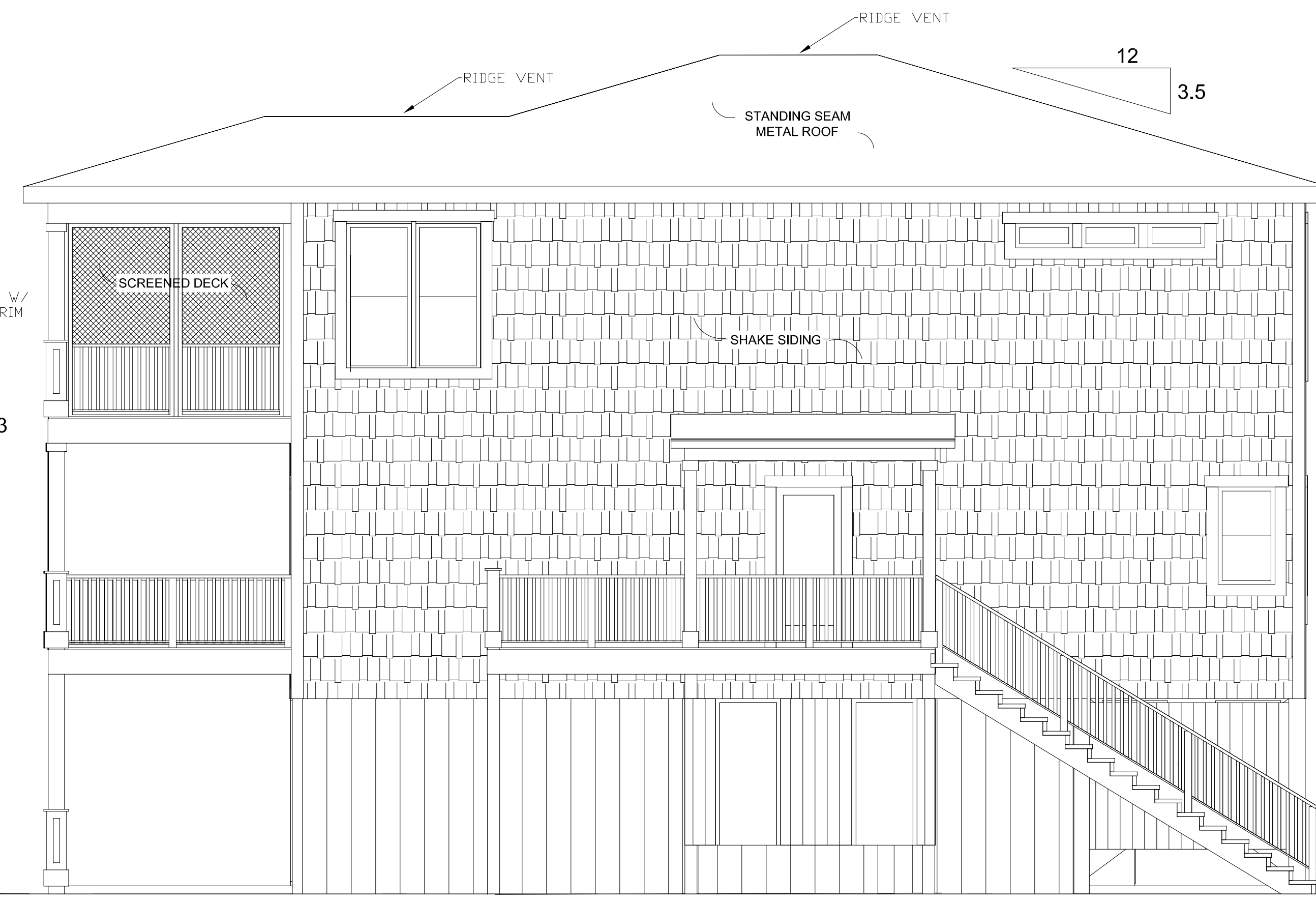


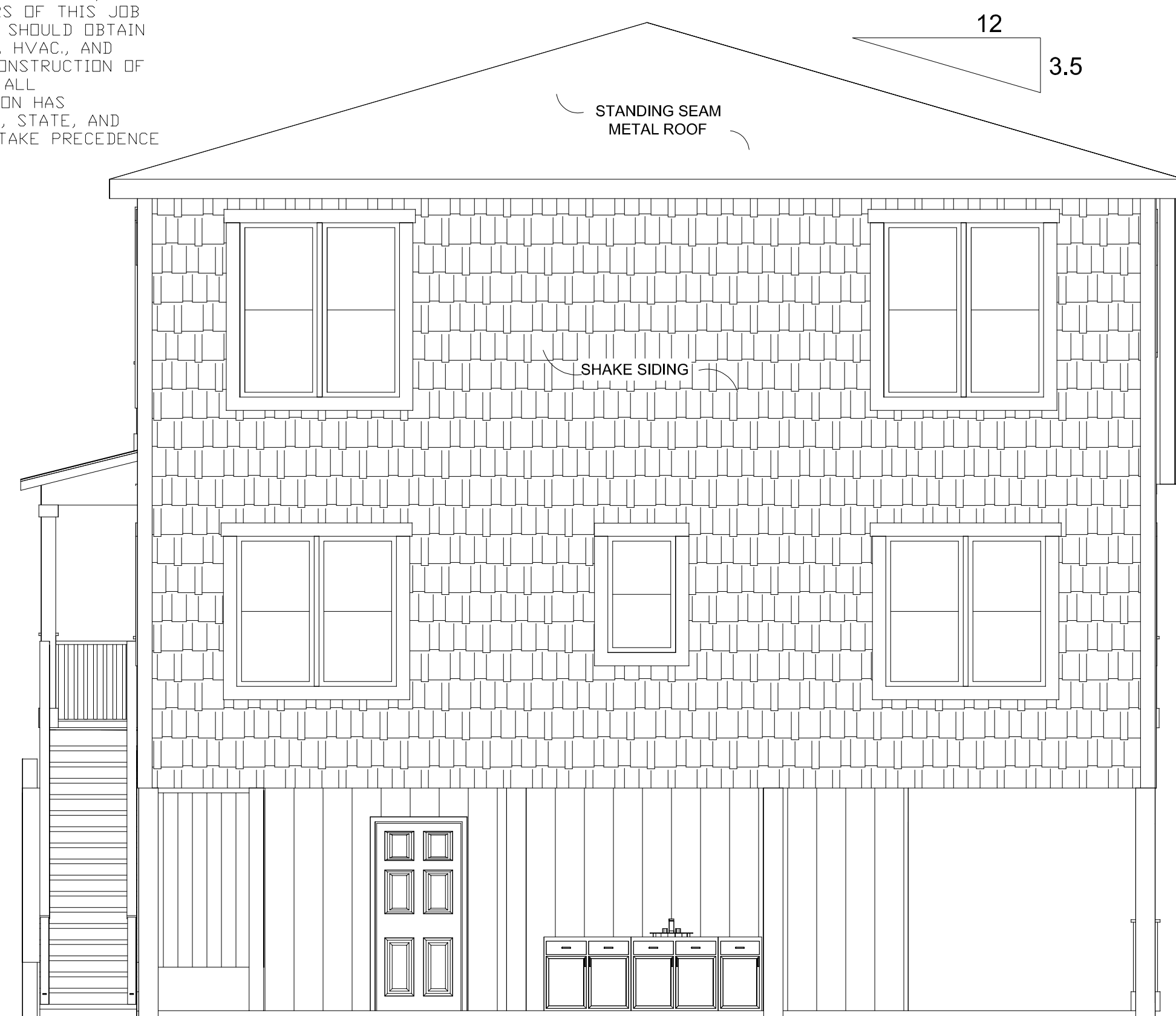
FRONT ELEVATION (STREET)  
SCALE: 1/4" = 1'-0"



