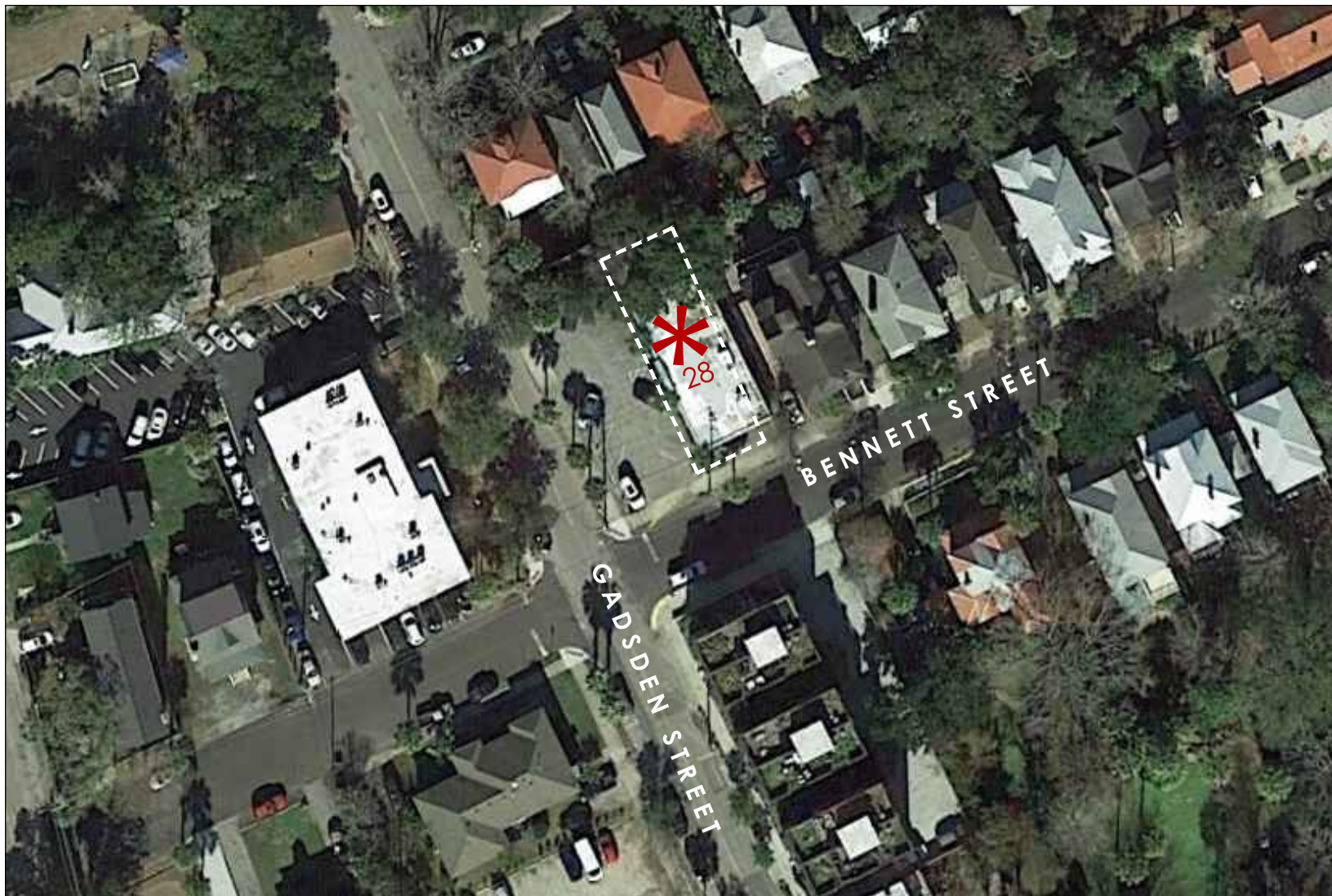




CONCEPTUAL RENDERING NOTE: FOR GENERAL REFERENCE / DETAILS HAVE EVOLVED

PROJECT TEAM					
ARCHITECT:	DEVELOPER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	INTERIOR DESIGNER:
JULIA F. MARTIN ARCHITECTS LLC 210 Rutledge Avenue, 2nd Floor Charleston, SC 29403 843.577.3275 julia@jfmarchitects.com	JJR DEVELOPMENT LLC 42 Broad Street, 2nd Floor Charleston, SC 29401 843.224.1183 jeffroberts11@bellsouth.net	ROSEN + ASSOCIATES 65 BROAD STREET CHARLESTON SC 29401 843.882.7623 wkirkpatrick@rosenonline.com	Forsberg Engineering & Surveying, Inc. P.O. Box 30575 Charleston, SC 29417 843.571.2622 flinton@forsberg-engineering.com	REMARK LANDSCAPE ARCH. 1859 SUMMERVILLE AVE., SUITE 550 CHARLESTON SC 29405 843.952.7817 studio@remarkstudiollc.com	LAUREN SANCHEZ DESIGN LTD. 701 KING STREET CHARLESTON SC 29403 843.203.3610 lauren@laurensanchezdesign.com



AERIAL VIEW

NEW SINGLE-FAMILY CONSTRUCTION AT:
24 BENNETT STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 457-03-01-035
ZONING DISTRICT: STR / OLD CITY HT. DISTRICT
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (13') (PER SURVEY)
D.F.E.: 15.0' AMSL

SQUARE FOOTAGE: HEATED = 3173 | PORCHES/ROOF TERRACE = 1285
COVERED/UNHEATED @ GROUND LEVEL = 1394

NOTE: THIS PROJECT RECEIVED A SPECIAL
EXCEPTION FROM BZA-Z ON 4 AUGUST 2020

NOTE: THIS PROJECT RECEIVED CONCEPTUAL
B.A.R. APPROVAL ON 27 NOVEMBER 2020

NOTE: THIS PROJECT DESIGN IS BASED ON
PREVIOUS F.E.M.A. MAPS (IT NOW EXCEEDS
THE CURRENT D.F.E. REQUIREMENTS BY AN
ADDITIONAL FOOT)

DRAWING SCHEDULE:

A-001	TITLE	A-302	BUILDING SECTION (LONGITUDINAL)
A-002	SITE PHOTOS + GENERAL NOTES	A-401	WALL SECTION + ENLARGED ELEV.
*	SURVEY	A-402	WALL SECTION + ENLARGED ELEV.
A-003	ARCHITECTURAL SITE PLAN	A-403	WALL SECTION + ENLARGED ELEV.
A-005	MATERIALS PALETTE + DESIGN PRECEDENTS	A-404	WALL SECTION + ENLARGED ELEV.
A-101	GROUND FLOOR + 1st FLOOR PLANS	A-501	DETAILS
A-102	2nd FLOOR + ROOF LEVEL PLANS	A-502	DETAILS
A-103	ROOF PLAN	A-503	DETAILS
A-201	EXTERIOR ELEVATIONS (N + S)	A-504	DETAILS
A-202	EXTERIOR ELEVATION (W)	A-505	DETAILS
A-203	EXTERIOR ELEVATION (E)	A-506	FIREPLACE ELEVATIONS (INTERIOR)
A-204	STREETSCAPE STUDIES	A-601	WINDOW + DOOR SCHEDULES
A-205	3D STUDIES IN CONTEXT	E-101	ELECTRICAL LAYOUTS
A-301	BUILDING SECTION (TRANSVERSE)	E-102	ELECTRICAL LAYOUTS



ZONING MAP EXCERPT (STR)



CURRENT SITE LOOKING SOUTHWEST



CURRENT SITE LOOKING NORTHWEST



IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF ALL RESIDENTIAL BUILDING CODES CURRENTLY ENFORCED BY THE CITY OF CHARLESTON BE MET IN ALL ASPECTS OF THIS PROJECT.

- GENERAL NOTES:
1. MEANS + METHODS: THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
 2. DETAILS PROVIDED ASSUME A REASONABLE LEVEL OF EXPERTISE ON THE PART OF THE CONTRACTOR AND THEIR SELECTED SUBCONTRACTORS. ARCHITECT PRESUMES PRIOR EXPERIENCE WITH SIMILAR PROJECTS IN THE HISTORIC DISTRICT + A FAMILIARITY WITH EXPECTED QUALITY LEVELS AND PROTOCOLS.
 3. WORKMANSHIP THROUGHOUT SHALL BE OF THE HIGHEST QUALITY OF EACH TRADE INVOLVED.
 4. The information contained in these documents is intended to show design intent and related construction details. The Contractor is responsible for applying standard construction detailing and practices, and for ensuring a structurally sound, weatherproof finished product.
 5. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. THE DRAWINGS WERE PREPARED TO A LEVEL OF COMPLETION SATISFACTORY FOR BUILDING PERMIT PURPOSES AND FOR CONSTRUCTION BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY SUPPLEMENTAL PRODUCT SPECIFICATIONS, COORDINATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT.
 6. ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS' LATEST WRITTEN SPECIFICATIONS. ALL DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT IN WRITING BEFORE COMMENCING WORK.
 7. UNLESS CONTRACTED BY OWNER THROUGH PRIOR AGREEMENT, ARCHITECT WILL NOT PROVIDE REGULAR ON SITE CONTRACT ADMINISTRATION. ARCHITECT WILL MAKE OCCASIONAL SITE VISITS FOR OBSERVATIONAL PURPOSES AND IS AVAILABLE FOR QUESTIONS/CLARIFICATIONS PERTAINING TO THE DOCUMENTS AND DESIGN INTENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
 8. MATERIAL SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT APPROVAL BY THE ARCHITECT ARE NOT PERMITTED.
 9. PLAN DIMENSIONS OF BUILDING FOOTPRINT ARE TAKEN TO EXTERIOR FACE OF STUDS. PLAN DIMENSIONS OF INTERIOR SPACES ARE TAKEN TO FINISHED EXTENTS (DRYWALL).
 10. Contractor shall be responsible for securing all required permits and approvals necessary to initiate & complete specified work.
 11. Contractor shall verify all dimensions and site conditions and notify Architect immediately of any conditions that do not comply with proposed plans.
 12. Contractor shall resolve any discrepancies or ambiguities with the Owner and/or Architect prior to starting related work.
 13. SHOULD ANY QUESTIONS ARISE PERTAINING TO THE CONSTRUCTION DOCUMENTS, OR IF CONDITIONS ARE NOTED THAT MAY PREVENT THE PROPER EXECUTION OF ANY PORTION OF THE WORK, Contractor shall notify ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL CORRECT ALL ERRORS, DISCREPANCIES, OR OMISSIONS WHICH RESULT FROM HIS FAILURE TO NOTIFY ARCHITECT OF POTENTIAL ISSUES WITH EXECUTION OF DESIGN INTENT.
 14. The design adequacy & safety of all temporary supports, bracing & shoring is the sole responsibility of the Contractor.
 15. Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.
 16. Contractor shall maintain a neat and orderly construction site at all times and not

- allow the unnecessary pile-up of construction debris / materials. [Contractor's staging area / dumpster location shall be approved by Owner and/or City authorities prior to commencement of work.]
17. Contractor shall verify with DESIGN TEAM all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval.
 18. Contractor shall carefully coordinate with DESIGN TEAM and secure approval for locations of all mechanical components, electrical panel, meters, mechanical units, & hot water heaters, as applicable.
 19. Building shall remain watertight & secure at all times (a.s.a.p.).
 20. TREAT STRUCTURE AND PROPERTY FOR TERMITES; PROVIDE A TRANSFERABLE BOND.
 21. The Architect waives all responsibility & liability for Contractor's failure to follow the associated plans, schedules, & the design they convey, or for problems which arise from Others' failure to obtain / follow the Architect's / Owner's guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

- SHOP DRAWINGS:
1. SHOP DRAWINGS SHALL ESTABLISH THE ACTUAL DETAIL OF ALL MANUFACTURED OR FABRICATED ITEMS, INDICATE PROPER RELATIONS OF ADJACENT ELEMENTS, AND INCORPORATE MINOR CHANGES OF DESIGN OR CONSTRUCTION TO SUIT THE ACTUAL CONDITIONS. SHOP DRAWINGS SHALL BE DRAWN TO SCALE AND SHALL BE COMPLETELY DIMENSIONED.
 2. CONTRACTOR IS TO COORDINATE W/FABRICATOR AND PRESENT PROPOSED CONSTRUCTION SOLUTION TO ARCHITECT FOR REVIEW/COORDINATION + APPROVAL PRIOR TO COMMENCING RELATED WORK.
 3. SHOP DRAWINGS ARE REQUESTED BY THE ARCHITECT FOR THE FOLLOWING:
 - LOUVERED PANELS @ FOUNDATION VENTS
 - LOUVERED PANELS @ FRONT PORCH OPENING (EAST END)
 - LOUVERED GUARD RAIL @ 'BRIDGE' BETWEEN ROOF TERRACES
 - GATE ASSEMBLY @ GROUND FLOOR ENTRY BELOW HYPHEN
 - OPERABLE SHUTTERS FOR WINDOWS
 - IRON RAILING @ FRONT STAIR
 - COPPER LEADER HEAD
 - COPPER CHIMNEY CAP/SIROUD
 4. ADDITIONAL SHOP DRAWINGS MAY BE REQUESTED SEPARATELY.
 5. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL BE GENERAL ONLY AND SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OF ANY SORT, FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS, OR FOR CONFLICT WITH THE WORK OF OTHERS THAT MAY RESULT FROM SUCH DEVIATIONS.

- NOTES TO CONTRACTOR RE: B.A.R. COMPLIANCE:
1. Deviations from previously approved submissions, if determined by the B.A.R. staff during or after completion of construction to be a downgrade of the quality of the project and inconsistent with previous approvals, are not approved whether or not noted by staff during its review of these drawings.
 2. Any modifications to approved drawings required for code compliance or contemplated during construction must be approved by the B.A.R. prior to undertaking the changes.
 3. Contractor shall coordinate submittal of exterior light fixture cut sheets (requires B.A.R. approval). All light fixtures to be electric. One uplighting fixture approved per tree. 20 watt max light.
 4. ANY EXPOSED WOOD @ EXTERIOR SHALL BE #1 'ELITE TREATED' OR BETTER
 5. FINAL EXTERIOR COLOR SELECTIONS (E.G. WINDOW CLADDING + ALL PAINTED ELEMENTS) **TO BE COORDINATED w/ARCHITECT** AND SUBMITTED FOR B.A.R. STAFF REVIEW/APPROVAL.
 6. ALL STUCCO TO BE 3-COAT LIME-BASED TRADITIONAL MASONRY STUCCO WITH SMOOTH STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.
 7. MECHANICAL VENTS (BATHROOM, DRYER, RANGE HOOD, ETC.) SHALL BE LOCATED WHERE INDICATED ON DRAWINGS OR SHALL BE PRESENTED TO AND REVIEWED BY

- ARCHITECT (& POSSIBLY B.A.R. STAFF) IF ALTERNATE LOCATIONS ARE DESIRED. VENT COVERS SHALL BE FLUSH (NOT HOODED) - SOURCE FROM www.dryerwallvent.com - AND SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL (e.g. siding).
- SITE:
1. ALL WORK SHALL BE IN CONFORMANCE WITH THE SOIL/GEOLOGICAL REPORT COMMISSIONED BY THE OWNER.
 2. THE ARCHITECTURAL SITE PLAN IS NOT A SURVEY. IT IS BASED ON SITE INFORMATION PROVIDED BY THE OWNER FOR BUILDING DEPARTMENT REFERENCE ONLY. ON-SITE VERIFICATION OF ALL DIMENSIONS, ALL EXISTING CONDITIONS, GROUND WATER, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING UTILITIES AND SUBSTRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL UTILITIES, UNLESS INDICATED OTHERWISE, SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRENCHING WITHIN BUILDING AREA IS BACKFILLED AND COMPACTED WITH STRUCTURAL SOILS MATERIAL FREE OF ANY ROCKS OR OTHER SHARP OBJECTS THAT MAY DAMAGE UNDERGROUND UTILITIES.
 4. REFERENCE CIVIL ENGINEERING (**FORSBERG + ASSOCIATES**) FOR GUIDANCE RE: SITE GRADING AND DRAINAGE. INDICATIONS INCLUDED IN THESE CONSTRUCTION DOCUMENTS ARE TAKEN FROM PRELIMINARY CIVIL GUIDANCE. CONTRACTOR RESPONSIBLE TO VERIFY AND CONFORM TO CIVIL ENGINEER'S FINAL DESIGN.
 5. REFERENCE LANDSCAPE/HARDSCAPE DESIGN BY **REMARK LANDSCAPE ARCHITECTURE**.

- STRUCTURAL:
1. SEE STRUCTURAL ENGINEERING (**ROSEN AND ASSOCIATES**) FOR DEFINITIVE SPECIFICATIONS RE: FOUNDATION, FRAMING, WIND/SEISMIC DESIGN, ET.AL. RELATED DETAILS. IF THERE IS ANY CONFLICT BETWEEN ARCHITECTURAL + STRUCTURAL DESIGNS, CONTRACTOR TO NOTIFY ARCHITECT AND COORDINATE ON A SOLUTION.
 2. GROUND FLOOR / CRAWL SPACE TO ACHIEVE REQUIRED VENTILATION FOR FLOOD ZONE. PROVIDE FOUNDATION VENTS AS REQUIRED BY LOCAL CODE: TYPICALLY, (1) SQUARE INCH FOR EACH (1) SQUARE FOOT OF AREA TO BE VENTED. VENTS NO MORE THAN 1'-0" ABOVE ADJACENT EXTERIOR GRADE (PROPOSED VENTS PROVIDE MORE THAN ADEQUATE CLEAR AREA).
 3. FRAMING LUMBER AND SHEATHING LOCATED BELOW D.F.E. SHALL BE PRESSURE TREATED.
 4. IN THIS DESIGN, EXPOSED LUMBER IS LIMITED TO THE CUSTOM LOUVERED SCREENS/PANELS, PORCH RAILS + FLOOR, AND PRE-MANUFACTURED ROOF DECK PANELS. SHOULD ANY ADDITIONAL EXPOSED LUMBER BE USED IN AN EXTERIOR APPLICATION, IT SHALL BE MIN. #1 KDAT, PRE-PRIMED.

- FLOOD ZONE CONSIDERATIONS:
1. THESE PLANS ARE INTENDED TO COMPLY WITH ALL FEMA/NFIP REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS IN A SPECIAL FLOOD HAZARD ZONE - CONTRACTOR TO VERIFY (TYP).
 2. CONTRACTOR TO ENSURE THAT ALL LUMBER BELOW D.F.E. IS PRESSURE TREATED AND ANY FINISH MATERIALS BELOW D.F.E. ARE FLOOD-RESISTANT.
 3. CONTRACTOR TO ENSURE THAT HYDROSTATIC VENTILATION IS PROVIDED AS REQUIRED.

- MECHANICAL/PLUMBING/ELECTRICAL:
1. ON-DEMAND (GAS) WATER HEATER(S) -- SEE SUGGESTED LOCATION(S) AND COORD. w/ARCH. RE: FINAL LOCATIONS + VENTILATION REQUIREMENTS.
 2. CONDENSER UNITS TO BE LOCATED @ REAR ROOF TERRACE (CONCEALED BEHIND PARAPET WALL).
 3. AIR HANDLERS: DUCTED MINI-SPLIT UNITS @ FIRST + SECOND FLOORS (UNITS LOCATED ABOVE CLG. IN CLOSET - SPECIFIC LOCATIONS T.B.D.). WALL-MT. MINI-SPLIT @ ROOFTOP ENCLOSURE -- LOCATION T.B.D. (COORDINATE w/ARCH.)

4. COORDINATE w/ARCHITECT AND/OR INTERIOR DESIGNER (**LAUREN SANCHEZ DESIGN**) RE: SPECIFIC LOCATIONS/TYPES OF VENT + RETURN GRILLES AND OTHER EXPOSED MECHANICAL ELEMENTS, PRIOR TO STARTING WORK.
5. SEAL BETWEEN VENT GRILLES + DRYWALL (TYP)
6. EXTERIOR EXHAUST EVEN COVERS ARE TO BE FLUSH TYPE, AS INDICATED ON ELEVATIONS (www.dryerwallvent.com). COLOR TO MATCH ADJACENT WALL FINISH (TYP.)
7. PLUMBING & ELECTRICAL FIXTURES: INTERIOR SELECTIONS BY INTERIOR DESIGNER. EXTERIOR SELECTIONS MADE IN COORDINATION WITH ARCHITECT (AND SUBJECT TO B.A.R. REVIEW/APPROVAL).

- INSULATION/ENERGY:
1. THIS STRUCTURE SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CURRENTLY-ENFORCED INT'L ENERGY CONSERVATION CODE FOR CLIMATE ZONE 3.
 2. PROVIDE SOUND INSULATION IN ALL SLEEPING ROOM WALLS, STAIRWELL, AND PLUMBING/UTILITY WALLS ADJACENT TO INTERIOR LIVING SPACES. (ALSO PROVIDE SOUND INSULATION BETWEEN FLOORS, IN 2nd FLOOR SYSTEM AND BELOW ROOF ACCESS ENCLOSURE.)

- WINDOWS/DOORS:
1. COMPOSITE-CLAD WOOD WINDOWS AND DOORS, U.N.O. (ANDERSEN 'A' SERIES), IMPACT RATED, INSULATED GLASS, FULL DIVIDED LITE (7/8" TRADITIONAL PROFILE).
 2. PROPOSED BEDROOM WINDOWS SHALL MEET CURRENT EGRESS REQUIREMENTS.
 3. INTERIOR DOORS SHALL BE SOLID-CORE WOOD, 2-PANEL CONFIGURATION.
 4. SEE WINDOW + DOOR SCHEDULES FOR FURTHER INFORMATION, A-601.

- EXTERIOR SIDING + TRIM:
1. BORAL 'TRUEXTERIOR' SIDING AS INDICATED ON PLANS -- INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS, TYP.
 2. BORAL 'TRUEXTERIOR' AND 'DURATION' EXTERIOR TRIM AS INDICATED ON PLANS -- INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS, TYP.
 3. SIDING INSTALLERS SHALL MAKE ACCOMMODATIONS IN SPACING TO PREVENT AWKWARD CONDITIONS (E.G. AVOID 'SLIVERS' OF MATERIAL ADJACENT TO FENESTRATION; E.G. AIM FOR SYMMETRY AND BALANCE WHERE APPLICABLE -- CONSULT ARCHITECT FOR GUIDANCE IF NEEDED).
 4. THICKNESS OF TRIM AND CORNER BOARDS (WHERE APPLICABLE) SHALL BE ADJUSTED IF NEEDED TO ENSURE THEY SLIGHTLY EXCEED THE FULL DEPTH OF ADJACENT SIDING MATERIAL.
 5. SEE ALL INCLUDED DETAILS RE: PROPOSED TRIM PROFILES AND CONDITIONS.

- MISC./FINISHES/ALLOWANCES:
1. ELEVATOR: ROPED HYDRAULIC ELEVATOR. SUGGESTED CONTACT: GREG REYNOLDS @ ADVANTAGE ELEVATOR SYSTEMS.
 2. CUSTOM WOOD ELEMENTS (E.G. LOUVERED PANELS, RAILING): SAPELE OR EQ. (TO BE PAINTED). SUGGESTED CONTACT: M+W MILLWORK.
 3. CUSTOM IRON ELEMENTS (RAILING @ FRONT STEPS): HIGH QUALITY CUSTOM FORGED MATERIAL w/DETAILED SHOP DRAWINGS FOR REVIEW. SUGGESTED CONTACT: ROBERT THOMAS IRONWORKS OR MICHAEL DUBOIS (DUBOIS IRONWORKS).
 4. EXTERIOR ACCESSORIES (E.G. MAILBOX, HOUSE NUMBERS, ET.AL.) TO BE COORDINATED WITH ARCHITECT AND SUBMITTED FOR B.A.R. REVIEW/APPROVAL.
 5. VERIFY ALL FIXTURES, FITTINGS, APPLIANCES AND SPECIAL LIGHTING WITH ARCHITECT AND/OR INTERIOR DESIGNER (**LAUREN SANCHEZ DESIGN**); ADJUST COORDINATED AFFECTED ITEMS (SUCH AS CABINETRY) ACCORDINGLY.
 6. INTERIOR PARTITIONS SHALL BE 2x SYP WOOD STUDS WITH MIN. 1/2" GYPSUM WALL BOARD EACH SIDE, WITH SMOOTH TAPED AND PAINTED FINISH (PRIMED + 2 FINISH COATS). WATER-RESISTANT GYP. BD. @ BATHROOMS (TYP). NOTE: SEE STRUCTURAL ENGINEERING FOR STUD WIDTHS.
 7. INTERIOR TRIM: VERIFY w/INTERIOR DESIGNER.
 8. MILLWORK, COUNTERTOPS, TILE SELECTIONS, ET.AL. INTERIOR FINISH MATERIALS + DETAILS: VERIFY w/ INTERIOR DESIGNER.

JFM
ARCHITECTS

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210 RUTLEDGE AVENUE, 2ND FLOOR
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P: 843.577.3275
WWW.JFMARCHITECTS.COM

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECTS
Julia F. Martin
ARCHITECTS, LLC
CHARLESTON, SC
100387

STATE OF SOUTH CAROLINA
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CHARLESTON, SC
6821

NEW SINGLE-FAMILY DWELLING AT

24 BENNETT STREET

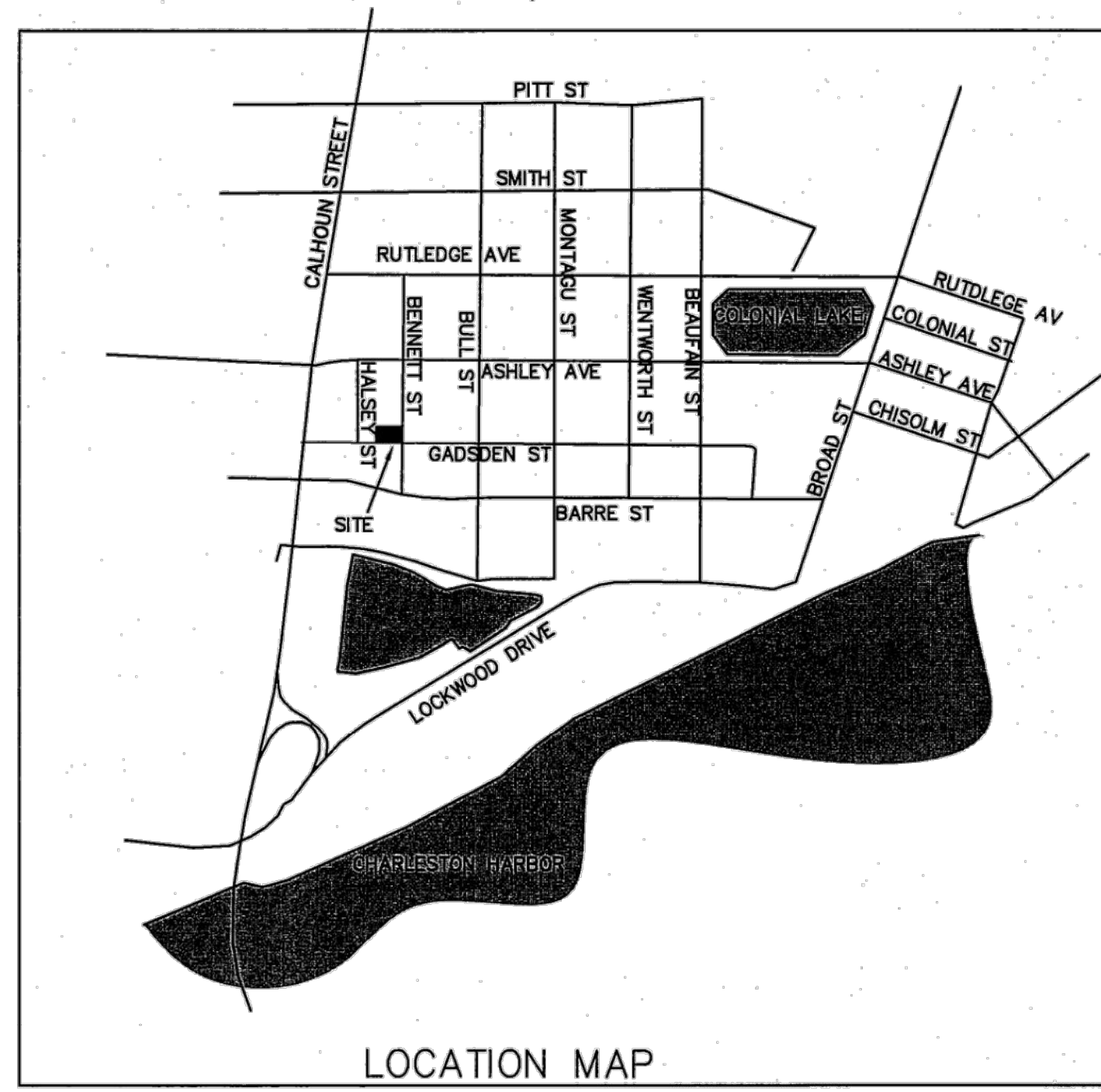
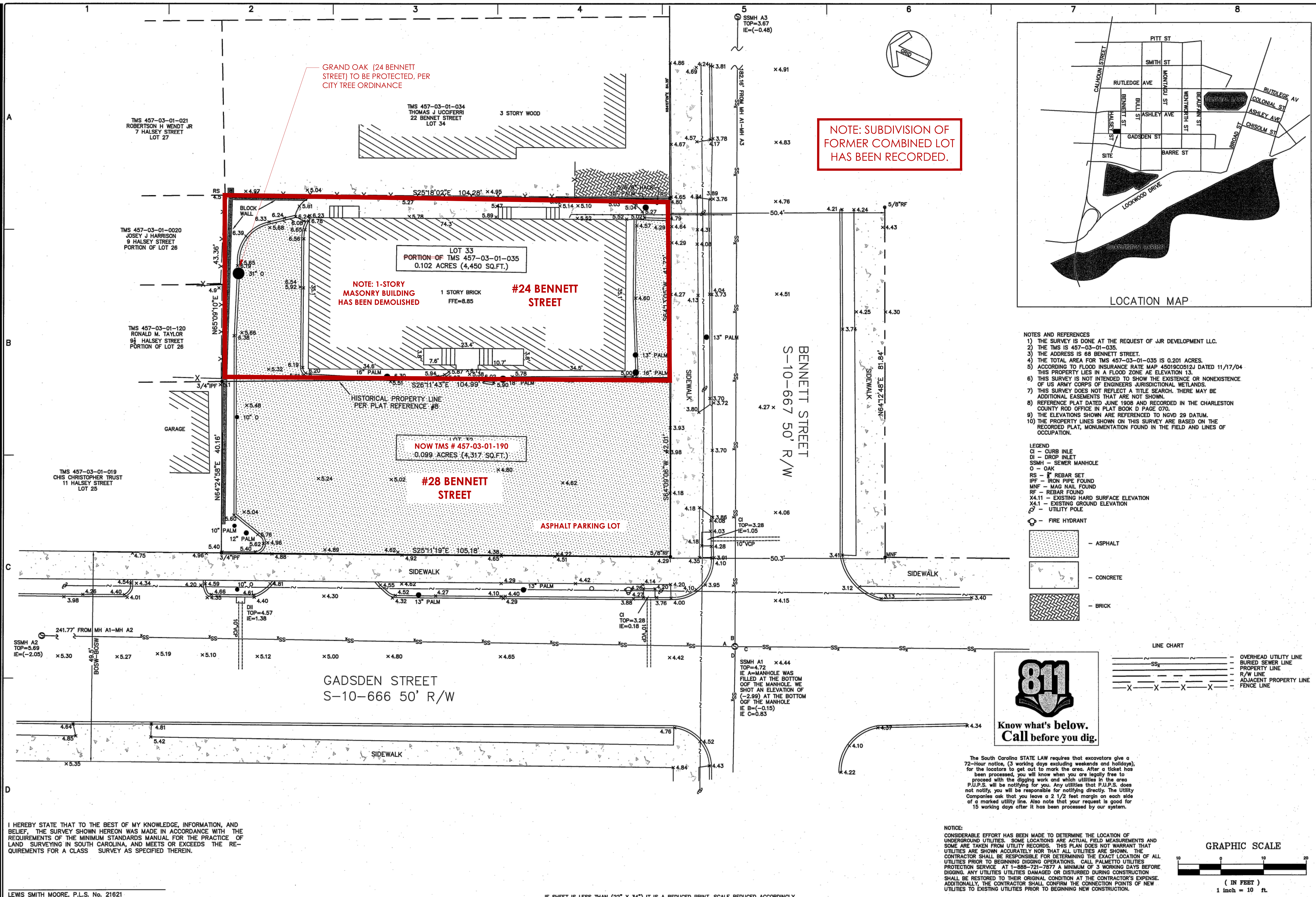
CHARLESTON SC 29403

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PROJECT NO.: 2020-34 (#24)
DATE: 7 MAY, 2021
DRAWN BY: ESJ/J.F.M.
CHECKED BY: J.F.M.

