

PERMIT SET

## THE NERHUS RESIDENCE

27 BRIDGE STREET, BLUFFTON, SOUTH CAROLINA 29910

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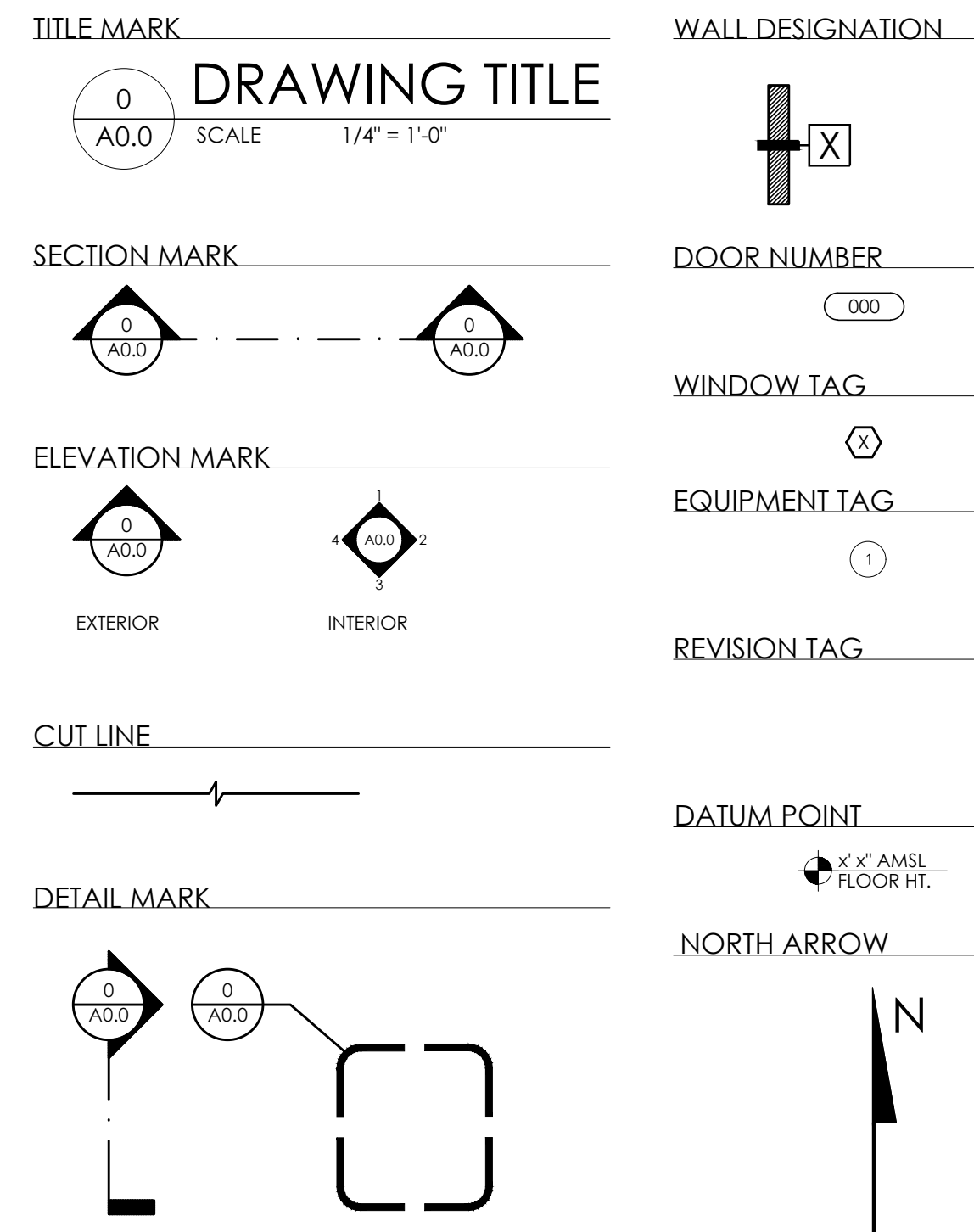
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## SURVEY

## VICINITY MAP - N.T.S.



## REFERENCE SYMBOLS



## GENERAL NOTES

NOTE TO GENERAL CONTRACTOR: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATIVE AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENTAL ENGINEERING DOCUMENTS.

- THESE DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND THE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS AT COURT ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

R-3 RESIDENTIAL  
REGULATION 11-12.8.4 AND 5 STATE:

[4] ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

[5] THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

## ABBREVIATIONS

AB	ANCHOR BOLT	DWG	DRAWING	JNT	JOINT	RAG	RETURN AIR GRILL
ABV	ABOVE	EA	EACH	KS	KNEE SPACE	REF	REFRIGERATOR
ABF	ABOVE FINISH FLOOR	ELEV	ELEVATION	LAM	LAMINATE	REQD	REQUIRED
ASF	ABOVE SUBFLOOR	ELEC	ELECTRICAL	LL	LIVE LOAD	RM	ROOM
A/C	AIR CONDITIONER	EQ	EQUAL	LT	LIGHT	RV	RIDGE VENT
AHU	AIR HANDLING UNIT	EQUIP	EQUIPMENT	LIN	LINE	SCHED	SCHEDULE
ALUM	ALUMINUM	EXT	EXTENDING	MAS	MASONRY	SECT	SECTION
ANSL	ABOVE MEAN SEA LEVEL	EXT	EXTERIOR	MAS	MASONRY	SF	SQUARE FEET
APPROX	APPROXIMATE	FD	FLOOR DRAIN	MAX	MAXIMUM	SH	SHIELD
BO	BOARD	FDN	FOUNDATION	MECH	MECHANICAL	SIM	SIMILAR
BF	B-FOLD	FDN	FOUNDATION	MED	MEDIUM	SPEC	SPECIFICATION
BULK	BLOCKING	FF	FIRST FLOOR	MFR	MANUFACTURER	SQ	SQUARE FEET
BLDG	BUILDING	FFE	FINISH FLOOR ELEVATION	MID	MIDDLE	STD	STANDARD
B.O.	BOTTOM OF	FIN	FINISH	MIN	MINIMUM	STL	STEEL
BOB	BASE OF DESIGN	FIN	FINISH	MISC	MISCELLANEOUS	STOR	STORAGE
BRG	BEARING	FIXT	FIXTURE	MUL	MULLION	SYS	SYSTEM
BTW	BETWEEN	FLOR	FLOOR	N/A	NOT APPLICABLE	T	TREAD
CAB	CABINET	FLR	FLOOR	N.I.C.	NOT IN CONTRACT	T.O.	TOP OF
CANT	CANTILEVER	FRZ	FREEZER	NTS	NOT TO SCALE	TR	TREAD
CEN	CENTER	FRMG	FRAMING	OC	ON CENTER	T & G	TONGUE & GROOVE
CJ	CEILING JOIST	FT	FEET	OH	OVERHANG	TEL	TELEPHONE
CL	CENTERLINE	FTG	FOOTING	OPNG	OPENING	TEMP	TEMPORARY/TEMPERATURE
CLG	CEILING	GA	GAUGE	OSB	ORIENTED STRAND BOARD	THK	THICK
CO	CASED OPENING	GALV	GALVANIZE	PEMB	PRE-ENGINEERED METAL	TV	TELEVISION
COL	COLUMN	GL	GLASS	BLDG	BUILDING	TYP	TYPICAL
CONC	CONCRETE	GYP	GYP-SUM	PL	PLATE	UC	UNDERCOUNTER
CT	CERAMIC TILE	GWB	GYP-SUM WALL BOARD	PNL	PANEL	UNFIN	UNFINISHED
DBL	DOUBLE	HB	HOSE BIBB	PNT	PAINT	UNQ.	UNLESS NOTED OTHERWISE
DEMO	DEMOLISH	HDR	HEADER	PK	PAIR	U.O.N.	UNLESS OTHERWISE NOTED
DH	DOUBLE HUNG	HT	HORIZONTAL	PT	PRESSURE TREATED	VB	VAPOR BARRIER
DIA	DIAMETER	HT	HEIGHT	PVC	POLYVINYLCHLORIDE	VER	VERIFY
DIM	DIMENSION	IN	INCH	PVMT	PAVEMENT	V.F.	VERIFY IN FIELD
DST	DISTANCE	INCL	INCLUDE	PLY	PLYWOOD	VERT	VERTICAL
DN	DOWN	INSUL	INSULATION	R	RYO-WOOD	W/D	WASHER-DRYER
DR	DOOR	INT	INTERIOR	R	RISER	WH	WATER HEATER
DW	DISHWASHER	JST	JOIST	R & S	ROOF & SHELF		



## BUILDING CODE SUMMARY

NAME OF PROJECT:	THE NERHUS RESIDENCE
ADDRESS:	27 BRIDGE STREET BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
OWNER / CONTACT PERSON:	MIKE NERHUS
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

## DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	# 100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural	SOUTHERN CONSULTING	#34907	(843) 718-2525
Civil			
Land Planning / Landscape	WITMER JONES KEEFER		(843) 757-7411

## BUILDING DATA:

MIXED OCCUPANCY:	Yes	No	X	Separation	N/A	Hr.
CONSTRUCTION TYPE:	<input type="checkbox"/> I-A	<input type="checkbox"/> I-B	<input type="checkbox"/> II-A	<input type="checkbox"/> II-B	<input type="checkbox"/> IV	<input checked="" type="checkbox"/> V-A
	<input type="checkbox"/> III-A	<input type="checkbox"/> III-B	<input type="checkbox"/> V-B	<input checked="" type="checkbox"/> V-B		
MIXED CONSTRUCTION:	Yes	No	X	Type		
SPRINKLERED:	Yes	No	X			
FIRE DISTRICT:	Yes	No	X			
BUILDING HEIGHT:	Yes	No	X	Number of Stories:	1.5	
MEZZANINE:	Yes	No	X			
HIGH RISE:	Yes	No	X			

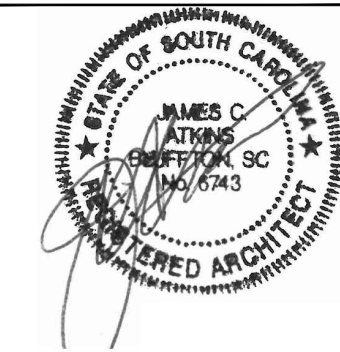
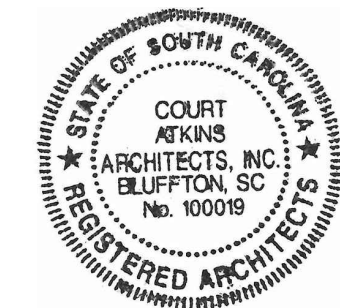
## GROSS BUILDING AREA:

MAIN HOUSE:		
FIRST FLOOR:		
Heated and Cooled	3,192 GROSS SQ. FT.	
Covered and Enclosed	1,050 GROSS SQ. FT.	
SECOND FLOOR:		
Heated and Cooled	897 GROSS SQ. FT.	
Covered and Enclosed	0 GROSS SQ. FT.	
Heated and Cooled Area	4,089 GROSS SQ. FT.	
Total Covered and Enclosed Area	1,051 GROSS SQ. FT.	
Total Gross Area (H/C & C/E)	5,140 GROSS SQ. FT.	
CARRIAGE HOUSE:		
FIRST FLOOR:		
Heated and Cooled	0 GROSS SQ. FT.	
Covered and Enclosed	751 GROSS SQ. FT.	
SECOND FLOOR:		
Heated and Cooled	437 GROSS SQ. FT.	
Covered and Enclosed	0 GROSS SQ. FT.	
Heated and Cooled Area	437 GROSS SQ. FT.	
Total Covered and Enclosed Area	751 GROSS SQ. FT.	
Total Gross Area (H/C & C/E)	1,188 GROSS SQ. FT.	



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THE NERHUS RESIDENCE

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BLUFFTON, SC 29910

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ISSUE DATE DESCRIPTION

PROJECT # : 21-132  
PROJECT CONTACT : JCA  
DATE: 07/10/2023

COVER  
A0.0







SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:  
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:  
**ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.**  
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:  
STRUCTURAL ENGINEERING DOCUMENTS SUPERCEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

AT ALL RETAINING/FOUNDATION WALL LOCATIONS WITH FILL WALLS TO BE CMU WITH BITUMINOUS COATING AND VERTICAL DRAINAGE MAT (ENKADRAIN) ON THE DIRT SIDE. GRAVE BASE AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/DRAINAGE TO EXTERIOR OF RETAINING WALL.

**TYPICAL THICKENED SLAB:**  
THICKENED SLAB AT CRITICAL BEARING POINTS IS TO BE A MINIMUM OF 1'-0" DEEP BY 1'-8" WIDE, CENTERED ON WALL, UNLESS OTHERWISE NOTED. WITH (2) #3 REINFORCING BARS, CONTINUOUS WITH 6x6 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4.

**TYPICAL REINFORCED CMU WALL WITH OR WITHOUT SLAB ON RAISED GRADE:**  
FOOTINGS AT CONCRETE MASONRY WALL ARE TO BE 12" DEEP x 24" WIDE (MAINTAIN 8" CLEAR FROM EDGE OF BLOCK TO EDGE OF FOOTING ON BOTH SIDES). CAST IN PLACE CONCRETE WITH (3) #5 REINFORCING BARS, CONTINUOUS, AND #5 BARS AT 3'-6" O.C. EXTENDING TO MINIMUM 2'-0" OVERLAP WITH REINFORCING IN CMU WALL. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4. CONCRETE MASONRY UNIT WALL IS TO BE CONSTRUCTED OF 8" x 8" x 16" BLOCK WITH HORIZONTAL BED REINFORCING AT 8' O.C. AND #5 REINFORCING BARS AT 2'-0" O.C. WITH DOWELS TO MATCH. WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU WALL. FILL ALL CELLS. SEE TYPICAL SLAB ON GRADE NOTES FOR CAST IN PLACE CONCRETE SLAB REQUIREMENTS (SEE STRUCTURAL ENGINEERING DOCUMENTS FOR CONNECTION DETAILS).

**TYPICAL CONNECTING/CONTINUOUS GRADE BEAM:**  
FOOTINGS AT CONNECTING GRADE BEAM ARE TO BE 12" DEEP x 36" WIDE. CAST IN PLACE CONCRETE WITH (2) #5 REINFORCING BARS, CONTINUOUS. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR GRADE BEAM/FOOTING CONNECTION DETAILS. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4.

**TYPICAL SLAB ON GRADE:**  
SLAB ON GRADE TO BE 4" THICK. CAST IN PLACE CONCRETE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH MINIMUM 15'x20' (20'x20' AT ANY TWO STORY LOCATIONS) TURNED DOWN EDGE (EXTENDING MINIMUM 1'-0" INTO UNDISTURBED SOIL) WITH (2) #5 REINFORCING BARS, CONTINUOUS AND 6x6 10/10 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4.

**TYPICAL REINFORCED CMU PIER:**  
FOOTINGS AT CONCRETE MASONRY UNIT PIER ARE TO BE MINIMUM 12" DEEP x 36" WIDE. CAST IN PLACE CONCRETE WITH (3) #5 REINFORCING BARS EACH DIRECTION, AND (4 TOTAL) #5 BARS EXTENDING TO MINIMUM 2'-0" OVERLAP WITH REINFORCING IN CMU PIER. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4. CONCRETE MASONRY UNIT PIER IS TO BE CONSTRUCTED OF 12"x12" BLOCK WITH HORIZONTAL BED REINFORCING AT 8' O.C. AND (4 TOTAL) #5 REINFORCING BARS WITH DOWELS TO MATCH. WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU PIER. FILL ALL CELLS.

**TYPICAL REINFORCED CMU PLANTER WALL:**  
FOOTINGS AT CONCRETE MASONRY WALL ARE TO BE 12" DEEP x 24" WIDE (MAINTAIN 8" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4. CONCRETE MASONRY UNIT WALL IS TO BE CONSTRUCTED OF 6" x 6" x 16" BLOCK WITH HORIZONTAL BED REINFORCING AT 8' O.C. AND #5 REINFORCING BARS AT 3'-4" O.C. WITH DOWELS TO MATCH. WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU WALL. FILL ALL CELLS.

**TYPICAL PIERCED BRICK LANDSCAPE WALL:**  
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC §506.2.4.

**NOTE:** ALL TOP OF WALL NOTES ARE TO THE TOP OF BLOCK WALLS, U.N.O. (SEE DETAILS FOR FINISHES)

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:  
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C./OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:  
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

CABINET & EQUIPMENT NOTES:  
CABINET LAYOUTS ARE PROVIDED FOR DESIGN CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO BE DETERMINED IN COORDINATION WITH OWNER AND GENERAL CONTRACTOR.

FINISH NOTES:  
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:  
G.C. / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:  
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS:  
FRAMING IS TO BE AS FOLLOWS:

WALLS:  
EXTERIOR: 1/2" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x4S AT 16" O.C. WITH BLOCKING AT MIDSPAN.  
INTERIOR: 2x4S AND 2x6S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON P.T. 1/4" SLEEPER SYSTEM WHERE STONE IS NOT USED, THICK SET STONE IN OTHER LOCATIONS.

SECOND FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 1"4" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENGR). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

BONUS ROOM FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 1"4" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENGR). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:  
3/4" x 8" P.T. 1"6" WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2X12S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:  
2x6S AT 16" O.C. (2X10S FOR CERTAIN SPANS)

ROOF RAFTERS:  
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

KEY

12" PIER

8" CMU WALL

4" CMU WALL

BRICK VENEER

CMU WALL FOOTING

CONCRETE TURN-DOWN  
EDGE / THICKENED SLAB

CONCRETE SLAB

BACKFILL DIRT

BUNDLED STUD ABOVE

ENG. BEAM BY OTHERS TYP.

KEY

6" WALL

4" WALL

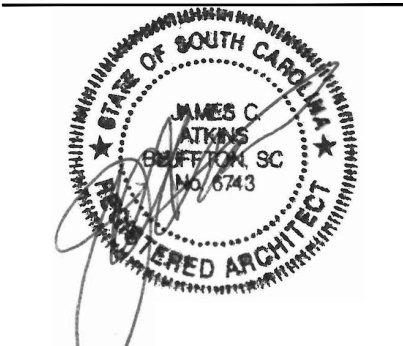
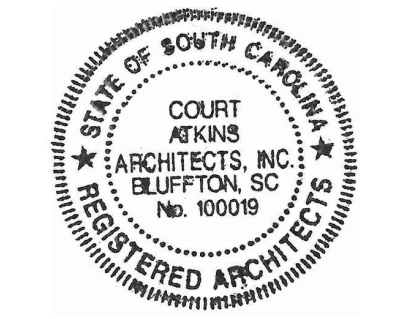
ENG. BEAM BY OTHERS TYP.

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ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132

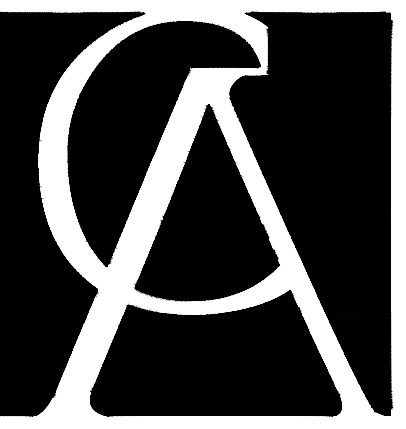
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DATE: 07/10/2023

FOUNDATION &  
FLOOR PLAN  
NOTES

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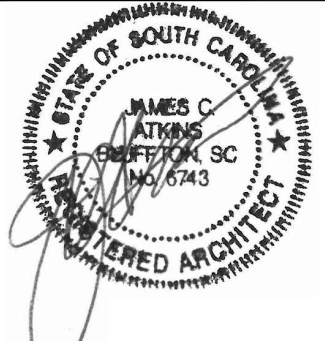
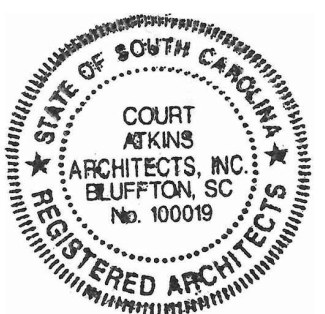
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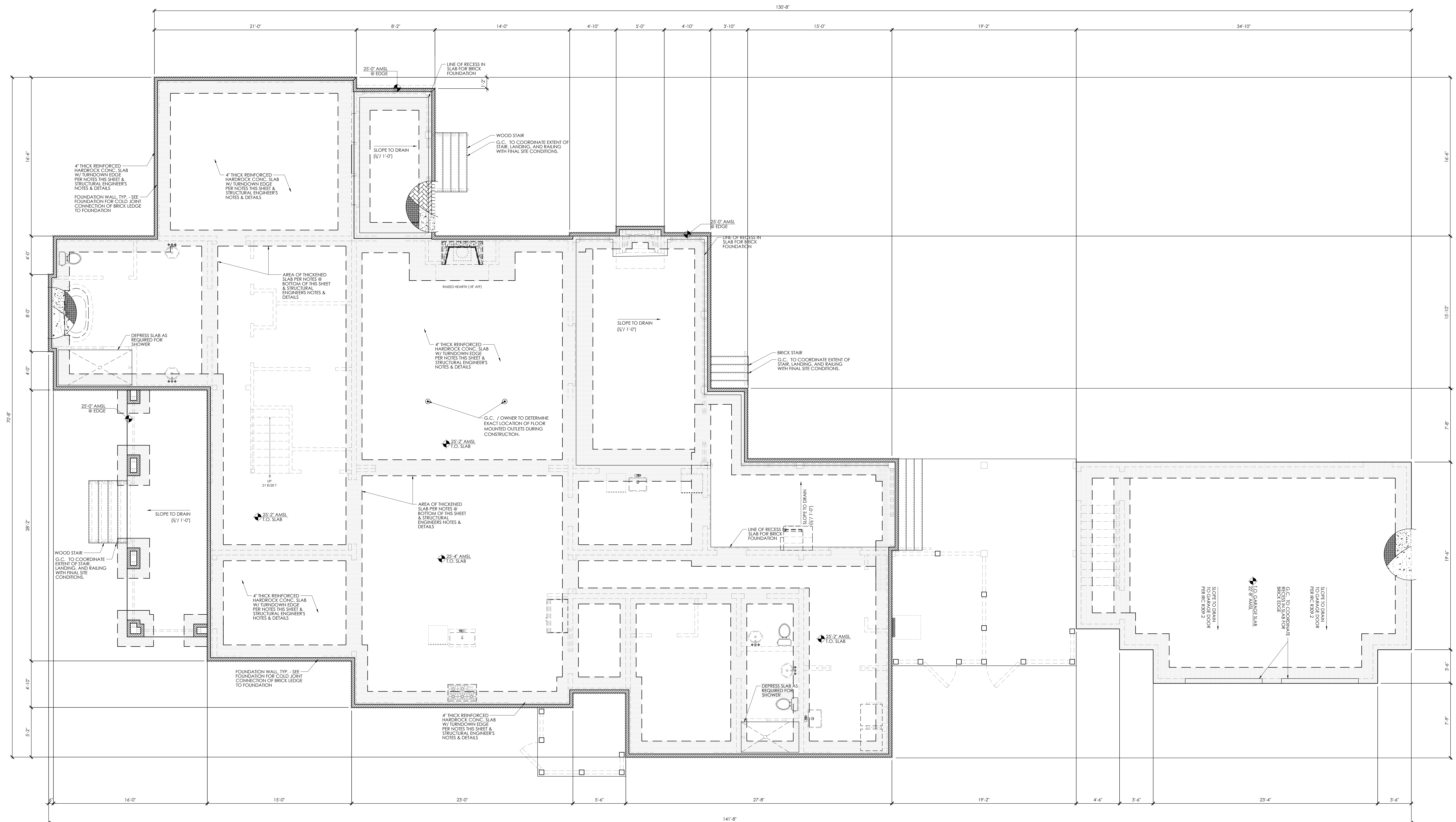


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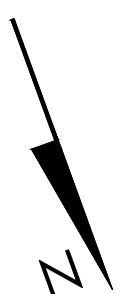
ISSUE DATE DESCRIPTION

