



## PUBLIC HEARING NOTICE

**TO:** Neighboring Property Owners  
**FROM:** Joseph M. Cronin, Town Administrator/Zoning Administrator  
**SUBJECT:** Variance Request for 3606 Beachcomber Run  
**DATE:** June 17, 2019

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Dear Property Owner,

The purpose of this letter is to notify you that the owners of **3606 BEACHCOMBER RUN** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO ALLOW FOR THE RENOVATION/MODIFICATION OF AN EXISTING NON-CONFORMING RESIDENCE (IN EXCESS OF 50% OF THE BUILDING'S APPRAISED VALUE) WITHOUT HAVING TO BRING THE EXISTING RESIDENCE INTO CONFORMITY WITH THE CURRENT ZONING REQUIREMENTS, AS REQUIRED BY SEC. 3.30.40 OF THE DEVELOPMENT STANDARDS ORDINANCE.** A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **PUBLIC HEARING**, during which time the Board will hear testimony from any individual who wishes to speak regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

**PUBLIC HEARING DATE:** Wed. July 17, 2019  
**PUBLIC HEARING TIME:** 2:30 PM  
**PUBLIC HEARING LOCATION:** Seabrook Island Town Hall  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

In addition to attending the public hearing, interested parties may submit written comments in advance of the public hearing, as follows:

**ONLINE:** [www.townofseabrookisland.org](http://www.townofseabrookisland.org) (Through 12:00 PM on May 21, 2019)  
**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org).

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator

**TOWN OF SEABROOK ISLAND**

2001 Seabrook Island Road  
Seabrook Island, SC 29455  
(843) 768-9121

**APPLICATION FOR VARIANCE**

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$350.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org).

**1. PROPERTY INFORMATION**

Please provide information regarding the property which is subject to the variance request.

Property Address	3606 Beachcomber Run				
Tax Map Number	147-14-00-067	Block	16	Lot	84
Lot Size (Square Feet)					
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes		No	

**2. APPLICANT(S)**

Please provide information regarding the individual(s) who is (are) submitting the variance request.

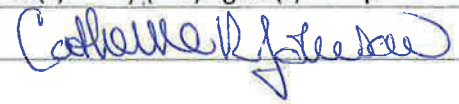
Applicant Name(s)	Malcolm Brennan c.o. M. Brennan Architects, Inc.
Applicant Address	113 Wappoo Creek Drive, Ste. 4, Charleston, SC. 29412
Applicant Phone Number	843-406-7813
Applicant Email Address	m@mbrennanarchitects.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Design Professional

**3. PROPERTY OWNER(S)**

If the Applicant(s) is (are) NOT the property owner(s), please provide information for the property owner(s).

Owner Name(s)	Catherine R. Johnson
Owner Mailing Address	2622 West Lake Street, Apt. 416, Minneapolis MN. 55416
Owner Phone Number	612-803-0782
Owner Email Address	katierjohnson@comcast.net

**Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):** I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.

Owner Signature(s)		Date	06/04/2019
		Date	

**4. CERTIFICATION**

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

Applicant Signature(s)		Date	06/04/19
		Date	

**OFFICE USE ONLY**

Date Filed: 06/04/2019      Variance Application #: 162      Hearing Date: 07/17/2019

## 5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

This project includes interior remodelling, new code compliant windows and doors, structural stabilization and improvement, removal of the mansard roofing at the second floor balcony, water-proofing issues, and code required improvements to the mechanical, and electrical systems.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s): § 3.30.40 Nonconforming Structure Modification.

2) DSO Requirement(s): Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

This home pre-dates the town. It was constructed in 1979, before the town was incorporated. The setback encroachment is adjacent to permanently open space.

2) These conditions do not generally apply to other property in the vicinity as shown by:

The attached aerial photo and Charleston County GIS Map shows that the homes on the adjacent properties have similar relationships to the rear property line.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Compliance with the ordinance would require removal of a significant portion of two floors of the existing home.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

The proposed improvements actually decrease the existing encroachment by relocating the existing hvac stand inside the allowable setback lines. The existing encroachment poses no detriment to the adjacent properties, public good, or character of the district, because the adjacent properties have similar orientation, and are adjacent to permanently open space.



## 6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- ☒ **Completed & Signed Variance Application Form** (Paper Required; PDF Optional)
  - Please submit one *completed* paper application. All signatures must be original.
- ☒ **\$350.00 Application Fee**
  - The application fee may be paid by cash or check only.
- ☒ **As-Built Survey / Survey of Existing Conditions** (Paper Required; PDF Optional)
  - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- ☒ **Proposed Site Plan** (Paper & PDF Required)
  - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- ☒ **Scaled Architectural Drawings:** (Paper & PDF Required)
  - Required for all new structures and/or exterior modifications to existing structures.
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side and rear elevations, as appropriate.
- ☒ **Letter of Approval from Property Owners Association and/or Regime:** (Paper Required; PDF Optional)
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- ☒ **Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required.** (Paper & Digital Files Optional)

## CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in **unnecessary hardship**. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

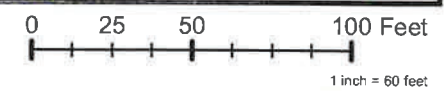
The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.





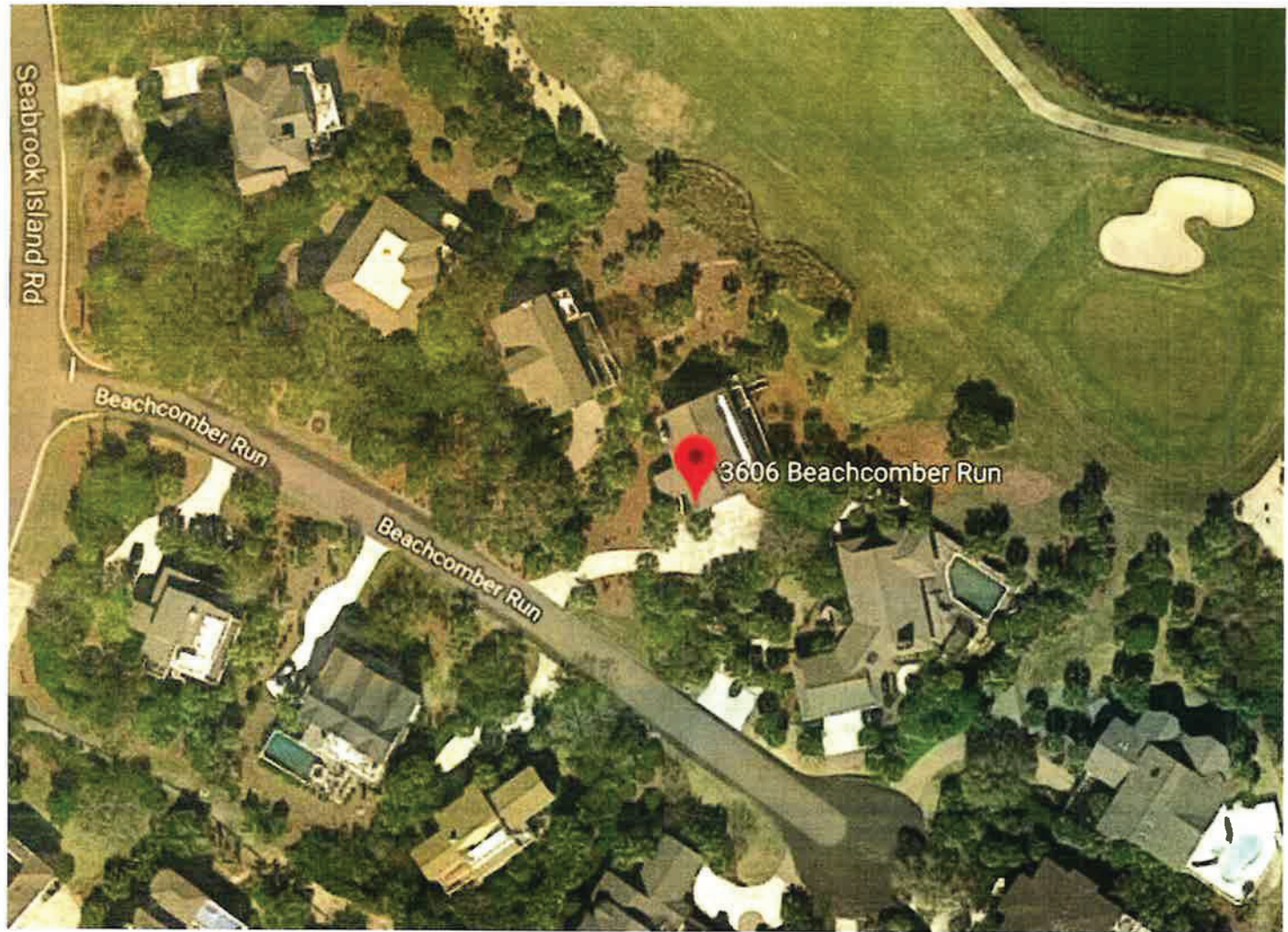
Charleston County SC



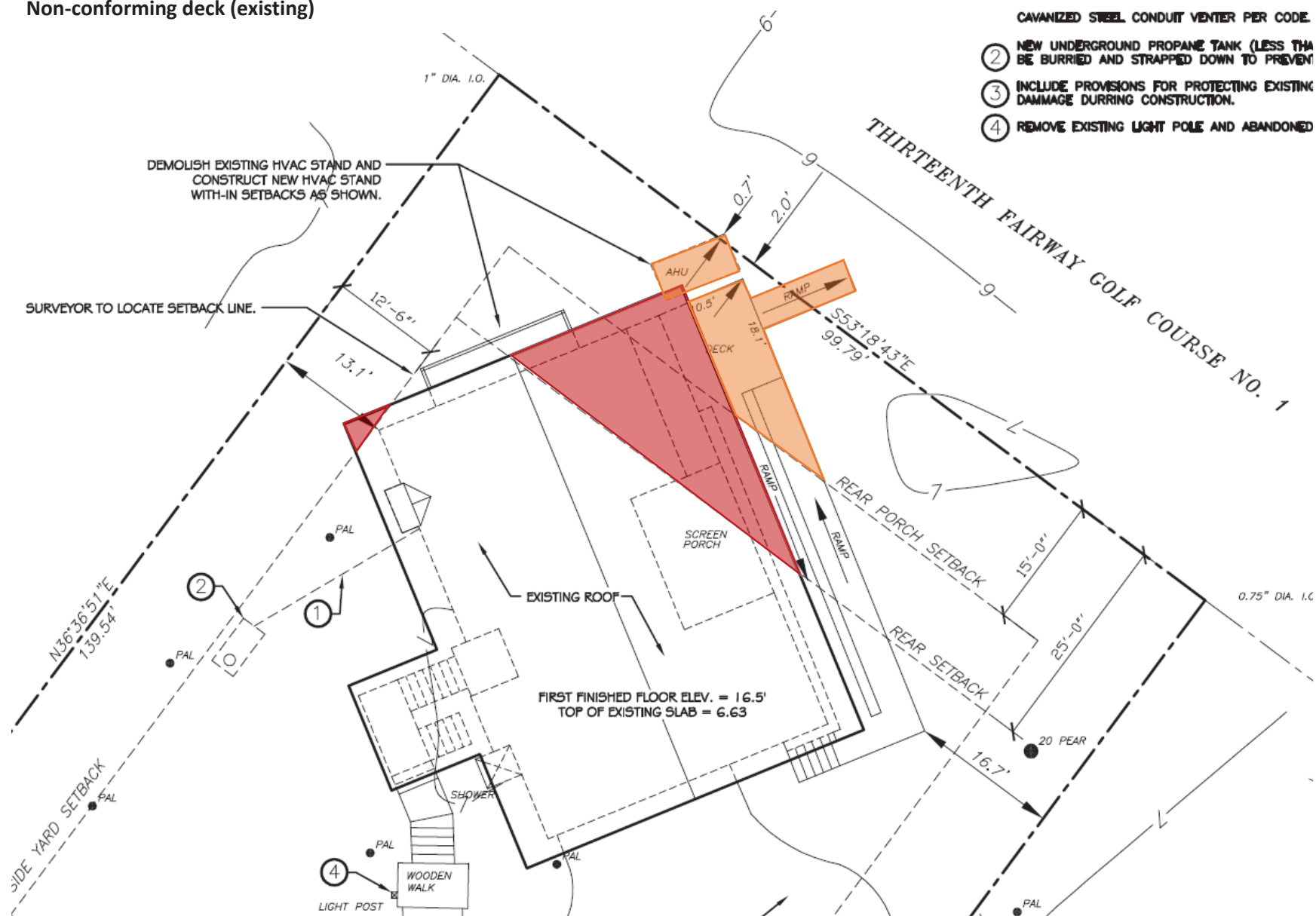
**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC  
Date: 6/3/2019









## **Sec. 3.30. - Nonconforming Structures.**

Buildings or structures, which were lawfully constructed prior to the adoption of this Ordinance or any amendment thereof, but do not meet the provisions of this Ordinance may continue to exist, provided:

**§ 3.30.10.** A nonconforming structure shall not be re-established, re-occupied or replaced with the same or similar building structure if physically removed or relocated from its specific site location after passage of this Ordinance, with the exception of property covered by the South Carolina Coastal Tidelands and Wetlands Act 48.39 Coastal Management Act and related laws dated July 1, 1988. (See § 9.20)

**§ 3.30.20.** A nonconforming structure shall not be repaired or rebuilt after the same has been damaged or damaged beyond repair in such a way as to increase the extent of its pre-damage nonconformity except as necessary to comply with applicable building codes, other provisions of the Town Code, DSO, and any and all other applicable codes, rules and regulations; and provided that, upon approval of the Planning Commission, a nonconforming structure that has been damaged beyond repair may be rebuilt in its pre-damaged footprint at or below its pre-damaged density, even if such structure would be nonconforming under the Town's DSO. The number of units of a repaired structure (density) may not be increased from pre-damage levels. Footprint shall be defined as the surface space and location relative to property lines occupied by the pre-damage structure including porches and decks. All other provisions of the Town Code, DSO and any and all other applicable codes, rules and regulations must be complied with to the satisfaction of the Planning Commission and applicable authorities. For purposes of this section, the term "damaged beyond repair" means that more than sixty-six and two-thirds (66⅔%) of the replacement value of the structure has been destroyed.

**§ 3.30.30.** Nothing in this Section shall be deemed to prevent the strengthening, or restoring to a safe condition, any building declared to be unsafe by an official charged with protecting the public safety, upon order of such individual.

**§ 3.30.40.** Nonconforming Structure Modification. Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein. Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

(Ord. No. 2004-04, 8-24-2004; Ord. No. 2007-06, §§ II(3.30.20), (3.30.40), 7-24-2007; Ord. No. 2015-03, §§ II(3.30.20), (3.30.40), 6-23-2015)

## SURVEY

SITE INFORMATION TAKEN FROM SURVEY TITLED :

TITLE	TREE AND TOPOGRAPHIC SURVEY LOT 84, BLOCK 16, TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C.
PROJECT NUMBER	9137.DWG

CREATED BY:

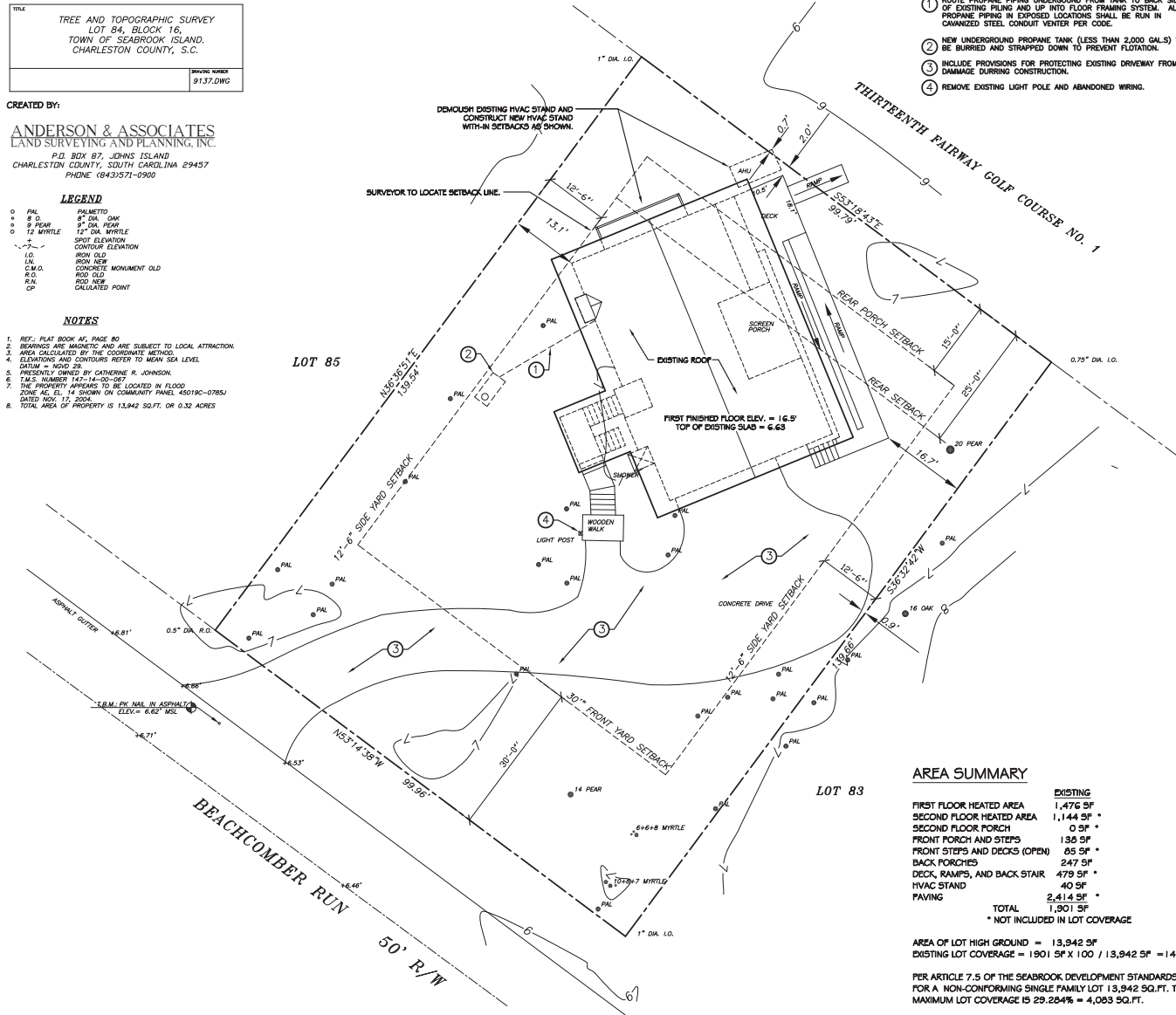
**ANDERSON & ASSOCIATES**  
LAND SURVEYING AND PLANNING, INC.  
P.O. BOX 87, JONES ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA 29457  
PHONE (843)571-0900

### LEGEND

- PAL PALMETTO
- 8' PAL 8" DIA. OAK
- 9' PAL 9" DIA. OAK
- 12' MYRTLE 12" DIA. MYRTLE
- SPOT ELEVATION
- CONTOUR ELEVATION
- IRON OLD
- IRON NEW
- C.M.O.
- R.O.D.
- R.N.
- CALCULATED POINT

### NOTES

- REF. PLAT BOOK A7, PAGE 80
- BOUNDARIES ARE MAGNETIC AND ARE SUBJECT TO LOCAL ATTRACTION.
- AREA CALCULATED BY THE COORDINATE METHOD.
- ELEVATIONS AND CONTOURS REFER TO MEAN SEA LEVEL.
- DATUM = NAD 83
- PRESENTLY OWNED BY CATHERINE R. JOHNSON.
- T.M.S. NUMBER 14-1-14-100-050
- THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AC 15.14 SHOWN ON COMMUNITY PANEL 45019C-0785J DATED NOV. 12, 2004.
- TOTAL AREA OF PROPERTY IS 13,942 SQ.FT. OR 0.32 ACRES



### DRAWING NOTES

- ROUTE PROPANE PIPING UNDERGROUND FROM TANK TO BACK SIDE OF EXISTING PILING AND UP INTO FLOOR FRAMING SYSTEM. ALL PROPANE PIPING IN EXPOSED LOCATIONS SHALL BE RUN IN GALVANIZED STEEL CONDUIT VENTER PER CODE.
- NEW UNDERGROUND PROPANE TANK (LESS THAN 2,000 GALS.) TO BE BURIED AND STRAPPED DOWN TO PREVENT FLOTATION.
- INCLUDE PROVISIONS FOR PROTECTING EXISTING DRIVEWAY FROM DAMAGE DURING CONSTRUCTION.
- REMOVE EXISTING LIGHT POLE AND ABANDONED WIRING.

