

GENERAL NOTES :

1.
- THE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF JACLYN R. CURTIS, ARCHITECT LLC AND SHALL ONLY BE USED FOR THIS PROJECT.
2.
- G.C. TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DRAWING DIMENSIONS OR NOTES. IF DIMENSIONS ARE IN QUESTION, G.C. SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
3.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 IRC.
4.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
5.
- THE ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.
6.
- CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER AND ARCHITECT TO SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRIC METER, ELECTRICAL PANEL(S), GAS METER, TELEPHONE BOX, CABLE BOX, ALARM SYSTEM, AND WATER HEATERS.
7.
- ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
8.
- ALL ROOFING MATERIALS SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
9.
- THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
10.
- G.C. TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11.
- DIMENSIONS ARE CALLED OUT FROM FACE OF STUD WALLS. WINDOWS AND DOORS ARE DIMENSIONED TO CENTER OF OPENING.
12.
- STRUCTURAL DESIGN AND ENGINEERING OF FLOOR AND ROOF PRE-ENGINEERED PRODUCTS TO BE PROVIDED BY OTHERS AND ARE NOT INCLUDED WITHIN THE SCOPE OF WORK IN ARCHITECTURAL DRAWINGS.
13.
- ALL DOOR FRAME LOCATIONS ARE TO BE LOCATED A MINIMUM OF 6" CLEAR FROM EDGE OF ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
14.
- SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED ON GEOTECHNICAL REPORT OF SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. REFER TO STRUCTURAL ENGINEER FOR SIZE AND REINFORCEMENT.
15.
- ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEMS TO MEET OR EXCEED LOCAL CODE REQUIREMENTS. E.C. TO COORDINATE A MEETING WITH G.C. AND OWNER TO WALK THROUGH AND VERIFY PLACEMENT OF LIGHTING, CABLE, TELEPHONE, OUTLETS, AND SWITCHES PRIOR TO INSTALLATION.
16.
- HVAC CONTRACTOR TO VERIFY HEATING AND COOLING LOADS AS REQUIRED BY LOCAL CODES, CLIMATE, BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. VERIFY ALL WITH OWNER AND G.C.
17.
- PLUMBING CONTRACTOR SHALL VERIFY THAT ALL PLUMBING MATERIALS AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

1632 JOHN FENWICK LANE

THE PRESERVE AT FENWICK

LOT 27

TMS : 346-00-00-835

Sheet List	
SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A001	SURVEY
L101	PRELIMINARY LANDSCAPE PLAN
L102	GRADING & DRAINAGE PLAN
A010	SITE PLAN
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A201	NORTH ELEVATION
A202	WEST ELEVATION
A203	SOUTH ELEVATION
A204	EAST ELEVATION
A205	BUILDING SECTION
A206	BUILDING SECTION
A301	WALL SECTION + DETAILS
A302	DETAILS
A401	DOOR + WINDOW SCHEDULES
R101	3D IMAGES
E100	FOUNDATION ELECTRICAL PLAN
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN
S-1	FOUNDATION PLAN
S-2	1ST FLOOR FRAMING PLAN
S-3	2ND FLOOR FRAMING PLAN
S-4	2ND FLOOR FRAMING PLAN
S-5	ROOF FRAMING
S-6	FIRST FLOOR SHEAR WALL PLAN
S-7	2ND FLOOR SHEAR WALL PLAN
S-8	DETAILS
S-9	DETAILS
S-10	DETAILS
S-11	STRUCTURAL NOTES

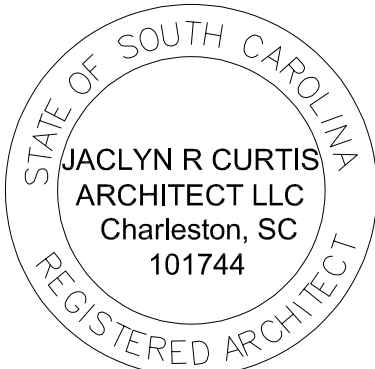
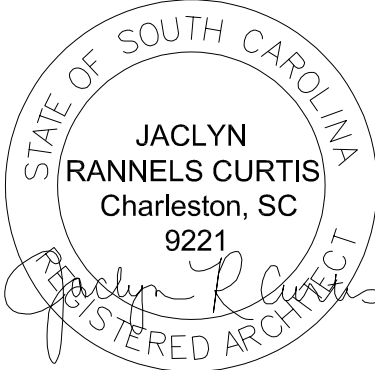


PROJECT INFORMATION :

1632 JOHN FENWICK LANE
THE PRESERVE AT FENWICK
TMS: 346-00-00-835
MUNICIPALITY : CITY OF CHARLESTON
FLOOD ZONE : AE-9
LOT AREA : 0.277 ACRES; 12,061 SF
SETBACKS :
FRONT : 15'-0"
REAR : 15'-0" ; 25'-0" WETLAND BUFFER
SIDE : 12'-0"

HEATED FIRST FLOOR AREA : 1,798 SF
HEATED SECOND FLOOR AREA : 1,029 SF
TOTAL HEATED FLOOR AREA : 2,825 SF
COVERED PORCHES : 493 SF
STAIRS : 60 SF
HVAC : 52 SF
IMPERVIOUS PAVING : 253 SF
PERVIOUS PAVING : 100 SF

TOTAL BUILDING COVERAGE : 2,403 SF (20%)
BUILDING COVERAGE ALLOWED : 4,824 SF (40% MAX)
TOTAL LOT COVERAGE : 2,756 SF
TOTAL BUILDING HEIGHT : 39'-2"
TOTAL BUILDING HEIGHT ALLOWED : 49'-0" ABOVE SEA LEVEL
or 3 STORIES
CURB LINE ELEVATION ADJACENT TO SITE : 6.6'



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

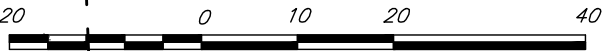
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8-20-2024

rev no.	description	date
1	City of Chas. Review	09.18.24

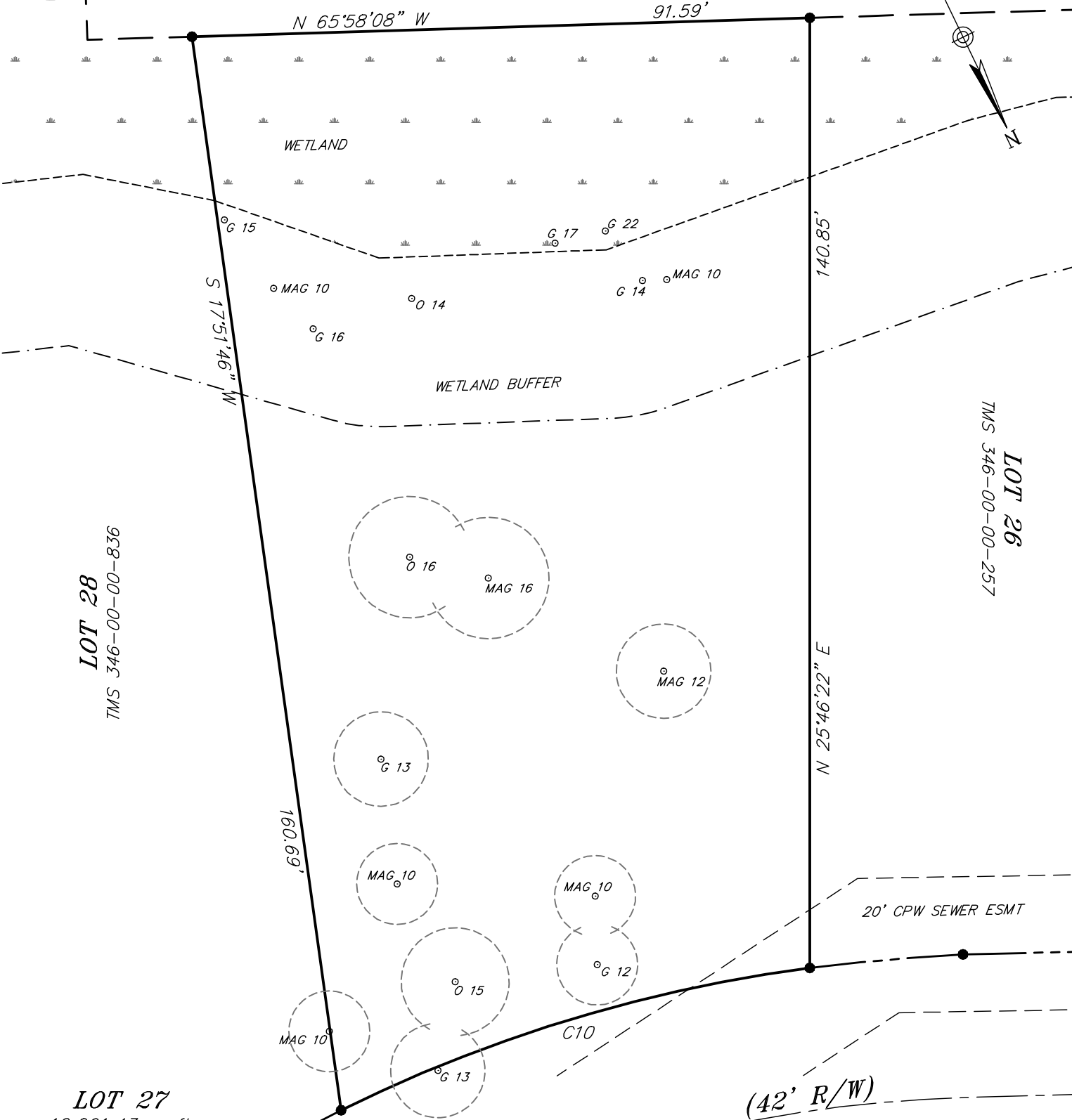
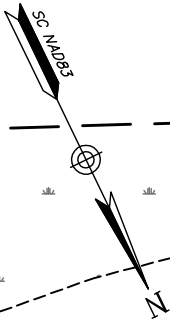
A000
COVER SHEET



(IN FEET)
1 inch = 20 ft.

CURVE	RADIUS	DELTA	LENGTH	CH	BEARING	CHORD
C10	221.00'	18°54'00"	72.90'	S	81°07'31" E	72.57'

TMS 346-00-00-003



LOT 27
12,061.43 sq. ft.
0.277 acre
TMS 346-00-00-835

JOHN FENWICK LANE
(PRIVATE ROAD)



TREES **SHOWING LOT 27** **1632 JOHN FENWICK LANE**
THE PRESERVE AT FENWICK PLANTATION
LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, S.C.

DATE: NOVEMBER, 2023 SCALE: 1" = 20'

REFERENCE: PLAT BOOK L22, PAGE 0077
FLOOD ZONE: AE9, PER F.I.R.M. COMMUNITY PANEL 45019C 0493 K, EFFECTIVE JANUARY 29, 2021

NOTE: TREES BY OTHERS

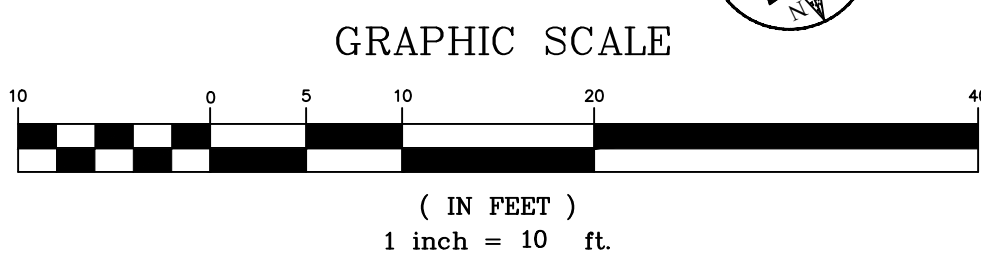
TIM ELMER RLS, LLC.
523 MAN O WAR LANE
MONCK'S CORNER, SC 29461
TEL: (843) 482-0795
TDElmer1@AOL.com

E:\Jobs\Residential\Fenwick\Plot Plan\John Fenwick 1632-Lot 27.dwg John Fenwick Lot 27.dwg

TREE SAVE TABLE

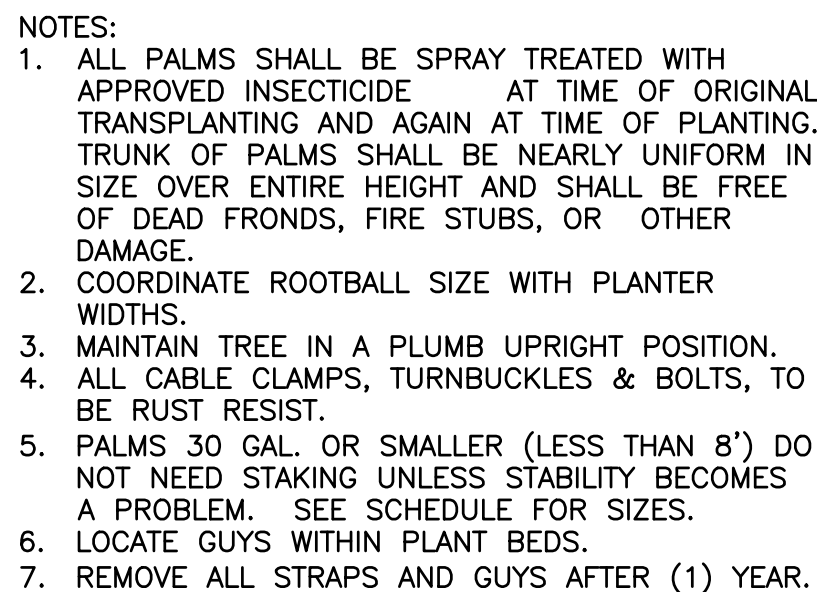
<u>EXISTING TREES ON</u>	
<u>SITE (FROM SURVEY)</u>	<u>PROPOSED CONDITION</u>
15" GUM	SAVED
10" MAGNOLIA	SAVED
16" GUM	SAVED
14" OAK	SAVED
10" MAGNOLIA	SAVED
17" GUM	SAVED
22" GUM	SAVED
14" GUM	SAVED
10" MAGNOLIA	SAVED
15" OAK	SAVED
10" MAGNOLIA	SAVED
13" GUM	SAVED
10" MAGNOLIA	SAVED
12" GUM	SAVED
13" GUM	REMOVED
12" MAGNOLIA	REMOVED
16" MAGNOLIA	REMOVED
16" OAK	REMOVED

LOT ACREAGE=0.277ACRES(12,061SF)
1 TREE REQUIRED PER ACRE=12(14 SAVED)



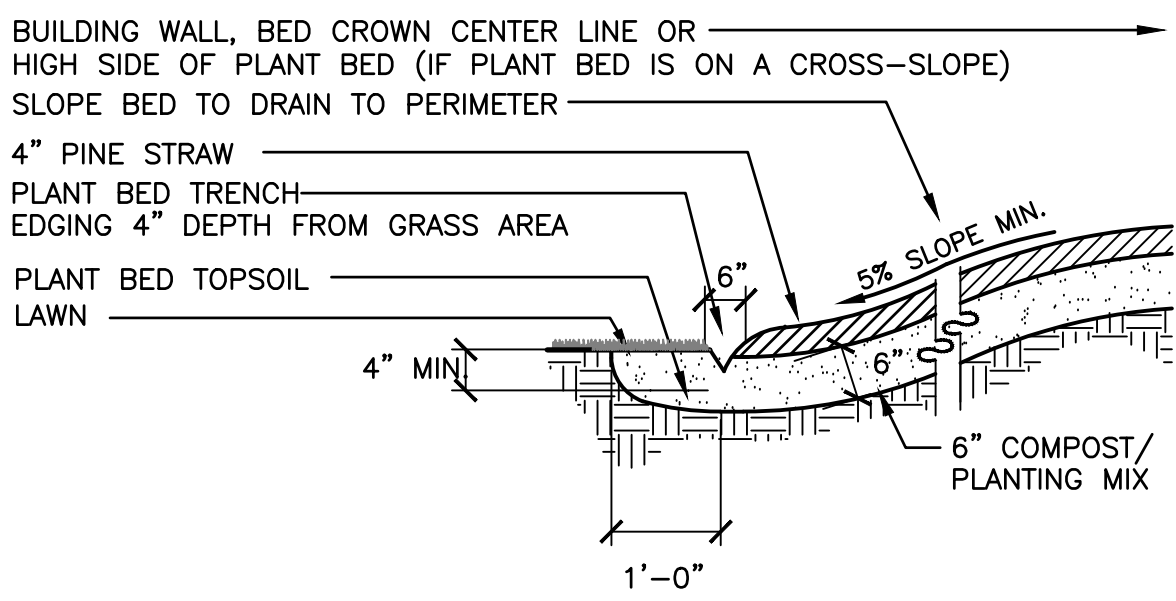
PLANT SCHEDULE
EXPLANATORY NOTES:

- 3.VERIFY QUANTITIES SHOWN ON PLANT SCHEDULE AND PLANT MATERIAL SHOWN ON PLANTING PLAN.

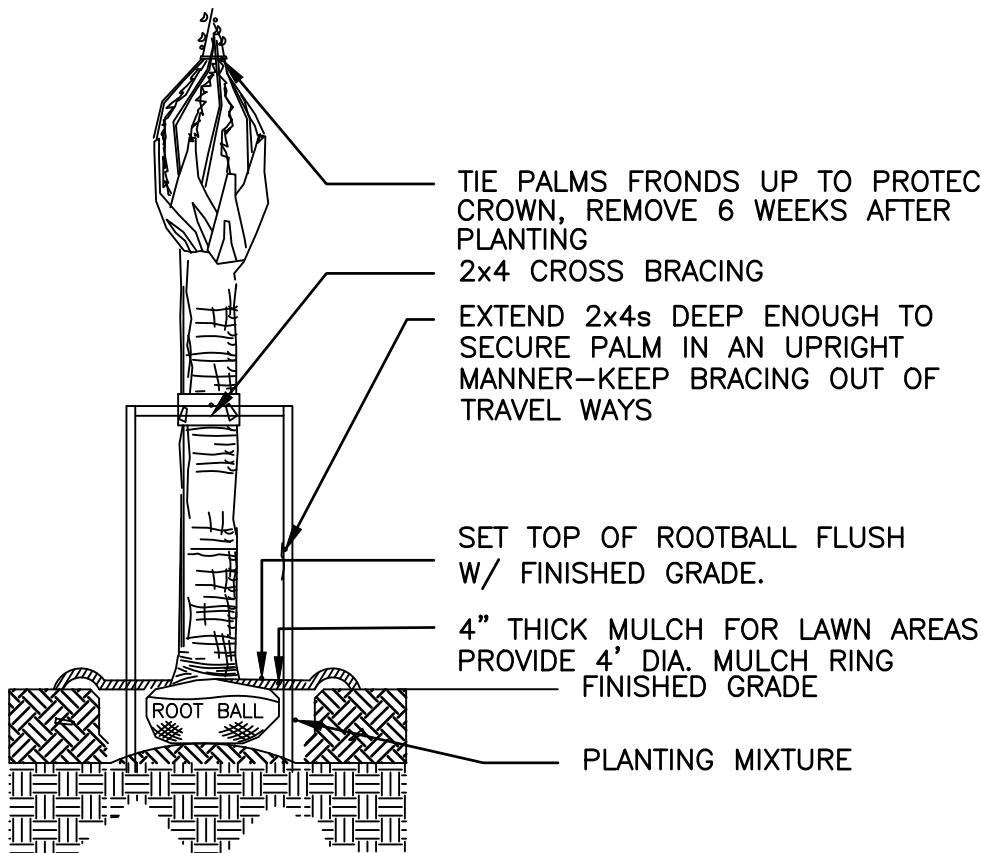


PALM TREE PLANTING

REVIEW SET—NOT FOR CONSTRUCTION



TRENCH EDGE DETAIL



A circular professional seal for David H. Tomblin, a South Carolina Landscape Architect. The seal features the text "SOUTH CAROLINA" at the top, "LANDSCAPE ARCHITECT" on the right, "REGISTERED" at the bottom, and "No. 706" in the center. The name "David H. Tomblin" is written in cursive across the seal. There are two stars on the left and right sides of the seal.

LANDSCAPE ARCHITECTURAL SERVICES
FOR
1632 JOHN FENWICK LANE
LOT 27 - TWS. # 346-00-00-835
PORT CITY HOMES SC
CHARLESTON SOUTH CAROLINA

JOB NUMBER
024350

DHT / DHT / 8.16.24
DRAWN BY—CHECKED BY—DAT

REVISÉ _____

[illegible]

STREET TYPE

PRELIMINARY

PRELIMINARY ANSWERS ONLY

END OF FILE

SHEET NUMBER

II 101

1

OF

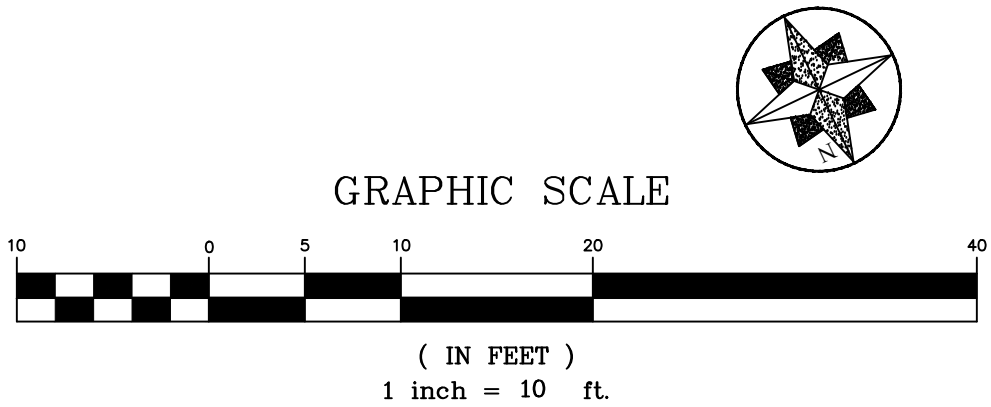
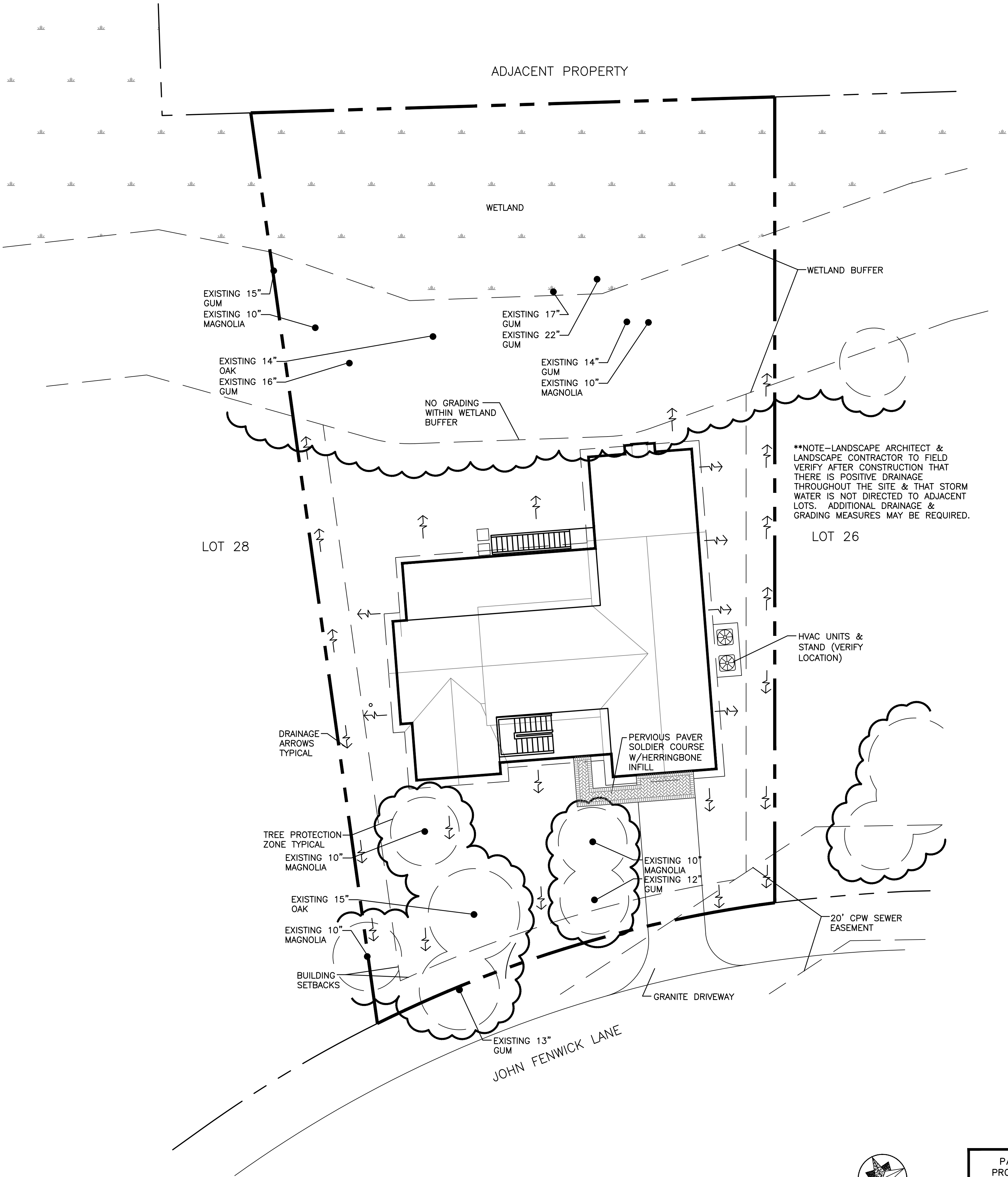
0

77

ALL RIGHTS RESERVED. PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE TOMLIN COMPANY, LLC
COPYRIGHT 2004

GRADING & DRAINAGE NOTES

1. PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES. IF CONFLICTS EXIST WITH PROPOSED WORK CONTACT LANDSCAPE ARCHITECT, OWNER & GENERAL CONTRACTOR IMMEDIATELY, DO NOT PROCEED WITH CONSTRUCTION.
2. PRIOR TO ANY GRADING WORK COORDINATE ON-SITE MEETING WITH LANDSCAPE ARCHITECT, OWNER & GENERAL CONTRACTOR TO REVIEW EXISTING CONDITIONS & PROPOSED WORK. REVIEW PROPOSED GRADING FOR SITE TO INSURE THAT POSITIVE DRAINAGE CAN BE ACHIEVED WITHOUT DRAINING ONTO ADJACENT PROPERTIES OR CONFLICTING WITH ANY TREE SAVE AREAS.
3. PRIOR TO WORK VERIFY THAT FULL ARB & MUNICIPAL SIGN OFF HAS BEEN GIVEN & PROPER PERMITTING IS IN PLACE.
4. ALL EROSION CONTROL MEASURES INCLUDING SILT FENCE & CONSTRUCTION ENTRANCE DETAILING TO COMPLY & MEET ALL MUNICIPAL STANDARDS.
5. LANDSCAPE BEDS ADJACENT TO FOUNDATION TO BE BERMED 6" IN ALL AREAS POSSIBLE THAT DO NOT AFFECT POSITIVE DRAINAGE OR TREE SAVE AREAS. REVIEW THIS BERMING DURING PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT, OWNER & GENERAL CONTRACTOR.
6. WITHIN TREE SAVE AREAS LIMIT FINE GRADING FILL TO 1" OR LESS ABOVE EXISTING GRADE & NO MACHINE GRADING ALLOWED. REVIEW ANY PROPOSED HAND GRADING WITHIN TREE PROTECTION ZONES WITH LANDSCAPE ARCHITECT PRIOR TO WORK. TO NOT PLACE FILL ON MAIN ROOT ARCH OF TREE.
7. ALL DRIVES & WALKS TO HAVE LESS THAN 5% SLOPE & COMPLY WITH AMERICAN DISABILITIES ACT GUIDELINES. ALL DRIVES & WALKS TO HAVE A MINIMUM OF 1% SLOPE TO PREVENT PONDING OF WATER. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF THESE PARAMETERS CAN NOT BE PROVIDED. DO NOT INSTALL WORK.
8. FOR AREAS REQUIRING GRADING WITH SLOPES 3:1 OR GREATER STABILIZE SLOPE IMMEDIATELY WITH FINAL LANDSCAPING OR TEMPORARY MEASURES TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL EROSION CONTROL MEASURES REQUIRED. FOR ANY SLOPES 2:1 OR GREATER INSTALL PINNED JUTE MESH TO RETAIN SLOPE.
9. PRIOR TO ANY WORK VERIFY THIS LOTS FLOOD ELEVATION & MUNICIPAL FLOOD REQUIREMENTS FOR ANY REQUIRED INCREASE IN FINISH FLOOR ELEVATION ABOVE FLOOD ELEVATION REQUIRED BY MUNICIPAL BUILDING CODE (IE+2'). ONCE VERIFIED CONTACT LANDSCAPE ARCHITECT, GENERAL CONTRACTOR & ARCHITECT IMMEDIATELY IF CONFLICTS OCCUR WITH PROPOSED ARCHITECTURAL DESIGN OF STRUCTURES DESIGNED TO BE ABOVE OR BELOW REQUIRED MUNICIPAL FLOOD ELEVATION.
10. PRIOR TO WORK FORWARD PROPOSED GRADING & LANDSCAPE DRAWINGS TO ARCHITECT FOR REVIEW. COORDINATE PRE-CONSTRUCTION ON-SITE MEETING OR PHONE CONFERENCE WITH GENERAL CONTRACTOR, ARCHITECT & LANDSCAPE ARCHITECT TO REVIEW PROPOSED SITE WORK, GRADING, STAIR LANDINGS, GUTTERING SYSTEMS, MECHANICAL LOCATIONS, LANDSCAPING & UTILITY ROUTING.



