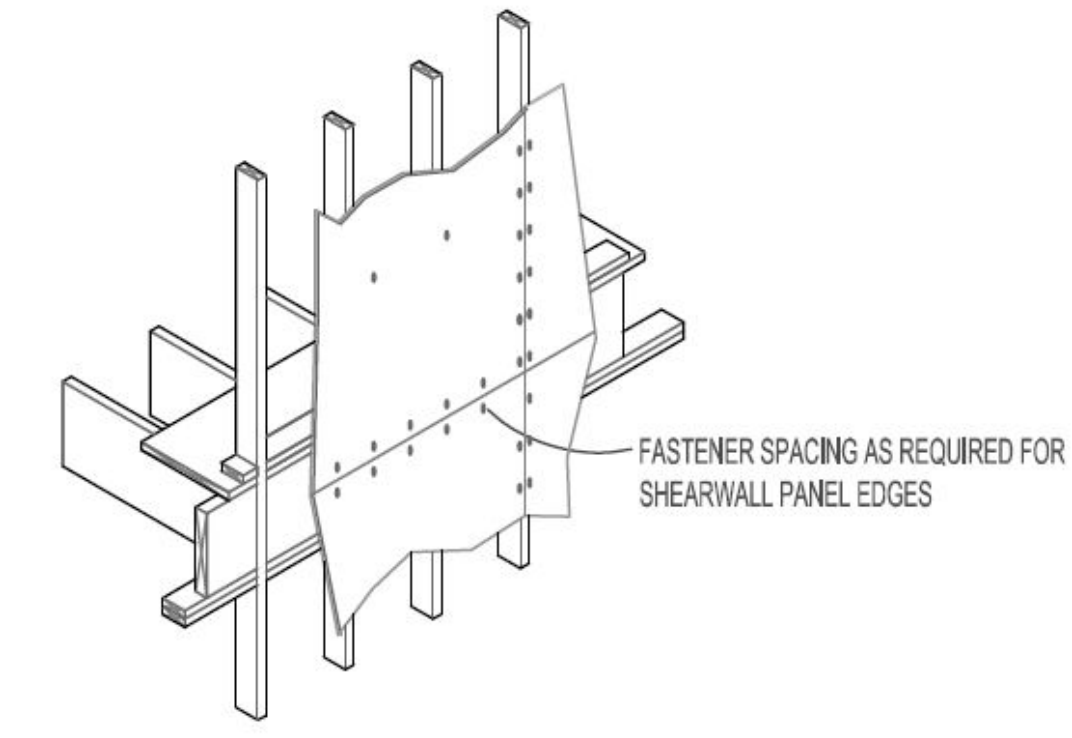
BETWEEN FLOOR CORNER HOLD DOWN DETAIL
NO SCALE



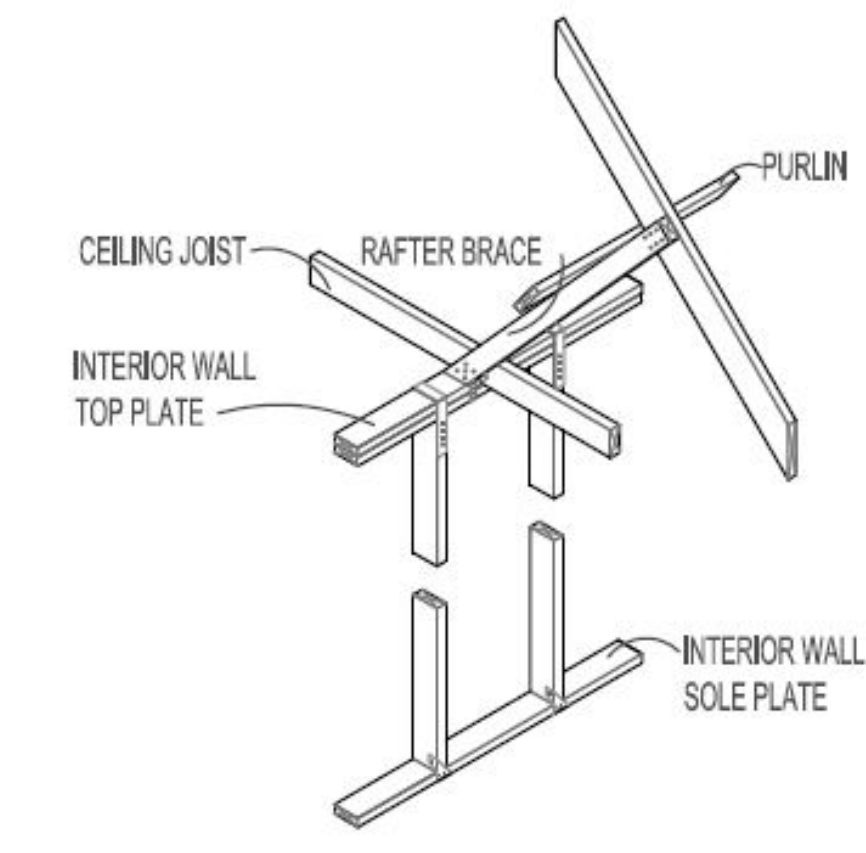
RAFTER ANGLE SPLICE DETAIL w/FASTENER LOCATIONS
NO SCALE



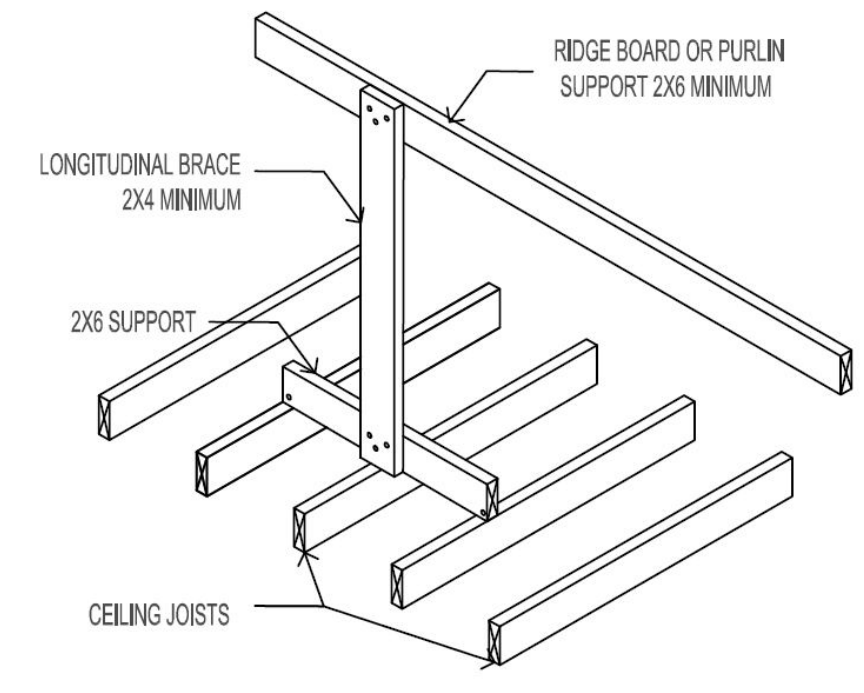
STRING BEAM TO FLOOR JOIST BLOCKING DETAIL (CENTER SPAN)
NO SCALE



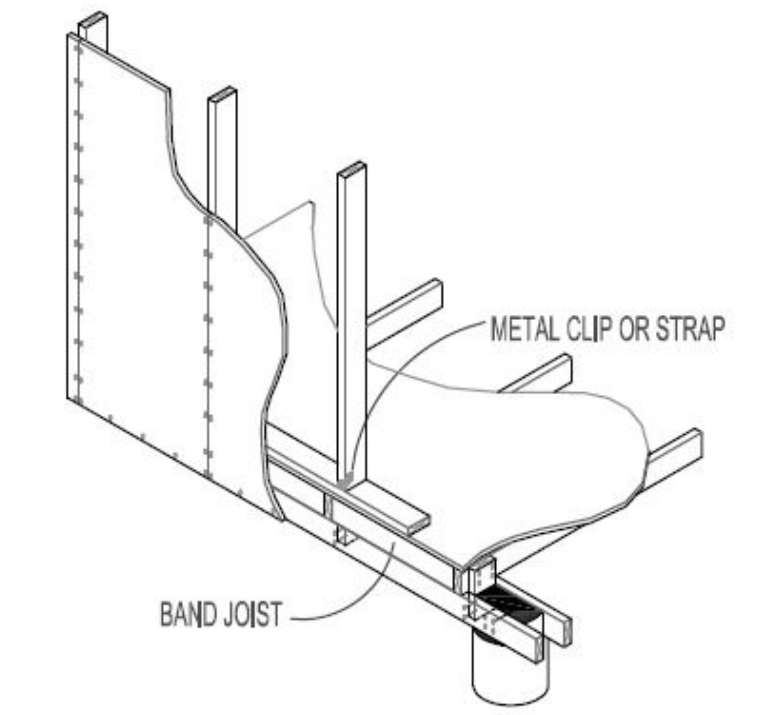
SHEARWALL DETAIL FOR MULTI-STORY BUILDING
NO SCALE



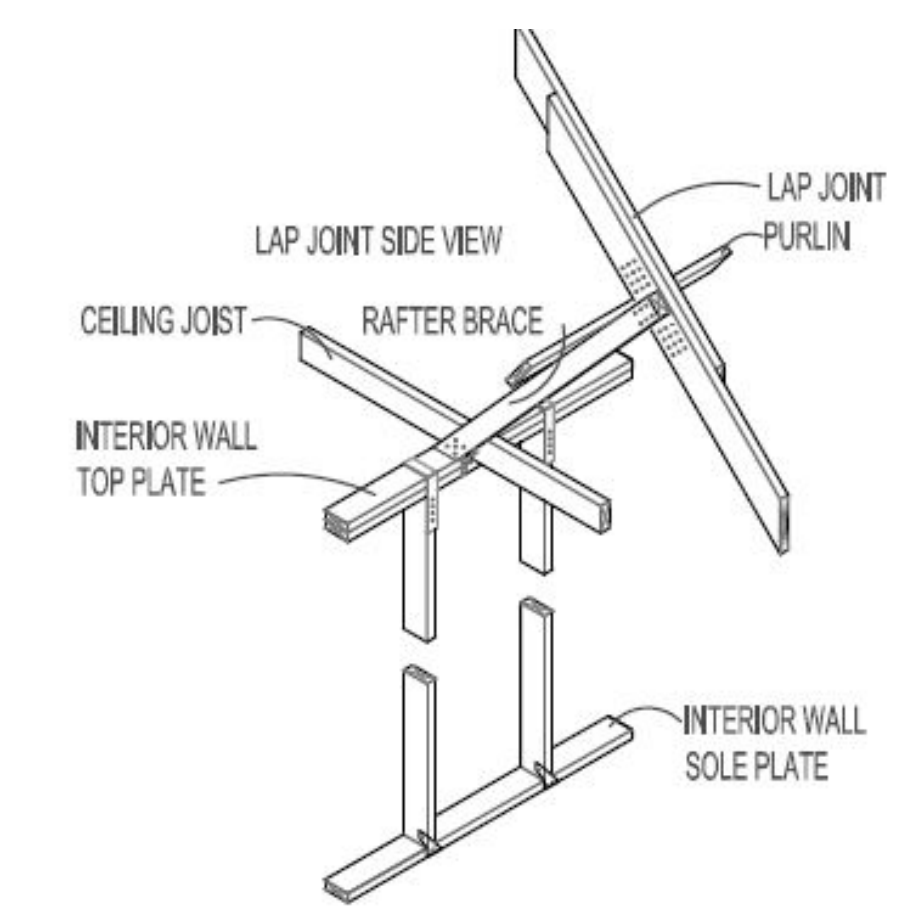
RAFTER DETAIL & FASTENER LOCATIONS - NON-SPLICED
NO SCALE



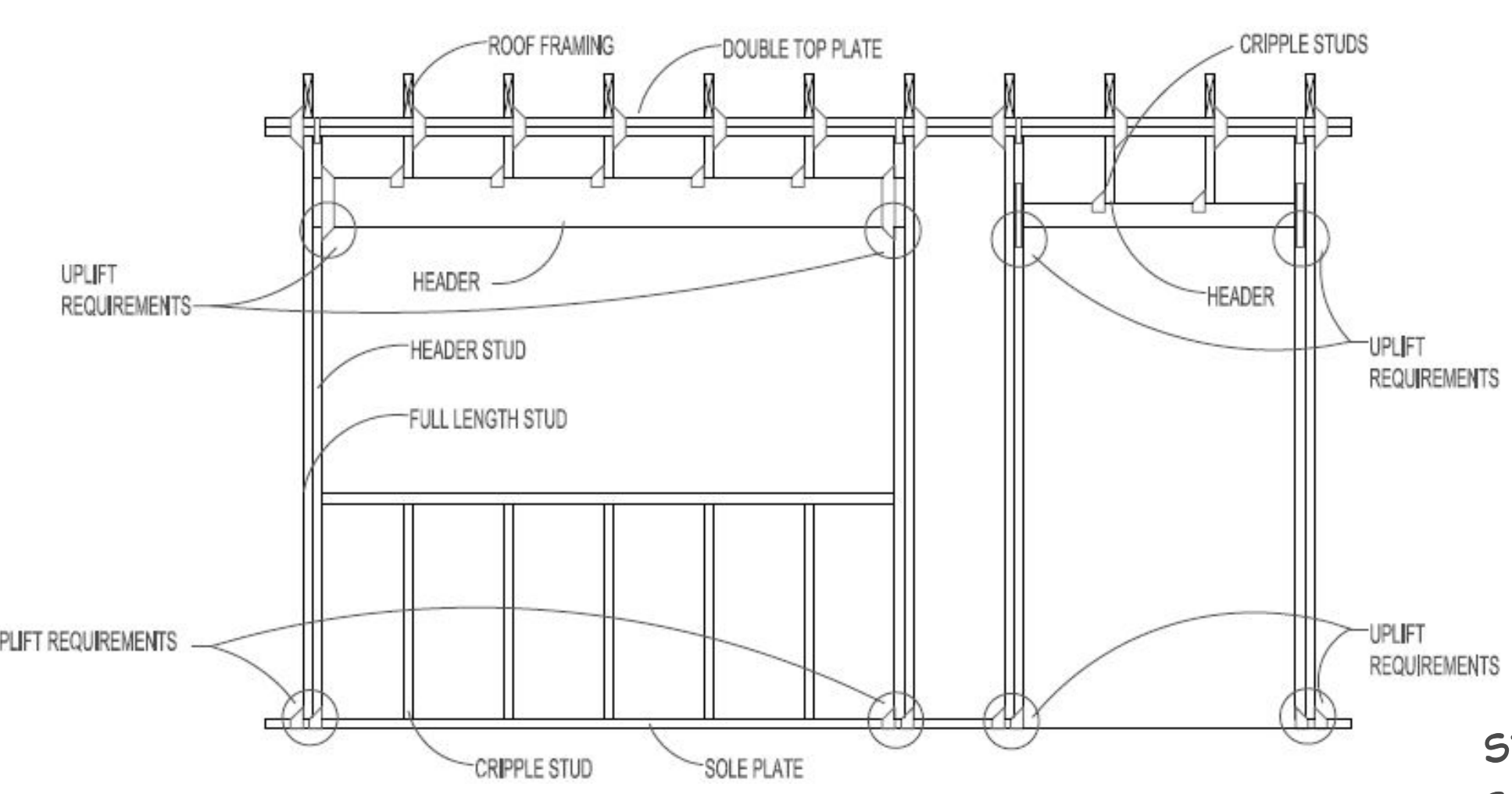
TYPICAL CEILING JOIST BRACE
NO SCALE



WALL SHEATHING HOUSE ON PILINGS
NO SCALE



RAFTER NON-ANGLE SPLICE SUPPORT AND FASTENER DETAIL
NO SCALE



FRAMING AND CONNECTIONS FOR OPENINGS
NO SCALE

STRUCTURAL DETAILS AS SHOWN, OR AS PROVIDED BY STRUCTURAL ENGINEER

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
 H25A 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.
NOTE: CONSULT MANUFACTURER'S INSTRUCTIONS FOR NAIL SIZES FOR EACH CLIP/STRAP USED.

