

CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (BUILDING CODE TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS)
THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER
ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS
MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS

BUILDING PLANNING NOTES

SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY w/ TABLE R302.1(1) - REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES
ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION
LIGHT & VENTILATION FOR BATHROOMS, KITCHENS AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3
OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT
OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS NOR PORCHES
DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS
THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, KITCHENS, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'
SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307 - 21" CLEARANCE IN FRONT OF FIXTURES
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308
PERMITTED OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE RATED DOORS
ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R301
GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT
EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311
ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 20" AND WIDTH NOT LESS THAN 44" AFF
STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80"
STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 141" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS
STAIRWELLS TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD; RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS - SEE R311.1
A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY - THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS
GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30" - GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER
SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6
PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED:
- WOOD JOISTS OR FLOORS LESS THAN 18" OR WOOD GIRDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION
- FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND
- SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER
- WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND
AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R318
A ROUGH-FRAMED OPENING NOT LESS THAN 22"x30" w/30" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 305SQFT
MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3

FLOOR JOIST SPAN REFERENCE

R302.3.1(2) - SOUTHERN PINE #2 40psf LIVE LOAD - 20psf DEAD LOAD L/360 DEFLECTION		
SIZE	SPACING	SPAN
2 x 6	12" o/c	9' - 10"
	16" o/c	8' - 6"
	19.2" o/c	7' - 9"
2 x 8	12" o/c	12' - 6"
	16" o/c	10' - 10"
	19.2" o/c	9' - 10"
2 x 10	12" o/c	14' - 9"
	16" o/c	12' - 10"
	19.2" o/c	11' - 8"
2 x 12	12" o/c	17' - 5"
	16" o/c	15' - 1"
	19.2" o/c	13' - 9"
*SPANS OVER 17' - 5" = ENGINEERED TRUSS or I-JOIST		

WINDOW, DOOR & GARAGE DOOR

HEADER SELECTION TABLE SOUTHERN PINE #2 SUPPORTING ROOF, WALL AND FLOOR LOADS UP TO 40psf	
CLEAR OPENING	MIN. HEADER SIZE
4' - 0	(2) 2 x 10
6' - 0"	(3) 2 x 12
8' - 0"	3-1/2" x 9-1/2"
10' - 0"	3-1/2" x 11-7/8"
12' - 0"	5-1/2" x 11-7/8"
16' - 0"	5-1/2" x 16"
OVER 16'	ENGINEERED

WALL & HEADER STUD SELECTION TABLE

WEGM TABLE 3.22F SOUTHERN PINE #2		MAX. HEADER SPAN						
		3	5	9	12	15	18	
		NUMBER OF JACK STUDS						
UNSUPPORTED WALL HEIGHT	STUD SPACING	1	1	2	2	2	2	
		NUMBER OF KING STUDS (END OF HEADER)						
10' OR LESS	12" o/c	2	2	3	3	3	3	
	16" o/c	2	2	3	3	3	3	
GREATER THAN 10'	12" o/c	2	2	3	4	5	5	
	16" o/c	2	2	3	3	4	4	

CEILING JOIST SPAN REFERENCE

R302.4.2) - SOUTHERN PINE #2 20psf LIVE LOAD - 10psf DEAD LOAD LIMITED STORAGE - L/240 DEFLECTION		
SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 3"
	16" o/c	8' - 0"
	19.2" o/c	7' - 4"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
	19.2" o/c	11' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 9"
	19.2" o/c	13' - 11"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"
	19.2" o/c	16' - 6"

ROOF RAFTER SPAN REFERENCE

R302.5.1(2) - SOUTHERN PINE #2 20psf LIVE LOAD - L/240 DEFLECTION CEILING ATTACHED TO RAFTERS		
SIZE	SPACING	SPAN
2 x 6	12" o/c	13' - 6"
	16" o/c	11' - 8"
	19.2" o/c	10' - 8"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 9"
	19.2" o/c	13' - 6"
2 x 10	12" o/c	20' - 3"
	16" o/c	17' - 6"
	19.2" o/c	16' - 0"
2 x 12	12" o/c	23' - 10"
	16" o/c	20' - 9"
	19.2" o/c	18' - 10"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITE					
5	130mph	CLASS D	MODERATE	<6"	V. HEAVY	21°F	NO	see SURVEY	20°F	65.1°F



STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED 1,464 SQFT
SECOND FLOOR CONDITIONED 637 SQFT

TOTAL CONDITIONED 2,101 SQFT

COVERED PARKING/SHED 380 SQFT

COVERED PORCHES 151 SQFT
SCREEN PORCH 380 SQFT

TOTAL UNDER ROOF 3,012 SQFT

PROJECT RENDERING

NOT TO SCALE
*THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
SURV	TREE & TOPOGRAPHY SURVEY	
SITE	SITE PLAN	
DRAIN	DRAINAGE PLAN	
MOB	MOBILIZATION PLAN	
A1.1	FOUNDATION PLAN	
A1.2	1ST FLOOR PLAN	
A1.3	2ND FLOOR PLAN	
A1.4	ROOF PLAN	
A2.1	STREET ELEVATION	
A2.2	MARSH ELEVATION	
E1.1	ELECTRICAL PLAN	
M1.1	HVAC PLAN	
M2.1	PLUMBING PLAN	
REND	PROJECT RENDERINGS	

REVISIONS	
DATE	DESCRIPTION
9/19/2018	
10/12/2018	
10/15/2018	
11/5/2018	
11/20/2018	
11/28/2018	

BRIDGEWATER CONSULTING LLC
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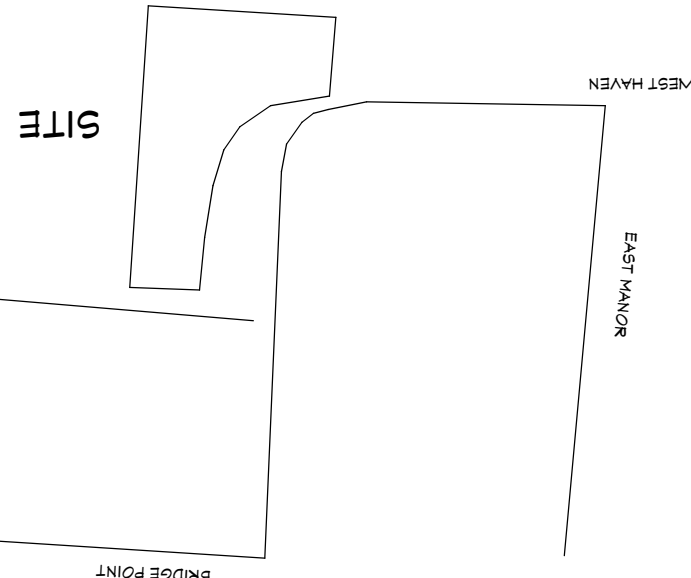
RESIDENTIAL DESIGN for MS. CONNIE KOENIGTER
LOT 471 HABERSHAM
2 BRIGHTON TRACE

REVISION DATE
11/26/2018

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET

COVER



LOCATION MAP (N.T.S.)

- NOTES:
- 1) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4) INDICATIONS ONLY ANY ARE NOT CERTIFIABLE THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 5) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 6) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 7) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 8) THIS PROPERTY IS IN FLOOD ZONE A-9 ELEVATION 13.00 1429 NGVD ACCORDING TO F.E.M.A. RATING MAP 450025 0065 D DATED 4/29/96.
 - 9) 10) CONTOUR INTERVAL IS 1'.
 - 11) VERTICAL DATUM IS 1429 NGVD.

- REFERENCES:
- 1) T.M.S. R100 027 000 0715 0000
 - 2) PLAT BY GASQUE & ASSOCIATES, INC. DATED LAST REVISED 3/4/05 PLAT BOOK 106 PAGE 34
 - BEAUFORT COUNTY R.M.C. OFFICE.

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OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSESS PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

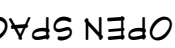
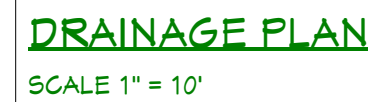
DATE _____ SIGNATURE _____

THE CRITICAL LINE SHOWN ON THIS PLAN IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE. SUBJECT TO THE CAPTIONARY LANGUAGE ABOVE

BEAUFORT COUNTY R.M.C. OFFICE.

NOTES:

MARGHERIT OF BROAD RIVER



- CALL BEFORE YOU DIG (888) 721-7877 www.SC1PUPS.org -

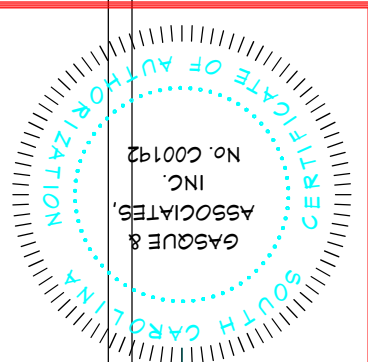
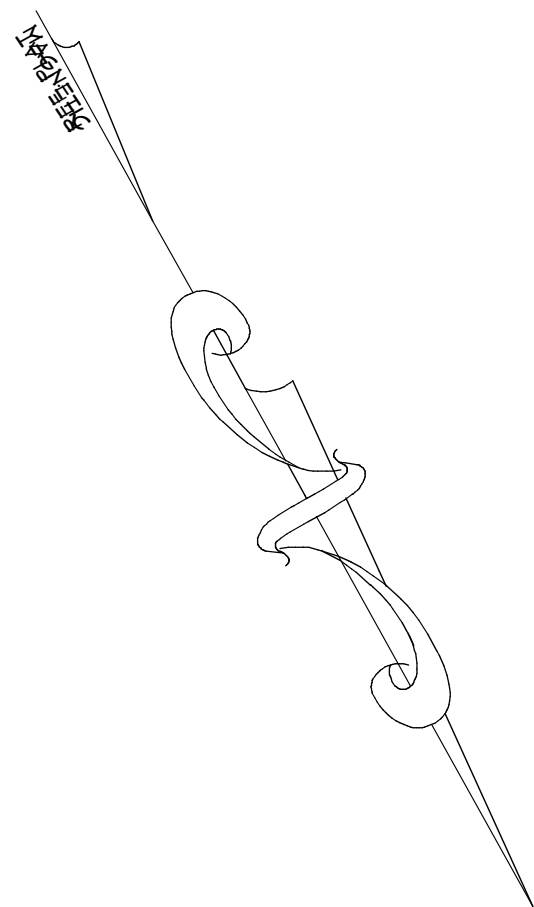


SCAL 1" = 10'

JOB#41229 F.B.# DRAWN BY DSN 5

TREE LEGEND

THE TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE, THE TOLERANCE OF THE TREE LOCATED PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 4 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS. AT THE BASE OF THE TREE. "NOTATE" ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE. FOR DESIGN MUST BE POINTED OUT AND A MONITOR TOLERANCE MUST BE AGREED UPON.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1195

THIS PLAN IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE
OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

David E. Gasque, R.L.S.
S.C. Registration Number 10506

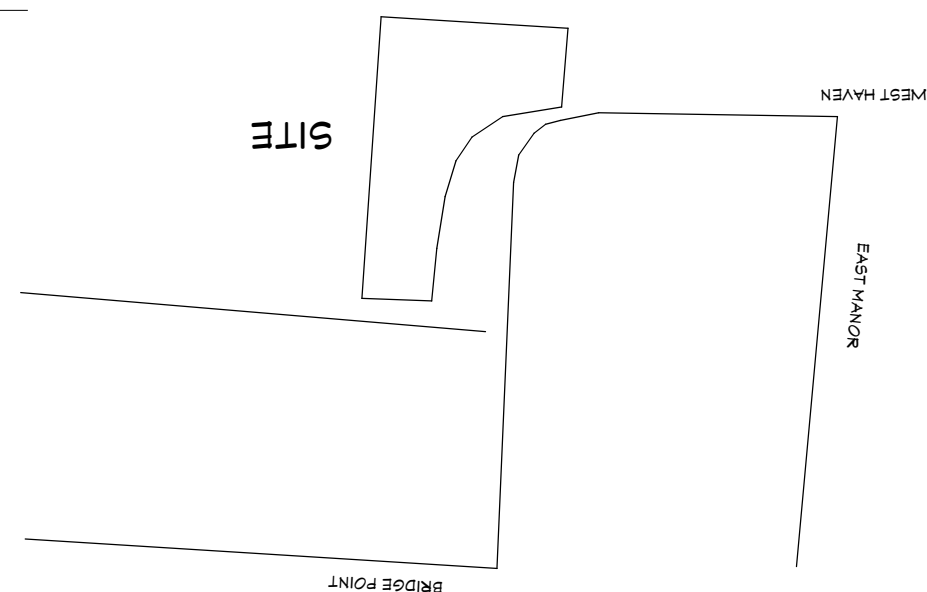
THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF DEPARTMENT PERMIT
AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE
DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT
AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT
TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE
SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE
DATE

- REFERENCES:**
- 1) T.M.S. R100 021 000 0715 0000
 - 2) PLAT BY GASQUE & ASSOCIATES, INC.
DATED LAST REVISED 9/4/05
PLAT BOOK 106 PAGE 34
BEAUFORT COUNTY R.M.C. OFFICE.

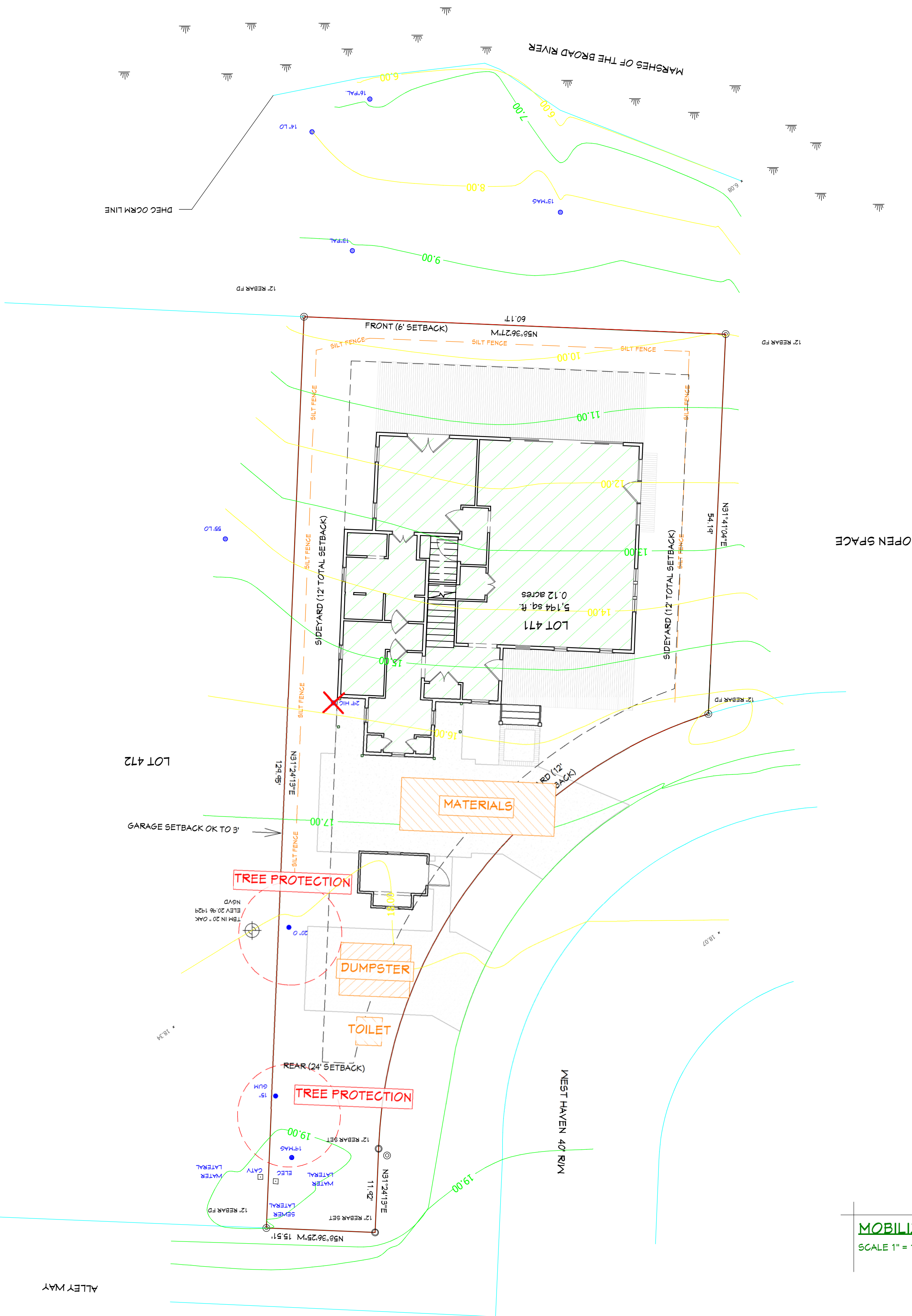
- NOTES:**
- 1) THE BEARINGS SHOWN HEREON ARE MAGNETIC
AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2) THIS PLAT DOES NOT CERTIFY
THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS
OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3) METHOD OF AREA CALCULATION BASED
ON COORDINATE METHOD.
 - 4) INDICATIONS ONLY AND ARE NOT CERTIFIABLE
LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED
REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 5) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 6) THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS:
AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE
IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY
PROPER BUILDING CODES OFFICIAL.
 - 7) THIS PROPERTY IS IN FLOOD ZONE A-9 ELEVATION 13.00 1424 NGVD
ACCORDING TO F.E.M.A. RATING MAP 450025 0065 D DATED 4/29/96.
 - 8) CONTOUR INTERVAL IS 1';
11) VERTICAL DATUM IS 1924 NGVD.

