

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT

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23 Plantation Park Drive
Bldg 100 -Suite 103
Bluffton SC 29910
Ph. 843.815.9575
Certified Professional Building Designer
Certified Green Professional

LOW TIDE

DESIGNS

RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL-SUBMITTAL

DESIGN FOR

GLEND A AND BILLY MIKULAK

LOT#2 X 2A " GREEN STREET"

BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:

06.04.2024
08.05.2024
12.09.2025
05.06.2026

DESIGNED BY

S. LIBERTI

DRAWN BY

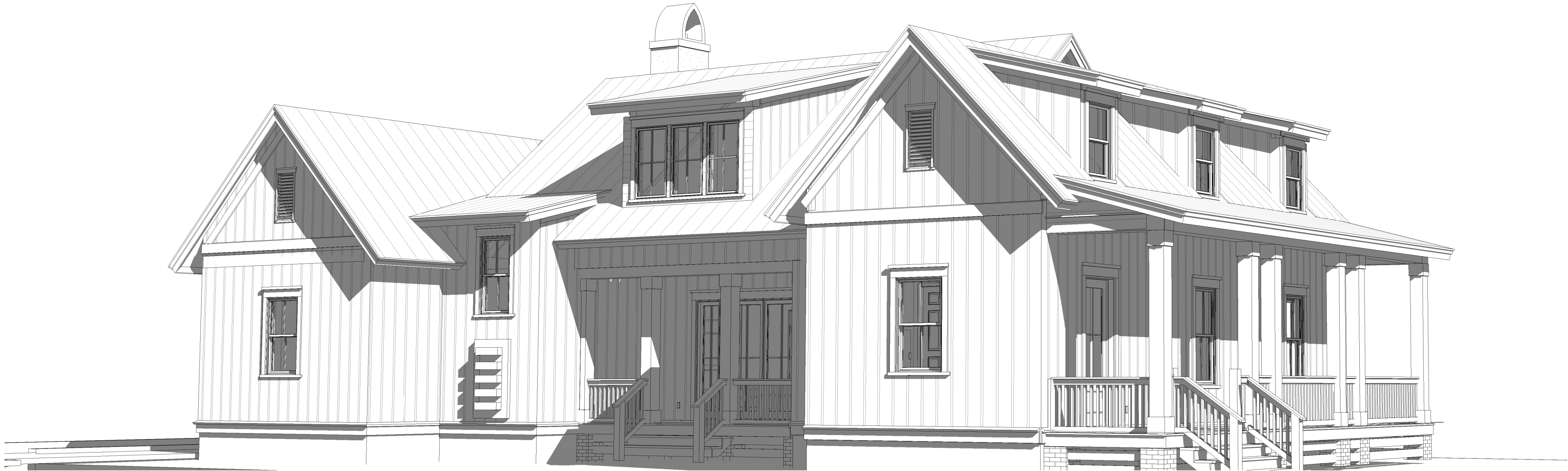
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PROJECT

24-033

SHEET

CS



1 3D FRONT VIEW 1-COVER

GENERAL NOTES

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION MANAGEMENT OR OBSERVATION ON THIS PROJECT.

- NOTES TO GENERAL CONTRACTORS:
THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICE AGREEMENT BETWEEN THE OWNER AND LOW TIDE DESIGNS. THEY ARE TO BE USED IN CONJUNCTION WITH STRUCTURAL AND OTHER ENGINEERING REQUIREMENTS FOR A BUILDING PERMIT.
- THESE DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS THAT ARE REQUIRE BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION AND TIE DOWN REQUIREMENTS
- SEPARATE MECHANICAL AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH WOULD INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE RESIDENTIAL DESIGNERS BASIC LAYOUT AND SELECTIONS
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE ADDITIONAL SITE PREP PLANNING, AND DRAINAGE.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/OWNERS REPRESENTATIVE OR BUILDER.
- BY APPLYING FOR A BUILDING PERMIT AND /OF CONSTRUCTING THE PROJECT REPRESENTED HER IN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE RESIDENTIAL DESIGNER TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER OR CLAIMS OF EXPENSE FOR ANY SUCH ITEMS TO THE RESIDENTIAL DESIGNERS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE RESIDENTIAL DESIGNER AND HAVE BEEN PREPARED SPECIFICALLY AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE RESIDENTIAL DESIGNER. REPRODUCTION IS STRICTLY PROHIBITED. THE RESIDENTIAL DESIGNER SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LOW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPY RIGHT.
- THIS WRITTEN NOTICE BY THE SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE RESIDENTIAL DESIGNER AT LOW TIDE DESIGNS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE RESIDENTIAL DESIGN BEFORE PROCEEDING.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPTS HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH THE ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATIONS FROM THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.

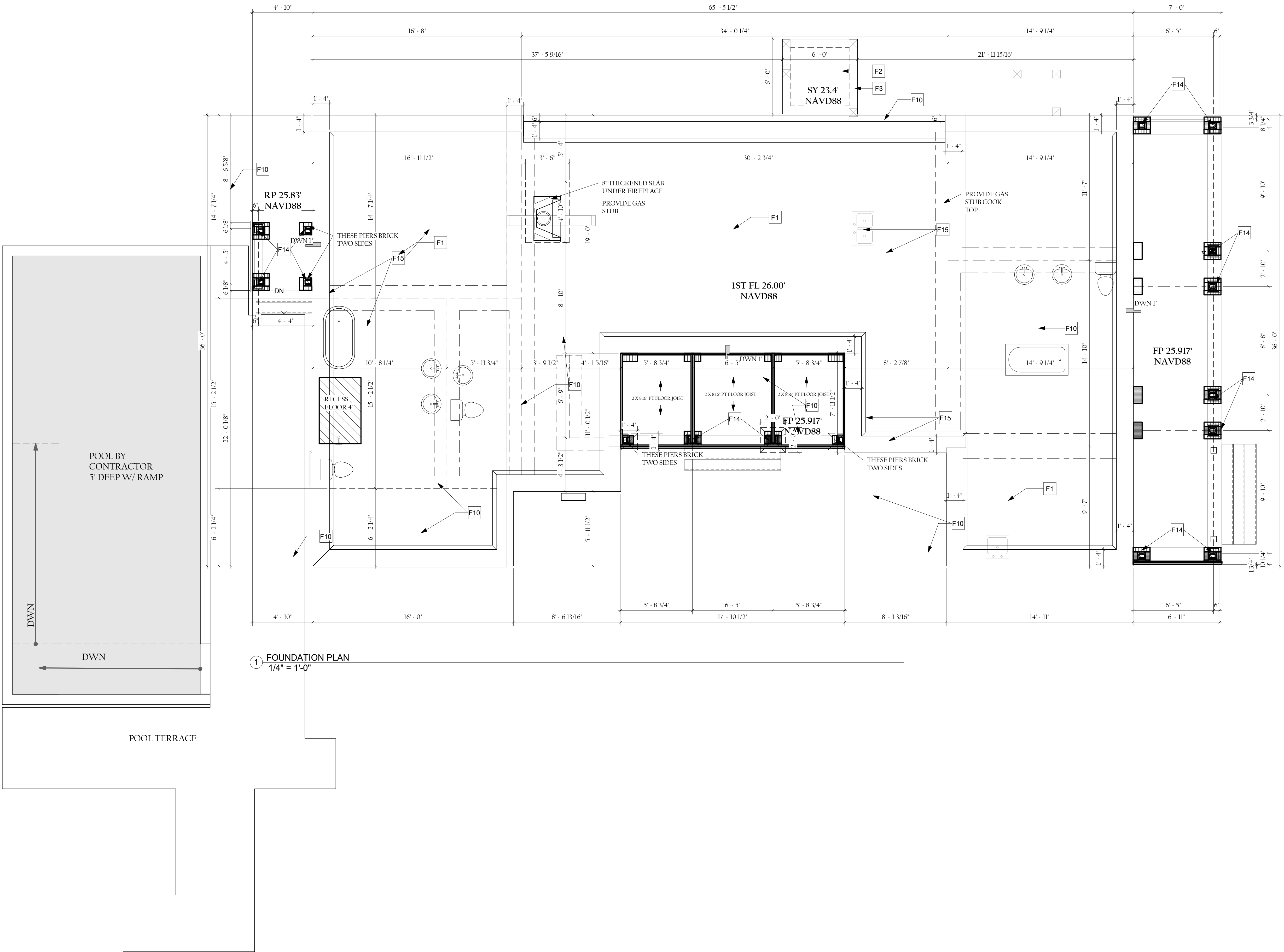
SHEET LIST	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
A0.0	ORIGINAL SITE PLAN
A0.1	SITE PLAN
A0.2	DRAINAGE
A0.3	STREETSCAPE
A0.5	STORM WATER INFORMATION
LS	LANDSCAPING
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	3D EXTERIOR VIEWS
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.4	DETAILS
A4.5	FLASHING DETAILS
A5.0	WINDOW & DOOR SCHEDULE
A5.1	WINDOW DETAILS
A5.2	WINDOW DETAILS
A6.1	DOOR DETAILS
E2.1	FIRST FLOOR ELECTRICAL PLAN
E2.2	SECOND FLOOR ELECTRICAL PLAN
S0.1	STRUCTURAL

BUILDING CODE SUMMARY

NAME OF PROJECT:	GLEND A AND BILLY MIKULAK		
ADDRESS:	LOT #2 AND 2A GREEN STREET		
	BLUFFTON, SOUTH CAROLINA		
PROPOSED USE:	RESIDENTIAL		
OWNER/CONTACT:	GLEND A MIKULAK		
CODE ENFORCEMENT JURISDICATION:	TOWN OF BLUFFTON, SC		
DESIGNER OF RECORD			
DESIGNER	LOW TIDE DESIGNS	BLUFFTON, SC 29910	843-815-9575
ELECTRICAL	_____	_____	_____
PLUMBING	_____	_____	_____
MECHANICAL	_____	_____	_____
STRUCTURAL	_____	_____	_____
CIVIL	_____	_____	_____
LANDSCAPER	MICHAEL BROCK RLA	PORT ROYAL SC	843.540.6407
BUILDING DATA			
OCCUPANCY CLASSIFICATION	RESIDENTIAL R-3		
MIXED OCCUPANCY	NO SEPARATION		
CONSTRUCTION TYPE	I-A I-B II-B	III-A III-B IV V-A	V-B
MIXED CONSTRUCTION	NO	TYPE	
SPRINKLERED	NO		
FIRE DISTRICT	NO		
BUILDING HEIGHT 24'-2 13/16"	BUILDING STORIES 1.5		

INITIALS

OWNERS _____ BUILDER _____



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MASTER NOTE SCHEDULE	
NOTE NUMBER	NOTE
F1	4" THICK 3,000 PSI CONCRETE SLAB REINF. W/ 6X6 #10/#10 W.W.M. ON 6 MIL POLYETHYLENE VAPOR BARRIER ON CLEAN, DRY, COMPACTED, TERMITE TREATED EARTH FILL.
F2	8" WIDE X 12" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONC. SLAB INTO FOOTING.
F3	4" THICK 3,000 PSI CONCRETE SLAB REINF. W/ 6X6 #10/#10 W.W.M. ON CLEAN, DRY, TREATED, COMPACTED EARTH FILL.
F4	16" X 16" CMU PIER ON 3' X 3' X 18" CONCRETE FOOTING WITH (3) 5/8" REBAR EACH WAY. (2) 5/8" VERTICAL RODS. FILL PIER W/ 3000 PSI GROUT.
F5	16" X 16" CMU PIER ON 3' X 3' X 18" CONCRETE FOOTING WITH (3) 5/8" REBAR EACH WAY. (2) 5/8" VERTICAL RODS. FILL PIER W/ 3000 PSI GROUT.
F6	8" X 16" CMU WALL W/5/8" VERTICAL REBAR IN EACH CORNER @32"O.C.. FILL CMU WALL WITH CONCRETE GROUT 2500 PS FILL WITH TREATED COMPACTED SOIL. 32" WIDE X 16" DEEP CONCRETE FOOTING WITH (3) 5/8" REBAR OVERLAP 40 X DIA.
F7	DEPRESS SLAB AT SLIDING DOOR 1-3/4" TO ACCEPT DOOR SILL. SEE FLOOR PLAN FOR LOCATION OF SLIDING DOORS.
F8	PROVIDE SOLID MASONRY STUCCO TRIM, SURROUND & PILASTERS NO QUIK-R, B-BOARD SHALL BE USED ON RESIDENCE.
F9	ANY WOOD, PLYWOOD OR FIBROUS MATERIAL INSTALLED AGAINST A MASONRY SURFACE SHALL BE OF A PRESSURE TREATED NATURE. ANY MATERIAL INSTALLED BELOW FLOOD SHALL BE NON-SOLUBLE. NO EXCEPTIONS.
F10	16" WIDE X 36" +/- DEEP 3,000 PSI MONOLITHIC CONC. FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING
F11	NOT USED.
F12	16" WIDE X 20" +/- DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING.
F13	24" WIDE X 20" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING.
F14	20" WIDE X 20" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #5 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING. BRICK VENEER OVER 8 X 8 X 8 CMU PIER FILLED SOLID
F15	24" WIDE X 12" DEEP, 3,000 PSI MONOLITHIC CONCRETE GRADE BEAM W/ #5 BAR CONT. OVER LAP ENDS 40X
D1	
1	

