



A NEW HOME AT
2910 Jasper Blvd.
SULLIVANS ISLAND, SC

GENERAL NOTES:

- All matters of color, texture, design and interpretations of plans shall be referred by the Contractor to Architect and/or Owner, in the event such matters are not adequately described in drawings. Where applicable: Contractor to verify all new and existing conditions and report any discrepancies to the Architect and/or Engineer of Record before proceeding with the affected portion of work.
- Dimensions are not to be scaled from printed drawings. Use given dimensions/notes and consult Architect for further direction as required.
- Structural drawings are not included as a component of this drawing set. See Owner-provided structural drawings for all member sizing and layouts. No structural member or component is to be cut, notched, or altered in any way unless approved in writing by the Engineer of Record. Architectural drawing dimensions may vary from structural for coordinaton purposes.
- All work to comply with 2021 IBC and IRC (with South Carolina amendments), NFPA 70-20 (NEC), and the 2009 IECC.
- In areas subject to damage from termites as indicated by Table R301.2, Contractor shall provide protection by Chemical termiticide treatment in accordance with Section R318.2
- All wood decks and other railings, stoops, or stairs by Contractor. Framing and footings per Appendix M Railing Note. Surfaces higher than 30" above the floor or grade shall have 36" high guard rails, open sides of stairs with a total rise of 30" or greater shall have a 34" high hand rail with 4" maximum clear space between supports and at bottom rail (Typical). Shall comply with Section R-311 & R-312. All wood decks, railings, and stoops over 30" above grade by Contractor. Framing and footings per Appendix M. Verify number of risers with final grade in field.
- Tempered Glass Requirements:
 - Use tempered glass at all windows and doors within 18" of finished floor (FFE)
 - Use tempered glass at all windows within 60" of FFE in bathrooms
 - Use tempered glass at all windows within 24" of doors.
 - Use tempered glass at all windows with glass panels over 9 square ft. in area
- Provide concealed flashing at all roof-to-wall intersections. Typical: Contractor to use best practice in flashing/draining all openings and planar transitions. Architect accepts no liability as pertains to future water infiltration.
- Grade elevations may vary due to type of foundation and other on-site considerations.
- Foundation drains shall be independent of downspouts to their clear outlet.
- No dropped girders.

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PROJECT SUMMARY:

- Construction type:** Type V
- Base Flood Elev. (BFE):** +11.0' (per 01/2021 FIRM Community # 455418 - Map & Panel # 45019C0539K)
- Building square footage:** 4444 sq.ft. conditioned
- *See SP-01 for Coverage Calculations*
- Architect:** Aaron Cote Architecture PLLC
1355 Greenwood Cliff
Suite 300-A
Charlotte, NC 28204
aaron@aaroncotearchitecture.com
- Builder:** Dillard Jones
11 Buckhead Bay Rd.
Bluffton, SC 29910
854-239-2424
- Structural Engineer:** K.M. Powell Engineering, LLC
2225 Ashley Crossing Drive
Suite 202
Charleston, SC 29407
kelsey@PEofSC.com

SULLIVANS ISLAND DRB NOTE:

DRB Final Approval* granted September 20, 2023 with relief for additional principal building square footage of 344 square feet and 6" of additional building foundation height. (PIN# 529-07-00-081)

**This approval excluded the elevated pool and corresponding pool deck as was originally shown in the DRB Final Submittal of Sept. 20, 2023*



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Revisions:

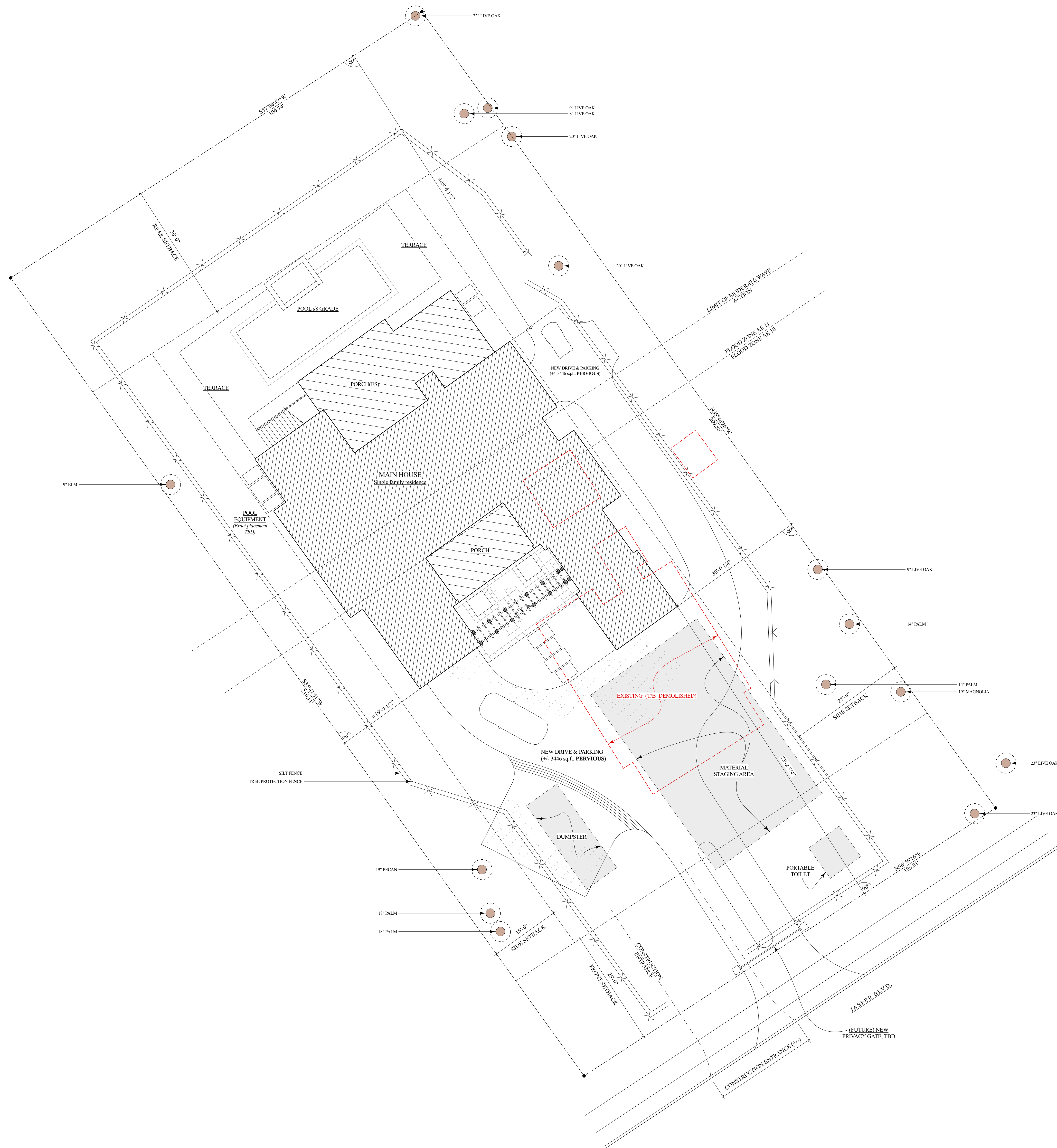
May 19, 2025 Dillard-Jones alterations

2910 JASPER BLVD.

Original issue date: Feb. 23, 2024

Sheet

Cover



2910 JASPER BLVD.
FLOOD ZONE AE-10/AE-11
LOT SIZE: 21997 sq. ft.

PRINCIPAL BLDG. COVERAGE: 2967 sq. ft.
(max. permitted = 3200 sq. ft. [14% 21997])

IMPERVIOUS COVERAGE: 5739 sq. ft. (26%)
(max. permitted = 6600 sq. ft. [30% 21997])

ENGINEERED PERVIOUS COVERAGE:
3446 sq. ft. (16%)

TOTAL LOT COVERAGE (PERVIOUS + IMPERVIOUS): 9135 sq. ft. (42%) (max. permitted = 11600 sq. ft. [53% 21997])

PRINCIPAL BLDG. AREA (heated): 4373 sq. ft. (maximum permitted = 4100 sq. ft. [(21997-5000)/100 x 10 = 2400])

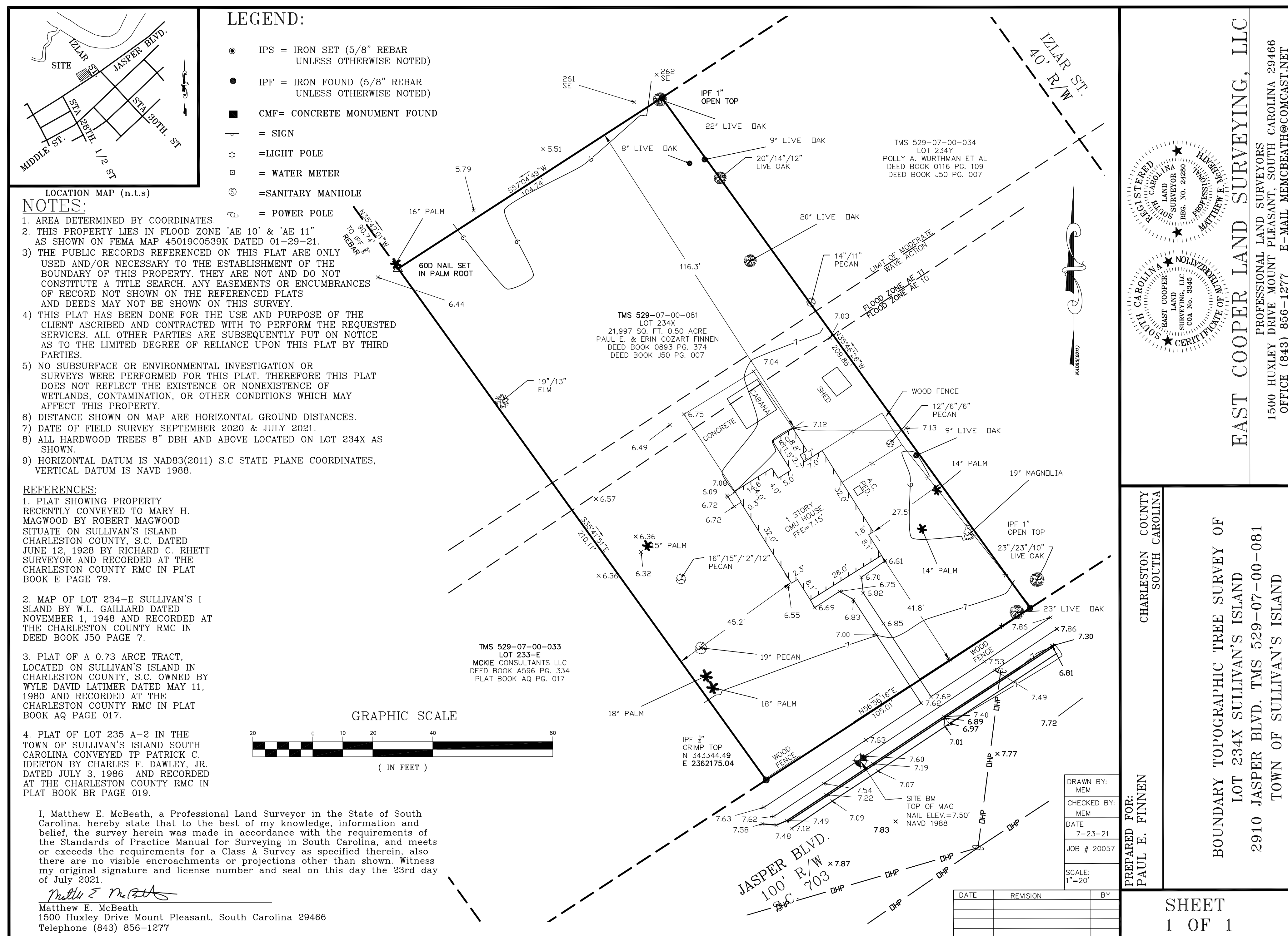
- FINISHED
- COVERED EXTERIOR
- EXISTING T/B DEMOLISHED
- EXISTING LIVE OAK / PALM / OTHER >12" - TAKE EXTRA CARE TO LEAVE UNDISTURBED / PROTECTED
- PROPERTY LINE
- SETRACK
- CONSTRUCTION LAYOUT - SEE PLAN NOTES
- TREE PROTECTION FENCE
- SILT FENCE
- OTHER JOBSITE ELEMENT (SEE PLAN)



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1. SITE PLAN / CLEARING PLAN

1" = 10'-0"



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Sheet

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- IF (IRON FOUND) SIZE/TYPER NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- NAIL MARKING LOT CORNER
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ ELECTRICAL BOX
- ⊙ TELEPHONE BOX
- + SPOT ELEVATION
- ⌵ POWER POLE
- SEWER CLEANDOUT - SEWER TAP
- LOT LINE
- DHEC-OCRM (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X - FENCE
- CED CEDAR
- * PAL PALMETTO
- WN WALL NUT
- BLACK GUM
- OAK
- LO LIVE OAK
- GUM
- PEC PECAN TREE
- CH CHERRY
- HAK HACKBERRY
- PN PINE
- POP POPLAR TREE

DATUM:

SOUTH CAROLINA GRID SYSTEM NAD 1983 (2011 MODEL). VERTICAL DATUM IS BASED ON NAVD 1988 / CURRENT FEMA FLOOD MAP DATUM.

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES.

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2007) MODEL.

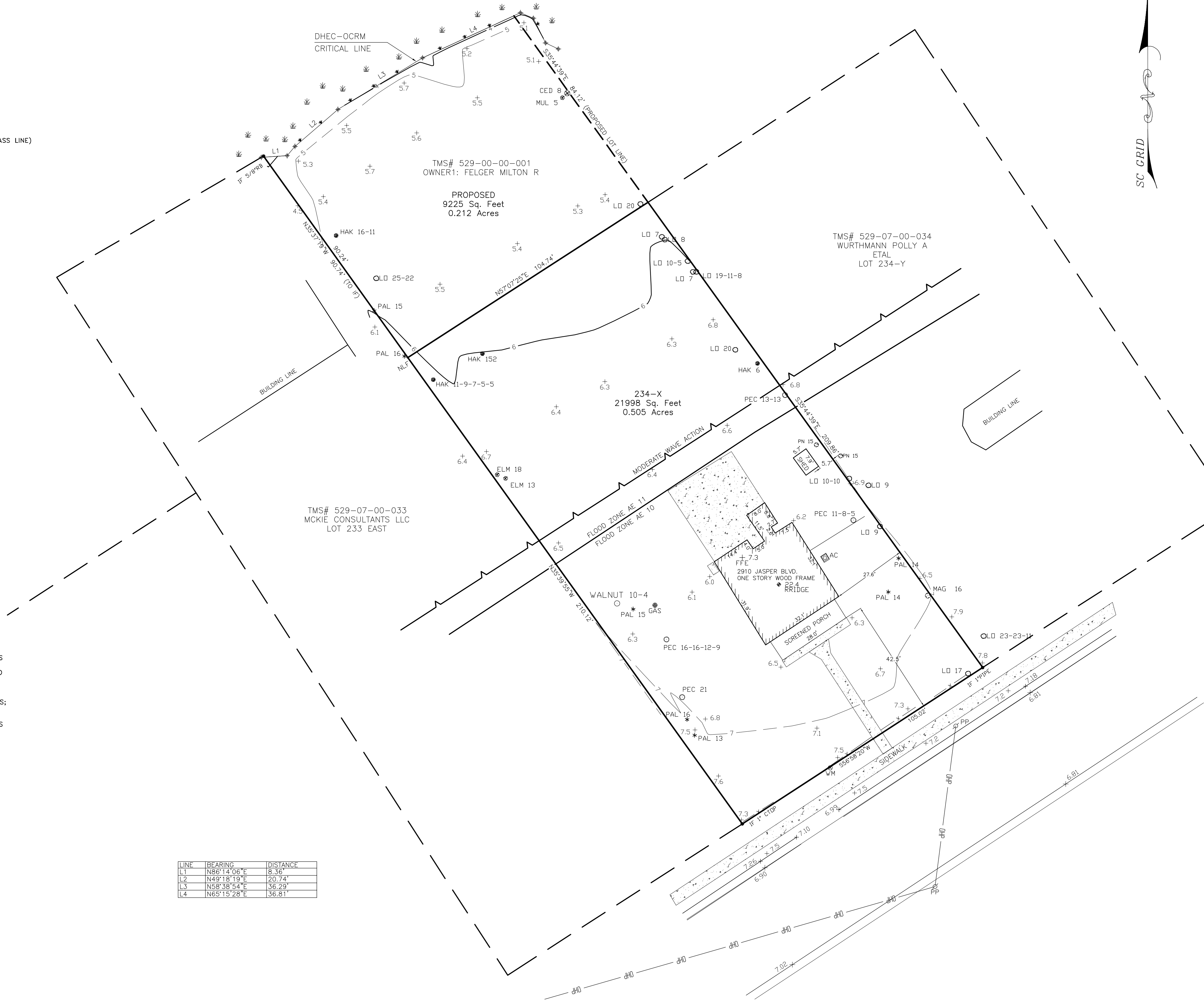
BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

REFERENCE:

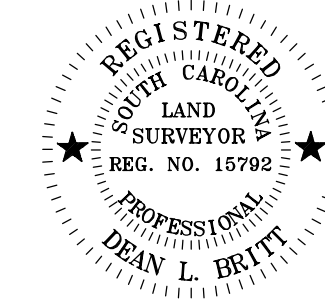
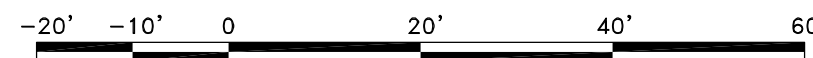
- 1) PLAT BOOK J-50 AT PAGE 7.
- 2) DEED BOOK 0893 AT PAGE 314.

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 10 AND AE 11 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0539K DATED JANUARY 26, 2021.



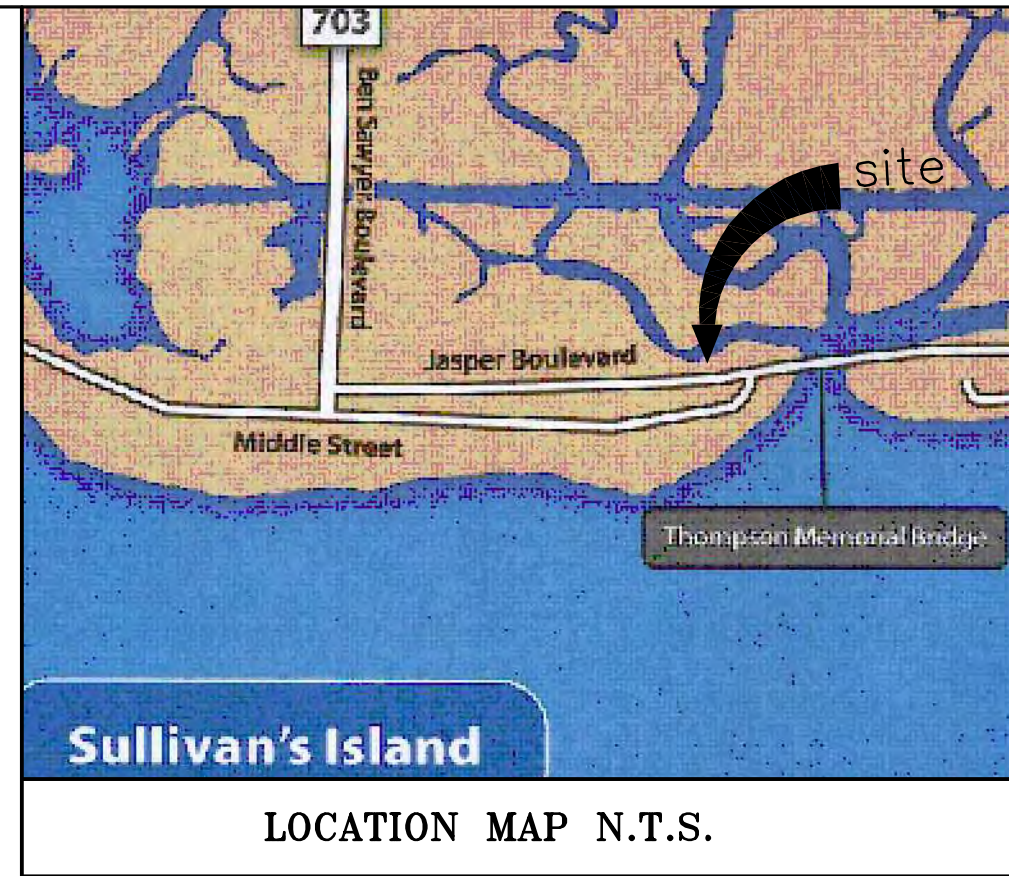
LINE	BEARING	DISTANCE
L1	N86°12'00"E	16.94'
L2	N49°18'10"E	20.74'
L3	N58°38'14"E	36.89'
L4	N65°15'28"E	36.81'



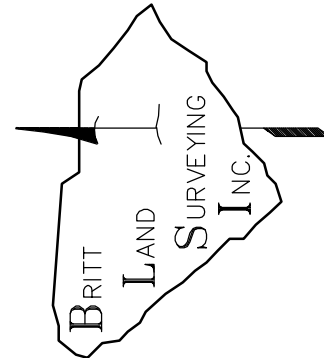
I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class _____ survey as specified therein.

Date: / /

DEAN L. BRITT PLS S.C. REG. NO. 15792



BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-766-2707
BRITTSURVEYING@GMAIL.COM



PLAT OF:
AS-BUILT SURVEY SHOWING
LOT 234-Y SULLIVAN'S ISLAND
ALSO SHOWING PROPOSED ACRES NORTH OF LOT 234-Y
PREPARED FOR:
KINGSWOOD HOMES, LLC
LOCATED IN THE TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

THIS SURVEY IS THE PROPERTY OF BRITT LAND SURVEYING, INC., AND IS PROVIDED AS A SERVICE TO KINGSWOOD HOMES, LLC. THIS SURVEY IS NOT FOR THE USE OF MARKETING. NOR IS IT TRANSFERABLE / SELLABLE AND IS ONLY INTENDED FOR THE NAME SHOWN HEREON.



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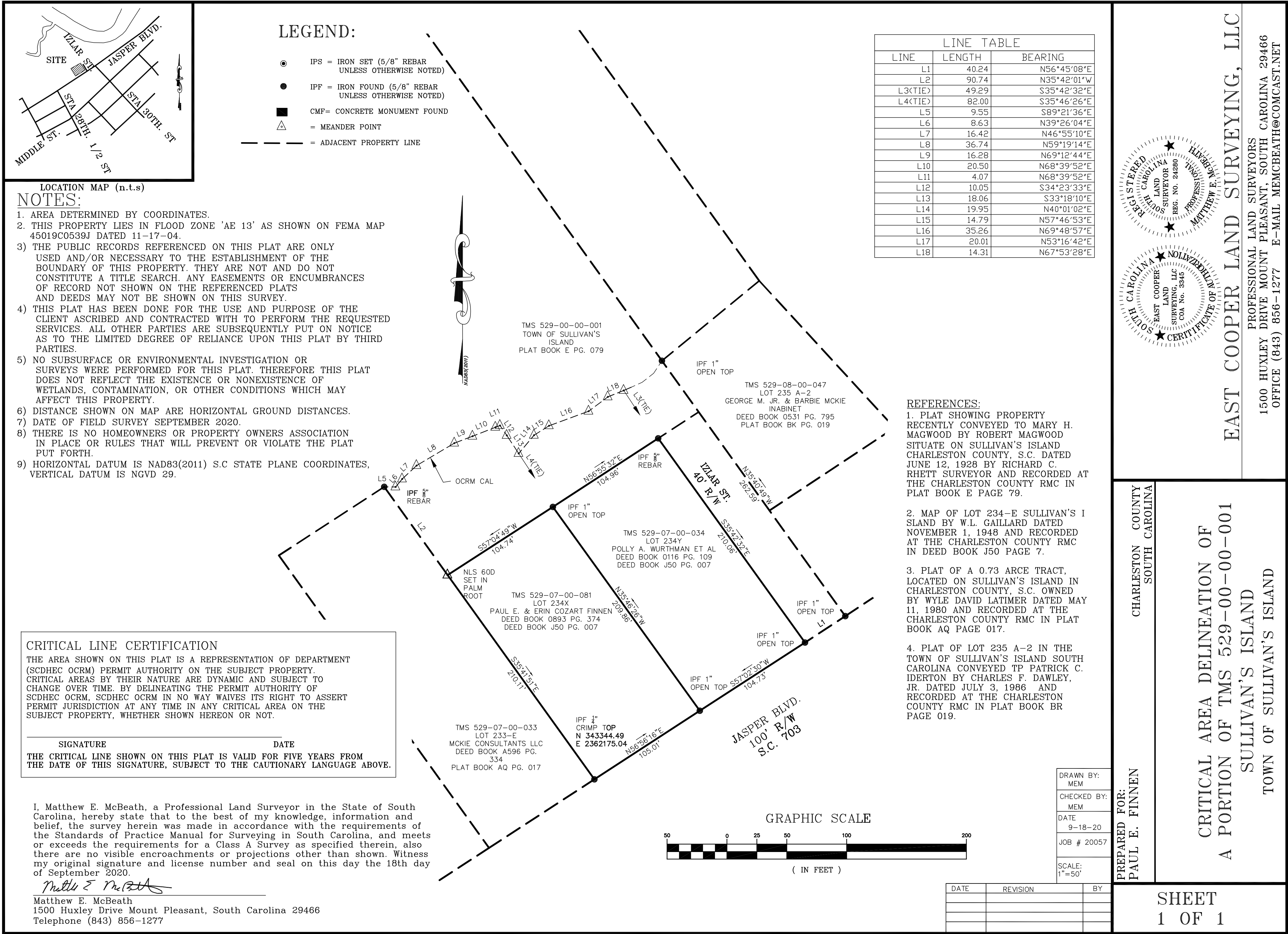
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Sheet

SP-02

AS-BUILT / EXISTING SURVEYS

REFERENCE INDIVIDUAL DOCUMENT FOR GRAPHIC SCALE AND NOTES/DETAILS




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AS-BUILT / EXISTING SURVEYS

REFERENCE INDIVIDUAL DOCUMENT FOR GRAPHIC SCALE AND NOTES/DETAILS

[illegible]

ESR-388  www.esrinc.com Page 4 of 6




 FT00712  FT0075  FT007D

FIGURE 4—FLAME-PLATE™ AUTOMATICALLY FUSED BENT SERIES MODELS





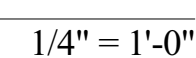
 12" x 24"  18" x 24"  24" x 36"

FIGURE 5—FLAME-PLATE™ AUTOMATICALLY FUSED BENT MULTIPLE BENT SERIES MODELS

 ESR Evaluation Report	ESR-3640 PDF Supplement Internal Reference 2021 This report is subject to internal review.
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
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IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016
IRCC-016	IRCC-016

<u>SO. FT. CALCULATIONS:</u>	
Ground Fl. Conditioned entry	164
Main 'First' Fl. Conditioned	2916
<u>Upper 'Second' Fl. Conditioned</u>	<u>1364</u>
Total Conditioned sq.ft.	4444

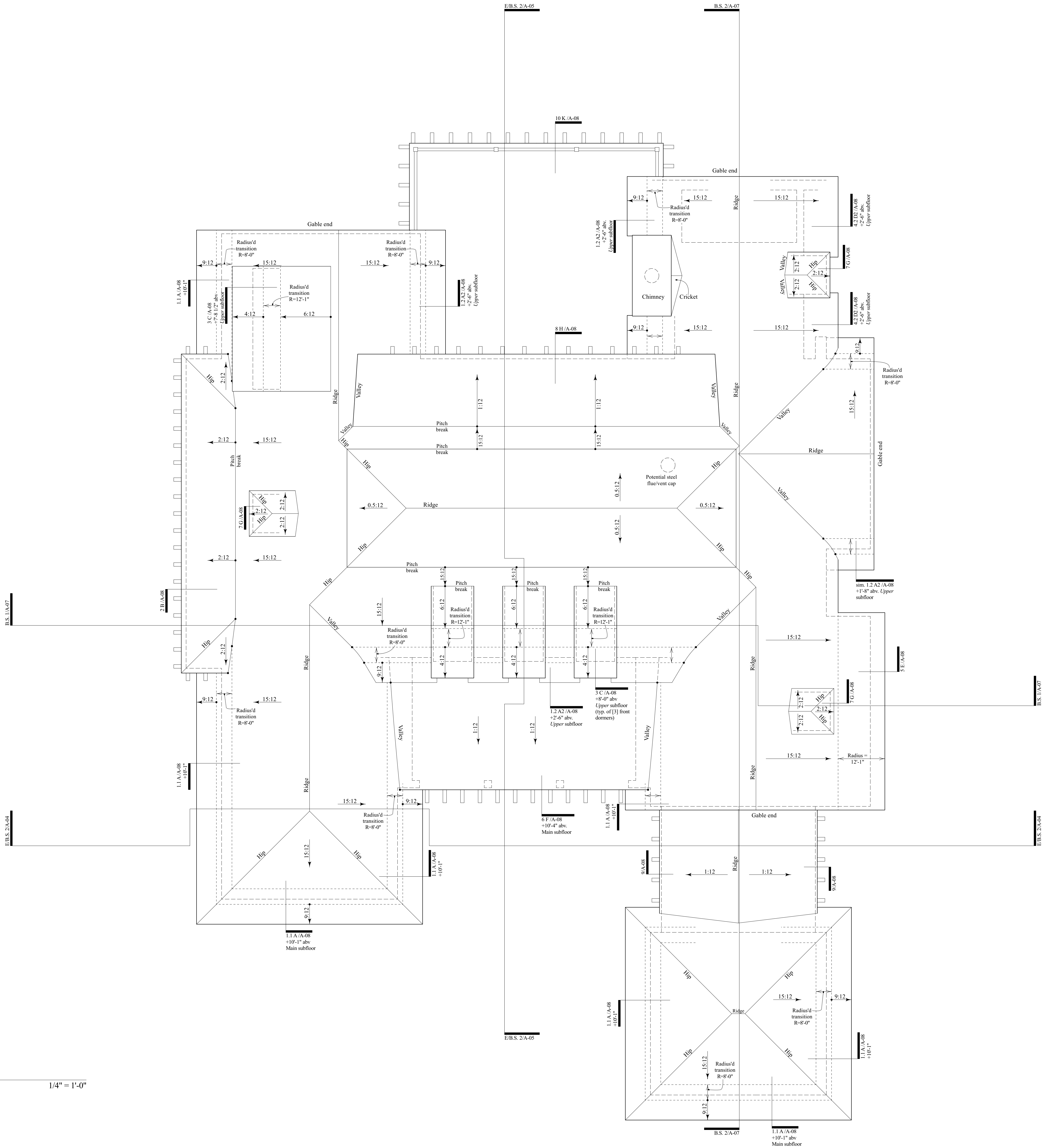
- ## 1. GROUND FLOOR PLAN



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2910 JASPER BLVD.		<i>Sheet</i> A-00
<i>Original issue date: Feb. 23, 2024</i>		

1. ROOF PLAN

1/4" = 1'-0"



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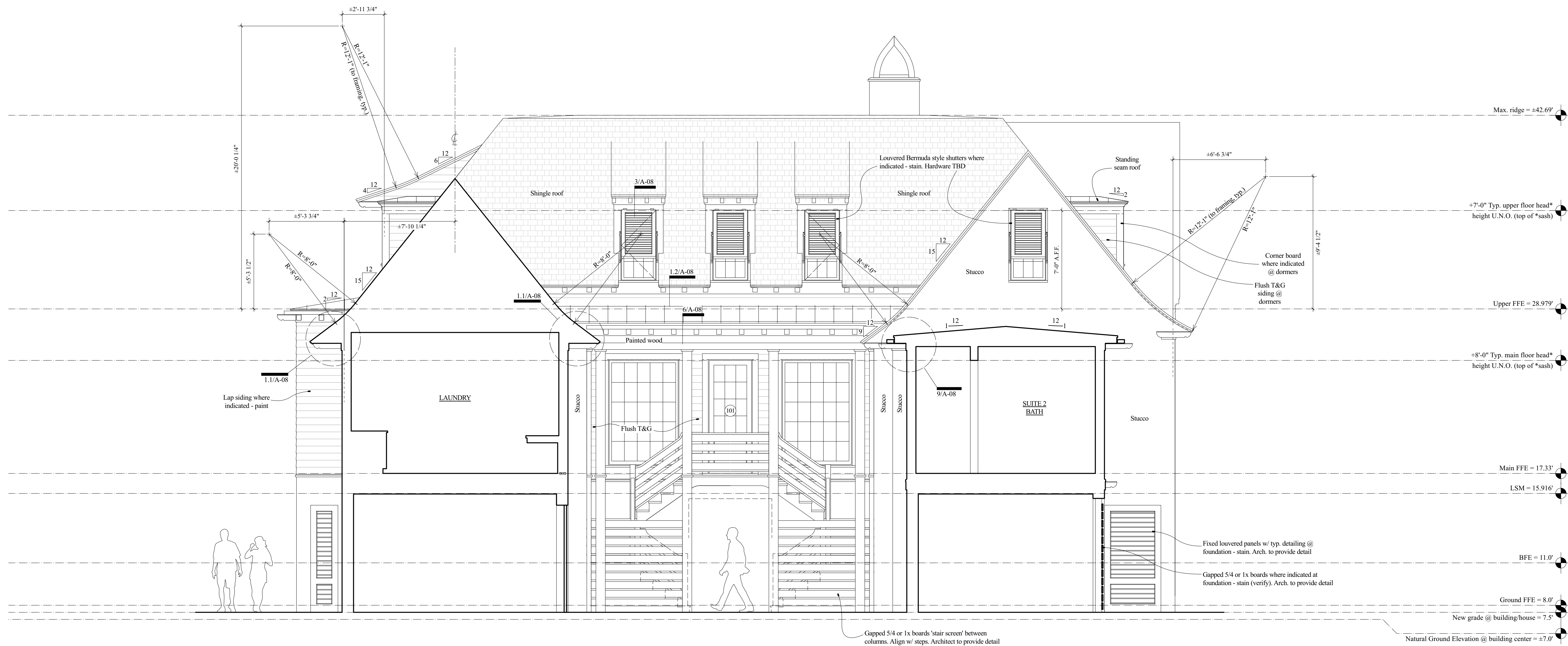
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A-03



1. SOUTH 'FRONT' ELEVATION (OVERALL)

1/4" = 1'-0"



2. BUILDING SECTION(S) & SOUTH 'FRONT' ELEVATION, @ ENTRY COURTYARD

1/4" = 1'-0"



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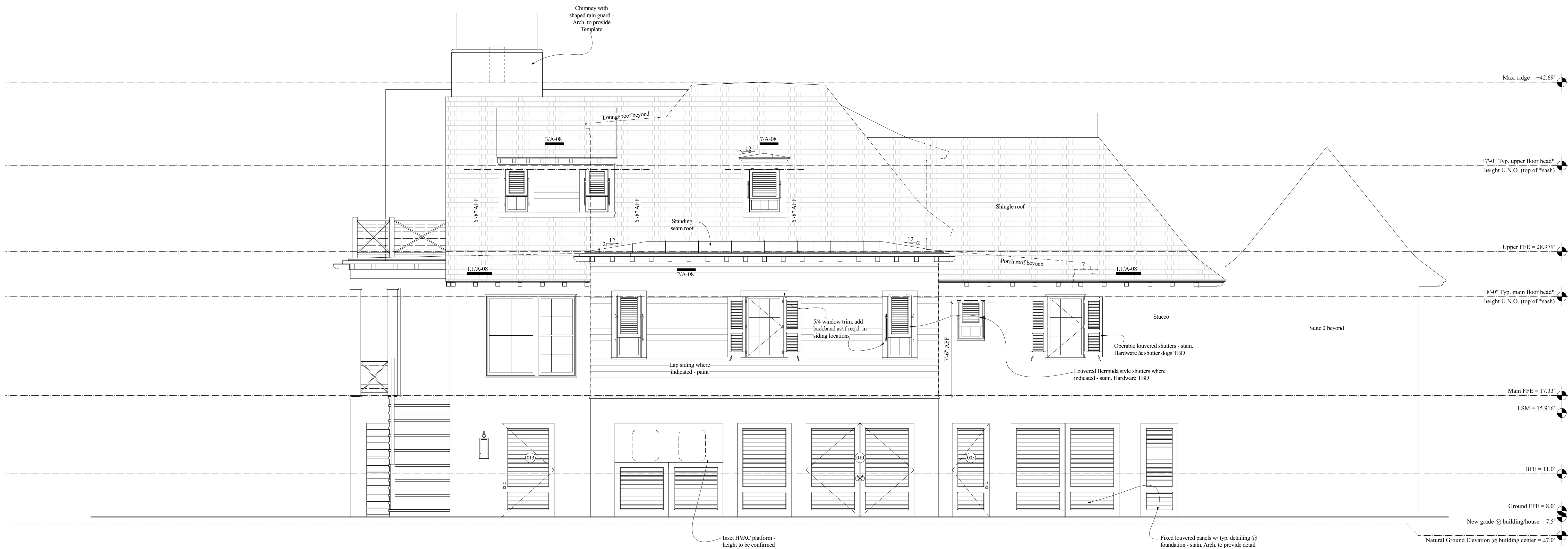
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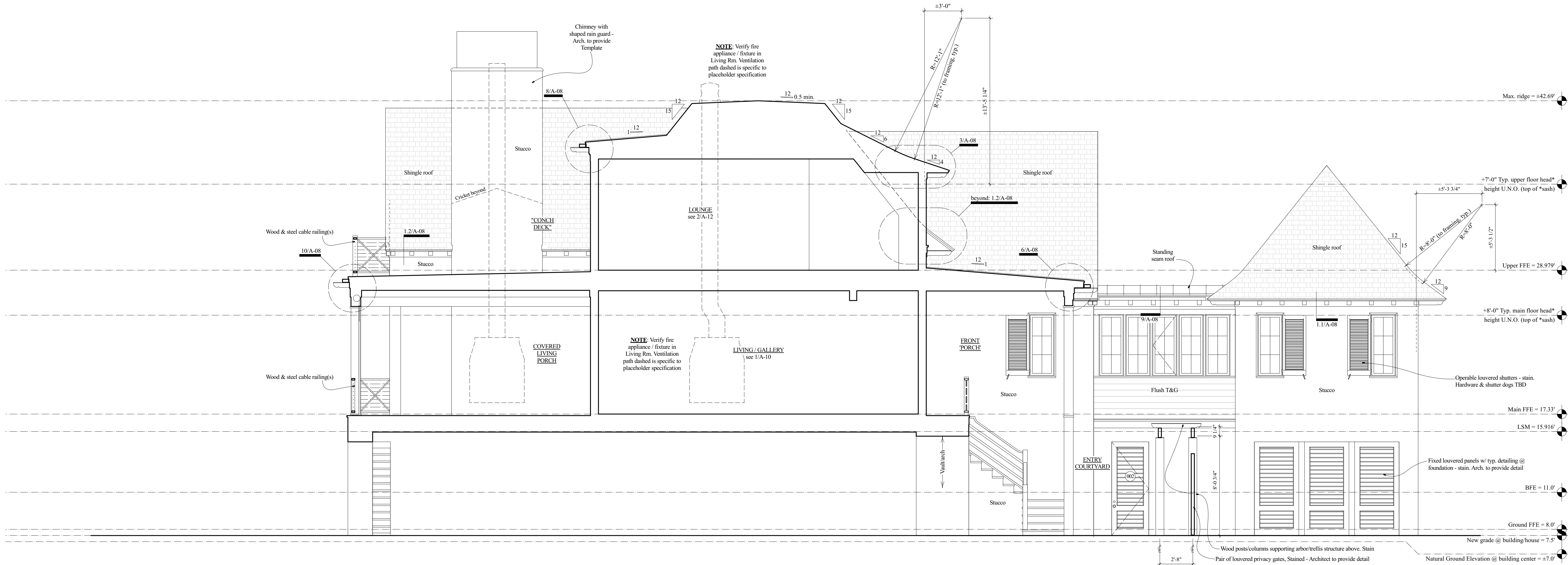
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A-04



1. WEST / 'LEFT' ELEVATION (OVERALL)

1/4" = 1'-0"



2. (TRANSVERSE) BUILDING SECTION & WEST / 'LEFT' ELEVATION, @ ENTRY COURTYARD

1/4" = 1'-0"



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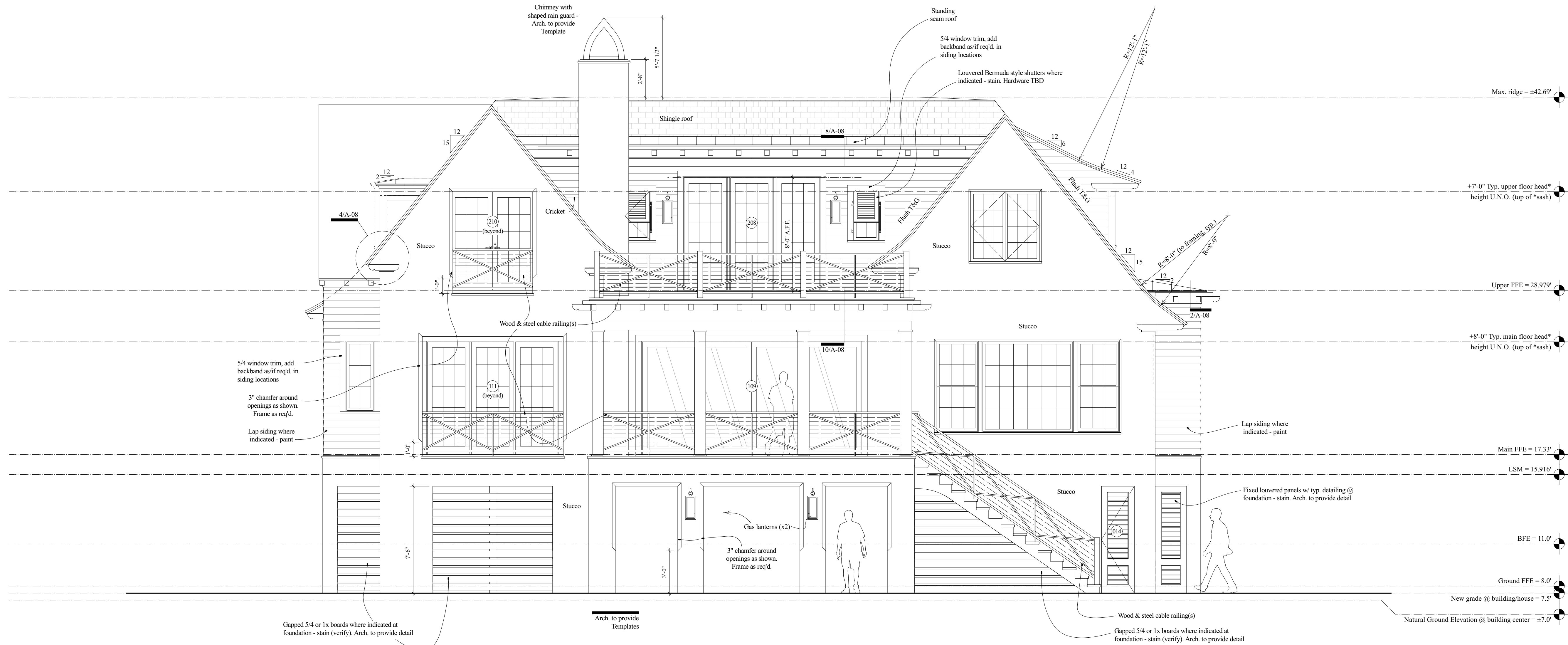
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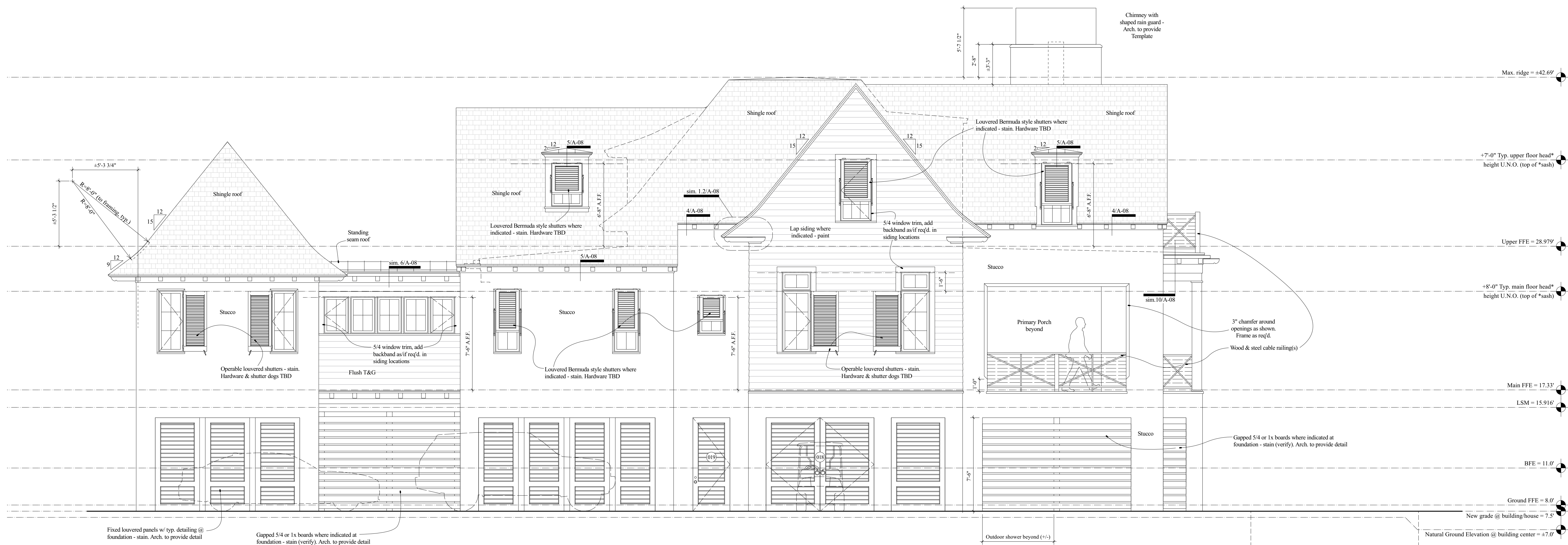
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A-05



1. NORTH / 'REAR' ELEVATION (OVERALL)

1/4" = 1'-0"



2. EAST / 'RIGHT' ELEVATION (OVERALL)

1/4" = 1'-0"



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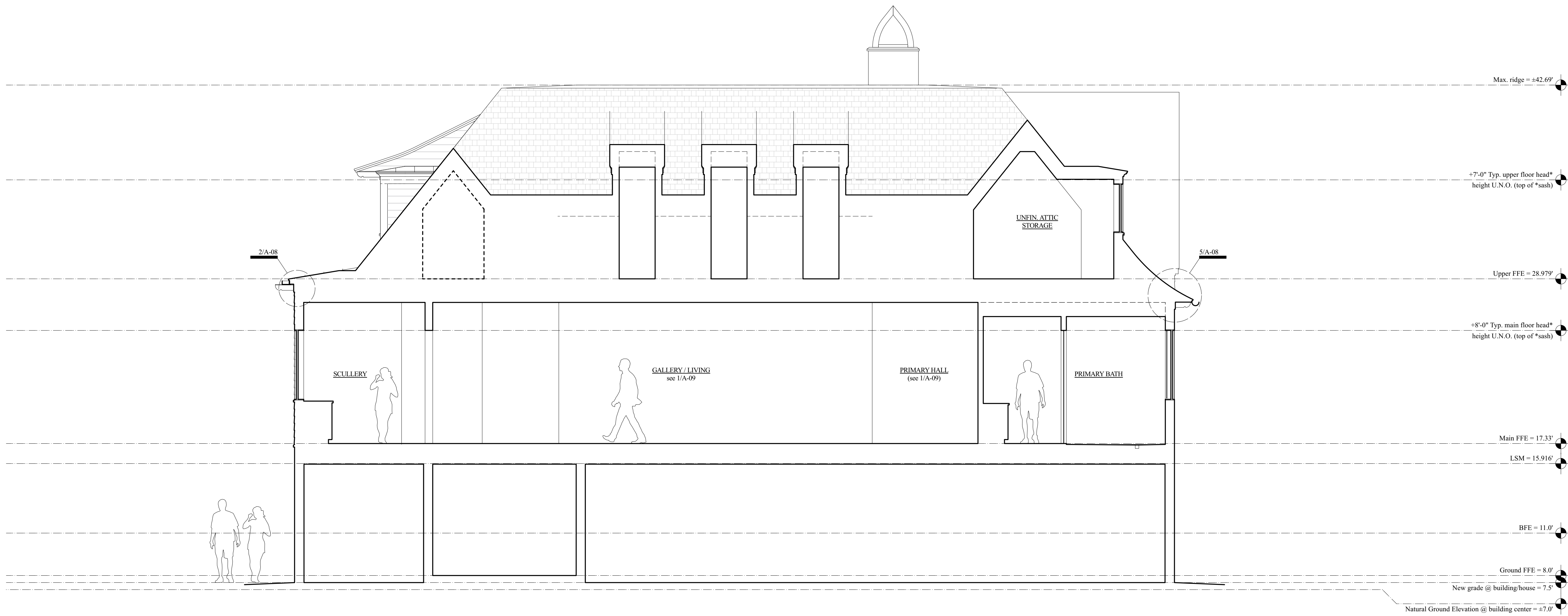
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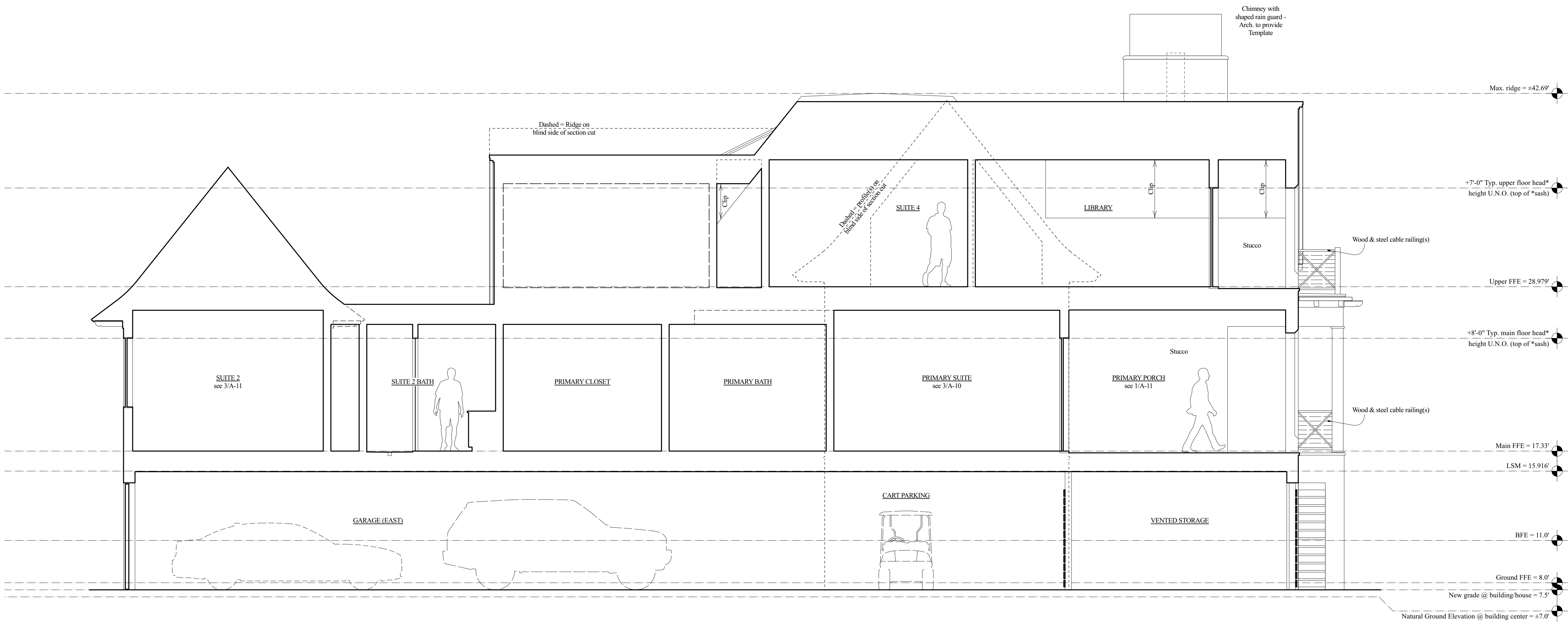
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A-06



1. (LONGITUDINAL) BUILDING SECTION THROUGH SCULLERY / GALLERY / PRIMARY BATH

1/4" = 1'-0"



2. BUILDING SECTION THROUGH PLAN RIGHT: GUEST SUITE 2, PRIMARY, AND LIBRARY (UPPER)

1/4" = 1'-0"