LOCATION MAP (N.T.S.)



MOBILIZATION PLAN

SCALE 1" = 10'



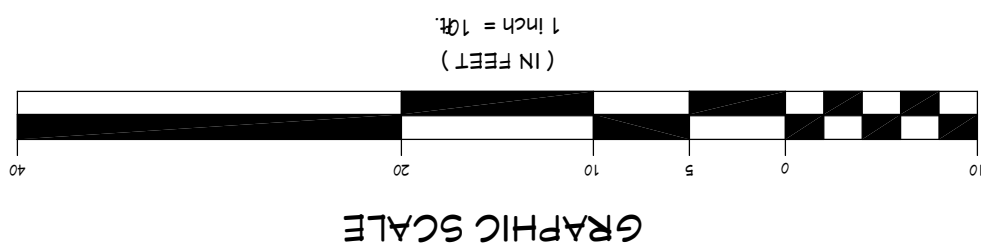
DATE 11/22/14

SCALE 1" = 10'

BEAUFORT COUNTY SOUTH CAROLINA

BURTON

TREE AND TOPOGRAPHICAL SURVEY
PREPARED FOR CONSTANCE T. KOENGETER
LOT 471, HARBERSHAM SUBDIVISION PHASE V

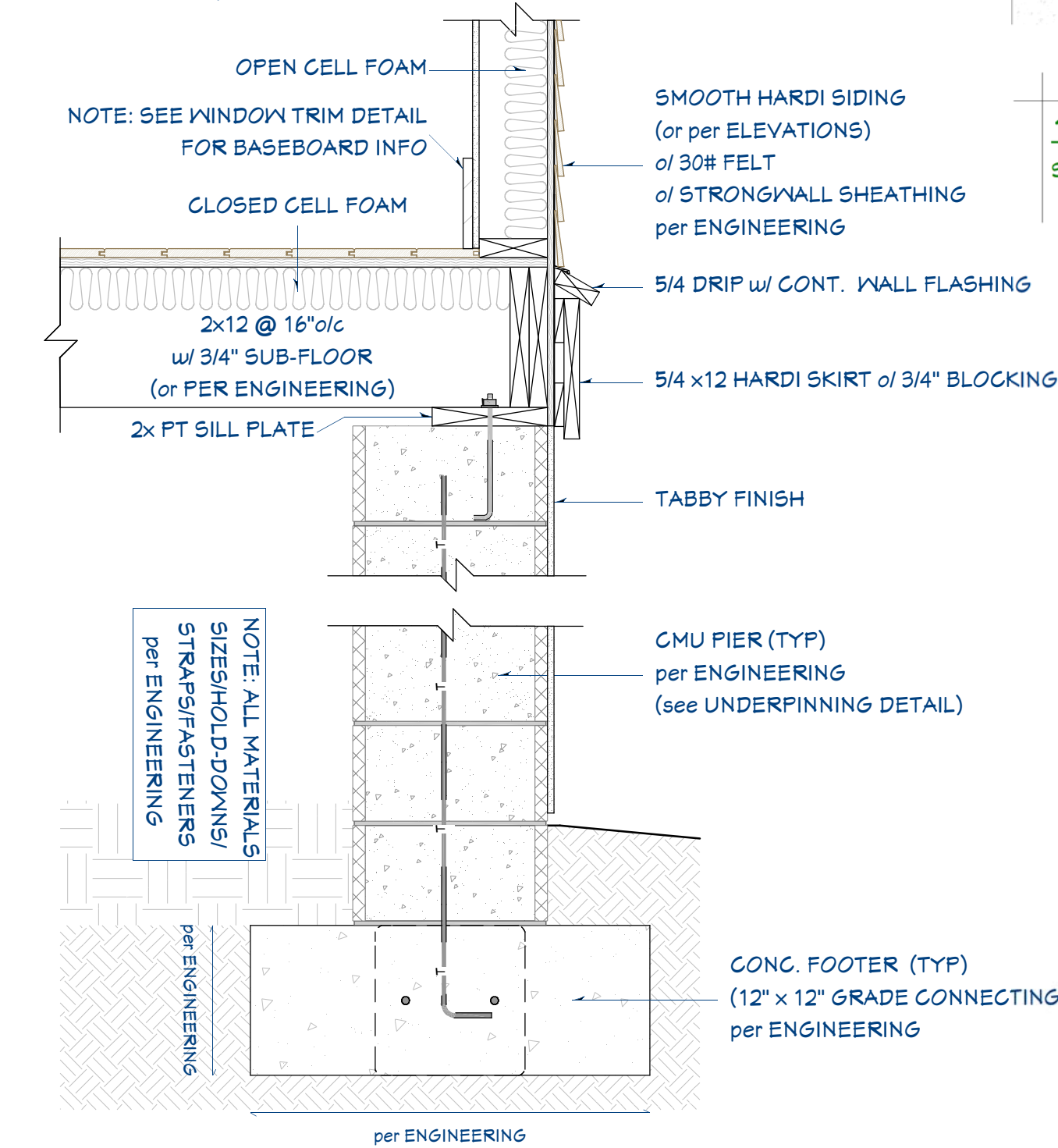
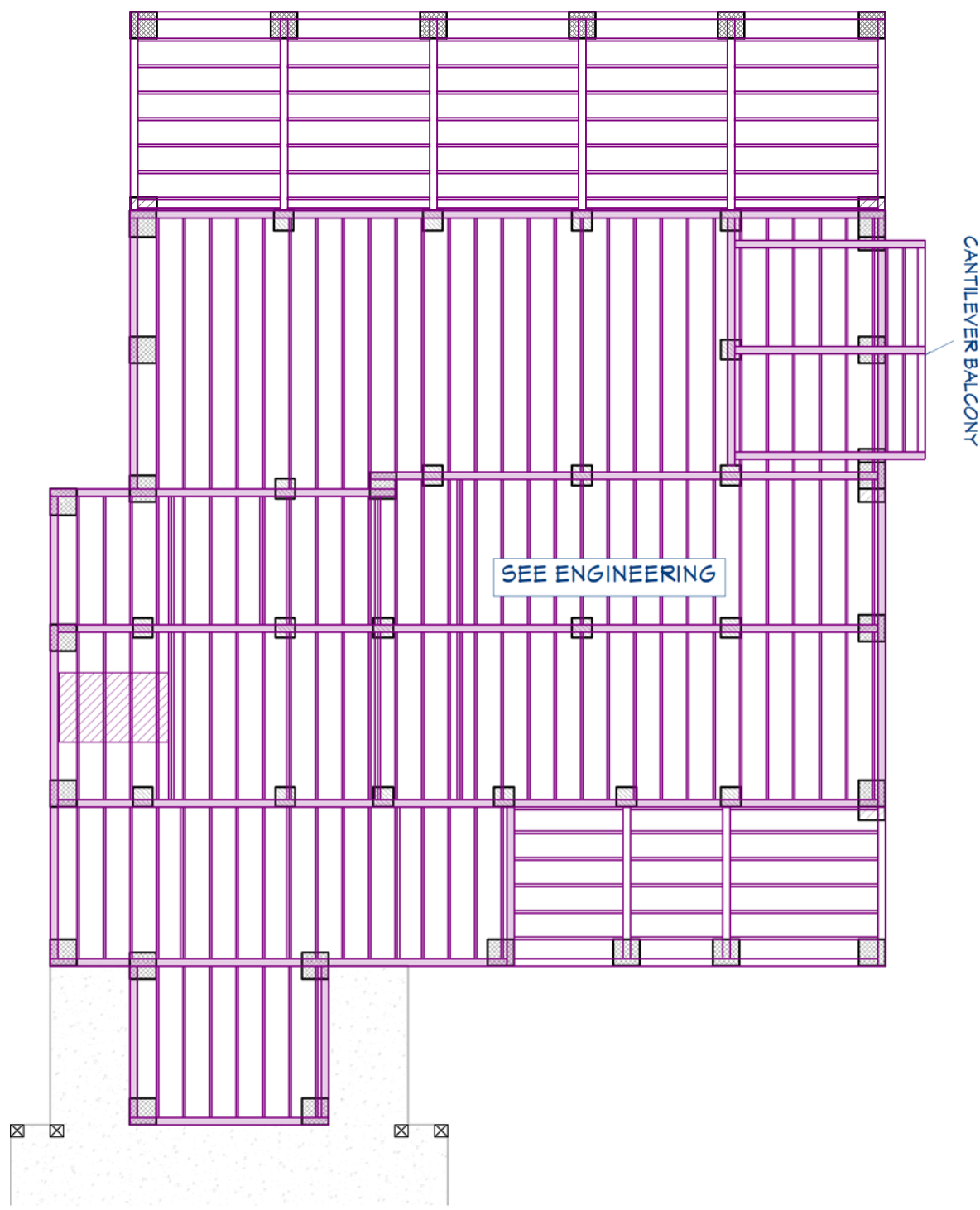


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AF	African	AF
AG	Agave	AG
AH	Alder	AH
AI	Ailanthus	AI
AJ	Ajuga	AJ
AK	Akebia	AK
AL	Albizia	AL
AM	Amaranthus	AM
AN	Anacardium	AN
AO	Azadirachta	AO
AP	Apocynum	AP
AQ	Aquilegia	AQ
AR	Aralia	AR
AS	Asclepias	AS
AT	Asplenium	AT
AV	Avicennia	AV
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AX	Azorella	AX
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RA	Ranunculus	RA

FOUNDATION CONSTRUCTION NOTES

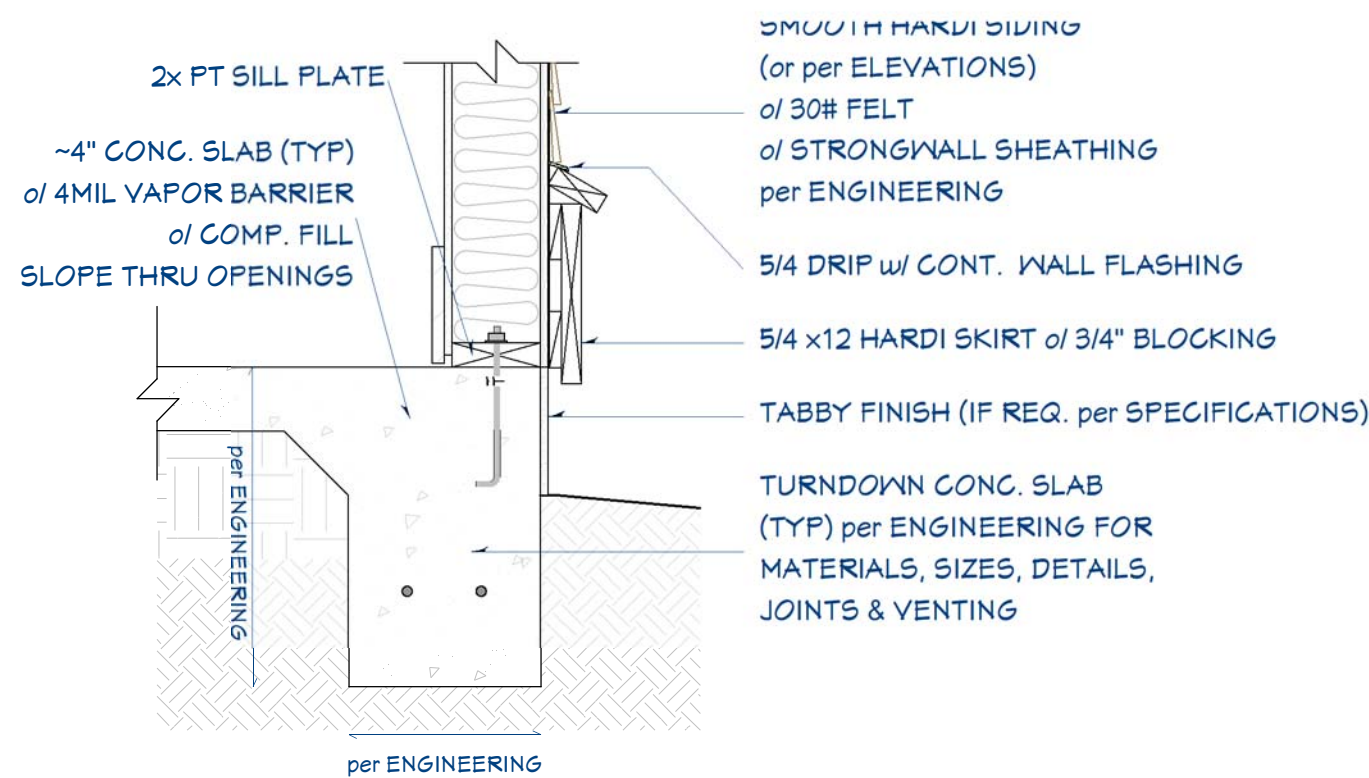
- 1) ALL FOUNDATIONS TO COMPLY WITH 2015 IRC CHAPTER 4: FOUNDATIONS
- 2) UNDER FLOOR SPACE VENTILATION IN ACCORDANCE WITH 2015 IRC R403
- 3) PROVIDE HYDROSTATIC VENTING PER FLOOD ZONE REQUIREMENTS
- 4) TYPICAL THICKENED SLAB: THICKENED SLAB @ CRITICAL BEARING POINTS TO BE MIN. 1'-0" DEEP x 2'-0" WIDE CONC., CENTERED ON WALL w/ (2) #5 REINFORCING BARS CONTINUOUS w/ 6x6 WAF (see ENGINEERING)
- 5) TYPICAL REINFORCED CMU WALL FOOTING: TO BE MIN. 1'-0" DEEP x 2'-0" WIDE CONC. w/ (2) #5 REINFORCING BARS AND #5 BARS @ 3'-6" o/c EXTENDING TO MIN. 2'-0" OVERLAP w/ REINFORCING IN CMU WALL
- 6) TYPICAL REINFORCED CMU WALL: 8" x 8" x 16" CMU BLOCK w/ HORIZONTAL BED REINFORCING @ 8" o/c AND #5 REINFORCING BARS @ 3'-6" o/c w/ DOCKELS TO MATCH (MIN. 2'-0" OVERLAP FROM FOOTING TO TOP OF CMU WALL). FILL ALL CELLS
- 7) TYPICAL CONNECTING GRADE BEAM: FOOTINGS @ CONNECTING GRADE BEAM TO BE 12" DEEP x 12" WIDE CONC. w/ (2) #5 REINFORCING BARS CONTINUOUS
- 8) TYPICAL SLAB ON GRADE: 4" THICK CONC. w/ 6MIL VAPOR BARRIER w/ MIN. 12" x 16" TURNED DOWN EDGE w/ (2) #5 REINFORCING BARS CONTINUOUS AND 6x6 WAF
- 9) TYPICAL REINFORCED CMU PIER FOOTING: TO BE 12" DEEP x DOUBLE THE CMU PIER WIDTH CONC. w/ (2) #5 REINFORCING BARS EACH DIRECTION AND (4 TOTAL) #5 BARS EXTENDING TO MIN. 2'-0" OVERLAP w/ REINFORCING IN CMU PIER
- 10) TYPICAL REINFORCED CMU PIER: 8"x12"x12" CMU BLOCK (or 8"x16"x16" CMU BLOCK AS NOTED ON PLAN) w/ HORIZONTAL BED REINFORCING @ 8" o/c AND (2) TOTAL #5 REINFORCING BARS w/ DOCKELS TO MATCH (MIN. 2'-0" OVERLAP FROM FOOTING TO TOP OF CMU PIER) - FILL ALL CELLS

