

**Ward Edwards Engineering**  
Professional Engineer  
No. 22816  
Exp. 12/15/22  
Carroll County, NC

**Ward Edwards Engineering**  
Professional Engineer  
No. 00052  
Exp. 12/15/22  
Carroll County, NC

NO.	DESCRIPTION	DATE
7		
6		
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3		
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1		

**Ward Edwards Engineering**  
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (803) 827-5255 FAX (843) 827-2556  
WWW.WARDEDWARDS.COM

**MAY RIVER MONTESSORI**  
TOWN OF BLUFFTON, SOUTH CAROLINA  
May River Montessori, Inc.  
Bluffton, State

**SITE & PAVING LAYOUT PLAN**

VERTICAL DATUM:  
NAVD88

PROJECT #: 210141  
DATE: 12/15/22  
DESIGNED BY: JCH  
CHECKED BY: PRM

**SHEET C401**

NOT FOR CONSTRUCTION



## FINAL HPC SUBMITTAL

## MAY RIVER MONTESSORI - NEW CLASSROOM BUILDING

58 CALHOUN STREET, BLUFFTON SC 29910

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

MAY RIVER MONTESSORI - NEW CLASSROOM BUILDING

58 CALHOUN STREET, BLUFFTON SC 29910

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## PROJECT INFO

Date  
2023.01.04  
Project No.  
21-079

## ISSUE

NO. REV. DATE DESCRIPTION

## SHEET TITLE

COVER  
A0.0

PROJECT INFORMATION		
NAME OF PROJECT:	MAY RIVER MONTESSORI NEW CLASSROOM BUILDING	
ADDRESS:	60 CALHOUN STREET BLUFFTON, SC 29910	
PROPOSED USE:	EDUCATIONAL (E)	
OWNER CONTACT:	MICHELE QUIGLEY	
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON	
INTERNATIONAL BUILDING CODE (IBC):	2018	
INTERNATIONAL MECHANICAL CODE:	2018	
INTERNATIONAL PLUMBING CODE:	2018	
THE NATIONAL ELECTRICAL CODE:	2017	
INTERNATIONAL FUEL GAS CODE:	2018	
INTERNATIONAL FIRE CODE:	2018	
INTERNATIONAL ENERGY CONSERV. CODE:	2009	
ICC(ANSI) A117.1:	2017	
INTERNATIONAL RESIDENTIAL CODE	2018	
PROJECT TEAM		
OWNER CONTACT	ARCHITECT	
MICHELE QUIGLEY, DIRECTOR 60 CLAHOUN STREET BLUFFTON, SC, 29910 (843) 757-2312 PH	COURT ATKINS ARCHITECTS, INC. 32 BRUIN ROAD P.O. BOX 3978 BLUFFTON, SC 29910 (843) 815-2557 PH (843) 815-2547 FAX	
STRUCTURAL ENGINEER	GENERAL CONTRACTOR	
CRANSTON ENGINEERING GROUP 14 WESTBURY PARK WAY, SUITE 202 BLUFFTON, SC, 29910 (843) 815-3191 PH	JTV'S BUILDERS, INC. 7 EAST CONGRESS STREET # 309 SAVANNAH, GA 31401 (912) 233-1717 PH	
MECHANICAL PLUMBING & FIRE PROTECTION	LANDSCAPE ARCHITECT	
DELTA ENGINEERING GROUP, LLC. 204-A PITCAIRN WAY AUGUSTA, GA, 30909 (706) 364-1770 PH	WITMER-JONES-KEEFER, LTD. 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 (843) 757-7411 PH	
ELECTRICAL ENGINEER	CIVIL ENGINEER	
SDC ENGINEERING 1 DIAMOND CAUSEWAY, STE. 7 SAVANNAH, GA, 31406 (912) 677-7716 PH	CONOR BLANEY WARD EDWARDS 119 PALMETTO WAY, SUITE C BLUFFTON, SC 29910 (843) 837-5250	
DESIGNER OF RECORD		
DISCIPLINE	NAME	LICENSE NO. TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743 (843) 815-2557
STRUCTURAL	JAKE BAVENSON	SC #33500 (843) 815-3191
ELECTRICAL	WARREN LAW	SC #20699 (912) 677-7716
PLUMBING	CAPRICE BAUMERT	SC #30527 (706) 364-1770
MECHANICAL	CAPRICE BAUMERT	SC #30527 (706) 364-1170
CIVIL	CONOR BLANEY	SC #34273 (843) 837-5250
LANDSCAPE	DAN KEEFER	SC #837 (843) 757-7411
VICINITY MAP - N.T.S.		

GENERAL NOTES
NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNERS REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND 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 ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/ OWNER'S REPRESENTATIVES.
BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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 ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN, THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

BUILDING DATA		
PROJECT DESCRIPTION: CONSTRUCTION OF A 2 STORY EDUCATIONAL BUILDING		
BUILDING CONSTRUCTION: LOAD BEARING WOOD STUDS, WOOD ROOF TRUSSES & CONCRETE SLAB ON GRADE.		
OCCUPANCY CLASSIFICATION: EDUCATIONAL (E)		
MIXED OCCUPANCY:	YES _____ NO <u>X</u> _____	SEPARATION <u>0</u> HR.
CONSTRUCTION TYPE:	I-A I-B II-A II-B III-A III-B IV V-A <u>V-B</u>	
MIXED CONSTRUCTION:	YES _____ NO <u>X</u> _____	TYPE _____
SPRINKLERED:	YES <u>X</u> _____ NO _____	
FIRE DISTRICT:	YES _____ NO <u>X</u> _____	
BUILDING HEIGHT:	32'-2" AFF	NUMBER OF STORIES: 2
MEZZANINE:	YES _____ NO <u>X</u> _____	
HIGH RISE:	YES _____ NO <u>X</u> _____	
ALLOWABLE HEIGHT & AREA (PER IBC TABLE 504.3 & 504.4 & 506.2):		
CATAGORY	ALLOWABLE	ACTUAL
HEIGHT (RES.):	60'-0"	32'-2"
STORIES(RES.):	2 ST.	2 ST.
AREA TOTAL:	28,500 SF	6,317 SF
AREA INCREASE?	Yes _____ No <u>X</u> _____	
HEIGHT INCREASE?	Yes _____ No <u>X</u> _____	
GROSS BUILDING AREA		
LEVEL 01:	HEATED & COOLED	2,498 SF
LEVEL 02:	HEATED & COOLED	2,819 SF
TOTAL GROSS AREA (H/C):		5,317 SF (H/C)
EXITS (IBC TABLE 1006.3.2)		
NUMBER OF EXITS:	REQUIRED 2	PROVIDED 2
TRAVEL DISTANCE		
EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE		
CATAGORY	MAX. ALLOWABLE	ACTUAL MAX
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2) :	250 FT	58FT 7IN
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1)	75FT	23FT
DEAD END CORRIDOR (IBC TABLE 1020.4)	50 FT	N/A

FIRE SEPARATION						
IBC TABLE 601, 602, 508.3.3	REQ'D HR	DETAIL #	% WALL OPENING	UL RATED ASSEMBLY		
PRIMARY STRUCTURAL FRAME	0			N/A		
BEARING WALLS: EXTERIOR INTERIOR	0 0			N/A		
NON-BEARING WALLS: EXTERIOR INTERIOR	0 0			N/A		
FIRE SEPARATION WALLS: EXTERIOR INTERIOR	0 0			N/A		
FLOOR CONSTRUCTION	0			N/A		
ROOF CONSTRUCTION	0			N/A		
ALL INTERIOR WALLS AND CEILING FINISHES TO COMPLY WITH IBC-2018, TABLE 803.13						
IBC TABLE 803.13	SPRINKLERED			UNSPRINKLERED		
GROUP	VERT. EXITS / EXIT PASSAGE- WAYS	EXIT ACCESS CORRIDORS / OTHER EXITS	ROOMS & ENCLOSED SPACES	VERT. EXITS / EXIT PASSAGE- WAYS	EXIT ACCESS CORRIDORS / OTHER EXITS	ROOMS & ENCLOSED SPACES
EDUCATIONAL (E)	B	C	C	A	B	C
MINIMUM REQUIRED PLUMBING FIXTURES: PER IBC TABLE 2902.1						
	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED	
ITEM	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN UNISEX
TOTAL WATER CLOSETS	1 PER 50		2	2	2	2 1
TOTAL LAVATORIES	1 PER 50		2	2	2	2 1
DRINKING FOUNTAINS	1 PER 100		2		2	
SERVICE SINK	1 REQUIRED		1		1	
PLUMBING CALCULATIONS						
TOTAL OCCUPANCY = 181 PERSONS						
OCCUPANCY, 50% MALE / 50% FEMALE 90 MALE OCCUPANTS & 91 FEMALE OCCUPANTS						
SYMBOL KEY						
	EXTERIOR ELEV. SYMBOL		WALL SECTION		COLUMN GRID REFERENCE	
	INTERIOR ELEVATION SYMBOL		DETAIL SECTION CALLOUT		LEVEL/ELEVATION REFERENCE	
	BUILDING SECTION		ENLARGED PLAN/ DETAIL CALLOUT	Comments	ROOM TAG	
	WINDOW TAG		DOOR TAG		REVISION CLOUD & TAG	

INDEX OF DRAWINGS	
FINAL	SHEET NAME
A0.0	COVER
A0.2	ABBREVIATIONS, SYMBOLS & ACCESS, DIAGS.
A0.3	LIFE SAFETY PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS AND DETAILS
A5.1	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
A7.1	FIRST FLOOR REFLECTED CEILING PLAN
A7.2	SECOND FLOOR REFLECTED CEILING PLAN
SURVEY	

FINAL HPC 1/4/2023
ISSUE 2
ISSUE 3
ISSUE 4
ISSUE 5



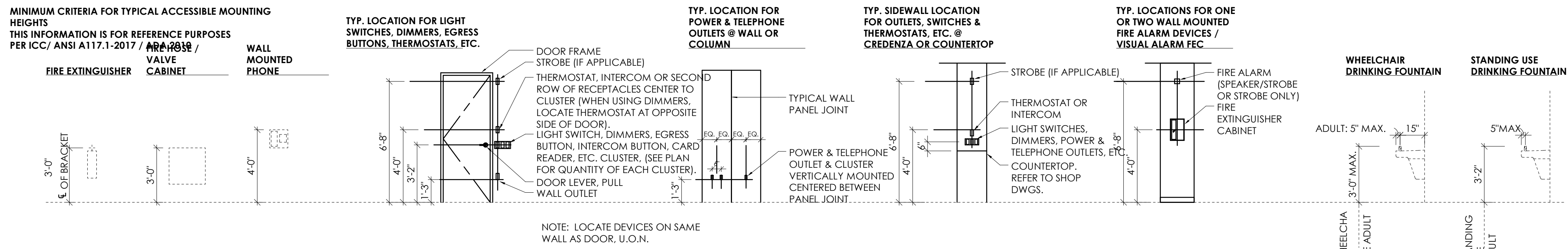
ABBREVIATIONS

AB	ANCHOR BOLT	JNT	JOINT
ABV	ABOVE	KDAT	KILN DRIED AFTER TREATMENT
AF	ABOVE FINISH FLOOR	KS	KNEE SPACE
ASF	ABOVE SUBFLOOR	LAM	LAMINATE
A/C	AIR CONDITIONER	LL	LIVE LOAD
AHU	AIR HANDLING UNIT	LT	LIGHT
ALUM	ALUMINUM	LIN	LINER
AMSL	ABOVE MEAN SEA LEVEL	MA	MASONITE
APPROX	APPROXIMATE	MAS	MASONRY
A/V	AUDIO/VISUAL	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BF	BI-FOLD	MED	MEDIUM
BLKG	BLOCKING	MFR	MANUFACTURER
BLDG	BUILDING	MID	MIDDLE
B.O.	BOTTOM OF	MIN	MINIMUM
BOD	BASIS OF DESIGN	MISC	MISCELLANEOUS
BRG	BEARING	MUL	MULLION
BTW	BETWEEN	N/A	NOT APPLICABLE
CAB	CABINET	N.I.C.	NOT IN CONTRACT
CANT	CANTILEVER	NTS	NOT TO SCALE
CB	FIBER CEMENT BOARD	OC	ON CENTER
CEN	CENTER	OH	OVERHANG
CJ	CEILING JOIST	OPNG	OPENING
CL	CENTERLINE	OSB	ORIENTED STRAND BOARD
CLG	CEILING	PEMB	PRE-ENGINEERED METAL BLDG
CO	CASED OPENING	PL	PLATE
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	PNT	PAINT
CT	CERAMIC TILE	PAIR	PAIR
DBL	DOUBLE	PT	PRESSURE TREATED
DEMO	DEMOLITION	PVC	POLYVINYLCHLORIDE
DH	DOUBLE HUNG	PVMT	PAVEMENT
DIA	DIAMETER	PLY	PLYWOOD
DIM	DIMENSION	PWDR	POWDER ROOM
DIST	DISTANCE	R	RISER
DN	DOWN	R & S	ROD & SHELF
DP	DESIGN PRESSURE	RAG	RETURN AIR GRILL
DR	DOOR	REF	REFRIGERATOR
DW	DISHWASHER	REQ'D	REQUIRED
DWG	DRAWING	RM	ROOM
EA	EACH	R.O.	ROUGH OPENING
ELEV	ELEVATION	RV	RIDGE VENT
ELEC	ELECTRICAL	SCHED	SCHEDULE
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SF	SQUARE FEET
EXST	EXISTING	SH	SHELF
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDIN	FOUNDATION	SQ	SQUARE FEET
FF	FIRST FLOOR	STD	STANDARD
FFE	FINISH FLOOR ELEVATION	STL	STEEL
FIN	FINISH	STOR	STORAGE
FIX	FIXTURE	SYS	SYSTEM
FIXT	FIXTURE	T	TREAD
FLUOR	FLUORESCENT	T.B.D.	TO BE DETERMINED
FLR	FLOOR	TREAD	TREAD
F.O.F.	FACE OF FINISH	T & G	TONGUE & GROOVE
F.O.S.	FACE OF STUD	TEL	TELEPHONE
FRZ	FREEZER	TEMP	TEMPORARY/TEMPERATURE
FRMG	FRAMING	THK	THICK
FT	FEET	T.O.	TOP OF
FTG	FOOTING	TV	TELEVISION
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZE	UC	UNDERCOUNTER
G.C.	GENERAL CONTRACTOR	UNFIN	UNFINISHED
GFI	GROUND FAULT INTERRUPTER	U.N.O.	UNLESS NOTED OTHERWISE
GL	GLASS	U.N.N.	UNLESS OTHERWISE NOTED
GYP	GYPSON	VB	VAPOR BARRIER
HB	HOSE BIB	VER	VERIFY
HDR	HEADER	V.I.F.	VERIFY IN FIELD
HORIZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	W/D	WASHER-DRYER
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WH	WATER HEATER
IN	INCH	WLF	WELED WIRE FABRIC
INCL	INCLUDE		
INSUL	INSULATION		
INT	INTERIOR		
IRC	INTERNATIONAL RESIDENTIAL CODE		
JST	JOIST		

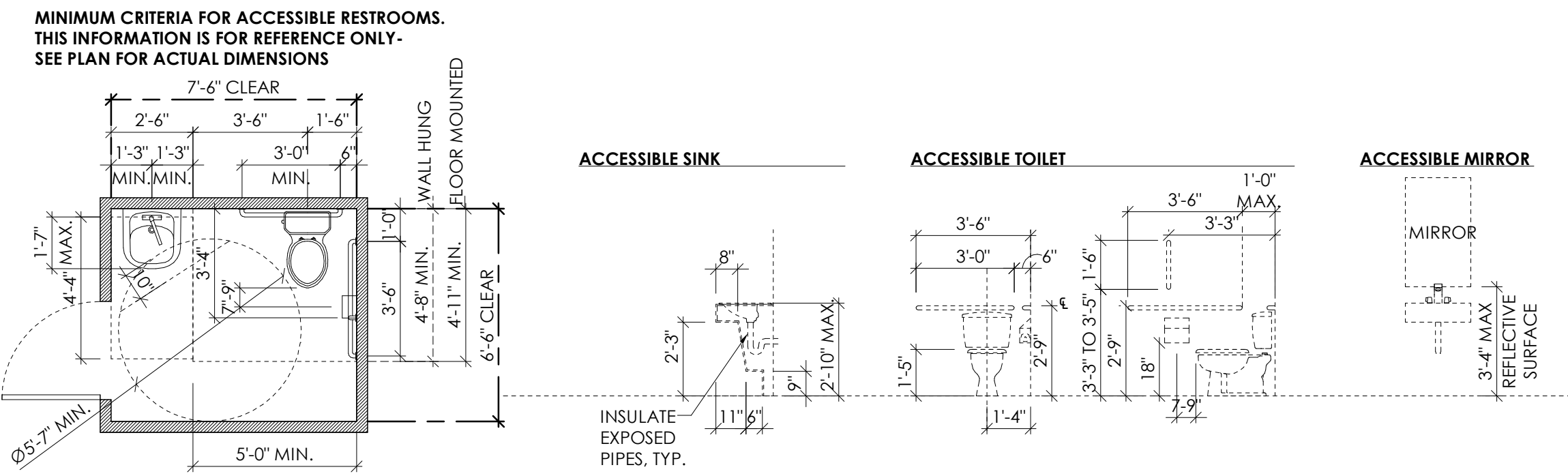
REFERENCE SYMBOLS

	EXTERIOR ELEVATION SYMBOL		COLUMN GRID REFERENCE
	INTERIOR ELEVATION SYMBOL		LEVEL/ELEVATION REFERENCE
	BUILDING SECTION	Comments	ROOM TAG
	WALL SECTION		WINDOW TAG
	DETAIL SECTION CALLOUT		DOOR TAG
	ENLARGED PLAN/DETAIL CALLOUT		REVISION CLOUD & TAG

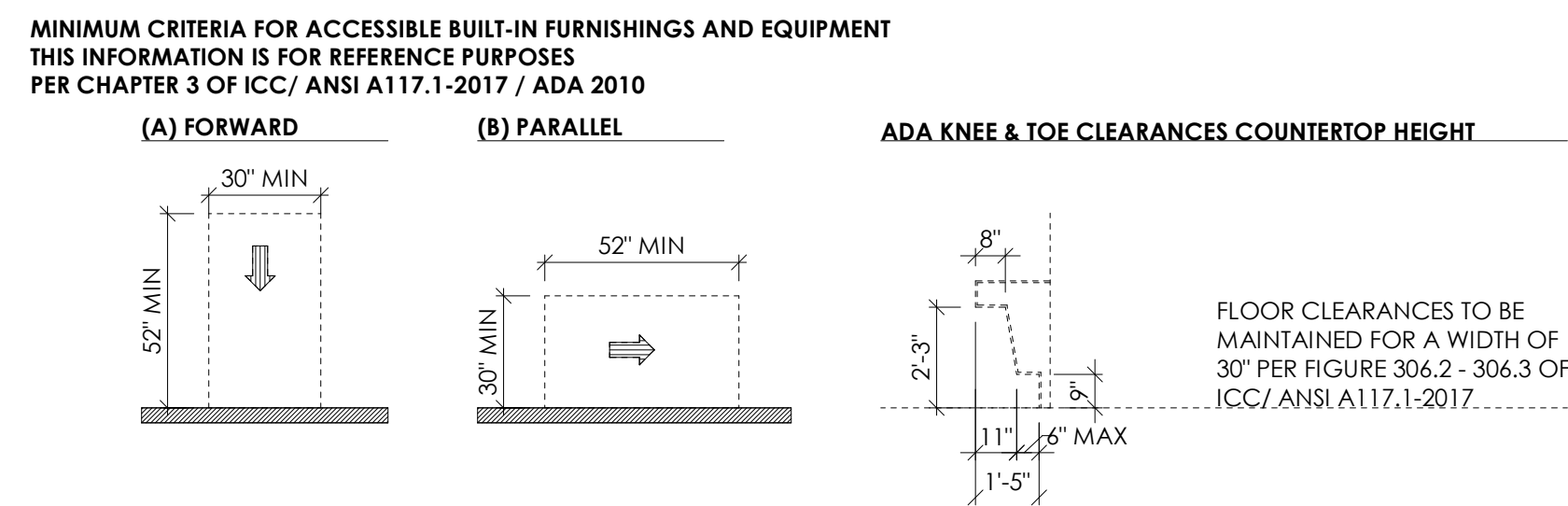
MOUNTING HEIGHTS



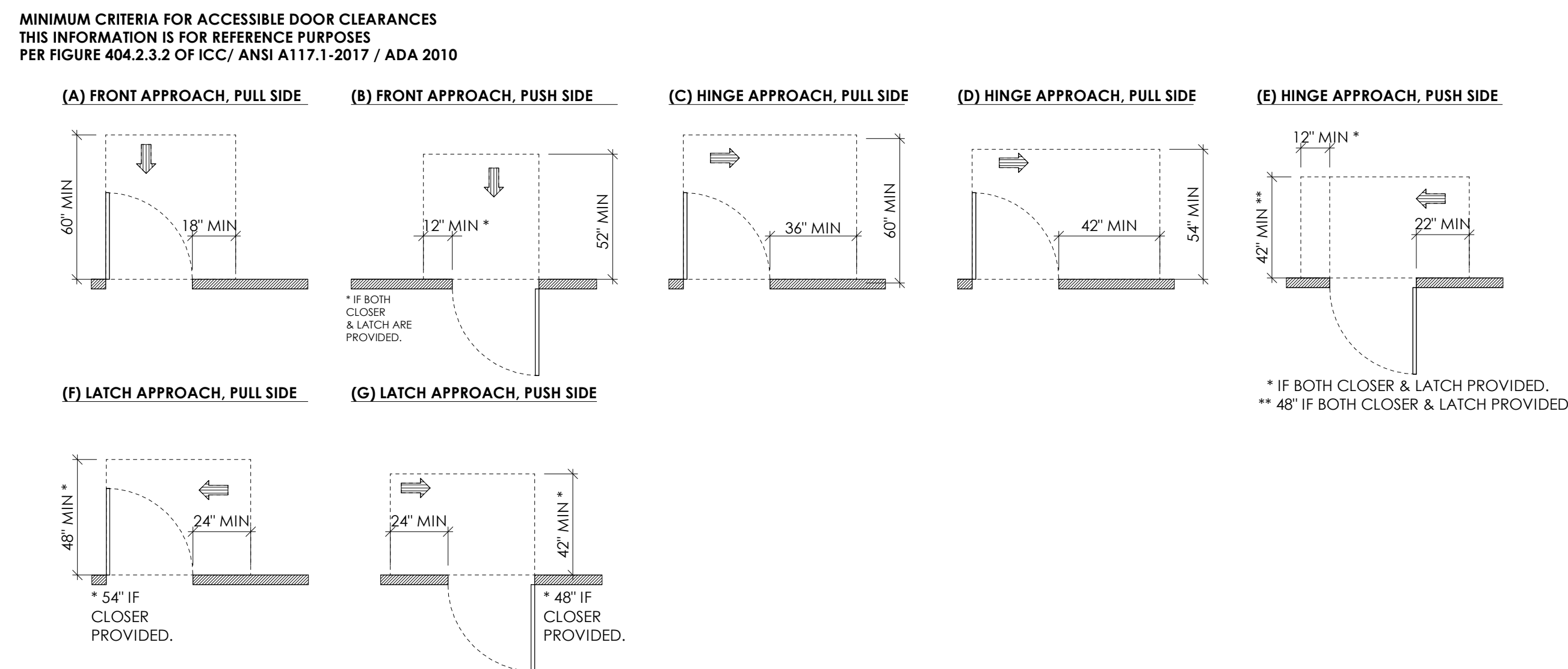
ACCESSIBLE RESTROOMS



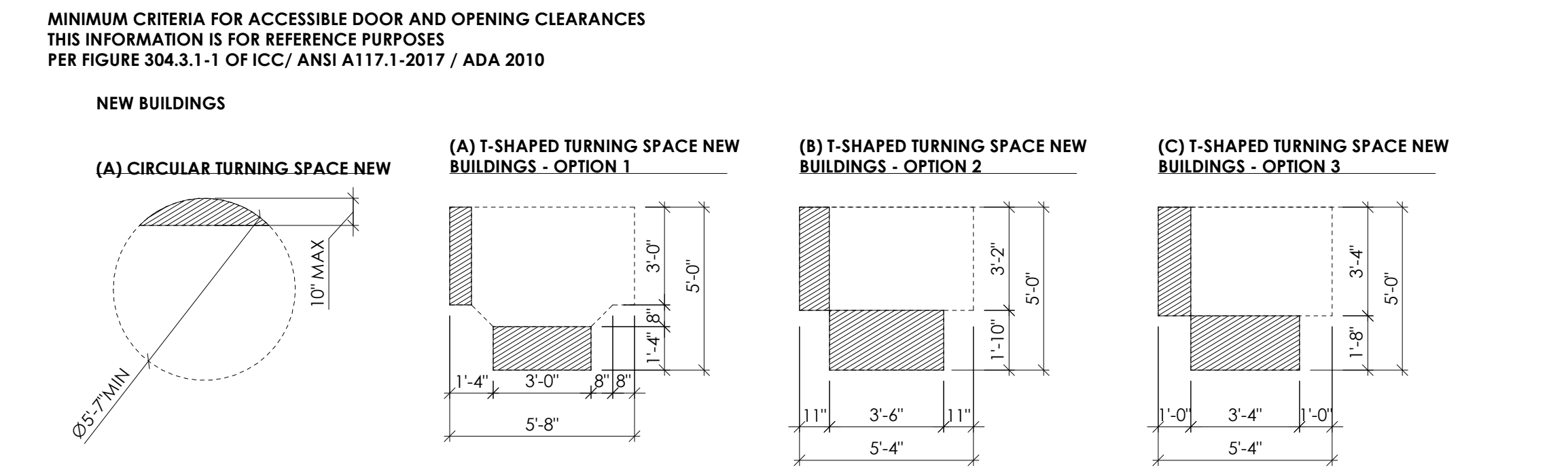
ACCESSIBLE BUILT-IN FURNISHINGS & EQUIPMENT CLEARANCES



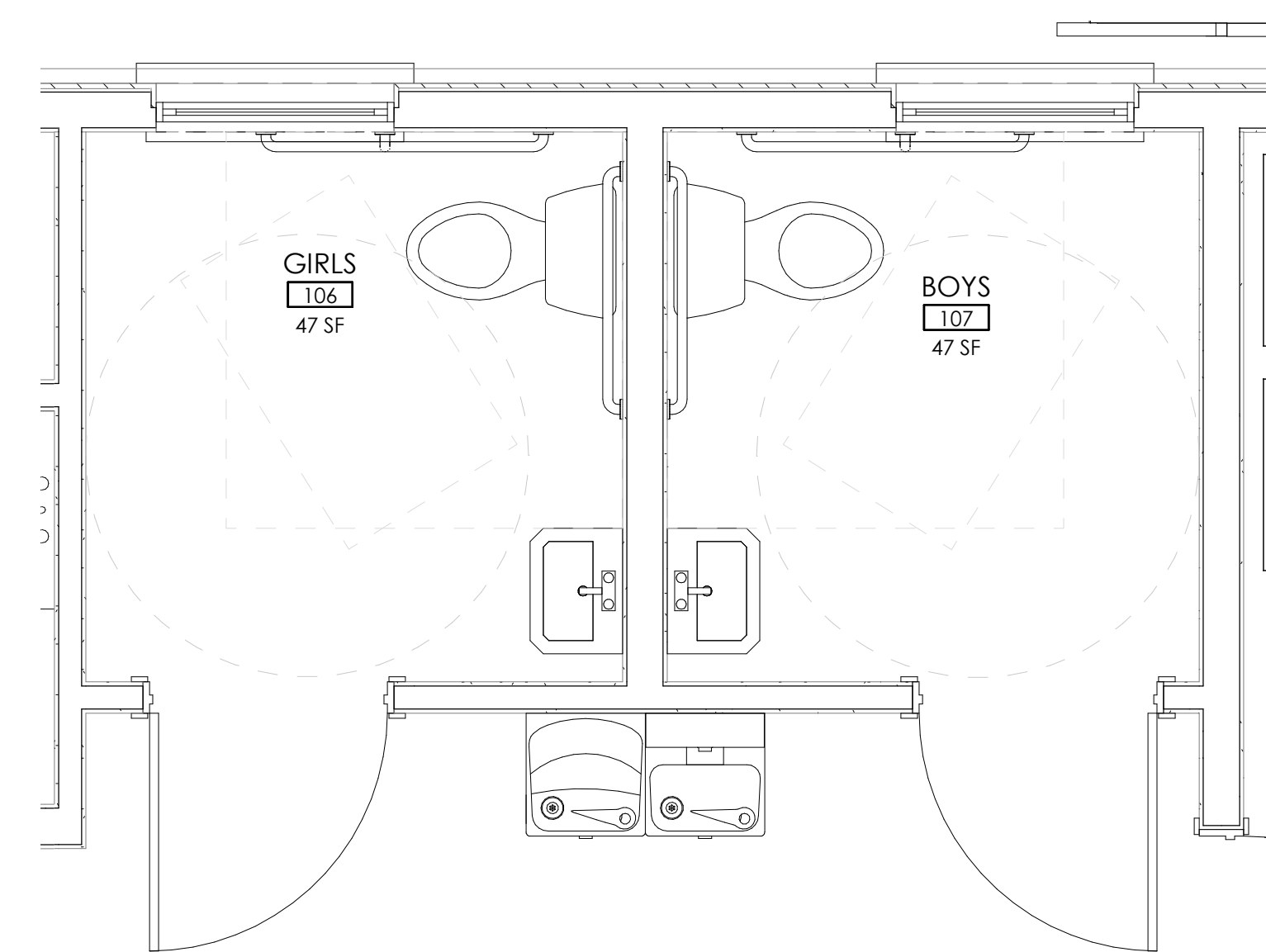
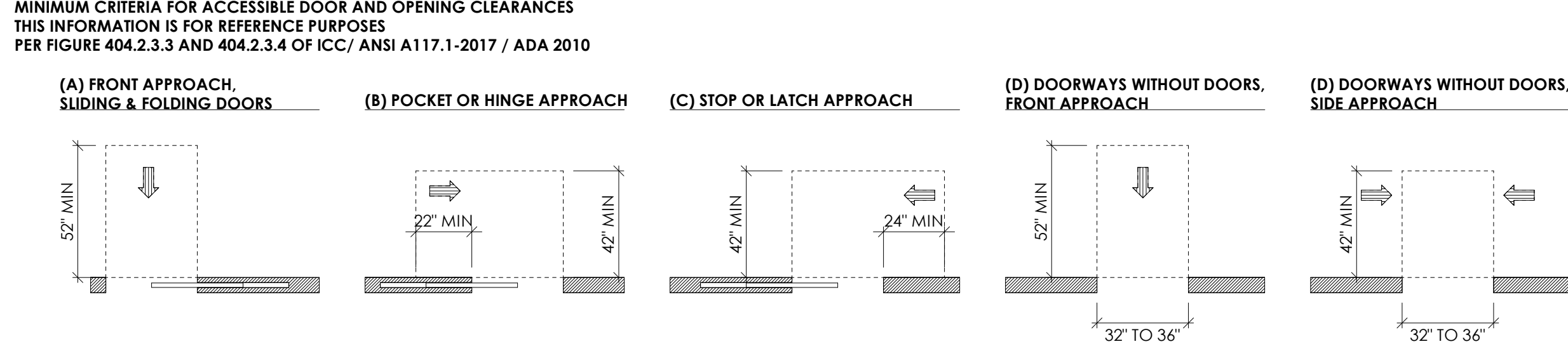
ACCESSIBLE SWINGING DOOR CLEARANCES



TURNING SPACE



ACCESSIBLE DOOR & OPENING CLEARANCES



ENLARGED PLAN AT STUDENT RESTROOMS  
1/2" = 1'-0"

PROJECT INFO

Date  
2023.01.04  
Project No.  
21-079

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ABBREVIATIONS,  
SYMBOLS &  
ACCESS, DIAGS.



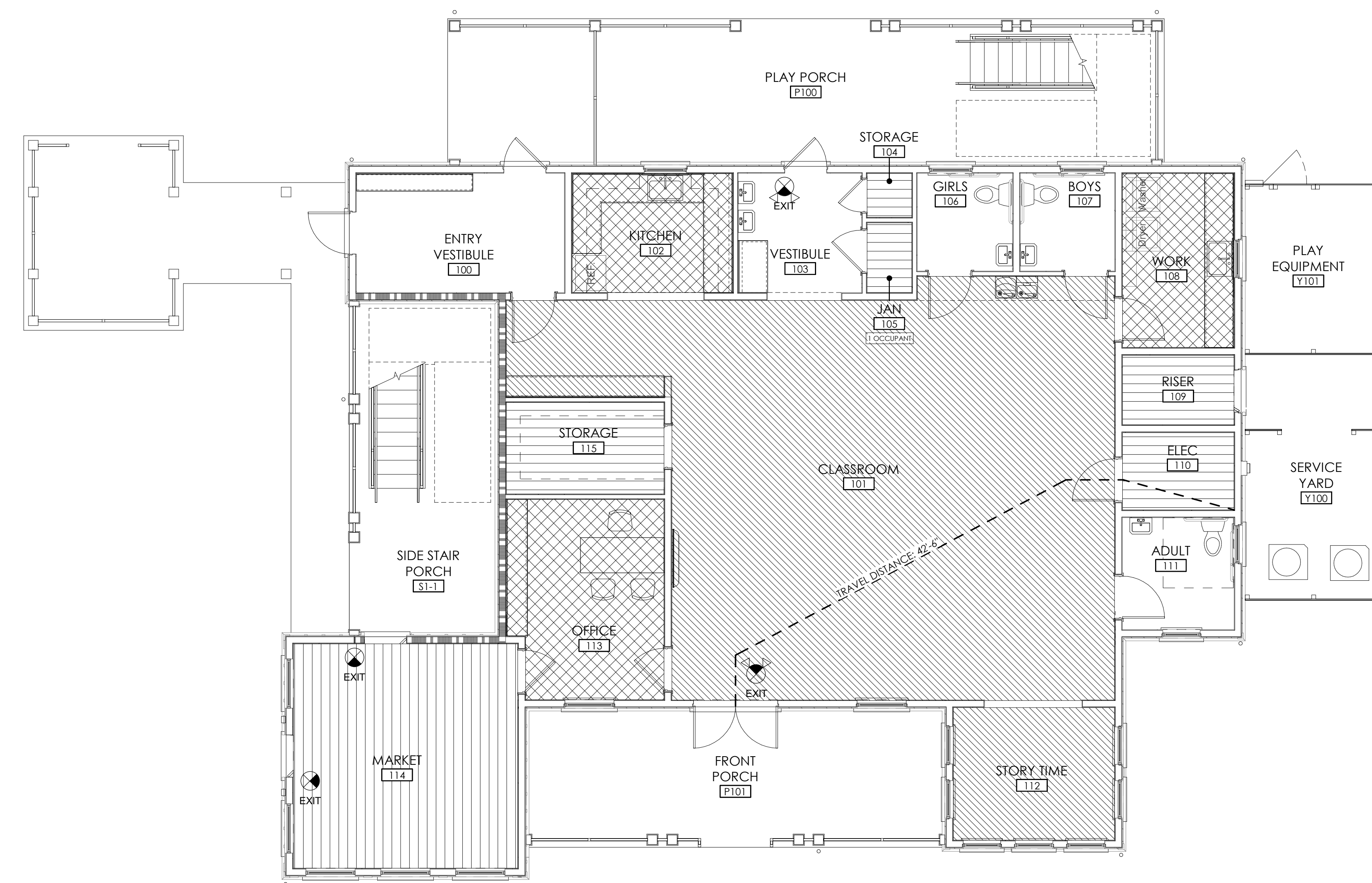
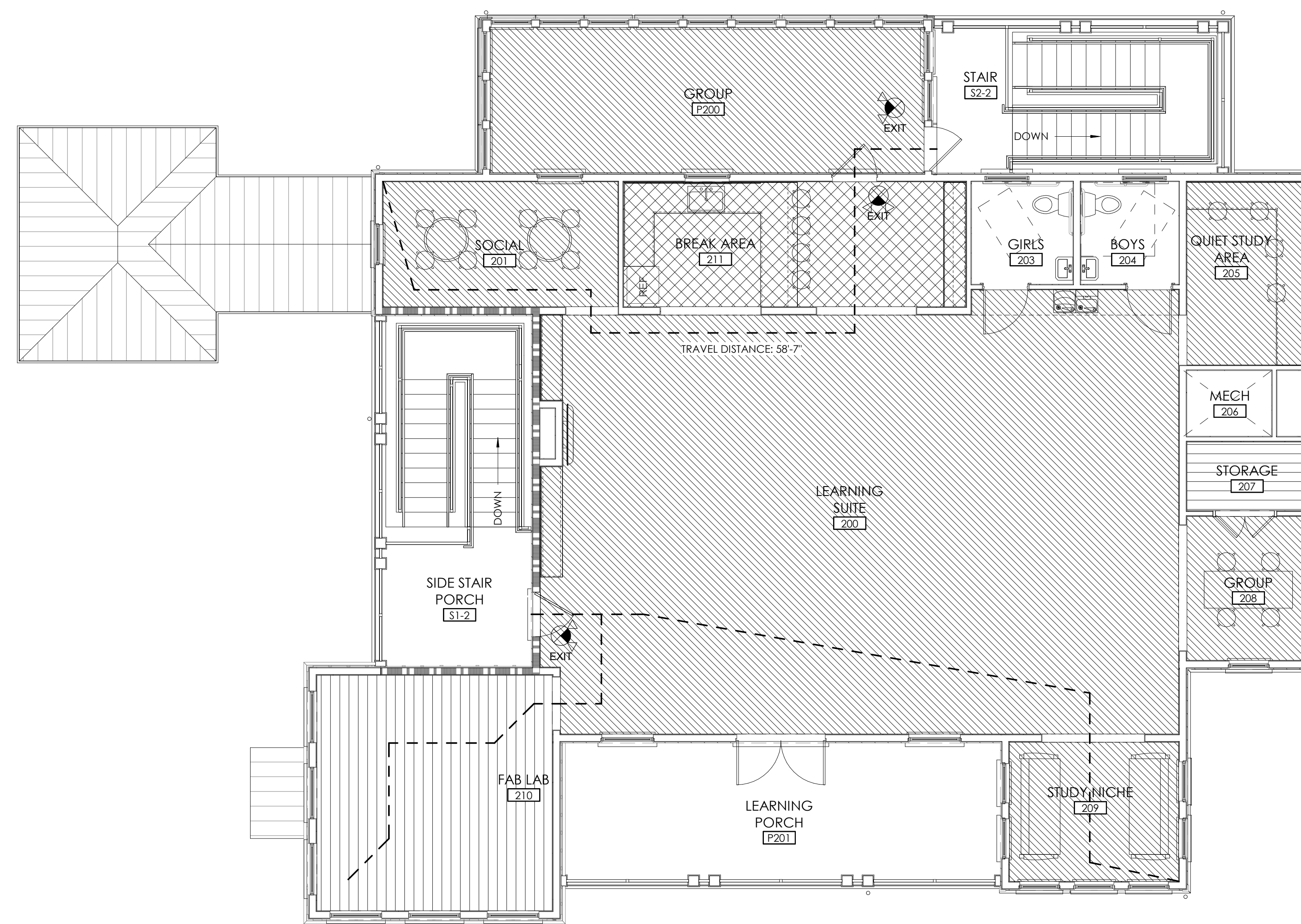
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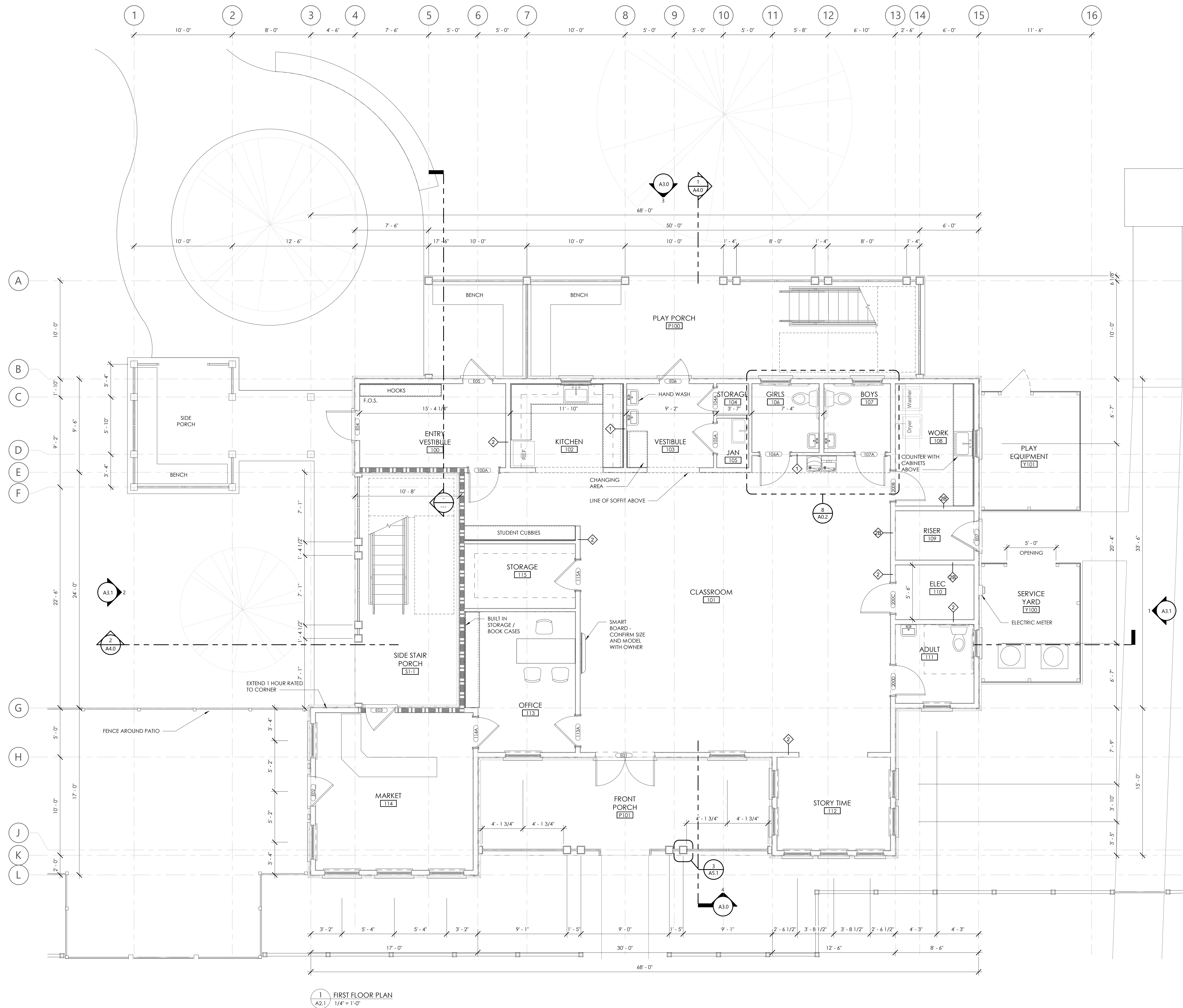
## ISSUE

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## SHEET TITLE

1 FIRST FLOOR LIFE SAFETY PLAN  
A0.3 3/16" = 1'-0"2 SECOND FLOOR LIFE SAFETY PLAN  
A0.3 3/16" = 1'-0"





## GENERAL FLOOR PLAN NOTES:

- EXTERIOR DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR CENTERLINE OF FRAMING UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- WALL TYPE SHALL BE TYPE 1" UNLESS NOTED OTHERWISE.
- DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- STOREFRONT / GLAZING UNITS TO BE CENTERED BETWEEN COLUMN LINES U.N.O., TYP.

## BUILDING SQUARE FOOTAGES

## CONDITIONED AREAS

FIRST FLOOR PLAN	2,498 SF
SECOND FLOOR PLAN	2,819 SF
TOTAL	5,317 SF

## COVERED PORCH AREAS

LEVEL 01 PLAY PORCH	533 SF
LEVEL 01 MIDDLE SCHOOL	243 SF
LEVEL 01 FRONT PORCH	278 SF
LEVEL 01 STAIR 1	256 SF
LEVEL 02 LEARNING PORCH	266 SF
LEVEL 02 STAIR 1	102 SF
LEVEL 02 STAIR 2	204 SF
TOTAL	1,882 SF

## FLOOR PLAN - SYMBOL KEY

	2x4 WALL WITH 5/8" GYPSUM WALLBOARD
	2x6 WALL WITH 5/8" GYPSUM WALLBOARD
	SOUND BATT INSULATION
	1 HOUR FIRE RATED WALL (U305 & U348)
	NEW WINDOW
	NEW DOOR
	WINDOW TAG
	WALL TAG
	DOOR TAG

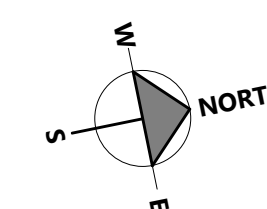
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## GENERAL ROOF PLAN NOTES:

1. AT ALL ROOF RIDGES AND HIPs USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2' BOTH WAYS.
2. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
3. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

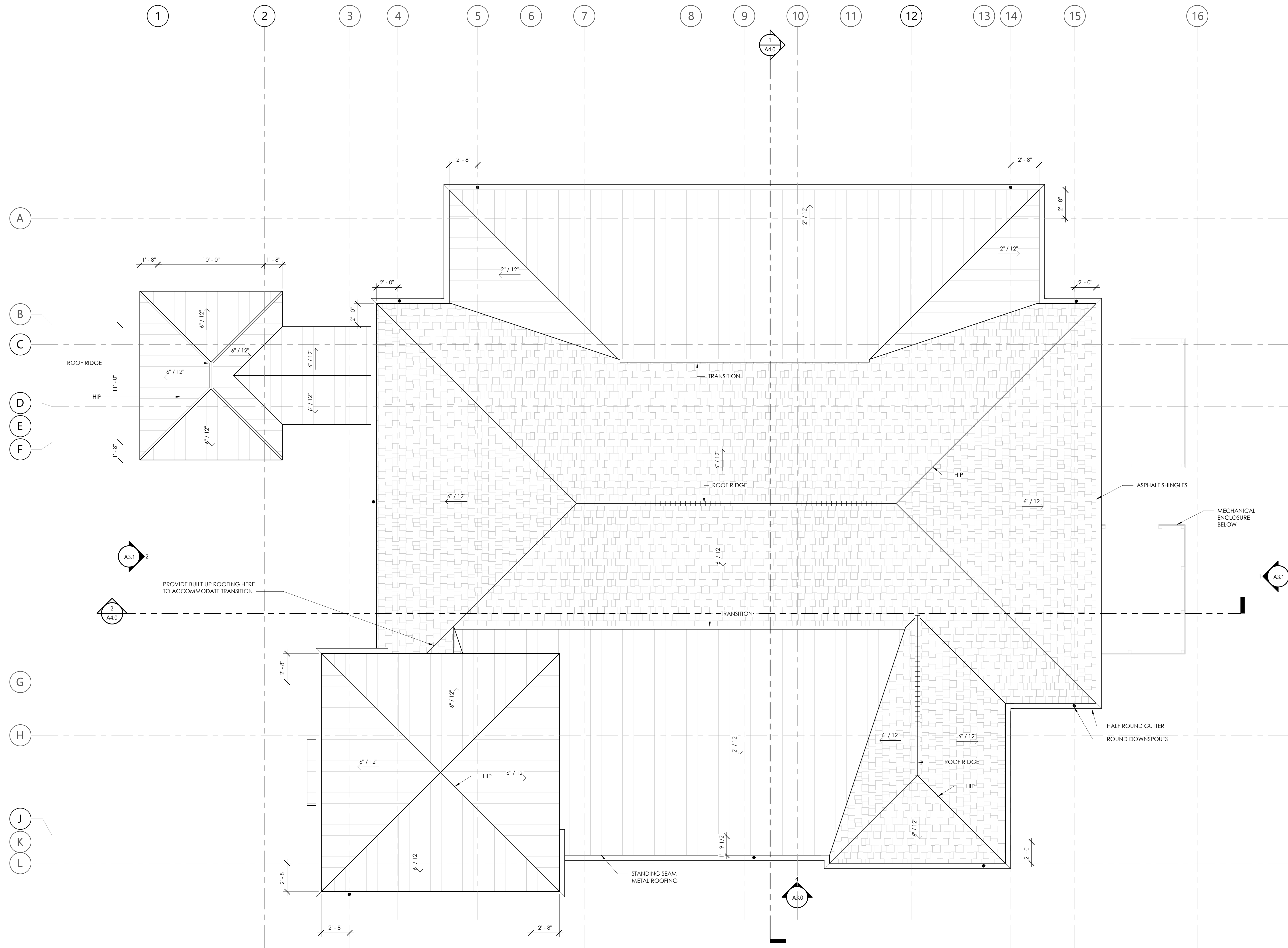
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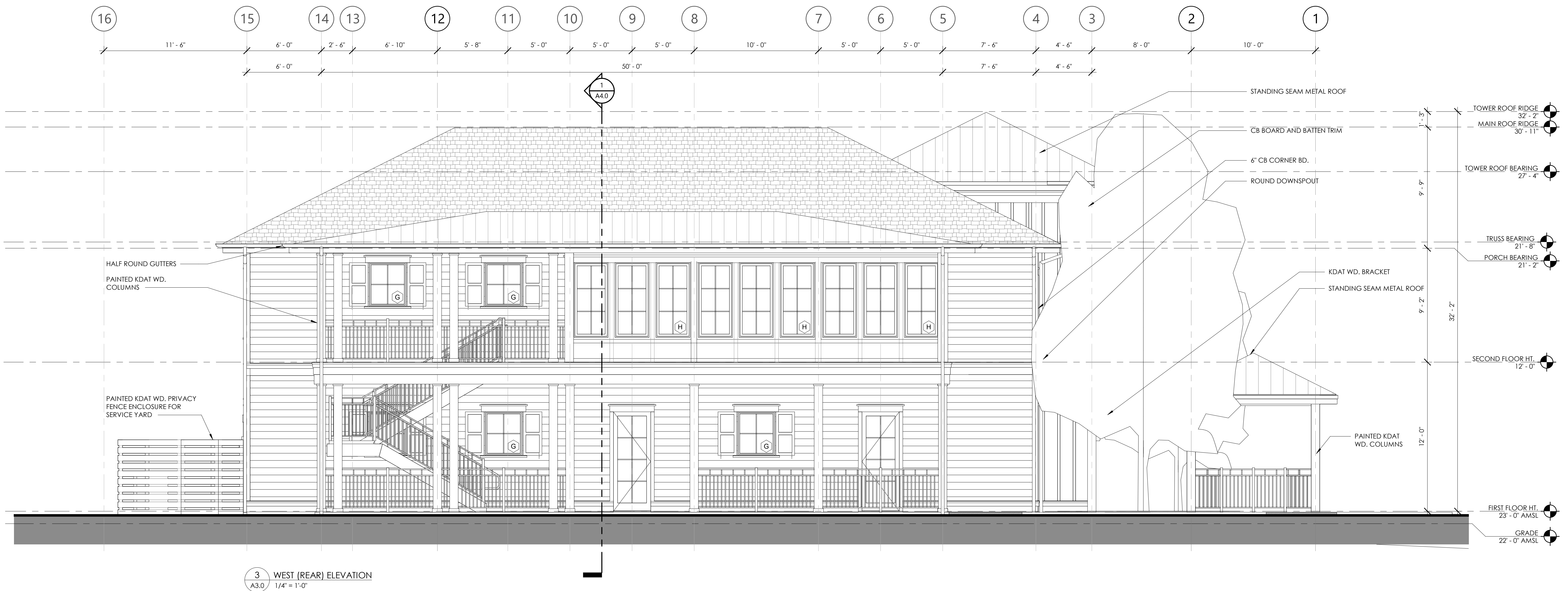
## ISSUE

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## SHEET TITLE



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



## GENERAL EXTERIOR ELEVATION NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.

## ABBREVIATIONS:

CB FIBER CEMENT BOARD  
KDAT KILN DRIED AFTER TREATMENT

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W.COURTATKINS.COM

MAY RIVER MONTESSORI - NEW CLASSROOM BUILDING  
58 CALHOUN STREET, BLUFFTON SC 29910

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SECRET TITLE

## BUILDING ELEVATIONS

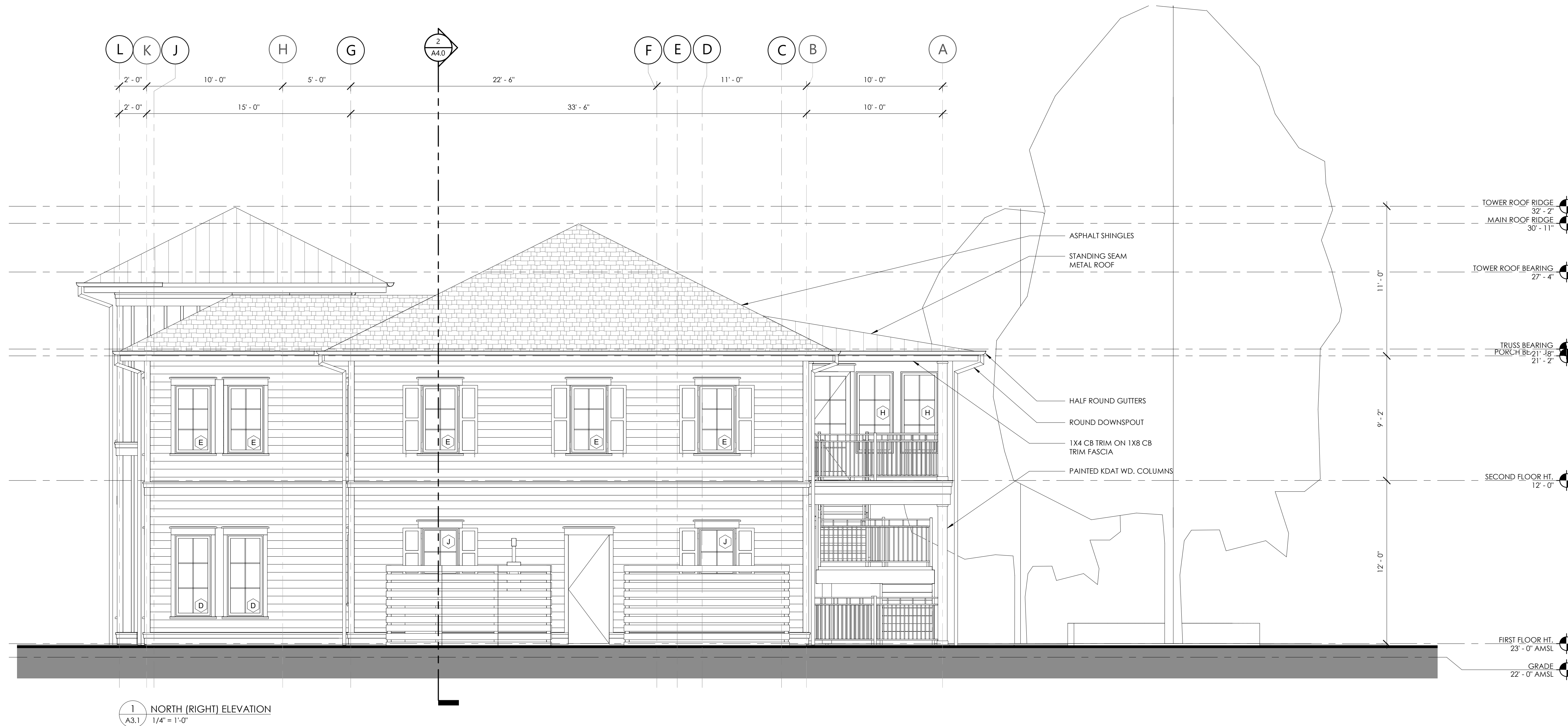
### A3.1

GENERAL EXTERIOR  
ELEVATION NOTES:

1. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK

ABBREVIATIONS:

CB	FIBER CEMENT BOARD
KDAT	KILN DRIED AFTER TREATMENT





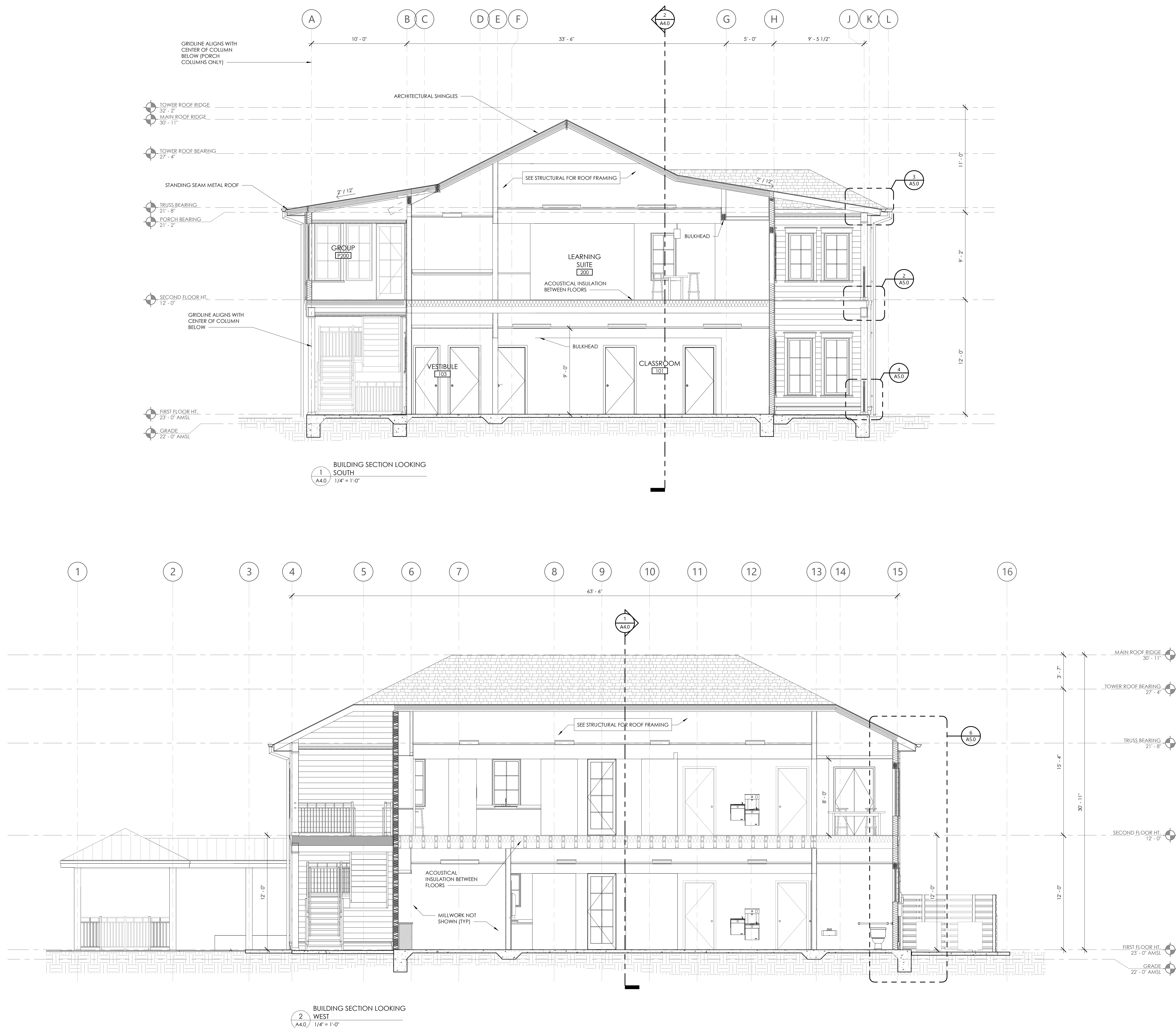
**PROJECT INFO**

Date  
2023.01.04  
Project No.  
21-079

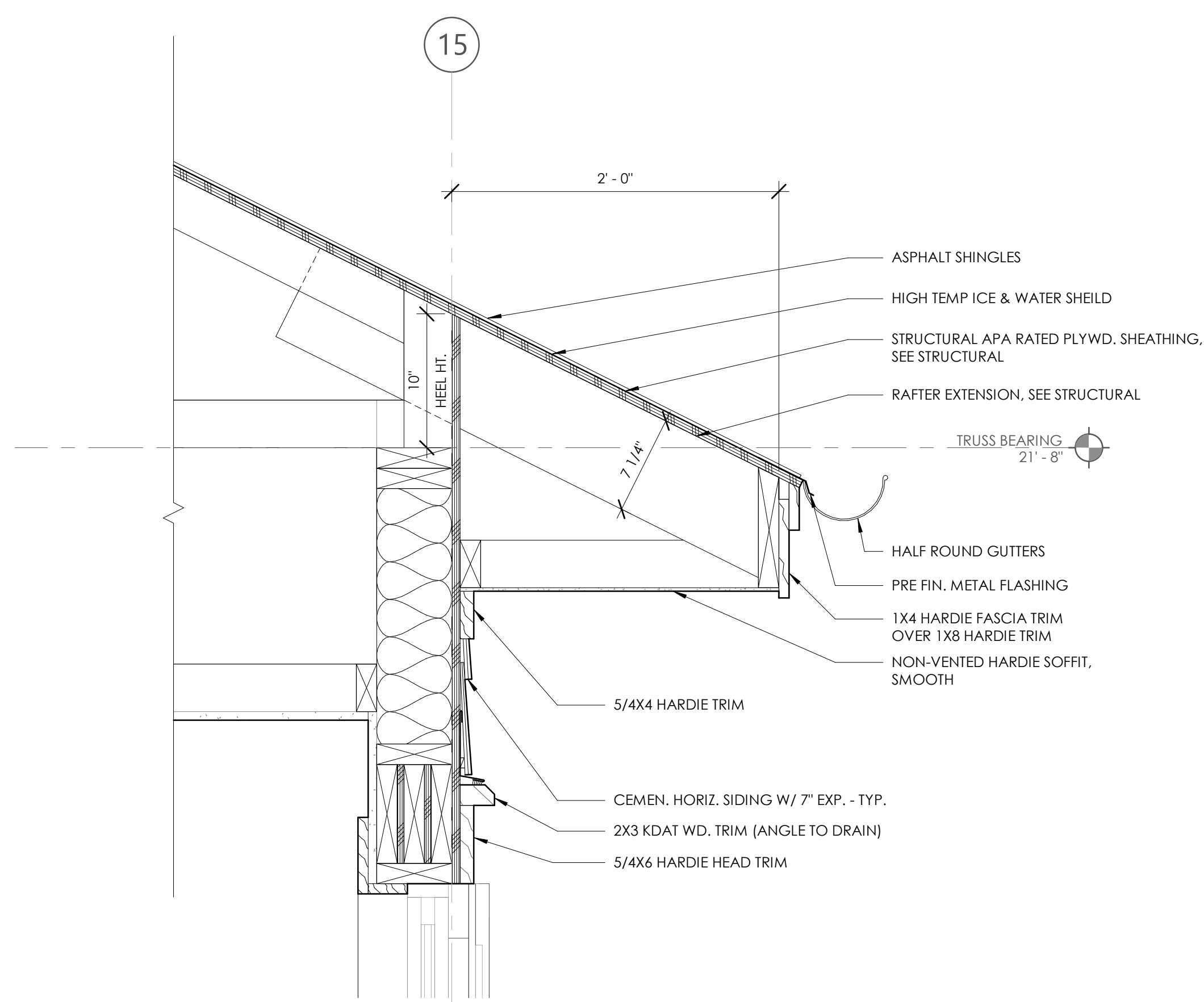
**ISSUE**

NO. REV. DATE DESCRIPTION

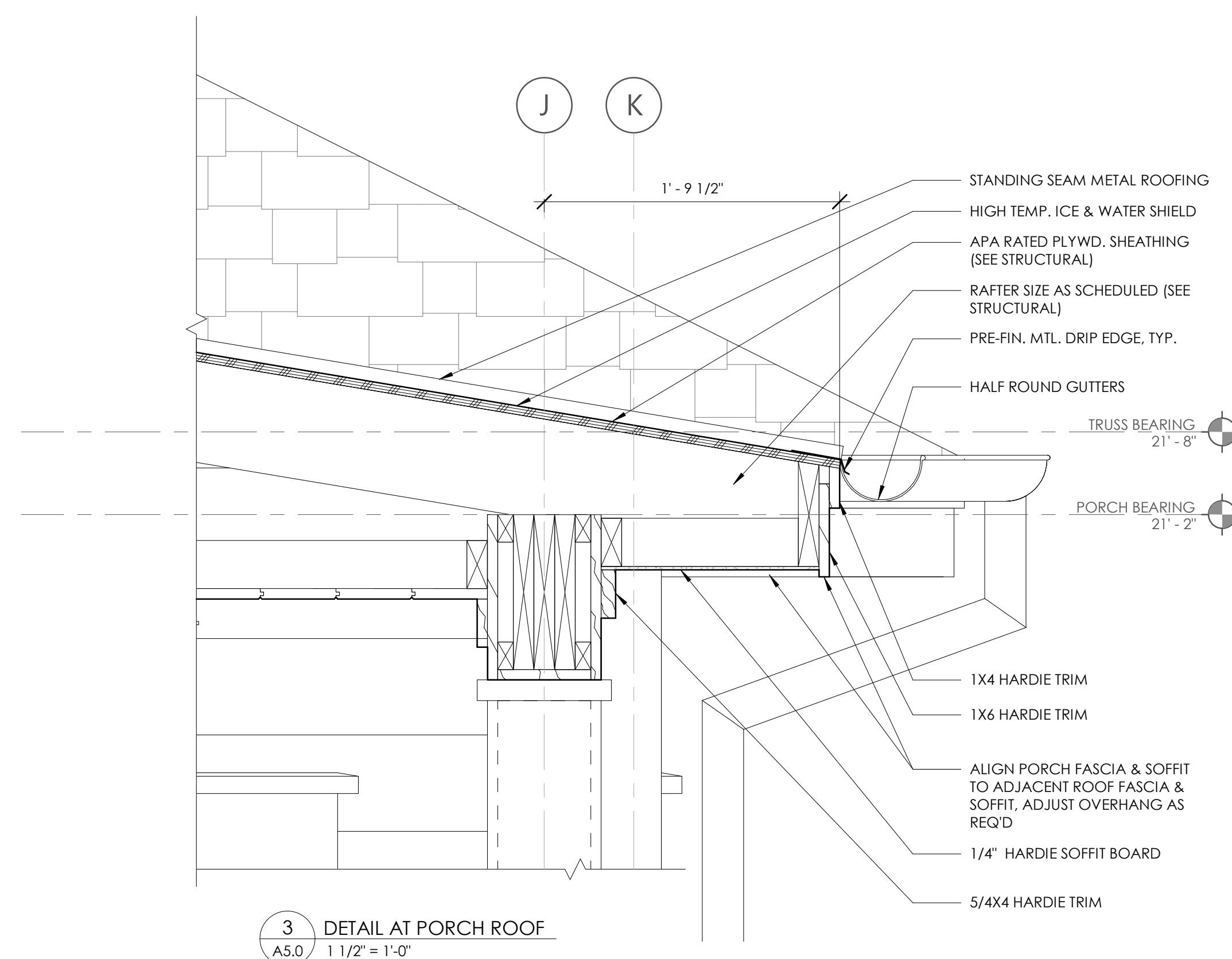
**SHEET TITLE**



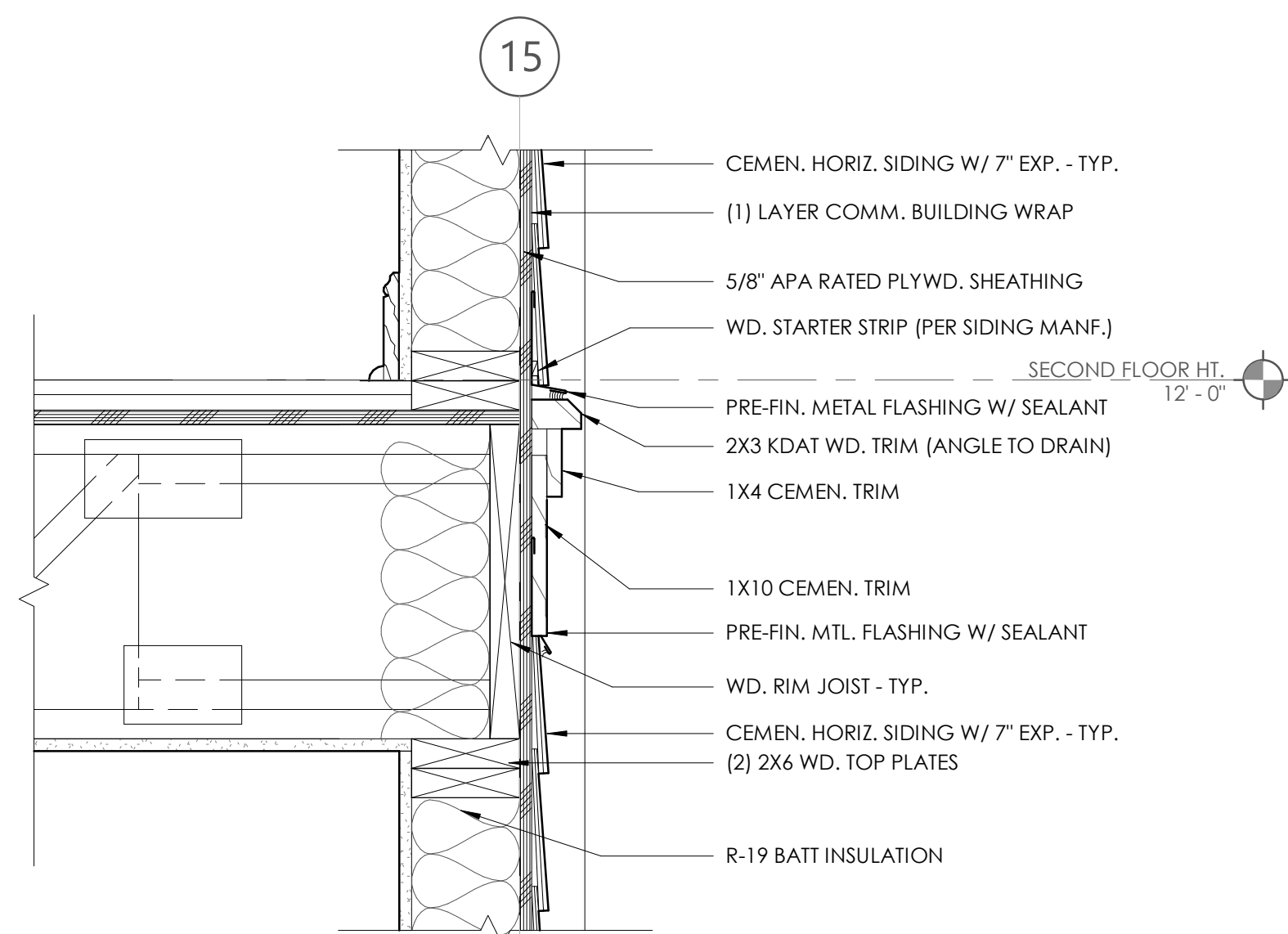




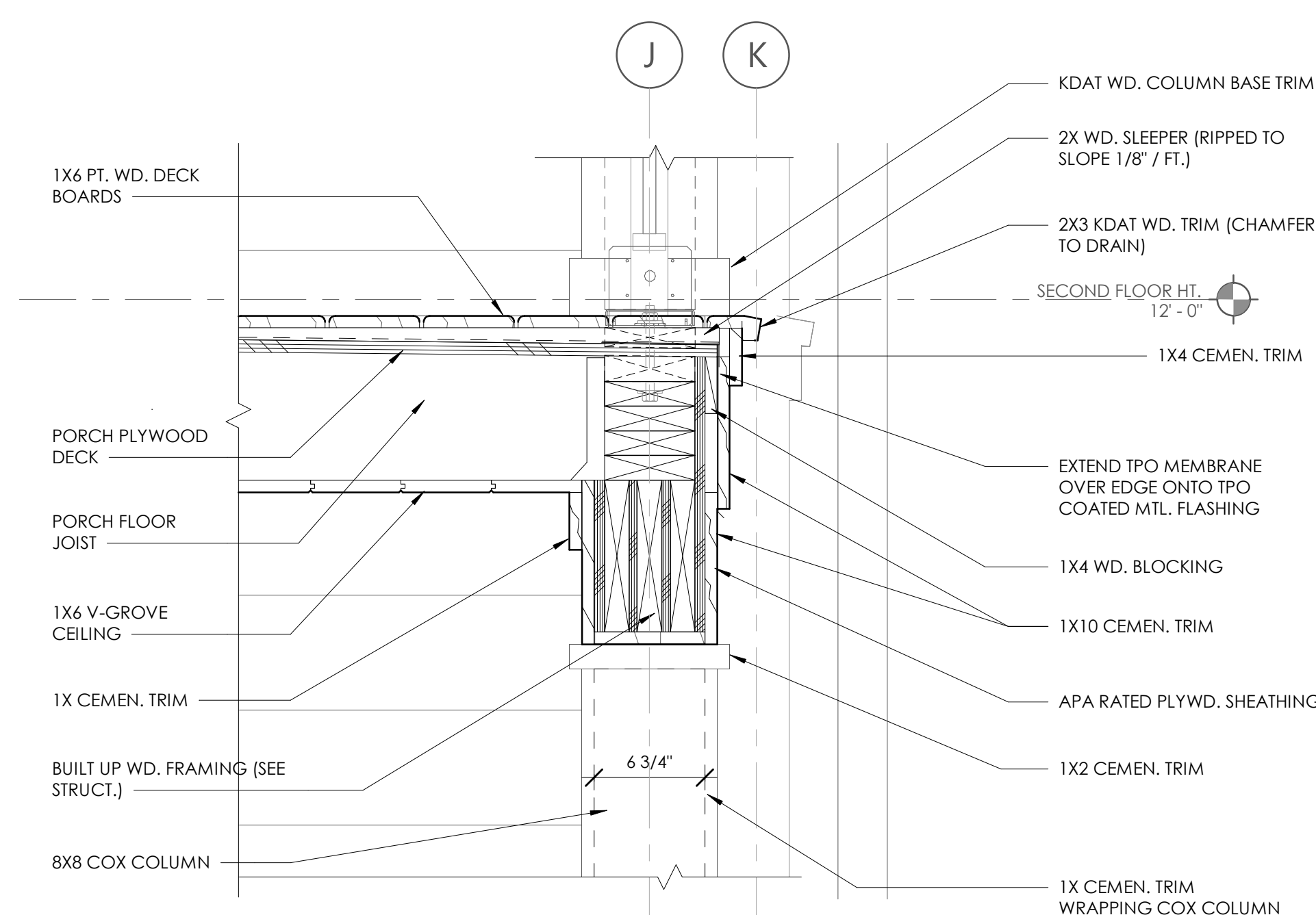
9  
A5.0 / 1 1/2" = 1'-0"



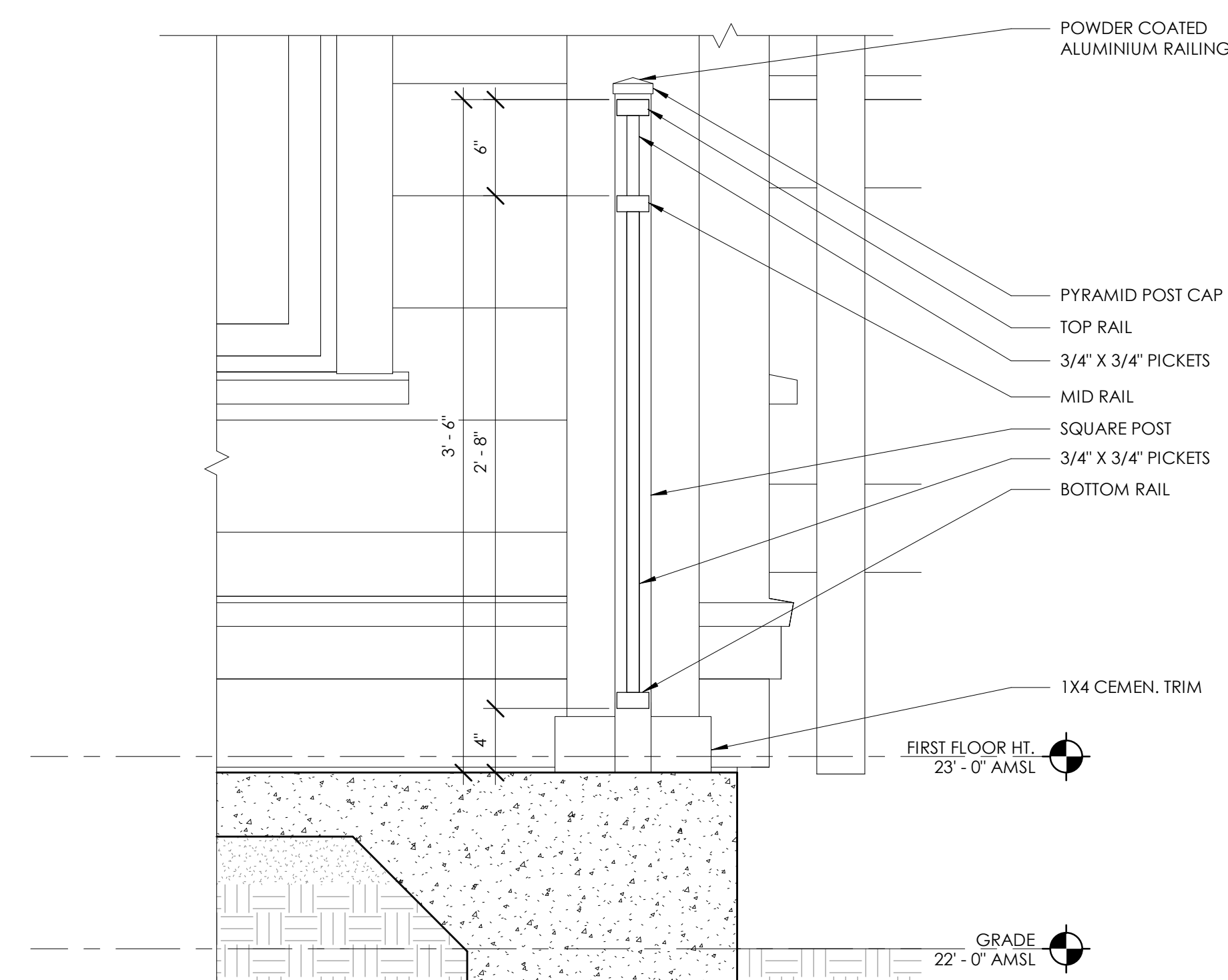
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A5.0 / 1 1/2" = 1'-0"



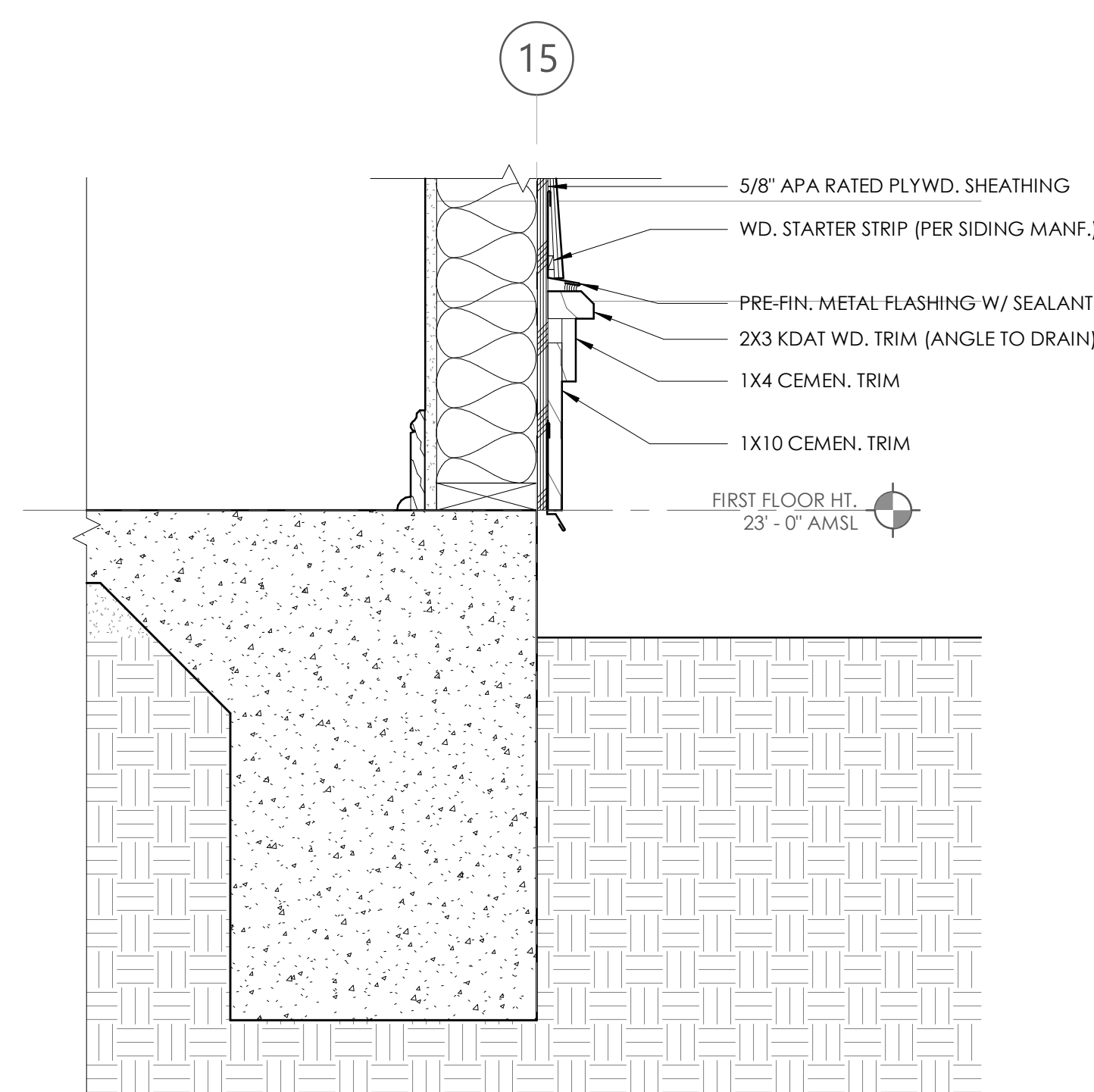
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A5.0 / 1 1/2" = 1'-0"



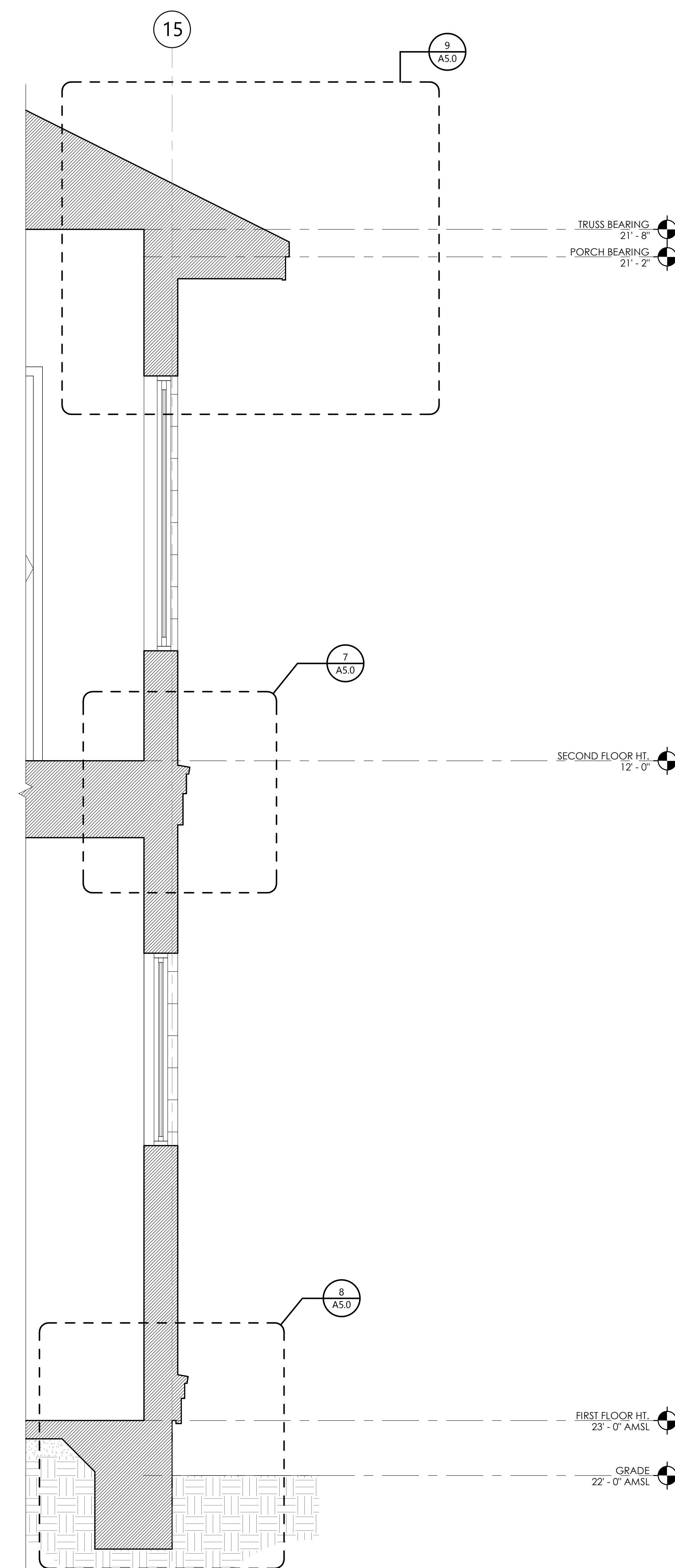
2  
A5.0 / 1 1/2" = 1'-0"



4  
A5.0 / 1 1/2" = 1'-0"

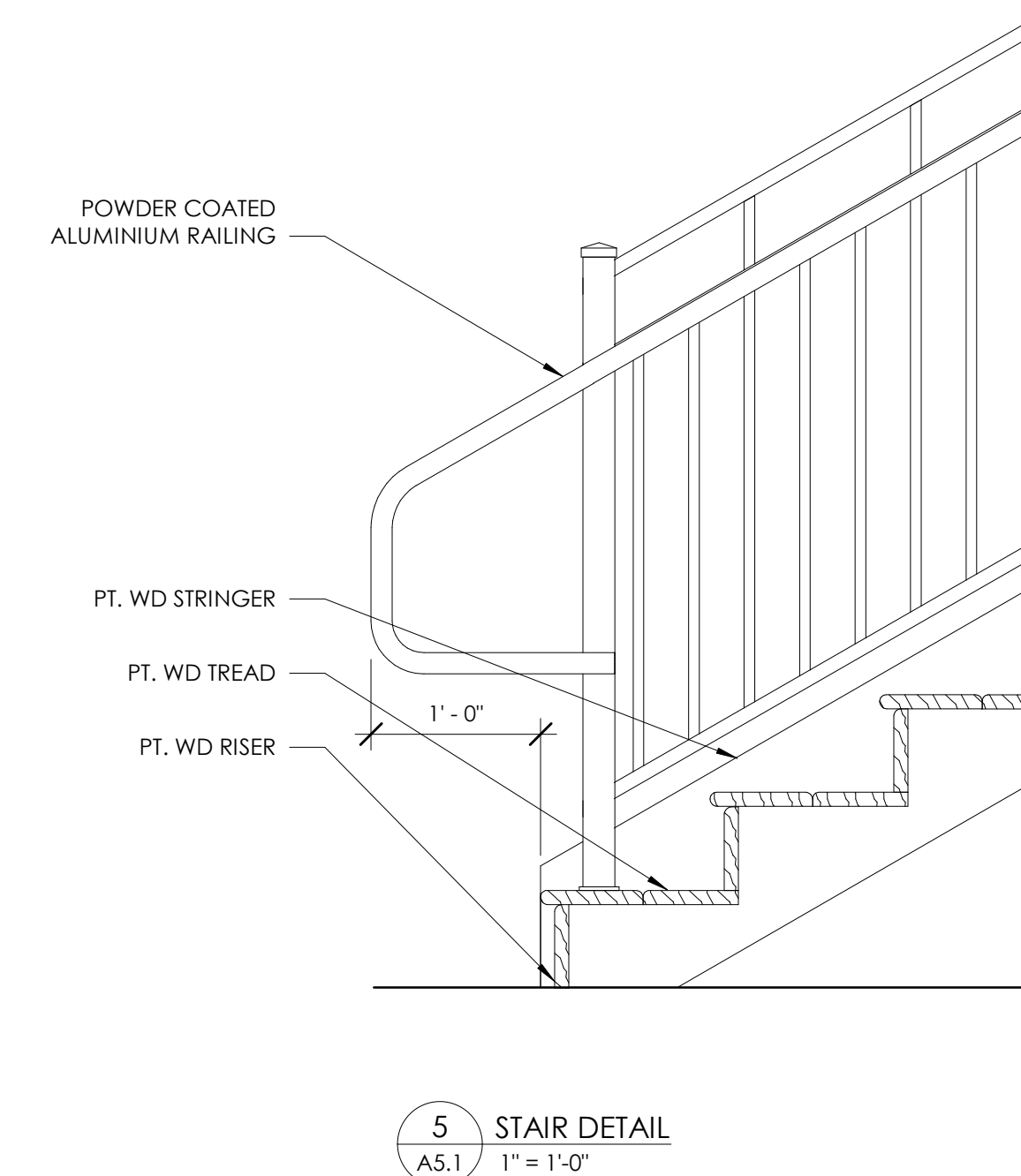


8  
A5.0 / 1 1/2" = 1'-0"



6  
A5.0 / 3/4" = 1'-0"

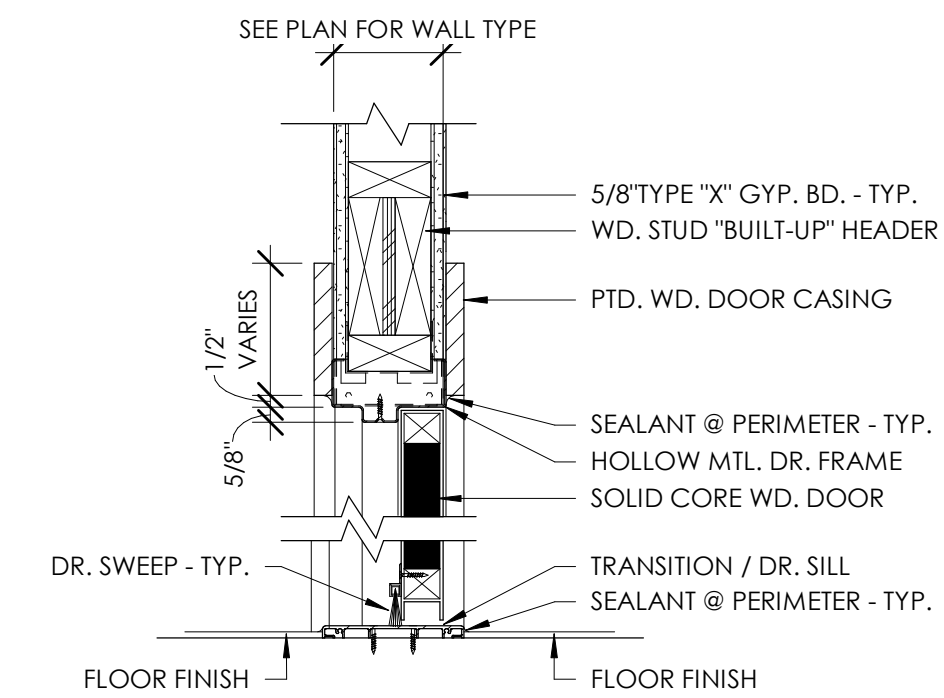






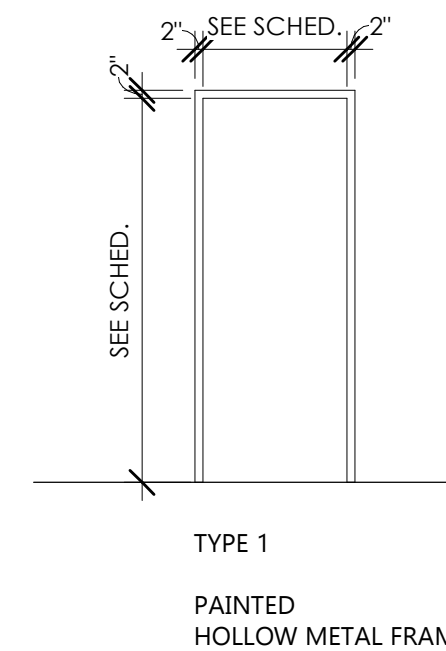
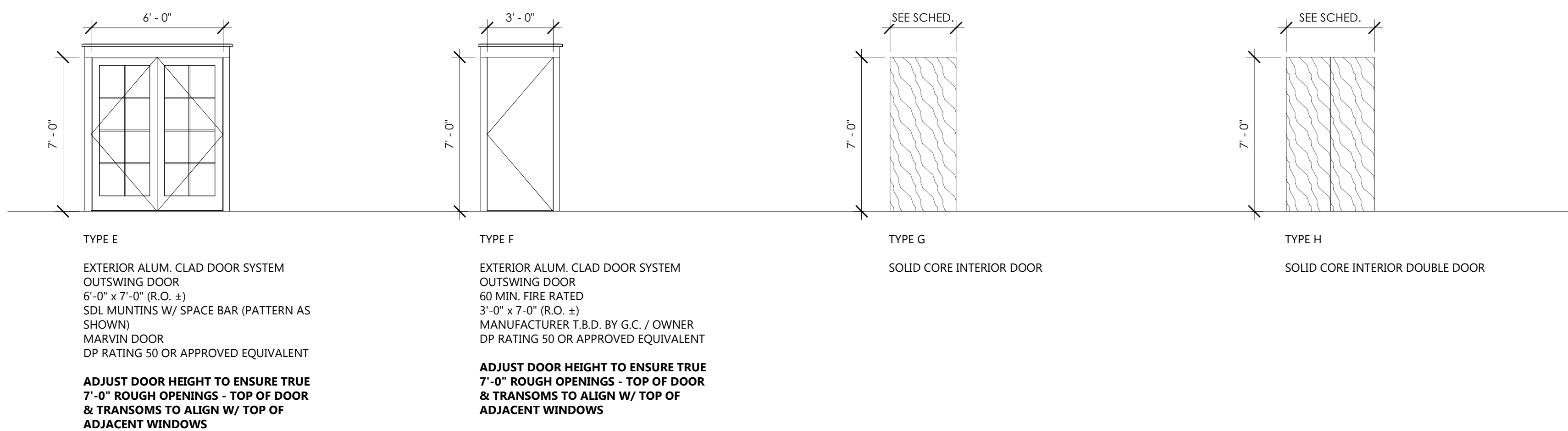
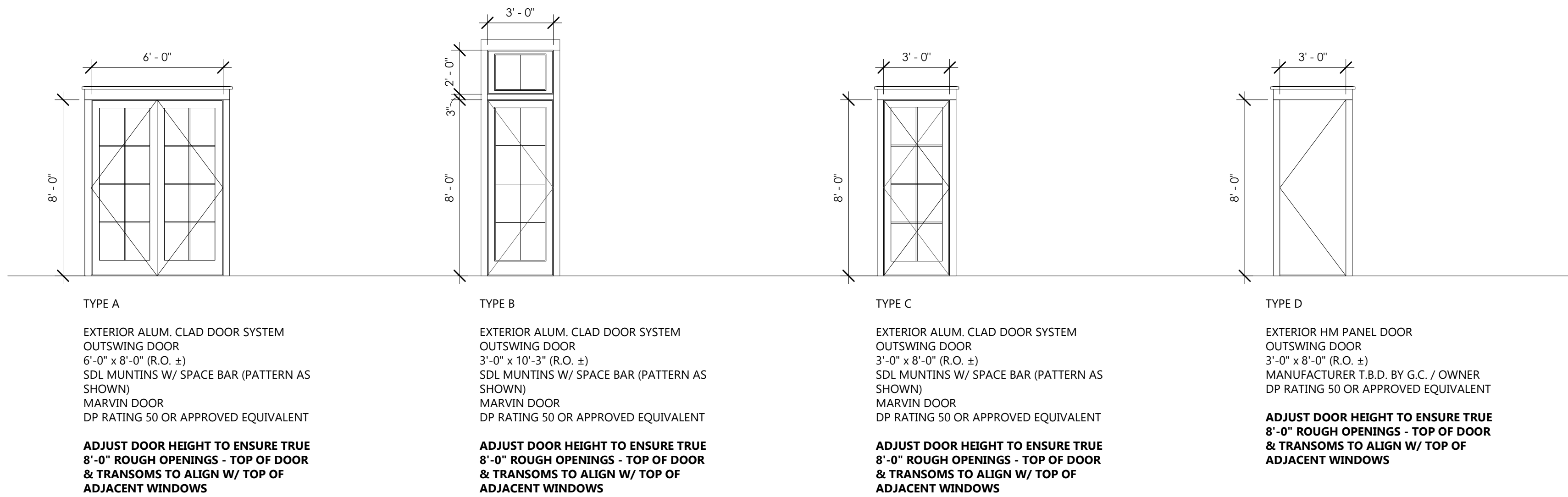
## GENERAL DOOR / DOOR SCHEDULE, STOREFRONT &amp; WINDOW NOTES:

- EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2018 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.
- DOOR HARDWARE TO BE ADA COMPLIANT PER 2018 IBC & ANSI 117.1 2017.
- DOOR BOTTOM RAILS SHALL COMPLY WITH ANSI 117.1 2017 SECTION 404.2.9 (10' MIN. SMOOTH BOTTOM RAIL)
- DOOR SWING PER FLOOR PLANS, SEE A2.1 & A2.2.
- PROVIDE IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH 2018 IBC, SECTION 1609.2.
- G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW.
- DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.
- GLAZING TYPES:
  - IG - IMPACT GLAZING
  - S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)
- GLAZING (BOTH IN DOORS AND STOREFRONT SYSTEM) TO MEET THE FOLLOWING CRITERIA:
  - SHGC - 0.30
  - U-FACTOR - 0.60

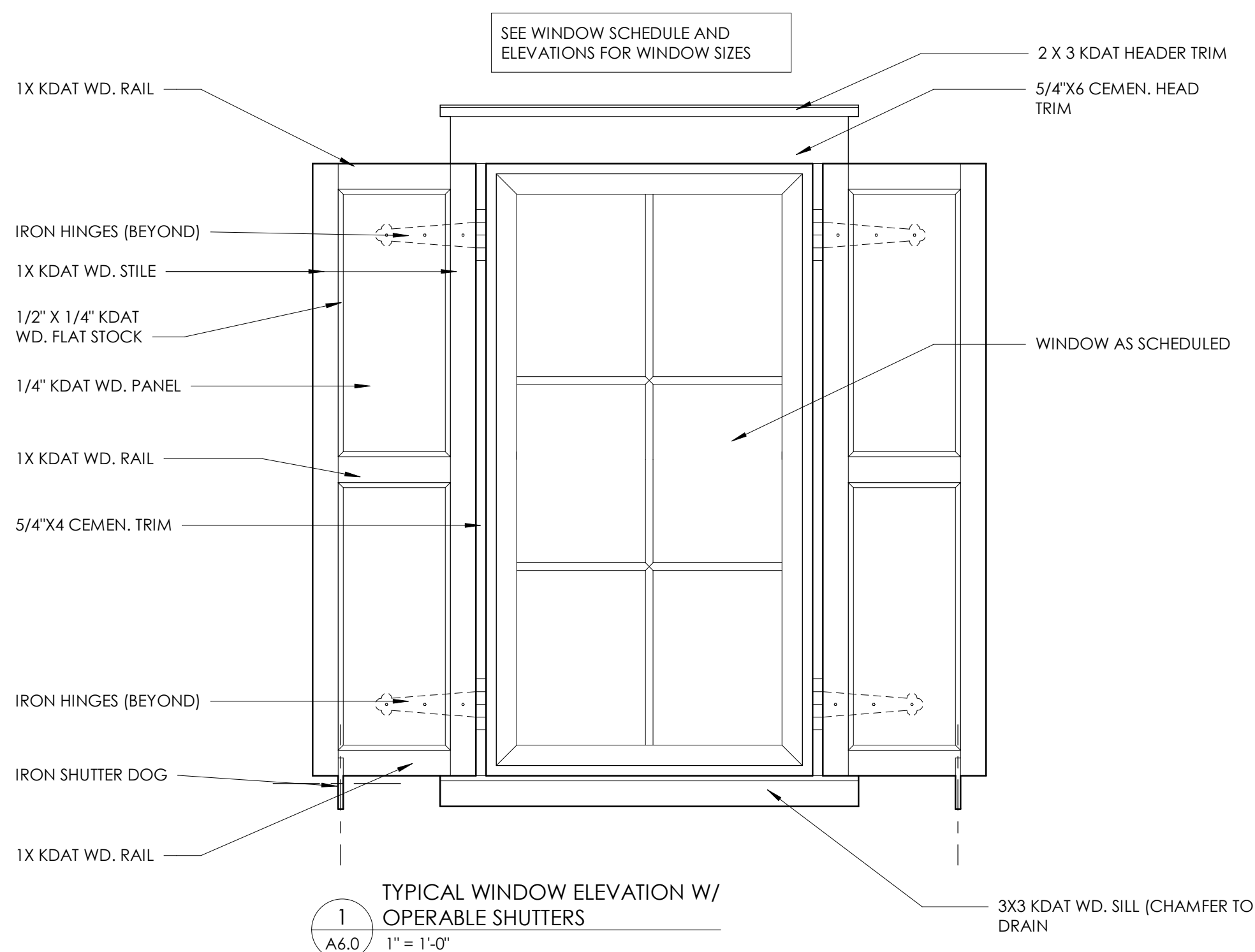


2  
A6.0

TYPICAL HOLLOW METAL FRAME  
1 1/2\" = 1'-0"



## HOLLOW METAL FRAME TYPES



## WINDOW NOTES:

- WINDOWS TO BE MARVIN, ALUMINUM CLAD
- GLAZING VALUES SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

U-VALUE	0.60
SOLAR HEAT GAIN COEFFICIENT	0.30
- DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.
- ALL GLAZING IN HAZARDOUS LOCATIONS SHALL UTILIZE SAFETY GLAZING
- T = TEMPERED

## DOOR SCHEDULE

DOOR NO.	ROOM	TYPE	DOOR		FINISH	FRAME		JAMB	HEAD	HARDWARE				COMMENT
			WIDTH	HEIGHT		MATERIAL	FINISH			LOCK	CLOSER	STOP	PNIC	
E01	FRONT PORCH	A	6'-0"	8'-0"		ALUM. CLAD / GLASS								
E02	MARKET	B	3'-0"	10'-3"		ALUM. CLAD / GLASS								
E03	SIDE STAIR PORCH	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								60 MIN.
E04	ENTRY VESTIBULE	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								
E05	ENTRY VESTIBULE	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								
E06	PLAY PORCH	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								
E07	RISER	D	3'-0"	8'-0"		INSULATED METAL	PAINTED							
E08	LEARNING PORCH	E	6'-0"	7'-0"		ALUM. CLAD / GLASS								
E09	LEARNING SUITE	F	3'-0"	7'-0"		INSULATED METAL	PAINTED							60 MIN.
E10	GROUP	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								
100A	ENTRY VESTIBULE	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
104A	STORAGE	G	2'-4"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
105A	JAN	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
106A	GIRLS	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
107A	BOYS	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
113A	OFFICE	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
114A	OFFICE	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
115A	STORAGE	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
200A	GROUP	C	3'-0"	8'-0"		ALUM. CLAD / GLASS								
200B	WORK	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
200C	ELC	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
200D	ADULT	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
203A	GIRLS	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
204A	BOYS	G	3'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					
207A	STORAGE	H	4'-0"	7'-0"		SOLID CORE WOOD	PAINTED	WOOD	PAINTED					

## DOOR NOTES:

- DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCT. ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REG. REQUIREMENTS.
- HINGE TYPE, STYLE & FINISH - MANUFACTURER (T.B.D.)
- LOCKSET TYPE, STYLE & FINISH MANUFACTURER (T.B.D.)
- ALL DOOR HANDLES SHALL BE ADA COMPLIANT & MOUNTED 36" O.C. A.F.F. U.O.N.
- ALL GLAZING IN HAZARDOUS LOCATIONS SHALL UTILIZE SAFETY GLAZING
- T = TEMPERED
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT WINDOWS

## WINDOW SCHEDULE

Type Mark	Window Type	R.O.		Head Height	Comments
		Width	Height		
A	FIXED WINDOW W/ 2'-0" TRANSOM	3'-6"	8'-3"	<varies>	
B	FIXED WINDOW	3'-6"	6'-0"	8'-0"	
C	FIXED WINDOW	3'-6"	5'-0"	7'-0"	
D	FIXED WINDOW	2'-8"	6'-0"	8'-0"	
E	FIXED WINDOW	2'-8"	5'-0"	<varies>	
G	FIXED WINDOW	3'-0"	3'-6"	8'-0"	
H	FIXED WINDOW	2'-9"	6'-0"	8'-0"	
J	FIXED WINDOW	2'-8"	3'-6"	8'-6"	
K	FIXED WINDOW	3'-0"	5'-0"	8'-0"	

## PROJECT INFO

Date  
2023.01.04  
Project No.  
21-079

## ISSUE

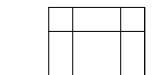
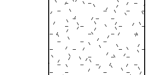
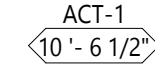
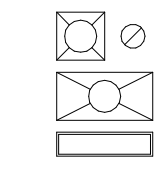
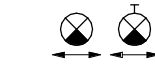
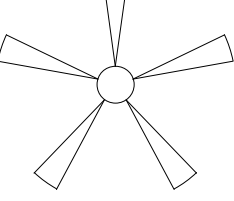




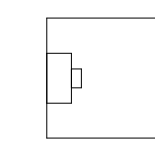
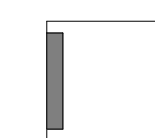
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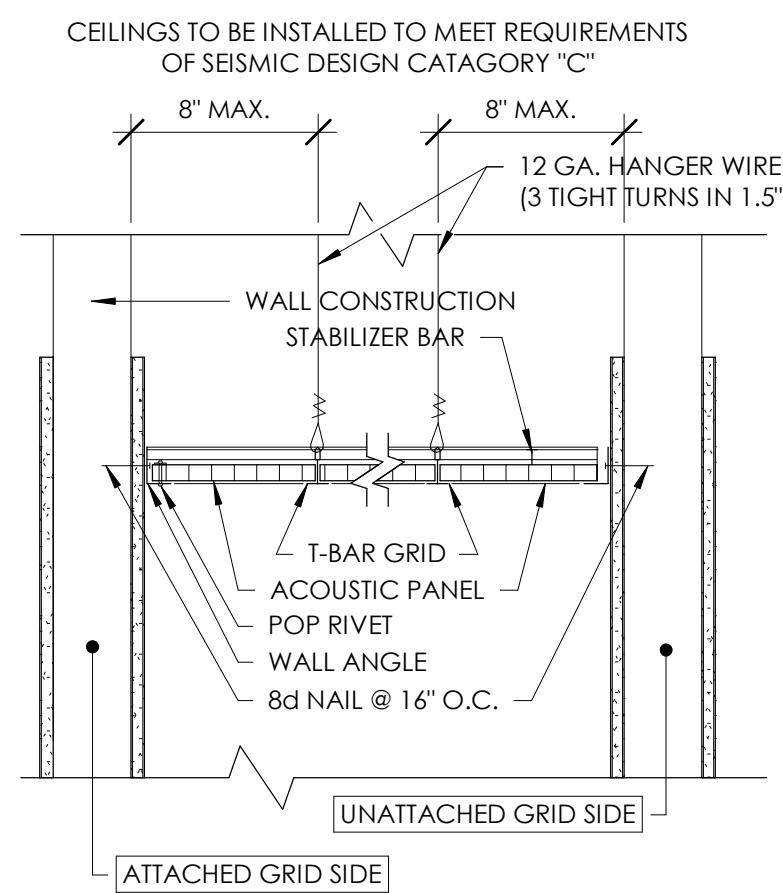
## SHEET TITLE



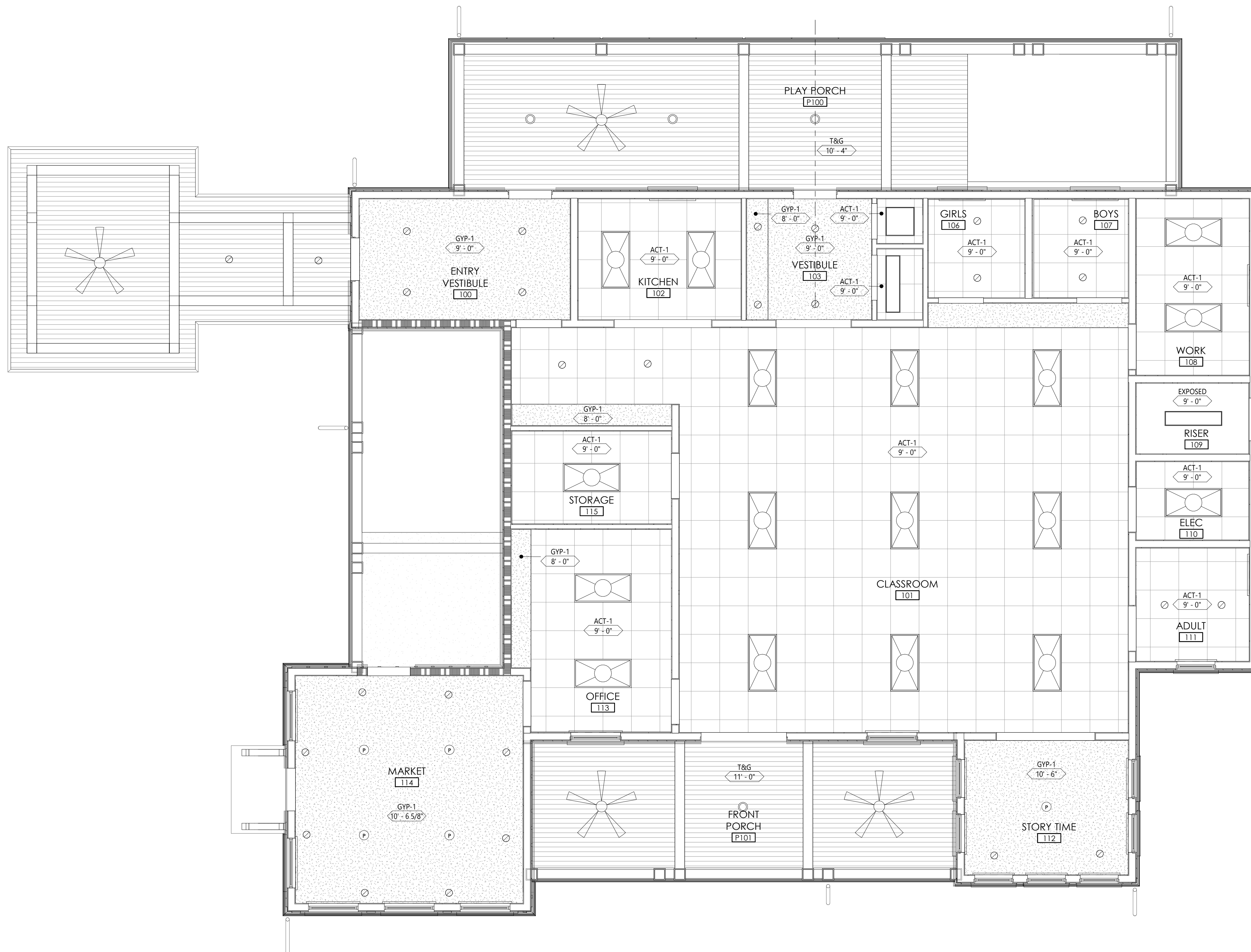
**REFLECTED CEILING PLAN GENERAL NOTES:**

- A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- D. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- E. SEE ELECTRICAL DRAWINGS FOR FIXTURE LOCATIONS. VERIFY MOUNTING HEIGHTS OF DECORATIVE FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
- F. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- G. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT.
- H. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