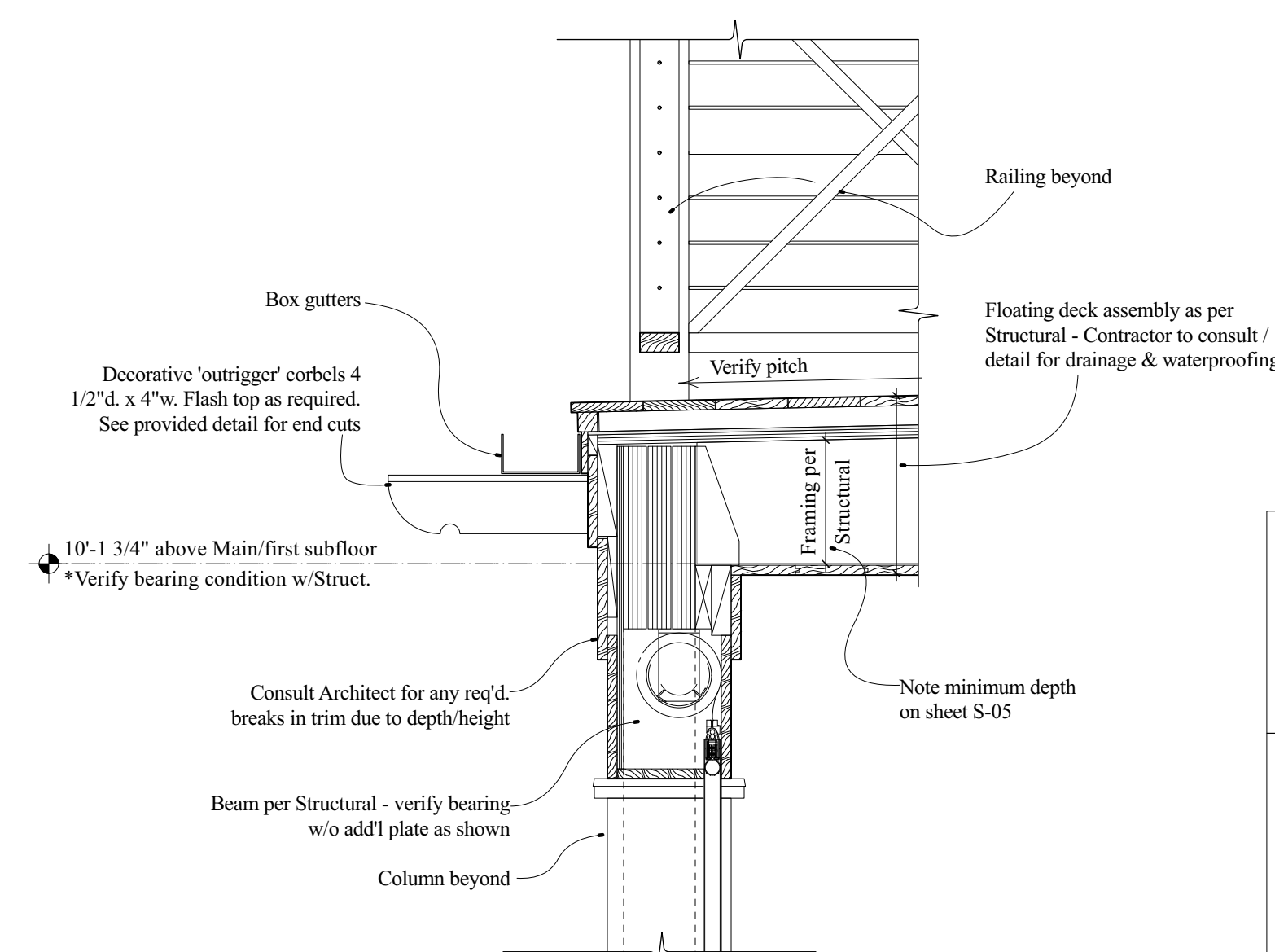
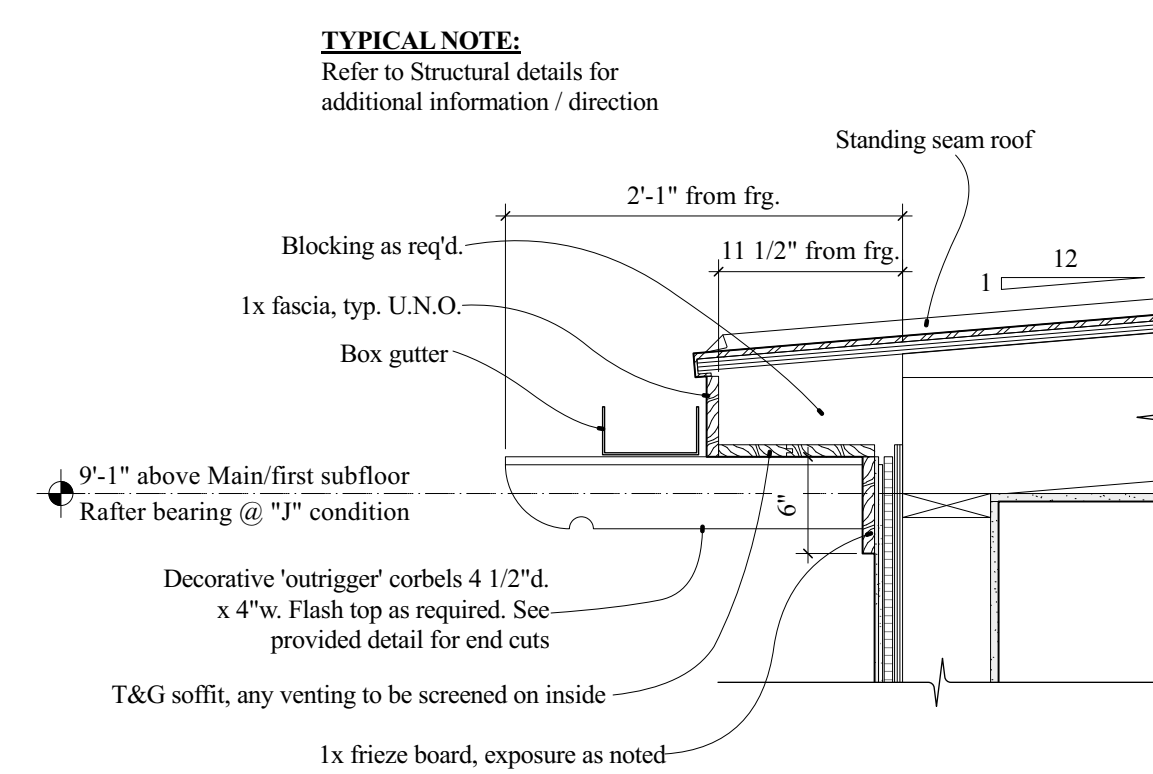
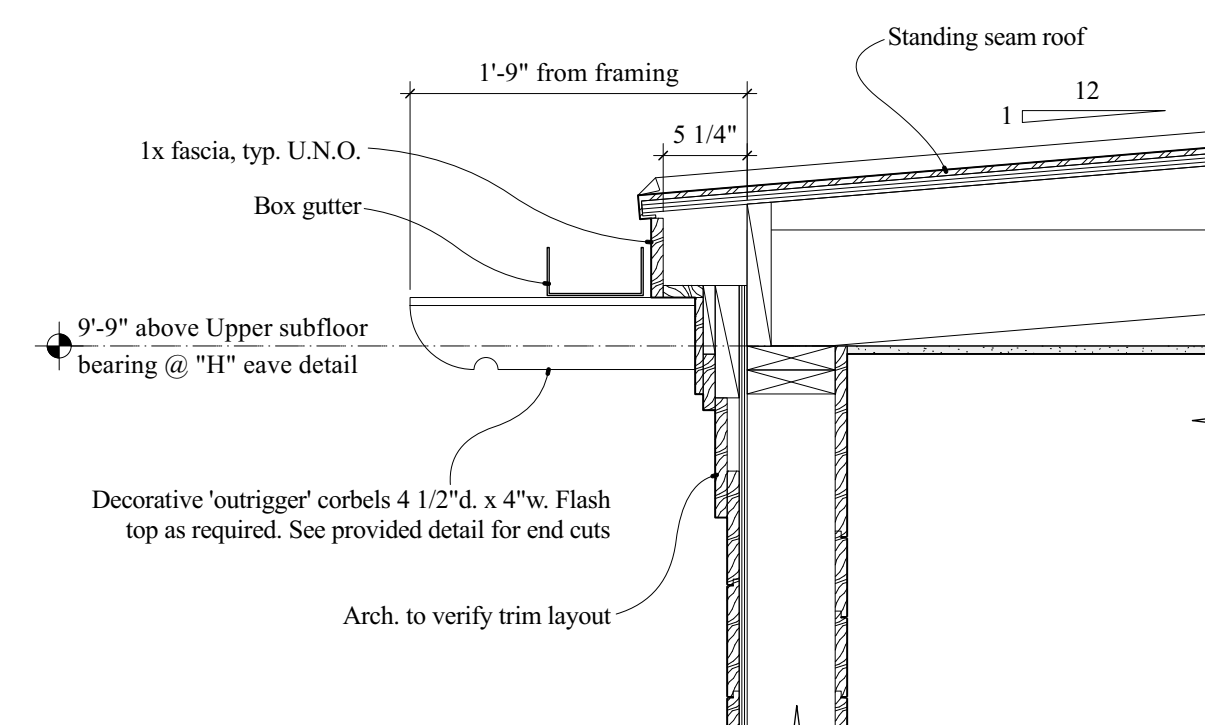
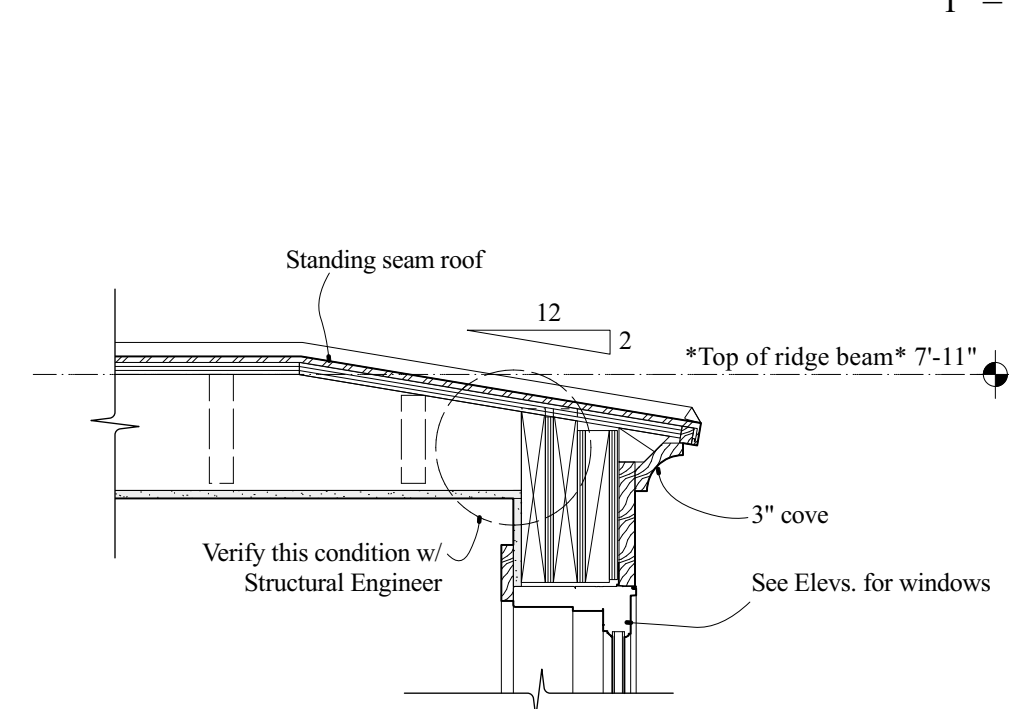
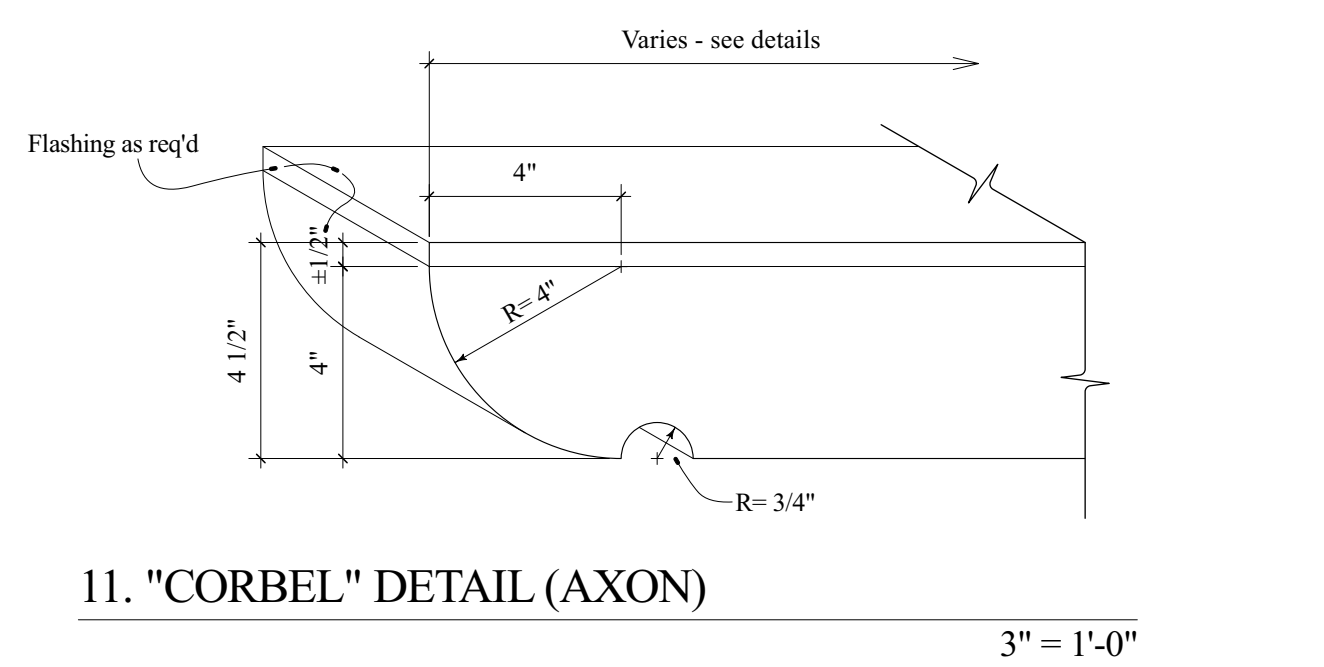
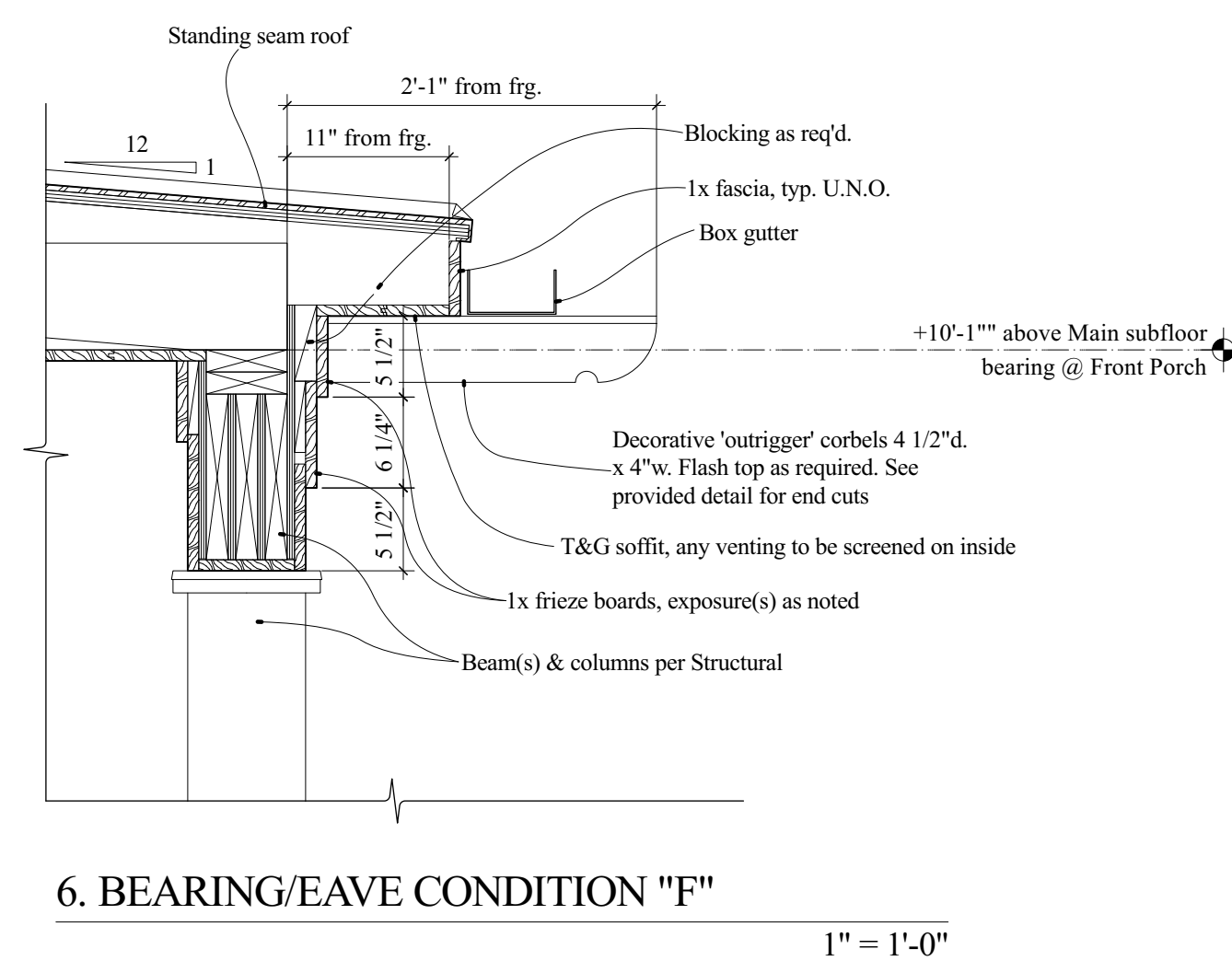
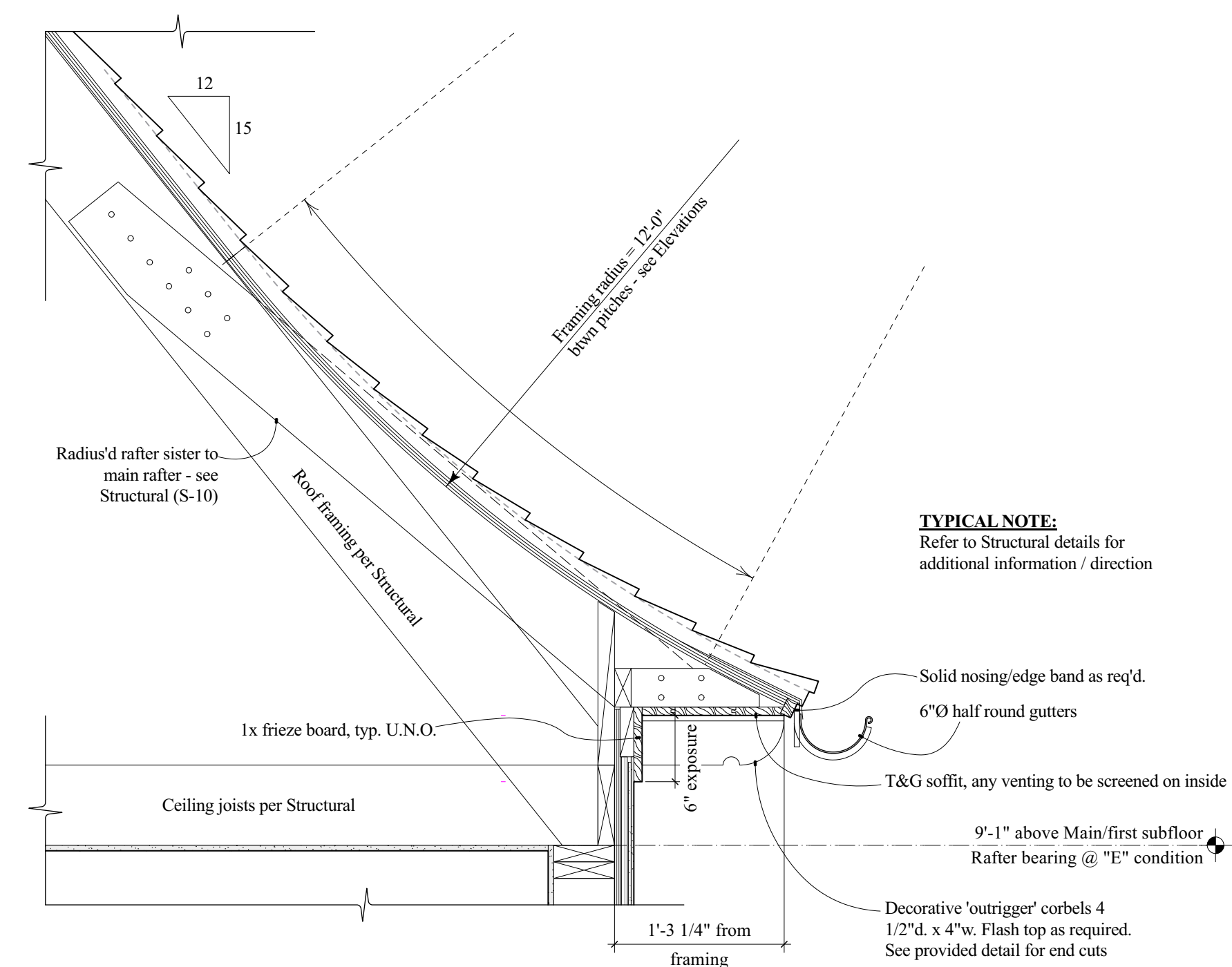
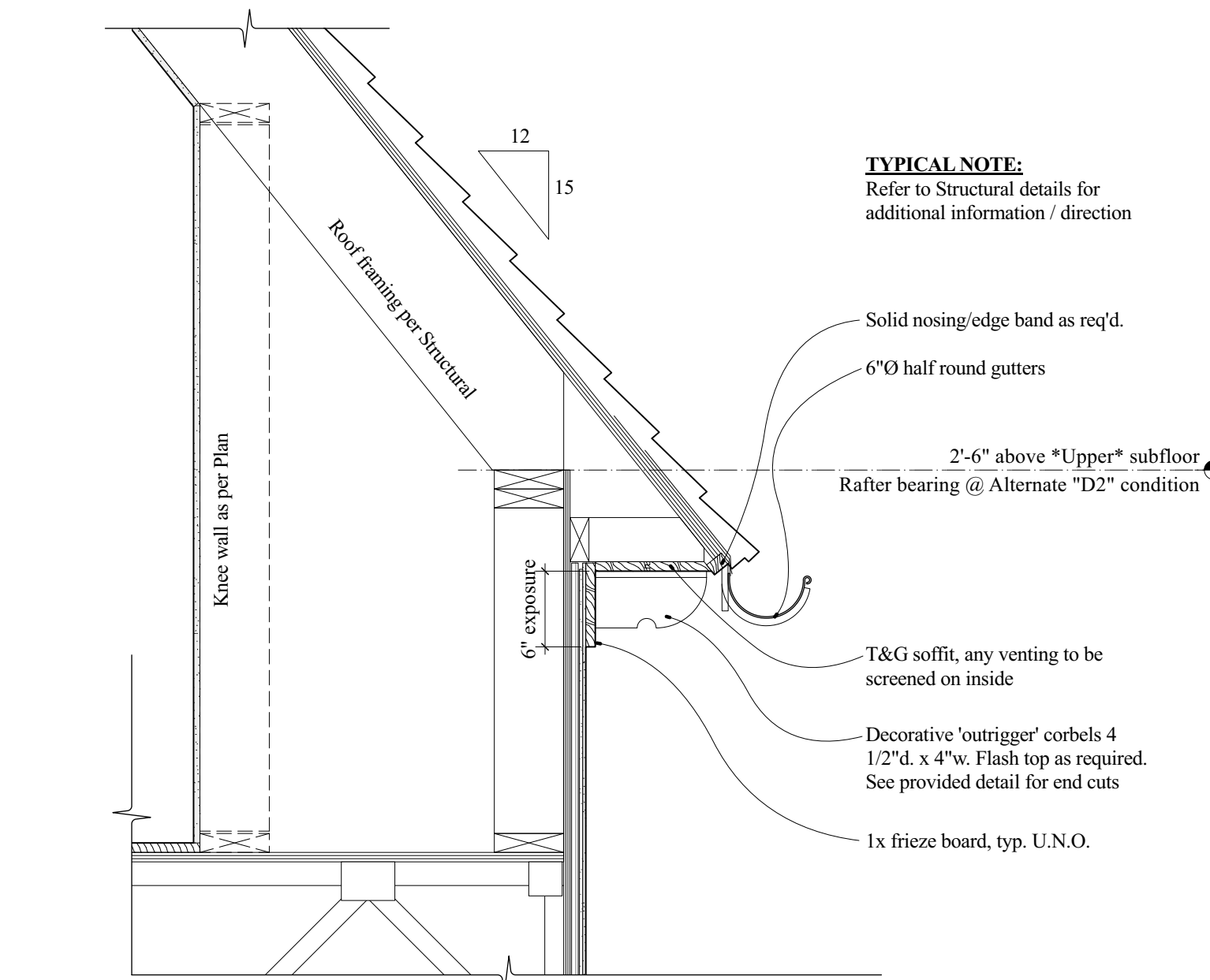
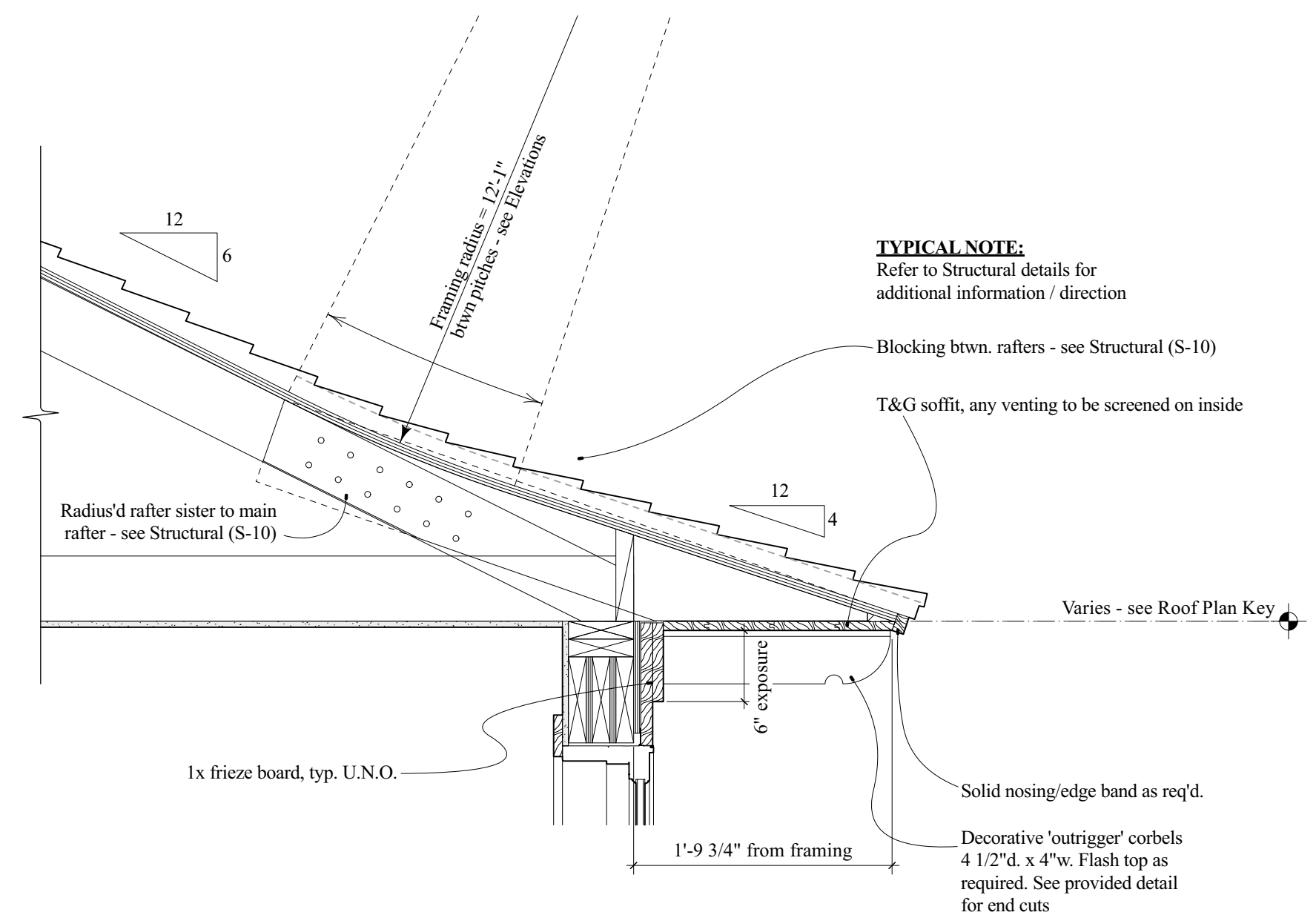
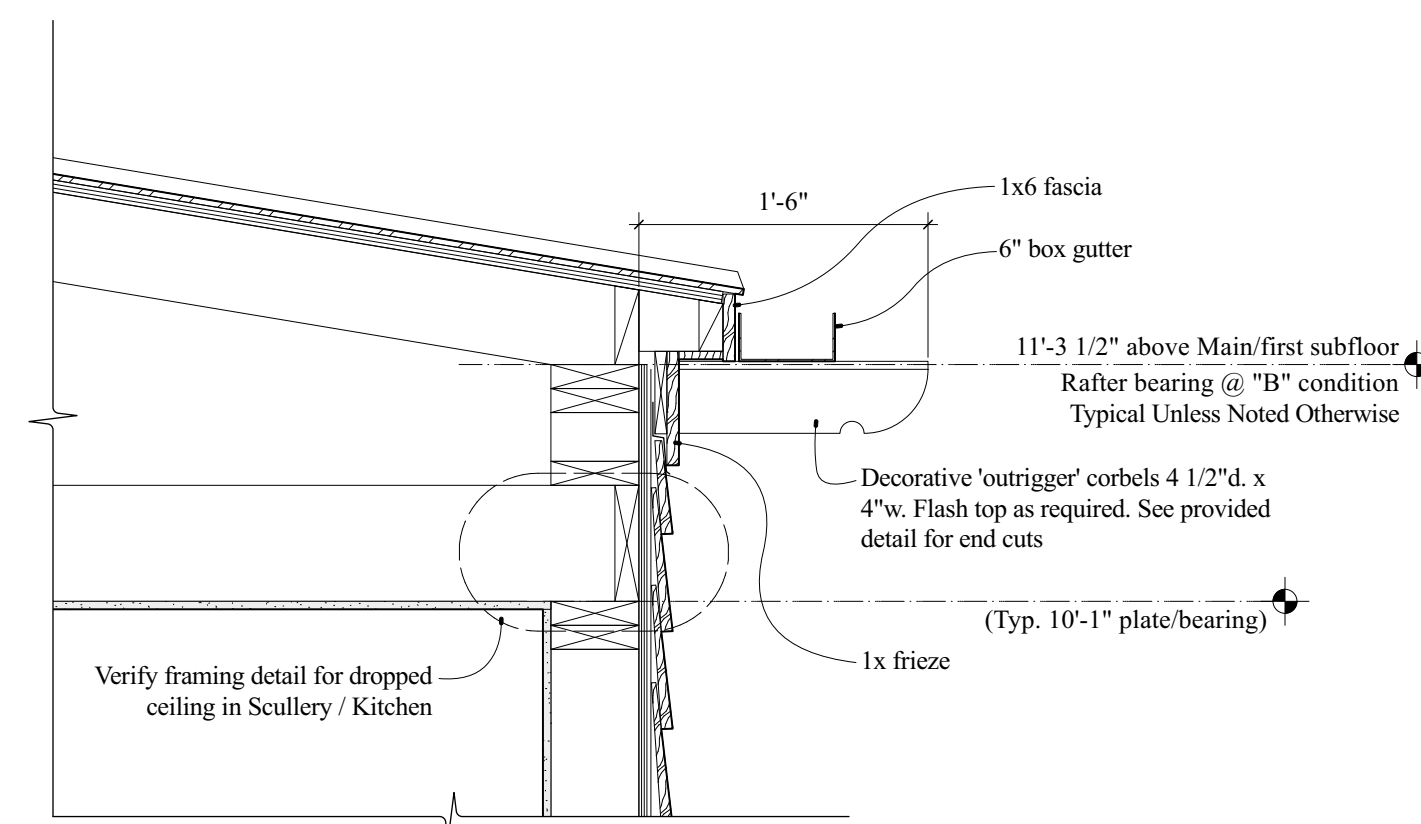
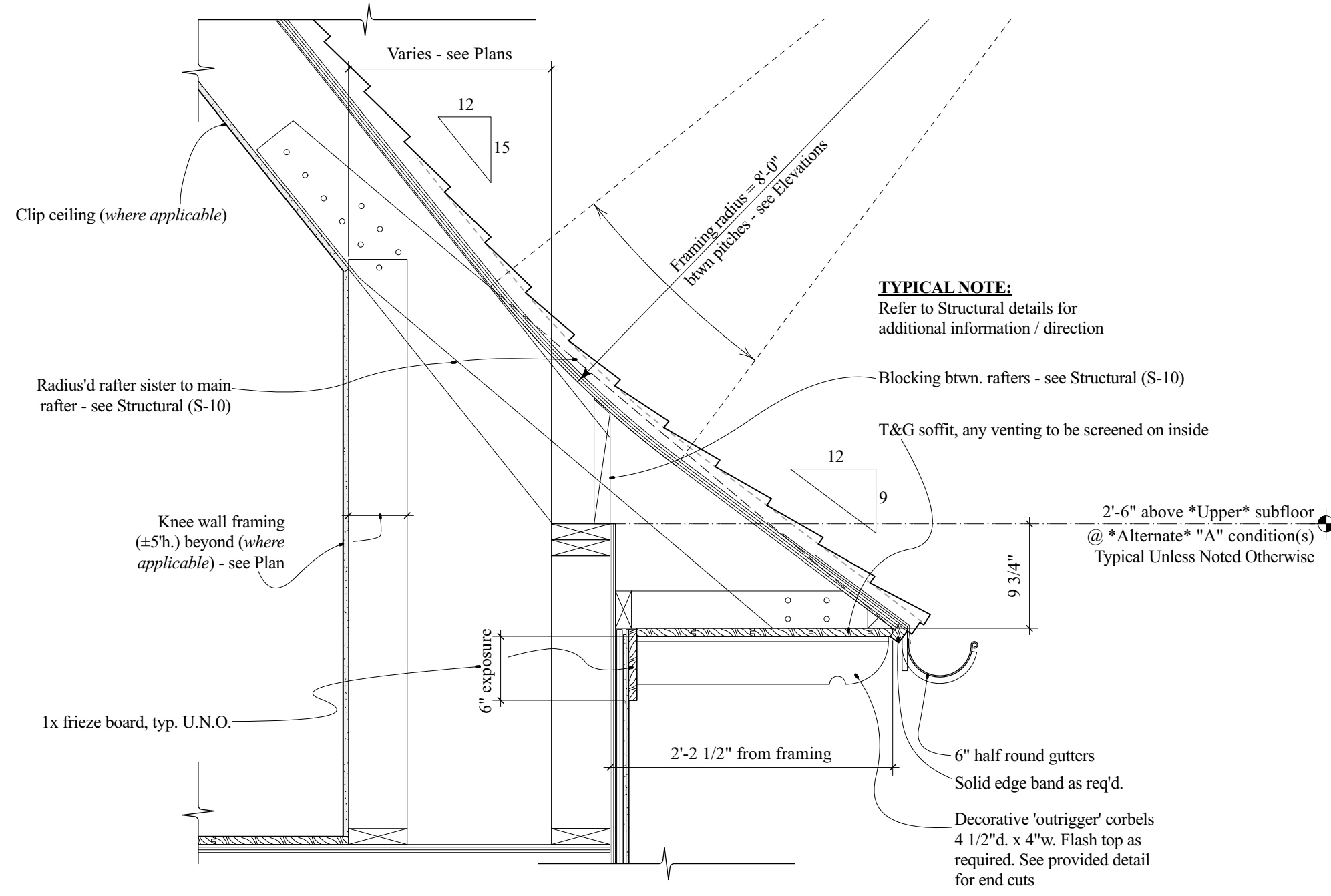
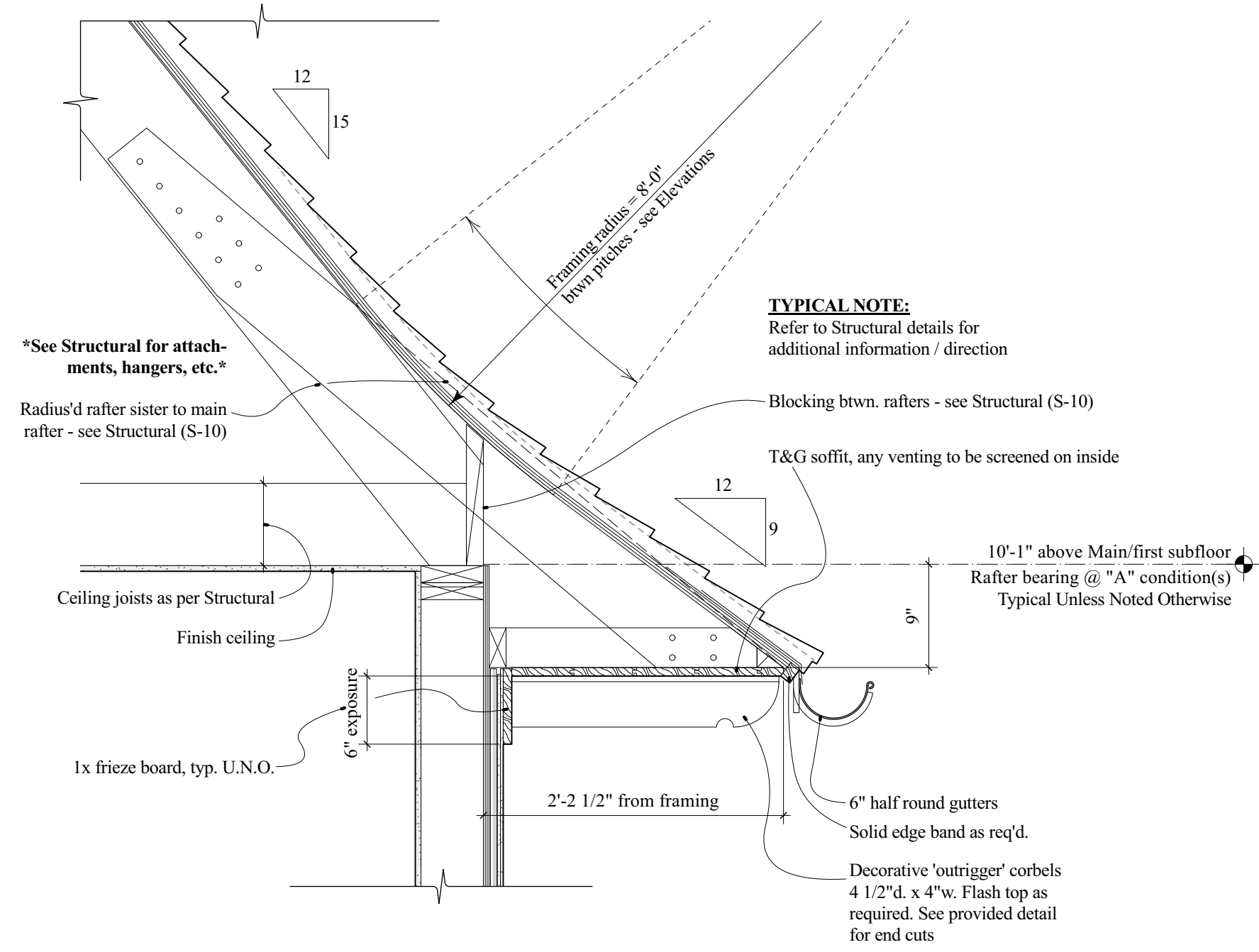


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A-07



TYPICAL NOTES

1. Detail & section drawings are meant to show design intent only - Insulation, flashing, etc. omitted for clarity. Contractor to use best practice & Manuf. recommendations.
2. *Structural drawings, specifications, details, dimensions, and notes take precedence over anything shown here*
3. See Elevations for alignments across eave lines, etc. Notify Architect of any condition where said design intent is in conflict w/ details shown here or in Structural drawings.



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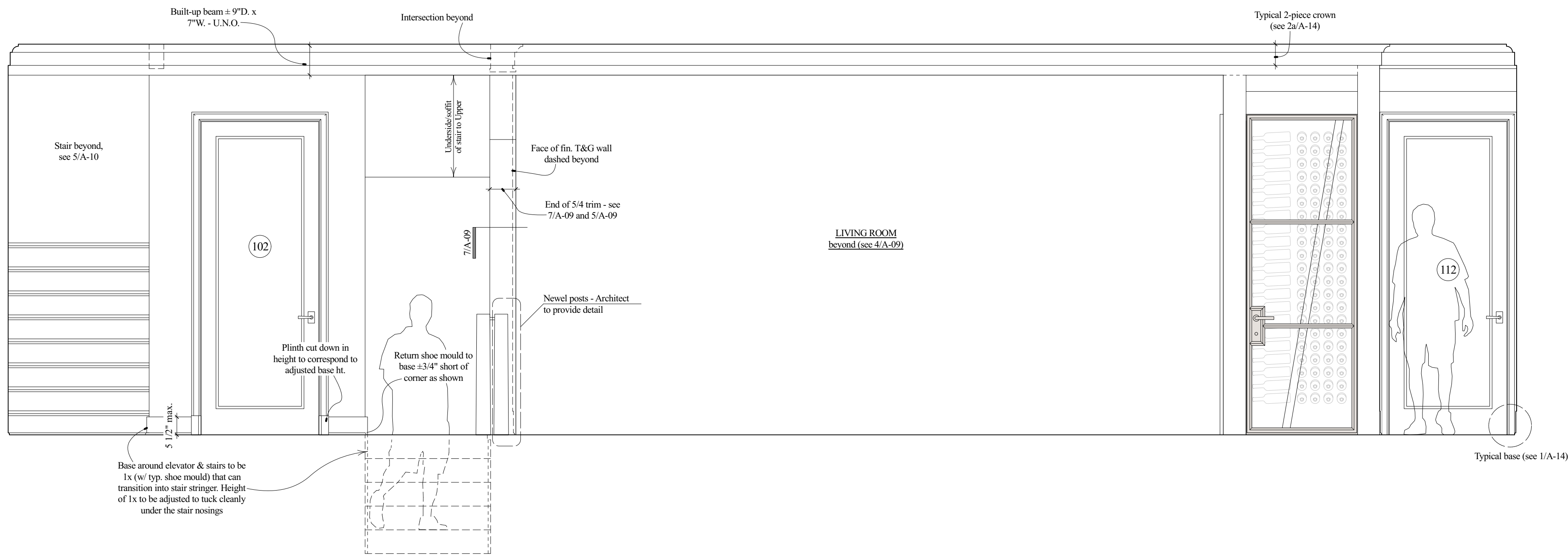
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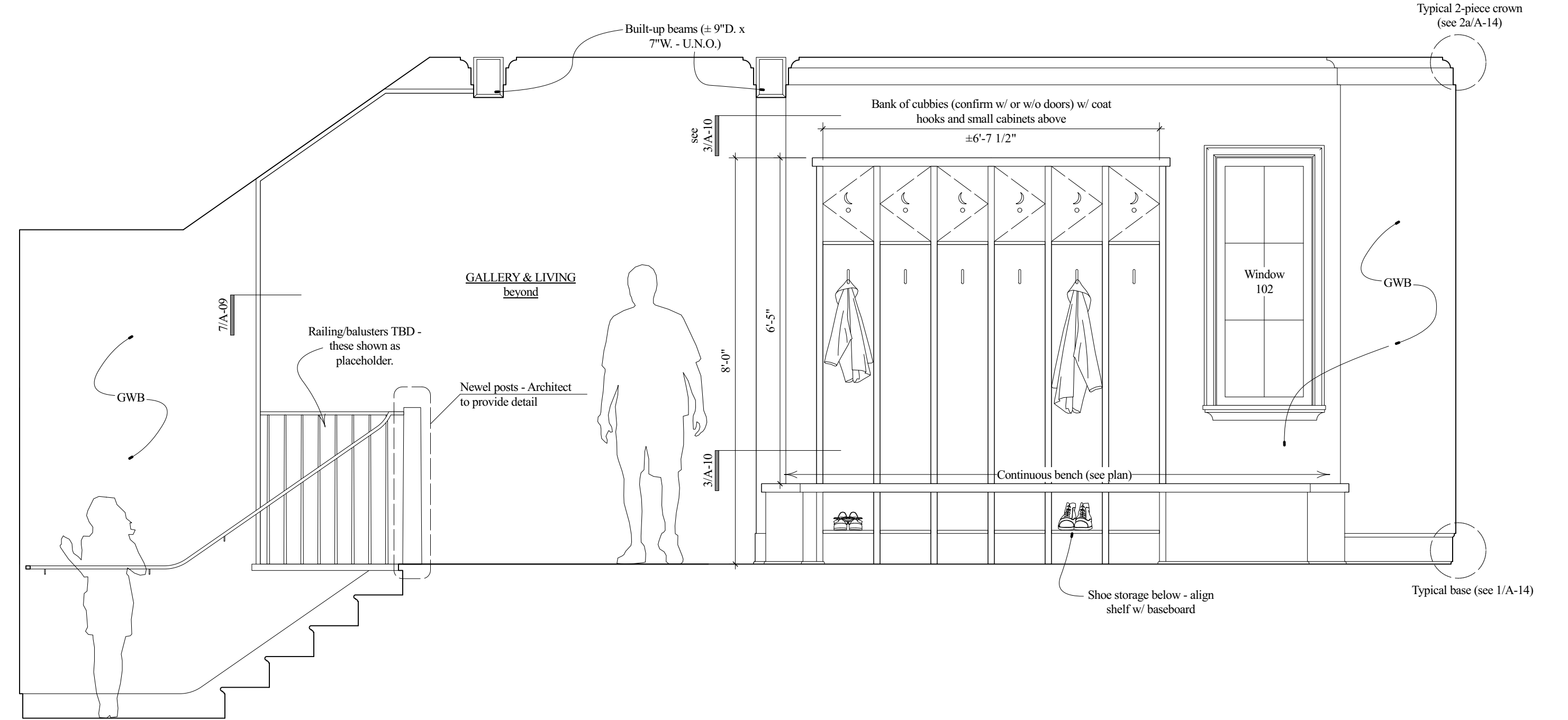
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A-08



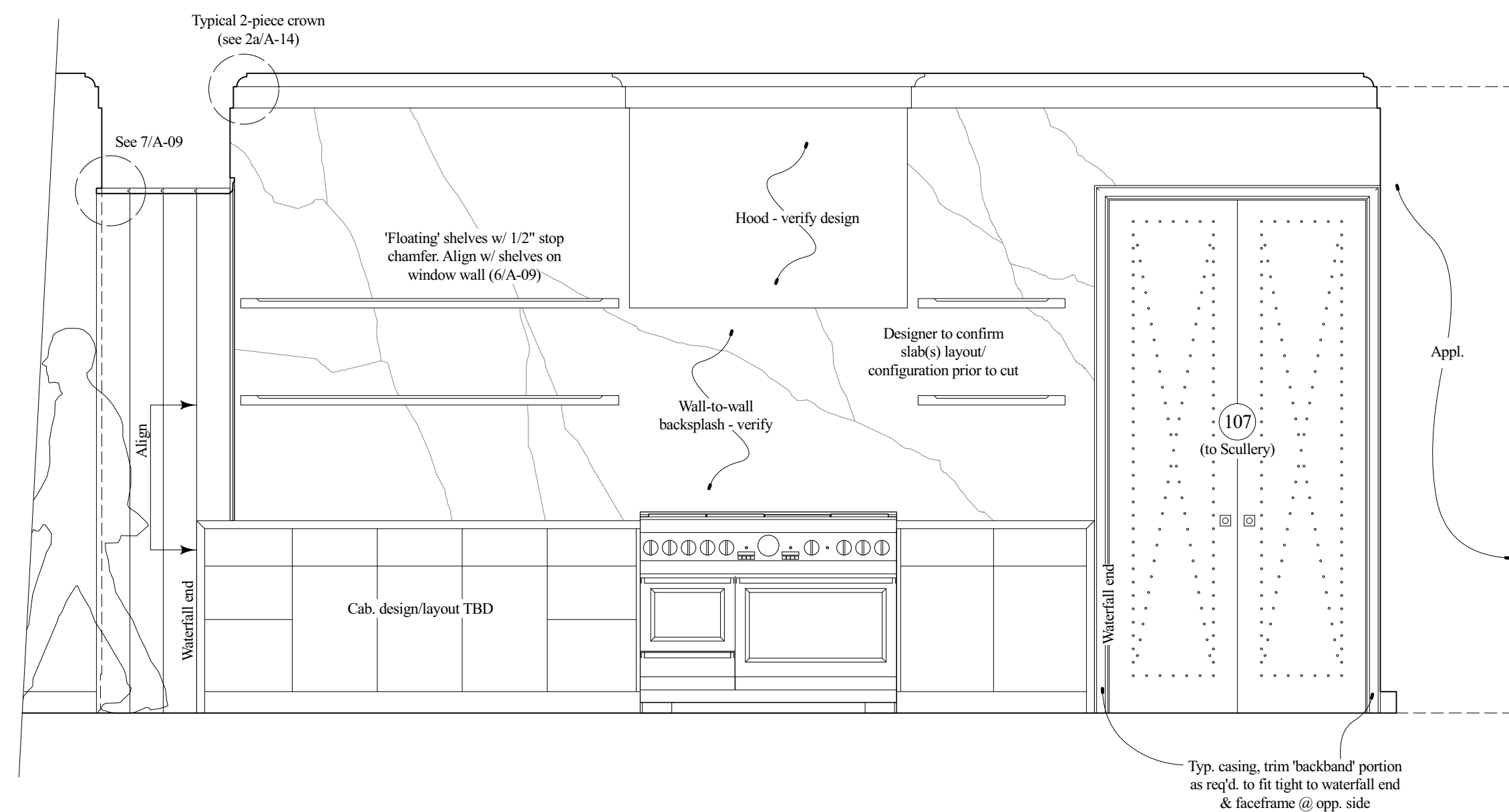
1. GALLERY (LOOKING TOWARDS LIVING, PRIMARY HALL)

1/2" = 1'-0"



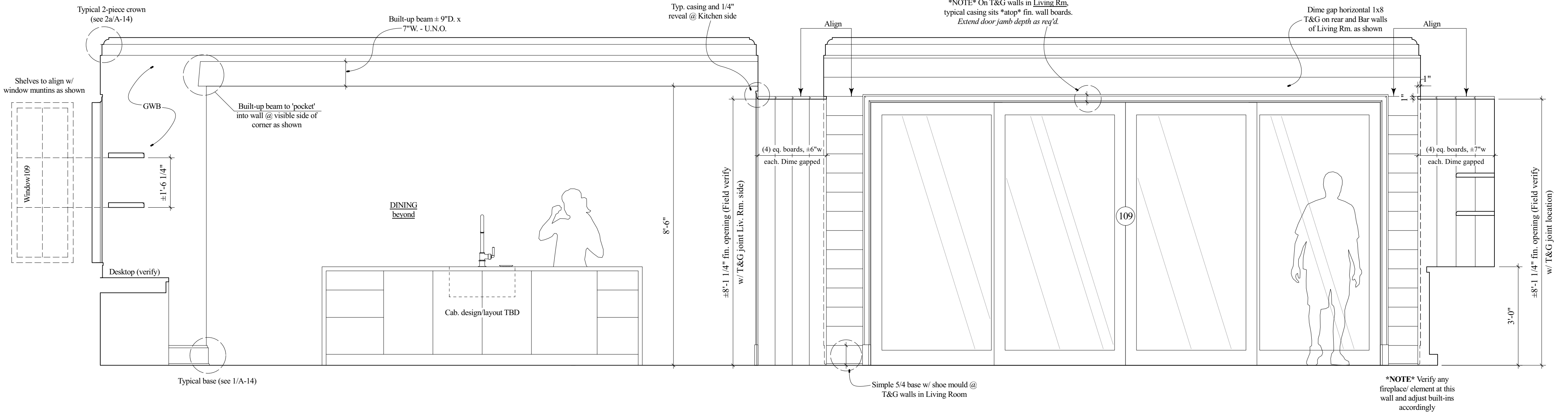
2. STAIR / GALLERY / DROP ZONE

1/2" = 1'-0"



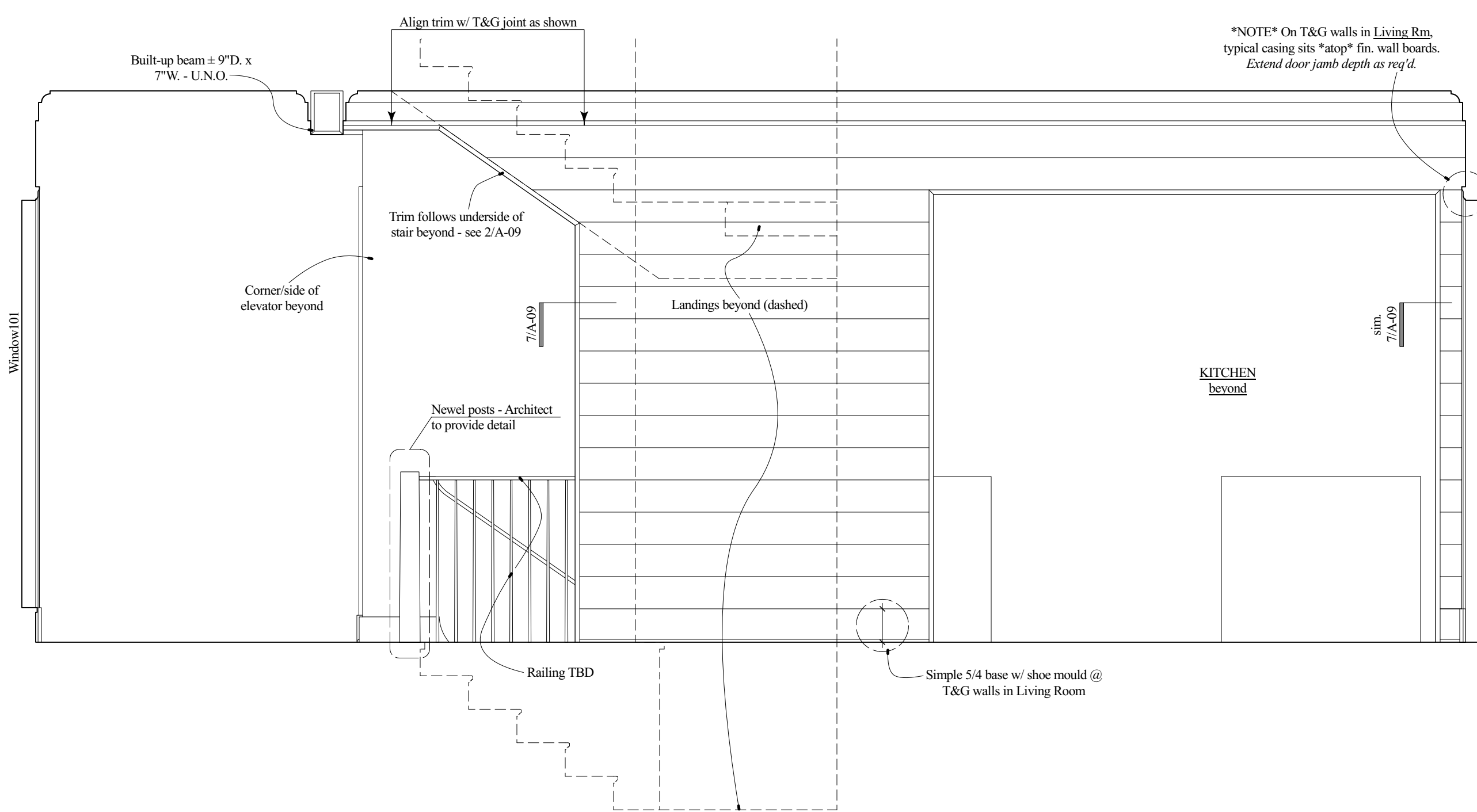
3. KITCHEN (LOOKING TOWARDS SCULLERY, RANGE WALL)

1/2" = 1'-0"



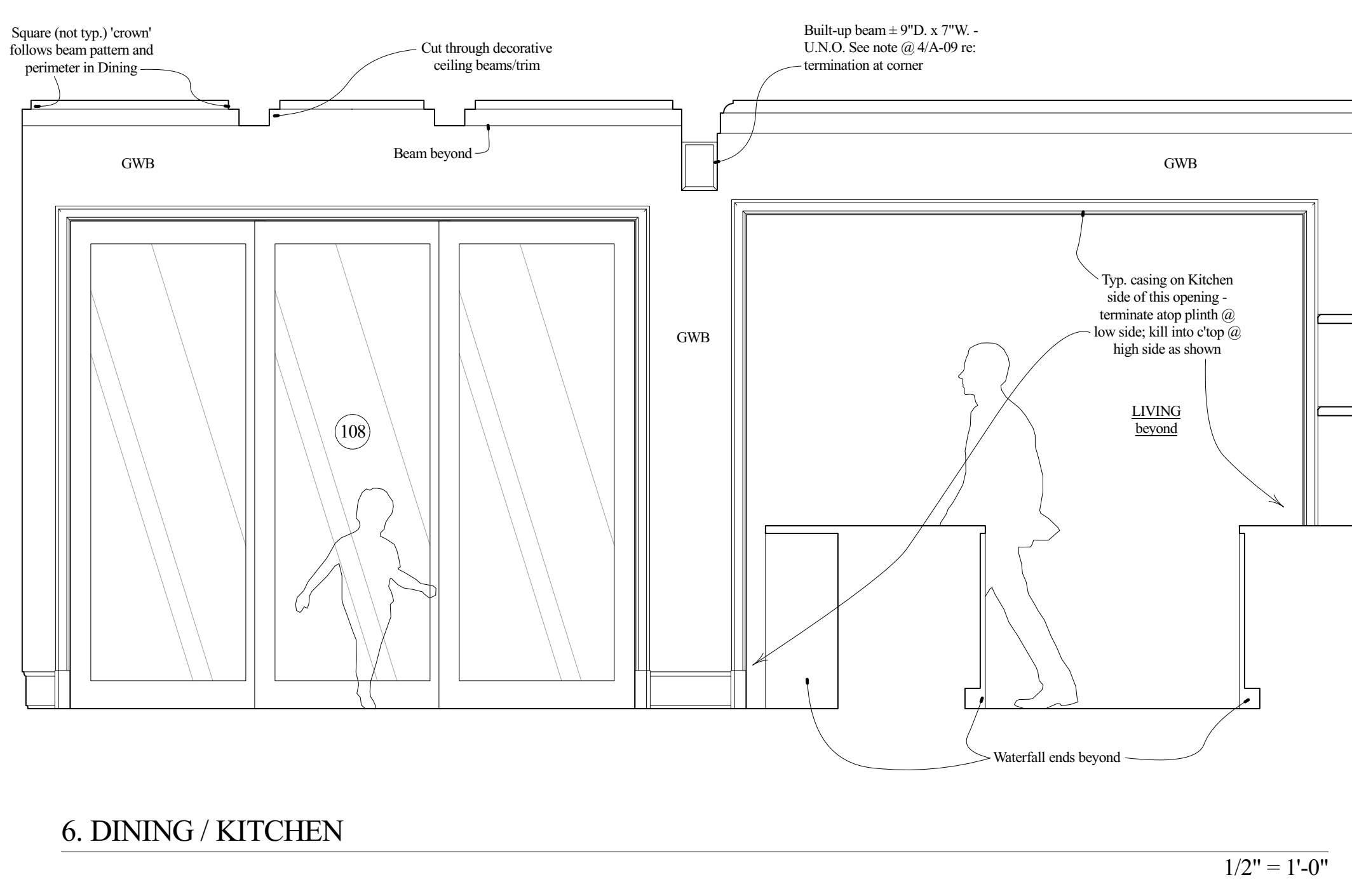
4. KITCHEN / LIVING

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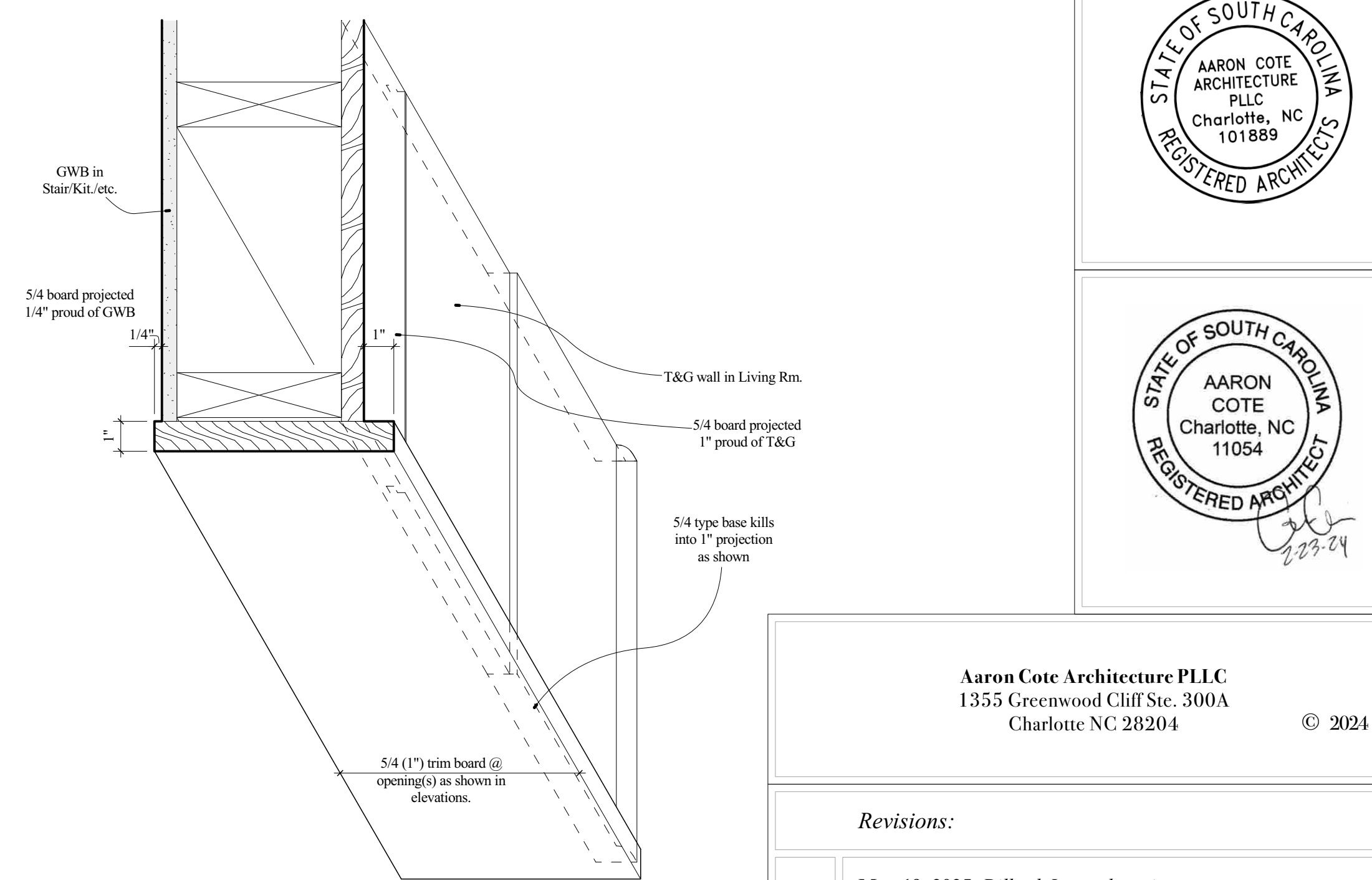
5. GALLERY / LIVING (LOOKING TOWARDS STAIR, KITCHEN)

1/2" = 1'-0"



6. DINING / KITCHEN

1/2" = 1'-0"



7. LIVING RM. TRIM DETAIL

3" = 1'-0"



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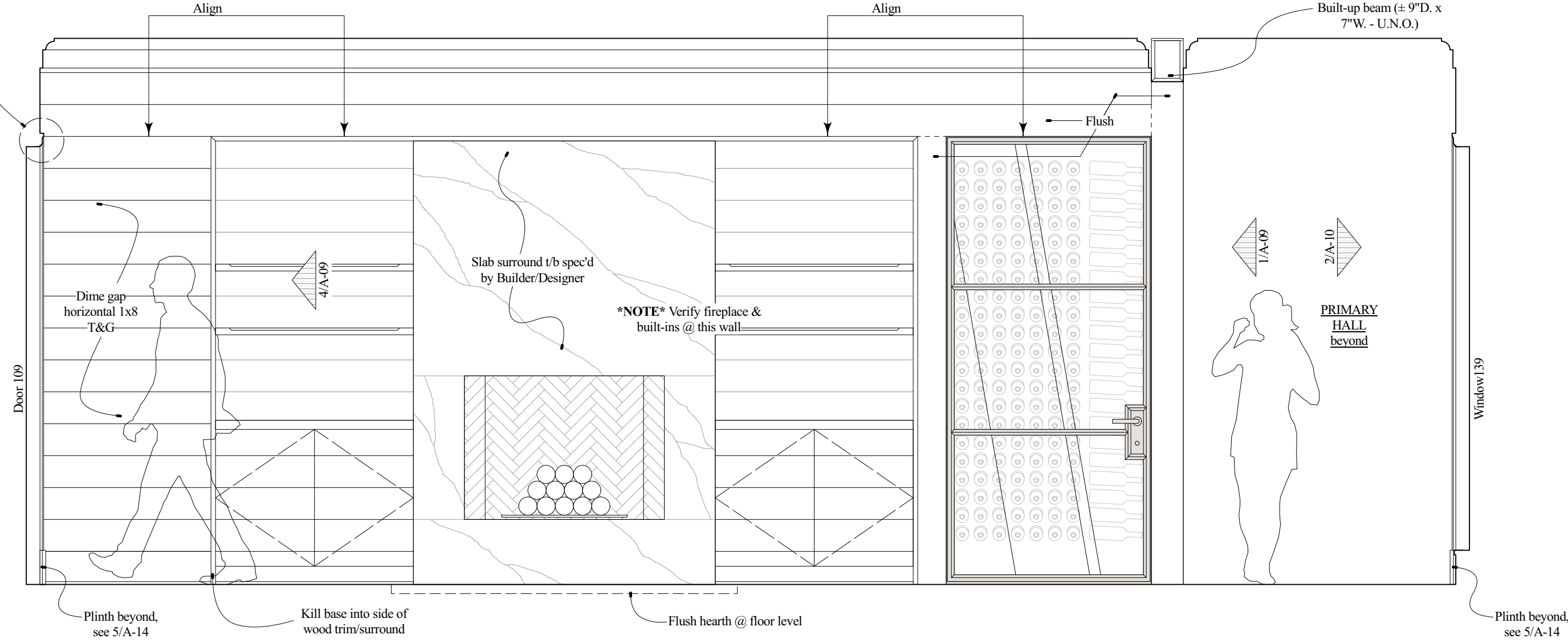
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A-09

On T&G walls in Living Rm, typical casing sits "atop" fin. wall boards. Extend door jamb depth as req'd.