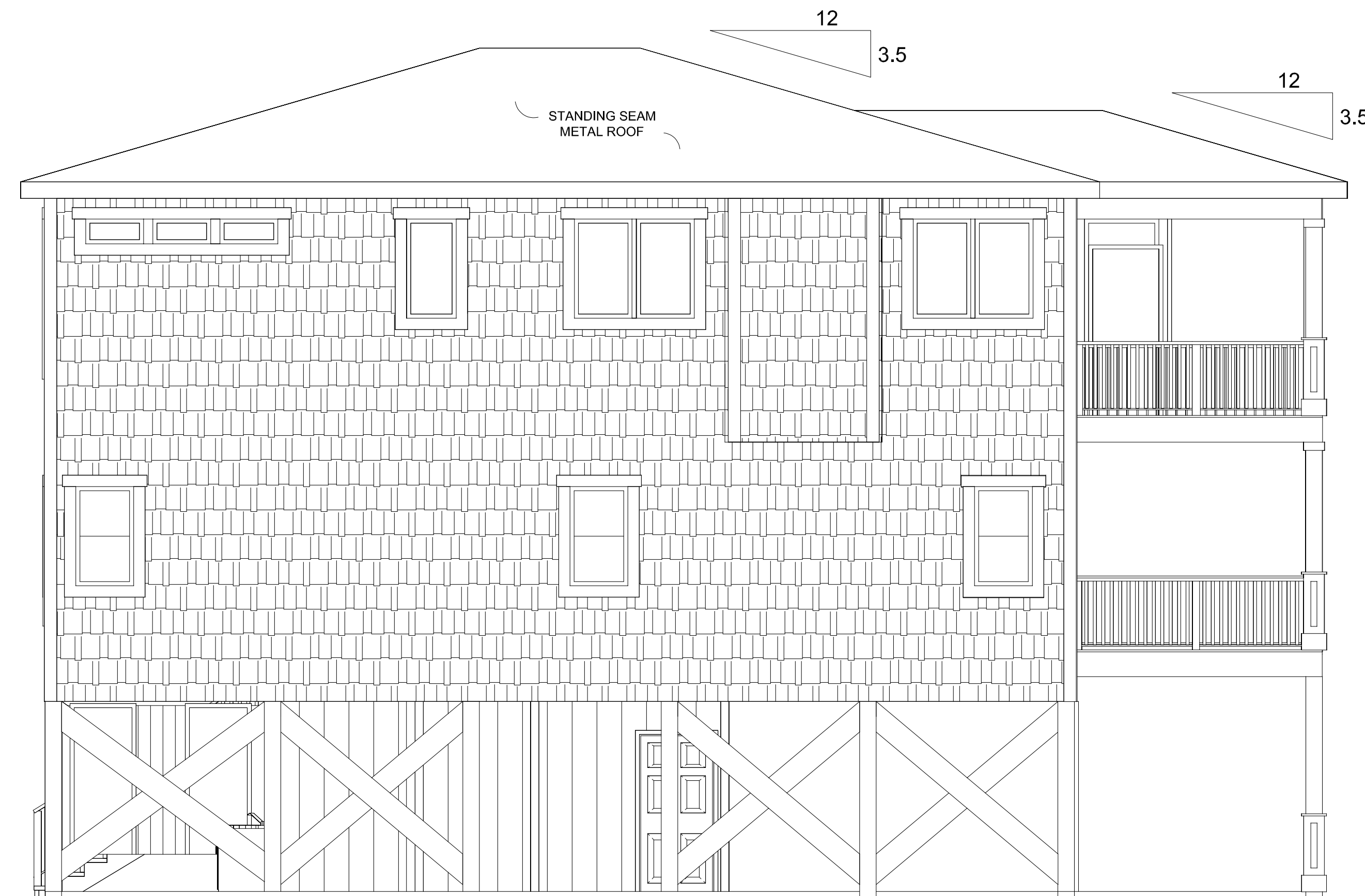
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:  
THIS STRUCTURE IS DESIGNED FOR HIGH WIND ZONES OF 150 MPH. BASED ON THE N.C. BUILDING CODE AT THE TIME OF DESIGN.

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. CONTRACTOR ASSUMES ALL RESPONSIBILITY ONCE CONSTRUCTION HAS COMMENCED. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.



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



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

SEA BREEZE CUSTOM BUILDERS, LLC.  
ELEVATIONS

No.	Revision/Issue	Date

Firm Name and Address  
**BEACH HOME DESIGNS**  
KATHLEEN STANLEY  
6616 NW 56TH DRIVE  
CORAL SPRINGS, FL 33067  
954-290-6300

Project Name and Address  
**CHRISTINE & JOSEPH LONGO**  
17TH STREET  
SUNSET BEACH, NC

Project	Sheet
Date 5/10/2021	1 of 4
Scale As Noted	

**FOUNDATION DESIGN NOTES**

FOUNDATION DESIGN IS BASED ON A SOIL LOAD-BEARING VALUE OF 2,000 p.s.f. FOR OTHER SOIL CONDITIONS, AN ENGINEER WILL BE REQUIRED.