### AREA SUMMARY

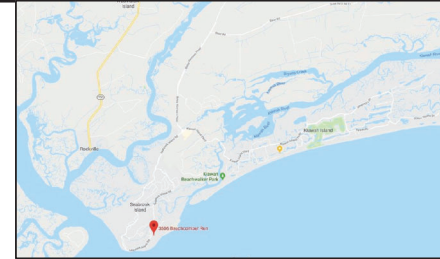
	EXISTING
FIRST FLOOR HEATED AREA	1,476 SF
SECOND FLOOR HEATED AREA	1,144 SF
SECOND FLOOR PORCH	0 SF
FRONT PORCH AND STEPS	135 SF
FRONT STEPS AND DECKS (OPEN)	85 SF
BACK PORCHES	247 SF
DECK, RAMPS, AND BACK STAIR	479 SF
HVAC STAND	40 SF
PAVING	2,414 SF
TOTAL	1,901 SF
* NOT INCLUDED IN LOT COVERAGE	

AREA OF LOT HIGH GROUND = 13,942 SF  
EXISTING LOT COVERAGE = 1901 SF X 100 / 13,942 SF = 14 %

PER ARTICLE 7.5 OF THE SEABROOK DEVELOPMENT STANDARDS FOR A NON-CONFORMING SINGLE FAMILY LOT 13,942 SQ.FT. THE MAXIMUM LOT COVERAGE IS 29.284% = 4,083 SQ.FT.

## SITE PLAN

SCALE : 1" = 10'



### LOCATION MAP

### INDEX OF DRAWINGS

SHT.	TITLE	REVISIONS
ARCHITECTURAL		
A1	SITE PLAN	
A1.1	ELEVATION CERTIFICATE	
SURVEY		
D1	1st FLOOR DEMOLITION	
D2	2nd FLOOR DEMOLITION	
A2	GROUND FLOOR PLANS	
A3	FIRST FLOOR PLANS	2-4-19
A4	SECOND FLOOR PLANS	2-4-19
A5	EXTERIOR FRONT ELEVATIONS	
A6	EXTERIOR SIDE ELEVATIONS	
A7	EXTERIOR REAR ELEVATIONS	
A8	EXTERIOR SIDE ELEVATIONS	
A9	INTERIOR ELEVATIONS	
A10	SCHEDULES	
A11	DETAILS	
A12	DOOR AND WINDOW DETAILS	
A13	SPECIFICATIONS	
A14	SPECIFICATIONS	
A15	SPECIFICATIONS	
STRUCTURAL		
S1	FIRST FLOOR FRAMING PLAN	
S2	FIRST FLOOR CEILING FRAMING PLAN	
S3	ROOF FRAMING PLAN	
S4	STRUCTURAL DETAILS	
S5	STRUCTURAL NOTES	
ELECTRICAL		
E1	GROUND FLOOR POWER & LIGHTING	4-30-19
E2	1st FLOOR ELECTRICAL PLAN	
E3	1st FLOOR LIGHTING PLAN	4-30-19
E4	2nd FLOOR ELECTRICAL PLAN	
E5	2nd FLOOR LIGHTING PLAN	4-30-19
E6	LIGHT FIXTURE SCHEDULE	4-2-19

# A1

SHEET

DATE: JAN. 25, 2019

REVISIONS: 4

1 02-04-19 5

2 02-23-19 6

3

M. BRENNAN ARCHITECTS, INC.

113 Wappoo Creek Drive, Ste. 4

Charleston, South Carolina

mbrennanarchitects.com

**JOHNSON RENOVATION**

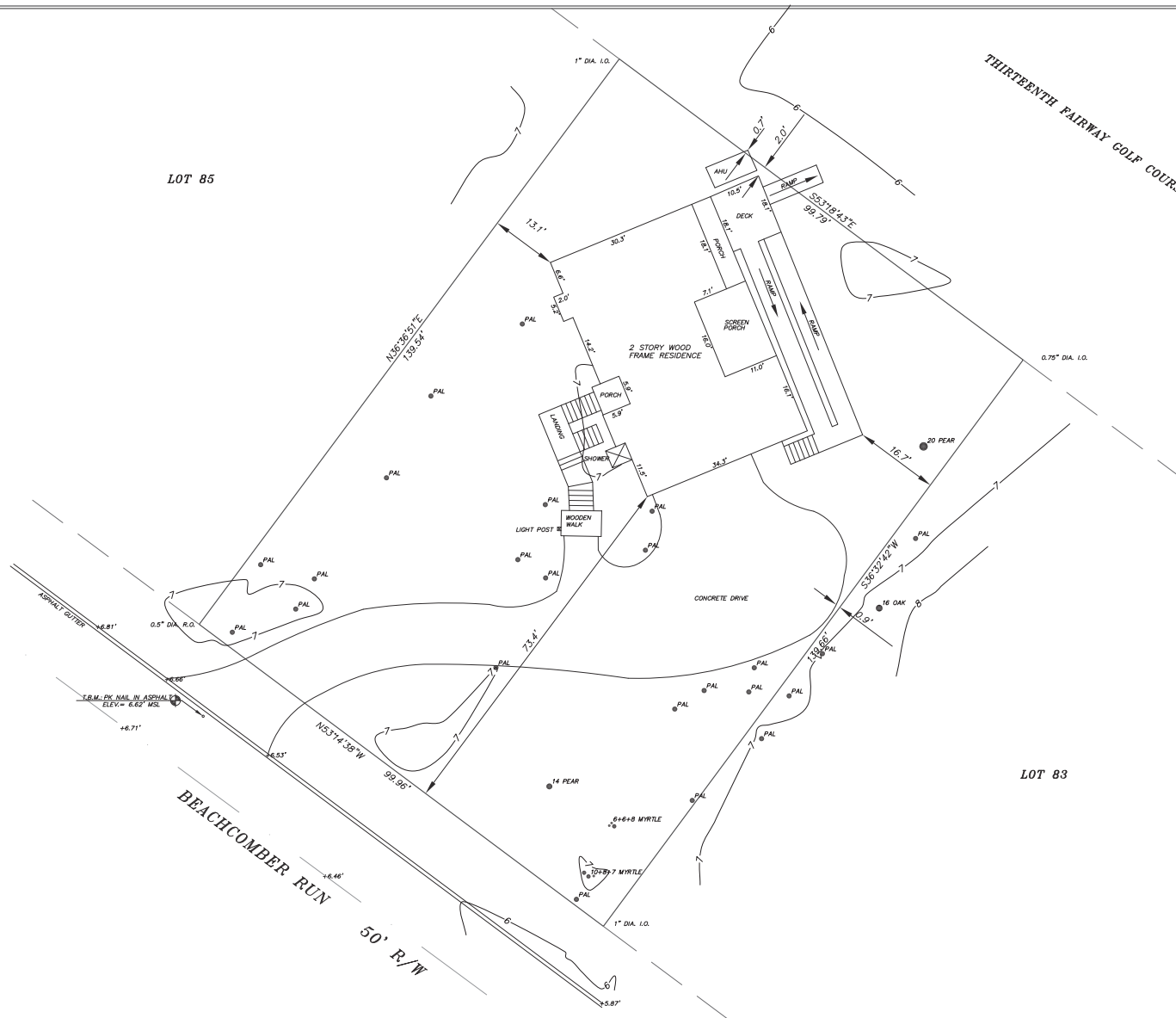
**3606 BEACHCOMBER RUN**

**Seabrook Island, South Carolina**



LOT 85

THIRTEENTH FAIRWAY GOLF COURSE NO. 1

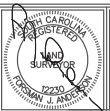


#### LEGEND

- o PAL PALMETTO
- o 8\"/>

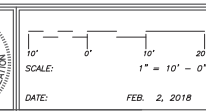
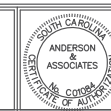
#### NOTES

1. REF: PLAT BOOK AF, PAGE 80
2. BEARINGS ARE MAGNETIC AND ARE SUBJECT TO LOCAL ATTRACTION.
3. AREA CALCULATED BY THE COORDINATE METHOD.
4. ELEVATIONS AND CONTOURS REFER TO MEAN SEA LEVEL
5. DATUM = NAD 83
6. PRESENTLY OWNED BY CATHERINE R. JOHNSON.
7. T.M.S. NUMBER 147-14-00-06
8. THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AL EL. 14 SHOWN ON COMMUNITY PANEL 45019C-0785J DATED NOV. 17, 2004.
9. TOTAL AREA OF PROPERTY IS 13,942 SQ. FT. OR 0.32 ACRES



NO.	DATE	REVISION DESCRIPTION

ANDERSON & ASSOCIATES  
LAND SURVEYING AND PLANNING, INC.  
P.O. BOX 87, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29457  
PHONE (843) 571-0900



TITLE	TREE AND TOPOGRAPHIC SURVEY LOT 84, BLOCK 16, TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C.
DRAWING NUMBER	9137.DWG



U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OBS No. 1650-0008  
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-6.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name  
CATHERINE R. JOHNSON

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3606 BEACHCOMBER RUN

Company NAIC Number:

City  
TOWN OF SEABROOK ISLAND

State  
South Carolina

ZIP Code  
29405

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
LOT 84, BLOCK 16

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)  
RESIDENTIAL

A5. Latitude/Longitude: Lat. 23-33-58 Long. 80-09-50 Horizontal Datum: ☒ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number  
5

A8. For a building with a crawlspace or enclosure(s):  
a) Square footage of crawlspace or enclosure(s) NA sq ft  
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA  
c) Total net area of flood openings in A8.b NA sq ft  
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:  
a) Square footage of attached garage NA sq ft  
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0  
c) Total net area of flood openings in A9.b 0 sq ft  
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
SEABROOK ISLAND 450256

B2. County Name  
CHARLESTON

B3. State  
South Carolina

B4. Map/Panel Number  
45019C-0785

B5. Suffix  
J

B6. FIRM Index Date  
11-17-2004

B7. FIRM Panel Effective/Revised Date  
11-17-2004

B8. Flood Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone AE, use Base Flood Depth)  
14

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:  
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: ☐ CBRS ☐ OPA

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 1 of 6

OBS No. 1650-0008  
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3606 BEACHCOMBER RUN

Policy Number:

City  
Seabrook Island

State  
SC

ZIP Code  
29405

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AQ. Complete Items C2 a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Used: CG 222 Vertical Datum: 1929

Indicate elevation datum used for the elevations in Items a) through h) below:  
☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 16.5 ☒ feet ☐ meters

b) Top of the next higher floor 26.6 ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only) NA ☒ feet ☐ meters

d) Attached garage (top of slab) NA ☒ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 13.7 ☒ feet ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG) 6.7 ☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG) 7.0 ☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 7.0 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name  
F.J. ANDERSON

License Number  
12230

Title  
P.L.S.

Company Name  
ANDERSON & ASSOCIATES LMD SURVEYING & PLANNING, INC.

Address  
P.O. BOX 87

City  
JOHNS ISLAND

State  
South Carolina

ZIP Code  
29407

Signature

Date  
2-2-2018

Telephone  
843-671-0900

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

This elevation certification is for the use of the above listed owner only and is not transferable.  
Any other use of this certification is null and void.

JOB NO. 9137

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 2 of 6

JOHNSON RENOVATION  
3606 BEACHCOMBER RUN  
Seabrook Island, South Carolina

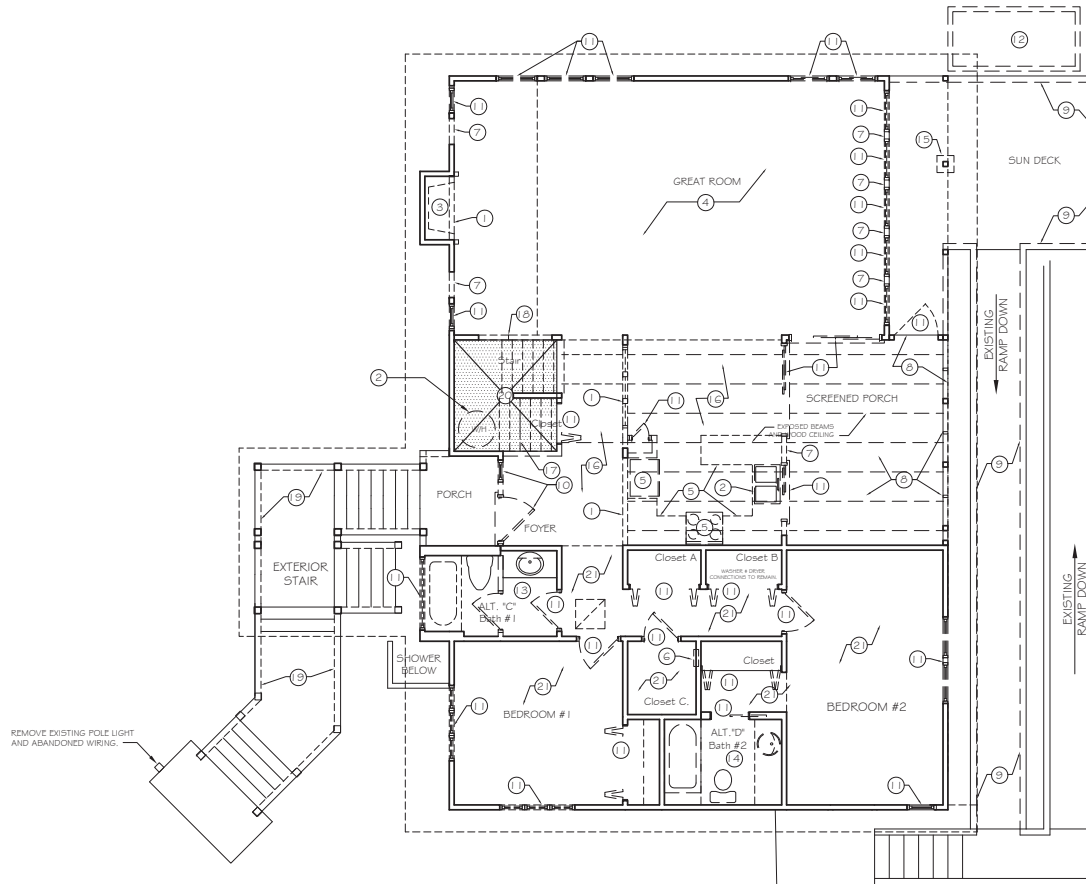
M. BRENNAN ARCHITECTS, INC.  
113 Wappoo Creek Drive, Ste.4  
Charleston, South Carolina  
mbrennanarchitects.com

DATE: JAN. 25, 2019

REVISIONS	4	5	6	7
1				
2				
3				

A1.1

SHEET



## PROPOSED FIRST FLOOR PLAN

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

### DRAWING LEGEND

- EXISTING WALL TO REMAIN  
- - - - - EXISTING WALL TO BE REMOVED

### DEMOLITION NOTES

- 1 SHORE UP EXISTING STRUCTURE AND REMOVE PARTITIONS SHOWN DASHED.
- 2 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED AND REMOVE ABANDONED LINES.
- 3 REMOVE EXISTING PRE-FAB FIREPLACE, FLUE, SURROUND AND HEARTH.
- 4 REMOVE ALL CEILING, WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 5 REMOVE EXISTING CABINETS AND APPLIANCES.
- 6 ELECTRICIAN TO VERIFY CONDITION AND CODE COMPLIANCE OF EXISTING ELECTRICAL PANEL. YOUR BASE BID SHOULD INCLUDE REMOVING THE PANEL IF IT IS NON-CODE COMPLIANT OR IN POOR CONDITION.
- 7 CUT NEW OPENING IN EXISTING WALL FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 8 REMOVE ALL INSECT SCREEN, NON-STRUCTURAL POSTS, DECKING, SCREEN PORCH FLOOR JOIST, AND SCREEN DOOR.
- 9 REMOVE EXISTING WOOD RAILING SYSTEM AND NEWEL POSTS.
- 10 MODIFY EXISTING WALL OPENING FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 11 REMOVE EXISTING WINDOW / DOOR ASSEMBLY.
- 12 SALVAGE EXISTING HVAC EQUIPMENT AND DEMOLISH HVAC EQUIPMENT STAND.
- 13 ALT. "C" SHALL INCLUDE DEMOLITION OF THE FOLLOWING ITEMS IN BATH #1:  
DEMOLISH THE WALL BETWEEN THE SHOWER AND TOILET, AND REMOVE ALL EXISTING FINISHES, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 14 ALT. "D" SHALL INCLUDE DEMOLITION OF THE FOLLOWING IN BATH #2:  
REMOVE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 15 REMOVE EXISTING WOOD SHELF AT PERIMETER OF POST.
- 16 REMOVE ALL WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 17 REMOVE EXISTING INTERIOR STAIR AND RAILINGS COMPLETE.
- 18 MODIFY EXISTING WALL OPENING FOR NEW SHELVING TO BE CONSTRUCTED IN WALL CAVITY. SEE JAB. INCLUDE NEW HEADER AS SPECIFIED.
- 19 REMOVE EXISTING RAILINGS. EXISTING NEWEL POSTS TO REMAIN.
- 20 ALT. "E" SHALL INCLUDE DEMOLITION OF THE FOLLOWING:  
CUT OPENING IN EXISTING FLOOR SYSTEM AS NEEDED FOR NEW INTERIOR STAIR. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 21 REMOVE ALL EXISTING FLOOR FINISH, BASE BOARD, AND CASING IN THIS SPACE AND ADJACENT CLOSETS.

### GENERAL DEMOLITION NOTES

CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF SEABROOK ISLAND CONCERNING USE OF THE SITE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UNLESS OTHERWISE NOTED, ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE IN AN APPROVED AND LEGAL MANNER.

OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIAL.

