

GENERAL NOTES

THESE DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE OWNER WHO WILL BE WORKING CLOSELY WITH A BUILDER AND ARE LIMITED IN SCOPE.

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ALL PORTIONS OF THE DESIGN SPECIFICALLY NOT CALLED FOR IN THESE DRAWINGS AND FOR OBSERVATION AND ADMINISTRATION OF THE CONSTRUCTION CONTRACT.

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ANY COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET ANY OF THE REQUIRED GOVERNMENT AGENCIES HAVING ANY JURISDICTION OVER ANY PORTION OF THIS PROJECT.

THE WORK OF ANY DESIGN PROFESSIONALS AND OR SUB CONTRACTORS WHICH ARE OR SHOULD BE INVOLVED IN THIS PROJECT SHALL FOLLOW GOOD CONSTRUCTION PRACTICES.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

THESE DRAWINGS REPRESENT FIELD MEASUREMENTS AND DO NOT FULLY REFLECT EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK OR ORDERING MATERIALS, NOTIFY DESIGN TEAM OF ANY DISCREPANCIES.

DRAWINGS INDICATE INTENDED AND INFERRED SCOPE OF WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH PLUMBING, WIRING, CARPENTRY, ETC. INCLUDING MODIFICATION OF EXISTING CONDITIONS TO COMPLETE THE ENTIRE SCOPE OF WORK.

CONTRACTOR SHALL COMPLETE WORK IN ACCORDANCE WITH INDUSTRY AND MANUFACTURES WRITTEN REQUIREMENTS. FINISH WORK TO BE COMPLETED IN A PROFESSIONAL QUALITY MANNER.

DRAWINGS, SECTIONS AND DETAILS REPRESENT TYPICAL CONDITIONS. THE CONTRACTOR IS TO REVIEW WITH THE DESIGN TEAM OF NON TYPICAL CONDITIONS THAT REQUIRE A MODIFICATION TO THE DESIGN.

REFERENCES TO SPECIFIC MANUFACTURES PRODUCTS ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY. PRODUCTS THAT ARE APPROVED AS EQUAL BY THE DESIGN TEAM ARE ACCEPTABLE.

CONTRACTOR SHALL SUBMIT TO OWNER AND DESIGN TEAM SAMPLES OF ALL FINISH MATERIALS FOR APPROVAL OF COLOR, STYLE, AND TEXTURE, PRIOR TO FABRICATION AND OR INSTALLATION.

CONTRACTOR SHALL REMOVE FROM SITE AND DISCARD ALL CONSTRUCTION DEBRIS AT APPROVED DISPOSAL SITE.

NO SMOKING IS TO BE ALLOWED ON THE CONSTRUCTION SITE AT ANY TIME.

CONTRACTOR SHALL LIMIT USE OF PREMISES TO THE WORK INDICATED OR INFERRED.

CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF CONSTRUCTION. PROVIDE TEMPORARY BARRICADES TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION WORK.

INTERIOR FINISHES IN EXIT ACCESS AREAS TO BE CLASS A, CLASS B IN OTHERS. CONTRACTOR TO VERIFY ALL EXITS MEET CURRENT BUILDING AND SAFETY CODES.

INSULATION SHALL HAVE A SMOKE DEVELOPED RATING OF 450 MAX. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 75 MAX., AND EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 MAX.

CONTRACTOR RESPONSIBLE AND SHALL MAINTAIN EXISTING AND NEW STRUCTURES WATER TIGHT INTEGRITY THROUGH USE OF TARPS AND OR PERMANENT MODIFICATIONS DURING CONSTRUCTION.

CONTRACTOR TO PARK IN DESIGNATED AREAS ONLY.

DUMPSTER LOCATION TO BE DETERMINED BY PROJECT TEAM.

ALL CONSTRUCTION ACTIVITIES OR MOVEMENT TO OCCUR ON OR LIMITED TO OWNERS PROPERTY.

THESE DRAWINGS CAN NOT STAND ALONE AS CONSTRUCTION DOCUMENTS

DOOR OPENING ARE TO BE SET 6" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE SPECIFIED.

SEE STRUCTURAL ENGINEERING DRAWINGS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION AND TIE 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 DESIGN TEAMS BASIC LAYOUT AND SELECTIONS SUGGESTED.

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 OWNERS REPRESENTATIVE.

BY APPLYING FOR A BUILDING PERMIT AND OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN THE OWNER AGREES TO LIMIT THE LIABILITY OF THE DESIGN TEAM TO THE OWNER OF THE PROJECT FOR ALL CLAIMS LOSSES DAMAGES OR ANY NATURE, WHATSOEVER OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE DESIGN TEAMS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.

FOR DIMENSIONS NOT SHOWN OR IN QUESTION THE CONTRACTOR MUST REQUEST IN WRITING THE CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING.

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

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 A COMPLETE AND ACCURATE REPRESENTATION OF SUCH CONDITIONS.

WHEN THE DESIGN TEAMS DRAWINGS ARE IN CONFLICT WITH THE ENGINEERING AND CONSULTANTS DRAWINGS THE GENERAL CONTRACTOR MUST REQUEST IN WRITING CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING WITH ANY CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL COMPLIANCE OF ALL APPLICABLE BUILDING CODES ON THIS PROJECT. SAWYER DESIGN STUDIO, L.L.C. ASSUMES NO LIABILITY.

I.R.C. - 2018
BUILDING CODES ICC 600-2014

THE CONTRACT DOCUMENTS INDICATE THE INTENDED OCCUPANCY AND USE OF THE BUILDING AND SYSTEMS. THE PROJECT AS A WHOLE AND ITS ELEMENTS OF THE BUILDING AND SYSTEMS, THE PROJECT AS A WHOLE AND ITS ELEMENTS SHALL COMPLY WITH ALL REGULATIONS AS REQUIRED, INCLUDING ALL LOCAL, STATE, FEDERAL AND OTHER APPLICABLE CODES, (MORE RECENT OR STRINGENT EDITIONS OR AMENDMENTS SHALL HAVE PRECEDENCE). CONTRACTOR SHALL NOTIFY DESIGN TEAM OF NON COMPLIANT DESIGN, OR QUESTIONS CONCERNING COMPLIANCE, PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL COMPLIANCE OF ALL APPLICABLE BUILDING CODES ON THIS PROJECT. SAWYER DESIGN STUDIO, L.L.C. ASSUMES NO LIABILITY.

SOIL CONDITIONS

REFER TO GEO-TECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

PROJECT AREA

FIRST FLOOR LIVING AREA: 1,220.41 Square feet
SECOND FLOOR LIVING AREA: 1,104.11 Square feet
BONUS FLOOR LIVING AREA: 550.00 Square feet

FRONT COVERED PORCH LOWER AREA: 188.83 Square feet
FRONT COVERED PORCH UPPER AREA: 188.83 Square feet
BACK COVERED PORCH AREA: 308.33 Square feet

GARAGE AREA: 550.00 Square feet
CART AREA: 135.77 Square feet

(FOR REFERENCE ONLY)
AREAS SUBJECT TO CHANGE WITHOUT NOTICE
ALL AREAS ARE SHEET ROCK TO SHEET ROCK

TOTAL COOLED LIVING AREA: 2,874.52 Square feet

TOTAL FRAMED AREA: 4,246.28 Square feet

(FOR REFERENCE ONLY)
AREAS SUBJECT TO CHANGE WITHOUT NOTICE
ALL AREAS ARE SHEET ROCK TO SHEET ROCK

SITE AREA:

SITE AREA (PER SURVEY) 0.11 ACRES
4,937 square feet

BUILDING FOOT PRINT: 2,618.63 square feet

LOT COVERAGE: 53%

DRAWING SYMBOLS

DESIGNATES - C.M.U. WALL

DESIGNATES - BRICK

DESIGNATES - 2x4 @ 16" O.C. STUD WALL 2 x 4

DESIGNATES - 2x6 @ 16" O.C. STUD WALL 2 x 6

DESIGNATES - 2x8 @ 16" O.C. STUD WALL 2 x 8

DESIGNATES - UNFINISHED CONCRETE

DETAIL DESIGNATION - WITH VIEW DIRECTION

WINDOW DESIGNATION

DOOR DESIGNATION

POINT ELEVATION

ELEVATION CHANGE

INTERIOR DETAIL VIEW DIRECTION

DETAIL DESIGNATION

ABBREVIATIONS

CONCRETE MASONRY UNIT C.M.U.
¢
¢
CASED OPENING CO
DOWN DN.
UP UP
DESIGN PRESSURE D.P.
EQU. EQ.
WELDED WIRE MESH W.W.M.
ON CENTER O.C.

FINISH SYMBOLS

CULTURED MARBLE (CM)
GRANITE (G)
MARBLE (M)
LAMINATED TOP (L)
TILE (T)
GLASS (GL)
SOLID SURFACE (SS)
CAST IRON (CI)
FIBERGLASS (FG)
STONE (S)
DRYWALL (DW)

VERIFY ALL FINISH TYPES WITH INTERIOR SELECTION SHEETS

(FOR REFERENCE ONLY)
SEE THE MATERIAL SELECTION SHEET AND ALL INTERIOR DESIGN DRAWINGS FOR OVERALL FINISH NOTES UNLESS OTHERWISE NOTED



FRONT EXTERIOR ELEVATION - REDUCED

SCALE: N.T.S
C - 100 - 2

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
BLUFFTON - SOUTH CAROLINA
CITY OF BLUFFTON
BEAUFORT COUNTY

DESIGN TEAM

OWNER

WILLIAM GLOVER
34 TABBY SHELL

GENERAL CONTRACTOR

CLEAR CUT CONSTRUCTION
CHARLES WEAVER
5 BRACKEN FERN - BLUFFTON - SC - 29910

SURVEY

T SQUARE SURVEYING
P.O. Drawer 330
139 BURNT CHURCH ROAD - BLUFFTON SOUTH CAROLINA 29910
843-757-2650
tsquare@hargray.com
JOB NUMBER: 21-014T

DESIGN TEAM

SAWYER DESIGN STUDIO, L.L.C.,
22 WEST BRYAN STREET - SUITE 321 - SAVANNAH - GEORGIA
912-704-1955
jleonard@sawyerdd.com

STRUCTURAL ENGINEER

S. MARK BOYLES P.E.
P.O. BOX 25324 - SAVANNAH - GEORGIA -31403
912-232-7130
smboyles@bellsouth.net

CIVIL ENGINEER

KEY ENGINEERING
P.O. BOX 2569 - BLUFFTON - SOUTH CAROLINA -29910
843-227-3031
keyengineering@hargray.com

LANDSCAPE

ROSE LANDSCAPING
25 PALMETTO BEACH DRIVE
BLUFFTON - SOUTH CAROLINA 29910
843-816-3518
b.rose@roselandscape.com

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS

DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B"

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

DRAWING INDEX

- 1 C - 100 COVER
- 2 L - 100 SITE PLAN
- 3 A - 100 FIRST FLOOR PLAN
- 4 A - 101 SECOND FLOOR PLAN
- 5 A - 102 WINDOW AND DOOR NOTES
- 6 A - 200 EXTERIOR ELEVATIONS
- 7 A - 201 EXTERIOR ELEVATIONS
- 8 A - 300 BUILDING SECTIONS - ROOF PLAN
- 9 A - 400 WALL DETAILS
- 10 A - 401 WALL DETAILS
- 11 S - 100 FOUNDATION PLAN
- 12 S - 101 STRUCTURAL NOTES
- 13 E - 100 ELECTRICAL PLANS
- 14 E - 100 ELECTRICAL PLANS

GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION.

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THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK, AT THE CLOSE OF THE JOB. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

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MINIMUM F.F.F. PER SURVEY

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

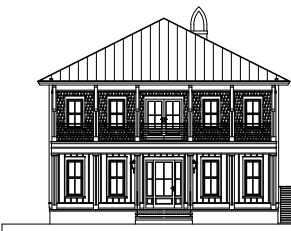
VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



COVER 24 x 36

A.R.B. REVIEW

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TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018

08.01.2024

REV

C - 100

01 - 14 SINGLE USE ONLY

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

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N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

DRIVEWAY

DRIVEWAY AND SIDEWALK TO BE BROOM FINISHED CONCRETE WITH STANDARD EXPANSION JOINTS

REQUIRED FILL DIRT

THIS SITE WILL REQUIRE FILL DIRT UNDER MAIN STRUCTURE TO BRING EXISTING GRADE UP TO ALLOW FOR DRAINAGE.

FINAL ELEVATIONS

REFER TO CERTIFIED DRAINAGE PLAN FOR ALL FINAL FLOOR AND GRADING ELEVATION VERIFY WITH MASTER DRAWING SET PRIOR TO CONSTRUCTION.

SITE DRAINAGE

SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT.

VERIFY TREE REMOVAL WITH DRAINAGE PLAN

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS

SOIL BEARING

SOIL BEARING PRESSURE ASSUMED AT 2,500 P.S.F. OWNER OR CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION SETTLEMENT AND HOLD THE DESIGN TEAM AND STRUCTURAL ENGINEER HARMLESS

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED SOUTH CAROLINA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

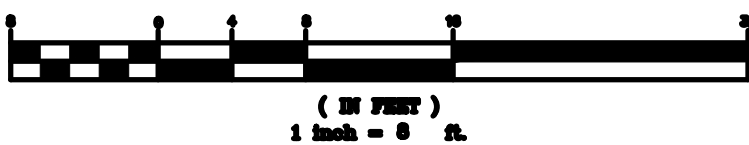
ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

FINISH ELEVATIONS

NOTE THAT FINISHED ELEVATIONS DO NOT STATE FINISHED HEIGHT OF CONCRETE UNDER BRICK FINISHES

VERIFY BRICK TYPE AND SIZE PRIOR TO SETTING FINAL HEIGHT OF PORCHES PORTICOS PATIOS AND DRIVEWAYS

GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	8.47'	25.00'	8.43'	N74°30'02"W

Notes:

1. According to FEMA Flood Insurance Rate Map # 4503C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A F.T. NGVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference: 761623
PLAT BOOK 112 AT PAGE 133

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SEA ISLAND CONSTRUCTION GROUP

A TREE & TOPOGRAPHIC SURVEY OF LOT 18 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS DEVELOPMENT SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

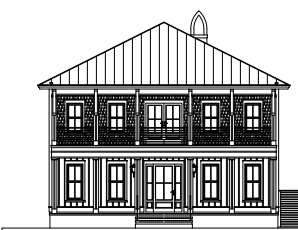
DIST 614, MAP 37, PARCEL 358

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: APRIL 10, 2022



SITE PLAN

24 x 36

A.R.B. REVIEW

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34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018

08.01.2024

REV

L - 100

02 - 14 SINGLE USE ONLY

- LEGEND
- OMS - CONCRETE MONUMENT SET
 - OMF - CONCRETE MONUMENT FOUND
 - IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ☎ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊙ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊗ - ELECTRIC BOX
 - ⊕ - SPOT ELEVATION SHOTS
 - - CONTOUR LINES
 - - XFMR - TRANSFORMER
 - - WATER LATERAL
 - - WATER METER
 - - IRRIGATION CONTROL VALVE
 - - FIRE HYDRANT
 - - GRATE INLET
 - - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - - GUY LINE
 - - LIGHT POLE
 - ① - STORM DRAIN MANHOLE
 - ② - FIBEROPTICS MANHOLE

TREE LEGEND

- WHOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- FLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY

FRONT COVERED PORCH

FINISHED FRONT COVERED PORCH FLOOR

24.50' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

FIRST FLOOR

FINISHED FIRST FLOOR

24.75' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

SERVICE YARD

FINISHED SERVICE YARD FLOOR

22.75' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

SCREENED PORCH

FINISHED SCREENED PORCH FLOOR

24.50' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

PATIO

FINISHED PATIO FLOOR

22.75' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

GARAGE

FINISHED GARAGE FLOOR

22.75' M.S.L. - N.A.V.D. 88

(VERIFY FINAL HEIGHT WITH OTHER SELECTED FINISH MATERIALS)

BROOM FINISHED CONCRETE DRIVEWAY TO BE EXTENDED TO EXISTING RAILROAD TIES

BROOM FINISHED CONCRETE DRIVEWAY TO BE EXTENDED TO EXISTING RAILROAD TIES

SITE PLAN
SCALE: 1" = 10'-0"
L - 100 - 1

SERVICE YARD

VERIFY SIZE AND MINIMUM CLEARANCES OF SERVICE YARD EQUIPMENT AND STRUCTURE WITH H.V.A.C. CONTRACTOR PRIOR TO CONSTRUCTION.

FLOOR OUTLETS

OWNER AND GENERAL CONTRACTOR TO VERIFY ALL OF THE FINAL LOCATIONS OF THE FLOOR OUTLETS PRIOR TO THE CONCRETE SLAB POUR.

FOUNDATION HEIGHT

FINAL C.M.U. HEIGHT FROM FOOTING IS SHOWN AS REFERENCE ONLY G.C. TO VERIFY WITH SITE ELEVATION POINTS.

COLUMNS

G.C. TO VERIFY WITH FLOOR PLANS EXTERIOR ELEVATIONS AND WALL DETAILS THE FINAL LOCATION OF THE COLUMN BASES FOR ALIGNMENT AND OR OFFSETS.

WINDOW LOCATION

ALL WINDOW LOCATIONS IN THE KITCHEN TO BE VERIFIED AND ALIGNED WITH THE CABINETRY SHOP DRAWINGS PRIOR TO ROUGH FRAMING.

FIREPLACE

THE GENERAL CONTRACTOR IS TO VERIFY TYPE AND SIZE OF FIRE PLACE. ALL FIREPLACES SHOWN IN PLAN SET ARE SHOWN FOR REFERENCE ONLY.

ATTIC ACCESS

THE GENERAL CONTRACTOR IS TO LOCATE WITH OWNER ALL ATTIC AND EYE ACCESS DURING FINAL FRAMING WALK-THROUGH.

EXTERIOR STEPS

FINAL NUMBER OF STEPS TO BE FIELD DETERMINED FINAL ELEVATIONS MAY VARY FROM DRAWINGS.

SHOP DRAWINGS

KITCHEN PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS.

LAUNDRY ROOM PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS.

BATH ROOM PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS.

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION.

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018
I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

EXTERIOR WALLS

ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x6 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED.

INTERIOR WALLS

ALL INTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED.

FRAMING

FLOOR JOIST AND FRAMING SUBJECT TO CHANGE. VERIFY FINAL LAYOUT WITH "J" FRAMING LAYOUT FOR FINAL SIZES AND LOCATION.

STRUCTURAL HARDWARE

THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY. EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.).

TREATED WOOD FASTENERS

ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A OR CBA-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-B3) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE UNLIKE MATERIALS IF NECESSARY.

