

GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AS APPLICABLE.
- 2) OWNER AND/OR BUILDER SHALL BE RESPONSIBLE FOR ANY SOIL TESTING REQUIRED TO DETECT ANY UNSUITABLE CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE FOOTINGS AND PIERS. A MINIMUM 2000 PSF SOIL BEARING PRESSURE IS ASSUMED WHERE THIS STRUCTURE IS CONCERNED.
- 3) THE INTERNATIONAL RESIDENTIAL CODE (IRC) CURRENT EDITION WITH SOUTH CAROLINA AMENDMENTS SHALL GOVERN WHEREVER THESE DRAWINGS ARE SILENT, OR ARE IN CONFLICT.
- 4) ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER, OR ENGINEER FOR JUSTIFICATION AND/OR CORRECTION PRIOR TO THE START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 5) DIMENSIONS SHALL BE READ, OR CALCULATED AND NEVER SCALED.
- 6) FOLLOW TRUSS MANUFACTURER'S INSTALLATION GUIDE & INSTRUCTIONS.
- 7) PREFABRICATED FIREPLACES & FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 8) ALL LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED.
- 9) BUILDER SHALL FIELD APPROVED LAYOUT OF ELECTRICAL, HVAC, REGISTER LOCATIONS AND CABLE/PHONE JACKS.
- 10) BUILDER SHALL FIELD APPROVE SHOP DRAWINGS OF ALL CABINETS AND BUILDING PRIOR TO INSTALLATION.
- 11) LOCATE THE IGNITION SOURCE FOUND ON ANY APPLIANCE LOCATED IN THE GARAGE AT 18" ABOVE FINISHED FLOOR (MINIMUM).
- 12) CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 13) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINING CONSTRUCTION.
- 14) ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND SHALL REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING.
- 15) ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
- 16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE, PROVIDE TEMPERED GLASS AS REQUIRED BY 2015 IRC, SECTION 308 AND EGRESS WINDOWS AS REQUIRED BY 2015 IRC, SECTION 310.
- 17) SPECIFIED WINDOW DIMENSIONS ARE GENERIC AND MAY VARY ACCORDING TO THE MANUFACTURER SELECTED. CONTRACTOR SHALL COORDINATE ACTUAL WINDOW ROUGH OPENINGS IN THE FIELD.
- 18) KITCHEN LAYOUT SHOWN IN APPROXIMATE MANOR ONLY, FINAL CABINET DESIGN SHALL BE BY CABINET SUPPLIER, COORDINATE EXACT LAYOUT AND FINISHES WITH OWNER/BUILDER PRIOR TO FABRICATION.

INTERNATIONAL CONSERVATION CODE (IECC) REQUIREMENTS (2009)

1. WINDOWS AND SKYLIGHTS SHALL HAVE A U - FACTOR LESS THAN OR EQUAL TO 0.30
2. WINDOWS AND SKYLIGHTS SHALL BE LOW E WITH A SOLAR HEAT GAIN COEFFICIENT (SHGC) LESS THAN OR EQUAL TO 0.30
3. CEILING INSULATION SHALL BE R-30 OR GREATER
4. WALL INSULATION SHALL BE R13 OR GREATER
5. FLOOR INSULATION SHALL BE R19 OR GREATER
6. HVAC UNITS AND DUCT SYSTEMS SHALL BE SIZED AND SPECIFIED BY A QUALIFIED MECHANICAL CONTRACTOR, HEAT PUMPS SHALL HAVE ADAPTIVE RECOVERY THERMOSTATS.
7. THE MANUAL J LOAD SIZING REPORT MAY BE REQUIRED AT TIME OF PERMITTING, COORDINATE WITH LOCAL BUILDING OFFICIAL.
8. DUCTS OUTSIDE CONDITION SPACED SHALL BE INSULATED TO R8 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT
9. ALL HOLES AND PENETRATION AT THE BUILDING ENVELOPE SHALL BE SEALED.
10. ALL RECESSED CANS AT INSULATED ATTIC SPACES SHALL BE IC AIRTIGHT (ICAT)
11. ALL PIPES CARRYING FLUIDS ABOVE 105 DEGREES (F) SHALL BE INSULATE TO R-3 OR GREATER
12. 50% OF LAMPS MUST BE HIGH-EFFICIENT

WINDOW AND DOOR SIZES SHOWN ARE IN FEET-INCHES:
2880 = 2'-8" WIDE X 8'-0" TALL
2668 = 2'-6" WIDE X 6'-8" TALL

THE HOLLINGSWORTH RESIDENCE 2414 GOLDBUG AVENUE RENOVATION/ADDITION

LOT 3 E SUBDIVISION
SULLIVAN'S ISLAND, SOUTH CAROLINA
TMS 529-06-00-075



ILLUSTRATIVE RENDERING (NTS)

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY, SEE ELEVATIONS FOR DETAILING
COLORS AND LANDSCAPING SHOWN ARE NOT REPRESENTATIVE OF FINAL
PRODUCT COORDINATE WITH OWNER.