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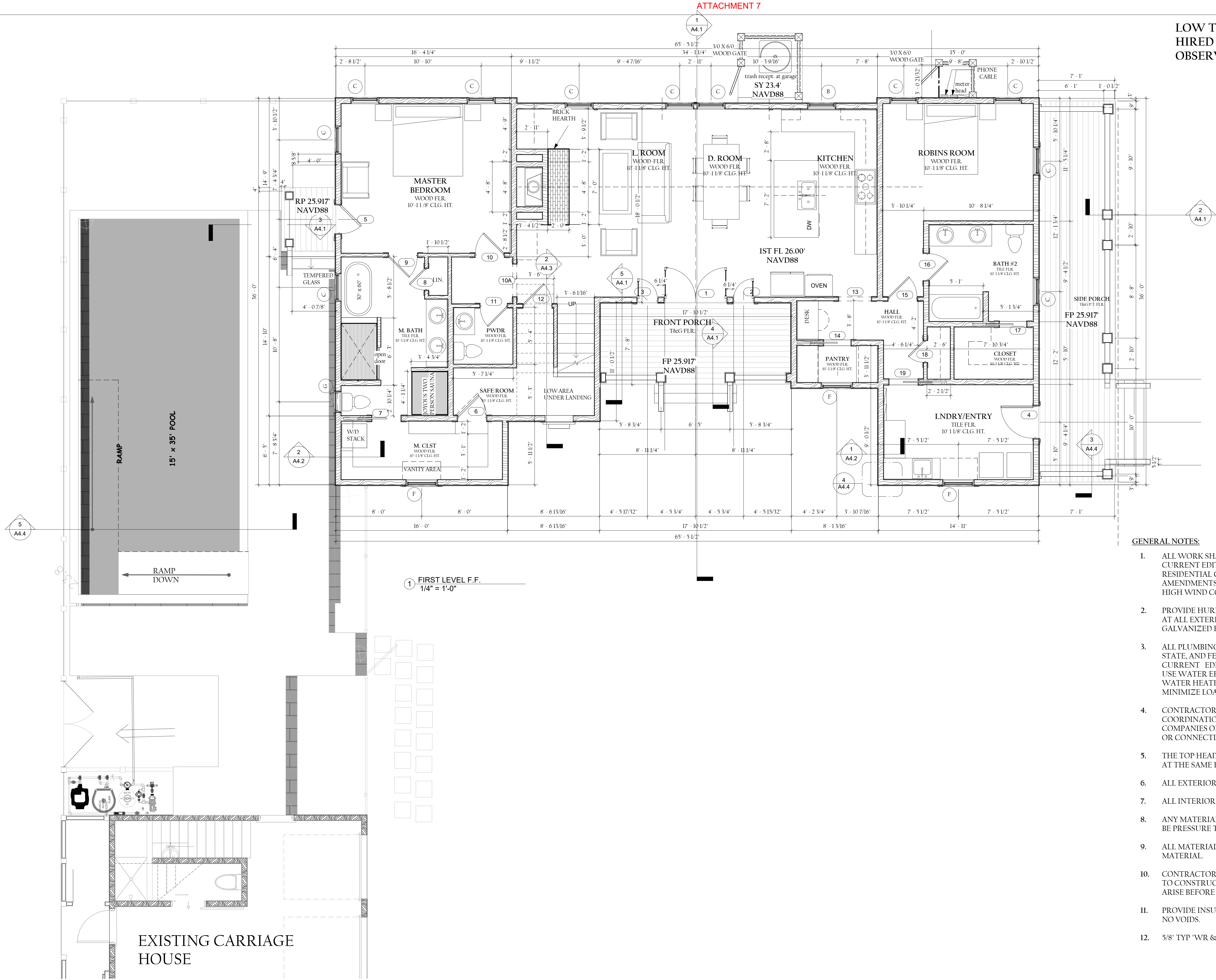
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A1.1



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- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2012 I.R.C. (INTERNATIONAL RESIDENTIAL CODE), WITH SOUTH CAROLINA AMENDMENTS, IECC 2009 ENERGY CODE AND ICC 600 HIGH WIND CONSTRUCTION
 - PROVIDE HURRIC CLIPS AT ALL RAFTERS AND JOISTS. AT ALL EXTERIOR DECK FLOOR JOISTS PROVIDE GALVANIZED HURRICANE CLIPS.
 - ALL PLUMBING WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD PLUMBING CODE. USE WATER EFFICIENT FIXTURES AND LOCATE HOT WATER HEATERS CLOSE TO LARGE USAGE FIXTURES TO MINIMIZE LOADING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LOCAL OR PRIVATE UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO EXISTING UTILITIES.
 - THE TOP HEAD OF EXTERIOR DOORS AND WINDOWS TO BE AT THE SAME HEIGHT ABOVE THE FINISH FLOOR U.N.O.
 - ALL EXTERIOR WALLS ARE 2x6, U.N.O.
 - ALL INTERIOR WALLS ARE 2x4, EXCEPT WHERE NOTED.
 - ANY MATERIAL IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
 - ALL MATERIAL BELOW FLOOD SHALL BE NON-SOLUBLE MATERIAL.
 - CONTRACTOR AND SUBS SHALL REVIEW PLANS PRIOR TO CONSTRUCTION. CONTACT DESIGNER IF QUESTIONS ARISE BEFORE BUILDING.
 - PROVIDE INSULATION BEHIND ALL TUBS. INSTALL WITH NO VOIDS.
 - 5/8" TYP 'WR & X' AT CLG OF GARAGE

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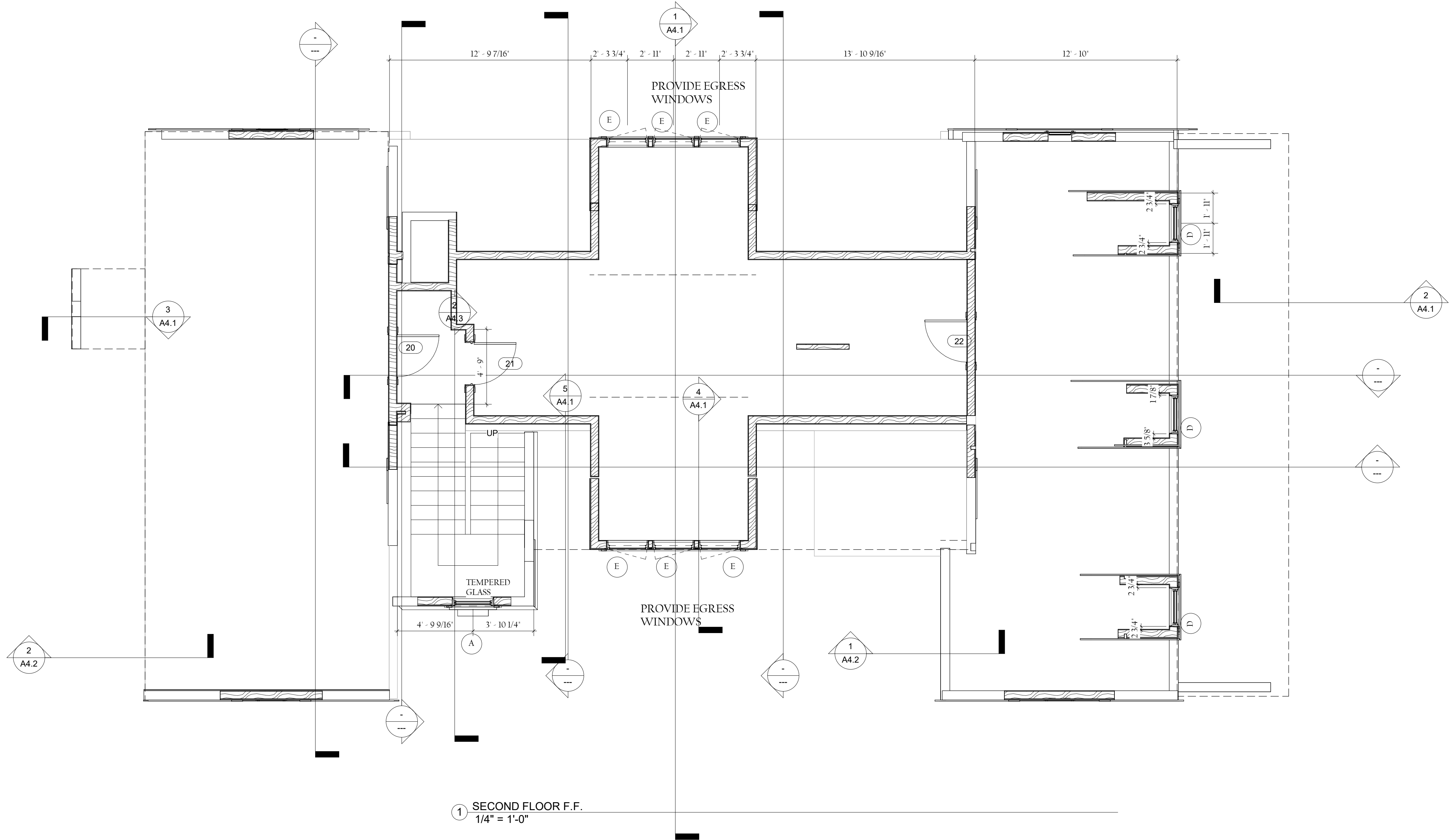
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1 SECOND FLOOR F.F.
1/4" = 1'-0"

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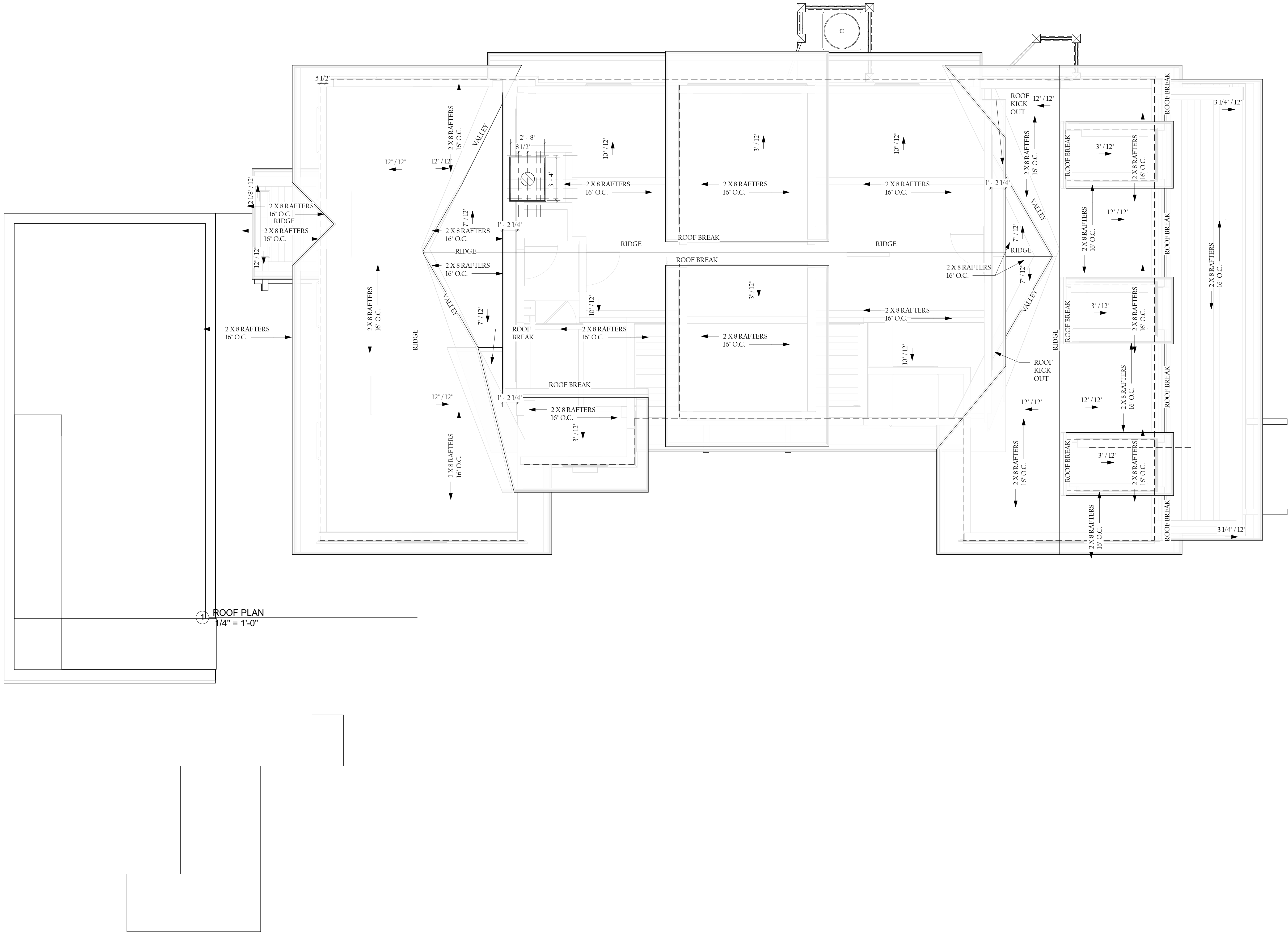
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A2.2

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NOTE:
ALL RIDGES ARE TO BE CONTINUOUS MEMBERS WHERE POSSIBLE
USING AVAILABLE STANDARD LUMBER SIZES