FOOTINGS

3,000 PSI TYPE CONCRETE FOOTING WITH (3)#5 CONTINUOUS BARS & #5 TIES @48" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

CMU WALLS

8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

CMU PIERS

12" x 12" CMU: PIER FILLED SOLID WITH GROUT WITH (2) #5 BARS 16" x 16" CMU: PIER FILLED SOLID WITH GROUT WITH (4) #5 BARS UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

BRICK VENER

BRICK VENER ATTACH PER MANUFACTURER'S A.S.T.M. STANDARDS WITH WATER PROOFING AND WEEP HOLES - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

CONCRETE LINTELS

8" CAST CRETE TYPE WITH (2) #5 BARS - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

CONCRETE SLABS

4" THICK 3000 PSI CONCRETE SLAB ON 6x6 10/10 W.W.M. ON 6 MIL VAPOR BARRIER ON CLEAN COMPACTED TERMITES TREATED SOIL DOUBLE LAYER OF W.W.M. SHALL BE PROVIDED AROUND PERIMETER OF SLAB - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS.

CEILING HEIGHTS

ALL FIRST FLOOR CEILING HEIGHTS ARE:

11'-5"

SECOND FLOOR CEILING HEIGHTS ARE:

9'-1"

FIRST FLOOR CASED OPENINGS

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED - SEE FLOOR PLANS FOR ALL DROP BEAM HEIGHTS.

WINDOW - HEAD HEIGHTS

ALL FIRST FLOOR WINDOW HEADER HEIGHTS ARE:

8'-0"

SECOND FLOOR WINDOW HEADER HEIGHTS ARE:

6'-8"

ALL TRANSOM WINDOWS WILL BE SET ABOVE. VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED.

INTERIOR DOORS - HEAD HEIGHTS

ALL FIRST FLOOR DOOR HEADER HEIGHTS ARE:

8'-0"

SECOND FLOOR DOOR HEADER HEIGHTS ARE:

6'-8"

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED.

HVAC

ALL HVAC DUCTWORK SHALL BE INSTALLED IN COMPLIANCE WITH IECC SECTION 403.2. ANY DUCTWORK THAT MAY BE RUN UNDER FLOOR IN FLOOD ZONE SHALL BE PROTECTED IN ACCORDANCE WITH IRC SECTION 324.1.5.

FRAMING PLAN

FRAMING PLAN BY OTHERS TO BE SEALED BY A LICENSED SOUTH CAROLINA STRUCTURAL ENGINEER AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

GEO TECHNICAL

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

SOIL TO BE TESTED BY A LICENSED GEORGIA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY.

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE.

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS.

BRICK - STONE

ALL BRICK OR STONE FINISH IS TO BE ATTACHED PER MANUFACTURER'S REQUIREMENTS. SEE SPECIFICATION PRIOR TO ANY INSTALLATION.

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

WINDOWS AND DOORS VERIFY ALL SPECIFICATIONS AND SIZES PRIOR TO ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

INTERIOR FINISHES

SEE THE INTERIOR DESIGN DESIGN PACKAGE AND MATERIAL SELECTIONS FOR ALL INTERIOR TRIM AND DETAILS.



GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION.

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE. THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET. ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT.

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT.

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

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 ALL CONDITIONS.

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK, AT THE CLOSE OF THE JOB. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION.

DESIGN LOADS

DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

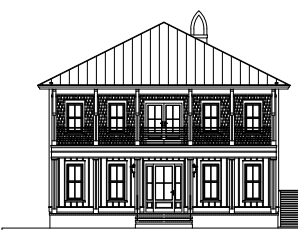
VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



FLOOR PLAN

24 x 36

A.R.B. REVIEW

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TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

REV

A - 100

03 - 14 SINGLE USE ONLY

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
A - 100 - 1

0 1' 4' 8' 16'

SERVICE YARD

VERIFY SIZE AND MINIMUM CLEARANCES OF SERVICE YARD EQUIPMENT AND STRUCTURE WITH H.V.A.C. CONTRACTOR PRIOR TO CONSTRUCTION

FLOOR OUTLETS

OWNER AND GENERAL CONTRACTOR TO VERIFY ALL OF THE FINAL LOCATIONS OF THE FLOOR OUTLETS PRIOR TO THE CONCRETE SLAB POUR

FOUNDATION HEIGHT

FINAL C.M.U. HEIGHT FROM FOOTING IS SHOWN AS REFERENCE ONLY G.C. TO VERIFY WITH SITE ELEVATION POINTS

COLUMNS

G.C. TO VERIFY WITH FLOOR PLANS EXTERIOR ELEVATIONS AND WALL DETAILS THE FINAL LOCATION OF THE COLUMN BASES FOR ALIGNMENT AND OR OFFSETS

WINDOW LOCATION

ALL WINDOW LOCATIONS IN THE KITCHEN TO BE VERIFIED AND ALIGNED WITH THE CABINETRY SHOP DRAWINGS PRIOR TO ROUGH FRAMING

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BATH ROOM PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B" ICC 600-2018
I.R.C. - 2018

FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY
ZONE C
N/A Ft. NGVD29

EXTERIOR WALLS
ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x6 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

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ALL INTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

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THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

TREATED WOOD FASTENERS
ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A OR CBA-B TYPE TREATED WOOD MUST BE TRIPLE ZNC (G1-B3) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE UNLIKE MATERIALS IF NECESSARY

FOOTINGS
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CMU WALLS
8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU PIERS
12"x12" CMU. PIER FILLED SOLID WITH GROUT WITH (2) #5 BARS 16"x16" CMU. PIER FILLED SOLID WITH GROUT WITH (4) #5 BARS UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

BRICK VENER
BRICK VENER ATTACH PER MANUFACTURERS A.S.T.M. STANDARDS WITH WATER PROOFING AND WEEP HOLES - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

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CEILING HEIGHTS
ALL FIRST FLOOR CEILING HEIGHTS ARE:
SECOND FLOOR CEILING HEIGHTS ARE:
VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

FIRST FLOOR CASED OPENINGS
ALL FIRST FLOOR CASED OPENINGS ARE:
VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED - SEE FLOOR PLANS FOR ALL DROP BEAM HEIGHTS

WINDOW - HEAD HEIGHTS
ALL FIRST FLOOR WINDOW HEADER HEIGHTS ARE:
SECOND FLOOR WINDOW HEADER HEIGHTS ARE:

ALL TRANSOM WINDOWS WILL BE SET ABOVE. VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

INTERIOR DOORS - HEAD HEIGHTS
ALL FIRST FLOOR DOOR HEADER HEIGHTS ARE:
SECOND FLOOR DOOR HEADER HEIGHTS ARE:

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

HVAC

ALL HVAC DUCTWORK SHALL BE INSTALLED IN COMPLIANCE WITH IECC SECTION 403.2 ANY DUCTWORK THAT MAYBE RUN UNDER FLOOR IN FLOOD ZONE SHALL BE PROTECTED IN ACCORDANCE WITH IRC SECTION 324.1.5

FRAMING PLAN

FRAMING PLAN BY OTHERS TO BE SEALED BY A LICENSED SOUTH CAROLINA STRUCTURAL ENGINEER AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

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GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED GEORGIA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS

BRICK - STONE

ALL BRICK OR STONE FINISH IS TO BE ATTACHED PER MANUFACTURERS REQUIREMENTS SEE SPECIFICATION PRIOR TO ANY INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

SEE FOUNDATION PLAN
FOR ADDITIONAL
STRUCTURAL INFORMATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND
SIZES PRIOR TO
ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

INTERIOR FINISHES

SEE THE INTERIOR DESIGN DESIGN PACKAGE AND MATERIAL SELECTIONS FOR ALL INTERIOR TRIM AND DETAILS

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

REV

SAWYER
ENVISION • DESIGN • BUILD

GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT

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GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

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 ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B" ICC 600-2018
I.R.C. - 2018

FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY
ZONE C
N/A Ft. NGVD29

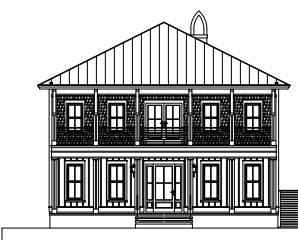
VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



SECOND FLOOR PLAN

24 x 36

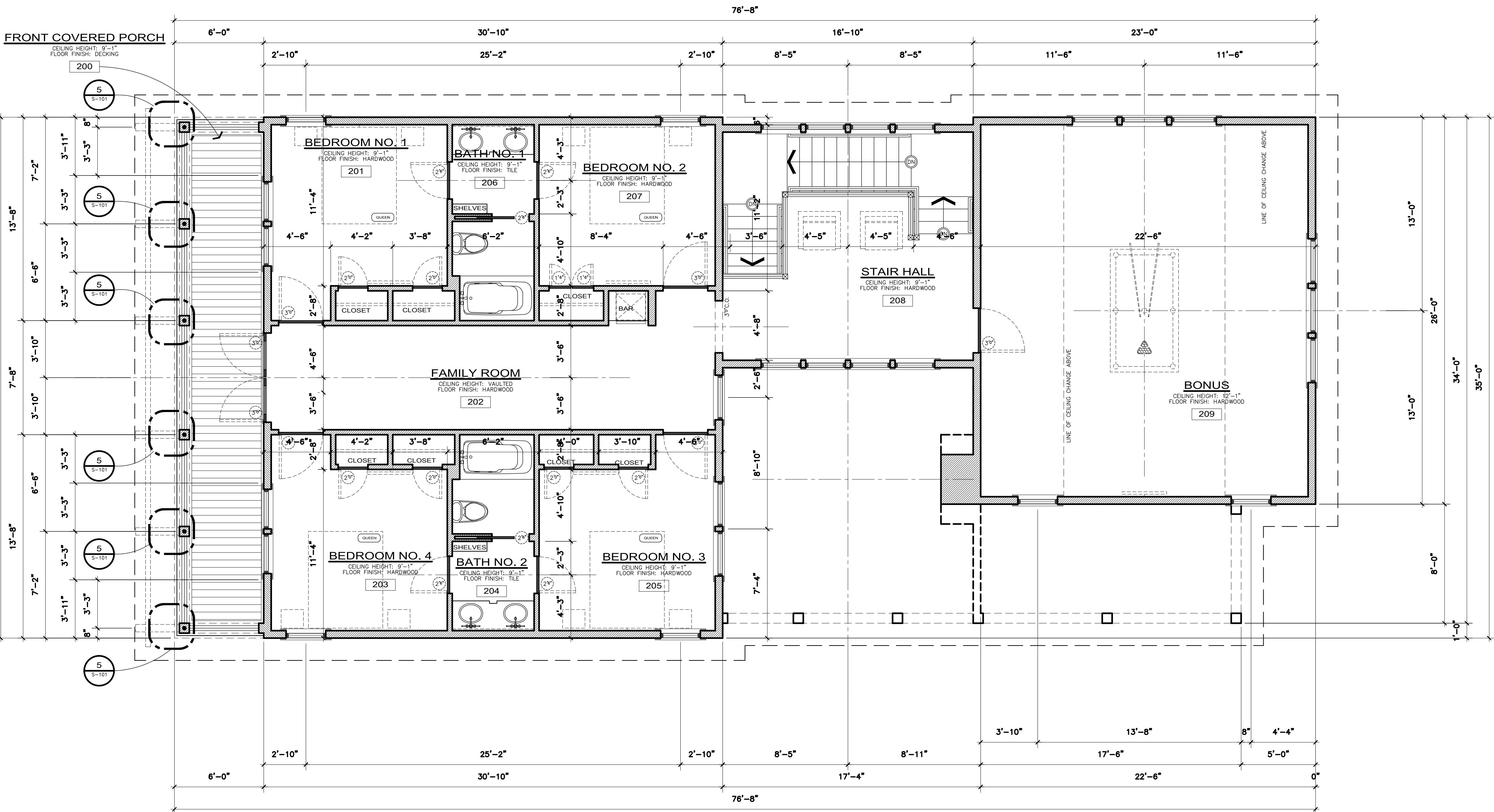
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A - 101

04 - 14 SINGLE USE ONLY



SECOND FLOOR PLAN

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

A - 101 - 1

0 1' 4' 8' 16'

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND
SIZES PRIOR TO
ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION

WINDOWS

ALL WINDOWS WITH TRANSOMS ARE TO ALIGN WITH THE PRIMARY WINDOW
HEAD HEIGHT
ALL FINAL TRANSOM WINDOW HEIGHTS ARE NOTED AND ARE NOT TO EXCEED
AS TO ALLOW FOR THE INTERIOR TRIM INSTALLATION

EGRESS

THE GENERAL CONTRACTOR IS TO VERIFY ANY AND ALL EGRESS WINDOW
LOCATIONS AND FINAL SIZED REQUIREMENTS BASED OFF THE FINAL WINDOW
MANUFACTURE SELECTION

MANUFACTURE

ALL WINDOWS AND DOORS ARE TO SHOW TO TYPICAL SIZES THE GENERAL
CONTRACTOR IS TO VERIFY ALL FINAL WINDOW AND DOOR SIZES WITH THE
SELECTED WINDOW AND DOOR MANUFACTURE PRIOR TO ORDER AND OR
INSTALLATION

SHOP DRAWINGS

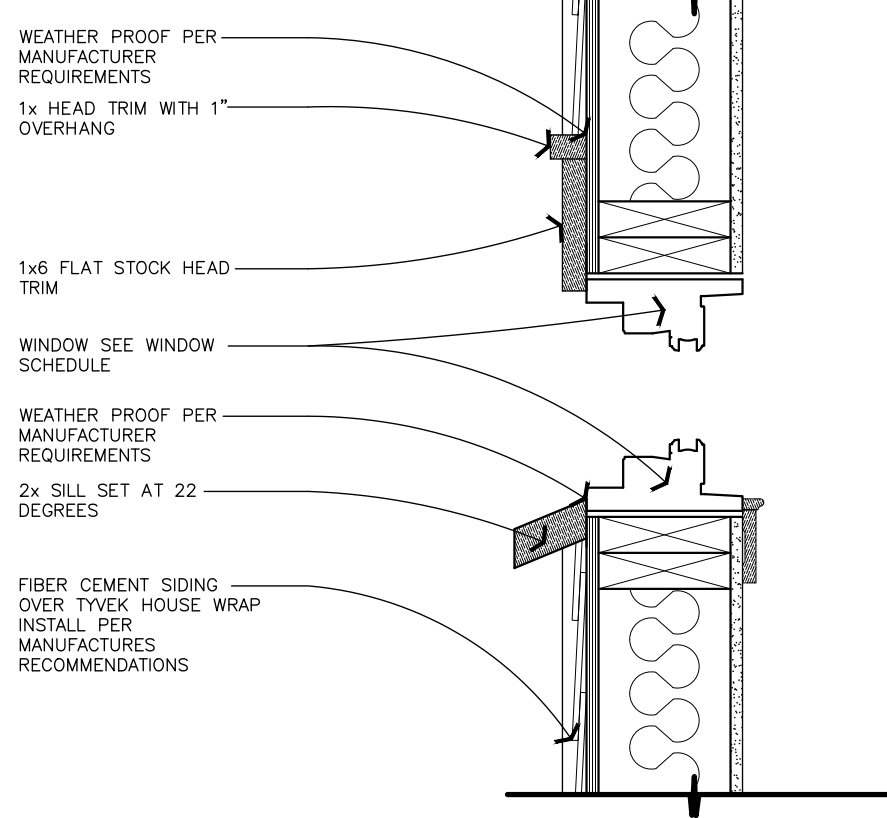
ALL WINDOWS AND DOORS ARE TO HAVE SHOP DRAWINGS SIGNED OFF BY
THE OWNERS - DESIGN TEAM - GENERAL CONTRACTOR

WINDOW DIMENSIONS

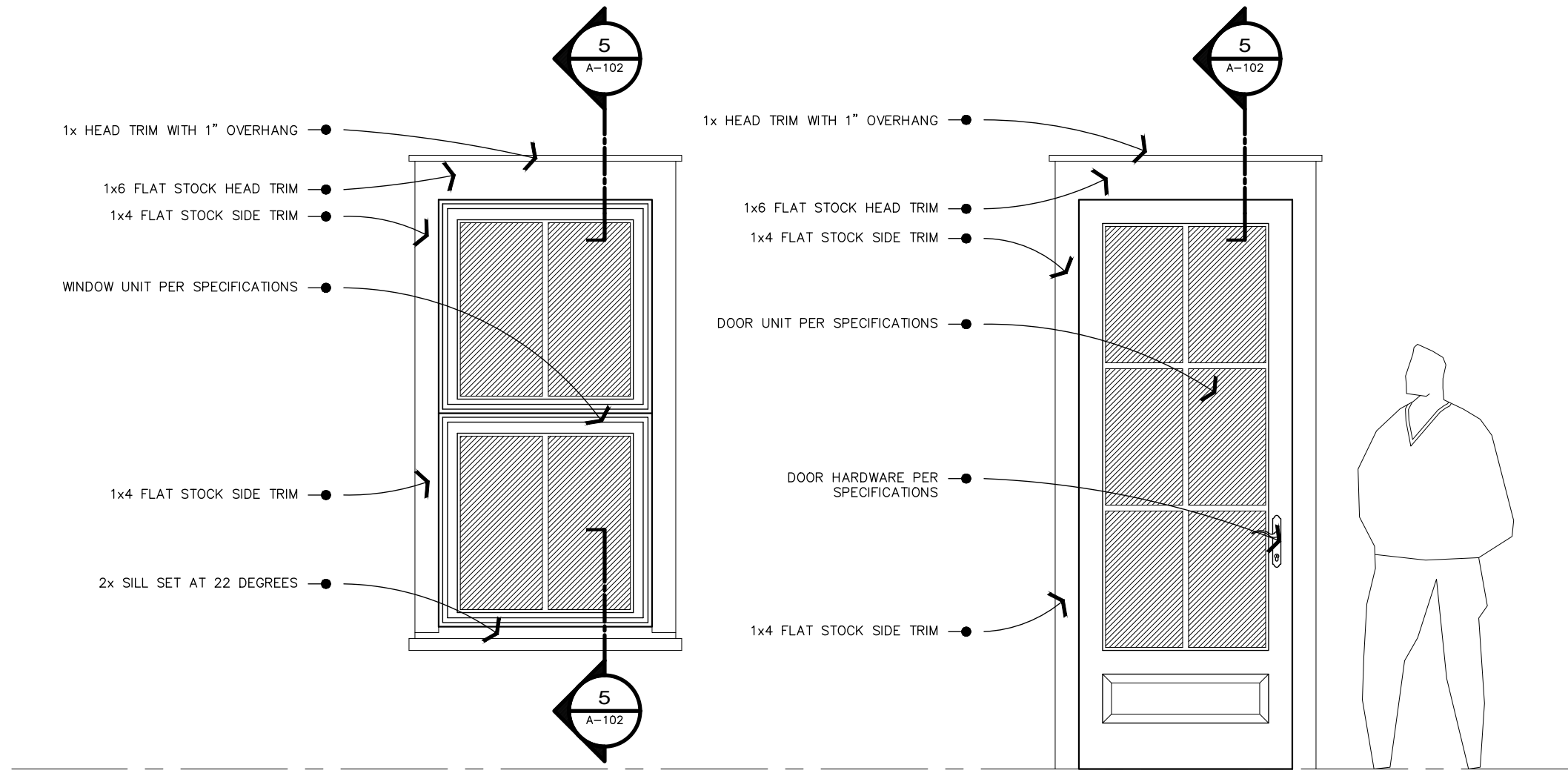
ALL WINDOW DIMENSIONS ARE FOR REFERENCE ONLY THE GENERAL
CONTRACTOR IS TO VERIFY AND ALIGN ALL WINDOW WITH THE EXTERIOR
ELEVATIONS AND BUILDING SECTIONS PRIOR TO ORDER AND INSTALLATION