NOTE: STRUCTURAL ENGINEERING TO TAKE PRECEDENCE FOR ALL FOUNDATION SIZES, LOCATION AND PLACEMENT OF WORK DESCRIBED.



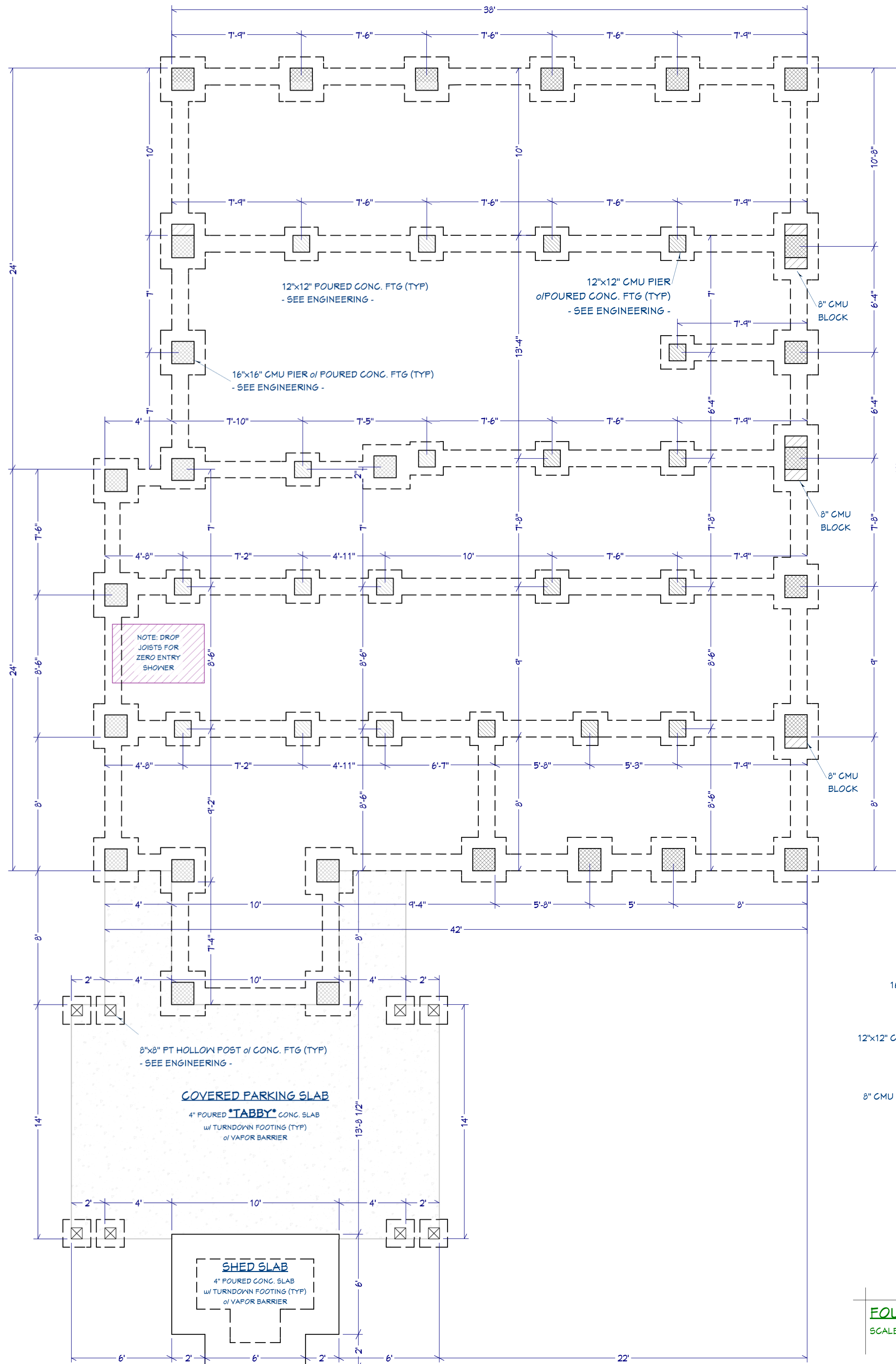
FOUNDATION WALL DETAIL

SCALE 1" = 1' - 0"

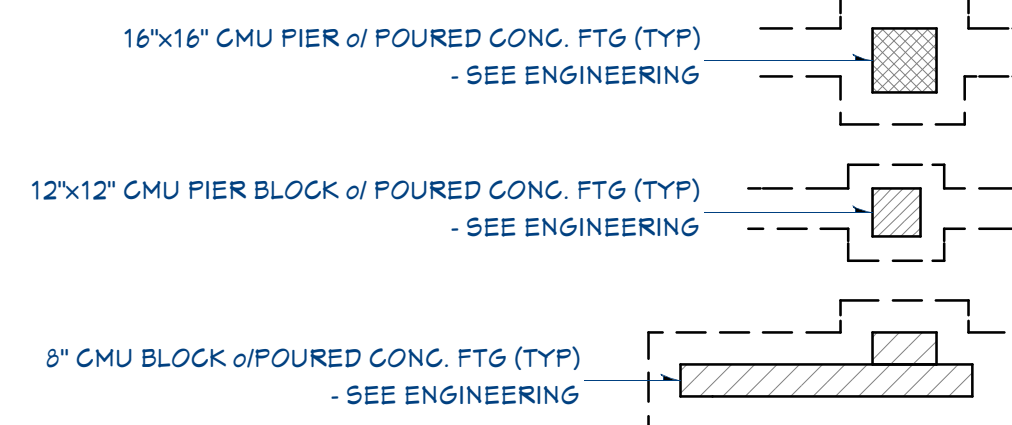


SHED SLAB DETAIL

SCALE 1" = 1' - 0"



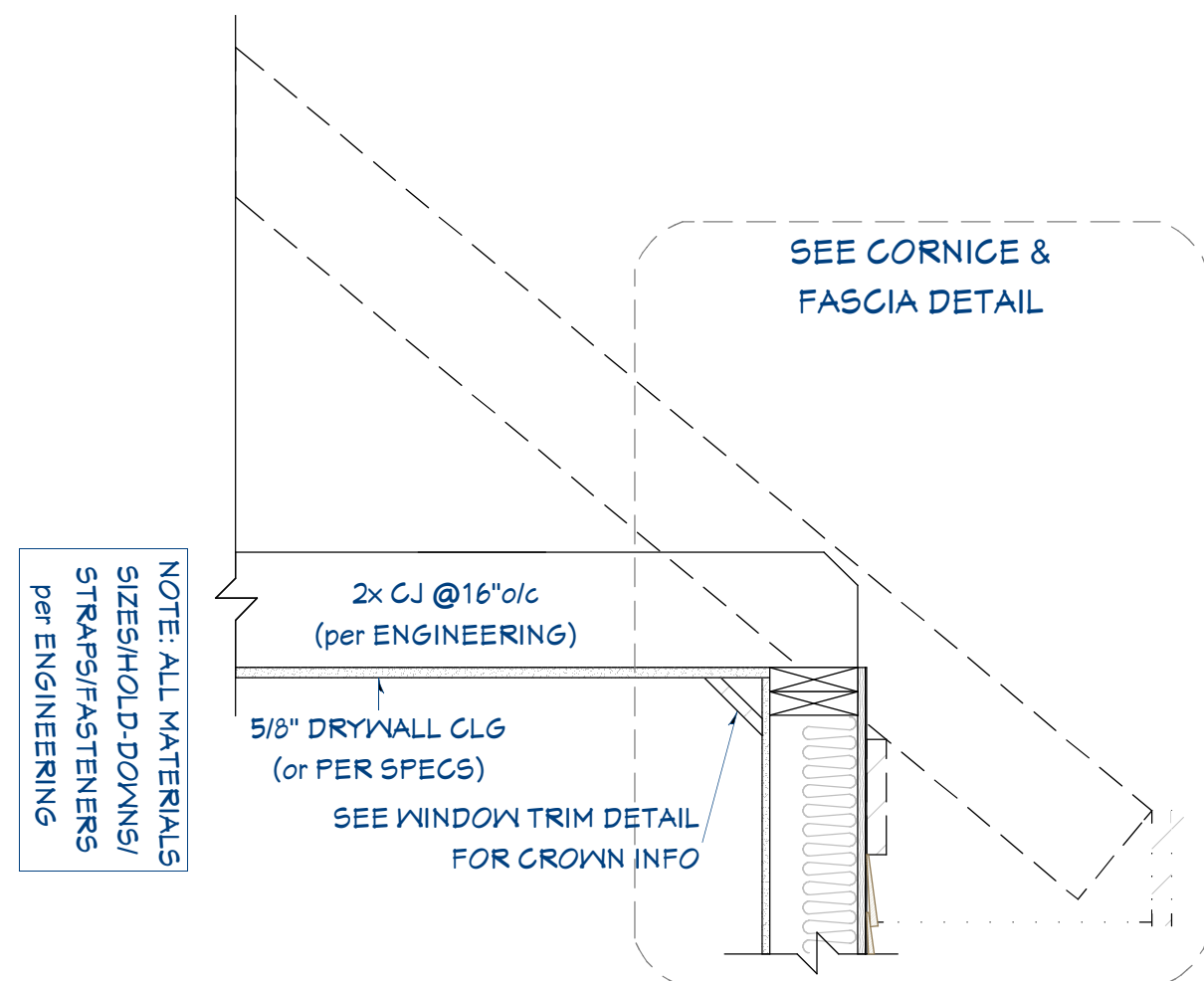
SEE ENGINEERING
FOR ALL FOUNDATION DETAILS
THIS DRAWING SHOULD BE USED
FOR DIMENSIONAL PURPOSES ONLY



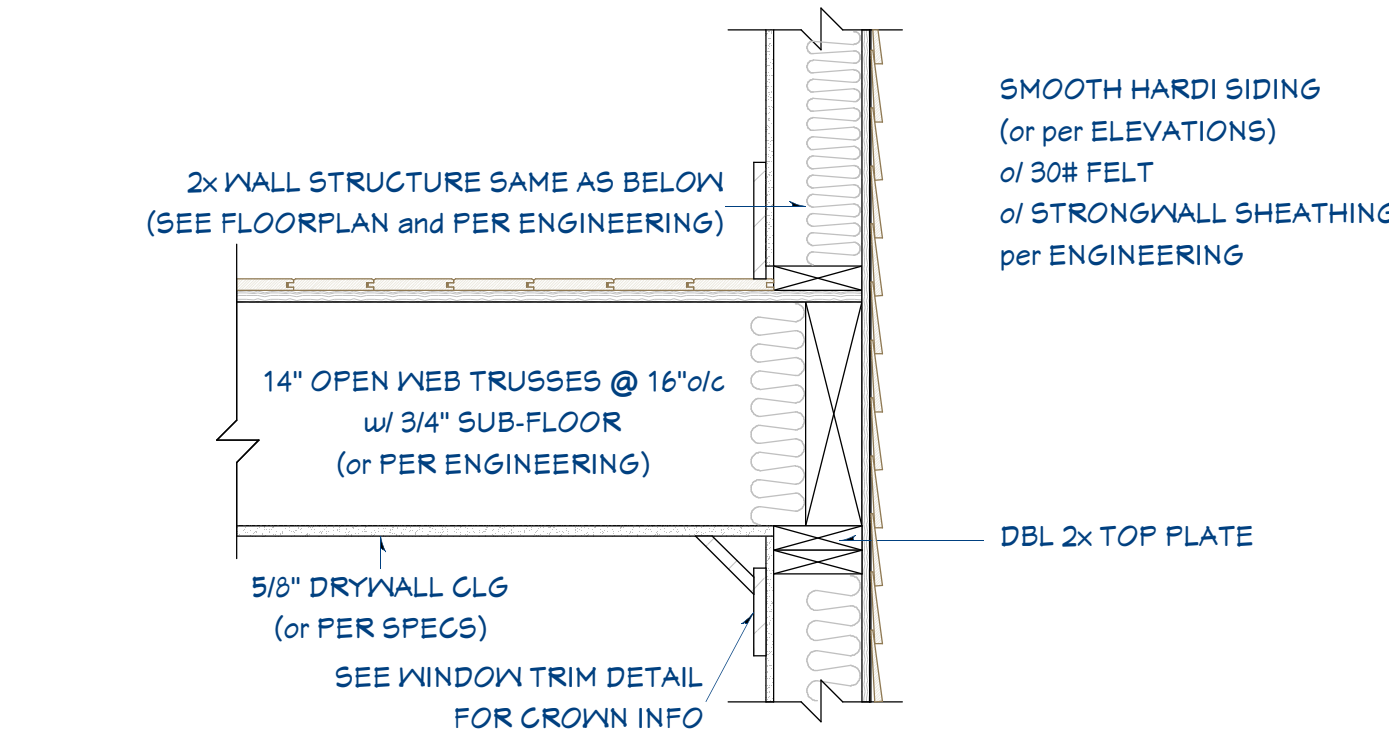
FRAMING CONSTRUCTION NOTES

- 1) EXTERIOR WALLS: 1/2" PLYWOOD SHEATHING @2x4 and/or 2x6 @ 16"o/c w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
2) INTERIOR WALLS: 2x4 and/or 2x6 @ 16"o/c w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
3) FIRST FLOOR SYSTEM: 2x12 @ 16"o/c w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GLUED & NAILED
4) 2nd FLOOR SYSTEM: 14" OPEN WEB TRUSSES (per ENGINEERING) w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GLUED & NAILED - ENGINEERED TRUSS SHOP DRAWINGS TAKE PRECEDENCE
5) CEILING JOISTS per ENGINEERING
6) ROOF RAFTERS: 1/2" EXT SHEATHING NAILED ON 2x10 @ 16"o/c (per ENGINEERING) w/ SIMPSON HURRICANE CLIPS

