

- considerations.

GENERAL NOTES:

1. 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.

2. Dimensions are not to be scaled from printed drawings. Use given dimensions/notes and consult Architect for further direction as required.

3. 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.

4. All work to comply with 2021 IBC and IRC (with South Carolina amendments), NFPA 70-20 (NEC), and the 2009 IECC.

5. 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

6. 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.

7. 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

8. 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.

9. Grade elevations may vary due to type of foundation and other on-site

10. Foundation drains shall be independent of downspouts to their clear outlet. 11. No dropped girders.

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	Upper/"2nd" Floor Plan
	Roof Plan
	Exterior Elevations / Building Sections
	Exterior Elevations / Building Sections
	Exterior Elevations
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A-13	Door & Window Schedules
A-14	Trim Details
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S-15	

A NEW HOMEAT

	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
<u>Architect:</u>	Aaron Cote Architecture PLLC 1355 Greenwood Cliff Suite 300-A Charlotte, NC 28204 aaron@aaroncotearchitecture.com
<u>Builder:</u>	Dillard Jones 11 Buckhead Bay Rd. Bluffton, SC 29910 854-239-2424
<u>Structural Engineer:</u>	K.M. Powell Engineering, LLC 2225 Ashley Crossing Drive Suite 202 Charleston, SC 29407 kelsey@PEofSC.com

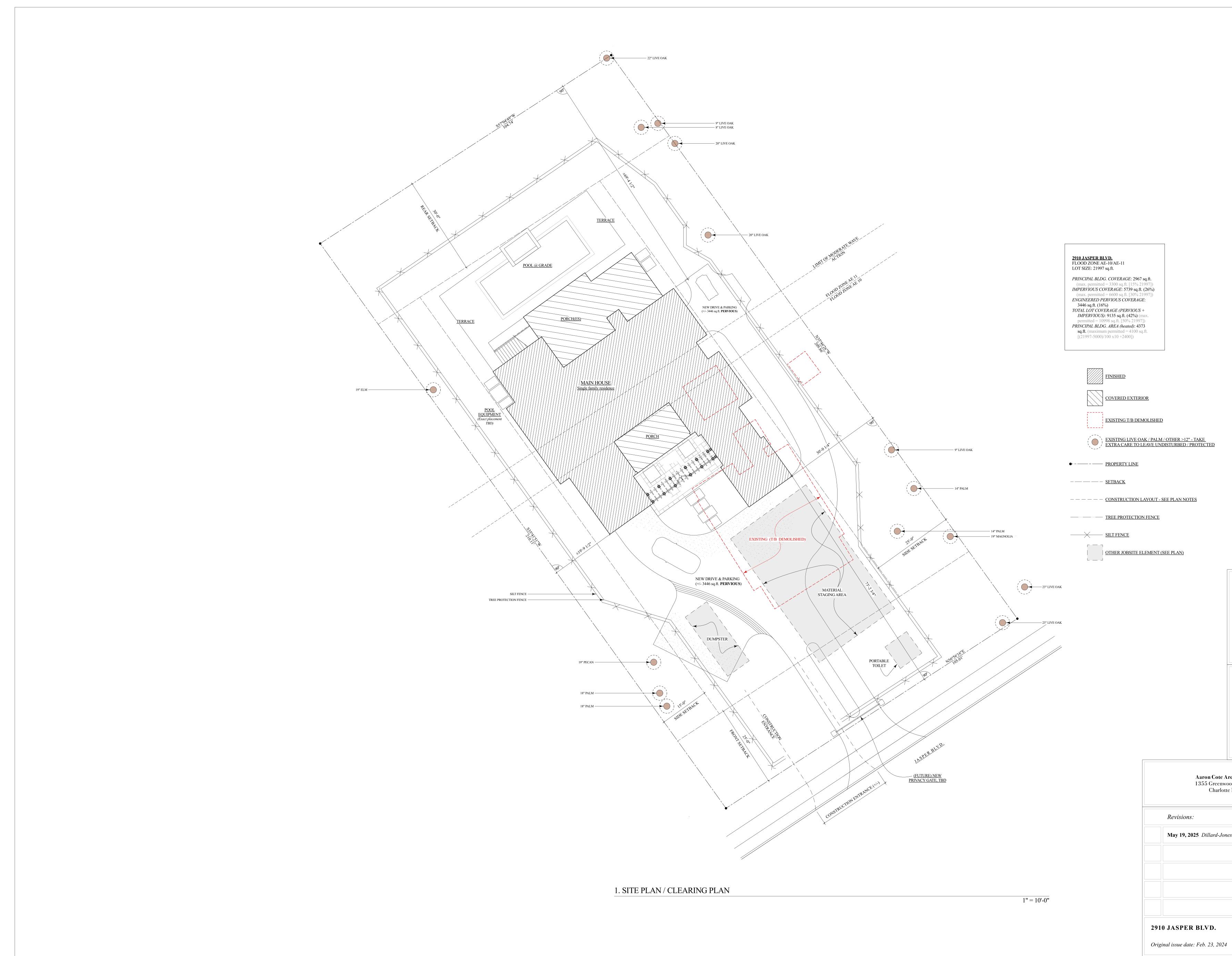
SULLIVANS ISLAND DRB NOTE:

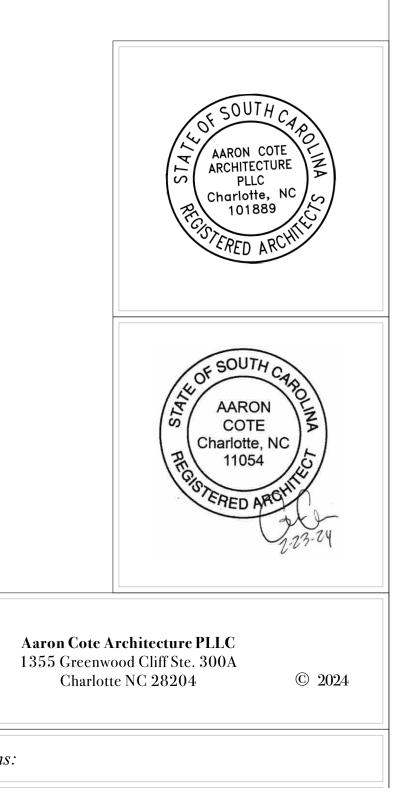
DRB Final Approval* granted September 20, 2023 with relief for additional principal building square footage of 344 square feet and 6" of additional building foundation height. (PIN# 529-07-00-081)

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

> Revisions: 2910 JASPER BLVD.

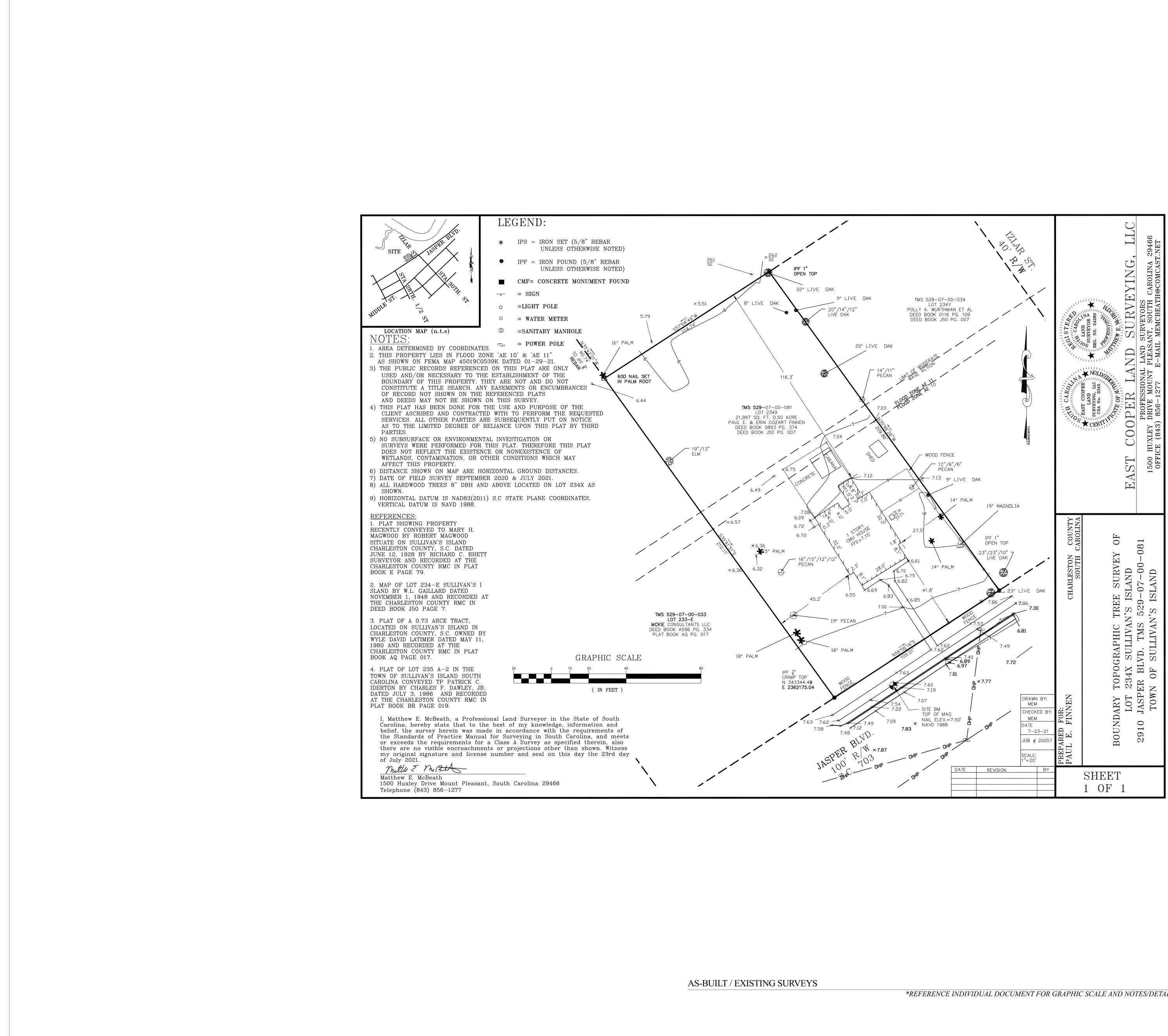






May 19, 2025 Dillard-Jones alterations

Sheet **SP-01**





REFERENCE INDIVIDUAL DOCUMENT FOR GRAPHIC SCALE AND NOTES/DETAILS



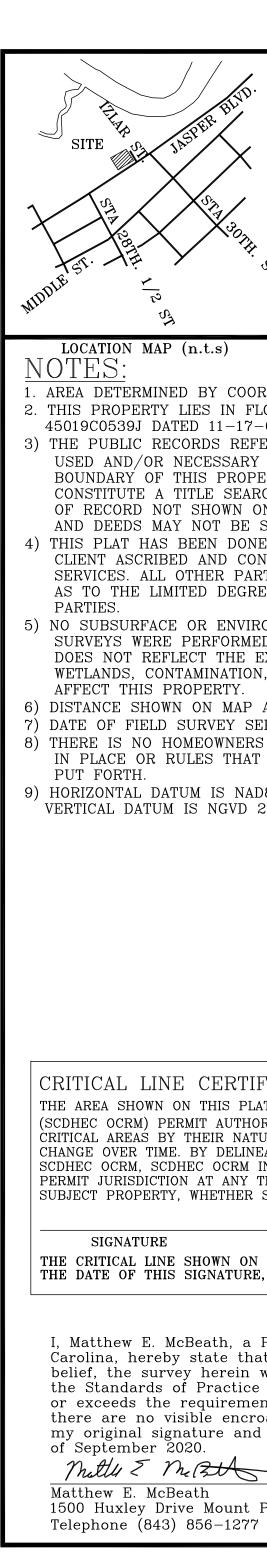
AS-BUILT / EXISTING SURVEYS

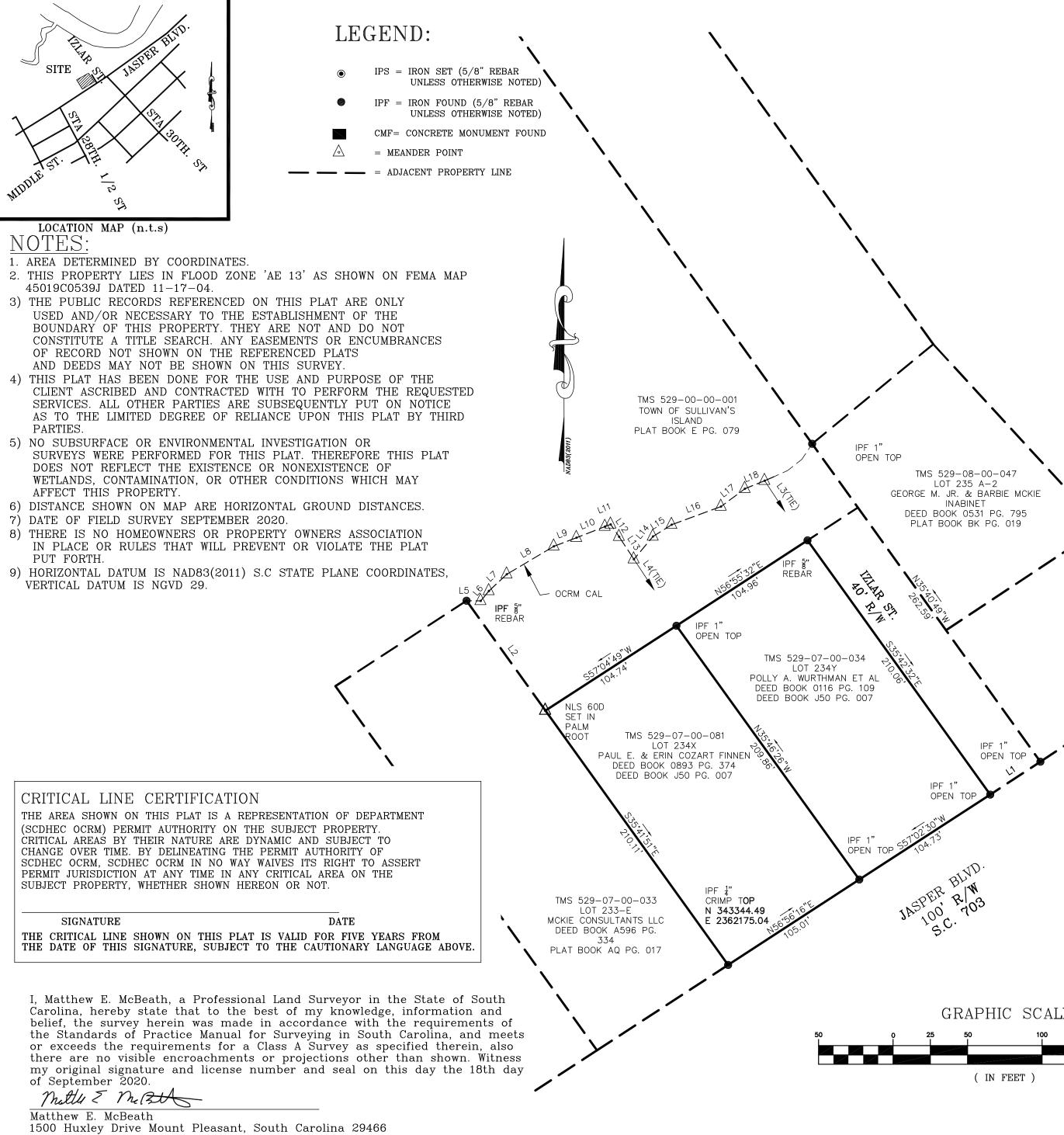
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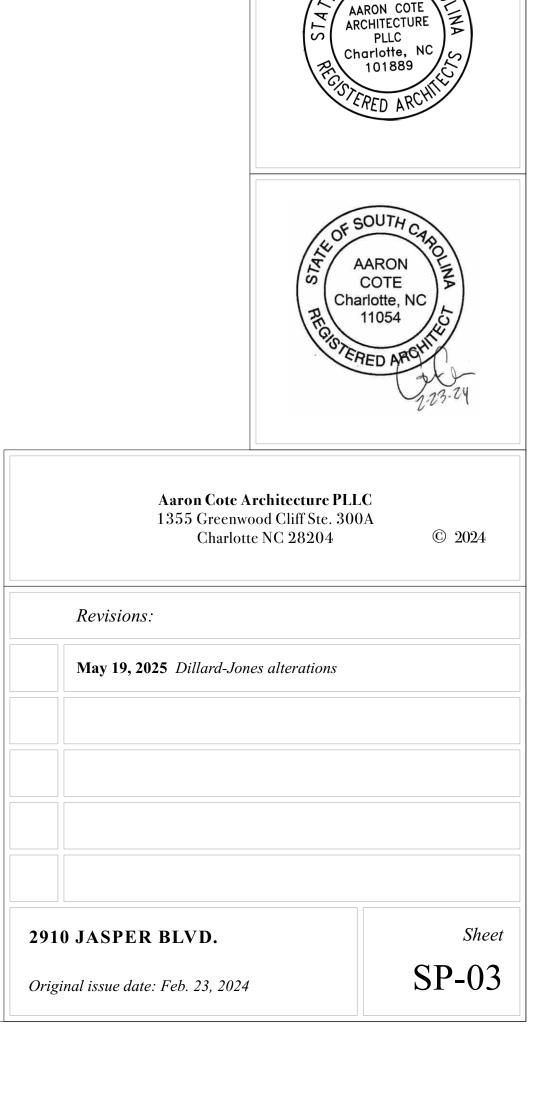
AARON COTE ARCHITECTURE PLLC



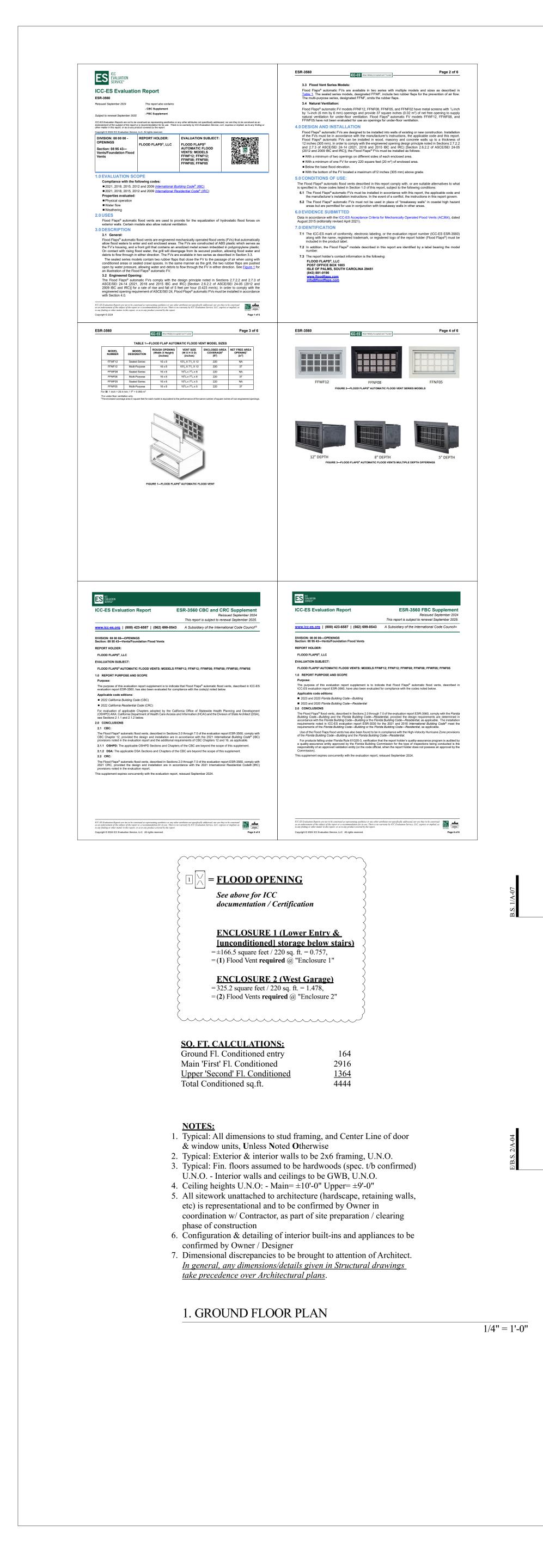


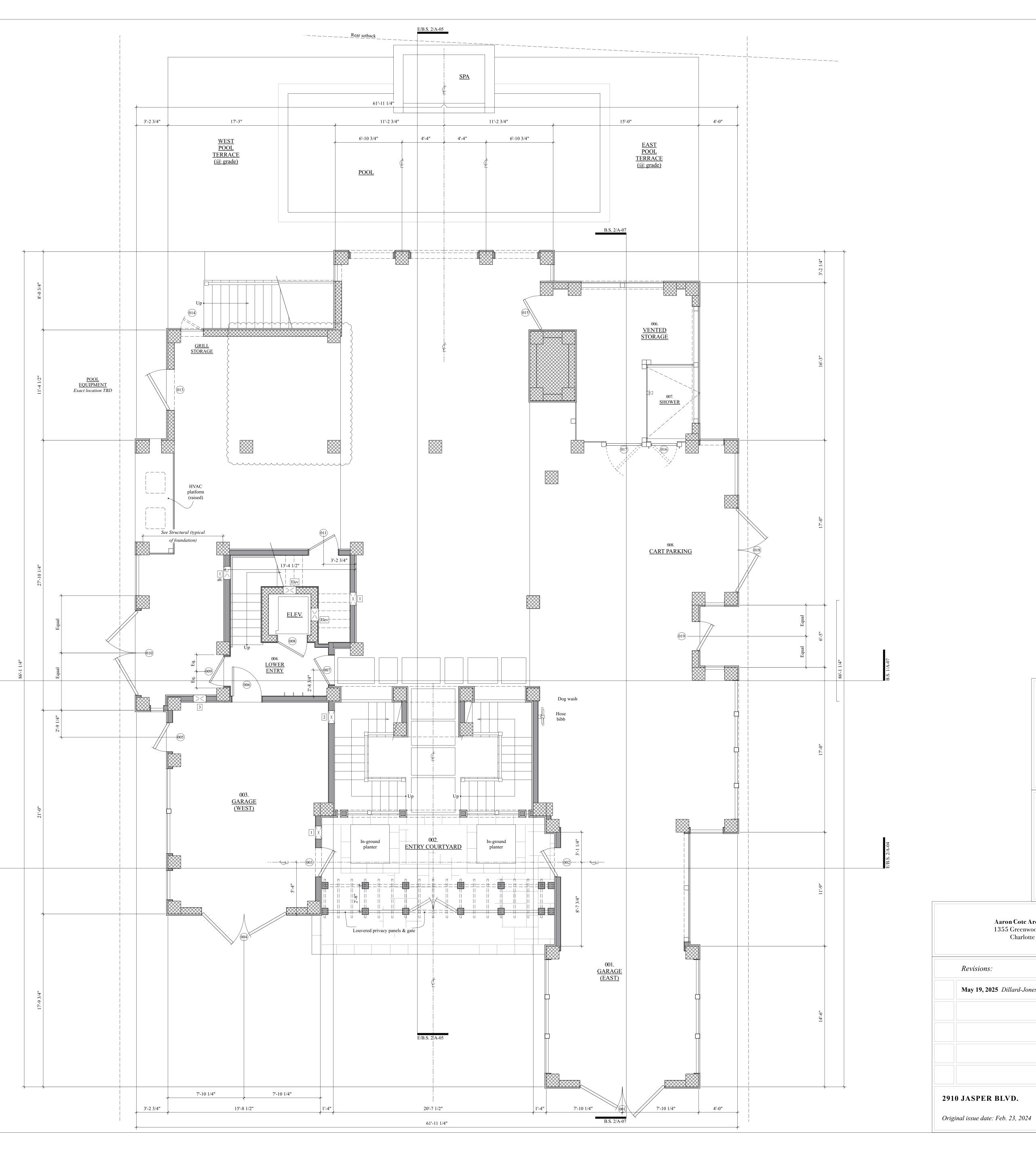
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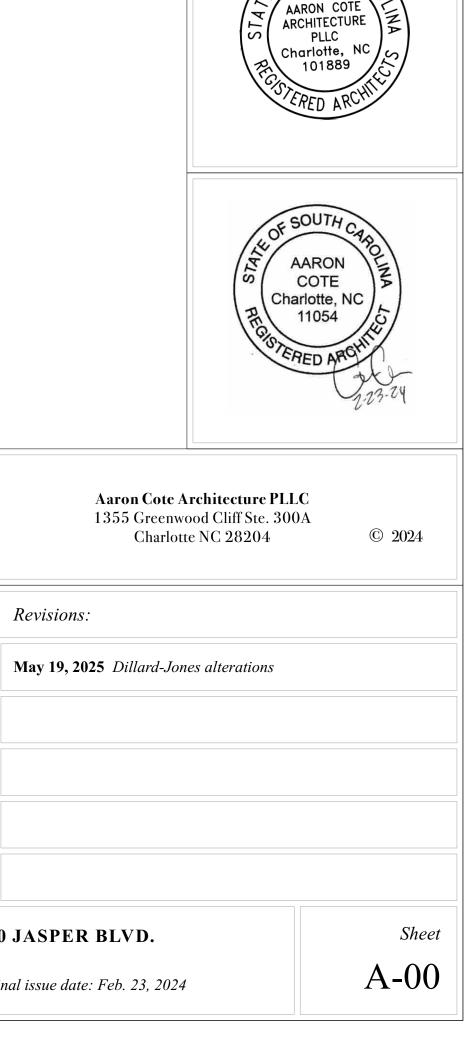
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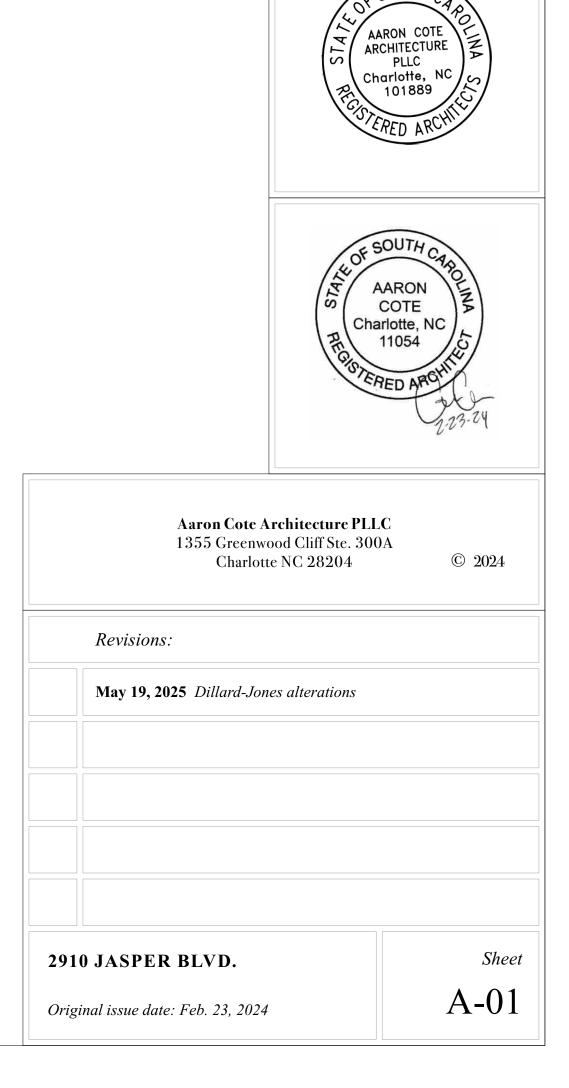


SQ. FT. CALCULATIONS: Ground Fl. Conditioned entry Main 'First' Fl. Conditioned <u>Upper 'Second' Fl. Conditioned</u> Total Conditioned sq.ft.

- NOTES:
 1. Typical: All dimensions to stud framing, and Center Line of door & window units, Unless Noted Otherwise
- Typical: Exterior & interior walls to be 2x6 framing, U.N.O.
 Typical: Fin. floors assumed to be hardwoods (spec. t/b confirmed) U.N.O. Interior walls and ceilings to be GWB, U.N.O.
 Ceiling heights U.N.O: Main=±10'-0" Upper=±9'-0"
 All sitework unattached to architecture (hardscape, retaining walls, atc) is perpendent to be approximately of the comparison
- etc) is representational and to be confirmed by Owner in coordination w/ Contractor, as part of site preparation / clearing
- phase of construction6. Configuration & detailing of interior built-ins and appliances to be confirmed by Owner / Designer7. Dimensional discrepancies to be brought to attention of Architect.
- *In general, any dimensions/details given in Structural drawings take precedence over Architectural plans.*

1. MAIN "1st" FLOOR PLAN



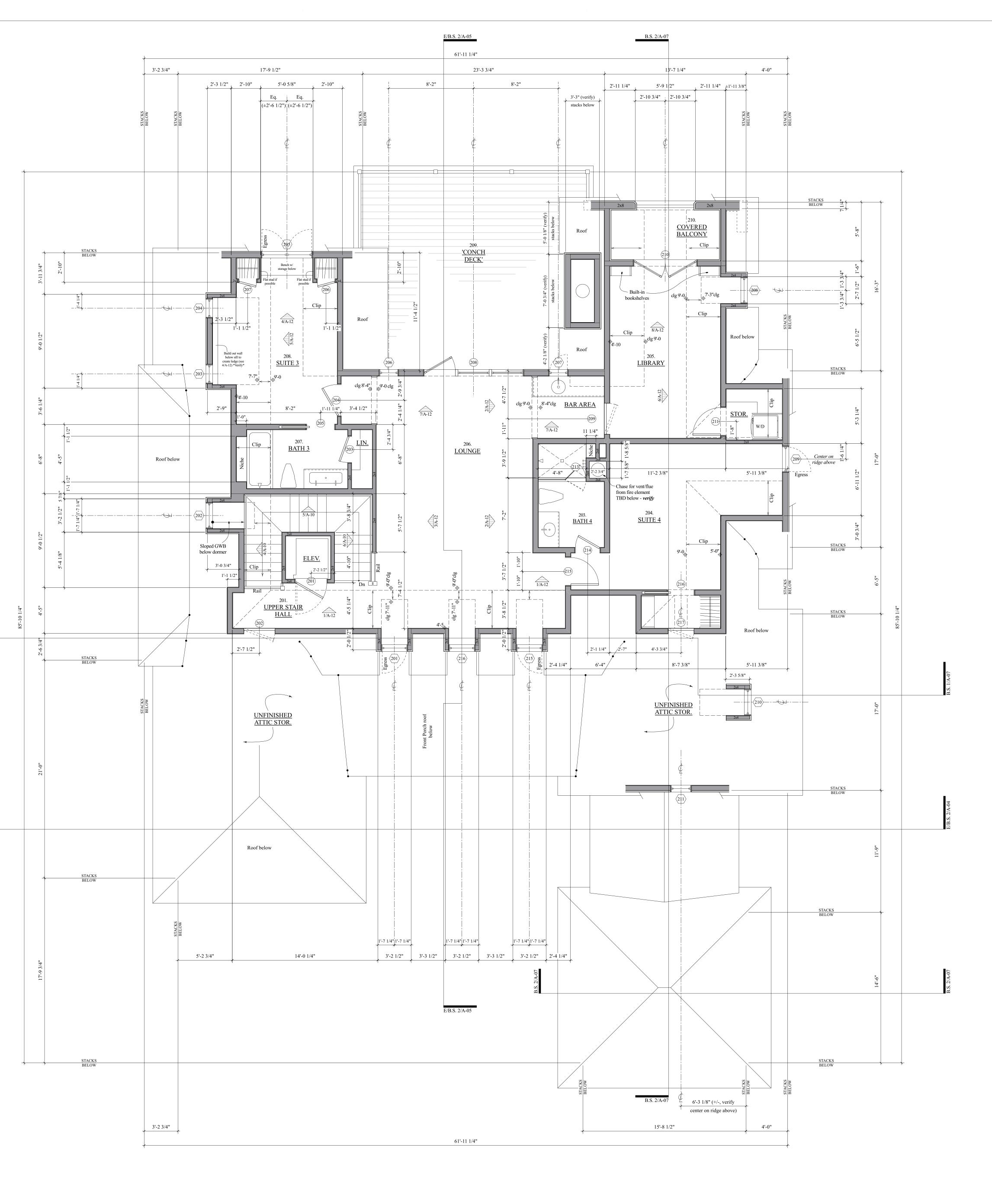


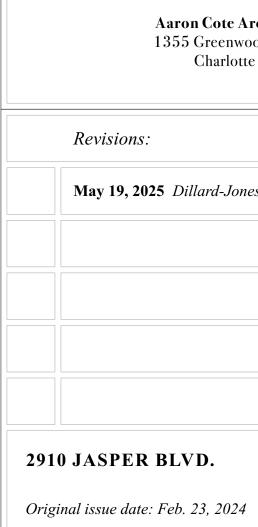
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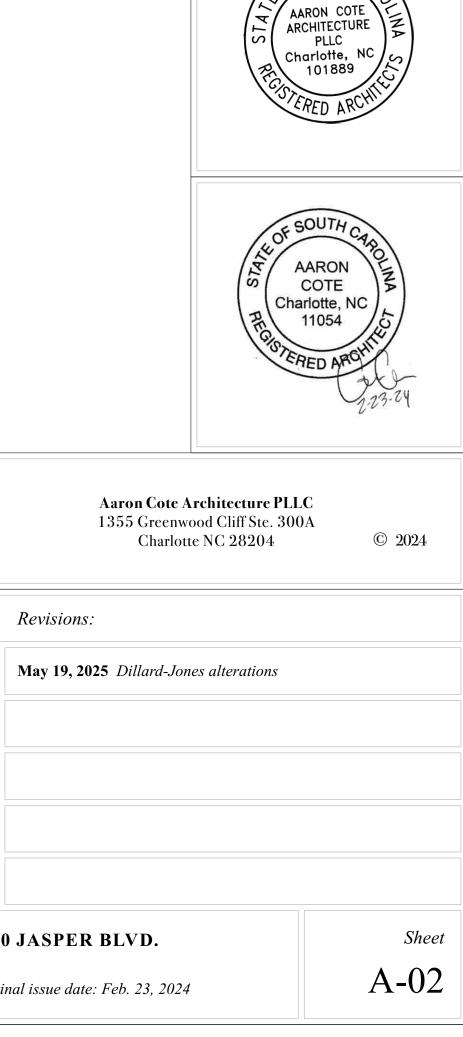
- NOTES:
 1. Typical: All dimensions to stud framing, and Center Line of door & window units, Unless Noted Otherwise

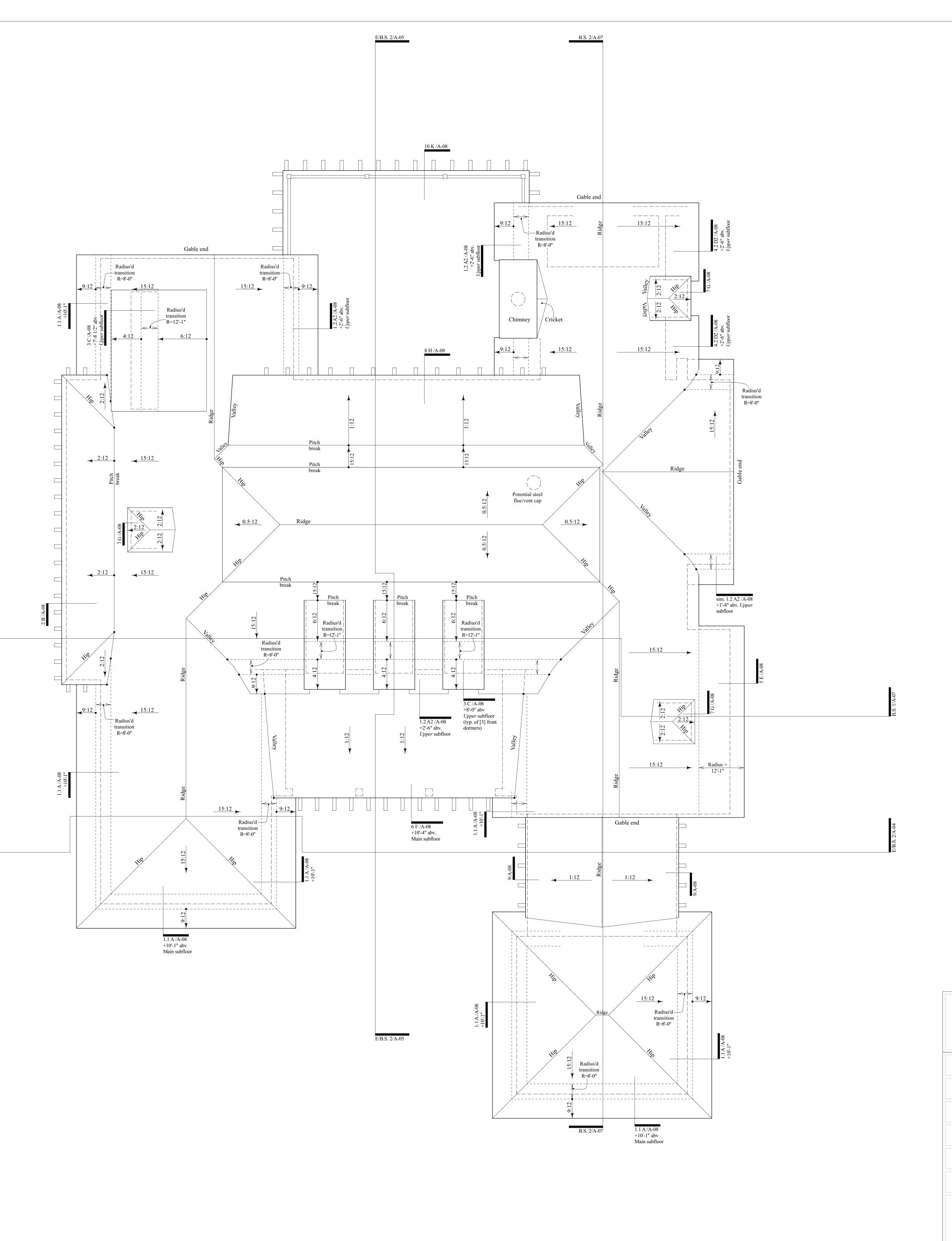
- Window units, Unless Noted Otherwise
 Typical: Exterior & interior walls to be 2x6 framing, U.N.O.
 Typical: Fin. floors assumed to be hardwoods (spec. t/b confirmed) U.N.O. Interior walls and ceilings to be GWB, U.N.O.
 Ceiling heights U.N.O: Main=±10'-0" Upper=±9'-0"
 All sitework unattached to architecture (hardscape, retaining walls, etc) is representational and to be confirmed by Owner in coordination w/ Contractor, as part of site preparation / clearing phase of construction
- coordination w/ Contractor, as part of site preparation / clearing phase of construction
 6. Configuration & detailing of interior built-ins and appliances to be confirmed by Owner / Designer
 7. Dimensional discrepancies to be brought to attention of Architect. <u>In general, any dimensions/details given in Structural drawings</u> <u>take precedence over Architectural plans</u>.

