

January 2011 Construction Plan Set

Curry/Field Residence on Lot 63 - Habersham, SC

General Notes:

- 2nd Floor will be left unfinished
- Studs exposed
 - Foam insulation in rafter bays.
 - Floor sheathing screwed down but not glued(removable)
 - Plumbing Stub outs available
 - Electrical Conduit to main panel.

Crawl Space will be conditioned No vents - Rigid Insulation on walls

Crawl Space will have a 2.5 in conc. slab floor.

Roof will not be vented. Foam sprayed in rafter bays and walls

Front Porch will be framed with slope and be covered 5/4" x 6" spaced PVC decking

Outbuilding 2nd Floor left unfinished, Rough Frame no insulation or drywall.

Outbuilding plumbed for all services(sewer and water)



Lot and Building Statistics

Main House	
1st floor	1739 sq.ft.
2nd Floor(full height)	475 sq.ft.
Front Porch	628 sq. ft.
Screened Porch	210 sq. ft.
Covered entry side	16 sq .ft.
Back Landing	26.5 sq. ft.

Outbuilding

Garage	432 sq. ft.
2nd Floor	432 sq. ft.
Deck	42 sq. ft.

CHANGE LOG		
Date	Page(s)	Change
8/2/10	9	Added Beam loading/Table inc. some beam size changes
8/3/10	16,18	Added Outbuilding foundation and framing plans.
10/3/10	16-18	Removed Screened Porch on out building, Reconfigured windows.
10/6/10	2,3,5,6	Extended Screen porch on Main House by 2 ft.
10/7/10	3	Added closet to front office
10/7/10	3,5,6	Added Ventless fireplace, closer in master and removed one window.
10/8/10	16,18	Deleted page 18 moved content to pg 16
10/9/10	11-15	Condensed section pages to pages 11 and 12
10/20/10	13,14	Moved outbuilding windows per HARB Comments
10/20/10	2	Made tree changes per HARB Comments
10/21/10	7	Fixed footing size under screened porch.
11/1/10	1	Changed Window Cladding to Lincoln White
11/1/10	1	Changed exterior trim color to BenMoore Brilliant White to match Lincoln Cladding
12/8/10	2	Moved House 3 ft to the left as veiwed from the road to save Live Oaks
12/8/10	2	Moved Outbuilding 5 ft from the road per HARB request.
12/21/10	3,8	Detailed Dropped floor for master bath
12/21/10	3,8	Reconfigured Bath and Utility room layout
12/23/10	3,4,5,6	Updated Door and Window Schedule, added labels to Elevations
12/26/10	8,11	Updated framing plan and sections to add slope to front and back porches
12/26/10	3,5	Modified location of window on West Elevation in Family Room (pending HARB)
1/4/10	All	Renamed Construction Set - clean up dimensions

Exterior Materials and Color				
ITEM	MATERIAL	COLOR	MFG	NOTES
Siding	Hardiplank 5" exposure	HC-172 Revere Pewter	Hardi/BenMoore	
Fascia Trim-Flat stock	Harditrim	Brilliant White	BenMoore	
Trim- Moldings	PVC	Brilliant Whire	BenMoore	
Roof	Arch. Asphalt	Weathered Wood		
Shutters	Wood/PVC	Cottage Red	BenMoore 22	Four pairs on front windows only
Front Door	Wood/Glass	Cottage Red	BenMoore 22	
Exterior Doors	Fiberglass	Cottage Red	BenMoore 22	
Garage Doors	Metal/PVC	Cottage Red	BenMoore 22	
Windows	Alumium Clad	White	Lincoln	DH
Window Trim	PVC	Brilliant White	Lincoln/BenMoore	PVC trim Surrond
Drive	TBD			Specified in Landscape plan
Walks	TBD			Specified in Landscape plan
Foundation	Stucco	Dover Sky	Dryvit 104	
Foundation Slats	PT	Briarwood	BenMoore	
Fences	TBD			Specified in Landscape plan
Front Deck decking	PVC 5/4 x 6	Grey	Gossen	Parallel to house
Front Deck ceiling	Wood Beadboard	Briarwood	BenMoore	
Screened porch floor	PVC T&G	Grey	Gossen	

NOTES:

1. All exterior trim will be painted to match the White Cladding of the windows. Closest Stock Color is BenMoore Brilliant White. Custom color matching maybe done.

Plan Index	
Pages	Drawing
1	Cover Sheet
2	Site and Tree Plan
3-4	Floor Plans
5-6	Elevations
7	Foundation Plan
8-10	Framing Plans
11-12	Sections and Details
13-14	OutBuilding Plan, Elev
15	Electrical Plan

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1/7/2011

December 2010
Concnstruction Set

Curry/Field Residence
Lot 63 - 89 Mum Grace
Habersham, Beaufort, SC 29906



MARSHES OF HABERSHAM CREEK

LOCATION MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "A9" (ELEV. 13.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0065 D. DATED 9/29/86 (INDEX DATED 11/4/92)
- 10.) CONTOURS ARE AT 1' INTERVALS.
- 11.) DATUM BASED ON KEMPER AZIMUTH.

REFERENCES:

- 1.) T.M.S. 100-027-0235
- 2.) PLAT BY DAVIS & FLOYD, INC. DATED: 6/24/97 PLAT BOOK 62 PAGE 11 BEAUFORT COUNTY RMC OFFICE

TREE LEGEND

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

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS SIX FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.

*NOTE: ANY TREE LOCATION THAT IS CRITICAL, BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.

(843) 522-1798

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(LD)HEC/OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE

DATE

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

GRAPHIC SCALE



(IN FEET)

1 inch = 60.00

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

JOB# 34412 F.B.# 753/JEP DRAWN BY DSG/M2

TREE AND TOPOGRAPHICAL SURVEY
LOT 63, HABERSHAM, PHASE 1-A
PREPARED FOR DAVE CURRY
PORT ROYAL ISLAND
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE: 11/9/07

SCALE: 1"=10'

DATE: 1/04/08 ADDED MORE BUILDING

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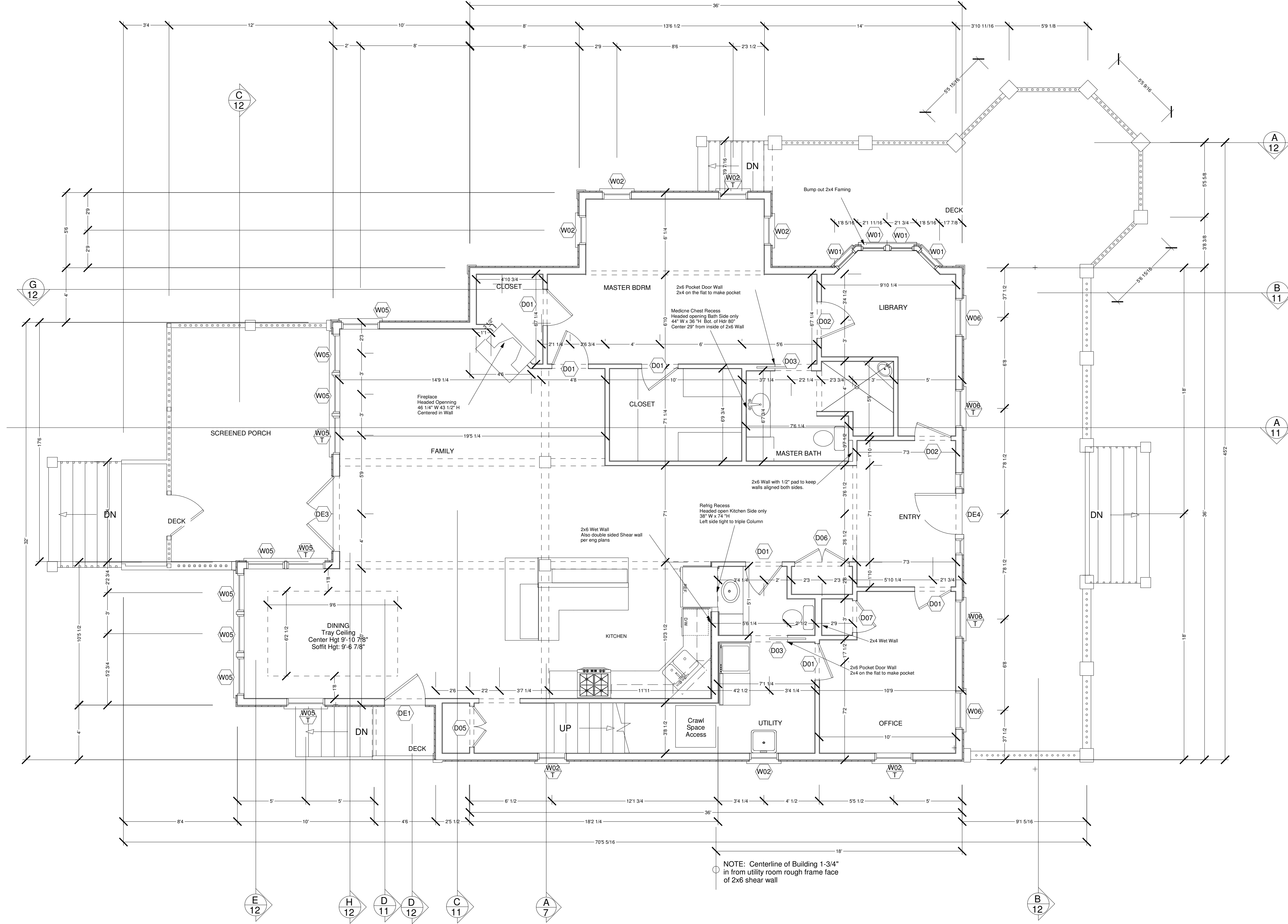
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Site Plan

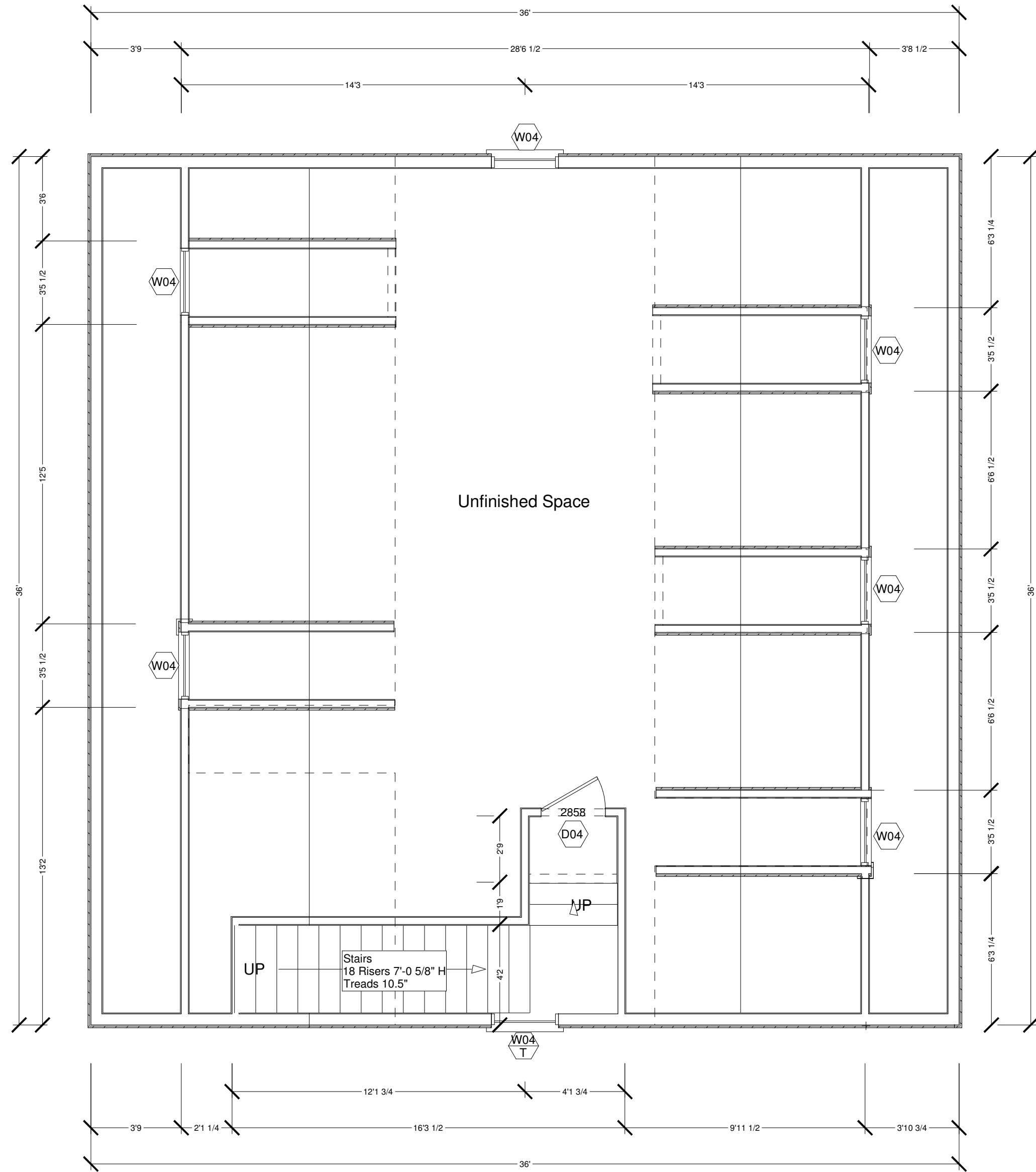
Scale 1" = 10 ft

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NOTE:
WINDOW D08
LOCATED IN
GABLE END NOT
SHOWN - SEE
ELEV. PG. 6



EXTERIOR DOOR SCHEDULE													
NUMBER	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HANDING	SIDE LIGHTS	TRANSOM	MATERIAL	MFG	COMMENTS	QTY
DE1	1	3068	36"	80"		EXT. 9 LITE DOOR	LH			FIR			1
DE2	2	3068	36"	80"		EXT. 9 LITE DOOR	LH			FIBERGLASS			2
DE3	1	5690	33"	96"		EXT. OUTSWING FRENCH	OX			FIR			1
DE4	1	6070	36"	84"		EXT. 18 LITE - 2 PANEL	RH		4 LITE- 1 PANEL (2) 12"W 80"H				1
DE5	1	6068	72"	80"		SLIDER 15 LITE	OX		5 LITE (BOTH SIDES) 14"W 80"H	FIBERGLASS		SHIPPED NOT MULLED	1
DE6	1	9080	108"	96"		GARAGE DOOR	OVERHEAD					STD DOOR CLAD ON SITE	1

INTERIOR DOOR SCHEDULE													
NUMBER	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HANDING	MATERIAL	WALL	COMMENTS	QTY	NUMBER	
D01	6	2880	32"	96"	33X97 1/2	6 PANEL	LH	WOOD PRIMED	2X4		6	D01	
D02	2	2880	32"	96"	33X97 1/2	6 PANEL	RH	WOOD PRIMED	2X4		2	D02	
D03	2	2880	32"	96"	33X97 1/2	POCKET 6 PANEL	n/a	WOOD PRIMED	2X6		3	D03	
D04	1	2858	32"	68"	33X69 1/2	6 PANEL	LH	WOOD PRIMED	2X4		1	D04	
D05	1	3080	18"	96"	37X97 1/2	DOUBLE 3 PANEL	n/a	WOOD PRIMED	2X4		1	D05	
D06	1	4080	24"	96"	49X97 1/2	DOUBLE -6 PANEL	n/a	WOOD PRIMED	2X4		1	D06	
D07	1	2080	24"	68"	25X69 1/2	6 PANEL	LH	WOOD PRIMED	2X4		1	D07	
D08	1	3058	36"	68"	37X69 1/2	6 PANEL	RH	WOOD PRIMED	2X4		1	D08	

WINDOW SCHEDULE													
NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION	CODE	MFG	WALL	GLASS	MULLED UNITS	SCREENS	COMMENTS	QTY
W01	4	21 3/8"	60 1/2"	21 7/8X64	DOUBLE HUNG	1626	LINCOLN	2X4		1 Double	4		4
W02	6	25 3/8"	60 1/2"	25 7/8X61	DOUBLE HUNG	2026	LINCOLN	2X6	2 Tempered		6		6
W03	4	25 3/8"	56 1/2"	25 7/8X57	DOUBLE HUNG	2024	LINCOLN	2X6			4		4
W04	7	33 3/8"	68 1/2"	33 7/8X69	DOUBLE HUNG	2830	LINCOLN	2X6	1 Tempered		7		7
W05	10	33 3/8"	72 1/2"	33 7/8X73	DOUBLE HUNG	2832	LINCOLN	2X6	3 1 Tempered	1 Trip, 1 Trip-Temp on Right, 1 Dbl Temp on Left	5		10
W06	4	33 3/8"	76 1/2"	33 7/8X77	DOUBLE HUNG	2834	LINCOLN	2X6	2 Tempered		4		4
W07	4	25 3/8"	52 1/2"	25 7/8X53	DOUBLE HUNG	2022	LINCOLN	12X6	Tempered		4		4
W08	1	21 3/8"	44 1/2"	21 7/8X45	DOUBLE HUNG	1618	LINCOLN	2X6			0		1
W09	1	33 3/8"	64 1/2"	33 7/8X65	DOUBLE HUNG	2828	LINCOLN	2X6			1	GABLE OVER SCRND PORCH	1

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Second Floor Plan - Main House

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North Elevation - Sidewalk View



West Elevation



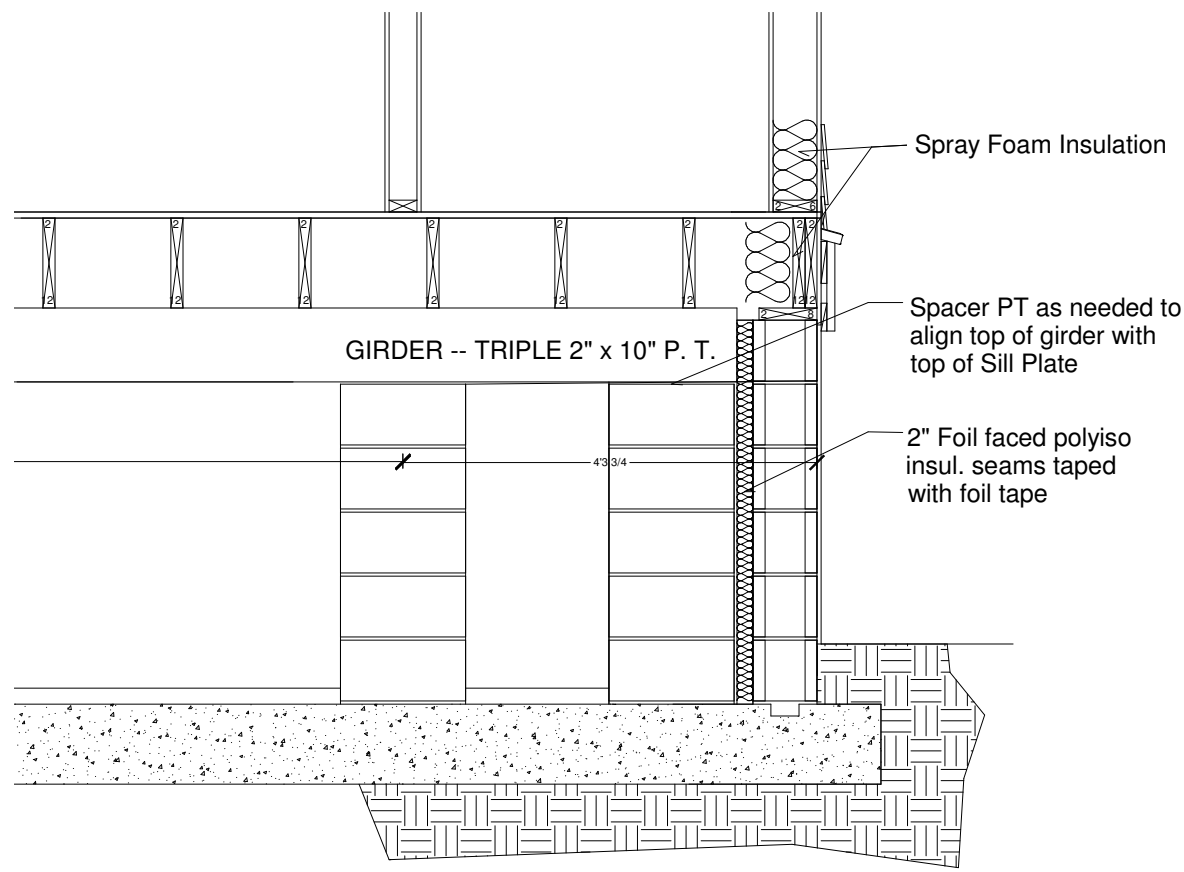
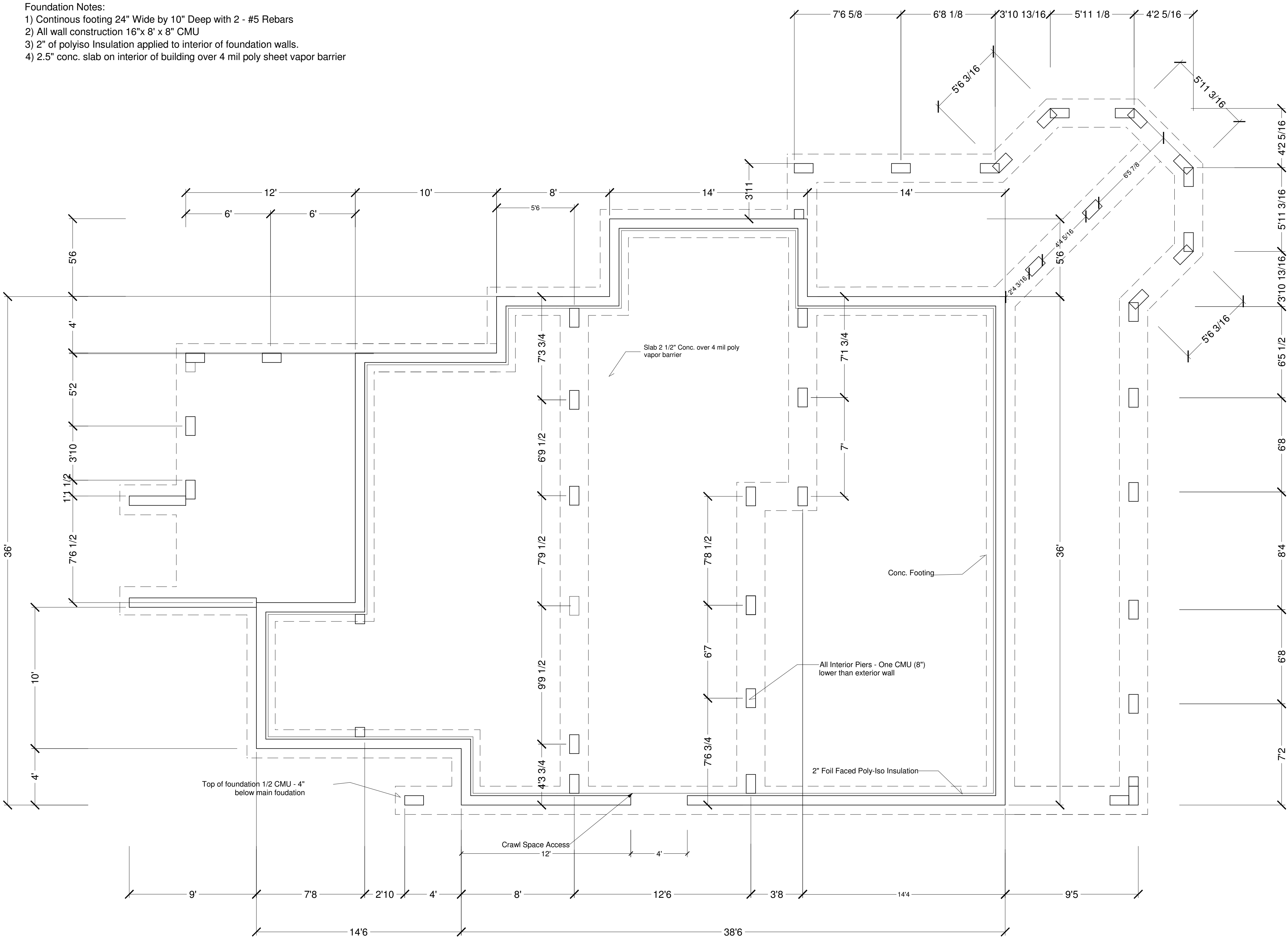
South Elevation



East Elevation

ELEVATIONS
Top of Footing: 13' 6" A.M.S.L.
Top of Block: 16' 10-1/2" A.M.S.L.
Top of Slab: 13' 8" A.M.S.L.

- Foundation Notes:
- 1) Continuous footing 24" Wide by 10" Deep with 2 - #5 Rebars
 - 2) All wall construction 16"x 8" x 8" CMU
 - 3) 2" of polyiso Insulation applied to interior of foundation walls.
 - 4) 2.5" conc. slab on interior of building over 4 mil poly sheet vapor barrier



A - FOUNDATION SECTION AT GIRDER
SCALE: 1/2" = 1'-0"

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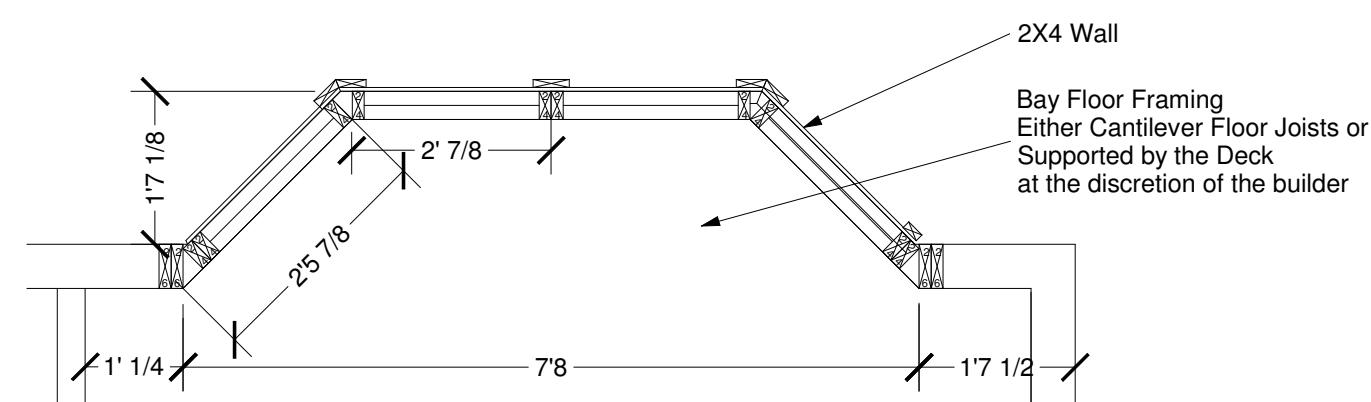
Foundation Plan
Scale 1/4" = 1' unless otherwise noted

Curry/Field Residence
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Live Loads:	
1st Floor Rooms	40 psf
2nd Floor Rooms	40 psf
Decks, Porches	40 psf
Balconies	60 psf
Attic with Storage	20 psf
Roof	16 psf

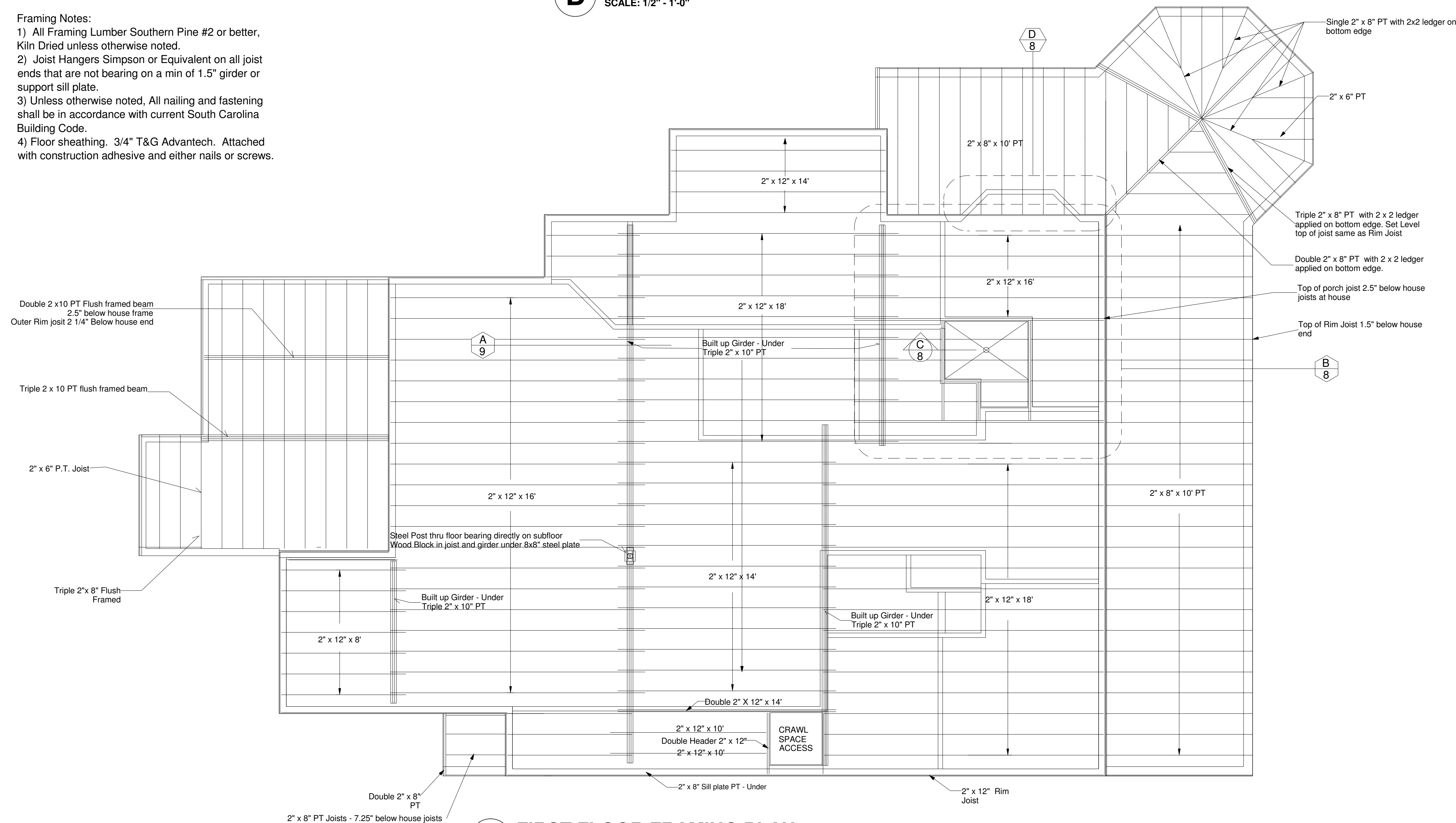
Floor Live load	L/480
Roof Live Load	L/240

- 1) All Framing Lumber Southern Pine #2 or better, Kiln Dried unless otherwise noted.
- 2) Joist Hangers Simpson or Equivalent on all joist ends that are not bearing on a min of 1.5" girder or support sill plate.
- 3) Unless otherwise noted, All nailing and fastening shall be in accordance with current South Carolina Building Code.
- 4) Floor sheathing, 3/4" T&G Advantech. Attached with construction adhesive and either nails or screws.

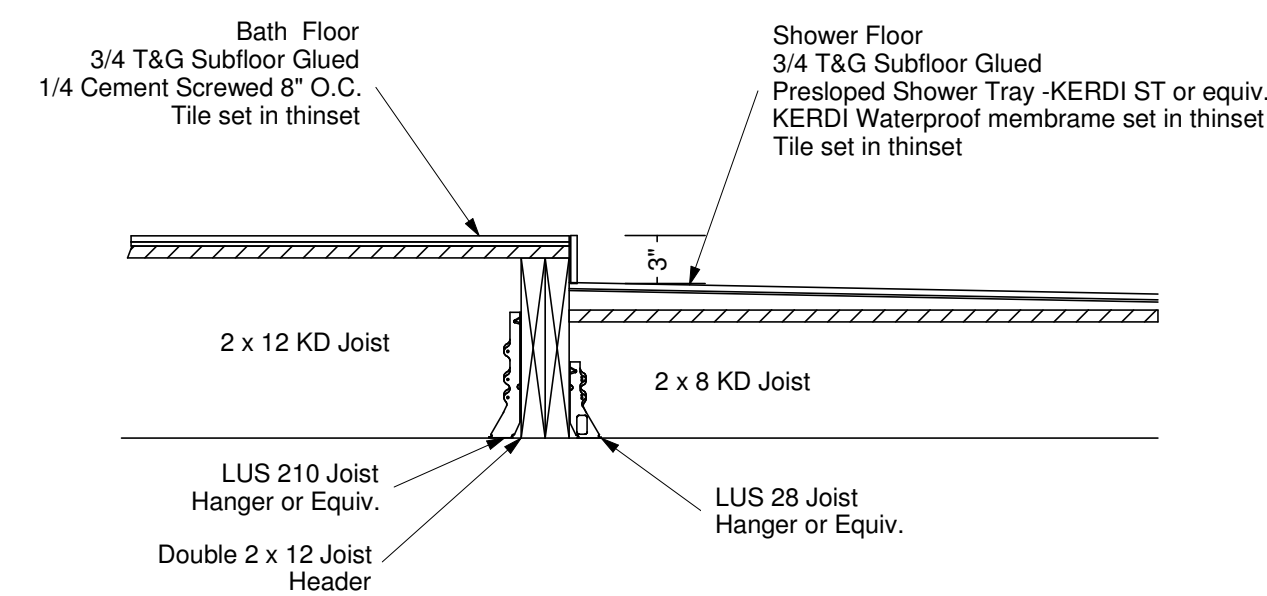


D BAY WINDOW DETAIL

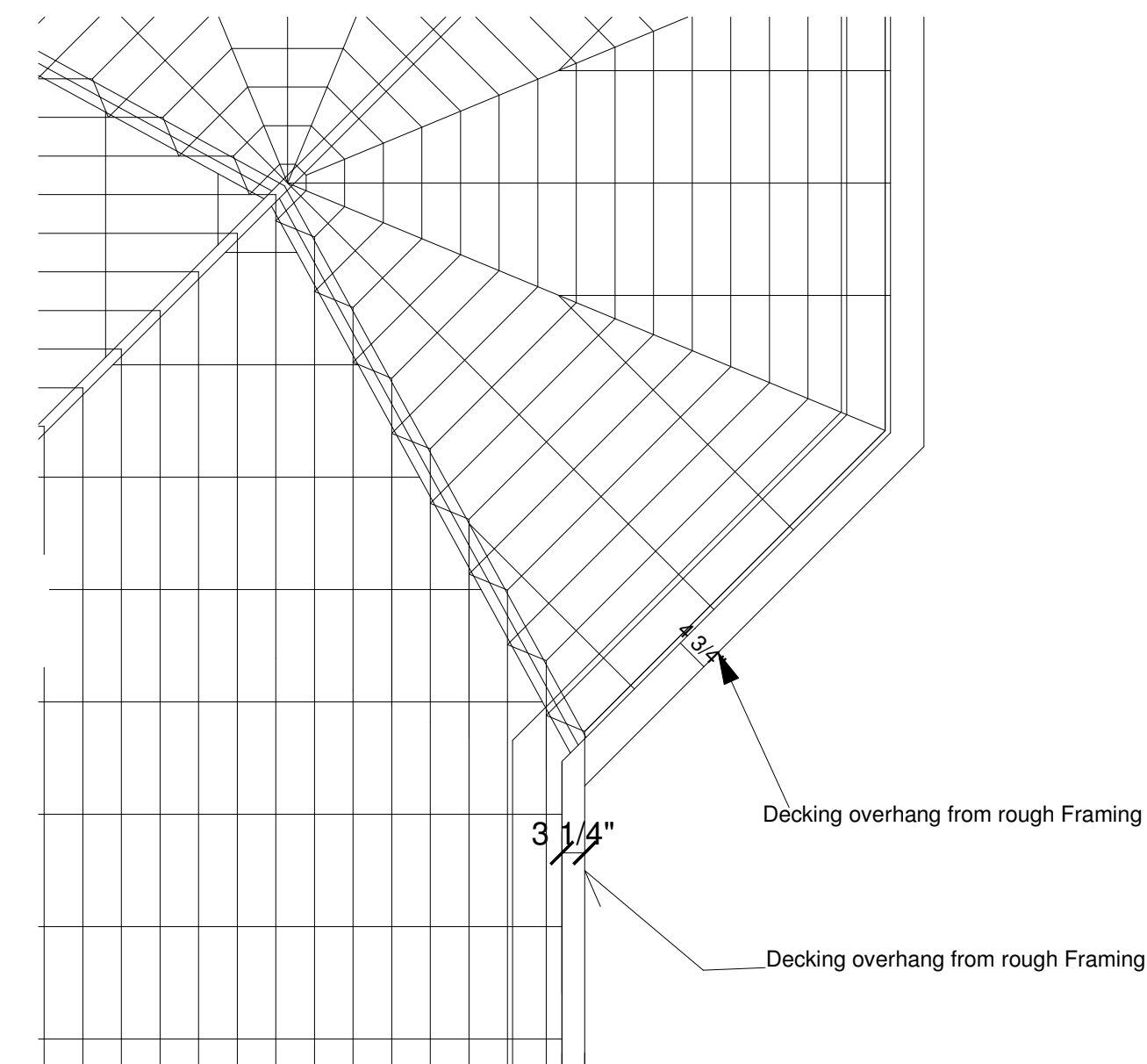
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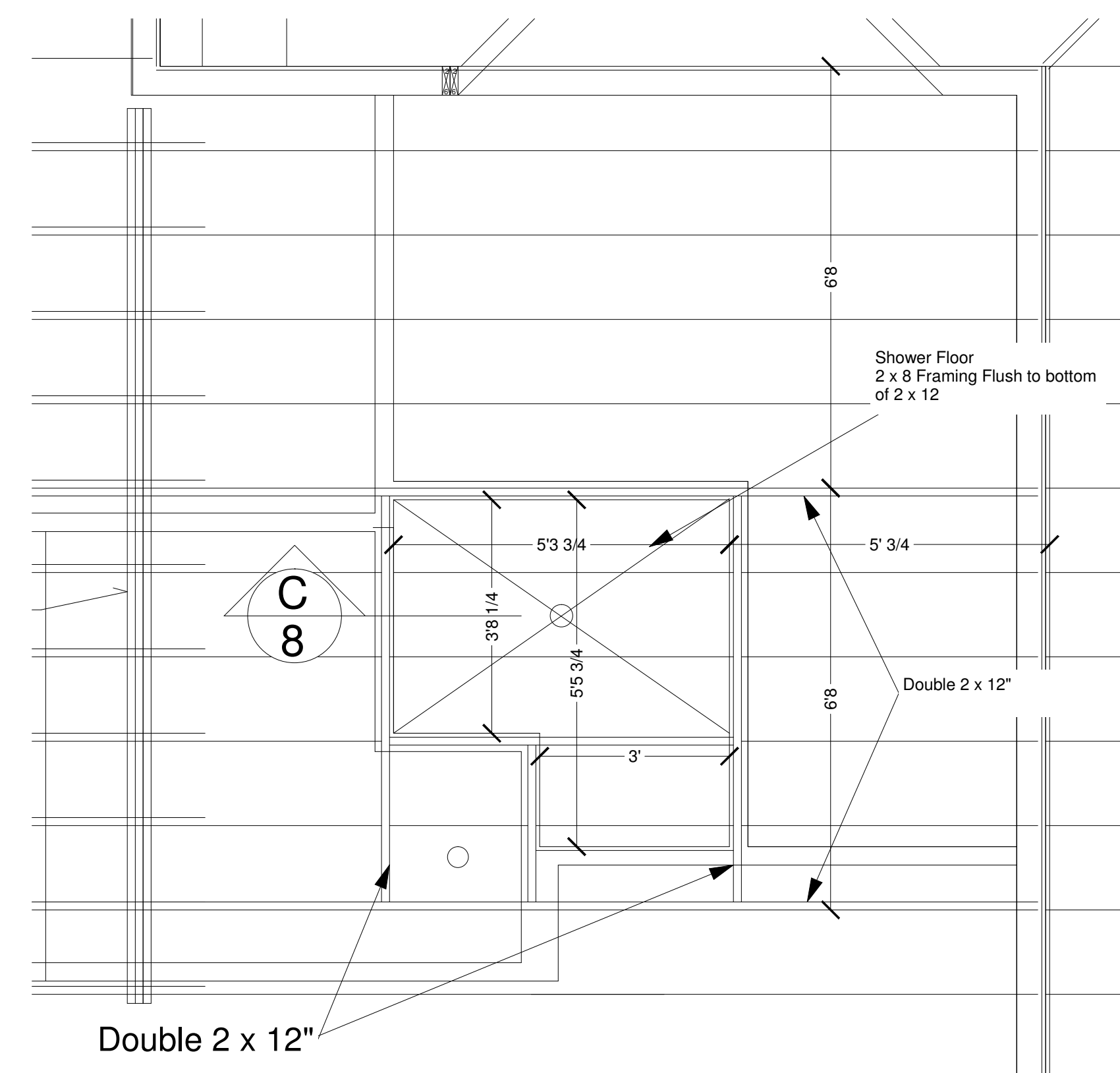
A FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



C **SHOWER FLOOR SECTION**
SCALE: 1" = 1'-0"



C DECK AND GAZEBO DECKING DETAIL



B **SHOWER FLOOR PLAN**
SCALE: 1/2" - 1'-0"