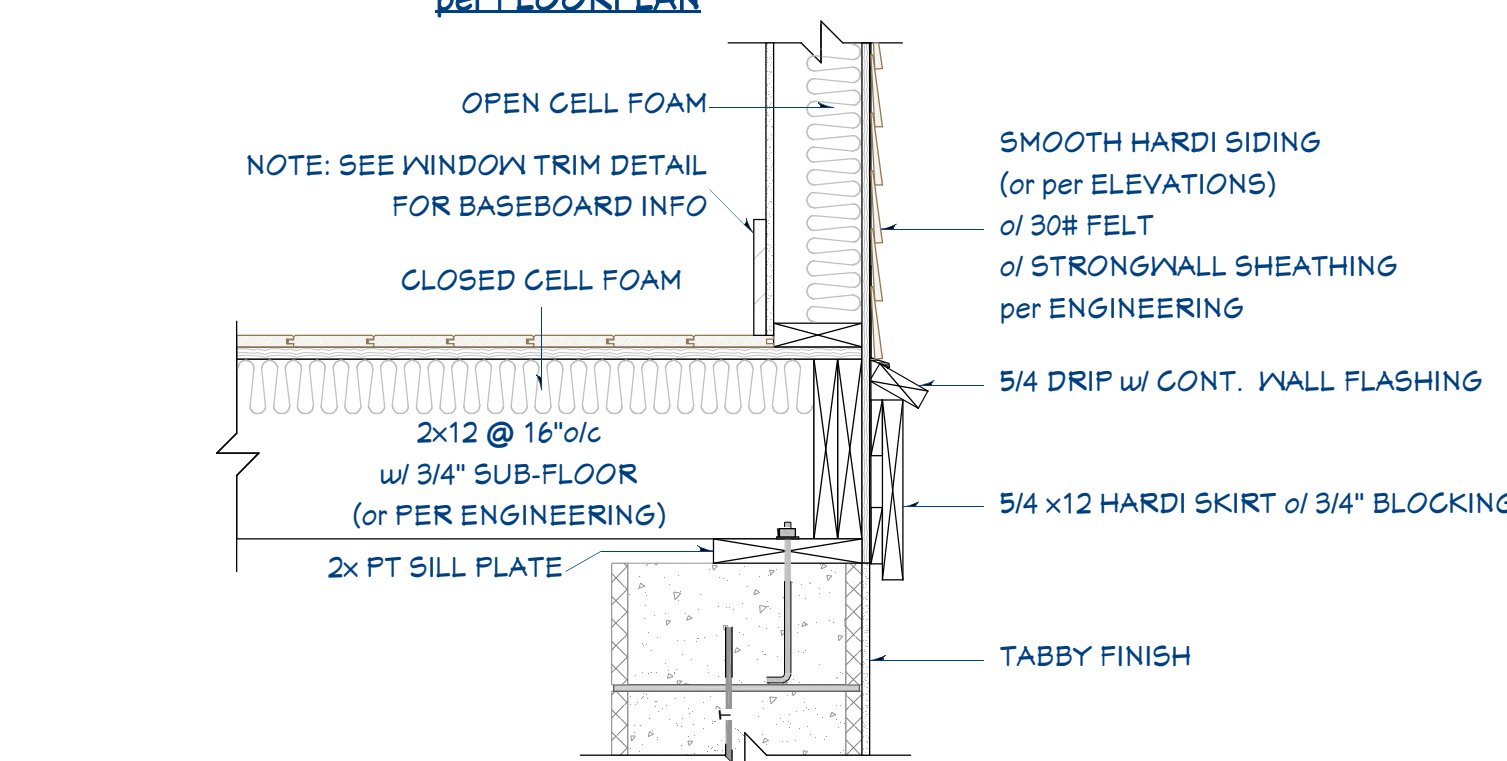
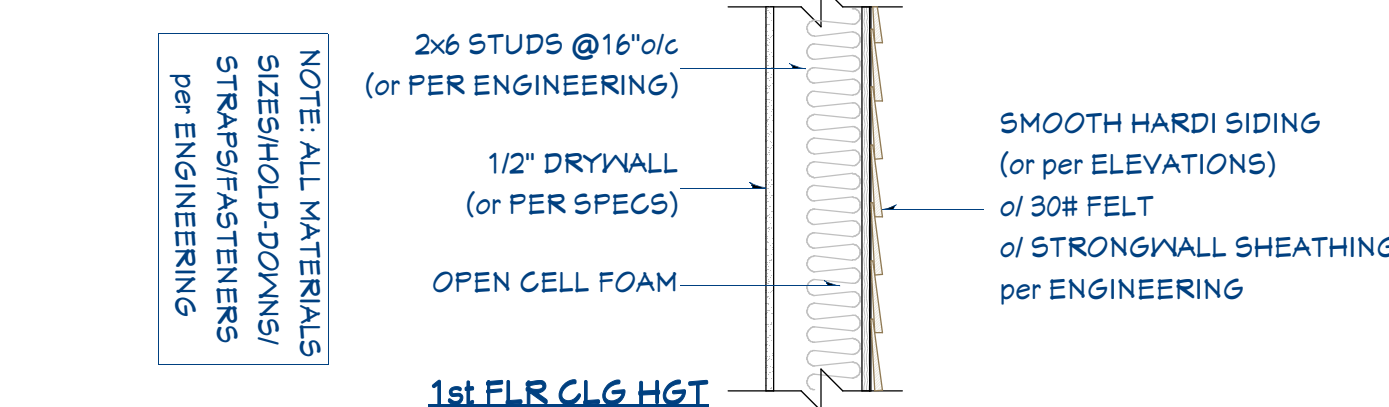
NOTE: STRUCTURAL ENGINEERING TO TAKE PRECEDENCE FOR ALL FRAMING MEMBER SIZES, LOCATION AND PLACEMENT OF WORK DESCRIBED.



2nd FLR CLG HGT
per FLOORPLAN

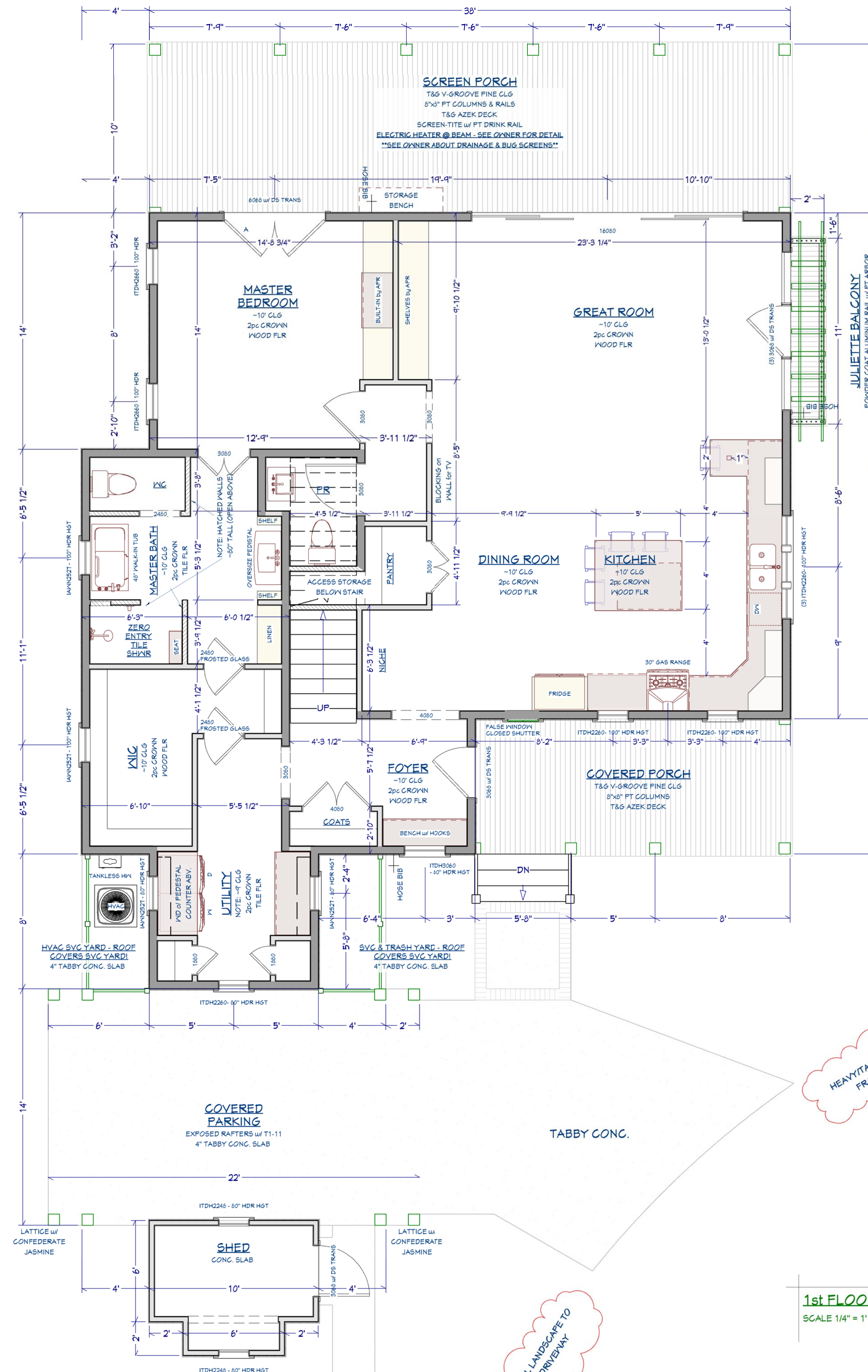


1st FLR CLG HGT
per FLOORPLAN



TYPICAL WALL SECTION

SCALE 1" = 1' - 0"



1st FLOOR PLAN

SCALE 1/4" = 1' - 0"

- 1) EXTERIOR WALLS: 1/2" PLYWOOD SHEATHING @2x4 and/or 2x6 @ 16"oc w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
- 2) INTERIOR WALLS: 2x4 and/or 2x6 @ 16"oc w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
- 3) FLOOR SYSTEMS: 2x12 @ 16"oc w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GULDED & NAILED
- 4) 2ND FLOOR SYSTEM: 1" OPEN WEB TRUSSES (ENGINEERING W/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GULDED & NAILED - ENGINEERED TRUSS SHOP DRAWINGS TAKE PRECEDENCE
- 5) CEILING JOISTS per ENGINEERING
- 6) ROOF RAFTERS: 1/2" EXT SHEATHING NAILED ON 2x10 @ 16"oc. (per ENGINEERING) w/ SIMPSON HURRICANE CLIPS

NOTE: STRUCTURAL ENGINEERING TO TAKE PRECEDENCE FOR ALL FRAMING MEMBER SIZES, LOCATION AND PLACEMENT OF WORK DESCRIBED.

2x CJ @ 16" o/c
(per ENGINEERING)

5/8" DRYWALL CLG
(or PER SPECS)

SEE WINDOW TRIM DETAIL
FOR CROWN INFO

2nd FLR CLG HGT
per FLOORPLAN

5/8" DRYWALL CLG
(or PER SPECS)
SEE WINDOW TRIM DETAIL
FOR CROWN INFO

- DBL 2x TOP PLATE

Floor plan of the second floor showing the following areas and dimensions:

- LOFT:** 22' x 17'-10". Features a WINDOW SEAT and 1PC CROWN WOOD FLR. Notes: (4) ITD#H212 - 46" HDR HGT.
- BATH #2:** 7'-4 1/2' x 7'-4 1/2'. Features 1PC CROWN TILE FLR, a bathtub (36" x 60" TUB w/ TILE), and a toilet. Notes: (4) ITD#H212 - 46" HDR HGT.
- BEDROOM #3:** 13'-5" x 14'-2". Features 1PC CROWN CARPET. Notes: (4) ITD#H212 - 46" HDR HGT.
- STORAGE:** 4'-3 1/2' x 4'-3 1/2'.
- Stairs:** DN (Down) with a RAIL. Dimensions: 4'-3 1/2' x 14'-2'.
- Walls:** -5'-4" KNEE WALL.
- Dimensions:** Overall width is 22'. Overall depth is 32' (16' + 16').
- Notes:** (4) ITD#H212 - 46" HDR HGT.

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RESIDENTIAL DESIGN for MS. CONNIE KOENIGETER
LOT 471 HABERSHAM
2 BRIGHTON TRACE

REVISION DATE	11/28/2018
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SHEET	
A1.3	

- 1) EXTERIOR WALLS: 1/2" PLYWOOD SHEATHING @2x4 and/or 2x6 @ 16"oc w/ B.LOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
- 2) INTERIOR WALLS: 2x4 and/or 2x6 @ 16"oc w/ B.LOCKING MIDSPAN (UNLESS OTHERWISE NOTED)
- 3) FLOOR SYSTEMS: 2x12 @ 16"oc w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GULFED & NAILED
- 4) 2ND FLOOR SYSTEM: 1" OPEN WEB TRUSSES (ENGINEERING W/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GULFED & NAILED - ENGINEERED TRUSS SHOP DRAWINGS TAKE PRECEDENCE
- 5) CEILING JOISTS per ENGINEERING
- 6) ROOF RAFTERS: 1/2" EXT SHEATHING NAILED ON 2x10 @ 16"oc. (per ENGINEERING) w/ SIMPSON HURRICANE CLIPS

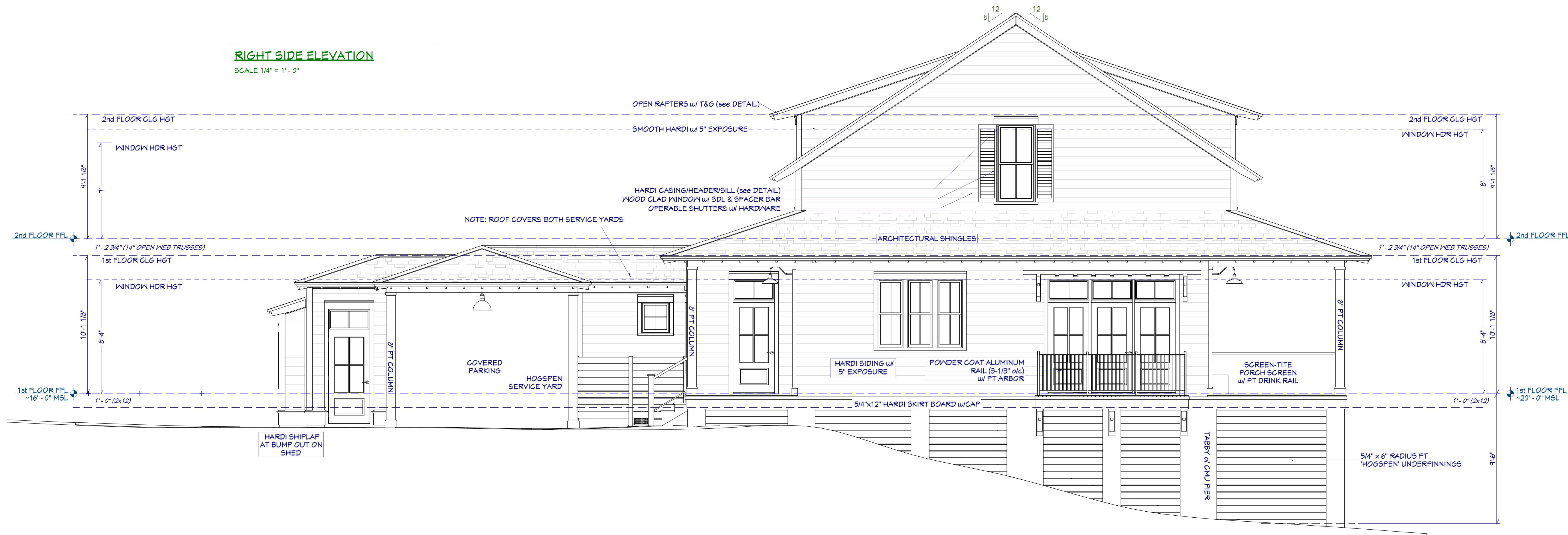
NOTE: STRUCTURAL ENGINEERING TO TAKE PRECEDENCE FOR ALL FRAMING MEMBER SIZES, LOCATION AND PLACEMENT OF WORK DESCRIBED.



