

SARAH RILEY HOOKS COTTAGE PROJECT

CONTACTS

Client:

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Bluffton, South Carolina 29910

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Rob Turner, PE
Principal and Mechanical Engineer
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PROJECT DATA

General Information:

Address:

#74, 75, and 76 Bridge Street
Bluffton, SC 29910

TMS number:

R610-039-00A-0159A-0000

Flood Zone:

X - outside the 0.2% annual chance floodplain

Base Flood Elevation:

N/A

F.E.M.A. Flood Map:

Community No. 450251, Panel 0426G
Dated 03/23/21

Zoning Class.:

Neighborhood General - HD

Site Area:

0.95 Acres

Building Square Footage.:

737 sq. ft. (reconstruction sq. ft.)
1363 sq. ft. (existing sq. ft.)

Site & Property Information

taken from combination of a 3D scan of the site done by Meadors Inc. and survey dated 12/17/2020 by TERRY G. HATCHELL PLS, S.C. Reg. No. 11059

CODE NOTES

This scope of work shall maintain code compliance with the following codes as adopted by the South Carolina Building Codes Council:

2021 South Carolina Building Code or the 2021 International Building Code with SC modifications

2021 South Carolina Residential Code or the 2021 International Residential Code with SC modifications

2021 South Carolina Fire Code or the 2021 International Fire Code with SC modifications

2021 South Carolina Plumbing Code or the 2021 International Plumbing Code with SC modifications

2021 South Carolina Mechanical Code or the 2021 International Mechanical Code with SC modifications

2021 South Carolina Fuel Gas Code or the 2021 International Fuel Gas Code with SC modifications

2020 National Electrical Code (NFPA 70) with SC modifications

2009 International Energy Conservation Code (Energy Standard Act)

ANSI A117.1 2017 Edition - Accessible & Usable Buildings & Facilities

Federal Emergency Management Agency (FEMA)

DRAWING LIST

A000
A001
A002
A003
A004
A005
R-001
R-002
LS101
D100
D101
D102
D103
D201
A100
A101
A101.1
A102
A201
A202
A301
A302
A303
A401
A402
A403
A404
A405
A501
A502
A503

COVER/TITLE SHEET
NOTES & SPECIFICATIONS
NOTES, SPECIFICATIONS, & CODE REVIEW
STANDARD ADA DETAILS
EXISTING CONDITIONS - EXTERIOR
EXISTING CONDITIONS - INTERIOR
EXISTING CONDITIONS - SITE SURVEY
SITE PLAN - LANDSCAPE SITE PLAN
LIFE SAFETY PLAN
EXISTING SITE PLAN WITH DEMO NOTES
1ST FLR EXISTING & DEMO PLANS
INVENTORY OF ITEMS TO BE SALVAGED
ROOF EXISTING & DEMO PLANS
EXISTING & DEMO BUILDING ELEVATIONS
GRADE PLAN
PROPOSED 1ST FLR PLAN
1ST FLR DIMENSION PLAN
ROOF PLAN
BUILDING ELEVATIONS
BUILDING ELEVATIONS
BUILDING SECTIONS
BUILDING SECTIONS
BUILDING SECTIONS
GRADE PLAN @ RAMP
1ST FLR PLAN @ RAMP
EXTERIOR RAMP DETAILS
EXTERIOR RAMP DETAILS
CHIMNEY & HEARTH DETAILS
WALL SECTIONS
WALL SECTIONS
PORCH DETAILS

A504
A601
A602
A603
A604
A701
A702
A703
A704
A705
A801
A802
A803
A804
A805
A806
AE101
E101
E201
M101
M201
P101
P201
S-1
S-2
S-2A
S-3
S-4
S-5
S-6
S-7

EQUIPMENT PAD & ENCLOSURE DETAILS
WINDOW SCHEDULE & ELEVATIONS
DOOR SCHEDULE & ELEVATIONS
WINDOW DETAILS
DOOR DETAILS
AIR SEAL DETAILS & NOTES
AIR & MOISTURE BARRIER DIAGRAMS
STANDARD FLEXIBLE FLASHING DETAILS
CEMENTITIOUS SIDING AND TRIM DETAILS
TYP. METAL 5V ROOF DETAILS
INTERIOR ELEVATIONS - GALLERY
INTERIOR ELEVATIONS - ARTIST STUDIO
INTERIOR ELEVATIONS - GALLERY/FLEX SPACE
INTERIOR ELEVATIONS - ADA BATHROOM 1
INTERIOR ELEVATIONS - ADA BATHROOM 2
INTERIOR ELEVATIONS - HALLWAY AND CLOSET
1ST FLR RCP & FIXTURE SCHEDULE
ELECTRICAL PLAN
ELECTRICAL SPECS. & SCHEDULES
HVAC PLAN
HVAC DETAILS
PLUMBING PLAN
PLUMBING SPECS. & SCHEDULES
FOUNDATION PLAN
THICKENED SLAB PLAN
SLAB CONTROL JOINT PLAN
PORCH FRAMING PLAN
CEILING FRAMING PLAN
ROOF FRAMING PLAN
RAMP DETAILS
DETAILS

LOCATION MAP

PROJECT RENDERING

PROJECT DESCRIPTION

The Sarah Riley Hooks Cottage is an historic structure built circa 1940 with later additions, located in the Bluffton Historic District. The scope of work for this project includes but is not limited to salvaging sound historic materials and replacing the compromised structural systems in the original footprint of the house. Salvaged historic materials will be reinstalled once the new structural systems are in place. The building will be used as a gallery and artisan workspace and will have an occupancy classification of business. Two (2) accessible bathrooms have been integrated into the original building footprint. A new rear deck and ramp addition will be constructed to provide an accessible route into the building.

MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8585

Architecture ■ Construction ■ Design Services ■ Conservancy & Millwork ■ Conservation & Preservation Planning ■ Estate Management

STATE OF SOUTH CAROLINA

BETTY PRIME

REGISTERED ARCHITECT

1984

STATE OF SOUTH CAROLINA

KALEN MCNABB

REGISTERED ARCHITECT

1984

SARAH RILEY HOOKS COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC PROJECT SUBMITTAL

PROJ. NO. 22-0140

ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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COVER/TITLE SHEET

A000

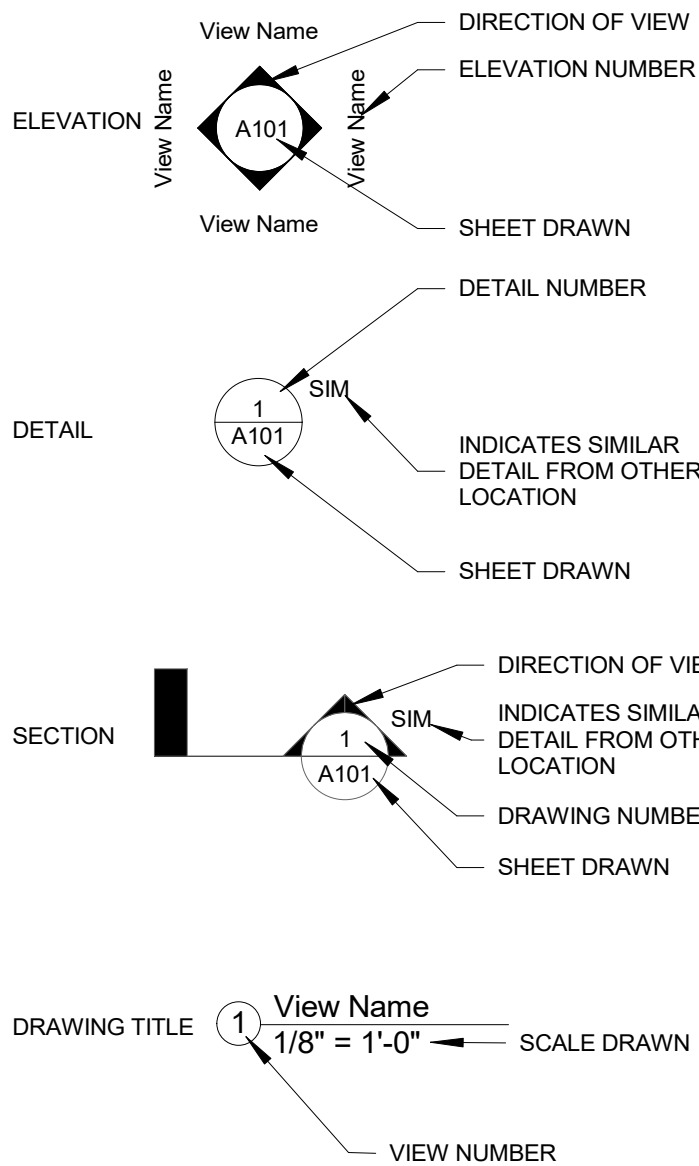
PRINTED ON: 12/11/2024 3:57:57 PM FILE LOCATION: C:\Users\Betsy\Documents\Draw_Riley Hooks House - MEADORS CO DRAWINGS - 12/11/24_BP_Arch_Betsy@meadorsinc.com-14

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

PROJECT GENERAL NOTES

- THE BUILDING IS HISTORIC. CARE SHALL BE TAKEN TO PROTECT THE BUILDING ELEMENTS SCHEDULED TO BE SALVAGED FROM DAMAGE DURING ALL WORK. ALL EFFORT SHALL BE MADE TO PROTECT, RETAIN, AND PRESERVE AS MUCH EXISTING ORIGINAL MATERIAL AS POSSIBLE.
- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS.
- SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TAXES, PERMITS, AND FEES AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- IF THE CONTRACT DRAWINGS AND SPECS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ARCHITECT SHALL HAVE UNRESTRICTED ACCESS TO THE SITE DURING CONSTRUCTION OF THE PROJECT. IF A CONDITION EXISTS, THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ANY OF THE ARCHITECT'S CONSULTANTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY ARE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AS OUTLINED IN THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND ALL SAFETY PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
- INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW AND GENERAL LIABILITY SHALL BE CARRIED BY THE CONTRACTOR, NAMING THE OWNER AND ARCHITECTS AS ADDITIONALLY INSURED.
- GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS NOTED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS, FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES AND SUBCONTRACTORS.
- CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND, AT THE COMPLETION OF THE WORK, SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS, AND LEAVE THE PROJECT CLEAN AND IN SAFE CONDITION.
- CONTRACTOR TO PROVIDE THE OWNER WITH A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS ASSOCIATED WITH ANY COMPONENT INCLUDED AS PART OF THE SCOPE OF WORK.
- CONTRACTOR SHALL KEEP A RECORD SET OF DRAWINGS ON SITE AND NOTE DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS AND DOCUMENT SPECIAL CONDITIONS THAT ARE EXPOSED. CONTRACTOR SHALL TURN THE RECORD SET OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- NO OPEN FLAME DEVICES ARE ALLOWED WITHIN THE BUILDING OR ON COMPONENTS STILL ATTACHED TO THE BUILDING. THIS INCLUDES, BUT IS NOT LIMITED TO, TORCHES, WELDERS OR CIGARETTES.
- PROVIDE AND MAINTAIN WEATHER BARRIERS AS NECESSARY TO PREVENT THE INTRUSION OF WATER AND WEATHER INTO THE BUILDING.
- THESE DOCUMENTS ARE THE COPYRIGHTED PROPERTY AND INTELLECTUAL PROPERTY OF MEADORS INC. THE DOCUMENTS ARE NOT TO BE REPRODUCED OR UTILIZED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED AS STIPULATED ON THE COVER SHEET AND TITLEBLOCK. USE OF THE DOCUMENTS FOR ANY PURPOSE, SPECIFICALLY STIPULATED OR NOT, SHALL BE GRANTED ONLY VIA AUTHORIZED WRITING BY MEADORS INC.
- NONE OF THE DOCUMENTS INCLUDED IN DRAWING INDEX ARE INTENDED TO BE CONSIDERED IN ISOLATION OF ONE ANOTHER. ALL PARTIES/ENTITIES UTILIZING THESE DOCUMENTS FOR BIDDING, QUANTITY SURVEY, AND/OR CONSTRUCTION SHALL CONSULT THE GENERAL NOTES AND INFORMATION LOCATED ON THIS SHEET AND ALL SHEETS FOR INFORMATION AND CONDITIONS GOVERNING WORK DESCRIBED IN DOCUMENTS LISTED IN THE DRAWING INDEX BEFORE PROCEEDING WITH PROCUREMENT AND/OR CONSTRUCTION. GENERAL INFORMATION AND DATA SHEET(S) PROVIDE CODE PROCEDURAL AND USE GUIDELINES GOVERNING ALL BID AND/OR CONSTRUCTION DOCUMENTS. ALL BIDDERS, SUB-BIDDERS, CONTRACTORS, AND SUB-CONTRACTORS SHALL UTILIZE COMPLETE SETS OF THE BIDDING AND/OR CONSTRUCTION DOCUMENTS IN QUANTIFYING AND CONSTRUCTING. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS, OMISSIONS, OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF BIDDING AND/OR CONSTRUCTION DOCUMENTS.
- ALL CONSTRUCTION, MATERIALS, AND INSTALLATIONS SHALL CONFORM TO THE CURRENT CODES NOTED ON THE COVER SHEET OF THESE DRAWINGS AS WELL AS APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS AND/OR MANUFACTURER'S STANDARDS AS ADOPTED BY THE APPLICABLE LOCAL JURISDICTION HAVING AUTHORITY.
- DIMENSIONS ON LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS ON SMALL SCALED DRAWINGS.
- PROVIDE BLOCKING, IN-FILL FRAMING, FURRING, AND SHIMS AS NECESSARY TO COMPLETE THE PROJECT.

SYMBOLS LEGEND



- SPECIAL INSPECTIONS: CONTRACTOR TO ENGAGE QUALIFIED TESTING AGENCY TO PERFORM TESTS & INSPECTIONS.**
- Termite
1- Pre-treat soils for termites prior to installing new foundations and slab. 2- Provide termite treatment bond per specifications and visual inspection requirements for bonded termite policy.
 - Concrete- PSI Testing at Slab. See structural drawings for additional information.
 - Soils- Soil Compaction Testing. See structural drawings for additional information.
 - Air Barrier
Blower door tests: (3) Required. 1- Following installation of air & moisture barrier and sealing all exterior penetrations, before insulating 2- After systems are up and running and 3- Before turning the house over to the owner.
*See structural drawings for additional information on special inspections.
 - Air Barrier
Install Aerosol-applied, interior-surface sealant for air sealing. Basis of Design AeroBarrier Select. The intent is to seal all remaining gaps in the building envelope prior to the application of interior finishes. See additional information about the installation included in the project manual.

GENERAL DEMOLITION NOTES

- PLANS ARE GENERAL AND DIAGRAMMATIC IN NATURE. THE PLANS ARE NOT INTENDED TO REPRESENT THE TOTAL SCOPE OF WORK. THESE PLANS DO NOT SHOW EACH ITEM THAT IS REQUIRED TO BE REMOVED. EACH CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITIONS AS THEY EXIST IN THE FIELD THROUGH SITE INSPECTION AND REVIEW OF THESE DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE THE REMOVAL AND DEMOLITION WORK AS REQUIRED TO ACHIEVE THE FINAL PRODUCT AS INDICATED IN THESE DOCUMENTS.
- REMOVE, CLEAN, PATCH/REPAIR EXISTING SURFACES/FINISHES AS NECESSARY FOR THE INSTALLATION OF NEWLY SCHEDULED FINISHES. REFER TO KEYED REPAIR PLAN FOR SCOPE.
- THE OWNER AND HIS DESIGNATED REPRESENTATIVES HAVE FIRST RIGHT OR REFUSAL REGARDING SALVAGEABLE ITEMS. CONTRACTOR SHALL COORDINATE WITH OWNER. SALVAGEABLE ITEMS SCHEDULED TO BE RETAINED HAVE BEEN NOTED IN THE DRAWING SET.
- REMOVE EXISTING ITEMS AS REQUIRED FOR REUSE IN THE NEW PLAN OR NEW FINISH. CATALOG AND STORE ITEMS IN A SAFE STORAGE AREA SUBJECT TO THE OWNER'S APPROVAL UNTIL THE TIME OF REINSTALLATION. LOST ITEMS SHALL BE REPLACED WITH COMPARABLE NEW ITEM AT NO COST TO THE OWNER.
- CONTRACTOR SHALL KEEP A TRACKING LOG OF ALL HISTORIC BUILDING ELEMENTS THAT ARE SALVAGED AND REMOVED FROM THE BUILDING; LOG SHALL STATE ORIGINAL LOCATION, WHEN REMOVED & BY WHOM, WHERE TAKEN, AND WHEN RETURNED. GENERAL CONTRACTOR SHALL UPDATE LOG REGULARLY AND PRESENT TO OWNER & ARCHITECT AS REQUIRED.
- DURING THE COURSE OF DEMOLITION, IF ITEMS OR AREAS OF HISTORIC SIGNIFICANCE ARE DISCOVERED, CONTRACTOR SHALL CEASE WORK ON ITEM OR AREA OF INTEREST AND IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT.
- EACH EXISTING HISTORICAL COMPONENT MAY VARY SLIGHTLY IN SIZE, SHAPE, AND DETAIL. VERIFY EACH COMPONENT IN THE FIELD PRIOR TO PERFORMING WORK IN THAT AREA.
- ANY ITEMS NOT TO BE RETAINED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR PER APPROPRIATE REGULATIONS.
- COORDINATE LOCATION OF CONSTRUCTION PORTALET AND DUMPSTER WITH OWNER. DUMPSTER SHALL HAVE A COVER TO AVOID WIND-BLOWN DEBRIS ONTO THE SITE.
- PROVIDE DUST & CONSTRUCTION DEBRIS CONTROL & CONTAINMENT IN AREAS WHERE WORK IS BEING PERFORMED.
- CLEAN AND RETURN EACH SPACE TO PRE-CONSTRUCTION CONDITION READY FOR USE BY OWNER PRIOR TO PROCEEDING TO NEXT WORK AREA.
- NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IF MATERIALS ARE EXPOSED THAT ARE DAMAGED AND WERE NOT SCHEDULED FOR REPLACEMENT.
- PROVIDE SIGNAGE FOR ACCESS TO BUILDING & MAINTAIN EMERGENCY EGRESS THROUGHOUT CONSTRUCTION.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS COMPLETE.
- REMOVE ABANDONED TELEPHONE, SMOKE DETECTORS, AND EXTRANEIOUS FASTENERS, BRACKETS, CONDUITS, WIRES, HARDWARE, AND EQUIPMENT ETC. THAT IS NO LONGER IN USE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS FOR ACCOMPLISHING THE SCOPE OF WORK OUTLINED IN DRAWING INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW STRUCTURAL AND MEPPR SYSTEMS, AND REPAIRING ALL AREAS DISTURBED WITH NEW IN-KIND MATERIALS OR APPROVED EQUALS.

REQUIRED INSPECTIONS

- | | |
|-------------------------------|-----------------------------|
| 1. Underground Plumbing | 12. Mechanical Rough |
| 2. Underground Electrical | 13. Plumbing Rough |
| 3. Underground Fire Sprinkler | 14. Fire Rough |
| 4. Underground Flush | 15. Rough Historic District |
| 5. Footing | 16. Insulation |
| 6. Slab | 17. Special Inspections |
| 7. 200lb Pressure Test | 18. Permanent Service |
| 8. Above Ceiling | 19. Final Historic District |
| 9. Block | 20. Fire Final |
| 10. Framing | 21. Building Final |
| 11. Electrical Rough | |

ABBREVIATIONS LEGEND

& @ ACOUS ACT ADA AFF ALT ALUM APPROX ARCH	AND AT ACOUSTICAL ACOUSTICAL CEILING TILE AMERICANS WITH DISABILITY ACT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL	KDAT LT WT LLH LLV LP LVL	KILN DRIED AFTER TREATMENT LIGHT WEIGHT LONG LEG HORIZONTAL LONG LEG VERTICAL LOW POINT LAMINATED VENEER LUMBER
BLDG BLKG BLKM BM B.O.	BUILDING BLOCKING BEAM BOTTOM OF	MAT'L MAX MECH MFR MIN MISC MO MTL	MATERIAL MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING METAL
CAT CJ CL CLG CMU COL CONC CONN CONST CONT	CATALOGUE CONTROL JOINT CENTERLINE CEILING CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS	NIC NOM NON-COM NTS OC OPNG OPP	NOT IN CONTRACT NOMINAL NON-COMBUSTIBLE NOT TO SCALE ON CENTER OPENING OPPOSITE
DET / DTL DIAG DIA DIM DN DR DS DWGS	DETAIL DIAGONAL DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRAWINGS	PLUMB PR PRE-FAB PT PT PVB	PLUMBING PAIR PRE-FABRICATED PAVER TILE PRESSURE-TREATED POLY VAPOR BARRIER
EA EJ ELEV EOS EQ EQUIP EX/EXIST EXT	EACH EXPANSION JOINT ELEVATION EMERGENCY OVERFLOW SCUPPER EQUAL EQUIPMENT EXISTING EXTERIOR	RAD RD REF REINF REQ'D REV RO	RADIUS ROOF DRAIN REFERENCE REINFORCING REQUIRED REVISION ROUGH OPENING
FACP FD FDN FE FEC FFE FIG FIN FLR FRP FTG	FIRE ALARM CONTROL PANEL FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER & CABINET FURNITURE, FIXTURES, & EQUIPMENT FIGURE FINISH FLOOR FIBERGLASS REINFORCED PLASTIC FOOTING	SCHED SEC SECT SIM SOG SPECS SQ SQ FT STD STL STRUCT SYM	SCHEDULE SECURE / SECURITY SECTION SIMILAR SLAB ON GRADE SPECIFICATIONS SQUARE SQUARE FEET STANDARD STEEL STRUCTURE / STRUCTURAL SYMMETRICAL
GALV GA GYP BD GIR GRD BM	GALVANIZED GAUGE OR GAGE GYPSUM BOARD GIRDER GRADE BEAM	TEMP THK'NS T.O. TRTD T.T.W. TYP	TEMPORARY THICKNESS TOP OF TREATED TO THE WEATHER TYPICAL
H/C HB HM HORIZ HP HT HVAC	HANDICAPPED HOSE BIB HOLLOW METAL HORIZONTAL HIGH POINT HEIGHT HEATING, VENTILATION, & AIR CONDITIONING	VCT VERT VIF VL W/ W/O WP WS WT	VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VINYL WITH WITHOUT WATERPROOFING WATER STOP WEIGHT
INSUL INTR INV JT	INSULATION INTERIOR INVERT JOINT	UNO	UNLESS NOTED OTHERWISE

GENERAL SPECIFICATIONS

THIS DRAWING SET IS TO BE PAIRED WITH PROVIDED OUTLINE SPECIFICATIONS DOCUMENT. NEITHER THE DRAWINGS NOR THE OUTLINE SPECIFICATIONS DOCUMENT ARE INTENDED TO BE CONSIDERED IN ISOLATION OF ONE ANOTHER. BOTH THE DRAWINGS AND THE OUTLINE SPECIFICATIONS DOCUMENTS ARE TO BE CONSIDERED IN THE SCOPE OF WORK FOR THIS PROJECT.

ADDITIONAL NOTES:

*** Contractor is responsible to verify all dimensions and relevant bidding criteria.

PROJECT ALTERNATES

ALTERNATE 1: INSTALL WOOD SIDING AND TRIM AT BUILDING EXTERIOR. ALL WOOD TO BE PRE-PRIMED ELITE TREATED OR EQUIVALENT. BASE BID: CEMENTITIOUS SIDING AND TRIM.

ALTERNATE 2: INSTALL WOOD CEILING BOARDS AT REAR HALLWAY AND GALLERY SPACES. BOARDS TO BE APPLIED ON TOP OF DRYWALL. INCLUDES ANGLED PORTION OF VAULTED CEILING. BASE BID: GYPSUM BOARD CEILINGS.

MEADORS

SINCE 1984

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Architecture ■ Construction ■ Design Services ■ Collaborative & Collaborative & Preservation Planning ■ Urban Management



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COTTAGE PROJECT

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PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
1	Date 1	Revision 1

NOTES &
SPECIFICATIONS

A001

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN REASONABLY PREVENTED BY A THOROUGH EXAMINATION.
- PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
- INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, IMMEDIATELY NOTIFY THE ARCHITECT.
- VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
- INSTALL SMOKE DETECTORS AND FIRE EXTINGUISHERS IN CONFORMANCE TO LOCAL FIRE MARSHALL REQUIREMENTS.
- ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS. THIS STATEMENT DOES NOT RELIEVE THE SUBCONTRACTOR FROM PLACING THEIR WASTE MATERIALS IN THE SPECIFIED WASTE CONTAINERS. SUBCONTRACTORS ARE RESPONSIBLE FOR THEIR WORK AND KEEPING THE CONSTRUCTION SITE CLEAN.
- CONSTRUCTION EQUIPMENT NOISE AND VIBRATIONS SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

FOUNDATION NOTES

- CONSULT SOILS REPORT AND STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION RELATED TO THE WORK AND EXISTING SITE.
- FOOTINGS SHALL BE INSTALLED PER STRUCTURAL AND ARCHITECTURAL DRAWINGS AND COORDINATED WITH RECOMMENDATIONS FOUND WITHIN SOILS REPORT.
- ALL DOWNSPOUTS TO BE DIVERTED AWAY FROM BUILDING FOUNDATION BY USE OF SPLASH BLOCKS OR EXTENSIONS SO THAT DISCHARGE IS A MINIMUM OF 3 FEET AWAY FROM FOUNDATION. NO DOWNSPOUT SHALL DISCHARGE IN AN AREA THAT DOES NOT POSITIVELY DRAIN AWAY FROM FOUNDATION. IT IS PREFERABLE FOR DOWNSPOUTS TO DISCHARGE IN SUBGRADE PIPING AND DIVERTED TO DESIGNATED DRY WELL LOCATIONS OR CONNECTED TO LOCAL MUNICIPAL STORM WATER.

FINISHES NOTES

- CONTRACTOR TO ENSURE THAT INTERIOR SHEATHING IS FLUSH, CLEAN, AND FREE OF DUST AND DEFECTS PRIOR TO THE APPLICATION OF PAINT COATINGS.
- FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.
- ANY CUT OR NOTCHED WOOD SHALL BE COATED WITH AN EPOXY SEALER TO PROTECT END GRAINS FROM ABSORBING WATER.
- PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES. SEE ADDITIONAL PAINT NOTES.
- ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.
- THE MINIMUM STAIRCASE TREAD SHALL BE 13 INCHES AND THE MAXIMUM RISER SHALL BE 7.75 INCHES.
- HANDRAILS TO BE LOCATED 34-38 INCHES ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.
- GUARDRAILS MUST BE LOCATED ALONG FLOOR SURFACES THAT ARE LOCATED 30 INCHES OR MORE ABOVE THE FLOOR OR GROUND BELOW.
- DO NOT USE FINGER-JOINTED WOOD.

INTERIOR AND EXTERIOR PAINTING NOTES

GENERAL NOTE ON INTERIOR AND EXTERIOR PAINTING:

- THE INTERIOR AND EXTERIOR OF THE BUILDING ARE SCHEDULED TO BE PAINTED COMPLETE.

CONTRACTOR TO ENSURE FINISHES ARE FLUSH, CLEAN, AND FREE OF DUST AND DEFECTS PRIOR TO THE APPLICATION OF PAINT COATINGS. ALL HARD EDGES OF PAINT TO BE FEATHERED SO THAT VARIATION IN PAINT THICKNESS ARE NOT VISIBLE. DUE TO THE CONDITION OF THE EXTERIOR PAINT ON SALVAGED ELEMENTS, COMPONENTS MAY REQUIRE COMPLETE PAINT REMOVAL TO ACHIEVE STABLE, WELL ADHERED, AND VISIBLY HOMOGENOUS PAINT.

- ANY CUT OR NOTCHED EXTERIOR WOOD SHALL BE COATED WITH A WOOD OR EPOXY SEALER TO PROTECT END GRAINS FROM ABSORBING WATER.
- PROVIDE 1 COAT OIL-BASED PRIMER AND 2 FINISH COATS OF PAINT ON EXISTING PAINTED ELEMENTS. NEW WOOD TO HAVE AN ADDITIONAL COAT OF OIL-BASED PRIMER.
- REMOVE OVERPRINTING BOTH NEW AND OLD FROM ALL GLASS AND HARDWARE INTENDED TO BE AN UNPAINTED METAL SURFACE.
- INTERIOR AND EXTERIOR WOOD-PATCHING AND HOLE FILLER COMPOUND SHALL BE TWO-PART, EPOXY-RESIN (WEST SYSTEM 5:1, ABATRON 2:1, OR APPROVED EQUAL).
- METAL-PATCHING COMPOUND SHALL BE TWO-PART, POLYESTER-RESIN (ABATRON; FERROBOND P, OR APPROVED EQUAL).

SITEWORK/GRADING NOTES

- GRADING AND SITEWORK TO BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE WORK. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
- PLUMBING LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, DOMESTIC WATER LINES, GAS LINES, TELECOMMUNICATIONS CABLING, AND IRRIGATION LINES ARE TO BE INSTALLED ON A DESIGN-BUILD BASIS.
- FINISH GRADE MUST SLOPE AWAY FROM EXTERIOR FOUNDATION WALL, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.
- ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED. IF A MARKER IS ALTERED BY A CONTRACTOR, IT SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE COST OF THAT CONTRACTOR.
- BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION, AND A SILT FENCE MUST BE CONSTRUCTED DOWN SLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

WEATHERPROOFING & AIR SEALING NOTES

- DESIGN INTENT: ADHERE TO IECC 2009.
- DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW THE REQUIREMENTS AND RECOMMENDATIONS FROM BUILDING CODES, PRODUCT MANUFACTURER'S AND AGENCIES THAT DEVELOP STANDARDS.
- ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- CONTRACTOR SHALL SEAL THE BUILDING ENVELOPE TO PREVENT CONDITIONED AIR FROM LEAKING AROUND DOORS, WINDOWS, AND OTHER CRACKS. ANY PENETRATION IN THE BUILDING ENVELOPE MUST BE THOROUGHLY SEALED DURING THE CONSTRUCTION PROCESS, INCLUDING HOLES MADE FOR THE INSTALLATION OF PLUMBING, ELECTRICAL, AND HEATING/COOLING SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR CAULKING, GASKETING, WEATHERSTRIPPING, WRAPPING, OR OTHERWISE SEALING TO LIMIT UNCONTROLLED AIR MOVEMENT. AREAS OF CONCERN INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - ALL JOINTS, SEAMS, AND PENETRATIONS
 - WINDOWS AND DOOR
 - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
 - UTILITY PENETRATIONS
 - DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
 - KNEE WALLS
 - WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
 - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
 - COMMON WALLS
 - ATTIC ACCESS OPENINGS
 - RIM JOIST JUNCTION
- CONTRACTOR TO TEST BUILDING ENVELOPE TIGHTNESS. **PERFORM BLOWER DOOR TESTS: THREE (3) REQUIRED. 1- FOLLOWING INSTALLATION OF AIR & MOISTURE BARRIER AND SEALING ALL EXTERIOR PENETRATIONS, BEFORE INSULATING 2- AFTER SYSTEMS ARE UP AND RUNNING AND 3- BEFORE TURNING THE HOUSE OVER TO THE OWNER .**
 - DURING TESTING:
 - EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED
 - DAMPERS SHALL BE CLOSED, BUT NOT SEALED, INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS
 - INTERIOR DOORS SHALL BE OPEN
 - EXTERIOR OPENINGS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED
 - HEATING AND COOLING SYSTEMS SHALL BE TURNED OFF
 - HVAC DUCTS SHALL NOT BE SEALED
 - SUPPLY AND RETURN REGISTERS SHALL NOT BE SEALED
- INSTALL AEROSOL-APPLIED, INTERIOR-SURFACE SEALANT FOR AIR SEALING. BASIS OF DESIGN AEROBARRIER. THE INTENT IS TO SEAL ALL REMAINING GAPS IN THE BUILDING ENVELOPE PRIOR TO THE APPLICATION OF INTERIOR FINISHES. SEE ADDITIONAL INFORMATION ABOUT THE INSTALLATION INCLUDED IN THE PROJECT MANUAL.**
- VISUAL INSPECTION LIST FOR AIR SEALING AND INSULATION COMPLIANCE.

Table 2: 2009 IECC 402.4.2 "Visual Inspection List for Air Sealing and Insulation Compliance"

Component	Criteria
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air permeable insulation is not used as a sealing material. Air permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jams and framing is sealed.
Rim joists	Rim joists are insulated and include air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl space is covered with class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls, and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated, and sealed to drywall. Exception – fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

BASIC SITE INFORMATION

PROJECT ADDRESS	74, 75, and 76 Bridge Street Bluffton, South Carolina 29910
PROPERTY ID NUMBER	R610-039-00A-0159A-0000
ZONING DISTRICT	Neighborhood General (HD)
SITE AREA	0.95 acres
FLOOD ZONE:	X - outside the 0.2% annual chance floodplain
DESIGN WIND SPEED	138 MPH
SEISMIC DESIGN CATEGORY	Class C

SOILS AND SITE:

SOILS INVESTIGATION PERFORMED BY xxxxxx. A COPY OF THE SHALLOW SUBSURFACE EXPLORATION/SHALLOW FOUNDATION DESIGN EVALUATION REPORT DATED xxxxxx CAN BE FOUND IN THE PROJECT MANUAL.

SOIL INVESTIGATION (IF REQUIRED) ☐ no ☒ yes per IBC Table 1803.2

SOILS CLASSIFICATION

xxxxxx

Note for BO: Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5. Exception: The building official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.

BASIC BUILDING CODE INFORMATION

OCCUPANCY GROUP (indicate all)	ASSEMBLY, A
OCCUPANCY GROUP (indicate most restrictive)	ASSEMBLY, A
CONSTRUCTION CLASSIFICATION	TYPE VB
FIRE PROTECTION	NOT SPRINKLERED
Does building have Accessory Occupancy (ies)? If so, what percent of story is Accessory Occupancy?	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes IBC 508.2
Mixed Occupancy	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes IBC 508
Non separated	<input type="checkbox"/> no <input checked="" type="checkbox"/> yes IBC 508.3
Separated	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes IBC 508.4 IBC 508.5
Does building require Incidental Use Area Separation?	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes IBC 509.1

BRIAN- I DONT HAVE A SOILS REPORT. DO YOU HAVE SOMETHING FROM AN ADJACENT PROPERTY AVAILABLE THAT WILL DEMONSTRATE THE SOIL CONDITION?

MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8395

Architecture ■ Construction ■ Design Services ■ Collaborative & Millwork ■ Construction & Preservation Consulting ■ Urban Management



SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
1	Date 1	Revision 1

NOTES,
SPECIFICATIONS,
& CODE REVIEW

A002

EXISTING CONDITIONS- EXTERIOR PHOTOGRAPHS



EXISTING CONDITIONS- SOUTH ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- EAST ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- PORCH
NOT TO SCALE



EXISTING CONDITIONS- SOUTH ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- NORTHWEST ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- SOUTHWEST ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- WEST ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- PORCH
NOT TO SCALE



EXISTING CONDITIONS- PORCH
NOT TO SCALE

MEADORS
SINCE 1984
2811 AZALEA DRIVE CHARLESTON, SC 29405
843.723.8855
Architecture • Construction • Design Services • Cemetery & Mausoleum • Conservation & Preservation Planning • Estate Management



SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS		
#	DATE	NOTES

EXISTING
CONDITIONS -
EXTERIOR
A004

EXISTING CONDITIONS- INTERIOR PHOTOGRAPHS



EXISTING CONDITIONS- LIVING ROOM
NOT TO SCALE



EXISTING CONDITIONS- REAR COMMON AREA
NOT TO SCALE



EXISTING CONDITIONS- PORCH
NOT TO SCALE



EXISTING CONDITIONS- BEDROOM 1
NOT TO SCALE



EXISTING CONDITIONS- BEDROOM 1
NOT TO SCALE



EXISTING CONDITIONS- SOUTHWEST ELEVATION
NOT TO SCALE



EXISTING CONDITIONS- BEDROOM 2
NOT TO SCALE



EXISTING CONDITIONS- BEDROOM 1
NOT TO SCALE



EXISTING CONDITIONS- PORCH
NOT TO SCALE

MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8855

Architecture ■ Construction ■ Design Services ■ Cemetery & Mausoleum ■ Construction & Preservation Planning ■ Estate Management

STATE OF SOUTH CAROLINA

BEFORE THE PUBLIC WORKS COMMISSION

REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA

BEFORE THE PUBLIC WORKS COMMISSION

REGISTERED ARCHITECT

SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS		
#	DATE	NOTES

EXISTING
CONDITIONS -
INTERIOR
A005

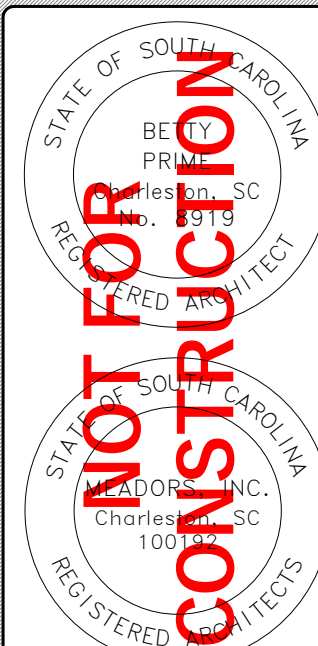
EXISTING CONDITIONS- SITE SURVEY

MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8855

Architecture • Construction • Design Services • Cemetery & Mausoleum • Construction & Preservation Planning • Estate Management



SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

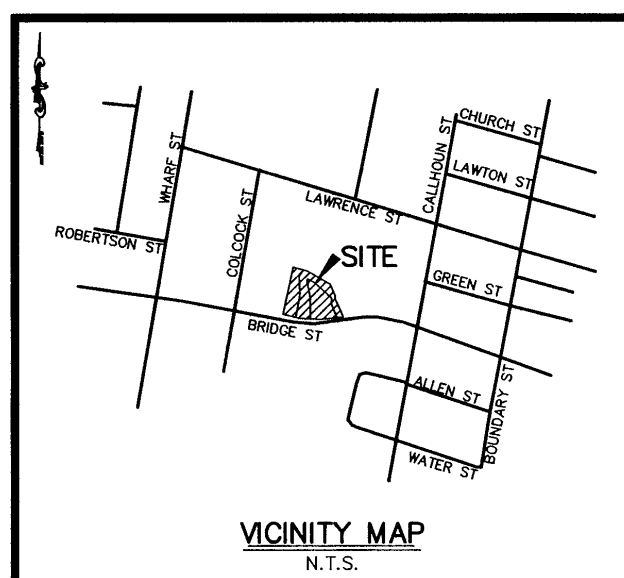
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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EXISTING
CONDITIONS -
SITE SURVEY

R-001



REFERENCE PLAT:

- BOUNDARY SURVEY & SUBDIVISION PLAT PREPARED FOR HERS OF M.C. RILEY, TOWN OF BLUFFTON, DATED: 6/26/1989, LAST REVISED: 7/11/1989, BY: M.A. DUNHAM, S.C.R.L.S. NO. 11590, RECORDED: P.B. 37, PG. 28, DATE: 10/20/1989.
- A PLAT PREPARED FOR RONA CROSS, AN AS-BUILT OF PARCELS A, B & C BRIDGE STREET, TOWN OF BLUFFTON, DATED: 1/8/2016, BY: WILLIAM J. SMITH, S.C.R.L.S. NO. 26960, NOT RECORDED.
- PLAT SHOWING R610-039-00A-158A-0000, PREPARED FOR: ALEX R. WELLS, TOWN OF BLUFFTON, DATED: 2/16/2016, BY: ZIYAD A. KHAUL, S.C.R.L.S. NO. 15176, RECORDED: P.B. 143, PG. 36, DATE: 2/17/2016.

SPECIAL NOTE:

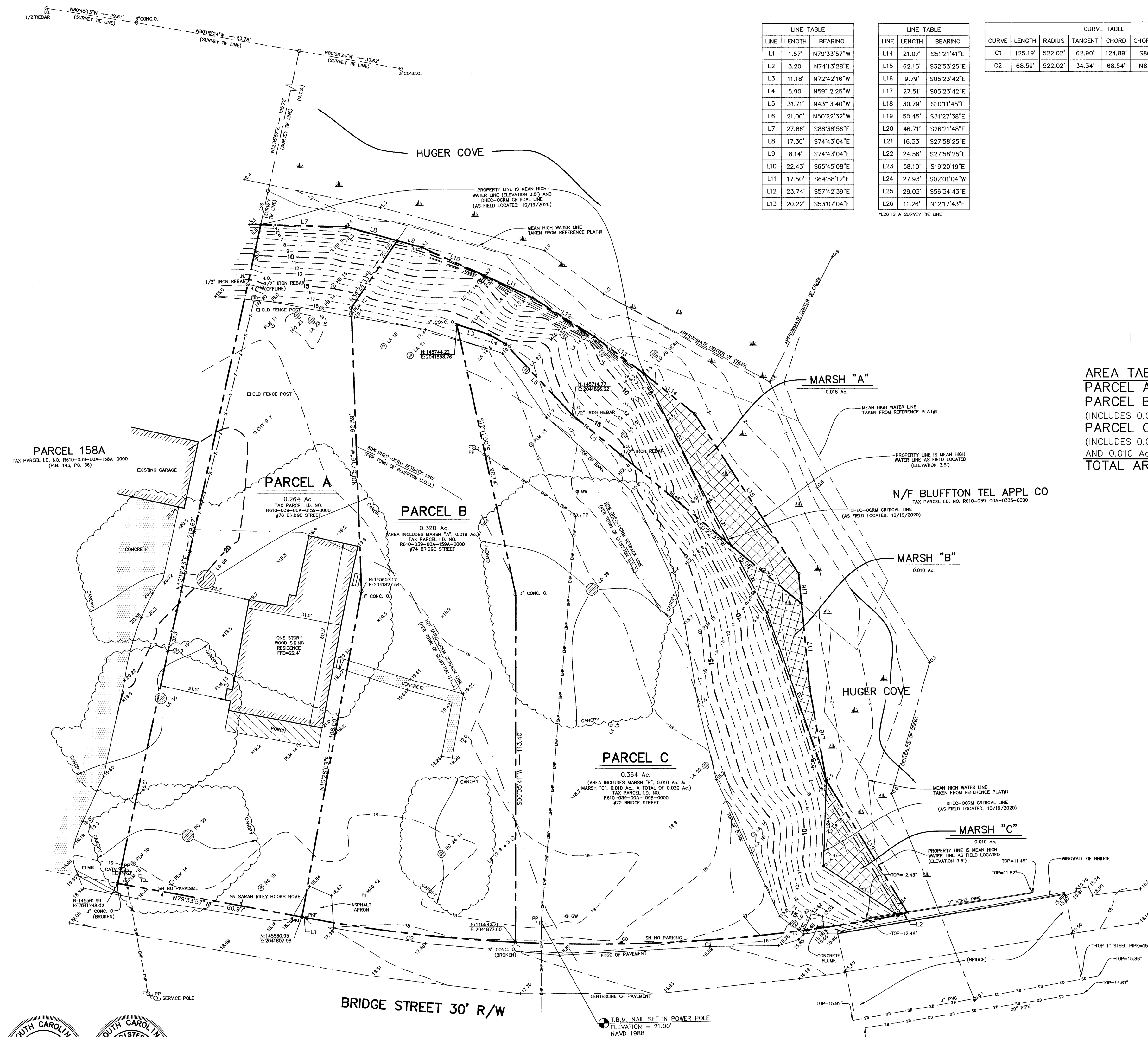
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES THE ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Terry G. Hatwell 12-21-2026
SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.I.D. PANEL 6001A, COMMUNITY NO. 45022, MAP DATED 12/18/1986, BASE ELEVATION N/A (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE TOWN OF BLUFFTON UNIFIED DEVELOPMENT ORDINANCE, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- SURVEYING CONSULTANT CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND AS-BUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND. SEE REFERENCE PLAT FOR RECORDED BEARINGS AND DISTANCES.
- THE CURRENT MEAN HIGH WATER LINE SHOWN IS AT ELEVATION 3.5'± (88 DATUM) ESTABLISHED FROM VDATUM.NGA.GOV WEBSITE.



LINE TABLE	
LINE	LENGTH BEARING
L1	1.57' N79°33'57"W
L2	3.20' N74°13'28"E
L3	11.18' N72°42'16"W
L4	5.90' N59°12'25"W
L5	31.71' N43°13'40"W
L6	21.00' N50°22'32"W
L7	27.86' S88°38'56"E
L8	17.30' S74°43'04"E
L9	8.14' S74°43'04"E
L10	22.43' S65°45'08"E
L11	17.50' S64°58'12"E
L12	23.74' S57°42'39"E
L13	20.22' S53°07'04"E

LINE TABLE	
LINE	LENGTH BEARING
L14	21.07' S51°21'41"E
L15	62.15' S32°53'25"E
L16	9.79' S05°23'42"E
L17	27.51' S05°23'42"E
L18	30.79' S10°11'45"E
L19	50.45' S31°27'38"E
L20	46.71' S26°21'48"E
L21	16.33' S27°58'25"E
L22	24.56' S27°58'25"E
L23	58.10' S19°20'19"E
L24	27.93' S02°01'04"W
L25	29.03' S56°34'43"E
L26	11.26' N12°17'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING DELTA
C1	125.19'	522.02'	62.90'	124.89'	S86°02'24"W 013°44'26"
C2	68.59'	522.02'	34.34'	68.54'	N83°20'07"W 007°31'40"

AREA TABLE

PARCEL A.....0.264 Ac.
PARCEL B.....0.320 Ac.
(INCLUDES 0.018 Ac. OF MARSH "A")
PARCEL C.....0.364 Ac.
(INCLUDES 0.010 Ac. OF MARSH "B"
AND 0.010 Ac. OF MARSH "C")
TOTAL AREA SURVEYED.....0.948 Ac.

LEGEND:

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - CHY CHERRY
 - HB HICKORY
 - HIC HICKORY
 - HOL HOLLY
 - LA LAUREL OAK
 - LO LIVE OAK
 - MAG MAGNOLIA
 - PLM PALMETTO
 - RC RED CEDAR
 - ACRE ACRE
 - B.S.L. BUILDING SETBACK LINE
 - CATV CABLE TELEVISION JUNCTION BOX
 - CB CATCH BASIN
 - CO CLEANOUT
 - DHEC DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
 - FTE FINISHED FLOOR ELEVATION
 - GW GUY WIRE
 - MB INVERT ELEVATION
 - N.T.S. MAILBOX
 - N.T.S. NOT TO SCALE
 - N/T NOW OR FORMERLY
 - OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - PP RIGHT OF WAY
 - R/W RIGHT OF WAY
 - SN SIGN
 - TM TEMPORARY BENCH MARK
 PVC | POLYVINYL CHLORIDE || CHP | FENCE LINE |
| SD | OVERHEAD POWERLINE |
| SD | STORM DRAIN LINE |

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF
PARCELS A, B & C
#72, #74, #76 BRIDGE STREET
A SECTION OF
BRIDGE STREET
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1/16" = 1'-0" DATE: 12/17/2020 JOB NO: SC200116

SC SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3384 FAX: (843) 815-3305
GA Telephone: (912) 826-2776
www.surveym consultants.com
Email: SC@surveym consultants.com
COPYRIGHT © BY SURVEYING CONSULTANTS

PREPARED FOR: TOWN OF BLUFFTON
ADDRESS: #72, #74, & #76 BRIDGE STREET
TAX PARCEL ID. NO. R610-039-00A-0159-0000
R610-039-00A-159A-0000 & R610-039-00A-159B-0000

MEADORS NOTES:

- SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO EXISTING SITE CONDITIONS AND SCOPE OF SITE WORK.
- PARCELS A, B & C HAVE BEEN COMBINED AND THE PROPERTY BOUNDS REVISED. SEE LANDSCAPE DRAWINGS.

SURVEY

NOT TO SCALE

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"x36"

SITE NOTES:

1. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
2. THE OWNER'S OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
3. LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
4. PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.

PAVING AND MATERIAL KEY:

	4" CONCRETE PAVING	+/-2206 SF
	6" CONCRETE PAVING	+/-1220 SF
	PERVIOUS PAVING (CRUSHED SHELL)	+/-2,654 SF

DEVELOPMENT SUMMARY:

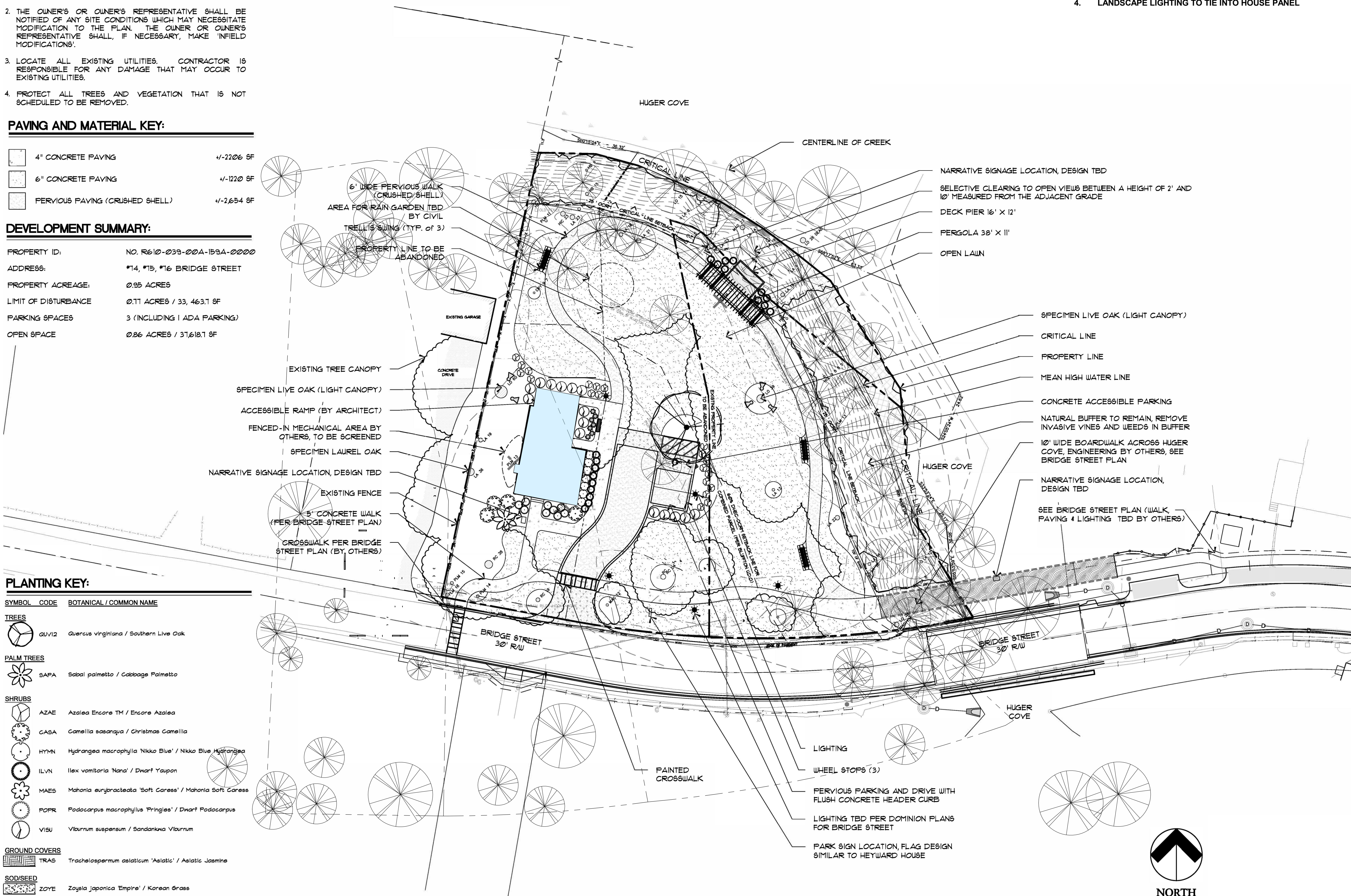
PROPERTY ID:	NO. R610-039-00A-159A-0000
ADDRESS:	#14, #15, #16 BRIDGE STREET
PROPERTY ACREAGE:	0.95 ACRES
LIMIT OF DISTURBANCE:	0.71 ACRES / 33,463.1 SF
PARKING SPACES:	3 (INCLUDING 1 ADA PARKING)
OPEN SPACE:	0.96 ACRES / 37,618.1 SF

PLANTING KEY:

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QUV12	Quercus virginiana / Southern Live Oak
PALM TREES		
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	AZAE	Azalea Encore TM / Encore Azalea
	CASA	Camellia sasanqua / Christmas Camellia
	HYMN	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	ILVN	Ilex vomitoria 'Nana' / Dwarf Yaupon
	MAES	Mahonia auripracteata 'Soft Caress' / Mahonia Soft Caress
	POPR	Podocarpus macrophyllus 'Fringles' / Dwarf Podocarpus
	VISU	Viburnum suspensum / Sandankona Viburnum
GROUND COVERS		
	TRAS	Trachelospermum asiaticum 'Aelatic' / Aelatic Jasmine
SOD/SEED		
	ZOYE	Zoyglia japonica 'Empire' / Korean Grass

MEADORS NOTES:

1. REFERENCE DRAWING PROVIDED BY JK TELLER ASSOCIATES INC.
2. MEADORS SCOPE OF WORK IS LIMITED TO THE SARAH RILEY HOOKS COTTAGE BUILDING.
3. SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO SITE WORK.
4. LANDSCAPE LIGHTING TO TIE INTO HOUSE PANEL

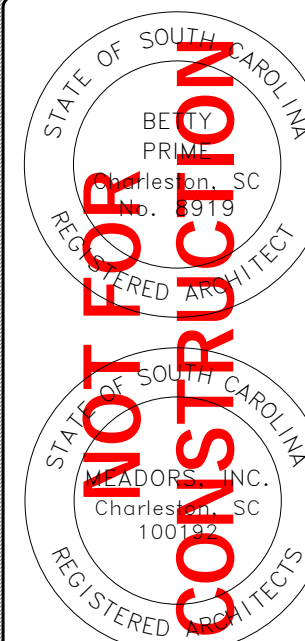


MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8855

Architecture ■ Construction ■ Design Services ■ Cemetery & Mausoleum ■ Conservation & Preservation Planning ■ Estate Management

SARAH RILEY HOOKS
COTTAGE PROJECT76 Bridge Street
Bluffton, SC 29910PUBLIC
PROJECT
SUBMITTALPROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

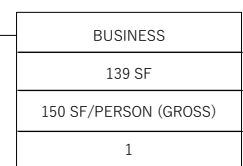
REVISIONS

DATE NOTES

SITE PLAN -
LANDSCAPE
SITE PLAN

R-002

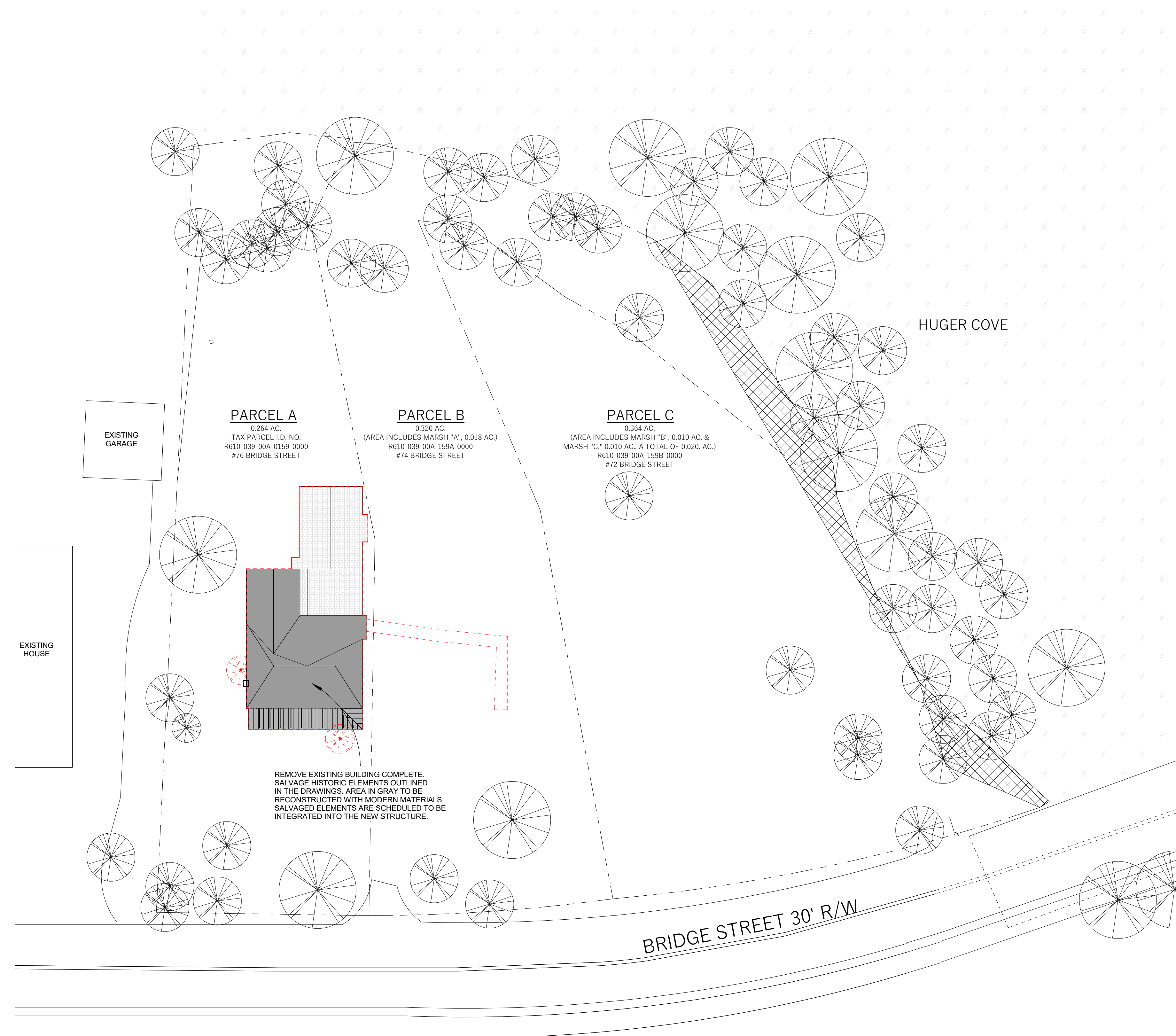
1 00 - PROPOSED SITE PLAN
N.T.S.



01 - 1ST FLR				
Room 101	280 SF	Net	30 SF	10
Room 102	138 SF	Gross	150 SF	1
Room 103	135 SF	Net	30 SF	5
Grand Total				16

LIFE SAFETY NOTES:

1. VERIFY TYPE AND LOCATION OF FIRE EXTINGUISHERS WITH BUILDING INSPECTOR AND FIRE MARSHAL PRIOR TO INSTALLATION.
2. ALL FIRE EXTINGUISHERS ARE TO BE TYPE 5 LB ABC, UNLESS OTHERWISE NOTED. INSTALLATION TO COMPLY WITH IBC 906.3.
3. PER IBC 906.1.4, PORTABLE FIRE EXTINGUISHERS ARE REQUIRED ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
4. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON EXIT SIGNS, EMERGENCY LIGHTING, AND FIRE ALARM LOCATIONS.



REMOVE EXISTING BUILDING COMPLETE. SALVAGE HISTORIC ELEMENTS OUTLINED IN THE DRAWINGS. AREA IN GRAY TO BE RECONSTRUCTED WITH MODERN MATERIALS. SALVAGED ELEMENTS ARE SCHEDULED TO BE INTEGRATED INTO THE NEW STRUCTURE.

NOTES:

1. PARCELS A, B & C HAVE BEEN COMBINED AND THE PROPERTY BOUNDS REVISED. SEE LANDSCAPE DRAWINGS.
2. THE EXISTING BUILDING IS SCHEDULED TO BE DEMOLISHED COMPLETE. SELECT HISTORIC ELEMENTS ARE SCHEDULED TO BE SALVAGED.
 - A. DHEC HAS GIVEN ACCEPTANCE FOR DEMOLITION OF THE STRUCTURE WITH THE ACM HAZARDOUS MATERIALS REMAINING IN PLACE. DHEC REQUIRES THE FOLLOWING PROCEDURE:
 - a. STEP 1: REMOVE SALVAGED MATERIALS, CATALOGUE, AND STORE.
 - b. STEP 2: DEMOLITION CONTRACTOR REMOVES BUILDING COMPONENTS AS SPECIFIED.
 - c. OWNER TO PROVIDE 3RD PARTY AIR MONITORING DURING DEMOLITION OF ACM HAZARDOUS MATERIALS.
3. SITE LANDSCAPING AND CIVIL DESIGN TO BE PROVIDED BY THE OWNER. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE AND CIVIL CONTRACTORS AS REQUIRED TO COMPLETE THE SCHEME. THE OUTLINE OF THE GENERAL RAIL RAMP AND THE EXISTING CONCRETE FOUNDATIONS DRAWINGS, SEE DEMOLITION DRAWINGS FOR ELEMENTS SCHEDULED TO BE REMOVED.



EXISTING CONDITION - VIEW FROM BRIDGE STREET

NOT TO SCALE



EXISTING CONDITIONS- PORCH

NOT TO SCALE



EXISTING CONDITIONS- REAR, NORTH ELEVATION & ROOF

NOT TO SCALE



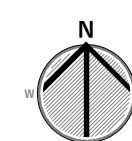
EXISTING CONDITIONS- EAST ELEVATION & ROOF

NOT TO SCALE

PRINTED ON: 1/8/2025 2:59:00 PM
 FILE INFORMATION: Call to Open Batsul Documents Search, Batsul Monitor, Monitor - WORKING ON DRAWINGS 1 OF 2025 ED <https://batsulmonitor.com/en>

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

1 EXISTING & DEMO SITE PLAN - SARAH RILEY HOOKS HOUSE
1/16" = 1'-0"



MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.722.8585

NOT FOR CONSTRUCTION

SARAH RILEY HOOKS
COTTAGE PROJECT

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-01
ISSUE DATE: 12/11/20

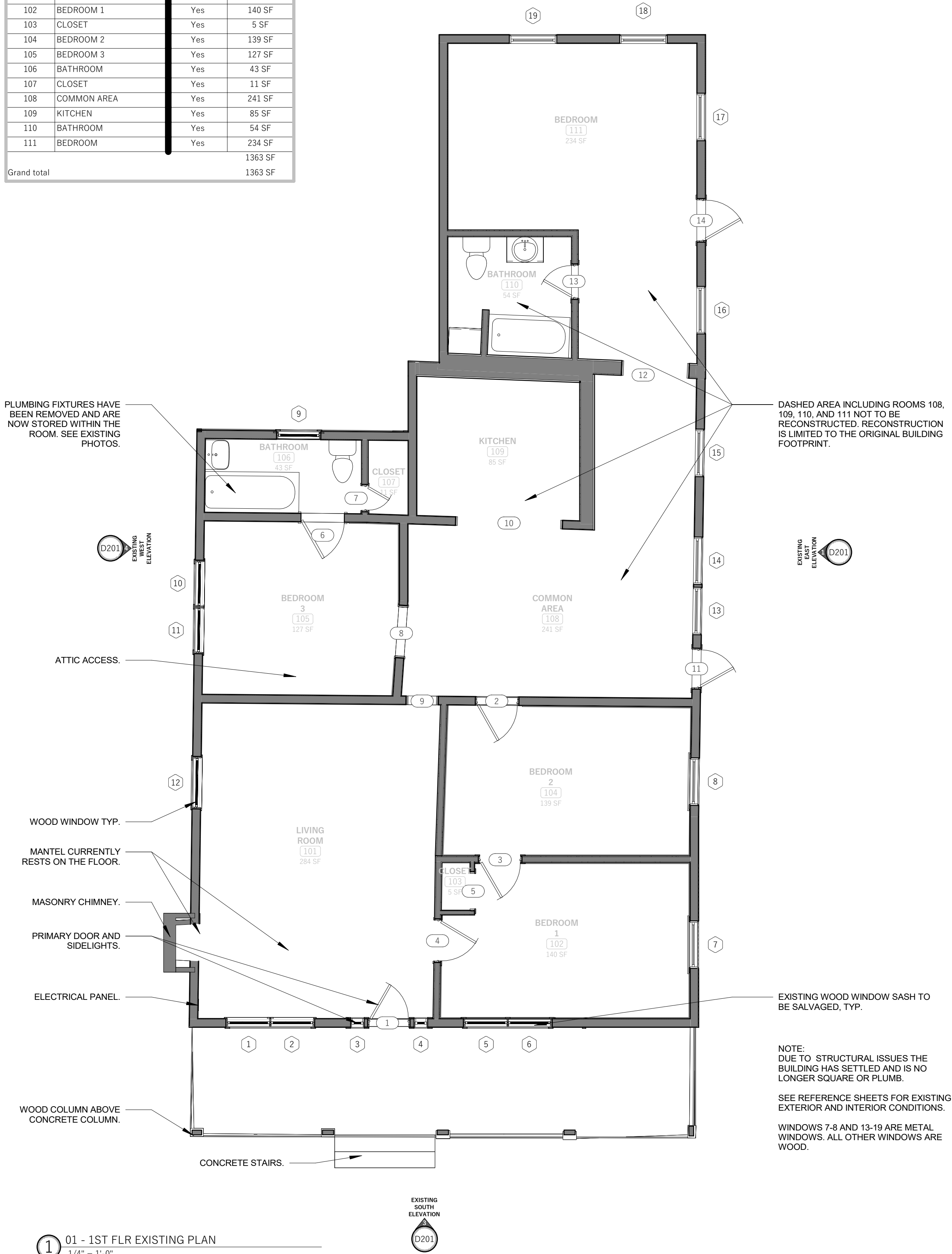
REVISIONS

#	DATE	NOTES
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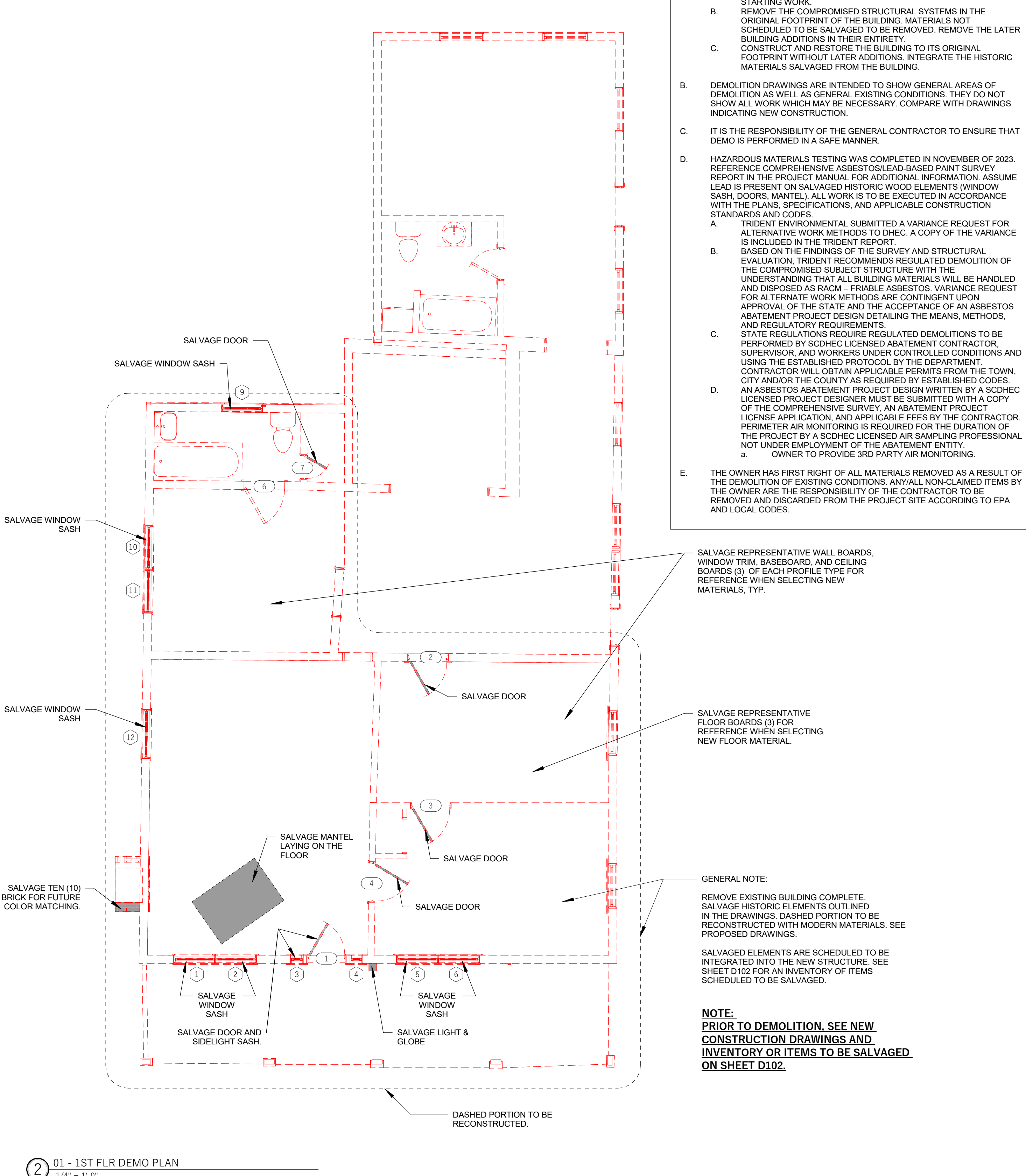
EXISTING SITE
PLAN WITH
DEMO NOTES

D100

SQUARE FOOTAGE REPORT - EXISTING			
Room Number	Room Name	Conditioned	Area
01 - 1ST FLR FINISH			
101	LIVING ROOM	Yes	284 SF
102	BEDROOM 1	Yes	140 SF
103	CLOSET	Yes	5 SF
104	BEDROOM 2	Yes	139 SF
105	BEDROOM 3	Yes	127 SF
106	BATHROOM	Yes	43 SF
107	CLOSET	Yes	11 SF
108	COMMON AREA	Yes	241 SF
109	KITCHEN	Yes	85 SF
110	BATHROOM	Yes	54 SF
111	BEDROOM	Yes	234 SF
Grand total			1363 SF



1 01 - 1ST FLR EXISTING PLAN
1/4" = 1'-0"



2 01 - 1ST FLR DEMO PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- A. THE INTENT OF THE PROJECT IS TO SALVAGE SOUND HISTORIC MATERIALS AND REPLACE THE COMPROMISED STRUCTURAL SYSTEMS IN THE ORIGINAL FOOTPRINT OF THE HOUSE. SALVAGED HISTORIC MATERIALS WILL BE REINSTALLED ONCE THE NEW STRUCTURAL SYSTEMS ARE IN PLACE. LATER ADDITIONS TO THE BUILDING WILL NOT BE REBUILT. SEE PLANS.
- A. SALVAGE SOUND HISTORIC MATERIALS FROM BUILDING PRIOR TO STARTING WORK.
- B. REMOVE THE COMPROMISED STRUCTURAL SYSTEMS IN THE ORIGINAL FOOTPRINT OF THE BUILDING. MATERIALS NOT SCHEDULED TO BE SALVAGED TO BE REMOVED. REMOVE THE LATER BUILDING ADDITIONS IN THEIR ENTIRETY.
- C. CONSTRUCT AND RESTORE THE BUILDING TO ITS ORIGINAL FOOTPRINT WITHOUT LATER ADDITIONS. INTEGRATE THE HISTORIC MATERIALS SALVAGED FROM THE BUILDING.
- B. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
- C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT DEMO IS PERFORMED IN A SAFE MANNER.
- D. HAZARDOUS MATERIALS TESTING WAS COMPLETED IN NOVEMBER OF 2023. REFERENCE COMPREHENSIVE ASBESTOS/LEAD-BASED PAINT SURVEY REPORT IN THE PROJECT MANUAL FOR ADDITIONAL INFORMATION. ASSUME LEAD IS PRESENT ON SALVAGED HISTORIC WOOD ELEMENTS (WINDOW SASH, DOORS, MANTEL). ALL WORK IS TO BE EXECUTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE CONSTRUCTION STANDARDS AND CODES.
- A. TRIDENT ENVIRONMENTAL SUBMITTED A VARIANCE REQUEST FOR ALTERNATIVE WORK METHODS TO DHEC. A COPY OF THE VARIANCE IS INCLUDED IN THE TRIDENT REPORT.
- B. BASED ON THE FINDINGS OF THE SURVEY AND STRUCTURAL EVALUATION, TRIDENT RECOMMENDS REGULATED DEMOLITION OF THE COMPROMISED SUBJECT STRUCTURE WITH THE UNDERSTANDING THAT ALL BUILDING MATERIALS WILL BE HANDLED AND DISPOSED AS RACM - FRAGILE ASBESTOS. VARIANCE REQUEST FOR ALTERNATE WORK METHODS ARE CONTINGENT UPON APPROVAL OF THE STATE AND THE ACCEPTANCE OF AN ASBESTOS ABATEMENT PROJECT DESIGN DETAILING THE MEANS, METHODS, AND REGULATORY REQUIREMENTS.
- C. STATE REGULATIONS REQUIRE REGULATED DEMOLITIONS TO BE PERFORMED BY SCDHEC LICENSED ABATEMENT CONTRACTOR, SUPERVISOR, AND WORKERS UNDER CONTROLLED CONDITIONS AND USING THE ESTABLISHED PROTOCOL BY THE DEPARTMENT. CONTRACTOR WILL OBTAIN APPLICABLE PERMITS FROM THE TOWN, CITY AND/OR THE COUNTY AS REQUIRED BY ESTABLISHED CODES.
- D. AN ASBESTOS ABATEMENT PROJECT DESIGN WRITTEN BY A SCDHEC LICENSED PROJECT DESIGNER MUST BE SUBMITTED WITH A COPY OF THE COMPREHENSIVE SURVEY, AN ABATEMENT PROJECT LICENSE APPLICATION, AND APPLICABLE FEES BY THE CONTRACTOR. PERIMETER AIR MONITORING IS REQUIRED FOR THE DURATION OF THE PROJECT BY A SCDHEC LICENSED AIR SAMPLING PROFESSIONAL NOT UNDER EMPLOYMENT OF THE ABATEMENT ENTITY.
- a. OWNER TO PROVIDE 3RD PARTY AIR MONITORING.
- E. THE OWNER HAS FIRST RIGHT OF ALL MATERIALS REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE PROJECT SITE ACCORDING TO EPA AND LOCAL CODES.

