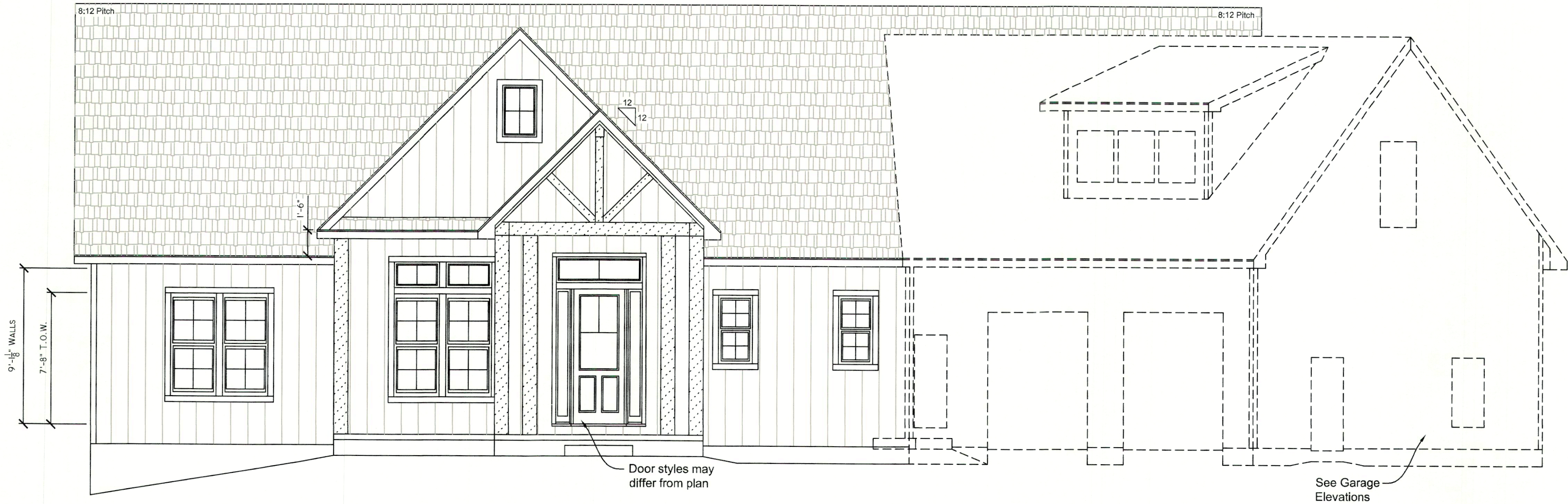


Design Loads	
Live load @ floor	40 PSF
Dead load @ floor	10 PSF
Live load @ roof	30 PSF
Dead load @ roof	10 PSF
Live load @ decks	60 PSF
Dead load @ decks	10 PSF
Soil Bearing Pressure	2000 PSF

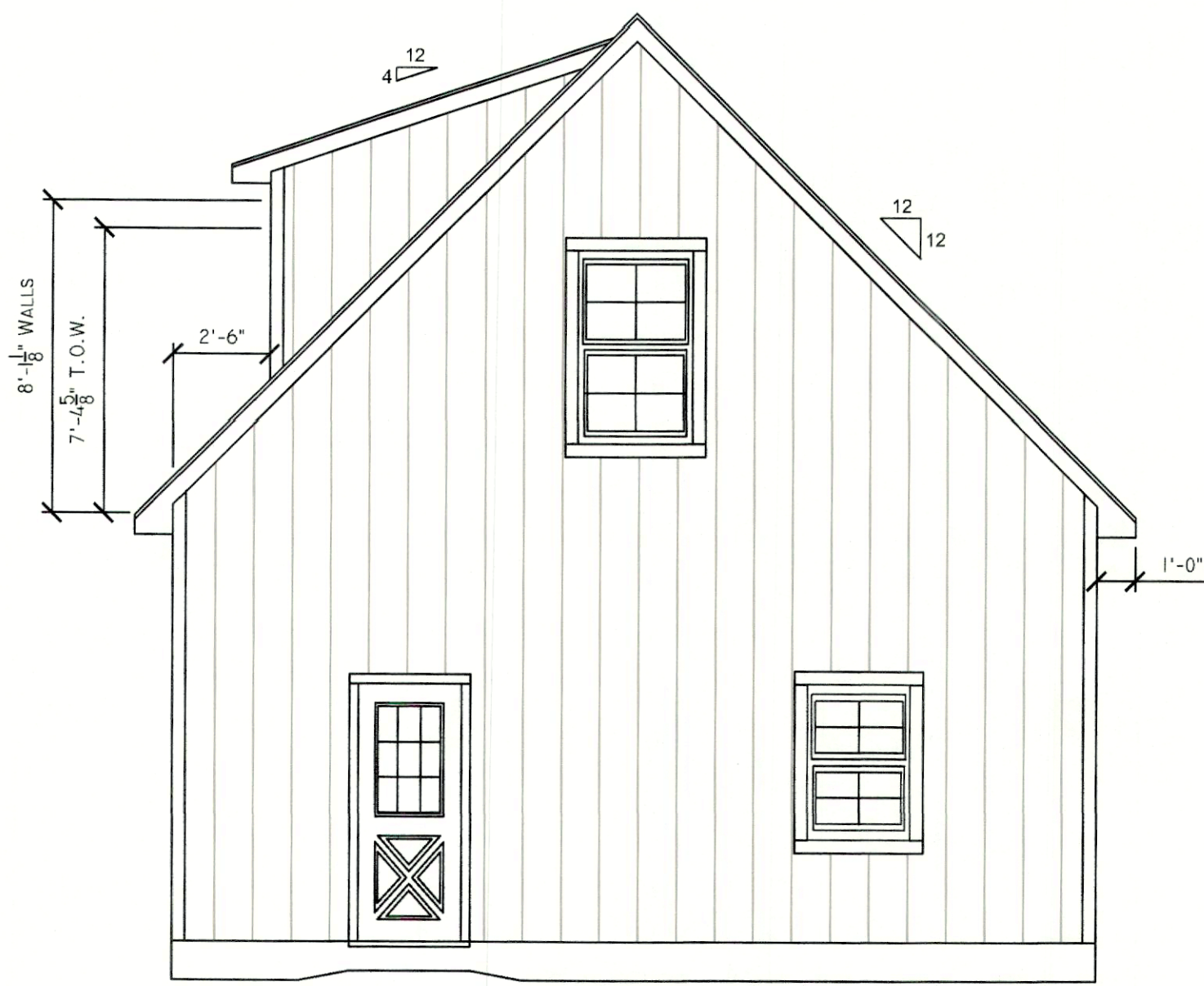
Note: Berkeley County soil to be tested by third party