Woods Hitney Designs

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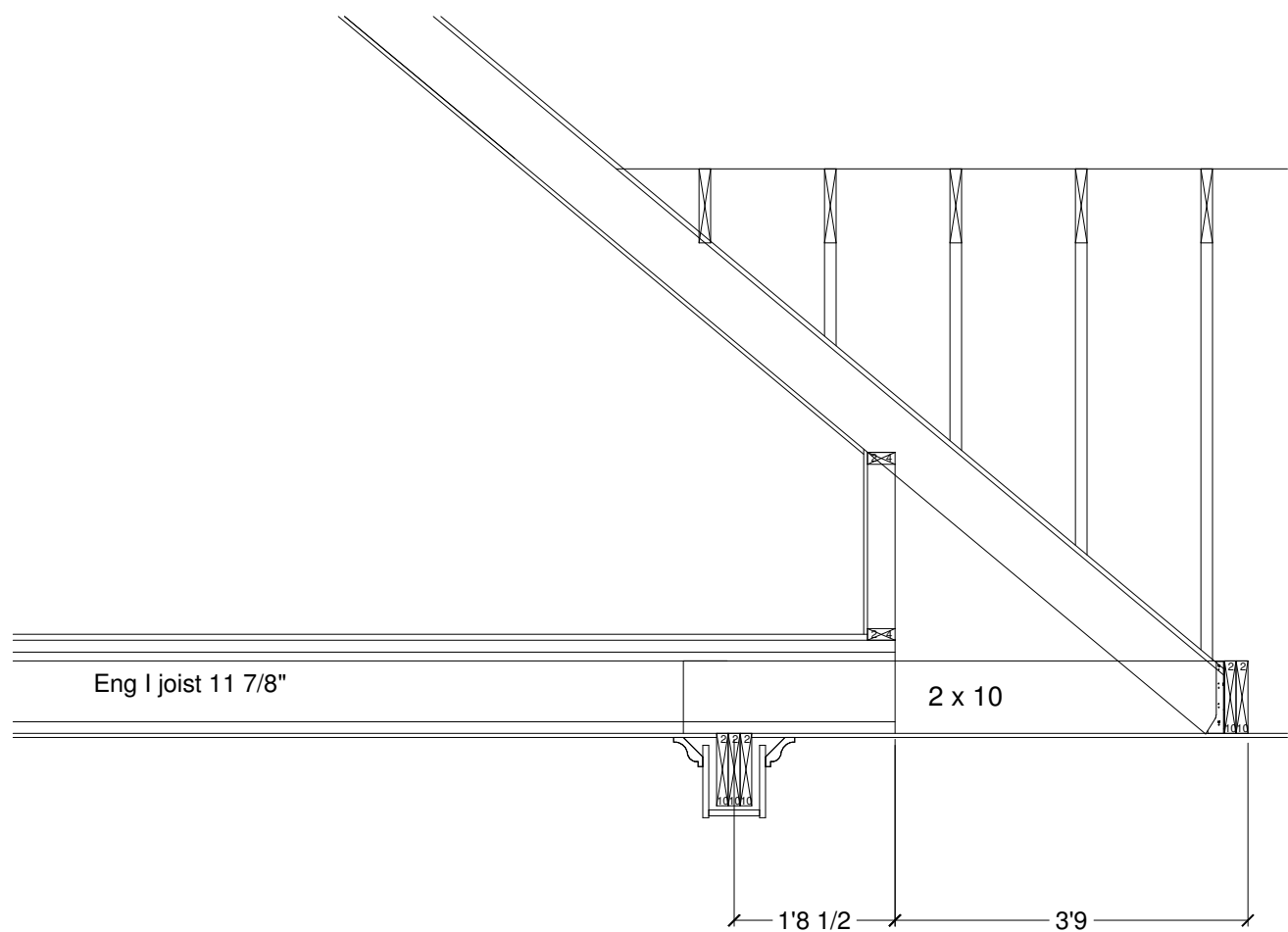
First Floor Framing Plan and Details

Scale: Various

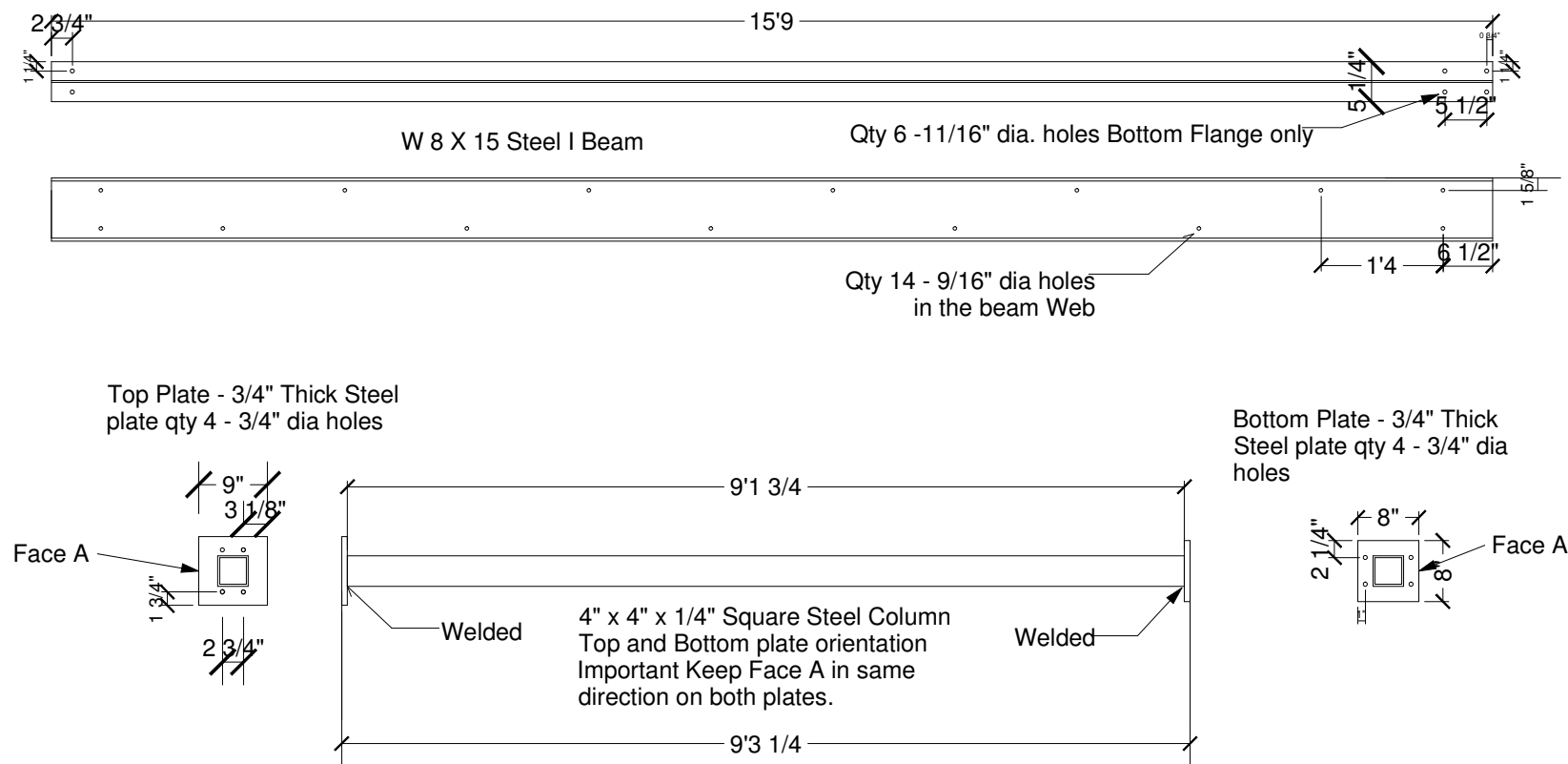
Curry/Field Residence
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NOTES
2nd Floor Sheathing NOT Glued down. Must be removable for future construction.

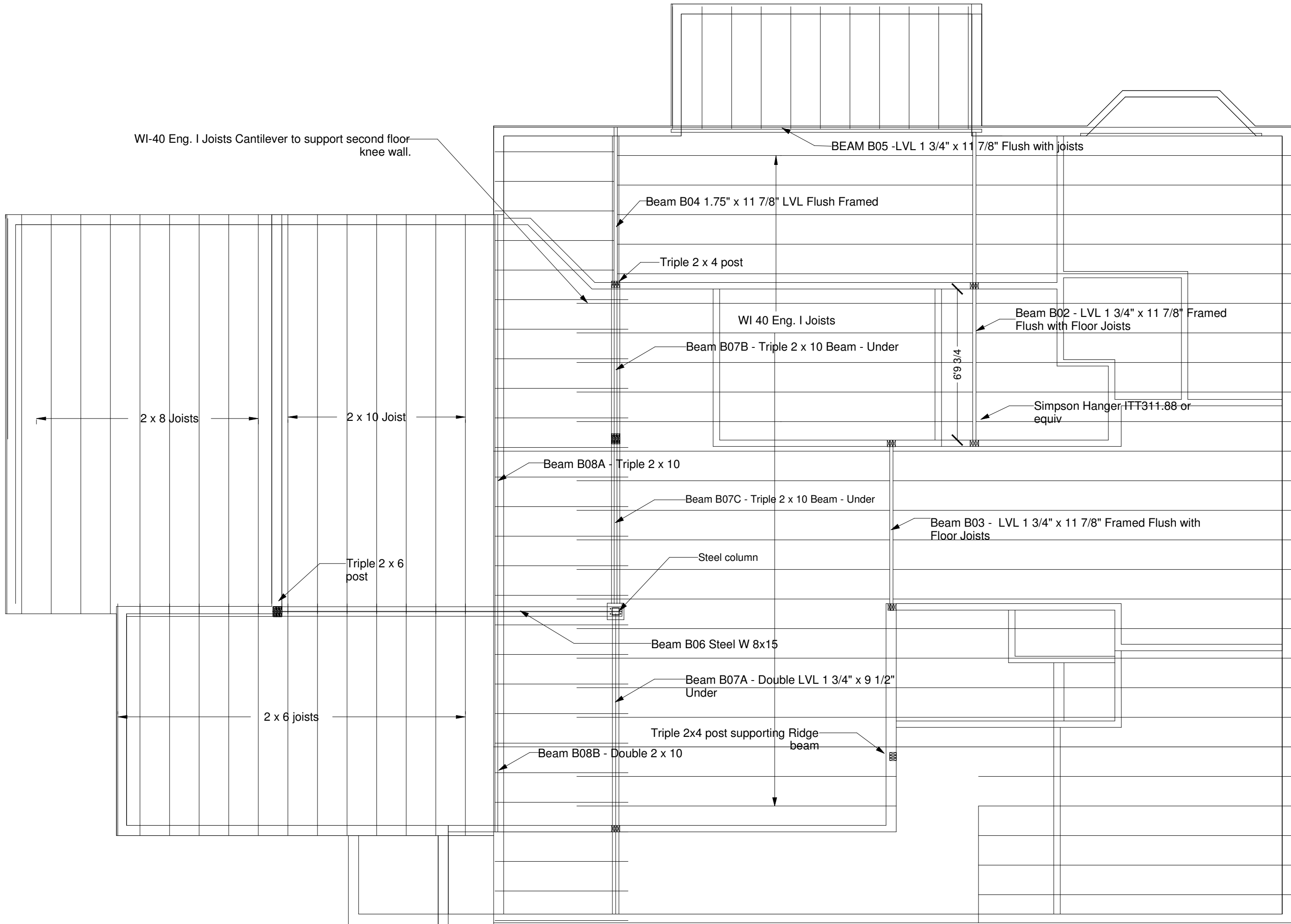


A I-JOIST CANTILEVER DETAIL
SCALE: 1/2" - 1'-0"



B STEEL FABRICATION DETAIL
SCALE: 1/2" - 1'-0"

			Span (ft)	Area Loads Live (psf)	Dead (psf)	Tribuaty (ft)	Uniform Loads Live (plf)	Dead (plf)	Total (plf)	Point Loads LL (lb)	TL (lb)	Location	Beam Type	Framing	Notes
ID	Page	Location													
B01	10	Ridge Beam	13' - 11 1/2"	16	10	14.0'	224	140	364				LVL 11 7/8"	Ridge	Multiple Span -Calc for longest of spans
B02	9	Over Master Bath	6' - 9"	40	10	15.0'	600	150	750				LVL 11 7/8"	Flush	Double Span - Calc for longest of spans
B03	9	Over Hallway	7' - 4"	40	10	15.0'	600	150	750				LVL 11 7/8"	Flush	
B04	9	Master Entry	6 - 6 1/2"	40	10	10.8'	433.2	108.3	541.5				LVL 11 7/8"	Flush	
B05	9	Over Master Bed	13' - 1'	20	10	2.8'	55	27.5	82.5	1564	2578	3.5'	LVL 11 7/8"	Flush	Point load from ridge beam
B06	9	Dining Room	14' - 10 1/2"				598	260	858				Steel W 8x15	Below	
		Rear Roof		16	10	13.0'	208	130	338						Partial Uniform 5.5' to 15'
		Attic		30	10	13.0'	390	130	520						Partial Uniform 5.5' to 15'
		Point load from B08A								708	1102	5.5'			
		Point load from B08B								397	603	5.5'			
B07A	9	Kitchen/Dining	9' - 6 3/4"				455.4	198	653.4				Double LVL 9.25"	Under	
		2nd floor		30	10	9.9'	297	99	396						
		Roof		16	10	9.9'	158.4	99	257.4						
B07B	9	Family	6'- 6"				626.4	216	842.4				Triple 2 x 10 SPF#2	Under	Double Span - Calc for heaviest loaded span
		2nd floor		40	10	11.7'	468	117	585						
		Roof		16	10	9.9'	158.4	99	257.4						
B07C	9	Hall	7' -4"				554.4	198	752.4				Triple 2 x 10 SPF#2	Under	Double Span - Calc for heaviest loaded span
		2nd floor		40	10	9.9'	396	99	495						
		Roof		16	10	9.9'	158.4	99	257.4						
B08A	9	Family	17' - 1"				82.8	36	118.8				Triple 2 x 10 SPF#2	Flush end of rafter/joists	
		Roof		16	10	1.8'	28.8	18	46.8						
		Attic floor		30	10	1.8'	54	18	72						
B08B	9	Family	9' - 6 3/4"				82.8	36	118.8				Double 2 x 10 SPF#2	Flush end of rafter/joists	
		Roof		16	10	1.8'	28.8	18	46.8						
		Attic floor		30	10	1.8'	54	18	72						



C SECOND FLOOR FRAMING PLAN
SCALE: 1/4" - 1'-0"

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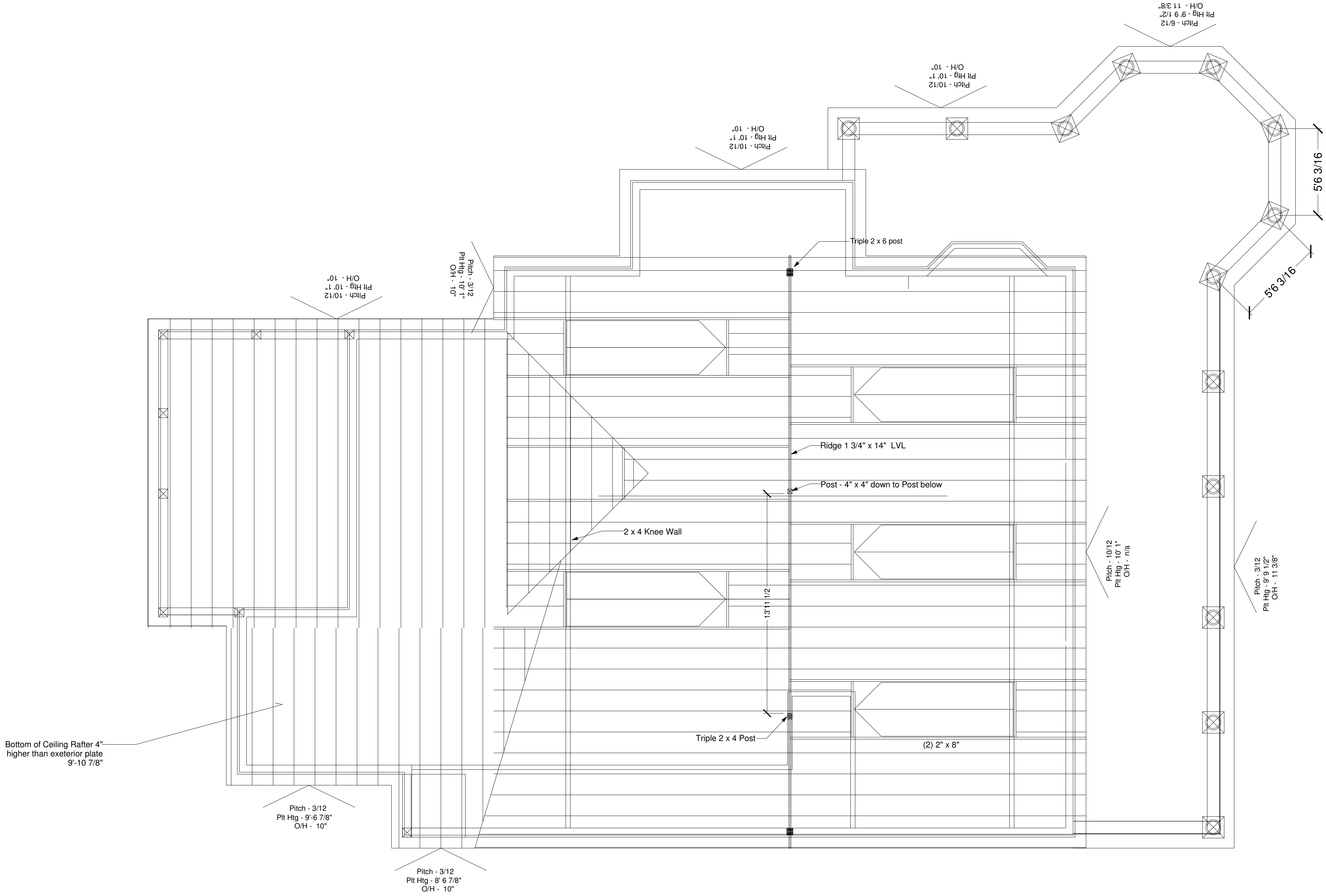


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Second Floor Framing Plan
Various

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Roof Plan Notes
1. Plate Htg above from nearest heated Subfloor height
2. All rafter tails cut 45 deg from plumb
3. O/H refers to Overhang from end of rafter tail to either the surface of the sheathing or the exterior face of the porch beam.



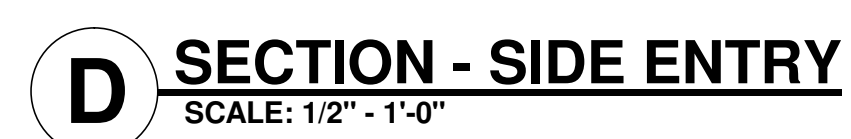
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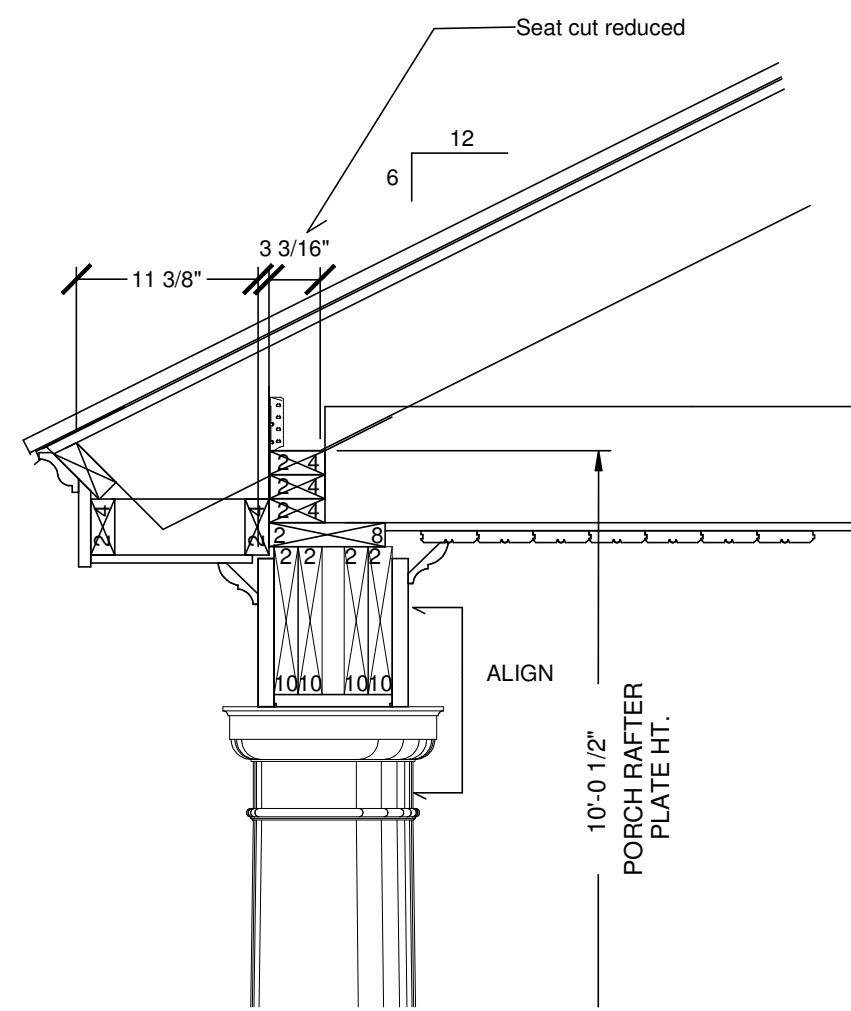
Roof Framing Plan
Scale 1/4" - 1'

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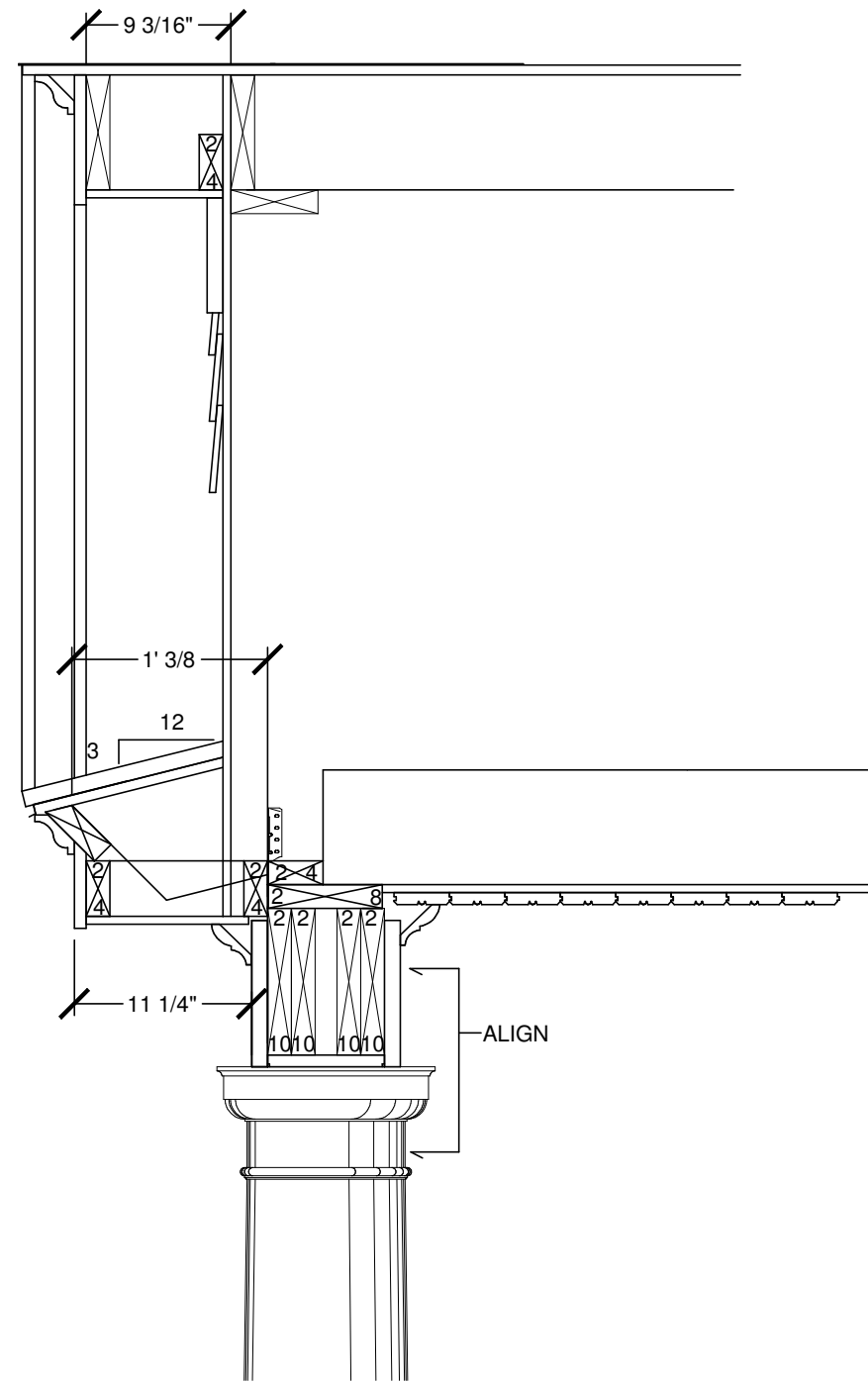


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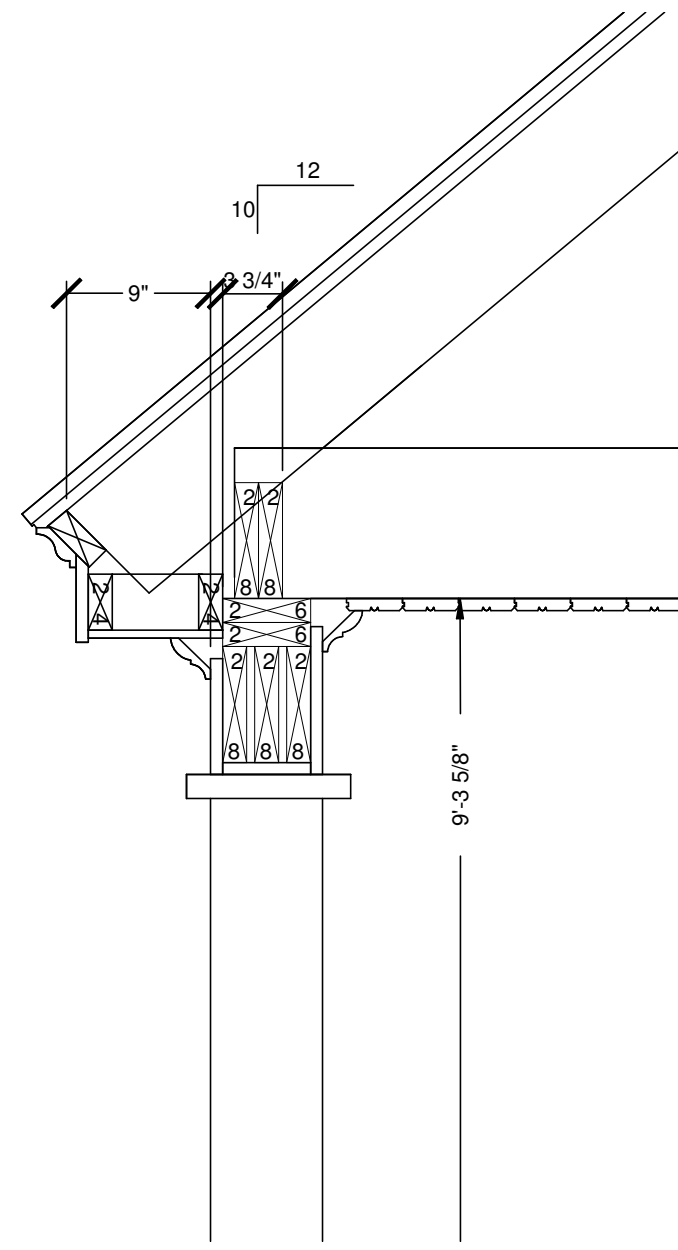




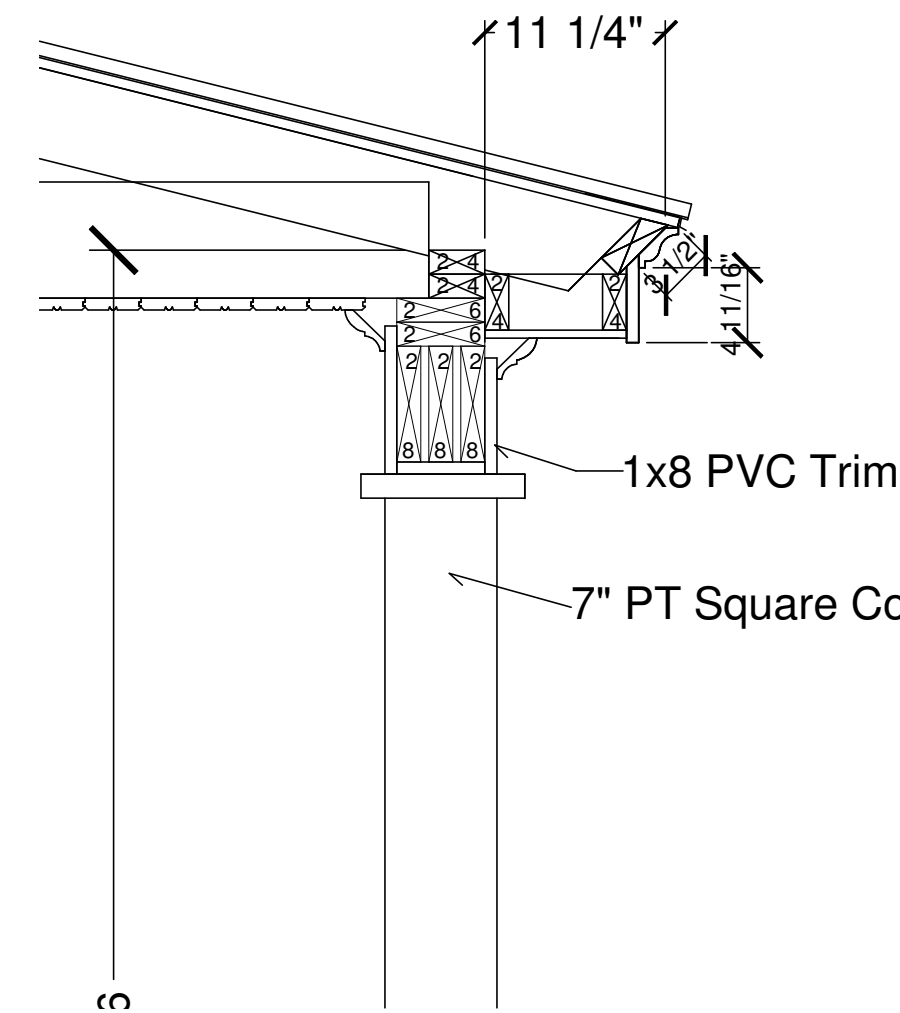
A 6:12 GAZEBO PORCH EAVE
SCALE: 1" - 1'-0"



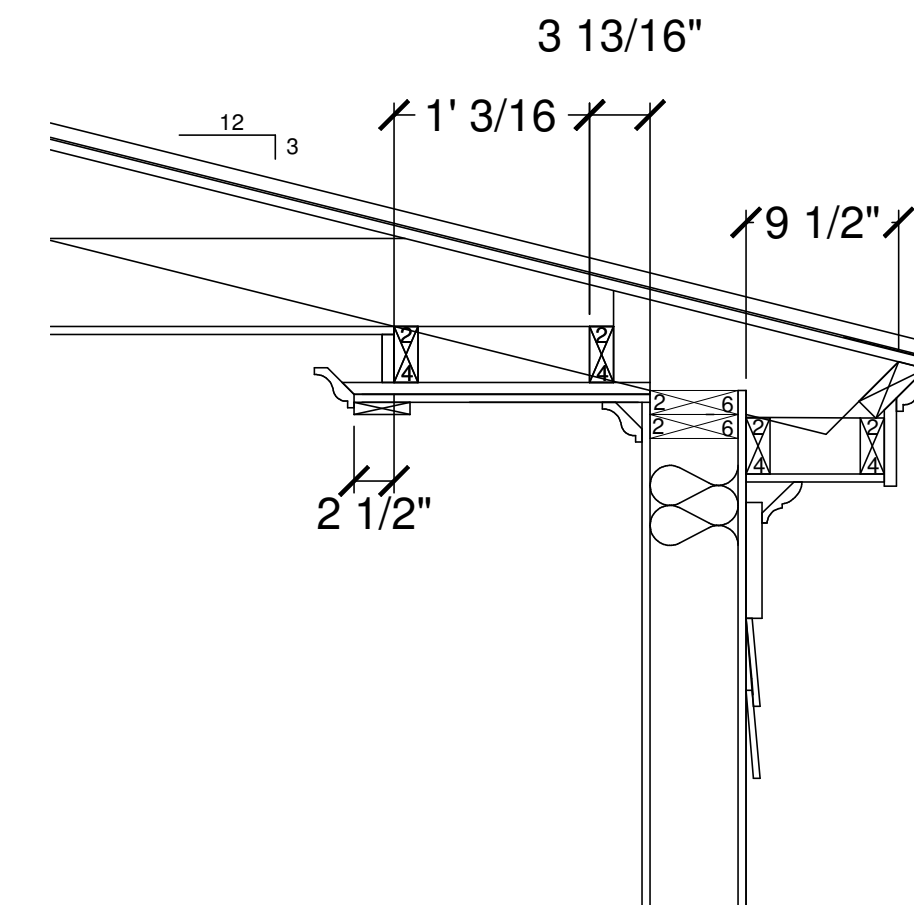
B 3:12 PORCH EAVE
SCALE: 1" - 1'-0"



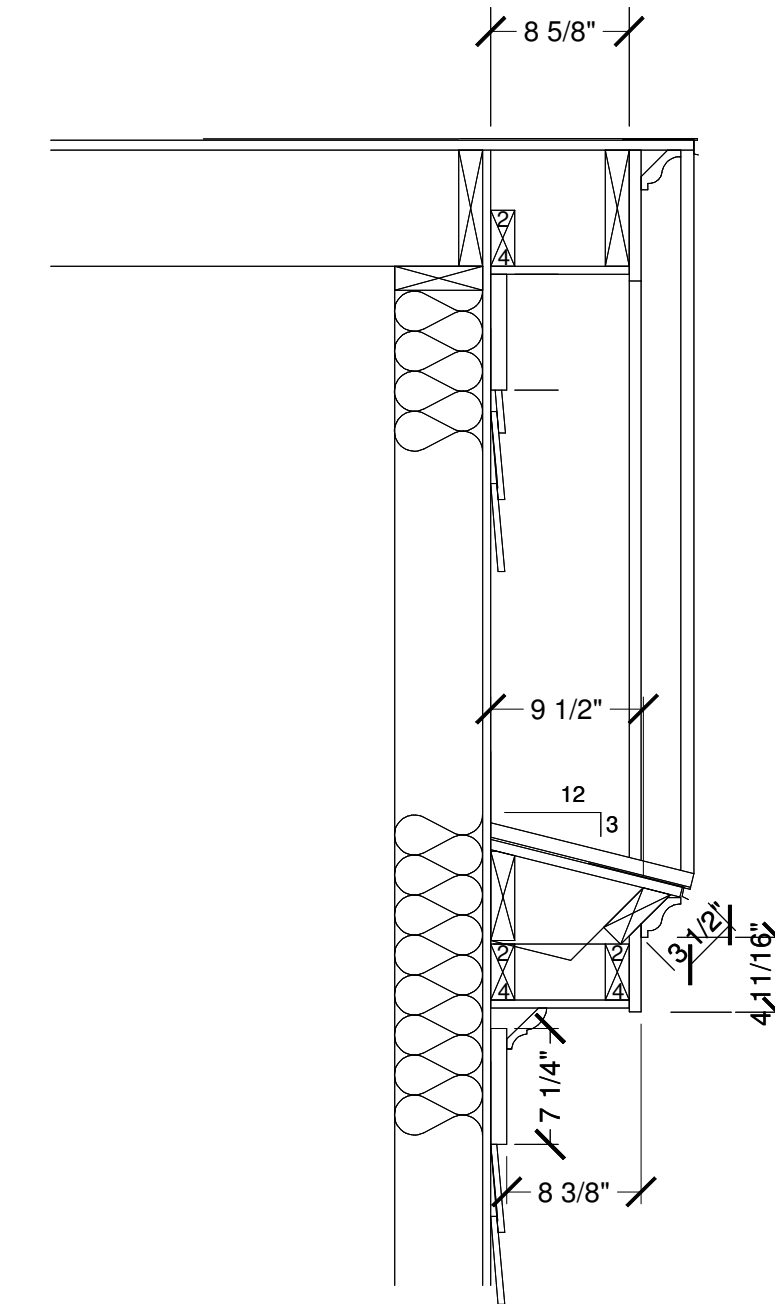
C 10:12 REAR PORCH
SCALE: 1" - 1'-0"



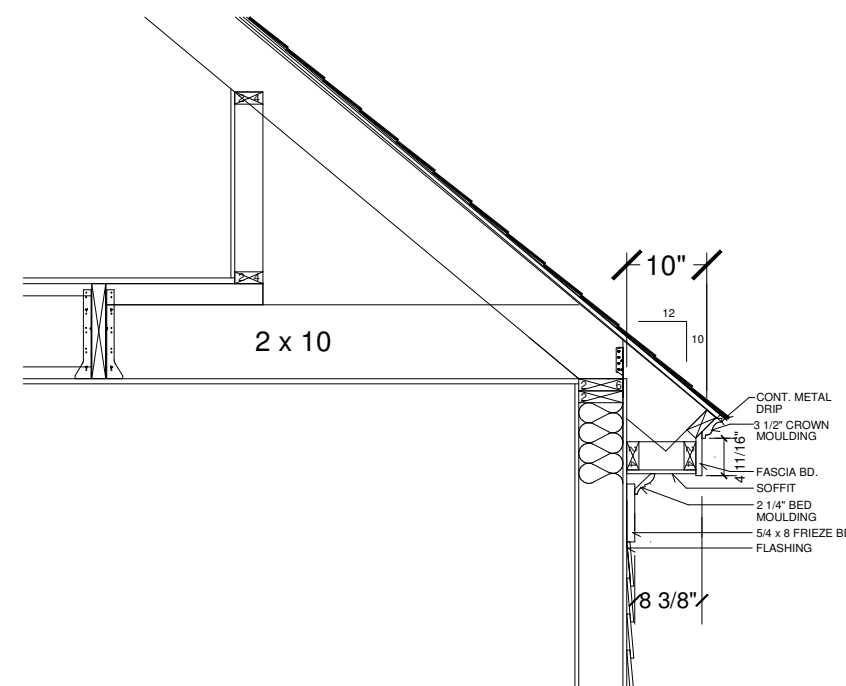
D 3:12 EAVE OVER PORCH
SCALE: 1" - 1'-0"



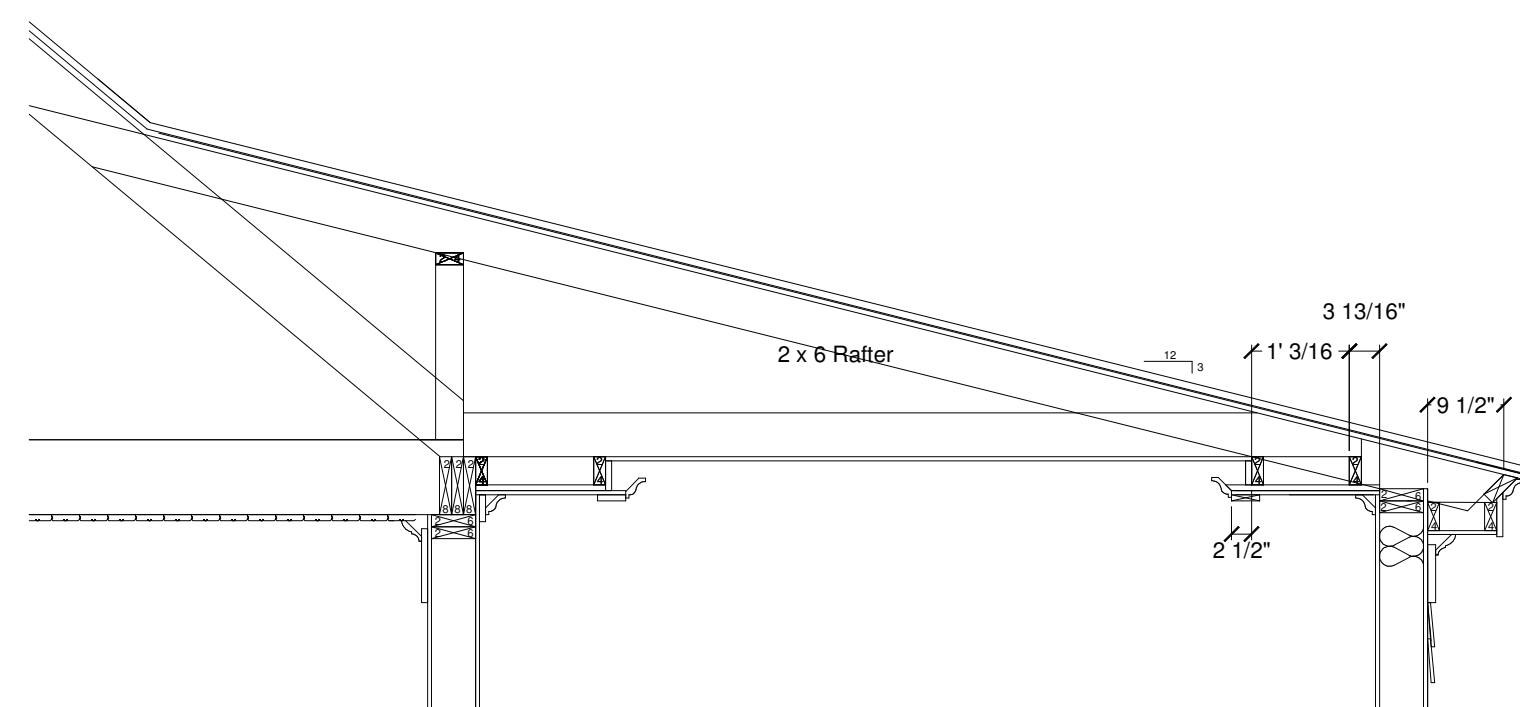
E 3:12 EAVE OVER WALL
SCALE: 1" - 1'-0"



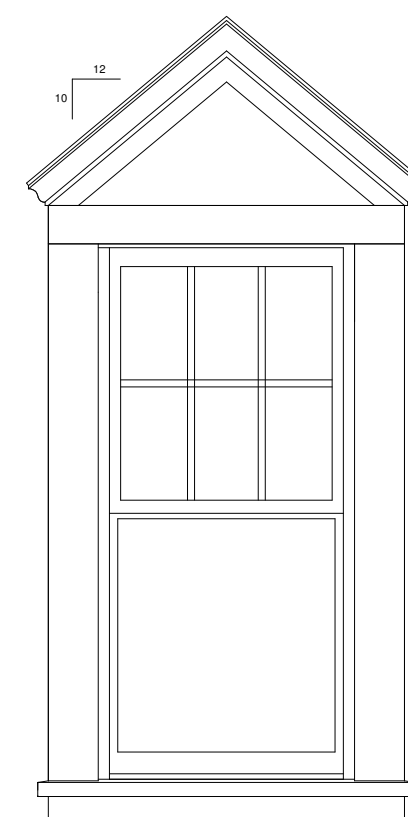
F GABLE END
SCALE: 1" - 1'-0"



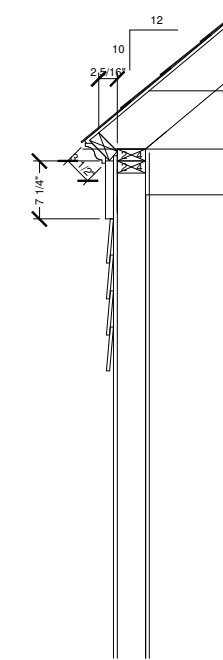
G SECTION 10:12 EAVE
SCALE: 1/2" - 1'-0"



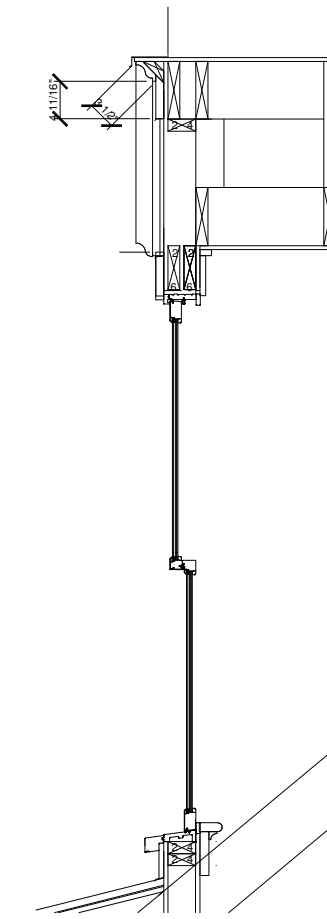
H SECTION DINING ROOM CEILING
SCALE: 1/2" - 1'-0"



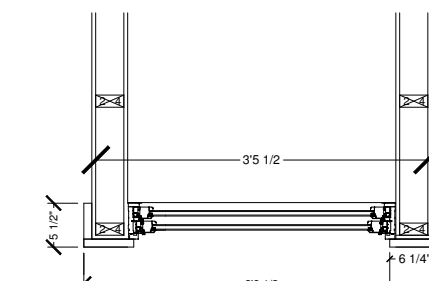
ELEVATION



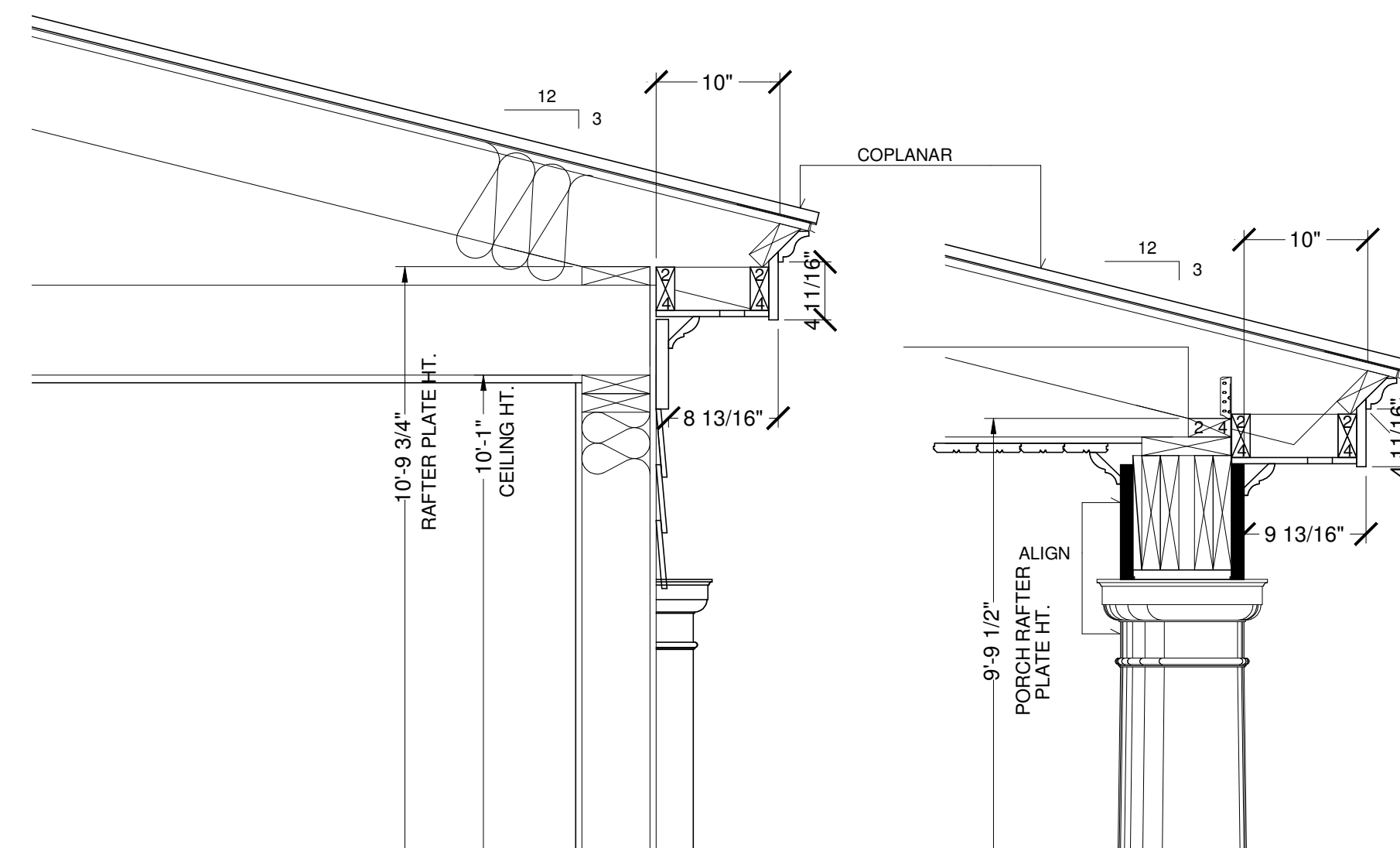
EAVE SECTION



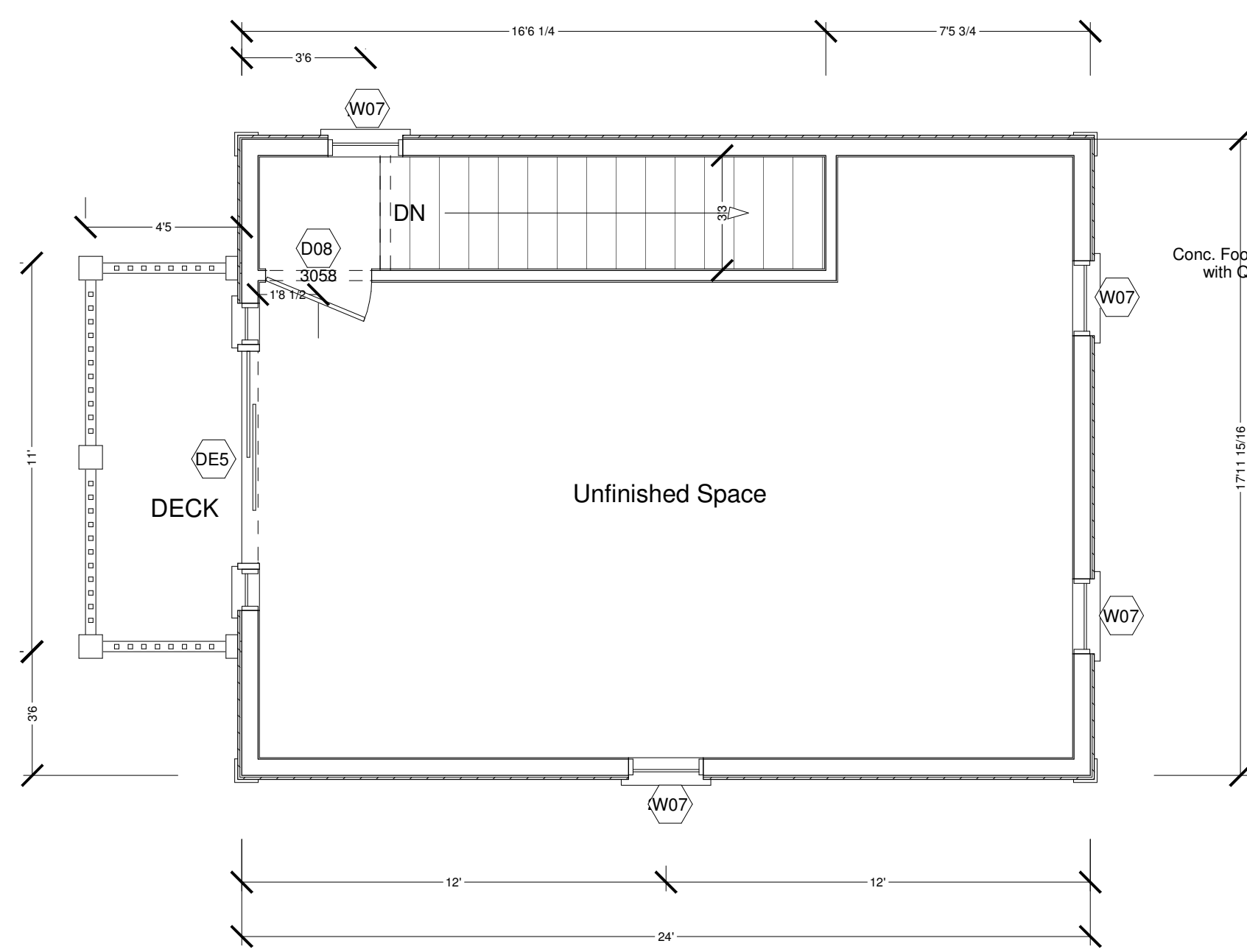
WALL SECTION



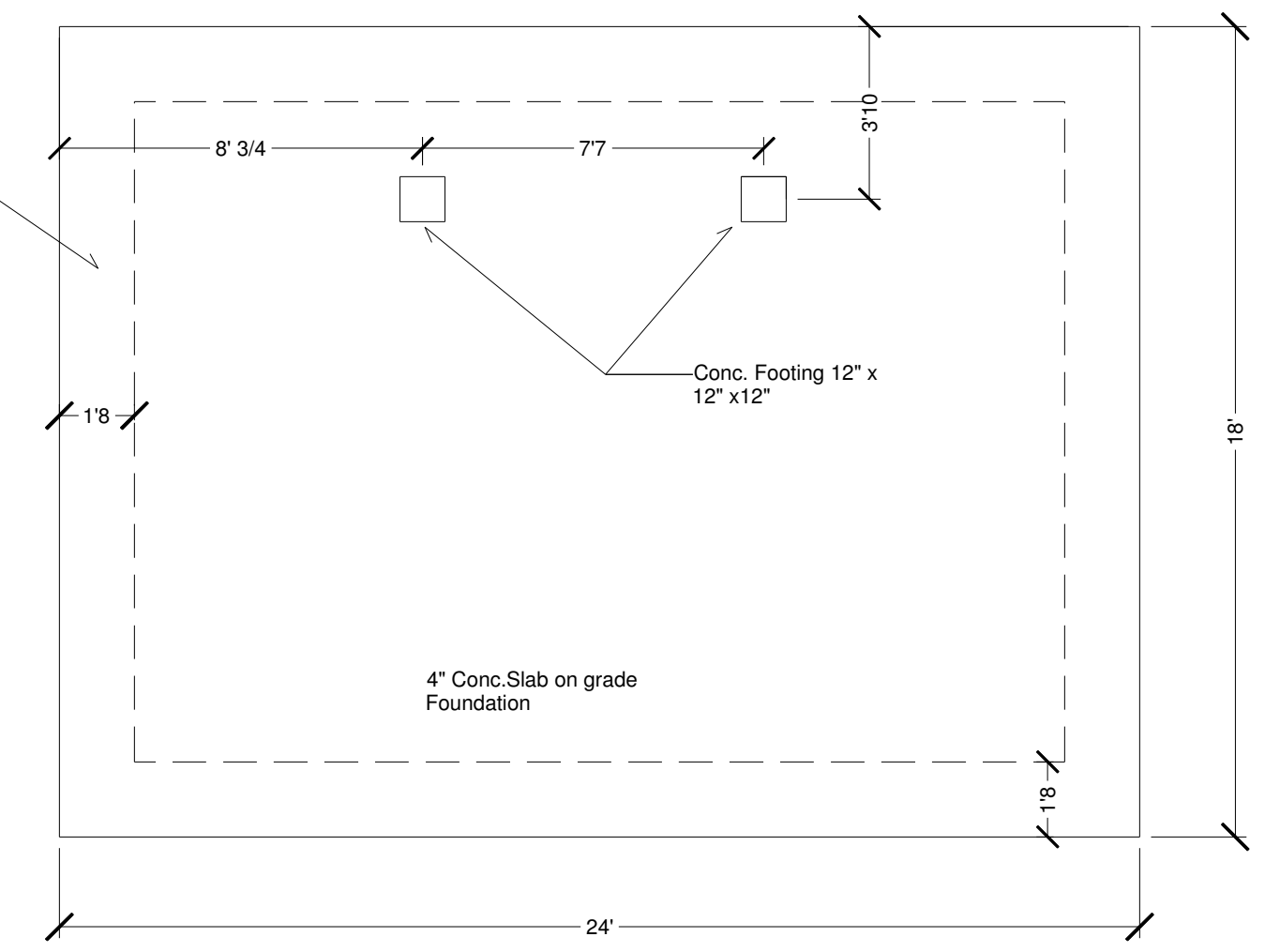
CORNER FRAMING PLAN



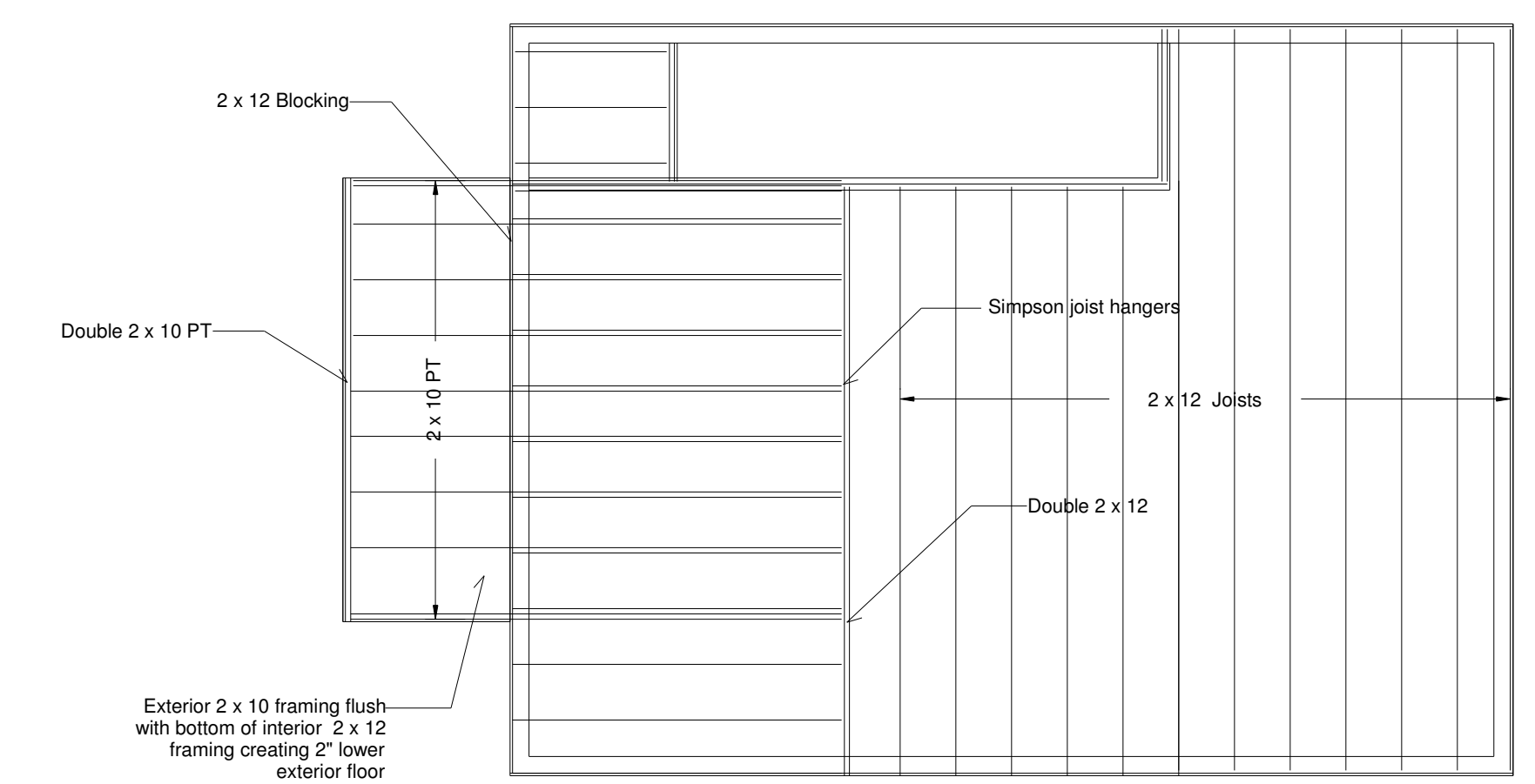
J EAVE AND ROOF SECTION - MASTER BEDROOM
SCALE: 1" - 1'-0"



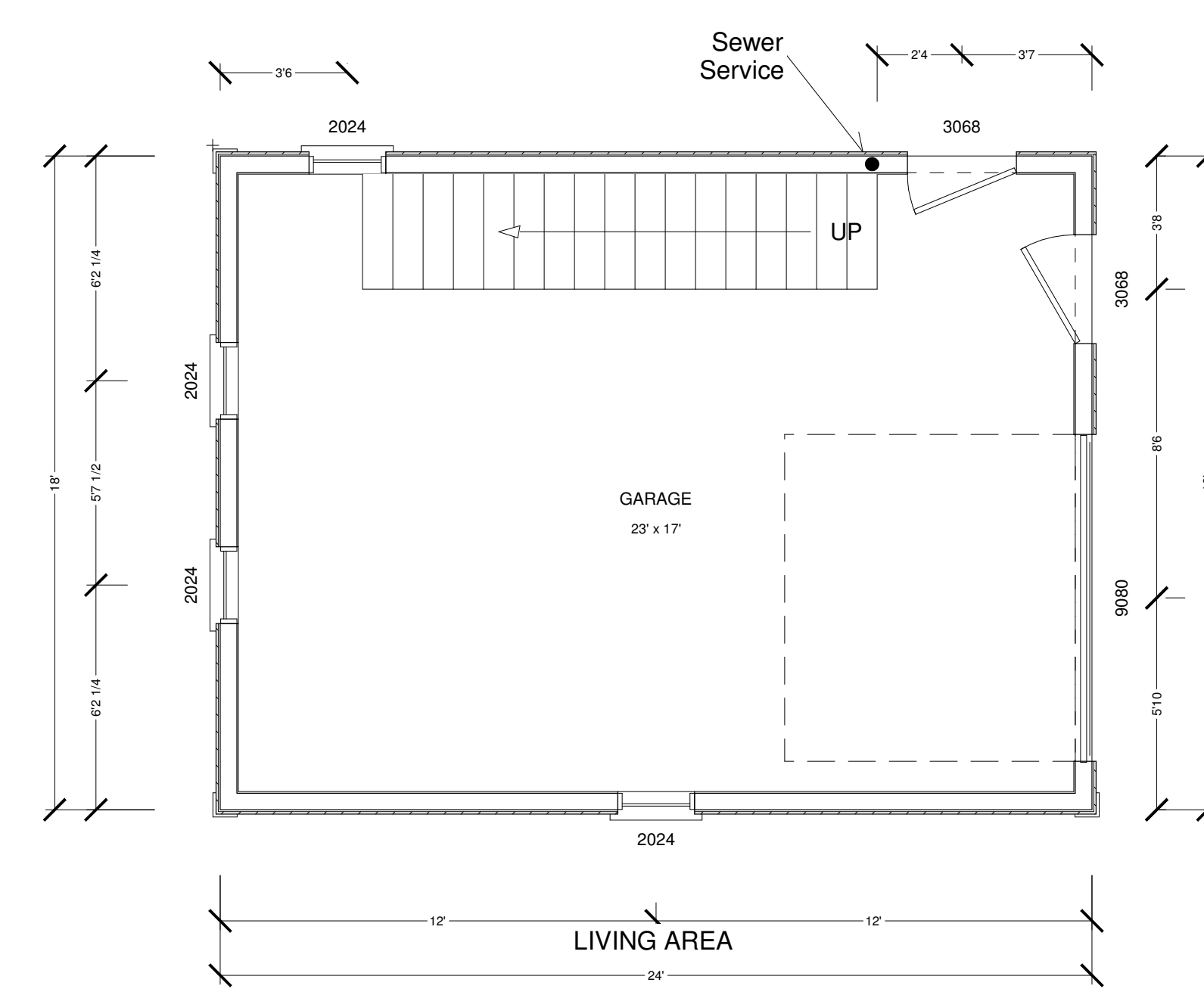
2nd Floor Plan
SCALE: 1/4" - 1'-0"



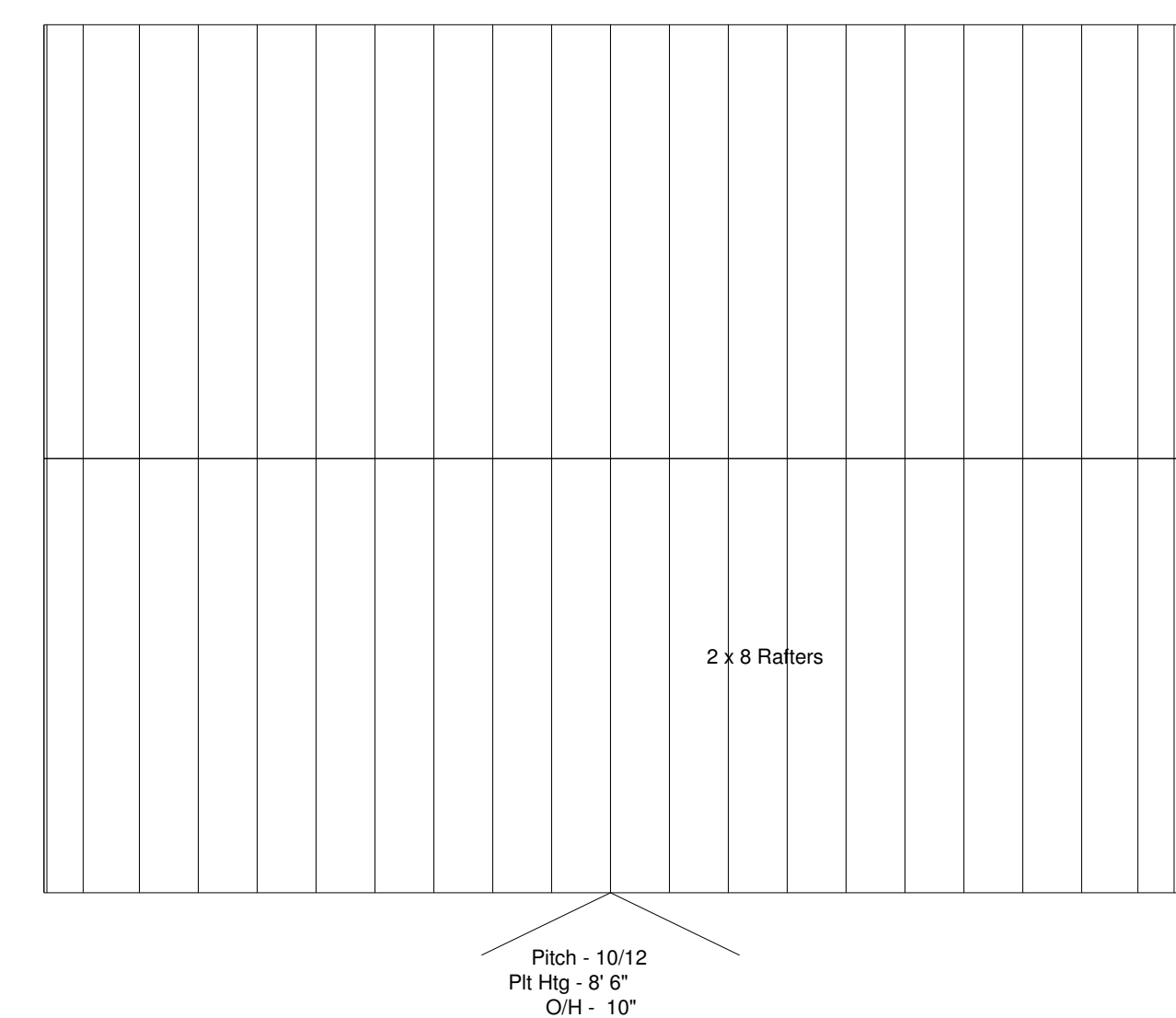
Foundation Plan
SCALE: 1/4" - 1'-0"



2nd Floor Framing Plan
SCALE: 1/4" - 1'-0"



1st Floor Plan
SCALE: 1/4" - 1'-0"



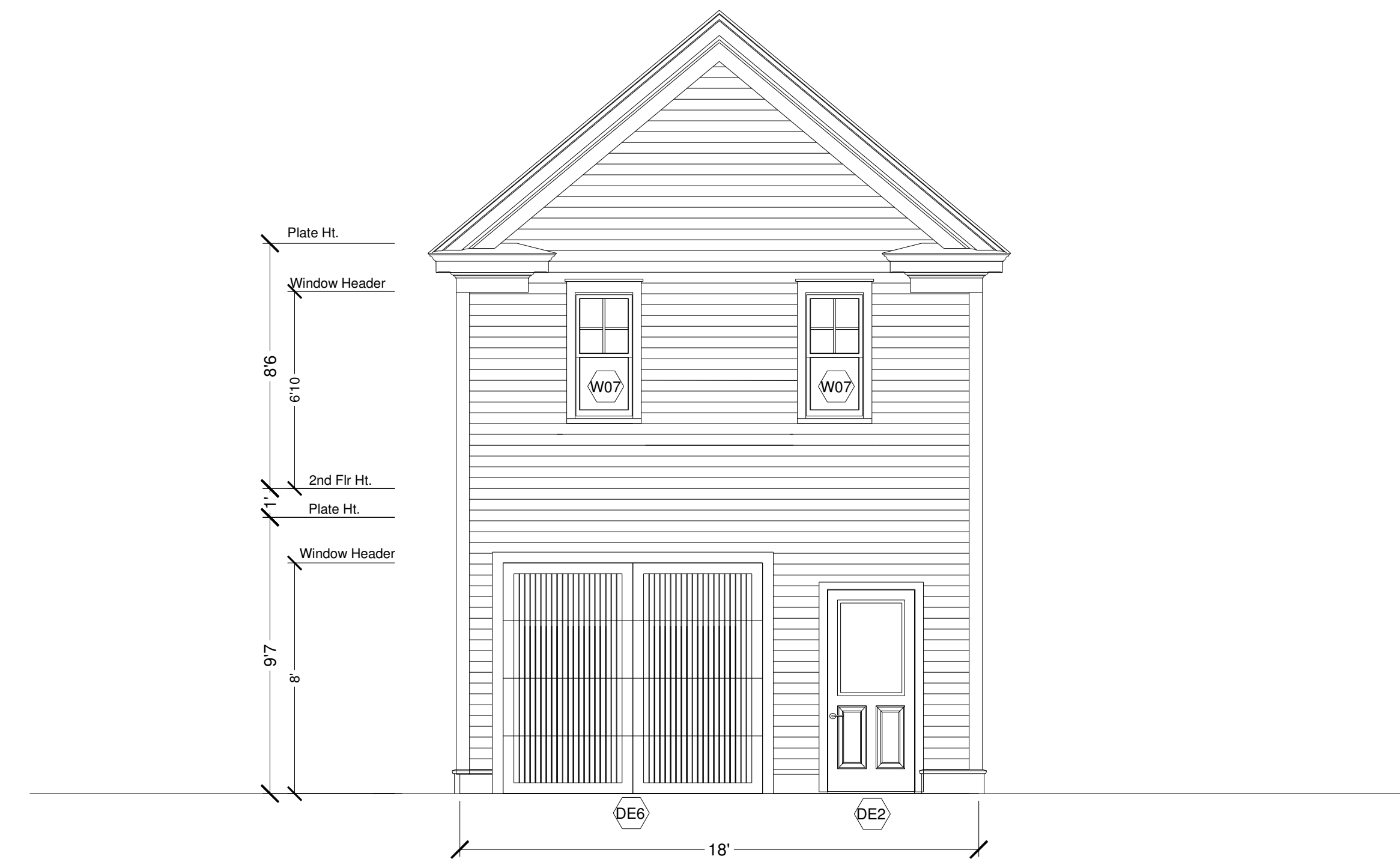
Roof Framing Plan
SCALE: 1/4" - 1'-0"



Outbuilding - West Elevation



Outbuilding - South Elevation



Outbuilding - North Elevation



Outbuilding - East Elevation