PROJECT #: 21-132  
PROJECT CONTACT: JCA  
DATE: 07/10/2023

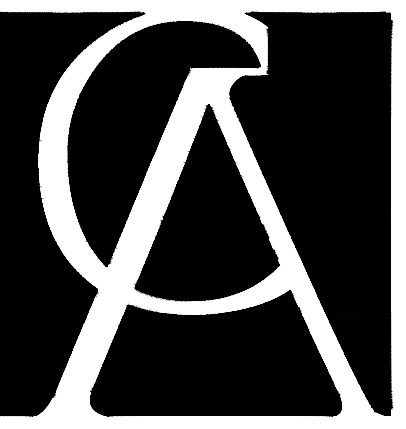
**FOUNDATION  
PLAN  
A2.0**



**FOUNDATION PLAN**  
1  
A2.0 SCALE 1/4" = 1'-0"







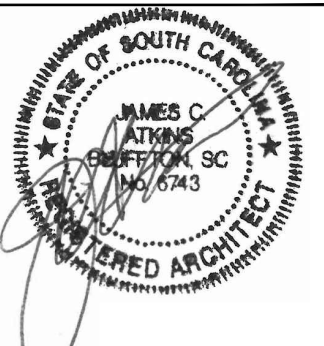
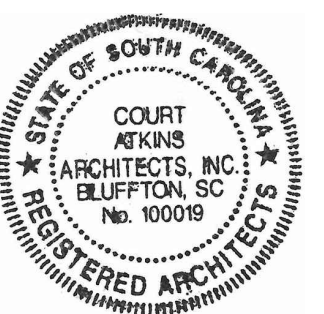
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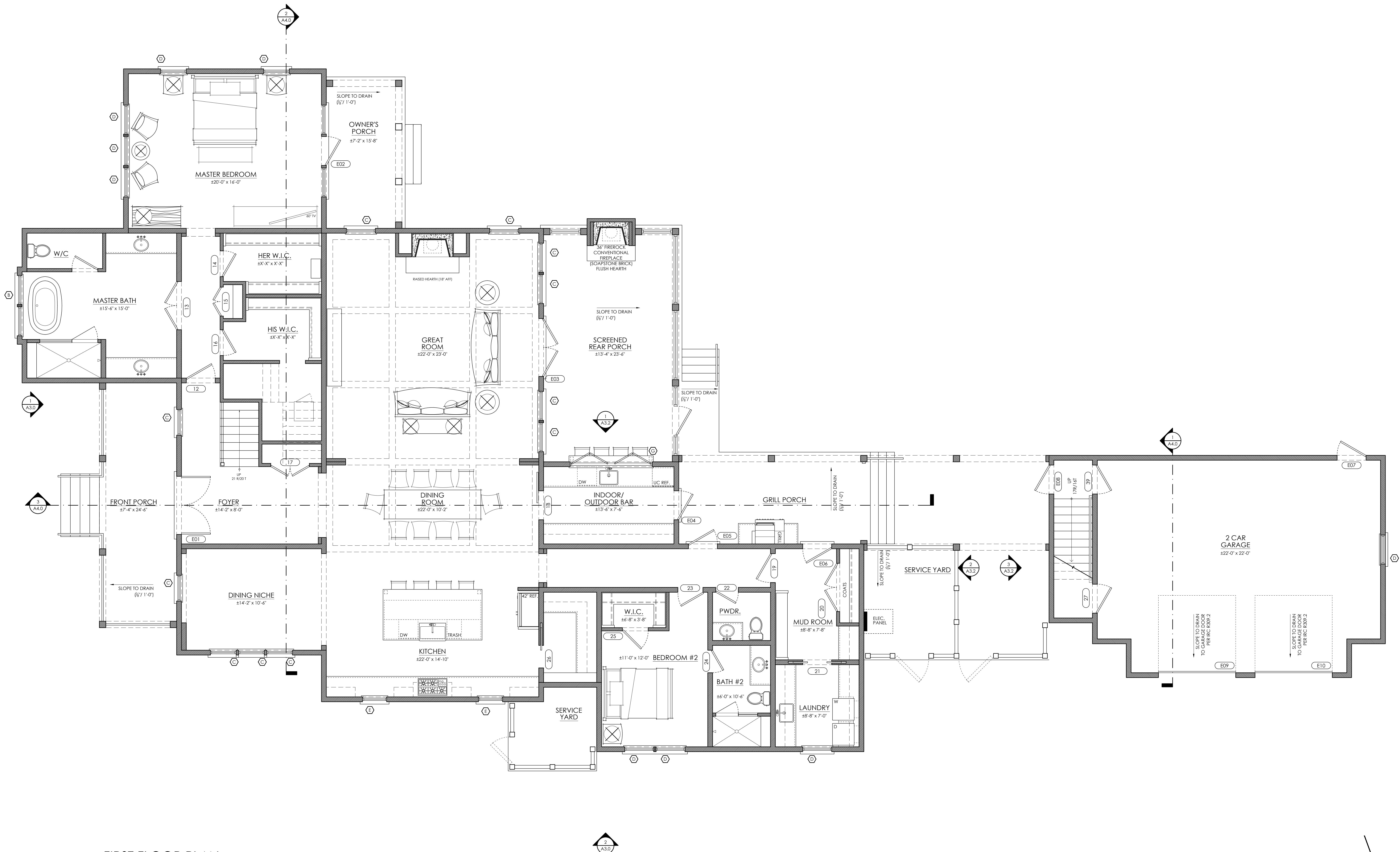
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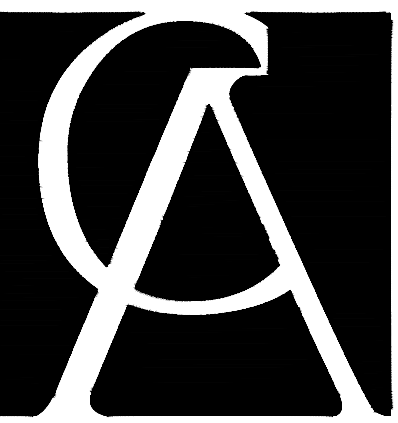
FIRST  
FLOOR  
PLAN

**A2.1**



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



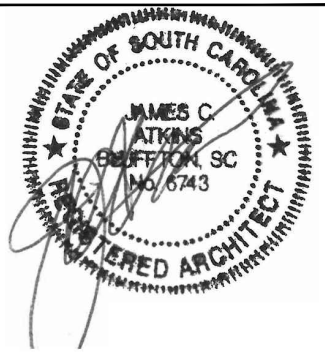


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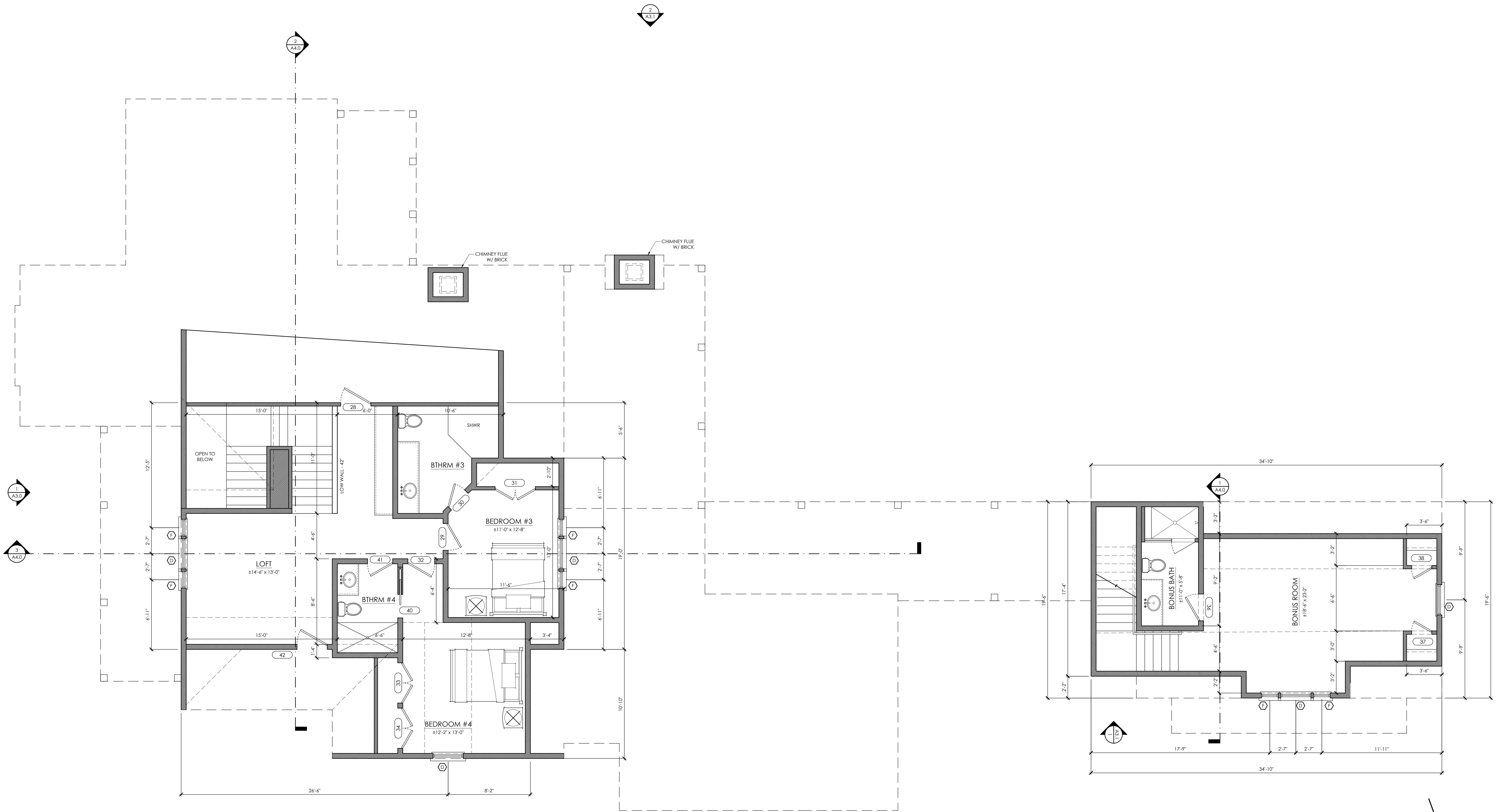
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PROJECT # :	21-132
PROJECT CONTACT :	JCA
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SECOND  
FLOOR  
PLAN

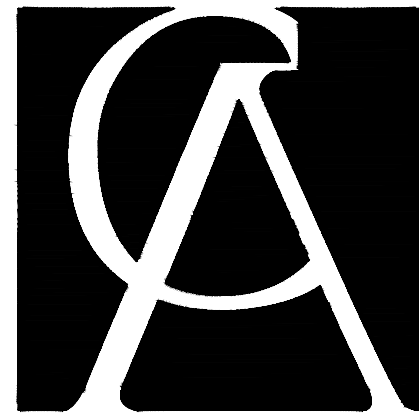
A2.2



1  
A2.2  
SCALE 1/4" = 1'-0"

SECOND FLOOR PLAN

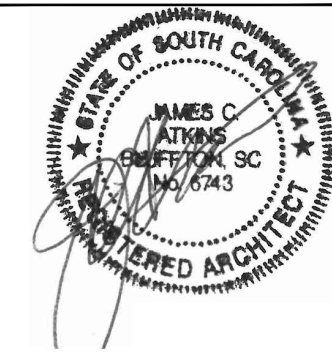
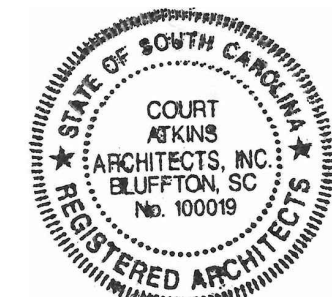




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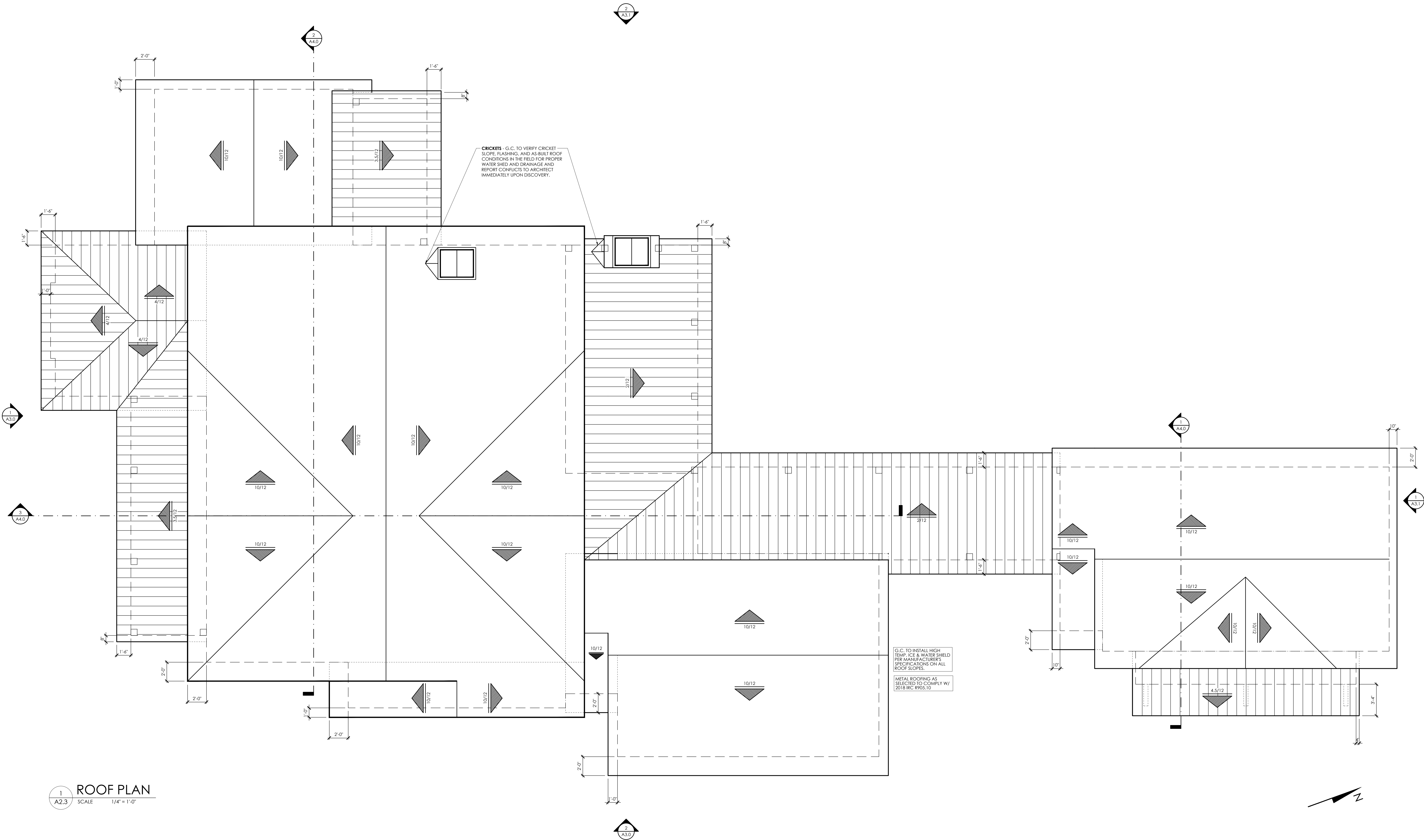


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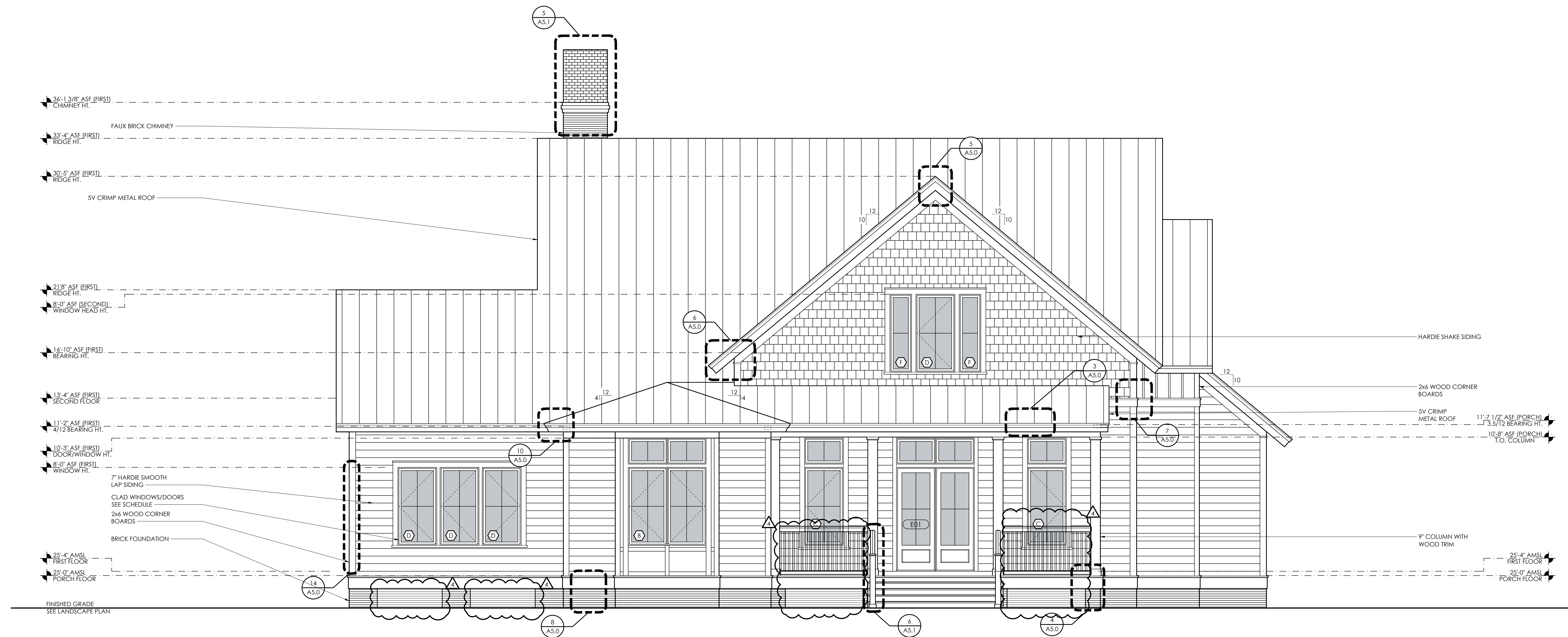
PROJECT # :	21-132
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ROOF PLAN  
A2.3

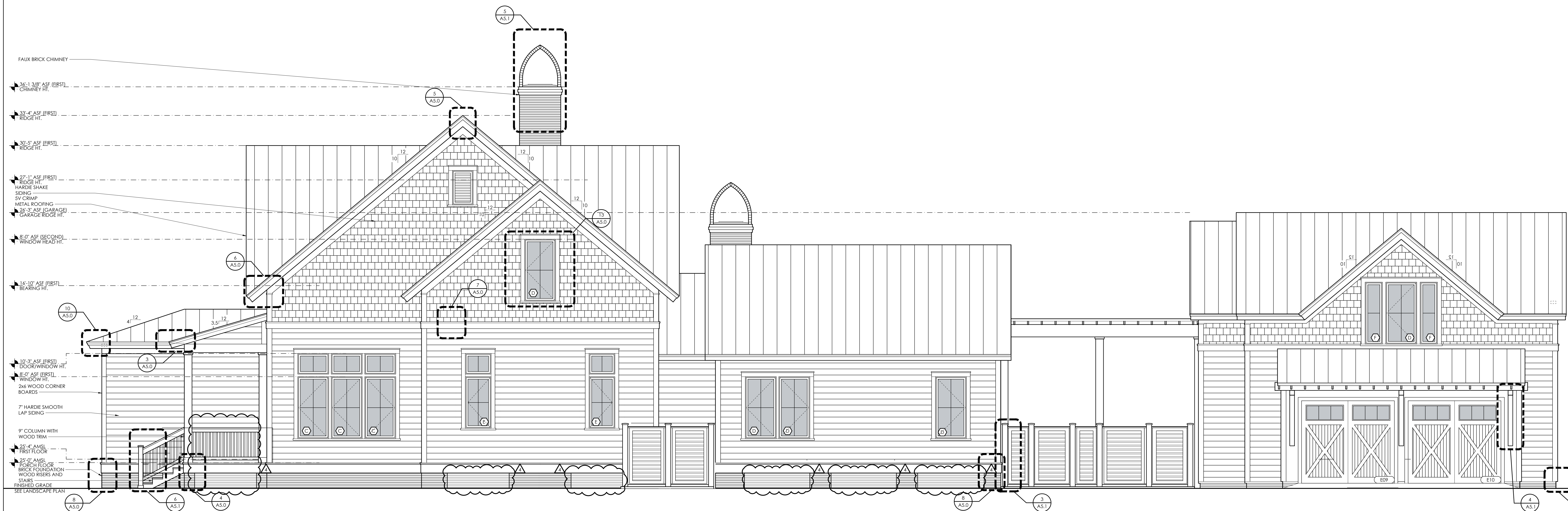


1  
A2.3 ROOF PLAN  
SCALE 1/4" = 1'-0"

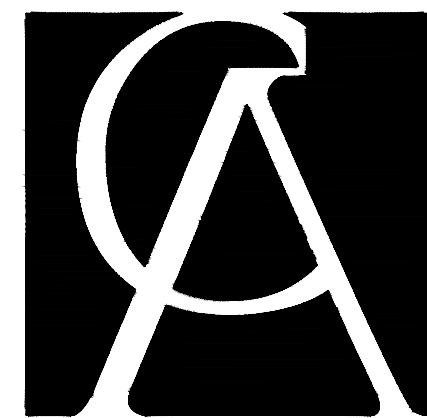




1 FRONT ELEVATION  
A3.0 SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION  
A3.0 SCALE 1/4" = 1'-0"

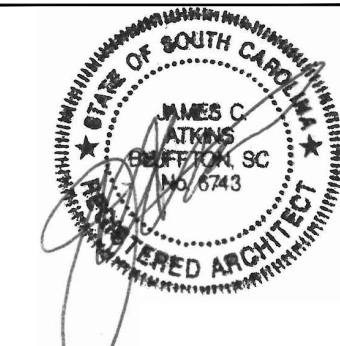
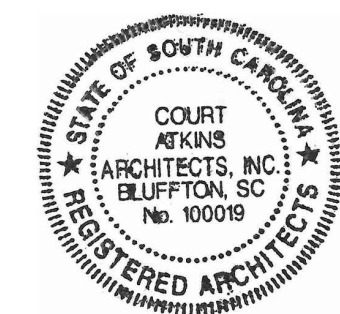