Note: 2030 window on gable

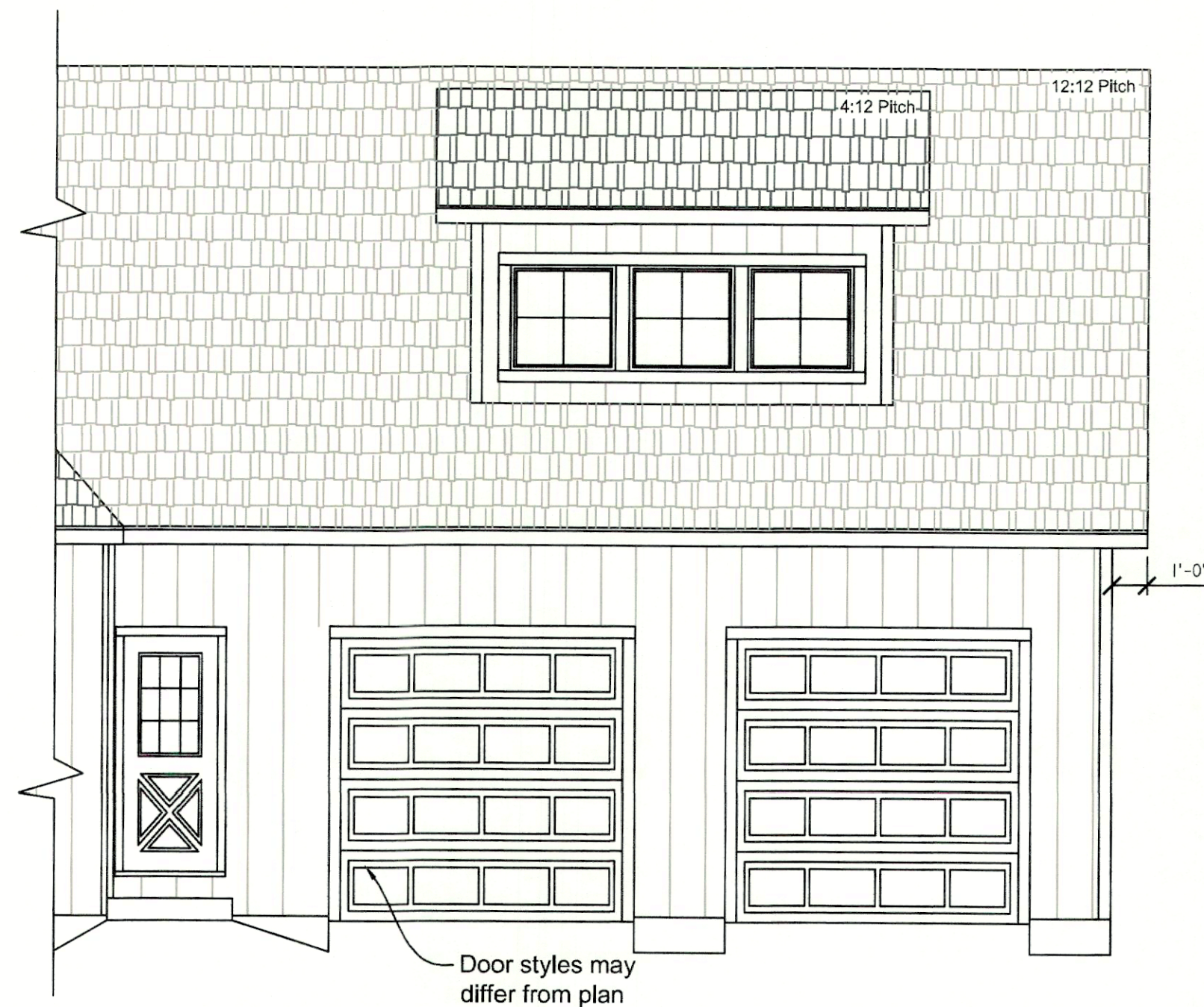
Square Footage	
First Floor	2484 s.f.
Second Floor	382 s.f.
Total	2866 s.f.



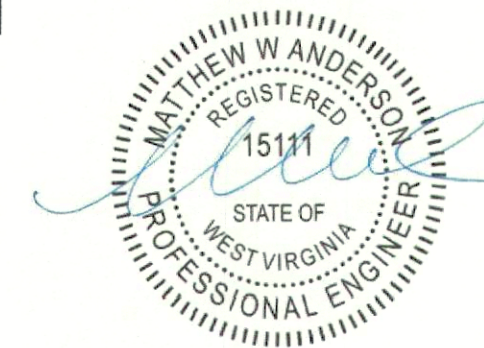
Front Elevation
Scale: 1/4"=1'-0"



Front / Right Elevation - Garage
Scale: 1/4"=1'-0"

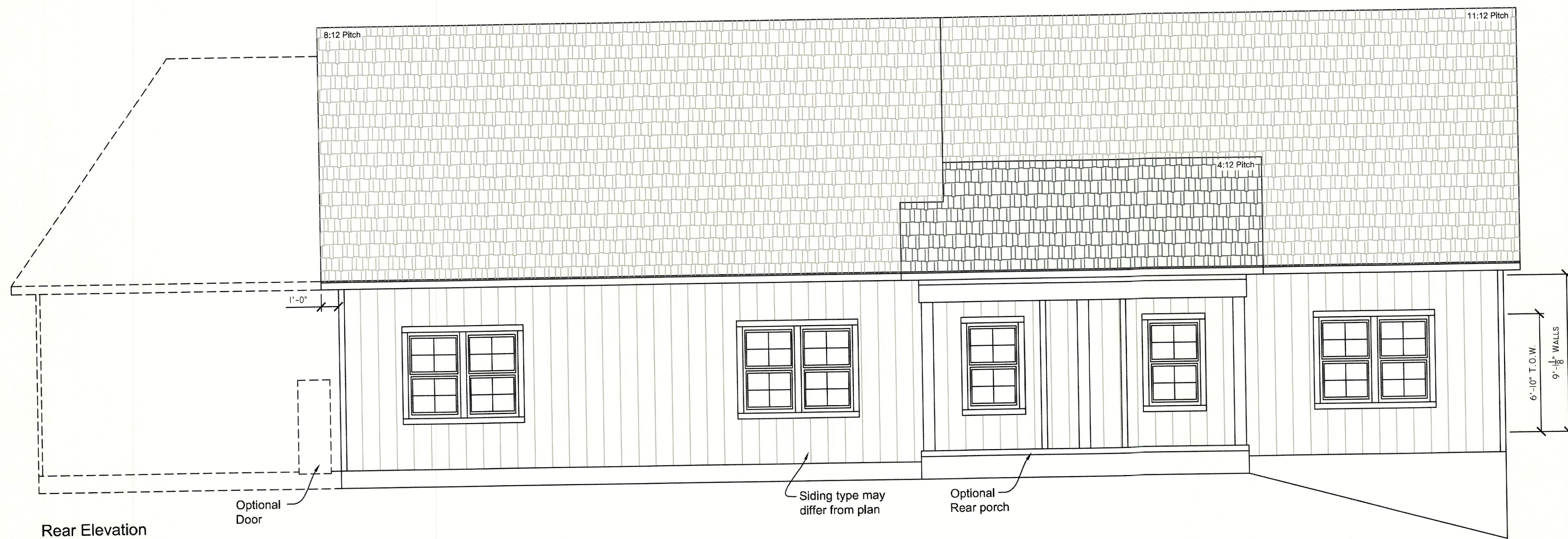


Front Elevation - Garage
Scale: 1/4"=1'-0"

