

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTILLAY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- IRC 2015, R312.1.1 & R312.1.2
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BERESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
8. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
9. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

ATTACHMENT 4

PROJECT NARRATIVE:

THIS IS A NEW ONE STORY SINGLE FAMILY RESIDENCE, 3 BEDROOM, 2 BATH, ON A VACANT LOT. THIS IS A RAISED SLAB FOUNDATION. WE WILL BE USING CEMENT BOARD SIDING AND TRIM WITH ASPHALT SHINGLE ROOF. THE HOUSE IS MOVED BACK TO AN AVOID OVERHEAD POWER LINE.

SQUARE FOOTAGE

1st FLOOR (heated sf):	1,696 s.f.
GARAGE:	688 s.f.
COVERED ENTRY	258 s.f.
COVERED PORCH	168 s.f.
TOTAL (under roof sf):	2,810 s.f.

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A-6 WALL SECTIONS



FRONT ELEVATION

BERTH WOOTEN RESIDENCE

LOT 3, 22 BRUIN ROAD, BLUFFTON, SC 29910

Date:

3/30/2025

Drawn By:

GREG HARROLD

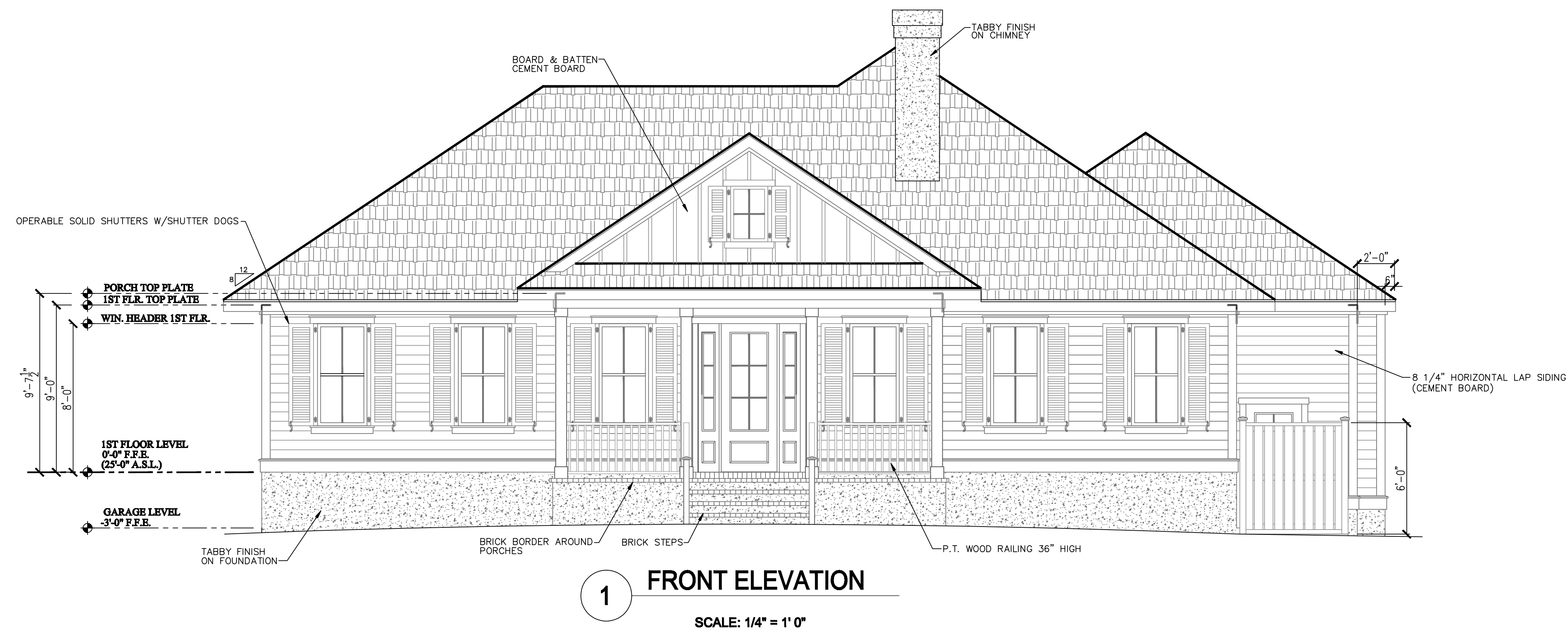
SHEET TITLE:

COVER SHEET

SHEET NUMBER

C1

REV.	REMARKS	DATE
RO	INITIAL SUBMISSION	3/30/25



BERTH WOOTEN RESIDENCE

LOT 3, 22 BRUIN ROAD, BLUFFTON, SC 29910

Date:
3/30/2025
Drawn By:
GREG HARROLD

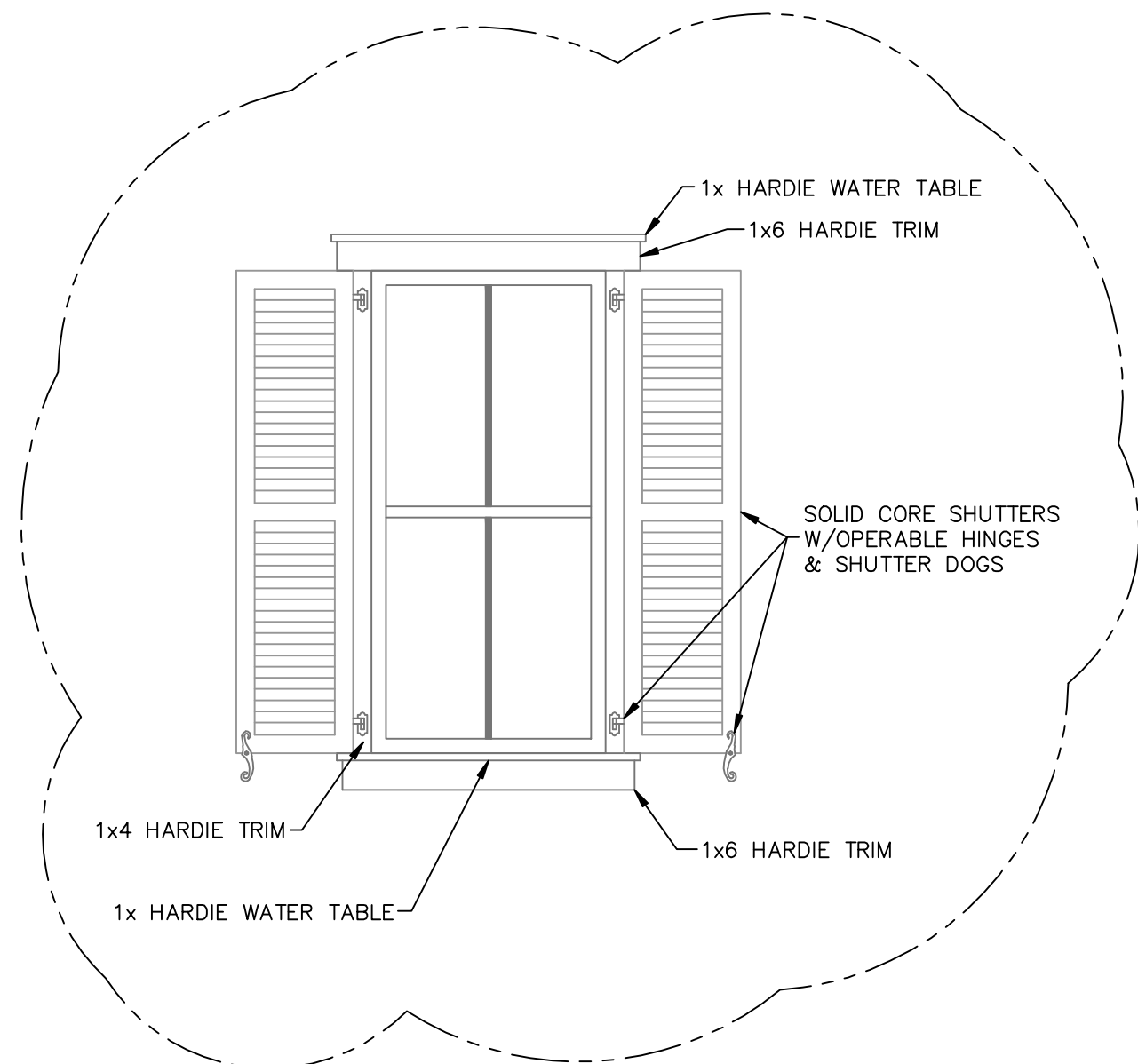
SHEET TITLE:
FRONT/REAR
ELEVATIONS

SHEET NUMBER
A2

REV.	REMARKS	DATE
R0	INITIAL SUBMISSION	3/30/25



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



SHUTTER DETAIL
SCALE: 1/2" = 1' 0"