1. UPPER "2nd" FLOOR PLAN

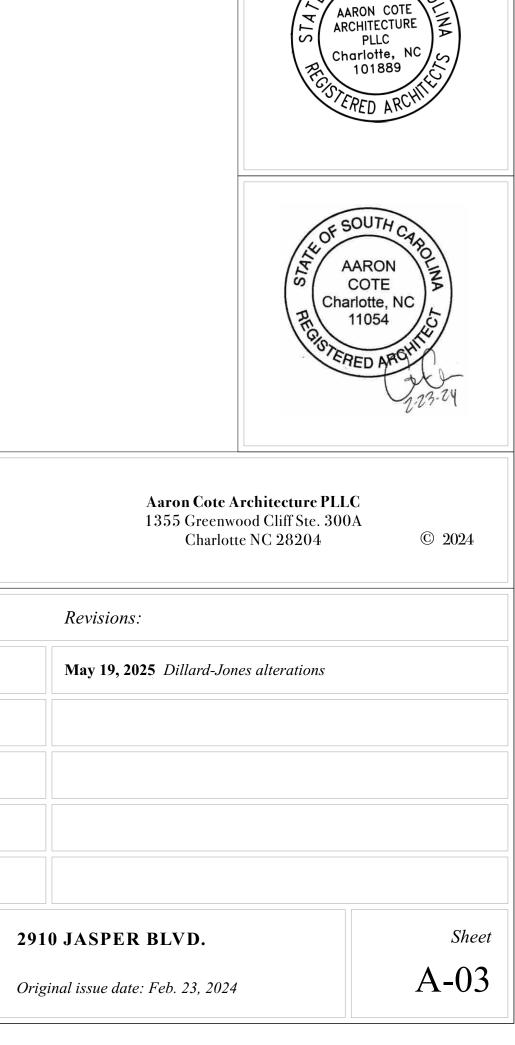








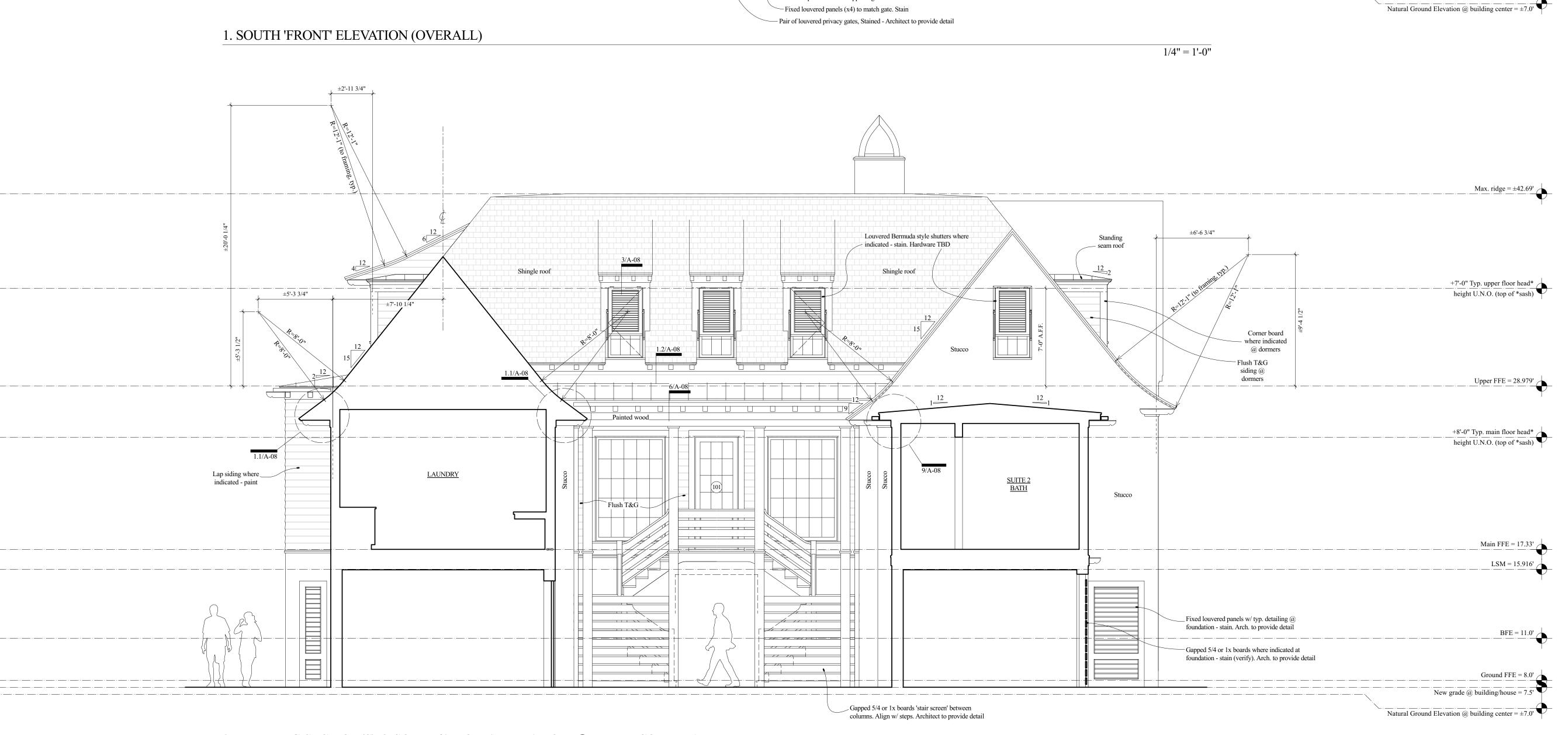
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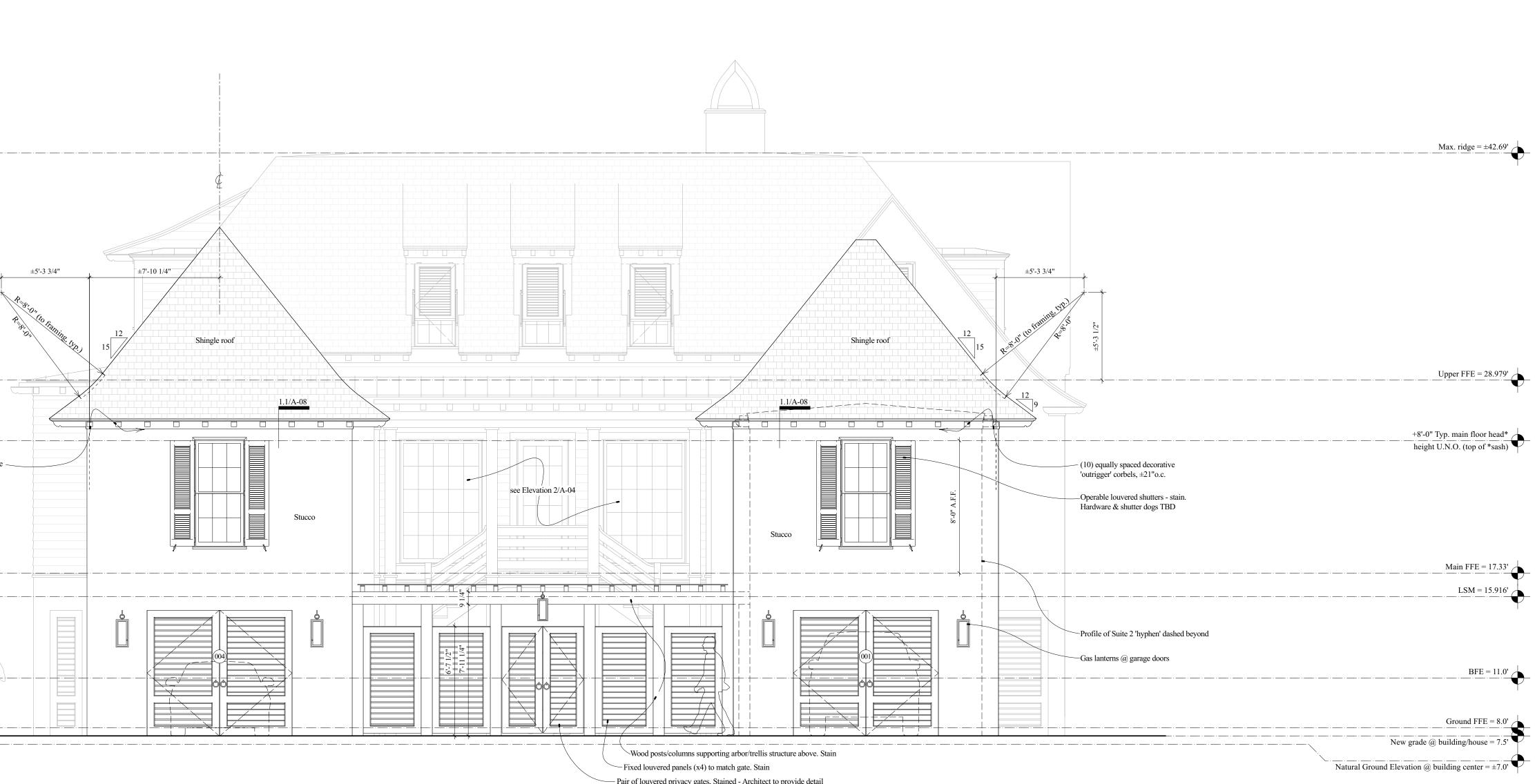


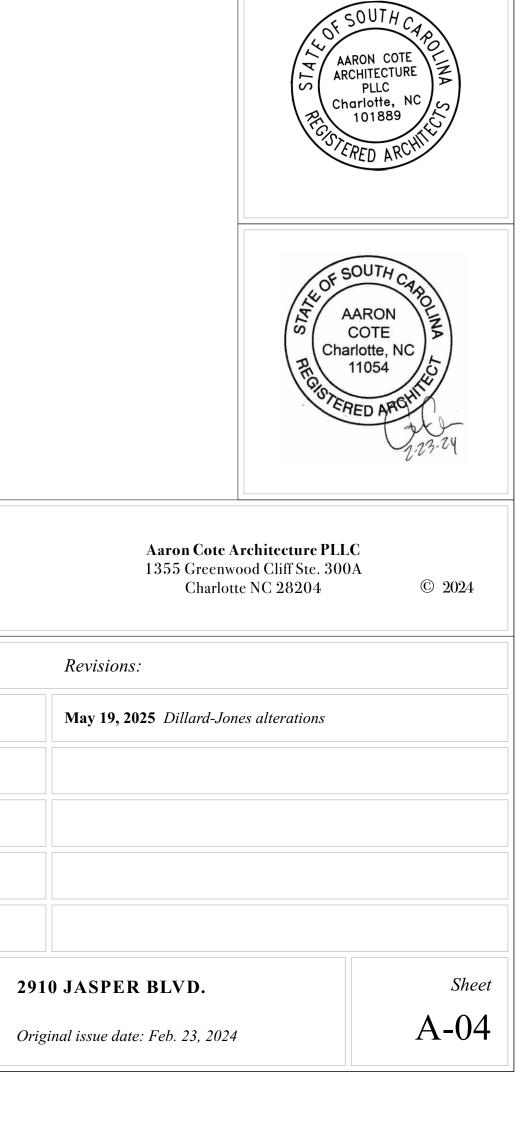
±5'-3 1/2"
=
(10) equally spaced decorative – 'outrigger' corbels, ±21"o.c.
1. SOUT
1. 500
- \
±20'-0 1/4"
±5'-3 1/2"
1.1/A Lap siding where indicated - paint

_____ $-\mathbf{N}$ _____

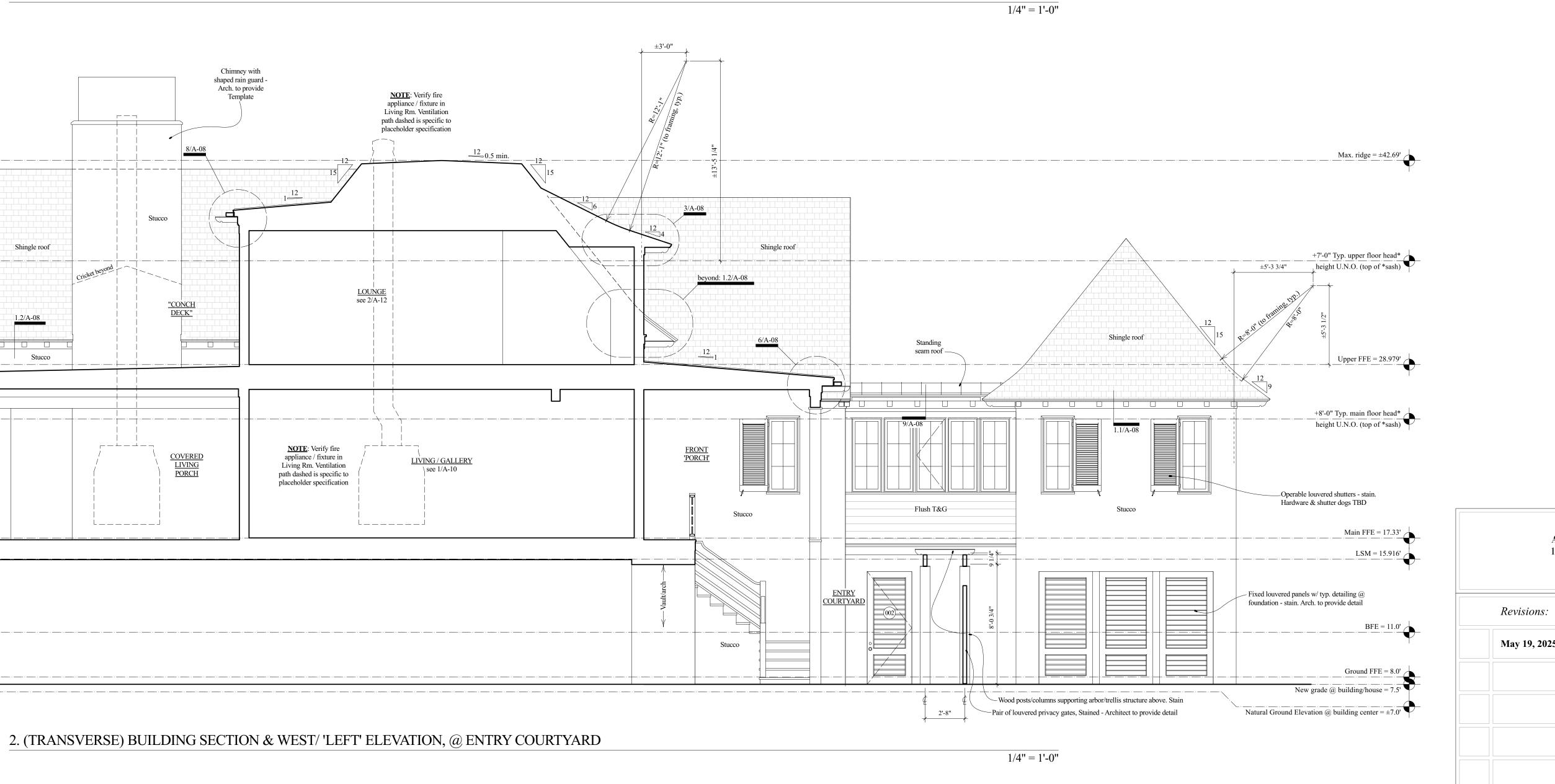
2. BUILDING SECTION(S) & SOUTH/ 'FRONT' ELEVATION, @ ENTRY COURTYARD



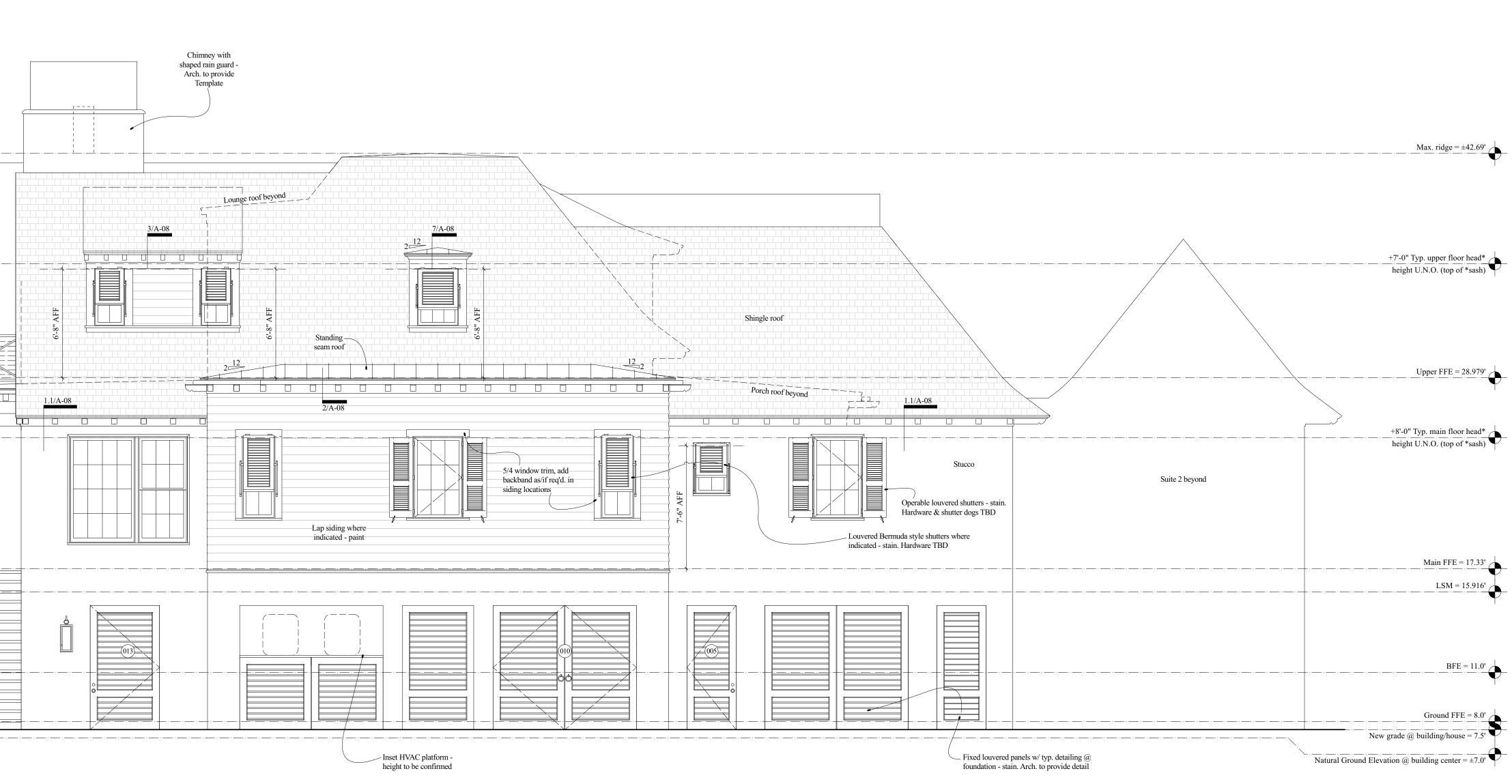


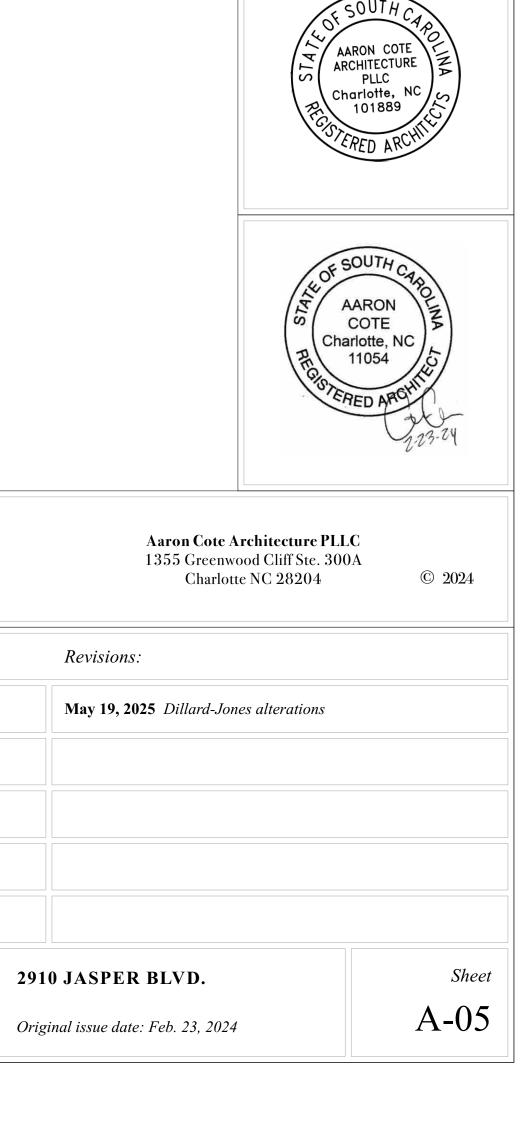


<u>1. WES</u>
Shingle roof
Wood & steel cable railing(s)
Wood & steel cable railing(s)



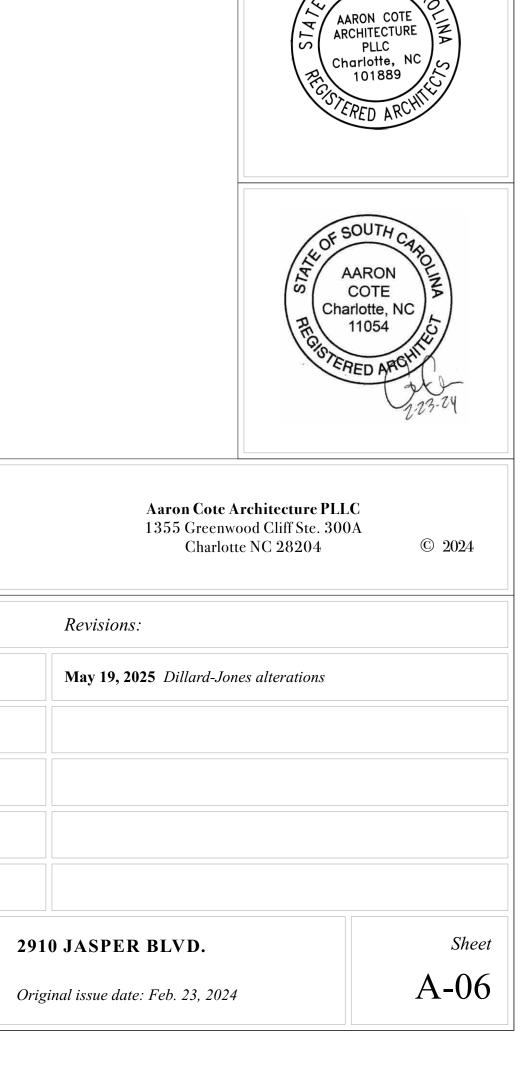
T / 'LEFT' ELEVATION (OVERALL)



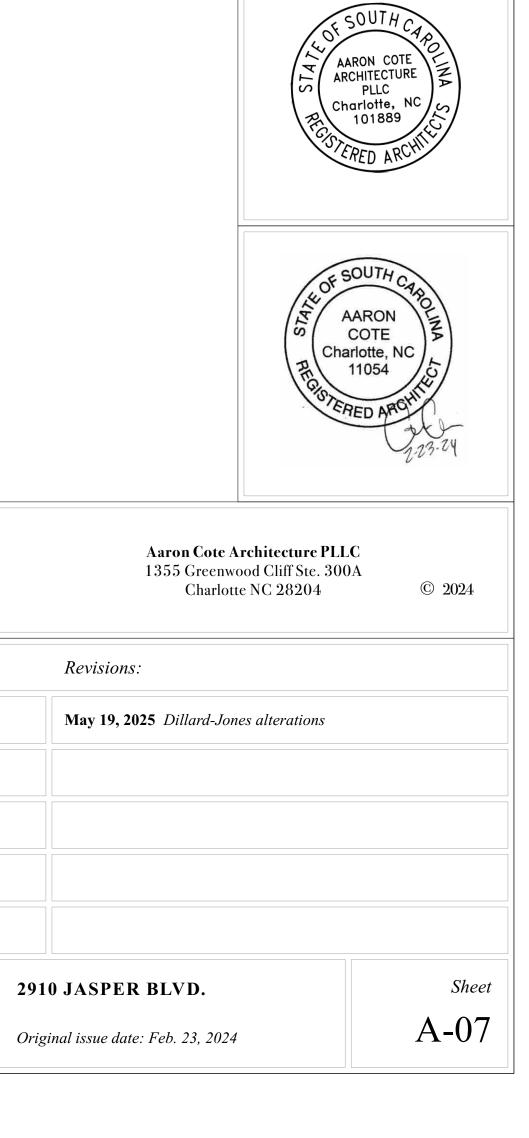


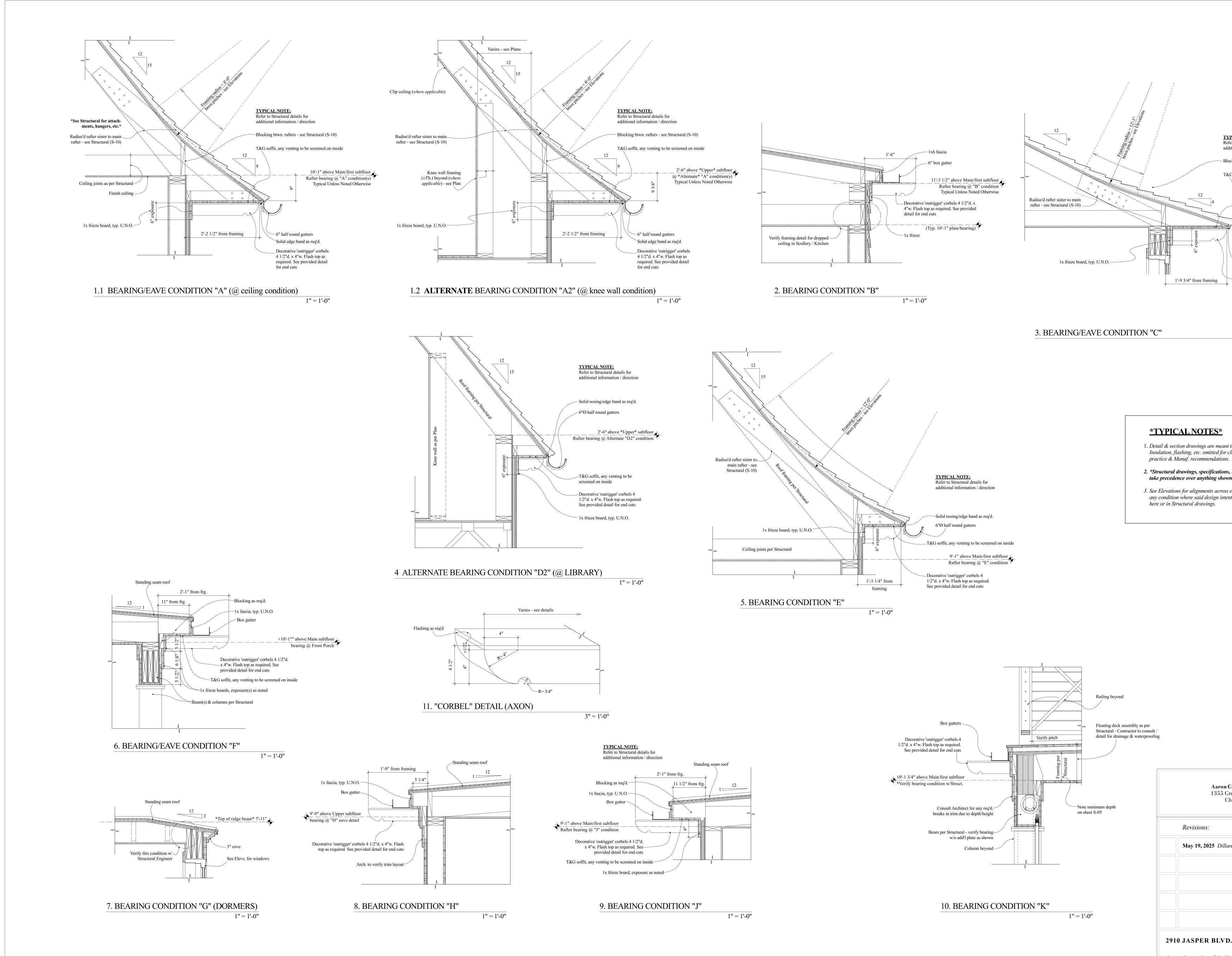


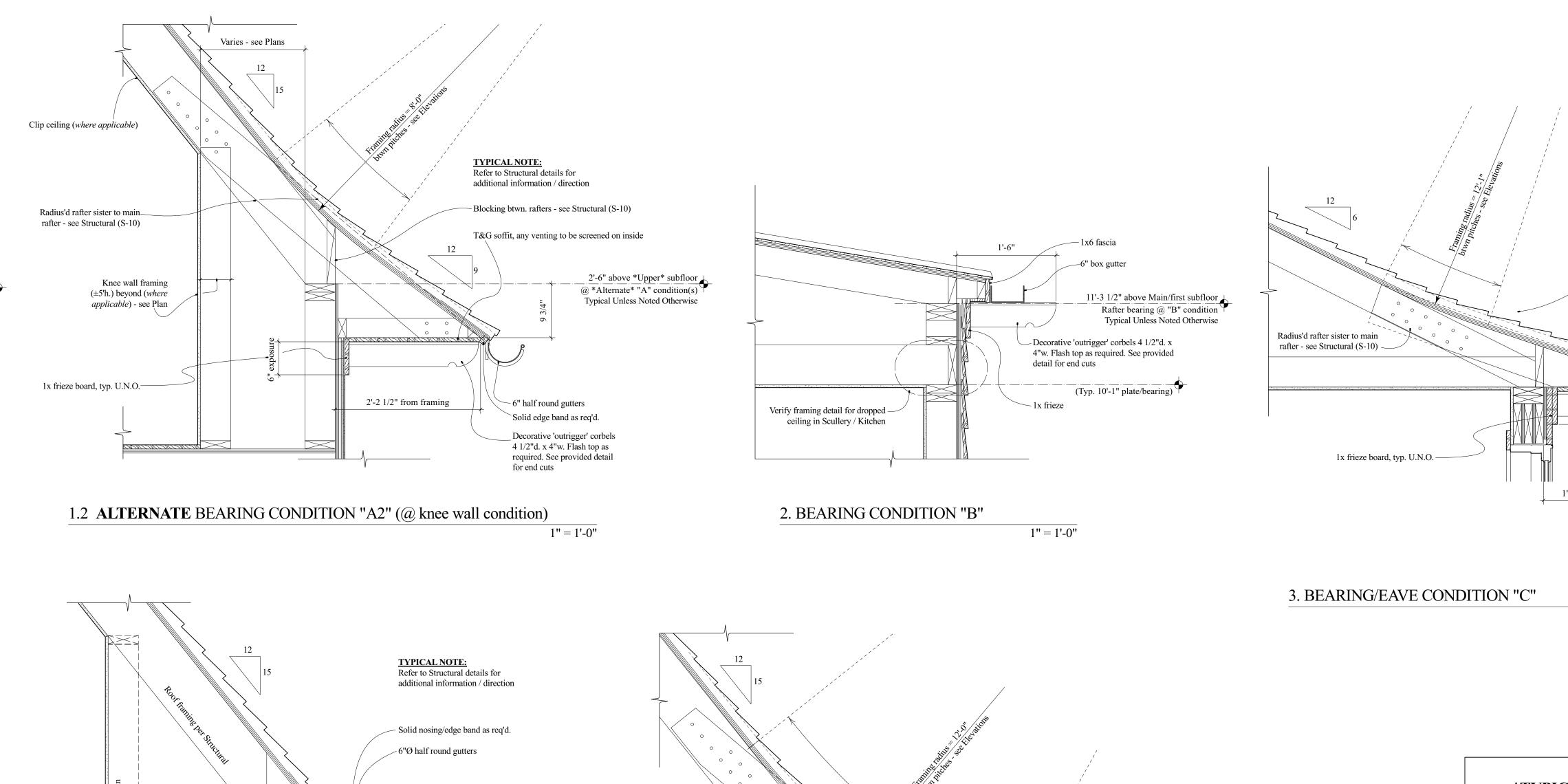
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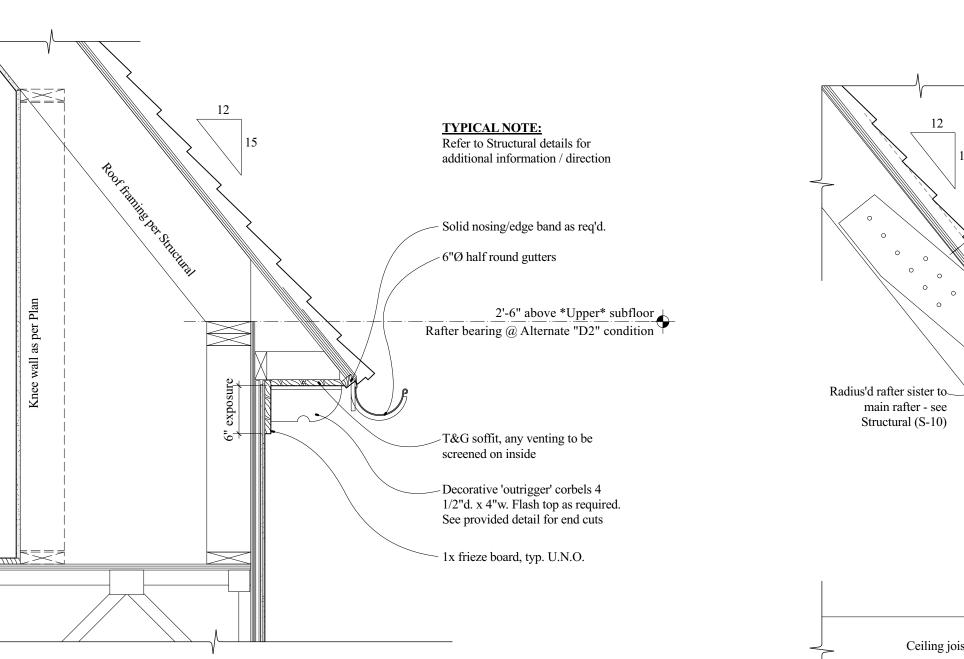


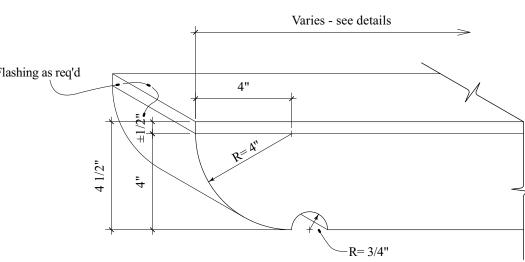




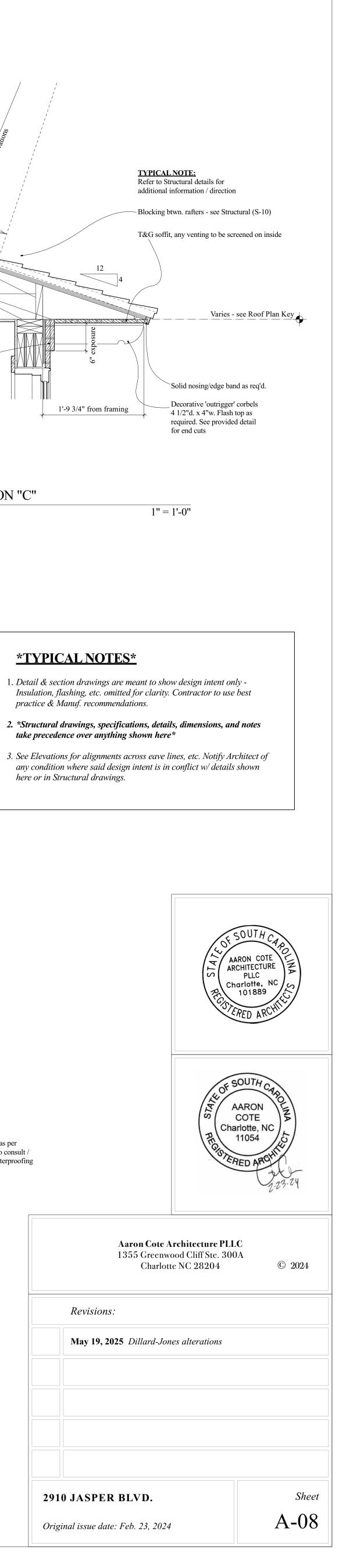


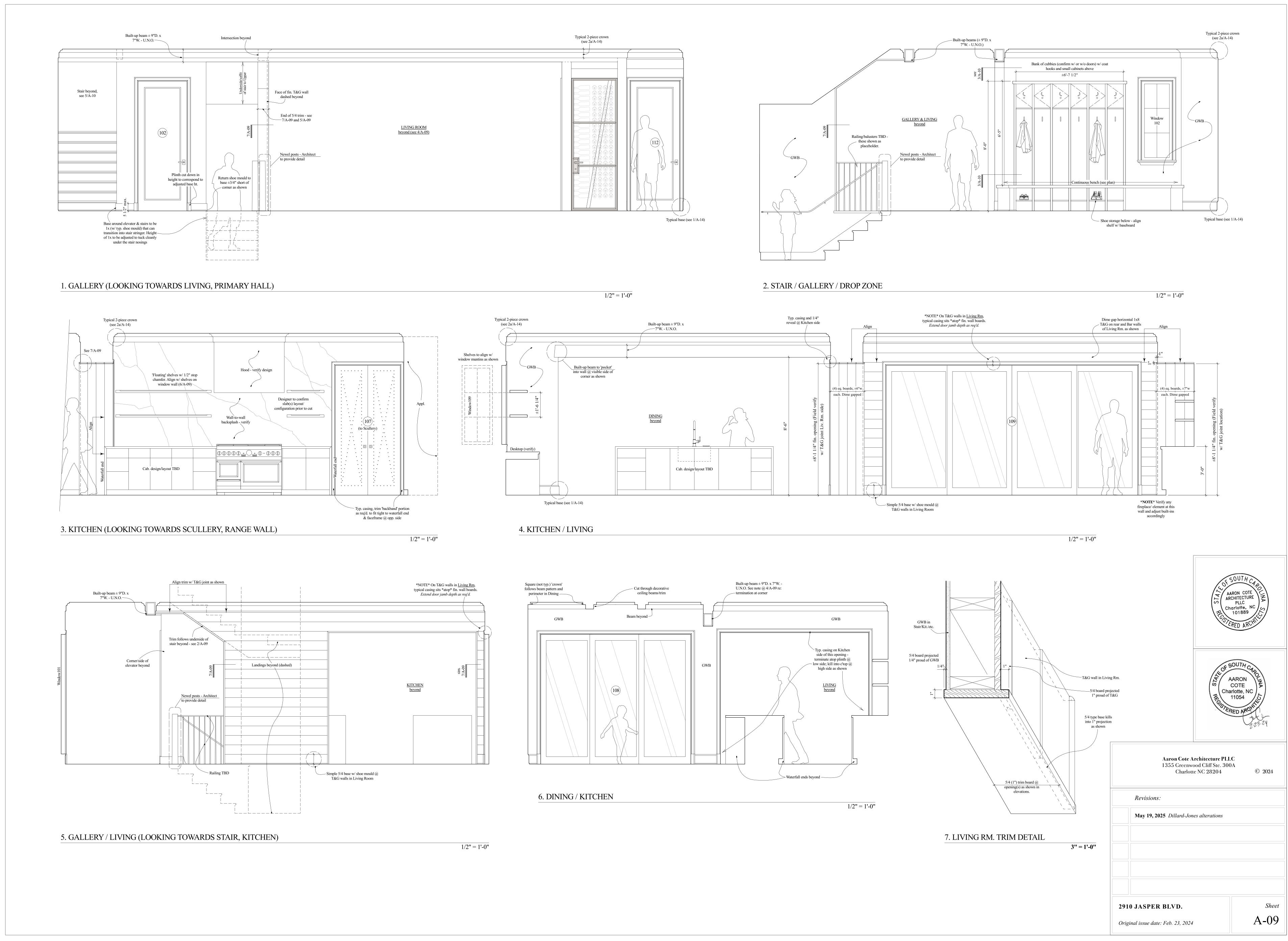


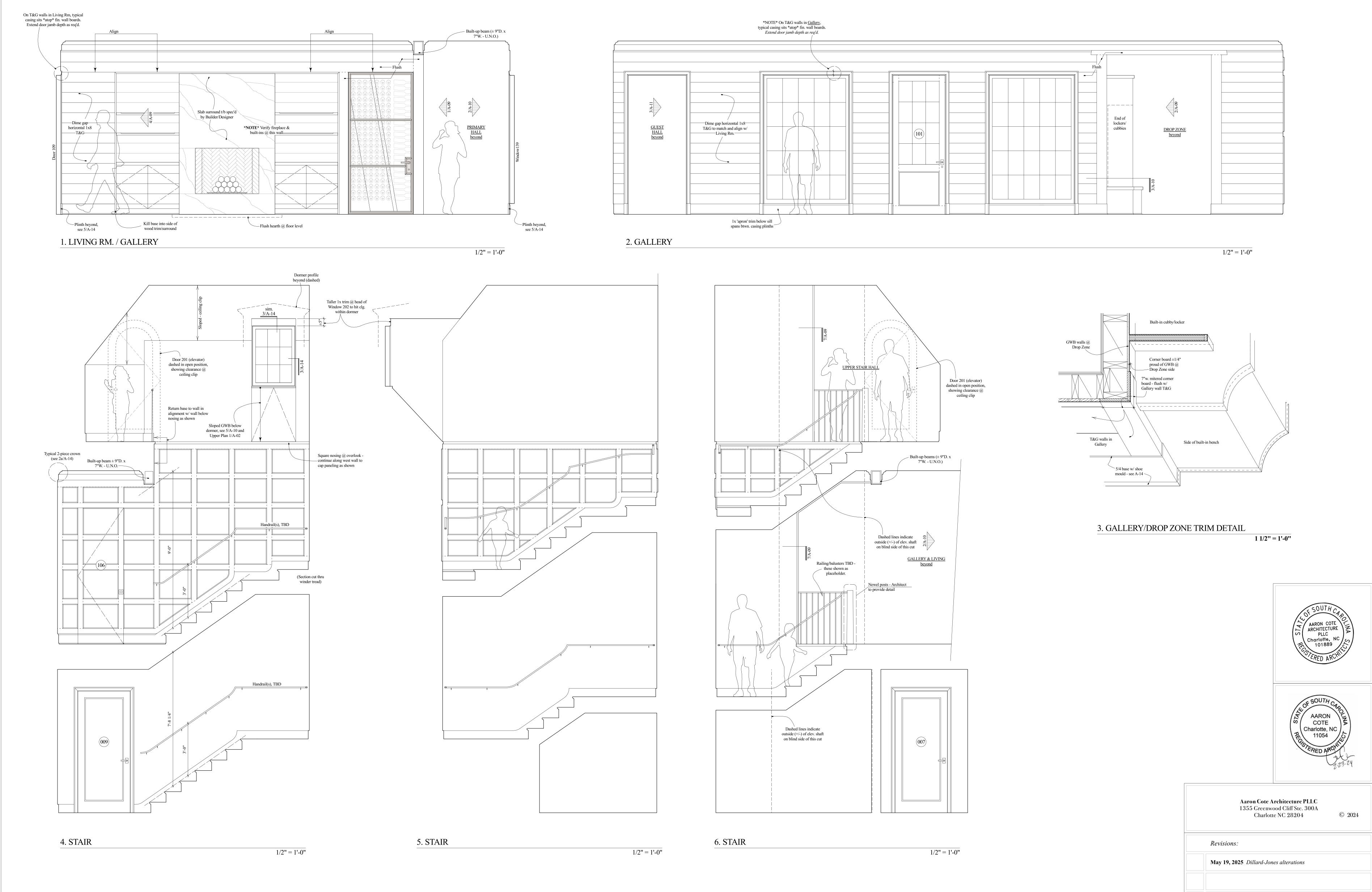




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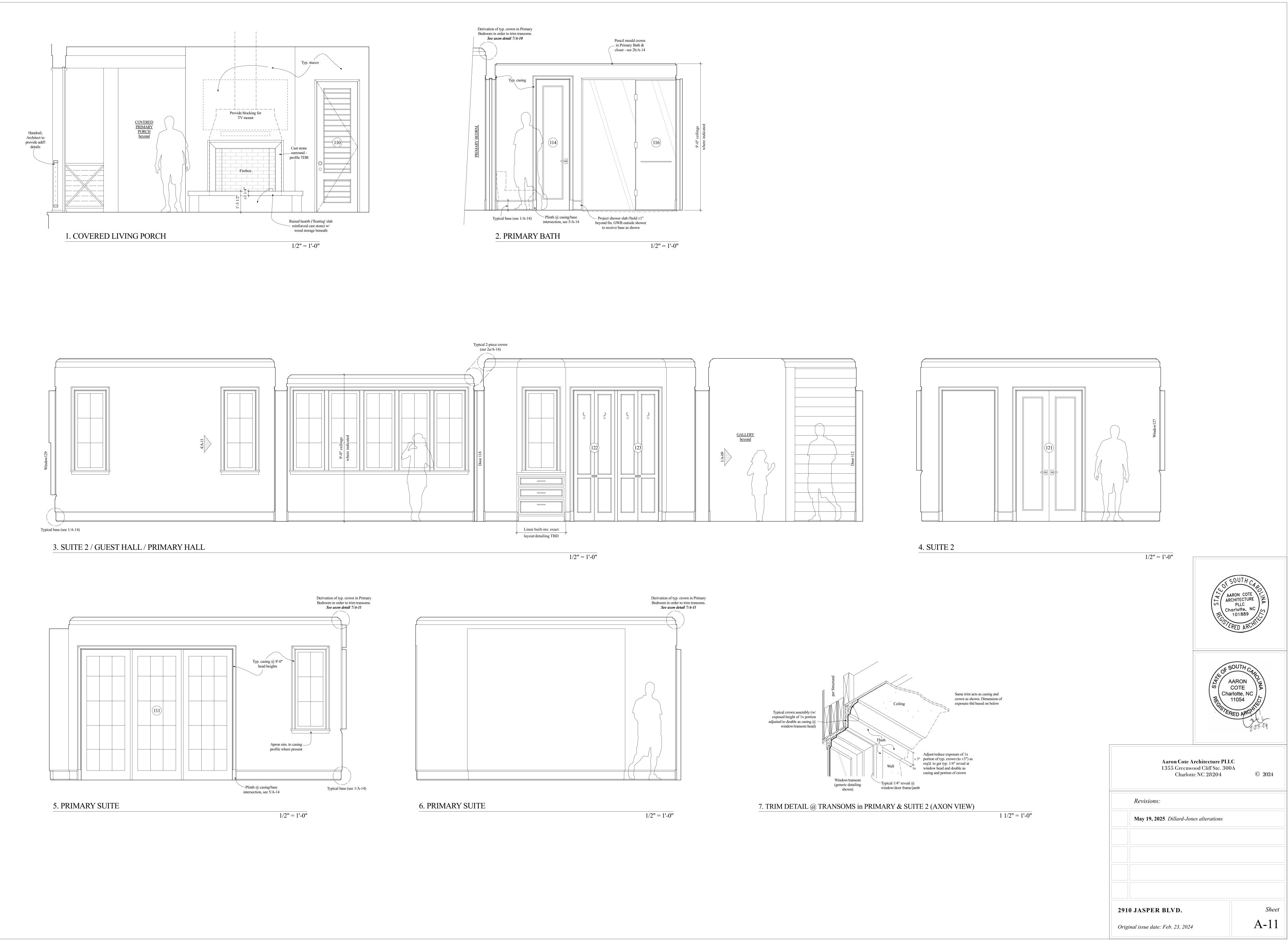