SALVAGE REPRESENTATIVE WALL BOARDS, WINDOW TRIM, BASEBOARD, AND CEILING BOARDS (3) OF EACH PROFILE TYPE FOR REFERENCE WHEN SELECTING NEW MATERIALS, TYP.

SALVAGE REPRESENTATIVE FLOOR BOARDS (3) FOR REFERENCE WHEN SELECTING NEW FLOOR MATERIAL.

GENERAL NOTE:
REMOVE EXISTING BUILDING COMPLETE. SALVAGE HISTORIC ELEMENTS OUTLINED IN THE DRAWINGS. DASHED PORTION TO BE RECONSTRUCTED WITH MODERN MATERIALS. SEE PROPOSED DRAWINGS.

SALVAGED ELEMENTS ARE SCHEDULED TO BE INTEGRATED INTO THE NEW STRUCTURE. SEE SHEET D102 FOR AN INVENTORY OF ITEMS SCHEDULED TO BE SALVAGED.

NOTE:
PRIOR TO DEMOLITION, SEE NEW CONSTRUCTION DRAWINGS AND INVENTORY OR ITEMS TO BE SALVAGED ON SHEET D102.

DEMO LEGEND

- DEMOLISH
- EXISTING TO REMAIN

MEADORS



SARAH RILEY HOOKS
COTTAGE PROJECT

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

DATE NOTES

1ST FLR
EXISTING &
DEMO PLANS

D101

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8385
Architecture ■ Construction ■ Design Services ■ Cemetery & Burial ■ Conservation & Preservation Planning ■ Estate Management

76 Bridge Street
Bluffton, SC 29910

MATERIALS SCHEDULED TO BE SALVAGED

MATERIALS SCHEDULE TO BE SALVAGED			
DESCRIPTION	LOCATION	NOTES	COUNT
10 BRICK FROM CHIMNEY	WEST ELEVATION	REFERENCE DEMO FLOOR PLAN FOR LOCATION	10
WOOD WINDOW SASH	WINDOW SASH AT WINDOWS 1, 2, 5, 6, 9, 10, 11, 12	REFERENCE DEMO FLOOR PLAN FOR LOCATION	8 PAIR
INTERIOR DOORS	DOORS 2, 3, 4, 7	REFERENCE DEMO FLOOR PLAN FOR LOCATION	4
SIDELIGHTS	FRONT ENTRY DOOR AT PORCH, SIDELIGHTS 3, 4	REFERENCE DEMO FLOOR PLAN FOR LOCATION	2
EXTERIOR DOOR	FRONT ENTRY DOOR AT PORCH, DOOR 1	REFERENCE DEMO FLOOR PLAN FOR LOCATION	1
MANTEL	ROOM 101	REFERENCE DEMO FLOOR PLAN FOR LOCATION	1
PORCH LIGHT	ADJACENT TO FRONT ENTRY DOOR AT PORCH, DOOR 1	REFERENCE DEMO FLOOR PLAN FOR LOCATION	1
INTERIOR FLOOR BOARDS	ORIGINAL BUILDING	SALVAGE 3 FLOOR BOARDS FOR REFERENCE WHEN SELECTING NEW FLOOR MATERIAL	3
INTERIOR BASEBOARD	ORIGINAL BUILDING	SALVAGE 3 BOARDS OF EACH PROFILE TYPE FOR REFERENCE WHEN SELECTING NEW MATERIALS	3
INTERIOR CEILING BOARDS	ORIGINAL BUILDING	SALVAGE 3 BOARDS OF EACH PROFILE TYPE FOR REFERENCE WHEN SELECTING NEW MATERIALS	3
INTERIOR WALL BOARD	ORIGINAL BUILDING	SALVAGE 3 BOARDS OF EACH PROFILE TYPE FOR REFERENCE WHEN SELECTING NEW MATERIALS	3
INTERIOR WINDOW & DOOR TRIM	ORIGINAL BUILDING	SALVAGE 3 BOARDS OF EACH PROFILE TYPE FOR REFERENCE WHEN SELECTING NEW MATERIALS	3

** REFERENCE EXISTING WINDOW AND DOOR SCHEDULES.

** SALVAGED ELEMENTS ARE SCHEDULED TO BE INTEGRATED INTO THE NEW STRUCTURE.



FRONT PORCH LIGHT- SALVAGE GLOBE

NOT TO SCALE



5-PANEL WOOD DOORS- SALVAGE

NOT TO SCALE



MANTEL & WOOD WINDOWS- SALVAGE

NOT TO SCALE



PRINTED ON: 11/19/2025 4:01:52 PM FILE LOCATION: C:\Users\Betsy\Documents\Draws\Bluff\House\House.dwg - WORKING CO. DRAWINGS 12/11/2024 BPS bps@meadorsinc.com

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8855

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STATE OF SOUTH CAROLINA

BEFORE ME, the undersigned authority, on this day personally appeared SARAH RILEY HOOKS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARIAL PUBLIC IN AND FOR THE STATE OF SOUTH CAROLINA

My Commission Expires 12/31/2026

SARAH RILEY HOOKS

COTTAGE PROJECT

76 Bridge Street

Bluffton, SC 29910

PUBLIC PROJECT SUBMITTAL

PROJ. NO. 22-0140

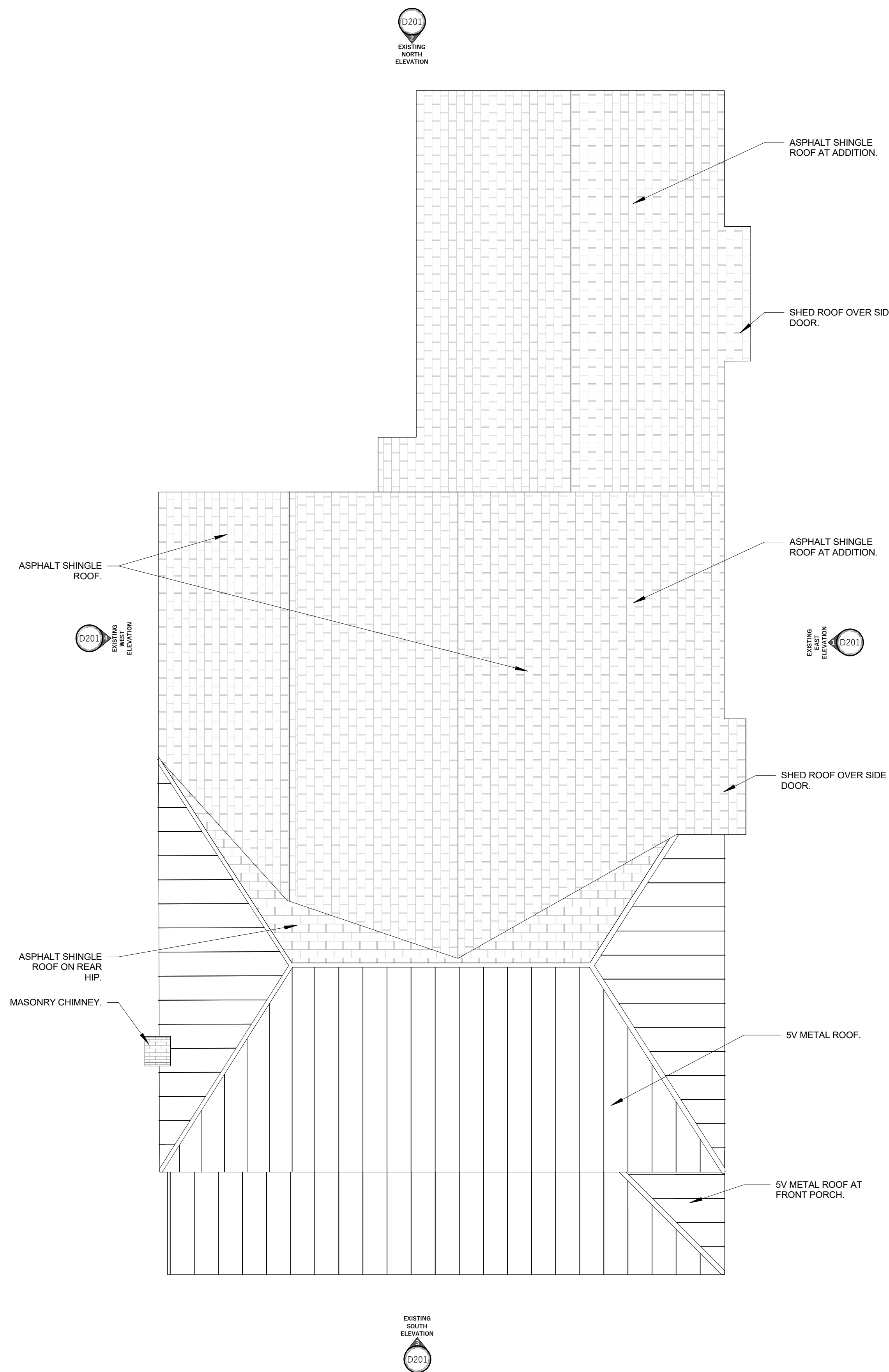
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REVISIONS

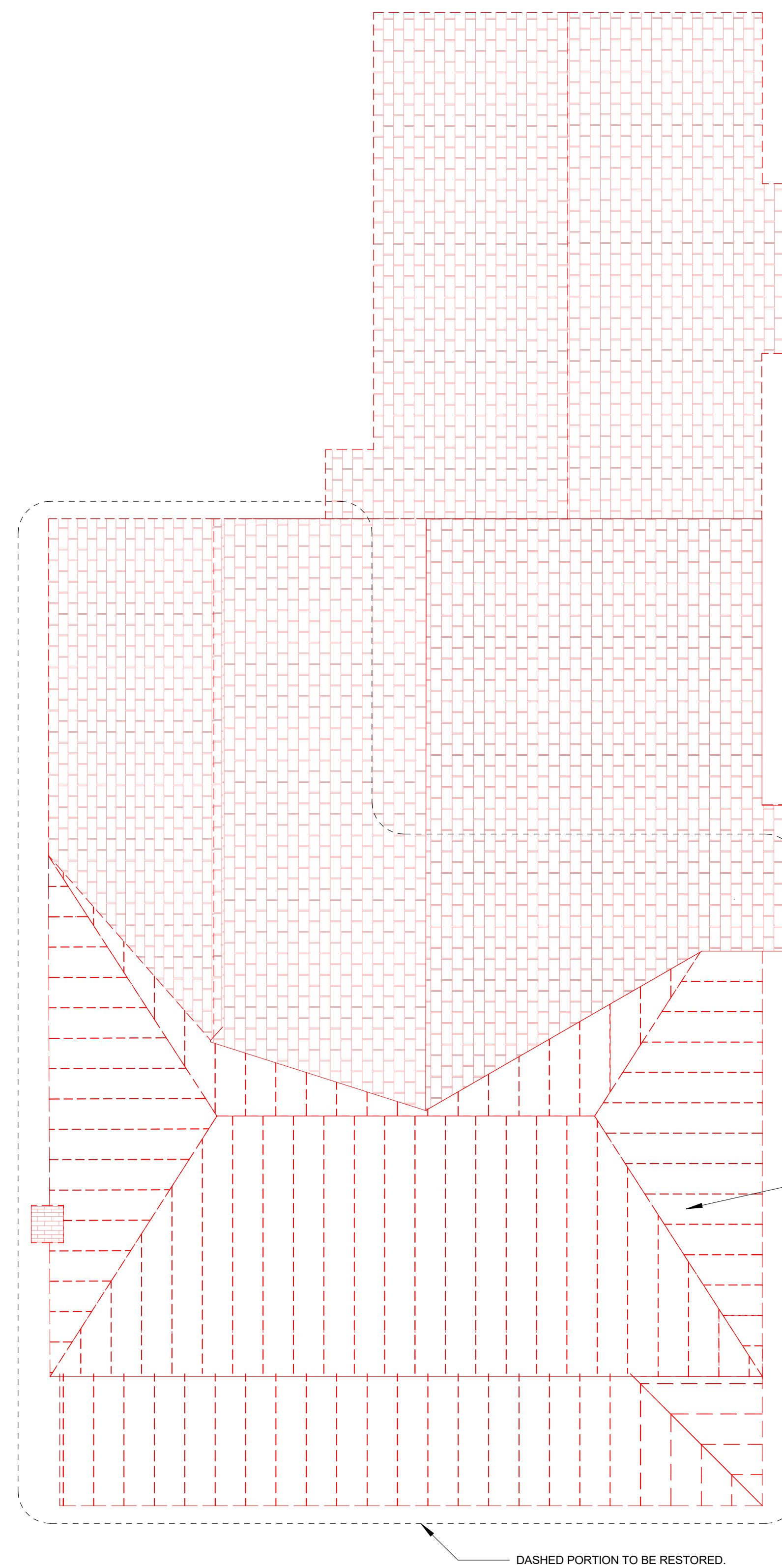
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INVENTORY OF ITEMS TO BE SALVAGED

D102



① 03 - ROOF EXISTING PLAN
1/4" = 1'-0"



2 03 - ROOF DEMO PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES


- C. THE INTENT OF THE PROJECT IS TO SALVAGE SOUND HISTORIC MATERIALS AND REPLACE THE COMPROMISED STRUCTURAL SYSTEMS IN THE ORIGINAL FOOTPRINT OF THE HOUSE. SALVAGED HISTORIC MATERIALS WILL BE REINTEGRATED ONCE THE COMPROMISED STRUCTURAL SYSTEMS ARE IN PLACE. LATER ADDITIONS TO THE BUILDING WILL NOT BE REBUILT. SEE PLANS.
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GENERAL NOTE:
SALVAGE HISTORIC ELEMENTS OUTLINED
IN THE DRAWINGS. DASHED PORTION TO BE
RECONSTRUCTED. REMOVE THE STRUCTURALLY
COMPROMISED BUILDING COMPLETE.
SEE PROPOSED DRAWINGS.

SALVAGED ELEMENTS ARE SCHEDULED TO BE INTEGRATED INTO THE RESTORED STRUCTURE. SEE SHEET D102 FOR AN INVENTORY OF ITEMS SCHEDULED TO BE SALVAGED.

NOTE:
PRIOR TO STARTING DEMOLITION
SCOPE OF WORK, SEE NEW
CONSTRUCTION DRAWINGS AND
INVENTORY OR ITEMS TO BE SALVAGED
ON SHEET D102.

DEMO LEGEND

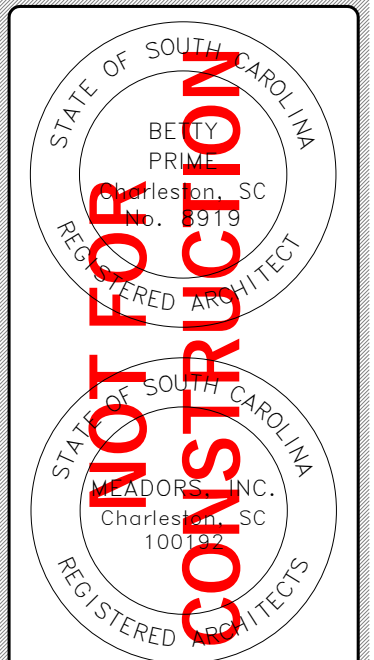
 DEMOLISH

 EXISTING TO REMAIN

MEADORS
SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8585

Architecture ■ Construction ■ Design Services ■ Cabinetry & Millwork ■ Conservation & Preservation Planning ■ Estate Management



SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

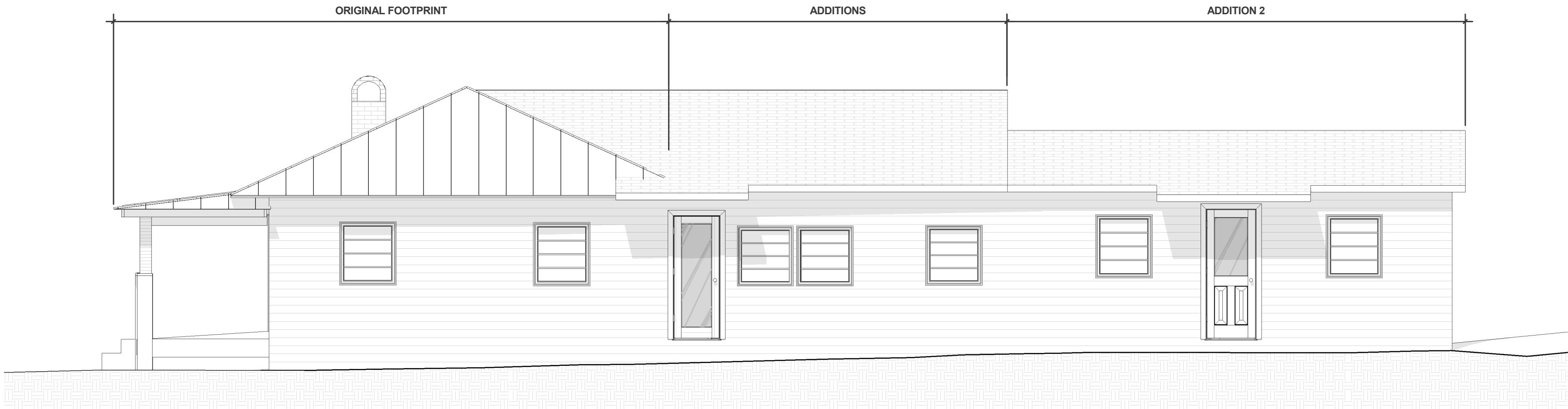
PROJ. NO.	22-0140
ISSUE DATE:	12/11/2024

REVISIONS

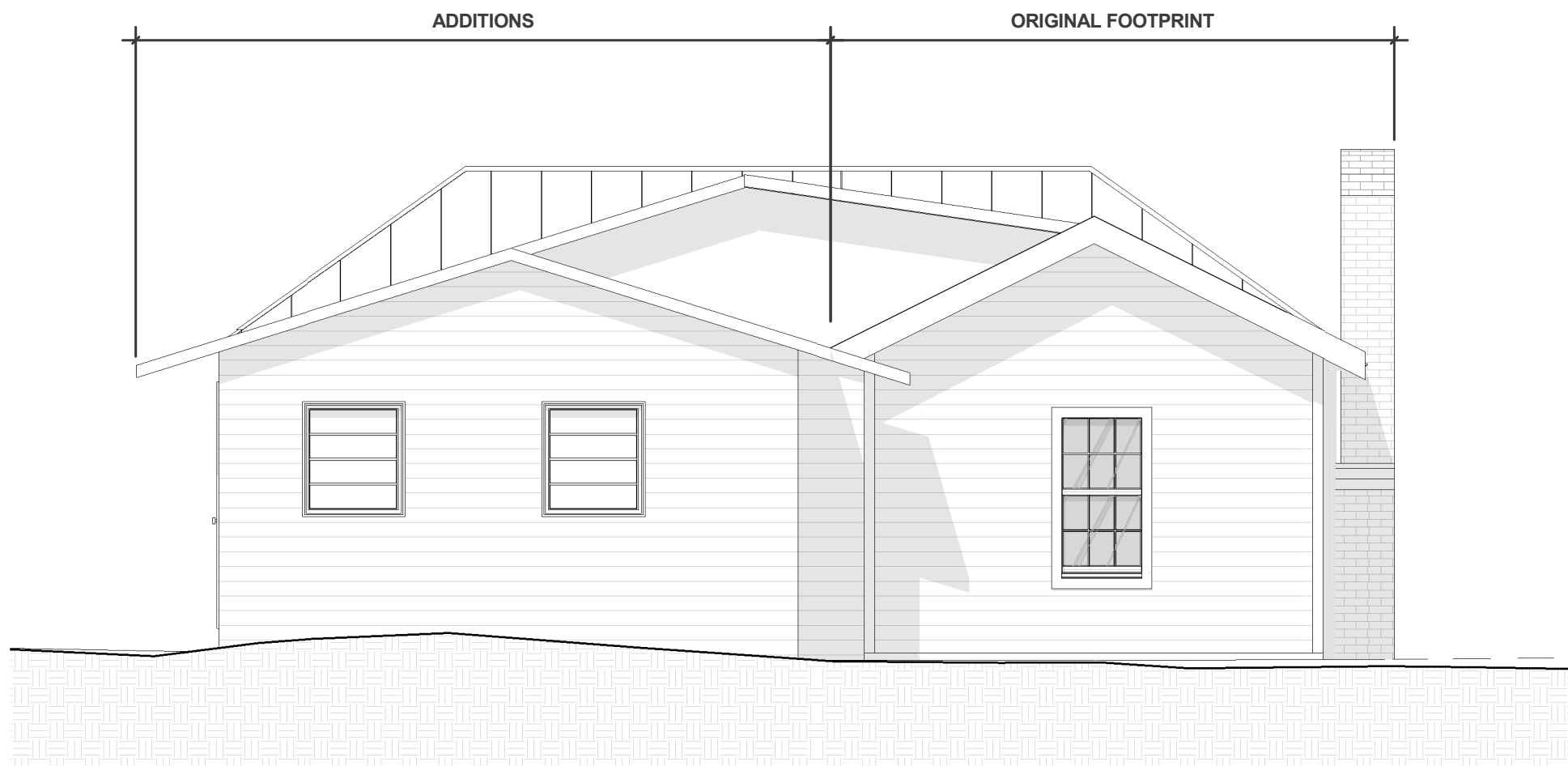
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ROOF EXISTING & DEMO PLANS

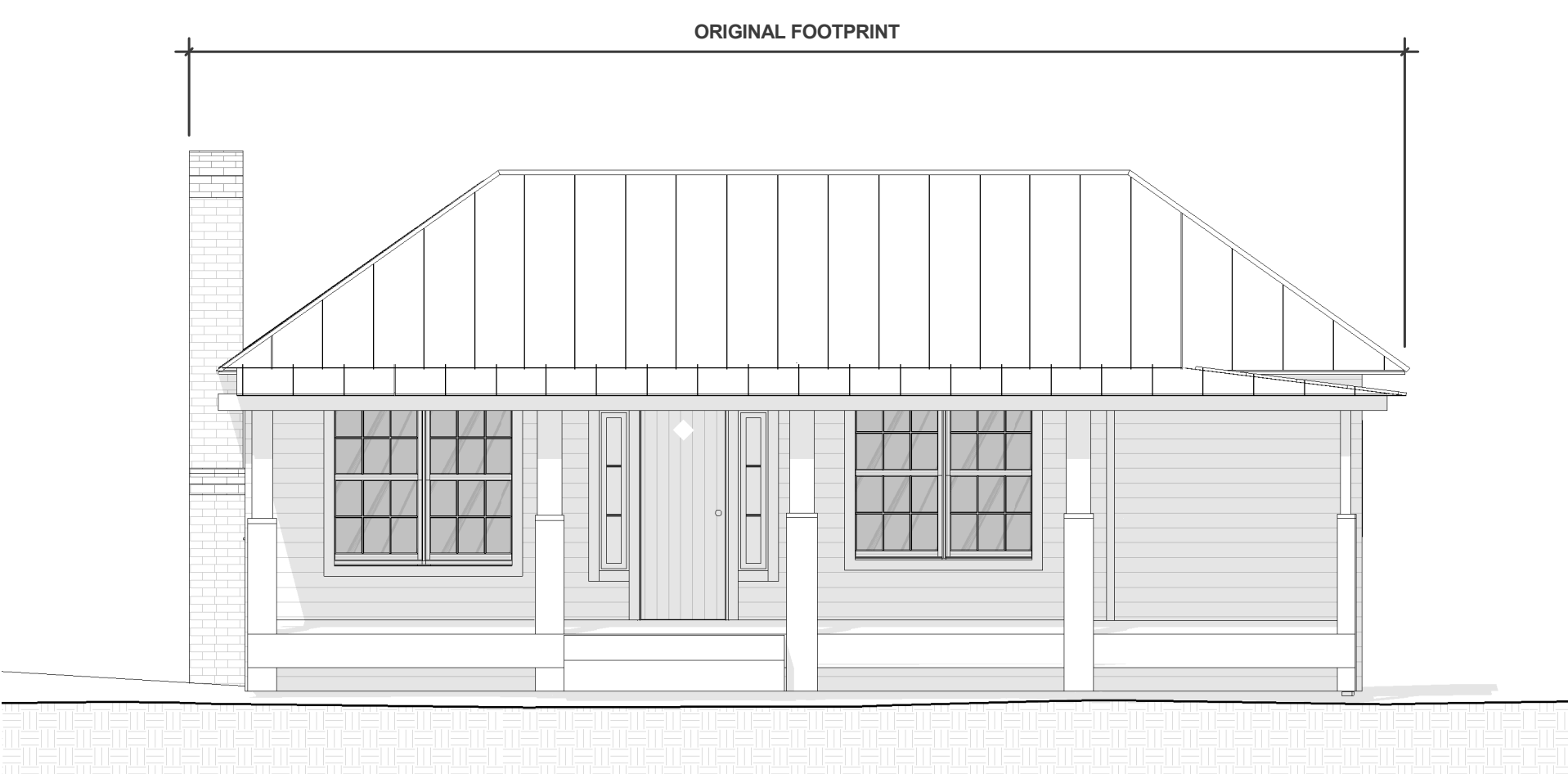
D103



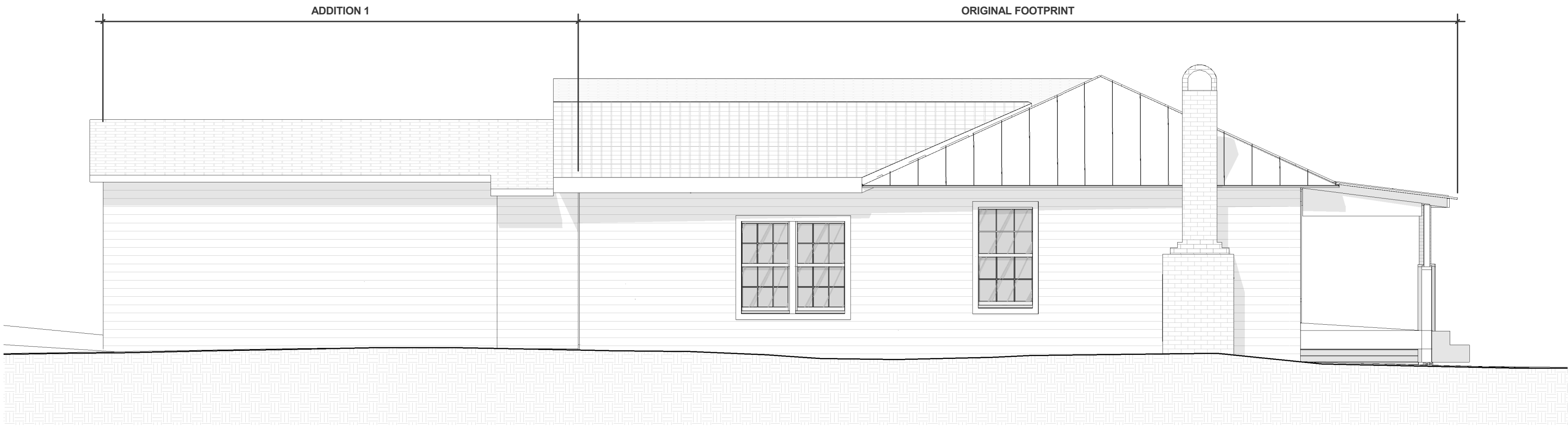
1 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



4 EXISTING WEST ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES- EXISTING CONDITIONS

- REFERENCE MEADORS, INC. PRESERVATION PLAN REPORT DATED 12/21/22 FOR EXISTING CONDITIONS AND BUILDING CONDITIONS
- EXISTING ARCHITECTURAL ELEMENTS SHOULD BE USED AS TEMPLATES FOR NEW WORK AND FOR RESTORATION OF ELEMENTS. ALL NEW AND RESTORATION RELATED WORK SHOULD MATCH PROFILES OF EXISTING MATERIALS

GENERAL DEMOLITION NOTES

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MEADORS

SINCE 1984

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8385

Architecture ■ Construction ■ Design Services ■ Cemetery & Burial ■ Construction & Preservation Planning ■ Estate Management



SARAH RILEY HOOKS

COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
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SUBMITTAL

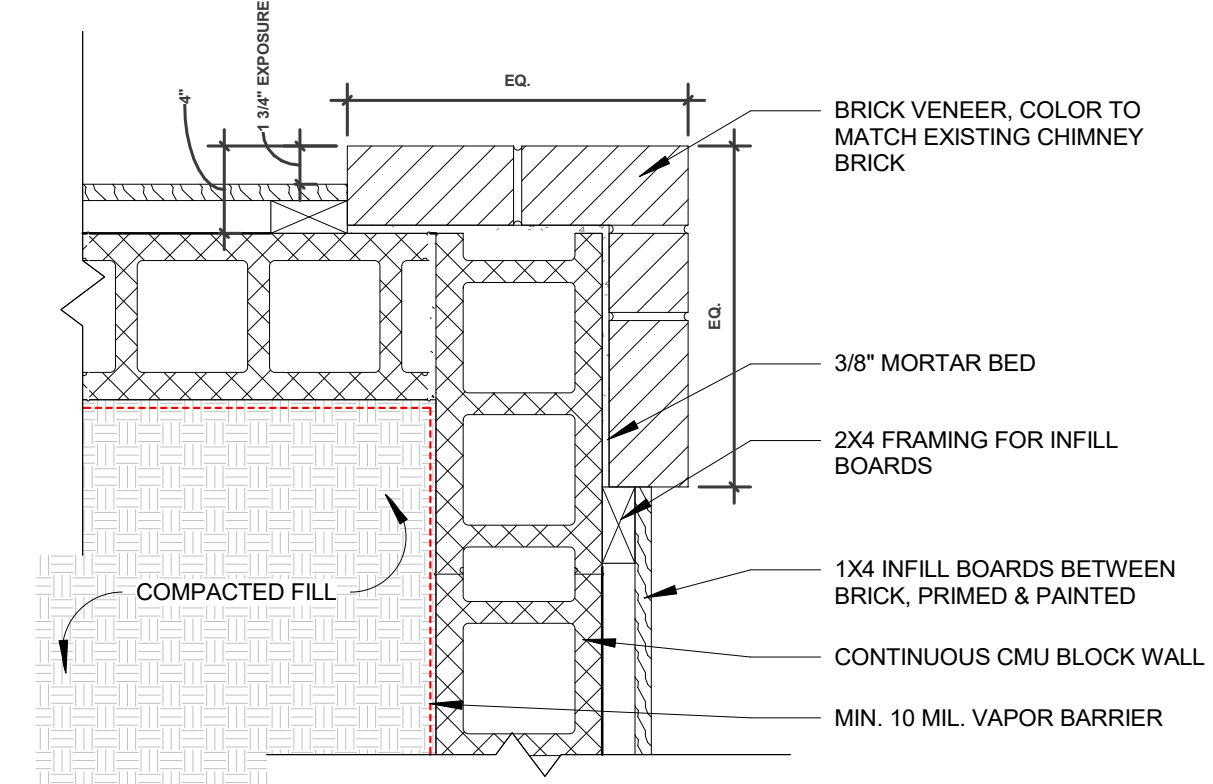
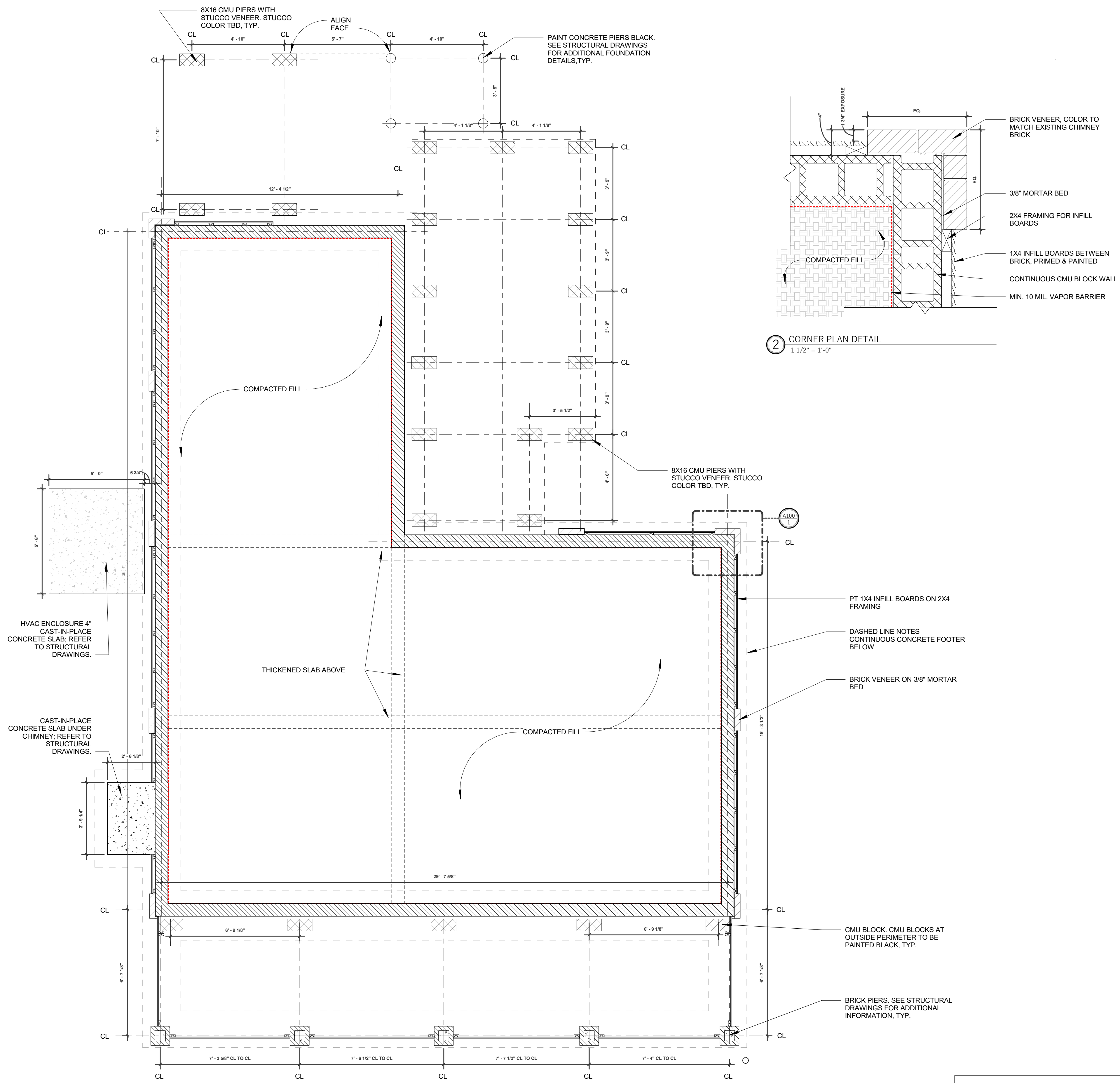
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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EXISTING &
DEMO BUILDING
ELEVATIONS

D201



2 CORNER PLAN DETAIL
1 1/2\"/>

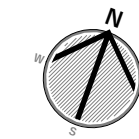
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- B. REMOVE THE COMPROMISED STRUCTURAL SYSTEMS IN THE ORIGINAL FOOTPRINT OF THE BUILDING. MATERIALS NOT SCHEDULED TO BE SALVAGED TO BE REMOVED. REMOVE THE LATER BUILDING ADDITIONS IN THEIR ENTIRETY.
- C. CONSTRUCT AND RESTORE THE BUILDING TO ITS ORIGINAL FOOTPRINT WITHOUT LATER ADDITIONS. INTEGRATE THE HISTORIC MATERIALS SALVAGED FROM THE BUILDING.
- D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND ALL CURRENT ADOPTED BUILDING CODES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. REFERENCE HAZARDOUS MATERIALS REPORT FOR LOCATION OF HAZARDOUS MATERIALS. CONTRACTOR IS RESPONSIBLE FOR REMOVAL WHERE RELEVANT TO SCOPE OF WORK.
- F. REFER TO SPECIFICATIONS IN THE PROJECT MANUAL FOR ADDITIONAL INFORMATION.
- G. THE EXISTING BUILDING IS HISTORIC. SPECIAL CARE SHALL BE TAKEN TO PROTECT THE ELEMENTS SCHEDULED TO BE SALVAGED. NEW MATERIAL MUST MATCH THE ORIGINAL IN LOCATION, SIZE, MATERIAL, PROFILE (WHERE APPLICABLE) AND INSTALLATION METHOD UNLESS OTHERWISE NOTED.
- H. THE SITE IS LOCATED IN A RESIDENTIAL AREA. CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.
- I. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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- K. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
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FLOOR PLAN LEGEND

Room name		
101	ROOM NUMBER	REFER TO ROOM FINISH SCHEDULE
150 SF	EXISTING DOOR NUMBER (SALVAGED MATERIAL)	REFER TO DOOR SCHEDULE
(101)	NEW DOOR NUMBER	REFER TO DOOR SCHEDULE
(ND#)	EXISTING WINDOW NUMBER (SALVAGED MATERIAL)	REFER TO WINDOW SCHEDULE
#	NEW WINDOW NUMBER	REFER TO WINDOW SCHEDULE
(N#)	NEW CONSTRUCTION NUMBERED NOTE	REFER TO DESCRIPTIONS ON THIS PAGE
3	TILE FLOORING	
	TONGUE AND GROOVE WOOD FLOORING	

- NOTES (TERMITE TREATMENT, TERMITE BOND, & SYSTEMS LAYOUT REQUIREMENTS):**
- PRE-TREAT SOILS FOR TERMITES PRIOR TO INSTALLING NEW FOUNDATIONS.
 - PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.
 - CONTRACTOR TO CONFIRM LAYOUT OF SPRINKLER SYSTEM (IF APPLICABLE), LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

1 00 - GRADE PLAN
3/8\"/>



SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24\"/>

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STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
SARAH RILEY HOOKS
COTTAGE PROJECT

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
SARAH RILEY HOOKS
COTTAGE PROJECT

PUBLIC PROJECT SUBMITTAL

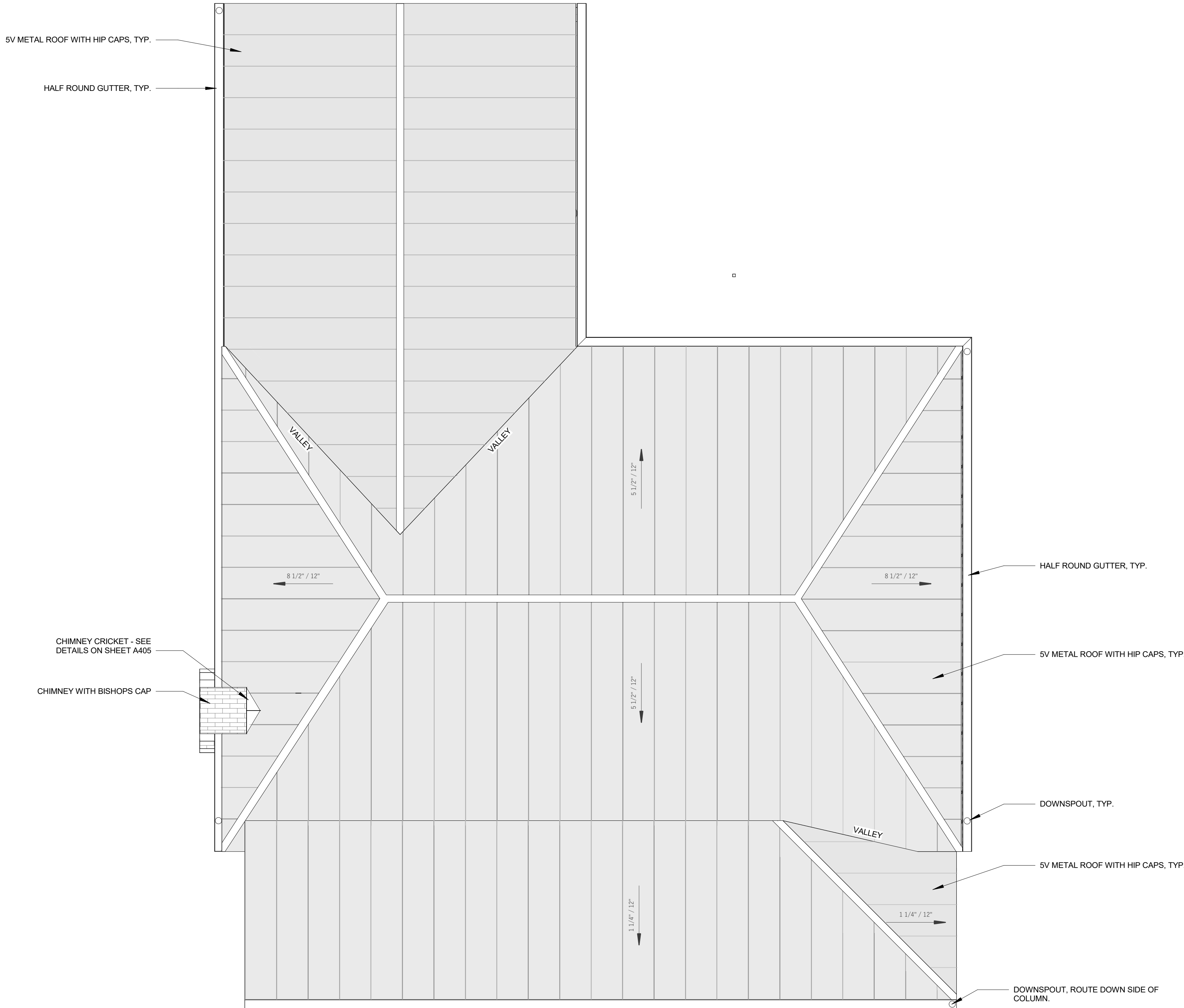
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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GRADE PLAN

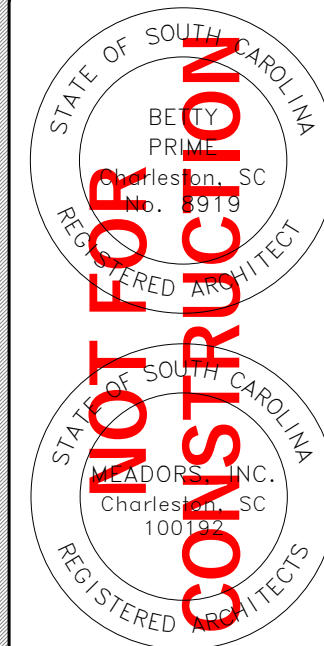
A100



GENERAL CONSTRUCTION NOTES

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SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

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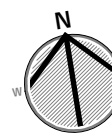
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ISSUE DATE: 12/11/2024

REVISIONS		
#	DATE	NOTES

ROOF PLAN

A102

1 03 - 1ST FLR ROOF PLAN
3/8" = 1'-0"



SEE SHEET A706 FOR 5V METAL ROOF
DETAILS.

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SARAH RILEY HOOKS
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76 Bridge Street
Bluffton, SC 29910

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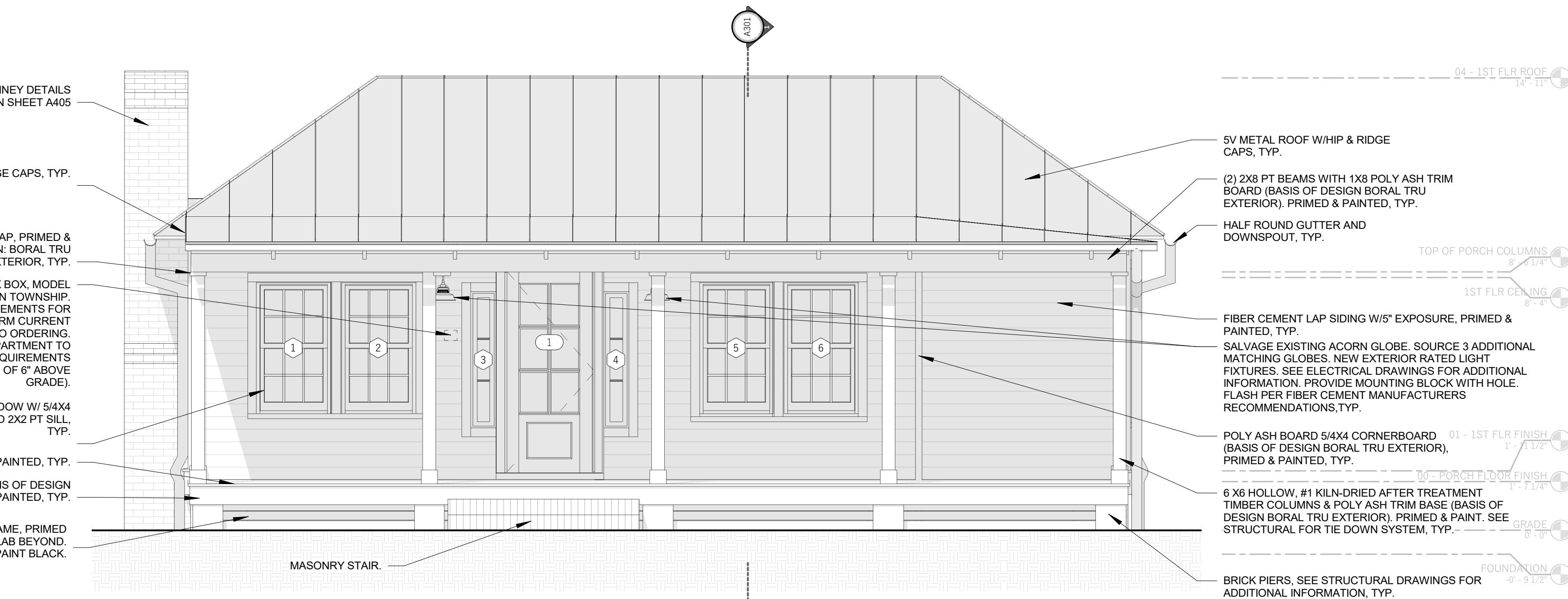
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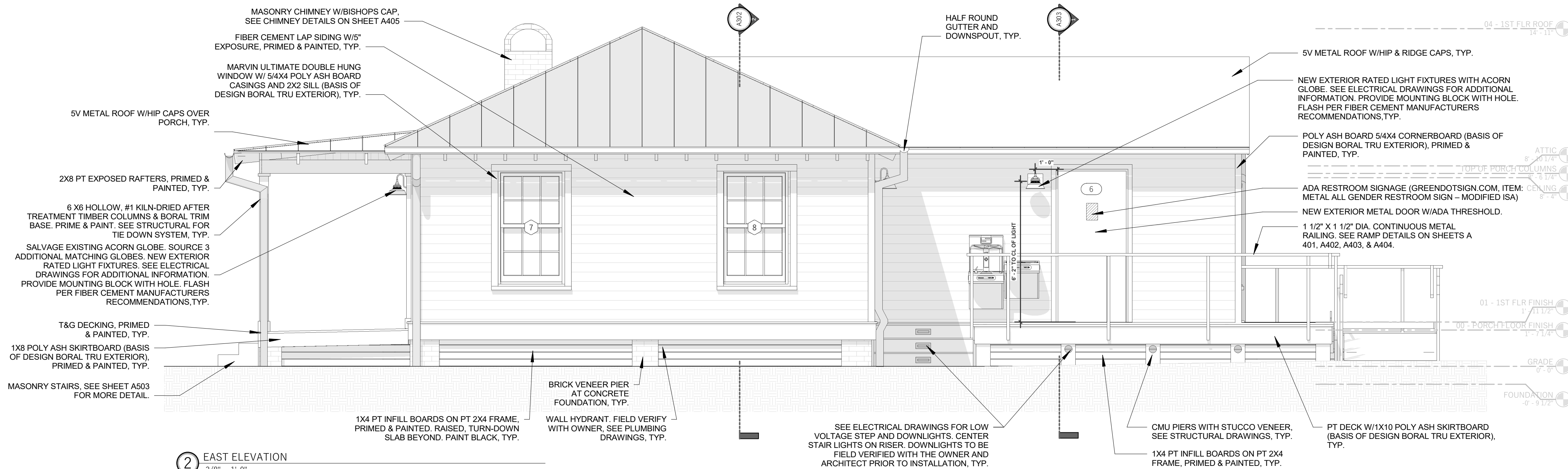
DATE NOTES

BUILDING
ELEVATIONS

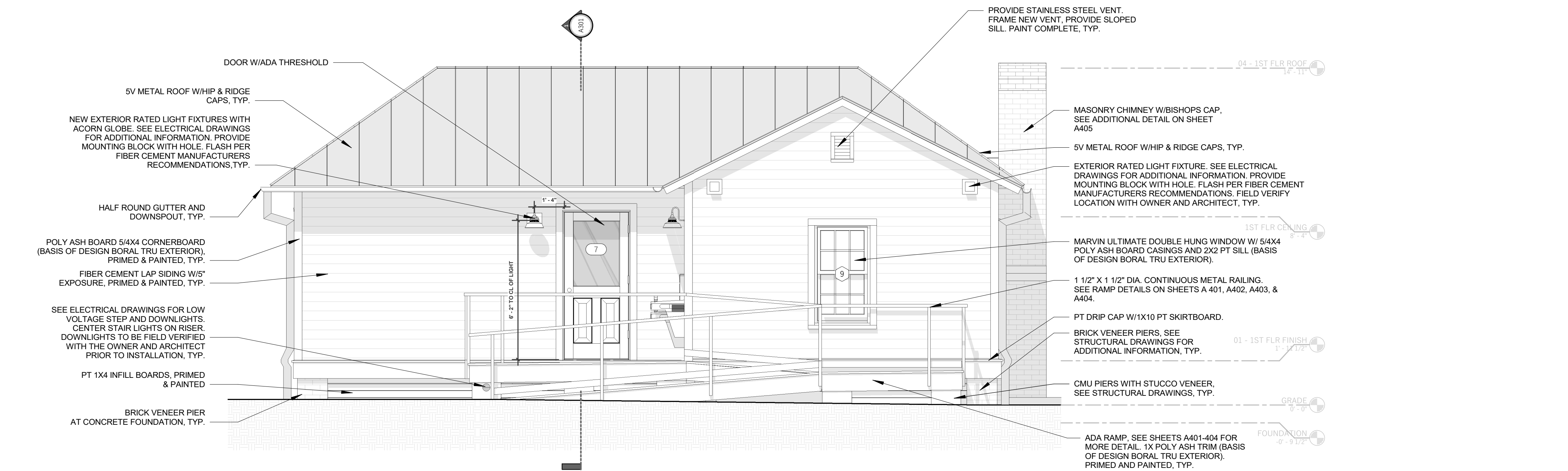
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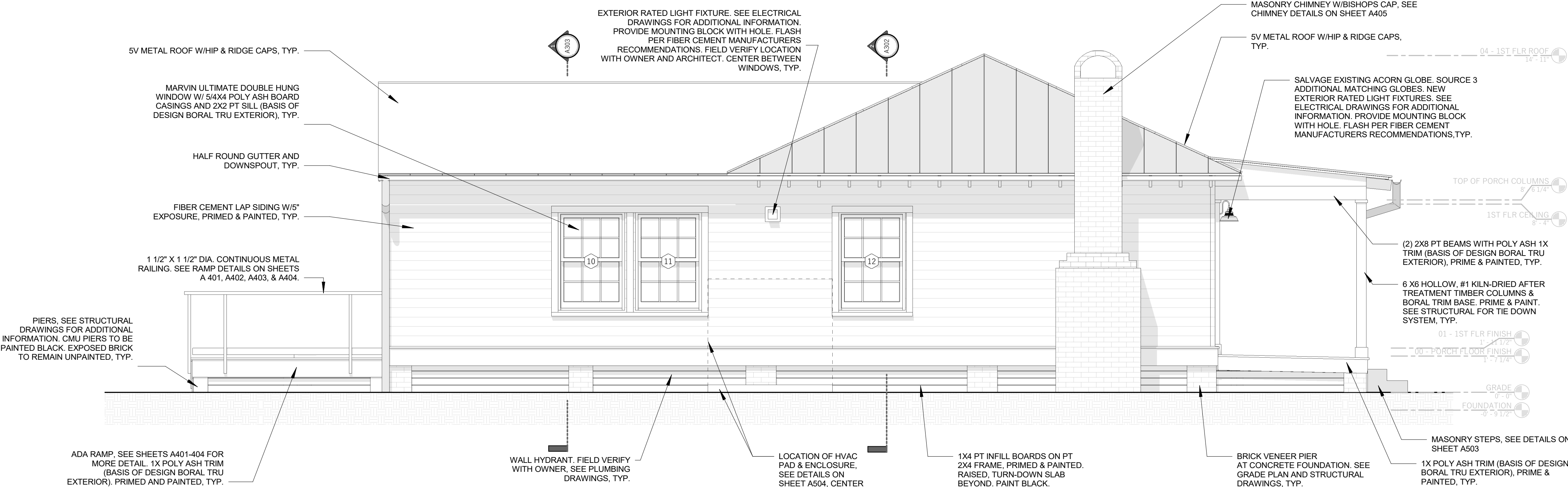
1 SOUTH ELEVATION
3/8" = 1'-0"



2 EAST ELEVATION
3/8" = 1'-0"



1 NORTH ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"

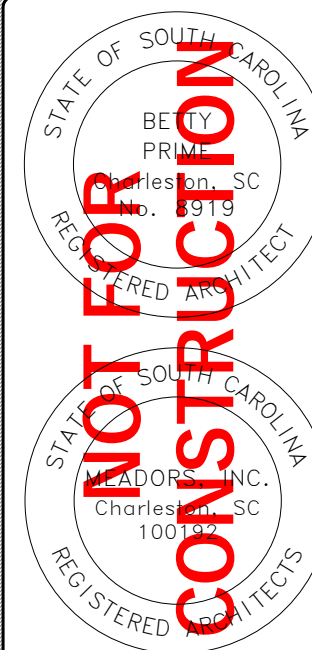
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SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
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SUBMITTAL

PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

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DATE NOTES

BUILDING
ELEVATIONS

A202



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COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

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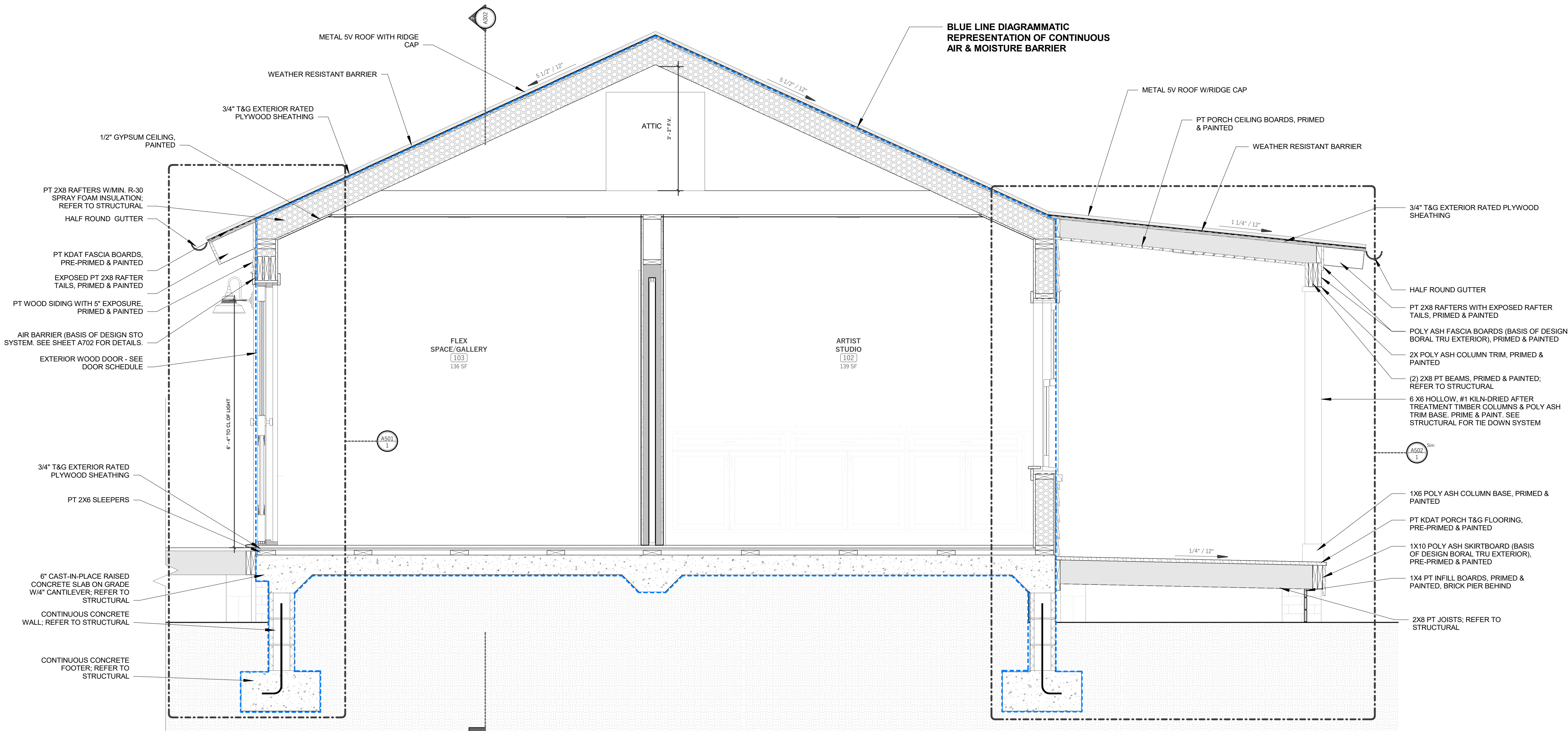
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REVISIONS		
#	DATE	NOTES

BUILDING
SECTIONS

A301

- NOTES:
1. PRE-TREAT COMPACTED SOILS FOR TERMITES PRIOR TO POURING NEW SLAB
 2. PROVIDE TERMITE TREATMENT BOND PER SPECIFICATIONS AND VISUAL INSPECTION REQUIREMENTS FOR BONDED TERMITE POLICY.
 3. PERFORM BASELINE BLOWER DOOR TEST AT START OF PROJECT
 4. PERFORM BLOWER DOOR TEST FOLLOWING INSTALLATION OF AIR AND MOISTURE BARRIER TO ENSURE ENVELOPE IS ADEQUATELY SEALED.
 5. CONTRACTOR TO CONFIRM LAYOUT OF LIGHTING, EMERGENCY FIXTURES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.



REFERENCE A900 FOR ADDITIONAL
INFORMATION ON MILLWORK AND TRIM
MATERIALS.

- MATERIALS NOTES:
1. ALL STRUCTURAL WOOD WITHIN 8" OF GROUND MUST BE PRESERVATIVE TREATED CONFORMING TO AWPA U1 AND M4.
 2. ALL TRIM WITHIN 2" VERTICAL OF CONCRETE STEPS, SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED WOOD PER IBC 2304.12.1.5.

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NOT FOR CONSTRUCTION

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COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

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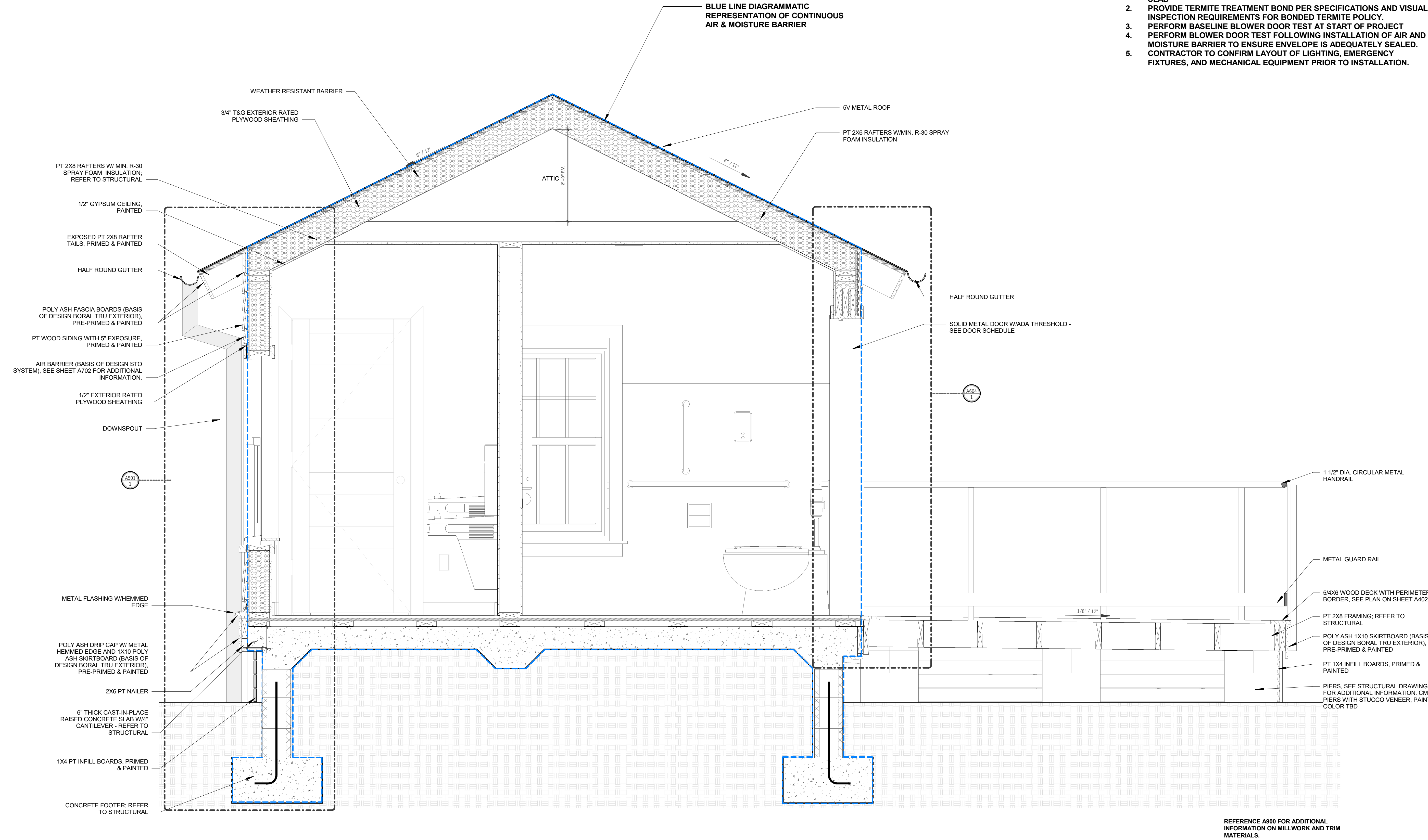
BUILDING
SECTIONS

A302

PRINTED ON: 1/8/2025 3:59:41 PM FILE LOCATION: C:\Users\Betta\Documents\Sarah Riley Hooks House - WORKING CD DRAWINGS 1.05.2025_BP_betty@meadorsinc.com.rvt

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"x36"

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1 E/W SECTION #2
1" = 1'-0"

- MATERIAL NOTES:
1. ALL STRUCTURAL WOOD WITHIN 8" OF GROUND MUST BE PRESERVATIVE TREATED CONFORMING TO AWWA U1 AND M4.
 2. ALL TRIM WITHIN 2" VERTICAL OF CONCRETE STEPS, SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED WOOD PER IBC 2304.12.1.5.

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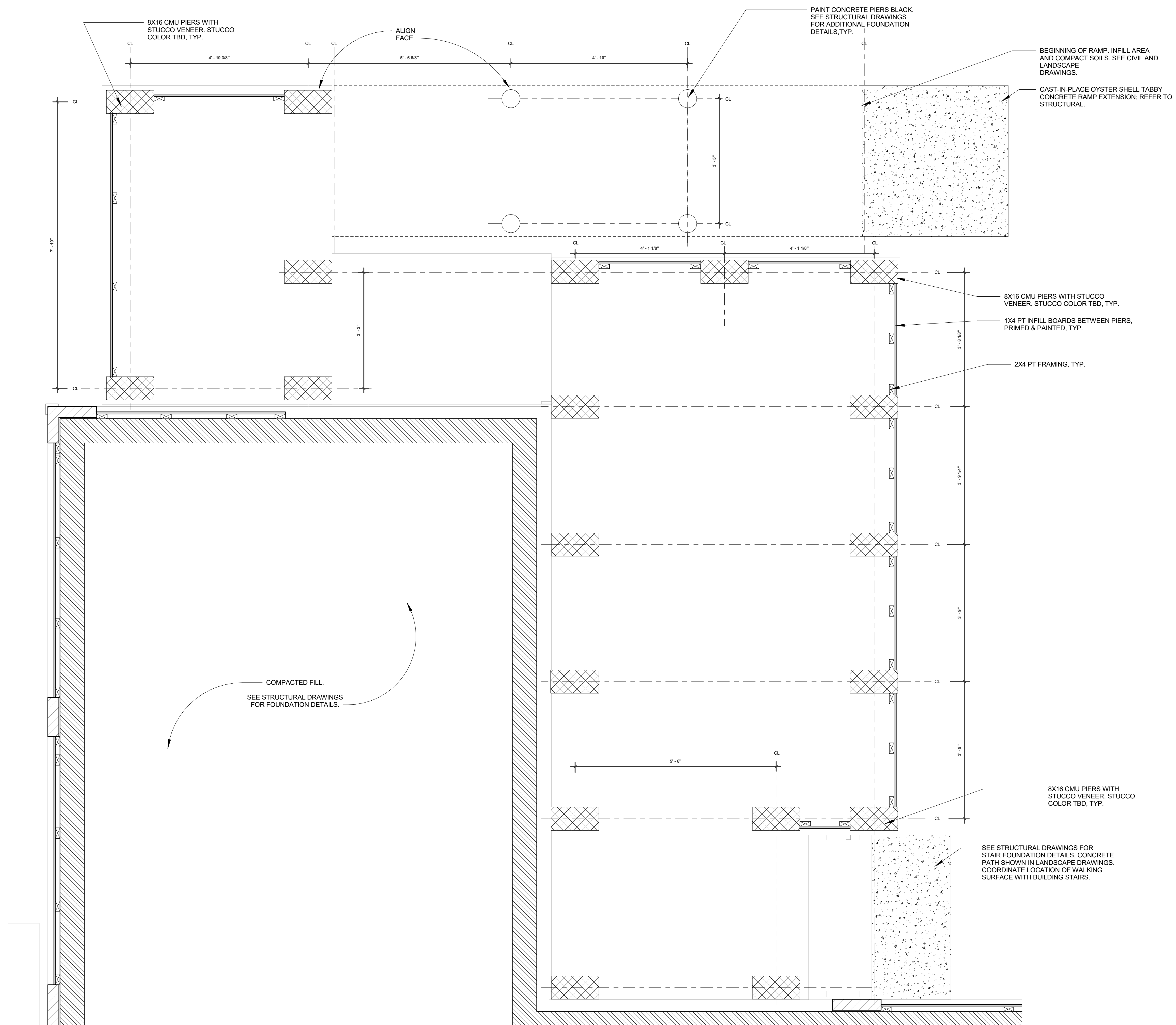
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#	DATE	NOTES

BUILDING
SECTIONS

A303



GENERAL RAMP NOTES

1. **LAYOUT**

A. CONTRACTOR TO PERFORM RAILING SO TOP OF RAMP STARTING AT DIMENSION START POINT NOTED AND PLANNING RAMP SO TOP OF RAMP TERMINATES AT DECK LEVEL POINT NOTED. THEY MUST PROCEED TO PROJECT GRADE, NO STEEPER THAN 1"12". ALL RAMP COMPONENTS MUST MEET ADEQ REQUIREMENTS.
2. **RAILING COMPONENTS:**

A. RAILING POSTS:
 - a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM SQUARE TUBING, OR APPROVED EQUIV. TYP.
 - b. UNLESS OTHERWISE NOTED, RAILING POSTS AT RAMP TO BE ANCHORED INTO SIDE OF 2X8 PERIMETER BEAM WITH/IN HD STAINLESS STEEL 1/2X6 SCREW W/3" MIN. EMBEDMENT

B. HANDRAIL, TO BE CONTINUOUS

C. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM PIPE SCHEDULE 40 W/PREMADE ELBOWS, CAPS, CONNECTORS, AND CONNECTOR SLEEVES, OR APPROVED EQUIV. RAILINGS TO TERMINATE AT GRADE LEVEL AND TO BE IMBEDDED INTO CAST-IN-PLACE CONCRETE PLATE

C. RAILINGS TO HAVE CONGRUOUS EDGE PROTECTION FOR WHEELCHAIRS
a. **BASIS OF DESIGN:** JULIUS BLUM 3/8"x4" TALL ALUMINUM FLAT BAR, OR APPROVED EQUIV.

