

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 07/15/2011)

Application #: HR15-35 Date Received: 9-28-15 Zoning District: GR

Property Address: 1107 Duke St.

Applicant: PARADISE POINT CONSTRUCTION Phone: 803-934-6390

Applicant's Address: 83 Inglewood Cr. Saint Helena Island, SC 29920

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: PARADISE POINT CONSTRUCTION Phone: 803-934-6390

Owner's Address: GLENN EVANS
SAME AS ABOVE

Architect: PAUL COLE - COLE DESIGN STUDIO Phone: 843-525-1727

Architect's Address: 1011 Bay Street - Beaufort, SC 29902
Ste. 311

REQUEST FOR: Conceptual Review
 Final Approval Preliminary Review
 Change After Certification

NATURE OF WORK: (Check All That Apply)

- Color changes
- Signage, Awnings
- Legal Plat
- Other: _____
- Alterations, Additions
- New Construction
- Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

- Photographs
- Site Plan/Plat
- Floor/Roof Plans
- Detail Drawing
- Color Sample
- Material Sample
- Elevation Drawings
- Model

EXPLANATION AND DESCRIPTION OF WORK:

Construction of new home at 1107 Duke St.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the Beaufort Preservation Manual and Supplement, or the Northwest Quadrant Design Principles (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 9/28/15

APPLICANT'S SIGNATURE: [Signature] DATE: 9/28/15

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of October 14, 2015

Case Number: HR15-35
Property Address: 1107 Duke Street (PIN R120 004 000 0382 0000)
Applicant: Paradise Point Construction
Type of Request: New Residential Construction
Zoning: GR – General Residential – Northwest Quadrant

Historical: This parcel on Duke Street is located in the Northwest Quadrant Neighborhood. It is currently vacant. According to the Sanborn Maps, two different one story cottages were shown on this property, one built pre-1912, and the other sometime between 1912 and 1958. The most recent one was demolished sometime between 1958-1997.

Request: **The applicant wishes to construct a new two-story single family residence. The total square footage is 1,285 SF heated, with an additional 329 SF of covered porches. The main structure is approximately 25.5’ from grade to the average median roof height.**

Zoning: GR – General Residential – Northwest Quadrant

- **Setbacks:** there are no setback issues with this project
 - *Front: prevailing;* shown at 13.5’ to building form with porch encroachment.
 - *Side: 6’;* shown at approx. 7.5’ on either side
 - *Rear: 15’;* shown over 40’
 - *Side & Rear for Accessory Buildings (Historic District): 5’; n/a*
- *Maximum Height: 35’;* shown at 25.5’ to average median roof height
- *Impervious Surface Coverage, Max: 55%;* shown at approx. 29%

Synopsis of Applicable Guidelines:

- The Preservation Manual Supplement, p. 13-15 discusses new construction. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.
- The Northwest Quadrant Design Guidelines p. 23-24 discusses new construction in this district.

Staff Questions, Comments & Suggestions:

- **Scale:** The scale of building is appropriate for this neighborhood and meets the intent of the Preservation Manual Supplement and NWQ Design Guidelines.
- **Proportions & Details:**
 - The building proportions are appropriate for this neighborhood.
 - Left Elevation: it appears that there is opportunity to add windows in the second bedroom and/or the entry area where the stairs are. The adjacent

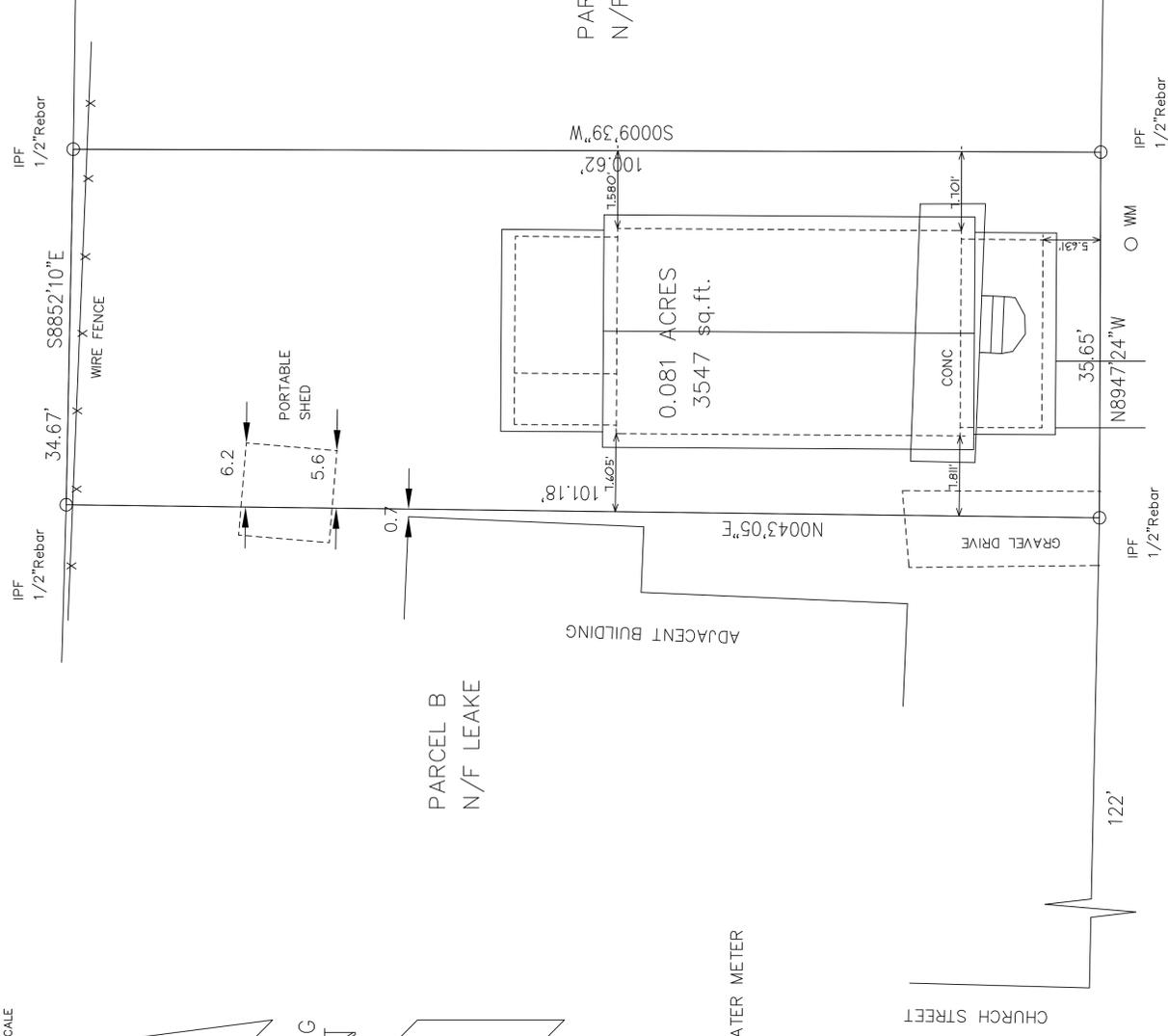
building is fairly close to the property line here, but adding a couple windows may alleviate the unarticulated façade on this side.

- Right elevation: This is also a fairly unarticulated façade. Consider adding a window in the owner's bedroom and/or one in the living area. This is just a suggestion but could balance out that façade a bit more.
- Rear elevation:
 - Depending on whether or not you're adding a window on the left elevation in the guest room, there seems to also be an opportunity to add a guest room window on the rear. Having two windows in this bedroom would definitely be a benefit on the interior, but would also have a positive impact on the exterior, either on the side, rear or both.
 - Consider adding a column on the rear porch to create more vertically proportioned bays. If you did this, you'd probably want to cut the stairs back to only be in front of the door.
- **Materials:**
 - Staff appreciates the detailed color list and window specifications provided. There are a couple outstanding items: What will the piers and concrete foundation be faced with and what color will that be? What type of underpinning is proposed and what color will that be?
 - The materials specified a stained wood door, but an email included in the packet alludes to the potential of using fiberglass with SDL lites. Does the board have any thoughts on this? Fiberglass has been used before on new construction and staff is ok permitting this. If it is permitted the applicant should provide the color.

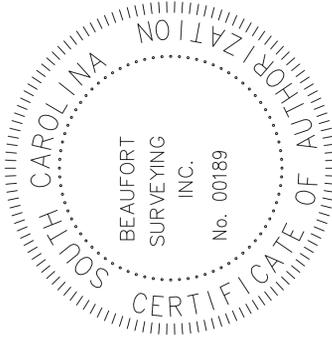
Staff Recommendation: Staff recommends final approval to this request, with board input on the windows and rear porch, and remaining colors and materials to be submitted for approval during the building permit application process.

VICINITY MAP NOT TO SCALE

N/F WYNIA



LEGEND:
WM - WATER METER



DUKE STREET 60' R/W

BOUNDARY SURVEY
 PREPARED FOR
 KENNETH & DONNA BURKHARDT
 CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING PARCEL C, A PORTION OF BLOCK 86, CITY OF BEAUFORT AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED APRIL 27, 2009 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 129, PAGE 30.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R120-004-000-0382-0000



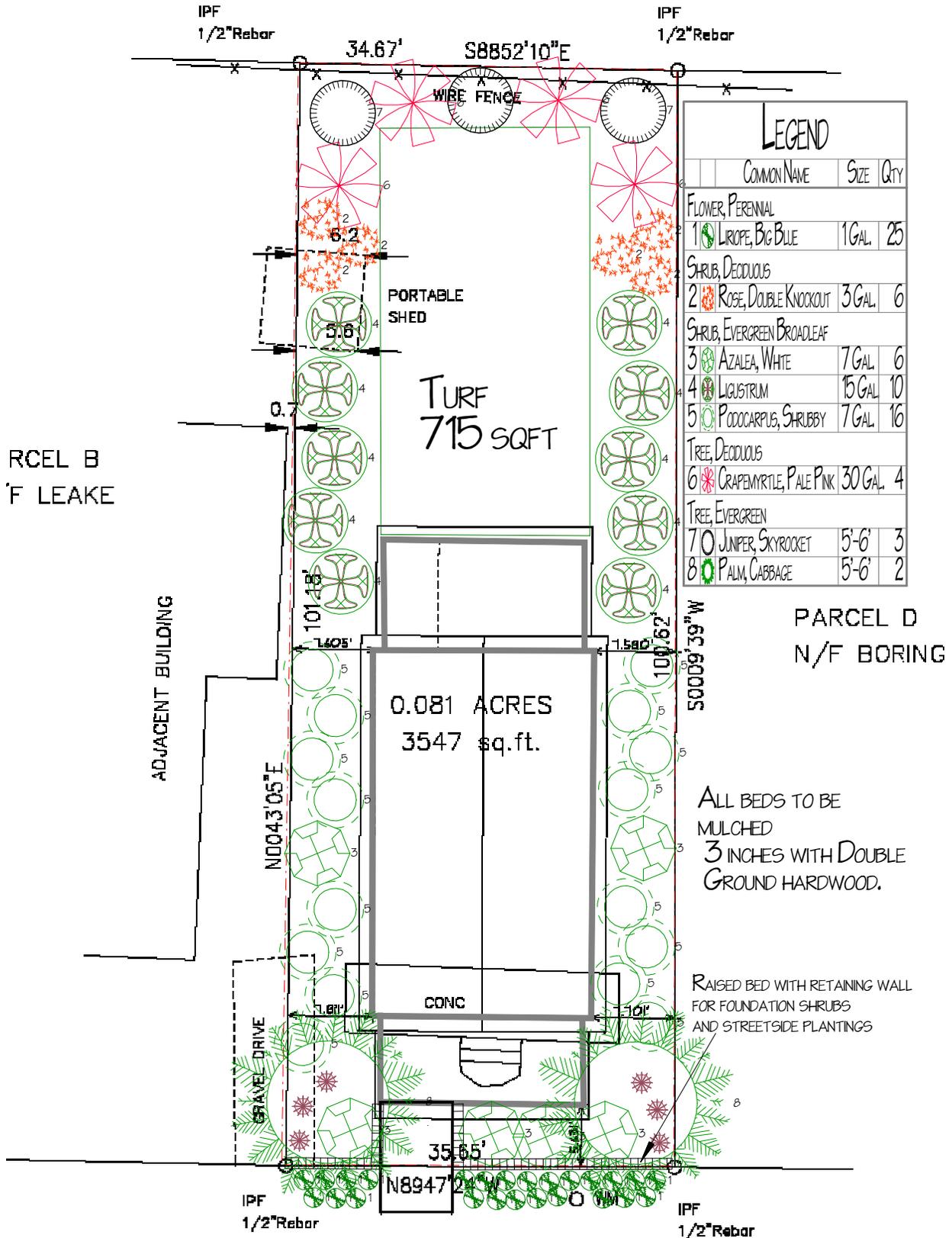
SCALE 1" = 20'

AUGUST 23, 2013

P15179/MMA

DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261

1107 DUKE ST DESIGN BY W. LITTLE
 FROM A LITTLE LANDSCAPING
 REVISION 001 DATE 09.25.2015



LEGEND			
	COMMON NAME	SIZE	QTY
FLOWER, PERENNIAL			
1	LIRIOPE, BIG BLUE	1 GAL.	25
SHRUB, DECIDUOUS			
2	ROSE, DOUBLE KNOCKOUT	3 GAL.	6
SHRUB, EVERGREEN BROADLEAF			
3	AZALEA, WHITE	7 GAL.	6
4	LIGUSTRUM	15 GAL.	10
5	PODOCARPUS, SHRUBBY	7 GAL.	16
TREE, DECIDUOUS			
6	CRAPEMYRTLE, PALE PINK	30 GAL.	4
TREE, EVERGREEN			
7	JUNIPER, SKYROCKET	5'-6'	3
8	PALM, CABBAGE	5'-6'	2

PARCEL D
N/F BORING

ALL BEDS TO BE
MULCHED
3 INCHES WITH DOUBLE
GROUND HARDWOOD.

RAISED BED WITH RETAINING WALL
FOR FOUNDATION SHRUBS
AND STREETSIDE PLANTINGS

DUKE STREET 60' R/W



1101





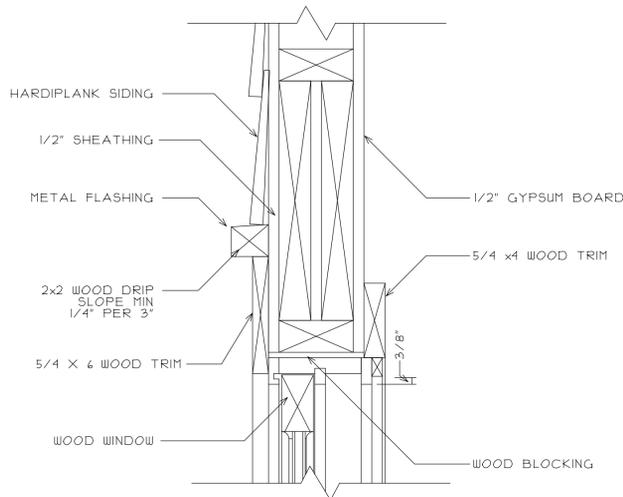
1106





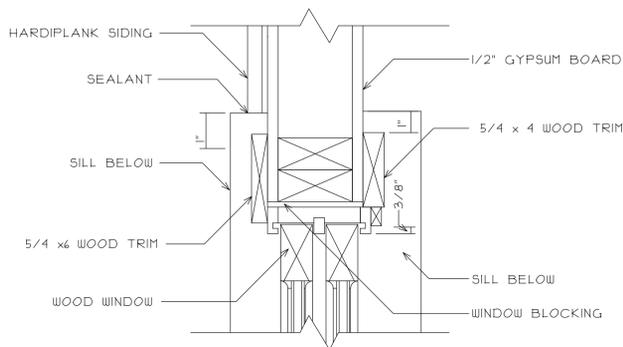


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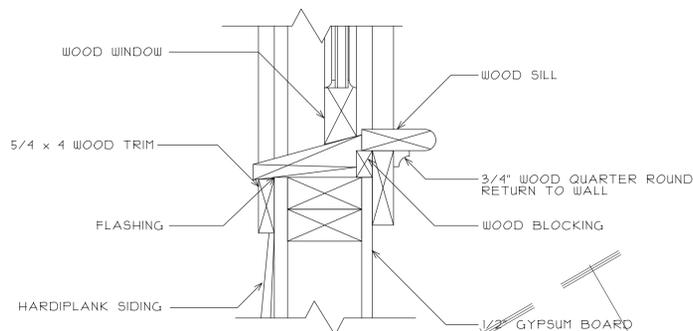
WINDOW HEAD

3" = 1'-0"



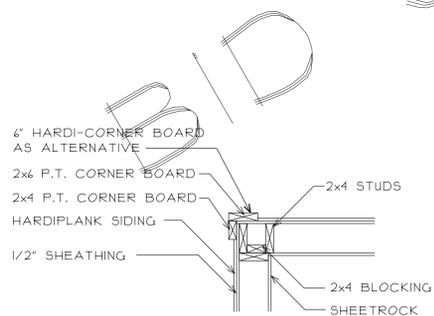
WINDOW JAMB

3" = 1'-0"



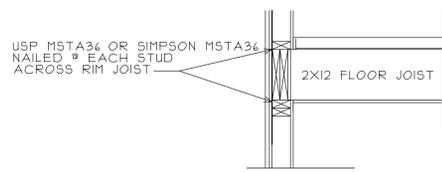
WINDOW SILL, TYPICAL

3" = 1'-0"



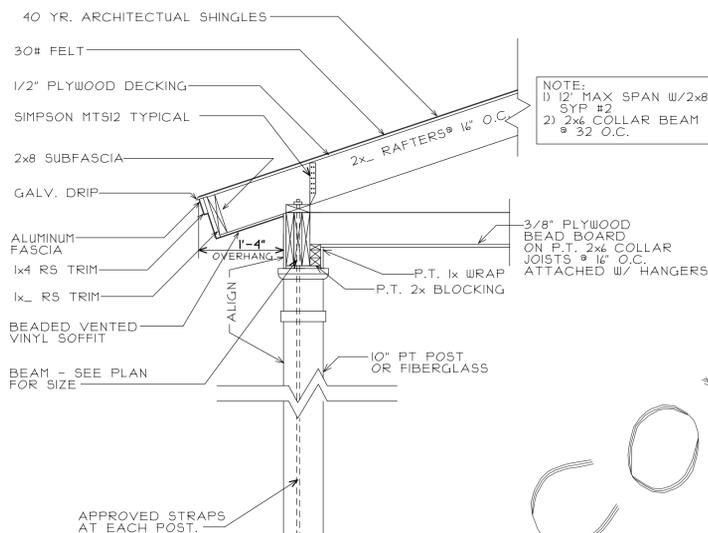
CORNER DETAIL

3/4" = 1'-0"



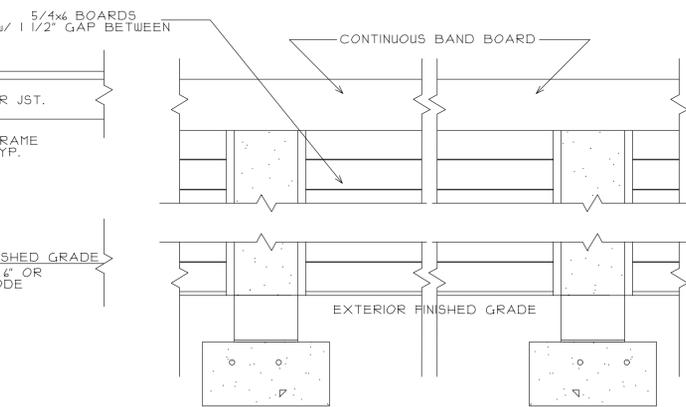
SECOND FLOOR JOIST DETAIL

3/4" = 1'-0"



TYPICAL WALL SECTION

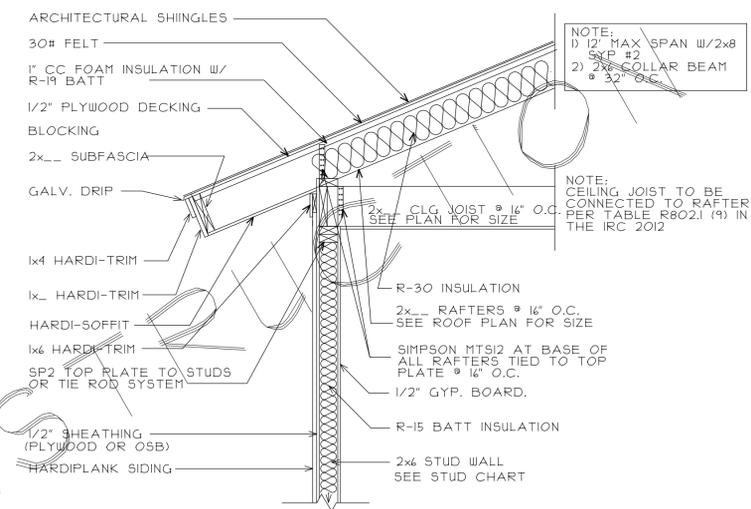
3/4" = 1'-0"



CROSS SECTION VIEW

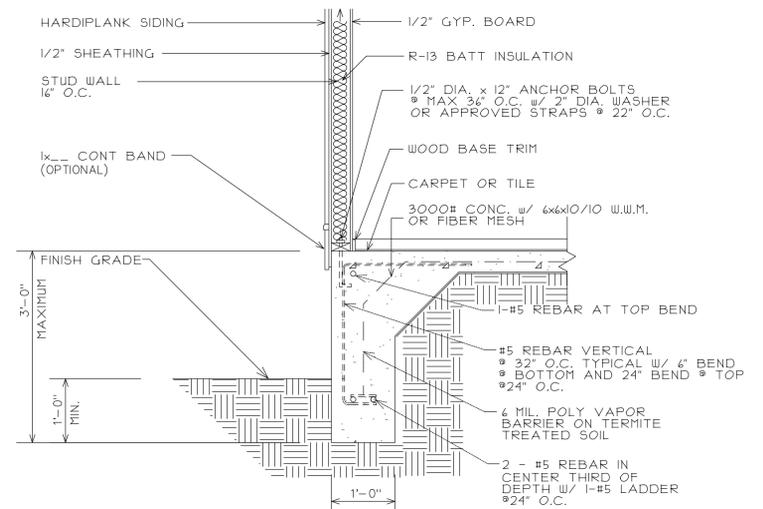
BOARD DETAIL

3/4" = 1'-0"



SOFFIT & FASCIA DETAIL

3/4" = 1'-0"



TYPICAL WALL SECTION ALTERNATE SLAB DETAIL

1" = 1'-0"

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REVISIONS	DESCRIPTION	DATE



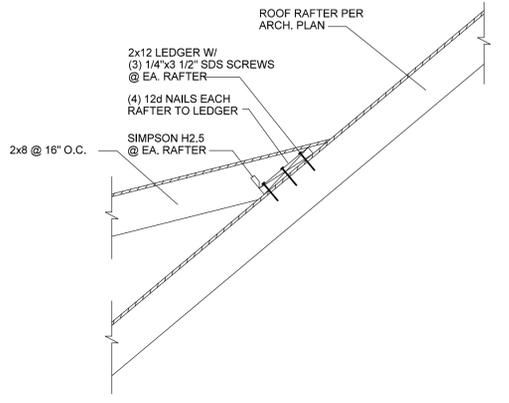
A PROFESSIONAL BUILDING DESIGNER
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN



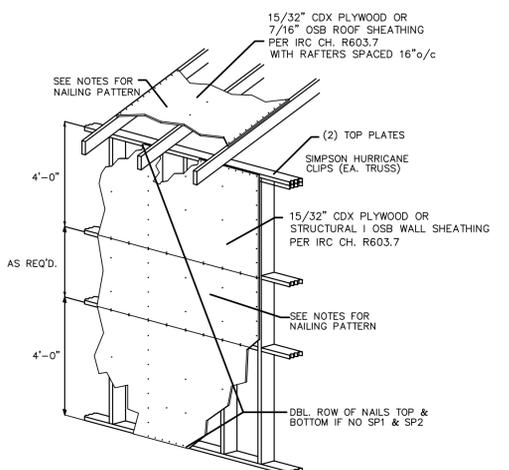
A CUSTOM RESIDENCE FOR:
PARADISE POINT CONSTRUCTION
1101 DUKE STREET
CITY OF BEAUFORT
BEAUFORT, SC 29902

DATE	09-02-15
COMM. NO.	RS1285PPC
DRAWN BY	RC
CHECKED	
SCALE	AS SHOWN

4.1
OF SHEETS



D RAFTER/RAFTER CONNECTION @ PORCH
SCALE: NONE



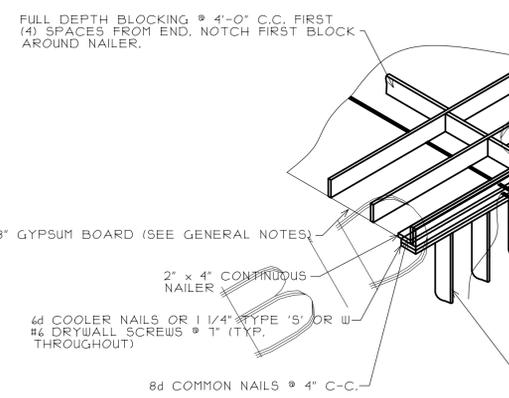
A RIDGE/COLLAR TIE SECTION
SCALE: 3/4\"/>

MINIMUM WALL AND HEADER STUD REQUIREMENTS PER 2012 INTERNATIONAL RESIDENTIAL CODE

	MAXIMUM HEADER SPAN (FT.)			
	3 ft	6 ft	9 ft	12 ft
	NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER			
	1	1	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF THE HEADER		
10 FEET OR LESS	16\"/>			

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16\"/>

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16\"/>



SHEATHING NAILING PATTERN
NOT TO SCALE



ENDWALL CEILING CONNECTION
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:
ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT. CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTIONS/COMPANIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD BUILDING CODE, OSHA, AIA, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS. GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

SUBGRADE PREPARATION NOTES:
PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENT/SUBGRADE OBJECTS AND DEBRIS. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF. IF NECESSARY, THE SITE DRAINAGE WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DRAINAGE METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER. ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557. THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED. ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS. ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTOR EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERGIRD TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 6 TO 10 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557. THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:
ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION, FOR COLD WEATHER IN ACCORDANCE WITH ACI 306, FOR HOT WEATHER IN ACCORDANCE WITH ACI 305. CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES. CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTITIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROWN FINISH FOR EXTERIOR EXPOSED SURFACES. ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301. GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION. UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION. ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER. ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE PLACED IN PLACE PRIOR TO PLACING CONCRETE. HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS. REINFORCEMENT SHOW SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS. CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THIS DRAWING. FLOOR JOINTS SHALL BE LOCATED AS INDICATED ON PLANS. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

REINFORCED CONCRETE MASONRY NOTES:
ALL BLOCK CELLS ARE TO BE GROUTED SOLID FROM FINISHED FLOOR TO TOP OF FOOTING REGARDLESS IF BLOCK IS SCHEDULED TO BE REINFORCED OR NOT. CONCRETE BLOCK MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, WITH A MINIMUM COMPRESSIVE STRENGTH $F_m = 2400$ PSI. MORTAR AND MORTAR MATERIALS SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF ASTM C270, TYPE "S". HORIZONTAL WALL REINFORCING SHALL BE STANDARD, NINE GAUGE REINFORCING FABRICATED OF STEEL CONFORMING TO ASTM A62 AND SIZED TO FIT THE WALL WIDTH. REINFORCING SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A116, CLASS 1 OR CLASS 3, OR ASTM A153, CLASS B-2. FURNISH PREFABRICATED CORNER AND TEE UNITS. HORIZONTAL WALL REINFORCING AND ANCHOR BOLTS EMBEDDED IN MASONRY SHALL BE COMPLETELY PROTECTED BY MORTAR. REFER TO DRAWINGS FOR VERTICAL MASONRY WALL REINFORCEMENT AND CONCRETE FILL LOCATIONS. VERTICAL MASONRY WALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. REFER TO CONCRETE NOTES FOR VERTICAL REINFORCING DETAILING, FABRICATION AND INSTALLATION REQUIREMENTS. VERTICAL REINFORCING TO BE LAPPED 24" (MIN.) AT DOWELS AND SPLICES. VERTICAL REINFORCING WILL BE PLACED AT ALL OPENING JAMBS (J&S) AND HOOKED AT LINTELS. CONCRETE GROUT TO FILL VOIDS IN MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH $F_c = 3000$ PSI IN 28 DAYS. REFER TO CONCRETE NOTES FOR CONCRETE MIXING AND PLACEMENT REQUIREMENTS. CONCRETE AGGREGATE WILL BE 1/2" MAX. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES:
COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO 2012 IRC CODE AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL. THE ENGINEERING OF FRAMING MEMBERS IS BASED ON NO. 2 SYP OR #2 SPRUCE. $F_b = 1200$ PSI, $E = 1,200,000$ PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING. ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD LP-2, (KDAT) ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PPR-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR" APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND ORDERS SECURED PRIOR TO TEMPORARY BRACING BEING REMOVED. TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

STUD HEIGHT / SPACING TABLE

UNSUPPORTED WALL HEIGHT (feet)	STUD SIZE/SPACING (SPECIES/SPECIFICATION)
UP TO 9'-0"	2x4 @ 16" O.C. (SPF#2)
9'-1" - 10'-4"	2x4 @ 12" O.C. (SPF #2) -OR- 2x6 @ 16" O.C. (SPF #2)
10'-5" - 15'-0"	(2) 2x4 @ 16" O.C. (SPF #2) -OR- 2x6 @ 16" O.C. (SPF #2)
15'-1" - 16'-7"	2x6 @ 12" O.C. (SPF #2) -OR- 2x8 @ 16" O.C. (SPF #2)
16'-8" - 18'-6"	2x8 @ 16" O.C. (SPF #2)
18'-7" - 20'-0"	(2) 2x6 @ 12" O.C. (SPF #2) -OR- 2x8 @ 12" O.C. (SPF #2)

NOTES:
1. DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d COMMON NAILS @ 3' O.C. FROM EACH SIDE, STAGGERED PATTERN.
2. CHART BASED UPON 130 MPH WIND SPEED (3-SECOND GUST).
3. STUD HEIGHTS EXCEEDING 20' SHALL REQUIRE SPECIFIC ENGINEERING.

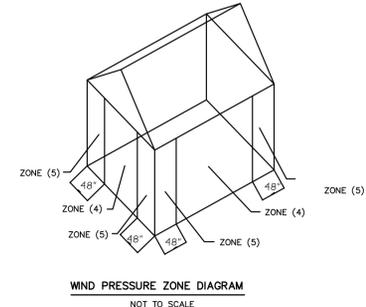
DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)
(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)
(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

THE CEILING / ATTIC JOISTS WILL BE:
2x6's @ 16" o/c UP TO 20' SPAN
2x8's @ 16" o/c UP TO 13'-6" SPAN
2x10's @ 16" o/c UP TO 16' SPAN
2x12's @ 16" o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:
2x6's @ 16" o/c UP TO 8'-0" (UNSHORED) SPAN
2x8's @ 16" o/c UP TO 12'-0" (UNSHORED) SPAN
2x10's @ 16" o/c UP TO 15'-0" (UNSHORED) SPAN
2x12's @ 16" o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE: (FOR $V_{3s} = 130$ MPH)
2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 8'-1 1/2"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1 1/2"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1 1/2"



WIND AND DOOR DESIGN PRESSURE RATINGS PER 2012 INTERNATIONAL RESIDENTIAL CODE

DESIGN PRESSURE VALUES LISTED IN THE TABLE ARE IN POUNDS PER SQUARE FOOT (PSF)

MEAN ROOF HEIGHT (MRH)	INLAND LOCATION (EXPOSURE "B")		OCEAN/MARSH LOCATION (EXPOSURE "C")
	(MRH)	ZONE (4)	
15'	DP 35	DP 45	DP 50
20'	DP 35	DP 45	DP 55
25'	DP 35	DP 45	DP 60
30'	DP 35	DP 45	DP 65
35'	DP 35	DP 45	DP 70
40'	DP 40	DP 45	DP 75
45'	DP 40	DP 45	DP 80
50'	DP 40	DP 45	DP 85

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2012 IRC. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION. ALL GLAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR LARGE MISSILE IMPACT RESISTANCE AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'. PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED. (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12" O.C. AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER. (IRC 301.2.1.2)

TEST REQUIREMENTS NOTES:
- WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/15.2, 97 SPECIFICATIONS.
- TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996.
- TESTED FORGED ENTRY RESISTANCE TO AAMA 1303.2.
- DEGLAZING TESTED TO ASTM E987.
- TESTED WATER RESISTANCE TO ASTM E547/531.
- TESTED AIR INFILTRATION TO ASTM E 283
- TEST REPORTS AVAILABLE UPON REQUEST.

IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL. (IRC 301.2.1.2)

DESIGN CRITERIA

2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS		
1. FLOOR DEAD LOADS:	PARTITIONS	20 PSF
	FIXED EQUIPMENT FINISHES	ACTUAL WEIGHT
2. FLOOR LIVE LOADS:	LIVING ROOMS	40 PSF
	SLEEPING ROOMS	30 PSF
	ATTIC W/ STORAGE	20 PSF
	ATTIC W/O STORAGE	10 PSF
	DECKS	40 PSF
	BALCONIES	60 PSF
	GUARDRAILS & HANDRAILS	50#
3. ROOF DEAD LOAD:	ROOFING	2.0 PSF
	DECKING	2.0 PSF
	INSULATION	6.0 PSF
	FRAMING & MISC.	9.0 PSF
	CEILING	5.0 PSF
	FIXED EQUIPMENT	ACTUAL WEIGHT
4. ROOF LIVE LOADS:	TRIBUTARY AREA:	LIVE LOAD:
	0 TO 200 SF	20 PSF
	201 TO 600 SF	$L_r = 20 \times R_1$
	OVER 600 SF	(400 SF = 16 PSF)
5. WIND LOAD:	3 SECOND GUST WIND SPEED (FIG. 1609.9)	$V_{3s} = 145$ MPH
	EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1)	$V_{fm} = 112$ MPH
	ROOF NET UPLIFT	20 PSF
6. SEISMIC CRITERIA: (2012 IRC - SECT. 1615)	SITE CLASSIFICATION: SITE CLASS "D"	
	AVERAGE "M" VALUES: BETWEEN 15 TO 50	
	SPECTRAL RESPONSE ACCELERATION: $S_a = 1.0$, $S_1 = 0.3$	
	SITE COEFFICIENT VALUES: $F_a = 1.1$, $F_v = 1.8$	
	BUILDING DESIGN CATEGORY "D"	
7. THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.		
8. THE BUILDING CONSTRUCTION WILL BE IN ACCORDANCE WITH 2009 INTERNATIONAL ENERGY CONSERVATION CODE		

These drawings and specifications, as instruments of service, are the exclusive property of Carl A. Brown, P.E. and their use and publication shall be restricted to the original project for which they were prepared. Resale, reproduction or publication by any method in whole or part is strictly prohibited, except by expressed written permission from Carl A. Brown, P.E.

Carl A. Brown, P.E.
SC# 25265
500 North Maitland Ave, Suite 101
Maitland, FL 32751
P: (321) 972-0491 x222 F: (407) 880-2309
E-mail: cbrown@fidseng.com

The certification contained herein is for the structural elements only.

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS TO BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS PLAN IS TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS:

NO.	DATE	DESCRIPTION

BY: _____
DATE: _____

COLE DESIGN STUDIO
LOW COUNTRY RESIDENTIAL DESIGN

pcole@ColeDesignStudio.biz
www.ColeDesignStudio.biz
95 Wade Hampton Drive
Beaufort, SC 29907
843-525-1727

A PROFESSIONAL BUILDING DESIGNER
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS

A I B D

A CUSTOM RESIDENCE FOR:
PARADISE POINT CONSTRUCTION
1101 DUKE STREET
CITY OF BEAUFORT
BEAUFORT, SC 29902

DATE: 09-02-15
COMM. NO: RS1285PPC
DRAWN: RC CHECKED: _____
SCALE: AS SHOWN

5.2 SHEETS

GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT, SC 29907
 843-522-9994
 Fax: 843-522-9972



QUOTE

1508-180063

PAGE 1 OF 1

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRCLE ST. HELENA SC 29920

JOB ADDRESS
DUKE STREET JOB ST. HELENA SC 29920 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	08/20/2015
EXPIRES ON	08/30/2015
BRANCH	1100
CUSTOMER PO#	
STATION	CTBG
CASHIER	BGRAVE
SALESPERSON	KWHISM
ORDER ENTRY	BGRAVE
MODIFIED BY	

Item	Description	D	Quantity	U/M	Price	Per	Amount
SOEDU	3/0 X 6/8 RHIS 2W2H 1/2LT-2PNL FIR EXTERIOR DOOR UNIT, 6 9/16" FRAMESAVER JAMBS NO BM, DBL BORED, BRZ ADJ SILL, ORB HINGES, LOW E TDL GLASS. RO 38 1/2" X 82 1/2"	0	2	EA	1064.0000	EA	2128.00
					Subtotal		2,128.00
					SC2 6.00%	Sales Tax	127.68
					Total		2,255.68

Buyer:

Signature

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

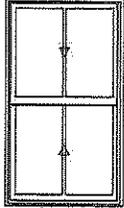
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5		TOTAL UNIT QTY: 12		EXT NET PRICE: USD 6,598.27		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A	Integrity	Wood-Ultrex Traditional Double Hung CN 3460 RO 34 3/4" X 60 3/8"	520.68	2	1,041.36
2	B	Integrity	Wood-Ultrex Traditional Double Hung CN 3060 RO 30 3/4" X 60 3/8"	500.65	2	1,001.30
3	C	Integrity	Wood-Ultrex Integrity Assembly RO 76 1/4" X 60 3/8"	1,069.78	1	1,069.78
4	D	Integrity	Wood-Ultrex Traditional Double Hung CN 3860 RO 38 3/4" X 60 3/8"	534.89	5	2,674.45
5	E	Integrity	Wood-Ultrex Traditional Double Hung CN 2636 RO 26 3/4" X 36 3/8"	405.69	2	811.38

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A	Net Price:		520.68
Qty: 2		Ext. Net Price:	USD	1,041.36



As Viewed From
The Exterior

CN 3460
 FS 33 3/4" X 59 7/8"
 RO 34 3/4" X 60 3/8"
Egress Information
 Width: 30 3/8" Height: 24 23/64"
 Net Clear Opening: 5.14 SqFt
Performance Information
 U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.48
 CPD Number: MAR-N-272-00544-00001
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-11
 LC-PG50 1054X2127 mm (41.5X75.7 in)
 LC-PG50 DP +50/-50
 FL 6525

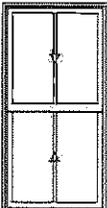
Stone White Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3460
 Rough Opening 34 3/4" X 60 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit: B	Net Price:		500.65
Qty: 2		Ext. Net Price:	USD	1,001.30



As Viewed From
The Exterior

CN 3060
 FS 29 3/4" X 59 7/8"
 RO 30 3/4" X 60 3/8"
Egress Information
 Width: 26 3/8" Height: 24 23/64"
 Net Clear Opening: 4.46 SqFt
Performance Information
 U-Factor: 0.28
 ENERGY STAR: N, NC

Stone White Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3060
 Rough Opening 30 3/4" X 60 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.48
 CPD Number: MAR-N-272-00544-00001
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-11
 LC-PG50 1054X2127 mm (41.5X75.7 in)
 LC-PG50 DP +50/-50
 FL 6525

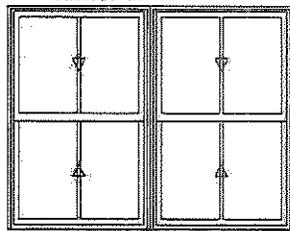
6 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: C	Net Price:		1,069.78
Qty: 1		Ext. Net Price:	USD	1,069.78



As Viewed From The Exterior

FS 75 1/4" X 59 7/8"
 RO 76 1/4" X 60 3/8"
Egress Information A1, A2
 Width: 34 3/8" Height: 26"
 Net Clear Opening: 6.21 SqFt
Performance Information A1, A2
 U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.48
 CPD Number: MAR-N-272-00544-00001
Performance Grade A1, A2
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-11
 LC-PG50 1054X2127 mm (41.5X75.7 in)
 LC-PG50 DP +50/-50
 FL 6525

Stone White Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 76 1/4" X 60 3/8"

Unit: A1
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3860
 Rough Opening 38 3/4" X 60 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

Unit: A2
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3860
 Rough Opening 38 3/4" X 60 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

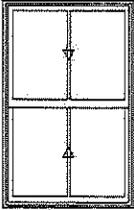
6 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: D	Net Price:		534.89
Qty: 5		Ext. Net Price:	USD	2,674.45



As Viewed From The Exterior

CN 3860
 FS 37 3/4" X 59 7/8"
 RO 38 3/4" X 60 3/8"
Egress Information
 Width: 34 3/8" Height: 26"
 Net Clear Opening: 6.21 SqFt
Performance Information
 U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.48
 CPD Number: MAR-N-272-00544-00001
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-11
 LC-PG50 1054X2127 mm (41.5X75.7 in)
 LC-PG50 DP +50/-50
 FL 6525

Stone White Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3860
 Rough Opening 38 3/4" X 60 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb

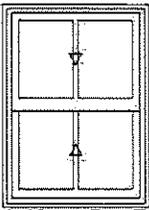
Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: E	Net Price:		405.69
Qty: 2		Ext. Net Price:	USD	811.38



As Viewed From The Exterior

CN 2636
 FS 25 3/4" X 35 7/8"
 RO 26 3/4" X 36 3/8"
Egress Information
 Width: 22 3/8" Height: 12 23/64"
 Net Clear Opening: 1.92 SqFt
Performance Information
 U-Factor: 0.28
 ENERGY STAR: N, NC

Stone White Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 2636
 Rough Opening 26 3/4" X 36 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb

Solar Heat Gain Coefficient: 0.28
Condensation Resistance: 56
Visible Light Transmittance: 0.48
CPD Number: MAR-N-272-00544-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-11
LC-PG50 1054X2127 mm (41.5X75.7 in)
LC-PG50 DP +50/-50
FL 6525

Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	6,598.27
6.000% Sales Tax: USD	395.90
Project Total Net Price: USD	6,994.17

Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	6,598.27
6.000% Sales Tax: USD	395.90
Project Total Net Price: USD	6,994.17

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT, SC 29907
 843-522-9994
 Fax: 843-522-9972



QUOTE

1508-178471 R2 PAGE 1 OF 6

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRCLE ST. HELENA SC 29920

JOB ADDRESS
DUKE STREET PROJECT DUKE STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	08/19/2015
EXPIRES ON	08/29/2015
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	BAMAYA
SALESPERSON	KWHISM
ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
REBAR5	CONCRETE REBAR #5-5/8"X20' GRADE 40/60	0	40	EA	6.9900	EA	279.60
	CONCRETE						279.60
MMIX80	MASONARY 80# SAKRETE "S" MORTAR STUCCO MIX	0	15	EA	5.6900	EA	85.35
	MASONARY						85.35
2412T1	FRAMING KDAT CLEAR "C"-2X4X12' ABV GRND	0	9	EA	14.6500	EA	131.85
54612T1C	KDAT SUPER SELECT-5/4X6X12' DECKING ABOVE GROUND	0	50	EA	15.1500	EA	757.50
TP48	TRT PICKET-1 1/4 X 1 1/4 X 48" EE	0	100	EA	1.2500	EA	125.00
2416S	SPF--2X4X16' #2 SPRUCE S4S	0	188	EA	5.2500	EA	987.00
STUD248	SPF--2X4X93" #2 SPRUCE STUD	0	160	EA	2.7000	EA	432.00
STUD268	SPF--2X6X93" #2 SPRUCE STUD	0	350	EA	4.5300	EA	1585.50
21014T2	#2 TRT-2X10X14'-ABOVE GROUND	0	32	EA	12.4900	EA	399.68
21014T2	#2 TRT-2X10X14'-ABOVE GROUND	0	15	EA	12.4900	EA	187.35
21010P	SYP--2x10x10' #2 SYP S4S	0	30	PC	6.9500	PC	208.50
21016P	SYP--2x10x16' #2 SYP S4S	0	30	PC	11.0900	PC	332.70
2616S	SPF--2X6X16' #2 SPRUCE S4S	0	70	EA	7.8500	EA	549.50
SOTRUS	FLOOR TRUSSES PER QUOTE# GCDSF 16" X 20' OPEN WEB FLOOR TRUSSES	0	1	EA	2056.8500	EA	2056.85
	FRAMING						7,753.43
						Subtotal	
						Sales Tax	
						Total	

Buyer:

Signature



QUOTE

1508-178471 R2 PAGE 2 OF 6

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRCLE ST. HELENA SC 29920

JOB ADDRESS
DUKE STREET PROJECT DUKE STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	08/19/2015
EXPIRES ON	08/29/2015
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	BAMAYA
SALESPERSON	KWHISM
ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
	RAFTERS						
2810P	SYP--2x8x10' #2 SYP S4S	0	15	PC	4.8700	PC	73.05
2814P	SYP--2x8x14' #2 SYP S4S	0	80	PC	6.3900	PC	511.20
	RAFTERS						584.25
	CLG JST						
COMMENT	CEILING JOIST	0					
21020P	SYP--2x10x20' #2 SYP S4S	0	26	PC	14.7900	PC	384.54
21220P	SYP--2x12x20' #2 SYP S4S	0	14	PC	32.9500	PC	461.30
	CLG JST						845.84
	HEADERS						
21012P	SYP--2x10x12' #2 SYP S4S	0	15	PC	8.3000	PC	124.50
21014P	SYP--2x10x14' #2 SYP S4S	0	2	PC	9.9200	PC	19.84
21020P	SYP--2x10x20' #2 SYP S4S	0	2	PC	14.7900	PC	29.58
21024P	SYP--2x10x24' #2 SYP S4S	0	2	PC	31.8500	PC	63.70
21218P	SYP--2x12x18' #2 SYP S4S	0	3	PC	22.0900	PC	66.27
1416P2	SYP--1x4x16' #2 SYP S4S	0	19	EA	5.4900	EA	104.31
	HEADERS						408.20
	PLYWOOD						
1532OSB	15/32 OSB--15/32X4X8 OSB (15/32)	0	120	EA	7.7500	EA	930.00
34GOLD	DOWN POUR--3/4x4X8 T&G OSB WEYER. EDGE GOLD (23/32)	0	50	PC	16.5500	PC	827.50
2936	SUBFLOOR ADH 29oz(SF450)	0	24	EA	5.1200	EA	122.88
	PLYWOOD						1,880.38
						Subtotal	
						Sales Tax	
						Total	

Buyer:

Signature

GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT, SC 29907
 843-522-9994
 Fax: 843-522-9972



QUOTE

1508-178471 R2 PAGE 3 OF 6

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRCLE ST. HELENA SC 29920

JOB ADDRESS
DUKE STREET PROJECT DUKE STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	08/19/2015
EXPIRES ON	08/29/2015
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	BAMAYA
SALESPERSON	KWHISM
ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
	INSULATION						
HOUSEWRAP	HOUSE WRAP-9'X150'GRAYCO PRIVATE LABEL HOUSEWRAP	0	2	EA	83.9900	EA	167.98
	INSULATION						167.98
	ROOFING						
F30	30# FELT--2 SQ/ROLL UNDERLAYMENT	0	9	ROL	15.1900	ROL	136.71
GAFHDWW	GAF TIMBERLINE HD WEATHERWOOD SHINGLE	0	60	BND	26.2500	BND	1575.00
	NO RETURN OR REFUND ON WET/DAMAGED/OPENED BUNDLES						
GAFHRWW	GAF SEAL-A-RIDGE W/WOOD H&R AR 25'	0	3	BND	34.7500	BND	104.25
	NO RETURN OR REFUND ON WET/DAMAGED/OPENED BUNDLES						
AV1050	6548 EC-ALUM VALLEY 10"X50'	0	1	ROL	19.6200	ROL	19.62
VF12	FLASHING VINYL 12" WASCO SEAL	0	1	ROL	35.5900	ROL	35.59
1051	1"PLASTIC CAP FELT NAILS 3000/BUCKE	0	3	EA	15.9700	EA	47.91
RV4	COBRA VENT III 4' RIDGE VENT	0	10	EA	6.3900	EA	63.90
	ROOFING						1,982.98
	EXT TRIM						
COMMENT	EXTERIOR TRIM	0					
CSSV16	VENTED 16" CEMENT SOFFIT SMOOTH 1/4X16"X12'	0	10	EA	20.8500	EA	208.50
PC16	PLYCEM TRIM--1X6X12' REVERSIBLE	0	20	EA	12.8500	EA	257.00
PC14	PLYCEM TRIM--1X4X12' REVERSIBLE	0	30	EA	8.1900	EA	245.70
PC110	PLYCEM TRIM--1X10X12' REVERSIBLE	0	20	EA	22.4900	EA	449.80
					Subtotal		
					Sales Tax		
					Total		

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QUOTE

1508-178471 R2 PAGE 4 OF 6

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CUSTOMER PO#	
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ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
PC16	PLYCEM TRIM--1X6X12' REVERSIBLE	0	10	EA	12.8500	EA	128.50
CSS714	CEMENT SMOOTH LAP--7 1/4X12' LAP	0	345	EA	4.6500	EA	1604.25
	EXT TRIM						2,893.75
	EAVE VENTS						
SOBM	24"W X 36"H TRT GABLE VENT WITH RADUS TOP/ SQUARE BACK	0	2	EA	121.4900	EA	242.98
54410TF	5/4 X 4 X 10' PRIMED TREATED PORCH	0	50	EA	15.3900	EA	769.50
	EAVE VENTS						1,012.48
	INT TRIM						
COMMENT	INTERIOR TRIM	0					
534UB	MDF 5 3/4 ULTRA SPEEDBASE 11/16 X 5 3/4	0	25	PC	16.4800	PC	412.00
	INT TRIM						412.00
	CROWN						
49FJ	#49 CROWN FJ PRIMED 9/16X3-5/8 16'S ONLY 16 - 16'		256	LFT	0.8000	LFT	204.80
	CROWN						204.80
	CASING						
RB3FJ17	RB3 CASING PRIMED FJ 1 1/16" X 3 1/2" - 17'	0	42	PC	20.6500	PC	867.30
1195SP	#1195 WINDOW STOOL CLEAR PINE 11/16"X 2 1/2"		50	LFT	1.1000	LFT	55.00
129SP	#129 SHOE MOULD CLEAR PINE 7/16X11/16		350	LFT	0.1700	LFT	59.50
					Subtotal		
					Sales Tax		
					Total		

Buyer:

Signature



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1508-178471 R2 PAGE 5 OF 6

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DUKE STREET PROJECT DUKE STREET BEAUFORT SC 29902 843-612-2657

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EXPIRES ON	08/29/2015
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CUSTOMER PO#	
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CASHIER	BAMAYA
SALESPERSON	KWHISM
ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
AS101	S101 25 1/2 X 54 -10 DISAP ATTIC STAIR	0	1	EA	190.8100	EA	190.81
233SP	#233 FULL ROUND 1-1/4"		80	LFT	0.9500	LFT	76.00
34MDF	3/4" F'BOARD--3/4X4X8 MDF PANEL	0	10	EA	30.0000	EA	300.00
	CASING						1,548.61
	INT DOORS						
COMMENT	DOORS ARE 4PANEL SOLID CORE SMOOTH, 4-9/16" FLAT FJ JB, NO CASING, OIL RUBBED BRONZE HINGES	0					
SODU	(PR1/6) 3/0 X 6/8 X 1-3/8" TFNB WITH BALL CATCHES	0	1	EA	247.0900	EA	247.09
SODU	2/4 X 6/8 X 1-3/8" RH	0	7	EA	125.8900	EA	881.23
SODU	2/6 X 6/8 X 1-3/8" LH	0	2	EA	125.8900	EA	251.78
	INT DOORS						1,380.10
	DRYWALL						
SODRY	1/2" X 4' X 12' REG SHEETROCK	0	120	EA	13.9500	EA	1674.00
	DRYWALL						1,674.00
	ROD SUPP						
COMMENT	ROD SUPPORTS	0					
SOMMW	16"W X 60"H X 1.25" CEDAR FJ RAISED PANEL SHUTTERS	0	5	PR	218.7900	EA	1093.95
489300	489300 S HOLDBACK BLK (PAIR)	0	5	1PR	5.4900	1PR	27.45
489200	489200 SHUTTER BLIND HINGE BLK FOR WOOD	0	5	2PR	19.8900	2PR	99.45
					Subtotal		
					Sales Tax		
					Total		

Buyer:

Signature

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1508-178471 R2 PAGE 6 OF 6

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STATION	CTBA
CASHIER	BAMAYA
SALESPERSON	KWHISM
ORDER ENTRY	BAMAYA
MODIFIED BY	BAMAYA

Item	Description	D	Quantity	U/M	Price	Per	Amount
	ROD SUPP						1,220.85
					Subtotal		24,334.60
					SC2 6.00%	Sales Tax	1,460.08
					Total		25,794.68

Buyer:

Signature





dovetail gray sw white dove bm exterior paint colors

BID SET



FRONT ELEVATION

INDEX OF DRAWINGS

- 0.1 COVER PAGE
- 1.1 FOUNDATION, 1ST & 2ND FLOOR PLANS
- 2.1 ELEVATIONS
- 3.1 ROOF PLAN, ELECTRICAL PLANS
- 4.1 DETAILS
- 5.1 ENGINEERS SPECIFICATIONS
- 5.2 ENGINEERS SPECIFICATIONS
- 6.1 SITE PLAN

GENERAL INFORMATION

SQUARE FOOTAGE	
FIRST FLOOR HEATED	: 673 SF
SECOND FLOOR HEATED	: 612 SF
TOTAL HEATED	: 1285 SF
FRONT PORCH	: 146 SF
REAR PORCH / STOR.	: 183 SF
TOTAL SQUARE FOOTAGE	: 1614 SF
CEILING HEIGHT	
FIRST FLOOR	: 9'-0"
SECOND FLOOR	: 9'-0"
OVERALL DIMENSIONS	
WIDTH	: 20'-0"
DEPTH	: 51'-8"

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Carl A. Brown, P.E.
SC# 25265

500 North Maitland Ave, Suite 101
Maitland, FL 32751
P: (321) 972-0491 x222 F: (407) 880-2309
E-mail: cbrown@fdseng.com

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DATE	REVISIONS DESCRIPTION	BY

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LOW COUNTRY RESIDENTIAL DESIGN



pcole@ColeDesignStudio.biz
www.ColeDesignStudio.biz
98 Wade Hampton Drive
Beaufort, SC 29907
843-525-1727

A PROFESSIONAL BUILDING DESIGNER
MEMBER OF THE AMERICAN INSTITUTE
OF BUILDING DESIGN



A CUSTOM RESIDENCE FOR:
PARADISE POINT CONSTRUCTION

1101 DUKE STREET
CITY OF BEAUFORT
BEAUFORT, SC 29902

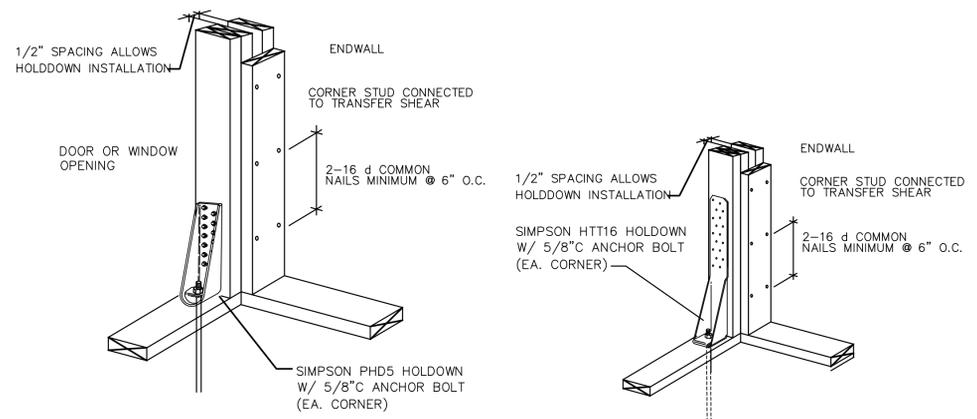
DATE 09-02-15

COMM. NO. RSI285PPC

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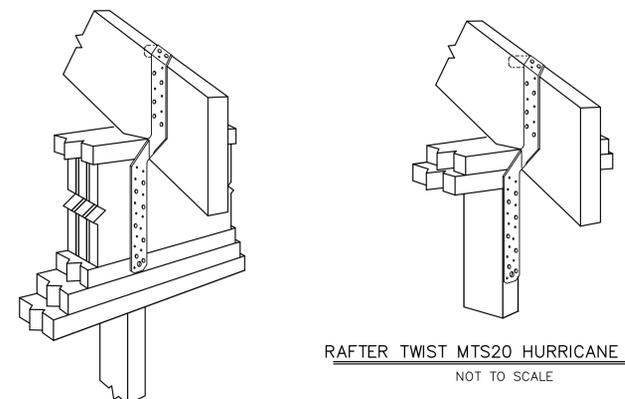
SCALE AS SHOWN

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OF SHEETS

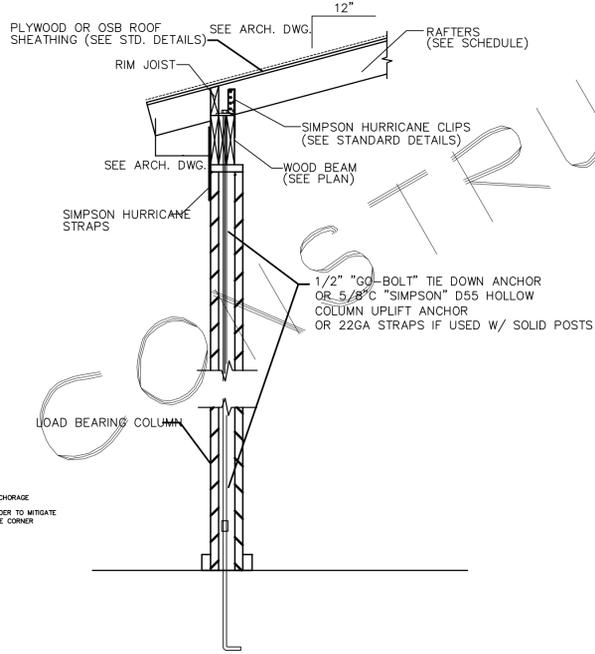


SINGLE HOLDDOWN AT CORNERS (MONOLITHIC SLAB)
NOT TO SCALE

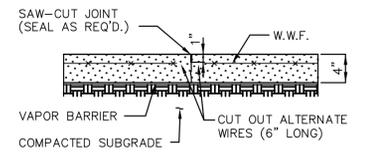
SINGLE HOLDDOWN AT CORNERS (MONOLITHIC SLAB)
NOT TO SCALE



TWIST STRAP MTS20
NOT TO SCALE

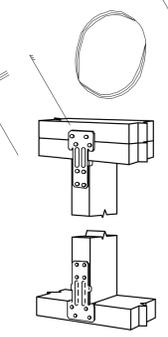


TYPICAL COLUMN ANCHORAGE DETAIL
NOT TO SCALE

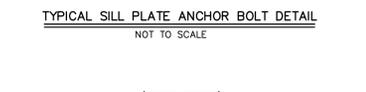
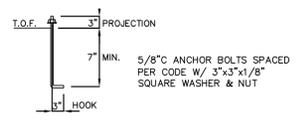
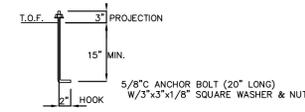


REPLACE FLOOR JOINT WITH COSTRUCTION JOINT AS REQUIRED FOR WORK SEQUENCE.

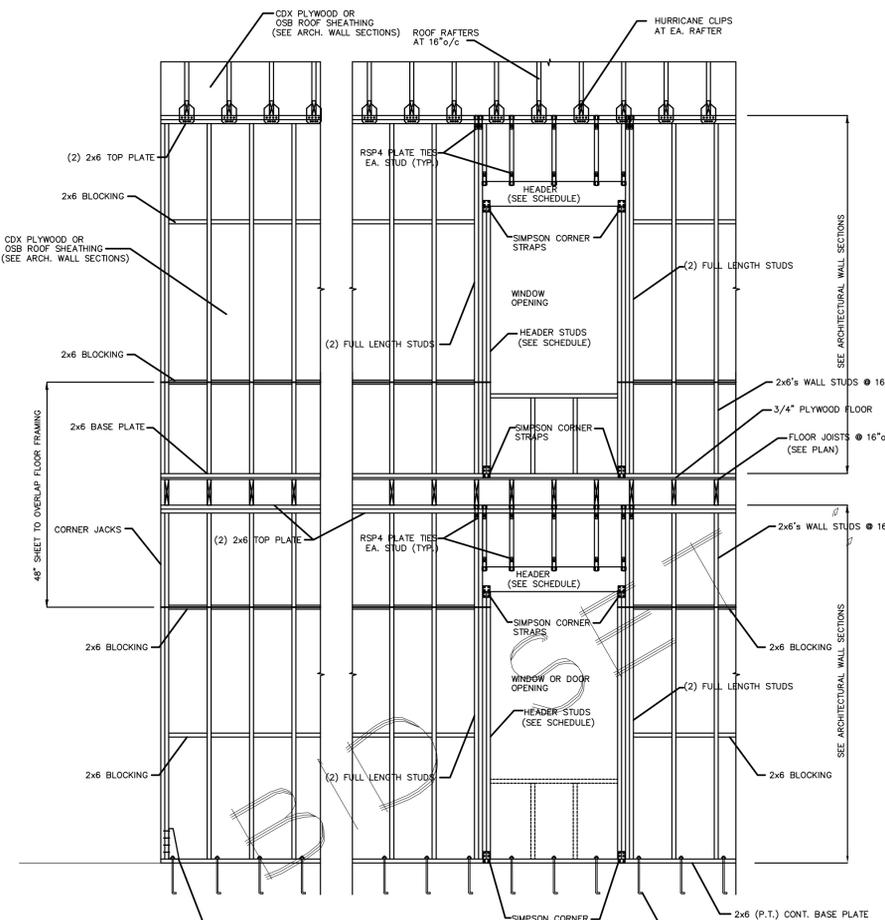
F.J. - TYP. CONTROL JOINT
NOT TO SCALE



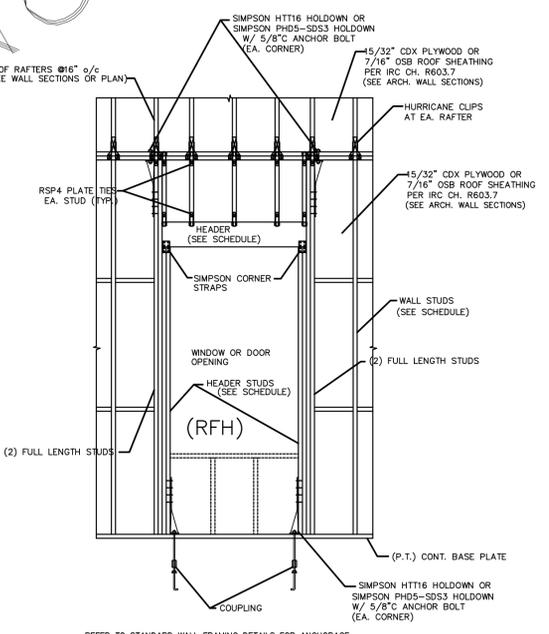
NOTE: MINIMUM EMBEDDED LENGTH OF ANCHOR BOLTS IS 7" PER CODE FOR SPACING NOT TO EXCEED 18" O/C. ANCHOR BOLTS PROVIDED WILL HAVE 15" EMBEDMENT WITH 32" O/C SPACING



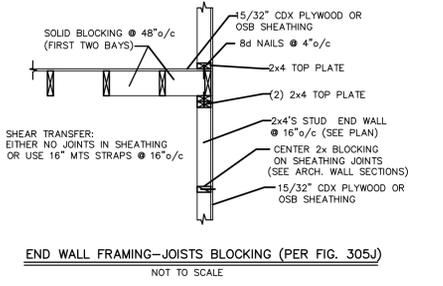
LOAD BEARING STUD WALL POST DETAILS
SCALE 3/4" = 1'-0"



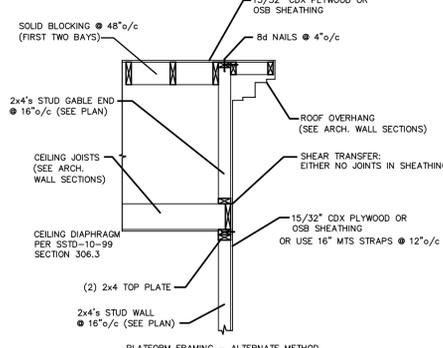
TYPICAL TWO STORY WALL ASSEMBLY DETAIL (2x6's WALL, CONCRETE SLAB)
NOT TO SCALE



(RFH) TYPICAL WOOD FRAMED STEEL PLATE SHEAR RESISTING RIGID FRAME IN 2x6 WALL
NOT TO SCALE



END WALL FRAMING-JOISTS BLOCKING (PER FIG. 305J)
NOT TO SCALE



PLATFORM FRAMING - ALTERNATE METHOD GABLE END WALL FRAMING (PER FIG. 305K)
NOT TO SCALE

THE CORNER STRAPS WILL BE: LSTA-9 STRAPS OR HH-6 CORNER CLIPS

SIMPSON HURRICANE CLIPS AT EA. RAFTER WILL BE:

(1) H10 CLIP PER RAFTER OR

(1) MTS-20 STRAP PER RAFTER OR

SIMPSON H2.5A HURRICANE CLIPS (ONE ON EA. SIDE - STAGGERED)

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)

(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS

(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS

(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

5/8" ANCHOR BOLTS SPACED PER CODE W/ 3"x3"x1/8" SQUARE WASHER & NUT WHEN UPLIFT CONNECTORS ARE PROVIDED AT EVERY FULL LENGTH STUD AND ARE CONTINUOUS FROM THE EXTERIOR WALL INTO THE FOUNDATION WALL. ANCHOR BOLT SPACINGS MAY BE INCREASED TO 3' O.C. FOR ONE STORY BUILDINGS.

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BY	
REVISIONS	
DESCRIPTION	
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COLE DESIGN STUDIO



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PARADISE POINT CONSTRUCTION

A CUSTOM RESIDENCE FOR:

1101 DUKE STREET
CITY OF BEAUFORT
BEAUFORT, SC 29902

DATE: 09-02-15

COMM. NO: RS1285PPC

DRAWN: RC CHECKED:

SCALE: AS SHOWN

OF SHEETS

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Carl A. Brown, P.E.
SC# 25265

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