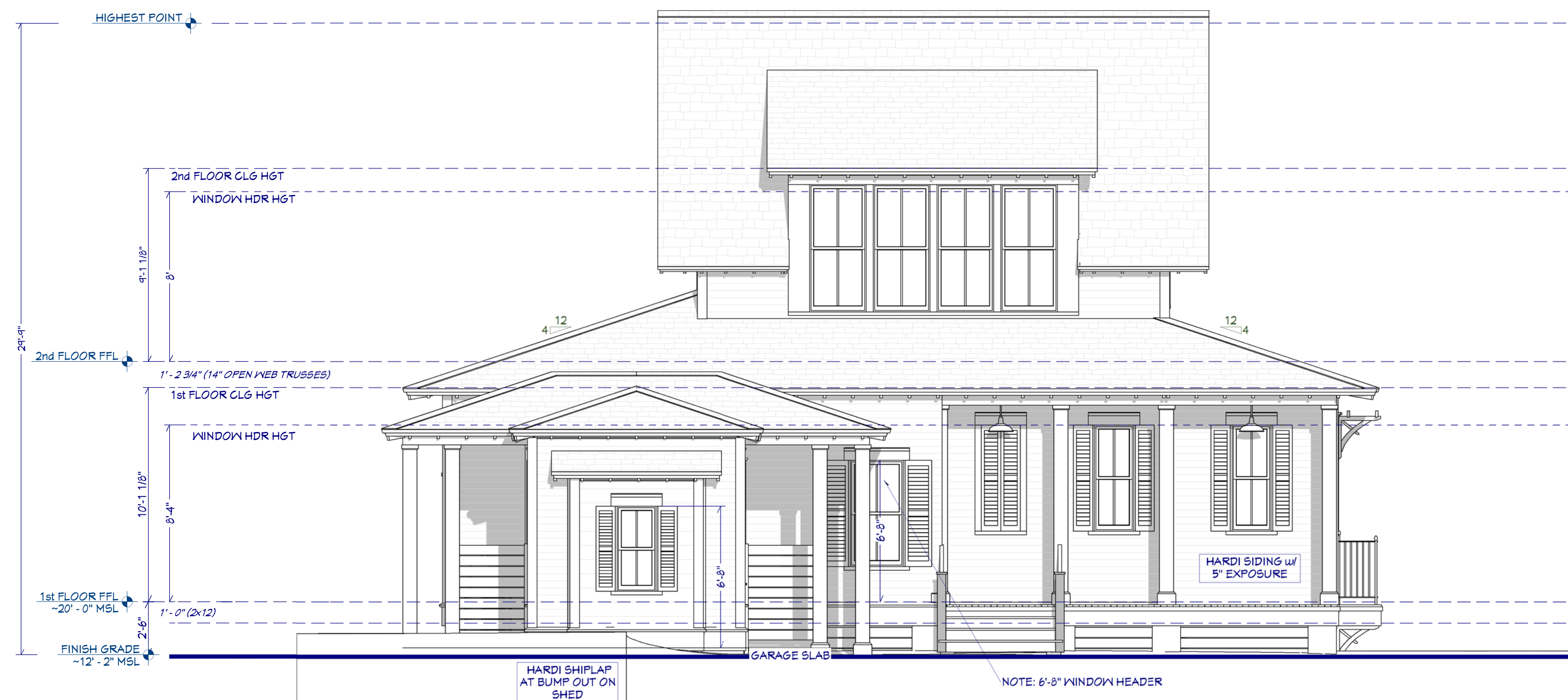
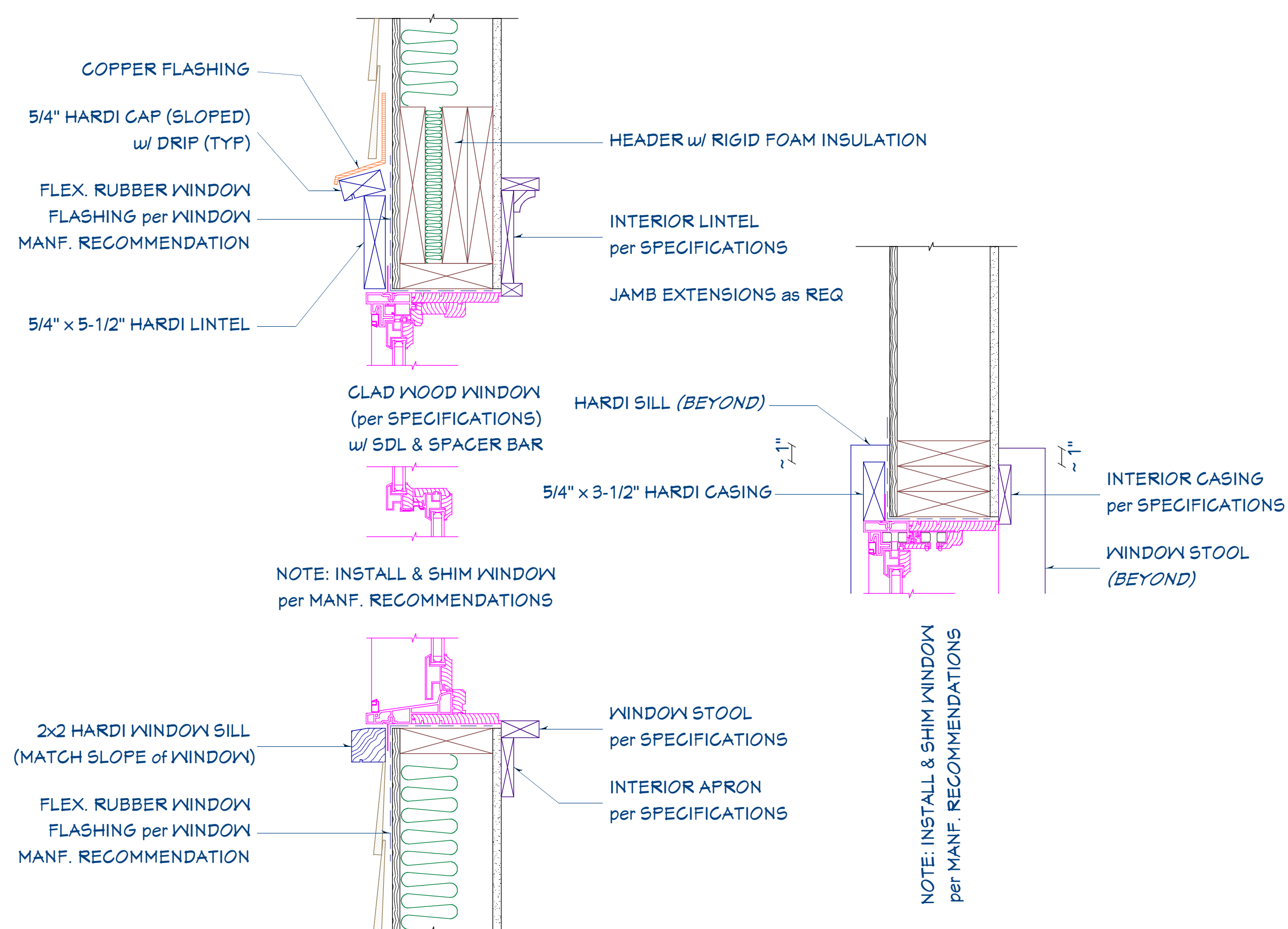
SCALE 1" = 1' - 0"



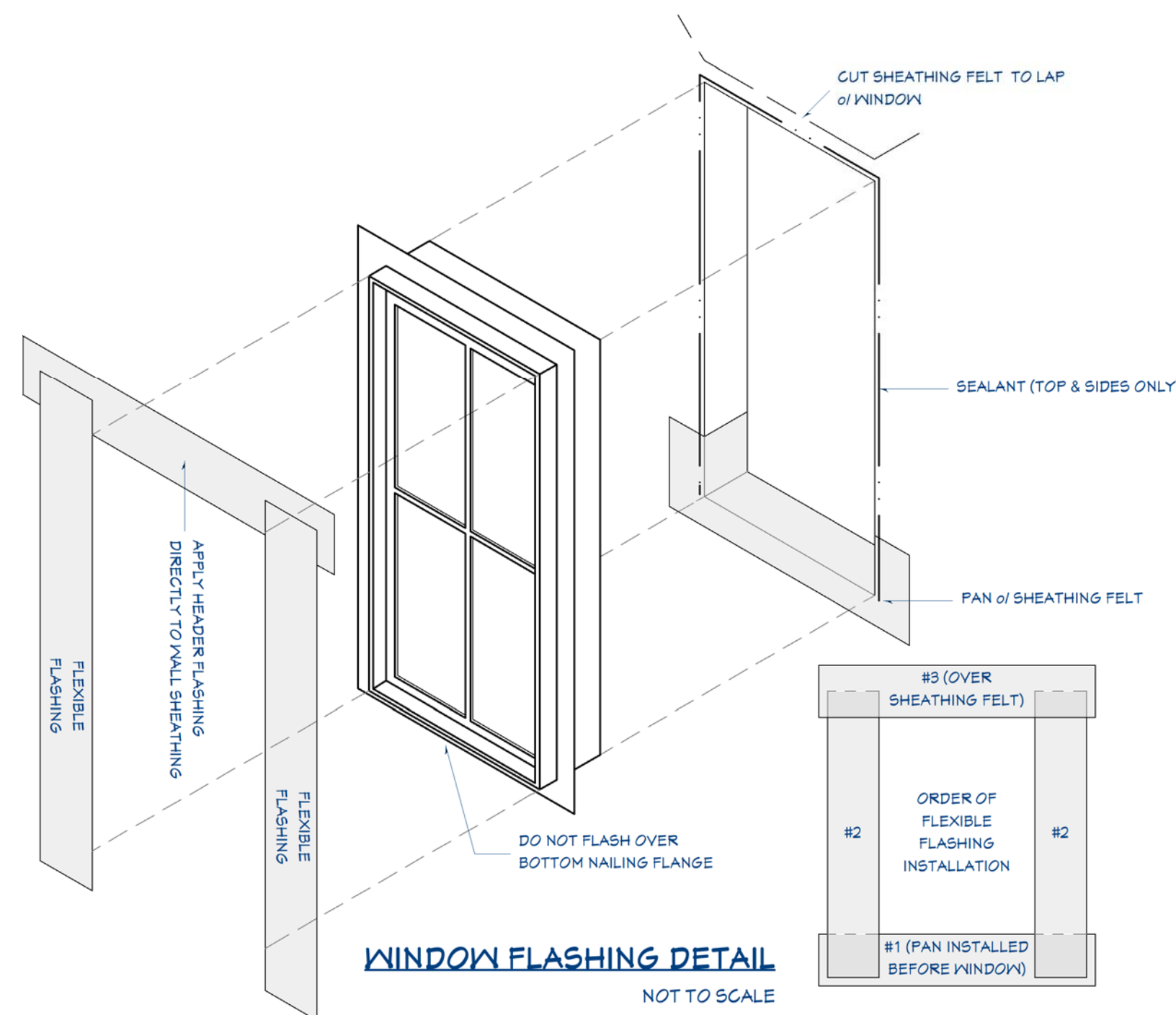
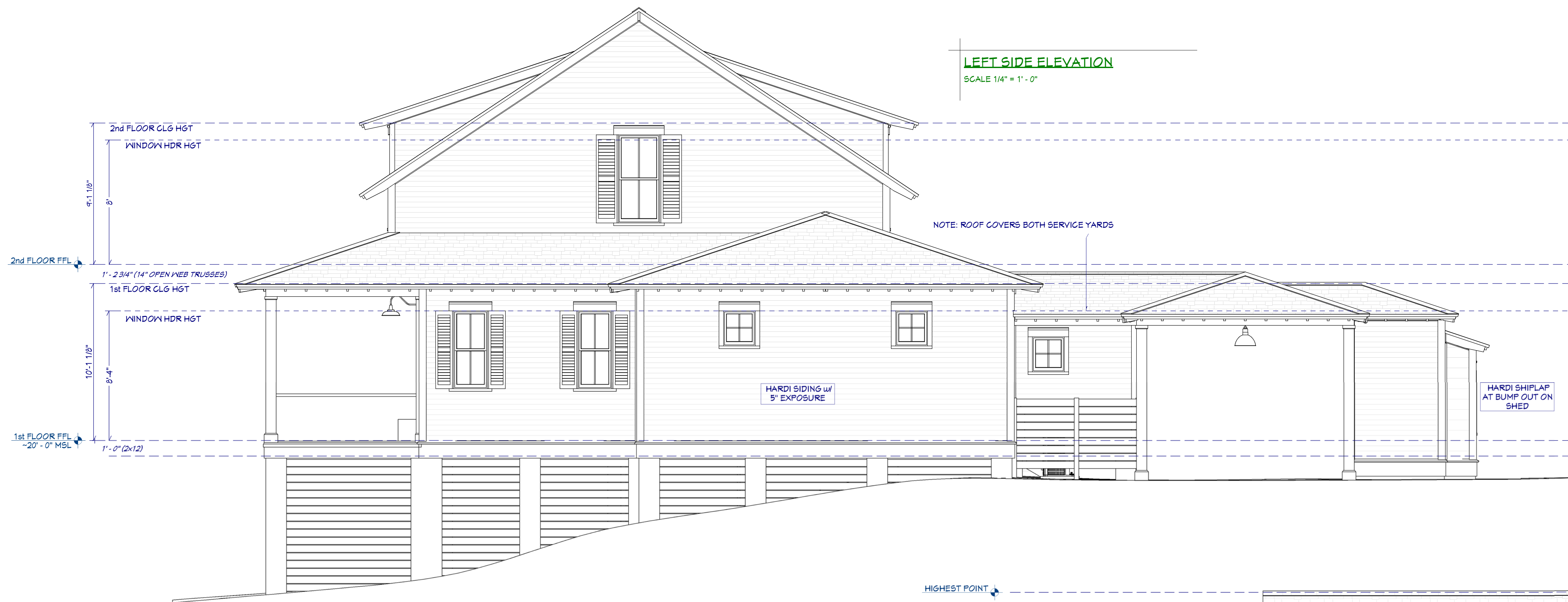
RIGHT SIDE ELEVATION
SCALE 1/4" = 1' - 0"



WINDOW HEADER-SILL-JAMB DETAIL
SCALE 2" = 1' - 0"