D. RAILING BRACKETS
a. **BASIS OF DESIGN:** JULIUS BLUM ALUMINUM SELF-ALIGNING CARL

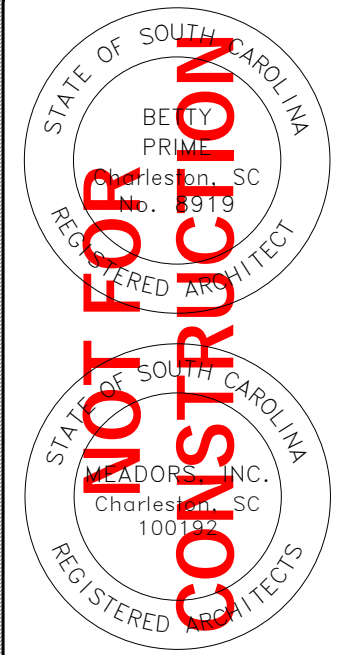
E. ALL COMPONENTS INCLUDING RAILING BRACKETS, POSTS, TERMINATION CAPS, ETC. TO BE POWDERCOATED. NOTE THAT CUSTOM COMPONENTS OF THE RAILING WILL HAVE TO BE CUSTOM FABRICATED TO SUIT THE CUSTOM NATURE OF THE DESIGN. PAINT COLOR BLACK
3. **BASIS OF DESIGN FOR DECK:** 5/4 x 6 PT WOOD DECK WITH 5/4 x 6 PERIMETER BORDER WITH MITERED EDGES, PROVIDE BLOCKING AS REQUIRED. PRIME AND PAINT ALL SIDES OF BOARDS.

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SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

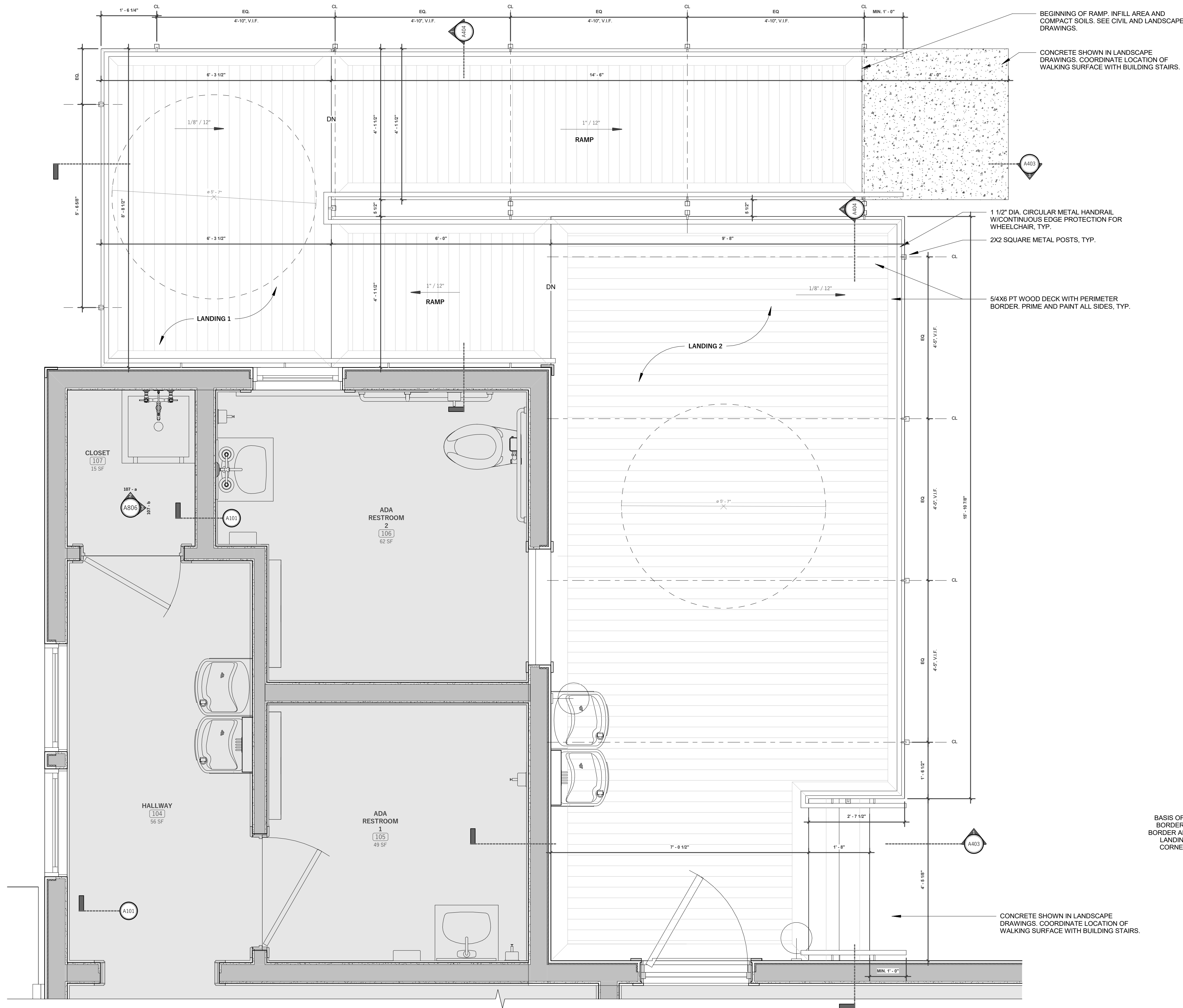
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REVISIONS

#	DATE	NOTES
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GRADE PLAN @
RAMP

A401



1 RAMP 1ST FLR PLAN
3/4" = 1'-0"

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"x36"

GENERAL RAMP NOTES

- LAYOUT**
A. CONTRACTOR TO PERFORM LAYOUT OF RAMP STARTING AT DIMENSION START POINT NOTED AND PLANNING RAMP SO TOP OF RAMP TERMINATES AT DECK LEVEL. RAMP WILL THEN PROCEED TO PROJECT GRADE, NO STEEPER THAN 1":12". ALL RAMP COMPONENTS MUST MEET ADA REQUIREMENTS.
- RAILING COMPONENTS:**
A. **RAILING POSTS:**
a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM SQUARE TUBING, OR APPROVED EQUAL, TYP.
b. UNLESS OTHERWISE NOTED, RAILING POSTS AT RAMP TO BE ANCHORED INTO SIDE OF 2X8 PERIMETER BEAM W/TITAN HD STAINLESS STEEL 1/2X6 SCREW W/3" MIN. EMBEDMENT.
B. **HANDRAIL TO BE CONTINUOUS**
a. **BASIS OF DESIGN:** JULIUS BLUM 1-1/2" ALUMINUM PIPE SCHEDULE 40 W/PREMADE ELBOWS, CAPS, CONNECTORS, AND CONNECTOR SLEEVES; OR APPROVED EQUAL.
b. RAILING TO TERMINATE AT GRADE LEVEL AND TO BE IMBEDDED INTO CAST-IN-PLACE CONCRETE PATH.
C. **RAILINGS TO HAVE CONGRUOUS EDGE PROTECTION FOR WHEELCHAIRS**
a. **BASIS OF DESIGN:** JULIUS BLUM 3/8"x4" TALL ALUMINUM FLAT BAR, OR APPROVED EQUAL.
D. **RAILING BRACKETS**
a. **BASIS OF DESIGN:** JULIUS BLUM: ALUMINUM SELF-ALIGNING CARL.
E. ALL COMPONENTS INCLUDING RAILING, BRACKETS, POSTS, TERMINATION CAPS, ETC. TO BE POWDERCOATED. NOTE THAT CUSTOM COMPONENTS OF THE RAILING WILL HAVE TO BE CUSTOM FABRICATED TO SUIT THE CUSTOM NATURE OF THE DESIGN. PAINT COLOR BLACK.
3. **BASIS OF DESIGN FOR DECK:** 5/4 X 6 PT WOOD DECK WITH 5/4 X 6 PERIMETER BORDER WITH MITERED EDGES. PROVIDE BLOCKING AS REQUIRED. PRIME AND PAINT ALL SIDES OF BOARDS.

BASIS OF DESIGN FOR DECK BORDER - 5/4X6 PERIMETER BORDER AROUND ALL RAMPS, LANDINGS, AND BORDERS. CORNERS TO BE MITERED.



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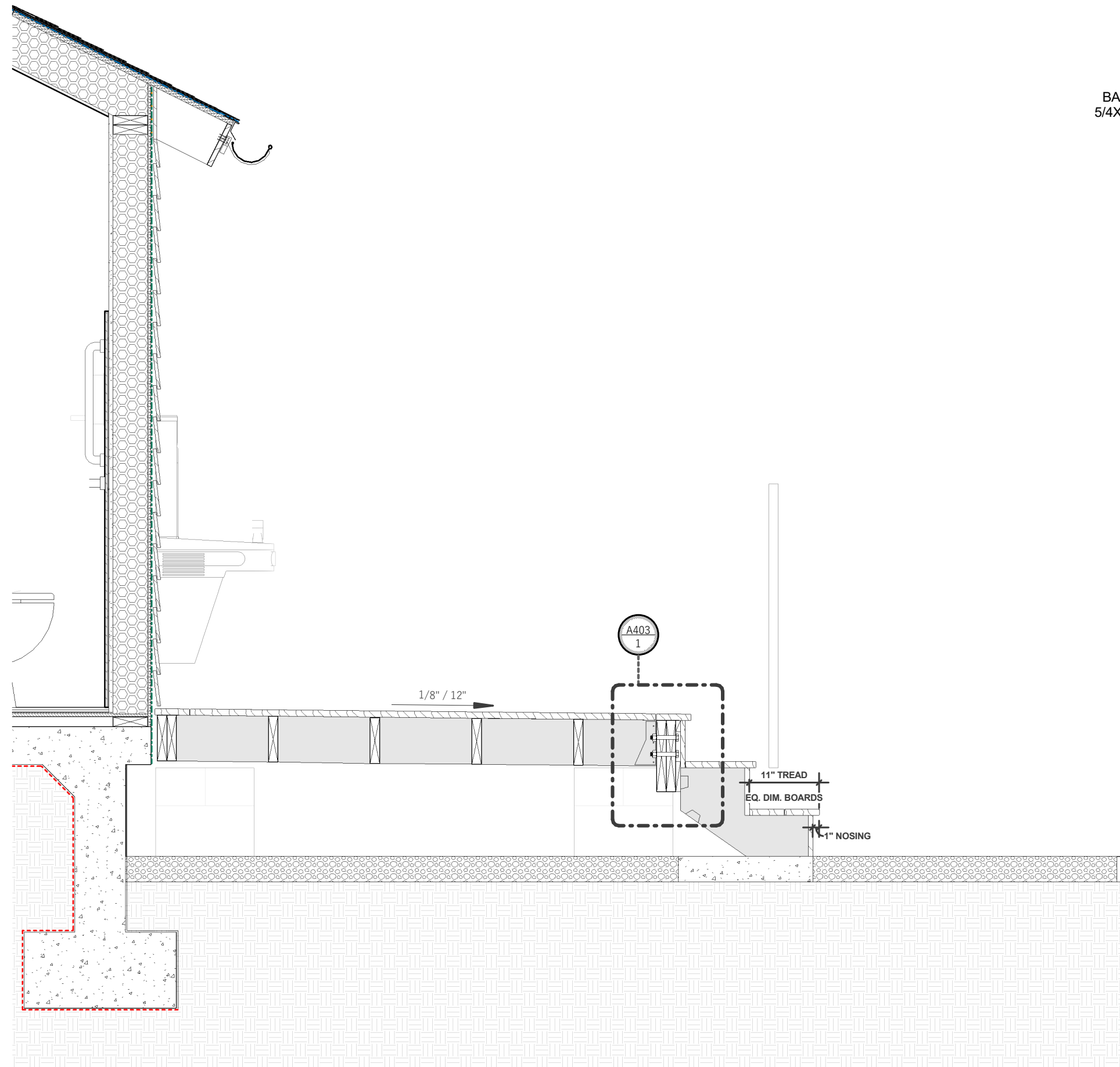
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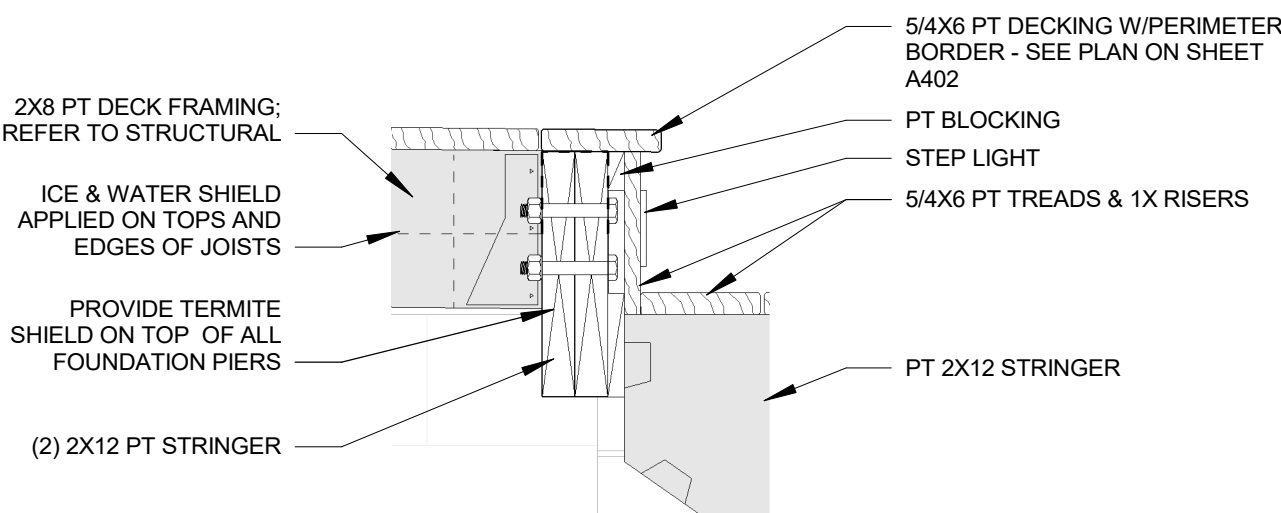
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1ST FLR PLAN @
RAMP

A402



BASIS OF DESIGN FOR DECK BORDER -
5/4X6 PERIMETER BORDER AROUND ALL
RAMPS, LANDINGS, AND BORDERS.
CORNERS TO BE MITERED.



GENERAL RAMP NOTES

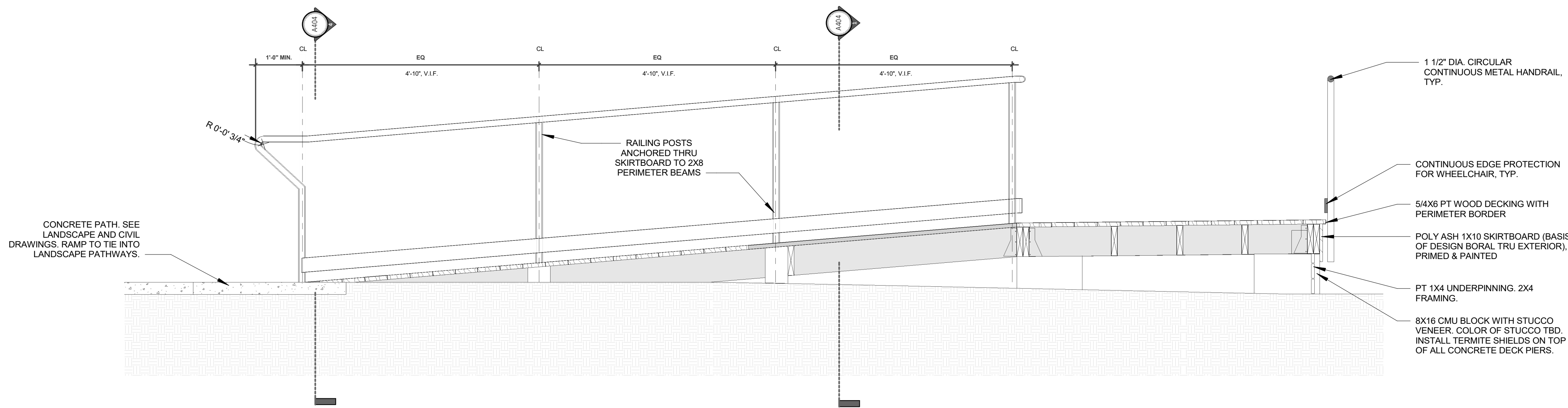
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MEMBRANE LEGEND

- BUILDING WRAP** -----
TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR WALLS AS A WATER-RESISTANT MEMBRANE
- AIR BARRIER** -----
APPLIED CONTINUOUSLY WITH SEALANT OR TAPE AT ALL EDGES TO PREVENT THE PASSAGE OF AIR BUT BE VAPOR-PERMEABLE
- FLEX/FLASHING TAPE** -----
USED AT EXTERIOR BUILDING PLANE TRANSITIONS LIKE WALL OPENINGS AND ROOF/WALL TRANSITIONS
- ROOF UNDERLAYMENT** -----
TO BE APPLIED CONTINUOUSLY BENEATH THE ROOFING MATERIAL AS A PEAL-AND-STICK MEMBRANE, OVERLAPPED ON THE EDGES
- VAPOR BARRIER** -----
TO BE APPLIED CONTINUOUSLY BENEATH THE CONCRETE SLAB/FOUNDATIONS BELOW ENCLOSED BUILDING SPACES

1 E/W SECTION #1 @ RAMP
3/4" = 1'-0"

2 E/W SECTION #1 @ RAMP - RISER TO DECK CONNECTION
1 1/2" = 1'-0"



3 E/W SECTION #2 @ RAMP
3/4" = 1'-0"

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COTTAGE PROJECT

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Bluffton, SC 29910

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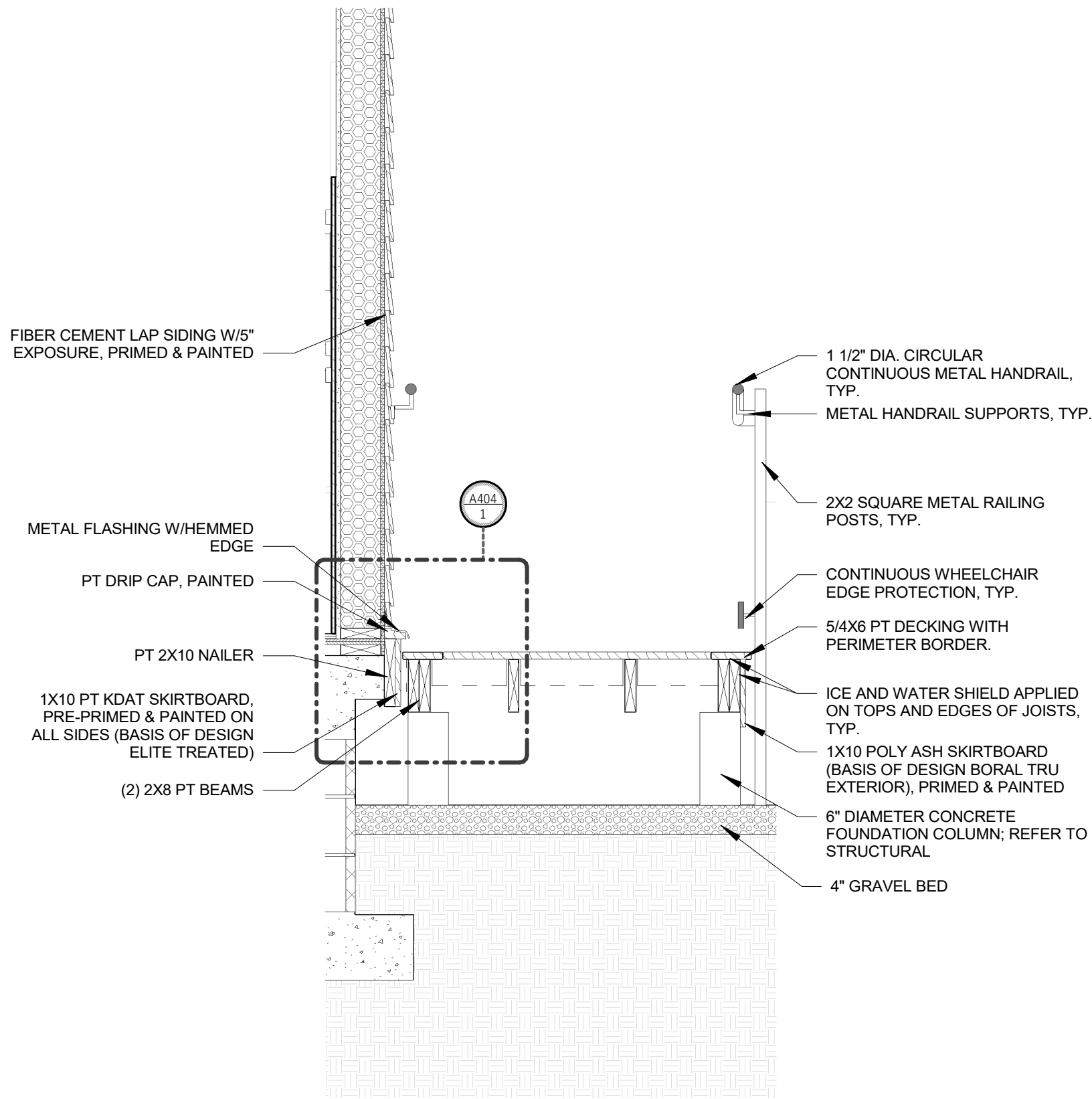
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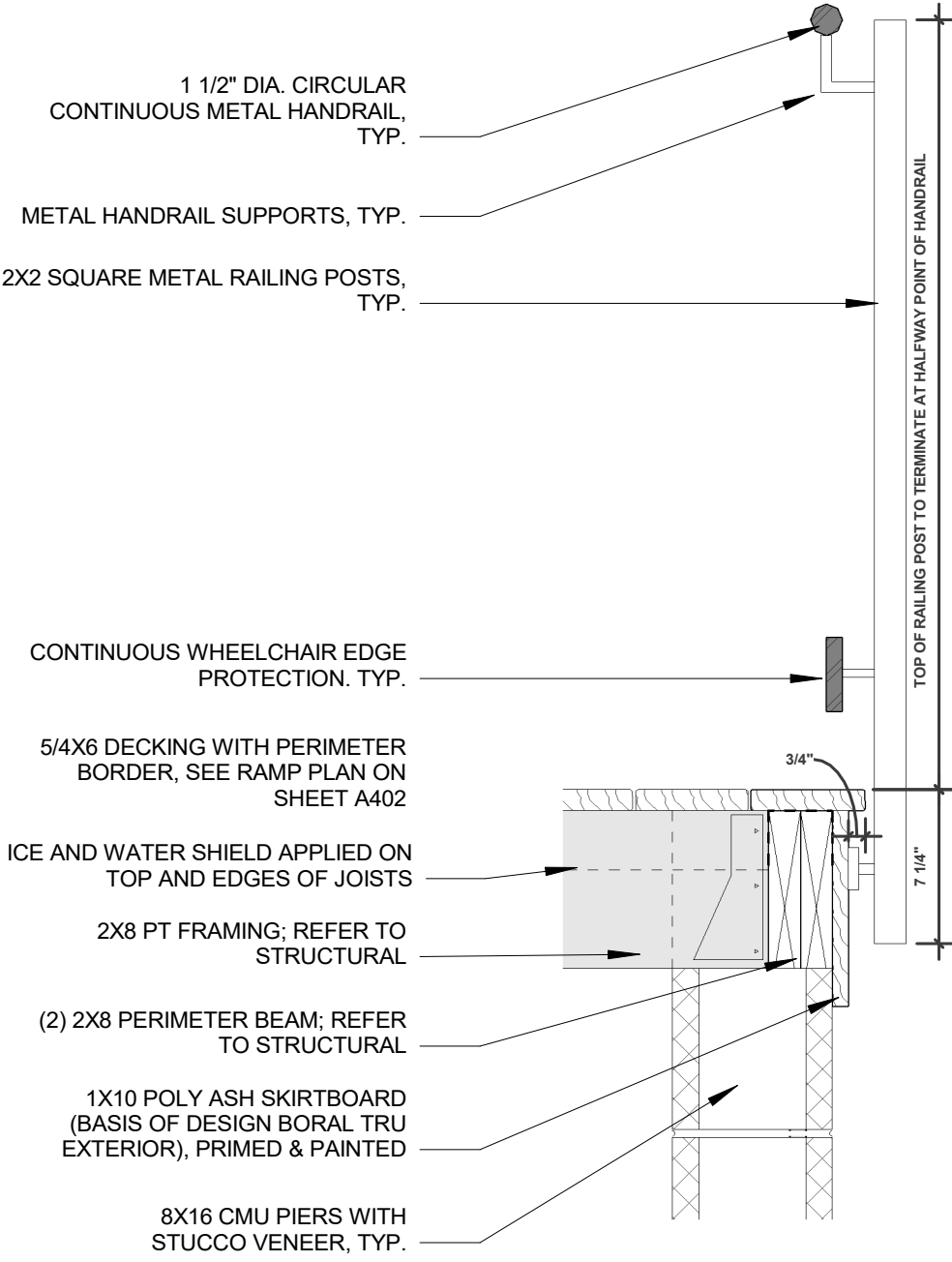
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EXTERIOR RAMP
DETAILS

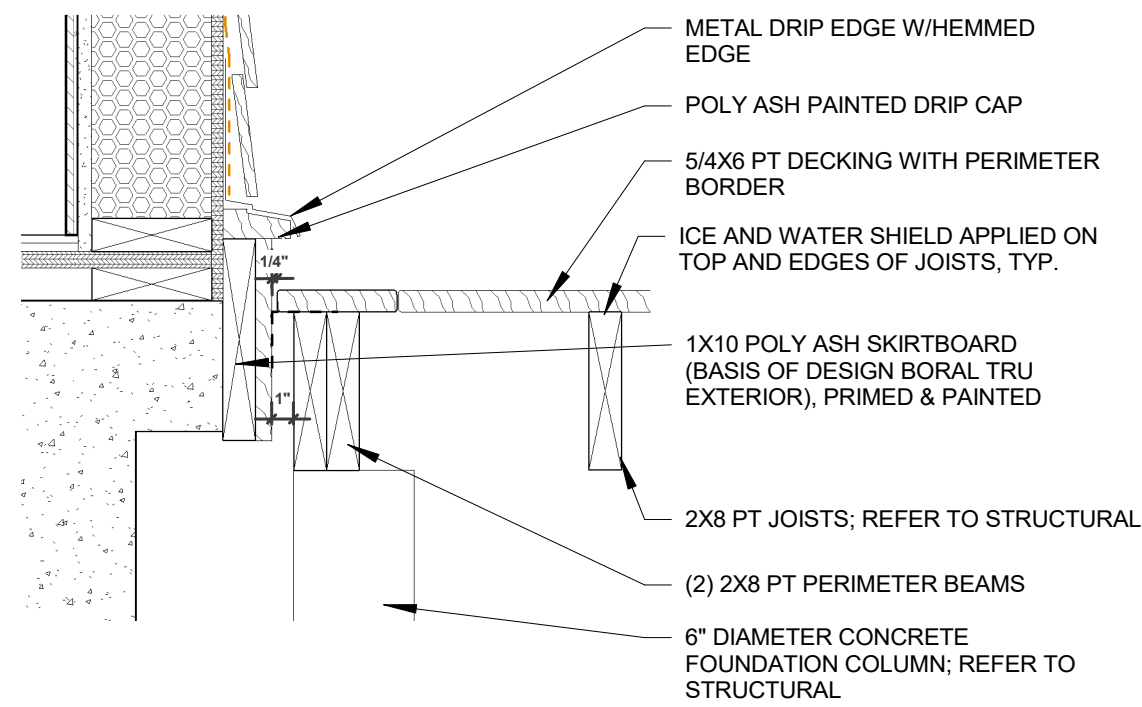
A403



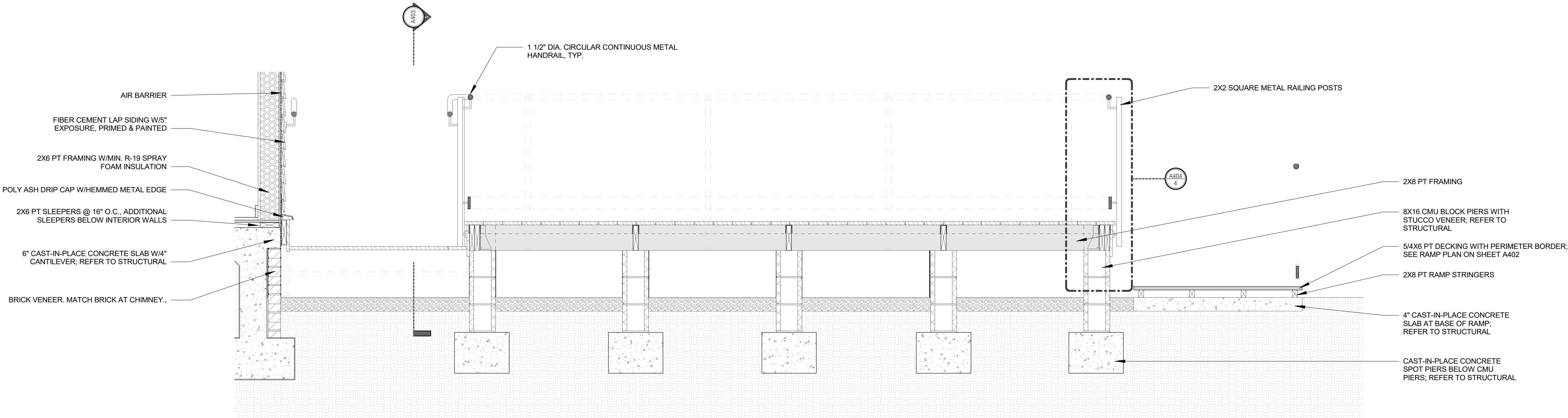
1 N/S SECTION #1 @ RAMP
3/4" = 1'-0"



2 N/S SECTION #2 @ RAMP - TYP. POST DETAIL
1 1/2" = 1'-0"



3 N/S SECTION #1 @ RAMP - CONNECTION @ WALL
1 1/2" = 1'-0"



4 N/S SECTION #2 @ RAMP
3/4" = 1'-0"

GENERAL RAMP NOTES

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MEMBRANE LEGEND

- BUILDING WRAP** -----
TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR WALLS AS A WATER-RESISTANT MEMBRANE
- AIR BARRIER** -----
APPLIED CONTINUOUSLY WITH SEALANT OR TAPE AT ALL EDGES TO PREVENT THE PASSAGE OF AIR BUT BE VAPOR-PERMEABLE
- FLEX/FLASHING TAPE** -----
USED AT EXTERIOR BUILDING PLANE TRANSITIONS LIKE WALL OPENINGS AND ROOF/WALL TRANSITIONS
- ROOF UNDERLAYMENT** -----
TO BE APPLIED CONTINUOUSLY BENEATH THE ROOFING MATERIAL AS A PEAL-AND-STICK MEMBRANE, OVERLAPPED ON THE EDGES
- VAPOR BARRIER** -----
TO BE APPLIED CONTINUOUSLY BENEATH THE CONCRETE SLAB/FOUNDATIONS BELOW ENCLOSED BUILDING SPACES

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EXTERIOR RAMP
DETAILS

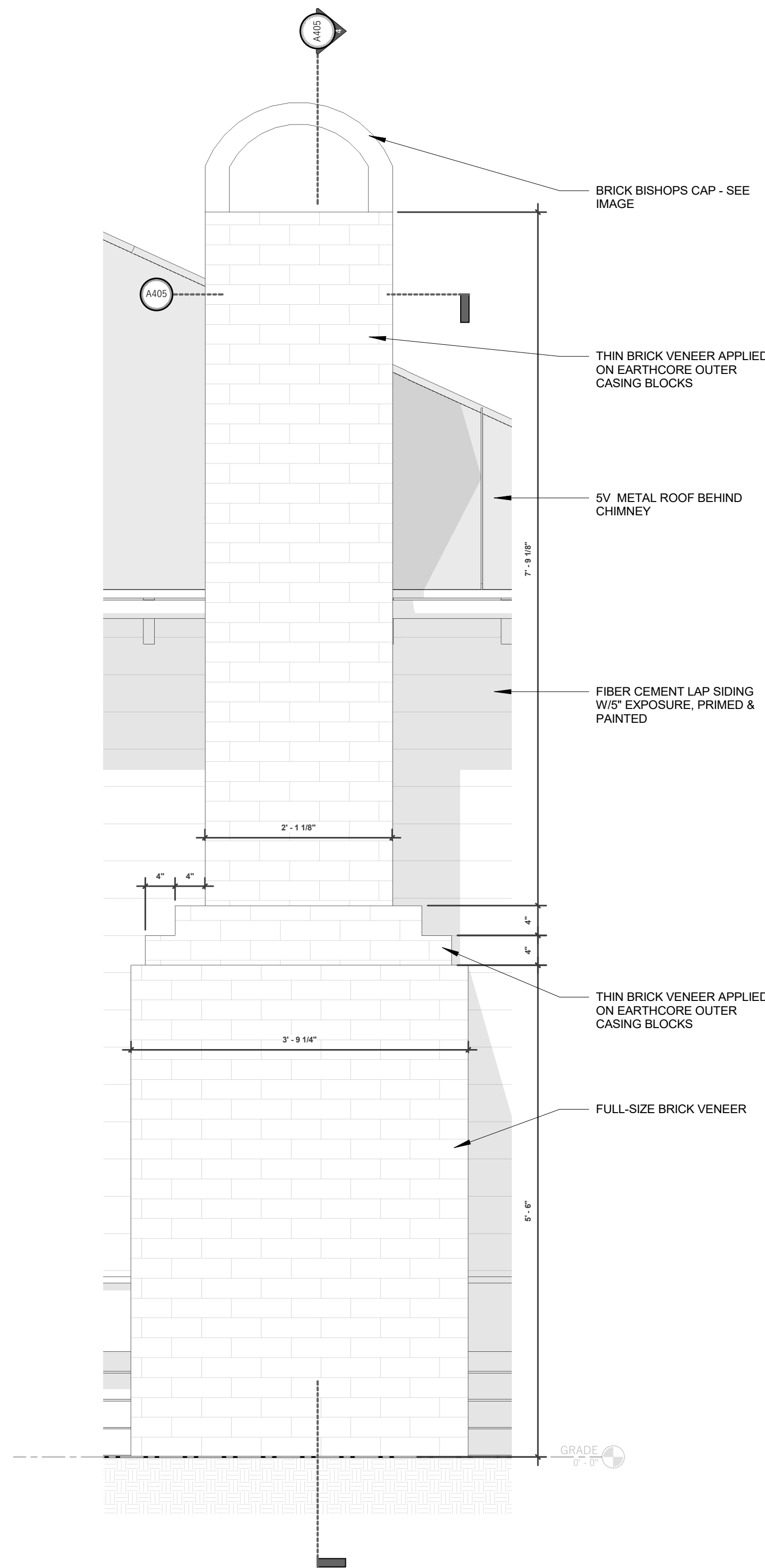
A404

MEMBRANE LEGEND

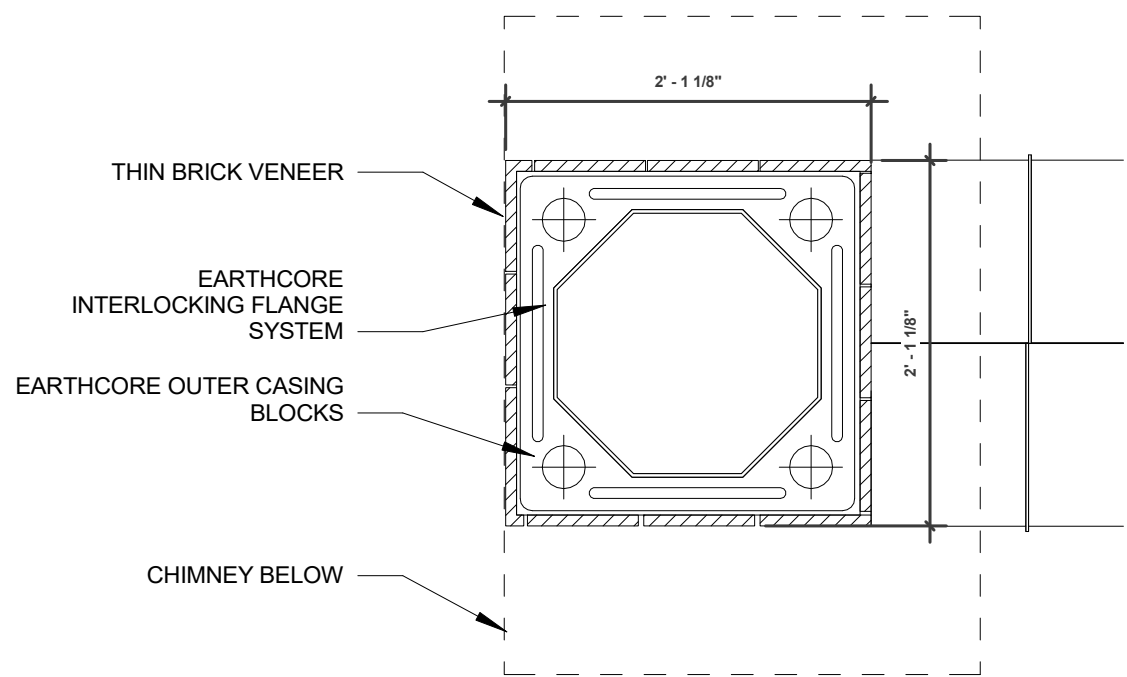
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TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR WALLS AS A WATER-RESISTANT MEMBRANE
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- VAPOR BARRIER**
TO BE APPLIED CONTINUOUSLY BENEATH THE CONCRETE SLAB/FOUNDATIONS BELOW ENCLOSED BUILDING SPACES

GENERAL CHIMNEY/FIREPLACE NOTES

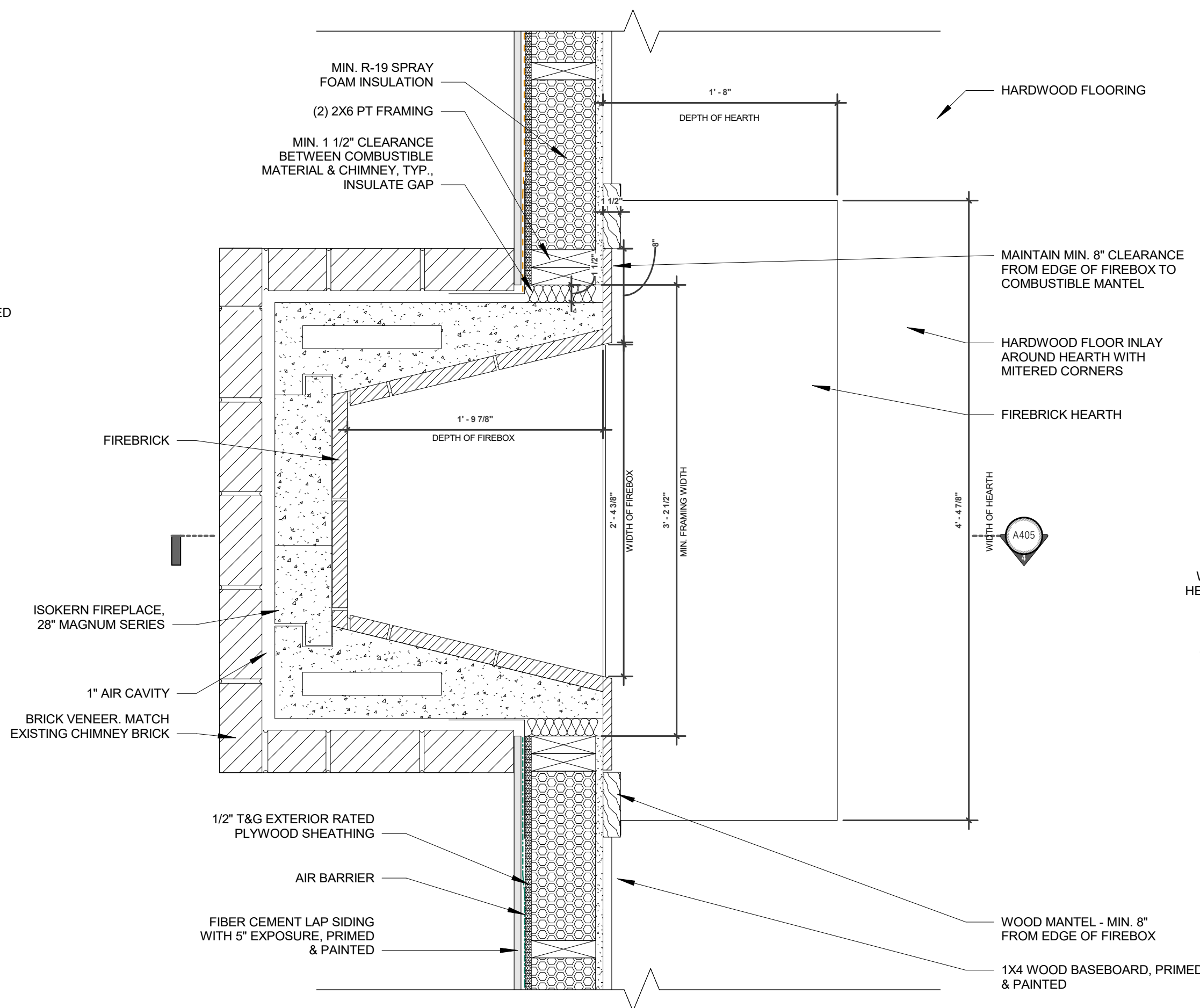
3. **NEW CHIMNEY TO BE ISOKERN MAGNUM SERIES 28" FIREPLACE.**
4. CONTRACTOR TO VERIFY THAT ANY COMBUSTIBLE MATERIAL AROUND FIREPLACE MEETS MINIMUM CLEARANCES.
- A. PT FRAMING AND PLYWOOD SHEATHING TO MAINTAIN MIN. 1 1/2" GAP BETWEEN FIREPLACE
- B. MANTEL TO MAINTAIN MIN. 8" FROM FINISHED FIREPLACE OPENING.
- C. HEARTH EXTENSION TO EXTEND AT LEAST 20" IN FRONT OF THE FIREPLACE'S FINISHED OPENING AND MUST EXTEND AT LEAST 12" BEYOND THE SIDES OF THE FINISHED FIREPLACE OPENING.
- D. SALVAGED MANTEL TO BE RESTORED AND RE-INSTALLED.



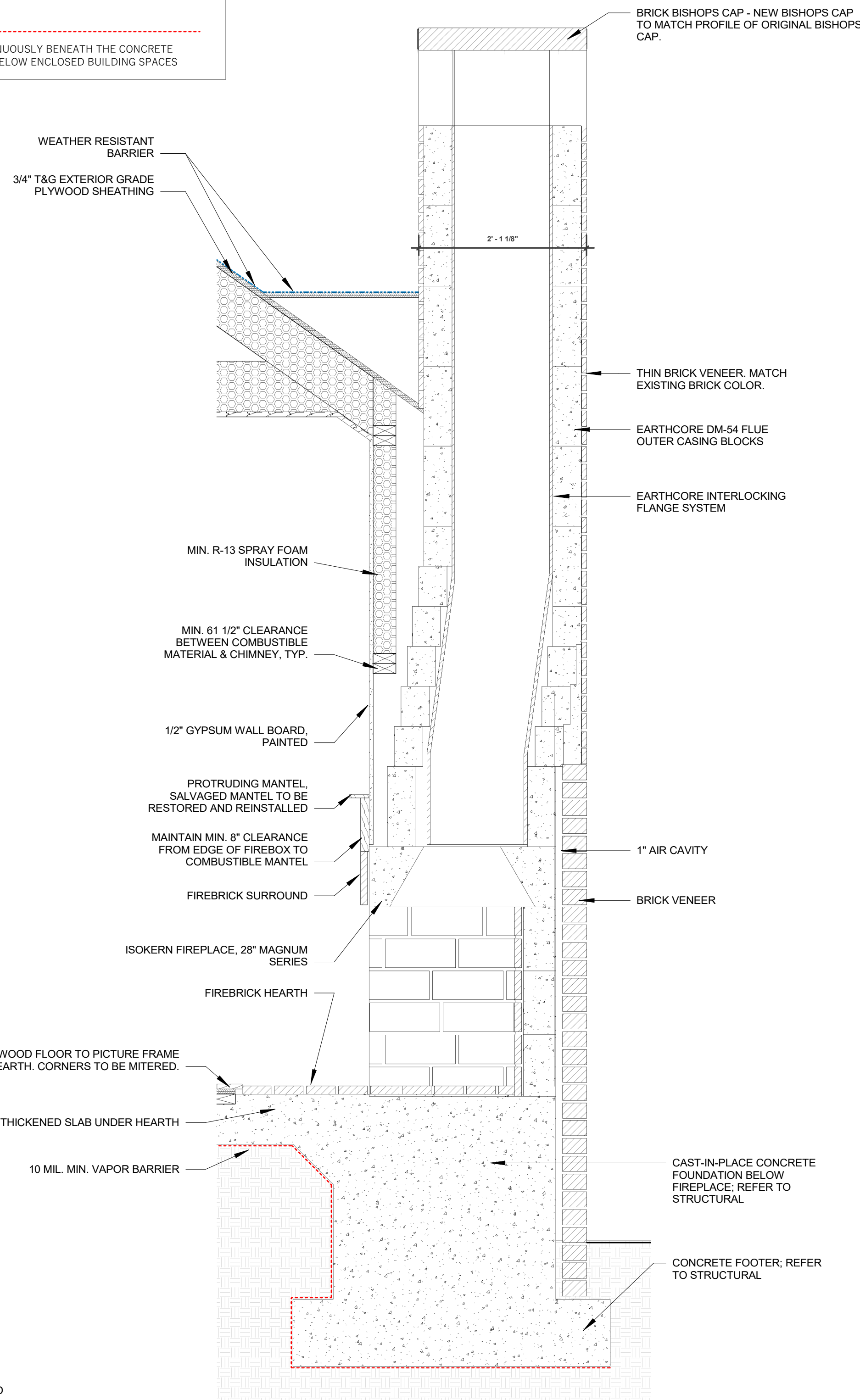
1 CHIMNEY EXTERIOR ELEVATION
1" = 1'-0"



2 FIREPLACE DETAIL PLAN @ FLUE
1" = 1'-0"



3 FIREPLACE DETAIL PLAN
1 1/2" = 1'-0"



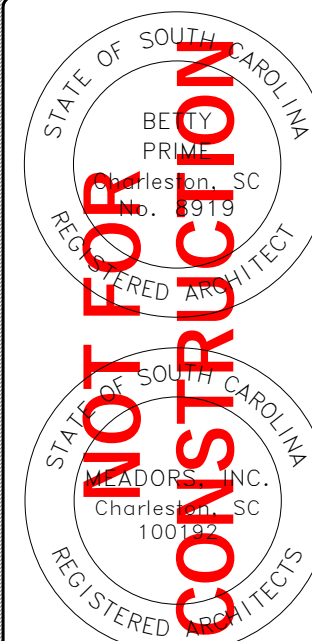
4 E/W SECTION @ CHIMNEY
1" = 1'-0"

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Bluffton, SC 29910

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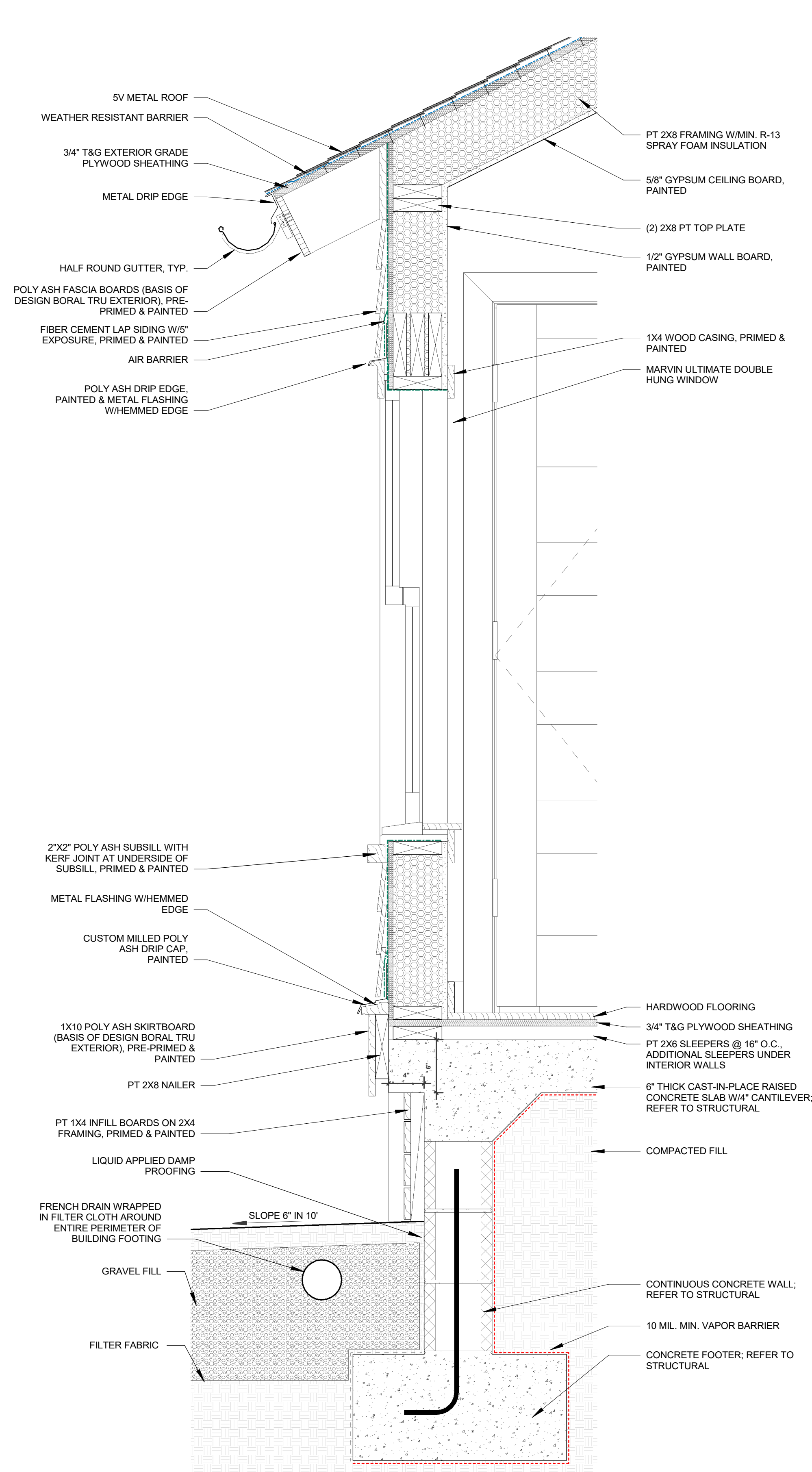
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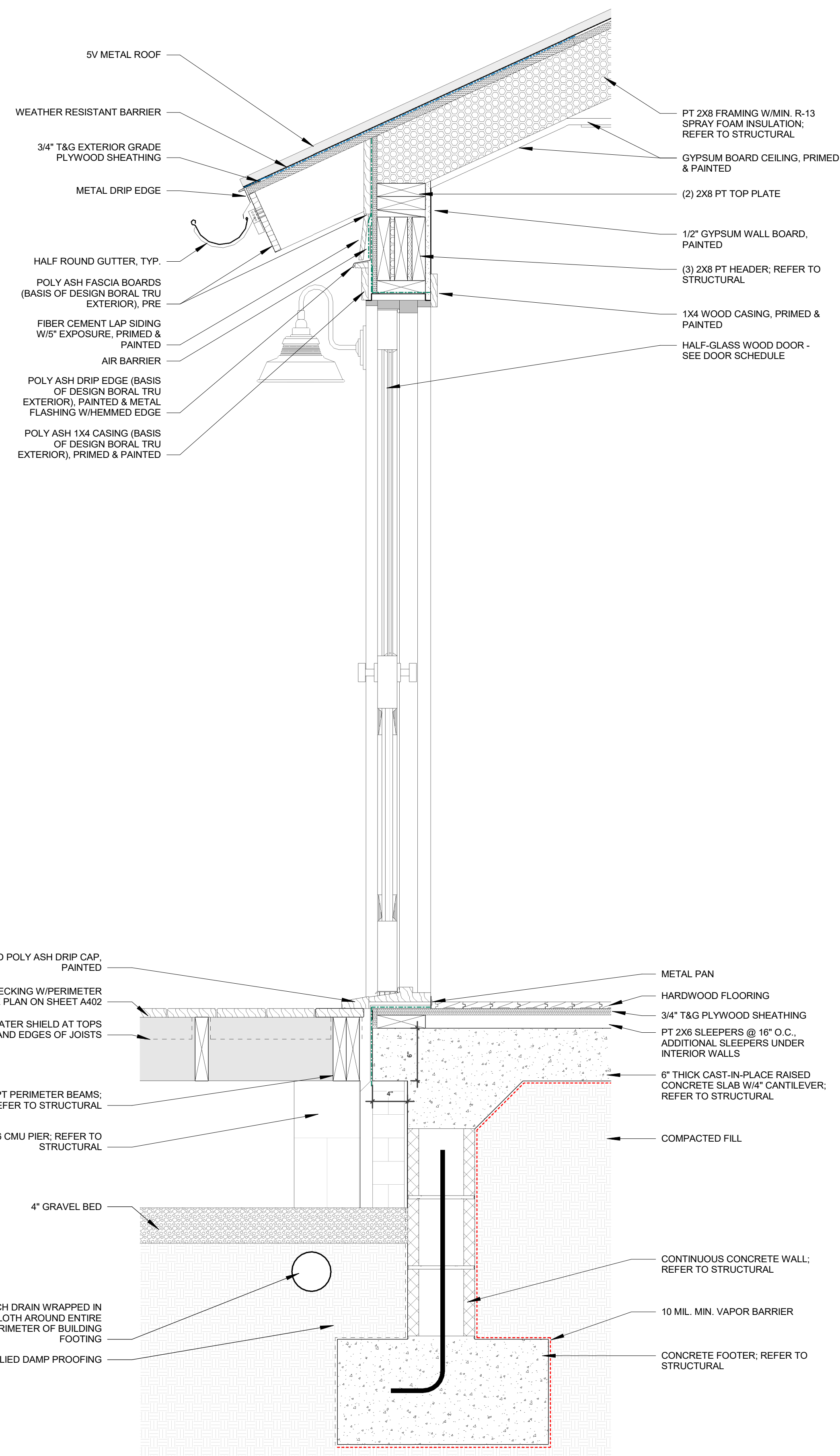
#	DATE	NOTES
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CHIMNEY &
HEARTH
DETAILS

A405



1 TYP. WALL SECTION @ GABLE ROOF
1 1/2" = 1'-0"



② TYPICAL WALL SECTION @ HIP ROOF
1 1/2" = 1'-0"

MEMBRANE LEGEND

BUILDING WRAP -----
TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR
WALLS AS A WATER-RESISTANT MEMBRANE

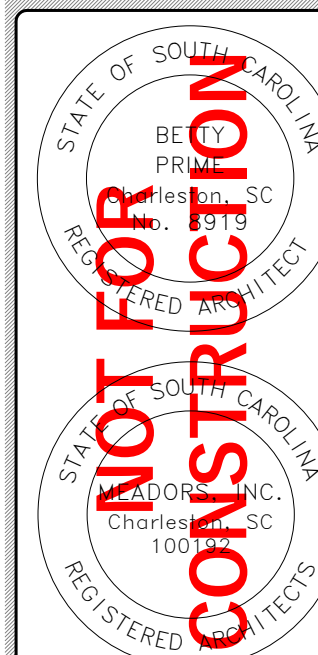
AIR BARRIER — APPLIED CONTINUOUSLY WITH SEALANT OR TAPE AT ALL EDGES TO PREVENT THE PASSAGE OF AIR BUT BE VAPOR-PERMEABLE

FLEX/FLASHING TAPE -----
USED AT EXTERIOR BUILDING PLANE TRANSITIONS LIKE WALL
OPENINGS AND ROOF/WALL TRANSITIONS

ROOF UNDERLAYMENT TO BE APPLIED CONTINUOUSLY BENEATH THE ROOFING MATERIAL AS A PEEL-AND-STICK MEMBRANE, OVERLAPPED ON THE EDGES.

VAPOR BARRIER -----
TO BE APPLIED CONTINUOUSLY BENEATH THE CONCRETE
SLAB/FOUNDATIONS BELOW ENCLOSED BUILDING SPACES

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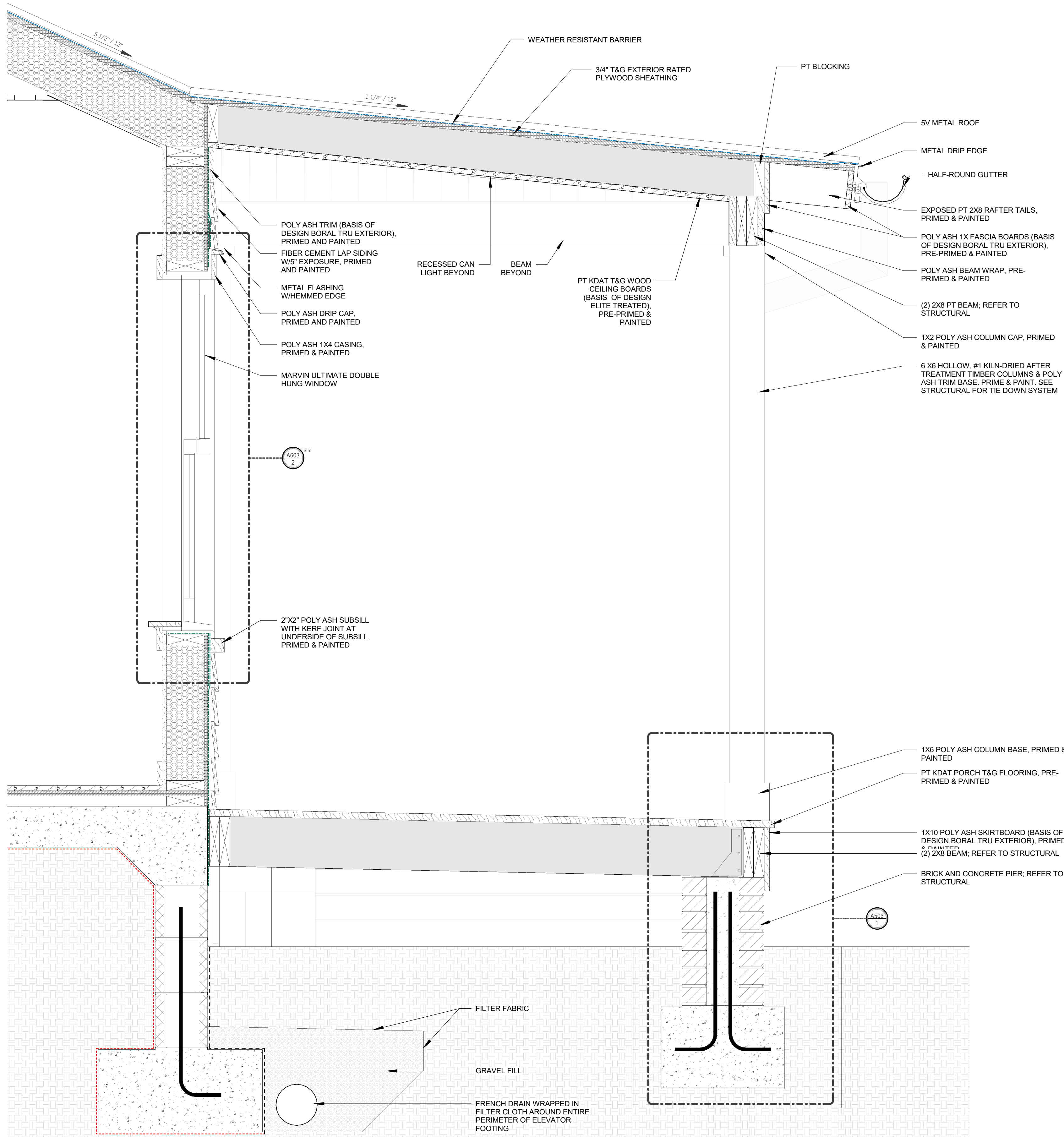
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WALL SECTION.

A501



1 N/S SECTION #1 - Callout 1
1 1/2" = 1'-0"

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

MEMBRANE LEGEND		
BUILDING WRAP	-----	
TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR WALLS AS A WATER-RESISTANT MEMBRANE		
AIR BARRIER	-----	
APPLIED CONTINUOUSLY WITH SEALANT OR TAPE AT ALL EDGES TO PREVENT THE PASSAGE OF AIR BUT BE VAPOR-PERMEABLE		
FLEX/FLASHING TAPE	-----	
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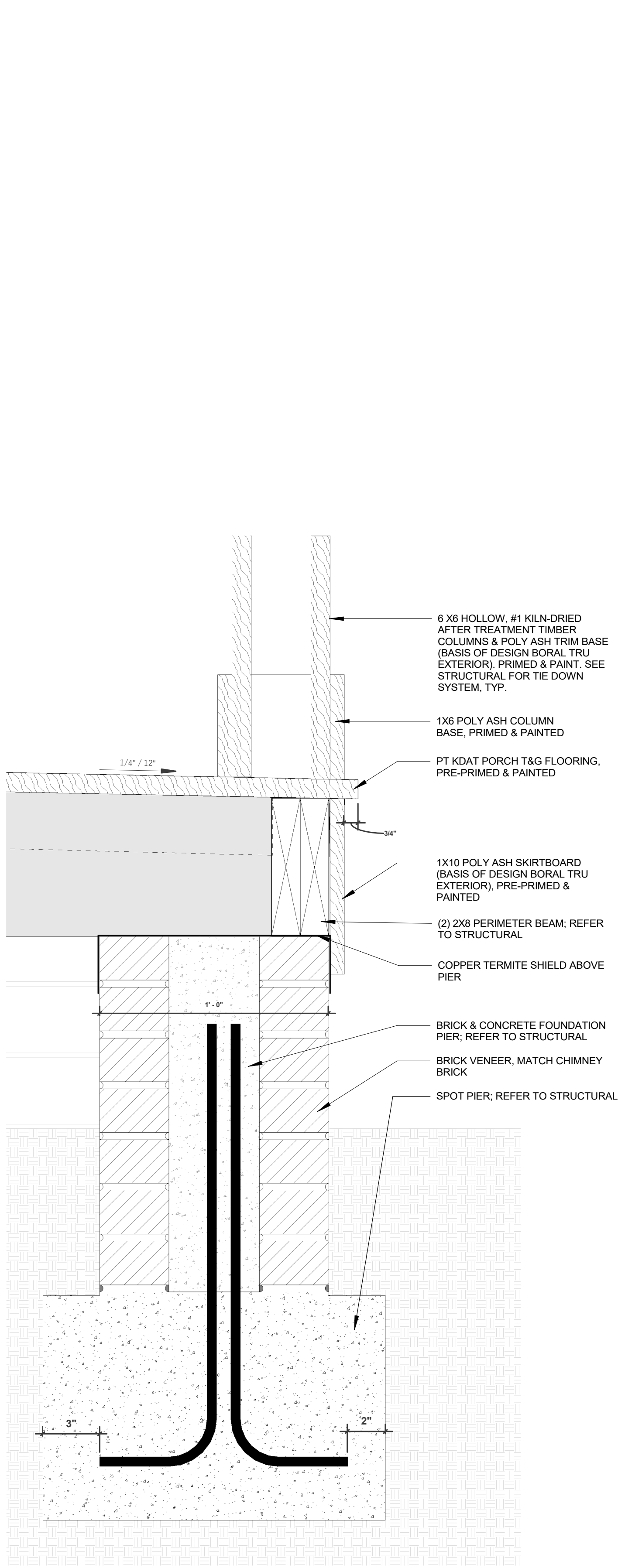
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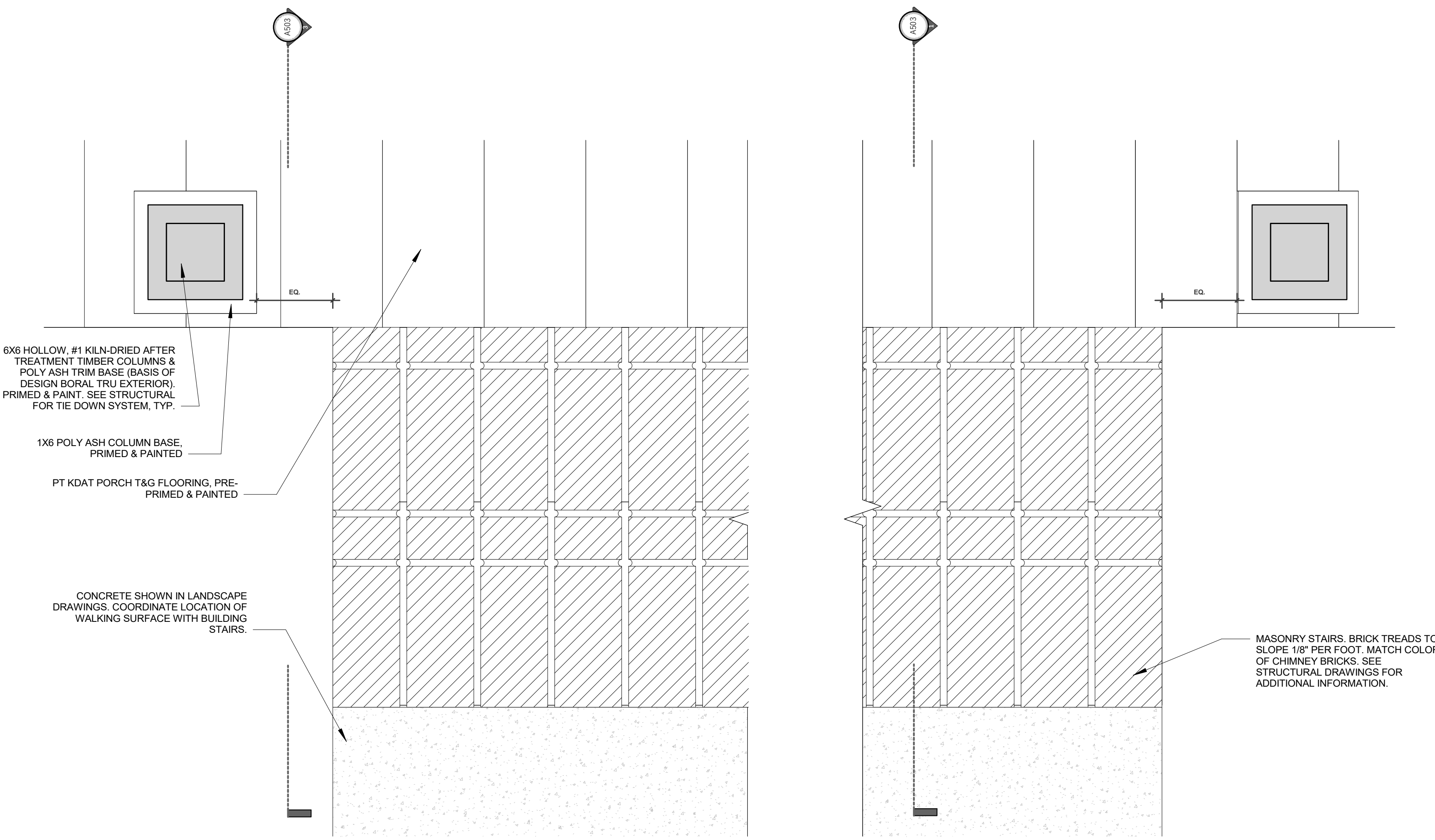
REVISIONS		
#	DATE	NOTES

WALL SECTIONS

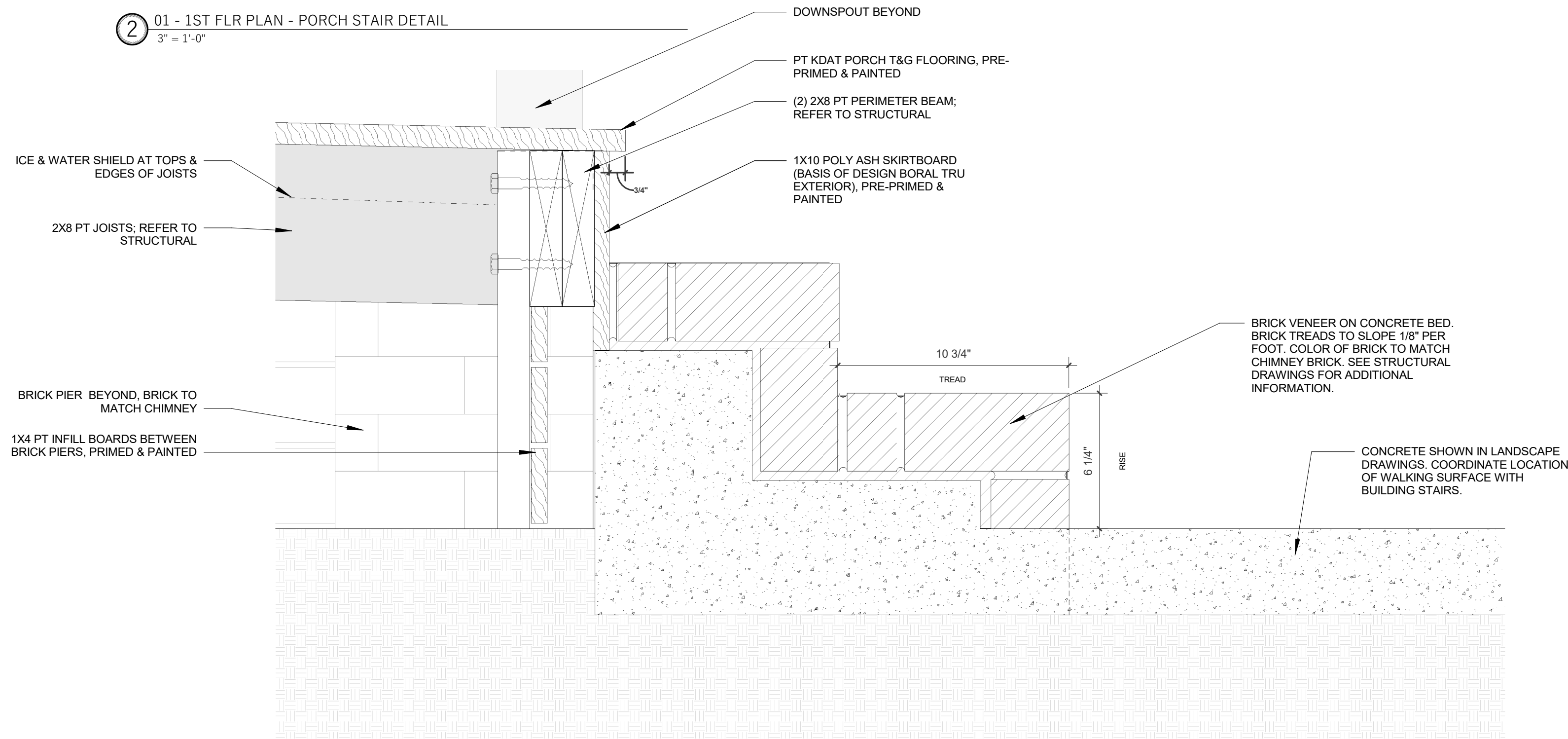
A502



3 PORCH SECTION @COLUMNS
3" = 1'-0"



2 01 - 1ST FLR PLAN - PORCH STAIR DETAIL
3" = 1'-0"



1 PORCH SECTION @ STAIRS
3" = 1'-0"

PRINTED ON: 12/11/2024 4:05:05 PM FILE LOCATION: C:\Users\Bery\Documents\Draw_Riley_Hooks_Hooks - WORKING CO DRAWINGS - 12-11-2024_BP.dwg User: Bery@meadors.com

SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

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STATE OF SOUTH CAROLINA

BEFORE ME

PRIME

Testation, SC

12/11/2024

REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA

BEFORE ME

PRIME

Testation, SC

12/11/2024

REGISTERED ARCHITECT

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PORCH DETAILS

A503

PRINTED ON: 11/11/2024 4:05:05 PM FILE LOCATION: C:\Users\Bry\Documents\Draws\Bluff Hooks\Draws - WORKING\CD DRAWINGS - 101-1011-BP.dwg PLOTTER: HP DesignJet 5000PS

1 DETAIL PLAN - EQUIPMENT ENCLOSURE PAD
1 1/2" = 1'-0"

- EQUIPMENT & ENCLOSURE NOTES:
- ALL STRUCTURAL WOOD WITHIN 8" OF GROUND MUST BE PRESERVATIVE TREATED CONFORMING TO AWPA U1 AND M4.
 - ALL TRIM WITHIN 2" VERTICAL OF CONCRETE STEPS, SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED WOOD PER IBC 2304.12.1.5.
 - PROVIDE 2 MIN. 36" GATES FOR STAFF TRASH CANS. USE CONTINUOUS BLACK ALUMINUM HINGE. SEE LINK BELOW: (<https://www.trudoor.com/select/sl11-concealed-geared-continuous-hinge/>)

NEW 4 X 4 TREATED WOOD POSTS. CHAMFER TOP OF POSTS. POSTS TO BE SET IN CONCRETE, TYP.