4 LEFT ELEVATION
SCALE: 1/4" = 1' 0"

BERTH WOOTEN RESIDENCE
LOT 3, 22 BRUIN ROAD, BLUFFTON, SC 29910

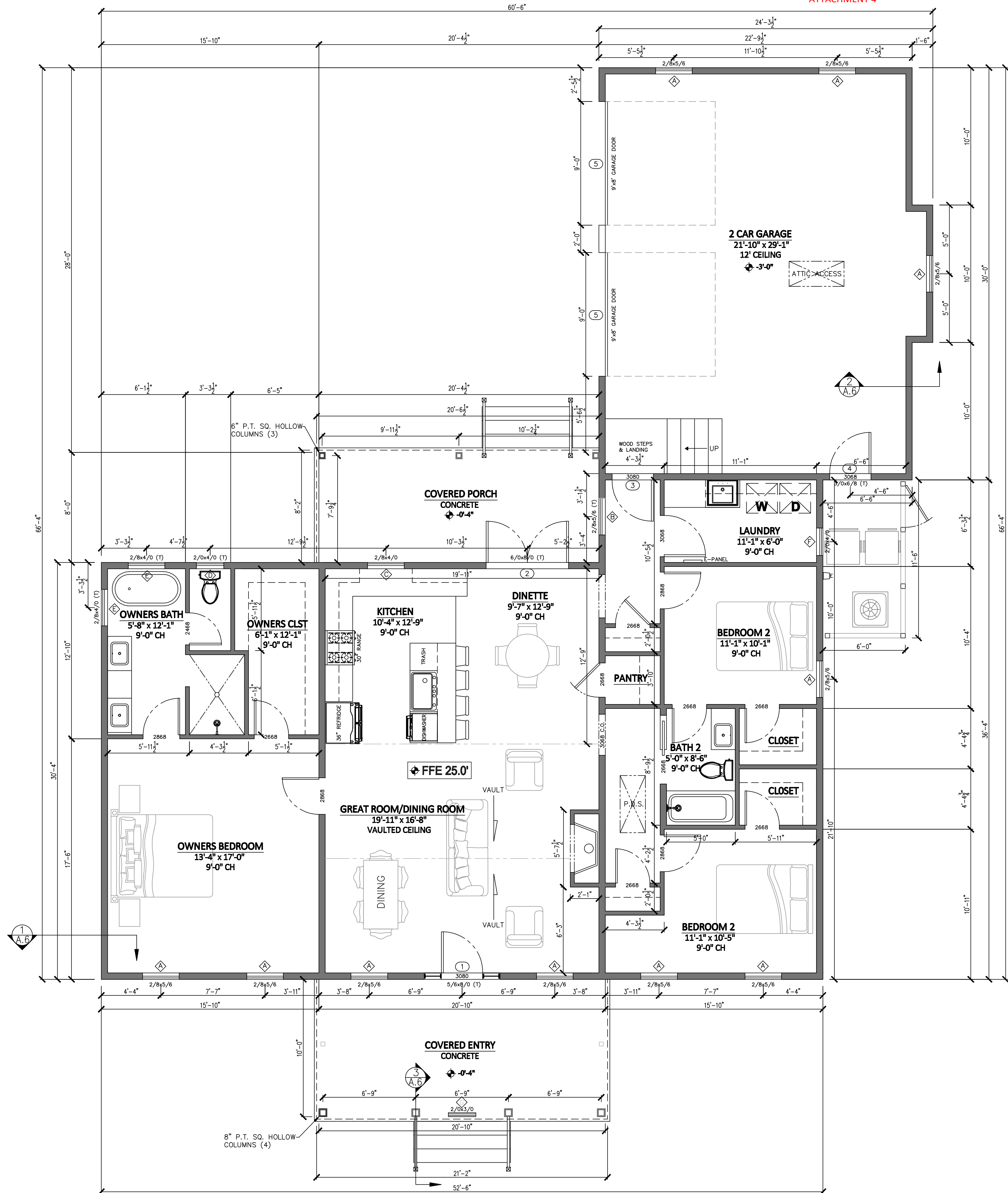
Date:
3/30/2025
Drawn By:
GREG HARROLD

SHEET TITLE:
RIGHT/LEFT
ELEVATIONS

SHEET NUMBER

A3

REV.	REMARKS	DATE
RO	INITIAL SUBMISSION	3/30/25



SQUARE FOOTAGE

1st FLOOR (heated sf):	1,696 s.f.
GARAGE:	688 s.f.
COVERED ENTRY	258 s.f.
COVERED REAR PORCH	168 s.f.
TOTAL (under roof sf):	2,810 s.f.

A-3.1 WINDOW SCHEDULE

WINDOW ID	UNIT WIDTH	UNIT HEIGHT	HEADER HT.	TYPE	MANUFACTURER	REMARKS	QUANTITY PER PLAN
1	2'-8"	5'-6"	8'-0"	SINGLE HUNG	TO BE DETERMINED	VINYL - 4 LITE	10
2	2'-8"	5'-6"	8'-0"	SINGLE HUNG	TO BE DETERMINED	VINYL - 4 LITE (TEMPERED)	1
3	2'-8"	4'-0"	8'-0"	SINGLE HUNG	TO BE DETERMINED	VINYL - 4 LITE	1