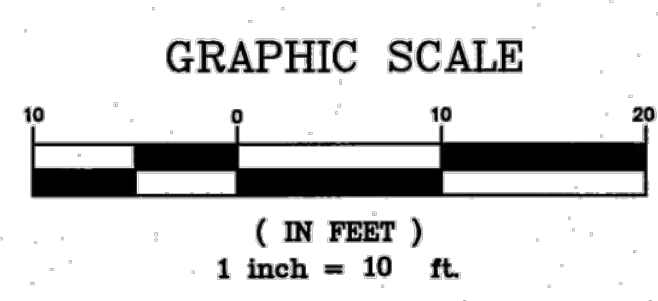
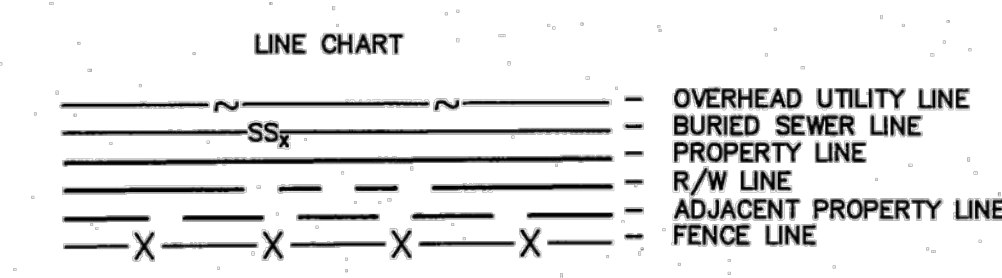
SITE PHOTOS +
GENERAL NOTES

A-002



- NOTES AND REFERENCES
- 1) THE SURVEY IS DONE AT THE REQUEST OF JIR DEVELOPMENT LLC.
 - 2) THE TMS IS 457-03-01-035.
 - 3) THE ADDRESS IS 68 BENNETT STREET.
 - 4) THE TOTAL AREA FOR TMS 457-03-01-035 IS 0.201 ACRES.
 - 5) ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0512J DATED 11/17/04 THIS PROPERTY LIES IN A FLOOD ZONE AE ELEVATION 13.
 - 6) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF US ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 7) THIS SURVEY DOES NOT REFLECT A TITLE SEARCH. THERE MAY BE ADDITIONAL EASEMENTS THAT ARE NOT SHOWN.
 - 8) REFERENCE PLAT DATED JUNE 1908 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK D PAGE 070.
 - 9) THE ELEVATIONS SHOWN ARE REFERENCED TO NGVD 29 DATUM.
 - 10) THE PROPERTY LINES SHOWN ON THIS SURVEY ARE BASED ON THE RECORDED PLAT, MONUMENTATION FOUND IN THE FIELD AND LINES OF OCCUPATION.

- LEGEND
- CI - CURB INLE
 - DI - DROP INLET
 - SSMH - SEWER MANHOLE
 - O - OAK
 - RS - REBAR SET
 - IPF - IRON PIPE FOUND
 - MNF - MAG NAIL FOUND
 - RF - REBAR FOUND
 - X4.11 - EXISTING HARD SURFACE ELEVATION
 - X4.1 - EXISTING GROUND ELEVATION
 - U - UTILITY POLE
 - F - FIRE HYDRANT
- 811 Know what's below. Call before you dig.
- The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



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 SURVEY AS SPECIFIED THEREIN.

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-7877 FAX 571-7880
CIVIL ENGINEERING
AND LANDSCAPE ARCHITECTURE

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 32 AND 33
68 GADSDEN ST
CHARLESTON COUNTY, SC

DATE
6/10/2020

DRAWN/CHECKED
LSM

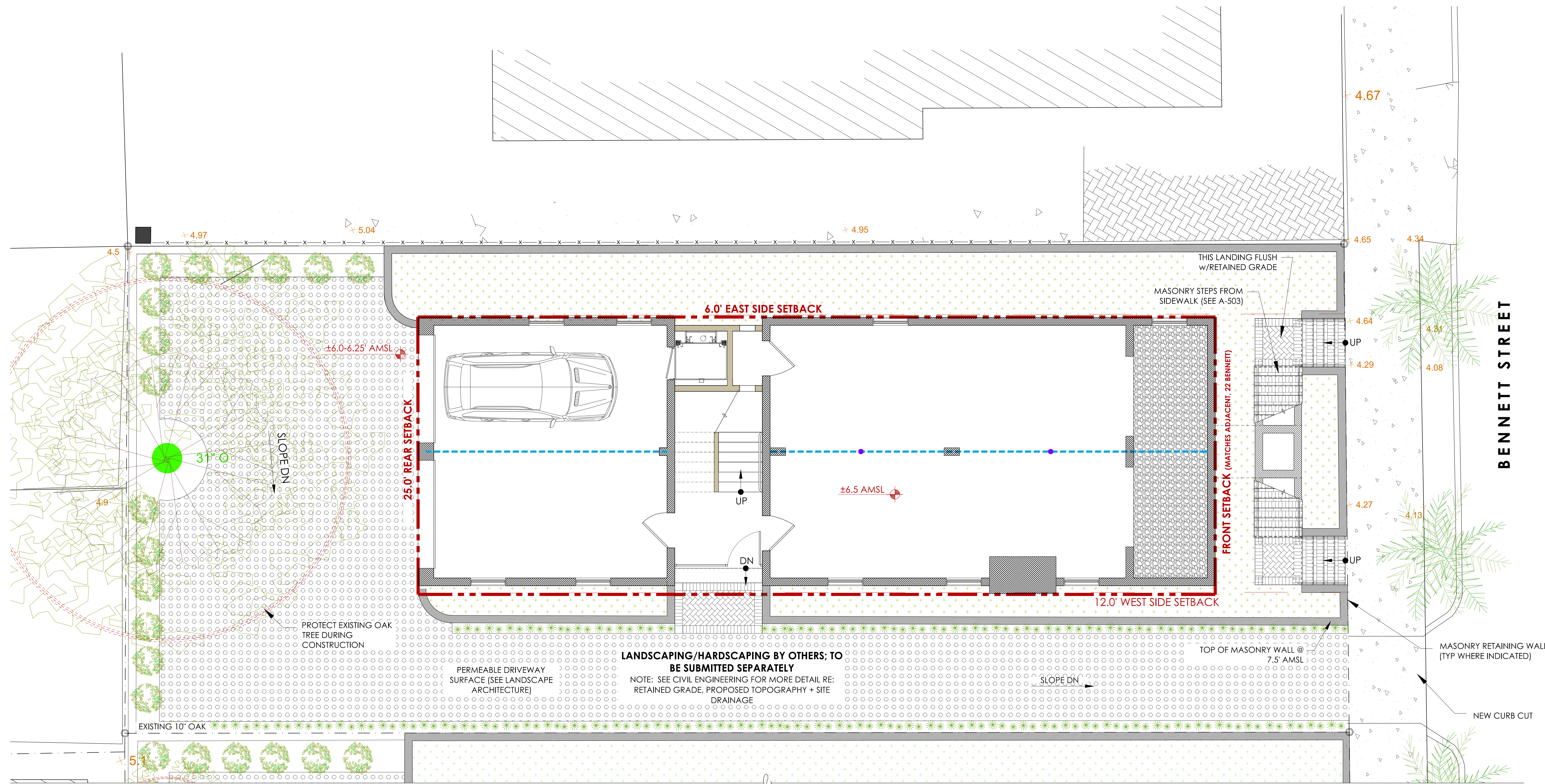
LAST REVISED

APPROVED
LSM

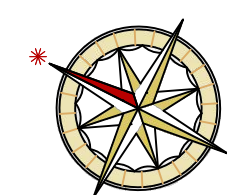
SCALE
1"=10'

PROJECT NO.
5473

SURVEY (BY OTHERS)



NOTE: CONTRACTOR RESPONSIBLE TO VERIFY ALL GRADE ELEVATIONS + ADJUST BUILDING CONDITIONS (E.G. HT. OF RISERS) AS APPROPRIATE - ANY SIGNIFICANT CHANGES FROM THE DESIGN AS PRESENTED SHALL BE REVIEWED WITH ARCHITECT (+ POSS. B.A.R. STAFF) PRIOR TO STARTING WORK



PROPOSED SITE LAYOUT
SCALE: 1/4" = 1'-0" (1/8" IF HALF-SIZE)

LOT AREA: 4,374 SF
PROPOSED FOOTPRINT: 1,671 SF (INCL. STEPS + PORCHES)
ALLOWABLE LOT COVERAGE: 50%
PROPOSED LOT COVERAGE: 38%

SITE PERMEABILITY (BOTH SITES)
EXISTING IMPERVIOUS SITE: 90%
PROPOSED IMPERVIOUS SITE: 45%



OLD CAROLINA BRICK (CHIMNEY, FRONT STEPS, LANDINGS)



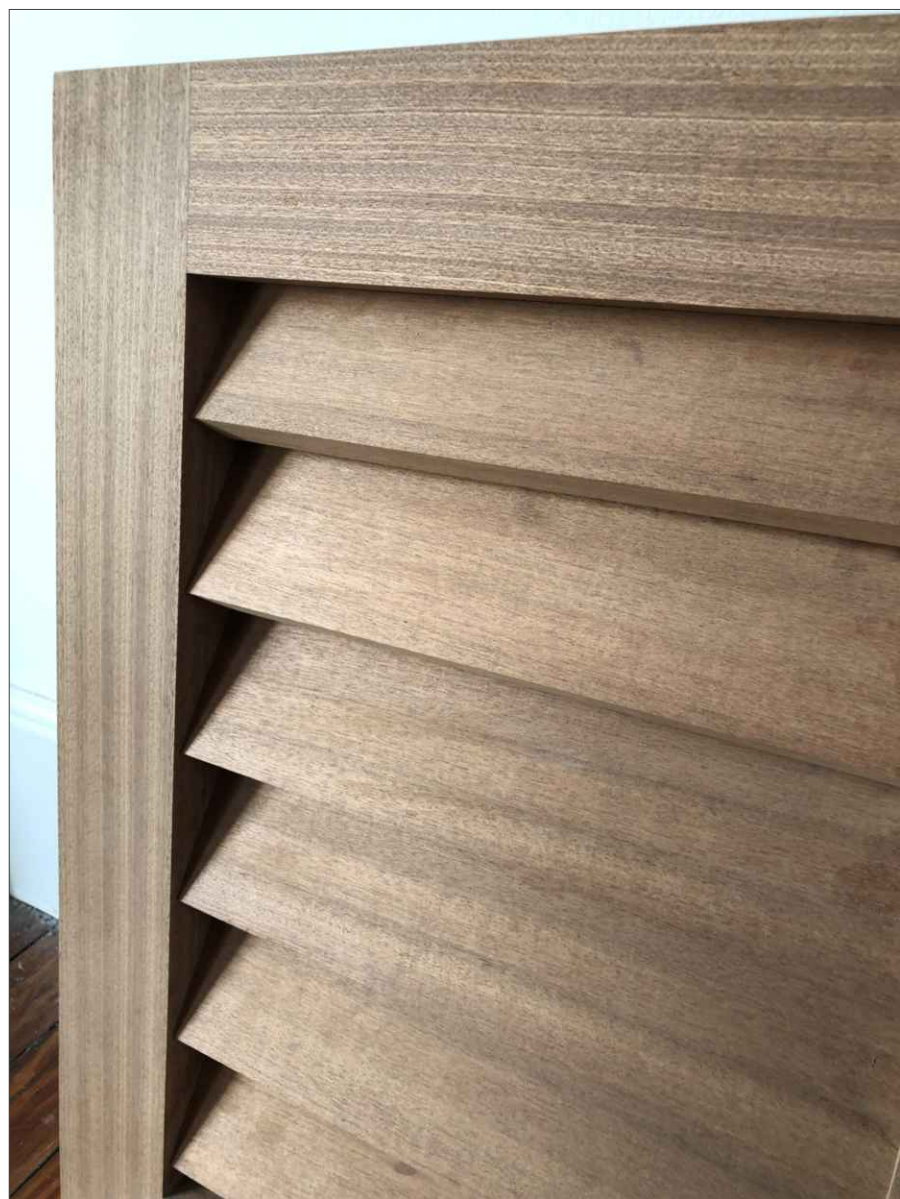
LIME-BASED STUCCO (FDTN + RETAINING WALLS)



PERMEABLE COBBLESTONE PAVING



FLUSH PANEL FIBERGLASS CLAD GARAGE DOOR

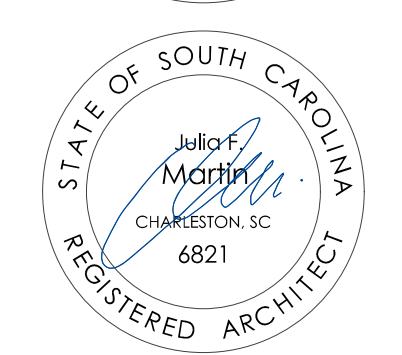
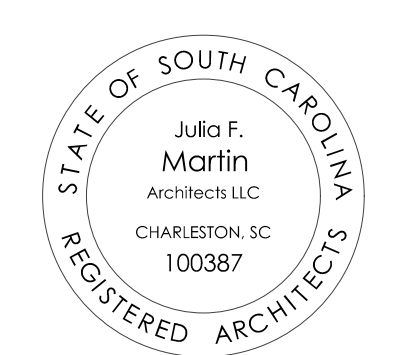


LOUVERED PANELS (SAPELE, PAINTED)

JFM
ARCHITECTS

JULIA F. MARTIN
ARCHITECTS

210 RUTLEDGE AVENUE, 2ND FLOOR
CHARLESTON, SC 29403
P: 843.577.3275
WWW.JFMARCHITECTS.COM



COPPER (GUTTERS, UPPER ROOF, FLASHING)



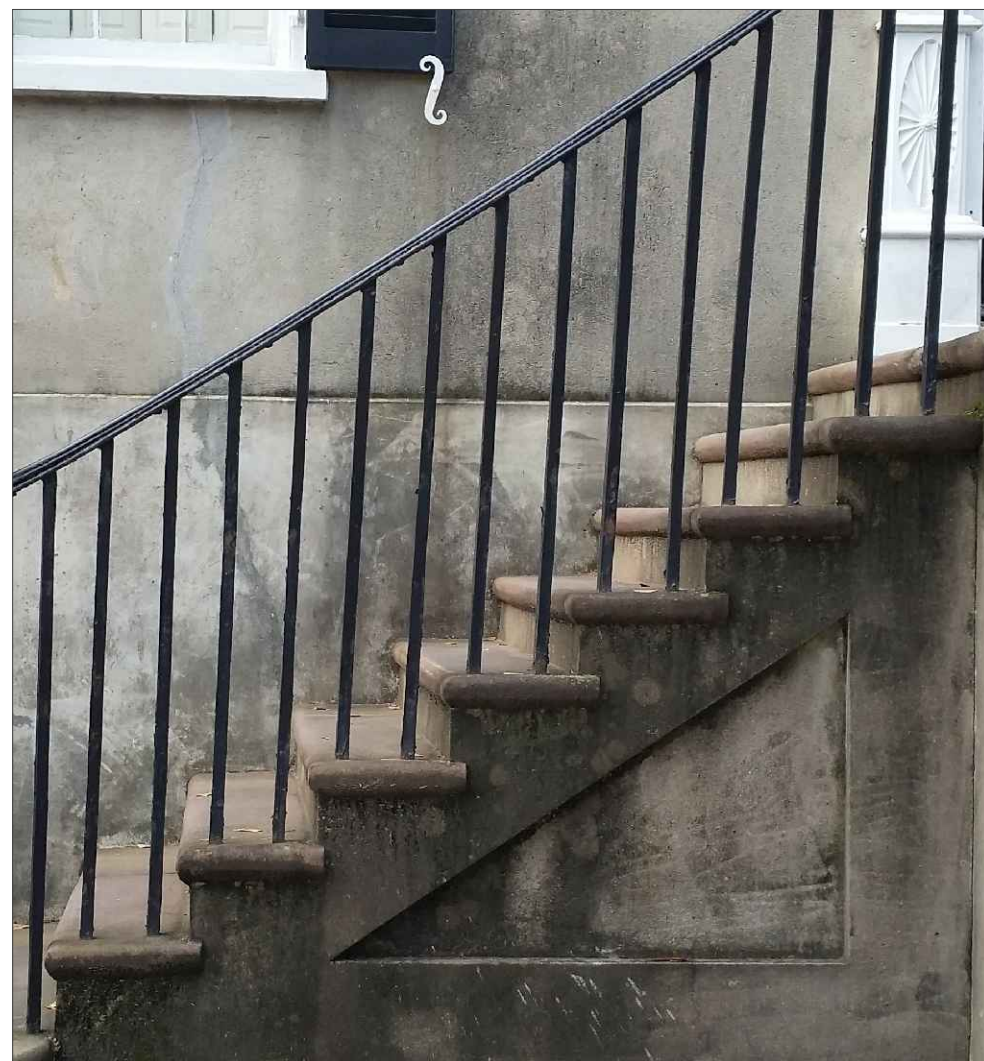
BORAL DUTCH/COVE SIDING, 7" EXPOSURE (w/CORNERBOARDS)



MATERIALS PALETTE



TRAD. PROFILE 7/8" SDL + SPACER BAR



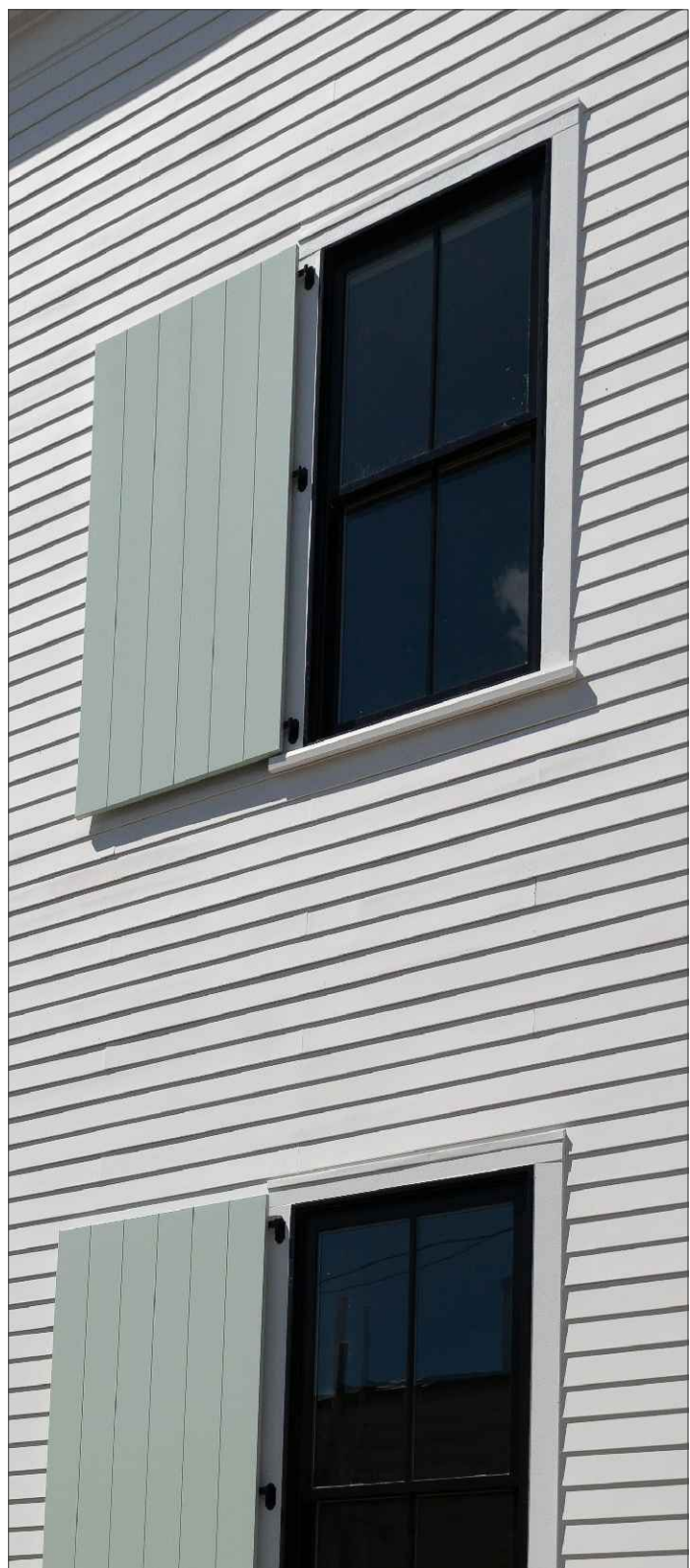
TRADITIONAL IRON @ FRONT STEPS



CUSTOM GUARDRAILS (PAINTED)



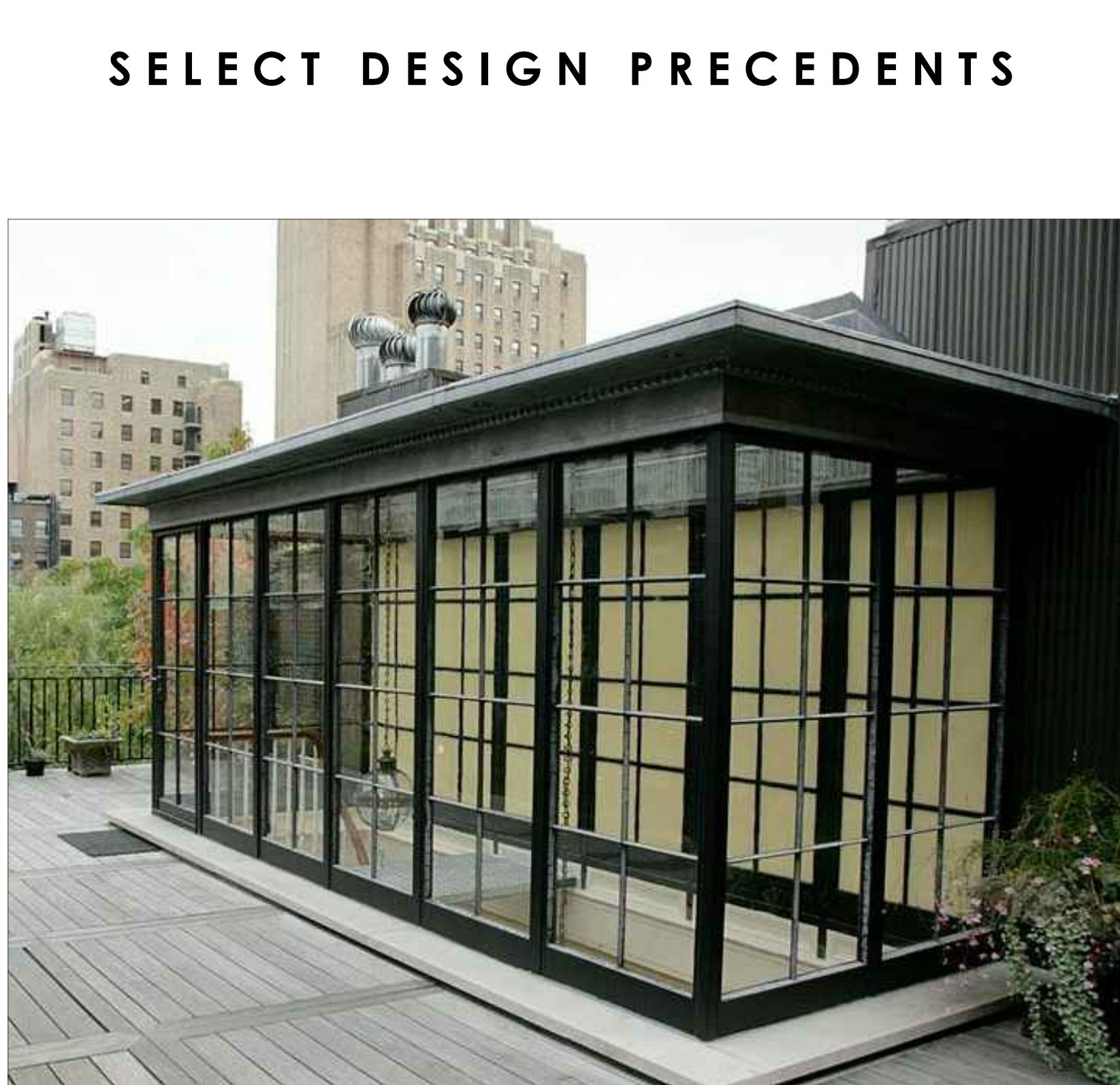
RECESSED PORCH



SINGLE SHUTTERS



PERIMETER RETAINING WALL



ROOFTOP ENCLOSURE (GENERAL NOTION)