NEW TREATED WOOD FENCE ENCLOSURE SURROUNDING EQUIPMENT. SEE SECTION DETAIL.

NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

NEW CONCRETE PAD AT GROUND LEVEL.

NEW TREATED WOOD FENCE PANELS. PROVIDE TWO ACCESS GATES TO ALLOW HVAC UNITS TO BE SERVICED, TYP.

AREA TO REMAIN OPEN. FUTURE LANDSCAPING NOT TO IMPEDE AREA. GROUND TO BE LEVELED, TYP.

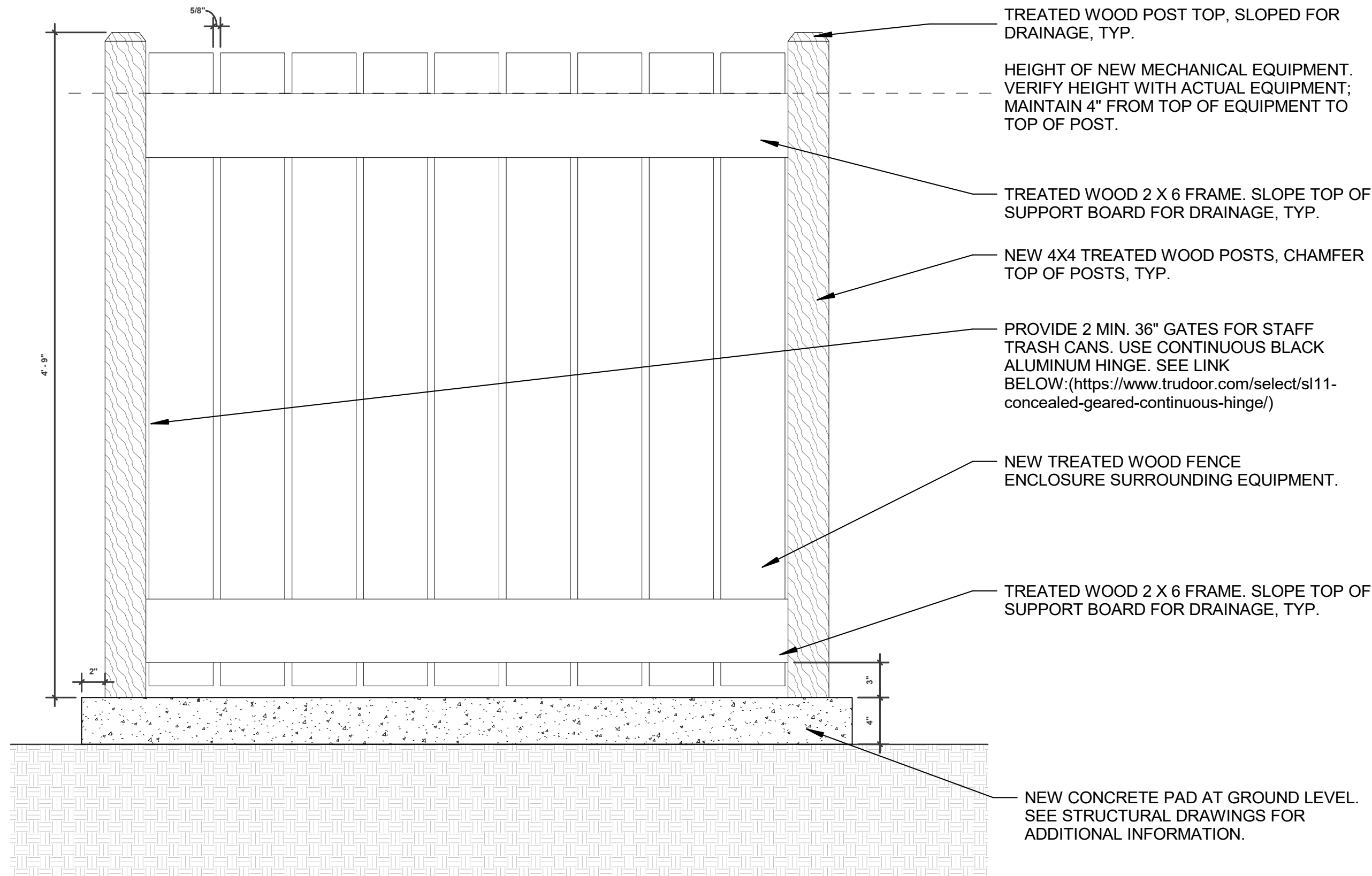
48" x 30" WORKING SPACE

MECHANICAL EQUIPMENT

48" x 30" WORKING SPACE

HALLWAY
104
56 SF

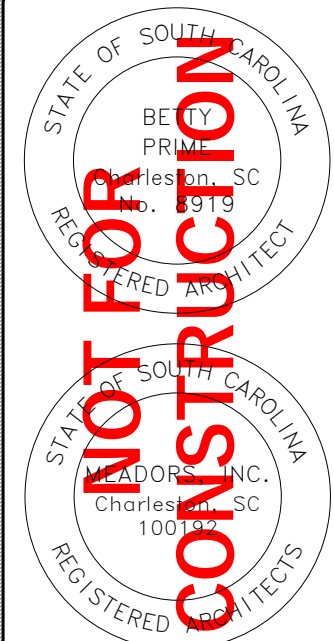
GALLERY
101
284 SF



SECTION DETAIL - NEW EQUIPMENT PAD & ENCLOSURE
1 1/2" = 1'-0"

BRIAN WHERE WILL THE TRASH CANS BE STORED?

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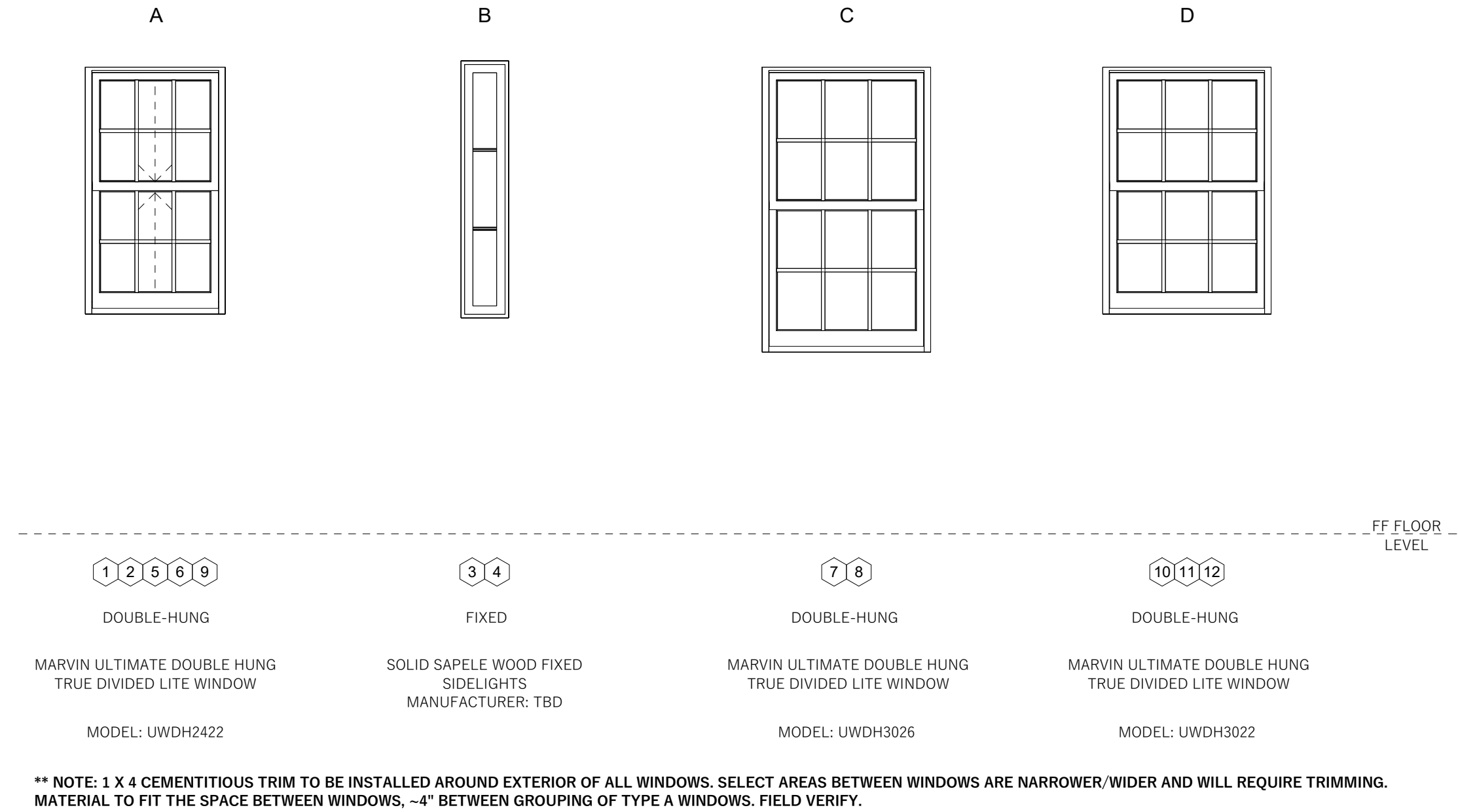
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PROJECT
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PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS		
#	DATE	NOTES
1	Date 1	Revision 1

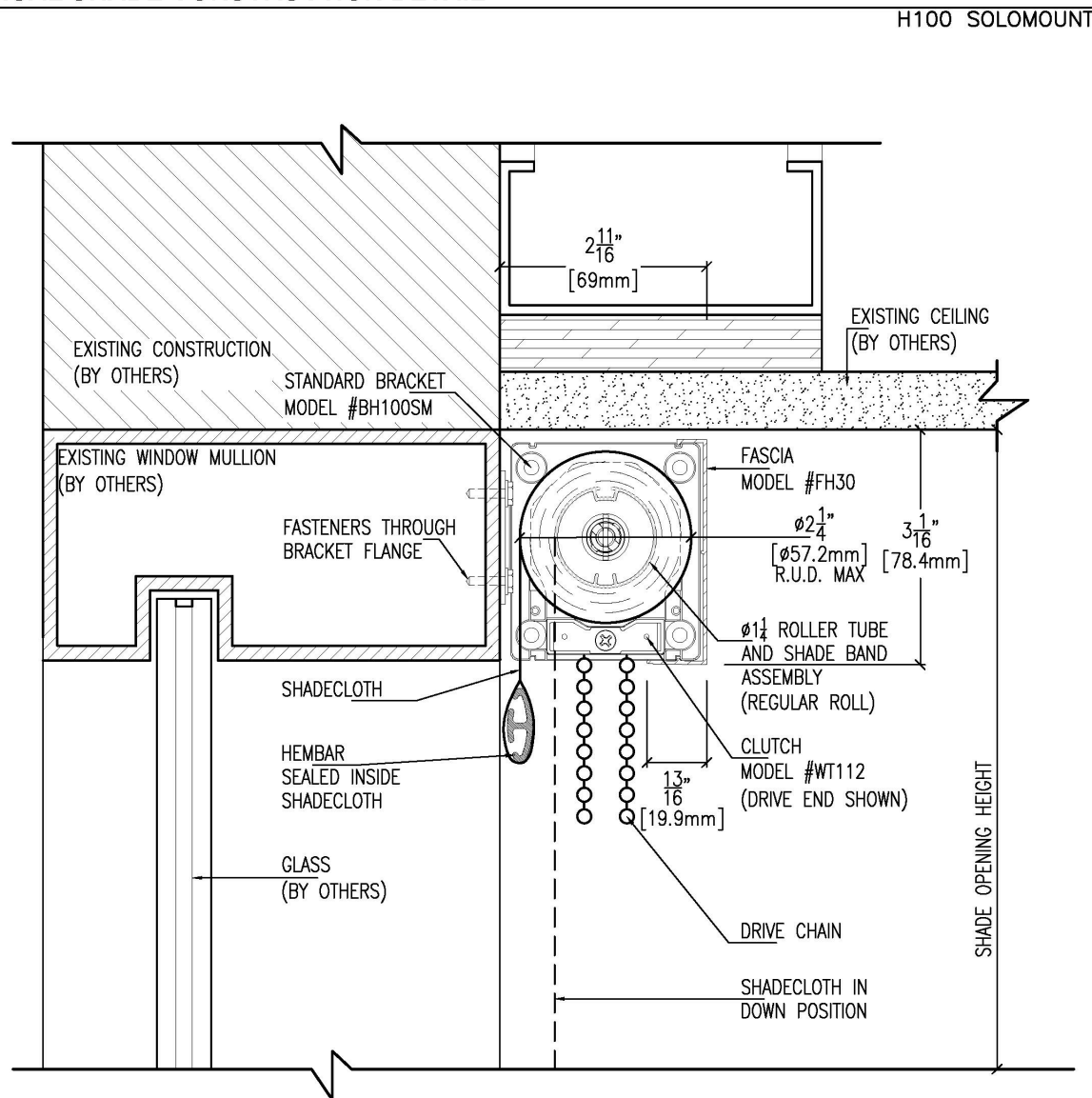
EQUIPMENT
PAD &
ENCLOSURE
DETAILS
A504

NEW WINDOW SCHEDULE															
Window ID	Type	Manufacturer	Series	Window Type	Model	Ext. Finish	Glass Type	Grille Type	Impact Rated	Design Pressure	Width	Height	Sill Height	Rough Width	Rough Height
1	A	Marvin Windows and Doors	Ultimate	Double Hung	UWDH2422	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 5 3/8"	4' - 5"	1' - 9 1/2"	2' - 6 3/8"	4' - 5 1/2"
2	A	Marvin Windows and Doors	Ultimate	Double Hung	UWDH2422	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 5 3/8"	4' - 5"	1' - 9 1/2"	2' - 6 3/8"	4' - 5 1/2"
3	B	Custom Fabrication, Manufacturer TBD	Custom Fabrication	Match Salvaged Side Lite	Side Light	Painted Wood	Single-Pane	True DL	Yes	DP50	0' - 10"	4' - 6"	1' - 5"	0' - 0"	F.V. 0' - 0"
4	B	Custom Fabrication, Manufacturer TBD	Custom Fabrication	Match Salvaged Side Lite	Side Light	Painted Wood	Single-Pane	True DL	Yes	DP50	0' - 10"	4' - 6"	1' - 5"	0' - 0"	F.V. 0' - 0"
5	A	Marvin Windows and Doors	Ultimate	Double Hung	UWDH2422	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 5 3/8"	4' - 5"	1' - 9 1/2"	2' - 6 3/8"	4' - 5 1/2"
6	A	Marvin Windows and Doors	Ultimate	Double Hung	UWDH2422	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 5 3/8"	4' - 5"	1' - 9 1/2"	2' - 6 3/8"	4' - 5 1/2"
7	C	Marvin Windows and Doors	Ultimate	Double Hung	UWDH3026	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 11 3/8"	5' - 1"	1' - 7"	3' - 0 3/8"	5' - 1 1/2"
8	C	Marvin Windows and Doors	Ultimate	Double Hung	UWDH3026	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 11 3/8"	5' - 1"	1' - 7"	3' - 0 3/8"	5' - 1 1/2"
9	A	Marvin Windows and Doors	Ultimate	Double Hung	UWDH2422	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 5 3/8"	4' - 5"	1' - 7"	2' - 6 3/8"	4' - 5 1/2"
10	D	Marvin Windows and Doors	Ultimate	Double Hung	UWDH3022	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 11 3/8"	4' - 5"	1' - 7"	3' - 0 3/8"	4' - 5 1/2"
11	D	Marvin Windows and Doors	Ultimate	Double Hung	UWDH3022	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 11 3/8"	4' - 5"	1' - 7"	3' - 0 3/8"	4' - 5 1/2"
12	D	Marvin Windows and Doors	Ultimate	Double Hung	UWDH3022	Painted Wood	IG Low E II with Argon	True DL	Yes	DP50	2' - 11 3/8"	4' - 5"	1' - 7"	3' - 0 3/8"	4' - 5 1/2"



A602 - WINDOW ELEVATION LEGEND
1/2" = 1'-0"

MANUAL SHADE CONSTRUCTION DETAIL



S1 SECTION VIEW
SCALE: 1:2

REFLECTED ELEVATION		H15XSFONS-R H15XSFONS-E	
WT SHADE SHADING YOUR BEST	TITLE	H100 SOLOMOUNT REGULAR ROLL WALL MOUNT WITH FASCIA	
	OWN BY		N.W. M.P.
	DATE		05/17/2016
SCALE		1:2	SHEET NO. 1 OF 1
77 SECOND AVE GARDEN CITY PARK NY 11040 T: +1(877)294-3380, F: +1(516)294-0444, E: INFO@WTSHADE.COM			

**** PROVIDE MANUAL ROLLER SHADES FOR ALL WINDOWS. MANUFACTURER DETAIL. CONTRACTOR TO VERIFY INSTALLATION AND DIMENSIONS OF CURRENT MODEL EDITION.**

**** CONTRACTOR TO SALVAGE ALL WOOD WINDOW SASH. CATALOGUE LOCATION PER NUMBERINGS SYSTEM USED ON FLOOR PLANS. CLEAN SASH AND RETURN TO THE OWNER.**

PROJECT WINDOW NOTES

- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
- DO NOT SCALE OFF DRAWINGS.
- INSTALL WINDOWS PER MANUFACTURERS INSTRUCTIONS. CONFIRM ALL WINDOW SIZES AND FIELD MEASURED OPENINGS WITH WINDOW MANUFACTURER.
- REFER TO SPECIFICATIONS, AIR & MOISTURE BARRIER, AND WINDOW DETAILS FOR ADDITIONAL INFORMATION.

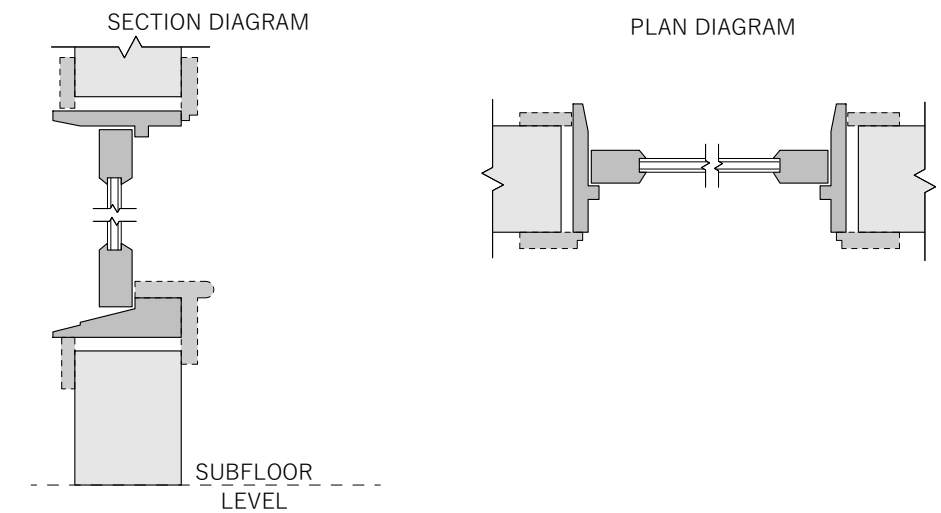
WINDOWS: SCOPE OF WORK

- INTENT OF WORK: PREPARE ROUGH OPENINGS TO RECEIVE NEW WINDOWS. FLASH OPENINGS AS SPECIFIED. INSTALL AIR BARRIER. INSTALL NEW WINDOWS AT ALL OPENINGS. PROVIDE EXTERIOR AND INTERIOR TRIM. CLEAN, AND INSTALL WINDOW TREATMENTS.**
- INSTALL TEMPORARY WEATHERPROOFING AS REQUIRED DURING CONSTRUCTION.
 - GLASS TO BE IMPACT RATED
 - ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS LISTED IN THE *CURRENT INTERNATIONAL BUILDING CODE*
 - INSTALL NEW MARVIN ULTIMATE DOUBLE HUNG TRUE DIVIDED LITE WINDOWS.
 - WT SHADE MANUAL ROLLER SHADES. JAMB MOUNTED, INSET
 - H100 SLIM BRACKETS (METALLIC FINISH, NO FASCIA)
 - ANTIQUE BRASS OR BRONZE DRIVE CHAIN
 - ECOFABRIX 351-50 "BRONZE" FABRIC (REVERSED, LIGHT COLOR FACING THE ROOM SIDE, DARK COLOR FACING THE EXTERIOR)
 - INSTALL NEW INTERIOR TRIM 4S4 MAPLE. ALL INTERIOR TRIM AT DOORS AND WINDOWS TO BE PREASSEMBLED WITH CONCEALED FASTENERS IN POCKET HOLE JOINTS AT CORNERS.
 - INSTALL NEW EXTERIOR POLY ASH WINDOW TRIM. BASIS OF DESIGN BORAL TRU EXTERIOR.
 - INSTALL NEW CONTINUOUS SILLS UNDER WINDOW GROUPINGS. SEE ELEVATION ON SHEET A201.
 - ALL WINDOWS TO BE PAINTED COMPLETE, UNLESS OTHERWISE NOTED. MODERN FACTORY FINISHED WINDOWS THAT ARE CLAD, METAL, OR VINYL ARE NOT SCHEDULED TO RECEIVE PAINT.
 - CLEAN ALL GLASS.
 - PROVIDE WINDOW TREATMENTS FOR ALL WINDOWS (WT H100 SHADE MANUAL ROLLER SHADES).

GENERAL DOOR & WINDOW NOTES

- FRAME ALL DOOR AND WINDOW HEADERS TO THE UNDERSIDE OF THE WALL'S TOP PLATE.
- ROUGH OPENING (R.O.) HEIGHT IS MEASURED FROM THE SUB FLOOR.
- PAINT BLACK ALL POCKET DOOR FRAMING CAVITIES.
- CONTRACTOR TO CONFIRM WINDOW ROUGH OPENINGS WITH THE DOOR MANUFACTURER.
- INSTALL ALL WINDOWS AND DOORS PER MANUFACTURERS INSTRUCTIONS.
- ALL GLASS DOORS ARE TO BE SAFETY GLASS.
- IMPACT RATED WINDOWS & DOORS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1966 AND ASTM E1886 AS MODIFIED IN THE CURRENT INTERNATIONAL BUILDING CODE.

DOOR/WINDOW DIMENSION LEGEND



EXISTING WINDOW SCHEDULE						
Window ID	Type	Window Type	Width	Height	Sill Height	Assessment Notes
1	A		2' - 7"	4' - 7"	1' - 9 1/2"	Salvage sash for future use by owner
2	A		2' - 7"	4' - 7"	1' - 9 1/2"	Salvage sash for future use by owner
3	B		0' - 10"	4' - 6"	1' - 5"	Salvage sash for future use by owner
4	B		0' - 10"	4' - 6"	1' - 5"	Salvage sash for future use by owner
5	A		2' - 7"	4' - 8"	1' - 10 1/2"	Salvage sash for future use by owner
6	A		2' - 7"	4' - 8"	1' - 10 1/2"	Salvage sash for future use by owner
7	B	Aluminum	2' - 11"	3' - 3 1/8"	2' - 5"	Demo
8	B	Aluminum	2' - 11"	3' - 3 1/8"	2' - 4 1/2"	Demo
9	A		2' - 6"	4' - 6"	1' - 3 1/4"	Salvage sash for future use by owner
10	A		2' - 8"	4' - 7"	0' - 8 3/4"	Salvage sash for future use by owner
11	A		2' - 8"	4' - 7"	0' - 8 3/4"	Salvage sash for future use by owner
12	A		3' - 0"	5' - 0"	1' - 0 1/4"	Salvage sash for future use by owner
13	B	Aluminum	2' - 11"	3' - 1 1/8"	2' - 4 3/8"	Demo
14	B	Aluminum	2' - 11"	3' - 1 1/8"	2' - 4 3/8"	Demo
15	B	Aluminum	2' - 11"	3' - 1 1/8"	2' - 4 7/8"	Demo
16	B	Aluminum	2' - 11"	3' - 3 1/8"	4' - 8 7/8"	Demo
17	B	Aluminum	2' - 11"	3' - 3 1/8"	2' - 9 3/8"	Demo
18	B	Aluminum	2' - 11"	3' - 3 1/8"	4' - 8 7/8"	Demo
19	B	Aluminum	2' - 11"	3' - 3 1/8"	4' - 8 7/8"	Demo

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PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

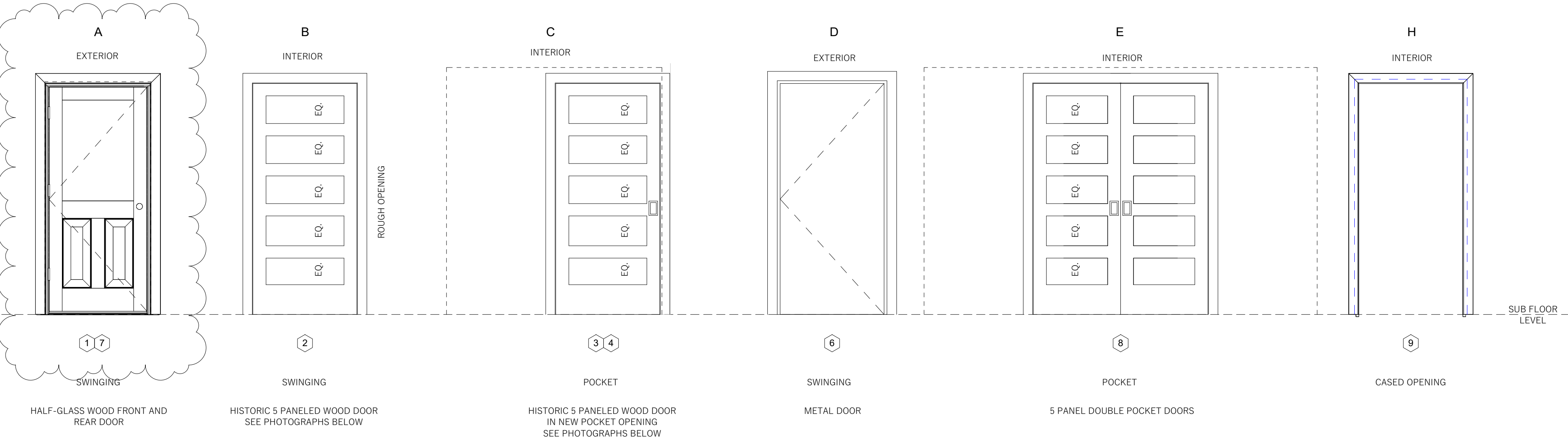
REVISIONS

#	DATE	NOTES
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WINDOW
SCHEDULE &
ELEVATIONS

A601

NEW DOOR SCHEDULE												
Door ID	Type	Function	Comments	Exterior Finish	Interior Finish	Jamb Width	R.O. Width	Jamb Height	Frame Height	R.O. Height	Jamb Depth	Door Thickness
1	K	Exterior	Solid Wood Door, Bottom Panel Solid, Upper Glass	N/A	Painted Wood	2' - 10"	3' - 6"	6' - 8"		7'-0"		0' - 1 3/4"
2	B	Interior	Restore Salvaged 5 Panel Door, Adjust Height and Width of Door to Fit Opening	N/A	Painted Wood	2' - 8"	2' - 10 1/4"	6' - 8"	6' - 9 1/8"	6'-9 7/8"		Salvaged, F.V.
3	C	Interior	Restore Salvaged 5 Panel Door, Adjust Height and Width of Door to Fit Opening	N/A	Painted Wood	2' - 8"	5' - 6 1/2"	6' - 8"	6' - 9 1/2"	6'-10"	0' - 6 3/4"	Salvaged, F.V.
4	C	Interior	Restore Salvaged 5 Panel Door, Adjust Height and Width of Door to Fit Opening	N/A	Painted Wood	2' - 8"	5' - 6 1/2"	6' - 8"	6' - 9 1/2"	6'-10"	0' - 6 3/4"	0' - 1 3/8"
5	B	Interior	Solid Wood Door, Match Salvaged 5 panel doors	N/A	Painted Wood	3' - 0"	3' - 2 1/4"	6' - 8"	6' - 9 1/8"	6'-9 7/8"		0' - 1 3/8"
6	D	Exterior	Single Panel Metal Door	Painted Metal	Painted Wood	3' - 0"	3' - 8"	6' - 8"		7'-0"		0' - 1 3/8"
7	A	Exterior	Solid Wood Door, Bottom Panel Solid, Upper Glass	Painted Wood	Painted Wood	3' - 0"	3' - 0 3/4"	6' - 8"	6' - 8"	6'-8 3/4"		0' - 1 3/8"
8	E	Interior	Solid Wood Pocket Doors, Match Salvaged 5 Panel Doors	Painted Wood	Painted Wood	6' - 0"	12' - 2 1/2"	6' - 8"	6' - 9 3/4"	6'-10 1/4"	0' - 6 3/4"	0' - 1 3/8"
9	F	Interior	No Door, Cased Opening	N/A	N/A	3' - 0"	3' - 3"	6' - 8"	6' - 9 3/4"	6'-10 1/4"	0' - 6 3/4"	



NOTE: 1 X 6 CEMENTITIOUS TRIM TO BE INSTALLED AROUND EXTERIOR OF ALL DOORS. SELECT AREAS BETWEEN WINDOWS ARE NARROWER/WIDER AND WILL REQUIRE TRIMMING MATERIAL TO FIT THE SPACE BETWEEN THE DOOR AND SIDELIGHTS, FIELD VERIFY. CONTRACTOR TO CONFIRM DIMENSIONS OF ALL SALVAGED DOORS.

DOOR ELEVATION LEGEND
1/2" = 1'-0"



DOOR TYPE LEGEND
N.T.S.

EXISTING DOOR SCHEDULE						
Door ID	Type Mark	Function	Width	Height	Description	Assessment Notes
1	A	Exterior	2' - 5"	6' - 8"	Single Swinging Front Door w/Diamond Lite	Salvage Door and Sidelight Sash, clean, and return to owner
2	B	Interior	2' - 6"	6' - 3"	Single Swinging Door	Salvage for reuse, repair and restore
3	B	Interior	2' - 6"	6' - 5"	Single Swinging Door	Salvage for reuse, repair and restore
4	B	Interior	2' - 6"	6' - 4"	Single Swinging Door	Salvage for reuse, repair and restore
5	F	Interior	2' - 2"	6' - 7"	Cased Opening	Demo
6	C	Interior	2' - 8"	6' - 8"	2x2 Paneled Wood Door	Salvage Door, clean, and return to owner
7	B	Interior	1' - 6"	6' - 8"	Single Swinging Door	Salvage Door, clean, and return to owner
8	F	Interior	3' - 0"	6' - 1"	Cased Opening	Demo
9	F	Interior	1' - 9"	6' - 0"	Cased Opening	Demo, to be replaced with single swinging door
10	F	Interior	6' - 4"	6' - 3"	Cased Opening	Demo
11	F	Exterior	2' - 4"	6' - 4"	Single Swinging Solid Door	Demo
12	F	Interior	3' - 11"	6' - 4"	Cased Opening	Demo
13	G	Interior	2' - 0"	6' - 8"	Single Swinging Solid Door	Demo
14	D	Exterior	2' - 6"	6' - 8"	Half-Glass Single Swing Door	Demo

**** CONTRACTOR TO SALVAGE SELECT WOOD DOORS. CATALOGUE LOCATION PER NUMBERINGS SYSTEM USED ON FLOOR PLANS. CLEAN DOORS SCHEDULED FOR REUSE. REMOVE ALL PAINT FROM DOOR PANELS (PAINTR CONTAINS LEAD). REPAIR DOORS AND MODIFY AS REQUIRED FOR REUSE IN THE NEW BUILDING. DOORS TO BE MADE SQUARE. CONTRACTOR TO CONFIRM THE ACTUAL WIDTH AND HEIGHT OF SALVAGE DOORS. SELECT DOORS ARE BEING CONVERTED TO POCKET DOORS AND REQUIRE WIDTH MODIFICATION TO WIDEN THE PANEL. ALL DOORS MUST MEET ADA; ADJUST WIDTH AS REQUIRED. SHOP DRAWINGS OF INTENDED DOOR MODIFICATIONS TO BE PROVIDED TO THE ARCHITECT FOR APPROVAL.**

NOTE: ORIGINAL 1X5 PANELED LEAFS TO BE REUSED FOR DOORS 2-5 ARE TO BE MODIFIED TO MEET MIN. 32" WIDTH FOR ADA COMPLIANCE.

GENERAL DOOR NOTES

- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURERS RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
- DO NOT SCALE OFF DRAWINGS.
- INSTALL DOORS PER MANUFACTURERS INSTRUCTIONS. CONFIRM ALL DOOR SIZES (INCLUDING SALVAGED DOOR PANELS) AND FIELD MEASURED OPENINGS WITH DOOR MANUFACTURER.
- REFER TO SPECIFICATIONS, AIR & MOISTURE BARRIER, AND DOOR DETAILS FOR ADDITIONAL INFORMATION.

DOORS: SCOPE OF WORK

- INTENT OF WORK: PREPARE ROUGH OPENINGS TO RECEIVE NEW AND RESTORED, SALVAGED DOORS. FLASH OPENINGS AS SPECIFIED, INSTALL DOORS AT ALL OPENINGS, PROVIDE EXTERIOR AND INTERIOR TRIM, CLEAN, AND INSTALL HARDWARE.**
- INSTALL TEMPORARY WEATHERPROOFING AS REQUIRED DURING CONSTRUCTION.
 - DOOR ROUGH OPENINGS TO BE FLASHED WITH AIR AND MOISTURE BARRIER TO INTERIOR FACE OF STUD.
A. INSTALL STO GUARD AIR AND MOISTURE BARRIER SYSTEM ON SHEATHING AND ROUGH OPENINGS. INSTALL STO GUARD SYSTEM PER MANUFACTURERS GUIDELINES AND INSTALLATION RECOMMENDATIONS. SEE DETAILS ON SHEET A702.
 - INSTALL NEW SOLID WOOD, SAPEL ENTRY DOORS.
A. GLASS TO BE IMPACT RATED.
B. ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS LISTED IN THE *CURRENT INTERNATIONAL BUILDING CODE*.
 - INSTALL SALVAGED WOOD, INTERIOR DOORS.
A. ALL EXISTING HARDWARE TO BE REMOVED. VOIDS TO BE FILLED WITH DUTCHMAN WOOD REPAIRS. USE SAPEL WOOD FOR REPAIRS.
B. MODIFY DOORS TO FIT SQUARED OPENING. MODIFY DOORS TO FIT SPECIFIED OPENING SIZE. INTERIOR DOOR OPENINGS MUST MEET ADA REQUIREMENTS.
 - INSTALL NEW INTERIOR TRIM 4S4 MAPLE. ALL INTERIOR TRIM AT DOORS AND WINDOWS TO BE PREASSEMBLED WITH CONCEALED FASTENERS IN POCKET HOLE JOINTS AT CORNERS.
 - INSTALL NEW EXTERIOR POLY ASH DOOR TRIM. BASIS OF DESIGN BORAL TRU EXTERIOR.
 - INSTALL NEW DOOR SILLS AND THRESHOLDS. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOOR OPENINGS.
 - ALL DOORS TO BE PAINTED COMPLETE, UNLESS OTHERWISE NOTED. MODERN FACTORY FINISHED DOORS THAT ARE CLAD, METAL, OR VINYL ARE NOT SCHEDULED TO RECEIVE PAINT.
 - CLEAN ALL GLASS.

GENERAL DOOR & WINDOW NOTES

- FRAME ALL DOOR AND WINDOW HEADERS TO THE UNDERSIDE OF THE WALL'S TOP PLATE.
- ROUGH OPENING (R.O.) HEIGHT IS MEASURED FROM THE SUB FLOOR.
- PAINT BLACK ALL POCKET DOOR FRAMING CAVITIES.
- CONTRACTOR TO CONFIRM WINDOW ROUGH OPENINGS WITH THE DOOR MANUFACTURER.
- INSTALL ALL WINDOWS AND DOORS PER MANUFACTURERS INSTRUCTIONS.
- ALL GLASS DOORS ARE TO BE SAFETY GLASS.
- IMPACT RATED WINDOWS & DOORS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1966 AND ASTM E1886 AS MODIFIED IN THE CURRENT INTERNATIONAL BUILDING CODE.

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PROJ. NO. 22-0140
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REVISIONS

#	DATE	NOTES
1	Date 1	Revision 1

DOOR
SCHEDULE &
ELEVATIONS

A602



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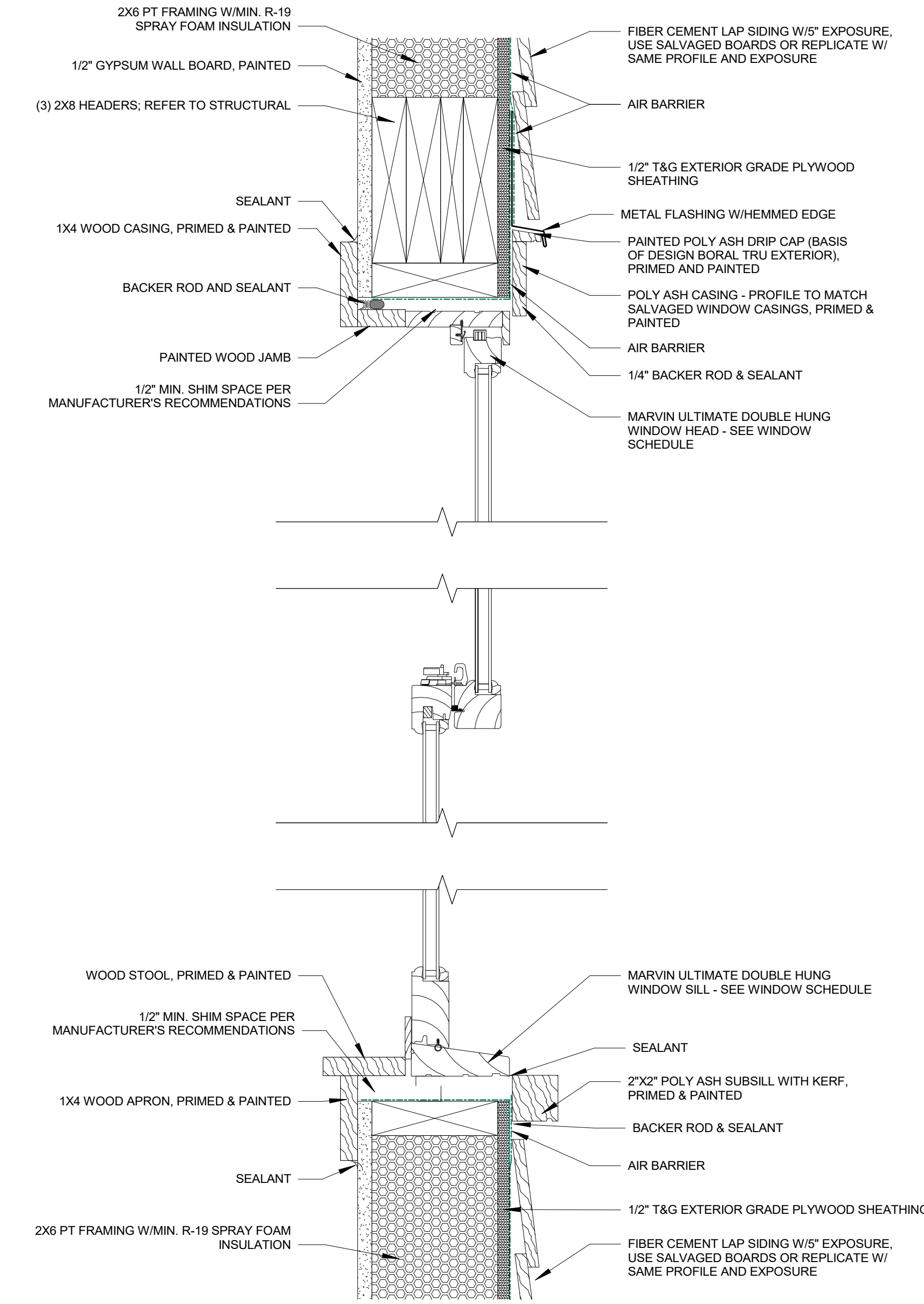
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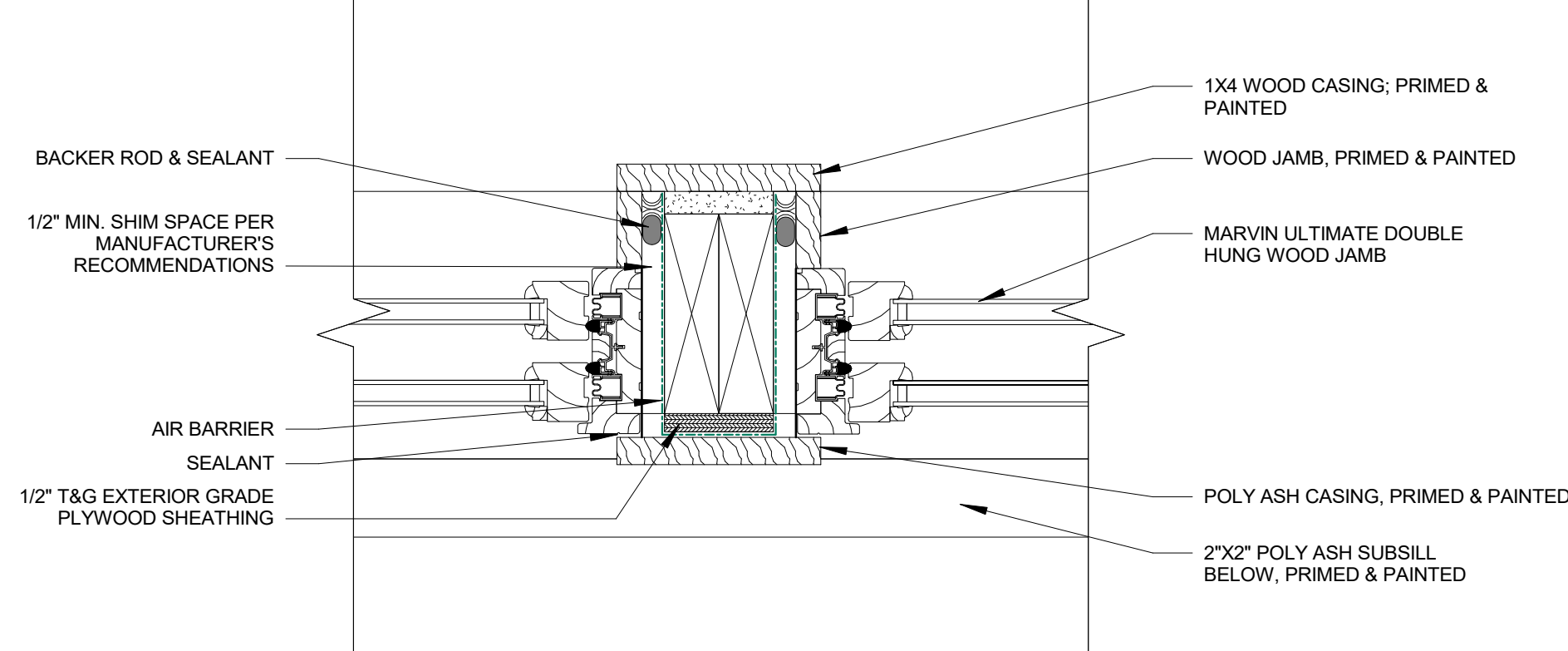
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WINDOW
DETAILS
A603

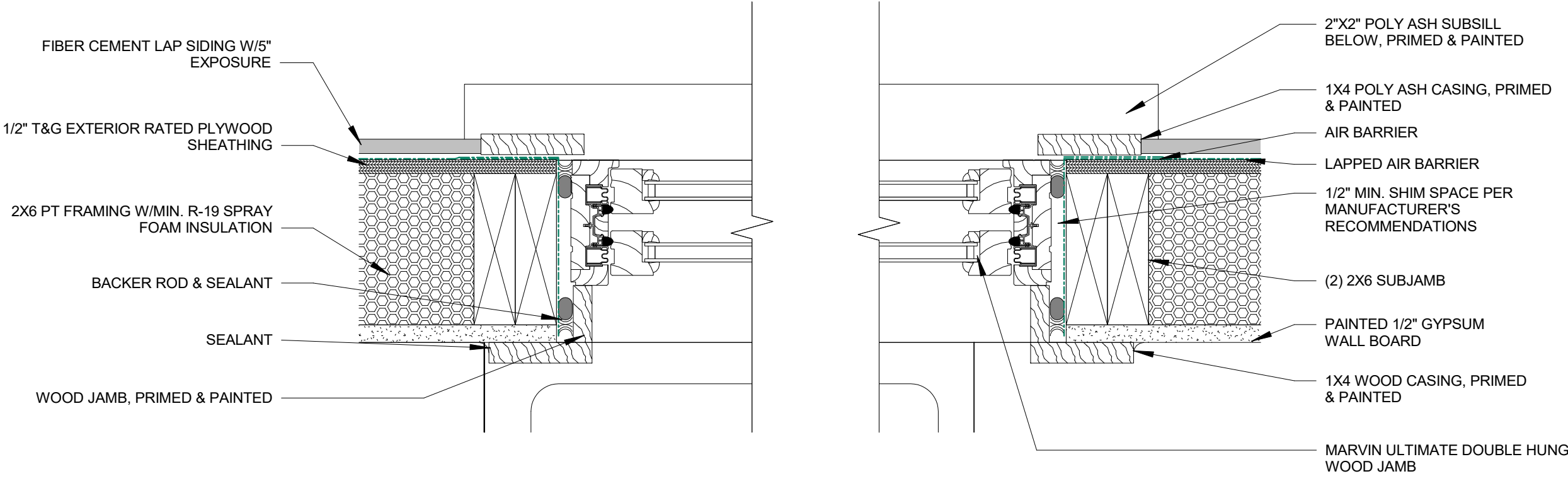


1 TYPICAL HEAD & SILL DETAIL - ULTIMATE DOUBLE HUNG
3" = 1'-0"

NOTE: CONTRACTOR TO COORDINATE INSTALLATION OF THE NEW WINDOWS AND AIR BARRIER.
NOTE: THESE DRAWINGS ARE FOR REFERENCE ONLY. ROUGH OPENINGS OF ALL WINDOWS TO BE FIELD VERIFIED AFTER FRAMING IS COMPLETE.

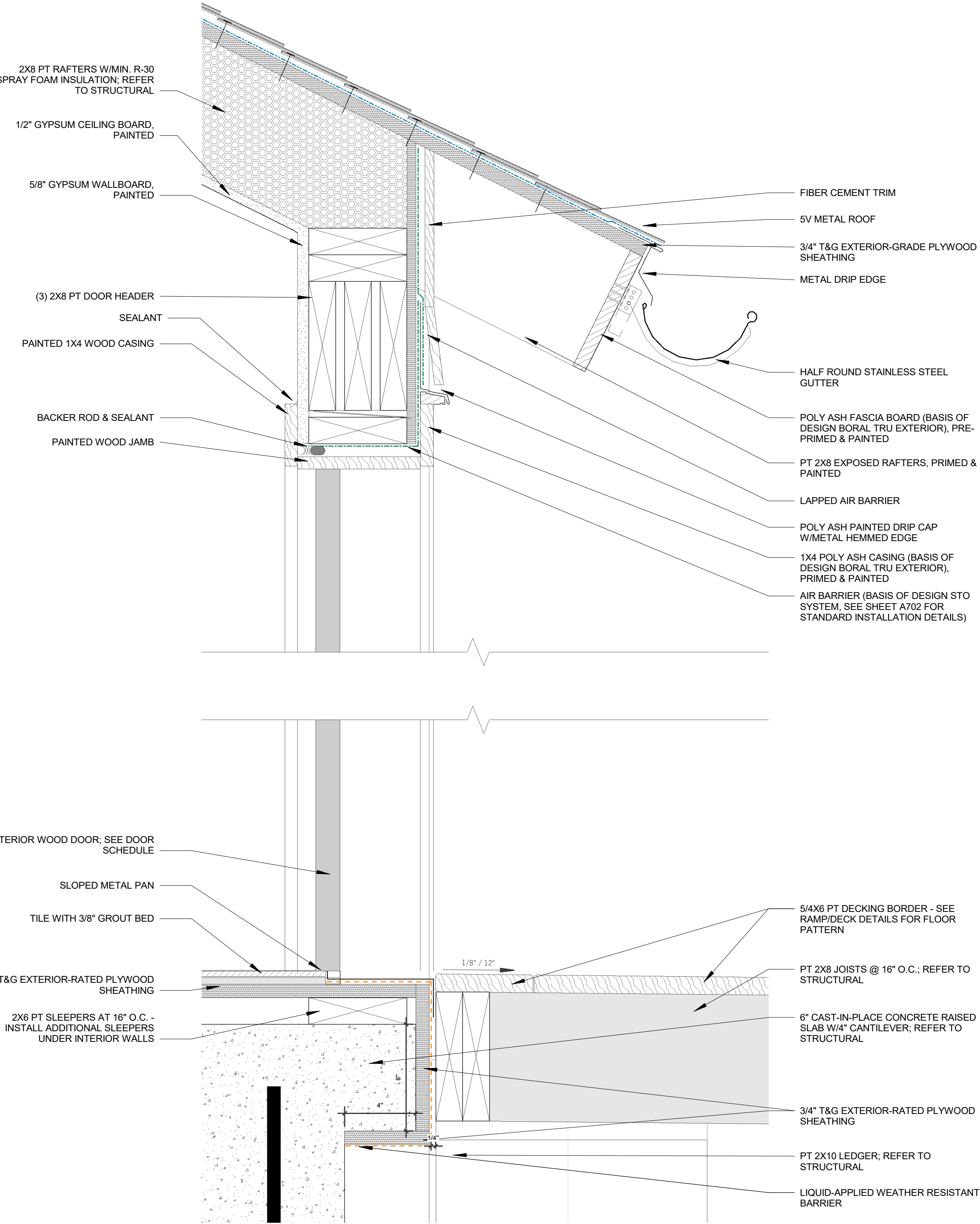


2 TYPICAL GANGED WINDOW DETAIL - ULTIMATE DOUBLE HUNG
3" = 1'-0"

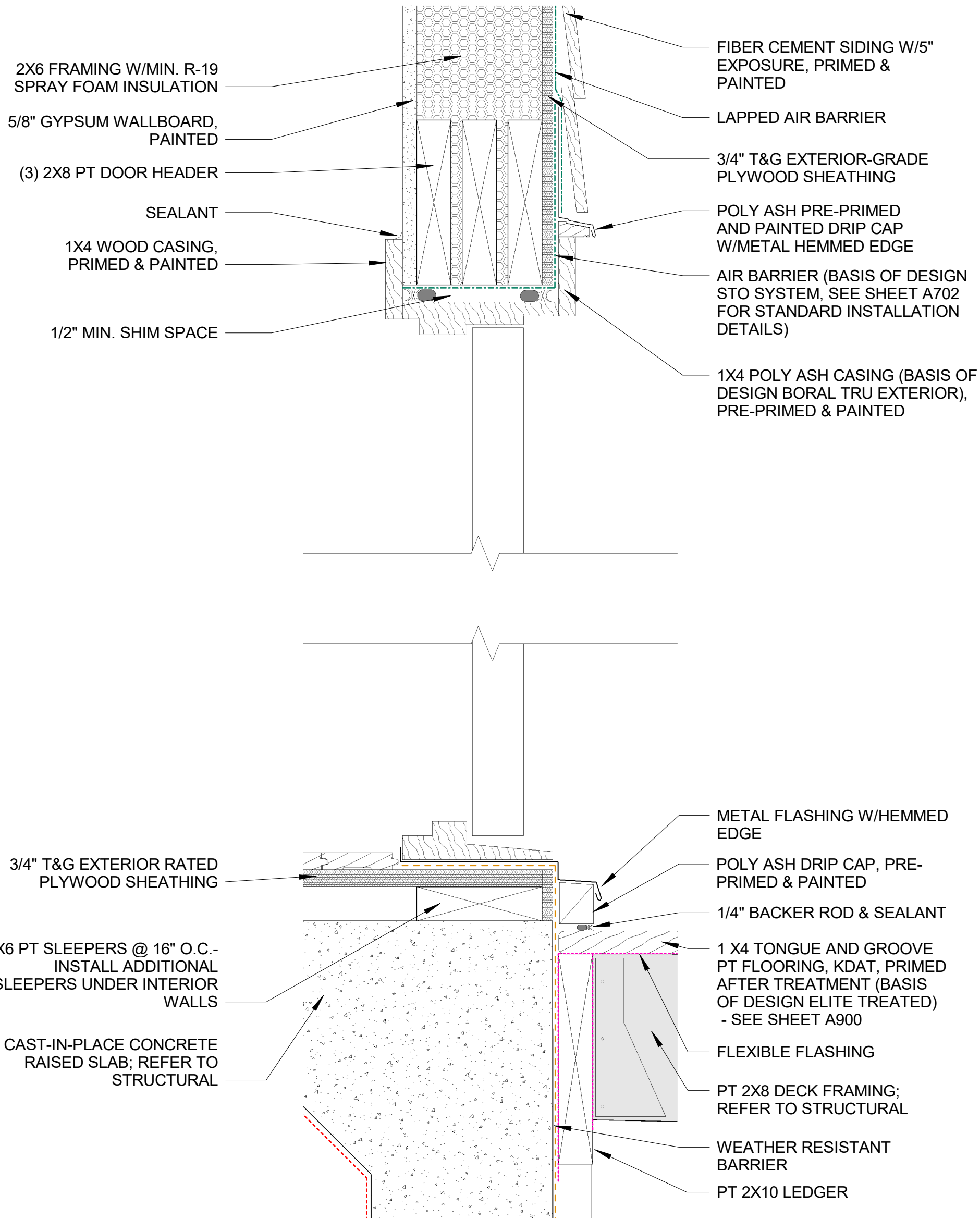


3 TYPICAL PLAN DETAIL - ULTIMATE DOUBLE HUNG
3" = 1'-0"

*** REFERENCE AIR AND
MOISTURE BARRIER DETAILS ON
SHEET A701 & A702.



5 DOOR DETAIL @ ADA EXTERIOR BATHROOM
3" = 1'-0"



2 HEAD & SILL DETAILS - FRONT DOOR
3" = 1'-0"

MEMBRANE LEGEND

- BUILDING WRAP** - TO BE APPLIED CONTINUOUSLY OVER ALL EXTERIOR WALLS AS A WATER-RESISTANT MEMBRANE
- AIR BARRIER** - APPLIED CONTINUOUSLY WITH SEALANT OR TAPE AT ALL EDGES TO PREVENT THE PASSAGE OF AIR BUT BE VAPOR-PERMEABLE
- FLEX/FLASHING TAPE** - USED AT EXTERIOR BUILDING PLANE TRANSITIONS LIKE WALL OPENINGS AND ROOF/WALL TRANSITIONS
- ROOF UNDERLAYMENT** - TO BE APPLIED CONTINUOUSLY BENEATH THE ROOFING MATERIAL AS A PEAL-AND-STICK MEMBRANE, OVERLAPPED ON THE EDGES
- VAPOR BARRIER** - TO BE APPLIED CONTINUOUSLY BENEATH THE CONCRETE SLAB/FOUNDATIONS BELOW ENCLOSED BUILDING SPACES

MEADORS



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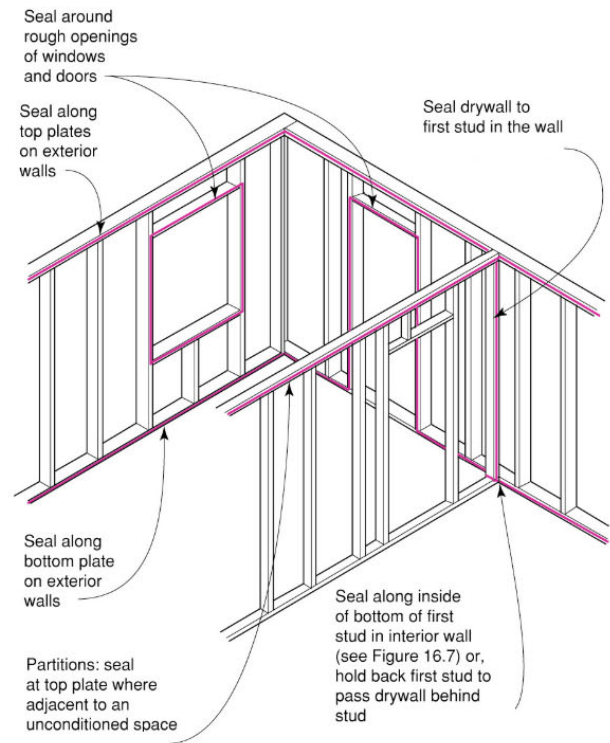
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DOOR DETAILS

A604

BSC Information Sheet 401
Air Barriers—Airtight Drywall Approach
for All Climates

Sealing Perimeter of Drywall Assemblies



Air Barriers—Airtight Drywall Approach
Gypsum board drywall is, itself, a suitable air barrier material. The taping of drywall seams results in a plane of airtightness at the field of the wall. However, several steps must be taken to use this material property to create a continuous and complete air barrier system. To do this, it is important to create air barrier continuity at the perimeter of drywall assemblies, at all penetrations through the drywall, and, finally, in areas of the enclosure without interior drywall.

Drywall Assembly Perimeter
Air barrier continuity at the perimeter of drywall assemblies is achieved by sealing the edges of the drywall to solid framing materials. This requires a continuous bead of sealant along:

- all exterior wall bottom and top plates,
- all top plates at insulated ceilings,
- rough opening perimeters, and
- both sides of the first interior stud of partition walls.

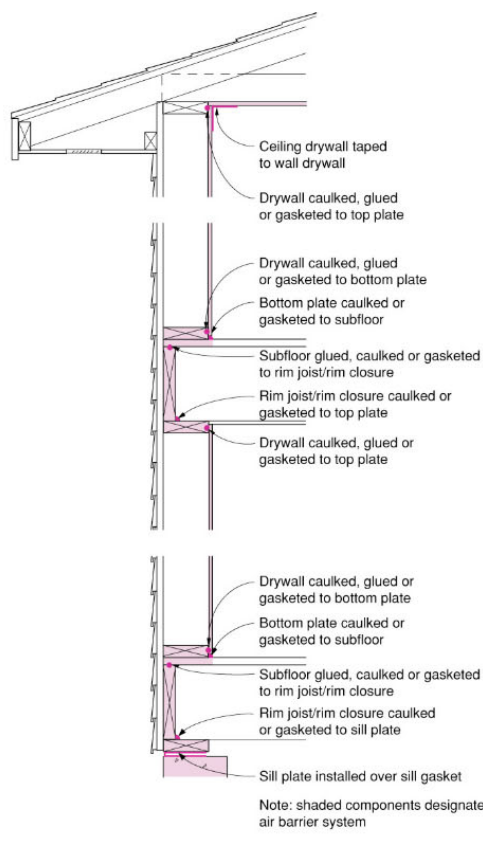
The air seal at the partition wall intersection is shown in greater detail below.

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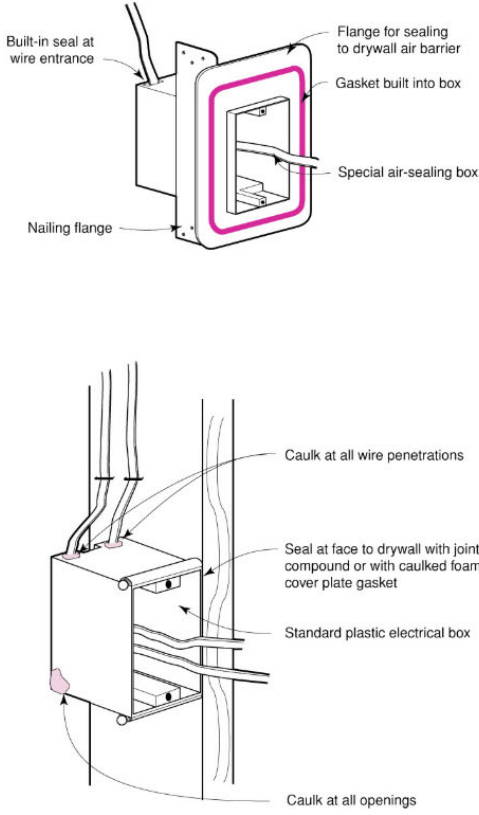


BSC Information Sheet 401
for All Climates

Airtight Drywall Approach – Interior Air Barrier Using Drywall and Framing



Electric Box Penetrations

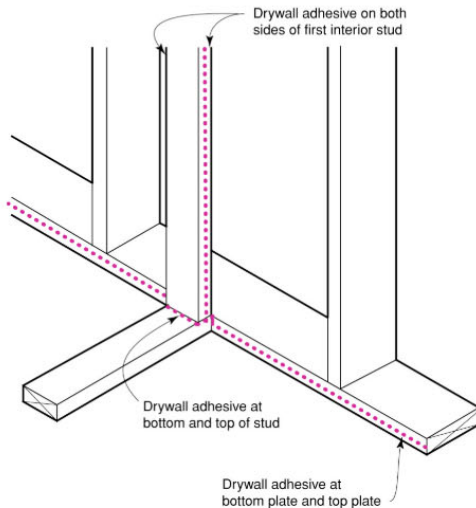


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2 of 4

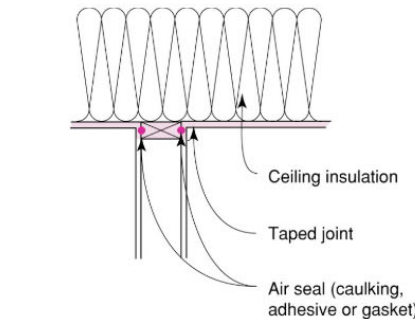
BSC Information Sheet 401
for All Climates

Air Sealing at Partition



- Adhesive at bottom and top of partition stud allows air barrier to transition uninterrupted to other side of partition
- Penetrations through first partition stud must also be sealed

Top Plate with Unconditioned Space Above



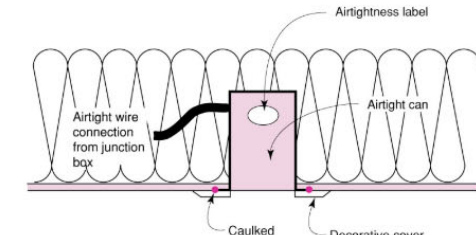
Airtight Drywall Approach

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3 of 4

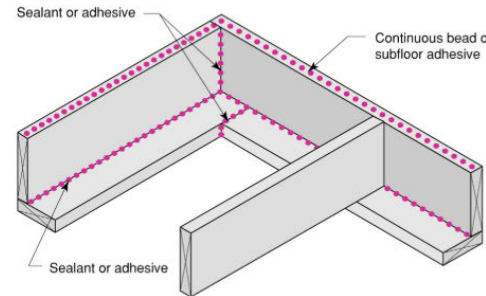
BSC Information Sheet 401
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Recessed Fixture in Insulated Ceiling



- Fixture labeled IC-rated and airtight as determined by ASTM E-283 air leakage test
- Housing (not decorative trim piece) sealed to ceiling with caulk or gasket

Air Barrier Continuity at Rim Joist/Band Joist



- Continuous filter bead applied at bottom of rim closure board
- Continuous bead of adhesive applied to top of rim closure board
- Sealant applied at all butt joints in rim closure board and sill plate/top plate
- Spray foam may also be used to seal between the sill/top plate, rim/band joist, and floor deck. Note that joints in the sill/top plate may not be tested by the foam application.

Suggestions for Further Research:

“Understanding Air Barriers”, Building Science Digest-104, www.buildingscience.com.
“READ THIS: Before You Design, Build, or Renovate”, Building Science Primer-040, www.buildingscience.com.
Lstiburek, Joseph W.; *Builder's Guide Series*, Building Science Press, 2006.

Airtight Drywall Approach

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1 AIR SEAL DETAILS
N.T.S.

WEATHERPROOFING & AIR SEALING NOTES

- DESIGN INTENT: ADHERE TO IECC 2009.
- DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW THE REQUIREMENTS AND RECOMMENDATIONS FROM BUILDING CODES, PRODUCT MANUFACTURER'S AND AGENCIES THAT DEVELOP STANDARDS.
- ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- CONTRACTOR SHALL SEAL THE BUILDING ENVELOPE TO PREVENT CONDITIONED AIR FROM LEAKING AROUND DOORS, WINDOWS, AND OTHER CRACKS. ANY PENETRATION IN THE BUILDING ENVELOPE MUST BE THOROUGHLY SEALED DURING THE CONSTRUCTION PROCESS, INCLUDING HOLES MADE FOR THE INSTALLATION OF PLUMBING, ELECTRICAL, AND HEATING/COOLING SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR CAULKING, GASKETING, WEATHERSTRIPPING, WRAPPING, OR OTHERWISE SEALING TO LIMIT UNCONTROLLED AIR MOVEMENT. AREAS OF CONCERN INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - ALL JOINTS, SEAMS, AND PENETRATIONS
 - WINDOWS AND DOOR
 - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
 - UTILITY PENETRATIONS
 - DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
 - KNEE WALLS
 - WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
 - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
 - COMMON WALLS
 - ATTIC ACCESS OPENINGS
 - RIM JOIST JUNCTION
- CONTRACTOR TO TEST BUILDING ENVELOPE TIGHTNESS. PERFORM BLOWER DOOR TESTS: THREE (3) REQUIRED. 1- FOLLOWING INSTALLATION OF AIR & MOISTURE BARRIER AND SEALING ALL EXTERIOR PENETRATIONS, BEFORE INSULATING 2- AFTER SYSTEMS ARE UP AND RUNNING AND 3- BEFORE TURNING THE HOUSE OVER TO THE OWNER.
 - DURING TESTING:
 - EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED
 - DAMPERS SHALL BE CLOSED, BUT NOT SEALED, INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS
 - INTERIOR DOORS SHALL BE OPEN
 - EXTERIOR OPENINGS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED
 - HEATING AND COOLING SYSTEMS SHALL BE TURNED OFF
 - HVAC DUCTS SHALL NOT BE SEALED
 - SUPPLY AND RETURN REGISTERS SHALL NOT BE SEALED
- INSTALL AEROSOL-APPLIED, INTERIOR-SURFACE SEALANT FOR AIR SEALING. BASIS OF DESIGN AEROBARRIER. THE INTENT IS TO SEAL ALL REMAINING GAPS IN THE BUILDING ENVELOPE PRIOR TO THE APPLICATION OF INTERIOR FINISHES. SEE ADDITIONAL INFORMATION ABOUT THE INSTALLATION INCLUDED IN THE PROJECT MANUAL.
- VISUAL INSPECTION LIST FOR AIR SEALING AND INSULATION COMPLIANCE.