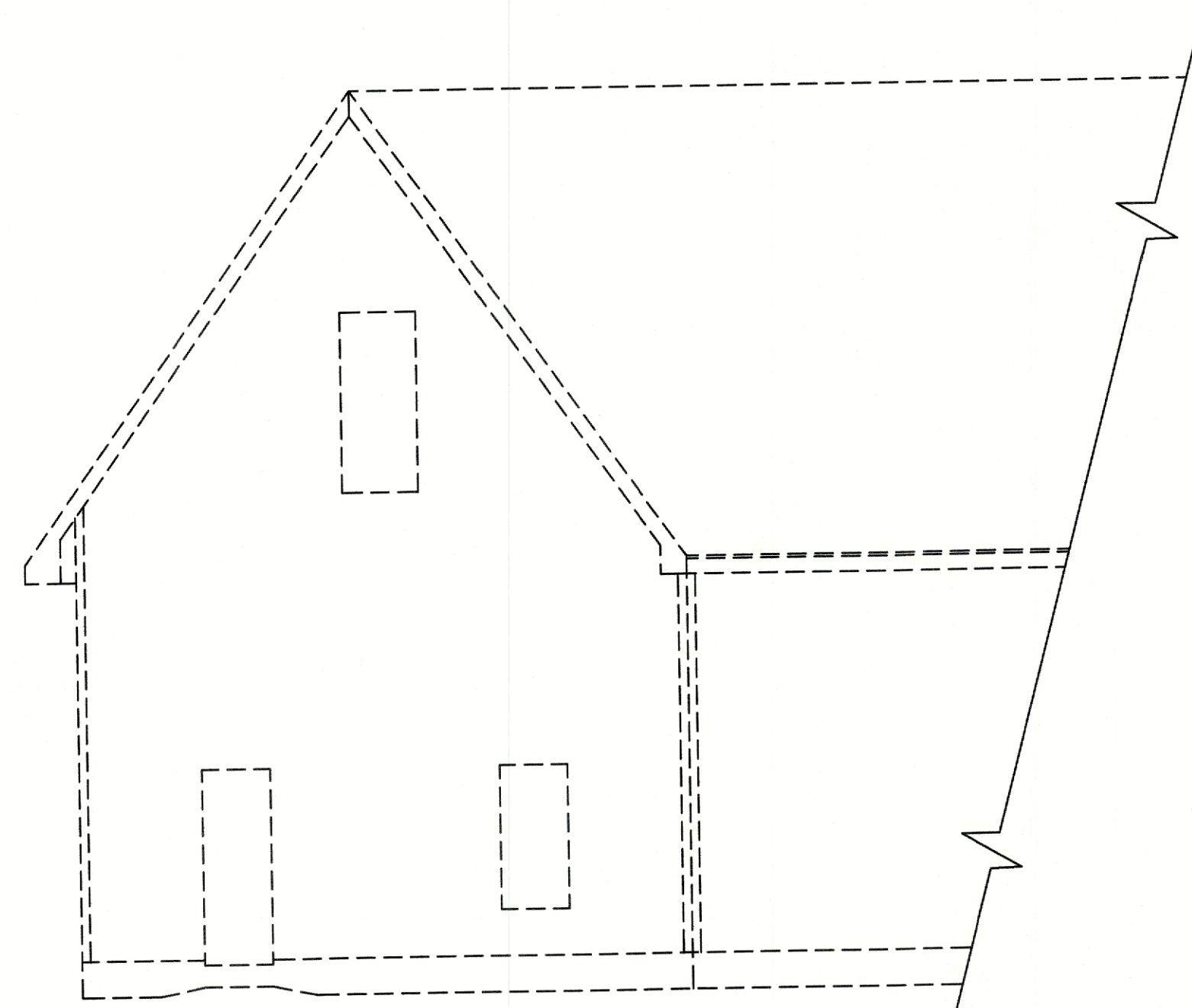


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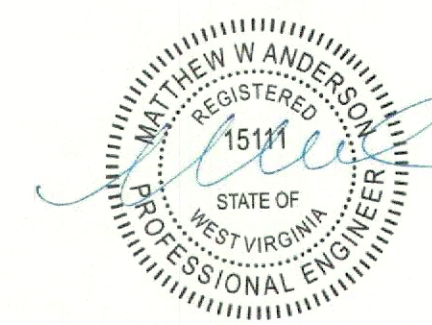
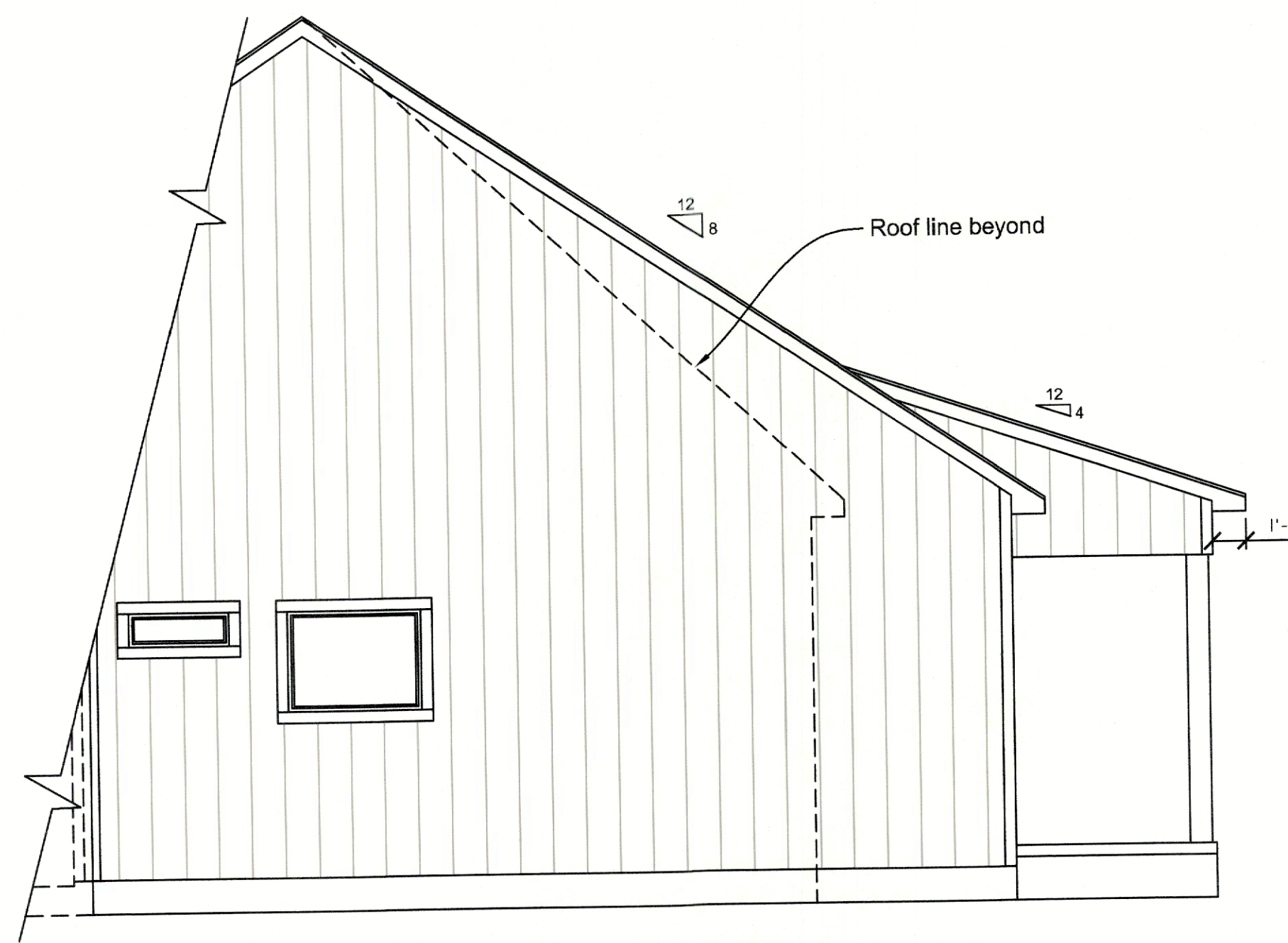
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Rear Elevation
Scale: 1/4"=1'-0"



Right Elevation
Scale: 1/4"=1'-0"