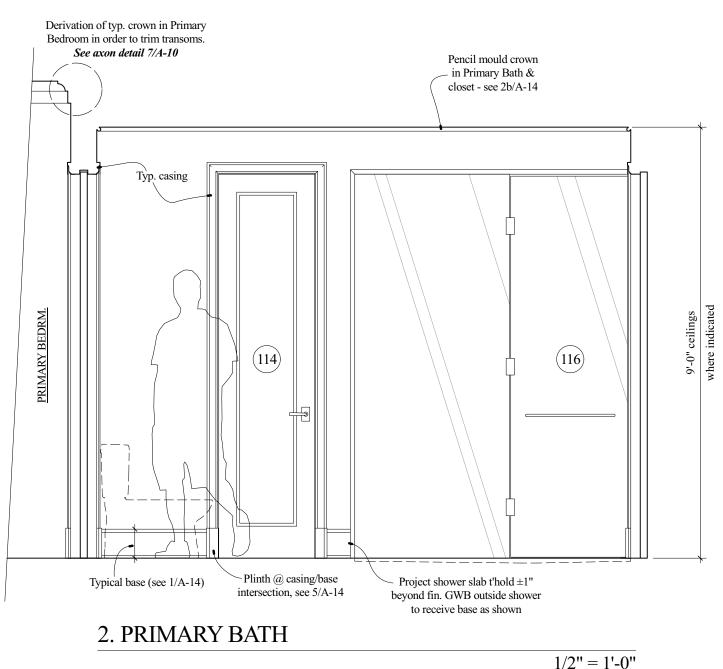


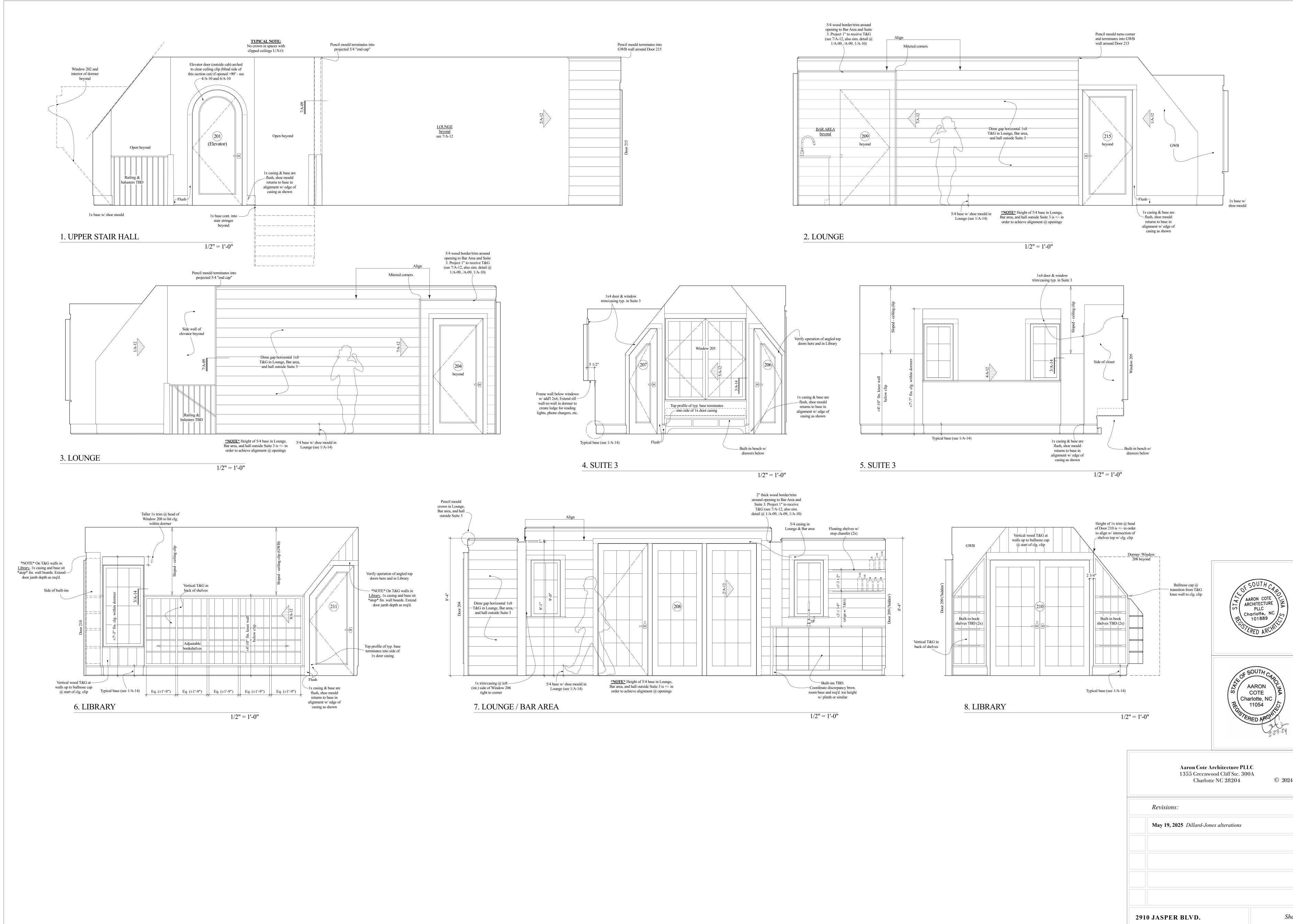
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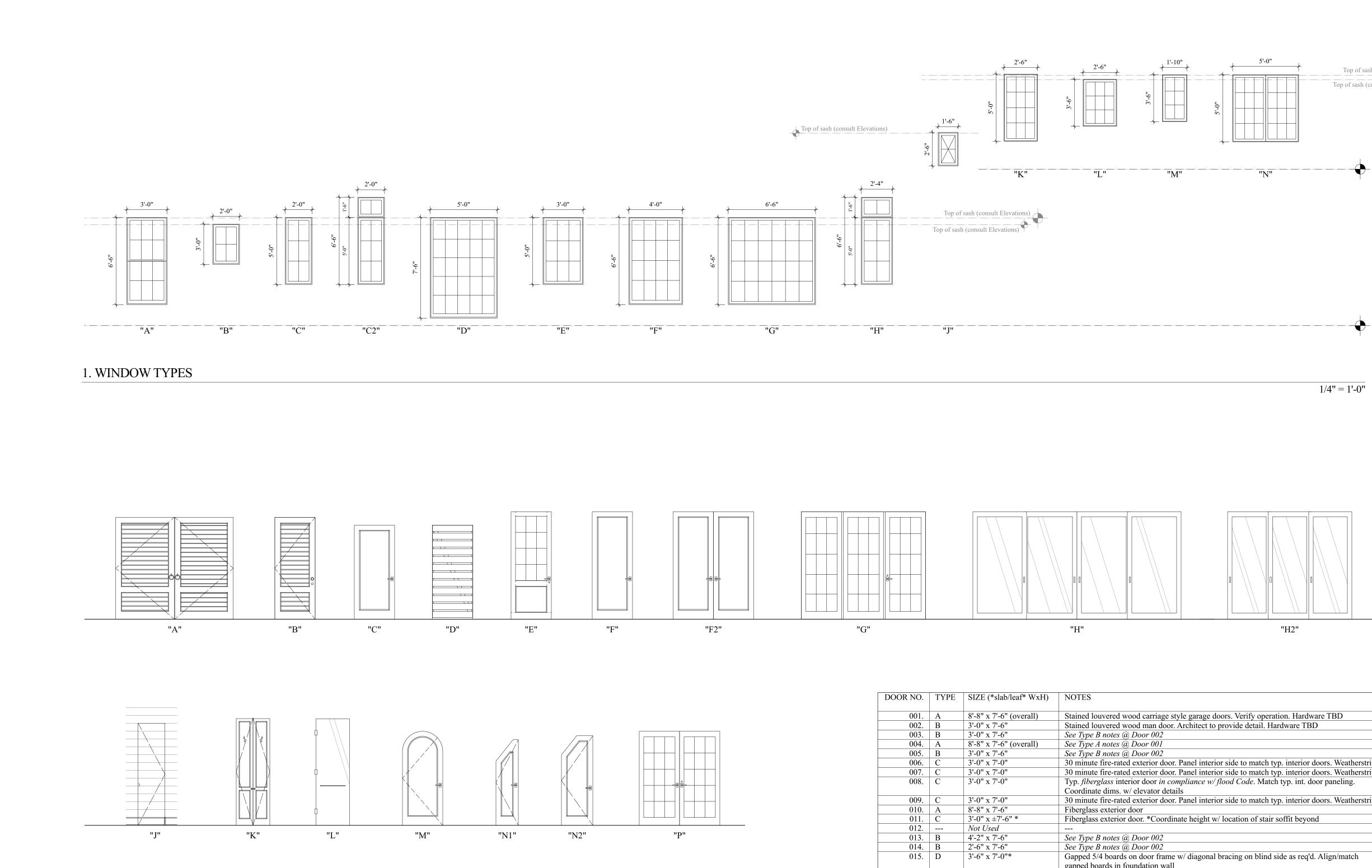
Sheet A-10







© 2024 Sheet A-12 Original issue date: Feb. 23, 2024



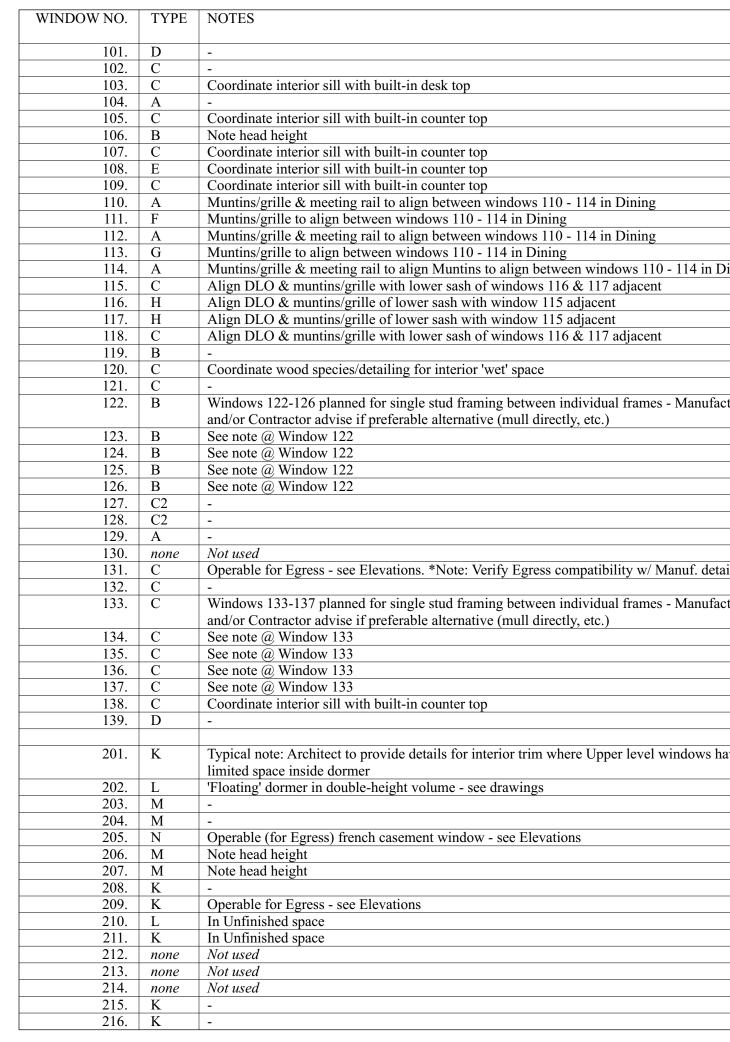
3. DOOR TYPES

1/4" = 1'-0"

DOOR NO.	TYPE	SIZE (*slab/leaf* WxH)	NOTES
001.	A	8'-8" x 7'-6" (overall)	Steined lowered wood comices style cores doors Verify energian Handware TDD
001.	B	3'-0" x 7'-6"	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 See Type B notes @ Door 002
003.	A	8'-8" x 7'-6" (overall)	See Type B notes @ Door 002 See Type A notes @ Door 001
004.	B	3'-0" x 7'-6"	
003.	C B	3'-0" x 7'-0"	See Type B notes @ Door 002
			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.	С	3'-0" x 7'-0"	Typ. <i>fiberglass</i> interior door <i>in compliance w/ flood Code</i> . Match typ. int. door paneling.
	~	a . a. a . a.	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.	С	3'-0" x ±7'-6" *	Fiberglass exterior door. *Coordinate height w/ location of stair soffit beyond
012.		Not Used	
013.	В	4'-2" x 7'-6"	See Type B notes @ Door 002
014.	В	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.	А	8'-8" x 7'-6" (overall)	See Type A notes @ Door 001
019.	В	3'-0" x 7'-6"	See Type B notes @ Door 002
101.	Е	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 <i>See Type F notes @ Door 102</i> 1 leaf.
105.	F	3'-0" x 8'-0"	Typ. interior door (see notes @ Door 102). 1 leaf. Pocketing
101.	F	2'-8" x 8'-0"	Typ. interior door <i>See Type F notes @ Door 102</i>]. I leaf.
105.	Custom		Interior door paneled on Gallery side to be 'Hidden' - see interior elevation. 1 leaf.
100.	F2 sim.	4'-0" x 8'-0"	Custom milled interior door(s). Designer to confirm material treatment/detailing and hardware.
107.	1 2 3111.	4-0 20-0	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
108.	H	15'-6" x 8'-0" (overall)	4-panel wood & glass exterior door(s). Sliding/stacking operation as indicated on Plans. W strip
		2'-6" x 8'-0"	
110.	B G		See Type B notes @ Door 002
111.		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"±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
120.	F2	4'-0" x 8'-0"	Pair typical interior door(s). (See notes @ Door 102) 2 leaf. French/outswing
121.	K	2'-6" x 8'-0"	Custom milled wood doors w/ decorative ventilation cutout. Architect to provide detail
122.	K	2'-6" x 8'-0"	See Type K notes above @ Door 122
123.	1		
201.	М	3'-0" x ±7'-0"*	Arched-top typ. interior door <i>See Type F notes @ Door 102</i> 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.	Р	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.
215.	F	2'-6" x 7'-0"	Typ. interior door <i>See Type F notes</i> @ <i>Door 102</i> 1 leaf. Pocketing
210.	F sim.	2'-6" x 7'-0"	Attic access detailed to match typical interior doors. 1 leaf. Weatherstrip
217.	F2	3'-4" x 7'-0"	Pair typical interior door(s). (See notes @ Door 102) 2 leaf. French/outswing
210.	1 4		r un oppour interior door(s). (See notes (a Door 102) 2 tear. i tenen/outswillg

4. DOOR SCHEDULE

Top of sash (consult Elevations)



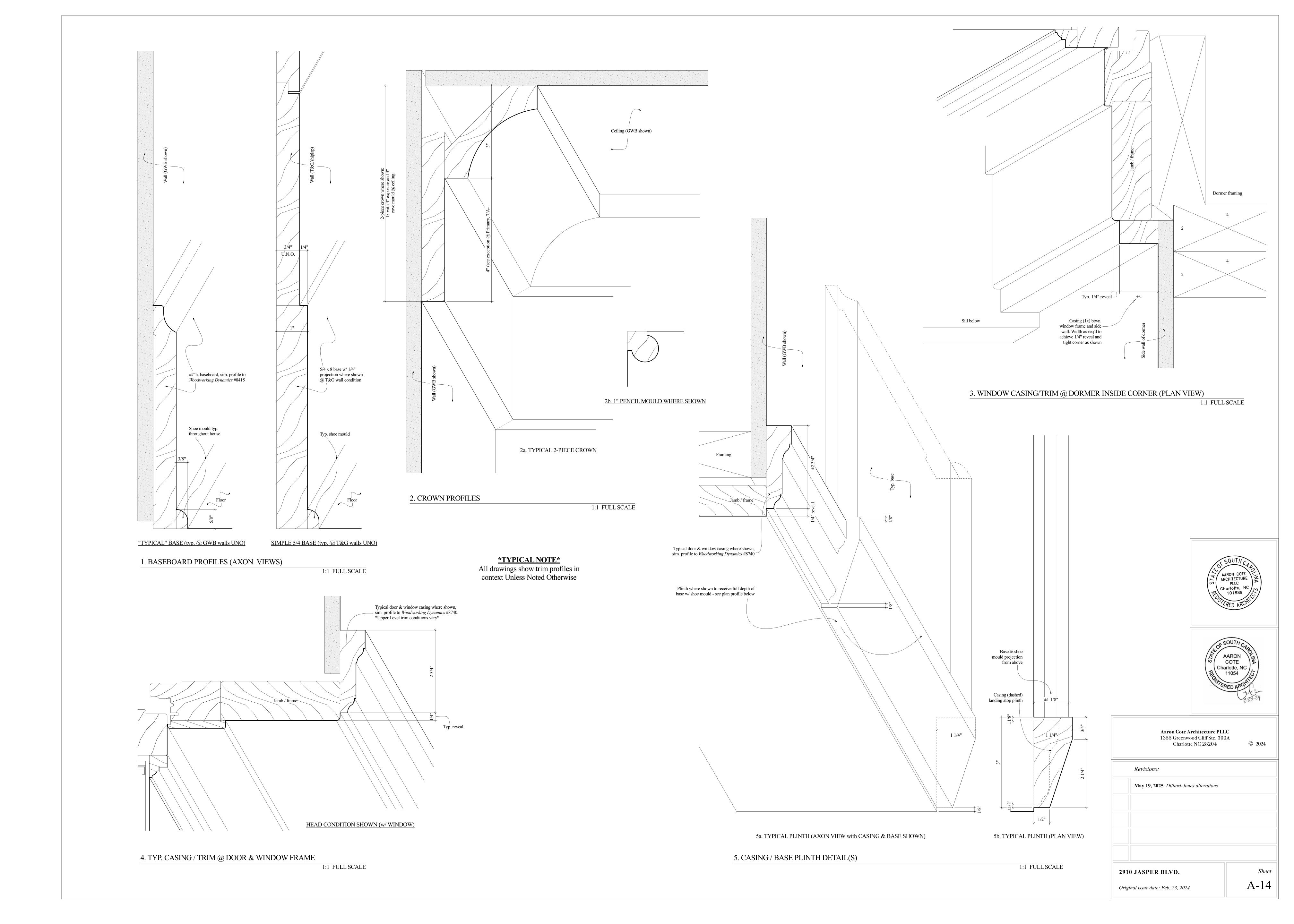
2. WINDOW SCHEDULE

Aaron Cote Architecture PLLC 1355 Greenwood Cliff Ste. 300A Charlotte NC 28204 Revisions: May 19, 2025 Dillard-Jones alterations 2910 JASPER BLVD. Original issue date: Feb. 23, 2024

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Sheet A-13



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

- 1. Provide Ground-Fault and Arc-Fault Circuit-Interrupter Protection for all circuits in accordance with 2021 IRC <u>E3902.1 - E3902.21</u>.
- 2. As per 2021 IRC **<u>E3902.16</u>**, receptacles installed in accordance with **<u>E3901.12</u>** shall have ground-fault and arc-fault circuit-interrupter protection [210.8(E)].

- Receptacles to comply with 2021 IRC <u>E4002.14</u> in areas specified in Section <u>E3901.1</u>, 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.

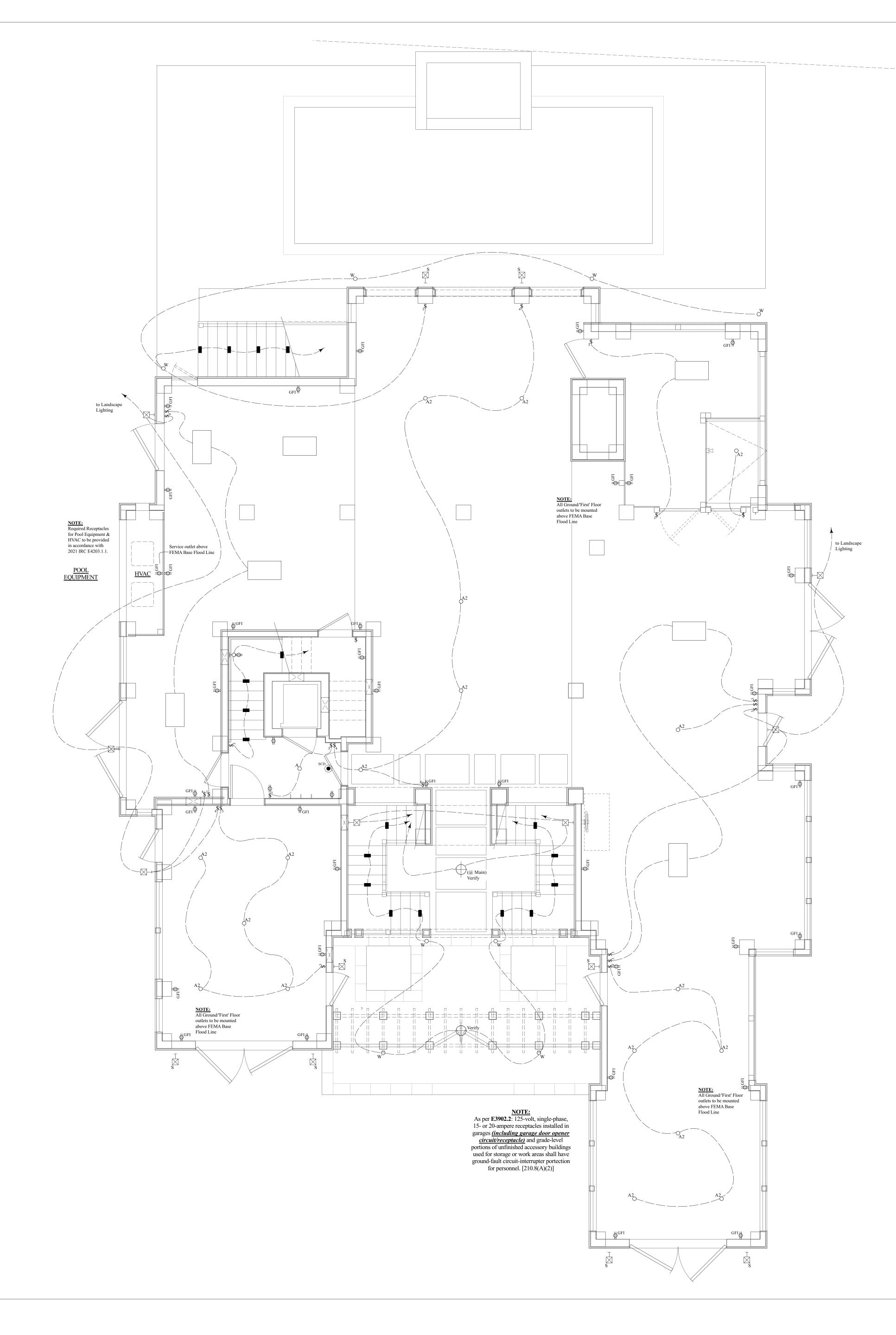
5.2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular* countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section <u>E3901.4.3</u>. [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 <u>E3903.4</u> 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''



ф	Outlet
•	'Half hot' outlet (top plug on switch
$^{\mathrm{GFI}} \phi$	Ground Fault Interrupter outlet
Sillite	SCR, Sillite or eq.
со.@"ф	Recessed clock outlet @ ht. noted
$_{\rm WP} \varphi$	Waterproof outlet
$_{\rm FO} \phi$	Floor outlet - exact loc. TBD
SCD	Smoke & CM Detector
	Switch leg / whip
H.S.	Hinge switch
\$	Switch
$\mathbf{s}_{\mathbf{R}}$	Switch with rheostat/dimmer
\$_3	3-way switch
$\$_4$	4-way switch
\$ _{3R}	3-way switch with rheostat/dimmer
$\$_{4R}$	4-way switch with rheostat/dimmer
OA	4" recessed downlight
O _{A2}	4" recessed downlight, exterior
© FL	Exhaust fan / light combo
F2	Exhaust fan
D	Decorative/hanging fixture
000000	Under cabinet surface lights
В	Under cabinet LED strip light
$\vdash \boxtimes_{s}$	Wall-mounted exterior lantern - Ga
$\vdash \!$	Wall-mounted exterior lantern
Ю	Wall-mounted sconce or light
\mathbf{w}^{O}	Well light
-	Step light
	Flourescent light (all weather)
\bigwedge	Ceiling fan
TYP. ELE	ECT. 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/ Own
- and coordinate as required. 3. Mount all outlets horizontally in baseboard Unless Noted Otherwise.
- 4. Allow slack in wiring for exact placement decorative and wall-mounted fixtures. 5. All light switches to be mounted @ 36" on
- center A.F.F. Unless Noted Otherwise (Lig 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 interrup protection where/as required by Code.

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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 **<u>E3902.16</u>**, receptacles installed in accordance with **<u>E3901.12</u>** shall have ground-fault and arc-fault circuit-interrupter protection [210.8(E)].
- Receptacles to comply with 2021 IRC <u>E4002.14</u> in areas specified in Section <u>E3901.1</u>, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be *listed* tamper-resistant receptacles.
- 4. Where applicable as per <u>E3902.2</u>, 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 <u>E3901.4.3</u>. [210.52(C)(2)(b)]

*A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]

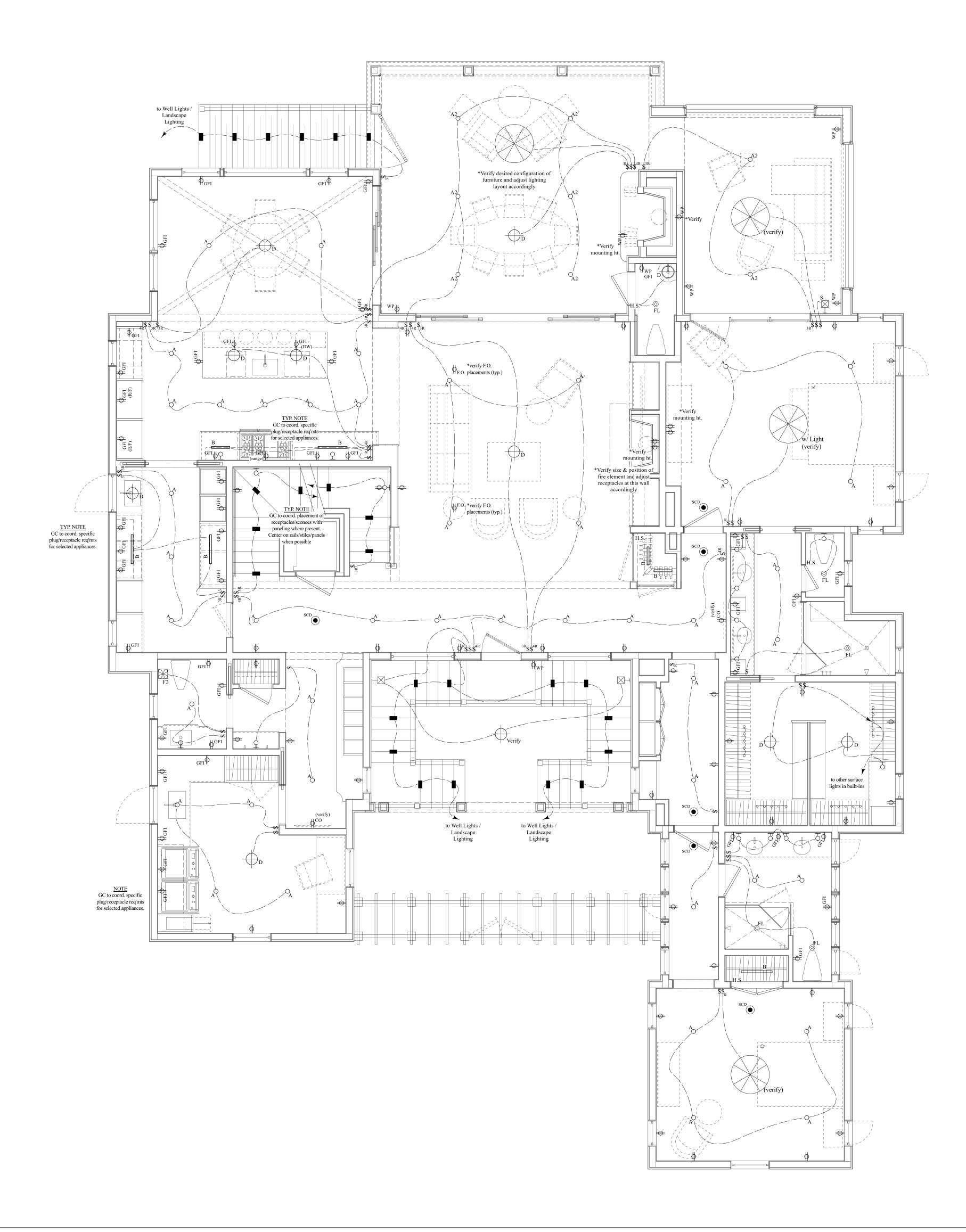
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9. As per 2021 IRC **E3903.4** - in attics, under-floor spaces, utility rooms and basements, at least one lighting outlet shall be installed where these spaces are used for storage or contain equipment requiring servicing. Such lighting outlet shall 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.

1. MAIN FLOOR ELECTRICAL LAYOUT

1/4" = 1'-0"



ф	Outlet
•	'Half hot' outlet (top plug on switch
GFI∯	Ground Fault Interrupter outlet
$^{\text{Sillite}} \phi$	SCR, Sillite or eq.
со @"ф	Recessed clock outlet @ ht. noted
$_{\rm WP} \varphi$	Waterproof outlet
$_{\rm FO}\phi$	Floor outlet - exact loc. TBD
SCD	Smoke & CM Detector
	Switch leg / whip
H.S.	Hinge switch
\$	Switch
\$ _R	Switch with rheostat/dimmer
\$ ₃	3-way switch
$\$_4$	4-way switch
\$ _{3R}	3-way switch with rheostat/dimme
$\mathbf{s}_{_{4\mathrm{R}}}$	4-way switch with rheostat/dimme
O _A	4" recessed downlight
O _{A2}	4" recessed downlight, exterior
© FL	Exhaust fan / light combo
	Exhaust fan
F2	Decorative/hanging fixture
Ψb	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Under cabinet surface lights
B	Under cabinet LED strip light
$\vdash \boxtimes_{s}$	Wall-mounted exterior lantern - Ga
$\vdash \!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!$	Wall-mounted exterior lantern
Ю	Wall-mounted sconce or light
w ^O	Well light
	Step light
	Flourescent light (all weather)
$\bigwedge$	Ceiling fan
$\checkmark$	
TYP. ELE	CT. <b>DESIGN</b> NOTES:
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# 1. Placement of all

- Owner and/or A walk-through. 2. Verify any Home
- Audio/Visual, or and coordinate as
- 3. Mount all outlets Unless Noted Otl 4. Allow slack in w
- decorative and w 5. All light switches
- center A.F.F. Unl Control Keypad h 6. For clarity, no out
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₩	'Half hot' outlet (top plug on switch)		
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SCD	Smoke & CM Detector		
	Switch leg / whip		
H.S.	Hinge switch		
\$	Switch		
\$ _R \$ ₃	Switch with rheostat/dimmer 3-way switch		
\$ ₄	4-way switch		
\$ _{3R}	3-way switch with rheostat/dimmer		
\$ _{4R}	4-way switch with rheostat/dimmer 4" recessed downlight		
A O _{A2}	4" recessed downlight, exterior		
© FL	Exhaust fan / light combo		
$F_2$	Exhaust fan		
	Decorative/hanging fixture		
 B	Under cabinet surface lights Under cabinet LED strip light		
$\vdash \boxtimes_{S}$	Wall-mounted exterior lantern - Gas		
$\vdash $	Wall-mounted exterior lantern		
HO W ^O	Wall-mounted sconce or light Well light		
W	Step light		
	Flourescent light (all weather)		
	Ceiling fan		
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4. Allow slack decorative	k in wiring for exact placement of and wall-mounted fixtures.		
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### ELECTRICAL NOTES (TYP. U.N.O.):

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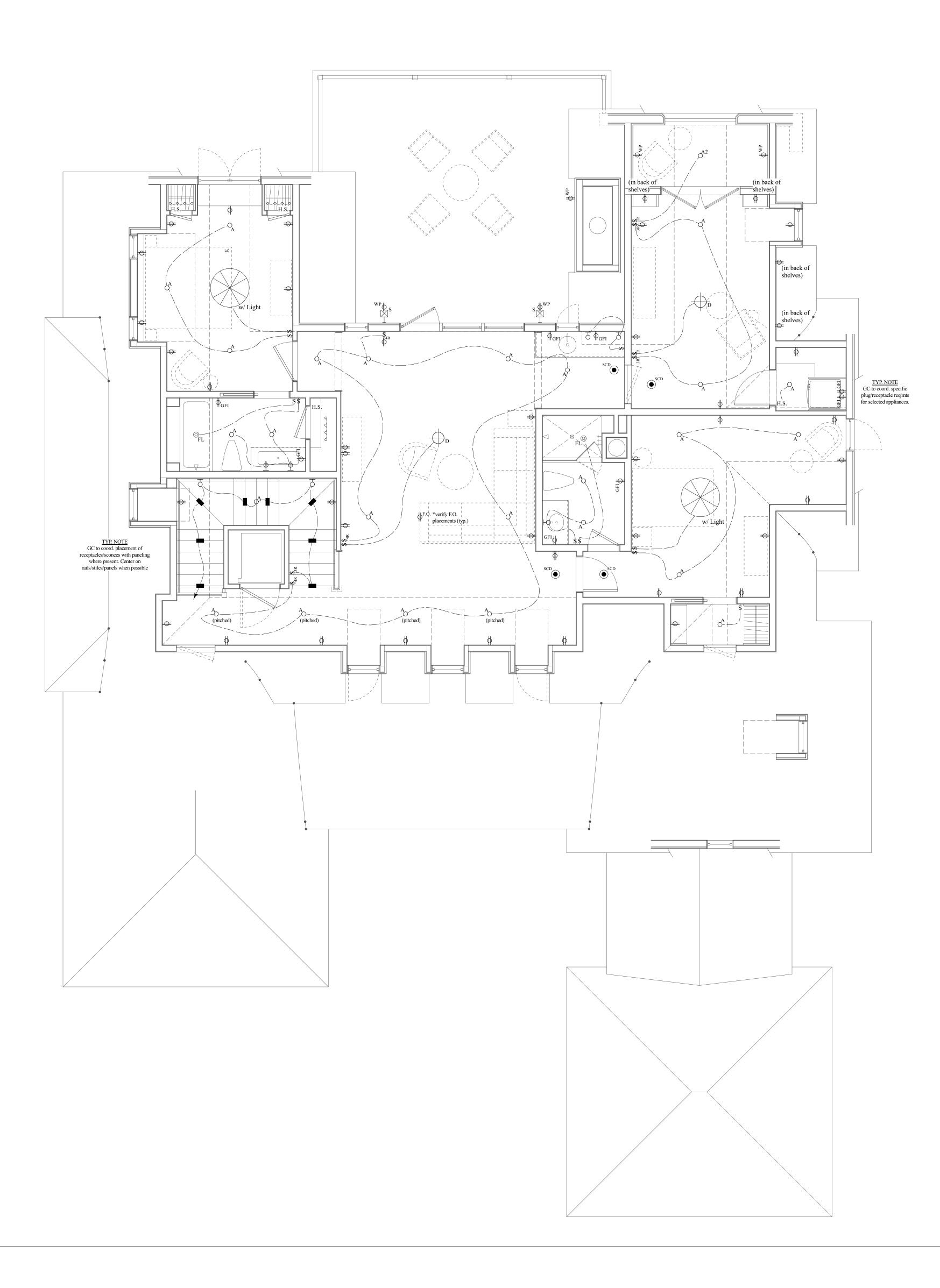
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1. UPPER FLOOR ELECTRICAL LAYOUT



ф	Outlet
•	'Half hot' outlet (top plug on switch
$^{\rm GFI} \varphi$	Ground Fault Interrupter outlet
$^{\text{Sillite}} \phi$	SCR, Sillite or eq.
со.@"ф	Recessed clock outlet @ ht. noted
w₽¢	Waterproof outlet
$_{\rm FO} \phi$	Floor outlet - exact loc. TBD
SCD	Smoke & CM Detector
	Switch leg / whip
H.S.	Hinge switch
\$	Switch
\$ _R	Switch with rheostat/dimmer
\$_3	3-way switch
$\$_4$	4-way switch
\$ _{3R}	3-way switch with rheostat/dimme
$\$_{4R}$	4-way switch with rheostat/dimme
$O_{A}$	4" recessed downlight
O _{A2}	4" recessed downlight, exterior
© FL	Exhaust fan / light combo
F2	Exhaust fan
D	Decorative/hanging fixture
0000000	Under cabinet surface lights
В	Under cabinet LED strip light
$\vdash \boxtimes_{S}$	Wall-mounted exterior lantern - Ga
$\vdash \boxtimes$	Wall-mounted exterior lantern
Ю	Wall-mounted sconce or light
$w^{O}$	Well light
	Step light
	Flourescent light (all weather)
	Ceiling fan
TYP. ELE	CT. <b>DESIGN</b> NOTES:

- 1. Placement of all f
- Owner and/or Arc walk-through. 2. Verify any Home
- Audio/Visual, or and coordinate as
- 3. Mount all outlets Unless Noted Oth 4. Allow slack in wi
- decorative and wa 5. All light switches
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- appliance or equip limited to Kitcher bathroom fixtures
- 7. Contractor to coor selection and requ 8. Electrician to prov

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∲ ∳	Outlet 'Half hot' outlet (top plug on switch)		
$^{\rm GFI} \varphi$	Ground Fault Interrupter outlet		
Sillite Ф	SCR, Sillite or eq.		
ф _{wp} ф	Recessed clock outlet @ ht. noted Waterproof outlet		
FO	Floor outlet - exact loc. TBD		
SCD	Smoke & CM Detector		
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	Flourescent light (all weather)		
	Ceiling fan		
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GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH SOUTH CAROLINA MODIFICATIONS.
- INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' PRINTED INSTALLATION INSTRUCTIONS (MPII'S) AND/OR SPECIFICATIONS.
- ALTERATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER MAY VOID THE ENGINEERED DESIGN. . CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS RELATING TO THE STRUCTURAL
- DESIGN PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- 5. CONTRACTOR(S) PERFORMING WORK THAT INVOLVES EXISTING CONDITIONS SHALL FIELD VERIFY DIMENSIONS AS THEY RELATE TO THE PROPOSED WORK PRIOR TO PERFORMING ANY CONSTRUCTION AND PROCURING ANY MATERIALS THAT MAY BE AFFECTED BY THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
- THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL AND/OR DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ITS OWN CHECK AND COORDINATION OF DIMENSIONS, ELEVATIONS, CLEARANCES, DEPRESSIONS AND OTHER RELATED PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. NOTIFY ENGINEER IN CASES OF CONFLICT.
- EXAMINE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, SITE, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. VERIFY LOCATIONS AND DIMENSIONS OF DRAINS, CHASES, CONDUIT, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS, AND OTHER RELATED PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- . SECTIONS AND DETAILS SHOWN ON DRAWINGS ARE TYPICAL. USE SIMILAR CONSTRUCTION AT LOCATIONS NOT SPECIFICALLY DETAILED.
- . THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY BRACING OF CONSTRUCTION ELEMENTS FOR STRUCTURAL SYSTEMS AND FOR WIND AND/OR CONSTRUCTION LOADS. BRACING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS PRIOR TO STRUCTURAL ELEMENTS REACHING THEIR SPECIFIED DESIGN STRENGTH AND/OR REACHING THEIR COMPLETED FORM AS SHOWN ON THE CONTRACT DRAWINGS.
- 10. INTERIOR AND EXTERIOR GUARDRAILS/HANDRAILS SHALL BE COORDINATED WITH THE ARCHITECTURAL DESIGN REQUIREMENTS AND SHALL MEET THE MINIMUM LOAD REQUIREMENTS OF THE GOVERNING BUILDING CODE
- 11. REFER TO ARCHITECTURAL DRAWINGS FOR FLASHING AND WEATHER PROOFING OF THE BUILDING ENVELOPE. CERTAIN ELEMENTS MAY BE SHOWN FOR GENERAL REFERENCE BUT IN NO CASE SHALL THESE STRUCTURAL DRAWINGS BE RELIED UPON FOR BUILDING ENVELOPE CONSTRUCTION.
- 12. DO NOT SCALE REPRODUCED DRAWINGS.

FOUNDATION NOTES

- THE FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROJECT SPECIFIC GEOTECHNICAL REPORT PREPARED BY COASTAL ENGINEERING & TESTING (REF. CETCO PROJECT NO. 23-02-282, DATED NOVEMBER 18, 2023).
- . FOOTING EXCAVATION BOTTOMS SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR PRIOR TO PLACING REBAR AND CONCRETE.
- COMPACTION OF FOOTING EXCAVATION BOTTOMS SHALL BE CONFIRMED BY DYNAMIC CONE PENETROMETER (DCP) FIELD TESTS PERFORMED BY A QUALIFIED TECHNICIAN PRIOR TO PLACING REBAR AND CONCRETE. AT AREAS WHERE COMPACTION IS NOT ADEQUATE, ADDITIONAL COMPACTION SHALL BE PERFORMED AND THOSE AREAS RETESTED.
- I. SLABS ON GRADE SHALL BE CAST ON A MINIMUM 4" LAYER OF CLEAN COMPACTED CAPILLARY LAYER SUCH AS SAND OR PEA GRAVEL. CONTRACTOR SHALL ENSURE THE PREPARED SUBGRADE IS UNIFORM AND LEVEL PRIOR TO CASTING CONCRETE SLABS.
- . ALL SLABS ARE TO BEAR ON UNDISTURBED SITE SOILS OR COMPACTED STRUCTURAL FILL (95% STANDARD PROCTOR VALUE FOR BACKFILL ACCORDING TO ASTM D1557) TO INCLUDE THE LAYER OF CLEAN WASHED SAND FOR SLABS ON GRADE. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH.
- 5. TOPSOIL, ORGANIC MATERIAL AND ANY NATURAL OR MANMADE DEBRIS SHALL BE STRIPPED FROM THE SITE TO THE DEPTHS REQUIRED OR NOTED. THESE AND OTHER DELETERIOUS MATERIAL SHALL NOT BE USED AS FILL UNDER ANY STRUCTURAL AREA & SHALL BE REMOVED FROM THE SITE.
- UNSUITABLE SUBGRADE, IF ENCOUNTERED, SHALL BE UNDERCUT AND REPLACED WITH LEAN CONCRETE, NO.57 STONE LAYER UP TO 2 FT THICK, OR APPROVED COMPACTED STRUCTURAL FILL MATERIAL.
- FOUNDATIONS OR SLABS SHALL NOT BE PLACED IN WATER NOR ON SATURATED SUBGRADES.

CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE USED ON THIS PROJECT SHALL HAVE THE FOLLOWING PROPERTIES:

	4000 PSI (ELEVATED STRUCTURAL SLABS, BEAMS &
COLUMNS)	
UNIT DENSITY:	. 145 (PCF) UNIT WEIGHT
PORTLAND CEMENT TYPE:	. ASTM C-150 TYPE I/II
MAX WATER-CEMENT RATIO:	. 0.55 (FOUNDATIONS)
	0.50 (SLAB-ON-GRADE, CONCRETE COLUMNS)
	0.45 (ELEVATED STRUCTURAL SLABS/FLATWORK & BEAMS

MAXIMUM SLUMP:. ..3" TO 5" (BEFORE WR ADMIXTURES) UP TO 8" AFTER ADDITION OF WR ADMIXTURES

- NORMAL WEIGHT CONCRETE SHALL CONTAIN FINE AND COARSE AGGREGATES COMPLYING WITH ASTM C-33. CONTRACTOR IS RESPONSIBLE FOR PROPER CURING OF CONCRETE.
- 5. ADDITION OF WATER TO READY-MIX CONCRETE IN THE FIELD ABOVE THE AMOUNT HELD BACK AT THE PLANT SHALL NOT BE ALLOWED.
- . CONTROL JOINTS LOCATIONS SHOWN ON THE DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST. CONSTRUCTION JOINTS SHALL BE PLACED AT CONTROL JOINT LOCATIONS AS REQUIRED.
- . ALL SAWN CONTROL JOINTS ARE TO BE CUT BETWEEN 4 TO 12 HOURS AFTER THE SLAB IS POURED. SUCH THAT NO SURFACE DEFECTS ARE MADE FROM FLOOR TRAFFIC. SAW CUT SHALL BE 1/4 SLAB THICKNESS
- . CONCRETE SLABS ON GRADE SHALL BE PLACED SO THAT THE SLAB THICKNESS IS AT NO POINT LESS THAN THAT INDICATED ON THE CONTRACT DRAWINGS. ADJUST SUBGRADE ELEVATIONS TO ACCOUNT FOR SLOPED SLAB ON GRADE SURFACES. 9. CHAMFER EXPOSED CORNERS OF CONCRETE 3/4 INCH.
- 10. 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.
- 11. COORDINATE WITH ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

CONCRETE REINFORCING STEEL NOTES:

1. REINFORCING BARS SHALL BE ASTM A615 GRADE 60 KSI.

- 2. REINFORCING SHALL NOT BE WELDED OR HEATED FOR BENDING. 3. PROVIDE CLASS B LAP SPLICES WHERE SPLICES ARE REQUIRED.
- 4. ALL REINFORCING BAR SPLICE LENGTHS AND LOCATIONS, EMBEDMENTS, LENGTHS, HOOKS, ETC., SHALL BE DONE AS INDICATED ON THE DRAWINGS.
- 5. WHERE REINFORCING IS SHOWN IN SECTION, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER
- THE SECTION APPLIES.
- EXTENSIONS AS SPECIFIED IN ACI 318.
- 7. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT: A) CONCRETE CAST AGAINST &
 - PERMANENTLY EXPOSED TO EARTH: ... B) CONCRETE EXPOSED TO EARTH OR WEATHER
 - NO. 6 THRU NO 18 BARS: .. NO. 5 BAR, W31 OR D31, AND SMALLER
 - C) CONCRETE NOT EXPOSED TO OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, & JOISTS...
 - NO. 14 AND NO. 18 BARS:
 - NO. 11 BAR AND SMALLER: .. BEAMS, COLUMNS..
 - PRIMARY REINF, TIES, STIRRUPS, SPIR SHELLS, FOLDED PLATE MEMBERS...
 - NO. 6 BAR AND LARGER: . NO. 5 BAR, W31 OR D31 WIRE & SMALLE
- 8. WELDED WIRE REINFORCING SHALL CONFORM TO ASTM A496 AND SHALL BE PROVIDED IN FLAT SHEETS WHEN AVAILABLE FOR SPECIFIED SIZE. LAP WELDED WIRE REINFORCING A MINIMUM OF ONE GRID FOR 6" GRID SPACING AND TWO GRIDS FOR 4" GRID SPACING.

CONCRETE MASONRY UNIT (CMU) NOTES:

- 1. STRENGTH OF MASONRY MATERIALS SHALL BE AS FOLLOWS:
- A. CONCRETE MASONRY UNITS SHALL BE LIGHT WEIGHT CONFORMING TO ASTM C-90 AND HAVE A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA. TO PROVIDE A COMPOSITE COMPRESSIVE STRENGTH OF 1,500 PSI AS DESIGNED. B. MORTAR SHALL CONFORM TO ASTM C270 TYPE M OR S.
- GROUT SHALL CONFORM TO ASTM C476 WITH LOW ALKALI CONTENT, A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ALTERNATE TO GROUT FILLED CELLS: NORMAL WEIGHT CONCRETE WITH MAX 1/2" COURSE AGGREGATE AND MINIMUM 28 DAY COMPRESSIVE STRENGTH 2,500 PSI.
- GROUT OR CONC FILL SHALL SHALL HAVE A SLUMP BETWEEN 8" & 11" AT THE TIME OF PLACEMENT 2. IF GROUTING WORK STOPS FOR 1 HOUR OR LONGER, THE HORIZONTAL CONSTRUCTION JOINTS SHALL
- TOP
- 3. ALL MASONRY REINFORCEMENT FOR CONCRETE MASONRY SHALL BE ASTM A615 GR. 60 KSI. 4. REINFORCING BARS IN MASONRY SHALL HAVE THE FOLLOWING MINIMUM COVER MEASURED FROM THE OUTSIDE FACE OF MASONRY ELEMENTS AND INCLUDING THE THICKNESS OR MORTAR AND GROUT:
- A. MASONRY EXPOSED TO WEATHER OR EARTH: BARS LARGER THAN NO.5... 5 BARS OR SMALLER.....
- 4. MASONRY NOT EXPOSED TO WEATHER OR EARTH......1 1/2" HORIZONTAL AND VERTICAL REINFORCING SHALL EXTEND A MINIMUM OF 30" BEYOND THE OPENING.
- 5. PROVIDE REBAR (SIZE TO MATCH TYP VERT REINF) EA SIDE, TOP, AND BOTTOM OF ALL OPENINGS. ALL 6. PROVIDE 9 GAGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" OC VERTICAL IN ALL
- RUNNING BOND MASONRY. USE PRE-FORMED BED JOINT REINFORCEMENT AT ALL CORNERS AND INTERSECTIONS. WIRE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 CLASS
- 7. ALL SPLICES SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM.
- 8. VERTICAL BARS SHALL TERMINATE INTO FOOTINGS 90° STANDARD HOOKS.
- 9. PLACE REINFORCEMENT IN THE CENTER OF CELLS AND GROUT SOLID. 10. MASONRY WALL INTERSECTIONS SHALL BE TIED WITH A 1 1/4" x 1/4" x 30" LONG STRAP WITH A 3" 90°
- BEND AT EACH END. STRAPS SHALL BE INSTALLED IN THE MORTAR BED AT 48" OC VERTICALLY.
- 11. ALL MASONRY WALLS SHALL BE PROVIDED WITH A FULL WYTHE MORTAR SETTING BED ON TOP OF THE SUPPORTING FOUNDATIONS/SLABS.
- 12. PROVIDE SOLID GROUTED UNITS IN ALL AREAS BELOW GRADE AND AREAS TO RECEIVE CAST-IN-PLACE OR POST INSTALLED ANCHORAGE TO WALLS.
- 13. PROVIDE 2x PT SILL PLATE ABOVE ALL MASONRY PIERS/WALLS SUPPORTING WOOD FRAMING UNLESS OTHERWISE NOTED.
- 14. ANCHOR PRESSURE TREATED SILL PLATES TO MASONRY PIERS/WALLS W/ 5/8" DIA HDG ANCHOR BOLT WITH 7" EMBEDMENT. PROVIDE MINIMUM (1) ANCHOR PER 8x16 PIER, (2) ANCHORS FOR 12x16 PIERS AND LARGER, AND AT 48" OC ALONG WALLS. 15. PROVIDE PA-51 STRAPS EMBEDDED INTO PIERS/WALLS & WRAPPED OVER THE RIM BEAM 8" MINIMUM
- AS FOLLOWS: 15.1. FOR PIERS/WALLS SUPPORTING FRAMING 20" OR GREATER IN DEPTH, PROVIDE PA-68 STRAPS IN LIEU OF PA-51.
- 15.2. AT 5'-4" OC ALONG WALLS. 15.3. WITHIN 16" OF EA SIDE OF CORNERS AND THE ENDS OF WALL SEGMENTS GREATER THAN 36" LONG,
- 15.4. (1) STRAP WITHIN MIDDLE THIRD OF PIERS LESS THAN OR EQUAL TO 36" LONG. 16. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN UTILIZING HIGH LIFT GROUTING PROCEDURES.

STRUCTURAL STEEL NOTES:

- 1. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE ANSI/AISC 360 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. 2. STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO:
- 2.1. UNLESS OTHERWISE NOTED: ASTM A992 (Fy = 50 KSI)
- 2.2. HOLLOW STRUCTURAL SECTIONS (HSS):
- ROUND: SQUARE OR RECTANGLE:
- 2.1. MISC. SHAPES & CONNECTIONS: ASTM A36 (Fy = 36 KSI)
- 2.2. ANCHOR BOLTS:
- 2.3. HIGH STRENGTH BOLTS: ASTM A325-N
- WELDING SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED BY EXPERIENCED WELDERS. WELDED CONNECTIONS SHALL UTILIZE E70XX ELECTRODES AND BE 3/16" MINIMUM FILLET WELDS.

6. HOOKS, TIES, AND STIRRUPS SHALL BE MADE IN ACCORDANCE WITH MINIMUM BEND DIAMETERS AND

	3"
ER:	
e	1 1/2"
	1 1/2"
	5/4
RALS:	1 1/2"
	3/4"
ER:	1/2"

- BE FORMED BY STOPPING ALL TIERS AT THE SAME ELEVATION AND WITH THE GROUT 1" BELOW THE

- ASTM A500 GRADE B (Fy = 42 KSI)
- ASTM A500 GRADE B (Fy = 46 KSI)
- ASTM A36 OR F1554

1. FINAL TRUSS LAYOUTS AND TRUSS DESIGNS BY THE TRUSS MANUFACTURER OR THEIR DESIGNATED DESIGNER TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO

- 1.1. FINAL TRUSS LAYOUTS BY THE TRUSS MFR/DESIGNER SHALL BE COORDINATED WITH PLUMBING AND HVAC REQUIREMENTS. 2. TRUSSES TO BE SPACED A MAXIMUM OF 19.2" OC. USE SMALLER SPACING WHERE CALLED OUT ON PLANS. CLOSER SPACINGS THAN INDICATED ON THE PLANS MAY BE USED IF REQUIRED BY TRUSS MANUFACTURER TO MEET THE DESIGN CRITERIA. SEE PLANS FOR TRUSS LOCATIONS AND SPANS.
- 3. PROVIDE CONTINUOUS STRONG BACK BRACING BELOW TOP CHORDS OF TRUSSES AT 10'-0" OC MAXIMUM.
- 4. INDIVIDUAL TRUSS MEMBERS SHALL BE DESIGNED FOR THE LIVE LOADS AND DEAD LOADS AS SPECIFIED USING ALL APPLICABLE LOAD COMBINATIONS.
- 5. TRUSS DESIGN LOADS (SUPERIMPOSED) TO BE AS FOLLOWS:
- FLOOR TRUSS LOADS: TOP CHORD LIVE LOAD... ...SEE DESIGN CRITERIA TOP CHORD DEAD LOAD... .. SEE DESIGN CRITERIA BOTTOM CHORD DEAD LOAD... ...2 PSF MAXIMUM TRUSS DEFLECTIONS: DEFLECTION ... VERT (LIVE LOAD). 720
- VERT (TOTAL LOAD)... ...480 (1/2" MAX) 6. TRUSS MANUFACTURER SHALL PROVIDE CONNECTION PRODUCTS FOR ALL TRUSS-TO-TRUSS AND
- TRUSS TO SUPPORTING FRAMING CONNECTIONS. 7. RIGID GYPSUM BOARD CEILING WILL BE ATTACHED TO BOTTOM CHORD OF TRUSSES.

ENGINEERED I-JOISTS, LVL, & GLU-LAM WOOD FLOOR FRAMING NOTES:

- 1. ENGINEERED WOOD COMPONENTS SHALL BE DESIGNED TO MEET OR EXCEED THE LOAD AND DEFLECTION CRITERIA SPECIFIED ON THESE PLANS. ADDITIONALLY, FLOOR SYSTEM COMPONENTS SHALL MEET FLOOR PERFORMANCE CRITERIA WHICH TAKE INTO ACCOUNT FLOOR VIBRATION AND PERCEIVED PERFORMANCE. FLOORS SHALL BE DESIGNED FOR WEYERHAUSER FLOOR PERFORMANCE RATING OF 50 OR BETTER, OR BOISE CASCADE 4-STAR RATING, OR OTHER EQUIVALENT INDUSTRY
- PERFORMANCE RATING. 2. COMPONENTS SHALL BE FABRICATED BASED ON THE LAYOUT AND BEARING CONDITIONS INDICATED ON
- THESE PLANS. ANY CHANGES OF SUCH SHALL BE APPROVED BY THE ENGINEER OF RECORD IN WRITING PRIOR TO FABRICATION AND/OR PROCUREMENT OF COMPONENTS.
- 3. FRAMING LAYOUTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. 4. ANY HOLES CUT THROUGH STRUCTURAL ELEMENTS TO BE IN ACCORDANCE WITH THE IRC AND/OR
- ENGINEERED LUMBER MANUFACTURER'S LIMITATIONS. 5. COMPONENTS SHALL BE SUPPORTED WITH ENGINEERED HANGERS AS SPECIFIED ON THESE PLANS OR
- EQUIVALENT PRODUCTS. IN ALL CASES, THE PROVIDED HANGERS MUST HAVE CAPACITIES THAT MEET OR EXCEED THE DESIGN END REACTIONS FOR EACH COMPONENT. 6. ENGINEERED BEAMS USED ON THIS PROJECT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- LAMINATED VENEER LUMBER (LVL) ALLOWABLE BENDING STRESS... ...2,900 PSI ALLOWABLE SHEAR STRESS... ..285 PSI
- MODULUS OF ELASTICITY2.0E SPECIES..... ..SOUTHERN PINE OR BETTER GLUED LAMINATED BEAMS (GLU-LAM) APA GRADE.... ..24F - V4
- ..1.7E (MINIMUM) MODULUS OF ELASTICITY ... 7. MAXIMUM FLOOR DEFLECTIONS: DEFLECTION ...
- VERT (LIVE LOAD) .. 720 VERT (TOTAL LOAD). ...480 (1/2" MAX)
- 8. MULTIPLE PLY BEAMS SHALL BE ATTACHED TOGETHER IN ACCORDANCE WITH THE MPII'S OR DETAILS IF PROVIDED.

CONVENTIONAL WOOD FRAMING NOTES:

- 1. WOOD FRAMING SHALL BE MINIMUM #2 SOUTHERN PINE & KILN DRIED TO A 19% MAXIMUM MOISTURE
- CONTENT UNLESS OTHERWISE NOTED. 2. ALL P.T. LUMBER TO BE GROUND CONTACT UC4A OR GREATER REGARDLESS OF LOCATIONS. #1
- PRIME OR BETTER. 3. PRESERVATIVE TREATED FRAMING REQUIREMENTS: 3.1. FIELD APPLY COPPER NAPTHENATE SEALER TO FIELD CUT END/EDGES/NOTCHES/BORES OF TREATED WOOD.
- 3.2. ALL WOOD FRAMING AT OR BELOW BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED TO THE APPROPRIATE AWPA STANDARD USE CATEGORY BASED ON SERVICE CONDITIONS. ALL WOOD MEMBERS EXPOSED TO WEATHER, EARTH OR CONNECTED TO CONCRETE OR 33 MASONRY SHALL BE PRESERVATIVE TREATED TO THE APPROPRIATE AWPA STANDARD USE
- CATEGORY BASED ON INTENDED SERVICE CONDITION. 3.4. PROVIDE PRESSURE TREATED WOOD STRUCTURAL PANELS UP TO A MINIMUM OF 4'-0" ABOVE FINISH FLOOR FOR WALLS FRAMED ON SLAB ON GRADE FOUNDATIONS AND DECK FLOORS.
- 3.5. ALL PORTIONS OF WOOD FLOOR FRAMING WITHIN 18" OF FINISH GRADE SHALL BE PRESSURE TREATED LUMBER. 4. ALL GIRDERS, BEAMS AND OTHER LUMBER SHALL BE CONTINUOUS WITHOUT SPLICES EXCEPT AS
- SHOWN ON DRAWINGS. IF NOT OTHERWISE ADDRESSED IN PLANS OR DETAILS, SPLICES SHALL ONLY OCCUR WITHIN THE MIDDLE THIRD OF SUPPORTS. 5. FLOOR & CEILING JOISTS OF SOLID SAWN DIMENSIONAL LUMBER SHALL HAVE ONE ROW OF BRIDGING AT CENTERLINE OF SPANS 10 TO 15 FT AND TWO ROWS OF BRIDGING EQUALLY SPACED FOR SPANS
- GREATER THAN 15 FT. 6. PROVIDE DOUBLE JOISTS OR SOLID BLOCKING AT 24" OC UNDER ALL PARTITION WALLS.
- 7. PROVIDE DOUBLE LAYER PLYWOOD OR OR MAXIMUM FLOOR JOISTS SPACING OF 16" OC UNDER ALL CERAMIC OR STONE TILE FLOOR AREAS. 8. ALL WALL AND ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1 AS PER USDOC PS1 (PLYWOOD) OR PS2 (OSB). PLYWOOD PANELS SHALL ALWAYS BE LAID WITH THE STRONG AXIS PERPENDICULAR
- TO SUPPORTS. OSB ON WALL OR ROOF FRAMING 16" OR LESS ON CENTER MAY BE LAID IN EITHER DIRECTION. OSB ON WALL OR ROOF FRAMING GREATER THAN 16" ON CENTER MUST BE LAID WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. 9. EXTERIOR WOOD WALL SHEATHING PANELS SHALL BE INSTALLED PER SHEATHING & FASTENING
- SCHEDULE. 10. SHEATHING PANELS SHALL NOT BE LESS THAN 4FT BY 8FT, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. PROVIDE 1/8" GAPS BETWEEN ALL PANEL EDGES. STAGGER VERTICAL JOINTS ON
- ADJACENT PANELS BY MINIMUM OF TWO BAYS OF FRAMING. 11. NAILS SHALL BE LOCATED AT LEAST 3/8 INCH FROM EDGES OF FRAMING AND EDGES OF PANELS AS
- INDICATED ON THE SHEATHING ATTACHMENT DIAGRAM. 12. FRAMING NOT EXPLICITLY DETAILED OR CALLED OUT ON DRAWINGS SHALL BE PER STANDARD TIMBER CONSTRUCTION TECHNIQUES CONFORMING TO IRC 2021.
- 13. MULTIPLE PLY BEAMS AND COLUMNS SHALL BE CONNECTED TOGETHER IN ACCORDANCE WITH THE MINIMUM NAILING SCHEDULE OR DETAILS ON THESE DRAWINGS WHEN PROVIDED.
- 14. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SET FORTH IN R502.8 OF THE IRC OR THE MPII'S. 15. PRESSURE TREATED SILL PLATES OF STRUCTURAL WOOD FRAMED WALLS ON SLABS ON GRADE
- SHALL BE ATTACHED TO CONCRETE W/ HDG 5/8" DIA x 9" ANCHOR BOLTS W/ 3"x3"x1/4" HDG PLATE WASHER @ 4'-0" OC MAX SPACING. REFER TO PLANS AND DETAILS FOR ADDITIONAL ANCHORAGE OF STRUCTURAL WALLS.

WOOD FASTENERS & CONNECTORS NOTES

1. ALL WOOD CONNECTORS SHALL BE BY SIMPSON STRONG-TIE AND SHALL HAVE A MINIMUM STANDARD COATING G90. SIMPSON HOLDOWNS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG CONNECTORS WITH FASTENERS HOT-DIPPED GALVANIZED PER ASTM A153.

2. CONNECTIONS SHALL BE MADE AS INDICATED ON DRAWINGS. CONNECTIONS NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL MEET THE MINIMUM NAILING SCHEDULE OR THE REQUIREMENTS OF IBC 2021 TABLE 2304.10.1. NAILS OR SCREWS INTO PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, STAINLESS, STEEL OR HAVE A COATING SUITABLE FOR TREATED LUMBER.

3. PROVIDE WOOD FASTENERS AND CONNECTORS AS INDICATED PER DRAWINGS. USE STAINLESS STEEL FASTENERS WHERE INDICATED BY THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. NO SUBSTITUTES MAY BE USED UNLESS APPROVED BY THE ENGINEER IN WRITING. 4. PROVIDE PILOT HOLES FOR LAG SCREWS EQUAL TO 75% OF THE SCREW DIAMETER.

5. INSTALL FASTENERS & CONNECTORS PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. 6. RETIGHTEN SILL ANCHOR BOLTS AND HOLDOWN ANCHOR BOLTS BEFORE CLOSING WALLS. 7. ALL NAILS USED SHALL BE FULL HEAD COMMON WIRE NAILS EXCEPT WHERE PROPRIETARY CONNECTION COMPONENTS RECOMMEND NON-STANDARD NAIL LENGTHS.

8. ALL THRU BOLTS SHALL BE ASTM GRADE A307N W/ HDG FINISH.

9. ALL BOLTS & LAG SCREWS TO RECEIVE STANDARD FLAT WASHERS BETWEEN WOOD AND FASTENER. USE ASTM GRADE F844 W/ HDG FINISH.

10. NUTS SHALL BE ASTM GRADE A563-A W/ HDG FINISH.

11. FINISH METAL PARTS W/ HDG PER ASTM A153 WHERE INDICATED ON DRAWINGS. 12. ADJUST STANDARD HOLE SIZES IN METAL PLATES & NUT TAPS TO ACCOMMODATE HOT DIPPED GALVANIZING ON METAL PARTS WHERE REQUIRED.

FLOOD OPENING REQUIREMENTS:

1. ENCLOSED AREAS BELOW BASE FLOOD ELEVATION REQUIRE INSTALLATION OF FLOOD VENTS IN ACCORDANCE WITH IRC AND NFIP GUIDELINES.

2. WHEN ENGINEERED FLOOD OPENINGS WITH AN ICC-ESR CERTIFICATION FOR NFIP PERFORMANCE CRITERIA ARE INSTALLED, THE NUMBER OF OPENINGS SHALL BE DETERMINED BASED ON THE TOTAL SQUARE FOOT AREA OF THE ENCLOSED AREA AND THE FLOOD COVERAGE RATING PROVIDED BY THE ENGINEERED OPENING. THE CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH THE ICC-ESR EVALUATION REPORT FOR THE SPECIFIC FLOOD VENT INSTALLED FOR THE HOMEOWNERS RECORDS. 3. BOTTOM OF NON-ENGINEERED OR ENGINEERED FLOOD VENT OPENINGS SHALL NOT BE LOCATED MORE THAN 1 FT ABOVE INTERIOR FINISH FLOOR OR EXTERIOR FINISH GRADE, WHICHEVER IS HIGHER. 4. EACH ENCLOSED AREA BELOW THE BASE FLOOD ELEVATION MUST HAVE AT LEAST TWO OPENINGS. 5. NON-ENGINEERED OPENINGS SHALL BE ACCEPTABLE PROVIDED THEY PROVIDE 1 SQUARE INCH OF NET OPEN AREA FOR EACH SQUARE FOOT OF ENCLOSED SPACE AREA.

6. ANY SCREENS, GRATES, GRILLES, FIXED LOUVERS, OR OTHER COVERS OR DEVICES MUST NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA. 7. WHEN A 3" DIAMETER SPHERE CANNOT FIT BETWEEN LOUVER WALL SLATS, FLOOD VENTS MUST BE INSTALLED IN THE LOUVER WALL AS DESCRIBED ABOVE.

POST INSTALLED ANCHOR NOTES:

1. INSTALLATION AND INSPECTION OF ALL POST INSTALLED ANCHORS SHALL CONFORM TO THE MANUFACTURERS PUBLISHED INSTALLATION INSTRUCTIONS, THE REQUIREMENTS OF THE RESPECTIVE ICC-ES REPORT, AND THE APPLICABLE BUILDING CODE.

2. POST INSTALLED CONCRETE ANCHORS SHALL BE APPROVED FOR USE IN CRACKED CONCRETE WITH THE REFERENCED BUILDING CODE BY AN ICC-ES REPORT. 3. POST INSTALLED ANCHORS AND THREADED ANCHORS SHALL BE CARBON STEEL, HOT DIPPED

GALVANIZED PER ASTM A153, OR ZINC PLATED PER ASTM B633 OR ASTM B695.

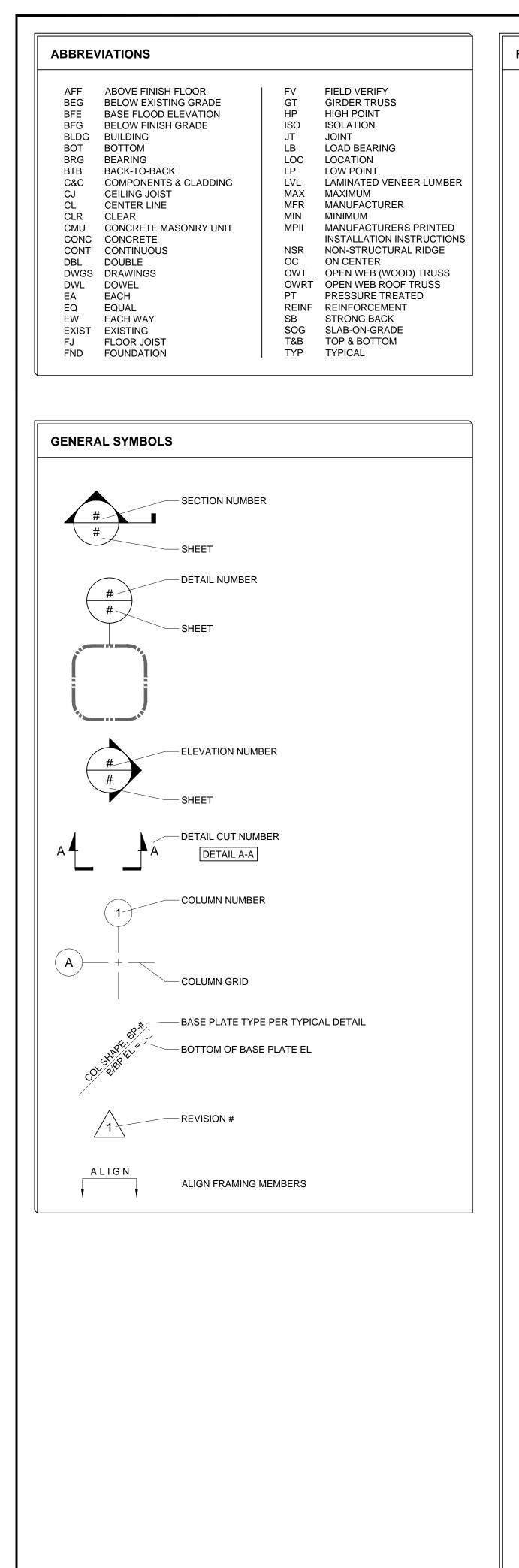
4. ADHESIVE DOWELS SHALL BE ASTM A616 REINFORCING BARS OR A36 ROD.

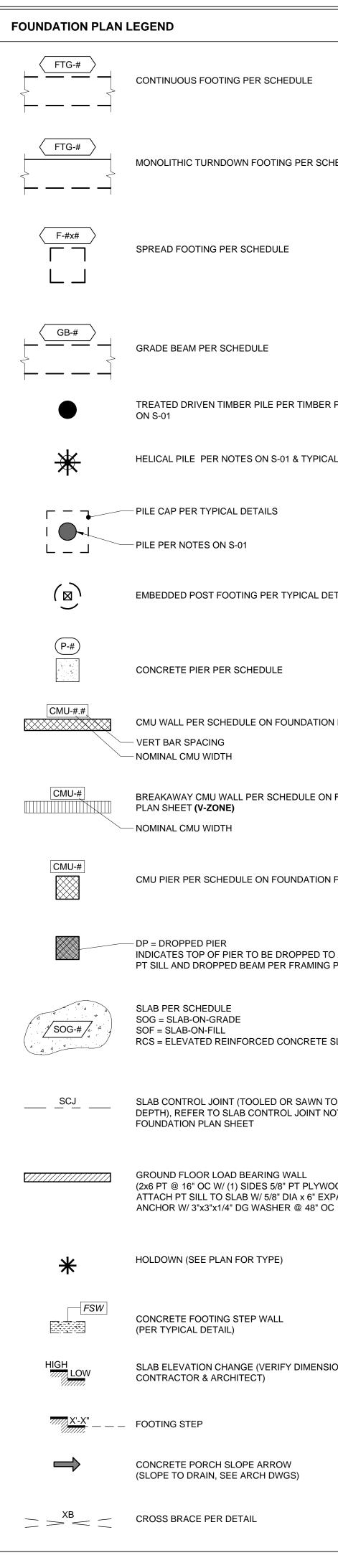
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DESI	<u>GN CRITERIA:</u>	
	SOUTH CAROLINA RESIDENTIAL CODE E 7-16 (WIND DESIGN)	
	24-14 (FLOOD RESISTANT DESIGN & COI	NSTRUCTION)
1.	LIVE LOADS:	
	FLOOR (LIVING/DECK/PORCH AREA)	40 PSF
	FLOOR (SLEEPING AREA)	30 PSF
	ROOF	20 PSF
	ATTIC (LIMITED STORAGE)	20 PSF (UNINHABITABLE)
	ATTIC (NO STORAGE)	10 PSF (UNINHABITABLE)
2.	SUPERIMPOSED DEAD LOADS:	
	ROOF	10 PSF
	FLOOR (NON-BRITTLE FLOORING)	15 PSF
	FLOOR (BRITTLE FLOORING)	20 PSF *SEE SPECIAL CASE
	*KITCHEN ISLAND / CABINET AREAS	
_	*TUBS & SHOWERS	100 PSF
3.	SNOW LOADS:	
	GROUND SNOW LOAD, P _G	5 PSF
4.	WIND LOADS:	
	MWFRS: BASIC WIND SPEED (3 SEC 0	GUST) = 150 MPH (ULTIMATE)
	C&C WIND LOADS	REFER TO TABLE IN DWGS
	EXPOSURE CATEGORY	С
	ENCLOSURE CATEGORY	ENCLOSED*
	*IMPACT RESISTANT WINDOWS OR P	ROTECTION OF OPENINGS RE
	RISK CATEGORY	П
5.	SEISMIC LOADS:	
	SITE CLASS	D
	MAPPED ACCELERATIONS	$S_{S} = 1.064g$ $S_{1} = 0.$
	SEISMIC DESIGN CATEGORY	D2
6.	FLOOD ZONE:	COASTAL AE-10 (FEMA MAP
		``

PROTECTION OF DOOR & WINDOW OPENINGS: ALL GLAZED DOORS & WINDOWS SHALL HAVE A MINIMUM DESIGN PRESSURE RATING OF 50 PSF OR	DATE 02/21/24
GREATER AS REQUIRED BY THE COMPONENT & CLADDING (C&C) ALLOWABLE STRESS WIND PRESSURE FOR THE GIVEN LOCATION AND COMPONENT SIZE AS INDICATED ON THE C&C WIND LOAD TABLE ON THESE DRAWINGS OR AS DETERMINED BY OTHER APPROVED METHOD. OPENINGS SHALL BE IMPACT RESISTANT OR PROTECTED IN ACCORDANCE WITH IRC SECTION R301.2.1.2.	
DESIGN CRITERIA: 2021 SOUTH CAROLINA RESIDENTIAL CODE	
ASCE 7-16 (WIND DESIGN) ASCE 24-14 (FLOOD RESISTANT DESIGN & CONSTRUCTION) 1. <u>LIVE LOADS:</u>	
FLOOR (LIVING/DECK/PORCH AREA)40 PSFFLOOR (SLEEPING AREA)30 PSFROOF20 PSF	
ATTIC (LIMITED STORAGE) 20 PSF (UNINHABITABLE) ATTIC (NO STORAGE) 10 PSF (UNINHABITABLE) 2. SUPERIMPOSED DEAD LOADS:	DNUCTION
ROOF 10 PSF FLOOR (NON-BRITTLE FLOORING) 15 PSF FLOOR (BRITTLE FLOORING) 20 PSF *SEE SPECIAL CASES BELOW	SCRIPTIC
*KITCHEN ISLAND / CABINET AREAS 50 PSF *TUBS & SHOWERS 100 PSF 3. SNOW LOADS:	REVISION DESCRIPTION ISSUED FOR CONSTRUCTION
GROUND SNOW LOAD, P _G 5 PSF 4. <u>WIND LOADS</u> :	
MWFRS: BASIC WIND SPEED (3 SEC GUST) = 150 MPH (ULTIMATE) 116 MPH (ASD)C&C WIND LOADSREFER TO TABLE IN DWGSEXPOSURE CATEGORYC	SEAL:
ENCLOSURE CATEGORY ENCLOSED* *IMPACT RESISTANT WINDOWS OR PROTECTION OF OPENINGS REQUIRED PER IRC.	THE CARO
RISK CATEGORY II 5. <u>SEISMIC LOADS:</u> SITE CLASS D	\$02/21/24 5002/20 5002/21/24 5002/21/24 5002/20 5000/20 5002/20 5000 500
MAPPED ACCELERATIONS S _S = 1.064g S ₁ = 0.316g SEISMIC DESIGN CATEGORY D2 6. FLOOD ZONE: COASTAL AE-10 (FEMA MAP 45019C0539K EFF. 01/29/2021)	M. POWLING
7. <u>DESIGN FLOOD ELEVATION (DFE):</u> 11' (MSL)** **BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER SHALL BE AT OR ABOVE DFE.	************
8. <u>ALLOWABLE SOIL BEARING CAPACITY:</u> 2,000 PSF (PER GEOTECH REPORT)	SUTH CAROL H
COMPONENTS & CLADDING WIND LOADS (PSF) ENCLOSED BUILDINGS (ALLOWABLE STRESS DESIGN PRESSURES 0.6 × ULT WIND PRESSURE)	K.M. POWELL ENGINEERING, L.L.C. No.5285
(ALLOWABLE STRESS DESIGN PRESSURES, 0.6 x ULT. WIND PRESSURE) [150 MPH (ULT), EXP. C, UP TO 35 FT, ROOF ANGLES (DEG) >27 TO 45] EFFECTIVE WIND AREA (SF) BUILDING ZONE	LL.C. OF AUTHORIT
10 20 50 100 500 ROOF ZONE 1 32/-35 31/-33 30/-31 29/-29	
ROOF ZONE 2 32/-41 31/-39 30/-37 29/-35 ROOF ZONE 3 32/-41 31/-39 30/-37 29/-35 WALL ZONE 4 35/-38 34/-37 31/-35 30/-33 26/-29	
WALE ZONE 4 35/-30 34/-37 31/-30 30/-33 26/-29 WALL ZONE 5 35/-47 34/-44 31/-40 30/-37 26/-29 OH ZONE 2 -60 -58 -56 -54	ALL RIGHTS ON OF LA' I UNDER T I UNDER TO I MAY NOT IOUT WRITT SINEERING, WAS PREP WAS PREP VAN MEAN MACCIES WAS PREP
OH ZONE 3 -60 -58 -56 -54 SCHEDULE NOTES:	YRIGHT 202: A VIOLAT S A VIOLAT SES ACTING NEED OR UMENTATIO FORM WIT- POWELL EN DRAWING DRAWING CATED. INAC BE INTRG BE INTRG BE INTRG BE AT D D
1. TO CONVERT TABULATED ALLOWABLE STRESS VALUES TO ULTIMATE PRESSURES DIVIDE THE VALUE BY 0.6. 2. PRESSURES ACT NORMAL TO THE BUILDING SURFACE WHEREAS POSITIVE IS ACTING TO MARKED ALLOWABLE AND	COP IT IS UULLE PRIN ANY K.M. K.M. K.M. SCAPI
TOWARDS THE SURFACE AND NEGATIVE IS ACTING AWAY FROM THE SURFACE.	, LLC STON, SC 29407
GABLE I WP ROOF GABLE I WP ROOF CARLE I WP ROOF CORNER ZONES ROOF ZONE 3 a = 10% OF THE LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NO LESS THAN 3 FT.	ENGLINE START M. SO3-466-6611 K.M. POWELL ENGINEERING, 0: 843-763-7664 M. 803-466-6611 KELSEY@PEOISC.COM www.PEOISC.com
	DRAWN BY: DAL
	DATE: 02/21/24 SCALE: AS NOTED
	SHEET TITLE: GENERAL NOTES & DESIGN CRITERIA
COASTAL A-ZONE DESIGN **(V-ZONE DESIGN REQUIREMENTS)**	SHEET NO.







