



DESIGN CRITERIA

CODE REFERENCES		
2018 INTERNATIONAL RESIDENTIAL CODE		
PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE		

FLOOR LOADING		
LOCATION	LIVE LOAD (PSF)	DEAD LOAD (PSF)
Sleeping Areas	40	15
Living Areas	40	15
Decks	40	15
Exterior balconies	60	15
Attics w/ Storage	20	15
Attics w/o Storage	10	15
Stairs	100	15

WALL LOADING		DEAD LOAD (PSF)
Ext. Light-frame walls		15
Int. Light-frame walls		10
8" Thick conc. masonry unit walls		80
6" poured conc. walls		85

ROOF LOADING	LIVE LOAD (PSF)
GROUND SNOW LOAD	25

NOTE: ALL LOADING IS BASED ON AVERAGE MATERIALS, WEIGHTS AND SNOW FALL. REFER TO GRAPHIC STANDARDS FOR WEIGHTS OF MATERIALS (I.e. STONE VENEER, BRICK)

TYPICAL INSULATION VALUES	R-VALUE (MIN.)
Exterior Walls	R-21 BATT
Exposed floors & floor above garage	R-30
Ceilings	R-30

DRAWING SCHEDULE	
CS _____	1
A1.0 _____	2
A1.1 _____	3
A1.2 _____	4
A1.3 _____	5
A1.4 _____	6
S-1 _____	7

Know what's **below**.
Call before you dig.



CALL 811 BEFORE YOU DIG

REQUIRES A CALL OR CLICK TO 811
THREE TO TWELVE DAYS BEFORE
DIGGING.

ABBREVIATIONS

1R/1S	1 ROD & 1 SHELF
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
ALUM	ALUMINUM
ATR	ATRIUM
BLDG	BUILDING
BLKG	BLOCKING
BOB	BOTTOM OF BEAM
BRL VLT	BARREL VAULT
BUR	BUILT UP ROOFING
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
C/O	CLEAN-OUT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CLG JST	CEILING JOIST
DH	DOUBLE-HUNG
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DL	DIVIDED LIGHT
DN	DOWN
DR	DOOR
DS	DOWN SPOUT / RAIN WATER LEADER
DWG	DRAWING
D/W	DISHWASHER
EA	EACH
EB	EYEBROW
EF	EACH FACE
E/W	EACH WAY
(E)	EXISTING
(EX)	EXISTING
EXIST'G	EXISTING
EXT.	EXTERIOR
ELEV.	ELEVATION
EQ	EQUAL
FF	FINISHED FLOOR
FLR	FLOOR
FLR JST	FLOOR JOIST
FOS	FACE OF STUD
FO	FACE OF
FTG	FOOTING
FXD	FIXED
GFI	GROUND FAULT CIRCUIT INTERRUPTOR
GLS	GLASS
GSM	GALVANIZED SHEET METAL
HB	HOSE BIB
HC	HOLLOW CORE
HH	HEADER HEIGHT
HGT	HEIGHT
HZ	HORIZONTAL SLIDER
HORIZ	HORIZONTAL
INT	INTERIOR
KS	KNEE SPACE
LAV	LAVATORY
MB	MACHINE BOLT
MTL	METAL
MIN	MINIMUM
MAX	MAXIMUM
MO	MASONRY OPENING
(N)	NEW
NIC	NOT IN CONTACT
NTS	NOT TO SCALE
OBS	OBSOLETE
OC	ON CENTER
OH	OVERHEAD
PB	PUSH BUTTON
PL	PLATE
PT	PRESSURE TREATED
RO	ROUGH OPENING
RS	ROUGH SAWN
S/R	SHEETROCK
SC	SOLID CORE
SF	SQUARE FOOT
SH	SINGLE HUNG
SHR	SHOWER
SRO	SHEETROCK OPENING
SIM	SIMILAR
SL	SLIDING
ST CONC	STAINED CONCRETE
STSC CONC	STAINED & SCORED CONCRETE
T/S	TUB & SHOWER COMBO
T&G	TOUNGE & GROOVE
TH	THRESHOLD
TO	TOP OF
TOB	TOP OF BEAM
TOF	TOP OF FLOOR
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TYF	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/C	WATER CLOSET
WH	WATER HEATER
WS	WATER SOFTENER
WD	WOOD
WP	WATERPROOF
w/	WITH
XTR	EXISTING TO REMAIN

GENERAL NOTES

1. DIMENSIONING:
a. ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING UNLESS OTHERWISE NOTED.
b. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL, UNLESS NOTED +/-.
c. DIMENSIONS NOTED CLEAR OR CLR. MUST BE PRECISELY MAINTAINED.
d. DO NOT SCALE DRAWINGS, IF ITEMS CANNOT BE LOCATED OR THERE IS A DISCREPANCY BETWEEN DIMENSIONS, DO NOT PROCEED WITHOUT REVIEW BY DESIGNER.
2. CONTRACTOR TO EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL CONTRACT DOCUMENTS, & THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING STRUCTURES. IF THERE APPEARS TO BE OMISSIONS, DISCREPANCIES, CONTRADICTIONS, OR IF THERE IS DOUBT AS TO MEANING OR INTENT, CONTACT THE DESIGNER IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
3. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT REVIEW BY DESIGNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROCEDURES RELATED TO THIS PROJECT. CONTRACTOR TO CONFORM TO ALL THE LATEST ADOPTED EDITION IRC CODES PERTAINING TO THIS PROJECT. CONTRACTOR RESPONSIBLY TO ADHERE TO ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.
5. INFORMATION RELATING TO EXISTING CONDITIONS WAS OBTAINED FROM DATA THAT WAS READILY AVAILABLE TO THE DESIGNER AT THE TIME OF DESIGN. ACCURACY OF EXISTING STRUCTURAL LOADS AND CONDITIONS CANNOT BE GUARANTEED. CHECK EXACT DIMENSIONS AND ELEVATIONS FROM THE ACTUAL CONDITIONS AT THE SITE.
6. WHERE ITEMS OF EQUIPMENT, FIXTURES, MATERIALS, SIZES, CAPACITIES OR OTHER PERTINENT INFORMATION ARE NOT INDICATED IN THE CONSTRUCTION DOCUMENTS, PROVIDE ITEMS WHICH ARE SIMILAR IN DESIGN, APPEARANCE, & QUALITY. REVIEW CHOICES WITH OWNER(S) PRIOR TO ORDERING, PURCHASING OR INSTALLING.

P.O. Box 2284
Lexington, SC 29071

PELLICON
Design & Construction LLC

803.832.1330

"Listen Better. Plan Better. Built Better."
WWW.PELLICONDESIGNBUILD.COM

CONTRACTOR TO EXAMINE, READILY & BE THOROUGHLY FAMILIAR WITH ALL CONTRACT DOCUMENTS, & THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING STRUCTURES. IF THERE APPEARS TO BE OMISSIONS, DISCREPANCIES, CONTRADICTIONS, OR IF THERE IS DOUBT AS TO MEANING OR INTENT, CONTACT C.E. PELLICON IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

PLAN/ISSUE DATE:
MAY 28, 2021

REMARKS

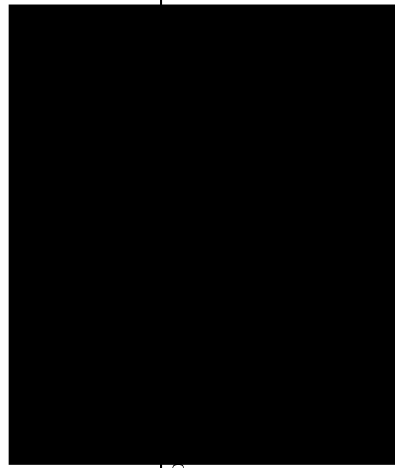
DATE

FINAL REVIEW SET 6/13/21

CONSTRUCTION ISSUE 6/18/21

OWNER APP'D:

DRAWN BY:
C. PELLINGTON



PROPOSED PROJECT FOR:

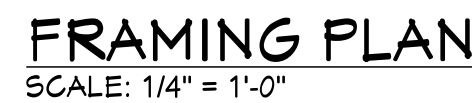
CADD REFERENCE:
0321-01

SHEET
1 OF 7

CS

SCALE:
AS NOTED

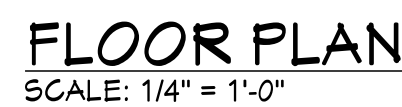
COVER SHEET



1. **CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC.**
2. **PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.**
3. **DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R 602.6**
4. **NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.**
5. **ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R319)**
6. **IF APPLICABLE, SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.**
7. **UNLESS OTHERWISE NOTED PROVIDE:
DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE.**
8. **LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH IRC 2018**

1. ELEVATION OF UPPER DECK AREA SHALL BE EQUAL TO ELEVATION OF EXISTING DECK AREA
2. ELEVATION OF LOWER DECK AREA SHALL BE SET 4'-0" +/- BELOW EXISTING DECK AREA.

1. A MINIMUM SOIL BEARING PRESSURE OF 1500 PSI IS REQUIRED.
2. ALL DIMENSIONS TO INTERIOR OBJECTS INDICATED W/ A KEYNOTE SYMBOL ARE TAKEN FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
3. TYPICAL FOOTING ASSEMBLY- 24" WIDE X 12" DEEP MONOLITHICALLY FOURED CONC. FTG W/ A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I... PROVIDE (2) #4 RE-BAR CONTINUOUS AND BENT AROUND CORNERS. FTGS MAY BE STEPPED WHERE NECESSARY TO MAINTAIN A MINIMUM FTG DEPTH OF 48" BELOW GRADE. STEP FTGS A MAX OF 2'-0" VERTICAL PER STEP & A 4'-0" LENGTH BETWEEN STEPS. FTG DEPTHS REPRESENTED ON THE PLANS MAY VARY DUE TO CHANGES IN SITE CONDITIONS AND GRADE CONDITIONS. CONTRACTOR TO MAINTAIN FTG DEPTH TO A MIN OF 42" BELOW FINISHED GRADE.
4. TYPICAL FNDN WALL ASSEMBLY- 8" CMU FOUNDATION WALL. FULLY GROUT CELLS @ OPENINGS.
5. INSTALL 1/2" ANCHOR BOLTS @ 6'-0" O.C. (MAX. 12" FROM EACH CORNER) W/ A MIN. OF 1" EMBEDMENT OR PROVIDE STREAPS @ 42" O.C.
6. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE LATEST ACI CODES PERTAINING TO CONCRETE AND MASONRY INSTALLATION.
7. CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC.
8. DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R602.6
9. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R311)



PLAN ISSUE DATE:	
MAY 28, 2021	
REMARKS	
DATE	
FINAL REVIEW SET	6/13/21
CONSTRUCTION ISSUE	6/11/21
OWNER APP'D:	
DRAWN BY:	C.PELLINGTON

PROPOSED PROJECT FOR:

SHEET

CARD REFERENCE:

0321-01

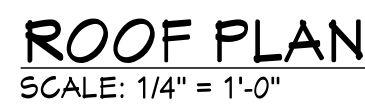
2
OF
7

A1.0

SCALE:

AS NOTED

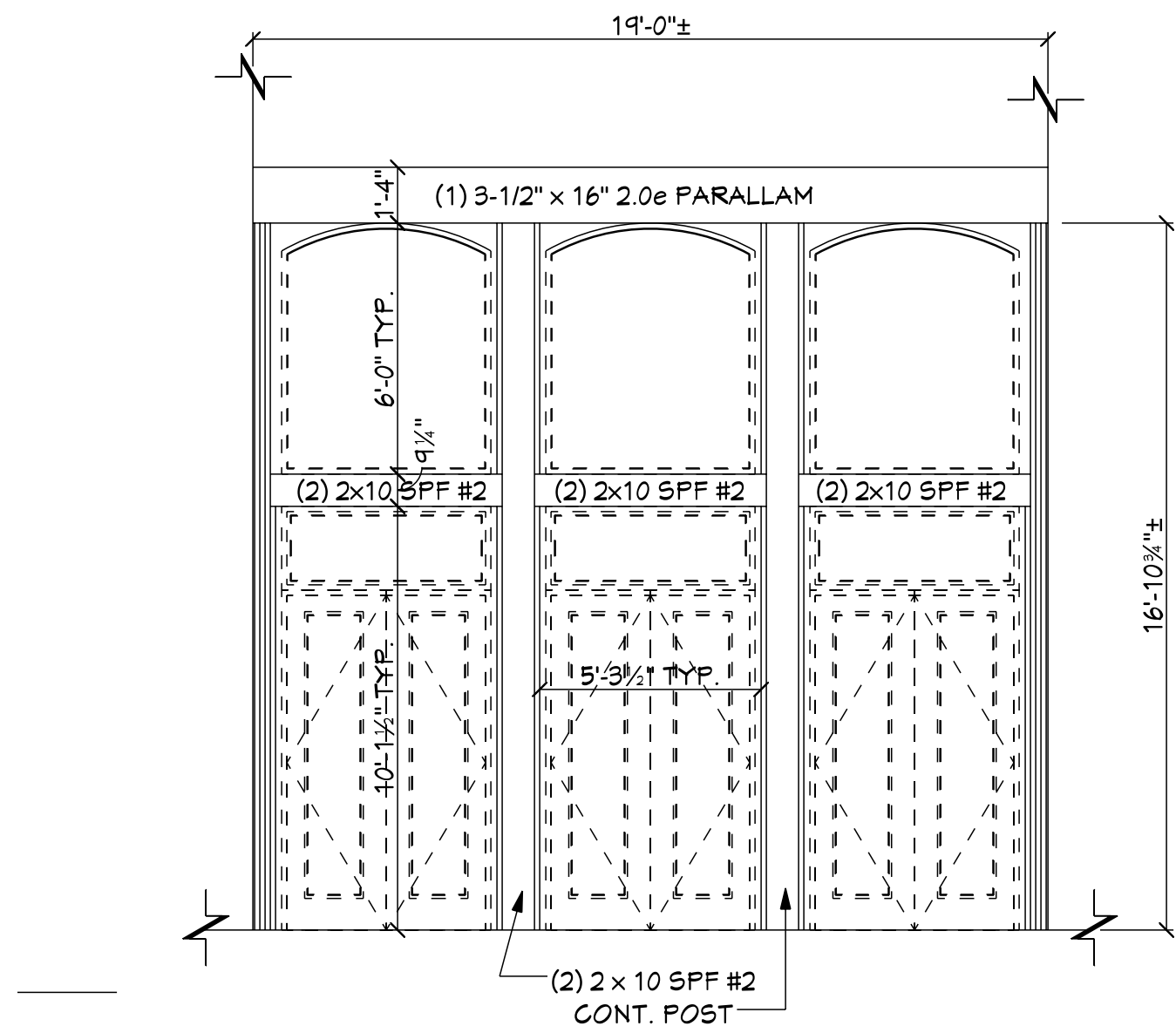
DECK PLAN



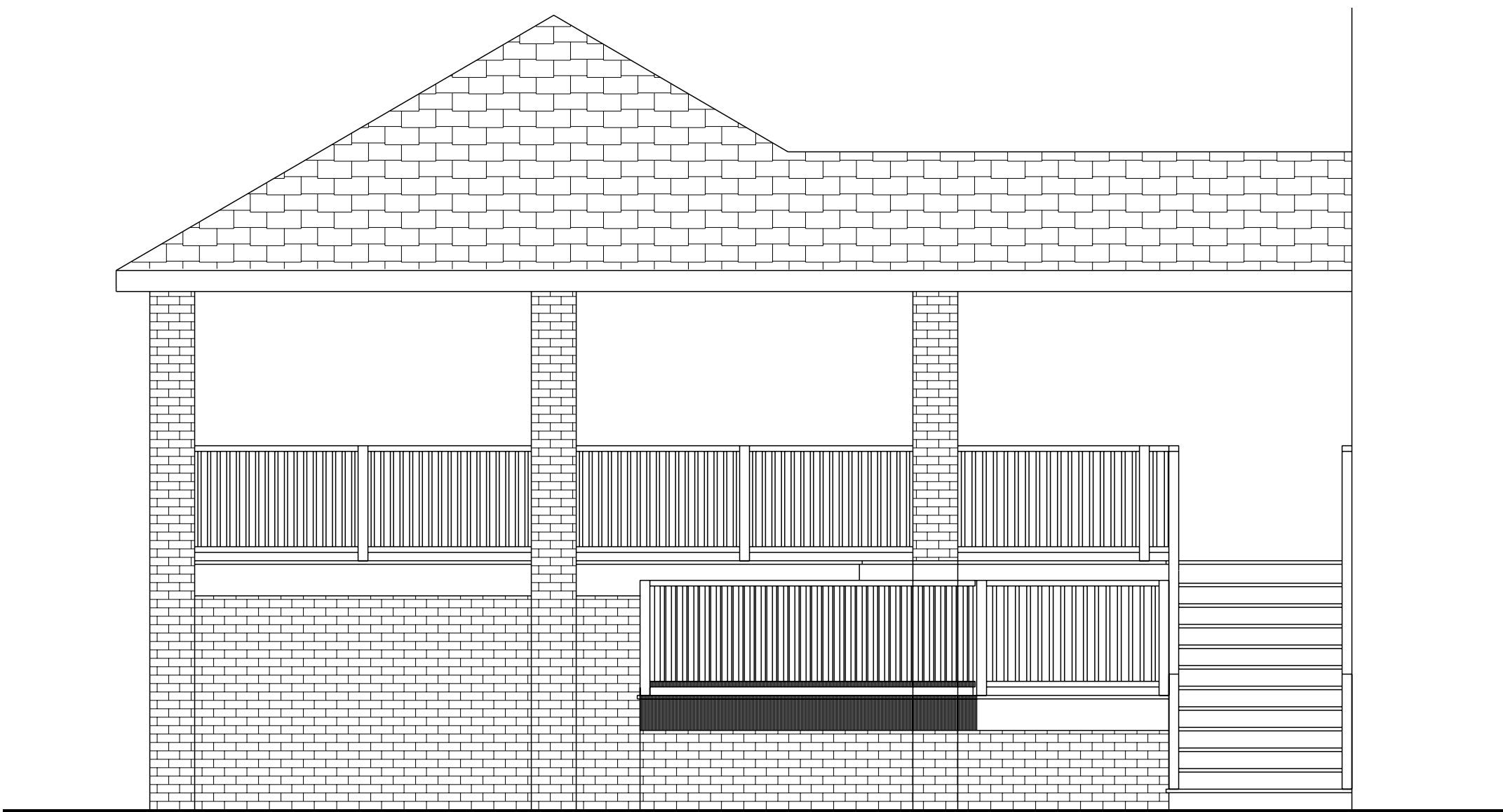
8. LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH IRC 2018



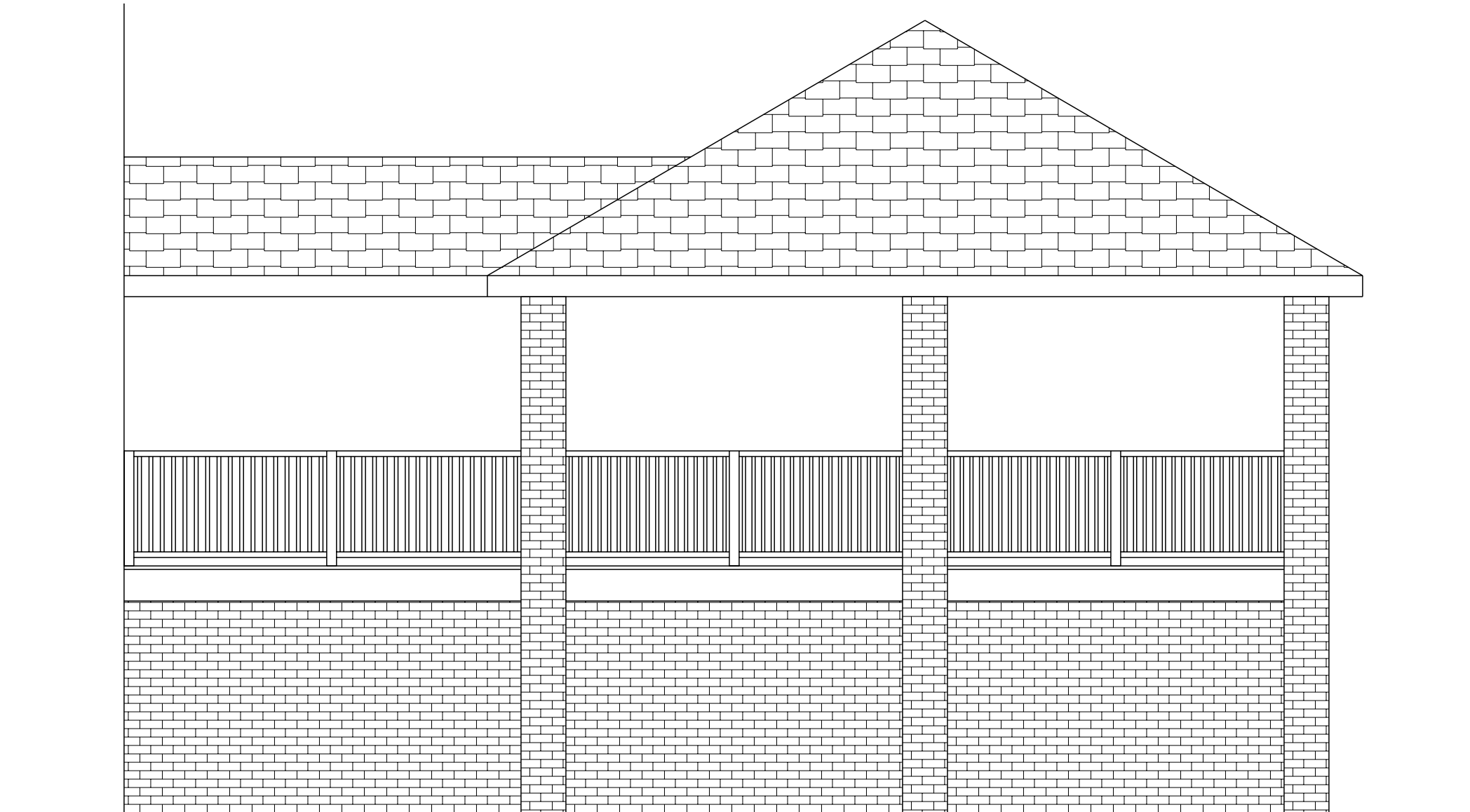
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

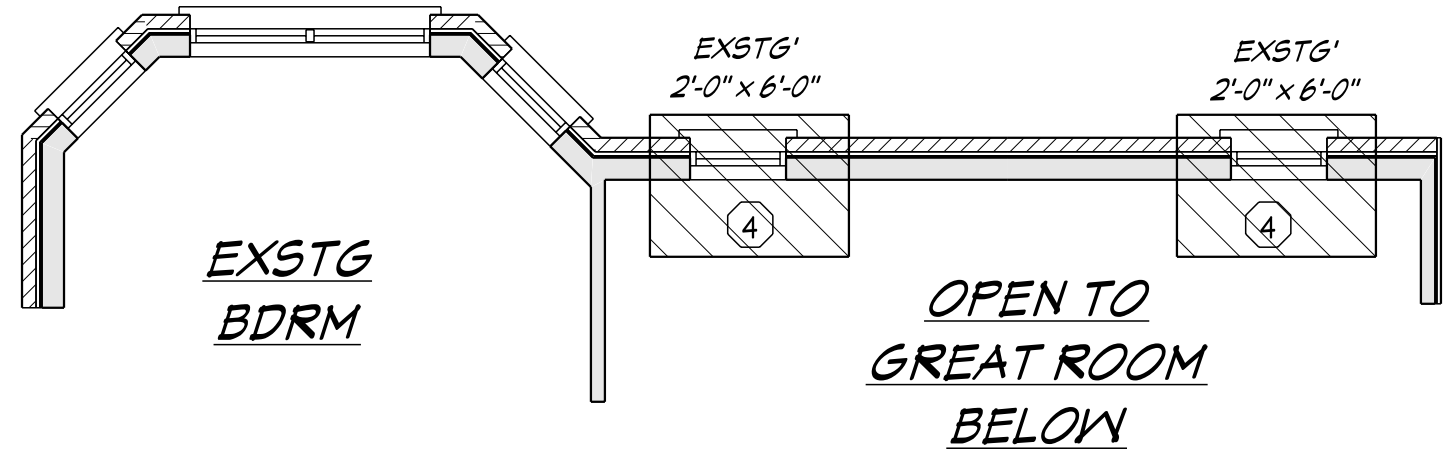


RIGHTSIDE ELEVATION
SCALE: 1/4" = 1'-0"

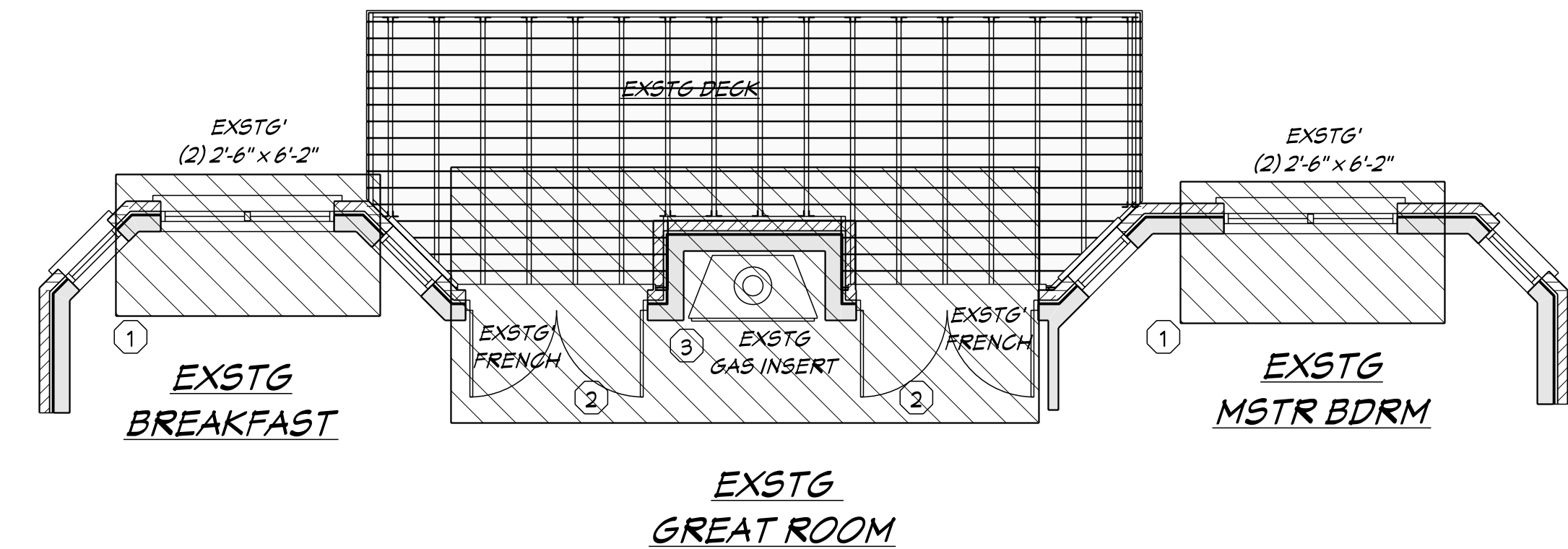


LEFTSIDE ELEVATION
SCALE: 1/4" = 1'-0"

PLAN ISSUE DATE: MAY 28, 2021	
REMARKS	DATE
FINAL REVIEW SET	6/13/21
CONSTRUCTION ISSUE	6/18/21
OWNER APP'D:	
DRAWN BY: C. PELLINGTON	



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



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

KEY NOTES

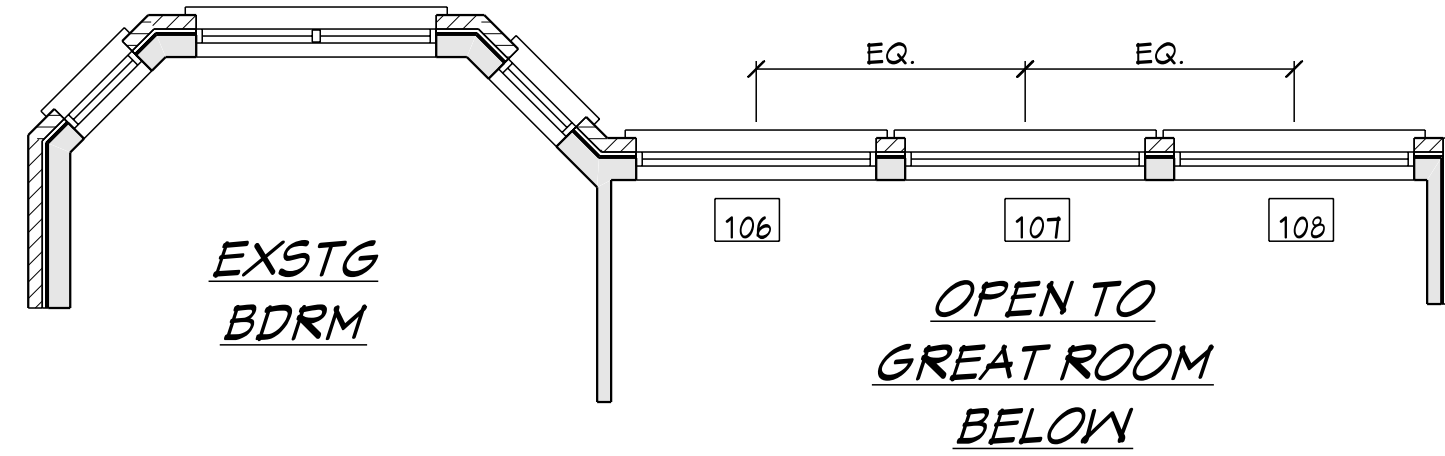
- EXSTG WINDOW UNIT TO BE REMOVED IN ITS ENTIRETY.
- EXTSG DOOR UNIT TO BE REMOVED IN ITS ENTIRETY. DOOR AND FFRAME TO BE SAVED AND RE-USED.
- EXTSG GAS INSERT TO BE REMOVED. CHIMNEY CHASE TO BE REMOVED IN ITS ENTIRETY. CONTRACTOR RESPONSIBLE FOR PATCHING ALL BRICKWORK ON THE EXTERIOR AS NEEDED.
- WINDOW UNIT TO BE REMOVED IN ITS ENTIRETY.

DEMOLITION NOTES

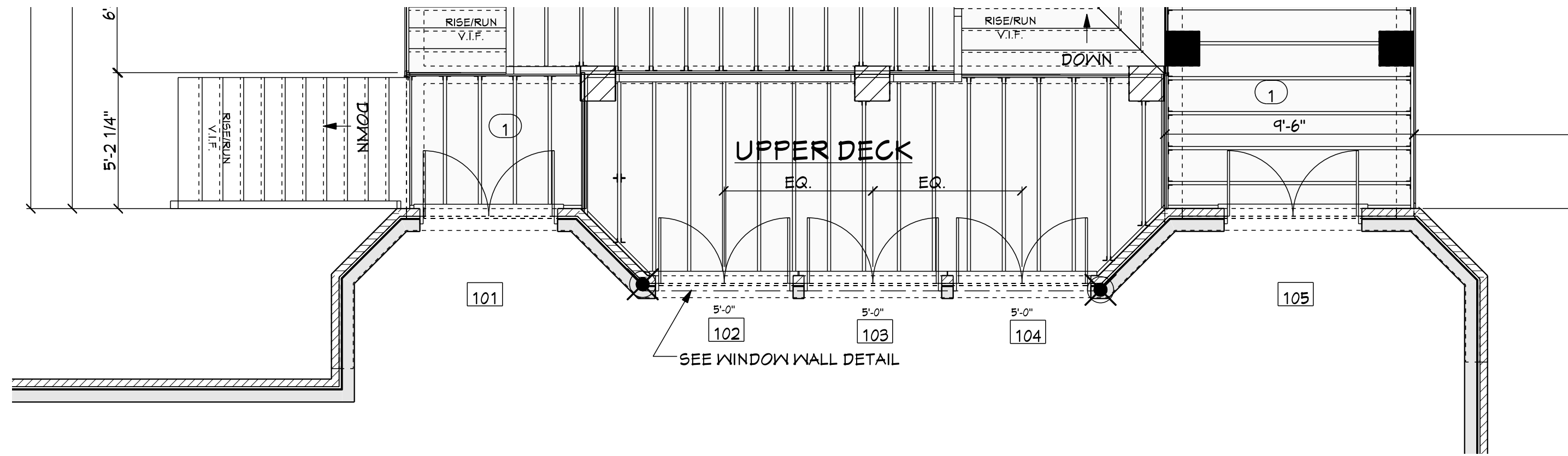
- BEFORE STARTING WORK, MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL THE WORK ADJOINING OR AT UNDERLYING LOCATIONS. REPORT TO THE DESIGNER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK. DO NOT START THE WORK UNTIL SUCH CONDITIONS HAVE BEEN EXAMINED AND A COURSE OF ACTIONS MUTUALLY AGREED UPON.
- PRIOR TO THE START OF DEMOLITION, THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE OWNER, ANY DAMAGE, CRACKS, OR OTHER IMPERFECTIONS IN THE WORK ADJACENT TO DEMOLITION AREAS.
- BEFORE STARTING DEMOLITION OPERATIONS, PROVIDE THE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED, AND IN STRICT ACCORDANCE WITH OSHA RULES & REGULATIONS.
- REPAIR AND/OR REPLACE EXISTING ITEMS NOT SCHEDULED OR NOTED TO BE DEMOLISHED, AND NOT SPECIFIED TO BE REMOVED, BUT WHICH BECOME DAMAGED DURING THE PROGRESS OF THE WORK. MAKE ANY AND ALL SUCH REPAIRS, REPLACEMENTS AND MODIFICATIONS TO RESTORE THE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION AT THE TIME OF DAMAGE, TO THE SATISFACTION OF THE OWNER.
- DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE, ON A REGULAR BASIS, IN A LEGAL MANNER.
- PATCH, FILL, AND REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MADE IMPERFECT BY ALTERATIONS OR REMOVAL WORK AND AS REQUIRED TO PREPARE SURFACES FOR NEW MATERIALS AND ARRANGEMENTS.
- ALL DOORS AND REUSABLE MATERIALS THAT ARE REMOVED ARE TO BE TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, PARTITIONS, FLOORS, ETC. DURING DEMOLITION AND RENOVATIONS.
- EXISTING FINISHES THAT ARE DISTURBED BY DEMOLITION SHALL BE PATCHED TO MATCH EXISTING FINISHES. CONFIRM w/ THE OWNER SPECIFIC TYPES OF FINISHES.

FRAMING NOTES

- CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2015 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2015 IRC.
- ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
- AT ALL EXTERIOR FRAME WALLS PROVIDE 2 x 6 S.P.F. #2 STUD FRAMING SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND JOINT LOADS.
- PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.
- PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0", PROVIDE (2) JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK.
- DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R 602.6
- NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R319)
- IF APPLICABLE, SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURERs RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.
- PROVIDE HEADERS IN ALL OPENINGS IN BEARING WALLS. NOTE THAT ALL HEADERS SHOWN UNLESS OTHERWISE NOTED PROVIDE A MIN. OF (2) 2 x 10 S.P.F. #2 OR BETTER FOR OPENING 4'-0" OR LESS. UNLESS OTHERWISE NOTED OPENINGS GREATER THAN 4'-0" PROVIDE (3) 2 x 10 S.P.F. #2 w/ 2 LAYERS OF 1/2" PLYWOOD.
- UNLESS OTHER WISE NOTED PROVIDE: DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE.
- LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH IRC 2012
- FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD GLUED AND NAILED TO JOISTS.
- THE BUILDER SHALL BE RESPONSIBLE TO PROVIDE FOR FIRE RESISTANT CONSTRUCTION PURSUANT TO ALL OF THE REQUIREMENTS OF SECTION R302; TO INCLUDE, BUT NOT NECESSARILY LIMITED TO, PROVIDING FIRE BLOCKING AND DRAFT STOPPING IN ACCORDANCE WITH THE PROVISIONS OF SECTION R302 AND APPLICABLE SUBSECTIONS.
- WALL BRACING SHALL BE INSTALLED COMPLIANT TO THE 2015 IRC. ADDITIONAL DETAILED DESIGN DECISIONS REGARDING WALL BRACING ARE TO BE MADE BY CONTRACTOR. SELECTED CONTRACTOR TO PROVIDE COMPLETE DRAWINGS AND CALCULATIONS AS REQUIRED FOR PERMIT AND CONSTRUCTION BY BUILDING OFFICIAL.
- CONFIRM ALL DOOR SIZES, WINDOW SIZES AND ROUGH OPENINGS PRIOR TO ORDERING AND INSTALLATION.



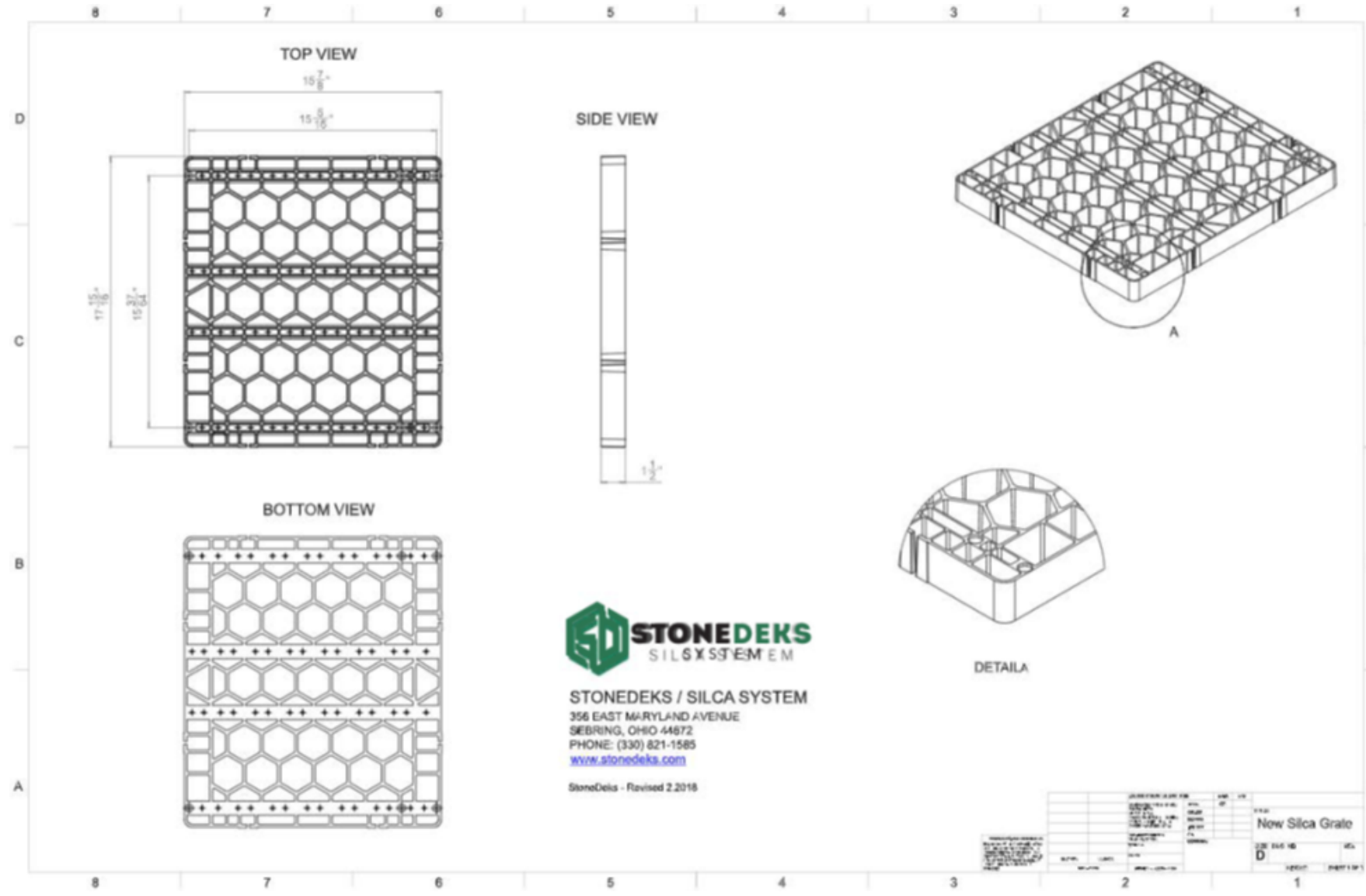
SECOND FLOOR
SCALE: 1/4" = 1'-0"



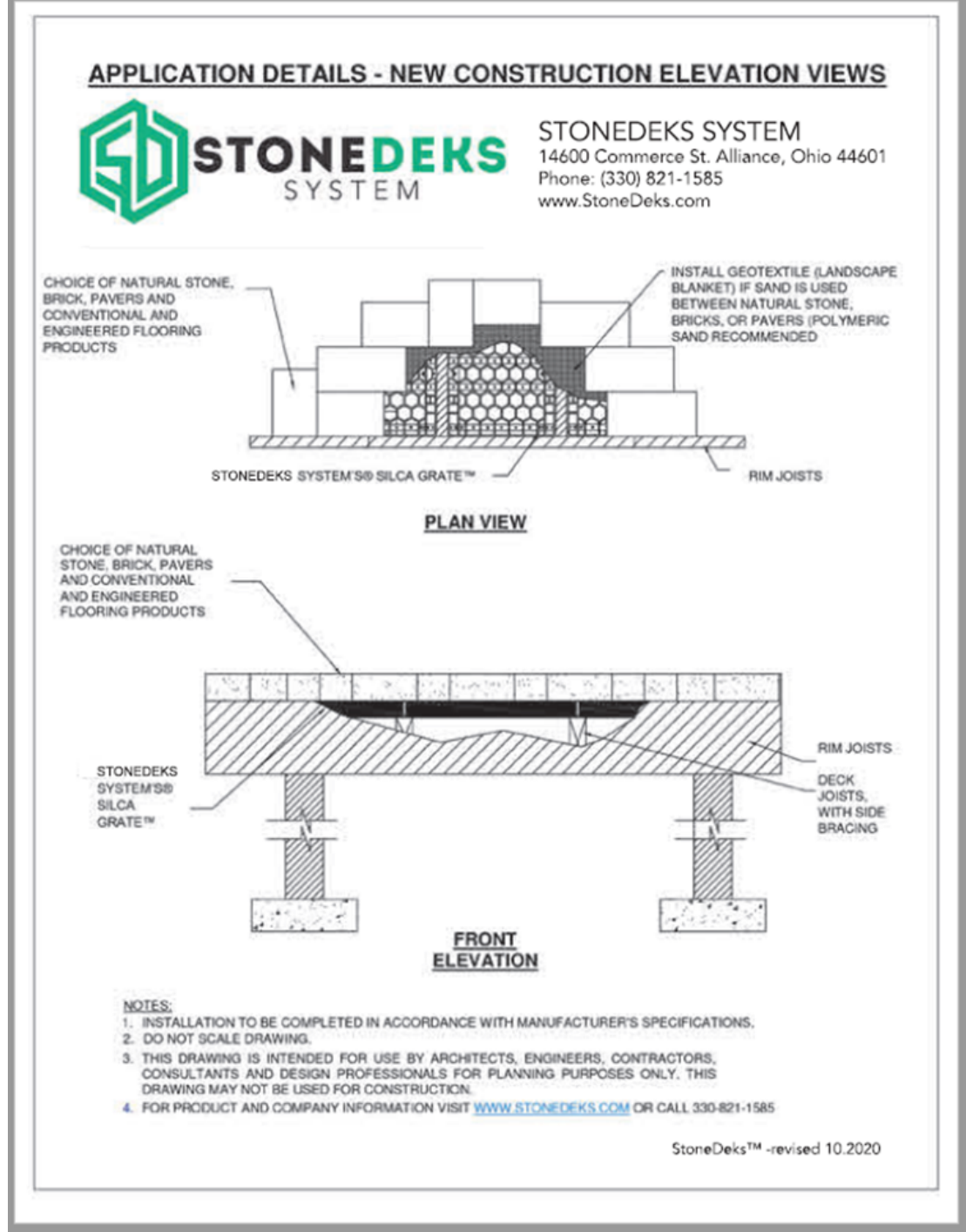
MAIN FLOOR
SCALE: 1/4" = 1'-0"

OPENING SCHEDULE

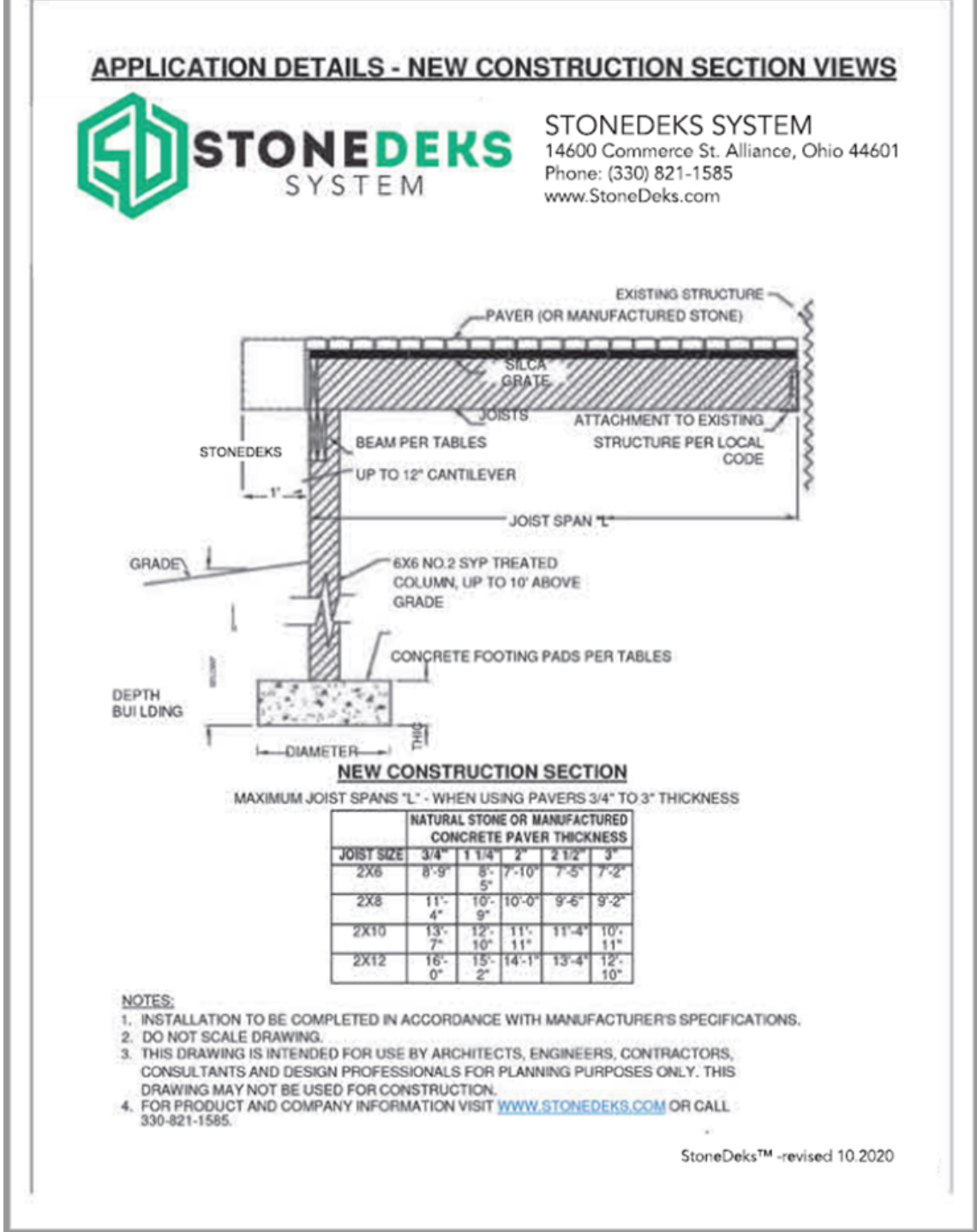
OPENING ID	TYPE	SIZE	COMMENTS
101	FRENCH	5'-0" x 6'-0"	*RE-USE EXSTG FRENCH UNIT
102	FRENCH	5'-0" x 8'-0"	FRENCH w/ 24" x 60" TRANSOM
103	FRENCH	5'-0" x 8'-0"	FRENCH w/ 24" x 60" TRANSOM
104	FRENCH	5'-0" x 8'-0"	FRENCH w/ 24" x 60" TRANSOM
105	FRENCH	5'-0" x 6'-0"	*RE-USE EXSTG FRENCH UNIT
106	ARCH WINDOW	5'-0" x 6'-0"	
107	ARCH WINDOW	5'-0" x 6'-0"	
108	ARCH WINDOW	5'-0" x 6'-0"	



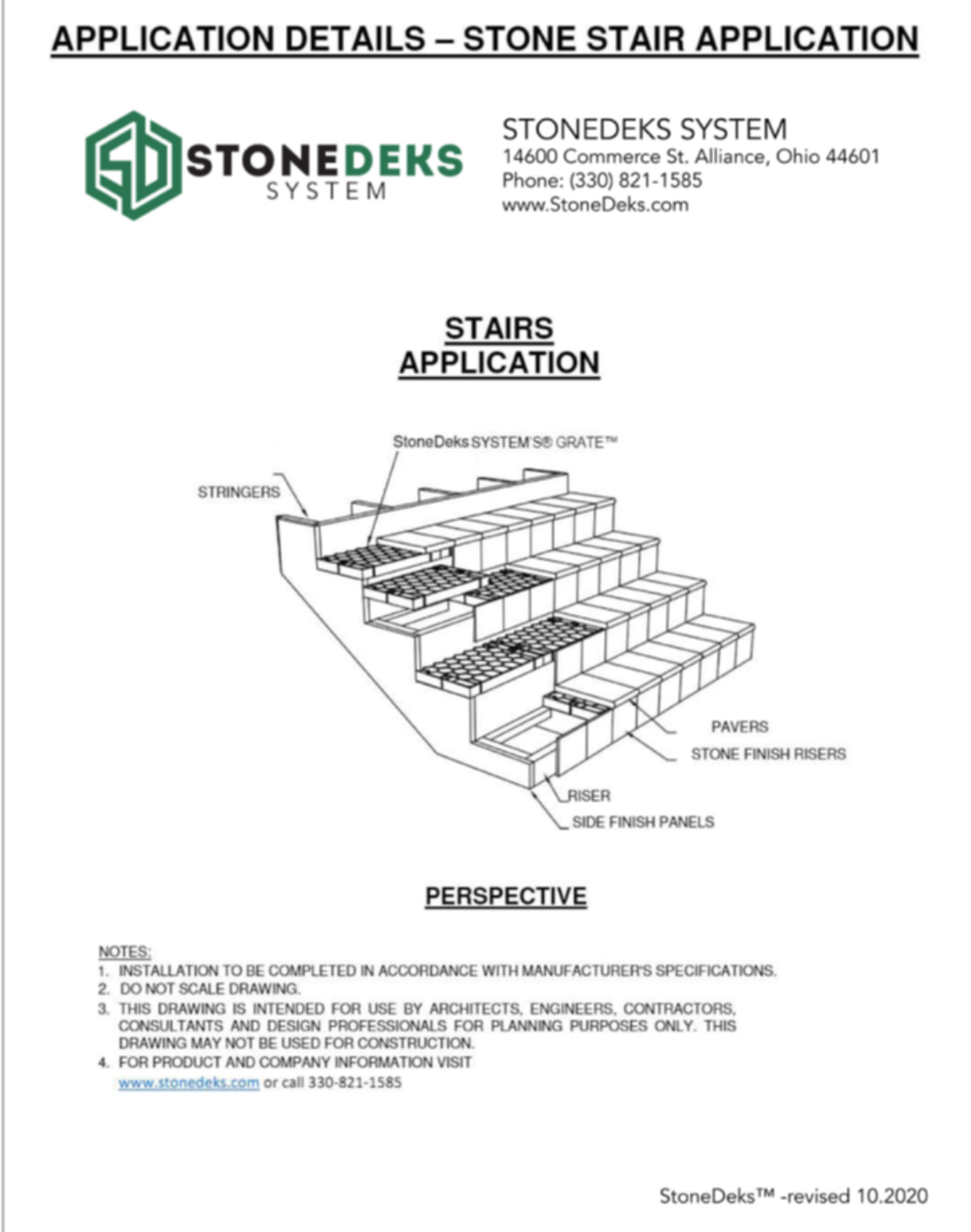
SILCA GRATE DETAIL
SCALE: N.T.S.



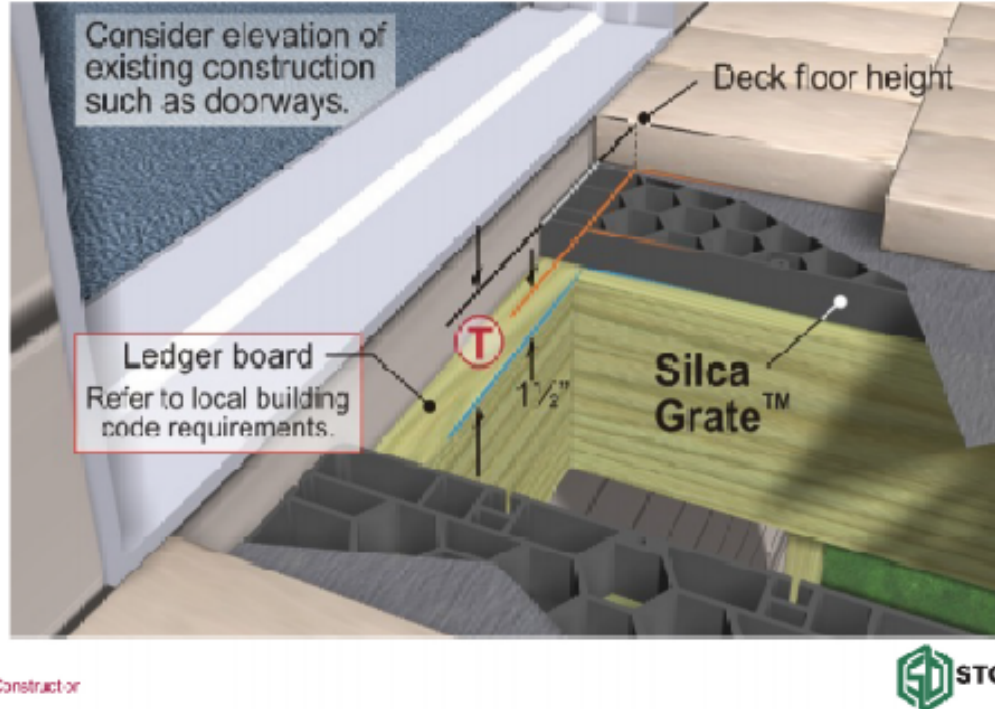
ELEVATION DETAIL
SCALE: N.T.S.



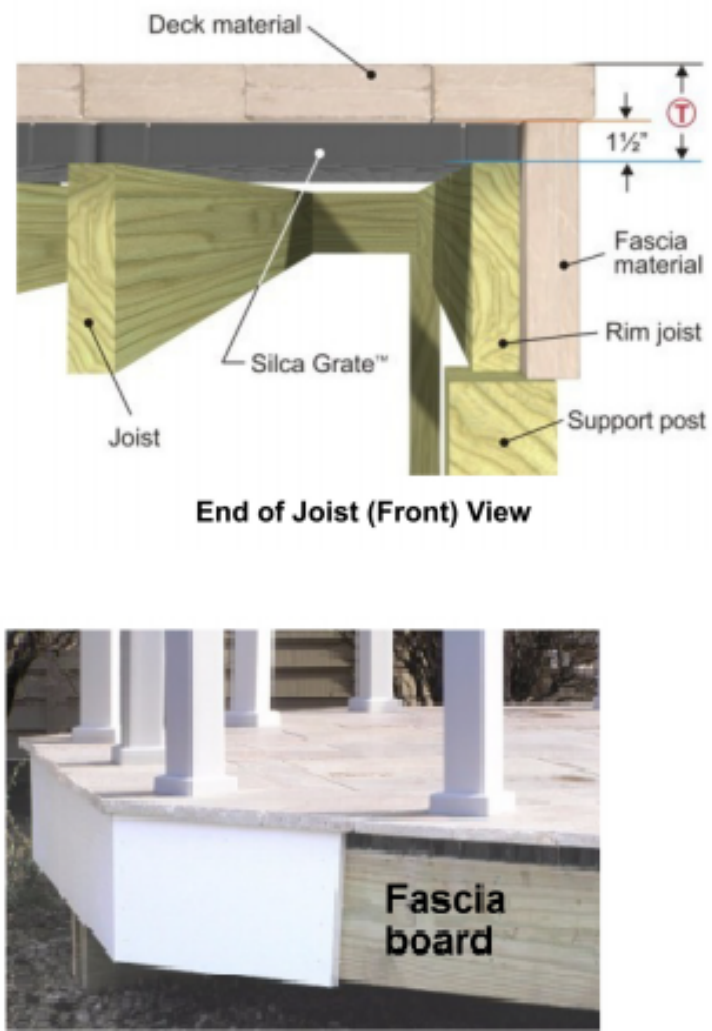
SECTION DETAIL
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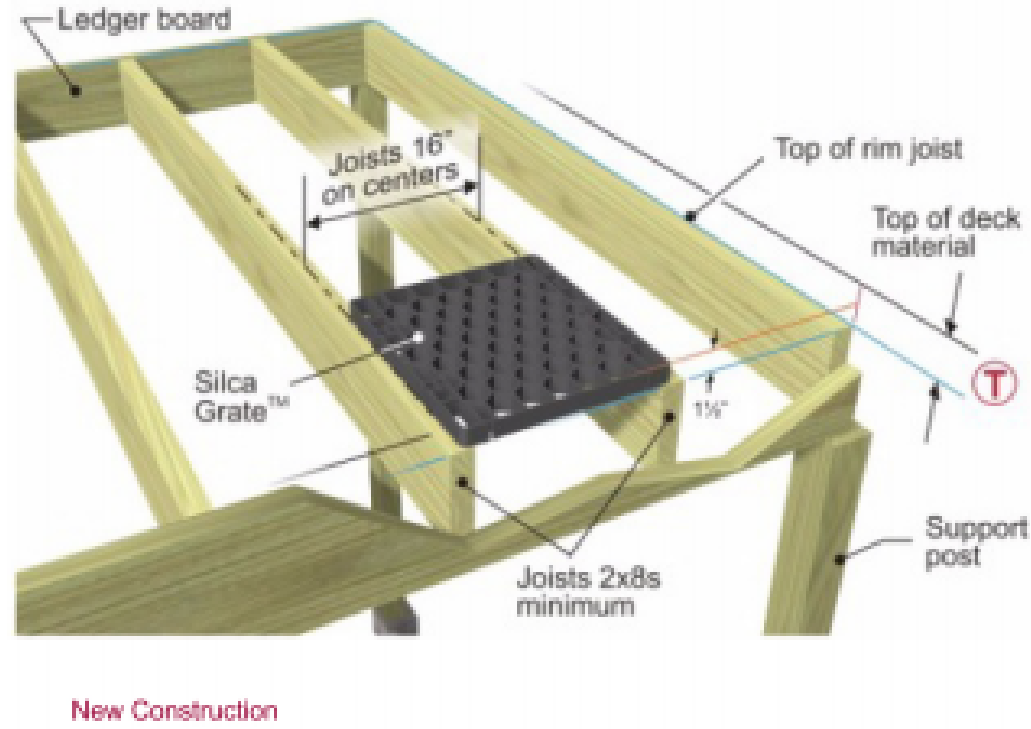
STONE STAIR DETAIL
SCALE: N.T.S.



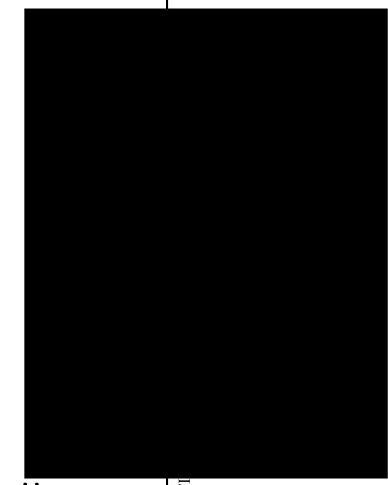
FRAMING DETAIL 1
SCALE: N.T.S.

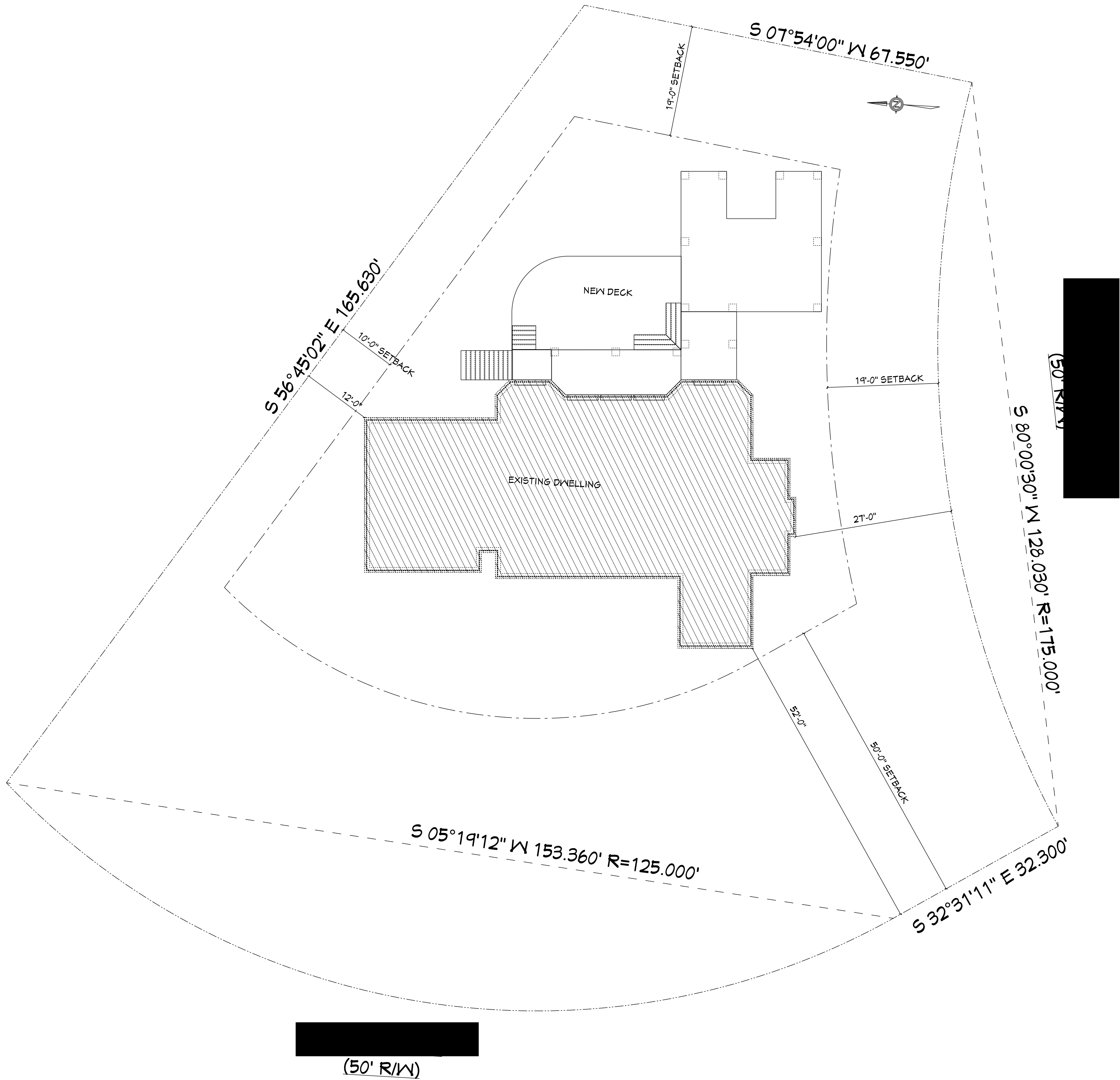


FRAMING DETAIL 2
SCALE: N.T.S.



FRAMING DETAIL 3
SCALE: N.T.S.





SITE PLAN
SCALE: 1" = 10'-0"

SITE NOTES

2. THIS PLAN DOES NOT NECESSARILY REPRESENT A SURVEY OF THE SUBJECT PROPERTY. INFORMATION SHOWN HERE WAS DERIVED FROM VARIOUS SOURCES AND REPRESENTS A GENERAL DEPICTION OF THE PROPOSED PROJECT.
3. VERIFY ALL INFORMATION AND/OR OBTAIN A FORMAL SURVEY AS NEEDED PRIOR TO CONSTRUCTION. REFER TO THE PLATTED SURVEY FOR DETAILED INFORMATION.
4. THIS SITE PLAN DOES NOTE ILLUSTRATES THE LOCATION OF UNDERGROUND UTILITIES. VERIFY LOCATION AND/OR EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES BEFORE DISTURBING EARTH.
5. SETBACK LINES ARE SUBJECT TO CHANGE WITH ORDINANCES AND REVISIONS. IT IS THE OWNER AND/OR BUILDERS RESPONSIBILITY TO VERIFY SETBACK LINES WITH COUNTY AND/OR COMMUNITY ASSOCIATION PRIOR TO CONSTRUCTION.



PLAN ISSUE DATE:	MAY 28, 2021
REMARKS	DATE
FINAL REVIEW SET	6/13/21
CONSTRUCTION ISSUE	6/18/21
OWNER APP'D:	
DRAWN BY:	C. PELLINGTON

PROPOSED PROJECT FILE	CADD REFERENCE:
	0321-01
SHEET	7 OF 7
	S-1
SCALE:	AS NOTED