771 RIBAUT ROAD

There are three structures at 771 Ribaut Road:

(1) A Garage (to remain)
(2) An Outbuilding (to remain)
(3) The House (to be demolished)

The House has been added on to numerous times in various fashions. It appears that the original home may be a version of the Sears Catalog Vallonia Kit Home:

STRUCTURE TO BE DEMOMOLISHED - NORTH ELEVATION

There have been numerous uncomplimentary additions to the structure over the years: porches removed and added to and a series of rooms/additions added to the street elevation. The majority of the additions are structurally unsound. The interior of the home has been entirely gutted and few (if any) of the original interior walls/rooms remain.

The home was sold to Micky Masters in July 2015.

At the time of the Sale, neither Mrs. Masters' Purchasing Agent (Rebecca Bass of Sea Bass Realty) was not aware the Home was in the Historic District. The Listing Agent (Billy Keyserling of Coldwell Banker) did not disclose the Home was in the Historic District.

Mrs. Masters desires to Demolish the Home and Retain the Garage & Outbuilding.

A new 2584sqft Home will be built on the existing home footprint. No trees will be removed.

NORTH ADJOINING - 765 RIBAUT

SOUTH ADJOINING PROPERTY(IES) - 775 RIBAUT

PROPERTIES ACROSS RIBAUT ROAD - 774 RIBAUT & UNKNOWN (VACANT LOT)

STREET VIEW

GARAGE TO REMAIN

COTTAGE TO REMAIN

COTTAGE TO REMAIN

STREET VIEW OF COTTAGE TO REMAIN

GARAGE TO REMAIN

SIDE VIEW OF COTTAGE TO REMAIN

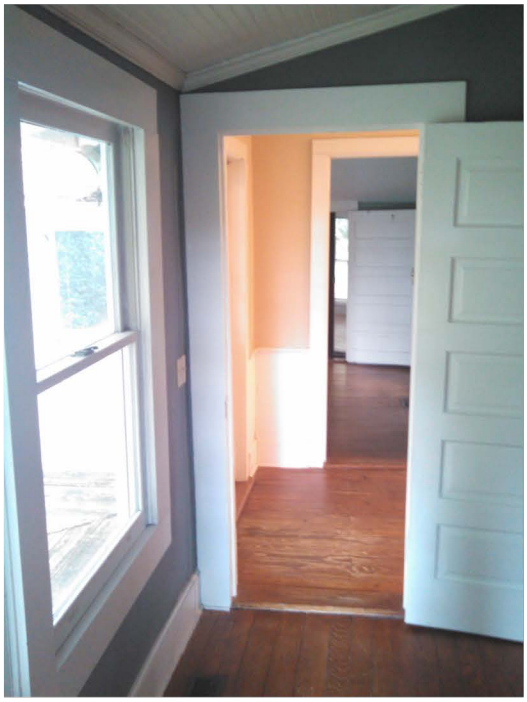
STRUCTURE TO BE DEMOMOLISHED - SOUTH ELEVATION

STRUCTURE TO BE DEMOMOLISHED - EAST ELEVATION

STRUCTURE TO BE DEMOMOLISHED - NORTH ELEVATION

STRUCTURE TO BE DEMOMOLISHED - NW CORNER

STRUCTURE TO BE DEMOMOLISHED - WEST ELEVATION



STRUCTURE TO BE DEMOMOLISHED - INTERIOR

City of Beaufort Building Department
1911 Boundary Street
Beaufort, South Carolina 29902

September 15, 2015

Sir-

This letter Authorizes Allen Patterson Residential to Demolish & Remove the existing Home at 771 Ribaut Road.

Sincerely,

Micky Masters

Micky Masters
(843) 379-7716
mjm9546@aol.com

CONSTRUCTION DOCUMENT NOTES

1) BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (BOTH TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS)
2) PLANS FOR THIS PROJECT TO BE VERIFIED BY A STRUCTURAL ENGINEER - ENGINEERING TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS
3) MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS
4) WOOD FRAMING STORY HEIGHT = TABLE R602.3(5) PLUS 16" OR TABLE 602.3.1
5) MAX. DEAD LOADS (SEISMIC) = SECTION R301.2.2.2.1
6) BUILDING HEIGHTS = SECTION R101.2 (WOOD FRAME BUILDINGS)
7) LIVE LOADS = TABLE R301.5
8) WIND LOADS = SECTION R301.2.1.1
9) SNOW LOADS = SECTION R301.2.3
10) FLOODPLAIN CONSTRUCTION = SECTION R301.2.4
11) LOCAL DESIGN CRITERIA = TABLE 301.2(1) (SEE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA)

BUILDING PLANNING NOTES

1) SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY
2) EXTERIOR WALLS LESS THAN 5' FROM AN INTERIOR LOT LINE, CENTERLINE OF A STREET OR ALLEY, OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME LOT SHALL BE OF NOT LESS THAN A ONE-HOUR FIRE-RESISTIVE RATING FOR EXPOSURE FROM BOTH SIDES PER TABLE R302.1
3) ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING OF NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT
4) ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303.1, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION
5) LIGHT & VENTILATION FOR BATHROOMS, WCs AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3
6) OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT
7) OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS
8) AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED.
9) ALL INTERIOR & EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
10) EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
11) THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, WCs, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'
12) SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307
13) SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308.1
14) GLAZING IN HAZARDOUS LOCATIONS TO BE CLASSIFIED AS CATEGORY I OR CATEGORY II AS INDICATED IN TABLE R308.3
15) A GARAGE SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES PER SECTION R309.1
16) PERMITTED OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS
17) ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R309.2
18) GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY
19) BASEMENTS (EXCEPT THOSE FOR MECH. EQUIPMENT AND NOT OVER 200sqft) AND EVERY SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R301.1
20) ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20"
21) WINDOW WELLS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS BELOW GRADE SHALL HAVE A MIN. HORIZONTAL AREA OF 9sqft WITH A MIN. PROJECTION AND WIDTH OF 36"
22) EMERGENCY ESCAPE AND RESCUE WINDOWS UNDER DECKS/PORCHES MUST BE ABLE TO BE OPENED FULLY AND PROVIDE A PATH AT LEAST 36" HIGH TO A YARD OR COURT.
23) STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT (MIN. HEADROOM HEIGHT IS 80")
24) STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
25) TREADS SHALL BE AT LEAST 10" DEEP, RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND THE TREAD OR RISER VARIANCE SHALL NOT EXCEED 3/8" WITH ANY FLIGHT OF STAIRS
26) THE PROFILE OF TREADS AND RISERS SHALL COMPLY WITH SECTION R311.5.3.3
27) A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS
28) A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY - THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS
29) GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30"
30) GUARDS WITH A MIN. HEIGHT OF 34" SHALL BE PROVIDED ON THE OPEN SIDE OF STAIRWAYS WITH A TOTAL RISE OF 30" OR MORE ABOVE THE FLOOR OR GRADE BELOW
31) SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- WITHIN EACH SLEEPING ROOM
- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R313.2
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R313.3
32) LOCATIONS SUBJECT TO DECAY DAMAGE REQUIRE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER, PRESSURE PRESERVATIVE TREATED OR DECAY RESISTANT IN ACCORDANCE WITH SECTION R319.1 TO INCLUDE:
- WOOD JOISTS OR FLOORS LESS THAN 18" OR WOOD GIRDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION
- FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND
- WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND
33) AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R320.1
34) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES COVERED WITH A CEILING MEMBRANE SHALL BE VENTILATED IN ACCORDANCE WITH SECTION R806.1
35) ATTIC ACCESS SHALL BE PROVIDED FOR BUILDINGS WITH COMBUSTIBLE CEILINGS OR ROOF CONSTRUCTION AND AN ATTIC AREA GREATER THAN 30sqft
36) MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: SURVEY & STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITE	DECAY					
5	130mph	CLASS D	MODERATE	<6"	V. HEAVY	MOD. TO SEVERE	27°F	NO	ZONE 'X'	20°F	65.7°F

PROJECT RENDERING

NOT TO SCALE
*THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED	2,584 SQFT
TOTAL HEATED	2,584 SQFT
FRONT COVERED PORCH	88 SQFT
MASTER COVERED PORCH	88 SQFT
SCREENED PORCH	475 SQFT
TOTAL UNDER ROOF	3,235 SQFT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2015	NATE SCHOEN	
2	8/20/2015		
3	8/31/2015		
4	9/10/2015		
5	9/14/2015		

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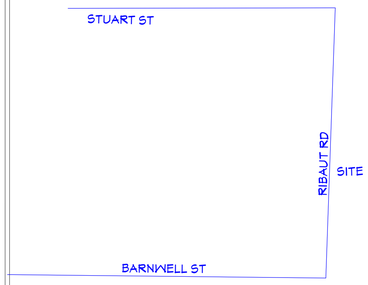
BEAUFORT, SOUTH CAROLINA, 29920
www.bluewaterbldgconsultant.com
(843) 422-7778

RESIDENTIAL DESIGN for MICKEY MASTERS
771 RIBAUT ROAD
BEAUFORT, SOUTH CAROLINA

9/14/2015 REVISION DATE

HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE

SHEET
TITLE



LOCATION MAP (N.T.S.)