NOTES

ALL WINDOW AND DOORS AS NOTED ARE SHOWING MAXIMUM PERIMETER
SIZES
ALL WINDOWS AND DOOR SIZES AND EGRESS REQUIREMENTS TO BE VERIFIED
BY THE BUILD TEAM
FINAL DOOR AND WINDOW ORDER TO BE VERIFIED BY BUILD TEAM AND THE
DESIGN TEAM PRIOR TO ORDER
ALL NEW WINDOW AND DOOR UNITS TO MATCH THE EXISTING MAIN HOUSE
DOOR AND WINDOW UNITS

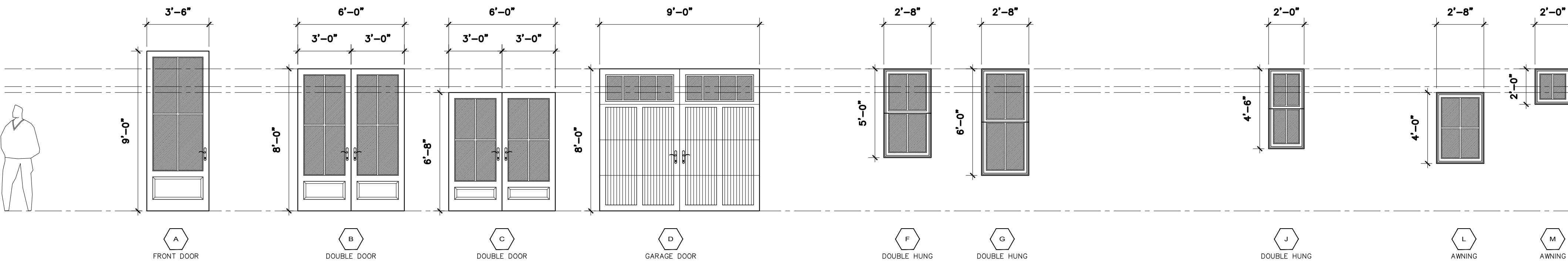


WALL DETAIL - WINDOW AND DOOR TRIM
SCALE: 1/4" = 1'-0"
A - 102 - 5



WINDOW AND DOOR TRIM
SCALE: 1/4" = 1'-0"
A - 102 - 4

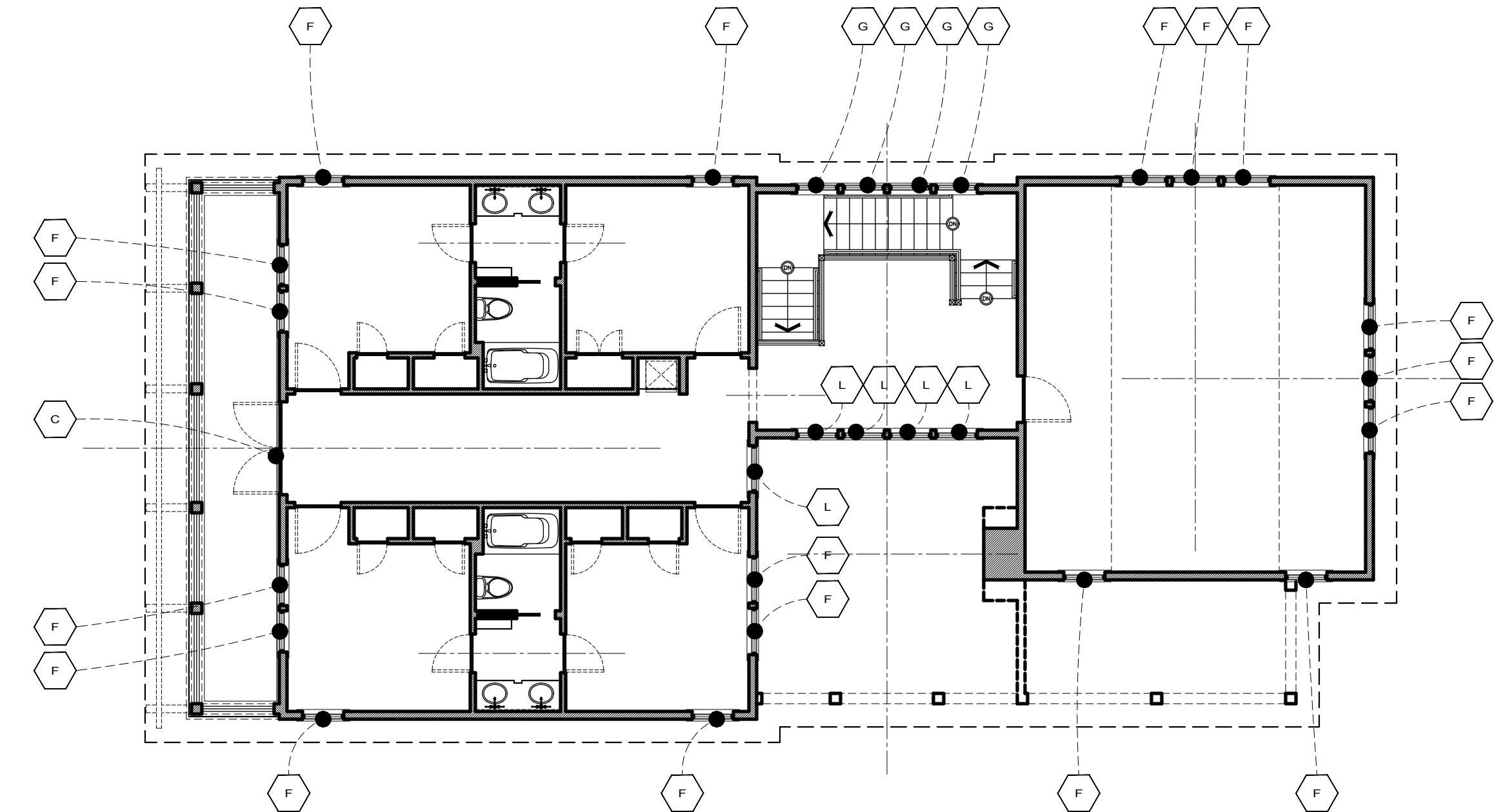
HEAD LOCATIONS ARE SHOWN FOR REFERENCE ONLY - VERIFY WITH EXTERIOR ELEVATIONS



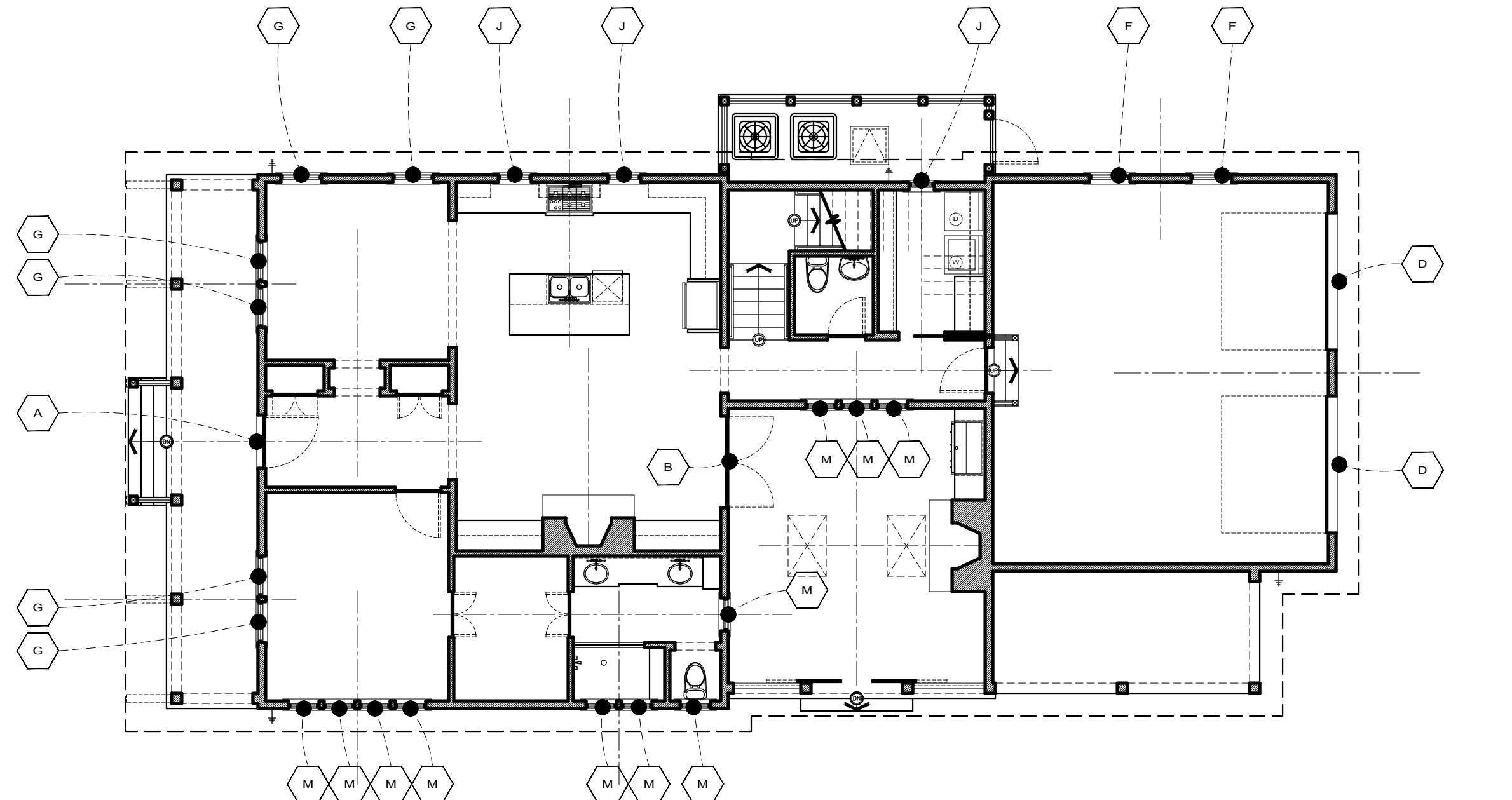
VERIFY ALL SPECIFICATIONS AND SIZES PRIOR TO ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION

WINDOW AND DOOR NOTES
SCALE: 1/4" = 1'-0"
A - 102 - 3



SECOND FLOOR - WINDOW AND DOOR NOTES
SCALE: 1/8" = 1'-0"
A - 102 - 2



FIRST FLOOR - WINDOW AND DOOR NOTES
SCALE: 1/8" = 1'-0"
A - 102 - 1

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY
CONSTRUCTION.
STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B"
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ZONE C
N/A Ft. NGVD29

EXTERIOR WALLS

ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x6 STUDS 16" O.C.
UNLESS OTHERWISE SPECIFIED

INTERIOR WALLS

ALL INTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4 STUDS 16" O.C.
UNLESS OTHERWISE SPECIFIED

FRAMING

FLOOR JOIST AND FRAMING SUBJECT TO CHANGE. VERIFY FINAL LAYOUT WITH
"J" FRAMING LAYOUT FOR FINAL SIZES AND LOCATION

STRUCTURAL HARDWARE

THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL
HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE
FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

TREATED WOOD FASTENERS

ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A
OR CA-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-B3) COATED AND
FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE
UNLIKE MATERIALS IF NECESSARY

FOOTINGS

3000 PSI TYPE CONCRETE FOOTING WITH (3) #5 CONTINUOUS BARS & #5
TIES @48" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL
DETAILS

CMU WALLS

8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS
AT 16" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU PIERS

12" x 12" CMU PIER FILLED SOLID WITH GROUT WITH (2) #5 BARS
16" x 16" CMU PIER FILLED SOLID WITH GROUT WITH (4) #5 BARS
UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

BRICK VENEER

BRICK VENEER ATTACH PER MANUFACTURERS A.S.T.M. STANDARDS WITH
WATER PROOFING AND WEEP HOLES - UNLESS OTHERWISE SPECIFIED -
VERIFY WITH WALL DETAILS

CONCRETE LINTELS

6" CAST CRETE TYPE WITH (2) #5 BARS - UNLESS OTHERWISE SPECIFIED -
VERIFY WITH WALL DETAILS

CONCRETE SLABS

4" THICK 3000 PSI CONCRETE SLAB ON 6x6 10/10 W.W.M. ON 6 MIL
VAPOR BARRIER ON CLEAN COMPACTED TERMITE TREATED SOIL DOUBLE
LAYER OF W.W.M. SHALL BE PROVIDED AROUND PERIMETER OF SLAB -
UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CEILING HEIGHTS

ALL FIRST FLOOR CEILING HEIGHTS ARE:
SECOND FLOOR CEILING HEIGHTS ARE:

FIRST FLOOR CASED OPENINGS

ALL FIRST FLOOR CASED OPENINGS ARE:
VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE
NOTED - SEE FLOOR PLANS FOR ALL DROP BEAM HEIGHTS

WINDOW - HEAD HEIGHTS

ALL FIRST FLOOR WINDOW HEADER HEIGHTS ARE:
SECOND FLOOR WINDOW HEADER HEIGHTS ARE:

INTERIOR DOORS - HEAD HEIGHTS

ALL FIRST FLOOR DOOR HEADER HEIGHTS ARE:
SECOND FLOOR DOOR HEADER HEIGHTS ARE:

HVAC

ALL HVAC DUCTWORK SHALL BE INSTALLED IN COMPLIANCE WITH IECC
SECTION 403.2 ANY DUCTWORK THAT MAYBE RUN UNDER FLOOR IN FLOOD
ZONE SHALL BE PROTECTED IN ACCORDANCE WITH IRC SECTION 324.1.5

FRAMING PLAN

FRAMING PLAN BY OTHERS TO BE SEALED BY A LICENSED SOUTH CAROLINA
STRUCTURAL ENGINEER AND REVIEWED BY THE STRUCTURAL ENGINEER OF
RECORD PRIOR TO CONSTRUCTION

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND
SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION
PLAN WILL BE REQUIRED.

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED GEORGIA GEO TECHNICAL ENGINEER AND
TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST
MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND
IRRIGATION LAYOUTS

BRICK - STONE

ALL BRICK OR STONE FINISH IS TO BE
ATTACHED PER MANUFACTURERS REQUIREMENTS
SEE SPECIFICATION PRIOR TO ANY
INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION

SEE FOUNDATION PLAN
FOR ADDITIONAL
STRUCTURAL INFORMATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND
SIZES PRIOR TO
ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION

INTERIOR FINISHES

SEE THE INTERIOR DESIGN PACKAGE
AND MATERIAL SELECTIONS FOR ALL INTERIOR
TRIM AND DETAILS

TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON
REV

GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH
THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND
INSTALLATION

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND
OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE
RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN
THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND
OBSERVATION OF THE CONSTRUCTION CONTRACT

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION
AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY
GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS
PROJECT

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH
OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

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 ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL
REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY
DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN
TEAM

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF
RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND
DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL
BE UPDATED AT LEAST EVERY OTHER WEEK, AT THE CLOSE OF THE JOB.
THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT"
INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B"
FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY
ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29

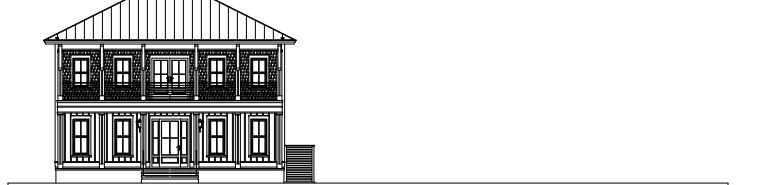
VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY
CONSTRUCTION.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL

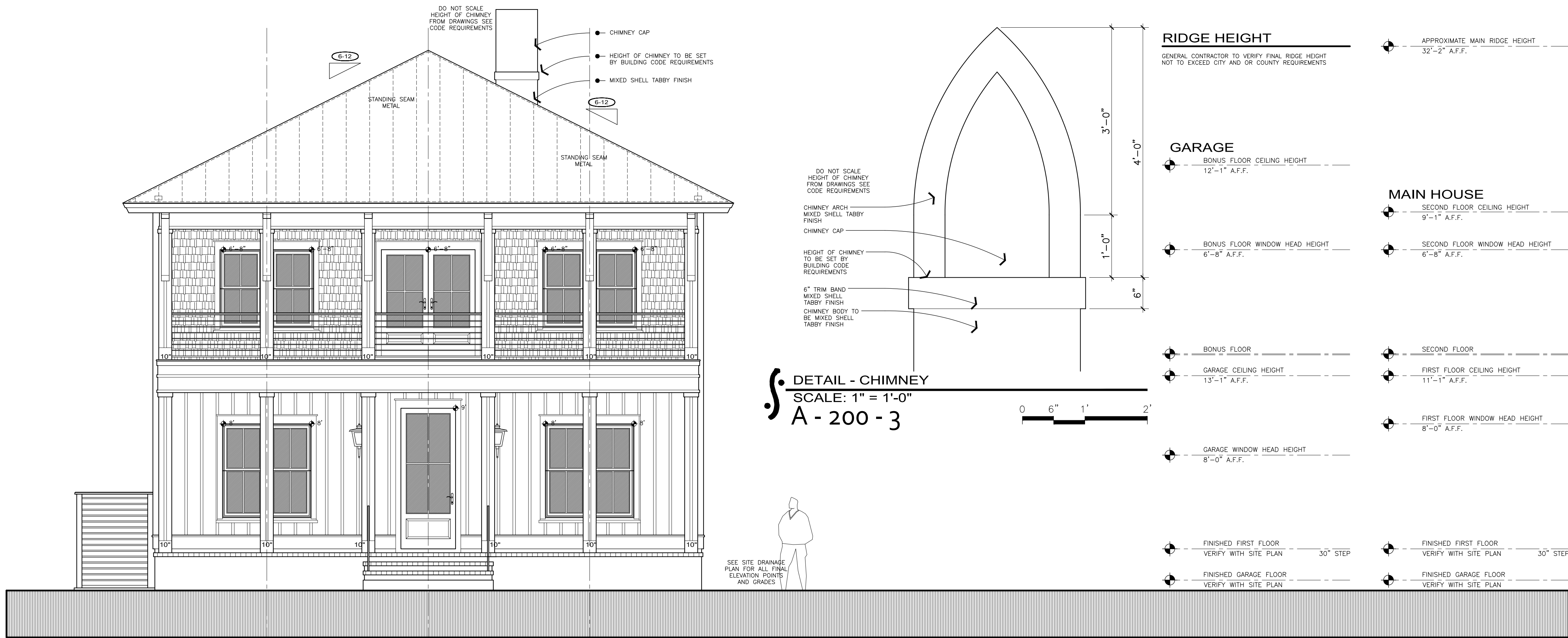
SECOND FLOOR PLAN



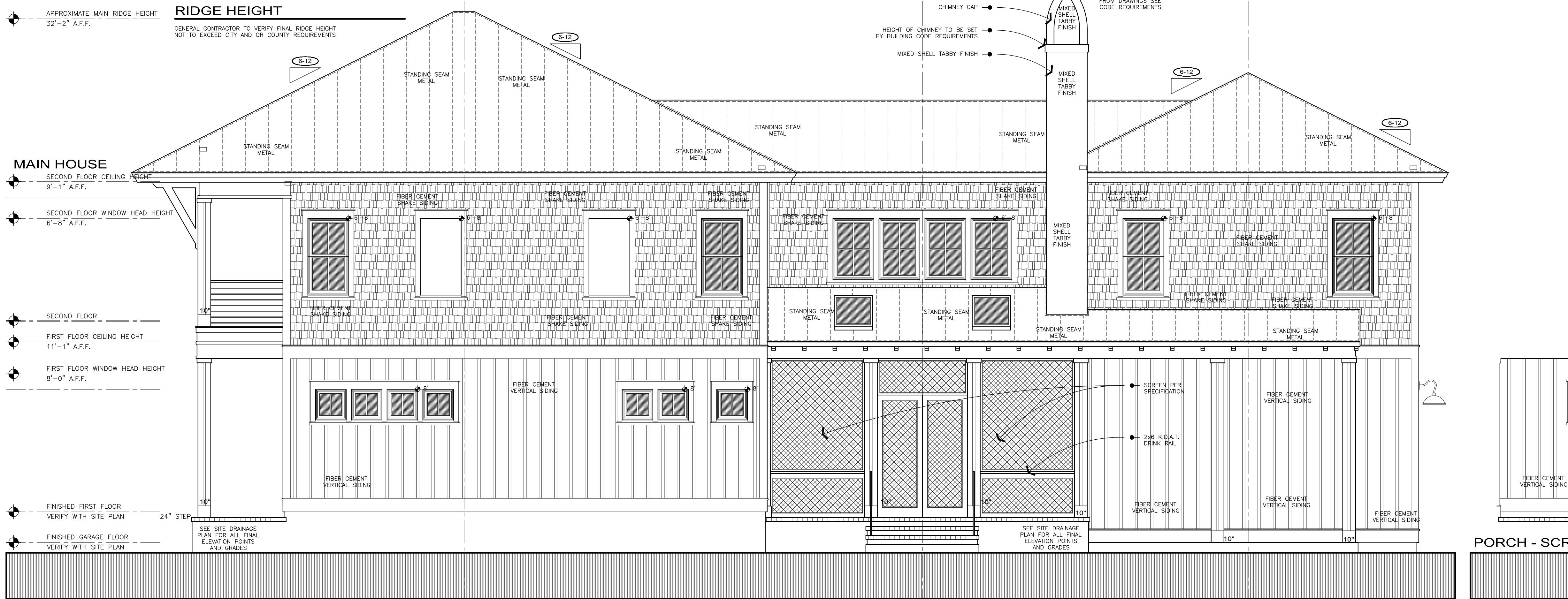
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PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL
WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY
BUILDING, IS EXPRESSED OR SHOULD BE IMPLIED FROM DELIVERED OR
PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DRAWINGS. PERMISSION
TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS
IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL
FEES OTHERWISE DUE TO SAWYER DESIGN STUDIO, LLC. AND, IN THE
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EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"
A - 200 - 2



EXTERIOR ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"
A - 200 - 1

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018
I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY

ALL FIRST FLOOR CEILING HEIGHTS ARE:
AND SECOND FLOOR CEILING HEIGHTS ARE:
VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

11'-1"
9'-1"

ROOF PITCH
ALL PRIMARY ROOF PITCHES ARE:
UNLESS OTHERWISE SPECIFIED VERIFY WITH ROOF PLAN
ALL CABLE MODIFIED HPS ARE:
UNLESS OTHERWISE SPECIFIED VERIFY WITH ROOF PLAN

6-12

4-12

WINDOW PROTECTION
SEE SHEET S-101 FOR MINIMUM SPECIFICATIONS

WINDOW MUTTONS & MULLIONS
ALL MUTTONS AND MULLIONS ARE STANDARD TYPE VERIFY WITH SPECIFICATION FOR ANY CUSTOM APPLICATIONS

WINDOW SIZES
DO NOT SCALE WINDOW SIZES FROM DRAWINGS VERIFY SIZE WITH FLOOR PLAN ELEVATION

SITE GRADING
SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT

H.V.A.C. - SERVICE YARD
VERIFY SIZE AND MINIMUM CLEARANCES OF SERVICE YARD EQUIPMENT AND STRUCTURE WITH HVAC CONTRACTOR PRIOR TO CONSTRUCTION

SHUTTERS
DECORATIVE WINDOW SHUTTERS ARE SHOWN FOR REFERENCE ONLY SEE ARB COLOR BOARD FOR FINAL COLOR AND STYLE PRIOR TO INSTALLATION

EXTERIOR DOORS AND WINDOWS
ALL NEW EXTERIOR WINDOWS REQUIREMENTS ARE NOTED ON STRUCTURAL ENGINEERING NOTES

EXTERIOR LOUVERS
ALL LOUVERS BELOW THE FEMA REQUIRED FLOOR ELEVATION TO BE COMPLIANT WITH IRC SECTION 324.2.2

ROOF SHINGLES
ALL ROOF SHINGLES SHALL MEET ASTM 31610 CLASS F PER IRC SECTION 905.2.4.1

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS
AND SIZES PRIOR TO
ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
PRIMARY ROOF PITCH
6 - 12
SEE NOTES FOR CLARIFICATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
**STONE BRICK FINISH IS SHOWN
FOR LOCATION ONLY VERIFY
WITH SPECIFICATION
FOR TYPE AND FINISH**

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
**VERIFY ALL FINISHED
ELEVATION HEIGHTS
WITH FLOOR PLANS
AND ELEVATION PAGES**

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
INTERIOR FINISHES
SEE THE INTERIOR DESIGN PACKAGE
AND MATERIAL SELECTIONS FOR ALL INTERIOR
TRIM AND DETAILS

GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION

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STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V33 = 138 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018
I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



EXTERIOR ELEVATIONS 24 x 36

A.R.B. REVIEW

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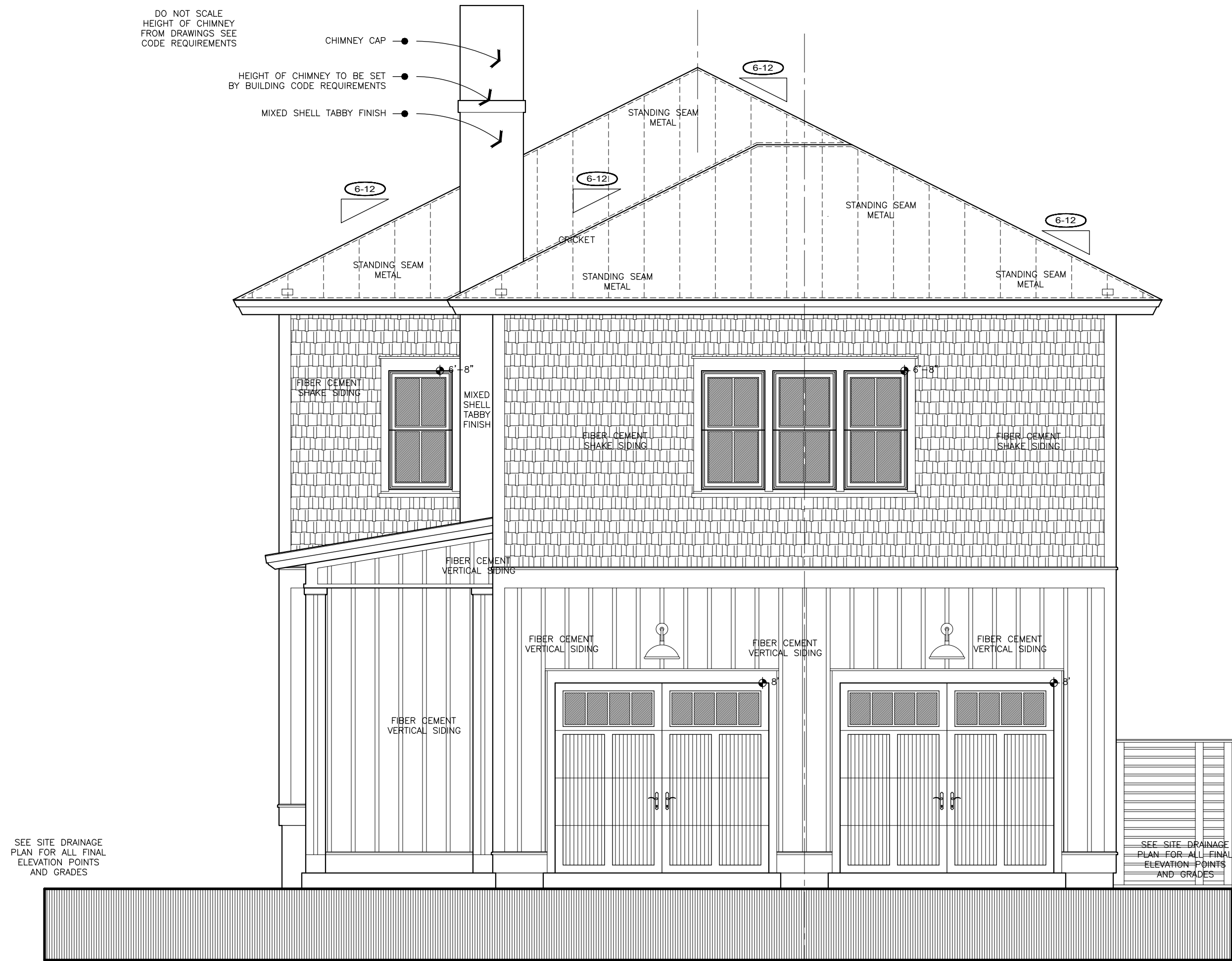
TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

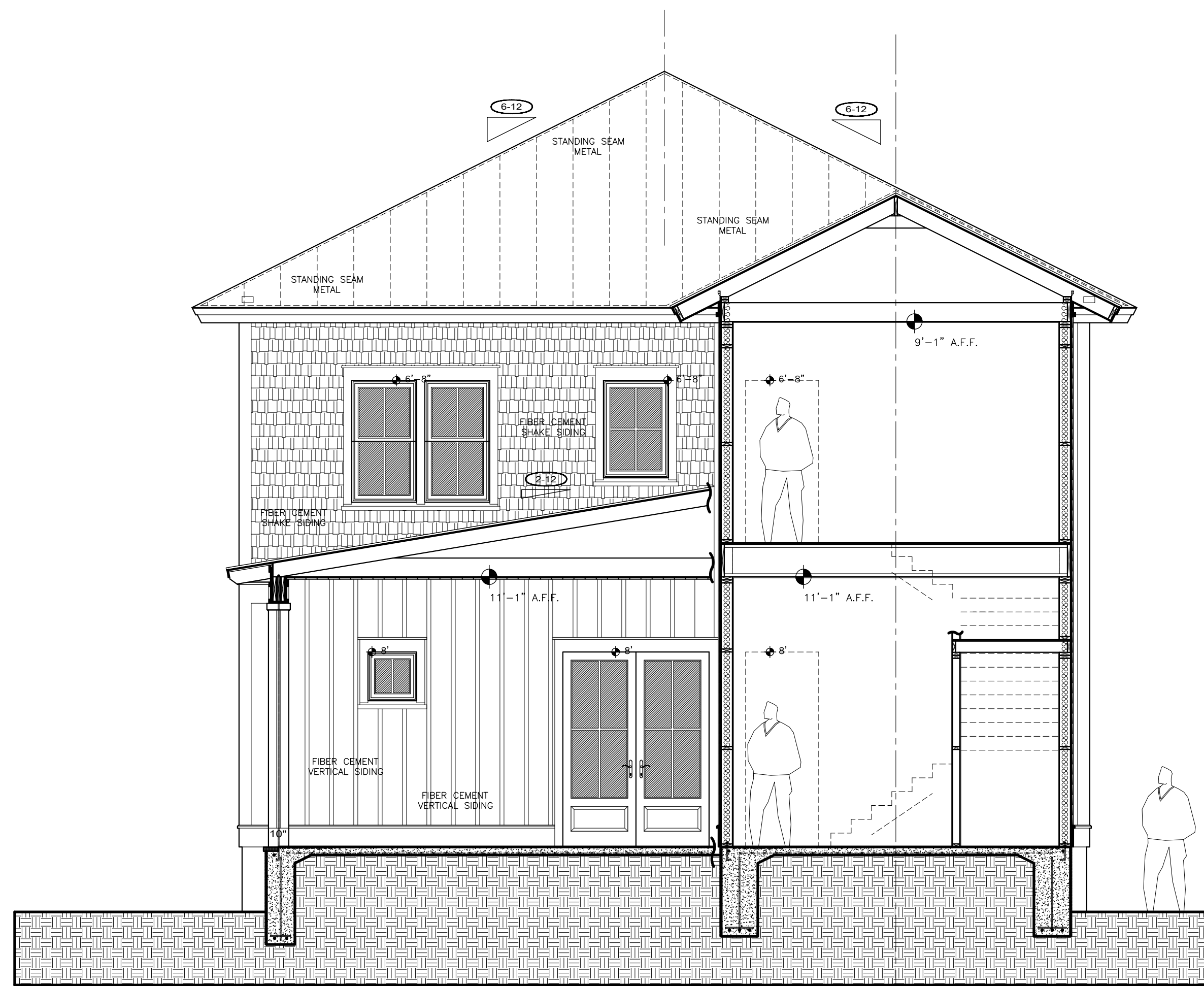
REV

A - 200

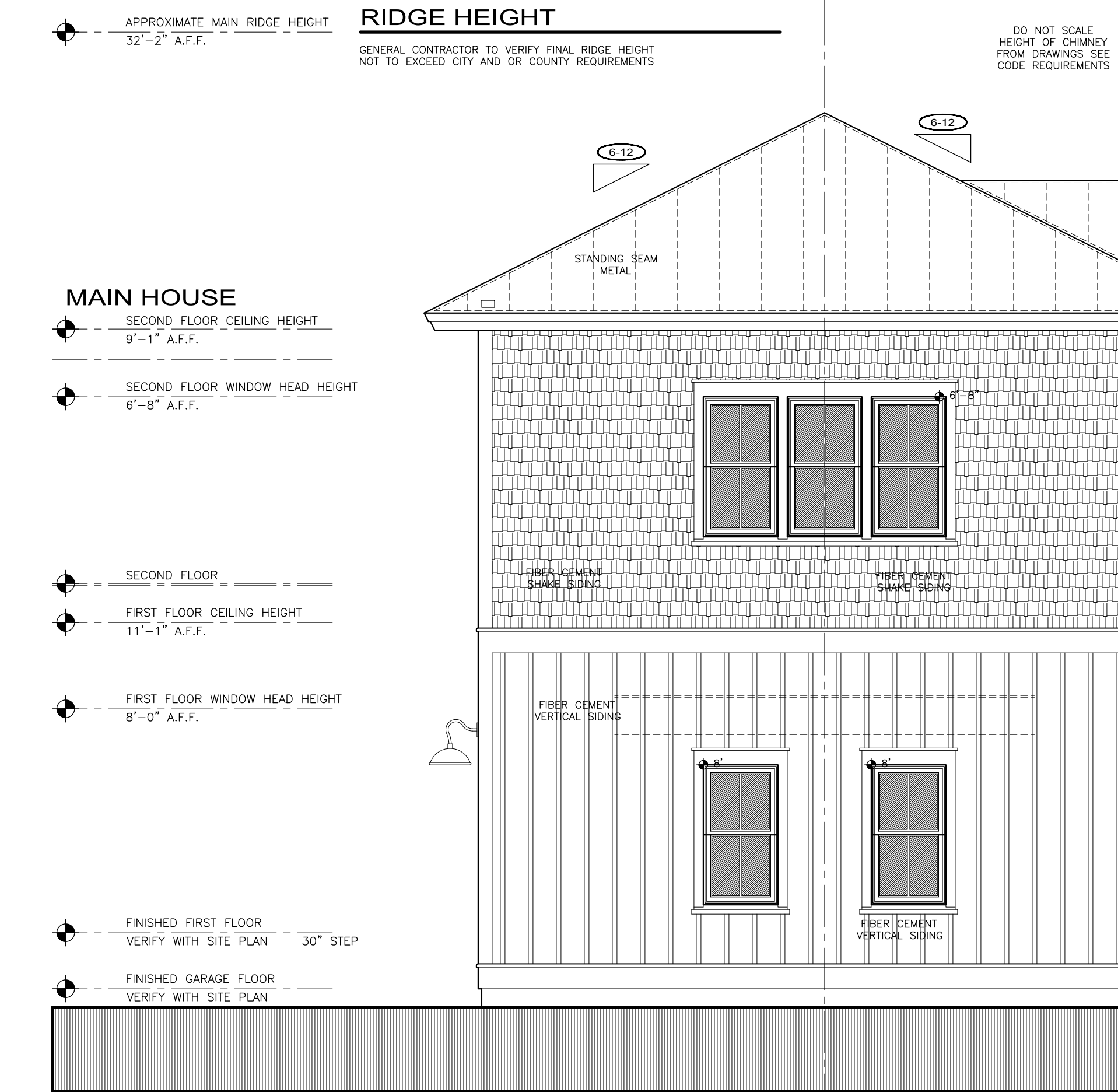
06 - 14 SINGLE USE ONLY



EXTERIOR ELEVATION - BACK
SCALE: 1/4" = 1'-0"
A - 201 - 3



EXTERIOR ELEVATION - BACK - GARAGE REMOVED
SCALE: 1/4" = 1'-0"
A - 201 - 2



EXTERIOR ELEVATION - LEFT
SCALE: 1/4" = 1'-0"
A - 201 - 1

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018
I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

ALL FIRST FLOOR CEILING HEIGHTS ARE:

9'-1"

AND SECOND FLOOR CEILING HEIGHTS ARE:

9'-1"

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

ROOF PITCH

ALL PRIMARY ROOF PITCHES ARE:

6-12

UNLESS OTHERWISE SPECIFIED VERIFY WITH ROOF PLAN

ALL CABLE MODIFIED HIPS ARE:

4-12

UNLESS OTHERWISE SPECIFIED VERIFY WITH ROOF PLAN

WINDOW PROTECTION

SEE SHEET S-101 FOR MINIMUM SPECIFICATIONS

WINDOW MUTTONS & MULLIONS

ALL MUTTONS AND MULLIONS ARE STANDARD TYPE VERIFY WITH SPECIFICATION FOR ANY CUSTOM APPLICATIONS

WINDOW SIZES

DO NOT SCALE WINDOW SIZES FROM DRAWINGS VERIFY SIZE WITH FLOOR PLAN ELEVATION

SITE GRADING

SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT

H.V.A.C. - SERVICE YARD

VERIFY SIZE AND MINIMUM CLEARANCES OF SERVICE YARD EQUIPMENT AND STRUCTURE WITH HVAC CONTRACTOR PRIOR TO CONSTRUCTION

SHUTTERS

DECORATIVE WINDOW SHUTTERS ARE SHOWN FOR REFERENCE ONLY SEE ARB COLOR BOARD FOR FINAL COLOR AND STYLE PRIOR TO INSTALLATION