DECKING TREATED SOUTHERN YELLOW PINE JOISTS AND BEAMS, STAIRS AND STRINGERS WITH AZEK DECK FLOORING WITH HIDDEN CONNECTORS. STAINLESS STEEL DECKING SCREWS

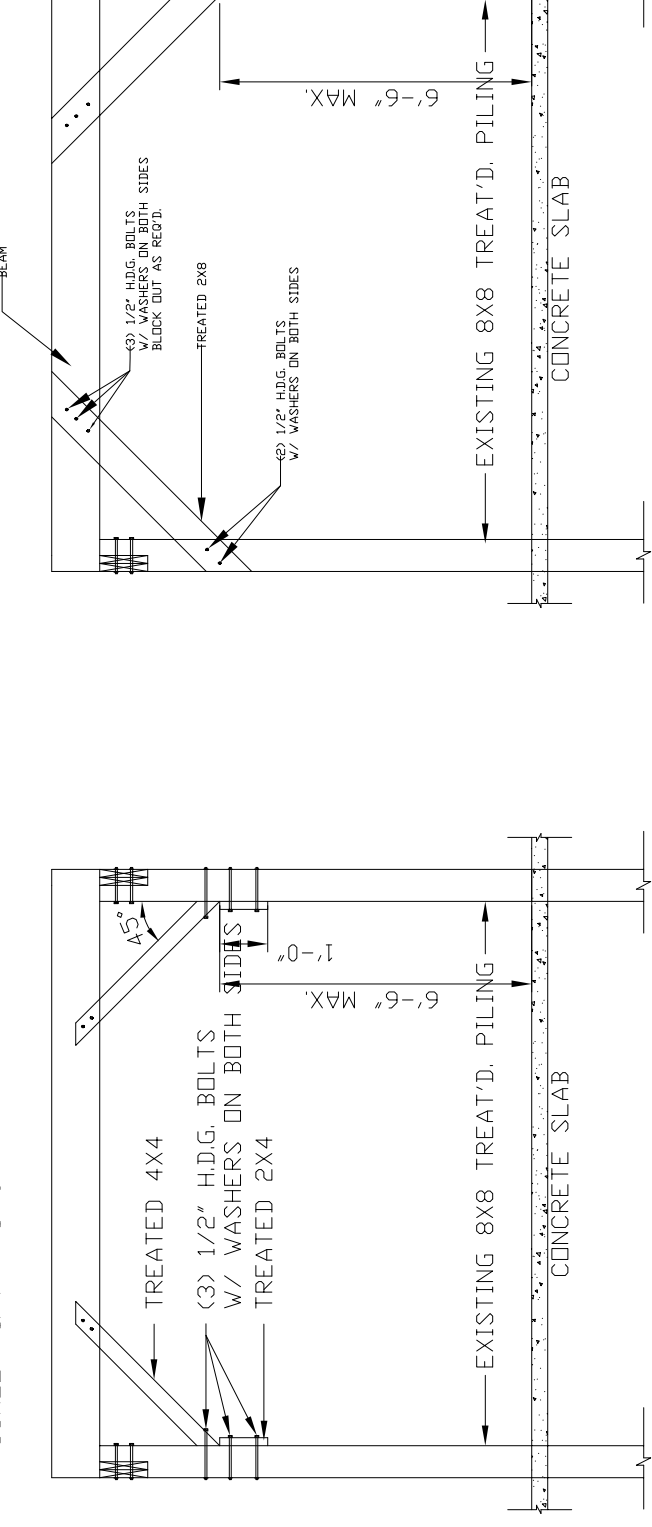
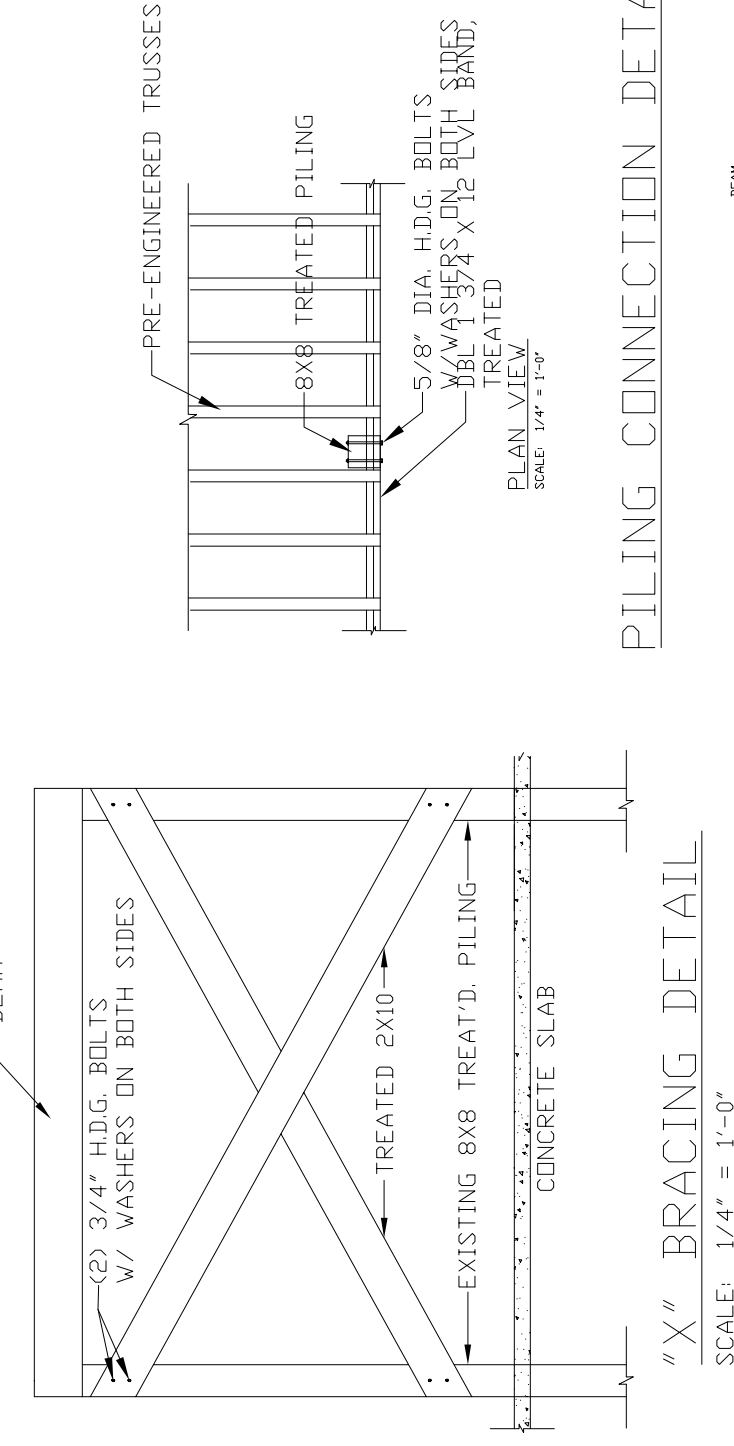
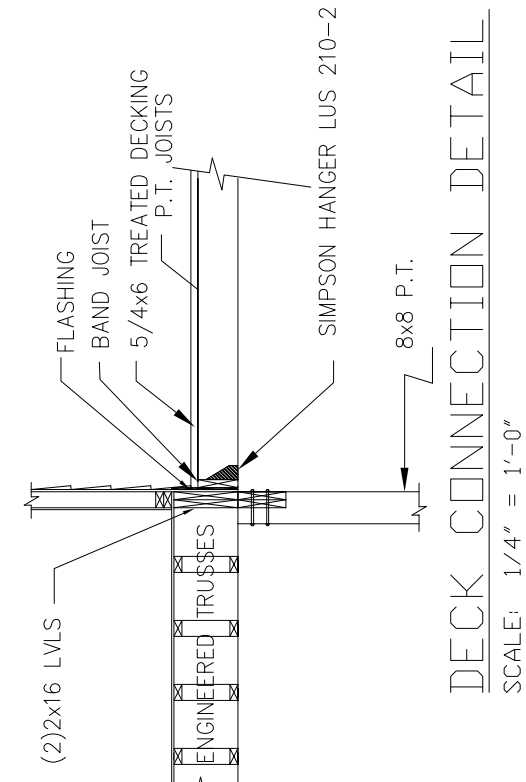
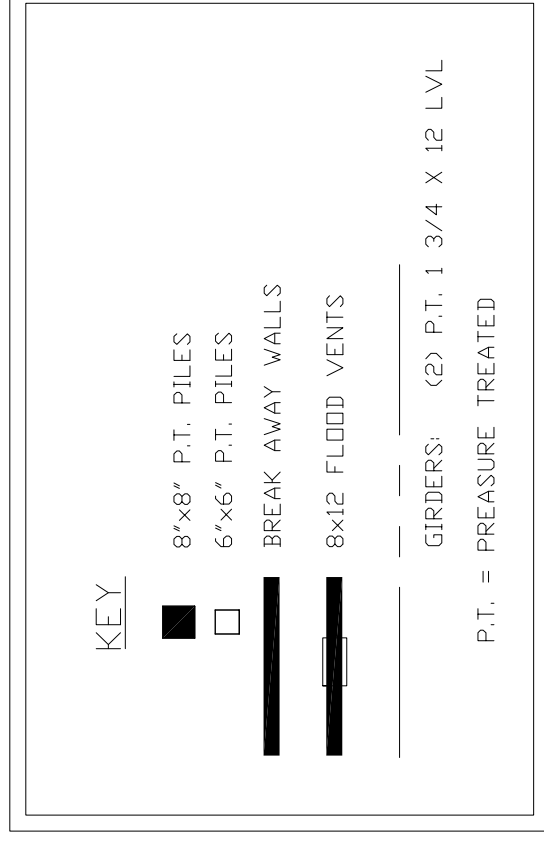
PILING: GOOD PILES SHALL BE PRESSURE TREATED LUMBER HAMMER DRIVEN AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STATE & LOCAL CODES.