1. LIVING RM. / GALLERY

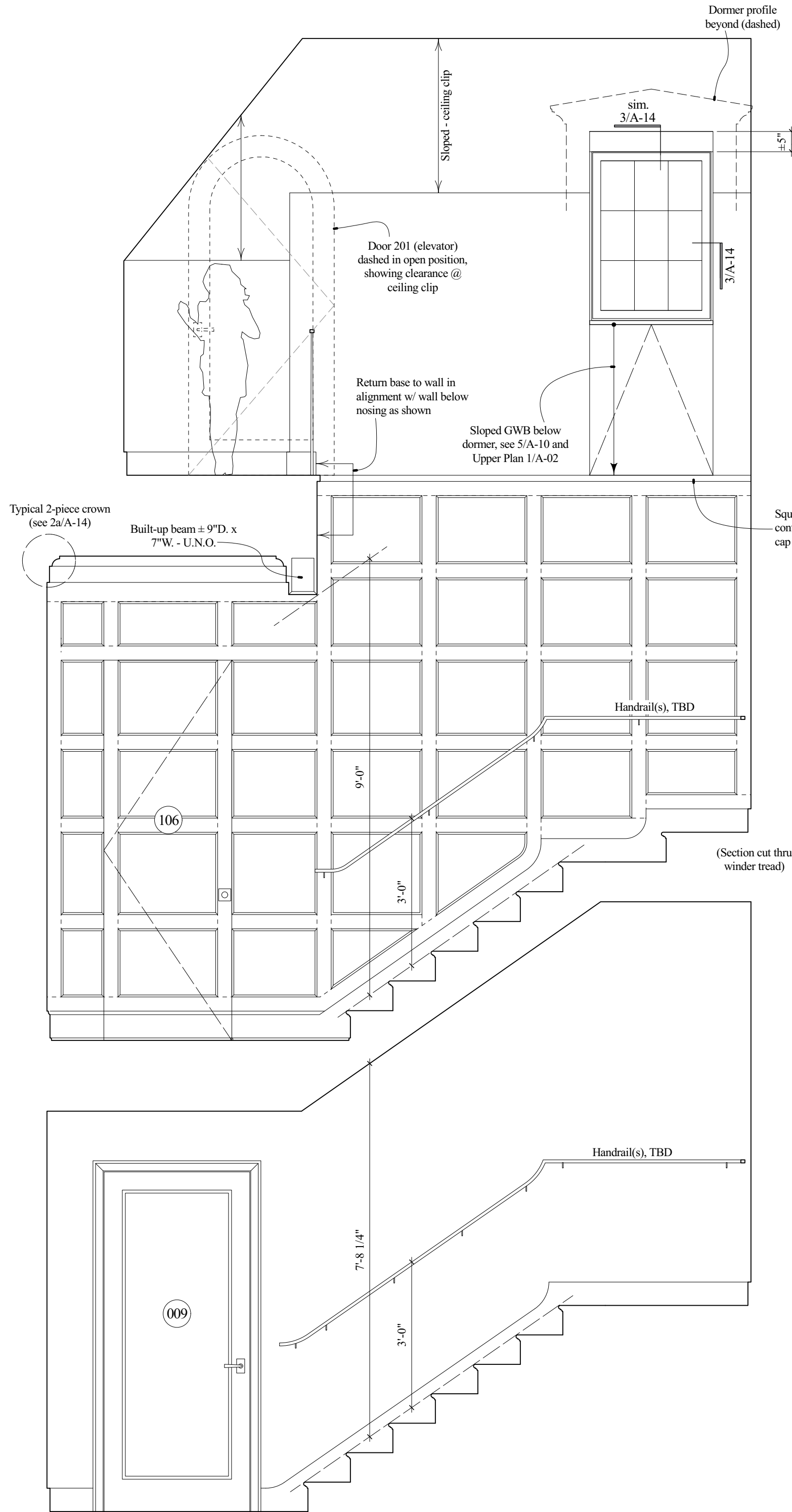
1/2" = 1'-0"

NOTE On T&G walls in Gallery, typical casing sits "atop" fin. wall boards. Extend door jamb depth as req'd.



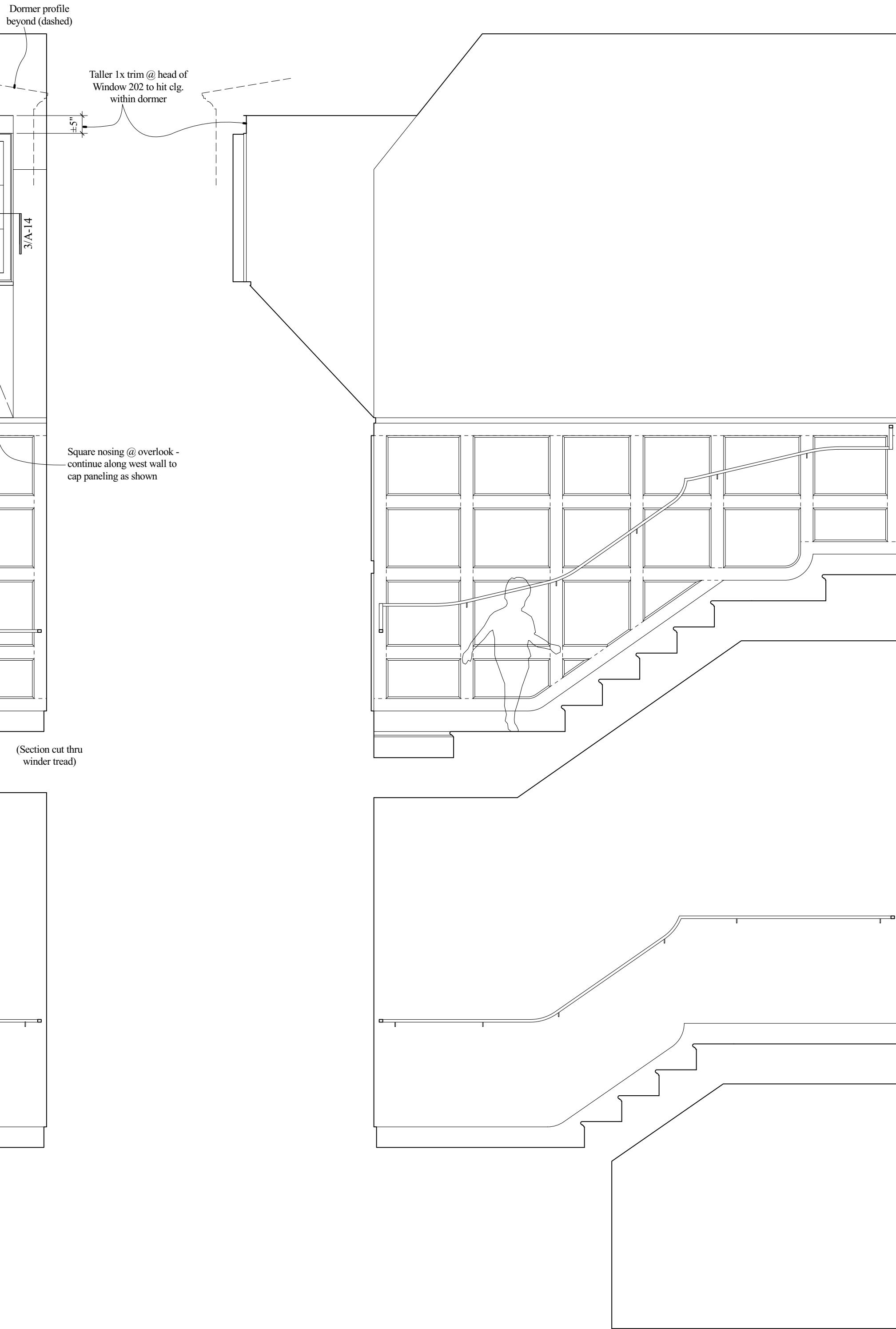
2. GALLERY

1/2" = 1'-0"



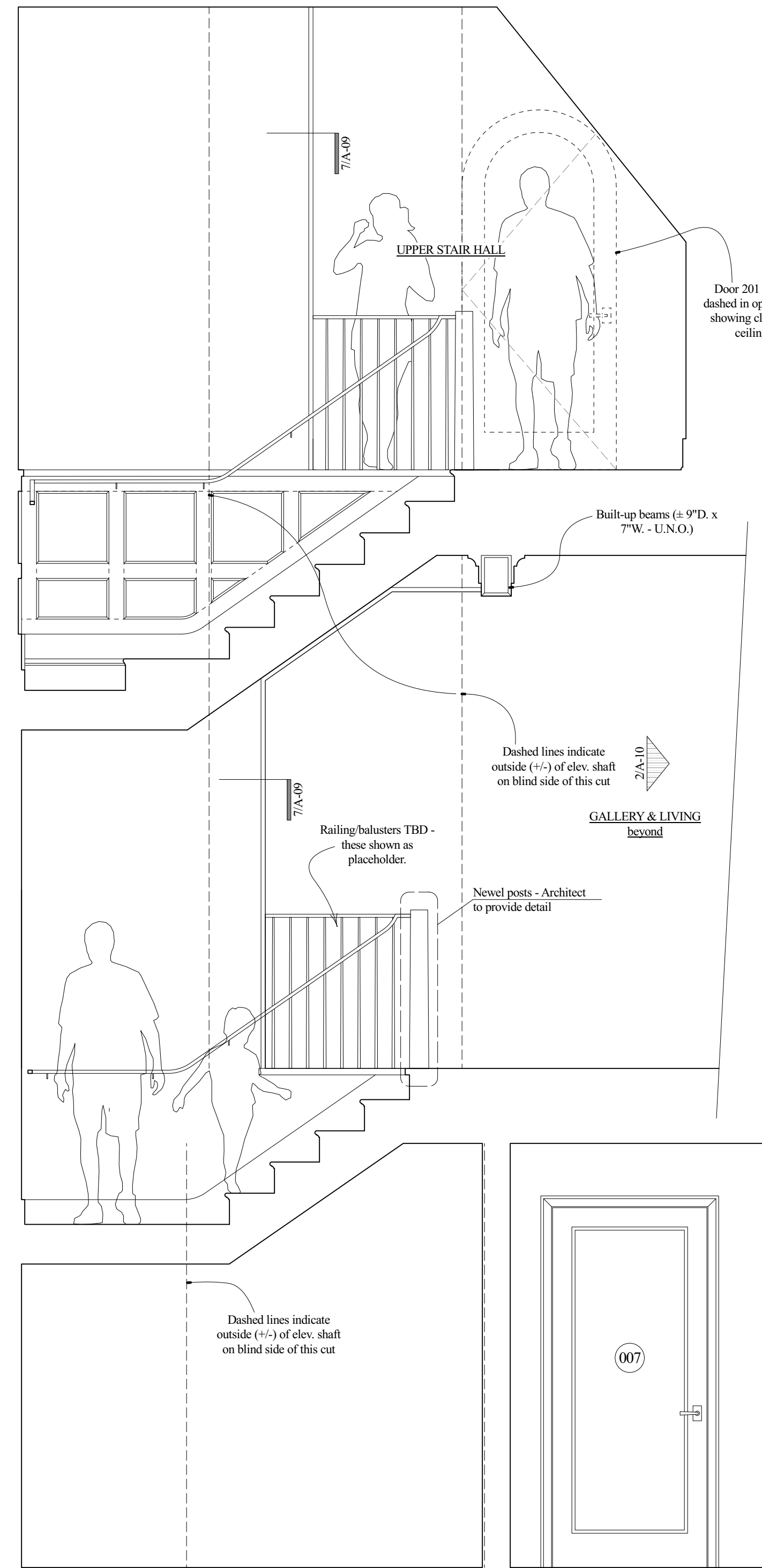
4. STAIR

1/2" = 1'-0"



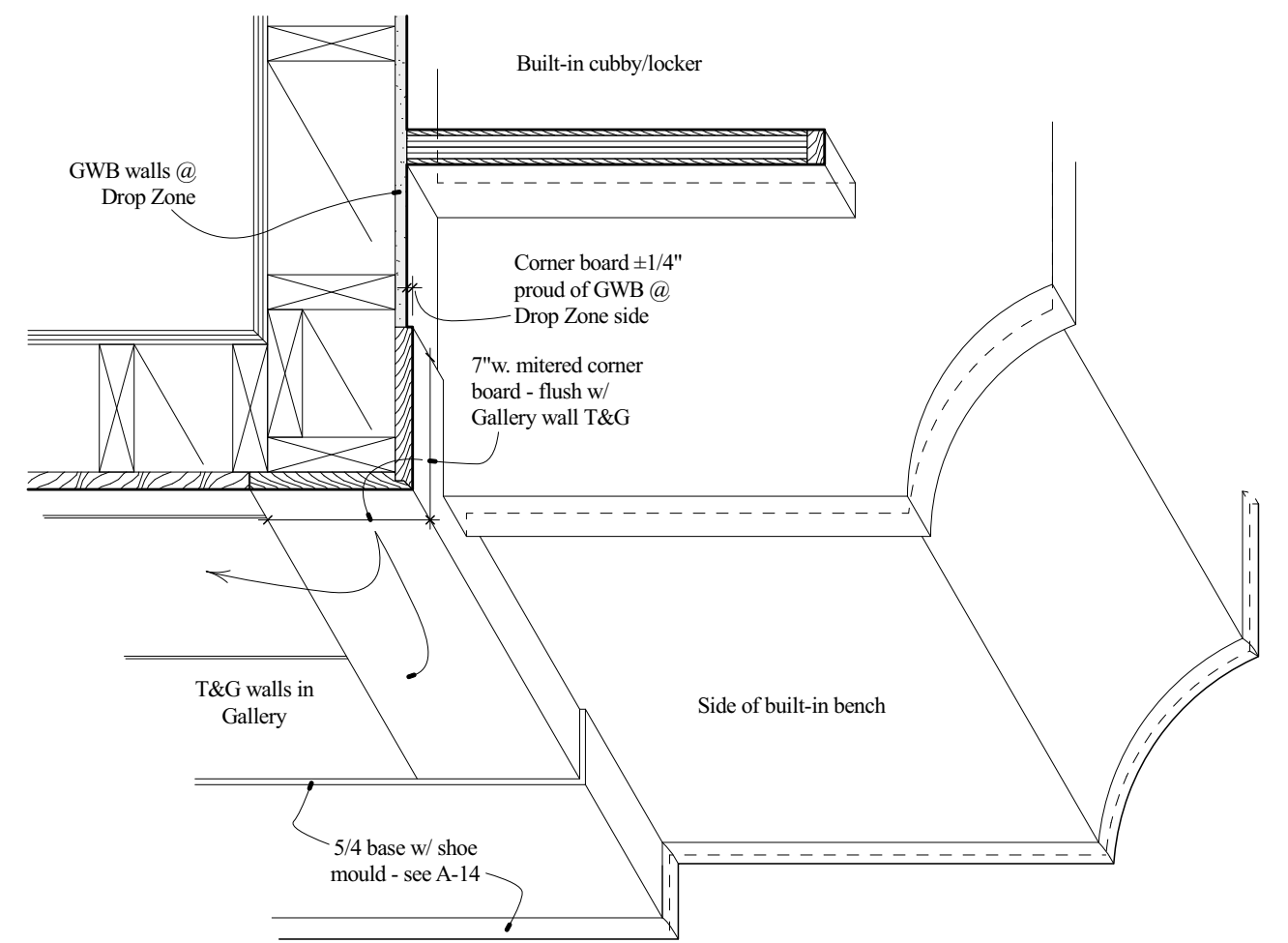
5. STAIR

1/2" = 1'-0"



6. STAIR

1/2" = 1'-0"



3. GALLERY/DROP ZONE TRIM DETAIL

1/2" = 1'-0"



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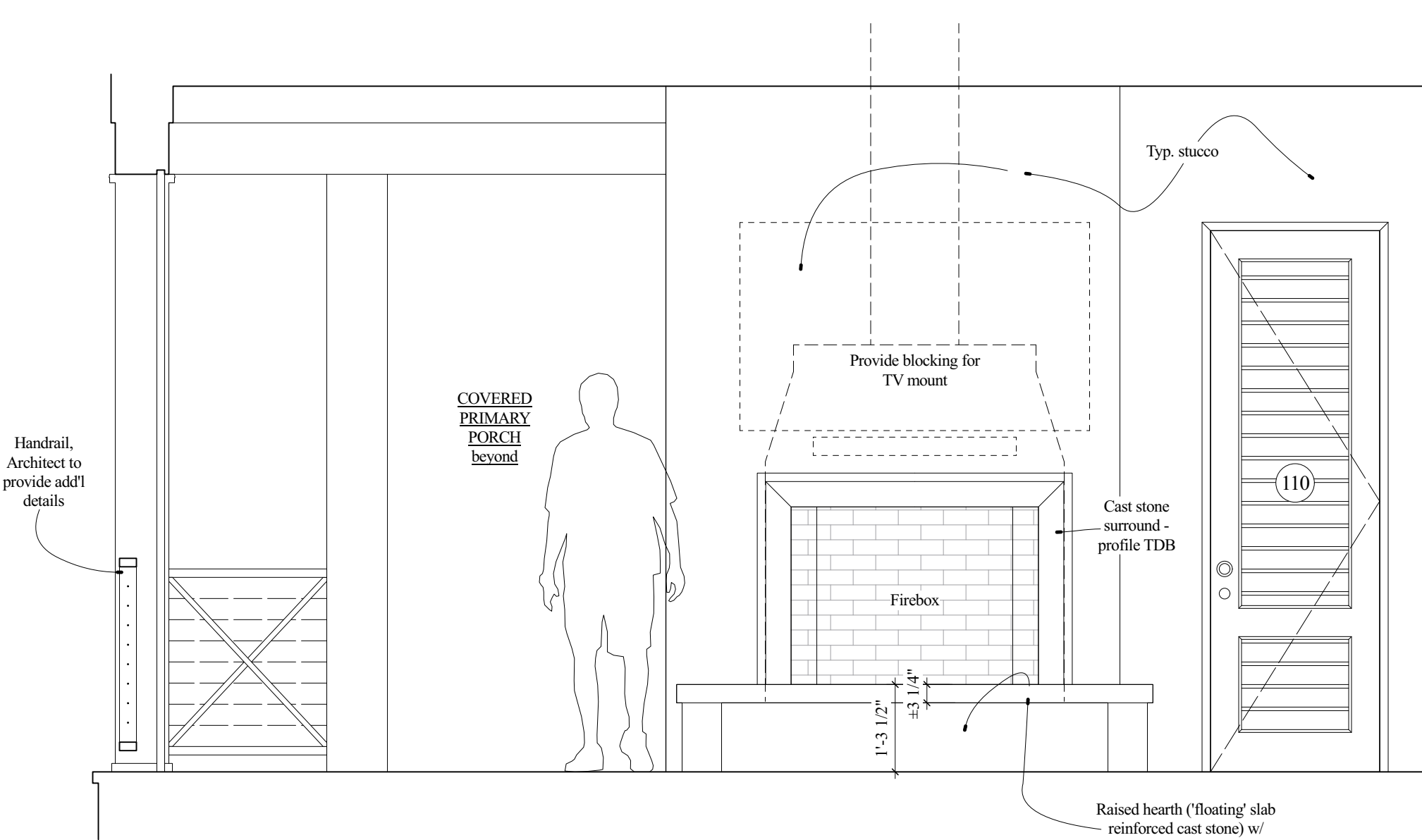
May 19, 2025 Dillard-Jones alterations

2910 JASPER BLVD.

Original issue date: Feb. 23, 2024

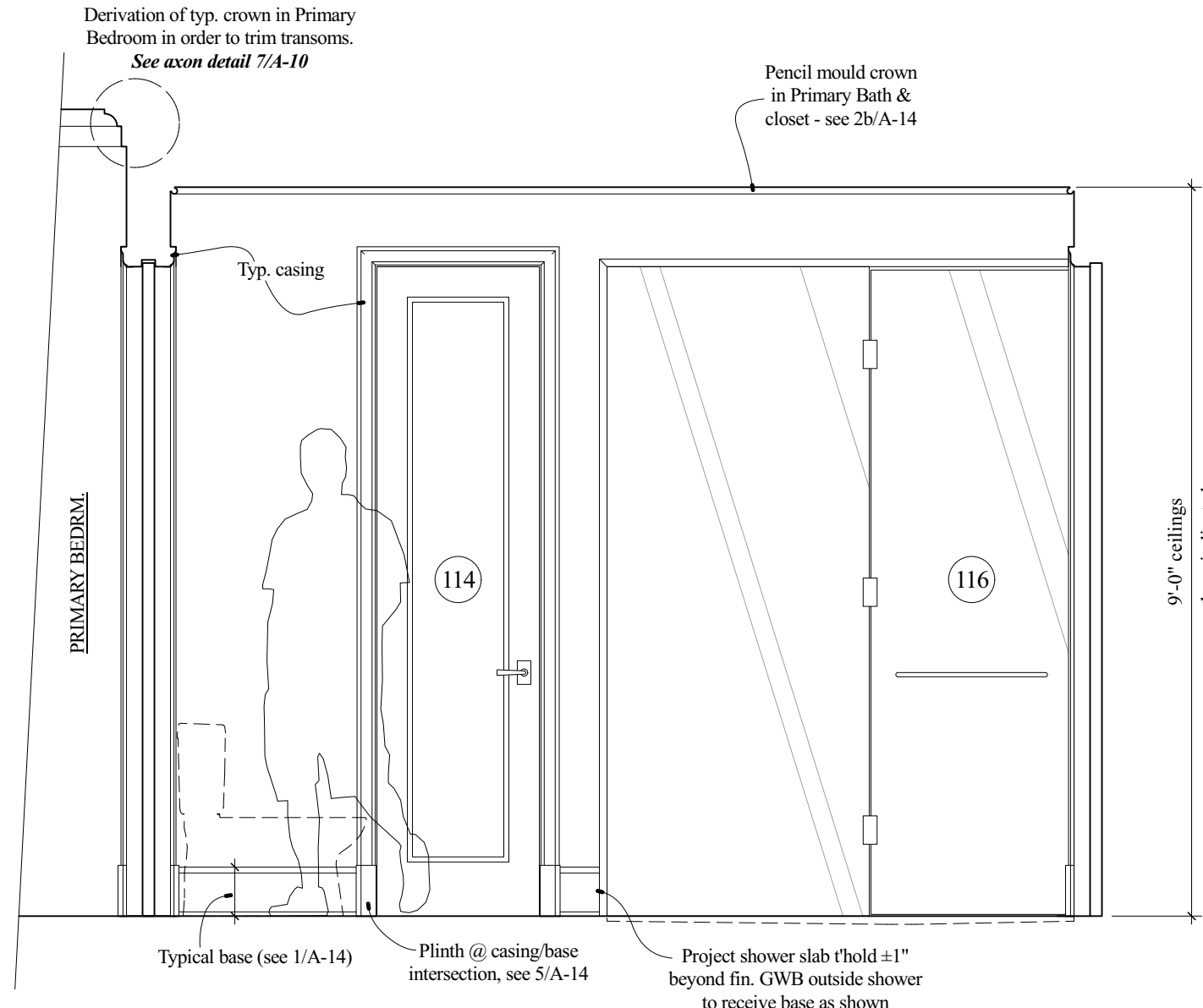
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A-10



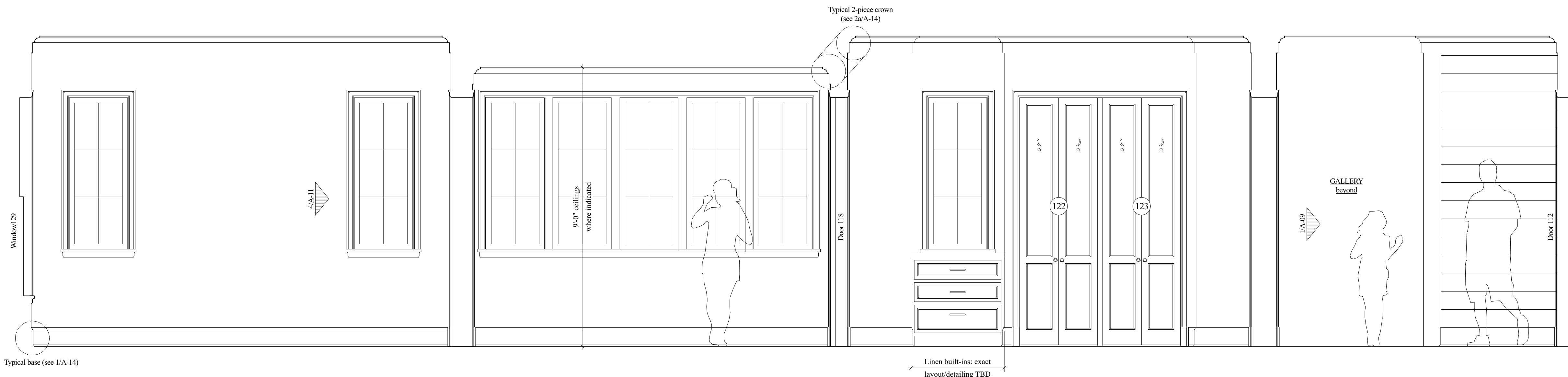
1. COVERED LIVING PORCH

1/2" = 1'-0"



2. PRIMARY BATH

1/2" = 1'-0"



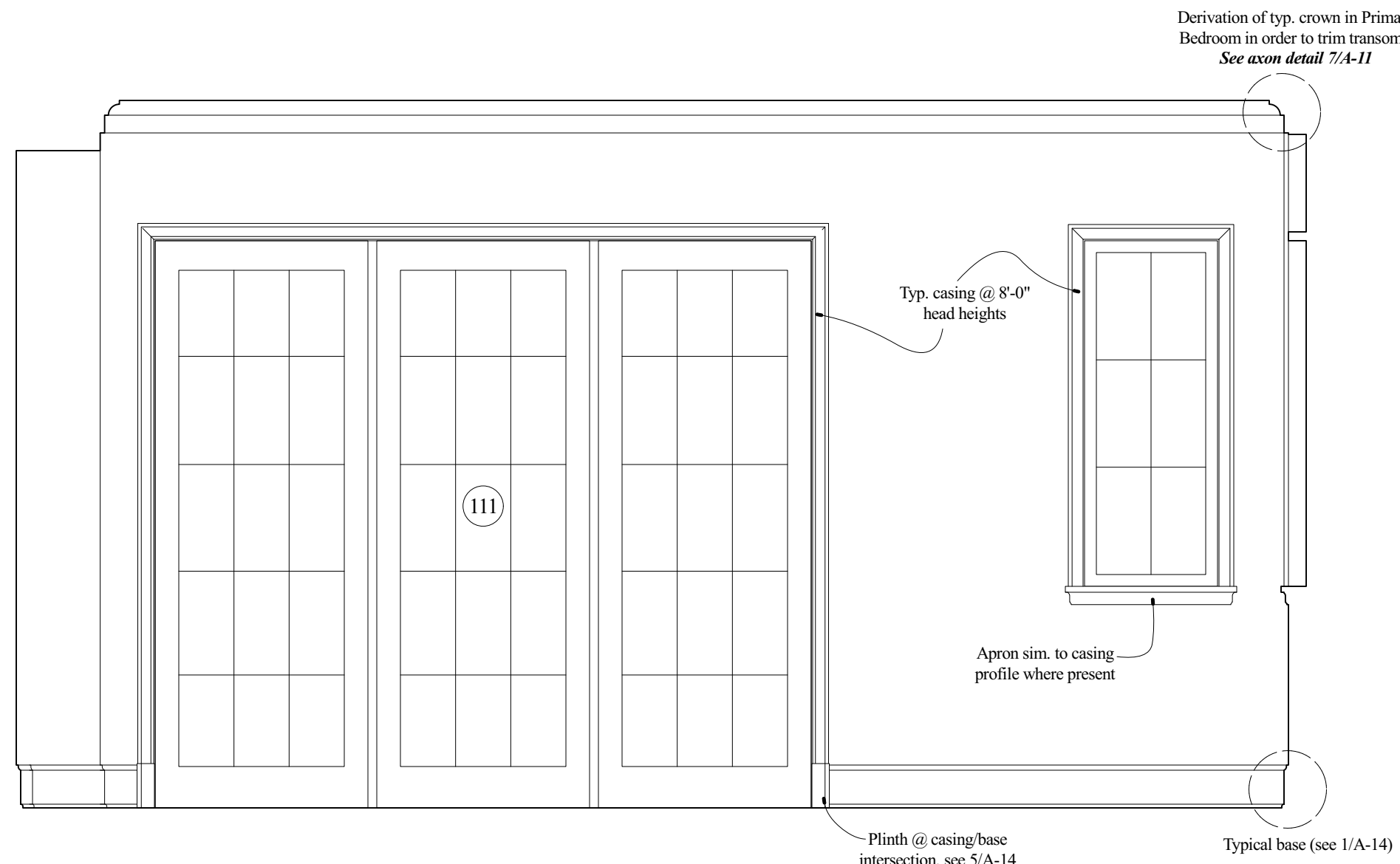
3. SUITE 2 / GUEST HALL / PRIMARY HALL

1/2" = 1'-0"



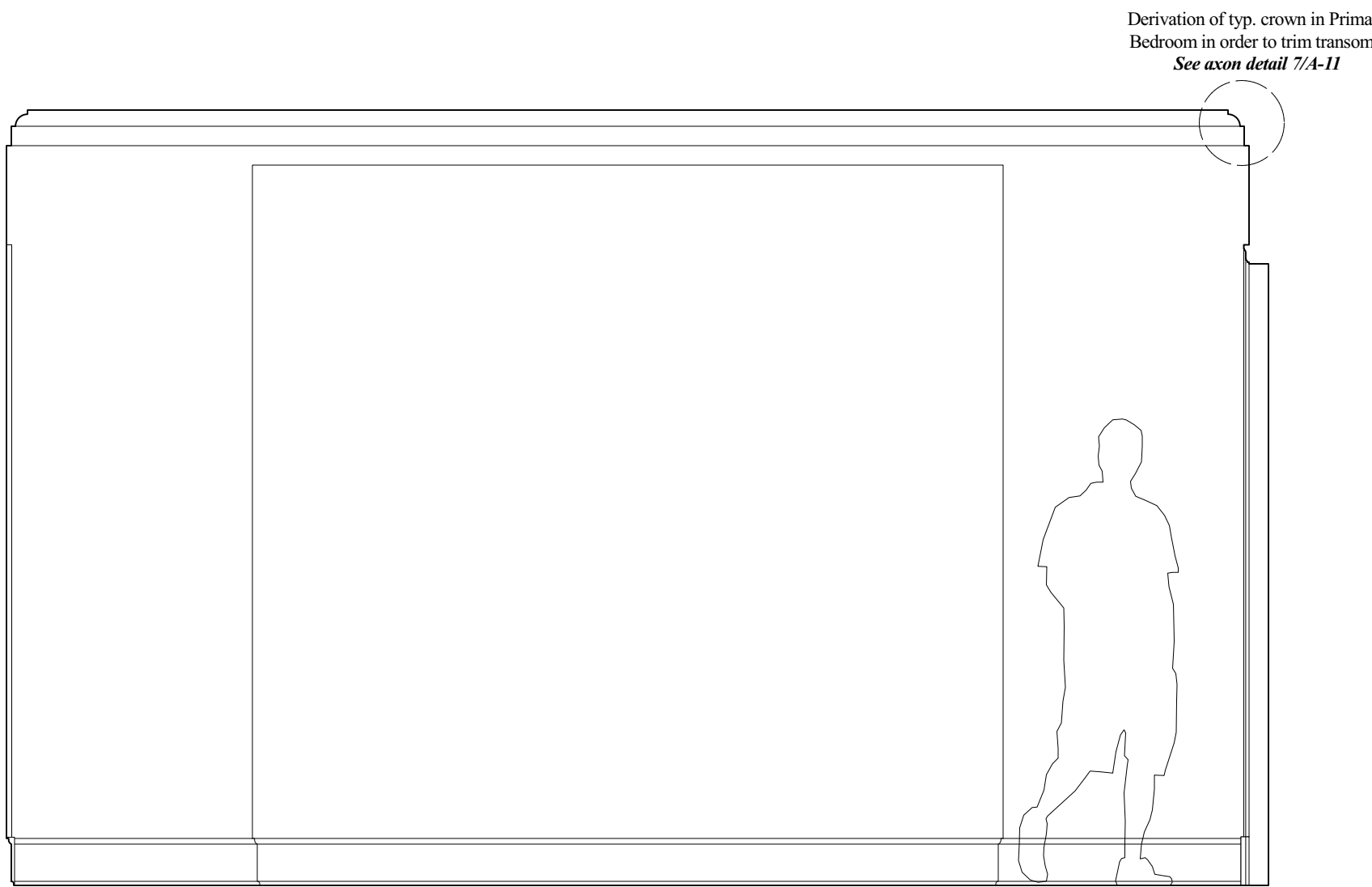
4. SUITE 2

1/2" = 1'-0"



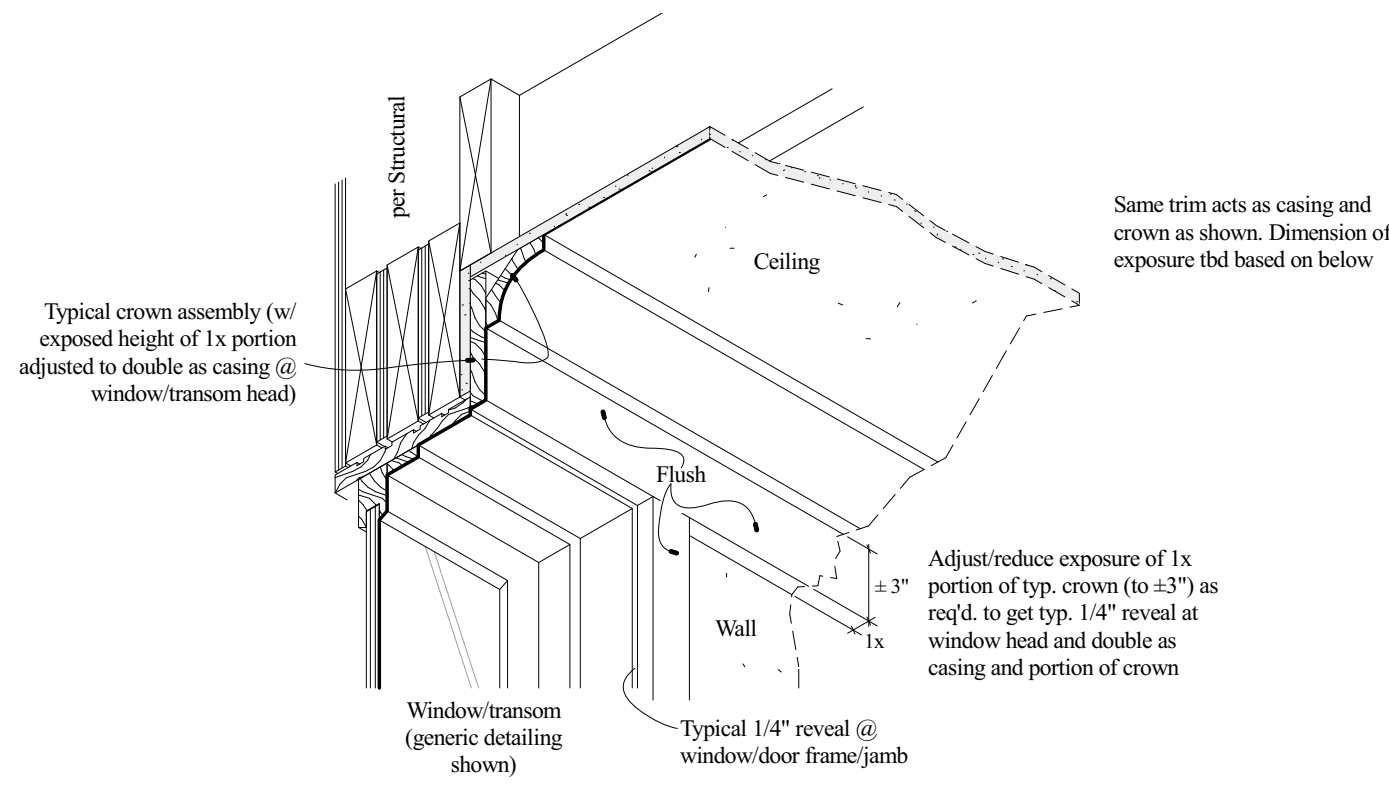
5. PRIMARY SUITE

1/2" = 1'-0"



6. PRIMARY SUITE

1/2" = 1'-0"



7. TRIM DETAIL @ TRANSOMS in PRIMARY & SUITE 2 (AXON VIEW)

1 1/2" = 1'-0"



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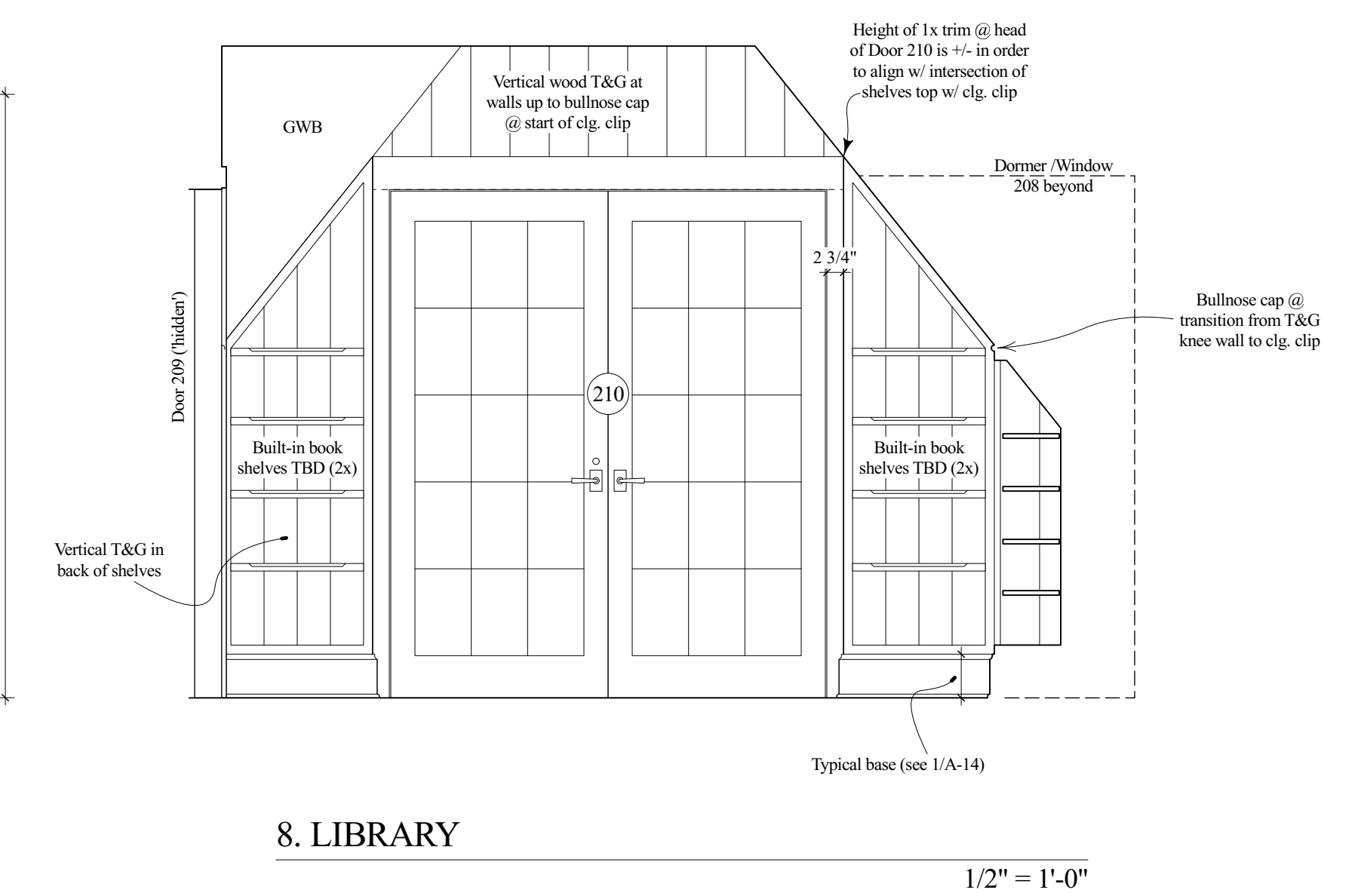
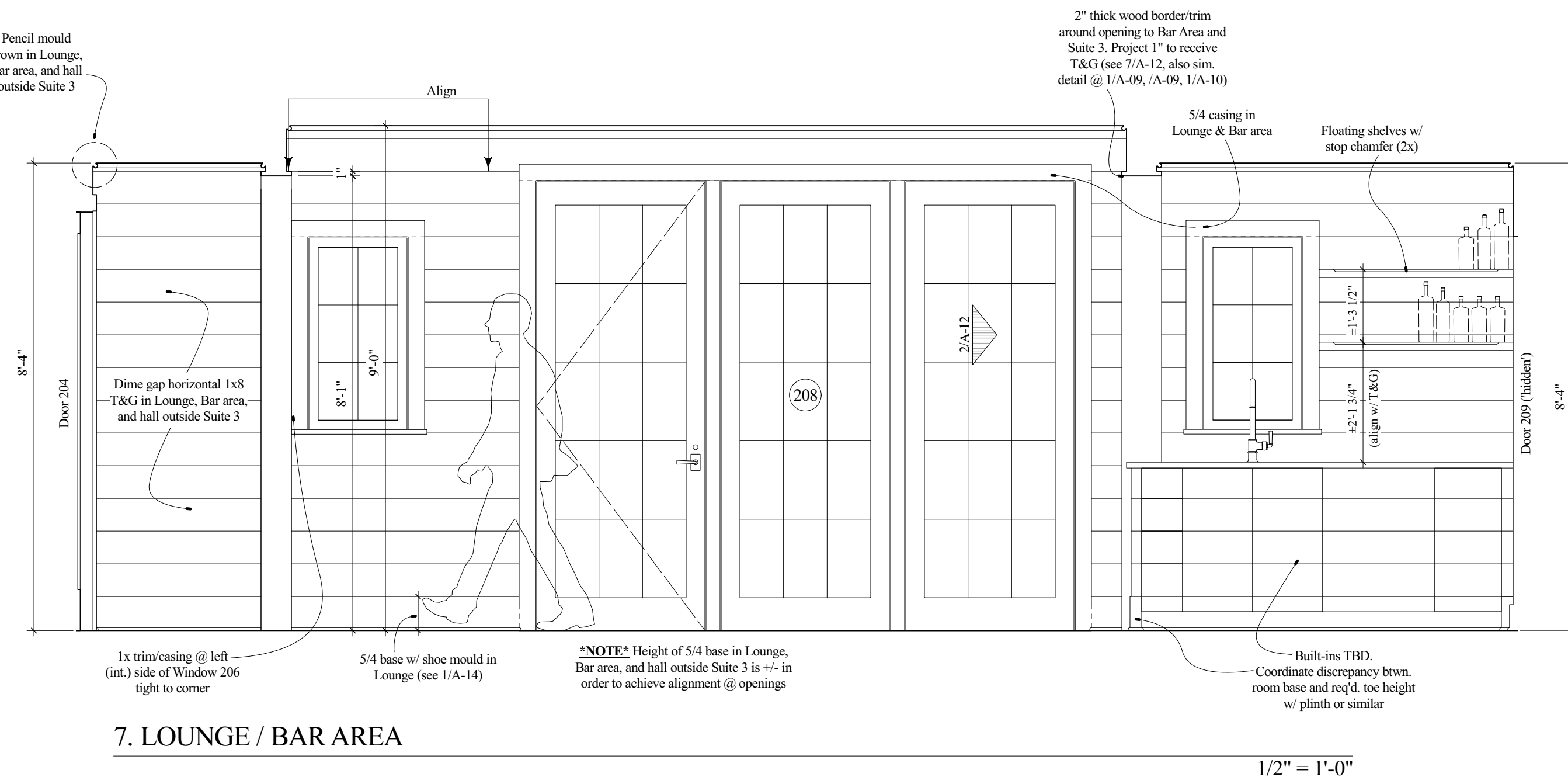
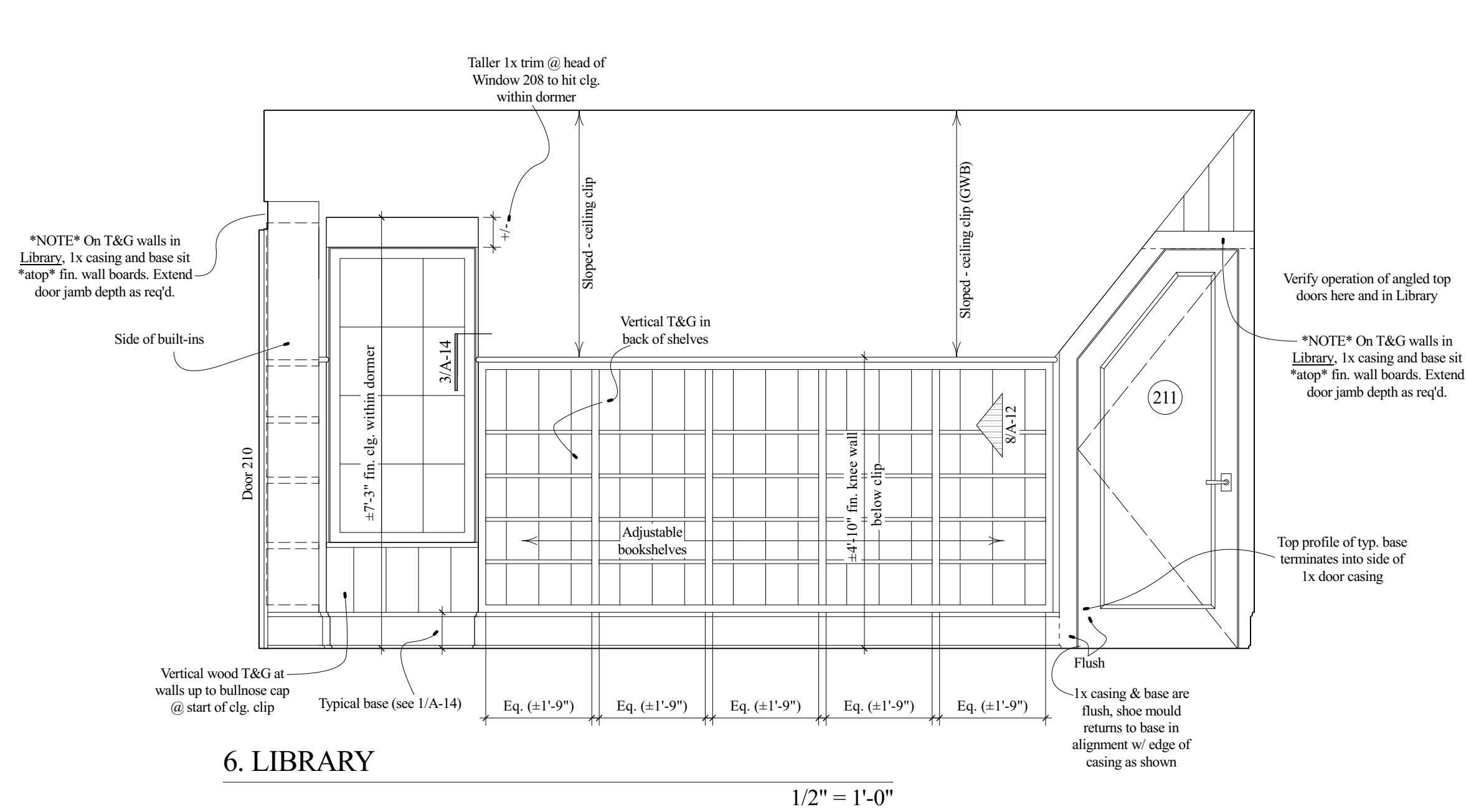
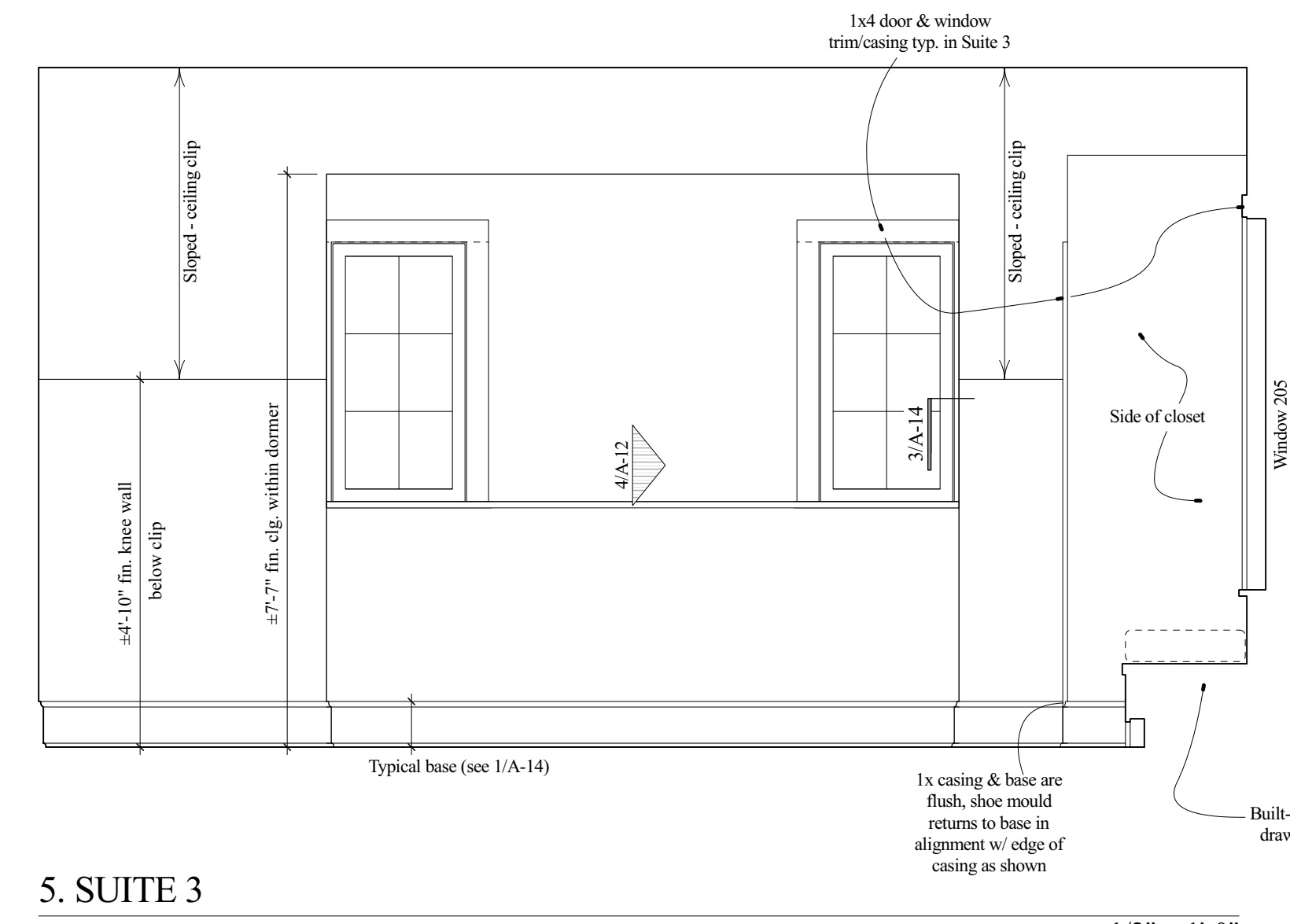
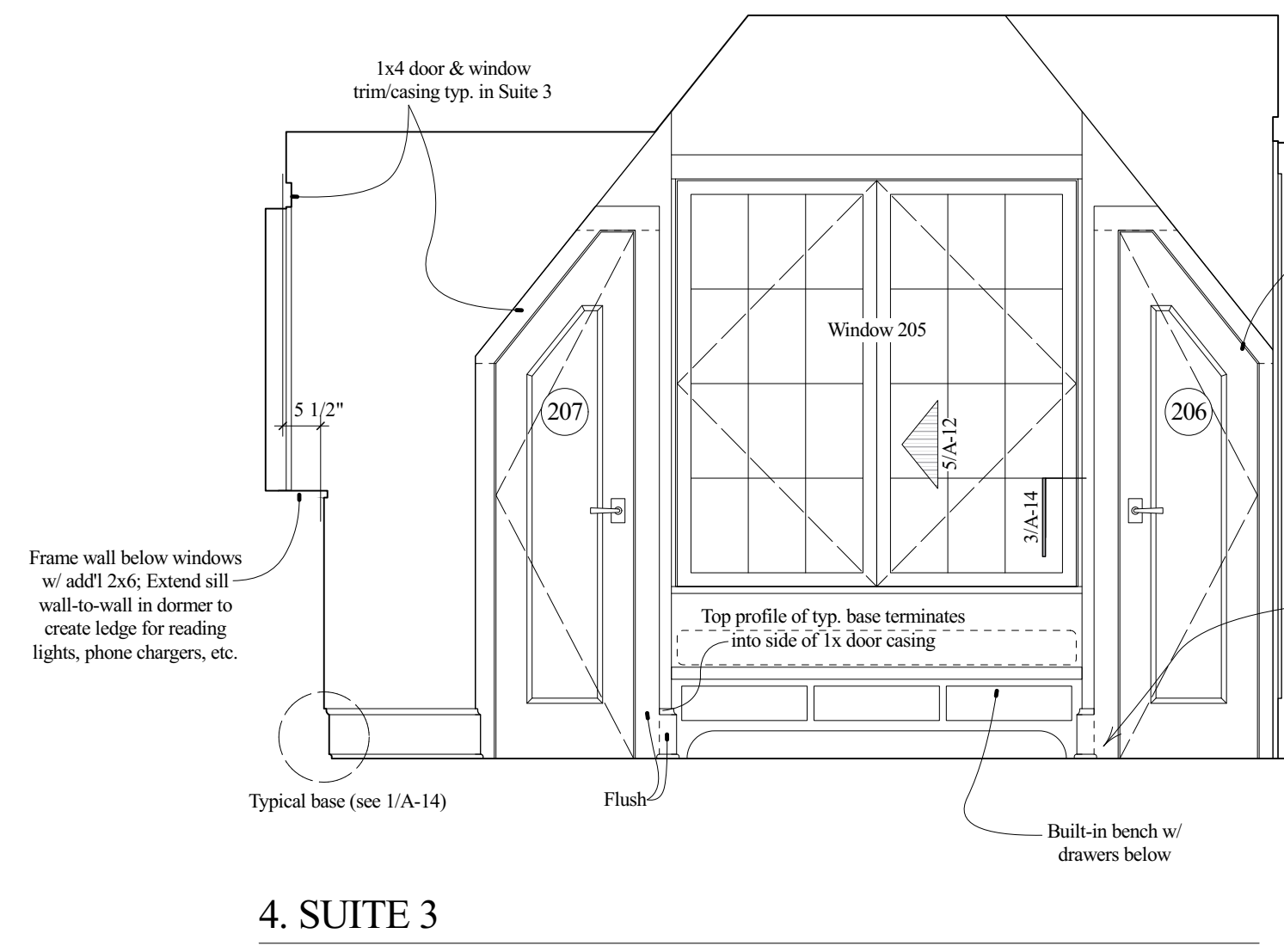
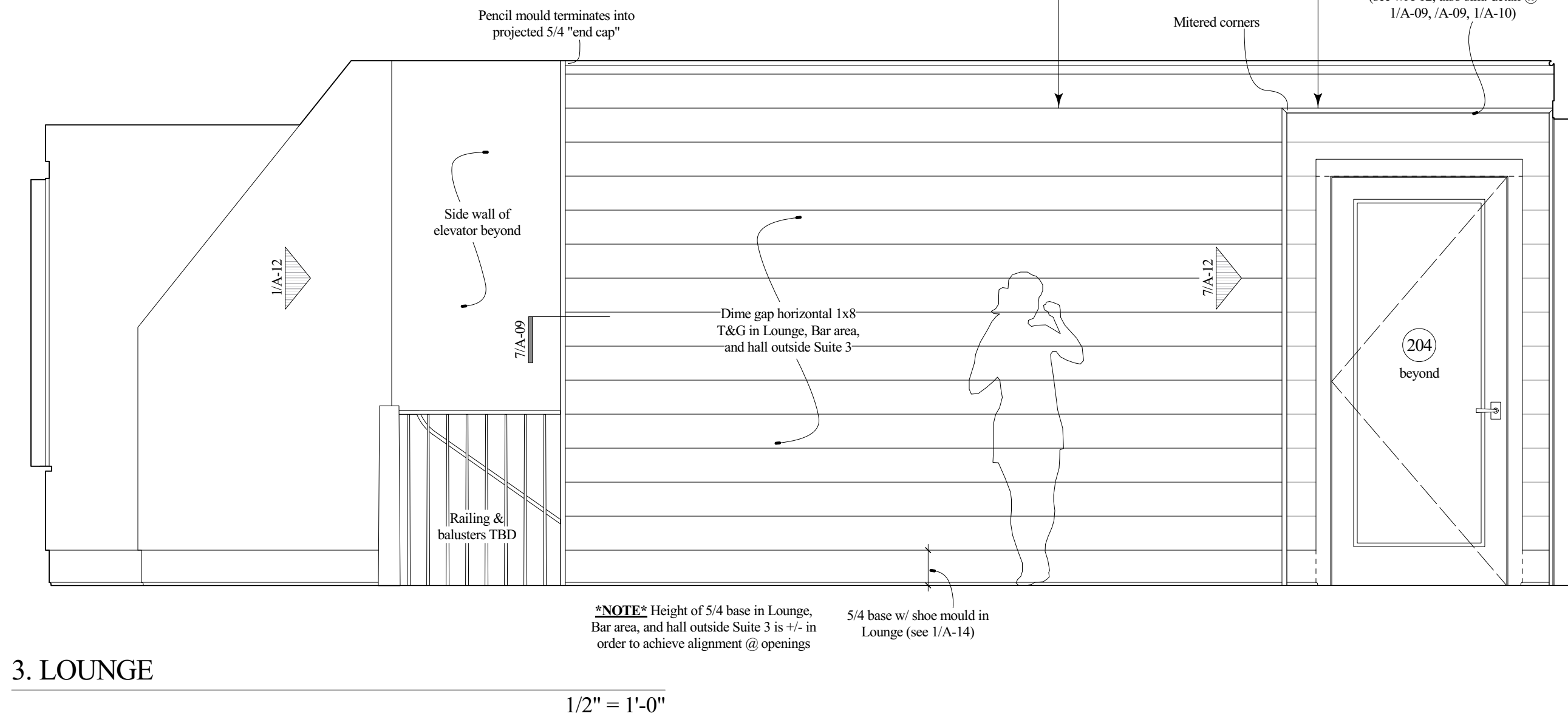
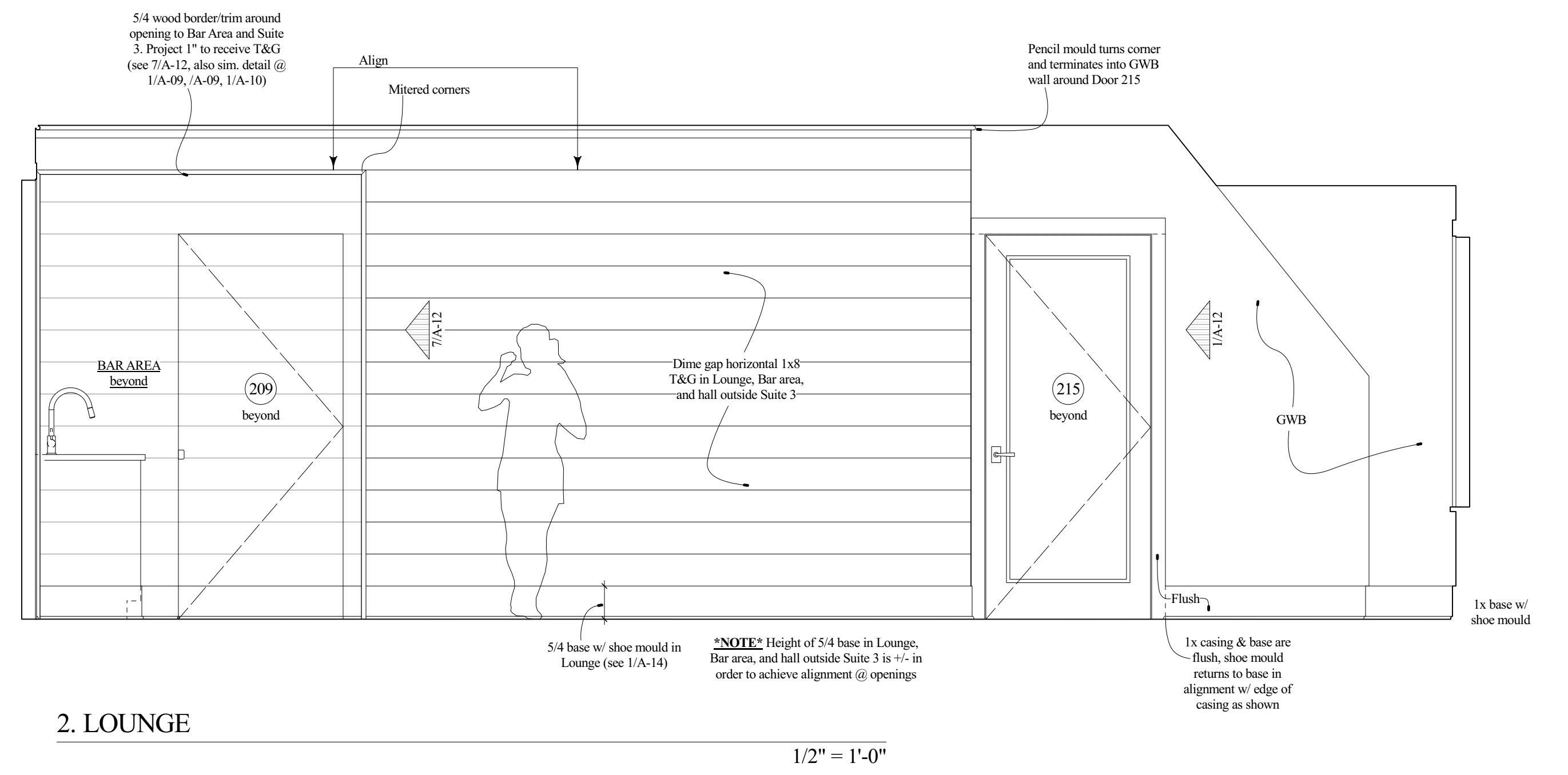
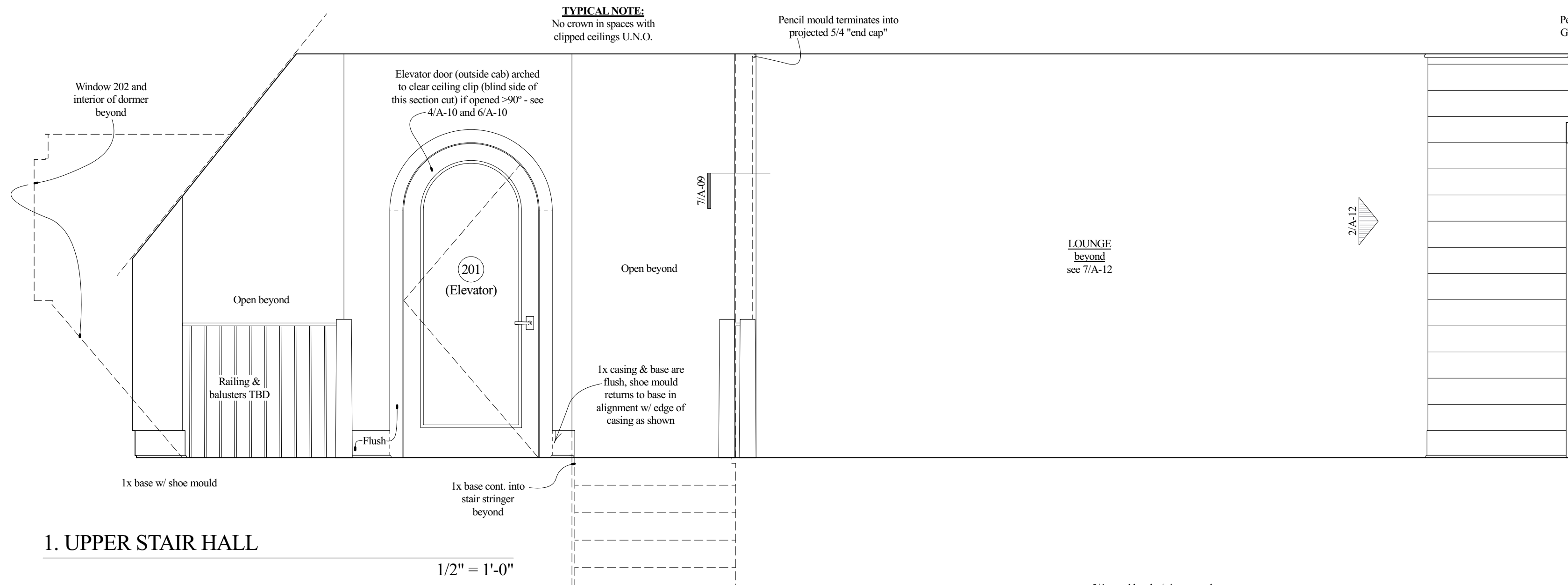
May 19, 2025 Dillard-Jones alterations