Table 2: 2009 IECC 402.4.2 “Visual Inspection List for Air Sealing and Insulation Compliance”

Component	Criteria
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air permeable insulation is not used as a sealing material. Air permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jams and framing is sealed.
Rim joists	Rim joists are insulated and include air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl space is covered with class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls, and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated, and sealed to drywall. Exception – fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

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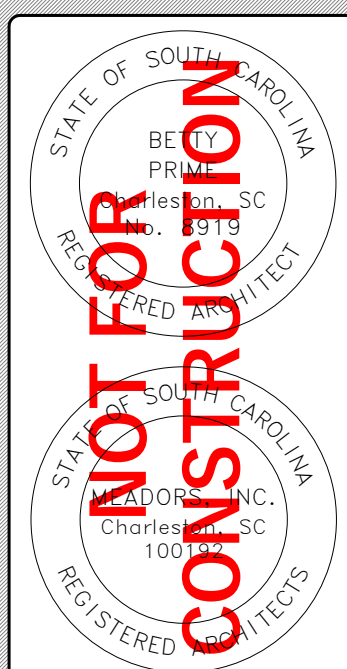
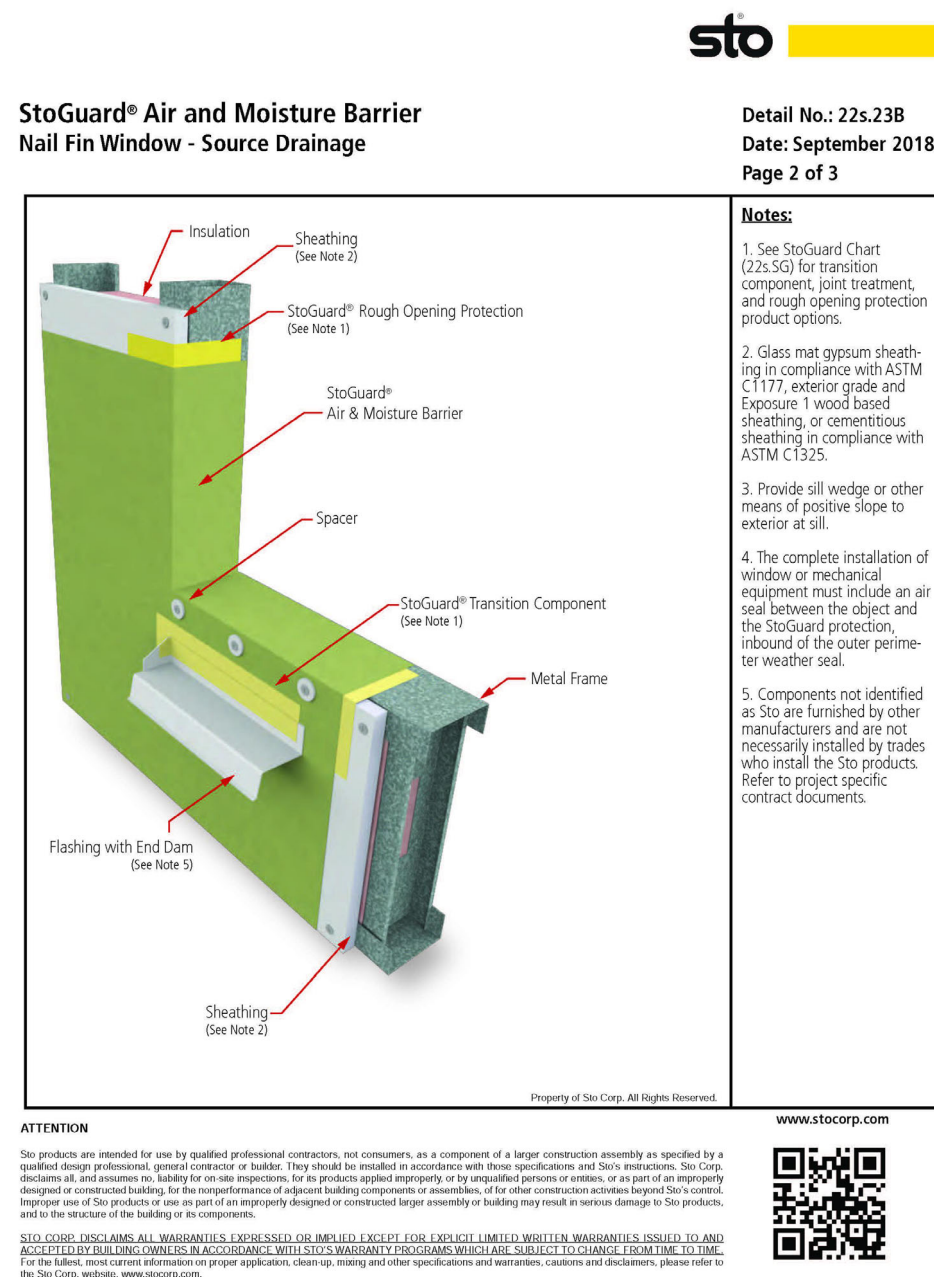
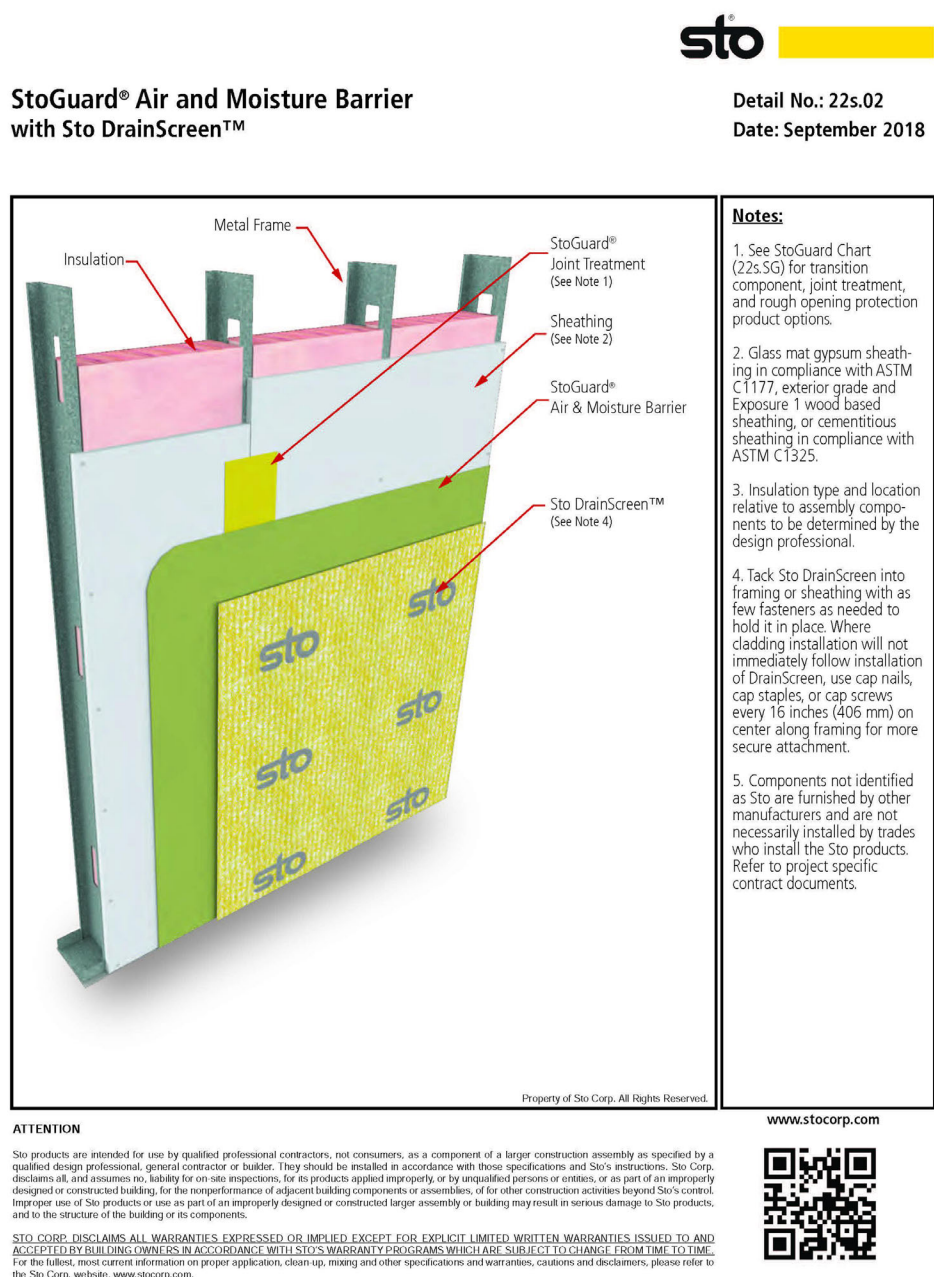
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AIR SEAL
DETAILS &
NOTES

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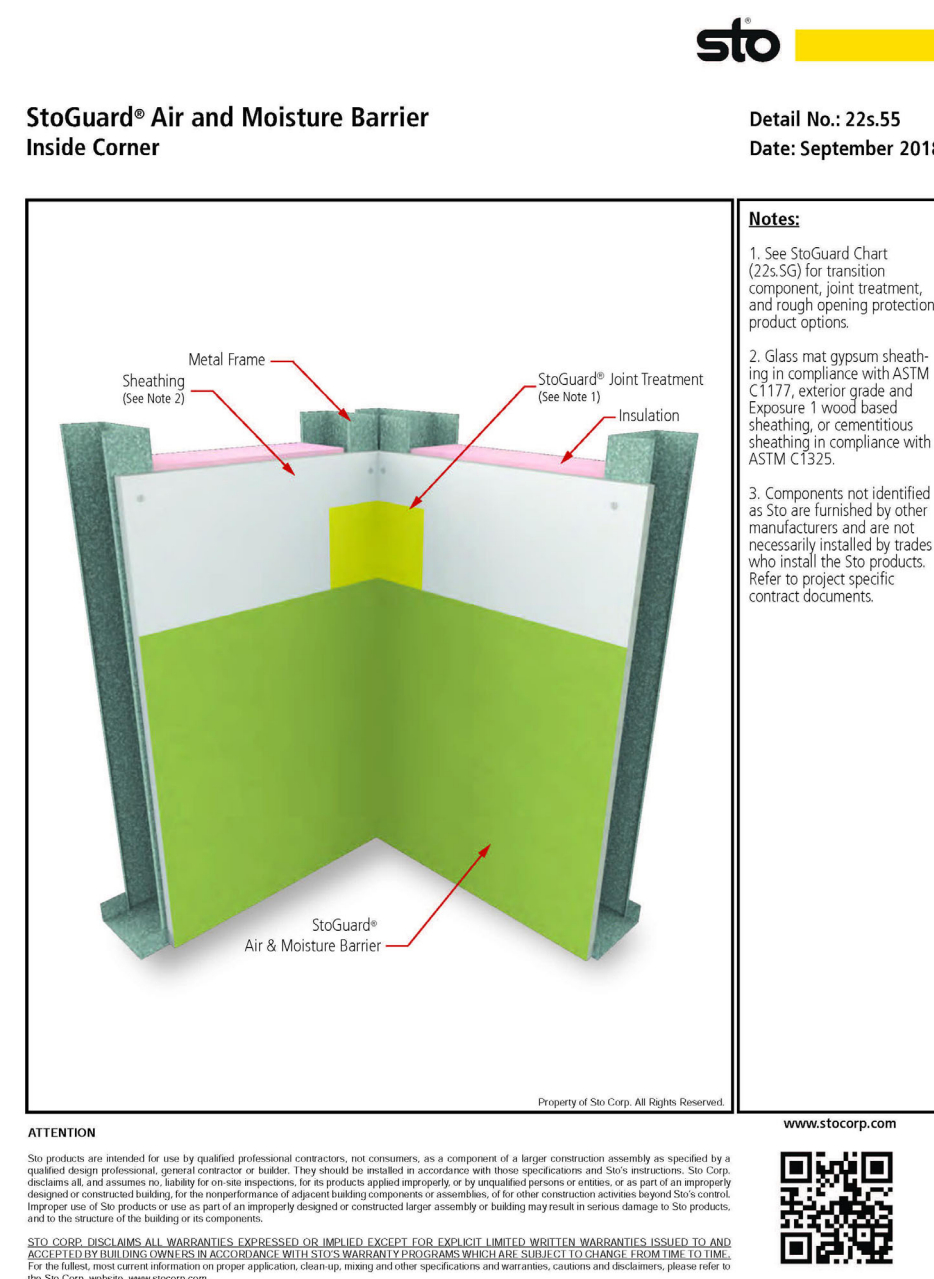
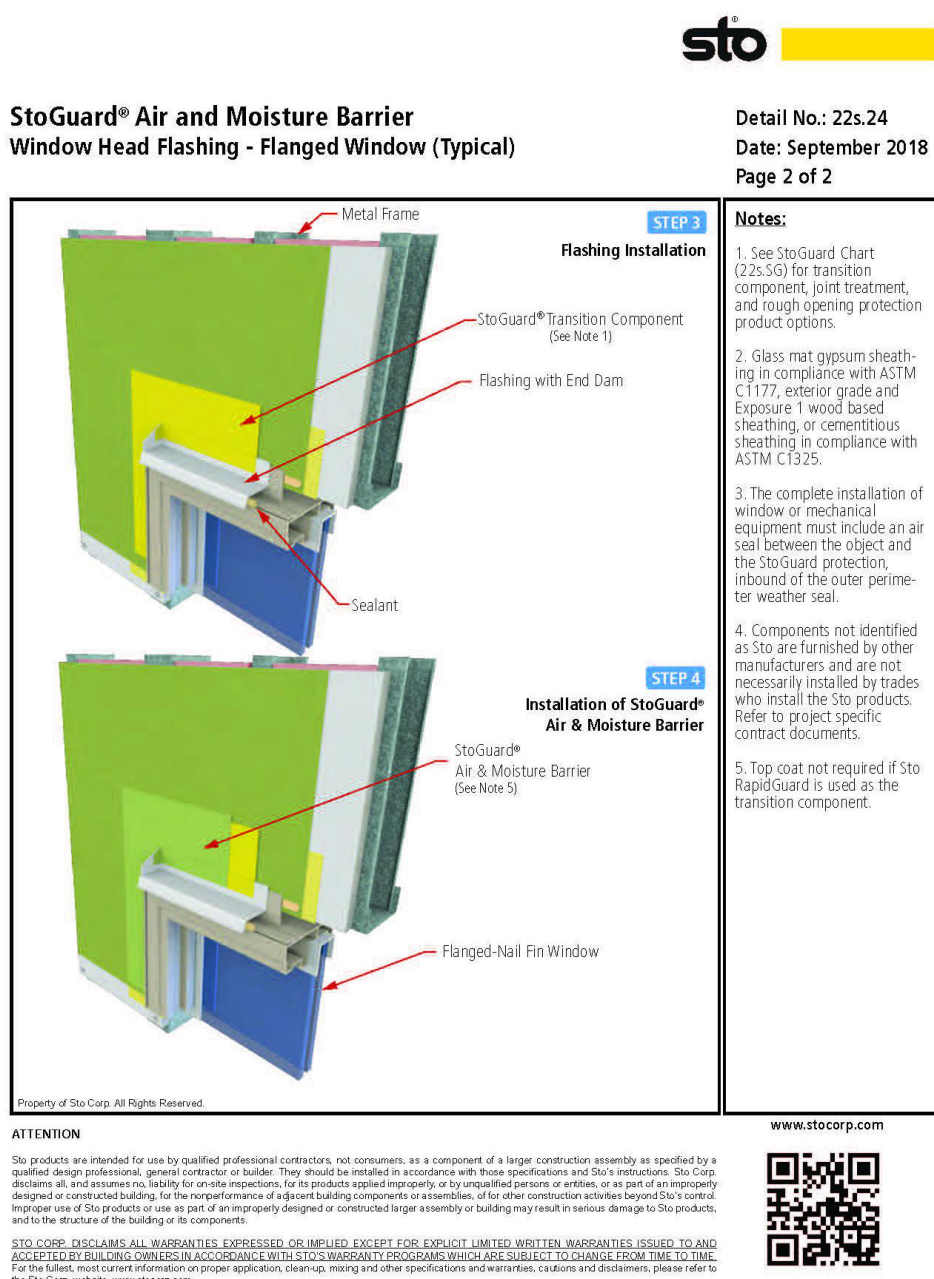
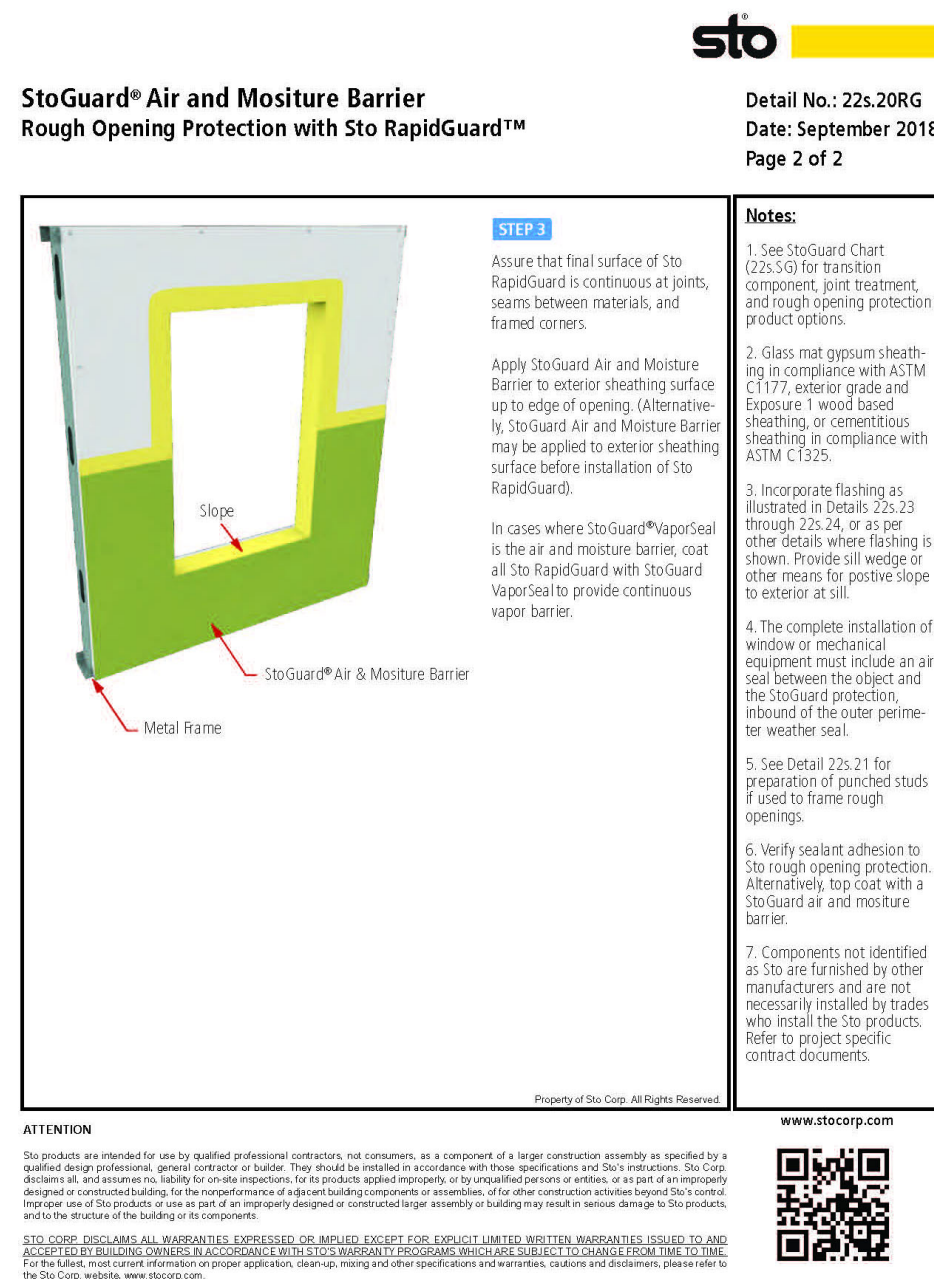


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AIR & MOISTURE
BARRIER
DIAGRAMS
A702

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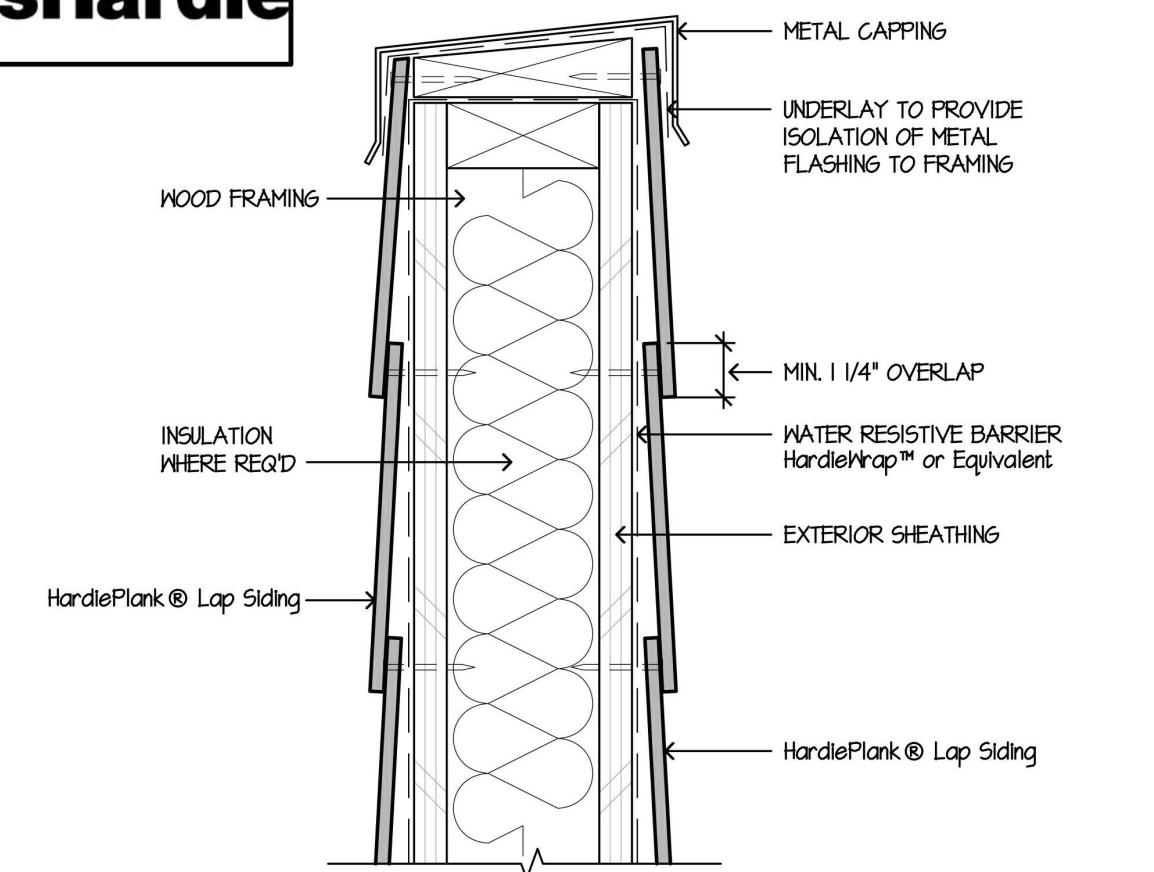
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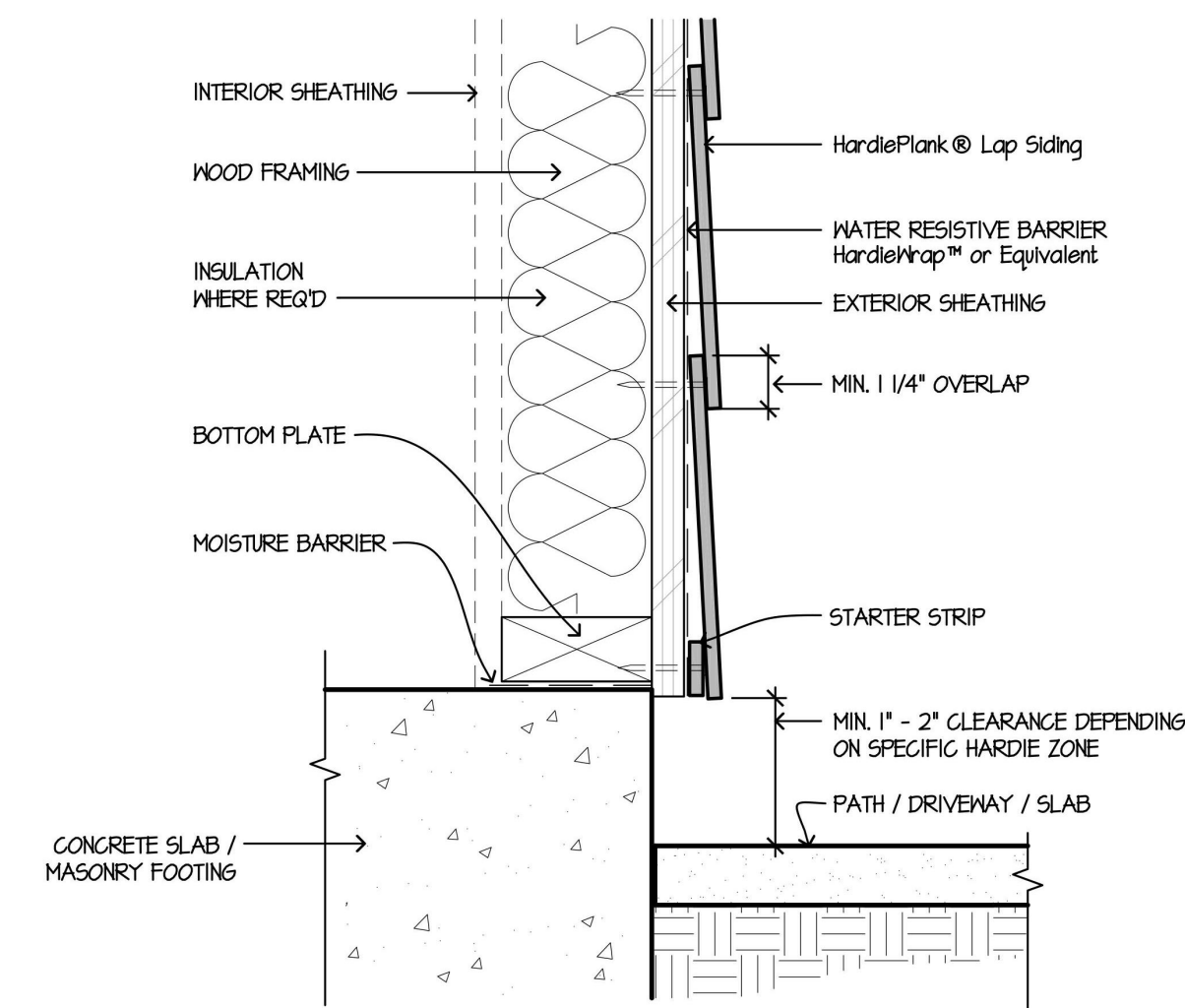
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STANDARD FLEXIBLE FLASHING DETAILS A703

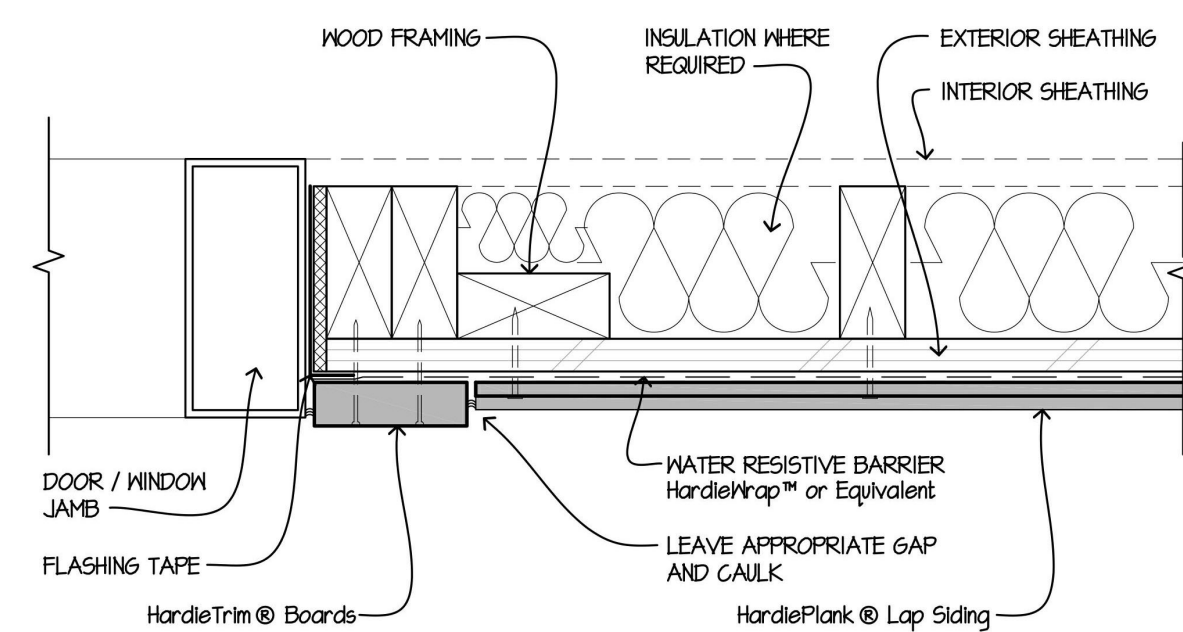
- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing



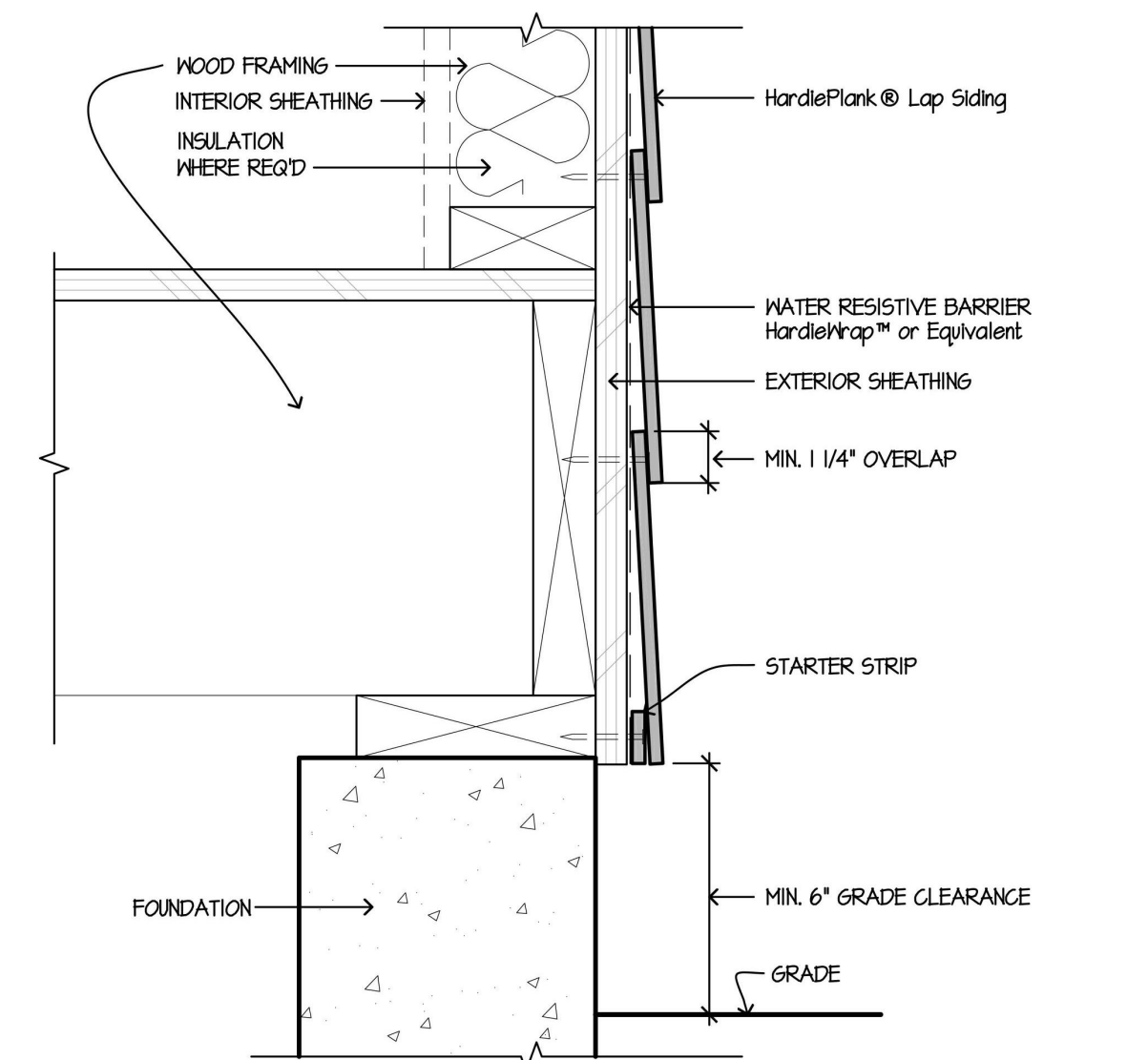
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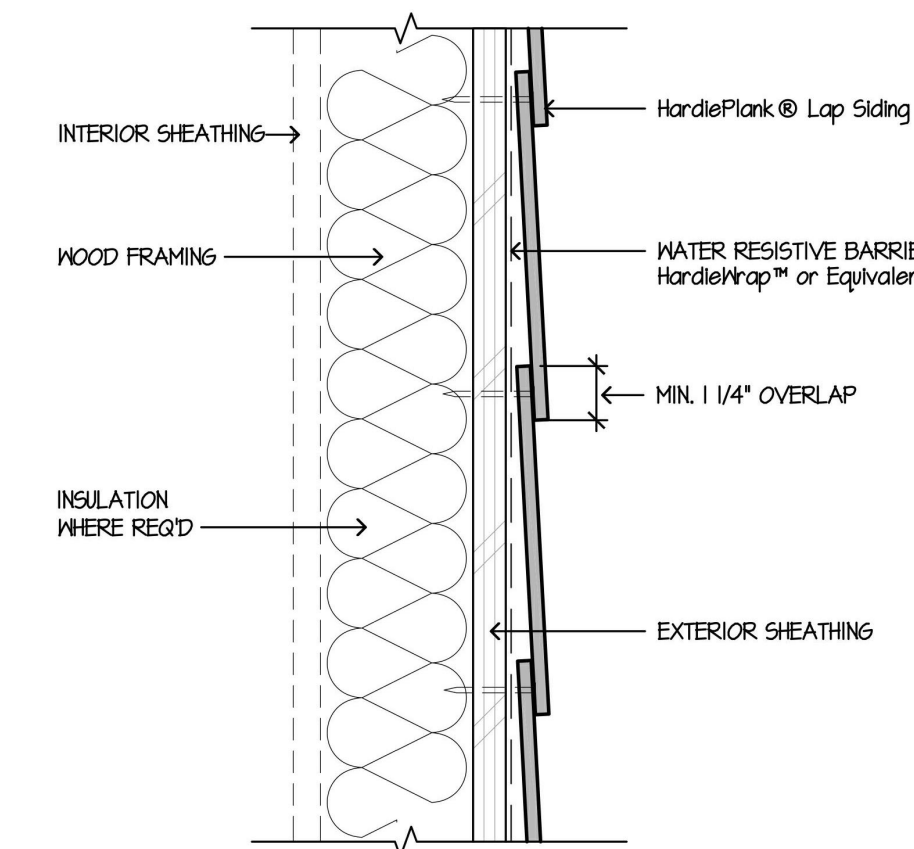
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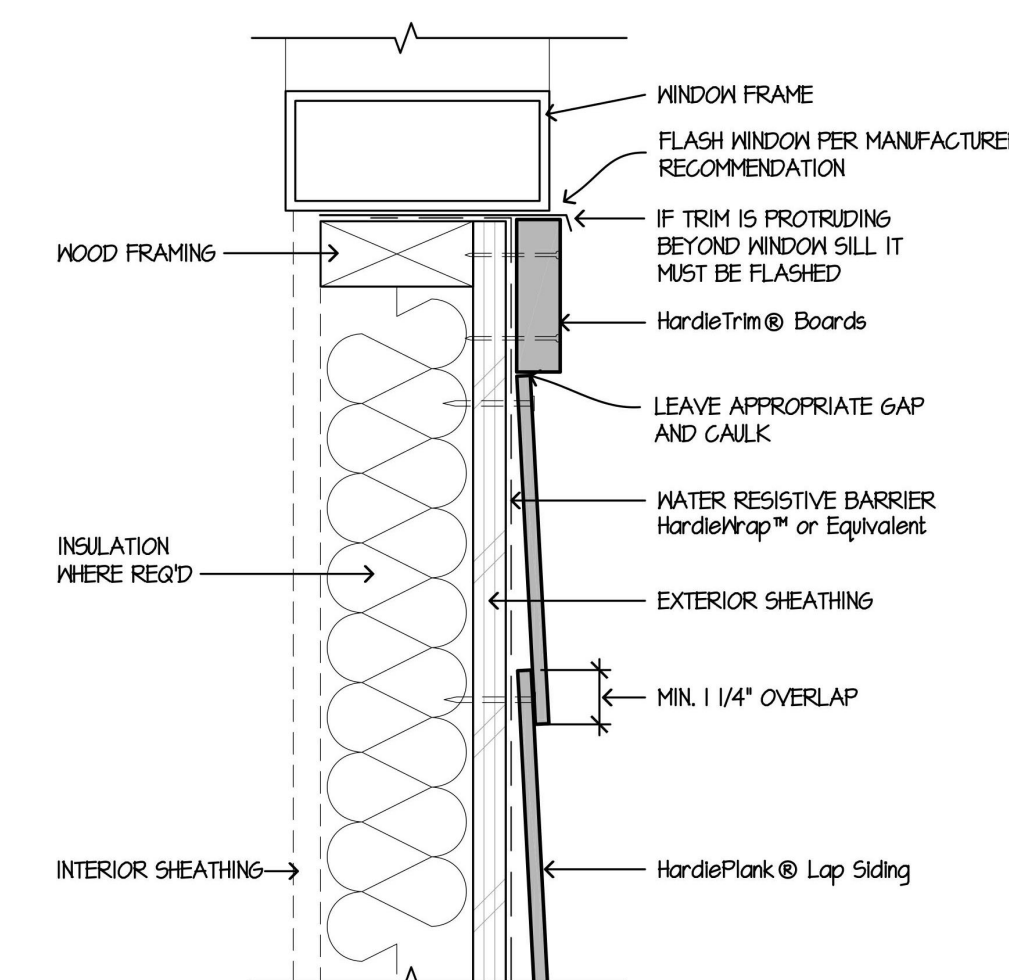
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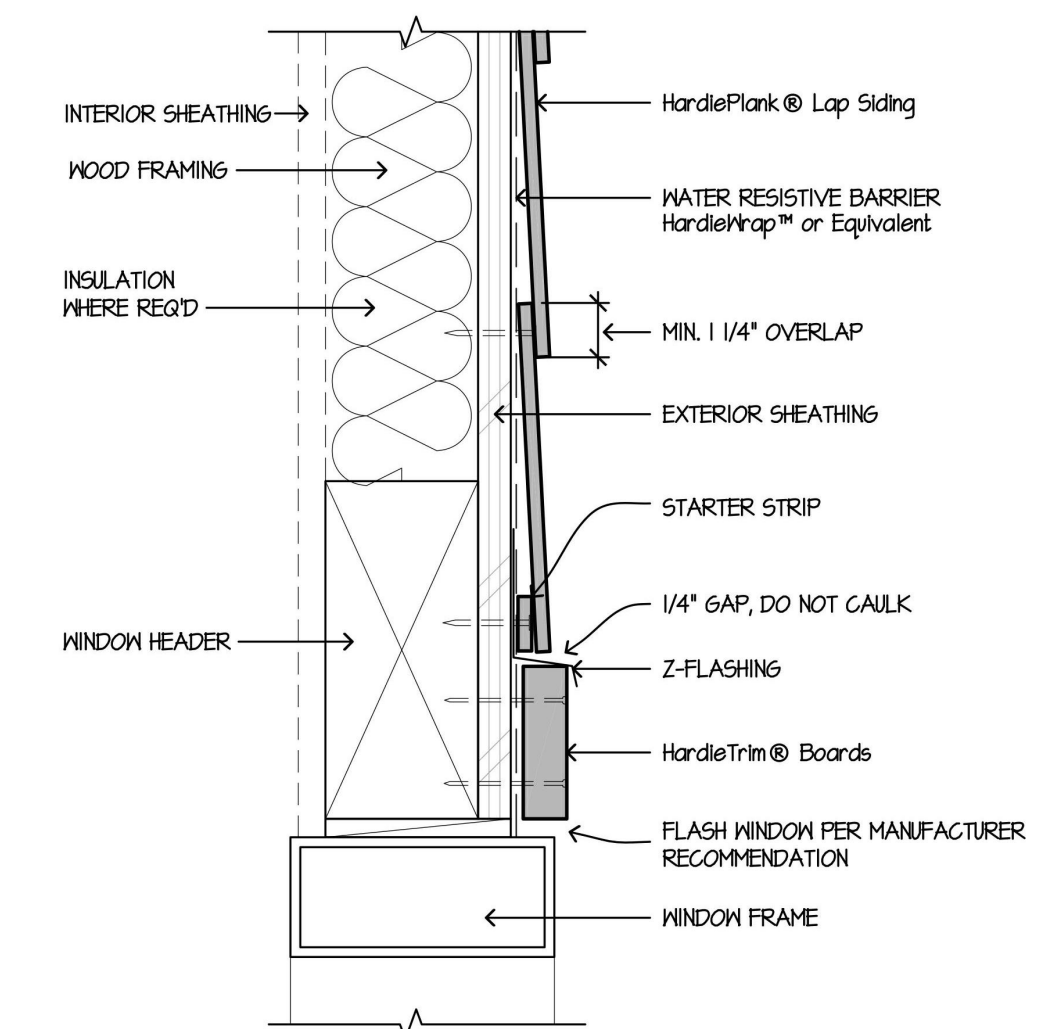
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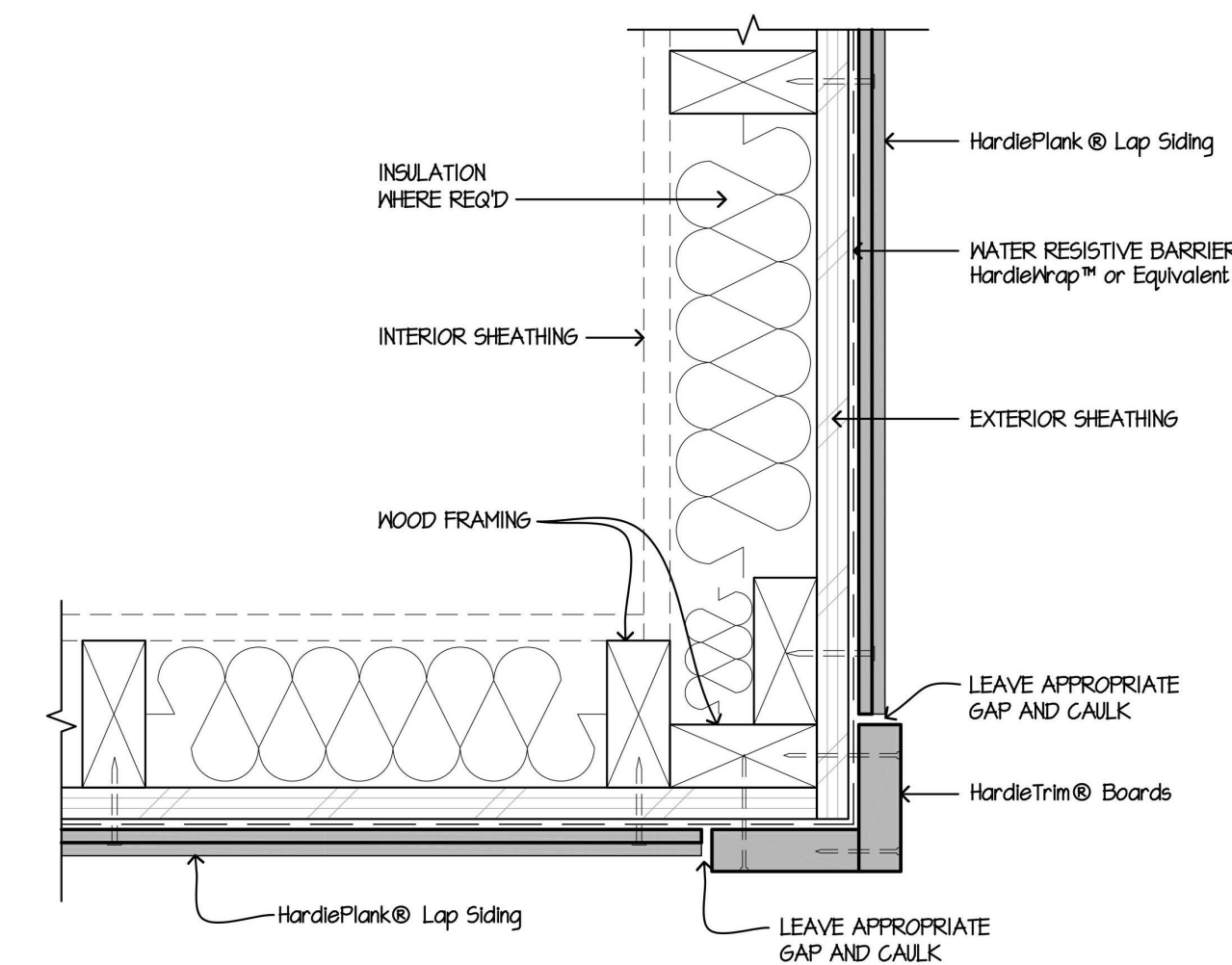
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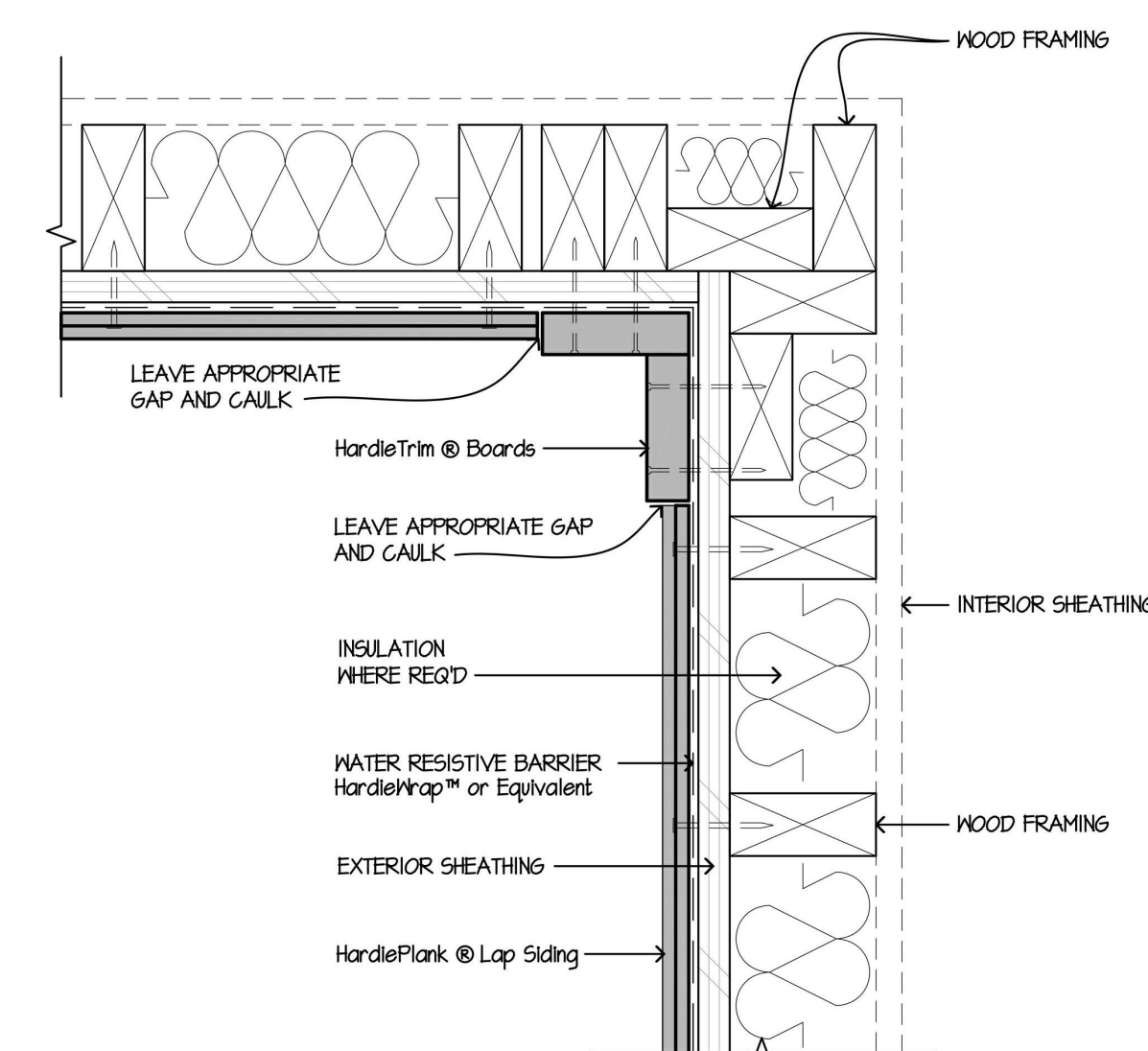
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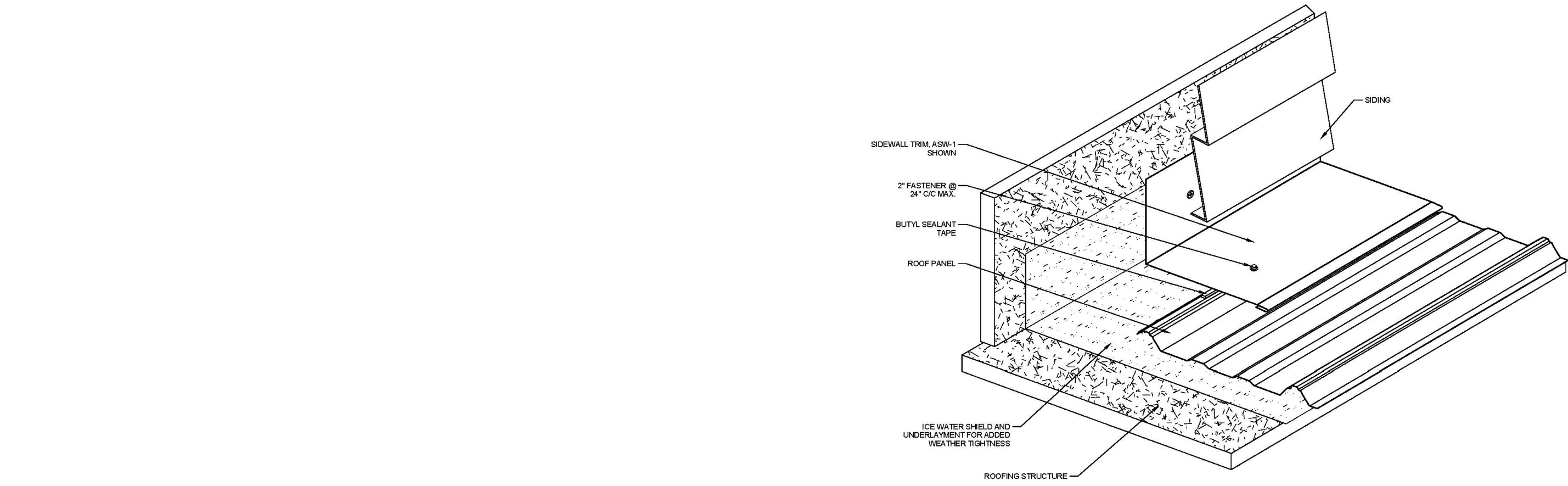


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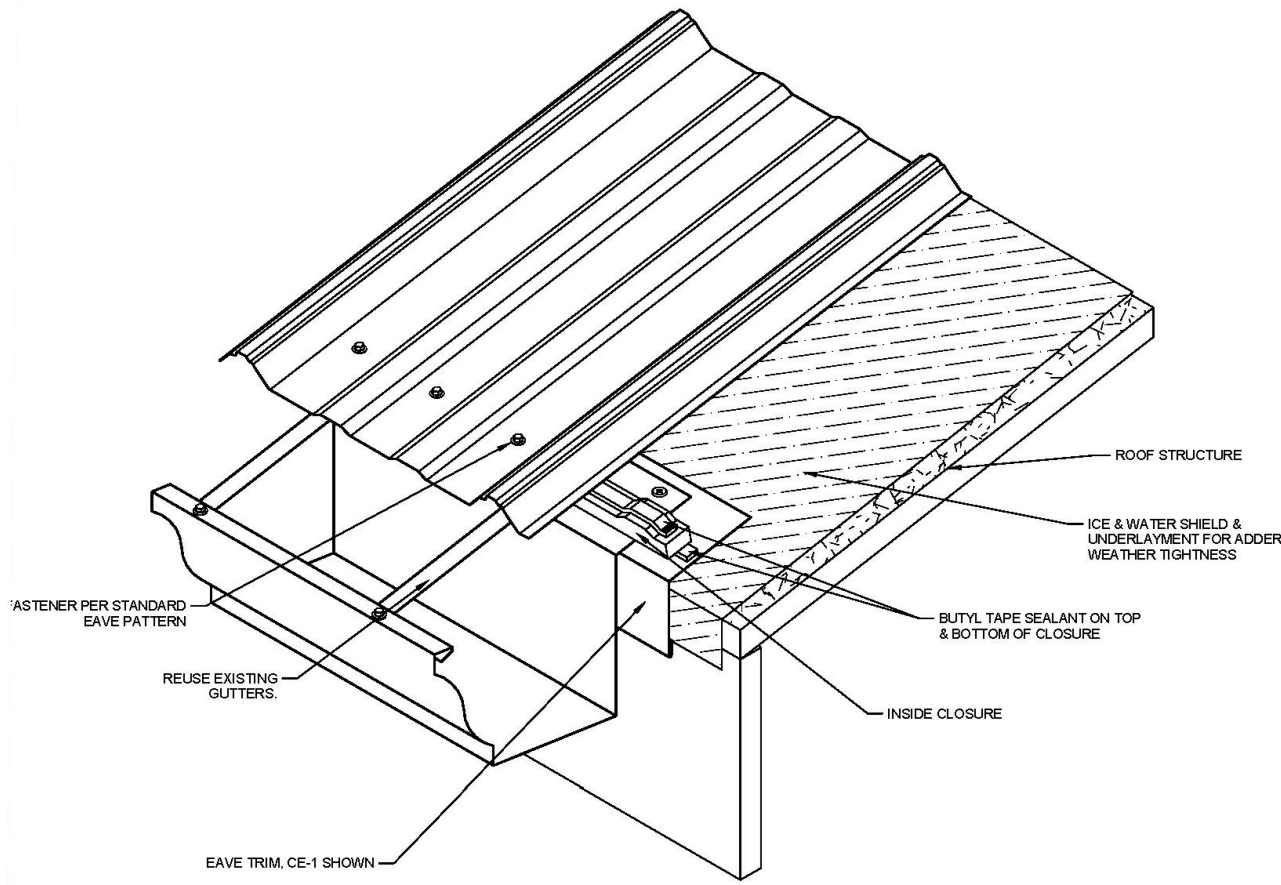


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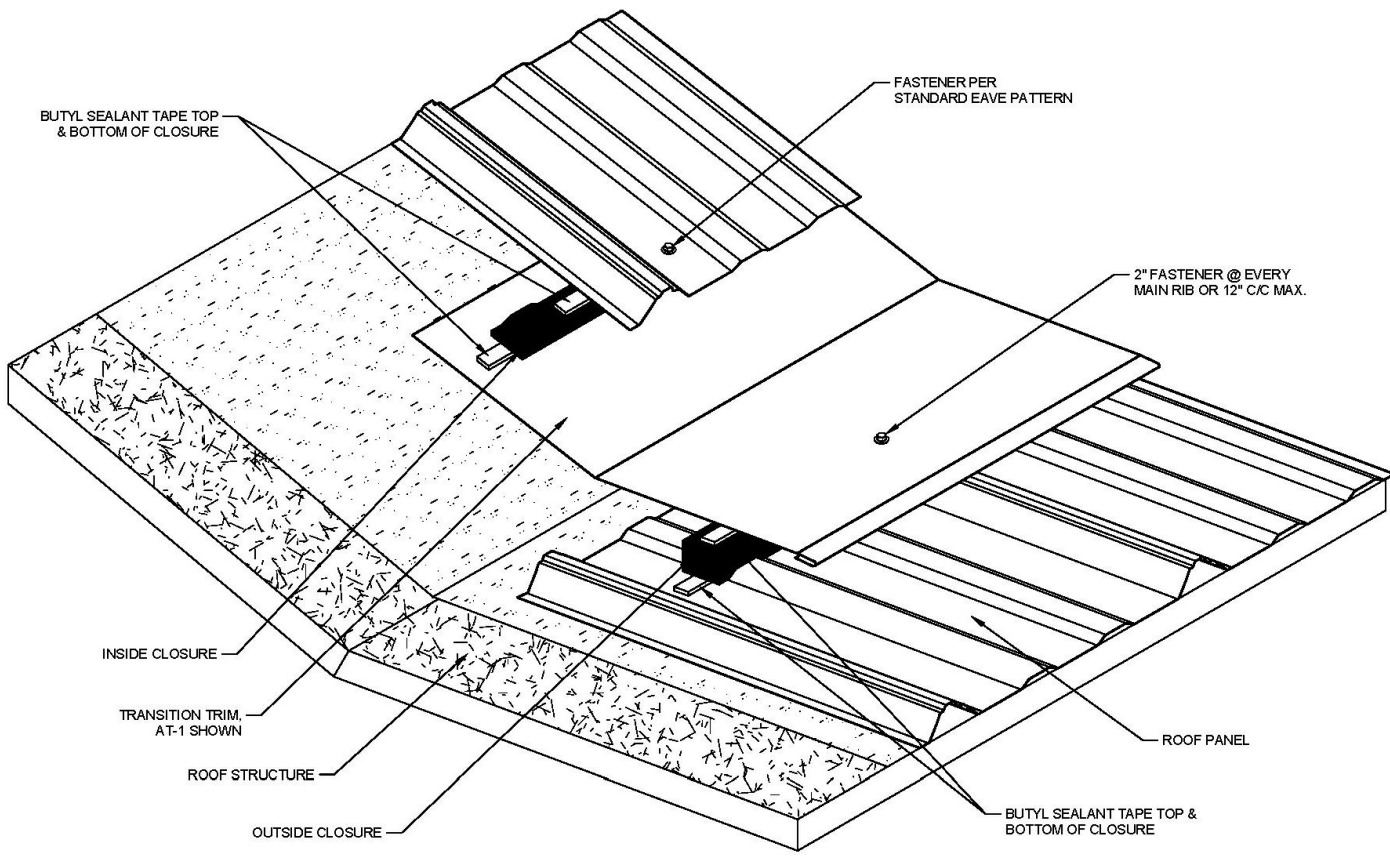
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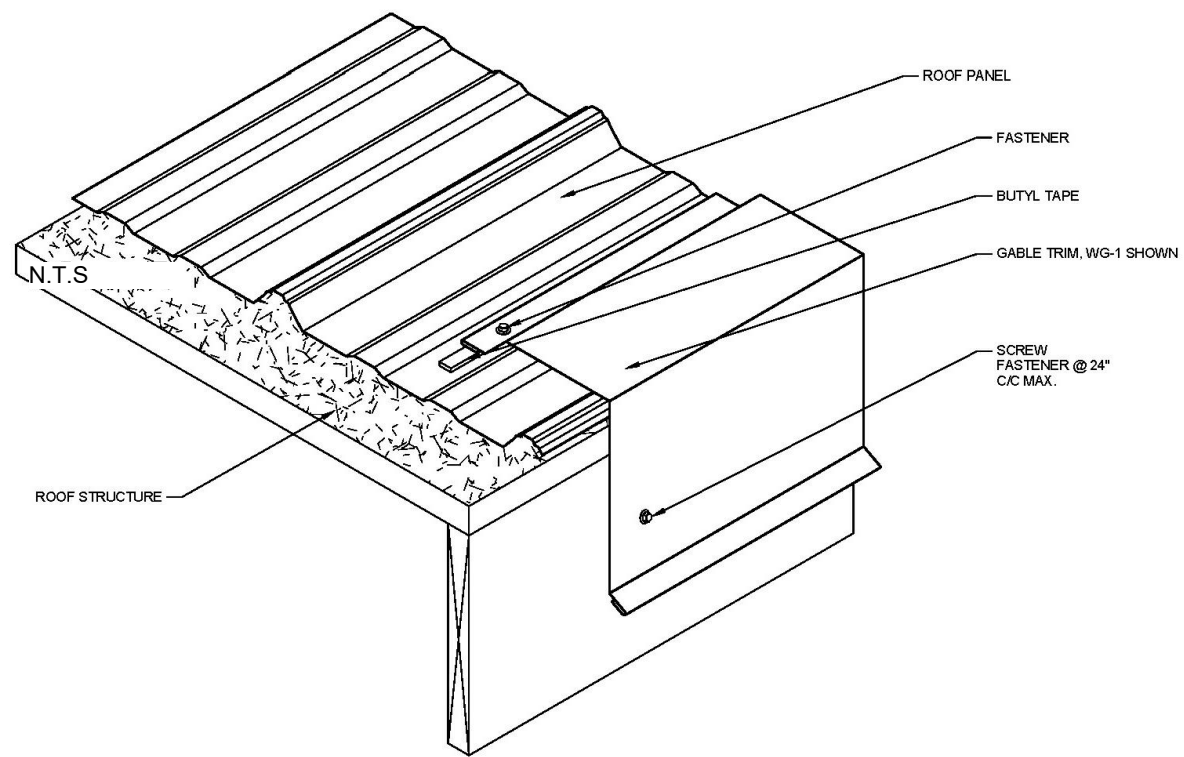
SIDEWALL
N.T.S.



EAVE WITH GUTTER
N.T.S.

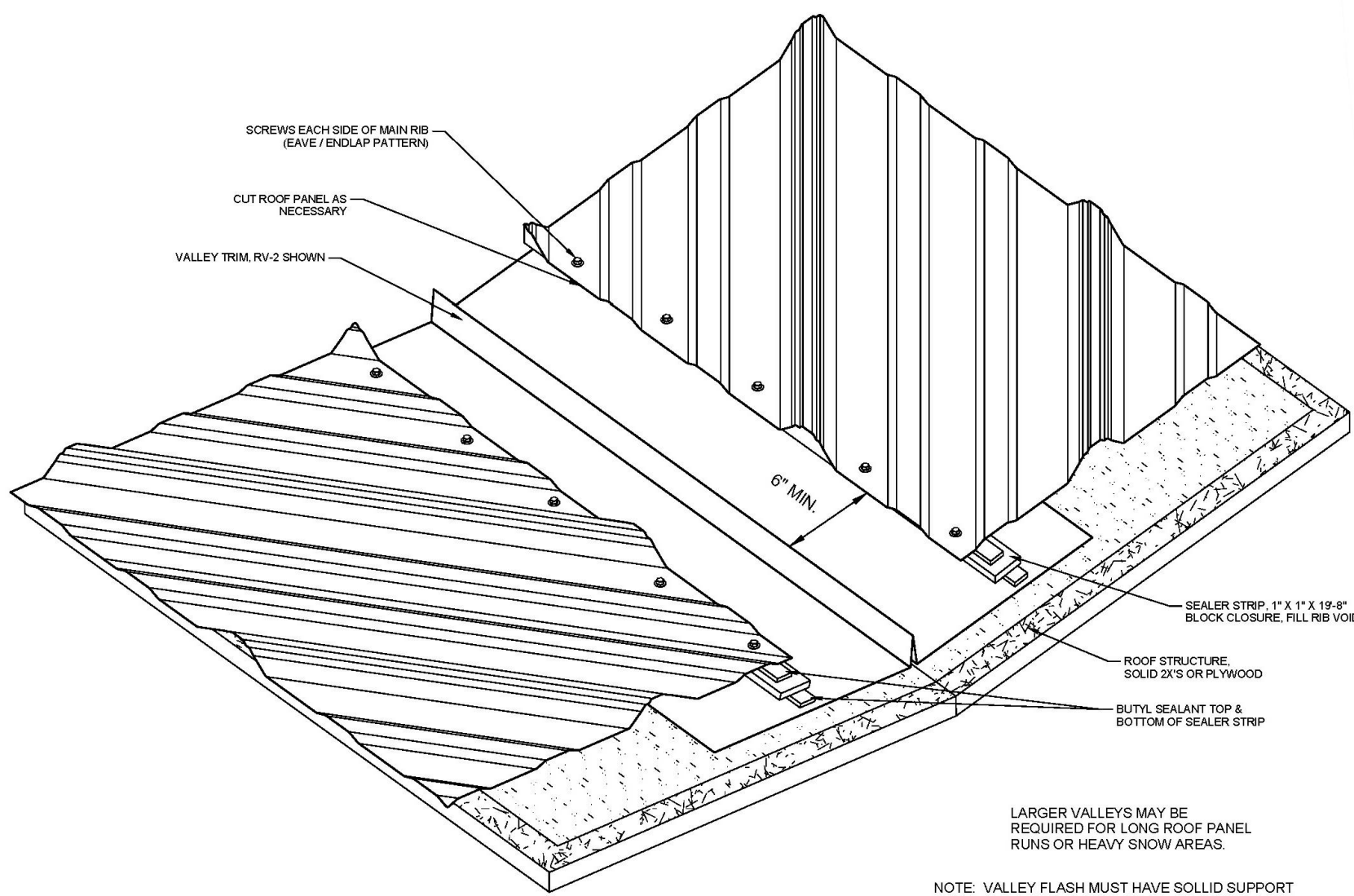


TRANSITION
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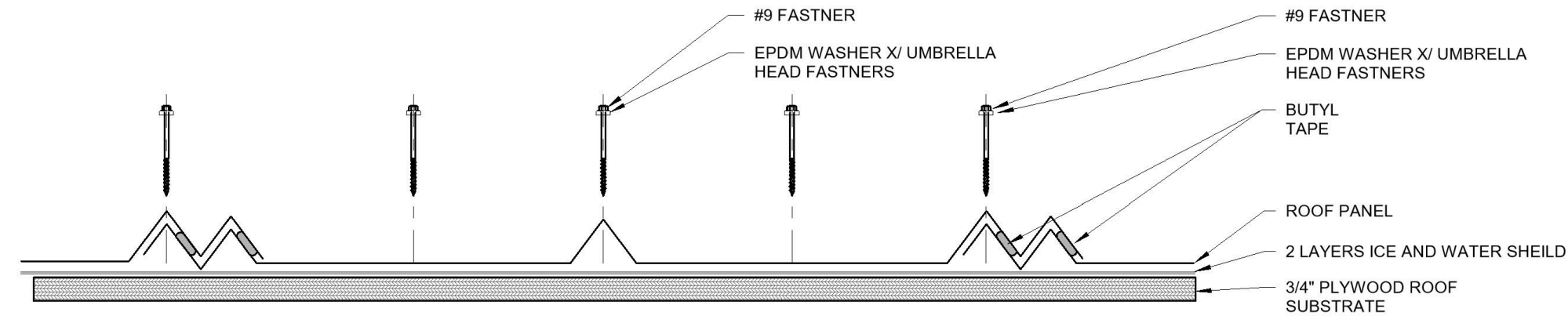


GABLE
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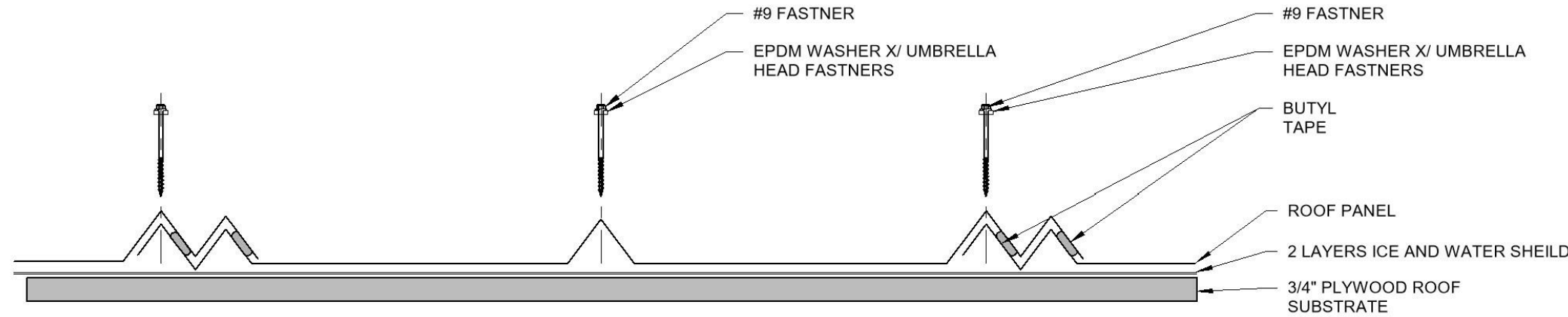
5V METAL ROOF DETAILS
1 1/2" = 1'-0"



VALLEY
N.T.S.



HIGH WIND UPLIFT FASTENING PATTERN - ENDS OF PANEL
3" = 1'-0"

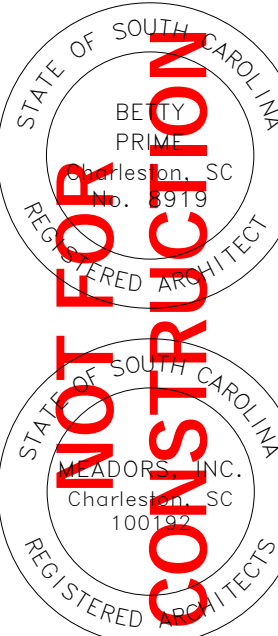


HIGH WIND UPLIFT FASTENING PATTERN - FIELD OF PANEL
3" = 1'-0"

- NOTE: INSTALLATION OF 5V ROOF**
- FASTENER WITH WASHER WILL BE INSTALLED IN THE PEAK IN THE FIELD.
 - FASTENER WITH WASHER ONLY ALLOWED TO BE INSTALLED IN THE PANEL VALLEY AT PANEL ENDS.
 - DETAILS SHOWN ARE TYPICAL DETAILS PROVIDED BY MANUFACTURER AND DO NOT REPRESENT THE 5V PANEL SPECIFIED FOR THIS PROJECT.
 - SEE DETAIL 12 AND 13 FOR 5V FASTNER PATTERN.