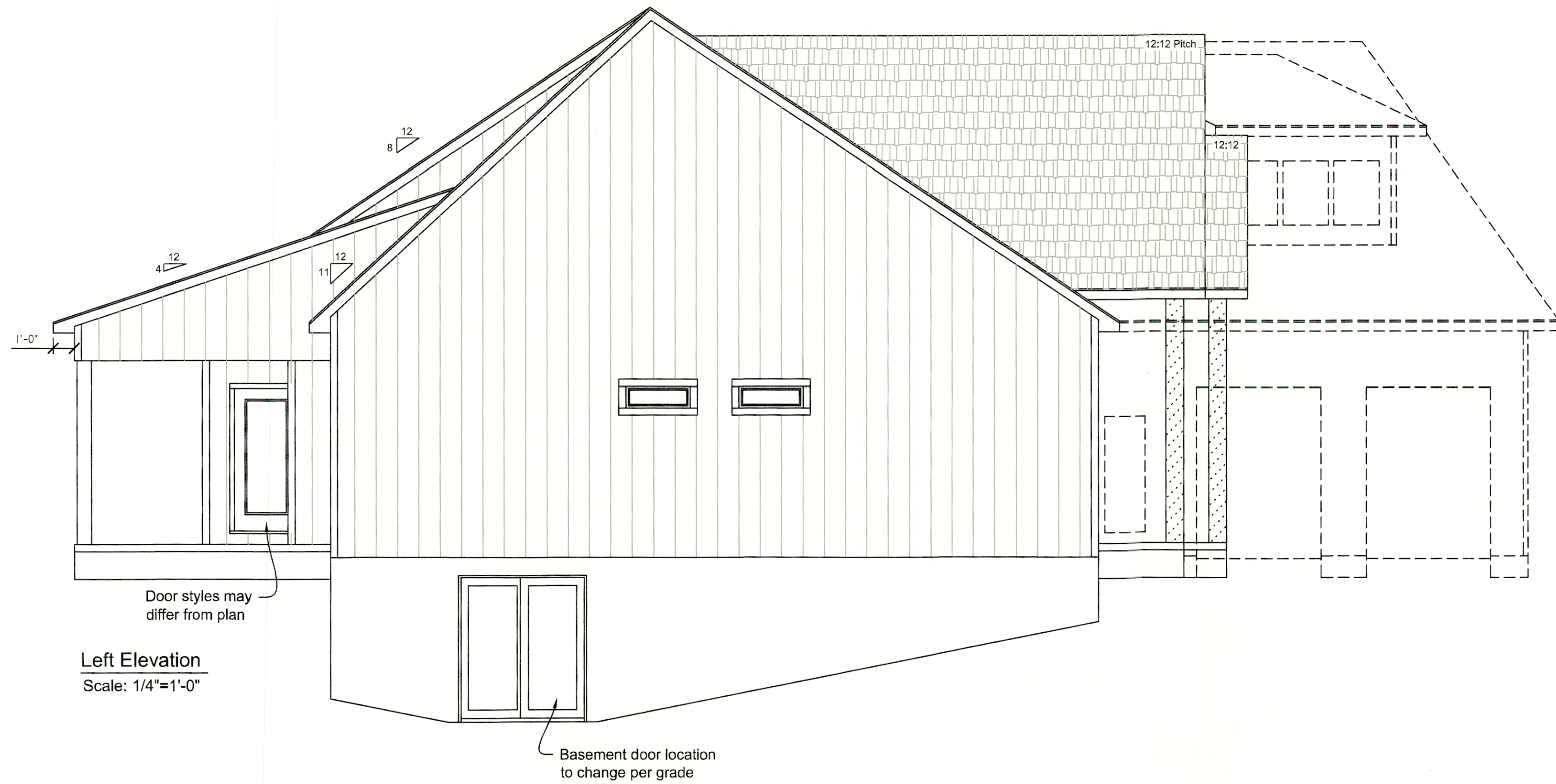
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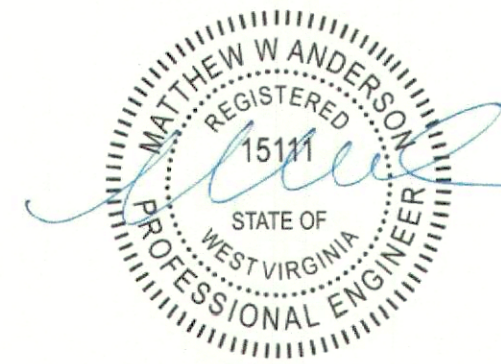
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Left Elevation
Scale: 1/4"=1'-0"



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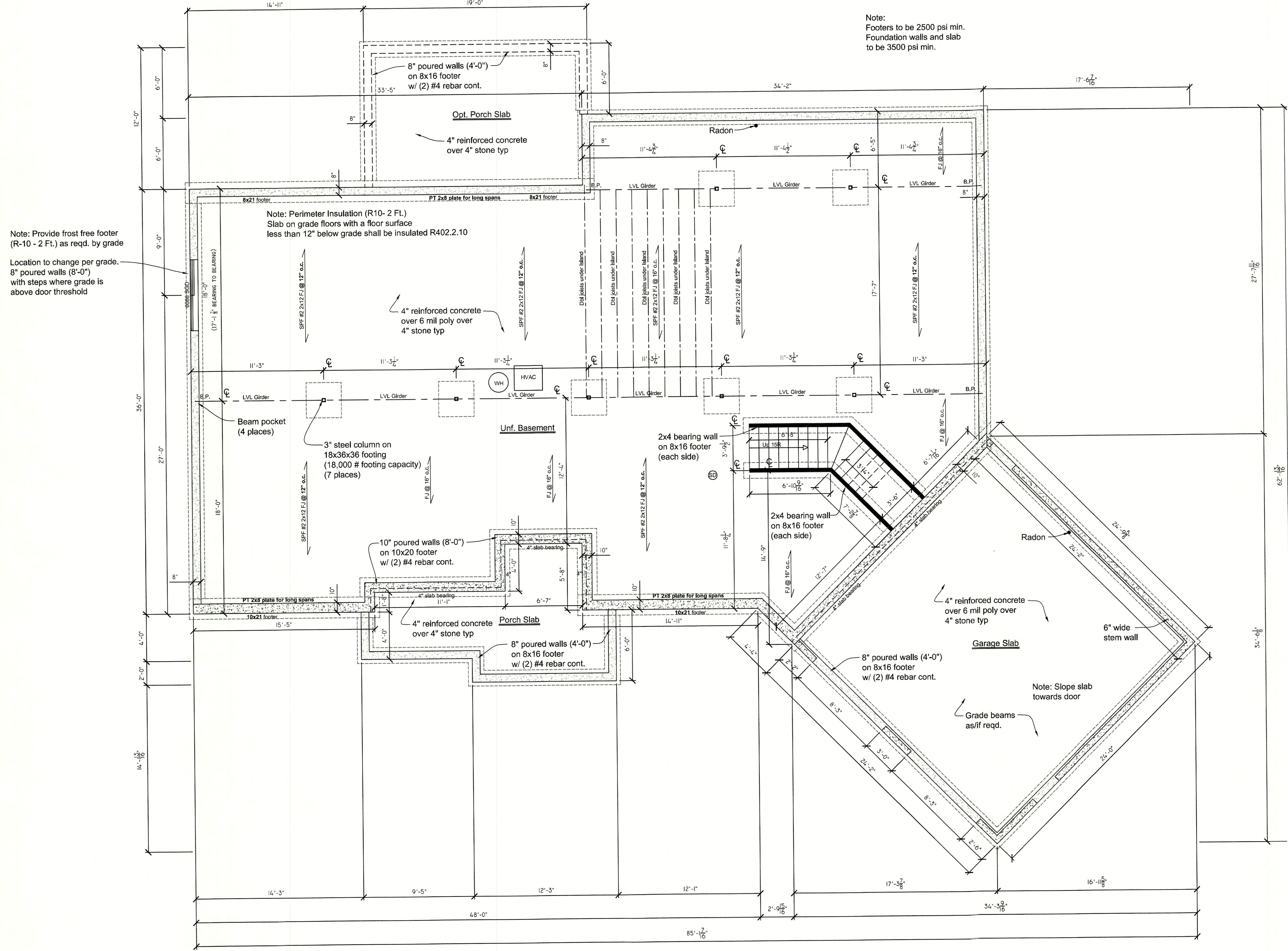
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Foundation Notes:
Always check for adequate soil conditions (2000 psf min.)
Footers to be a minimum of 30" below grade
Foundation walls to be 8"/10" poured walls
Provide anchor bolts @ 6'-0" o.c. typ (12" from all ends)
All details and structural components to be approved by local code authorities.
It is the responsibility of the builder and local building officials to verify that the dwelling is structurally sound and in code compliance and adjust as required onsite.
Engineered wood products sized by manufacturer



Vertical Reinforcement for 8" poured walls (8'-0" Tall) "Soil Class 45"	
Max Unbalanced Fill	Reinforcement
4'-0"	NR
5'-0"	NR
6'-0"	NR
7'-0"	#6 @ 36"
8'-0"	#6 @ 35"

Note: Berkeley County soil class to be tested by third party

Vertical Reinforcement for 10" poured walls (8'-0" Tall) "Soil Class 45"	
Max Unbalanced Fill	Reinforcement
4'-0"	NR
5'-0"	NR
6'-0"	NR
7'-0"	NR
8'-0"	#6 @ 35"

Note: Berkeley County soil class to be tested by third party

Foundation Plan - Basement
Scale: 1/4"=1'-0"



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Note:
2x6 wood wall framing on 16inch stud centers with 7/16th sheathing, R 21 insulation, house wrap vapor barrier and siding on top of 8inch poured Sub wall to be used with 1/2 x 6 inch lags 6ft on center max 12inches from splices and ends can be used at contractors discretion for portion of basement walls when final grade is 6 inches or more below bottom plate of wood wall and adequate slope can be graded away from foundation.