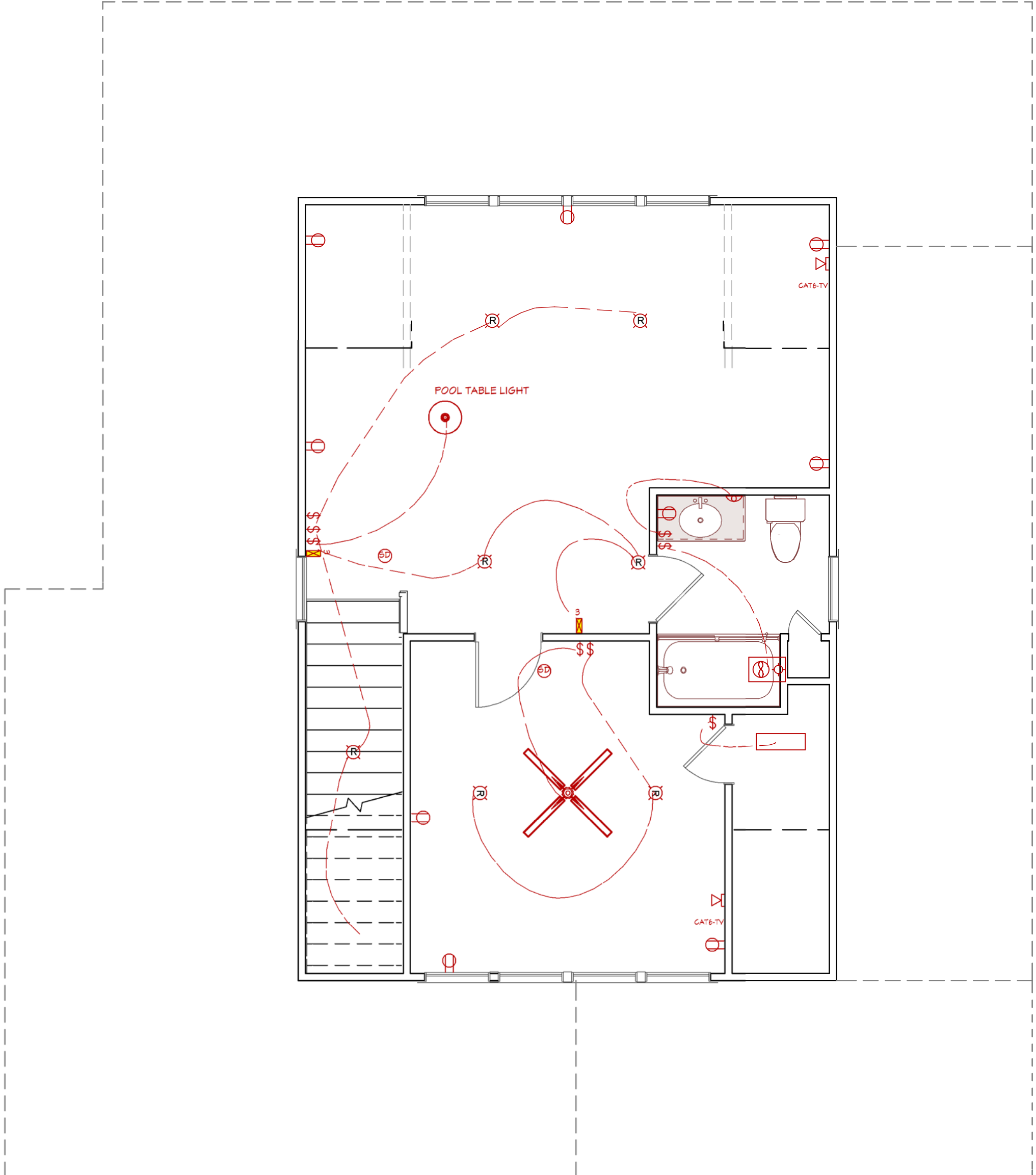
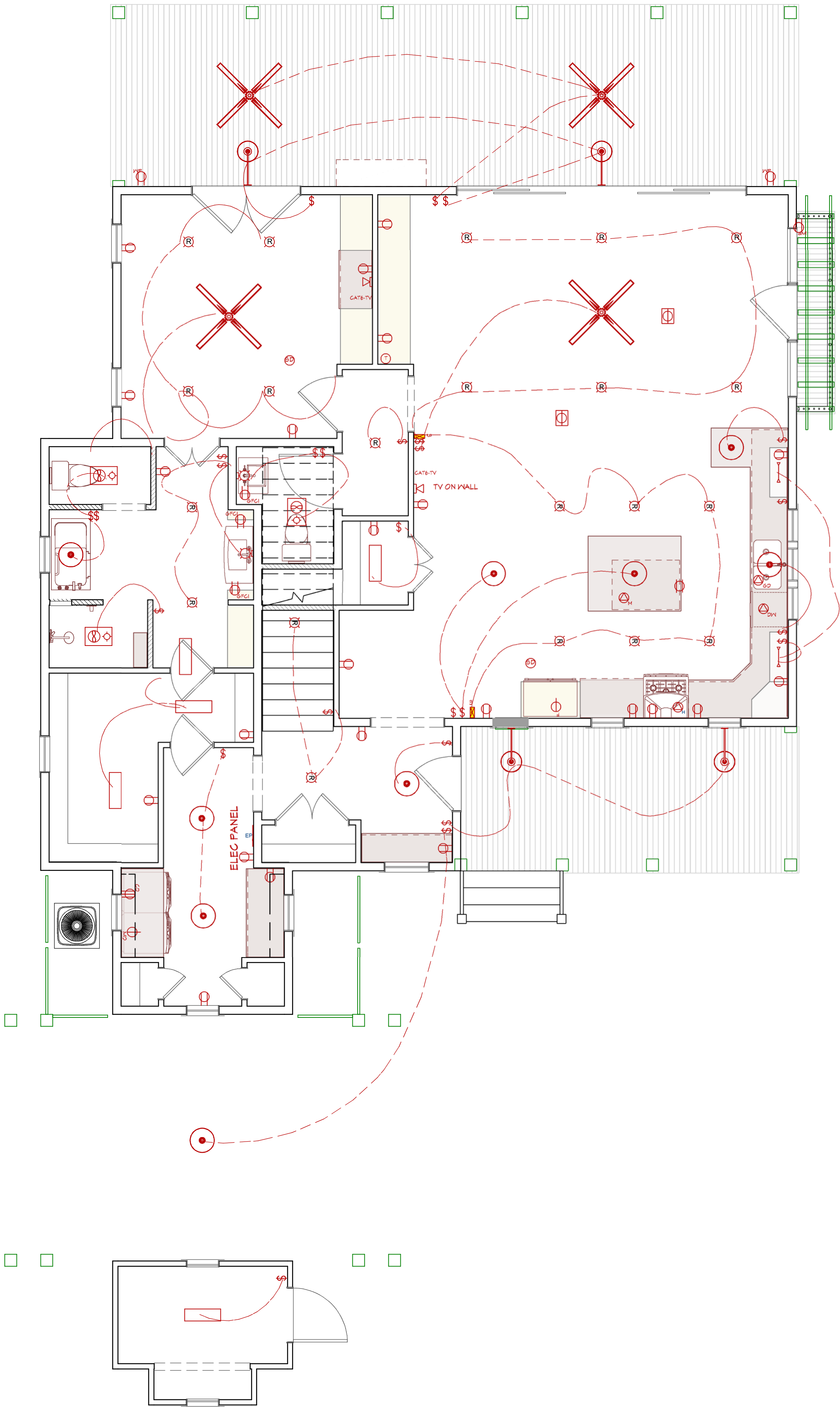


STREET ELEVATION
SCALE 1/4" = 1' - 0"



MARSH ELEVATION
SCALE 1/4" = 1' - 0"

ELECTRICAL DESIGN NOTES (REF IRC PART VIII)
*ALL ELECTRICAL SYSTEMS & COMPONENTS TO BE INSTALLED BY LICENSED PROFESSIONAL.



ELECTRICAL PLAN
SCALE 1/4" = 1' - 0"

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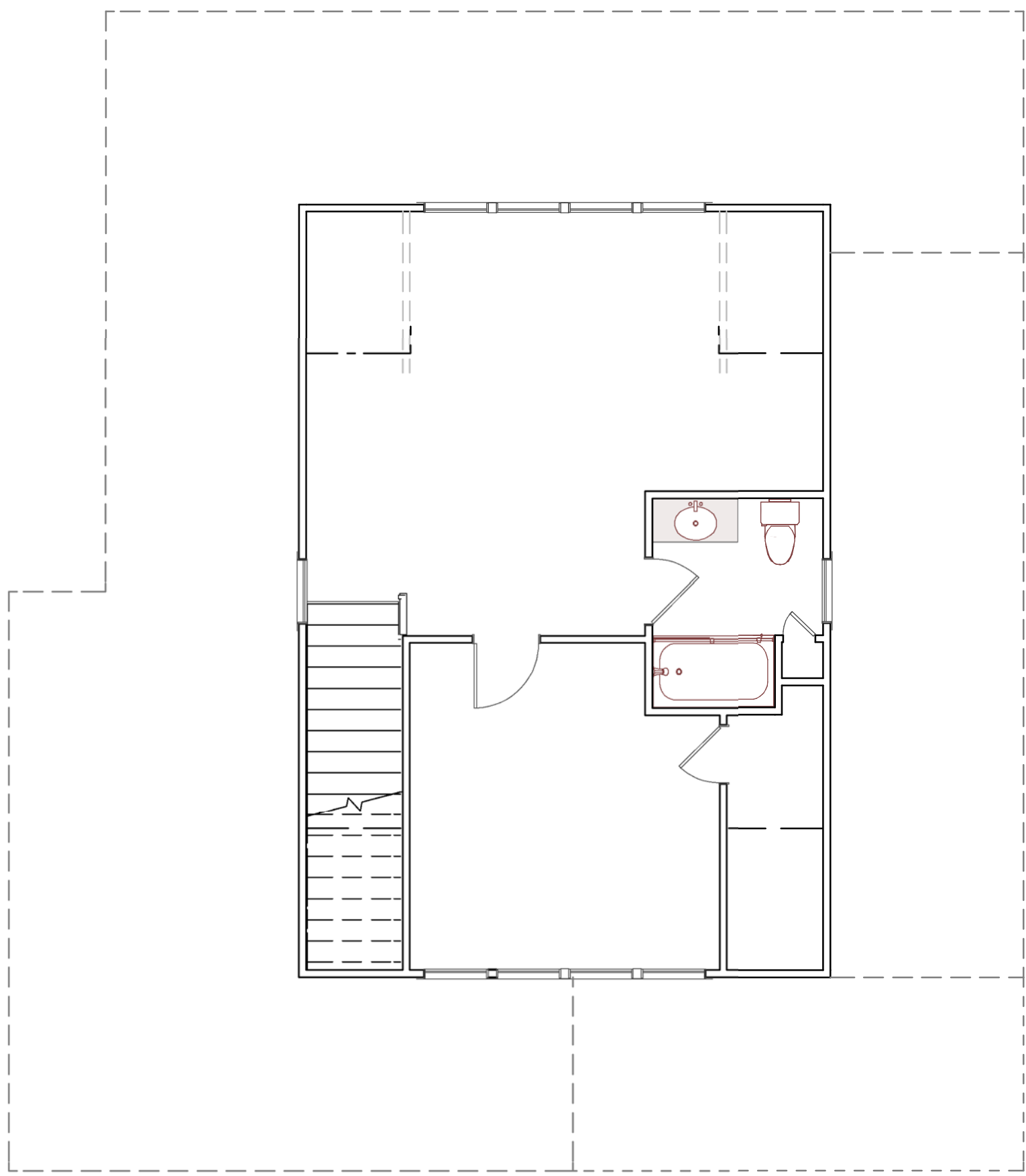
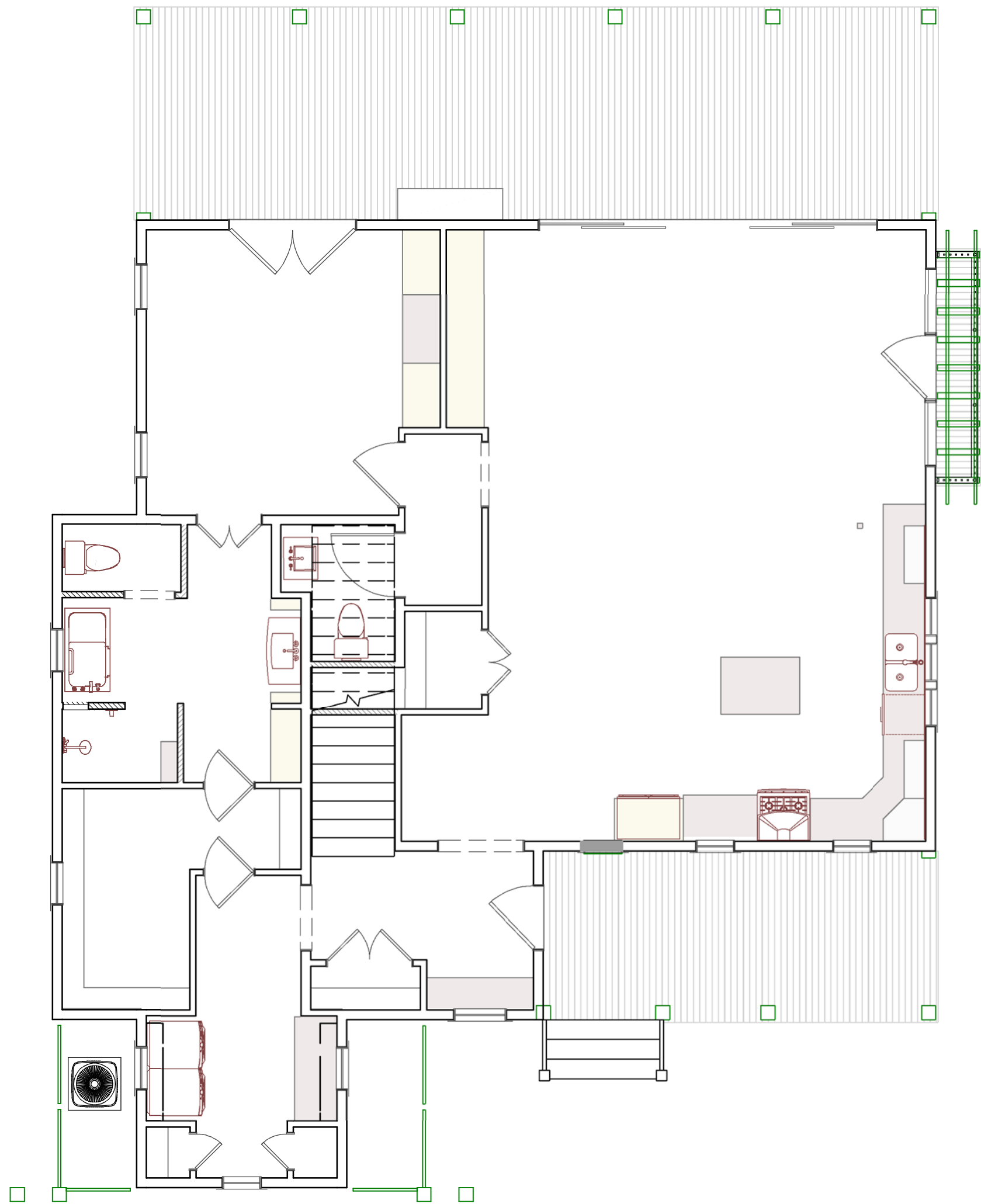
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E1.1

HVAC DESIGN NOTES (REF IRC 2015 PART V)

IT IS THE RECOMMENDATION OF BRIDGEWATER CONSULTING LLC THAT OUR CLIENTS USE AN INDEPENDENT MECHANICAL DESIGN SERVICE. IF THE CLIENT CHOOSES TO FORGO THE USE OF AN INDEPENDENT MECHANICAL DESIGN SERVICE, THE CLIENT SHALL INDEMNIFY BRIDGEWATER CONSULTING LLC (AND ITS OWNERS/OFFICERS/EMPLOYEES) FROM AND AGAINST ALL ALLEGATIONS, CLAIMS, ACTIONS, SUITS, DEMANDS, DAMAGES, LIABILITIES, OBLIGATIONS, LOSSES, SETTLEMENTS AND JUDGMENTS RESULTING FROM A FAILURE OF ANY FUTURE HVAC SYSTEM (TO INCLUDE DESIGN & INSTALLATION) AND ANY COLLATERAL DAMAGE INCURRED AS A RESULT.