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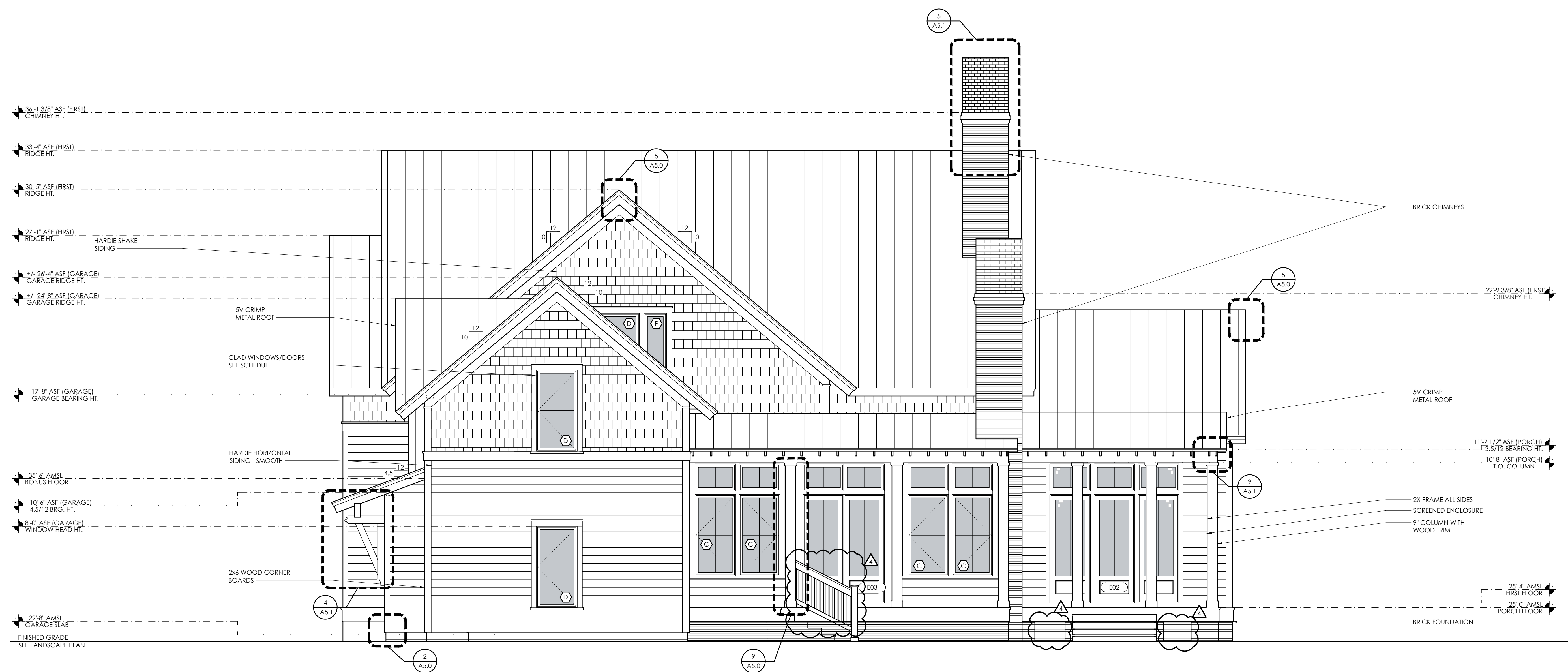
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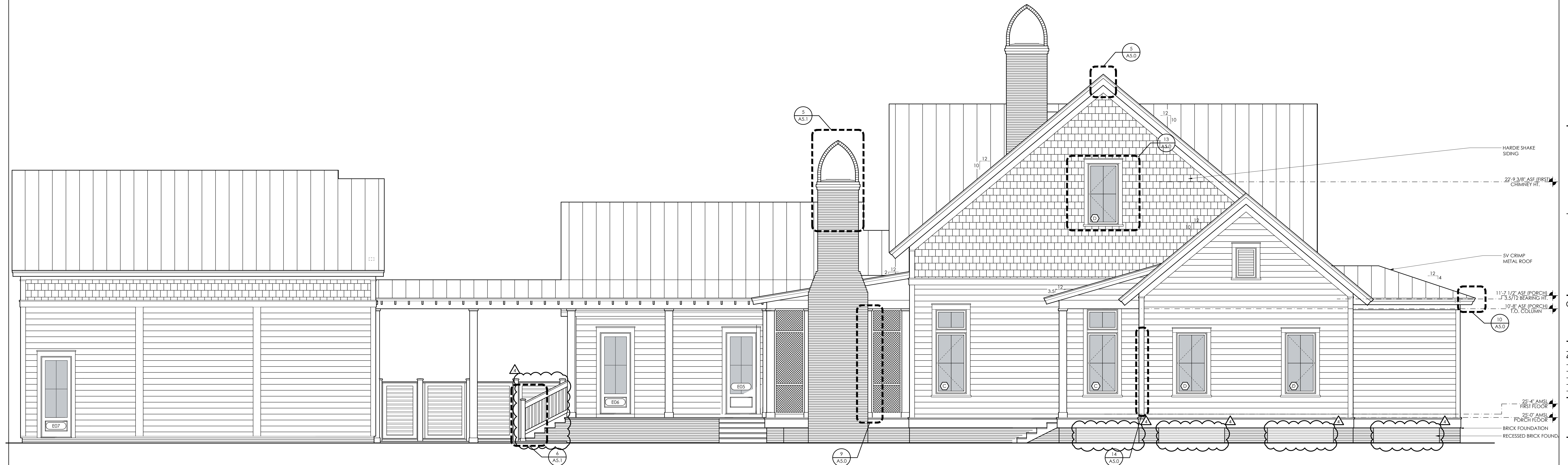
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EXTERIOR  
ELEVATIONS  
**A3.0**

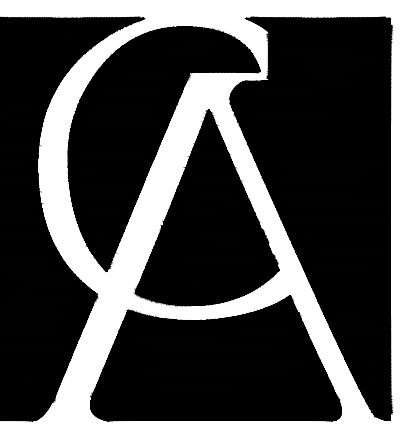




1 REAR ELEVATION  
A3.1 SCALE 1/4" = 1'-0"



2 LEFT ELEVATION  
A3.1 SCALE 1/4" = 1'-0"



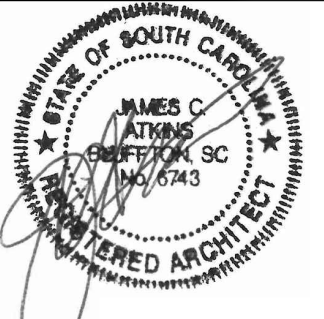
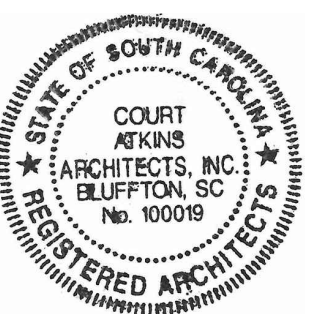
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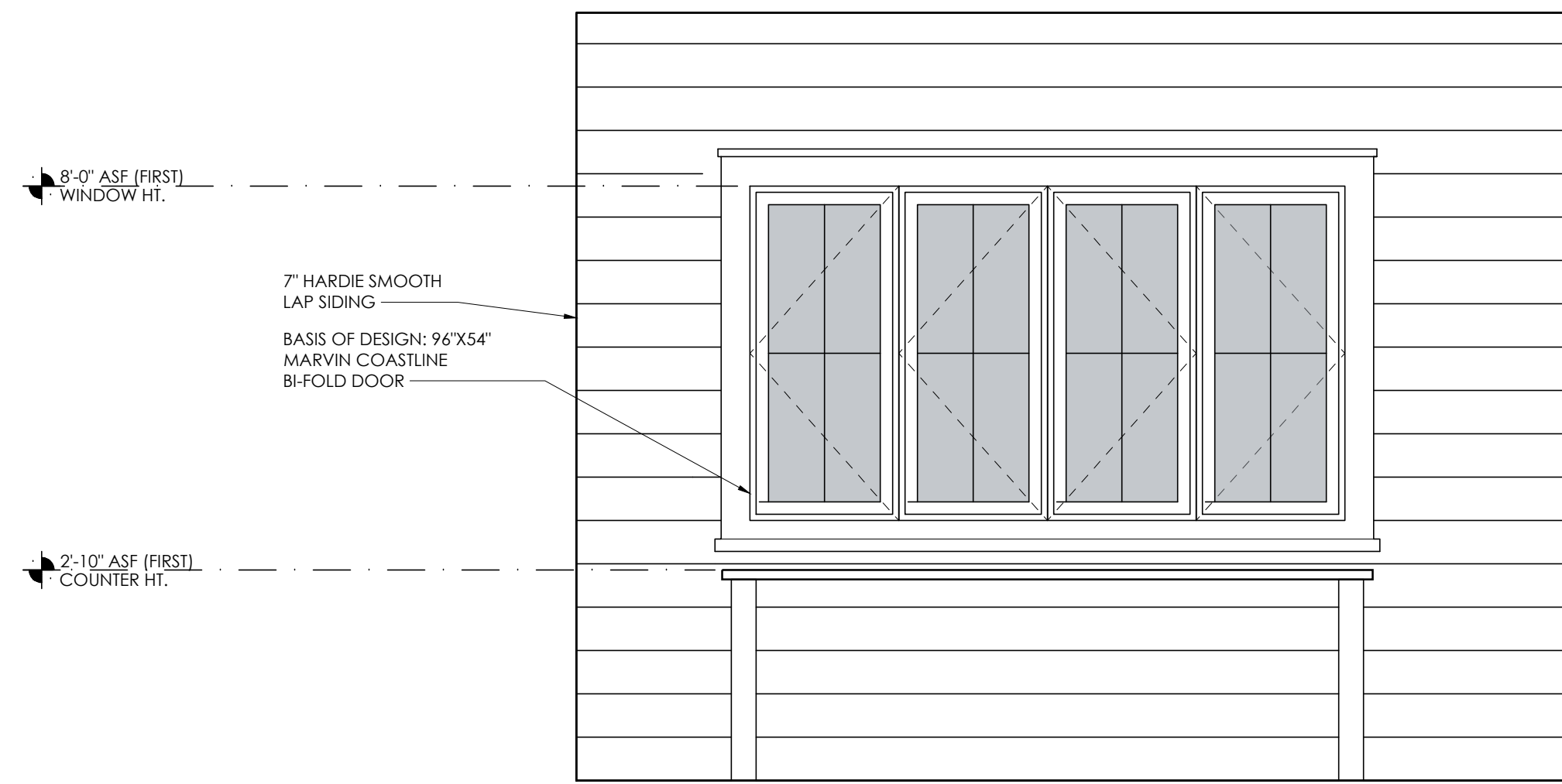
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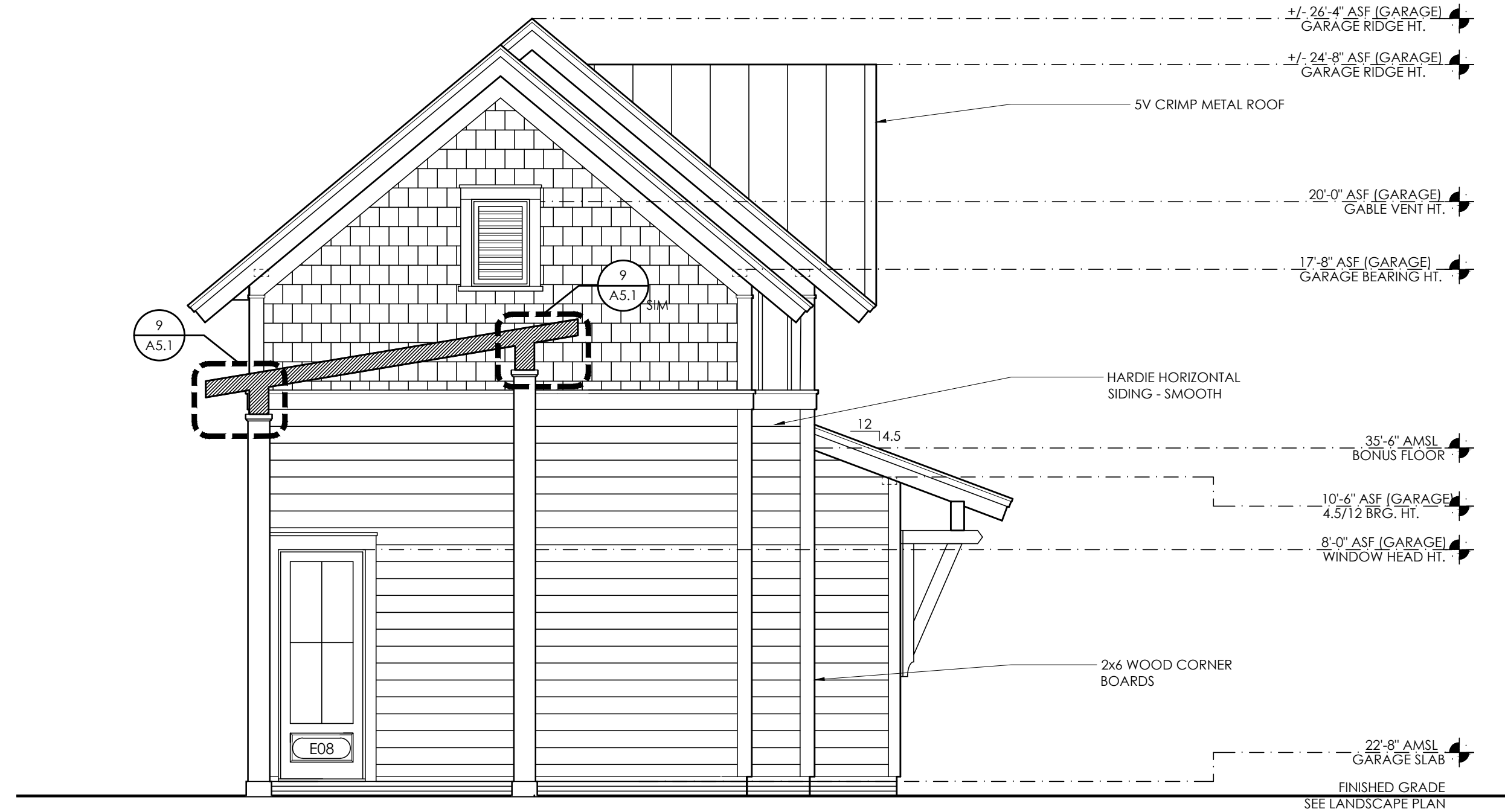
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PROJECT CONTACT: JCA  
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EXTERIOR  
ELEVATIONS  
**A3.1**

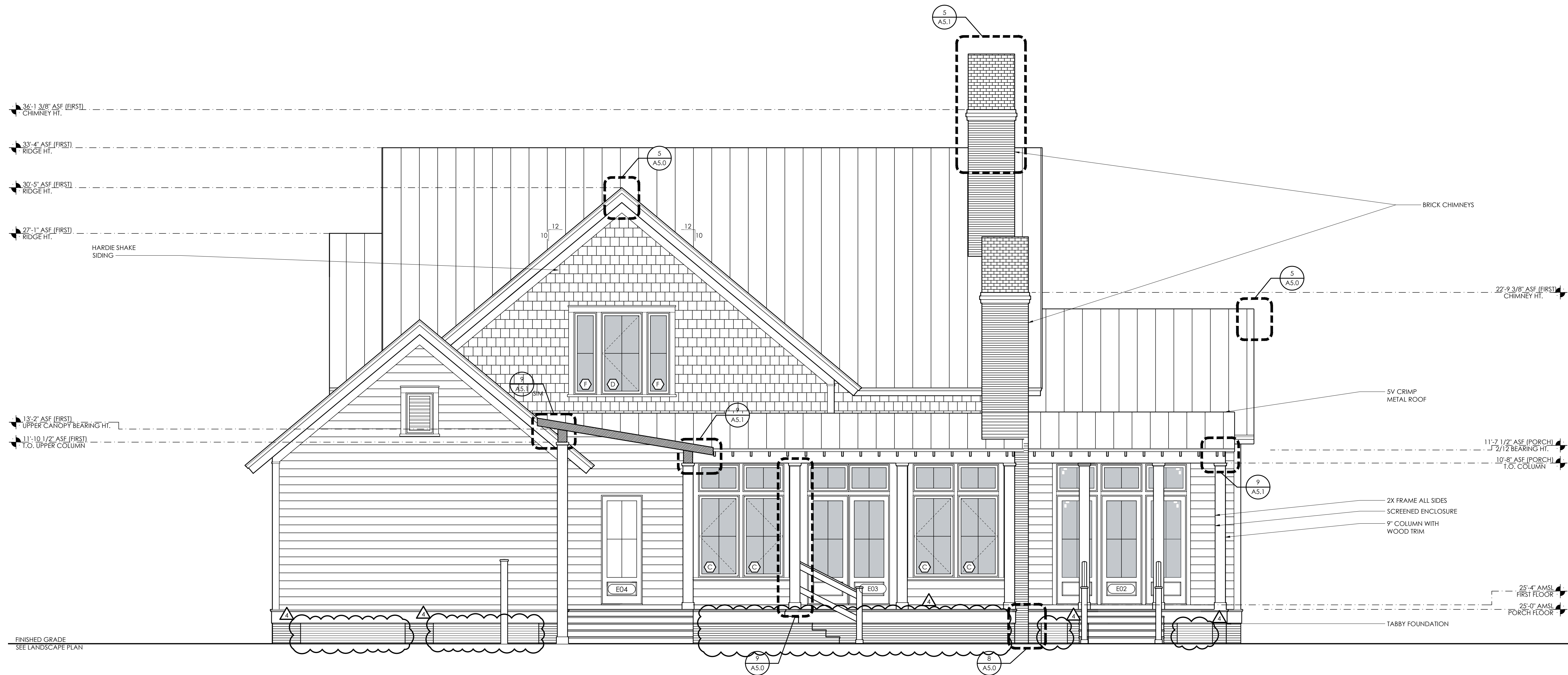




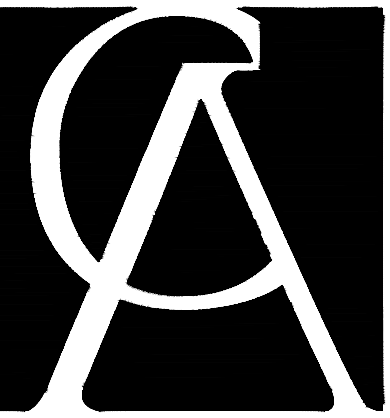
1 MINOR SOUTH ELEVATION  
A3.2 SCALE 1/2" = 1'-0"



3 MINOR EAST ELEVATION  
A3.2 SCALE 1/4" = 1'-0"



2 MINOR WEST ELEVATION  
A3.2 SCALE 1/4" = 1'-0"

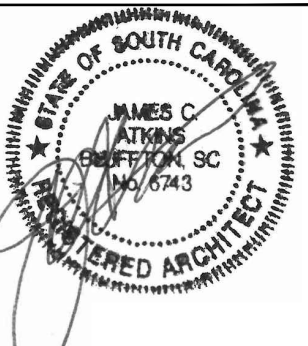
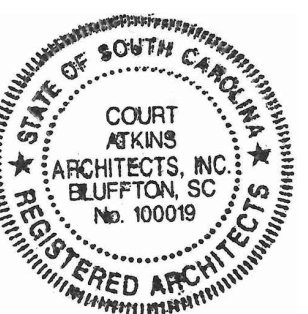


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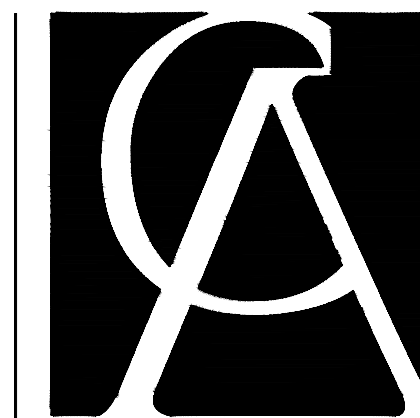
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MINOR  
EXTERIOR  
ELEVATIONS  
A3.2

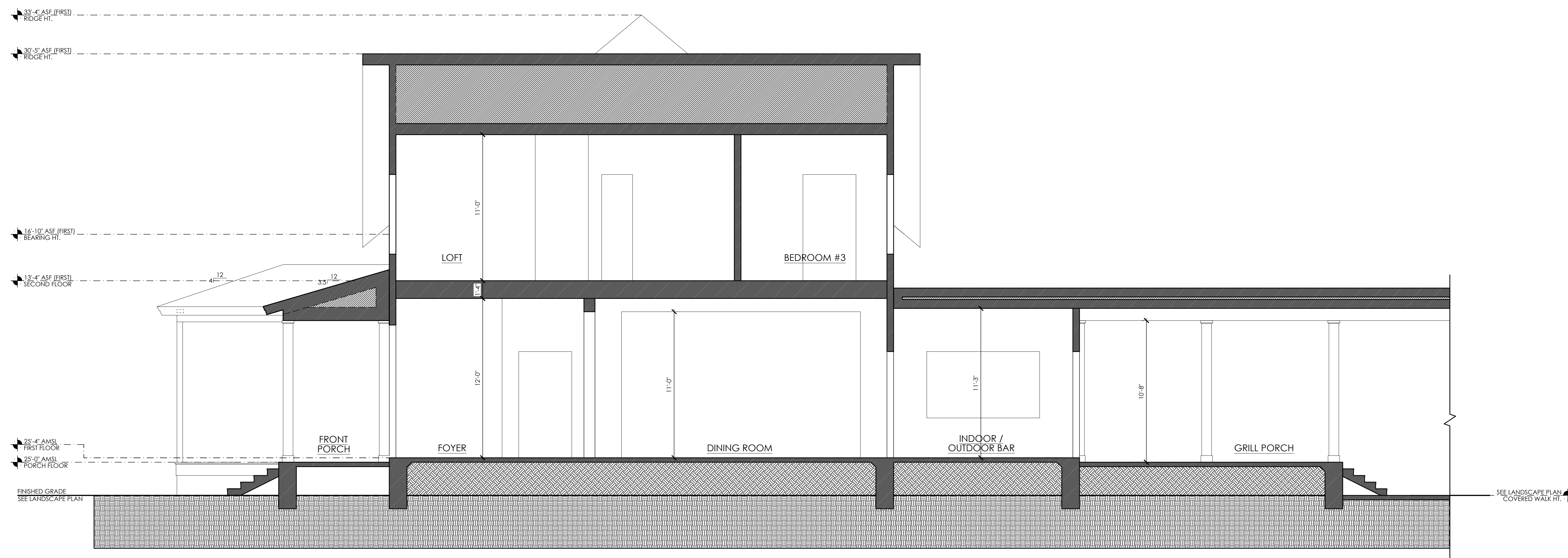




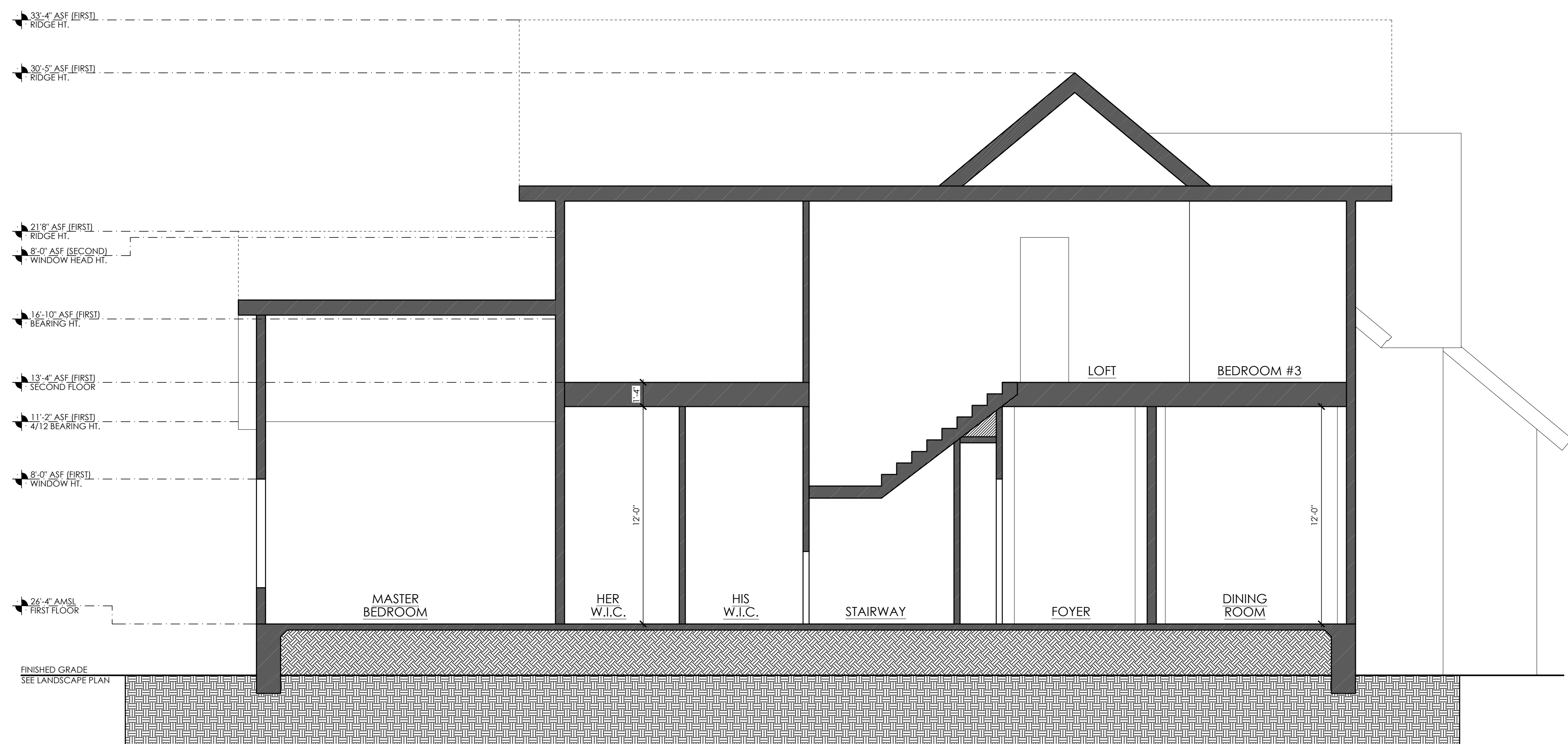
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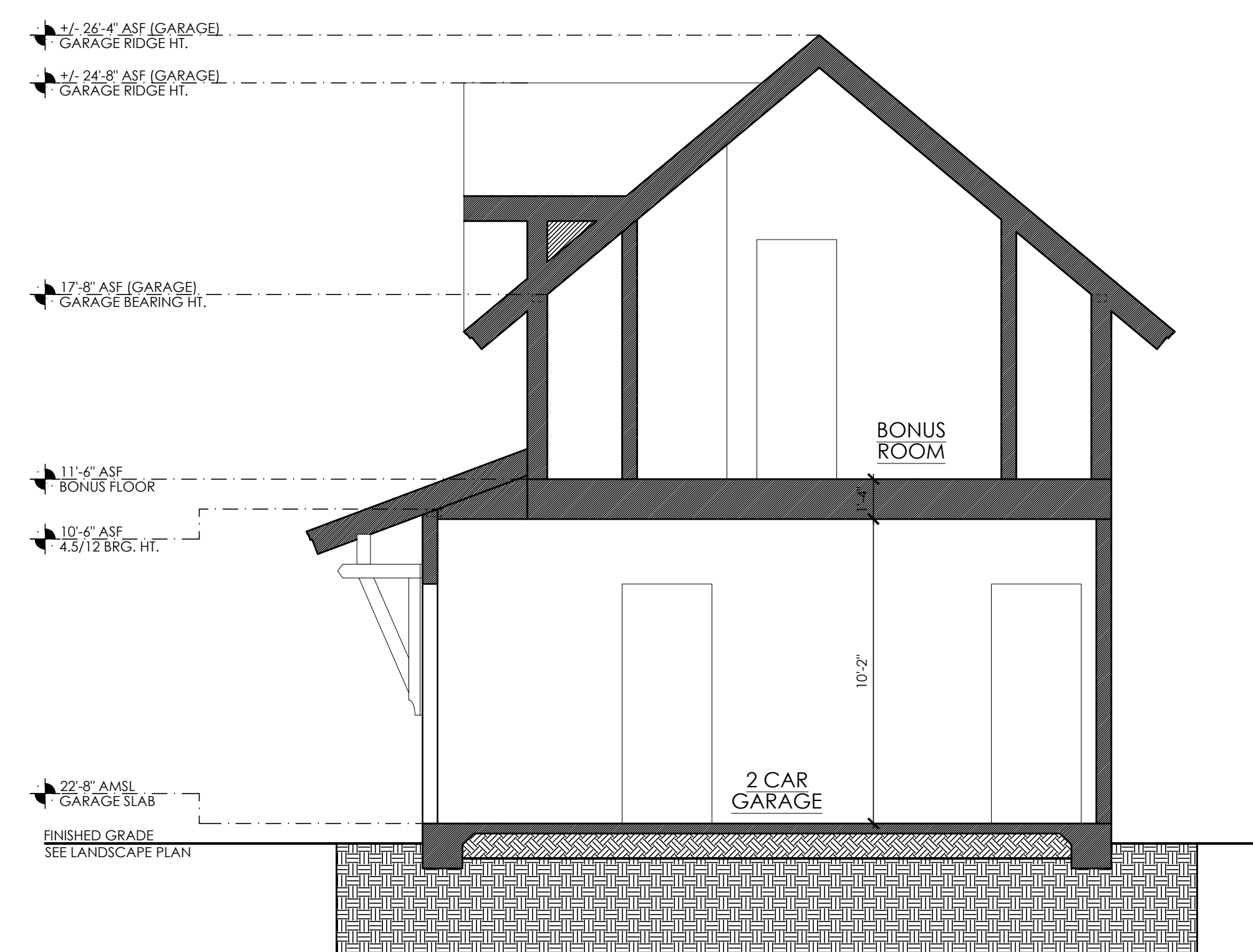
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3  
A4.0 SCALE 1/4" = 1'-0"