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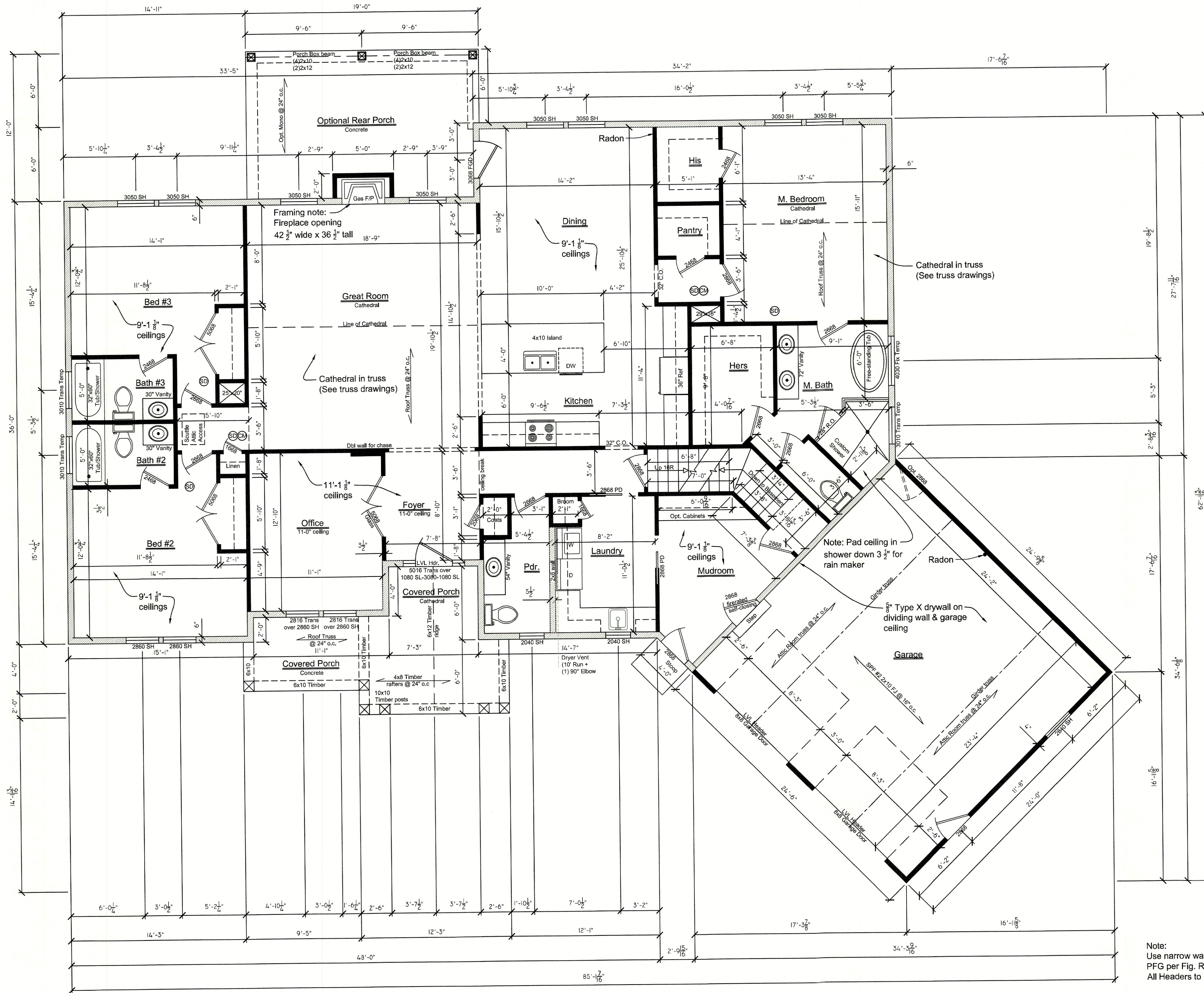
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First Floor Plan
Scale: 1/4"=1'-0"



Notes:
Exterior walls to be 2x6's @ 16" o.c. typ
3050 SH = egress window
All stairways to maintain 6'-8" of headroom.
All stairs to have a min. 9" tread and max. 8 1/4" riser.
All interior and exterior finishes to be determined by the contract.
All interior walls to be 2x4's @ 24" o.c. U.N.O.
If interior doors are not dimensioned, then they will be centered and or have a minimum of 3" trim allowance.
All steps TBD by final grade.
Engineered wood products sized by manufacturer

Square Footage	
First Floor	2484 s.f.
Second Floor	382 s.f.
Total	2866 s.f.



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Note:
Use narrow wall bracing Method
PFG per Fig. R602.10.6.3 2018 IRC
All Headers to be 2-2x10 U.N.O.

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Notes:
Exterior walls to be 2x6's @ 16" o.c. typ
2860 SH, 3060 SH & 3050 SH = egress window
All stairways to maintain 6'-8" of headroom.
All stairs to have a min. 9" tread and max. 8 1/4" riser.
All interior and exterior finishes to be determined by the contract.
All interior walls to be 2x4's @ 24" o.c. U.N.O.
If interior doors are not dimensioned, then they will be centered and or have a minimum of 5" trim allowance.
All steps TBD by final grade.
Engineered wood products sized by manufacturer

Square Footage	
First Floor	2484 s.f.
Second Floor	382 s.f.
Total	2866 s.f.