AT ALL LOCATIONS WHERE MORE THAN 50% OF THE PILING CROSS SECTION IS REMOVED, USE (2) HOT DIPPED GALVANIZED, A-36 STEEL PLATES.

SLABS: 4" 3000 PSI CONCRETE SLAB OVER WELL DRAINED SOIL

SOIL MUST BE SOLID, WELL COMPACTED, AND FREE OF ORGANIC MATERIAL. TREAT SOIL CHEMICALLY FOR TERMITES.

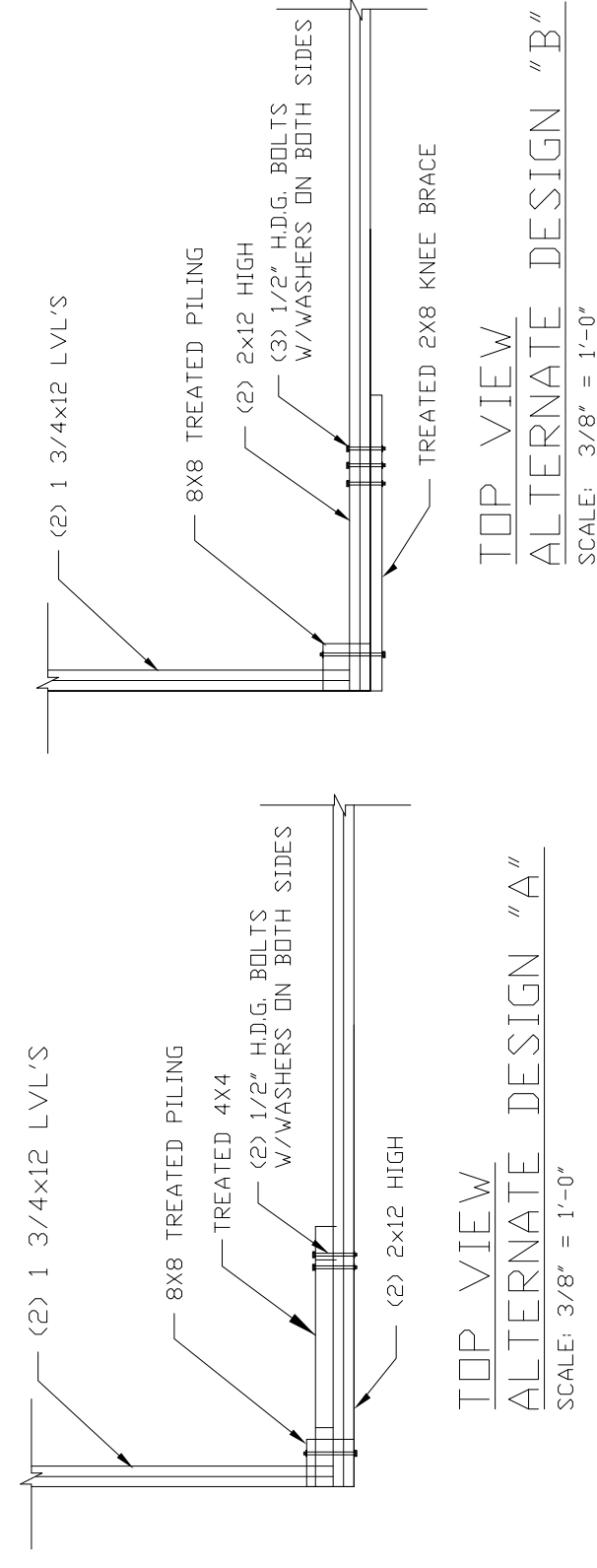
FLOOR VENTS: PROVIDE MIN. 1 SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT ENCLOSED, NO HIGHER THAN 1' ABOVE INTERIOR OR EXT. GRADE