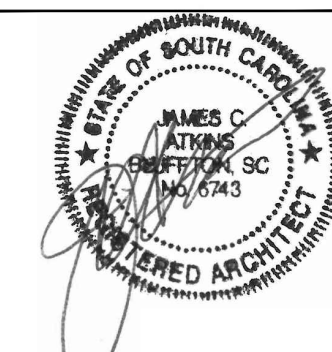


2  
A4.0 SCALE 1/4" = 1'-0"



1  
A4.0 SCALE 1/4" = 1'-0"

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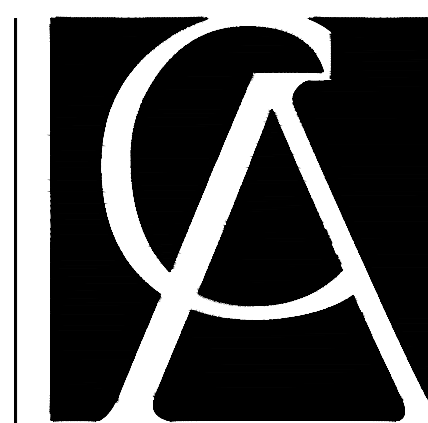
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**BUILDING  
SECTIONS  
A4.0**



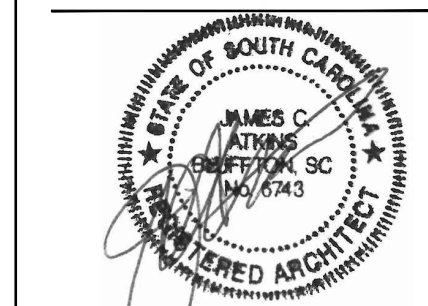


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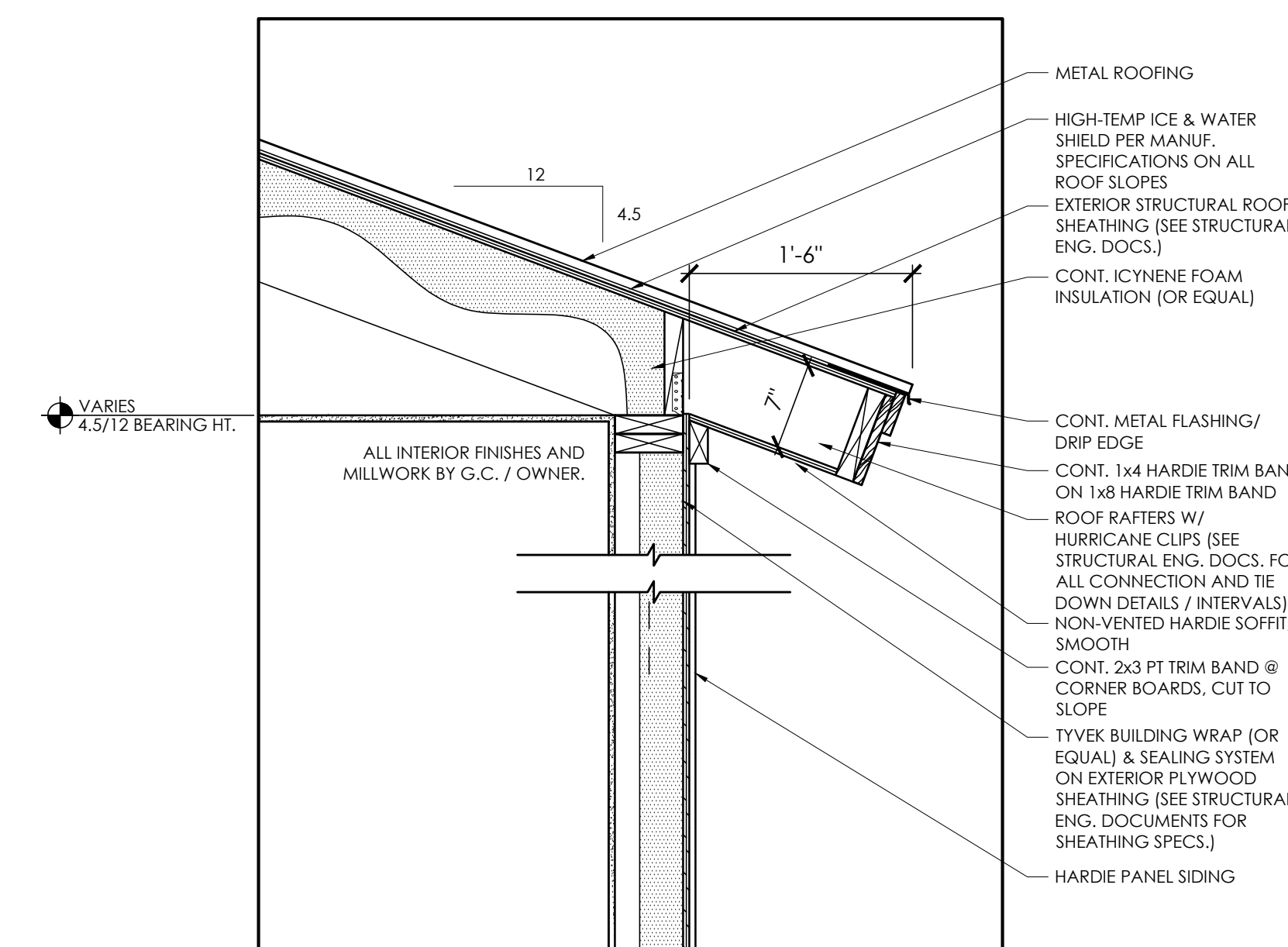


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1 7/10/23 COFA AMEND 4

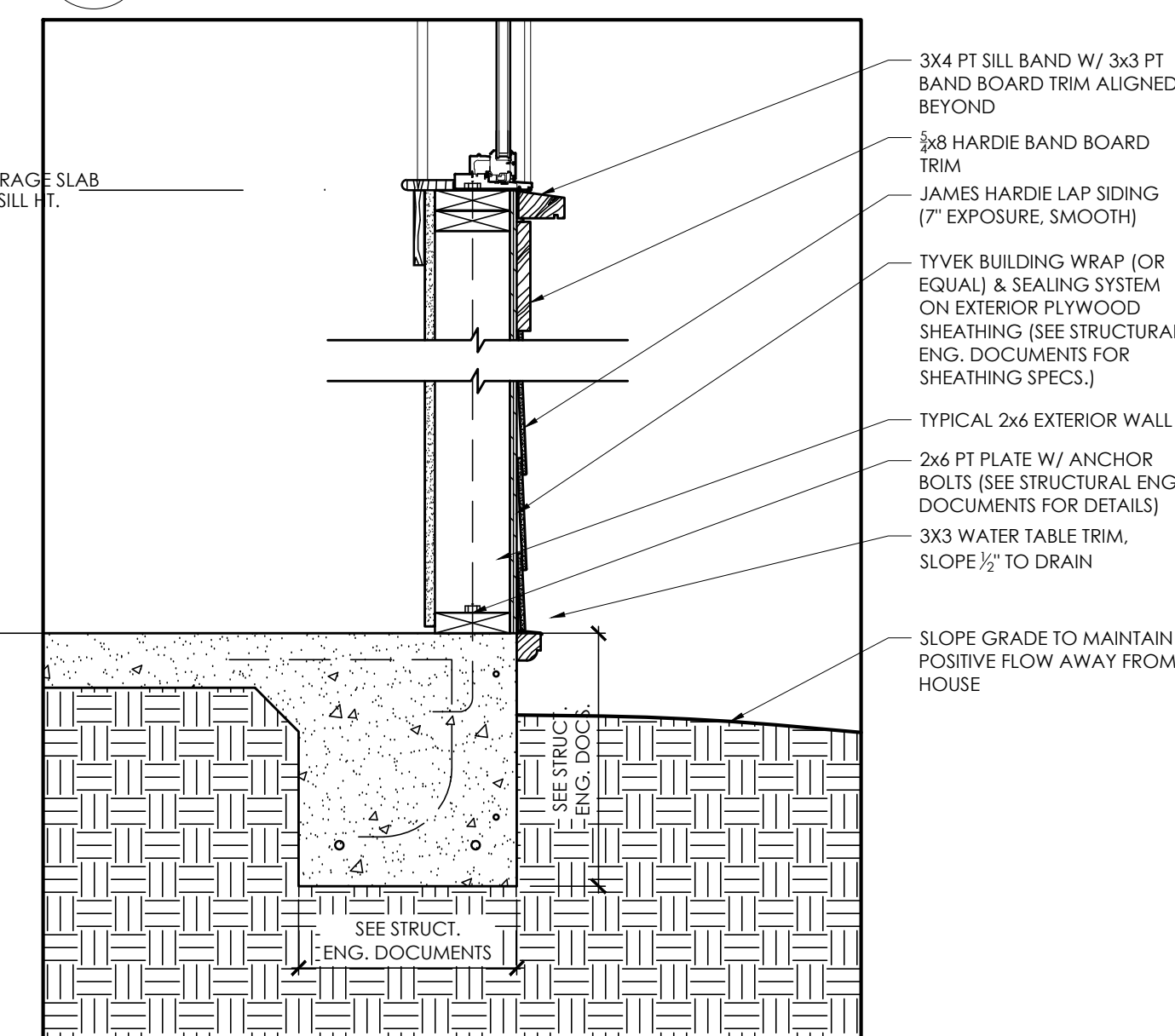
PROJECT #: 21-132  
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DETAILS  
**A5.0**