EXTERIOR DOORS AND WINDOWS

ALL NEW EXTERIOR WINDOWS REQUIREMENTS ARE NOTED ON STRUCTURAL ENGINEERING NOTES

EXTERIOR LOUVERS

ALL LOUVERS BELOW THE FEMA REQUIRED FLOOR ELEVATION TO BE COMPLIANT WITH IRC SECTION 504.2.2

ROOF SHINGLES

ALL ROOF SHINGLES SHALL MEET ASTM 3161D CLASS F PER IRC SECTION 905.2.4.1

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS
AND SIZES PRIOR TO
ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

PRIMARY ROOF PITCH
6 - 12
SEE NOTES FOR CLARIFICATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

STONE BRICK FINISH IS SHOWN
FOR LOCATION ONLY VERIFY
WITH SPECIFICATION
FOR TYPE AND FINISH

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

VERIFY ALL FINISHED
ELEVATION HEIGHTS
WITH FLOOR PLANS
AND ELEVATION PAGES

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

INTERIOR FINISHES
SEE THE INTERIOR DESIGN DESIGN PACKAGE
AND MATERIAL SELECTIONS FOR ALL INTERIOR
TRIM AND DETAILS



GENERAL PROJECT NOTES

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

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STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS

DESIGN LOAD BASED ON WIND SPEED

ICC 600-2018

I.R.C. - 2018

ZONE C

FLOOD ZONE PER SURVEY

N/A Ft. NGVD29

MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

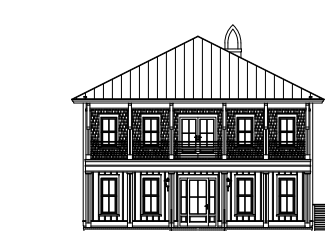
34 TABBY SHELL ROAD

LOT# 18

BLUFFTON - SOUTH CAROLINA

TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



EXTERIOR ELEVATIONS

24 x 36

A.R.B. REVIEW

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TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

REV

A - 201

07 - 14 SINGLE USE ONLY

DRAWING NOTES

ROOF PLAN - DETAILS

HIP OVERHANGS
ALL ROOF OVERHANGS AT HIPs ARE TO BE 1'-6" UNLESS OTHERWISE NOTED

GABLE OVERHANGS
ALL ROOF OVERHANGS AT GABLE ENDS ARE TO BE 1'-0" UNLESS OTHERWISE NOTED

ROOF PITCH
ALL GABLE END MODIFIED HIPs TO BE 4-12 PITCH UNLESS OTHERWISE NOTED

STRAPPING
ALL ROOF RAFTERS WILL BE 2x8 @16" O.C. WITH A 10'-0" MAXIMUM SPAN WITHOUT BRACING UNLESS OTHERWISE SPECIFIED

RAFTERS
SIMPSON TYPE HURRICANE STRAP AT EACH ROOF RAFTER SEE STRUCTURAL NOTES

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

SHEATHING
PLYWOOD SHEATHING TO BE CONTINUOUS TO TOP PLATES

PRELIMINARY WATER PROOFING
ALL VALLEYS CRICKETS CHIMNEY TRANSITIONS FRAMED PROTRUSIONS AND EXPOSED DECK EXTENSIONS SHALL BE COVERED WITH GRADE ICE AND WATER SHIELD AND OR EQUAL VERIFY WITH SITE SUPERINTENDENTS FOR LOCATIONS AND SIZE REQUIREMENTS

STRUCTURAL HARDWARE
THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

TREATED WOOD FASTENERS
ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A OR CA-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-35) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS (ISOLATE UNLIKE MATERIALS IF NECESSARY)

ROOF PITCH
6 - 12
SEE NOTES FOR CLARIFICATION

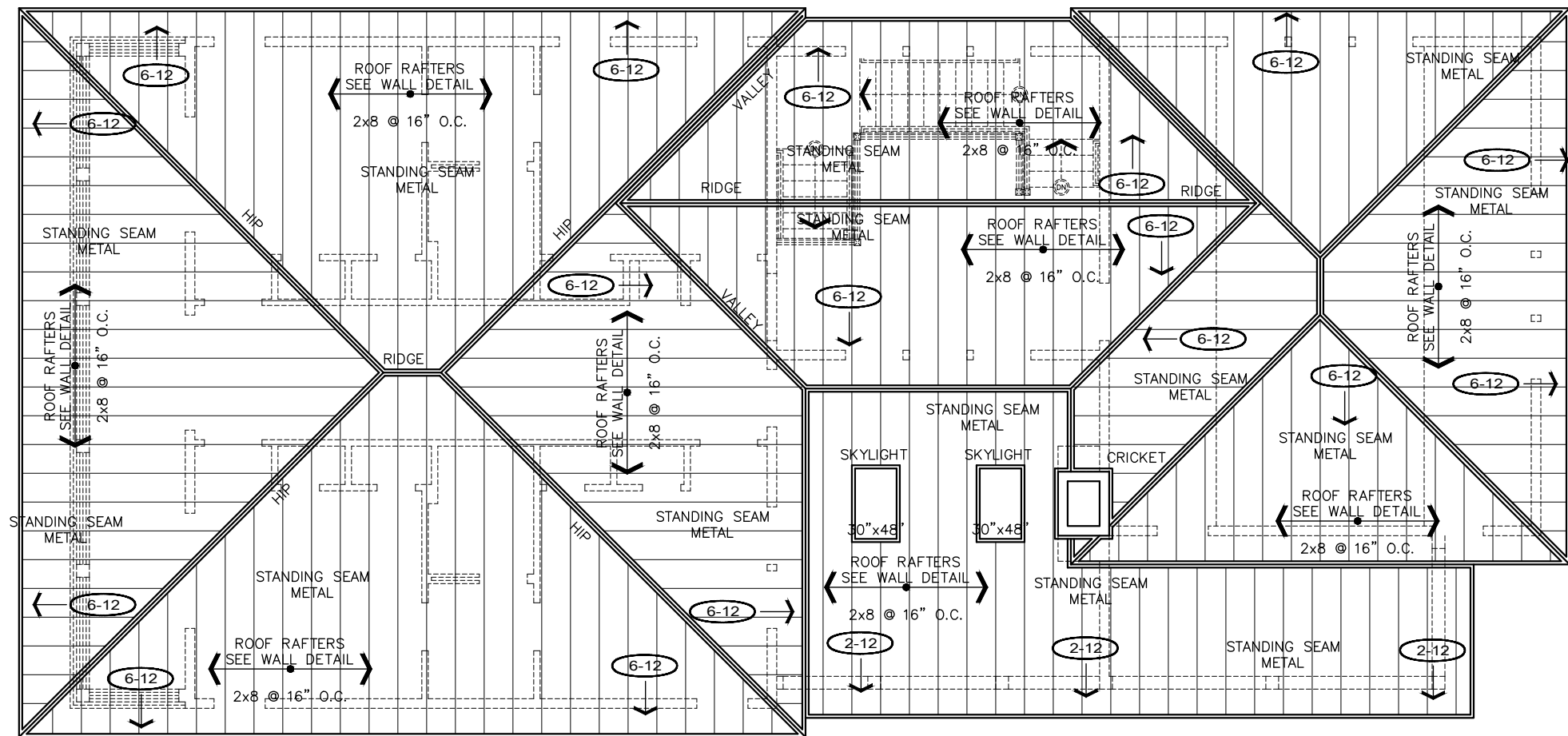
ROOF SHINGLES

ALL ROOF SHINGLES SHALL MEET ASTM 3161D CLASS F PER IRC SECTION 905.2.4.1

ROOF PLAN

SCALE: 1/8" = 1'-0"

A - 300 - 2



DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION.

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

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 ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

MAIN HOUSE

APPROXIMATE MAIN RIDGE HEIGHT
32'-2" A.F.F.

RIDGE HEIGHT

GENERAL CONTRACTOR TO VERIFY FINAL RIDGE HEIGHT
NOT TO EXCEED CITY AND OR COUNTY REQUIREMENTS

MAIN HOUSE

SECOND FLOOR CEILING HEIGHT
9'-1" A.F.F.

SECOND FLOOR WINDOW HEAD HEIGHT
6'-8" A.F.F.

SECOND FLOOR

FIRST FLOOR CEILING HEIGHT
11'-1" A.F.F.

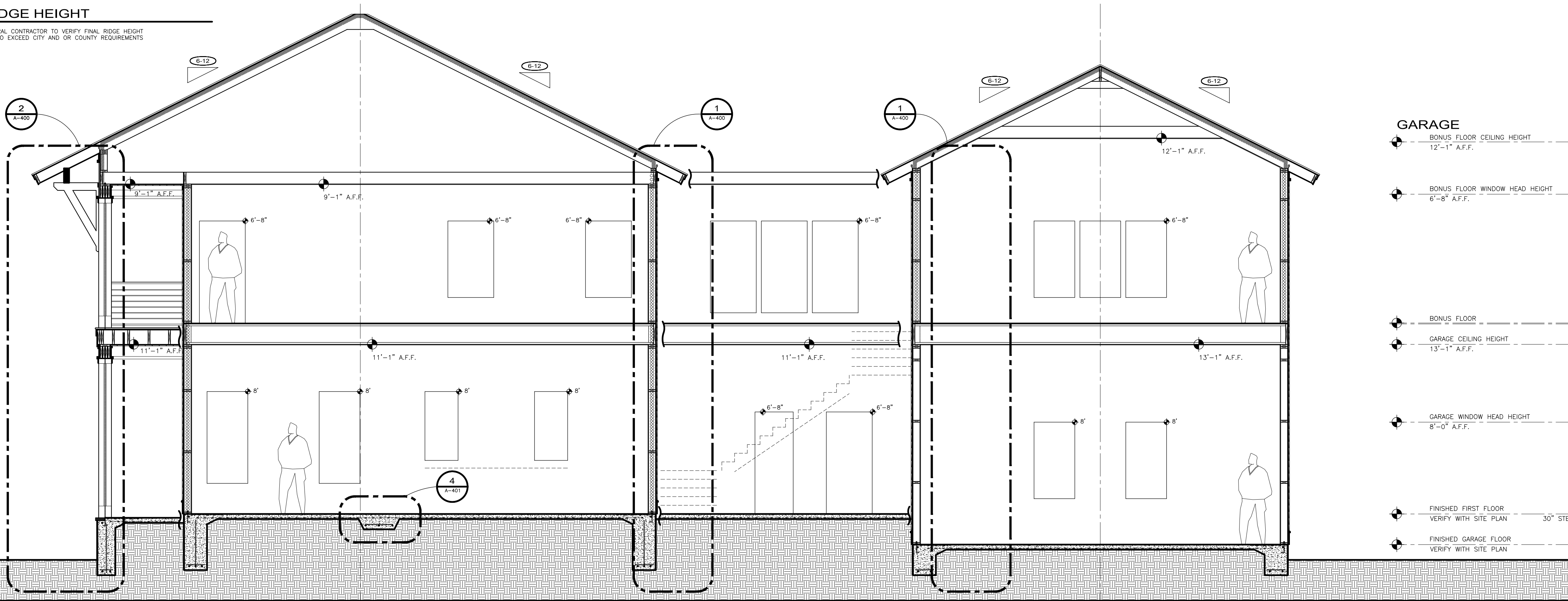
FIRST FLOOR WINDOW HEAD HEIGHT
8'-0" A.F.F.

FINISHED FIRST FLOOR

VERIFY WITH SITE PLAN 30" STEP

FINISHED GARAGE FLOOR

VERIFY WITH SITE PLAN



GARAGE

BONUS FLOOR CEILING HEIGHT
12'-1" A.F.F.

BONUS FLOOR WINDOW HEAD HEIGHT
6'-8" A.F.F.

BONUS FLOOR

GARAGE CEILING HEIGHT
13'-1" A.F.F.

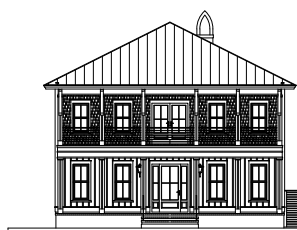
GARAGE WINDOW HEAD HEIGHT
8'-0" A.F.F.

FINISHED FIRST FLOOR

VERIFY WITH SITE PLAN 30" STEP

FINISHED GARAGE FLOOR

VERIFY WITH SITE PLAN



BUILDING SECTIONS - ROOF PLAN

24 x 36

A.R.B. REVIEW

THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF SAWYER DESIGN STUDIO, L.L.C. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT SAWYER DESIGN STUDIO, L.L.C. WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR SHOULD BE IMPLIED FROM DELIVERED OR PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DRAWINGS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL FEES OTHERWISE DUE TO SAWYER DESIGN STUDIO, L.L.C. AND, IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY REPRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

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BUILDING SECTION - MAIN HOUSE

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

A - 300 - 3

BUILDING SECTION - GARAGE

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

A - 300 - 1

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

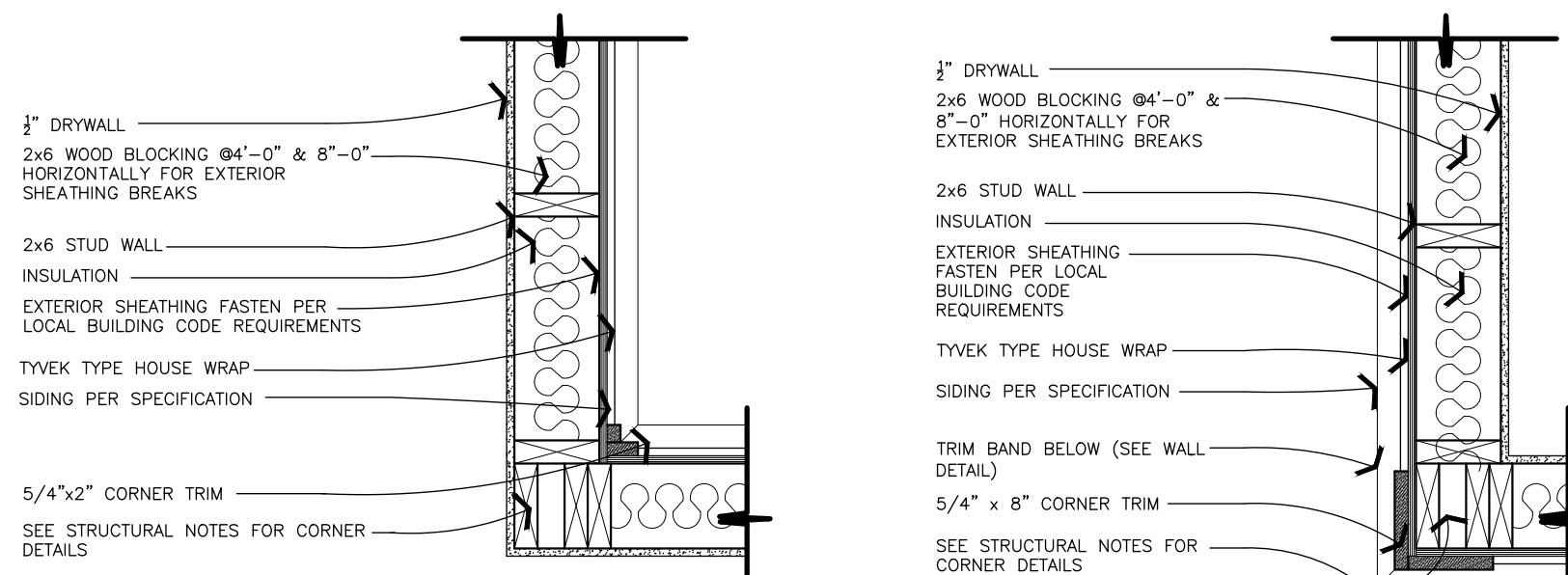
22 - 018

08.01.2024

REV

A - 300

08 - 14 SINGLE USE ONLY



WALL DETAIL - TYPICAL CORNER

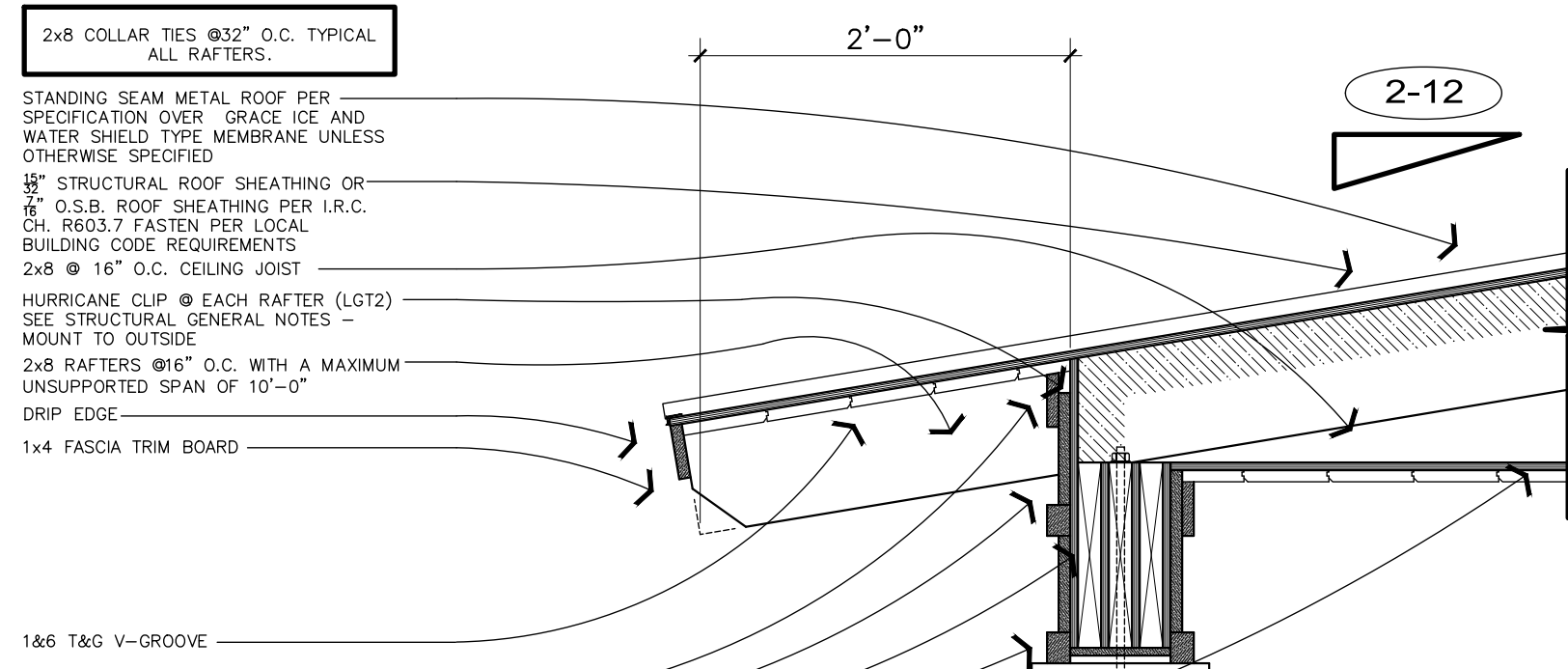
SCALE: 1" = 1'-0"
A - 400 - 4

VERIFY WITH GENERAL STRUCTURAL NOTES

0 6" 1' 2'