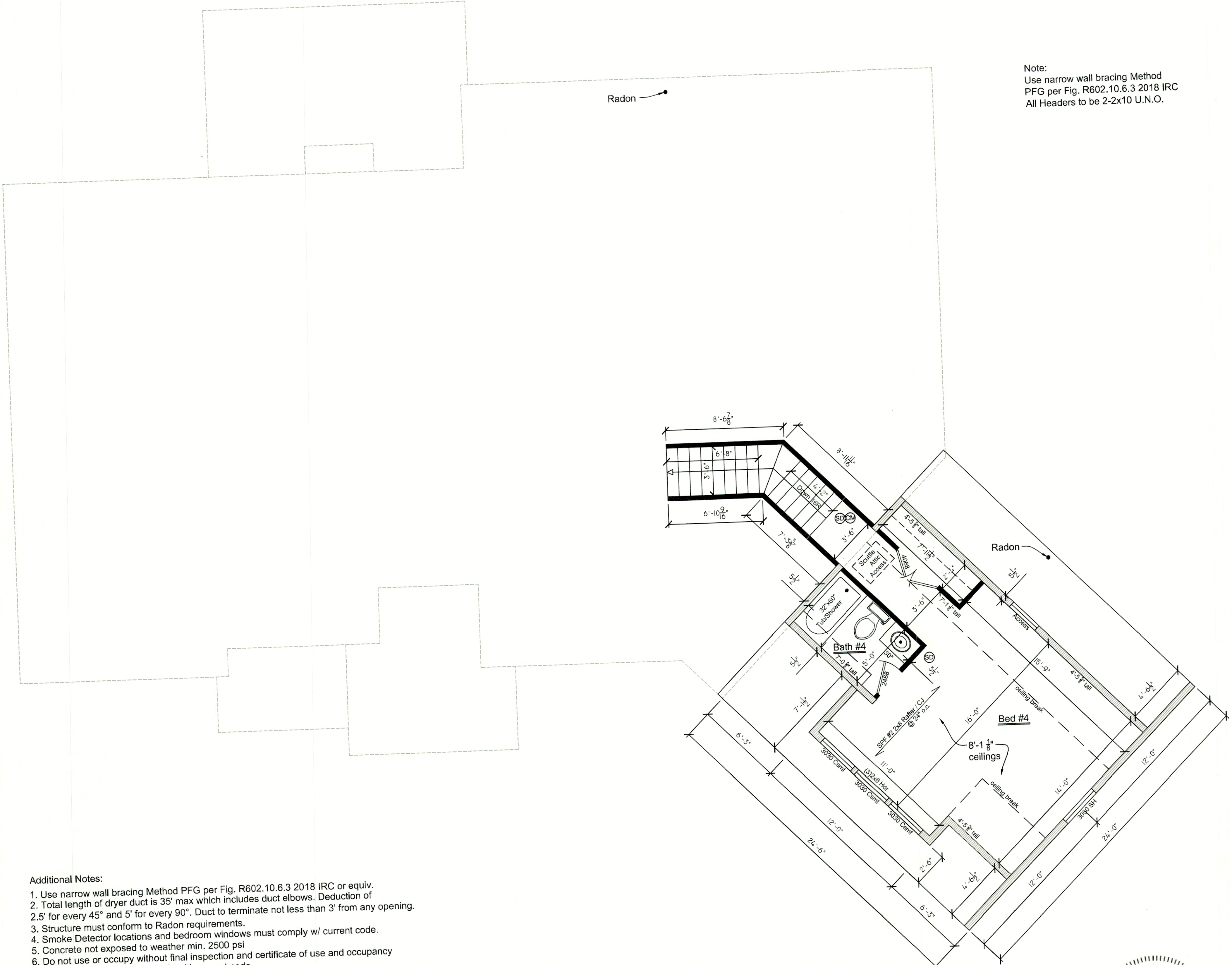
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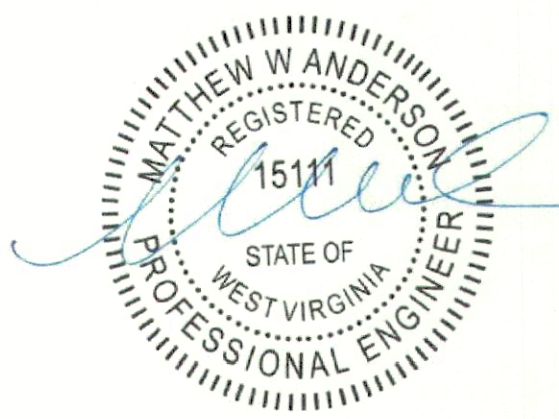
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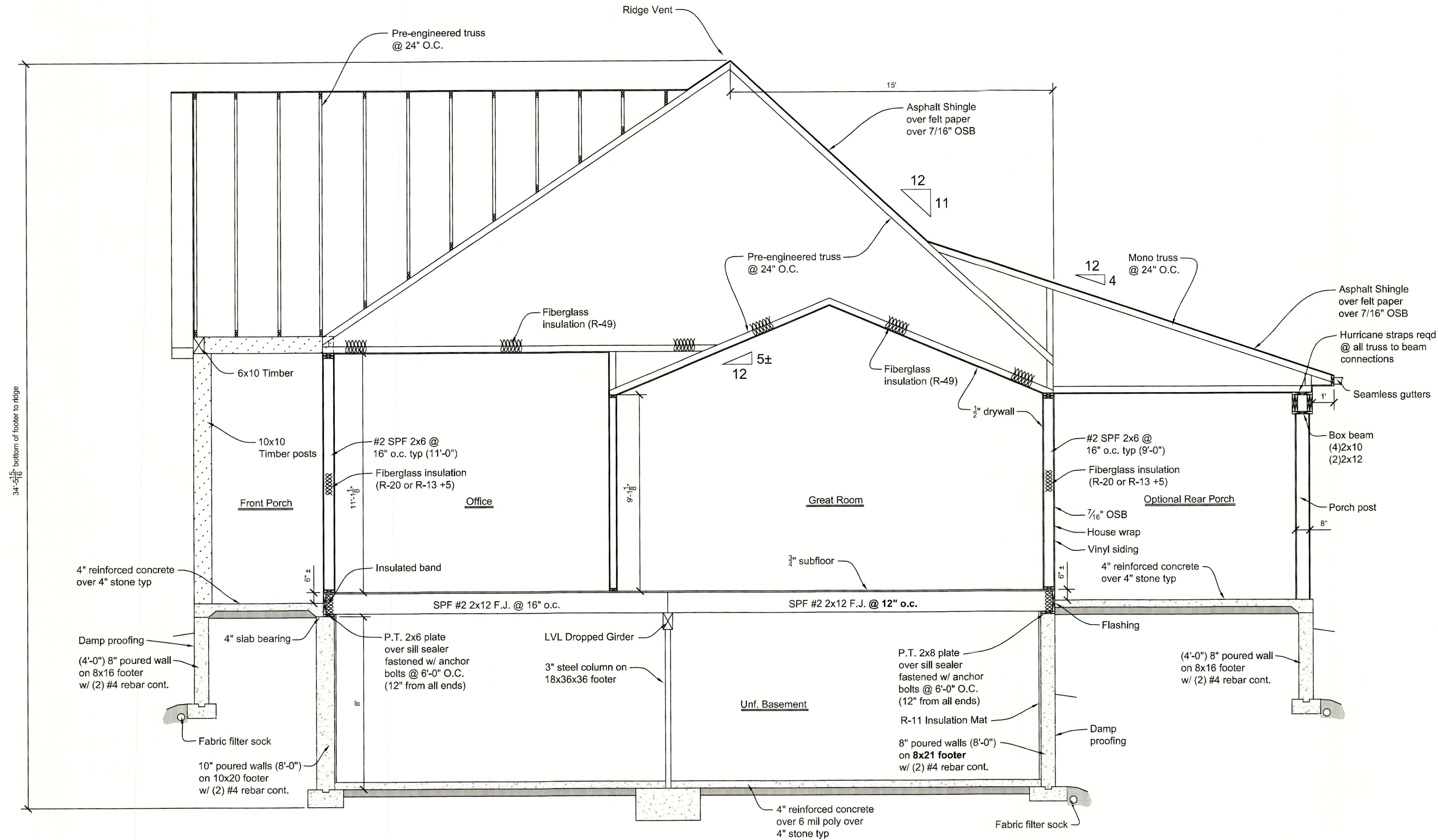
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- Additional Notes:
1. Use narrow wall bracing Method PFG per Fig. R602.10.6.3 2018 IRC or equiv.
 2. Total length of dryer duct is 35' max which includes duct elbows. Deduction of 2.5' for every 45° and 5' for every 90°. Duct to terminate not less than 3' from any opening.
 3. Structure must conform to Radon requirements.
 4. Smoke Detector locations and bedroom windows must comply w/ current code.
 5. Concrete not exposed to weather min. 2500 psi
 6. Do not use or occupy without final inspection and certificate of use and occupancy
 7. Basement egress must comply with current code
 8. CO Detectors required with fuel fired heating appliances or attached garage
 9. Hurricane straps required on all roof trusses
 10. Outside hose bibs require anti-siphon device
 11. Windows may require fall prevention device
 12. Hurricane straps reqd (Deck joists to beam)



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Section thru Office / Great Room
Scale: 3/8"=1'-0"