PALMETTO UTILITY PROTECTION SERVICE

Don't Dig! Before you call toll free -811- 72 hours notice

A one call system for community and job safety

REVIEW SET--NOT FOR CONSTRUCTION

THE TOMBLIN COMPANY, LLC

LANDSCAPE ARCHITECTURE
LAND PLANNING
HISTORIC RENOVATION

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

716 FORT SUMTER DRIVE
CHARLESTON SOUTH CAROLINA
1.843.412.2894
FAX 1.843.406.2721
tomblincompany.com



LANDSCAPE ARCHITECTURAL SERVICES
FOR
1632 JOHN FENWICK LANE
LOT 27 - TMS # 346-00-00-835
PORT CITY HOMES SC
CHARLESTON SOUTH CAROLINA

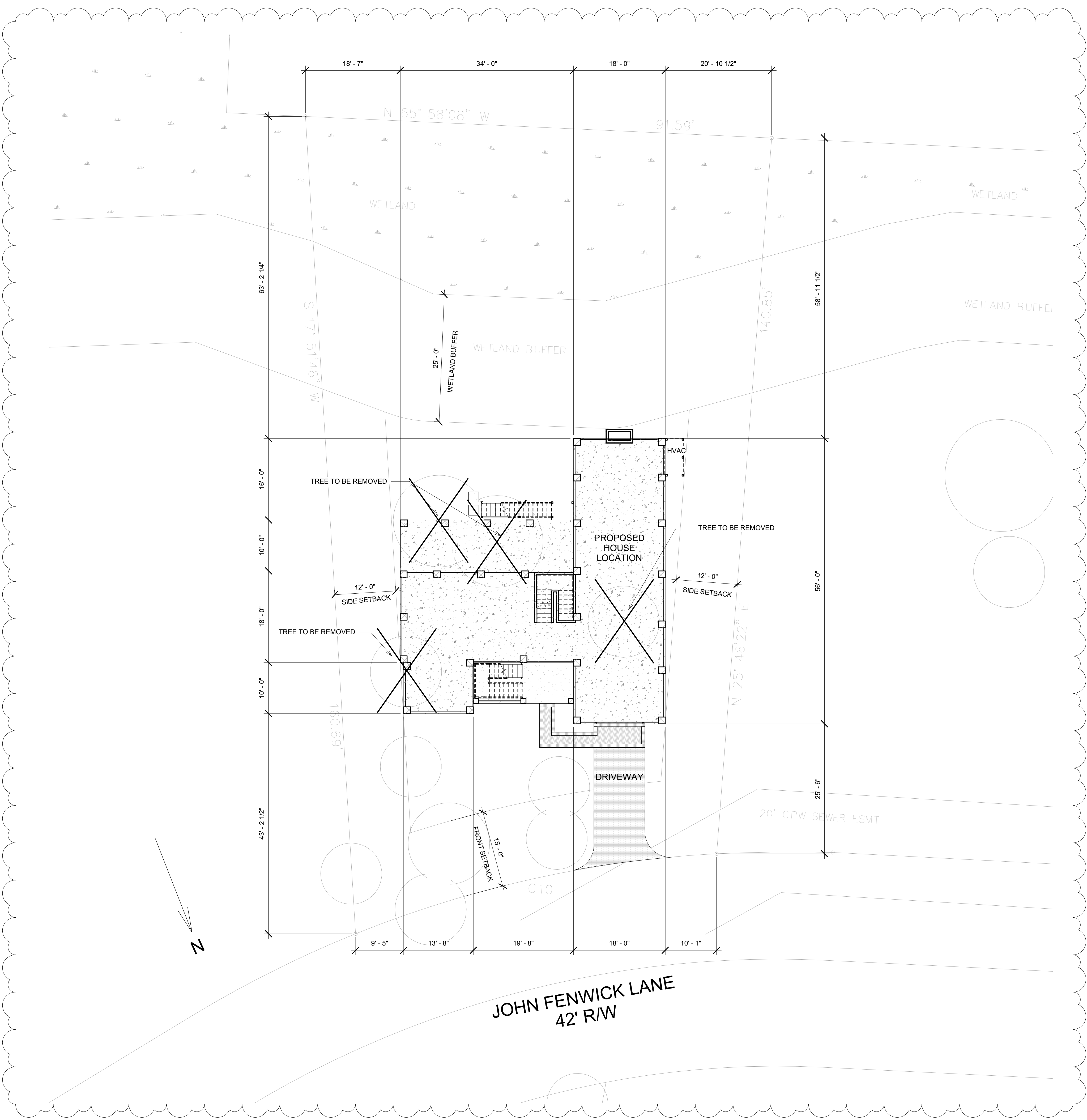
JOB NUMBER
024350
DHT / DHT / 8.16.24
DRAWN BY--CHECKED BY--DATE
REVISED

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

L102 2
OF
2 2



PROJECT INFORMATION :

1632 JOHN FENWICK LANE
THE PRESERVE AT FENWICK
TMS: 346-00-00-835
MUNICIPALITY : CITY OF CHARLESTON
FLOOD ZONE : AE-9
LOT AREA : 0.277 ACRES; 12,061 SF
SETBACKS :
FRONT : 15'-0"
REAR : 15'-0"; 25'-0" WETLAND BUFFER
SIDE : 12'-0"

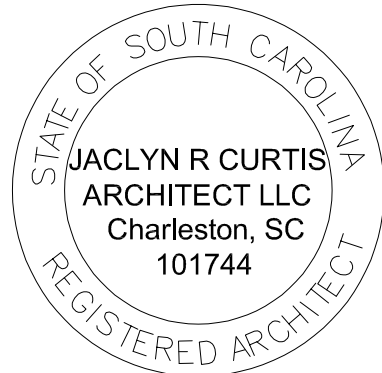
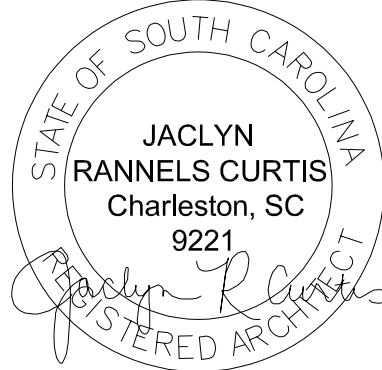
HEATED FIRST FLOOR AREA : 1,798 SF
HEATED SECOND FLOOR AREA : 1,029 SF
TOTAL HEATED FLOOR AREA : 2,825 SF
COVERED PORCHES : 493 SF
STAIRS : 60 SF
HVAC : 52 SF
IMPERVIOUS PAVING : 253 SF
PERVIOUS PAVING : 100 SF

TOTAL BUILDING COVERAGE : 2,403 SF (20%)
BUILDING COVERAGE ALLOWED : 4,824 SF (40% MAX)
TOTAL LOT COVERAGE : 2,756 SF
TOTAL BUILDING HEIGHT : 39'-2"
TOTAL BUILDING HEIGHT ALLOWED : 49'-0" ABOVE SEA LEVEL
or 3 STORIES
CURB LINE ELEVATION ADJACENT TO SITE : 6.6'

SITE PLAN NOTES :

SITE PLAN BASED ON SURVEY PROVIDE BY TIM ELMER RLS
LLC., DATED NOVEMBER 2023.
SEE LANDSCAPE DRAWINGS FOR LANDSCAPE, GRADING AND
DRAINAGE PLANS.
THERE ARE NO GRAND TREES PRESENT ON THE SITE.

1 SITE PLAN
1" = 10'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : jrc

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A010
SITE PLAN

1 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL NOTES

- THIS GROUND FLOOR PLAN IS FOR DESCRIPTIVE PUPOSES ONLY AND IS INTENDED TO BE USED IN CONJUNCTION W/ FOUNDATION PLAN PROVIDED BY THE STRUCTURAL ENGINEER. SEE STRUCTURAL FOUNDATION PLAN FOR ALL MATERIALS, CONNECTIONS, NOTES + DETAILS.
- ALL MATERIALS BELOW B.F.E. TO BE CLASS 4 OR 5.
- ALL DIMENSIONS TO FACE/CENTER OF BLOCK UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ANY NECESSARY HYDROSTATIC VENTS AT STAIR ENCLOSURE AREA AS REQUIRED BY CODE.

LEGEND

- 12" CMU PIERS
- 16" CMU PIERS
- 2x4 WALL
- 2x6 WALL
- XX'-X" CEILING HEIGHT

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8.20.2024

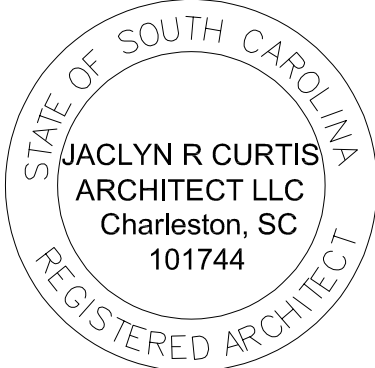
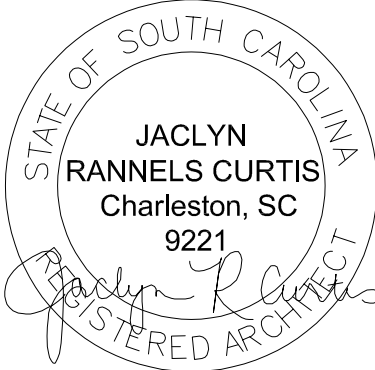
rev no.	description	date
1	City of Chas. Review	09.18.24

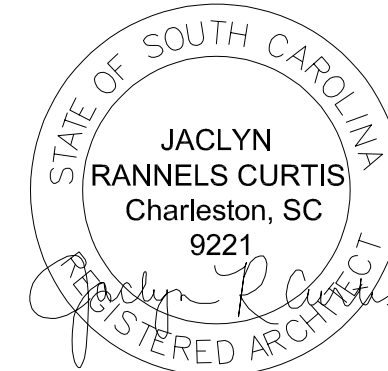
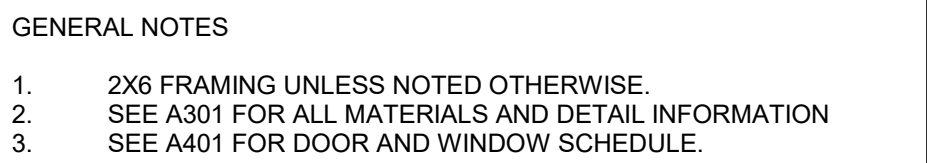
A100
FOUNDATION PLAN

JOHN FENWICK LN LOT 27

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

PERMIT SET
PROJECT NUMBER : 24-02





JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

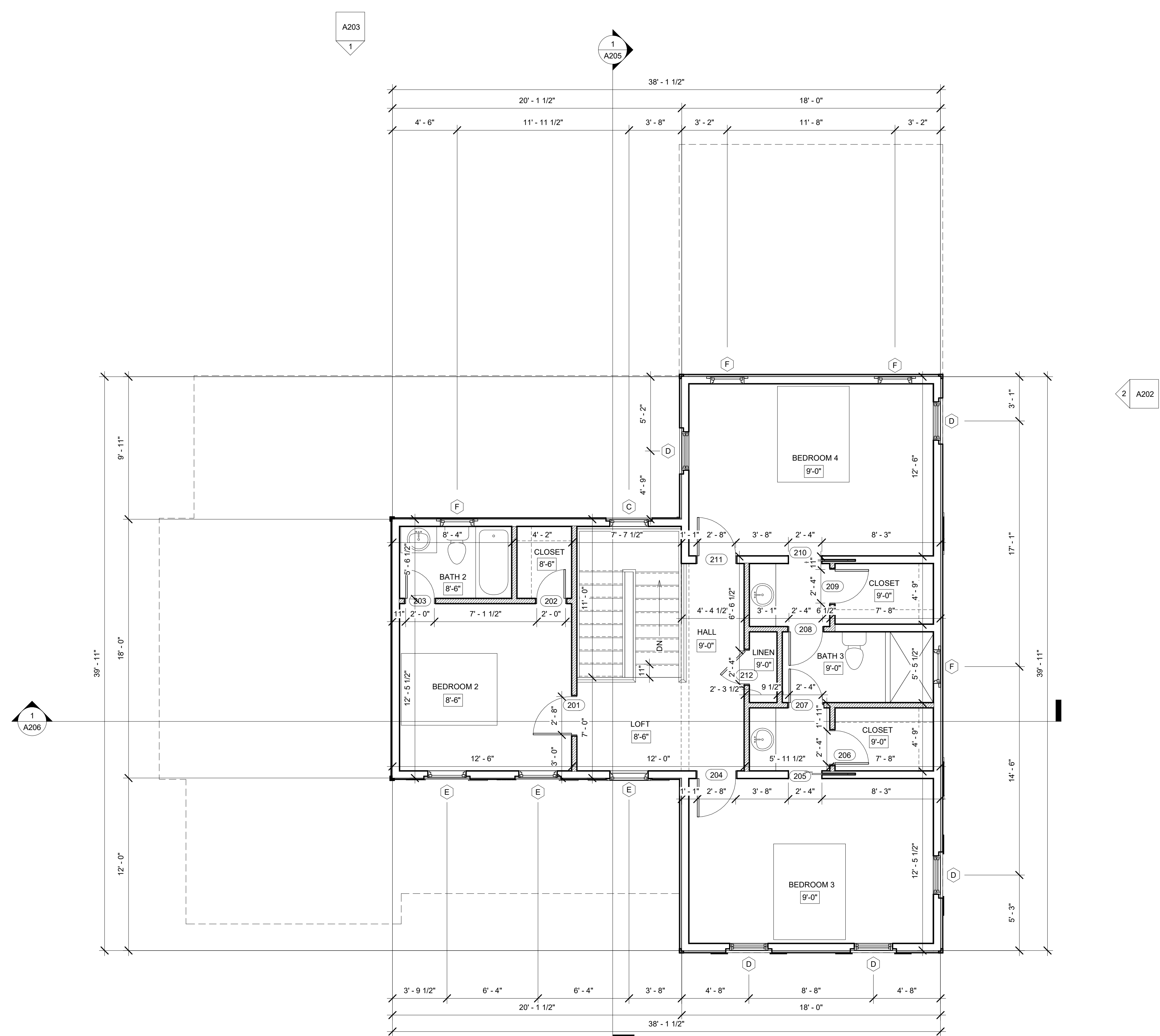
Drawn By: JRC

Plot Date: 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A101

FIRST FLOOR PLAN



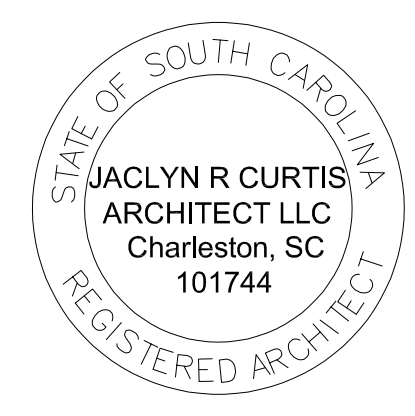
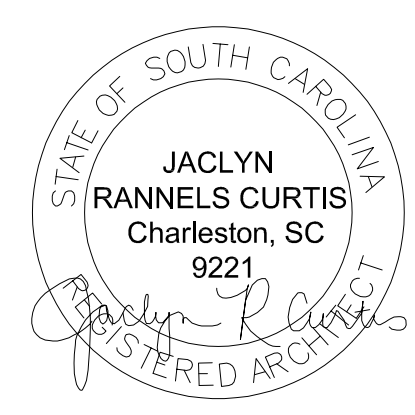
FIRST FLOOR HEATED : 1,798 SF
SECOND FLOOR HEATED : 1,029 SF
TOTAL HEATED : 2,825 SF

PORCHES + STAIRS : 553 SF

- 2x4 WALL
- 2x6 WALL
- XX'-X" CEILING HEIGHT

1 SECOND FLOOR PLAN
1/4" = 1'-0"

- GENERAL NOTES
- 2X6 FRAMING UNLESS NOTED OTHERWISE
 - SEE A301 FOR ALL MATERIALS AND DETAIL INFORMATION
 - SEE A401 FOR DOOR AND WINDOW SCHEDULE.



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

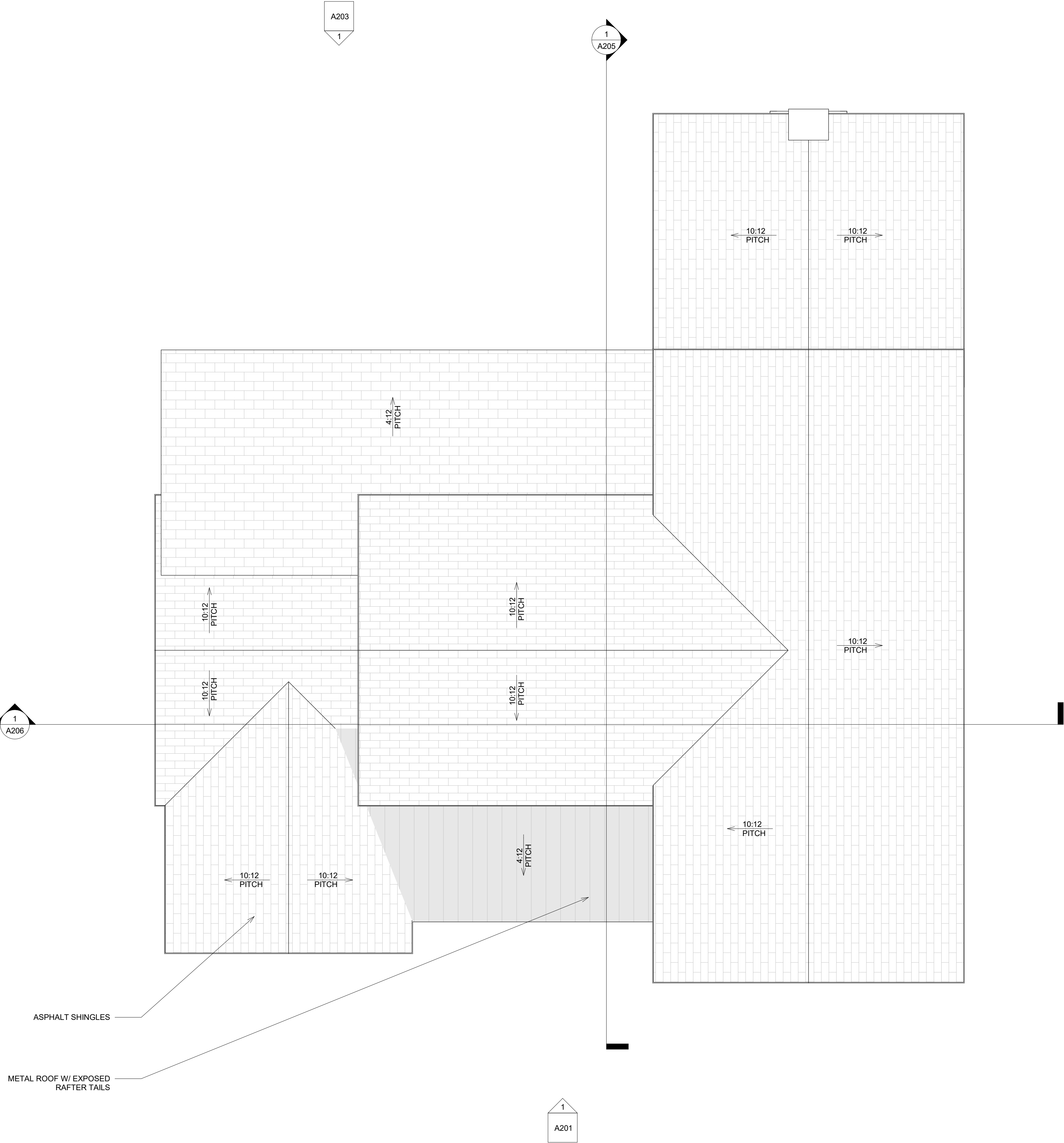
Drawn By : JRC

Plot Date : 8.20.2024

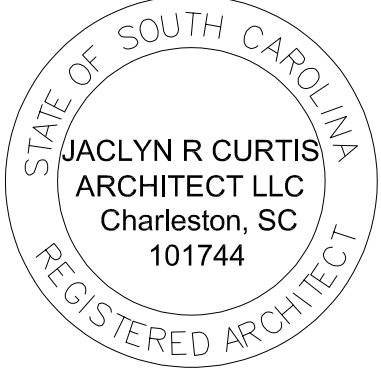
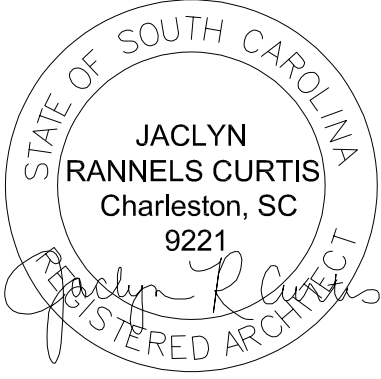
rev no.	description	date
1	City of Chas. Review	09.18.24

A102

SECOND FLOOR
PLAN



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



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : Author

Plot Date : 8.20.2024

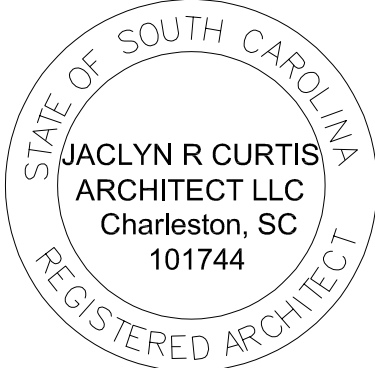
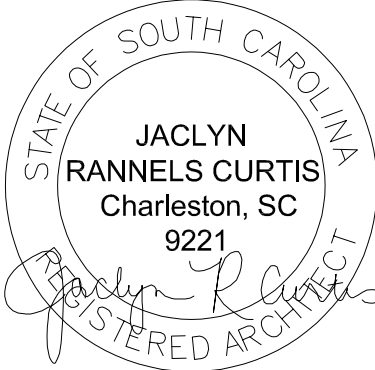
rev no.	description	date
1	City of Chas. Review	09.18.24

A103
ROOF PLAN



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

- GENERAL NOTES
- ALL MATERIALS BELOW B.F.E. TO BE CLASS 4 OR 5.
 - SEE A103 FOR ALL ROOF PITCHES AND GUTTER LOCATIONS.
 - SEE A301 FOR ALL MATERIALS AND DETAIL INFORMATION
 - SEE A401 FOR DOOR AND WINDOW SCHEDULE.



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : jrc

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A201
NORTH ELEVATION

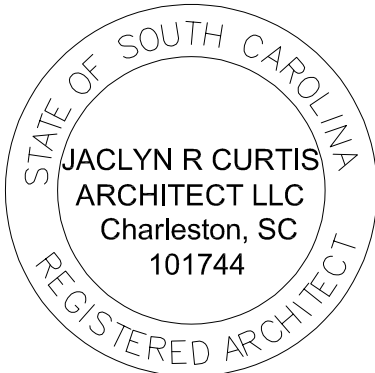
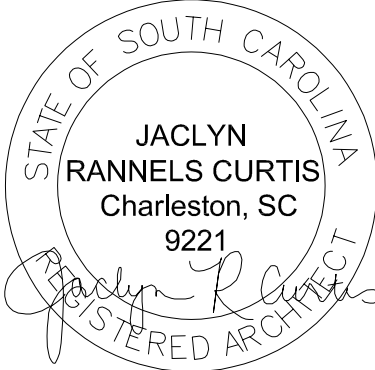
- GENERAL NOTES
1.

ALL MATERIALS BELOW B.F.E. TO BE CLASS 4 OR 5.
2.

SEE A103 FOR ALL ROOF PITCHES AND GUTTER LOCATIONS.
3.

SEE A301 FOR ALL MATERIALS AND DETAIL INFORMATION
4.

SEE A401 FOR DOOR AND WINDOW SCHEDULE.



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A202
WEST ELEVATION



② WEST ELEVATION
1/4" = 1'-0"

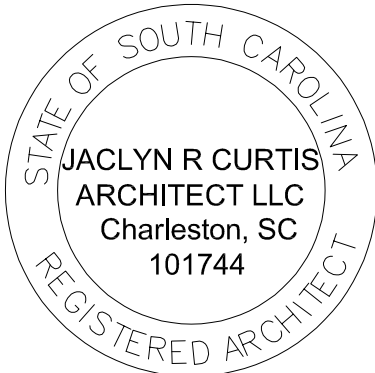
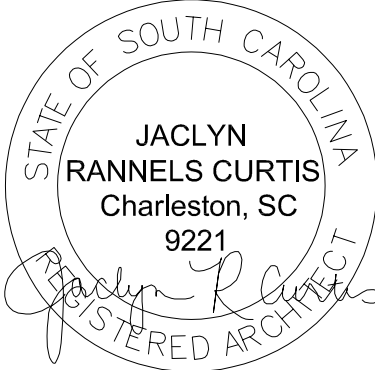
- GENERAL NOTES
1.

ALL MATERIALS BELOW B.F.E. TO BE CLASS 4 OR 5.
2.

SEE A103 FOR ALL ROOF PITCHES AND GUTTER LOCATIONS.
3.

SEE A301 FOR ALL MATERIALS AND DETAIL INFORMATION
4.

SEE A401 FOR DOOR AND WINDOW SCHEDULE.



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A203

SOUTH ELEVATION



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

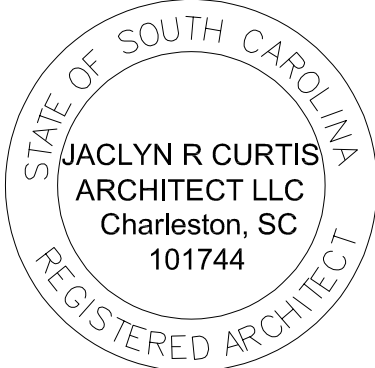
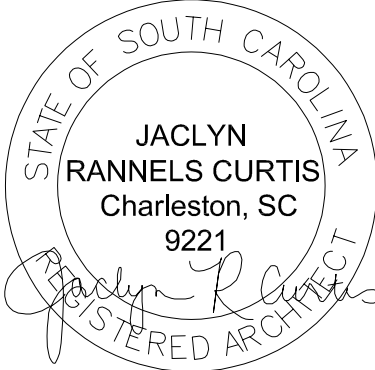
- GENERAL NOTES
1.

ALL MATERIALS BELOW B.F.E. TO BE CLASS 4 OR 5.
2.

SEE A103 FOR ALL ROOF PITCHES AND GUTTER LOCATIONS.
3.

SEE A301 FOR ALL MATERIALS AND DETAIL INFORMATION
4.

SEE A401 FOR DOOR AND WINDOW SCHEDULE.



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

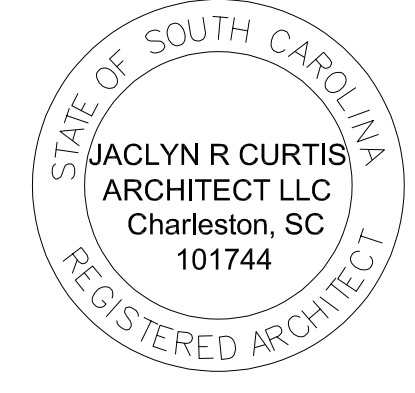
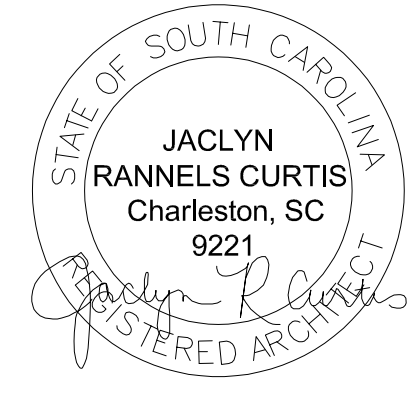
A204
EAST ELEVATION



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



1 BUILDING SECTION 1
1/4" = 1'-0"



JOHN FENWICK LN LOT 27

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

PERMIT SET
PROJECT NUMBER : 24-02

JACLYN R. CURTIS, ARCHITECT
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

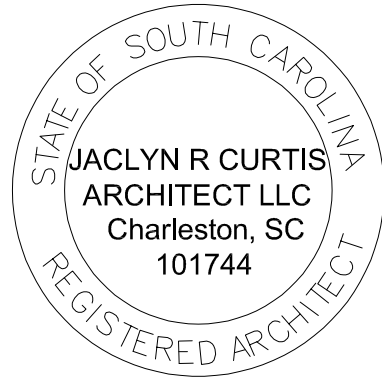
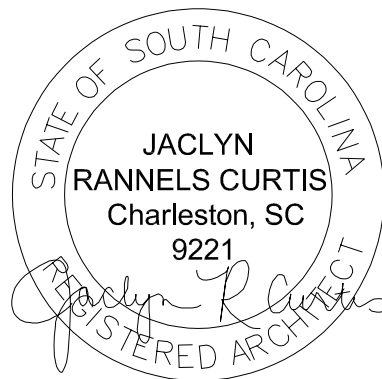
Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A205
BUILDING SECTION



1 BUILDING SECTION 2
1/4" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

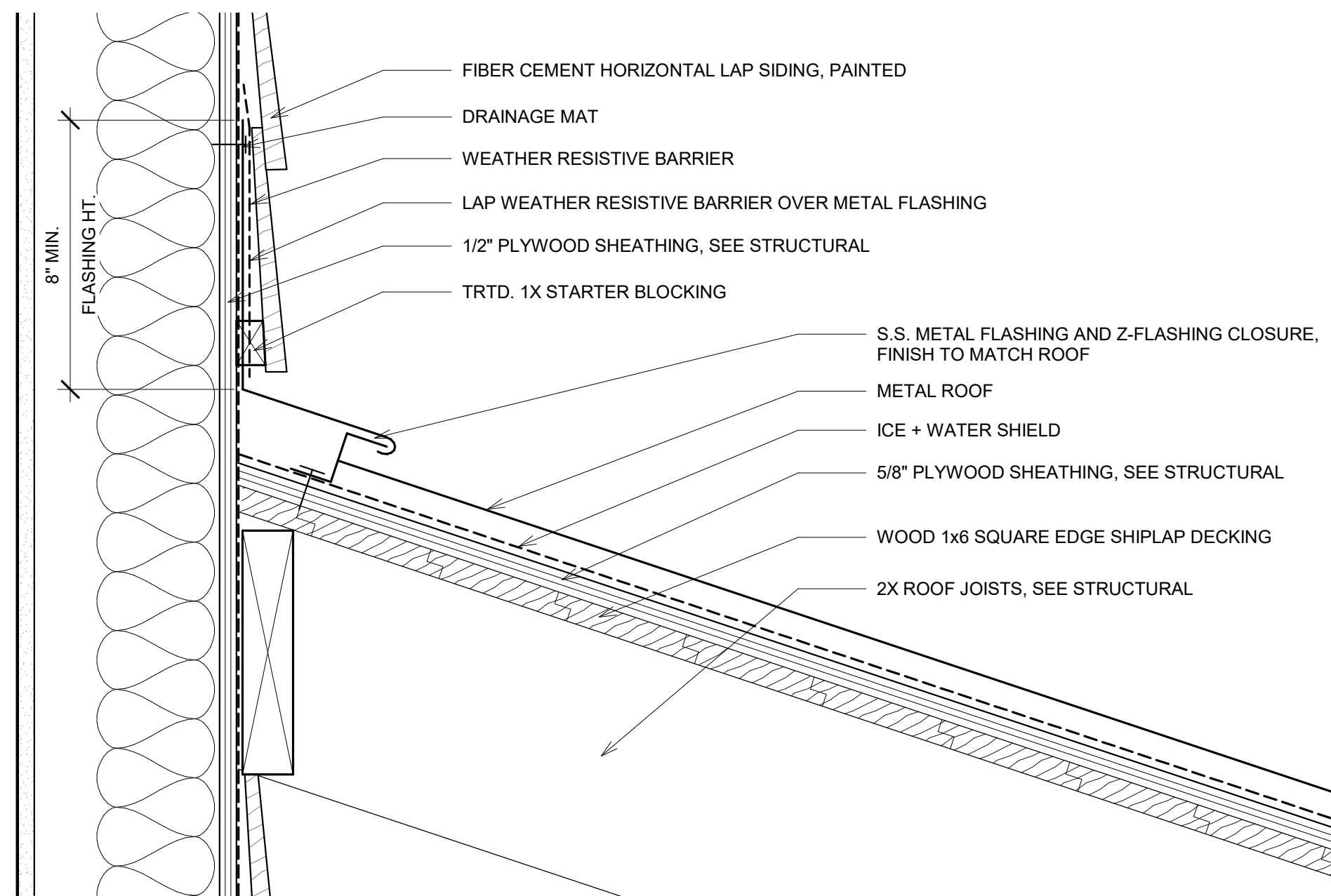
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

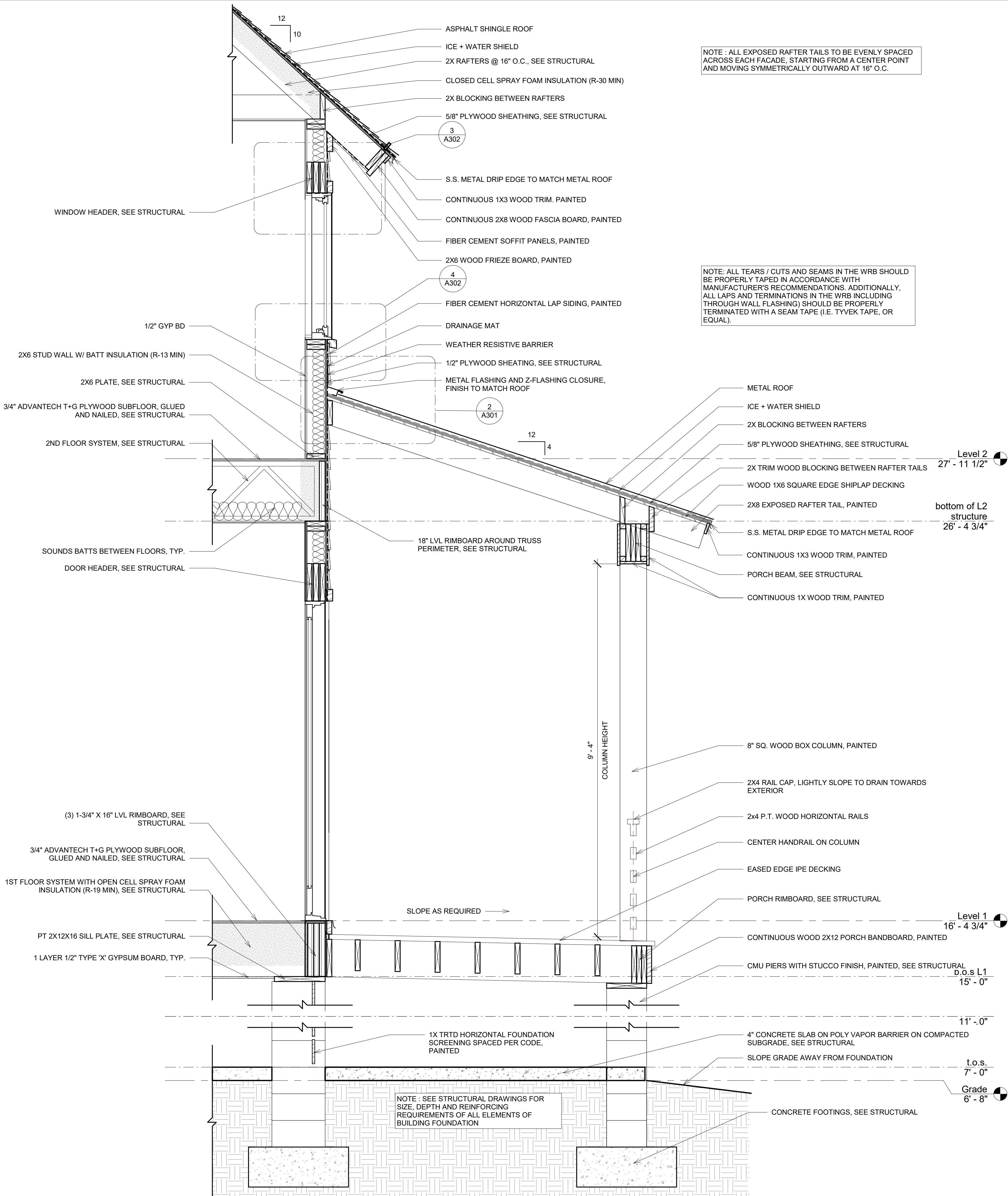
Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