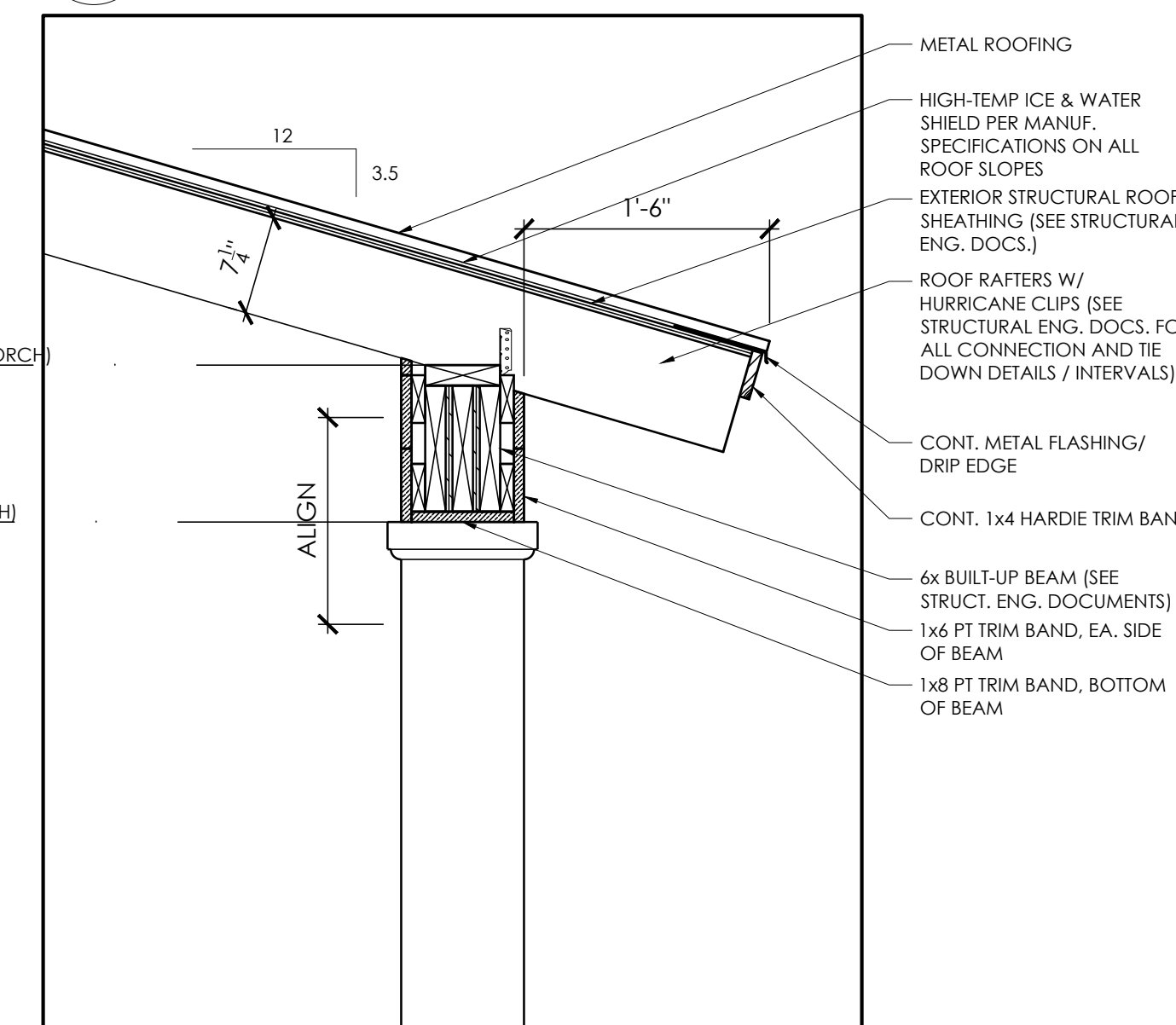
**TYP. 4.5/12 EAVE**

1  
A5.0 SCALE 1"=1'-0"



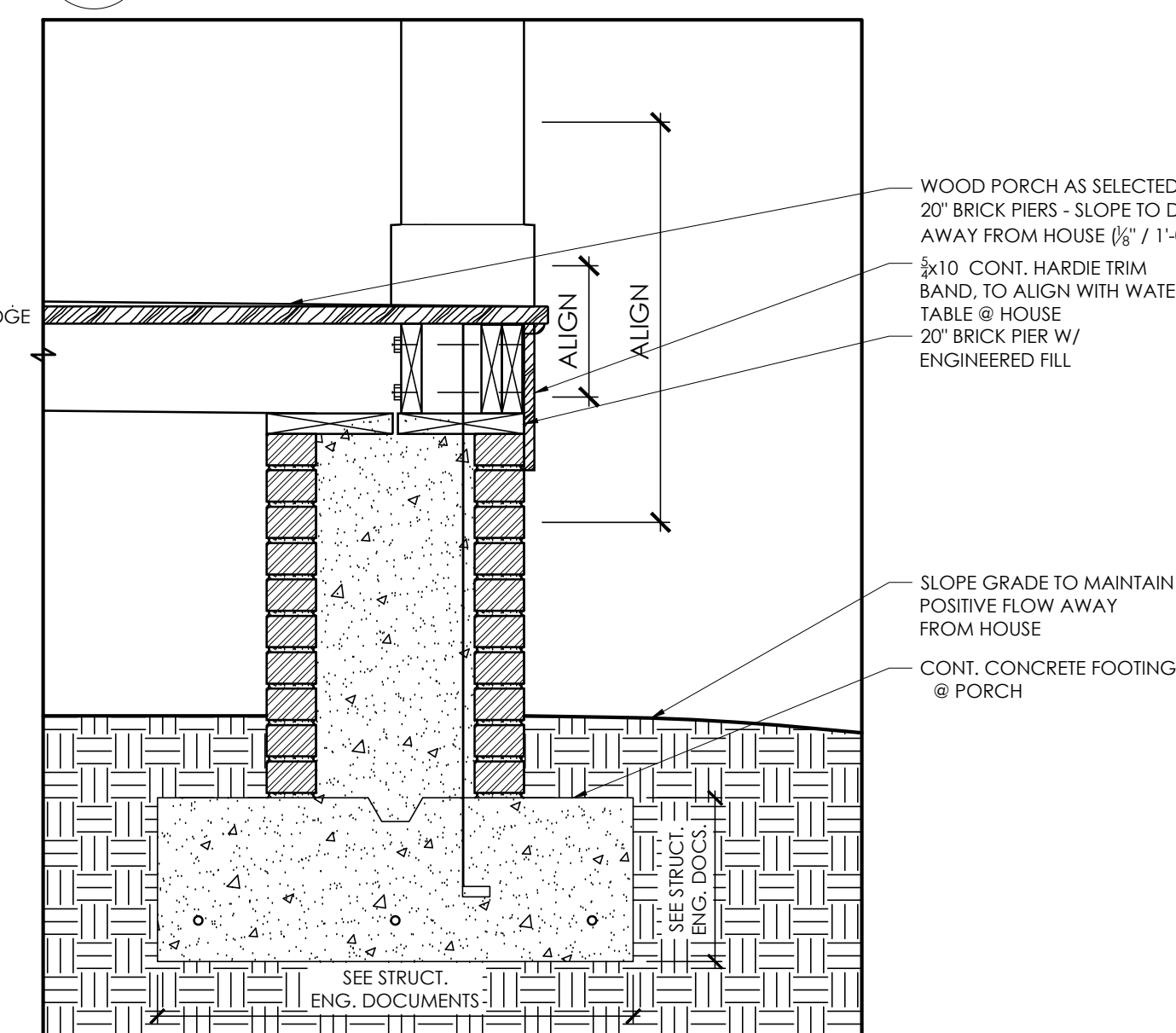
**TYP. GARAGE FOUNDATION**

2  
A5.0 SCALE 1"=1'-0"



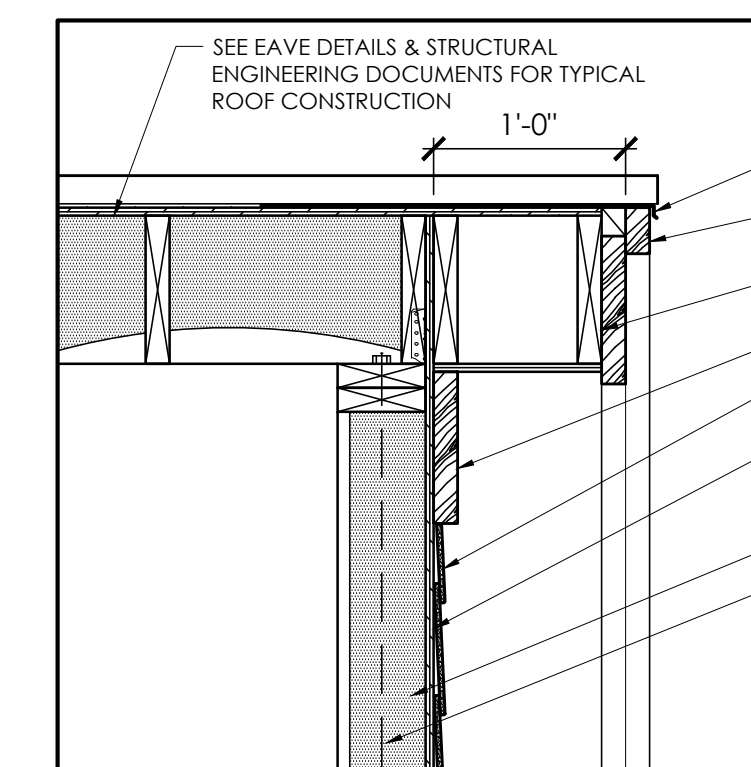
**3.5/12 EAVE @ FRONT PORCH**

3  
A5.0 SCALE 1"=1'-0"



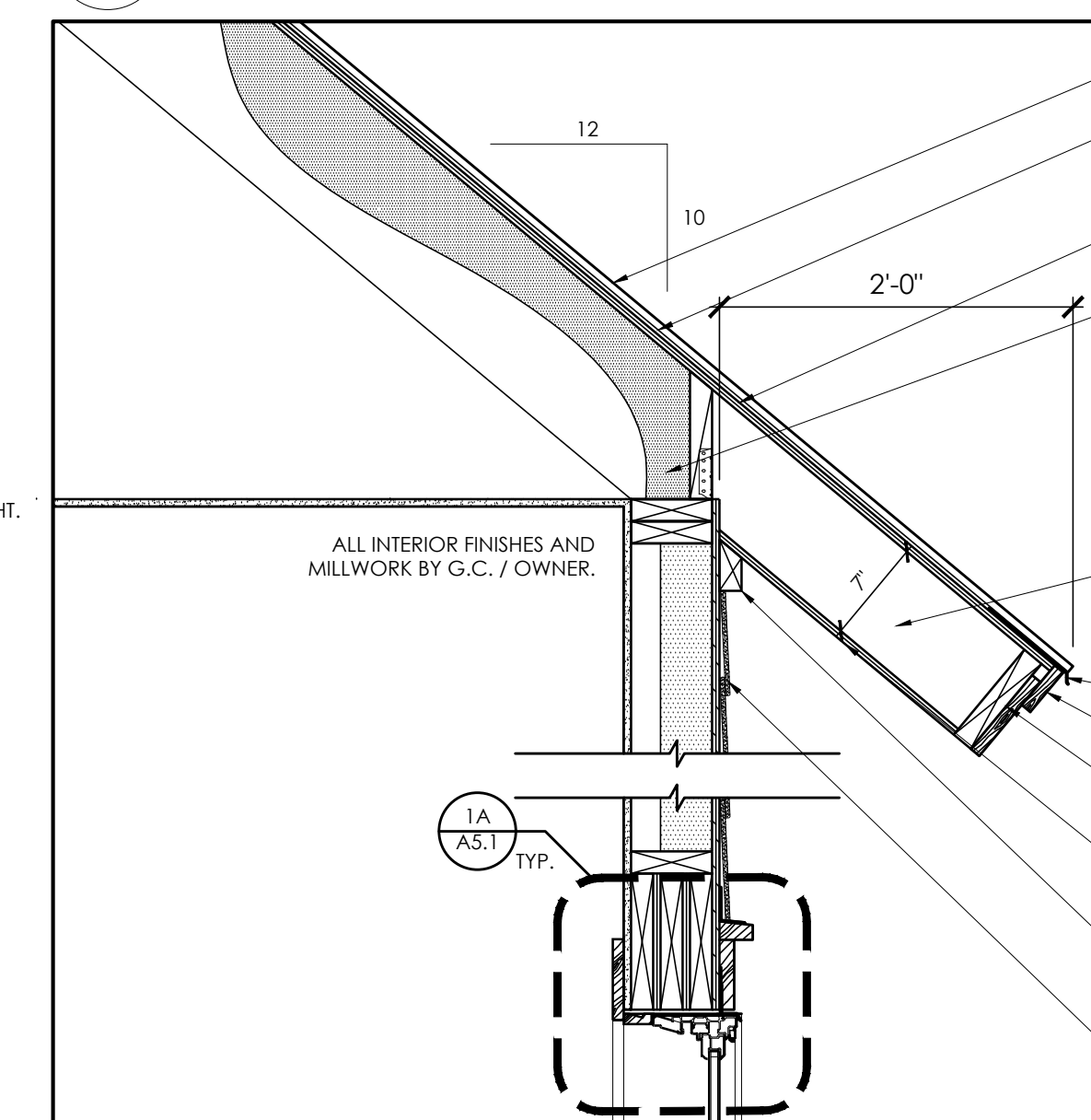
**TYP. PORCH FOUNDATION**

4  
A5.0 SCALE 1"=1'-0"



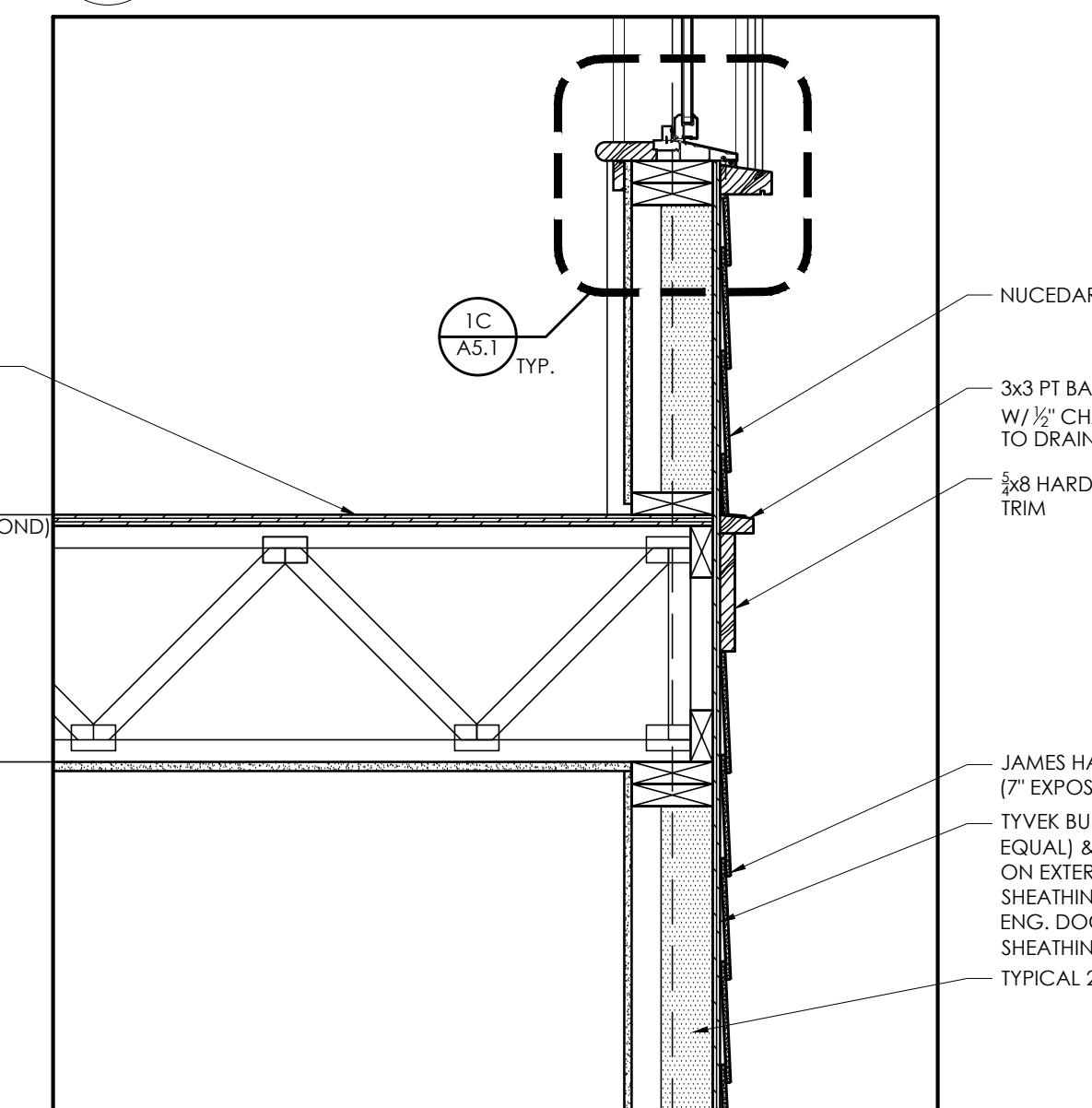
**TYP. RAKE DETAIL**

5  
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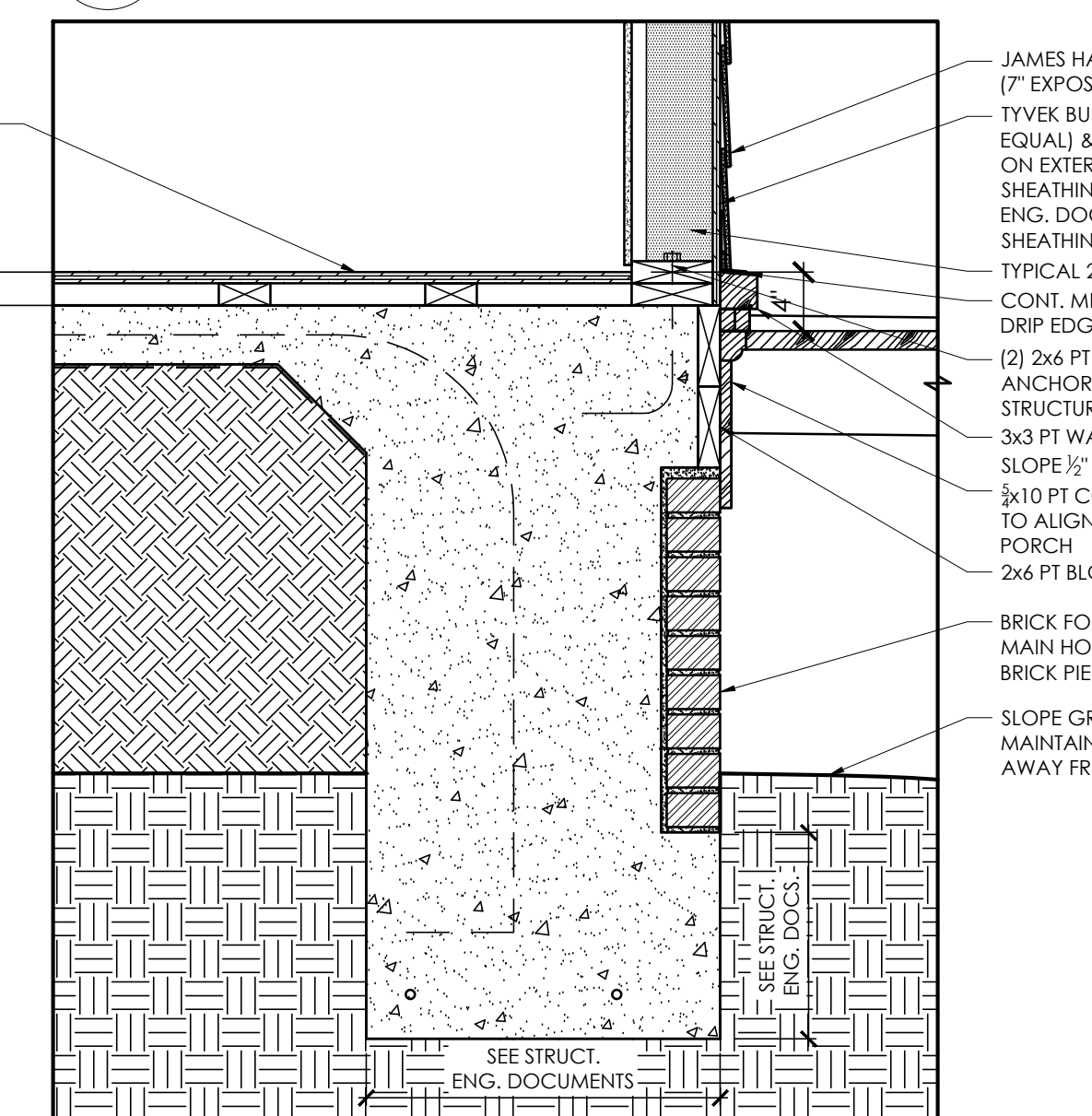
**TYP. 10/12 EAVE**

6  
A5.0 SCALE 1"=1'-0"



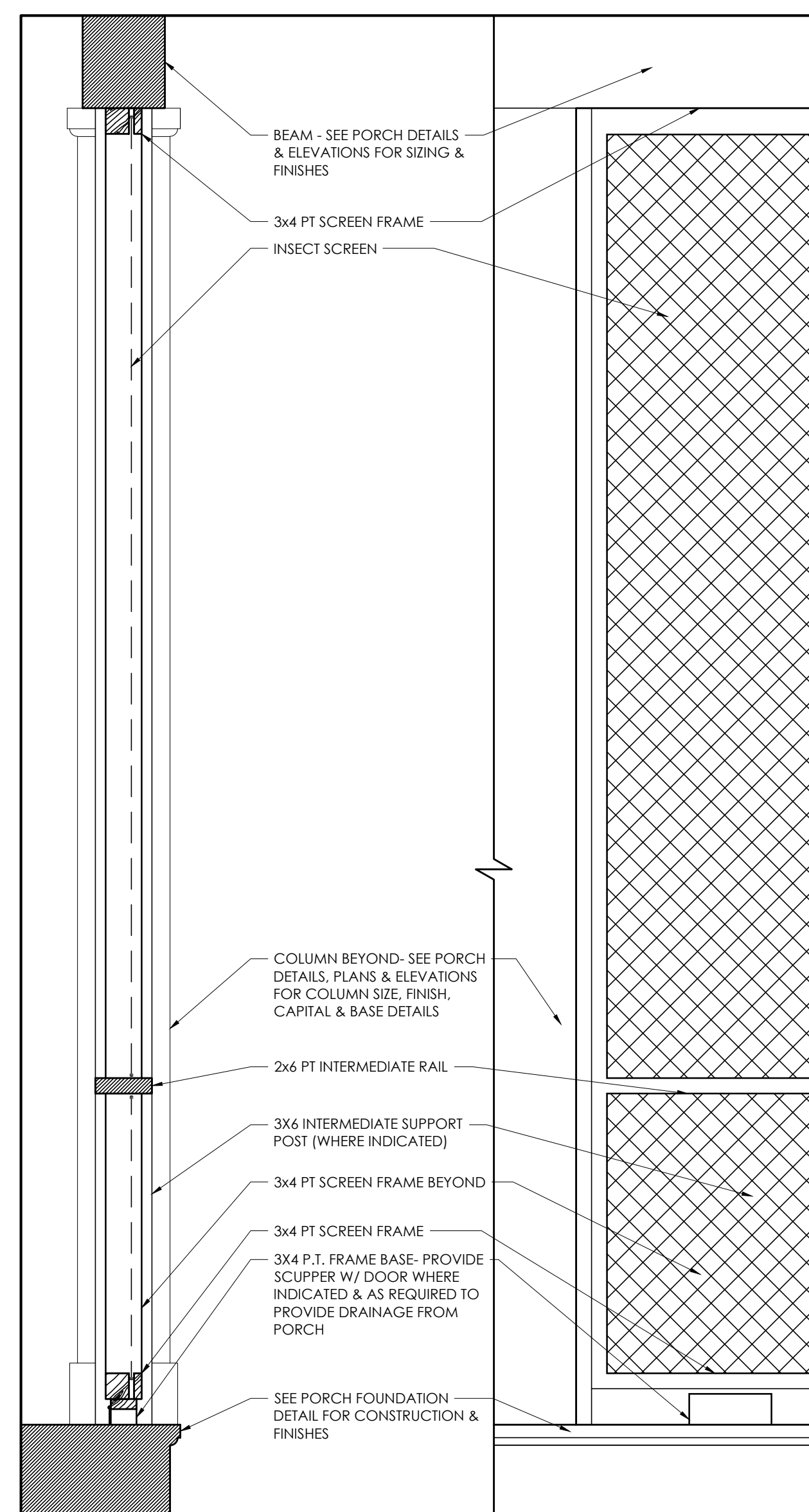
**FLOOR TO FLOOR DETAIL**

7  
A5.0 SCALE 1"=1'-0"



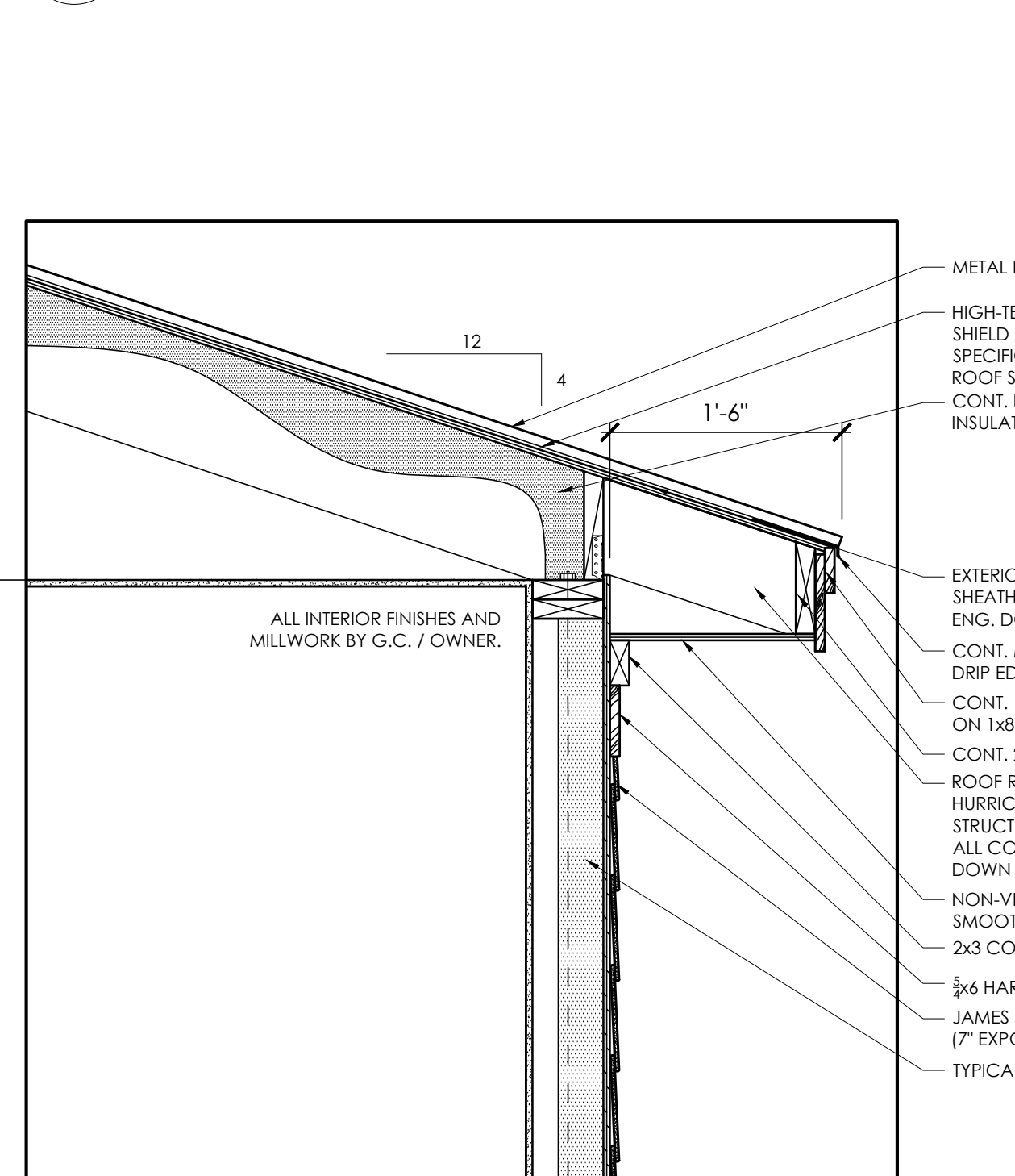
**TYP. MAIN HOUSE FDTN. - BRICK**

8  
A5.0 SCALE 1"=1'-0"



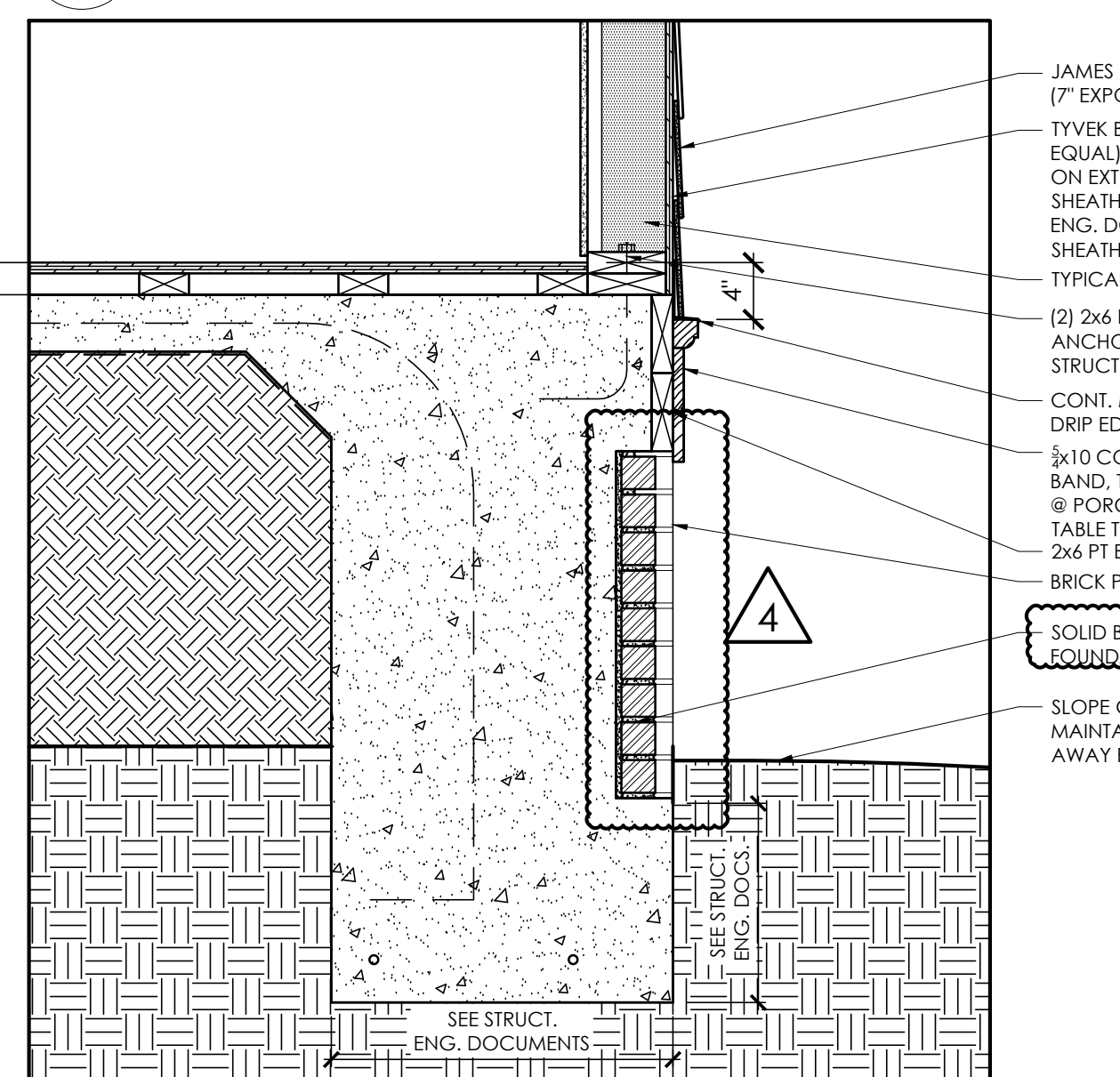
**SCREENED PORCH**

9  
A5.0 SCALE 1"=1'-0"



**TYP. 4/12 EAVE**

10  
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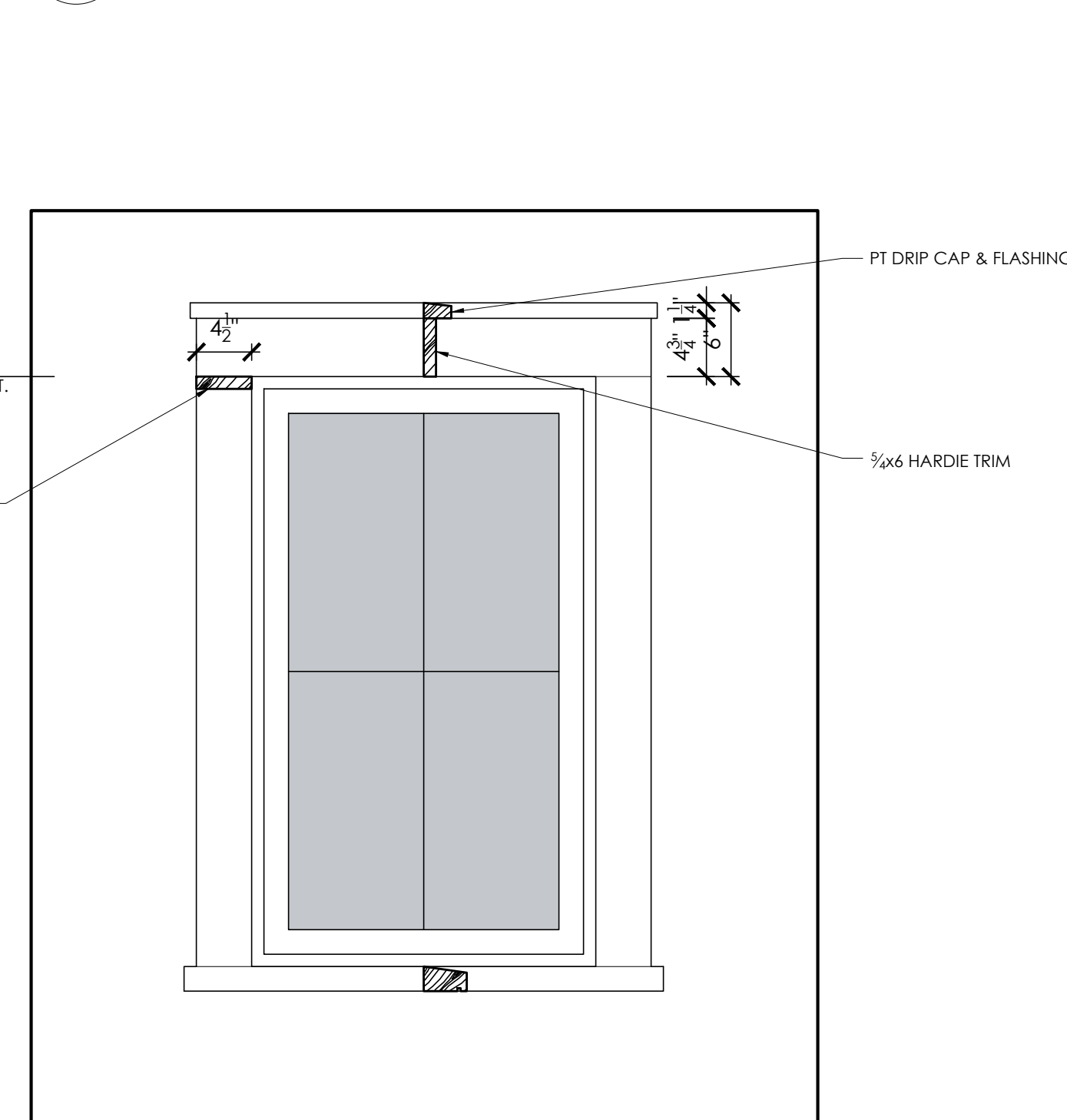