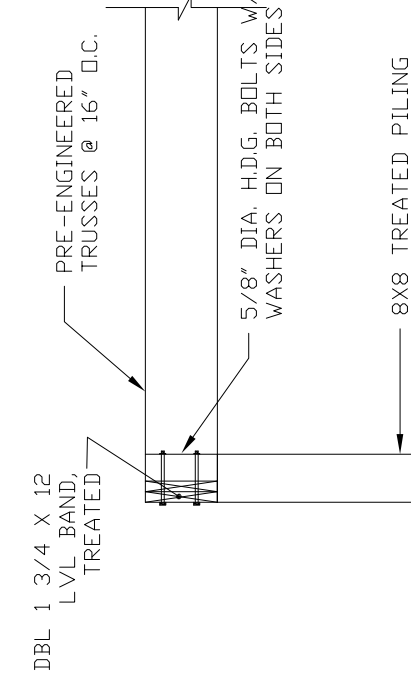
ALT DESIGN \"/>

ALTERNATE KNEE BRACE DETAIL  
SCALE: 1/4\"/>

NOTE: BUILDER MAY USE EITHER DESIGN \"/>



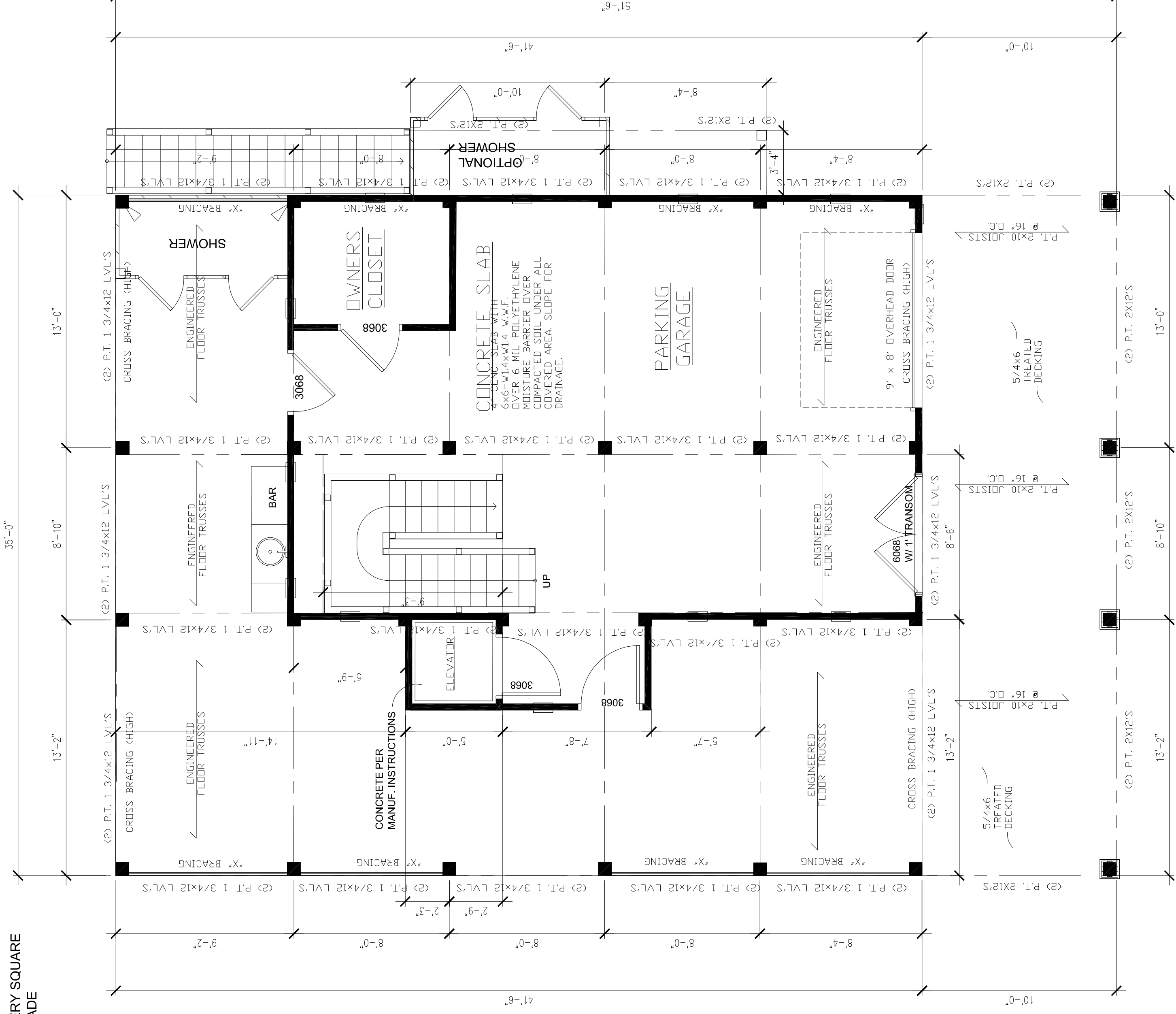
TOP VIEW ALTERNATE DESIGN \"/>



INTERIOR PILE  
SCALE: 3/8\"/>

NOTE: PILES SHALL NOT BE CUT IF MORE THAN 50% OF PILE SECTION IS REMOVED. METAL PLATES SHALL BE USED ON EACH SIDE.