	FLOOR / CEILING / R	OOF FRAMING PLAN LEGEND		
	WFx_	LOAD BEARING WALL (BELOW) – WALL FRAMING SIZE PER SCHEDULE	HC-#	HOLLOW DURAPINE LAMINATED COLUMN INDUSTRIES HC-4 = 4x4 (3 1/4"x3 1/4" ACTUAL) HC-5 = 5x5 (4 1/4"x4 1/4" ACTUAL) HC-6 = 6x6 (5 1/4"x5 1/4" ACTUAL)
SCHEDULE	HDR-#	HEADER PER SCHEDULE (BASED ON SPAN UNLESS MARK INDICATED ON PLAN)		HC-8 = 8x8 (7"x7" ACTUAL) HC-10 = 10x10 (9"x9" ACTUAL) HC-12 = 12x12 (11"x11" ACTUAL)
	ML-#	MASONRY LINTEL PER SCHEDULE (BASED ON SPAN UNLESS MARK INDICATED ON PLAN)		HOLLOW DURAPINE LAMINATED COLUMN INDUSTRIES (BELOW)
		LOAD BEARING WALL (FROM ABOVE) (IF APPLICABLE : WL = WALL LOAD PER SCHEDULE ASSOCIATED SHEET)		TIMBER PILE (BELOW)
		EMBEDDED POST		
ER PILE NOTES	\oplus	POINT LOAD (FROM ABOVE) (IF APPLICABLE : PL = POINT LOAD PER SCHEDULE ON ASSOCIATED SHEET) ROOF FRAMING PLAN : (3) 2x4 ROOF COLUMN (PROVIDE TENSION STRAPS T&B)		VAULTED CEILING ATTACHED DIRECTLY T — SLOPE DIRECTION PER PLAN
				- FRAMING SIZE & SPACING (INCHES) PER F
ICAL DETAILS		– (3) 2x4 SKEWED ROOF COLUMN (PROVIDE TENSION STRAPS T&B) – BEAM SUPPORT LOCATION	SIZE-SPACING RAFTER	ROOF SLOPE ARROW (SEE ARCH FOR RIS ARROW INDICATES RAFTER SPAN DIRECT
DETAIL	Ð	MULTI-PLY STUD COLUMN (IN WALL BELOW)	$\begin{bmatrix} + & + & + & + & + & + \\ + & + & + & + &$	OVER-FRAMED ROOF PER TYP DETAIL
DETAIL	#FB-#	BEAM PER PLAN (FLUSH, UON) #FB-# = FLOOR BEAM PER SCHEDULE		
ION PLAN SHEET		ROOF FRAMING PLAN: BEAM / MULTI-PLY RAFTER (FLUSH, UON) SR = STRUCTURAL RIDGE NSR = NONSTRUCTURAL RIDGE RB = ROOF BEAM HB = HIP BEAM VB = VALLEY BEAM CB = CEILING BEAM	FD-#	FLOOR DECK SPAN DIRECTION. FLOOR D PER PLAN.
			RAFTER SB	RAFTER STRONG BACK (SB) WALL PER TY
ON FOUNDATION	(#)	MULTI-PLY FRAMING (FLUSH, UON) (#) INDICATES NO. OF PLIES OF TYP FLOOR OR ROOF FRAMING		
ON PLAN SHEET	- SIZE-SPACING	FRAMING PER PLAN – COVERAGE AREA – FRAMING ORIENTATION		
TO ACCOMODATE NG PLAN				
	OWT	ENG'D OPEN WEB WOOD FLOOR TRUSS (BY TRUSS MFR) DEPTH & SPACING PER PLAN, 19.2" OC (MAX)		
re slab	GT C====================================	ENG'D OPEN WEB WOOD FLOOR OR ROOF GIRDER TRUSS (BY TRUSS MFR)		
N TO 1/4 SLAB NOTES ON				
WOOD)	DG-# E=====	DROP GIRDER PER SCHEDULE		
EXPANŚION OC	RT	ENG'D OPEN WEB WOOD ROOF TRUSS (BY TRUSS MFR) SPACING PER PLAN HT = HIP TRUSS JT = JACK TRUSS CT = COMMON TRUSS		
	W#x#	STEEL BEAM		
NSION W/	▶ ◄	BEAM W/ MOMENT CONNECTIONS		
	▶	CANTILEVER BEAM W/ MOMENT CONNECTION		
	<u>SB</u>	2x6 CONT STRONG BACK BRACE ATTACHED TO UNDERSIDE OF TOP CHORD AND VERT WEB MEMBER (PROVIDE AT 10'-0" OC MAX SPACING, TYP)		

COLUMN BY COX

COLUMN BY COX

RECTLY TO ROOF FRAMING

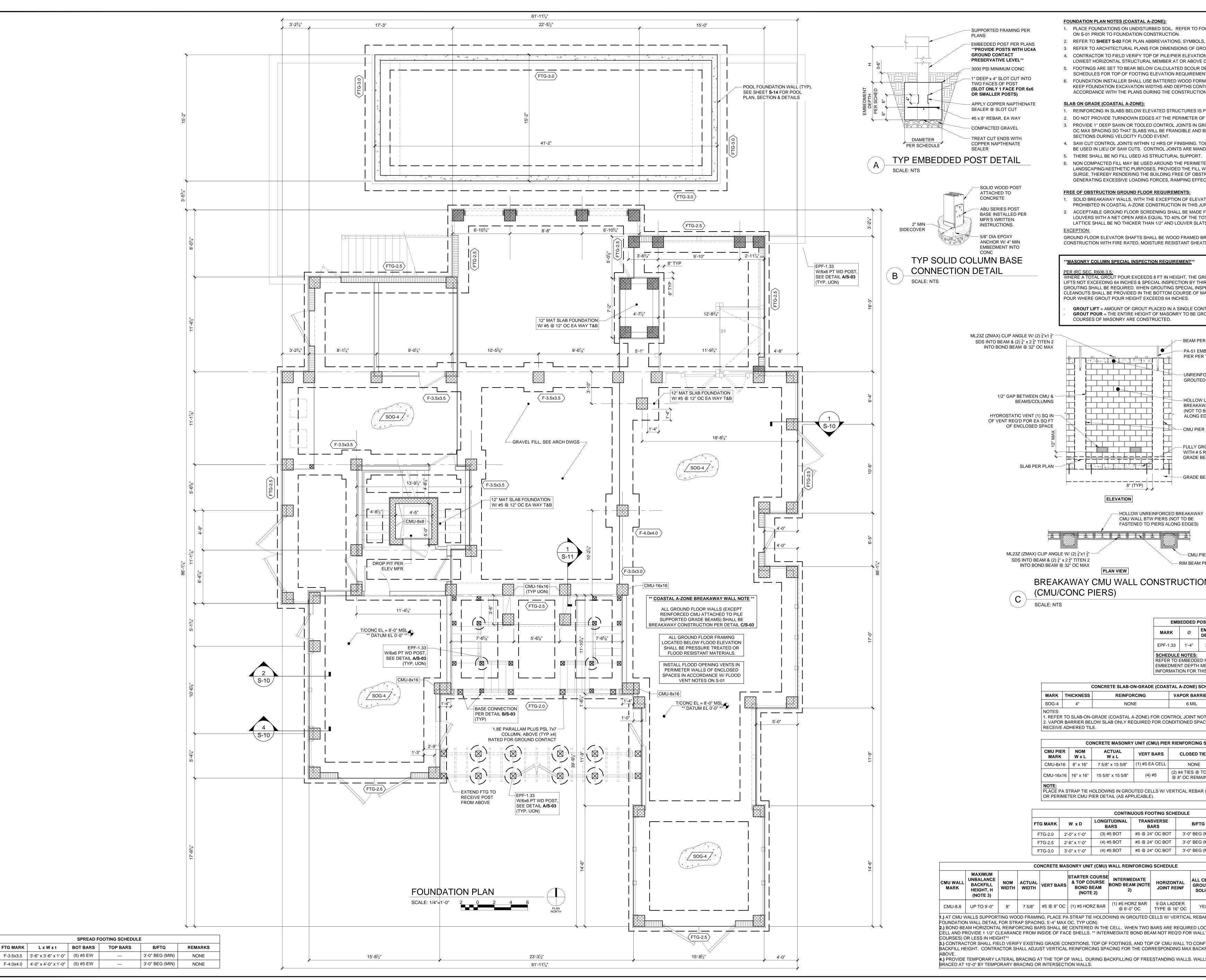
S) PER PLAN

FOR RISE:RUN) N DIRECTION

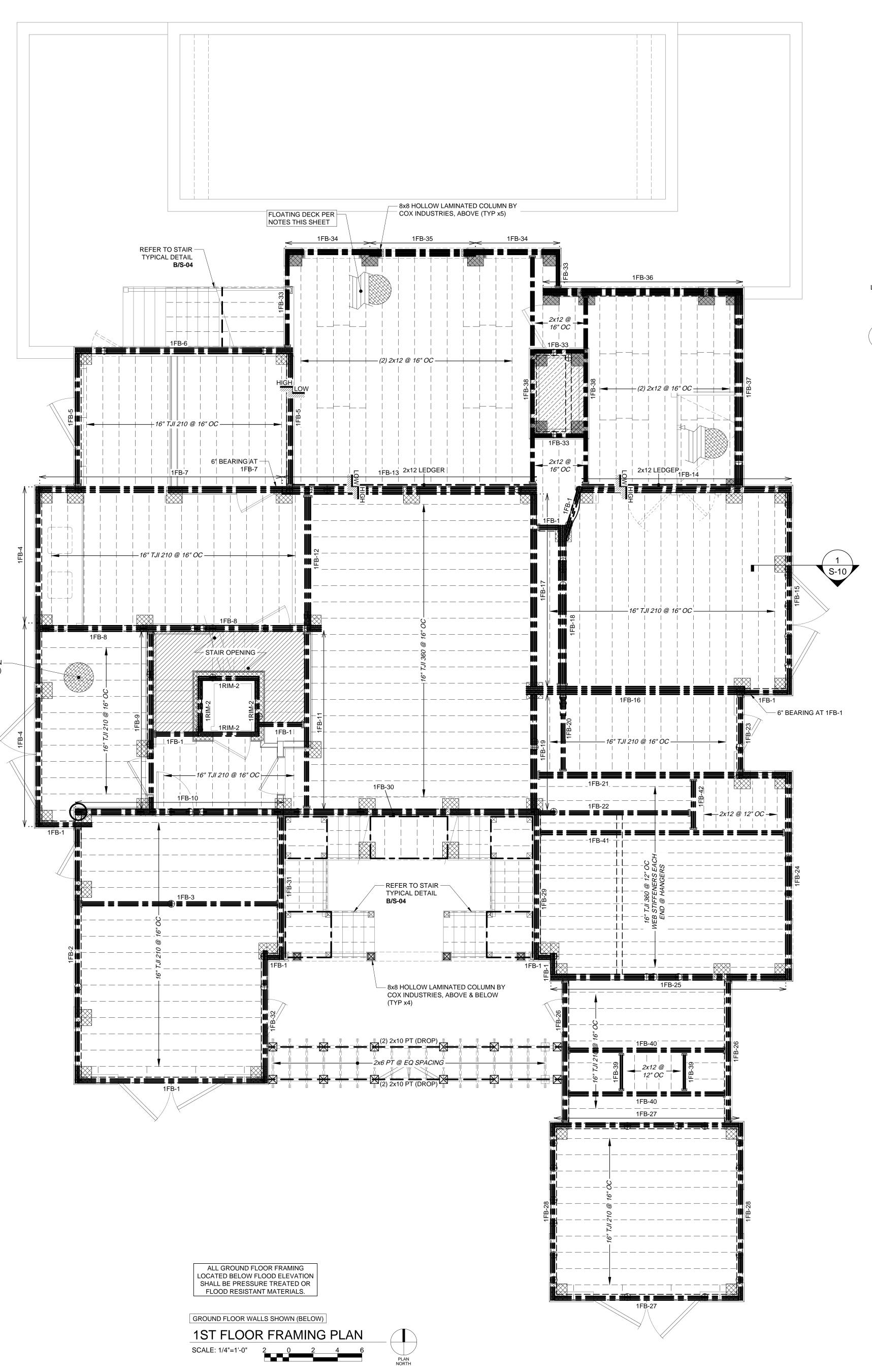
LOOR DECK

L PER TYPICAL DETAILS

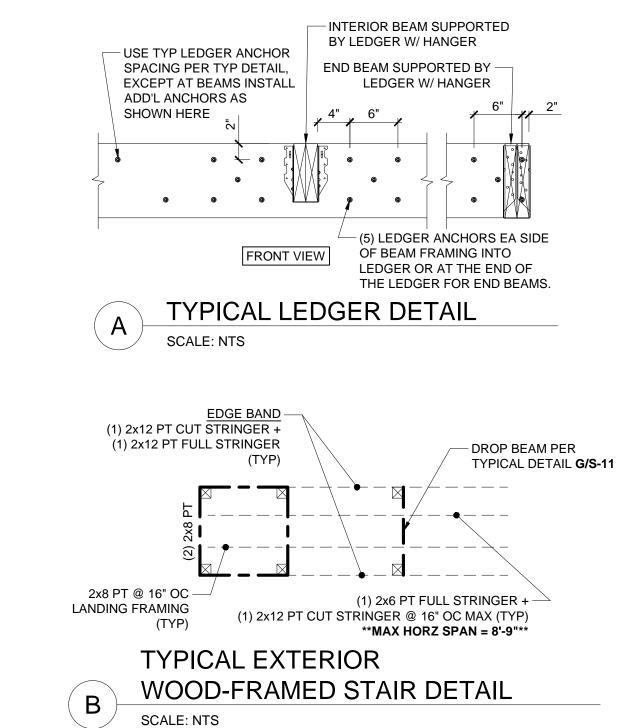




OUNDATION GENERAL NOTES	DATE	02/21/24					
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S PROHIBITED. DF SLABS.							
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TER OF THE BUILDING FOR WILL WASH OUT FROM STORM TRUCTION PRIOR TO ECTS, OR WAVE DEFLECTION.	REVISION DESCRIPTION	ISSUED FOR CONSTRUCTION					
ATOR SHAFT WALLS, ARE URISDICTION.	REVIS	ISSUE					
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BREAKAWAY WALL ATHING.		A REAL	TH C	CAR		1 1 1	
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BEAM OR FOOTING PER PLAN		/.		0 Z	, LLC	CHARLESTON, SC 29407 466-6611	
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Y			3	Ш Z	VELL ENG	COSSING DRIVE, STE 0: 843-763-7864 N	KELSEY@PEofSC.COM www.PFofSC.com
			D		K.M. POV	2225 ASHLEY CROSSING DRIVE, STE 202 0: 843-763-7864 M: 803	
PIER PER PLAN PER PLAN (ABOVE)				Ш		2225 AS	
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SEE DETAIL A/S-10 TOP, #3 AINDER	SC	ALE	:	A	S N	OTE	ED
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LL'S LESS THAN 6'-0" (9 NFIRM MAXIMUM UNBALANCE	SH	 IEET	NO.				
KFILL HEIGHT IN THE TABLE		5				3	
			•	•			/



FLOOR SHEATHING PER SCHEDULE ON — **S-13** (TYPICAL ALL FLOOR SURFACES)



FLOOR FRAMING PLAN NOTES:

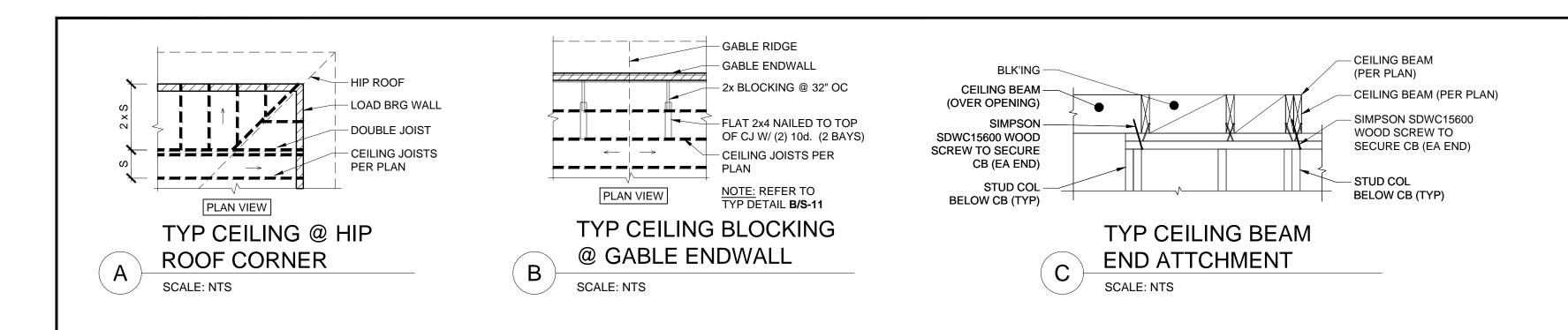
- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE NOTES ON SHEET S
- 2. REFER T 3. FLOOR E ELEVATI ANY DIS
- DRAWIN 4. FLOOR F DISCREF PLANS L
- 5. PROVIDI WALLS. 6. PROVIDE
- HANGER I-JOIST N END BEA
- 7. PORCH C DETAILS
- 8. CONTRA FLOOR [ELECTRI

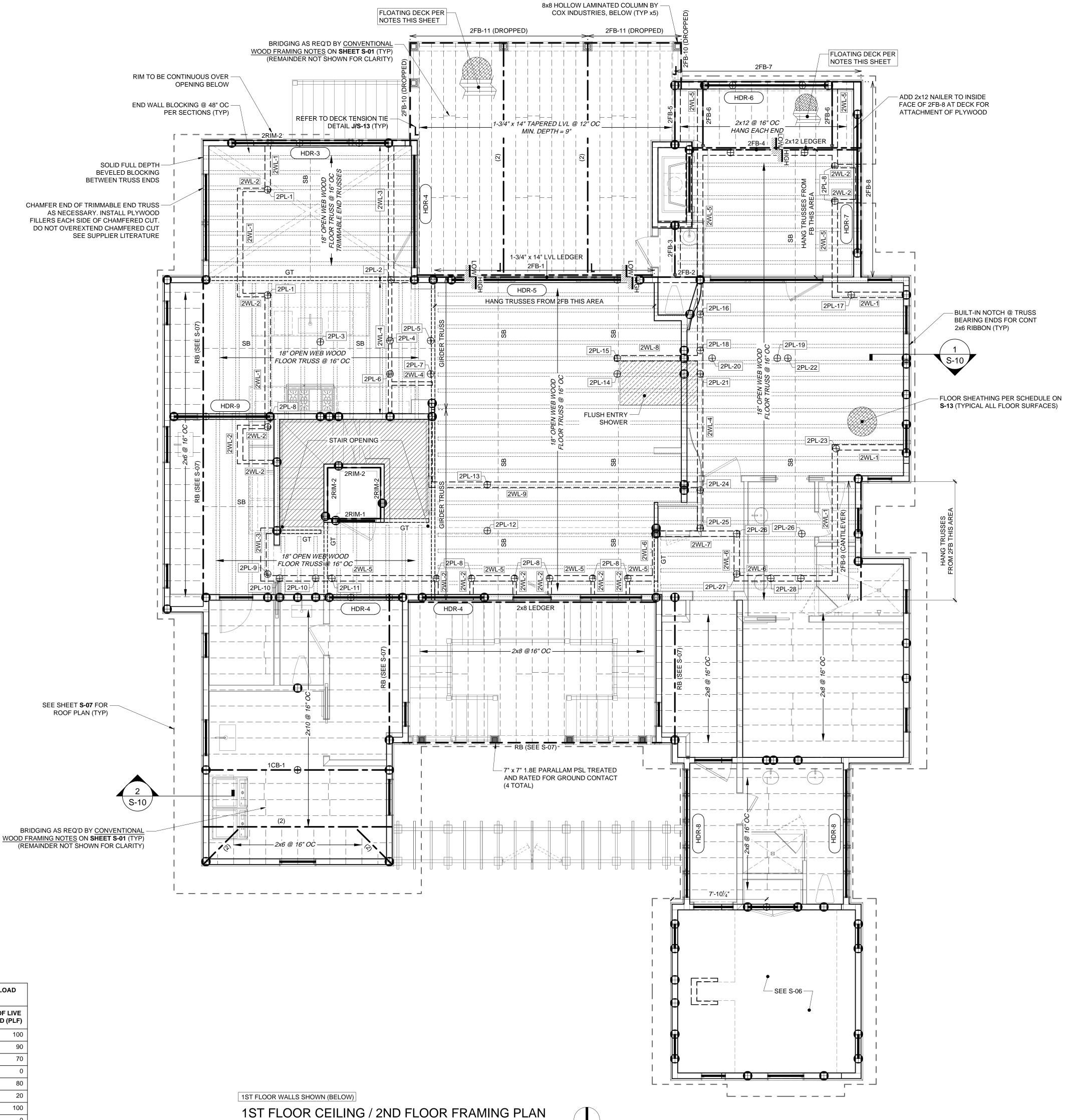
EXTERIOR D

- 1. ALL WOF SHEET S 2. ALL DEC
- LEAST 3 3. ALL RIM
- 4. ATTACH PROVIDE 5. STAIR HA TYPICAL
- 6. WHEN R SUPPOR

	TION TO THE FOLLOWING NO	ICE WITH ALL APPLICABLE NOTES ON ITES.	DATE	02/21/2
ELEVATION	-02 FOR PLAN ABBREVIATION SHALL BE COORDINATED WIT			
SCREPANCIE	ES EXIST WITH FLOOR ELEVA E ARCHITECTURAL DRAWING	TIONS/HEIGHTS SHOWN WITHIN THESE		
PANCIES EX JSED FOR C	IST BETWEEN REFERENCE W ONSTRUCTION.	ALL LAYOUT AND THE ARCHITECTURAL		
E WEB STIFF	FENERS ON I-JOIST AS FOLLO	DWS: WHEN REQUIRED BY THE JOIST JCTIONS, IN ACCORDANCE WITH THE		
MANUFACTU ARING CONE	JRER'S STANDARD DETAILS F DITIONS WITH CONCENTRATE	OR INTERIOR BEARING CONDITIONS & AT D LOADS AND NO RIM BOARD PRESENT.		
FOR CONT	INUOUS UPLIFT LOAD PATH F OORDINATE STRUCTURAL MI	EMBERS WITH TOILET FLANGES, TUB AND		NO
ICAL, AND P	LUMBING EQUIPMENT AND FI	IG AND ALL OTHER MECHANICAL, IXTURES.	TION	CONSTRUCTION
RK SHALL B	<u>R FRAMING NOTES:</u> E COMPLETED IN ACCORDAN TION TO THE FOLLOWING NO	ICE WITH ALL APPLICABLE NOTES ON ITES.	DESCRIPTION	R CONS
CKS HIGHER 6" IN HEIGH	THAN 30" ABOVE GRADE OR T MEASURED FROM T/DECK 1	LEVEL BELOW MUST HAVE GUARDRAILS AT	z	ISSUED FOR
NEWEL PO	ALL BE DOUBLE MEMBERS. STS TO TOP OF DECK FRAMIN DSTS ADJACENT TO EXTERIO	NG AS SHOWN IN TYPICAL DETAILS. R WALLS.	2	
L DETAILS.		HE INSIDE OR OUTSIDE OF STRINGERS PER	Ö Z SEA	O AL:
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	1ST FLOOR BEAM (1FB) S	CHEDULE (ALL FLUSH UON)		اړ
MARK 1RIM-1	MEMBER 1-3/4" x 16" LVL	END CONNECTORS / REMARKS SEE TYPICAL DETAIL		
1RIM-2	(2) 1-3/4" x 16" LVL (2) 1-3/4" x 16" LVL	SEE TYPICAL DETAIL STRAP TO PIER PER TYPICAL DETAIL,		
1FB-1 1FB-2	(2) 1-3/4" x 16" LVL (2) 1-3/4" x 16" LVL	HUC416 AT 1FB STRAP TO PIER PER TYPICAL DETAIL, CONTINUOUS BEAM, HUC416 AT 1FB		
1FB-3	(0) 4 0/4" - 40" 1 \/	CONTINUOUS BLAW, HUC410 AT TEB		
	(2) 1-3/4" x 16" LVL	HU416 EACH END	1	Ň
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PLAN NORTH

	- (- /	- (-/	
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	280	195	2ND FLO
2PL-17	225	300	
2PL-18	755	580	
2PL-19	680	875	MARK
2PL-20	255	310	2WL-1
2PL-21	1500	1600	2WL-2
2PL-22	150	200	2WL-3
2PL-23	225	300	2WL-4
2PL-24	1805	2130	2WL-5
2PL-25	940	1110	2WL-6
2PL-26	115	150	2WL-7
2PL-27	300	400	2WL-8
2PL-28	565	750	2WL-9

2ND FLOOR POINT LOAD

DEAD ROOF LIVE

LOAD (LBS) LOAD (LBS)

(2PL) SCHEDULE

MARK

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			

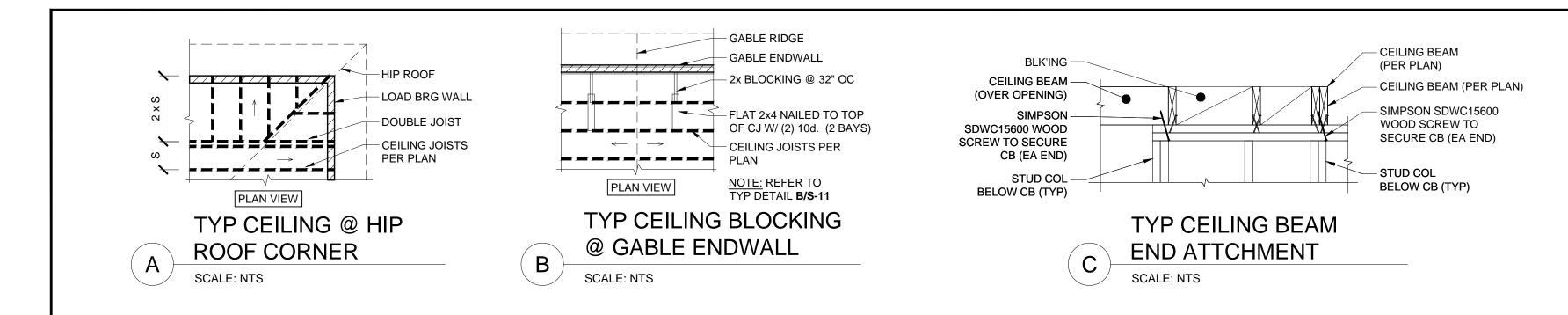
SCALE: 1/4"=1'-0" 2 0 2 4 6

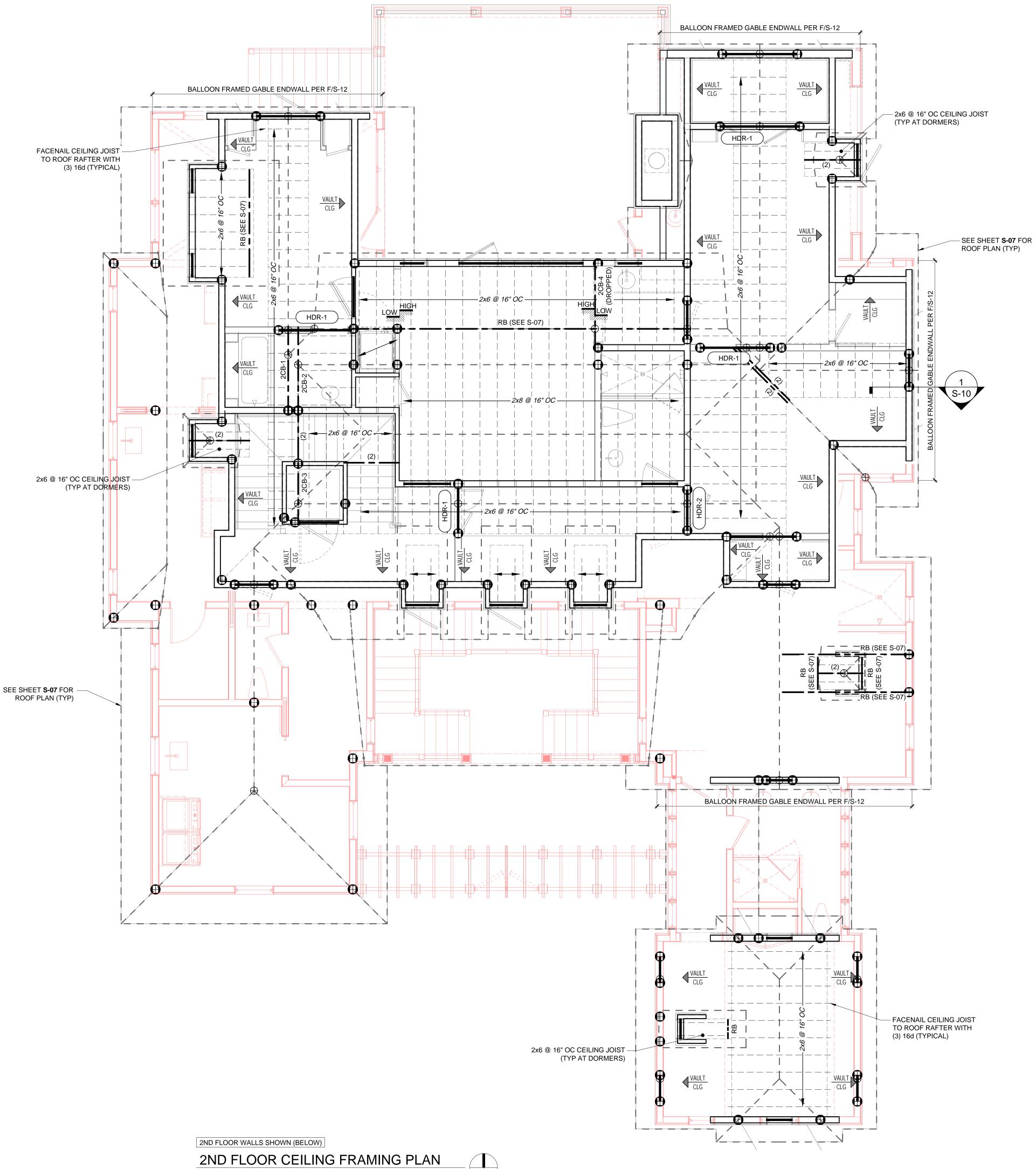
ALLOWABLE CEILING JOIST SPAN TABLE				
MAX CLEAR SPAN	JOIST SIZE & SPACING			
UP TO 10'-0" 2x6 @ 16" OC				
UP TO 14'-0" 2x8 @ 16" OC				
OVER 14'-0" BY DESIGN, PER PLAN				
BASED ON 20 PSF LIVE LOAD & 10 PSF DEAD LOAD & L/360 LIVE LOAD DEFLECTION				
	SIZE CEILING JOISTS TO 2x8 CALLED FOR ON PLAN			

SHALL BE C	(INTERMEDIA COMPLETED IN	ACCORDANC	E WITH ALL /	=	IOTES ON	DATE 02/21/24		
SHEET S-02 (HERE SPEC OOR BEAMS ED BEAM AN MINIMUM 3 1,	ON TO THE FOL FOR PLAN AB IFICALLY NOTE THE STUD CO D BE SCREWE /2" END BEARIN SOLID BLOCKI	BREVIATIONS, ED, PROVIDE N OL SHALL MAT D SECURELY I NG AT BEAMS,	SYMBOLS, A IULTI-PLY LA CH OR EXCI N PLACE US UON.	AMINATED STU EED THE WIDT ING (2) SIMPS	JD COLUMNS TH OF THE ON SDWC15600.	0		
FRAME ALL N CEILING IS THERWISE B IOWN ON TH USSES SHAL DICATED ON DICATED ON D LOAD. DER TRUSS TIVE BEAM A	WALLS FROM E PRESENT TO F E LOCATED. E PLAN SHALL L BEAR FULLY I PLAN, PROVIE ES ARE NOT A S INDICATED.	BOTTOM SUPP PROVIDE LATE BE ALIGNED V ON WALL PLA DE GIRDER TR DEQUATE TO S	ORT TO TOF RAL BRACIN VITH THE LO ATES. USSES DESI SUPPORT TH	P SUPPORT W G WHERE DO PAD BEARING ' GNED TO CAF IE LOAD, PRO	HERE NO UBLE PLATES WALL ABOVE. RRY THE	NO		
AINS, DUCT AL, AND PLU EX SYSTEM N TED PLYWO S STEEL FAS ERPROOFING PT (OR COM NAGE),	WORK, RECES MBING EQUIPM NOTES: OD (24" SPAN I	SED LIGHTING MENT AND FIX RATING) ATTA PER ARCH) OV ED SLEEPERS	AND ALL OT TURES. CHED TO TO 'ER PLYWOC LAID PARAL	THER MECHAN	IICAL, G W/ E DIRECTION	EVISION DESCRIPTION SUED FOR CONSTRUCTION		
S STEEL OR (ETRATE/DAM URATION IS AL REQUIRE IMPLY SUCH	COATED FAST MAGE WATERF SHOWN FOR G MENTS. THES H. ALL WATER CIFICATIONS A	ENERS. PROOF MEMBR BENERAL REFI DE DRAWINGS PROOFING EL	ANE.* ERENCE TO IN NO WAY N EMENTS SH	COORDINATE WARRANT THI ALL BE INSTA	WITH THE E BUILDING LLED PER	₩ <u>Ś</u> Ż SEAL:		
			ROOKDAN			ACERTIFIC ACERTIFIC	H CARO ROFESSION 02/21/24 No. 29916 M. PO M. PO M. PO M. PO K.M. POWELL	AND
MARK	NOM. SIZE	VALL FRAMING	G (WF) SCHE		EMARKS	CERTIFICT	K.M. POWELL ENGINEERING, L.L.C. No.5285	11 12 12 12 12 12 12 12 12 12 12 12 12 1
WF-2x4	2 x 4	16" OC	#2 SYP (OR BETTE #2 SYP	ER)		PERSON, NOF A CUMENT.	ER IN EROM SCALE	
WF-2x6 WF-2x8	2 x 6 2 x 8	16" OC 16" OC	(OR BETTE #2 SYP (OR BETTE	:K)	YP, UON	KESERVED / FOR ANY PERSON # DIRECTION OF A	DRAWINGS AND E REPRODUCED IN PERMISSION FROM	
	ARK INDICATES				E.	RIGHTS RI OF LAW VDER THE	ONIC OT BE G, LLC EPARE	
MARK		BEAM (2FB) S MBER		ALL FLUSH UC	-	COPYRIGHT 2023 ALL COPYRIGHT 2023 ALL IT IS A VIOLATION UNLESS ACTING UN LICENSED ENGINEET	PRINTED OR ELECTRC DOCUMENTATION MAY N ANY FORM WITHOLT WRI K.M. POWELL ENGINEERIN THIS DRAWING WAS PRI INDICATED INACCULIDACIE	Y BE INTRO
2RIM-1 2RIM-2		x 18" LVL " x 18" LVL	5	SEE TYPICAL SEE TYPICAL	DETAIL		PRINT DOCCU K.M. THIS	MA
2RIM-3 2RIM-4		2x12 2x12	5	SEE TYPICAL SEE TYPICAL				I, SC 29407
2FB-1 2FB-2	PLYWOOD	18" LVL + 1/4" FLITCH PLATE	EACH E INST		BEAM BEFORE ER BELOW		RING, LLO	CHARLESTON
2FB-3	(2) 1-3/4	l" x 18" LVL	BEARS II	N WALL POCK 2FB	ET, HUC416 AT			2225 ASHLEY CROSSING DRIVE, STE 202 CHARLESTON, SC 29407 0. 013 763 7061 MI: 003 466 6614
2FB-4 2FB-5	. ,	" x 18" LVL		RS ON WALL				ROSSING DRIV
2FB-6 2FB-7		2x12	SPAN PEI		H END S16 EACH END, E INSTALLING			25 ASHLEY CI
2FB-8		" x 18" LVL	SPAN PEI	HEADER BE R PLAN, (2) MT BEAM BEFOR	LOW S16 EACH END, RE INSTALLING			22
2FB-9	(3) 1-3/4	" x 18" LVL		BEAM	CANTILEVER			
2FB-10 2FB-11		" x 14" LVL	COLU SPAN PE	JMN PER TYPI	AP TO COLUMN		Ш С	29482
	1ST F	LR CEILING BI				URAI	RESIDENC ASPER BLVD	ND SC
MARK 1CB-1 SCHEDULE	(3) 1-3/4"	M SIZE x 11-1/4" LVL		2) MTS16 EAC		STRUCTURAI	NNEN RESIDEN 2910 JASPER BLVD	IS ISI AI
	END CONNEC	TORS/HANGEF	S IN ACCOR	DANCE WITH	MPII'S.	STF	FINNEN 2910 J <i>i</i>	SUI I IVAN
	EXT WOOD SHEATI	RIGID INSUL	OR FOAM — ATION W/ ED EDGES		– EXT WOOD SHEATHING	JOB N		8
	NFIGURATION		BOX HEAD		RATION	DESIG		ĸ
I/MARK	HEA MAX SPAN			JACK STUDS EA END	6 KING STUDS EA END	DRAW DATE:		L 2/21
EXTERIOR WALLS			2x10	1	1 2	SCALE	: AS N	ΙΟΙ
	8'-0" 10'-0" 3'-6"	(2) 1 3/4" x (2) 1 3/4" x (2)	11 7/8" LVL	2 2 1	2 3 1		Ľ	
INTERIOR WALLS (LOAD BEARING)	6'-6" 8'-0"	(2) 2 (2) 1 3/4" x		2	2 2		FLOOR	
R-1	10'-0" SEE PLAN		2x12	2 2	2 2			
2-2 2-3 2-4	SEE PLAN SEE PLAN SEE PLAN	(2) 1-3/4"		2 3 2	2 4 3	ET TITLE:	- ING / NG PL	
8-5	SEE PLAN	(2) 1-3///"	x 14" LVL	2	5 LS50 EA SIDE T&B	SHEET	R CEII	
R-6 .TE IF REQ'D R-7		INSTALL AF	2x10 FTER 2FB-7 2x10	2	3		FLOOR CEILING / 2ND FRAMING PLAN	
TE IF REQ'D	SEE PLAN	INSTALL AF	TER 2FB-8 7-1/4" LVL +	2	4		1ST F	
R-9 TES:	SEE PLAN	(3) 1-3/4"	x 14" LVL	3	3			
R OPTION TO BE INSTALL	D MAKE SOLID ED BASED ON	WALL LOCATI	ON AND SPA	N UNLESS HE		SHEET	NO.	
LLY INDICAT G, AND SO C	ED ON PLAN. DN.	INDI FLOOR	ineaders A	NE SHOWN OF		S	-U ;	
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SHALL BE C	(INTERMEDIA	ACCORDANC	E WITH ALL A	-	OTES ON	DATE 02/21/24		
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FULL DEPTH	SOLID BLOCKI	NG BETWEEN	JOIST/TRUS					
CEILING IS I	PRESENT TO F	PROVIDE LATE	RAL BRACIN	G WHERE DO	UBLE PLATES			
	L BEAR FULLY PLAN, PROVI			GNED TO CAF	RY THE			
TIVE BEAM AS		UCTURAL MEN	IBERS WITH	TOILET FLAN	GES, TUB AND	NOIT		
AL, AND PLU		MENT AND FIX	TURES.			SCRIPTION CONSTRUCTION		
S STEEL FAS RPROOFING PT (OR COMI NAGE), PER ARCH) F	MEMBRANE (I POSITE) SLOP PERPENDICUL	PER ARCH) OV ED SLEEPERS AR TO SLEEPE	'ER PLYWOC LAID PARAL)d. Lel to slope		REVISION DESCRIPTION ISSUED FOR CONSTRUC		
ETRATE/DAN URATION IS AL REQUIRE	COATED FAST MAGE WATERF Shown For G Ments. Thes	PROOF MEMBR SENERAL REF SE DRAWINGS	ERENCE TO	WARRANT THI	E BUILDING	ON		
	I. ALL WATER CIFICATIONS A					SEAL:	11111111111111111111111111111111111111	
						A CONTRACT OF A	02/21/2 No. 29916	NA ANA
						A DE LE	TH CARO	
						CERTIFIC	· K.M. POWEI ENGINEERIN L.L.C. No.5285	
MARK	NOM. SIZE	VALL FRAMING	GRADE #2 SYP		EMARKS	ARTIC S	DF OF AUT	HORIC
WF-2x4 WF-2x6	2 x 4 2 x 6	16" OC 16" OC	(OR BETTE #2 SYP (OR BETTE	т	YP, UON	D 1Y PERSON, TION OF A DOCUMENT.	DRAWINGS AND E REPRODUCED IN PERMISSION FROM	IE SCALE ED SCALE JGS ARE
WF-2x8 NOTES:	2 x 8	16" OC	#2 SYP (OR BETTE	R)		S RESERVED AW FOR ANY PI THE DIRECTION ALTER THIS DOCI	VIC DRAWINGS T BE REPRODUC TEN PERMISSION	THIS DRAWING WAS PREPARED AT THE SCALE INDICATED. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE
1. STUD MA	RK INDICATES				E.		ITED OR ELECTRON UMENTATION MAY NO FORM WITHOUT WRIT POWELL ENGINEERING	IG WAS PREF IACCURACIES TRODUCED M
MARK	ME	BEAM (2FB) S	ENDC	ONNECTORS	/ REMARKS	COPYRIGHT 20 COPYRIGHT 20 UNLESS ACTI LICENSED EN	PRINTED OR ELECTRC DOCUMENTATION MAY N ANY FORM WITHOUT WRI K.M. POWELL ENGINEERIN	THIS DRAWIN INDICATED. IN MAY BE INT
2RIM-1 2RIM-2 2RIM-3	(2) 1-3/4	x 18" LVL 4" x 18" LVL 2x12	S	SEE TYPICAL	DETAIL			
2RIM-4	(2)) 2x12 18" LVL + 1/4"	SPAN PE	SEE TYPICAL ER PLAN, (2) M	DETAIL ITS16 STRAPS		- 0 Z	LLC FON, SC 29407
2FB-1 2FB-2	PLYWOOD	FLITCH PLATE 4" x 18" LVL	INST BEA	ALLING HEAD RS ON WALL I	EACH END		Πα	K.M. POWELL ENGINEERING, LLC 2225 ASHLEY CROSSING DRIVE, STE 202 CHARLESTON, SC 29407 0.0172727521 M. 0002 ASE 2014
2FB-3 2FB-4		4" x 18" LVL 4" x 18" LVL		2FB	ET, HUC416 AT ET, HUC416 AT			LL ENGIN DRIVE, STE 20
2FB-5 2FB-6) 2x12) 2x12		RS ON WALL I				
2FB-7) 2x12	SPAN PER	R PLAN, (2) MT	S16 EACH END, E INSTALLING		ΩZ Ш	K.I 2225 ASHLE
2FB-8	(2) 1-3/2	4" x 18" LVL		R PLAN, (2) MT	S16 EACH END, E INSTALLING			
2FB-9		4" x 18" LVL 4" x 14" LVL		BEAM	CANTILEVER ET, STRAP TO			
2FB-10 2FB-11		4" x 14" LVL	SPAN PE	IMN PER TYPI R PLAN, STRA PER TYPICAL I	P TO COLUMN		I CE) 29482
MARK		LR CEILING BI		CHEDULE		[URA	RESIDENC	ER BLVI
1CB-1	(3) 1-3/4" NOTES:	x 11-1/4" LVL	(2) MTS16 EAC	H END	STRUCTURAI	EN RE	2910 JASPER BLVD
	END CONNEC	IORS/HANGEF	IN ACCOR			ST	FINNEN	291 SULIVA
	EXT WOOD SHEATI	RIGID INSUL	OR FOAM — .ATION W/ ED EDGES		– EXT WOOD SHEATHING	JOB NO		
	FIGURATION		BOX HEAD		RATION	DESIG		ĸ
I/MARK	HEA MAX SPAN		LE ²	JACK STUDS EA END	KING STUDS	DRAW	N BY:	02/21
EXTERIOR	3'-6" 6'-6"	. ,	2x8 2x10	1 1	1 2	SCALE	: AS	S NOT
WALLS	8'-0" 10'-0"	(2) 1 3/4" x	9 1/4" LVL 11 7/8" LVL	2 2	2 3			
INTERIOR WALLS (LOAD	3'-6" 6'-6" 8'-0"	(2) 2	2x8 2x10 9 1/4" LVL	1 2 2	1 2 2		LOOR	
BEARING) R-1	10'-0" SEE PLAN	. ,	11 7/8" LVL 2x12	2	2 2		2ND FI	Z
2-2 2-3	SEE PLAN	(2) 1-3/4"	2x12 x 14" LVL 11-7/8" LVL	2 3	2 4	L TITLE:		IG PL
2-4	SEE PLAN	(2) 1-3/4"	x 14" LVL TER 2FB-1	2	3 5 LS50 EA SIDE T&B	SHEET	FLOOR CEILING / 2ND	RAMIN
2-6 TE IF REQ'D 2-7	SEE PLAN	INSTALL A	2x10 FTER 2FB-7	2	3		LOOR	Ť
-7 TE IF REQ'D	SEE PLAN SEE PLAN	INSTALL A	2x10 FTER 2FB-8 7-1/4" LVL + 0 HEADER	2	4 3		1ST FI	
-9 TES:	SEE PLAN		x 14" LVL	3	3			
R OPTION TO BE INSTALL) MAKE SOLID ED BASED ON	WALL LOCATI	ON AND SPA	N UNLESS HE		SHEET	NO.	
	ED ON PLAN.					S	5-0	15
						-		