**TYP. MAIN HOUSE FDTN. - FENCING**

11  
A5.0 SCALE 1"=1'-0"

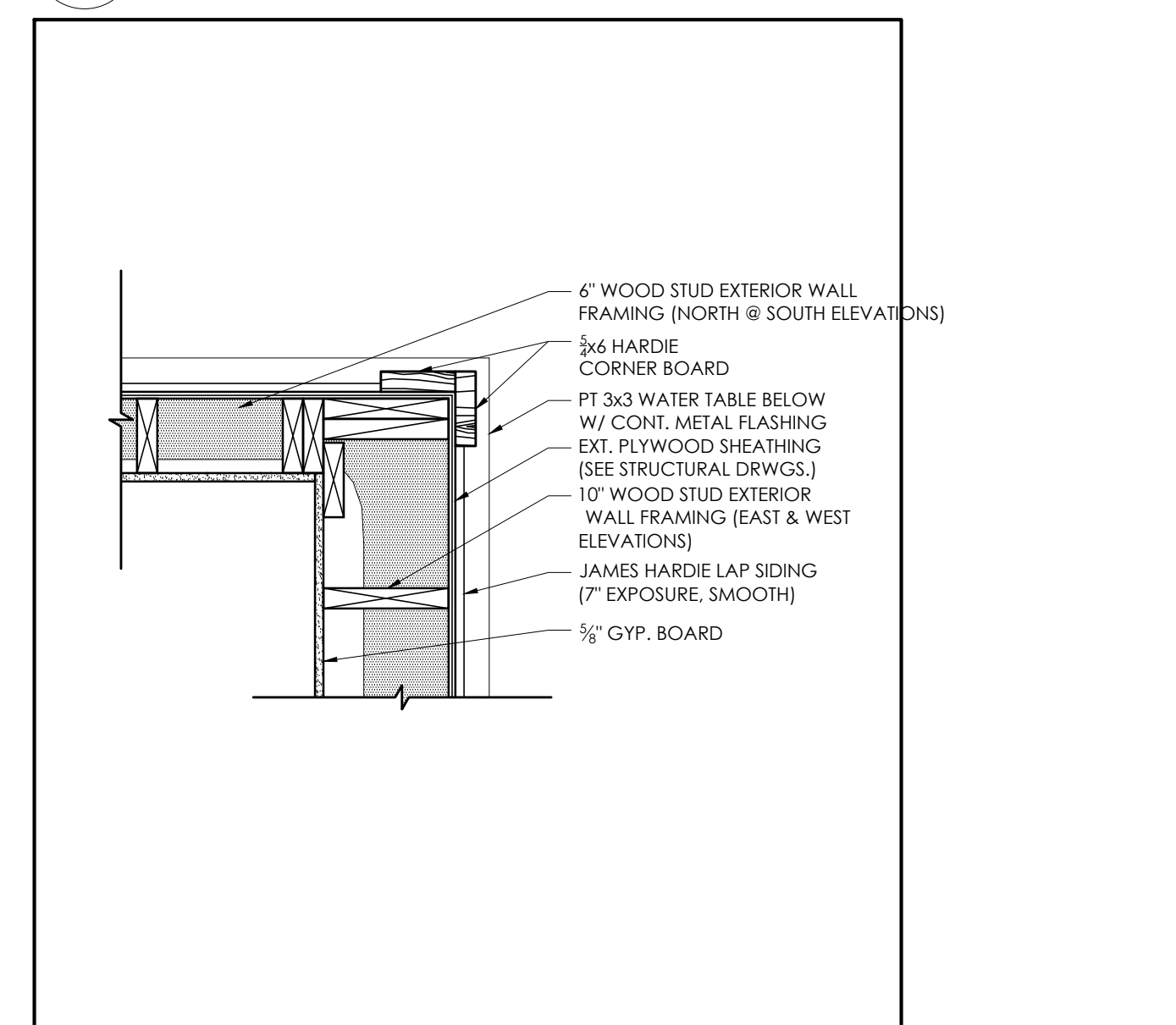
**NOT USED**

12  
A5.0 SCALE 1"=1'-0"



**TYP. WINDOW DETAIL**

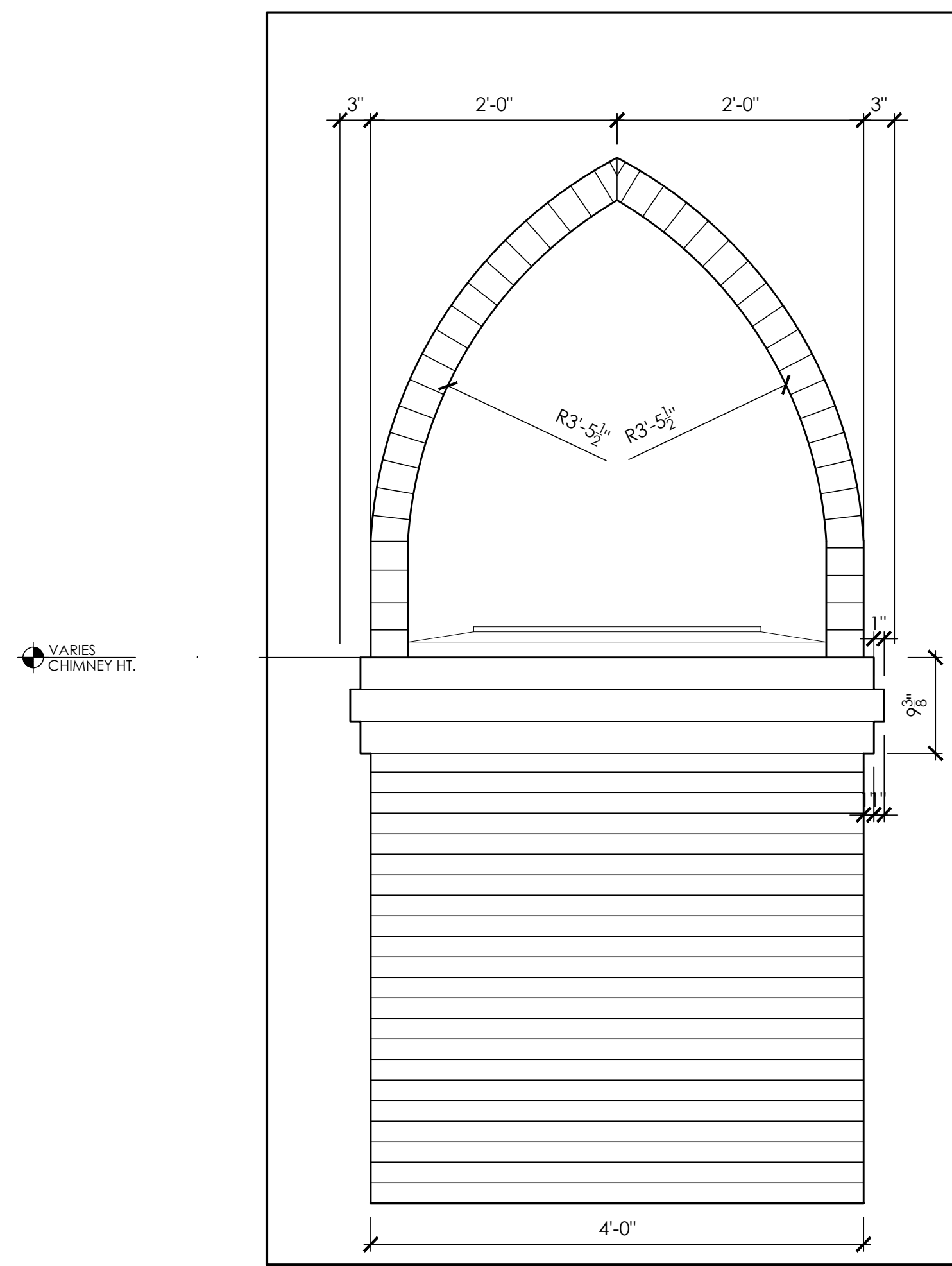
13  
A5.0 SCALE 1"=1'-0"



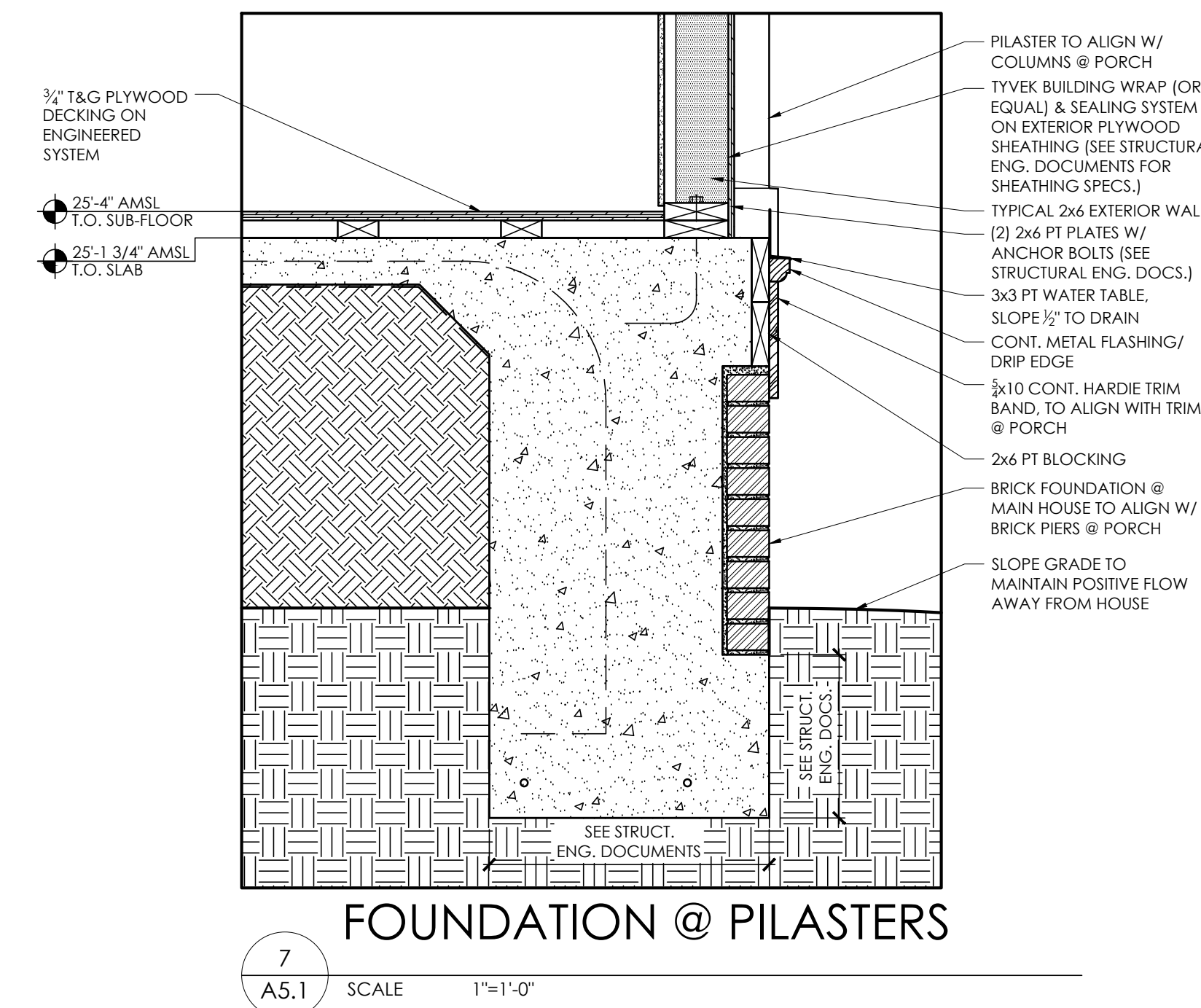
**TYP. CORNER BOARD DETAIL**

14  
A5.0 SCALE 1"=1'-0"

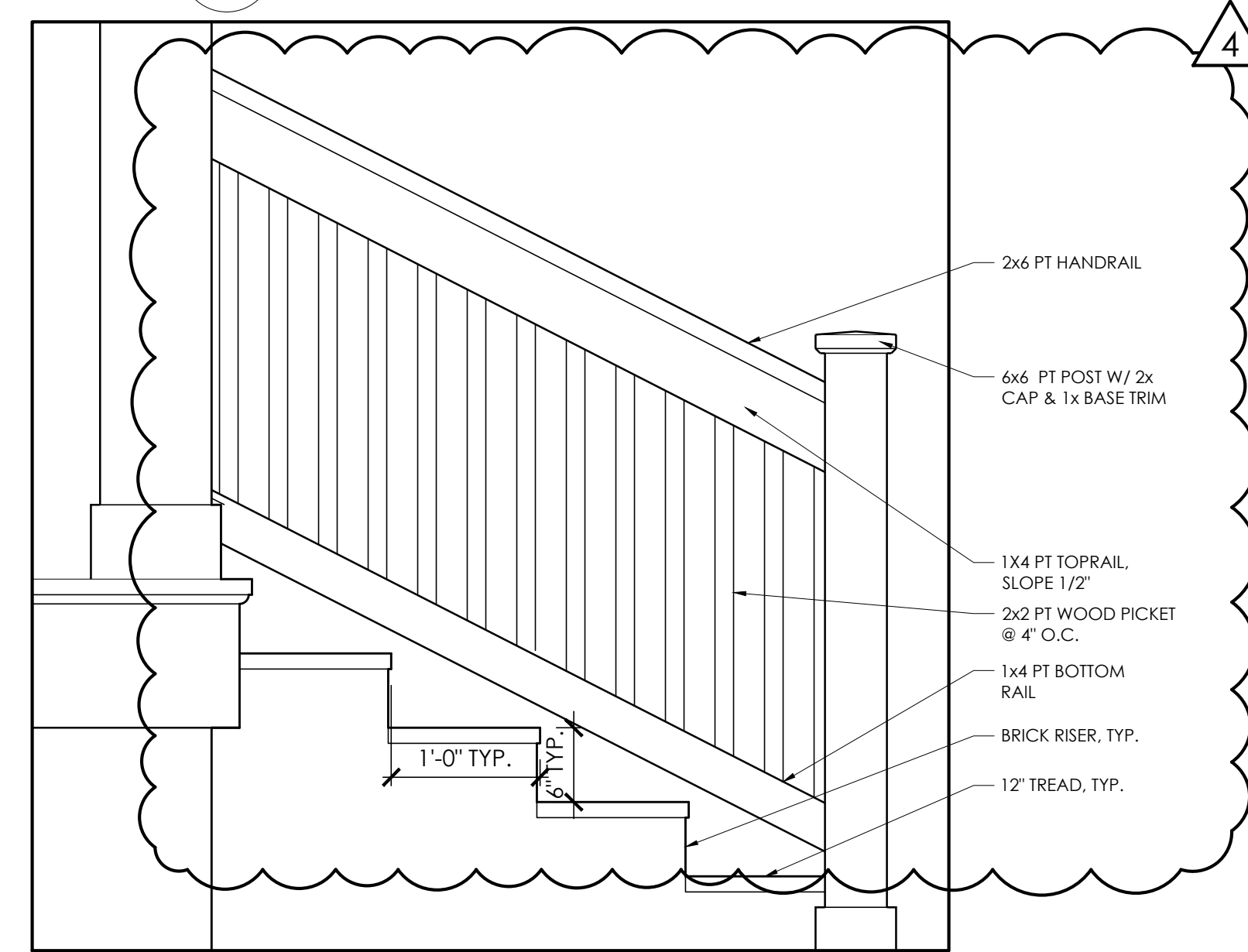




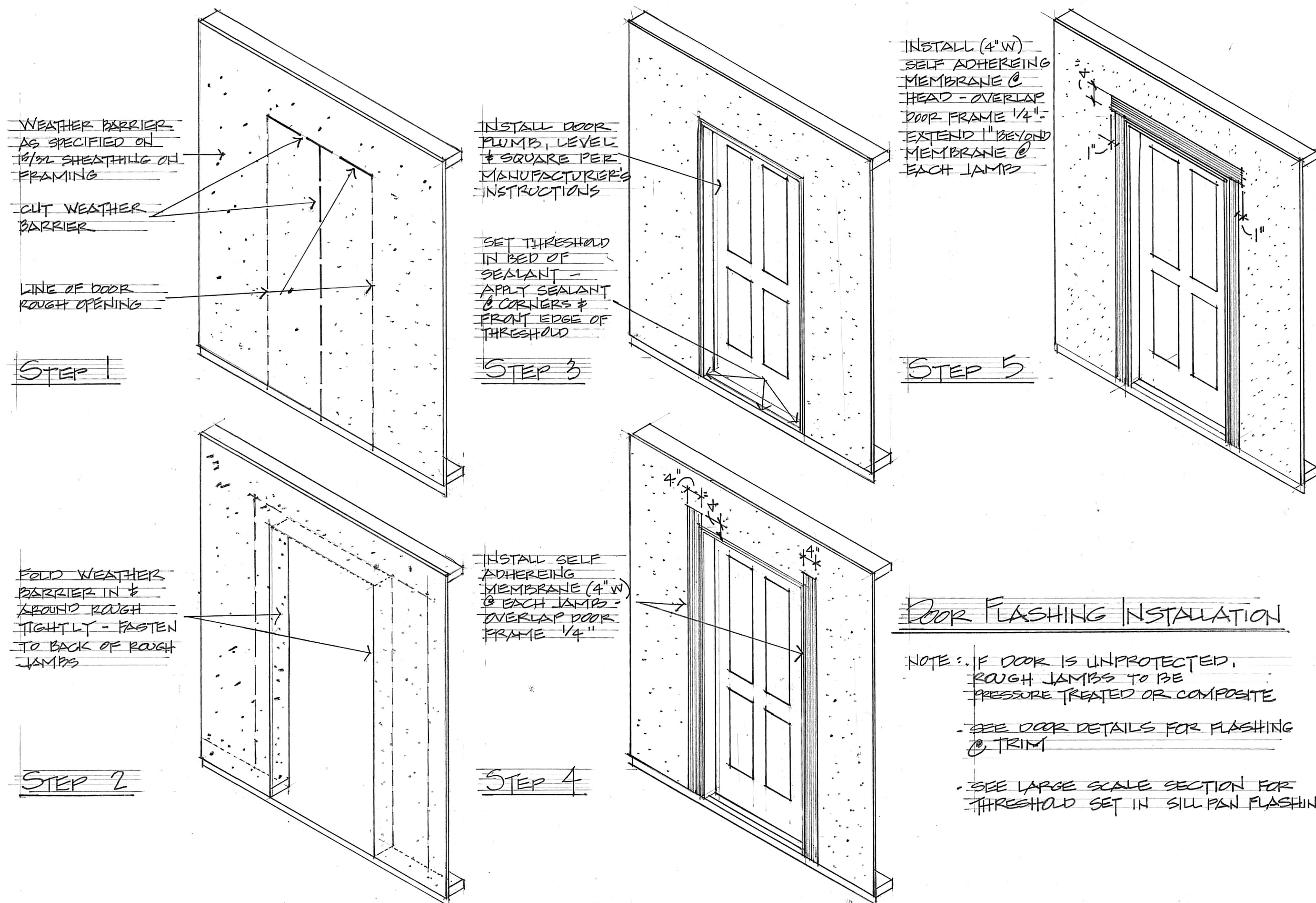
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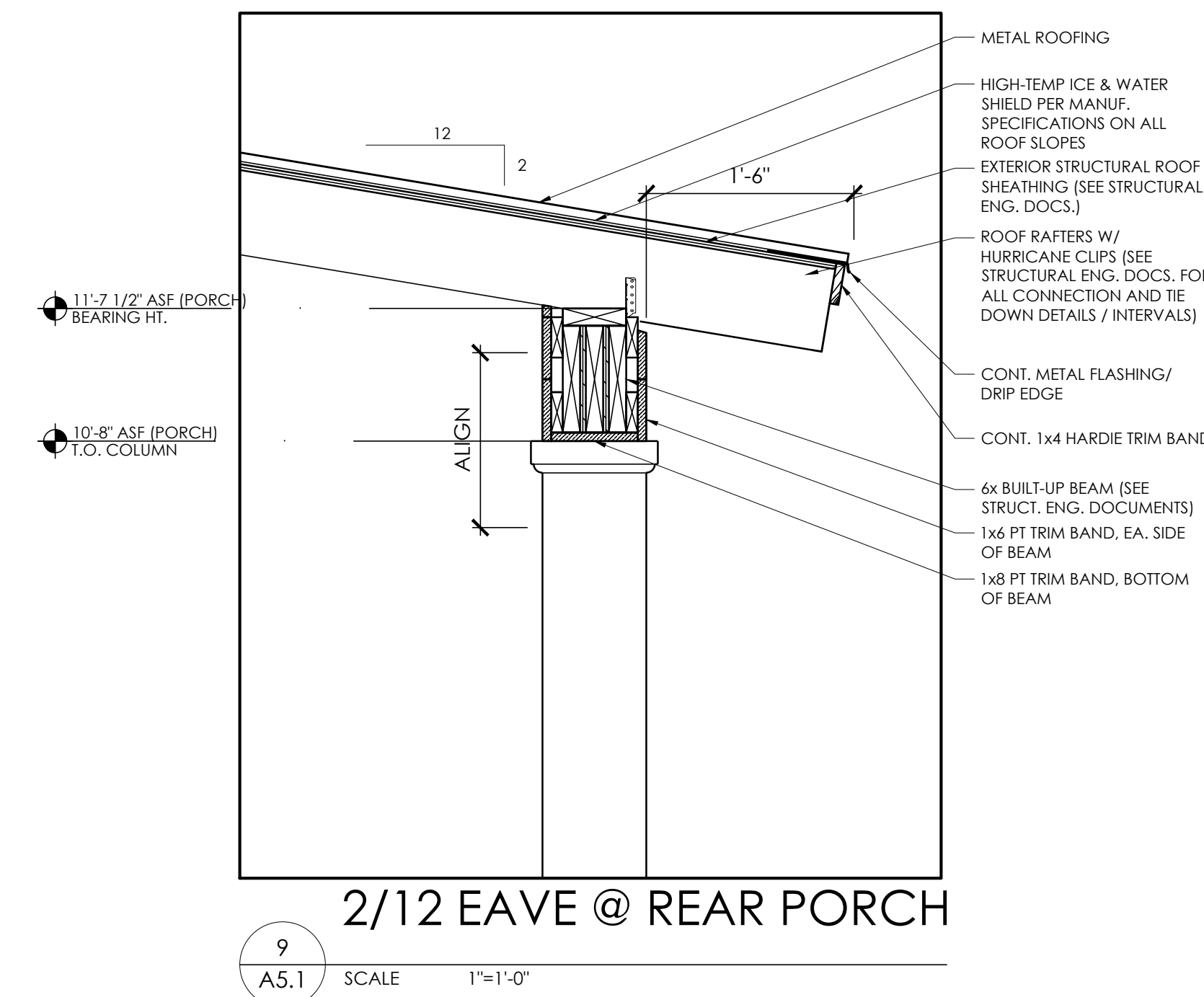
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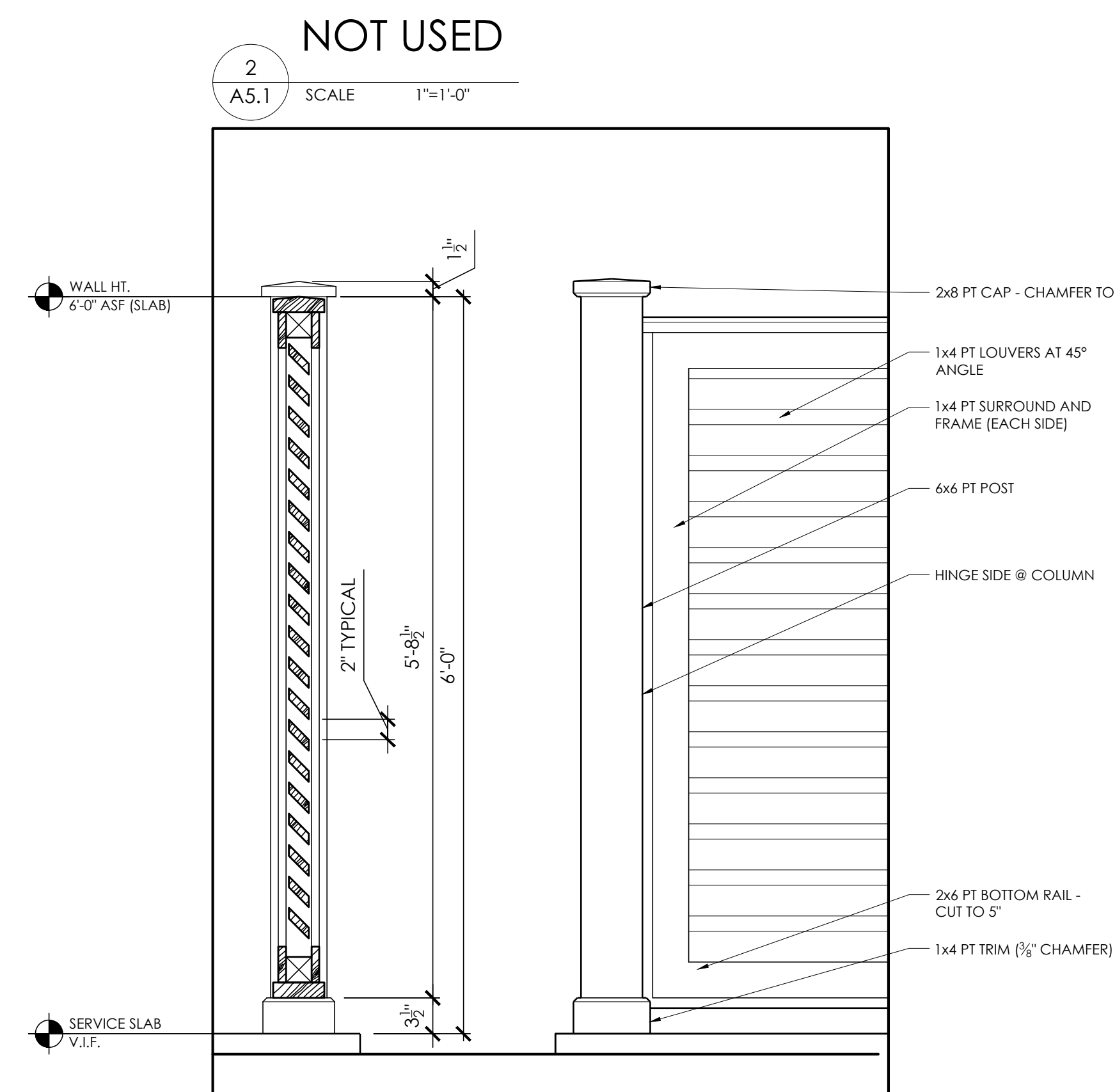
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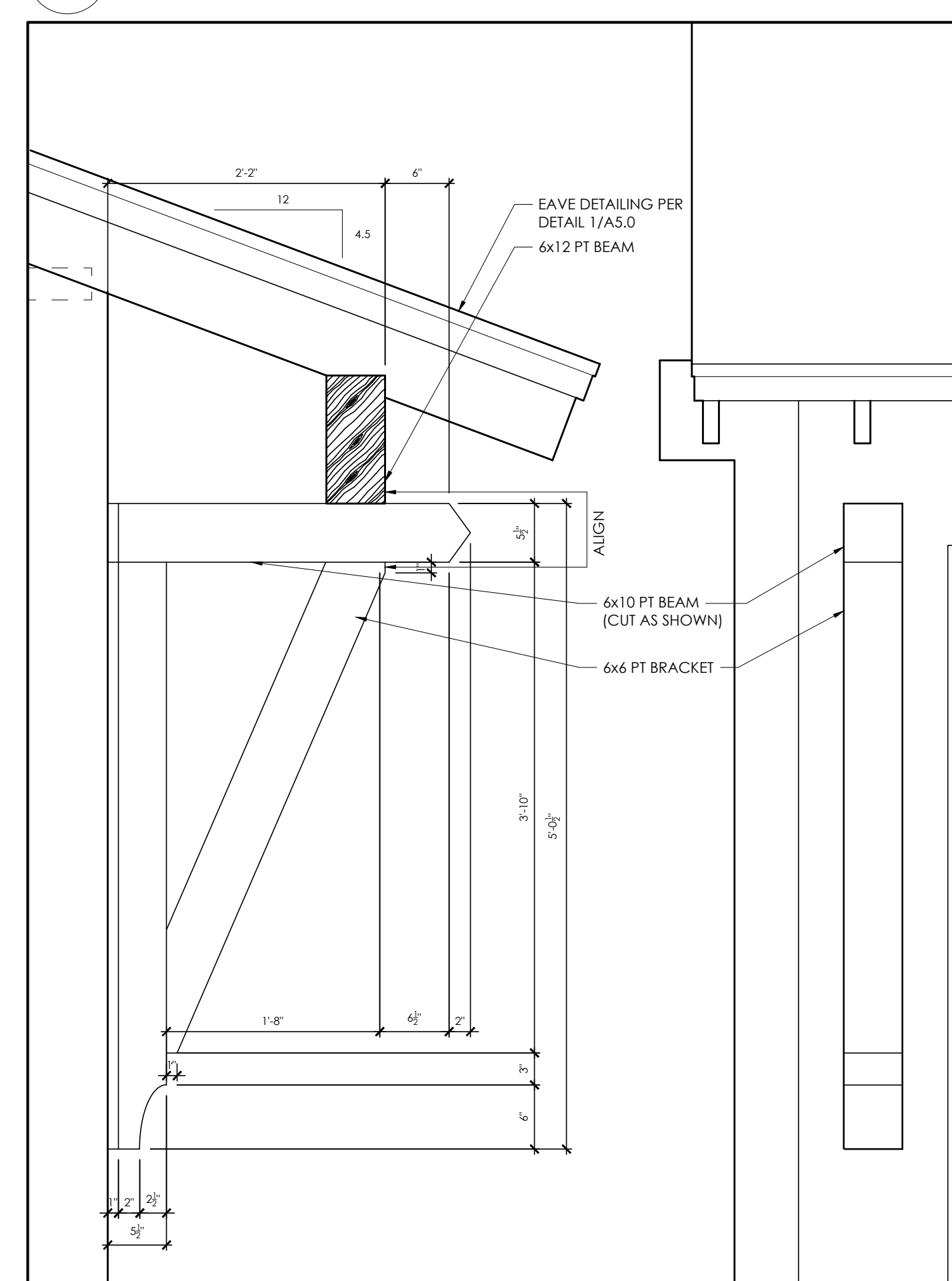
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A5.1 SCALE N.T.S.