Drip Edge
1x4 Fascia Trim Board
1x8 Sub Fascia
2x6 Sub Fascia

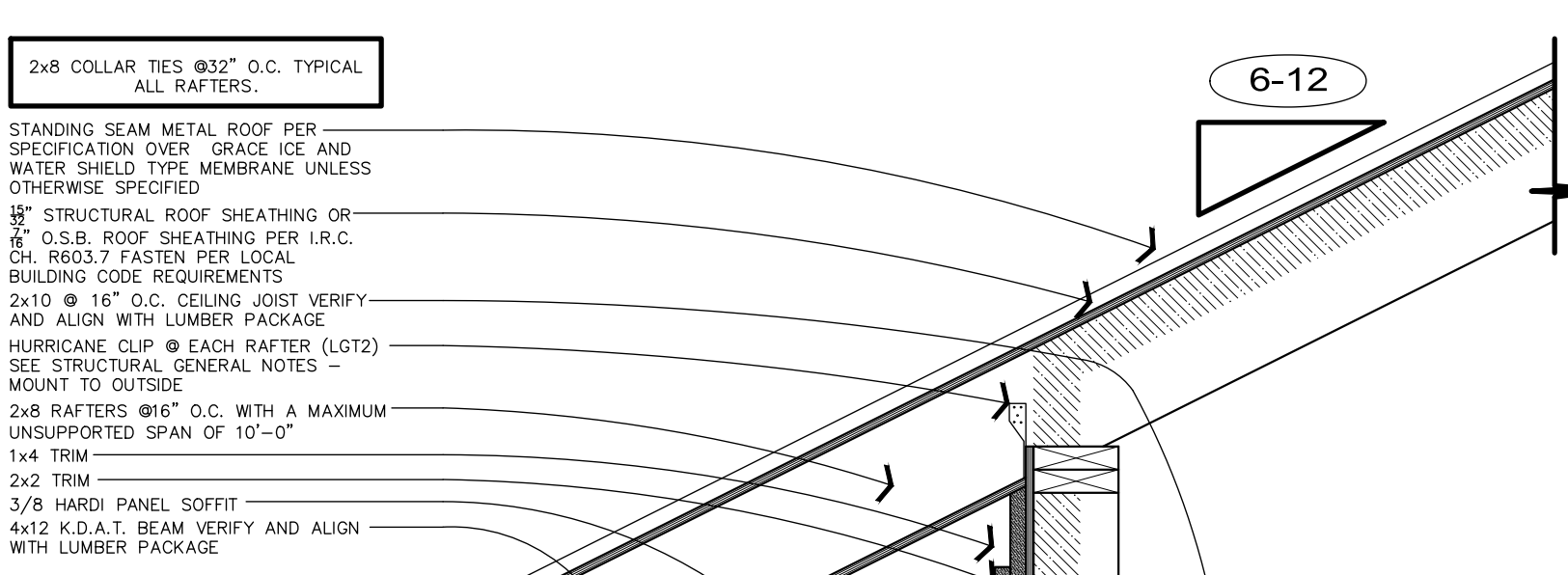
G.C. TO VERIFY VENTING WITH USE OF INSULATION TYPE



WALL DETAIL - BACK SCREENED PORCH

SCALE: 1" = 1'-0"
A - 400 - 3

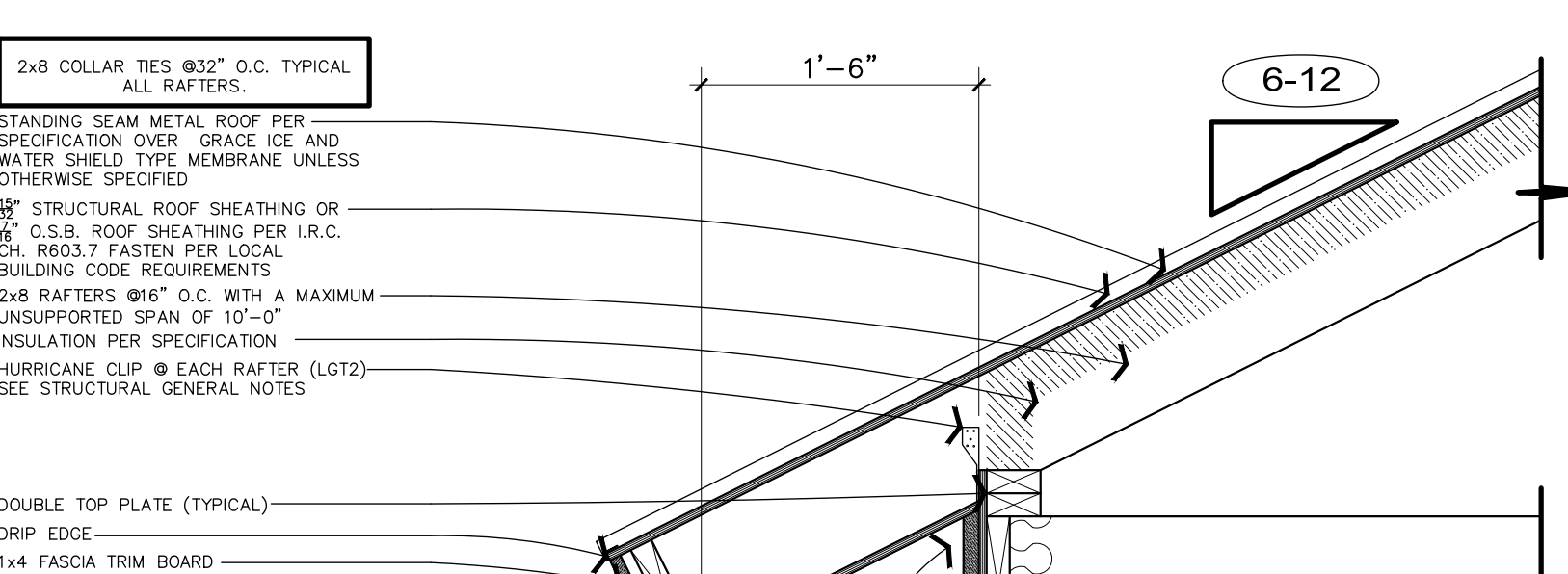
0 6" 1' 2'



WALL DETAIL - FRONT COVERED PORCH

SCALE: 1" = 1'-0"
A - 400 - 2

0 6" 1' 2'



WALL DETAIL - TYPICAL

SCALE: 1" = 1'-0"
A - 400 - 1

0 6" 1' 2'

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

EXTERIOR WALLS

ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x6 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

INTERIOR WALLS

ALL INTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

FRAMING

FLOOR JOIST AND FRAMING SUBJECT TO CHANGE. VERIFY FINAL LAYOUT WITH "J" FRAMING LAYOUT FOR FINAL SIZES AND LOCATION

STRUCTURAL HARDWARE

THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY. EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS, ETC.)

TREATED WOOD FASTENERS

ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A OR CBA-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-B3) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE UNLIKE MATERIALS IF NECESSARY

FOOTINGS

3000 P.S.I. TYPE CONCRETE FOOTING WITH (3) #5 CONTINUOUS BARS & #5 TIES @ 48" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU WALLS

8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU PIERS

12" x 12" CMU PIER FILL SOLID WITH GROUT WITH (2) #5 BARS 16" x 16" CMU PIER FILL SOLID WITH GROUT WITH (4) #5 BARS UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

BRICK VENER

BRICK VENER ATTACH PER MANUFACTURERS A.S.T.M. STANDARDS WITH WATER PROOFING AND WEEP HOLES - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CONCRETE LINTELS

8" CAST CRETE TYPE WITH (2) #5 BARS - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CONCRETE SLABS

4" THICK 3000 P.S.I. CONCRETE SLAB ON 6x6 10/10 W.W.M. ON 6 MIL VAPOR BARRIER ON CLEAN COMPACTED TERMIT TREATED SOIL DOUBLE LAYER OF W.W.M. SHALL BE PROVIDED AROUND PERIMETER OF SLAB - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CEILING HEIGHTS

ALL FIRST FLOOR CEILING HEIGHTS ARE:
9'-1"

SECOND FLOOR CEILING HEIGHTS ARE:
9'-1"

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

FIRST FLOOR CASED OPENINGS
ALL FIRST FLOOR CASED OPENINGS ARE:
9'-0"

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED - SEE FLOOR PLANS FOR ALL DROP BEAM HEIGHTS

WINDOW - HEAD HEIGHTS
ALL FIRST FLOOR WINDOW HEADER HEIGHTS ARE:
8'-0"

SECOND FLOOR WINDOW HEADER HEIGHTS ARE:
6'-8"

ALL TRANSOM WINDOWS WILL BE SET ABOVE. VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

INTERIOR DOORS - HEAD HEIGHTS
ALL FIRST FLOOR DOOR HEADER HEIGHTS ARE:
8'-0"

SECOND FLOOR DOOR HEADER HEIGHTS ARE:
6'-8"

VERIFY WITH ALL DETAILS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED

HVAC

ALL HVAC DUCTWORK SHALL BE INSTALLED IN COMPLIANCE WITH IECC SECTION 403.2 ANY DUCTWORK THAT MAYBE RUN UNDER FLOOR IN FLOOD ZONE SHALL BE PROTECTED IN ACCORDANCE WITH IRC SECTION 324.1.5

FRAMING PLAN

FRAMING PLAN BY OTHERS TO BE SEALED BY A LICENSED SOUTH CAROLINA STRUCTURAL ENGINEER AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED GEORGIA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS

BRICK - STONE

ALL BRICK OR STONE FINISH IS TO BE ATTACHED PER MANUFACTURERS REQUIREMENTS SEE SPECIFICATION PRIOR TO ANY INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

WINDOWS AND DOORS

VERIFY ALL SPECIFICATIONS AND SIZES PRIOR TO ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

INTERIOR FINISHES

SEE THE INTERIOR DESIGN DESIGN PACKAGE AND MATERIAL SELECTIONS FOR ALL INTERIOR TRIM AND DETAILS

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

TABBY HOUSE

34 TABBY SHELL ROAD
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

REV



GENERAL PROJECT NOTES

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

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STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS

DESIGN LOAD BASED ON WIND SPEED
V35 = 135 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

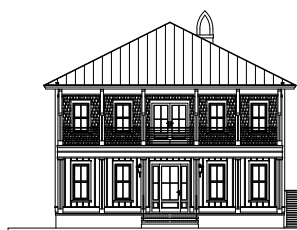
34 TABBY SHELL ROAD

LOT# 18

BLUFFTON - SOUTH CAROLINA

TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



WALL DETAILS 24 x 36

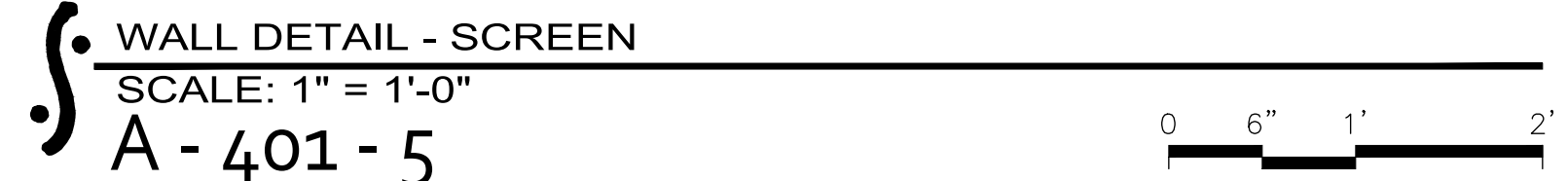
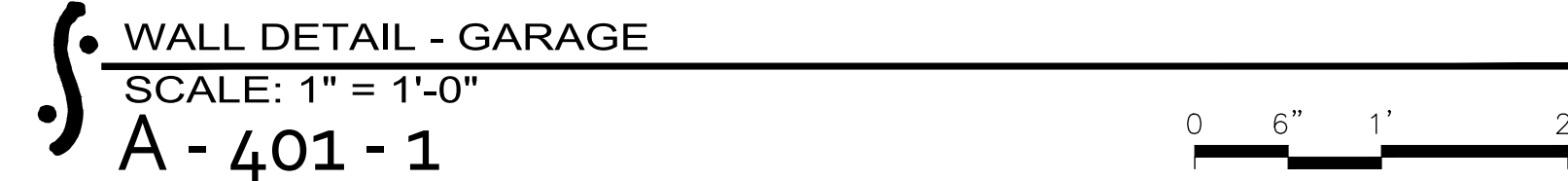
A.R.B. REVIEW

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09 - 14 SINGLE USE ONLY

TOWN OF BLOFFTON REV



GARAGE

SERVICE YARD

VERIFY SIZE AND MINIMUM CLEARANCES OF SERVICE YARD EQUIPMENT AND STRUCTURE WITH H.V.A.C. CONTRACTOR PRIOR TO CONSTRUCTION

FLOOR OUTLETS

OWNER AND GENERAL CONTRACTOR TO VERIFY ALL OF THE FINAL LOCATIONS OF THE FLOOR OUTLETS PRIOR TO THE CONCRETE SLAB POUR

FOUNDATION HEIGHT

FINAL C.M.U. HEIGHT FROM FOOTING IS SHOWN AS REFERENCE ONLY G.C. TO VERIFY WITH SITE ELEVATION POINTS

COLUMNS

G.C. TO VERIFY WITH FLOOR PLANS EXTERIOR ELEVATIONS AND WALL DETAILS THE FINAL LOCATION OF THE COLUMN BASES FOR ALIGNMENT AND OR OFFSETS

WINDOW LOCATION

ALL WINDOW LOCATIONS IN THE KITCHEN TO BE VERIFIED AND ALIGNED WITH THE CABINETRY SHOP DRAWINGS PRIOR TO ROUGH FRAMING

FIREPLACE

THE GENERAL CONTRACTOR IS TO VERIFY TYPE AND SIZE OF FIRE PLACE ALL FIREPLACES SHOWN IN PLAN SET ARE SHOWN FOR REFERENCE ONLY

ATTIC ACCESS

THE GENERAL CONTRACTOR IS TO LOCATE WITH OWNER ALL ATTIC AND EVE ACCESS DURING FINAL FRAMING WALK-THROUGH

EXTERIOR STEPS

FINAL NUMBER OF STEPS TO BE FIELD DETERMINED FINAL ELEVATIONS MAY VARY FROM DRAWINGS

SHOP DRAWINGS

KITCHEN PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS

LAUNDRY ROOM PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS

BATH ROOM PLANS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS EQUIPMENT AND FINISHES WITH CABINETRY SHOP DRAWINGS AND SPECIFICATIONS

COVERED PORCH

FLOOR FINISH: UNFINISHED CONCRETE
FINISHED COVERED PORCH FLOOR

4" THICK 3000 PSI CONCRETE SLAB ON 6x6 10/10 WWM ON 6 MIL VAPOR BARRIER ON CLEAN, COMPACTED TERMITE TREATED SOIL

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

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W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

W.S.L. SEE SITE PLAN

FOUNDATION PLAN

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

S - 100 - 1

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 138 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

EXTERIOR WALLS

ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x6 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

INTERIOR WALLS

ALL INTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4 STUDS 16" O.C. UNLESS OTHERWISE SPECIFIED

FRAMING

FLOOR JOIST AND FRAMING SUBJECT TO CHANGE. VERIFY FINAL LAYOUT WITH "J" FRAMING LAYOUT FOR FINAL SIZES AND LOCATION

STRUCTURAL HARDWARE

THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY. EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

TREATED WOOD FASTENERS

ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH CBA-A OR C-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-B3) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE UNLIKE MATERIALS IF NECESSARY

FOOTINGS

3,000 PSI TYPE CONCRETE FOOTING WITH (3) #5 CONTINUOUS BARS & #5 TIES @48" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU WALLS

6" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C. - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CMU PIERS

12" x 12" CMU PIER FILLED SOLID WITH GROUT WITH (2) #5 BARS 16" x 16" CMU PIER FILLED SOLID WITH GROUT WITH (4) #5 BARS UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

BRICK VENEER

BRICK VENEER ATTACH PER MANUFACTURERS A.S.T.M. STANDARDS WITH WATER PROOFING AND WEEP HOLES - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CONCRETE LINTELS

6" CAST CRETE TYPE WITH (2) #5 BARS - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CONCRETE SLABS

4" THICK 3000 PSI CONCRETE SLAB ON 6x6 10/10 W.W.M. ON 6 MIL VAPOR BARRIER ON CLEAN, COMPACTED TERMITE TREATED SOIL DOUBLE LAYER OF W.W.M. SHALL BE PROVIDED AROUND PERIMETER OF SLAB - UNLESS OTHERWISE SPECIFIED - VERIFY WITH WALL DETAILS

CEILING HEIGHTS

ALL FIRST FLOOR CEILING HEIGHTS ARE:

11'-5 1/2"

SECOND FLOOR CEILING HEIGHTS ARE:

9'-1"

FIRST FLOOR CASED OPENINGS

ALL FIRST FLOOR CASED OPENINGS ARE:

9'-0"

WINDOW - HEAD HEIGHTS

ALL FIRST FLOOR WINDOW HEADER HEIGHTS ARE:

8'-0"

SECOND FLOOR WINDOW HEADER HEIGHTS ARE:

6'-8"

INTERIOR DOORS - HEAD HEIGHTS

ALL FIRST FLOOR DOOR HEADER HEIGHTS ARE:

8'-0"

SECOND FLOOR DOOR HEADER HEIGHTS ARE:

6'-8"

HVAC

ALL HVAC DUCTWORK SHALL BE INSTALLED IN COMPLIANCE WITH IECC SECTION 403.2 ANY DUCTWORK THAT MAYBE RUN UNDER FLOOR IN FLOOD ZONE SHALL BE PROTECTED IN ACCORDANCE WITH IRC SECTION 324.1.5

FRAMING PLAN

FRAMING PLAN BY OTHERS TO BE SEALED BY A LICENSED SOUTH CAROLINA STRUCTURAL ENGINEER AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED GEORGIA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS

BRICK - STONE

ALL BRICK OR STONE FINISH IS TO BE ATTACHED PER MANUFACTURERS REQUIREMENTS SEE SPECIFICATION PRIOR TO ANY INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

WINDOWS AND DOORS

VERIFY ALL SPECIFICATIONS AND SIZES PRIOR TO ORDERING AND INSTALLATION

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

INTERIOR FINISHES

SEE THE INTERIOR DESIGN DESIGN PACKAGE AND MATERIAL SELECTIONS FOR ALL INTERIOR TRIM AND DETAILS

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

22 - 018
08.01.2024

REV



GENERAL PROJECT NOTES

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

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET. ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

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 ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS

DESIGN LOAD BASED ON WIND SPEED
V35 = 138 MPH
EXPOSURE CATEGORY "B"

ICC 600-2018

I.R.C. - 2018

ZONE C

N/A Ft. NGVD29

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

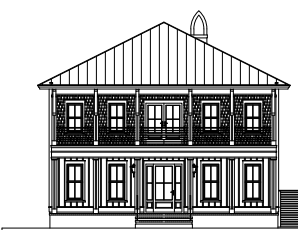
34 TABBY SHELL ROAD

LOT# 18

BLUFFTON - SOUTH CAROLINA

TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



FOUNDATION PLAN

24 x 36

A.R.B. REVIEW

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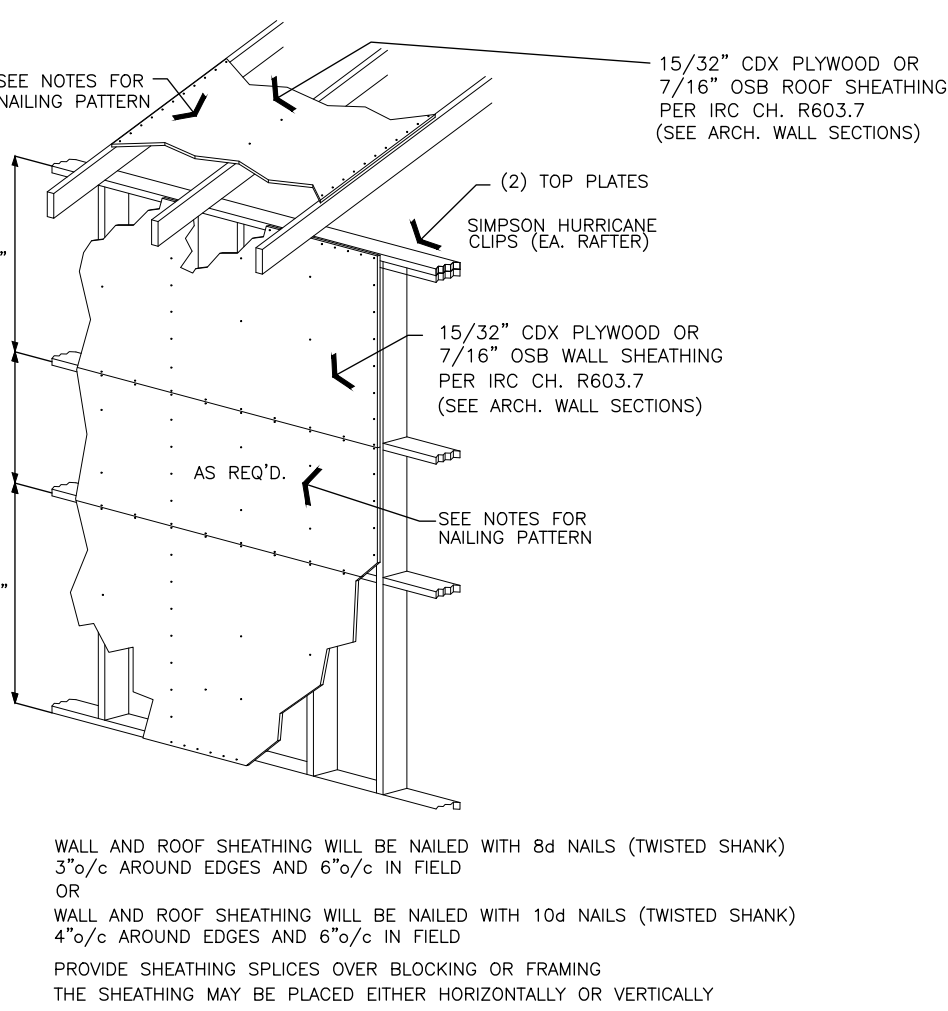
S - 100

11 - 14 SINGLE USE ONLY

0 1' 4' 8' 16'

	FASTENER	NUMBERS OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
JOIST TO SILL OR GIRDER, TOE-NAIL	8D COMMON	3
BRIDGING TO JOIST, TOENAIL EACH END	8D COMMON	2 @
LEDGER STRIP	16D COMMON	3 @ EACH JOIST
1x6 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	2
OVER 1x6 SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLE STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	-	2-16D OR 3-10D COMMON
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	8D COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16D OR 4-10D COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16D OR 4-10D COMMON
RAFTER TO PLATE, TOENAIL	8D COMMON	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8D COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	2
BUILT-UP CORNER STUDS	16D COMMON	3
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	16D COMMON	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D COMMON	16D COMMON

PER TABLE NO. 2306.1 SSTD 10-99
APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS



SCHEDULE - NAILING

SCALE: N.T.S.

S - 101 - 11

STRUCTURAL STUD LEGEND				
LUMBER SPECIES: #2 SYP K.D. MEDIUM GRAIN				
WIND SPEED: 130 M.P.H.				
WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING	OPT. STUD GRADE- (SPF)
EXTERIOR	8'-0"	2 x 4	16"	16"
EXTERIOR	9'-0"	2 x 4	16"	12"
EXTERIOR	10'-0"	2 x 4	16"	
EXTERIOR	12'-0"	2 x 6	12"	
EXTERIOR	14'-0"	2 x 6	12" & DBL @ 36"	
INTERIOR	8'-0"	2 x 4	16"	
INTERIOR	9'-0"	2 x 4	16"	
INTERIOR	10'-0"	2 x 4	16"	
INTERIOR	12'-0"	2 x 6	16"	
INTERIOR	14'-0"	2 x 6	12"	
EXTERIOR	16'-0"	2 x 8	16"	

*STUDS MAY BE USED AT HEIGHTS AND DISTANCES OTHER THAN WHAT IS LISTED ON THIS CHART IF SHOWN ON THESE PLANS.

SCHEDULE - STRUCTURAL STUDS

SCALE: N.T.S.

S - 101 - 10

MINIMUM WALL AND HEADER STUD REQUIREMENTS
PER SSTD 10-99 TABLE 303C

	MAXIMUM HEADER SPAN (FT.)				
	3 ft.	6 ft.	9 ft.	12 ft.	
NUMBER OF HEADER STUDS SUPPORTING EACH END OF HEADER					
1	1	1	2	2	
2					
UNSUPPORTED WALL HEIGHT					
10 FEET OR LESS	16"/c	2	2	3	3
GREATER THAN 10 FEET	16"/c	2	2	3	3

THE EXTERIOR WALL STUDS SCHEDULE:
(FOR V = 130MPH)

2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 8'-1'-11"
2x4's @ 12" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1'-11"
2x6's @ 16" o/c OR DBL. 2x4's @ 12" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 10'-1'-11"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1'-11"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 16'-1'-11"
(OR DOUBLE 2x6's @ IN LIEU OF 2x8's

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's)

(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's)

(3) 2x6's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

THE CEILING / ATTIC JOISTS WILL BE:

2x6's @ 16"/c UP TO 10' SPAN
2x8's @ 16"/c UP TO 14'-0" SPAN
2x10's @ 16"/c UP TO 16' SPAN
2x12's @ 16"/c UP TO 20' SPAN

THE CEILING JOISTS WILL BE:

2x6's @ 16"/c UP TO 14' SPAN
2x8's @ 16"/c UP TO 17' SPAN
2x10's @ 16"/c UP TO 22' SPAN

THE ROOF RAFTERS WILL BE:

2x6's @ 16"/c UP TO 8'-0" (UNSHORED) SPAN
2x8's @ 16"/c UP TO 12'-0" (UNSHORED) SPAN
2x10's @ 16"/c UP TO 15'-0" (UNSHORED) SPAN
2x12's @ 16"/c UP TO 18'-0" (UNSHORED) SPAN

TYPICAL WALL ASSEMBLY WITH STANDARD STRAPPING

SCALE: N.T.S.

S - 101 - 9

SHOWN FOR REFERENCE ONLY – VERIFY WITH MANUFACTURERS AND BUILDING CODE REQUIREMENTS PRIOR TO CONSTRUCTION

GENERAL CONCRETE NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
- ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60
- WELDED WIRE FABRIC SHALL CONFORM TO A-185 POLYPROPYLENE FIBER MESH OR FIBER MESH STRANDS MAY BE SUBSTITUTED FOR WELDED WIRE FOR NON STRUCTURAL SLAB REINFORCEMENT
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS SLEEVES ANCHOR BOLTS INSERTS ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED, NO SLEEVES OPENINGS OR INSERTS MAY BE PLACED IN BEAMS OR SLABS UNLESS APPROVED BY THE STRUCTURAL ENGINEER AND SHOWN CLEARLY ON THE APPROVED SHOP DRAWINGS.
- ALL REINFORCING DETAILS ARE TO CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 318 UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- PROVIDE SPACERS CHAIRS BOLTERS ETC. AS REQUIRED TO ASSEMBLE PLATE AND SUPPORT ALL REINFORCING IN PLAN
- PROVIDE CORNER BARS FOR ALL FOOTINGS ALL FOOTING BOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 7" INTO ALL OTHERS. BOWEL BARS LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25"
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRETREATED
- SOIL UNDER SLAB TO BE PRETREATED FOR TERMITES AS PER THE 2006 INTERNATIONAL BUILDING CODE
- ALL FOOTINGS TO BE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2500 P.S.F. OWNER AND CONTRACTOR ARE TO HAVE THE SOIL PRESSURE VERIFIED AND IF CONTACT PRESSURE IS LESS THAT 2500 P.S.F THE FOUNDATION WILL HAVE TO BE RE-DESIGNED. COMPACT FILL SOIL TO 98% STANDARD PROCTOR DENSITY DOWN TO 2'-0" BELOW ALL SLABS AND FOOTINGS
- PLUMBING WASTE PIPES PENETRATING CONCRETE FOOTINGS SHALL BE CAST IRON OR SCHEDULE 40 PVC GROUP WY AS PER ASTM C47613. MASONRY WORK PER ACI 530.1-02

FOUNDATION DESIGN ASSUMPTIONS

THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY WITH A SAFE WORKING DESIGNATION BY A GEOTECHNICAL ENGINEER. IF PORTIONS OF THE SLAB OR FOUNDATION IS ON PREPARED FILL, A REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF THE FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SOIL AND OR SITE LOCATION PRIOR TO COMMENCING WORK AND NOTIFYING THE STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THIS DESIGN IMMEDIATELY

SOIL BEARING PRESSURE

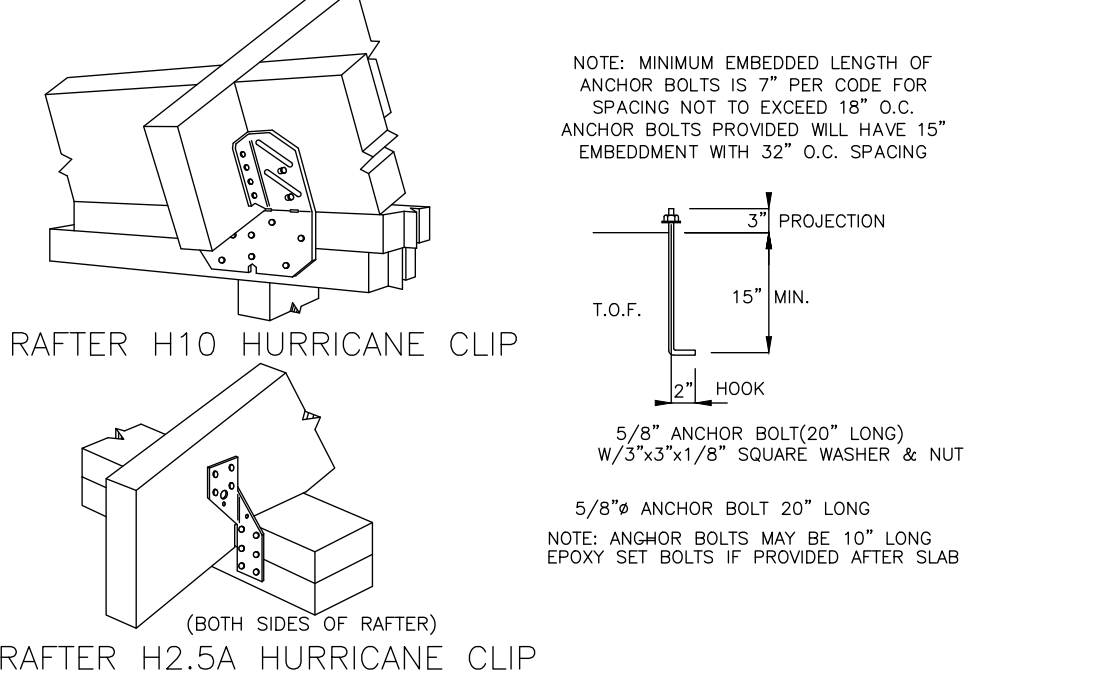
SOIL BEARING PRESSURE ASSUMED AT 2500 P.S.F.
OWNER DID NOT FURNISH TEST TO ESTABLISH SOIL BEARING PRESSURE. THE OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION SETTLEMENT AND HOLD THE STRUCTURAL ENGINEER AND THE ENTIRE DESIGN TEAM HARMLESS

STRUCTURAL STEEL COMPONENTS - TIE DOWNS

- SHAPES ANGLES CHANNELS: ASTM A 36 Fy = 36KSI ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36 KSI SQUARE METAL TUBING ASTM A 500, GRADE B Fy = 36 KSI
- FASTENERS AND THE DOWNS SHALL CONSIST OF BUTT ARE NOT LIMITED TO:
HIGH STRENGTH BOLTS: ASTM A325
MACHINE BOLTS: GALVANIZED ASTM A 307
- SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A 526 Fy = 33 KSI WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A 525
- NAILS SHALL CONSIST OF RING SHANK NAILS WITH A MINIMUM DIAMETER AS FOLLOWS:
8D = 0.131"
10D = 0.148"
16D = 0.162"
- ALL FASTENERS AND THE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION
- ALL FASTENERS AND THE DOWNS ARE TO PROVIDE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM
- ALL FASTENER TIE DOWNS BEAM HANGERS JOIST HANGERS AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANUFACTURERS SPECIFICATIONS
- CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET ON THE CONCRETE SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS
- CONCRETE EMBEDDED THE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT
- FASTENERS ARE TO BE GALVANIZED ROOFING NAILS WITH A MINIMUM OF 12 GAUGE SHANK AND A MINIMUM 3/8" DIAMETER HEAD
- FASTENERS ARE TO BE LONG ENOUGH SO AS TO PENETRATE THE SHINGLES AND STILL PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING. USE 1" NAILS MINIMUM.

GENERAL STRAPPING NOTES

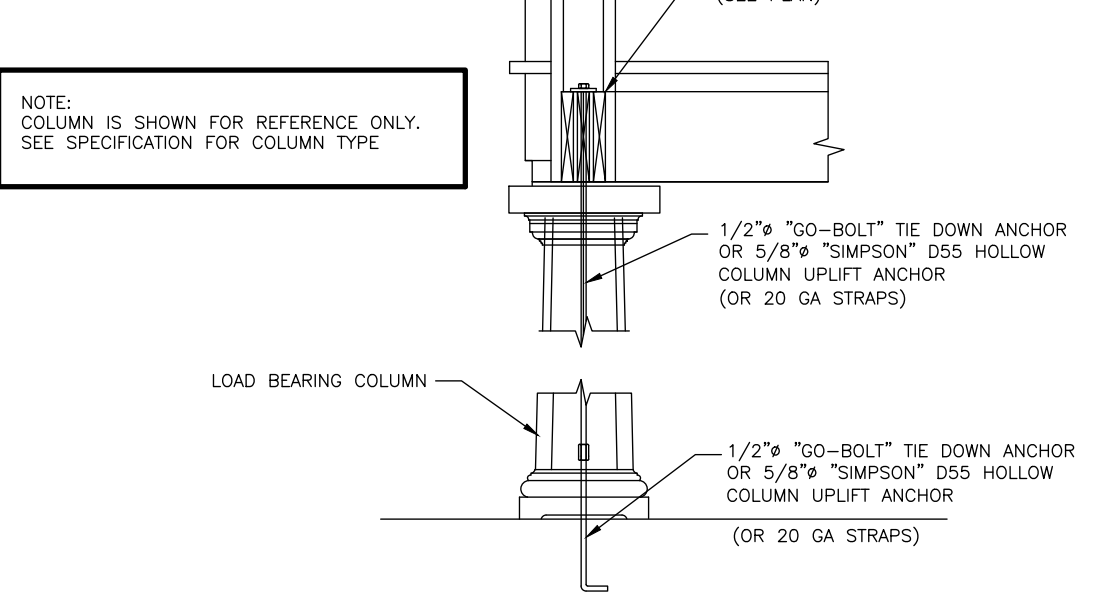
- ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTERNS: 7/16" OSB 3" EDGE NAILS AND 12" FIELD NAILS
- 5/8" GALVANIZED ANCHOR BOLTS @ 24" O.C. MAXIMUM AT EXTERIOR AND SHEAR WALLS UNLESS OTHERWISE NOTED
- CONTINUE QUICK TIES TO SECOND FLOOR T.P. WHERE APPLICABLE
- THE DOWN TO EACH HEADER WITH:
(1) W/2x4" @ EACH END OF HEADER
(1) L212 @ EACH END OF HEADER
L212 @ 48" O.C. ACROSS HEADER
- INSTALL SIMPSON TYPE AND OR EQUAL (1) H10A OR (2) H2.5 @ EACH RAFTER TO TOP PLATE
- CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGNED FOR A COMPLETE CONDITION ONLY AND THEREFOR REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION



TYPICAL CLIPS - ANCHOR BOLT

SCALE: N.T.S.

S - 102 - 6



TYPICAL COLUMN TIE DOWN

SCALE: N.T.S.

S - 101 - 5

GENERAL CONSTRUCTION NOTES

- WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES – ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WEATHER SHOWN IN THESE DOCUMENTS OR NOT.
- THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY THE FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT AND THE DESIGN TEAM LEADER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK WITH ALL TRADED INVOLVED WITHIN THE CONTRACT SCOPE OF THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT – DESIGN TEAM LEADER AND OR THE STRUCTURAL ENGINEER PRIOR TO ANY CONSTRUCTION OR FABRICATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2006 CODE, OSHA, AIA, AISC AND ATC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS
- THE GENERAL CONTRACTOR SHALL REFER TO THE DESIGN TEAM, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND OR BENEATH SLABS.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED AS A COMPLETED STRUCTURED WILL NEED TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION.
- ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOIST AND GIRDERS SECURED PRIOR TO TEMPORARY BRACING BEING REMOVED.
- TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY ON THE GENERAL CONTRACTOR AND OR ENGINEER. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE DESIGN TEAM AND OR THE STRUCTURAL ENGINEER.

SUBGRADE PREPARATION NOTES

REFER TO GEOTECHNICAL REPORTS FOR ALL SOIL INVESTIGATION RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO ANY CONSTRUCTION ALL BUILDING AREA PLUS APPROXIMATELY FIVE FEET ON EACH SIDE OF THE STRUCTURE SHOULD BE STRIPPED OF ALL VEGETATION TOP SOIL ROOT SYSTEMS FOREIGN OBJECTS DEBRIS AND ANY EXISTING PAVEMENT

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER POUNDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUNOFF.