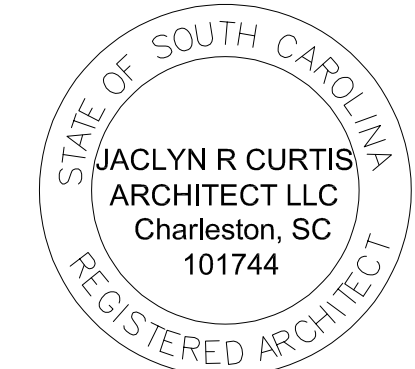
A206
BUILDING SECTION



2 ENLARGED ROOF DETAIL
3" = 1'-0"



1 TYPICAL WALL SECTION
3/4" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

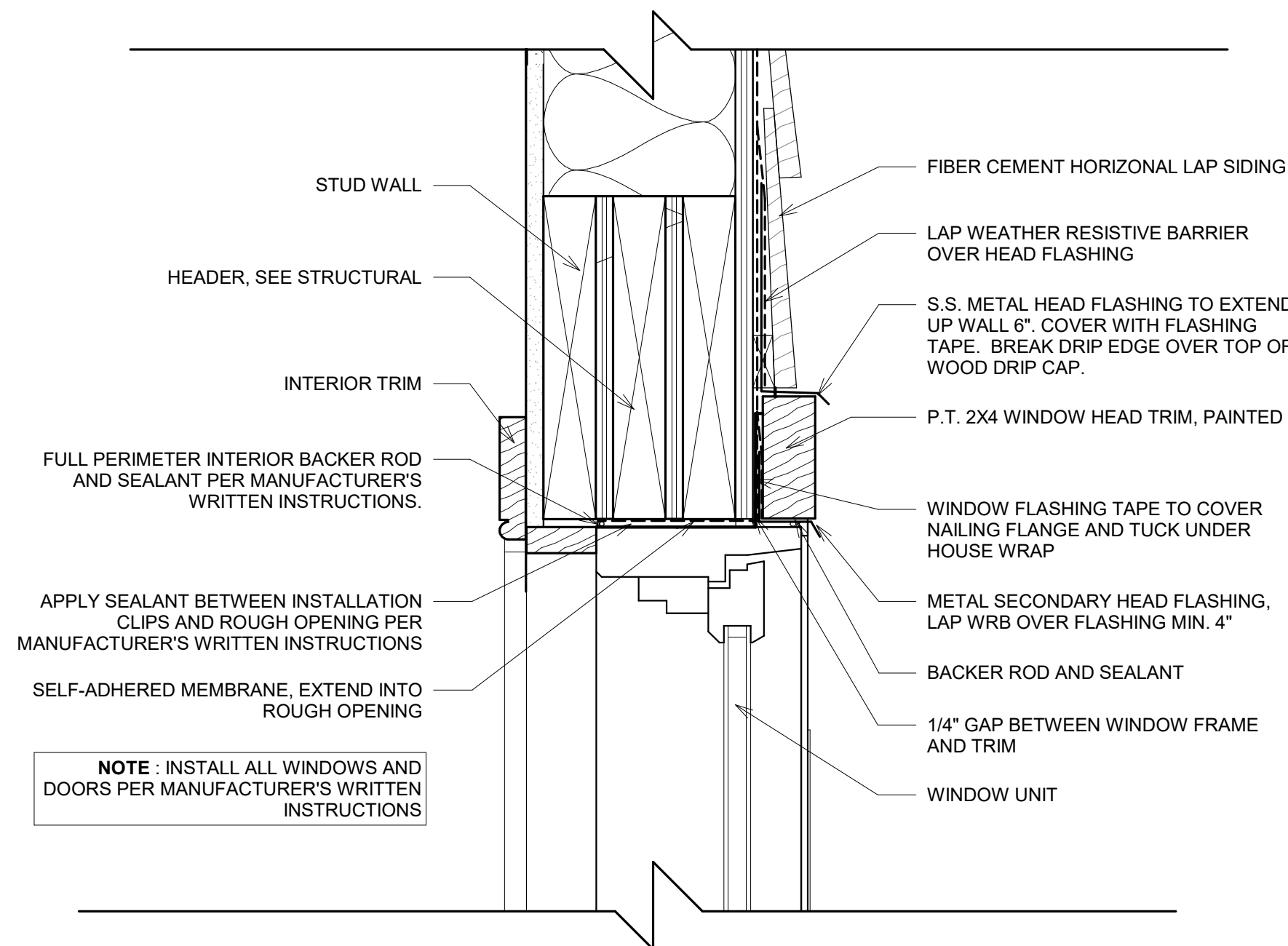
710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

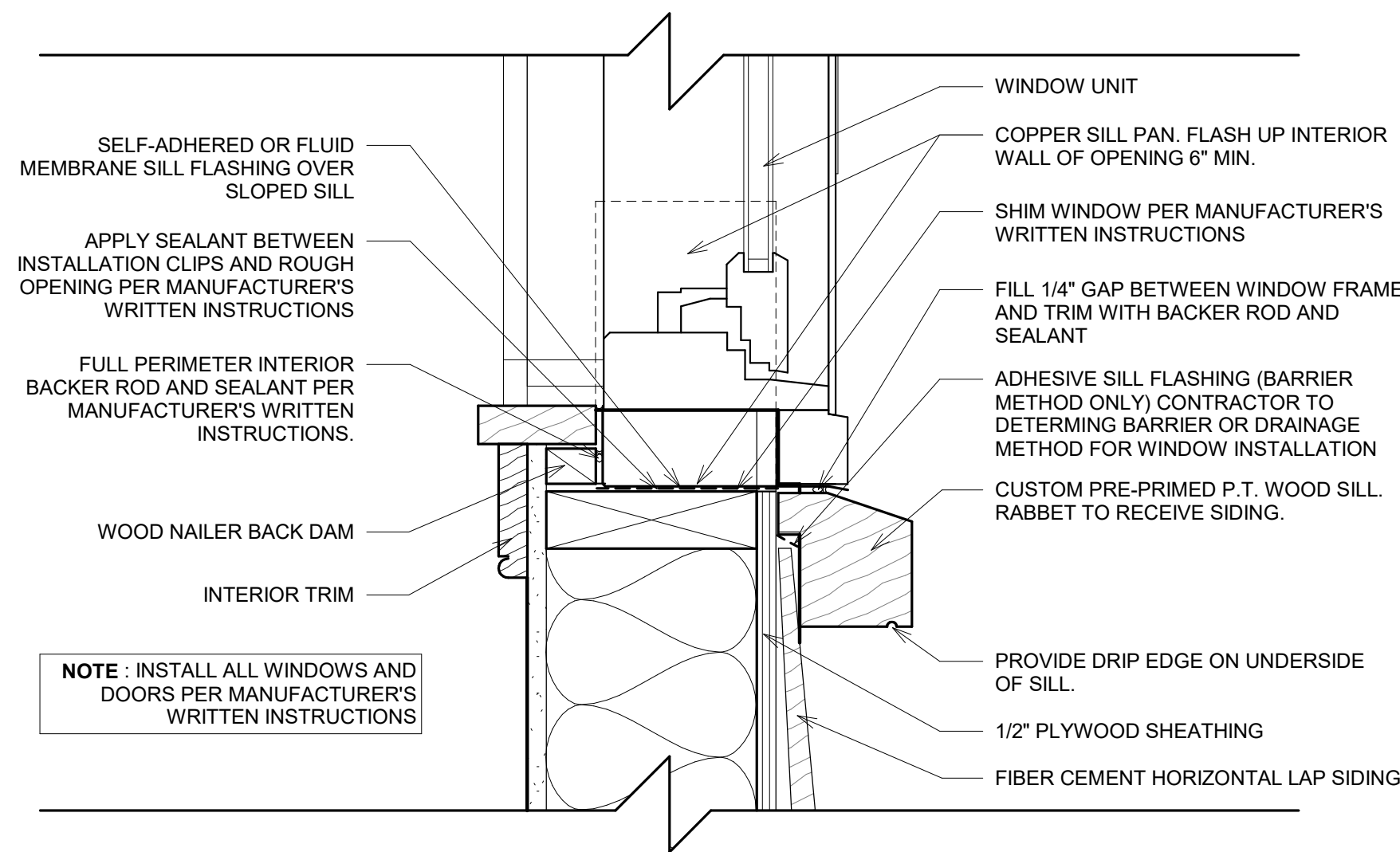
Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

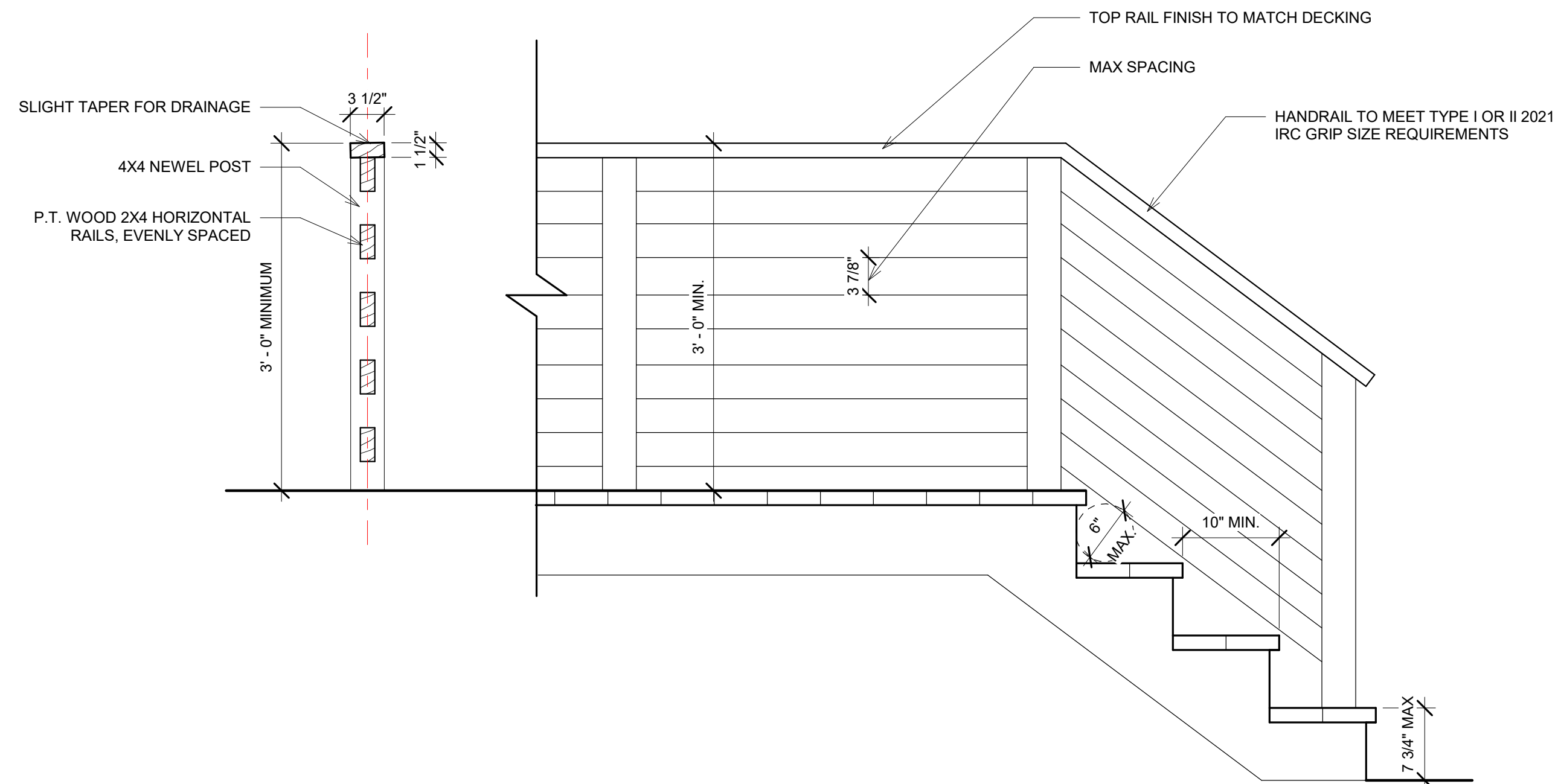
A301
WALL SECTION +
DETAILS



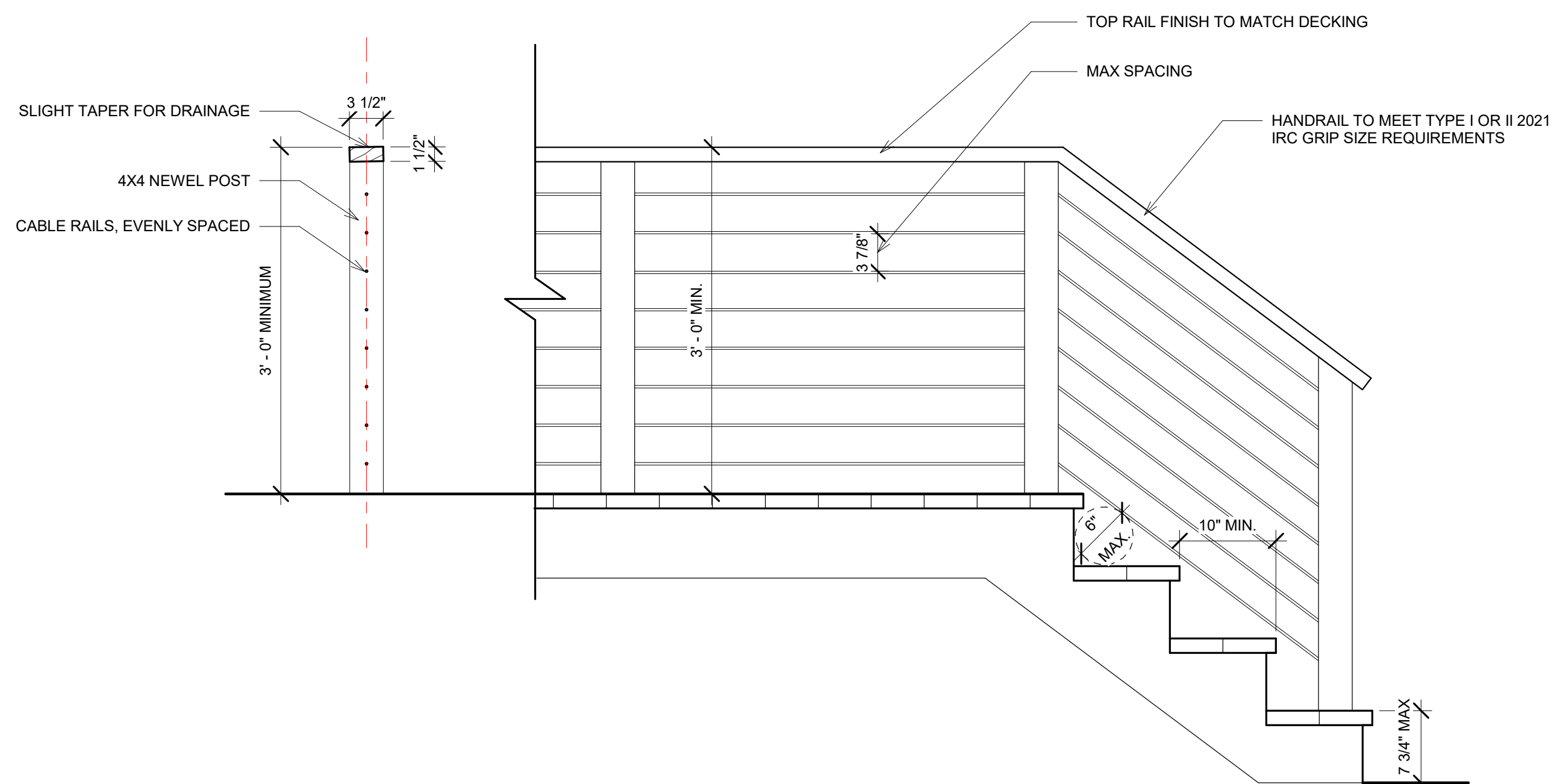
③ WINDOW HEAD DETAIL
3" = 1'-0"



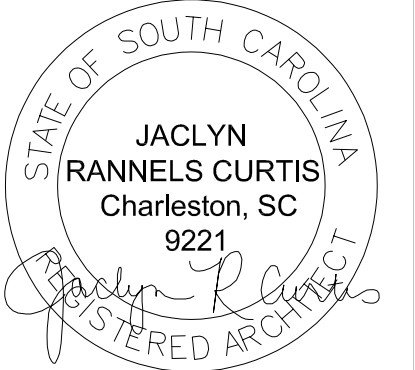
④ WINDOW SILL DETAIL
3" = 1'-0"



② HORIZONTAL PORCH RAIL DETAIL
1" = 1'-0"



① CABLE RAIL DETAIL
1" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

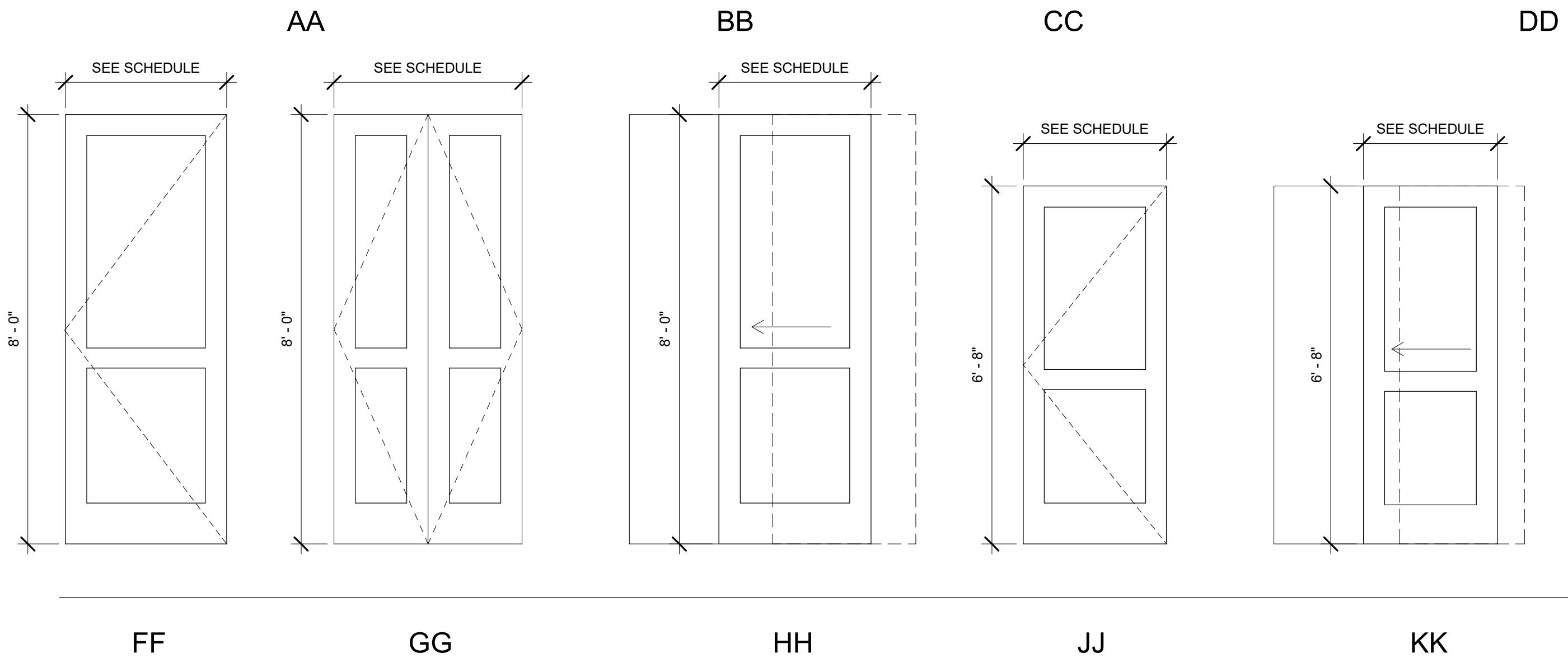
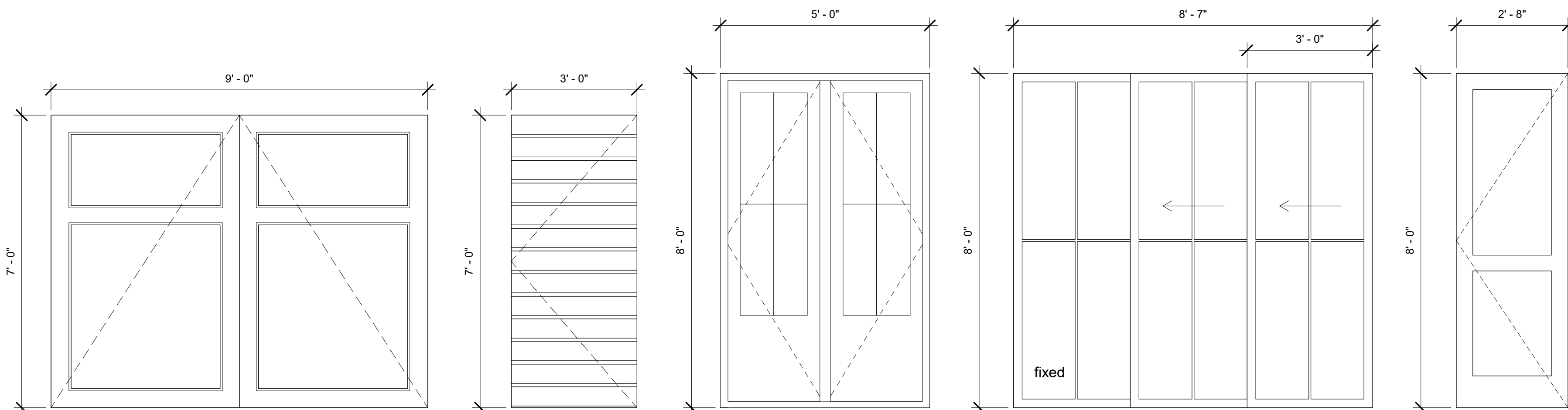
Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

A302

DETAILS

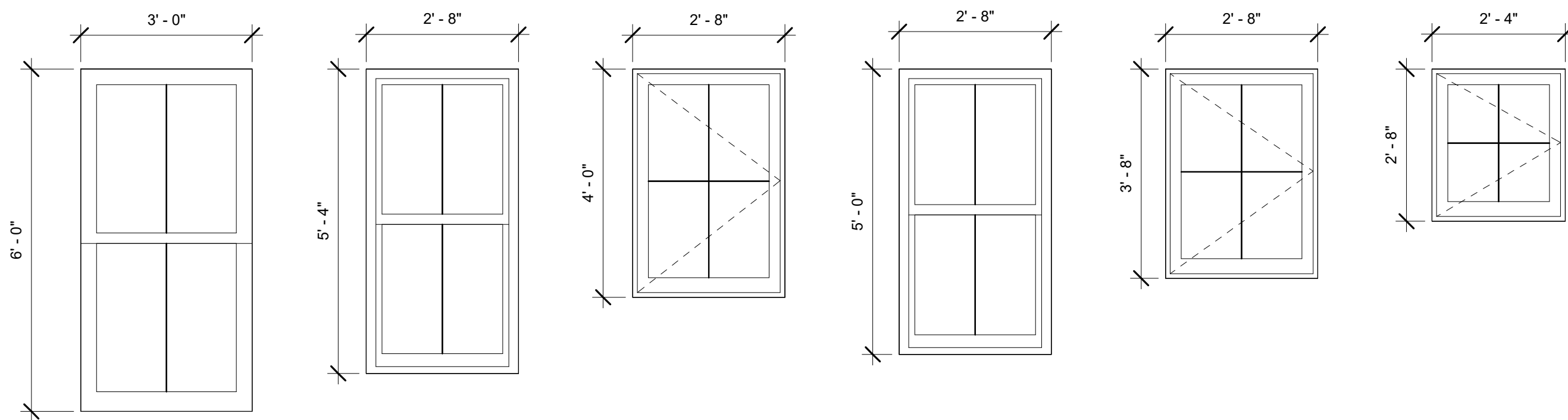
NOTE : ALL WINDOWS AND DOORS TO BE DP50 AND IMPACT RATED GLASS



DOOR ELEVATIONS
1/2" = 1'-0"

DOOR SCHEDULE NOTES:

- G.C. to verify all opening width and heights prior to ordering.
- Lites in door units and transom glass to be tempered or impact rated in areas as specified in IRC for glass adjacent to doors and in operable panels
- Install all units to manufacturer's specifications. Provide complete flashing and insulation at all exterior units.
- Garage doors are to be full custom engineered and constructed "Carriage House Door" as per plans. Doors to have door/detect monitoring system, keyless remote/digital entry system, and to be impact resistant.
- Glass in exterior units shall be DP rated with impact glass.
- All exterior doors shall be 2 1/4" thick or per manufacturer's specifications.
- All interior doors shall be 1 3/4" thick unless noted otherwise (exception : Ground Floor interior doors shall be 2 1/4")
- See Floor Plan for door swing directions.



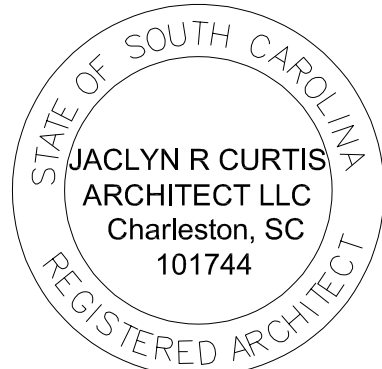
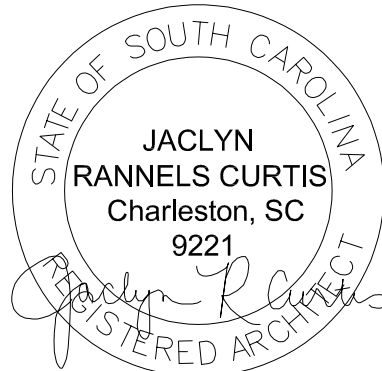
WINDOW ELEVATIONS
1/2" = 1'-0"

WINDOW SCHEDULE NOTES:

- G.C. to verify all opening width and heights prior to ordering.
- Install units per manufacturer's specifications and provide full flashing.
- For non-impact rated units, all windows adjacent to bathtubs, at stairs, and adjacent to door swings shall be tempered glass per 2018 IRC.
- Window supplier shall provide a cut sheet confirming a minimum of 1 window in each bedroom meets the 2018 IRC egress requirements.
- See elevations for swing direction of casement windows.