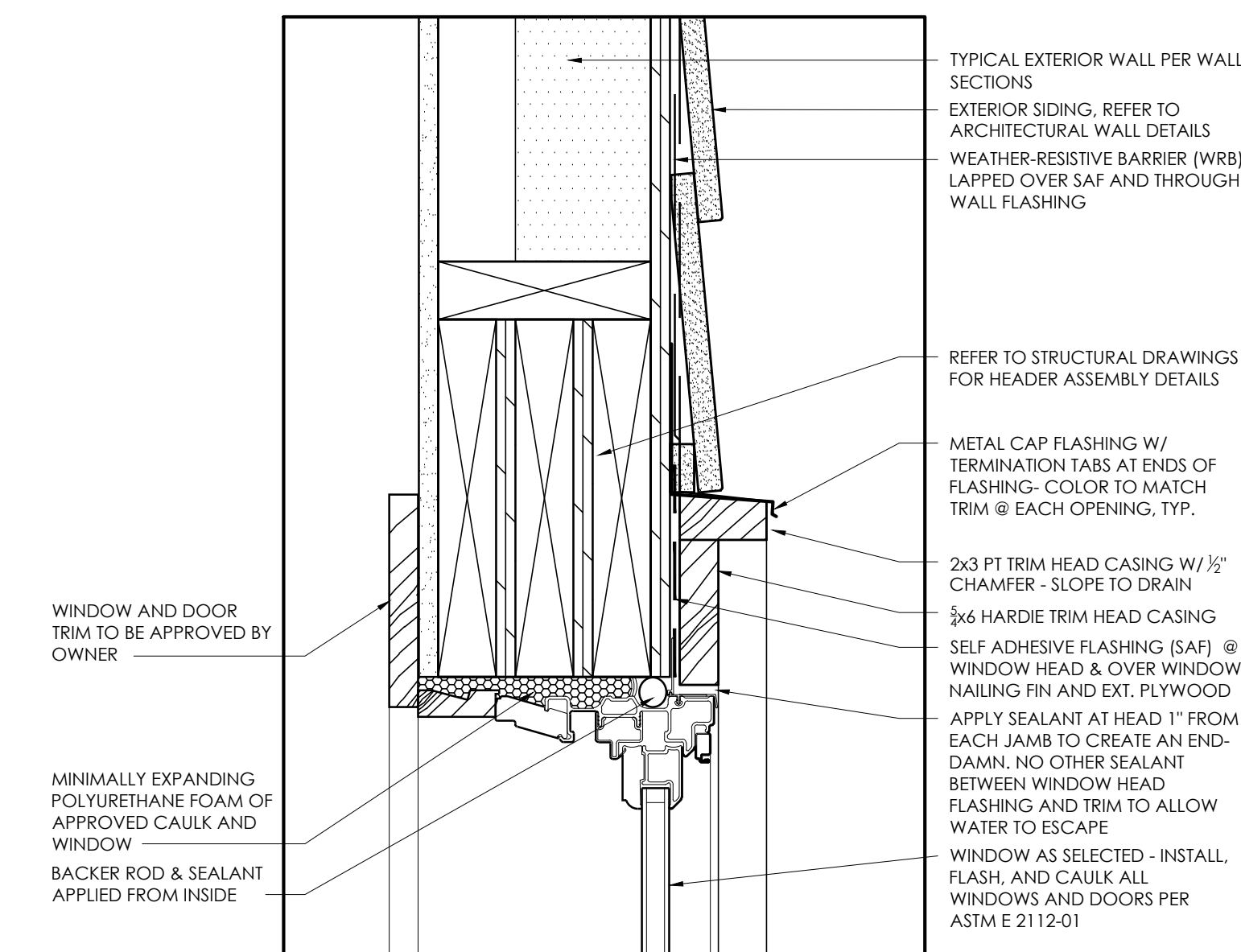
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A5.1 SCALE 1"=1'-0"



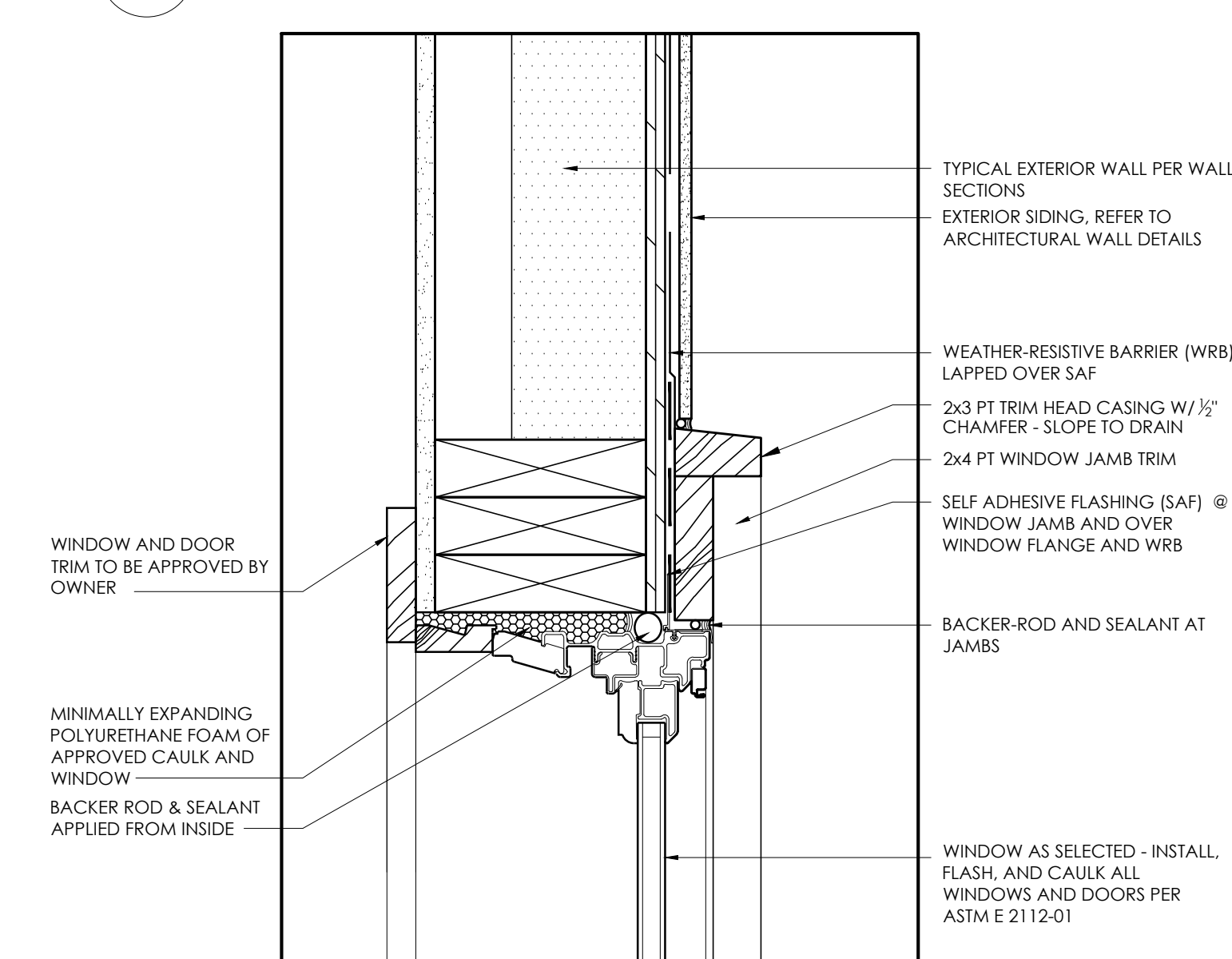
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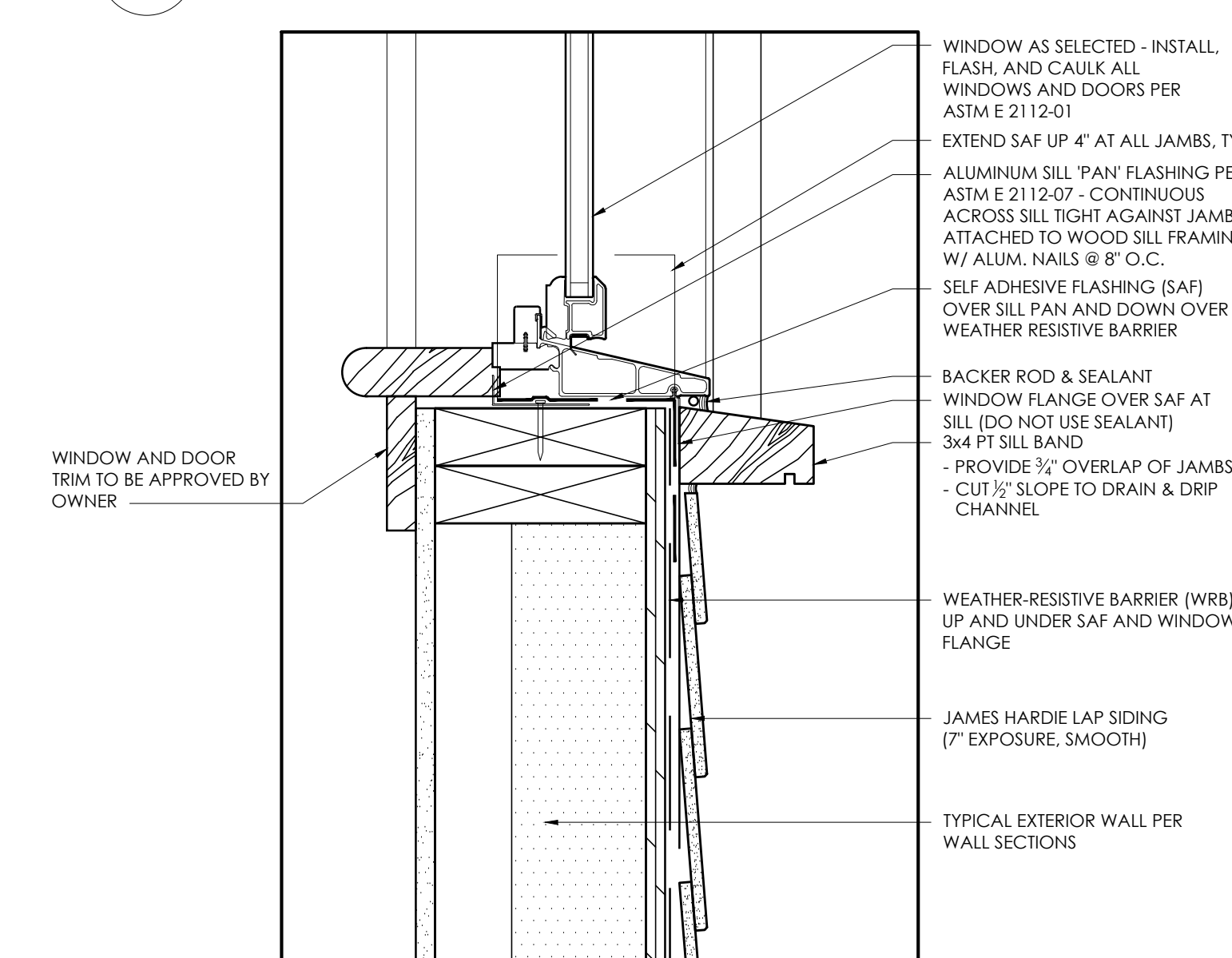
4  
A5.1 SCALE 1"=1'-0"



1A  
A5.1 SCALE 3"=1'-0"

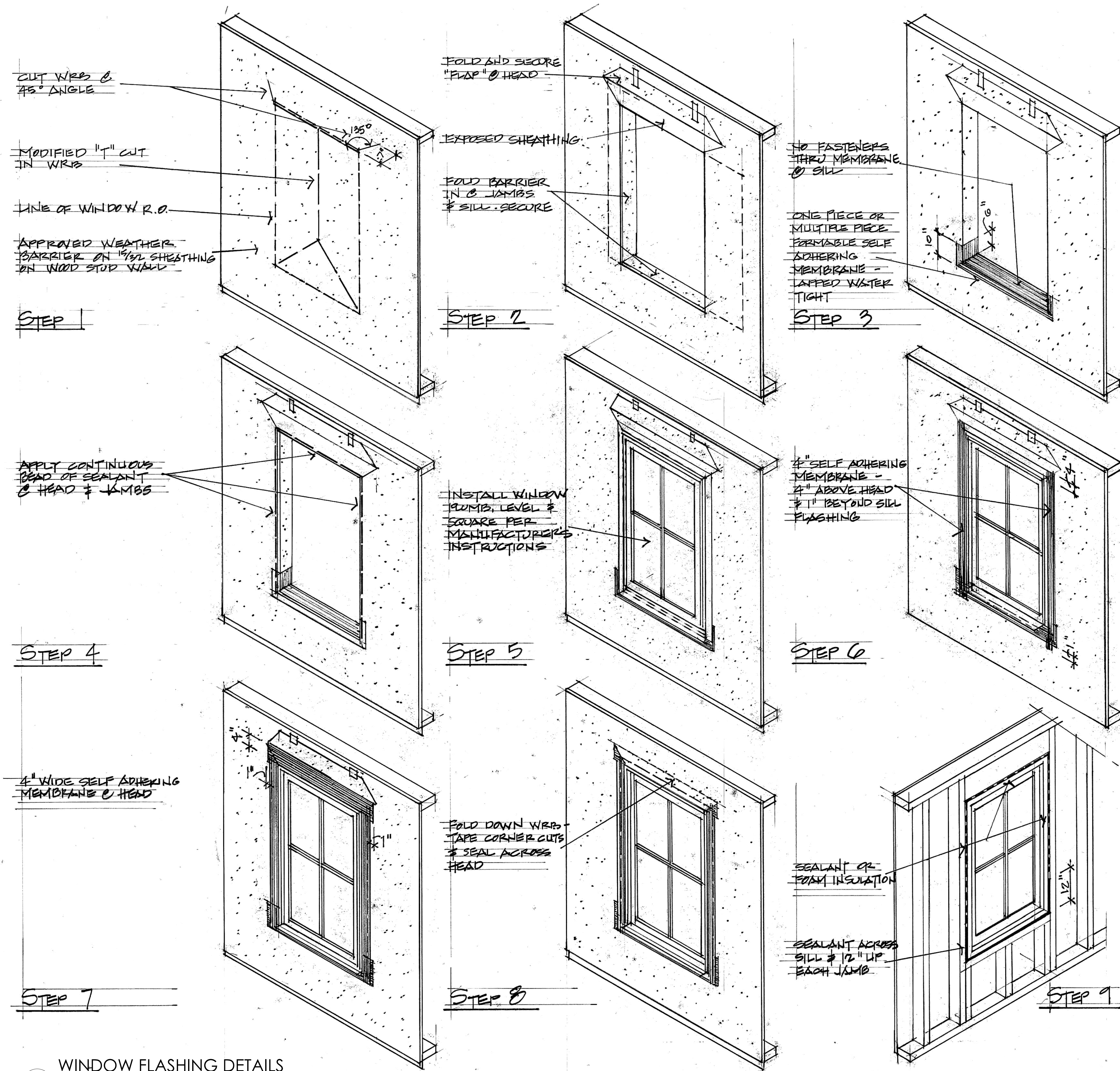


1B  
A5.1 SCALE 3"=1'-0"



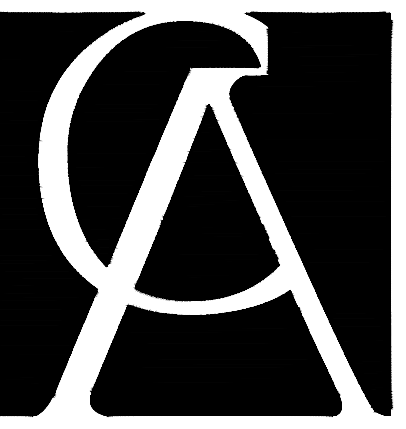
1C  
A5.1 SCALE 3"=1'-0"





WINDOW FLASHING DETAILS

1  
A5.2 SCALE N.T.S.



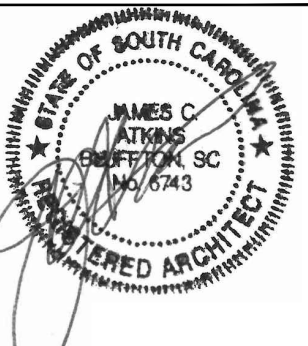
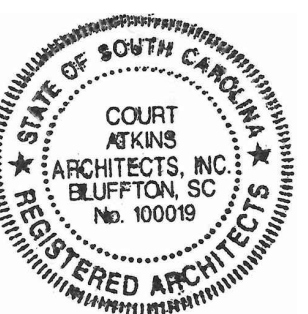
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**THE NERHUS RESIDENCE**

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ISSUE DATE DESCRIPTION

PROJECT #: 21-132  
PROJECT CONTACT: JCA  
DATE: 07/10/2023

DETAILS  
**A5.2**



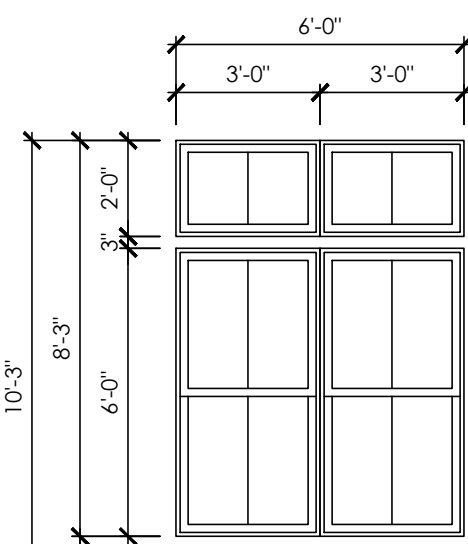
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.  
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

**WINDOW SCHEDULE**

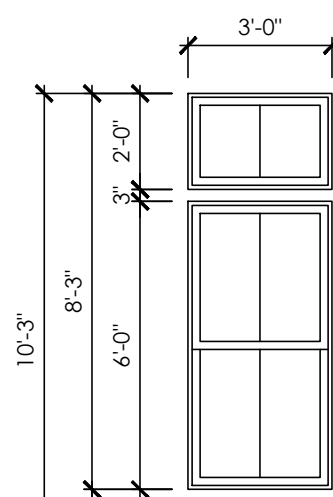
MARK	DESCRIPTION	NOMINAL SIZE		HEAD HEIGHT	DESIGN PRESSURE	ENERGY CODE	REMARKS
		WIDTH	HEIGHT				
A	NOT USED	--	--	--			NOT USED
B	CLAD DOUBLE HUNG UNIT W/ MATCHING 2'-0" TRANSOM	3'-0"	6'-0" (R.O. ± 8'-3")	10'-3"			SEE ELEVATION
C	CLAD DOUBLE HUNG UNIT W/ MATCHING 2'-0" TRANSOM	3'-0"	6'-0" (R.O. ± 8'-3")	10'-3"			SEE ELEVATION
D	CLAD DOUBLE HUNG UNIT	3'-0"	6'-0"	8'-0"			SEE ELEVATION
E	CLAD DOUBLE HUNG UNIT	2'-6"	5'-0" (R.O. ± 7'-3")	8'-0"			SEE ELEVATION
F	CLAD DOUBLE HUNG UNIT	1'-8"	6'-0"	8'-0"			SEE ELEVATION
G	SERVICE WINDOW	4'-6"	8'-0"	8'-0"			SEE ELEVATION
H	NOT USED	--	--	--			NOT USED
J	NOT USED	--	--	--			NOT USED
K	NOT USED	--	--	--			NOT USED
L	NOT USED	--	--	--			NOT USED
M	NOT USED	--	--	--			NOT USED