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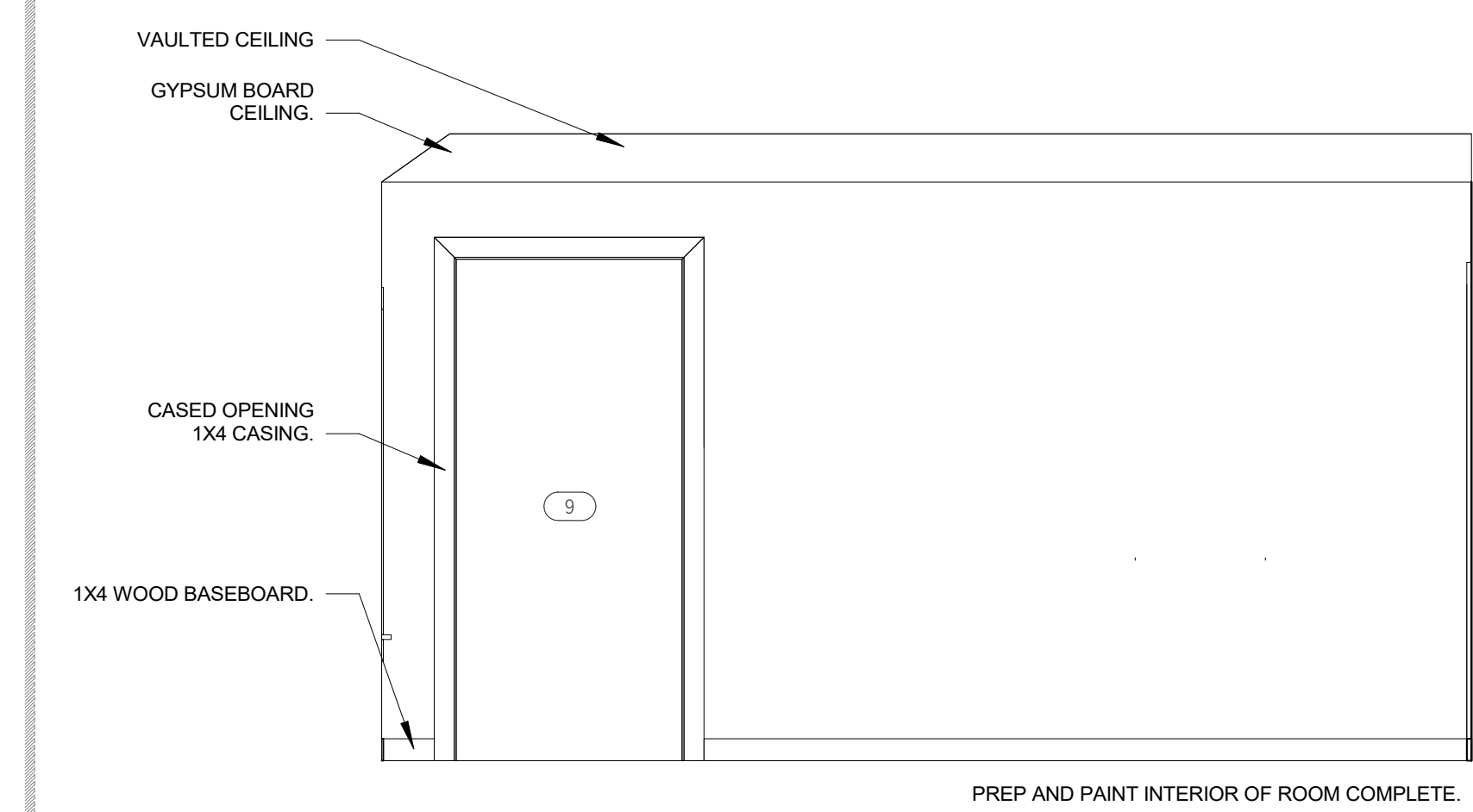
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TYP. METAL 5V
ROOF DETAILS

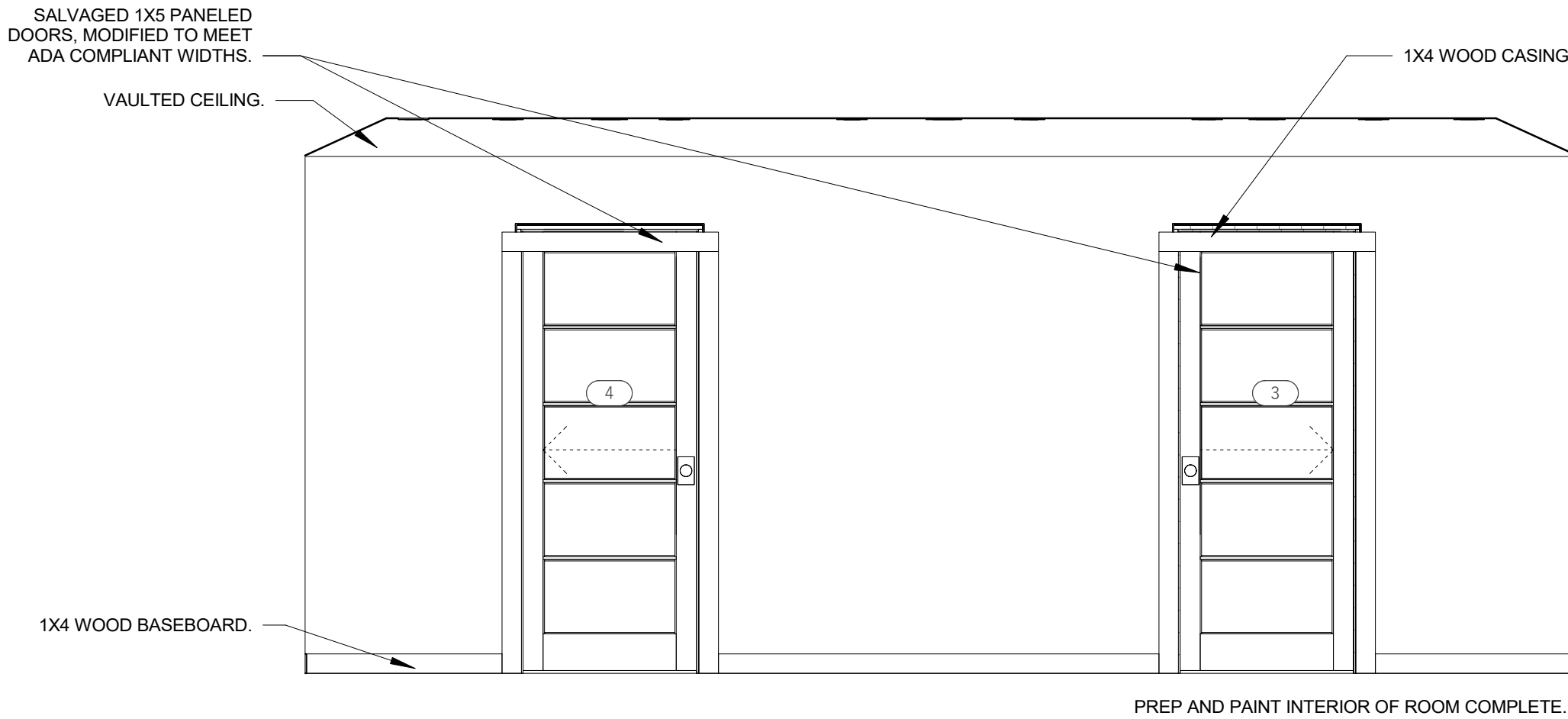
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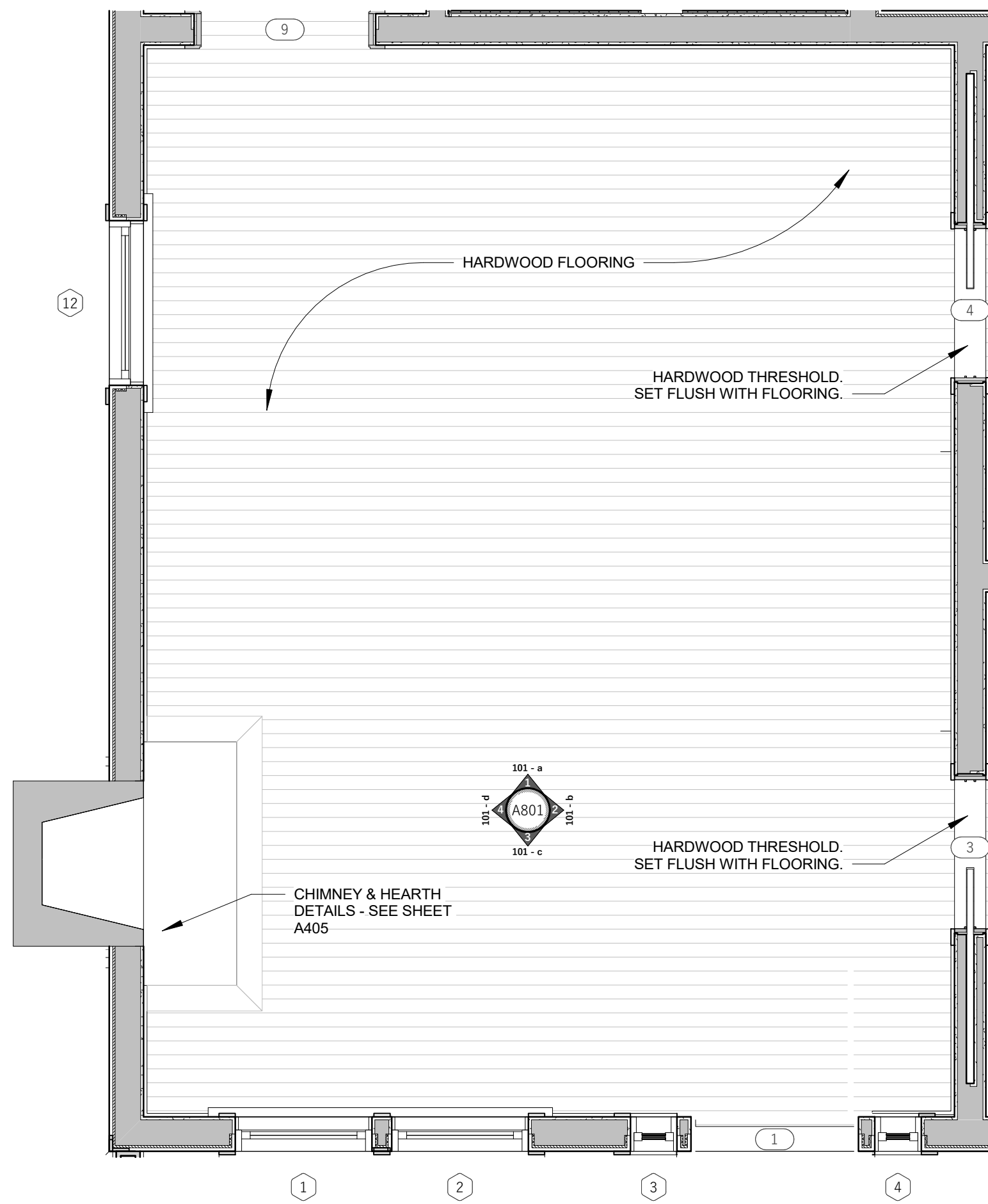
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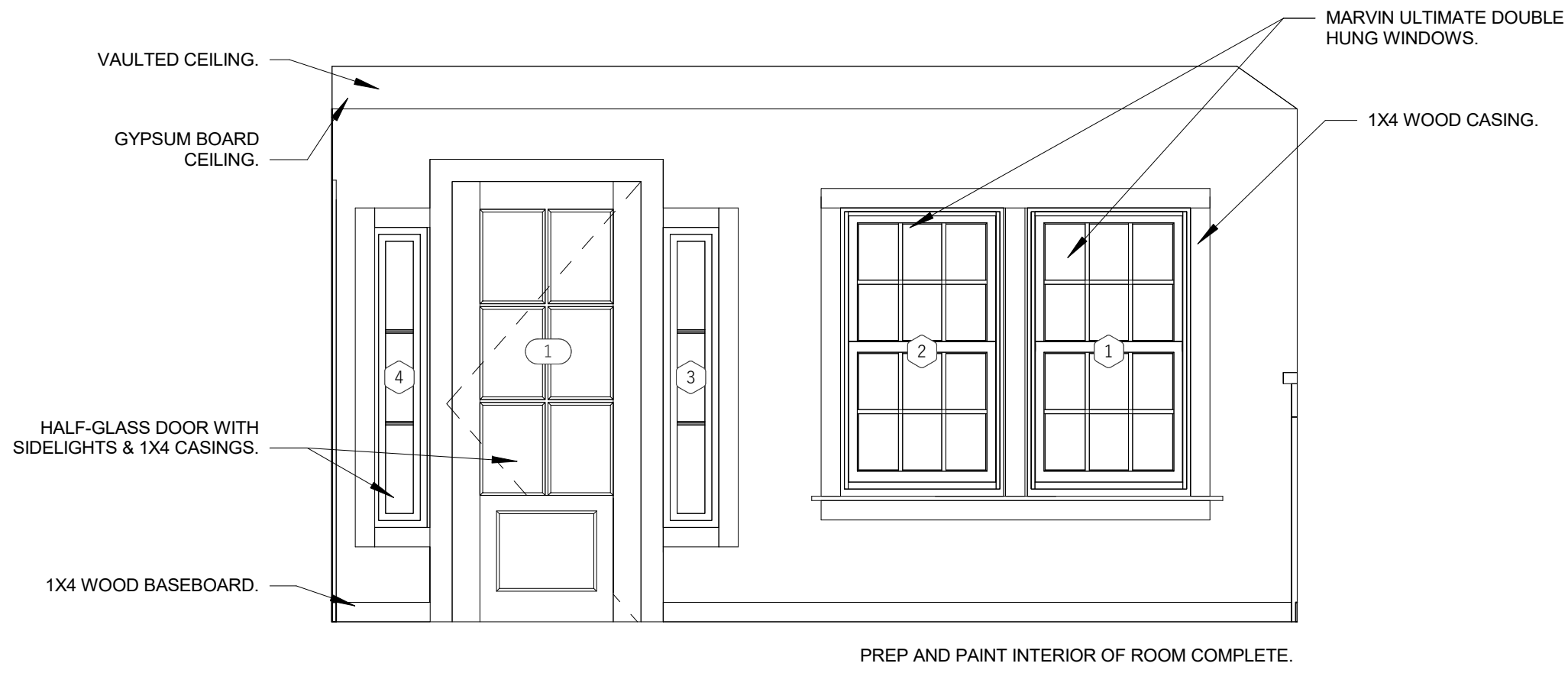
1 101 - a
1/2" = 1'-0"



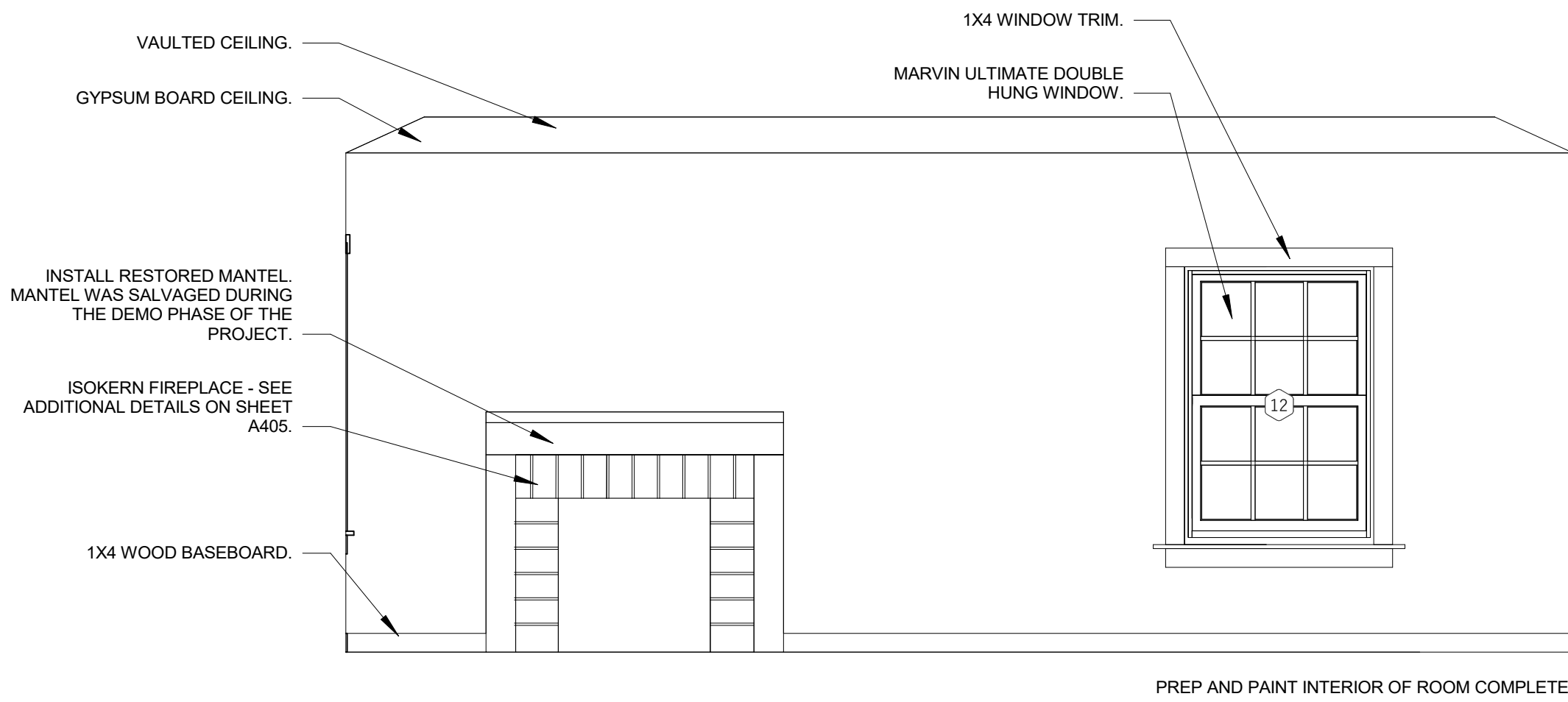
2 101 - b
1/2" = 1'-0"



5 01 - 1ST FLR PLAN - GALLERY
1/2" = 1'-0"



3 101 - c
1/2" = 1'-0"



4 101 - d
1/2" = 1'-0"

GENERAL INTERIOR TRIM NOTES- APPLICABLE TO ALL ROOMS

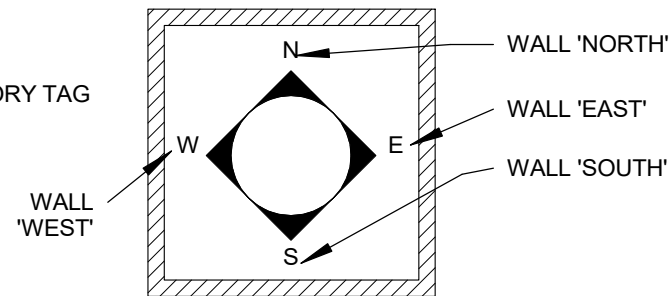
- CONTRACTOR TO ENSURE THAT ALL MILLWORK AND TRIM IS FLUSH, CLEAN, AND FREE OF DUST AND DEFECTS PRIOR TO THE APPLICATION OF PAINT COATINGS.
- MILLWORK/TRIM SHALL BE LAMINATED AND FORMED, PRESHAPED, OR MACHINED TO THE DIMENSION/RADIUS AND FABRICATED IN THE LONGEST PRACTICAL LENGTHS TO MINIMIZE INSTALLER JOINTS.
- ALL MILLWORK AND TRIM SHALL BE MINIMUM CUSTOM GRADE AND CLEAR OF KNOTS, DEFECTS, AND BLEMISHES. UNLESS NOTED OTHERWISE, MILLWORK AND TRIM IS INTENDED FOR OPAQUE FINISH.
- MILLWORK SHALL BE PRIME COATED ALL SIDES PRIOR TO REACHING THE JOBSITE. ONCE INSTALLED, THE MILLWORK SHOULD BE COATED WITH TWO COATS OF FINISH PAINT. ALL MILLWORK/TRIM SHALL BE SURFACE FOUR SIDES (S4S).
- UNLESS NOTED OTHERWISE, INTERIOR MILLWORK/TRIM SHALL BE MAPLE WOOD. LUMBER SHALL BE AT A MINIMUM PRIME COATED PRIOR TO REACHING THE JOBSITE. ALL MILLWORK/TRIM SHALL BE SURFACE FOUR SIDES (S4S).
 - SPECIES AND GRADE:
 - MAPLE
 - PATTERN: OVERALL DIMENSIONS AND PATTERN AS SPECIFIED IN DRAWINGS.
- PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR SURFACES.
- REINFORCE TRIM AT MITER JOINTS USING POCKET HOLE JOINERY. DRILL POCKET HOLES ON THE INSIDE FACE OF EACH MITERED PIECE, NEAR THE EDGE, AND THEN SCREW THE PIECES TOGETHER WITH POCKET SCREWS. SCREWS ARE INTENDED TO BE HIDDEN WITHIN THE JOINT.
- DO NOT USE FINGER-JOINTED WOOD.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING STRUCTURAL MEMBERS, GROUNDS, IN WALL BLOCKING, BACKING, FURRING, BRACKETS, OR OTHER ANCHORAGE REQUIRED FOR ARCHITECTURAL WOODWORK INSTALLATION THAT BECOMES AN INTEGRAL PART OF WALLS, FLOORS, OR CEILINGS TO WHICH ARCHITECTURAL WOODWORK, SUCH AS APPLIED SURFACING, STANDING AND RUNNING TRIM, WALL MOUNTED SHELF STANDARDS AND DOOR/WINDOW FRAMES SHALL BE INSTALLED.
- WALL, CEILING, AND/OR OPENING VARIATIONS IN EXCESS OF 1/4" OR FLOORS IN EXCESS OF 1/2" IN 144" OF BEING PLUMB, LEVEL, FLAT, STRAIGHT, SQUARE, OR OF THE CORRECT SIZE ARE NOT ACCEPTABLE FOR THE INSTALLATION OF ARCHITECTURAL WOODWORK, NOR IS IT THE RESPONSIBILITY OF THE INSTALLER TO SCRIBE OR FIT TO TOLERANCES IN EXCESS OF SUCH.
- CONTRACTOR SHALL VERIFY THAT INSTALLATION SITE IS PROPERLY VENTILATED, PROTECTED FROM DIRECT SUNLIGHT, EXCESSIVE HEAT AND/OR MOISTURE, AND THAT THE HVAC SYSTEM IS FUNCTIONING AND MAINTAINING THE APPROPRIATE RELATIVE HUMIDITY AND TEMPERATURE.
- CONTRACTOR SHALL VERIFY THAT THE REQUIRED PRIMING OF WOODWORK HAS BEEN COMPLETED BEFORE WOODWORK IS INSTALLED.
- CONTRACTOR SHALL VERIFY THAT THE WOODWORK HAS BEEN ACCLIMATED TO THE FIELD CONDITIONS FOR A MINIMUM OF 72 HOURS BEFORE INSTALLATION IS COMMENCED.
- WOODWORK SPECIFICALLY BUILT OR ASSEMBLED IN SEQUENCE FOR MATCH OF COLOR AND GRAIN SHALL BE INSTALLED TO MAINTAIN THAT SAME SEQUENCE.
- WOODWORK SHALL BE SECURELY FASTENED AND TIGHTLY FITTED WITH FLUSH JOINTS, AND; JOINERY SHALL BE CONSISTENT THROUGHOUT THE PROJECT; OF MAXIMUM AVAILABLE AND/OR PRACTICAL LENGTHS; TRIMMED EQUALLY FROM BOTH SIDES WHEN FITTED FOR WIDTH; SPLINED OR DOWELED WHEN MITERS ARE OVER 4" LONG; PROFILED OR SELF MITERED WHEN TRIM ENDS ARE EXPOSED; MITERED AT OUTSIDE CORNERS; MITERED FOR S4S AT INSIDE CORNERS; PROFILED TRIM COPEL AT INSIDE CORNERS; INSTALLED PLUMB, LEVEL, SQUARE, AND FLAT WITHIN 1/8" IN 96"; INSTALLED FREE OF WARP, TWISTING, CUPPING, AND/OR BOWING THAT CANNOT BE HELD TRUE; SMOOTH AND SANDED WITHOUT CROSS SCRATCHES; AND SCRIBED AT FLAT AND SHAPED SURFACES.
- FASTENING AND FASTENERS SHALL: INCLUDE THE USE OF CONSTRUCTION ADHESIVE, FINISH NAILS, TRIM SCREWS, PINS AND/OR STAPLES, EXCEPT STAPLES WITH A CROWN EXCEEDING 3/16" ARE NOT PERMITTED; NOT PERMIT THE USE OF DRYWALL OR BUGLE HEAD SCREWS; REQUIRE EXPOSED FASTENERS TO BE COUNTERSUNK; REQUIRE EXPOSED FASTENERS TO BE SET IN QUIRKS AND RELIEFS WHERE POSSIBLE; REQUIRE EXPOSED FASTENERS TO BE INCONSPICUOUS WHEN VIEWED AT 24"; NOT PERMIT EXPOSED FASTENING THROUGH DECORATIVE LAMINATE; REQUIRE ALLOWABLE FASTENER HOLES, WHEN: PREFINISHED MATERIALS TO BE FILLED BY THE INSTALLER WITH MATCHING FILLER BY THE MANUFACTURER, UNFINISHED MATERIALS TO BE FILLED BY THE PAINT CONTRACTOR OR OTHERS. FILLER TO BE USED FOR HOLES UP TO 1/4" IN DIAMETER; PLUGS TO BE USED FOR ANY HOLES LARGER THAN 1/4" IN DIAMETER.
 - ANY FASTENERS USED AT PRESSURE TREATED MATERIALS MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED
 - WOOD FILLER / PATCHING COMPOUND: TWO-PART, EPOXY RESIN PATCHING SYSTEM; KNIFE-GRADE FORMULATION AS RECOMMENDED BY THE MANUFACTURER FOR TYPE OF WOOD REPAIR INDICATED; TOOLING TIME REQUIRED FOR THE DETAIL OF WORK, AND SITE CONDITIONS. COMPOUND SHALL BE DESIGNED FOR FILLING VOIDS IN DAMAGED WOOD MATERIALS THAT HAVE DETERIORATED DUE TO WEATHERING AND DECAY. COMPOUND SHALL BE CAPABLE OF FILLING DEEP HOLES AND SPREADING TO FEATHER EDGE.
 - PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
 - WEST SYSTEMS INC. WEST SYSTEM
 - AN APPROVED EQUAL
 - USE A BISPHENOL A BASED LOW VISCOSITY LIQUID EPOXY RESIN WITH APPROPRIATE HARDENER THAT CURES TO A HIGH STRENGTH PLASTIC SOLID UNDER ROOM TEMPERATURES.
 - EPOXY TO HARDENER RATIO SHALL NOT EXCEED 5:1.
 - PRODUCT SHALL BE SPECIFICALLY DESIGNED TO BOND WITH HISTORIC WOOD FIBER AND MUST BE ABLE TO BE SANDED AND SHAPED WHEN CURED.
- GLUE AND FILLER RESIDUE IS NOT PERMITTED ON EXPOSED FACES.
- EQUIPMENT CUTOUTS, INCLUDING ELECTRICAL AND PLUMBING, SHALL BE CUT OUT BY THE INSTALLER, PROVIDED TEMPLATES ARE FURNISHED PRIOR TO INSTALLATION, AND SHALL BE NEATLY CUT AND PROPERLY SIZED TO BE COVERED BY STANDARD COVER PLATES OR ROSETTES AND CUTOUTS IN HPDL SHALL HAVE RADIUS INSIDE CORNERS.
- HARDWARE SHALL BE: INSTALLED NEATLY WITHOUT TEAR OUT OF SURROUNDING STOCK; INSTALLED PER MANUFACTURER'S INSTRUCTIONS; INSTALLED USING FURNISHED FASTENERS AND FASTENERS' PROVISIONS; AND ADJUSTED FOR SMOOTH OPERATION, WITHIN LIMITS OF THE SPECIFIED HARDWARE.
- AREAS OF INSTALLATION SHALL BE LEFT BROOM CLEAN. DEBRIS SHALL BE REMOVED AND DUMPED IN CONTAINERS PROVIDED BY THE CONTRACTOR. ITEMS INSTALLED SHALL BE CLEANED OF PENCIL OR INK MARKS.
- FIRST CLASS WORKMANSHIP IS REQUIRED IN COMPLIANCE WITH THESE STANDARDS.
- COMPLIANCE TOLERANCES FOR MILLWORK AND TRIM SHALL BE IN COMPLIANCE WITH AMERICAN WOODWORKERS INSTITUTE (AWI).

LEGEND

1 WALL TYPE, SEE LEGEND ON SHEET A002

XX TOILET ACCESSORY TAG

WALL ELEVATION DESIGNATIONS:



MEADORS

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SARAH RILEY HOOKS
COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

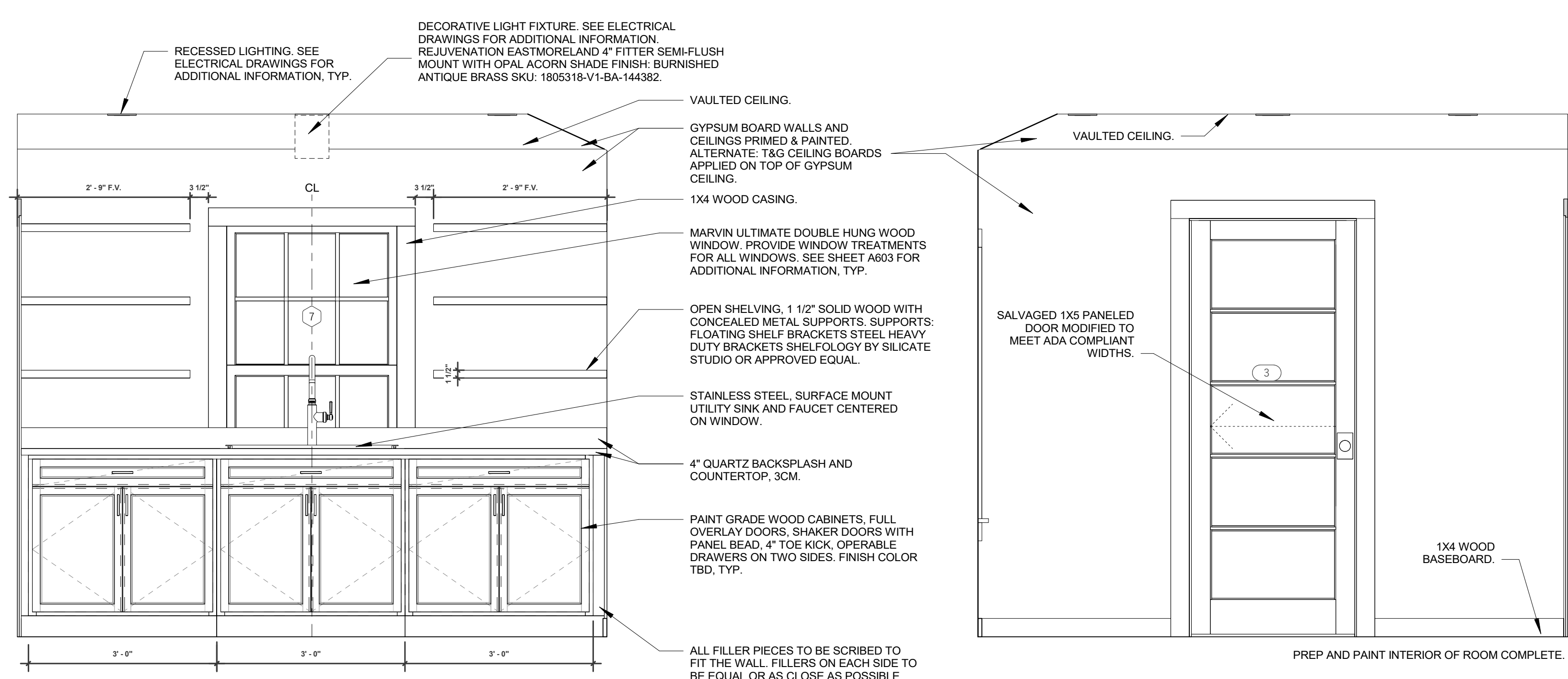
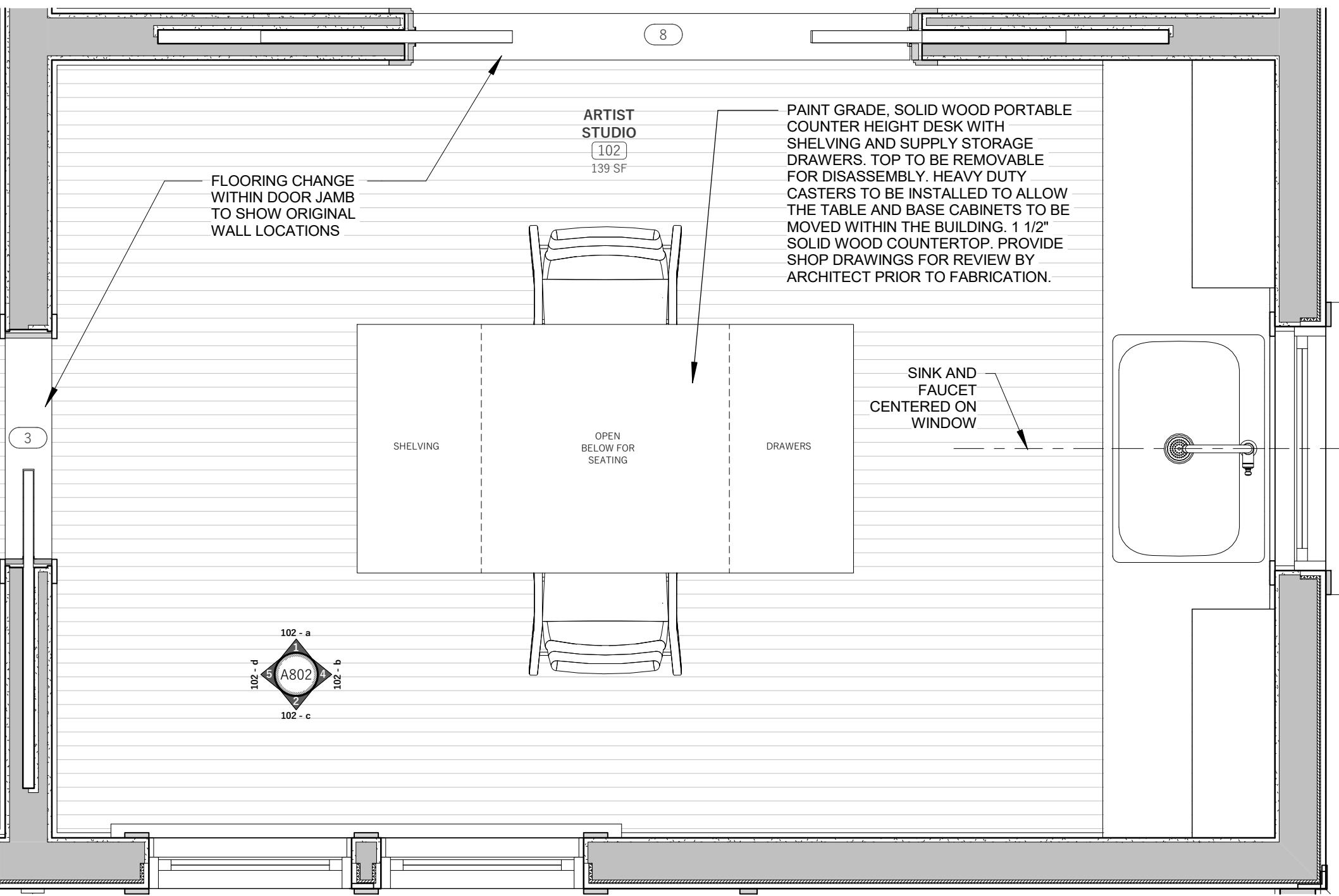
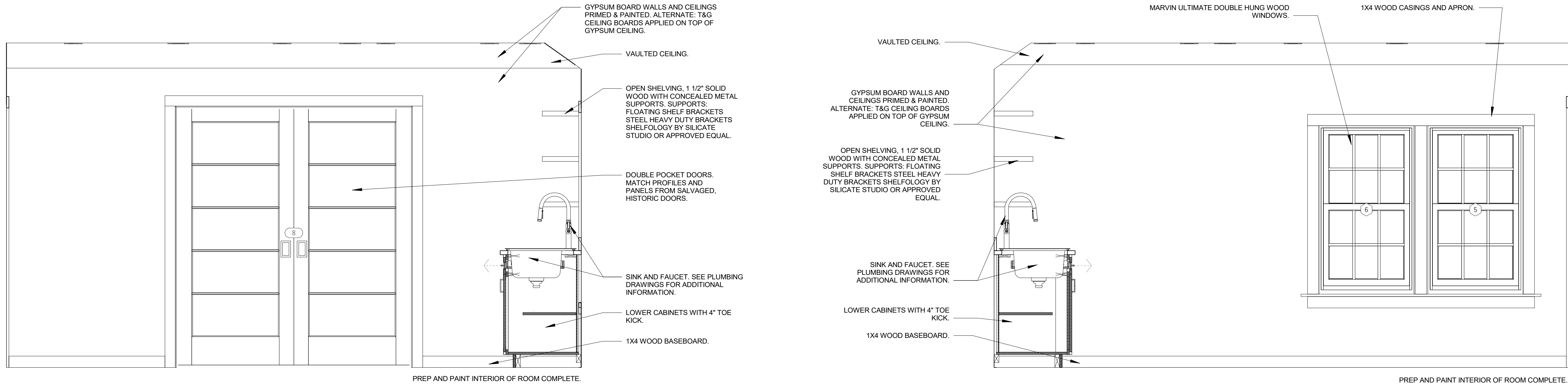
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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INTERIOR
ELEVATIONS -
GALLERY

A801



GENERAL ARTIST STUDIO NOTES

1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING EXCEPT FOR EXISTING WALLS WHERE DIMENSIONS ARE TO FACE OF FINISH.
3. REFER TO FLOOR PLANS & ELEVATIONS FOR OTHER INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A900 FOR FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL CABINETS, SHELVING, FINISHES, AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
7. CABINET DOORS TO BE A SHAKER WITH BEAD.

NEW CONSTRUCTION NOTES

- 1 RESTORE SALVAGED DOORS. MODIFY AS REQUIRED TO MEET ADA DIMENSIONAL REQUIREMENTS. INSTALL NEW WINDOWS. REFER TO WINDOW AND DOOR SCHEDULES.
- 2 NEW PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE EQUIPMENT FIXTURES. SEE ENGINEERING DRAWINGS.
- 3 NEW CABINETS AND COUNTERTOPS. SEE ENLARGED ARTIST STUDIO PLANS AND ELEVATIONS. PROVIDE FRAMING AND BLOCKING AS REQUIRED. MODIFY TRIM UNDER WINDOW STOOL TO FIT STONE BACKSPLASH HEIGHT.
- 4 PAINT INTERIOR COMPLETE.
- 5 INSTALL NEW WOOD FLOOR. MATCH ORIGINAL BOARD THICKNESS AND MATERIAL. SATIN FINISH. STAIN COLOR TBD BY OWNER AND ARCHITECT.
- 6 INSTALL NEW TRIM. MATCH PROFILE OF ORIGINAL TRIM.
- 7 INSTALL NEW ACCESSORIES AS SPECIFIED IN DRAWINGS AND SPECIFICATIONS.

KITCHEN DECORATIVE LIGHT SELECTIONS

* REFERENCE ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CLT	CEILING LIGHT	REJUVENATION	EASTMORELAND 1805318-V1-BA-144382	4" SEMI-FLUSH CEILING LIGHT WITH OPAL ACORN SHADE, FINISH: ANTIQUE BRASS	1

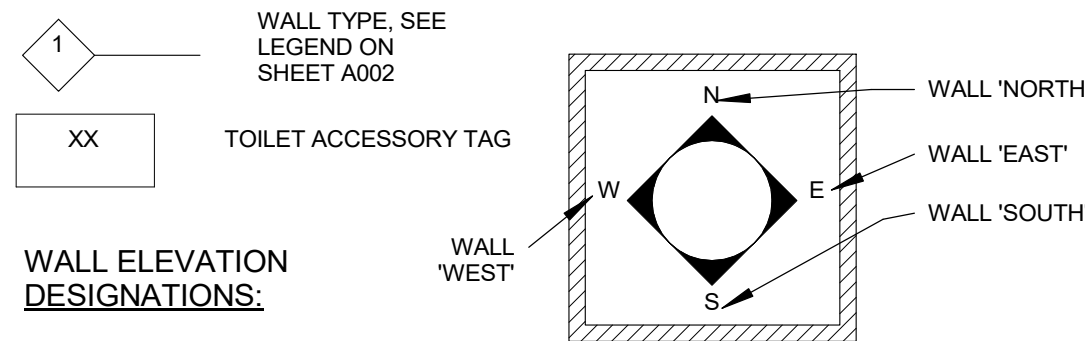
KITCHEN HARDWARE SELECTIONS

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CP	CABINET PULL	REJUVENATION	#6076722	6" KENNEDY DRAWER PULL, FINISH: TBD	9

KITCHEN COUNTERTOPS

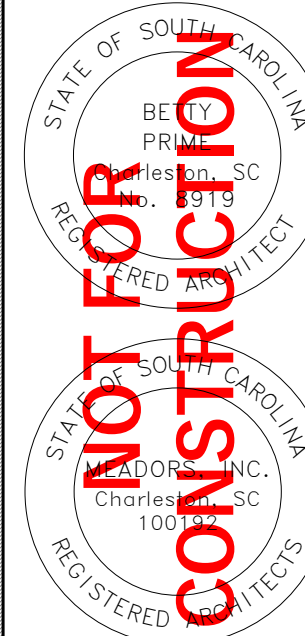
TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
CT	COUNTERTOP	MSI SURFACES	QSL-SHAGRY-3CM	COLOR: SHADOW GRAY, 3 CM	1

LEGEND



MEADORS
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COTTAGE PROJECT

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Bluffton, SC 29910

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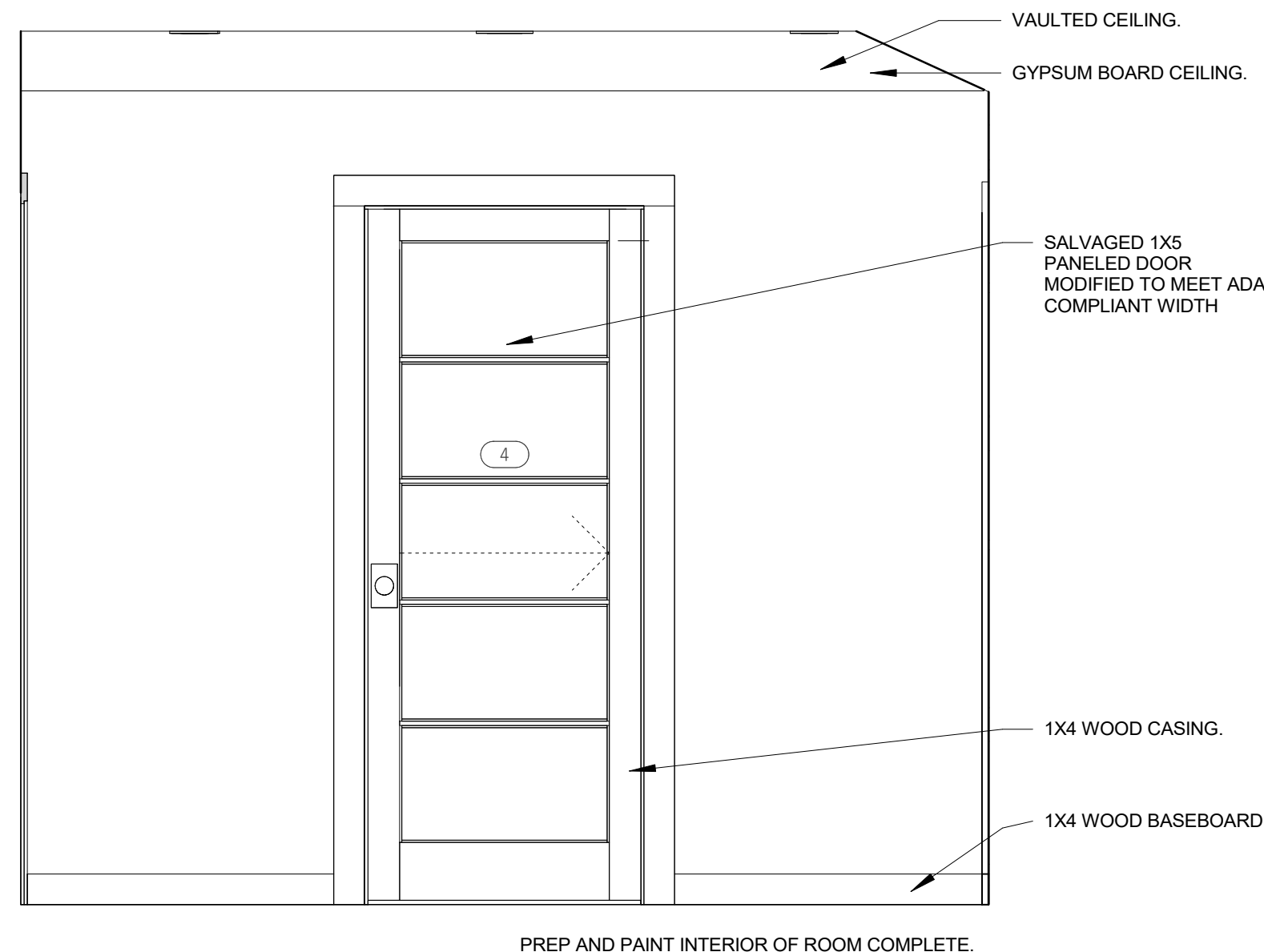
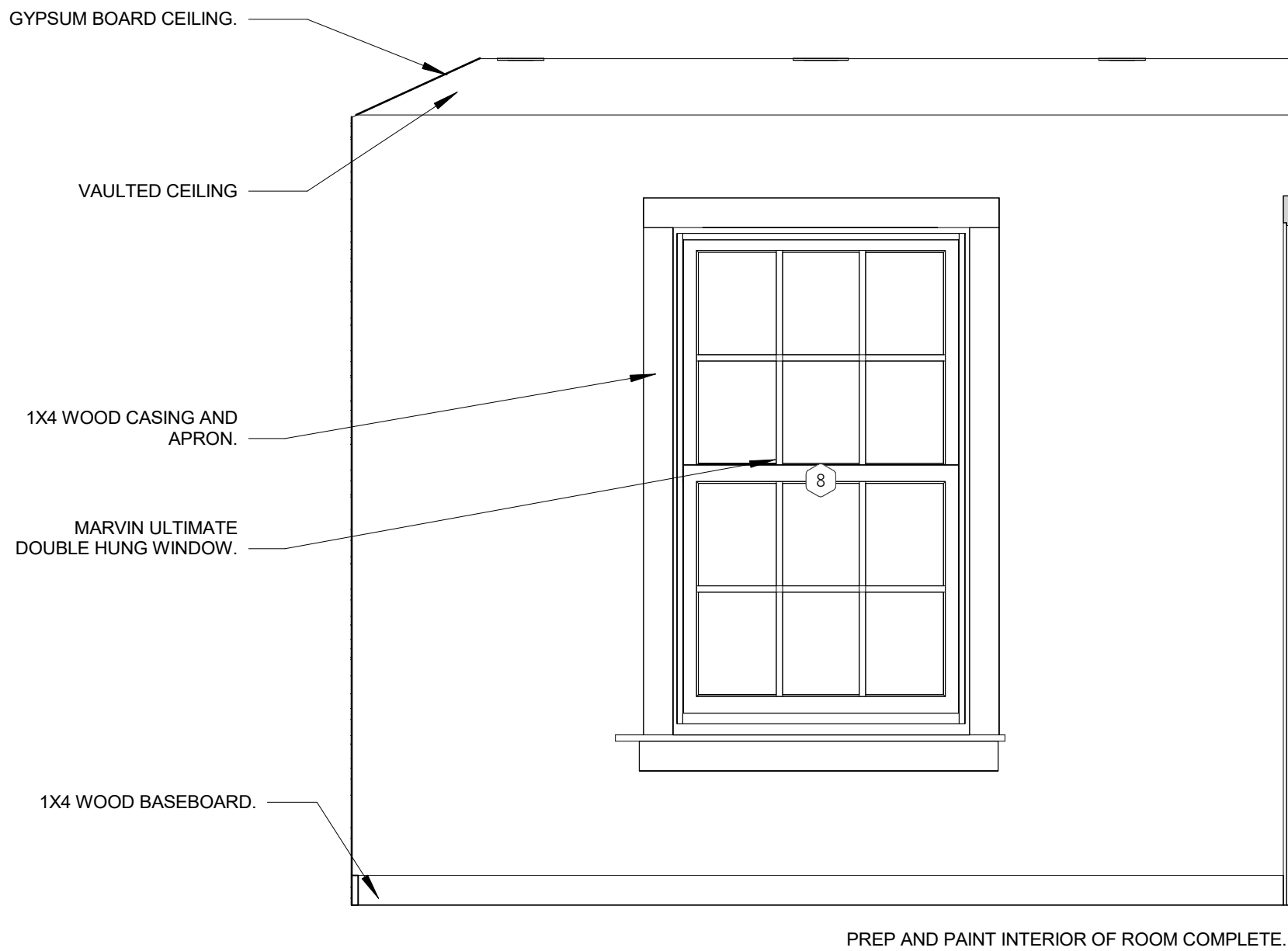
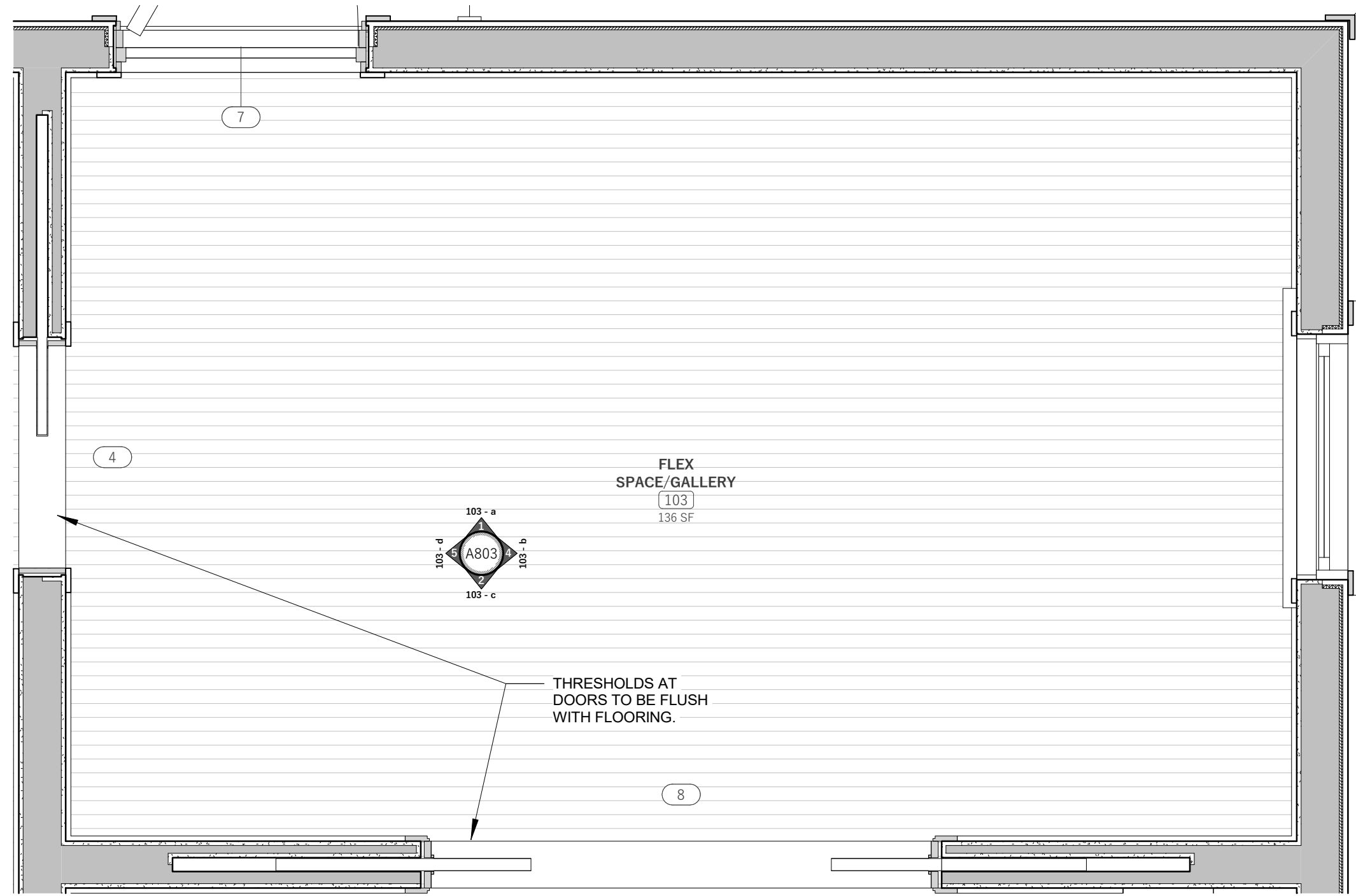
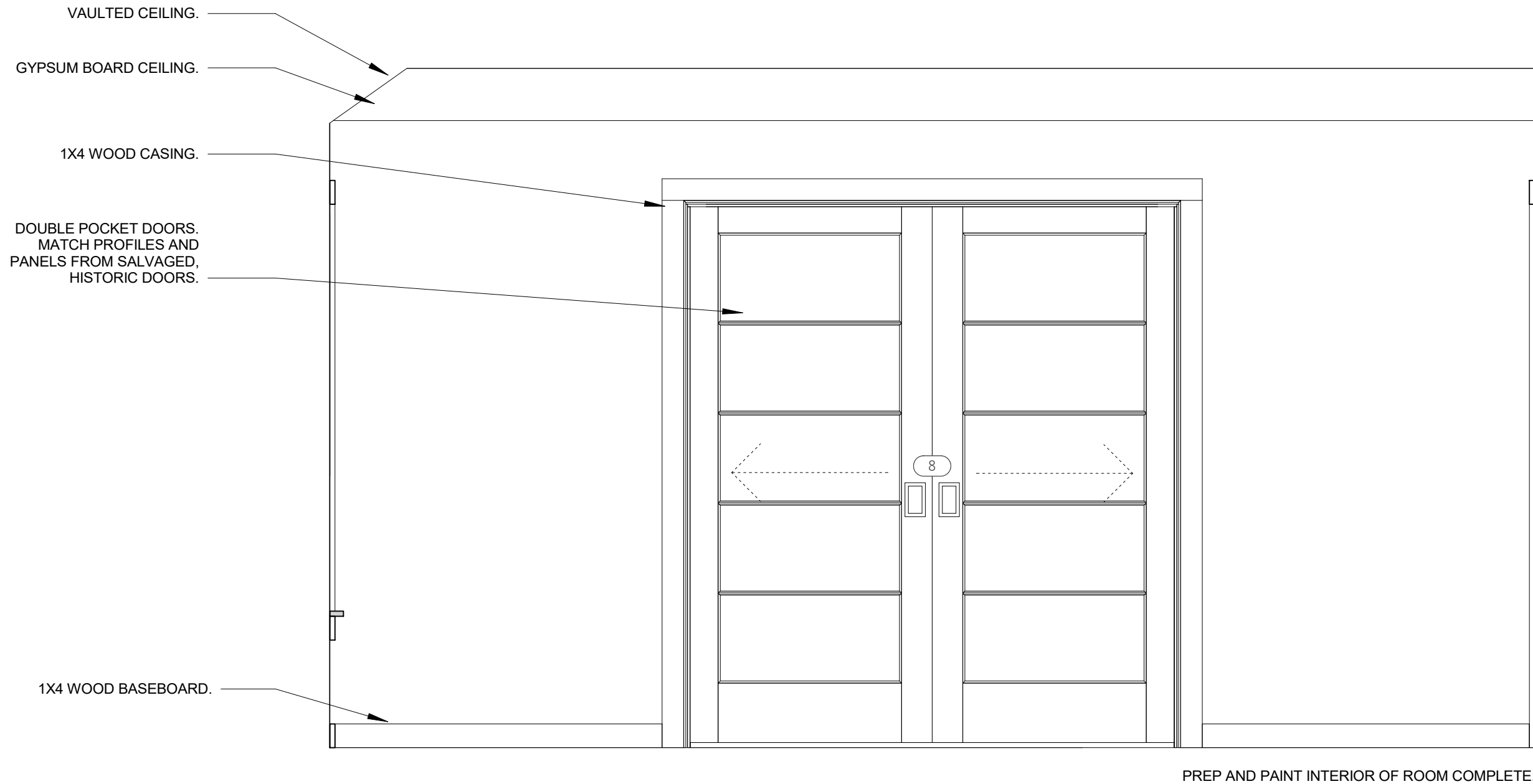
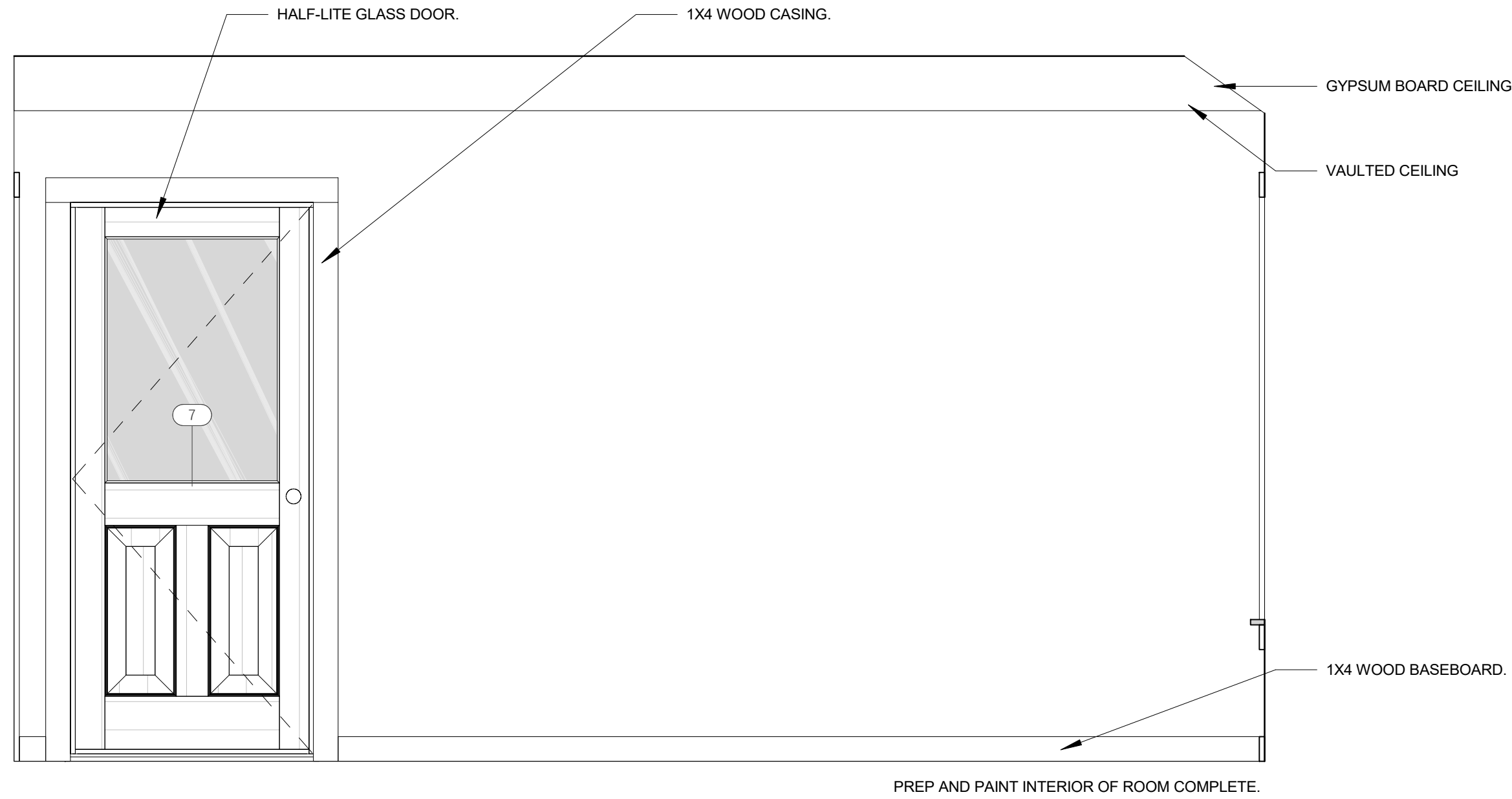
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

#	DATE	NOTES
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INTERIOR
ELEVATIONS -
ARTIST STUDIO

A802



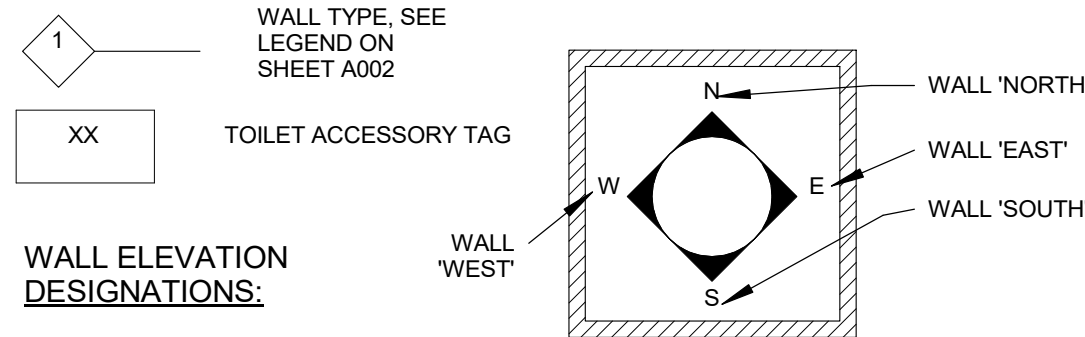
GENERAL ARTIST STUDIO NOTES

1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING EXCEPT FOR EXISTING WALLS WHERE DIMENSIONS ARE TO FACE OF FINISH.
3. REFER TO FLOOR PLANS & ELEVATIONS FOR OTHER INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A900 FOR FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL CABINETS, SHELVING, FINISHES, AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

NEW CONSTRUCTION NOTES

1. RESTORE SALVAGED DOORS. MODIFY AS REQUIRED TO MEET ADA DIMENSIONAL REQUIREMENTS. INSTALL NEW WINDOWS. REFER TO WINDOW AND DOOR SCHEDULES.
2. NEW PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE EQUIPMENT FIXTURES. SEE ENGINEERING DRAWINGS.
3. PAINT INTERIOR COMPLETE.
4. INSTALL NEW WOOD FLOOR. MATCH ORIGINAL BOARD THICKNESS AND MATERIAL. SATIN FINISH. STAIN COLOR TBD BY OWNER AND ARCHITECT.
5. INSTALL NEW TRIM. MATCH PROFILE OF ORIGINAL TRIM.
6. INSTALL NEW ACCESSORIES AS SPECIFIED IN DRAWINGS AND SPECIFICATIONS.

LEGEND



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SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

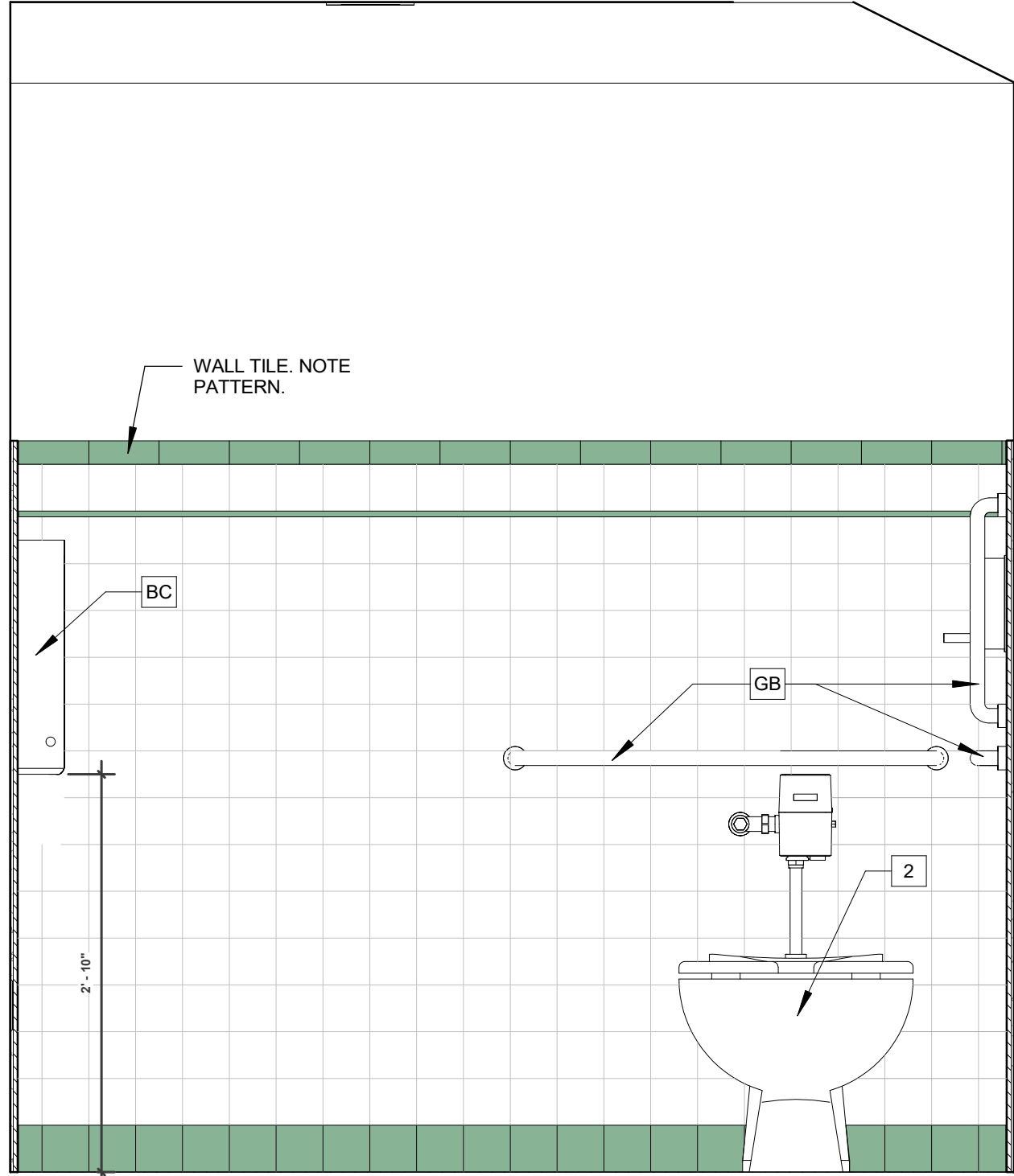
PUBLIC PROJECT SUBMITTAL

PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

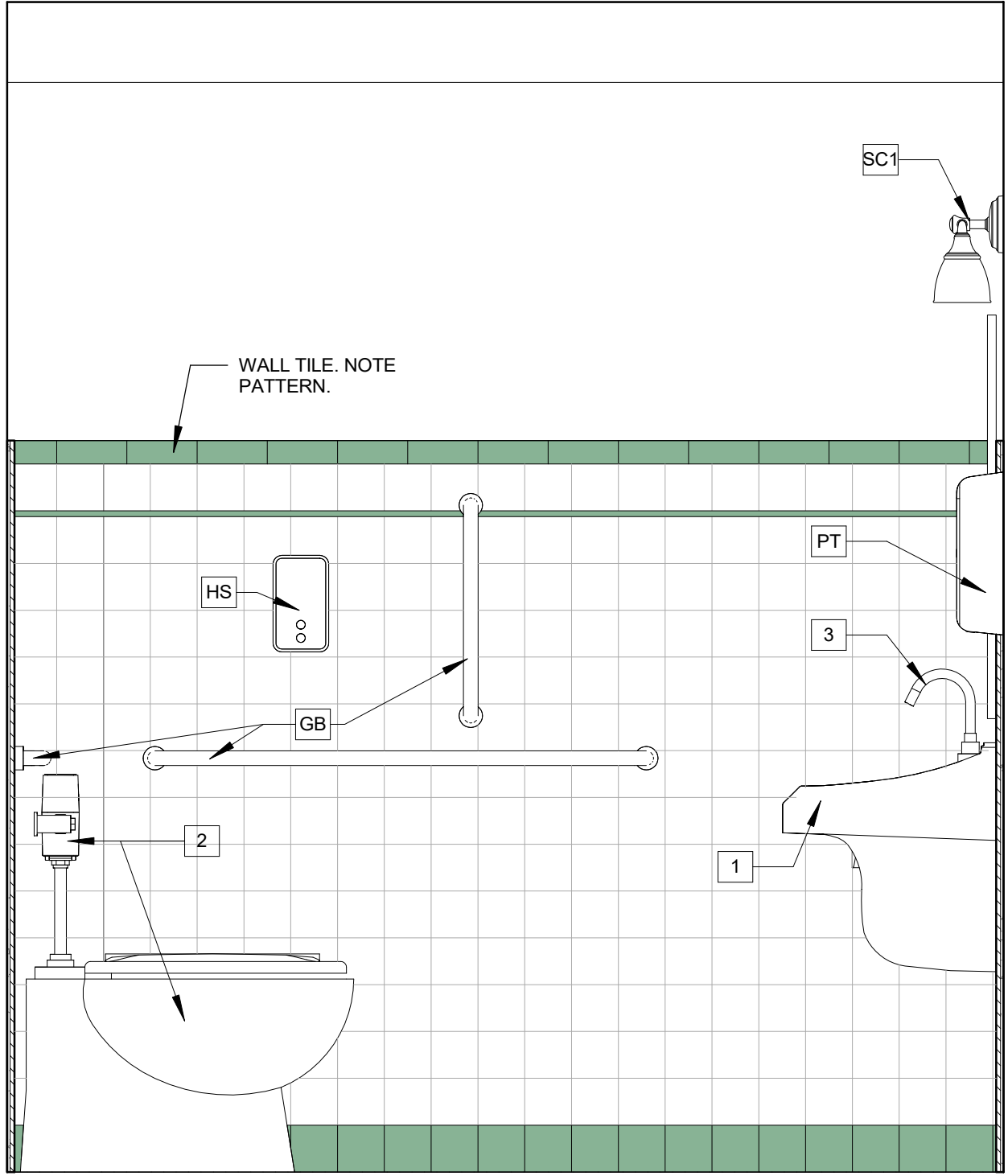
REVISIONS		
#	DATE	NOTES

INTERIOR ELEVATIONS - GALLERY/FLEX SPACE
A803

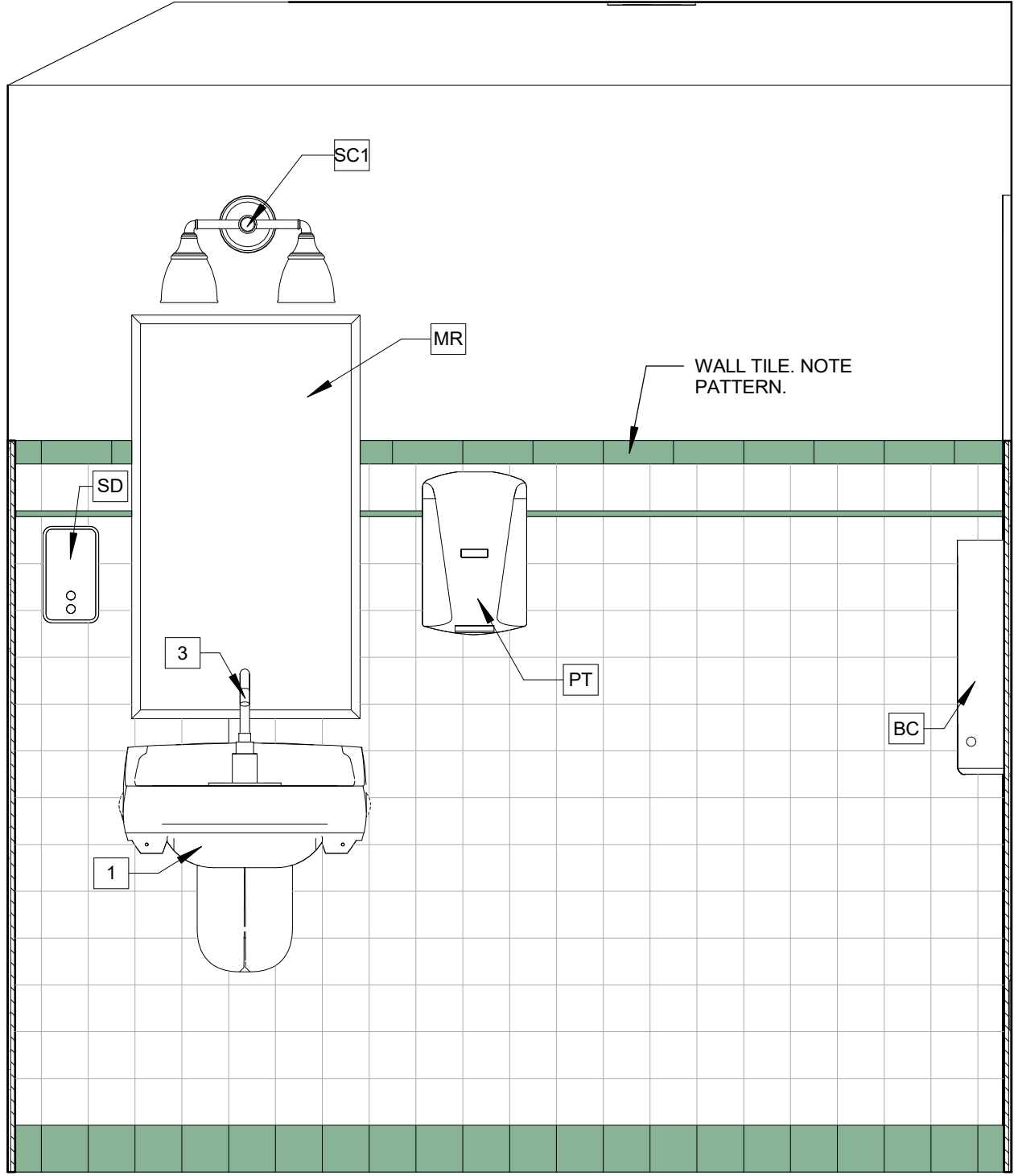
NOTE: REFERENCE RCP ON SHEET AE101 FOR LIGHTING LAYOUT, ELECTRICAL AND PLUMBING ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.