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DESIGN FOR
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 LOT #2 X 2A " GREEN STREET"
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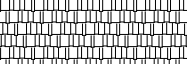
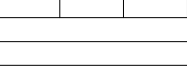
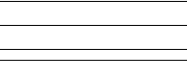
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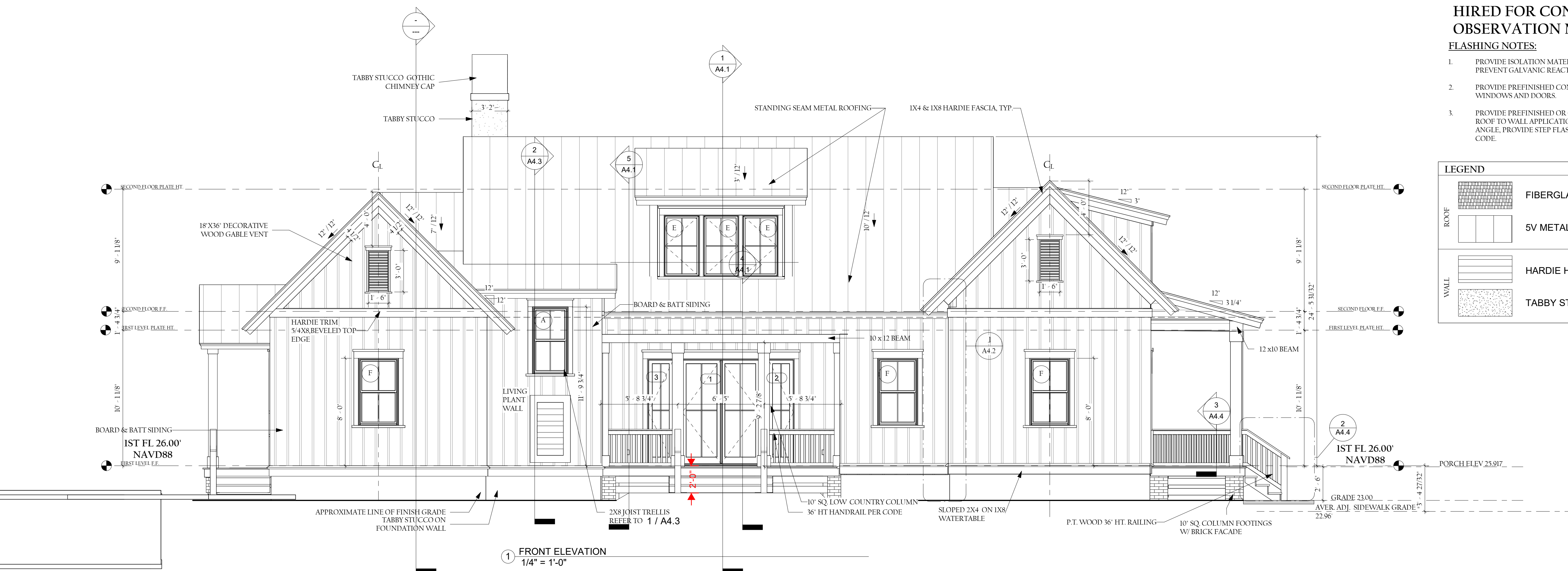
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FLASHING NOTES:

- PROVIDE ISOLATION MATERIAL BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC REACTION.
- PROVIDE PREFINISHED CONCEALED METAL FLASHING AT ALL WINDOWS AND DOORS.
- PROVIDE PREFINISHED OR CONCEALED METAL FLASHING AT ROOF TO WALL APPLICATIONS. IF WALL IS RUNNING AT AN ANGLE, PROVIDE STEP FLASHING. INSTALL PER BUILDING CODE.

LEGEND

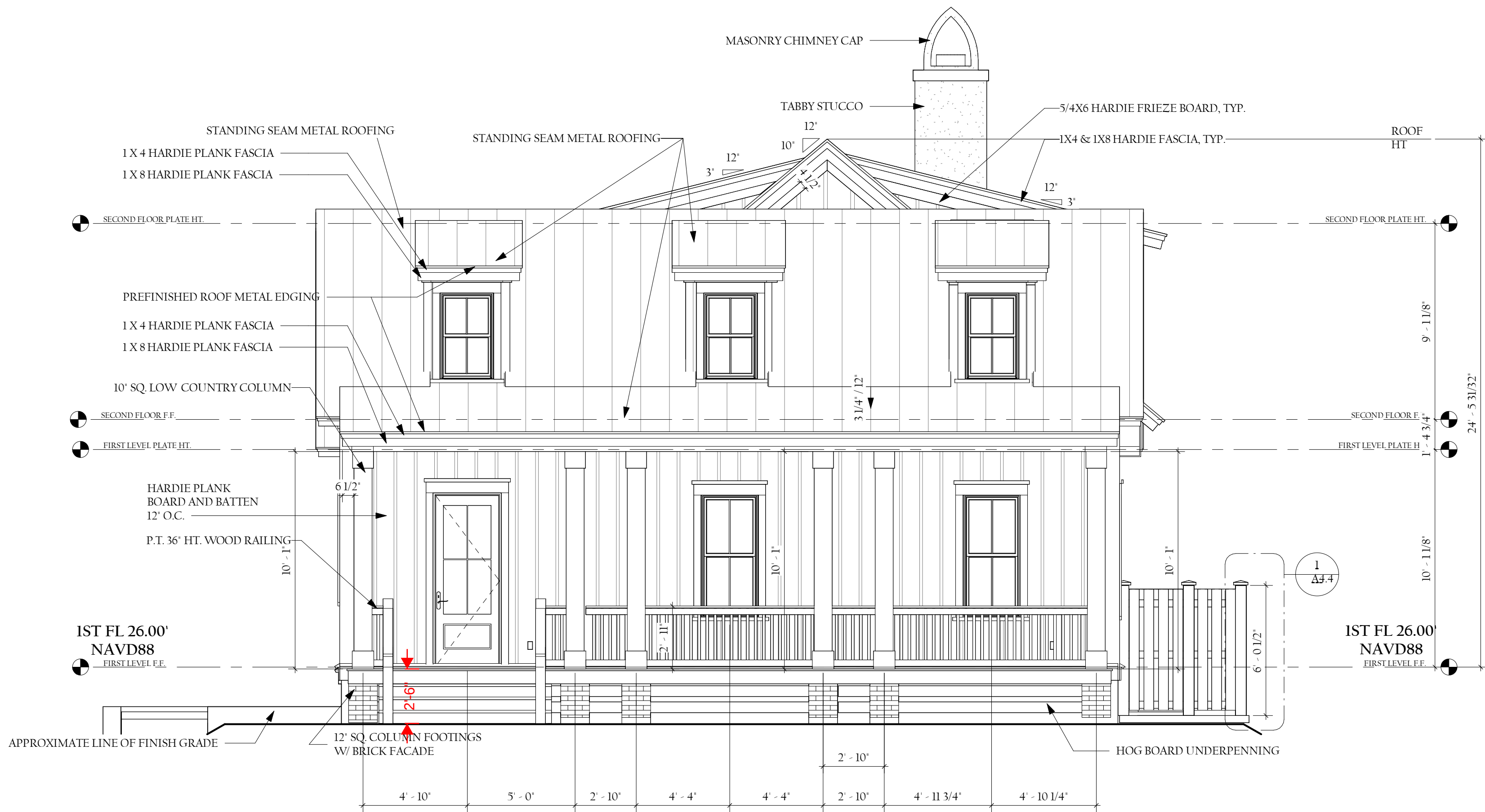
	FIBERGLASS ARCHITECTURAL SHINGLES
	5V METAL ROOF
	HARDIE HORIZONTAL PLANK SIDING
	TABBY STUCCO



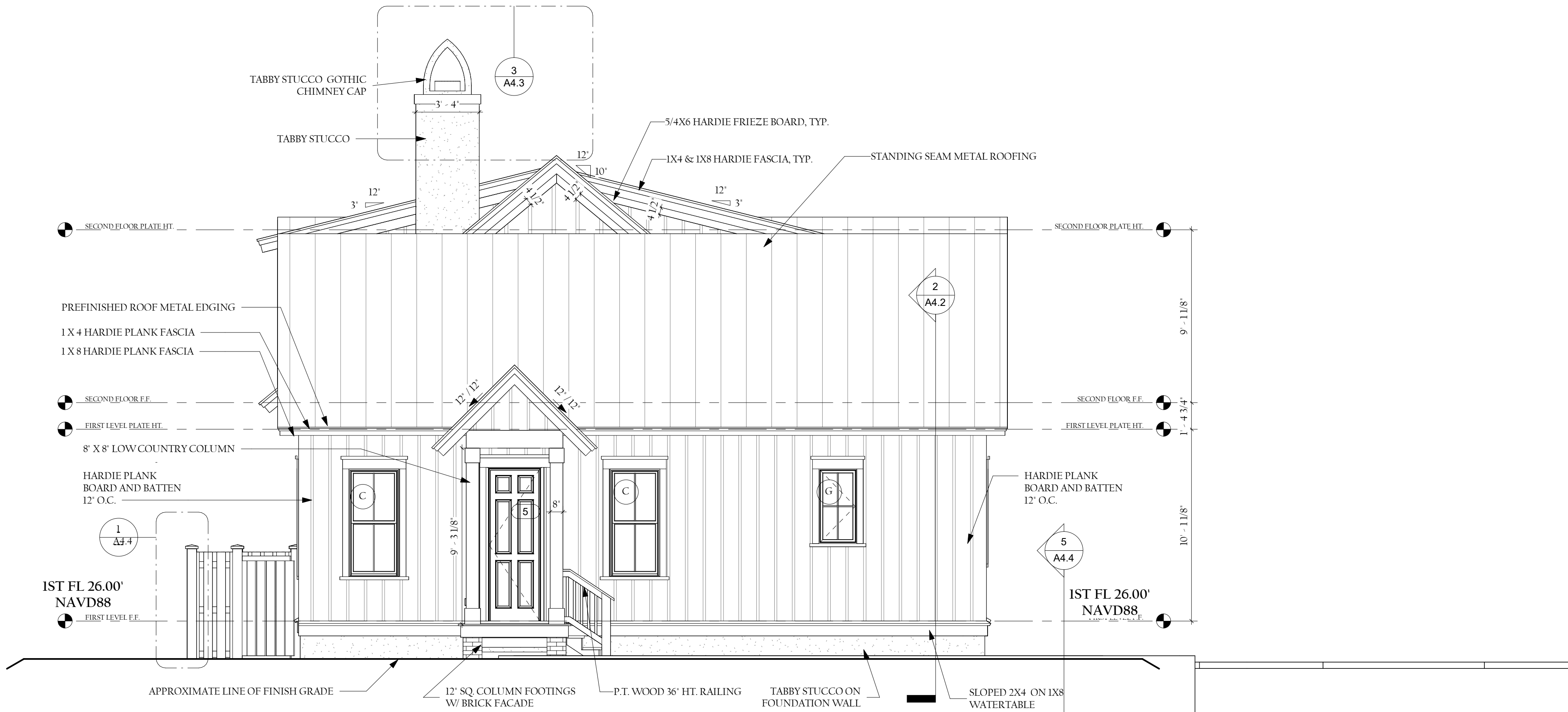
INITIALS

OWNERS	BUILDER
1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____ 13. _____ 14. _____ 15. _____ 16. _____ 17. _____ 18. _____ 19. _____ 20. _____ 21. _____ 22. _____ 23. _____ 24. _____ 25. _____ 26. _____ 27. _____ 28. _____ 29. _____ 30. _____ 31. _____ 32. _____ 33. _____ 34. _____ 35. _____ 36. _____ 37. _____ 38. _____ 39. _____ 40. _____ 41. _____ 42. _____ 43. _____ 44. _____ 45. _____ 46. _____ 47. _____ 48. _____ 49. _____ 50. _____ 51. _____ 52. _____ 53. _____ 54. _____ 55. _____ 56. _____ 57. _____ 58. _____ 59. _____ 60. _____ 61. _____ 62. _____ 63. _____ 64. _____ 65. _____ 66. _____ 67. _____ 68. _____ 69. _____ 70. _____ 71. _____ 72. _____ 73. _____ 74. _____ 75. _____ 76. _____ 77. _____ 78. _____ 79. _____ 80. _____ 81. _____ 82. _____ 83. _____ 84. _____ 85. _____ 86. _____ 87. _____ 88. _____ 89. _____ 90. _____ 91. _____ 92. _____ 93. _____ 94. _____ 95. _____ 96. _____ 97. _____ 98. _____ 99. _____ 100. _____	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____ 13. _____ 14. _____ 15. _____ 16. _____ 17. _____ 18. _____ 19. _____ 20. _____ 21. _____ 22. _____ 23. _____ 24. _____ 25. _____ 26. _____ 27. _____ 28. _____ 29. _____ 30. _____ 31. _____ 32. _____ 33. _____ 34. _____ 35. _____ 36. _____ 37. _____ 38. _____ 39. _____ 40. _____ 41. _____ 42. _____ 43. _____ 44. _____ 45. _____ 46. _____ 47. _____ 48. _____ 49. _____ 50. _____ 51. _____ 52. _____ 53. _____ 54. _____ 55. _____ 56. _____ 57. _____ 58. _____ 59. _____ 60. _____ 61. _____ 62. _____ 63. _____ 64. _____ 65. _____ 66. _____ 67. _____ 68. _____ 69. _____ 70. _____ 71. _____ 72. _____ 73. _____ 74. _____ 75. _____ 76. _____ 77. _____ 78. _____ 79. _____ 80. _____ 81. _____ 82. _____ 83. _____ 84. _____ 85. _____ 86. _____ 87. _____ 88. _____ 89. _____ 90. _____ 91. _____ 92. _____ 93. _____ 94. _____ 95. _____ 96. _____ 97. _____ 98. _____ 99. _____ 100. _____

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



2 LEFT ELEVATION
1/4" = 1'-0"

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FLASHING NOTES:

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2. PROVIDE PREFINISHED CONCEALED METAL FLASHING AT ALL WINDOWS AND DOORS.
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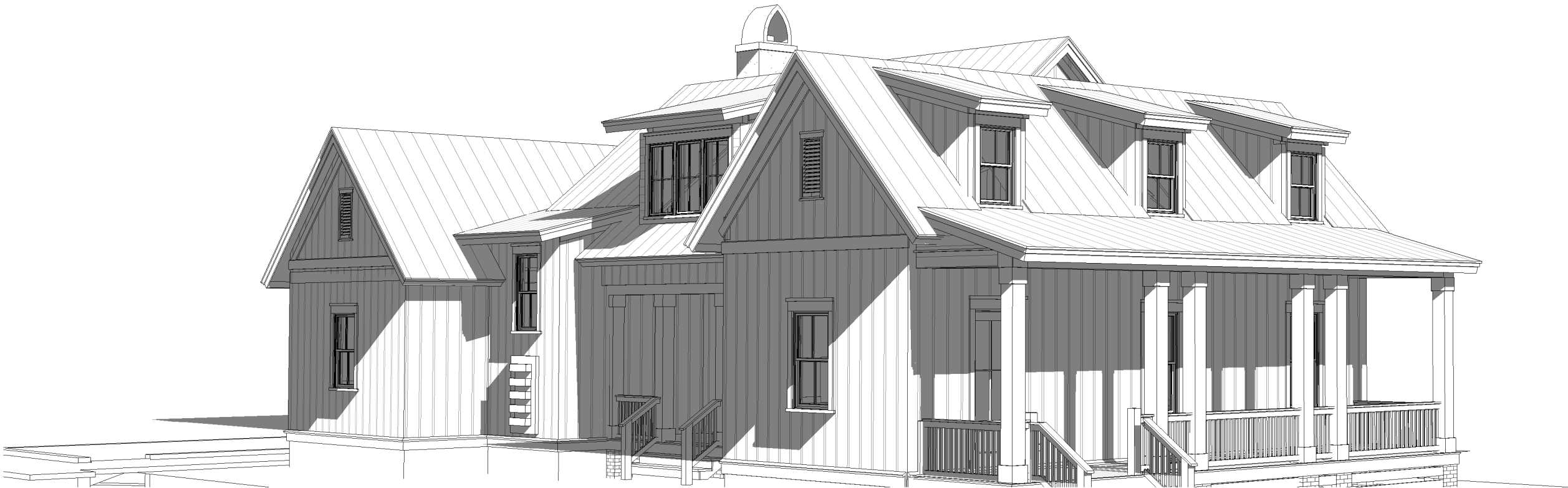
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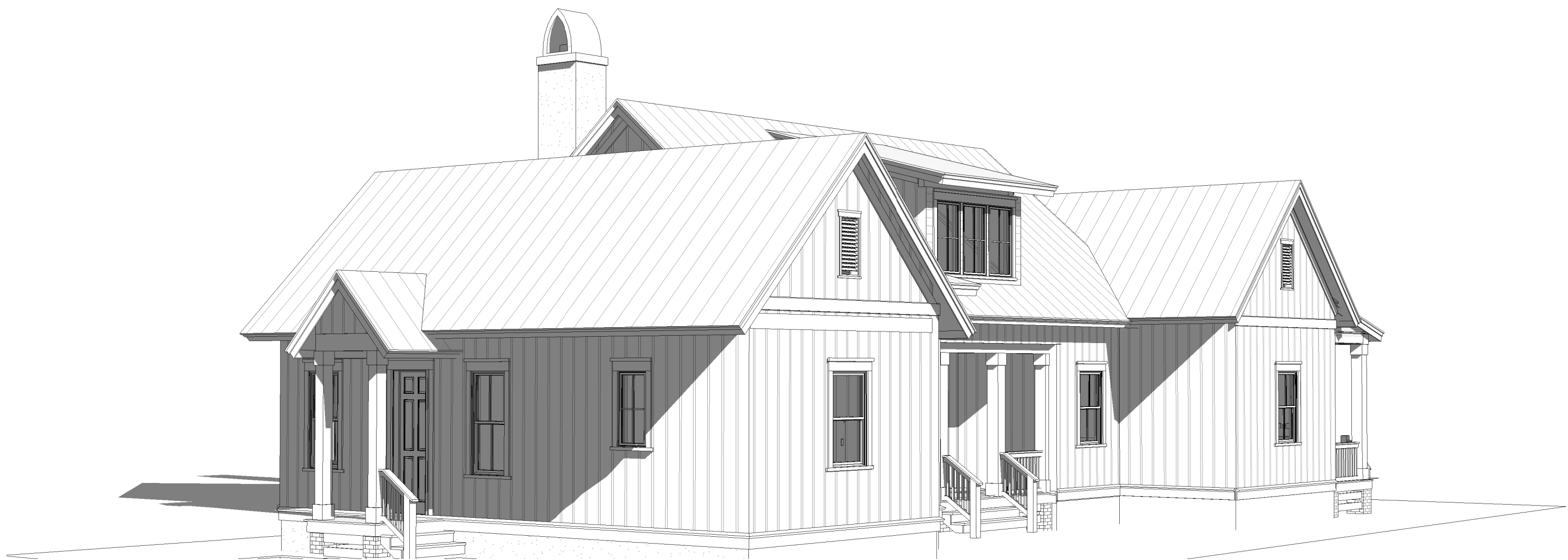
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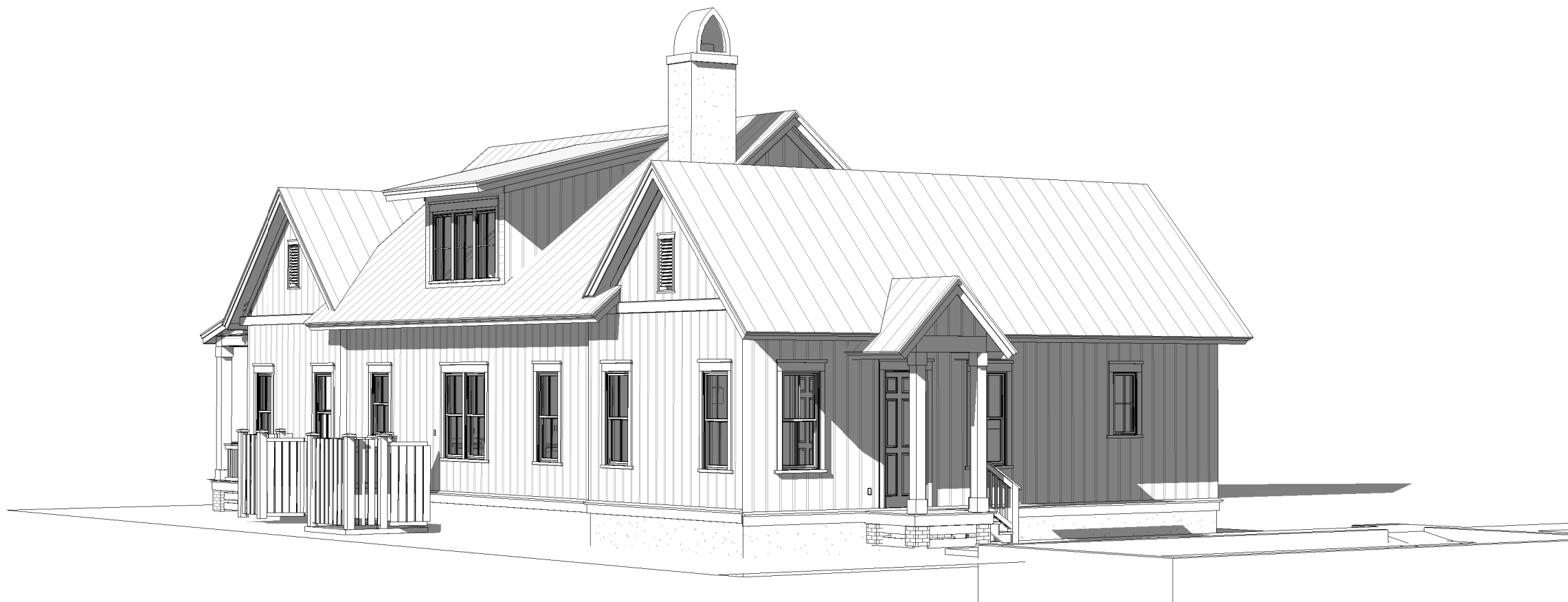
2 3D FRONT VIEW 2



1 3D FRONT VIEW 1



4 3D REAR VIEW 2



3 3D REAR VIEW 1

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③ TYPICAL WATER TABLE
3" = 1'-0"

- 1) RAFTER NOTCH NOT TO EXCEED 25%
- 2) FIRE CUT NOT TO EXCEED 1/3 OF RAFTER PER CODE

R19 OPEN CELL FOAM @ RAFTER DECK

30 YR. ARCHITECTURAL FIBERGLASS ASPHALT ROOF SHINGLE OR APPROVED EQUAL 15# ASPH. ROOFING FELT ON 1/2" OSB PLY ON 2X8 RAFTERS @ 16" O.C. EXCEPT AS NOTED - NAIL MUST CONFORM TO ASTM D7158-07 "H" SHINGLES.

SIMPSON HOLDDOWN CORNERS AS REQUIRED

2X8 SUB-FASCIA

LOW PROFILE GALV. PREFINISHED METAL DRIP EDGE

1 X 4 S4S HARDIE TRIM • BLOCKING

1 X 8 S4S HARDIE FASCIA CONT.

1 X 6 BEADED #1 SYP SOFFIT PANEL

1 X 6 S4S HARDIE TRIM • BLOCKING

19 INSULATION BETWEEN 2 X6 WD. STUDS @ 16" O.C.

1/2" OSB PLYWOOD SHEATHING W/ DUPONT "TYVEK WRAP" ON ENTIRE EXTERIOR, NAIL SHEATHING IN ACCORDANCE W/ IRC 2021 & ICC-600 HIGH WIND STANDARDS. FIRST SHEET TO BE P.T.

1X8 HARDIE PLANK SHEET WITH 1 X 3 HP BATTEN STRIP @16" O.C.

R-19 INSULATION BETWEEN 2 X6 WD. STUDS @ 16" O.C.

1/2" EXTERIOR SHEATHING FIRST COURSE TRIM

1X8 HARDIE PLANK SHEET WITH 1 X 3 HP BATTEN STRIP @16" O.C.

1/2" OSB PLYWOOD SHEATHING W/ DUPONT "TYVEK WRAP" ON ENTIRE EXTERIOR, NAIL SHEATHING IN ACCORDANCE W/ IRC 2021 & ICC-600 HIGH WIND STANDARDS. FIRST SHEET TO BE P.T.

COPPER METAL DRIP ON CHAMFERED 2X & 1X8 TRIM BOARD CONT. MECHANICALLY FASTENED TO FOUNDATION

APPROXIMATE LINE OF FINISHED GRADE GRADE AWAY FROM HOUSE

3 A4.2

5/8" rebar

SEE STRUCT DWGS

ALL STRAPPING DESIGN BY ENGINEER

CONTRACTOR TO HAVE FRAMING SYSTEM DESIGNED BY SUPPLIER AND REVIEWED BY STRUCTURAL ENGINEER PRIOR TO ORDER AND INSTALLATION.

SEE SECTIONS FOR RAFTER BEARINGS

RAFTER BEARING

SIMPSON GALV. METAL HOLD-DOWN W/ 5/8" ANCHOR BOLT. LOCATE HOLD-DOWN AS PER PLAN LOCATION. ATTACH IN STRICT COMPLIANCE W/ MANUFACTURER & ENGINEERS SPECIFICATIONS.

1 SHEET 3/4 PLYWOOD AT GABLE END

2X10 CJ OR AS NOTED @ 16" O.C.

1/2" GYP. BOARD

SECOND FLOOR F.F.

FIRST LEVEL PLATE INT.

FIRST LEVEL F.F.

GARAGE LEVEL F.F.

① LAUNDRY ROOM WALL SECTION
3/4" = 1'-0"

ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 150 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDING CODES INCLUDING IRC 2012I W/SOUTH CAROLINA AMENDMENTS & 2009 IECC ENERGY CODES.

CONTRACTOR TO HAVE FRAMING SYSTEM DESIGNED BY SUPPLIER AND
REVIEWED BY STRUCTURAL ENGINEER PRIOR TO ORDER AND
INSTALLATION.

ALL STRAPPING DESIGN BY ENGINEER.

1) RAFTER NOTCH NOT TO EXCEED 25%

2) FIRE CUT NOT TO EXCEED 1/3 OF
RAFTER PER CODE

2 MASTER BATH WALL SECTION 2
3/4" = 1'-0"

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LOW TIDE

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DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:
06.04.2024
08.05.2024
12.09.2025
05.06.2026

DESIGNED BY
Designer

DRAWN BY
Author

PROJECT
24-033

SHEET

A4.3

LiveWall Section (Outdoor)
SIDE VIEW - STANDARD SIZE PLANTERS
SIDE FEED IRRIGATION

S2S

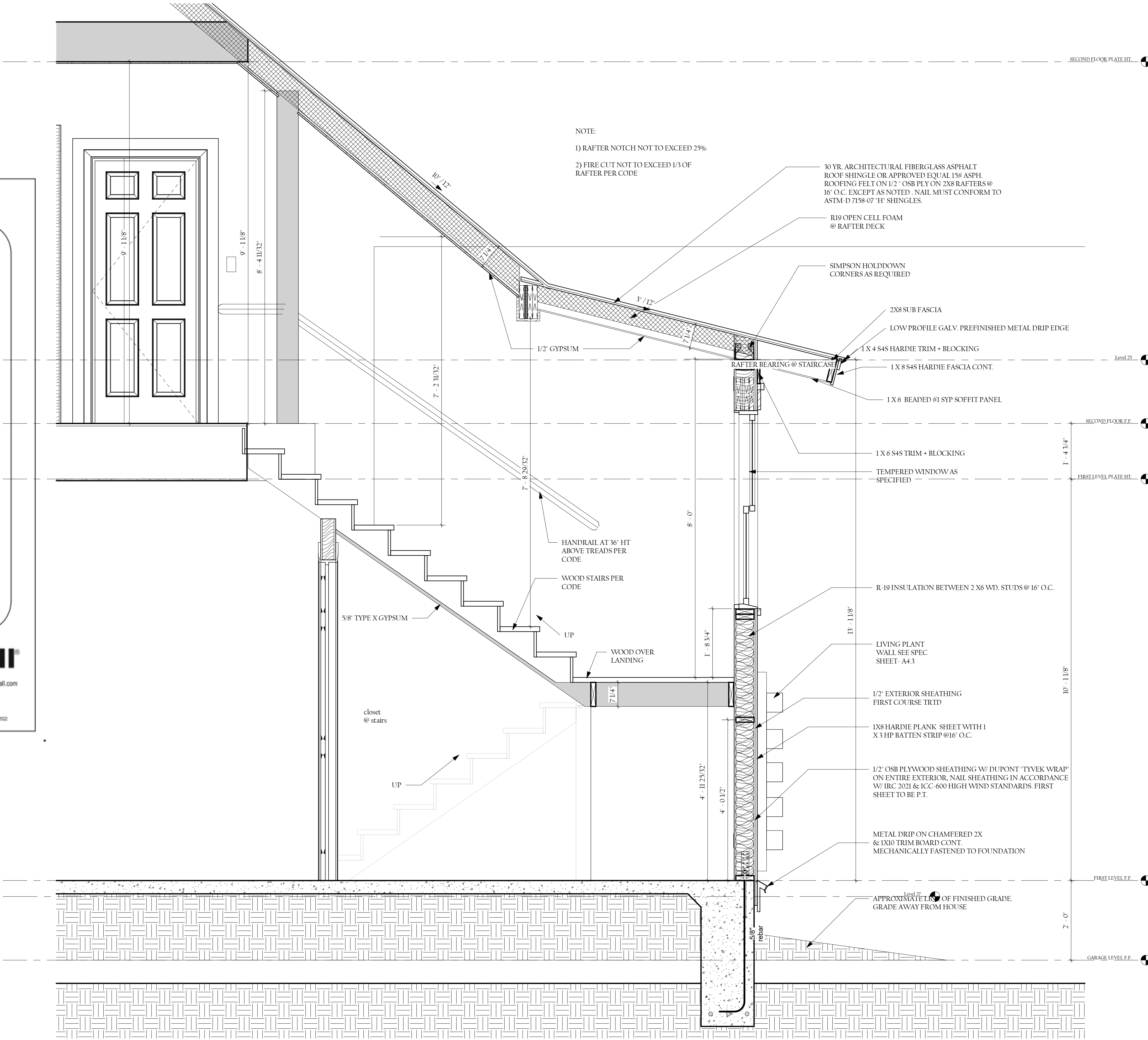
1.5 IN (38.1MM)
6.0 IN (152.4MM)
6.0 IN (152.4MM)
7.5 IN (190.5MM)
12.0 IN (304.8MM)
12.0 IN (304.8MM)

FURRING STRIP (VERTIRAIL)
BUILDING WALL
RAINRAIL
SPRAY NOZZLE OR DRIP EMITTER ASM. See S1 for watering method
STANDARD SIZE PLANTER (WALLTERR)
SLOT RAIL (H-RAIL)
BUILDING WALL

BOTTOM OF THE FURRING STRIP AND THE BOTTOM OF THE RAINRAIL ARE FLUSH

NOTES:
1. REFER TO S1 FOR PLANTER COLOR, WATERING METHOD AND DRAIN TYPE.
2. STANDARD SIDE FEED IRRIGATION OPTION REQUIRES 8" (203.2 MM) ADDITIONAL HORIZONTAL WALL SPACE FOR CHASE OR FRAMING TO CONCEAL LINES AND VALVES. INLINE IRRIGATION OPTION REQUIRES 16" (406.4 MM) ADDITIONAL HORIZONTAL WALL SPACE FOR CHASE OR FRAMING TO CONCEAL LINES AND VALVES (CONFIRM WITH LIVEWALL TECHNICAL REP FOR SPECIFIC WALL LAYOUT).

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Rev. 3/10/2022



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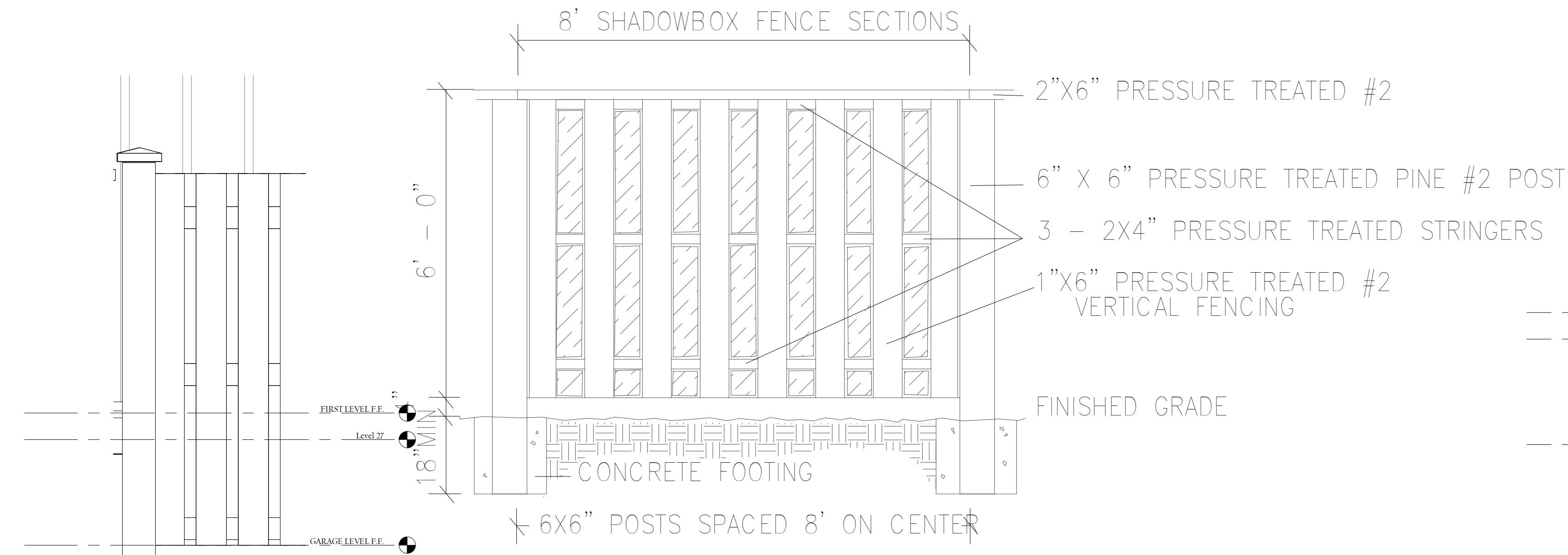
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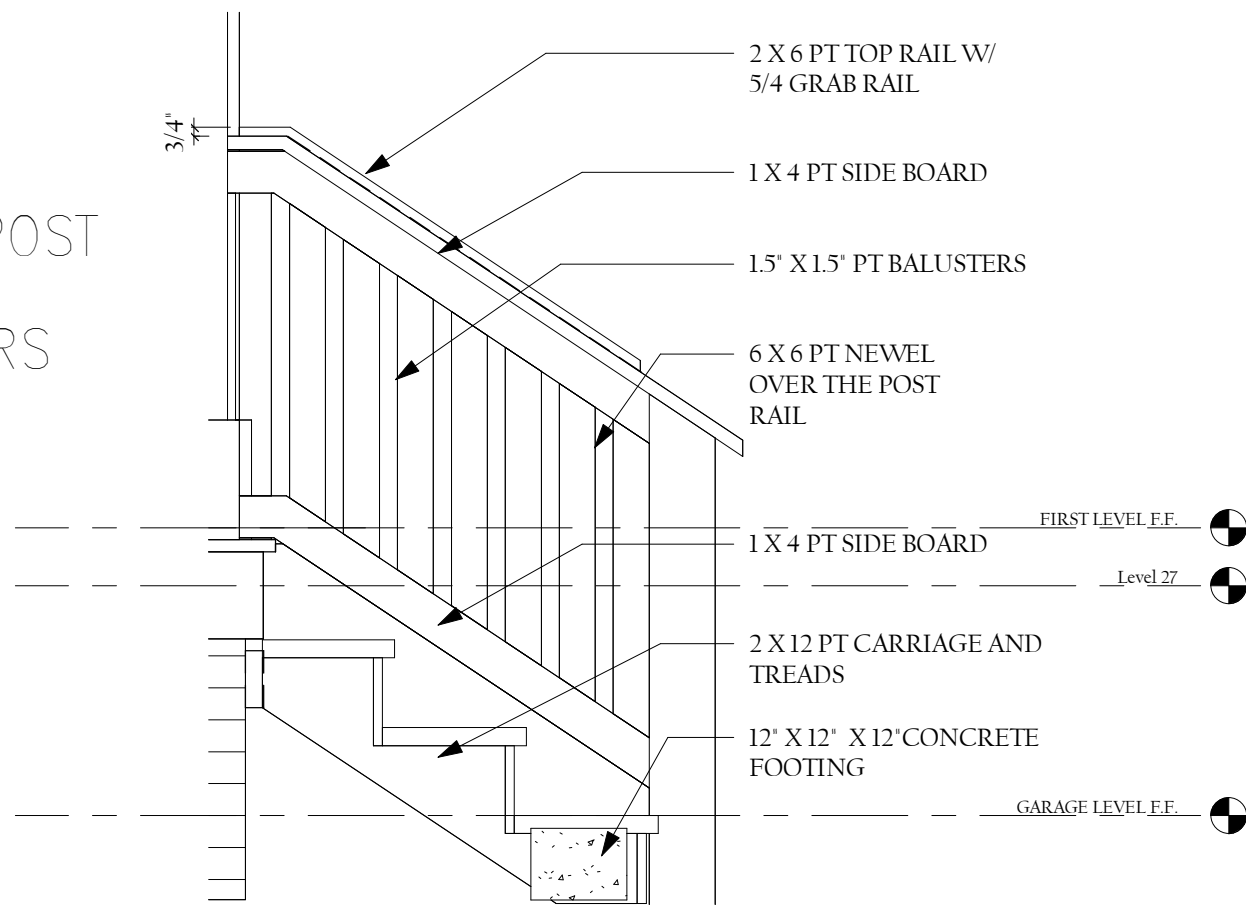
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12.09.2025
05.06.2026

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S. LIBERTI
DRAWN BY
MAB
PROJECT
24-033
SHEET

A4.4



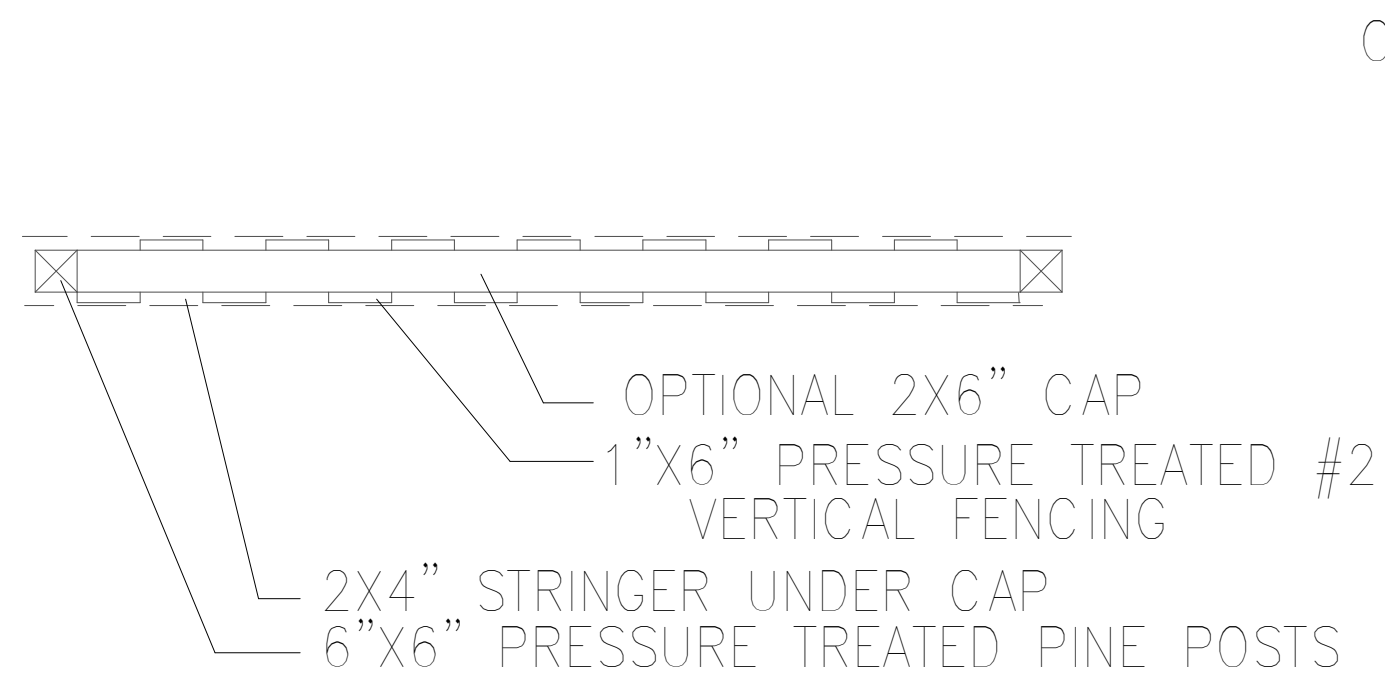
1 SERVICE YARD DETAILS
3/4" = 1'-0"