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

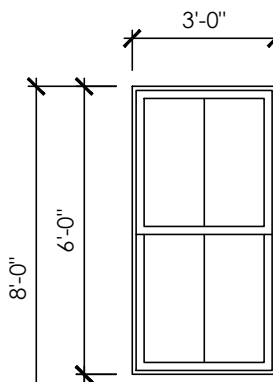
NOT USED



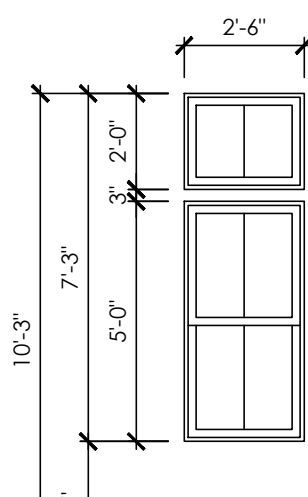
SUB FLOOR  
CLAD DOUBLE HUNG UNIT  
W/ MATCHING 2'-0" TRANSOM  
3'-0" x 6'-0" (R.O. ± 5'-0" x 8'-3")  
(2W/1H EA. SASH, SDL)  
(2W/1H SDL TRANSOM)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT  
EGRESS



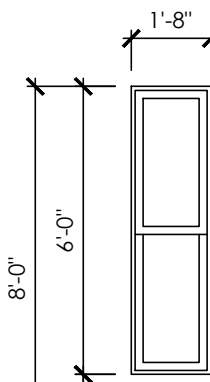
SUB FLOOR  
CLAD DOUBLE HUNG UNIT  
W/ MATCHING 2'-0" TRANSOM  
3'-0" x 6'-0" (R.O. ± 3'-0" x 8'-3")  
(2W/1H EA. SASH, SDL)  
(2W/1H SDL TRANSOM)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT  
EGRESS



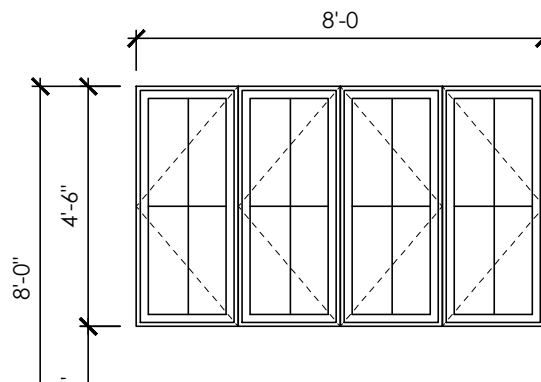
SUB FLOOR  
CLAD DOUBLE HUNG UNIT  
(2) 3'-0" x 6'-0" (R.O. ±)  
(2W/1H EA. SASH, SDL)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT  
EGRESS



SUB FLOOR  
CLAD DOUBLE HUNG UNIT  
2'-6" x 5'-0" (R.O. ± 2'-6" x 7'-3")  
(2W/1H EA. SASH, SDL)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT



SUB FLOOR  
CLAD DOUBLE HUNG UNIT  
3'-0" x 6'-0" (R.O. ± 7'-0" x 6'-0")  
(1W/1H SASH, SIDLIGHT)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT



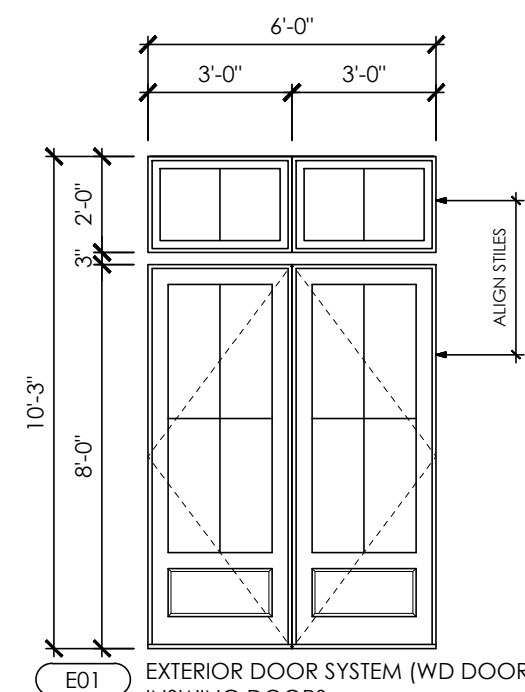
SUB FLOOR  
BIFOLD UNIT  
8'-0" x 4'-6" (R.O. ±)  
(2W/1H EA. SASH, SDL)  
BOD: MARVIN COASTLINE BIFOLD DOOR  
DP RATING 50 OR APPROVED EQUIVALENT

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.  
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

**DOOR SCHEDULE**

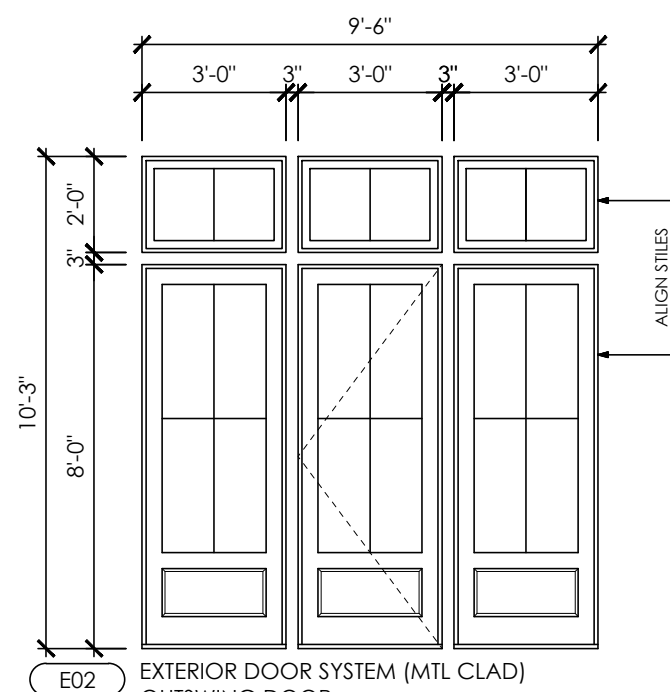
DOOR NUMBER	SIZE			MATERIAL	DOOR TYPE	HEAD HEIGHT	DESIGN PRESSURE (EXTERIOR)	ENERGY CODE (EXTERIOR)	REMARKS
	W	H	T						
E01	(2) 3'-0" (R.O. ± 6'-0")	8'-0" (R.O. ± 10'-3")	2 1/2"	WD	EXTERIOR DOORS	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E02	3'-0" (R.O. ± 6'-0")	8'-0" (R.O. ± 10'-3")	2 1/2"	MTL. CLAD	EXTERIOR DOORS	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E03	(2) 3'-0" (R.O. ± 6'-0")	8'-0" (R.O. ± 10'-3")	2 1/2"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E04	3'-0"	8'-0"	2 1/2"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E05	3'-0"	8'-0"	2 1/2"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E06	3'-0"	8'-0"	2 1/2"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E07	3'-0"	8'-0"	2 1/2"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E08	3'-0"	8'-0"	2 1/2"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E09	8'-0"	9'-0"	T.B.D.	MTL. CLAD	GARAGE DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E10	8'-0"	9'-0"	T.B.D.	MTL. CLAD	GARAGE DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
11	NOT USED	--	--	--	--	--			NOT USED
12	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
13	(2) 2'-6" (R.O. ± 5'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
14	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
15	(2) 1'-6" (R.O. ± 3'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
16	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
17	(2) 2'-0" (R.O. ± 4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
18	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
19	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
20	(2) 2'-6" (R.O. ± 5'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
21	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
22	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
23	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
24	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
25	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
26	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
27	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
28	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
29	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
30	2'-4"	6'-8"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
31	(2) 2'-0" (R.O. ± 4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
32	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
33	(2) 2'-0" (R.O. ± 4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
34	(2) 2'-0" (R.O. ± 4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
35	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
36	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
37	(2) 3'-0" (R.O. ± 6'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
38	(2) 3'-0" (R.O. ± 6'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
39	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.



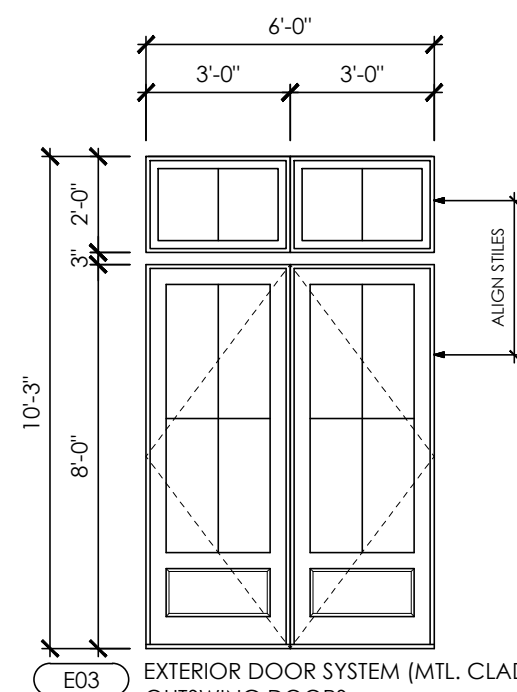
EXTERIOR DOOR SYSTEM (WD DOOR)  
INSWING DOORS  
W/ MATCHING 2'-0" TRANSOMS & 1'-7" SIDELIGHTS  
3'-0" x 8'-0" (R.O. ± 6'-0" x 10'-3")  
(2W/2H SDL)  
(2W/1H SDL TRANSOMS)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS



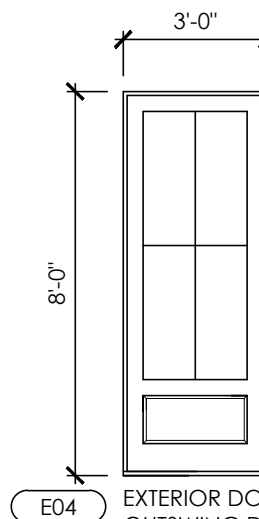
EXTERIOR DOOR SYSTEM (MTL CLAD)  
OUTSWING DOOR  
W/ MATCHING 2'-0" TRANSOMS  
& 3'-0" FIXED UNITS  
3'-0" x 8'-0" (R.O. ± 6'-0" x 10'-3")  
(2W/2H SDL)  
(2W/1H SDL TRANSOMS)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS



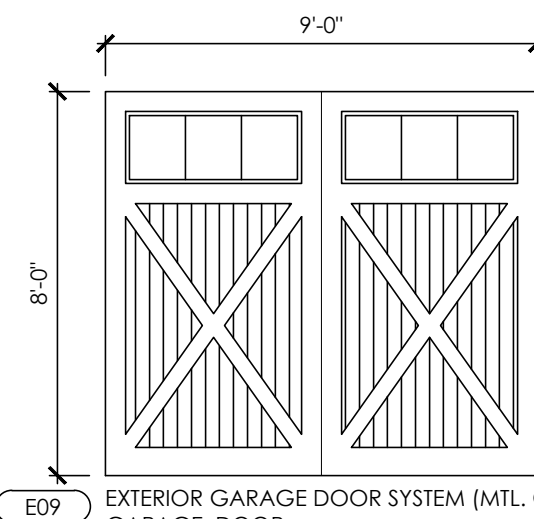
EXTERIOR DOOR SYSTEM (MTL CLAD)  
OUTSWING DOORS  
W/ MATCHING 2'-0" TRANSOMS  
3'-0" x 8'-0" (R.O. ± 6'-0" x 10'-3")  
(2W/2H SDL)  
(2W/1H SDL TRANSOMS)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS



EXTERIOR DOOR SYSTEM (MTL CLAD)  
OUTSWING DOOR  
3'-0" x 8'-0" (R.O. ± 3'-0" x 8'-0")  
(2W/1H SDL TRANSOMS)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENING



EXTERIOR GARAGE DOOR SYSTEM (MTL CLAD)  
GARAGE DOOR  
8'-0" x 9'-0" (R.O. ±)  
(3W/1H SDL)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENING

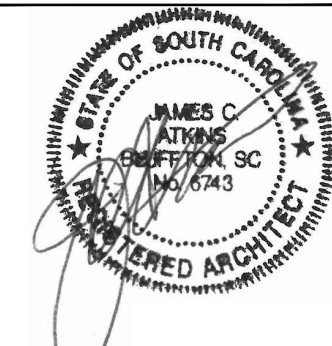
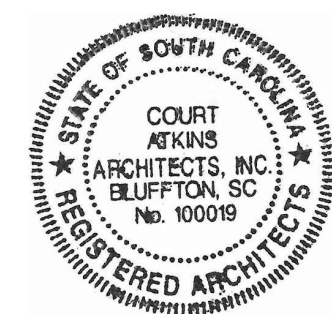


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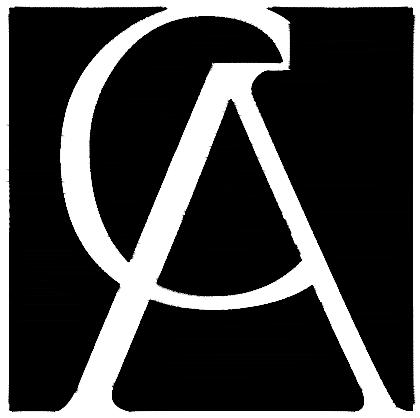
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ISSUE DATE DESCRIPTION

PROJECT #: 21-132  
PROJECT CONTACT: JCA  
DATE: 07/10/2023

DOOR AND WINDOW SCHEDULE  
**A6.0**





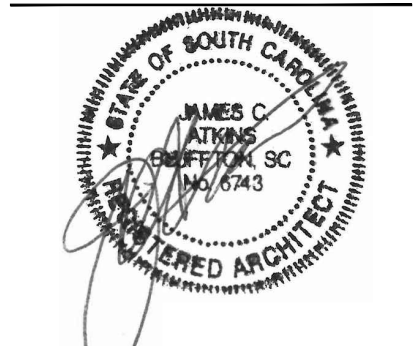
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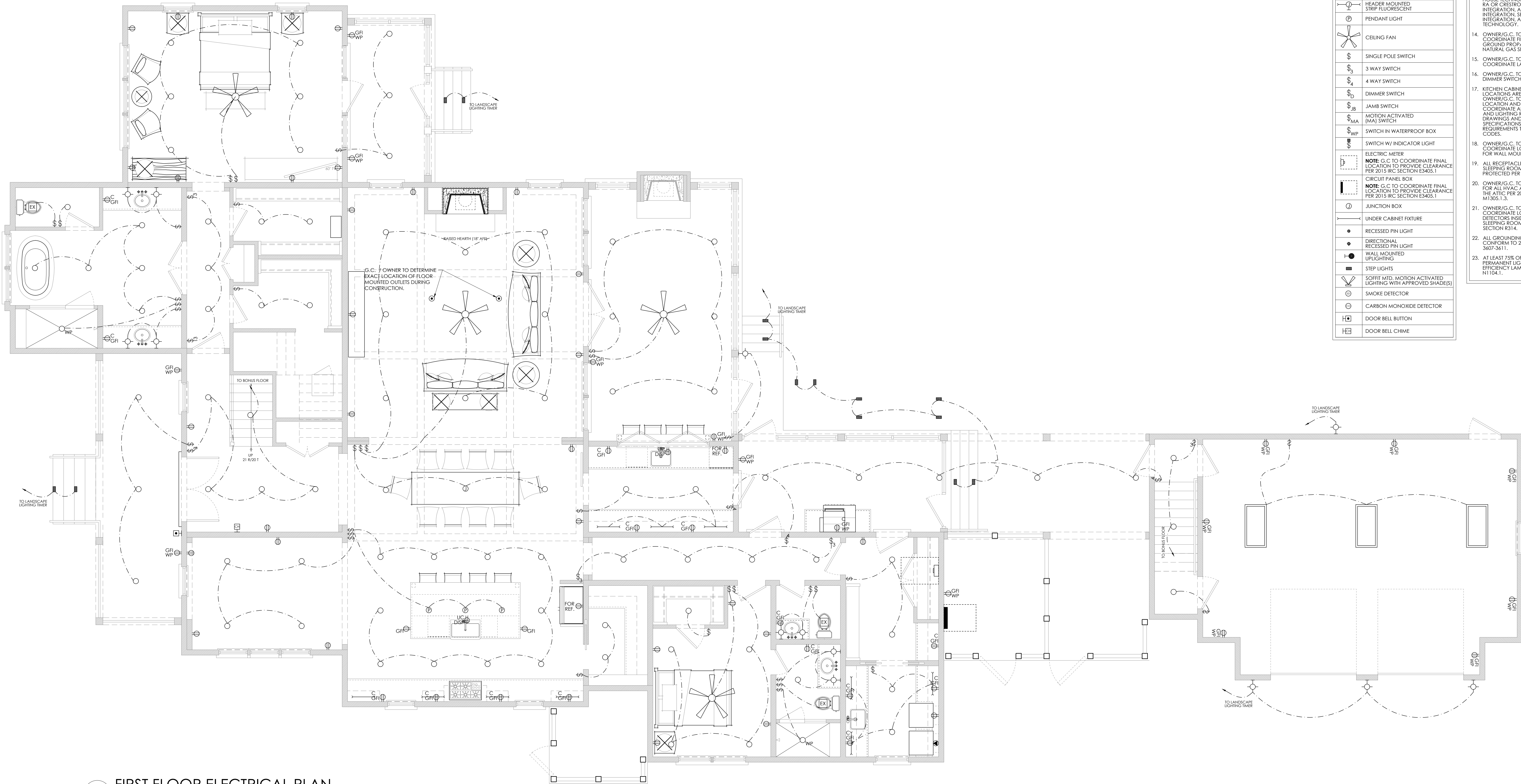
ISSUE DATE DESCRIPTION

PROJECT #: 21-132  
PROJECT CONTACT: JCA  
DATE: 07/10/2023

FIRST FLOOR  
ELECTRICAL  
PLAN  
E2.1

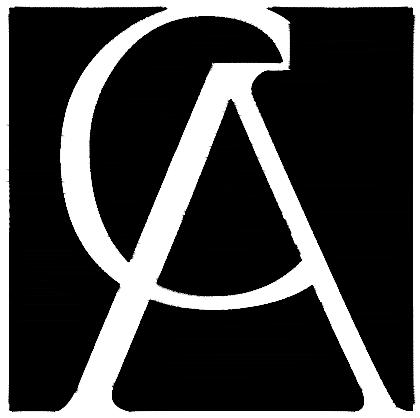
ELECTRICAL LEGEND	
SYMB.	DESCRIPTION
	DUPLIX RECEPTACLE
	QUAD RECEPTACLE
	SWITCHED DUPLIX RECEPTACLE
	220 VOLT OUTLET
	FLOOR RECEPTACLE
	GFI RECEPTACLE
	COUNTERTOP LEVEL GFI RECEPTACLE
	GFI IN WATERPROOF BOX
	DATA/PHONE
	TV/CABLE JACK
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	RECESSED CAN
	DIRECTIONAL CAN LIGHTING
	RECESSED SEALED SHOWER FIXTURE
	PUCK CAN LIGHT
	2x4 FLUORESCENT
	2x2 FLUORESCENT
	WALL MOUNTED SCONCE
	SEMI-FLUSH CEILING MOUNTED
	CEILING MOUNTED STRIP FLUORESCENT
	HEADER MOUNTED STRIP FLUORESCENT
	PENDANT LIGHT
	CEILING FAN
	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	JAMB SWITCH
	MOTION ACTIVATED (MA) SWITCH
	SWITCH IN WATERPROOF BOX
	SWITCH W/ INDICATOR LIGHT
	ELECTRIC METER
	CIRCUIT PANEL BOX
	JUNCTION BOX
	RECESSED CABINET FIXTURE
	DIRECTIONAL RECESSED PIN LIGHT
	WALL MOUNTED UP LIGHTING
	STEP LIGHTS
	SOFFIT MTD. MOTION ACTIVATED LIGHTING WITH APPROVED SHADE(S)
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOOR BELL BUTTON
	DOOR BELL CHIME

- ELECTRICAL NOTES**
- COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
  - VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
  - ALL SWITCHES TO BE 36" A.F.F. UNLESS OTHER-WISE NOTED.
  - GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
  - ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
  - ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
  - ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS, AND IN BASEBOARDS, WHERE POSSIBLE.
  - SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
  - OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
  - OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATIONS OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
  - OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED LOCATIONS.
  - OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE. SERVICE MAY INCLUDE A COMBINATION OF RENEWABLE INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
  - OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOME TECHNOLOGY, INCLUDING RADIO RA OR CRESTION SYSTEMS, PIR INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
  - OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE OR NATURAL GAS SERVICE IF APPLICABLE.
  - OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
  - OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
  - KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL POWER, LOCATION AND PLACEMENT WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
  - OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
  - ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
  - OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2015 IRC SECTION M1501.5.
  - OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
  - ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2015 IRC SECTIONS 3607.5-611.
  - AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2015 IRC SECTION N1104.1.



1 FIRST FLOOR ELECTRICAL PLAN  
E2.1 SCALE 1/4" = 1'-0"



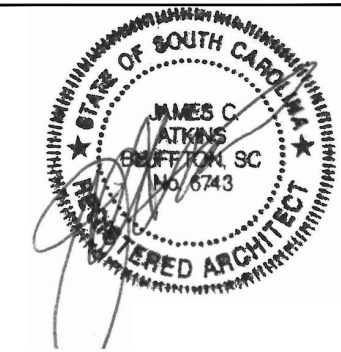
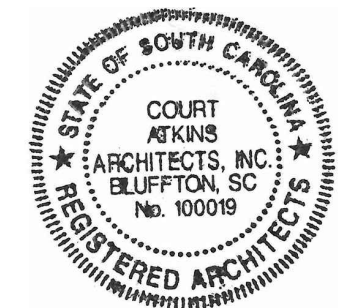


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ISSUE DATE DESCRIPTION

PROJECT #: 21-132  
PROJECT CONTACT: JCA  
DATE: 07/10/2023

SECOND FLOOR  
ELECTRICAL  
PLAN  
E2.2

ELECTRICAL LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	220 VOLT OUTLET
	FLOOR RECEPTACLE
	GFI RECEPTACLE
	COUNTERTOP LEVEL GFI RECEPTACLE
	GFI IN WATERPROOF BOX
	DATA/PHONE
	TV/CABLE JACK
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	RECESSED CAN
	DIRECTIONAL CAN LIGHTING
	RECESSED SEALED SHOWER FIXTURE
	PUCK CAN LIGHT
	2x4 FLUORESCENT
	2x2 FLUORESCENT
	WALL MOUNTED SCONCE
	SEMI-FLUSH CEILING MOUNTED
	CEILING MOUNTED STRIP FLUORESCENT
	HEADER MOUNTED STRIP FLUORESCENT
	PENDANT LIGHT
	CEILING FAN
	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	JAMB SWITCH
	MOTION ACTIVATED (MA) SWITCH
	SWITCH IN WATERPROOF BOX
	SWITCH W/ INDICATOR LIGHT
	ELECTRIC METER
	CIRCUIT PANEL BOX
	JUNCTION BOX
	UNDER CABINET FIXTURE
	RECESSED PIN LIGHT
	DIRECTIONAL RECESSED PIN LIGHT
	WALL MOUNTED UP/LIGHTING
	STEP LIGHTS
	SOFFIT MTD. MOTION ACTIVATED LIGHTING WITH APPROVED SHADE(S)
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOOR BELL BUTTON
	DOOR BELL CHIME

ELECTRICAL NOTES

- COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER.
- VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
- ALL SWITCHES TO BE 36" A.F.F. UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
- ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
- ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
- ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS, AND IN BASEBOARDS, WHERE POSSIBLE.
- SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
- OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
- OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATIONS OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
- OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR AT PRIMARY LOCATIONS.
- OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE. SERVICE MAY INCLUDE A COMBINATION OF REHEAT/INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
- OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOME TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS. PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
- OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE OR NATURAL GAS SERVICE IF APPLICABLE.
- OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
- OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
- KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
- OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
- ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.14.
- OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2015 IRC SECTION M1305.1.3.
- OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
- ALL GROUNDING POINTS AVAILABLE TO 3607-3611.
- AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2015 IRC SECTION N1104.1.

1 SECOND FLOOR ELECTRICAL PLAN  
E2.2 SCALE 1/4" = 1'-0"