SHEET O	SHALL BE (COMPLETED IN	TE FLOORS) P I ACCORDANCE LOWING NOTE	E WITH ALL /	-	E NOTES ON	DATE 02/21/24		
2. REFER TO 3. EXCEPT W	SHEET S-02 HERE SPEC	2 FOR PLAN AB	BREVIATIONS,	SYMBOLS, A	MINATED S	TUD COLUMNS			
. PROVIDE M	1INIMUM 3 1	/2" END BEARI	NG AT BEAMS,	UON.		PSON SDWC15600. LOAD BEARING			
FLOOR OR	CEILING IS	PRESENT TO	BOTTOM SUPP PROVIDE LATEI			WHERE NO DOUBLE PLATES			
BEAMS SHO	OWN ON TH		. BE ALIGNED W Y ON WALL PLA		AD BEARIN	G WALL ABOVE.			
TABULATE	D LOAD.		DE GIRDER TRI DEQUATE TO S						
ALTERNAT CONTRACT	IVE BEAM A	S INDICATED. ORDINATE STR		IBERS WITH	TOILET FLA	ANGES, TUB AND	N		
DATING DEC	K SYSTEM I	NOTES:	MENT AND FIXT				EVISION DESCRIPTION SUED FOR CONSTRUCTION		
STAINLESS TPO WATEI GLUED 2x F	STEEL FAS RPROOFING PT (OR COM	STENERS. G MEMBRANE (PER ARCH) OV	ER PLYWOC	D.		SION DES		
STAINLESS	PER ARCH) STEEL OR	COATED FAST	AR TO SLEEPE ENERS. PROOF MEMBR		HED W/ CO	NCEALED	REVISIO		
THIS CONFIGU CHITECTURA	JRATION IS AL REQUIRE IMPLY SUCI	SHOWN FOR (EMENTS. THES H. ALL WATER	GENERAL REFE SE DRAWINGS I PROOFING ELI	ERENCE TO IN NO WAY N EMENTS SH	WARRANT 1 ALL BE INS	THE BUILDING	SEAL:		
	IURAL SPE	CIFICATIONS	AND IN STRICT	ACCORDAN		1E MPII 3		TH CARO	-
							ALC SON	No. 29916	17
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							A C	TH CAROL	ANN T
							47 CERTIFICA	K.M. POWELL ENGINEERING, L.L.C. No.5285	drion AL
	MARK	NOM. SIZE	VALL FRAMING SPACING	GRADE	DULE	REMARKS	AR AR AR AR	TE OF AUTHOR	\\
	WF-2x4	2 x 4	16" OC	#2 SYP (OR BETTE #2 SYP		 TYP, UON			ARE
	WF-2x6 WF-2x8	2 x 6	16" OC 16" OC	(OR BETTE #2 SYP (OR BETTE	,		SERVED DR ANY PERSON DIRECTION OF A	L REPRODUCED IN SE REPRODUCED IN I PERMISSION FROM C. RED AT THE SCALE THE STATED SCALE	DRAWINGS
			S LOAD BEARIN D WALL STUD S	IG WALLS BI	ELOW.	ULE.	N OF LAW FC N OF LAW FC UNDER THE I	S PREPAREL S PREPAREL S PREPAREL S PREPAREL S PREPAREL	CED WHEN
			BEAM (2FB) Se				GHT 2023 ALL VIOLATION ACTING UN	M WITHCORE M WITHCON ELL ENGI AWING W	E INTRODUC
	MARK 2RIM-1		MBER x 18" LVL		CONNECTO	RS / REMARKS	COPYRIC IT IS A UNLESS	PRINTED PRINTED ANY FOR K.M. POW THIS DR.	MAY BE
	2RIM-2 2RIM-3		4" x 18" LVL 2x12	5	SEE TYPICA	AL DETAIL			1401
	2RIM-4 2FB-1	(3) 1-3/4" x) 2x12 18" LVL + 1/4" FLITCH PLATE	SPAN PI EACH E	ND, INSTAL) MTS16 STRAPS L BEAM BEFORE		K.M. POWELL ENGINEERING, LLC	
	2FB-2	(2) 1-3/4	4" x 18" LVL	BEA	RS ON WAL	ADER BELOW L EACH END CKET, HUC416 AT			
	2FB-3 2FB-4		4" x 18" LVL 4" x 18" LVL		2FE	3 CKET, HUC416 AT			URIVE, 31 F 4
	2FB-5 2FB-6) 2x12) 2x12			L EACH END			
	2FB-7) 2x12	SPAN PEI	R PLAN, (2) . BEAM BEF	MTS16 EACH END, ORE INSTALLING			
	2FB-8	(2) 1-3/4	4" x 18" LVL		BEAM BEF	MTS16 EACH END, ORE INSTALLING			
	2FB-9	(3) 1-3/4	4" x 18" LVL	(2) MTS	HEADER I 16 EACH EN BEA	ID, CANTILEVER			
	2FB-10		4" x 14" LVL	COLL	JMN PER TY	CKET, STRAP TO PICAL DETAIL RAP TO COLUMN		ш	482
	2FB-11		4" x 14" LVL	- F	PER TYPICA		RAL	ENC	SC 29
	MARK 1CB-1	BEA	T LR CEILING BE AM SIZE x 11-1/4" LVL	END C			CTU	RESI SPER	
	SCHEDULE	E NOTES:	TORS/HANGER		· · ·		STRUCTURAI	FINNEN F 2910 JAS	
		EXT WOOD						EIN	
1/2" AIR SPACE		SHEAT	RIGID	OR FOAM — ATION W/		EXT WOOD SHEATHING			
RIGID INSULATION W/ SEALED			SEALE	D EDGES			JOB N	0.:	8
EDGES SOLID H		NFIGURATION		BOX HEAD		GURATION	DESIG		k
LOCATION	/ MARK	HEA MAX SPAN	I HEADE		JACK STU EA END		DRAW DATE:		2'
	EXTERIOR	3'-6" c 6'-6"	(2) 2		1	1 2	SCALE	E: AS NO	דכ
CHOOSE ASED ON HEADER	WALLS	8'-0" 10'-0"	(2) 1 3/4" x (2) 1 3/4" x		2 2	2 3			
EAR SPAN UON	INTERIOR WALLS (LOAD	6'-6"	(2) 2	x10	1 2	1 2		FLOOR	
	BEARING)	8'-0" 10'-0" SEE PLAN	(2) 1 3/4" x (2) 1 3/4" x (2) 2	11 7/8" LVL	2 2 2	2 2 2			
		SEE PLAN SEE PLAN SEE PLAN	(2) 2	x12	2	2 2 4	TITLE:	IG / 21 BLAI	
HDR- HDR-	3		. ,	11-7/8" LVL	2	3 5	SHEET TII	EILIN	
HDR		SEE PLAN		, , , , , , , , , , , , , , , , , , , 	•	LS50 EA	ا س	ハマ	
HDR- HDR- HDR- HDR- HDR- HDR-	4 5 6	SEE PLAN	(2) 2	TER 2FB-1 x10	2	SIDE T&B		OR C FRA	
HDR HDR HDR HDR HDR HDR HDR HDR HDR	4 5 6 FE IF REQ'D 7	SEE PLAN	INSTALL AF (2) 2 INSTALL AF	TER 2FB-1 x10 TER 2FB-7 x10	2 2 2 2			- FLOOR C FRA	
HDR HDR HDR HDR HDR HDR HDR HDR HDR	4 5 6 FE IF REQ'D 7 FE IF REQ'D	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	INSTALL AF (2) 2 INSTALL AF (2) 2 INSTALL AF (2) 1-3/4" x 7 2x8 SOLID	TER 2FB-1 x10 TER 2FB-7 x10 TER 2FB-8 7-1/4" LVL + HEADER	2	SIDE T&B 3 4 3		1ST FLOOR CEILING / 2ND FRAMING PLAN	
HDR- HDR- HDR- HDR- HDR- MIT T&B PLA ⁻ HDR- MIT T&B PLA ⁻	4 5 6 7 FE IF REQ'D 7 7 FE IF REQ'D 8 9	SEE PLAN SEE PLAN SEE PLAN	INSTALL AF (2) 2 INSTALL AF (2) 2 INSTALL AF (2) 1-3/4" x 7 2x8 SOLID	TER 2FB-1 x10 TER 2FB-7 x10 TER 2FB-8 7-1/4" LVL + HEADER	2	SIDE T&B 3 4	SHEET		







ALLOWABLE CEILING JOIST SPAN TABLE MAX CLEAR SPAN JOIST SIZE & SPACING 2x6 @ 16" OC UP TO 10'-0" 2x8 @ 16" OC UP TO 14'-0" 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 FRAMING PLAN NOTES:

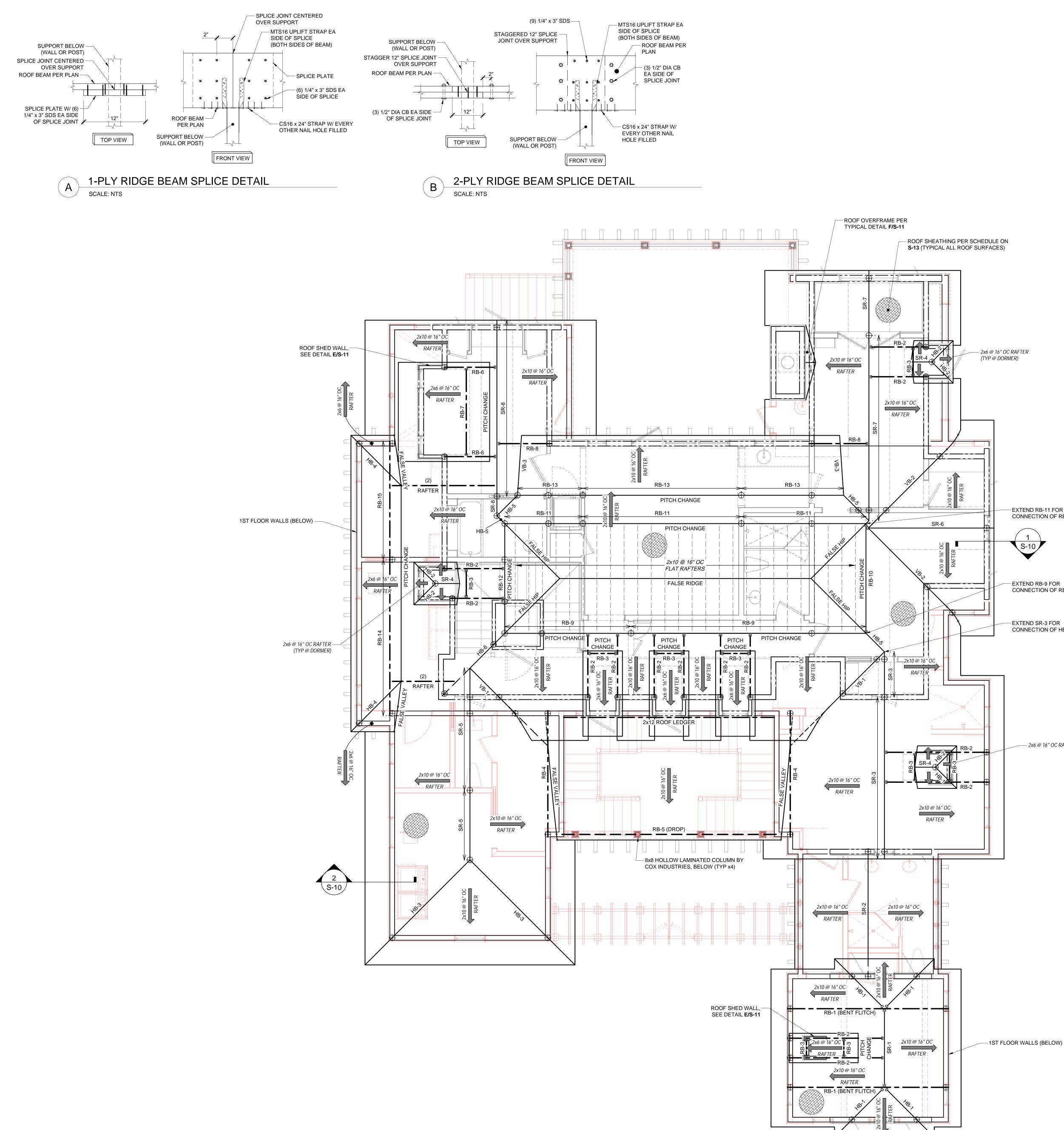
- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL A SHEET S-01 IN ADDITION TO THE FOLLOWING NOTES.
- 2. REFER TO SHEET S-02 FOR PLAN ABBREVIATIONS, SYMBOLS, A 3. PROVIDE BUILT-UP WALL STUD COLUMNS BELOW ALL SCHEDU WHERE SPECIFICALLY NOTED, PROVIDE MULTI-PLY LAMINATEI BEAMS. THE STUD COL SHALL MATCH OR EXCEED THE WIDTH AND BE SCREWED SECURELY IN PLACE USING (2) SIMPSON SE OTHERWISE NOTED IN BEAM SCHEDULE.
- 4. ATTACH ENDS OF OF ANY MULTI-PLY CEILING JOISTS OR BEAM PER DETAIL THIS SHEET UNLESS OTHERWISE NOTED IN THE B 5. WHERE POINT LOADS FROM ROOF SUPPORT COLUMNS LAND MINIMUM STUD PACK IN WALLS WITH EQUAL AMOUNT OF PLIE
- COLUMN. ANCHOR THE BASE OF THESE STUD PACKS TO THE SIMPSON SDWC15600 WOOD SCREW. 6. PROVIDE 3 1/2" END BEARING AT BEAMS, UON.
- 7. PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN CEILING JOI WALLS.
- 8. WHERE CEILING JOISTS RUN PARALLEL TO GABLE END WALLS OC IN THE FIRST TWO CEILING JOISTS BAYS NEAREST THE WA 9. BALLOON FRAME ALL WALLS FROM BOTTOM SUPPORT TO TOP FLOOR OR CEILING IS PRESENT TO PROVIDE LATERAL BRACIN
- WOULD OTHERWISE BE LOCATED. SEE PLAN FOR BALLOON FR 10. REFER TO TYPICAL CEILING AND ROOF FRAMING DETAILS. WH RIDGES (NSR) ARE USED, THE CEILING JOISTS SHALL FORM A ATTACHED TO RAFTER ENDS TO PREVENT THE SPREADING O JOISTS ARE NOT PARALLEL TO ROOF RAFTERS, WOOD SHEATH SHALL BE ATTACHED TO THE ENDS OF OPPOSING RAFTERS T TIE. WHEN STRUCTURAL RIDGES (SR) ARE USED, THE RAFTER SPREAD AND THE CEILING SYSTEM IS NOT REQUIRED TO ACT
- 11. CONTRACTOR TO COORDINATE STRUCTURAL MEMBERS WITH FLOOR DRAINS, DUCTWORK, RECESSED LIGHTING AND ALL OT ELECTRICAL, AND PLUMBING EQUIPMENT AND FIXTURES.

LEGEND	
+7'-6"	CEILING HEIGHT (PER ARCH DWGS)

2ND FLR CEILING BEAM (2CB) SCHEDULE						
MARK BEAM SIZE END CONNECTORS / REMARKS						
2CB-1 (3) 2x8 (2) MTS16 EACH END						
2CB-2 (3) 2x8 (2) MTS16 EACH ENE						
2CB-3	(3) 2x8	(2) MTS16 EACH END				
2CB-4 (4) 2x8 (2) MTS16 EACH END						
SCHEDULE NOTES: 1. INSTALL END CONNECTORS/HANGERS IN ACCORDANCE WITH MPII'S.						

_ APPLICABLE NOTES ON
, AND LEGENDS. DULED CEILING BEAMS. EXCEPT ED STUD COLUMNS BELOW TH OF THE SUPPORTED BEAM SDWC15600 UNLESS
AMS W/ SIMPSON SDWC15600 BEAM SCHEDULE.
D ON TOP OF WALLS, PROVIDE IES AS THE ROOF SUPPORT E SILL PLATE W/ (1) DIAGONAL
OISTS OVER LOAD BEARING
LS, PROVIDE BLOCKING @ 48" VALL. REFER TO TYP DETAILS. OP SUPPORT WHERE NO ING WHERE DOUBLE PLATES FRAME WALL LOCATIONS. WHEN NON-STRUCTURAL A CONTINUOUS TIE AND BE OF RAFTERS. WHERE CEILING THING OR METAL STRAPS TO PROVIDE A CONTINUOUS FRS ARE NOT PRONE TO T AS A CONTINUOUS TIE. TH TOILET FLANGES, TUB AND DTHER MECHANICAL,

DATE						
Ĺ	02/21/24					
REVISION DESCRIPTION	ISSUED FOR CONSTRUCTION					
NO. RE	0 ISS					
SE	AL:	TH ROZ	(21) 299 M.	PO	NY	Comp.
			POW NEER 		RIT	
COPYRIGHT 2023 ALL RIGHTS RESERVED	II IS A VICIATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSEE ENGINEER. TO ALTER THIS DOCUMENT,		ANY FORM WITHOUT WRITTEN PERMISSION FROM K.M. POWELL ENGINEERING, LLC.	THIS DRAWING WAS PREPARED AT THE SCALL	INDICATED, INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE PEDBODICED BY ANY MEANS LISE THE CRAPHIC	SCALE BAR TO DETERMINE THE ACTUAL SCALE.
				K.M. POWELL ENGINEERING. LLC	2225 ASHLEY CROSSING DRIVE, STE 202 CHARLESTON, SC 29407 O: 843-763-7864 M: 803-466-6611	KELSEY@PEofSC.COM www.PEofSC.com
	STRUCTURAL		EINNEN RESIDENCE	2910 JASPER BLVD	SULLIVAN'S ISLAND, SC 29482	
DE		N BY	<i>/</i> :	02 AS N	KI D 2/21,	
DA	ALE					
DA						
SHEET TITLE:						



2ND FLOOR WALLS SHOWN (BELOW)

PLAN NORTH

a 🔿	a 🛝	ALLOWABLE RA	FTER SPAN TABLE
RAFTER	BAFTER	MAX HORZ. SPAN "L"	RAFTER SIZE & SPACING
प्र		UP TO 10'-0"	2x6 @ 16" OC
4		UP TO 14'-0"	2x8 @ 16" OC
* *		UP TO 18'-0"	2x10 @ 16" OC
WITHOUT STRONG BACK	WITH STRONG BACK	NOTE: ROOFING IS ASHPALT SHINGLES OR METAL ROOF	

– 2x6 @ 16" OC RAFTER

(TYP @ DORMER)

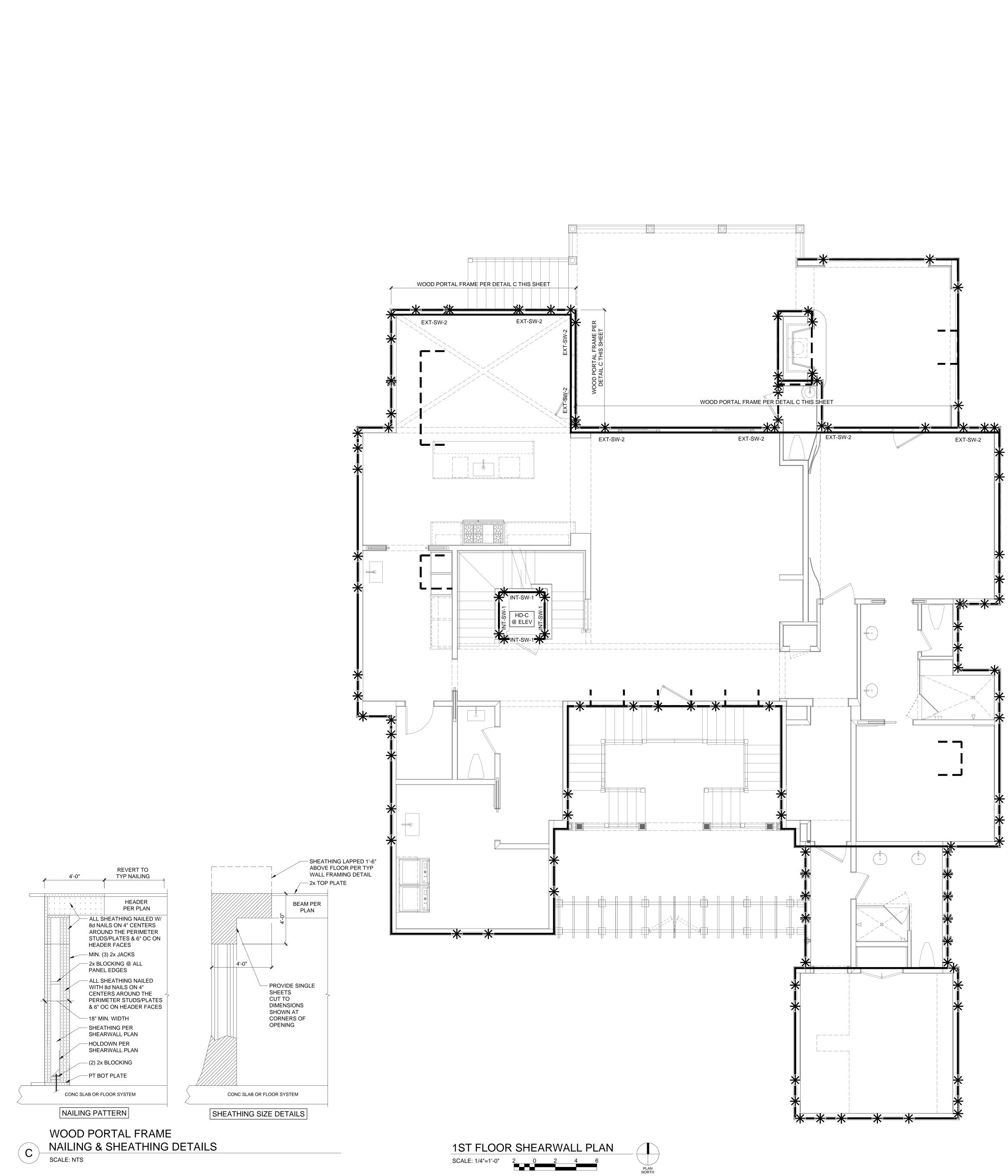
	MARK SR-1
	SR-2
- EXTEND RB-11 FOR CONNECTION OF RB-10	SR-3
	SR-4
 S-10	

 \checkmark EXTEND RB-9 FOR CONNECTION OF RB-10

- EXTEND SR-3 FOR CONNECTION OF HB-5

_____ 2x6 @ 16" OC RAFTER (TYP @ DORMER)

				щ <mark>2</mark> Ц
FTER SPAN TABLE RAFTER SIZE &			CE WITH ALL APPLICABLE NOTES ON TES.	DATE 02/21/24
SPACING 2x6 @ 16" OC	2. REFER TO SHEET S-	02 FOR PLAN ABBREVIATIONS		
2x8 @ 16" OC 2x10 @ 16" OC	DISCREPANCIES EX PLANS USED FOR C	IST BETWEEN REFERENCE W. ONSTRUCTION.	ALL LAYOUT AND THE ARCHITECTURAL	
ASHPALT SHINGLES	5. ALL ROOF FRAMING		2". IED AT THE ENDS TO RESIST UPLIFT NNECTORS SCHEDULE FOR HURRICANE	
	CLIP CONNECTOR C	DEPTIONS FOR VARIOUS ROOF CHALL BE LAID WITH THE STRE	FRAMING MEMBERS.	
		D THE SUPPORTS (I.E., LONG V ATHING TO FRAMING PER SHE	VAYS ACROSS SUPPORTS). EATHING ATTACHMENT SCHEDULE.	
	BEARING POINTS OF		OCOLUMNS BELOW ALL ROOF BEAM TO AT LEAST MATCH BEAM WIDTH. STRAP STRAPS.	
	9. PROVIDE (2) MTS16		DM OF ALL ROOF COLUMNS TO PROVIDE	7
		EAMS AS SHOWN IN DETAILS	ED TO OR STRAPPED TO FLOOR FRAMING TO PROVIDE CONTINUOUS LOAD PATH FOR	CRIPTION ONSTRUCTION
		ROOF FRAMING CONNECTION	N SCHEDULE ON THIS SHEET.	ISION DESCRIPTION UED FOR CONSTRUC
				N DES
				ISSUED
				Ö o
				SEAL:
				502/21/24 No. 29916
				No. 29916
				M. POWNING
				TH CAROL N.
				K.M. POWELL ENGINEERING, LL.C. No.5285 OF AUTHORITIE
				R LLC. No.5285
				PHONE OF AUTHORIZAN
				D VY PERSON, VY PERSON, TITON OF A INGC UMENT. INGC UMENT. RINGS AND SSION FROM SSION FROM SSION FROM MINGS ARE HE GRAPHIC L SCALE. L SCALE.
		ROOF BEAM	M SCHEDULE	RVED R ANY RECTIC HIS DO RAWING RAWING RMISSIG
	MARK	BEAM SIZE	END CONNECTORS / REMARKS HUC416 WITH 2-1/2" FASTENERS INTO	IC ALTER THE DIF F LAW FOR ER THE DIF TRONIC TER THE NOT BE R NOT BE R NUTTEN PEF RING, LLC. PREPARED D WHEN D D WHEN D MEANS, USI
	SR-1 SR-2	(2) 1-3/4" x 14" LVL (2) 1-3/4" x 9-1/4" LVL	RB (2) MTS16 EACH END	HT 2023 ALL RIGHT VIOLATION OF L/ ACTING UNDER OR ELECTRIO OR ELECTRIO MAY NO NTATION MAY NO NTATION MAY NO MAY NO MAY NO FELL ENGINEERING FELL ENGINEERING FELL ENGINEERING FELL ENGINEERING FELL ENGINEERING FOLDUCED V JUCED BY ANY MEA
	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	YRIGHT 2 S A VIOL ESS ACT ESS ACT FORM W
	SR-4	2x8	LUS26 AT RB, MTS16 AT ROOF POST, SEE END CONNECTION SCHEDULE	COF IT I NUNC ANY K.M. K.M. K.M. SCAF
	SR-5	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END, SEE DETAIL A/S-07 FOR 1-PLY RIDGE SPLICE, 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE	29407
		(2) 1-3/4" x 14" LVL	INTO HB, SPAN PER PLAN (2) MTS16 AT EXTERIOR WALL, HUC416	RING, LLC Generation, sc 2940: M
	SR-6		(2) MTS16 EACH END, SEE DETAIL	ER STE 202 CHARLES GPEOSIC COM PEOSIC COM PEOSIC COM PEOSIC COM
	SR-7	(2) 1-3/4" x 14" LVL	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	WELL F STRG DRIV
	HB-1	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH	K.M. POWELL E 0: 843-763-786 Kukeyê Keveyê
	HB-2	2x8	SIDE INTO RB SEE END CONNECTION SCHEDULE	
	HB-3 HB-4	1-3/4" x 11-7/8" LVL 2x8	SEE END CONNECTION SCHEDULE SEE END CONNECTION SCHEDULE	ļ
	HB-5 HB-6	2x12 (2) 1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE SEE END CONNECTION SCHEDULE	
	VB-1	1-3/4" x 11-7/8" LVL	SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH	N
		(2) 1-3/4" x 11-7/8" LVL	SIDE INTO RB SEE END CONNECTION SCHEDULE, 1/4" x 5" SDS SCREWS @ 2" OC EACH	AL VCE 0 29482
			SIDE INTO SR SEE END CONNECTION SCHEDULE,	STRUCTURAL FINNEN RESIDENCE 2910 JASPER BLVD JLLIVAN'S ISLAND, SC 2948
	VB-3	1-3/4" x 11-7/8" LVL (4) 2x10 + 1/2" STEEL	1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB SEE DETAIL H/S-11, (2) H2.5A AT	JCT RES ASPEF
	RB-1 	(4) 2x10 + 1/2 STEEL FLITCH PLATE (2) 2x10	EXTERIOR WALL LUS210-2 AT SR, (2) H2.5A AT	TRL
	RB-3	(2) 2x10 (2) 2x12	EXTERIOR WALL 1/4" x 5" SDS SCREWS @ 2" OC EACH SIDE INTO RB	STRUCTURA FINNEN RESIDEN 2910 JASPER BLVD SULLIVAN'S ISLAND, SC
	RB-4	(2) 1-3/4" x 14" LVL	(2) MTS16 EACH END	U)
	RB-5 RB-6	(3) 2x12 1-3/4" x 14" LVL	STRAP TO COLUMN PER TYP DETAIL HUCQ1.81/11-SDS EACH END	
	RB-7	(2) 2x10	(2) H2.5A AT EXTERIOR WALL, LUS210-2 AT SR (2) H2.5A AT EXTERIOR WALL, LUS210-2	JOB NO.: 8923
	RB-8	(2) 2x10	AT SR (2) MTS16 EACH END, SEE DETAIL	DESIGN BY: KMP
	RB-9	(2) 1-3/4' x 14" LVL	B/S-07 FOR 2-PLY SPLICE DETAIL, SPAN PER PLAN, EXTEND BEAM FOR CONNECTION PER PLAN	DRAWN BY: DAL
	RB-10	(2) 1-3/4' x 14" LVL	HUC416 EACH END (2) MTS16 EACH END, SEE DETAIL	DATE: 02/21/24 SCALE: AS NOTED
	RB-11	(2) 1-3/4' x 14" LVL	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 (2) MTS16 EACH SUPPORT, SPAN PER	
	RB-13 RB-14	(2) 1-3/4' x 14" LVL (2) 1-3/4' x 20" LVL	(2) MTS16 EACH SUPPORT, SPAN PER PLAN (2) MTS16 EACH END, SPAN PER PLAN	
	RB-14 RB-15	(2) 1-3/4' x 20" LVL	(2) MTS16 EACH END, SPAN PER PLAN (2) MTS16 EACH END, SPAN PER PLAN	A N
	SCHEDULE 1. INSTALL E		IN ACCORDANCE WITH MPII'S.	
		AMING - END CONNECTION S		
CONNECTION	LOCATION	CONNEC	TION REQUIREMENT AFTER AND TOP PLATES/BEAM EA	FRAM
2x6 & 2x8 RAFTERS TO 2x6, 2x8, & 2x10 RAFTE			U210 *OR* 4, 5, 6 16d TOENAILS	SHEET TITLE: ROOF FRAMING PLAN
	TO HIP/VALLEY BEAM	LRU26, LRU28, & LR	U210 *OR* 4, 5, 6 16d TOENAILS	
2x6, 2x8, & 2x10 RAFTER		LRU26, LRU28, OR LRU210 R	ESPECTIVELY W/ 16d INTO LEDGER AND	
2x6, 2x8, & 2x10 RAFTER 2x6, 2x8 OR 2x10 RAFTE INTO LEDGER OR		10d x 1 1/2" NAILS INT(O RAFTER INSTALLED PER MPII'S.	
2x6, 2x8 OR 2x10 RAFT	BLOCKED WALL	(2) CS16 COIL ST	TRAPS (1 EA SIDE OF CORNER)	
2x6, 2x8 OR 2x10 RAFT INTO LEDGER OR	BLOCKED WALL	(2) CS16 COIL ST 16d TOENAILS @ 2" OC, SUI PLAN. ATTACH EA HIP BEA		SHEET NO.



SHEARWALL PLAN LEGEND

EXT-SW-# INT-SW-# *

SHEARWALL PER SCHEDULE (BOLD LINE INDICATES SHEATHING SIDE)

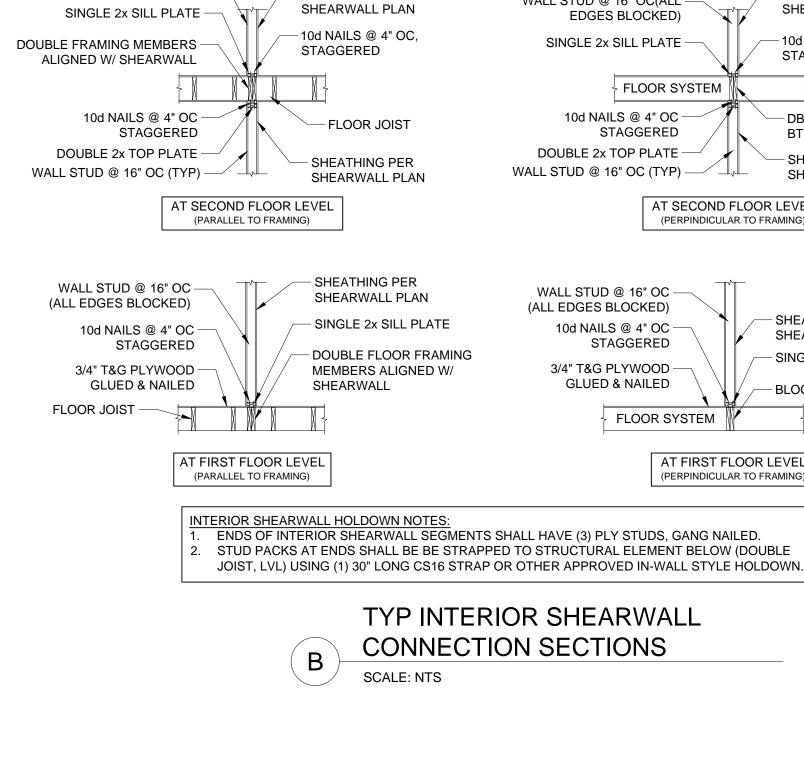
HOLDOWN PER DETAILS

	SHEARWALL SCH	EDULE
SHEARWALL TYPE	SHEATHING	FASTEN (EDGE/F
EXT-SW-1 (TYPICAL EXTERIOR)	TYPICAL SHEATHING AND SHEATHING ATTACHMEN WALL FRAMING D	T SCHEDUL
EXT-SW-2	TYP EXT WOOD SHEATHING ON <u>BOTH SIDES OF WALL</u>	4" OC EE & 4" OC F
INT-SW-1	7/16" OSB <u>ONE SIDE</u>	6" OC ED FIELI
INT-SW-2	7/16" OSB <u>BOTH SIDES</u>	6" OC ED(FIELI
SCHEDULE NOTE:		

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

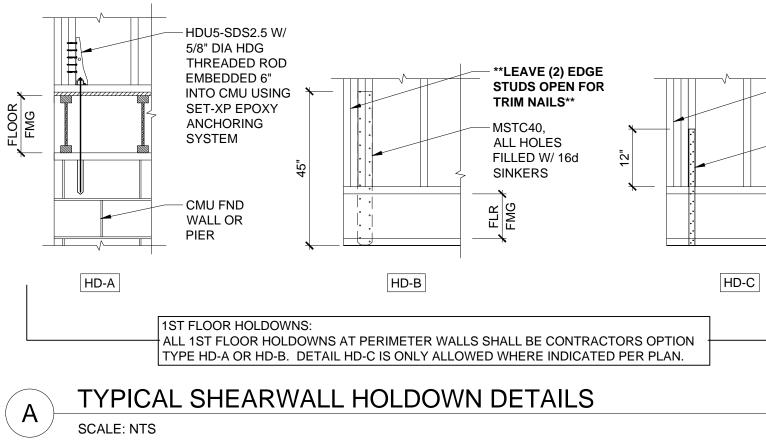
SHEARWALL HOLDOWN NOTES: REFER TO HOLDOWN DETAILS THIS SHEET FOR THE REQUIRED HOLDOWN TYPE & CONTRACTOR OPTIONS. WHEN HOLDOWNS ARE NOT SPECIFIED, PROVIDE NAILING AT EDGES OF OPENINGS AND WALL CORNERS PER TYPICAL DETAILS. INTERIOR SHEARWALL HOLDOWNS SHALL BE STRAPS CONNECTING THE BASE OF WALL TO THE FLOOR FRAMING BELOW PER INTERIOR SHEARWALL DETAIL. 8. INSTALL ALL ENGINEERED CONNECTORS AND HOLDOWNS PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS (MPII).

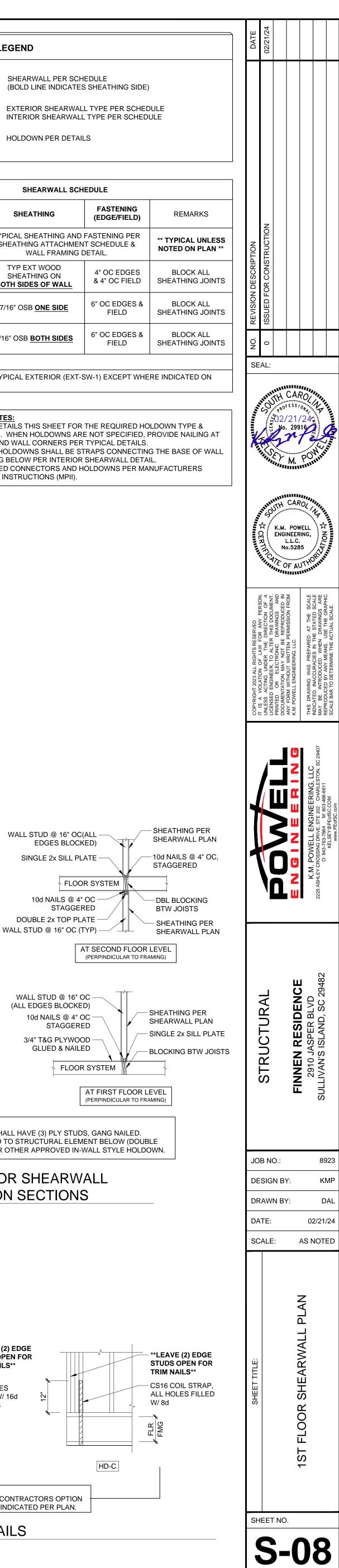
WALL STUD @ 16" OC(ALL —

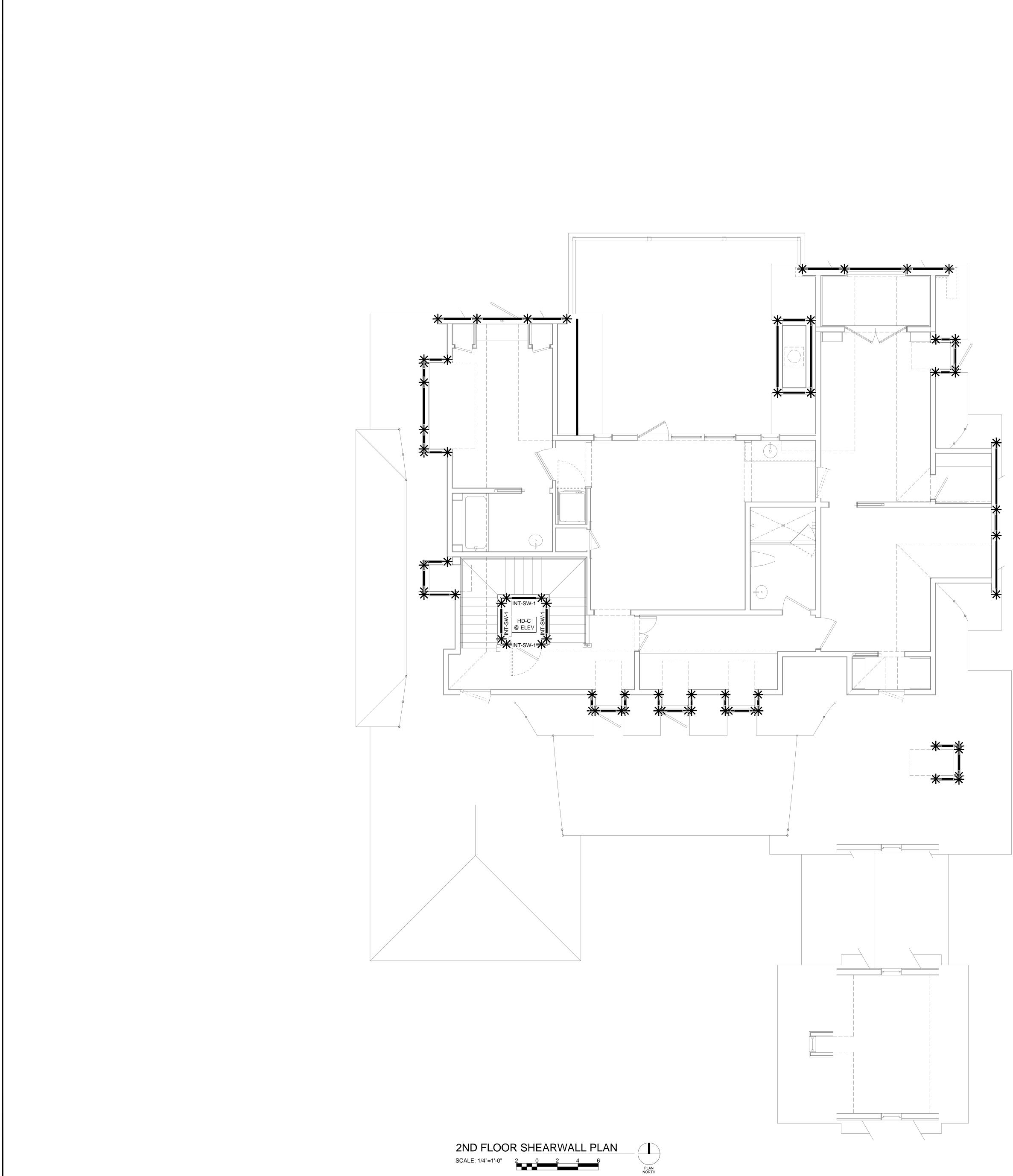


- SHEATHING PER

WALL STUD @ 16" OC — (ALL EDGES BLOCKED)

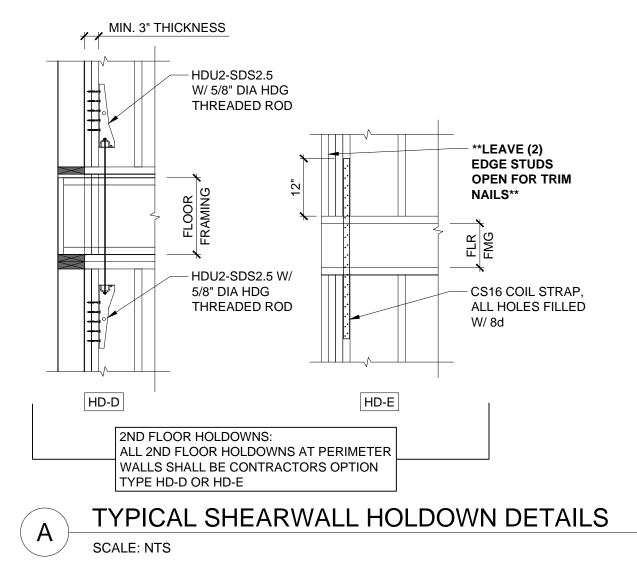


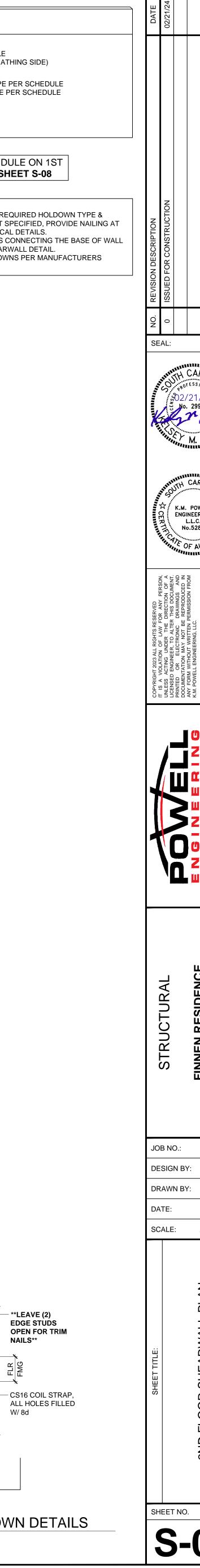




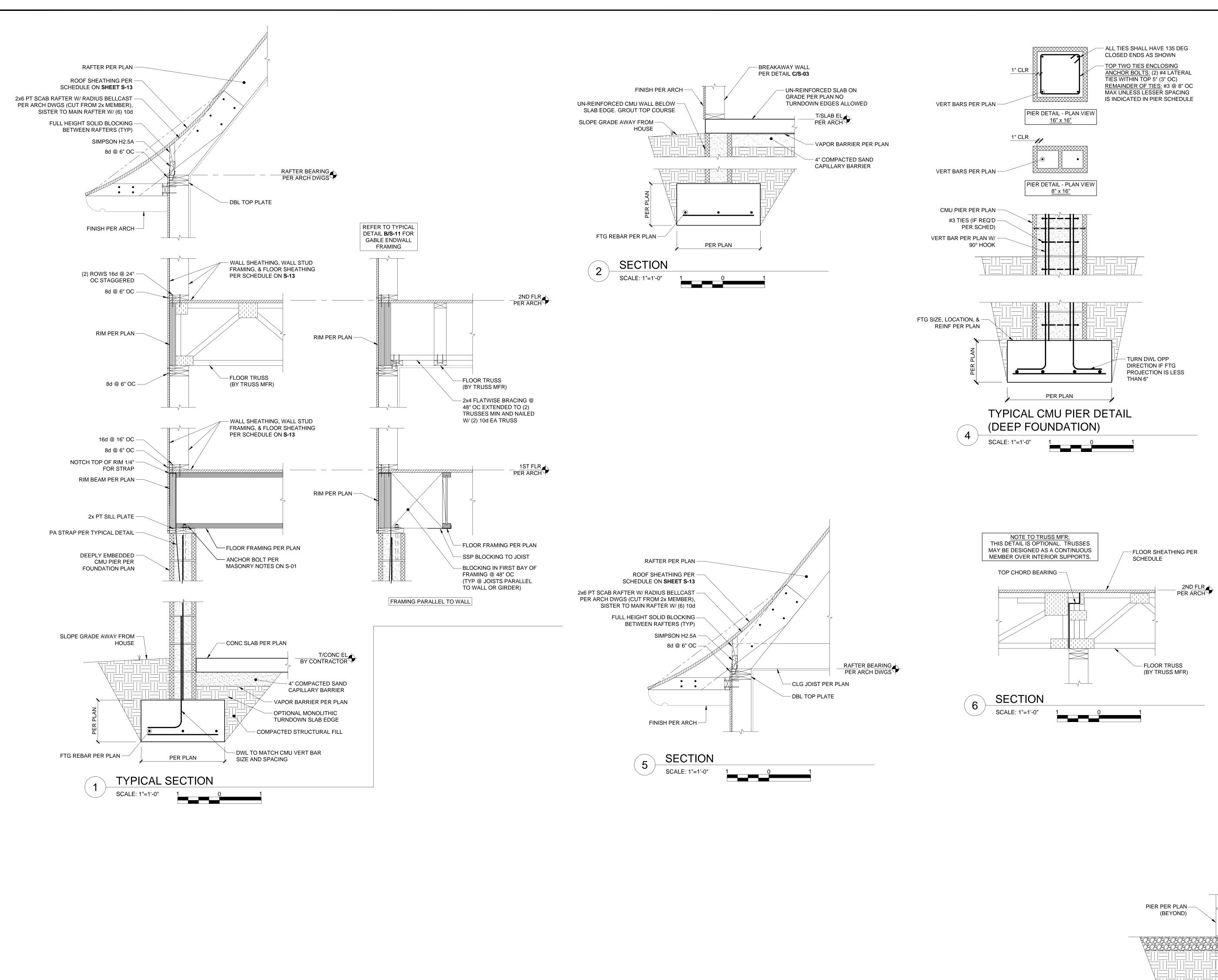
SHEARWALL PLAN	N LEGEND
	SHEARWALL PER SCHEDULE (BOLD LINE INDICATES SHEATHING
EXT-SW-# INT-SW-#	EXTERIOR SHEARWALL TYPE PER S
*	HOLDOWN PER DETAILS
	R TO SHEARWALL SCHEDULE