PLAN HISTORY

07-16-2026 REVIEW SET #1
08-14-2026 REVIEW SET #2
09-14-2026 REVIEW SET #3

DRAWING INDEX

- A1 TITLE PAGE & PLAN HISTORY
A2 SITE PLAN
A3 GROUND FLOOR PLAN
A4 FIRST FLOOR PLAN
A5 SECOND FLOOR PLAN & SECTIONS
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A9 STREETScape
- S1 FOUNDATION PLAN
S2 FOUNDATION DETAILS
S3 FIRST FLOOR FRAMING PLAN
S4 SECOND FLOOR FRAMING PLAN
S5 ROOF FRAMING PLAN
S6 FRAMING & CONNECTION DETAILS

BUILDER:

Plans and Structural Engineering by:



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STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:
THE HOLLINGSWORTH RESIDENCE
2414 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SOUTH CAROLINA



PLAN NAME:
**2414
GOLDBUG
AVENUE**

DRAWN BY: MGJ

DATE: 9/14/2026

JOB NO.: 26-5107

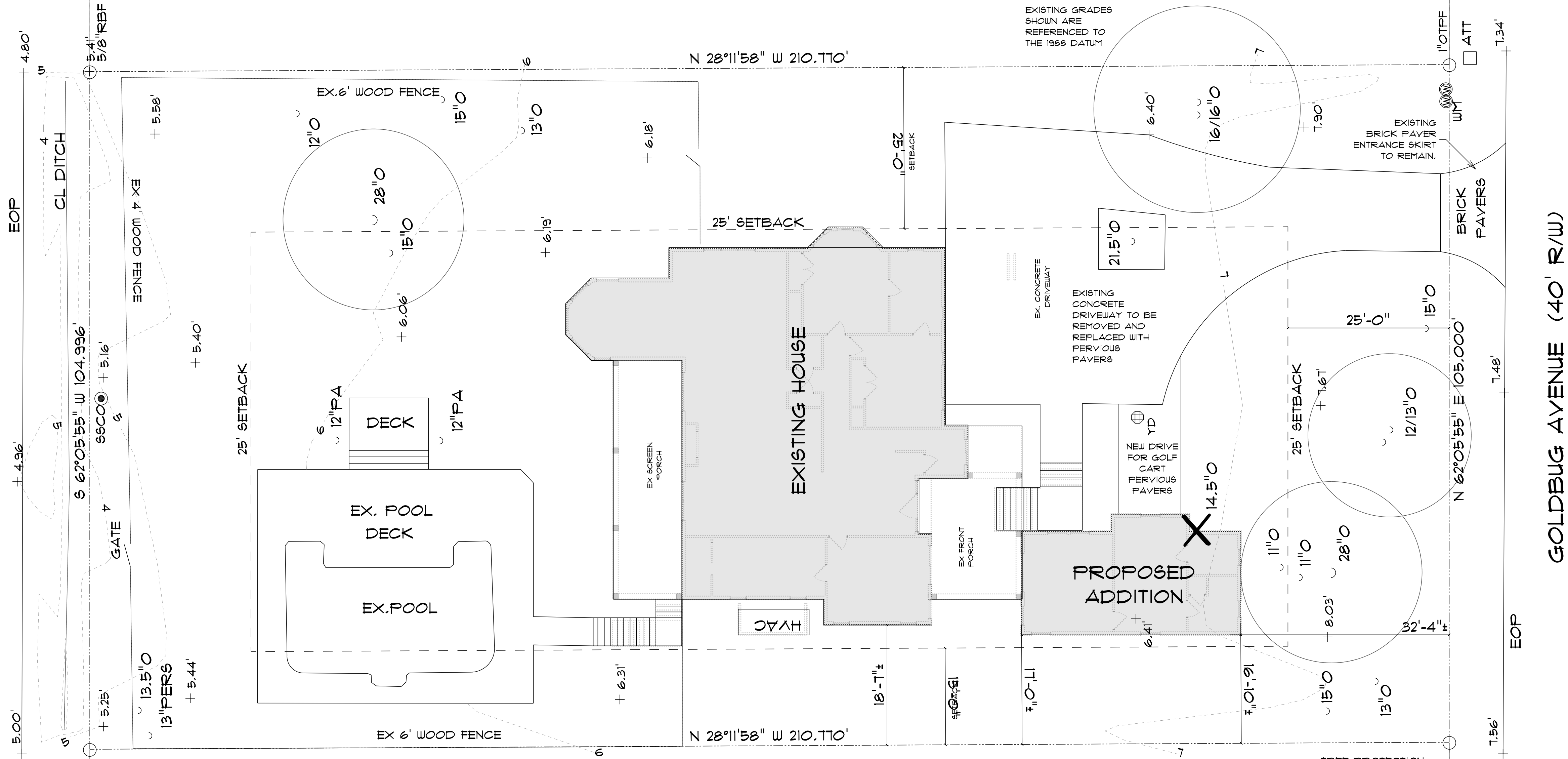
TITLE:

SHEET:

A1

24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)

RAVEN DRIVE (40' R/W)