Door Schedule						
Mark	Type Mark	Width	Height	Lites	Door Type	Comments
001	AA	9' - 0"	7' - 0"		OVERHEAD	CLOPAY GARAGE DOOR OR SIMILAR
002	BB	3' - 0"	7' - 0"		HINGE	FIELD BUILT TO MATCH FOUNDATION SCREENING
003	BB	3' - 0"	7' - 0"		HINGE	FIELD BUILT TO MATCH FOUNDATION SCREENING
101	CC	5' - 0"	8' - 0"	4	FRENCH	SOLID WOOD
102	DD	8' - 7"	8' - 0"	12	3 PANEL SLIDER	
103	EE	2' - 8"	8' - 0"		HINGE	2 PANEL - CLAD WOOD EXTERIOR DOOR
104	FF	2' - 4"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
105	FF	2' - 0"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
106	FF	2' - 8"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
107	FF	2' - 4"	8' - 0"		FRENCH	2 PANEL - SOLID WOOD
108	FF	2' - 0"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
109	FF	2' - 4"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
110	HH	2' - 8"	8' - 0"		POCKET	2 PANEL - SOLID WOOD
111	FF	2' - 8"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
112	FF	2' - 8"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
113	FF	2' - 4"	8' - 0"		HINGE	2 PANEL - SOLID WOOD
201	JJ	2' - 8"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
202	JJ	2' - 0"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
203	JJ	2' - 0"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
204	JJ	2' - 8"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
205	KK	2' - 4"	6' - 8"		POCKET	2 PANEL - SOLID WOOD
206	JJ	2' - 4"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
207	JJ	2' - 4"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
208	JJ	2' - 4"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
209	JJ	2' - 4"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
210	KK	2' - 4"	6' - 8"		POCKET	2 PANEL - SOLID WOOD
211	JJ	2' - 8"	6' - 8"		HINGE	2 PANEL - SOLID WOOD
212	JJ	2' - 4"	6' - 8"		HINGE	2 PANEL - SOLID WOOD

Window Schedule				
Type Mark	Width	Height	# of Lites	Description
A	3' - 0"	6' - 0"	2/2	CLAD WOOD, DOUBLE HUNG
B	2' - 8"	5' - 4"	2/2	CLAD WOOD, DOUBLE HUNG
C	2' - 8"	4' - 0"	4	CLAD WOOD, CASEMENT - SEE ELEVATIONS FOR HANDING
D	2' - 8"	5' - 0"	2/2	CLAD WOOD, DOUBLE HUNG
E	2' - 8"	3' - 8"	4	CLAD WOOD, CASEMENT - SEE ELEVATIONS FOR HANDING
F	2' - 4"	2' - 8"	4	CLAD WOOD, CASEMENT - SEE ELEVATIONS FOR HANDING



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

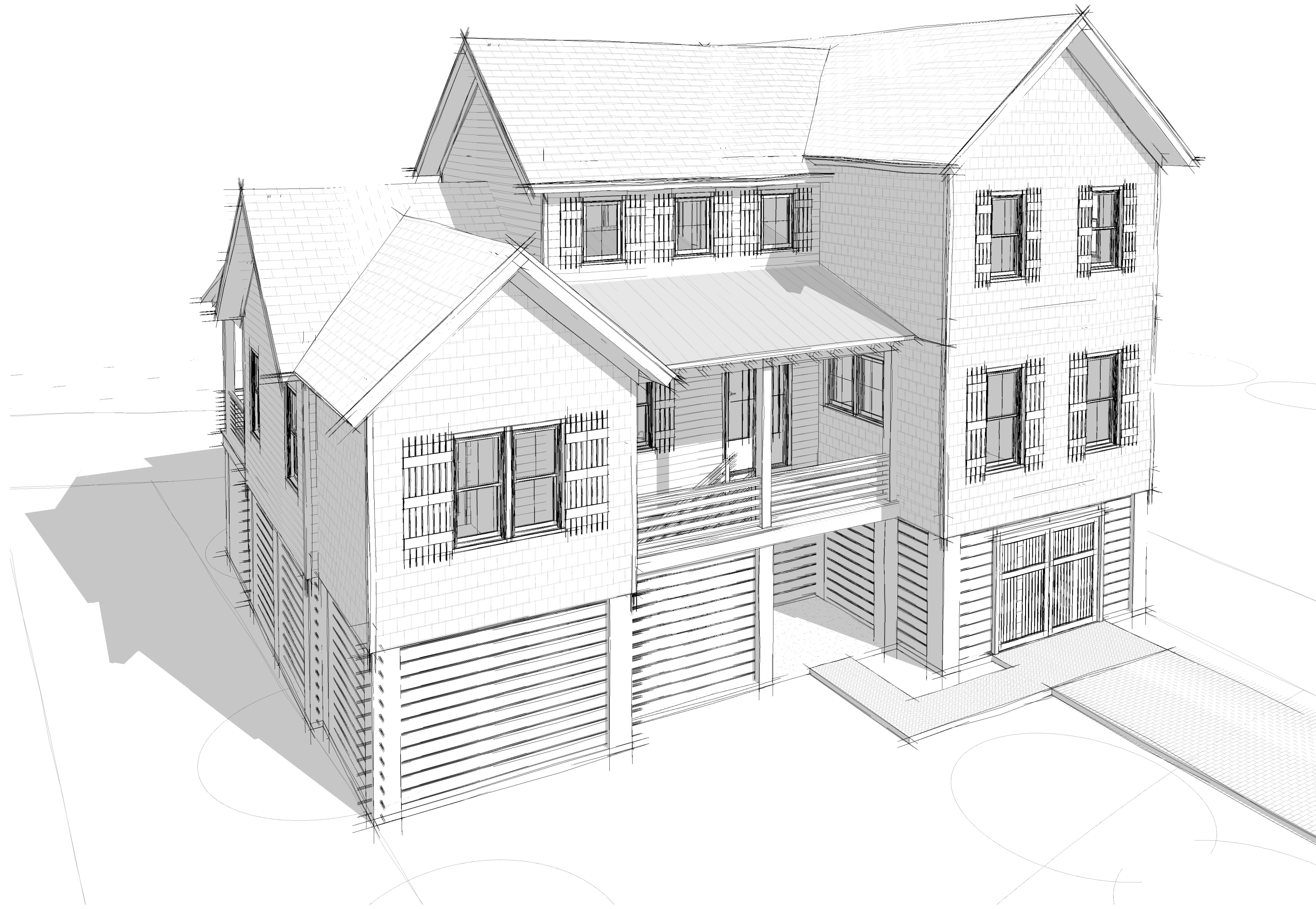
Drawn By : JRC

Plot Date : 8-20-2024

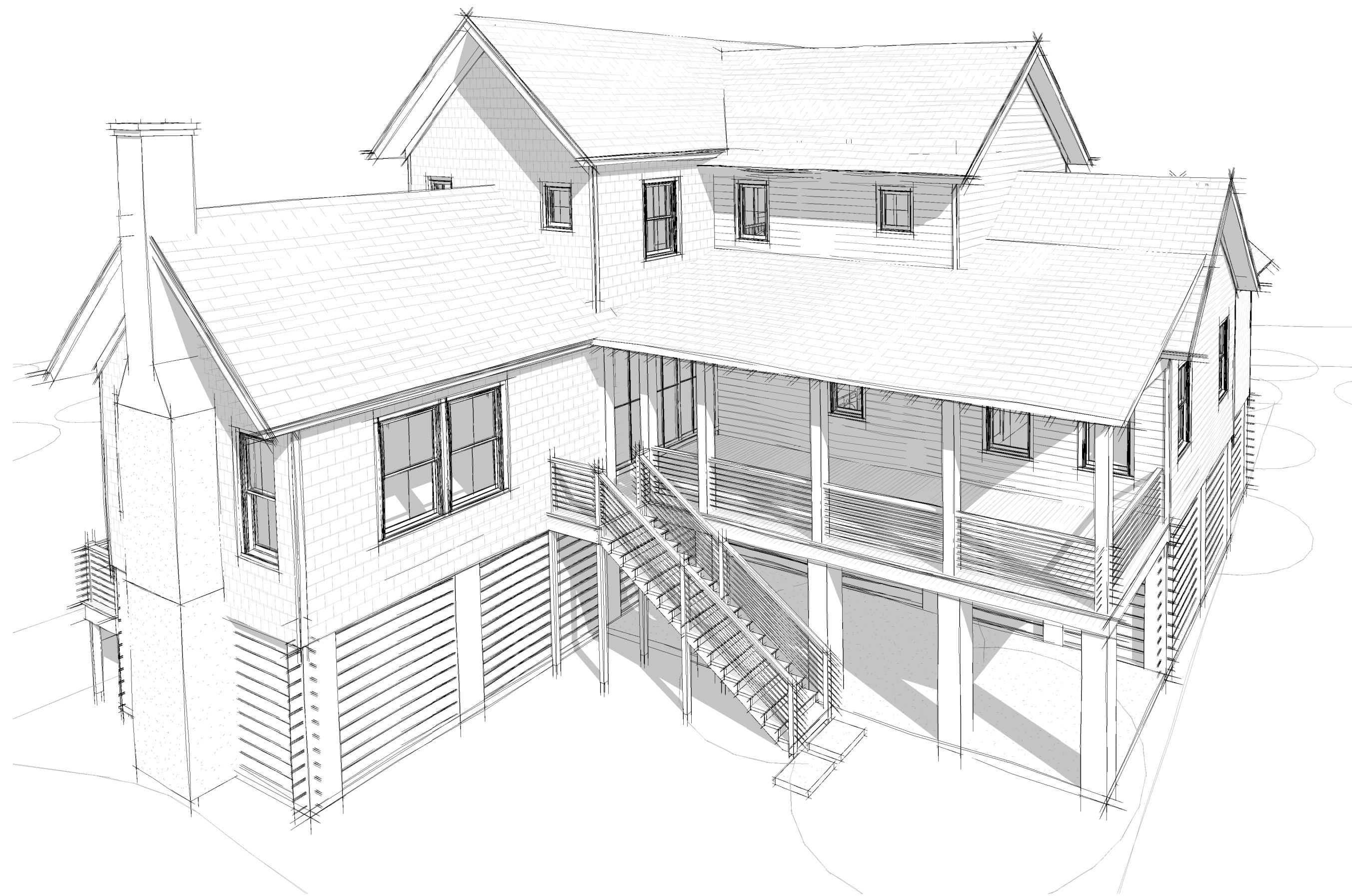
rev no. description date
1 City of Chas. Review 09.18.24

A401

DOOR + WINDOW
SCHEDULES



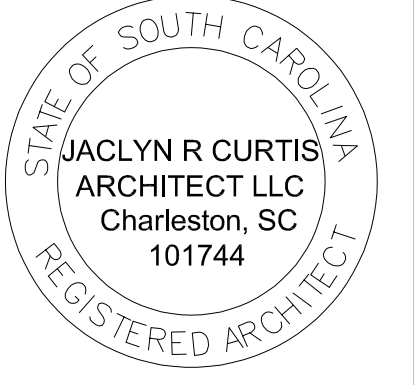
④ FRONT ELEVATION 1



③ REAR VIEW 2



① FRONT ELEVATION 2



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : jrc

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

R101

3D IMAGES

ELECTRICAL NOTES :

1.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.
2.

ELECTRICAL CONTRACTOR SHALL PROVIDE SERVICE TO ALL EQUIPMENT SHOWN ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE MECHANICAL EQUIPMENT, TELEPHONE LINES, FANS, PUMPS, MOTORS, ETC.
3.

THE FINAL PLACEMENT OF ALL OUTLETS, LIGHTS AND SWITCHES SHALL BE FIELD VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO WORK BEING COMPLETED. ALL ELECTRICAL RECEPTACLES, TV OUTLETS, PHONE JACKS, ETC SHALL BE LOCATED HORIZONTALLY IN BASEBOARDS.
4.

ALL SWITCH PLATES SHALL BE LOCATED SO THE TOP IS 42" AFF.
5.

PROVIDE SPARE CIRCUITS TO ACCOMMODATE LANDSCAPE LIGHTING.
6.

CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, AND EQUIPMENT AS REQUIRED FOR A COMPLETE JOB.
7.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED, AND THEY SHALL BE INSTALLED AND LOCATED PER CODE.
8.

G.C. TO COORDINATE INSTALLATION OF AN INTEGRATED LIGHTNING AND SURGE PROTECTION SYSTEM FOR HOUSE (HIGH AND LOW VOLTAGE).
9.

G.C. TO VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES.
10.

HOME SECURITY SHALL BE PROVIDED PER OWNER'S SPECIFICATIONS.
11.

STEREO SOUND SHALL BE PROVIDED THOROUGHOUT HOUSE PER OWNER'S SPECIFICATIONS.
12.

GARAGE DOOR OPENERS SHALL BE HEAVY DUTY AND SELECTED BY OWNER/CONTRACTOR.
13.

PROVIDE TANKLESS WATER HEATER(S). FINAL LOCATIONS SHALL BE VERIFIED WITH OWNER. INSTALL UNITS PER CODE WITH PROPER VENTILATION.
14.

ALL BATH EXHAUST FANS TO BE ON TIMER SWITCHES. CONTRACTOR TO CONFIRM WITH OWNER.
15.

ALL EXTERIOR LIGHTING SHALL BE ON A PHOTOCELL/TIMER.
16.

FIELD VERIFY ALL FLOOR OUTLET LOCATIONS WITH INTERIOR DESIGNER AND OWNER.
17.

ALLOW POWER FOR GEOTHERMAL EQUIPMENT (IF ANY) ON GROUND FLOOR. LOCATION PER G.C.
18.

VERIFY ALL PROPOSED CENTRAL VAC OUTLET LOCATIONS (IF ANY) WITH OWNER.
19.

VERIFY SIZE OF RECESSED CANS WITH OWNER PRIOR TO ORDERING. ALL RECESSED CANS TO BE LED OR LOW VOLTAGE UNLESS NOTED OTHERWISE.
20.

VERIFY ELECTRICAL PANEL(S) AND AUDIO/SECURITY/TV HUB LOCATIONS WITH OWNER.
21.

CONTRACTOR TO PERFORM A BLOWER DOOR TEST AFTER INSULATION HAS BEEN INSTALLED BUT BEFORE INTERIOR WALL FINISHES ARE APPLIED.
22.

A TEST AND BALANCE OF MECHANICAL SYSTEM BY THE MECHANICAL CONTRACTOR IS REQUIRED PRIOR TO C.O.
23.

MECHANICAL CONTRACTOR TO CENTER ALL DUCT REGISTERS WITH SURROUNDINGS. CONSULT ARCHITECT IF QUESTIONS REGARDING PLACEMENT.
24.

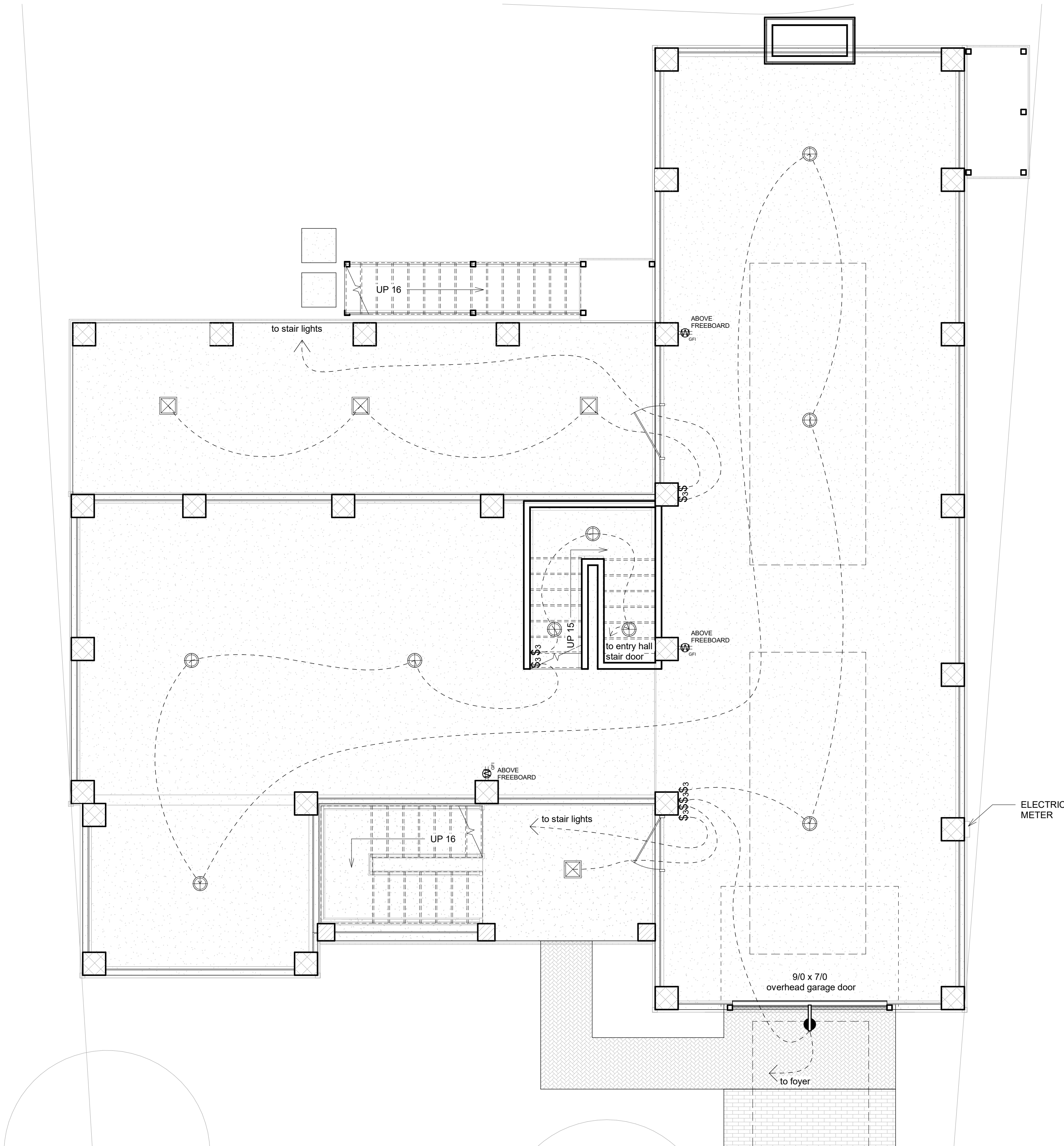
ALL LED TAPE LIGHTING TO HAVE A DIFFUSION LENS TO REDUCE HOT SPOTS.
25.

G.C. TO COORDINATE HOSE BIB LOCATIONS WITH OWNER.

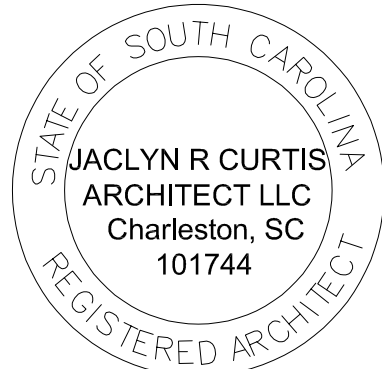
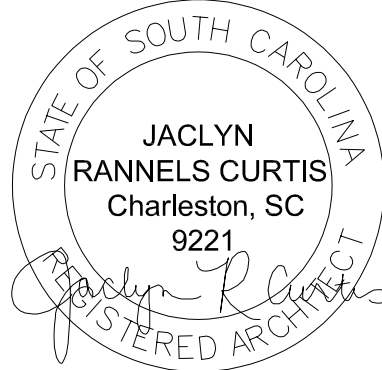
REFLECTED CEILING PLAN LEGEND

PANEL	ELECTRICAL PANEL
\$	SWITCH
\$3	3, 4 OR 5 WAY SWITCH
DS	DOOR SWITCH
⊖	110 v. OUTLET
⊖ _{GF}	110 v. OUTLET - GROUND FAULT INSULATED
⊖ _F	110 v. OUTLET - FLOOR
⊖ _C	110 v. OUTLET - COUNTER
⊖ _{GF}	110 v. OUTLET - COUNTER/GROUND FAULT INSULATED
⊖ _{GF}	110 v. OUTLET - WATERPROOF/ GROUND FAULT INSULATED
●	220 v. OUTLET
⊕	CEILING FIXTURE
⊙	CHANDELIER OR PENDANT

○—	WALL MOUNTED SCENCE
◼	RECESSED CAN LIGHT
▲	TV / INTERNET
⊖	EXTERIOR SCENCE
⊖	WATERPROOF CEILING FIXTURE
⋈	EXTERIOR STAIR LIGHT
✕	CEILING FAN
F	EXHAUST FAN
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE



1 GROUND FLOOR EXTERIOR ELECTRICAL PLAN
1/4" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : jrc

Plot Date : 8-20-2024

rev no.	description	date
1	City of Chas. Review	09.18.24

E100
FOUNDATION
ELECTRICAL PLAN

ELECTRICAL NOTES :

1.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.
2.

ELECTRICAL CONTRACTOR SHALL PROVIDE SERVICE TO ALL EQUIPMENT SHOWN ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE MECHANICAL EQUIPMENT, TELEPHONE LINES, FANS, PUMPS, MOTORS, ETC.
3.

THE FINAL PLACEMENT OF ALL OUTLETS, LIGHTS AND SWITCHES SHALL BE FIELD VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO WORK BEING COMPLETED. ALL ELECTRICAL RECEPTACLES, TV OUTLETS, PHONE JACKS, ETC SHALL BE LOCATED HORIZONTALLY IN BASEBOARDS.
4.

ALL SWITCH PLATES SHALL BE LOCATED SO THE TOP IS 42" AFF.
5.

PROVIDE SPARE CIRCUITS TO ACCOMMODATE LANDSCAPE LIGHTING.
6.

CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, AND EQUIPMENT AS REQUIRED FOR A COMPLETE JOB.
7.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED, AND THEY SHALL BE INSTALLED AND LOCATED PER CODE.
8.

G.C. TO COORDINATE INSTALLATION OF AN INTEGRATED LIGHTNING AND SURGE PROTECTION SYSTEM FOR HOUSE (HIGH AND LOW VOLTAGE).
9.

G.C. TO VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES.
10.

HOME SECURITY SHALL BE PROVIDED PER OWNER'S SPECIFICATIONS.
11.

STEREO SOUND SHALL BE PROVIDED THOROUGHOUT HOUSE PER OWNER'S SPECIFICATIONS.
12.

GARAGE DOOR OPENERS SHALL BE HEAVY DUTY AND SELECTED BY OWNER/CONTRACTOR.
13.

PROVIDE TANKLESS WATER HEATER(S). FINAL LOCATIONS SHALL BE VERIFIED WITH OWNER. INSTALL UNITS PER CODE WITH PROPER VENTILATION.
14.

ALL BATH EXHAUST FANS TO BE ON TIMER SWITCHES. CONTRACTOR TO CONFIRM WITH OWNER.
15.

ALL EXTERIOR LIGHTING SHALL BE ON A PHOTOCELL/TIMER.
16.

FIELD VERIFY ALL FLOOR OUTLET LOCATIONS WITH INTERIOR DESIGNER AND OWNER.
17.

ALLOW POWER FOR GEOTHERMAL EQUIPMENT (IF ANY) ON GROUND FLOOR. LOCATION PER G.C.
18.

VERIFY ALL PROPOSED CENTRAL VAC OUTLET LOCATIONS (IF ANY) WITH OWNER.
19.

VERIFY SIZE OF RECESSED CANS WITH OWNER PRIOR TO ORDERING. ALL RECESSED CANS TO BE LED OR LOW VOLTAGE UNLESS NOTED OTHERWISE.
20.

VERIFY ELECTRICAL PANEL(S) AND AUDIO/SECURITY/TV HUB LOCATIONS WITH OWNER.
21.

CONTRACTOR TO PERFORM A BLOWER DOOR TEST AFTER INSULATION HAS BEEN INSTALLED BUT BEFORE INTERIOR WALL FINISHES ARE APPLIED.
22.

A TEST AND BALANCE OF MECHANICAL SYSTEM BY THE MECHANICAL CONTRACTOR IS REQUIRED PRIOR TO C.O.
23.

MECHANICAL CONTRACTOR TO CENTER ALL DUCT REGISTERS WITH SURROUNDINGS. CONSULT ARCHITECT IF QUESTIONS REGARDING PLACEMENT.
24.

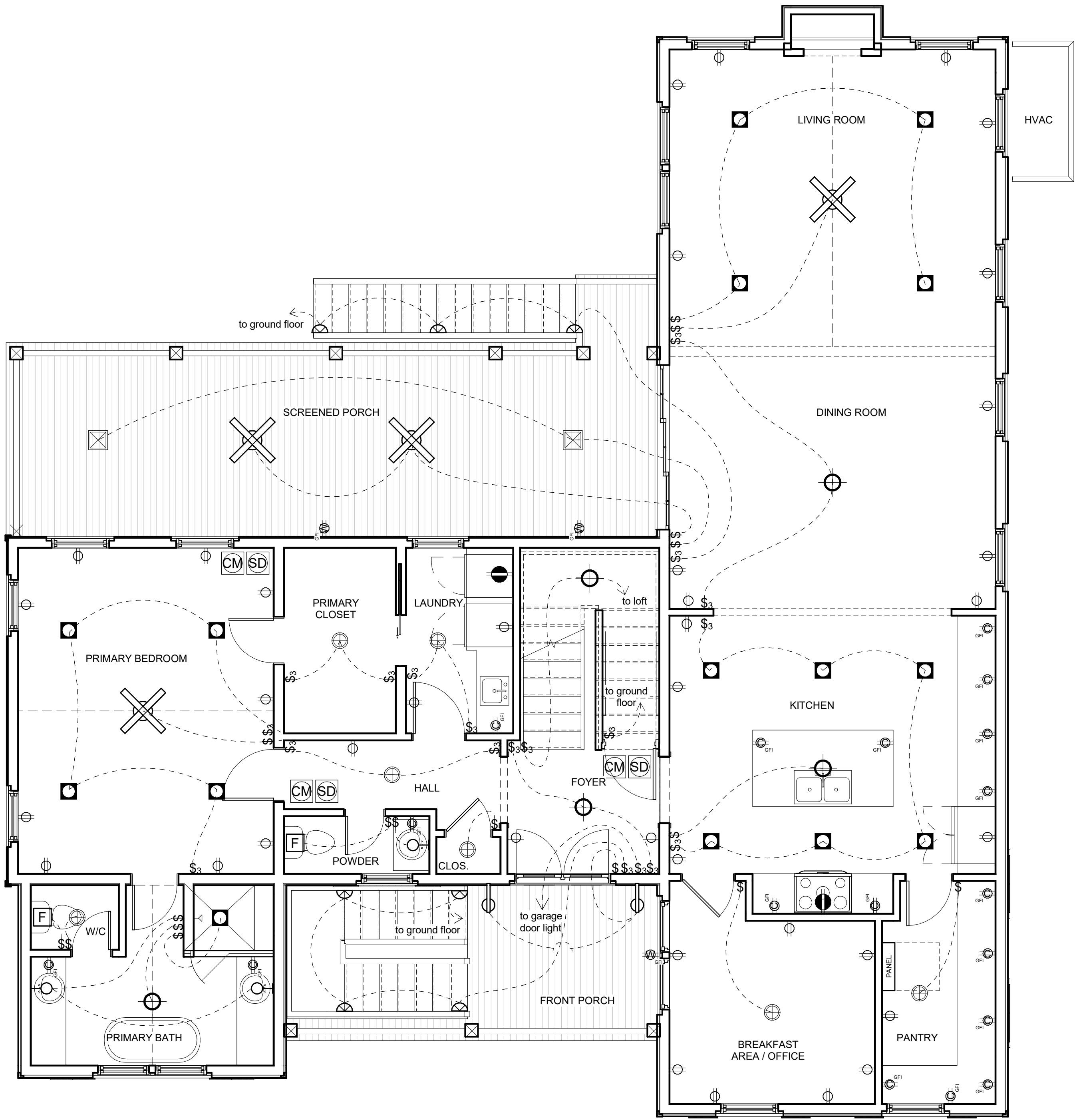
ALL LED TAPE LIGHTING TO HAVE A DIFFUSION LENS TO REDUCE HOT SPOTS.
25.

G.C. TO COORDINATE HOSE BIB LOCATIONS WITH OWNER.

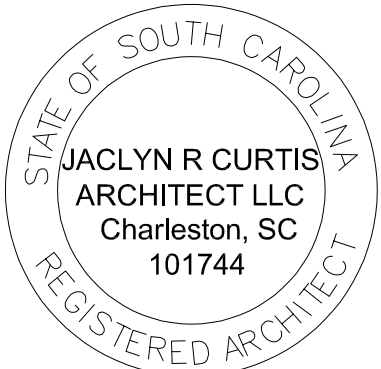
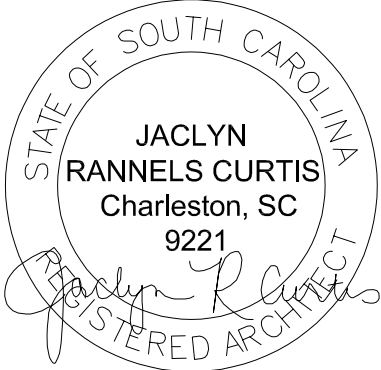
REFLECTED CEILING PLAN LEGEND

PANEL	ELECTRICAL PANEL
\$	SWITCH
\$3	3, 4 OR 5 WAY SWITCH
DS	DOOR SWITCH
⊖	110 v. OUTLET
⊖ _{GF}	110 v. OUTLET - GROUND FAULT INSULATED
⊖ _F	110 v. OUTLET - FLOOR
⊖ _C	110 v. OUTLET - COUNTER
⊖ _{GF}	110 v. OUTLET - COUNTER/GROUND FAULT INSULATED
⊖ _{GF}	110 v. OUTLET - WATERPROOF/ GROUND FAULT INSULATED
⦿	220 v. OUTLET
⊕	CEILING FIXTURE
⊙	CHANDELIER OR PENDANT

○—	WALL MOUNTED SCENCE
◼	RECESSED CAN LIGHT
▲	TV / INTERNET
⊖	EXTERIOR SCENCE
⊖	WATERPROOF CEILING FIXTURE
⦿	EXTERIOR STAIR LIGHT
⊗	CEILING FAN
F	EXHAUST FAN
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE



1 FIRST FLOOR EXTERIOR ELECTRICAL PLAN
1/4" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

Drawn By : JRC

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

E101
FIRST FLOOR
ELECTRICAL PLAN

ELECTRICAL NOTES :

1.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.
2.

ELECTRICAL CONTRACTOR SHALL PROVIDE SERVICE TO ALL EQUIPMENT SHOWN ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE MECHANICAL EQUIPMENT, TELEPHONE LINES, FANS, PUMPS, MOTORS, ETC.
3.

THE FINAL PLACEMENT OF ALL OUTLETS, LIGHTS AND SWITCHES SHALL BE FIELD VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO WORK BEING COMPLETED. ALL ELECTRICAL RECEPTACLES, TV OUTLETS, PHONE JACKS, ETC SHALL BE LOCATED HORIZONTALLY IN BASEBOARDS.
4.

ALL SWITCH PLATES SHALL BE LOCATED SO THE TOP IS 42" AFF.
5.

PROVIDE SPARE CIRCUITS TO ACCOMMODATE LANDSCAPE LIGHTING.
6.

CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, AND EQUIPMENT AS REQUIRED FOR A COMPLETE JOB.
7.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED, AND THEY SHALL BE INSTALLED AND LOCATED PER CODE.
8.

G.C. TO COORDINATE INSTALLATION OF AN INTEGRATED LIGHTNING AND SURGE PROTECTION SYSTEM FOR HOUSE (HIGH AND LOW VOLTAGE).
9.

G.C. TO VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL APPLICANCES.
10.

HOME SECURITY SHALL BE PROVIDED PER OWNER'S SPECIFICATIONS.
11.

STEREO SOUND SHALL BE PROVIDED THOROUGHOUT HOUSE PER OWNER'S SPECIFICATIONS.
12.

GARAGE DOOR OPENERS SHALL BE HEAVY DUTY AND SELECTED BY OWNER/CONTRACTOR.
13.

PROVIDE TANKLESS WATER HEATER(S). FINAL LOCATIONS SHALL BE VERIFIED WITH OWNER. INSTALL UNITS PER CODE WITH PROPER VENTILATION.
14.

ALL BATH EXHAUST FANS TO BE ON TIMER SWITCHES. CONTRACTOR TO CONFIRM WITH OWNER.
15.

ALL EXTERIOR LIGHTING SHALL BE ON A PHOTOCELL/TIMER.
16.

FIELD VERIFY ALL FLOOR OUTLET LOCATIONS WITH INTERIOR DESIGNER AND OWNER.
17.

ALLOW POWER FOR GEOTHERMAL EQUIPMENT (IF ANY) ON GROUND FLOOR. LOCATION PER G.C.
18.

VERIFY ALL PROPOSED CENTRAL VAC OUTLET LOCATIONS (IF ANY) WITH OWNER.
19.

VERIFY SIZE OF RECESSED CANS WITH OWNER PRIOR TO ORDERING. ALL RECESSED CANS TO BE LED OR LOW VOLTAGE UNLESS NOTED OTHERWISE.
20.

VERIFY ELECTRICAL PANEL(S) AND AUDIO/SECURITY/TV HUB LOCATIONS WITH OWNER.
21.

CONTRACTOR TO PERFORM A BLOWER DOOR TEST AFTER INSULATION HAS BEEN INSTALLED BUT BEFORE INTERIOR WALL FINISHES ARE APPLIED.
22.

A TEST AND BALANCE OF MECHANICAL SYSTEM BY THE MECHANICAL CONTRACTOR IS REQUIRED PRIOR TO C.O.
23.

MECHANICAL CONTRACTOR TO CENTER ALL DUCT REGISTERS WITH SURROUNDINGS. CONSULT ARCHITECT IF QUESTIONS REGARDING PLACEMENT.
24.

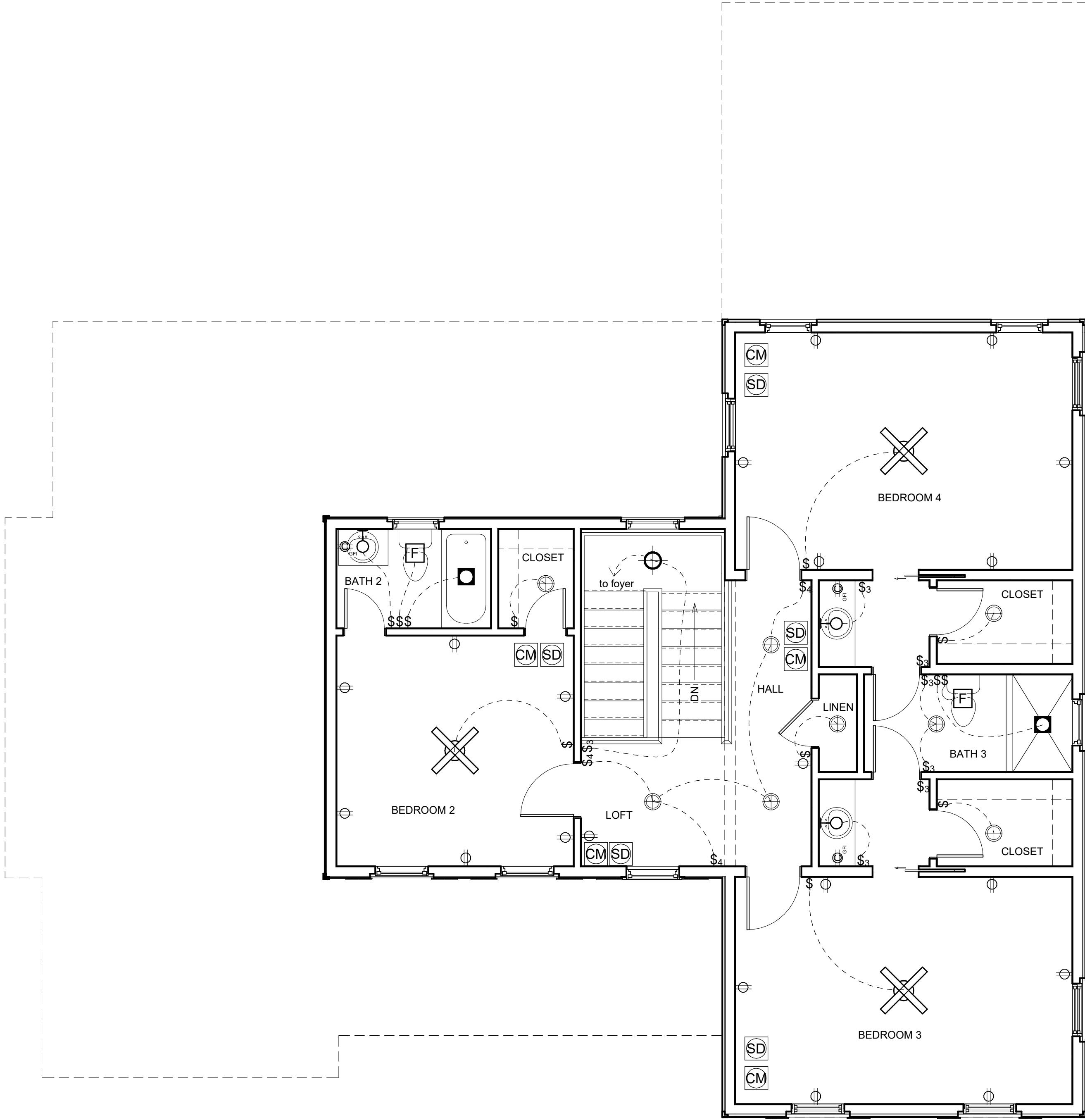
ALL LED TAPE LIGHTING TO HAVE A DIFFUSION LENS TO REDUCE HOT SPOTS.
25.

G.C. TO COORDINATE HOSE BIB LOCATIONS WITH OWNER.

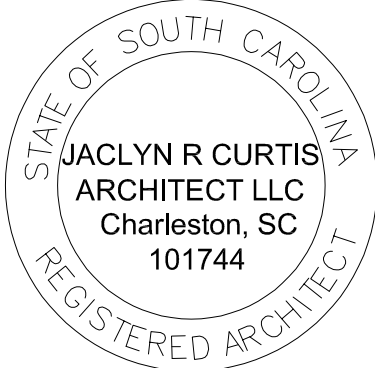
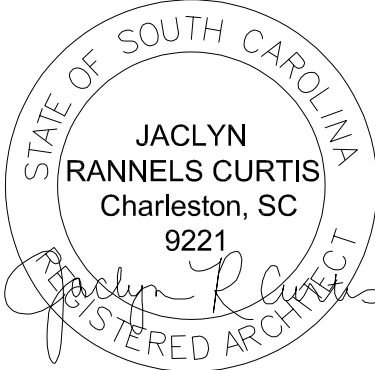
REFLECTED CEILING PLAN LEGEND

PANEL	ELECTRICAL PANEL
\$	SWITCH
\$3	3, 4 OR 5 WAY SWITCH
DS	DOOR SWITCH
	110 v. OUTLET
	110 v. OUTLET - GROUND FAULT INSULATED
	110 v. OUTLET - FLOOR
	110 v. OUTLET - COUNTER
	110 v. OUTLET - COUNTER/GROUND FAULT INSULATED
	110 v. OUTLET - WATERPROOF/ GROUND FAULT INSULATED
	220 v. OUTLET
	CEILING FIXTURE
	CHANDELIER OR PENDANT

	WALL MOUNTED SCONCE
	RECESSED CAN LIGHT
	TV / INTERNET
	EXTERIOR SCONCE
	WATERPROOF CEILING FIXTURE
	EXTERIOR STAIR LIGHT
	CEILING FAN
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE



1 SECOND FLOOR PLAN
1/4" = 1'-0"



JOHN FENWICK LN LOT 27

PERMIT SET
PROJECT NUMBER : 24-02

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC 29455

JACLYN R. CURTIS, ARCHITECT

710 Chatter Road
Mount Pleasant, SC 29464
JaclynRCurtis@gmail.com

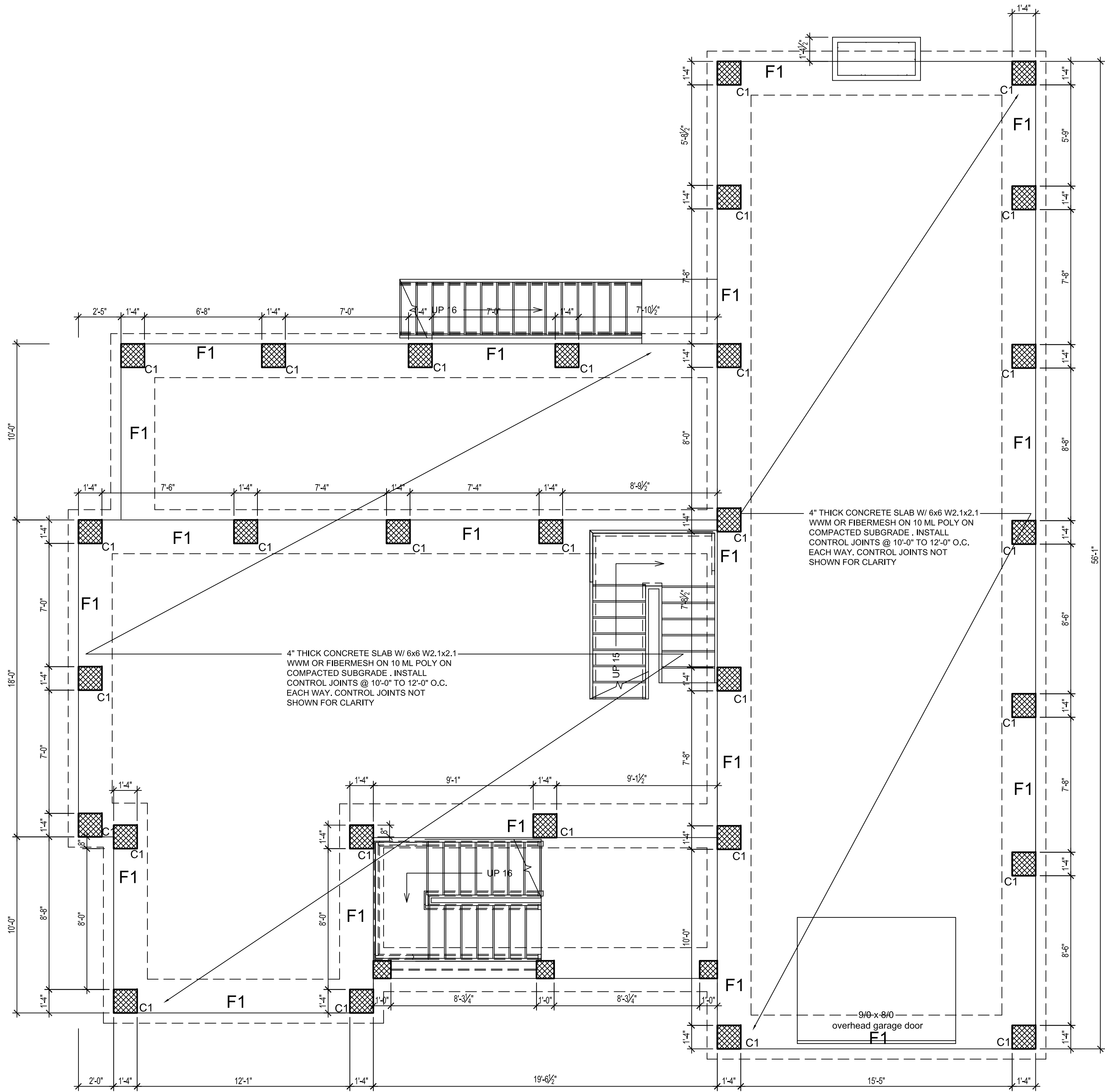
Drawn By : JRC

Plot Date : 8.20.2024

rev no.	description	date
1	City of Chas. Review	09.18.24

E102
SECOND FLOOR
ELECTRICAL PLAN

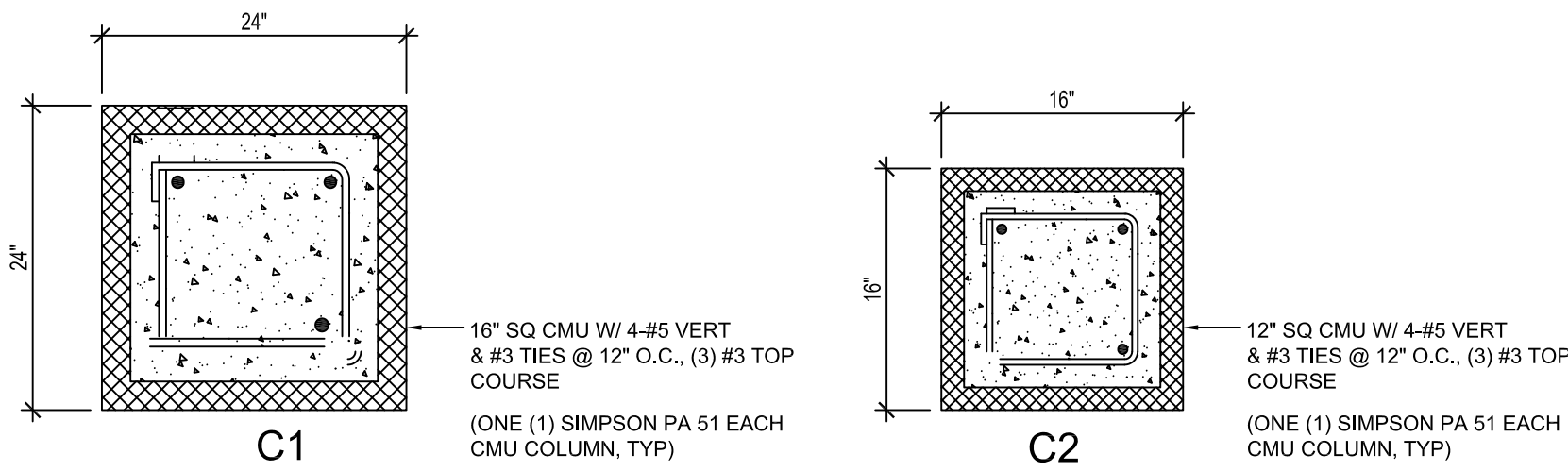
PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.



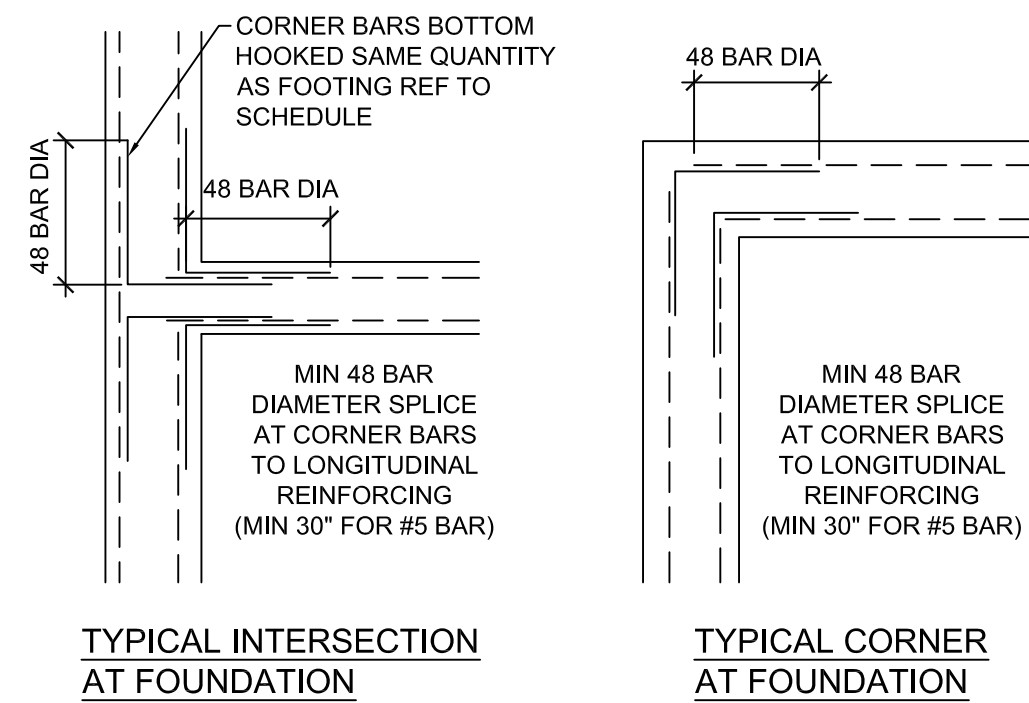
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOOTING SCHEDULE:

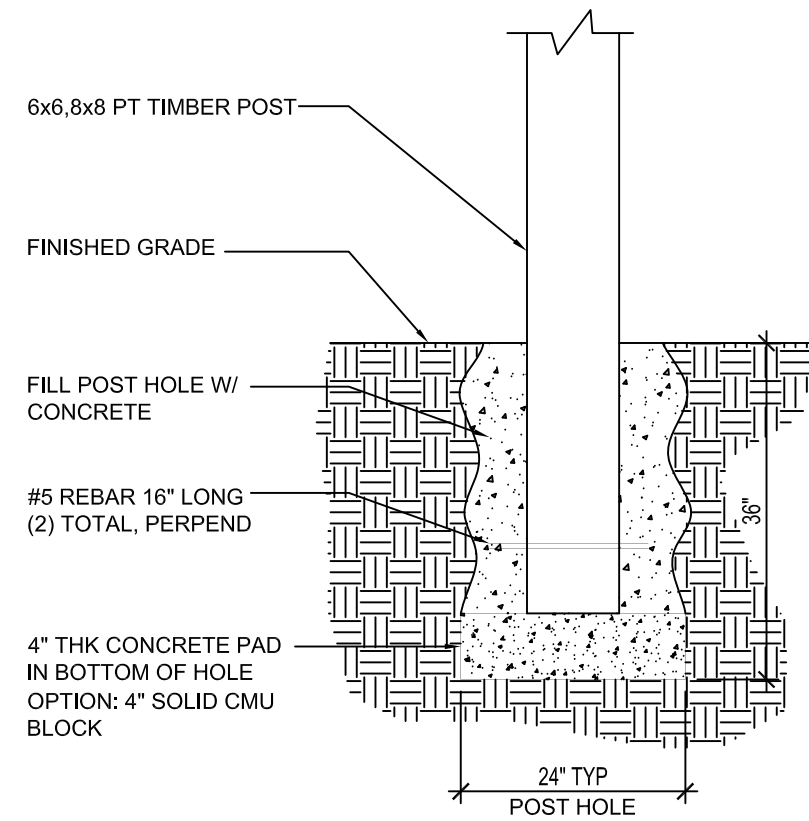
MARK	SIZE (W x D)	REINFORCING	TYPE	NOTES
F1	30"x12"	3-#5 BTM CONT	SPREAD FOOTING	
F2	24"x12"	3-#5 BTM CONT	INTERIOR MONO FTG	
F3	ELEVATOR FOOTING	SEE DETAIL		ELEVATOR FOOTING - SEE DETAIL



1 CMU COLUMNS
NTS



2 FOUNDATION BAR LAPS
NTS



3 TYPICAL SECTION @ TIMBER POST
NTS

JOHN FENWICK LANE

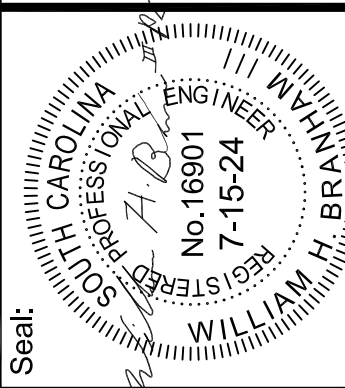
1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

Sheet Title: FOUNDATION PLAN

Job Name:

Revisions:	Date:
Date: 7-15-24	
Drawn By: WHB	
Checked By: WHB	

S-1



WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147

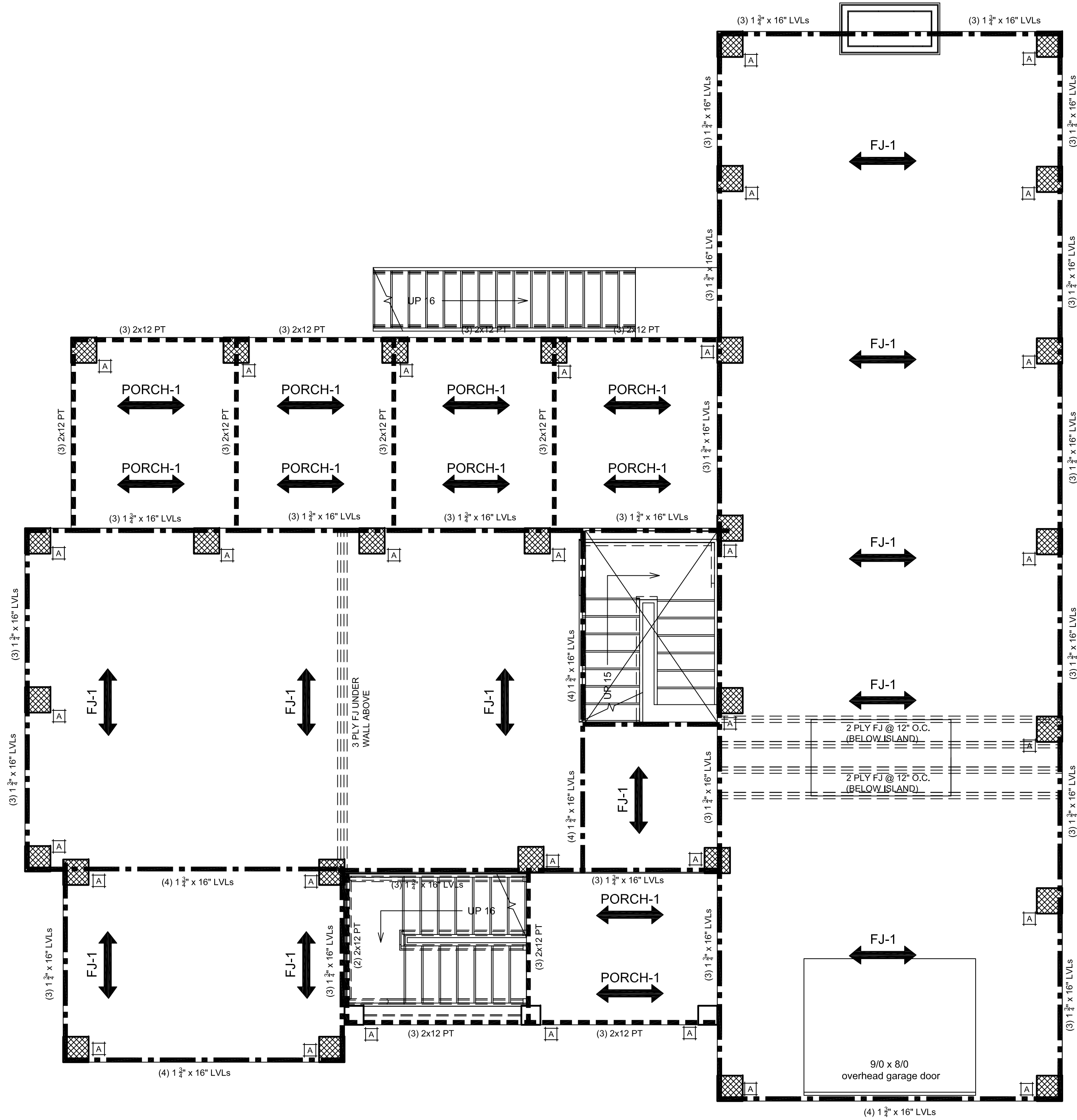
MT. PLEASANT, SC 29465

PH 843-530-0418 Fax 843-971-7087

E-mail: WHB3LLC@comcast.net

SC Reg. #16901

PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.



FIRST FLOOR FRAMING PLAN

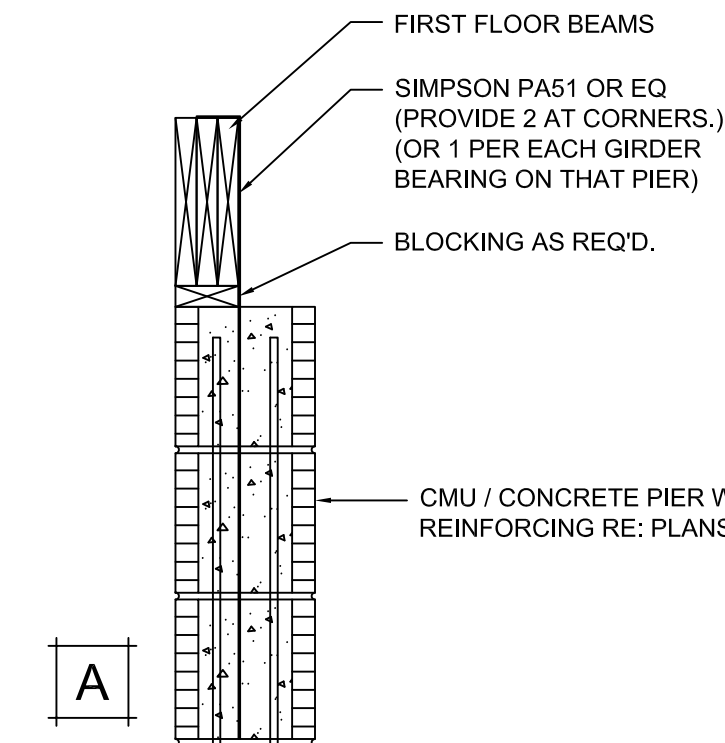
SCALE: 1/4"=1'-0"

LEGEND:

	R-1	PRE-ENGINEERED ROOF TRUSSES, DESIGNED BY OTHERS
	R-1.1	PRE-ENGINEERED VAULTED ROOF TRUSSES, DESIGNED BY OTHERS
	R-2	ROOF RAFTERS 2x8 SYP #2 @ 16" O.C. UNO
	FJ-1	16" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
	FJ-2	18" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
	Porch-1	2x12 PT JOISTS @ 16" O.C. MAX
	BEAMS	
	HEADER REF TO SCHEDULE	
	POINT LOAD PROVIDE MIN (3) 2x4 OR (2) 2x6 SYP STUD PACK AT EACH LOCATION UNO	
	INTERIOR BEARING WALL: CONCRETE: 2x SYP STUDS @ 16" O.C. MAX W/ SIMPSON SP 'U' TOP & BOTTOM @ 32" O.C., ALT: SP1 BOTTOM & SP2 TOP @ 32" O.C. WOOD: INTERIOR BEARING WALL: 2x SYP STUDS @ 16" O.C. MAX W/ CS16 BTM & SP 'U' TOP @ 32" O.C., ALT: SP2 TOP	
	FGT	FLOOR GIRDER TRUSS BY TRUSS COMPANY

GENERAL NOTES:

- PROVIDE SIMPSON PA51 HOLD-DOWN STRAP AT 6'-0" MAX IN FILLED CELL. ATTACHED TO RIM JOIST TYPICAL
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, SHALL BE PRESSURE TREATED.



TYPICAL SHEAR CONNECTION

SCALE: NTS

UNLESS NOTED OTHERWISE ALL HEADERS WITHIN BEARING WALLS (EXTERIOR & INTERIOR) TO BE (2) 2x10s OR (3) 2x10s, DEPENDING ON WALL THICKNESS, WITH (2) JACKS AND (1) FULL STUD ON EACH SIDE OF OPENING

FLOOR FRAMING/BEAMS ARE ASSUMPTIONS ONLY. TO BE VERIFIED BY PRE-ENGINEERED MATERIAL SUPPLIER.

WILLIAM H. BRANHAM III, P.E., LLC

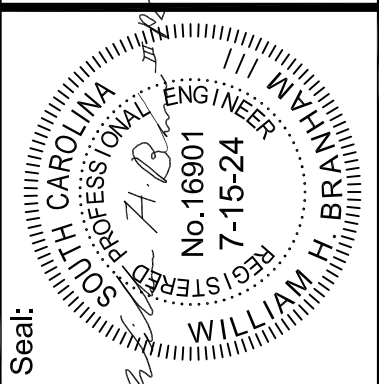
CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147

MT. PLEASANT, SC 29465

PH 843-530-0418 Fax 843-971-7087

E-mail: WHB3LLC@comcast.net



JOHN FENWICK LANE

Job Name:

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

Sheet Title: 1ST FLOOR FRAMING PLAN

Date:

Revisions:

Date:

Revisions:

Date: 7-15-24

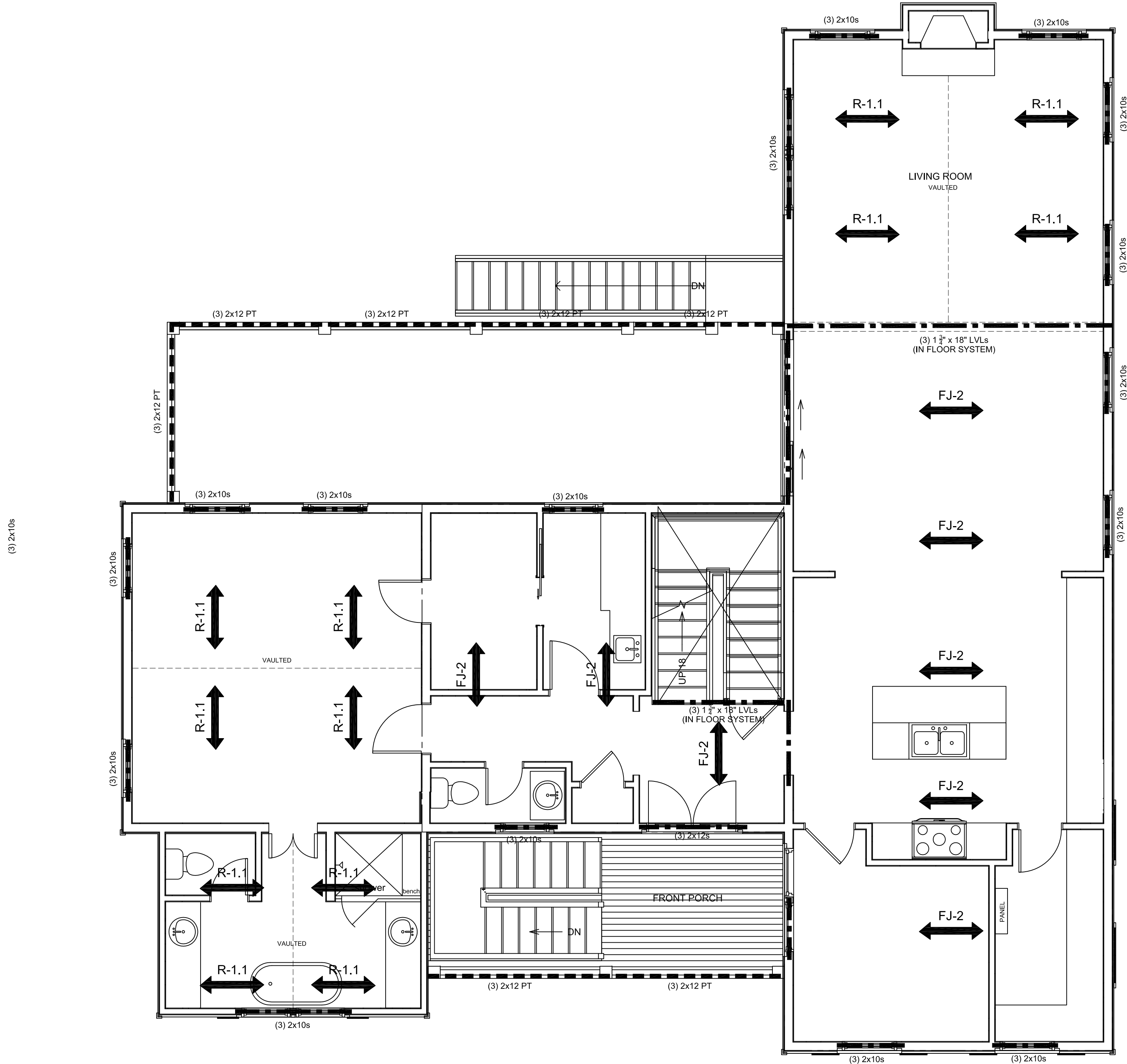
Drawn By: WHB

Checked By: WHB

S-2

SC Reg. 16901

PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.

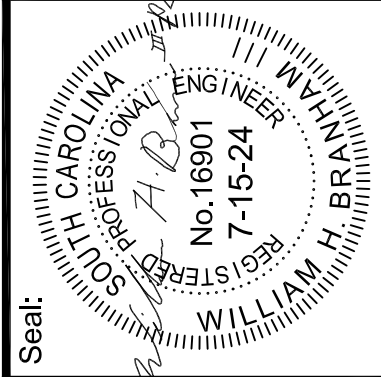


LEGEND:

- R-1 PRE-ENGINEERED ROOF TRUSSES, DESIGNED BY OTHERS
- R-1.1 PRE-ENGINEERED VAULTED ROOF TRUSSES, DESIGNED BY OTHERS
- R-2 ROOF RAFTERS 2x8 SYP #2 @ 16" O.C. UNO
- FJ-1 16" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
- FJ-2 18" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
- PORCH-1 2x12 PT. JOISTS @ 16" O.C. MAX
- BEAMS
- HEADER REF TO SCHEDULE
- POINT LOAD PROVIDE MIN (3) 2x4 OR (2) 2x6 SYP STUD PACK AT EACH LOCATION UNO
- INTERIOR BEARING WALL:
CONCRETE: 2x SYP STUDS @ 16" O.C. MAX W/ SIMPSON SP 'U' TOP & BOTTOM @ 32" O.C., ALT: SP1 BOTTOM & SP2 TOP @ 32" O.C.
WOOD: INTERIOR BEARING WALL: 2x SYP STUDS @ 16" O.C. MAX W/ CS16 BTM & SP 'U' TOP @ 32" O.C., ALT: SP2 TOP
- FGT FLOOR GIRDER TRUSS BY TRUSS COMPANY

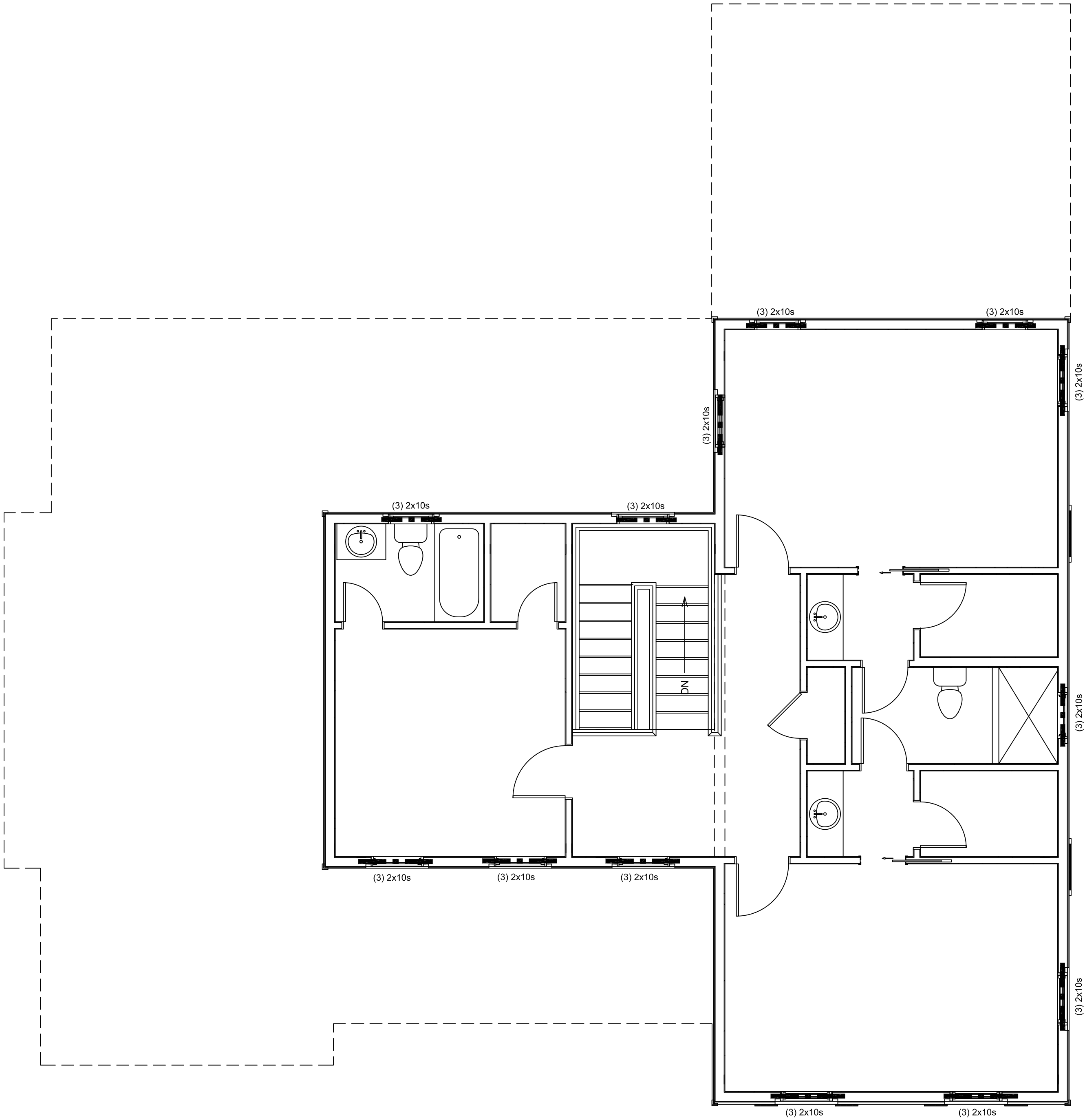
UNLESS NOTED OTHERWISE ALL HEADERS WITHIN BEARING WALLS (EXTERIOR & INTERIOR) TO BE (2) 2x10s OR (3) 2x10s, DEPENDING ON WALL THICKNESS, WITH (2) JACKS AND (1) FULL STUD ON EACH SIDE OF OPENING

FLOOR/ROOF FRAMING/BEAMS
ARE ASSUMPTIONS ONLY. TO
BE VERIFIED BY
PRE-ENGINEERED MATERIAL
SUPPLIER.



Sheet Title: 2ND FLOOR FRAMING PLAN		Revisions:		Date:
Date:	7-15-24	Drawn By:	WHB	
Checked By:	WHB			

PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.



FLOOR/ROOF FRAMING/BEAMS
ARE ASSUMPTIONS ONLY. TO
BE VERIFIED BY
PRE-ENGINEERED MATERIAL
SUPPLIER.

LEGEND:

- R-1

R-1.1

R-2

FJ-1

FJ-2

PORCH-1
- PRE-ENGINEERED ROOF TRUSSES, DESIGNED BY OTHERS

PRE-ENGINEERED VAULTED ROOF TRUSSES, DESIGNED BY OTHERS

ROOF RAFTERS 2x8 SYP #2 @16" O.C. UNO

16" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX

18" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX

2x12 PT. JOISTS @ 16" O.C. MAX

BEAMS

HEADER REF TO SCHEDULE

POINT LOAD PROVIDE MIN (3) 2x4 OR (2) 2x6 SYP STUD PACK AT EACH LOCATION UNO

INTERIOR BEARING WALL:
CONCRETE: 2x SYP STUDS @ 16" O.C. MAX W/ SIMPSON SP 'U' TOP & BOTTOM @ 32" O.C., ALT: SP1 BOTTOM & SP2 TOP @ 32" O.C.

WOOD: INTERIOR BEARING WALL: 2x SYP STUDS @ 16" O.C. MAX W/ CS16 BTM & SP 'U' TOP @ 32" O.C., ALT: SP2 TOP

FGT

FLOOR GIRDER TRUSS BY TRUSS COMPANY

UNLESS NOTED OTHERWISE ALL HEADERS WITHIN BEARING WALLS (EXTERIOR & INTERIOR) TO BE (2) 2x10s OR (3) 2x10s, DEPENDING ON WALL THICKNESS, WITH (2) JACKS AND (1) FULL STUD ON EACH SIDE OF OPENING

Seal

REGISTERED PROFESSIONAL ENGINEER
No. 16901
7-15-24
WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

JOHN FENWICK LANE

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

Job Name:

Revisions:

Date:

Drawn By: WHB

Checked By: WHB

S-4

WILLIAM H. BRANHAM III, P.E., LLC

PO BOX 147
MT. PLEASANT, SC 29465
PH 843-530-0418 Fax 843-971-7087
E-mail: WHB3LLC@comcast.net

SC Reg. 16901

PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.

RAFTER TIE DOWN SCHEDULE (FOR HAND FRAMING ONLY):					
LOCATION	TIEDOWN	ALLOW UPLIFT	REQ'D # STUDS	INTO TOP PLATE	INTO RAFTER
TYPICAL 2x RAFTER	H10A (OUTSIDE OF WALL)	1140 LBS	----	(9) 10dx1½"	(9)10dx1½"
TYPICAL HIP RAFTER	HCP2	645 LBS	MIN 2	(6)10dx1½"SINKERS	(6)10dx1½"SINKERS
TYPICAL VALLEY RAFTER	MTS 20	1000 LBS	MIN 3	(7)10d NAILS	(7)10d NAILS
TYPICAL RIDGE	MTS 20	1000 LBS	MIN 3	(7)10d NAILS	(7)10d NAILS
ALT. 2x RAFTER CONNECTIONS	(2) H7 OR LGT2 LGT2 OUTSIDE & H10A INSIDE (2) H2.5	1500 LBS 2000 LBS 830 LBS	MIN 2 MIN 2 ---	PER MANUF PER MANUF (5) 8d EACH	PER MANUF PER MANUF (5) 8d EACH
NOTE: ALL CONNECTIONS LISTED ABOVE ARE SIMPSON CONNECTORS. THESE CONNECTORS MAY BE SUBSTITUTED FOR USP CONNECTORS OR APPROVED EQUAL					



1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

ROOF FRAMING/BEAMS ARE ASSUMPTIONS ONLY. TO BE VERIFIED BY PRE-ENGINEERED MATERIAL SUPPLIER.

LEGEND:

	PRE-ENGINEERED ROOF TRUSSES, DESIGNED BY OTHERS
	PRE-ENGINEERED <u>VAULTED</u> ROOF TRUSSES, DESIGNED BY OTHERS
	ROOF RAFTERS 2x8 SYP #2 @ 16" O.C. UNO
	16" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
	18" DEEP OPEN WEB PRE ENGINEERED WOOD FLOOR JOISTS @ 16" O.C. MAX OR TJs @ 16" O.C. MAX
	2x12 PT. JOISTS @ 16" O.C. MAX
	BEAMS
	HEADER REF TO SCHEDULE
	POINT LOAD PROVIDE MIN (3) 2x4 OR (2) 2x6 SYP STUD PACK AT EACH LOCATION UNO
	INTERIOR BEARING WALL: CONCRETE: 2x SYP STUDS @ 16" O.C. MAX W/ SIMPSON SP 'U' TOP & BOTTOM @ 32" O.C., ALT: SP1 BOTTOM & SP2 TOP @ 32" O.C.
	WOOD: INTERIOR BEARING WALL: 2x SYP STUDS @ 16" O.C. MAX W/ CS16 BTM & SP 'U' TOP @ 32" O.C., ALT: SP2 TOP
	FGT FLOOR GIRDER TRUSS BY TRUSS COMPANY

RIDGE LEGEND: (IF STICK BUILT)

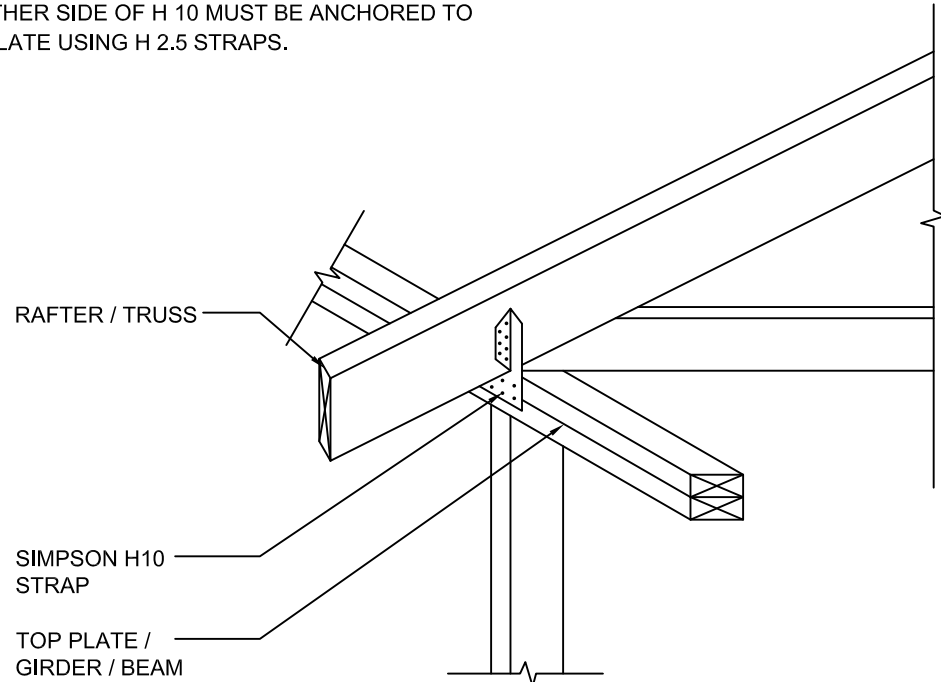
MAIN RIDGES:	(2) 1-3/4" x 11-1/4" LVLs
HIPS / VALLEYS:	(2) 1-3/4" x 11-1/4" LVLs
TRANSITION BEAMS:	(2) 1-3/4" x 11-1/4" LVLs

GENERAL NOTES:

- USE SIMPSON MTS 12 WHERE H 10 CANNOT BE USED (GABLE END ETC.).
- USE MINIMUM (2) SIMPSON MTS 12 STRAPS OR WALL BEAM POCKETS AT ENDS OF ROOF SUPPORT BEAMS NOT OTHERWISE ANCHORED.
- PROVIDE MINIMUM (2) SIMPSON HTS' 24's ON EACH VALLEY RAFTER.
- CONTRACTOR TO REVIEW TRUSS MANUFACTURER'S REACTION REPORTS AND ADJUST CONNECTOR SIZE AND CAPACITY AS REQUIRED (IF TRUSSES ARE SUBSTITUTED FOR STICK FRAMING).

UNLESS NOTED OTHERWISE ALL HEADERS WITHIN BEARING WALLS (EXTERIOR & INTERIOR) TO BE (2) 2x10s OR (3) 2x10s, DEPENDING ON WALL THICKNESS, WITH (2) JACKS AND (1) FULL STUD ON EACH SIDE OF OPENING

NOTE:
H 10 MUST BE INSTALLED ON OUTSIDE OF STUD WALL. IF INSTALLED ON INSIDE OF WALL, STUDS ON EITHER SIDE OF H 10 MUST BE ANCHORED TO TOP PLATE USING H 2.5 STRAPS.



2 CONNECTION DETAIL
NTS

WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147

MT. PLEASANT, SC 29465

PH 843-530-0418 Fax 843-971-7087

E-mail: WHB3LLC@comcast.net

JOHN FENWICK LANE

Job Name:

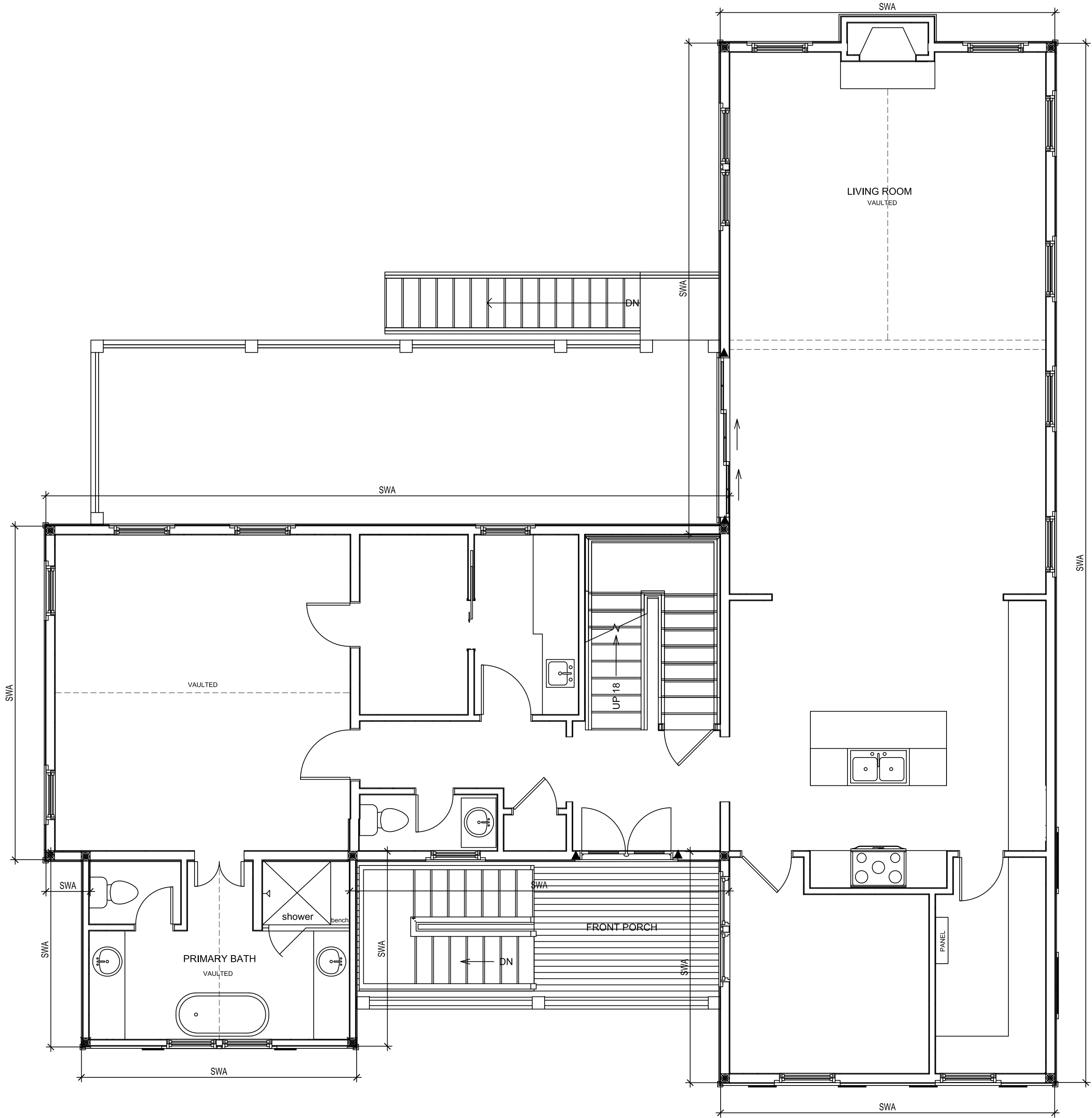
1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

Sheet Title: ROOF FRAMING

Revisions:	Date:
Date: 7-15-24	
Drawn By: WHB	
Checked By: WHB	

S-5

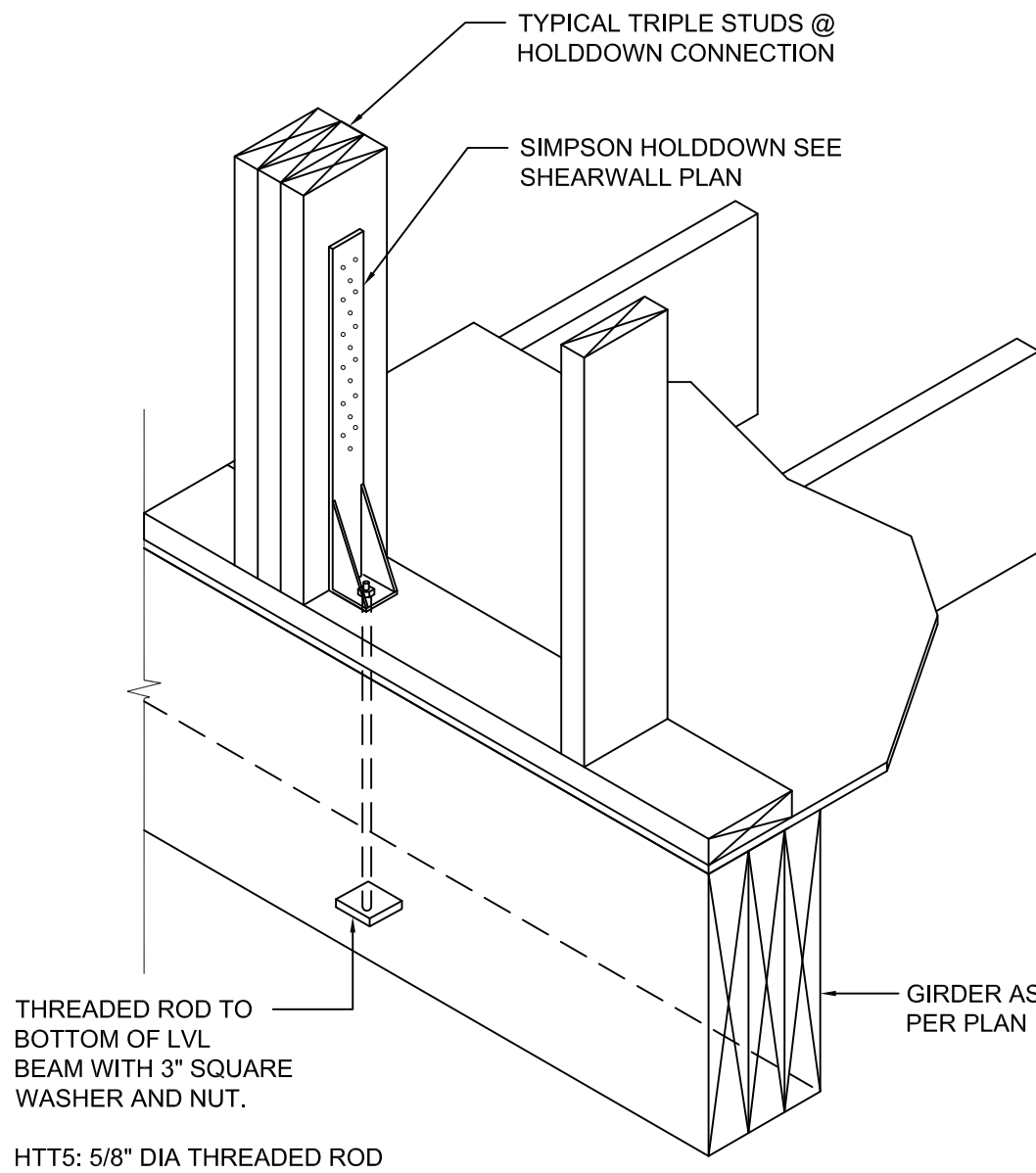
PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.



PLYWD PANEL SHEARWALL
SCHEDULE:

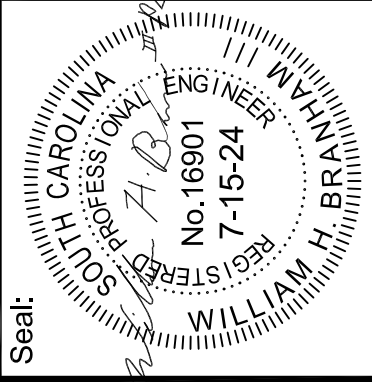
MARK	REMARKS
SWA	SHEAR WALLS TO BE 2x6 MIN SYP WOOD STUDS SPACED AT 16" O.C. MAX SHEATHED WITH 7/16" (1/2") APA RATED SHEATHING EXPOSURE 1 OR APA STRUCTURAL RATED SHEATHING EXPOSURE 1 (OR EQ.), INSTALLED W/ LONG DIMENSIONS PERPENDICULAR TO FRAMING MEMBERS W/ END JOINTS STAGGERED. NAILED W/ 6d RING SHANK NAILS @ 4" O.C. SEAMS & EDGES AND 6" O.C. IN FIELD (UNO) 3" O.C. AT BASE PLATE & 3" O.C. AT TOP PLATE. RE: EXTERIOR SHEARWALL SHEATHING & CONSTRUCTION DETAIL
	SIMPSON HTT5 CONNECTOR INSTALLED AS PER MANUFACTURER USE 5/8" DIA ALL THREAD ROD, TRIPPLE STUDS (MIN.)
	SIMPSON LTT19 ON EACH SIDE OF OPENING.
	(3) SIMPSON CS16 FLAT STRAPS

NOTES:
BUILDER CAN ELECT TO USE ANCHOR BOLTS AND CONTINUOUS 5/8" DIA. GALV. THREADED RODS AT CORNERS OF STRUCTURE IN LIEU OF DETAIL BELOW



1 SHEARWALL TIEDOWN TO LVL DETAIL
NTS

1 FIRST FLOOR SHEAR WALL PLAN
SCALE: 1/4"=1'-0"



JOHN FENWICK LANE

Job Name:

Sheet Title: FIRST FLOOR SHEAR WALL PLAN

Revisions:		Date:
Date:	Drawn By:	Checked By:
7-15-24	WHB	WHB

S-6

WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147

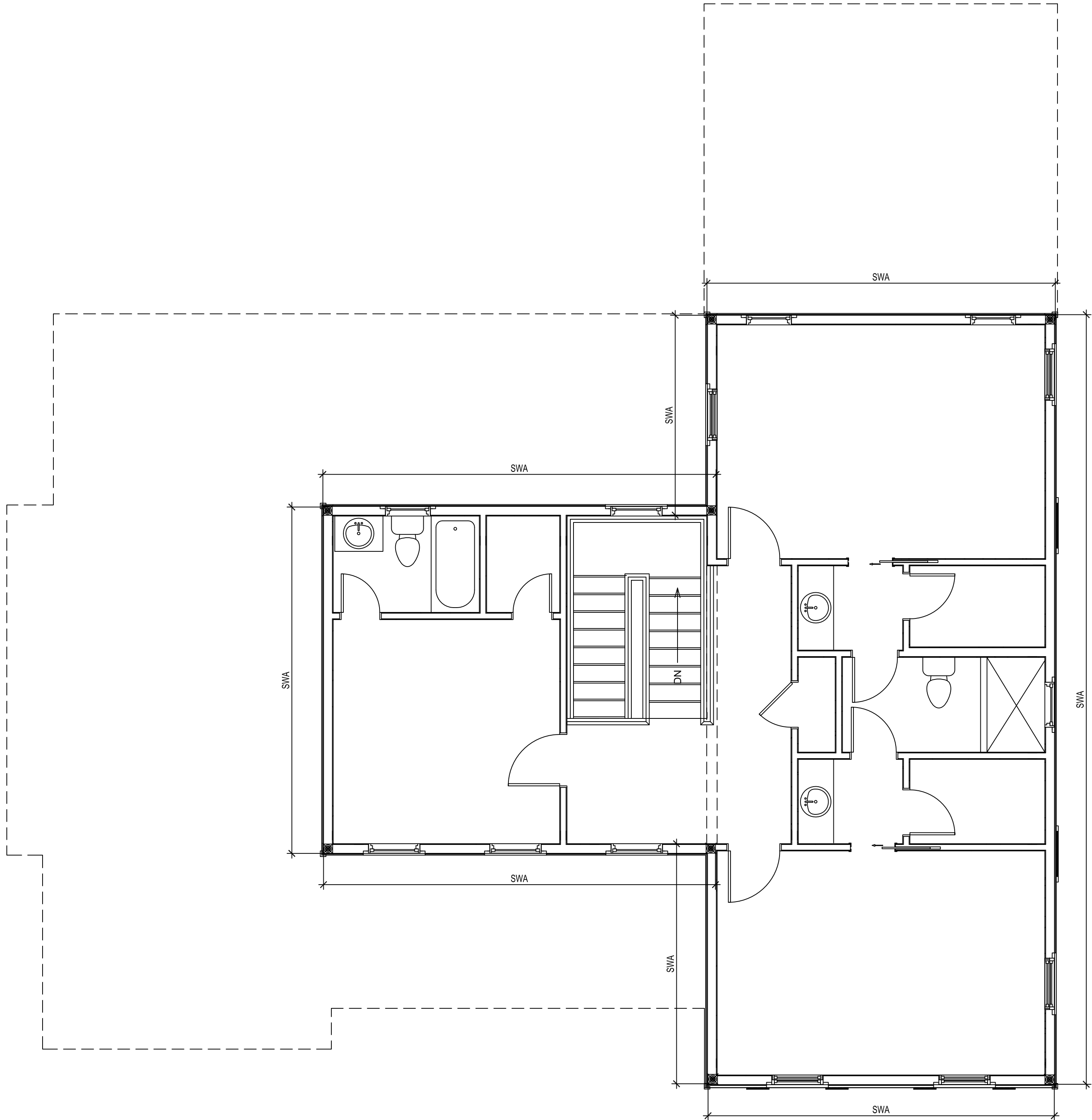
MT. PLEASANT, SC 29465

PH 843-530-0418 Fax 843-971-7087

E-mail: WHB3LLC@comcast.net




SC Reg. 16901

PLANS ARE FOR STRUCTURAL ENGINEERING PURPOSES ONLY.
PLANS ARE TO BE USED AS A SUPPLEMENT TO THE ARCH. DWGS.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS.



1 SECOND FLOOR SHEAR WALL PLAN
SCALE: 1/4"=1'-0"

PLYWD PANEL SHEARWALL SCHEDULE:

MARK	REMARKS
SWA	SHEAR WALLS TO BE 2x6 MIN SYP WOOD STUDS SPACED AT 16" O.C. MAX SHEATHED WITH 7/16" (1/2") APA RATED SHEATHING EXPOSURE 1 OR APA STRUCTURAL RATED SHEATHING EXPOSURE 1 (OR EQ.), INSTALLED W/ LONG DIMENSIONS PERPENDICULAR TO FRAMING MEMBERS W/ END JOINTS STAGGERED. NAILED W/ 8d RING SHANK NAILS @ 4" O.C. SEAMS & EDGES AND 6" O.C. IN FIELD (UNO) 3" O.C. AT BASE PLATE & 3" O.C. AT TOP PLATE. RE: EXTERIOR SHEARWALL SHEATHING & CONSTRUCTION DETAIL
	SIMPSON HTT5 CONNECTOR INSTALLED AS PER MANUFACTURER USE 5/8" DIA ALL THREAD ROD, TRIPPLE STUDS (MIN.)
	SIMPSON LTT19 ON EACH SIDE OF OPENING.
	(3) SIMPSON CS16 FLAT STRAPS

NOTES:
BUILDER CAN ELECT TO USE ANCHOR BOLTS AND CONTINUOUS 5/8" DIA. GALV. THREADED RODS AT CORNERS OF STRUCTURE IN LIEU OF DETAIL BELOW

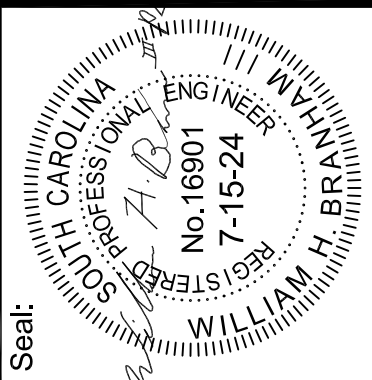
Sheet Title: 2ND FLOOR SHEAR WALL PLAN

Revisions:		Date:
Date:	7-15-24	
Drawn By:	WHB	
Checked By:	WHB	

Job Name:

JOHN FENWICK LANE

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC



Seal

WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147

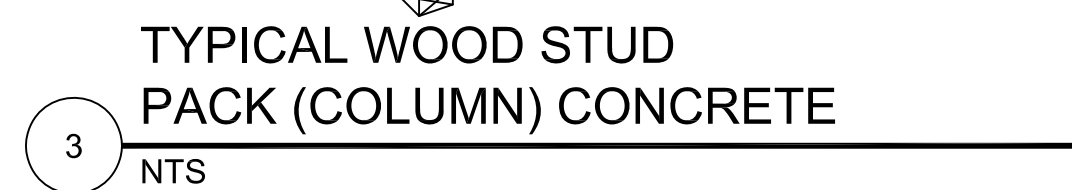
MT. PLEASANT, SC 29465

PH 843-530-0418 Fax 843-971-7087

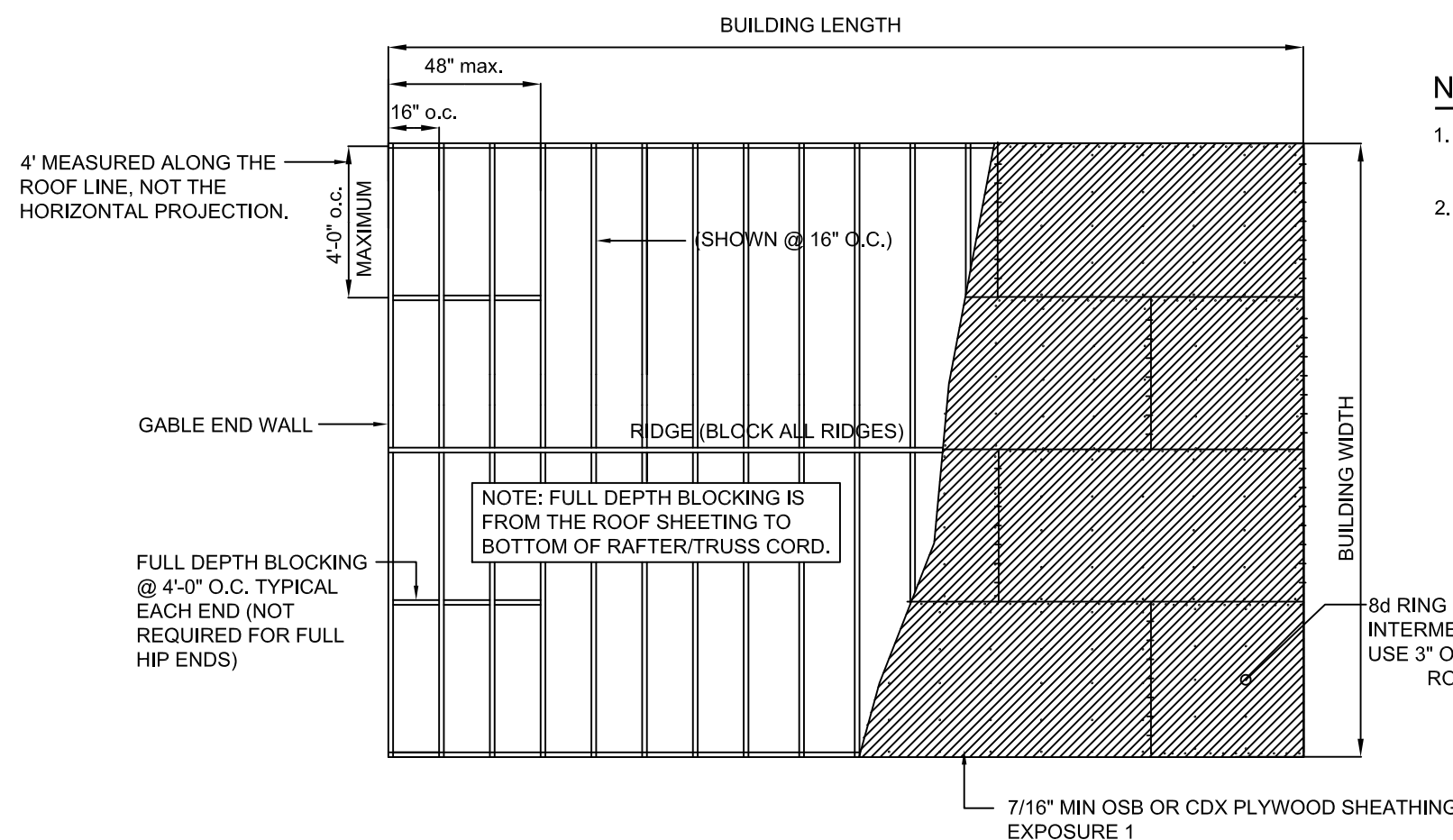
E-mail: WHB3LLC@comcast.net

SC Reg. 16901

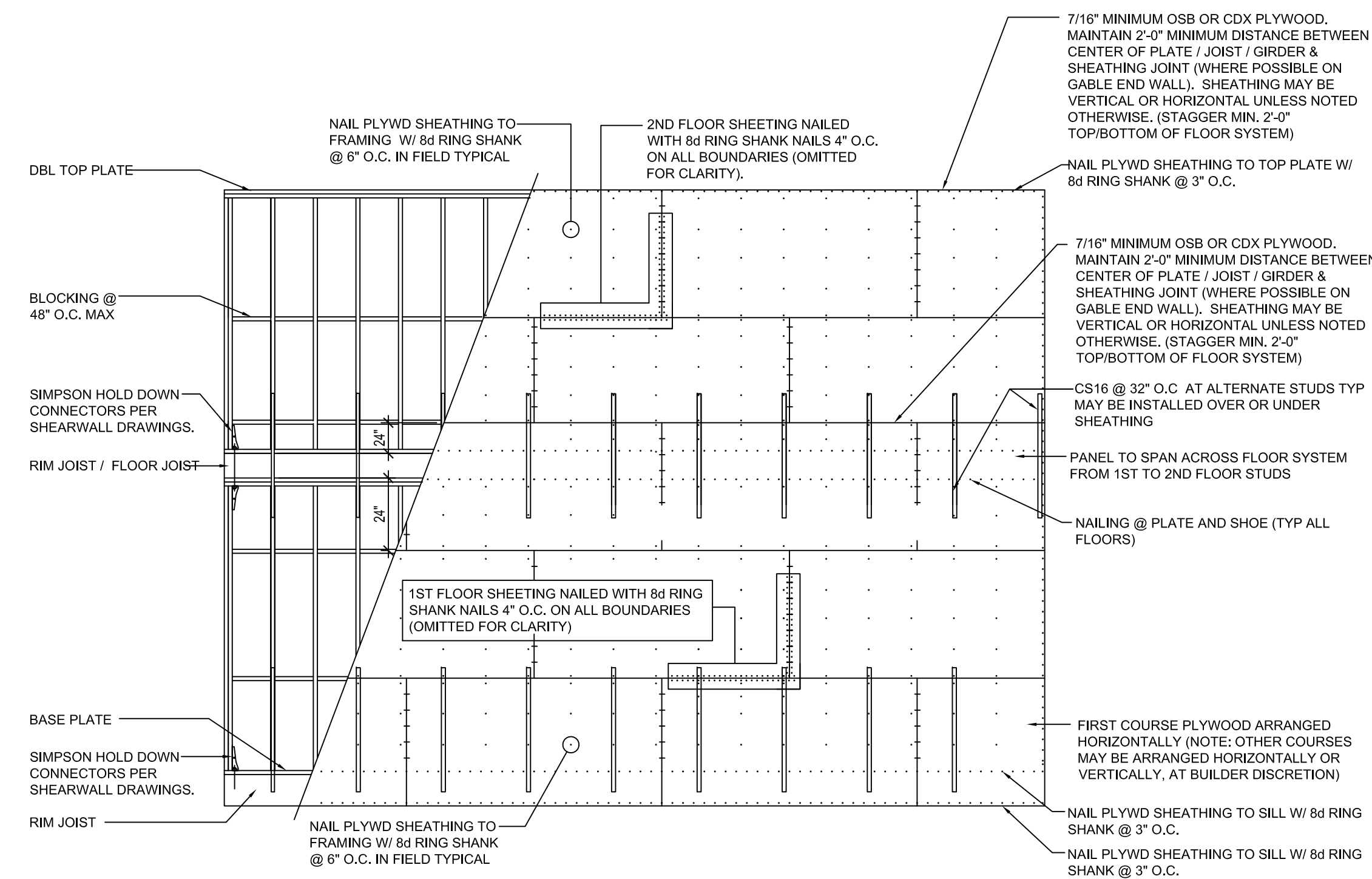
S-7



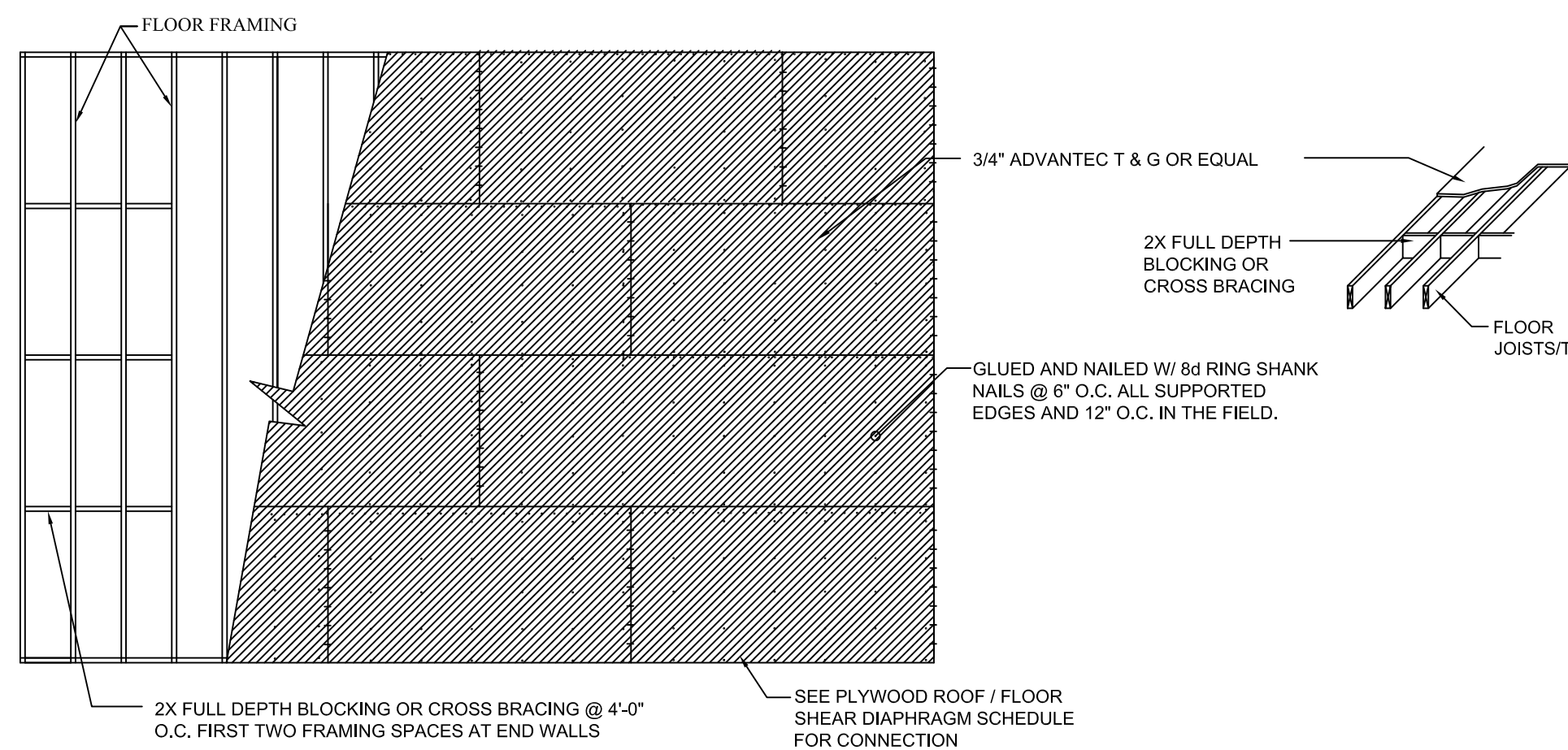
S-8



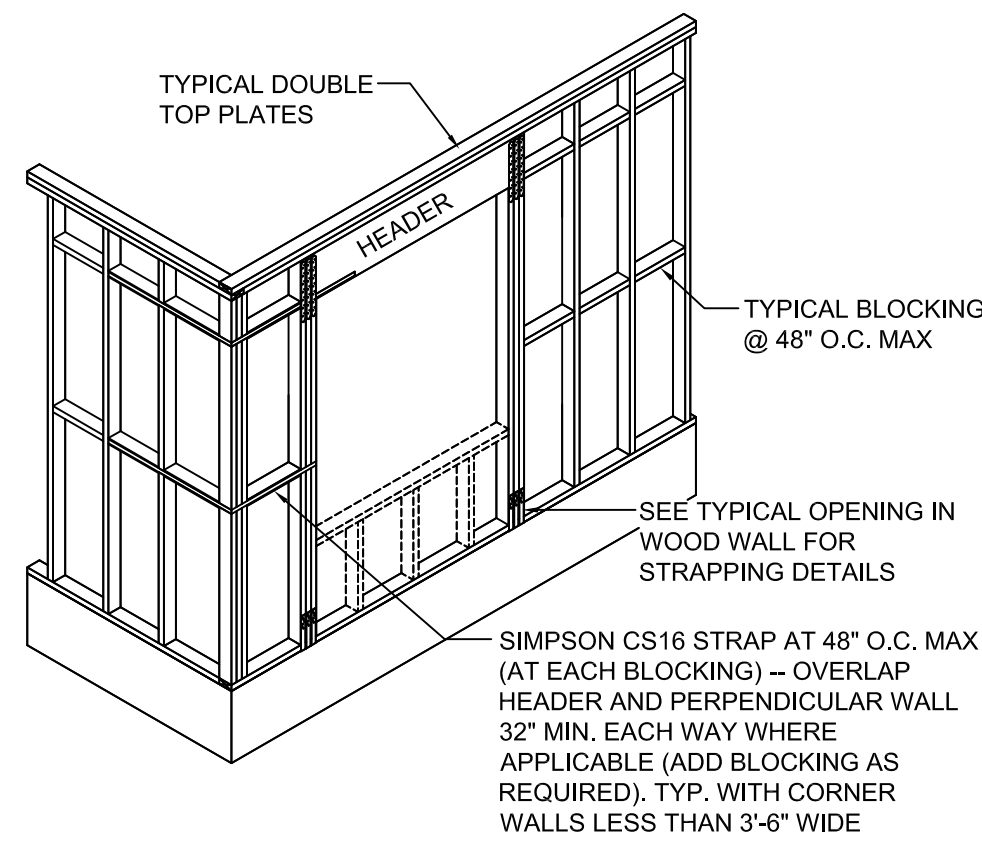
1 ROOF SHEATHING & CONSTRUCTION
NTS



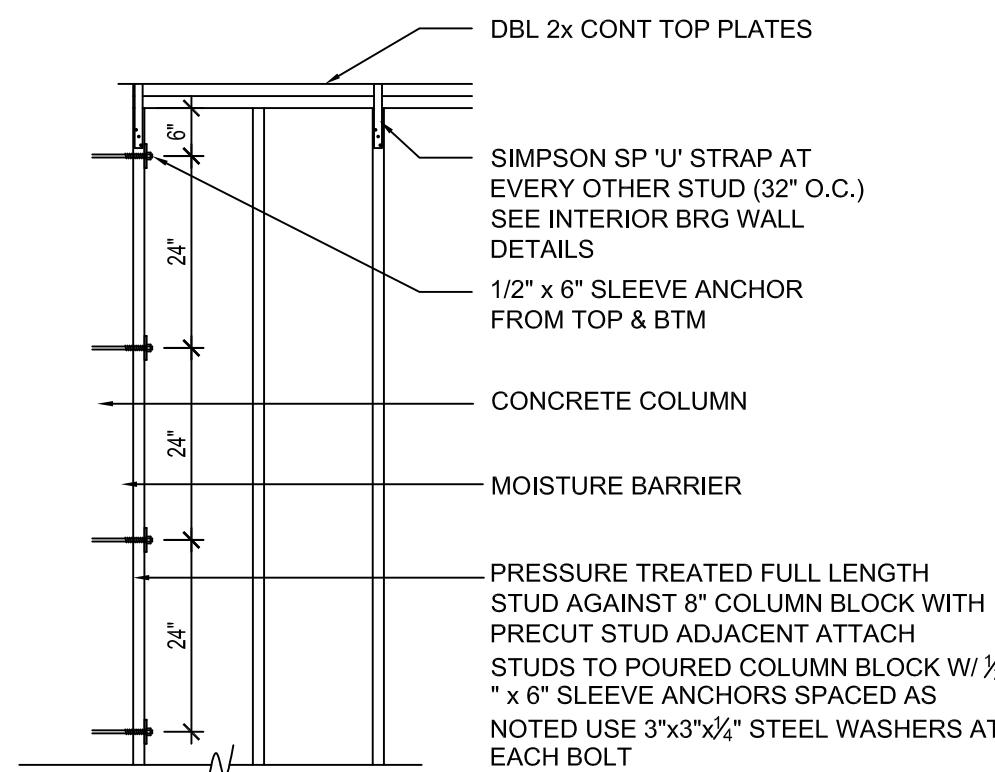
5 EXTERIOR SHEARWALL SHEATHING & CONSTRUCTION
NTS



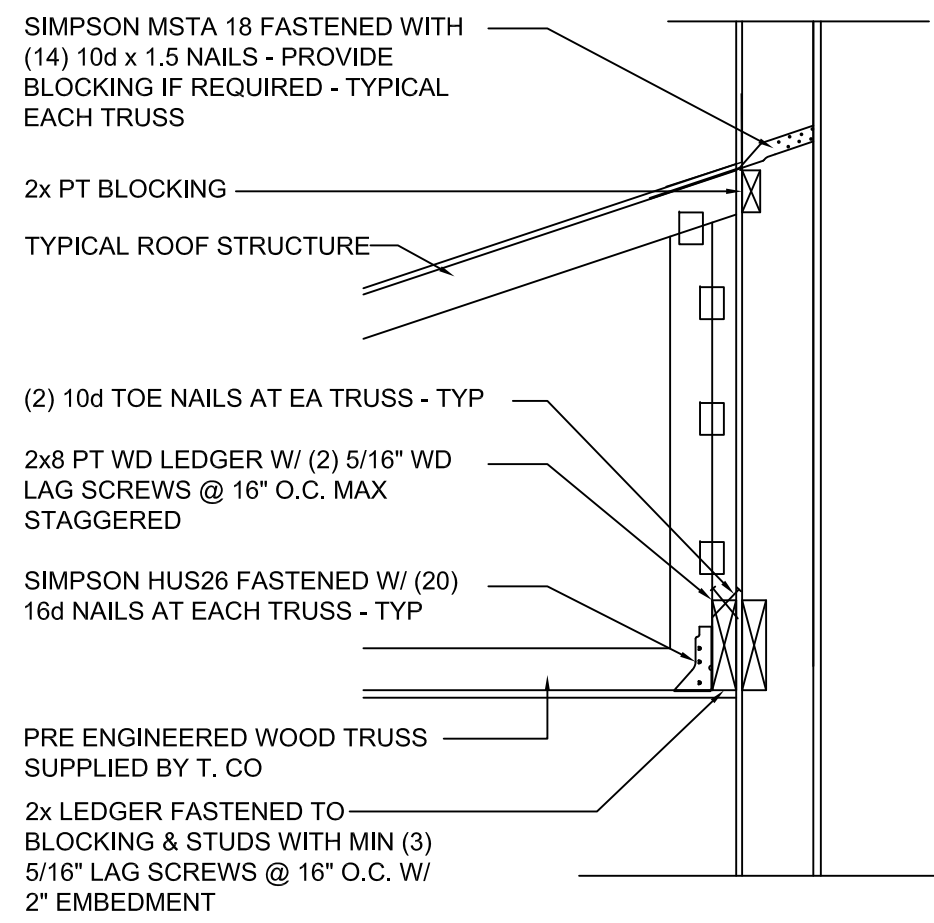
8 FLOOR SHEATHING & CONSTRUCTION
NTS



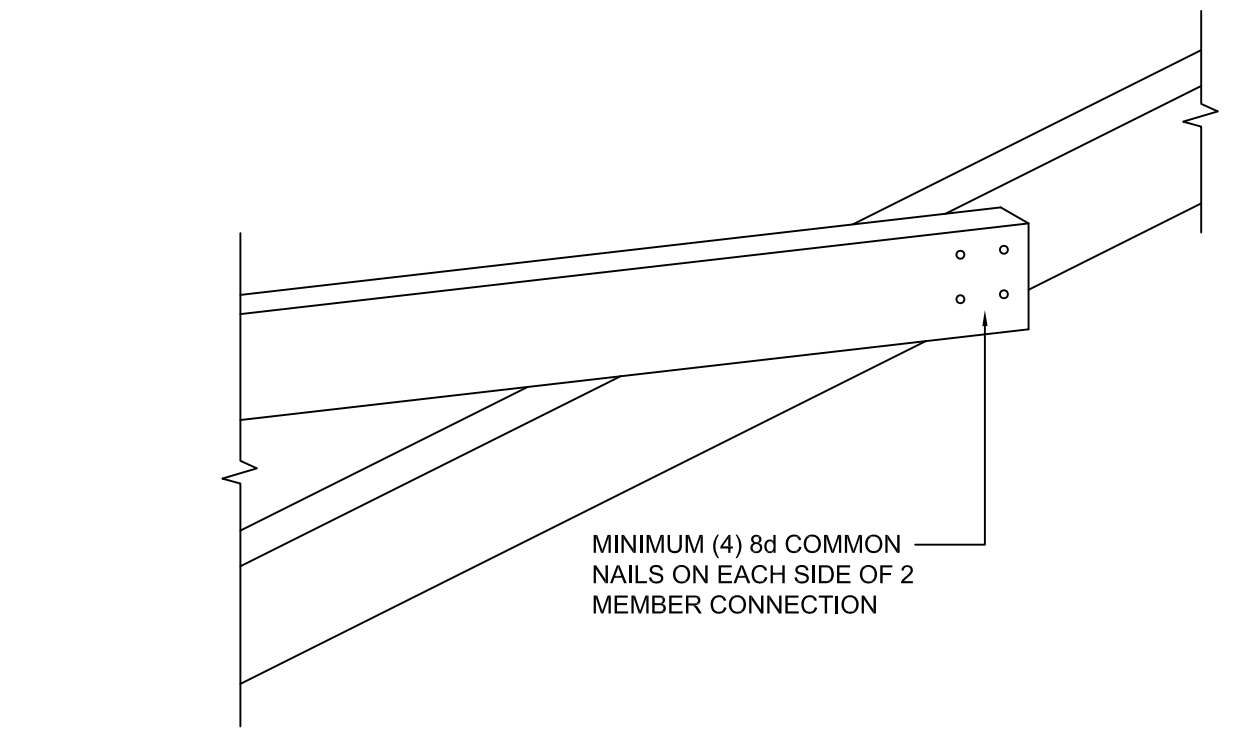
2 WALL BRACING @ OPENINGS WITHIN 42" OF OUTSIDE CORNER
NTS



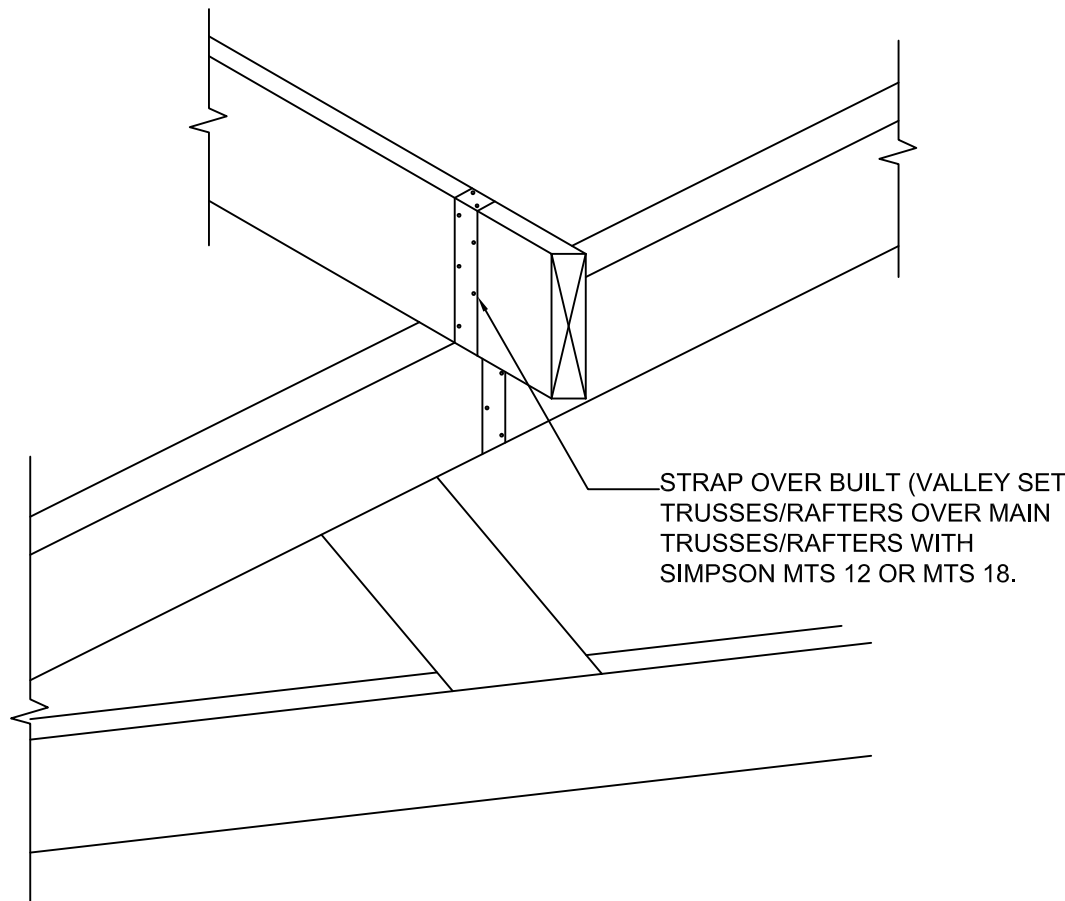
6 STUD WALL TO CONCRETE WALL CONNECTION
NTS



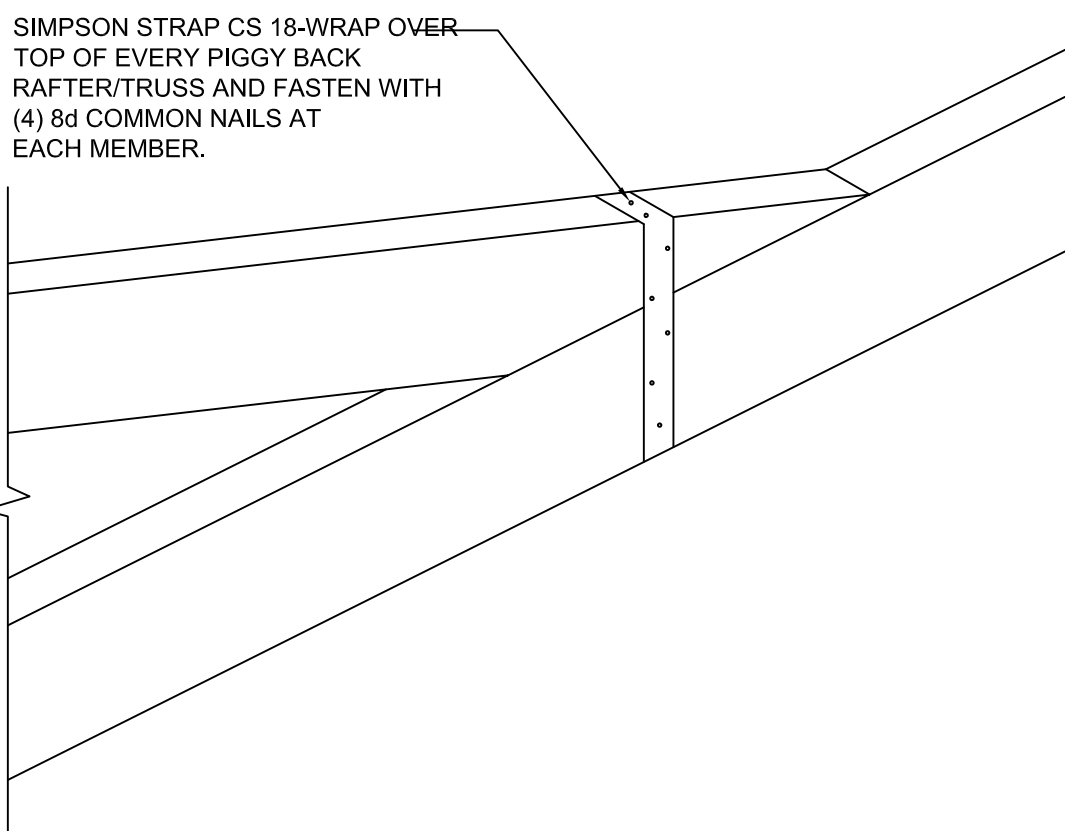
9 WOOD LEDGER DETAIL (TRUSS)
NTS



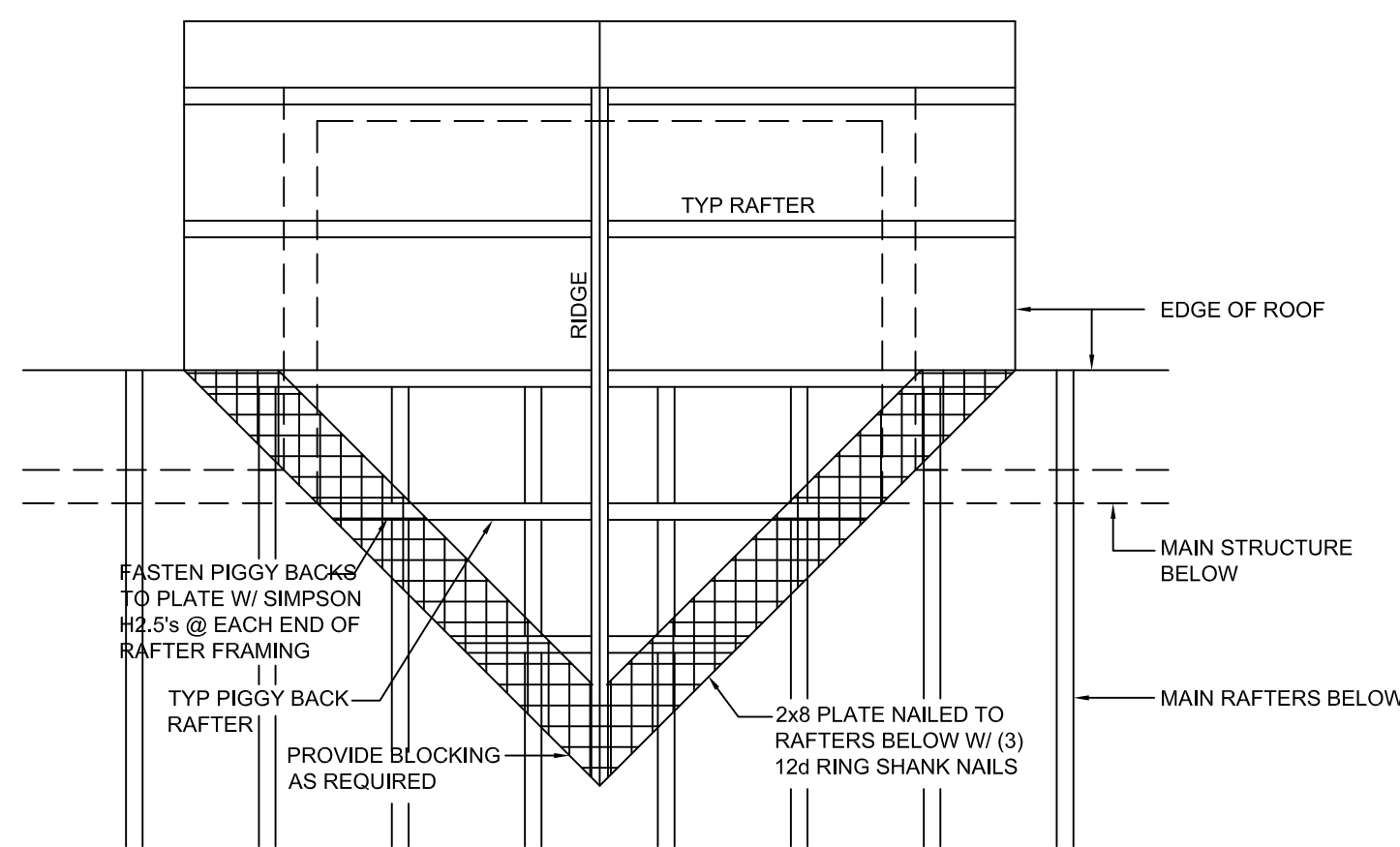
3 RAFTER CONNECTION DETAIL
NTS



4 VALLEY STRAPPING DETAIL
NTS



7 PIGGY BACK STRAPPING DETAIL
NTS



10 OVER FRAMED DETAIL
NTS

WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147
MT. PLEASANT, SC 29465

PH 843-830-0418 Fax 843-971-7087

E-mail: WHB3LLC@comcast.net

SC Reg. 16901

JOHN FENWICK LANE

Job Name:

Sheet Title: DETAILS

Date: 7-15-24

Drawn By: WHB

Checked By: WHB

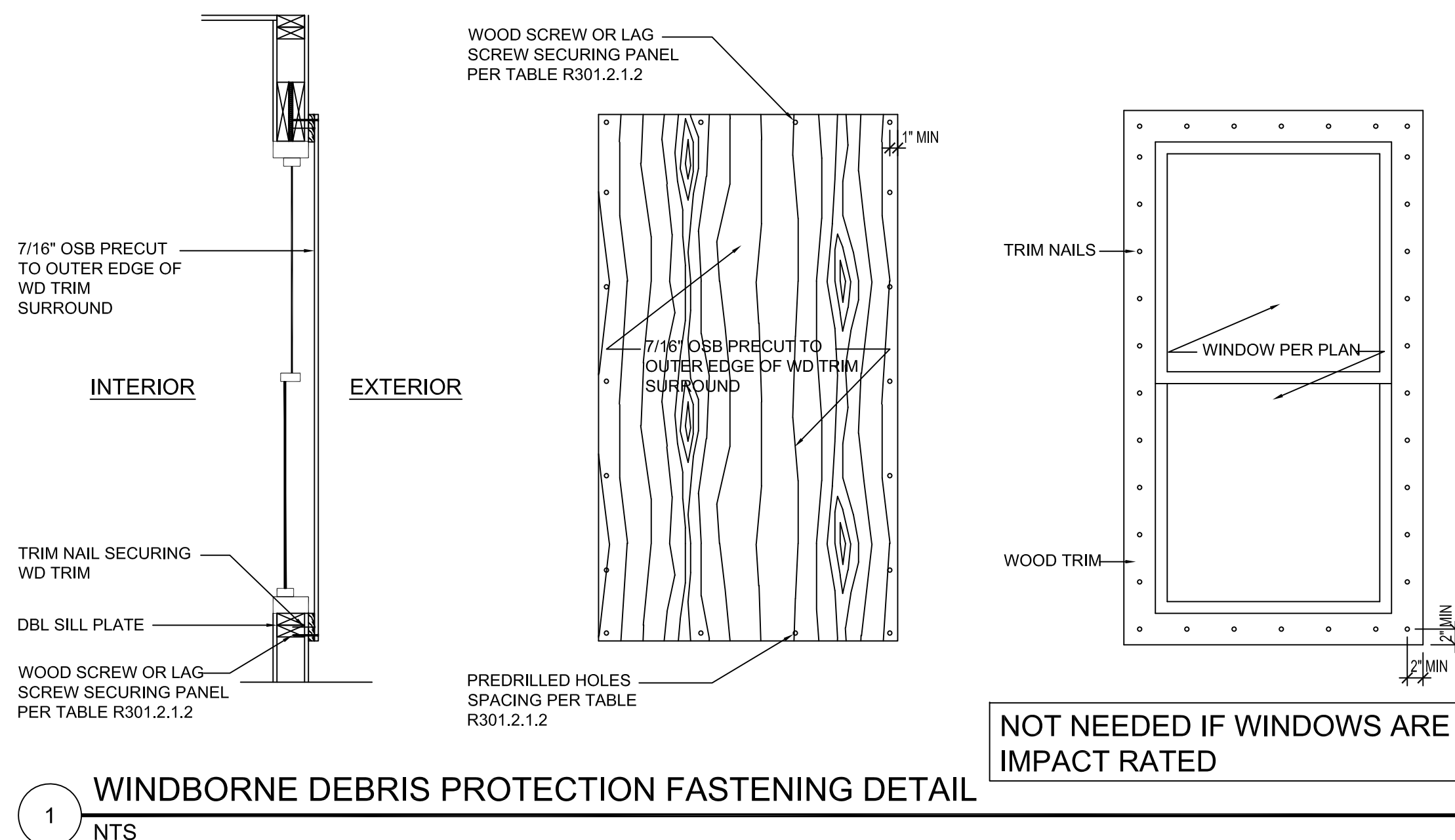
1632 JOHN FENWICK LANE

JOHNS ISLAND, SC

S-9

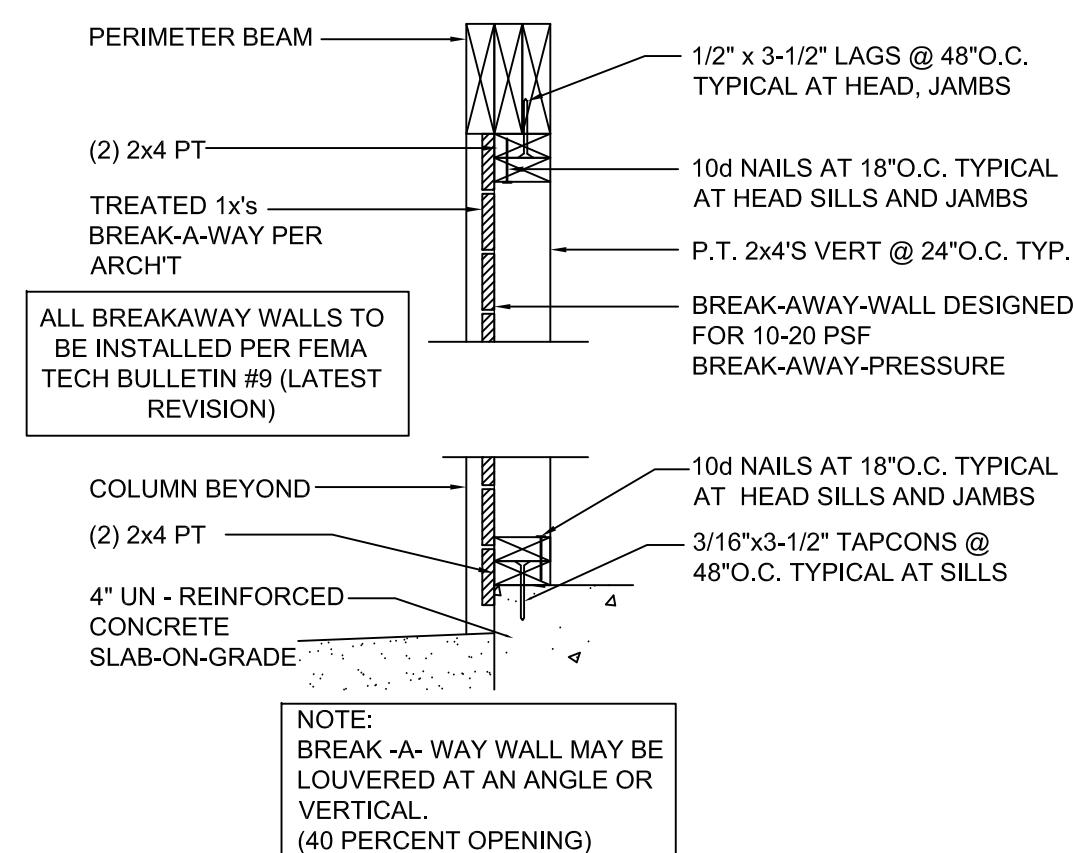
EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM OF 7/16 (11 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO - STORY BUILDINGS. PANELS SHALL BE SECURED TO THE ATTACHMENT HARDWARE PROVIDED SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH TABLE R301.2.1.2. CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED IN THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10 668 MM) OR LESS WHERE LOCATED IN CORROSIVE ENVIRONMENTS. PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R301.2.1.2.

TABLE R301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS			
FASTENER TYPE	FASTENER SPACING (INCHES)		
	PANEL SPAN ≤ 4'	4'- 6' PANEL SPAN ≤ 6'	6'- 8' PANEL SPAN ≤ 8'
NO. 8 WOOD SCREW BASED ANCHOR W/ 2" EMBEDMENT	16	10	8
NO. 10 WOOD SCREW BASED ANCHOR W/ 2" EMBEDMENT	16	12	9
1/4" LAG SCREW BASED ANCHOR W/ 2" EMBEDMENT	16	16	16



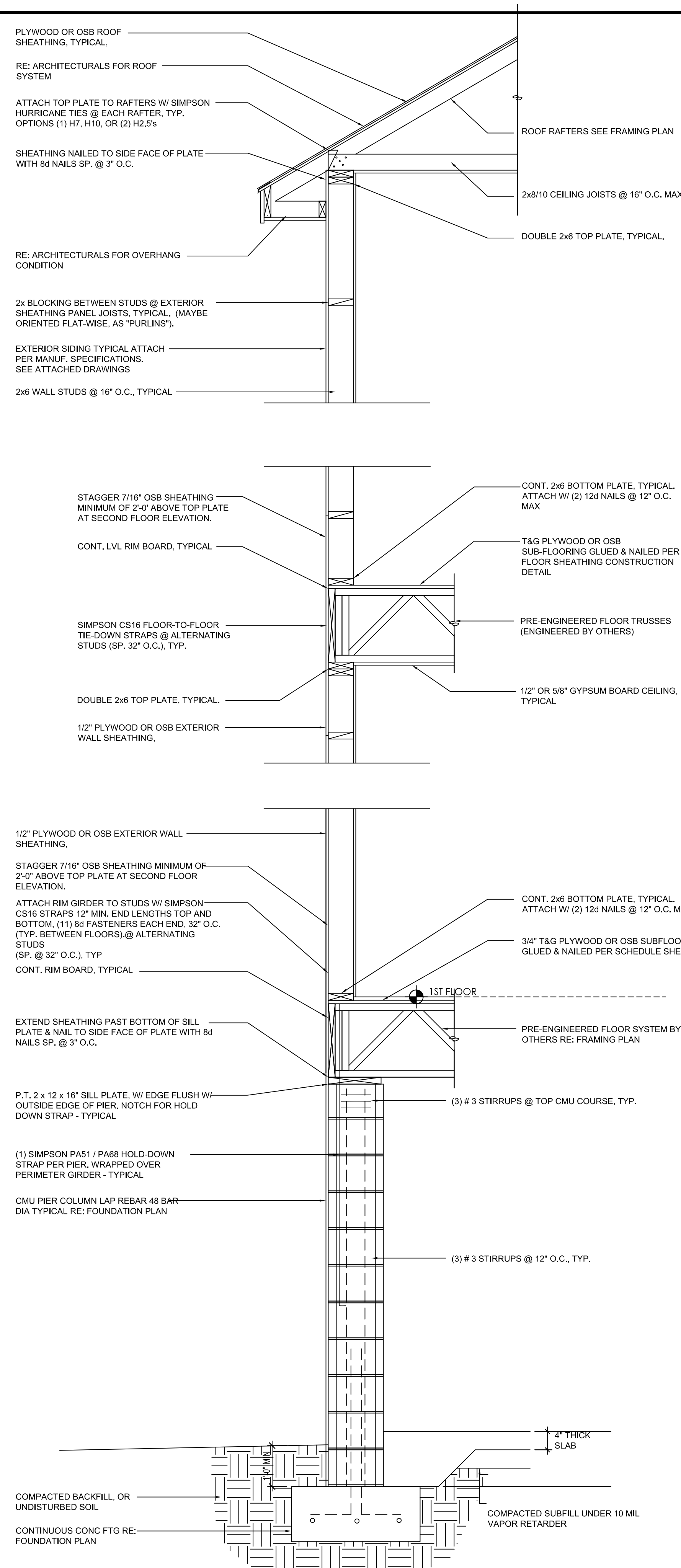
WINDBORNE DEBRIS PROTECTION FASTENING DETAIL

NTS



BREAK-A-WAY WALL DETAIL

NTS



TYPICAL EXTERIOR WALL SECTION

NTS

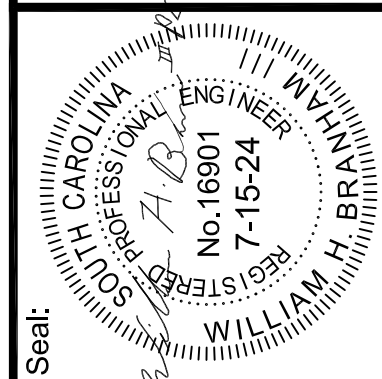
WILLIAM H. BRANHAM III, P.E., LLC

CIVIL & STRUCTURAL CONSULTING ENGINEER

PO BOX 147
MT PLEASANT SC 29465

PH 843-830-0418 Fax 843-971-7087
E-mail: WHB3LLC@comcast.net

SC Reg. 16901



JOHN FENWICK LANE

Job Name:

1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

[illegible]

Sheet Title: DETAILS

S-10

BRICK VENEER NOTES:

BRICK VENEER SHALL NOT EXCEED 5" TOTAL WIDTH AND SHALL BE LIMITED TO 2 STORY ABOVE GRADE. PROVIDE A MINIMUM 1" AIR SPACE BETWEEN VENEER AND FELTED SHEATHING BOARD. MINIMUM STEEL ANGLE LINTEL SHALL BE AS LISTED IN TABLE BELOW WITH A MIN. BEARING LENGHT OF 4". VENEER TIES SHALL BE SHEET METAL MIN. 22 GAGE BY 7/8" CORRUGATED SPACED 24" O.C. HORIZ. TIE SHALL NOT SUPPORT MORE THAN 3 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL TIES SHALL BE PROVIDED AROUND OPENINGS GREATER THAN 16" IN ANY DIRECTION. TIES ABOUT OPENINGS SHALL BE SPACED NO MORE THAN 3 FEET ON CENTER AND WITHIN 12" OF THE OPENING.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER:			
SIZE OF STEEL ANGLE (Inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 X 3 X 1/4	6'-0"	3'-6"	3'-0"
4 X 3 X 1/4	8'-0"	5'-0"	3'-0"
6 X 3 1/2 X 1/4	14'-0"	8'-0"	3'-6"
(2) 6x3 1/2x1/4	20'-0"	11'-0"	5'-0"

MASONRY:

- MASONRY CONSTRUCTION SHALL CONFORM TO IBC LATEST ADOPTED EDITION.
- CONTRACTOR SHALL OBTAIN COPY OF MASONRY CODE AND SPECIFICATIONS FOR REFERENCE AT THE JOBSITE.
- USE TYPE "S" MORTAR WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI @ 28 DAYS. MASONRY GROUTING TO BE PER ASTM C 476-83, AND ASTM C 270-89 AND A.C.I. 530.1-95
- MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET SECTION, TO PROVIDE NET AREA COMPRESSIVE STRENGTH OF (F'm) OF 1500 PSI.
- PROVIDE 3000 PSI READY MIX IN ALL FILLED CELLS.
- DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.
- REINFORCING FOR FILLED CELLS SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE THE FOLLOWING LAP SPLICES FOR REINFORCING (U.N.O)

#3 BARS	18"
#4 BARS	24"
#5 BARS	30"
#6 BARS	38"
- REINFORCING IN U-BLOCKS SHALL BE CONTINUOUS WITH LAPS AS REQUIRED. VERTICAL REINFORCING SHALL END IN STANDARD 90 DEGREE BEND
- REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE LAPPED AT BEAM CORNERS AND SHALL BE EITHER SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. ALL OTHER CONDITIONS TO BE PER A.C.I. 318-02 AND CRSI MANUAL "REINFORCING BAR SPLICES". A.C.I. 530.1-95
- MINIMUM JOINT REINFORCING IS 2-W1.7 WIRES @ 16" O.C.

STRUCTURAL NOTES:

- ENGINEER'S DESIGN APPLIES TO DRAWINGS AS STAMPED. DESIGNS ARE FOR FOUNDATION SYSTEM ONLY. ANY ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED AND MAY VOID ENGINEERED DESIGN.
- ERECTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE REPORTED AS NOTED WITH ENGINEER BEFORE PROCEEDING. ENGINEER NOT RESPONSIBLE FOR FOUNDATION LAYOUT.
- ERECTOR SHALL FOLLOW STANDARD CONSTRUCTION PRACTICES DICTATED BY THE "INTERNATIONAL BUILDING CODE" (IBC) EXCEPT AS NOTED.
- COMPACT ALL FILL TO A MINIMUM OF 95 % MODIFIED PROCTOR. AND TREAT ALL SOIL IN AREA OF WORK FOR TERMITES FOR A DISTANCE OF 4' FROM THE PERIMETER OF ALL FOOTINGS OR SLAB EDGES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE ACTUAL SOIL BEARING VALUE EQUALS OR EXCEEDS THE MINIMUM AMOUNT SPECIFIED AND, IF IT IS LESS, TO CONTACT THE DESIGNER TO MAKE SUCH PROVISION AS THE ACTUAL CONDITIONS MAY REQUIRE.
- PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "BUILDING CODE" (A.C.I 318-02), A.C.I.'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301-89), AND A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315).
- DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION", AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD FRAMING IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED AND SEPARATED WITH A MIN. 15# FELT.
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) GUIDELINES. WOOD SHALL BE TREATED FOR ABOVE OR BELOW GRADE USE, WHICHEVER APPLIES.
- CONTRACTOR SHALL PROVIDE CONNECTION HARDWARE THAT WILL PROPERLY JOIN ALL WOOD AND TIMBER MEMBERS TO EACH OTHER AND TO THEIR SUPPORTS. CONNECTIONS SHALL BE CAPABLE OF TRANSFERRING THE APPLIED LOADS TO THE SUPPORTING MEMBERS.
- ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR 153
- CONNECTORS AND ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ANCHOR BOLTS SHALL BE MINIMUM ASTM A36; THREADED FASTENERS SHALL BE MIN. ASTM A307.
- FRAMING "ANCHORS" ARE REQUIRED FOR EACH WOOD FRAMING MEMBER WHICH IS A PART OF WOOD BEARING WALLS (I.E. PLATES, STUDS, JOISTS, TRUSSES, BEAMS, ETC.) (PER CODE).
- SUBMIT (3) THREE COPIES OF ROOF TRUSS SHOP DRAWINGS TO THE DESIGNER FOR REVIEW PRIOR TO FABRICATION. TRUSS DRAWINGS ARE TO BE SIGNED AND SEALED BY A REGISTERED SOUTH CAROLINA ENGINEER.
- DESIGNER RESERVES THE RIGHT TO MODIFY STRUCTURAL SYSTEMS AS A RESULT OF ROOFING TRUSS SHOP DRAWING REVIEW.
- GENERAL CONTRACTOR TO IDENTIFY EXACT LOCATION, LOADS, AND SPACE REQUIREMENT OF TRUSS MOUNTED AIR HANDLING UNITS AND MISCELLANEOUS EQUIPMENT, WHICH BEAR ON TRUSSES. TRUSS MANUFACTURER TO DESIGN, MANUFACTURE AND IDENTIFY SUCH TRUSSES TO CARRY SAID LOADS.
- REFER TO GYPSUM ASSOCIATION GA-216-96 TABLE 1 FOR MAXIMUM FRAMING SPACING OF SINGLE LAYER GYPSUM BOARD WITH VARIOUS TEXTURES.
- IN CASE OF CONFLICT BETWEEN DRAWING OR SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL BE ASSUMED TO GOVERN UNTIL A RULING IS MADE BY THE ENGINEER.
- DETAILS ARE FOR STRUCTURAL PURPOSES ONLY. NOT RESPONSIBLE FOR FLASHING, WATERPROOFING OR ANY WATER INTRUSION. ALSO NOT RESPONSIBLE FOR ANY CLAIM ARISING OUT OF ANY ALLEGED OR THREATENED PRESENCE OF MOLD, MILDEW, FUNGI, SPORES OR ANY OTHER GROUWTH OR ORGANIC MATTER OF ANY KIND WHATSOEVER.

DESIGN PARAMETERS:

CODE EDITION:	2021 IRC INTERNATIONAL RESIDENTIAL CODE
BUILDING DESIGN AS:	ENCLOSED
BASIC WIND SPEED:	150 MPH (ULTIMATE) - PER ASCE 7-22
WIND IMPORTANCE FACTOR:	1.0
INTERNAL PRESSURE COEFF.:	±0.18
ROOF LIVE LOADS:	30 PSF
ROOF TOP CHORD DEAD LOAD:	15 PSF
ROOF BOTTOM CHORD ROOF:	10 PSF
FRAME FLOOR LIVE LOAD	40 PSF
FRAME FLOOR DEAD LOAD	25 PSF (SUPERIMPOSED)
a=	6'-0"
a: EDGE STRIP DEFINED AS THE LESSER OF 10% OF LEAST HORIZONTAL DIMENSION OF BUILDING OR 40% OF HEIGHT 'H' BUT NOT LESS THAN 4% OF LEAST HORIZONTAL DIMENSION OF BUILDING AND AT LEAST 3 FT.	
WIND EXPOSURE:	"C" - PER ASCE 7-22
AVERAGE MEAN ROOF HEIGHT:	LESS THAN 30 FEET
IMPACT PROTECTION:	IMPACT OR SHUTTERS
SEISMIC DESIGN CATEGORY	D2
SITE CLASS	D SDs = 1.11 SDi = 0.47
ALLOWABLE SOIL PRESSURE	2,000 PSF (ASSUMED)

- WOOD TRUSSES SHALL BE MANUFACTURED TO THE SIZE AND SHAPE AS INDICATED ON THE DRAWINGS.
- LIMIT FLOOR TRUSS DEFLECTION TO L/480.

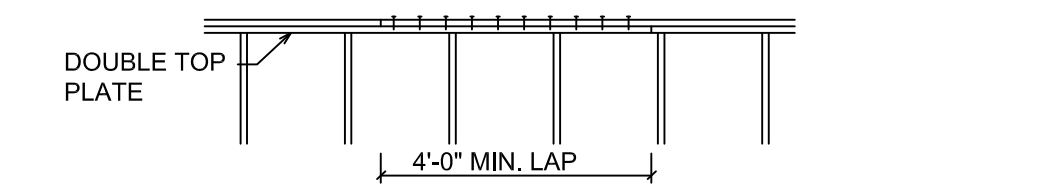
CONCRETE NOTES:

- ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. CONCRETE SLUMP SHALL NOT EXCEED 4".
- REINFORCING SHALL BE GRADE 60 CONFORMING TO ASTM 615, GRADE 60.
- CONCRETE SLABS SHALL BE MACHINE TROWELED FINISH & RECEIVE ONE COAT OF SEALER/HARDENER LIQUID MEMBRANE CURING COMPOUND AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301 (LATEST EDITION).
- MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE PER A.C.I. 318-02 (COMMON CONDITIONS LISTED BELOW)

SLAB -- 3/4" (REINFORCING #5'S OR SMALLER, INTERIOR SLABS)
BEAMS & COLUMNS -- 1-1/2"
FORMED CONCRETE BELOW GRADE -- 2"
UNFORMED CONCRETE BELOW GRADE -- 3"
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBARS ARE PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING CONCRETE AND THAT THEY REMAIN IN POSITION DURING CONCRETE PLACEMENT OPERATIONS.
- PROVIDE 6x6 - 10/10 GALVANIZED WWF IN SLABS ON GRADE WITH 2 LAYERS OF WWF WITHIN 4 FEET OF EXTERIOR EDGE OF SLAB, UNLESS OTHERWISE INDICATED.
- BAR SUPPORTS AND SPACERS FOR REBAR SHALL BE PROVIDED IN ACCORDANCE WITH ACI 315.
- REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 315.
- ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY. INTERNAL MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING AND TAMPING.
- OUT OF LEVEL TOLERANCE FOR TOP OF SLABS IS 5/32" IN 10' AND 1/4" OVERALL.
- FLOOR SLAB SHALL BE APPLIED WITH SEALER AT A RATE OF NOT LESS THAN 300 SF/GAL.
- FLOOR SLAB SHALL HAVE 10 MIL. POLY VAPOR BARRIER BENEATH. UNDER NO CIRCUMSTANCE SHALL POLY VAPOR BARRIER BE PLACED UNDER FOOTINGS OR THICKENED SLABS.
- ALL FLOOR SLABS SHALL BE PLACED ON WELL COMPACTED FILL - POISON SOIL.
- MONOLITHIC FOOTING DEPTH DIMENSIONED FROM TOP OF SLAB.
- PAD FOOTING DEPTH DIMENSIONED FROM BOTTOM OF CONTINUOUS FOOTING OR SLAB IF NOT BELOW MONOLITHIC FTG

FRAMING NOTES:

- ALL WOOD HEADERS AND BEAMS SHALL BE SYP #2 OR DF LARCH #2 (OR BETTER) U.N.O.
- ALL FRAMING SHALL BE SYP #2, DF LARCH #2 OR SPF #2 (OR BETTER) U.N.O.
- PROVIDE 2 x 4 LATERAL BRACING AT 6'-0" O.C. MAX AT THE BOTTOM CHORD AND AS OTHERWISE CALLED FOR ON THE TRUSS SHOP DRAWINGS. ADEQUATE BRACING AND BRIDGING SHALL BE USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
- PROVIDE 2" X 4" S.P. 2 DIAGONAL BRACING @ 20'-0" O.C. MAX. THROUGHOUT ENTIRE ROOF STRUCTURE.
- HEADERS FOR FRAMED OPENINGS GREATER THAN 8'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER.
- ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2 x 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
- FASTENING ALL DOUBLE HEADERS TOGETHER WITH 2 ROWS OF 16d NAILS @ 16" O.C. (ALONG EA. EDGE - STAGGERED).
- FASTENING ALL TRIPLE HEADERS TOGETHER WITH 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED. (ONE ROW EA. SIDE)
- PROVIDE DOUBLE STUDS MINIMUM AT EACH SIDE OF ANY OPENING AND TRIPLE STUDS MINIMUM AT ALL CORNERS. U.N.O.
- ALL BEARING WALL DOUBLE TOP PLATES SHALL BE CONTINUOUS. WHERE SPLICE IS REQUIRED, PROVIDE 4'-0" MIN. LAP AND FASTEN PLATES TOGETHER W/ (14) 16d NAILS (2 ROWS STAGGERED.)



- ALL WOOD FASTENING SHALL CONFORM TO INTERNATIONAL BUILDING CODE CURRENT EDITION.
- ALL CONNECTORS TO WOOD TO BE GALVANIZED G90 MIN.
- ALL STRUCTURAL NAILS TO BE GALVANIZED, COMMON, FED. SPEC. FFN-105B
- WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER AWPA SPECS. WITH EITHER SODIUM BORATE (SBX) OR ALKALINE COPPER QUAT (ACQ) WILL NEED MIN. G185 GALVANIZING. NAILS IN THESE CONNECTORS WILL NEED TO BE HOT DIPPED GALVANIZED.
- PROVIDE STUD PACK (3 STUDS MIN) AT EACH BEARING POINT OF GIRDERS ON WOOD WALLS. UNLESS NOTED OTHERWISE.
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, SHALL BE PRESSURE TREATED.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND, SHALL BE PRESSURE TREATED.

ABBREVIATIONS LEGEND:

UNO	= UNLESS NOTED OTHERWISE	O.C.	= ON CENTER
TYP	= TYPICAL	SYP	= SOUTHERN YELLOW PINE
T.S.	= TUBULAR STEEL	CONT	= CONTINUOUS
T.O.	= TOP OF	VERT	= VERTICAL
B.O.	= BOTTOM OF	W/	= WITH
E.W.	= EACH WAY	BTM / BOT	= BOTTOM
MIN.	= MINIMUM		
O.H.	= OVERHANG		
W	= WIDTH		
D	= DEPTH		
GT	= GIRDER TRUSS		
FGT	= FLOOR GIRDER TRUSS		
FTG	= FOOTING		
OWT	= OPEN WEB TRUSS		
PT	= PRESSURE TREATED		
FLR	= FLOOR		

TRUSS NOTES:

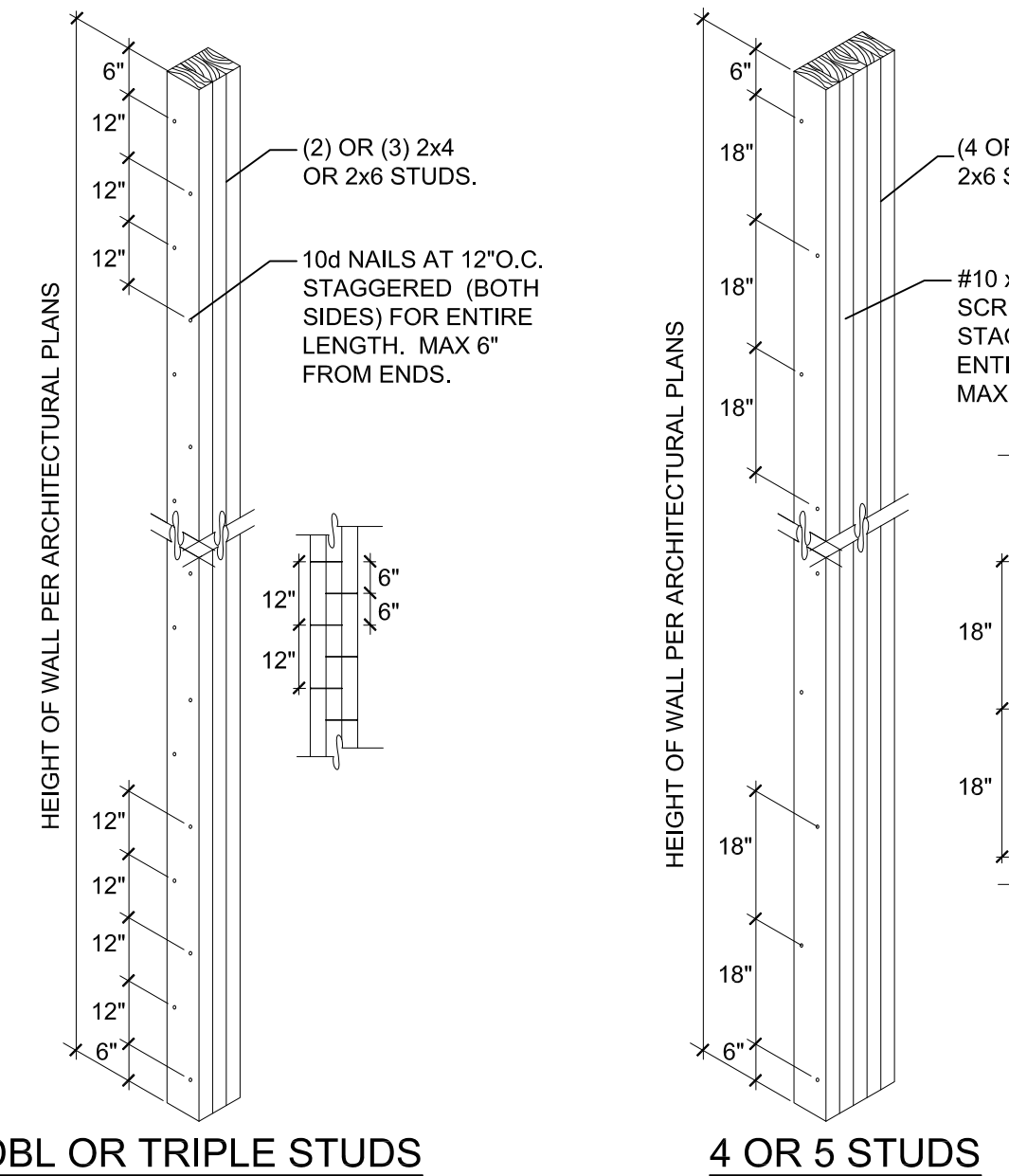
THE TRUSS LAYOUT SHOWN IN THIS PLAN IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR GIRDER TRUSS BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGNS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AS PER GENERAL NOTES. TRUSS DESIGNERS MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THE DESIGN.

WOOD TRUSSES TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS FASTENING" TRUSS DESIGN SHALL COMPLY WITH APPLICABLE "COASTAL CONSTRUCTION" CODES, BY THE NFPA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

WOOD TRUSS CONSTRUCTION / ERECTION, SHALL CONFORM TO THE FOLLOWING:

- ANSI-TPI-1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
- TPI-HB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES."
- TPI-DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

STUD PACK NAILING:



GENERAL NOTES

ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN

ALL NAILS ARE TO PENETRATE AT LEAST 3/4 OF THICKNESS OF LAST PENETRATION

WHEN ONE ROW OF NAILS ARE REQUIRED, ADJACENT NAILS SHALL BE STAGGERED.

WHEN THREE OR MORE LONGITUDINAL ROWS OF NAILS ARE USED, NAILS IN ADJACENT ROWS SHALL BE STAGGERED

WHEN BORED HOLES ARE DESIRED TO PREVENT SPLITTING OF WOOD, THE DIAMETER OF THE BORED HOLE SHALL NOT EXCEED 75% OF NAIL DIA. FOR SOUTHERN PINE

FILL & SOIL COMPACTION NOTES:

- FILL COMPACTION:

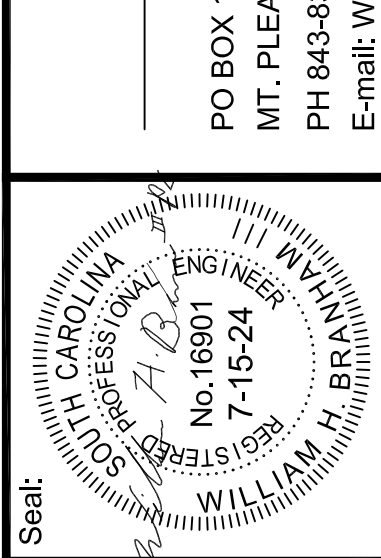
FILL SHALL BE CLEAN WELL GRADED SAND CLASSIFICATION SW PER ASTM D2487-69(75) WITH LESS THAN 12% PASSING SIEVE, TO BE VERIFIED BY SIEVE ANALYSIS AND REVIEW BY THE ENGINEER PRIOR TO DELIVERY TO THE JOB SITE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-78). AT LEAST ONE DENSITY TEST SHALL BE MADE FOR 2500 SQ. FT. OF COMPACTED AREA. THE RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO ENGINEER AND DESIGNER.
- EXISTING SOIL COMPACTION:

EXISTING SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-78) WITHIN A DISTANCE OF 5' BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQ. FT. OF AREA. DENSITY TESTS ARE TO BE MADE 12" BELOW THE COMPACTED SURFACE. RESULTS OF POCOTR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED BY THE ENGINEER.

STRUCTURAL STEEL NOTES:

- ALL STEEL SHALL BE A-36 (OR A992 AT CONTRACTOR'S OPTION) PER AISC. ALL STEEL SHALL BE GALVANIZED THAT WILL BE EXPOSED TO THE ENVIRONMENT, AND PAINTED PER AISC GUIDELINES ON OTHER APPLICATIONS.
- ALL ANGLES AND PLATES ARE TO BE A36.
- ALL BOLTS OR LAG SCREWS USED SHALL BE GR A307.
- ALL WELDING SHALL BE PER AWS GUIDELINES. ONLY AN AWS CERTIFIED WELDER SHALL BE USED.
- ALL SIMPSON FASTENERS FOR ACQ TREATED LUMBER SHALL BE SIMPSON "ZMAX" OR "HDG" (HOT DIP GALVANIZED.) THESE CONNECTORS REQUIRE FASTENERS GALVANIZED PER ASTM A153.
- WHEN INSTALLING STAINLESS STEEL CONNECTORS, ONLY STAINLESS STEEL FASTENERS SHALL BE USED (A304 OR A316 ONLY.)
- CONNECTORS ATTACHED TO WOOD WITH TREATMENT RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A OR 0.21 PCF FOR CA-B (GROUND CONTACT RATED) ARE REQUIRED TO BE TYPE 304 OR 316 STAINLESS STEEL. PROVIDE STAINLESS FASTENERS WHEN USING STAINLESS CONNECTORS.

WILLIAM H. BRANHAM III, P.E., LLC
CIVIL & STRUCTURAL CONSULTING ENGINEER
PO BOX 147
MT. PLEASANT, SC 29465
PH 843-830-0418 Fax 843-971-7087
E-mail: WHB3LLC@comcast.net



JOHN FENWICK LANE
1632 JOHN FENWICK LANE
JOHNS ISLAND, SC

Job Name:		Date:	
Sheet Title: STRUCTURAL NOTES		Revisions:	
Date: 7-15-24	Drawn By: WHB		
		Checked By: WHB	

S-11