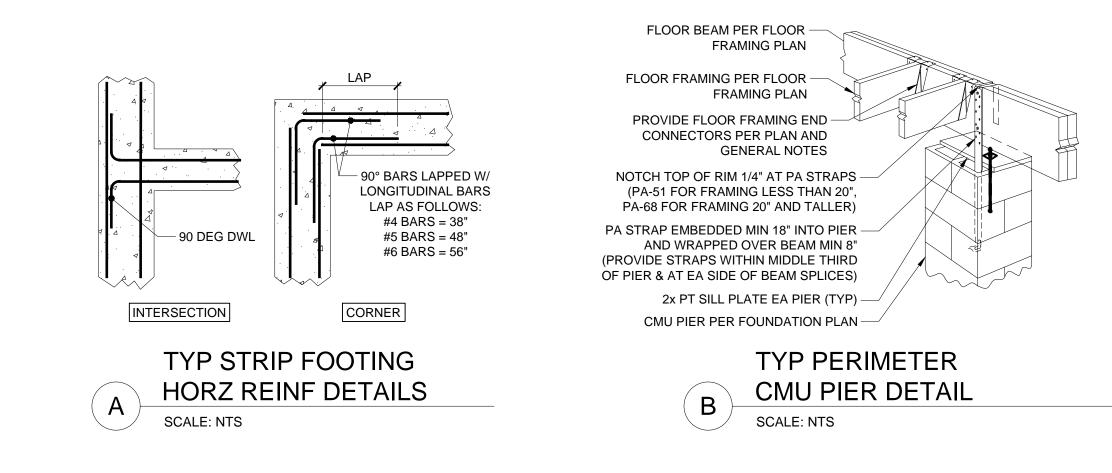
- SHEARWALL HOLDOWN NOTES:1. REFER TO HOLDOWN DETAILS THIS SHEET FOR THE REQUIRED HOLDOWN TYPE &
CONTRACTOR OPTIONS. WHEN HOLDOWNS ARE NOT SPECIFIED, PROVIDE NAILING AT EDGES OF OPENINGS AND WALL CORNERS PER TYPICAL DETAILS. 2. INTERIOR SHEARWALL HOLDOWNS SHALL BE STRAPS CONNECTING THE BASE OF WALL TO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

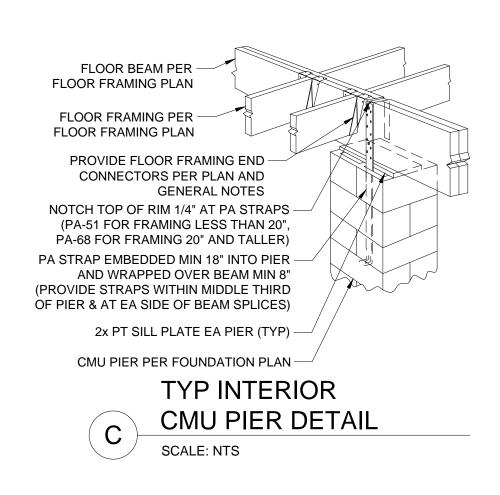


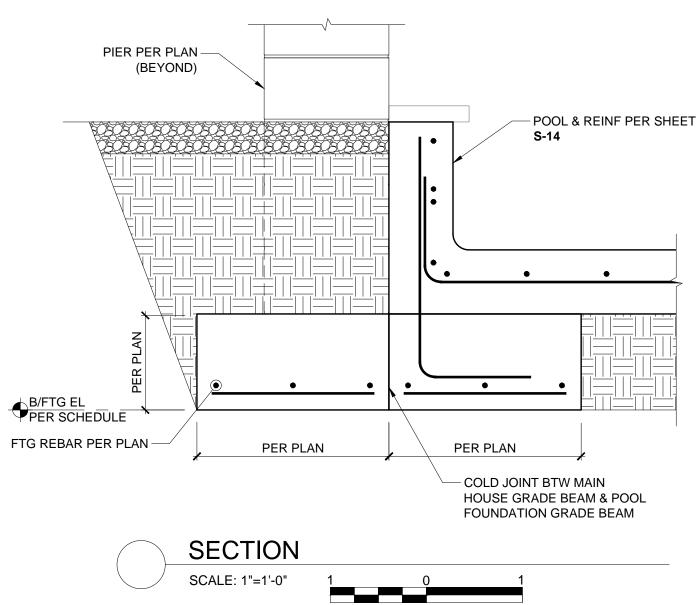




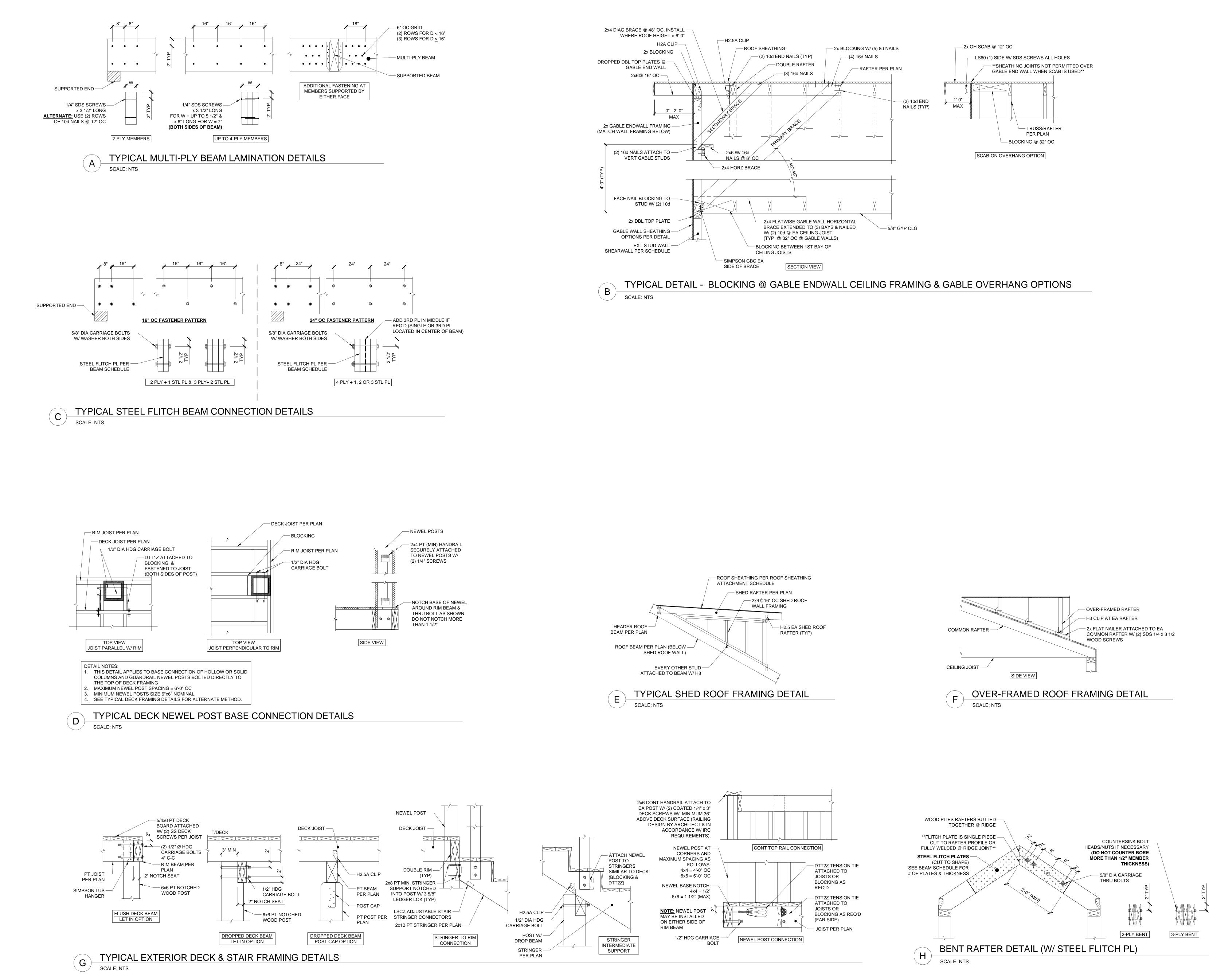


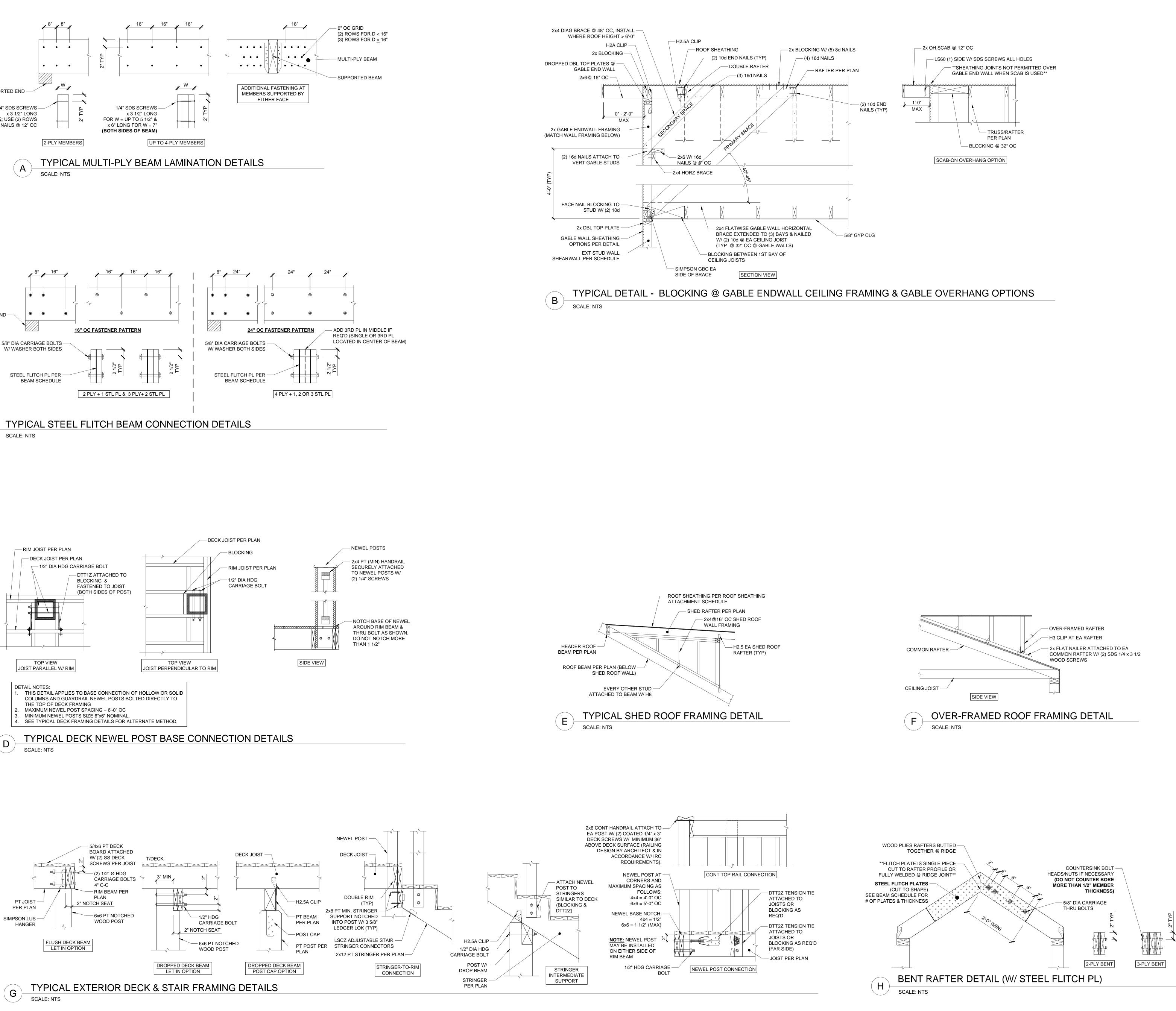


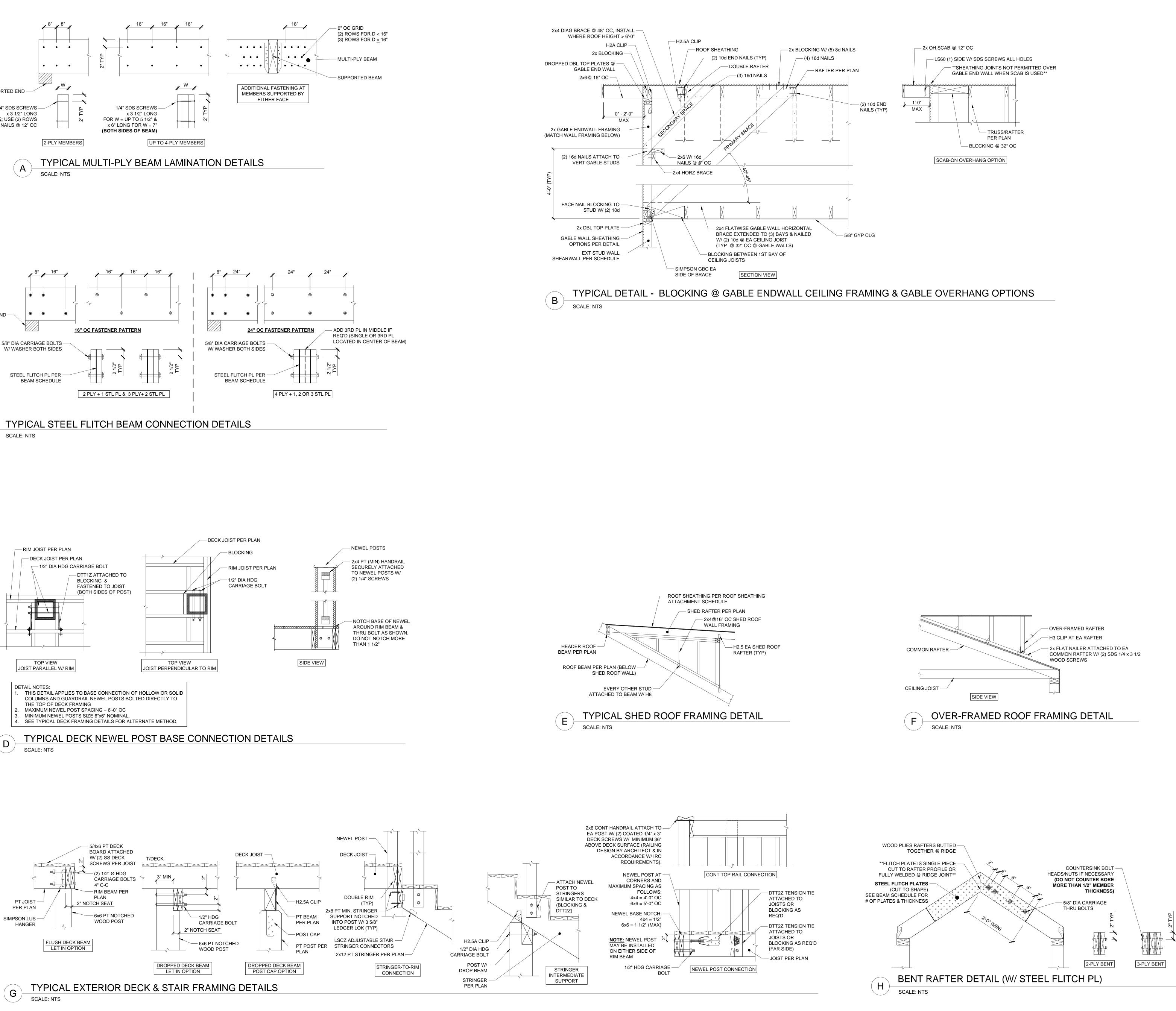




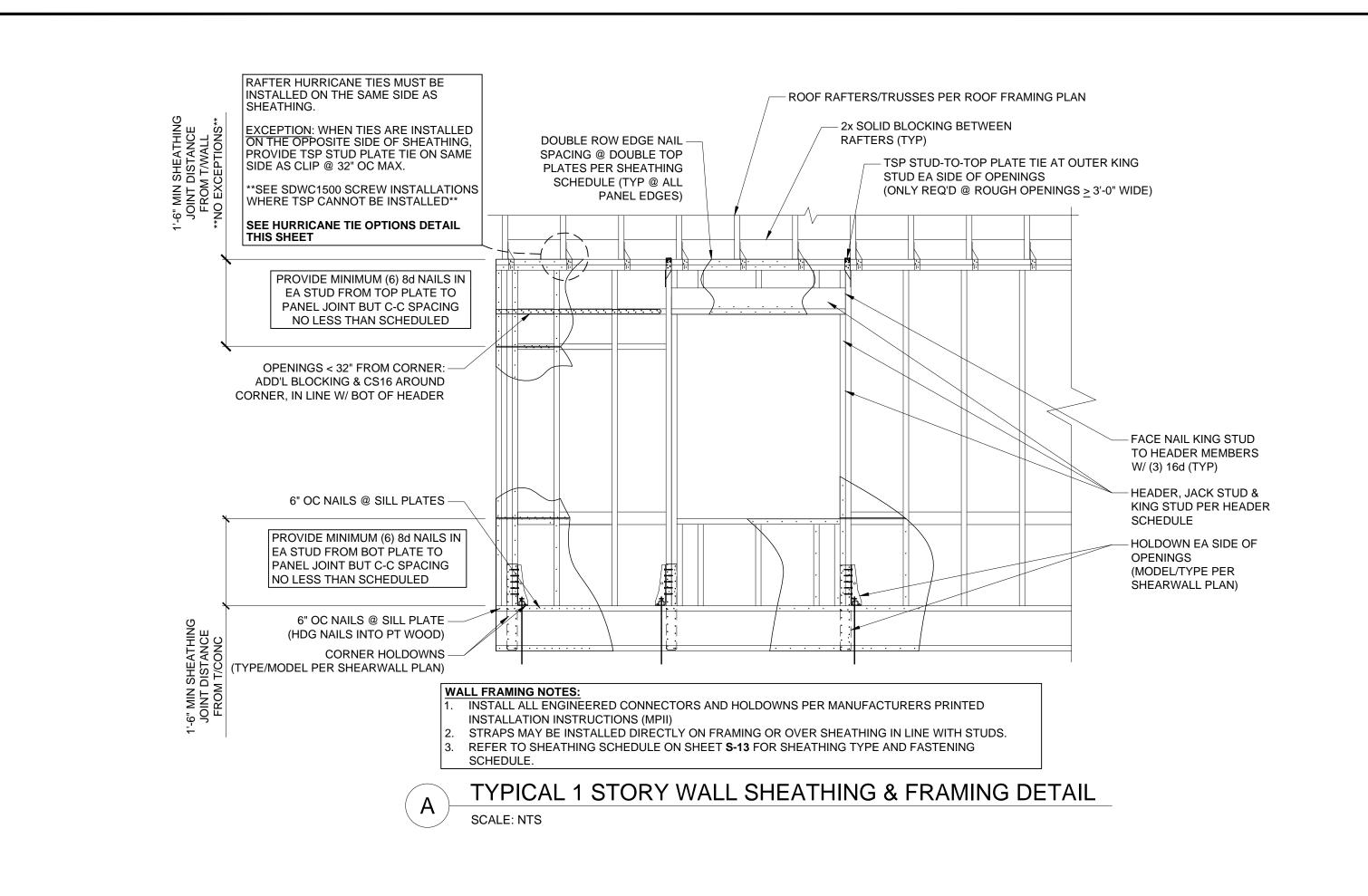


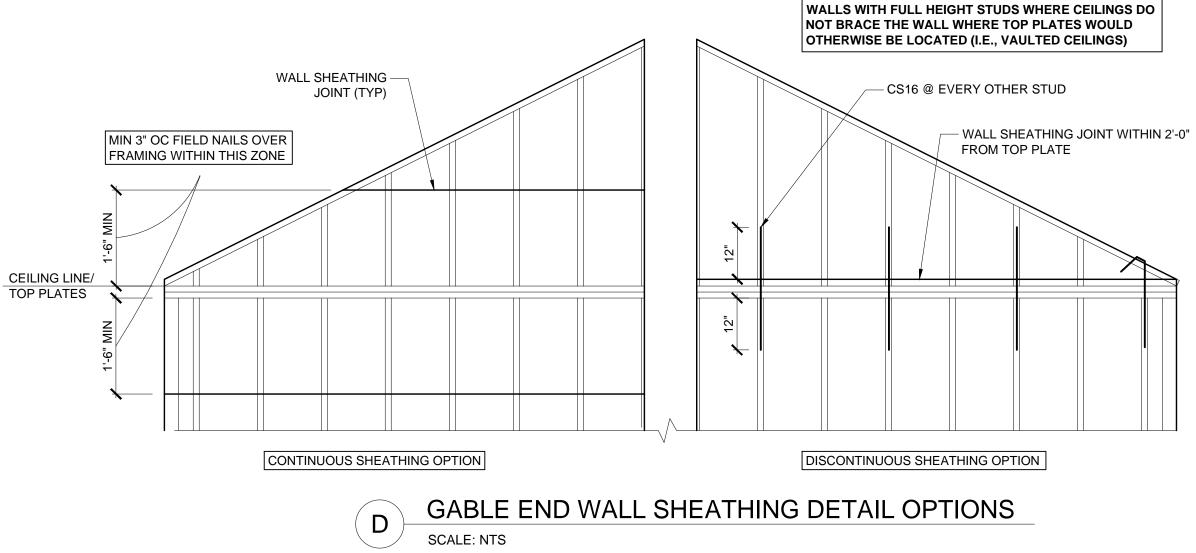




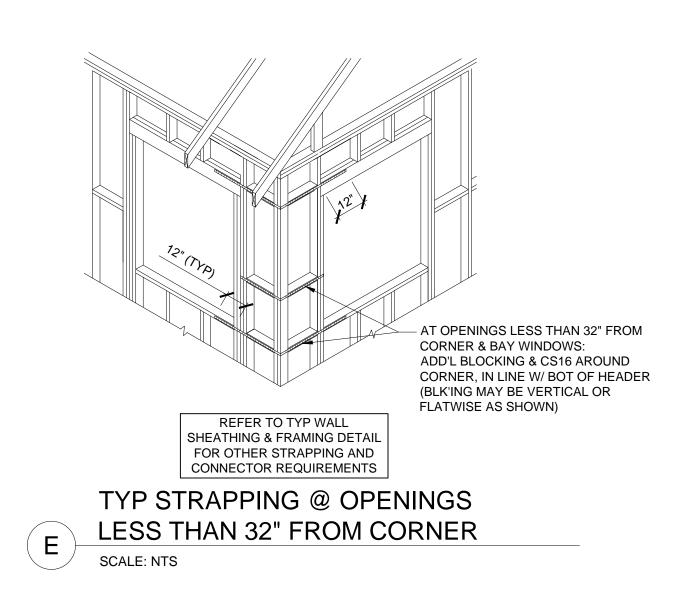


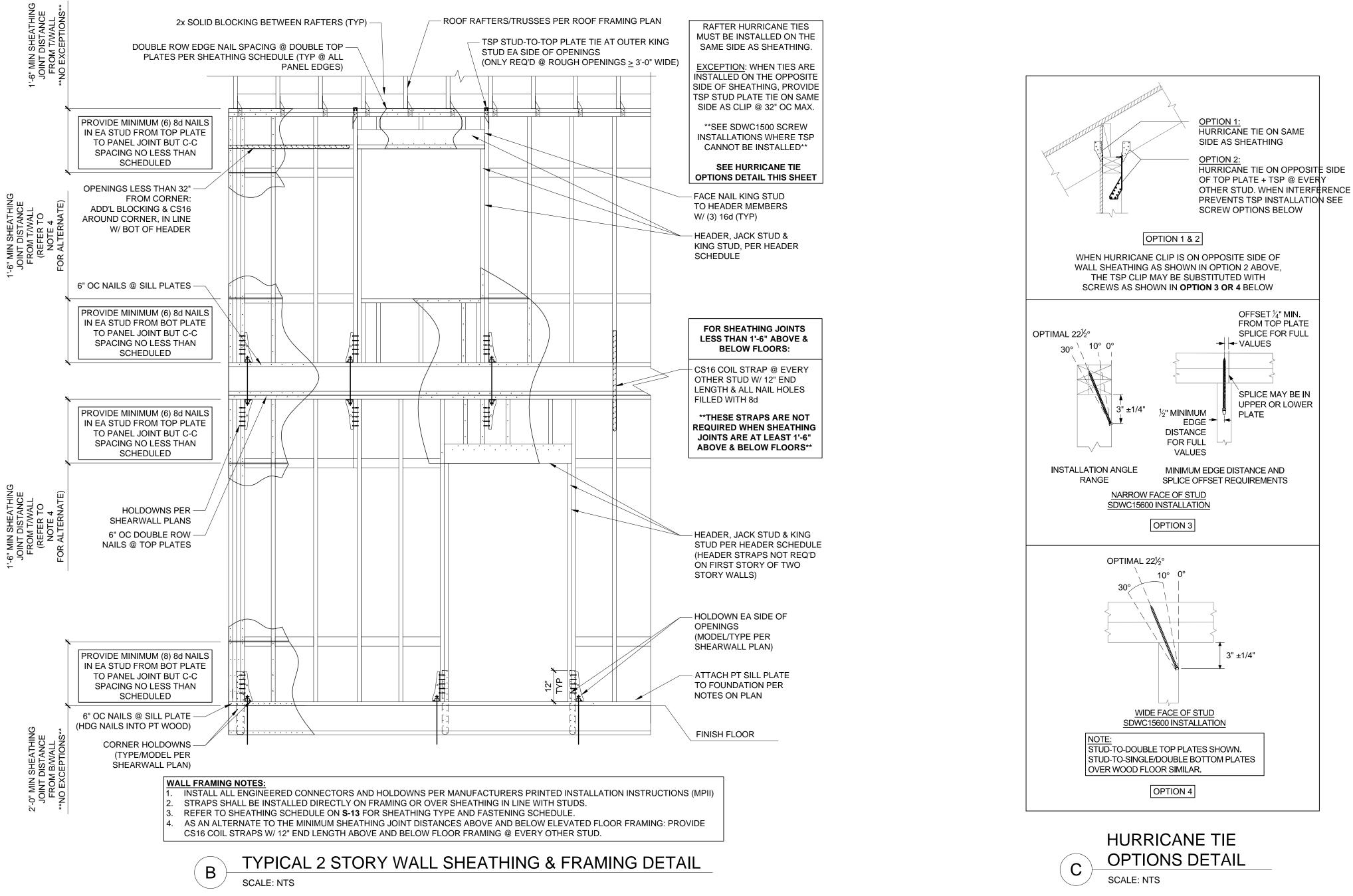


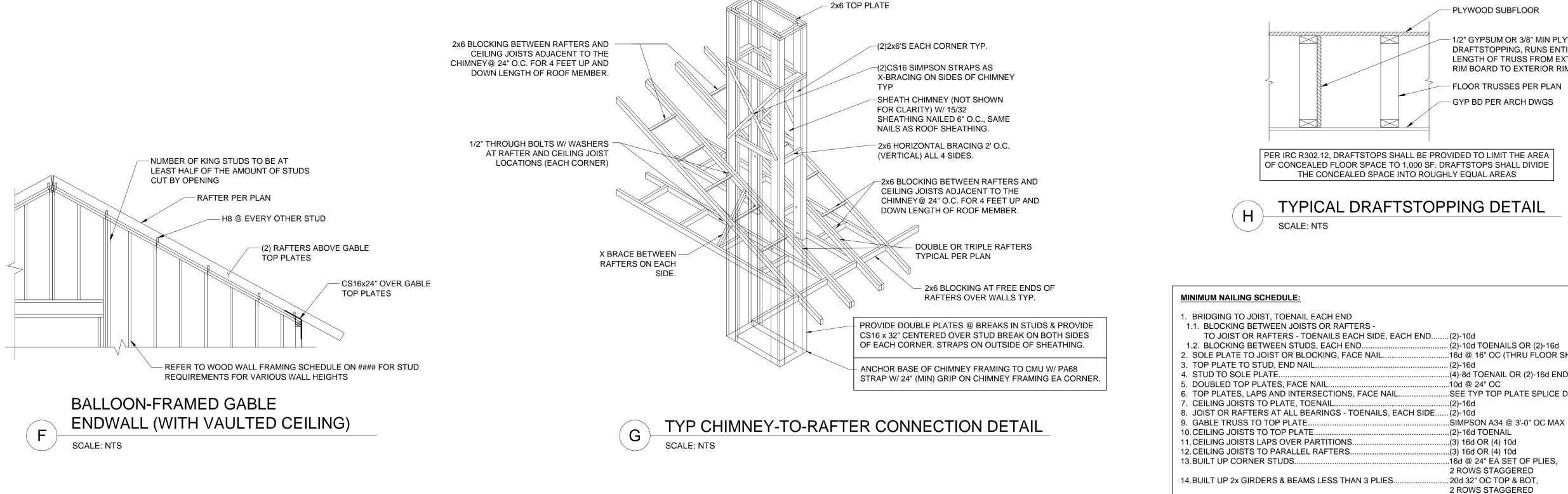


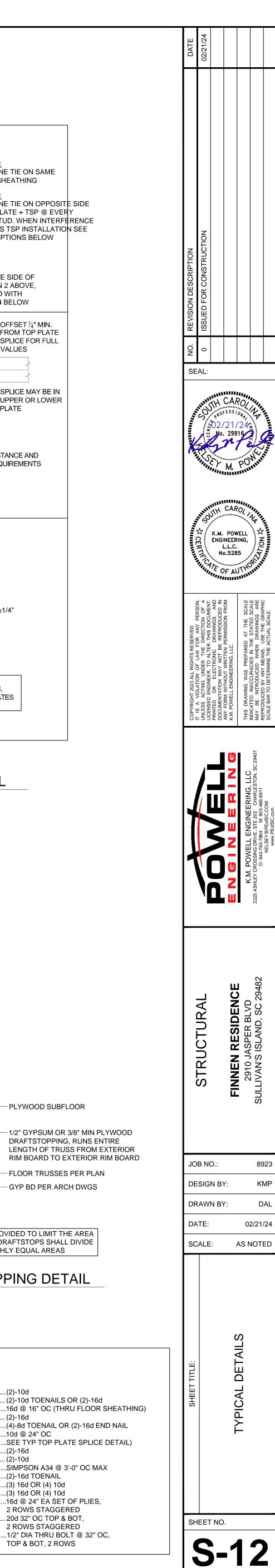


IMPORTANT NOTE: BALLOON FRAME GABLE END

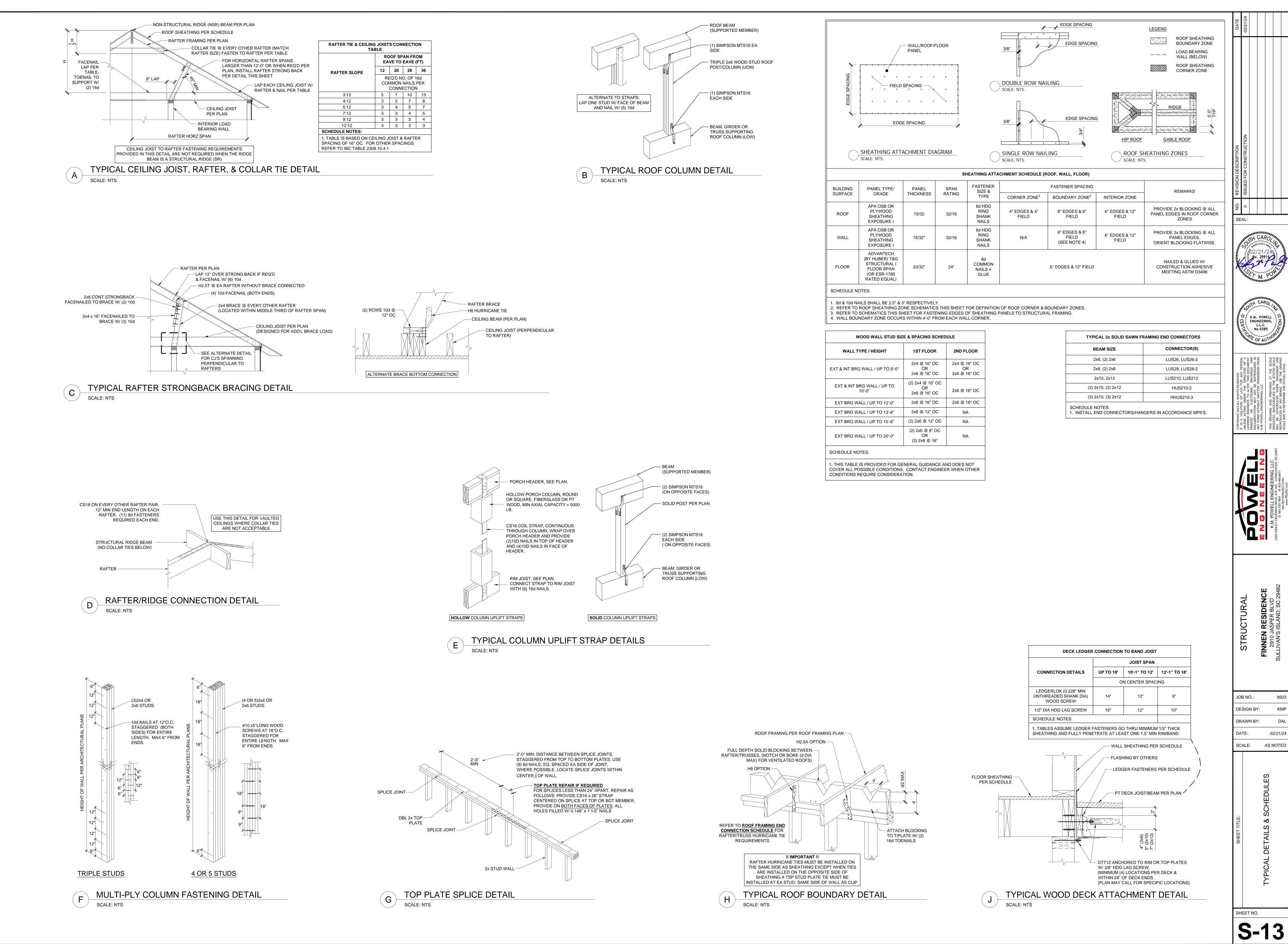


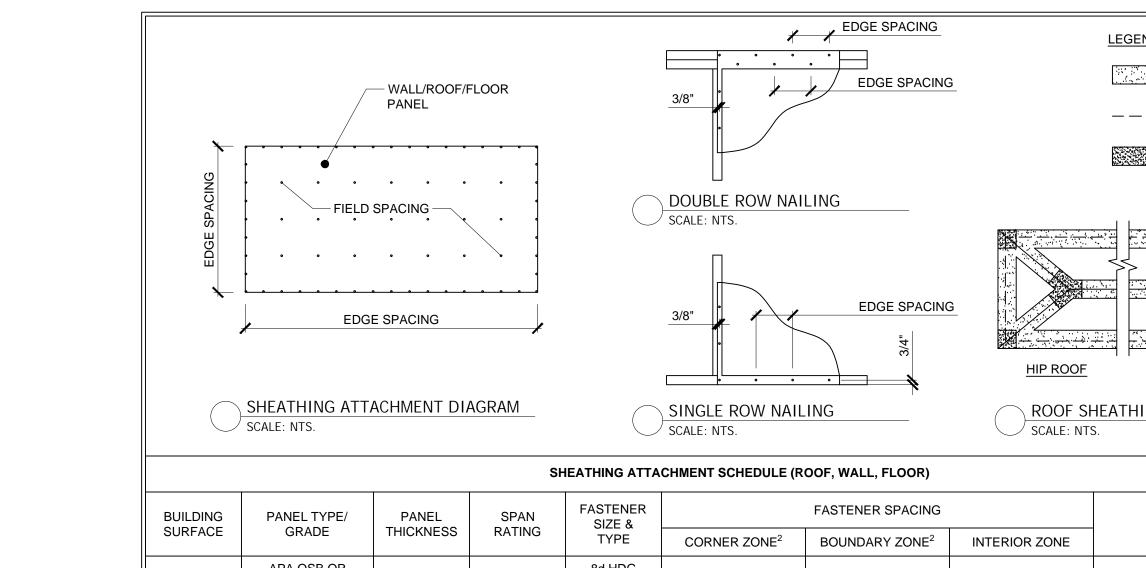






15.BUILT UP 2x GIRDERS & BEAMS MORE THAN 3 PLIES

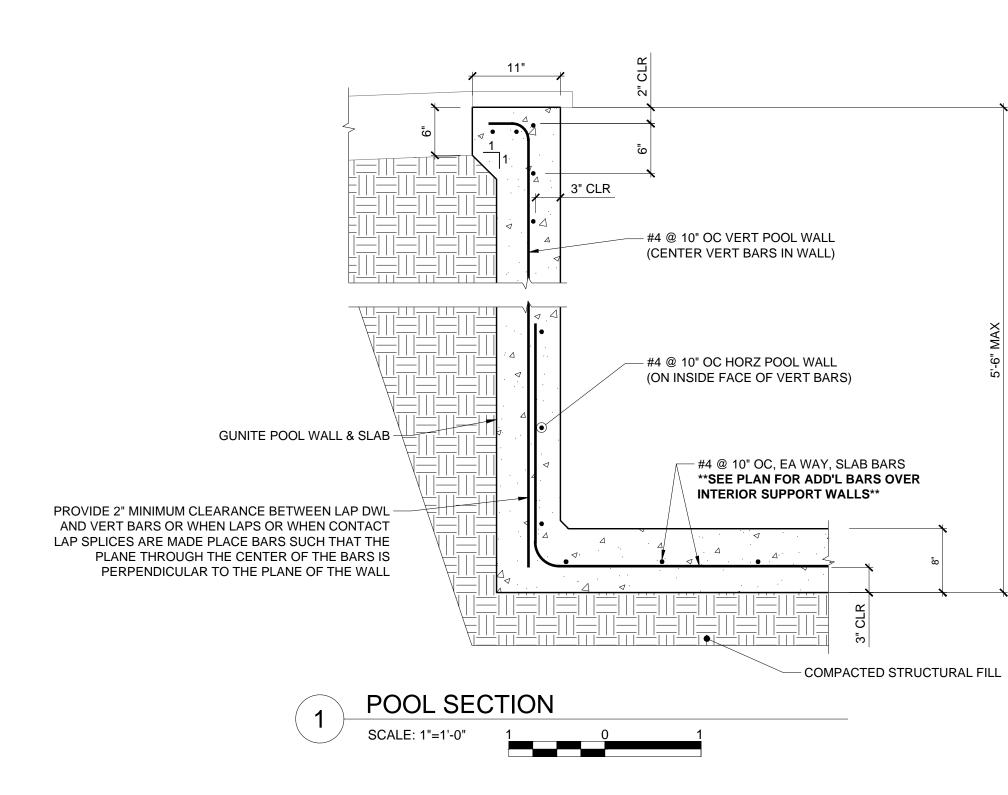




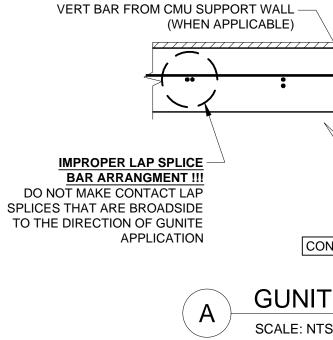
	EXPOSURE I			NAILS				
WALL	APA OSB OR PLYWOOD SHEATHING EXPOSURE I	15/32"	32/16	8d HDG RING SHANK NAILS	N/A	6" EDGES & 6" FIELD (SEE NOTE 4)	6" EDGES & 12" FIELD	PRO ORIE
FLOOR	ADVANTECH (BY HUBER) T&G STRUCTURAL I FLOOR SPAN (OR ESR-1785 RATED EQUAL)	23/32"	24"	8d COMMON NAILS + GLUE		6" EDGES & 12" FIELD		co

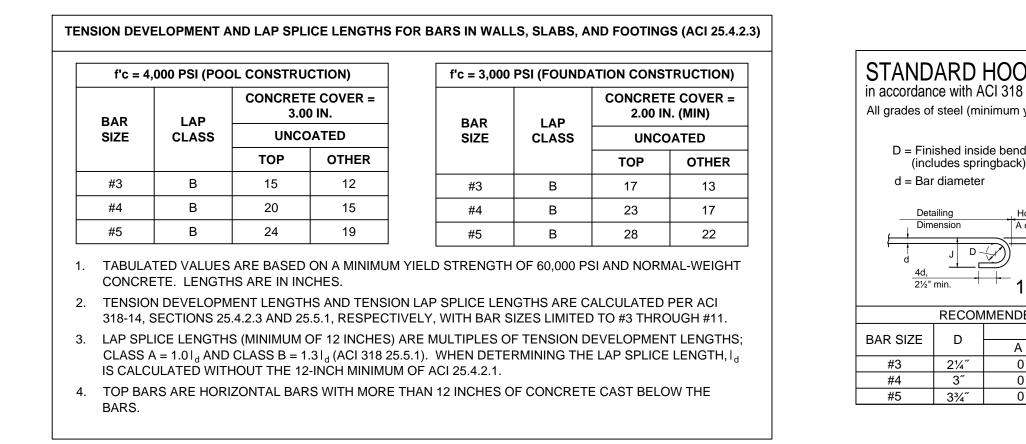
WOOD WALL STUD SIZ	E & SPACING SCHED	ULE
WALL TYPE / HEIGHT	1ST FLOOR	2ND FLOOR
EXT & INT BRG WALL / UP TO 9'-0"	2x4 @ 16" OC OR 2x6 @ 16" OC	2x4 @ 16" OC OR 2x6 @ 16" OC
EXT & INT BRG WALL / UP TO 10'-0"	(2) 2x4 @ 16" OC OR 2x6 @ 16" OC	2x6 @ 16" OC
EXT BRG WALL / UP TO 12'-0"	2x6 @ 16" OC	2x6 @ 16" 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) 2x8 @ 16"	NA
SCHEDULE NOTES:		
1. THIS TABLE IS PROVIDED FOR GE	NERAL GUIDANCE AI	ND DOES NOT