IF NECESSARY THE SITE DRAINAGE WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DRAINAGE METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY THE DESIGN TEAM ARCHITECT AND STRUCTURAL ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH ADEQUATE SUITABLE BACK FILL SOIL. THE BACK FILL IS TO BE PLACED SIX INCH THICK LIFTS AND COMPACTED TO A 98% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE LEVELED COMPACTED AND TREATED FOR TERMITES.

ALL EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL SOIL UNDER FOOTINGS AND SLABS HAVE REACHED A DENSITY OF 98% IN ACCORDANCE WITH ASTM-D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSTABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERGO TO FIRM SOIL AND THE EXCAVATED AREA BACKFILLED WITH APPROVED FILL COMPACTED TO 98% OF ITS DENSITY IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN FREE DRAINING SAND WITH A MAXIMUM OF 15% FINE. THE FILL WILL BE FREE OF ROOTS, CLAY, LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS ASSUMED TO BE 2500 PSF. OWNER SHOULD CONTRACT WITH GEOTECHNICAL ENGINEERING FIRM TO VERIFY ACTUAL BEARING PRESSURE.

CAST IN PLACE CONCRETE FOOTINGS FOUNDATIONS AND FLOOR SLABS

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION, FOR COLD WEATHER IN ACCORDANCE WITH ACI 306, FOR HOT WEATHER IN ACCORDANCE WITH ACI 308.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND APPROVED BY THE DESIGN TEAM – ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT TIME OF CONSTRUCTION

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISHES FOR SURFACES INTENDED TO RECEIVE BROAD APPLIED FINISHES. APPLICATIONS, TROWEL FINISH FOR EXPOSED INTERIOR SURFACES, NONSTOP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHED SHALL BE A MINIMUM CLASS B TOLERANCES EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 305.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

UNLESS OTHERWISE NOTED ALL REINFORCONS STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60.

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STANDARD CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST THE GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH SIDE AND END AND MUST BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE REINFORCEMENT BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

FLOOR JOINTS SHALL BE LOCATED AS INDICATED ON PLANS CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

WALL FLOOR ROOF FRAMING GENERAL NOTES

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED OUT OR BOARD REFER TO IRC 206 CODE SSTD 10-99 AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHES AND BORING OF FRAMING MEMBERS TRUSSES SHALL NOT BE CUT NOTCHED OR BOARD WITHOUT ENGINEERS WRITTEN APPROVAL

THE ENGINEERING OF FRAMING MEMBERS SI BASED ON #2 SPUICE OR #2 SOUTHERN YELLOW PINE FB=1200 PSI E=1,200,000 PSI SUBSTITUTION MUST BE APPROVED BY THE ENGINEER BEFORE USING

ALL CONNECTION STEEL ANGLES PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE MASONRY GROUND OR OTHERWISE NOTED ON THE DRAWING SET WILL BE PRESTRESS TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2.

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PSI-83 OR APA PRP-108 WILL BE CLASSIFIED AS "EXTERIOR" APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS.

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8D NAILS (TWISTED SHANK) 3" O/C AROUND EDGES AND 6" O/C IN FIELD SEE DIAGRAM

GLAZED OPENINGS GENERAL NOTES

WINDOWS GLASS DOORS AND SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY SSTD 10-99 DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.

ALL GLAZING IN DOORS WINDOWS SKYLIGHTS SHALL BE TESTED FOR LARGE MISSILE IMPACT RESISTANCE AS NOTED BELOW. OPTION FOR TWO STORY OR LESS WOOD FRAME STRUCTURE, WOOD STRUCTURAL PANELS FOR 8'-0". PANELS MUST BE PRECUT TO SIZE AND ATTACHMENT HARDWARE PROVIDED. 3" LONG 1/4" DIAMETER SIMPSON SCREWS AT 12" O.C. AT PERIMETER OF PANEL EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER. (IRC 301.2.1.2 AND SSTD 1099.604

TEST REQUIREMENTS NOTES:
WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/15.2.97 SPECIFICATIONS
TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996
TESTED FORCED ENTRY RESISTANCE TO AAMA 1303.2
DEGLAZING TESTED TO ASTM E987
TESTED WATER RESISTANCE TO ASTM E 283
TEST REPORTS AVAILABLE UPON REQUEST

STRUCTURAL NOTES

SCALE: N.T.S.

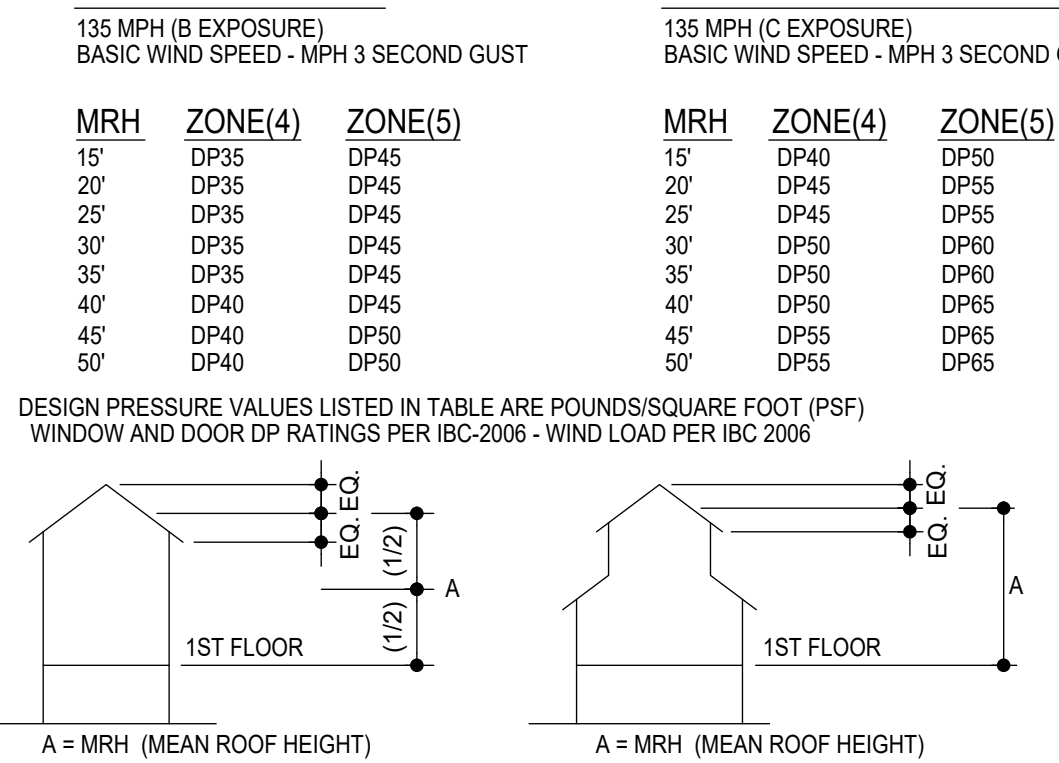
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GENERAL DESIGN CRITERIA

DESIGN CRITERIA	2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS	
1. FLOOR DEAD LOADS:	PARTITIONS FIXED EQUIPMENT FINISHES	20 PSF ACTUAL WEIGHT ACTUAL WEIGHT
2. FLOOR LIVE LOADS:	OFFICE/ASSEMBLY ATTIC W/ STORAGE ATTIC W/O STORAGE DECKS BALCONIES GUARDRAILS & HANDRAILS	40 PSF 20 PSF 10 PSF 40 PSF 60 PSF 200#
3. ROOF DEAD LOAD:	ROOFING DECKING INSULATION HANGING & MISC. FRAMING CEILING FIXED EQUIPMENT	2.0 PSF 2.0 PSF 6.0 PSF 9.0 PSF 5.0 PSF 5.0 PSF ACTUAL WEIGHT
4. ROOF LIVE LOADS:	TRIBUTARY AREA: 0 TO 200 SF 201 TO 600 SF OVER 600 SF	LIVE LOAD: 20 PSF L _f = 20 x R R _f = 1.2 - 0.001 A (400 SF 16 PSF) 12 PSF
5. WIND LOAD:	3 SECOND GUST WIND SPEED V (FIG. 1609) EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1)	V _{3s} = 135 MPH V _{fm} = 114 MPH ROOF NET UPLIFT = 20 PSF
WIND ZONE - INLAND	135 MPH (B EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST	WIND ZONE - OCEANFRONT 135 MPH (C EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST
MRH	ZONE(4)	ZONE(5)
15'	DP35	DP45
20'	DP35	DP45
25'	DP35	DP45
30'	DP35	DP45
35'	DP35	DP45
40'	DP40	DP45
45'	DP40	DP50
50'	DP40	DP50

DESIGN PRESSURE VALUES LISTED IN TABLE ARE POUNDS/SQUARE FOOT (PSF)

WINDOW AND DOOR DP RATINGS PER IBC-2006 - WIND LOAD PER IBC 2006



A = MRH (MEAN ROOF HEIGHT)

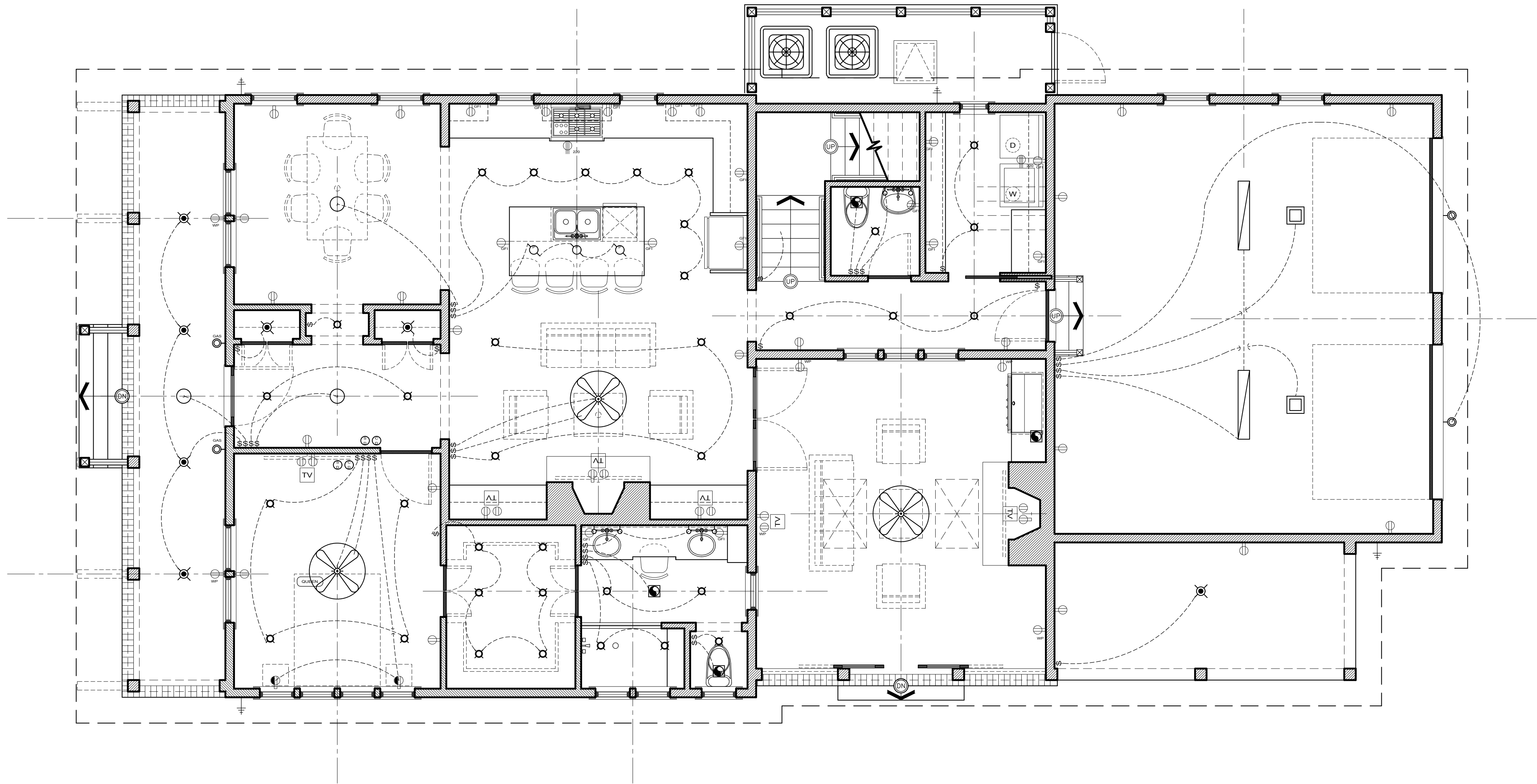
6. SEISMIC CRITERIA: (2006 IBC - SECT. 1613)

SITE CLASSIFICATION: SITE CLASS "D"
AVERAGE "N" VALUES: BETWEEN 15 TO 50
SPECTRAL RESPONSE ACCELERATION:
SITE COEFFICIENT VALUES: F_a = 1.1, F_v = 1.8
BUILDING DESIGN CATEGORY "C"

WINDOW AND DOOR OPENING NOTES

SCALE: N.T.S.

S - 1



OWNER WALK THROUGH

THE FINAL ELECTRICAL PLAN TO BE LAID OUT AND DETERMINED DURING THE ON SITE OWNER WALK THROUGH

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED V33 = 135 MPH
EXPOSURE CATEGORY "B"
FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY

**ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29**

ELECTRICAL INDEX

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SMALL FLORESCENT
LARGE FLORESCENT
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2017 NEC

ELECTRICAL SERVICE TO MEET 2017 NEC BUILDING CODE
ARCH. FAULT REQUIREMENT

FLOOR OUTLETS

VERIFY WITH SITE SUPERINTENDENT FOR LOCATION AND QUANTITY OF FLOOR OUTLETS AND ANY OTHER ELECTRICAL EQUIPMENT THAT MAY NEED TO BE INSTALLED PRIOR TO POURING OF FOUNDATION CONCRETE SLAB

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DESIGN LOAD BASED ON WIND SPEED V33 = 135 MPH
EXPOSURE CATEGORY "B"

**ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29**

FLOOD ZONE PER SURVEY

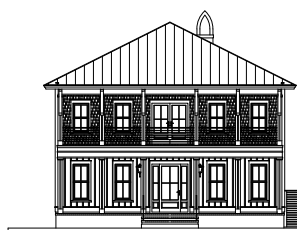
MINIMUM F.F.F. PER SURVEY
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TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



FIRST FLOOR ELECTRICAL PLAN

24 x 36

A.R.B. REVIEW

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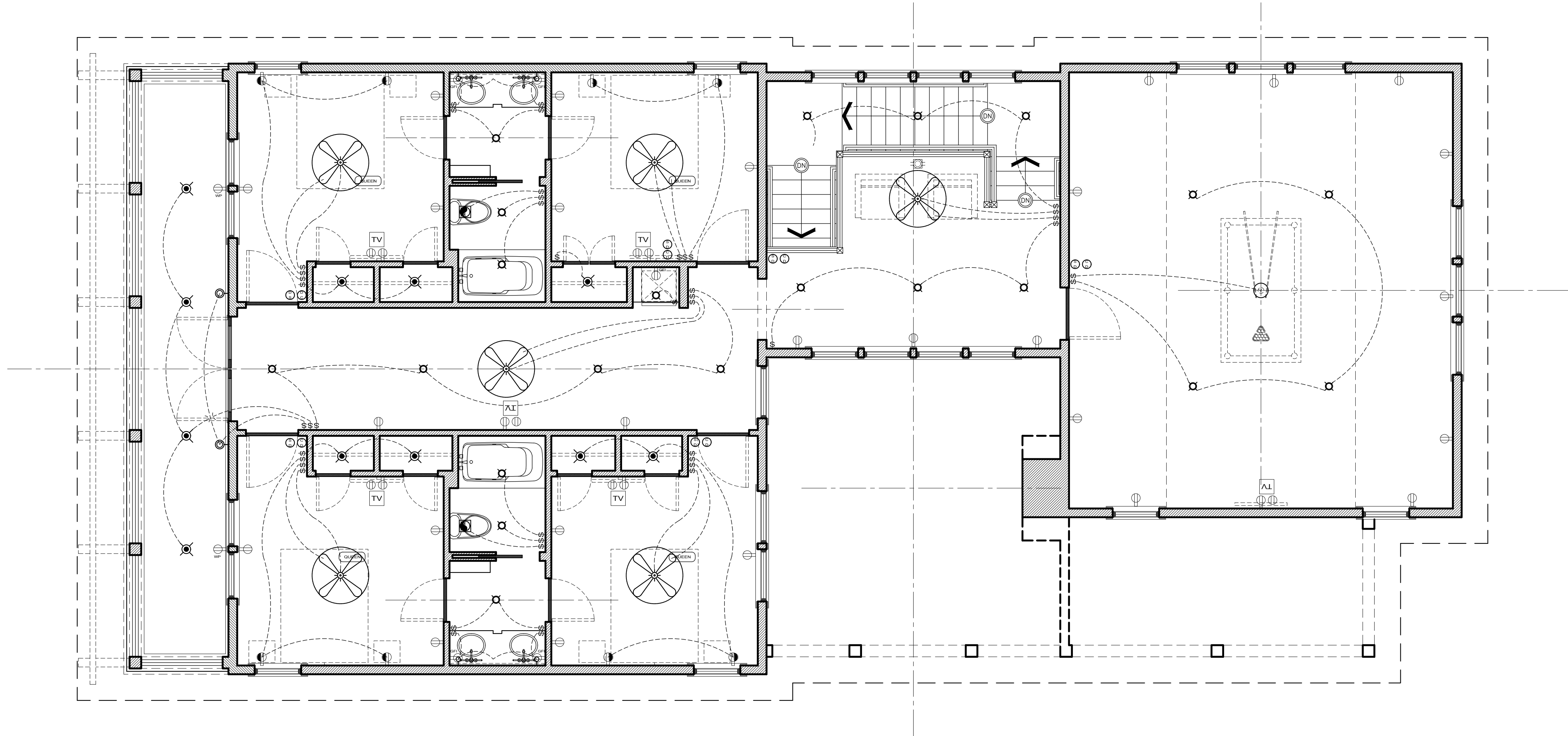
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OWNER WALK THROUGH

THE FINAL ELECTRICAL PLAN TO BE LAID OUT AND DETERMINED DURING THE ON SITE OWNER WALK THROUGH

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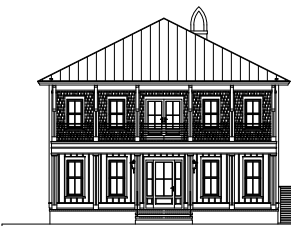
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SINGLE FAMILY RESIDENCE - NEW

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TOWN OF BLUFFTON

STRUCTURAL ENGINEER SEAL



SECOND FLOOR ELECTRICAL PLAN

24 x 36

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