MIRRORED ENTRY STAIR

SELECT DESIGN PRECEDENTS

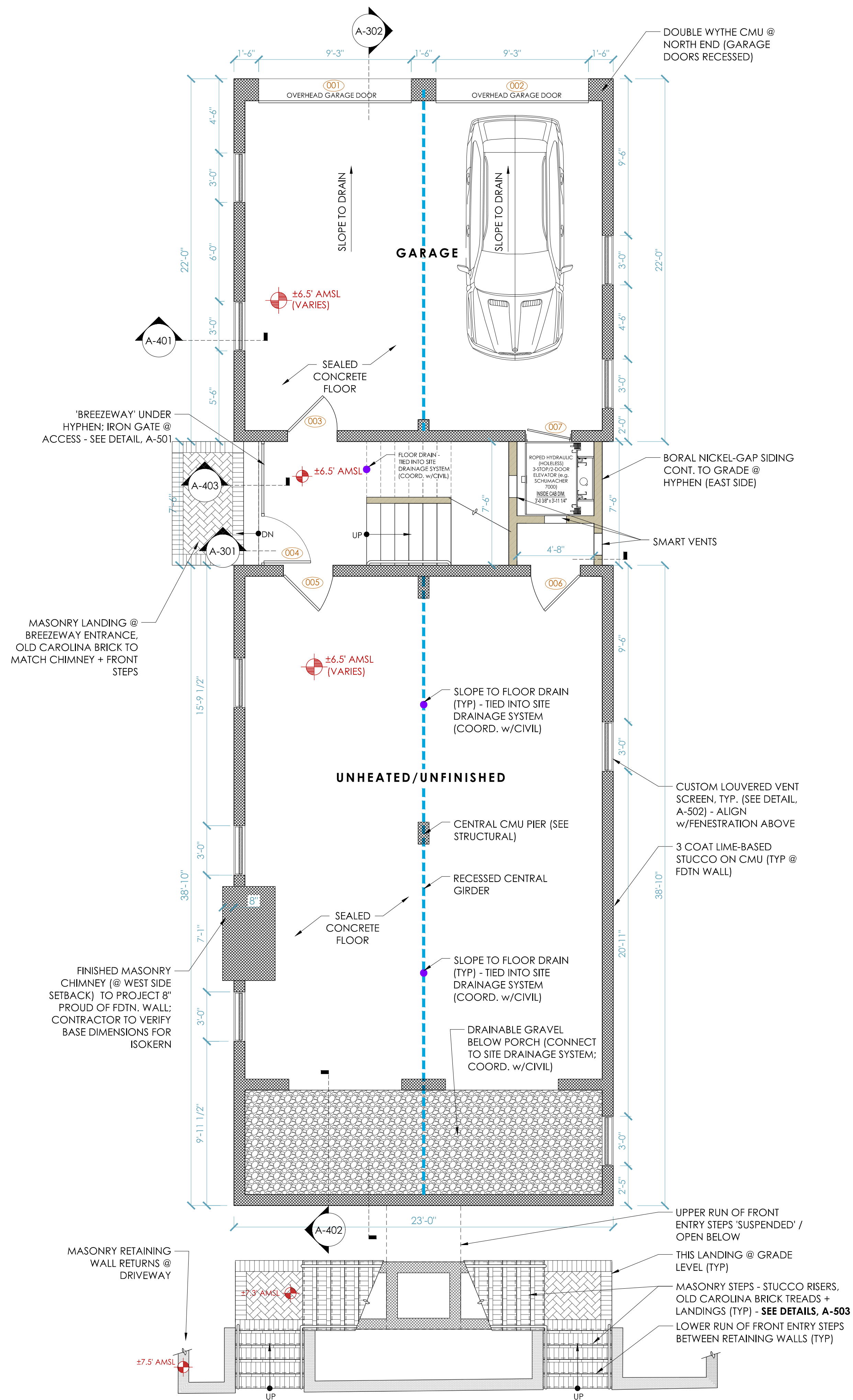
NEW SINGLE-FAMILY DWELLING AT
24 BENNETT STREET
CHARLESTON SC 29403

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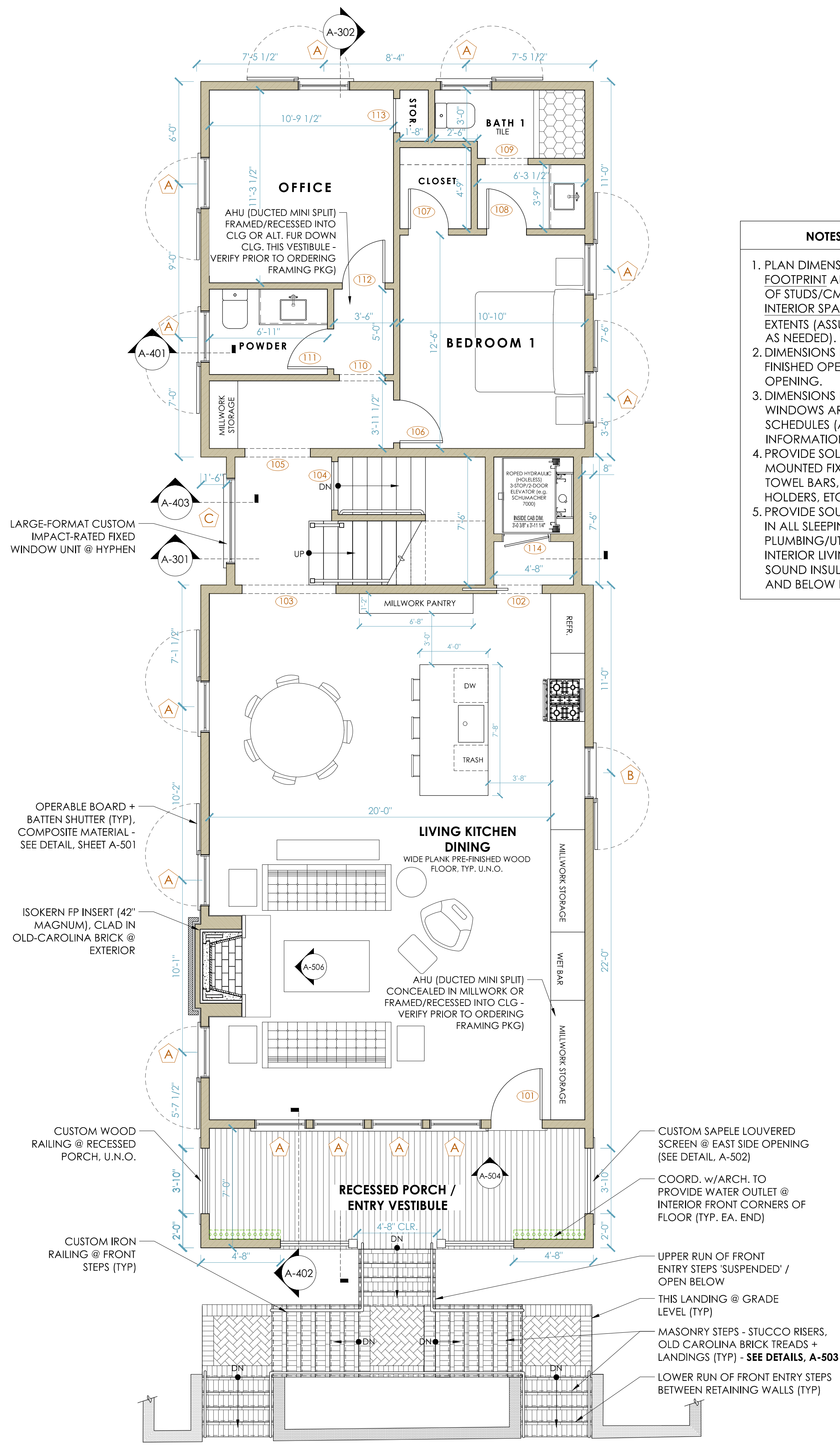
PROJECT NO.: 2020-34 (#24)
DATE: 7 MAY, 2021
DRAWN BY: ESL/J.F.M.
CHECKED BY: J.F.M.

MATERIALS
PALETTE +
DESIGN
PRECEDENTS

A-004



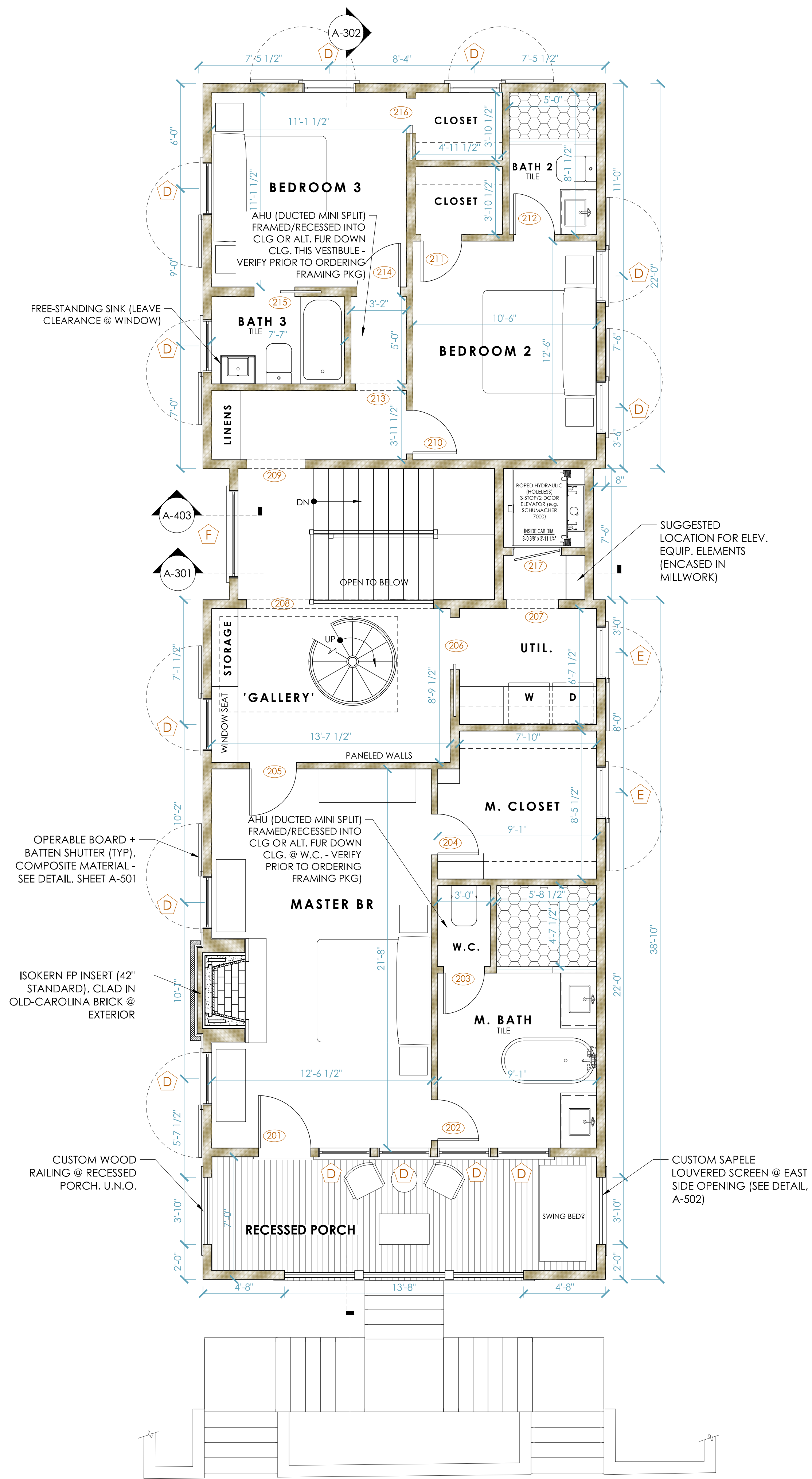
GROUND FLOOR PLAN
1/4" = 1'-0" (1/8" IF HALF-SIZED)



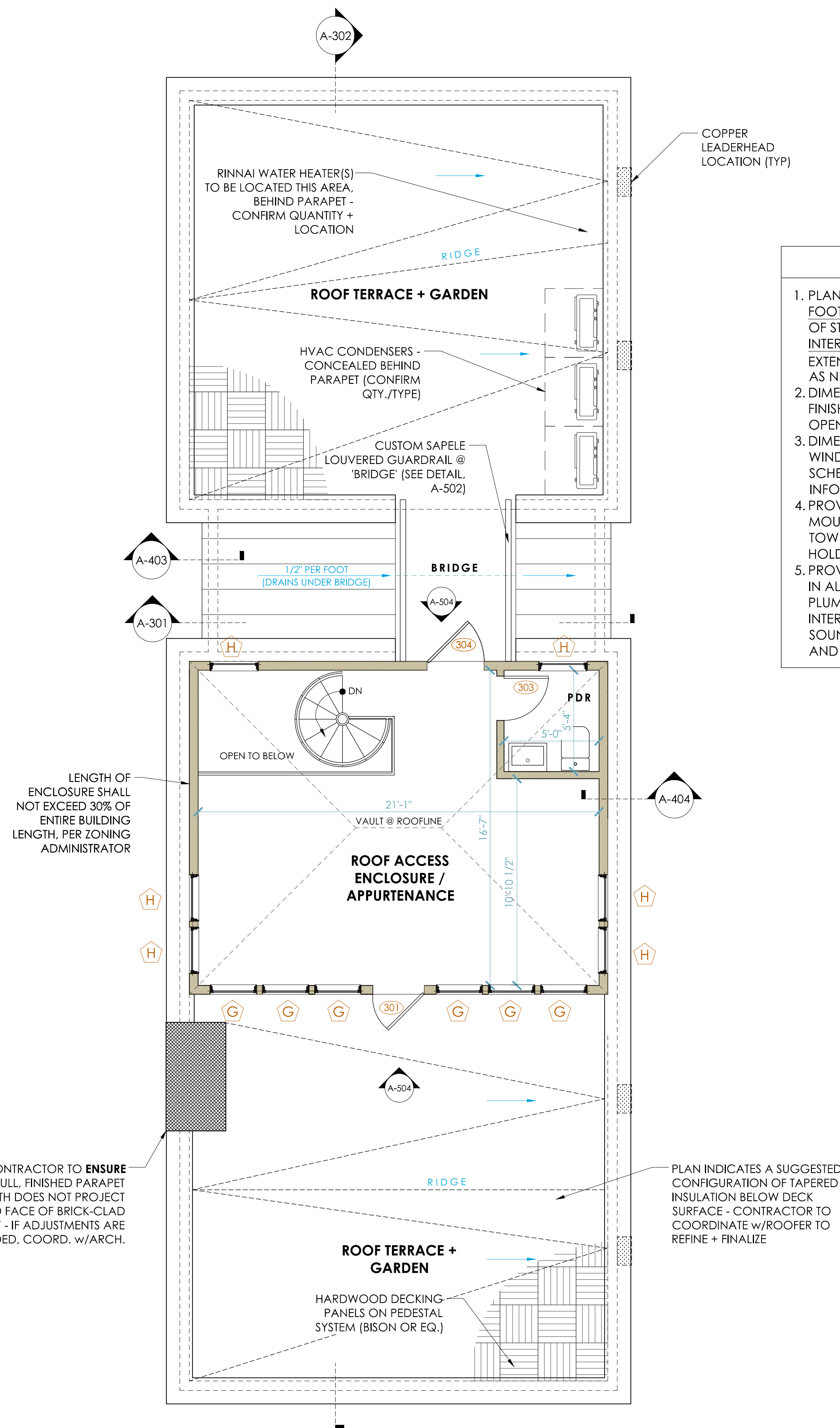
FIRST FLOOR PLAN
1/4" = 1'-0" (1/8" IF HALF-SIZED)

NOTES RE: FLOOR PLANS

1. PLAN DIMENSIONS OF BUILDING FOOTPRINT ARE TAKEN TO EXTERIOR FACE OF STUDS/CMU. PLAN DIMENSIONS OF INTERIOR SPACES ARE TAKEN TO FINISHED EXTENTS (ASSUMING 1/2" DRYWALL - ADJUST AS NEEDED).
2. DIMENSIONS FOR INTERIOR DOORS ARE TO FINISHED OPENING. ADD 3" FOR ROUGH OPENING.
3. DIMENSIONS FOR EXTERIOR DOORS AND WINDOWS ARE TO CENTER LINES. REFER TO SCHEDULES (A-601) FOR MORE INFORMATION.
4. PROVIDE SOLID BLOCKING FOR SURFACE MOUNTED FIXTURES AND DEVICES (E.G. TOWEL BARS, LIGHT FIXTURES, PAPER HOLDERS, ETC.).
5. PROVIDE SOUND INSULATION (MIN. R-15) IN ALL SLEEPING ROOM WALLS AND IN PLUMBING/UTILITY WALLS ADJACENT TO INTERIOR LIVING SPACES. (ALSO PROVIDE SOUND INSULATION IN 2ND FLOOR SYSTEM AND BELOW ROOF ACCESS ENCLOSURE.)

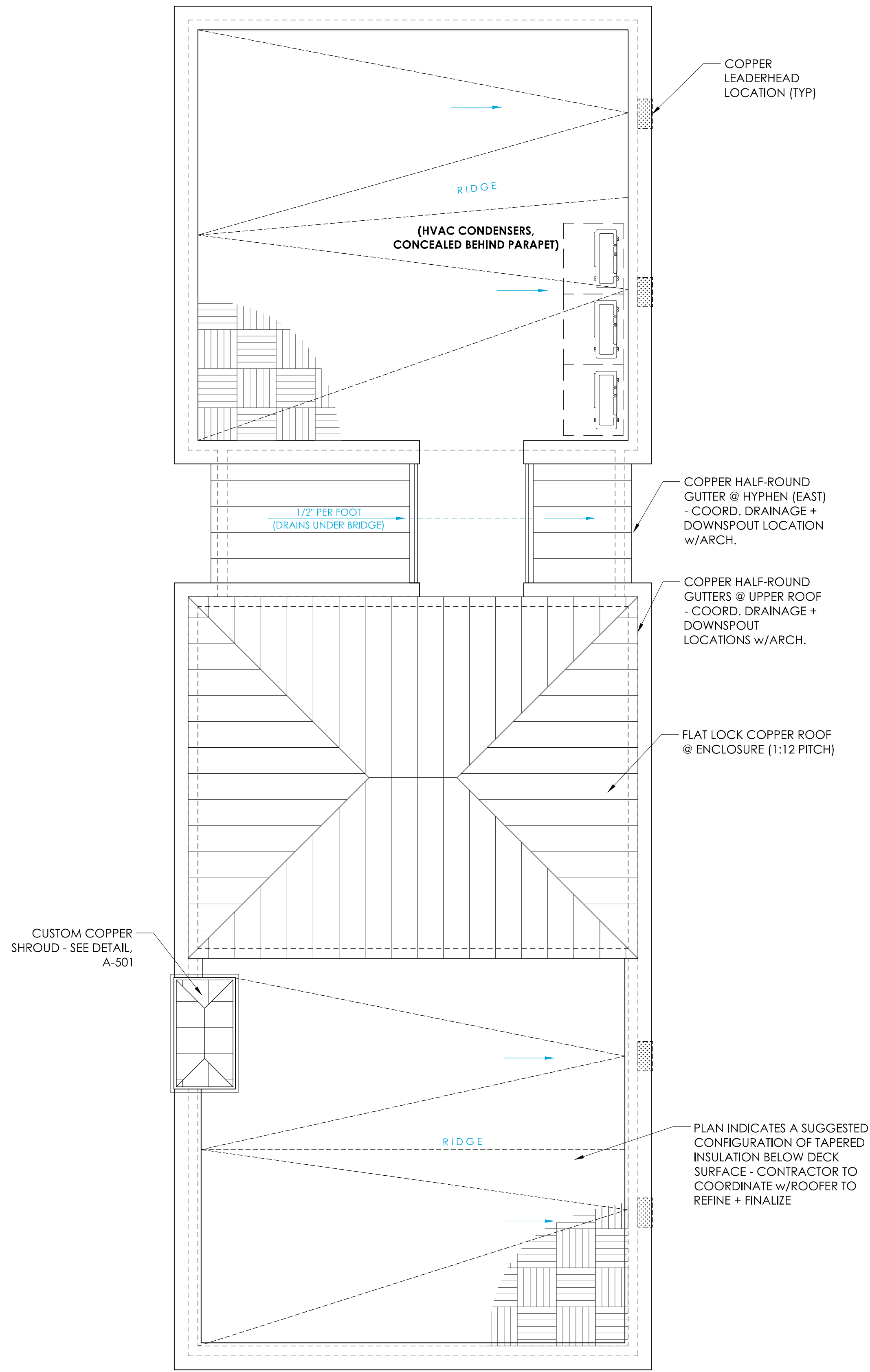


SECOND FLOOR PLAN
1/4" = 1'-0" (1/8" IF HALF-SIZED)



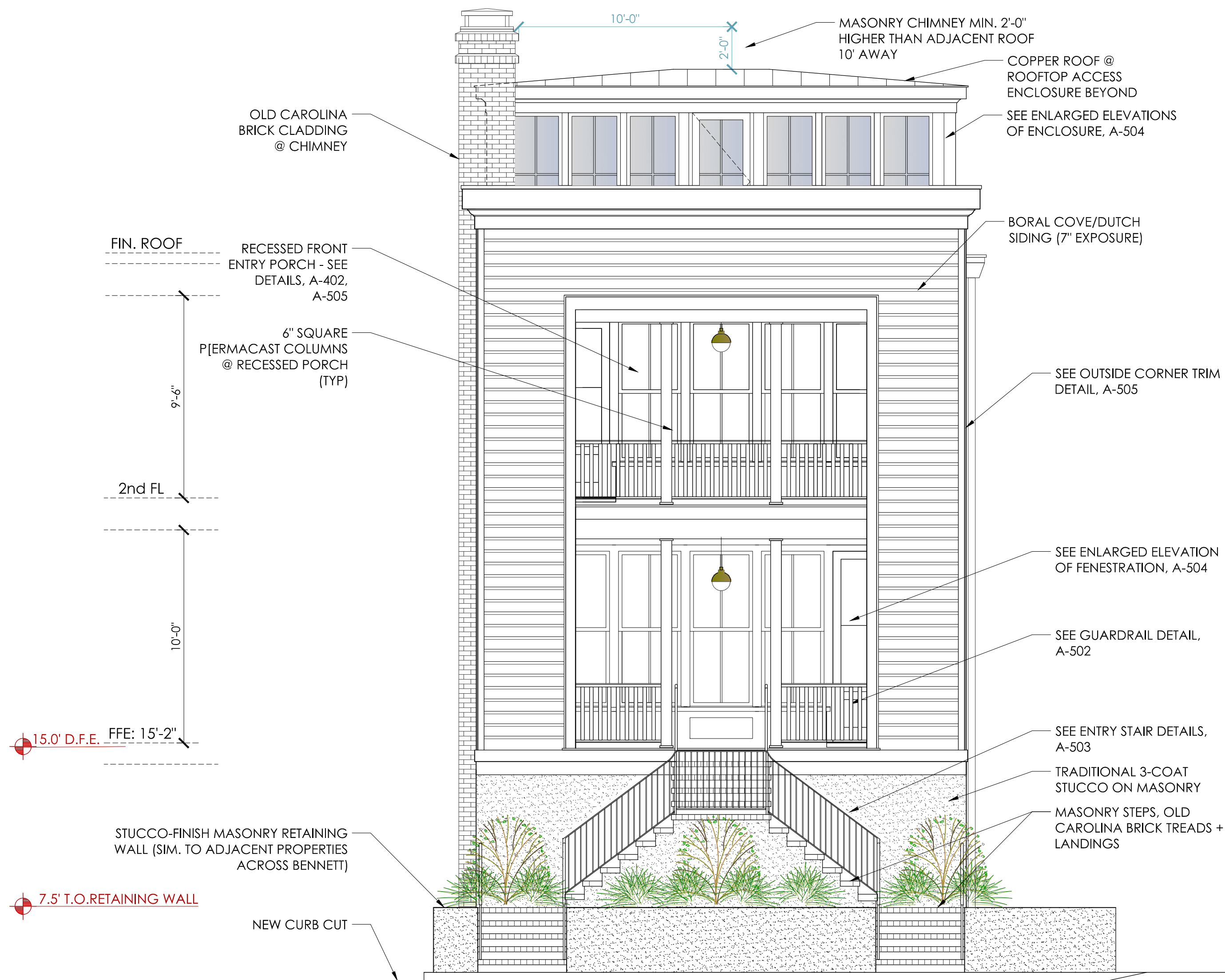
ROOF LEVEL PLAN
1/4" = 1'-0" (1/8" IF HALF-SIZED)

- NOTES RE: FLOOR PLANS**
1. PLAN DIMENSIONS OF BUILDING FOOTPRINT ARE TAKEN TO EXTERIOR FACE OF STUDS/CMU. PLAN DIMENSIONS OF INTERIOR SPACES ARE TAKEN TO FINISHED EXTENTS (ASSUMING 1/2" DRYWALL - ADJUST AS NEEDED).
 2. DIMENSIONS FOR INTERIOR DOORS ARE TO FINISHED OPENING. ADD 3" FOR ROUGH OPENING.
 3. DIMENSIONS FOR EXTERIOR DOORS AND WINDOWS ARE TO CENTER LINES. REFER TO SCHEDULES (A-601) FOR MORE INFORMATION.
 4. PROVIDE SOLID BLOCKING FOR SURFACE MOUNTED FIXTURES AND DEVICES (E.G. TOWEL BARS, LIGHT FIXTURES, PAPER HOLDERS, ETC.)
 5. PROVIDE SOUND INSULATION (MIN. R-15) IN ALL SLEEPING ROOM WALLS AND IN PLUMBING/UTILITY WALLS ADJACENT TO INTERIOR LIVING SPACES. (ALSO PROVIDE SOUND INSULATION IN 2nd FLOOR SYSTEM AND BELOW ROOF ACCESS ENCLOSURE.)