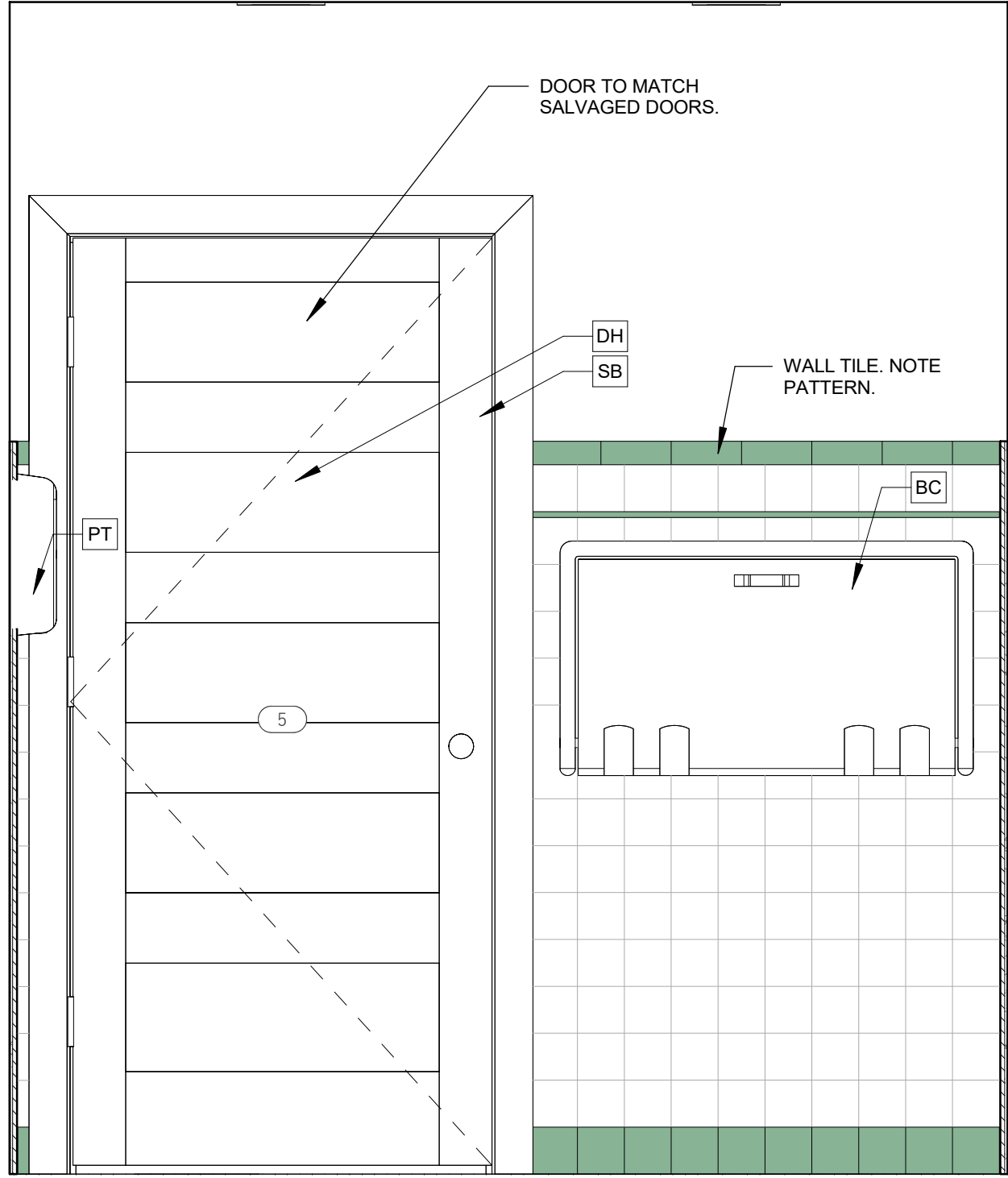
106 - a
1" = 1'-0"



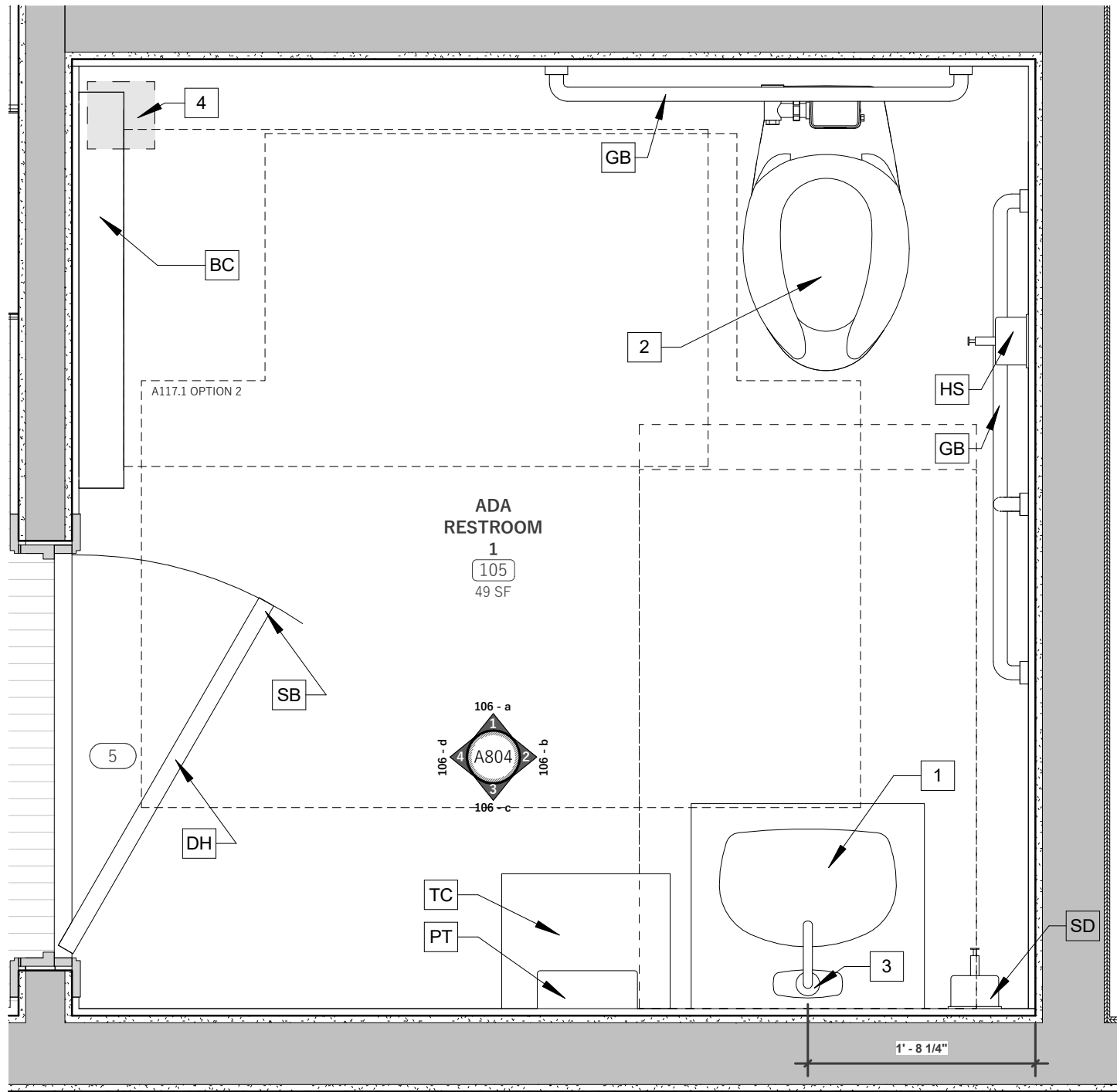
106 - b
1" = 1'-0"



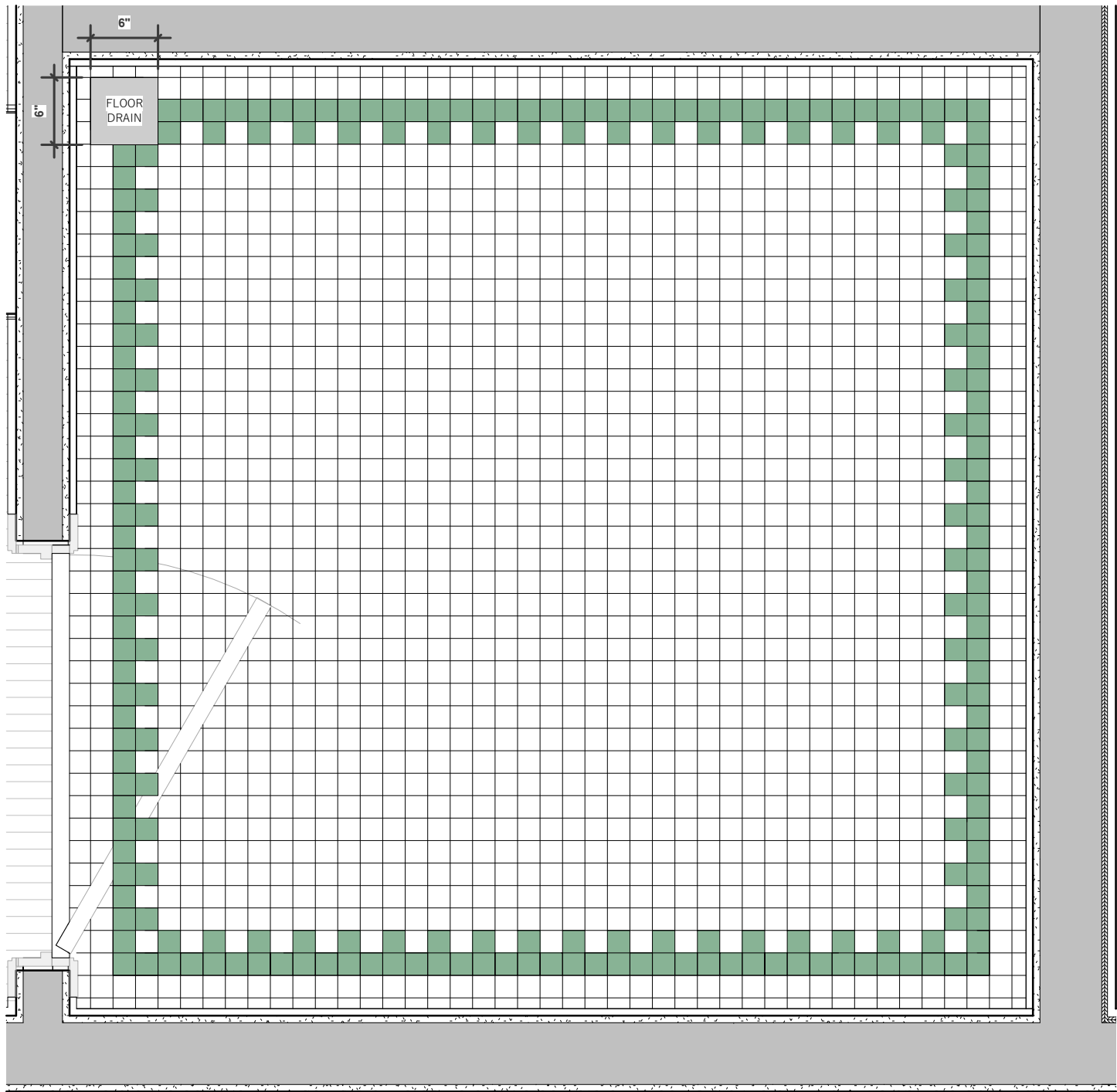
106 - c
1" = 1'-0"



106 - d
1" = 1'-0"

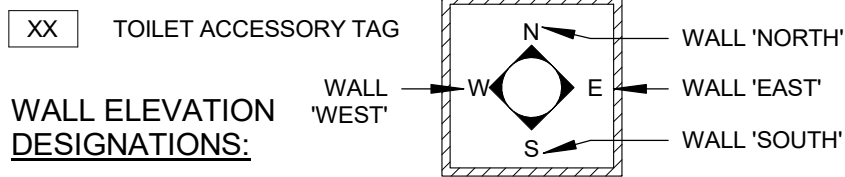


01 - 1ST FLR PLAN - ADA RESTROOM 1
1" = 1'-0"



ADA RESTROOM 1 - FLOOR TILE PATTERN
1" = 1'-0"

LEGEND



GENERAL RESTROOM NOTES

1. MOUNTING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. PLAN DIMENSIONS ARE TO FACE OF FRAMING.
3. REFER TO FLOOR PLANS, ELEVATIONS, AND SCHEDULES FOR TOILET AREA INFORMATION OR EXTENT OF ACCESSORIES NOT SHOWN ON THESE DRAWINGS.
4. SEE SHEET A900 FOR ROOM FINISH SCHEDULE.
5. PROVIDE BLOCKING AS REQUIRED TO INSTALL FINISHES AND ACCESSORIES. ALL ACCESSORIES TO HAVE BLOCKING AT POINTS OF ATTACHMENT.
6. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
7. INTERIOR AND EXTERIOR DOORS TO RESTROOM TO BE INSTALLED WITH ADA COMPLIANT THRESHOLDS.
8. PAINT INTERIOR COMPLETE.

TOILET ACCESSORY SCHEDULE

TAG	COUNT	DESCRIPTION	MANUF.	MODEL NO.	NOTES
MR	1	MIRROR	BOBRICK	B-2908, 1836	18" X 36", WELDED FRAME, TEMPERED GLASS
TD	1	TOILET PAPER DISPENSER	CINTAS		DISPENSER TO HOLD LARGE COMMERCIAL ROLL, PROVIDED BY OWNER
SD	1	SOAP DISPENSER	CINTAS		AUTOMATIC, PROVIDED BY OWNER
HS	1	HAND SANITIZER	CINTAS		AUTOMATIC, PROVIDED BY OWNER
PT	1	PAPER TOWEL DISPENSER	CINTAS		AUTOMATIC, PROVIDED BY OWNER
TC	1	TRASH CAN	CINTAS		WALL HUNG, PROVIDED BY OWNER
GB	3	GRAB BARS	WWW.GRABBARSPECIALISTS.COM	1-A5-GBS-1-14-SS-MIRROR-FINISH	1-1/4" DIAMETER STRAIGHT STAINLESS STEEL GRAB BARS HIGH POLISH MIRROR FINISH, 18", 36", 42"
BC	1	BABY CHANGING STATION	KOALA KARE	KB110-SSWM	KOALA KARE WALL MOUNTED HORIZONTAL STAINLESS STEEL BABY CHANGING STATION
DH	1	DOOR HOOK	KOHLER	K-11414-CP	BANCROFT DOUBLE ROBE HOOK, CHROME
SB	1	SLIDE BOLT	BALDWIN	0379	SURFACE BOLT 6", CHROME

RESTROOM DECORATIVE LIGHT SELECTIONS

* REFERENCE ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
SC	SCONCE	SCHOOLHOUSE	SKU: 107420	IRVINE DOUBLE SCONCE 2.25", STRAIGHT BELL SHADE, PAINTED BLACK STRIPE	1

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	COUNT	MODEL NO.	PRODUCT DESCRIPTION
1	LAVATORY	1	SS-3103	SLOAN WALL MOUNTED LAVATORY FIXTURE WITH 4" BACKSPLASH, SINGLE HOLE
1	LAVATORY SHIELD	1	0365059	SLOAN LAVATORY SHIELD, OPTIMA ACCESSORY IN WHITE
3	LAVATORY FAUCET	1	SF-2250	SLOAN SENSOR FAUCET
2	WATER CLOSET	1	ST-2029	SLOAN VITREOUS CHINA FLOOR-MOUNTED ADA WATER CLOSET, ELONGATED
2	WATER CLOSET SEAT	1	1955CT	BEMIS COMMERCIAL HEAVY-DUTY PLASTIC TOILET SEAT
2	FLUSHOMETER	1	3080058	SLOAN REGAL SENSOR WATER CLOSET FLUSHOMETER
4	FLOOR DRAIN	1	ZN415S-VP	ZURN FLOOR DRAIN, HEAVY DUTY, 6 X 6

RESTROOM TILE SCHEDULE

LOCATION	SIZE	MANUFACTURER	MODEL NO.	PRODUCT DESCRIPTION
FLOOR	2" X 2"	DALTILE	WHITE 0100 & GREEN, 0141	SQUARE TILE, COLOR WHEEL CLASSICS WHITE STRAIGHT JOINT, ACCENT TILE GREEN, SEMI-GLOSS FINISH
WALL BASE TILE	4" X 4"	DALTILE	GREEN, 0141	COVE BASE, COLOR WHEEL CLASSICS, COLOR GREEN, SEMI-GLOSS FINISH
WALL	4" X 4"	DALTILE	WHITE, 0100	SQUARE TILE, COLOR WHEEL CLASSICS, COLOR WHITE, SEMI-GLOSS FINISH
WALL PENCIL	1/2"	DALTILE	GREEN, 0141	RECTANGULAR JOLLY, COLOR WHEEL CLASSICS, COLOR GREEN, SEMI GLOSS FINISH
WALL CAP	2" X 6"	DALTILE	GREEN, 0141	RECTANGULAR BULLNOSE, COLOR WHEEL CLASSICS, COLOR GREEN, SEMI-GLOSS FINISH
GROUT	N/A	LATICRETE	N/A	SPECTROLOCK PRO GROUT, COLOR TBD

MEADORS

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SARAH RILEY HOOKS
COTTAGE PROJECT

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Bluffton, SC 29910

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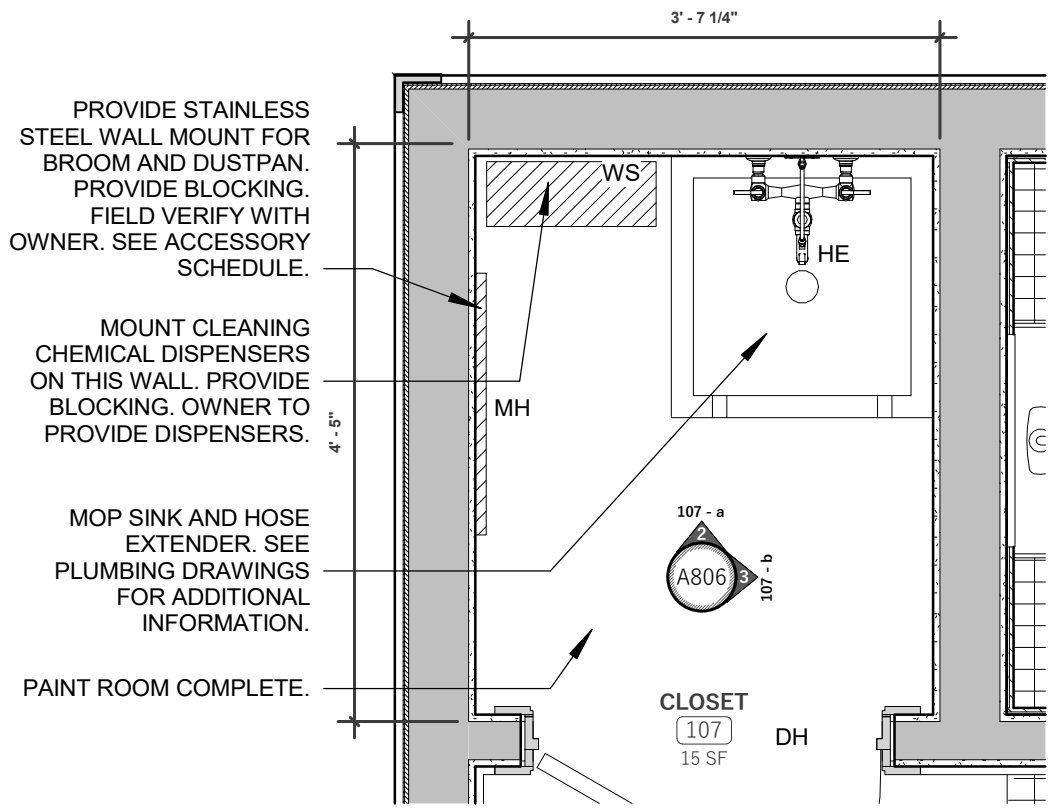
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

REVISIONS

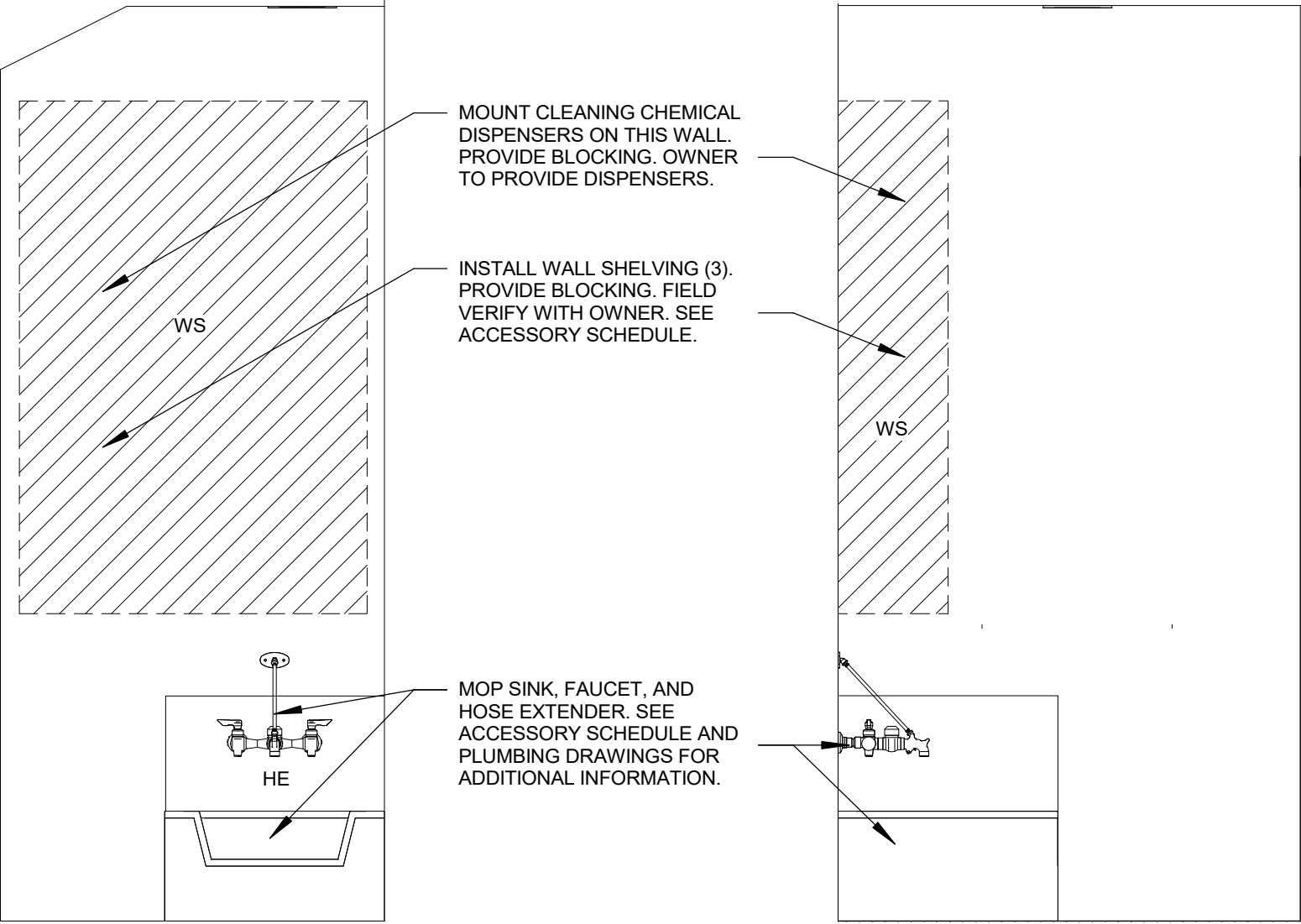
DATE NOTES

INTERIOR
ELEVATIONS -
ADA BATHROOM

1
A804



1 ENLARGED PLAN- CLOSET
3/4" = 1'-0"

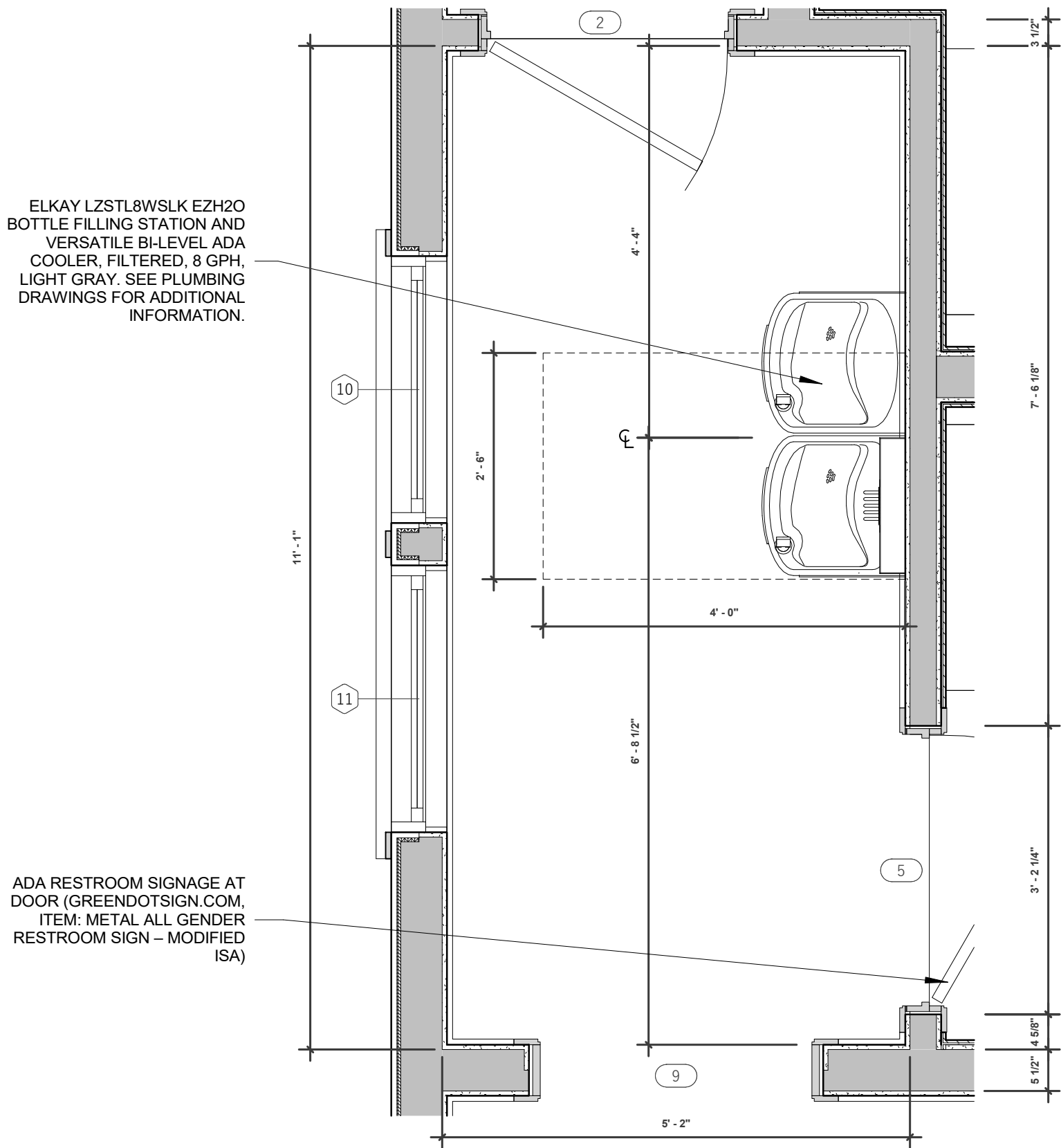


2 107 - a
3/4" = 1'-0"

3 107 - b
3/4" = 1'-0"



PROVIDE HOSE EXTENDER & WALL MOUNT HOLDER. SEE ACCESSORY SCHEDULE AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

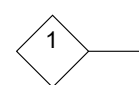


4 ENLARGED PLAN - HALLWAY
3/4" = 1'-0"

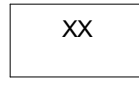
CLOSET ACCESSORY SCHEDULE					
TAG	DESCRIPTION	MANUF.	MODEL NO.	NOTES	COUNT
MH	STANDARD MOP BROOM HOLDER	ULINE	H-2841	STAINLESS STEEL MODEL, NO. OF CLIPS 4, 24 x 3 x 4"	1
HE	FAUCET HOSE EXTENSION & HOLDER	UNSPECIFIED	UNSPECIFIED	HEAVY DUTY, PROVIDE FAUCET HOSE EXTENSION AND HOLDER, STAINLESS STEEL	1
WS	WALL MOUNT SHELVE	ULINE	H-7498	STAINLESS STEEL WALL MOUNT SHELVE, 36 x 12 x 10"	3
DH	DOOR HOOK	KOHLER	K-11414-CP	BANCROFT ROBE HOOK, CHROME	1

CLOSET TILE SCHEDULE				
LOCATION	SIZE	MANUFACTURER	COLOR CODE	PRODUCT DESCRIPTION
FLOOR TILE	4" X 4"	DALTILE	K-2851-RA	SQUARE TILE, COLOR WHEEL CLASSIC, COLOR MATTE CHALKBOARD, MATTE FINISH
WALL BASE TILE	6"	DALTILE	0780	SANITARY BASE COVE, COLOR WHEEL CLASSIC, COLOR MATTE CHALKBOARD, MATTE FINISH
GROUT	N/A	LATICRETE	N/A	SPECTROLOCK PRO GROUT, DARK GRAY, RAVEN

LEGEND

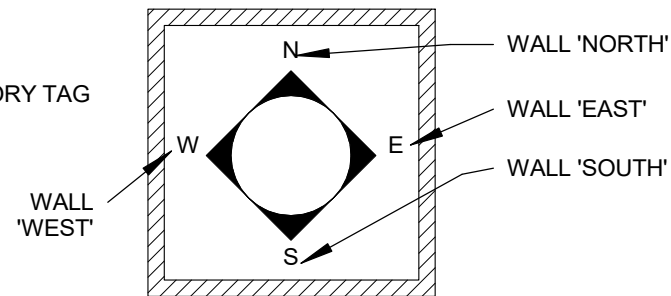


WALL TYPE, SEE LEGEND ON SHEET A002



TOILET ACCESSORY TAG

WALL ELEVATION DESIGNATIONS:



MEADORS



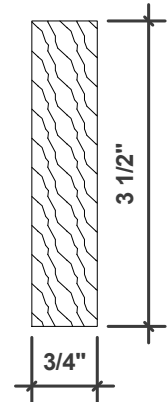
SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL
PROJ. NO. 22-0140
ISSUE DATE: 12/11/2024

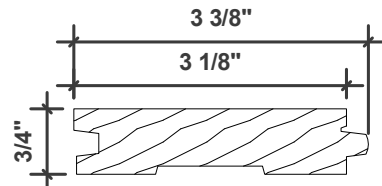
REVISIONS
DATE NOTES

INTERIOR
ELEVATIONS -
HALLWAY AND
CLOSET
A806

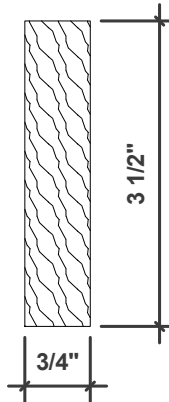
ROOM FINISH SCHEDULE																					
Number	Name	Floor			Walls				Ceilings				Trim						Trim Color	Area (Conditioned)	
		Floor Material	Floor Finish	Flooring Representative	Wall Material	Wall Finish	Wall Paint Color	Wall Comments	Ceiling Material	Ceiling Finish	Ceiling Color	Ceiling Comments	Base		Door Casing		Window Casing				
													Type	Finish	Type	Finish	Type	Finish			
101	GALLERY	Solid Hardwood	Satin	Stain Color TBD	Painted Gypsum	Satin	TBD		Painted Gypsum	Flat	TBD	Vaulted Ceiling	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	284 SF	
102	ARTIST STUDIO	Solid Hardwood	Satin	Stain Color TBD	Painted Gypsum	Satin	TBD		Painted Gypsum	Flat	TBD	Vaulted Ceiling	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	139 SF	
103	FLEX SPACE/GALLERY	Solid Hardwood	Satin	Stain Color TBD	Painted Gypsum	Satin	TBD		Painted Gypsum	Flat	TBD	Vaulted Ceiling	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	136 SF	
104	HALLWAY	Solid Hardwood	Satin	Stain Color TBD	Painted Gypsum	Satin	TBD		Painted Gypsum	Flat	TBD	Vaulted Ceiling	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	56 SF	
105	ADA RESTROOM 1	Tile		See Floor Pattern on Sheet A804	Tile/Painted Gypsum	Satin	TBD	Tile Wall Height - See Sheet A804	Painted Gypsum	Flat	TBD	Vaulted Ceiling	Tile	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	49 SF	
106	ADA RESTROOM 2	Tile		See Floor Pattern on Sheet A805	Tile/Painted Gypsum	Satin	TBD	Tile Wall Height - See Sheet A805	Painted Gypsum	Flat	TBD	Vaulted Ceiling	Tile	Semi-Gloss	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	62 SF	
107	CLOSET	Tile		4 X 4 Tile Centered in Room	Painted Gypsum	Semi-Gloss	TBD		Painted Gypsum	Flat	TBD	Vaulted Ceiling	Tile	Matte	Painted Wood	Semi-Gloss	Painted Wood	Semi-Gloss	TBD	15 SF	



INTERIOR
BASEBOARD B1



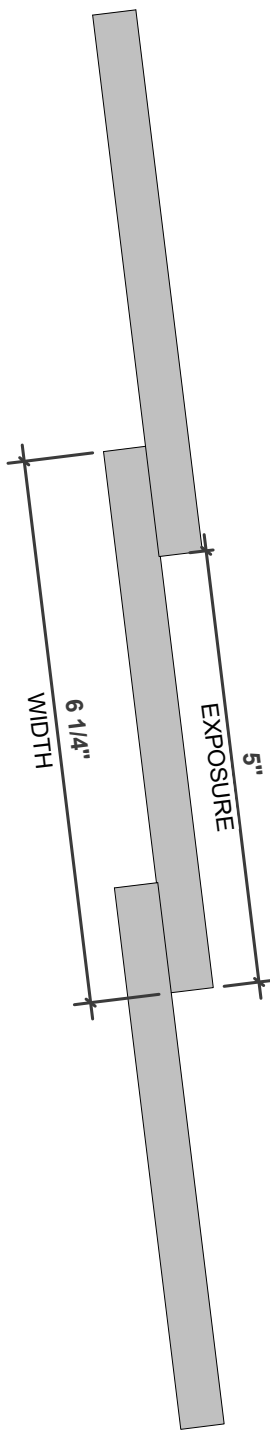
INTERIOR
T&G FLOORING



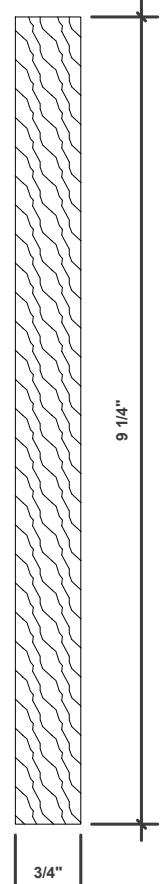
DOOR & WINDOW CASINGS &
APRONS

GENERAL MILLWORK NOTES:

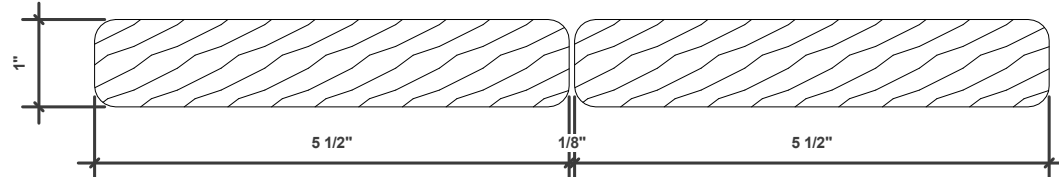
- GC TO USE BASIS OF DESIGN PRODUCTS AS NOTED ON THIS SHEET OR APPROVED EQUAL.
- IF GC ELECTS TO USE A DIFFERENT PRODUCT, GC TO SUBMIT PRODUCT SUBSTITUTION FORM.



5/8" FIBER CEMENT BOARD
JAMES HARDIE ARTISAN SIDING
EXTERIOR LAP SIDING

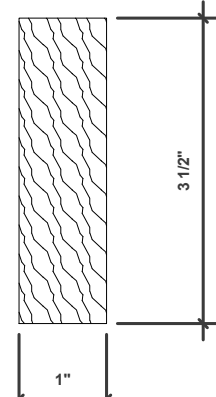


EXTERIOR TRIM
SKIRTBOARD

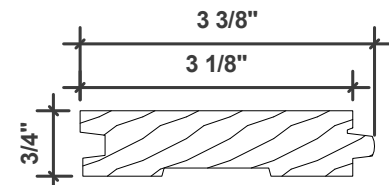


GAPPED PT KDAT 5/4X6 EASED EDGE DECKING

EXTERIOR DECKING



5/4X4 POLY ASH BOARD
BORAL TRU EXTERIOR
EXTERIOR TRIM
CORNERBOARDS



SL 14PFC78
PT PRIMED AFTER TREATMENT KDAT
ELITE TREATED
EXTERIOR PORCH
T&G FLOORING



MILLWORK LEGEND
6" = 1'-0"

MEADORS

SINCE 1984

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STATE OF SOUTH CAROLINA

BEFORE ME, the undersigned authority, on this day personally appeared SARAH RILEY HOOKS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT

SARAH RILEY HOOKS

COTTAGE PROJECT

76 Bridge Street
Bluffton, SC 29910

PUBLIC PROJECT SUBMITTAL

PROJ. NO. 22-0140

ISSUE DATE: 12/11/2024

REVISIONS		
#	DATE	NOTES

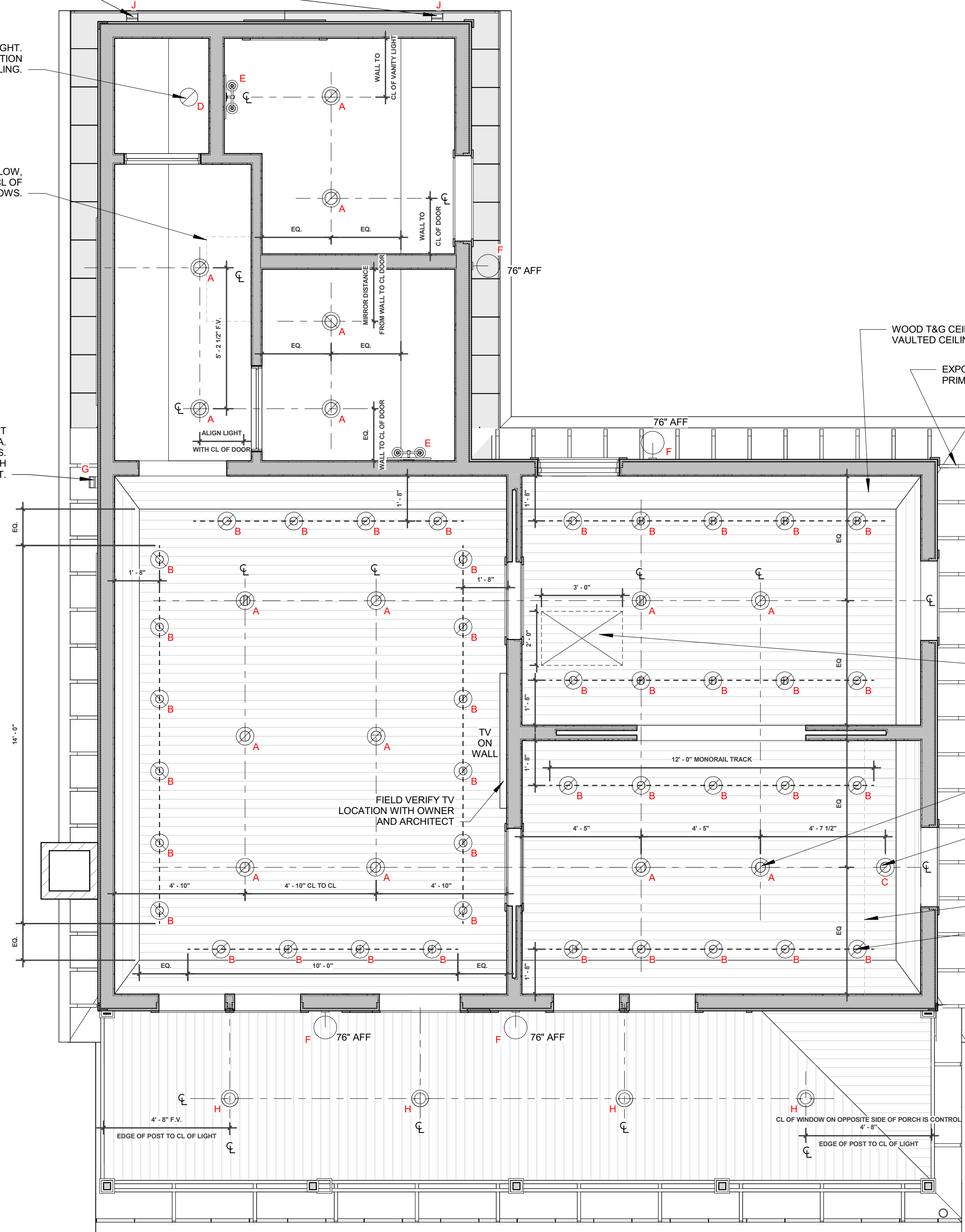
ROOM FINISH SCHEDULE AND MILLWORK LEGEND

A900

OUTDOOR LIGHT
TO ILLUMINATE RAMP. FIELD
VERIFY LOCATION WITH
OWNER AND ARCHITECT.

CEILING MOUNTED LIGHT.
CENTER LIGHT IN FLAT SECTION
OF CEILING.

WATER FOUNTAIN BELOW.
ALIGN LIGHT WITH CL OF
FOUNTAIN AND WINDOWS.



ATTIC ACCESS VIA CEILING FIELD
VERIFY LOCATION FOR ACCESS TO
MECHANICAL EQUIPMENT. INSTALL
ACCESS LADDER (UNI METAL AND
WOOD ATTIC LADDER 35.5 X 23.5
UN13523104). CONFIRM LOCATION
WITH OWNER AND ARCHITECT.

RECESSED OR LOW PROFILE
CEILING LIGHTING, TYP.

DECORATIVE PENDANT OVER THE
SINK. FIELD VERIFY LOCATION.
POTENTIALLY SHIFT TO ANGLED
WALL TO PROVIDE CLEARANCE FOR
RETURN GRILL TO BE CENTERED ON
THE LIGHTS.

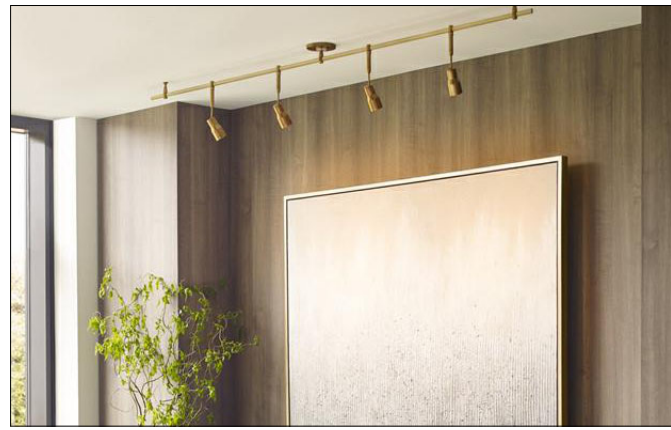
EDGE OF BASE CABINETRY BELOW.

12 FT. MONORAIL SYSTEM WITH
ADJUSTABLE PENDANT LIGHTS TO
ILLUMINATE ARTWORK, TYP.

WOOD T&G CEILING BOARDS ON
VAULTED CEILING
EXPOSED 2X8 RAFTER TAILS,
PRIMED & PAINTED

- MEADORS LANDSCAPE LIGHTING NOTES:**
1. REFERENCE DRAWING PROVIDED BY JK TELLER ASSOCIATES INC. FOR SITE LIGHTING.
 2. WIRE LANDSCAPE LIGHTING TO BUILDING ELECTRICAL PANEL.
 3. CROSS REFERENCE MEP CEILING MOUNTED ITEMS WITH LIGHTING LAYOUT.

SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.



TYPE B- MONORAIL TRACK LIGHTING
WITH RIGID STANDOFFS AT GALLERIES



TYPE B- LIGHT HEADS



TYPE C- CEILING MOUNT
LIGHT AT SINK



TYPE D- CEILING MOUNT LIGHT
AT CLOSET



TYPE E- SCONCE LIGHT
AT BATHROOM SINK



TYPE F- EXTERIOR WALL
MOUNT LIGHT AT DOORS



TYPE G- EXTERIOR WALL MOUNT LIGHT
AT MECHANICAL ENCLOSURE



TYPE H- EXTERIOR RECESSED
LIGHT AT FRONT PORCH



TYPE J- EXTERIOR WALL MOUNT
LIGHT AT RAMP



TYPE K- EXTERIOR LANDSCAPE LIGHT
AT REAR DECK



TYPE S- STEP LIGHT
AT REAR DECK



TYPE EX- EXIT LIGHT

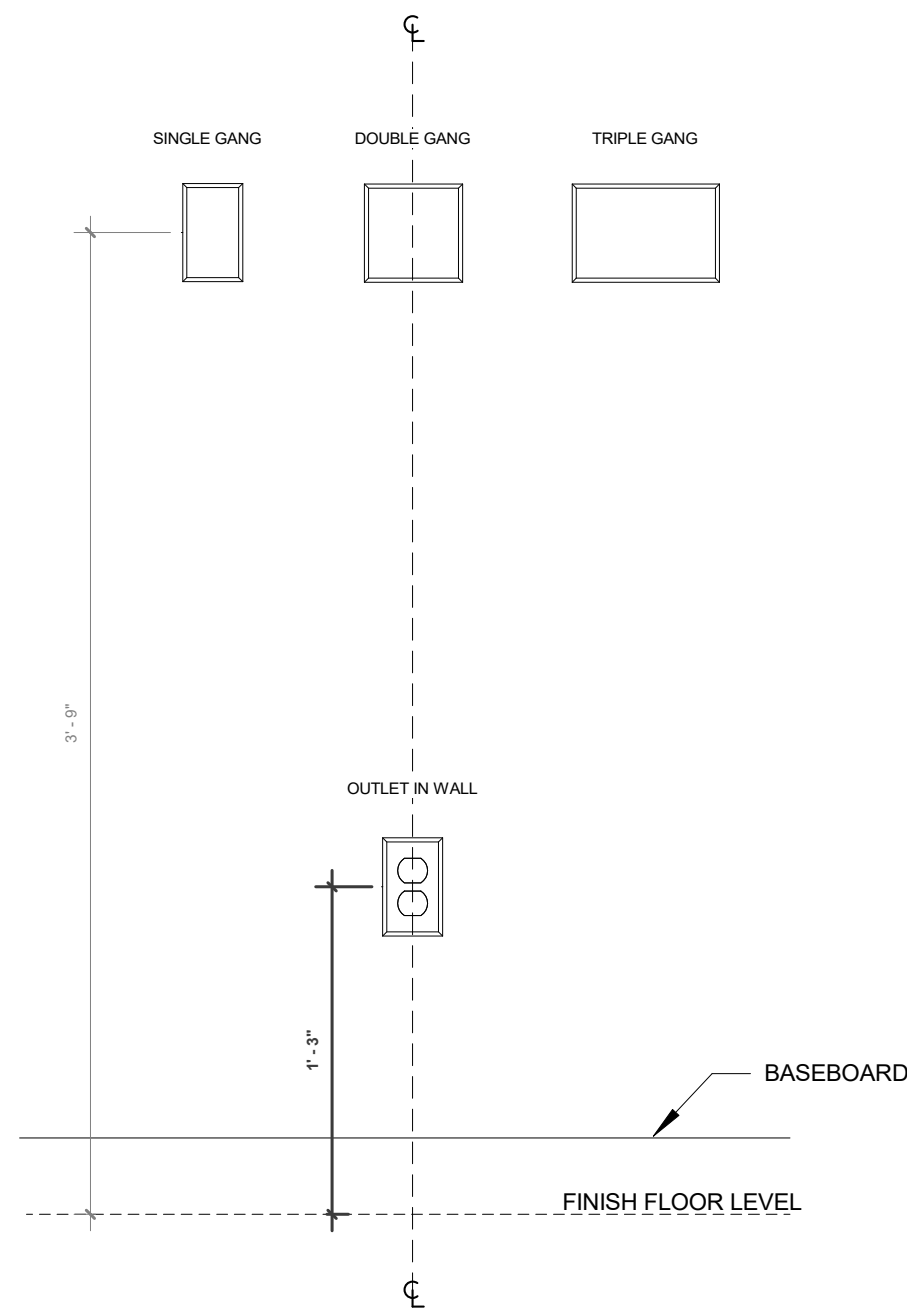


EXIT- WALL MOUNT EXIT
LIGHT



TYPE EX- EXIT LIGHT

NOTE FINISHES IN IMAGES ABOVE MAY VARY FROM THE SPECIFIED LIGHT. PHOTOS ARE INTENDED TO BE INFORMATIONAL FOR STYLE OF LIGHT AND DESIGN INTENT.



TYPICAL ELECTRICAL SWITCH DIAGRAM
1 1/2" = 1'-0"

ELECTRICAL NOTES

1. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
2. SWITCH AND OUTLET RECEPTACLES TO BE ALIGNED WITH EACH OTHER WHERE POSSIBLE.
3. ALL CABLE, TELEPHONE, DATA, AND AV WIRING AND DEVICES TO BE INSTALLED BY THE AV SUBCONTRACTOR.
A. ALL CABLE/TELEPHONE/DATA OUTLETS TO BE MULTIPORT.
4. ALL SECURITY WIRING AND DEVICES TO BE INSTALLED BY THE SECURITY SYSTEM SUBCONTRACTOR.
5. SMOKE DETECTORS:
A. PROVIDE SMOKE DETECTORS PER CODE.
B. ELECTRICIAN TO PROVIDE HARDWIRING TO ALL SMOKE DETECTORS.
C. IF THERE IS A SECURITY SYSTEM IN THE BUILDING, SECURITY SUBCONTRACTOR TO TIE SMOKE DETECTORS INTO THE SECURITY SYSTEM. SMOKE DETECTORS MUST WORK EVEN IF SECURITY SYSTEM IS NOT ON OPERATION.
6. ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS AND INSTALLATION OF EXHAUST FANS AND HVAC EQUIPMENT. ALL DUCTING TO BE DONE BY MECHANICAL SUBCONTRACTOR.
7. COORDINATE WITH SITE SUPERVISOR FOR PENETRATIONS IN WALLS, FLOORS, CEILINGS, AND ROOFS.
8. ALL COVER PLATES TO BE INSTALLED PLUMB AND LEVEL.

MEADORS
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SARAH RILEY HOOKS
COTTAGE PROJECT
76 Bridge Street
Bluffton, SC 29910

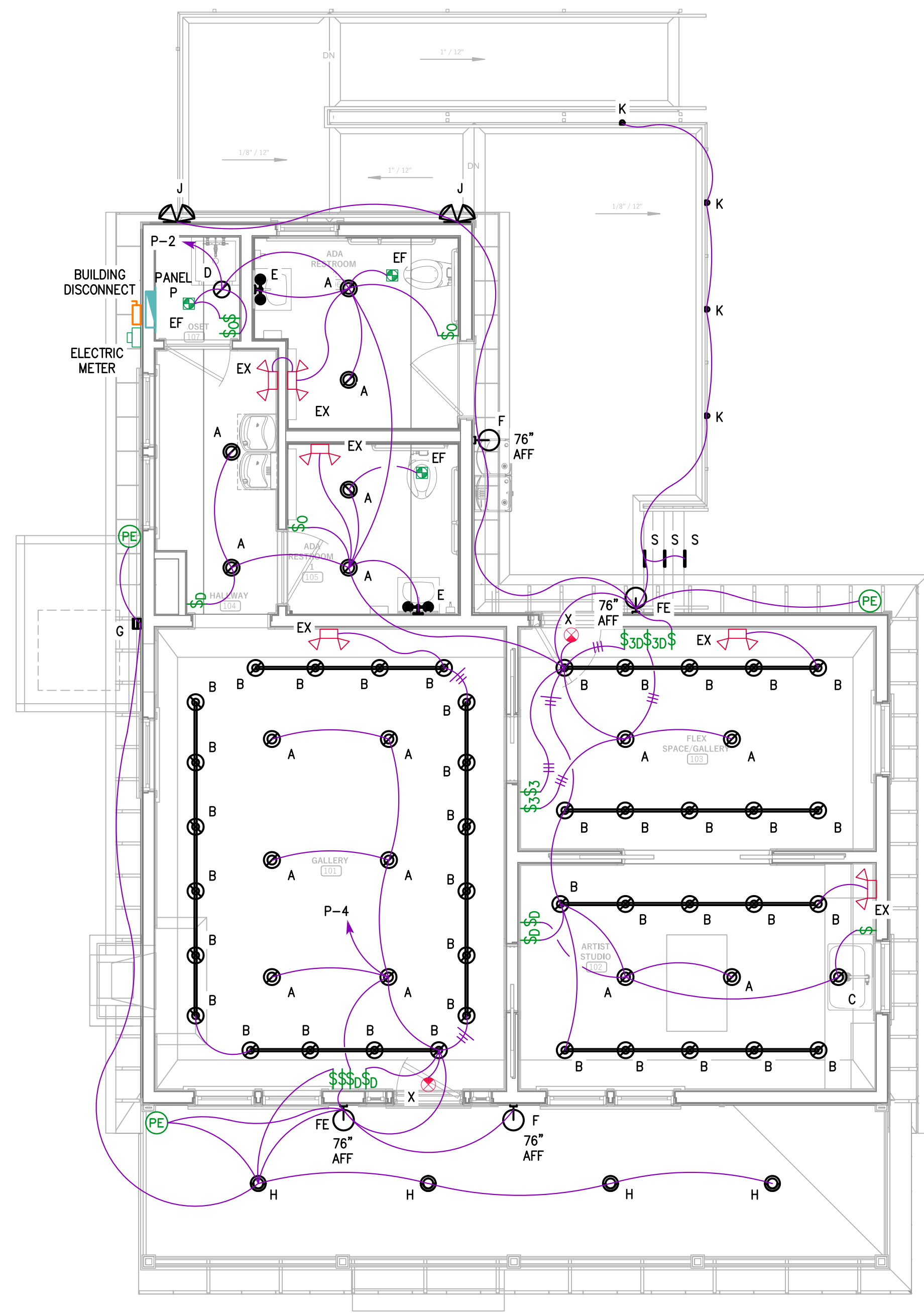
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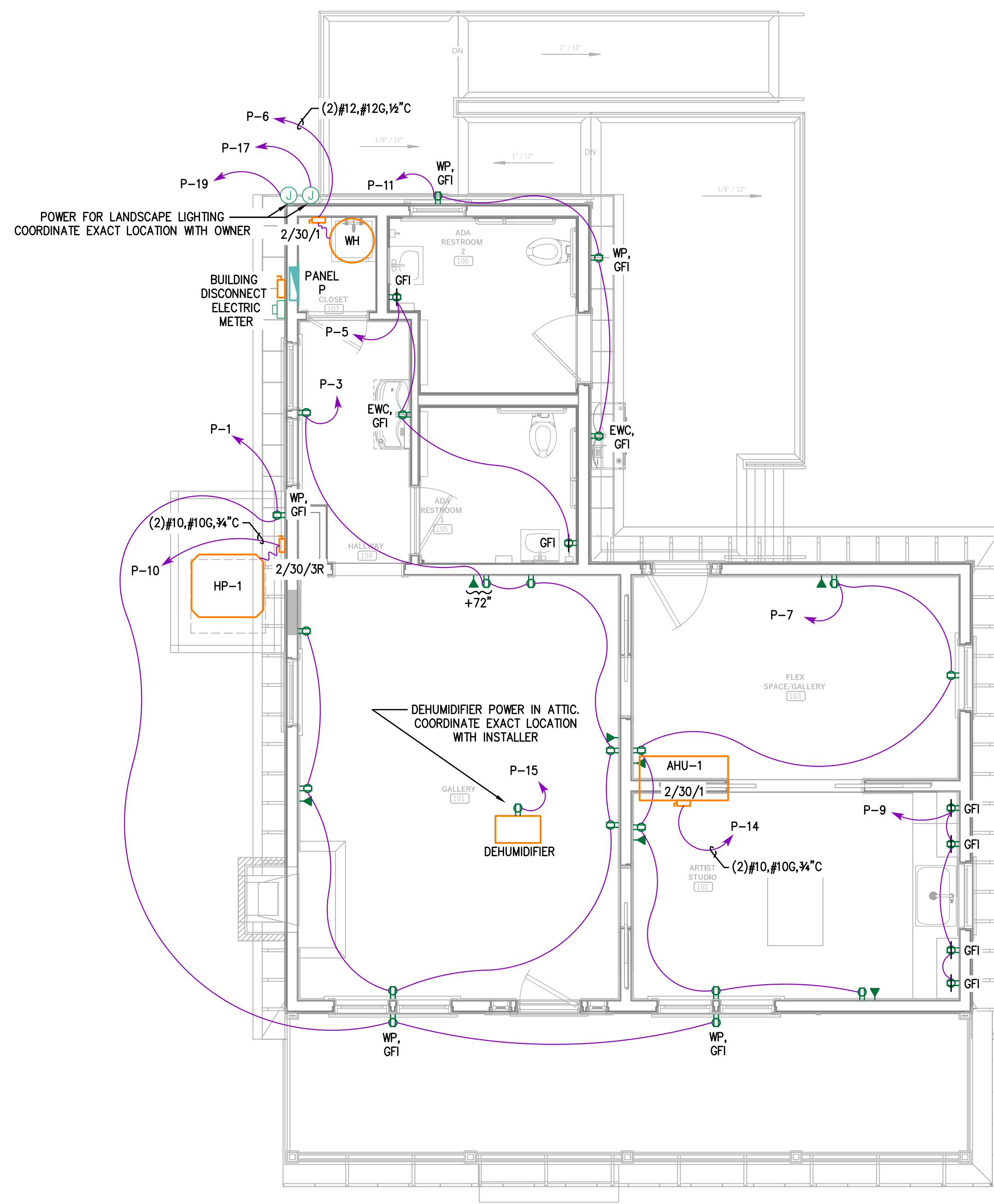
REVISIONS		
#	DATE	NOTES

1ST FLR RCP &
FIXTURE
SCHEDULE

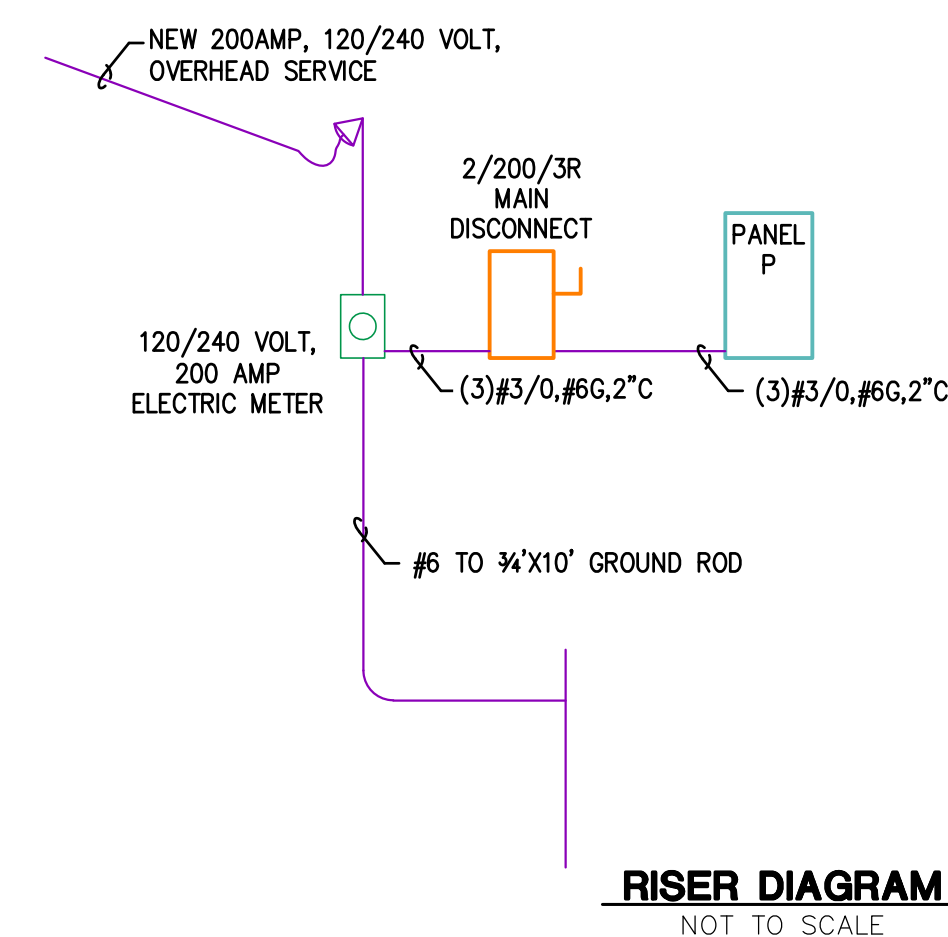
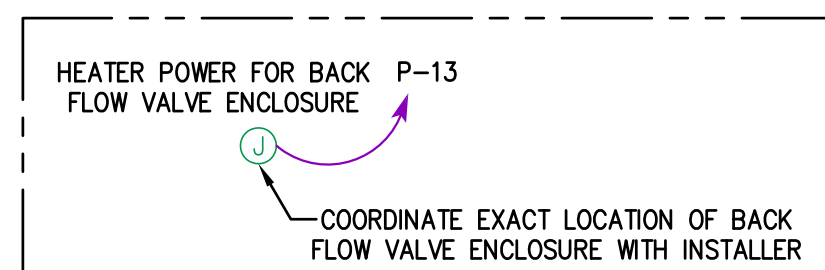
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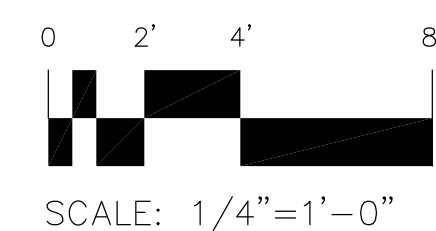
ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL NOTES:
1. COORDINATE EXACT LOCATION OF ALL LIGHTING AND EMERGENCY FIXTURES WITH OWNER PRIOR TO INSTALLATION.
2. COORDINATE EXACT LOCATION OF ALL DATA OUTLETS WITH OWNER PRIOR TO INSTALLATION.



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

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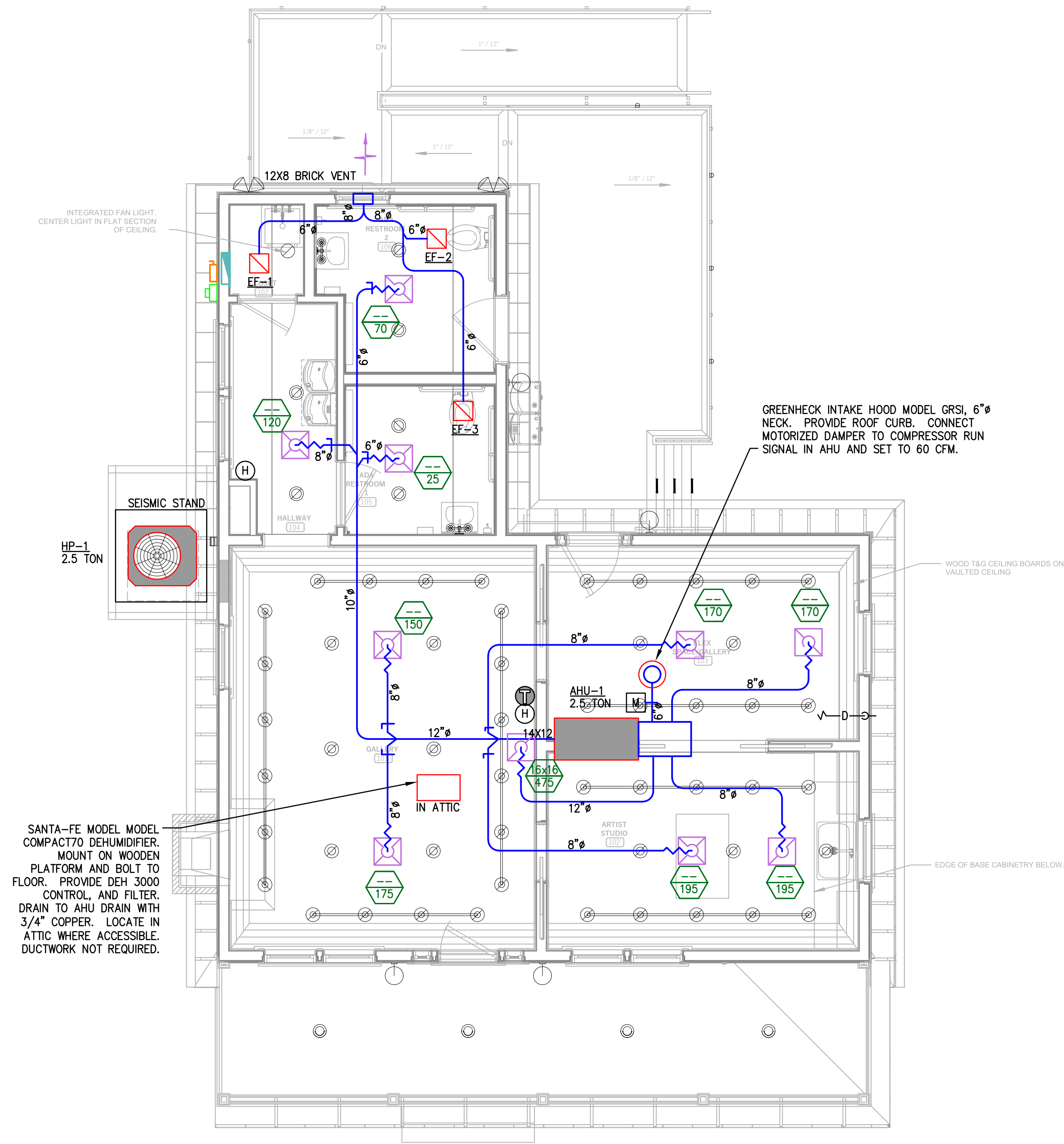
SARAH RILEY HOOKS
COTTAGE
RECONSTRUCTION
76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-0140
CE PROJ. NO. 24-71
ISSUE DATE: 11/08/2024

REVISIONS
DATE NOTES

ELECTRICAL
PLAN
E101



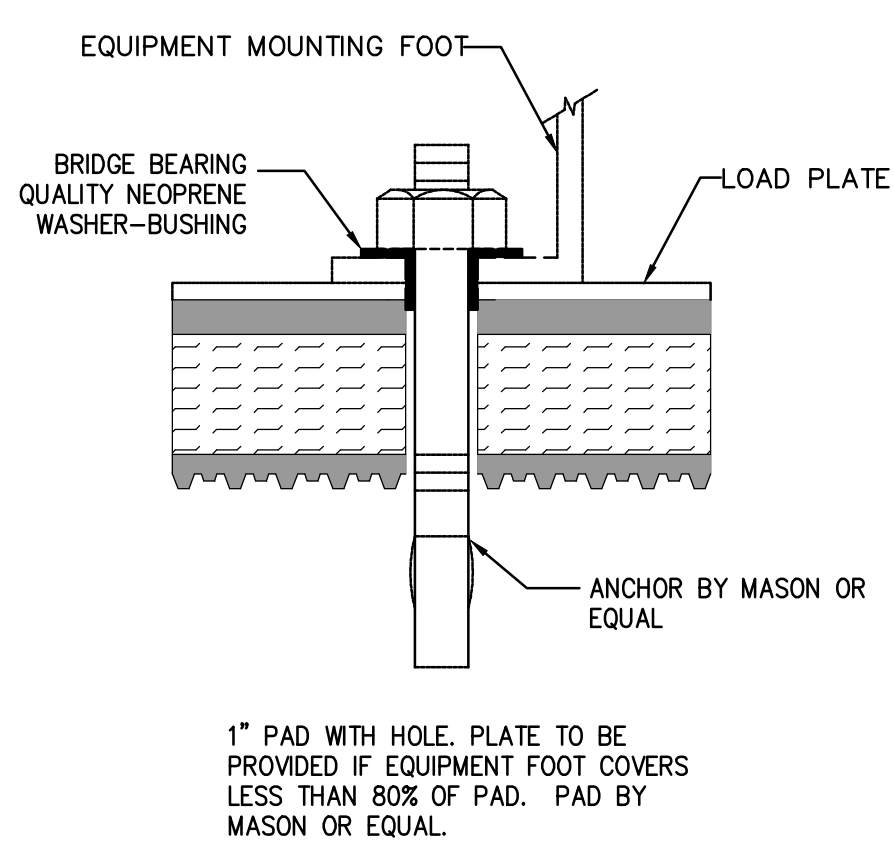
HVAC PLAN
SCALE: 1/4" = 1'-0"

Air Distribution Device Schedule							
SYMBOL	MAX CFM	MANUFACTURER & MODEL	FACE SIZE	NECK SIZE	SERVICE	MOUNTING	REMARKS
①		TITUS CT540			SUPPLY	SURFACE	W/OBD, BORDER 12, TYPE C
①		TITUS CT540			RETURN	SURFACE	W/ BORDER 12, TYPE C
		TITUS 350FL			RETURN	SURFACE	SIZE ON DRAWINGS
NOTES:							
1. G.C. MAY SUBSTITUTE ARCHITECTURAL GRILLE IF NECK SIZE AND FREE AREA IS EQUAL. ARCHITECTURAL SUBSTITUTE GRILLES MUST PROVIDE EQUAL THROW AND DISTRIBUTION AS DESIGN GRILLES. SUBSTITUTION GRILLES MUST BE APPROVED BY THE ENGINEER.							
2. COORDINATE EXACT LOCATIONS WITH REFLECTED CEILING PLANS							
3. PROVIDE SQUARE-TO-ROUND TRANSITION AS REQUIRED							
4. COLOR BY ARCHITECT.							