SEE SHEET A2 FOR GROUND FLOOR DEMOLITION.

REMOVE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS ASSOCIATED WITH WALLS SCHEDULED FOR DEMOLITION. REMOVE ALL ABANDONED ITEMS COMPLETE. CAP ACTIVE LINES WITH-IN THE STRUCTURAL CAVITY AND PATCH ADJACENT FINISHES U.N.O.

REMOVE ALL EXISTING WINDOWS AND DOORS. SECURE THE BUILDING ENVELOPE AT ALL TIMES. DO NOT REMOVE EXISTING WINDOWS OR EXTERIOR DOORS ITEMS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED U.N.O. TO THE EXTENT THAT WALL OPENING ARE TO BE MODIFIED, EXISTING WINDOWS AND EXTERIOR DOORS MAY BE REMOVED PRIOR TO DELIVERY OF NEW UNITS.

REMOVE ALL WINDOW AND EXTERIOR DOOR CASING.

REMOVE WALLS AS INDICATED WITH DASHED LINES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UPON COMPLETION OF THE NON-STRUCTURAL INTERIOR DEMOLITION, AND BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION, PROVIDE A SURVEY OF THE EXISTING FLOOR SYSTEM TO DETERMINE LOCATIONS WHERE SETTLEMENT OR DEFLECTION MAY HAVE OCCURRED. SCHEDULE A MEETING WITH THE ARCHITECT AND ENGINEER TO REVIEW AND EVALUATE THE ABOVE AND CONFIRM PLACEMENT OF NEW SHEAR WALLS, AND STRUCTURAL MEMBERS.

REMOVE ALL INTERIOR DOOR CASINGS, INTERIOR DOORS, BASEBOARDS, AND FLOOR FINISHES EXCEPT WITH-IN SPACES DESIGNATED AS ALTERNATES. THE DEMOLITION WITH-IN SPACES DESIGNATED AS ALTERNATES, SHALL BE AS DESCRIBED IN THE DESCRIPTION OF THE ALTERNATE.

REMOVE ALL EXISTING KITCHEN APPLIANCES.

REMOVE EXISTING ROOF MOUNTED SATELLITE DISH AND PATCH ROOF SYSTEM.

REMOVE ALL INTERIOR AND EXTERIOR ELECTRICAL FIXTURES, OUTLETS, AND SWITCHES.

REMOVE ALL EXISTING STUPEL TEXTURE ON CEILING.



**D1**  
SHEET

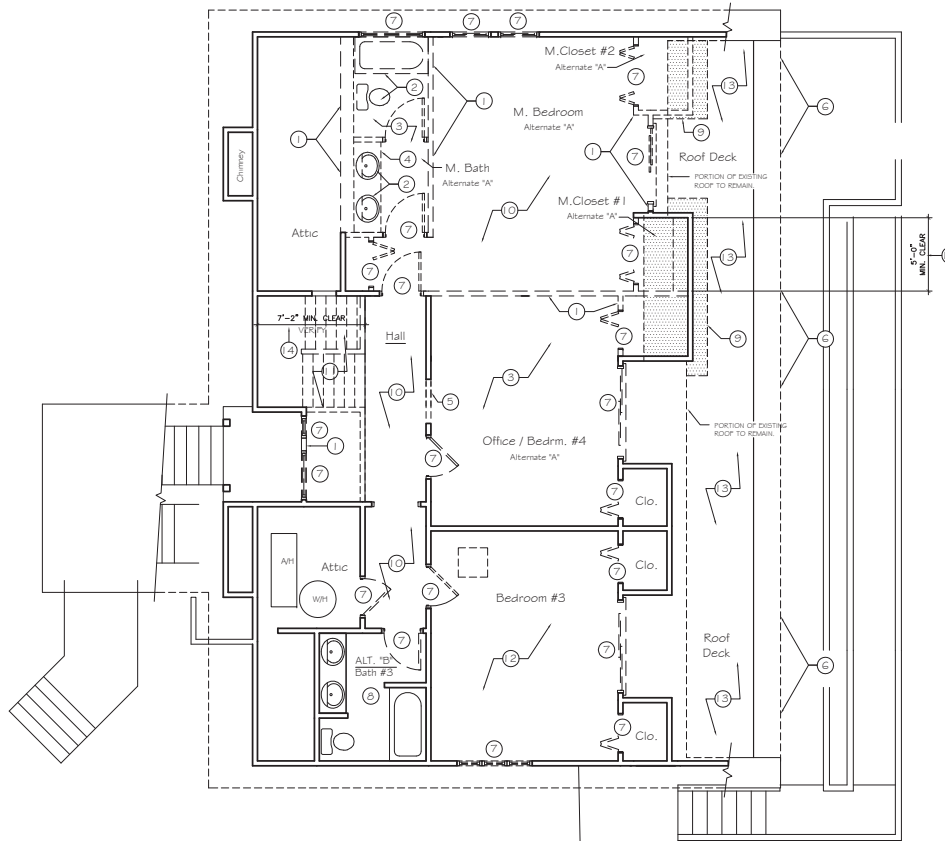
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**JOHNSON RENOVATION**  
**3606 BEACHCOMBER RUN**  
**Seabrook Island, South Carolina**



## SECOND FLOOR DEMOLITION PLAN

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



### DRAWING LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

### DEMOLITION DRAWING NOTES

- 1 SHORE UP EXISTING STRUCTURE AND REMOVE PARTITIONS SHOWN DASHED.
- 2 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED AND REMOVE ABANDONED LINES.
- 3 REMOVE ALL CEILING, WALL & FLOOR FINISHES IN THIS SPACE.
- 4 REMOVE EXISTING CABINETRY AND APPLIANCES.
- 5 CUT NEW OPENING IN EXISTING WALL FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 6 REMOVE EXISTING SOLID RAILING AND MANSARD ROOF TO EDGE OF EXISTING ROOF DECK FRAMING.
- 7 REMOVE EXISTING WINDOW / DOOR ASSEMBLY.
- 8 DEMOLITION IN BATH #3 SHALL BE INCLUDED IN ALT. 'B'. IF THIS ALTERNATE IS ACCEPTED REMOVE: VANITY LIGHTING, MIRRORS, COUNTER TOP, LAVATORY FAUCETS, AND TUB FAUCET ASSEMBLY. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 9 STIPPLE INDICATES AREAS OF EXISTING ROOF TO BE REMOVED. HEAD OFF EXISTING RAFTERS AS SHOWN ON SHEET A3.
- 10 REMOVE ALL WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 11 REMOVE EXISTING INTERIOR STAIR AND RAILINGS COMPLETE.
- 12 REMOVE ALL EXISTING FLOOR FINISH, BASE BOARD, AND CASING IN THIS SPACE AND ADJACENT CLOSETS.
- 13 REMOVE EXISTING WATER-PROOF MEMBRANE SYSTEM AND REPAIR DECK AS NEEDED.
- 14 VERIFY THIS DIMENSION BEFORE PROCEEDING WITH DEMOLITION.

### GENERAL DEMOLITION NOTES

CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF SEABROOK ISLAND CONCERNING USE OF THE SITE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UNLESS OTHERWISE NOTED, ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE IN AN APPROVED AND LEGAL MANNER.

OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIAL.

SEE SHEET A2 FOR GROUND FLOOR DEMOLITION.

REMOVE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS ASSOCIATED WITH WALLS SCHEDULED FOR DEMOLITION. REMOVE ALL ABANDONED ITEMS COMPLETE. CAP ACTIVE LINES WITH-IN THE STRUCTURAL CAVITY AND PATCH ADJACENT FINISHES U.N.O.

REMOVE ALL EXISTING WINDOWS AND DOORS. SECURE THE BUILDING ENVELOPE AT ALL TIMES. DO NOT REMOVE EXISTING WINDOWS OR EXTERIOR DOORS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED U.N.O. TO THE EXTENT THAT WALL OPENING ARE TO BE MODIFIED, EXISTING WINDOWS AND EXTERIOR DOORS MAY BE REMOVED PRIOR TO DELIVERY OF NEW UNITS.

REMOVE ALL WINDOW AND EXTERIOR DOOR CASING.

REMOVE WALLS AS INDICATED WITH DASHED LINES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UPON COMPLETION OF THE NON-STRUCTURAL INTERIOR DEMOLITION, AND BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION, PROVIDE A SURVEY OF THE EXISTING FLOOR SYSTEM TO DETERMINE LOCATIONS WHERE SETTLEMENT OR DEFLECTION MAY HAVE OCCURRED. SCHEDULE A MEETING WITH THE ARCHITECT AND ENGINEER TO REVIEW AND EVALUATE THE ABOVE AND CONFIRM PLACEMENT OF NEW SHEAR WALLS, AND STRUCTURAL MEMBERS.

REMOVE ALL INTERIOR DOOR CASINGS, INTERIOR DOORS, BASEBOARDS, AND FLOOR FINISHES. EXCEPT WITH-IN SPACES DESIGNATED AS ALTERNATES. THE DEMOLITION OF THE ABOVE ITEMS WITH-IN SPACES DESIGNATED AS ALTERNATES SHALL BE INCLUDED IN THE CORRESPONDING ALTERNATE. SEE SHEET A3 FOR A DESCRIPTION OF THE ALTERNATES.

REMOVE ALL EXISTING KITCHEN APPLIANCES.

REMOVE EXISTING ROOF MOUNTED SATELLITE DISH AND PATCH ROOF SYSTEM.

REMOVE ALL INTERIOR AND EXTERIOR ELECTRICAL FIXTURES, OUTLETS, AND SWITCHES.

REMOVE ALL EXISTING STIPPLE TEXTURE ON CEILING.



**D2**  
SHEET

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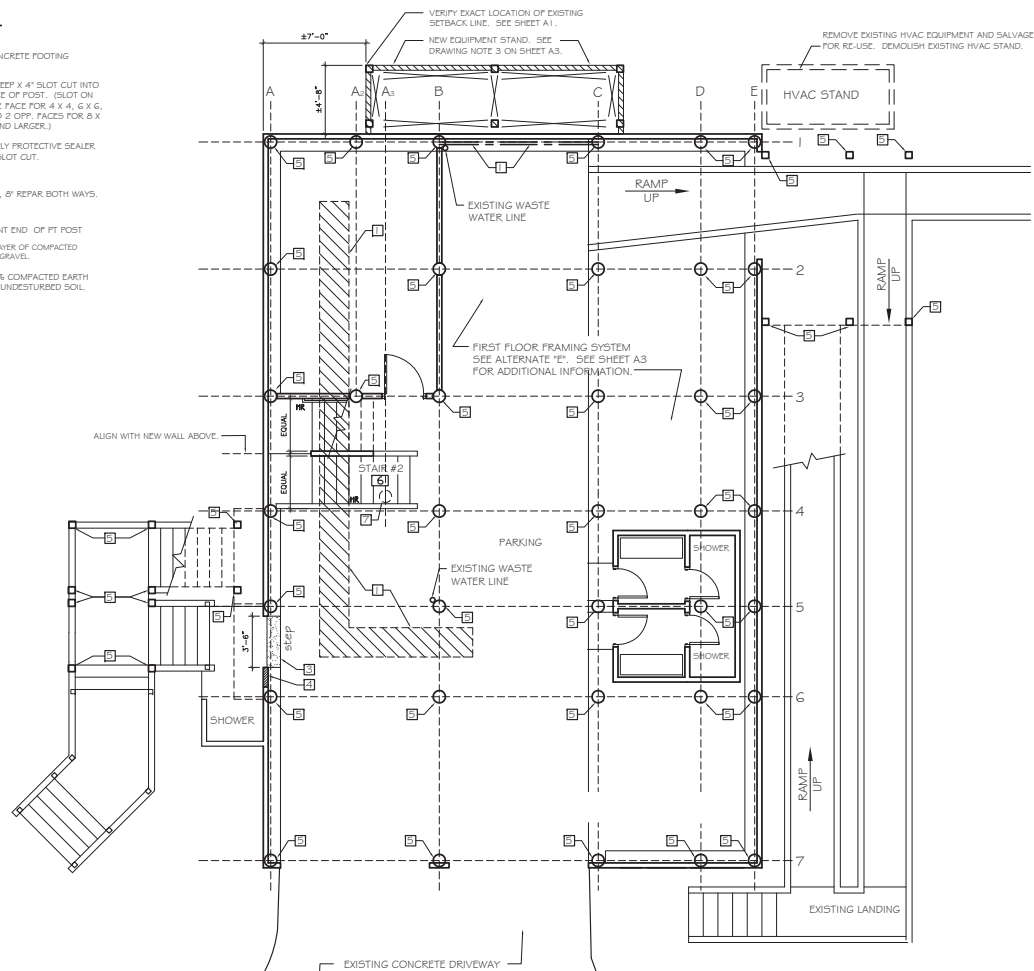
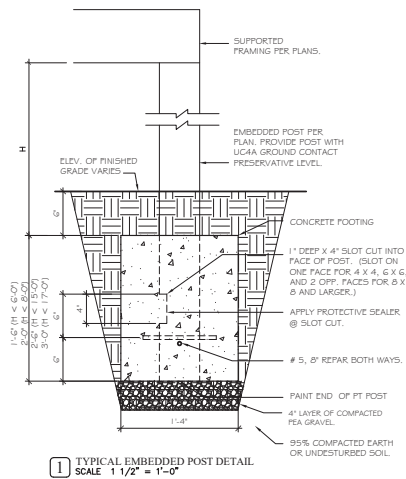
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1113 Wappoo Creek Drive, Ste. 4  
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mbrennanarchitects.com












**JOHNSON RENOVATION**  
**3606 BEACHCOMBER RUN**  
**Seabrook Island, South Carolina**





EXISTING GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

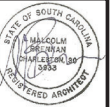
- |   |  |
|---|--|
|    | EXISTING WALL TO REMAIN  |
|    | NEW WOOD FRAMED WALL - MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED.                           |
|    | NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.   |
|    | NEW PLUMBING CONNECTION FOR NEW FIXTURE OR APPLIANCE.  |
|    | TANKLESS WATER HEATER IN ATTIC ABOVE. AND VENT THRU ROOF. PLUMB TO SECOND FLOOR PLUMBING FIXTURES. |
|    | NEW HOSE BIB   |
|    | NEW FLOOR DRAIN WITH TRAP PRIMER.  |
|    | NEW DOWNSPOUT AND SPLASHBLOCK.   |
|  INDICATES INTERIOR ELEVATION<br>TOP NO. = DRAWING NO.<br>BOTTOM NO. = SHEET NO. |  |

DRAWING NOTES

1. **STRUTTING RE-INFORCE EXISTING RM PLATE AS REQUIRED.**
2. **HVAC DUCTWORK:** REMOVE ALL EXISTING PLYWOOD SLOTTED AND ALL DUCTWORK AND EQUIPMENT BEFORE THE FIRST FLOOR.
3. **SAW CUT EXISTING CONCRETE AS NEEDED TO FORM AND PROVIDE TWO CONCRETE RISERS @ #5 REIN @ 12" OC EACH WAY AND #5 @ 6" SPACING.**
4. **PROVIDE NEW PT. WALL FRAMING AND PT. LICCE TO MATCH EXISTING.**
5. **REMOVE ALL EXISTING DEBRISATED STEEL STRAPPING BETWEEN EXISTING FLOORS AND FRAMING ABOVE, AND PROVIDE NEW HDG STRAPPING AND DOLTS.**
6. **ALTERNATE "P" - BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION OF THIS FLOOR ALTER THE EXISTING GROUND FLOOR FLOORING, CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO DISCUSS THE REMOVAL OF THE EXISTING STRUCTURAL MEMBERS. AFTER THIS MEETING, SHOW UP FLOOR SYSTEM AND REMOVE EXISTING WOOD FLOOR; CUT OPENING IN FLOOR SYSTEM TO EXPOSE AND REMOVE EXISTING STRUCTURAL MEMBERS. SEE SHEET AS FOR ADDITIONAL INFORMATION.**
7. **ALTERNATE "P" - WITH ARCHITECT / ENGINEER'S SITE REVIEW AND APPROVAL, CUT EXISTING FLOOR ABOVE THE SLAB AND REMOVE AS NEEDED FOR THIS ALTERNATE.**

### GENERAL NOTES

1. REPLACE ALL DETERIORATED FRAMING, SIDING AND TRIM AS SPECIFIED.
2. REMOVE ALL EXISTING PLYWOOD CEILING AND CEILING FRAMING BELOW THE FIRST FLOOR. PROVIDE NEW 5/8" P.T. PLYWOOD CEILING TO UNDERSIDE OF EXISTING FLOOR FRAMING.
3. REMOVE EXISTING PLYWOOD UNDER THE FIRST FLOOR. REMOVE EXISTING FLOOR INSULATION AND ABANDONED WATER, WASTE LINES.
4. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE, AND PROVIDE NEW HDG STRAPPING AND BOLTS PER STRUCTURAL.
5. SEE GENERAL DEMOLITION NOTS ON SHEET D1 FOR ADDITIONAL REQUIREMENTS.



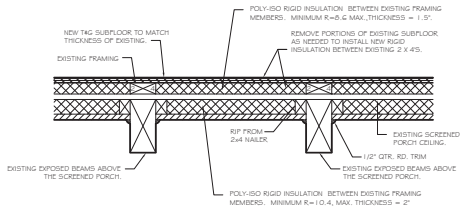
**A2**

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**1** CEILING DETAIL OVER SCREENED PORCH  
SCALE: 1/2" = 1'-0"

**BASE BID SUMMARY**

THE BASE BID SHALL INCLUDE ALL OF THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS EXCEPT THOSE ITEMS DESIGNATED AS ALTERNATES. SPECIFICALLY THE FOLLOWING ITEMS NOT DESIGNATED AS ALTERNATES:

STRUCTURAL PLUMBING, MECHANICAL, ELECTRICAL, INSULATION, DOORS, WINDOWS, ARCHITECTURAL WOODWORK, AND FINISHES.

**ALTERNATES**

**ALTERNATE "A":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE ALL SECOND-LOOK INTERIOR DEMOLITION AND MODIFICATIONS TO THE EXISTING MASTER BEDROOM, MASTER BATH, HALLWAY, BEDROOM #4, THE NEW LAUNDRY ROOM, AND NEW WALK-IN CLOSET. THE FOLLOWING SHALL BE INCLUDED IN THE BASE BID:

REMOVAL AND "IN KIND" REPLACEMENT OF EXTERIOR DOORS, WINDOWS, CEILING FIXTURES, OUTLETS, AND SWITCHES. REMOVAL AND REPLACEMENT OF INTERIOR DOORS, FINISHES, BASE BOARDS, AND CASING AS SCHEDULED. NEW CEILING INSULATION AS INDICATED (SEE IJA3 & 2IA4).

**ALTERNATE "B":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #3:

REMOVE AND REPLACE VANITY LIGHTING, MIRRORS, COUNTER TOP, LAVATORY FAUCETS, AND TUB/SHOWER FAUCET ASSEMBLY. SEE FINISH SCHEDULE FOR ITEMS TO BE INCLUDED IN THE BASE BID.