SECTION VIEW  
SCALE: 3/8\"/>



PILING & GROUND FLOOR PLAN  
SCALE: 1/4\"/>

General Notes

SEA BREEZE CUSTOM BUILDERS, LLC. PILING/GROUND FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

**BEACH HOME DESIGNS**  
KATHLEEN STANLEY  
6616 NW 80TH DRIVE  
CORAL SPRINGS, FL 33067  
954-290-6300

Project Name and Address

**CHRISTINE & JOSEPH LONGO**  
17TH STREET  
SUNSET BEACH, NC

Project Sheet

Date: 5/10/2021

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Scale: As Noted

**FRAMING NOTES**

USE #2 KILN DRIED SOUTHERN YELLOW PINE OR BETTER.

TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.

INSULATION:  
CEILING R-30  
WALL R-13  
FLOOR R-19

USE PRESSURE TREATED WOOD AND HOT-DIPPED GALVANIZED CONNECTORS INCLUDING STEEL PLATES, ANGLES, NUTS, BOLTS, AND WASHERS IN ALL EXTERIOR LOCATIONS, OR WHEN IN CONTACT WITH MASONRY.

SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL OSB

TRUSS MANUFACTURER SHALL VERIFY TRUSS SPANS & LOADINGS.

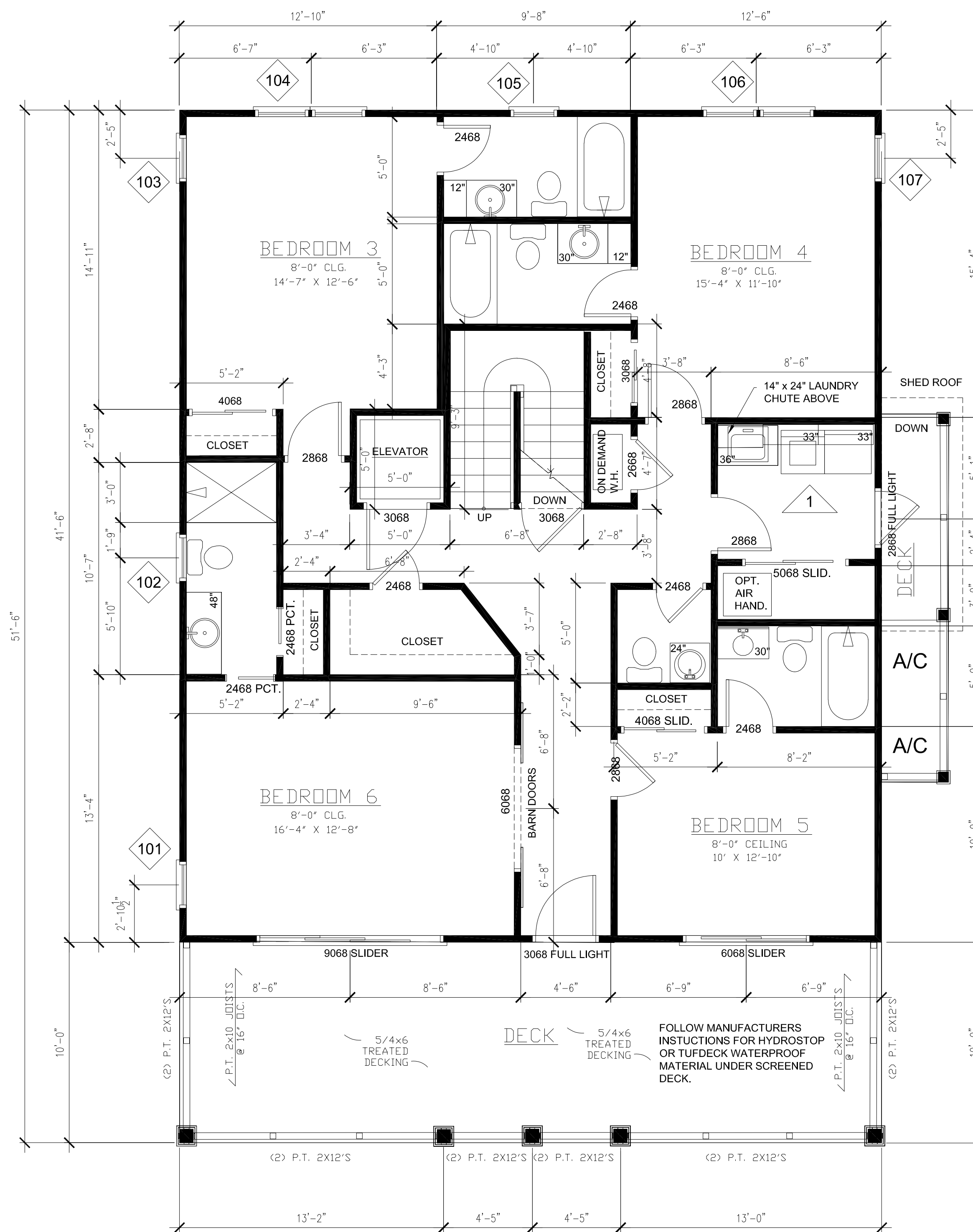
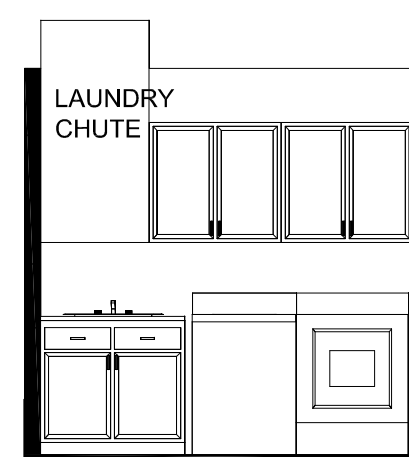
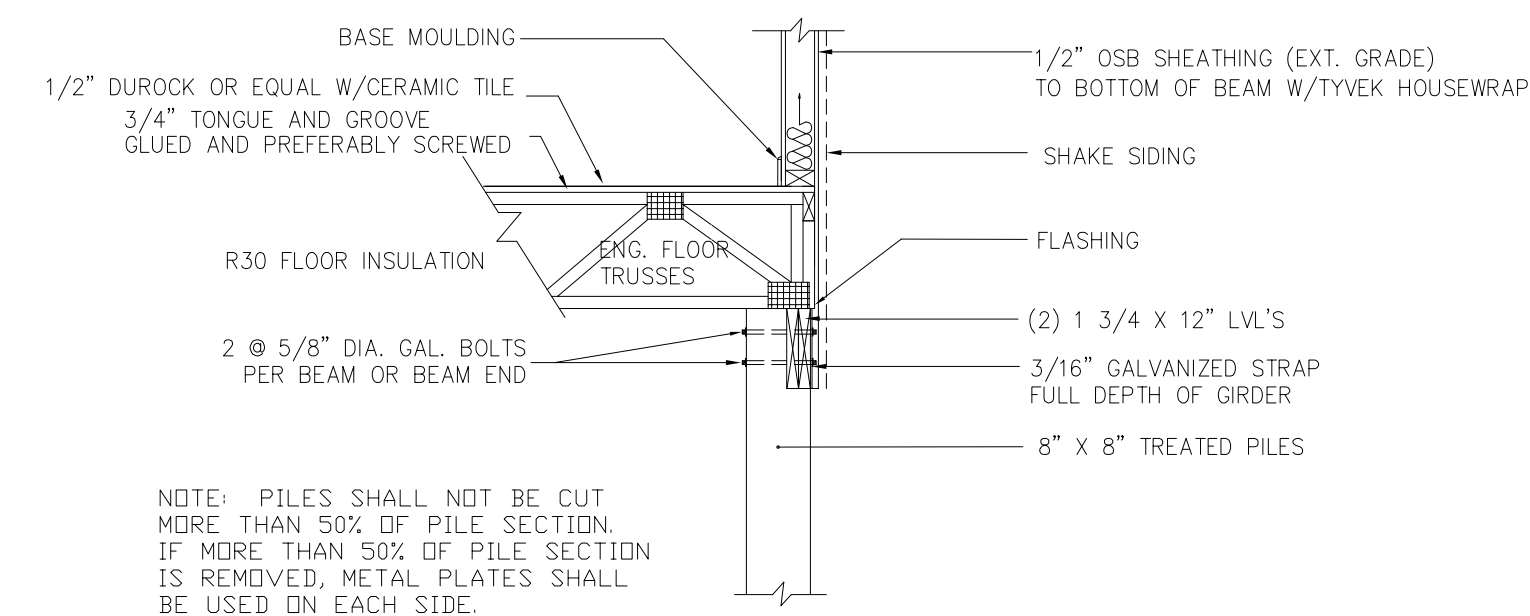
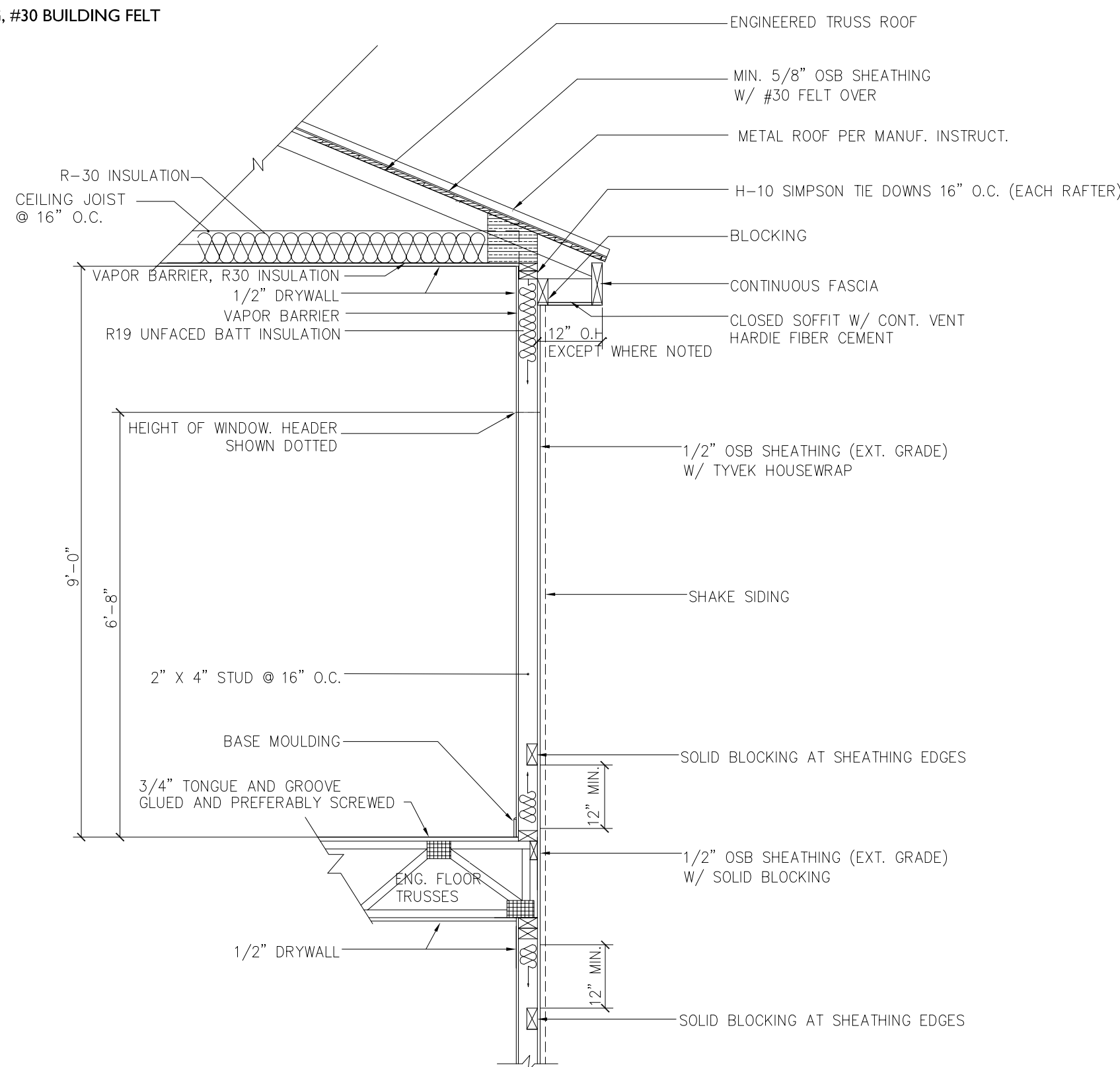
LVL GIRDERS TO BE NAILED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.