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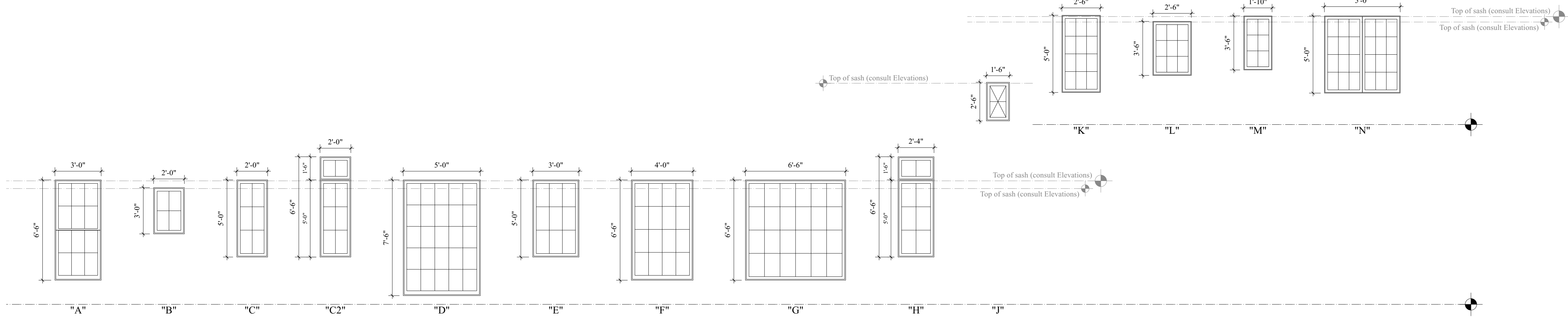
Original issue date: Feb. 23, 2024

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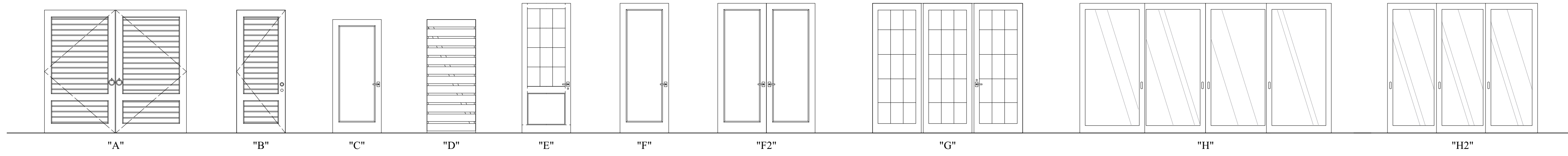


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2910 JASPER BLVD.		Sheet
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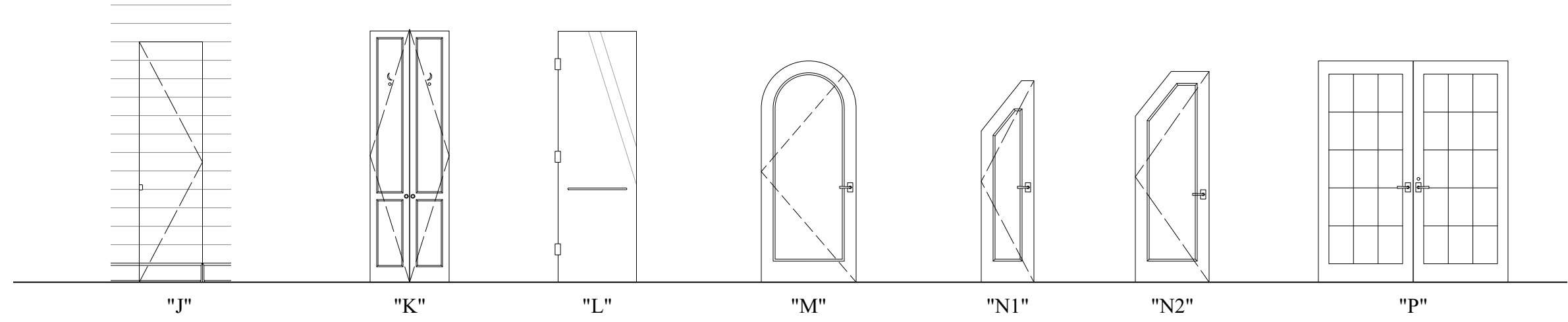
1. WINDOW TYPES

1/4" = 1'-0"



3. DOOR TYPES

1/4" = 1'-0"



DOOR NO.	TYPE	SIZE (*slab/leaf* WxH)	NOTES
001.	A	8'-8" x 7'-6" (overall)	Stained louvered wood carriage style garage doors. Verify operation. Hardware TBD
002.	B	3'-0" x 7'-6"	Stained louvered wood man door. Architect to provide detail. Hardware TBD
003.	B	3'-0" x 7'-6"	See Type B notes @ Door 002
004.	A	8'-8" x 7'-6" (overall)	See Type A notes @ Door 001
005.	B	3'-0" x 7'-6"	See Type B notes @ Door 002
006.	C	3'-0" x 7'-0"	30 minute fire-rated exterior door. Panel interior side to match typ. interior doors. Weatherstrip.
007.	C	3'-0" x 7'-0"	30 minute fire-rated exterior door. Panel interior side to match typ. interior doors. Weatherstrip.
008.	C	3'-0" x 7'-0"	Typ. fiberglass interior door in compliance w/ flood Code. Match typ. int. door paneling. Coordinate dims. w/ elevator details
009.	C	3'-0" x 7'-0"	30 minute fire-rated exterior door. Panel interior side to match typ. interior doors. Weatherstrip.
010.	A	8'-8" x 7'-6"	Fiberglass exterior door.
011.	C	3'-0" x ±7'-6" *	Fiberglass exterior door. *Coordinate height w/ location of stair soffit beyond
012.	---	Not Used	---
013.	B	4'-2" x 7'-6"	See Type B notes @ Door 002
014.	B	2'-6" x 7'-6"	See Type B notes @ Door 002
015.	D	3'-6" x 7'-0"	Gapped 5/4 boards on door frame w/ diagonal bracing on blind side as req'd. Align/match gapped boards in foundation wall
016.	D	2'-6" x 7'-0"	See Type D notes @ Door 015
017.	D	3'-6" x 7'-0"	See Type D notes @ Door 015
018.	A	8'-8" x 7'-6" (overall)	See Type A notes @ Door 001
019.	B	3'-0" x 7'-6"	See Type B notes @ Door 002
101.	E	3'-0" x ±7'-10"	Clad wood & glass exterior door. Weatherstrip
102.	F	3'-0" x ±8'-0" *	Typical interior door. Designer to confirm panel details/layout and hardware. 1 leaf. *Coordinate dimensions with elevator details
103.	F	2'-6" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
104.	F	3'-0" x 8'-0"	Typ. interior door (see notes @ Door 102) 1 leaf. Pocketing
105.	F	2'-8" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
106.	Custom	±3'-0" x 8'-0	Interior door paneled on Gallery side to be 'Hidden' - see interior elevation. 1 leaf.
107.	F2 sim.	4'-0" x 8'-0"	Custom milled interior door(s). Designer to confirm material treatment/detailing and hardware. 2 leaf. Pocketing
108.	H2	9'-3" x 8'-0" (overall)	3-panel wood & glass exterior door(s). Sliding/stacking operation as indicated on Plans. W/strip
109.	H	15'-6" x 8'-0" (overall)	4-panel wood & glass exterior door(s). Sliding/stacking operation as indicated on Plans. W/strip
110.	B	2'-6" x 8'-0"	See Type B notes @ Door 002
111.	G	9'-3" x 8'-0" (overall)	See Type G notes @ Door 108
112.	F	3'-0" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
113.	F2	2'-8" x 8'-0"	Pair typical interior door(s). (See notes @ Door 102) 2 leaf. Pocketing
114.	F	2'-0" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
115.	---	Not Used	---
116.	L	2'-6" x 8'-0"	Frosted glass shower door. Tempered and double-acting as per Code. Hardware TBD
117.	F	2'-8" x 8'-0"	Typ. interior door (see notes @ Door 102), 1 leaf. Pocketing
118.	F	3'-0" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
119.	F	2'-6" x 8'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
120.	L	2'-6" x 8'-0"	See Type L notes @ Door 116
121.	F2	4'-0" x 8'-0"	Pair typical interior door(s). (See notes @ Door 102) 2 leaf. French/outswing
122.	K	2'-6" x 8'-0"	Custom milled wood doors w/ decorative ventilation cutout. Architect to provide detail
123.	K	2'-6" x 8'-0"	See Type K notes above @ Door 122
201.	M	3'-0" x ±7'-0"	Arched-top typ. interior door See Type F notes @ Door 102 1 leaf. Coordinate height to clear ceiling clip opposite when opened 90°. Coordinate with elevator details beyond. 1 leaf
202.	F sim.	3'-0" x 3'-6" min.	Attic access detailed to match typical interior doors. 1 leaf. Weatherstrip
203.	J	1'-10" x ±7'-0" *	See Type J notes @ Door 115 above
204.	F	3'-0" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
205.	F	2'-8" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf. Pocketing
206.	N1	1'-8" x 6'-4"	Custom milled interior door (match typ. Type F details) with taper cut @ top corner to fit in ceiling clip. See Interior Elevations. Fabricate & spec hardware to avoid binding. 1 leaf.
207.	N1	1'-8" x 6'-4"	See Type N1 notes @ Door 206 above
208.	G	9'-6" x 8'-0"	3-panel wood & glass exterior door(s). (1) active panel as indicated on Plans. Weatherstrip
209.	J	3'-0" x ±7'-0" *	See Type J notes @ Door 115
210.	P	6'-0" x 7'-0" (overall)	2-panel wood & glass exterior door(s). French operation as indicated on Plans. Weatherstrip
211.	N2	2'-4" x 6'-8"	See Type N1 notes @ Door 206
212.	F	2'-8" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf. Pocketing
213.	L	2'-0" x ±7'-0"	See Type L notes @ Door 116
214.	F	2'-8" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
215.	F	3'-0" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf.
216.	F	2'-6" x 7'-0"	Typ. interior door See Type F notes @ Door 102 1 leaf. Pocketing
217.	F sim.	2'-6" x 7'-0"	Attic access detailed to match typical interior doors. 1 leaf. Weatherstrip
218.	F2	3'-4" x 7'-0"	Pair typical interior door(s). (See notes @ Door 102) 2 leaf. French/outswing

4. DOOR SCHEDULE

WINDOW NO.	TYPE	NOTES
101.	D	-
102.	C	-
103.	C	Coordinate interior sill with built-in desk top
104.	A	-
105.	C	Coordinate interior sill with built-in counter top
106.	B	Note head height
107.	C	Coordinate interior sill with built-in counter top
108.	E	Coordinate interior sill with built-in counter top
109.	C	Coordinate interior sill with built-in counter top
110.	A	Muntins grille & meeting rail to align between windows 110 - 114 in Dining
111.	F	Muntins grille to align between windows 110 - 114 in Dining
112.	A	Muntins/grille & meeting rail to align between windows 110 - 114 in Dining
113.	G	Muntins/grille to align between windows 110 - 114 in Dining
114.	A	Muntins grille & meeting rail to align Muntins to align between windows 110 - 114 in Dining
115.	C	Align DLO & muntins/grille with lower sash of windows 116 & 117 adjacent
116.	H	Align DLO & muntins/grille of lower sash with window 115 adjacent
117.	H	Align DLO & muntins/grille of lower sash with window 115 adjacent
118.	C	Align DLO & muntins/grille with lower sash of windows 116 & 117 adjacent
119.	B	-
120.	C	Coordinate wood species/detailing for interior 'wet' space
121.	C	-
122.	B	Windows 122-126 planned for single stud framing between individual frames - Manufacturer and/or Contractor advise if preferable alternative (mull directly, etc.)
123.	B	See note @ Window 122
124.	B	See note @ Window 122
125.	B	See note @ Window 122
126.	B	See note @ Window 122
127.	C2	-
128.	C2	-
129.	A	-
130.	none	Not used
131.	C	Operable for Egress - see Elevations. *Note: Verify Egress compatibility w/ Manuf. details
132.	C	-
133.	C	Windows 133-137 planned for single stud framing between individual frames - Manufacturer and/or Contractor advise if preferable alternative (mull directly, etc.)
134.	C	See note @ Window 133
135.	C	See note @ Window 133
136.	C	See note @ Window 133
137.	C	See note @ Window 133
138.	C	Coordinate interior sill with built-in counter top
139.	D	-
201.	K	Typical note: Architect to provide details for interior trim where Upper level windows have limited space inside dormer
202.	L	'Floating' dormer in double-height volume - see drawings
203.	M	-
204.	M	-
205.	N	Operable (for Egress) french casement window - see Elevations
206.	M	Note head height
207.	M	Note head height
208.	K	-
209.	K	Operable for Egress - see Elevations
210.	L	In Unfinished space
211.	K	In Unfinished space
212.	none	Not used
213.	none	Not used
214.	none	Not used
215.	K	-
216.	K	-

2. WINDOW SCHEDULE



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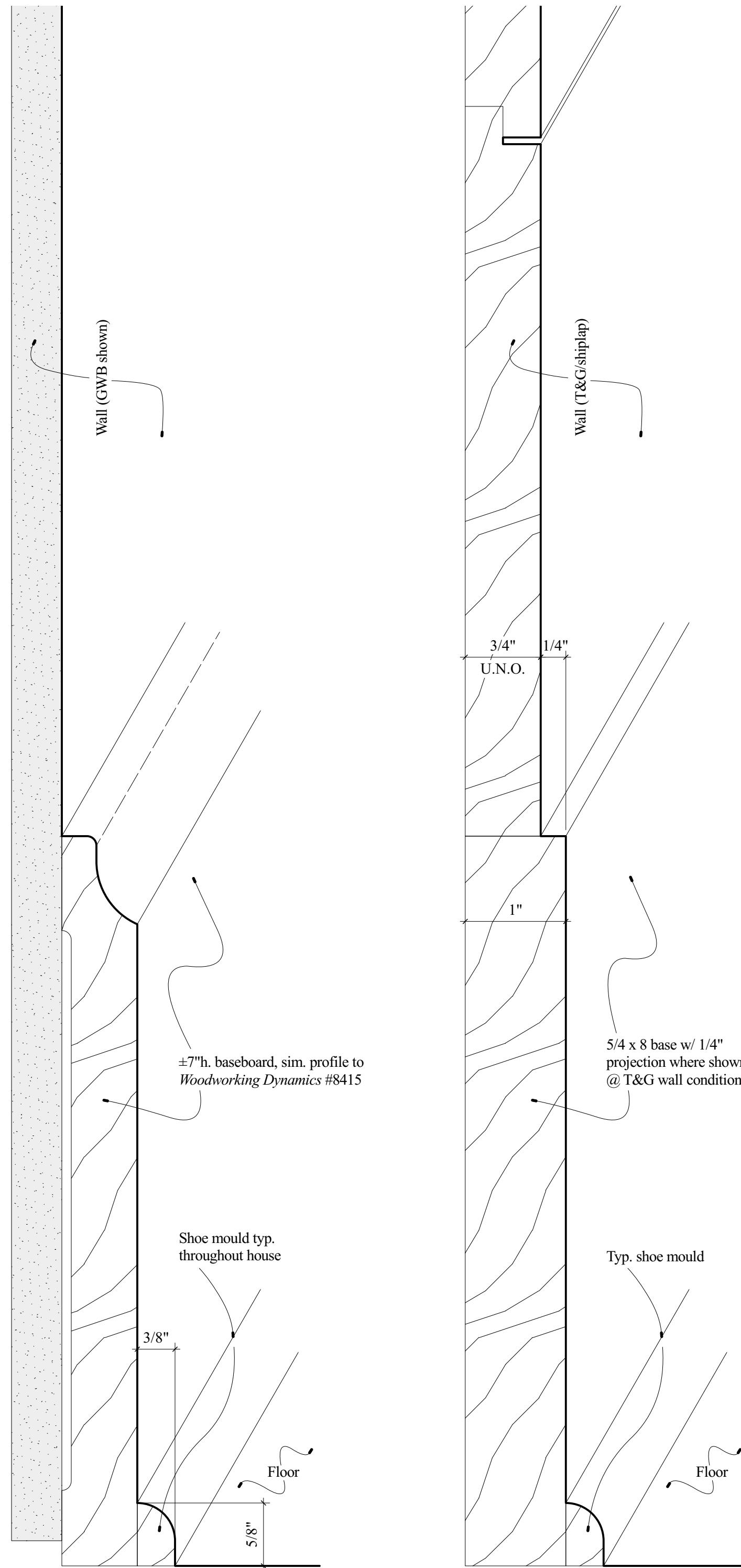
May 19, 2025 Dillard-Jones alterations

2910 JASPER BLVD.

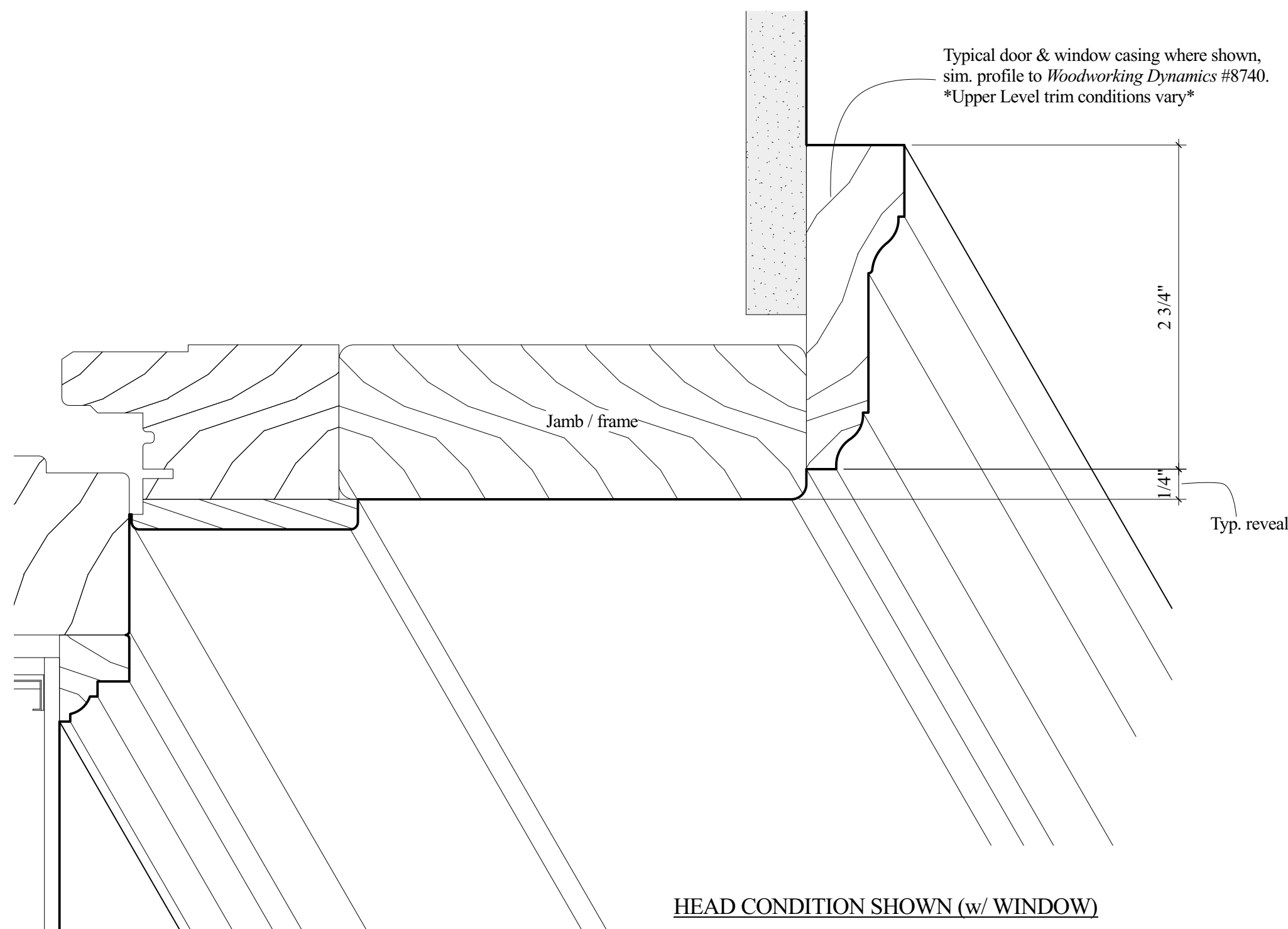
Original issue date: Feb. 23, 2024

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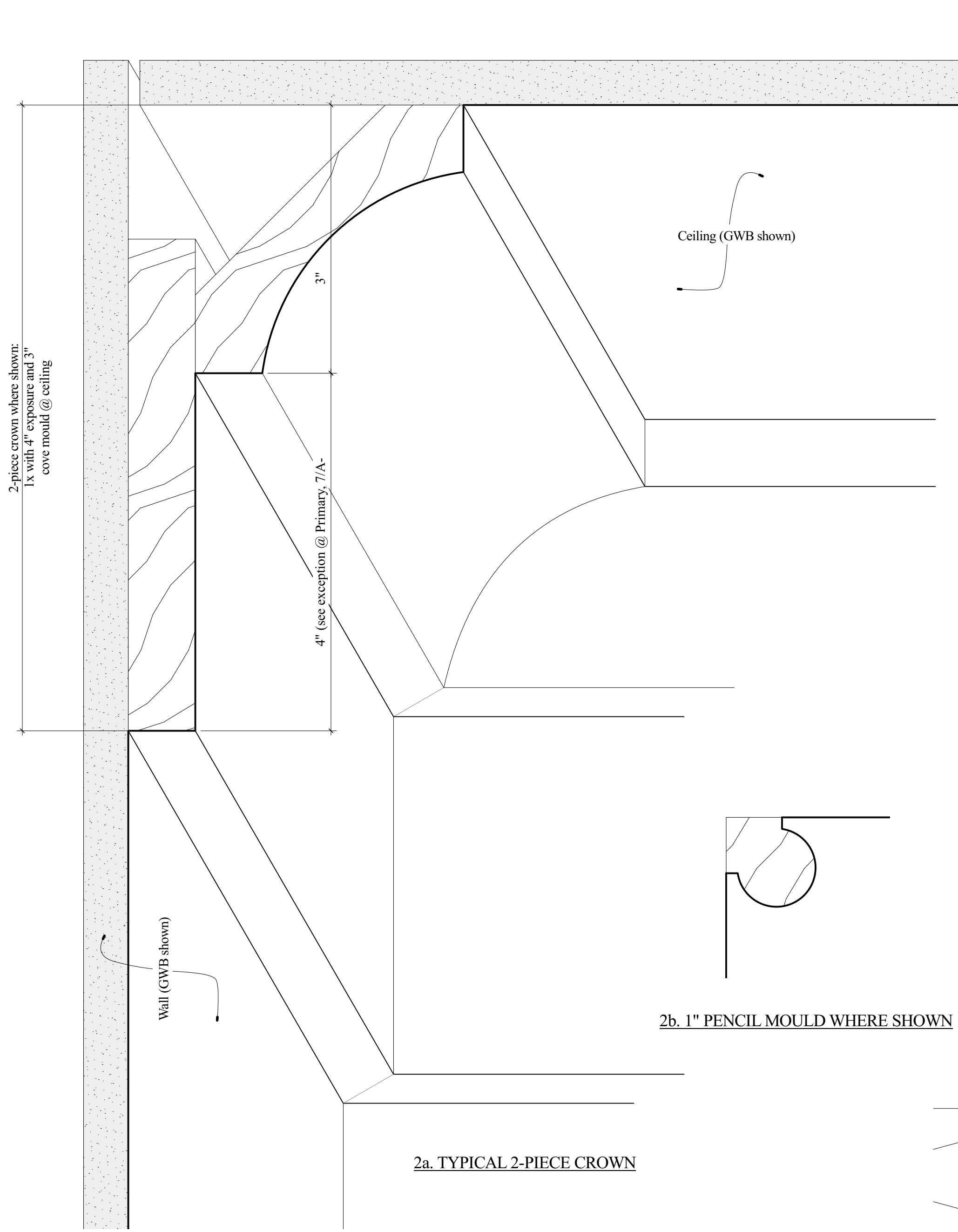
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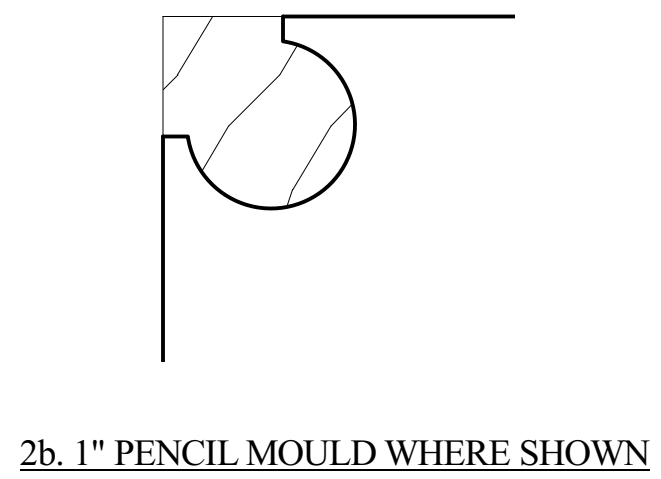
1. BASEBOARD PROFILES (AXON. VIEWS)
1:1 FULL SCALE



4. TYP. CASING / TRIM @ DOOR & WINDOW FRAME
1:1 FULL SCALE

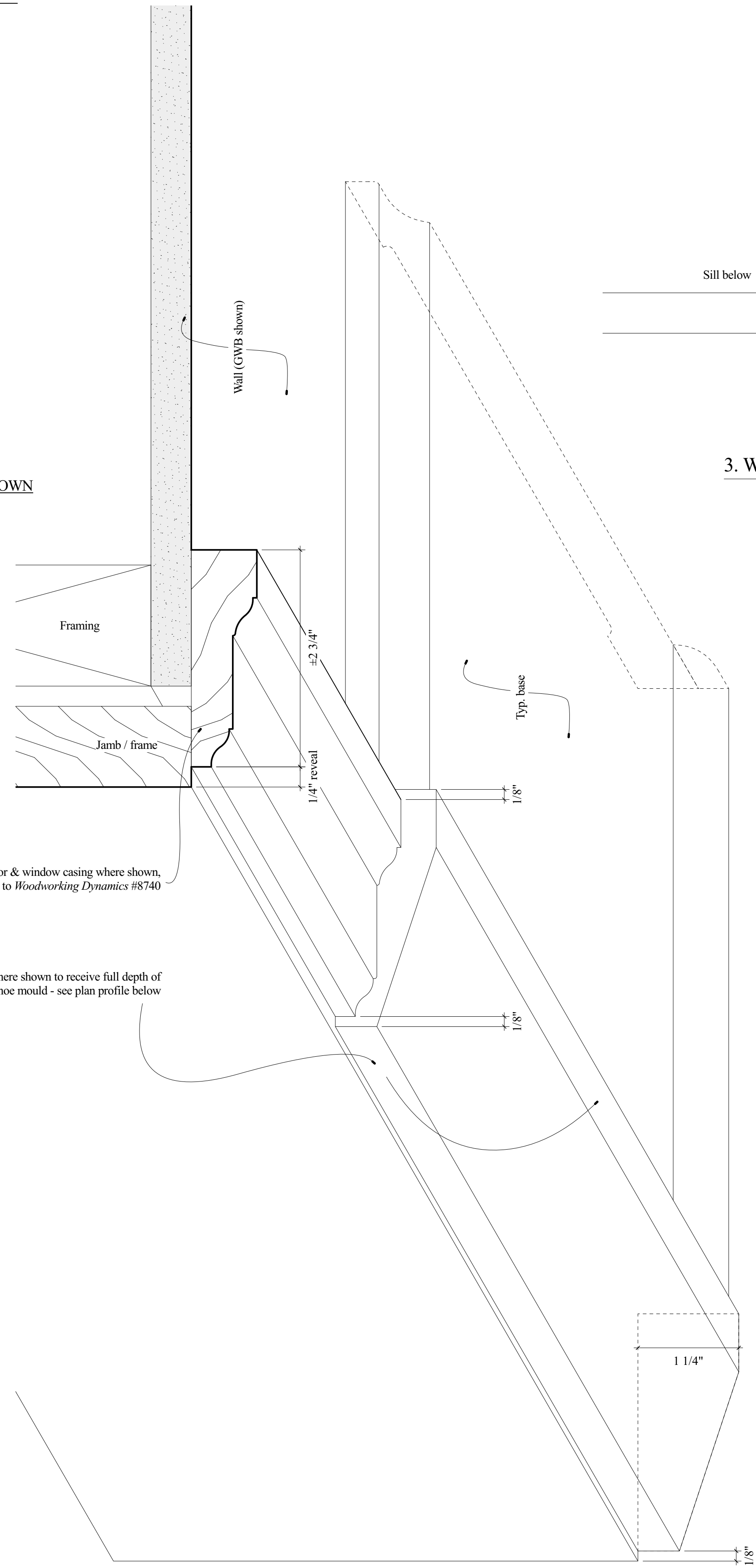


2. CROWN PROFILES
1:1 FULL SCALE

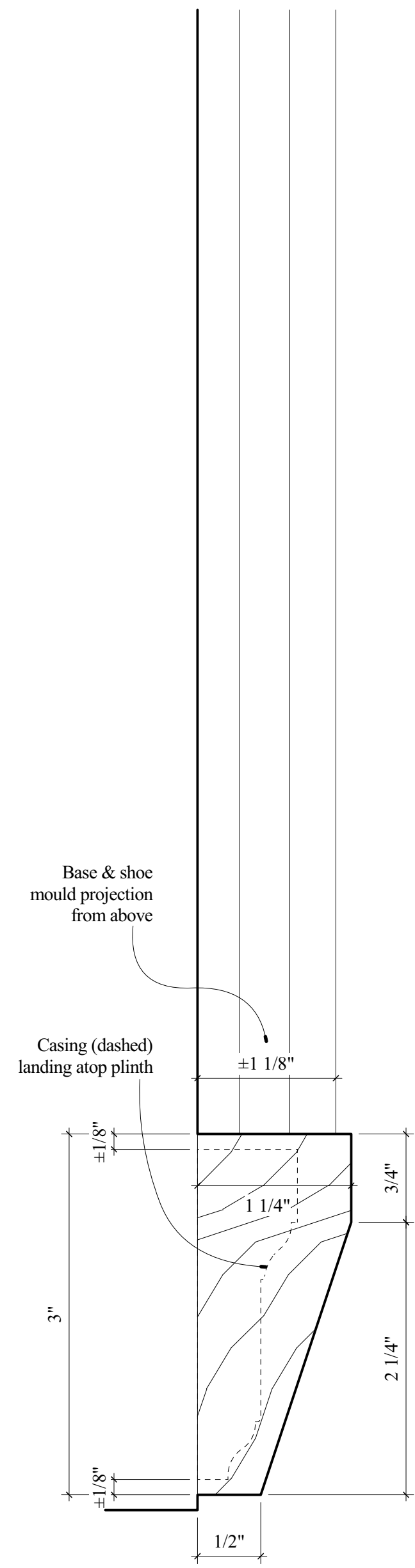


2b. 1" PENCIL MOULD WHERE SHOWN

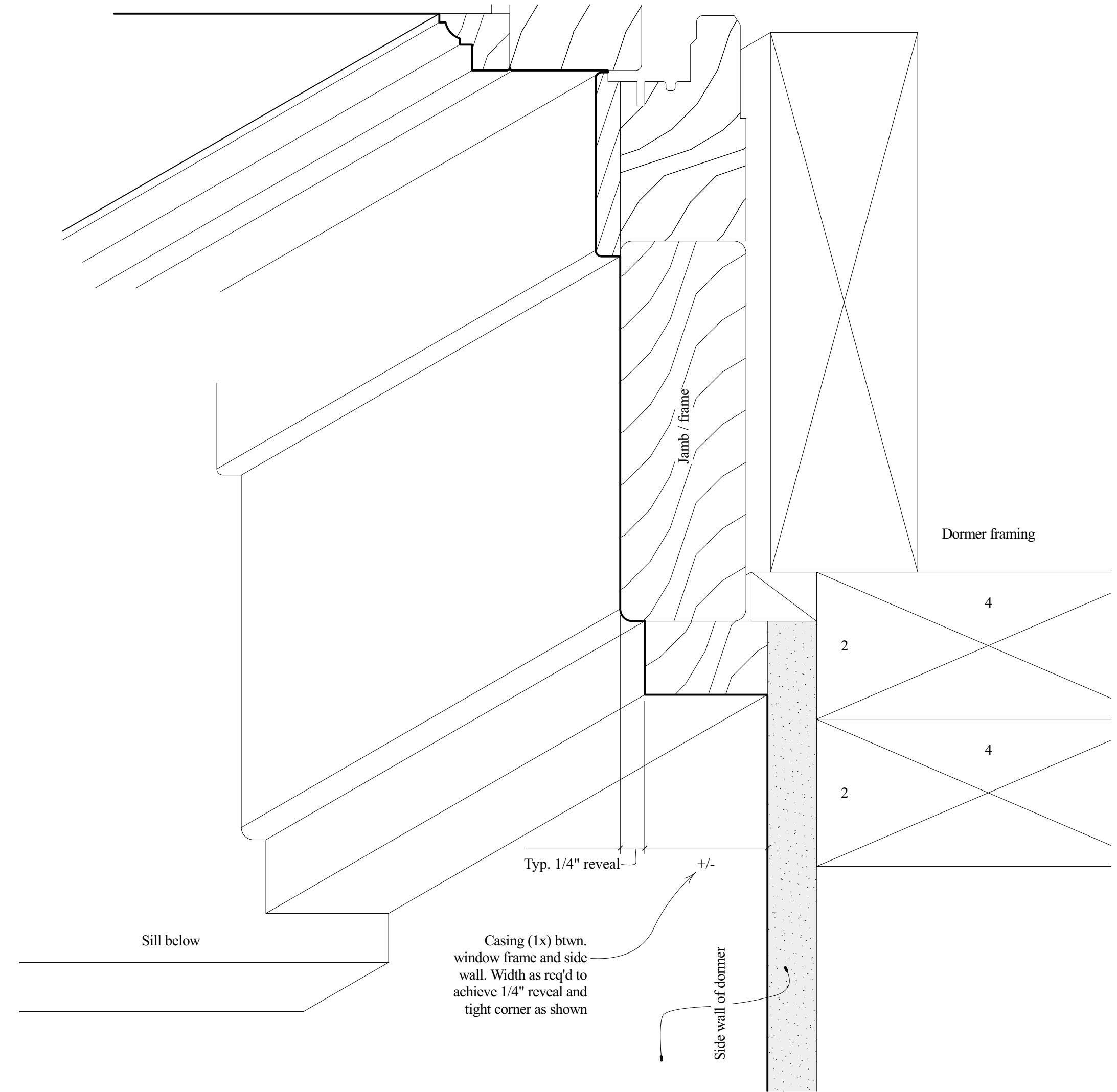
TYPICAL NOTE
All drawings show trim profiles in context Unless Noted Otherwise



5a. TYPICAL PLINTH (AXON VIEW with CASING & BASE SHOWN)



5b. TYPICAL PLINTH (PLAN VIEW)



3. WINDOW CASING/TRIM @ DORMER INSIDE CORNER (PLAN VIEW)
1:1 FULL SCALE



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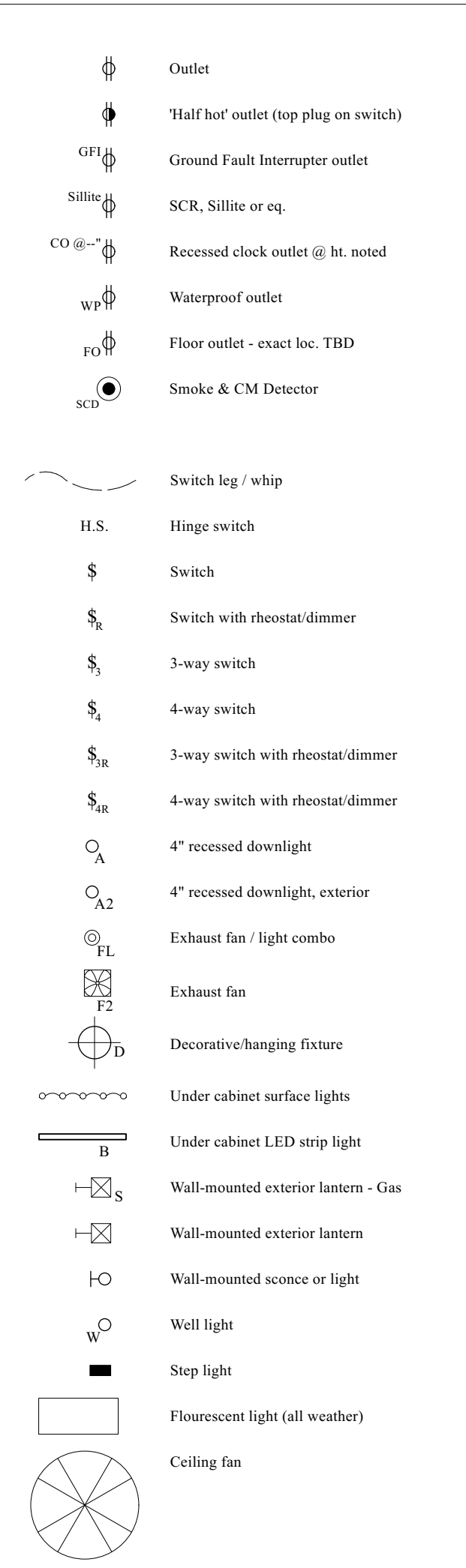
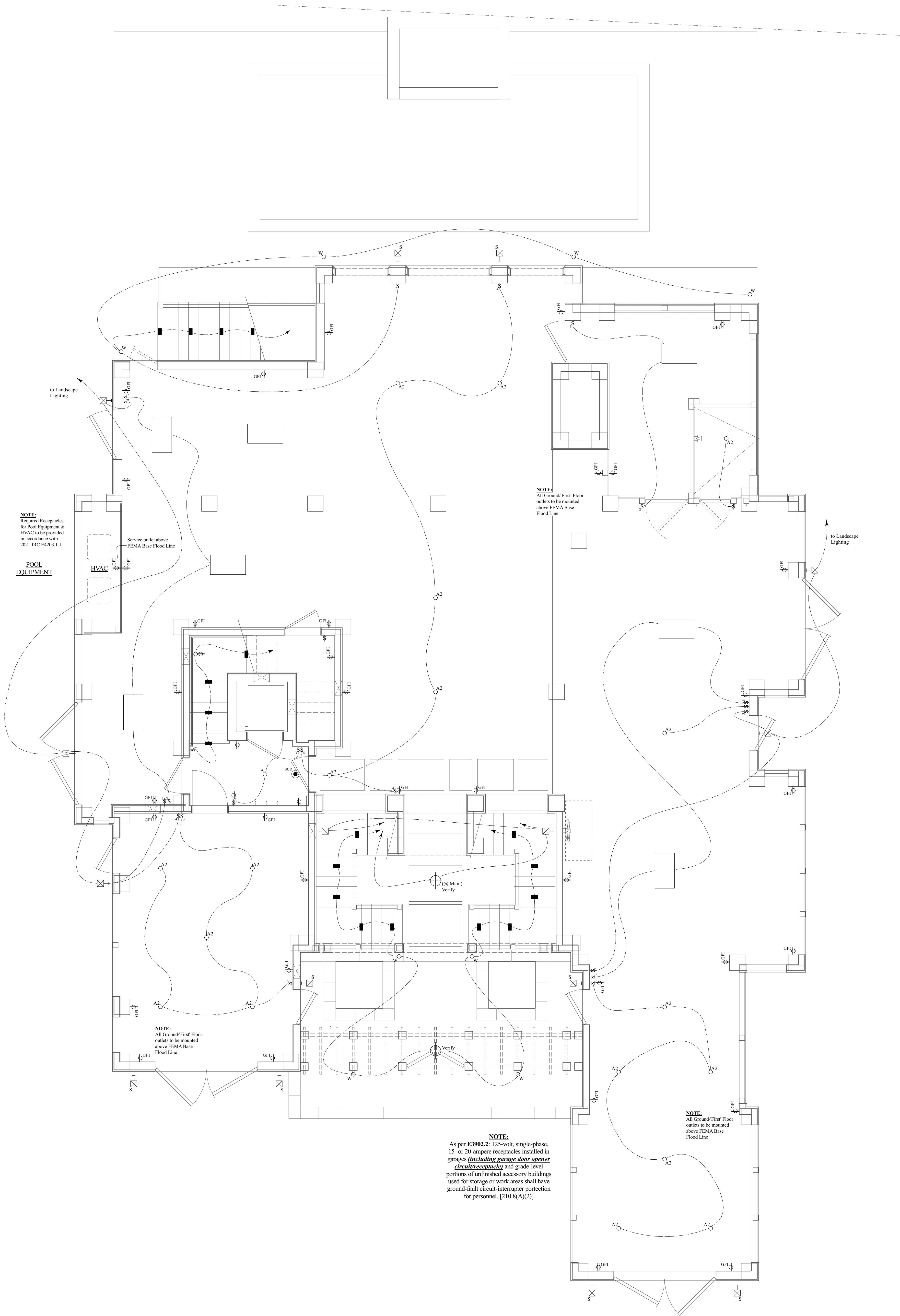
A-14

ELECTRICAL NOTES (TYP. U.N.O.):

- Provide Ground-Fault and Arc-Fault Circuit-Interrupter Protection for all circuits in accordance with 2021 IRC **E3902.1** - **E3902.21**.
- As per 2021 IRC **E3902.16**, receptacles installed in accordance with **E3901.12** shall have ground-fault and arc-fault circuit-interrupter protection [210.8(E)].
- Receptacles to comply with 2021 IRC **E4002.14** - in areas specified in Section **E3901.1**, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be *tested* tamper-resistant receptacles.
- Where applicable - as per **E3902.2** 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages (including garage door opener circuit/receptacle) and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(a)(2)].
- Where applicable - as per **E3901.4.2** Receptable outlets shall be installed in accordance with the following: [210.52(C)(2)]
 - At least one receptacle outlet shall be provided for the first 6 feet (1829 mm) of length, or fraction thereof, of the countertop or work surface. A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.
 - At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular* countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section **E3901.4.3** [210.52(C)(2)(b)]*A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]
- Provide GFCI Protection for outlets that supply dishwashers as per 2021 IRC **E3902.10**.
- Provide GFCI Protection for 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas.
- SMOKE/CARBON ALARMS** shall be installed in the following locations:
 - In each sleeping room; (2.) Outside each separate sleeping area in the immediate vicinity of the bedrooms (<5'-0"); (3.) On each add'l. story of the dwelling, including basements and habitable attics and not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level; (4.) Not less than 3'-0" (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section [see location 2]; (5.) In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches [610 mm] or more.
- As per 2021 IRC **E3903.4** - in attics, under-floor spaces, utility rooms and basements, at least one lighting outlet shall be installed where these spaces are used for storage or contain equipment requiring servicing. Such lighting outlet shall be controlled by a wall switch or listed wall-mounted control device. A point of control shall be provided at each entry that permits access to the attic or under-floor space, utility room, or basement. Where a lighting outlet is installed for equipment requiring servicing, the lighting outlet shall be installed at or near the equipment requiring servicing.

1. GROUND FLOOR ELECTRICAL LAYOUT

1/4" = 1'-0"



TYP. ELECT. DESIGN NOTES:

- Placement of all fixtures to be confirmed w/ Owner and/or Architect @ electrical walk-through.
- Verify any Home Automation, Lighting, Audio/Visual, or Security systems w/ Owner and coordinate as required.
- Mount all outlets horizontally in baseboard Unless Noted Otherwise.
- Allow slack in wiring for exact placement of decorative and wall-mounted fixtures.
- All light switches to be mounted @ 36" on center A.F.F. Unless Noted Otherwise (Lighting Control Keypad height(s) TBD).
- For clarity, no outlets are shown for any appliance or equipment, including but not limited to Kitchen & Pantry appliances; bathroom fixtures (i.e. whirlpool tubs).
- Contractor to coordinate these w/ appliance selection and requirements.
- Electrician to provide ground fault interrupter protection where required by Code.



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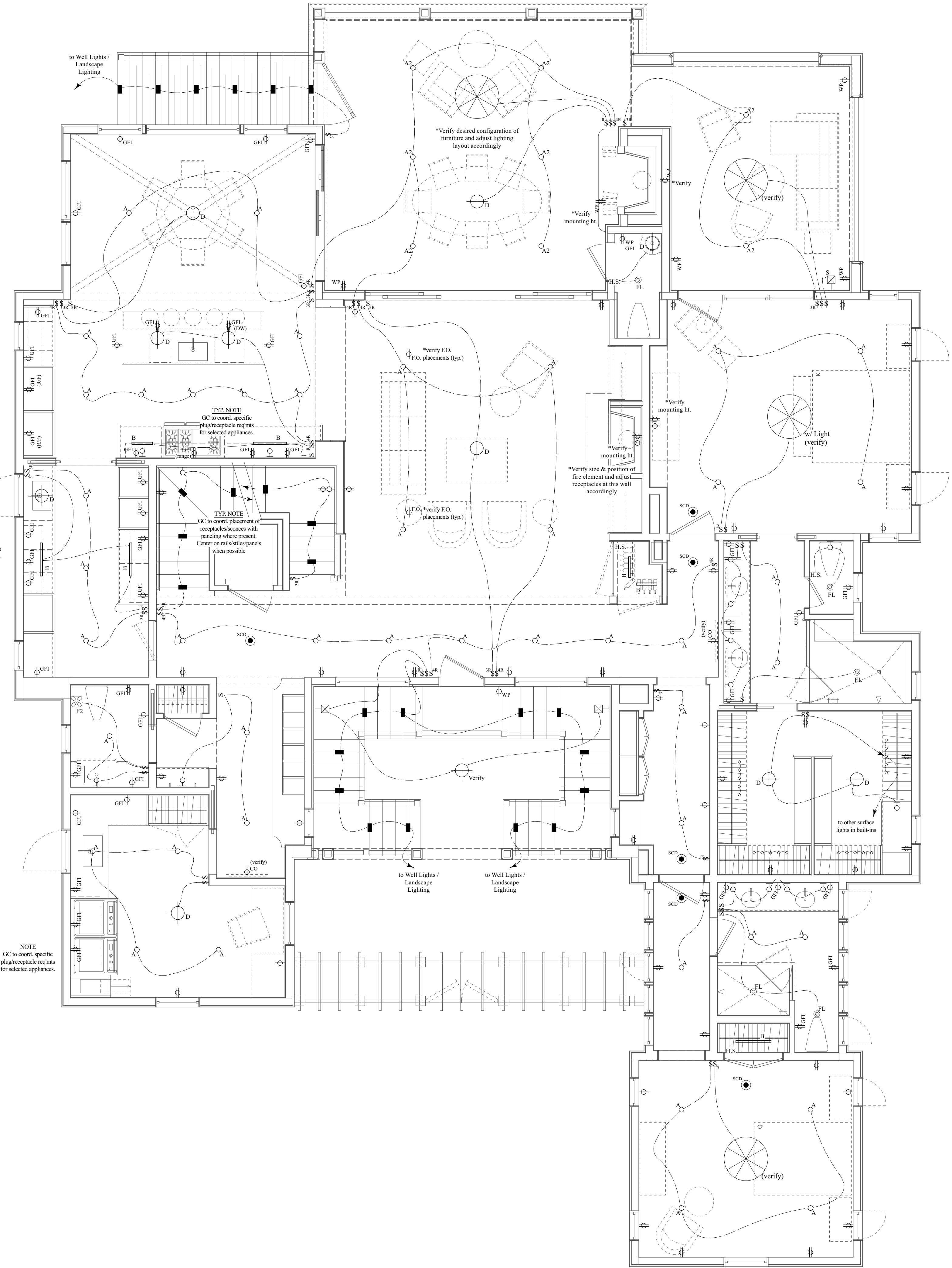
E-00

ELECTRICAL NOTES (TYP. U.N.O.):

1. Provide Ground-Fault and Arc-Fault Circuit-Interrupter Protection for all circuits in accordance with 2021 IRC **E3902.1** - **E3902.21**.
2. As per 2021 IRC **E3902.16**, receptacles installed in accordance with **E3901.12** shall have ground-fault and arc-fault circuit-interrupter protection [210.8(E)].
3. Receptacles to comply with 2021 IRC **E4002.14** - in areas specified in Section **E3901.1**, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be *listed* tamper-resistant receptacles.
4. Where applicable - as per **E3902.2**, 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages (including garage door opener circuit/receptacle) and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(a)(2)].
5. Where applicable - as per **E3901.4.2**, Receptable outlets shall be installed in accordance with the following: [210.52(C)(2)]
 - 5.1. At least one receptacle outlet shall be provided for the first 6 feet (1829 mm) of length, or fraction thereof, of the countertop or work surface. A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.
 - 5.2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular* countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section **E3901.4.3** [210.52(C)(2)(b)]

*A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]
6. Provide GFCI Protection for outlets that supply dishwashers as per 2021 IRC **E3902.10**.
7. Provide GFCI Protection for 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas.
8. **SMOKE/CARBON ALARMS** shall be installed in the following locations:
 - (1.) In each sleeping room; (2.) Outside each separate sleeping area in the immediate vicinity of the bedrooms (<5'-0"); (3.) On each add'l story of the dwelling, including basements and habitable attics and not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level; (4.) Not less than 3'-0" (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section [see location 2]; (5.) In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches [610 mm] or more.
9. As per 2021 IRC **E3903.4** - in attics, under-floor spaces, utility rooms and basements, at least one lighting outlet shall be installed where these spaces are used for storage or contain equipment requiring servicing. Such lighting outlet shall be controlled by a wall switch or listed wall-mounted control device. A point of control shall be provided at each entry that permits access to the attic or under-floor space, utility room, or basement. Where a lighting outlet is installed for equipment requiring servicing, the lighting outlet shall be installed at or near the equipment requiring servicing.

TYP. NOTE
GC to coord. specific
plug/receptacle reqs
for selected appliances.



NOTE
GC to coord. specific
plug/receptacle reqs
for selected appliances.

TYP. ELECT. DESIGN NOTES:

1. Placement of all fixtures to be confirmed w/ Owner and/or Architect @ electrical walk-through.
2. Verify any Home Automation, Lighting, Audio/Visual, or Security systems w/ Owner and coordinate as required.
3. Mount all outlets horizontally in basework Unless Noted Otherwise.
4. Allow slack in wiring for exact placement of decorative and wall-mounted fixtures.
5. All light switches to be mounted @ 36" on center A.F.F. Unless Noted Otherwise (Lighting Control Keypad height(s) TBD).
6. For clarity, no outlets are shown for any appliance or equipment, including but not limited to Kitchen & Pantry appliances; bathroom fixtures (i.e. whirlpool tubs).
7. Contractor to coordinate these w/ appliance selection and requirements.
8. Electrician to provide ground fault interrupter protection where is required by Code.

1. MAIN FLOOR ELECTRICAL LAYOUT

1/4" = 1'-0"

Aaron Cote Architecture PLLC
1355 Greenwood Cliff Ste. 300A
Charlotte NC 28204

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Revisions:

May 19, 2025 Dillard-Jones alterations

2910 JASPER BLVD.

Original issue date: Feb. 23, 2024

Sheet

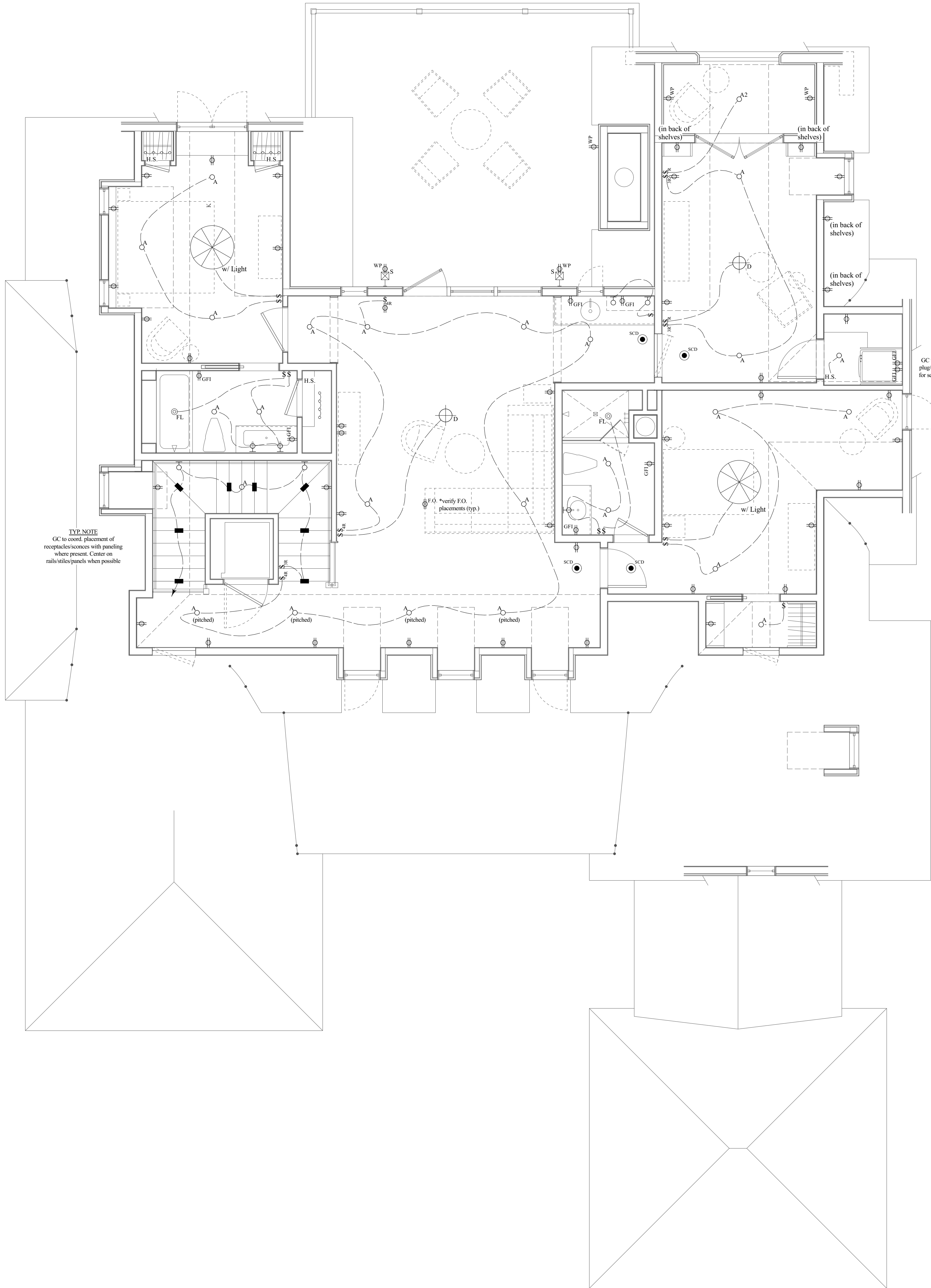
E-01

ELECTRICAL NOTES (TYP. U.N.O.):

- Provide Ground-Fault and Arc-Fault Circuit-Interrupter Protection for all circuits in accordance with 2021 IRC **E3902.1** - **E3902.21**.
- As per 2021 IRC **E3902.16**, receptacles installed in accordance with **E3901.12** shall have ground-fault and arc-fault circuit-interrupter protection [210.8(E)].
- Receptacles to comply with 2021 IRC **E4002.14** - in areas specified in Section **E3901.1**, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be *tested* tamper-resistant receptacles.
- Where applicable - as per **E3902.2** 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages (including garage door opener circuit/receptacle) and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(a)(2)].
- Where applicable - as per **E3901.4.2** Receptable outlets shall be installed in accordance with the following: [210.52(C)(2)]
 - At least one receptacle outlet shall be provided for the first 6 feet (1829 mm) of length, or fraction thereof, of the countertop or work surface. A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.
 - At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular* countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section **E3901.4.3** [210.52(C)(2)(b)]*A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]
- Provide GFCI Protection for outlets that supply dishwashers as per 2021 IRC **E3902.10**.
- Provide GFCI Protection for 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas.
- SMOKE/CARBON ALARMS** shall be installed in the following locations:
 - In each sleeping room; (2.) Outside each separate sleeping area in the immediate vicinity of the bedrooms (<5'-0"); (3.) On each add'l. story of the dwelling, including basements and habitable attics and not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level; (4.) Not less than 3'-0" (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section [see location 2]; (5.) In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches [610 mm] or more.
- As per 2021 IRC **E3903.4** - in attics, under-floor spaces, utility rooms and basements, at least one lighting outlet shall be installed where these spaces are used for storage or contain equipment requiring servicing. Such lighting outlet shall be controlled by a wall switch or listed wall-mounted control device. A point of control shall be provided at each entry that permits access to the attic or under-floor space, utility room, or basement. Where a lighting outlet is installed for equipment requiring servicing, the lighting outlet shall be installed at or near the equipment requiring servicing.