Engineered wood products sized by manufacturer

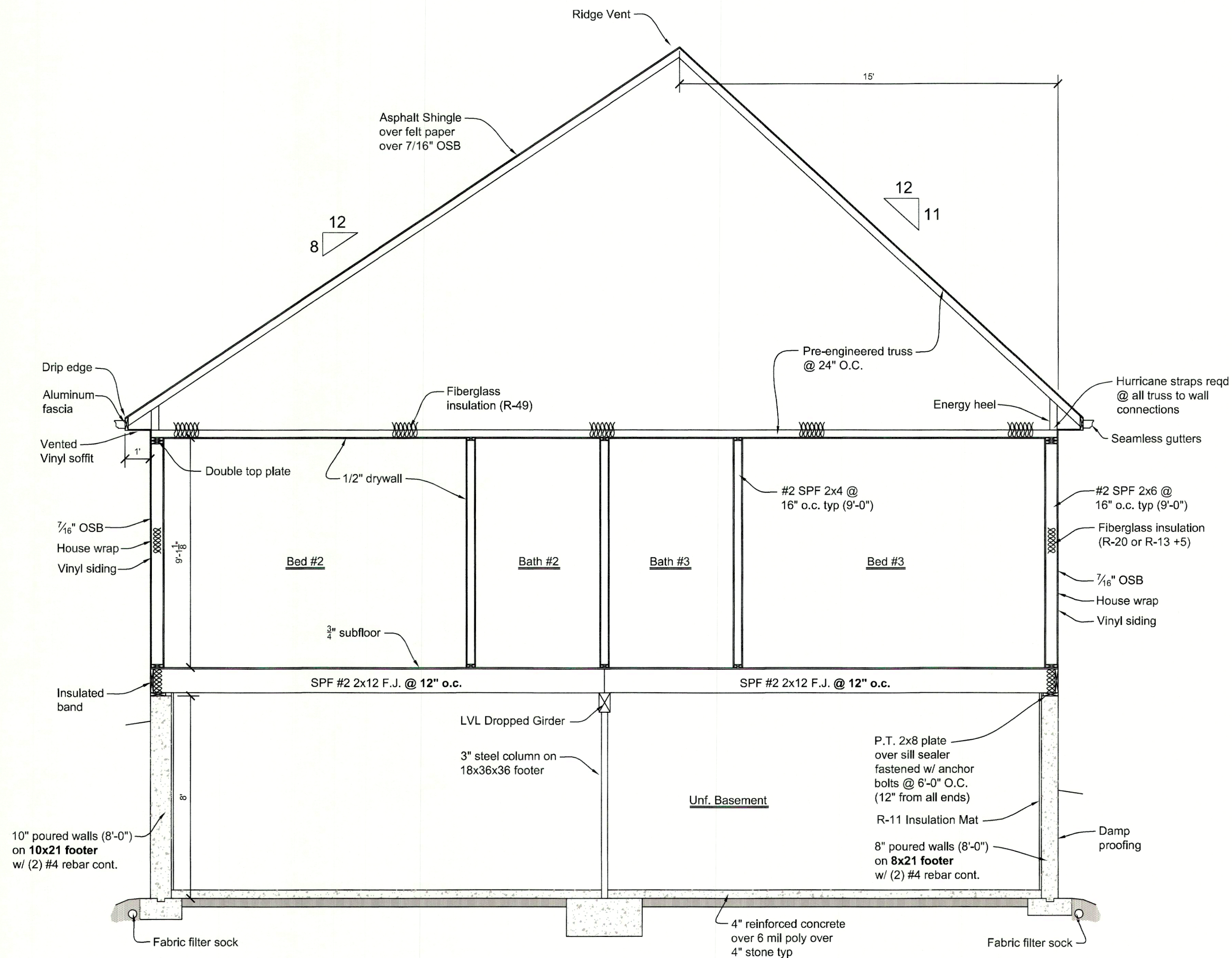


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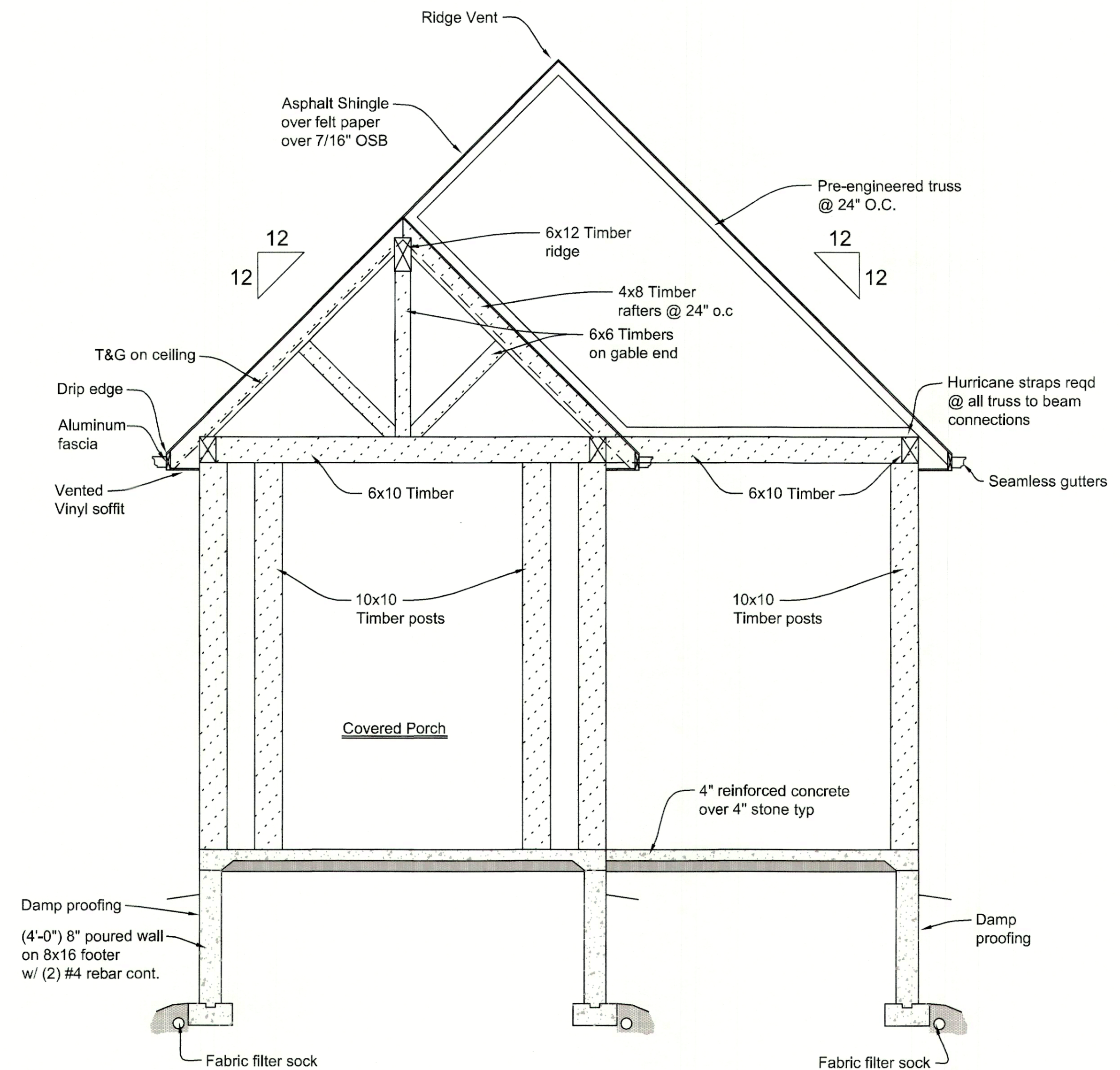
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Section thru Bedrooms
Scale: 3/8"=1'-0"



Section thru Front Porch
Scale: 3/8"=1'-0"

Engineered wood products sized by manufacturer



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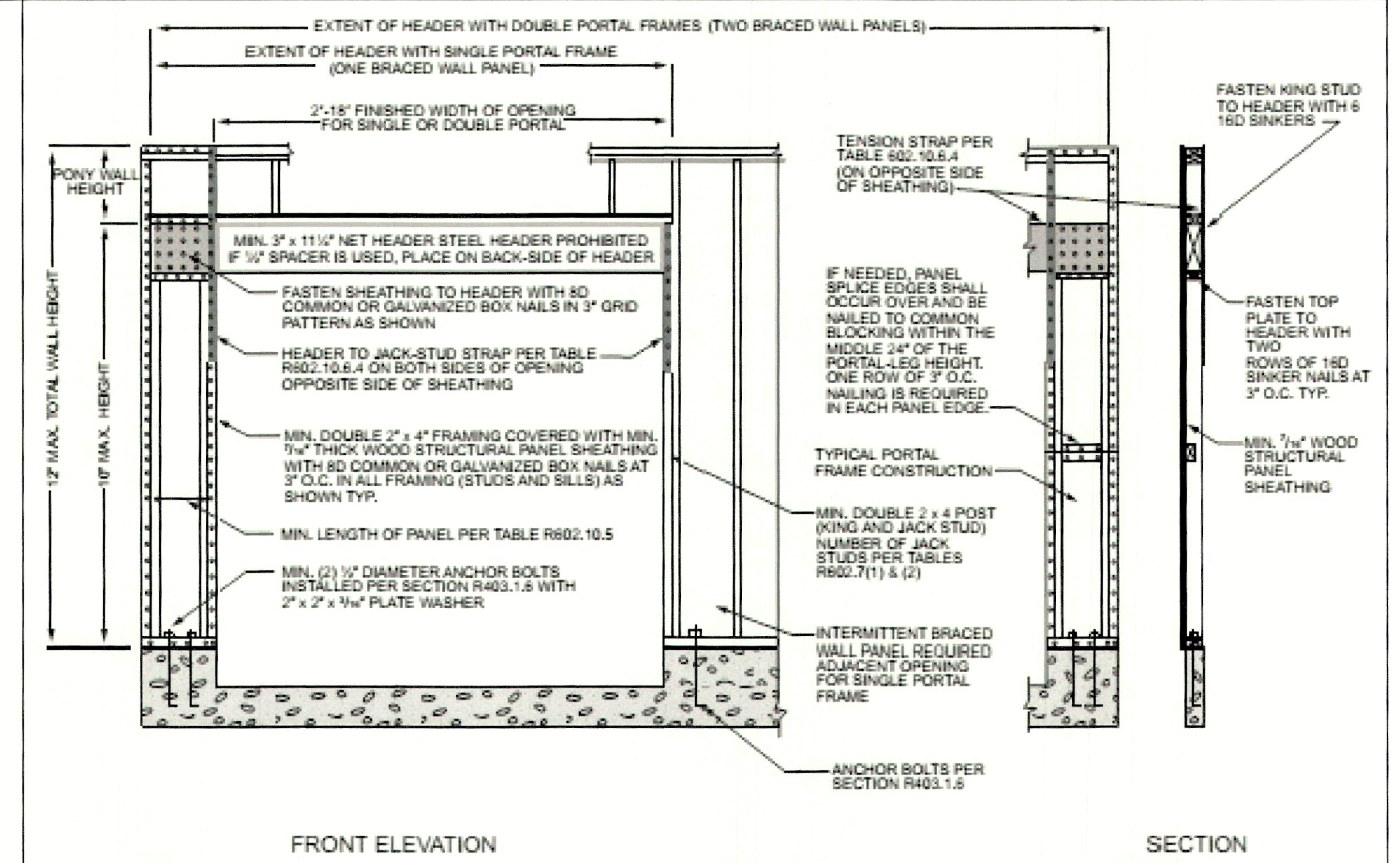
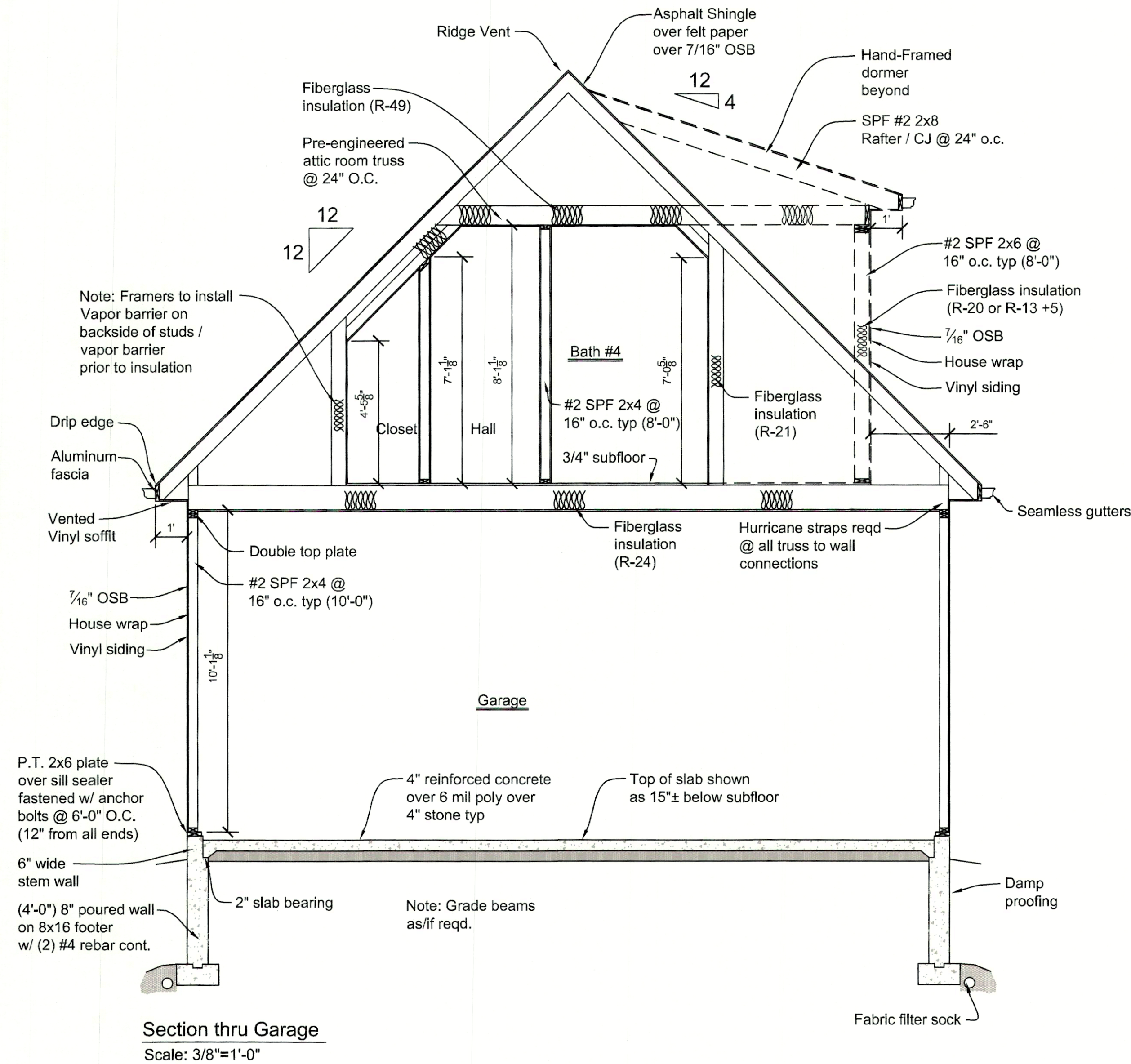
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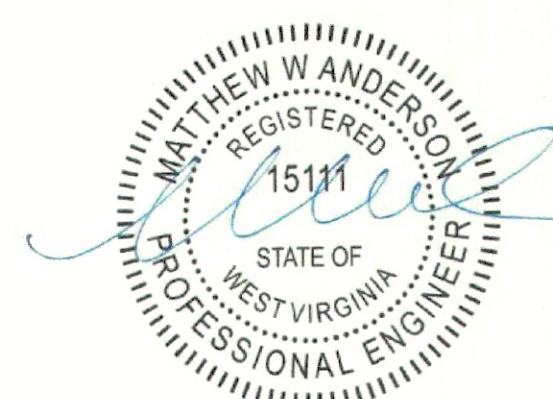
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PFG per Fig. R602.10.6.3 2018 IRC



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