*THE HVAC SHEETS (AND ALL M1.X LABELED SHEETS) ARE PROVIDED ONLY FOR FUTURE USE BY THE HVAC DESIGN SERVICE AND/OR HVAC CONTRACTOR AND ARE NOT PART OF THE CONTRACTUAL DESIGN AGREEMENT.



HVAC PLAN

SCALE 3/16" = 1' - 0"



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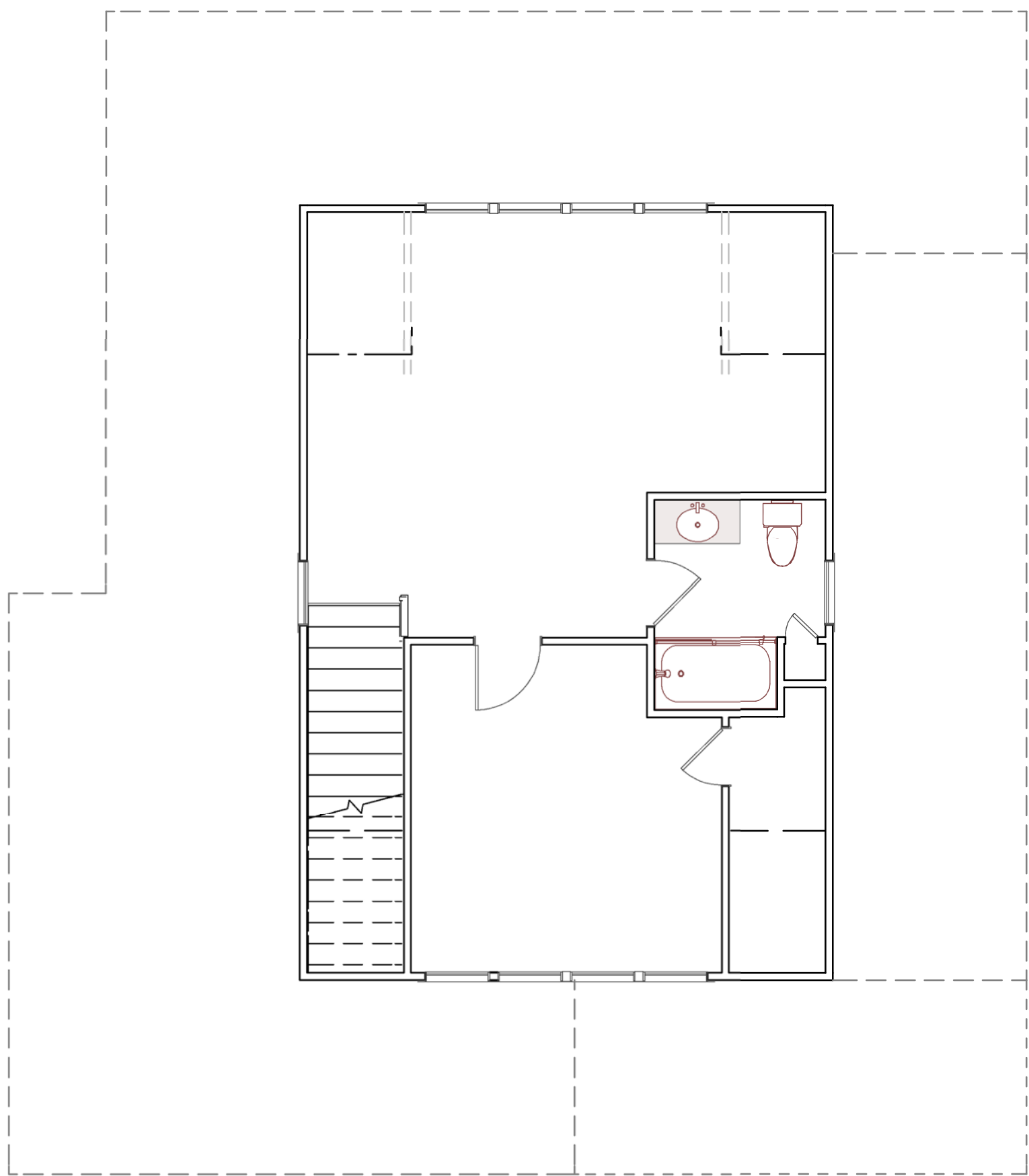
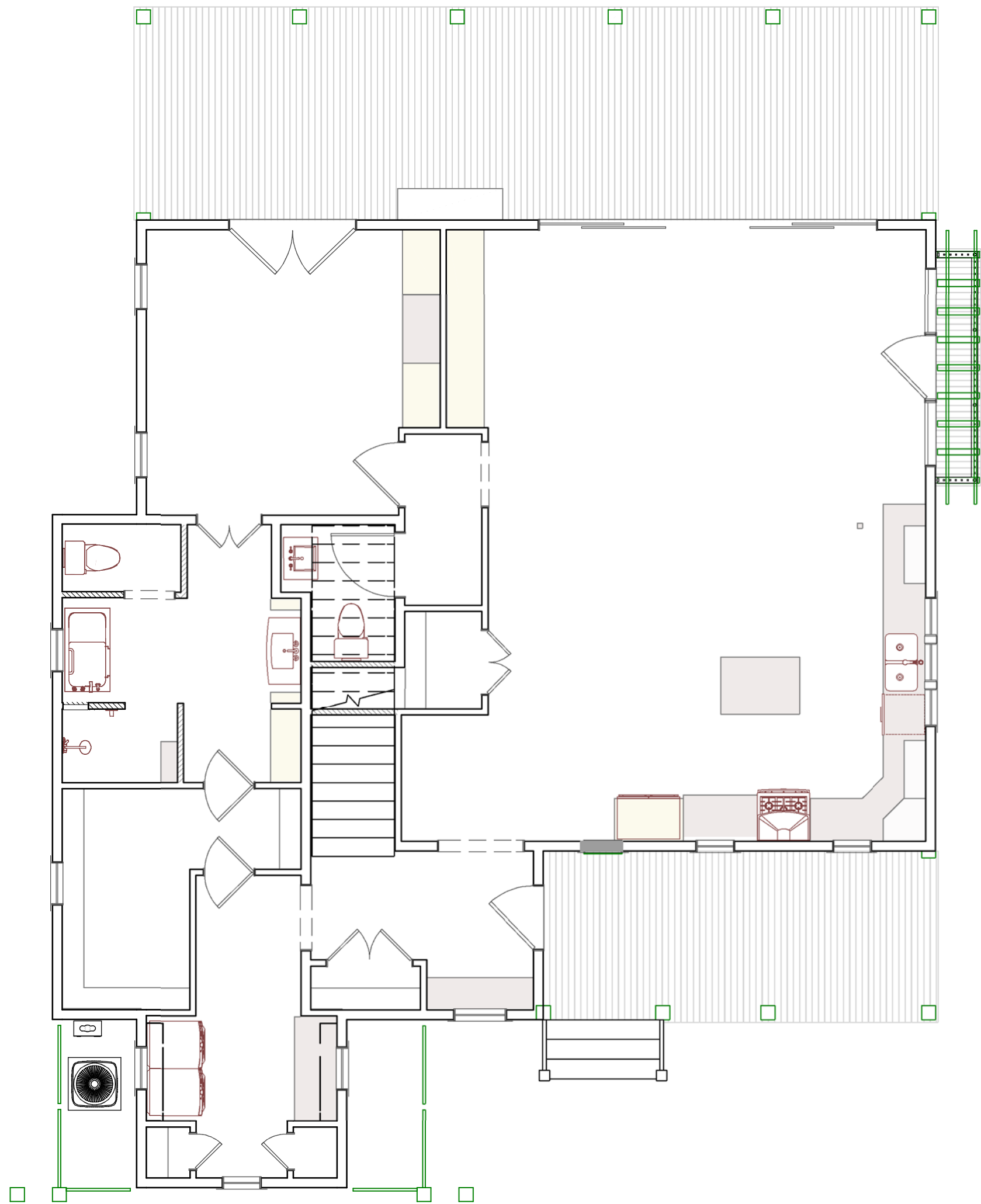
SHEET

M1.1

PLUMBING DESIGN NOTES (REF IRC PART VI & VII)

IT IS THE RECOMMENDATION OF BRIDGEWATER CONSULTING LLC THAT OUR CLIENTS USE AN INDEPENDENT MECHANICAL DESIGN SERVICE. IF THE CLIENT CHOOSES TO FORGO THE USE OF AN INDEPENDENT MECHANICAL DESIGN SERVICE, THE CLIENT SHALL INDEMNIFY BRIDGEWATER CONSULTING LLC (AND ITS OWNERS/OFFICERS/EMPLOYEES) FROM AND AGAINST ALL ALLEGATIONS, CLAIMS, ACTIONS, SUITS, DEMANDS, DAMAGES, LIABILITIES, OBLIGATIONS, LOSSES, SETTLEMENTS AND JUDGMENTS RESULTING FROM A FAILURE OF ANY FUTURE HVAC SYSTEM (TO INCLUDE DESIGN & INSTALLATION) AND ANY COLLATERAL DAMAGE INCURRED AS A RESULT.

THE PLUMBING SHEETS (AND ALL M2.x LABELED SHEETS) ARE PROVIDED ONLY FOR FUTURE USE BY THE PLUMBING DESIGN SERVICE AND/OR PLUMBING CONTRACTOR AND ARE NOT PART OF THE CONTRACTUAL DESIGN AGREEMENT.



PLUMBING PLAN

SCALE 3/16" = 1' - 0"