1. UPPER FLOOR ELECTRICAL LAYOUT

1/4" = 1'-0"



TYP. ELECT. DESIGN NOTES:

- Placement of all fixtures to be confirmed w/ Owner and/or Architect @ electrical.
- Verify any Home Automation, Lighting, Audio/Visual, or Security systems w/ Owner and coordinate as required.
- Mount all outlets horizontally in baseboard Unless Noted Otherwise.
- Allow slack in wiring for exact placement of decorative and wall-mounted fixtures.
- All light switches to be mounted @ 36" on center A.F.F. Unless Noted Otherwise (Lighting Control Keypad height(s) TBD).
- For clarity, no outlets are shown for any appliance or equipment, including but not limited to Kitchen & Pantry appliances; bathroom fixtures (i.e. whirlpool tubs).
- Contractor to coordinate these w/ appliance selection and requirements.
- Electrician to provide ground fault interrupter protection where/when required by Code.



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Sheet

E-02

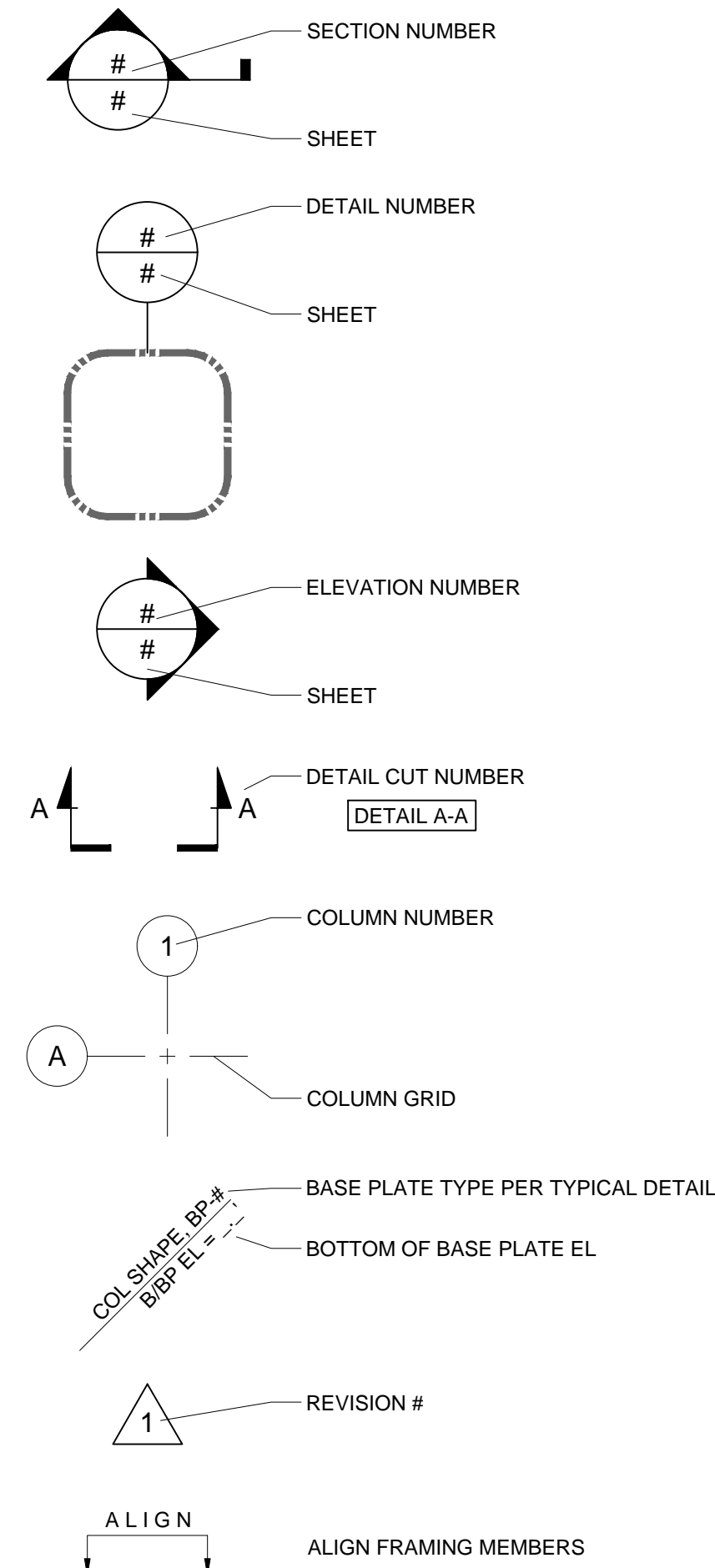
SHEET NO.

S-01

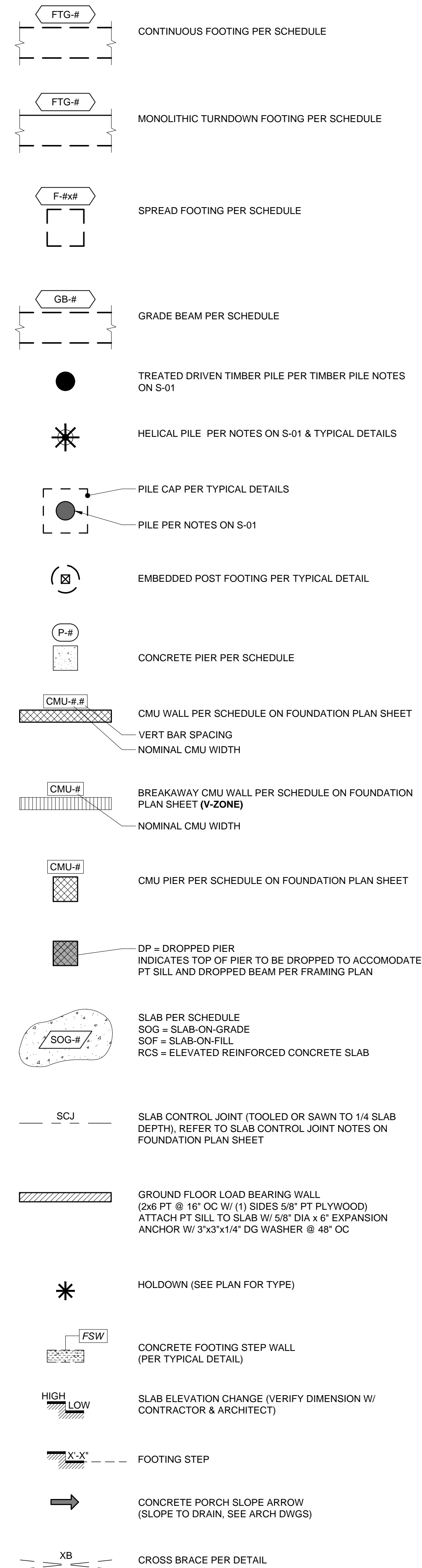
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	FV	FIELD VERIFY
BEG	BELOW EXISTING GRADE	GT	GIRDER TRUSS
BFE	BASE FLOOD ELEVATION	HP	HIGH POINT
BFG	BELOW FINISH GRADE	ISO	ISOLATION
BLDG	BUILDING	JT	JOINT
BOT	BOTTOM	LB	LOAD BEARING
BRG	BEARING	LOC	LOCATION
BTB	BACK-TO-BACK	LP	LOW POINT
C&C	COMPONENTS & CLADDING	LVL	LAMINATED VENEER LUMBER
CJ	CEILING JOIST	MAX	MAXIMUM
CL	CENTER LINE	MFR	MANUFACTURER
CLR	CLEAR	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MPII	MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS
CONC	CONCRETE	NSR	NON-STRUCTURAL RIDGE
CONT	CONTINUOUS	OC	ON CENTER
DBL	DOUBLE	OWT	OPEN WEB (WOOD) TRUSS
DWGS	DRAWINGS	OWRT	OPEN WEB ROOF TRUSS
DWL	DOWEL	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCEMENT
EQ	EQUAL	SB	STRONG BACK
EW	EACH WAY	SOG	SLAB-ON-GRADE
EXIST	EXISTING	T&B	TOP & BOTTOM
FJ	FLOOR JOIST	TYP	TYPICAL
FND	FOUNDATION		

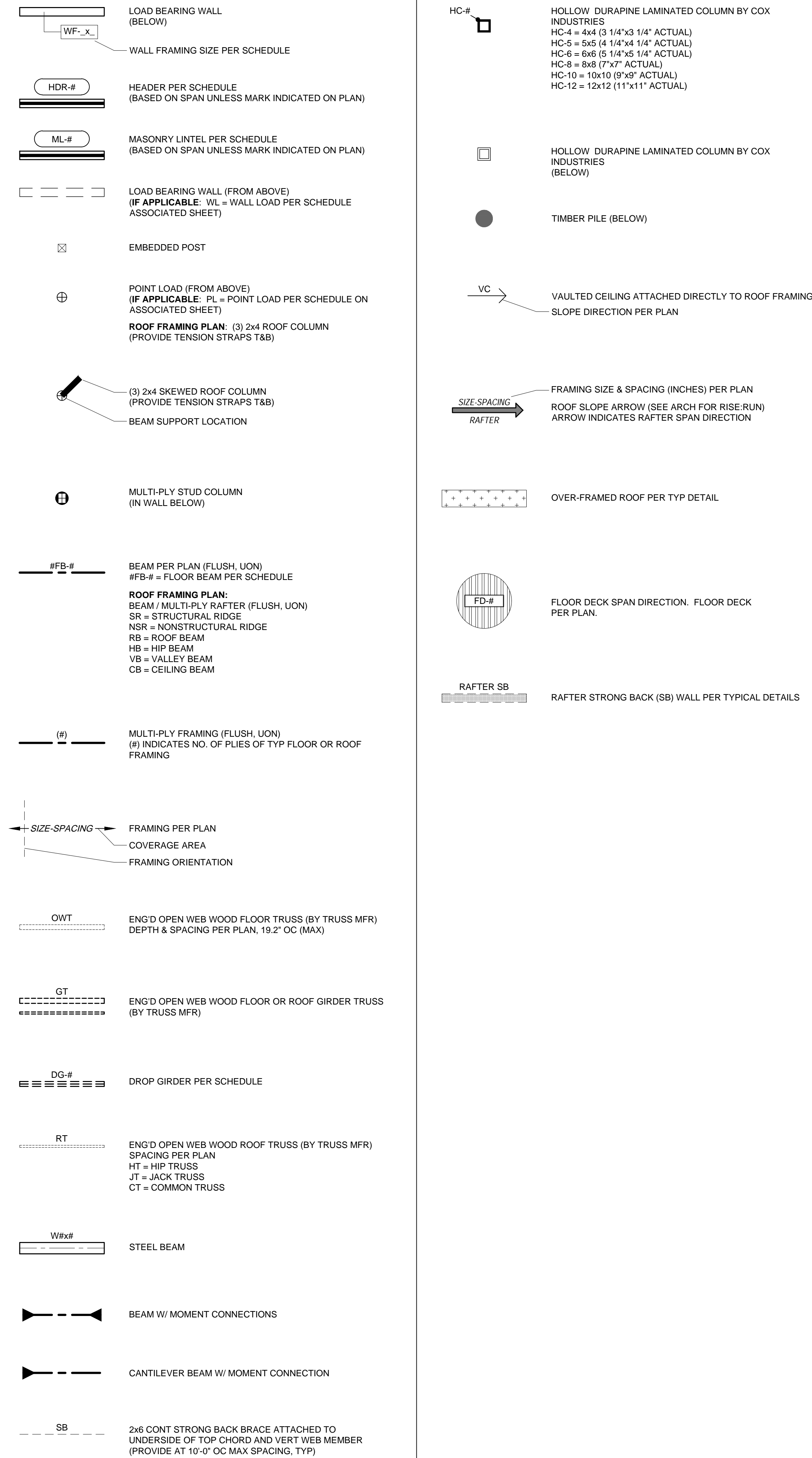
GENERAL SYMBOLS



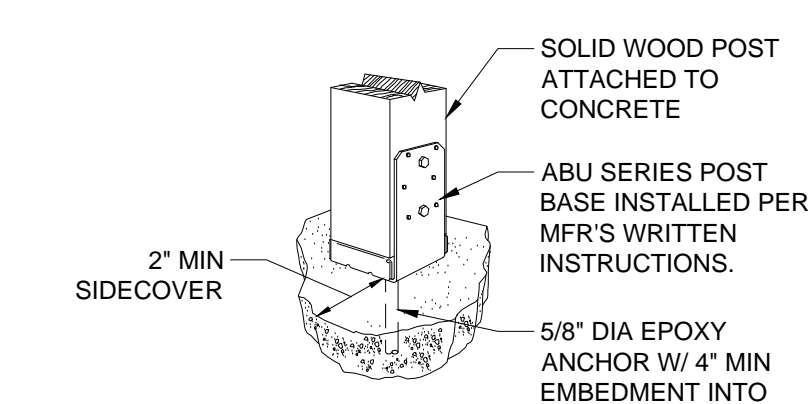
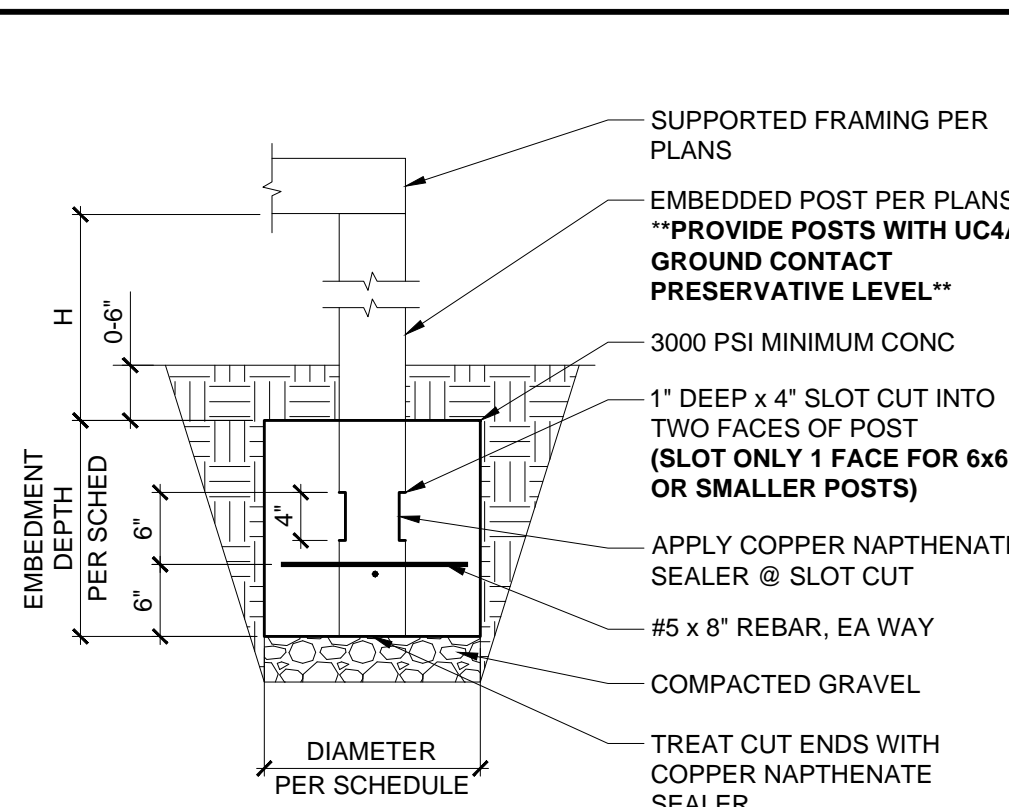
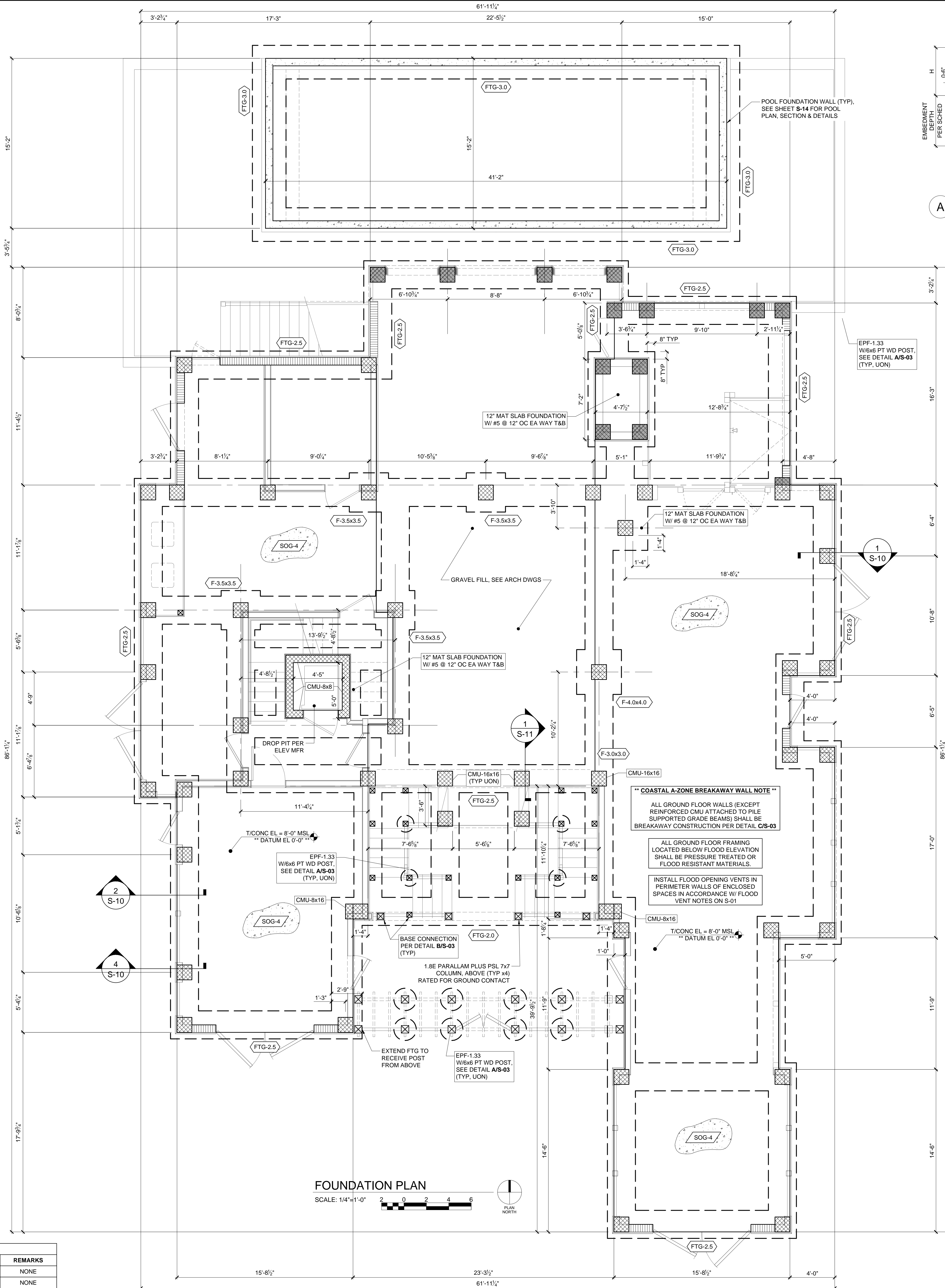
FOUNDATION PLAN LEGEND



FLOOR / CEILING / ROOF FRAMING PLAN LEGEND



SPREAD FOOTING SCHEDULE					
FTG MARK	L x W x L	BOT BARS	TOP BARS	B/FTG	REMARKS
F-3.5x3.5	3'-6" x 3'-6" x 1'-0"	(5) #5 EW	---	3'-0" BEG (MIN)	NONE
F-4.0x4.0	4'-0" x 4'-0" x 1'-0"	(5) #5 EW	---	3'-0" BEG (MIN)	NONE

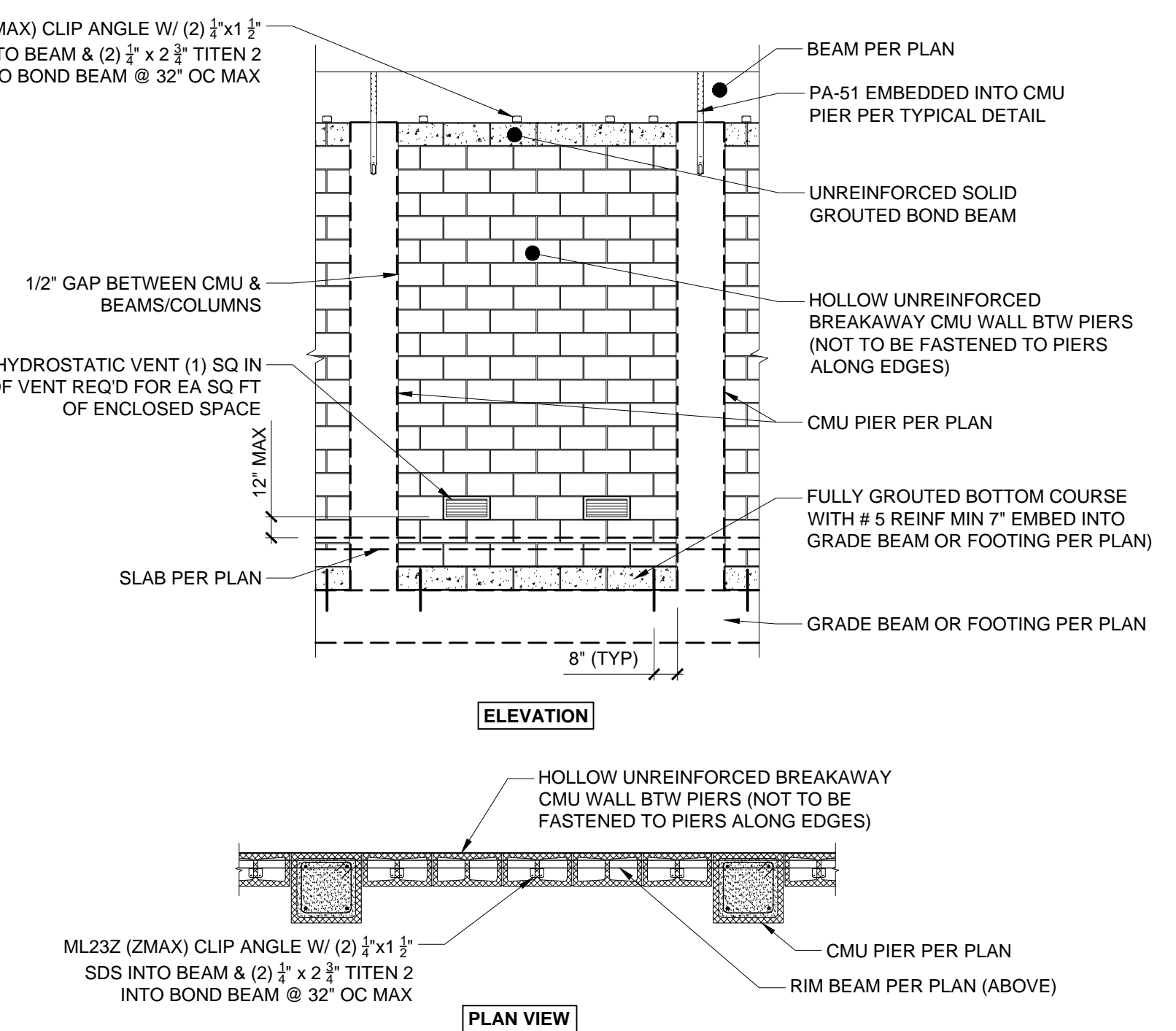


- FOUNDATION PLAN NOTES (COASTAL A-ZONE):**
- PLACE FOUNDATIONS ON UNDISTURBED SOIL. REFER TO FOUNDATION GENERAL NOTES ON S-01 PRIOR TO FOUNDATION CONSTRUCTION.
 - REFER TO SHEET S-02 FOR PLAN ABBREVIATIONS, SYMBOLS, AND LEGENDS.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF GROUND FLOOR ELEMENTS.
 - CONTRACTOR TO FIELD VERIFY TOP OF PILE/PIER ELEVATION TO ACHIEVE BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER AT OR ABOVE DESIGN FLOOD ELEVATION.
 - FOOTINGS ARE SET TO BEAR BELOW CALCULATED SCOUR DEPTH. REFER TO FOOTING SCHEDULES FOR TOP OF FOOTING ELEVATION REQUIREMENTS.
 - FOUNDATION INSTALLER SHALL USE BATTERED WOOD FORMS OR WIRE MESH FORMS TO KEEP FOUNDATION EXCAVATION WIDTHS AND DEPTHS CONTROLLED AND IN STRICT ACCORDANCE WITH THE PLANS DURING THE CONSTRUCTION PROCESS.
- SLAB ON GRADE (COASTAL A-ZONE):**
- REINFORCING IN SLABS BELOW ELEVATED STRUCTURES IS PROHIBITED.
 - DO NOT PROVIDE TURNDOWN EDGES AT THE PERIMETER OF SLABS.
 - PROVIDE 1" DEEP SAWN OR TOOLED CONTROL JOINTS IN GROUND FLOOR SLABS @ 4'-0" OC MAX SPACING SO THAT SLABS WILL BE FRANGIBLE AND BREAK APART INTO SMALL SECTIONS DURING VELOCITY FLOOD EVENT.
 - SAW CUT CONTROL JOINTS WITHIN 12 HRS OF FINISHING. TOOLED CONTROL JOINTS MAY BE USED IN LIEU OF SAW CUTS. CONTROL JOINTS ARE MANDATORY.
 - THERE SHALL BE NO FILL USED AS STRUCTURAL SUPPORT.
 - NON COMPACTED FILL MAY BE USED AROUND THE PERIMETER OF THE BUILDING FOR LANDSCAPING/AESTHETIC PURPOSES. PROVIDED THE FILL WILL WASH OUT FROM STORM SURGE, THEREBY RENDERING THE BUILDING FREE OF OBSTRUCTION PRIOR TO GENERATING EXCESSIVE LOADING FORCES, RAMPING EFFECTS, OR WAVE DEFLECTION.
- FREE OF OBSTRUCTION GROUND FLOOR REQUIREMENTS:**
- SOLID BREAKAWAY WALLS, WITH THE EXCEPTION OF ELEVATOR SHAFT WALLS, ARE PROHIBITED IN COASTAL A-ZONE CONSTRUCTION IN THIS JURISDICTION.
 - ACCEPTABLE GROUND FLOOR SCREENING SHALL BE MADE FROM LATTICE AND/OR LOUVERS WITH A NET OPEN AREA EQUAL TO 40% OF THE TOTAL AREA. ADDITIONALLY, LATTICE SHALL BE NO THICKER THAN 1/2" AND LOUVER SLATS NO THICKER THAN 1".
- EXCEPTION:**
GROUND FLOOR ELEVATOR SHAFTS SHALL BE WOOD FRAMED BREAKAWAY WALL CONSTRUCTION WITH FIRE RATED, MOISTURE RESISTANT SHEATHING.

"MASONRY COLUMN SPECIAL INSPECTION REQUIREMENT"

PER IRC SEC. R606.3.5:
WHERE A TOTAL GROUT POUR EXCEEDS 8 FT IN HEIGHT, THE GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 INCHES & SPECIAL INSPECTION BY THIRD PARTY AGENCY DURING GROUTING SHALL BE REQUIRED. WHEN GROUTING SPECIAL INSPECTION IS REQUIRED, CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR WHERE GROUT POUR HEIGHT EXCEEDS 64 INCHES.

GROUT LIFT = AMOUNT OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION.
GROUT POUR = THE ENTIRE HEIGHT OF MASONRY TO BE GROUTED BEFORE MORE COURSES OF MASONRY ARE CONSTRUCTED.



DATE

02/21/24

NO.

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REVISION DESCRIPTION

ISSUED FOR CONSTRUCTION

SEAL:

STRUCTURAL

FINNEN RESIDENCE

2970 JASPER BLVD

SULLIVANS ISLAND, SC 29482

JOB NO.:

8923

DESIGN BY:

KMP

DRAWN BY:

DAL

DATE:

02/21/24

SCALE:

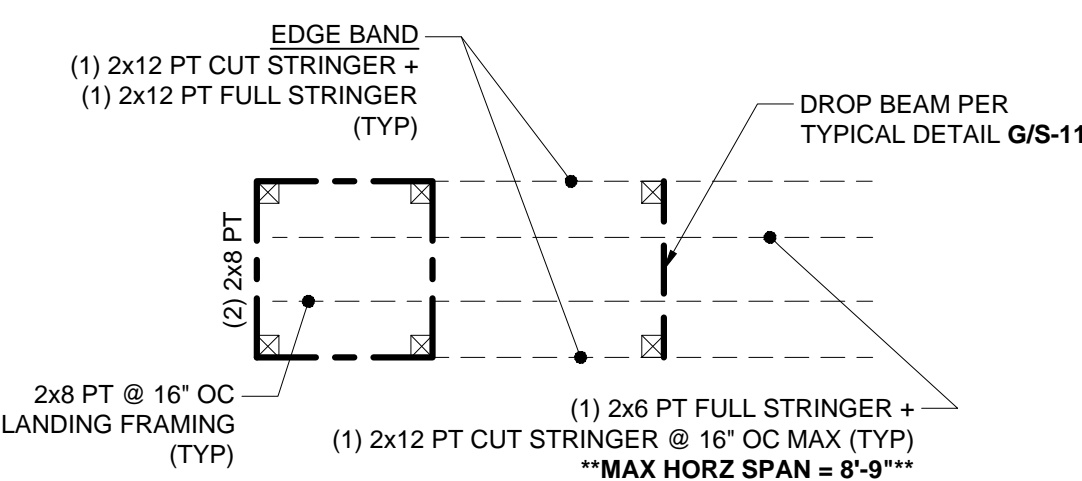
AS NOTED

SHEET TITLE:


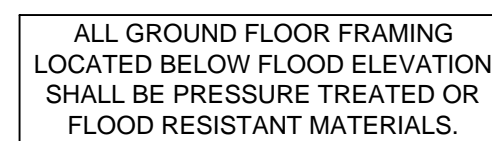
FOUNDATION PLAN

SHEET NO.

S-03



- EXTERIOR DECK & STAIR FRAMING NOTES:**
- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE NOTES ON SHEET S-01 IN ADDITION TO THE FOLLOWING NOTES.
 - 2. ALL DECKS HIGHER THAN 30" FROM GRADE OR LEVEL BELOW MUST HAVE GUARDRAILS AT LEAST 38" IN HEIGHT MEASURED FROM TOP OF DECK TO TAIL.
 - 3. ALL RM BEAMS SHALL BE DOUBLE MEMBERS.
 - 4. ATTACH NAIL POSTS TO TOP OF DECK FRAMING AS SHOWN IN TYPICAL DETAILS. PROVIDE NAIL POSTS ADJACENT TO EXTERIOR WALLS.
 - 5. STAIR HANDRAIL POSTS SHALL BE BOLTED TO THE INSIDE OR OUTSIDE OF STRINGERS PER TYPICAL DETAILS.
 - 6. WHEN REQUIRED, STAIR STRINGERS SHALL HAVE INTERMEDIATE DROPPED BEAM SUPPORTS AND EACH STRINGER CONNECTED TO INTERMEDIATE BEAM W/H2x4 CLIP.



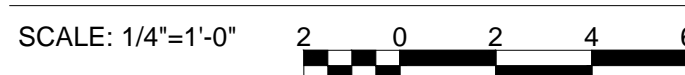
PLAN
NORTH

SHEET TITLE:

1ST FLOOR FRAMING PLAN



1ST FLOOR CEILING / 2ND FLOOR FRAMING PLAN



2ND FLOOR POINT LOAD (2PL) SCHEDULE		
MARK	DEAD LOAD (LBS)	ROOF LIVE LOAD (LBS)
2PL-1	135	180
2PL-2	75	100
2PL-3	705	915
2PL-4	450	510
2PL-5	1305	740
2PL-6	390	520
2PL-7	975	1300
2PL-8	115	150
2PL-9	120	160
2PL-10	115	150
2PL-11	105	140
2PL-12	710	950
2PL-13	1015	1350
2PL-14	1125	1500
2PL-15	1135	660
2PL-16	225	195
2PL-17	225	300
2PL-18	755	580
2PL-19	680	875
2PL-20	255	310
2PL-21	1500	1600
2PL-22	150	200
2PL-23	225	300
2PL-24	1805	2130
2PL-25	940	1110
2PL-26	115	150
2PL-27	300	450
2PL-28	565	750

2ND FLOOR UNIFORM WALL LOAD (2WL) SCHEDULE		
MARK	DEAD LOAD (PLF)	ROOF LIVE LOAD (PLF)
2WL-1	155	100
2WL-2	130	90
2WL-3	135	70
2WL-4	130	0
2WL-5	130	80
2WL-6	95	20
2WL-7	185	100
2WL-8	160	0
2WL-9	180	0

ALLOWABLE CEILING JOIST SPAN TABLE	
MAX CLEAR SPAN	JOIST SIZE & SPACING
UP TO 10'-0"	2x6 @ 16" OC
UP TO 14'-0"	2x8 @ 16" OC
OVER 14'-0"	BY DESIGN, PER PLAN

BASED ON 20 PSF LIVE LOAD & 10 PSF DEAD LOAD
& L/360 LIVE LOAD DEFLECTION

CONTRACTOR MAY UPSIZE CEILING JOISTS TO 2x8
WHERE 2x6 ARE CALLED FOR ON PLAN

- ### CEILING / FLOOR FRAMING (INTERMEDIATE FLOORS) PLAN NOTES:
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE NOTES ON **SHEET S-01** IN ADDITION TO THE FOLLOWING NOTES.
 2. REFER TO **SHEET S-02** FOR PLAN ABBREVIATIONS, SYMBOLS, AND LEGENDS.
 3. EXCEPT WHERE SPECIFICALLY NOTED, PROVIDE MULTI-PLY LAMINATED STUD COLUMNS BELOW FLOOR BEAMS. THE STUD COL. SHALL MATCH OR EXCEED THE WIDTH OF THE SUPPORTED BEAM AND BE SECURED SECURELY IN PLACE USING (2) SIMPSON SDWC-15600.
 4. PROVIDE MINIMUM 3 1/2" END BEARING AT BEAMS, UON.
 5. PROVIDE FULL DEPTH SLOD BLOCKING BETWEEN JOIST/TRUSSES OVER LOAD BEARING WALLS.
 6. BALLOON FRAME ALL WALLS FROM BOTTOM SUPPORT TO TOP SUPPORT WHERE NO FLOOR OR CEILING IS PRESENT TO PROVIDE LATERAL BRACING WHERE DOUBLE PLATES WOULD OTHERWISE BE LOCATED.
 7. BEAMS SHOWN ON THE PLAN SHALL BE ALIGNED WITH THE LOAD BEARING WALL ABOVE.
 8. FLOOR TRUSSES SHALL BEAR FULLY ON WALL PLATES.
 9. WHEN INDICATED ON PLAN, PROVIDE GIRDER TRUSSES DESIGNED TO CARRY THE TABULATED LOAD.
 10. WHEN GIRDER TRUSSES ARE NOT ADEQUATE TO SUPPORT THE LOAD, PROVIDE THE ALTERNATIVE BEAM AS INDICATED.
 11. CONTRACTOR TO COORDINATE STRUCTURAL MEMBERS WITH TOILET FLANGES, TUB AND FLOOR DRAINS, DUCTWORK, RECESSED LIGHTING AND ALL OTHER MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AND FIXTURES.

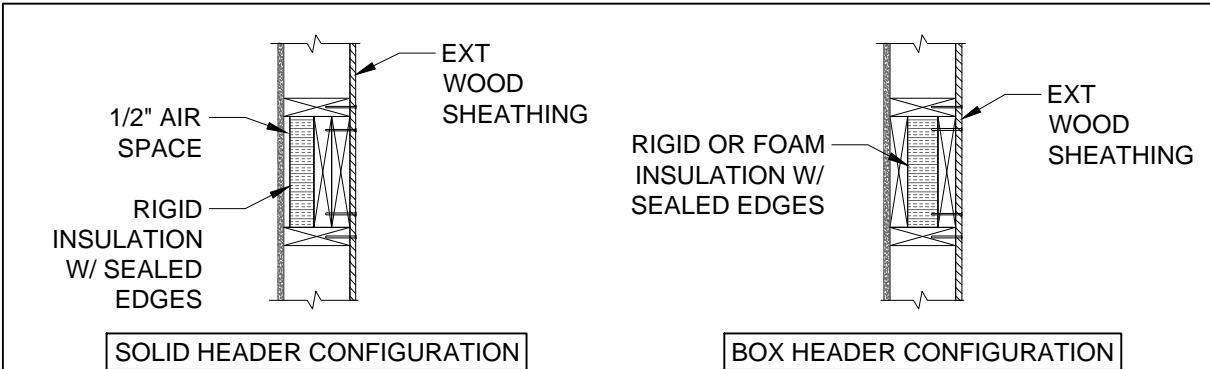
- FLOORING DECK SYSTEM NOTES:**
1. PT APA RATED PLYWOOD (24" SPAN RATING) ATTACHED TO TOP OF FRAMING W/ STAINLESS STEEL FASTENERS.
 2. SPO WATERPROOFING MEMBRANE (PER ARCH) OVER PLYWOOD.
 3. GLUED 2x PT (OR COMPOSITE) SLOPED SLEEPERS LAID PARALLEL TO SLOPE DIRECTION (FOR DRAINAGE).
 4. DECKING (PER ARCH) PERPENDICULAR TO SLEEPERS & ATTACHED W/ CONCEALED STAINLESS STEEL OR COATED FASTENERS.
- * DO NOT PENETRATE/DAMAGE WATERPROOF MEMBRANE.***
- ** THIS CONFIGURATION IS SHOWN FOR GENERAL REFERENCE TO COORDINATE WITH THE ARCHITECTURAL REQUIREMENTS. THESE DRAWINGS IN NO WAY WARRANT THE BUILDING CONTRACTOR'S INTERPRETATION OF THE ELEMENTS SHOWN. THE CONTRACTOR SHALL FOLLOW THE ARCHITECTURAL SPECIFICATIONS AND IN STRICT ACCORDANCE WITH THE M.P.I.'S.**

WALL FRAMING (WF) SCHEDULE				
MARK	NOM. SIZE	SPACING	GRADE	REMARKS
WF-2x4	2 x 4	16" OC	#2 SYP (OR BETTER)	---
WF-2x6	2 x 6	16" OC	#2 SYP (OR BETTER)	TYP. UON
WF-2x8	2 x 8	16" OC	#2 SYP (OR BETTER)	---

2ND FLOOR BEAM (2FB) SCHEDULE (ALL FLUSH UNO)		
MARK	MEMBER	END CONNECTORS / REMARKS
2RIM-1	1-3/4" x 18" LVL	SEE TYPICAL DETAIL
2RIM-2	(2) 1-3/4" x 18" LVL	SEE TYPICAL DETAIL
2RIM-3	2x12	SEE TYPICAL DETAIL
2RIM-4	(2) 2x12	SEE TYPICAL DETAIL
2FB-1	(3) 1-3/4" x 18" LVL + 1/4" PLYWOOD FLITCH PLATE	SPAN PER PLAN, (2) MTS16 STRAPS EACH END, INSTALL BEAM BEFORE INSTALLING HEADER BELOW
2FB-2	(2) 1-3/4" x 18" LVL	BEARS ON WALL EACH END
2FB-3	(2) 1-3/4" x 18" LVL	BEARS IN WALL POCKET, HUC416 AT 2FB
2FB-4	(2) 1-3/4" x 18" LVL	BEARS IN WALL POCKET, HUC416 AT 2FB
2FB-5	(3) 2x12	BEARS ON WALL EACH END
2FB-6	(3) 2x12	HUC12-3 EACH END
2FB-7	(4) 2x12	SPAN PER PLAN, (2) MTS16 EACH END INSTALL BEAM BEFORE INSTALLING HEADER BELOW
2FB-8	(2) 1-3/4" x 18" LVL	SPAN PER PLAN, (2) MTS16 EACH END INSTALL BEAM BEFORE INSTALLING HEADER BELOW
2FB-9	(3) 1-3/4" x 18" LVL	(2) MTS16 EACH END, CANTILEVER BEAM
2FB-10	(2) 1-3/4" x 14" LVL	BEARS IN WALL POCKET, STRAP TO COLUMN PER TYPICAL DETAIL
2FB-11	(3) 1-3/4" x 14" LVL	SPAN PER PLAN, STRAP TO COLUMN PER TYPICAL DETAIL

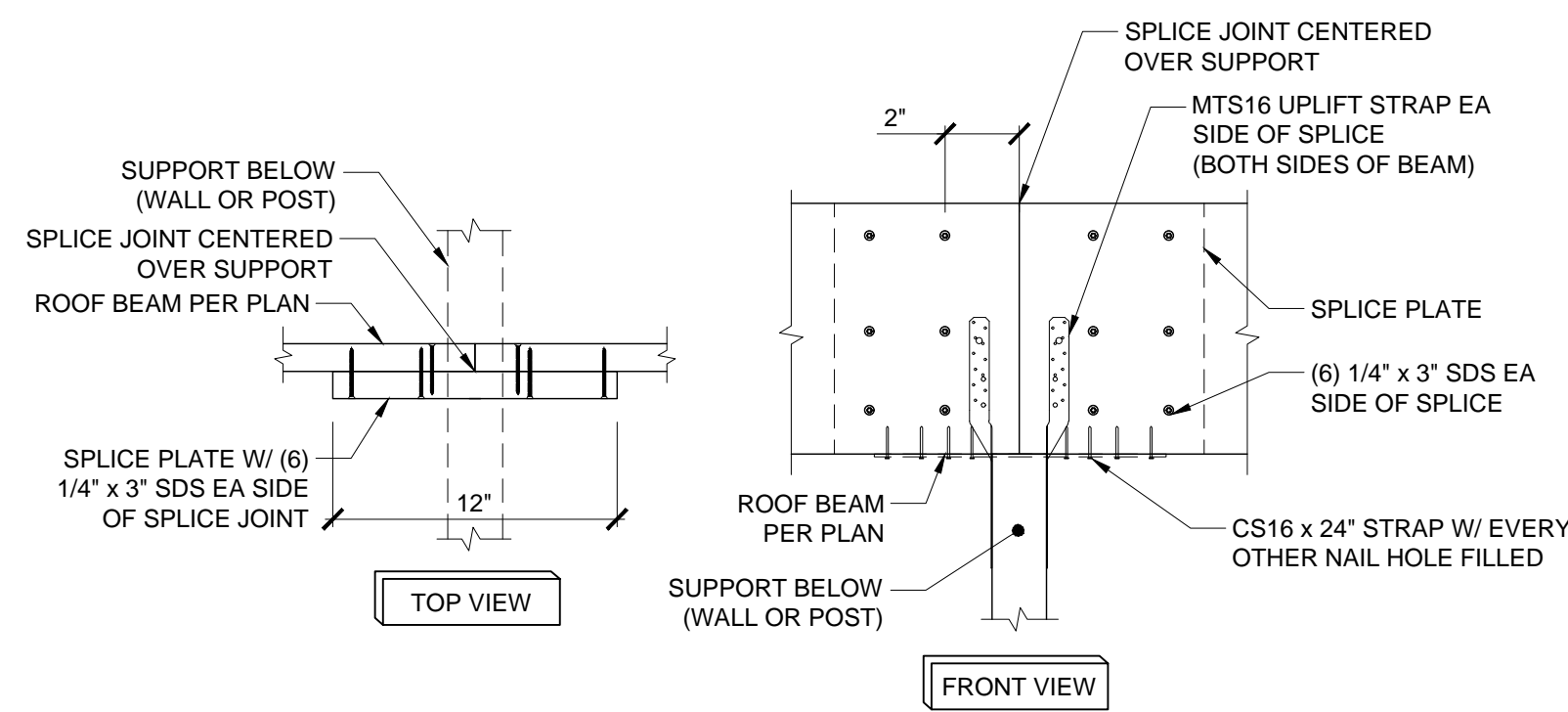
1ST FLR CEILING BEAM (1CB) SCHEDULE		
MARK	BEAM SIZE	END CONNECTORS / REMARKS
1CB-1	(3) 1-3/4" x 11-1/4" LVL	(2) MTS16 EACH END

SCHEDULE NOTES:
1. INSTALL END CONNECTORS/HANGERS IN ACCORDANCE WITH MPII'S.

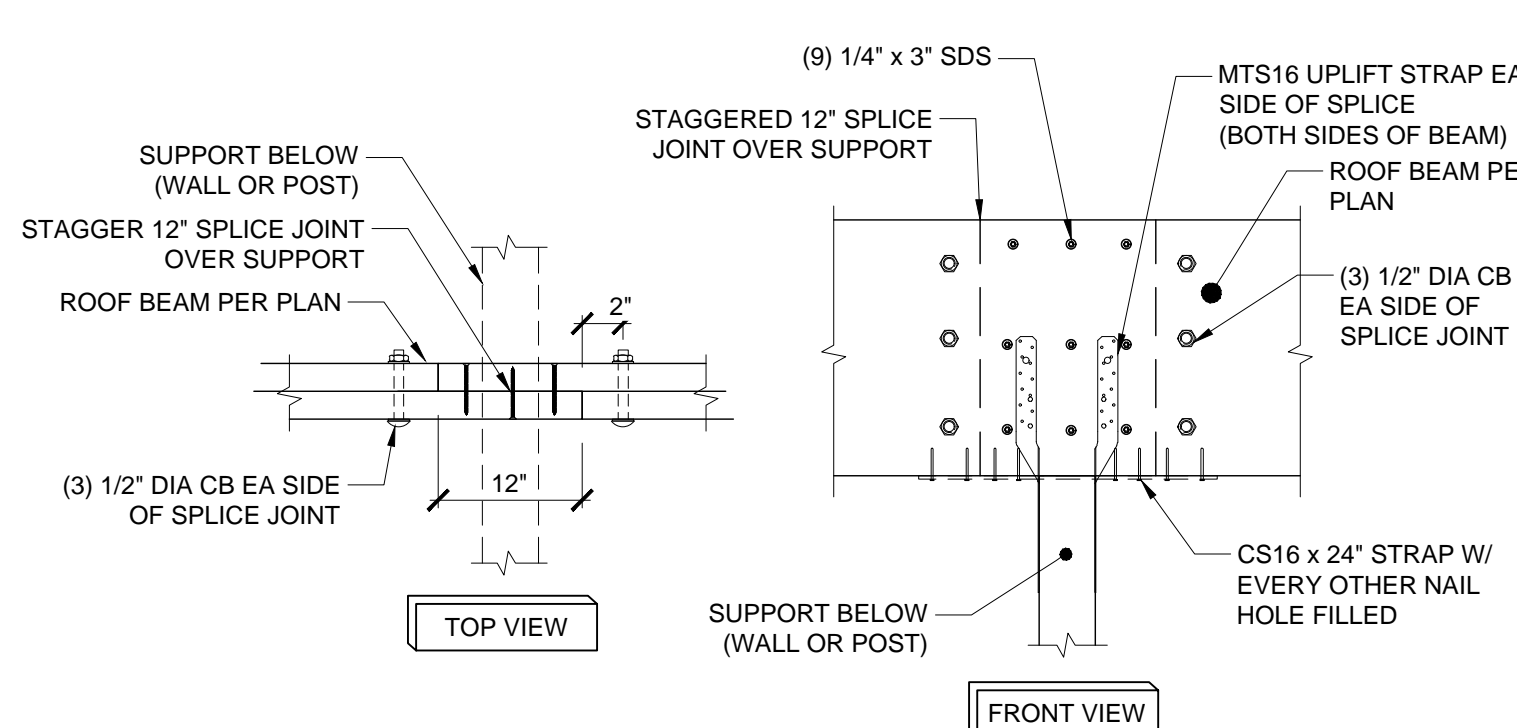


HEADER SCHEDULE ²						
LOCATION / MARK		MAX SPAN	HEADER SIZE	JACK STUDS EA END	KING STUDS EA END	
CHOOSE BASED ON HEADER CLEAR SPAN UNION	EXTERIOR WALLS	3'-6"	(2) 2x8		1	
		6'-6"	(2) 2x10	1	2	
		8'-0"	(2) 1 3/4" x 9 1/4" LVL	2	2	
		10'-0"	(2) 1 3/4" x 11 7/8" LVL	2	3	
	INTERIOR WALLS (LOAD BEARING)	3'-6"	(2) 2x8		1	1
		6'-6"	(2) 2x10	2	2	
		8'-0"	(2) 1 3/4" x 9 1/4" LVL	2	2	
		10'-0"	(2) 1 3/4" x 11 7/8" LVL	2	2	
		HDR-1	SEE PLAN	(2) 2x12	2	2
		HDR-2	SEE PLAN	(2) 2x12	2	2
HDR-3	SEE PLAN	(2) 1-3/4" x 14" LVL	3	4		
HDR-4	SEE PLAN	(2) 1-3/4" x 11-7/8" LVL	2	3		
HDR-5	SEE PLAN	(2) 1-3/4" x 14" LVL INSTALL AFTER ZFB-1	2	5 LS50 EA SIDE T&B		
HDR-6 OMIT T&B PLATE IF REQ'D	SEE PLAN	(2) 2x10 INSTALL AFTER ZFB-2	2	3		
HDR-7 OMIT T&B PLATE IF REQ'D	SEE PLAN	(2) 2x10 INSTALL AFTER ZFB-8	2	4		
HDR-8	SEE PLAN	(2) 1-3/4" x 7-1/4" LVL + 2x8 SOLID HEADER	2	3		
HDR-9	SEE PLAN	(3) 1-3/4" x 14" LVL	3	3		

- SCHEDULE NOTES:**
1. CONTRACTOR OPTION TO MAKE SOLID OR BOX HEADER CONFIGURATION.
 2. HEADERS TO BE INSTALLED BASED ON WALL LOCATION AND SPAN UNLESS SPECIFICALLY INDICATED ON PLAN. FIRST FLOOR HEADERS ARE SHOWN FLOOR FRAMING, AND SO ON.



A 1-PLY RIDGE BEAM SPLICE DETAIL
SCALE: NTS

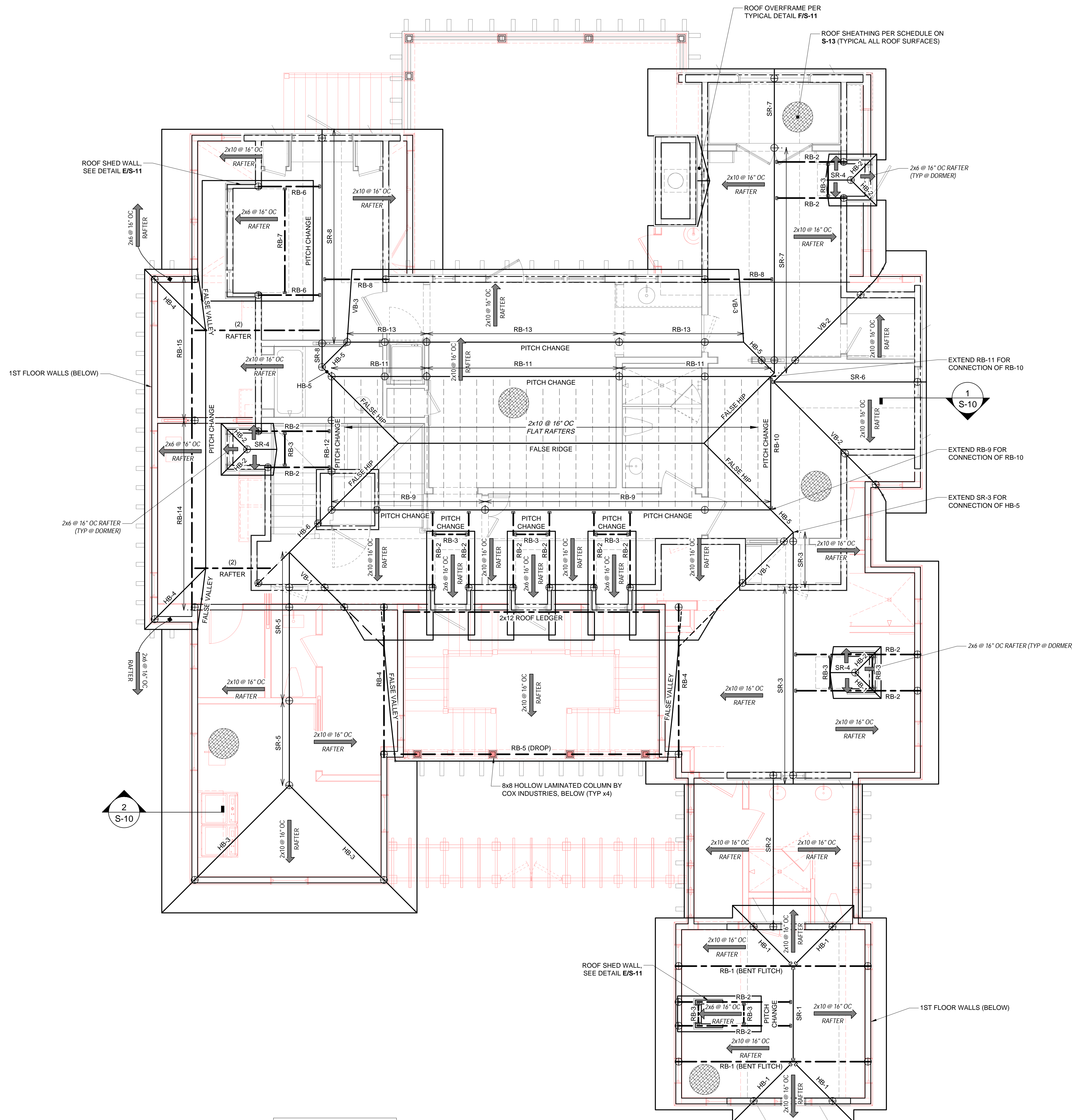


B 2-PLY RIDGE BEAM SPLICE DETAIL
SCALE: NTS

ALLOWABLE RAFTER SPAN TABLE	
MAX HORIZ. SPAN "L"	RAFTER SIZE & SPACING
UP TO 10'-0"	2x6 @ 16" OC
UP TO 14'-0"	2x8 @ 16" OC
UP TO 18'-0"	2x10 @ 16" OC

NOTE: ROOFING IS ASPHALT SHINGLES OR METAL ROOF

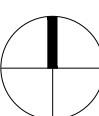
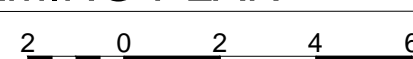
- ROOF FRAMING PLAN NOTES:**
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE NOTES ON SHEET S-01 IN ADDITION TO THE FOLLOWING NOTES.
 - REFER TO SHEET S-02 FOR PLAN ABBREVIATIONS, SYMBOLS, AND LEGENDS.
 - FLOOR PLAN WALL LAYOUT IS SHOWN FOR REFERENCE ONLY. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN REFERENCE WALL LAYOUT AND THE ARCHITECTURAL PLANS USED FOR CONSTRUCTION.
 - MINIMUM RAFTER BEARING ON TOP PLATE IS 1 1/2".
 - ALL ROOF FRAMING MEMBERS SHALL BE ATTACHED AT THE ENDS TO RESIST UPLIFT FORCES. REFER TO TYPICAL ROOF FRAMING CONNECTORS SCHEDULE FOR HURRICANE CLIP CONNECTOR OPTIONS FOR VARIOUS ROOF FRAMING MEMBERS.
 - ROOF SHEATHING SHALL BE LAID WITH THE STRENGTH AXIS OF THE PANEL PERPENDICULAR TO THE SUPPORTS (I.E., LONG WAYS ACROSS SUPPORTS).
 - ATTACH ROOF SHEATHING TO FRAMING PER SHEATHING ATTACHMENT SCHEDULE.
 - PROVIDE 2-PLY MINIMUM 2x BUILT-UP WALL STUD COLUMNS BELOW ALL ROOF BEAM BEARING POINTS OR MORE PLIES AS REQUIRED TO AT LEAST MATCH BEAM WIDTH. STRAP BEAMS TO STUD COLUMNS W/ (2) MTS16 TWIST STRAPS.
 - PROVIDE (2) MTS16 COIL STRAPS @ TOP & BOTTOM OF ALL ROOF COLUMNS TO PROVIDE CONTINUOUS UPLIFT LOAD PATH RESISTANCE.
 - BASE OF PORCH/DECK COLUMNS TO BE ANCHORED TO OR STRAPPED TO FLOOR FRAMING AND SUPPORTED BEAMS AS SHOWN IN DETAILS TO PROVIDE CONTINUOUS LOAD PATH FOR WIND UPLIFT RESISTANCE.
 - REFER TO TYPICAL ROOF FRAMING CONNECTION SCHEDULE ON THIS SHEET.



2ND FLOOR WALLS SHOWN (BELOW)

ROOF FRAMING PLAN

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



ROOF BEAM SCHEDULE		
MARK	BEAM SIZE	END CONNECTORS / REMARKS
SR-1	(2) 1-3/4" x 14" LVL	HUC416 WITH 2-1/2" FASTENERS INTO RB
SR-2	(2) 1-3/4" x 9-1/4" LVL	(2) MTS16 EACH END
SR-3	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL B/S-07 FOR 2-PLY RIDGE SPLICE, SPAN PER PLAN
SR-4	2x8	LUS26 AT RB, MTS16 AT ROOF POST, SEE END CONNECTION SCHEDULE
SR-5	(2) 1-3/4" x 14" LVL	A/S-07 FOR 1-PLY RIDGE SPLICE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO HB, SPAN PER PLAN
SR-6	(2) 1-3/4" x 14" LVL	(2) MTS16 AT EXTERIOR WALL, HUC416 AT RB
SR-7	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL B/S-07 FOR 2-PLY RIDGE SPLICE, SPAN PER PLAN
SR-8	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL B/S-07 FOR 2-PLY RIDGE SPLICE, SPAN PER PLAN
HB-1	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB
HB-2	2x8	SEE END CONNECTION SCHEDULE
HB-3	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE
HB-4	2x8	SEE END CONNECTION SCHEDULE
HB-5	2x12	SEE END CONNECTION SCHEDULE
HB-6	(2) 1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB
VB-1	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO SR
VB-2	(2) 1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO SR
VB-3	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB
RB-1	(4) 2x10 + 1/2" STEEL FLITCH PLATE	SEE DETAIL H/S-11, (2) H2.5A AT EXTERIOR WALL
RB-2	(2) 2x10	LUS210-2 AT SR, (2) H2.5A AT EXTERIOR WALL
RB-3	(2) 2x12	1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB
RB-4	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END
RB-5	(2) 2x12	STRAP TO COLUMN PER TYP DETAIL
RB-6	1-3/4" x 14" LVL	HUC01 8/11 SDS EACH END
RB-7	(2) 2x10	(2) H2.5A AT EXTERIOR WALL, LUS210-2 AT SR
RB-8	(2) 2x10	(2) H2.5A AT EXTERIOR WALL, LUS210-2 AT SR
RB-9	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL B/S-07 FOR 2-PLY SPLICE DETAIL, SPAN PER PLAN, EXTEND BEAM FOR CONNECTION PER PLAN
RB-10	(2) 1-3/4" x 14" LVL	HUC416 EACH END
RB-11	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL B/S-07 FOR 2-PLY SPLICE DETAIL, SPAN PER PLAN, EXTEND BEAM FOR CONNECTION PER PLAN
RB-12	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH SUPPORT
RB-13	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH SUPPORT, SPAN PER PLAN
RB-14	(2) 1-3/4" x 20" LVL	(2) MTS16 EACH END, SPAN PER PLAN
RB-15	(2) 1-3/4" x 20" LVL	(2) MTS16 EACH END, SPAN PER PLAN

SCHEDULE NOTES:
1. INSTALL END CONNECTORS/HANGERS IN ACCORDANCE WITH MPI'S.