%%UDHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A PREPRESENTATION OF DEPARTMENT 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 THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES IT'S RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE DATE

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

GASQUE & ASSOCIATES, INC. No. C00192

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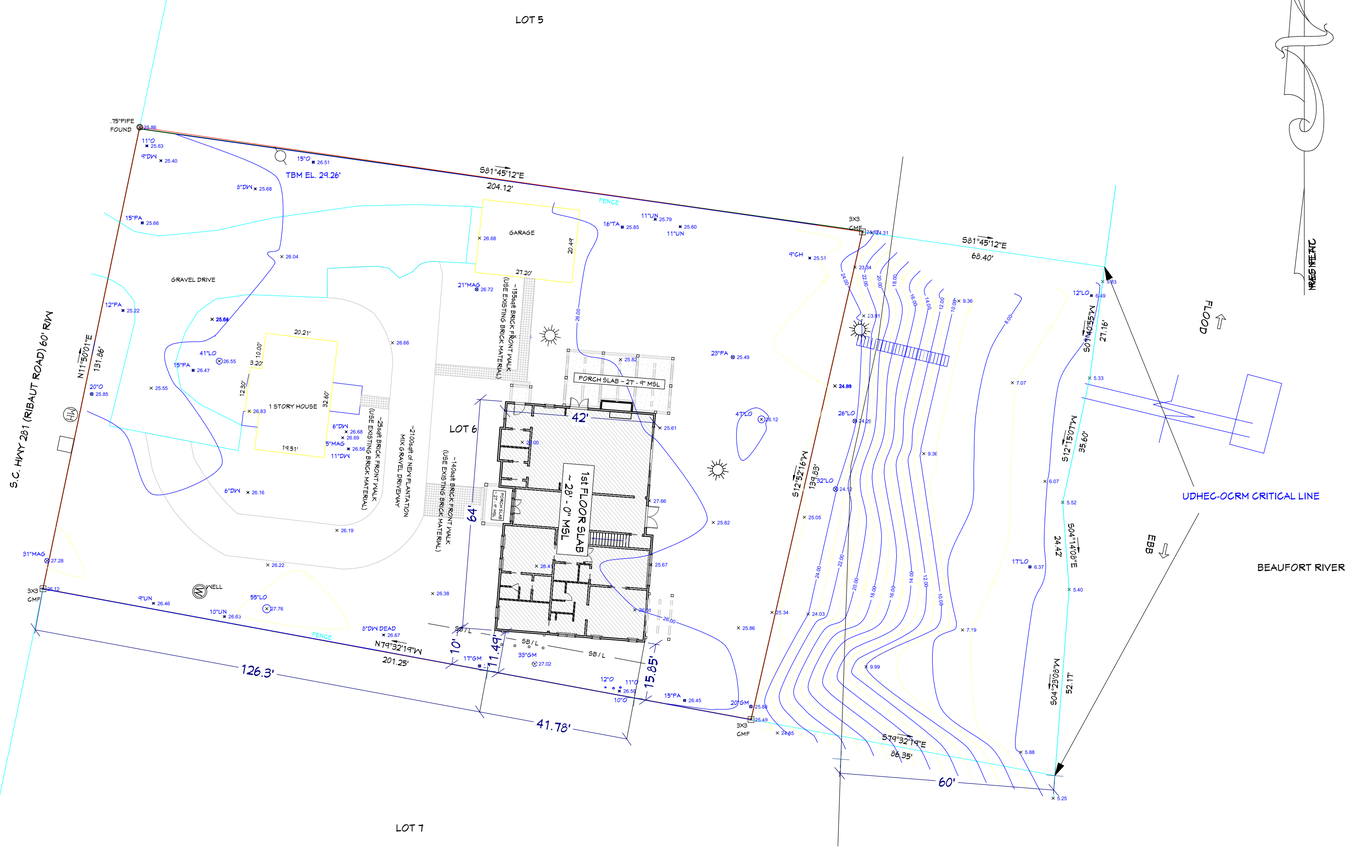
NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTEDTO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANYOVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE,CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AND AS EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
10.) CONTOUR INTERVAL IS 1'.
11.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 003 000 0605 0000
2.) PLAT BY DAVID S. YOUMANS DATED APRIL 19, 1994 DEED BOOK 521, PAGE 2398 BEAUFORT COUNTY R.M.C. OFFICE



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
PR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREETRUNK, THEREFORE TOLERANCE OF THE TREE LOCATEDIS PLUS OR MINUS THE DIAMETER OF THE TREE PLUSO.5 FEET. ALL TREES ARE MEASURED AT CHESTHEIGHT WHICH IS APPROXIMATELY 4.0 INCHES ABOVEGROUND. GROUND ELEVATION AT TREE LOCATIONS MAYOR MAY NOT ACCURATELY REPRESENT ELEVATIONSBETWEEN TREE SHOTS DUE TO THE GROUND BUTRESSAT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYONDTHE TOLERANCE STATED ABOVE FOR DESIGN MUST BEPOINTED OUT AND A TIGHTER TOLERANCE MUST BEAGREED UPON.

SITE PLAN

SCALE 1" = 20' - 0"

TREE AND TOPOGRAPHICAL SURVEY
LOT 6 WATERHOUSE CORPORATION
PREPARED FOR MICKY MASTERS

CITY OF BEAUFORT

BEAUFORT COUNTY SOUTH CAROLINA

DATE 8/27/2015 SCALE 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20ft.

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

David E. Gasque, R.L.S.
S.C. Registration Number 10506

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JOB#43702 F.B.#248/35 DRAWN BYT

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BEAUFORT, SOUTH CAROLINA

REVISION DATE
9/14/2015

HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE

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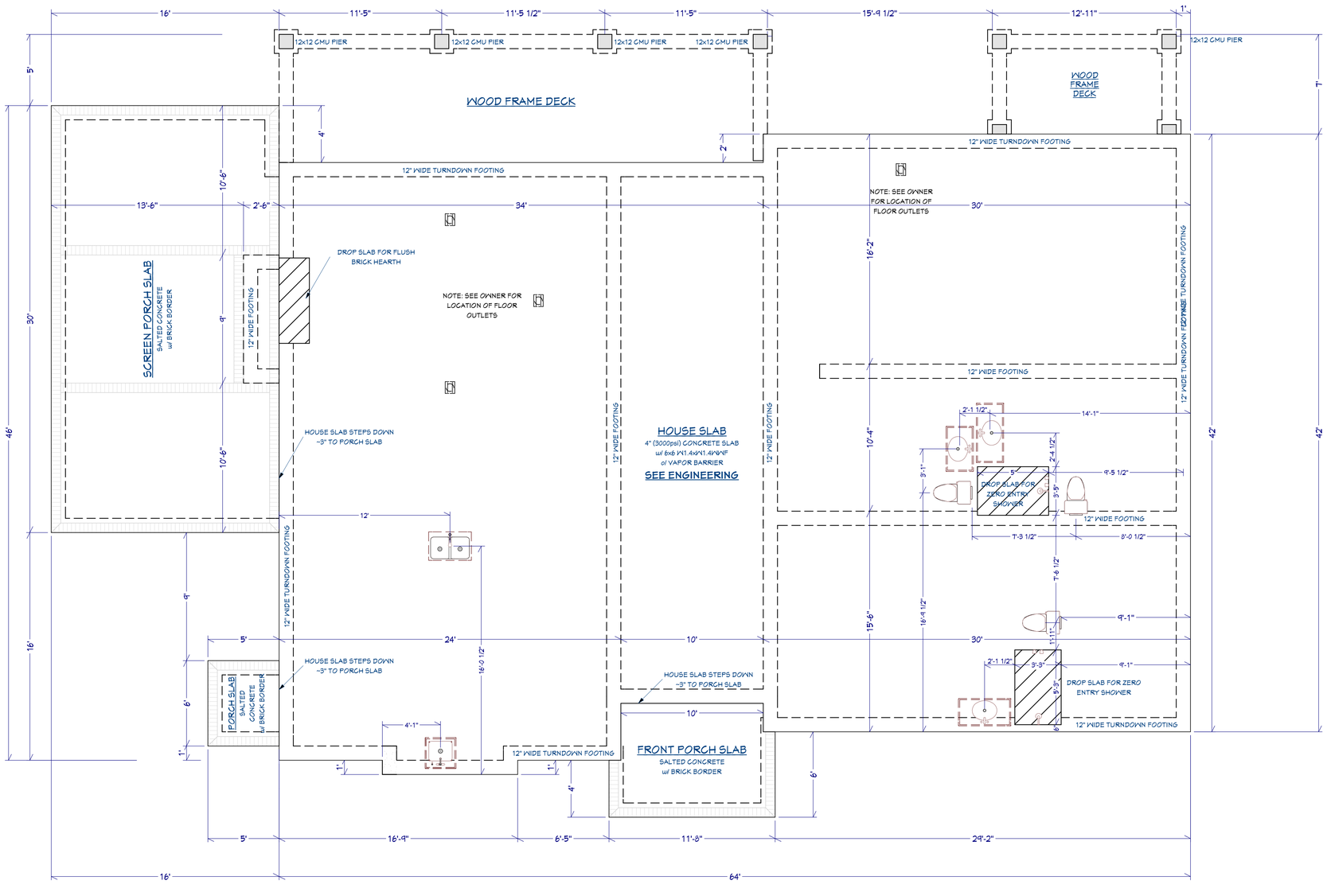
SITE



FOUNDATION PLAN

SCALE 1/4" = 1' - 0"

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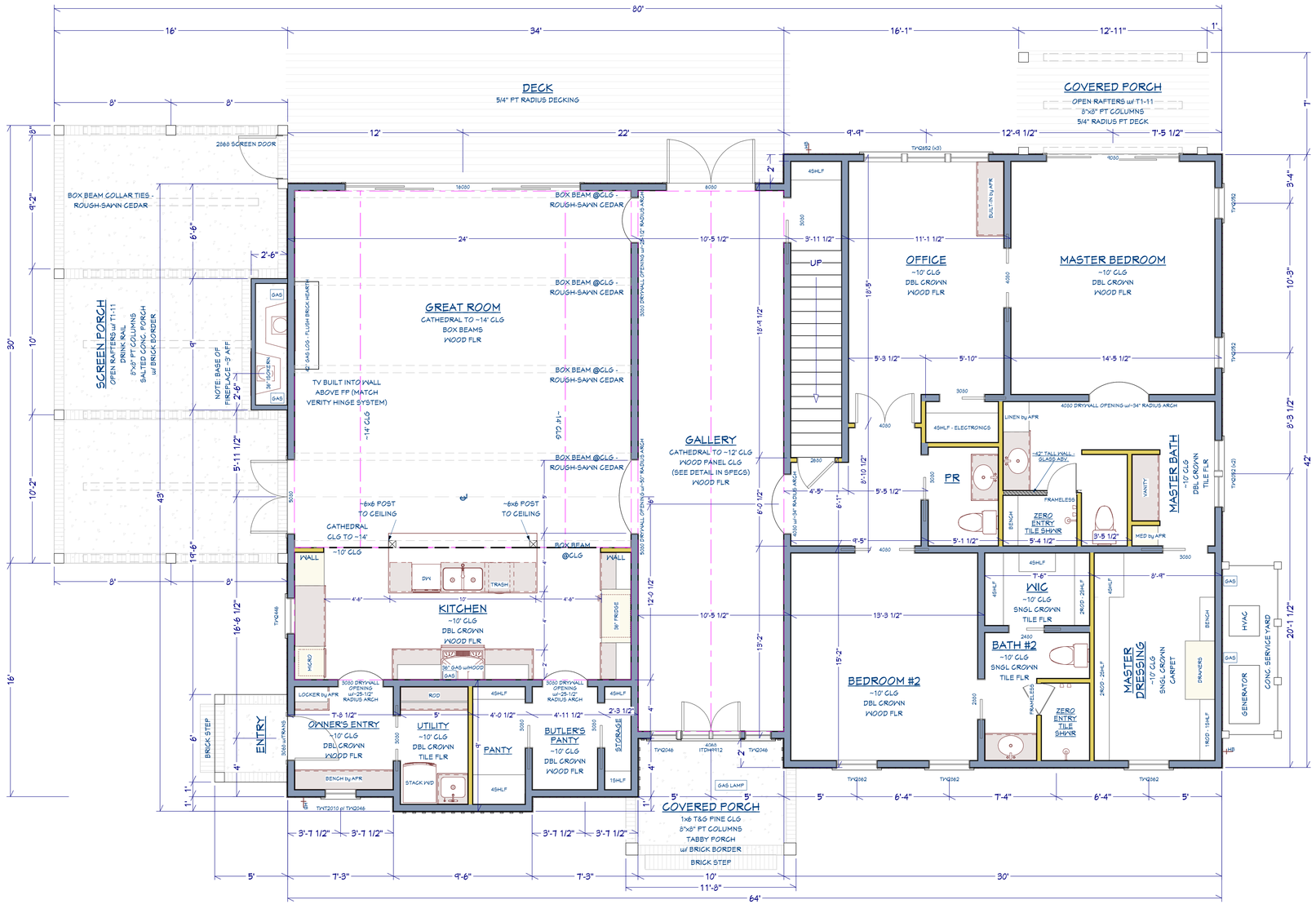
SHEET

A1.1



FIRST FLOOR PLAN

SCALE 1/4" = 1' - 0"

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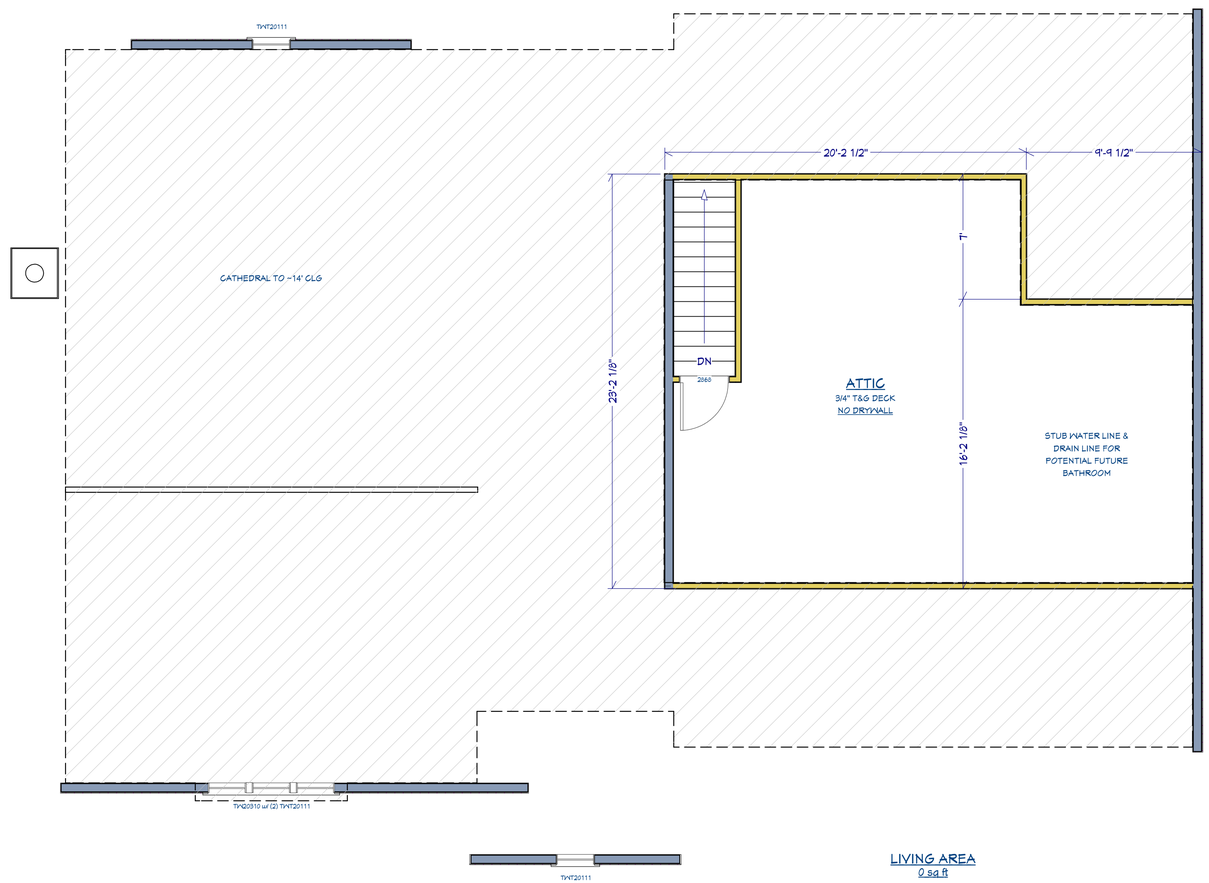
A1.2



LIVING AREA
0 sq ft

SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"

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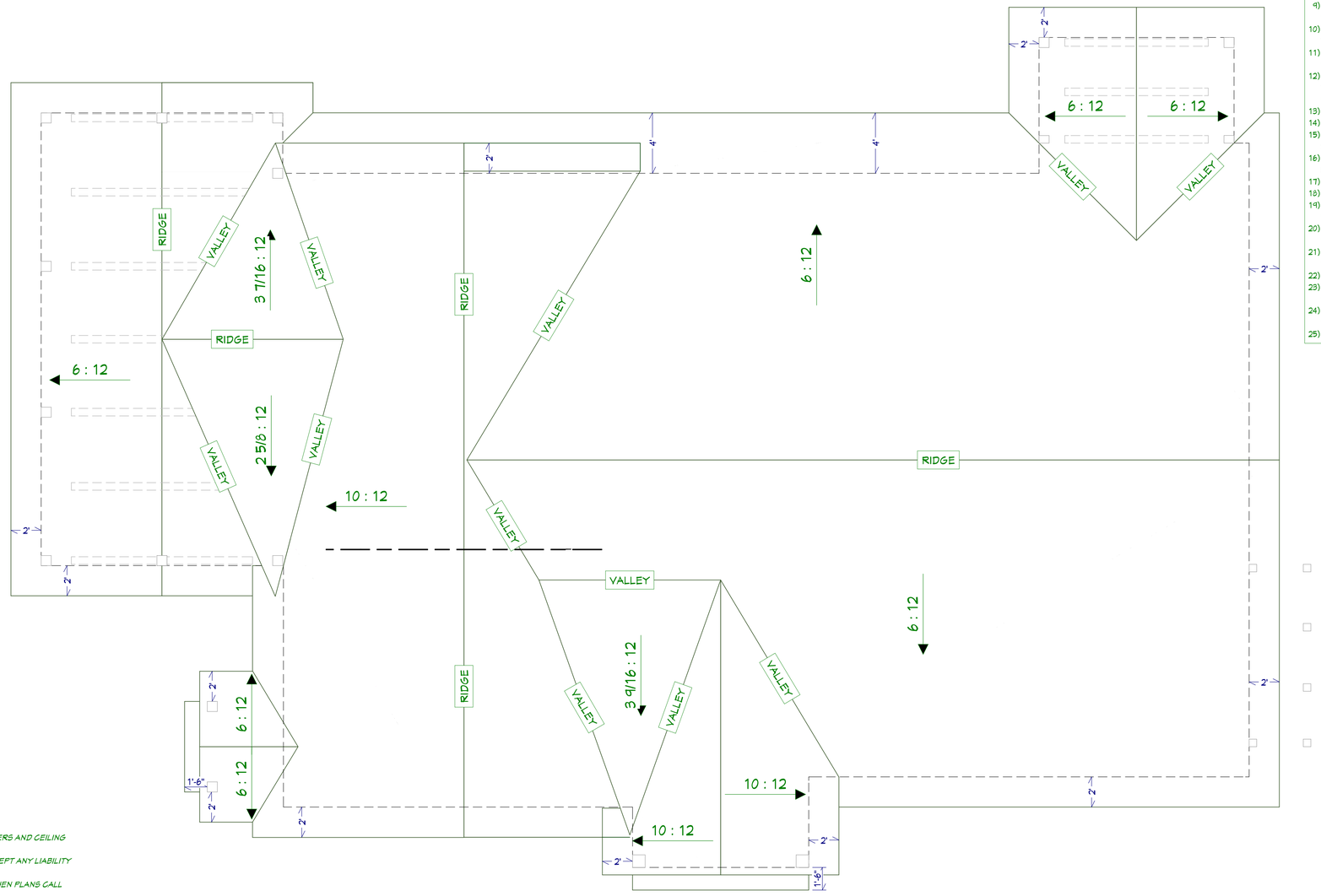
A1.3

ROOF & CEILING CONSTRUCTION NOTES

1) ROOF AND CEILING CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS
2) WHERE EXPANSIVE OR COLLAPSIBLE SOILS EXIST, ALL DWELLING SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL DISCHARGE ALL ROOF DRAINAGE TO THE GROUND AT LEAST 5' FROM FOUNDATION WALLS (OR TO AN APPROVED DRAINAGE SYSTEM)
3) LOAD-BEARING DIMENSIONAL LUMBER FOR RAFTERS, TRUSSES AND CEILING JOISTS SHALL BE IDENTIFIED BY A GRADE MARK IN ACCORDANCE WITH SECTION R802.1
4) ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8
5) COMPONENTS OF ROOF-CEILINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1)
6) RAFTERS SHALL BE FRAMED TO MIN. 1" NOMINAL THICKNESS RIDGE BOARDS THAT ARE AT LEAST EQUAL IN DEPTH TO THE CUT END OF THE RAFTER
7) HIP AND VALLEY RAFTERS SHALL BE 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER
8) HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WHERE NOT DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT
9) STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS WITH A ROOF SLOPE OF LESS THAN 3/12 PITCH SHALL BE DESIGNED AS BEAMS
10) CEILING JOIST AND RAFTER CONNECTIONS COMPLY WITH SECTION R802.3.1
11) A CONTINUOUS TIE ACROSS THE BUILDING SHALL BE PROVIDED THROUGH THE USE OF CEILING JOIST, CROSS TIES, RAFTER TIES, METAL STRAPPING, SUBFLOORING OR OTHER APPROVED METHOD
12) ENDS OF CEILING JOISTS SHALL BE LAPPED A MIN. OF 3" OR BUTTED OVER BEARING PARTITIONS OR BEAMS
13) LAPPED CEILING JOISTS USED TO PROVIDE RESISTANCE TO RAFTER THRUST SHALL BE NAILED TOGETHER IN ACCORDANCE WITH TABLE R602.3(1)
14) CEILING JOISTS WILL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4(2)
15) RAFTER SPANS WILL BE IN ACCORDANCE WITH TABLES R802.5.1(1) THROUGH R802.5.1(8)
16) RAFTER OR CEILING JOISTS SHALL HAVE AT LEAST 1-1/2" OF BEARING ON WOOD OR METAL OR 3" ON MASONRY OR CONCRETE
17) CUTTING, BORING AND NOTCHING OF STRUCTURAL ROOF MEMBERS SHALL COMPLY WITH SECTION R802.7
18) RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATION EXCEEDING 5 TO 1 BASED ON NOMINAL THICKNESS SHALL BE PROVIDED WITH LATERAL SUPPORT AT BEARING POINTS TO PREVENT ROTATION
19) FRAMING FOR ROOF AND CEILING OPENINGS SHALL COMPLY WITH SECTION R802.9
20) ROOF ASSEMBLIES SUBJECT TO A WIND UPLIFT PRESSURE OF 20 POUNDS PER SQFT OR GREATER SHALL HAVE ROOF RAFTER ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R802.11 - A CONTINUOUS LOAD PATH TO THE FOUNDATION SHALL BE PROVIDED
21) LUMBER ROOF SHEATHING SPANS SHALL COMPLY WITH TABLE R803.1



ROOF PLAN

SCALE 1/4" = 1' - 0"

- *ROOF ASSEMBLIES PER IRC AND/OR APPLICABLE LOCAL BUILDING CODES*
- *ALL LVL, GLUE-LAM, STEEL, OR OTHER STRUCTURAL BEAMS TO INCLUED RAFTERS AND CEILING JOISTS SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER*
- *DESIGNER IS NOT A LICESNED ENGINEER NOR ARCHITECT AND DOES NOT ACCEPT ANY LIABILITY FOR ANY BEAM OR OTHER STRUCTURAL SIZES APPEARING ON THESE PLANS*
- *ADJUST OVERHANGS TO ALLOW FASCIAS TO MAINTAIN A CONSITENT LEVEL WHEN PLANS CALL FOR TWO DIFFERENT PITCHES AT A HIP*
- *NOTE FASCIA HEIGHTS/PLATE HEIGHTS AS CALLED OUT*
- *BUILD ROOF SADDLES AS NECESSARY TO CREATE POSITIVE ROOF DRAINAGE*
- *PROVIDE 1sqft OF FREE VENTILATING AREA FROM STATIC ROOF AND SOFFIT VENT FOR EVERY 150sqft OF ROOF - VERIFY MANUFACTURERS RECOMENDATIONS IF VENTLESS ATTIC INSULATING INSULATING SYSTEM TO BE USED AND PROVIDE FOR ADEQUATE MECHANICAL VENTILATION AS REQUIRED*
- *SIZE VOLUME CEILING RAFTERS TO ACCOMODATE PROPER INSULATION.*
- *ALL HIP AND VALLEY RAFTERS OVER 20' SPAN TO BE LVL OR ENGINEERED LUMBER*
- *VALLEY FLASHING AND WALL FLASHING PER IRC AND/OR APPLICABLE LOCAL BUILDING CODE*

TYPICAL ROOF RAFTER SCHEDULE (SPF #2 OR BETTER):
- 2x6 @ 16"o/c UP TO 8' (UNSHORED) SPAN
- 2x8 @ 16"o/c FROM 8'-1" TO 12' (UNSHORED) SPAN
- 2x10 @ 16"o/c FROM 12'-1" TO 15' (UNSHORED) SPAN
- 2x12 @ 16"o/c FROM 15'-1" TO 18' (UNSHORED) SPAN
- OVER 18'-1" SPAN: ENGINEERED I-JOIST OR LVL OR PER STRUCTURAL ENGINEER

**NOTE: ENGINEERING TO TAKE PRECEDENCE OVER THIS TABLE*

ROOF MATERIAL NOTES

1) ROOF COVERINGS SHALL BE MATERIALS AS SET FORTH IN SECTIONS R904 AND R905
2) ROOF COVERINGS SHALL BE CLASS A, B, OR C WHERE DESIGNATED BY LAW OR WHEN EDGE OF ROOF IS WITHIN 3' OF LOT LINE
3) ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS
4) FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH R903.2
5) PARAPET WALLS SHALL BE PROPERLY COPED WITH NON-COMBUSTIBLE, WEATHERPROOF MATERIALS
6) OVERFLOW DRAINS HAVING THE SAME SIZE AS ROOF DRAINS CONNECTED TO DRAIN LINES INDEPENDENT FROM ROOF DRAIN LINES SHALL BE PROVIDED
7) ROOF ASSEMBLIES SHALL BE APPLIED IN ACCORDANCE WITH CHAPTER 9 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
8) ROOF COVERINGS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS AS REQUIRED
9) ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2
10) ASPHALT SHINGLES SHALL NOT BE4 USED ON ROOFS WITH A SLOPE LESS THAN 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12 PITCH)
11) AN ICE BARRIER SHALL BE PROVIDED FOR ASPHALT SHINGLES WHERE REQUIRED
12) UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110mph PER FIGURE R301.2(4))SHALL BE APPLIED WITH CORROSION-RESISTANT FASTENERS
13) FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH SECTION R905.2.8
14) CLAY AND CONCRETE TILE SHALL COMPLY WITH SECTION R905.3
15) METAL ROOF SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.4
16) MINERAL-SURFACED ROLL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.5
17) SLATE AND SLATE-TYPE SHINGLES SHALL COMPLY WITH SECTION R905.6
18) SLATE SHINGLE HEADLAPS SHALL COMPLY WITH TABLE R905.6.5
19) WOOD SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.7
20) WOOD SHINGLES SHALL MEET THE MATERIAL AND GRADING RULES OF TABLE R905.7.4
21) WEATHER EXPOSURE FOR WOOD SHINGLES SHALL NOT EXCEED THE PROVISIONS OF TABLE R905.7.5
22) WOOD SHAKES SHALL COMPLY WITH THE PROVISIONS OF SECTION R905.8
23) WOOD SHAKES SHALL MEET THE MATERIAL REQUIREMENTS OF TABLE R905.8.5
24) WOOD SHAKES SHALL COMPLY WITH THE PROVISIONS OF TABLE R905.8.6 FOR WEATHER EXPOSURE AND ROOF SLOPE
25) BUILT-UP ROOFS SHALL COMPLY WITH THE PROVISIONS OF SECTION R905.9

ROOF PLAN

SCALE 1/4" = 1' - 0"

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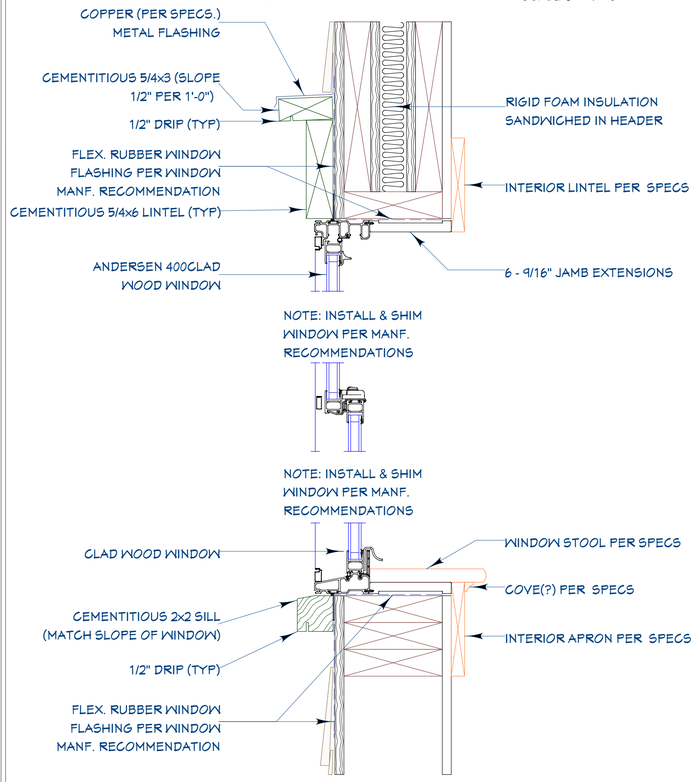
A1.4

STREET ELEVATION

SCALE 1/4" = 1' - 0"

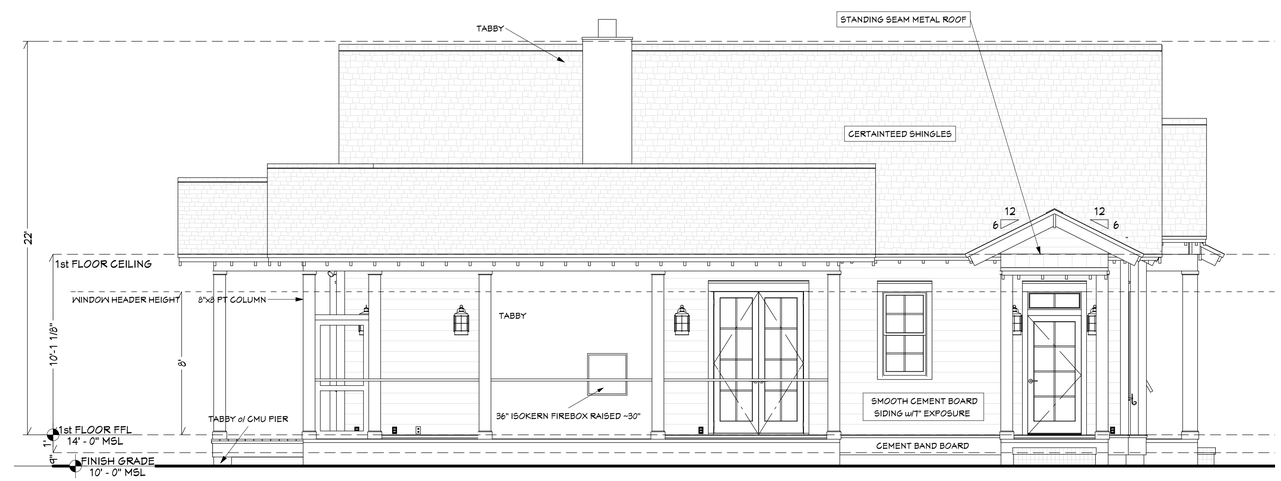
2 TYPICAL WINDOW HEADER

SCALE 3' = 1' - 0"



1 TYPICAL WINDOW SILL

SCALE 3' = 1' - 0"



LEFT ELEVATION

SCALE 1/4" = 1' - 0"

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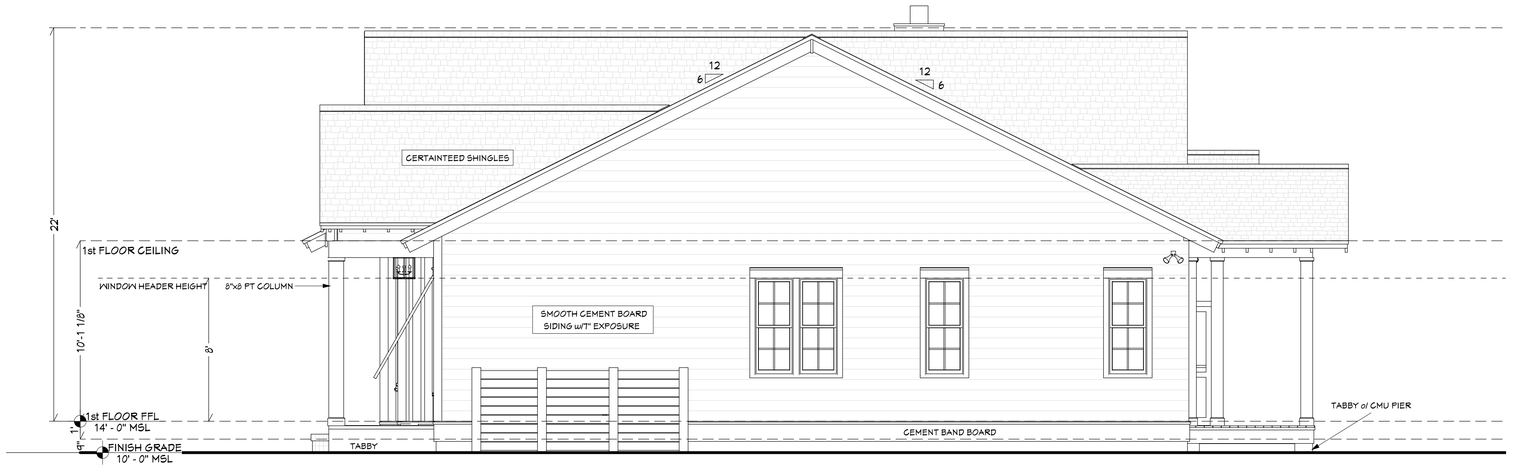
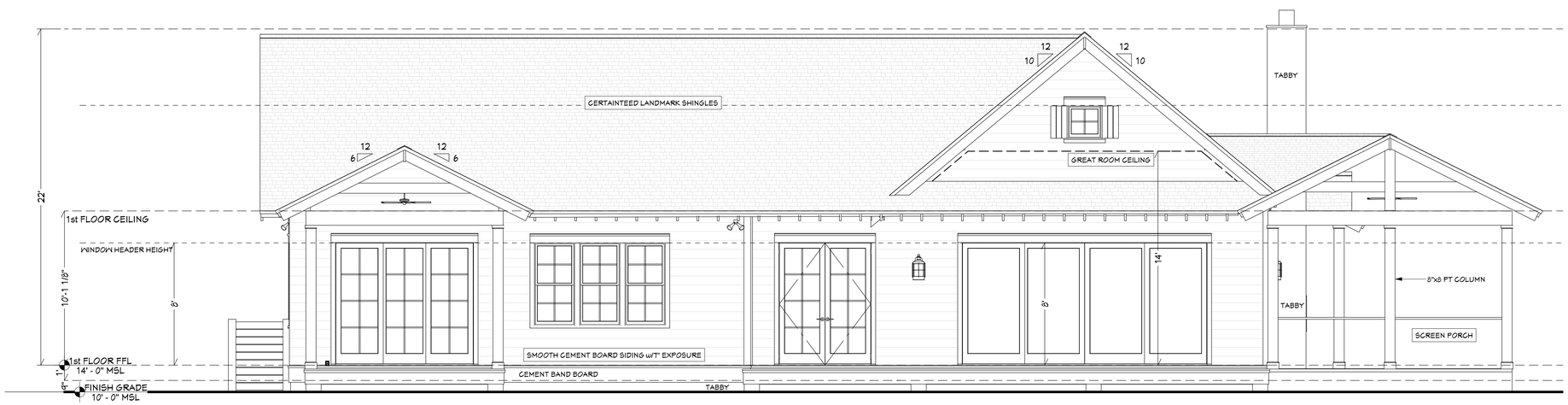
A2.1



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



MARSH ELEVATION

SCALE 1/4" = 1' - 0"

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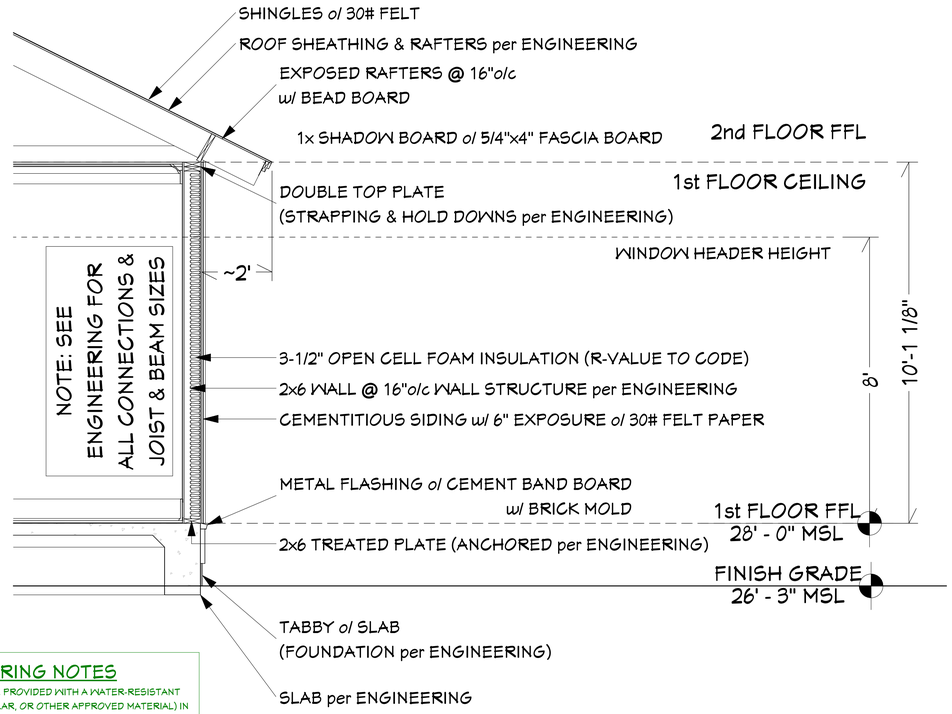
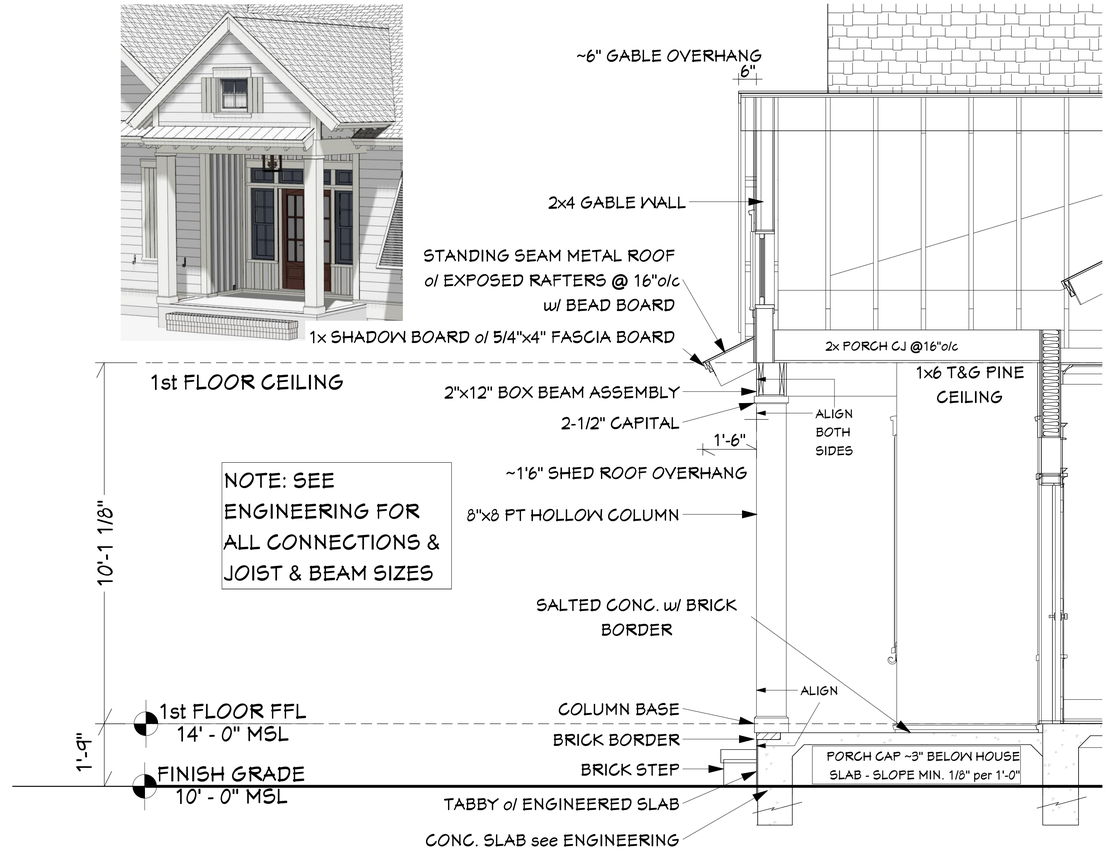
A2.2



TYPICAL WALL & CORNICE DETAIL

SCALE 1/2" = 1' - 0"



FRONT PORCH DETAIL

SCALE 1/2" = 1' - 0"

EXTERIOR WALL COVERING NOTES

1) WEATHER EXPOSED SURFACES SHALL BE PROVIDED WITH A WATER-RESISTANT BARRIER (BUILDING FELT, TYVEK OR SIMILAR, OR OTHER APPROVED MATERIAL) IN ACCORDANCE WITH SECTION R703.2
2) WOOD, HARDBOARD AND WOODEN STRUCTURAL PANEL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.3.1 FOR PANELS AND SECTION R703.3.2 FOR HORIZONTAL SIDING
3) EXTERIOR WALL COVERINGS SHALL HAVE THE MINIMUM THICKNESS AND BE ATTACHED IN ACCORDANCE WITH TABLE R703.4
4) WOOD SHAKES AND SHINGLES USED AS AN EXTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.5
5) FIBER CEMENT SIDING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.101 AND SECTION 703.10.2
6) VINYL SIDING SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
7) EXTERIOR PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.6
8) EXTERIOR STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7
4) MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED BY NON-COMBUSTIBLE LINTELS
10) MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES
11) MASONRY VENEER SHALL BE PROVIDED WITH FLASHING
12) WEEPHOLES AT LEAST 3/16" IN DIAMETER SHALL BE PROVIDE IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAX. SPACING OF 33" o/c
13) EXTERIOR WALLS SHALL BE PROVIDED WITH FLASHING TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY
14) EXTERIOR INSULATION FINISH SYSTEMS (EIFS) SHALL NOT BE USED: SUBSTITUTE HARDCOAT MASONRY STUCCO/TABBY OR PLASTER)

WALL CONSTRUCTION NOTES

1) WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION R301 AND TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS
2) COMPRESSIBLE FLOOR COVERING MATERIALS SHALL NOT BE INSTALLED UNDER WALLS, PARTITIONS OR COLUMNS
3) EXCEPT AS NOTED OTHERWISE PERMITTED, STUDS SHALL BE A MIN. #3 STANDARD OR STUD GRADE LUMBER
4) SIZE, HEIGHT AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH SECTION R602.3(5)
5) DRILLING & NOTCHING OF STUDS AND TOP PLATES SHALL BE IN ACCORDANCE WITH SECTION R02.6
6) HEADER SPANS FOR BEARING WALLS SHALL COMPLY WITH SECTION R602.7
7) FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION PER SECTION R602.8 AND SHALL CONSIST OF ONE OF THE FOLLOWING:
- 2" NOMINAL LUMBER
- TWO THICKNESSES OF 1" NOMINAL WITH BROKEN LAP JOINTS
- ONE THICKNESS OF 3/4" PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD, 1/2" GYPSUM BOARD, OR 1/4" CEMENT-BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS

1) FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDS ABOVE
2) CRIPPLE WALLS EXCEEDING 4' IN HEIGHT TO BE FRAMED WITH STUDS AS REQUIRED FOR AN ADDITIONAL STORY
3) FOUNDATION CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14" SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH WOOD STRUCTURAL PANELS
4) CRIPPLE WALLS SHALL BE SUPPORTED ON A CONTINUOUS FOUNDATION
5) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10
6) BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.1
7) CRIPPLE WALL BRACING SHALL COMPLY WITH SECTION R602.10.2
8) CONNECTIONS FOR BRACED WALL LINES SHALL COMPLY WITH SECTION R602.10.8 AND TABLE R602.3(1)

CROSS SECTION & DETAILS

SCALE 1/4" = 1' - 0"

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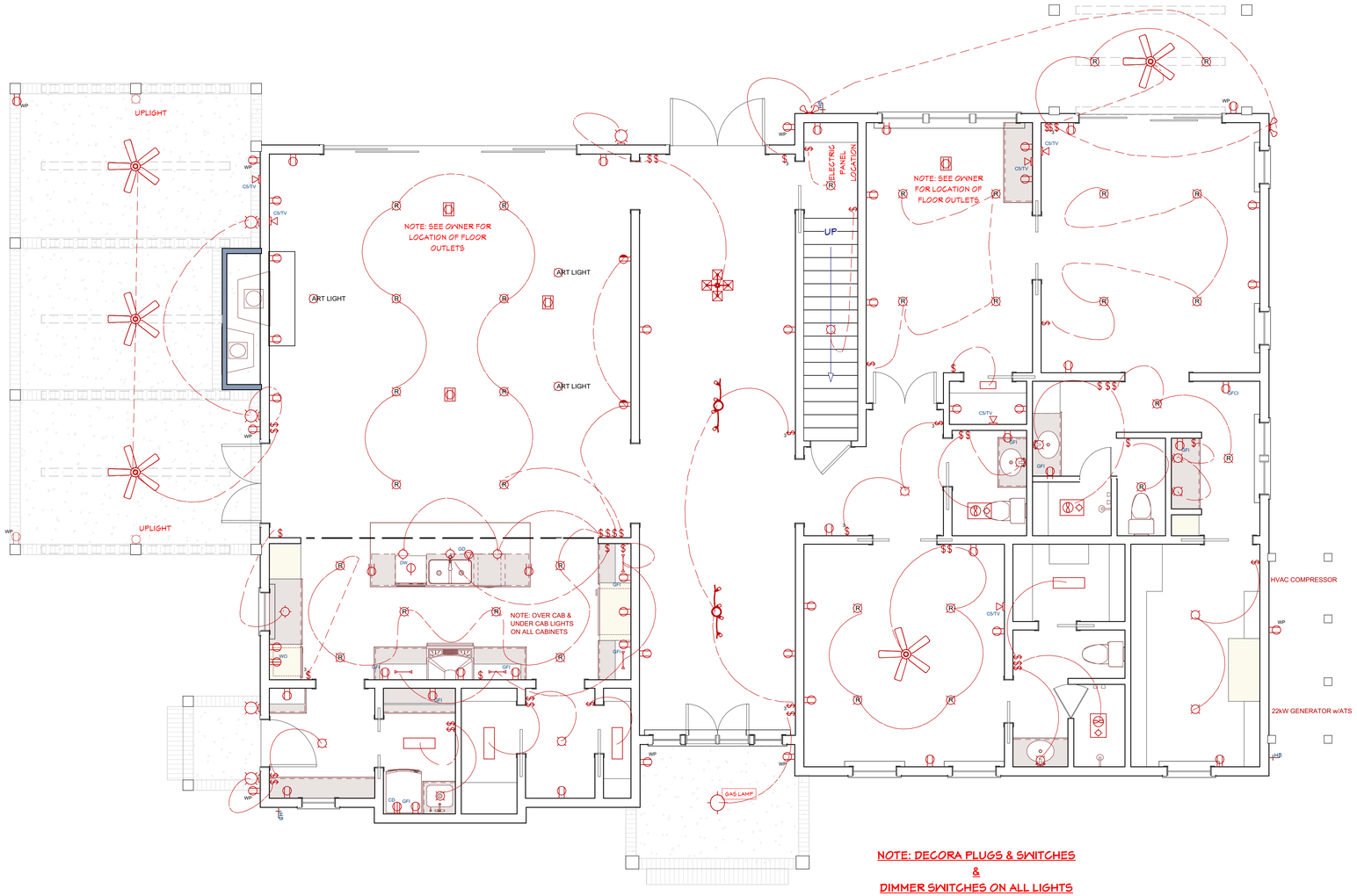

NOTE: DECORA PLUGS & SWITCHES
&
DIMMER SWITCHES ON ALL LIGHTS

ELECTRICAL PLAN

SCALE 1/4" = 1' - 0"

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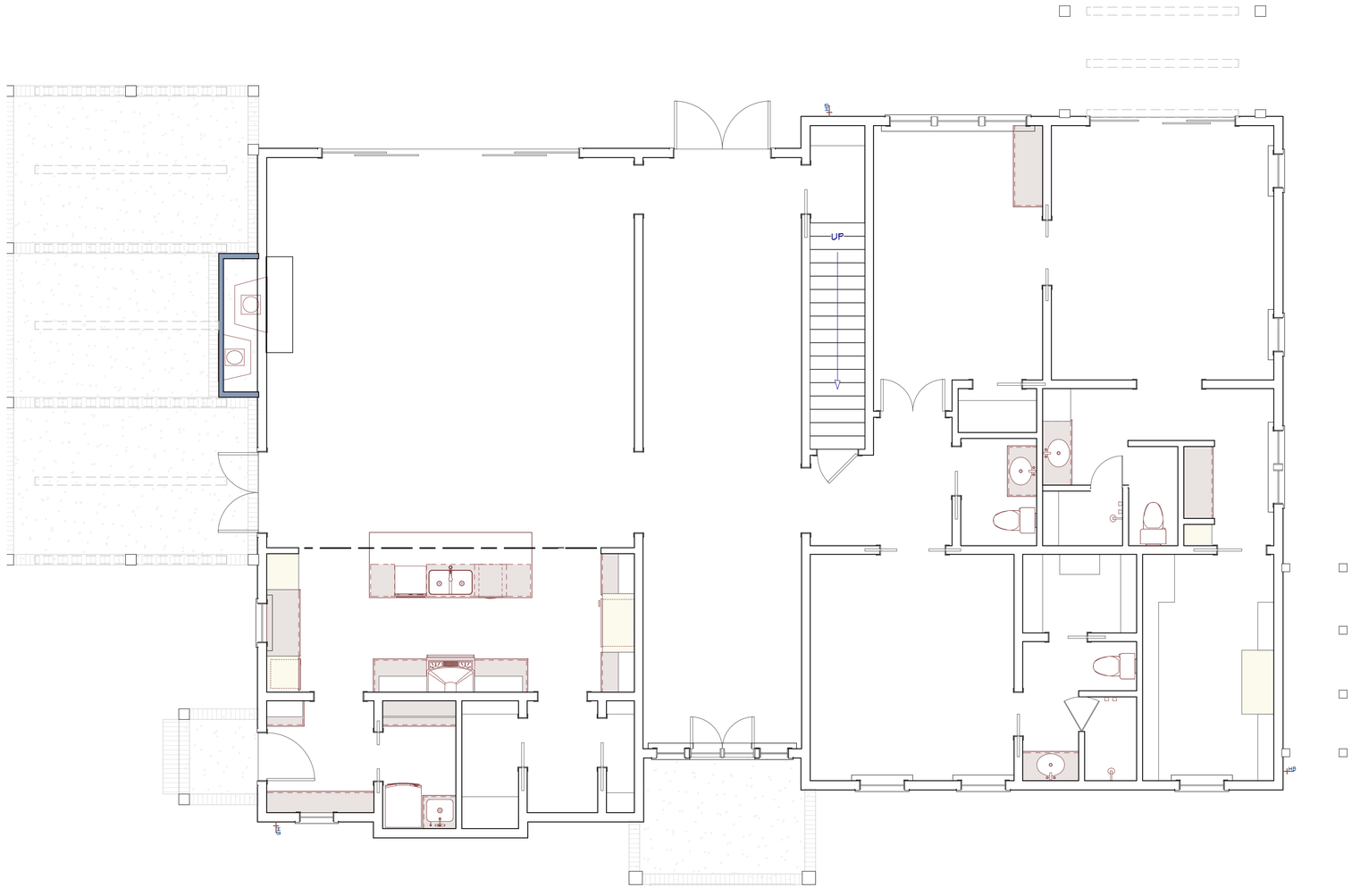

PLUMBING PLAN

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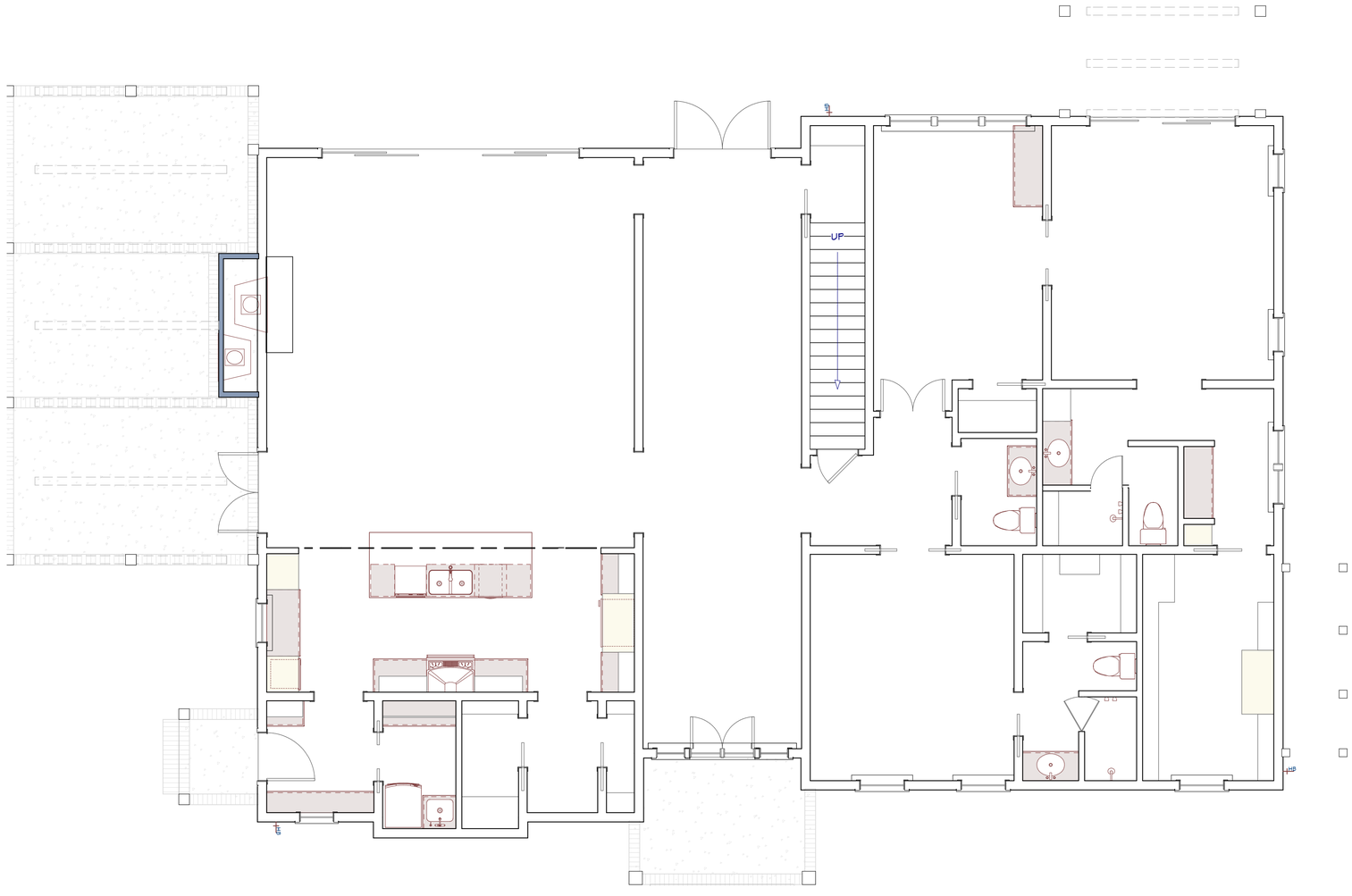

HVAC PLAN

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