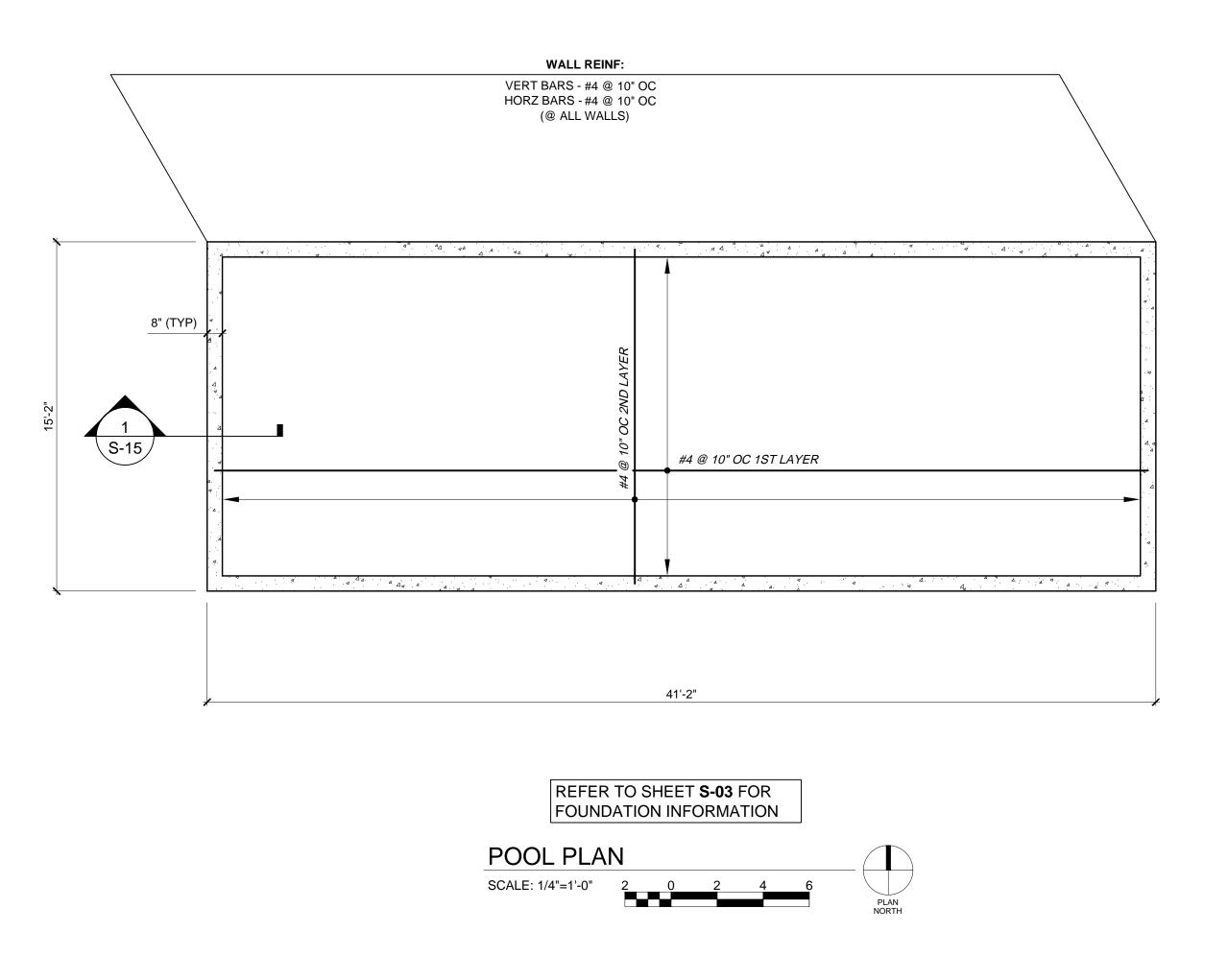
TYPICAL 2x SOLID SAWN F	RAMING E
BEAM SIZE	
2x6, (2) 2x6	
2x8, (2) 2x8	
2x10, 2x12	
(2) 2x10, (2) 2x12	
(3) 2x10, (3) 2x12	
SCHEDULE NOTES: 1. INSTALL END CONNECTORS/HAN	IGERS IN A

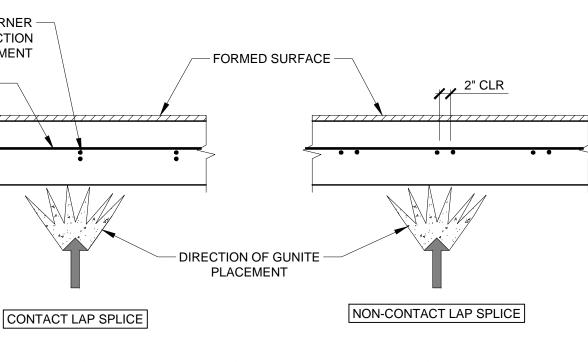


POOL WALL VERT BARS & BASE CORNER — BARS STACKED PARALLEL TO DIRECTION OF GUNITE PLACEMENT

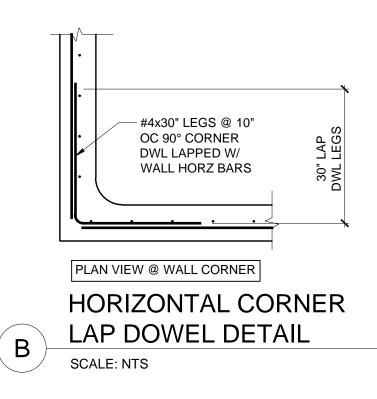




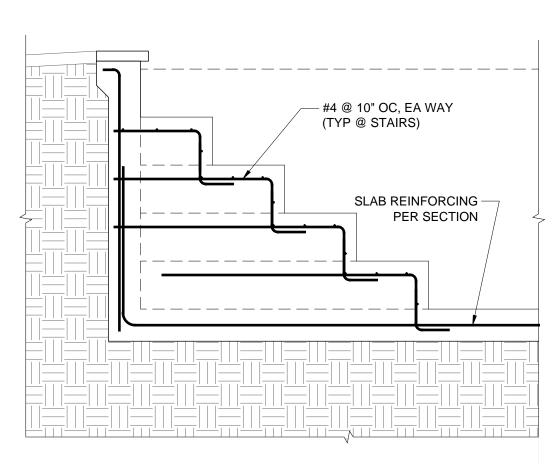








OK DEI	TAILS			AST	M S	ΓΑΝΕ)ARC) REI	NFO	RCIN	NG B	AF
8 Building (n yield streng	Code			(in		inside be springba eter		neter	6	6 for #3 6 for #9	end diam 6 through 9, #10 an 14 and #	#8 d #
nd diameter k)	ACI 318 min. b 6d for #3 thr 8d for #9, #1 10d for #14 a	ough #8 0 and #11		6d for #3, 12d for #6	, #7, #8	-D		R	<u> </u>	Hook A or G		\checkmark
Hook A or G	Detailing Dimensio			Detailing Dimension		<u>or G</u> 1 90°	Detailing Dimension		∽∿ 35°	Detailing Hoo		 13
180°	90° –				-						MENDE STIRRU	
DED END H	OOK DIMENSIO	NS			DIN	IENSIO	NS		TIE F	HOOK E	DIMENS	ION
180° H	OOKS	90° HOOKS		BAR	D	90°		135°	BAR	135° S	EISMIC	HC
A or G	J	A or G		SIZE	U	A or G	A or G	Η*	SIZE	D	A or G	ł
0´- 5″	0′- 3″	0′- 6″		#3	1½″	0′-4″	4″	21⁄2″	#3	1½″	4¼″	4.
0´- 6″	0′- 4″	0′- 8″		#4	2″	0′- 4½″	4½″	3″	#4	2″	4½″	
0′-7″	0′- 5″	0′- 10″]	#5	21⁄2″	0′- 6″	5½″	3¾″	#5	21⁄2″	5½″	3

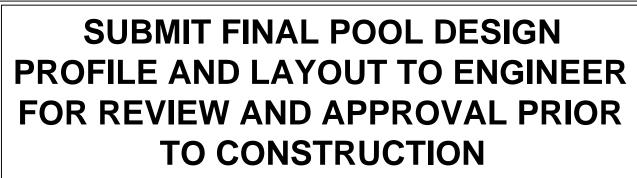


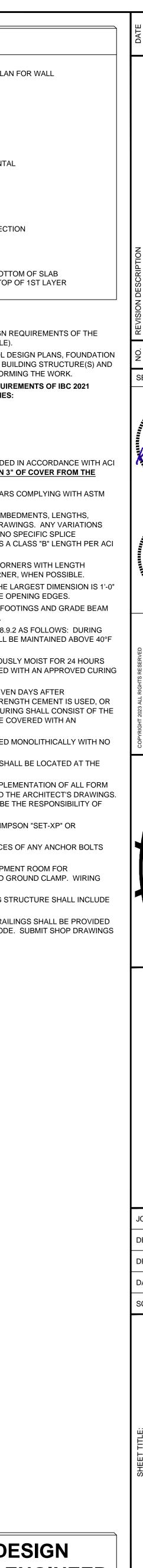


PLAN LEGEND	
	GUNITE POOL WALL (REFER TO PL/ REINFORCING REQUIREMENTS
(W#)	WALL NUMBER DESIGNATION
	FAUX VANISHING EDGE
WALL REINF: VERT BARS - #_@ _" OC HORZ BARS - #_@ _" OC (LOCATION)	POOL WALL VERTICAL & HORIZONT REINFORCING SIZE & SPACING
	POOL DEPTH LINE
#_ @ " OC (1ST LAYER) #_ @ " OC (2ND LAYER)	- REBAR COVERAGE/SPACING DIREC
	- ACTUAL REBAR SPAN (SIZE/SPACING PER PLAN)
	1ST LAYER = 1ST REBAR FROM BO 2ND LAYER = REBAR LAID OVER TO

POOL CONSTRUCTION NOTES:

- THESE PLANS SHALL BE USED FOR THE STRUCTURAL DESIGN REQUIREMENTS OF THE POOL STRUCTURE AND ITS FOUNDATIONS (WHEN APPLICABLE).
 COORDINATE AND VERIEVALL DIMENSIONS SHOWN ON POOL DESIGN PLANS. FOUNDATIONS
- 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.
 GUNITE/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 SPLICE 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 SPLICE DIMENSIONS ARE PROVIDED, THE SPLICE SHALL BE SIZED AS A CLASS "B" LENGTH PER ACI 318, SECTION 12.15.
- 7. 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"
 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.9. WET (NOT FLOOD) ALL FORMS, REBAR AND BOTTOM OF ALL FOOTINGS AND GRADE BEAM
- EXCAVATIONS IMMEDIATELY PRIOR TO PLACING CONCRETE.
 10. 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.
 - <u>INITIAL CURING</u>: SHOTCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.
- <u>FINAL CURING</u>: 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.
- 11. EACH ELEMENT OF THE STRUCTURE SHALL BE CONSTRUCTED MONOLITHICALLY WITH NO COLD JOINTS ALLOWED.
- 12. 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.
- ALL TEMPORARY SHORING AND BRACING REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.14. FOR EPOXY IN PLACE BOLTS OR REINFORCING BARS, USE SIMPSON "SET-XP" OR
- APPROVED EQUAL. 15. WIRE BRUSH CLEAN AND LIGHTLY OIL ALL EXPOSED SURFACES OF ANY ANCHOR BOLTS AFTER CONCRETE PLACEMENT.
- 16. GROUND WIRE: #8 COPPER SOLID SINGLE STRAND TO EQUIPMENT ROOM FOR CONNECTION TO PUMP. ATTACH TO REBAR WITH APPROVED GROUND CLAMP. WIRING SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- FINISHES APPLIED TO EXTERIOR OF POOL AND SUPPORTING STRUCTURE SHALL INCLUDE A DRAINAGE MAT AND WEEP SCREED FOR DRAINAGE.
 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.



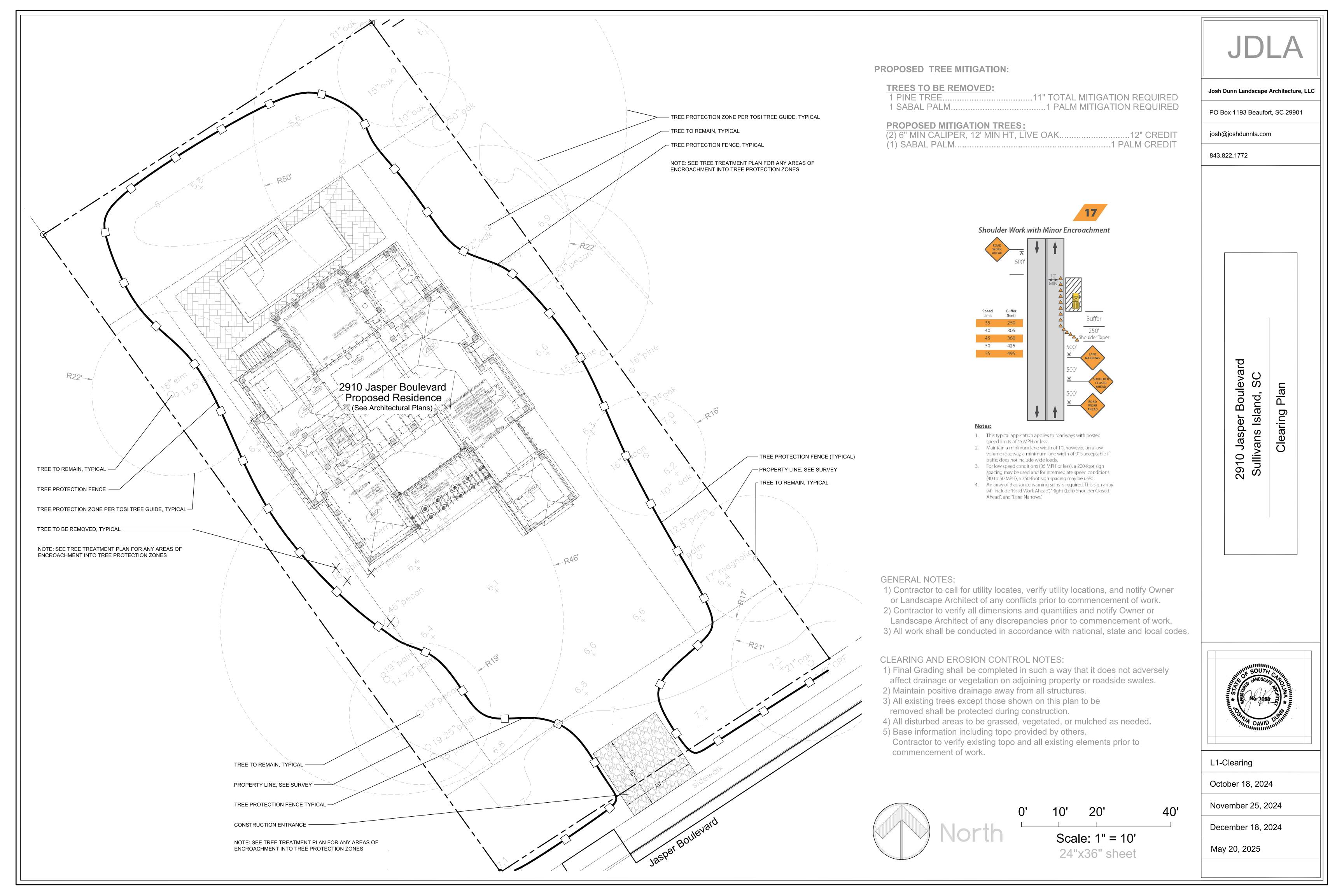


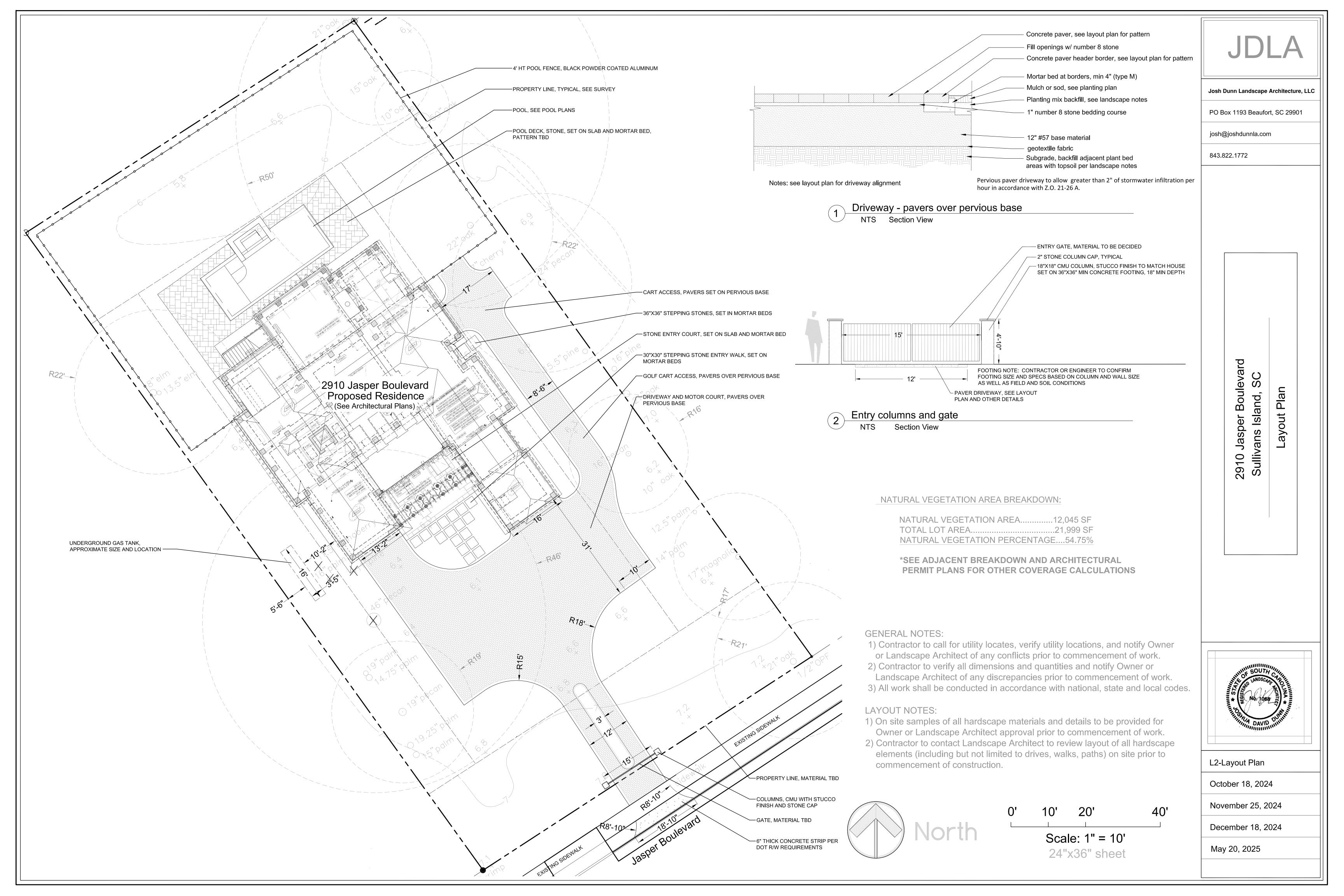


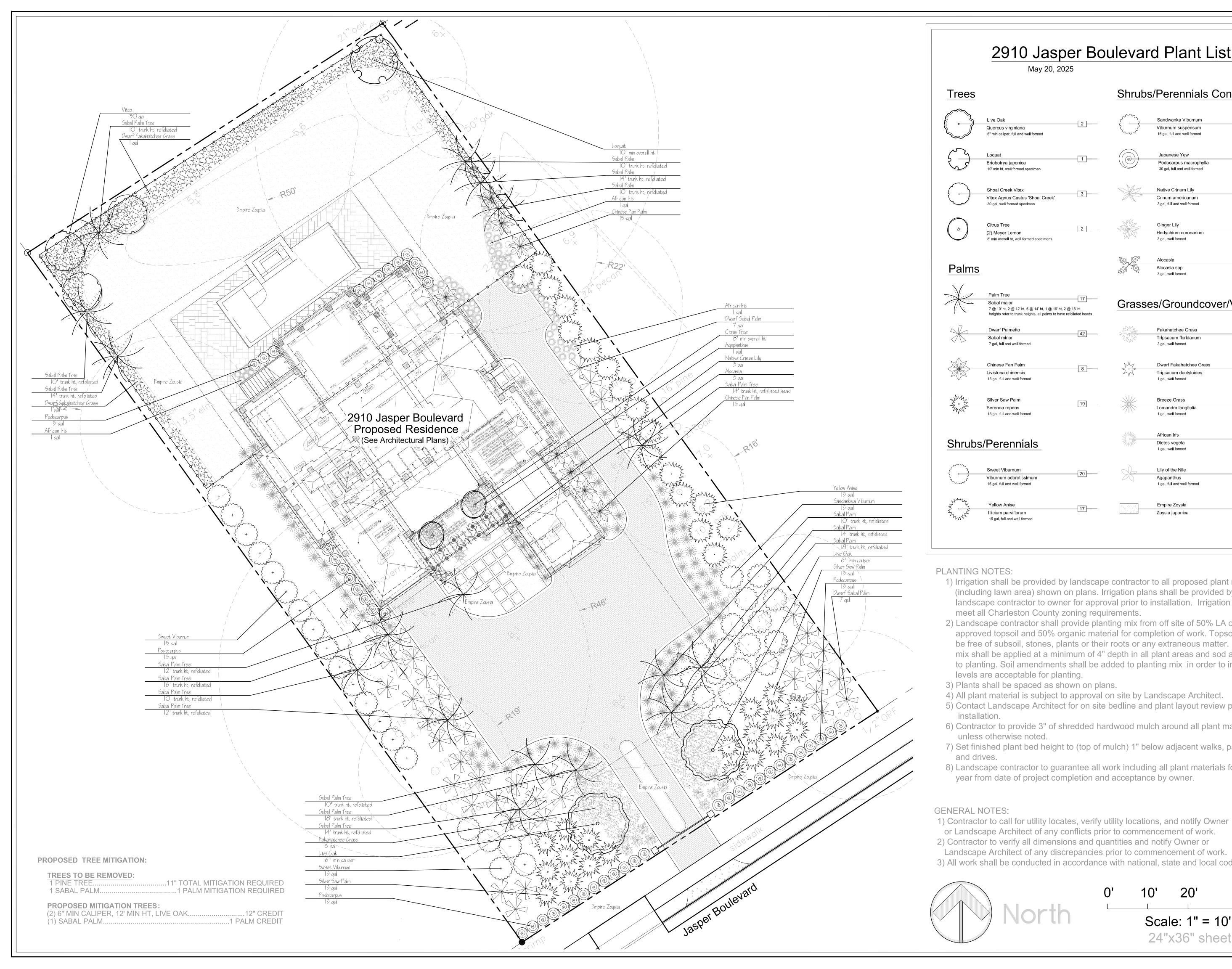
10103 S.I. V-ZONE DESIGN CERTIFICATE	110103 S.I. V-ZONE DESIGN CERTIFICATE
PRE-CONSTRUCTION ✓ AS-BUILT	PRE-CONSTRUCTION <u>AS-BUILT</u>
Name of Property OwnerPaul and Erin FinnenPermit #Street Address (property)2910 Jasper BoulevardTMS#_5290700081City_Sullivans IslandState_SCZip Code_29482	Name of Property Owner Paul and Erin Finnen Permit # Street Address 2910 Jasper Boulevard TMS #5290700081 CitySullivans Island State_SC Zip Code29482
FLOOD INSURANCE RATE MAP INFORMATION	
Community # 455418 Map & Panel # 45019C0539K Suffix <u>K</u>	V-ZONE CERTIFICATION STATEMENT
Firm Index Date _ <u>Jan.29,2021</u>	NOTE: Certificate must be signed and sealed by a registered professional engineer or architect.
ELEVATION INFORMATION	I certify that based upon development and/or review of structural design specifications and plans for construction including consideration of the hydrostatic,
Required Base Flood Elevation (BFE) <u>10</u> Ft.	hydrodynamic, impact and wind loading involved, the design and methods of
Finished first floor <u>17.33</u> Ft. Sottom of lowest horizontal structural member <u>15.916</u> Ft.	construction are in accordance with accepted standards of practice for meeting the following provisions:
Elevation of slab below Base Flood Elevation_7.5Ft.	Tonowing provisions.
Lowest Elevation of mechanical/electrical equipment <u>12</u> Ft.	1. The finished first floor and all mechanical equipment are elevated to or
Elevation of lowest adjacent grade 7.5 Ft. Highest adjacent grade 7.5 Ft.	above the base flood elevation.2. The pile or column foundation and structure is anchored to prevent flotation.
Elevation of highest roof ridge 12 Ft.	or collapse and lateral movement due to the effects of wind and water loads
Datum used: NGVD29 NAVD88 _	acting simultaneously on all building components. Water loading values are
^t This elevation must be determined before construction plans are submitted. Building official will determine existing rade using an existing topographic survey supplied by the applicant.	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
Structure INFORMATION Building code used to develop and/or review structure 2021 South Carolina Residential Code	conditions associated with the base flood. The calculated scour depth for this property is 3 feet.
Basic wind speed 150 Exposure category C	For "As Built" certifications, I am certifying that the construction has been done in accordance with the design parameters indicated above.
eismic design category <u>D2</u>	
Certifiers name_Kelsey M. Powell	Certifiers Name Kelsey M. Powell Signature Kan Pak
Signature Kanpal Seal	Signature (PAGE 2 of 3) SEAL
(PAGE 1 of 3)	(FAGE 2 01 3)

Name of Property Owner Paul and Erin Finnen	Permit #
	MS # 5290700081
City Sullivans Island State SC	
BREAKAWAY WALL CERTIFICA	TION STATEMENT
 construction of the breakaway walls for the structumethods of construction are in accordance with methods of construction are in accordance with methods of construction are in accordance with methods. 1. Breakaway walls have a design safe loading restand no more than <u>35</u> lbs. 2. Breakaway wall collapse shall result from a watwould occur during the base flood. 	eeting the accepted standards of istance of not less than <u>10</u> lb
3. The elevated portion of the structure and support not be subject to collapse, displacement, or othe combined effects of wind and water loads actin components, structural and non-structural. Win those stated in International Residential Code 2 values shall be those associated with the base fl Solid Breakaway spaces are limited to 200 square feet total with ve foot of floor space. No heated or cooled spaces are allowed below	er structural damage due to the g simultaneously on all buildir d loading values used shall be 018 Edition. Water loading ood. ents equaling one inch of vent per square
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		Shruh	s/Perennials Co	ant			
					Josh I	Dunn Landscape	Architecture,
Dak cus virginiana caliper, full and well formed	2		Sandwanka Viburnum Viburnum suspensum 15 gal, full and well formed	17		ox 1193 Beaufo	
at otrya japonica n ht, well formed specimen	1		Japanese Yew Podocarpus macrophylla 30 gal, full and well formed	46		322.1772	
Creek Vitex Agnus Castus 'Shoal Creek' well formed specimen	3		Native Crinum Lily Crinum americanum 3 gal, full and well formed	2			
e Tree eyer Lemon overall ht, well formed specimens	2		Ginger Lily Hedychium coronarium 3 gal, well formed	10			
			Alocasia Alocasia spp 3 gal, well formed	2			
n Tree al major 10' ht, 2 @ 12' ht, 5 @ 14' ht, 1 @ 16' ht, ts refer to trunk heights, all palms to hav		Grass	es/Groundcove	er/Vines			
rf Palmetto Il minor full and well formed	42		Fakahatchee Grass Tripsacum floridanum 3 gal, well formed	33			
ese Fan Palm ona chinensis full and well formed	8	2W	Dwarf Fakahatchee Grass Tripsacum dactyloides 1 gal, well formed	120			
Saw Palm oa repens full and well formed	19		Breeze Grass Lomandra longifolia 1 gal, well formed	103		levard SC	<u> </u>
erennials		NAMA AND AND AND AND AND AND AND AND AND AN	African Iris Dietes vegeta 1 gal, well formed	52		er Bou Island,	ng Plan
t Viburnum num odorotissimum full and well formed	20	×	Lily of the Nile Agapanthus 1 gal, full and well formed	32		2910 Jasper Boulevard Sullivans Island, SC	Planting
ow Anise m parviflorum I, full and well formed	17		Empire Zoysia Zoysia japonica	3,575 sf		2910 Sull	
awn area) shown contractor to own arleston County a contractor shall p opsoil and 50% o subsoil, stones, pl e applied at a min Soil amendment acceptable for pla I be spaced as sh aterial is subject t ndscape Architec to provide 3" of s erwise noted.	on plans. In er for appro- zoning requi- provide plan rganic mate ants or their imum of 4" s shall be a nting. nown on pla o approval o st for on site hredded ha	rigation pla oval prior to irements. nting mix fro erial for com r roots or a depth in al dded to pla ns. on site by L bedline an	r to all proposed pla ins shall be provided installation. Irrigation om off site of 50% L/ pletion of work. Top ny extraneous matter l plant areas and so inting mix in order to andscape Architect d plant layout review lich around all plant	d by on shall A or Owner osoil shall er. Planting d areas prior o insure pH w prior to material		SOUTA SOUTA SOUTA	
d plant bed heigh	t to (top of r	nulch) 1" be	elow adjacent walks	, patios,		105 NO 106	A HITE

L3- Planting Plan

December 18, 2024

May 20, 2025

40'

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.

10'

20'

Scale: 1" = 10'

24"x36" sheet

North

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 O'-O".
- 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. <u>DESIGN CRITERIA</u>

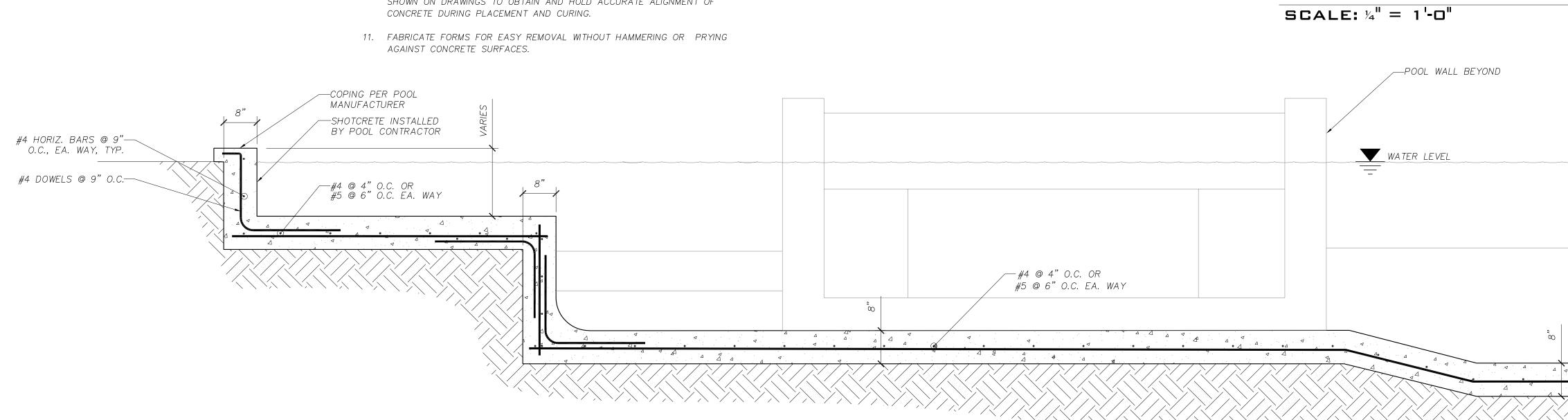
<u>FLOOD LOADS (IBC SECTION 1612)</u> FIRM FLOOD ZONE AE ELEVATION = [COASTAL A FLOOD ZONE]	10.0	'MSL (REF.)
<u>EARTHQUAKE LOADS (IBC SECTION 1614)</u> MAPPED ACCELERATIONS:	S _s	= 1.06g
SITE CLASS D	S _{MS} S _{MS}	= 0.32g = 1.28g = *
SEISMIC DESIGN CATEGORY DESIGN SPECTRAL RESPONSE ACCELERATIONS AT 5% D	D	NING:
	S_{D1}	= 0.85g = *
GENERAL DESIGN RESPONSE SPECTRAL ACCELERATION: SEISMIC USE GROUP * = MUST BE VERIFIED BY GEOTECHNICAL INVESTIGATIO	I_E	= 0.85g = 1.0

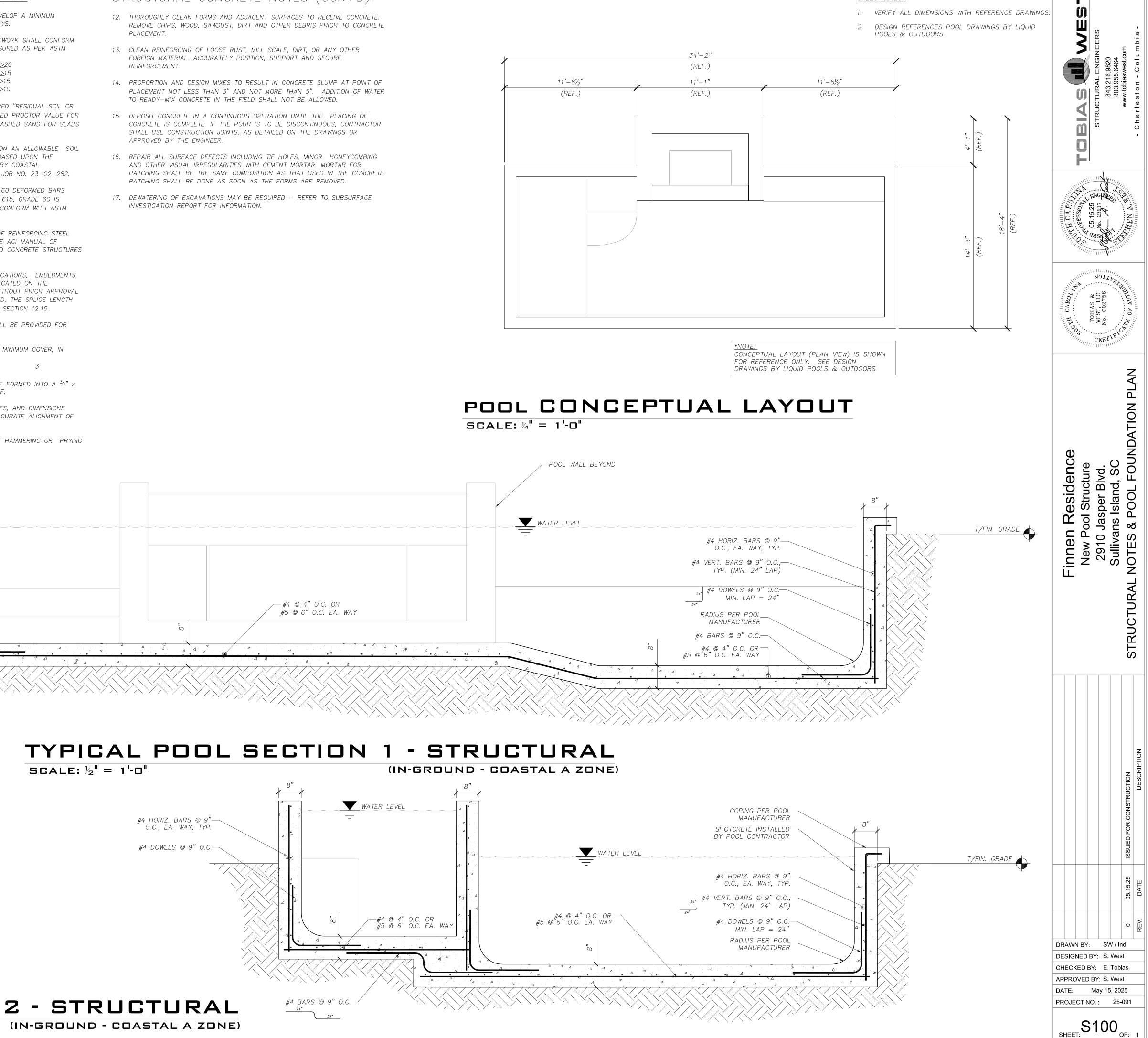
STRUCTURAL CONCRETE NOTES

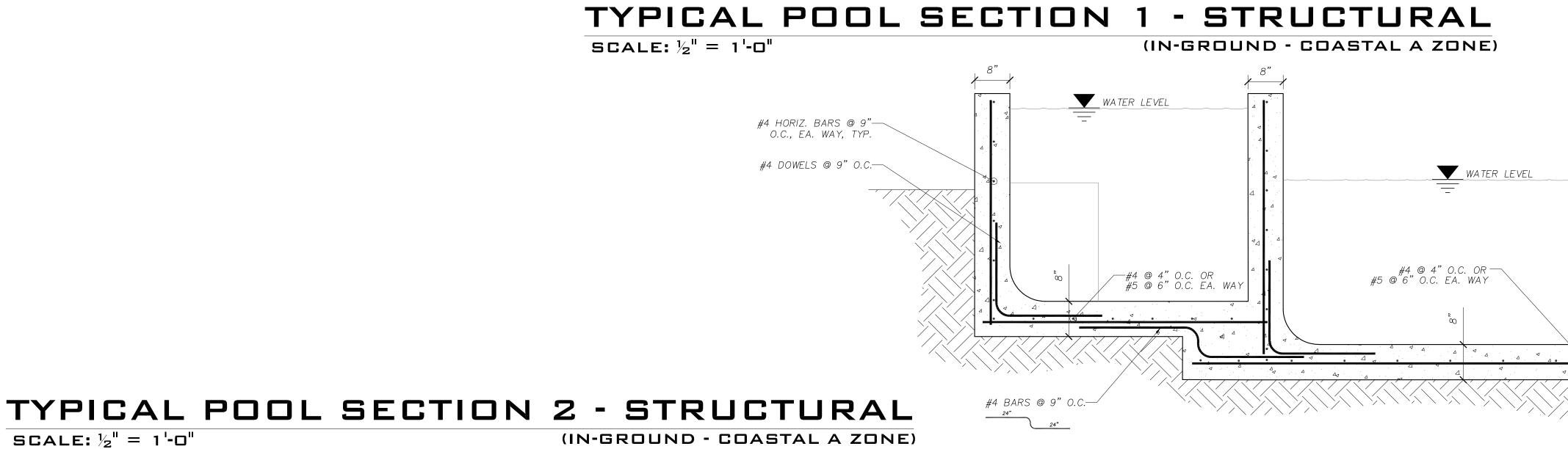
- 1. ALL FOUNDATION & POOL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
- 2. UNLESS NOTED OTHERWISE, ALL CONCRETE FLATWORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES MEASURED AS PER ASTM E1155:

OVERALL FLATNESS NUMBER:	Ff <u>></u> 20
MINIMUM LOCAL FLATNESS NUMBER:	Ff≥15
OVERALL LEVELNESS NUMBER:	FI≥15
MINIMUM LOCAL LEVELNESS NUMBER:	F1≥10

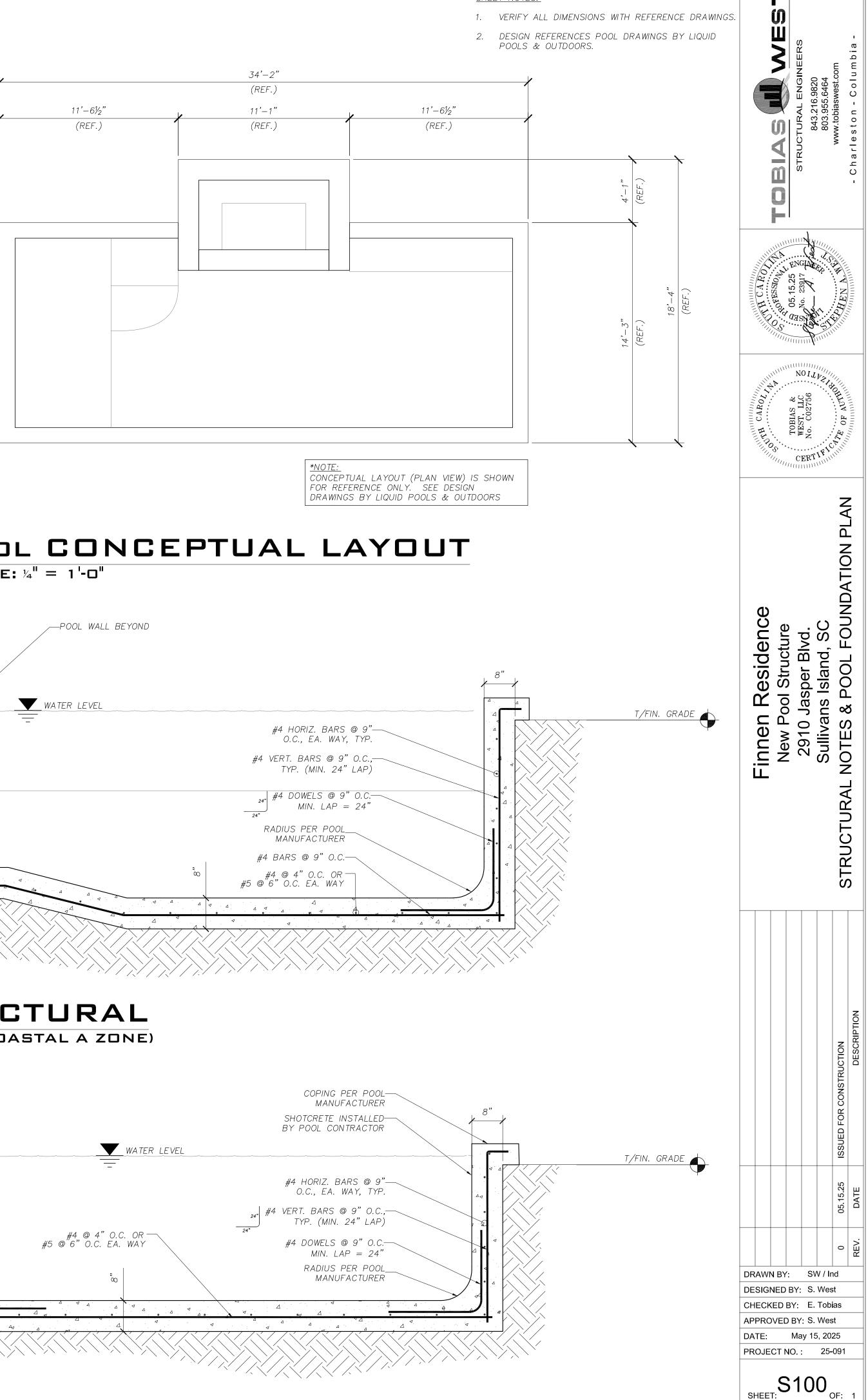
- ALL FOUNDATIONS ARE TO BEAR ON UNDISTURBED "RESIDUAL SOIL OR 3. ON TESTED, STRUCTURAL BACKFILL (95% MODIFIED PROCTOR VALUE FOR BACKFILL) TO INCLUDE THE LAYER OF CLEAN WASHED SAND FOR SLABS ON GRADE.
- STRUCTURAL FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. THIS VALUE IS BASED UPON THE GEOTECHNICAL ENGINEERING REPORT PROVIDED BY COASTAL ENGINEERING & TESTING, INC. DATED 11/18/23 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 (Fy = 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:
- 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.
- AGAINST CONCRETE SURFACES.







STRUCTURAL CONCRETE NOTES (CONT'D)



SHEET NOTES: