

CODE INFORMATION (BASED ON 2012 IBC)

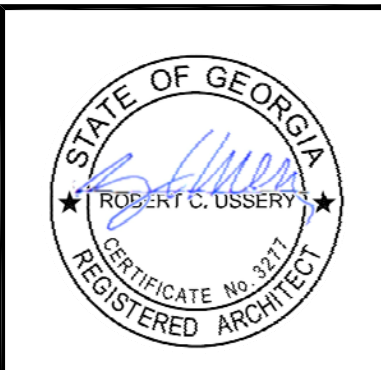
- USE AND OCCUPANCY CLASSIFICATION
 DWELLING UNITS RESIDENTIAL: GROUP - R2 (310.4)
 PUBLIC PARKING GARAGE- STORAGE: GROUP - S2 (311.3)
- CONSTRUCTION TYPE (SECTION 602.3)
 TYPE V-B - DWELLING UNITS - R2 (WITH AUTOMATIC 13R SPRINKLER SYSTEM)
 TYPE I-B - OPEN PARKING GARAGE - S2 (WITH AUTOMATIC 13R SPRINKLER SYSTEM)
- BUILDING HEIGHT (TABLE 503) -
 GROUP- R2 (allowable w/ sprinkler system) 3 STORIES / 60'
 GROUP- S2 (allowable w/ sprinkler system) 3 STORIES / 60'
 ACTUAL HEIGHT 4 STORIES / 49'
 510.4 PARKING BENEATH GROUP-R
 3 STORIES OF TYPE-VB, GROUP R, WITH SPRINKLER SYSTEM PERMITTED ABOVE 1 STORY, TYPE 1B, GROUP S2 PARKING GARAGE
- BUILDING AREA (TABLE 503) -
 GROUP- R2 (allowable per floor) 21,000 s.f.
 ACTUAL 4,955 s.f.
 GROUP S2 (allowable, open parking garage) 406.5.4 UNLIMITED s.f.
 ACTUAL 4,771 s.f.
 TOTAL BUILDING AREA (actual) 19,636 s.f.
- FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)
 TYPE I-B CONSTRUCTION (GROUP S2, PARKING GARAGE)
 A. STRUCTURAL FRAME 2HR(S)
 B. EXTERIOR BEARING WALLS 2 HR(S)
 C. INTERIOR BEARING WALLS 2 HR(S)
 D. EXTERIOR NON-LOAD BEARING WALLS 0 HR(S) table 602
 E. INTERIOR NON-LOAD BEARING WALLS 0 HR(S)
 F. FLOOR CONSTRUCTION 2 HR(S)
 G. ROOF CONSTRUCTION 1HR(S)
 TYPE V-B CONSTRUCTION (GROUP R, DWELLING UNITS)
 NO FIRE-RESISTANCE RATINGS REQUIRED FOR TYPE V-B CONSTRUCTION
- MIXED USE SEPARATION (IBC 508.4.4)-
 TABLE 508.4 GROUP-R2 TO GROUP-S2, 1-HOUR SEPARATION REQUIRED
- MISCELLANEOUS FIRE RATED CONSTRUCTION
 A. TENANT WALL FIRE PARTITION- 1 HOUR (708.3)
 B. HORIZONTAL ASSEMBLIES- 1 HOUR (711.3)
 C. EGRESS BALCONIES (1019.2) - TABLE 1018.1 OCCUPANT LOAD SERVED BY CORRIDOR LESS THAN 10, NO SEPARATION REQUIRED
 D. OPENINGS IN A FIRE PARTITION - TABLE 716.5 TYPE OF ASSEMBLY; FIRE WALL, REQUIRED WALL ASSEMBLY RATING OF 2 HOURS REQUIRES A MINIMUM FIRE DOOR RATING OF 1-1/2. ELEVATOR EQUIPMENT ROOM REQUIRED TO BE 1-1/2 HOUR RATED
 E. COMBUSTIBLE MATERIALS IN TYPE 1 & TYPE 2 CONSTRUCTION (603.1): FIRE RETARDANT TREATED WOOD PERMITTED IN NON BEARING PARTITIONS WHERE THE REQUIRED RATING IS 2 HOURS OR LESS
- DESIGN OCCUPANT LOAD (1004.1.1)
 RESIDENTIAL 11,140 sf / 200 sf per occ = 55.70
 PARKING GARAGE 4,771 sf / 200 sf per occ = 23.85
 TOTAL OCCUPANT LOAD 80 OCCUPANTS
- EGRESS
 A. COMMON PATH OF EGRESS TRAVEL - 75 FEET MAXIMUM, TABLE 1014.3
 B. UNIT EGRESS - ONE EXIT REQUIRED, MAXIMUM OCCUPANT LOAD 10, TABLE 1015.1
 C. EXIT ACCESS - 250 FEET MAX. EXIT ACCESS TRAVEL DISTANCE, TABLE 1016.2
- ELEVATOR
 A. VENTING - 3004.1 REQUIRED ELEVATOR PENETRATING MORE THAN THREE STORIES.
 B. ELEVATOR SHAFT WALLS SHALL BE 2-HOUR RATED - 713.4.
 C. ELEVATOR EQUIPMENT ROOM SHALL BE 2-HOUR RATED, HORIZONTAL & VERTICAL ASSEMBLIES - 3006.4
- ACCESSIBILITY
 A. THE PROPOSED BUILDING HAS 6 UNITS TOTAL THAT WILL BE SOLD TO INDIVIDUALS. AN ACCESSIBLE UNIT IS NOT REQUIRED, ALL UNITS TO BE TYPE "B" - 1107.6.2.2.2
 B. BALCONIES THAT ARE PART OF A TYPE "B" UNIT ARE NOT REQUIRED TO BE ACCESSIBLE 1107.4 EXCEPTION 2
 C. TABLE 1106.1 ACCESSIBLE PARKING REQUIRED 1, PROVIDED 1

GENERAL NOTES:

- SEAL ALL NON-FIRE RATED WALL PENETRATIONS WITH IDENTICAL MATERIAL USED TO CONSTRUCT THE WALL.
- SEAL ALL FIRE RATED PARTITIONS OR CEILINGS WITH U.L. ASSEMBLIES, CONTRACTOR TO SUBMIT FIRE RATED ASSEMBLY.
- SPRINKLER CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS AND SPECIFICATION FOR PROPOSED BUILDING. THE SUBMITTAL SHALL BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEAL BY A SOUTH CAROLINA REGISTERED ENGINEER.
- FIRE ALARM SYSTEM DRAWINGS TO BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION. SYSTEM DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE AUTHORITIES HAVING JURISDICTION.
- IF CONFLICT ARISES IN THE ENCLOSED DRAWINGS CONTACT THE ARCHITECT PRIOR TO PROCEEDING.
- PROVIDE WOOD BLOCKING AT ALL BATH ACCESSORY AND ADA GRAB BAR LOCATIONS.
- ALL WOOD MEMBERS, WOOD NAILERS, WOOD TRIM, WOOD BLOCKING...ETC. IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PROVIDE R-20 BATT INSULATION IN THE FLOOR CEILING ASSEMBLY. ALL INTERIOR WALLS SHALL RECEIVE SOUND ATTENUATION INSULATION.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR CENTER OF COLUMN TO FACE OF CONCRETE MASONRY UNIT.
- PROVIDE HURRICANE CLIPS AT ALL ROOF/JOISTS, FLOOR JOISTS, FLOOR TO WALL FRAMING, AND FLOOR FRAMING TO FOUNDATION. HURRICANE CONNECTIONS SHALL BE ACCORDANCE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ADA SIGN SHALL BE MOUNT ON THE OUTSIDE WALL OF THE ELEVATOR. SIGN SHALL MANUFACTURED FOR EXTERIOR USE.
- REINFORCEMENT BLOCKING SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS. TYPICAL AT ALL NON-ADA BATHROOMS.
- VERTICAL TRANSITION IN THE ACCESSIBLE ROUTE TO EXISTING GRADE OR PROPOSED SIDEWALKS, EXTERIOR DOOR OR PROPOSED PAVING SHALL NOT EXCEED 1/2" MAX. WITH A MAXIMUM VERTICAL TRANSITION OF 1/4" IF THE TRANSITION IS 1/2" IT MUST BEVELED AT 1:2
- LANDINGS AT ALL RAMPS & STAIRS SHALL NOT EXCEED 1:48 RUNNING SLOPE & 1:48 CROSS SLOPE
- ALL NEW WORK SHALL MEET THE REQUIREMENTS OF THE DEPARTMENT OF JUSTICE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN"
- AutoCADD FILES WILL BE MADE AVAILABLE UPON REQUEST

LEGEND:

- INDICATES 8" CMU WALL, SEE STRUCTURAL FOR REINFORCING
- INDICATES 2X6 STUD WALL
- INDICATES 2X4 STUD WALL
- INDICATES 16X16 CONCRETE COLUMN, SEE STRUCTURAL
- HATCH INDICATES DROP SOFFIT - GYPBOARD
- C.J. CONTROL JOINT - 1/8" X 1-1/2"
- FDC FIRE DEPARTMENT CONNECTION
- (14) DOOR NUMBER
- (A) WINDOW MARKER
- (3/26.0) SECTION MARKER
- (1/A6.1) SECTION / DETAIL KEY NOTE
- (1) INTERIOR ELEVATION NUMBER



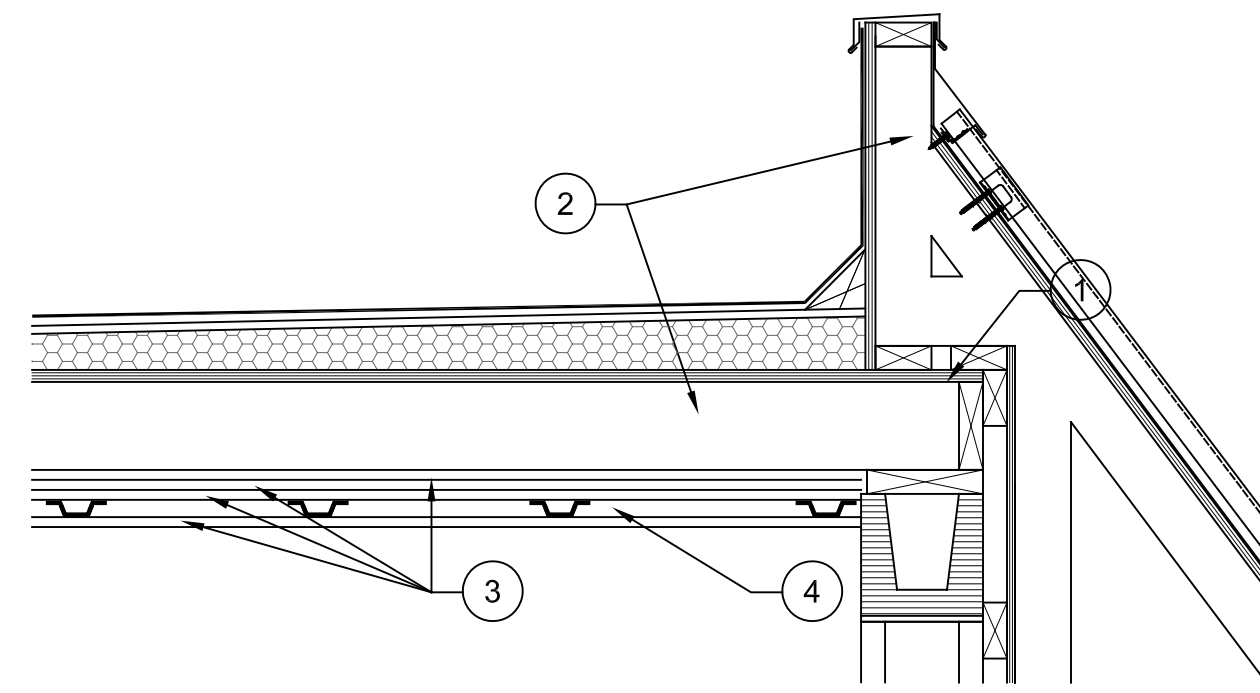
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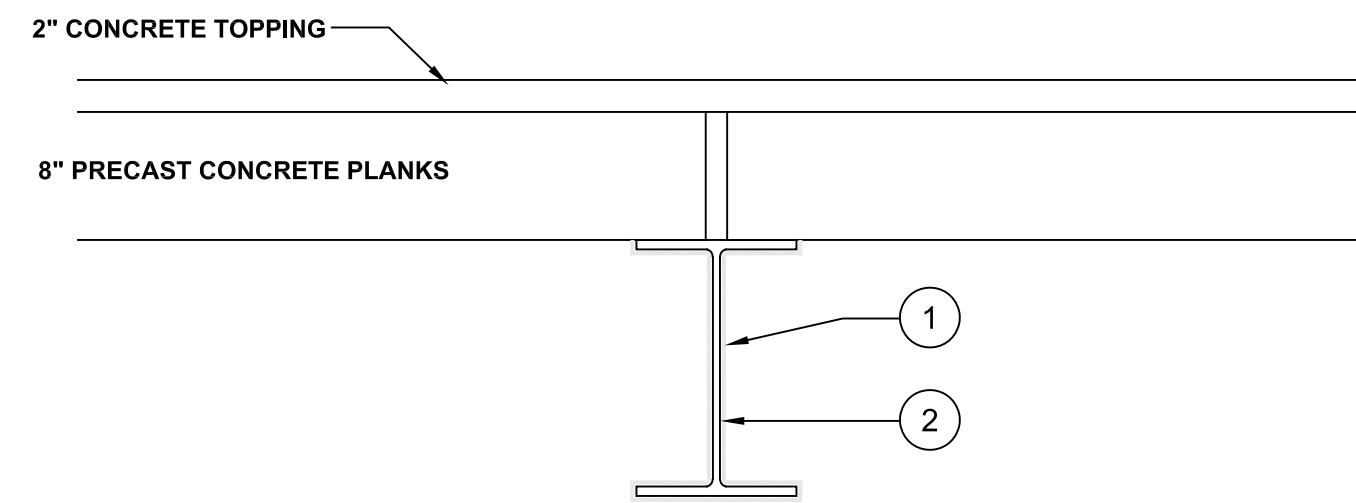
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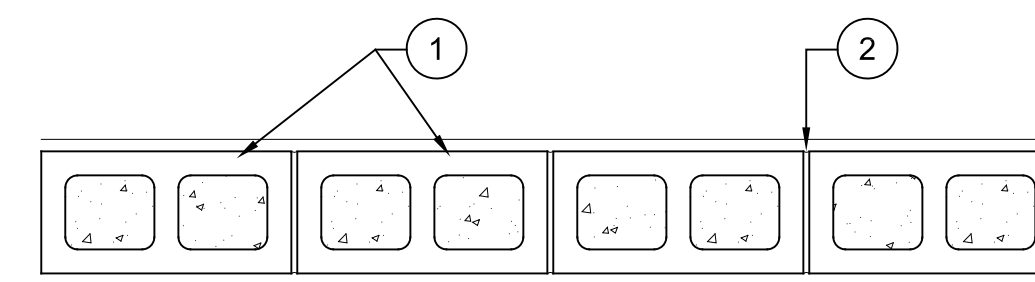
UL DESIGN NO. L556
 2 HOUR ROOF CEILING ASSEMBLY, SEE UL DESIGN L556 FOR ADDITIONAL INFORMATION
 * SEE ARCHITECTURAL WALL SECTIONS FOR ADDITIONAL INFORMATION

- Subflooring** — Min 23/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered. Plywood or panels secured to wood trusses (Item 2A) with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Construction adhesive conforming to APA specification AFG-01 applied in 1/4 in. diam beads on top of trusses and to grooved edges of plywood or panel. Plywood or panels secured to steel joists (Item 2B) with 1-5/8 in. long No. 10 steel screws spaced 12 in. OC along each joist.
- 2A. Structural Wood Members** — As an alternate to item 2, Nominal 2 by 8 or nominal 2 by 10 in. wood joists spaced 24 in. OC, firestopped or min. 18 in. deep parallel chord trusses spaced a max 24 in. OC fabricated from nom 2 by 4 in. lumber with lumber oriented either vertically (2A) or horizontally (2B). Truss members secured together with No. 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split-tooth-type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.
- Gypsum Board*** — Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501 or G512. Four layers of nom 5/8 in. thick, 4 ft wide gypsum board. First three layers installed with long dimension perpendicular to bottom chord of structural members. Adjacent butt joints staggered approximately 4 ft OC. Overlapping layers installed so that edges and butt joints offset min 10 in. from previous layer. Base layer fastened to bottom chord of structural members with 1-1/4 in. long Type W or S-12 steel screws spaced 12 in. OC. Second layer secured to bottom chord of structural members with 2 in. long Type S or S-12 steel screws spaced 12 in. OC. Third layer secured to bottom chord of structural members with 2-1/2 in Type S or S-12 steel screws spaced 12 in. OC. Fourth layer secured to resilient channels with 1-1/8 in. long Type S steel screws spaced 12 in. OC. Screws to be spaced 1/2 in. from butted end joints and 1 in. from side joint
- Resilient Channels** — Hat shaped channels formed from No. 26 MSG galv steel spaced 24 in. OC perpendicular to structural wood members. Channels secured to bottom chord of structural member through third layer of gypsum board with 2-1/2 in. Type S or S-12 steel screws spaced 12 in. OC.



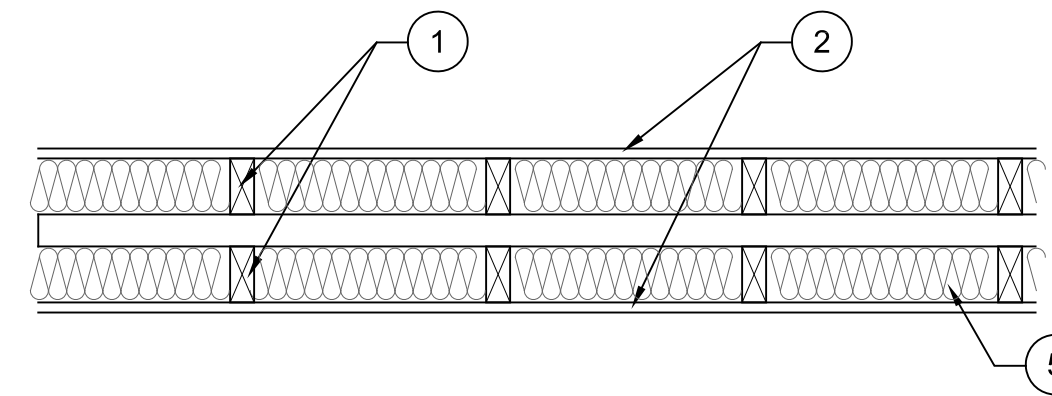
UL DESIGN NO. D990
 2 HOUR RESTRAINED BEAM ASSEMBLY, SEE UL DESIGN D990 FOR ADDITIONAL INFORMATION
 * SEE ARCHITECTURAL WALL SECTIONS FOR ADDITIONAL INFORMATION

- MASTIC & INTUMESCENT COATING** — Mastic coating spray or brush applied in accordance with manufacturers instructions to the minimum dry film thickness of 0.052" for a 2-hour rating. The 0.052" thickness does not include primer thickness. Thickness value taken from a table by Hilti construction chemicals, Div of Hilti INC
- PRIMER COATING** — 60 micron (2 mil) thickness of a two component epoxy primer or 60 micron (2 mil) thickness of an alkyd primer or 60 micron (2 mil) thickness of an acrylic primer or 60 micron (2 mil) thickness of a polyurethane primer



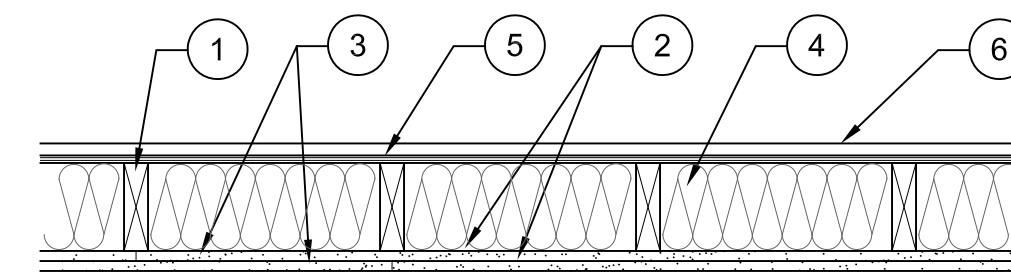
UL DESIGN NO. U905
 2 HOUR BEARING WALL, SEE UL DESIGN U905 FOR ADDITIONAL INFORMATION

- CONCRETE BLOCK** — Various designs, Classification D-2 (2 hr) see UL Concrete Blocks category for list of eligible manufacturers.
- MORTAR** — Blocks laid in full bed of mortar, nom. 3/8" thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50% hydrated lime (by cement volume). Vertical staggered joints.
- PORTLAND CEMENT STUCCO** — Add 1/2 hour to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face of opposite framing to achieve a max. classification of 1-1/2 hour. Attached to concrete blocks.



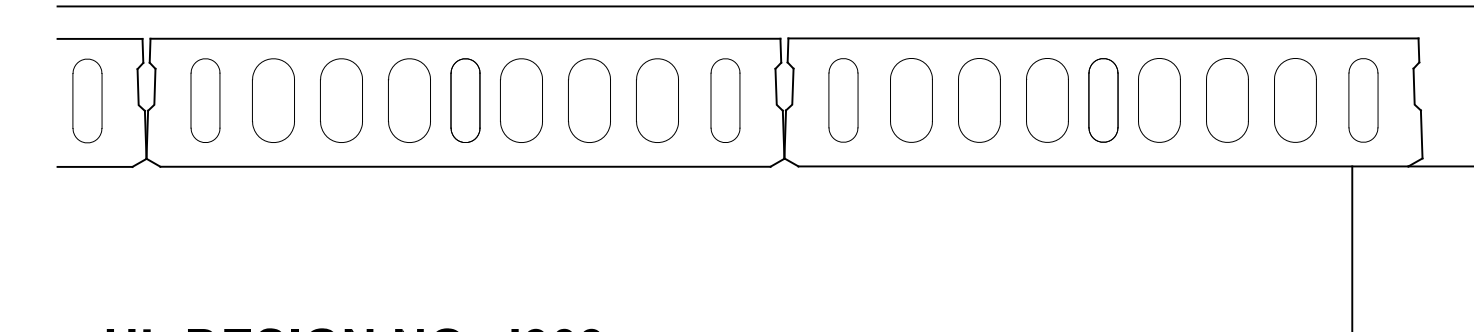
UL DESIGN NO. U341
 1 HOUR PARTITION ASSEMBLY, SEE UL DESIGN U341 FOR ADDITIONAL INFORMATION

- WOOD STUDS** — Nom 2 by 4 in., spaced 16 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.
- GYPSUM BOARD** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick 4 ft wide. Gypsum board or lath applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
- JOINTS AND NAILHEADS** — Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape
- BATTS AND BLANKETS** — 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.
- NON-BEARING WALL PARTITION INTERSECTION** — (Optional not shown) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.



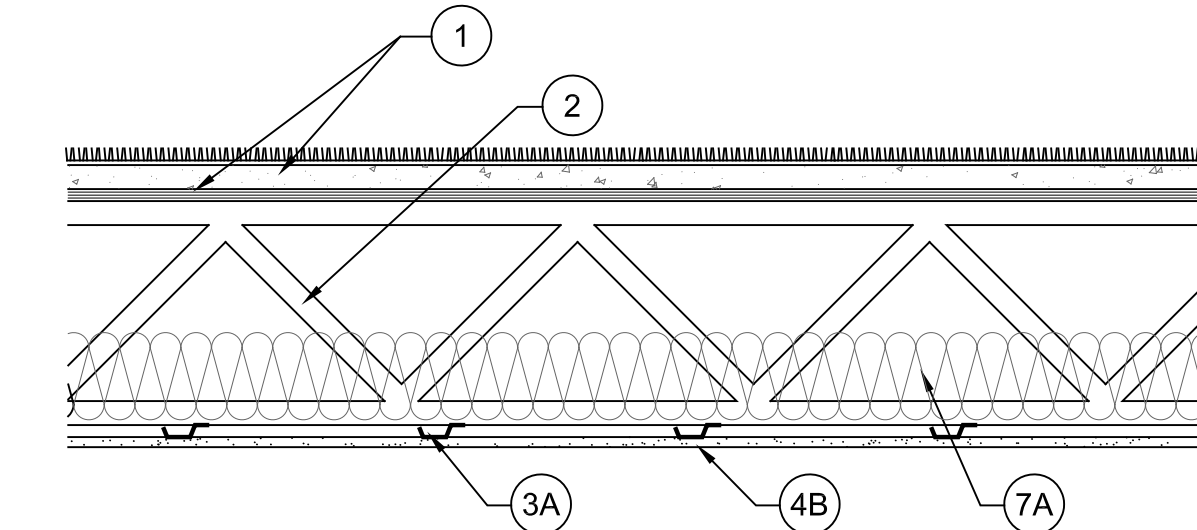
UL DESIGN NO. U349
 2 HOUR EXTERIOR BEARING WALL, SEE UL DESIGN U349 FOR ADDITIONAL INFORMATION

- WOOD STUDS** — Nom 2 by 4 in., spaced 16 in. OC in with two 2 by 4 top and one 2 by 4 bottom plates. As an option, nom 2 by 6 in., spaced 24 in. OC with two 2 by 6 top and one 2 by 6 bottom plates may be used in lieu of 2 by 4 studs and plates. Studs effectively fire stopped.
- GYPSUM BOARD*** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft. wide, two layers applied vertically. Base layer nailed to wood studs and bearing plates 6 in. OC, with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam, and 1/4 in. diam. head. The face layer, with joints staggered from base layer, nailed to the studs and bearing plates over the base layer, 8 in. OC, with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam. head. For securement to steel studs and track, 1 in. long Type S or S-12 steel screws to be used to install the base layer and 1-5/8 in. long Type S or S-12 steel screws to be used to install the face layer. Spacing of screws that same as described for nails. See UL listing for approved gypsum board products.
- JOINTS AND NAILHEADS** — Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound.
- GLASS FIBER INSULATION** — (As an alternate to Item 4 when wood studs are used to frame the wall) — Faced or unfaced glass fiber bats 3-1/2 in. thick, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing may be used. If 2 by 6 in. studs (Item 1) are used, min. 5-1/2 in. of unfaced glass fiber bats, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness. See Batts and Blankets* (BZJZ) category for names of Classified manufacturers.
- BUILDING UNITS*** — Building units nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC, on the perimeter and 12 in. OC, in the field. When steel studs are used min. 1-7/8 in. long steel screws installed 6 in. OC on the perimeter and 12 in. OC in the field. LOUISIANA-PACIFIC CORP — Type LP FlameBlock 2-Side
- EXTERIOR FACINGS** — Installed in accordance with the manufacturer's Installation Instructions.



UL DESIGN NO. J909
 3 HOUR FLOOR CEILING ASSEMBLY, SEE UL J909 DESIGN FOR ADDITIONAL INFORMATION

- CONCRETE TOPPING** — 3000 psi compressive strength, 2" of normal weight concrete
- PRECAST CONCRETE UNITS** — light weight aggregate, cross-section similar to above drawing
- MIN. BEARING** — 1-1/2"
- GROUT** — sand cement grout, 3500 psi. Grout stop used to keep grout from bottom 3-1/8" joint. Weld tie plates instead of or in conjunction with grout.
- CLEARANCE** — Between slabs at bottom full length of joint, 1/8" min. 1/4" max

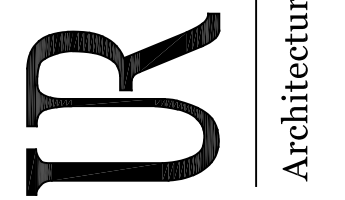


UL DESIGN NO. L528
 1 HOUR FLOOR CEILING ASSEMBLY, SEE UL L528 DESIGN FOR ADDITIONAL INFORMATION
 * SEE ARCHITECTURAL SECTIONS FOR ADDITIONAL INFORMATION

- SUBFLOORING** — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 3 to 7 gal of water to 80 lbs of floor topping mixture to 1.0 to 2.1 cu ft of sand. MAXXON CORP — Types D-C, GC, GC2000, L-R, T-F, CT
- TRUSSES** — Parallel chord trusses, spaced a max 24 in. OC, fabricated from nom 2 by 4 in. lumber with lumber oriented vertically or horizontally. Min truss depth is 12 in. when item 9 is not employed. Min truss depth is 18 in. when item 9 is employed. Truss members secured together with min No. 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split-tooth-type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.
- 3A. RESILIENT CHANNELS** — Resilient channel formed from No. 26 MSG galv steel, spaced 16 in. OC perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long No. 6 Type S bugle head steel screw. Channels overlapped at splices 4 in. Two resilient channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.
- 4B. GYPSUM BOARD*** — For use when **Batts and Blankets*** (Item 7A) and Resilient Channels (Item 3G) are used. Nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimension perpendicular to resilient channels. Nom 1 in. long No. Type S bugle head screws are driven through channel spaced 8 in. OC. End joints of gypsum board similarly fastened to additional resilient channels positioned at end joint locations.
- FINISHING SYSTEM** — (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.
- 7A. BATTS AND BLANKETS*** — For Use With Items 3G and 4B - Glass fiber insulation draped over the resilient channel/gypsum panel ceiling membrane. Max. 3-1/2 in. thickness of glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance having a min. density of 0.5 pcf.
- AIR DUCT*** — (Optional) — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
- CEILING DAMPER*** — (Optional. To be used with Air Duct Item 83.) — For use with min. 18 in. deep trusses. Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. An aluminum or steel grille (Item 10) shall be installed in accordance with installation instructions.



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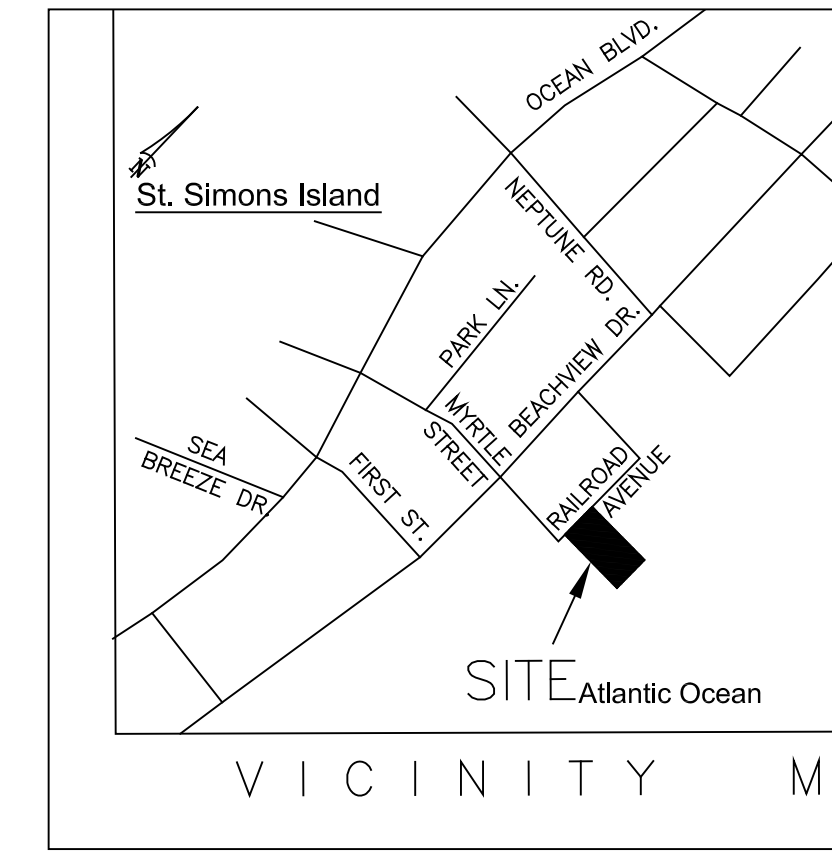
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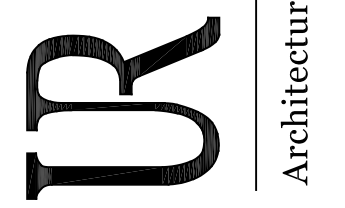
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SHORE PROTECTION ACT JURISDICTION LINE (SEE NOTE 2B)

POSTELL AVE. 100' R/W
(ALSO KNOWN AS RAILROAD AVENUE)
CENTERLINE OF ROAD



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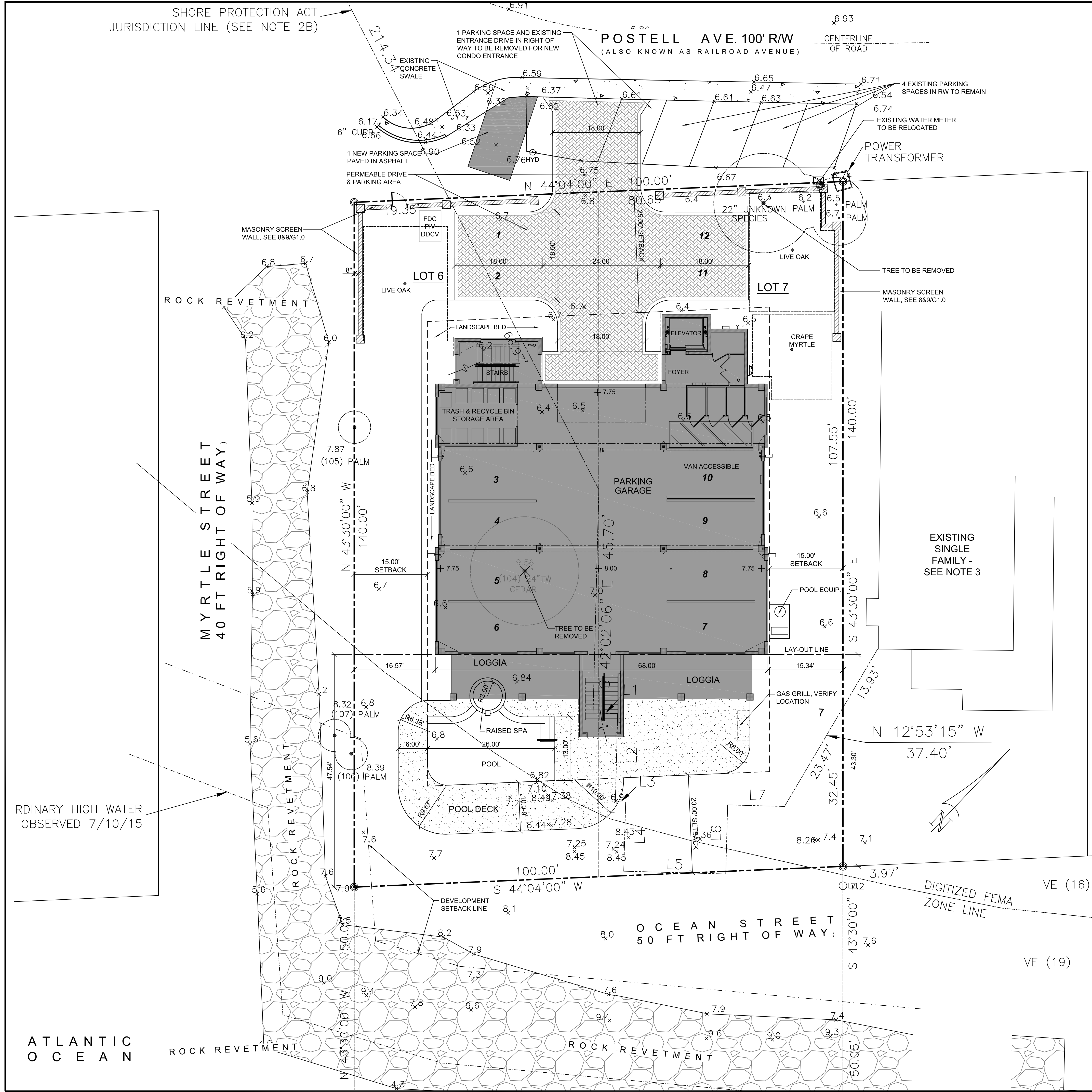


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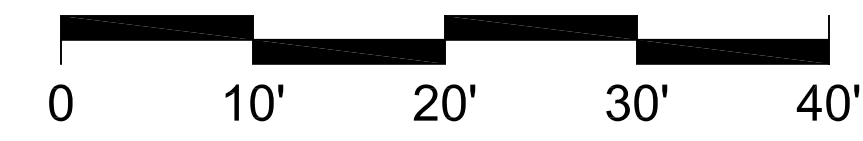
SITE NOTES:

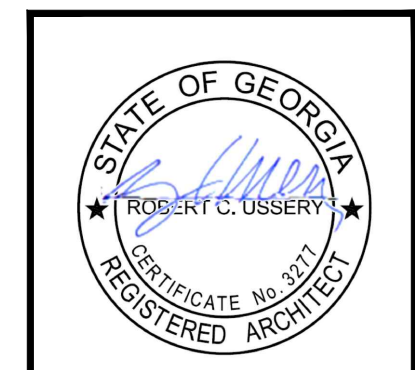
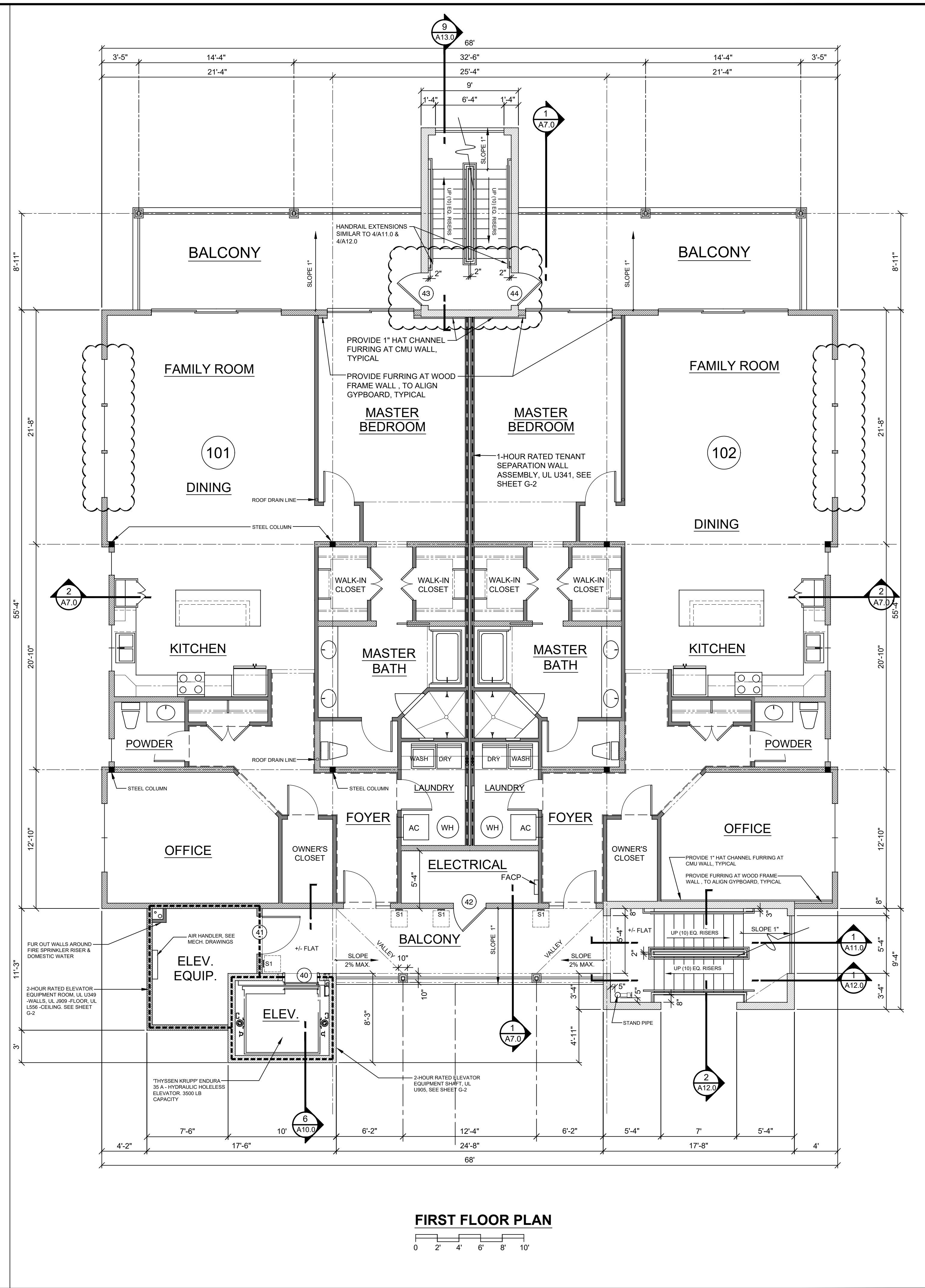
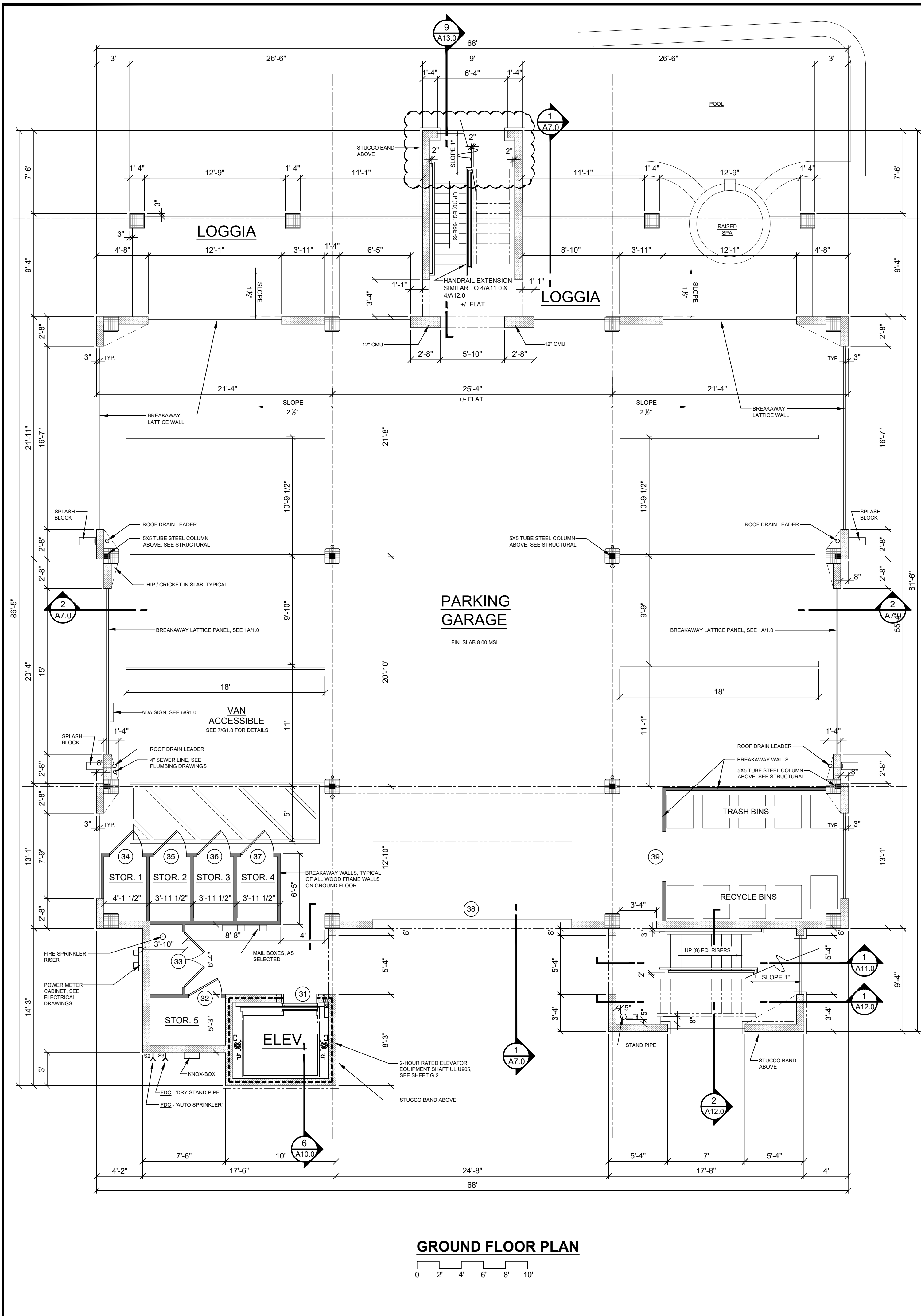
- EXISTING RESIDENCE AT SITE TO BE DEMOLISHED, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
- THE DNR SHORE PROTECTION PERMIT PLACARD #451 SHALL BE POSTED AT THE WORK SITE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 2 LIVE OAKS AND 1 CRAPE MYRTLE SHOWN ON SITE PLAN ARE TREES REQUIRED TO BE PLANTED PER THE GLYNN COUNTY ZONING ORDINANCE
- SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE WORK, GRADING, AND DETAILS
- CONTRACTOR TO VERIFY JOB TRAILER LOCATION AND BUILDING MATERIAL LAY DOWN AREA PRIOR TO CONSTRUCTION
- POOL DECK MATERIAL AS SELECTED BY OWNER. MATERIAL SELECTION SHALL BE SUBMITTED TO THE DNR FOR REVIEW PRIOR TO INSTALLATION ALONG WITH THE LANDSCAPE PLAN
- A LANDSCAPE PLAN SHALL BE PROVIDED TO THE DNR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, THE LANDSCAPE PLAN SHALL FOLLOW THE APPROVED DNR SITE PLAN DATED 7-28-16, SEE DNR PERMIT #451.
- PERMEABLE PAVER DRIVEWAY AND ENTRANCE AS SELECTED BY OWNER
- A 6 FOOT HIGH CHAIN LINK TEMPORARY CONSTRUCTION FENCE SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION, SEE DNR LETTER OF PERMISSION AND FENCE SITE PLAN DATED MAY 23RD

SURVEY NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAT, SEE NOTE 2.
- SURVEY REFERENCE:
A. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'LOTS 6 & 7, BLOCK B, ARNOLD SUBDIVISION', DATED 12/14/99, LAST REVISED 11/30/06.
B. SURVEY BY C. TEPPLE HILL, GA. R.L.S. # 3081, TITLED 'LOT 6 & LOT 7, BLOCK B, ARNOLD SUBDIVISION', DATED 7/21/15.
- FIELD EQUIPMENT USED FOR THIS PLAT: LEICA TS-12.
- THIS SURVEY IS BASED ON FIELD WORK COMPLETED ON 11/29/16. SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE AFTER THIS DATE.
- THE FIELD DATA UPON WHICH THIS PLAT WAS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES METHOD.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE GIS WEBSITE INDICATES THE CURRENT OWNER IS DIANA VINYARD (D.B. 3633, PG. 175).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0244F, DATED 9/6/06, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES 'VE(EL-16)' & 'VE(19)', WHICH IS IN A SPECIAL FLOOD HAZARD AREA.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- VERTICAL DATUM IS NAVD-88 AND WAS ESTABLISHED BY RTK-GPS TECHNOLOGY USING A TRIMBLE 5800 RECEIVER AND EGPS SOLUTIONS.
- IMPROVEMENTS SHOWN ON LOTS 6 & 7 WERE TAKEN FROM SURVEY REFERENCE 2A & 2B. NO ADDITIONAL FIELDWORK PERFORMED AT THIS TIME TO VERIFY EXISTING IMPROVEMENTS SHOWN.
- SURVEY INFORMATION WAS LAST REVISED BY SHUPE SURVEYING COMPANY ON 4/25/17.

SITE PLAN





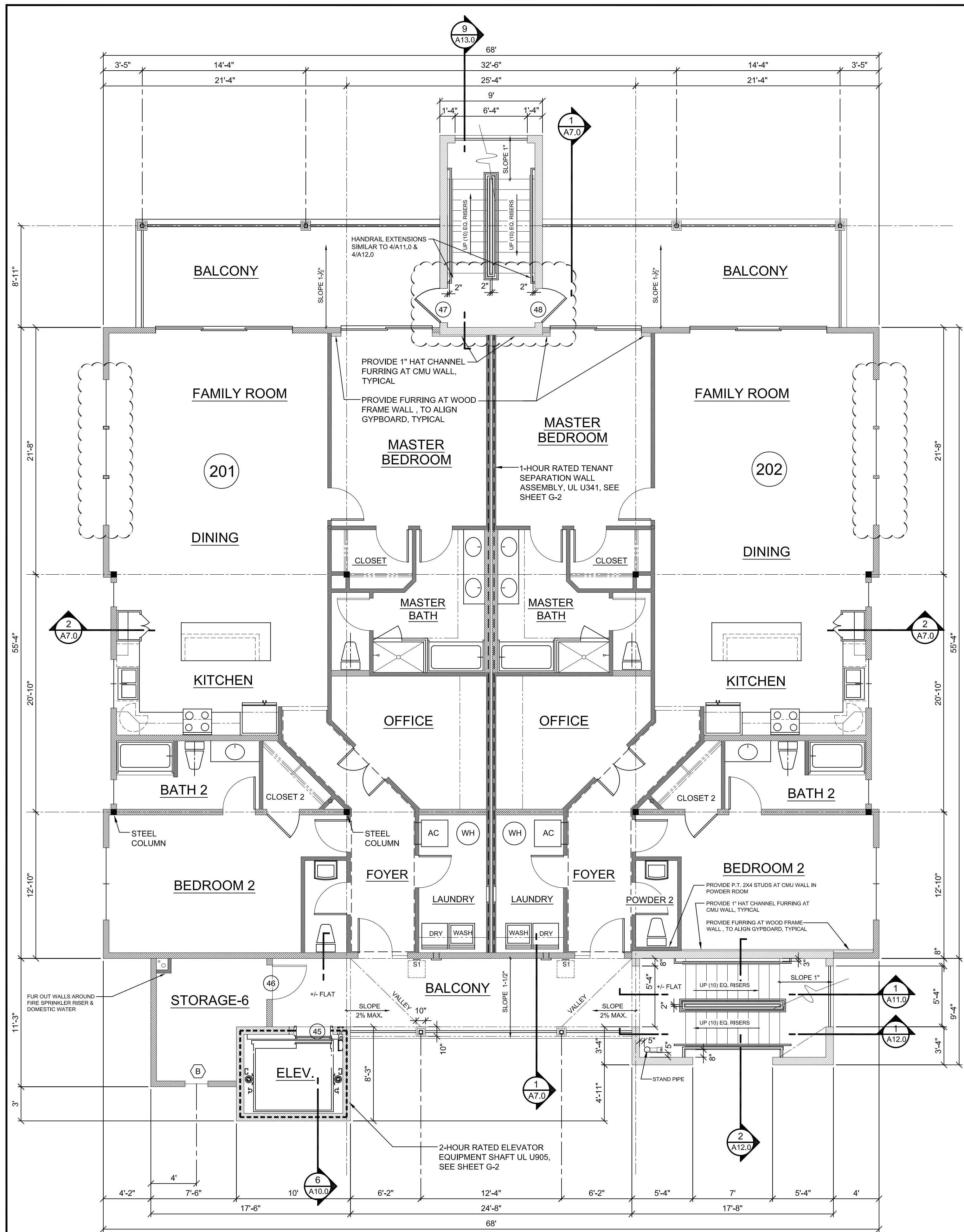
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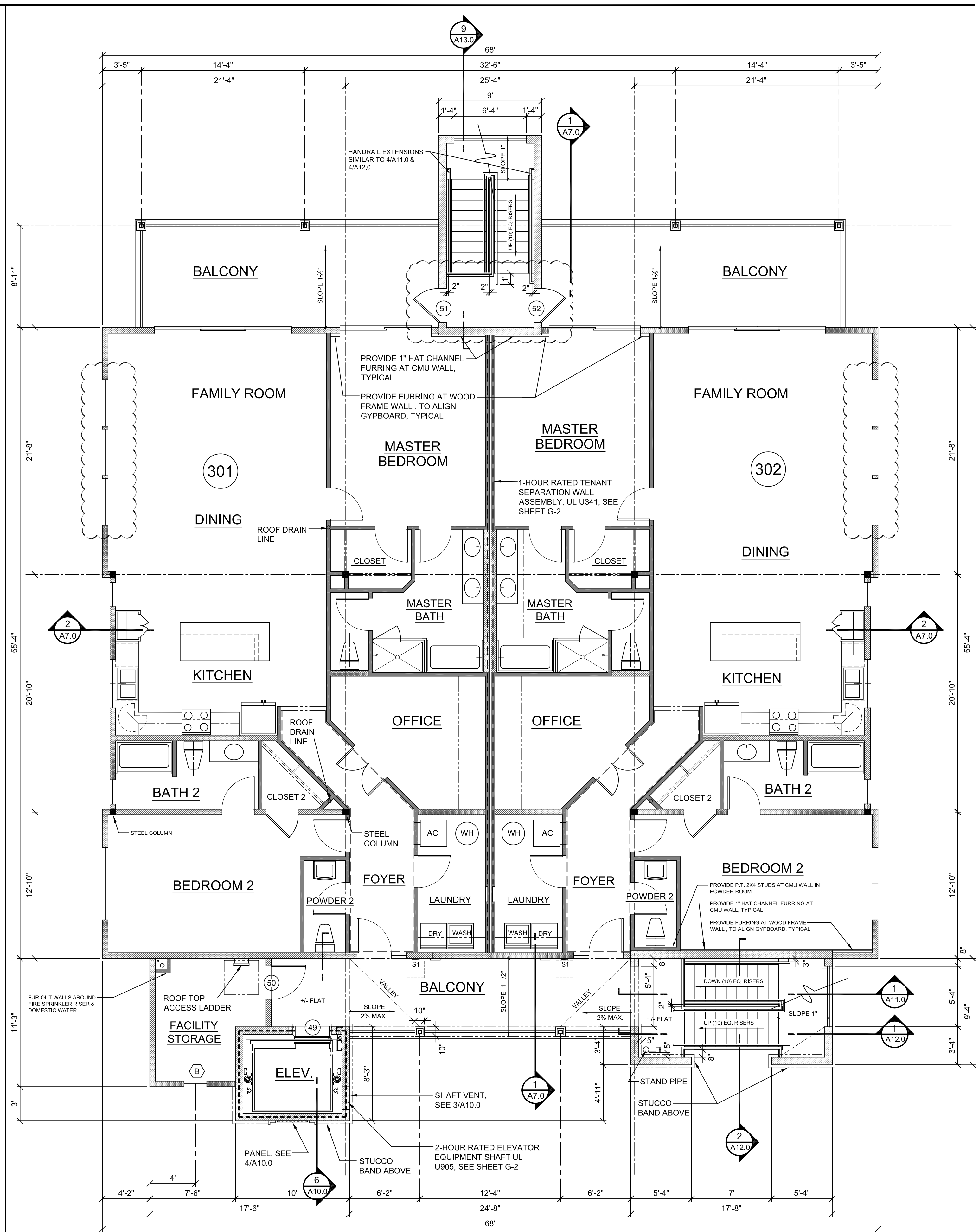
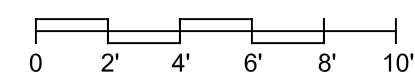
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7-27-18	REVISION 3

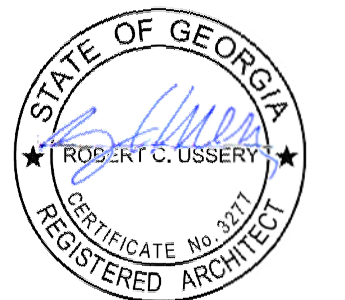
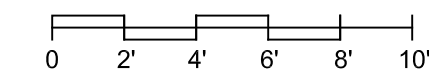
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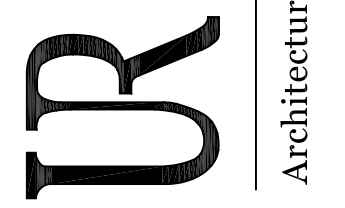
SECOND FLOOR PLAN



THIRD FLOOR PLAN



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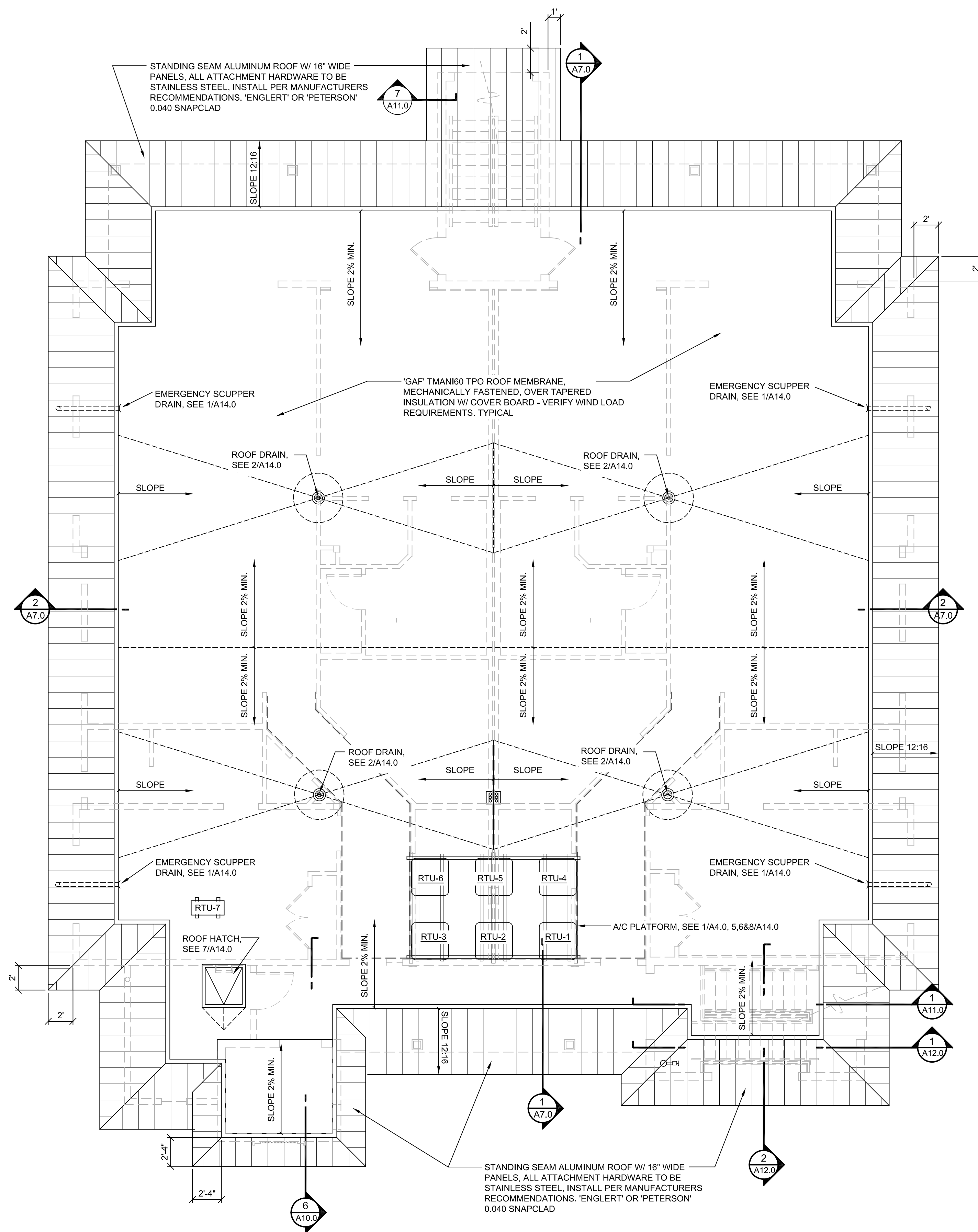
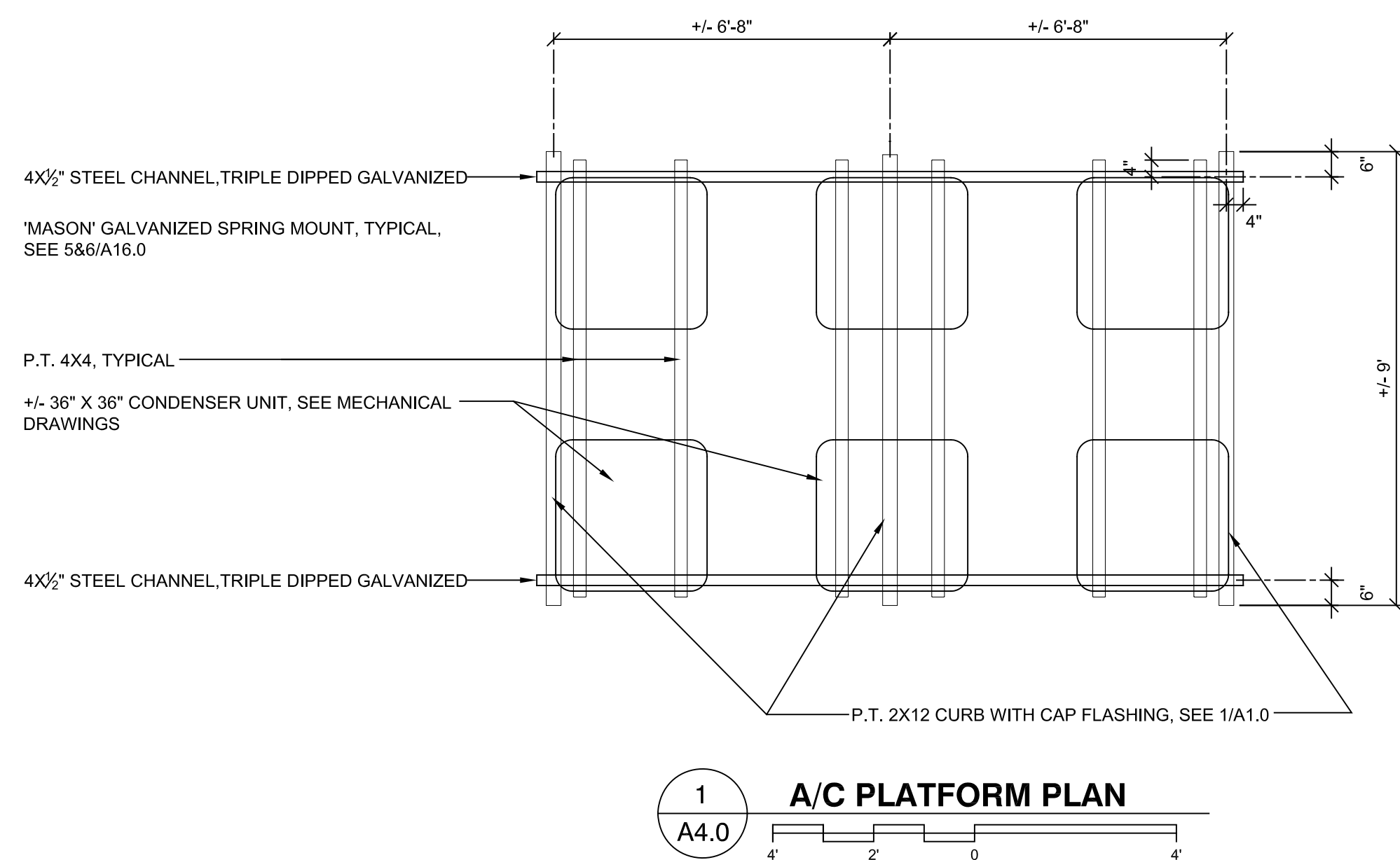
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ROOF SPECIFICATIONS 'GAF' TMANI60

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	'ENERGYGUARD' TAPERED POLYISO ROOF INSULATION ASTM C-1289	½" TAPERED	LOOSE LAID	PER 'GAF' REQUIREMENTS
ROOF BOARD	½" 'DENSDECK' ROOF BOARD ASTM C-1177	(1) LAYER	'DRILL-TEC' #12 STANDARD FASTENERS & 3" STANDARD PLATES	(6) FASTENERS PER 4'X8' BOARD
SINGLE PLY MEMBRANE	'EVERGUARD' TPO 60 MIL ASTM D-6878	(1) PLY	'DRILL-TEC' #14 HD FASTENERS & 2" DOUBLE BARBED XHD PLATES	6" O.C. WITHIN 5' WIDE LAPS SPACED 55" O.C. AND SEALED WITH A 1.75" HEAT WELD
FLASHING MEMBRANE	'EVERGUARD' TPO 60 MIL ASTM D-6878	(1) PLY	'EVERGUARD' TPO 1121 BONDING ADHESIVE	60 SQ/FT PER GALLON ADHESIVE IS APPLIED TO BOTH THE SUBSTRATE SURFACE AND THE UNDERSIDE OF MEMBRANE
GUARANTEE	'WEATHERSTOPPER' 'EVERGUARD' 'DIAMOND PLEDGE' NDL ROOF GUARANTEE	(20) YEARS		GUARANTEE FEE APPLICABLE

NOTES:

1. ALL 'GAF', 'MWELD', 'MATRIX', 'MAJORSEAL', AND 'METALASTIC' ACCESSORIES SHALL BE USED WHERE APPLICABLE
2. THIS SYSTEM SHALL BE INSTALLED BY A 'GAF', 'MASTER OR MASTER SELECT' CONTRACTOR
3. VERIFY ROOF SYSTEM TO MEET UPLIFT REQUIREMENTS LISTED ON STRUCTURAL DRAWINGS
4. INSTALL PER MANUFACTURERS RECOMMENDATIONS



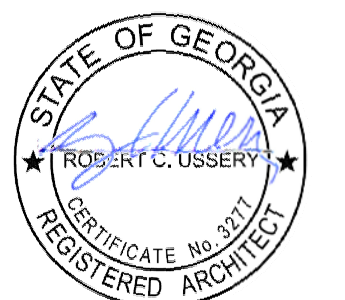
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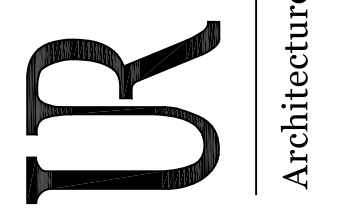
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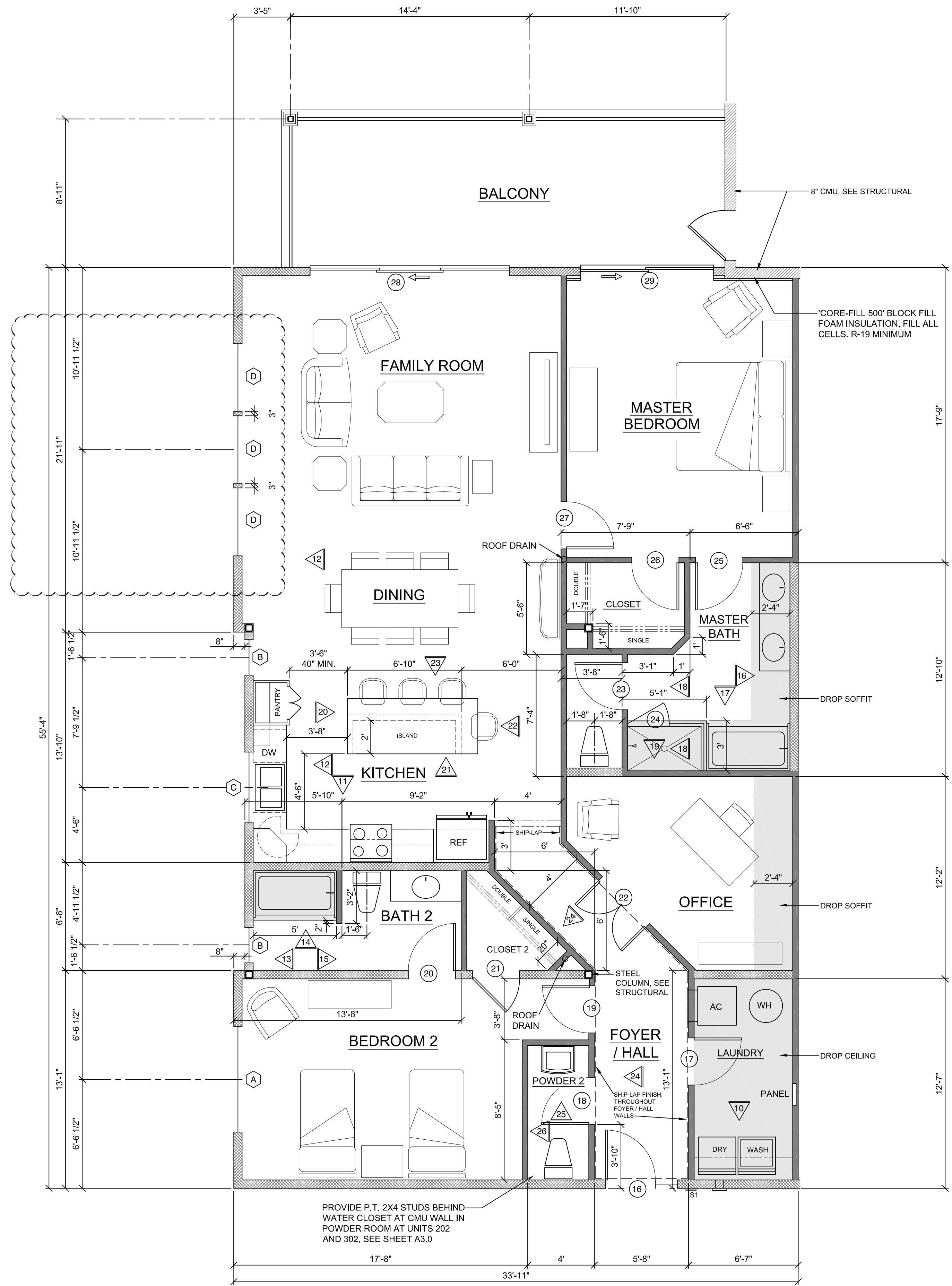


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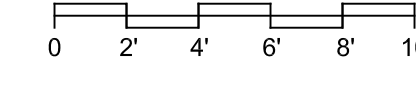
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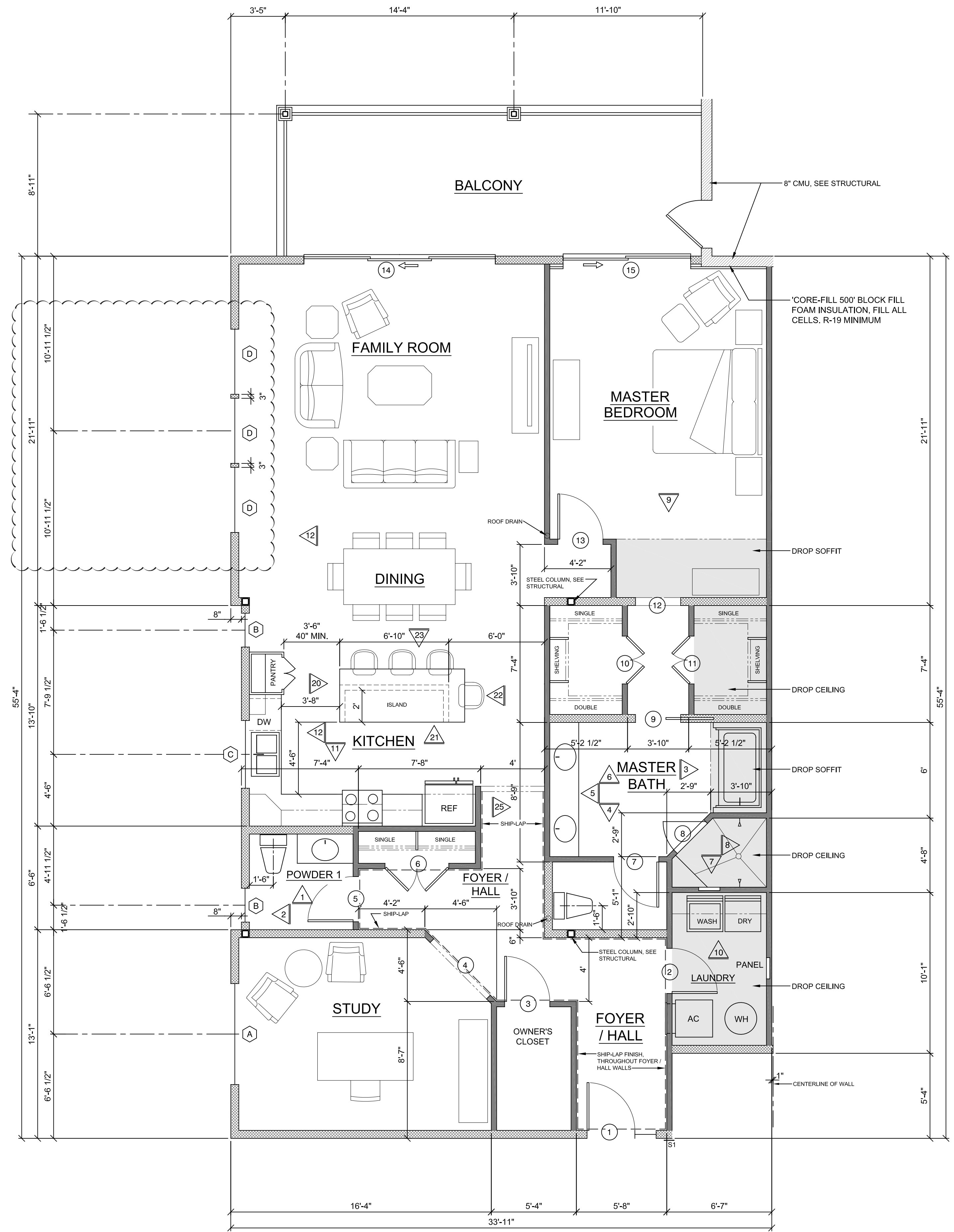


UNIT 'B' PLAN

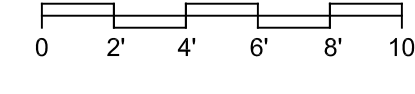


UNITS 201, 301
 UNITS 202, 302 REVERSED

AREA:
 1868 s.f. heated & cooled
 252 s.f. balcony



UNIT 'A' PLAN



UNITS 101
 UNITS 102 REVERSED

AREA:
 1834 s.f. heated & cooled
 252 s.f. balcony



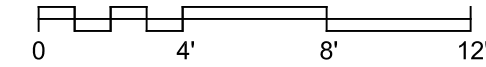
SIDE ELEVATION



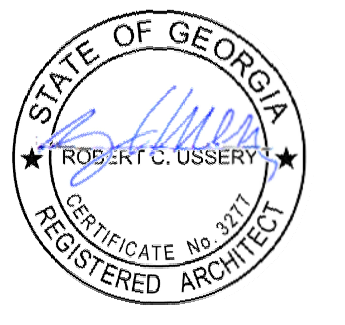
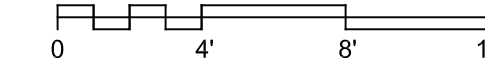
FRONT ELEVATION



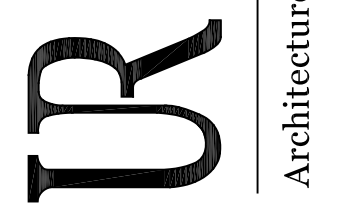
REAR ELEVATION



SIDE ELEVATION



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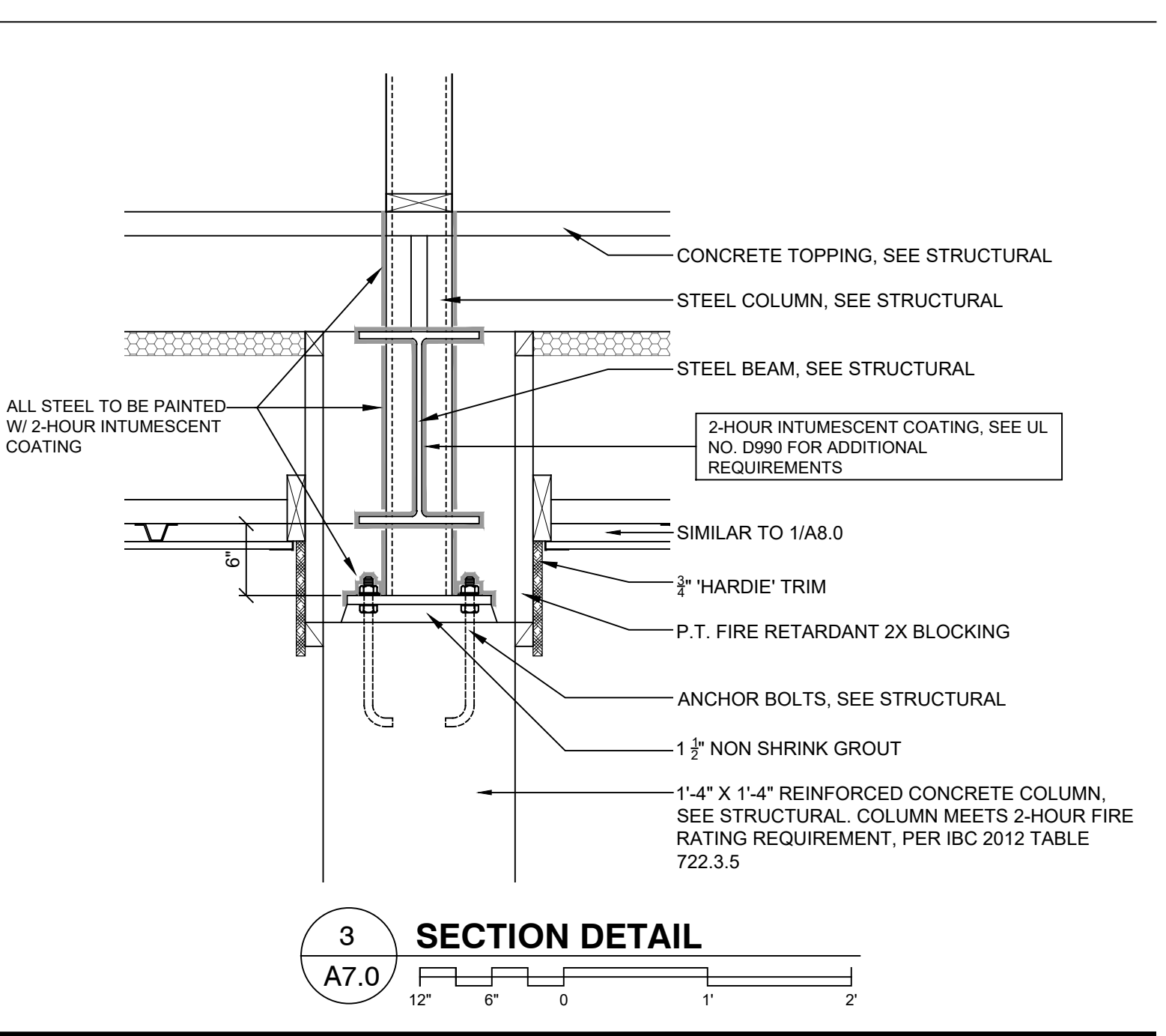
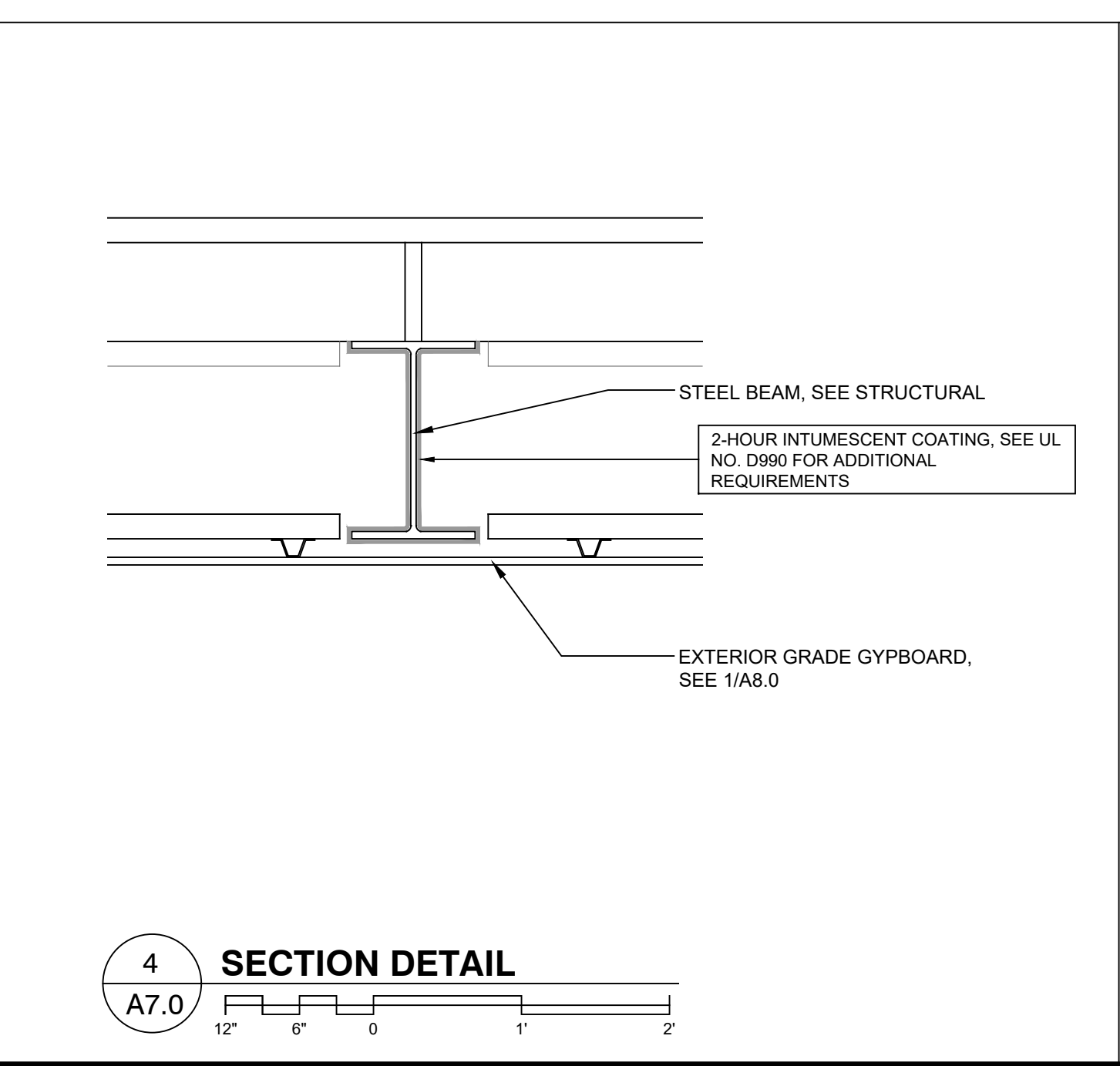
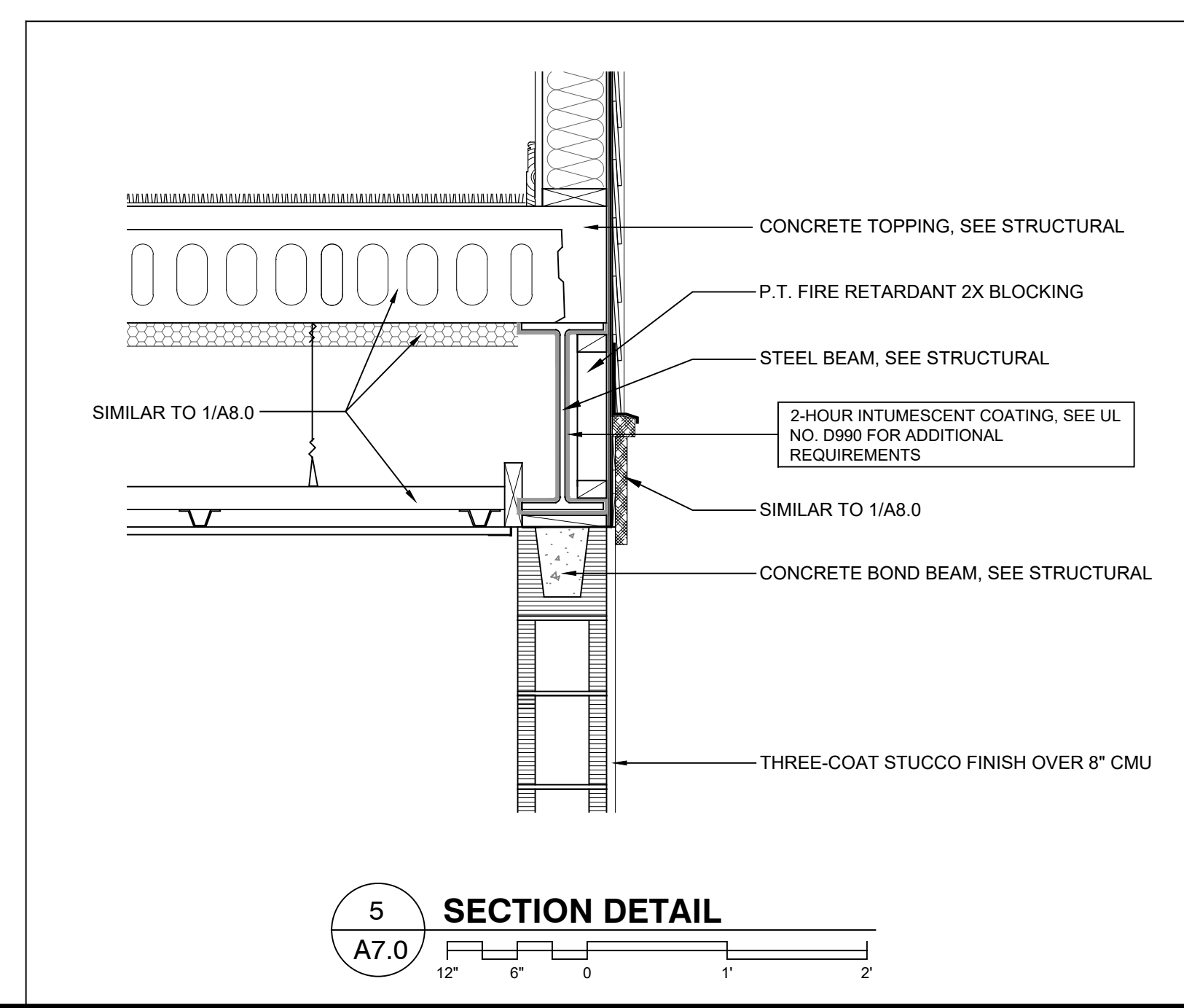
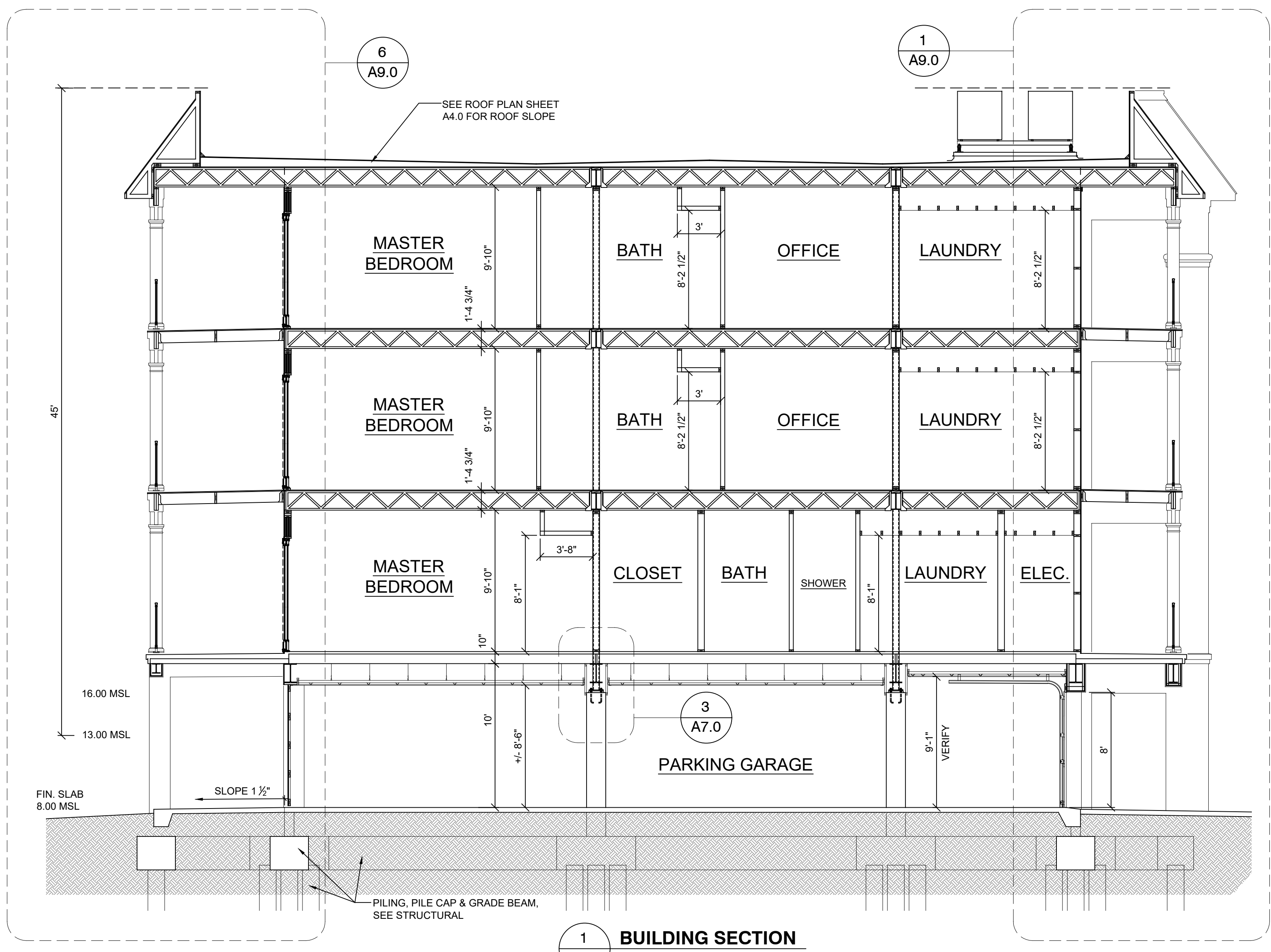
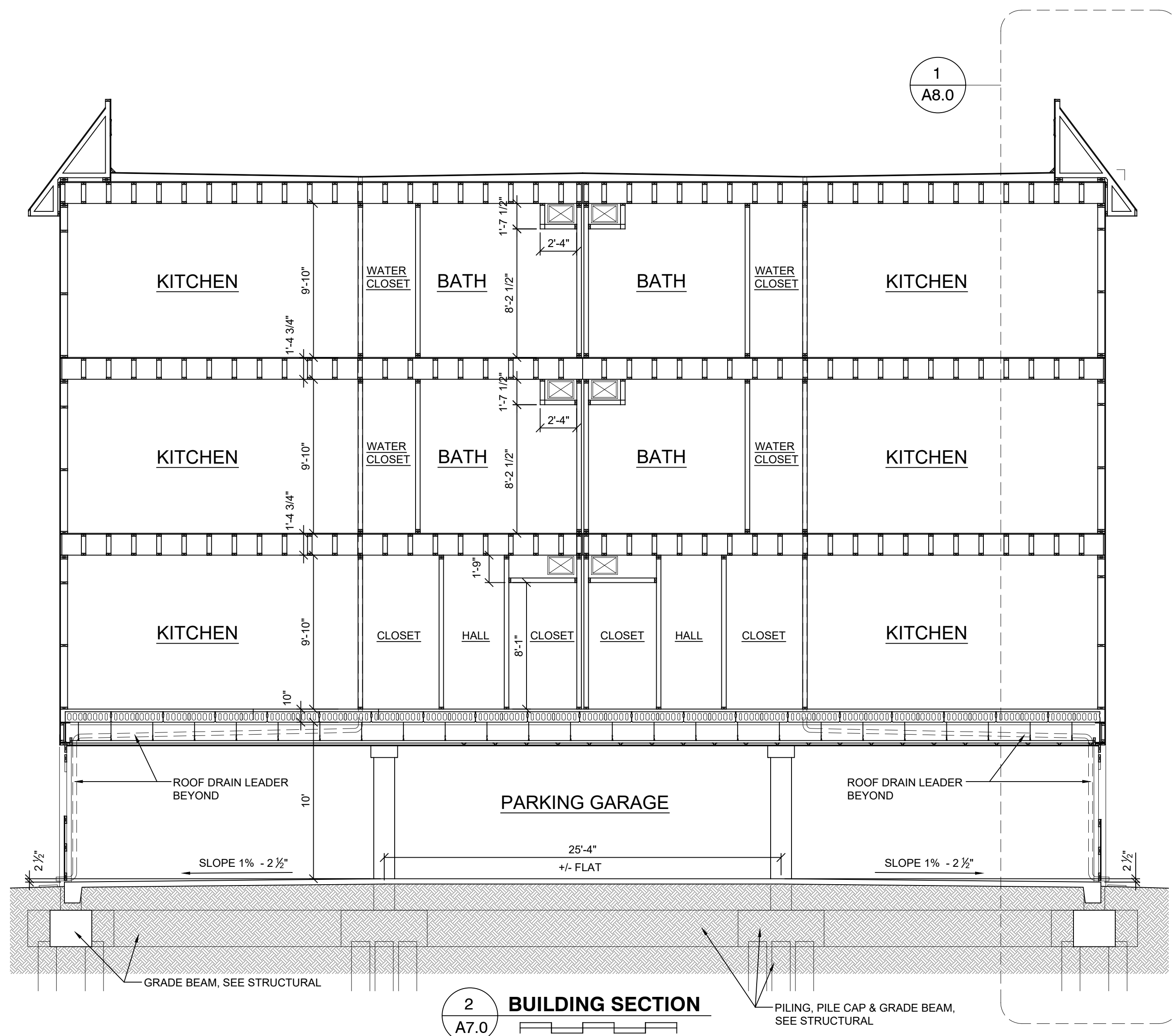


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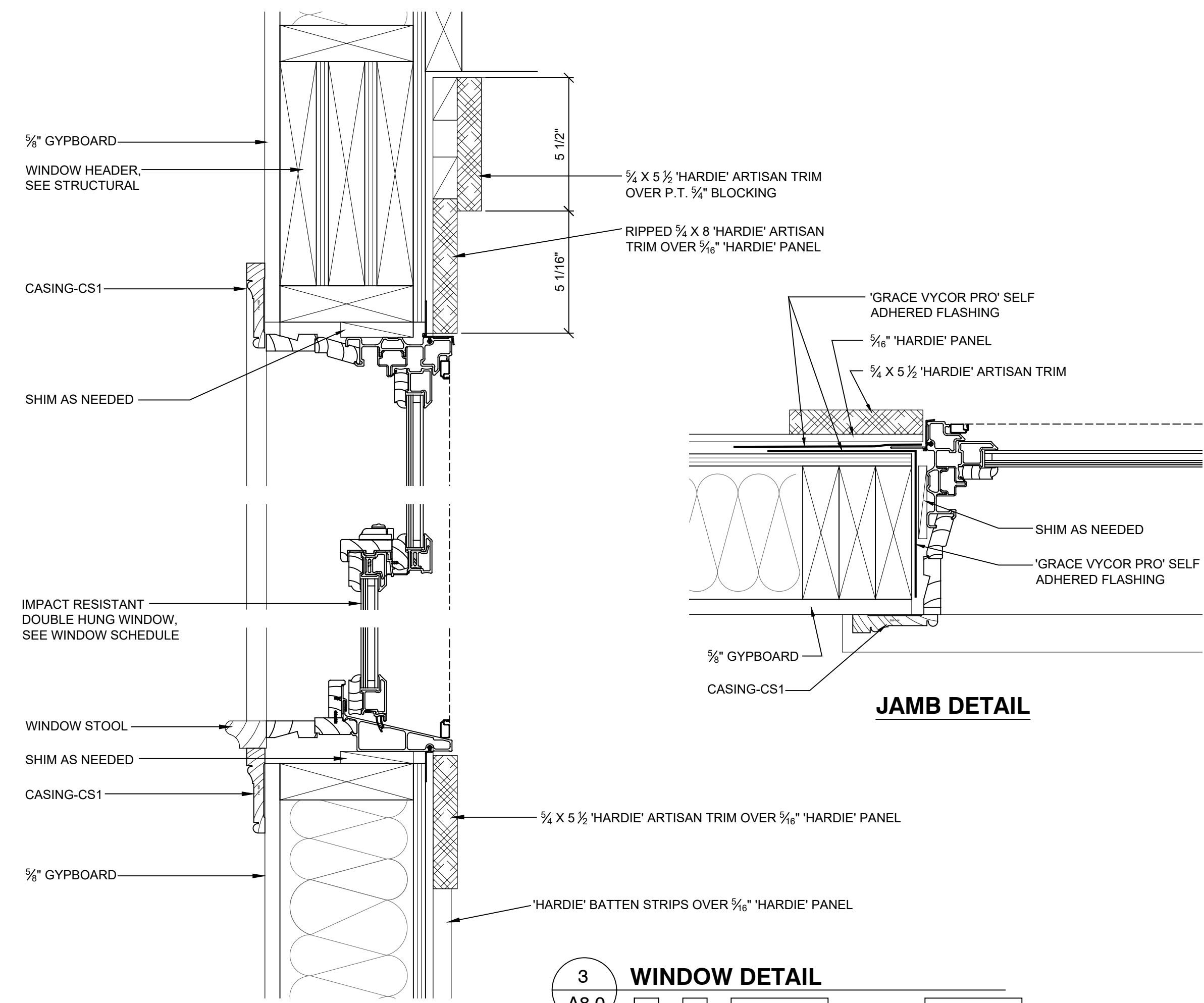
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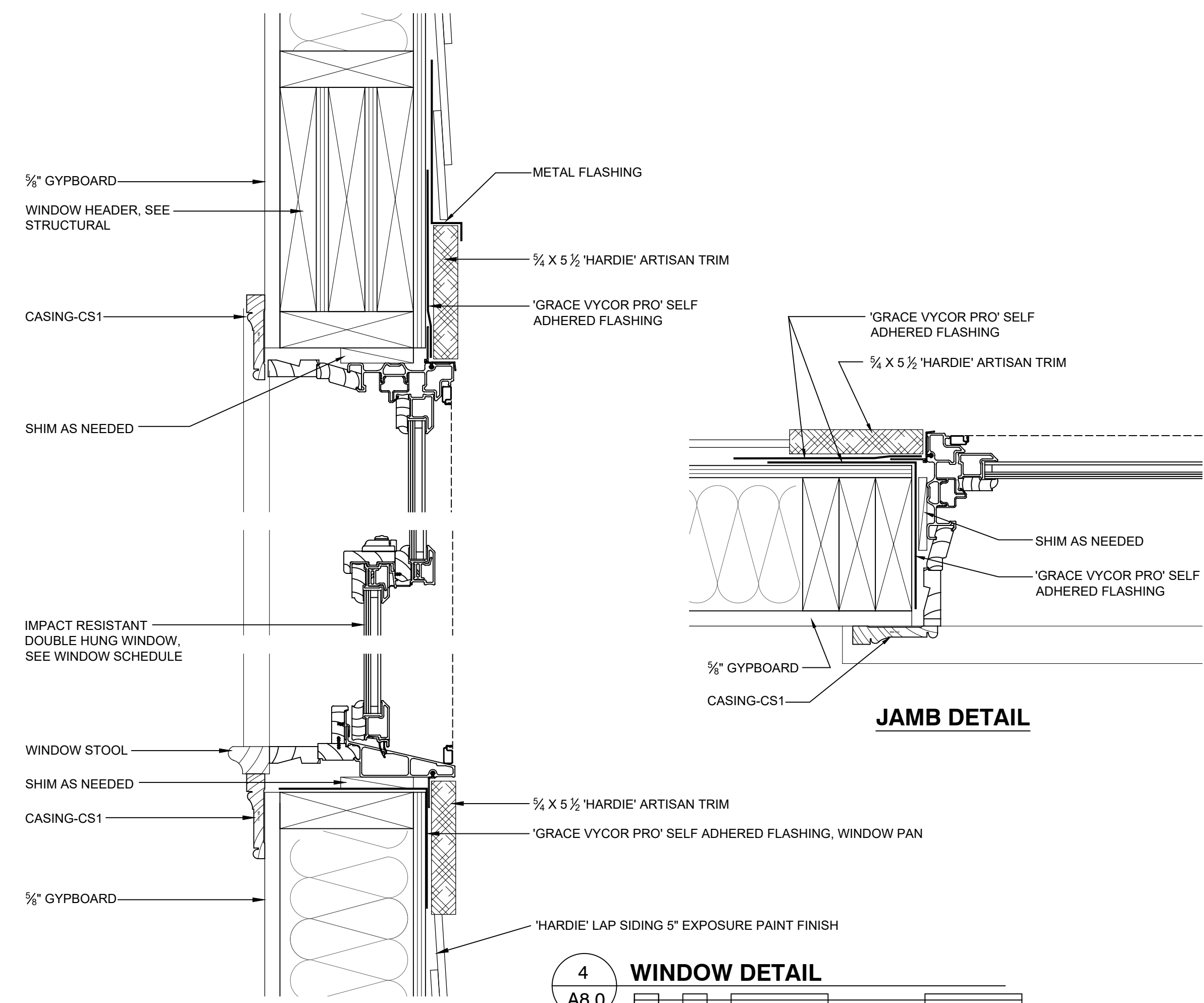
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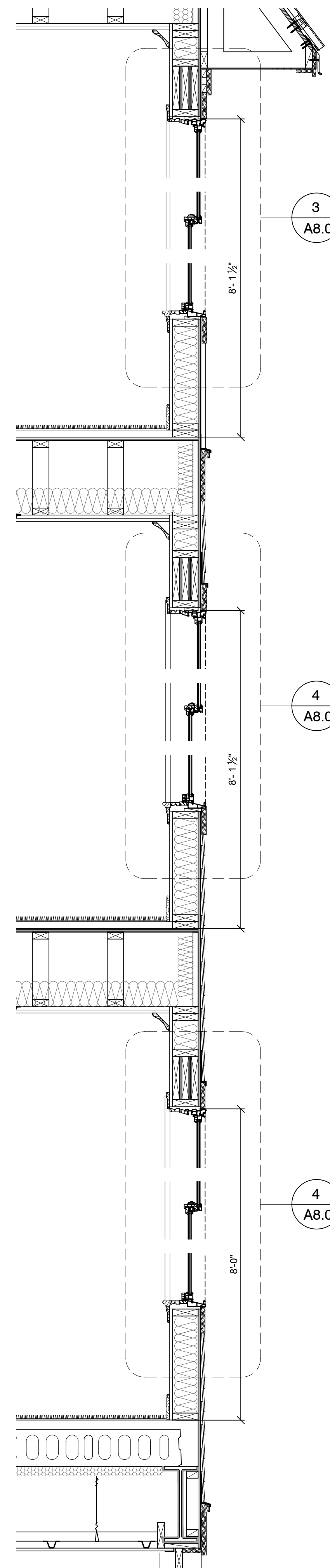
3
A8.0

WINDOW DETAIL



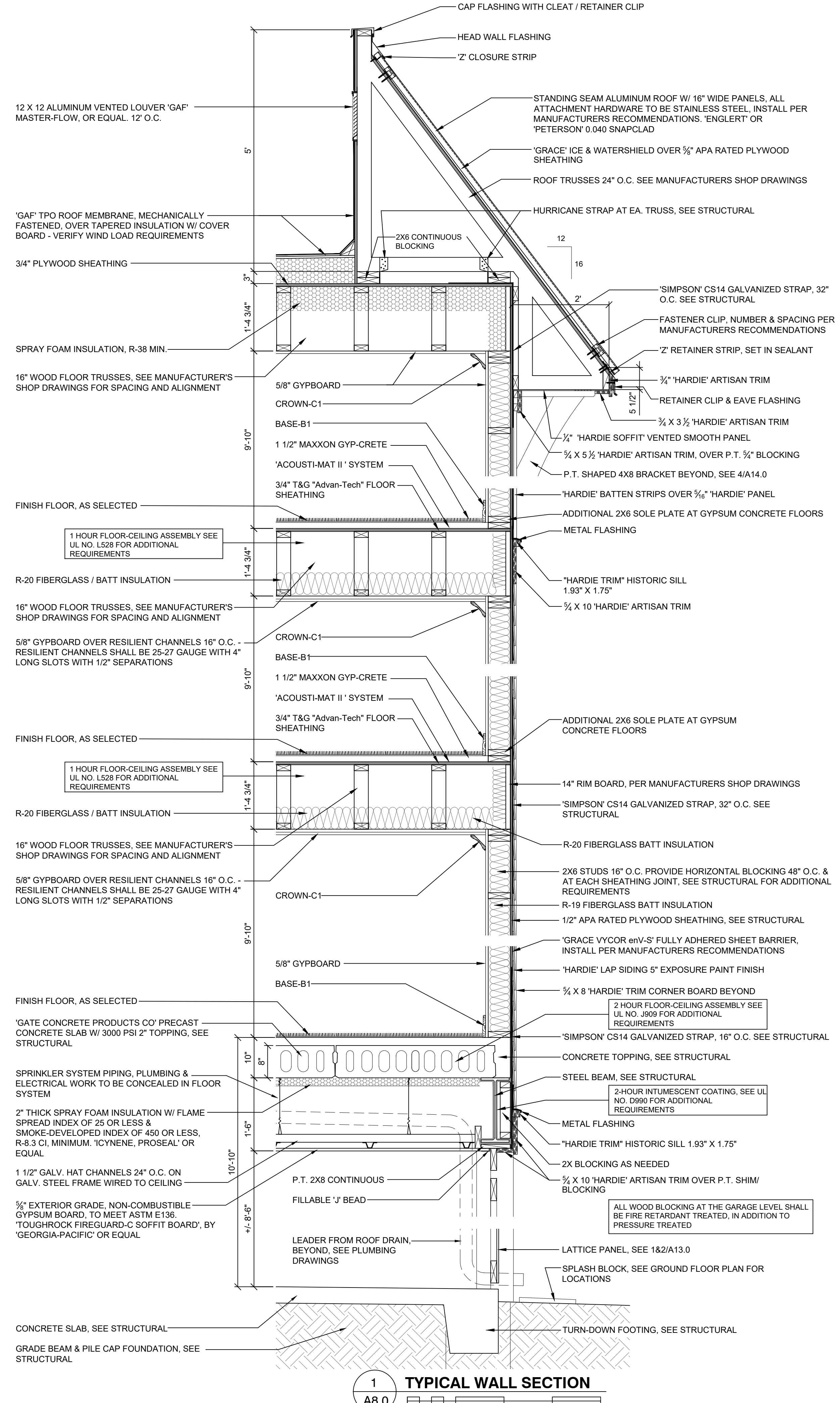
4
A8.0

WINDOW DETAIL



2
A8.0

WALL SECTION at WINDOWS



1
A8.0

TYPICAL WALL SECTION



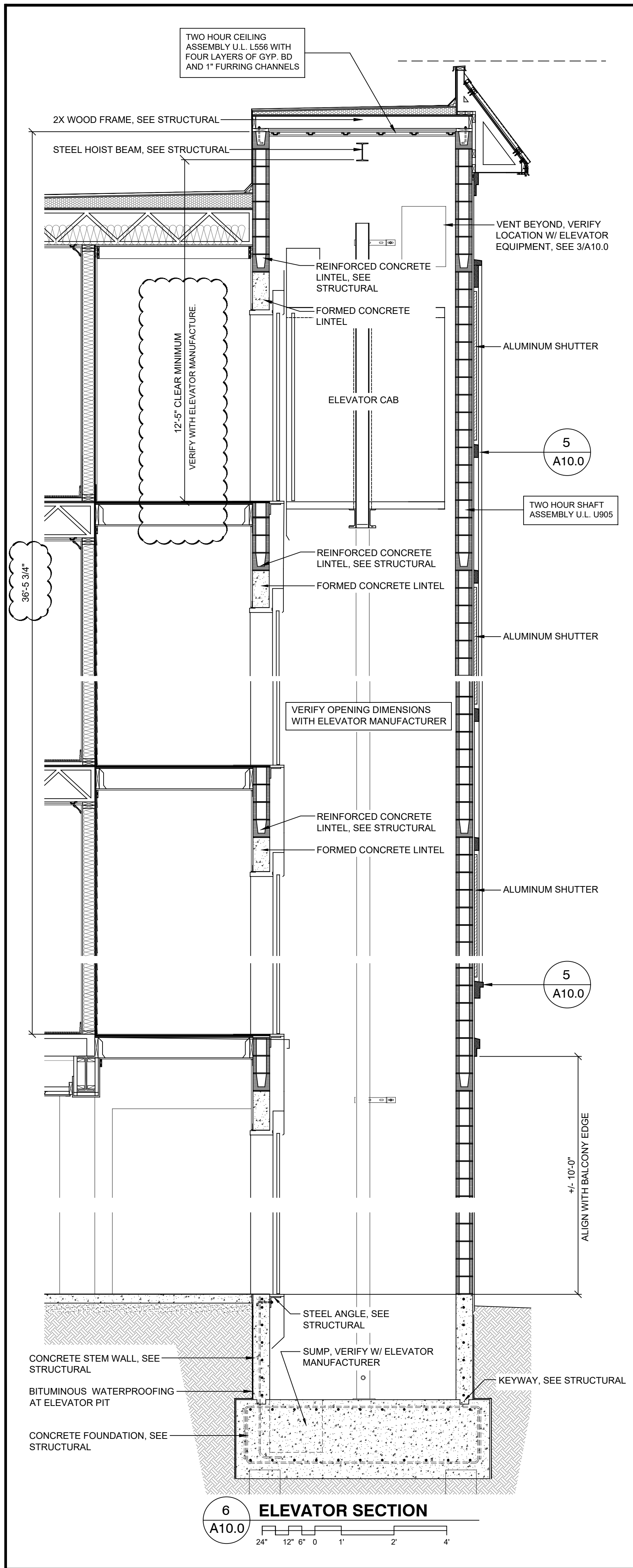
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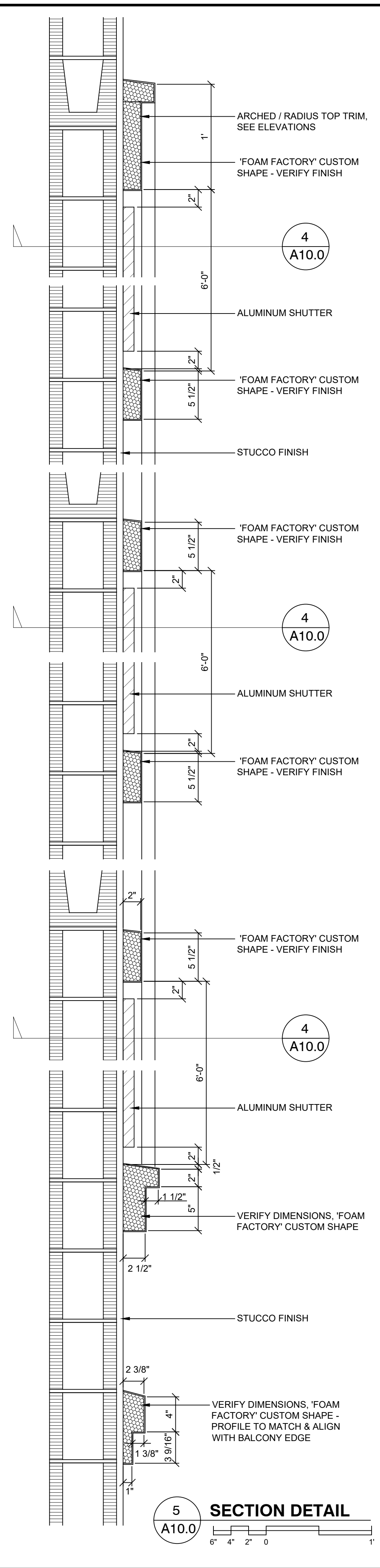
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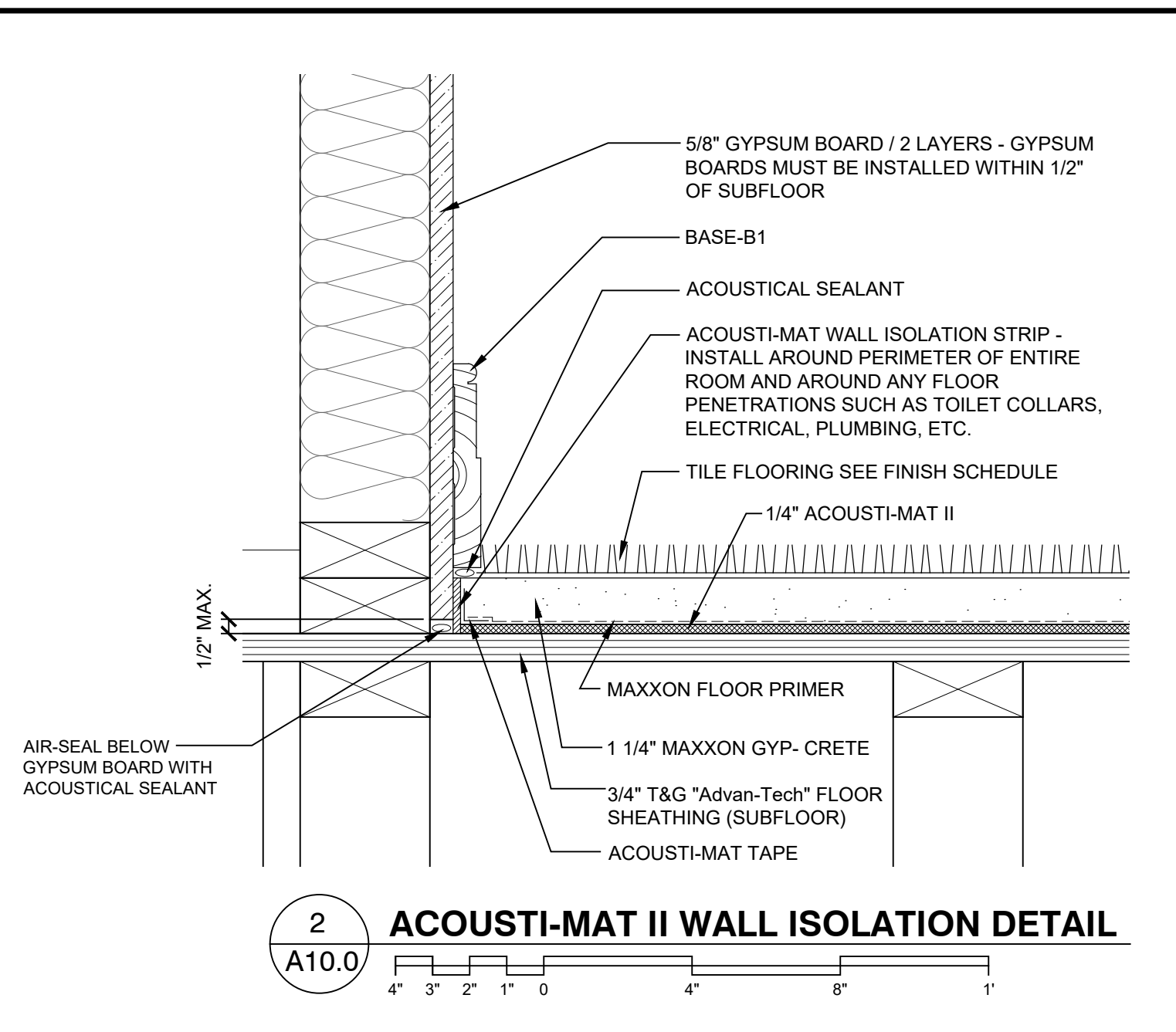
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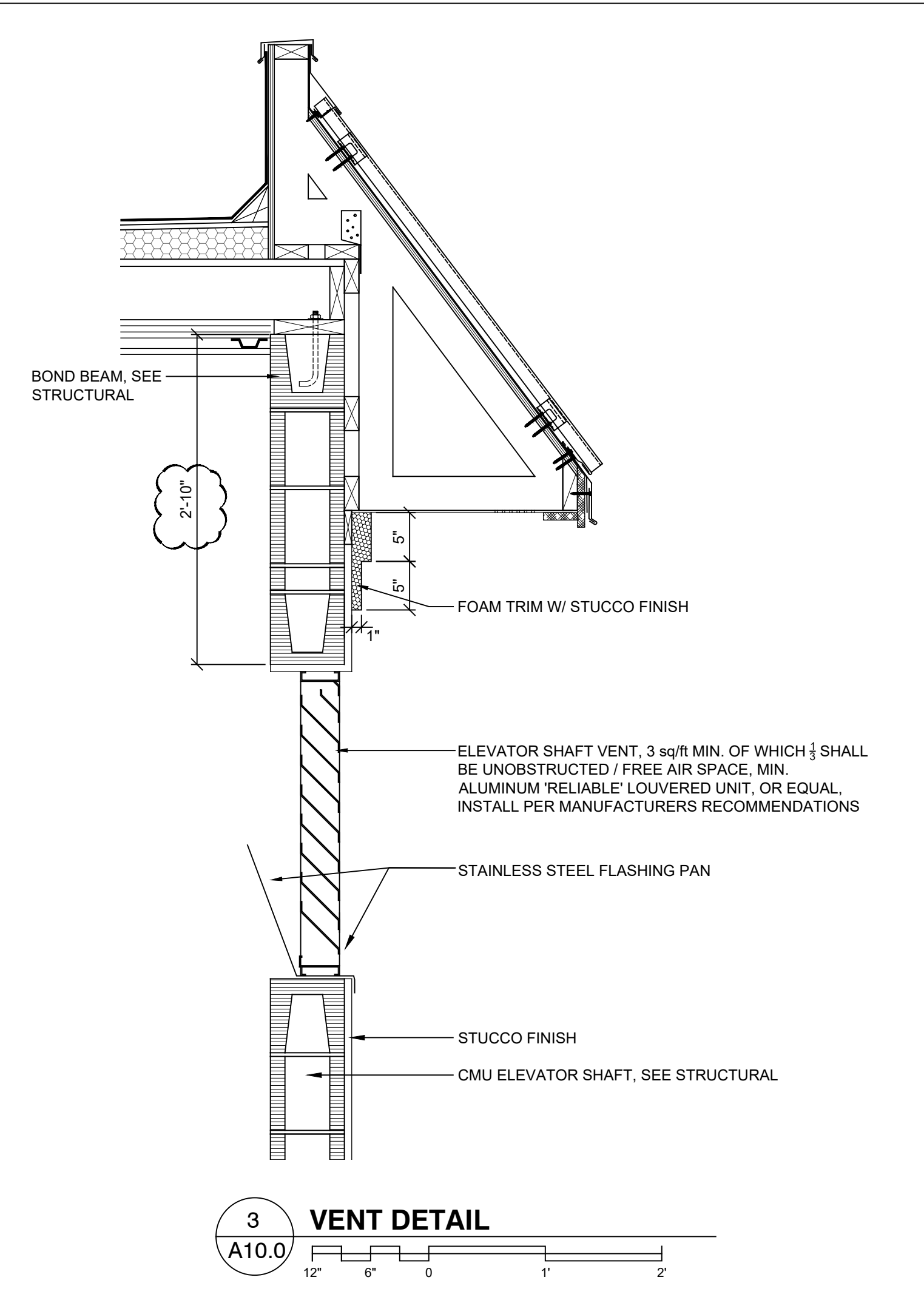
6 ELEVATOR SECTION
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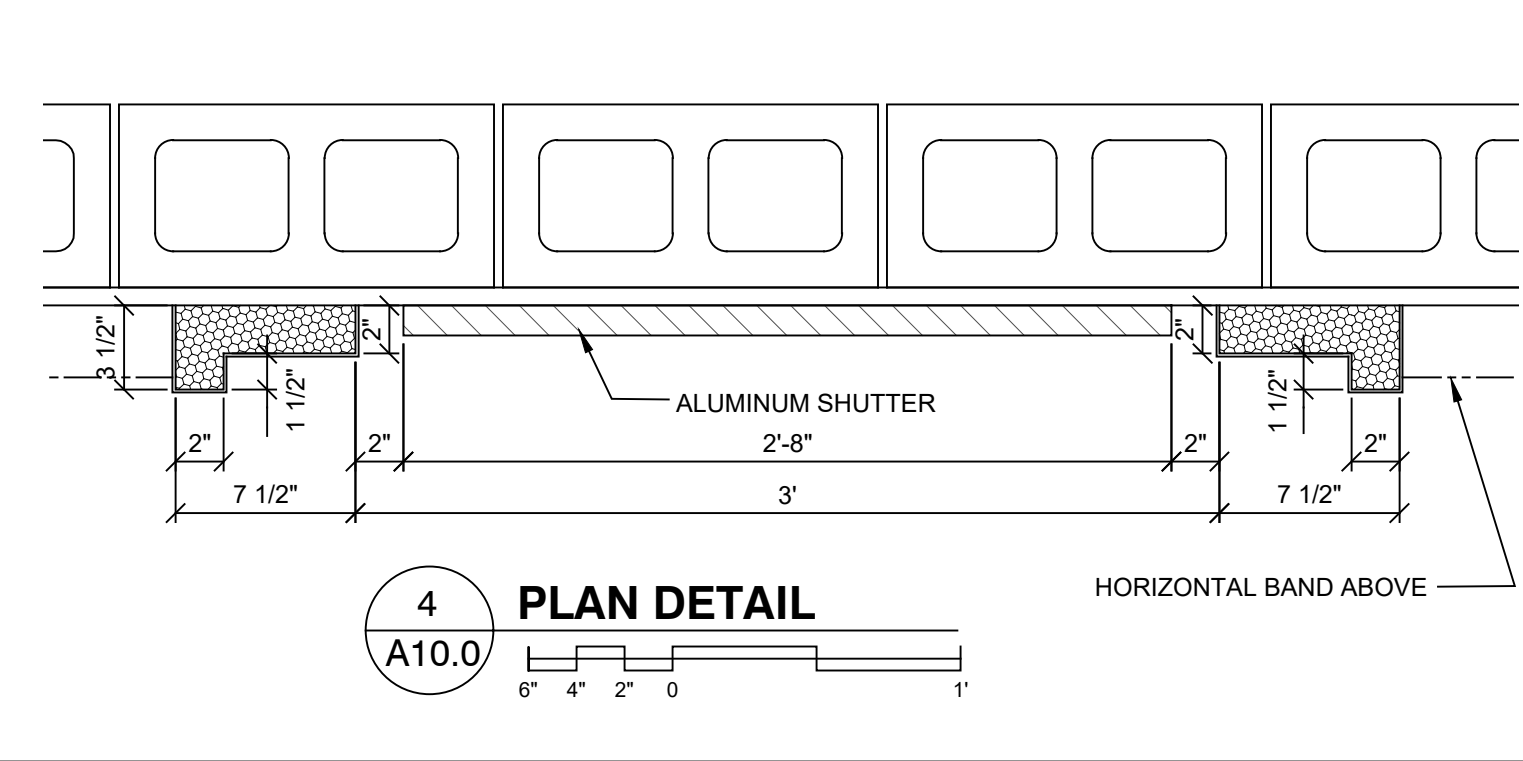
5 SECTION DETAIL
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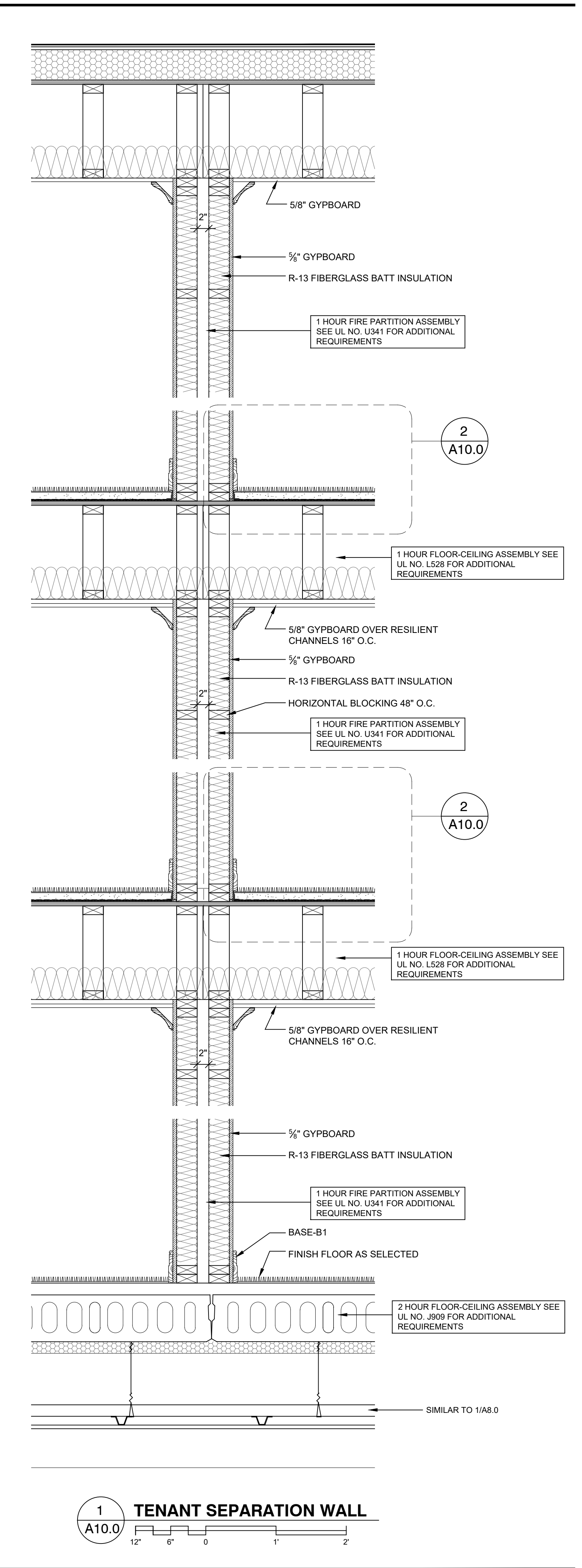
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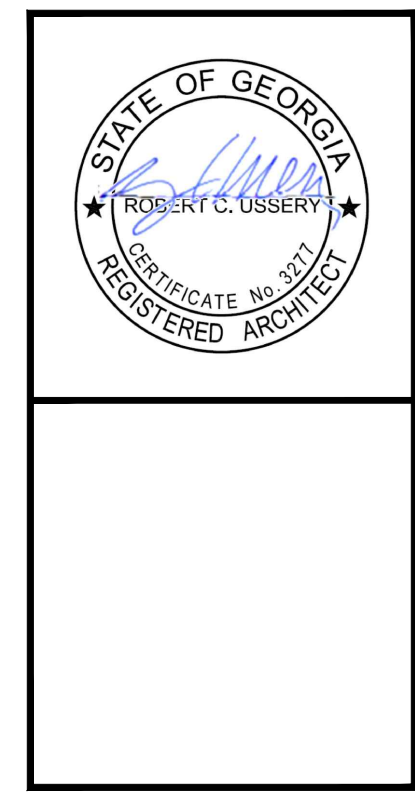
3 VENT DETAIL
A10.0



4 PLAN DETAIL
A10.0



1 TENANT SEPARATION WALL
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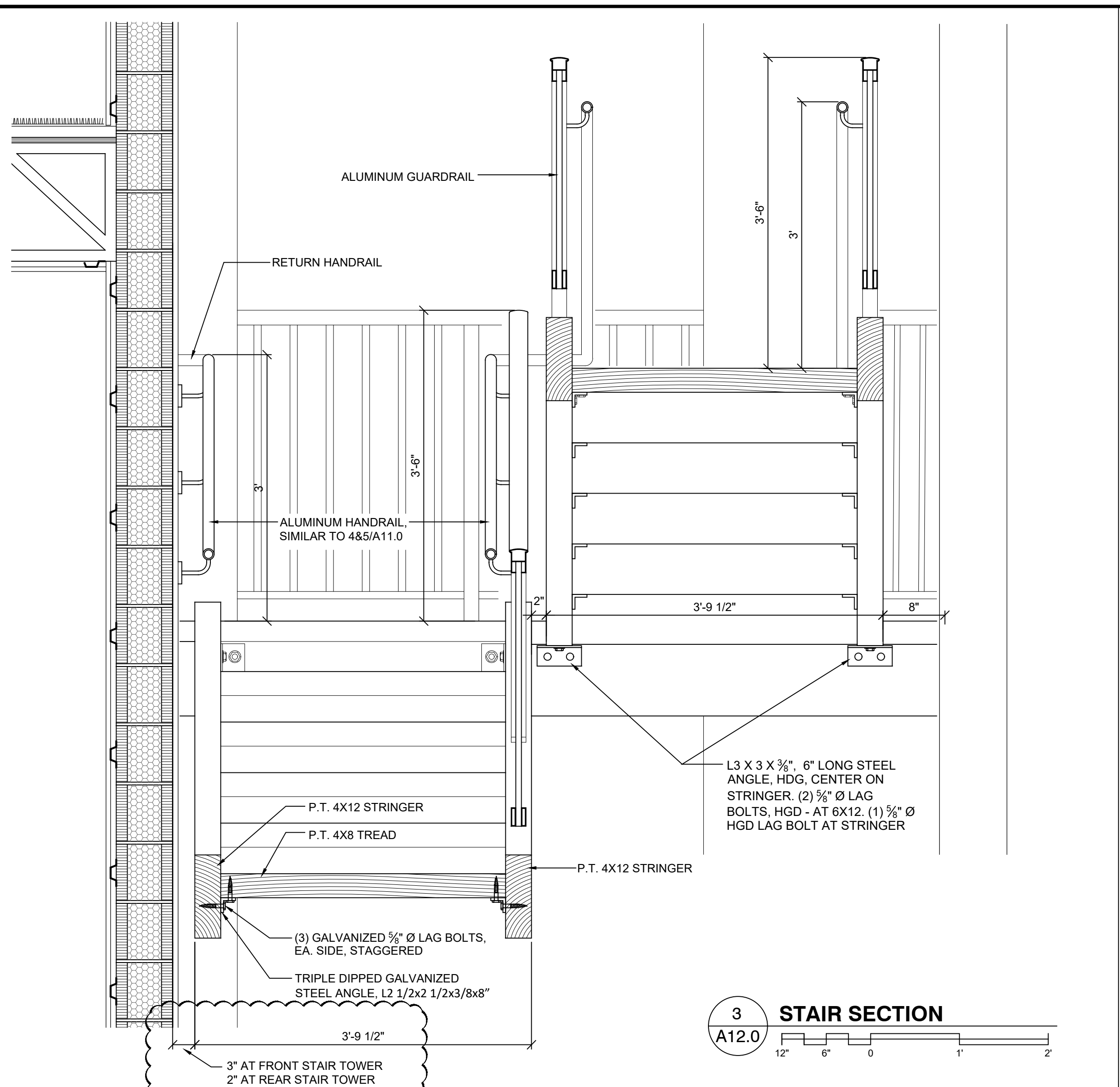
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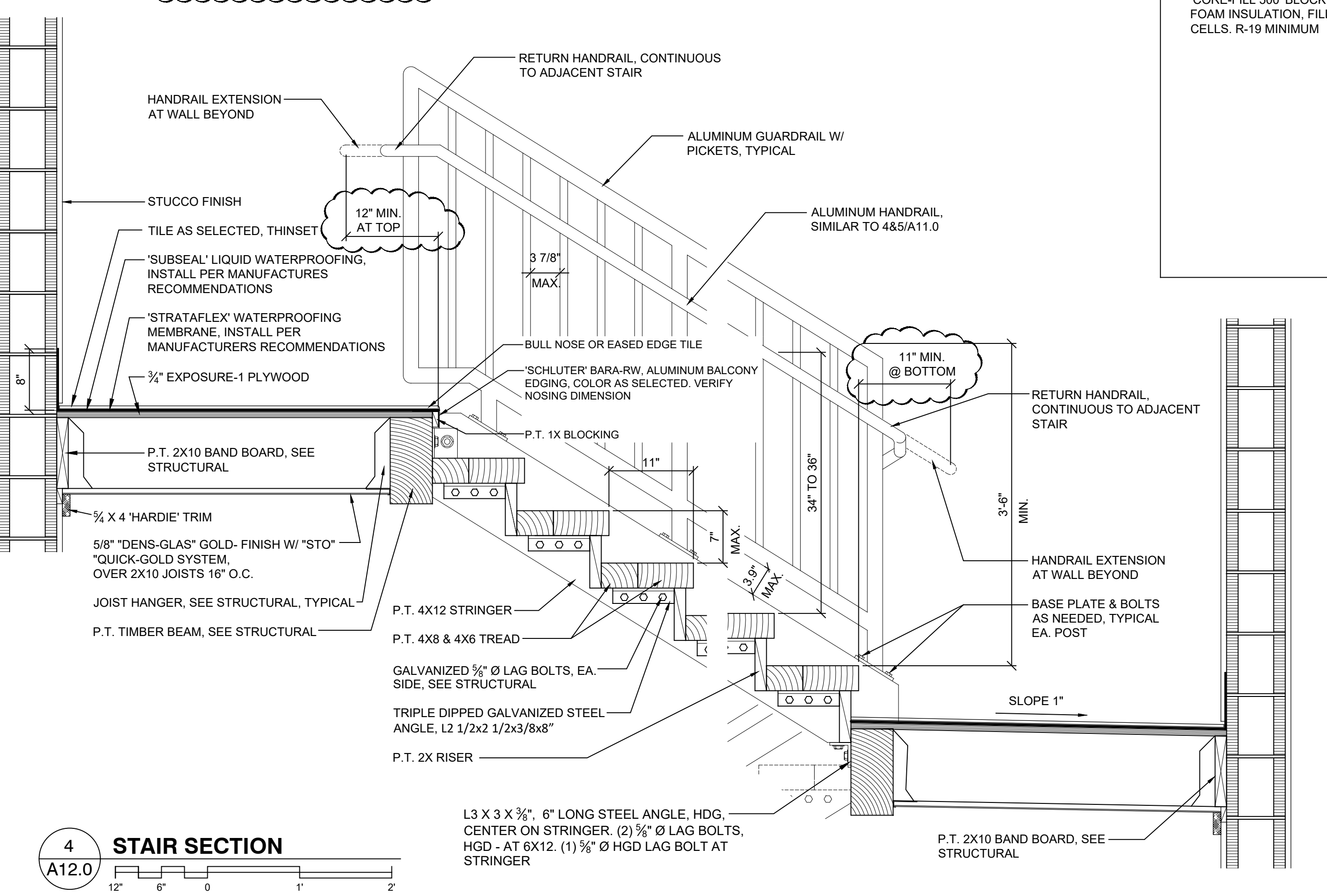
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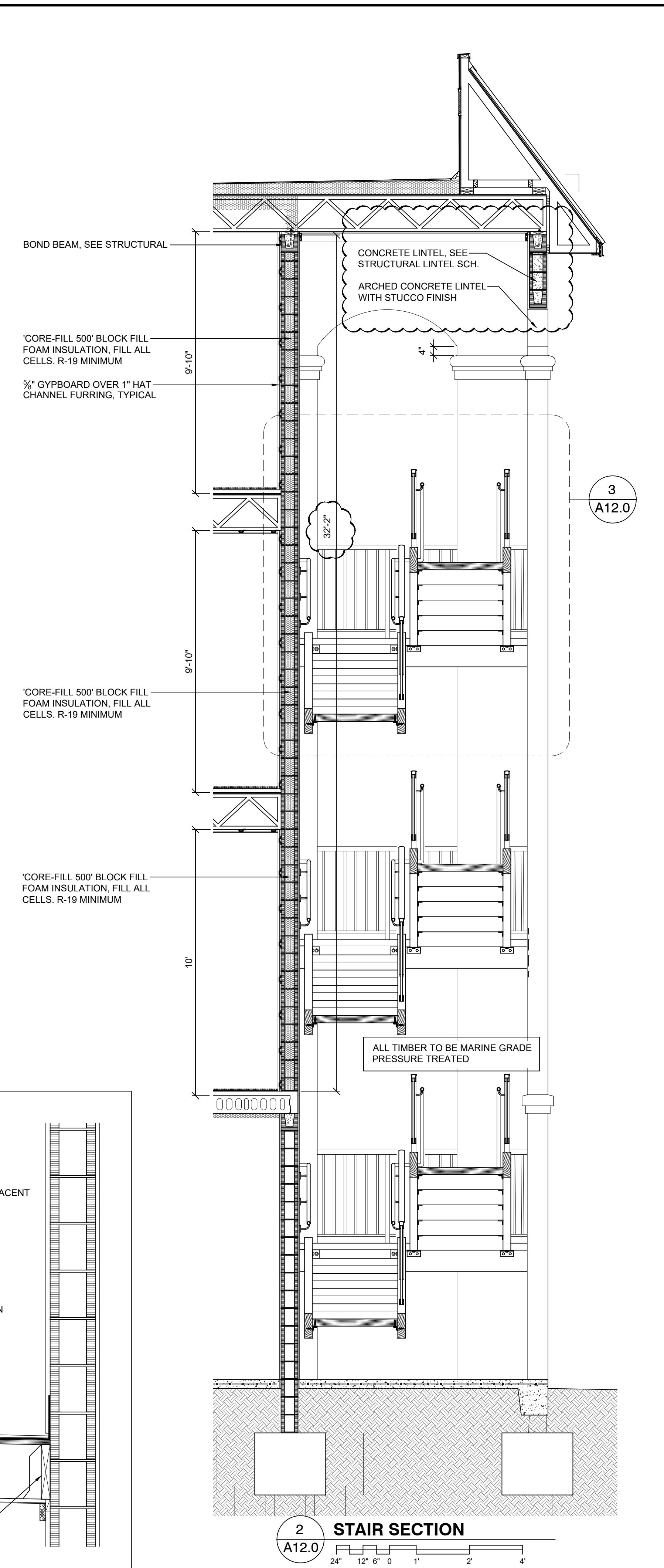
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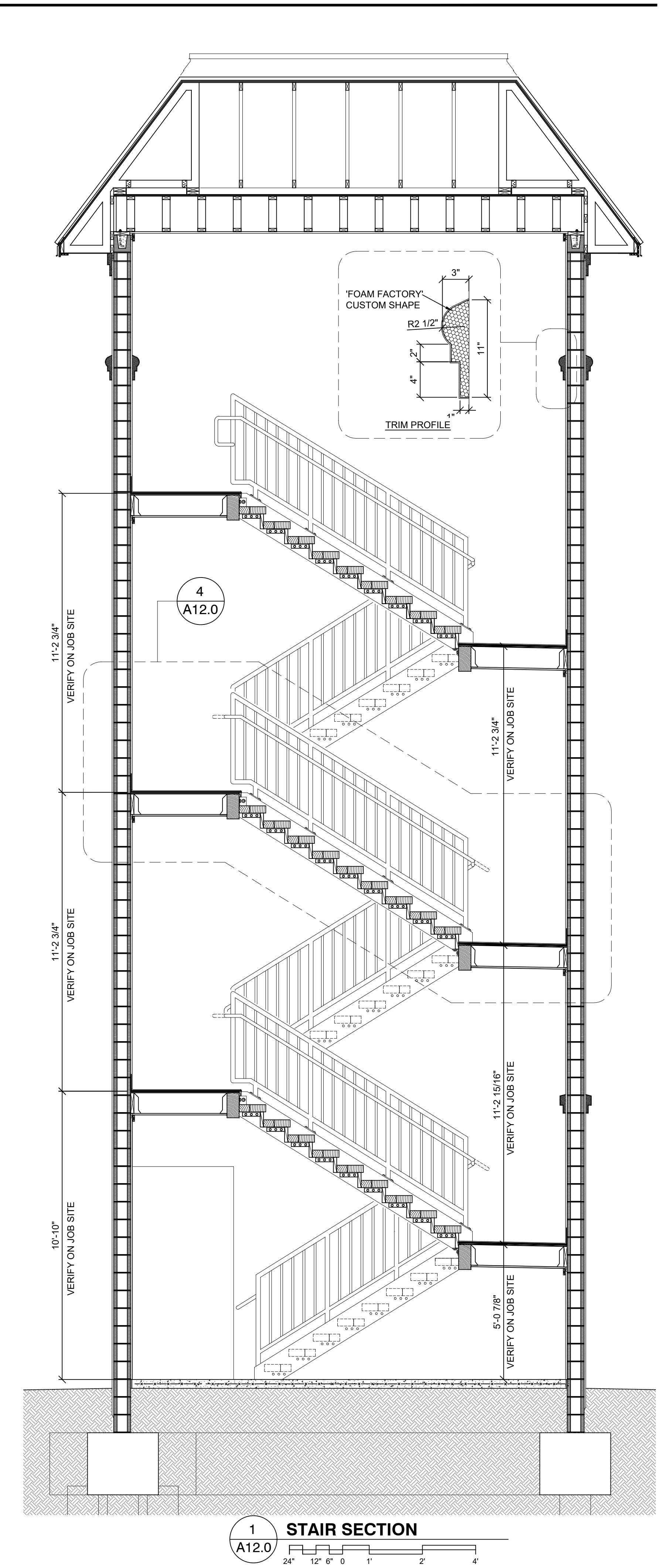
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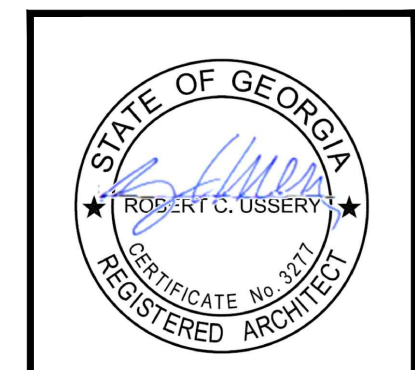
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A12.0



2 STAIR SECTION
A12.0



1 STAIR SECTION
A12.0



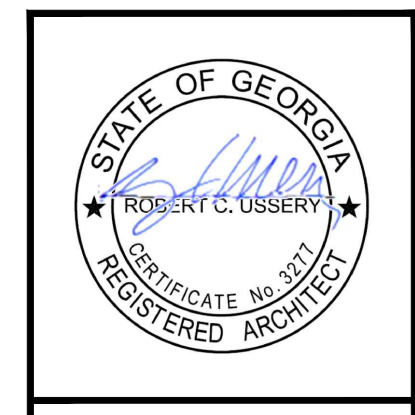
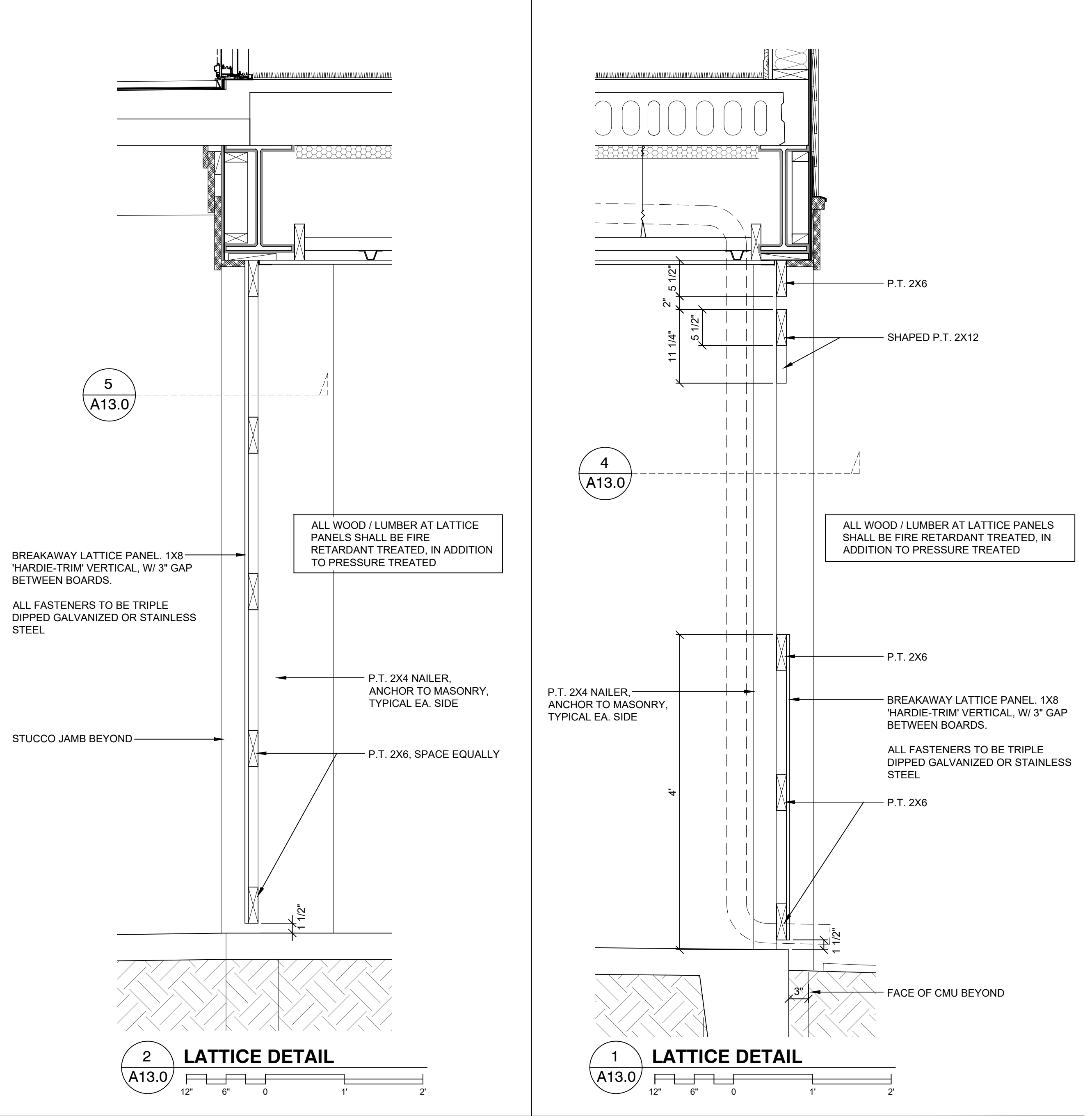
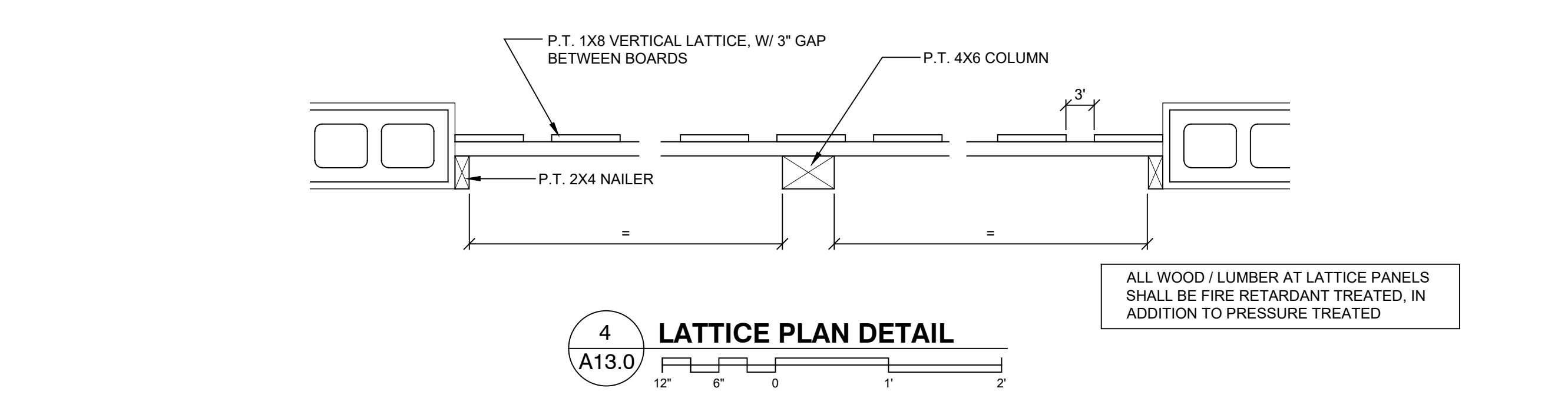
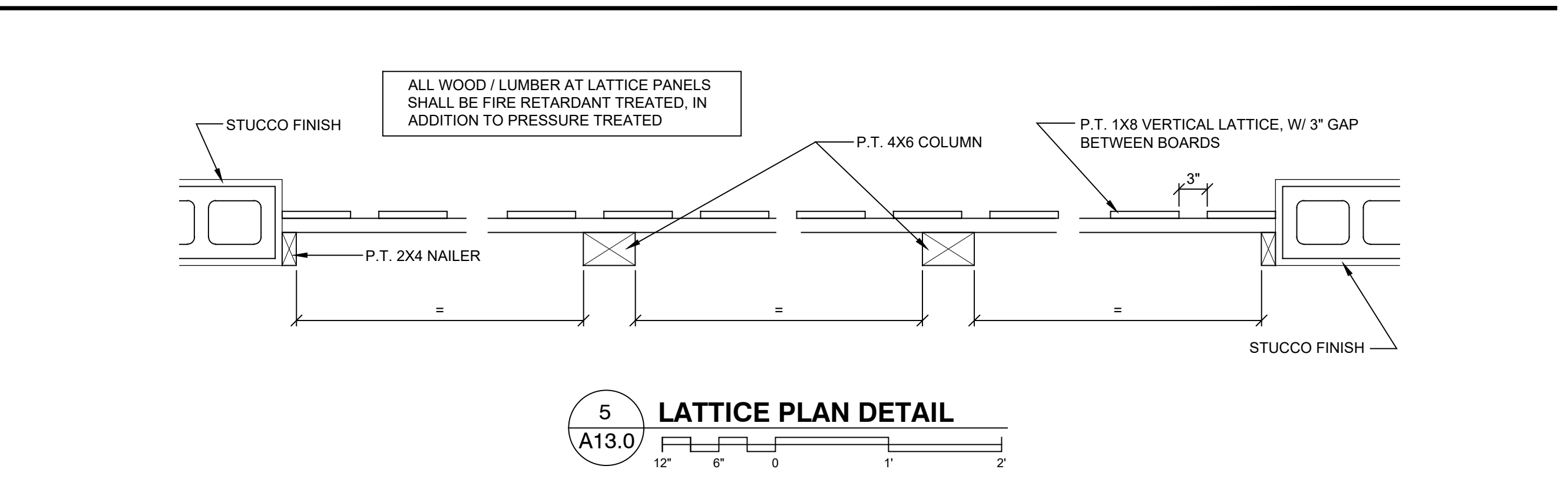
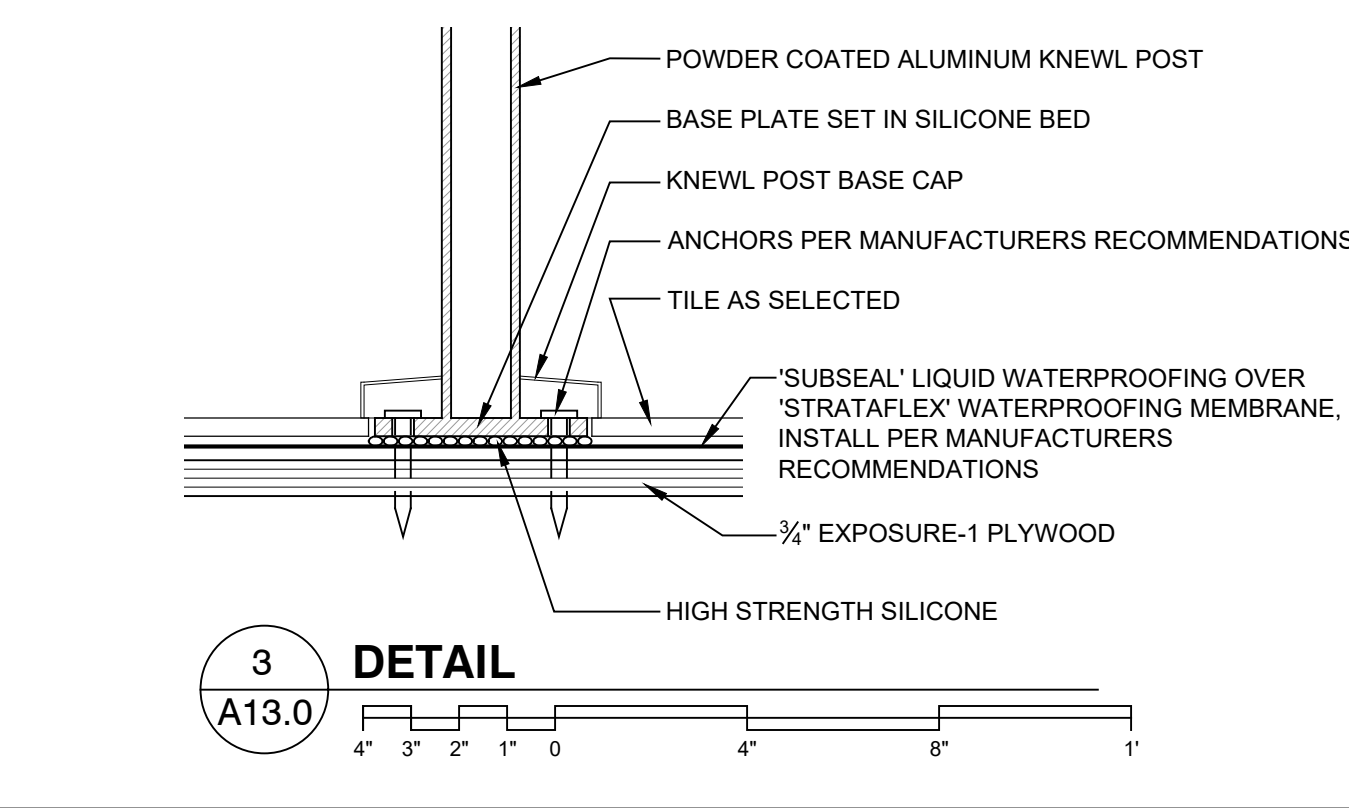
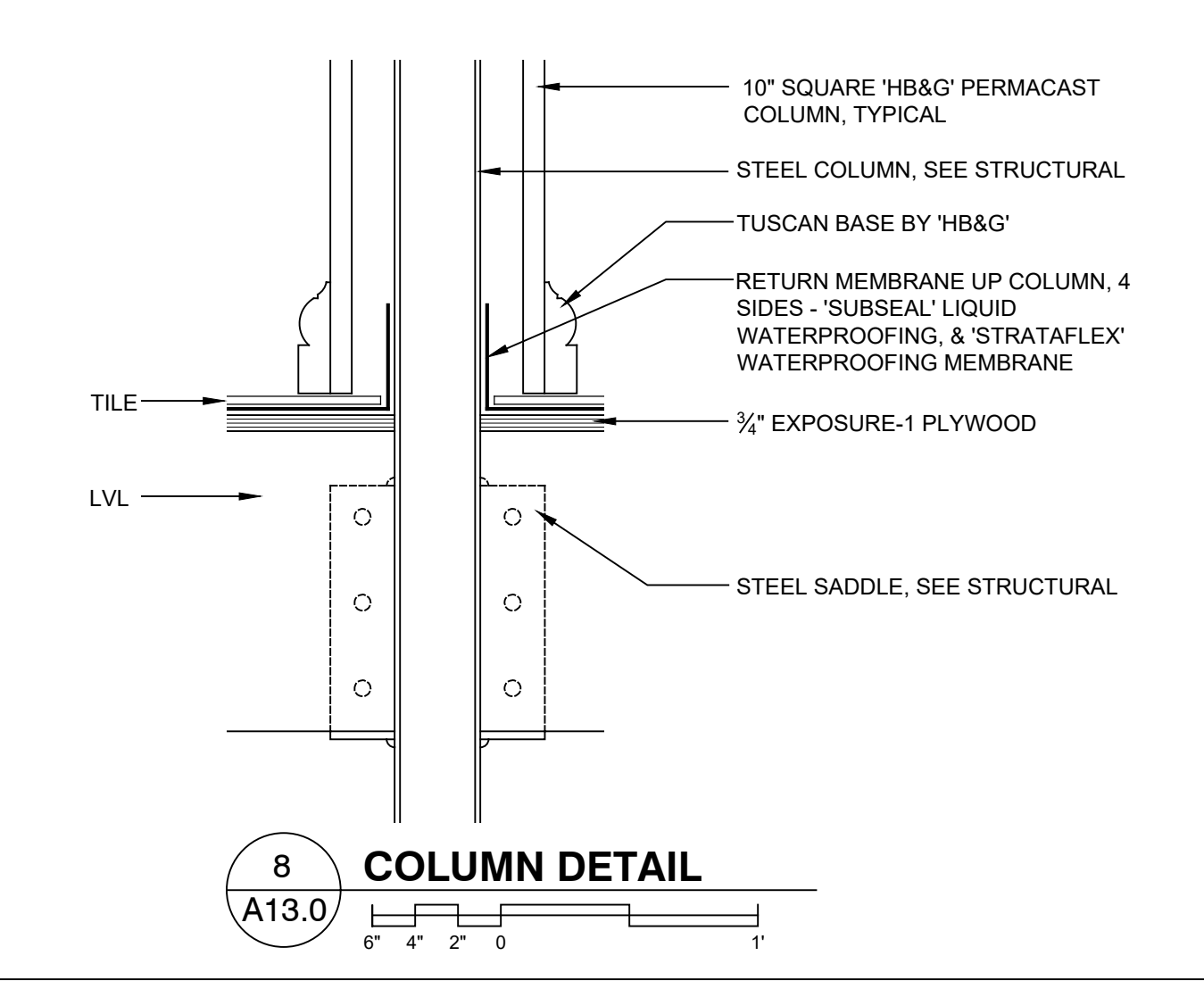
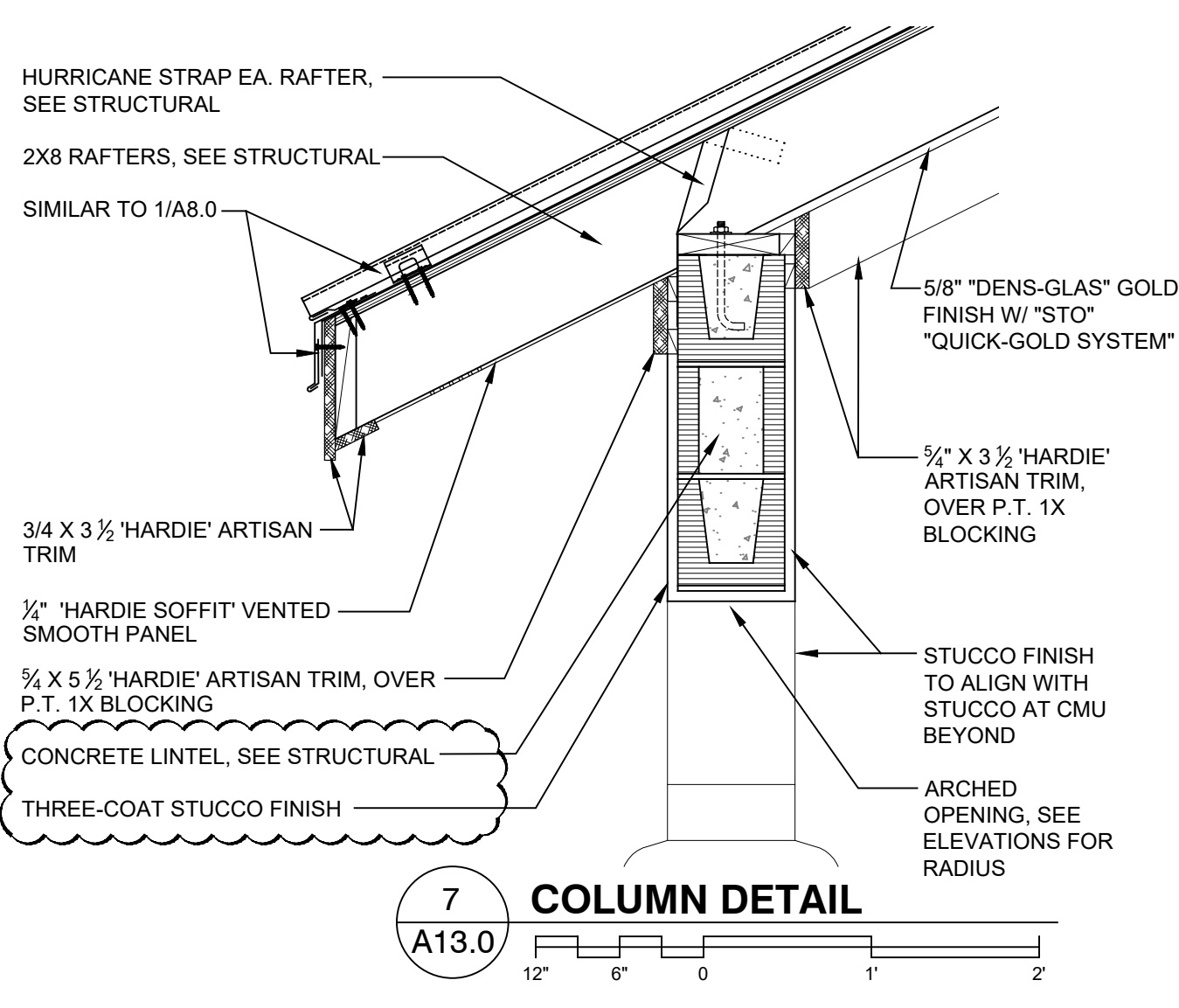
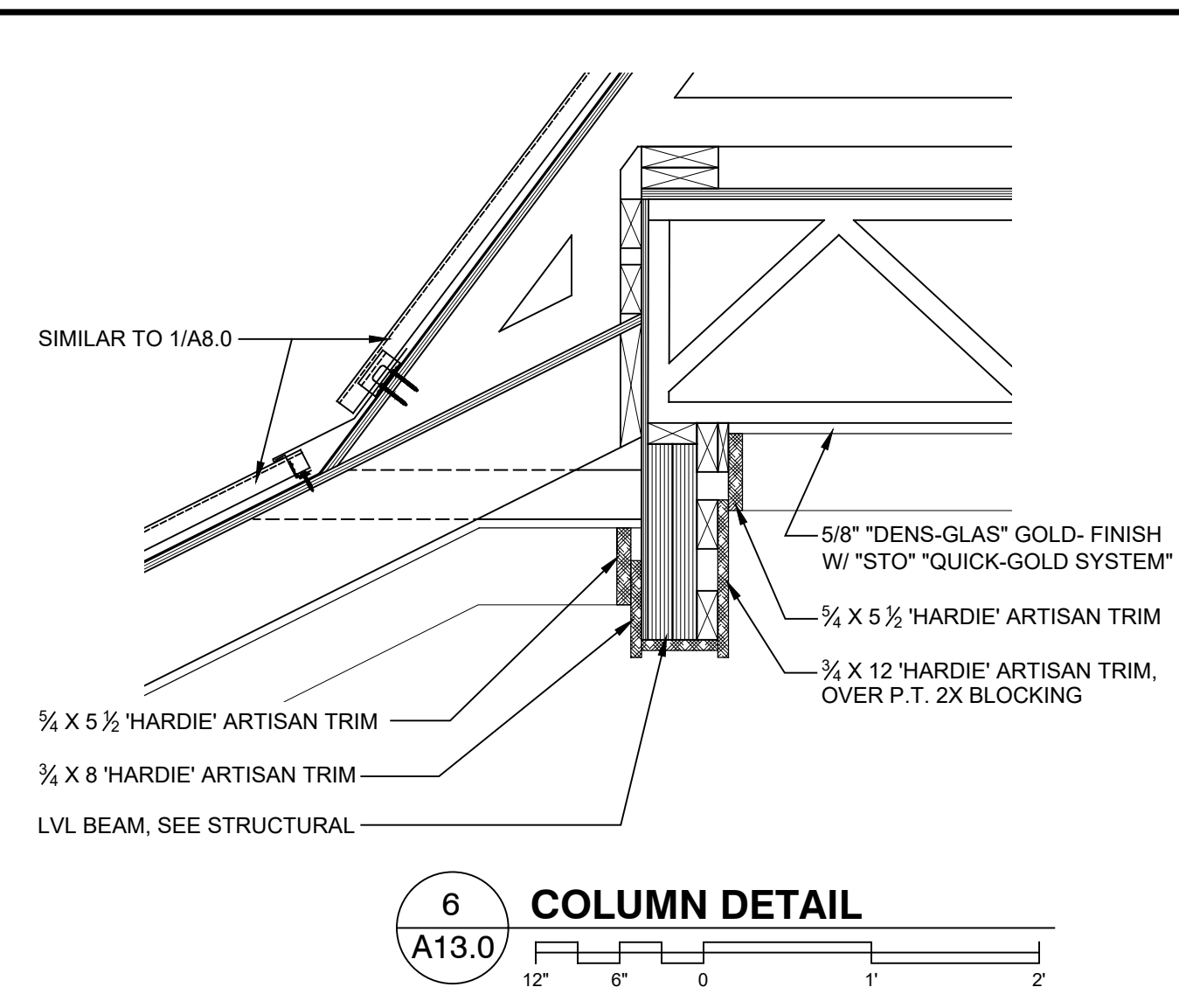
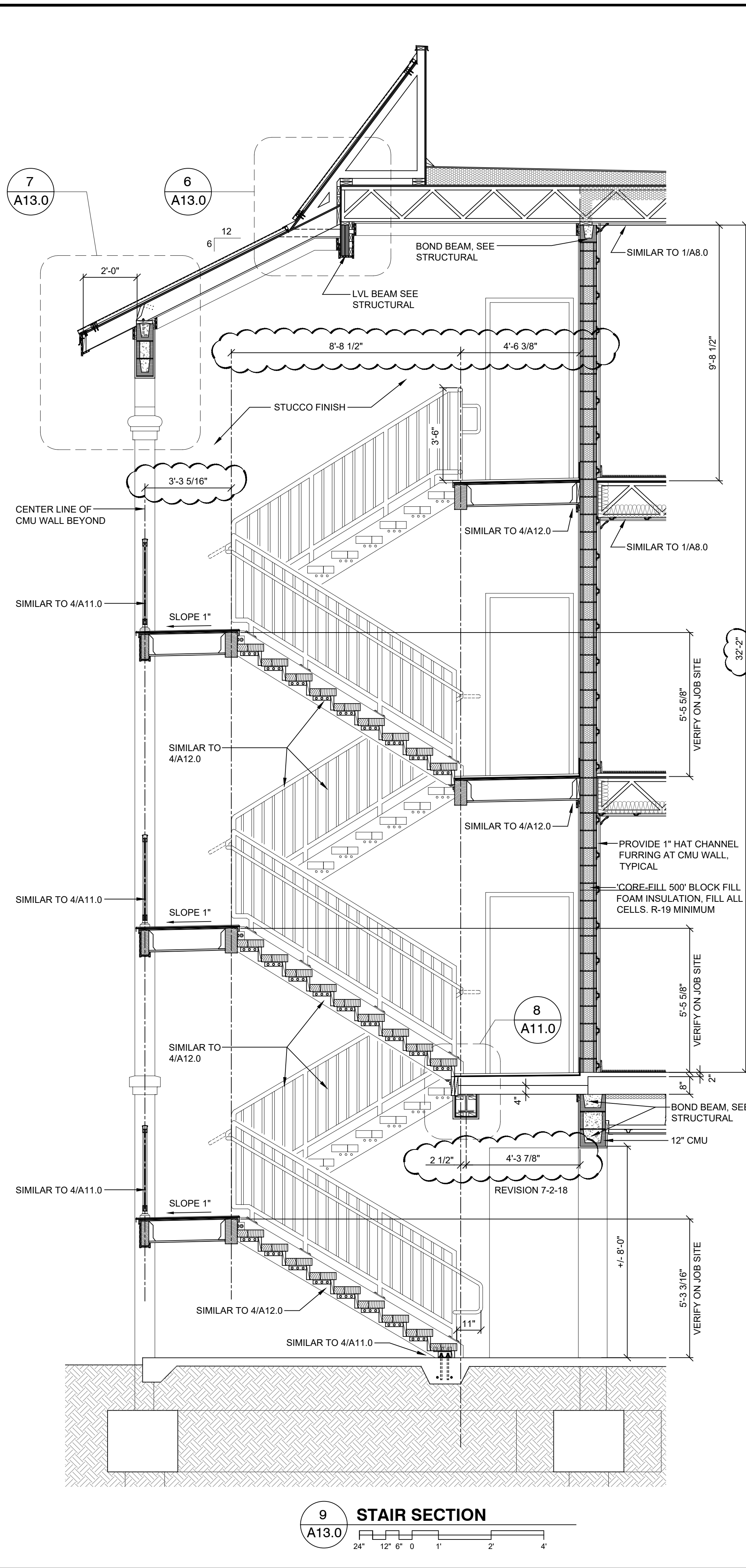
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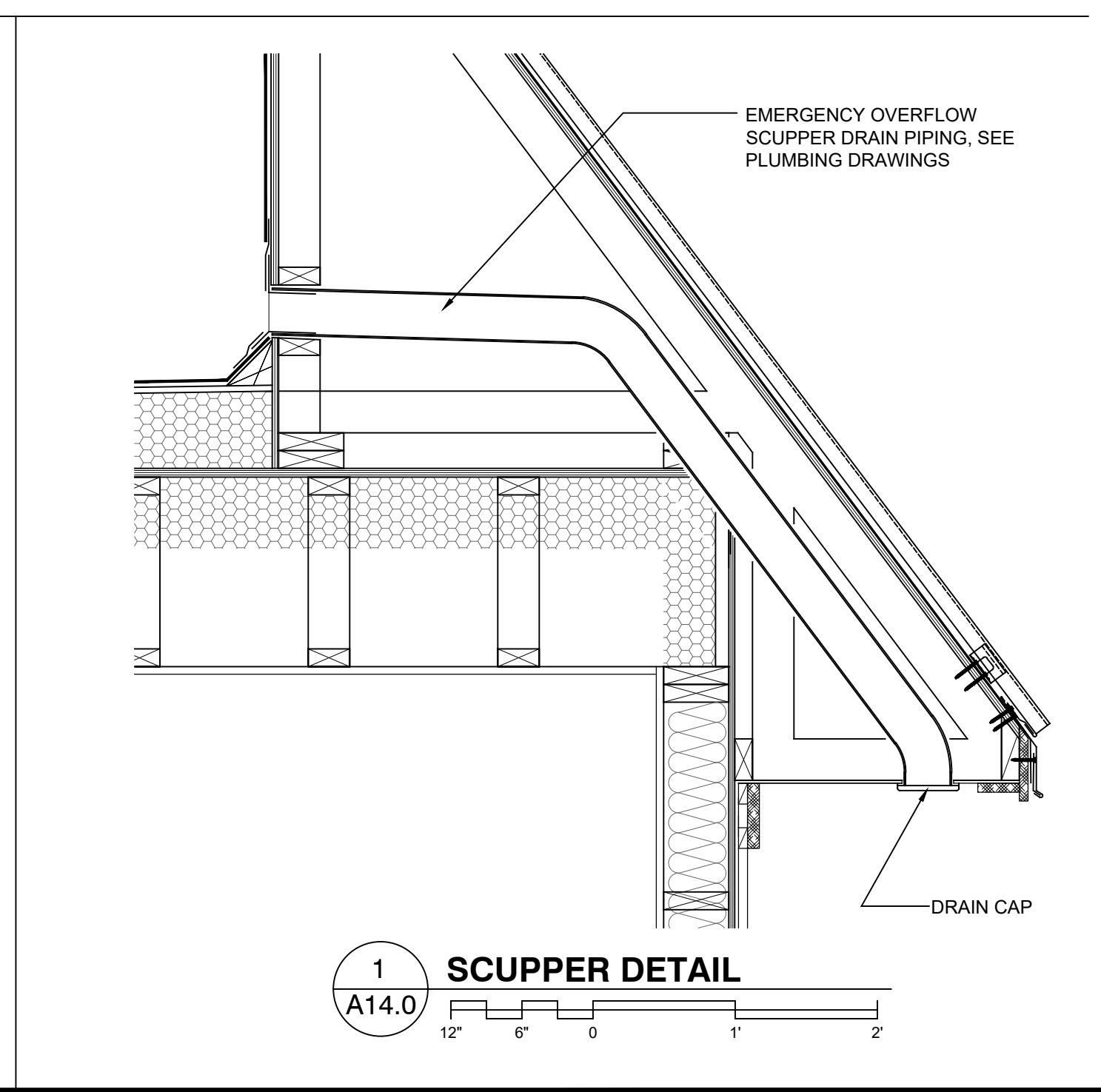
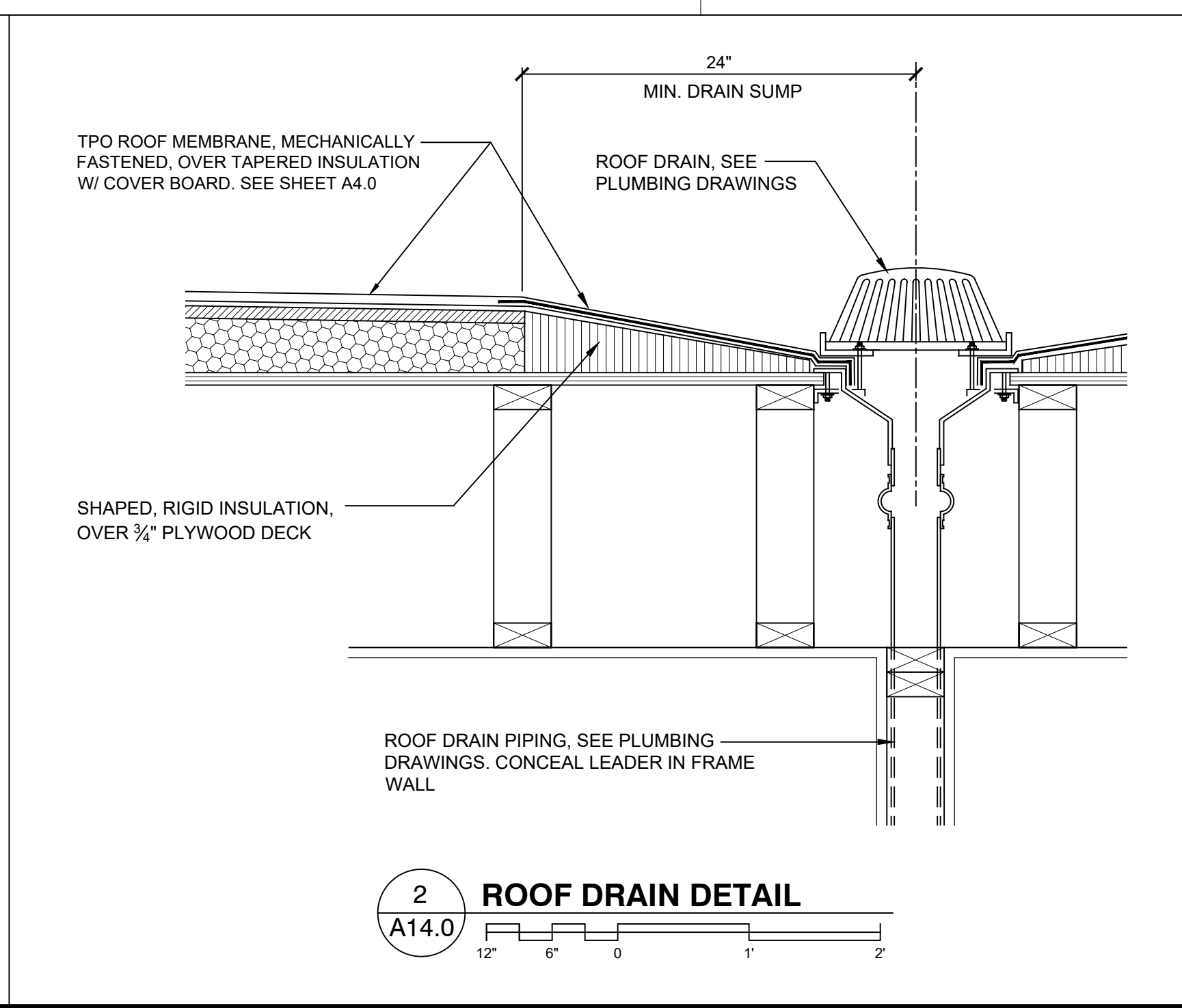
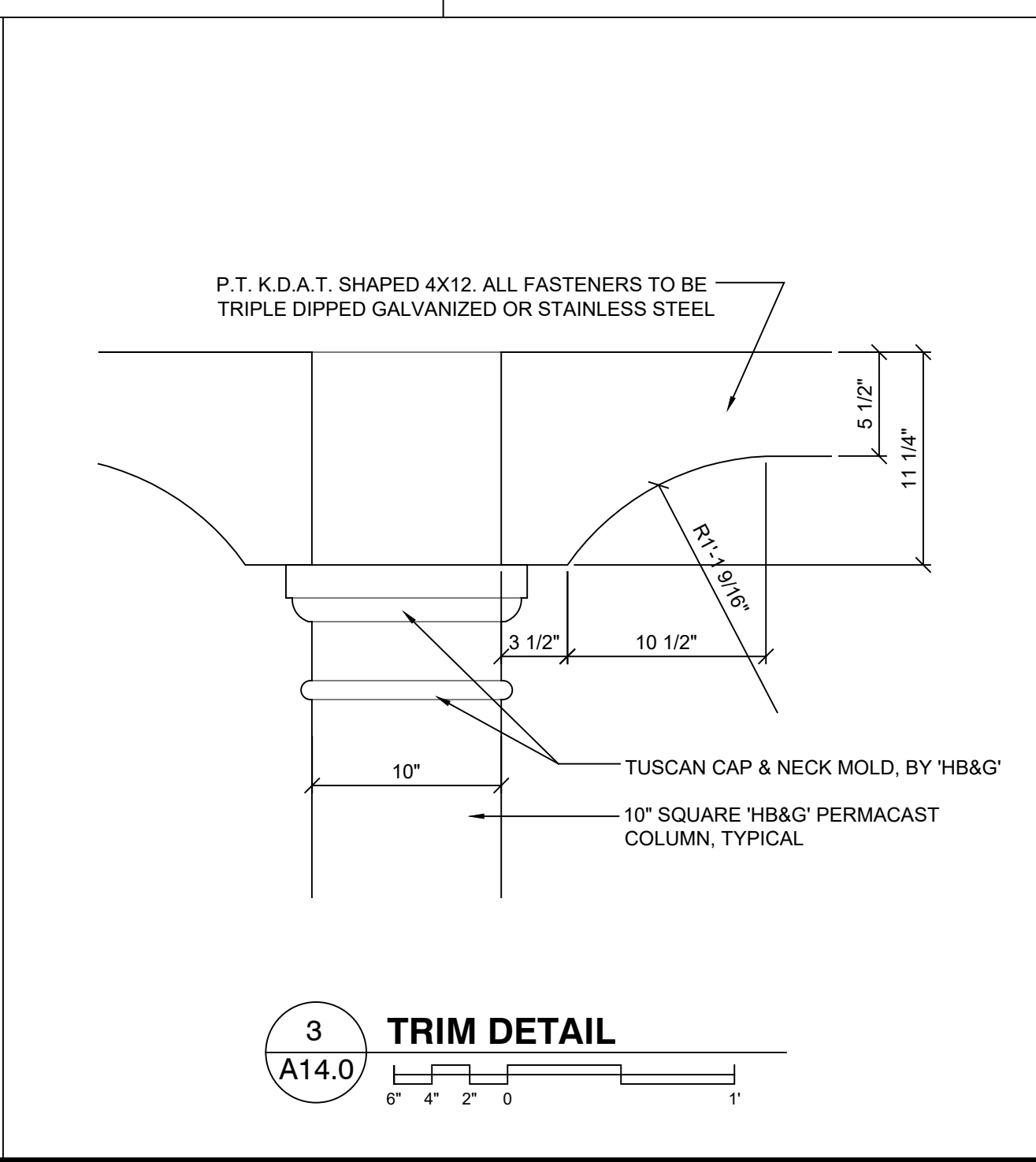
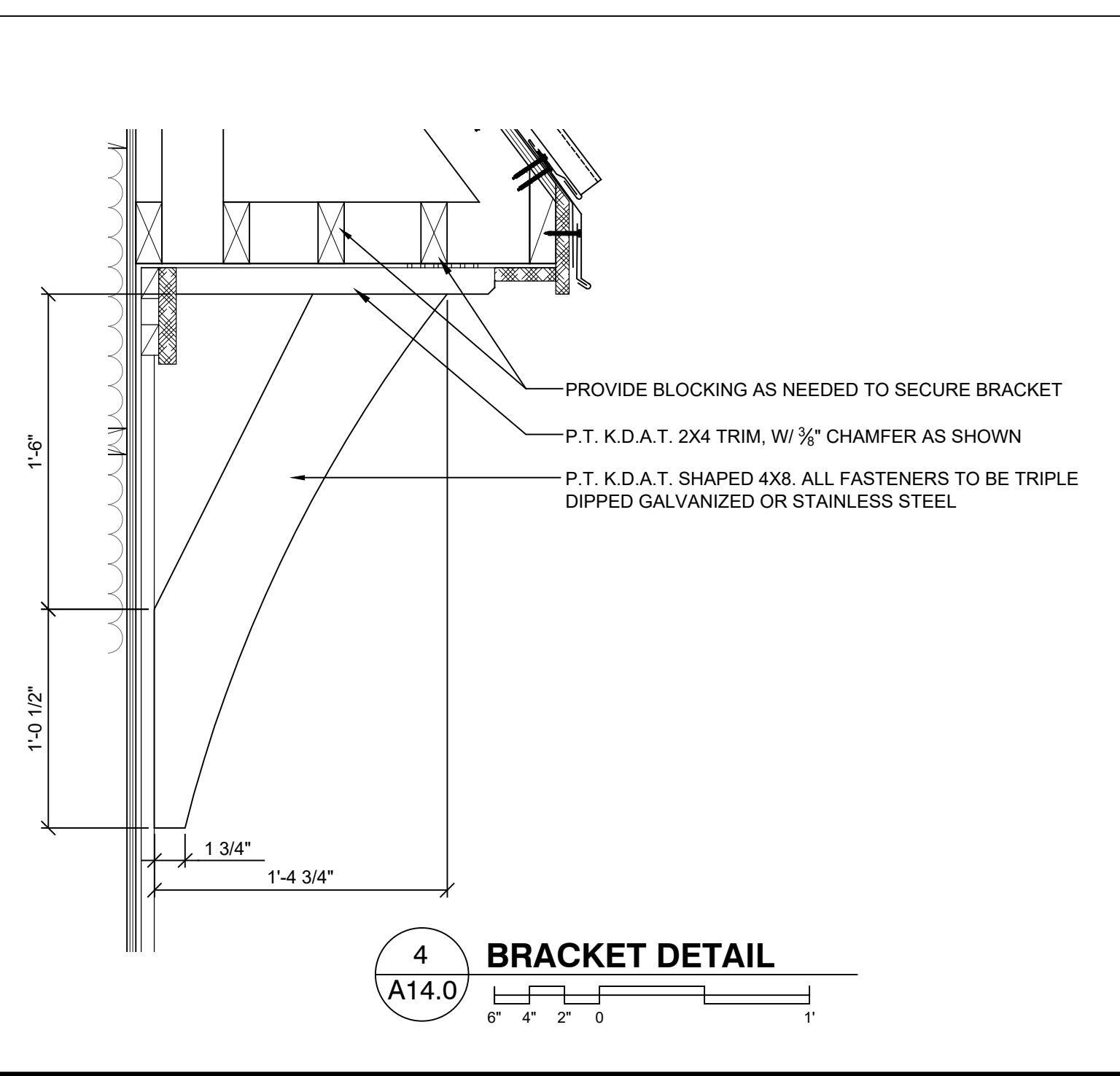
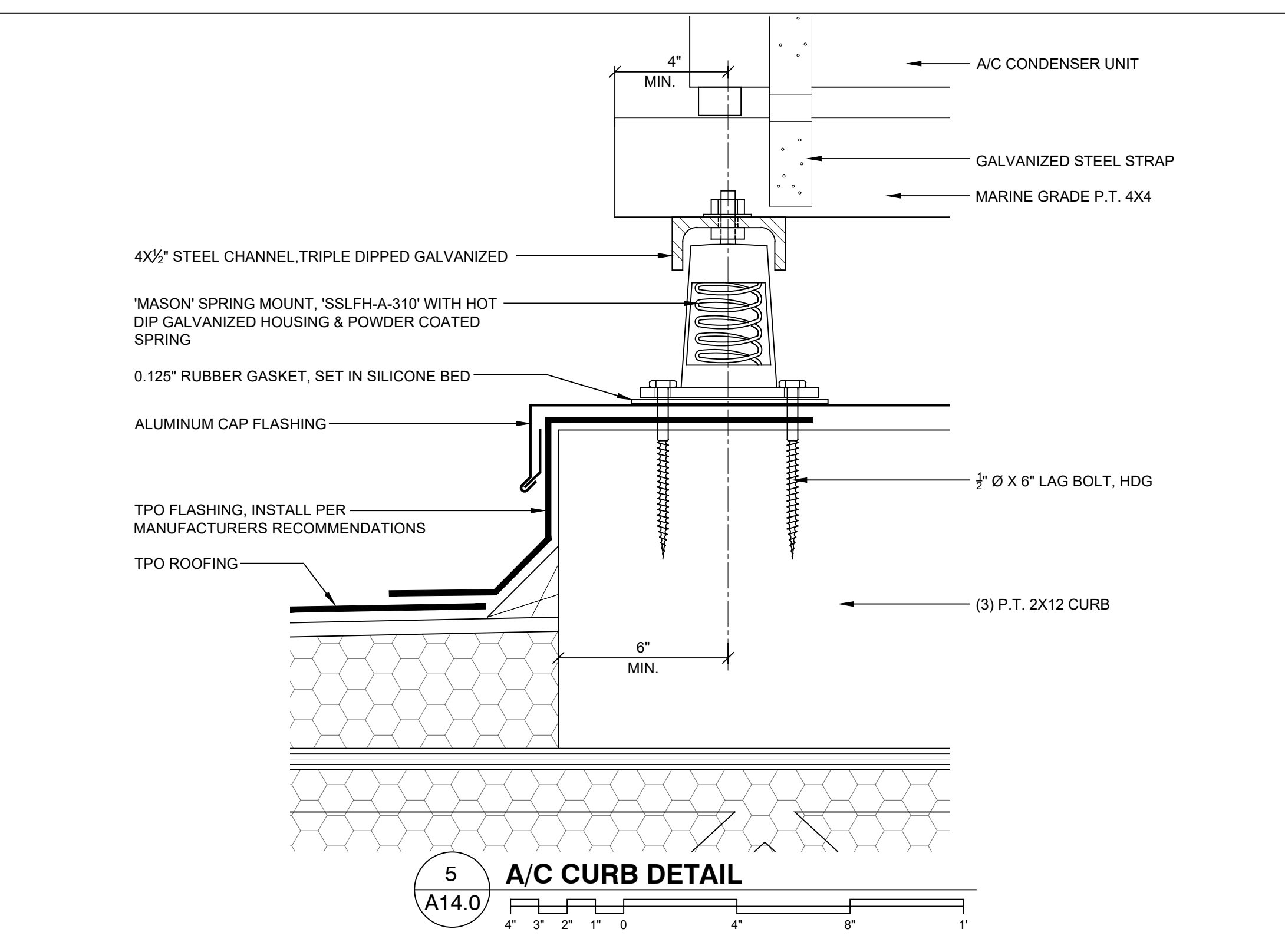
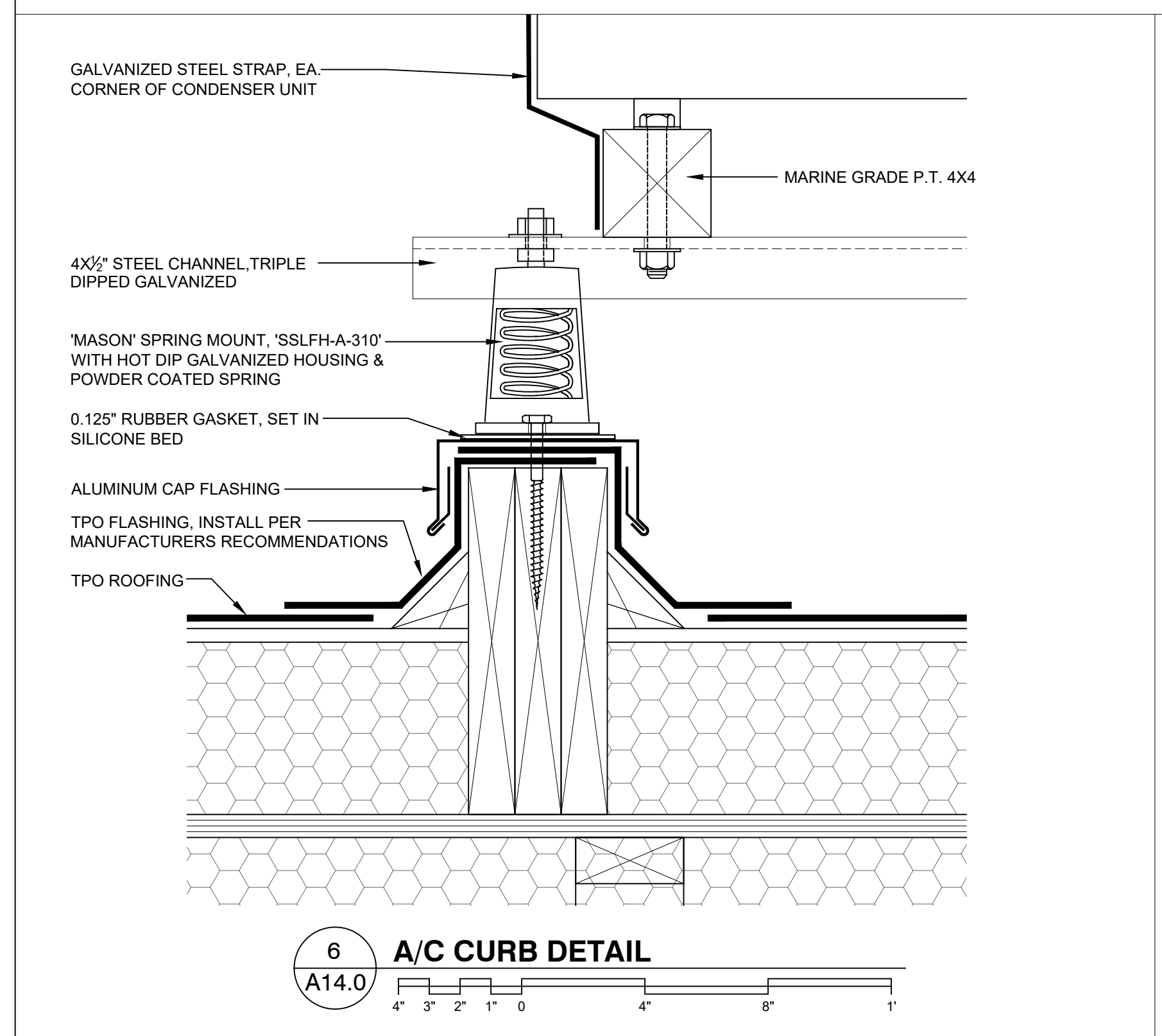
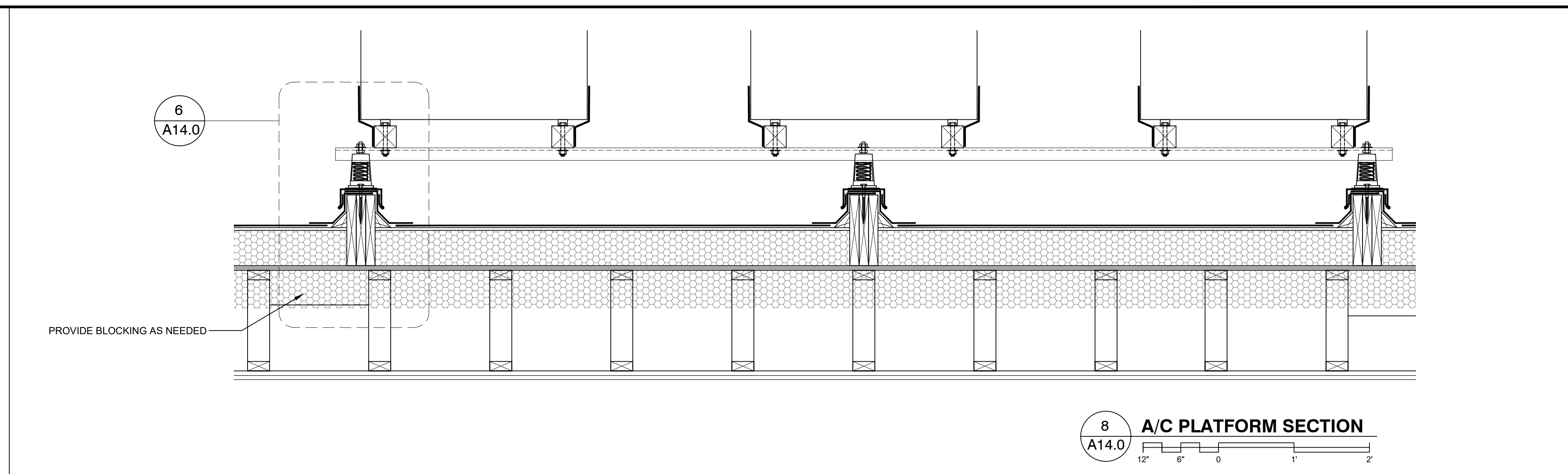
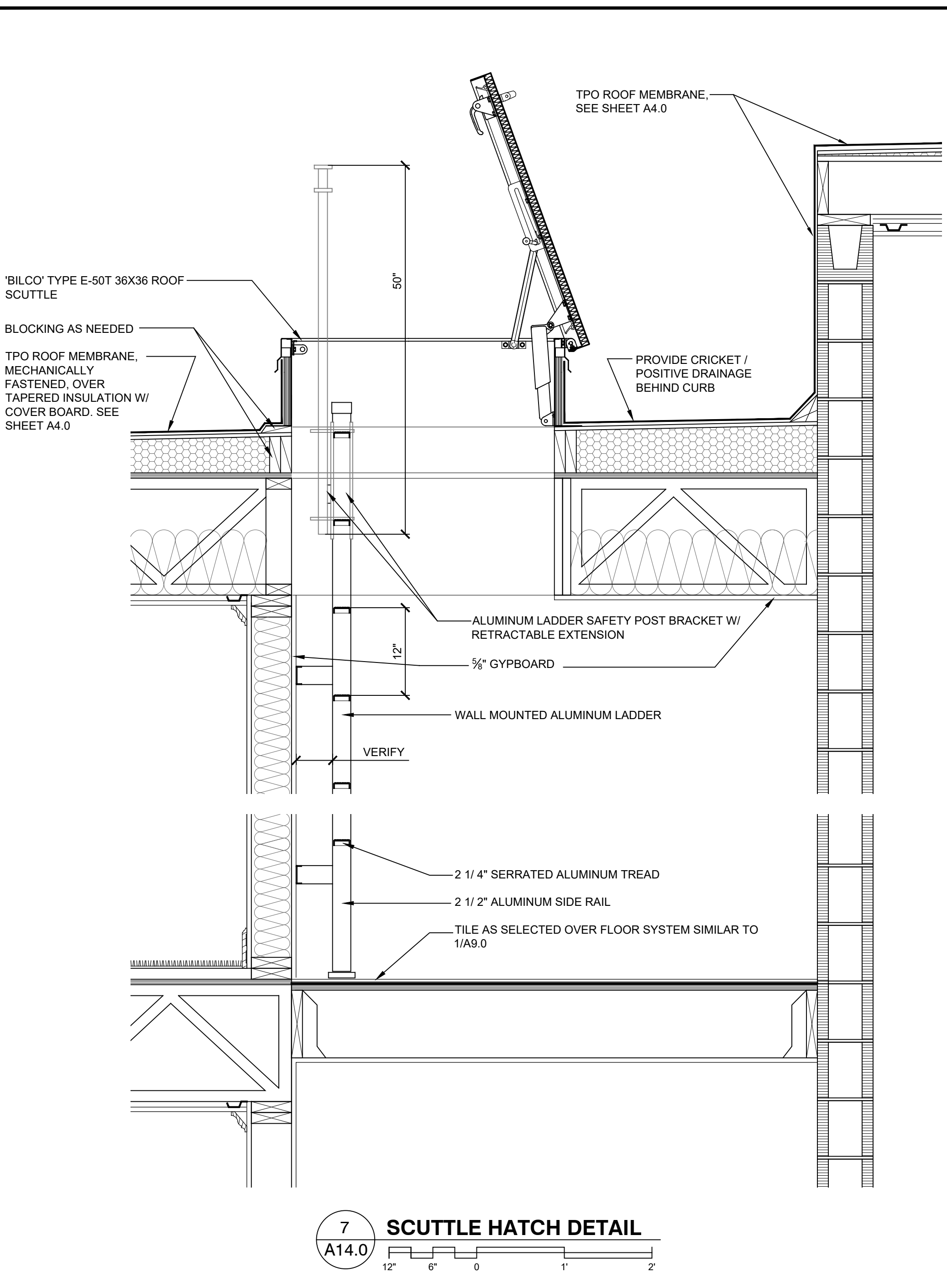
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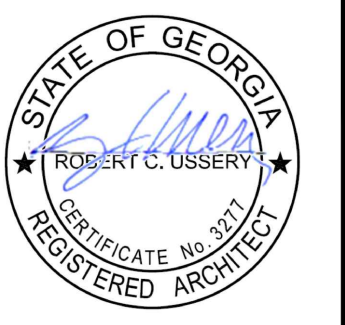
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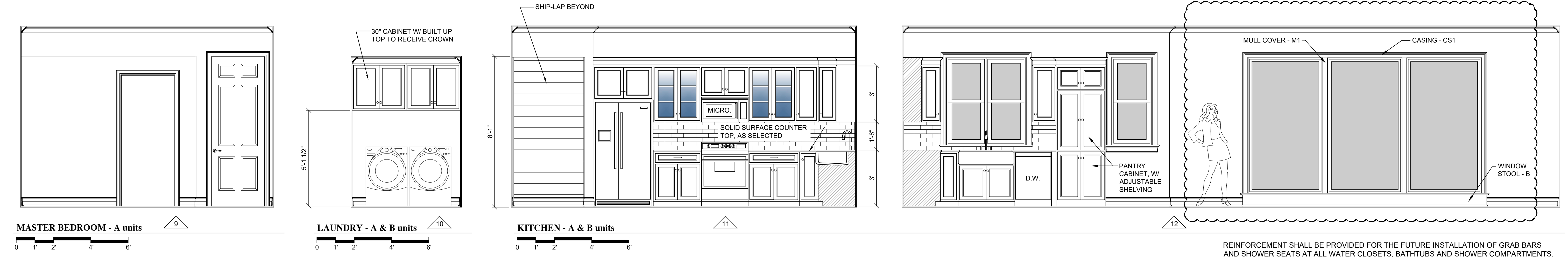
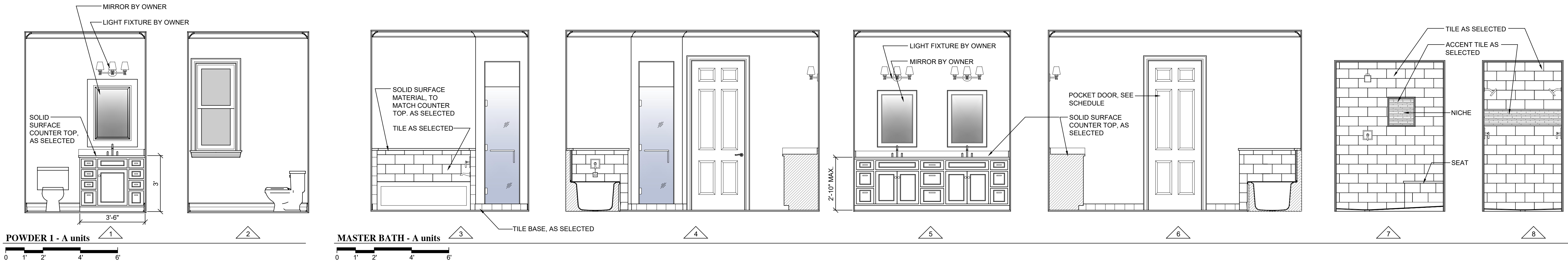
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Interior Design
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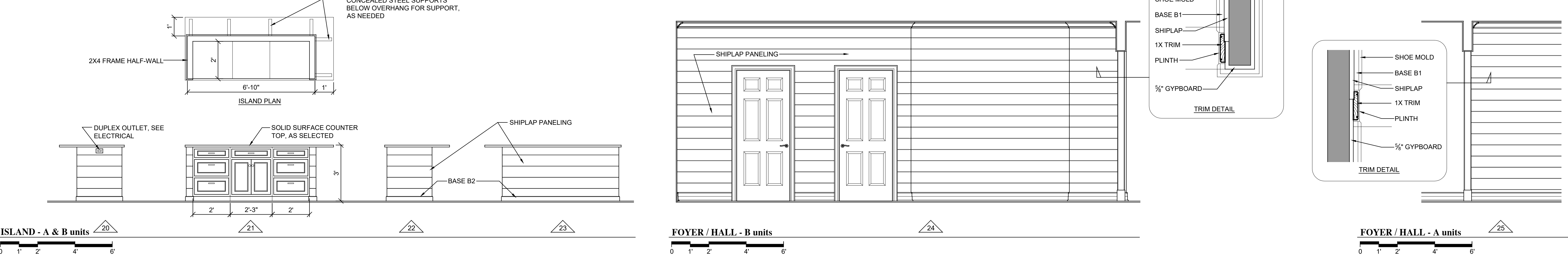
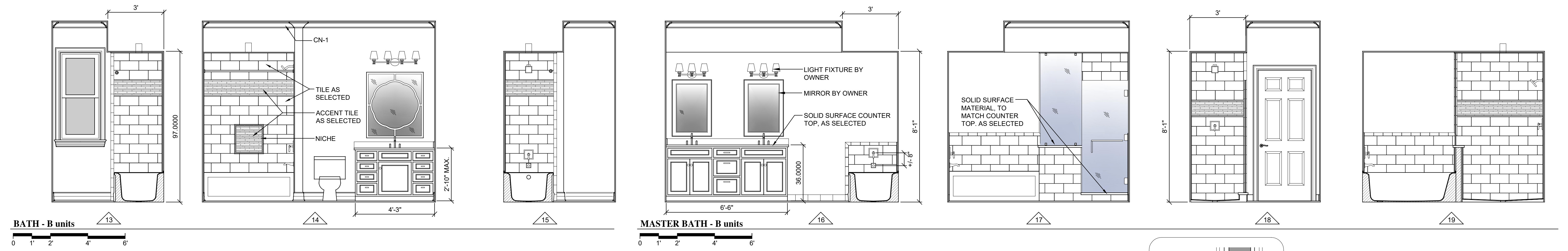
VIEWPOINT CONDOMINIUM
 LOT 6 & 7, BLOCK B, ARNOLD SUBDIVISION
 1124 POSTELL AVENUE
 ST. SIMONS ISLAND, GA.

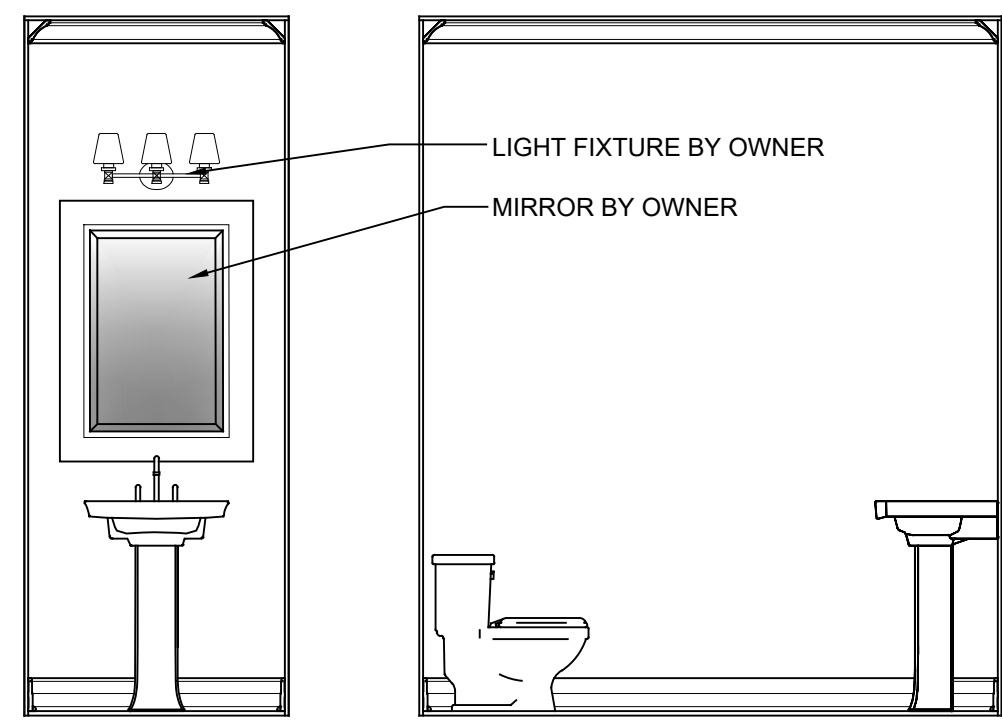
1515
 9-20-17
 6-8-18 REVISION 2
 7-27-18 REVISION 3

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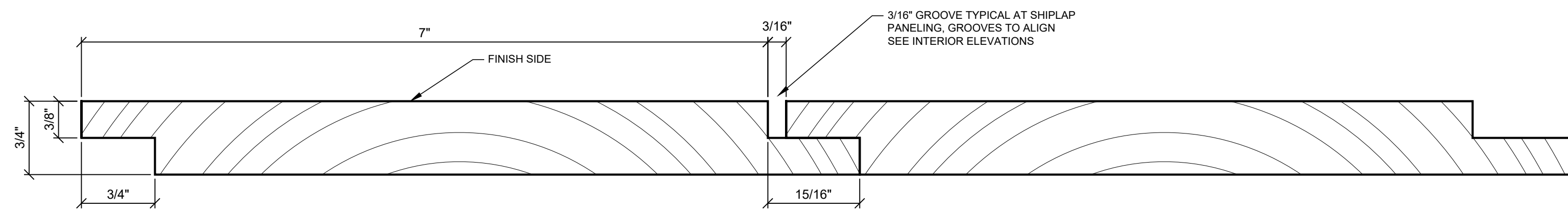


REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS. POWDER ROOMS SHALL NOT BE REQUIRED TO HAVE REINFORCEMENT FOR GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOLID WOOD BLOCKING IN THE WALLS BEHIND ALL FUTURE GRAB BAR AND SHOWER SEAT LOCATIONS. REFER TO ICC A117.1-2009 SECTION 1004.11.1 FOR LOCATIONS REQUIRED.

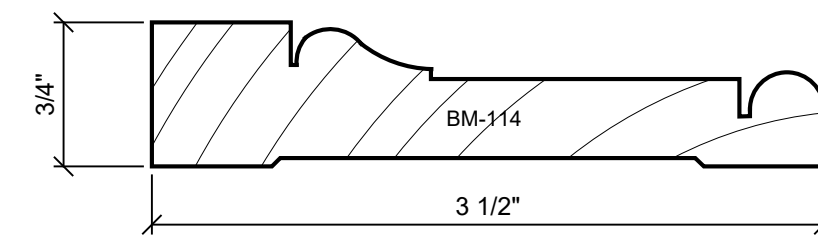




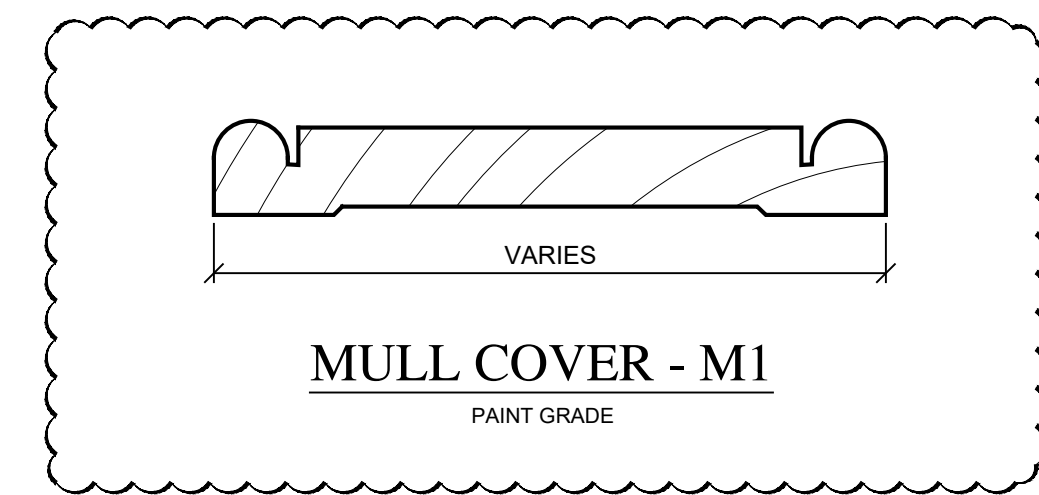
POWDER 2 - B units



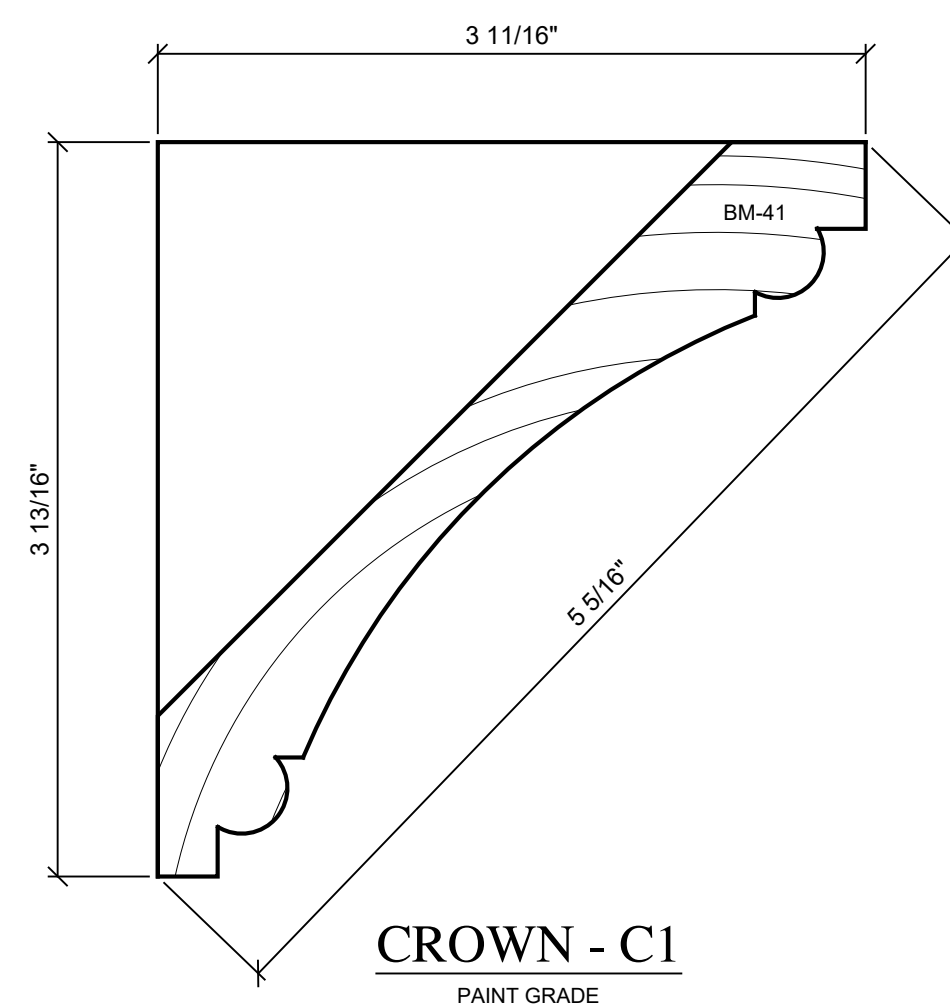
SHIPLAP PANELING
PAINT GRADE



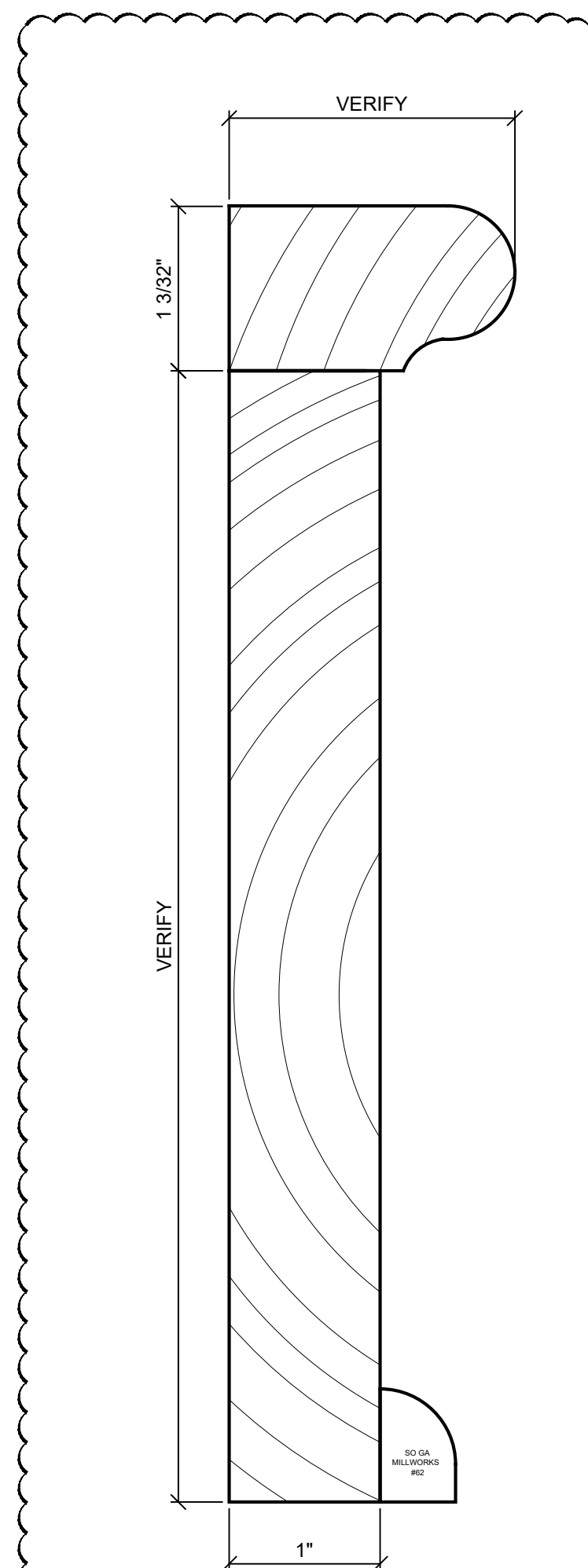
CASING - CS1
PAINT GRADE



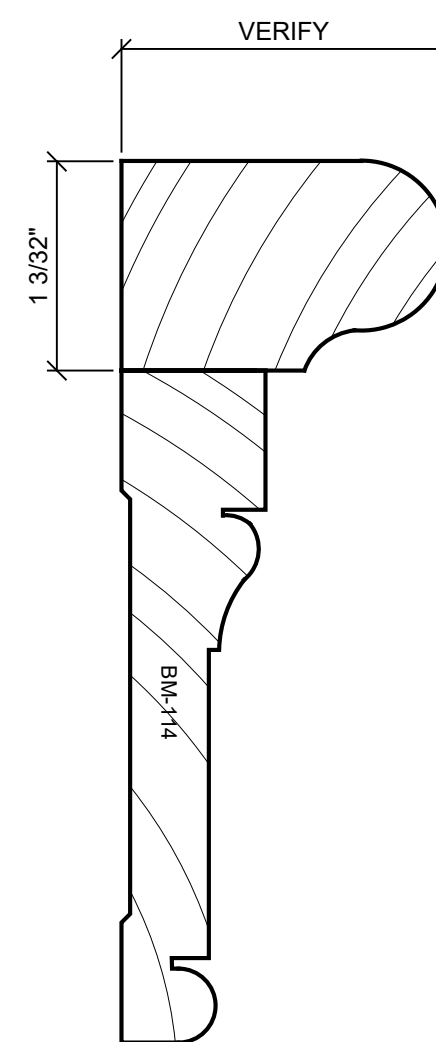
MULL COVER - M1
PAINT GRADE



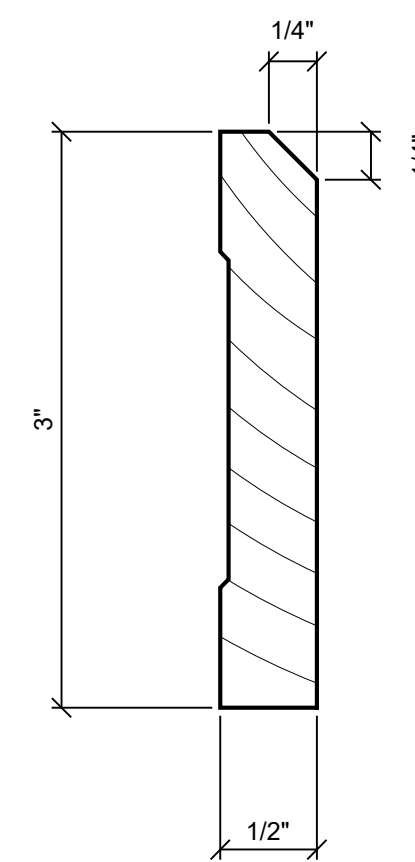
CROWN - C1
PAINT GRADE



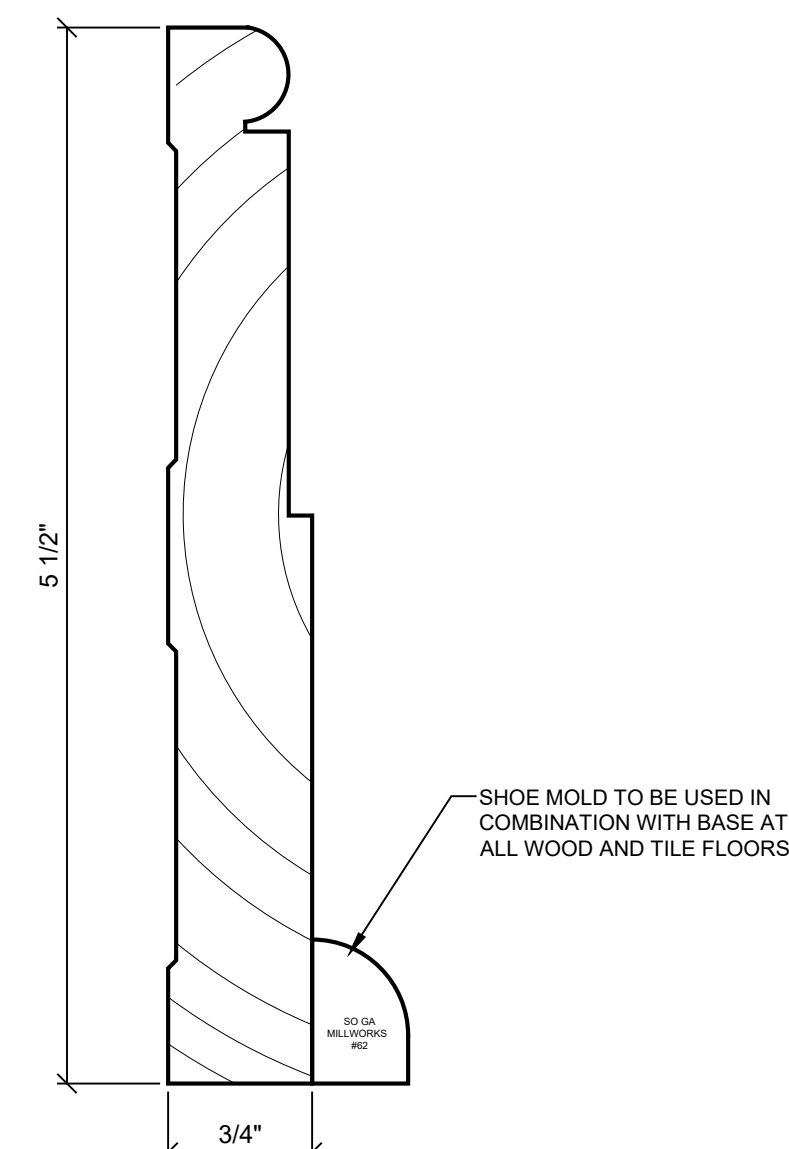
WINDOW STOOL - B
PAINT GRADE



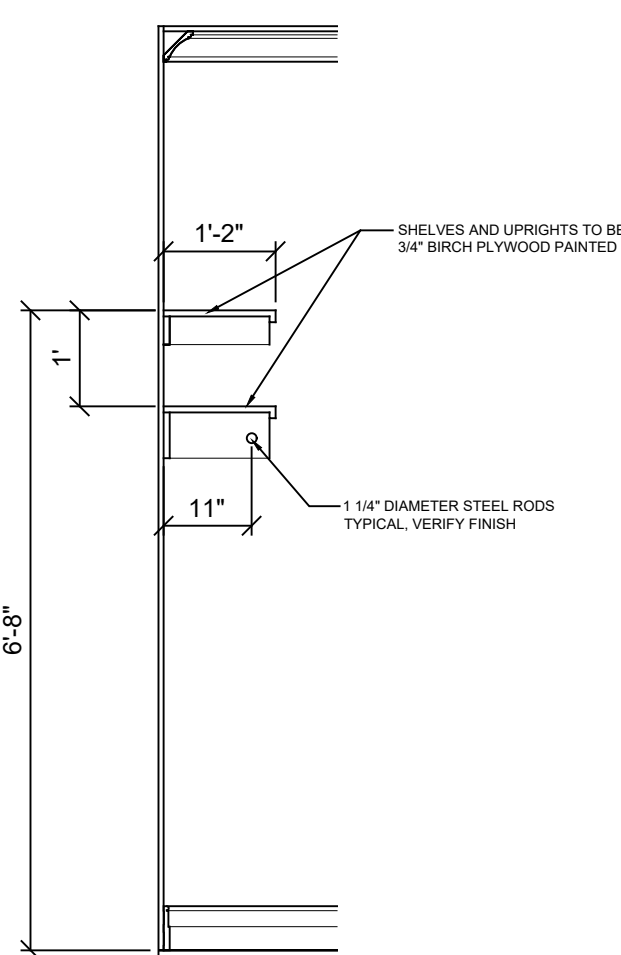
WINDOW STOOL - A
PAINT GRADE



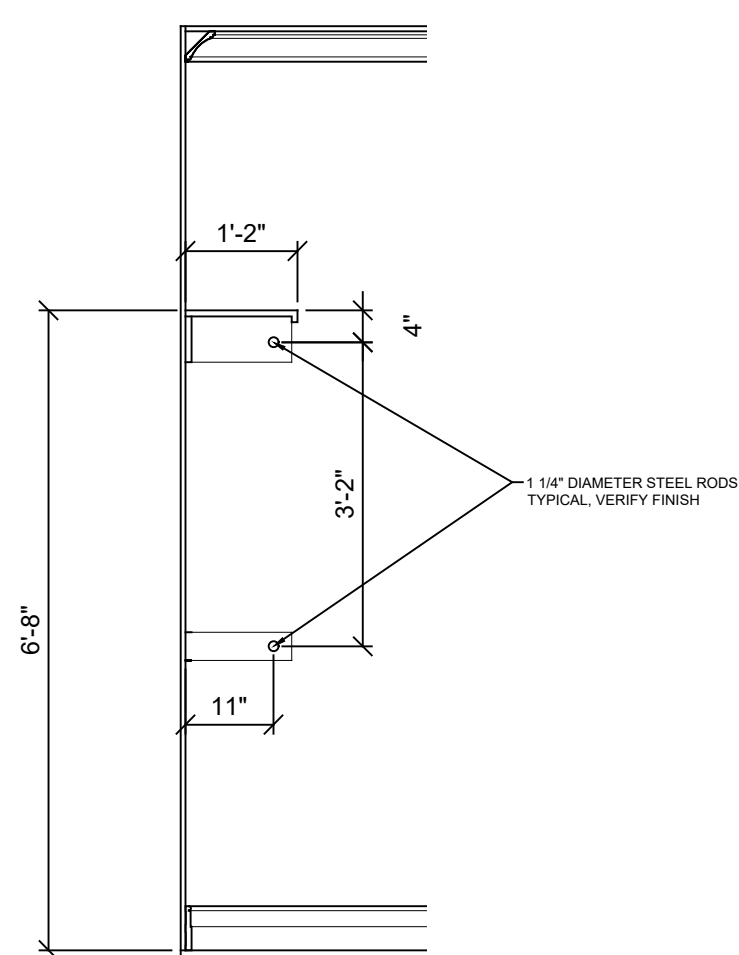
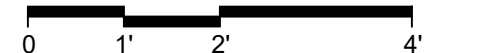
BASE - B2
PAINT GRADE



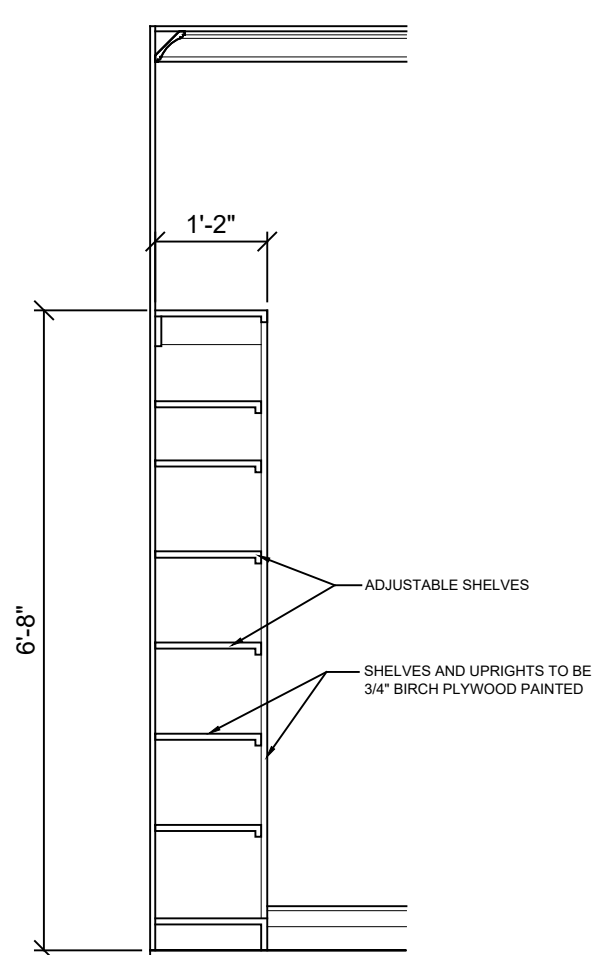
BASE - B1
PAINT GRADE



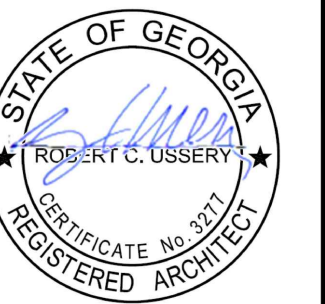
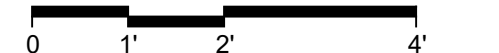
SINGLE HANGING



DOUBLE HANGING



SHELVING



UR
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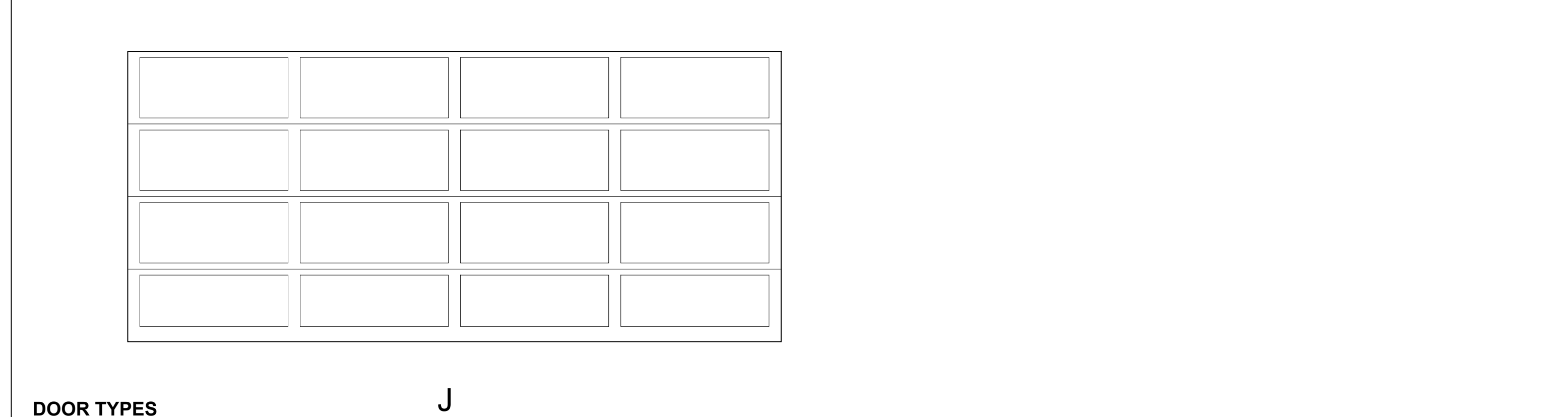
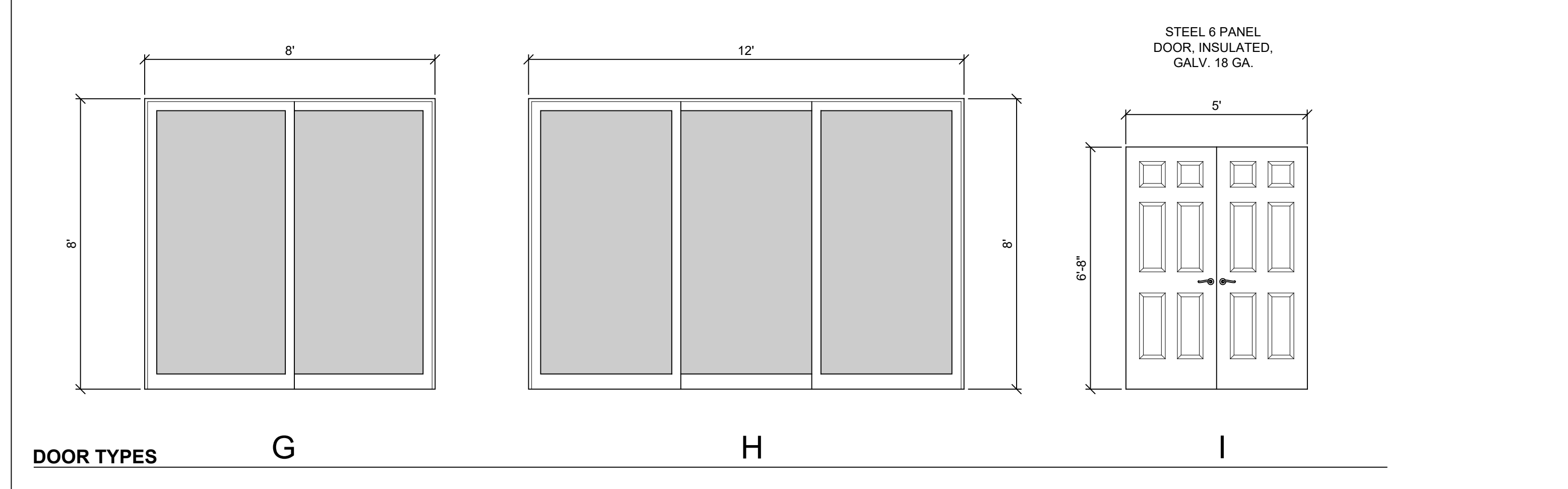
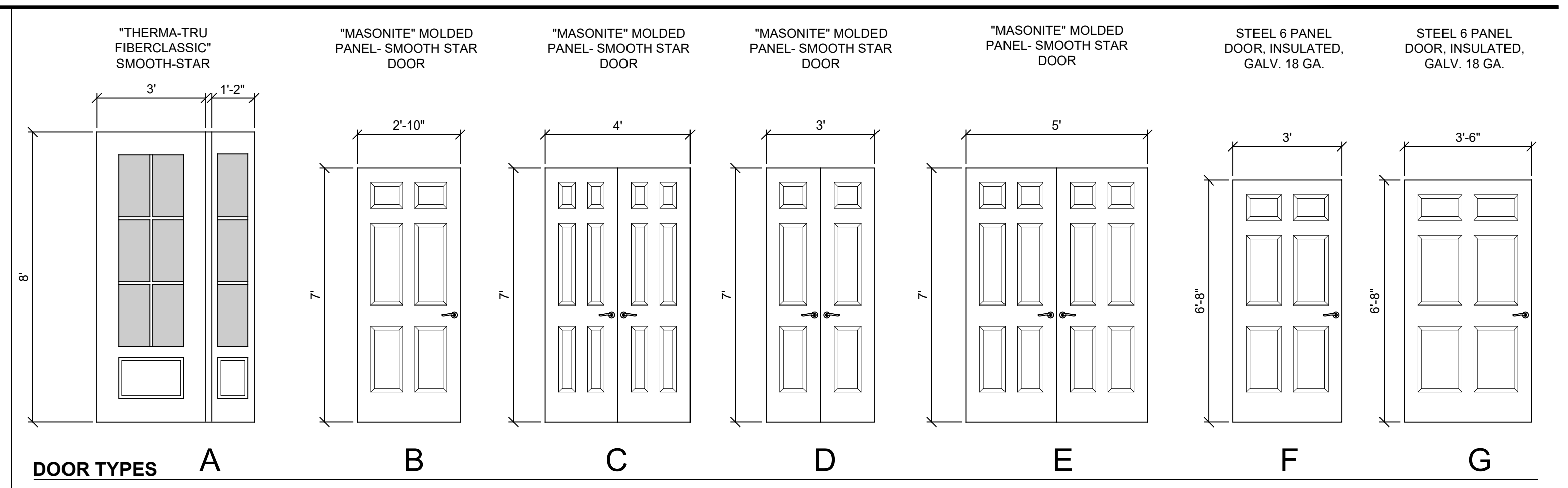
1515	
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DOOR SCHEDULE

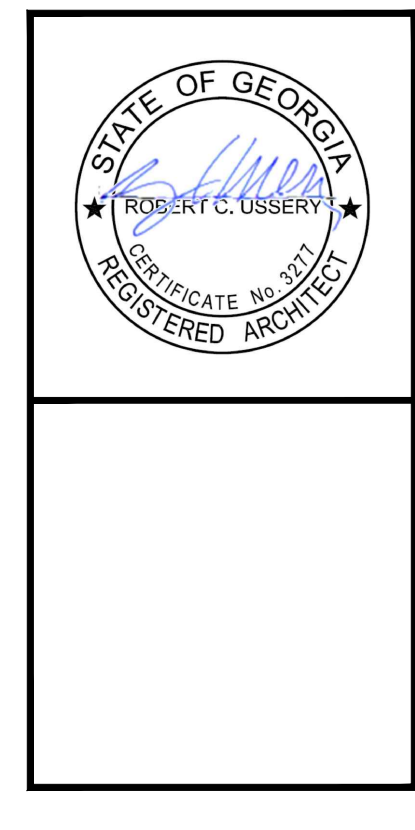
DOOR								FRAME			HDW	REMARKS
MARK	WIDTH	HEIGHT	THICK.	MATERIAL	FINISH	TYPE	LABEL	MATERIAL	HEAD	THR	SET NO.	COMMENTS
DWELLING UNITS												
1	3-0	8-0	1 3/4	FIBERGLASS	PAINT	A	--	WOOD	-	4&5/A10	1	*THERMA TRU* FIBERGLASSIC- SMOOTH STAR S210 WITH PUBLIC ACCESS SILL - SIDE LIGHT. SEE 4&5/A10.
2	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	3	
3	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	11	OWNERS CLOSET DOOR
4	5-0	7-0	--	-	-	-	--	WOOD	-	-	-	CASED OPENING
5	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	
6	PR 2-0	7-0	1 3/8	MASONITE	PAINT	C	--	WOOD	-	-	4	
7	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	
8	2-8	7-0	-	GLASS SHOWER DOOR	-	-	--	-	-	-	-	SEE INTERIOR ELEVATIONS
9	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	-	POCKET DOOR, HARDWARE BY MANUFACTURER
10	PR 1-6	7-0	1 3/8	MASONITE	PAINT	D	--	WOOD	-	-	4	
11	PR 1-6	7-0	1 3/8	MASONITE	PAINT	D	--	WOOD	-	-	4	
12	2-10	7-0	-	-	-	-	--	-	-	-	-	CASED OPENING
13	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	
14	12-0	8-0	--	ALUMINUM/GLASS	--	H	--	ALUMINUM	-	2&3/A10	7	*MARVIN* 3-PANEL SLIDING PATIO DOOR W/ IMPACT GLASS & ADA SILL
15	8-0	8-0	--	ALUMINUM/GLASS	--	G	--	ALUMINUM	-	2&3/A10	7	*MARVIN* 2-PANEL SLIDING PATIO DOOR W/ IMPACT GLASS & ADA SILL
16	3-0	8-0	1 3/4	FIBERGLASS	PAINT	A	--	WOOD	-	4&5/A10	1	*THERMA TRU* FIBERGLASSIC- SMOOTH STAR S210 WITH PUBLIC ACCESS SILL - SIDE LIGHT. SEE 4&5/A10
17	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	3	
18	2-10	7-0	1 3/8"	MASONITE	PAINT	B	--	WOOD	-	-	14	
19	2-10	7-0	1 3/8"	MASONITE	PAINT	B	--	WOOD	-	-	2	
20	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	PROVIDE ROBE HOOK ON BACK SIDE OF DOOR
21	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	5	
22	PR 2-0	7-0	1 3/8	MASONITE	PAINT	C	--	WOOD	-	-	4	
23	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	
24	2-6	7-0	-	GLASS SHOWER DOOR	-	-	--	-	-	-	-	SEE INTERIOR ELEVATIONS
25	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	PROVIDE ROBE HOOK ON BACK SIDE OF DOOR
26	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	5	
27	2-10	7-0	1 3/8	MASONITE	PAINT	B	--	WOOD	-	-	2	
28	12-0	8-0		ALUMINUM / GLASS		H		ALUMINUM		2&3/A10	7	*MARVIN* 3-PANEL SLIDING PATIO DOOR W/ IMPACT GLASS & ADA SILL
29	8-0	8-0		ALUMINUM / GLASS		G		ALUMINUM		2&3/A10	7	*MARVIN* 2-PANEL SLIDING PATIO DOOR W/ IMPACT GLASS & ADA SILL
GROUND FLOOR												
31	3-6	7-0	-	#4 BRUSHED SS	-	--	60 MIN	#4 BRUSHED SS	-	-	7	ELEVATOR DOOR BY ELEVATOR MANUFACTURER
32	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
33	PR. 2-6	6-8	1 3/4"	GALV. STEEL	PAINT	I	--	GALV. STEEL	-	-	13	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME. PROVIDE KEY IN KNOX-BOX
34	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	-	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
35	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	-	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
36	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	-	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
37	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	-	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
38	18-0	8-0		ALUMINUM	-	J	-	-	-	-	-	GARAGE DOOR, HARDWARE BY MANUFACTURER
39	4-6	6-8	-	-	-	-	-	-	-	-	-	CASED OPENING
FIRST FLOOR												
40	3-0	7-0	-	#4 BRUSHED SS	-	--	60 MIN	#4 BRUSHED SS	-	-	7	ELEVATOR DOOR BY ELEVATOR MANUFACTURER
41	3-6	6-8	1 3/4	GALV. STEEL	PAINT	G	90 MIN	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME. PROVIDE KEY IN KNOX-BOX
42	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
43	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
44	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
SECOND FLOOR												
45	3-0	7-0	-	#4 BRUSHED SS	-	-	60 MIN	#4 BRUSHED SS	-	-	7	ELEVATOR DOOR BY ELEVATOR MANUFACTURER
46	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
47	3-0	6-8	1 3/4"	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
48	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
THIRD FLOOR												
49	3-0	7-0	-	#4 BRUSHED SS	-	-	60 MIN	#4 BRUSHED SS	-	-	7	ELEVATOR DOOR BY ELEVATOR MANUFACTURER
50	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	8	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
51	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME
52	3-0	6-8	1 3/4	GALV. STEEL	PAINT	F	--	GALV. STEEL	-	-	10	EQUAL TO "CECO" IMPERIAL E601 18 GA. GALV. STEEL DOOR W/ SOW SERIES 16 GA. GALV. STEEL FRAME

- HARDWARE SETS:**
- 3 HINGES, LOCKSET WITH LEVERS FOR ADA COMPLIANCE, DEAD BOLT, DOOR STOP, WEATHER STRIPPING
 - 3 HINGES, PRIVACY SET, DOOR STOP
 - 3 HINGES, PASSAGE SET, HINGE PIN DOOR STOP
 - 3 HINGES EACH DOOR, DUMMY LEVER EACH DOOR, ADJUSTABLE BALL CATCH EACH DOOR
 - 3 HINGES, PASSAGE SET, DOOR STOP
 - DOOR HARDWARE PROVIDED BY DOOR MANUFACTURER, FINISH AS SELECTED
 - 3 HINGES, LOCKSET, THRESHOLD, WEATHER STRIPPING
 - 3 HINGES, LOCKSET, DOOR CLOSER, HINGE PIN DOOR STOP
 - 3 HINGES, LOCKSET
 - 3 HINGES, PASSAGE SET, DOOR CLOSER, HINGE PIN DOOR STOP
 - 3 HINGES EA. DOOR, LOCKSET, HINGE PIN DOOR STOP, HEAD BOLT FOOT BOLT AT ONE LEAF, THRESHOLD, WEATHER STRIPPING
 - 3 HINGES EA. DOOR, PRIVACY SET, HINGE PIN DOOR STOP



WINDOW SCHEDULE					
MARK	NOMINAL SIZE	DESCRIPTION	CASING	DETAILS	NOTES
A	PAIR 3'-2" X 6'-0"	"INTEGRITY" FROM "MARVIN, WOOD-ULTREX SERIES ITDH3872 2W IMPACT DOUBLE HUNG	5/4" X 6 "HARDIE"	2 / A8.0 & 3 / A8.0	WINDOW STOOL - A, CASING- CS1
B	2'-1 1/2" X 4'-8"	"INTEGRITY" FROM "MARVIN, WOOD-ULTREX SERIES ITDH2656 IMPACT DOUBLE HUNG	5/4" X 6 "HARDIE"	2 / A8.0 & 3 / A8.0	WINDOW STOOL - A, CASING- CS1
C	PAIR 2'-1 1/2" X 4'-8"	"INTEGRITY" FROM "MARVIN, WOOD-ULTREX SERIES ITDH2656 IMPACT DOUBLE HUNG	5/4" X 6 "HARDIE"	2 / A8.0 & 3 / A8.0	WINDOW STOOL - A WITH TILE BACKSPASH BELOW AS SELECTED CASING - CS1
D	4'-0" X 7'-3"	"INTEGRITY" FROM "MARVIN, WOOD-ULTREX RECTANGLE CUSTOM SIZE FIXED UNIT	5/4" X 6 "HARDIE"	SIMILAR TO 2 / A8.0 & 3 / A8.0	WINDOW STOOL - B, CASING - CS1, MULL COVER - M1

NOTE: PROVIDE SCREENS ON ALL OPERABLE WINDOWS



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