**ALTERNATE "C":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #1:

DEMOLISH THE WALL BETWEEN THE SHOWER AND TOILET. REMOVE AND REPLACE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES WITH-IN THIS SPACE. CONVERT EXISTING TUB SHOWER INTO A NEW TILED SHOWER WITH A FRAMELESS ENCLOSURE AS SHOWN. SEE FINISH SCHEDULE FOR ITEMS TO BE INCLUDED IN THE BASE BID.

**ALTERNATE "D":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #2:

REMOVE AND REPLACE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. CONVERT EXISTING TUB INTO NEW TILE SHOWER WITH FRAMELESS ENCLOSURE. SEE FINISH SCHEDULE AND SCHEDULED NOTES FOR ITEMS TO BE INCLUDED IN THE BASE BID.

**ALTERNATE "E":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE FIRST FLOOR FRAMING SYSTEM IMPROVEMENTS AS FOLLOWS: SISTER NEW P.T. 2 X 10s TO EACH EXISTING UNREINFORCED FIRST FLOOR JOIST. TO THE EXTENT PRACTICAL WITHOUT CAUSING STRUCTURAL DAMAGE, JACK AND LEVEL FIRST FLOOR SYSTEM AS NEW JOISTS ARE INSTALLED.

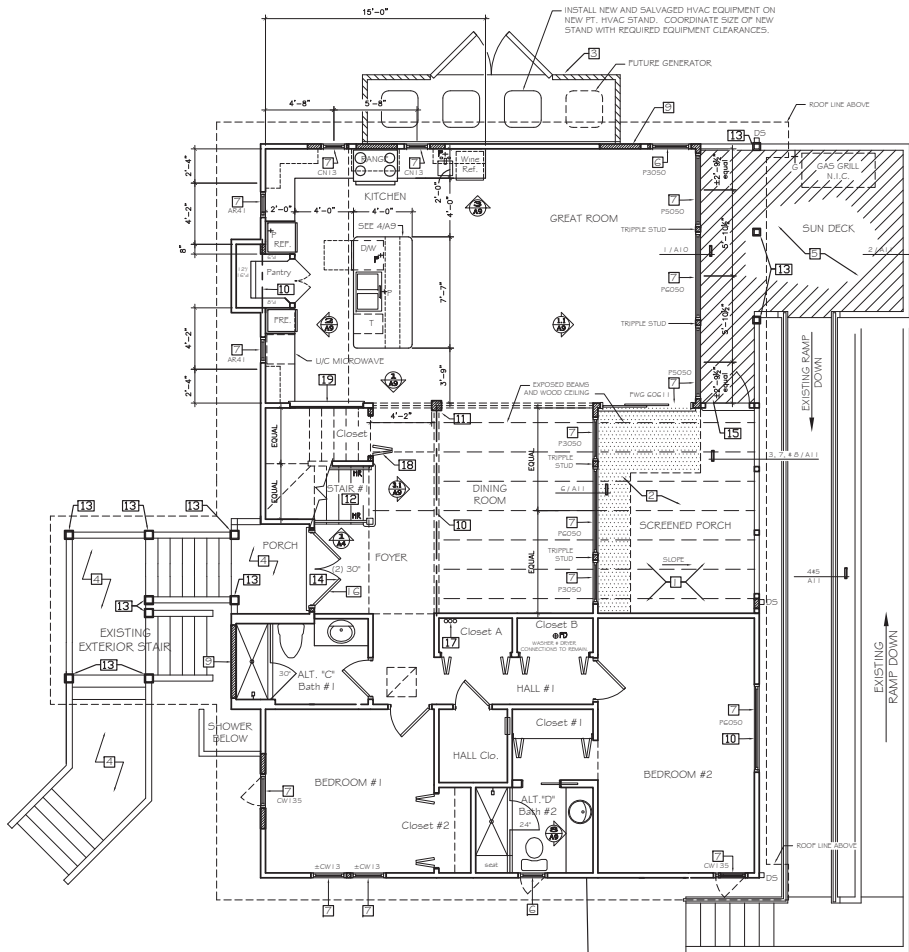
**ALTERNATE "F":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO CUT AN OPENING IN THE EXISTING FLOOR SYSTEM UNDER THE EXISTING INTERIOR STAIR AND CONSTRUCT A NEW P.T. WOOD STAIR #2 FROM THE FIRST FLOOR TO THE GROUND FLOOR. VERIFY FLOOR TO FLOOR HEIGHT AND PROVIDE MAXIMUM 7'-7 1/2" TALL RISERS AND 1'-0" TREADS. INCLUDE THE FOLLOWING:

1) REINFORCE EXISTING FIRST FLOOR SYSTEM AS INDICATED.  
2) REMOVAL OF EXISTING WOOD FILL IN THIS AREA. SEE DRAWING NOTE 17 ON SHEET A2.  
3) PROVIDE P.T. RAILINGS PER CODE.  
4) PROVIDE LOW VOLTAGE LIGHTING AS SHOWN. SEE SHEET E1.  
5) REMOVE EXISTING FIRST Bifold DOOR PROVIDE NEW INSULATED DOOR, FRAME, AND HARDWARE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. SEE DRAWING NOTE 18 ON THIS SHEET.  
6) PROVIDE 6-13 BATT INSULATION IN WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.  
7) PROVIDE 6-19 BATT INSULATION IN STRINGER AND JOIST CAVITIES BETWEEN CONDITIONED AND UNCONDITIONED SPACES.  
8) CUT AND REMOVE PORTION OF EXISTING ROOF SYSTEM ABOVE THE EXTERIOR STAIR ON THE WEST SIDE OF THE HOUSE. PROVIDE NEW FASCIA AND TRIM TO MATCH EXISTING. REPLACE SHINGLES AS NEEDED. SEE 4AS AND 5AC.  
9) Omit shelves recessed into wall cavity between kitchen and stair. (SEE DRAWING NOTE 19 ON THIS SHEET.)

BEFORE PROCEEDING WITH ALTERNATE "F" DEMOLITION, THE CONTRACTOR SHALL REMOVE THE EXISTING GROUND FLOOR CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM PLACEMENT OF NEW STRUCTURAL MEMBERS.

**ALTERNATE "G":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO PROVIDE 1" X 6" DIMENSION CEILING IN THE GREAT ROOM AND KITCHEN.

**ALTERNATE "H":** STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO PROVIDE LAMOR AND MATERIAL BONDING AS SPECIFIED. SEE INSTRUCTION TO BIDDERS ON SHEET A1.3.



**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**LEGEND**

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL. MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED.
- NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.
- NEW PLUMBING CONNECTION FOR NEW FIXTURE OR APPLIANCE.
- TANKLESS WATER HEATER IN ATTIC ABOVE SECOND FLOOR, AND VENT THRU ROOF. PLUMBS TO SECOND FLOOR PLUMBING FIXTURES.
- PROPANE GAS CONNECTION.
- HANDRAIL.
- HB NEW HOSE BIB.
- FD NEW FLOOR DRAIN WITH TRAP PRIMER.
- HR INDICATES NEW HANDRAIL OR GUARDRAIL.
- DS NEW DOWNSPOUT AND SPLASHBLOCK.
- INDICATES SWING OF NEW CASMENT WINDOW. WHERE CASEMENTS ARE SPECIFIED AND NO SWING IS INDICATED PROVIDE FIXED UNITS.
- INDICATES INTERIOR ELEVATION. TOP # = DRAWING #. BOTTOM # = SHEET #.

**DRAWING NOTES**

- MODIFY EXISTING FLOOR FLOOR JOIST TO CREATE POSITIVE SLOPE AND INSTALL NEW TAG PCE DECKING IN DIRECTION OF SLOPE. SEE FRAMING PLAN I. IJA3 AND SECTION DETAILS FOR ADDITIONAL INFORMATION.
- INSULATE PORTION OF EXISTING CEILING SYSTEM BELOW HEATED SPACE ABOVE (SHOWN STIPPLED). PROVIDE NAILERS AND NEW PORCH CEILING FINISH BETWEEN EXISTING BEAMS. SEE DETAIL IJA3 FOR ADDITIONAL INFORMATION.
- NEW P.T. EQUIPMENT STAND. MATCH ELEVATION OF EXISTING ADJACENT DECK. SIZE EQUIPMENT PLATFORM TO ACCOMMODATE MECHANICAL EQUIPMENT AND FUTURE GENERATOR, PLUS ALL REQUIRED EQUIPMENT CLEARANCES. CONSTRUCT EQUIPMENT STAND INDEPENDENTLY OF EXISTING STRUCTURE. EQUIPMENT DECK SHALL BE P.T. 2x4s @ 4' OC ON P.T. 2x4s @ 1' 4" OC. ON P.T. 2x4 BEAMS, THUS BOLTED TO POSTS WITH (2) 1/2" GALV. STEEL BOLTS AT EACH OF THE (6) 6 X 6 FT POSTS. ALL POST SHALL BE CROSS BRACED AND SET IN CONCRETE PER IJA2. INCLUDE ACCESS GATE AS SHOWN.
- REPAIR AND REPLACE DETEIORATED DECKING AND STAIR TREADS IN-KIND AS NEEDED.
- REMOVE EXISTING WOOD DECKING AND PROVIDE 3/4" X 6" PCE DECKING. INSTALL PCE WITH STAINLESS STEEL DECK MASTER FASTENING SYSTEM. PROVIDE 3/16" GAT BETWEEN DECKING.
- REMOVE EXISTING WINDOW AND REPLACE AS INDICATED. MATCH SIZE OF EXISTING UNIT. PROVIDE NEW FLASHING AND TRIM AS DETAILED. SEE SHEET A1.2. PROVIDE NEW DOOR OR WINDOW UNIT AS INDICATED.
- NEW DOOR OR WINDOW UNIT AS INDICATED. INCLUDE NEW HEADER AND JACKS AS NEEDED. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- MODIFY EXISTING WALL OPENING AS NEEDED FOR NEW DOOR UNIT AS INDICATED. PROVIDE NEW HEADER AND JACKS AS NEEDED. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. SIZES AS INDICATED.
- CLOSE EXISTING WALL OPENING. MATCH ADJACENT FINISHES BOTH SIDES.
- NEW BEAM / HEADER ABOVE. SEE STRUCTURAL.
- NEW 8x8 STRUCTURAL WOOD COLUMN ANCHORED TO STRUCTURAL MEMBERS AT TOP AND BOTTOM. SEE STRUCTURAL.
- NEW STAIR TO SECOND FLOOR. VERIFY EXISTING FLOOR TO FLOOR HEIGHT. PROVIDE (4 RISERS @ 7'-7 1/2" MAX.) EACH, AND TREADS @ 1'-0" EACH. INCLUDE NEW RAILINGS AS INDICATED.
- RIP 1 x 6 P.T. TRIM AS NEEDED WRAP EXISTING EXTERIOR WOOD POST. INCLUDE 1x6 P.T. BASE TRIM, 1x4 P.T. CAP TRIM, AND COPPER DRIP CAP.
- PROVIDE NARROW SILE KEYSLESS ENTRY SYSTEM ON THIS DOOR. COORDINATE MOUNTING LOCATION AND FINISH WITH DOOR MILLWORK PROVIDER. DOOR HARDWARE PROVIDER, AND ARCHITECT. PROVIDE HARDWARE SUBMITTAL FOR THIS ITEM.
- NEW SCREEN DOOR AND HARDWARE. DOOR SILL THRESHOLD TO TRANSITION BETWEEN FLOOR LEVELS. SEE 9A (10) A1.1.
- NEW FRONT DOOR AND TRANSOM. SEE 9A (10) DOOR TYPE 4.
- PROVIDE REVERSE OSMOSIS WATER FILTRATION SYSTEM IN THIS LOCATION. SEE PLUMBING ALLOWANCE.
- IF ALTERNATE "F" IS ACCEPTED, PROVIDE 2'-8" INSULATED (2) PANEL EXTERIOR DOOR WITH THRESHOLD, WEATHERSTRIPPING AND KEYSLESS ENTRY LOCKSET IN THIS LOCATION. SWING AS DIRECTED BY THE ARCHITECT. BASE BID SHALL INCLUDE 2 PANEL INTERIOR BIFOLDING DOOR.
- SHELVES RECESSED INTO EXISTING WALL. PROVIDE HEADER AND JACKS AS INDICATED. SEE IJA6 FOR ADDITIONAL INFORMATION.

**GENERAL NOTES**

PROVIDE NEW INTERIOR DOORS, DOOR HARDWARE AND CASING THROUGH OUT ALL INTERIOR SPACES.

HVAC SUBCONTRACTOR SHALL EVALUATE CAPACITY AND CONDITION OF EXISTING EQUIPMENT AND DUCTWORK AND PROVIDE A PROPOSAL FOR MODIFICATIONS NEEDED TO PROVIDE COMPLETE CODE COMPLIANT HVAC SYSTEMS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

REMOVE AND REPLACE ALL EXISTING CAP RAILS IN-KIND IN L.O.

STATE OF SOUTH CAROLINA  
JACOBSON  
CHARLESTON  
REGISTERED ARCHITECT

BRENNAN ARCHITECTS  
INC.  
SEAL  
SOUTH CAROLINA  
1997

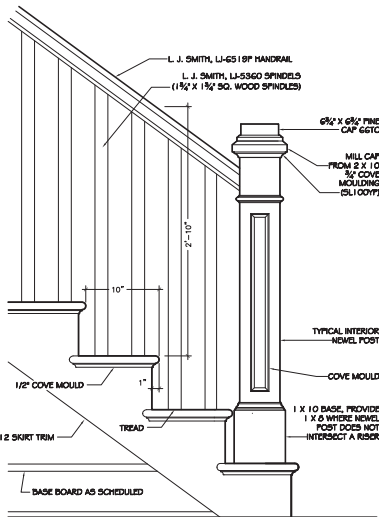
**A3**  
SHEET

DATE: JAN. 25, 2019  
REVISIONS  
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2 6  
3 7

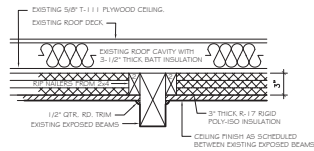
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**MB** ARCHITECTS

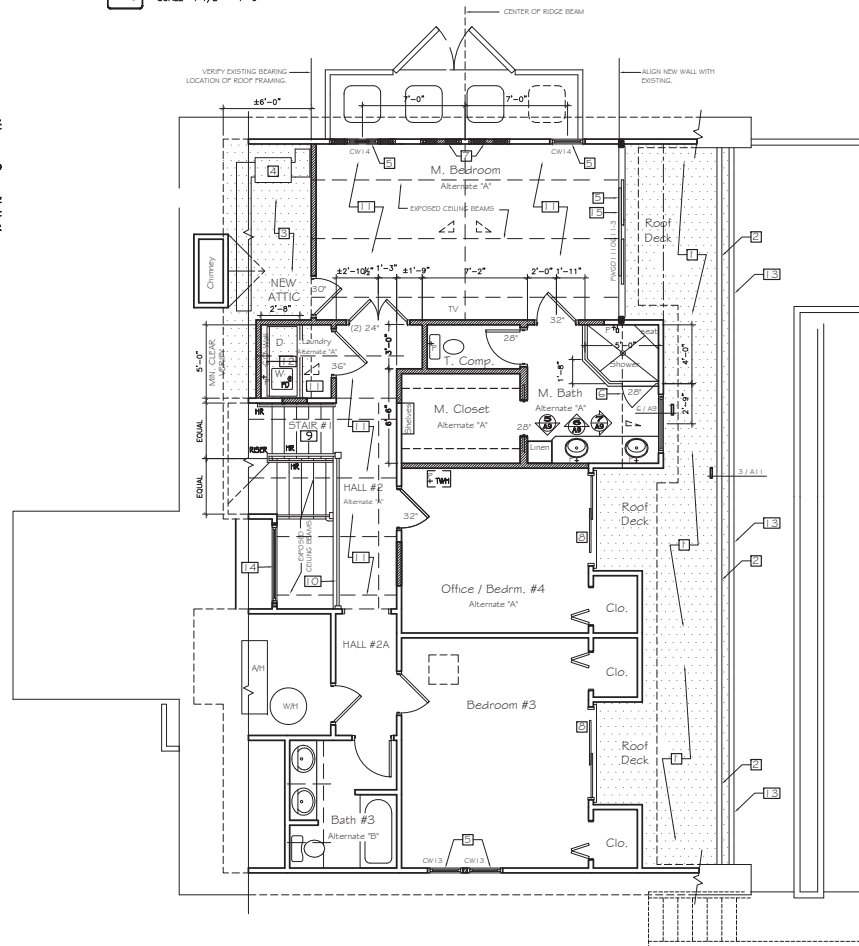
**JOHNSON RENOVATION**  
3606 BEACHCOMBER RUN  
Seabrook Island, South Carolina



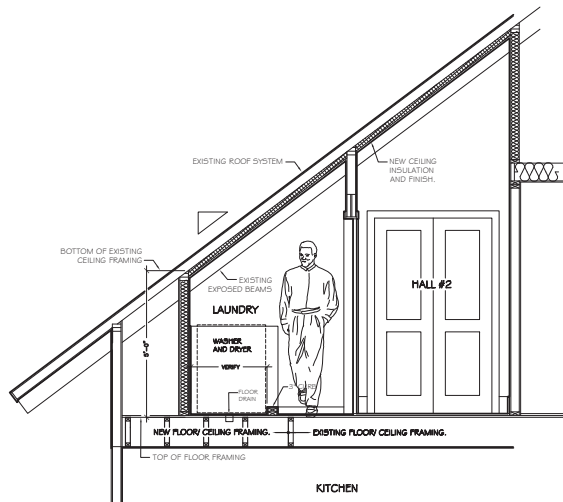
**1** **INTERIOR STAIR DETAIL**  
SCALE 1 1/2" = 1'-0"



**2** TYPICAL CATHEDRAL CEILING DETAIL  
SCALE 1 1/2" = 1'-0"












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



**3 SECTION @ LAUNDRY ROOM.**  
SCALE 1 1/2" = 1'-0"

### LEGEND

- |   |  |
|---|--|
|  | EXISTING WALL TO REMAIN  |
|  | NEW WOOD FRAMED WALL. MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED                             |
|  | NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.   |
|  | NEW PLUMBING CONNECTION FOR NEW FIXTURE OR AFFLUENCE.  |
|  | TANKLESS WATER HEATER IN ATTIC ABOVE, AND VENT THRU ROOF. PLUMB TO SECOND FLOOR PLUMBING FIXTURES. |
|  | NEW HOSE BIB   |
|  | NEW FLOOR DRAIN WITH TRAP PRIMER.  |
|  | NEW DOWNSPOUT AND SPLASHBLOCK.   |
|  | NEW HANGRAIL   |

INDICATES INTERIOR ELEVATION  
TOP NO. = DRAWING NO.  
BOTTOM NO. = SHEET NO.

DRAWING NOTES

- 15 REMOVE EXISTING ROOF DECK SYSTEM AND ADJACENT SIDING AS NEEDED TO INSTALL NEW ROOF DECK WATER-PROOFING SYSTEM AND FLASHING. REPAIR OR REPLACE AREAS OF ROOF DECK WHICH DO NOT MEET THE REQUIREMENTS OF THE WATER-PROOFING SYSTEM. SUBMITTANCE: COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE MASTER SEAL TRAFFIC DECK COATING SYSTEM BY BASF OR ARCHITECT APPROVED EQUAL.
- 16 PROVIDE NEW CABLE RAILING SYSTEM.
- 17 FRAME FLOOR / CEILING SYSTEM FOR NEW ATTIC WITH OPEN WEB JOISTS. MATCH DEPTH OF EXISTING ADJACENT ROOF TRUSSES.
- 18 NEW DUCTED MINI-SPLIT TO CONDITION LIVING ROOM BELOW.
- 19 CUT NEW OPENING IN EXISTING WALL OR MODIFY EXISTING OPENING AS NEEDED TO INSTALL NEW WINDOW / DOOR UNIT. INCLUDE NEW WINDOW AND JACKS AS NOTED ON SIZES AS INDICATED.
- 20 NEW BEAM TO HEAD OFF EXISTING ROOF R raftERS ABOVE. SET BOTTOM OF BEAM 9" ABOVE THE FINISHED FLOOR. SEE STRUCTURAL.
- 21 CLOSING EXISTING WALL OPENING WHERE EXISTING WINDOW / DOOR WAS REMOVED. MATCH ADJACENT FINISHES INSIDE AND OUT.
- 22 PROVIDE NEW DOOR OR WINDOW UNIT AS NOTED. PROVIDE MANUFACTURER'S LARGEST STANDARD SIZED UNIT TO FIT EXISTING ROOF OPENING.
- 23 NEW STAIR TO SECOND FLOOR. PROVIDE 13 RISERS @ 7.5" & 10 TREADS @ 10" EACH. PROVIDE NEW RAILINGS AS INDICATED.
- 24 NEW GUARD RAIL SYSTEM TO MATCH NEW STAIR RAILING. SEE 1/4A.
- 25 AT ALL EXISTING 2ND FLOOR CATHEDRAL CEILINGS, PROVIDE 2x4s @ 16" oc. BETWEEN EXISTING BEAMS, AND FILL ALL CAVITIES WITH 3" FIBER GLASS INSULATION. PROVIDE NEW CEILING FINISH AS SCHEDULED. SEE DETAIL 2/4A.
- 26 WASHER AND DRYER TO BE SET ON CERAMIC TILE, OVER SHOWER PAN, WITH 3" TALL TILE CURB. VERIFY DIMENSIONS OF LAUNDRY AREA.
- 27 NEW SEAMLESS GUTTER SYSTEM.
- 28 NEW FRONT DOOR AND TRANSOM. SEE 6A/10, DOOR TYPE A.
- 29 NEW SLIDING DOOR AND TRANSOM. SEE 1/4A/10, DOOR TYPE 1.
- 30 DOOR HARDWARE AT THIS LOCATION SHALL INCLUDE PRIVACY LATCH AND AUTOMATIC DEAD AND FOOT BOLTS ACTIVATED BY LOCKSET OPERATION.

### GENERAL NOTES

PROVIDE NEW INTERIOR DOORS, DOOR HARDWARE AND CASING THROUGH OUT ALL INTERIOR SPACES.

HVAC SUBCONTRACTOR SHALL EVALUATE CAPACITY AND CONDITION OF EXISTING EQUIPMENT AND DUCTWORK AND PROVIDE A PROPOSAL FOR MODIFICATIONS NEEDED TO PROVIDE COMPLETE CODE COMPLIANT HVAC SYSTEMS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SEE SHEET A3 FOR A DESCRIPTION OF THE ALTERNATES.

REMOVE AND REPLACE IN-KIND, ALL EXISTING CAP RAILS AT ALL EXTERIOR DECKS, STEPS, AND RAMPS, U.N.O.



A4  
SHEET

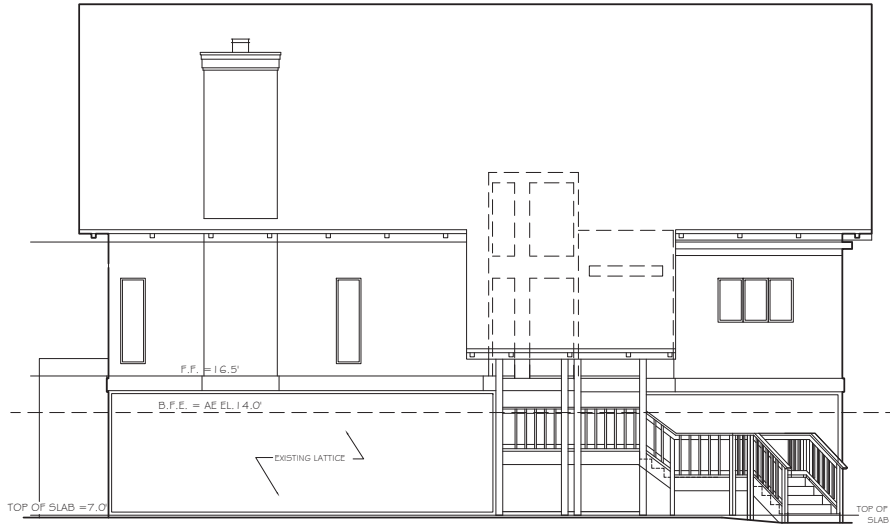
DATE: JAN. 25, 2019

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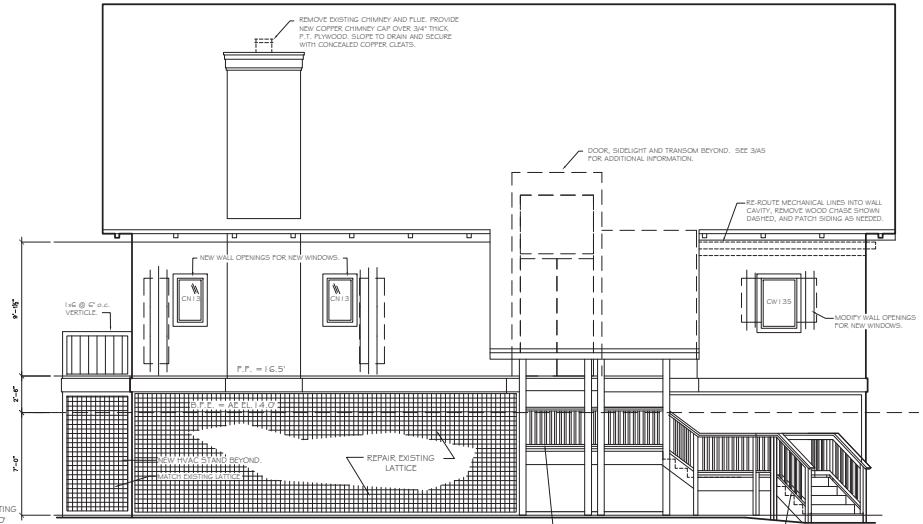




1

### EXISTING S.W. (FRONT) ELEVATION

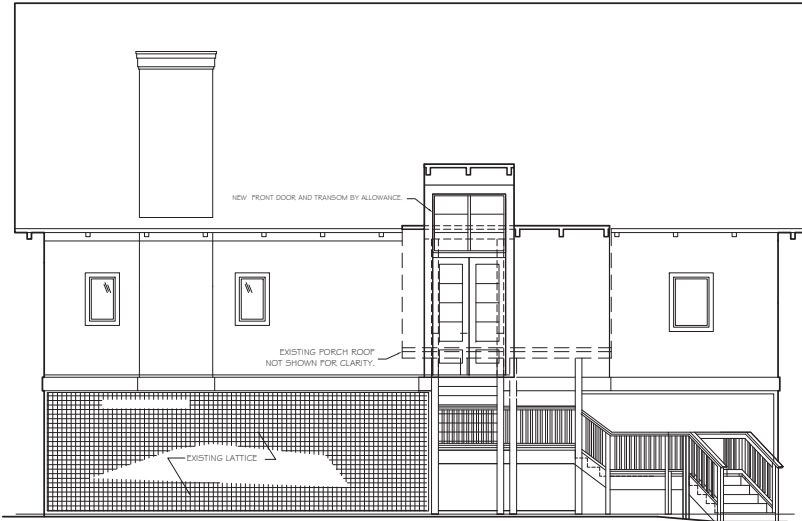
SCALE: 1/4" = 1'-0"



2

### PROPOSED FRONT ELEVATION

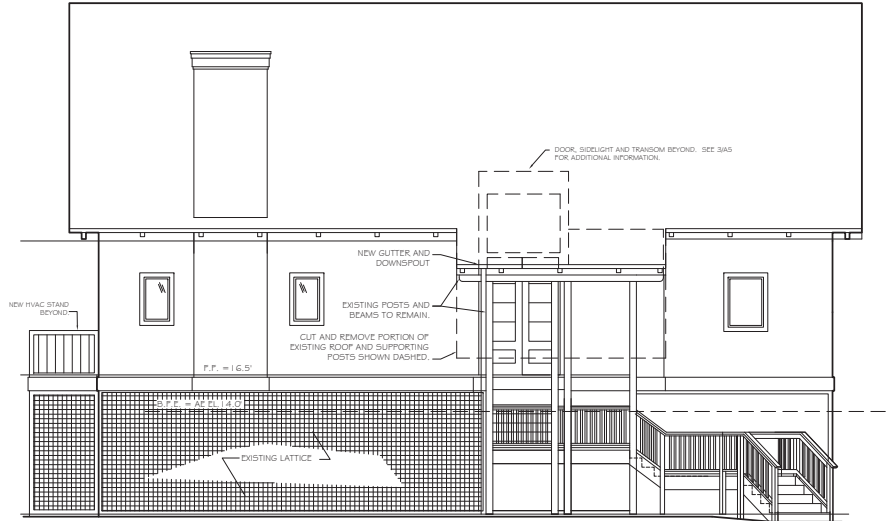
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3

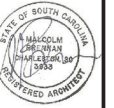
### PROPOSED FRONT DOOR ELEVATION

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



4

### PROPOSED FRONT ELEVATION WITH ALTERNATE "F"



A5  
SHEET

DATE: JAN. 25, 2019

REVISIONS	1	2	3	4	5	6	7
1							
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Seabrook Island, South Carolina



1

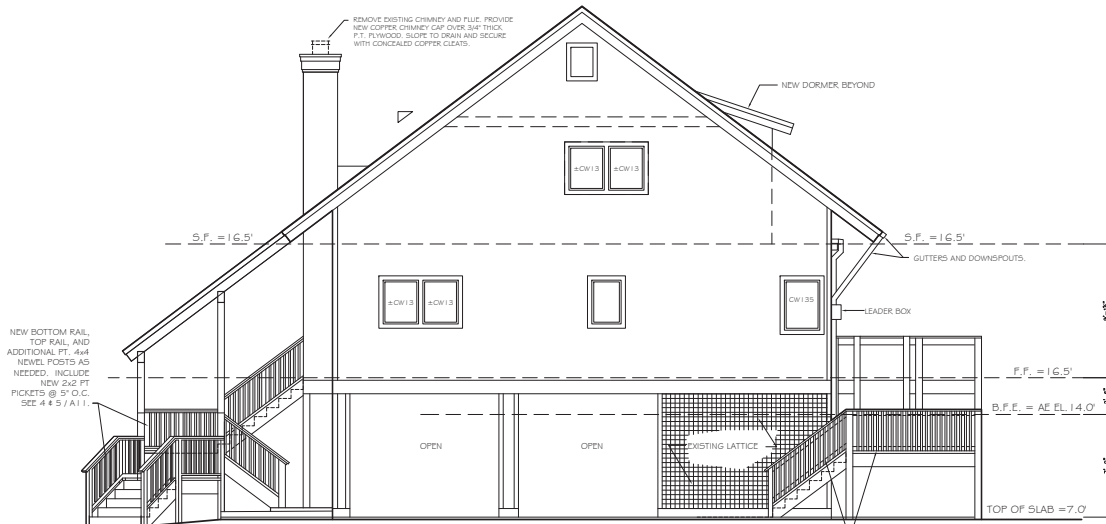
### EXISTING S.E. ELEVATION

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



2

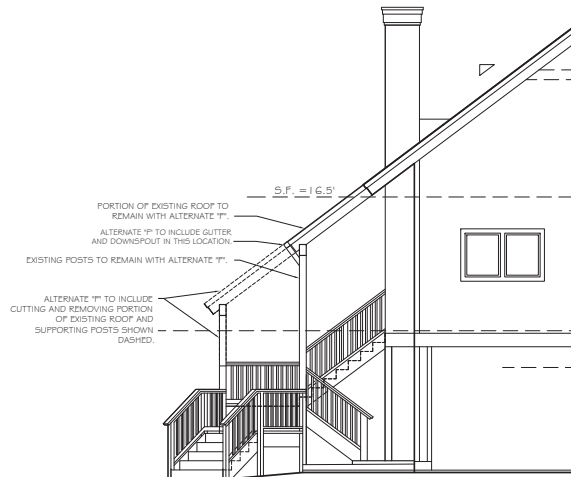
### EXISTING SIDE VIEW



3

### PROPOSED S.E. ELEVATION

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



4

### PARTIAL S.E. ELEVATION WITH ALTERNATE "F".

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



A6

SHEET

DATE: JAN. 25, 2019

REVISIONS	1	2	3	4	5	6	7

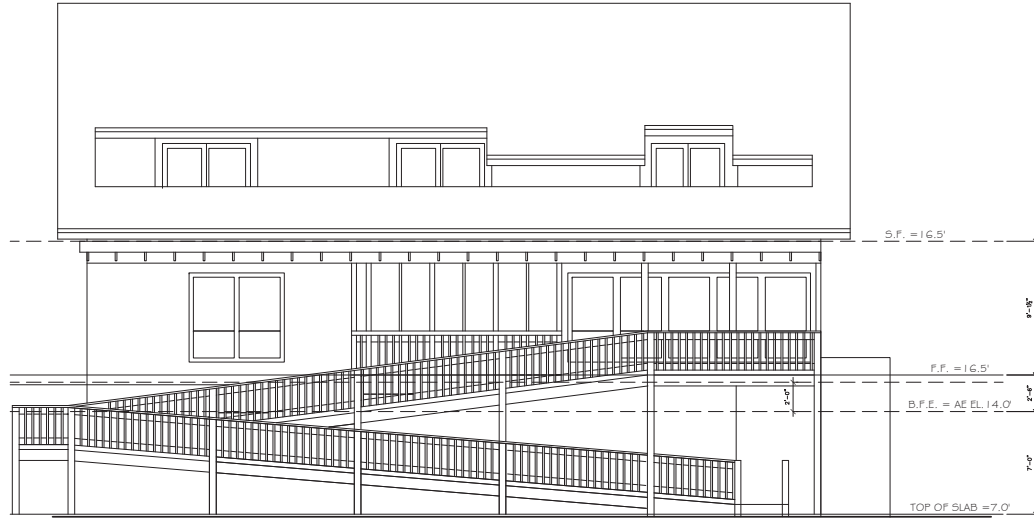
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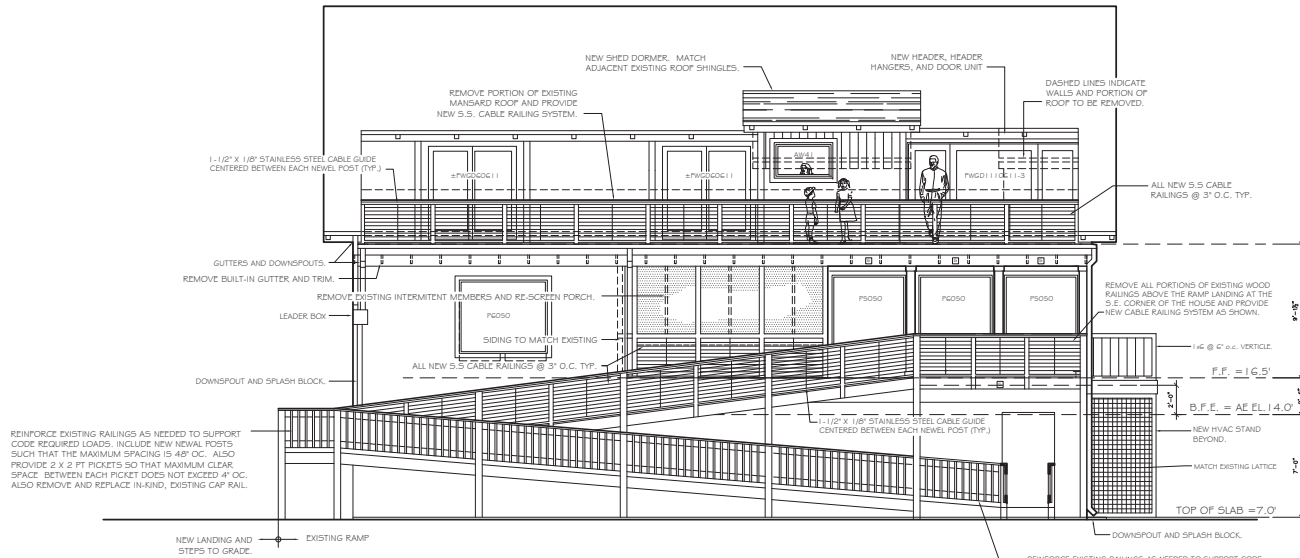


EXISTING REAR VIEW



EXISTING N.E. ELEVATION

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



PROPOSED N.E. ELEVATION

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



**A7**  
SHEET

DATE: JAN. 25, 2019

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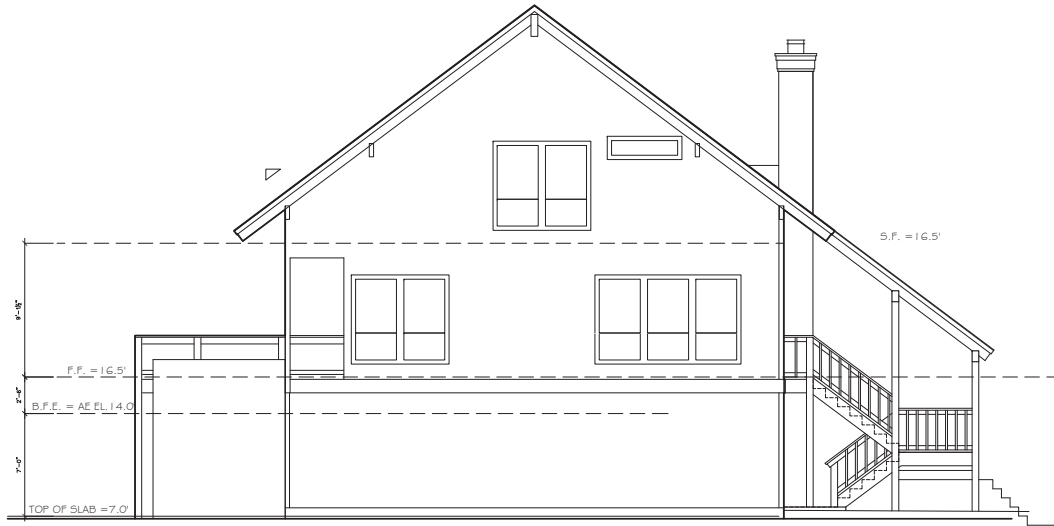
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**3606 BEACHCOMBER RUN**  
**Seabrook Island, South Carolina**

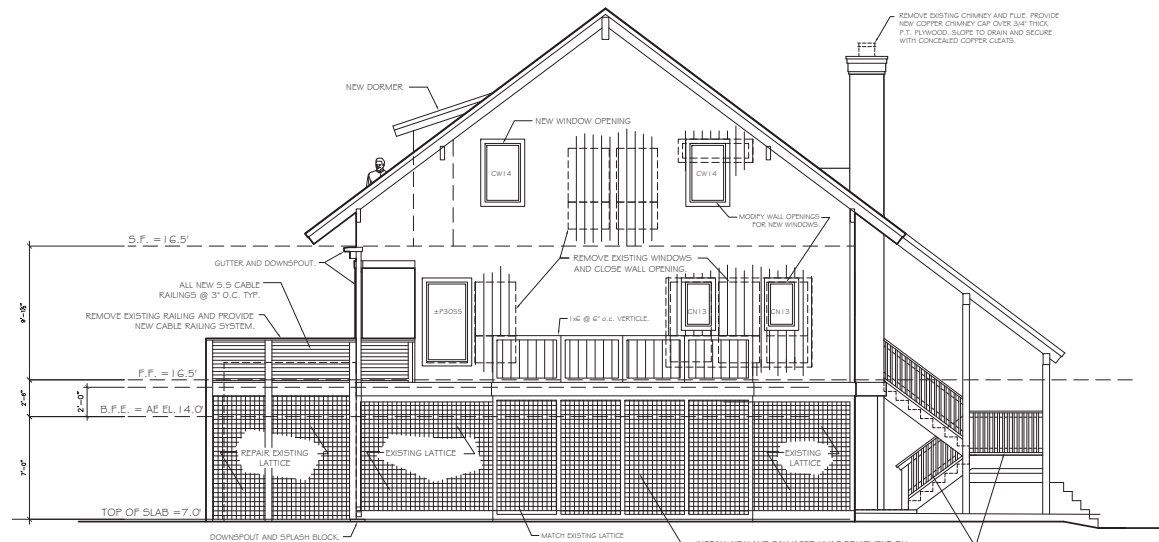


EXISTING SIDE VIEW



EXISTING N.W. ELEVATION

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



PROPOSED N.W. ELEVATION

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



A8

SHEET

DATE: JAN. 25, 2019

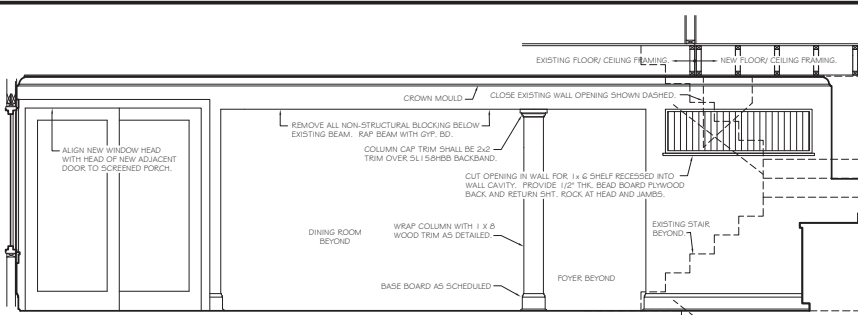
REVISIONS	1	2	3	4	5	6	7

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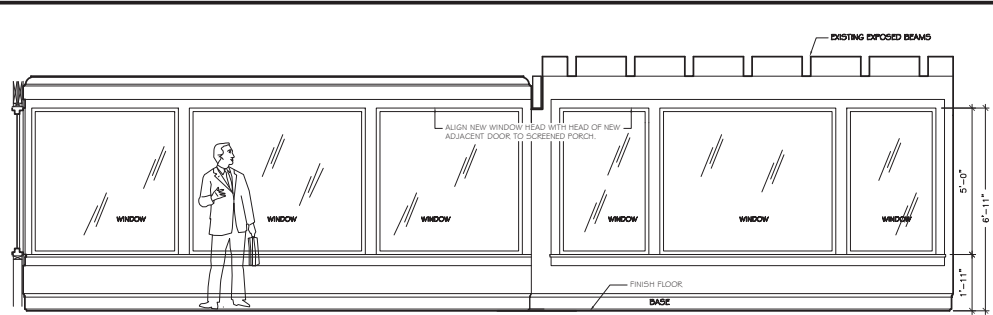


**JOHNSON RENOVATION**  
**3606 BEACHCOMBER RUN**  
**Seabrook Island, South Carolina**

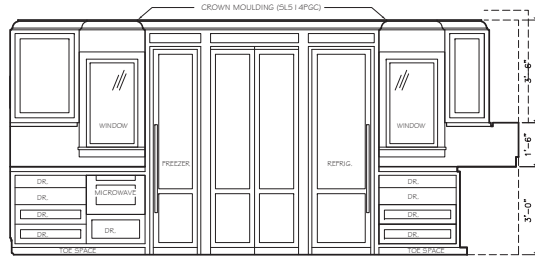




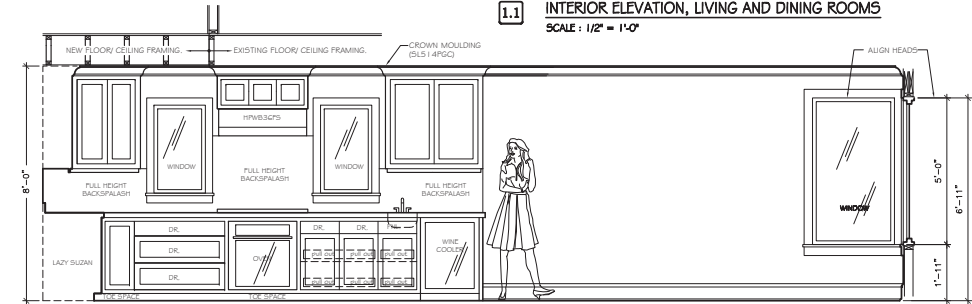
**1** INTERIOR ELEVATION, KITCHEN-SOUTH WALL  
SCALE: 1/2" = 1'-0"



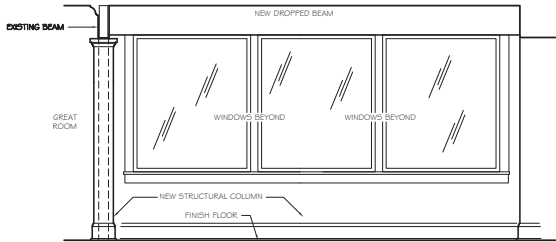
**1.1** INTERIOR ELEVATION, LIVING AND DINING ROOMS  
SCALE: 1/2" = 1'-0"



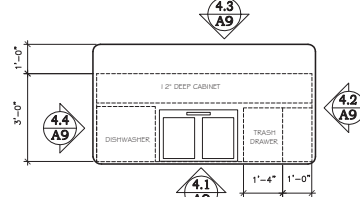
**2** INTERIOR ELEVATION, KITCHEN-WEST WALL  
SCALE: 1/2" = 1'-0"



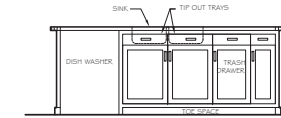
**3** INTERIOR ELEVATION, KITCHEN AND LIVING ROOM-NORTH WALL  
SCALE: 1/2" = 1'-0"



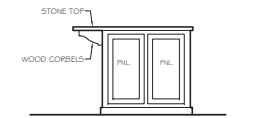
**3.1** INTERIOR ELEVATION, FOYER  
SCALE: 1/2" = 1'-0"



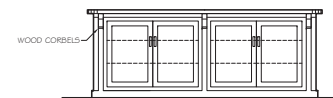
**4** INTERIOR ELEV. - KITCHEN ISLAND- PLAN VIEW  
SCALE: 1/2" = 1'-0"



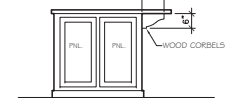
**4.1** INTERIOR ELEV. - KITCHEN ISLAND  
SCALE: 1/2" = 1'-0"



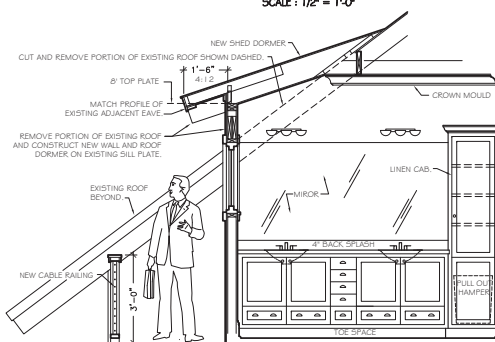
**4.2** INTERIOR ELEV. - KITCHEN ISLAND  
SCALE: 1/2" = 1'-0"



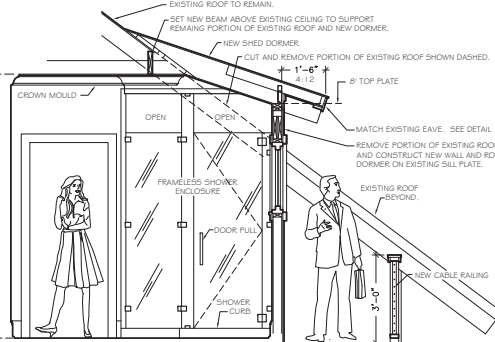
**4.3** INTERIOR ELEV. - KITCHEN ISLAND  
SCALE: 1/2" = 1'-0"



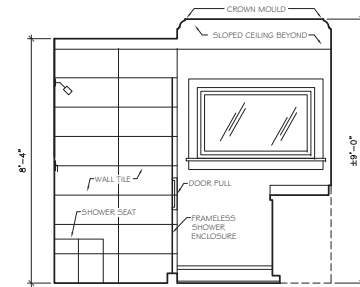
**4.4** INTERIOR ELEV. - KITCHEN ISLAND  
SCALE: 1/2" = 1'-0"



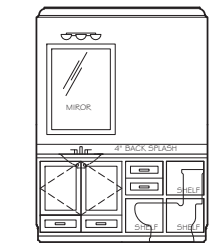
**5** INTERIOR ELEV. - MASTER BATH  
SCALE: 1/2" = 1'-0"



**6** INTERIOR ELEV. - MASTER BATH  
SCALE: 1/2" = 1'-0"



**7** INTERIOR ELEV. - MASTER BATH  
SCALE: 1/2" = 1'-0"



**8** INTERIOR ELEV. - BATH #2  
SCALE: 1/2" = 1'-0"



**A9**  
SHEET

DATE: JAN 25, 2019

REVISIONS	4	5	6	7
1	NOV 16, 2018			
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### GENERAL FINISH NOTES

FOR ADDITIONAL INFORMATION REFER TO  
INTERIOR ELEVATIONS ON SHEETS A9.

ALL BASE, CROWN, DOOR AND WINDOW CASING  
TO BE PAINTED, UNLESS NOTED OTHERWISE.

TUBS AND SHOWERS  
UNLESS NOTED OTHERWISE, FLOOR & WALL  
SURFACES TO 7'-0" A.F.F. OF SHOWERS SHALL  
BE FINISHED WITH CERAMIC TILE.

ALL INTERIOR PAINT COLORS AND SHEENS SHALL  
BE SELECTED BY THE OWNER.

REMOVE ALL EXISTING STIPPLE TEXTURE ON  
CEILING. SAND, FINISH SMOOTH, AND PAINT.

SCHEDULE NOTES (SEE THIS SHEET FOR MOULDINGS)

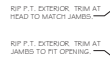
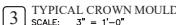
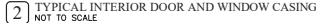
- CERAMIC TILE WAINSCOT TO 36" AFF.
- LOWER CEILING 8'-4" AT SHOWER, SEE 7/A9. PROVIDE CERAMIC TILE CEILING OVER SHOWER.
- NEW CEILING FINISH TO BE INSTALLED OVER NEW PURGING AND INSULATION. SEE SHEET A4, DRAWING NOTE 11.
- PROVIDE CROWN MOULD.
- NEW FINISHES AND BASE BOARD IN THIS SPACE TO BE INCLUDED IN THE APPROPRIATE ALTERNATE (SEE SHEET A3). BASE BID SHOULD INCLUDE NEW DOOR AND WINDOW CASING AS SCHEDULED. PREP AND PAINT ALL WOOD AND GYP. BD. SURFACES, AND CLEAN ALL EXISTING TILE SURFACES.
- NEW FINISHES AND BASE BOARD IN THIS SPACE TO BE INCLUDED IN ALTERNATE #1 (SEE SHEET A3). BASE BID SHOULD INCLUDE NEW FLOOR FINISHES AND TRIM AS SCHEDULED THROUGHTOUT ALL THE EXISTING SPACES DESIGNATED AS ALTERNATE #1. BASE BID SHOULD ALSO INCLUDE NEW CEILING INSULATION AND CEILING FINISHES THROUGHTOUT ALL FINISHED SPACES WITH CATHEDRAL CEILINGS.

SEE SPECIFICATION DIVISION 8 FOR ADDITIONAL REQUIREMENTS.

REPLACE ALL INTERIOR AND EXTERIOR DOORS AS INDICATED. MATCH SIZE OF EXISTING DOORS UNLESS OTHERWISE INDICATED ON THE PLAN.

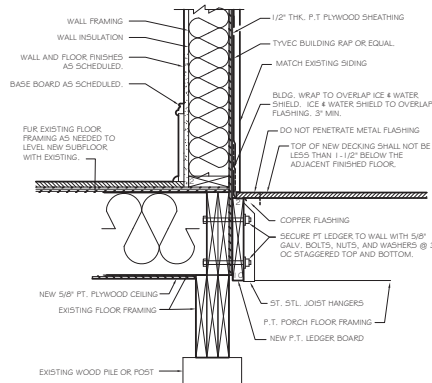
PROVIDE THRESHOLD AND WEATHERSTRIPPING AT ALL DOORS BETWEEN HEATED AND UNHEATED SPACES.

ALL NEW EXTERIOR DOORS SHALL MATCH THE SIZE AND TYPE OF THE EXISTING UNITS, UNLESS NOTED OTHERWISE.

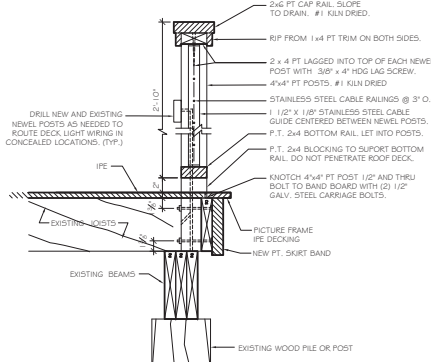
$$2^{\circ} \quad \pm 11^{\circ}-8^{\circ}$$


Mahogany 5'-0" x 8'-0" Dbl. EDU (Plantation)  
by Brannen Millwork of approved equal.  
Coordinate Door Width of Style with Narrow  
Style Keyless Entry Lockset.

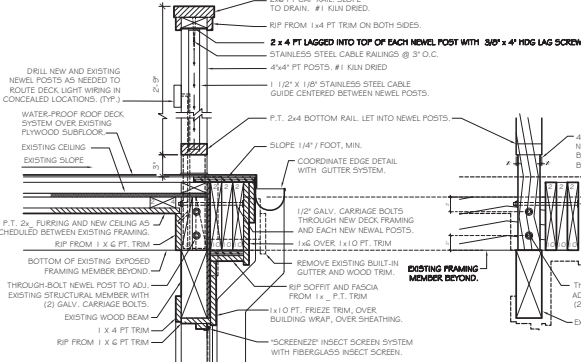




1 SECTION DETAIL AT NEW CONDITIONED SPACE  
SCALE 1 1/2" = 1'-0"



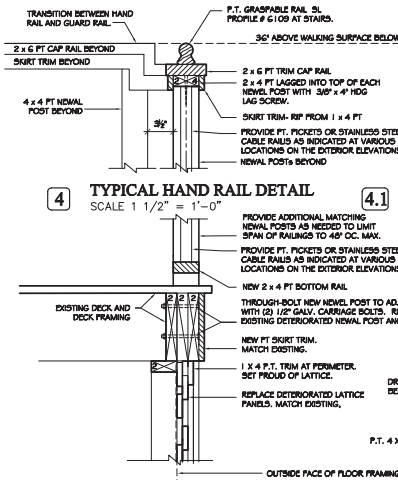
2 SECTION DETAIL @ TYP. CABLE RAILING  
SCALE 1 1/2" = 1'-0"



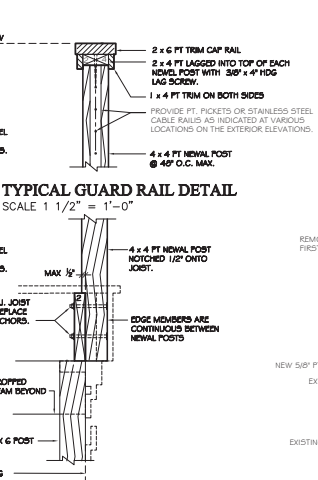
3 SECTION DETAIL @ EDGE OF ROOF DECK  
SCALE 1 1/2" = 1'-0"

3.1 SIMPLIFIED DETAIL @ EDGE OF ROOF DECK  
SCALE 1 1/2" = 1'-0"

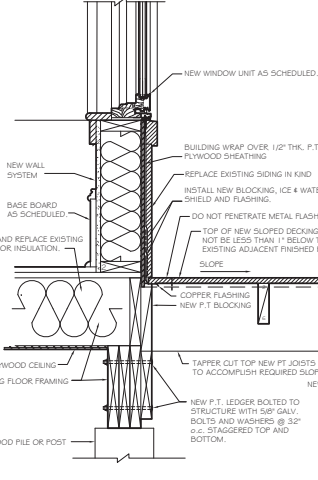
3.2 SIMPLIFIED TRANSVERSE SECTION @ EDGE OF ROOF DECK  
SCALE 1 1/2" = 1'-0"



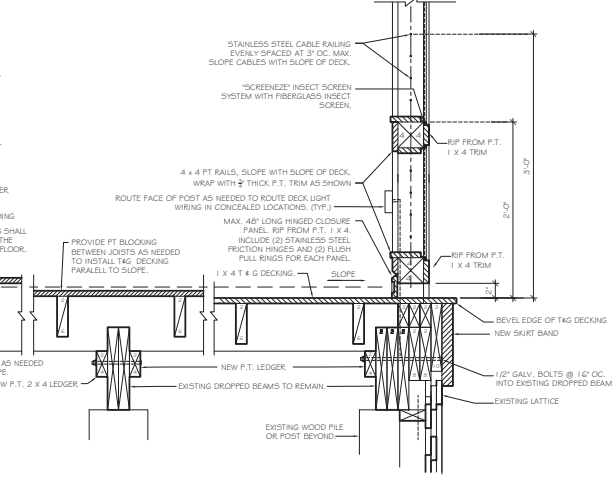
4 TYPICAL HAND RAIL DETAIL  
SCALE 1 1/2" = 1'-0"



4.1 TYPICAL GUARD RAIL DETAIL  
SCALE 1 1/2" = 1'-0"

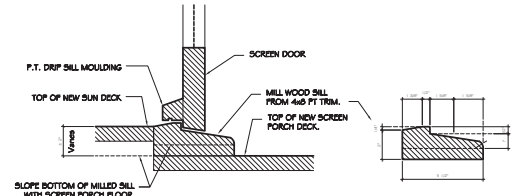


6 SECTION DETAIL  
SCALE 1 1/2" = 1'-0"

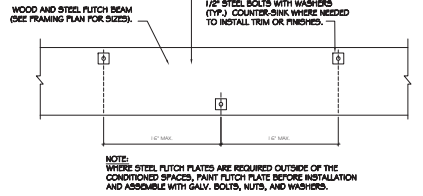


7 SECTION DETAIL  
SCALE 1 1/2" = 1'-0"

8 SECTION DETAIL @ SCREENED PORCH  
SCALE 1 1/2" = 1'-0"

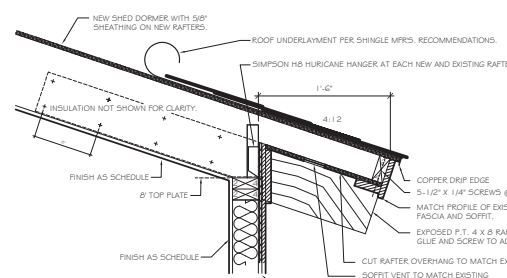


9 SILL DETAIL @ SCREENED DOOR  
SCALE 1 1/2" = 1'-0"

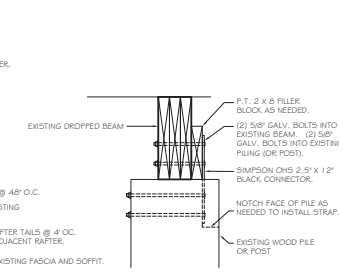


10 MILLED SILL DETAIL  
SCALE 1 1/2" = 1'-0"

11 STEEL FLITCH BEAM CONNECTION DETAIL  
SCALE 1 1/2" = 1'-0"



12 EAVE DETAIL  
SCALE 1 1/2" = 1'-0"



13 PILING CONNECTOR DETAIL  
SCALE 1 1/2" = 1'-0"

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SEAL  
 WITH CAROLINA  
 1997

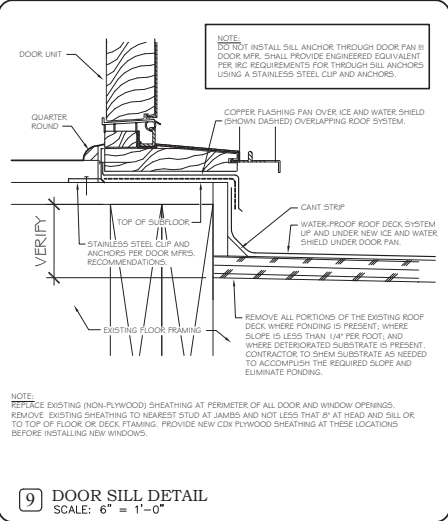
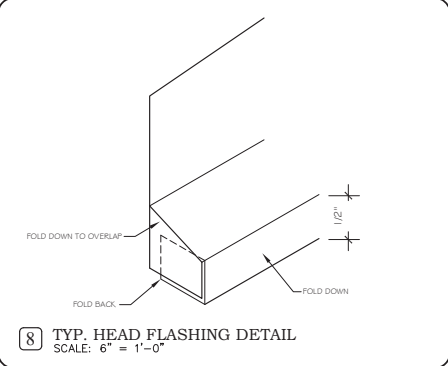
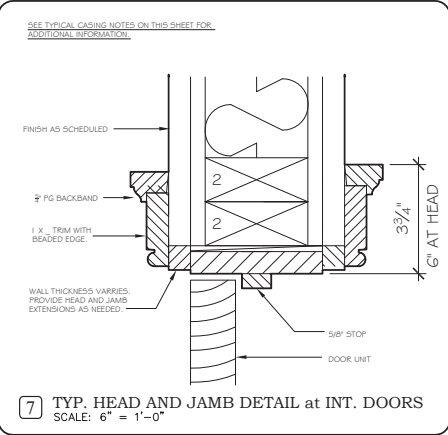
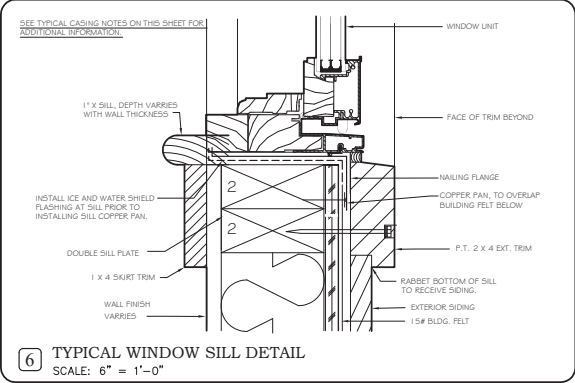
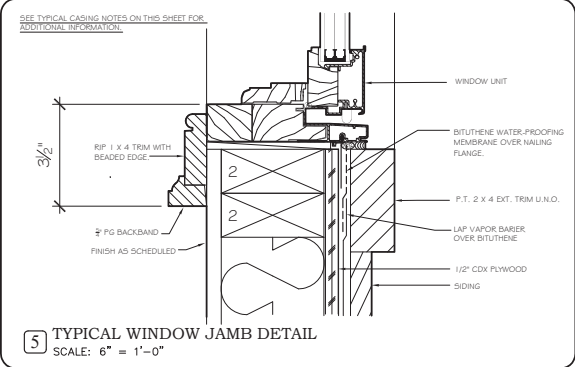
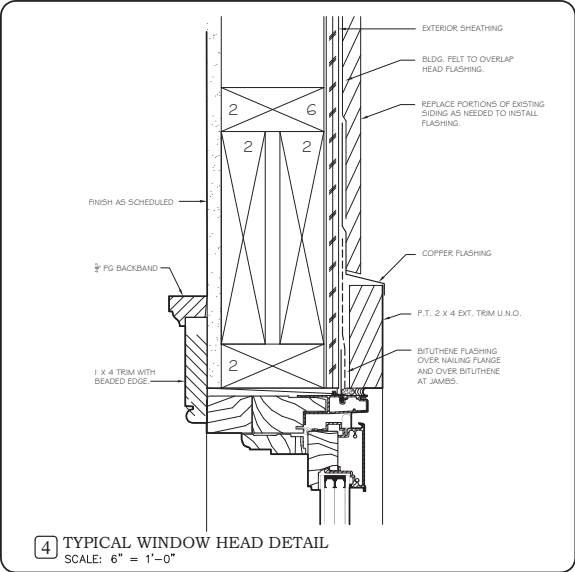
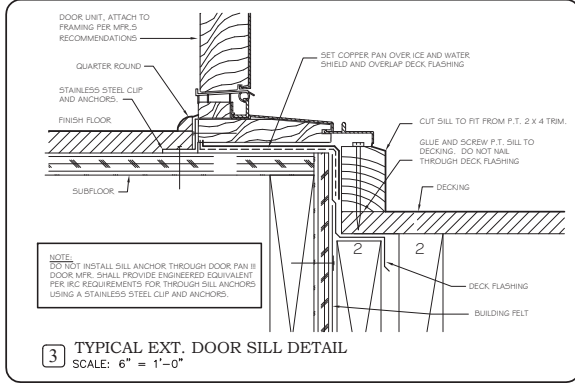
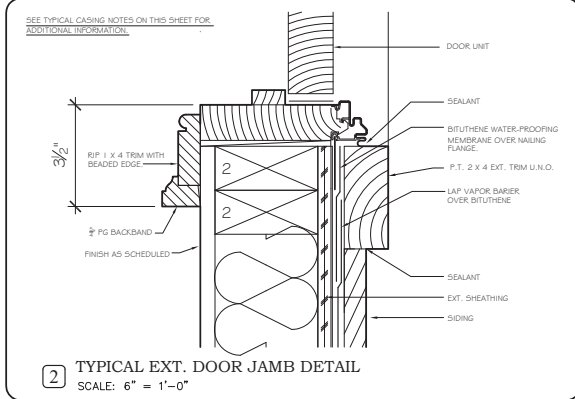
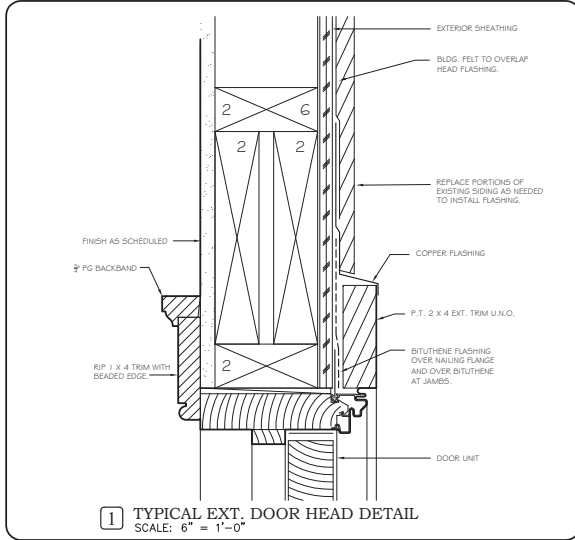
A11  
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DATE: JAN. 25, 2019

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JOHNSON RENOVATION  
 3606 BEACHCOMBER RUN  
 Seabrook Island, South Carolina

M. BRENNAN ARCHITECTS, INC.  
 113 Wappoo Creek Drive, Ste. 4  
 Charleston, South Carolina  
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SHEET

DATE: JAN. 25, 2019

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**JOHNSON RENOVATION**

**3606 BEACHCOMBER RUN**

**Seabrook Island, South Carolina**

**M. BRENNAN ARCHITECTS, INC.**

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INSTRUCTIONS TO BIDDERS

1. Securing Documents:  
Two sets of Bid Documents are available, to invited Contractors by contacting the Architect first and then picking up documents at AIA & Printing 493 King Street, Suite 101, Charleston, South Carolina 29403; Telephone (843) 853-5066.
2. Basis of Bid:  
Bidders will submit bids for complete project.
3. Basis of Award:  
Award, if made, may be to one contractor, as in the best interest of the owner.
4. Basis of contract, if awarded, shall be on a stipulated sum basis for the work.
5. Site Inspection  
Bidders are required to visit the site, acquaint themselves with conditions of the work and the extent of required preparation.
6. Prebid Conference: To Be Announced
7. Submission of Bids:  
All bids shall include a breakdown of the Contractor's cost estimate using the 16 divisions of the Construction Specification Institute. Unless modified by mutual consent of the Contractor and Owner, will will serve as the schedule of values in the construction contract.
8. Withdrawal of Bids:  
Bids may be withdrawn by bidders prior to the time set for bid opening.
9. Prior to signing the contract, the Owner may require the successful bidder to secure and post a labor and materials payment bond and a performance bond, each in the amount of 100 % of the contract sum, on the appropriate AIA form as follows:  
  
Performance Bond and Labor and Material Payment Bond A311  
a. Such bond will be issued by the surety acceptable to the owner.  
b. The Contractor shall list the Owner and M. Brennan Architects, Inc. as additional insured.  
c. List the cost of these bonds as and Add Alternate in your proposal. Do not include the cost of bonding in your base bid.
10. Documents  
The Drawings and Specifications are complimentary to each other. What is called for by either shall be as binding as if called for by both. Address inquiries of interpretation to the Project Manager before and up to four (4) days prior to bid date.
11. Substitutions  
Specification reference to article, device, product, material, fixture, form or type of construction is intended as establishment of a standard of quality and shall not be intended to limit competition. Materials deemed equal to such quality standards may be submitted to the Project Manager, prior to bid, for consideration.
- a. Address inquiries for substitutions to the Architect before and up to seven (7) days prior to bid date.
- b. Requests for approvals should be submitted in the form of a letter (with one copy minimum) on a letterhead of submitting firm, along with a self-addressed, stamped, return envelope. Letter to be addressed to the Architect and referenced to this project.
- c. If there are no deviations between the items submitted and the plans and specifications, then the subcontract letter should contain the statement, "Items are in accordance with plans and specifications with no deviations."
- d. An item with deviations from the plans and specifications may be submitted for approval consideration. Letter should then state, "Item submitted is in accordance with plans and specifications, except for the following deviations". Deviations should then be listed in itemized form.
- e. Items approved shall not be construed as authorizing deviations from the plans and specifications. Contractor shall be responsible for verifying all dimensions with available space conditions with provisions for proper access, maintenance, and part replacement.
12. Qualifications:  
Bidders shall be bondable contractors licensed for the full amount of the bid.
13. Addendums interpretations and substitutions shall only be issued by addendum to the documents. All addendums shall become part of the documents. Receipt of addendums shall be acknowledged on bid form.
14. Owner:  
The owner reserves the right to award on any basis deemed to be in the best interest of the Owner. The Owner reserves the right to reject any and all bids upon evidence of fraud or collusion, or when such rejection is in the Owner's interest. The Owner reserves the right to waive any informality or irregularity.
15. The construction contract shall be the Standard Form of Agreement between Owner and Contractor, AIA DOCUMENT 101, 1997 Edition, American Institute of Architects Document. The General Conditions shall be AIA Document A201 General Conditions of the Contract for Construction 1997 Edition as part of the Contract Documents for this Work.  
A copy of the referenced AIA Documents is on file at the offices of the Owner and the Architect. All persons intending to provide goods and services in connection with the work are advised to read and understand the referenced AIA Document prior to proceeding.
16. The bidder to whom the contract is awarded shall within fifteen calendar days after notice of award and receipt of agreement forms from the owner, shall sign and deliver required copies to the Owner.
17. At or prior to delivery of the signed agreement, the bidder to whom the contract is awarded shall deliver to the Owner those certificates of insurance required by the Contract Documents and such labor and materials payment bonds and performance bond as are required by the Owner.
18. Bonds and Certificates of Insurance shall be approved by the owner before the successful bidder may proceed with the work. Failure or refusal to provide bonds or certificates of insurance in a form satisfactory to the owner shall subject the successful bidder to loss of time from the allowable construction period equal to the time delay in furnishing the required material.
19. Construction Time and Liquidated Damages:  
a. The agreement will include a stipulation that the work be substantially completed in a period of two hundred and four calendar days from the Owner's Notice to Proceed.
- b. The agreement will include a stipulation that liquidated damages will be established in the amount of \$ 250.00 per calendar day for each calendar day after the agreed completion date that the work is not fully certified by the architect as being substantially complete as that stage of completion is defined in the conditions of the contract.
20. Proposal Acceptance:  
The Contractor's bid shall be binding from date of bid to period sixty (60) days hence.
21. Insurance Carriers  
Proposed companies affording coverage to the contractor, shall be licensed in South Carolina and shall have a minimum 'A' rating by Best Rating Service.
22. Bidder must be licensed under the laws of the State of South Carolina, Seabrook Island, and Charleston County.
23. Bidders must comply with all federal, state, county, and city statutes, and shall comply with the provisions, conditions, and requirements of all applicable permits, and required approvals of authorities having jurisdiction.

END OF SECTION

CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

PART 1 - GENERAL:

1.1 SUMMARY

- This Section describes construction facilities and temporary controls required for the work.
- B. Related Work:
1. Documents affecting the work of this Section include, but not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these specifications.
  2. Except that equipment furnished by subcontractors shall comply with requirements of pertinent safety regulations, such equipment normally furnished by the individual trades in execution of their own portions of the Work are not part of this Section.
  3. Permanent installation of hookups of the various utility lines are describe elsewhere in these documents.

1.2 REQUIREMENTS

- A. Provide construction facilities and temporary controls needed for the Work including, but not necessarily limited to:
1. Temporary utilities such as heat, water, electricity, and telephone.
  2. Sanitary facilities.
  3. Enclosures such as tarpaulins, barricades, and canopies.
  4. Parking.

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Maintain temporary facilities and controls in proper and safe conditions throughout the progress of the Work.

PART 2 - PRODUCTS

2.1 UTILITIES

- A. Water:
1. Provide necessary temporary piping and water supply and, upon completion of the work remove such temporary facilities.
  2. Provide and pay for water used in construction.
- B. Electricity:
1. Provide necessary temporary wiring and upon completion of the Work, remove such temporary facility.
  2. Provide new distribution boxes so located that the individual trades may furnish and use 100 ft. maximum length extension cord to obtain power for lighting at points where needed for work, inspection, and safety.
  3. Provide and pay for electricity used in construction.

- C. Heating: Provide and maintain heat necessary for proper conduct of operations needed in the Work.
- D. Sanitary Facilities:
1. Provide temporary sanitary facilities in the quantity required for use by all personnel. The contractor shall coordinate type and location of sanitary facilities with the requirements of the property owner and architect.
  2. Maintain in sanitary condition at all times.
- F. Dumpster:
1. Provide and pay for dumpster used during construction. The contractor shall coordinate type and location of dumpster facilities with the requirements of the regime and property manager.
  2. Maintain in sanitary condition at all times.
- G. Existing Conditions:
1. Take all precautions needed to protect the existing property from damage during the construction period. The Contractor shall be responsible for repairing or replacing any property damage resulting from the construction activities of his personnel, subcontractors, and material suppliers. This shall include damage to structures, paving, utilities, and vegetation and landscape materials.

- H. Security:
1. The contractor shall secure the site at all times. Securing the site shall consist of erecting temporary barricades, locks, and fencing as needed to prevent unauthorized access to the structure and site stored materials without the use of keys or tools.

2.2 PARKING

- A. The Contractor will be allowed to use the on-site parking spaces during the specified hours of operation.

PART 3 - EXECUTION

3.1 MAINTENANCE AND REMOVAL

- A. Maintain temporary facilities and controls as long as needed for safe and proper completion of the Work.
- B. Remove such temporary facilities and controls as rapidly as progress of the Work will permit, or as directed by the Architect.

END OF SECTION

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. In accordance with pertinent provisions of this Section, carefully demolish and remove from the site those items scheduled to be so demolished and removed.

B. Related Work:

1. Documents affecting the work of this Section include, but are not necessarily limited to, General Conditions, and Section 1045: Cutting and patching.

1.2 QUALITY ASSURANCE

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work of this Section.

1.3 DELIVERY, HANDLING, AND STORAGE

- A. Comply with pertinent provisions of Section 01620.

PART 2 - PRODUCTS

- (No products required for this Section)

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.

3.2 DEMOLITION

- A. By careful study of the Contract Documents, determine the location and extent of selective demolition to be performed.
- B. Visit the site and verify the extent and location of selective demolition required.
1. Carefully identify limits of selective demolition.
  2. Mark interface surfaces as required to enable workmen also to identify items to be removed and items to be left in place intact.
- C. Prepare and follow an organized plan for demolition and removal of items.
1. Shut off, cap, and otherwise protect existing water, waste and electrical lines.
  2. Completely remove items scheduled to be demolished and removed, leaving surfaces clean, solid, and ready to receive new materials specified elsewhere.
  3. In all activities, comply with pertinent regulations of governmental agencies having jurisdiction.
- D. Use means necessary to prevent dust from becoming a nuisance to the occupants of the adjacent building, and to other work being performed on the site.

3.3 REPLACEMENTS

- A. In the event of demolition of items not so scheduled to be demolished, promptly replace such items to the approval of the Architect at no additional cost to the Owner.

END OF SECTION

PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Throughout the progress of the Work, maintain an accurate record of changes in the Contract Documents.
- B. Related Work:
1. Documents affecting the work of this Section include, but are not necessarily limited to the Contract Documents.
- 1.2 SUBMITTALS
- A. The Owner's approval of the current status of the Projects Record Documents may be a pre-requisite for approval of requests for payments under the Contract.
- B. Prior to submitting request for final payment, submit the final Project Record Documents to the Owner's Project Manager and secure his approval.