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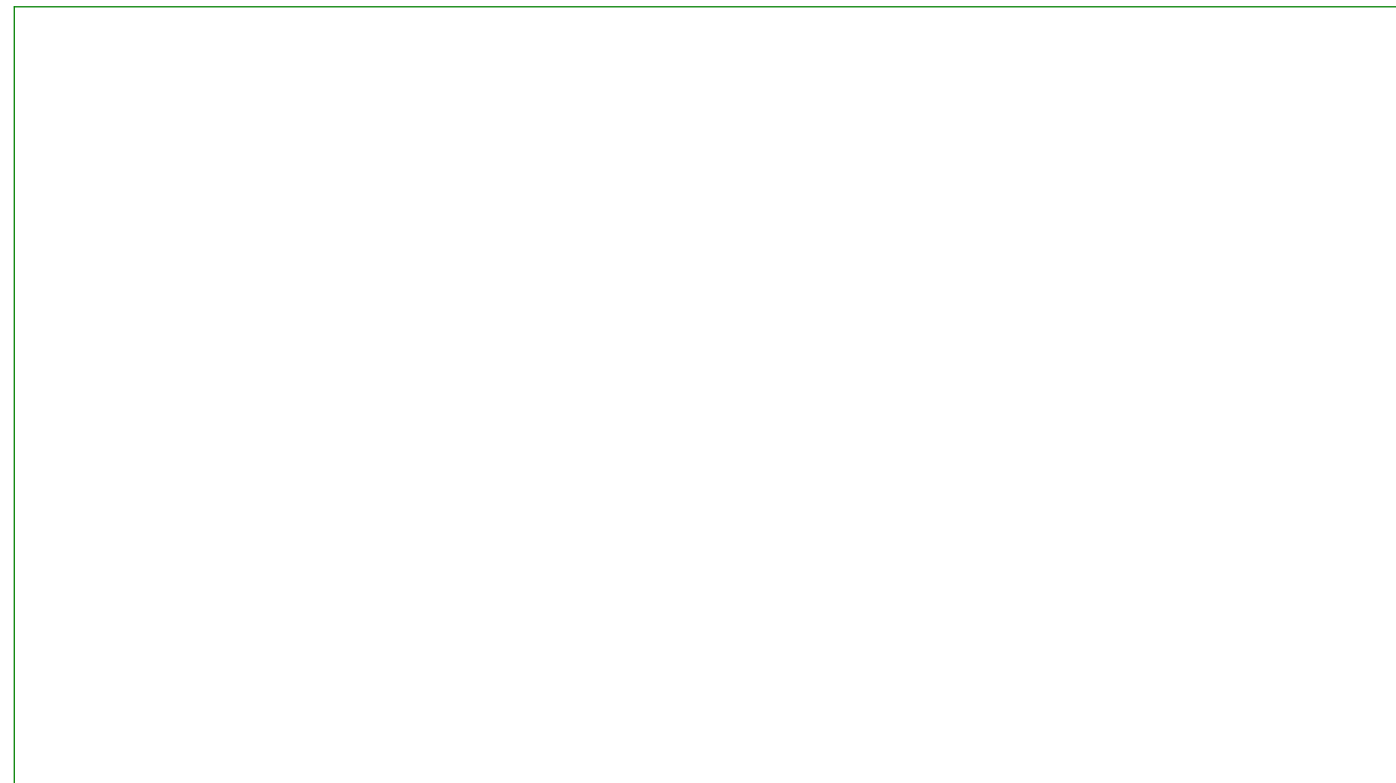
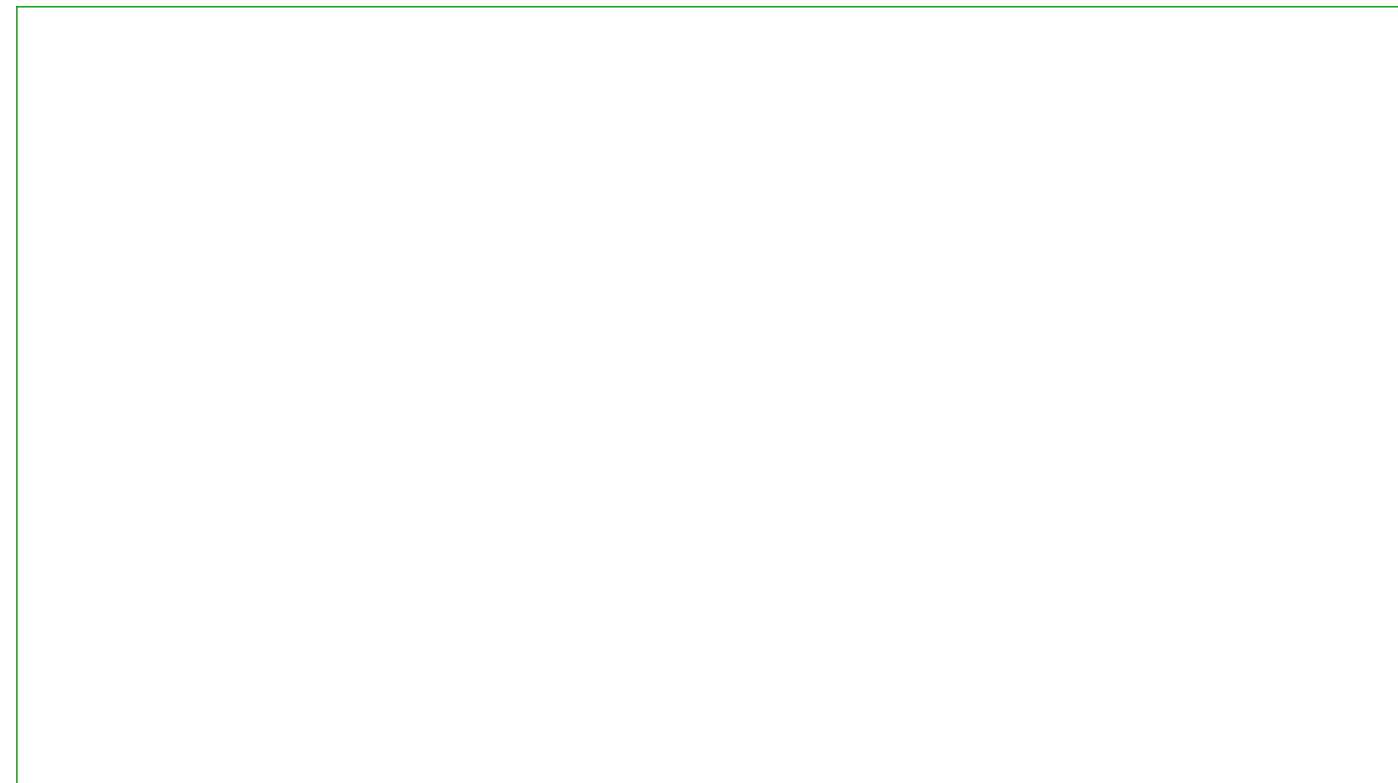
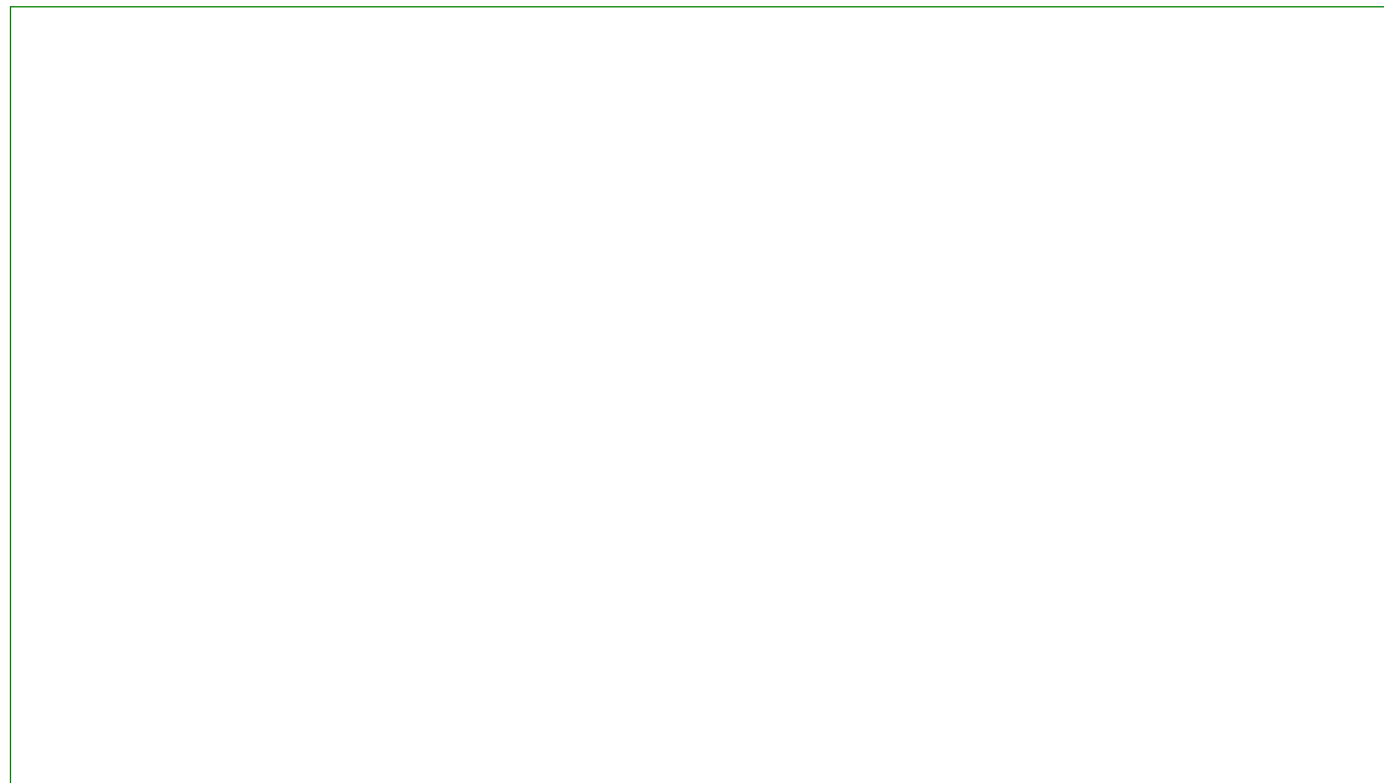
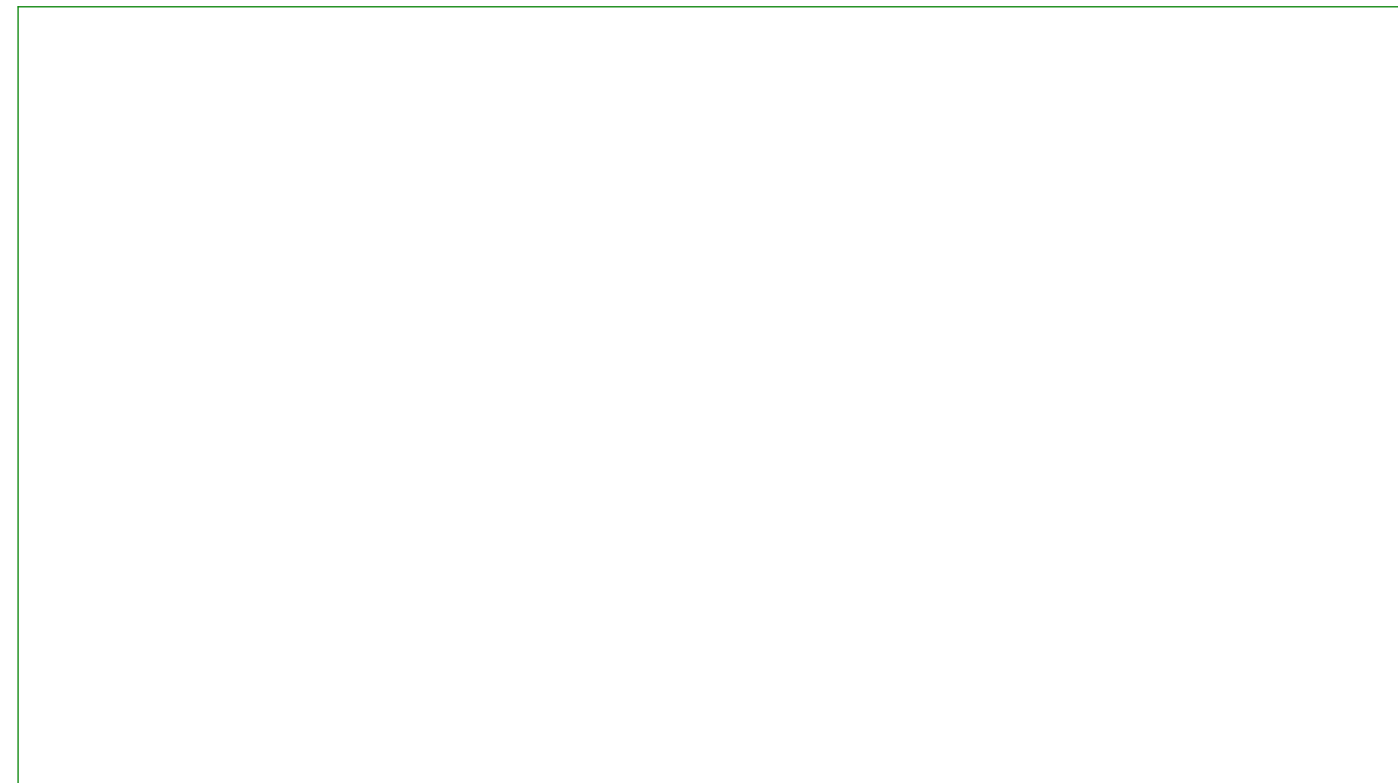
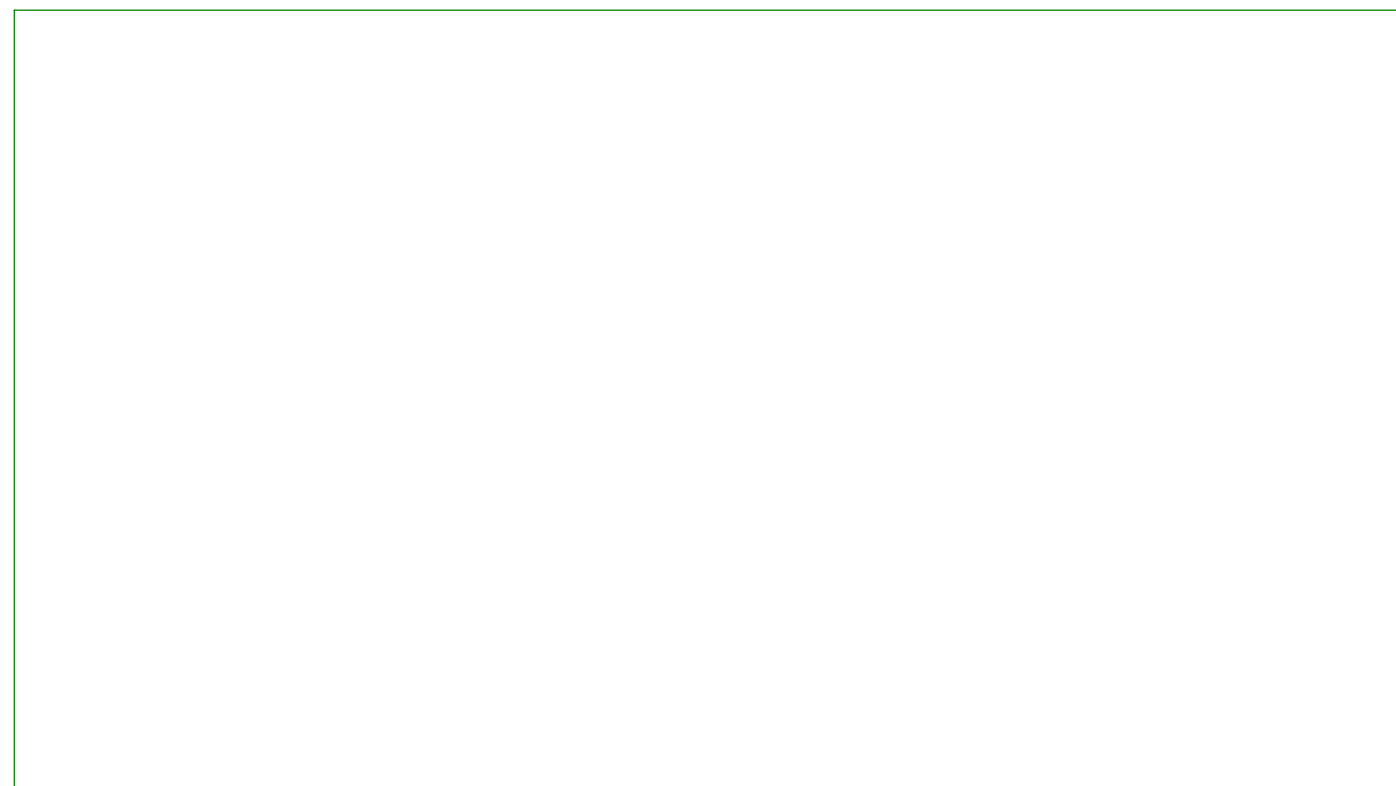
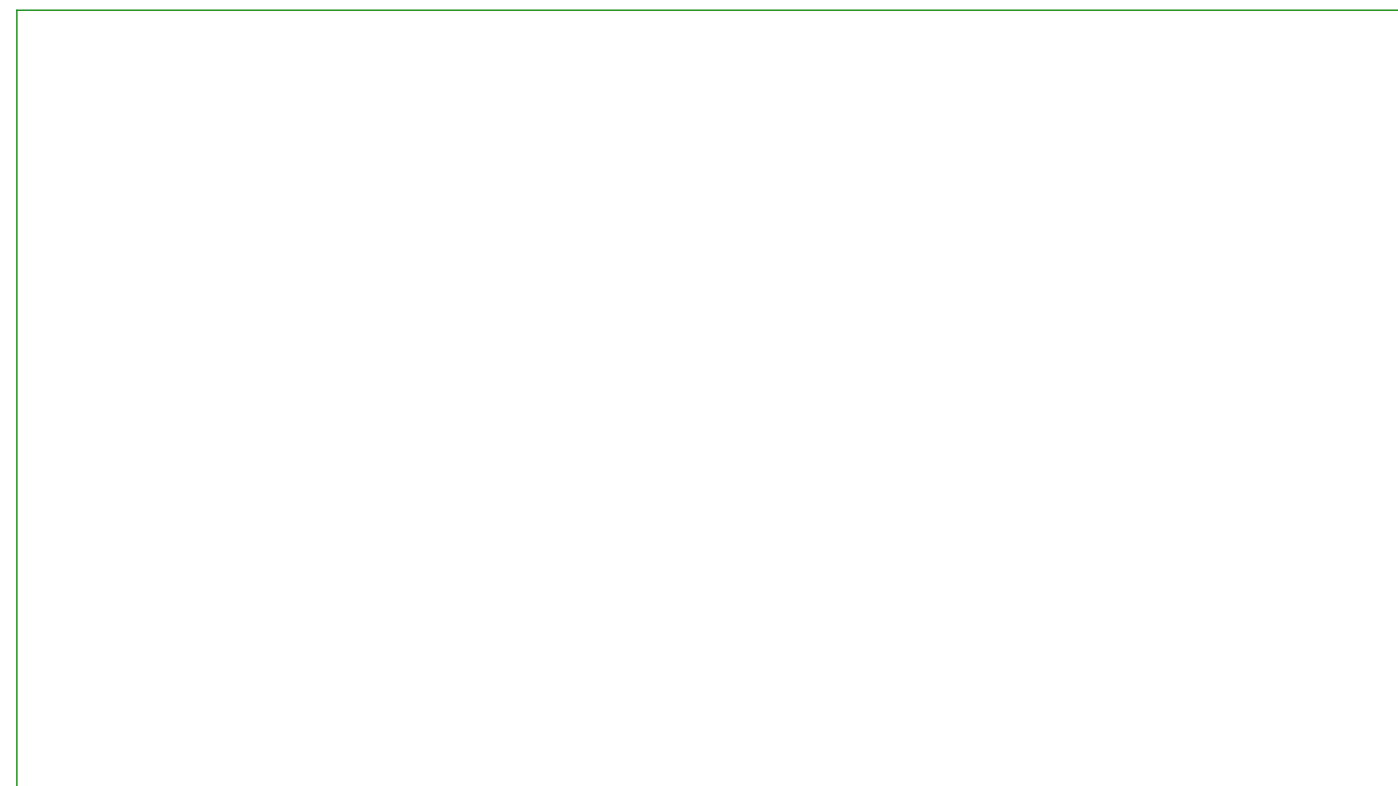
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PROJECT RENDERING
NOT TO SCALE
*THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS