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. INCLUDE 5/8" CD PLYWOOD SHEAR WALL TO STUD WALL, LOCATIONS IF NOTED. SIMPSON STRONG WALL OR EQUIVALENT STRUCTURAL 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.

GENERAL NOTES: *Cont'd.*

4. ROOF PITCH X/12 THROUGHOUT, WITH XX" 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. FELT PAPER OVERLAY. RIDGES TO BE INSTALLED WITH FULL LENGTH RIDGE VENTS WHERE POSSIBLE, AND VENTED SOFFIT ALL AROUND (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 STANDING SEAM 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.

GENERAL NOTES: *Cont'd.*

7. INSULATION (CLIMATE ZONE 2 / 3) WALL INSULATION TO BE R-13 / R-20 (MIN.) BATTS BETWEEN STUDS, WITH MOISTURE BARRIER APPLIED FACING TO EXTERIOR (CELLULAR SPRAY FOAM INSULATION, OPT, TBD BY OWNER). CEILING / ROOF INSULATION TO BE R-49; BETWEEN JOISTS AND / OR RAFTERS; WHEREVER JOIST IS OMITTED, ENSURING ADEQUATE AIR FLOW. INSULATE MAIN LIVING AREA (CEILING ABOVE GROUND FLOOR / GARAGE) TO R-49 BETWEEN FLOOR JOISTS.

8. SIDING TO BE HARDIE PLANK (OR EQUIVALENT FIBER CEMENT PRODUCT) OR VINYL, TO MEET WINDSTORM CERTIFICATION. VENTED SOFFIT PANELS WITH PROPER TRIM, CHANNEL AND TECHNIQUE TO ENSURE CORRECT INSTALLATION. MATERIAL, PROFILE, AND COLOR TBD BY OWNER.

9. 9' <10'> PLATE HEIGHT ALL AROUND WITH 9' <10'> CEILINGS 2ND FLOOR, 9' <10'> PLATE HEIGHT ALL AROUND WITH 9' <10'> CEILINGS 3RD FLOOR, <VOLUME / SLOPED> AS NOTED AT SOME CEILINGS, OR TBD BY OWNER.

GENERAL NOTES: *Cont'd.*

10. REFER TO ELEVATION SURVEY PROVIDED BY REGISTERED SURVEYOR.

11. INTERIOR CABINET AND TRIM FINISHES BY OTHERS, TO BE DETERMINED. SEE SHT. 6.

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 I.R.C. 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, AND INTERMEDIATE POSTS AT 6' MAX. TYP.

14. CONSTRUCTION SHALL COMPLY WITH IRC 2021 AND ASCE 7-05 FOR 150 MPH, 3 SEC GUST. (OR TO CODE IN EFFECT AT LOCATION.)

GENERAL NOTES: *Cont'd.*

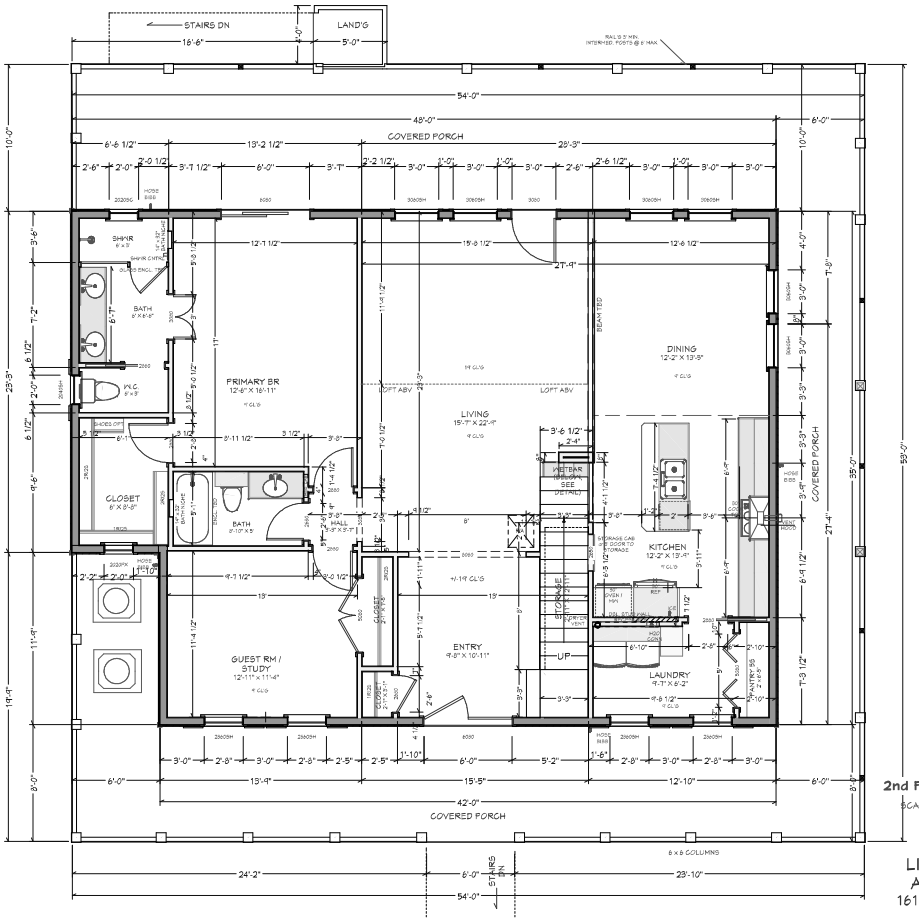
15. BUILDING FRAMING AND FILING PLAN TO BE REVIEWED AND APPROVED BY STATE WINDSTORM CERTIFIED, REGISTERED STRUCTURAL ENGINEER, NOT PROVIDED HEREIN. FINAL DESIGN SUBJECT TO ENGINEERING. NOT FOR CONSTRUCTION UNTIL APPROVED AND SEALED PER ENGINEER. VALID ONLY WITH SEAL.

16. DECK CONSTRUCTION SHALL SUPPORT A DISTRIBUTED LIVE LOAD OF 40 PSF. HANDRAILS SHALL SUPPORT A UNIFORM LOAD OF 50 PGF AND CONCENTRATED LOAD OF 200 LBS.

17. DECK BOARDS & EXT. STAIR TREADS OF 5/4 TREATED WOOD OR COMPOSITION TO BE INSTALLED WITH SCREWS ACCEPTABLE TO BOARD MANUFACTURER. EXTERIOR STAIR RISERS TO BE FLOW-THRU, < 4" OPENING PER CODE.

18. STAINLESS STEEL FASTENERS OPTIONAL, TBD BY OWNER.

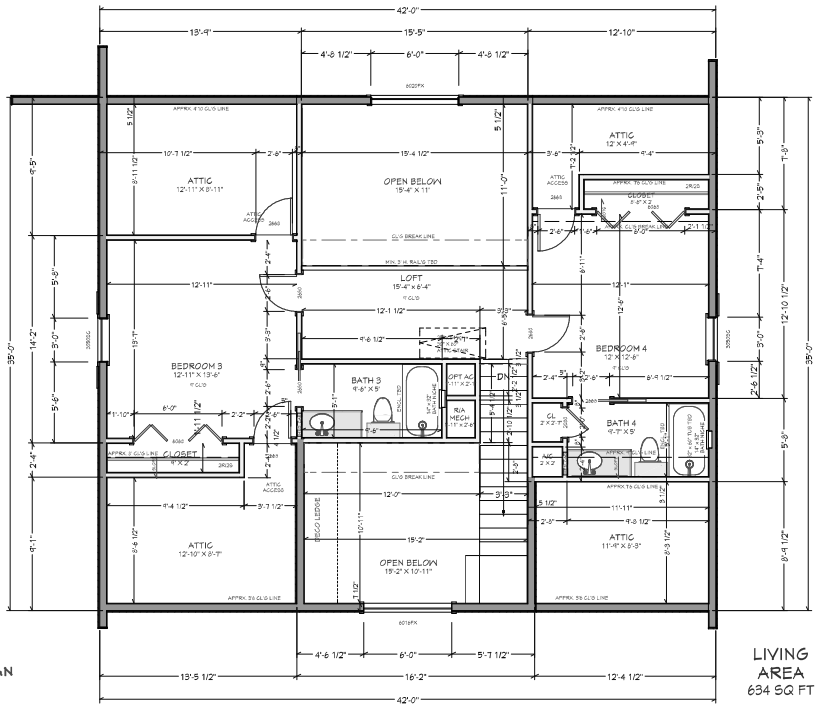
19. GROUND FLOOR ENCLOSURE IN FLOOD ZONE TO BE BREAK-AWAY CONSTRUCTION, LOUVERED OR VENTED 1 sq. in. PER 1 SQ. FT AREA, TO CODE. CEILING TO BE SHEATHED w/ 5/8" FIRE-RATED SHEETROCK PER CODE REQUIREMENT.



2nd FLOOR PLAN

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

LIVING AREA
1610 SQ FT



3rd FLOOR PLAN

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

LIVING AREA
634 SQ FT

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www.SeasideHomeDesign.com
Carol@SeasideHomeDesign.com
409-632-4081

SEASIDE HOME DESIGN, LLC
RR 4 Box 225D3
Galveston, TX 77554

2215 SE 28th Terrace
Cape Coral, FL 33904

Sht. 3

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SOUTHERN BREEZE 2,244 SF RESIDENCE
Lot 1, Blk. 5, Indian Beach Sub, Sect. 1
18821 Warrior Dr., Galveston, Texas 77554

2nd & 3rd FLOOR PLANS & GEN. NOTES

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

ENGINEER SEAL

DESIGN BY:
Carolin J. Santangelo

DATE: 06.04.2024
REV.