PROVIDE CONTINUOUS RIDGE VENTS AND SOFFIT VENTS AT ALL ROOFS. USE HARDIE CEMENT SIDING SOFFIT.

ROOF:  
ENGINEERED ROOF TRUSSES  
3/8" OSB SHEATHING, #30 BUILDING FELT



MARK	SIZE		REMARKS	TYPE	HEAD HEIGHT
	WIDTH	HEIGHT			
101	2'-4"	4'-0"	BR. 6	DOUBLE HUNG	6'-8"
102	2'-4"	4'-0"	BATH 6	DOUBLE HUNG	6'-8"
103	2'-4"	4'-0"	BR. 3	DOUBLE HUNG	6'-8"
104	2'-8"	5'-2"	2852 TWIN WINDOW, B.R. 3 EGRESS REQ'D.	DOUBLE HUNG	6'-8"
105	2'-4"	4'-0"	BATH 3	DOUBLE HUNG	6'-8"
106	2'-8"	5'-2"	2852 TWIN WINDOW, B.R. 4 EGRESS REQ'D.	DOUBLE HUNG	6'-8"
107	2'-4"	4'-0"	BR. 4	DOUBLE HUNG	6'-8"



General Notes

SEA BREEZE CUSTOM BUILDERS, LLC.  
FIRST FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

**BEACH HOME DESIGNS**  
KATHLEEN STANLEY  
8616 NW 56TH DRIVE  
CORAL SPRINGS, FL 33067  
954-290-6300

Project Name and Address

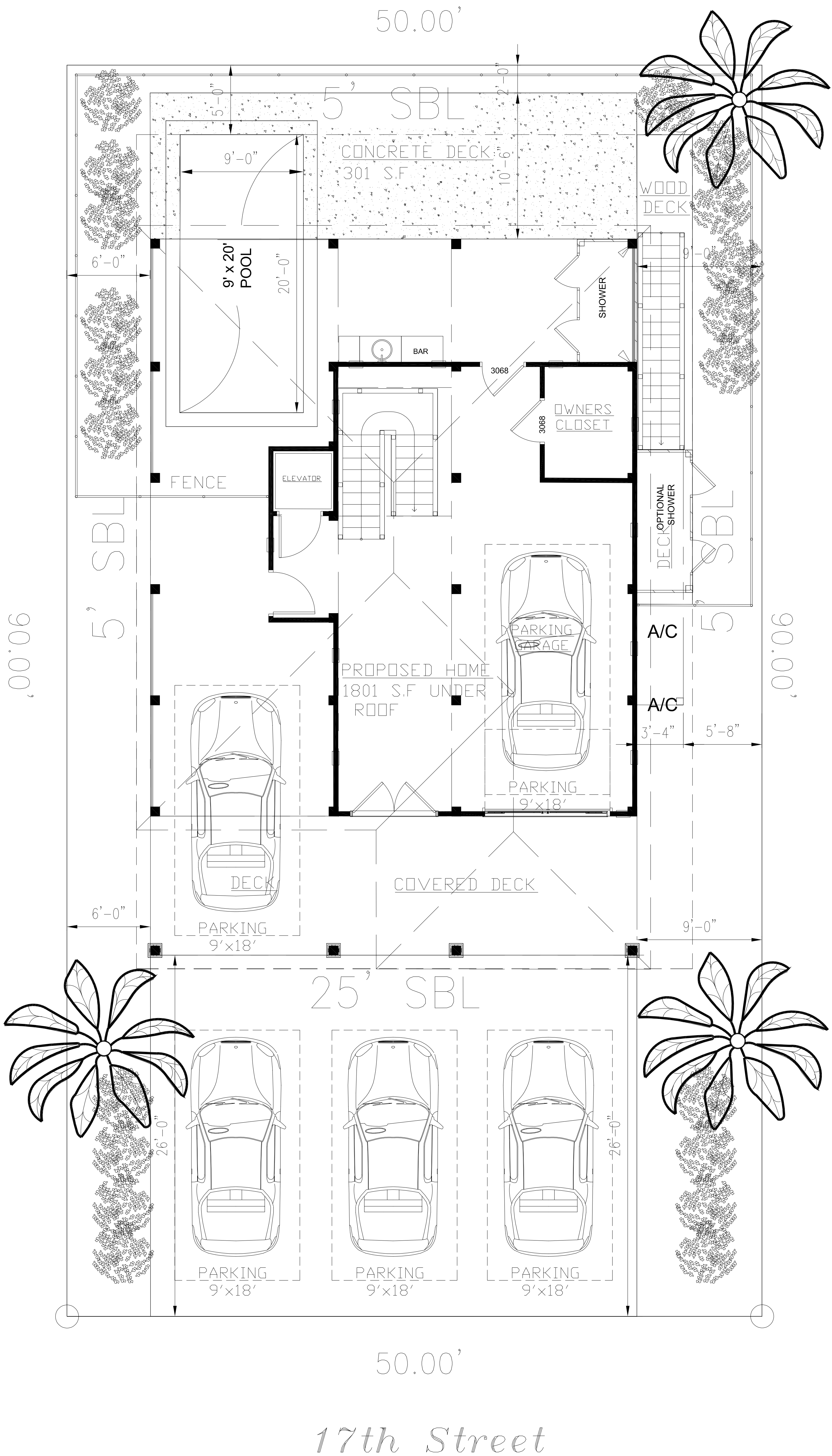
**CHRISTINE & JOSEPH LONGO**  
17TH STREET  
SUNSET BEACH, NC

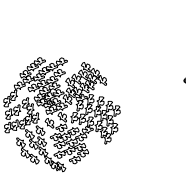
Project Sheet

Date: 5/10/2021  
Scale: As Noted  
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Lot=4,500s.f. 50% = 2,250



- KEY
-  PALM TREES (3)
  -  SHRUBS (20)
  -  GRASS

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

General Notes

SEA BREEZE CUSTOM BUILDERS, LLC.  
PILING PLAN

No.	Revision/Issue	Date

Firm Name and Address  
**BEACH HOME DESIGNS**  
 KATHLEEN STANLEY  
 1614 WINDY HILL  
 CORAL SPRINGS, FL 33067  
 954-290-6300

Project Name and Address  
 CHRISTINE & JOSEPH LONGO  
 17TH STREET  
 SUNSET BEACH, NC

Project	Sheet
Date 5/10/2021	1 of 1
Scale As Noted	