TOTAL LOT AREA = 22,130 SQ.FT
MAX PRINCIPAL BUILDING ENCLOSED SQUARE FOOTAGE ALLOWED = 4113 SQFT
(22,130 - 5000)/100 x 10 + 2400 = 4113 SQFT
EXISTING PRINCIPAL BUILDING = 3848 SQFT
PROPOSED PRINCIPAL BUILDING ADDITION = 576 SQFT (MAX ADDITIONAL ALLOWED = 265 SQFT)
VARIANCE REQUEST PROPOSED PRINCIPAL BUILDING ENCLOSED (4423 SQFT TOTAL) 310 SQFT (1.5%)
MAX PRINCIPAL BUILDING COVERAGE ALLOWED 15% = 3319.5 SQFT
EXISTING PRINCIPAL BUILDING COVERAGE = 2520.2 SQFT
PROPOSED PRINCIPAL BUILDING COVERAGE 30% = 6639.5 SQFT (MAX ADDITIONAL ALLOWED = 199.3)
MAX IMPERVIOUS COVERAGE ALLOWED 30% = 6639.5 SQFT
EXISTING IMPERVIOUS COVERAGE
HOUSE & PORCHES = 3258 SQFT
STEPS & HVAC STAND = 206 SQFT
POOL & PATIO = 1531 SQFT
DRIVEWAY = 2266 SQFT (CONCRETE TO BE REPLACED WITH PERVIOUS MATERIAL)
TOTAL EXISTING IMPERVIOUS = 1321 SQFT (33%) 682 SQFT OVER
TOTAL PROPOSED IMPERVIOUS = 5631 SQFT (25.4%)
PERVIOUS PAVER COVERAGES
EXISTING DRIVEWAY CONVERTED 2266 SQFT
NEW DRIVEWAY = 180 SQFT
TOTAL PROPOSED PERVIOUS = 2446 SQFT (11%)
TOTAL NON-VEGETATED = 7871 SQFT (36%)

SITE PLAN

SCALE: 1" = 10'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A PLAT, IT IS A SITE PLAN TO HELP LOCATED THE HOUSE AND ADDITON ONLY, THE EXACT LAYOUT AND PLACEMENT SHALL BE PERFORMED BY A LICENSED SURVEYOR. BOUNDARIES, TREE & TOPO TAKEN FROM SURVEY BY NELSON & ASSOCIATES DATED FEBRUARY 24TH, 2026 LABELED "ASBUILT, TOPOGRAPHIC & TREE SURVEY LOT 3..."
ALL INFORMATION SHALL BE VERIFIED BY BUILDER PRIOR TO THE START OF CONSTRUCTION. FLOOD ZONE IS AE II (2021) 1988 DATUM