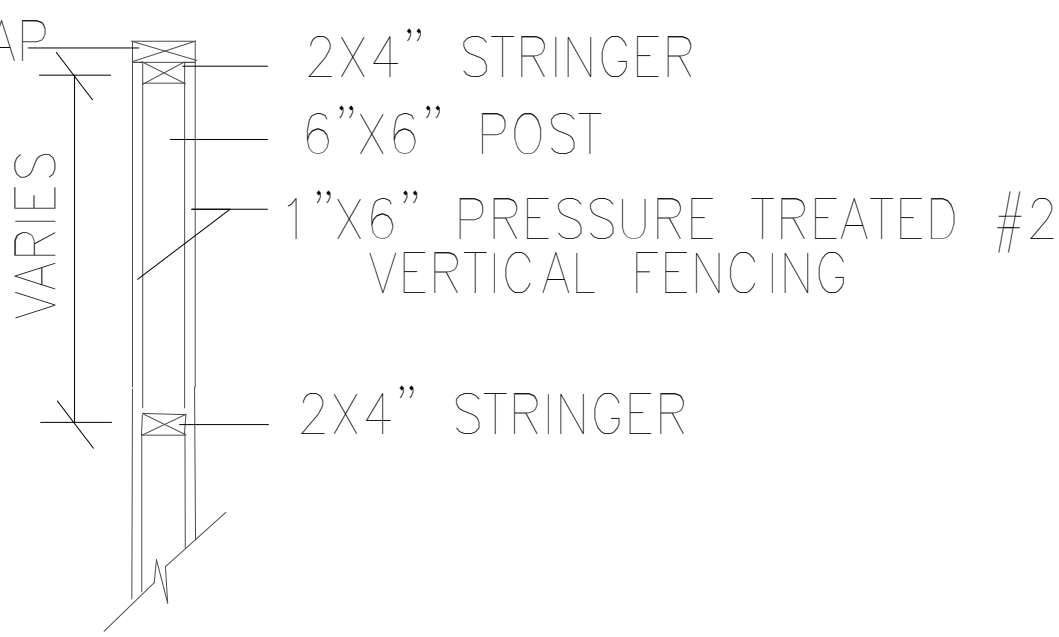
2 STAIR-HANDRAIL DETAIL
3/4" = 1'-0"



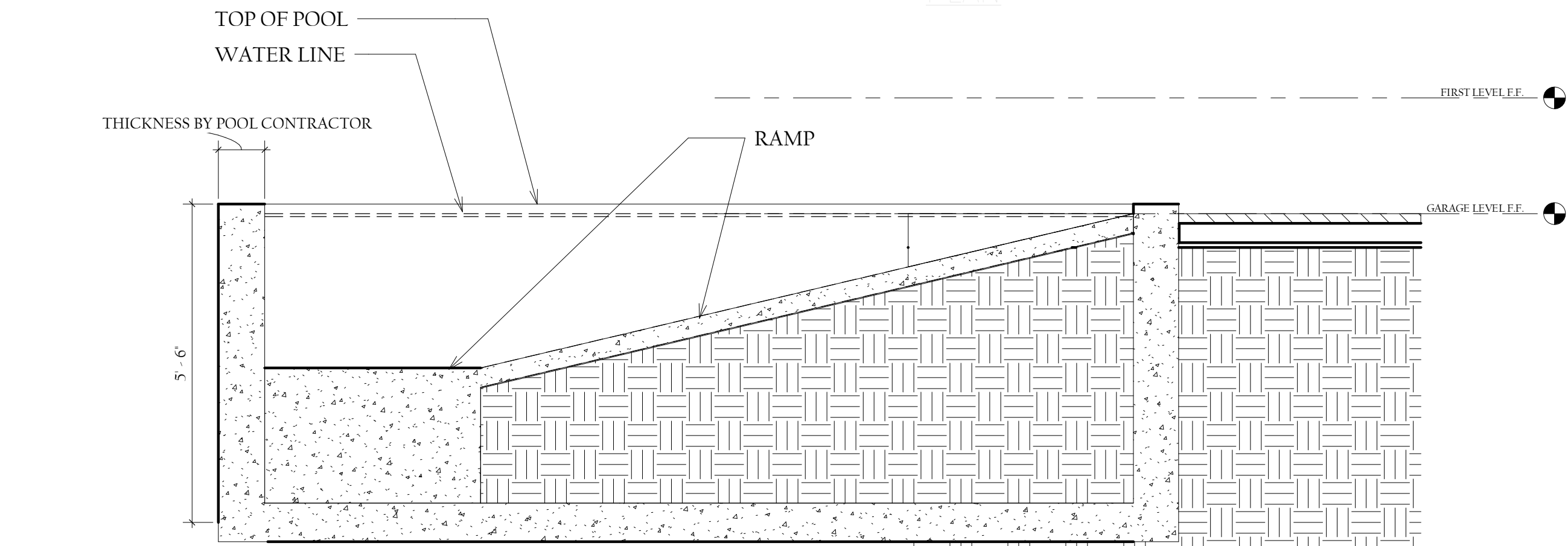
OLD WORLD TABBY PAVERS



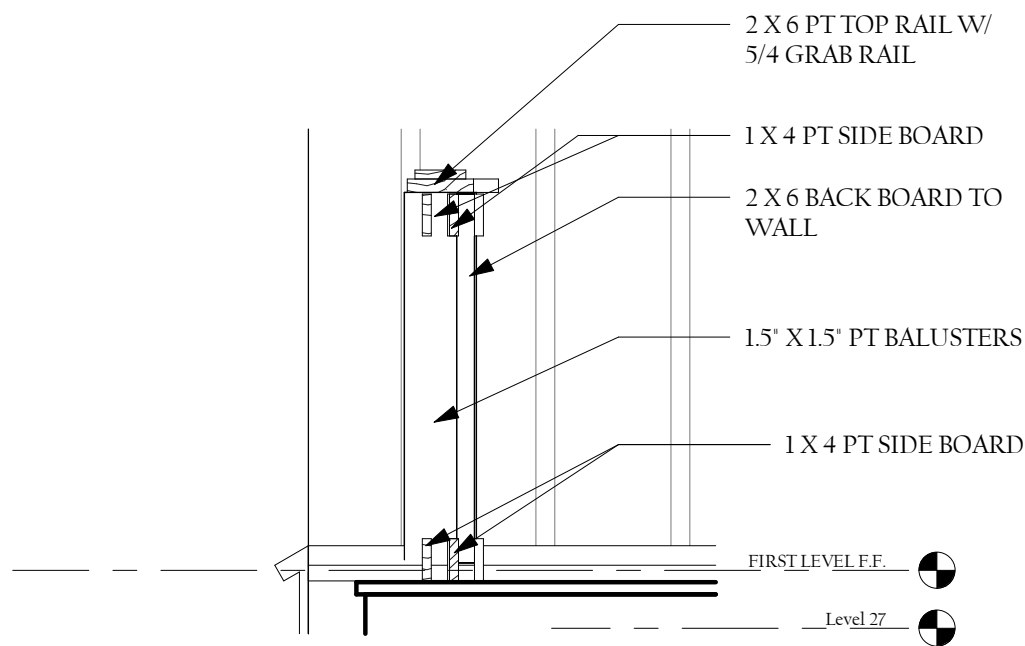
PLAN



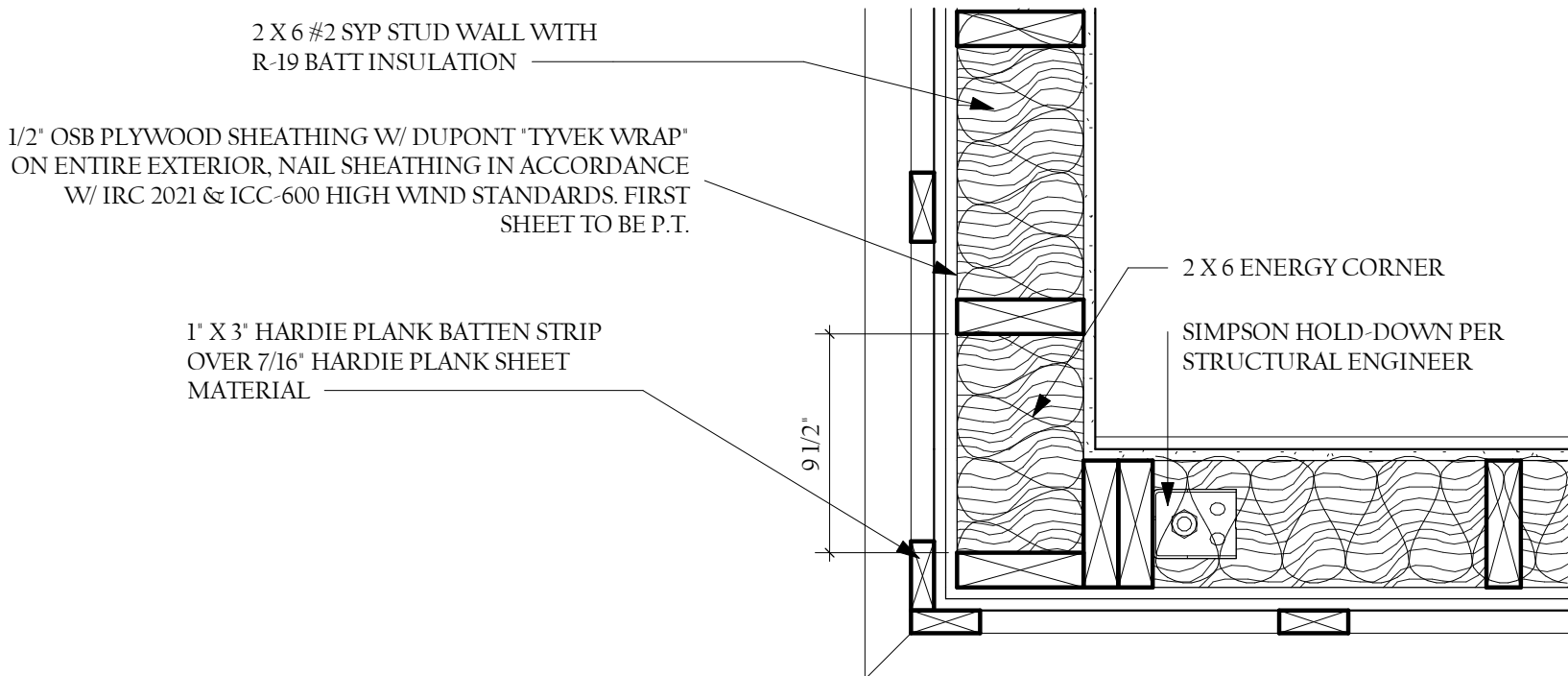
SECTION



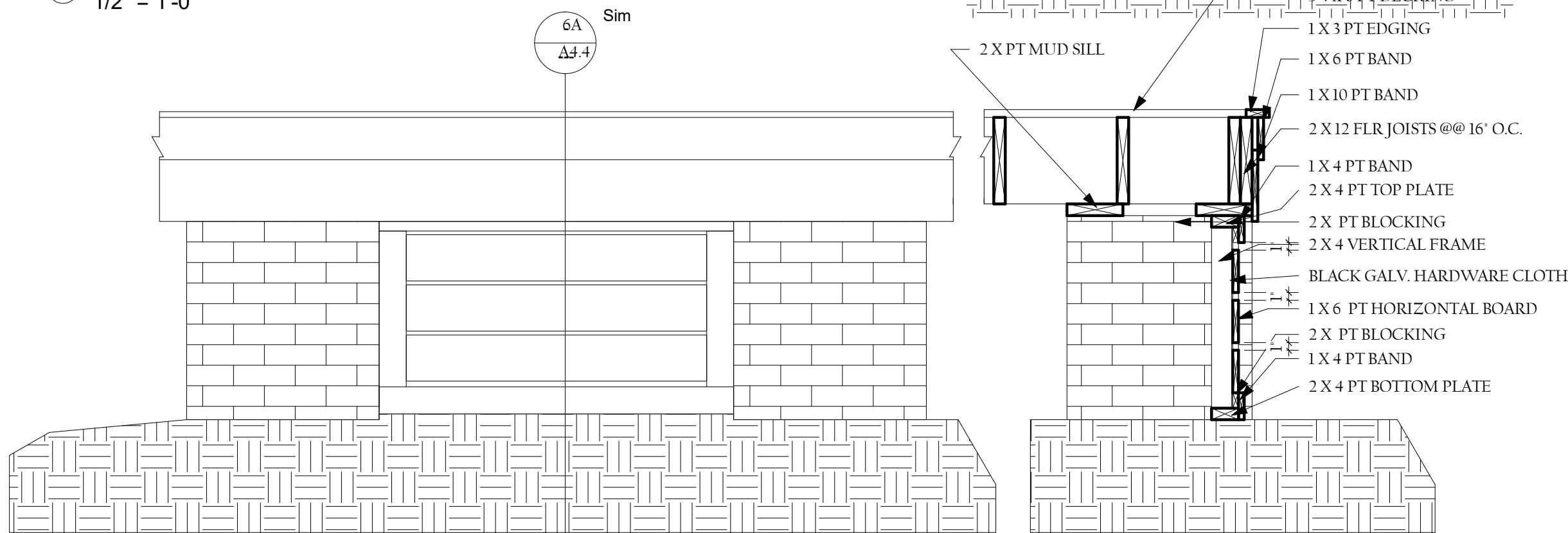
5 POOL SECTION
1/2" = 1'-0"



3 HANDRAIL SECTION
3/4" = 1'-0"



4 TYPICAL CORNER SECTION
1 1/2" = 1'-0"



6 HOG BOARD UNDERPINNING DETAIL
3/4" = 1'-0"

INITIALS

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WINDOW SCHEDULE						
SYM.	Width	Height	Description	DP RATING	U-FACTOR	SHGC
A	2' - 7 1/2'	4' - 11 3/4'	3260 FIBERGLASS CLAD DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
B	2' - 7 1/2'	4' - 3 3/4'	3252 FIBERGLASS DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
C	2' - 7 1/2'	5' - 7 3/4'	3268 FIBERGLASS DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
D	2' - 5 1/2'	3' - 11 3/4'	3048 FIBERGLASS DBHG MARVIN ELEVATE W/LOW E GLASS - SDL MUNTINS	40/45	.29	.29
E	2' - 8'	4' - 7 1/8'	3371 FIBERGLASS CSMT MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
F	2' - 11 1/2'	5' - 0"	3252 FIBERGLASS DBHG MARVIN ELEVATE W/LOW E GLASS - SDL MUNTINS	40/45	.29	.29
G	2' - 0'	3' - 11 1/8'	2547 FIBERGLASS CSMT MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29

WINDOWS ARE MARVIN ELEVATE

NOTE
ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS.

ALL GLASS TO BE LOW E GLASS. WINDOW SUPPLIER SHALL CONFORM TO ALL CODES DESIGNATED. TEMPERED GLASS SHALL BE INSTALLED AS DICTATED BY CODE. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING. ALL WINDOWS SHALL MEET THE ENERGY STAR GUIDELINES AS A MINIMUM SUPPLIER TO FURNISH BUILDER WITH R.O. SCHEDULE

DOOR SCHEDULE								
Tag Number	Door Size			Door Type	DESCRIPTION	DP RATING	U-FACTOR	SHGC
	Width	Height	Thickness					
1	5' - 11'	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN PR 3/0 FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
2	2' - 0"	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
3	2' - 0"	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
4	3' - 0"	8' - 0"	1 3/4"		3/4 GLASS OVER SINGLE PANEL MAHOGANY DOOR- SDL LOWE GLASS	40/45	.29	.29
5	2' - 8"	8' - 0"	1 3/4"		6 PANEL FIBERGLASS DOOR EXTERIOR DOOR UNIT	40/45	.29	.29
6	2' - 8"	8' - 0"	1 3/4"		6 PANEL METAL DOOR UNIT REINFORCE FRAME			
7	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
8	2' - 0"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
9	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
10	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
10A	3' - 0"	8' - 0"	0"		CASED OPENING			
11	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
12	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
13	3' - 0"	8' - 0"	0"		CASED OPENING			
14	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
15	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
16	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
17	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
18	2' - 0"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
19	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
20	2' - 8"	5' - 0"	1 3/8"		4 PANEL MDF SOLID CORE UNIT CUT DOWN			
21	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
22	2' - 8"	5' - 0"	1 3/8"		4 PANEL MDF SOLID CORE UNIT CUT DOWN			

NOTE
ALL DOOR SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH OPENINGS.

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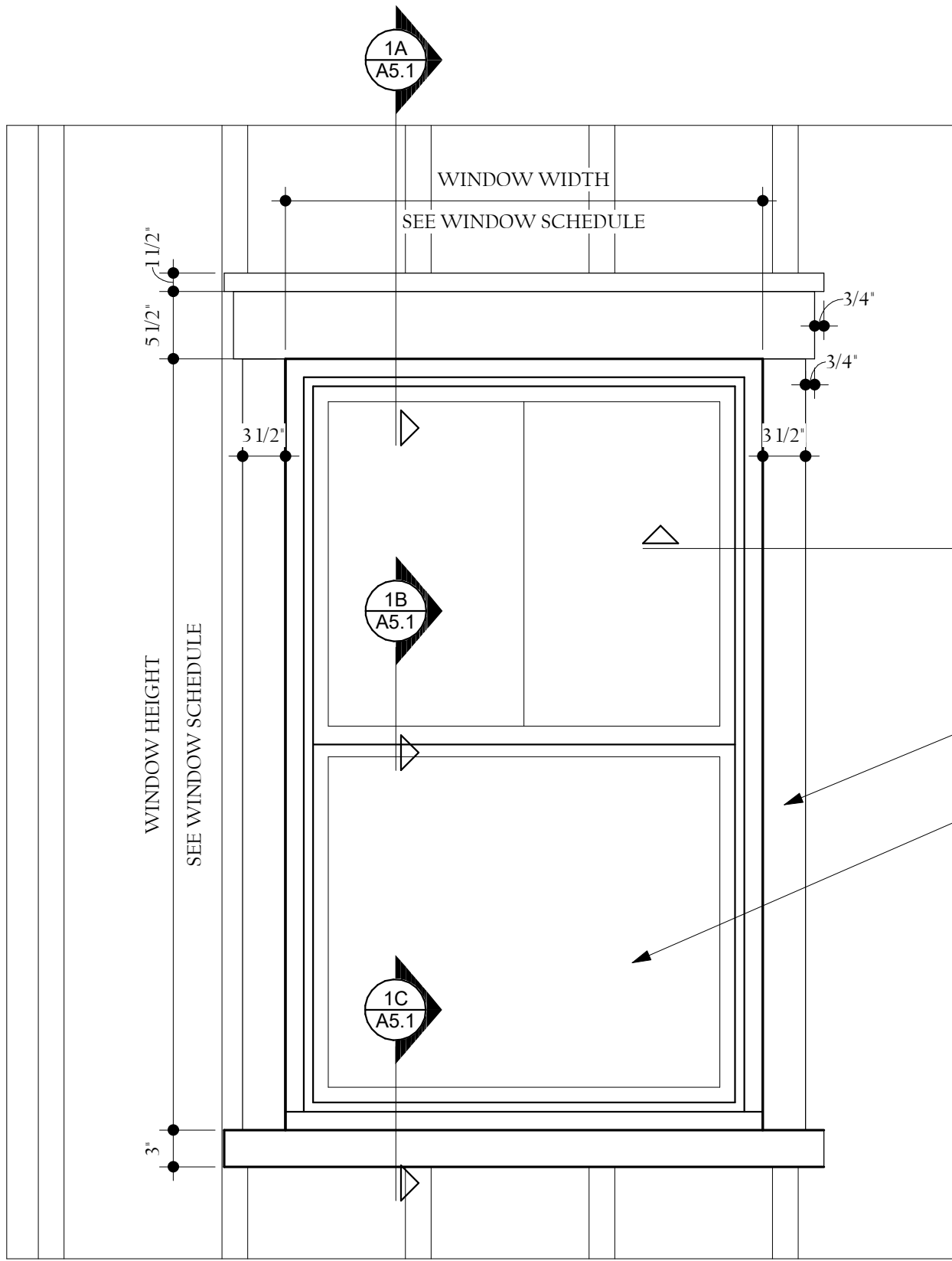


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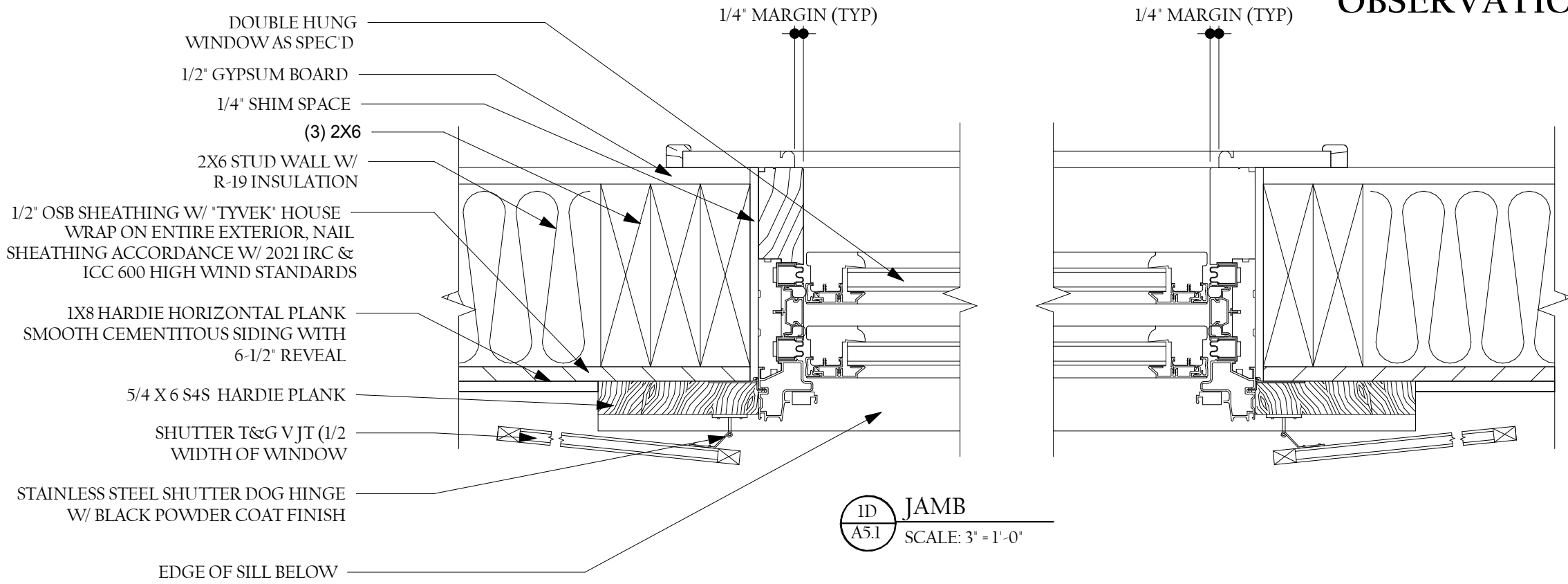
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DRAWN BY MAB
PROJECT 24-033
SHEET

A5.0

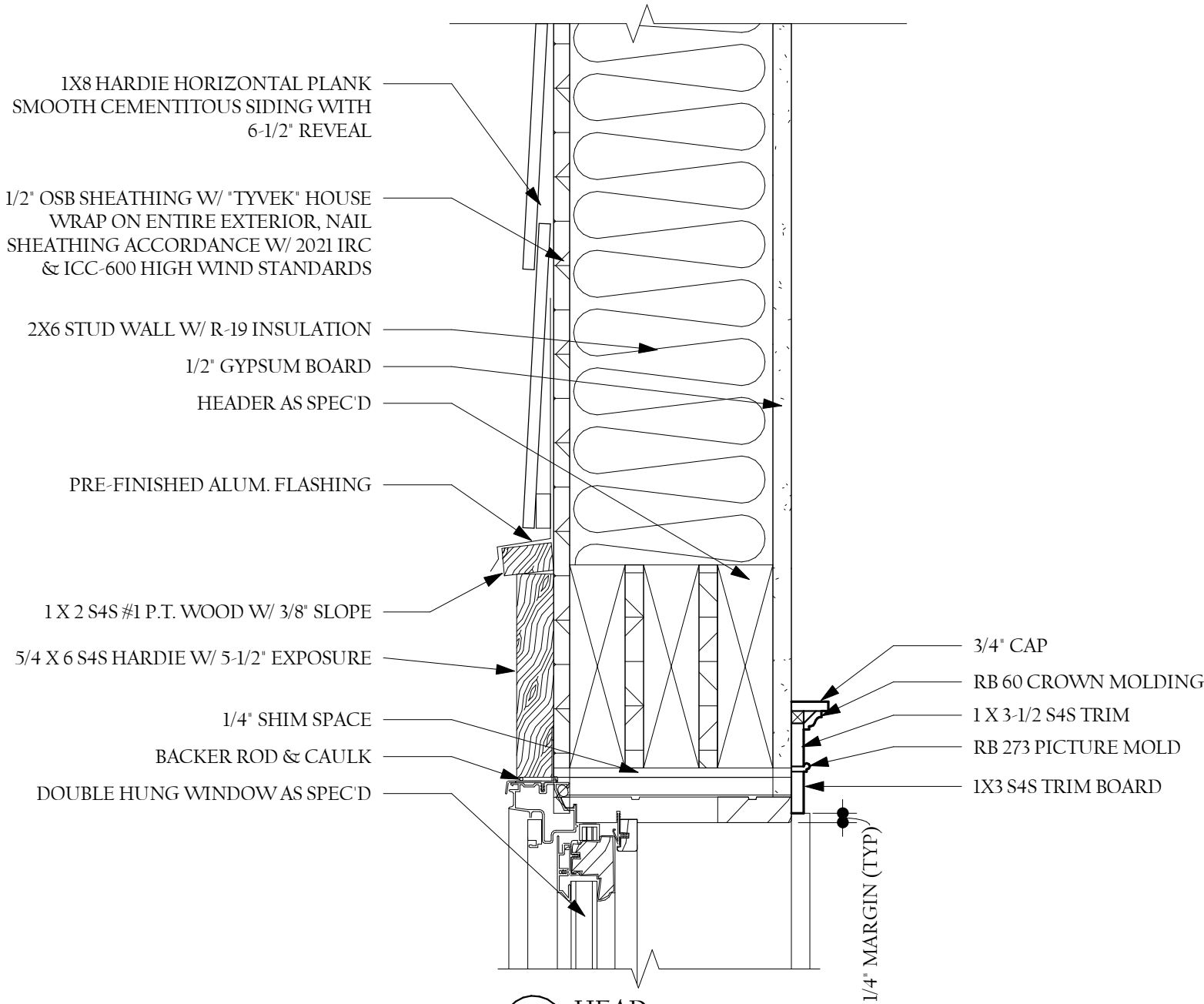


1 DOUBLE HUNG WINDOW DETAIL
SCALE: 1"= 1'-0"

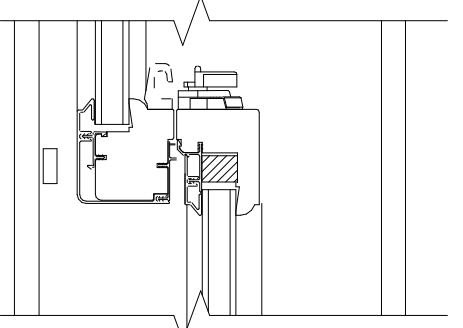
1 WINDOW & SHUTTER DETAILS - 1"
SCALE
1"= 1'-0"



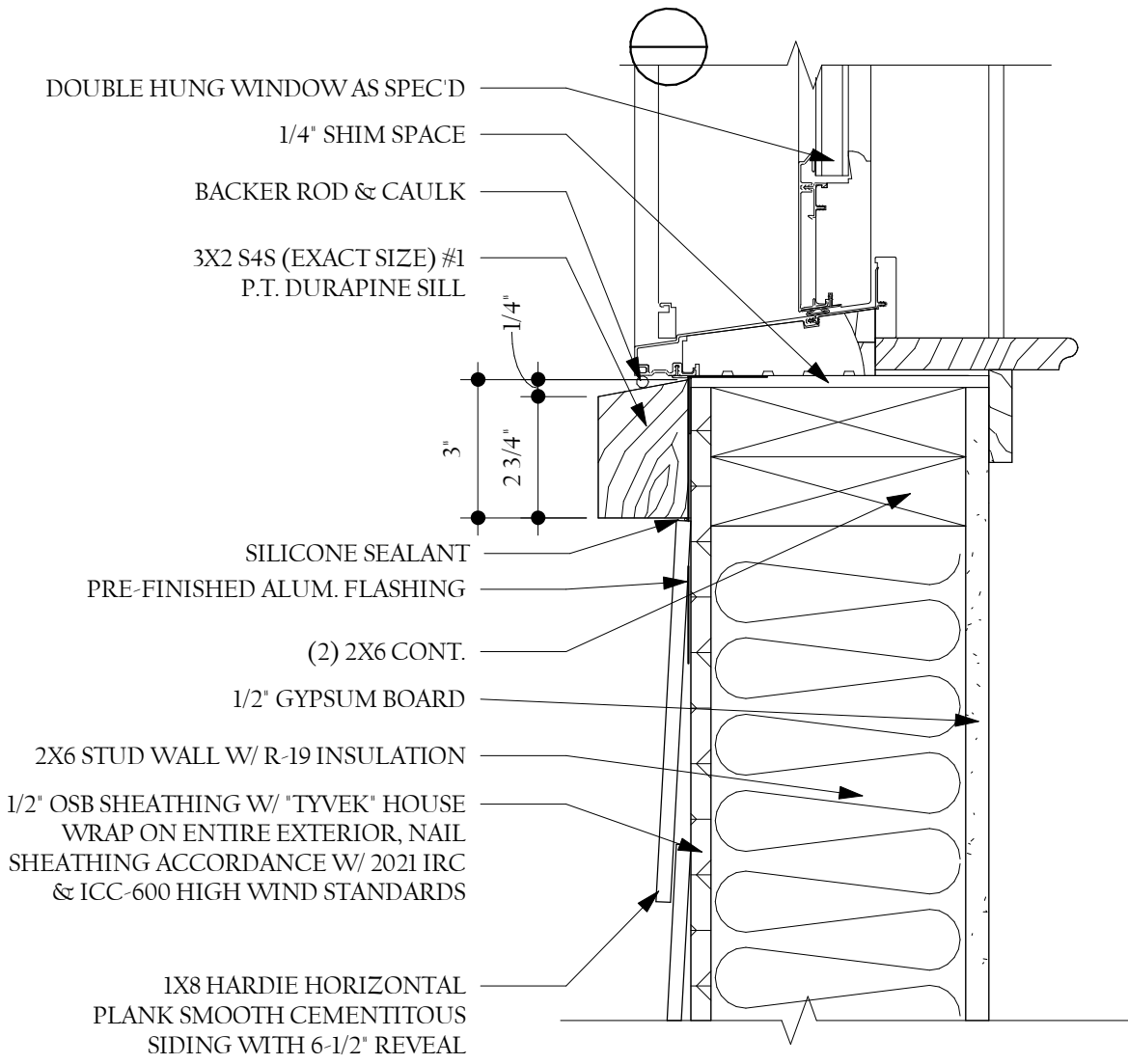
1D JAMB
SCALE: 3"= 1'-0"



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



1B MEETING RAIL
SCALE: 3"= 1'-0"



1C SILL
SCALE: 3"= 1'-0"

2 WINDOW & SHUTTER DETAILS HARDIE SIDING- 3" SCALE
3"= 1'-0"

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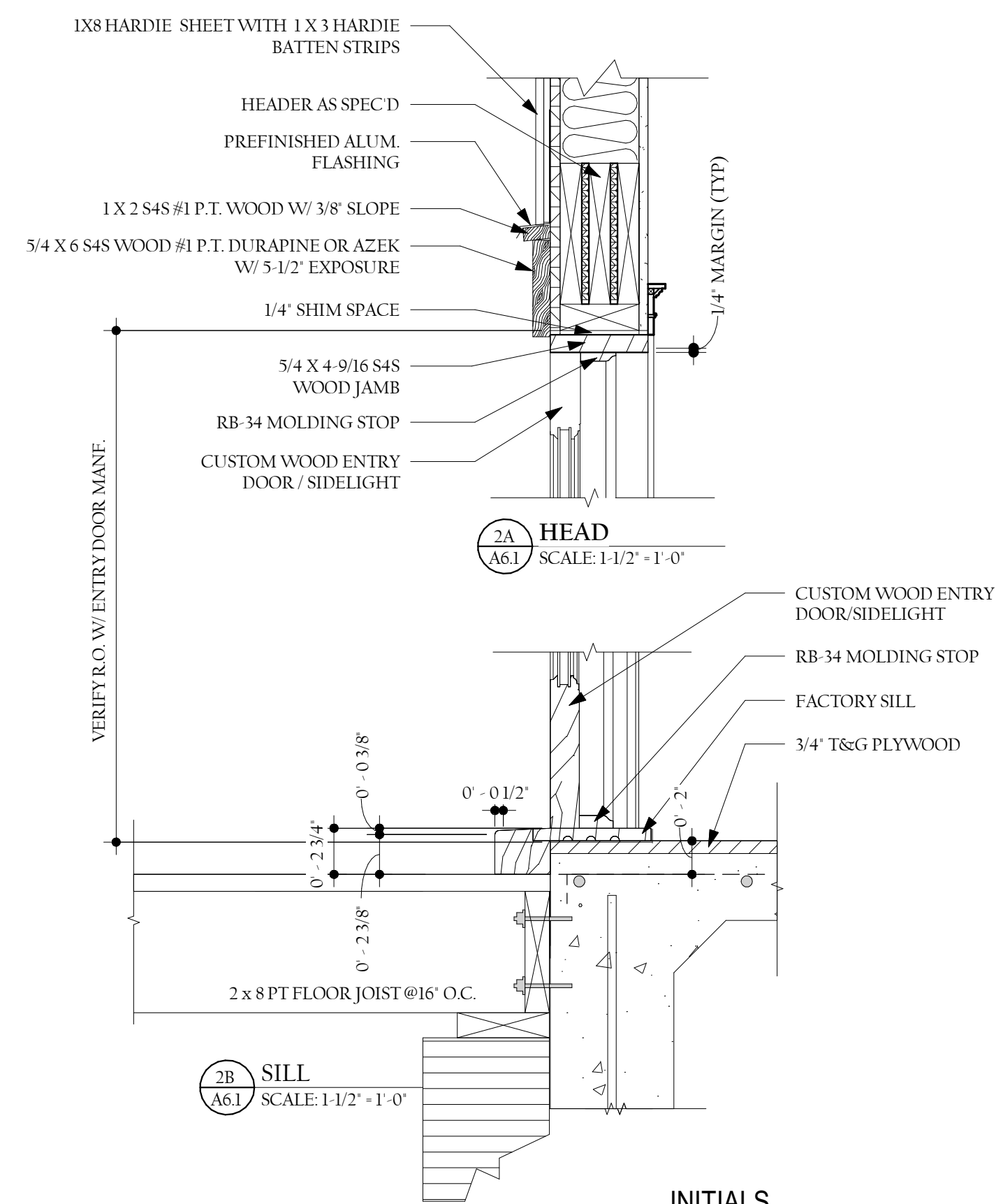
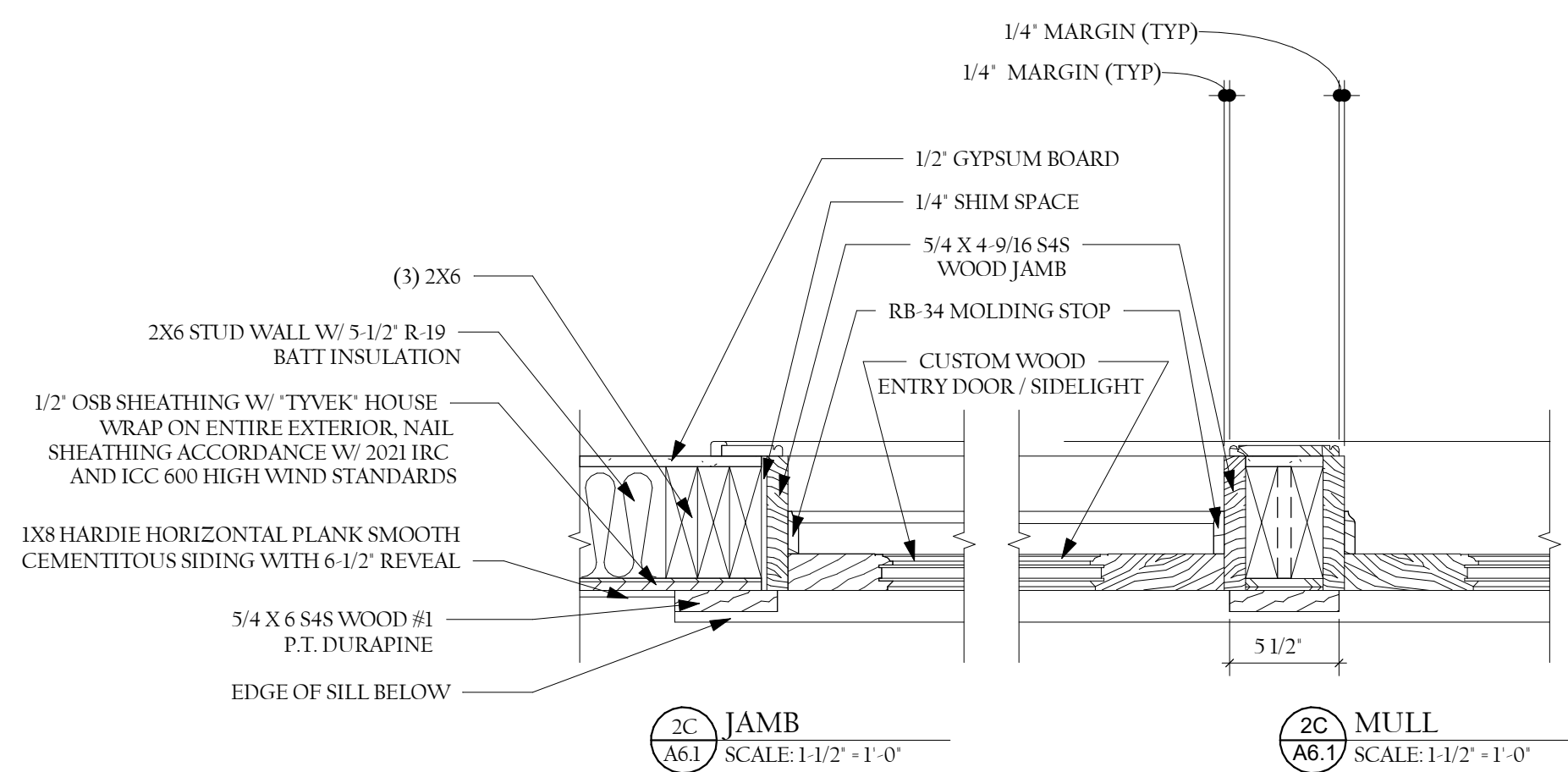
DESIGN FOR
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A6.1

Architectural drawing of the front door elevation. The drawing shows four door units with various annotations and dimensions. The top of the drawing is marked with a horizontal line and dimensions: 4' - 0 1/32", 6', 11' - 7 1/2" (5' - 11 5/16"), 6', 2' - 0 5/32", and 4'. The left side is marked with a vertical line and dimensions: 6' - 0 1/2", 1', and 6'. The right side is marked with a vertical line and dimensions: 6' - 0 1/2", 1', and 7' - 11 1/2". The drawing includes callouts for various materials and components: CONCEALED METAL FLASHING, HARDIE PLANK OR AZEK 2" X 2" TRIM W/ BEVEL EDGE, HARDIE PLANK OR AZEK 3/4" X 6" TRIM, HARDIE PLANK OR AZEK 3/4" X 4" TRIM, SIDING AS SPECIFIED, and HARDIE PLANK OR AZEK 3/4" X 6" MULLION. The drawing also includes a section line 5-A4.1 at the top, a section line 4-A4.1 at the top right, a section line 2C-A6.1 at the bottom left, and a section line 2B-A6.1 at the bottom center. The drawing is labeled with a circled 2 and the text "FRONT DOOR ELEVATION" and "3/4\" = 1'-0\"".

2 FRONT DOOR ELEVATION
3/4" = 1'-0"



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