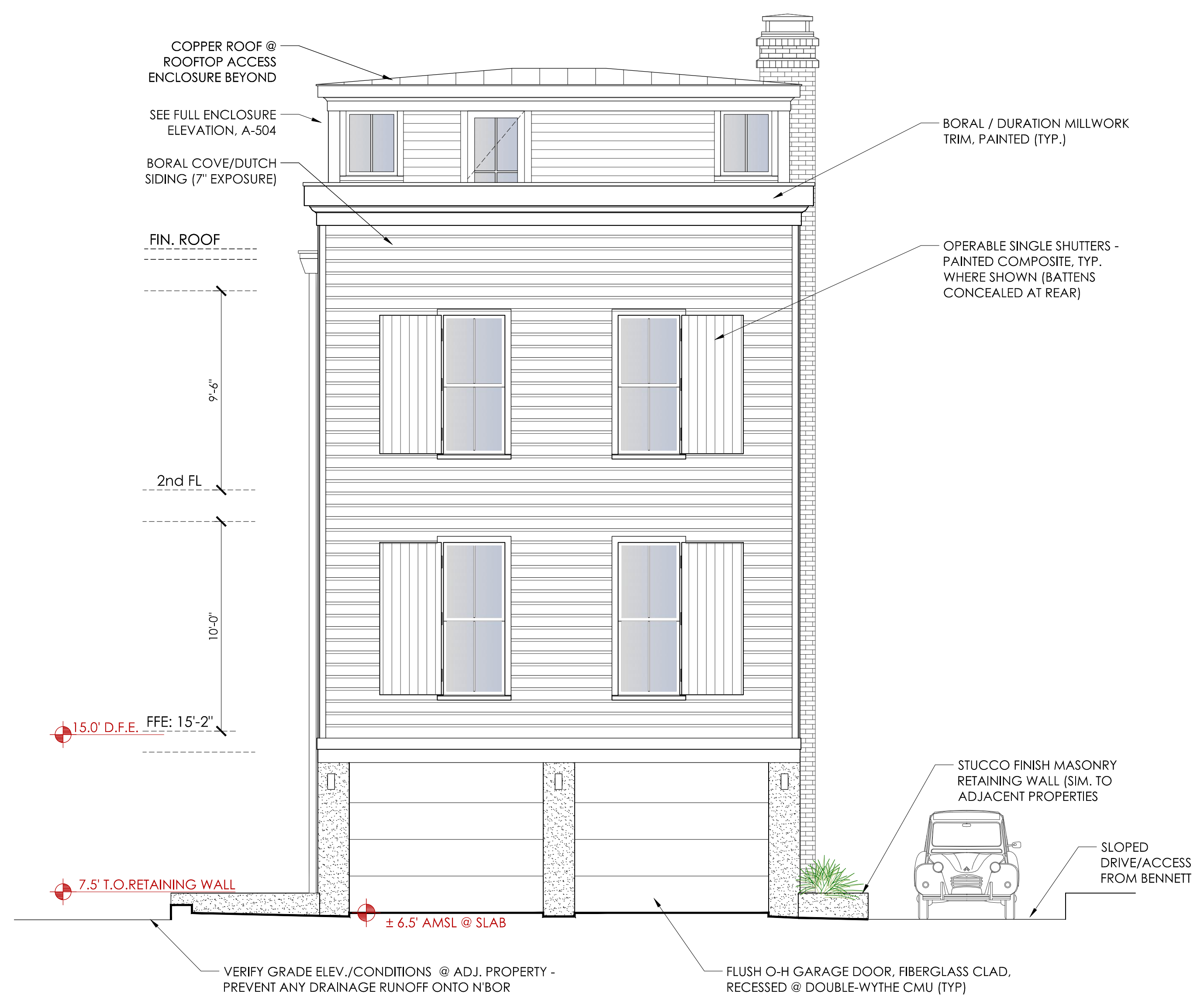


ROOF PLAN

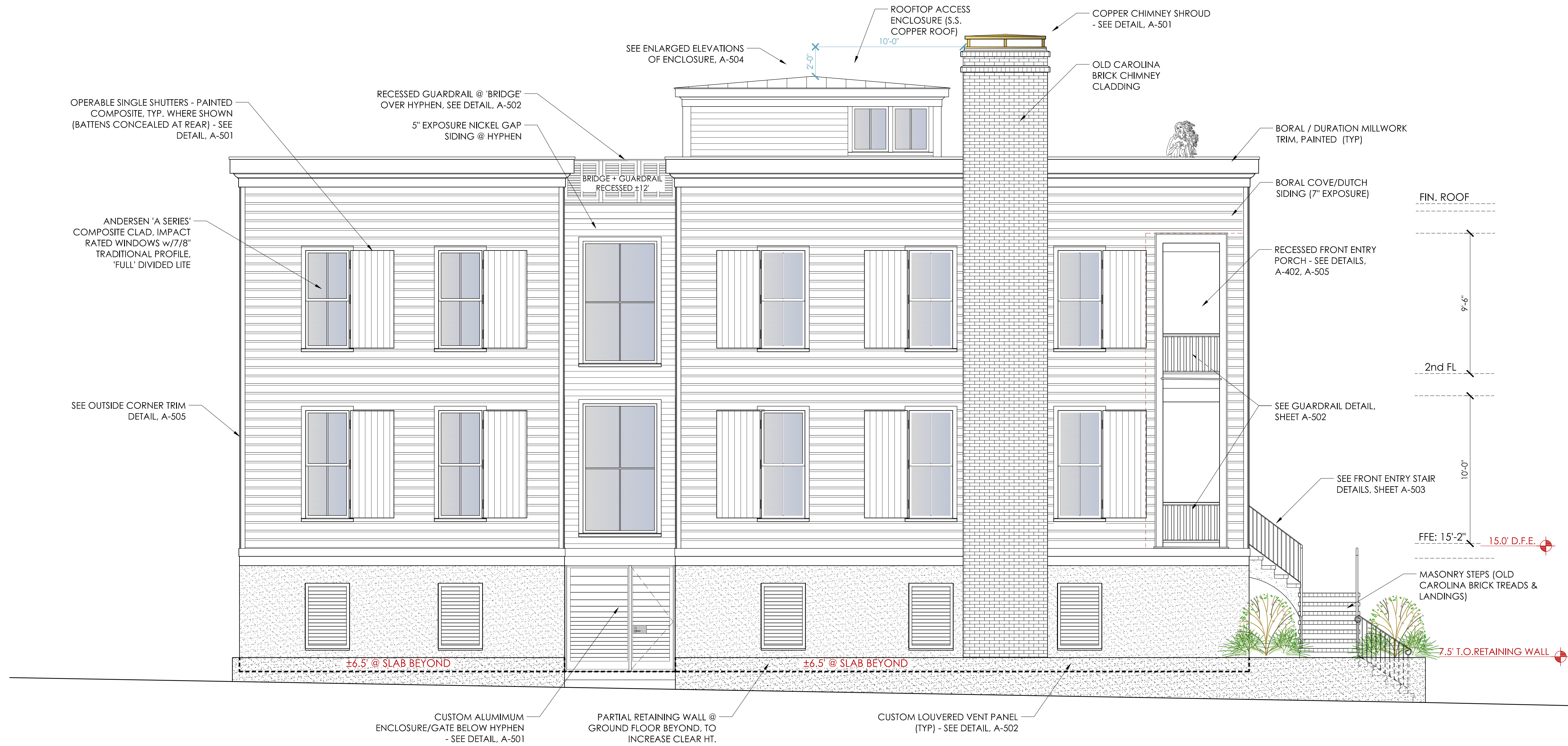
1/4" = 1'-0" (1/8" IF HALF-SIZED)

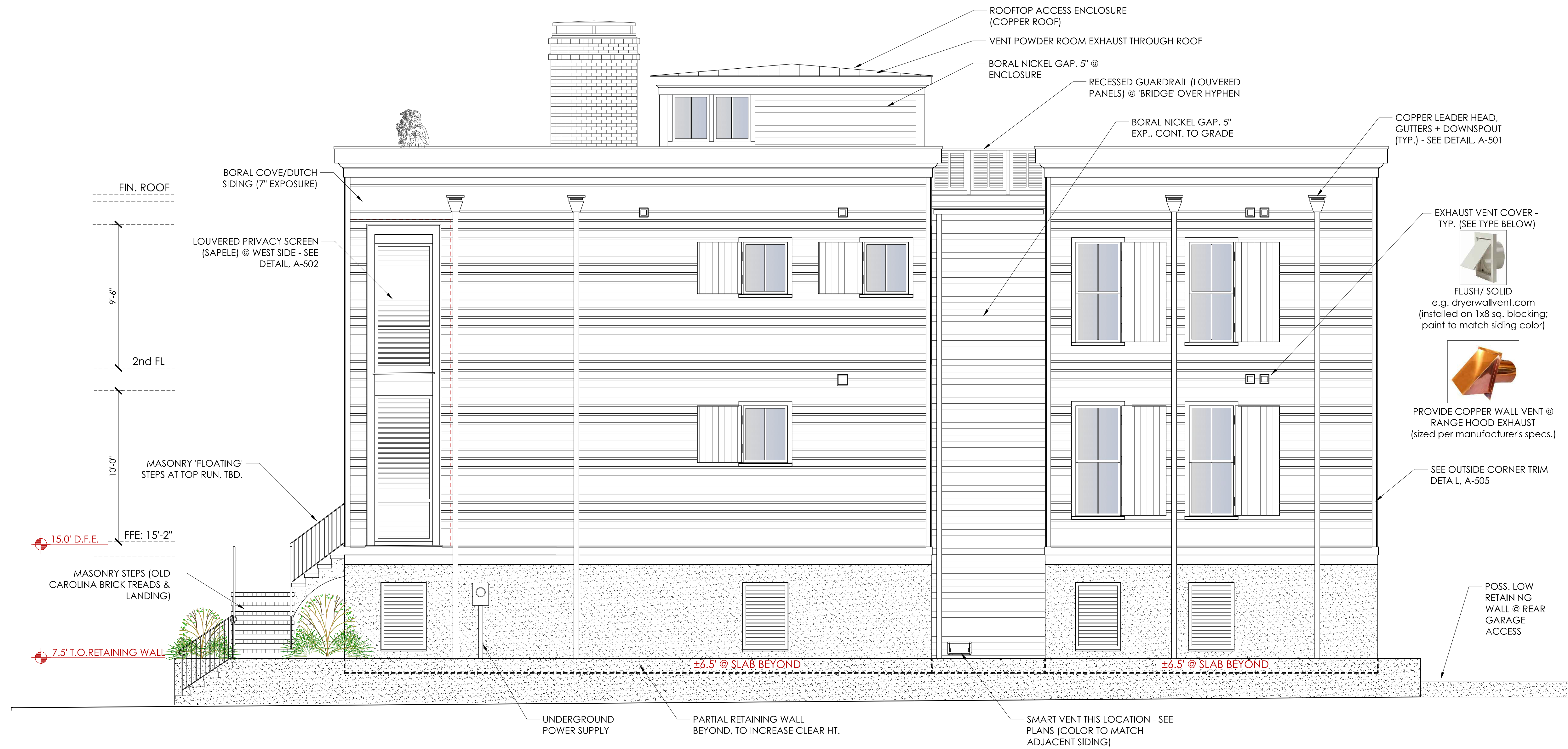


SOUTH (FRONT) ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)



NORTH (REAR) ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)





EAST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

NEW SINGLE-FAMILY DWELLING AT
24 BENNETT STREET
CHARLESTON SC 29403

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CHECKED BY: J.F.M.

EXTERIOR
ELEVATIONS

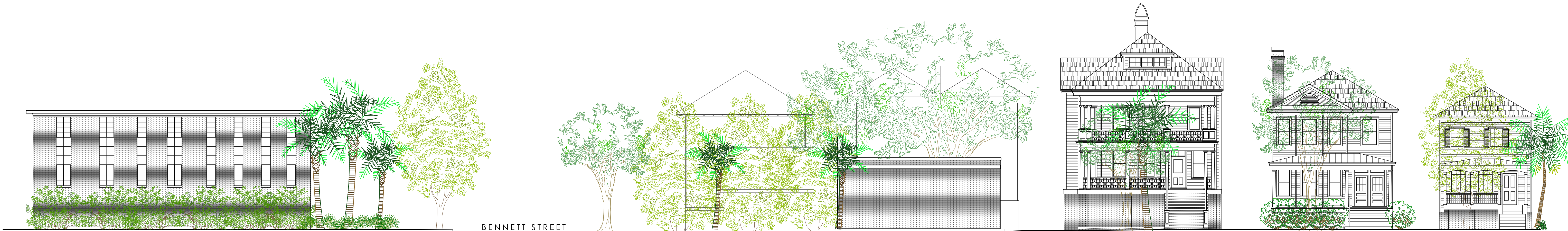
A-203



EXISTING STREETScape (ALONG GADSDEN)
3/32" = 1'-0" (3/64" IF HALF-SIZED)



PROPOSED STREETScape (ALONG GADSDEN)
3/32" = 1'-0" (3/64" IF HALF-SIZED)



EXISTING STREETScape (ALONG BENNETT)
3/32" = 1'-0" (3/64" IF HALF-SIZED)



PROPOSED STREETScape (ALONG BENNETT)
3/32" = 1'-0" (3/64" IF HALF-SIZED)



CONCEPTUAL RENDERED VIEW
(LOOKING SOUTHEAST - PAST #28 - FROM GADSDEN)



CONCEPTUAL RENDERED VIEW
(LOOKING WEST ON BENNETT)

**RENDERINGS FOR GENERAL
REFERENCE ONLY**
(DETAILS HAVE EVOLVED)

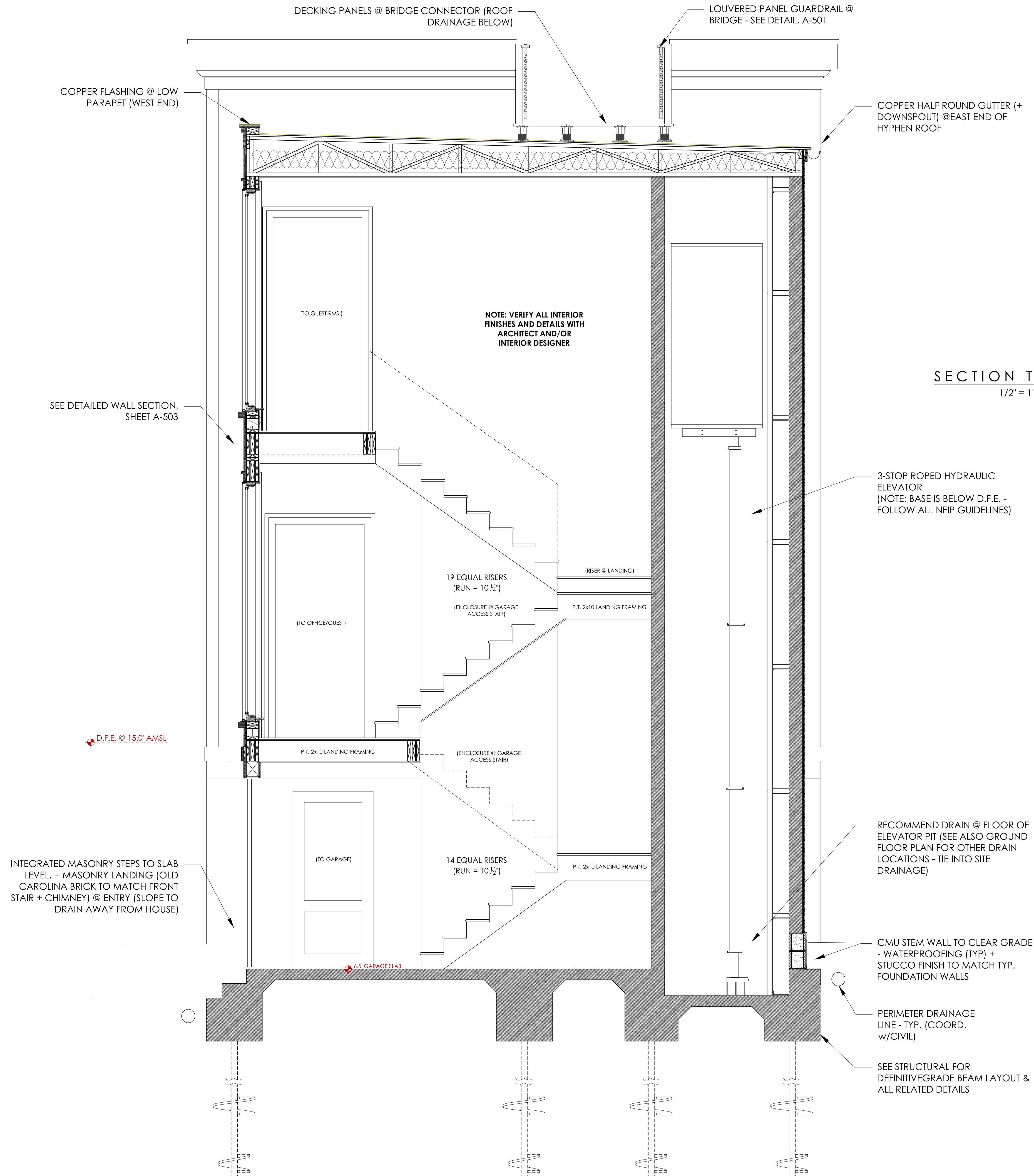
NEW SINGLE-FAMILY DWELLING AT
24 BENNETT STREET
CHARLESTON SC 29403

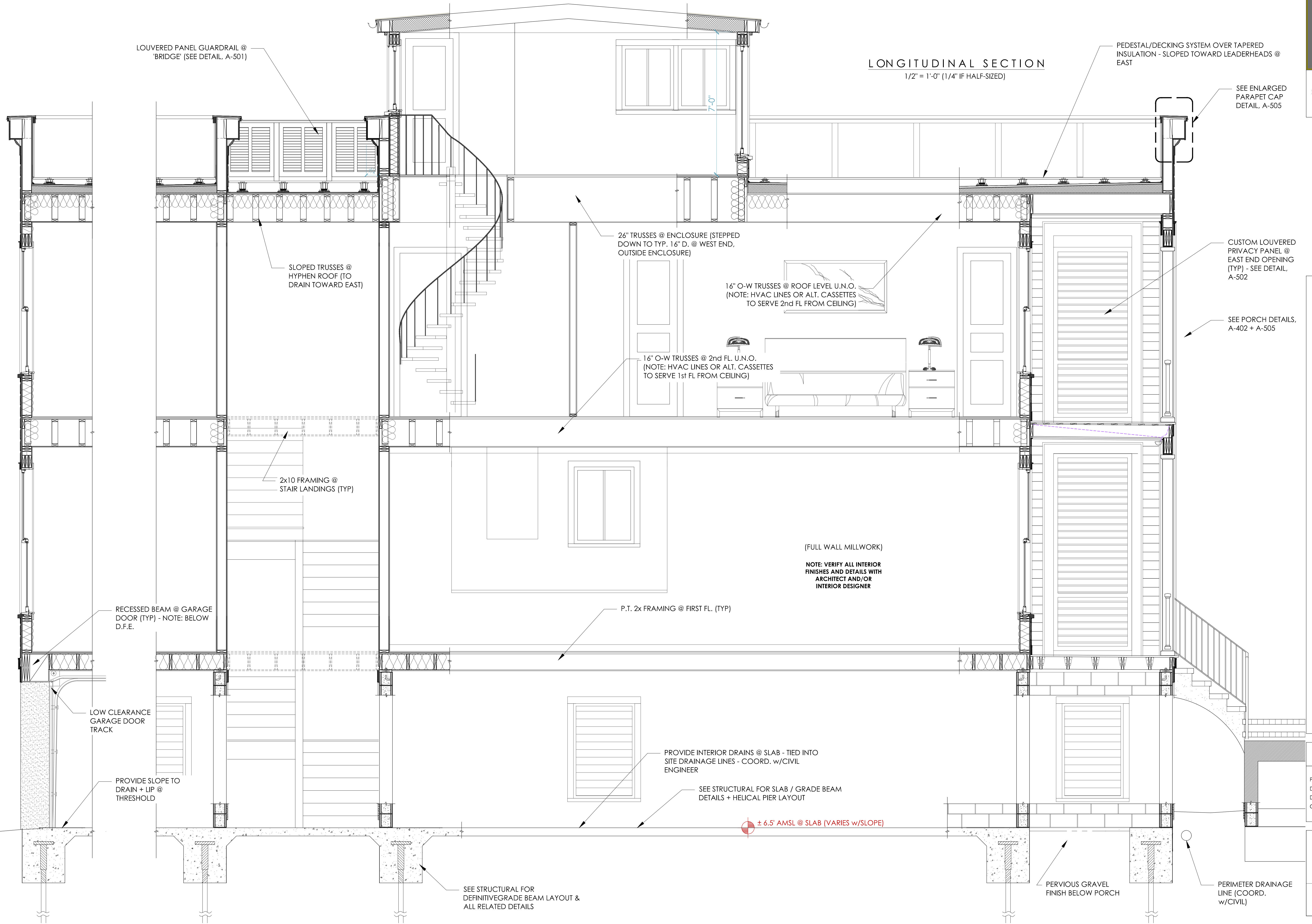
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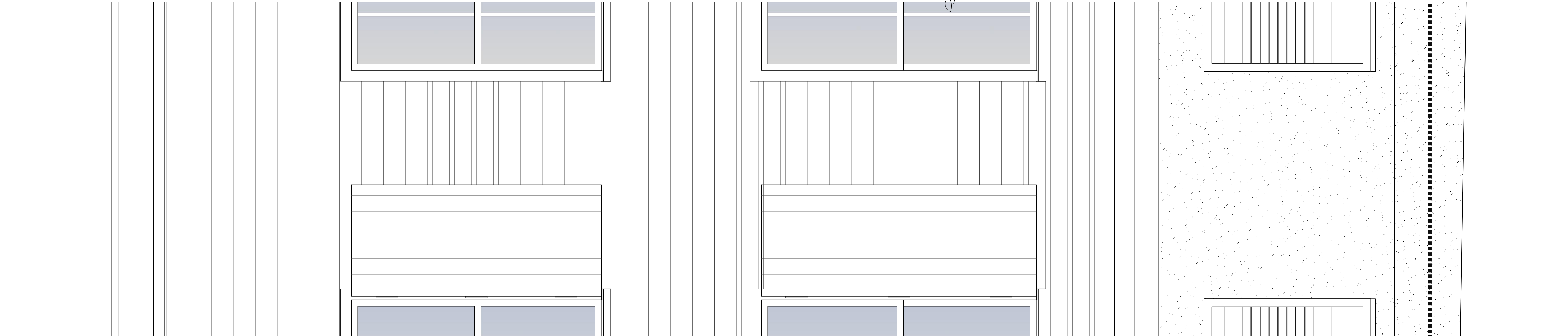
PROJECT NO.: 2020-34 (#24)
DATE: 7 MAY, 2021
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CHECKED BY: J.F.M.

3D STUDIES IN
CONTEXT

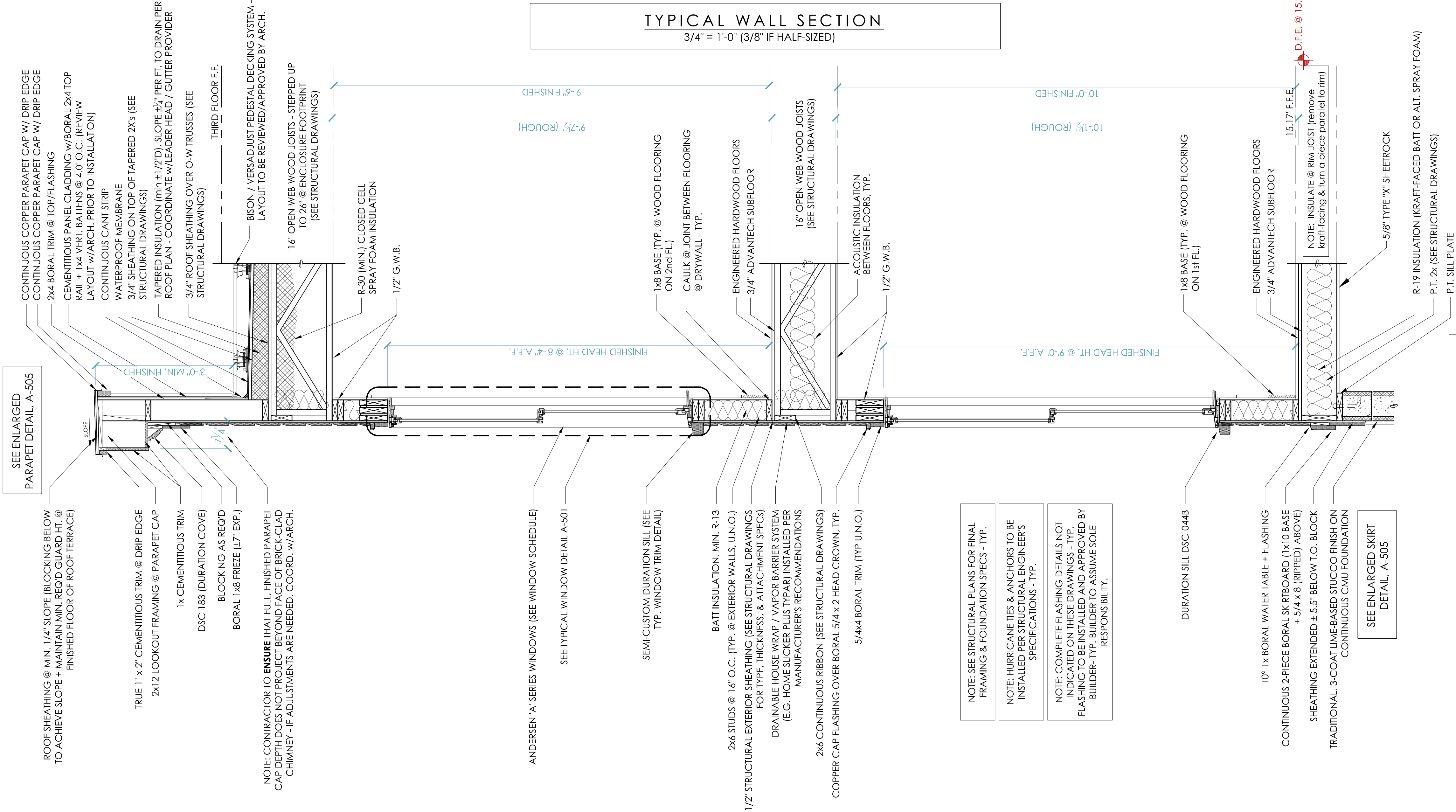
A-205



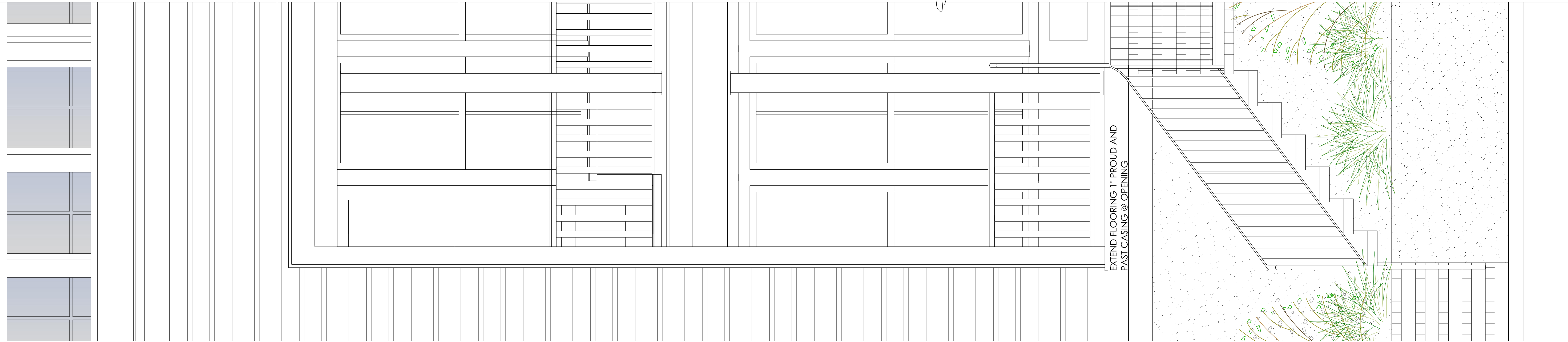




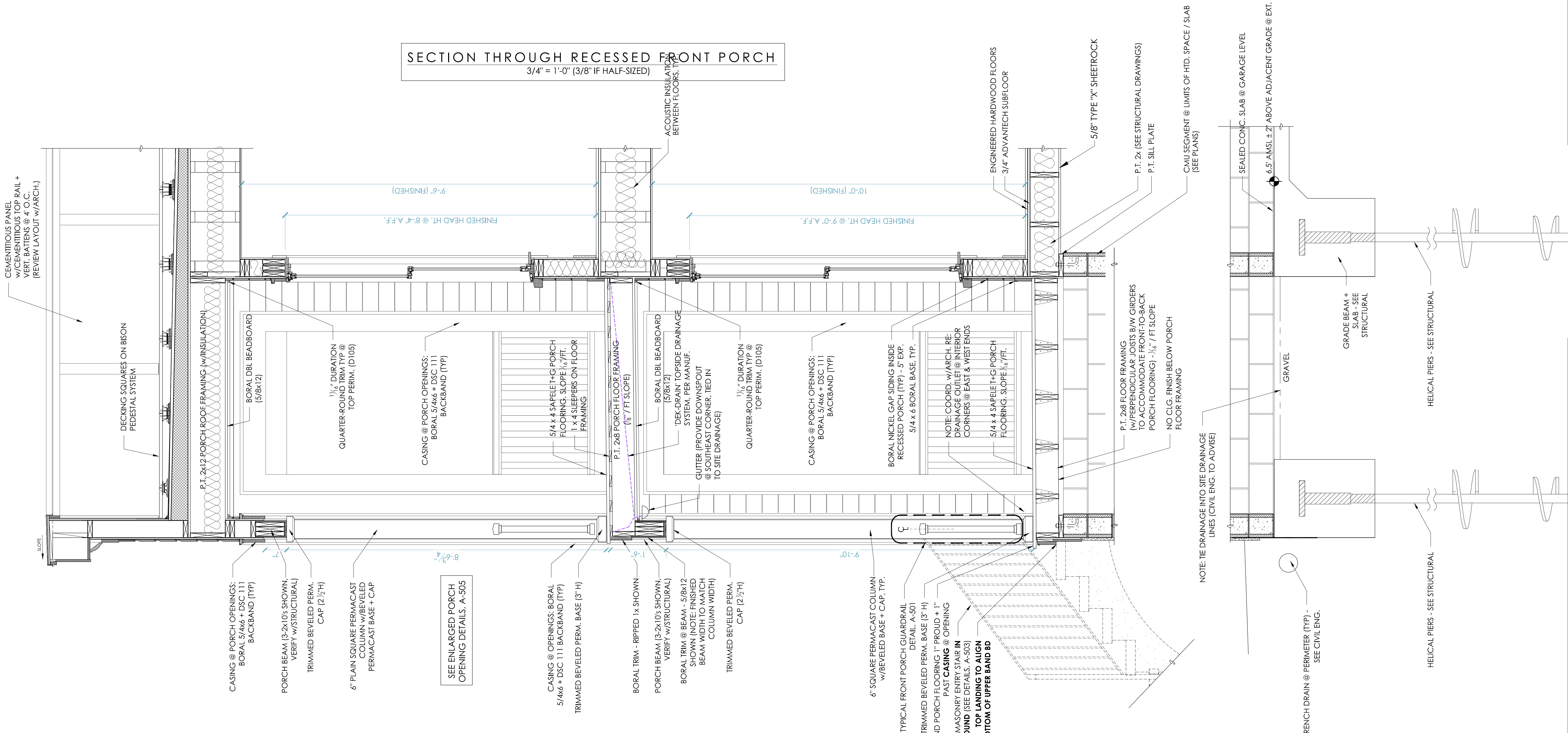
CORRESPONDING PARTIAL ELEVATION
3/4" = 1'-0" (3/8" IF HALF-SIZED)



TYPICAL WALL SECTION
3/4" = 1'-0" (3/8" IF HALF-SIZED)



CORRESPONDING PARTIAL ELEVATION
3/4" = 1'-0" (3/8" IF HALF-SIZED)