GRILLE SPECIAL NOTES:

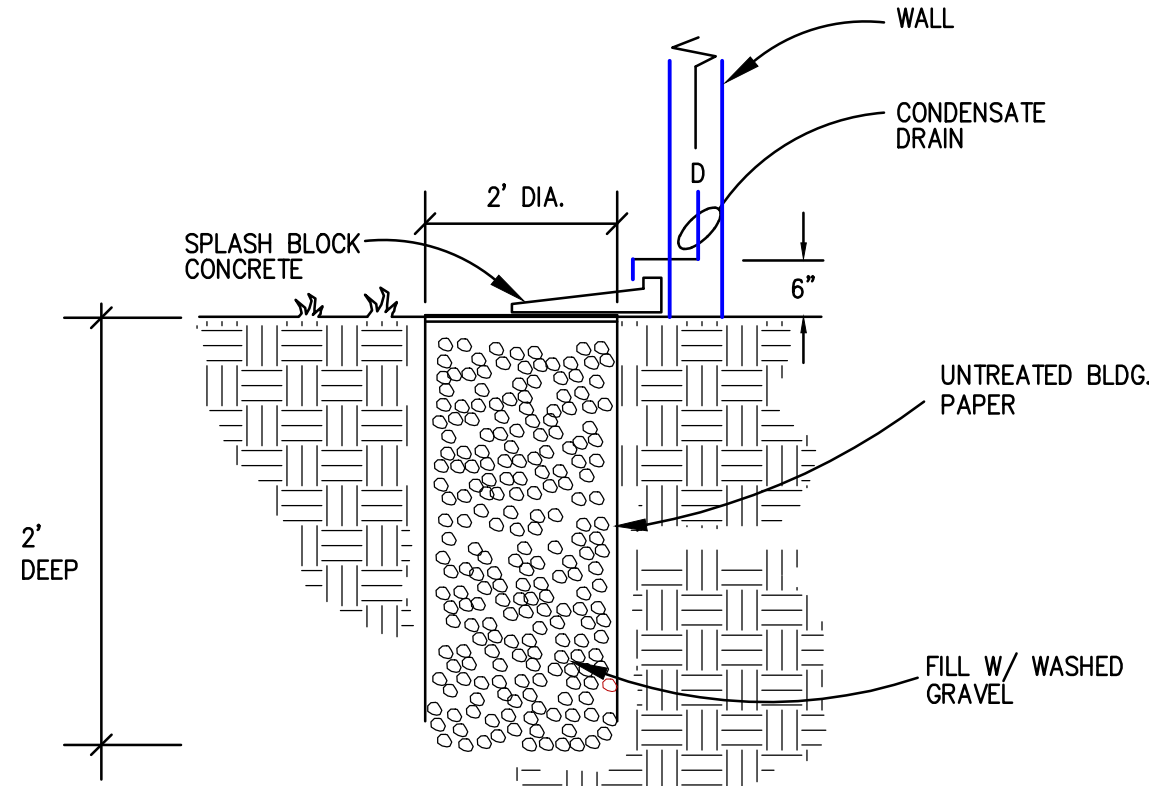
- ① ALL GRILLES ACCEPT LARGE RETURN GRILLES SHALL BE LINEAR BAR GRILLES EQUAL TO TITUS CT 540. FLOOR GRILLES SHALL HAVE BORDER 5, TYPE C HOUSING. ALL LINEAR BAR GRILLES SHALL BE 6 INCHES TALL. LENGTHS OF GRILLES ARE SHOWN ON DRAWING IN INCREMENTS OF 6 INCHES. SEE ARCHITECTURAL DRAWINGS FOR INDICATION OF FLANGE OR FLUSH MOUNT. ALL SUPPLIES SHALL HAVE EITHER A DUCT VOLUME DAMPER OR FACTORY OPPOSED BLADE DAMPER IN THE GRILLE. COLOR BY ARCHITECT. SEE AIR FLOW CHART BELOW:

LINEAR BAR GRILLE LENGTH	MAX CFM
6"	100
12"	200



NOTES:

- FLOOR MOUNTED AHU: BOLT ANGLE FRAME TO FLOOR WITH ANCHOR BOLT AND BUSHING. BOLT THRU NEOPRENE PAD. FRAME MUST BE BOLTED TO FLOOR OUTSIDE OF EMERGENCY PAN.
- PAD-MOUNTED UNIT: BOLT UNIT TO PAD THROUGH VIBRATION PAD WITH ANCHOR BOLT, ANGLE, AND BUSHING.



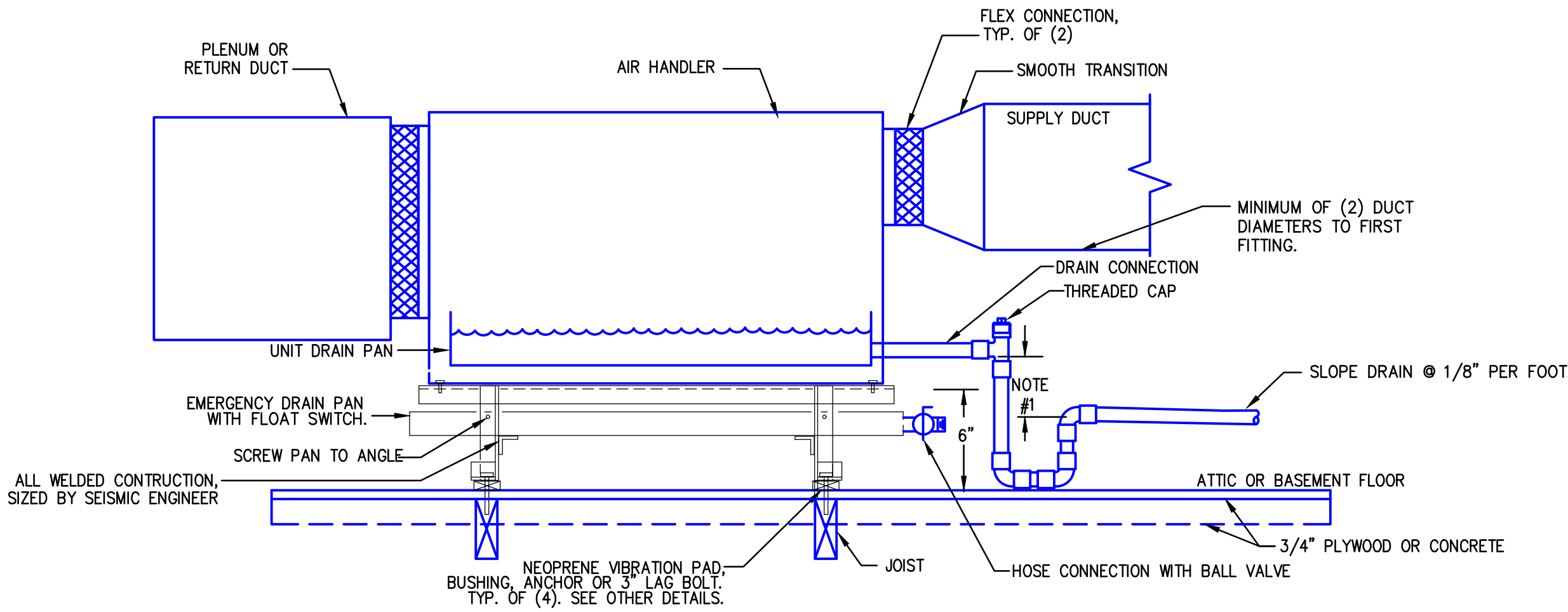
FRENCH DRAIN DETAIL

NO SCALE

- NOTES:
- COORDINATE DRAIN PIPE IN WALL AND ANY PENETRATIONS THROUGH SLABS WITH GC. DO NOT DISCHARGE CONDENSATE ON A SIDE WALK OR DRIVEWAY. COORDINATE ISSUES WITH GC AND ENGINEER.

CONDENSATE DRAIN NOTES:

- GRAVITY DRAIN IS PREFERRED. PUMP CONDENSATE ONLY IF NECESSARY.
- ALL UNITS MUST HAVE FACTORY DRAIN PAN OVERFLOW SENSOR
- FOR CONCEALED HORIZONTAL RUNS, USE 3/4" PVC.
- WHERE CONDENSATE IS EXPOSED, USE 3/4" COPPER.
- IF CONTRACTOR SEES A BETTER PIPE CHASE OTHER THAN WHAT IS INDICATED ON DRAWINGS, HE MAY USE IT. PLEASE NOTIFY ENGINEER.
- PROVIDE ACCESS FOR CLEANOUTS AT MIN. (1) LOCATION PER DRAIN SYSTEM.
- ALL CONDENSATE MUST BE DISCHARGED OUTDOORS AT ROOF, GUTTER, OR PER THE DETAIL.



NOTES:

- DISTANCE SHALL BE 2" OR 1/2" GREATER THAN THE FAN SUCTION PRESSURE (WHICH EVER IS GREATER).
- DRAIN PAN TO BE LARGER THAN UNIT FOOTPRINT & BE WATER TIGHT.
- SEE SPECS. AND OTHER DETAILS FOR ADDITIONAL REQUIREMENTS
- COMPLY WITH CODE SUCH THAT ATTIC INSTALLATIONS HAVE PLYWOOD WALKWAY TO UNIT WITH PLYWOOD ACCESS FLOOR ALL THE WAY AROUND UNIT.

HORIZONTAL FLOOR MOUNTED

AIR HANDLER DETAIL

OPTION #1

NO SCALE

LEGEND

SINGLE LINE	DOUBLE LINE	
		RIGID RECTANGULAR DUCT
		RIGID ROUND DUCT
		FLEX DUCT
		STANDARD BRANCH (CONVERGING OR DIVERGING) W/ 45° ENTRY/EXIT BOOT
		STANDARD BRANCH (CONVERGING OR DIVERGING) W/ 45° ENTRY/EXIT BOOT
		LOCATION OF INCREASER/DECREASER WHEN DUCT CHANGES SIZES.
		RECTANGULAR WYE TURNING VANES
		RECTANGULAR TEE ELBOW W/ TURNING VANES
		ROUND T-FITTING
		RECTANGULAR ELBOW W/ TURNING VANES
		ROUND/OVAL GORED ELBOW (0 TO 90°)
		RECTANGULAR TRANSITION
		ROUND TRANSITION
		AIR DISTRIBUTION DEVICE WITH CFM INDICATED
		SUPPLY
		RETURN/EXHAUST
		THERMOSTAT (4°-0° AFF)
		MANUAL VOLUME DAMPER (BUTTERFLY TYPE)
		DRAIN PIPING
		AHU
		HP
		EF
		HUMIDITY SENSOR
		MOTORIZED DAMPER

DIVISION 15000: HVAC SPECIFICATIONS

GENERAL PROVISIONS:

- A. IN RESPECT TO ALL MATERIALS REQUIRED, THE CONTRACTOR SHALL FURNISH MATERIALS MEETING NEMA, ASME AND ASTM SPECIFICATIONS. THE INSTALLATION OF ALL WORK SHALL CONFORM TO THE 2021 VERSION OF THE INTERNATIONAL MECHANICAL CODE AND ALL AMENDMENTS, AND THE 2009 INTERNATIONAL ENERGY CODE. MECHANICAL CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES FOR MECHANICAL PERMITS PRIOR TO STARTING WORK. MECHANICAL CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE WORK. SEE DIVISION 1, "GENERAL REQUIREMENTS" OF THIS PROJECT SPECIFICATION FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
- B. MATERIALS SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE PROTECTED FROM ALL INJURY UNTIL FINAL ACCEPTANCE OF THE SYSTEM. IF NECESSARY, THE EQUIPMENT MUST BE CLEANED AND SPOT-PAINTED. PROVIDE AN EXTRA SET OF CLEAN FILTERS FOR ALL HVAC UNITS TO OWNER AFTER CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
- C. THIS CONTRACTOR SHALL REMOVE ALL TOOLS, SURPLUS MATERIALS AND DEBRIS OF ALL KINDS FROM HIS WORK AND LEAVE ALL IN A CLEAN, PERFECT CONDITION, FULLY SATISFACTORY TO THE ARCHITECT.
- D. CONTRACTOR SHALL PROVIDE OWNER WITH TWO (2) SETS OF "AS-BUILT" DRAWINGS.
- E. FURNISH ALL MATERIALS, TRANSPORTATION, RIGGING, HOISTING, ETC. TO PROVIDE A COMPLETE AND OPERABLE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM.
- F. ALL EQUIPMENT IS TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, UNLESS NOTED OTHERWISE. GOOD CONSTRUCTION PRACTICES SHALL BE USED IN A TIMELY FASHION THAT DOES NOT DELAY THE WORK OF OTHER TRADES. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE GENERAL CONTRACTOR TO ENSURE PROPER INSTALLATION OF THE SYSTEM WITH NO INTERFERENCES AND WITH PROPER CLEARANCE.
- G. ALL TEMPERATURE CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR. USE CONDUIT WHERE EXPOSED. THIS CONTRACTOR SHALL FURNISH ALL REQUIRED CONTROLS AND WIRING DIAGRAMS AND SHALL SUPERVISE INSTALLATION. DELIVER RECORD CONTROLS DRAWINGS TO THE OWNER.
- H. SYSTEM IS TO BE BALANCED BY AN AABC [OR NEBB] CONTRACTOR OR AIRFLOW SERVICES, LLC. . COMPLY WITH SMACNA HVAC TAB TO ACHIEVE AND CONFIRM COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. DELIVER REPORT TO OWNER AND ENGINEER. REPORTS MUST INDICATE A MINIMUM OF THE FOLLOWING MEASUREMENTS: HEATING AND COOLING DELTA-T ACROSS UNITS, CFM OF SUPPLY, RETURN, EXHAUST, AND OUTSIDE AIR AND THEIR ASSOCIATED TEMPERATURES, AND TOTAL AND STATIC PRESSURES. T&B WORK SHALL INCLUDE ANY KITCHEN EXHAUST FANS. ENGINEER REQUIRES T&B TO ADJUST LAST VOLUME DAMPER IN SYSTEM, IF SYSTEM IS ON LOW SPEED, AS NECESSARY TO PREVENT OVER FLOWING OF CFM. THIS INCLUDES MINI SPLITS.
- I. PROVIDE MAINTENANCE MANUALS FOR ALL MECHANICAL SYSTEMS AND EQUIPMENT TO EACH OWNER BEFORE FINAL ACCEPTANCE. ALL SYSTEMS AND EQUIPMENT ARE TO BE GUARANTEED FOR PARTS AND LABOR FOR ONE YEAR (EXCEPT COMPRESSORS SHALL ALSO HAVE 5 YEAR GUARANTEE ON PARTS).
- J. ALL WORK SHALL BE VERIFIED WITH OWNER PRIOR TO PURCHASING ANY EQUIPMENT AND MATERIALS OR PROVIDING ANY LABOR. ANY CHANGES TO THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE ANY WORK IS DONE. MECHANICAL SHALL COORDINATE WITH ANY KITCHEN CONSULTANT DRAWINGS.
- K. CERTIFIED VENDOR SHOP DRAWINGS SHALL BE SUBMITTED FOR EQUIPMENT IDENTIFIED IN JOB SPECIFICATIONS AND DRAWINGS. EXCEPT UNDER SPECIAL PERMISSION, ORDERS SHALL NOT BE PLACED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED BY THE ENGINEER. SHOP DRAWINGS SHALL BE UTILIZED FOR DIMENSIONS, CONNECTIONS, ETC., OF ALL EQUIPMENT. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, CONSTRUCTION DETAILS, ETC.
- L. THE CONTRACTOR MAY SUBSTITUTE ANY EQUIPMENT IN LIEU OF WHAT IS INDICATED ON THE DRAWINGS AND SPECS, PROVIDED IT IS APPROVED BY THE ARCHITECT/ENGINEER. PRE-APPROVED SUBSTITUTE MANUFACTURERS ARE LISTED IN THE SPECS. REQUEST FOR PRIOR APPROVAL OF ANY OTHER MANUFACTURER MUST BE MADE IN WRITING TO THE ARCHITECT/ENGINEER (10) DAYS PRIOR TO THE BID DATE. THE USE OF SUBSTITUTE EQUIPMENT IS THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN EQUALLY FUNCTIONAL SYSTEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE AND COORDINATE ALL REQUIRED CHANGES ASSOCIATED WITH THE SUBSTITUTE EQUIPMENT RELATED TO ELECTRICAL, PLUMBING, PIPING, CONTROLS, STRUCTURAL, DUCTWORK, FIRE PROTECTION, AND OTHER RELATED EQUIPMENT.
- M. SEISMIC EQUIPMENT: ALL NEW, (AND EXISTING IF INCORPORATED INTO THE CONSTRUCTION) MECHANICAL, PLUMBING, AND GAS EQUIPMENT, APPLIANCES, PIPING AND SUPPORTS THAT ARE EXPOSED TO THE WIND AND/OR SEISMIC FORCES, SHALL BE DESIGNED TO RESIST THE WIND AND/OR SEISMIC FORCES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2021 IMC 301.12, 301.15, 506.3.3, IPC 308.2, 502.4, IFGC 301.10, 301.12). ALL SEISMIC HARDWARE SHALL BE DESIGNED, STAMPED, AND PROVIDED BY A SEISMIC VENDOR SUCH AS CHAPMAN, FAULKNER HAYNES, VBRO-ACOUSTICS, AND KINETICS. SEISMIC SUBMITTALS ARE TO BE APPROVED AND BECOME PART OF THE CONSTRUCTION DOCUMENTS. BE ADVISED THAT THE GC AND MC MUST WORK WITH STRUCTURAL TO USE THE SEISMIC SUBMITTALS TO ACCOMMODATE THE PARTICULAR EQUIPMENT PURCHASED. SUBSTITUTE EQUIPMENT MAY HAVE DIFFERENT DIMENSIONS. CUSTOM SUPPLEMENTAL METAL SUPPORTS MAY BE REQUIRED. SEISMIC ENGINEERING IS A DELEGATED DESIGN, DELEGATED BY THE MECHANICAL ENGINEER.
- N. ENGINEER/ARCHITECT MUST BE GIVEN FULL OPPORTUNITY TO MAKE ANY INSPECTIONS AS DESIRED, OF ALL PHASES OF CONSTRUCTION AND EQUIPMENT. CONTRACTOR MUST NOTIFY AND PROVIDE ENGINEER WITH OPPORTUNITY TO INSPECT MECHANICAL SYSTEMS BEFORE CEILING IS INSTALLED. ANY WORK WHICH IS BEING IMPROPERLY INSTALLED MAY BE REJECTED AS SPECIFIED IN THE JOB SPECIFICATIONS.
- O. WHEN HVAC EQUIPMENT IS OPERATED DURING CONSTRUCTION, THE MECHANICAL AND GENERAL CONTRACTOR SHALL MAKE EVERY PRECAUTION TO PROTECT THE HVAC SYSTEM DURING OPERATION. CONTRACTORS SHALL KEEP ALL FILTERS CLEAN, NOT OPERATE UNITS WHEN DOORS AND WINDOWS ARE OPEN, AND NOT OPERATE UNITS WHEN SANDING, SWEEPING, PAINTING, ETC. IS BEING DONE. IF UNITS HAVE TO BE OPERATED IN A DIRTY ENVIRONMENT, 2" FILTER MEDIA MUST BE TAPED OVER THE RETURN GRILLS.
- P. ENTIRE SYSTEM INCLUDING ALL EQUIPMENT (HVAC EQUIPMENT, CONTROLS, VALVES, GAUGES, ETC.) SHALL HAVE A ONE YEAR EQUAL PARTS AND LABOR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION AS DEFINED BY THE ARCHITECT. ALL ADDITIONAL WARRANTIES SUCH AS THE AIR CONDITIONING COMPRESSORS, SHALL APPLY AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- Q. SEE ARCHITECTURAL DRAWINGS FOR PHASING REQUIREMENTS AND PLAN CONSTRUCTION AND ADDITIONAL EQUIPMENT NEEDED ACCORDINGLY.
- R. LABEL ALL EQUIPMENT AND PIPING WITH PERMANENT SIGNAGE WITH 1" LETTERING. IDENTIFICATION TAGS SHALL BE BY BRIMAR OR EQUAL.
- S. FOR ANY DEMOLITION WORK, WHEN EQUIPMENT IS HATCHED OR NOTED TO BE DEMOLISHED, CONTRACTOR SHALL ASSUME THAT PATCHING IS REQUIRED FOR ANYTHING THAT REMAINS. IF WALLS, FLOORS, ETC. ARE DAMAGED IN THE DEMOLITION PROCESS, G.C. MUST BE MADE AWARE. IF ADDITIONAL DAMAGE TO WALL, FLOORS, ETC. ARE REQUIRED TO COMPLETE MECHANICAL INSTALLATION, G.C. MUST BE MADE AWARE BEFOREHAND. ALL DAMAGE MUST PATCHED.
- T. OWNER MUST UNDERSTAND THAT WHERE APPLICABLE, THE SYSTEMS ARE DESIGNED UNDER THE INTERNATIONAL ENERGY CODE FOR A TARGET THERMOSTAT SET POINT OF 74 DEGREES. THIS SETTING IS HIGHLY RECOMMENDED DURING THE HOT HUMID SUMMER, NOT ONLY FOR ENERGY EFFICIENCY, BUT ALSO FOR HUMIDITY REDUCTION. IF THE OUTDOORS IS DRY, THE SYSTEM CAN BE SET DOWN TO AS LOW AS 70 DEGREES. ANYTHING LESS THAN 70 IS NOT RECOMMENDED. OWNER MUST PRACTICE GOOD DOOR MANAGEMENT AND KEEP DOORS AND WINDOWS SHUT DURING THE SUMMER. OTHERWISE THERE MAY BE HUMIDITY PROBLEMS. BUILDING ENVELOPE TESTING IS HIGHLY RECOMMENDED AS PART OF THE CONSTRUCTION PROCESS.

DUCTWORK:

- A. LOW PRESSURE (2" PRESSURE CLASS), HIGH PRESSURE (6" PRESSURE CLASS): PER SMACNA "DUCT CONSTRUCTION" CLASSIFICATION. DUCTWORK AND PLENUMS: SEAL CLASS A. LEAKAGE SHALL NOT EXCEED 5%.
- B. LOW PRESSURE DUCT FABRICATION AND INSTALLATION SHALL BE AS FOLLOWS:
- ALL RIGID DUCTWORK SHALL BE GALVANIZED SHEET METAL, UNLESS SPECIFIED DIFFERENTLY BELOW OR ON DRAWINGS. ALL METAL AND FLEXIBLE DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH STANDARDS SET FORTH IN LATEST EDITION OF THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE".
 - THE GENERAL ROUTES OF THE DUCTS AND PIPES ARE VERBALIZED AND/OR SHOWN ON THE PLANS. THE EXACT ROUTE SHALL BE DETERMINED BY JOB CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER TRADES. FIELD COORDINATE ROUTING OF DUCTWORK AND PIPING PRIOR TO FABRICATION. ADDITIONAL OFFSETS, FITTINGS, ETC., MAY BE REQUIRED DUE TO CONFLICTS WITH TRADES AND/OR TO MEET FIELD CONDITIONS. OFFSETS, FITTINGS, ETC. SHALL BE FURNISHED AND INSTALLED AS NECESSARY. CONTRACTOR HAS THE OPTION TO PROVIDE SKETCH/PLANS FOR ALTERNATE ROUTING. MUST GET APPROVAL FROM ENGINEER. ALSO MUST UNDERSTAND THAT TESTING AND BALANCE IS REQUIRED TO ACHIEVE THE ASSOCIATED FLOW RATES.
 - DUCT SIZES SHOWN ON THE PLANS ARE DIMENSIONS, AND SHALL BE ADHERED TO UNLESS JOB CONDITIONS REQUIRE ALTERATIONS. REVISIONS TO DUCT SIZES SHALL BE BASED ON THE SAME EQUAL AREA OF DUCTWORK THAT REQUIRES FIELD CHANGES. IF DUCT IS LINED, THE DUCT SHALL BE BUILT TO ACCOMMODATE THE INSIDE DIMENSION SHOWN. CONTRACTOR HAS THE OPTION TO CONVERT TO EQUIVALENT ROUND DUCTS, BUT THE T&B REPORT MUST BE MET FOR EVERY GRILLE, AND IF NOT, THE CONTRACTOR MUST MODIFY DUCTWORK TO ACHIEVE AT HIS COST.
 - ALL RADIUS ELBOWS IN THE DUCT SYSTEM SHALL BE MADE WITH CENTERLINE RADIUS OF ONE AND ONE-HALF (1 1/2) TIMES THE TURNING WIDTH OF THE DUCT. ALL SQUARE ELBOWS SHALL BE INSTALLED WITH SINGLE THICKNESS TURNING VANES. CHANGES IN DUCT SIZES SHALL BE 15 DEG. DIVERGING AND 60 DEG. CONTRACTING, FLOW MAXIMUM ANGLES.
 - HANGERS TO BE 8 FT. CENTERS MAXIMUM WITH 1" X 20 GAUGE MINIMUM STRAPS FOR DUCTS (BENT UNDER BOTTOM OF DUCT AND ATTACHED WITH INSULATION ON THE OUTSIDE OF THE STRAP AND ALL INSULATION PENETRATION SEALED WITH MASTIC). FOR LARGE DUCTS FOLLOW SMACNA FOR HANGER CONSTRUCTION.
 - INSULATED SHEET METAL DUCTWORK SHALL BE SEALED WITH DUCT SEALANT PRIOR TO THE INSTALLATION OF DUCT INSULATION. JOINTS OF UNINSULATED SHEET METAL (EXHAUST DUCT) SHALL BE SEALED WITH DUCT SEALANT. USE UNITED DUCT SEALER, OR DUCTMATE (WATER OR SOLVENT BASED).
- C. INSULATION SHALL BE AS FOLLOWS:
- ALL SUPPLY, OUTSIDE AIR, AND RETURN AIR (EXCEPT AS INDICATED BELOW) SHEET METAL DUCTWORK SHALL BE INSULATED WITH 2.2" THICK FIBERGLASS ALL-SERVICE DUCT WRAP WITH FACTORY-LAMINATED FRK FOIL REINFORCED KRAFT FACING. SEAL INSULATION WITH (2) COATS OF CHILDERS CP-30 OR CP-35 MASTIC (OR EQUAL) AND WITH AN INTERMEDIATE LAYER OF OPEN WEAVE GLASS FABRIC. TAPE WILL NOT BE ALLOWED. ANY DUCTWORK IN ATTIC ABOVE BUILDING INSULATION SHALL HAVE 3 INCHES OF DUCTWRAP.
 - ALL INSULATION ADHESIVE USED FOR APPLYING INSULATION SHALL HAVE FIRE AND SMOKE HAZARD RATINGS AS TESTED UNDER ASTM-84, NFPA-255, AND U.L. 723 NOT EXCEEDING A FLAME SPREAD 25 AND SMOKE DEVELOPED OF 50.
 - DUCT LINER SHALL BE EQUAL TO CERTAINTED TOUGHGUARD DUCT LINER WITH ENHANCED SURFACE AND WITH AN AIR STREAM SURFACE THAT CONTAINS AN EPA REGISTERED ANTIMICROBIAL AGENT. PROVIDE LINED DUCT FOR ALL RETURN PLENUMS AT AHU'S, AND DUCT DROPS INSIDE ROOF CURBS, AND WHERE INDICATED ON DRAWINGS. DUCT LINER SHALL BE 1" THICK WITH 1.5 PCF DENSITY. INSTALL ALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. UPSIZE DUCTWORK FOR LINED DUCT.
 - DRAIN LINE AND REFRIGERANT INSULATION SHALL BE RUBBER BANGED CLOSED CELL ELASTOMERIC FOAM INSULATION EQUAL TO ARMAFLEX. INSULATION SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D 1056 OR D1667, FLEXIBLE, CLOSED CELL, POLYETHYLENE/POLYURETHANE PRE-SLIT TUBING. APPROVED MANUFACTURERS ARE HALSTEAD AND NOWACO. SUPPORT REFRIGERANT PIPING AND COPPER DRAIN EVERY 10 FEET WITH UNISTRUT. PROVIDE SADDLES FOR 5/8" REFRIGERANT PIPE AND LARGER AND 1" AND LARGER DRAIN PIPE. SUPPORT PVC DRAIN PIPE EVERY 6 FEET. PROVIDE 3/4" THICKNESS FOR REFRIGERANT LINE AND 1/2" FOR DRAIN LINE. INSULATION EXPOSED TO THE WEATHER SHALL BE FINISHED WITH TWO COATS OF UV PAINT EQUAL TO ARMACELL WB. COLOR BY OWNER/ARCHITECT.
- D. FLEXIBLE DUCTS SHALL BE EQUAL TO FLEXMASTER TYPE 8M INSULATED (R=6), CONFORMING TO UL181 CLASS 1 AIR DUCT WITH A FLAME SPREAD LESS THAN 25 AND A SMOKE DEVELOPMENT OF LESS THAN 50. FLEXIBLE DUCTS SHALL BE USED TO CONNECT BRANCH DUCTS TO AIR DISTRIBUTION DEVICES AND SHALL NOT EXCEED 8 FEET IN LENGTH. FLEXIBLE DUCTS SHALL BE ROUTED AS STRAIGHT AS POSSIBLE AND WITHOUT CRIMPS OR KINKS. FASTEN TO DUCTS AND DEVICES WITH DUCT STRAPS PER MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES MUST ACHIEVE EQUAL SOUND RATINGS. THERMAFLEX M-KE IS AN APPROVED EQUAL.
- E. SQUARE-TO-ROUND SIDE TAKE-OFFS SHALL BE EQUAL TO FLEXMASTER STO WITH DAMPER FOR SUPPLY AND STO FOR RETURN. PROVIDE 26 GAUGE G-90 GALVANIZED STEEL, 1" WIDE PREPUNCHED MOUNTING FLANGES WITH CORNER CLIP AND ADHESIVE GASKETS. DAMPER NOT REQUIRED FOR RETURNS UNLESS INDICATED ON THE DRAWING.
- F. ROUND-TO-ROUND TAKEOFF COLLARS SHALL BE EQUAL TO FLEXMASTER SPST. PROVIDE DAMPER FOR SUPPLY ONLY. PROVIDE WITH FLANGE, AND FOAM GASKET, BUT WITHOUT SCOOP. SECURE COLLAR TO DUCT WITH SHEET METAL SCREWS AND SEAL TO DUCT AIR TIGHT WITH DUCT SEALANT. DAMPER NOT REQUIRED FOR RETURNS UNLESS INDICATED ON THE DRAWING.
- G. FURNISH AND INSTALL ALL MANUAL DAMPERS INDICATED ON DRAWINGS OR NECESSARY TO PROPERLY DISTRIBUTE AND BALANCE AIR. DAMPERS SHALL BE BUTTERFLY TYPE AND BE EQUAL TO FLEXMASTER SLBO WITH 3/8" SQUARE SHAFT, NYLON BEARINGS, INSULATION BUILD OUT AND HEAVY DUTY LOOKING HAND QUADRANT AND INTEGRAL BEADS ON BOTH ENDS. RECTANGULAR DAMPERS SHALL BE EQUAL TO RUSKIN CD-35. FOR ALL VOLUME DAMPERS ABOVE HARD CEILING, WHICH ARE NOT ACCESSIBLE, USE REMOTE CABLE CONTROL SYSTEM BY ZONING REGULATOR (FAULKNER-HAYNES). PROVIDE 270-896C CONTROLLER AND FACTORY DAMPER. EQUAL AND OPTIONAL PRODUCT IS THE ELECTRONIC TYPE, YOUNG REGULATOR MODEL EDB.
- H. PROVIDE FLEXIBLE DUCT CONNECTORS AT SUPPLY AND RETURN OF ALL AIR HANDLERS.

DIVISION 15000: HVAC SPECIFICATIONS

EQUIPMENT:

- A. SPLIT SYSTEM HEAT PUMP UNITS: SPECIFIED UNIT IS TRANE. AMERICAN STANDARD, CARRIER, BRYANT, ICP, YORK, AND LENNOX ARE APPROVED EQUALS IF THEY MEET THE CAPACITIES AND SEERS SCHEDULED. SCROLL COMPRESSOR REQUIRED. INTERNAL PROTECTION DEVICES SHALL INCLUDE TEMPERATURE AND CURRENT SENSITIVE OVERLOADS, LOSS OF CHARGE PROTECTION, SHORT CYCLING PROTECTION, SLOPED DRAIN PAN, AND PRESSURE RELIEF VALVE. FAN MOTOR SHALL HAVE THERMAL OVERLOAD PROTECTION. PROVIDE COMPRESSOR HARD START KIT AND COIL GUARD. ALL MODELS MUST BE UL OR CSA LISTED AND RATED PER ARI STANDARDS. PROVIDE OWNER WITH AN EXTRA SET OF FILTERS. PROVIDE A MINIMUM WARRANTY OF 1 YEAR PARTS AND 5 YEARS COMPRESSOR. FACTORY STARTUP IS REQUIRED FOR ALL BELT DRIVEN AIR HANDLERS. REFRIGERANT PIPING SHALL BE COPPER PIPE AND FITTINGS. REFRIGERANT LINE SIZING PIPE INSTALLATION ARE TO BE BY MANUFACTURER'S RECOMMENDATIONS, ESPECIALLY FOR LONG RUNS. CONDENSING UNIT TO BE SEISMICALLY FASTENED PER IBC. WHERE INSTALLED ON ROOF, FLASHED CURB RAILS ARE REQUIRED.
- B. PROVIDE THERMOSTATS WITH THE FOLLOWING: AUTOMATIC CHANGE-OVER, ON/OFF/AUTO FAN SWITCH, ON/OFF MODE SWITCH, MOUNTED 48" AFF, AND 7 DAY PROGRAMMABLE WITH NO BATTERIES REQUIRED. (2) HOURS OF TRAINING IN THERMOSTAT OPERATION FOR THE OWNER.
- C. LOUVERS AND BRICK VENTS: LOUVERS SHALL BE DRAINABLE WITH BIRD SCREEN AND EXTENDED SILL. BRICK VENTS SHALL HAVE INTEGRAL WATER STOP, EXTENDED SILL AND 1/4" MESH SCREEN. LOUVERS MUST BE AMCA 550 RATED (INTAKE LOUVERS ONLY) AND RATED FOR WIND BORN DEBRIS AND RAIN (AMCA 540) IN THE GEOGRAPHIC LOCATION OF THE JOB. LOUVERS ABOVE 30 FEET DO NOT HAVE TO BE 540 RATED. LOUVER SHALL BE NAILOR 1608OM OR EQUAL. IF BACKDRAFT DAMPER IS SHOWN, PROVIDE NAILOR 1370CB OR EQUAL. BRICK VENT SHALL BE RUSKIN BV-100 OR EQUAL. EQUAL MANUFACTURERS ARE NAILOR, PENN, RUSKIN, NCA, UNITED ENERTECH, OR POTTORFF. CONSTRUCTION SHALL BE EXTRUDED ALUMINUM WITH ANODIZED BRONZE FINISH OR KYNAR COLOR BY ARCHITECT.
- D. ROUND MOTORIZED DAMPERS FOR FRESH AIR SHALL BE 24 VOLT. ROUND DAMPERS SHALL BE FAIL TO CLOSED HONEYWELL MODEL ARD25 OR YOUNG REGULATOR MODEL 4010 OR EQUAL. T&B TO SET MINIMUM & MAXIMUM BLADE POSITION STOP PER THE AHU SCHEDULE OR NOTES. POWER WIRING FROM 24 VOLT TRANSFORMER IN UNIT BY MECHANICAL. RECTANGULAR MOTORIZED DAMPERS SHALL BE 24 VOLT AND EQUAL TO RUSKIN CD-50. INTERLOCK CONTROL WIRING BY MECHANICAL FOR ALL DAMPERS. WIRE TO TIME CLOCK IF INDICATED.
- L. COIL COATINGS: MUST BE ADD ALTERNATE FOR OWNER TO CONSIDER AS IT IS RECOMMENDED. COIL COATINGS ARE REQUIRED FOR ALL CONDENSER COILS AND ALL 100% FRESH AIR UNIT EVAPORATOR COILS. COATING SHALL BE EITHER 1.) A FACTORY APPLIED BY INFINITY COATING SERVICES, APPROVED EQUALS: ELECTRO-FIN / E-COATING, BRONZ-GLOW, OR ADSIL, OR 2.) AN ON-SITE INSUTU SPRAYED COATING BY INFINITY COATING SERVICES, APPROVED EQUALS: LUVATA ES2 WITH STAINLESS STEEL PARTICLES. ALL ON-SITE COATINGS MUST BE DONE UNDER THE PROTECTION OF A TENT OR GUARD. ALL COATINGS MUST HAVE A 5 YEAR WARRANTY.
- M. [FILTERS: ALL FILTERS SHALL BE A MINIMUM OF MERV 13. PROVIDE OWNER WITH A PRICE ADDER TO INSTALL UV LIGHT FILTER IN ALL DUCTED SYSTEMS. PROVIDE OWNER WITH A PRICE ADDER TO INSTALL I-WAVE NEEDLE POINT AIR CLEANER IN ALL DUCTED SYSTEMS.]

Split System Heat Pump Schedule

TAG	AIR HANDLING UNIT							COOLING CAPACITY (NET)				ELEC. RESIST. HEAT			CONDENSING UNIT					REMARKS
	CFM	CFM O.A.	EXT. S. PRESS	FAN H.P.	VOLTAGE	DRIVE	MFR. & MODEL	EAT db/wb	AMBIENT	SH	TC	KW	VOLT	STAGES	SEER	VOLT	M.C.A.	OR. PROTECT	MFR & MODEL	
AHU-1/HP-1	900	60	0.5	1/3	230/1	DIRECT	TRANE GAM580A30M21	76.4/65	95	20.5	28.3	4.8	230/1	1	15.2	230/1	15	25	TRANE 4TWR5030N1	1,2,3,4,8

- REMARKS:
- MOUNT AHU PER DETAILS ON THESE DRAWINGS.
 - PROVIDE AUX. PAN FLOAT SWITCH. INTERLOCK SWITCH WITH FAN SHUT DOWN.
 - PROVIDE SINGLE POINT WIRING.
 - PROVIDE COIL GUARDS.
 - PROVIDE 151V SMOKE DETECTOR, INSTALL PER IMC AND PER SPECS.
 - PROVIDE CONTROLS FOR COOLING OPERATION DOWN TO 35°F OUTDOOR TEMPERATURE.
 - PROVIDE DIFFERENTIAL PRESSURE SWITCH ACROSS FILTER RACK AND INTERLOCK WITH FAN SHUTDOWN.
 - PROVIDE MOTORIZED FRESH AIR DAMPER POWERED BY UNIT TRANSFORMER, INTERLOCK WITH COMPRESSOR RUN.

- NOTES
- E.S.P. INCLUDES ALL LOSSES EXTERNAL TO CABINET.
 - SEE SPECS FOR ADDITIONAL REQUIREMENTS.
 - CAPACITIES ARE NET VALUES.

Exhaust Fan Schedule

TAG	MANUFACTURER OR EQUAL	MODEL	CFM	SP IN WG	HP OR WATTS	DRIVE	ELECTRICAL V/ø	FAN RPM	SONES	MOUNTING	REMARKS
EF-1	GREENHECK	SP-B70	50	0.25	45	DIRECT	115/1	618	2.0	CEILING	1,2,3
EF-2,3	GREENHECK	SP-B110	75	0.25	80	DIRECT	115/1	748	1.1	CEILING	1,2,3

- REMARKS:
- DISCONNECT SWITCH
 - BACKDRAFT DAMPER
 - FAN SPEED CONTROL (MOUNT ABOVE CEILING)
- NOTES:
- EQUALS ARE COOK, PENN, TWIN CITY, AMERICAN COOL AIR, AND SOLER & PALAU
 - SEE ELECTRICAL DRAWINGS FOR SWITCHING.

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SARAH RILEY HOOKS

COTTAGE

RECONSTRUCTION

76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-0140
CE PROJ. NO. 24-71
ISSUE DATE: 11/08/2024

REVISIONS

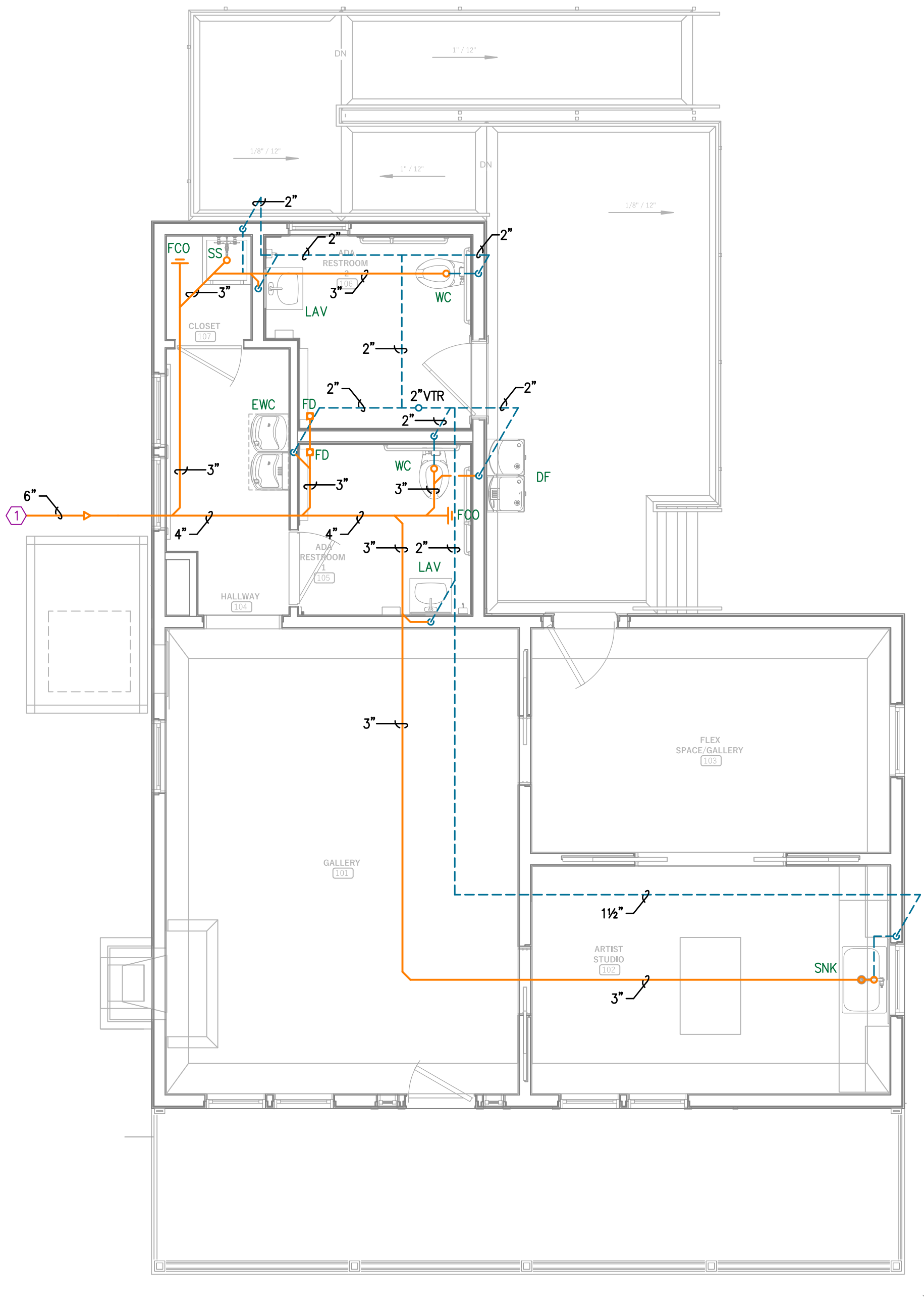
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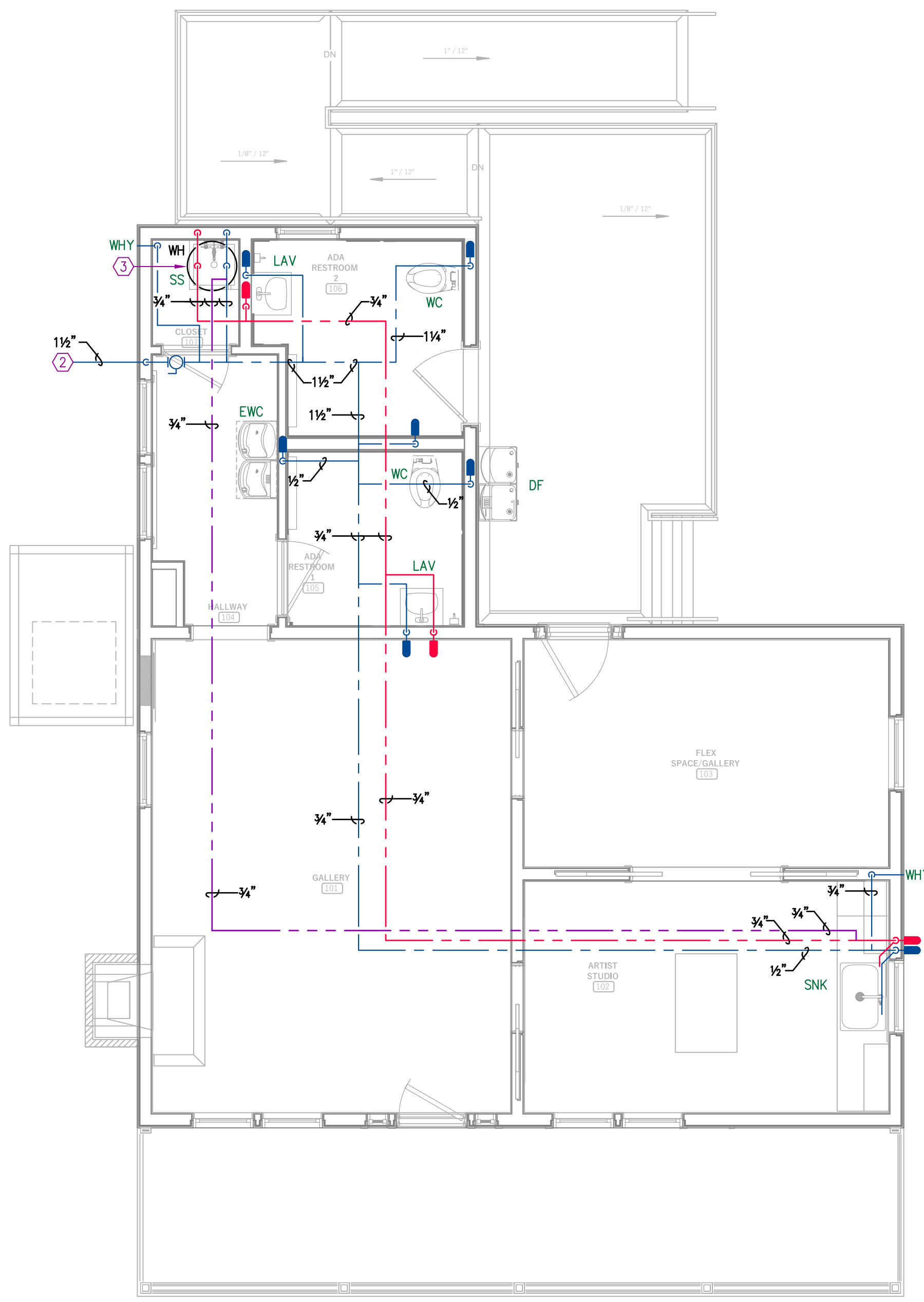
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HVAC
DETAILS

M201



PLUMBING WASTE PLAN
SCALE: 1/4" = 1'-0"



PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

PLUMBING NOTES: (APPLICABLE ALL PLUMBING SHEETS)

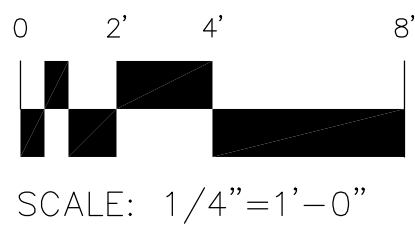
- P1. PLUMBING CONTRACTOR SHALL COORDINATE ALL PIPING WITH GENERAL, HVAC, AND ELECTRICAL CONTRACTORS PRIOR TO FABRICATION AND DURING INSTALLATION. AVOID CONFLICT WITH ELECTRICAL CONDUIT, FIXTURE STEMS, DUCTWORK, EQUIPMENT, ETC. HVAC DUCTWORK SHALL TAKE PRECEDENCE. OFFSET PIPING AS REQUIRED.
- P2. SEE ARCHITECTS PLANS AND STRUCTURAL SHOP DRAWINGS FOR ALL DIMENSIONING.
- P3. PLUMBING CONTRACTOR SHALL CHECK AND VERIFY ALL CLEARANCES PRIOR TO FABRICATION OF INSTALLATION OF ALL PIPING SYSTEMS.
- P4. INSTALL ALL PLUMBING IN ACCORDANCE WITH 2021 INTERNATIONAL PLUMBING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.
- P5. PLUMBING CONTRACTOR SHALL MAINTAIN THE RATING OF WALLS AND FLOOR FOR ALL PIPE PENETRATIONS THROUGH RATED ASSEMBLIES.
- P6. INSULATE ALL WATER PIPING. INSULATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND SUBJECT TO APPROVAL BY THE OWNER AND LOCAL AUTHORITY.
- P7. INSULATE ALL ABOVE GROUND PIPING AS SPECIFIED. INSULATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND SUBJECT TO APPROVAL BY THE ENGINEER. SEE SPECIFICATIONS FOR INSULATION TYPE AND THICKNESS REQUIRED.
- P8. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER.
- P9. PENETRATIONS THRU ANY BEAMS SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER OF RECORD PRIOR TO ANY WORK. FAILURE TO DO SO WITHOUT APPROVAL PRIOR TO CUTTING STRUCTURAL MEMBERS SHALL BE SUBJECT TO RETAINAGE OF ALL LIABILITY TO ANY/ALL DAMAGES AT NO ADDITIONAL COST TO OWNER OR GENERAL CONTRACTOR.
- P10. ALL WATER HAMMER ARRESTORS ARE "AA" UNLESS NOTED OTHERWISE.

KEYED NOTES: (APPLICABLE TO THIS SHEET ONLY)

- ① AFTER 4" SANITARY LEAVES THE FOOTING, INCREASE PIPE TO 6". SEE CIVIL FOR CONTINUATION.
- ② SEE CIVIL FOR CONTINUATION.
- ③ SEE WATER HEATER DETAIL FOR PIPING DIAGRAM.

LEGEND	
	EXISTING PIPE
	SOIL OR WASTE
	VENT
	COLD WATER
	HOT WATER
	HOT WATER RECIRC
	CLEANOUT
	FLOOR CLEANOUT
	GRADE CLEANOUT
	GATE VALVE
	CHECK VALVE
	BALANCE VALVE
	BALL VALVE
	VENT THROUGH ROOF
	ROOF DRAIN
	ABOVE FINISHED FLOOR
	FLOOR DRAIN
	ABOVE CEILING
	UNDERGROUND
	FLOOR SINK
	WATER HAMMER ARRESTOR (WHA), P.D.I. = "A"
	CONNECT NEW TO EXISTING
	OWNER FURNISHED CONTRACTOR INSTALLED

NOTE: THESE ARE STANDARD SYMBOLS AND MAY NOT ALWAYS APPEAR ON THE DRAWINGS, HOWEVER, WHERE THE SYMBOL DOES APPEAR, THE ITEM SHALL BE PROVIDED.



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

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20539

11/8/2024

BETTY TURNER

SARAH RILEY HOOKS
COTTAGE
RECONSTRUCTION
76 Bridge Street
Bluffton, SC 29910

PUBLIC
PROJECT
SUBMITTAL

PROJ. NO. 22-0140
CE PROJ. NO. 24-71
ISSUE DATE: 11/08/2024

REVISIONS

#	DATE	NOTES
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PLUMBING
PLAN

P101

NOT FOR CONSTRUCTION

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PRINTED: 08/6/10/2024 4:25:03 PM FILE LOCATION: H:\Projects\24-0058 - Mr. Pleasant, Southeast\1301 - Model\1301_1 - Current Model\1301\Plumbing_Separate_Rapor.rvt
SCALE SHOWN ON DRAWINGS IS ONLY CORRECT IF THIS SHEET IS PRINTED AT 24"X36"

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ATTACHMENT 3

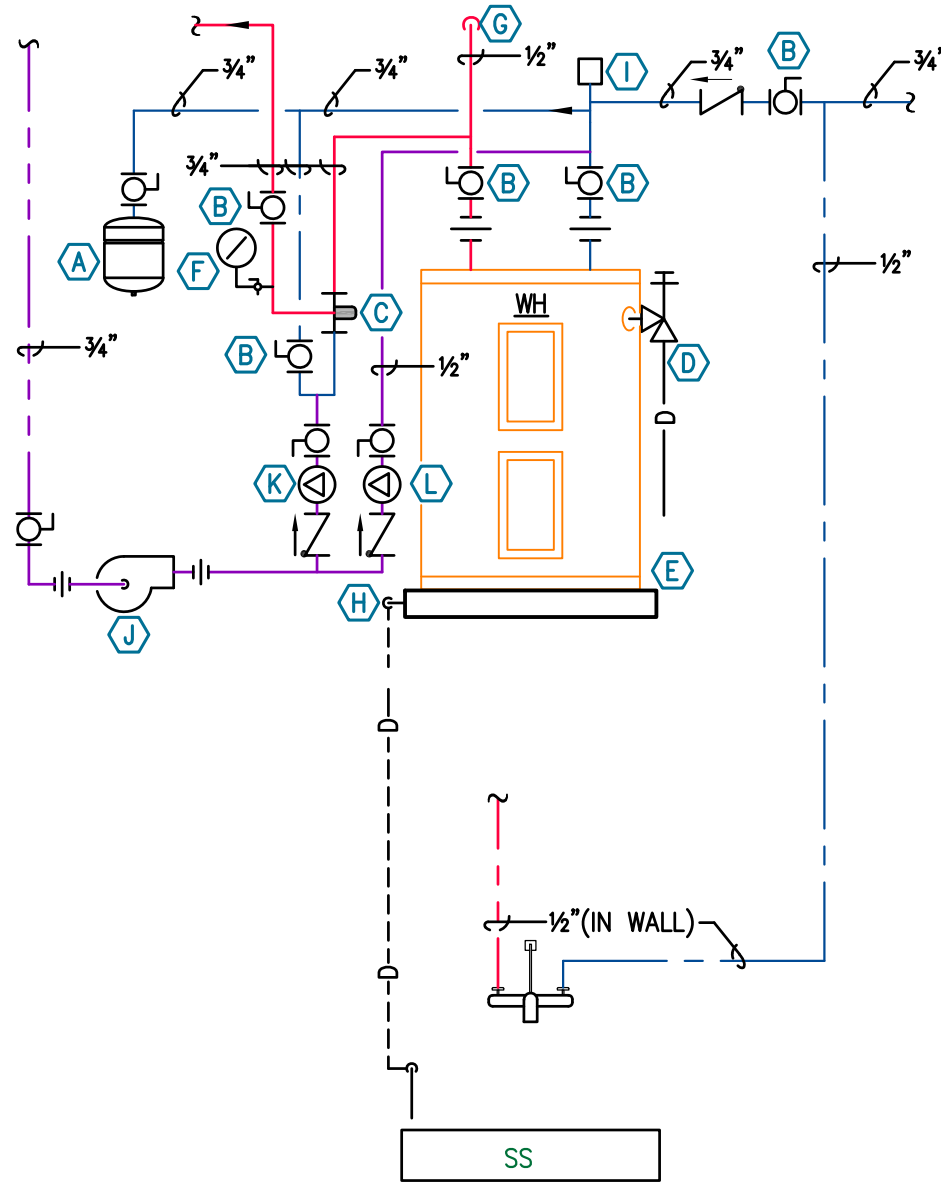
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Plumbing Fixture Schedule

SYMBOL	FIXTURE TYPE	WASTE	WATER		VENT	DESCRIPTION
			COLD	HOT		
WC	WATERCLOSET	3"	1 1/4"	-	2"	ADA HEIGHT, FLUSH VALVE, FLOOR MOUNTED, FLOOR OUTLET VITREOUS CHINA WATER CLOSET (SLOAN ST-2029) WITH SENSOR TYPE SLUSH VALVE (SLOAN REGAL 111 SFSM-1.28-TWO). WATER CLOSET SHALL BE FITTED WITH OPEN FRONT SOLID WHITE PLASTIC ANTI-MICROBIAL SEAT (BEMIS 1955CT). PROVIDE HEAVY DUTY STOP (EBC CAH12-CF).
LAV	LAVATORY	1 1/4"	1/2"	1/2"	1 1/4"	WALL MOUNTED WHITE VITREOUS CHINA LAVATORY (SLOAN SS-3103) WITH SENSOR FAUCET (SLOAN SF-2250). INSTALL TO MEET ADA GUIDELINES. PROVIDE HEAVY DUTY STOPS (EBC LAH12-CF) AND ADA PROTECTORS (SLOAN 0365059). PROVIDE GRID DRAIN. PROVIDE THERMOSTATIC MIXING VALVE (LEONARD 170-LF) OUTLET TEMPERATURE = 104°F.
EW	ELECTRIC WATER COOLER	1 1/2"	1/2"	-	1 1/2"	DUAL HEIGHT WALL MOUNTED DRINKING FOUNTAIN WITH BUILT IN FILTER AND INTEGRAL BOTTLE FILLER (ELKAY LZSTLBWSLK). PROVIDE 3 FILTERS IN BOX TO OWNER.
DF	DRINKING FOUNTAIN	1 1/2"	1/2"	-	1 1/2"	EXTERIOR DUAL HEIGHT VANDAL RESISTANT WALL MOUNTED DRINKING FOUNTAIN WITH BUILT IN FILTER AND INTEGRAL BOTTLE FILLER (ELKAY VRCTLBWSK). PROVIDE 3 FILTERS IN BOX TO OWNER.
SNK	STAINLESS STEEL SINK	1 1/2"	1/2"	1/2"	1 1/2"	18 GAUGE STAINLESS STEEL DROP-IN SINK (KOHLER K-20060-1) WITH SINGLE HANDLE PULL DOWN FAUCET (KOHLER K-28358).
SS	SERVICE SINK	3"	1/2"	1/2"	2"	FLOOR MOUNTED MOP SINK (FIAT TSB3000) WITH WALL MOUNTED UTILITY FAUCET (FIAT 830AA). PROVIDE 24" X 24" STAINLESS STEEL WALL GUARD (FIAT MSG2424).
WHY	WALL HYDRANT	-	3/4"	-	-	WALL MOUNTED NON-FREEZE STAINLESS STEEL WALL HYDRANT (ZURN Z1321-C).
FD	FLOOR DRAIN	3"	-	-	2"	FLOOR MOUNTED SQUARE HEAVY DUTY FLOOR DRAIN (ZURN ZN415S-VP).
FCO	FLOOR CLEANOUT	4"	-	-	-	FLOOR CLEANOUT WITH VANDAL RESISTANT SCREWS (ZURN ZN-1400-T-VP).

NOTES:

- PROVIDE HEAVY DUTY ANGLE STOP VALVES, SUPPLY TUBING, P-TRAPS, ESCUTCHEON PLATES, CARRIERS, ETC. FOR COMPLETE INSTALLATION.
- ALL SUPPLY AND WASTE LINES SHALL BE CONCEALED IN ADJACENT WALL, FLOOR AND CEILING UNLESS NOTED OTHERWISE.
- FINAL RUN OUT OF PIPING SHALL MATCH SIZE FROM TABLE UNLESS NOTED OTHERWISE.



WATER HEATER DIAGRAM
NO SCALE

DIAGRAM KEYED NOTES:

- (A) POTABLE WATER EXPANSION TANK (ZURN XT-8). PROVIDE THERMAL EXPANSION TANK MOUNTING BRACKET (HOLDRITE QUICK STRAP #QS-U).
- (B) PROVIDE 3/4" HEAVY DUTY FULL PORT BALL VALVE (APOLLO 77FLF-100 SERIES).
- (C) PROVIDE THERMOSTATIC TEMPERING VALVE FOR HOT WATER DISTRIBUTION EQUAL TO POWERS HYDROGUARD (SERIES LFLM490). INSTALL IN STRICT ACCORDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SET @ 110°F.
- (D) ROUTE BLOWOFF FROM PT VALVE FULL SIZE TO DRAIN PAN.
- (E) PROVIDE SAFETY DRAIN PAN. GENERAL CONTRACTOR SHALL PROVIDE SHELF FOR WATER HEATER.
- (F) 3" FACE BIMETAL & DIAL THERMOMETER (20-240°F).
- (G) 1/2" HW TO SERVICE SINK.
- (H) PROVIDE 3/4" COPPER DRAIN FROM DRAIN PAN TO SERVICE SINK. ROUTE DRAIN LINE THROUGH WALL AND TERMINATE WALL AT SINK APPROX 6" ABOVE RIM AND ROUTE TO DRAIN INTO SINK BASIN.
- (I) VACUUM RELIEF VALVE (B&G #26).
- (J) RECIRCULATING PUMP: B&G PL-30B @ 120 V W/CORD & PLUG. PROVIDE AUTOMATIC TIME CONTROL (PER 2009 IECC COMCHECK).
- (K) B&G CB-3/4 CIRCUIT SETTER @ 3.2 GPM.
- (L) B&G CB-1/2 CIRCUIT SETTER @ 0.8 GPM.

Water Heater Schedule

MARK	CAPACITY (GALLONS)	RECOVERY (100' F)	VOLTAGE	ELEMENT WATTAGE	REMARKS
WH	28	10 G.P.H.	240/1	3000	1,2

REMARKS:

- DESIGN BASIS IS BRADFORD WHITE LE232LN3-3.
- SET WATER HEATER @ 120°F (TO CONTROL LEGIONELLA).
- PROVIDE SINGLE PHASE CONVERSION KIT FROM MANUFACTURER. FIELD INSTALL KIT.

PLUMBING SPECIFICATIONS

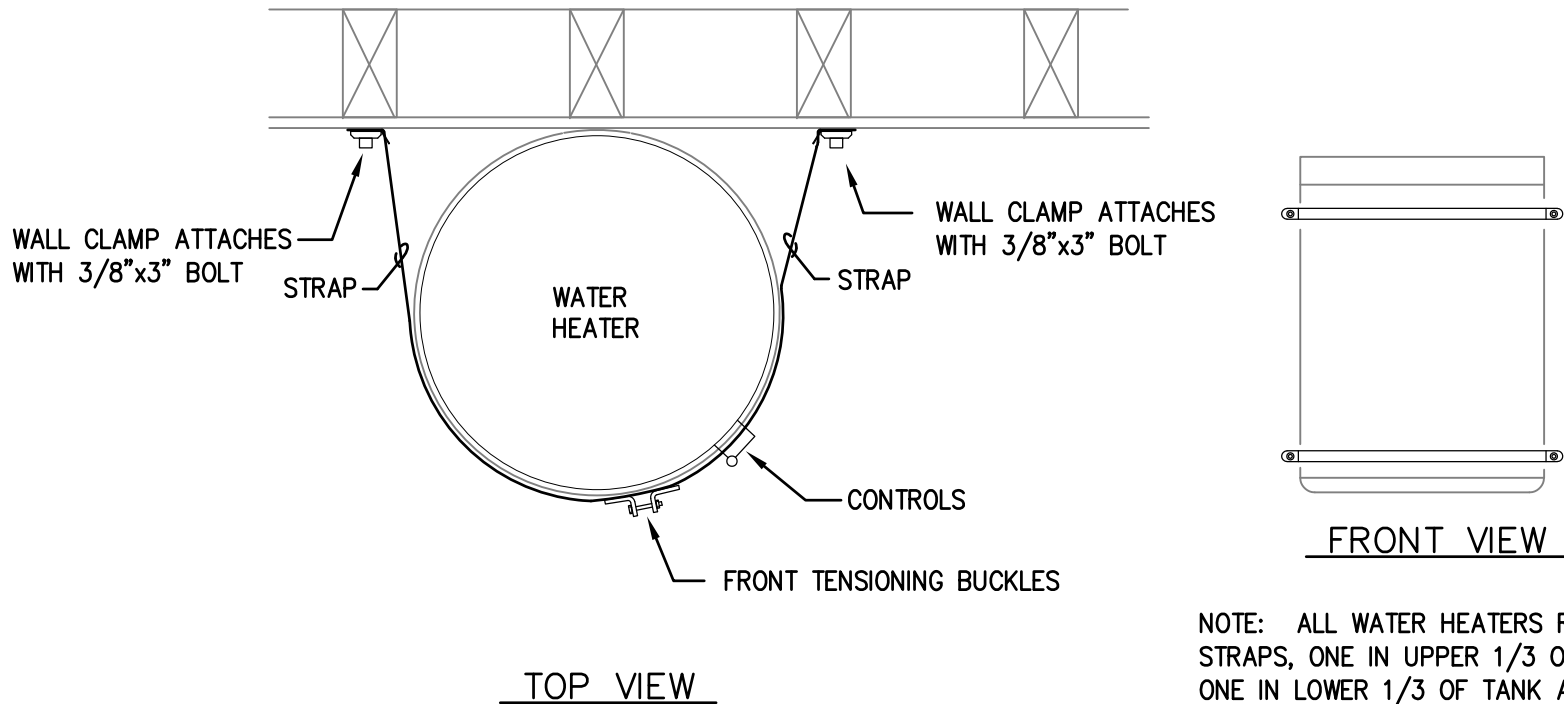
- A. ALL PLUMBING WORK SHALL CONFORM TO 2021 SC PLUMBING CODE, LOCAL CODE REQUIREMENTS, AND THE OWNER'S REQUIREMENTS. PLUMBING CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE WORK.
- B. SANITARY SEWERS AND VENTS INSIDE OF THE BUILDING SHALL BE PVC (ASTM D 2665; ASTM F 891; ASTM F 1488).
- C. ALL WATER LINES SHALL BE TYPE "L" COPPER (WITH LEAD-FREE SOLDER AND FLUXES AND/OR PROPPRESS) AND PEX-A (UPONOR OR APPROVED EQUAL). INSTALLATION SHALL BE IN STRICT REQUIREMENTS OF THE PIPING MANUFACTURER, THE PROPPRESS MANUFACTURER, SPC 2021, AND THE PLASTIC PIPE AND FITTING ASSOCIATION (FOR PLASTIC PIPE). ANY WORK INSTALLED INCORRECTLY SHALL BE REPLACED AT NO COST TO THE OWNER AND/OR ARCHITECT.
- D. INSULATE ALL NEW COLD WATER PIPING INSIDE WALLS AND THROUGHOUT BUILDING COMPLETE (NO EXCEPTIONS) WITH 1/2" THICK INSULATION (EQUAL TO AP ARMAFLEX PIPE INSULATION) WITH SEALED JOINTS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATE ALL NEW HOT WATER PIPING INSIDE WALLS AND THROUGHOUT BUILDING COMPLETE (NO EXCEPTIONS) WITH 3/4" THICK INSULATION (EQUAL TO AP ARMAFLEX PIPE INSULATION) WITH SEALED JOINTS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. MITER ALL ELS. DO NOT TAPE ANY JOINTS: ALL JOINTS SHALL BE THOROUGHLY SEALED BY THE MANUFACTURER'S REQUIRED SEALING METHOD.
- E. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ARRESTORS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER. BRANCH PIPING SHALL HAVE ACCESSIBLE SERVICE VALVES. PROVIDE SHUTOFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
- F. PLUMBING CONTRACTOR SHALL PROVIDE 2 SETS OF "AS-BUILT" DRAWINGS TO THE OWNER.
- G. LABOR SHALL BE PERFORMED IN A WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADE. PIPE AND EQUIPMENT SHALL BE INSTALLED SQUARE AND PLUMB AND ACCESSIBLE FOR PROPER OPERATION AND SERVICE.
- H. CUTTING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR, HOWEVER MUST BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO ANY CUTTING. PATCHING SHALL BE BY GENERAL CONTRACTOR.
- I. PIPING
- ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
 - VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
 - SOIL WASTE, VENT, OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF 1/8" TO THE FOOT.
 - HOT AND COLD WATER LINES SHALL BE AT LEAST 12" APART WHERE PIPING IS PARALLEL.
 - ESCUTCHEON PLATES SHALL BE PROVIDED WHERE ALL PIPE PASSES THROUGH A FINISHED WALL.
 - PROVIDE HANGERS AND SPACING PER SC PLUMBING CODE 2021.
 - WATER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 6'-0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL.
- J. CLEAN OUT ALL NEW LINES, ADJUST ALL VALVES AND CLEAN ALL NEW PLUMBING FIXTURES AND EQUIPMENT.
- K. ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE GUARANTEE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE BUILDING.

L. NOTE: ALL PIPE INSULATION (HOT, COLD PIPE INSULATION) SHALL CONFORM TO THE FIRE AND SMOKE RATINGS BELOW:

FLAME SPREAD - 25 OR LESS
SMOKE DEVELOPED - 50 OR LESS

M. GENERAL REQUIREMENTS OF PLUMBING FIXTURES AND TRIM:

- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL STOPS (HEAVY DUTY), TRAPS, ESCUTCHEONS, CONNECTIONS, AS NECESSARY.
 - TERMINATE ALL WATER ROUGH-INS WITH SHUTOFF VALVES BEFORE CONNECTING EQUIPMENT AND FIXTURES.
 - PURGE ALL WATER LINES BEFORE MAKING FINAL CONNECTIONS.
 - SHOCK ARRESTORS SHALL BE PROVIDED AT AREAS SHOWN AND SHALL BE P.D.I. SIZE AS INDICATED BY SIOUX CHIEF HYDRA-RESTER (NO SUBSTITUTIONS). ALL ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - WHERE THE WORD "FURNISH" OR "INSTALL" APPEARS FOR THE PLUMBING CONTRACT, IT SHALL BE INTERPRETED TO MEAN THE PLUMBING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES NECESSARY TO INSTALL AND PLACE IN OPERATING CONDITION.
- O. ALL BARE COPPER TUBING SHALL BE ISOLATED FROM CONCRETE AND CONCRETE BLOCK MATERIALS WITH AN INERT BARRIER, A WRAPPING OF INSULATING TAPE, A COATING OF AN ASPHALTUM PAINT OR SOME OTHER APPROVED MATERIAL TO PROTECT PIPING FROM CORROSION.
- P. ALL SANITARY DWV AND DOMESTIC WATER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH IPC SECTION 312.
- Q. ALL NEW POTABLE WATER SYSTEMS SHALL BE DISINFECTED IN ACCORDANCE WITH SCPC SECTION 610.
- R. ALL BALL VALVES IN WATER SERVICE SHALL BE HEAVY DUTY, FULL PORT, QUARTER-TURN BY APOLLO (77FLF-100 SERIES - NO SUBSTITUTIONS).
- S. LABELING: PROVIDE LABELS ON ALL WATER PIPING IN THE OVERHEAD INDICATING FLUID TYPE (COLD WATER, HOT WATER) AND DIRECTION OF FLOW. LABELS SHALL BE INSTALLED NO GREATER THAN 20 FEET APART. DESIGN BASIS IS ELECTROMARK ADHESIVE PIPE MARKERS IN ANSI YELLOW.
- T. PRIOR TO FINAL INSPECTION, A LETTER FROM THE GENERAL CONTRACTOR SHALL BE SENT TO THE ARCHITECT AND ENGINEER OF RECORD THAT
- DOMESTIC WATER PIPING HAS BEEN FLUSHED CLEAN.
 - THAT ALL AERATORS AND SCREENS HAVE BEEN THOROUGHLY CLEANED AND READY FOR USE.
 - THAT ALL SENSOR VALVES HAVE BEEN CALIBRATED PROPERLY AND READY FOR USE.
 - THAT THE THERMOSTATIC MIXING VALVE AT THE WATER HEATER HAS BEEN TESTED AND SET @ 110°F.
 - THAT THE THERMOSTATIC MIXING VALVES AT ALL LAVATORIES HAVE BEEN TESTED AND SET @ 104°F.



SEISMIC DETAIL FOR WATER HEATER
NOT TO SCALE

NOTE: ALL WATER HEATERS REQUIRE TWO STRAPS, ONE IN UPPER 1/3 OF TANK AND ONE IN LOWER 1/3 OF TANK AT LEAST 4" AWAY FROM CONTROLS.

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76 Bridge Street
Bluffton, SC 29910

PUBLIC
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PROJ. NO. 22-0140
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REVISIONS

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PLUMBING
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