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DRAWN BY: **MGW**

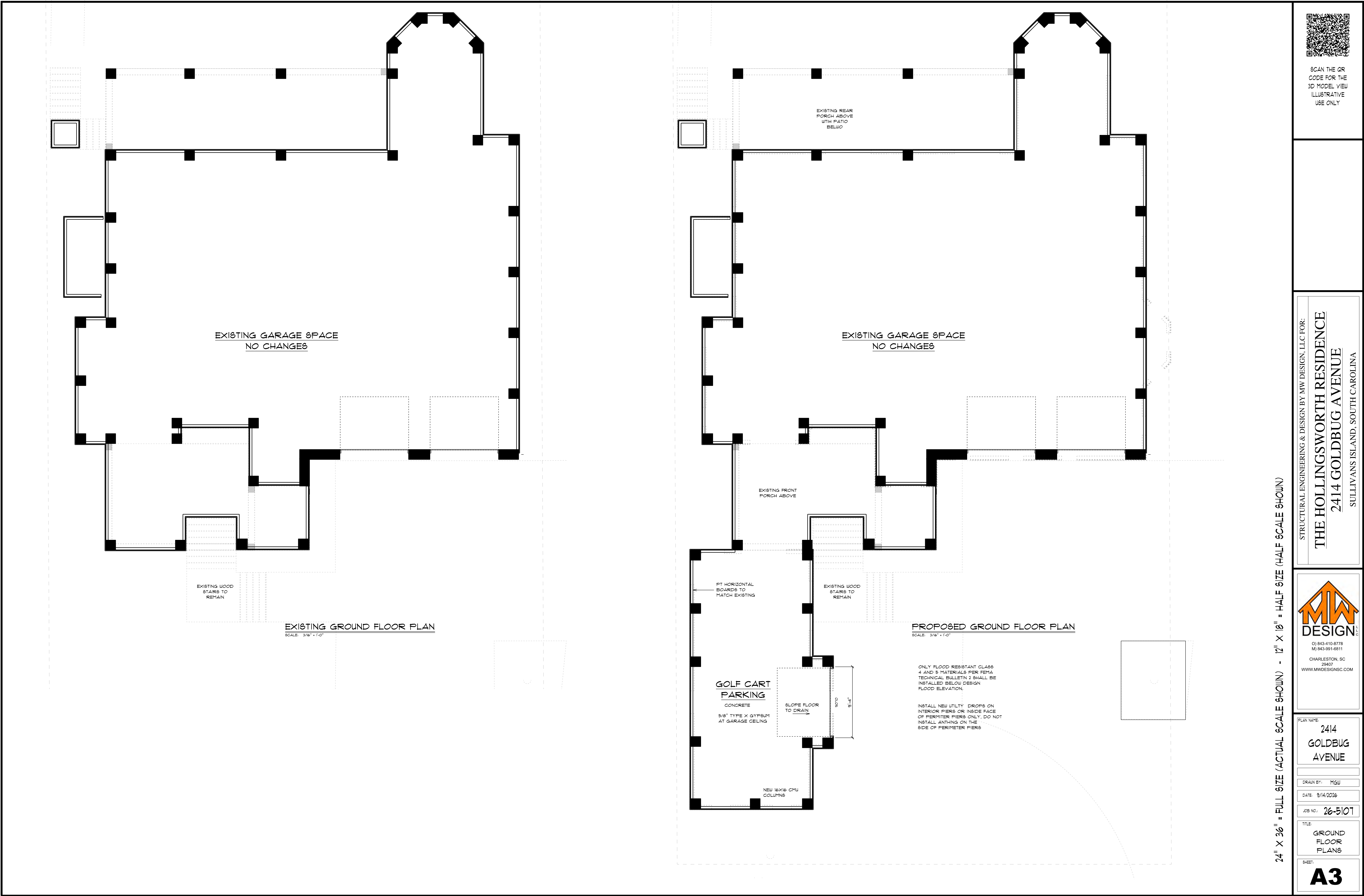
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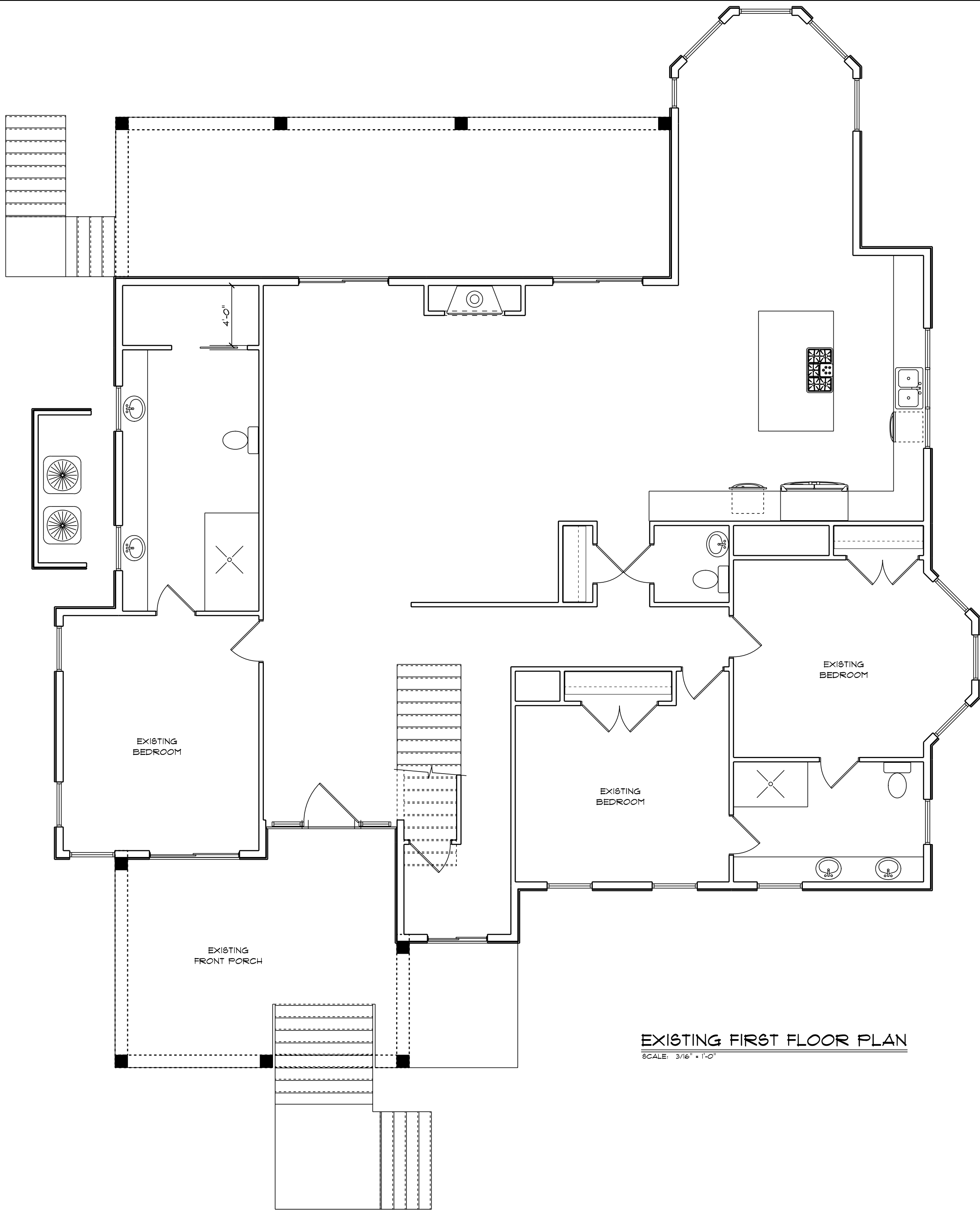
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TITLE:
**SITE
PLAN**

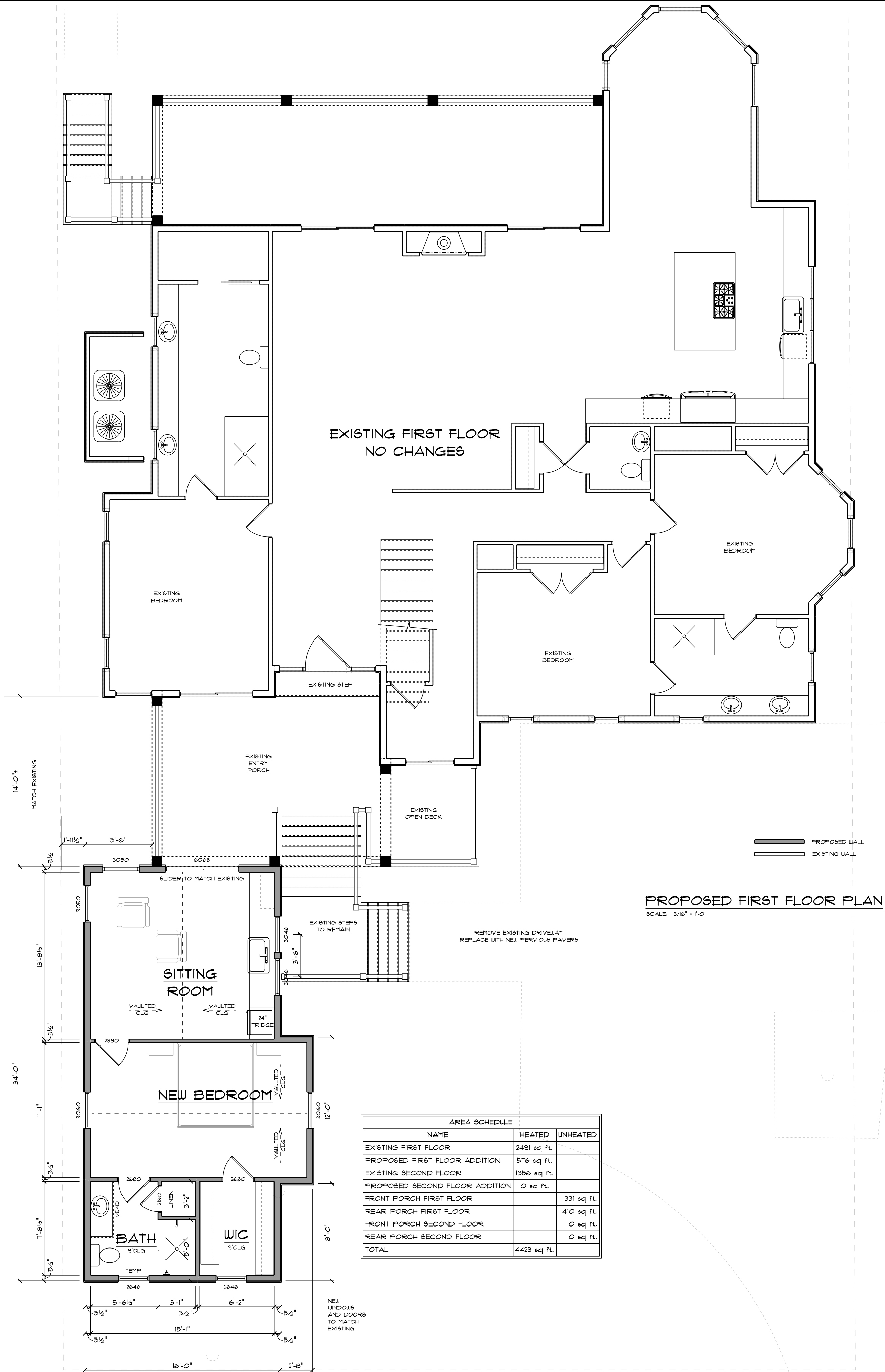
SHEET:
A2

24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)





EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	HEATED	UNHEATED
EXISTING FIRST FLOOR	2491 sq. ft.	
PROPOSED FIRST FLOOR ADDITION	516 sq. ft.	
EXISTING SECOND FLOOR	1356 sq. ft.	
PROPOSED SECOND FLOOR ADDITION	0 sq. ft.	
FRONT PORCH FIRST FLOOR		331 sq. ft.
REAR PORCH FIRST FLOOR		410 sq. ft.
FRONT PORCH SECOND FLOOR		0 sq. ft.
REAR PORCH SECOND FLOOR		0 sq. ft.
TOTAL	4423 sq. ft.	



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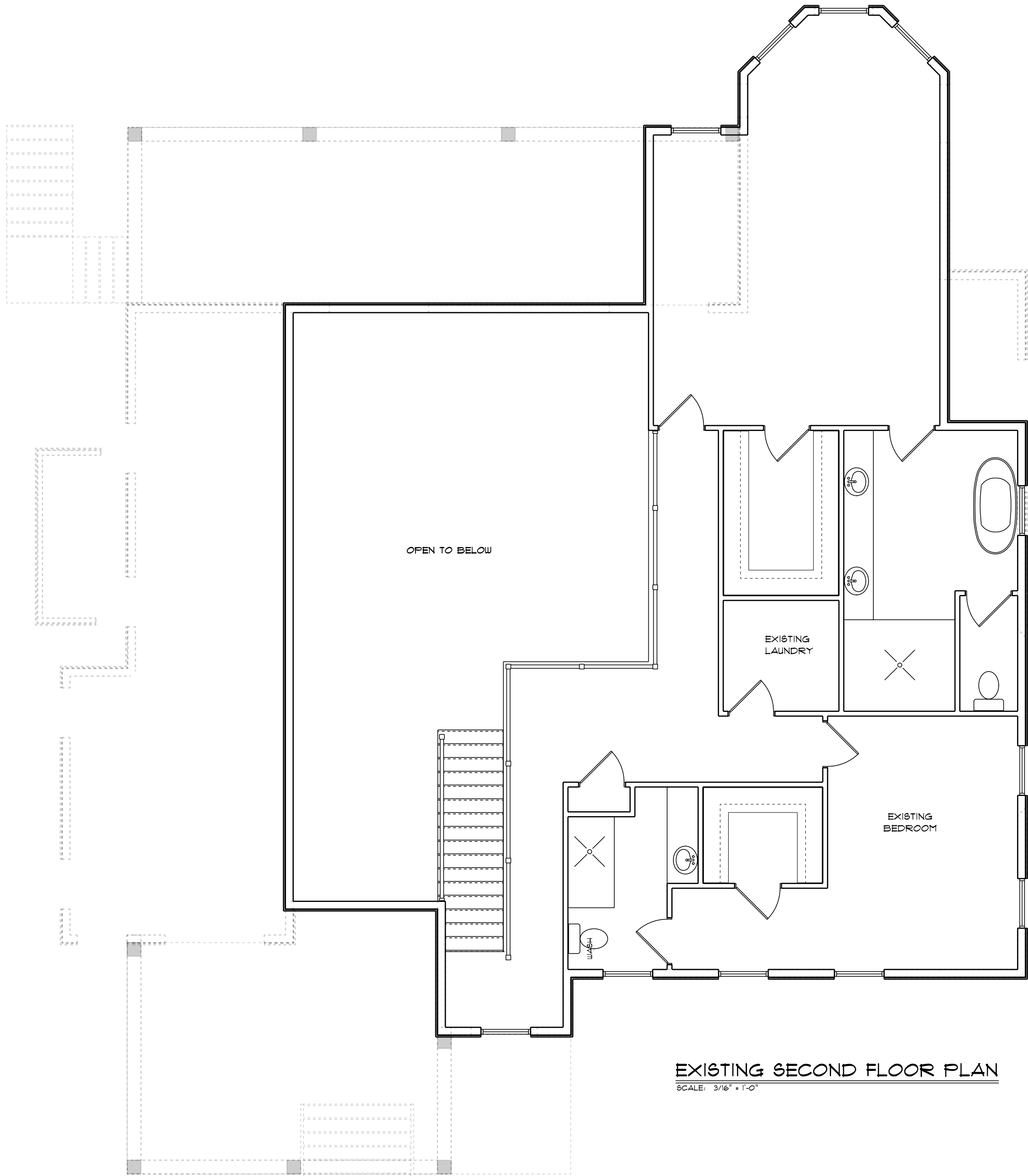
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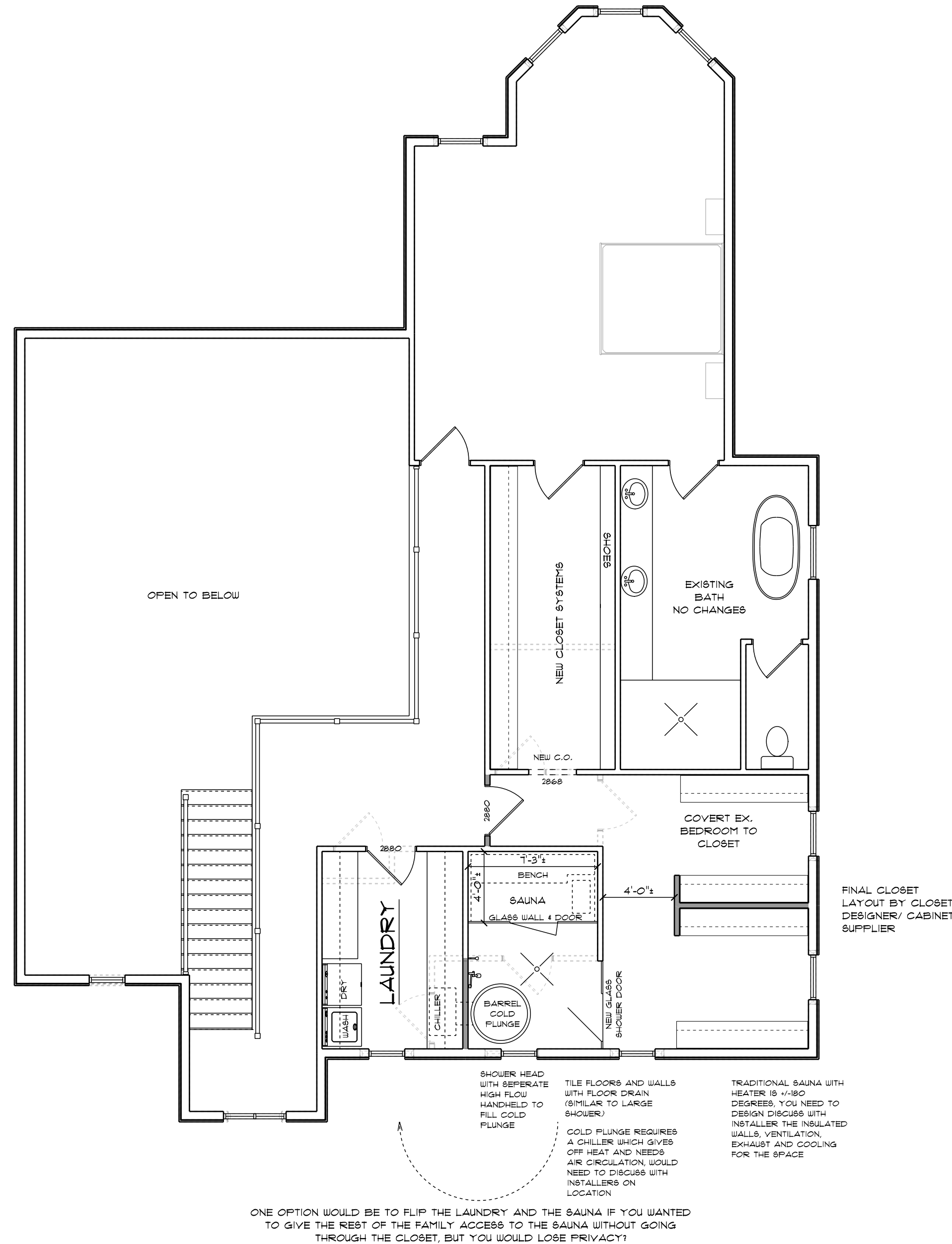
TITLE:
**FIRST
FLOOR
PLANS**

SHEET:
A4

24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)



EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED WALL
EXISTING WALL

PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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DATE: **9/14/2026**

JOB NO.: **26-5101**

TITLE:
**SECOND
FLOOR
PLANS**

SHEET:
A5

24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)

SFE = SUBFLOOR ELEVATION
FFE = FINISH FLOOR ELEVATION
BFE = FEMA BASE FLOOD ELEVATION
DFE = DESIGN FLOOD ELEVATION



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JOB NO.: 26-5107

TITLE:
ELEVATIONS

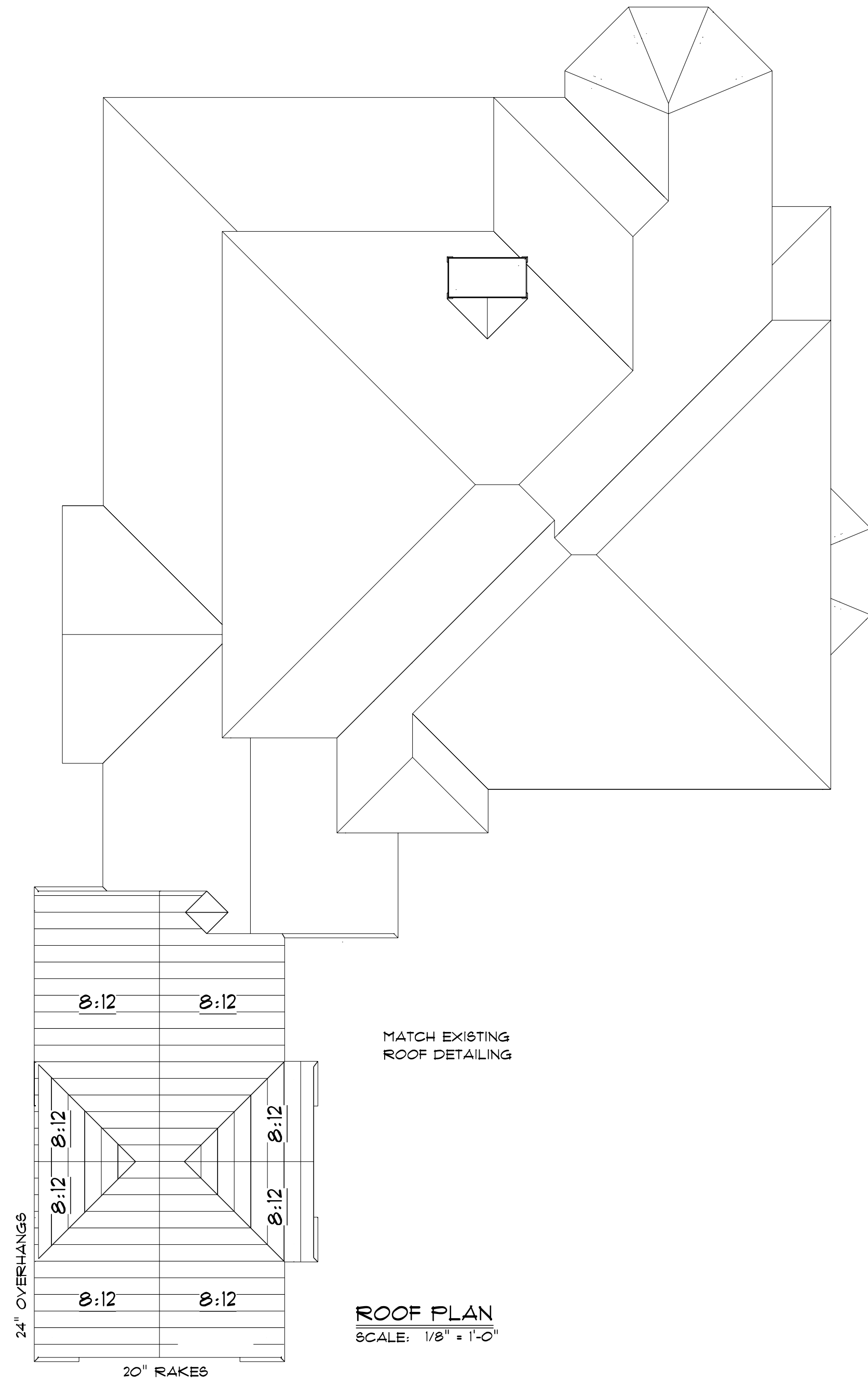
SHEET:

A6



24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)





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



SFE = SUBFLOOR ELEVATION
FFE = FINISH FLOOR ELEVATION
BFE = FEMA BASE FLOOD ELEVATION
DFE = DESIGN FLOOD ELEVATION



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TITLE:
ELEVATIONS

SHEET:
A7

24" X 36" = FULL SIZE (ACTUAL SCALE SHOWN) - 12" X 18" = HALF SIZE (HALF SCALE SHOWN)



LEFT



FRONT



RIGHT



REAR



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DATE: **9/14/2026**

JOB NO.: **26-5107**

TITLE:
**3D
ILLUSTRATIVE
RENDERINGS**

SHEET:

A8

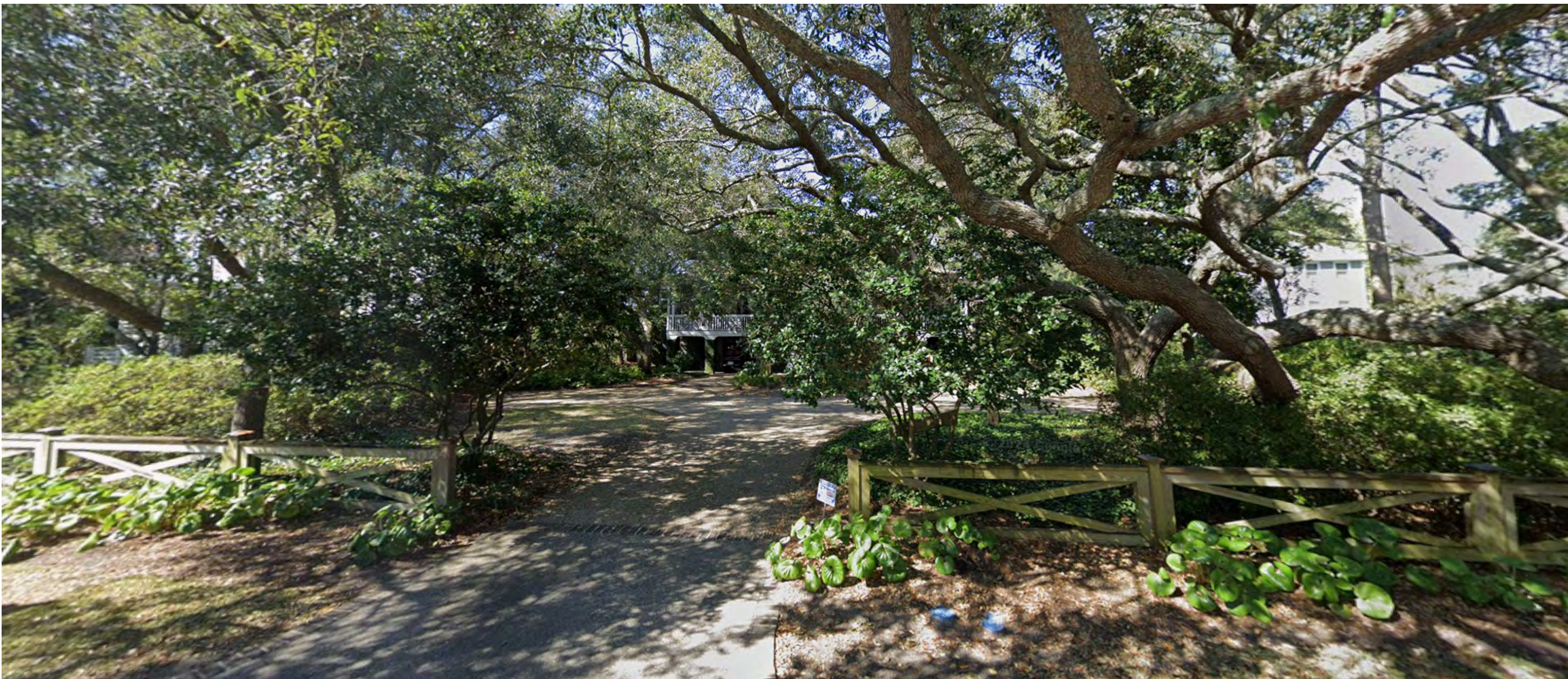
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2408



2414



2420



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DATE: **9/14/2026**

JOB NO.: **26-5101**

TITLE:
STREET VIEW

SHEET:

A9