SECTION THROUGH RECESSED FRONT PORCH
3/4" = 1'-0" (3/8" IF HALF-SIZED)

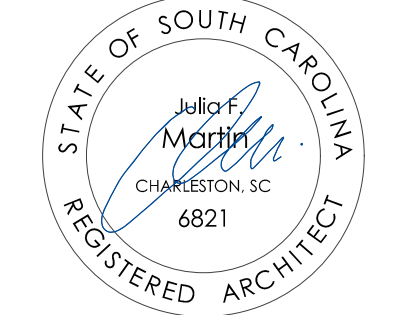
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WALL SECTION
+ ENLARGED
ELEVATION

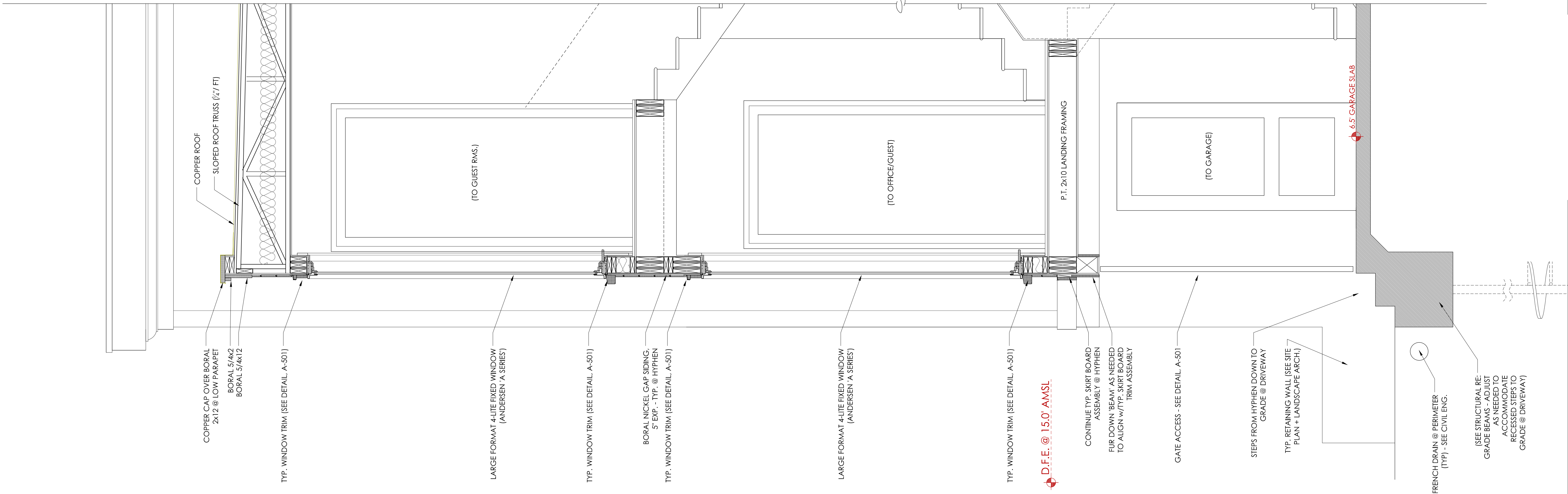
A-402

NEW SINGLE-FAMILY DWELLING AT
24 BENNETT STREET
CHARLESTON SC 29403



J F M
ARCHITECTS

JULIA F. MARTIN
ARCHITECTS
210 RUTLEDGE AVENUE, 2ND FLOOR
CHARLESTON, SC 29403
P. 843.577.3275
WWW.JFMARCHITECTS.COM



SECTION THROUGH HYPHEN
3/4" = 1'-0" (3/8" IF HALF-SIZED)



CORRESPONDING PARTIAL ELEVATION
3/4" = 1'-0" (3/8" IF HALF-SIZED)



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DATE: 7 MAY, 2021
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WALL SECTION
+ ENLARGED
ELEVATION

A-403

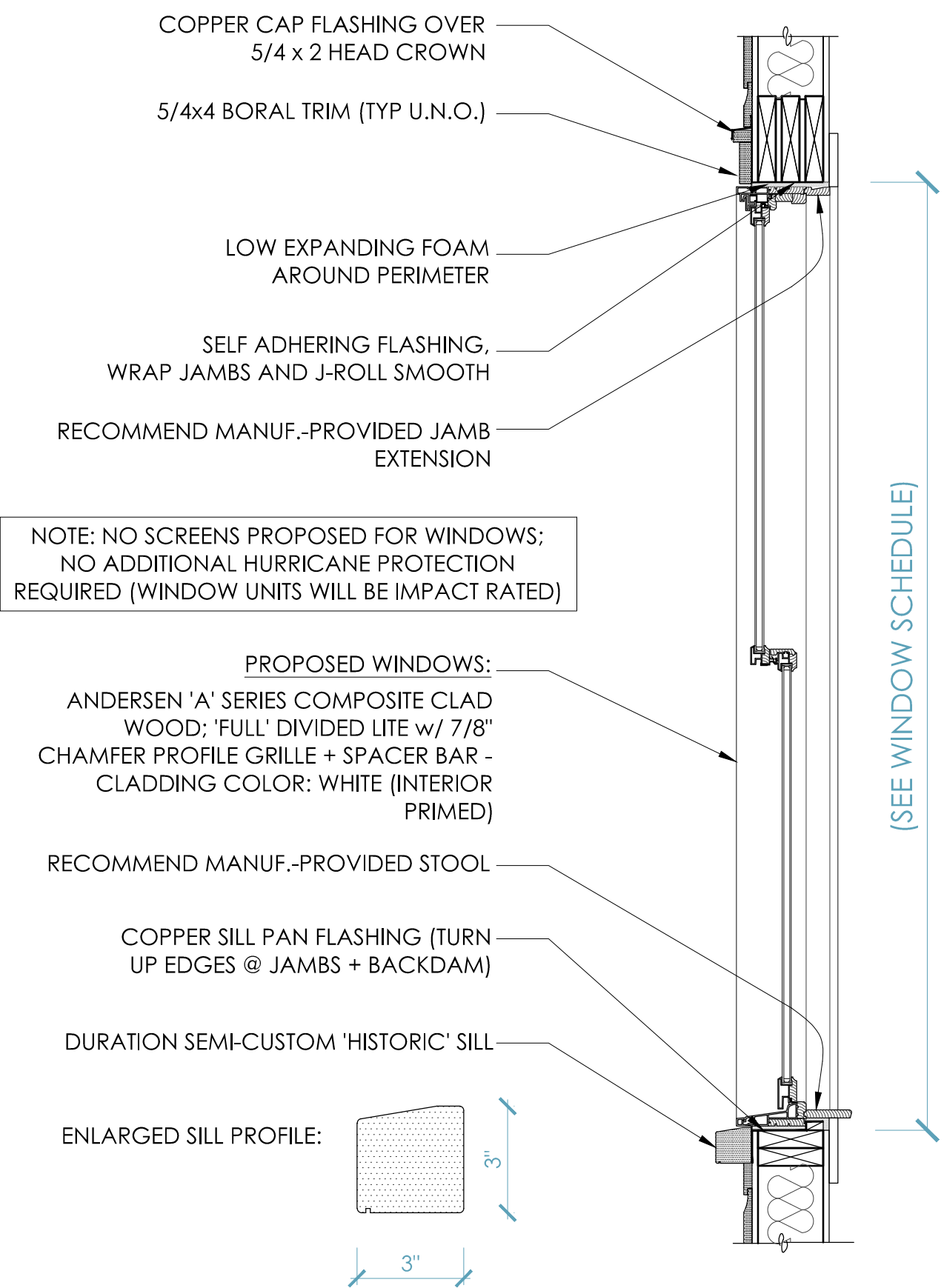
3/4" = 1'-0" (3/8" IF HALF-SIZED)



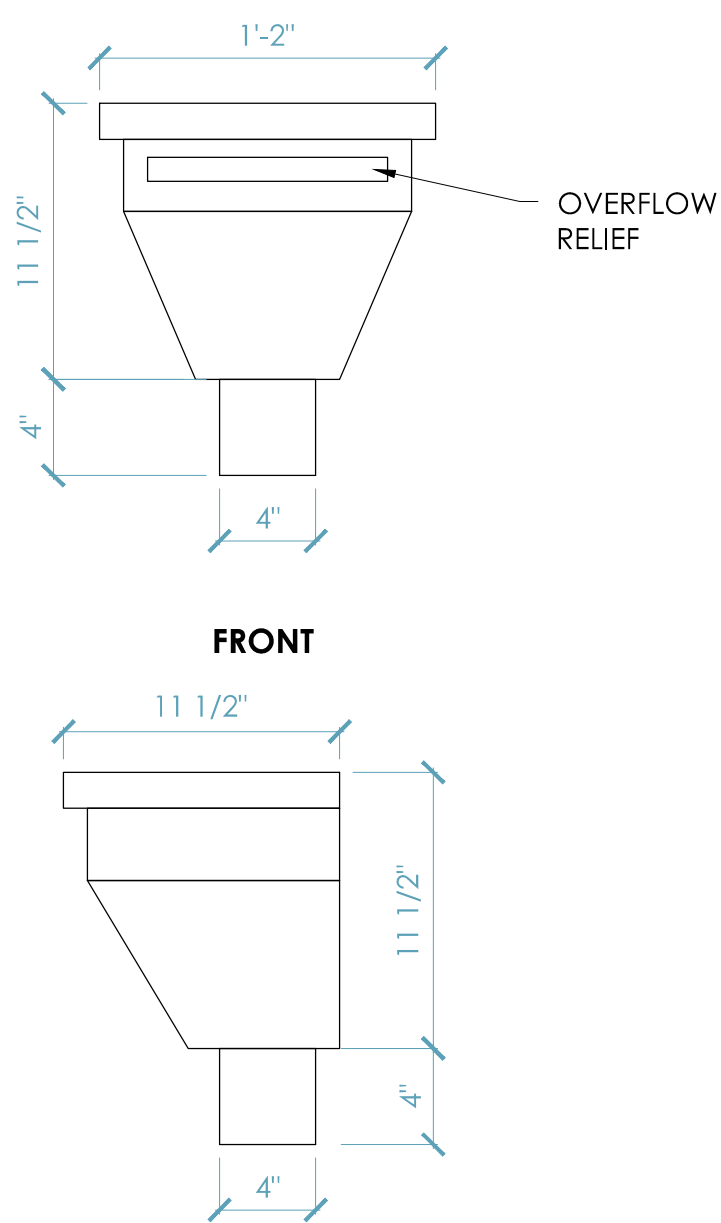
3/4" = 1'-0" (3/8" IF HALF-SIZED)



NOTE: INSTALL ALL WINDOWS AND DOORS PER MANUFACTURER'S WRITTEN INSTRUCTIONS - TYP. MANUFACTURER'S DIRECTIVES TO TAKE PRECEDENCE

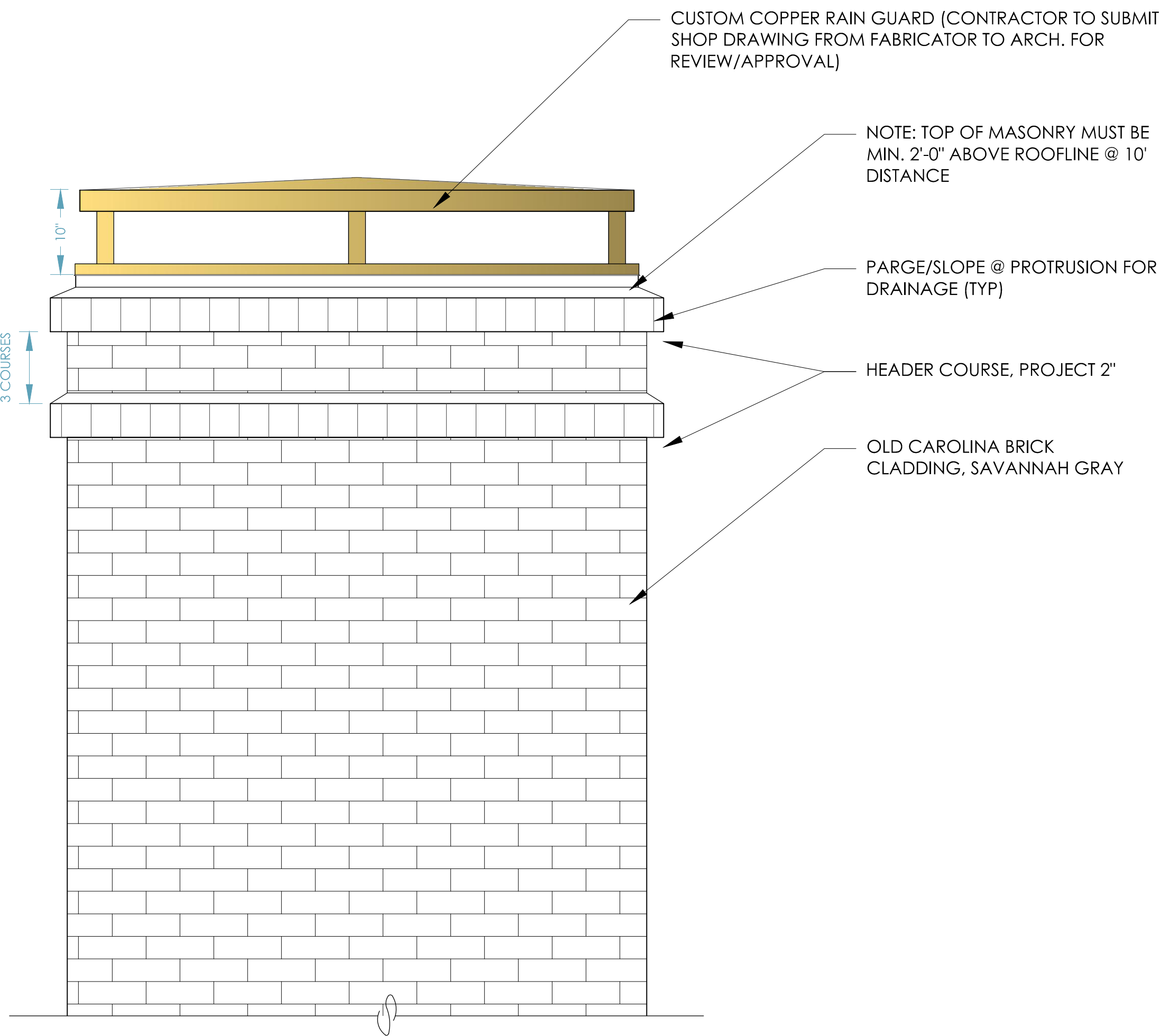


TYP. WINDOW TRIM DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)



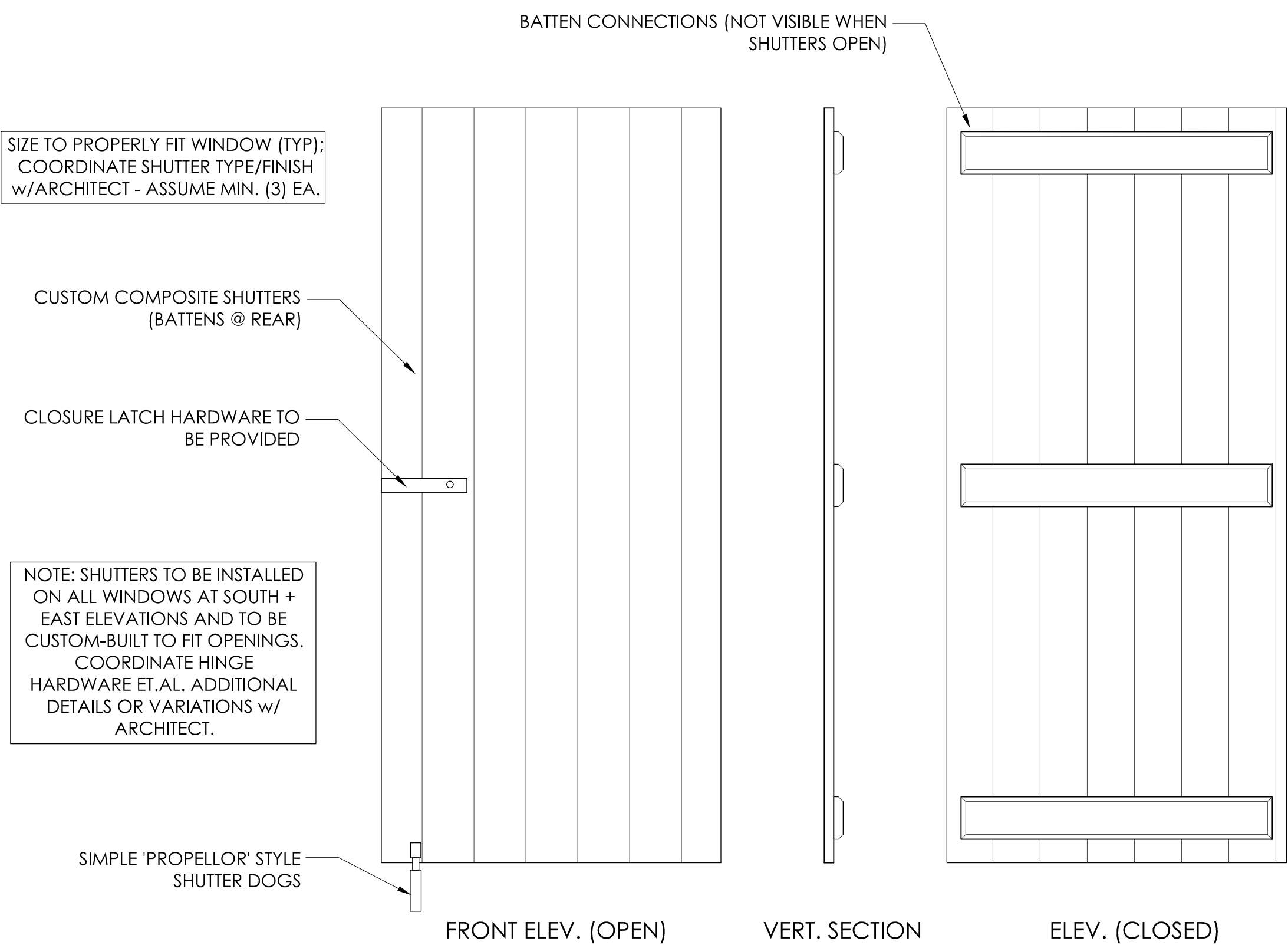
LEADER HEAD DETAIL
1-1/2" = 1'-0" (3/4" IF HALF-SIZED)

PROVIDE SHOP DRAWING



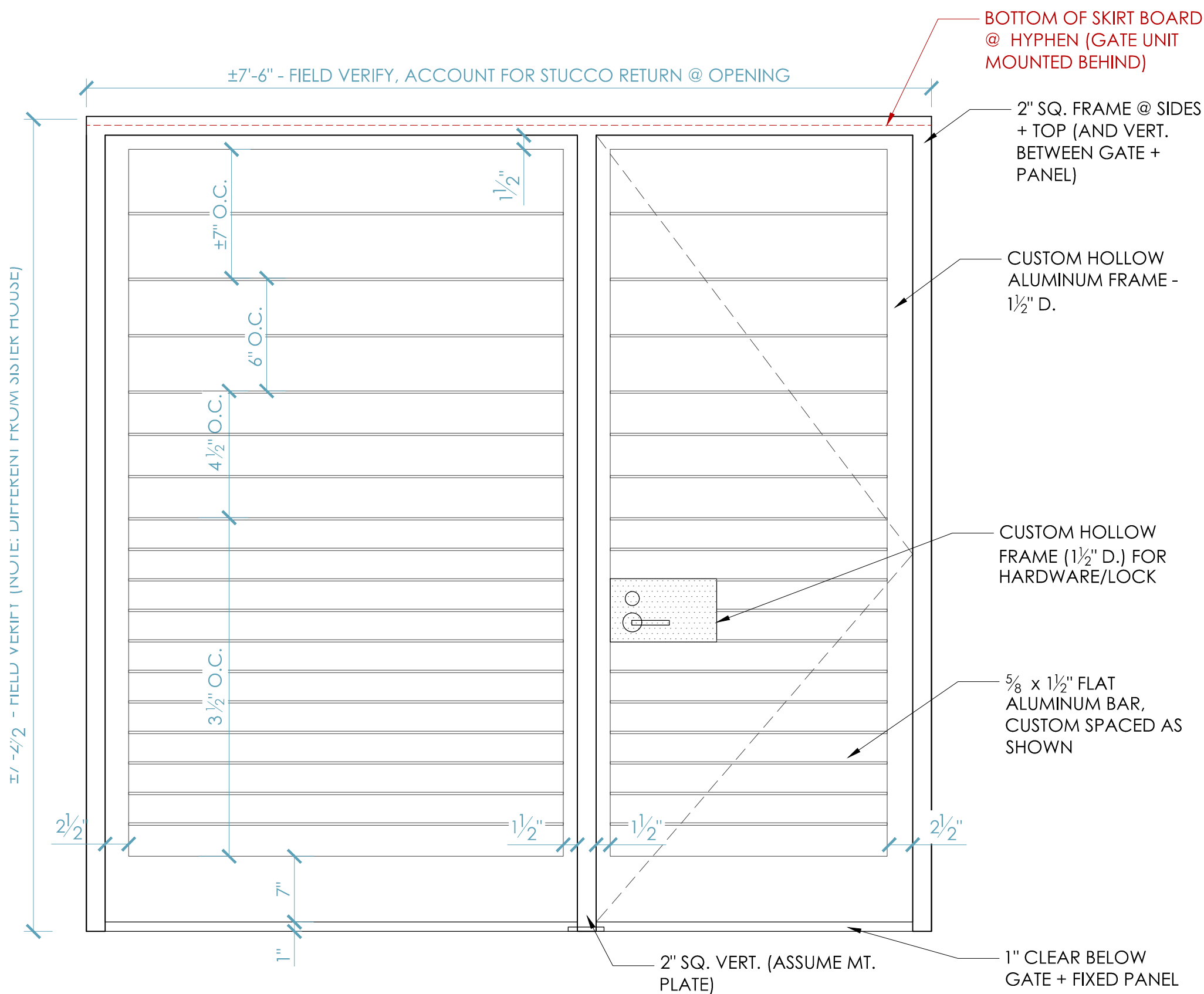
CHIMNEY TOP + CAP
1" = 1'-0" (1/2" IF HALF-SIZED)

PROVIDE SHOP DRAWING



TYP. SHUTTER DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)

PROVIDE SHOP DRAWING

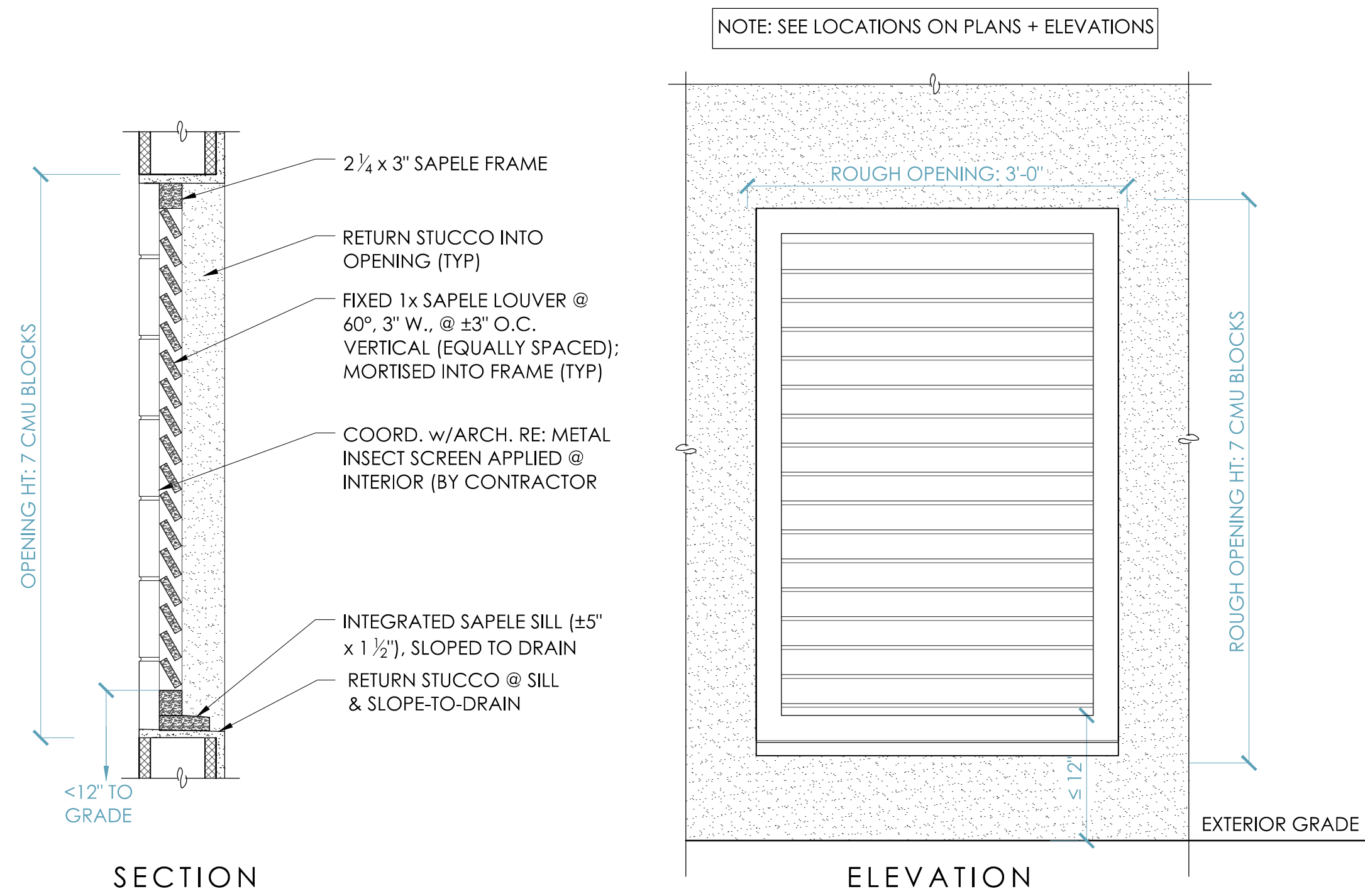


ENTRY GATE @ HYPHEN (GROUND FLOOR ENTRY)
1" = 1'-0" (1/2" IF HALF-SIZED)

PROVIDE SHOP DRAWING



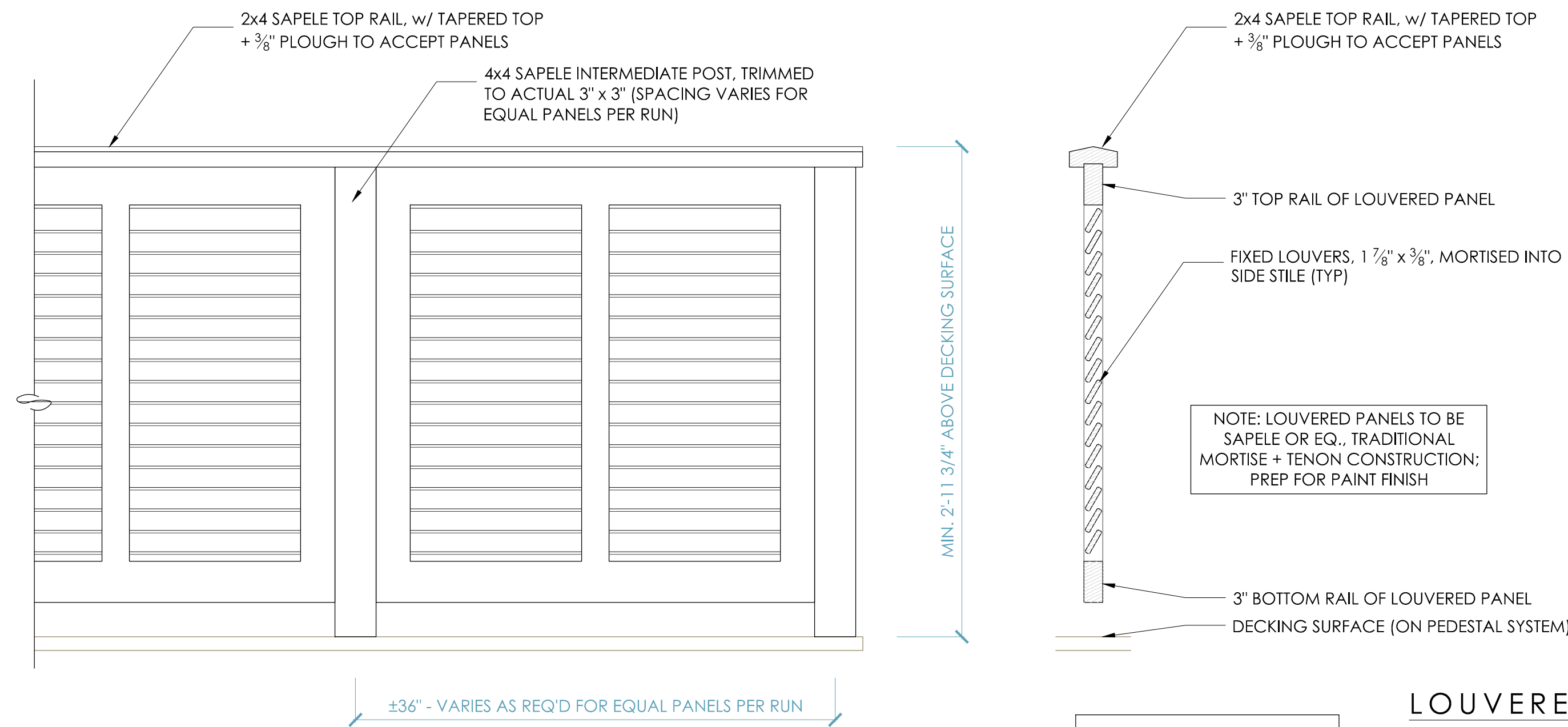
PRECEDENT (62-66 GADSDEN)



PROVIDE SHOP DRAWING

TYP. FOUNDATION SCREEN DETAIL

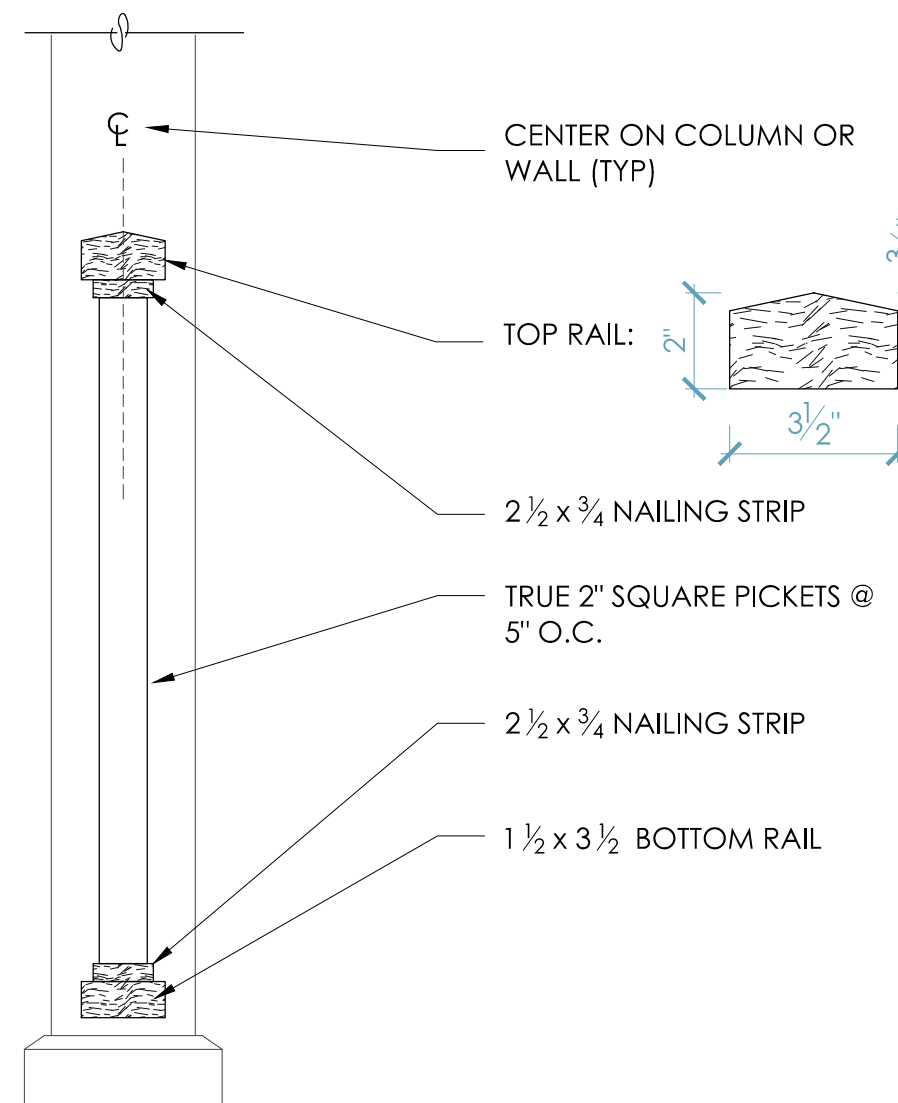
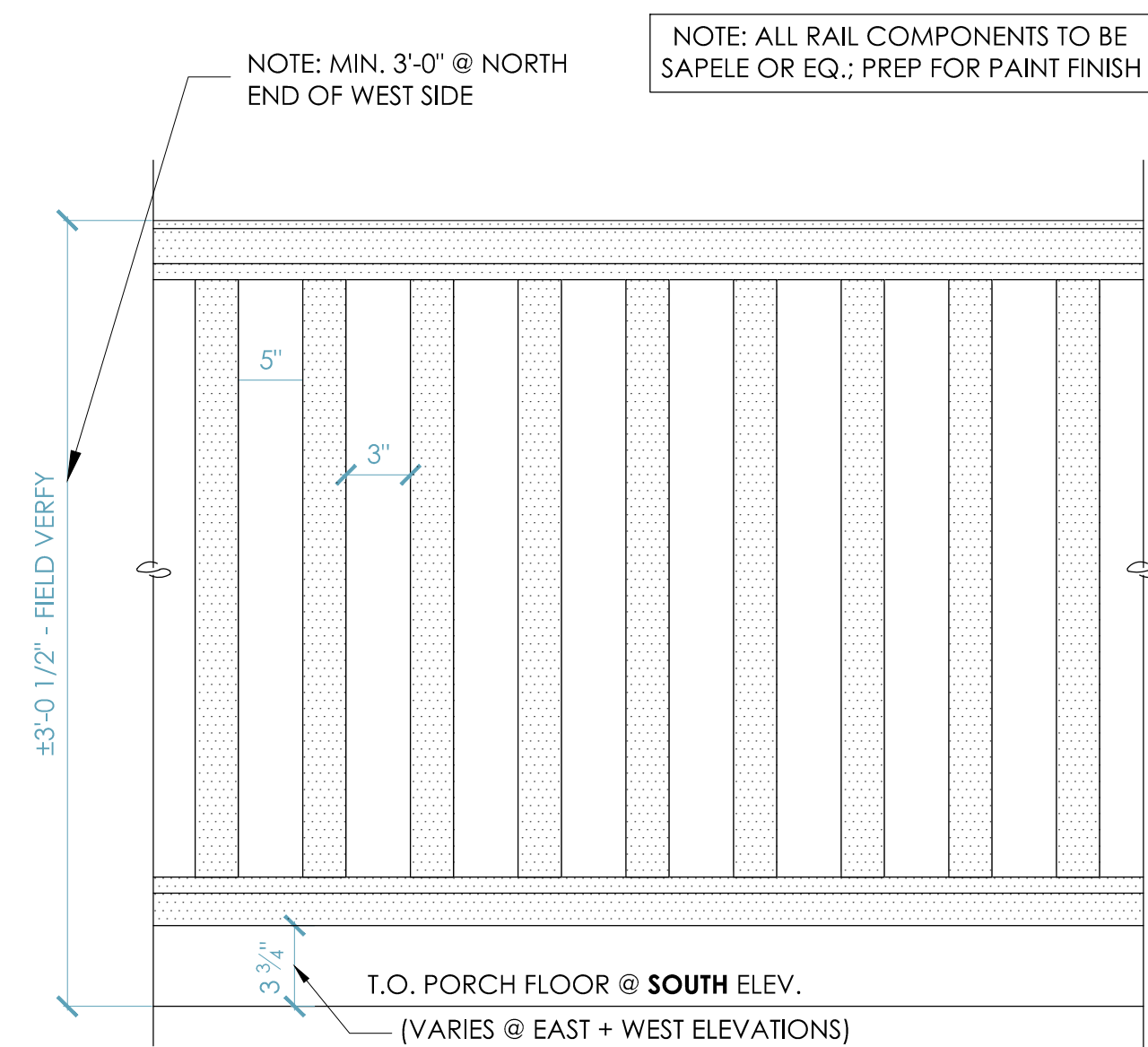
1" = 1'-0" (1/2" IF HALF-SIZED)



PROVIDE SHOP DRAWING

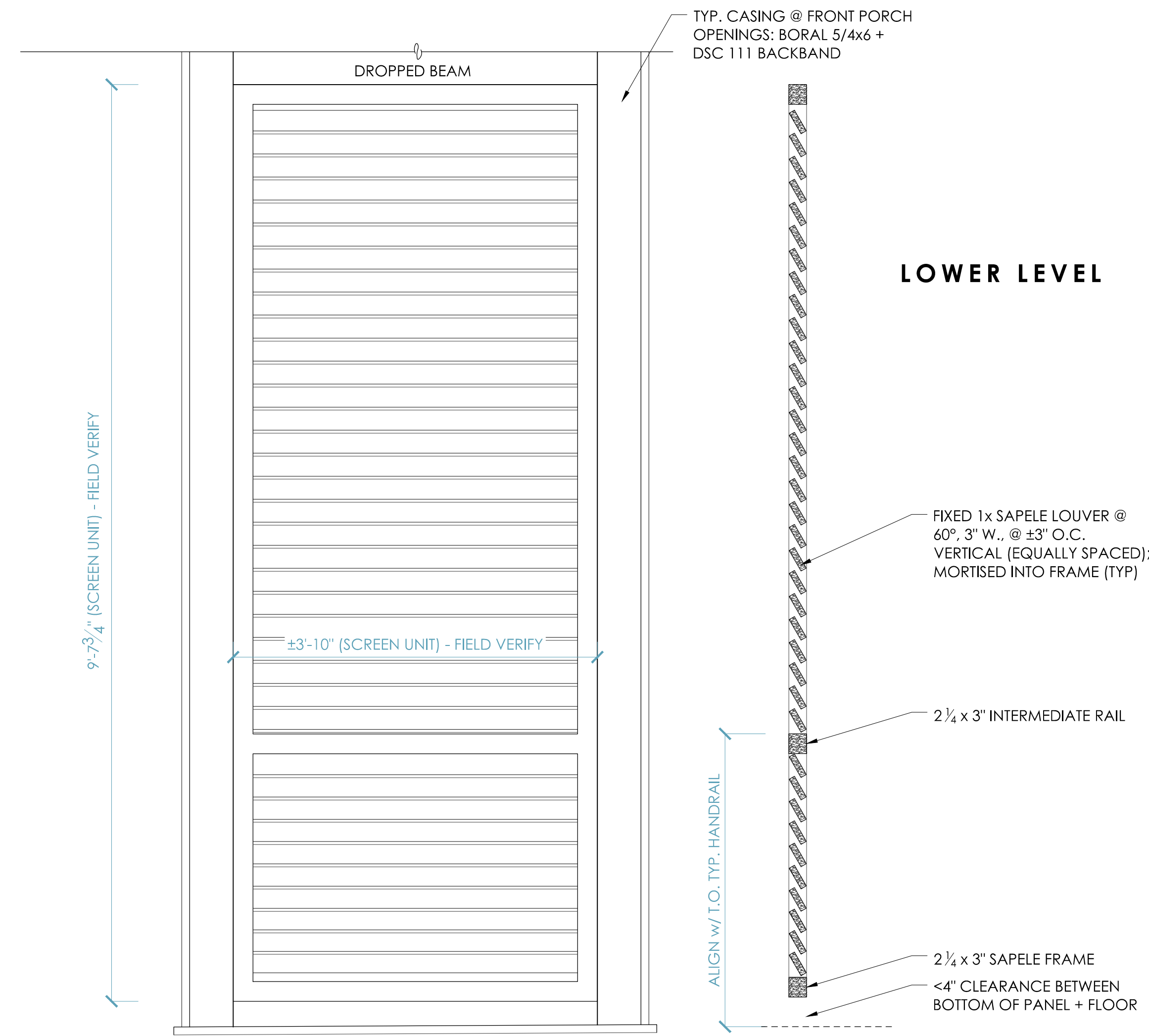
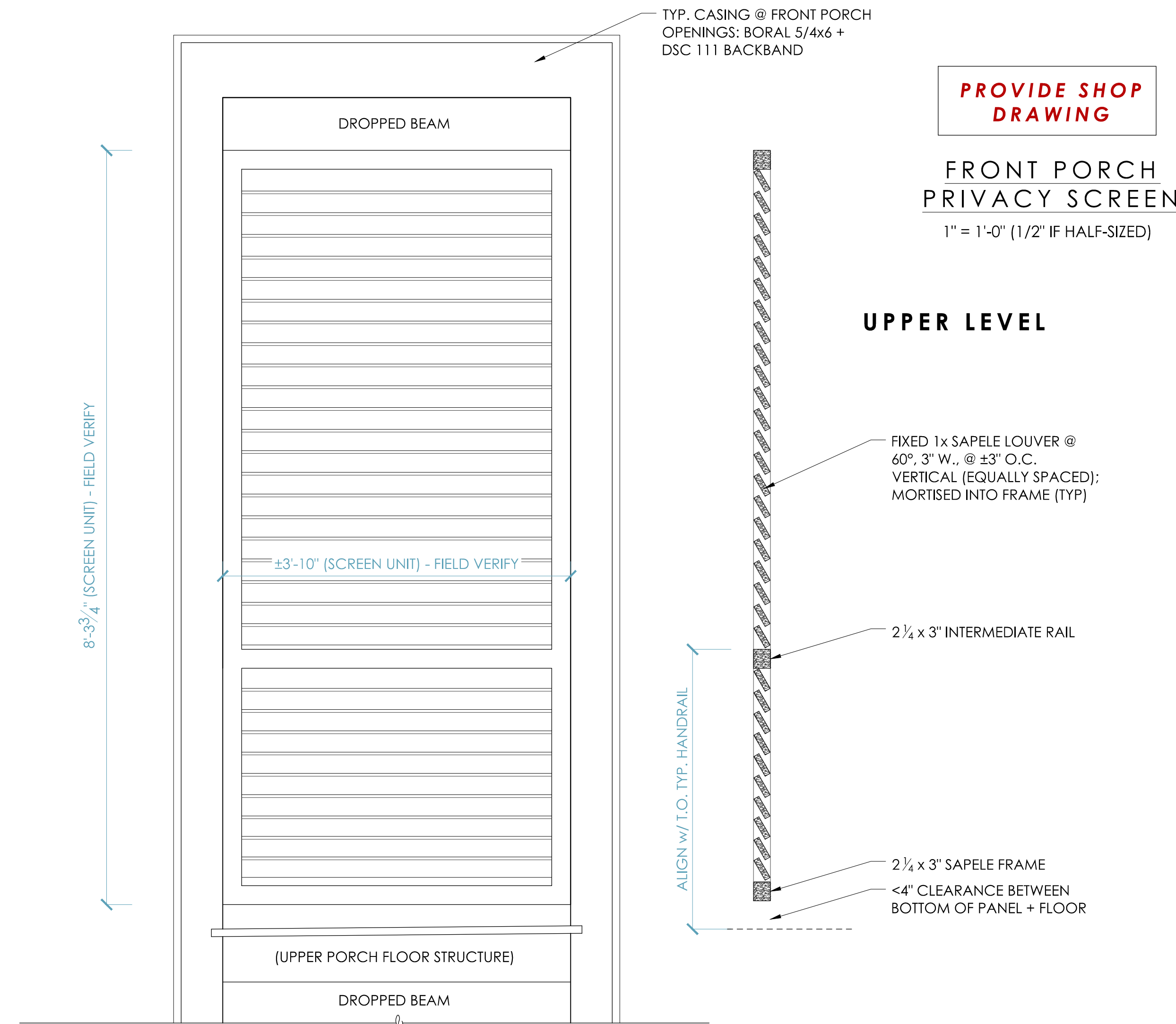
LOUVERED PANEL GUARDRAIL @ ROOF TERRACE

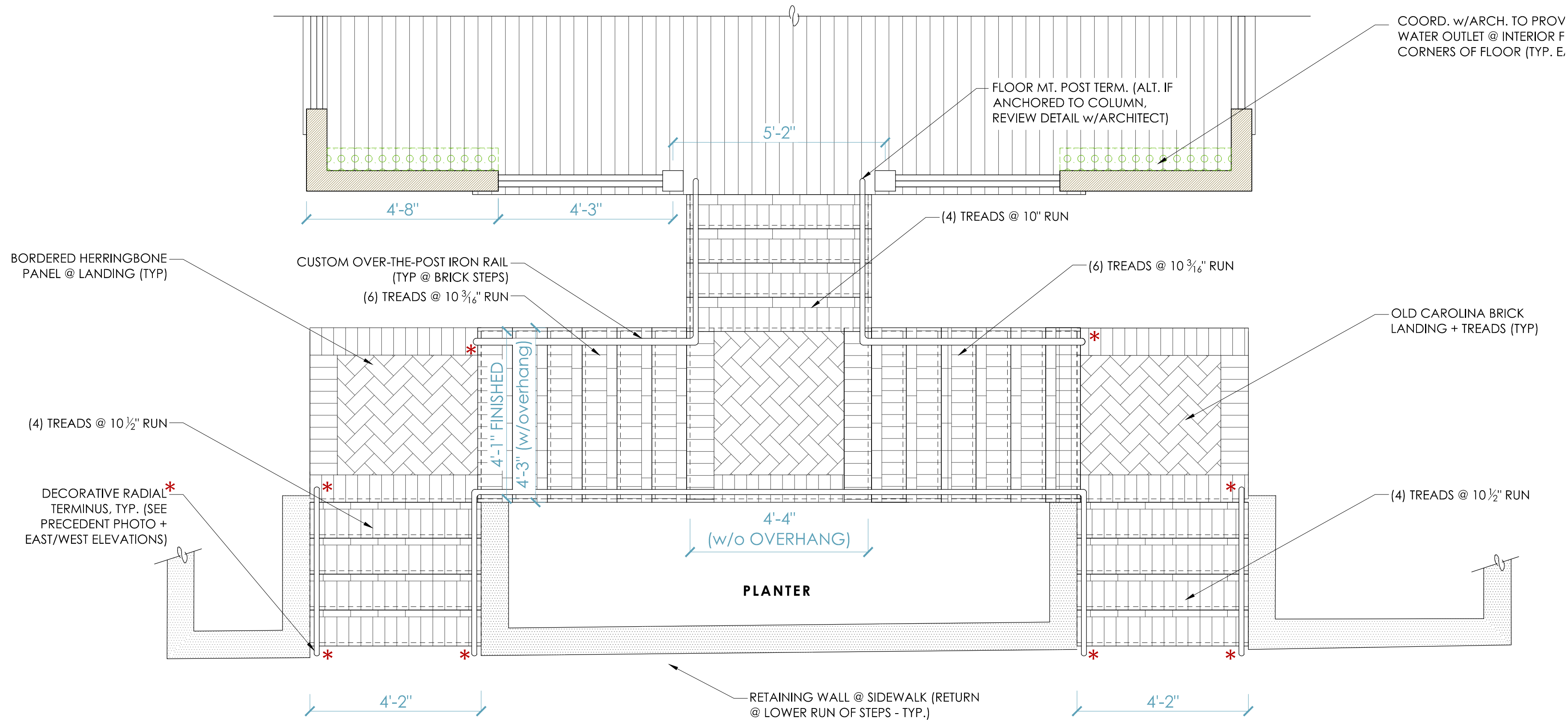
1 1/2" = 1'-0" (3/4" IF HALF-SIZED)



GUARDRAIL @ RECESSED FRONT PORCH

1 1/2" = 1'-0" (3/4" IF HALF-SIZED)

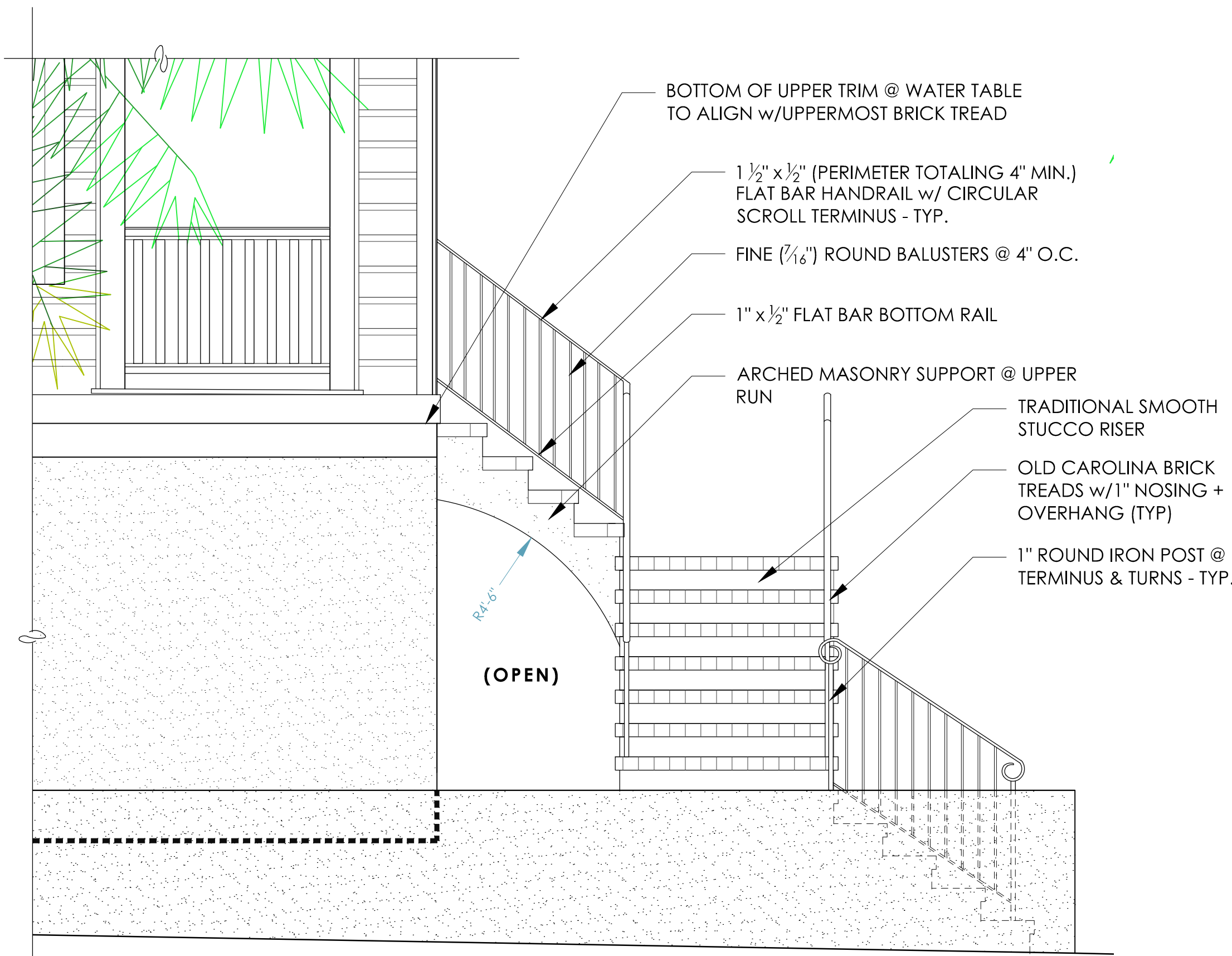




PLAN DETAIL @ FRONT ENTRY STAIR
1/2" = 1'-0" (1/4" IF HALF-SIZED)



ELEVATION DETAIL @ FRONT ENTRY STAIR
1/2" = 1'-0" (1/4" IF HALF-SIZED)

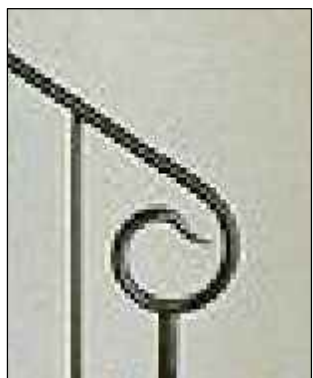


ELEVATION DETAIL @ FRONT ENTRY STAIR (WEST)
1/2" = 1'-0" (1/4" IF HALF-SIZED)

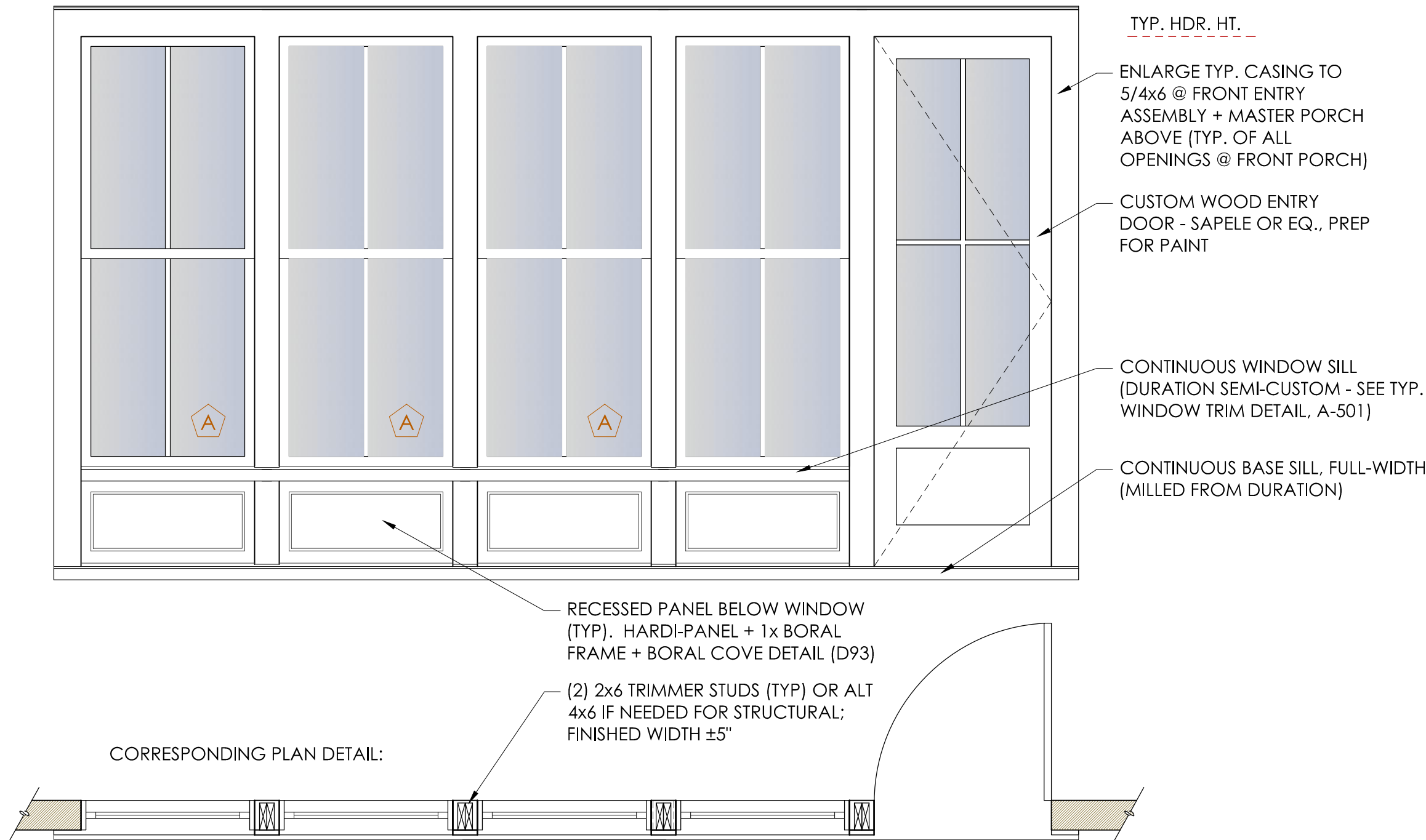
FRONT ENTRY STAIR

PROVIDE SHOP
DRAWING FOR IRON
RAIL ELEMENTS

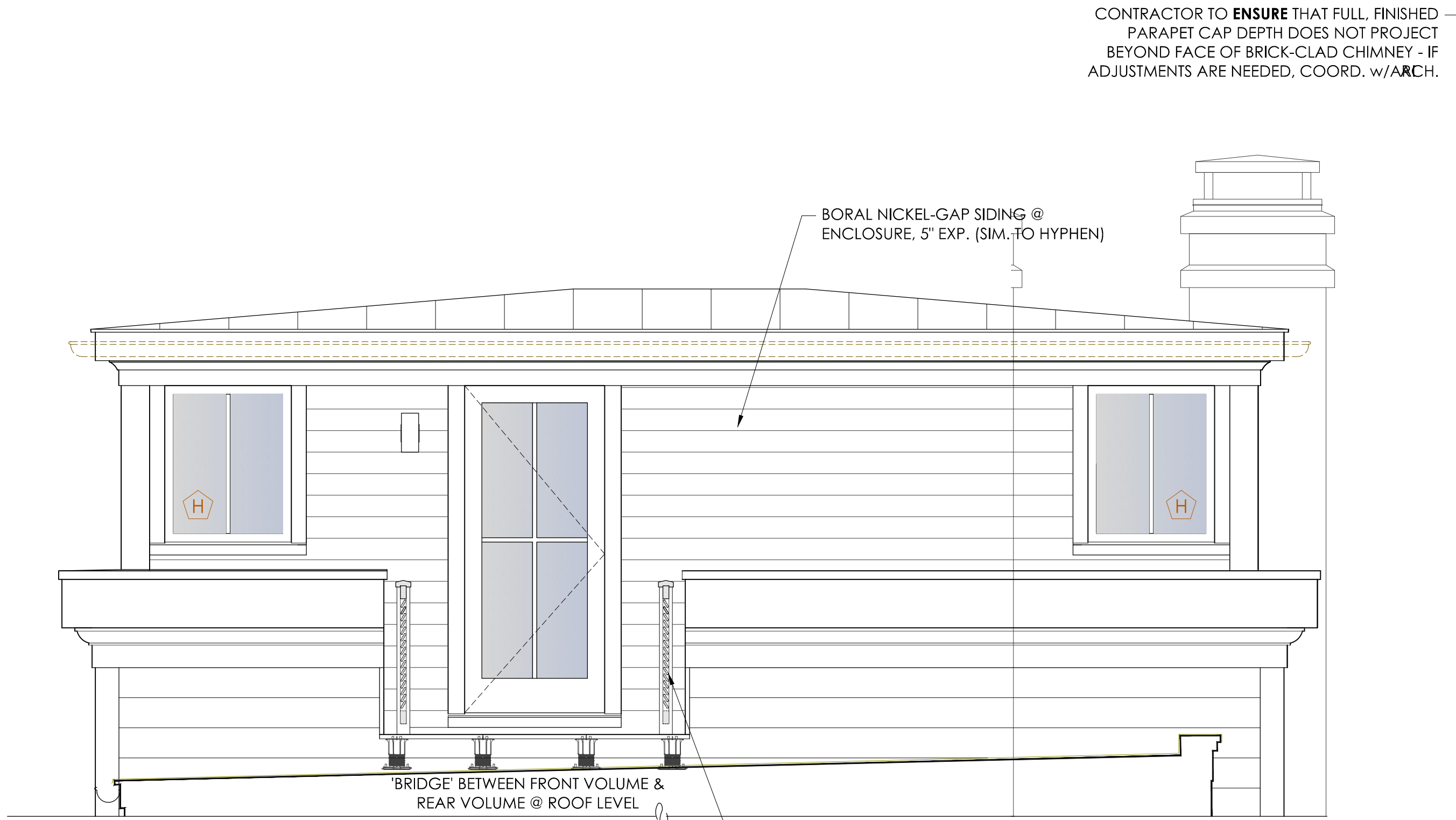
PRECEDENTS: TURNED RADIAL TERMINUS



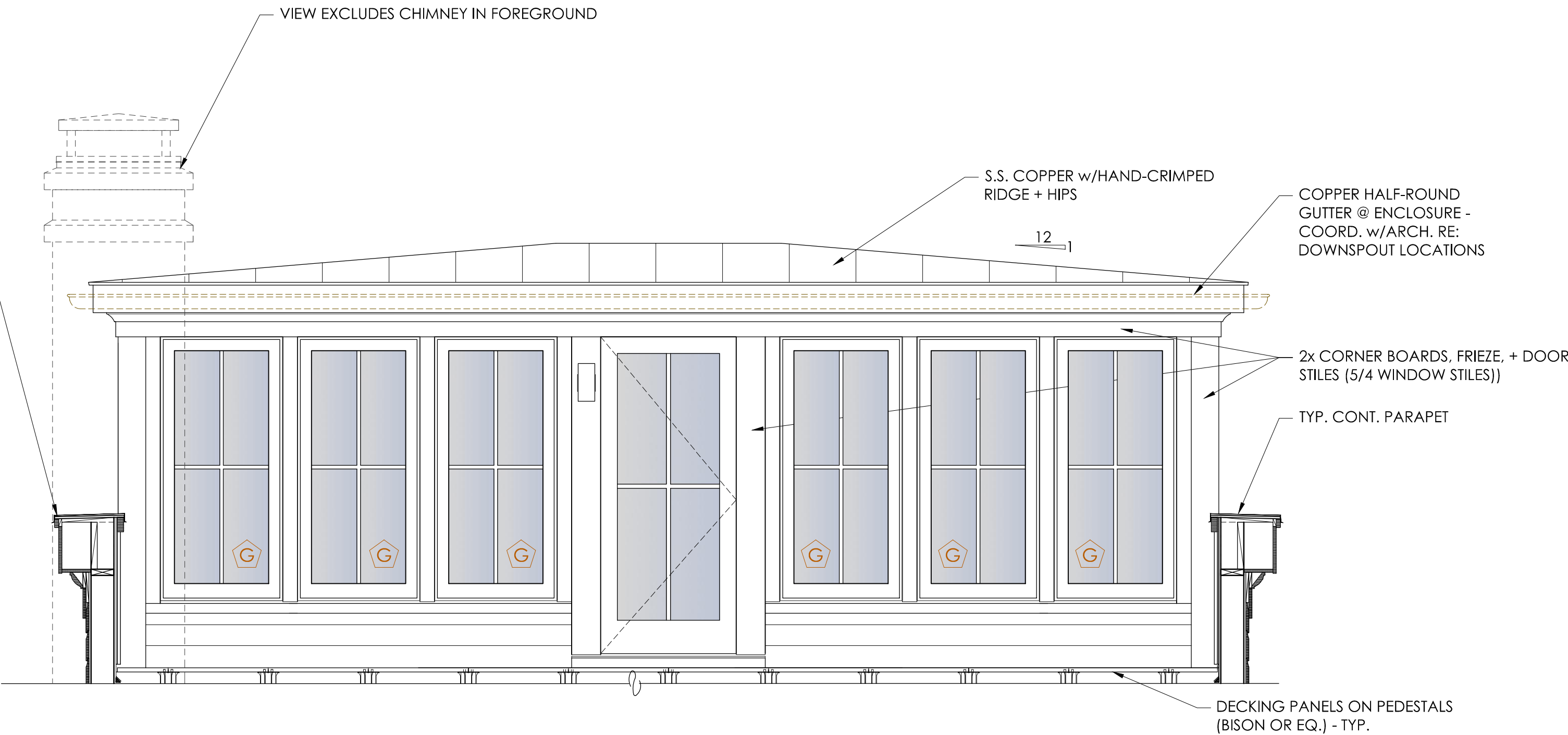
NOTE: UPPER PORCH LEVEL SIMILAR,
HEADER HT. ADJUSTED + DOOR
LOCATION MIRRORED



ELEVATION DETAIL @ FRONT PORCH FENESTRATION
1/2" = 1'-0" (1/4" IF HALF-SIZED)



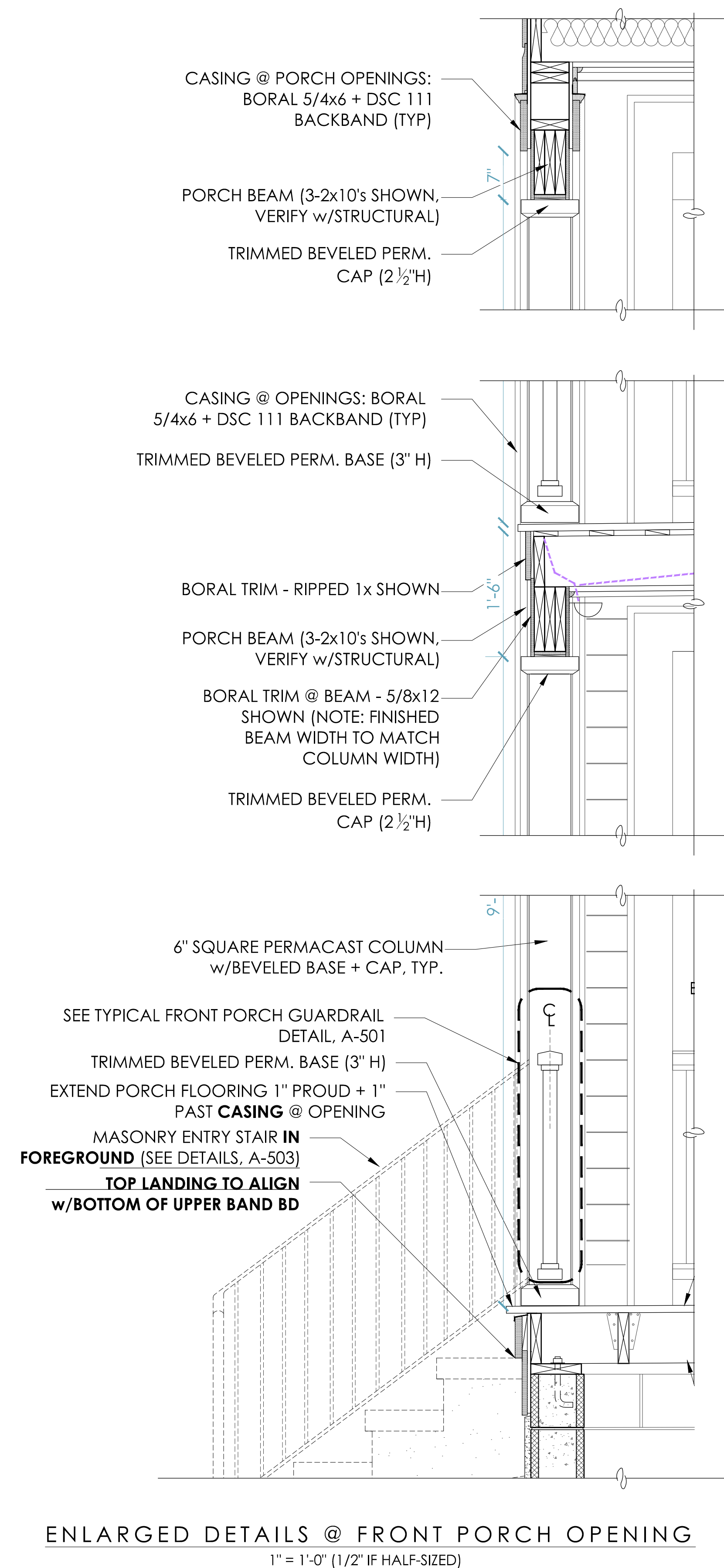
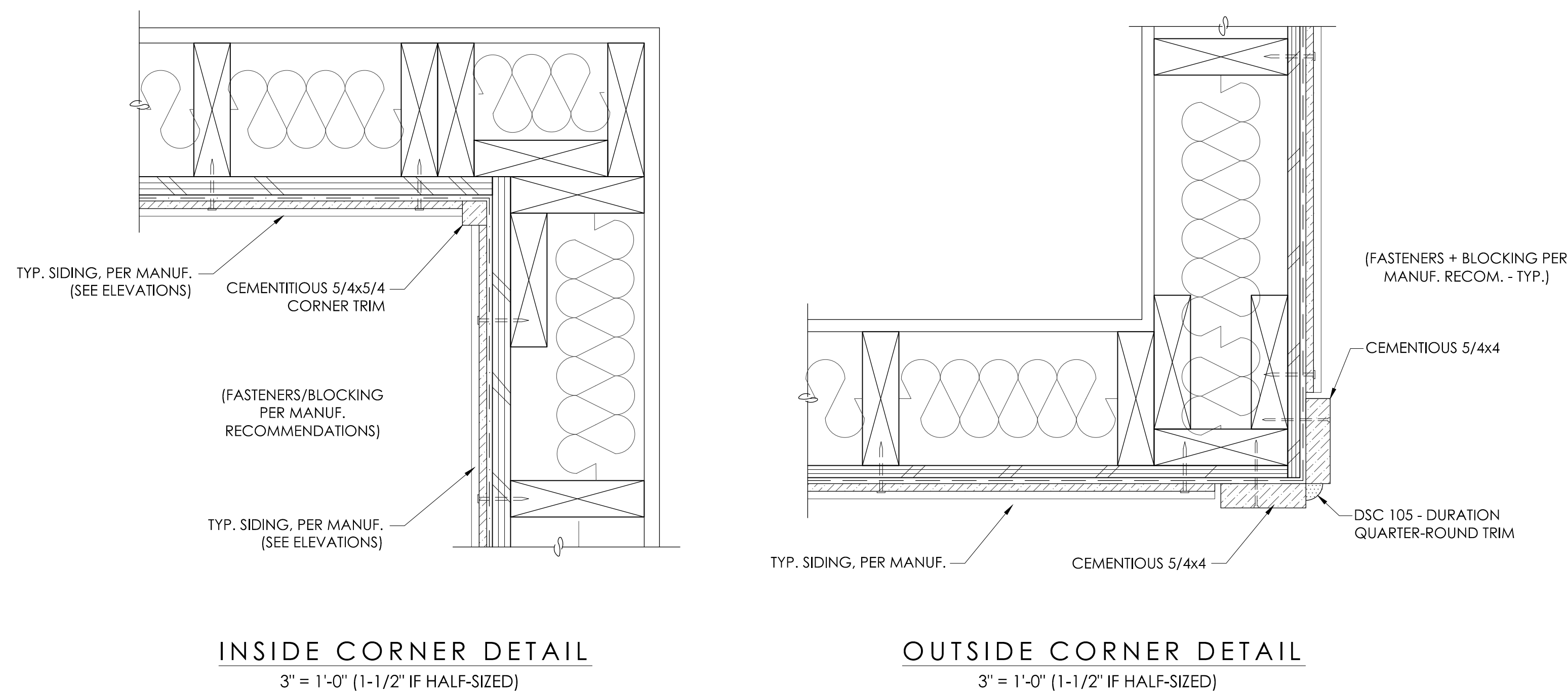
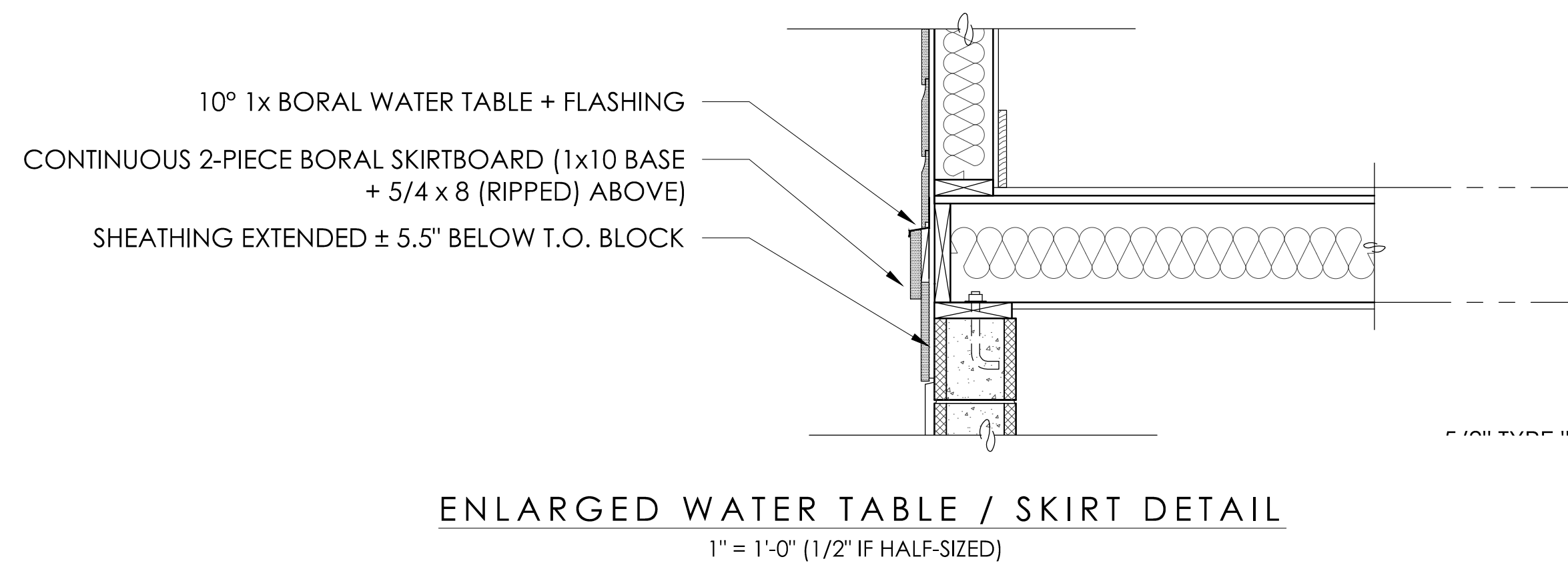
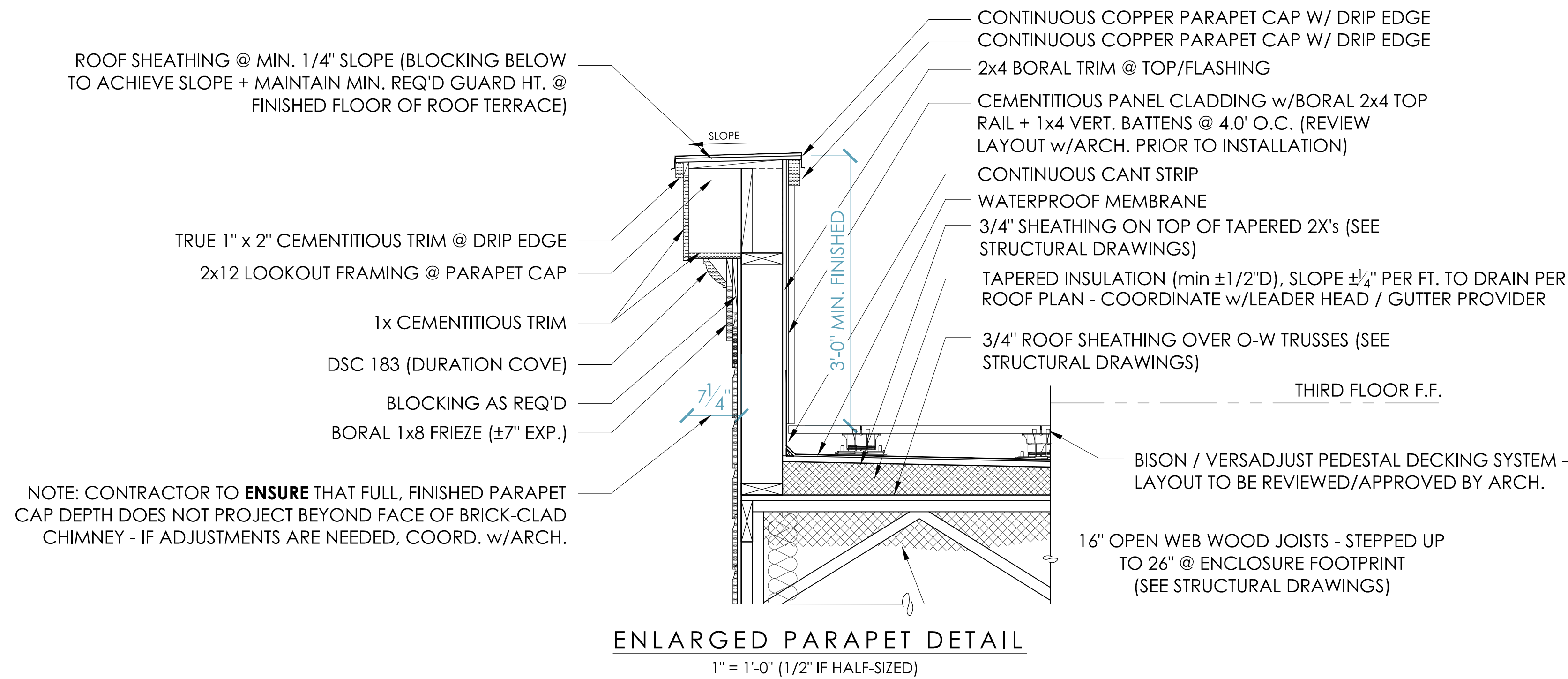
NORTH ELEVATION



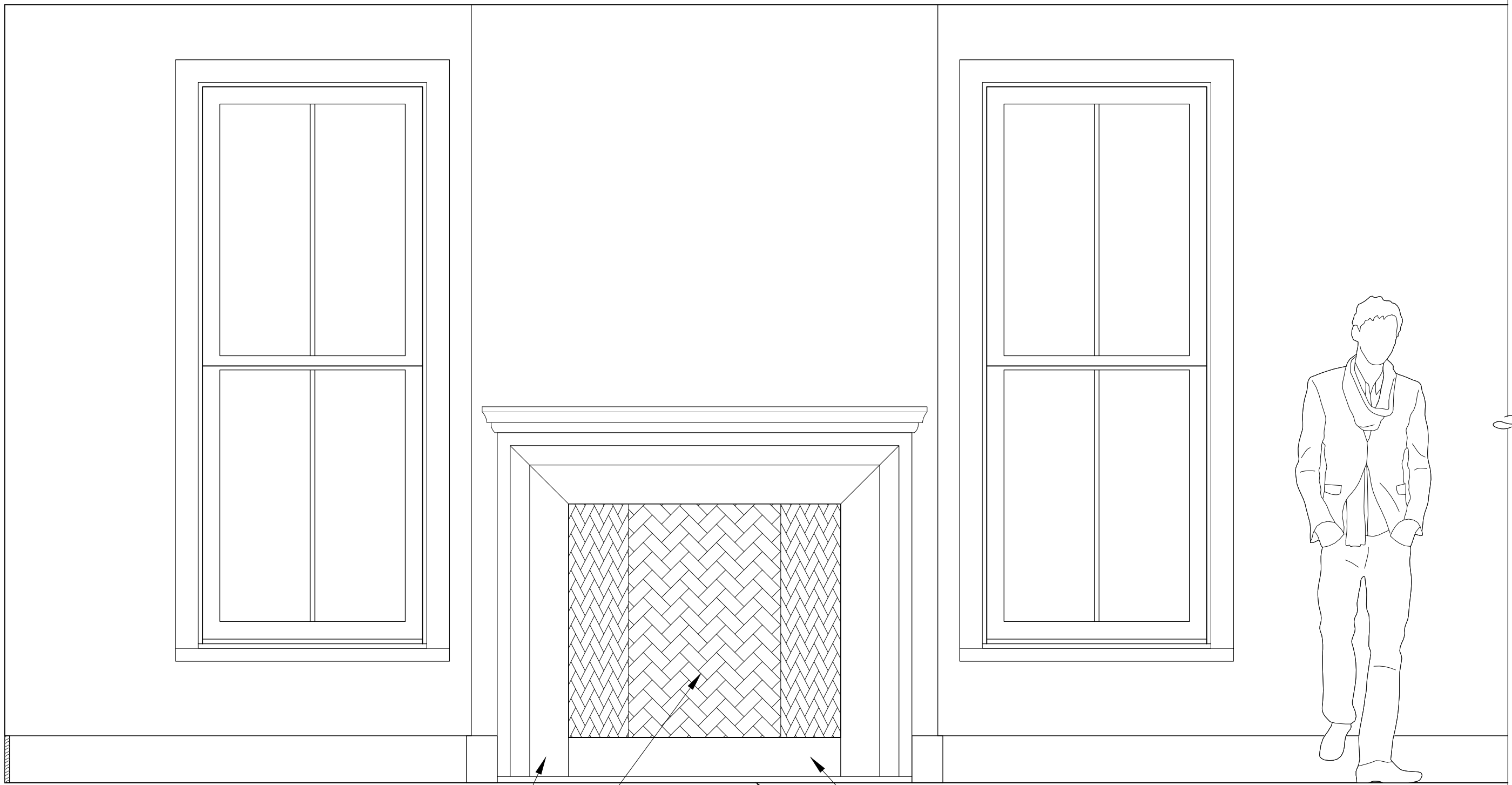
SOUTH ELEVATION

ELEVATION DETAIL @ ROOFTOP ENCLOSURE
1/2" = 1'-0" (1/4" IF HALF-SIZED)

ELEVATION DETAIL @ ROOFTOP ENCLOSURE
1/2" = 1'-0" (1/4" IF HALF-SIZED)



NOTE: CONFIRM ALL INTERIOR DETAILS
+ FINISHES w/INTERIOR DESIGNER
(LAUREN SANCHEZ DESIGN)



CAST STONE SURROUND (VERIFY DESIGN)

ISOKERN 42" MAGNUM INSERT @ LIVING RM. (42" STANDARD @ MASTER)

SUGGEST SET FIREBOX FLOOR ±6" ABOVE F.F.E. (CAST STONE FINISH) - VERIFY

FLUSH (OR NEARLY FLUSH) CAST STONE HEARTH TO MATCH SURROUND

LIVING ROOM FIREPLACE DETAIL
3/4" = 1'-0" (3/16" IF HALF-SIZED)

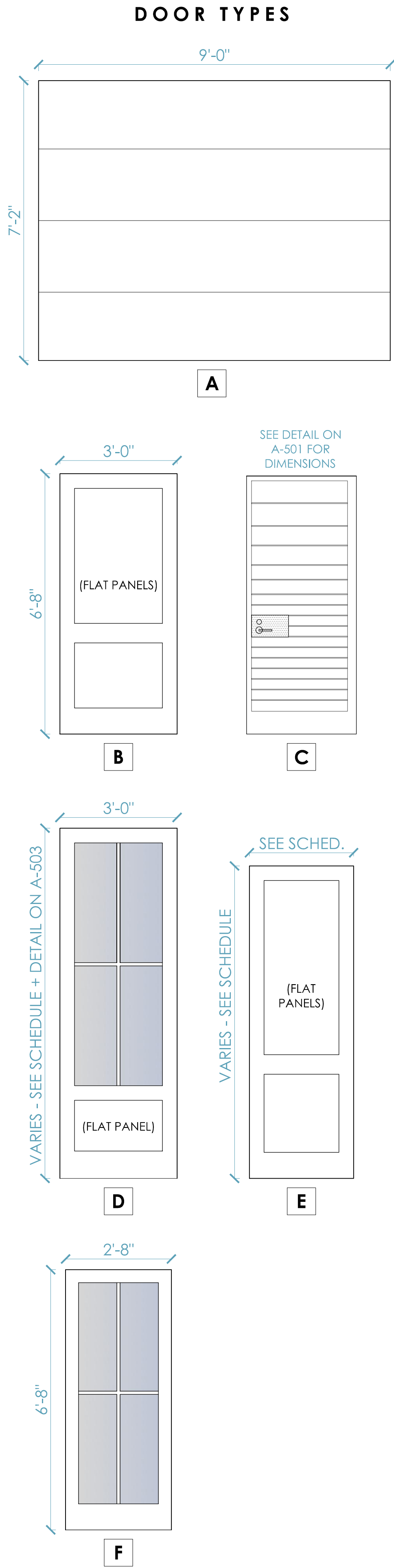
NOTE: MASTER BEDROOM SIMILAR, WITH 'STANDARD'
ISOKERN INSERT - VERIFY FIREBOX FLOOR LEVEL



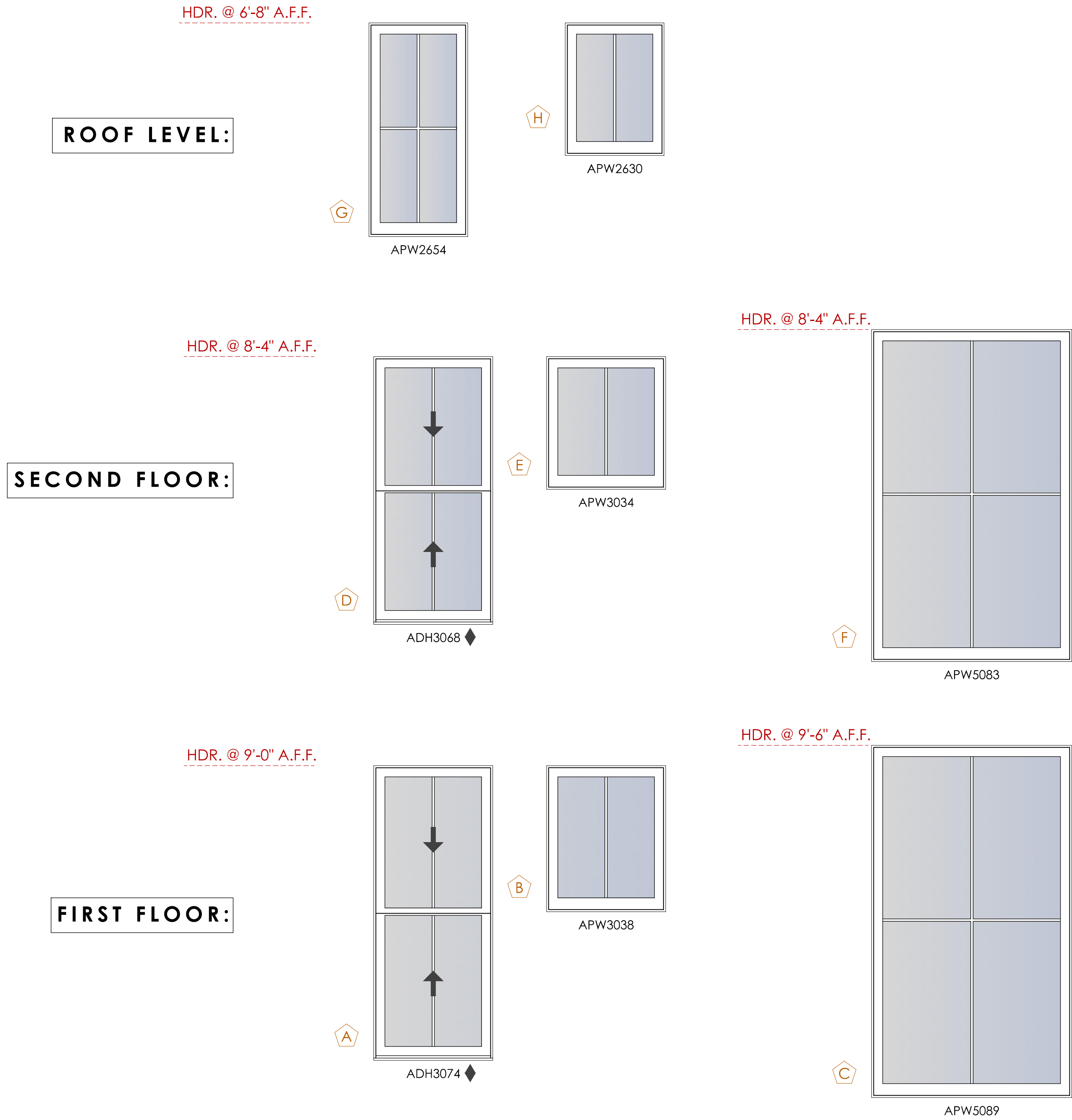
PRECEDENT IMAGES

DOOR ELEVATIONS + DOOR SCHEDULE

DOOR SCHEDULE					
REF	TYPE	LOCATION	DOOR LEAF SIZE	MATERIAL	NOTES
001	A	GARAGE DOOR	9'-0" x 7'-2"	FIBERGLASS CLAD	FLUSH, OVERHEAD
002	A	GARAGE DOOR	9'-0" x 7'-2"	FIBERGLASS CLAD	FLUSH, OVERHEAD
003	B	BREEZEWAY	3'-0" x 6'-8"	FIBERGLASS CLAD	
004	C	BREEZEWAY	*	METAL	* SEE IRON GATE DETAIL ON A-501*
005	B	BREEZEWAY	3'-0" x 6'-8"	FIBERGLASS CLAD	
006	B	GROUND FLOOR	3'-0" x 6'-8"	FIBERGLASS CLAD	
007	B	GARAGE ELEVATOR	*	FIBERGLASS CLAD	VERIFY SIZE PER ELEVATOR SPECS.
101	D	FIRST FLOOR PORCH	3'-0" x 9'-0"	SAPELE	SEE ENTRY UNIT DETAIL ON A-504
102	E	KITCHEN	2'-8" x 8'-0"	WOOD	POCKET DOOR
103	OPN'G	STAIR HALL	5'-6" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
104	E	STAIR HALL	2'-10" x 8'-0"	WOOD	
105	OPN'G	STAIR HALL	3'-10" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
106	E	GUEST BEDROOM	2'-6" x 8'-0"	WOOD	
107	E	GUEST CLOSET	2'-4" x 8'-0"	WOOD	
108	E	GUEST BATH	2'-4" x 8'-0"	WOOD	
109	OPN'G	GUEST BATH	2'-6" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
110	OPN'G	HALL	2'-8" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
111	E	POWDER ROOM	2'-4" x 8'-0"	WOOD	
112	E	OFFICE	2'-6" x 8'-0"	WOOD	
113	E	OFFICE	2'-0" x 8'-0"	WOOD	
114	E	ELEVATOR	*	WOOD	VERIFY SIZE PER ELEVATOR SPECS.
201	D	SECOND FLOOR PORCH	3'-0" x 8'-4"	SAPELE + GL	SEE ENTRY UNIT DETAIL ON A-504
202	E	MASTER BATH	2'-4" x 8'-0"	WOOD	
203	E	MASTER BATH	2'-4" x 8'-0"	WOOD	
204	E	MASTER CLOSET	2'-4" x 8'-0"	WOOD	
205	E	MASTER BEDROOM	2'-8" x 8'-0"	WOOD	
206	E	GALLERY	3'-0" x 8'-0"	WOOD	POCKET DOOR
207	OPN'G	UTILITY	3'-0" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
208	OPN'G	GALLERY	10'-8" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
209	OPN'G	STAIR HALL	3'-4" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
210	E	BEDROOM 2	2'-6" x 8'-0"	WOOD	
211	E	CLOSET 2	2'-4" x 8'-0"	WOOD	
212	E	BATH 2	2'-4" x 8'-0"	WOOD	
213	OPN'G	HALL	2'-8" x 8'-0"	--	COORD. TRIM W/ INTERIOR DESIGNER
214	E	BEDROOM 3	2'-6" x 8'-0"	WOOD	
215	E	BATH 3	2'-4" x 8'-0"	WOOD	POCKET DOOR
216	E	CLOSET 3	2'-0" x 8'-0"	WOOD	POCKET DOOR
217	E	ELEVATOR	*	WOOD	VERIFY SIZE PER ELEVATOR SPECS.
301	F	ROOF ENCLOSURE	2'-8" x 6'-8"	SAPELE + GL	SEE DETAIL ON A-504
303	E	ROOF ENCLOSURE	2'-4" x 6'-8"	WOOD	
304	F	ROOF ENCLOSURE	2'-8" x 6'-8"	SAPELE + GL	SEE DETAIL ON A-504

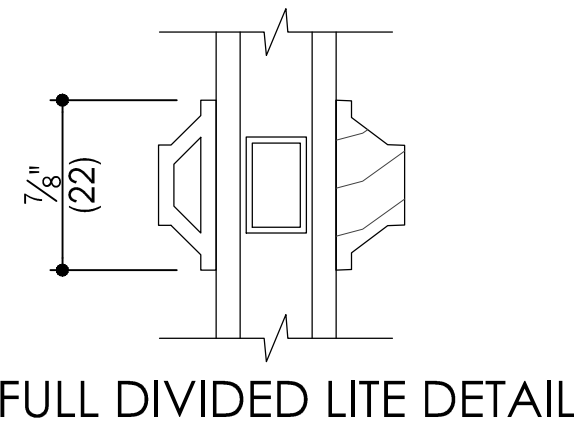


WINDOW ELEVATIONS + WINDOW SCHEDULE



WINDOW SCHEDULE							
REF	MANUFACTURER / LINE	TYPE	DIMENSION CODE	COLOR	SCREEN	FINISHED HEAD HT.	NOTES
A	ANDERSEN 'A' SERIES', FULL DIVIDED LITE	DOUBLE-HUNG	3074	WHITE EXT./PRIMED INT.	NO	9'-0"	IMPACT-RATED
B		FIXED	3038	WHITE EXT./PRIMED INT.	NO	9'-0"	IMPACT-RATED
C		FIXED	5089	WHITE EXT./PRIMED INT.	NO	9'-7"	IMPACT-RATED, CUSTOM SIZE
D		DOUBLE-HUNG	3068	WHITE EXT./PRIMED INT.	NO	8'-4"	IMPACT-RATED
E		FIXED	3034	WHITE EXT./PRIMED INT.	NO	8'-4"	IMPACT-RATED
F		FIXED	5083	WHITE EXT./PRIMED INT.	NO	9'-1"	IMPACT-RATED, CUSTOM SIZE
G		FIXED	2654	WHITE EXT./PRIMED INT.	NO	6'-8"	IMPACT-RATED
H		FIXED	2630	WHITE EXT./PRIMED INT.	NO	6'-8"	IMPACT-RATED

NOTE: RECOMMEND MANUFACTURER SUPPLIED STOOL + JAMB EXTENSION AS INDICATED ON TYP. WINDOW DETAIL (A-501)



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REGISTERED ARCHITECT

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NEW SINGLE-FAMILY DWELLING AT

24 BENNETT STREET

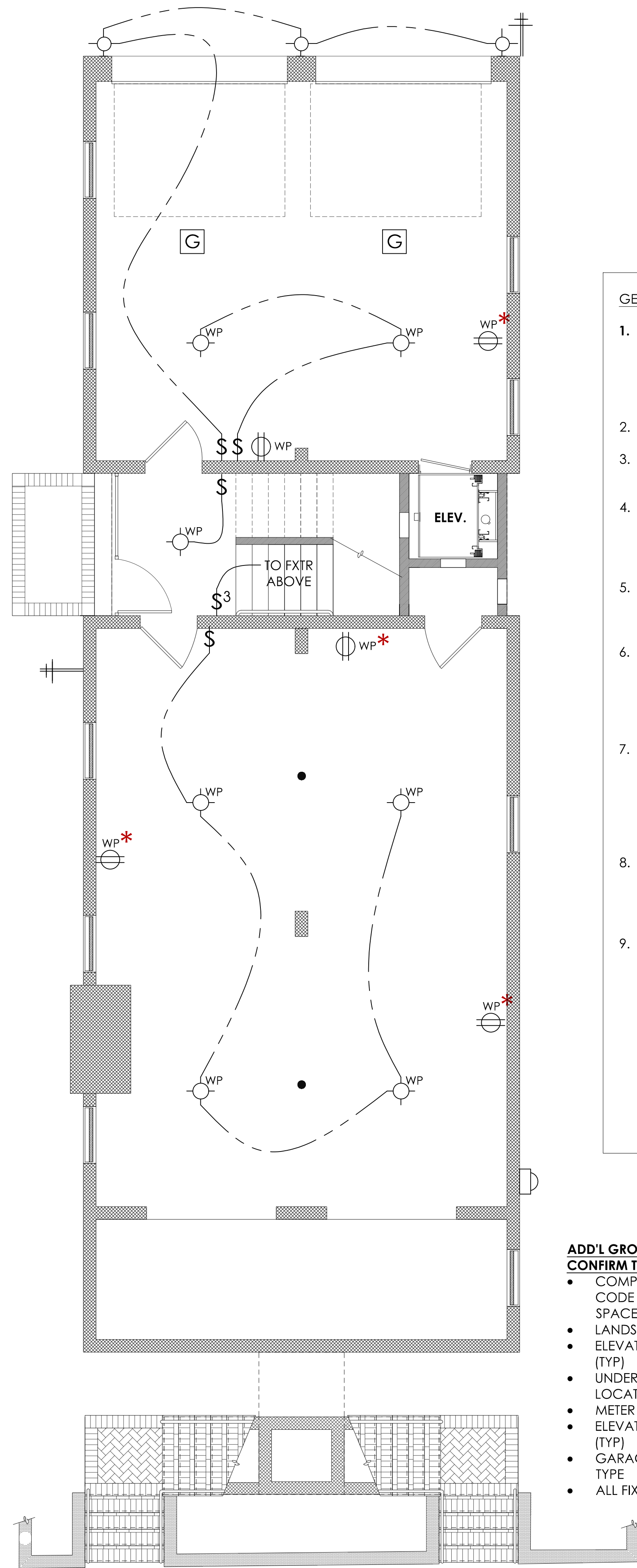
CHARLESTON SC 29403

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PROJECT NO.: 2020-34 (#24)
DATE: 7 MAY, 2021
DRAWN BY: ESL/J.F.M.
CHECKED BY: J.F.M.

DOOR +
WINDOW
SCHEDULES

A-601



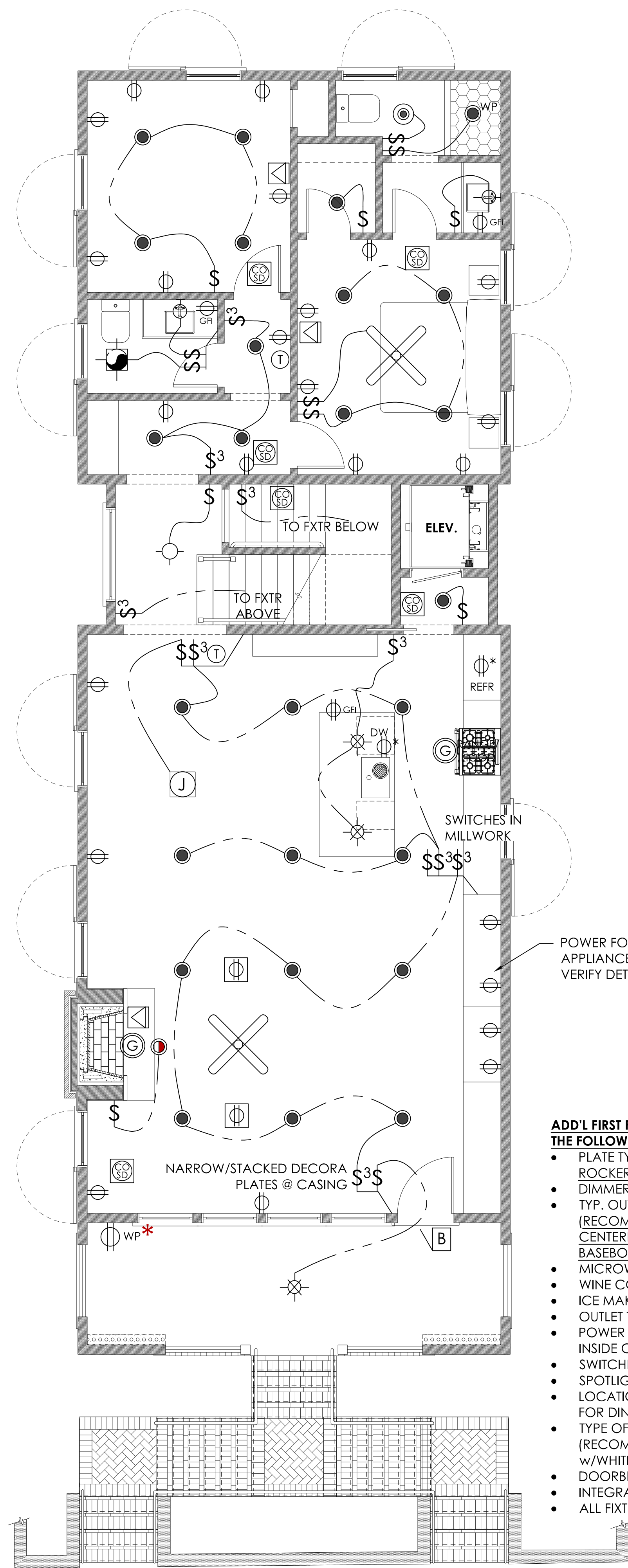
GROUND FLOOR/GARAGE LEVEL

GENERAL ELECTRICAL NOTES

1. EXTERIOR LIGHT FIXTURES ARE SUBJECT TO THE REVIEW AND APPROVAL OF CITY PRESERVATION STAFF - CONTRACTOR TO COORDINATE w/ARCHITECT RE: SUBMITTAL OF SELECTED FIXTURES PRIOR TO PURCHASE/INSTALLATION
2. CONTRACTOR TO COORDINATE EXTERIOR LIGHT SELECTION W/ ARCHITECT.
3. ELECTRICIAN RESPONSIBLE FOR FULLY COMPLYING WITH CURRENT ELECTRICAL CODES.
4. CONTRACTOR/ELECTRICIAN TO COORDINATE WALK-THROUGH WITH INTERIOR DESIGNER TO VERIFY DETAILS RE: SWITCHING PREFERENCES, DIMMERS, CABLE/DATA PORTS, ETC.
5. LOCATION OF GAS CONNECTIONS + OTHER EXTERIOR UTILITY COMPONENTS TO BE VERIFIED IN FIELD W/ ARCHITECT PRIOR TO INSTALLATION.
6. Switches and Receptacles. When two (2) or more switches or receptacles are located together, gang with one common faceplate. If they cannot be ganged, install with a minimum distance between units.
7. Receptacles. Install receptacles IN BASEBOARD OR ALT. at 18" on center (OC) above finished floor. At counter areas, recommend concealed strip below or integrated within upper cabinets where possible; where not, COORDINATE w/ARCH. OR INT. DESIGNER.
8. Switches. Install ROCKER TYPE switches at 48" on center (OC) above finished floor, unless otherwise noted. Locate light switch cover plates 6" from frame of door or corner of wall.
9. Codes. This electrical plan is intended to indicate the requirements of the occupant. The details of the electrical system shall be determined by an electrical contractor licensed by the applicable licensing authorities. Install all electrical wiring, conduit and panel boxes, and data cable per local codes. Review drawings and provide all work for a complete and operable system, including all incidentals, required by code agencies and local governing bodies.

ADD'L GROUND FLOOR NOTES - CONFIRM THE FOLLOWING:

- COMPLIANCE w/ELEC. CODE REQUIREMENTS FOR SPACE BELOW D.F.E.
- LANDSCAPE LIGHTING (TYP)
- ELEVATOR REQUIREMENTS (TYP)
- UNDERGROUND SUPPLY LINE LOCATION
- METER LOCATION
- ELEVATOR REQUIREMENTS (TYP)
- GARAGE DOOR OPENER TYPE
- ALL FIXTURE SELECTIONS



FIRST FLOOR

ADD'L FIRST FLOOR NOTES - CONFIRM THE FOLLOWING:

- PLATE TYPE (RECOMMEND ROCKER/DECORA/LUTRON)
- DIMMER LOCATIONS
- TYP. OUTLET LOCATION (RECOMMEND CENTERED/HORIZONTAL IN BASEBOARD)
- MICROWAVE/DRAWER?
- WINE COOLER?
- ICE MAKER?
- OUTLET TYPE @ OPEN COUNTER
- POWER FOR SMALL APPLIANCES INSIDE CABINETS
- SWITCHPLATES @ MILLWORK
- SPOTLIGHT @ FP
- LOCATION OF JUNCTION BOX FOR DINING FIXTURE
- TYPE OF RECESSED FIXTURE (RECOMMEND JUNO 4" LED w/WHITE BAFFLE)
- DOORBELL TYPE
- INTEGRATED SPEAKERS? (SONOS)
- ALL FIXTURE SELECTIONS

ELECTRICAL LEGEND

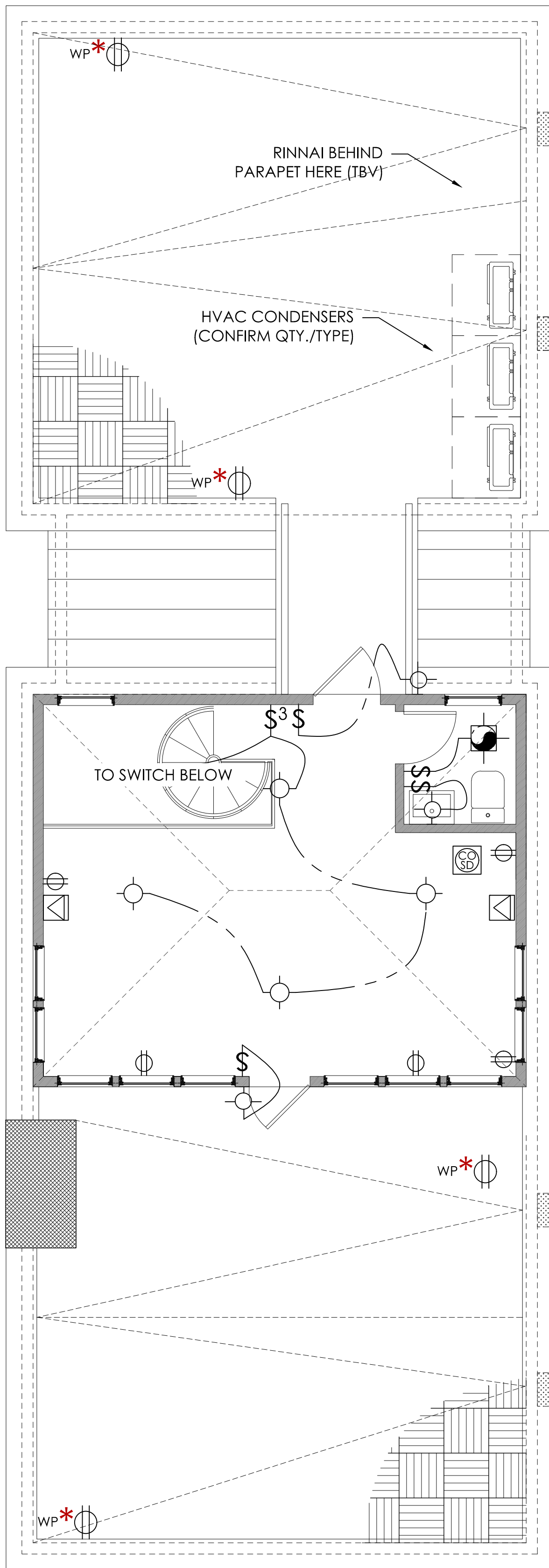
- ⌀ 110 VAC DUPLEX OUTLET
- ⌀ WP* 110 VAC DUPLEX OUTLET (water-proof) *RECESSED IN WALL
- ⌀ GFI 110 VAC DUPLEX OUTLET (ground fault interrupt)
- ⌀ FLOOR OUTLET (I.D. to approve location)
- ⌀ HALF-SWITCH OUTLET (I.D. to approve location)
- ⌀* Refer to Manufacturer's Specifications (Height/Voltage)
- \$ LIGHT SWITCH
- \$3 THREE-WAY LIGHT SWITCH
- \$D DIMMER SWITCH
- ⊙ LIGHT FIXTURE (WP = Waterproof) (Ceiling-Mounted)
- ⊙ LIGHT FIXTURE (WP = Waterproof) (Wall-Mounted)
- ⊙ LIGHT FIXTURE (WP = Waterproof) (Pendant/Chandelier)
- J JUNCTION BOX (FIXTURE T.B.D.)
- RECESSED LIGHT (WP = Waterproof) (LOW PROFILE, VERIFY TYPE)
- RECESSED DIRECTIONAL LIGHT (LOW PROFILE, VERIFY TYPE)
- FANTECH RECESSED DOWN LIGHT (VERIFY TYPE)
- UNDER-CABINET LIGHT (VERIFY TYPE)
- ⊗ CEILING FAN
- RINNAI ON-DEMAND GAS H.W.H.
- ⊙ ELECTRIC METER
- B DOORBELL
- ⊙ HOSE BIB
- ⊙ ELECTRICAL PANEL
- ⊙ EXH. FAN
- ⊙ DISPOSER - w/ 'AIR SWITCH'
- ⊙ CABLE/DATA RECEPTACLE
- ⊙ GAS CONNECTION
- T THERMOSTAT
- ⊙ SMOKE & CO DETECTOR
- G GARAGE DOOR OPENER (w/light)

ELECTRICAL LEGEND

	110 VAC DUPLEX OUTLET
	110 VAC DUPLEX OUTLET (water-proof) *RECESSED IN WALL
	110 VAC DUPLEX OUTLET (ground fault interrupt)
	FLOOR OUTLET (I.D. to approve location)
	HALF-SWITCH OUTLET (I.D. to approve location)
	Refer to Manufacturer's Specifications (Height/Voltage)
	LIGHT SWITCH
	THREE-WAY LIGHT SWITCH
	DIMMER SWITCH
	LIGHT FIXTURE (WP = Waterproof) (Ceiling-Mounted)
	LIGHT FIXTURE (WP = Waterproof) (Wall-Mounted)
	LIGHT FIXTURE (WP = Waterproof) (Pendant/Chandelier)
	JUNCTION BOX (FIXTURE T.B.D.)
	RECESSED LIGHT (WP = Waterproof) (LOW PROFILE, VERIFY TYPE)
	RECESSED DIRECTIONAL LIGHT (LOW PROFILE, VERIFY TYPE)
	FANTECH RECESSED DOWN LIGHT (VERIFY TYPE)
	UNDER-CABINET LIGHT (VERIFY TYPE)
	CEILING FAN
	ON-DEMAND GAS H.W.H.
	ELECTRIC METER
	DOORBELL
	HOSE BIB
	ELECTRICAL PANEL
	EXH. FAN
	DISPOSER - w/ 'AIR SWITCH'
	CABLE/DATA RECEPTACLE
	GAS CONNECTION
	THERMOSTAT
	SMOKE & CO DETECTOR
	GARAGE DOOR OPENER (w/light)

ADD'L ROOF LEVEL NOTES - CONFIRM THE FOLLOWING:

- HVAC COMPONENTS (CONDENSERS @ REAR TERRACE, BEHIND PARAPET)
- RINNAI W.H. LOCATION (& QUANTITY)
- PLATE TYPE (RECOMMEND ROCKER/DECORA/LUTRON)
- DIMMER LOCATIONS
- TYP. OUTLET LOCATION (RECOMMEND CENTERED/HORIZONTAL IN BASEBOARD)
- SWITCHPLATES @ MILLWORK
- SPOTLIGHT @ FP
- SUPPLEMENTAL (LOW) LIGHTING AT TERRACES?
- FLUSH-MT. FIXTURE SELECTION (NOTE LOW CLEARANCE + ANGLED CLG.)
- INTEGRATED SPEAKERS? (SONOS)
- ALL FIXTURE SELECTIONS



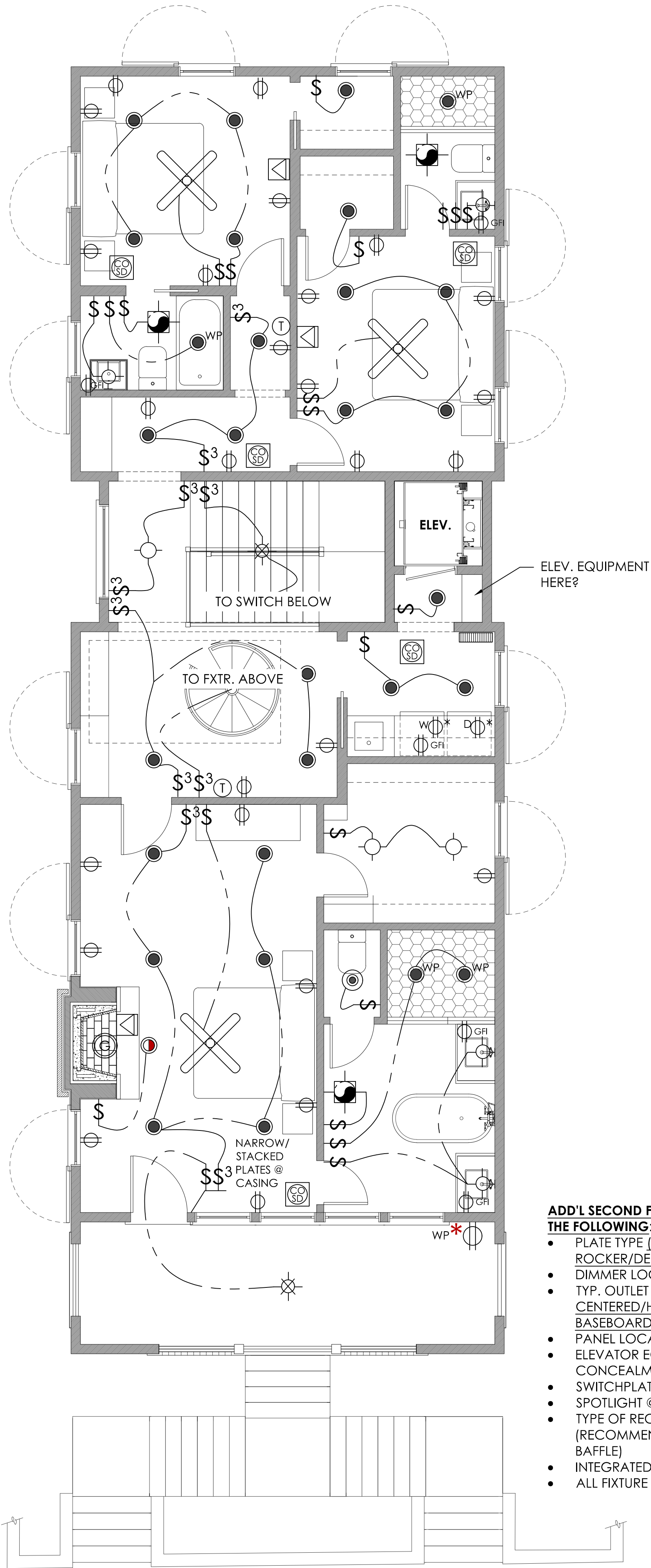
ROOF LEVEL

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ADD'L SECOND FLOOR NOTES - CONFIRM THE FOLLOWING:

- PLATE TYPE (RECOMMEND ROCKER/DECORA/LUTRON)
- DIMMER LOCATIONS
- TYP. OUTLET LOCATION (RECOMMEND CENTERED/HORIZONTAL IN BASEBOARD)
- PANEL LOCATION
- ELEVATOR EQUIPMENT LOCATION + CONCEALMENT/ACCESS
- SWITCHPLATES @ MILLWORK
- SPOTLIGHT @ FP
- TYPE OF RECESSED FIXTURE (RECOMMEND JUNO 4" LED w/WHITE BAFFLE)
- INTEGRATED SPEAKERS? (SONOS)
- ALL FIXTURE SELECTIONS



SECOND FLOOR