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 7158, CLASS H, OR AS REQUIRED FOR SPECIFIC EXPOSURE CATEGORY.

INSTALLATION SHALL BE PER THE MANUFACTURER'S 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.

GENERAL STRUCTURAL REQUIREMENTS: (CONT'D)

SPECIAL NOTES: CARE MUST BE GIVEN TO ENSURE NAILS ARE NOT OVER-DRIVEN IN SHEATHING, DECKING, SIDING AND SIMILAR APPLICATIONS. NAIL GUNS ARE STRONGLY DISCOURAGED. HAND-NAILED APPLICATION IS PREFERABLE.

SIDING MATERIALS: SHALL BE APPROVED AND INSTALLED FOR THE APPLICABLE WIND PRESSURES, AS REQUIRED PER EXPOSURE CATEGORY, TO BE DETERMINED BY ENGINEER.

STRAPPING NOTE: ATTACH EACH STUD TO FOUNDATION USING LSTA 30 OR LSTA36. USE TWO STRAPS AT EACH SIDE OF ALL OPENINGS AND CORNERS.

STRUCTURAL NOTE 1: INTERIOR SHEAR WALL ANCHORAGE TO FOUNDATION (2) LSTA 36, 2 PLS
STRUCTURAL NOTE 2: PERIMETER SHEAR WALL ANCHORAGE TO FOUNDATION (2) LSTA 36, EACH SIDE OF OPENING, AT CORNERS, AND WHERE INDICATED

REFER ALSO TO STRUCTURAL DETAILS, SOME SPECIAL CONNECTORS MAY BE REQUIRED, TO BE SPECIFIED BY WINDSTORM / STRUCTURAL ENGINEER.

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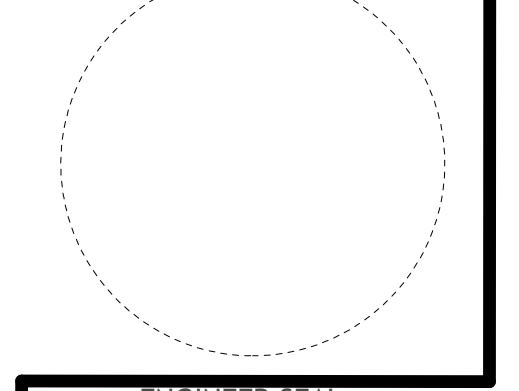
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"SKIMMER IV" 1492 SF RESIDENCE
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4050 Miramar Ct. Galveston, TX 77554

STRUCTURAL DETAILS & REQUIREMENTS

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



ENGINEER SEAL

DESIGN BY:
Carolin J. Santangelo

DATE: 09.05.2021