-  ACOUSTIC CEILING TILE. SEE FINISH LEGEND FOR MORE INFORMATION.
-  PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT.
-  ACT-1  
10'-6 1/2" CEILING TAG.
-  PROPOSED LIGHT FIXTURE LOCATIONS.  
COORDINATE W/ ELECTRICAL.
-  PROPOSED EXIT LIGHT LOCATIONS.  
COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS.
-  EXTERIOR FAN WITH LIGHT.
-  WATERPROOF CAN LIGHT.
-  PENDANT LIGHT.
-  WALL SCONCE.
-  EXHAUST FAN.
-  ELECTRIC METER.  
NOTE: SEE ELECTRICAL DERAWINGS FOR FINAL LOCATION. PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1.
-  CIRCUIT PANEL BOX.  
NOTE: SEE ELECTRICAL DERAWINGS FOR FINAL LOCATION PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1.



1 ACT SEISMIC DETAIL  
A7.1 1 1/2" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING  
PLAN  
A7.1 1/4" = 1'-0"

**PROJECT INFO**

Date  
2023.01.04

Project No.  
21-079

**ISSUE**

NO. REV. DATE DESCRIPTION

**SHEET TITLE**



## REFLECTED CEILING PLAN GENERAL NOTES:

- A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- D. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- E. SEE ELECTRICAL DRAWINGS FOR FIXTURE LOCATIONS. VERIFY MOUNTING HEIGHTS OF DECORATIVE FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
- F. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- G. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT.
- H. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS. NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACOUSTIC CEILING TILE. SEE FINISH LEGEND FOR MORE INFORMATION

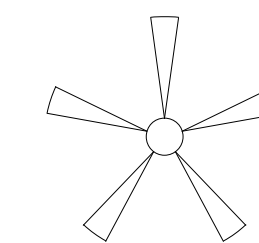
PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

ACT-1  
10'-6" 1/2"

CEILING TAG

PROPOSED LIGHT FIXTURE LOCATIONS.  
COORDINATE W/ ELECTRICAL

PROPOSED EXIT LIGHT LOCATIONS.  
COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS



EXTERIOR FAN WITH LIGHT

①

WATERPROOF CAN LIGHT

②

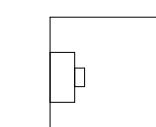
PENDANT LIGHT

③

WALL SCONCE

EX

EXHAUST FAN



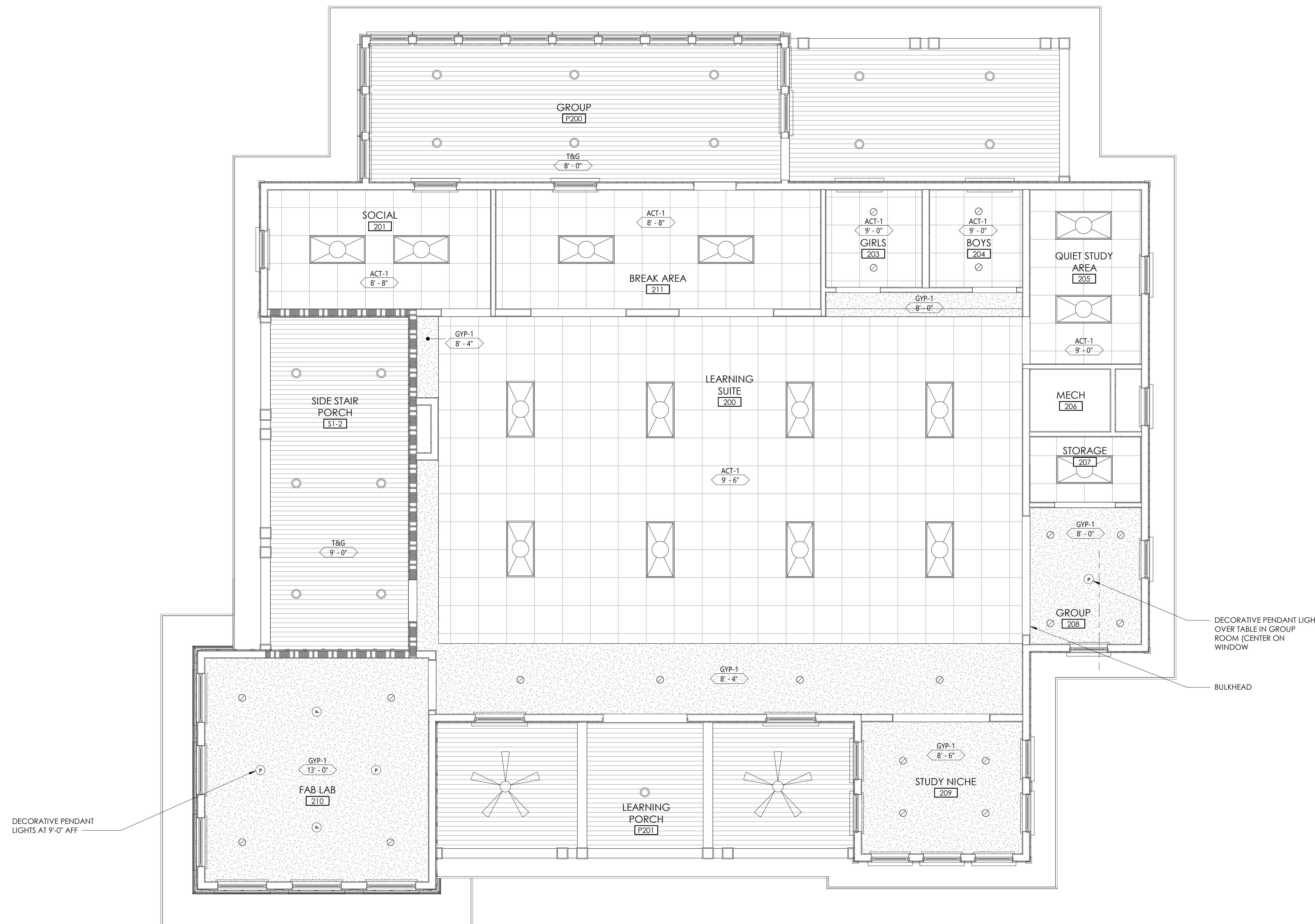
ELECTRIC METER

NOTE: SEE ELECTRICAL DERAWINGS FOR FINAL LOCATION. PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1



CIRCUIT PANEL BOX

NOTE: SEE ELECTRICAL DERAWINGS FOR FINAL LOCATION PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1



DECORATIVE PENDANT  
LIGHTS AT 9'-0" AFF

DECORATIVE PENDANT LIGHT  
OVER TABLE IN GROUP  
ROOM (CENTER ON  
WINDOW

BULKHEAD

1  
A7.2 SECOND FLOOR REFLECTED  
CEILING PLAN  
1/4" = 1'-0"

MAY RIVER MONTESSORI - NEW CLASSROOM BUILDING  
58 CALHOUN STREET, BLUFFTON SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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## ISSUE

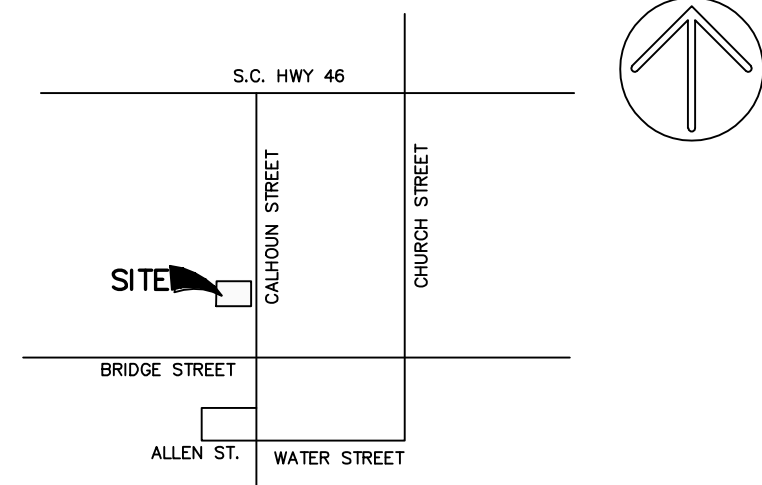
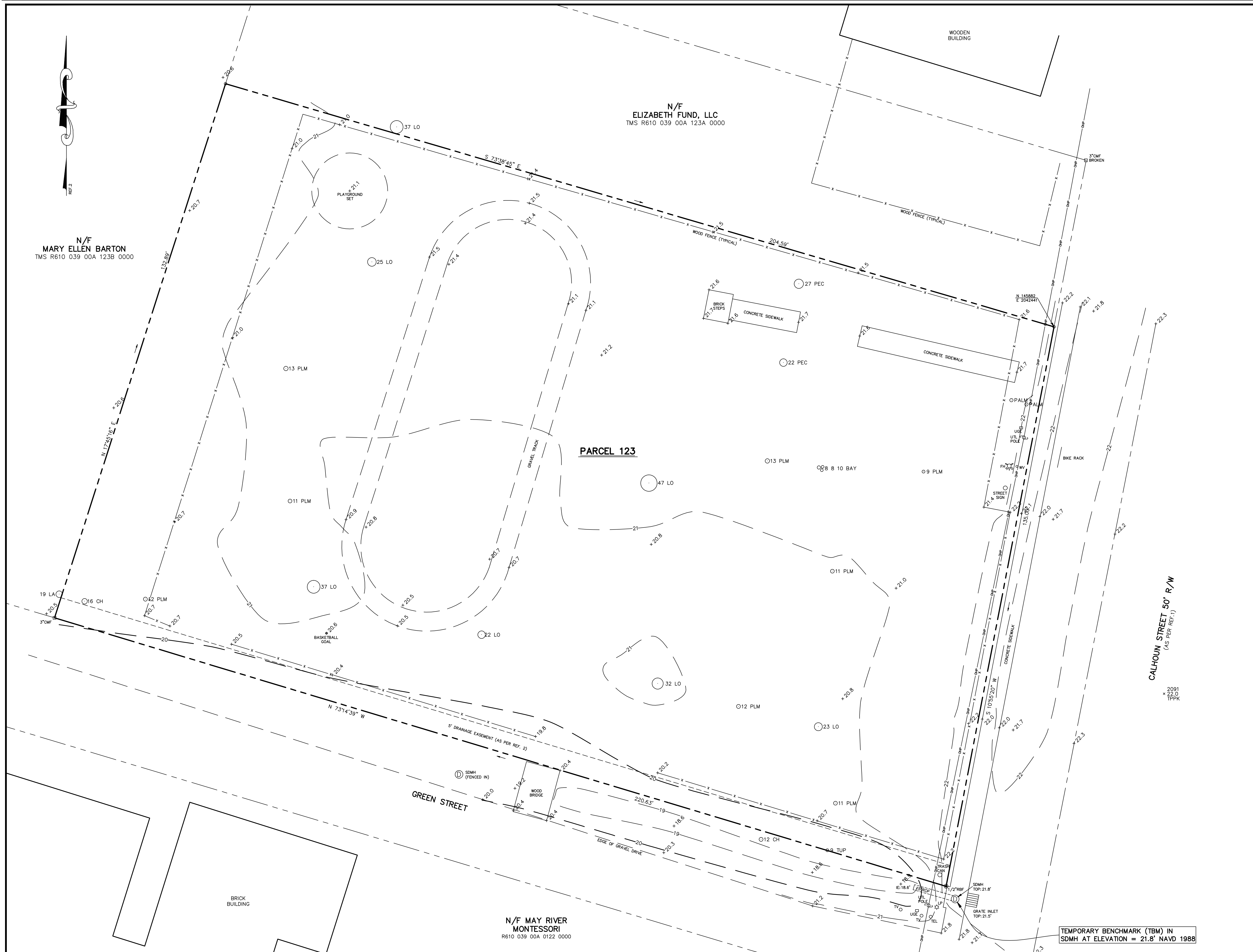
NO. REV. DATE DESCRIPTION

## SHEET TITLE

SECOND FLOOR  
REFLECTED CEILING  
PLAN

A7.2





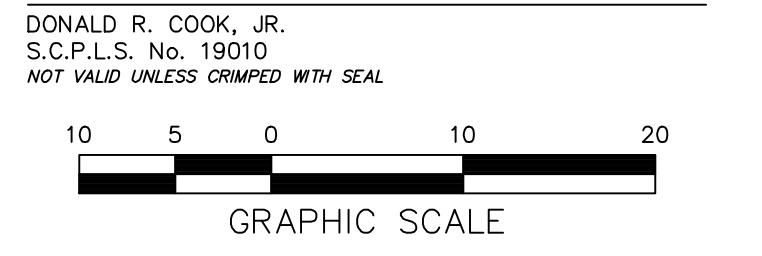
VICINITY MAP NOT TO SCALE

- NOTES:
1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN PER FIRM MAP 45013C0426G, COMMUNITY No. 450251, DATED 03/23/21.
  2. TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
  3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, REFERENCE 1.
  4. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- REFERENCE(S):
1. PLAT BOOK 123, PAGE 156.
  2. SURVEY BY T-SQUARE  
DATED: 04-28-99  
PROJECT NO: 99-064AT

LEGEND:

CMF	CONCRETE MONUMENT FOUND
RBF	REBAR FOUND
PKF	PK NAIL FOUND
PP	POWER POLE
-OHP-	OVER HEAD POWER LINE
UGE	UNDERGROUND ELECTRIC BOX
TEL	TELEPHONE PEDESTAL
TRNF	TRANSFORMER
TV	CABLE TELEVISION PEDESTAL
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
LO	LIVE OAK
HIC	HICKORY
LA	LAUREL OAK
PLM	PALMETTO
G	GUM
POP	POPLAR
x10.0	SPOT ELEVATION
-10-	CONTOUR



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A TREE & TOPOGRAPHIC SURVEY OF  
**PARCEL 123**  
CALHOUN STREET/BRIDGE STREET

TMS R610 039 00A 0123 0000  
TOWN OF BLUFFTON, BEAUFORT COUNTY,  
SOUTH CAROLINA

PREPARED FOR:  
**May River Montessori**



PROJECT No.: **10040002**  
DRAWN BY: DRC PROJECT NAME: 10040002  
DATE: 06.14.21 FILE: 10040002T 061021.dwg  
SCALE: 1"= 10' SHEET **1** OF **1**

TEMPORARY BENCHMARK (TBM) IN  
SDMH AT ELEVATION = 21.8' NAVD 1988