4	2'-0"	4'-0"	8'-0"	SINGLE HUNG	TO BE DETERMINED	VINYL - 4 LITE (TEMPERED)	1
5	2'-8"	4'-0"	8'-0"	FIXED	TO BE DETERMINED	VINYL - 4 LITE (TEMPERED)	2
6	2'-0"	4'-0"	8'-0"	SINGLE HUNG	TO BE DETERMINED	VINYL - 4 LITE	1
7	2'-0"	3'-0"		FIXED	TO BE DETERMINED	VINYL - 4 LITE	1

A-3.2 DOOR SCHEDULE

DOOR ID	UNIT WIDTH	UNIT HEIGHT	HEADER HT.	TYPE	MANUFACTURER	REMARKS	QUANTITY PER PLAN
1	5'-6"	8'-0"	8'-0"	WOOD	TO BE DETERMINED	FRONT DOOR UNIT	1
2	6'-0"	8'-0"	8'-0"	FIBER GLASS	TO BE DETERMINED	GLASS FRENCH DOOR (TEMPERED)	1
3	3'-0"	8'-0"	8'-0"		TO BE DETERMINED	20 MIN. FIRE RATED	1
4	3'-0"	6'-8"	6'-8"		TO BE DETERMINED	METAL INS. HALF GLASS	1
5	9'-0"	8'-0"	8'-0"		TO BE DETERMINED	METAL INS. GARAGE DOOR	2

1 1ST FLOOR PLAN

SCALE: 1/4" = 1' 0"

BERTH WOOTEN RESIDENCE

LOT 3, 22 BRUIN ROAD, BLUFFTON, SC 29910

Date:
3/30/2025
Drawn By:
GREG HARROLD

SHEET TITLE:
FLOOR
PLAN

SHEET NUMBER

A4

REV.	REMARKS	DATE
RO	INITIAL SUBMISSION	3/30/25

3/30/2025

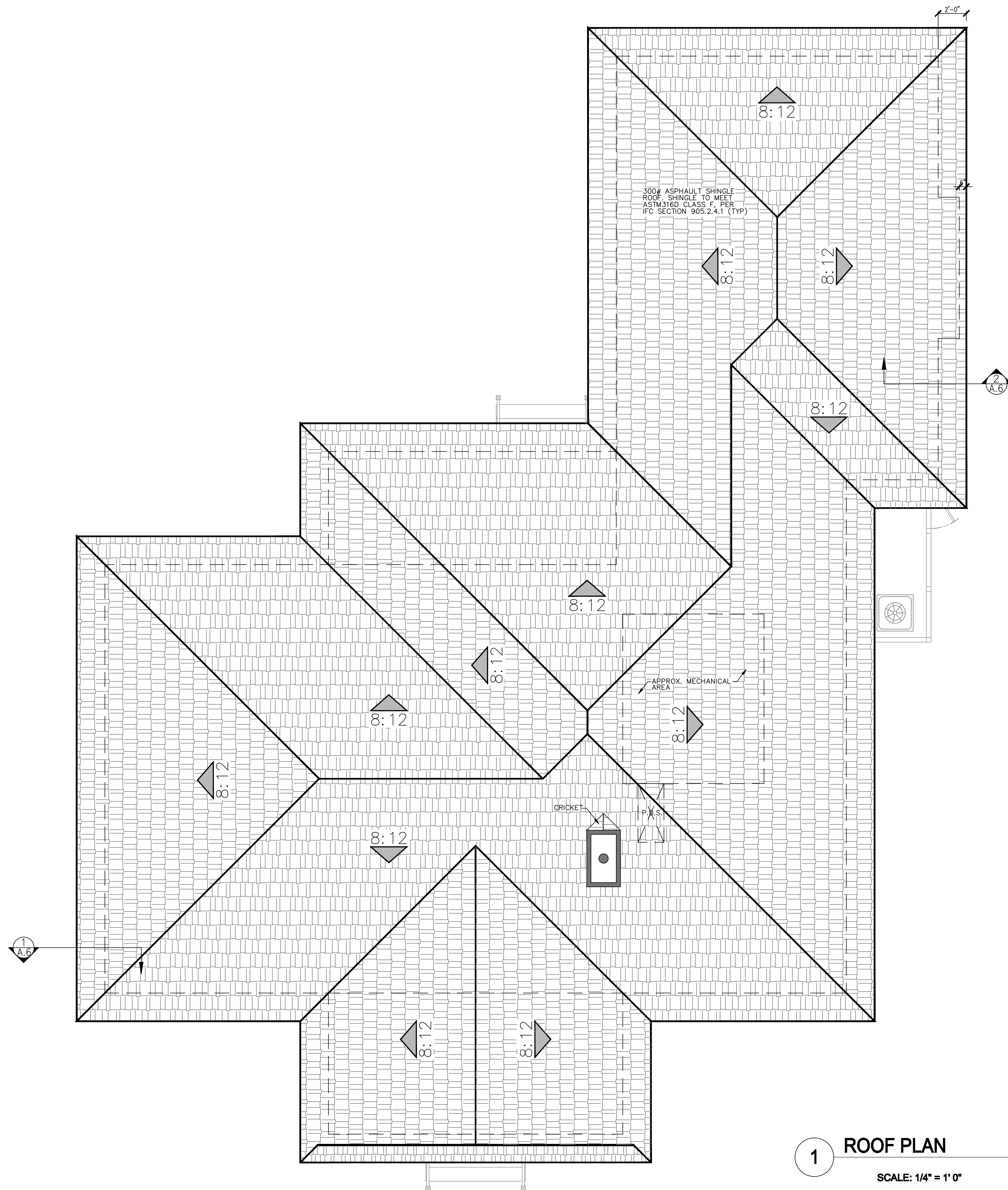
GREG HARROLD

SHEET TITLE:
ROOF PLAN

SHEET NUMBER

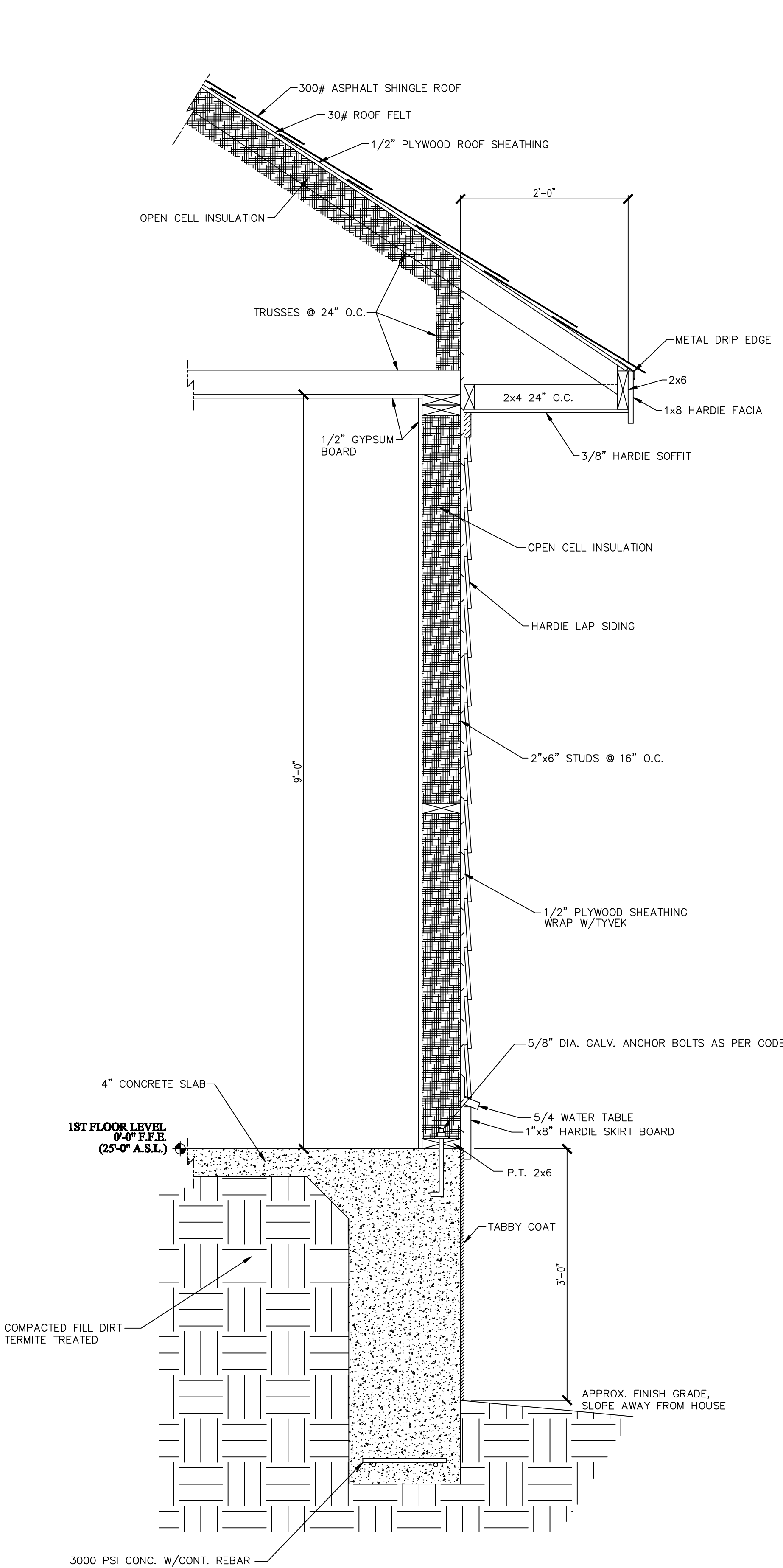
A5

REV.	REMARKS	DATE
R0	INITIAL SUBMISSION	3/30/23



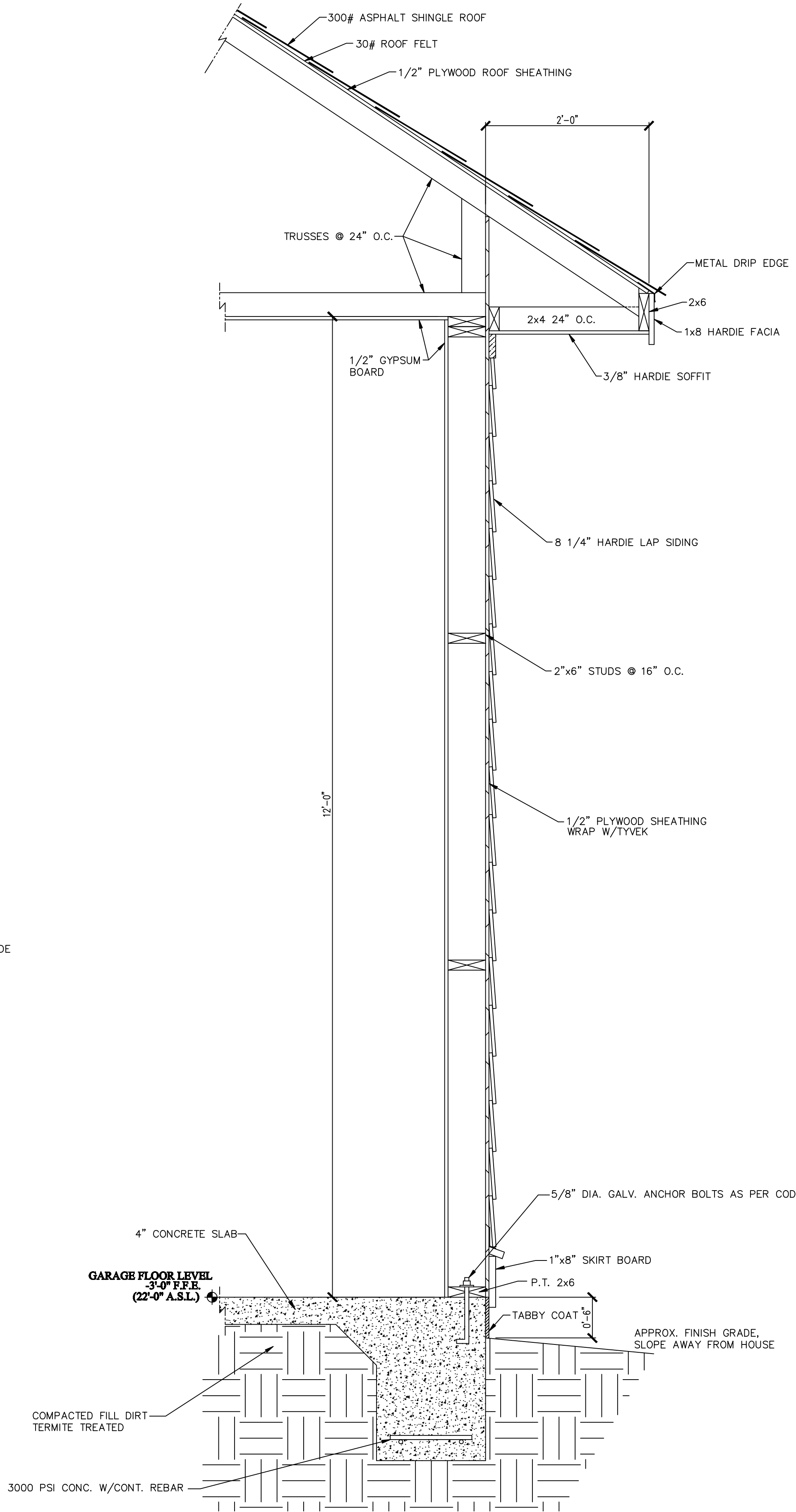
1 ROOF PLAN

SCALE: 1/4" = 1' 0"



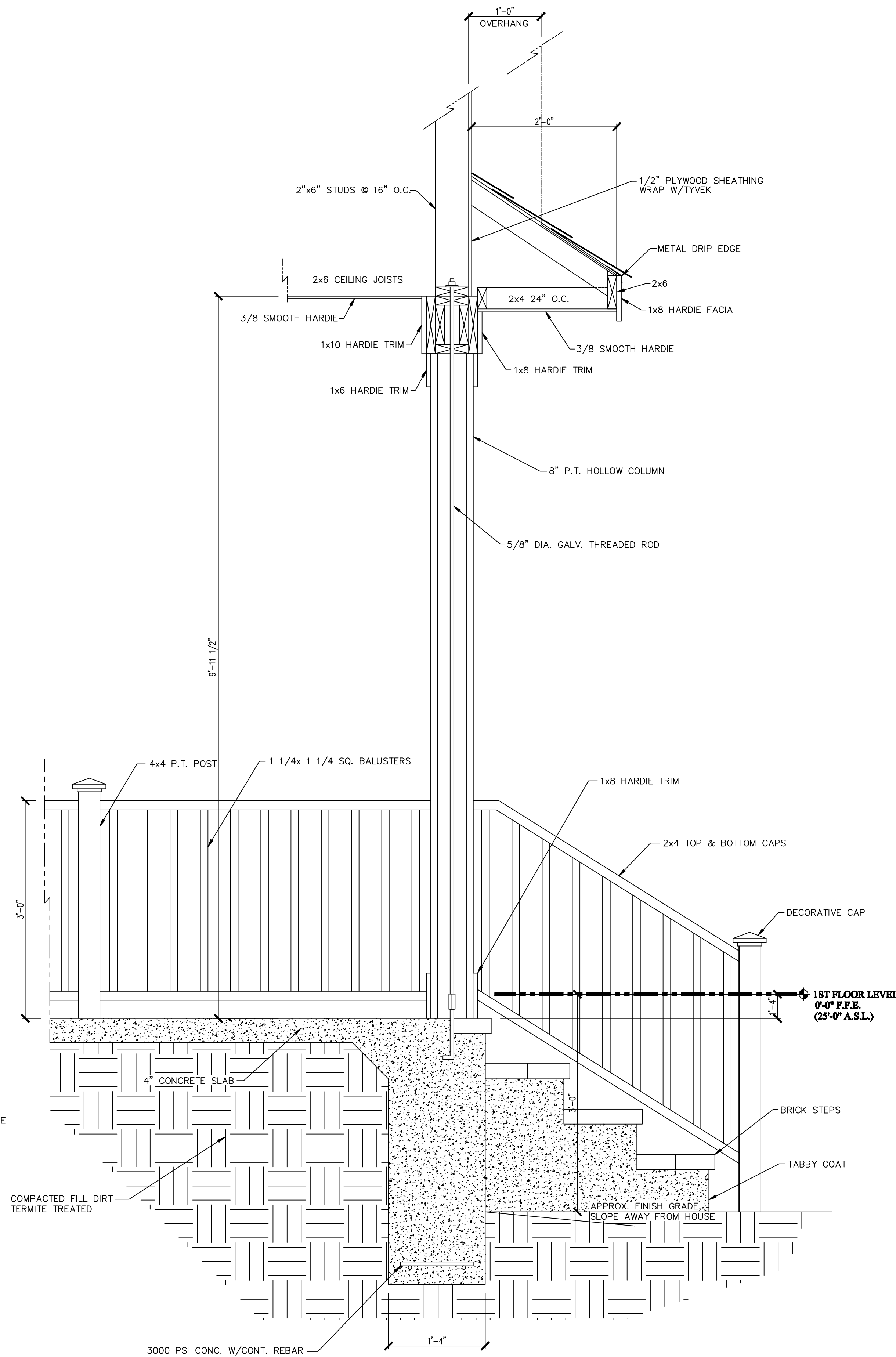
1 TYP. WALL SECTION

SCALE: 1" = 1' 0"



2 TYP. GARAGE SECTION

SCALE: 1" = 1' 0"



3 FRT. PORCH SECTION

SCALE: 1" = 1' 0"

REV.	REMARKS	DATE
RO	INITIAL SUBMISSION	3/30/25

BERTH WOOTEN RESIDENCE
LOT 3, 22 BRUIN ROAD, BLUFFTON, SC 29910

Date: 3/30/2025
Drawn By: GREG HARROLD

SHEET TITLE:
SECTION
VIEWS

SHEET NUMBER

A6