TYPICAL ROOF FRAMING - END CONNECTION SCHEDULE	
CONNECTION LOCATION	CONNECTION REQUIREMENT
2x6 & 2x8 RAFTERS TO TOP PLATE/BEAM	H2.5A W/ (5) 8d INTO RAFTER AND TOP PLATES/BEAM EA
2x6, 2x8, & 2x10 RAFTERS TO RIDGE BEAM	LRU26, LRU28, & LRU210 "OR" 4, 5, 6 16d TOENAILS
2x6, 2x8, & 2x10 RAFTER TO HIP/VALLEY BEAM	LRU26, LRU28, & LRU210 "OR" 4, 5, 6 16d TOENAILS
2x6, 2x8 OR 2x10 RAFTERS FLUSH FRAMED INTO LEDGER OR BLOCKED WALL	LRU26, LRU28, OR LRU210 RESPECTIVELY W/ 16d INTO LEDGER AND 16d x 1 1/2" NAILS INTO RAFTER INSTALLED PER MPI'S.
HIP/VALLEY BEAM TO TOP PLATE	(2) CS16 COIL STRAPS (1 EA SIDE OF CORNER)
HIP/VALLEY BEAM TO RIDGE BEAM	16d TOENAILS @ 2" OC, SUPPORT JOINT ON STUD PACK COL PER PLAN. ATTACH EA HIP BEAM TO COL W/ (1) MTS20 STRAPS, AND ATTACH RIDGE TO COL W/ (1) CS16 W/ 12" LAP ON COL.

SCHEDULE NOTES:
1. NOTIFY ENGINEER IN WRITING IN THE EVENT CONDITIONS NOT COVERED BY THIS SCHEDULE ARE ENCOUNTERED.

DATE
02/21/24

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STRUCTURAL
FINNEN RESIDENCE
2970 JASPER BLVD
SULLIVANS ISLAND, SC 29482

JOB NO.: 8923

DESIGN BY: KMP

DRAWN BY: DAL

DATE: 02/21/24

SCALE: AS NOTED

SHEET TITLE:
ROOF FRAMING PLAN

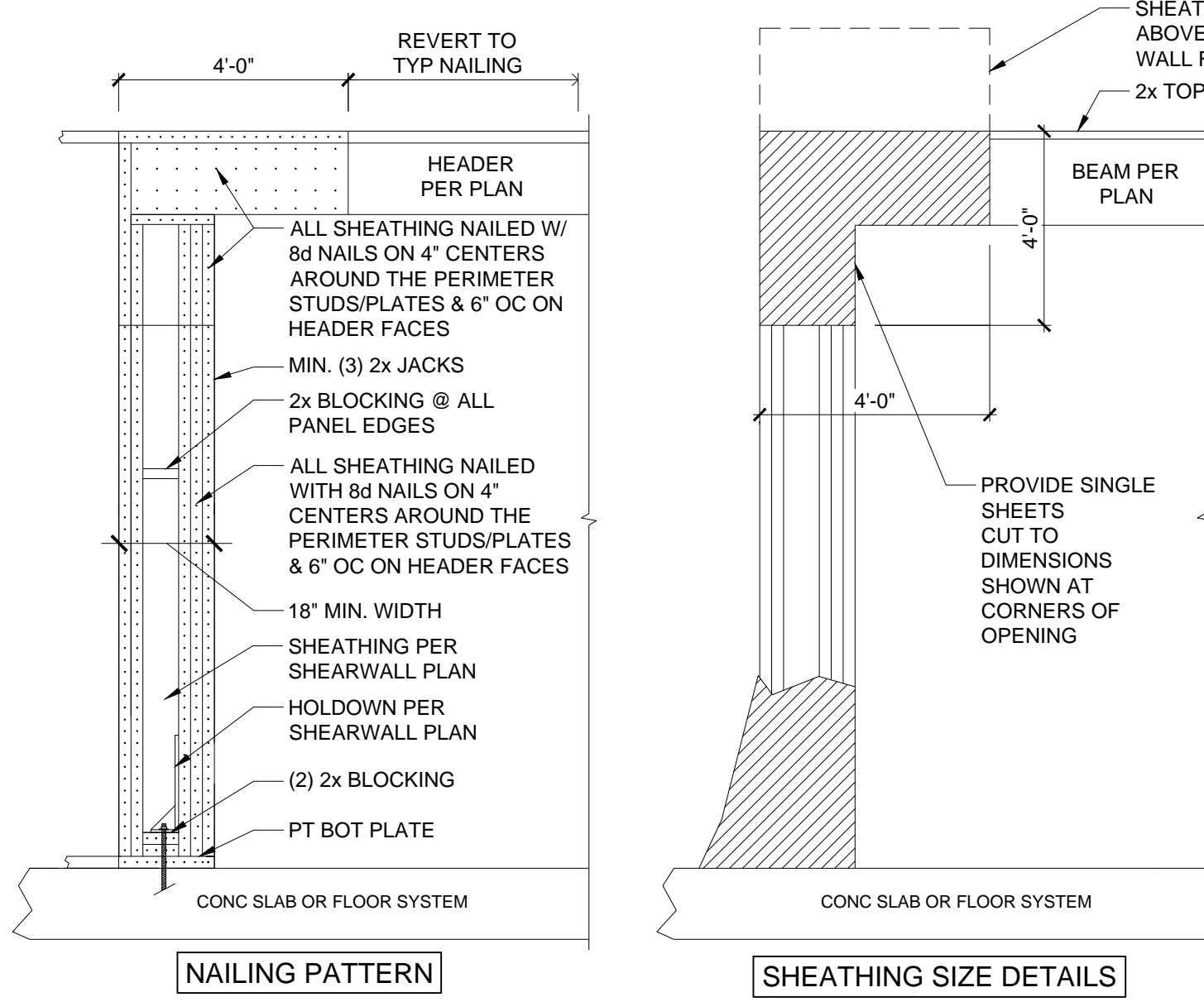
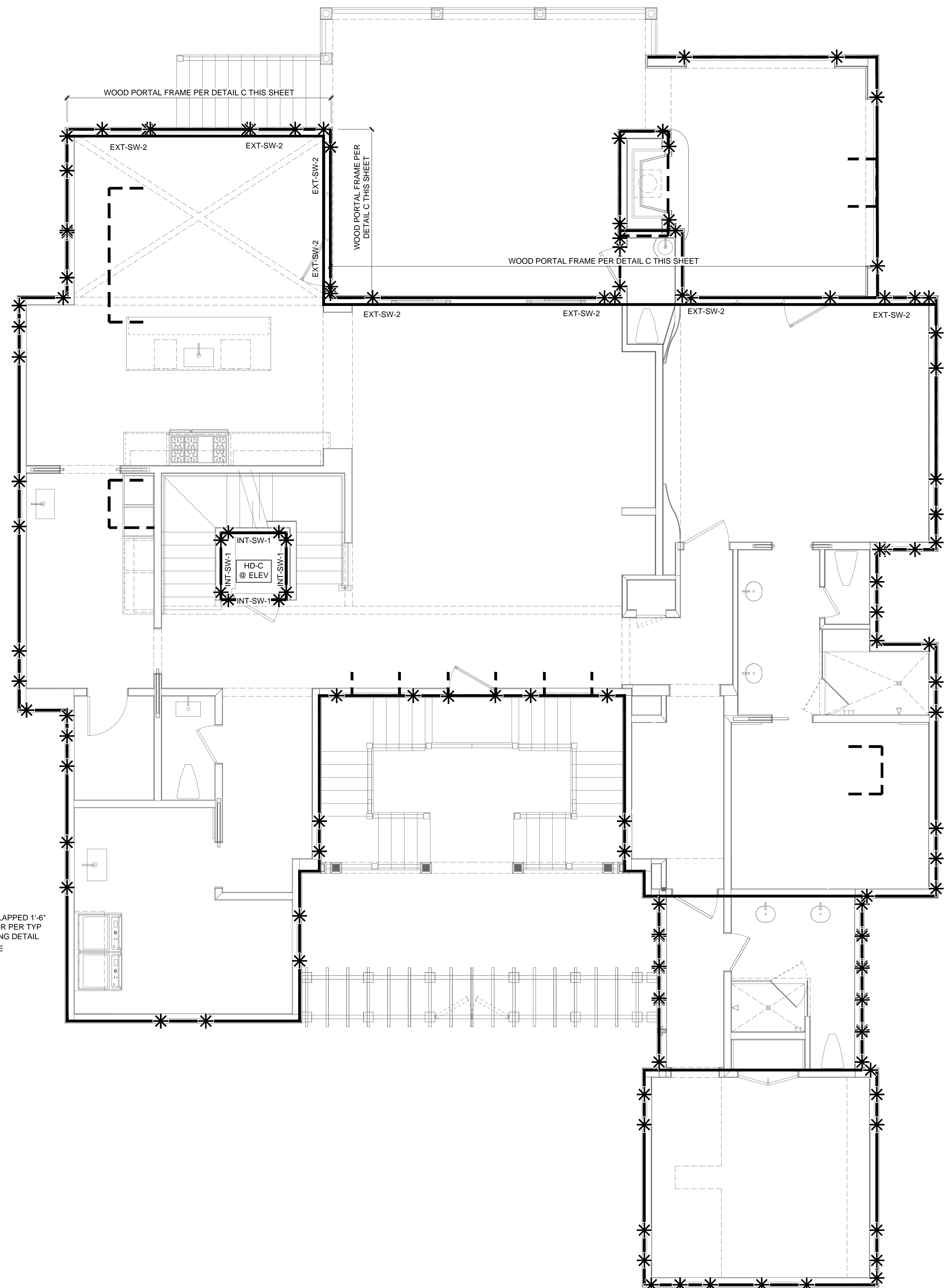
SHEET NO.
S-07

SHEARWALL PLAN LEGEND	
	SHEARWALL PER SCHEDULE (BOLD LINE INDICATES SHEATHING SIDE)
EXT-SW-# INT-SW-#	EXTERIOR SHEARWALL TYPE PER SCHEDULE INTERIOR SHEARWALL TYPE PER SCHEDULE
	HOLDOWN PER DETAILS

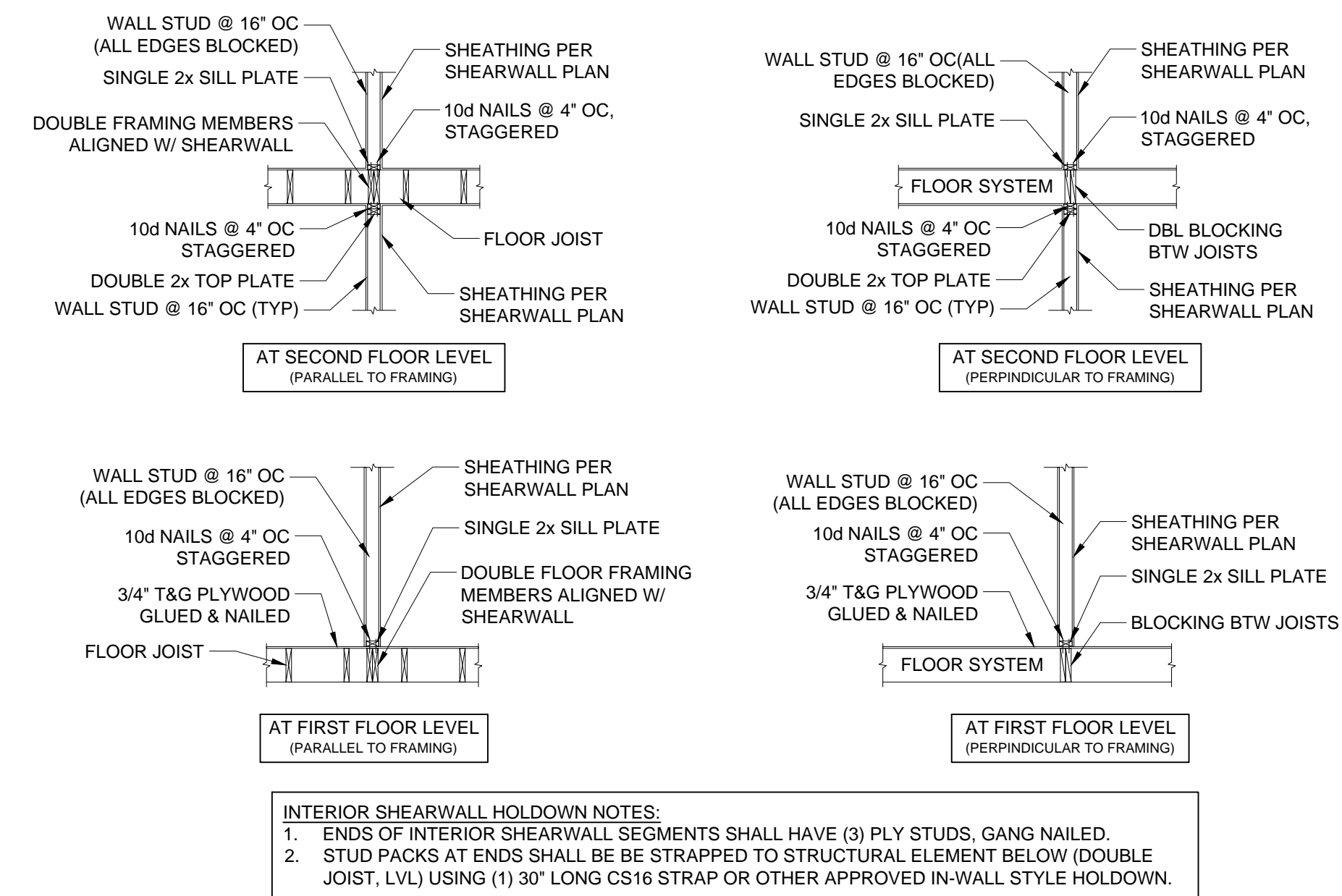
SHEARWALL SCHEDULE			
SHEARWALL TYPE	SHEATHING	FASTENING (EDGE/FIELD)	REMARKS
EXT-SW-1 (TYPICAL EXTERIOR)	TYPICAL SHEATHING AND FASTENING PER SHEATHING ATTACHMENT SCHEDULE & WALL FRAMING DETAIL.		** TYPICAL UNLESS NOTED ON PLAN **
EXT-SW-2	TYP EXT WOOD SHEATHING ON BOTH SIDES OF WALL	4" OC EDGES & 4" OC FIELD	BLOCK ALL SHEATHING JOINTS
INT-SW-1	7/16" OSB ONE SIDE	6" OC EDGES & FIELD	BLOCK ALL SHEATHING JOINTS
INT-SW-2	7/16" OSB BOTH SIDES	6" OC EDGES & FIELD	BLOCK ALL SHEATHING JOINTS

SCHEDULE NOTE:
1. ALL SHEARWALLS ARE TYPICAL EXTERIOR (EXT-SW-1) EXCEPT WHERE INDICATED ON PLAN.

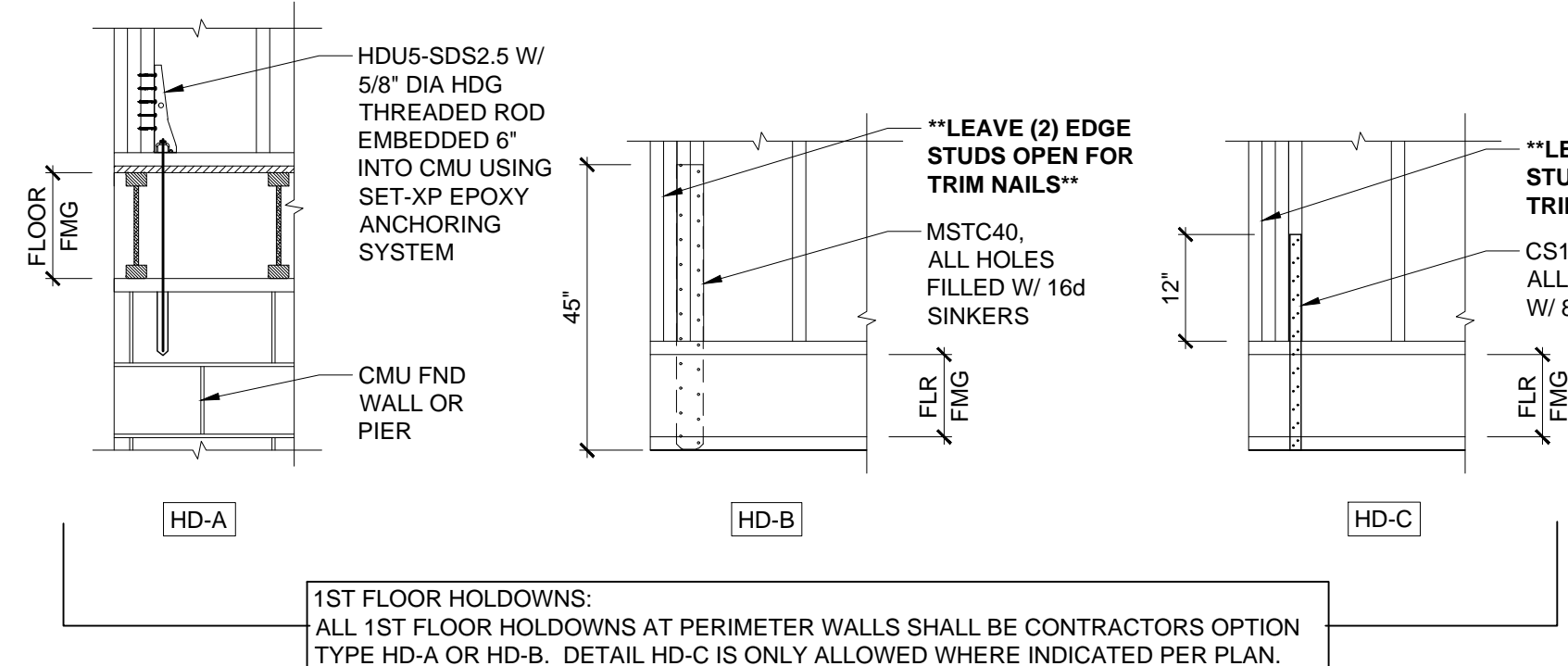
SHEARWALL HOLDOWN NOTES:
1. REFER TO HOLDOWN DETAILS THIS SHEET FOR THE REQUIRED HOLDOWN TYPE & CONTRACTOR OPTIONS. WHEN HOLDOWNS ARE NOT SPECIFIED, PROVIDE NAILING AT EDGES OF OPENINGS AND WALL CORNERS PER TYPICAL DETAILS.
2. INTERIOR SHEARWALL HOLDOWNS SHALL BE STRAPS CONNECTING THE BASE OF WALL TO THE FLOOR FRAMING BELOW PER INTERIOR SHEARWALL DETAIL.
3. INSTALL ALL ENGINEERED CONNECTORS AND HOLDOWNS PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS (MPII).



1ST FLOOR SHEARWALL PLAN
SCALE: 1/4"=1'-0"



TYP INTERIOR SHEARWALL CONNECTION SECTIONS
SCALE: NTS



TYPICAL SHEARWALL HOLDOWN DETAILS
SCALE: NTS

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STRUCTURAL

FINNEN RESIDENCE
2970 JASPER BLVD
SULLIVANS ISLAND, SC 29482

JOB NO.: 8923

DESIGN BY: KMP

DRAWN BY: DAL

DATE: 02/21/24

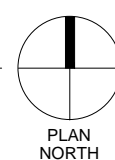
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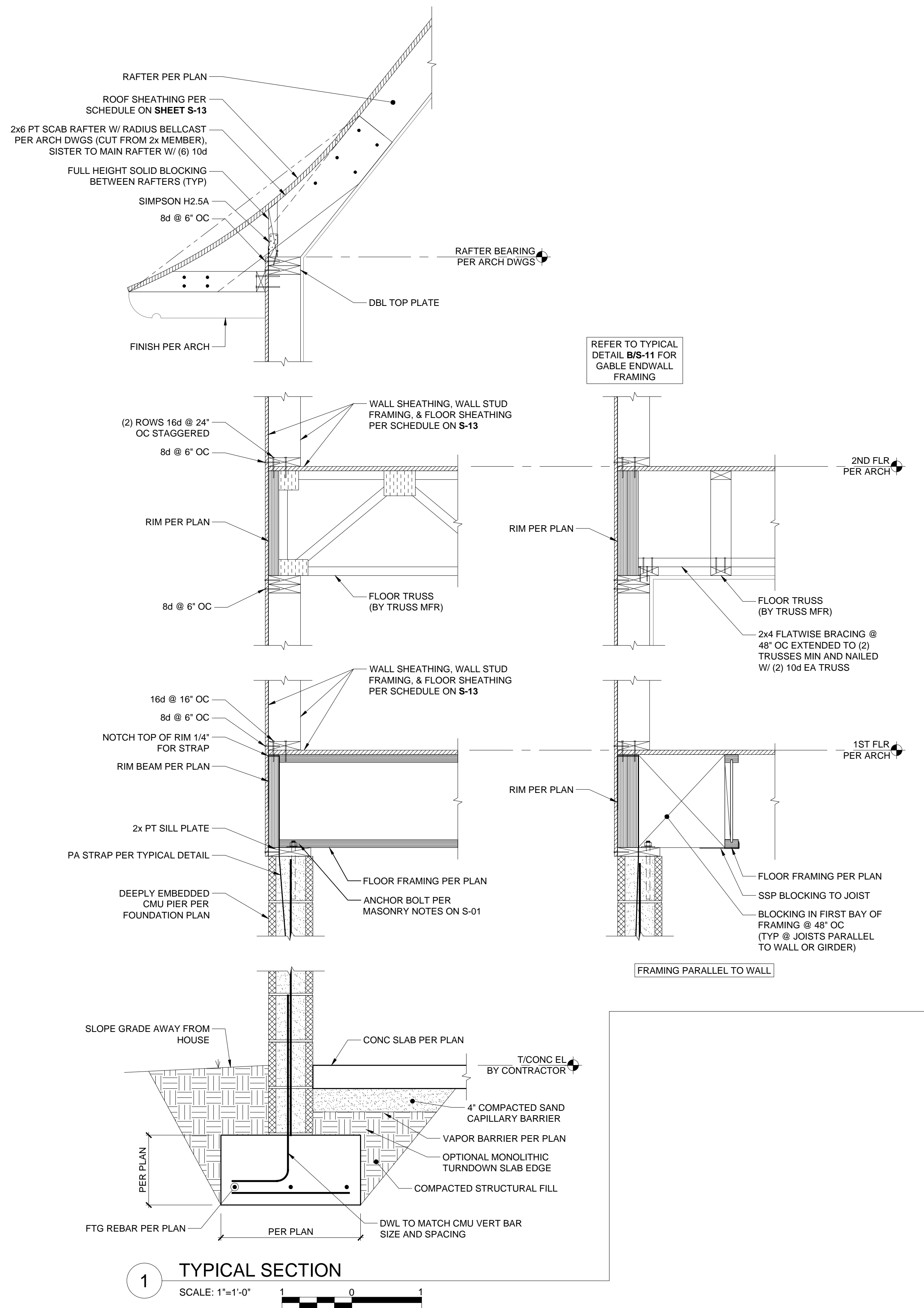
1ST FLOOR SHEARWALL PLAN

SHEET NO.

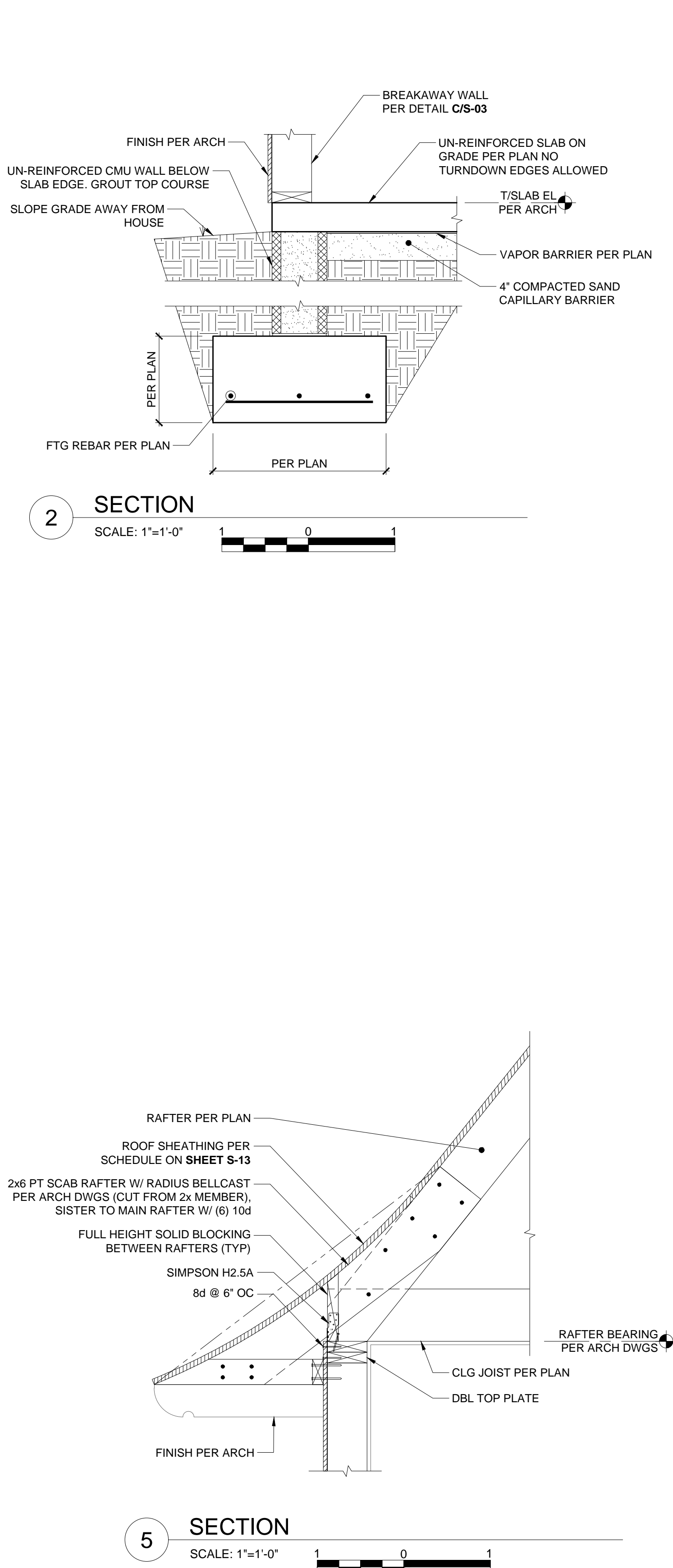
S-08



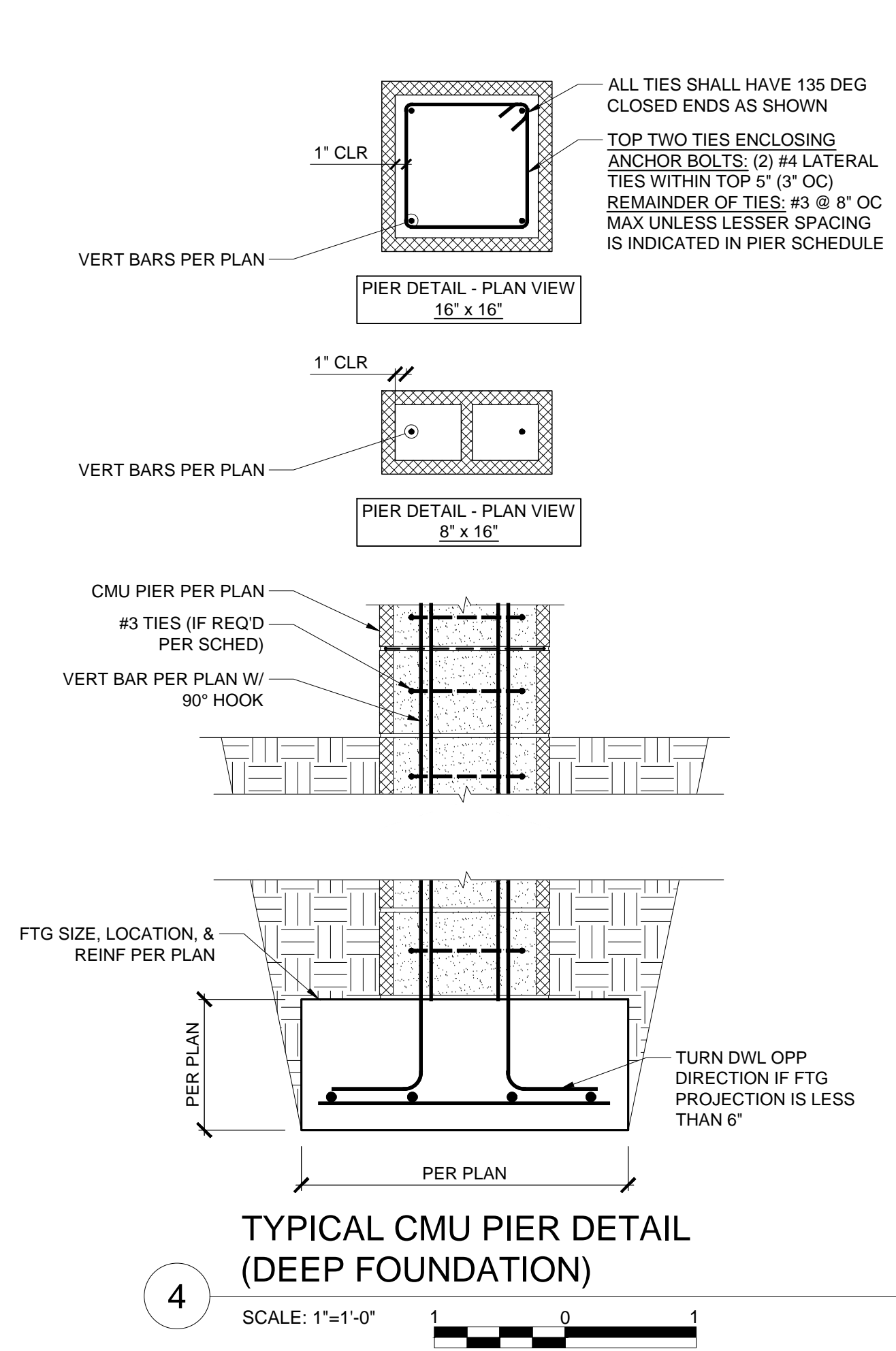
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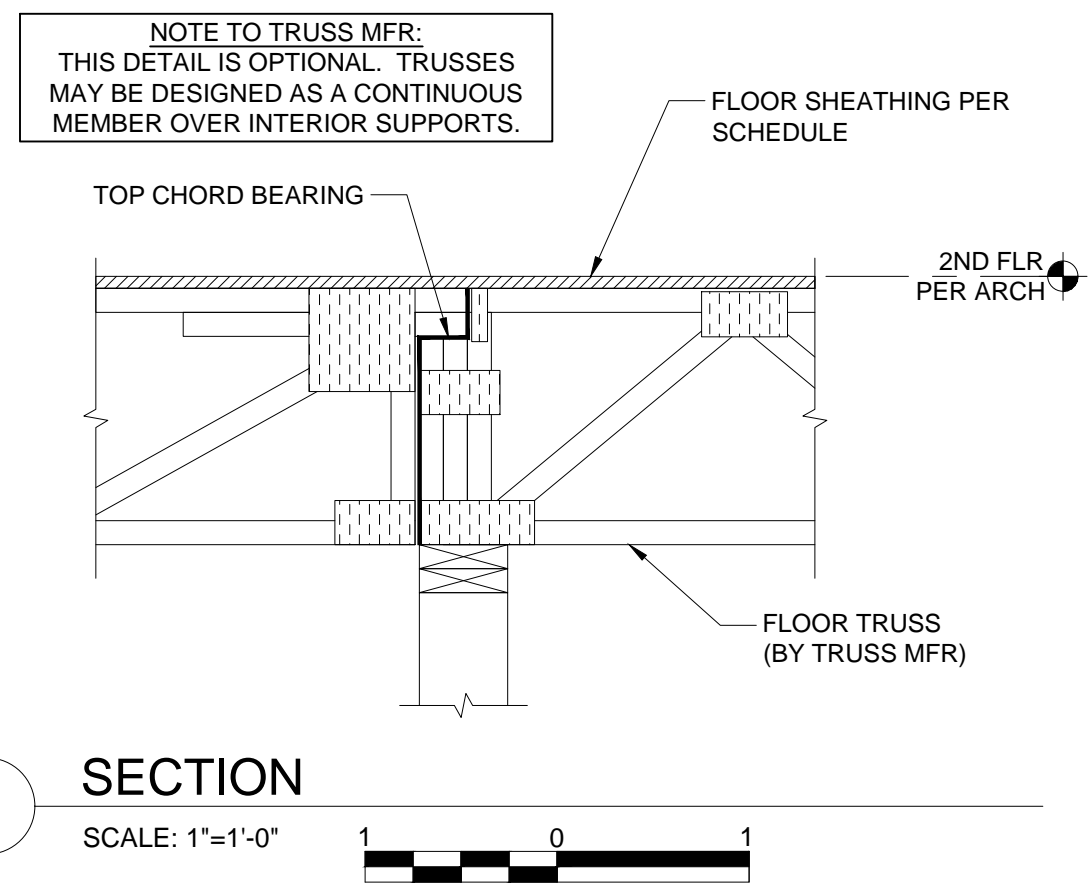
1 TYPICAL SECTION
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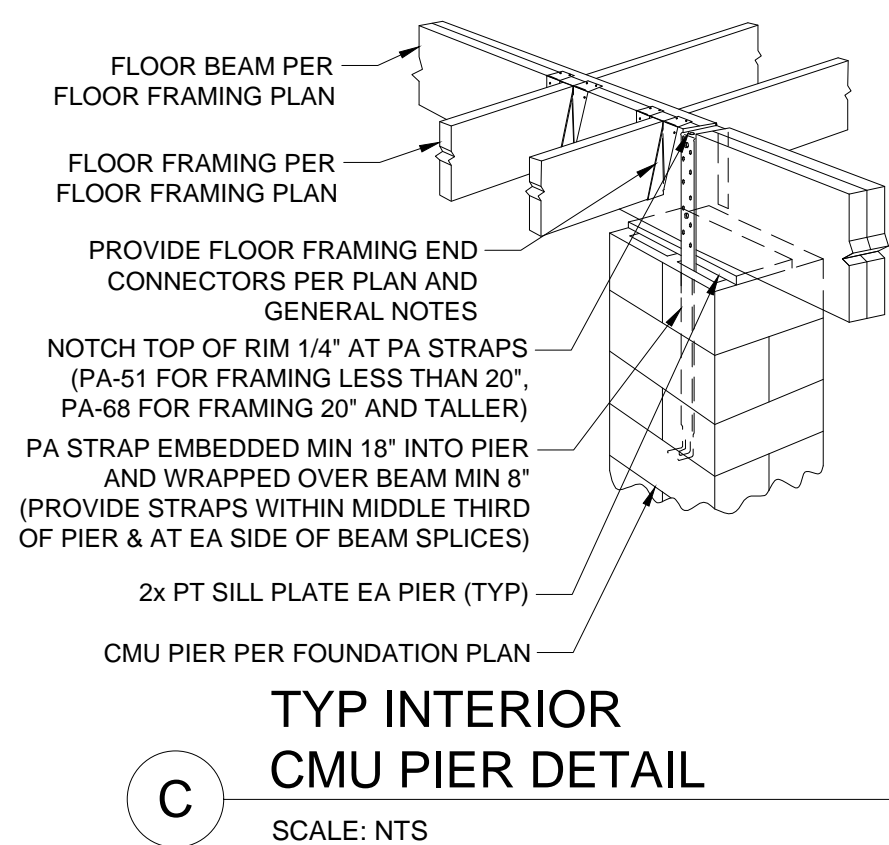
2 SECTION
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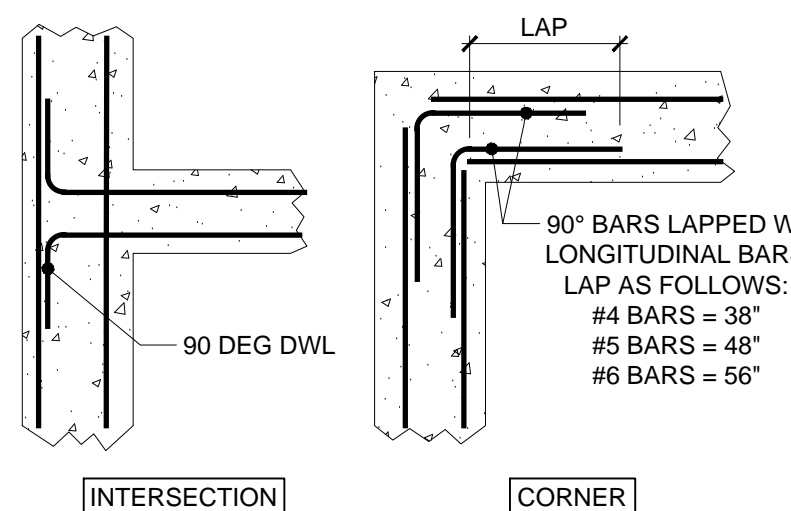
4 TYPICAL CMU PIER DETAIL (DEEP FOUNDATION)
SCALE: 1"=1'-0"



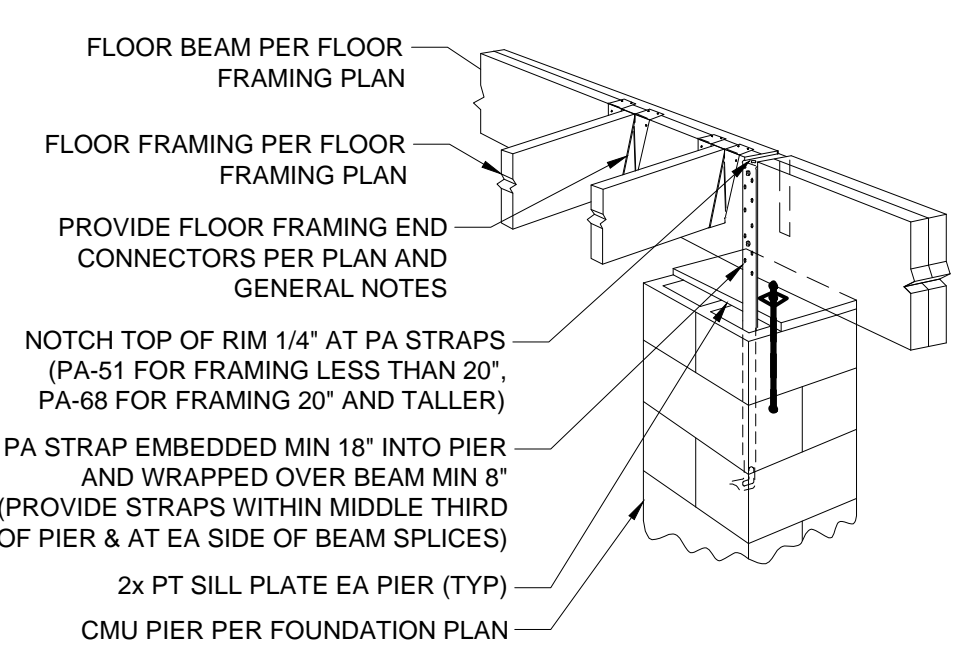
6 SECTION
SCALE: 1"=1'-0"



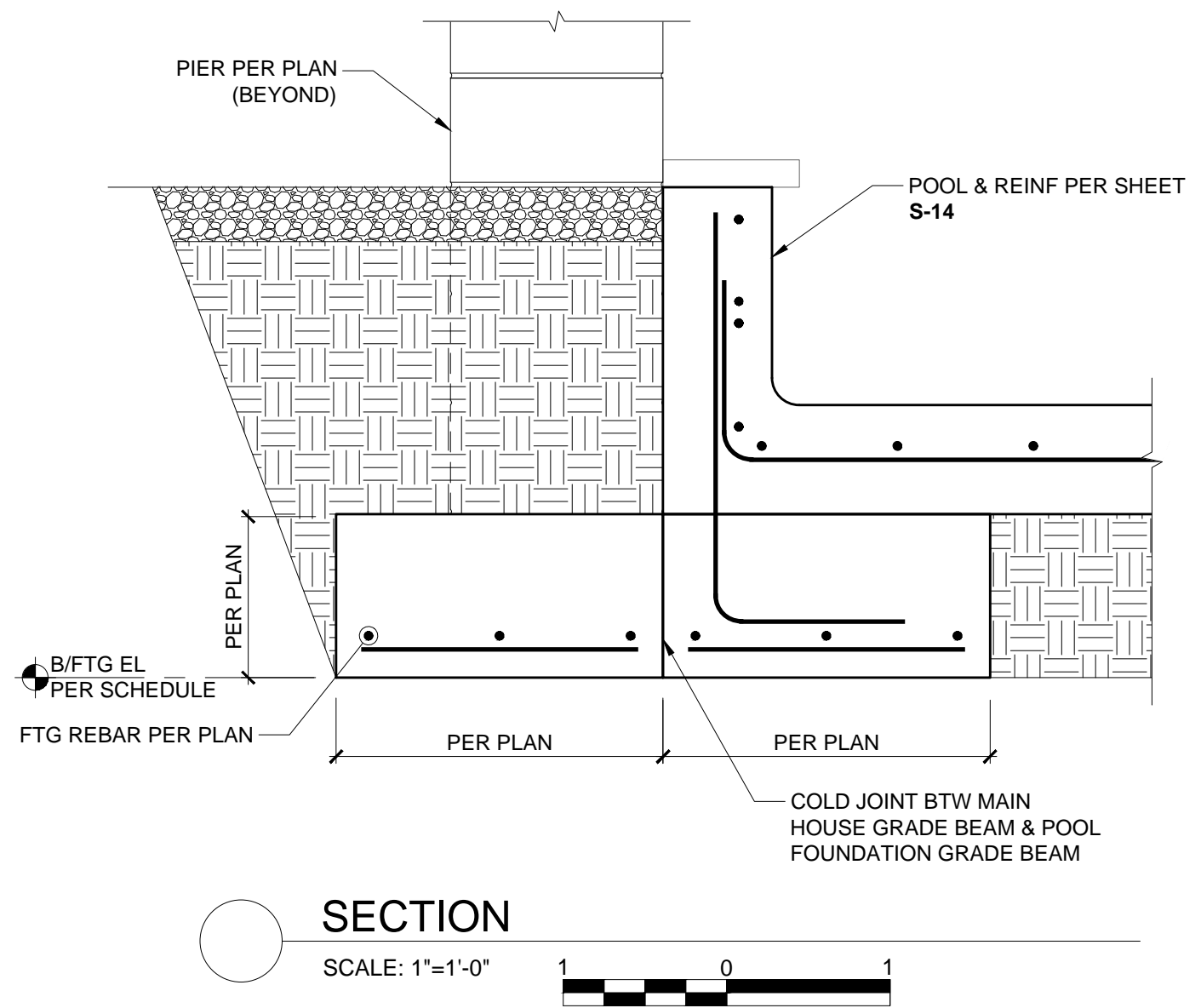
C TYP INTERIOR CMU PIER DETAIL
SCALE: NTS



A TYP STRIP FOOTING HORZ REINF DETAILS
SCALE: NTS

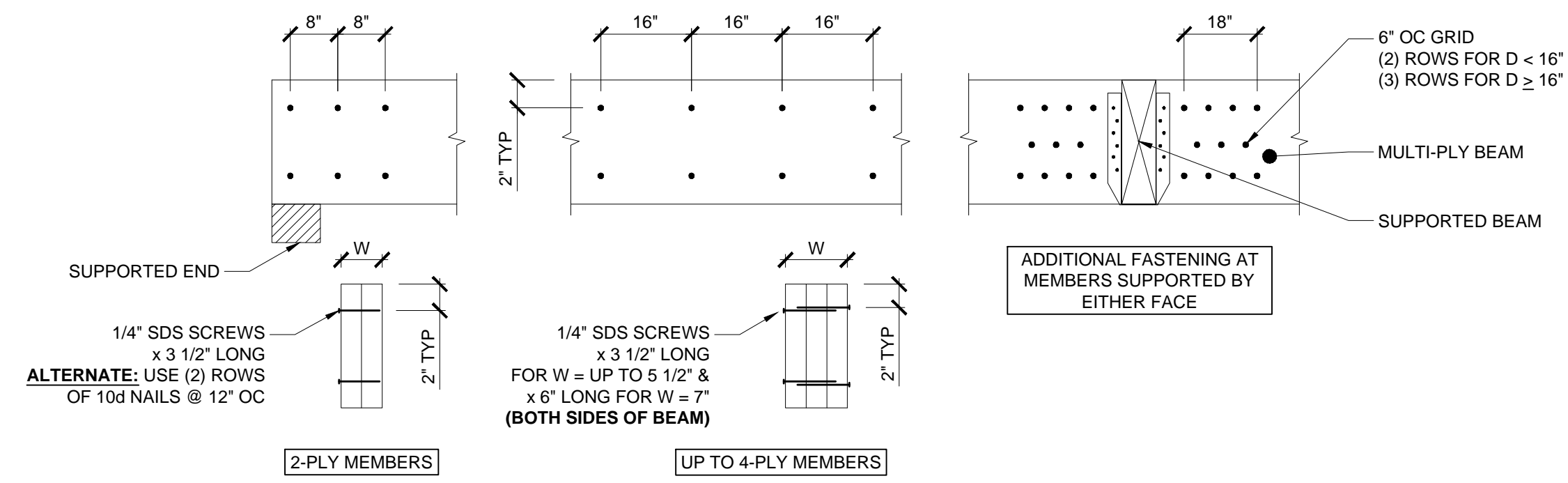


B TYP PERIMETER CMU PIER DETAIL
SCALE: NTS



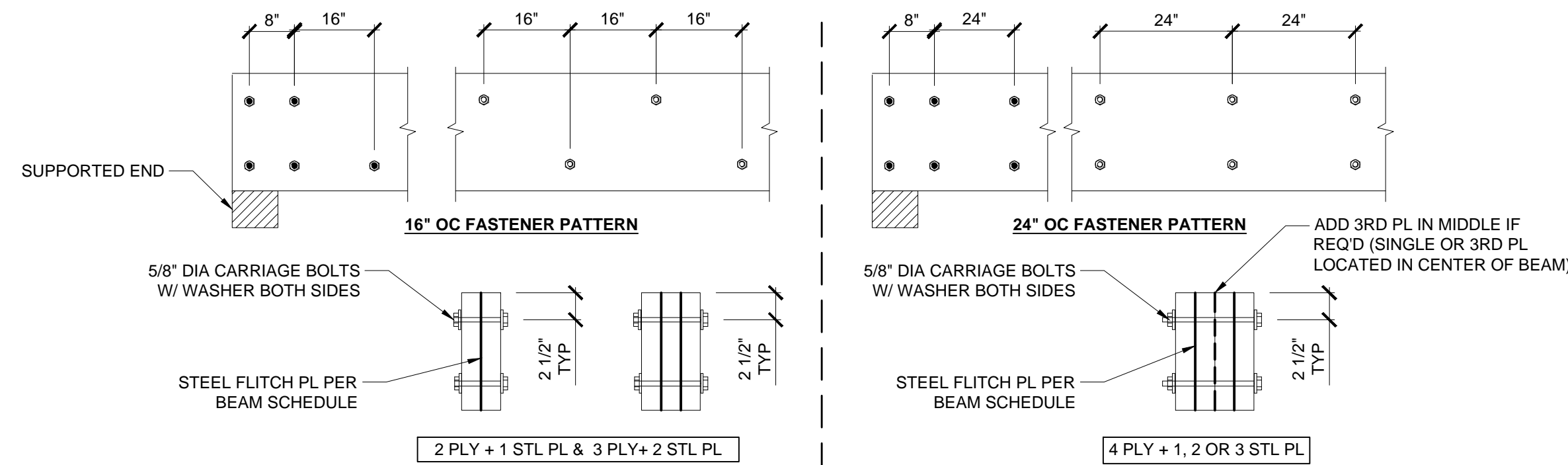
SECTION
SCALE: 1"=1'-0"

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2910 JASPER BLVD	
SULLIVANS ISLAND, SC 29482	
JOB NO.:	8923
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SHEET TITLE:	SECTIONS & TYPICAL DETAILS
SHEET NO.	S-10



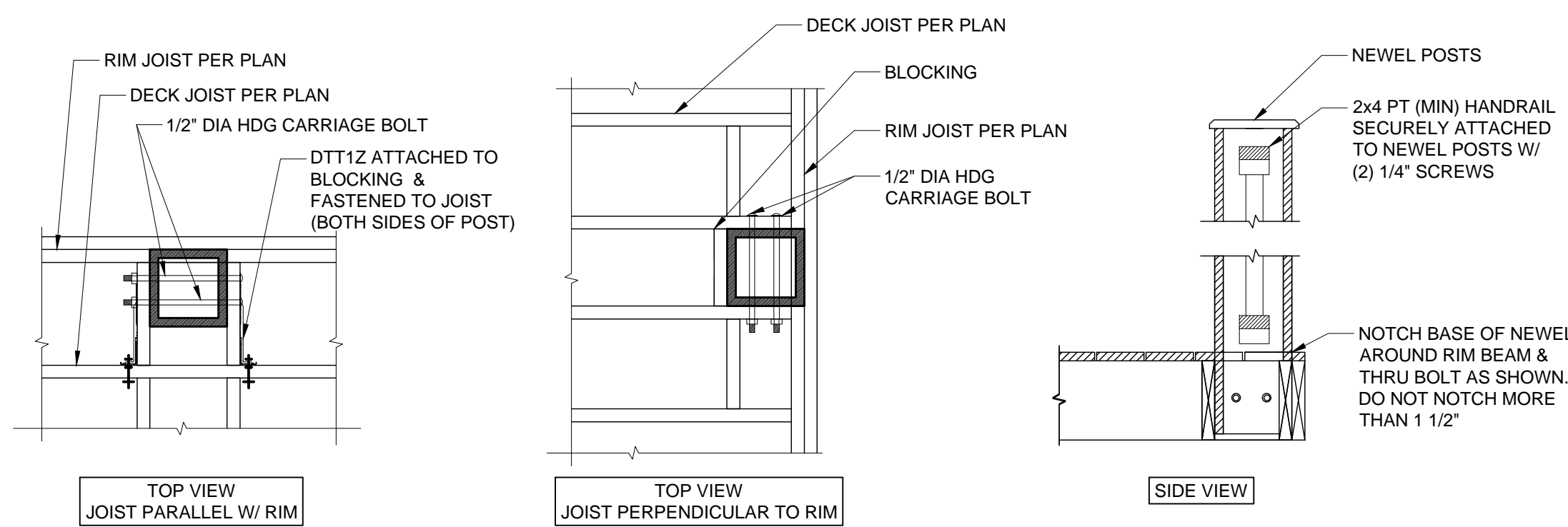
A TYPICAL MULTI-PLY BEAM LAMINATION DETAILS

SCALE: NTS



C TYPICAL STEEL FLITCH BEAM CONNECTION DETAILS

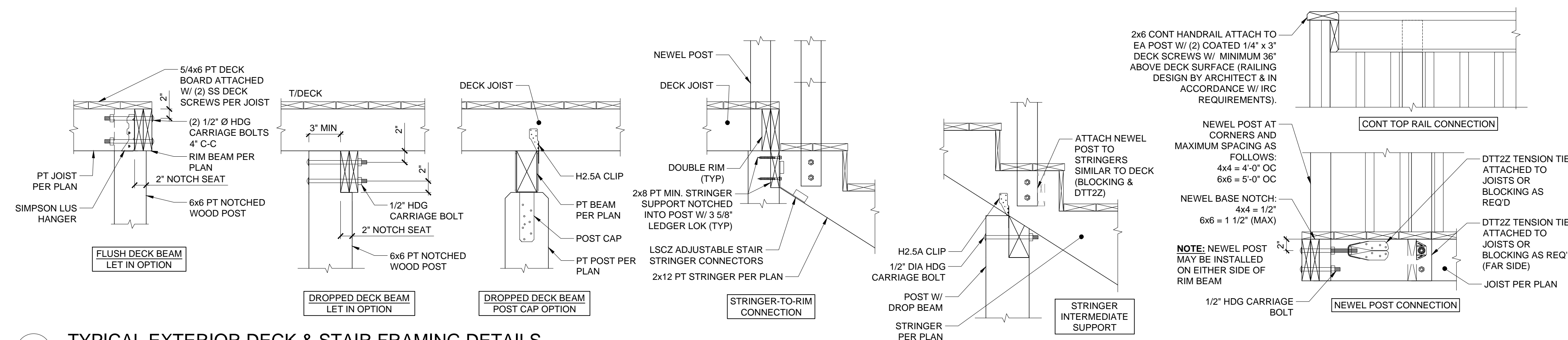
SCALE: NTS



- DETAIL NOTES:
1. THIS DETAIL APPLIES TO BASE CONNECTION OF HOLLOW OR SOLID COLUMNS AND GUARDRAIL NEWEL POSTS BOLTED DIRECTLY TO THE TOP OF DECK FRAMING.
 2. MAXIMUM NEWEL POST SPACING = 6'-0\"/>

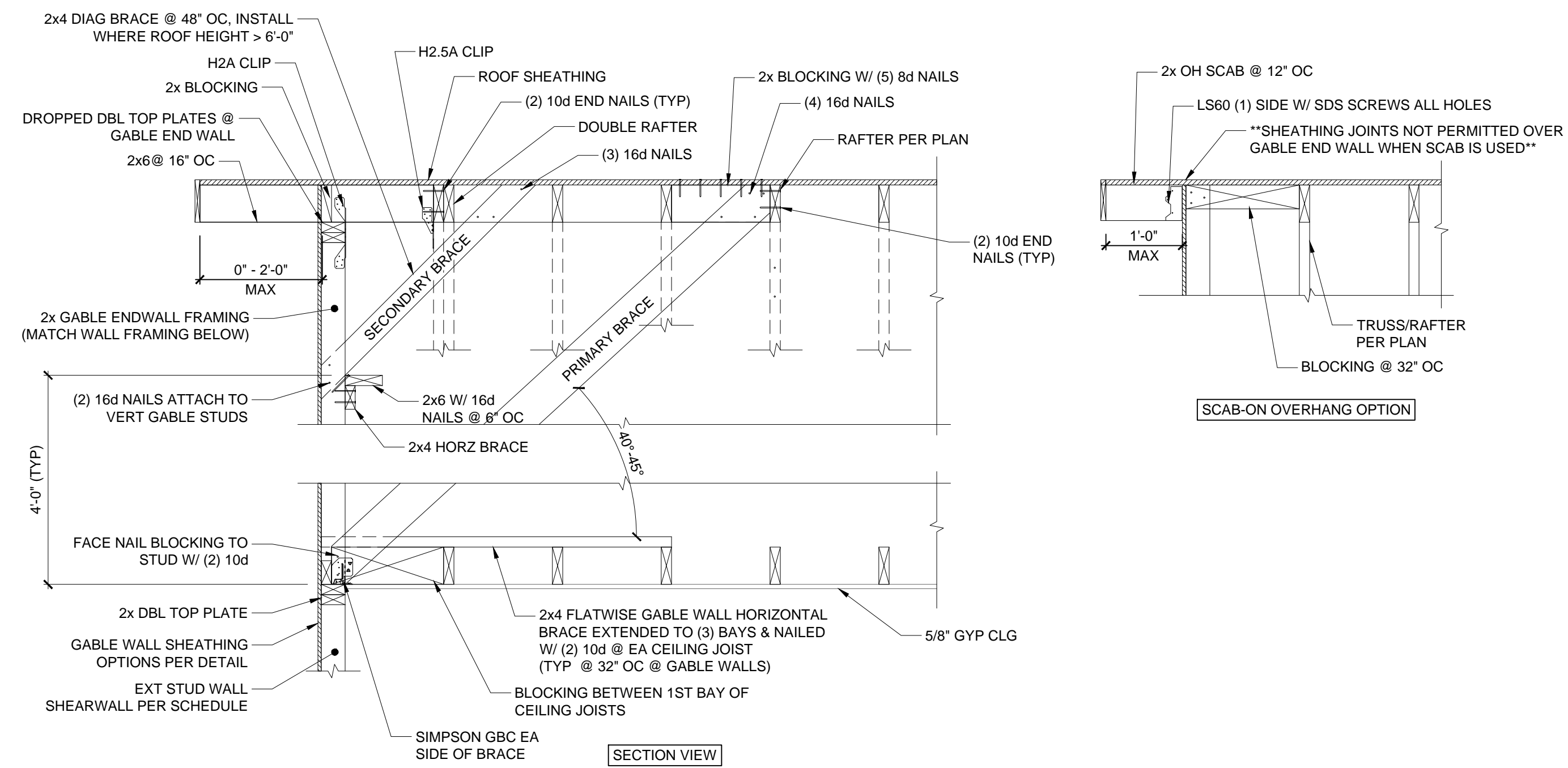
D TYPICAL DECK NEWEL POST BASE CONNECTION DETAILS

SCALE: NTS



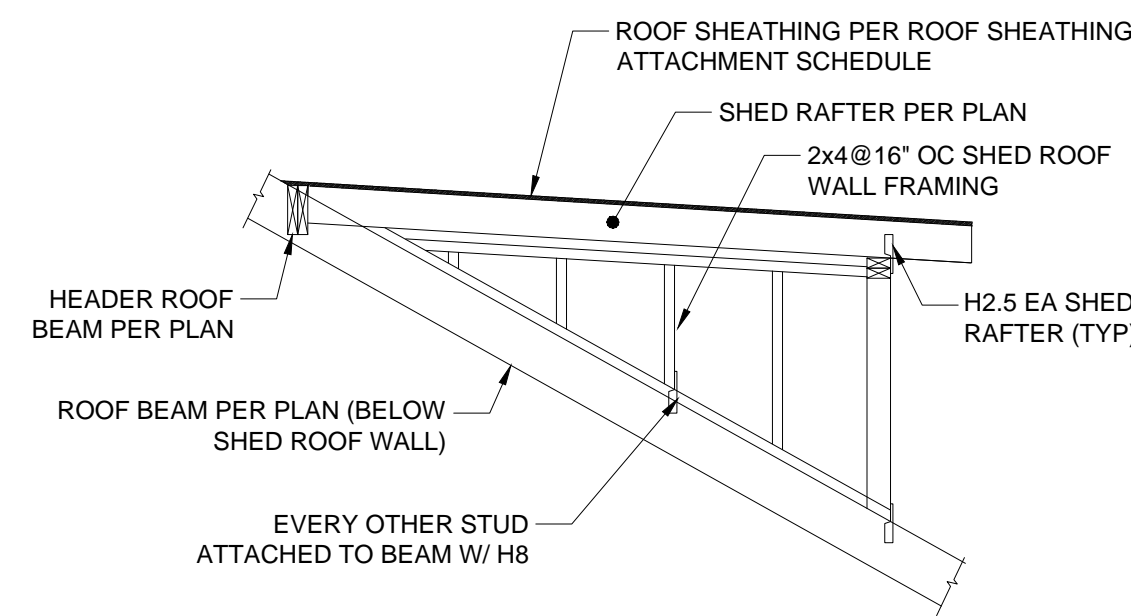
G TYPICAL EXTERIOR DECK & STAIR FRAMING DETAILS

SCALE: NTS



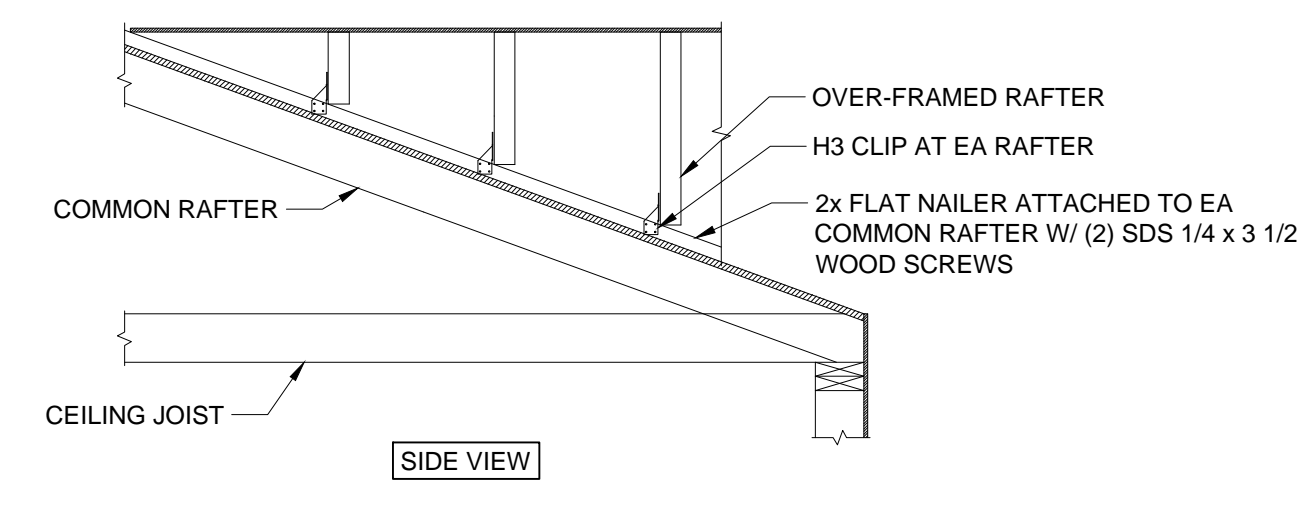
B TYPICAL DETAIL - BLOCKING @ GABLE ENDWALL CEILING FRAMING & GABLE OVERHANG OPTIONS

SCALE: NTS



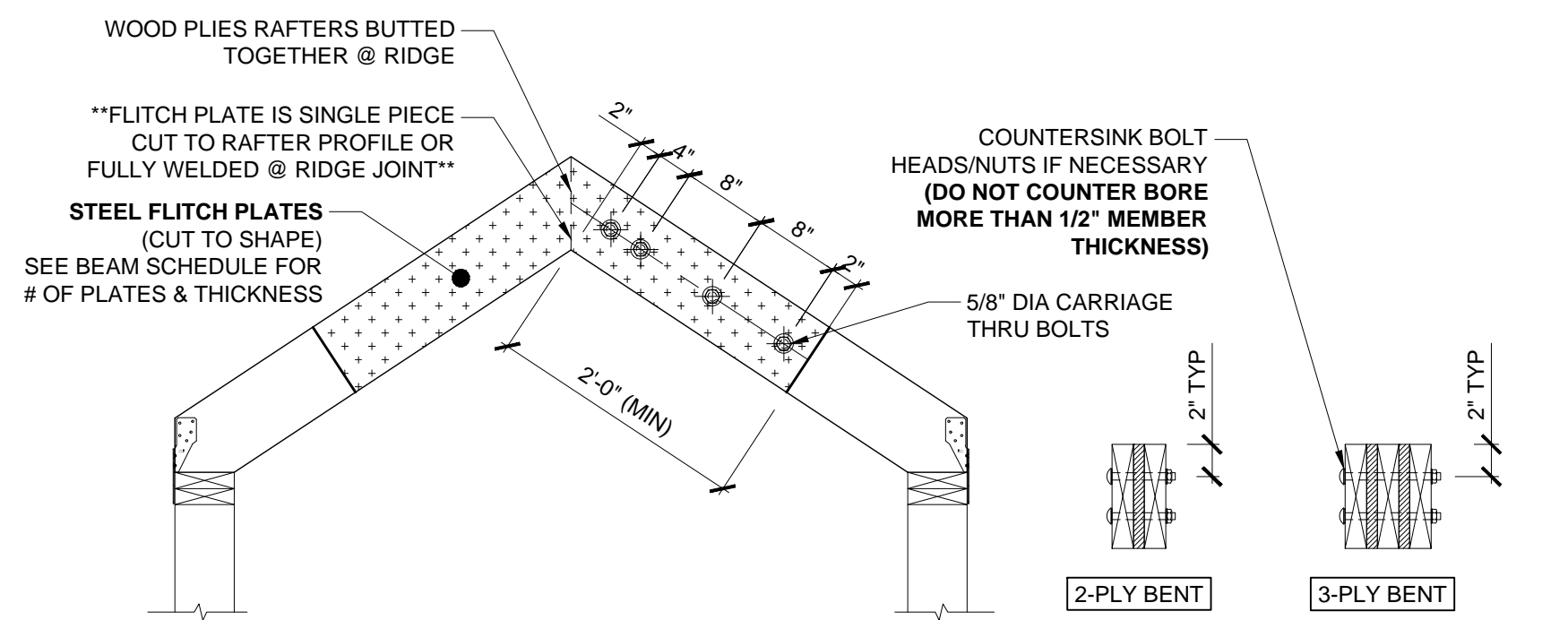
E TYPICAL SHED ROOF FRAMING DETAIL

SCALE: NTS



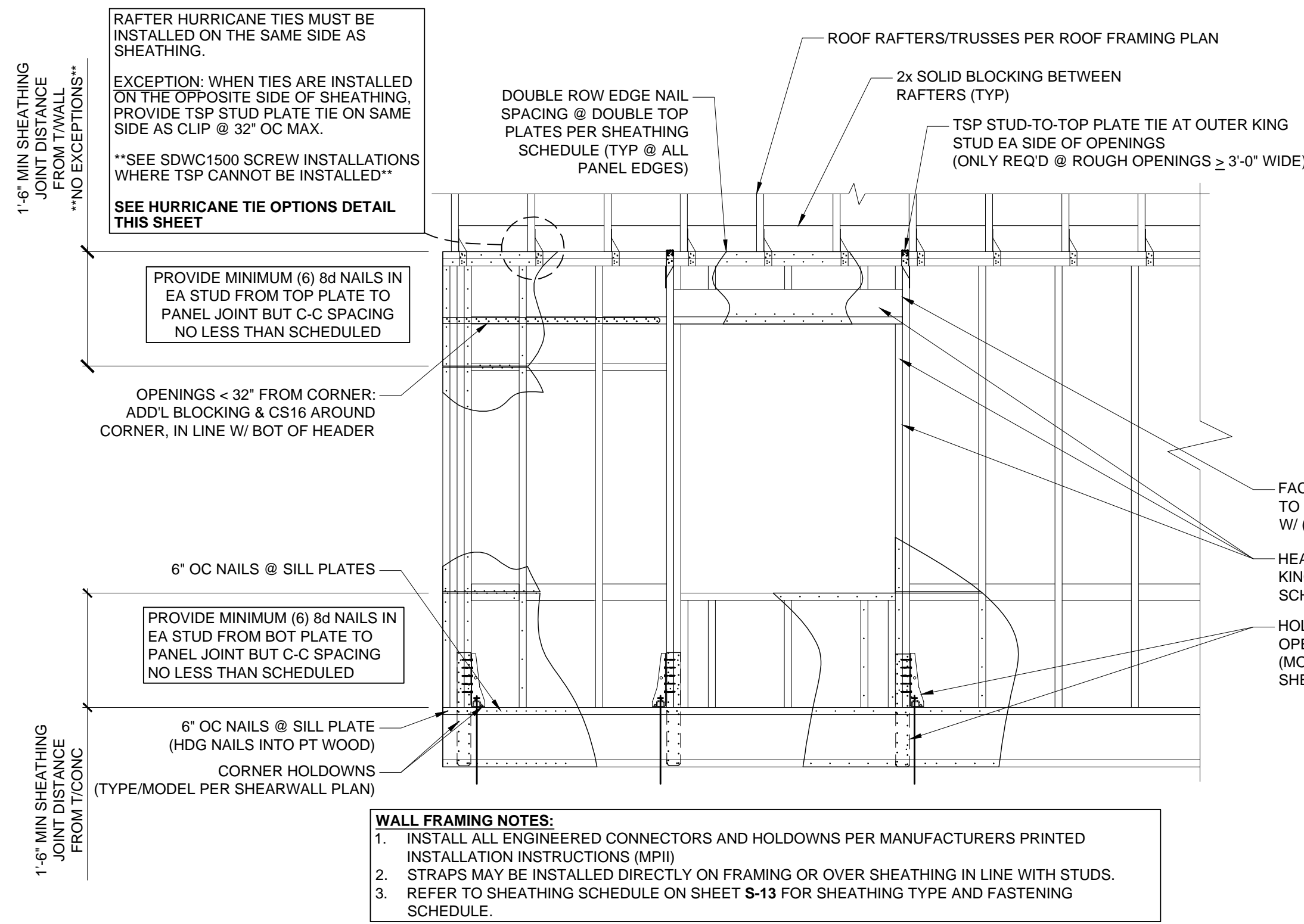
F OVER-FRAMED ROOF FRAMING DETAIL

SCALE: NTS

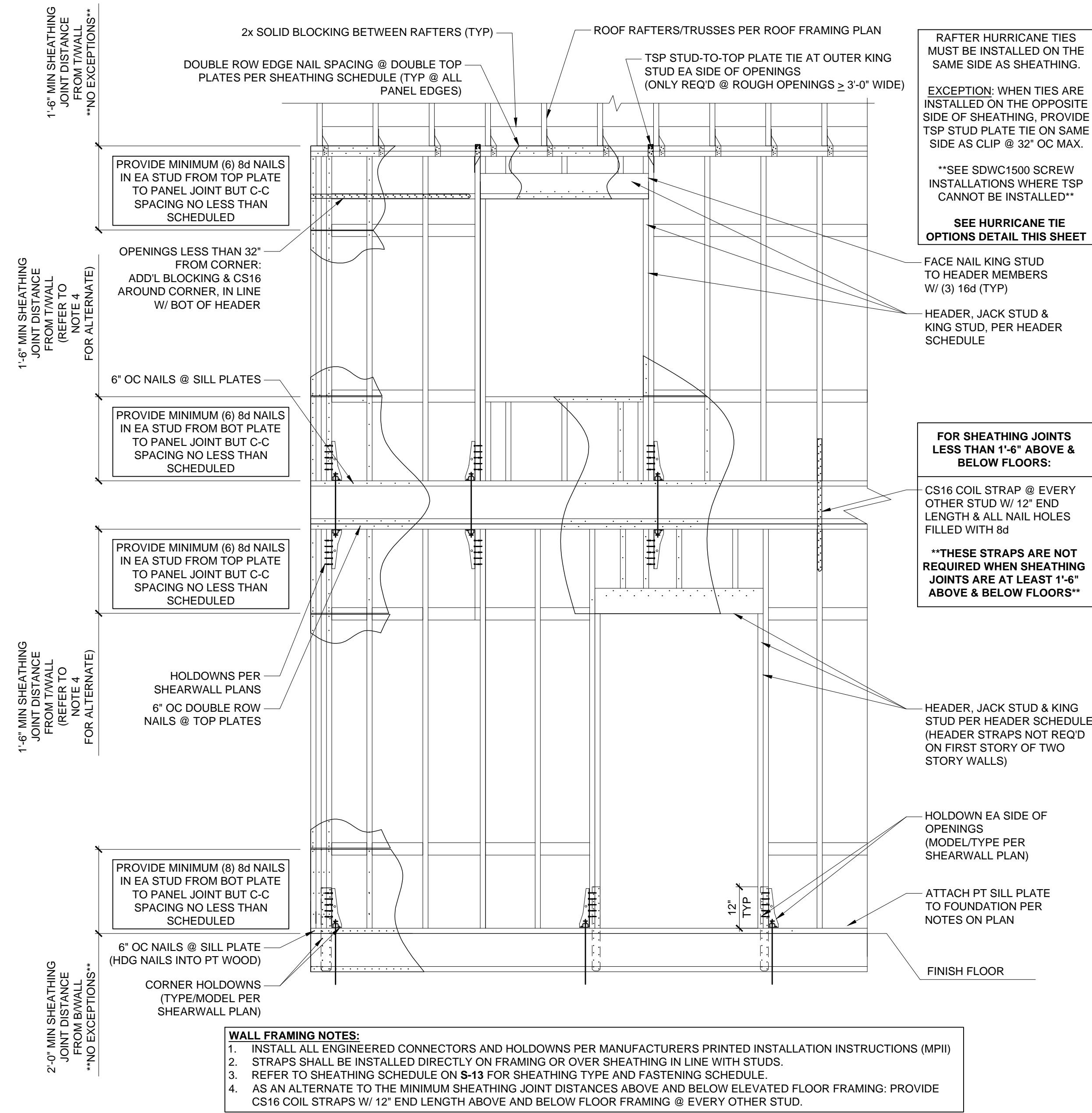


H BENT RAFTER DETAIL (W/ STEEL FLITCH PL)

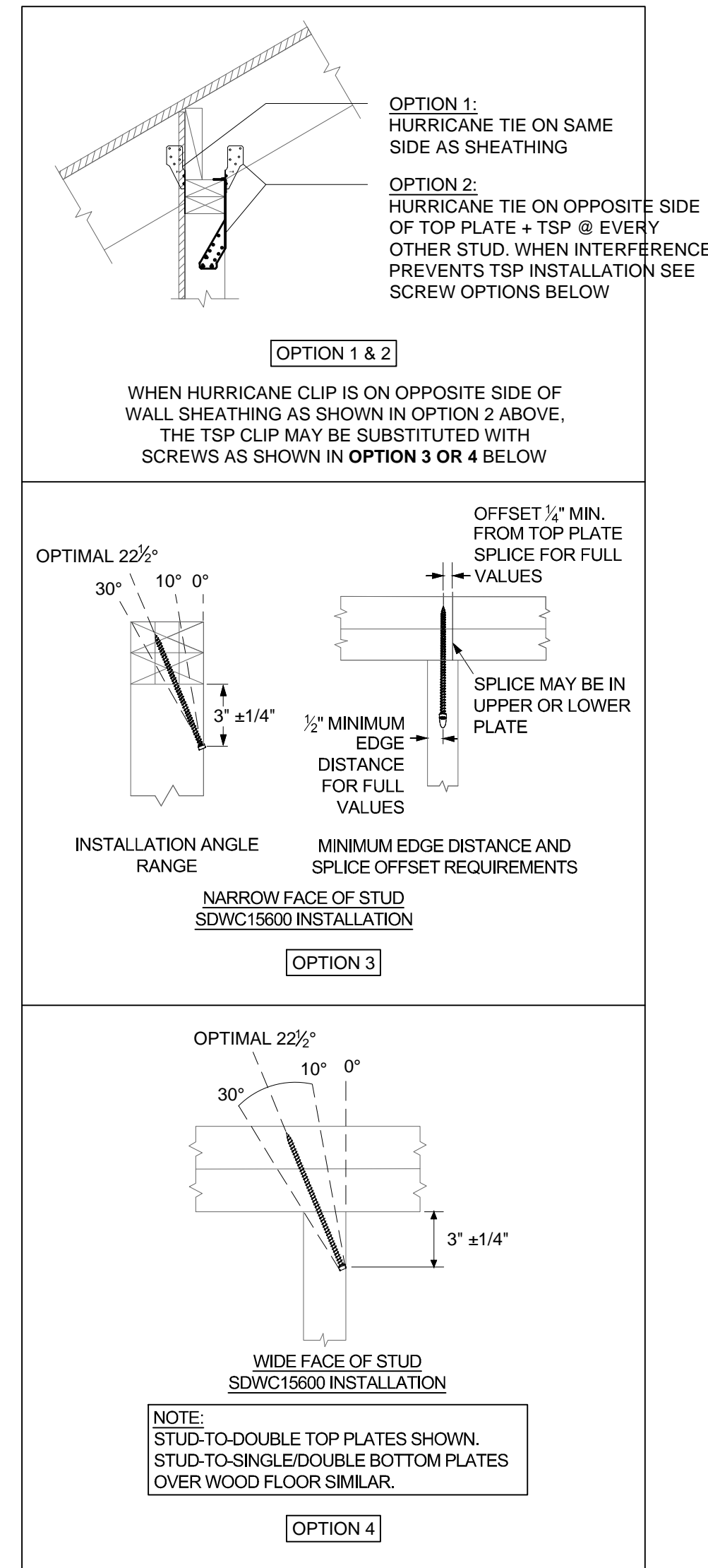
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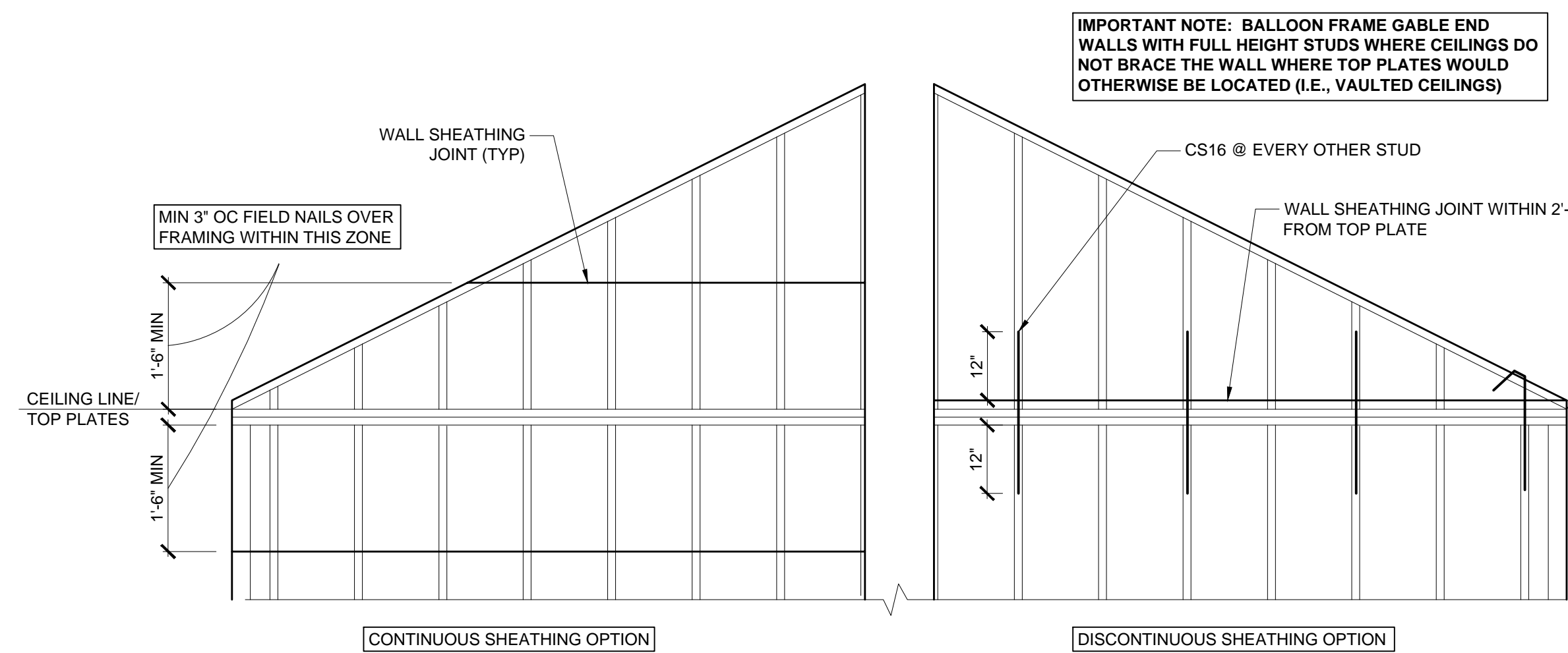
A TYPICAL 1 STORY WALL SHEATHING & FRAMING DETAIL
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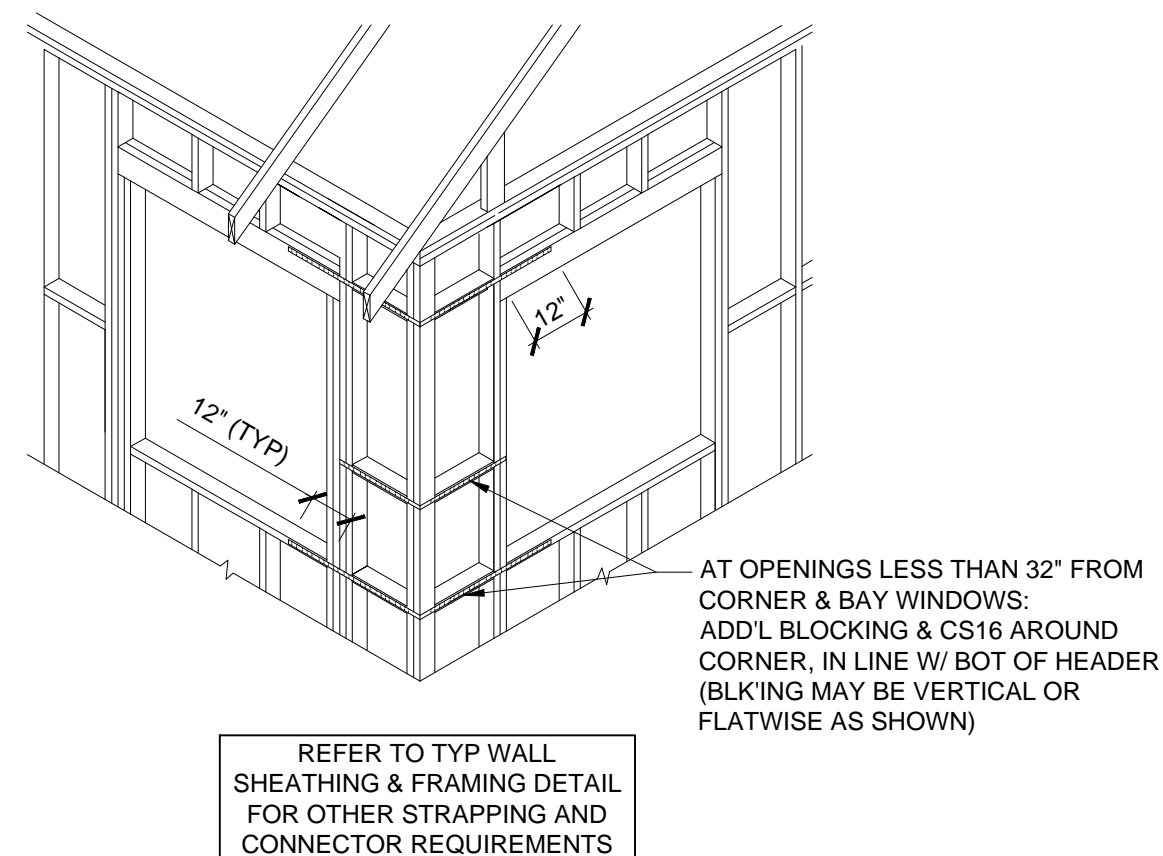
B TYPICAL 2 STORY WALL SHEATHING & FRAMING DETAIL
SCALE: NTS



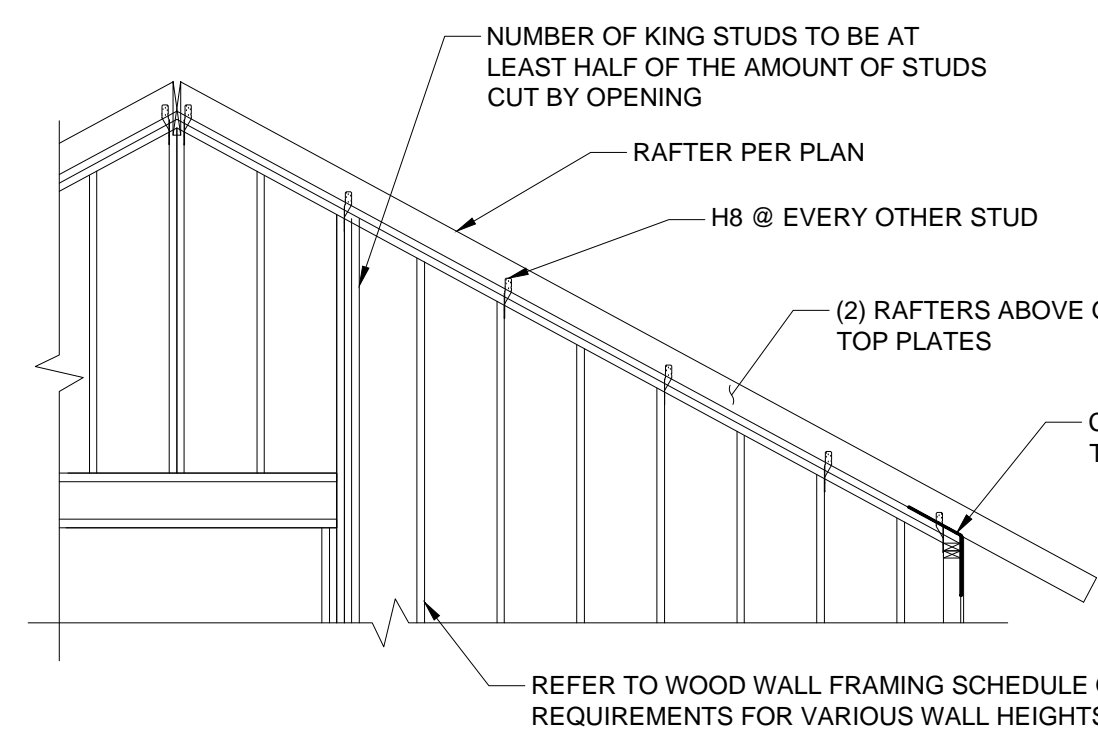
C HURRICANE TIE OPTIONS DETAIL
SCALE: NTS



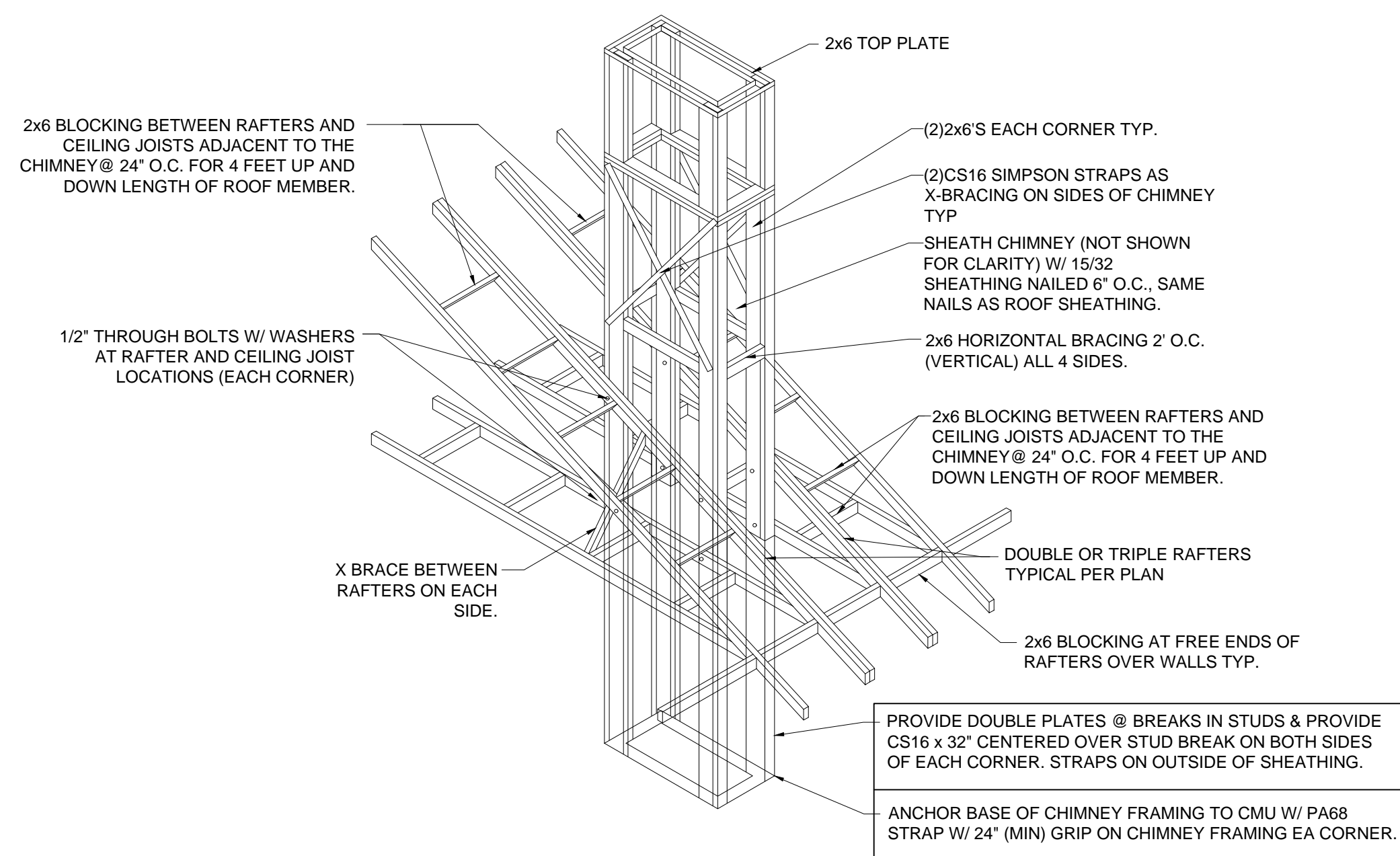
D GABLE END WALL SHEATHING DETAIL OPTIONS
SCALE: NTS



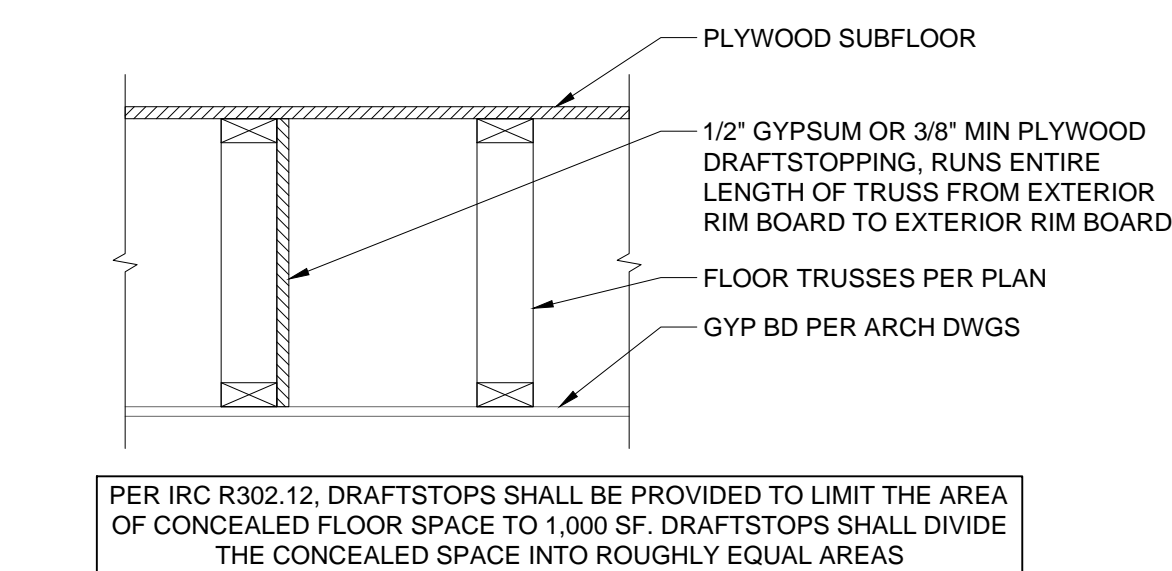
E TYP STRAPPING @ OPENINGS LESS THAN 32\"/>



F BALLOON-FRAMED GABLE ENDWALL (WITH VAULTED CEILING)
SCALE: NTS

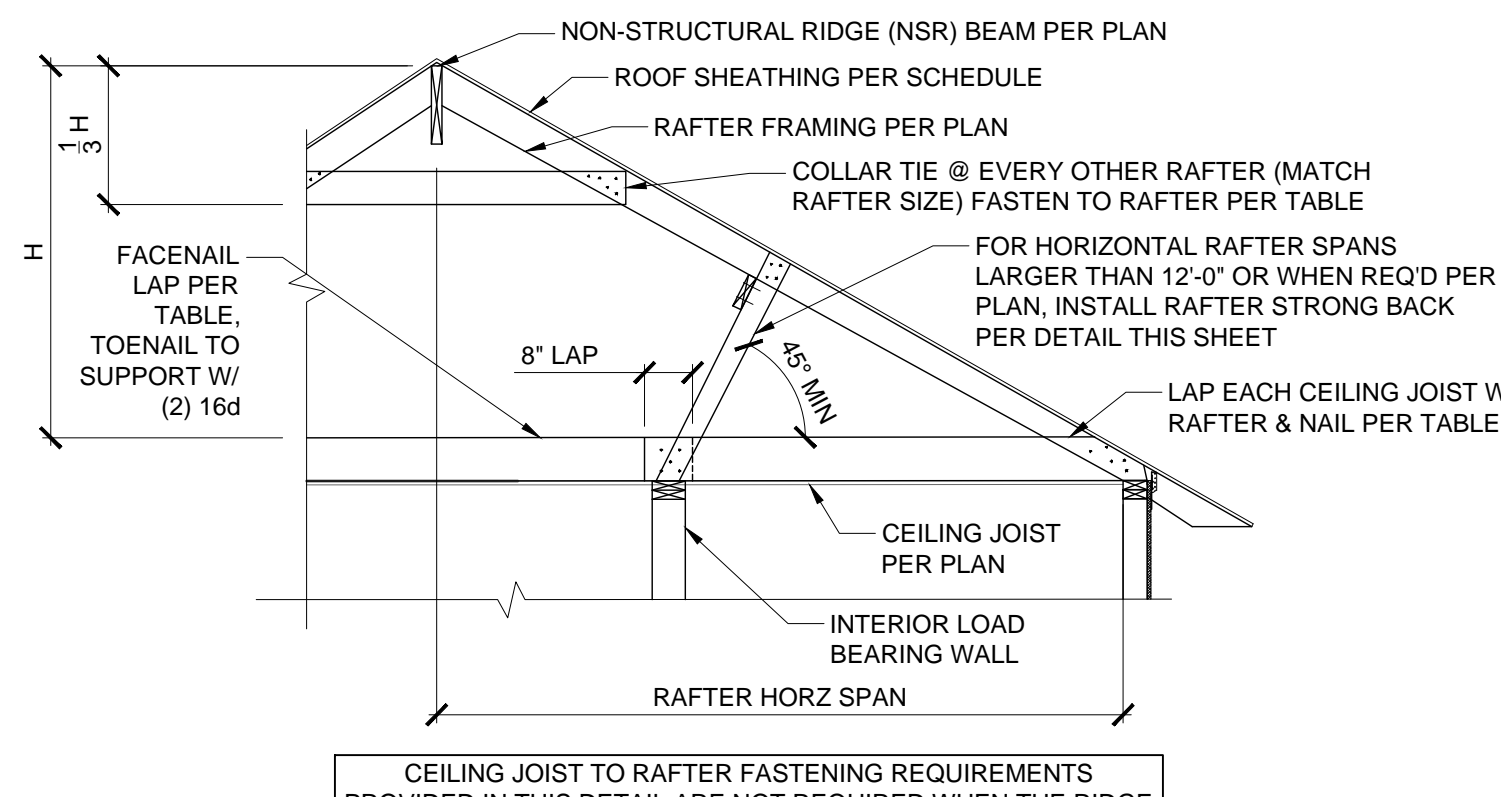


G TYP CHIMNEY-TO-RAFTER CONNECTION DETAIL
SCALE: NTS



H TYPICAL DRAFTSTOPPING DETAIL
SCALE: NTS

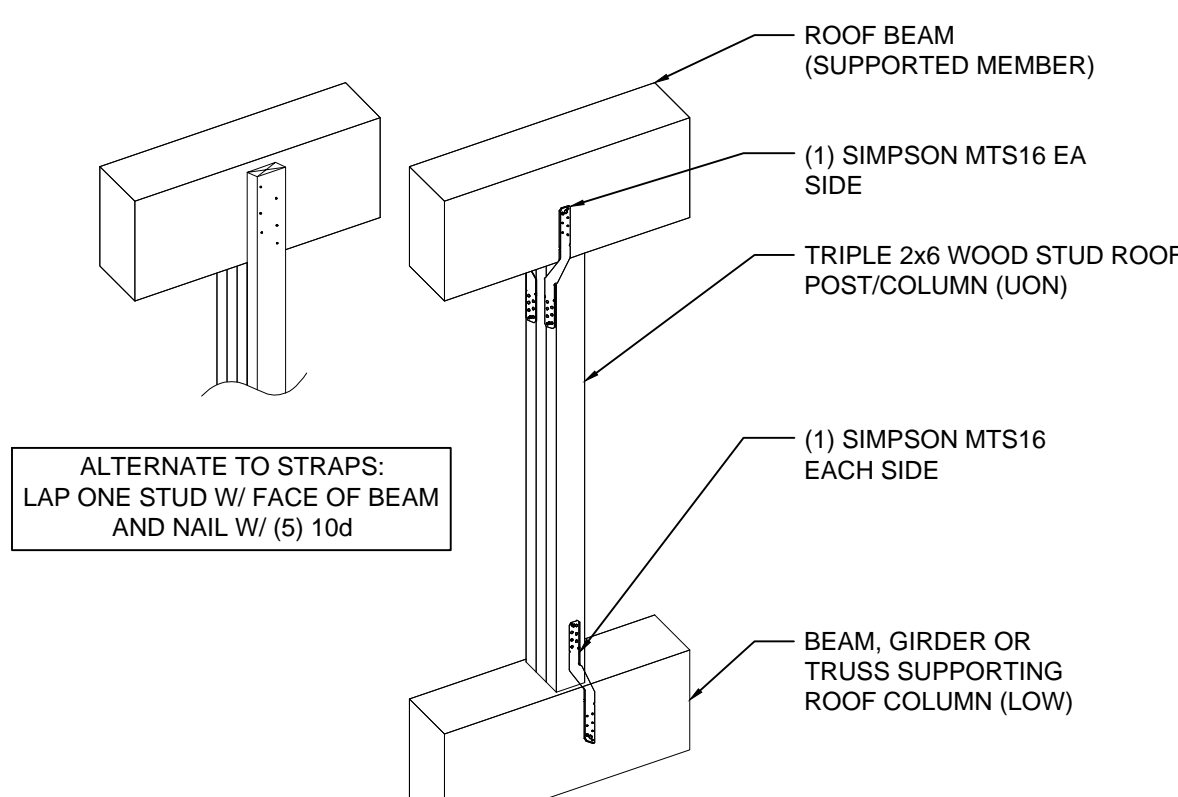
MINIMUM NAILING SCHEDULE:	
1. BRIDGING TO JOIST, TOENAIL EACH END	
1.1. BLOCKING BETWEEN JOISTS OR RAFTERS - TO JOIST OR RAFTERS - TOENAILS EACH SIDE, EACH END.....	(2)-10d
1.2. BLOCKING BETWEEN STUDS, EACH END.....	(2)-10d TOENAILS OR (2)-16d
2. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.....	16d @ 16\"/>



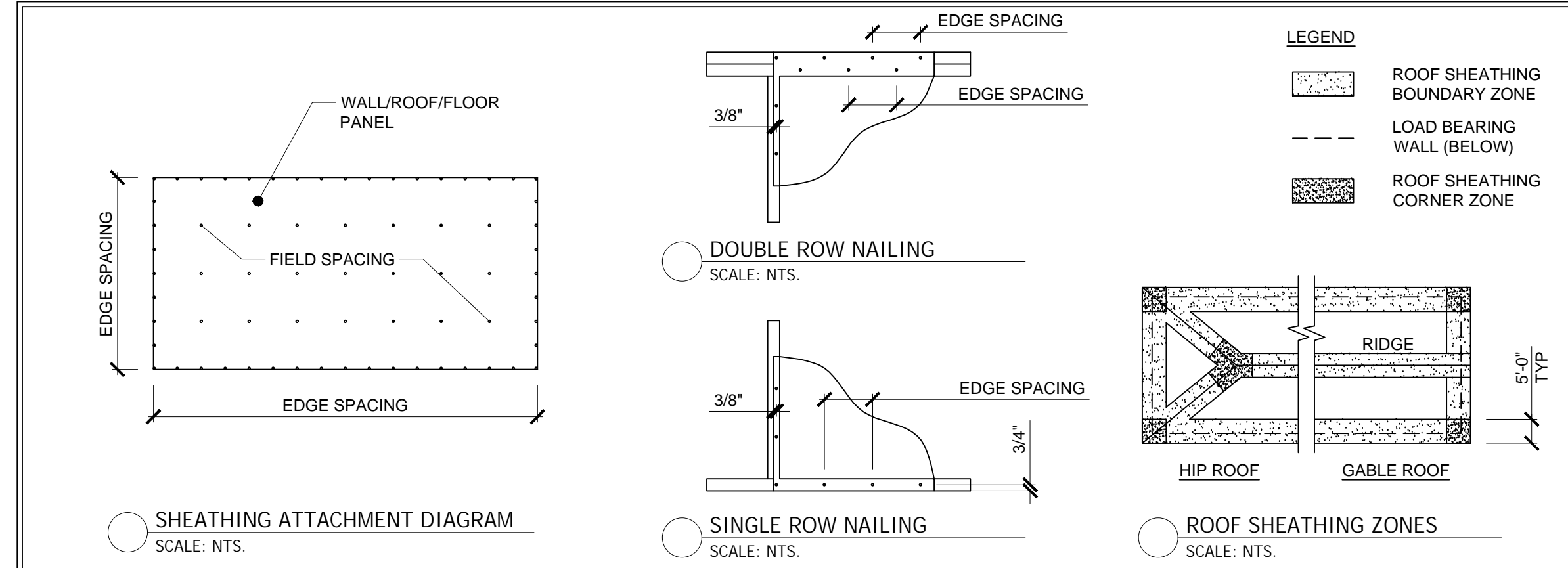
A TYPICAL CEILING JOIST, RAFTER, & COLLAR TIE DETAIL
SCALE: NTS

RAFTER TIE & CEILING JOISTS CONNECTION TABLE				
RAFTER SLOPE	ROOF SPAN FROM EAVE TO EAVE (FT)			
	12	20	28	36
3:12	5	7	10	13
4:12	3	5	7	8
5:12	3	4	5	7
7:12	3	3	4	5
9:12	3	3	3	4
12:12	3	3	3	3

SCHEDULE NOTES:
1. TABLE IS BASED ON CEILING JOIST & RAFTER SPACING OF 16" OC. FOR OTHER SPACINGS REFER TO IBC TABLE 2308.10.4.1



B TYPICAL ROOF COLUMN DETAIL
SCALE: NTS



SHEATHING ATTACHMENT SCHEDULE (ROOF, WALL, FLOOR)							
BUILDING SURFACE	PANEL TYPE/ GRADE	PANEL THICKNESS	SPAN RATING	FASTENER SIZE & TYPE	FASTENER SPACING		
					CORNER ZONE ²	BOUNDARY ZONE ²	INTERIOR ZONE
ROOF	APA OSB OR PLYWOOD SHEATHING EXPOSURE I	15/32	32/16	8d HDG RING SHANK NAILS	4" EDGES & 4" FIELD	6" EDGES & 6" FIELD	6" EDGES & 12" FIELD
WALL	APA OSB OR PLYWOOD SHEATHING EXPOSURE I	15/32	32/16	8d HDG RING SHANK NAILS	N/A	6" EDGES & 6" FIELD (SEE NOTE 4)	6" EDGES & 12" FIELD
FLOOR	ADVANTECH (BY HUBER) T&G STRUCTURAL I FLOOR SPAN (OR ESR-1785 RATED EQUAL)	23/32	24	8d COMMON NAILS + GLUE	6" EDGES & 12" FIELD		

REMARKS:
PROVIDE 2x BLOCKING @ ALL PANEL EDGES IN ROOF CORNER ZONES
PROVIDE 2x BLOCKING @ ALL PANEL EDGES ORIENT BLOCKING FLATWISE.
NAILED & GLUED W/ CONSTRUCTION ADHESIVE MEETING ASTM D3498

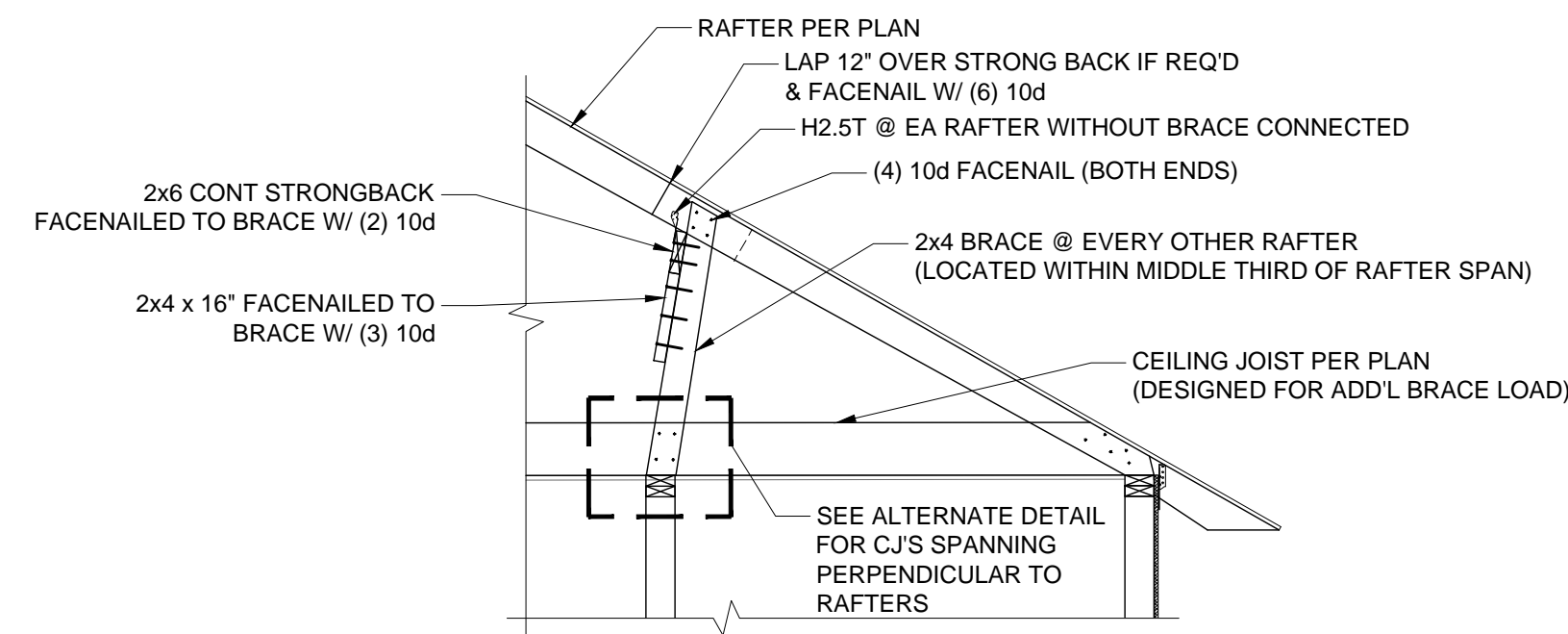
- SCHEDULE NOTES:**
1. 8d & 10d NAILS SHALL BE 2.5" & 3" RESPECTIVELY.
2. REFER TO ROOF SHEATHING ZONE SCHEMATICS THIS SHEET FOR DEFINITION OF ROOF CORNER & BOUNDARY ZONES.
3. REFER TO SCHEMATICS THIS SHEET FOR FASTENING EDGES OF SHEATHING PANELS TO STRUCTURAL FRAMING.
4. WALL BOUNDARY ZONE OCCURS WITHIN 4'-0" FROM EACH WALL CORNER.

WOOD WALL STUD SIZE & SPACING SCHEDULE		
WALL TYPE / HEIGHT	1ST FLOOR	2ND FLOOR
EXT & INT BRG WALL / UP TO 9'-0"	2x4 @ 16" OC OR 2x6 @ 16" OC	2x4 @ 16" OC OR 2x6 @ 16" OC
EXT & INT BRG WALL / UP TO 10'-0"	(2) 2x4 @ 16" OC OR 2x6 @ 16" OC	2x6 @ 16" OC
EXT BRG WALL / UP TO 12'-0"	2x6 @ 16" OC	2x6 @ 16" OC
EXT BRG WALL / UP TO 13'-6"	2x6 @ 12" OC	NA
EXT BRG WALL / UP TO 15'-6"	(2) 2x6 @ 12" OC	NA
EXT BRG WALL / UP TO 20'-0"	(2) 2x6 @ 8" OC OR (2) 2x6 @ 16"	NA

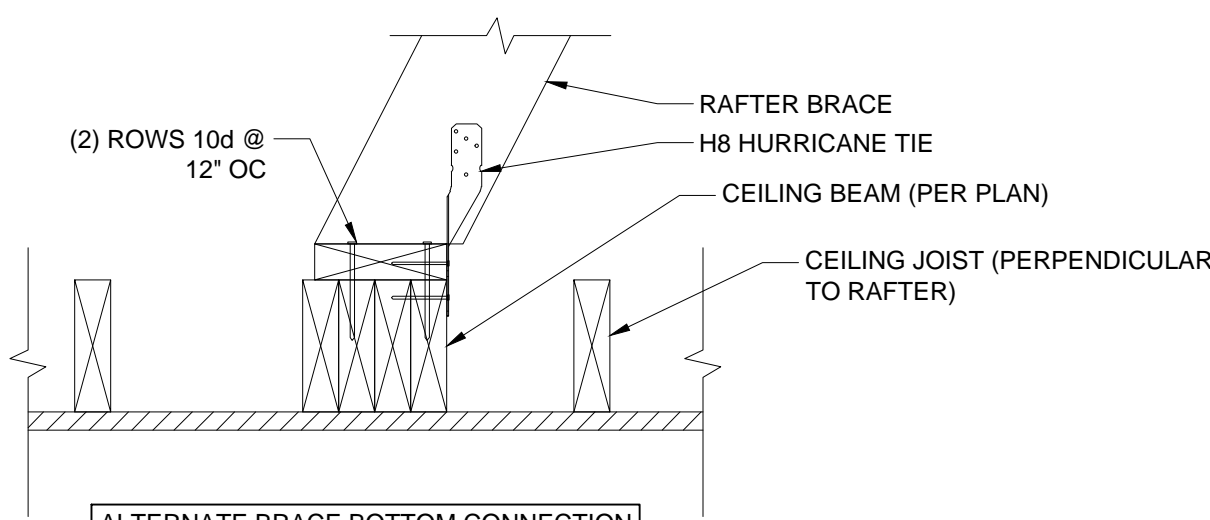
SCHEDULE NOTES:
1. THIS TABLE IS PROVIDED FOR GENERAL GUIDANCE AND DOES NOT COVER ALL POSSIBLE CONDITIONS. CONTACT ENGINEER WHEN OTHER CONDITIONS REQUIRE CONSIDERATION.

TYPICAL 2x SOLID SAWN FRAMING END CONNECTORS	
BEAM SIZE	CONNECTOR(S)
2x6, (2) 2x6	LUS26, LUS26-2
2x8, (2) 2x8	LUS28, LUS28-2
2x10, 2x12	LUS210, LUS212
(2) 2x10, (2) 2x12	HUS210-2
(3) 2x10, (3) 2x12	HHUS210-3

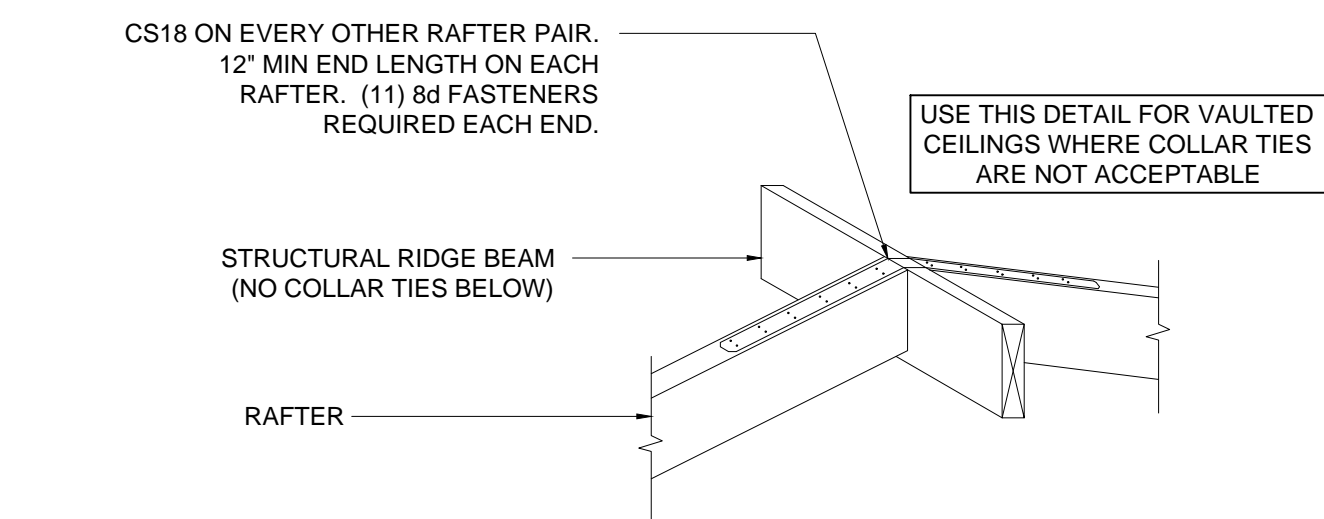
SCHEDULE NOTES:
1. INSTALL END CONNECTORS/HANGERS IN ACCORDANCE MPPI'S.



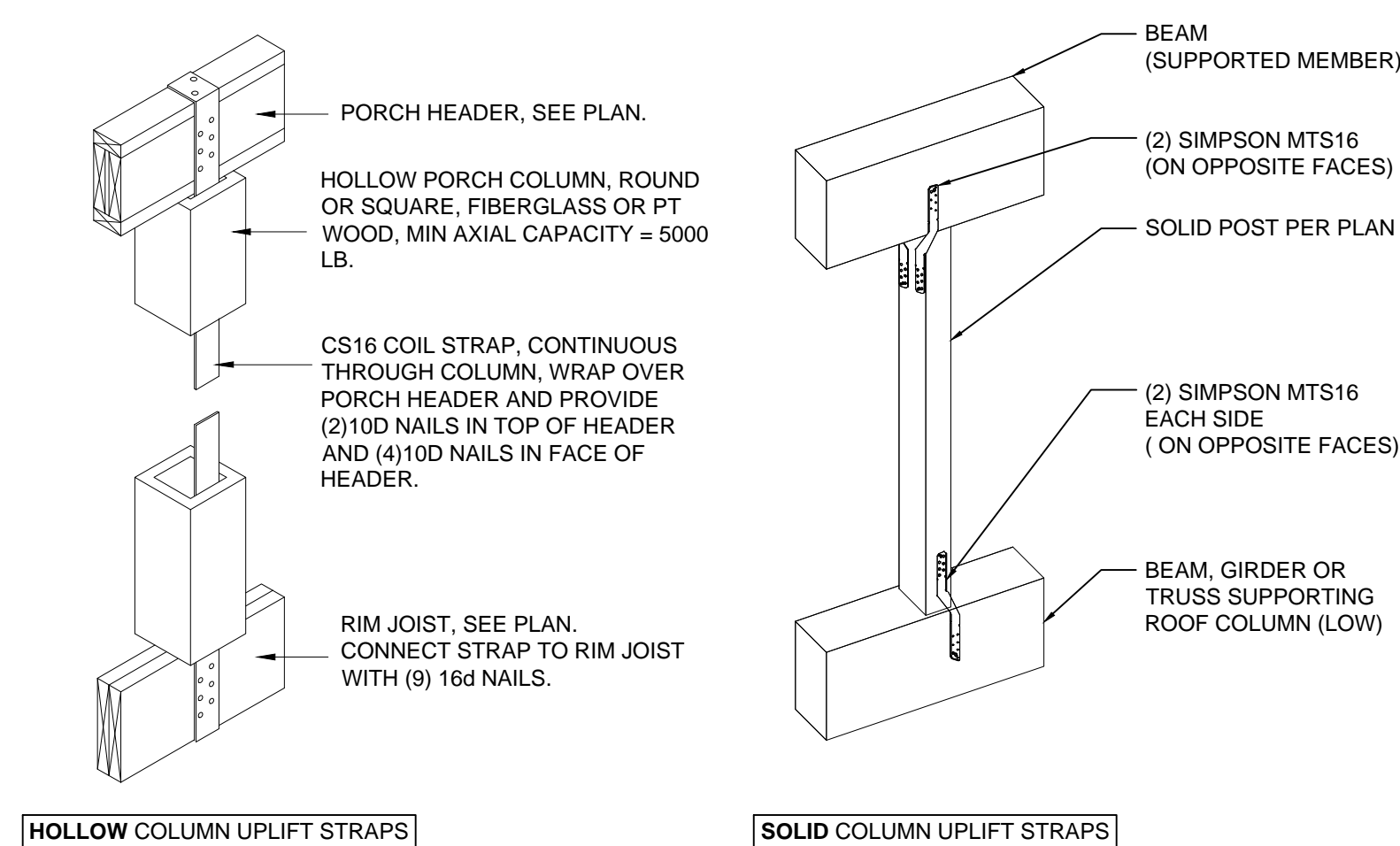
C TYPICAL RAFTER STRONGBACK BRACING DETAIL
SCALE: NTS



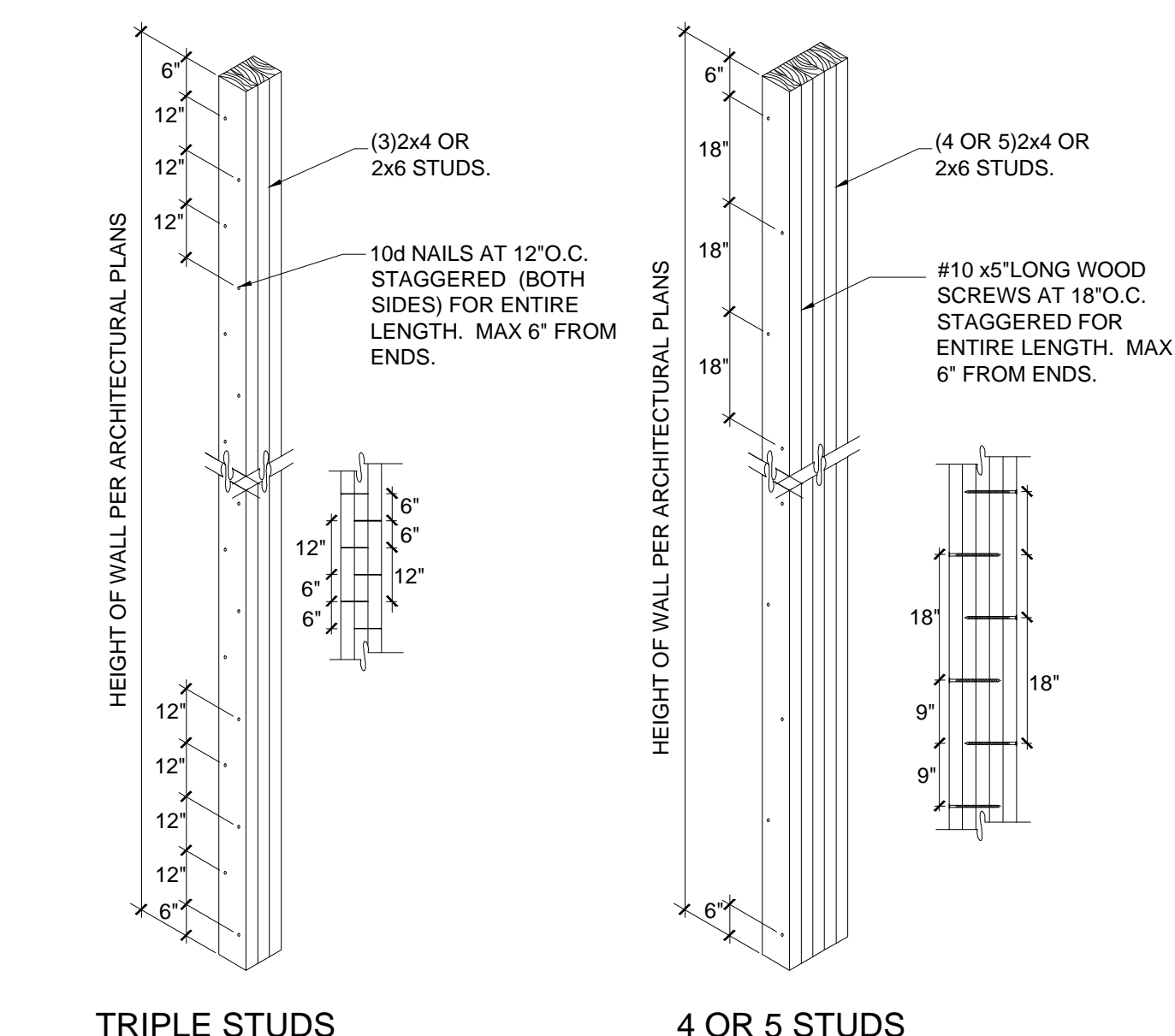
ALTERNATE BRACE BOTTOM CONNECTION



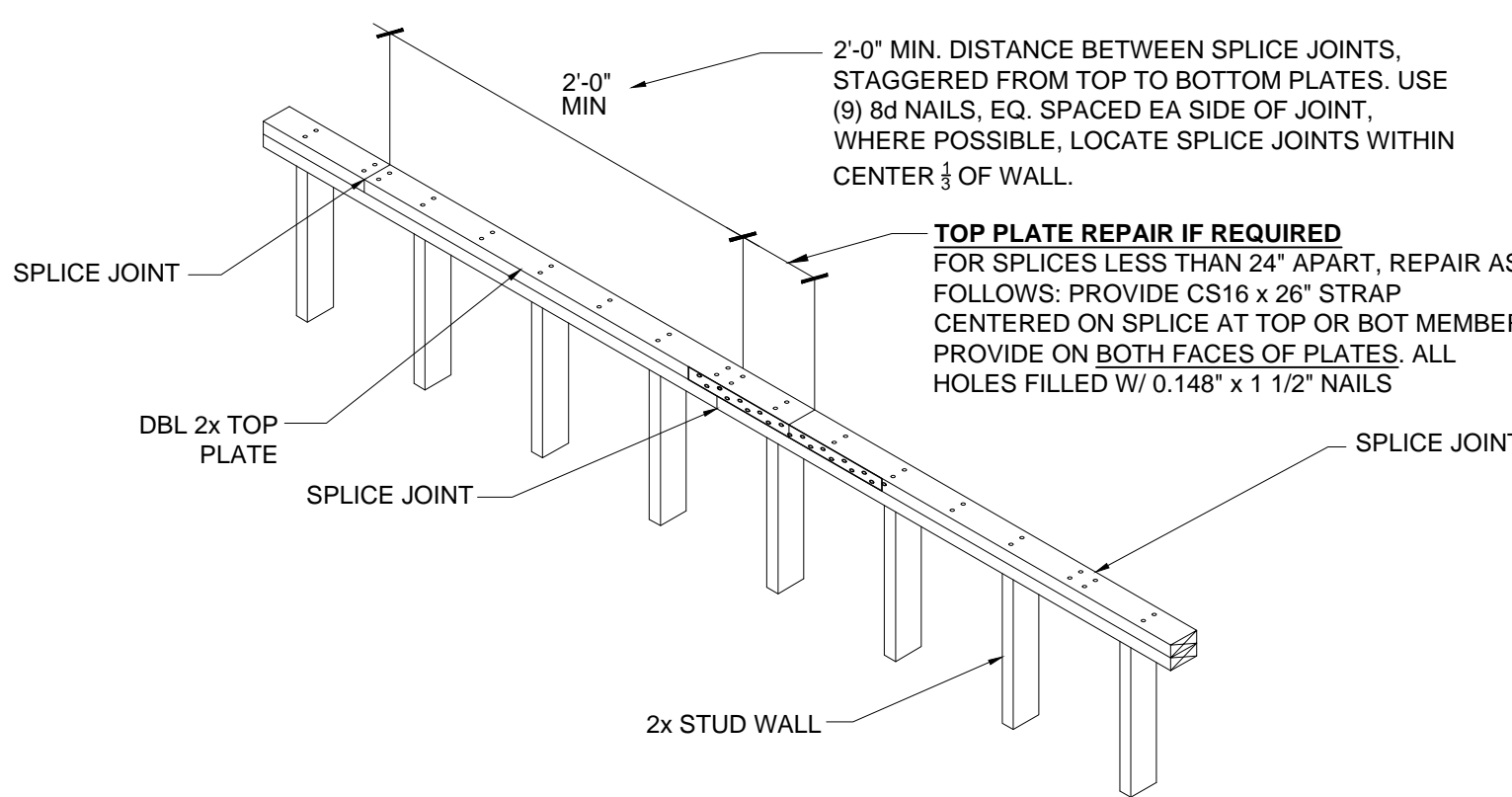
D RAFTER/RIDGE CONNECTION DETAIL
SCALE: NTS



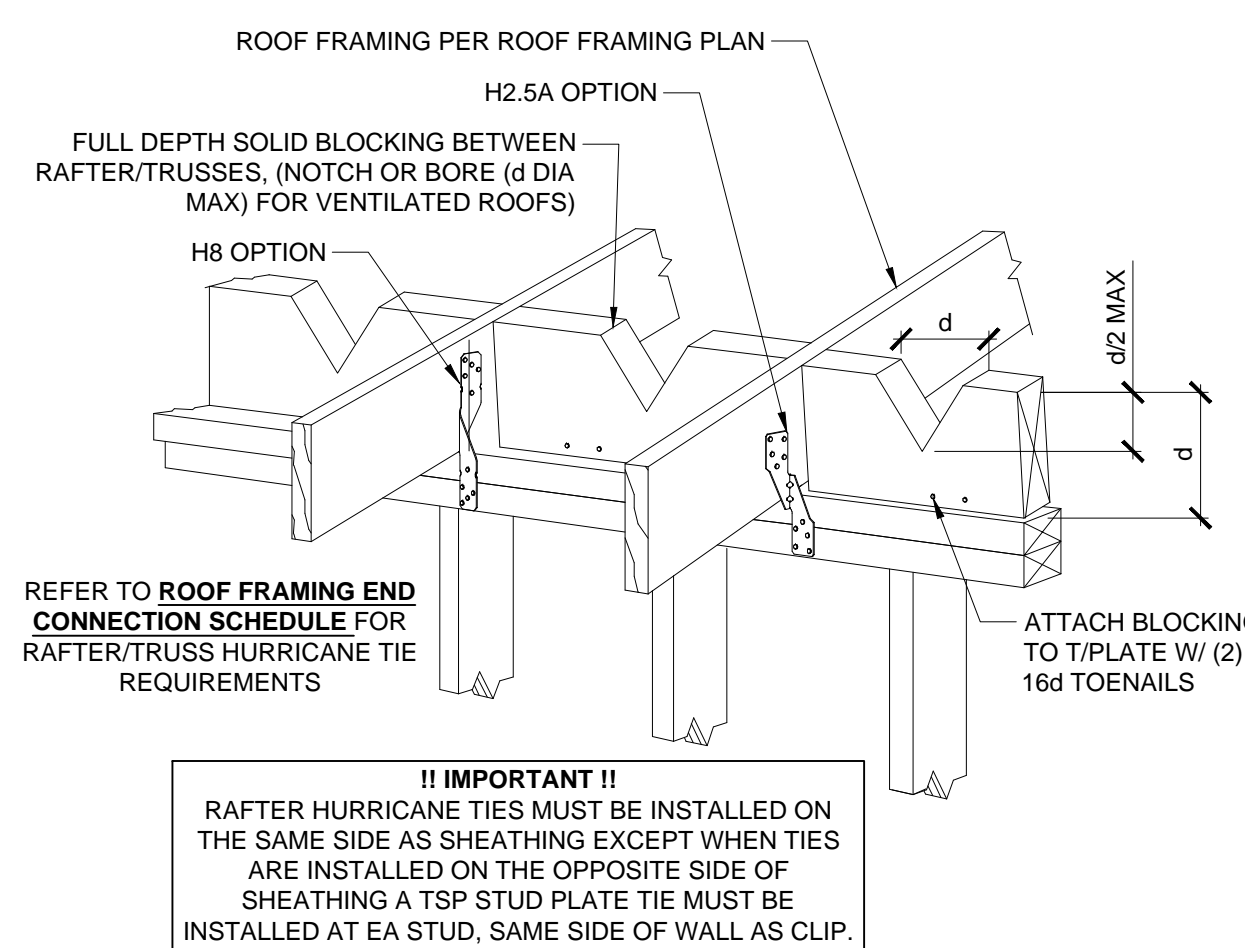
E TYPICAL COLUMN UPLIFT STRAP DETAILS
SCALE: NTS



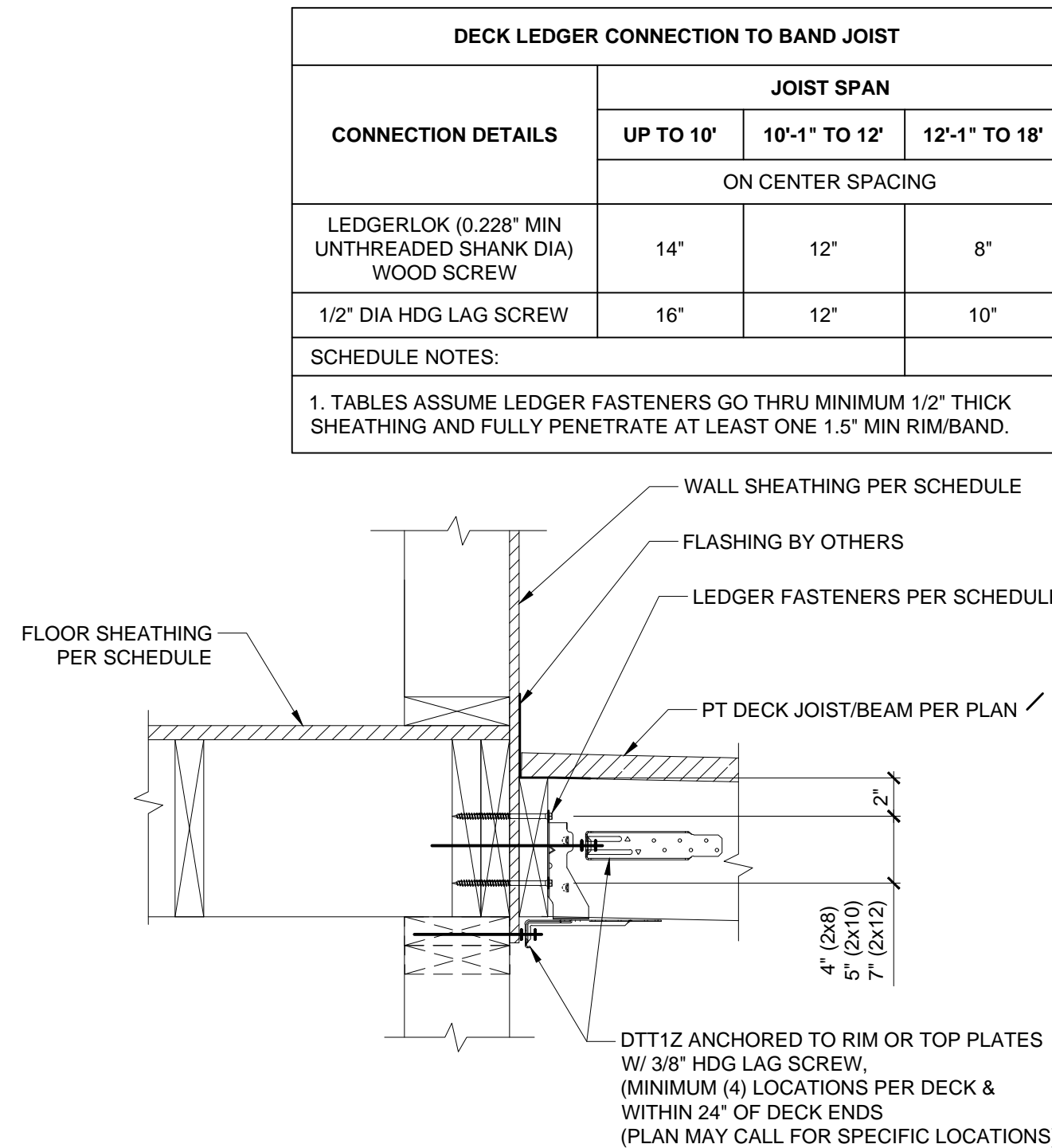
F MULTI-PLY COLUMN FASTENING DETAIL
SCALE: NTS



G TOP PLATE SPLICE DETAIL
SCALE: NTS



H TYPICAL ROOF BOUNDARY DETAIL
SCALE: NTS



J TYPICAL WOOD DECK ATTACHMENT DETAIL
SCALE: NTS

DATE

02/21/24

REVISION DESCRIPTION

ISSUED FOR CONSTRUCTION

NO.

0

SEAL

STRUCTURAL

FINNEN RESIDENCE
 2970 JASPER BLVD
 SULLIVANS ISLAND, SC 29482

JOB NO.:

8923

DESIGN BY:

KMP

DRAWN BY:

DAL

DATE:

02/21/24

SCALE:

AS NOTED

SHEET TITLE:

TYPICAL DETAILS & SCHEDULES

SHEET NO.

S-13

TENSION DEVELOPMENT AND LAP SPICE LENGTHS FOR BARS IN WALLS, SLABS, AND FOOTINGS (ACI 25.4.2.3)

f'c = 4,000 PSI (POOL CONSTRUCTION)

BAR SIZE	LAP CLASS	CONCRETE COVER = 3.00 IN.	
		UNCOATED	
		TOP	OTHER
#3	B	15	12
#4	B	20	15
#5	B	24	19

f'c = 3,000 PSI (FOUNDATION CONSTRUCTION)

BAR SIZE	LAP CLASS	CONCRETE COVER = 2.00 IN. (MIN)	
		UNCOATED	
		TOP	OTHER
#3	B	17	13
#4	B	23	17
#5	B	28	22

1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI AND NORMAL-WEIGHT CONCRETE. LENGTHS ARE IN INCHES.

2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPICE LENGTHS ARE CALCULATED PER ACI 318-14, SECTIONS 25.4.2.3 AND 25.5.1, RESPECTIVELY, WITH BAR SIZES LIMITED TO #3 THROUGH #11.

3. LAP SPICE LENGTHS (MINIMUM OF 12 INCHES) ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS A = 1.0*l_d* AND CLASS B = 1.3*l_d* (ACI 318 25.5.1). WHEN DETERMINING THE LAP SPICE LENGTH, *l_d* IS CALCULATED WITHOUT THE 12-INCH MINIMUM OF ACI 25.4.2.1.

4. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.

PLAN LEGEND

GINITE POOL WALL (REFER TO PLAN FOR WALL REINFORCING REQUIREMENTS)

WALL NUMBER DESIGNATION

FAUX VANISHING EDGE

POOL WALL VERTICAL & HORIZONTAL REINFORCING SIZE & SPACING

POOL DEPTH LINE

REBAR COVERAGE/SPACING DIRECTION

ACTUAL REBAR SPAN (SIZE/SPACING PER PLAN)

1ST LAYER = 1ST REBAR FROM BOTTOM OF SLAB

2ND LAYER = REBAR LAID OVER TOP OF 1ST LAYER

POOL CONSTRUCTION NOTES:

THESE PLANS SHALL BE USED FOR THE STRUCTURAL DESIGN REQUIREMENTS OF THE POOL STRUCTURE AND ITS FOUNDATIONS (WHEN APPLICABLE).

COORDINATE AND VERIFY ALL DIMENSIONS SHOWN ON POOL DESIGN PLANS, FOUNDATION LAYOUT, AND REFERENCE DRAWINGS OF THE INTERFACING BUILDING STRUCTURE(S) AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING THE WORK.

GINITE/SHOTCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION 1908 AND SHALL HAVE THE FOLLOWING PROPERTIES:

TYPE I PORTLAND CEMENT

f'c = 4,000 PSI @ 28 DAYS

SLUMP: 3-4 INCHES

MAX AGGREGATE SIZE: 3/4"

ENTRAINED AIR: 5-7% WHERE EXPOSED TO WEATHER

BAR SUPPORTS AND SPACERS FOR REBAR SHALL BE PROVIDED IN ACCORDANCE WITH ACI 315. **AT NO TIME SHALL ANY BAR SUPPORT GIVE LESS THAN 3" OF COVER FROM THE EXTERIOR OF ANY CONCRETE SURFACE.**

ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615.

ALL REINFORCING BAR SPICE LENGTHS AND LOCATIONS, EMBEDMENTS, LENGTHS, HOOKS, ETC. SHALL BE AS SHOWN OR INDICATED ON THE DRAWINGS. ANY VARIATIONS REQUIRE PRIOR WRITTEN APPROVAL OF THE ENGINEER. IF NO SPECIFIC SPICE DIMENSIONS ARE PROVIDED, THE SPICE SHALL BE SIZED AS A CLASS "B" LENGTH PER ACI 318, SECTION 12.15.

PROVIDE TWO (2) #3 BARS EACH WAY AT ALL RE-ENTRANT CORNERS WITH LENGTH SUFFICIENT TO PROVIDE 12" PROJECTION BEYOND THE CORNER, WHEN POSSIBLE.

PROVIDE (2) #3 BARS ON ALL SIDES OF OPENINGS WHERE THE LARGEST DIMENSION IS 1'-0" OR MORE. BARS SHALL EXTEND A MINIMUM OF 12" PAST THE OPENING EDGES.

CURING SHALL BE ACCOMPLISHED PER IBC 1908.9 THRU 1908.9.2 AS FOLLOWS: DURING THE CURING PERIODS SPECIFIED HEREIN, SHOTCRETE SHALL BE MAINTAINED ABOVE 40°F (4°C) AND IN MOIST CONDITION.

INITIAL CURING: SHOTCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.

FINAL CURING: FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER SHOTCRETING, OR FOR THREE DAYS IF HIGH-EARLY-STRENGTH CEMENT IS USED, OR UNTIL THE SPECIFIED STRENGTH IS OBTAINED. FINAL CURING SHALL CONSIST OF THE INITIAL CURING PROCESS OR THE SHOTCRETE SHALL BE COVERED WITH AN APPROVED MOISTURE-RETAINING COVER.

EACH ELEMENT OF THE STRUCTURE SHALL BE CONSTRUCTED MONOLITHICALLY WITH NO COLD JOINTS ALLOWED.

IN PLACES WHERE CONSTRUCTION JOINTS ARE REQUIRED, SHALL BE LOCATED AT THE MID-SPANS OF SLABS OR BEAMS.

CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND IMPLEMENTATION OF ALL FORM WORK REQUIRED TO PLACE THE CONCRETE PER THESE AND THE ARCHITECT'S DRAWINGS.

WHEN RAILINGS ARE REQUIRED AROUND THE PERIMETER, RAILINGS SHALL BE PROVIDED AROUND THE PERIMETER OF THE POOL AS REQUIRED BY CODE. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

ASTM STANDARD REINFORCING BARS

D = Finished inside bend diameter (includes springback)

d = Bar diameter

ACI 318 min. bend diameter:

6d for #3 through #8

8d for #9, #10 and #11

10d for #14 and #18

RECOMMENDED END HOOK DIMENSIONS

BAR SIZE	D	A or G	J	A or G
#3	2 1/4"	0'-5"	0'-3"	0'-6"
#4	3"	0'-6"	0'-4"	0'-8"
#5	3 3/4"	0'-7"	0'-5"	0'-10"

POOL SECTION

SCALE: 1"=1'-0"

POOL PLAN

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

GINITE POOL REBAR SPICE OPTIONS

SCALE: NTS

HORIZONTAL CORNER LAP DWEL DETAIL

SCALE: NTS

TYP POOL STAIR REINFORCEMENT DETAIL

SCALE: NTS

SUBMIT FINAL POOL DESIGN PROFILE AND LAYOUT TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

DATE

02/21/24

REVISION DESCRIPTION

ISSUED FOR CONSTRUCTION

NO.

0

SEAL

STRUCTURAL

FINNEN RESIDENCE

2970 JASPER BLVD

SULLIVANS ISLAND, SC 29482

SHEET TITLE:

POOL PLAN, SECTION AND DETAILS

JOB NO.:

8923

DESIGN BY:

KMP

DRAWN BY:

DAL

DATE:

02/21/24

SCALE:

AS NOTED

SHEET NO.

S-14

110103

S.I.V.-ZONE DESIGN CERTIFICATE

PRE-CONSTRUCTION ☒ AS-BUILT

Name of Property Owner Paul and Erin Finnen Permit # _____
 Street Address (property) 2910 Jasper Boulevard TMS# 5290700081
 City Sullivan's Island State SC Zip Code 29482

FLOOD INSURANCE RATE MAP INFORMATION

Community # 455418 Map & Panel # 45019C0539K Suffix K
 Firm Index Date Jan.29.2021

ELEVATION INFORMATION

Required Base Flood Elevation (BFE) 10 Ft.
 Finished first floor 17.33 Ft.
 Bottom of lowest horizontal structural member 15.916 Ft.
 Elevation of slab below Base Flood Elevation 7.5 Ft.
 Lowest Elevation of mechanical/electrical equipment 12 Ft.
 Elevation of lowest adjacent grade 7.5 Ft. Highest adjacent grade 7.5 Ft.
 Elevation of existing grade (Measured at center of structure) 7.0 Ft. *
 Elevation of highest roof ridge 12 Ft.
 Datum used: NGVD29 NAVD88 ☒

** This elevation must be determined before construction plans are submitted. Building official will determine existing grade using an existing topographic survey supplied by the applicant.*

STRUCTURAL INFORMATION

Building code used to develop and/or review structure 2021 South Carolina Residential Code
 Basic wind speed 150 Exposure category C

Seismic design category D2

Certifiers name Kelsey M. Powell
 Signature Kelsey M. Powell

Seal

(PAGE 1 of 3)

110103

S.I. V-ZONE DESIGN CERTIFICATE
PRE-CONSTRUCTION ✓ AS-BUILT

Name of Property Owner Paul and Erin Finnen **Permit #** _____
Street Address 2910 Jasper Boulevard **TMS #** 5290700081
City Sullivan's Island **State** SC **Zip Code** 29482

V-ZONE CERTIFICATION STATEMENT

NOTE: Certificate must be signed and sealed by a registered professional engineer or architect.

I certify that based upon development and/or review of structural design specifications and plans for construction including consideration of the hydrostatic, hydrodynamic, impact and wind loading involved, the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

1. The finished first floor and all mechanical equipment are elevated to or above the base flood elevation.
2. The pile or column foundation and structure is anchored to prevent flotation, or collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values are those associated with the base flood. Wind loading values are those required by the International Residential Code 2018 Edition as adopted by the Town of Sullivan's Island. The potential for scour has been considered for conditions associated with the base flood. The calculated scour depth for this property is 3 feet.

For "As Built" certifications, I am certifying that the construction has been done in accordance with the design parameters indicated above.

Certifiers Name Kelsey M. Powell

Signature Kelsey M. Powell

(PAGE 2 of 3)

SEAL

110103

S.I. V-ZONE BREAKAWAY WALL CERTIFICATION
PRE-CONSTRUCTION ✓ AS-BUILT

Name of Property Owner Paul and Erin Finner Permit # _____
 Street Address 2910 Jasper Boulevard TMS # 5290700081
 City Sullivan's Island State SC Zip Code 29482

BREAKAWAY WALL CERTIFICATION STATEMENT

I certify that I have developed or reviewed the design, plans and specifications for construction of the breakaway walls for the structure noted above. The design and methods of construction are in accordance with meeting the accepted standards of practice with the following provisions:

1. Breakaway walls have a design safe loading resistance of not less than 10 lbs. and no more than 35 lbs.
2. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood.
3. The elevated portion of the structure and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the combined effects of wind and water loads acting simultaneously on all building components, structural and non-structural. Wind loading values used shall be those stated in International Residential Code 2018 Edition. Water loading values shall be those associated with the base flood.

Solid Breakaway spaces are limited to 200 square feet total with vents equaling one inch of vent per square foot of floor space. No heated or cooled spaces are allowed below BFE.

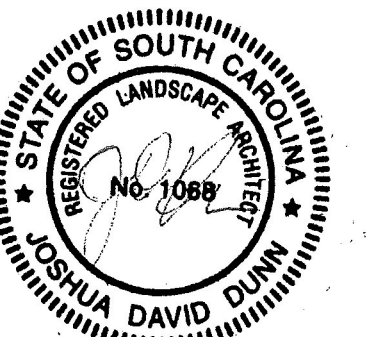
Certifier's Name: Kelsey M. Powell
 Company Name K.M. Powell Engineering, LLC
 Certifier's Address 2225 Ashley Crossing Drive
 City Charleston State SC Zip 29414
 Zip Code 29414
 Telephone (843) 763-7864
 Email Kelsey@PEofSC.com
 License # 29916

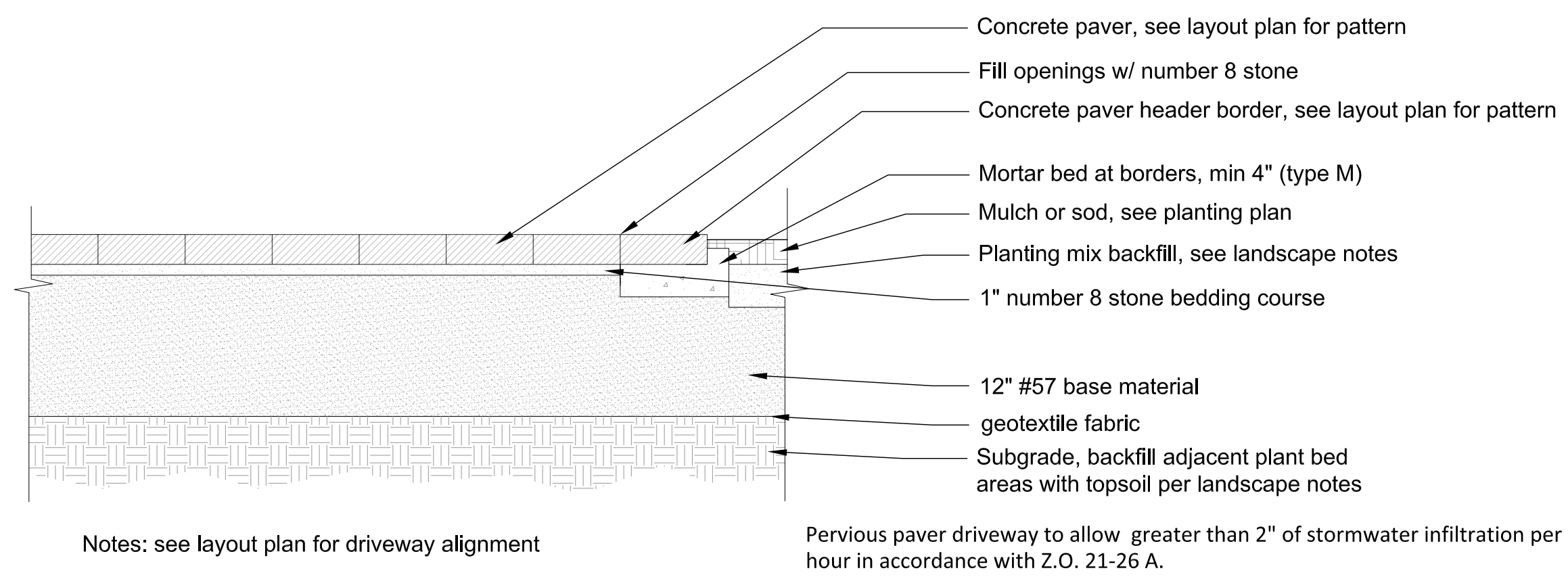
Seal:

Signature Kelsey Powell Date 01/08/24

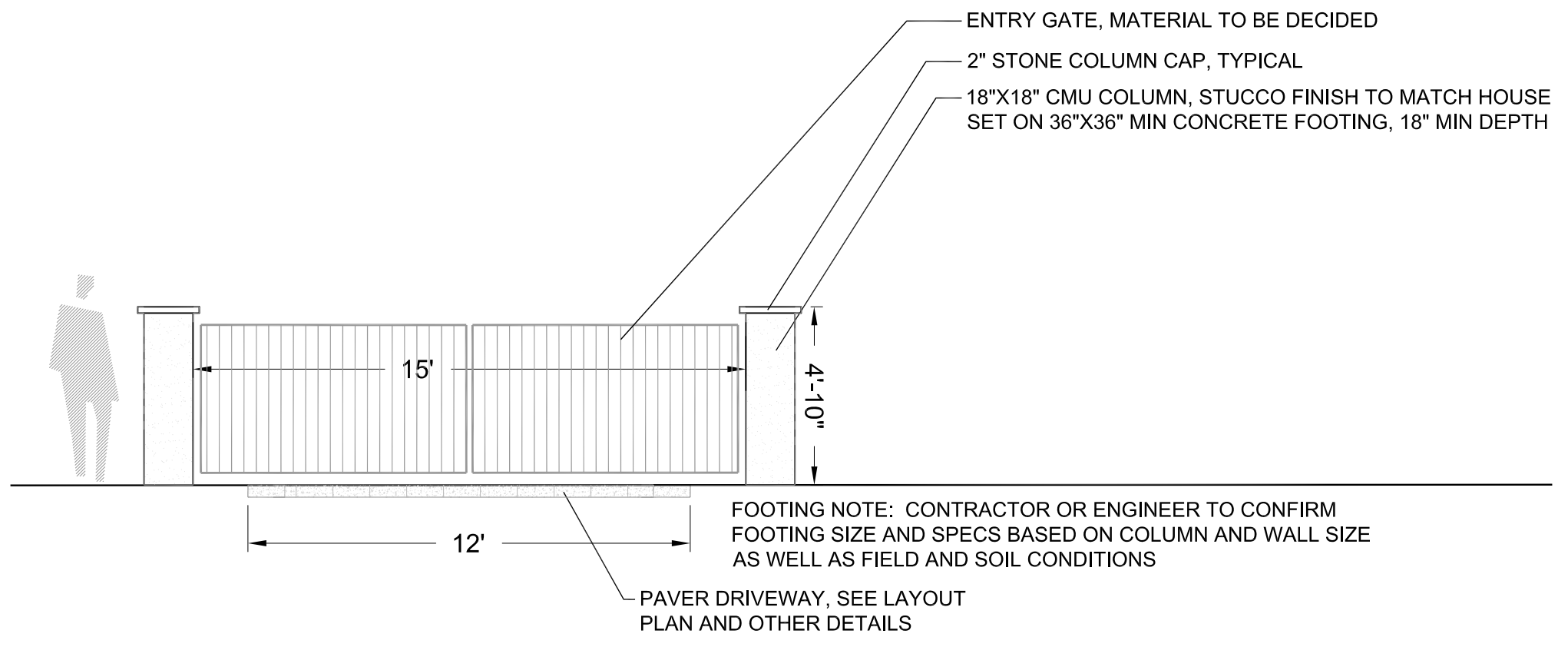
(Page 3 of 3)

SHEET TITLE: COASTAL A-ZONE DESIGN & BREAKAWAY WALL CERTIFICATION	SHEET NO.	SCALE: AS NOTED		DATE: 02/21/24	DRAWN BY: DAL	DESIGN BY: KMP	JOB NO.: 8923	
		<div> <div>  <p>POWELL ENGINEERING K.M. POWELL ENGINEERING, LLC 220P ARABY FOREST DRIVE, SUITE 200, CHARLESTON, SC 29407 TEL: 843.799.0000 FAX: 843.799.0001 WWW.KMPENGINEERING.COM</p> </div> <div> <p>STRUCTURAL FINNEN RESIDENCE 2910 JASPER BLVD SULLIVAN'S ISLAND, SC 29482</p> </div> </div>						
		<p>THIS DRAWING WAS PREPARED AT THE SCALE MAY BE ENLARGED OR REDUCED. THE SCALE MAY BE INDICATED WHEN DRAWING ARE TO BE ENLARGED OR REDUCED. THE SCALE MAY BE USED TO DETERMINE THE ACTUAL SCALE.</p>						
		<p>THIS DRAWING WAS PREPARED AT THE SCALE MAY BE ENLARGED OR REDUCED. THE SCALE MAY BE INDICATED WHEN DRAWING ARE TO BE ENLARGED OR REDUCED. THE SCALE MAY BE USED TO DETERMINE THE ACTUAL SCALE.</p>						
		<p>THIS DRAWING WAS PREPARED AT THE SCALE MAY BE ENLARGED OR REDUCED. THE SCALE MAY BE INDICATED WHEN DRAWING ARE TO BE ENLARGED OR REDUCED. THE SCALE MAY BE USED TO DETERMINE THE ACTUAL SCALE.</p>						
<p>SEAL:</p> <div>   </div>		<p>NO. 0</p>		<p>REVISION DESCRIPTION</p>		<p>DATE: 02/21/24</p>		





1 Driveway - pavers over pervious base
NTS Section View



2 Entry columns and gate
NTS Section View

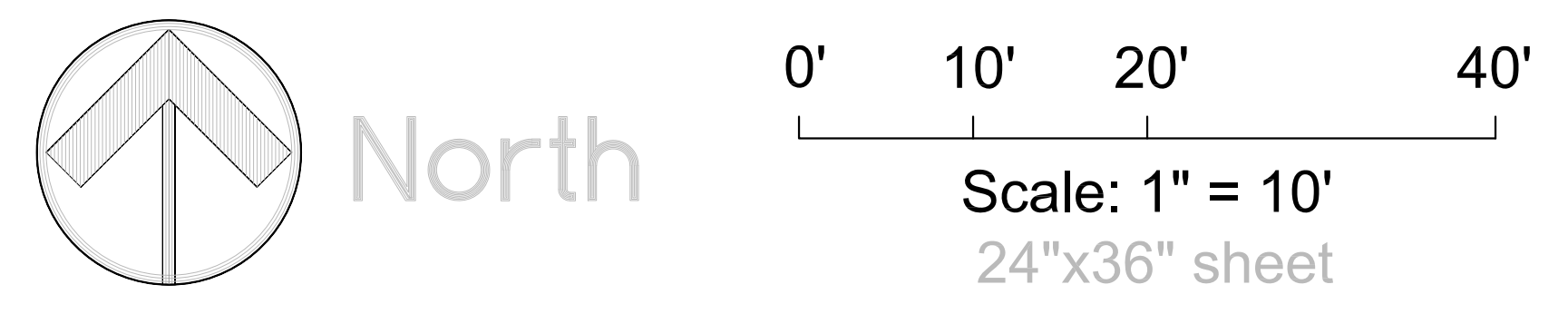
NATURAL VEGETATION AREA BREAKDOWN:

NATURAL VEGETATION AREA.....	12,045 SF
TOTAL LOT AREA.....	21,999 SF
NATURAL VEGETATION PERCENTAGE....	54.75%

*SEE ADJACENT BREAKDOWN AND ARCHITECTURAL PERMIT PLANS FOR OTHER COVERAGE CALCULATIONS

- GENERAL NOTES:
- 1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
 - 2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
 - 3) All work shall be conducted in accordance with national, state and local codes.

- LAYOUT NOTES:
- 1) On site samples of all hardscape materials and details to be provided for Owner or Landscape Architect approval prior to commencement of work.
 - 2) Contractor to contact Landscape Architect to review layout of all hardscape elements (including but not limited to drives, walks, paths) on site prior to commencement of construction.



JDLA

Josh Dunn Landscape Architecture, LLC

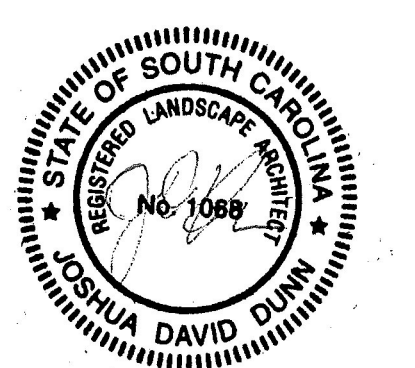
PO Box 1193 Beaufort, SC 29901

josh@joshdunnla.com

843.822.1772

2910 Jasper Boulevard
Sullivans Island, SC

Layout Plan



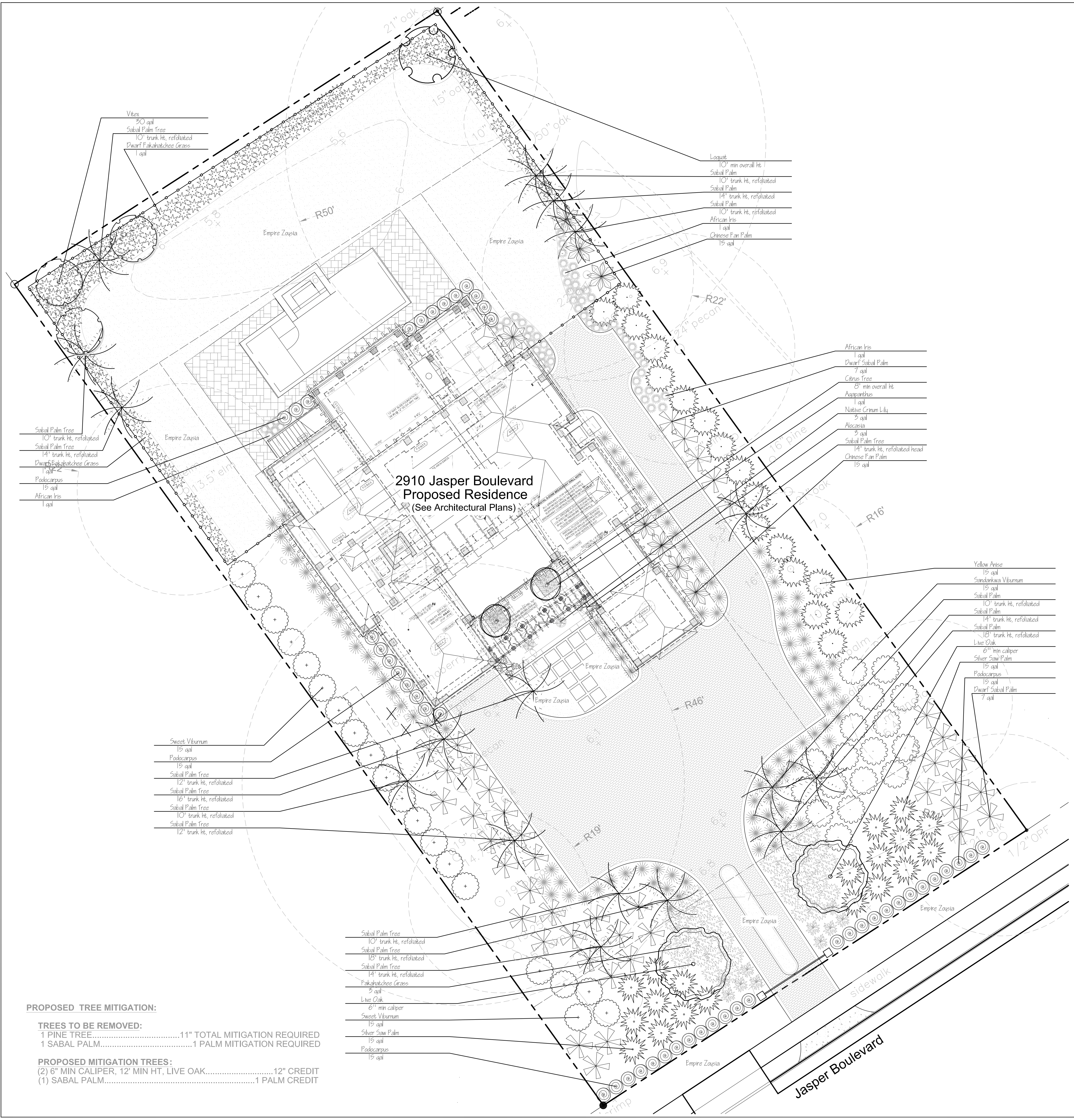
L2-Layout Plan

October 18, 2024

November 25, 2024

December 18, 2024

May 20, 2025



PROPOSED TREE MITIGATION:

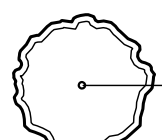
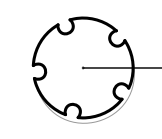
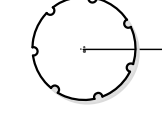
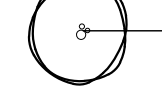
TREES TO BE REMOVED:
1 PINE TREE.....11" TOTAL MITIGATION REQUIRED
1 SABAL PALM.....1 PALM MITIGATION REQUIRED

PROPOSED MITIGATION TREES:
(2) 6" MIN CALIPER, 12" MIN HT, LIVE OAK.....12" CREDIT
(1) SABAL PALM.....1 PALM CREDIT

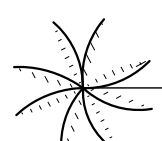
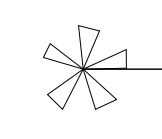
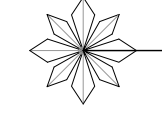
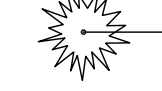
2910 Jasper Boulevard Plant List

May 20, 2025

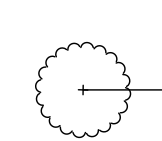
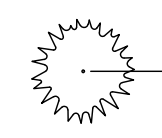
Trees

	Live Oak <i>Quercus virginiana</i> 6" min caliper, full and well formed	2
	Loquat <i>Eriobotrya japonica</i> 10' min ht, well formed specimen	1
	Shoal Creek Vitex <i>Vitex Agnus Castus</i> 'Shoal Creek' 36 gal, well formed specimen	3
	Citrus Tree (2) Meyer Lemon 6" min overall ht, well formed specimens	2

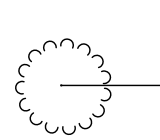
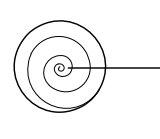
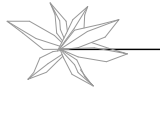
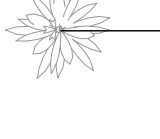

Palms

	Palm Tree <i>Sabal major</i> 7 @ 10' ht, 2 @ 12' ht, 5 @ 14' ht, 1 @ 16' ht, 2 @ 18' ht heights refer to trunk heights, all palms to have refoliated heads	17
	Dwarf Palmetto <i>Sabal minor</i> 7 gal, full and well formed	42
	Chinese Fan Palm <i>Livistona chinensis</i> 15 gal, full and well formed	8
	Silver Saw Palm <i>Serenoa repens</i> 15 gal, full and well formed	19

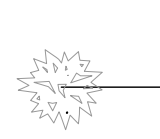
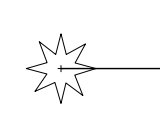
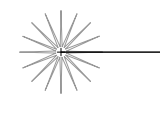
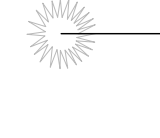
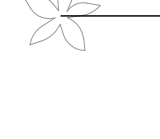
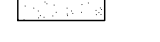
Shrubs/Perennials

	Sweet Viburnum <i>Viburnum odorotissimum</i> 15 gal, full and well formed	20
	Yellow Anise <i>Illicium parviflorum</i> 15 gal, full and well formed	17

Shrubs/Perennials Cont.

	Sandwanka Viburnum <i>Viburnum suspensum</i> 15 gal, full and well formed	17
	Japanese Yew <i>Podocarpus macrophylla</i> 30 gal, full and well formed	46
	Native Crinum Lily <i>Crinum americanum</i> 3 gal, full and well formed	2
	Ginger Lily <i>Hedychium coronarium</i> 3 gal, well formed	10
	Alocasia <i>Alocasia spp</i> 3 gal, well formed	2

Grasses/Groundcover/Vines

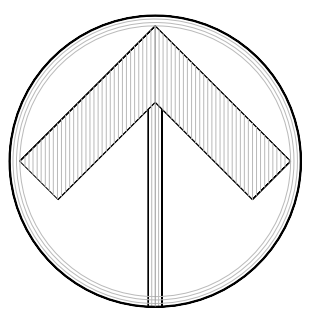
	Fakahatchee Grass <i>Tripsacum floridanum</i> 3 gal, well formed	33
	Dwarf Fakahatchee Grass <i>Tripsacum dactyloides</i> 1 gal, well formed	120
	Breeze Grass <i>Lomandra longifolia</i> 1 gal, well formed	103
	African Iris <i>Diets vegeta</i> 1 gal, well formed	52
	Lily of the Nile <i>Agapanthus</i> 1 gal, full and well formed	32
	Empire Zoysia <i>Zoysia japonica</i>	3,575 sf

PLANTING NOTES:

- 1) Irrigation shall be provided by landscape contractor to all proposed plant material (including lawn area) shown on plans. Irrigation plans shall be provided by landscape contractor to owner for approval prior to installation. Irrigation shall meet all Charleston County zoning requirements.
- 2) Landscape contractor shall provide planting mix from off site of 50% LA or Owner approved topsoil and 50% organic material for completion of work. Topsoil shall be free of subsoil, stones, plants or their roots or any extraneous matter. Planting mix shall be applied at a minimum of 4" depth in all plant areas and sod areas prior to planting. Soil amendments shall be added to planting mix in order to insure pH levels are acceptable for planting.
- 3) Plants shall be spaced as shown on plans.
- 4) All plant material is subject to approval on site by Landscape Architect.
- 5) Contact Landscape Architect for on site bedline and plant layout review prior to installation.
- 6) Contractor to provide 3" of shredded hardwood mulch around all plant material unless otherwise noted.
- 7) Set finished plant bed height to (top of mulch) 1" below adjacent walks, patios, and drives.
- 8) Landscape contractor to guarantee all work including all plant materials for one year from date of project completion and acceptance by owner.

GENERAL NOTES:

- 1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
- 2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
- 3) All work shall be conducted in accordance with national, state and local codes.



North

0' 10' 20' 40'
Scale: 1" = 10'
24"x36" sheet

JDLA

Josh Dunn Landscape Architecture, LLC

PO Box 1193 Beaufort, SC 29901

josh@joshdunnla.com

843.822.1772

2910 Jasper Boulevard
Sullivans Island, SC
Planting Plan



L3- Planting Plan

December 18, 2024

May 20, 2025

GENERAL STRUCTURAL NOTES (I.B.C.)

1. ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN, HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.
2. ELEVATIONS ON THE STRUCTURAL DRAWINGS REFERENCE THE FINISHED GRADE ASSIGNED THE DATUM OF 0'-0".
3. THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE W/ SC AMENDMENTS, AND ALL INCLUDED REFERENCE CODES AND STANDARDS, THE LATEST EDITIONS AT THE TIME OF PERMITTING. REFERENCED SECTION OF THE BUILDING CODES ARE NOT INTENDED TO BE ALL INCLUSIVE, THAT IS, OTHER PERTINENT SECTIONS MAY NOT BE NOTED ON THE DRAWINGS BUT ARE STILL THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. THE DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ANY EXISTING STRUCTURES WHICH RELATE TO OR INFLUENCES NEW CONSTRUCTION SHALL BE VERIFIED BY FIELD MEASUREMENT BY THE CONTRACTOR PRIOR TO PREPARATION AND SUBMISSION OF CHECKED SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW.
6. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

8. DESIGN CRITERIA

FLOOD LOADS (IBC SECTION 1612)
FIRM FLOOD ZONE AE ELEVATION = 10.0' MSL (REF.)
[COASTAL A FLOOD ZONE]

EARTHQUAKE LOADS (IBC SECTION 1614)
MAPPED ACCELERATIONS:
SITE CLASS D

SEISMIC DESIGN CATEGORY D
DESIGN SPECTRAL RESPONSE ACCELERATIONS AT 5% DAMPENING:
S_{DS} = 1.06g
S_{D1} = 0.32g
S_{MS} = 1.28g
S_{u1} = *

GENERAL DESIGN RESPONSE SPECTRAL ACCELERATION: S_A = 0.85g
SEISMIC USE GROUP I_E = 1.0
* = MUST BE VERIFIED BY GEOTECHNICAL INVESTIGATION

STRUCTURAL CONCRETE NOTES

1. ALL FOUNDATION & POOL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE FLATWORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES MEASURED AS PER ASTM E1155:
OVERALL FLATNESS NUMBER: F_T≥20
MINIMUM LOCAL FLATNESS NUMBER: F_L≥15
OVERALL LEVELNESS NUMBER: F_L≥15
MINIMUM LOCAL LEVELNESS NUMBER: F_L≥10
3. ALL FOUNDATIONS ARE TO BEAR ON UNDISTURBED "RESIDUAL SOIL OR ON TESTED, STRUCTURAL BACKFILL (95% MODIFIED PROCTOR VALUE FOR BACKFILL) TO INCLUDE THE LAYER OF CLEAN WASHED SAND FOR SLABS ON GRADE.
4. STRUCTURAL FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. THIS VALUE IS BASED UPON THE GEOTECHNICAL ENGINEERING REPORT PROVIDED BY COASTAL ENGINEERING & TESTING, INC. DATED 11/16/23 JOB NO. 23-02-282.
5. ALL BAR REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM SECTION A706 (ASTM A 615, GRADE 60 IS PERMITTED). ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM SECTION A185 (F_y = 65ksi)
6. ALL DETAILING, FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66)
7. ALL REINFORCING BAR SPLICE LENGTHS AND LOCATIONS, EMBEDMENTS, LENGTHS, HOOKS, ETC. SHALL BE DONE AS INDICATED ON THE DRAWINGS. NO VARIATION WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER. IF NO DIMENSION IS PROVIDED, THE SPLICE LENGTH SHALL BE CLASS "B" LENGTH AS PER ACI 318, SECTION 12.15.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.

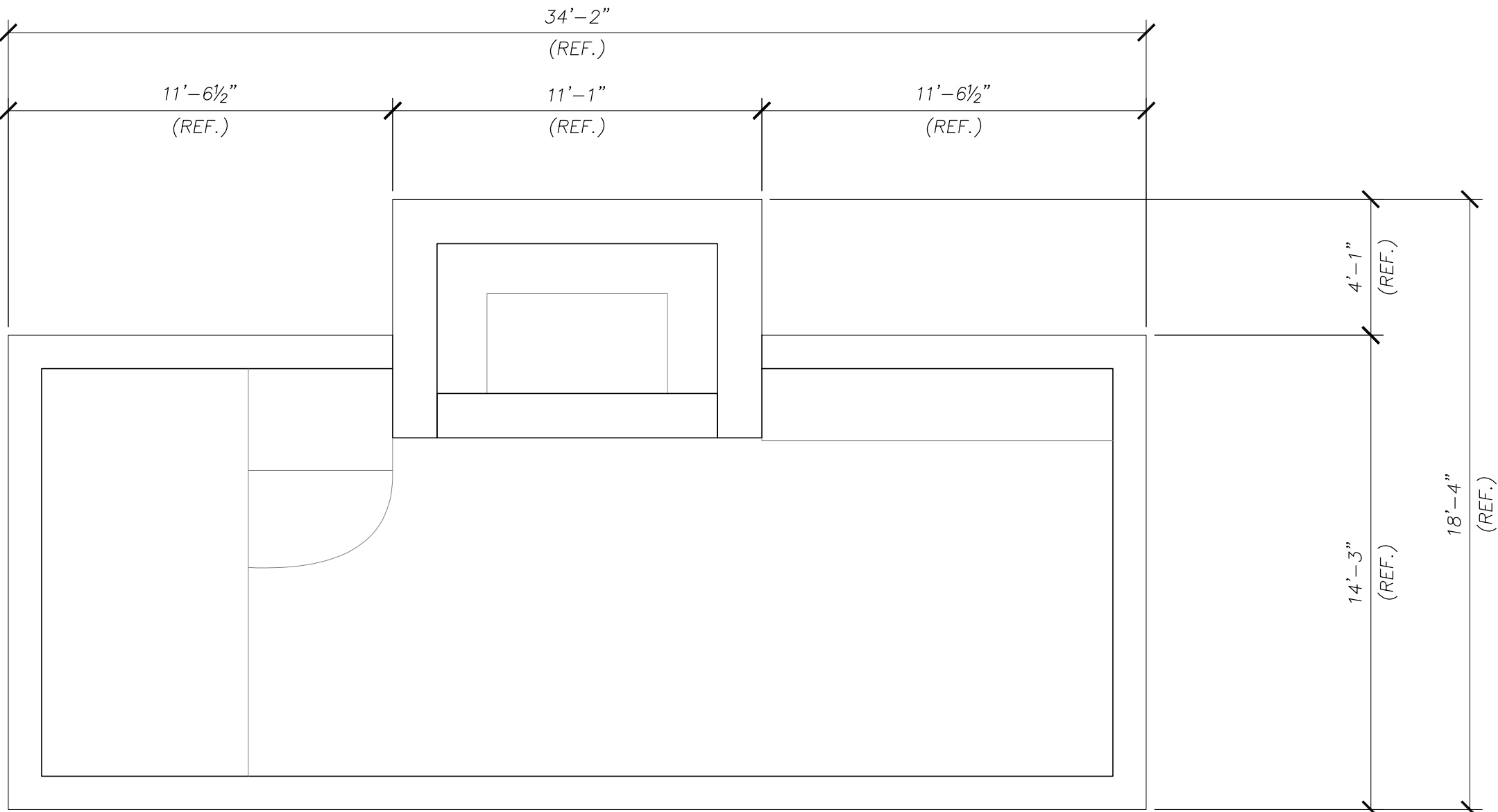
- (A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 MINIMUM COVER, IN.
9. ALL EXPOSED CORNERS OF CONCRETE SHALL BE FORMED INTO A ¾" x 45 DEGREE CHAMFER, UNLESS NOTED OTHERWISE.
10. CONSTRUCT FORMS COMPLYING TO SHAPES, LINES, AND DIMENSIONS SHOWN ON DRAWINGS TO OBTAIN AND HOLD ACCURATE ALIGNMENT OF CONCRETE DURING PLACEMENT AND CURING.
11. FABRICATE FORMS FOR EASY REMOVAL WITHOUT HAMMERING OR PRYING AGAINST CONCRETE SURFACES.

STRUCTURAL CONCRETE NOTES (CONT'D)

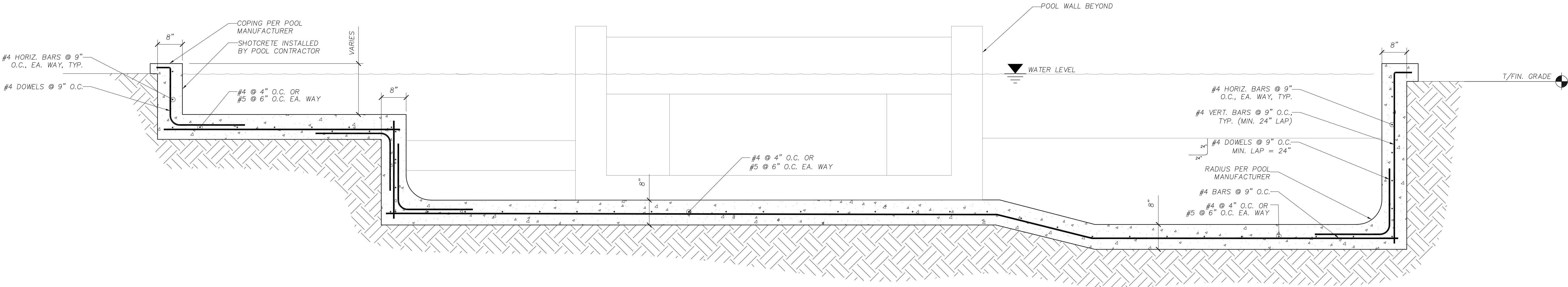
12. THOROUGHLY CLEAN FORMS AND ADJACENT SURFACES TO RECEIVE CONCRETE. REMOVE CHIPS, WOOD, SAWDUST, DIRT AND OTHER DEBRIS PRIOR TO CONCRETE PLACEMENT.
13. CLEAN REINFORCING OF LOOSE RUST, MILL SCALE, DIRT, OR ANY OTHER FOREIGN MATERIAL. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT.
14. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT NOT LESS THAN 3" AND NOT MORE THAN 5". ADDITION OF WATER TO READY-MIX CONCRETE IN THE FIELD SHALL NOT BE ALLOWED.
15. DEPOSIT CONCRETE IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. IF THE POUR IS TO BE DISCONTINUOUS, CONTRACTOR SHALL USE CONSTRUCTION JOINTS, AS DETAILED ON THE DRAWINGS OR APPROVED BY THE ENGINEER.
16. REPAIR ALL SURFACE DEFECTS INCLUDING TIE HOLES, MINOR HONEYCOMBING AND OTHER VISUAL IRREGULARITIES WITH CEMENT MORTAR. MORTAR FOR PATCHING SHALL BE THE SAME COMPOSITION AS THAT USED IN THE CONCRETE. PATCHING SHALL BE DONE AS SOON AS THE FORMS ARE REMOVED.
17. DEWATERING OF EXCAVATIONS MAY BE REQUIRED - REFER TO SUBSURFACE INVESTIGATION REPORT FOR INFORMATION.

SHEET NOTES:

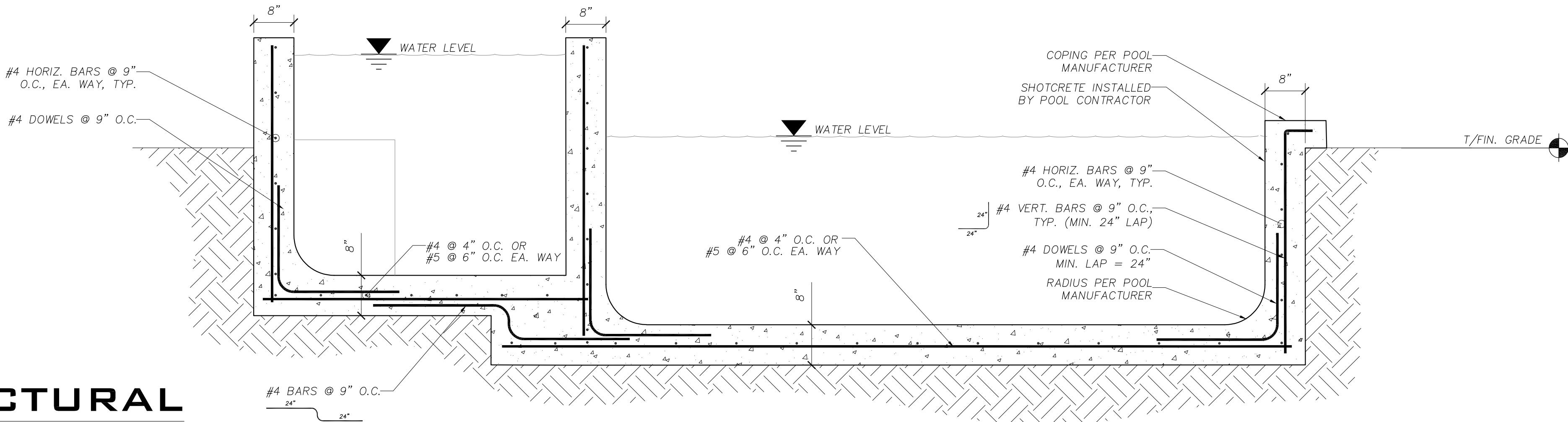
1. VERIFY ALL DIMENSIONS WITH REFERENCE DRAWINGS.
2. DESIGN REFERENCES POOL DRAWINGS BY LIQUID POOLS & OUTDOORS.



POOL CONCEPTUAL LAYOUT
SCALE: ¼" = 1'-0"

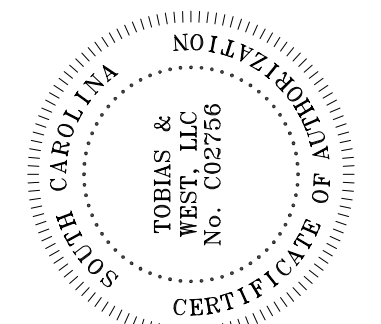
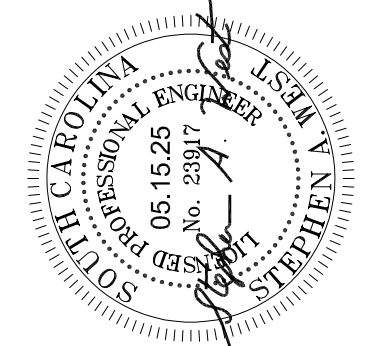


TYPICAL POOL SECTION 1 - STRUCTURAL
SCALE: ½" = 1'-0" (IN-GROUND - COASTAL A ZONE)



TYPICAL POOL SECTION 2 - STRUCTURAL
SCALE: ½" = 1'-0" (IN-GROUND - COASTAL A ZONE)

TOBIAS & WEST
STRUCTURAL ENGINEERS
843.216.9820
803.956.6464
www.tobiaswest.com
- Charleston - Columbia -



Finnen Residence
New Pool Structure
2910 Jasper Blvd.
Sullivan's Island, SC

STRUCTURAL NOTES & POOL FOUNDATION PLAN

REV.	DATE	ISSUED FOR CONSTRUCTION	DESCRIPTION
0	05/15/25		
DRAWN BY: SW / Ind			
DESIGNED BY: S. West			
CHECKED BY: E. Tobias			
APPROVED BY: S. West			
DATE: May 15, 2025			
PROJECT NO.: 25-091			
S100			
SHEET: OF: 1			