PART 2 - PRODUCTS

- A. Job Set: Promptly upon receipt of the Owner's Notice to Proceed, secure from the Owner at no charge to the Contractor one complete set of all Documents comprising the Contract

- B. Final Record Documents: At a time nearing completion of the Work, secure from the Architect at no charge to the Contractor one complete set of all the Drawings in the Contract.

PART 3 - EXECUTION

3.1 JOB SET

- A. Maintain the Record Documents as changes in the work occur.

3.2 FINAL RECORD DOCUMENTS

- A. The purpose of the Final Record Documents is to provide factual information regarding all aspects of the Work, both concealed and visible, to enable future modifications of the Work without lengthy and expensive site measurement, investigation, and examination.

3.3 CHANGES SUBSEQUENT TO ACCEPTANCE

- A. The Contractor has no responsibility for recording changes in the Work subsequent to Final Completion, except for changes resulting from work performed under Warranty.

END OF SECTION

CONTRACT CLOSEOUT

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section describes an orderly and efficient transfer of the completed Work to the Owner.

1.2 QUALITY ASSURANCE

- A. Prior to requesting inspection by the Architect, use adequate means to assure that the Work is completed in accordance with the specified requirements and is ready for the requested inspection.

1.3 PROCEDURES

- A. Substantial Completion:
1. Prepare and submit the list required by the first sentence of Paragraph 9.8.2 of the General Conditions.
  2. Within a reasonable time after receipt of the list, the Architect will inspect to determine status of completion.
  3. Should the architect determine the Work is not substantially complete:
    - a. The Architect promptly will so notify the Contractor, in writing, giving the reasons therefore.
    - b. Remedy the deficiencies and notify the Architect when ready for reinspection.
  4. When the Architect concurs that the Work is substantially complete:
    - a. The Architect will prepare a "Certificate of Substantial Completion", accompanied by the Contractor's list of items to be completed or corrected, as verified by the Architect.
    - b. The Architect will submit the Certificate to the Owner and to the Contractor for their written acceptance of the responsibilities assigned to them in the Certificate.

C. FINAL COMPLETION

1. Prepare and submit the notice required by the first sentence of Paragraph 9.10.1 of the General Conditions.
2. Verify that the Work is complete including, but not necessarily limited to, the items mentioned in Paragraph 9.10.2 of the General Conditions.
3. Certify that:
  - a. Contract Documents have been reviewed;
  - b. Work has been inspected for compliance with the Contract Documents;
  - c. Work has been completed in accordance with the Contract Documents;
  - d. Equipment and systems have been tested as required and are operational;
  - e. Work is completed and ready for final inspection.
4. The Architect will make an inspection to verify status of completion.
5. Should the Architect determine that the Work is incomplete or defective:
  - a. The Architect promptly will so notify the Contractor, in writing, listing the incomplete or defective work.
  - b. Remedy the deficiencies promptly, and notify the Architect when ready for reinspection.
6. When the Architect determines that the Work is acceptable under the Contract Documents, he will request the Contractor to make closeout submittals.
8. Closeout submittals include, but are not necessarily limited to:
  1. Project Record Documents described here-in.
  2. Operation and maintenance data for items so listed in pertinent other Sections of these Specifications, and for other items when so directed by the Architect;
  3. Warranties and bonds;
  4. Keys and keying schedule;
  5. Spare parts and materials extra stock;
  6. Evidence of compliance with requirements of governmental agencies having jurisdiction including, but not necessarily limited to:
    - a. Certificates of inspection;
    - b. Certificates of occupancy;
    7. Certificates of insurance for products and completed operations.
  8. Evidence of payment and release of liens.
  9. List of subcontractors, service organizations, and principal vendors, including names, addresses, and telephone number where they can be reached for emergency service at all times including nights, weekends, and holidays.
8. Final adjustment of accounts:
  1. Submit a final statement of accounting to the Architect showing all adjustments to the Contract Sum.
  2. If so required, the Contractor will prepare a final Change Order showing adjustments to the Contract Sum which were not made previously by the Change Orders.
- F. INSTRUCTION
  1. Instruct the Owner's personnel in proper operation and maintenance of systems, equipment, and similar items which were provided as part of the Work.



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113 Wappoo Creek Drive, Ste.4  
Charleston, South Carolina  
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JOHNSON RENOVATION  
3606 BEACHCOMBER RUN  
Seabrook Island, South Carolina

Division 1 – General Requirements

A. All systems and construction must comply with the Requirements of the Seabrook Island Community Owners Association, the Charleston County Building Department, and at minimum, meet the requirements set fourth in the 2015 International Residential Code and its amendments.

B. The above jurisdictions include restrictions on:

1. the use of the site,
2. hours of operations and noisemaking activities,
3. debris removal procedures,

B. All systems shall be constructed and installed complete and ready to operate.

C. Definitions (as used in these specifications):

1. "Provide" shall mean furnish and install in place, ready for use.
2. "Inspector" means the Owner or Owner's representative.

D. Discrepancies, omissions, or points requiring clarification shall be called to the attention of the Architects at the earliest possible time.

E. Storage: It shall be the Contractor's responsibility to keep storage areas in an orderly condition.

F. Inspections: The Contractor shall request and pay for all inspections required by local municipalities having jurisdiction.

G. Electrical hookups (temporary power pole) are the Contractor's responsibility. The Contractor will pay for permanent power hookup and water tap fees. Contractor shall be responsible for water and power used during construction, temporary sanitary facilities, and trash clean up and disposal as required during construction.

H. Store and cover all building materials in a manner to keep them clean, dry, undamaged, and free from any deterioration before being installed. Materials damaged by exposure or abuse may be rejected by Owner.

I. All fines incurred by the General Contractor's personnel or subcontractors shall be the responsibility of the General Contractor.

END OF THIS SECTION

Division 2 – Site Work ----- NOT USED

Division 3 – Concrete

A. Unless otherwise noted, concrete shall be 3000 lb. mix and include a minimum of 6 sacks of Portland cement per cubic yard and shall test a minimum of 2000 psi at 7 days unless otherwise noted on the drawings.

B. Finishing of concrete slabs and driveway, unless otherwise noted on the drawings, shall be steel troweled, with a light broom finish applied. Contractor shall trowel finish on all concrete slabs in parking and/or storage areas with-in the areas defined by the ground floor walls.

C. Do not dump any excess concrete at the site except as permitted by the Owner.

D. Unless otherwise noted, steel reinforcing bars shall be deformed type A-36 rods supported for minimum all around coverage of 3". Size and location as shown on the drawings.

E. Concrete slabs shall be constructed flat with enough slope to drain unless otherwise indicated on drawings.

F. See structural for additional requirements.

END OF THIS SECTION

Division 4 – Masonry (NOT USED) See Structural.

Division 5 – Metals

A. All custom-built steel or iron connectors and plates in exterior applications shall be hot-dipped galvanized.

B. All steel or iron bolts, nuts, flat washers, o'gee washers, nails, screws or other connecting devices in exterior applications shall be hot-dipped galvanized.

NOTE: All through-bolts shall be carefully selected for length so that the connection can be made with no more end threads exposed than equal to 1 diameter of the bolt used unless otherwise all wise noted on the drawings

C. All manufactured steel connectors shall be hot-dipped galvanized as supplied by Silver Metal Products, Simpson, Senco, Teco, or an equal approved by the Architect.

D. Interior exposed connectors shall be surface prepared (cleaned with acetic acid if galvanized), primed and painted.

E. See structural for additional requirements

END OF THIS SECTION

Division 6 – Wood and Plastics

A. Woodwork Repairs

1. Unless otherwise noted, replace all deteriorated exterior wood components including siding, trim, soffits, lattice, porch flooring, deck flooring, and railing components.

2. Unless otherwise noted, replace deteriorated exterior handrail and guardrail components serving this property. Where replacement of non-code compliant railing components is required, provide new code compliant assemblies.

3. Remove all deteriorated metal flashing in areas where siding and trim repairs are performed. Remove sufficient amount of siding as needed to integrate the new flashing with the existing drainage membranes. All new flashing shall be 18 ga. copper flashing.

4. In the event that no drainage membranes are present in the areas where the siding or trim are repaired, notify the Owner's representative and request permission to remove additional siding until drainage membranes are encountered so that a continuous overlapping vapor barrier can be installed in the wall system. If the contractor's proposal for this additional work is not accepted by the Owner, the contractor shall install 15# building felt over all exposed sheathing and provide ice and watershed bonded to the exposed sheathing and the top edges of the new building felt.

5. In areas where 4' x 8' or more of non-plywood sheathing are encountered, remove the existing non-plywood sheathing and install new cdx plywood sheathing, matching the thickness of the existing sheathing. Where new sheathing is installed adjacent to a grade, deck, or porch floor, provide pressure treated, cdx, plywood sheathing with-in 4'-0" of the walking surfaces.

6. Unless otherwise noted, all fasteners used in exterior locations or incontact with pressure treated materials shall be stainless steel or G185 hot dipped galvanized with 1.85 ounces of zinc per square foot of surface area.

B. Concealed Woodwork Repairs

1. Should the contractor encounter concealed deteriorated wood siding, trim, or framing materials, the contractor shall notify the HOA Regime representative immediately. Prior to removing the deteriorated materials the contractor shall provide a time and materials proposal for replacing the deteriorated materials. The proposal shall clearly specify all materials and labor to be included.

2. The contractor will not be compensated for woodwork repairs executed without the prior approval of the designated HOA Regime representative.

Division 6 – Wood and Plastics  
See structural for additional requirements.

NOTE:

1. All materials in this section shall be stored properly supported and flat in neat stacks and protected from the weather.

2. Do not mark up lumber to be used as exposed members.

3. Provide all necessary blocking, nollers, and supports for all kitchen and bath accessories.

3. SUBMITTALS: Within 60 calendar days after the

Contractor has received the Owner's Notice to Proceed, submit:

a. Materials List of items proposed to be provided under this Section;

b. Shop Drawings in sufficient detail to show fabrication, installation, anchorage, and interface of the work of adjacent trades;

c. Finished samples of all proposed materials.

A. Framing Lumber, including joists, rafters, truss members, posts, beams, etc., shall be Southern Pine or Douglas Fir Dry S4S, #2, or better. Studs, furring and blocking shall be Dry S4S "Mem/Fir" (West Coast) stud grade or better unless otherwise noted on the drawings. Exterior post and beams shall be pressure treated.

B. Sills, plates and posts in contact with grade or concrete shall be #2 or better Southern Pine pressure treated. Minimum LF22 in accord with AWPI.

C. Timber Beams and Columns:

1. Exposed - #1 or #2 select or better Southern Pine Dry, S4S.
2. Unexposed - #2 or better Southern Pine Dry, S4S.

D. Decking : Where Pine Decking is required, provide pressure treated Southern Pine or Douglas Fir Dry #2 or better, S4S or T&G as noted on the drawings.

E. Roof Sheathing : See section details and structural. Support sheathing on joist, rafters, or blocking. Provide spacer clips on roof decking where recommended by the manufacturer. Place plywood floor and roof sheathing perpendicular to supports and stagger end joints 1/2 sheets (4 feet).

Provide solid blocking under all joists in plywood decking to receive roof deck system.

F. Interior trim shall be as follows:

1. All interior trim including base boards, crown mould, wainscot, door and window casings shall be shaped as specified in the Architect's Drawings. Similar shapes may be allowed if approved in advance by the Architect.

G. Exterior Trim stock shall be #1 Kiln Dried.

1. Back prime all exterior siding and trim prior to installation.

H. All cutting of trim stock shall be done with a satin-cut circular saw blade in table or radial arm saw on a miter box. All pieces shown on drawings with a wood grain indication shall be trim stock.

I. Cabinets: per drawings.

Quality Standards. Provide AWI Quality Certification Program indicating that woodwork, including installation, complies with the requirements of grades specified. Unless otherwise specified, all architectural woodwork items shall be "custom grade".

1. LAYOUT

The architectural drawings accurately depict the cabinet elevations unless revised elevations are approved in advance by the Owner and Architect.

2. MATERIALS

Painted cabinets shall be constructed using furniture grade poplar face frames, door frames, and moldings. Cabinet boxes shall be #2 thick, B2 grade, maple veneer plywood. Fire place mantel shall be furniture grade poplar.

Stained cabinets shall be constructed using furniture grade solid wood face frames, door frames, and moldings. (Species of wood shall be as selected by the Owner. Cabinet boxes shall be #2 thick, B2 grade, veneer plywood matching solid wood.

Head Board cabinet interiors shall be solid wood, furniture grade.

Painted wainscot shall be poplar, furniture grade.

3. STYLES

All cabinet door styles shall be as selected by the Owner. The Contractor shall submit finished cabinet door samples for each style and finish selected by the Owner.

All drawer faces over 6" tall shall match the cabinet door design. Drawer faces 6" or less in height shall be one piece furniture grade, with edge detail to match cabinet doors. Cabinet doors and drawer faces shall have the overlay selected by the Owner.

4. DRAWER BOXES

Provide solid wood dove tail construction at all cabinet drawers.

5. HARDWARE

Provide concealed 180 degree, chrome finished, European hinges by Blum throughout.

Door and drawer pulls shall be as selected by the Owner.

Provide under mounted full extension, cylinder and spring controlled, soft close, drawer glides by Blum at all drawers and all pull out shelves.

6. FINISHES

All cabinet, trim, and interior window and door finishes shall be selected by the Owner. Unless otherwise noted all cabinets shall be painted with a glazed finish coat.

I. Shelving: Closet and utility shelving shall be 3/4" interior Birch plywood with solid wood edging.

J. Installation: Install lumber with bolts and connectors as indicated on the drawings and in accordance with the International Building Code.

note: use cc sinkers for nontreated lumber; stainless steel for treated.

Exterior Siding and Trim:

1. Where exterior trim is required, provide Number 1, pressure treated, kiln dried, exterior wood trim as indicated on the drawings. Include p.t wood trim for mounting blocks at all exterior electrical and plumbing fixtures. Size blocks 1" larger than the mounting plate of fixture. Unless otherwise noted, prime all wood trim (all sides) prior to installation.)

2. All fasteners shall be stainless steel or G185 hot dipped galvanized with 1.85 ounces of zinc per square foot of surface area.

3. All new siding shall be #1 kiln dried, ship lap cypress, milled to match the existing adjacent profiles.

4. Unless otherwise noted, all new siding and trim shall match the existing adjacent materials and be finished as specified. Tooth-in new siding with existing. See typical door and window details for replacement of existing window and exterior door trim.

5. All new siding and trim shall be back-primed and first coated on all edges prior to installation.

6. Notable roof sheathing : Lay sheathing perpendicular to studs and nail with 6d large head hot dipped galvanized roofing nails per structural drawings.

Member Common Nail Number

1 x 4 8d 2 each support

1 x 6 8d 2 each support

1 x 8 8d 3 each support

5. Trim: Interior, 4d, 6d or 8d plated finish nails set, filled and sanded. Care shall be taken to prevent hammer dents.

END OF SECTION

Division 7 – Thermal and Moisture Protection

A. Roof System:

1. Submittals : Within 35 calendar days from the Owner's Notice to Proceed submit:

a. Materials List of all items to be provided under this section.

B. Sufficient technical data to demonstrate compliance with the manufacturers recommendations, the contract documents, and local codes.

c. Sample roof panel showing actual panel width, color, and gauge.

d. shop drawings showing all proposed connections, penetrations, terminations, and anchorage.

Shingle Roof System:

Provide and install architectural shingles as where shown on the Drawings and as needed for a complete and proper installation.

Construct cricket on high side of all chimnies. Provide new stepped flashing at intersection of wall and new roof surfaces.

New plumbing vents shall be lead.

Provide new 30# building felt.

All new shingles shall match the existing. Install building felt and shingles per all manufacturers recommendations and as follows:

1. The roofer shall be certified by the manufacturer as an approved installer of the specified roof system.

2. Weave all valleys.

3. Roof system shall provide a UL 790 Class A Fire Rating and UL 997 Wind Resistance.

4. Provide ice and water shield bonded directly to roof deck, on all slopes less than 4:12 and at all valleys.

5. Install all roofing components and accessories including decking and underlayment in strict conformance with the roof manufacturer's recommendations.

6. Products meeting the specified requirements provided by the following manufacturers shall be allowed: RGM Products, Elk GAF, or CertainTeed.

Warranty: Before requesting payment for this item:

a. Provide manufacturer's standard 30 year written warranty, at minimum, on all roofing materials.

b. Provide minimum 10 year written warranty on all workmanship.

B. Flashing:

Wherever flashing is called for on the drawings or specifications, provide All flashing 18 ga. copper unless otherwise noted. Flashing shall be neatly formed to the shapes required with straight corners and flat surfaces free of dents, bends, crooks, and bumps.

1. Nails for fastening flashing shall be 3/4 inch large head nails.

a. Use "Z" flashing at all exterior openings.

b. Use preformed roof jacks for all roof penetrations.

c. Eave flashing and drip cap as per drawings.

d. Provide lead or copper flashing boots at all plumbing vents.

e. Other flashing as per drawings.

2. Do not place dissimilar metals in contact with one another.

3. Install new flashing in a neat overlapping sequence and integrate with the adjacent drainage membranes.

4. Anchor flashing securely using concealed fasteners and retaining clips. NO EXPOSED FASTENERS WILL BE ACCEPTED.

5. Install new skylight flashing in strict accordance with the manufacturers recommendations.

6. Remove sufficient amount of exterior finish materials as needed to integrate the new flashing with the existing drainage membranes.

7. All new flashing shall be 18 ga. copper flashing.

8. In the event that no drainage membranes are present in the areas where wall flashing is required, notify the Owner's representative and request approval to remove additional siding until existing drainage membranes are encountered so that a continuous overlapping vapor barrier can be installed in the wall system. If the contractor's proposal for this additional work is not accepted by the Owner, the contractor shall install 15# building felt over all exposed sheathing and provide ice and watershed bonded to the sheathing and the top edges of the new building felt where no existing drainage membranes are present.

In addition to the above, the contractor shall adhere to the following standards: (IOWA:

A. Sheet Metal and Air Conditioning Contractors' National Association, Inc. (SMACNA):

B. Architectural Sheet Metal Manual.

C. The National Roofing Contractors Association (NRCA):

D. Roofing and Waterproofing Manual (including Construction Details), and Handbook of Accepted Roofing Knowledge.

C. Gutters and Downspouts: NOT USED

D. Sealants:

1. Silicone caulk - shall be by G.E. or Dow. Color to match adjacent surfaces.

2. Acrylic - shall be one part acrylic by "Dap". Color to match adjacent surfaces.

3. Butyl - shall be one part butyl caulk by "Dap". Color to match adjacent surfaces.

E. Insulation:

1. Fiberglass insulation batts shall be paper back mineral wool batts full thickness in all accessible structural wall and floor cavities between conditioned and unconditioned spaces and as shown on drawings. - Install per manufacturers recommendations.

2. First Floor Insulation: Provide R-19, Appendix "X" open cell spray foam insulation.

3. Floor / Ceiling Insulation: Provide poly-iso rigid insulation as detailed. See Drawing Note 2 on sheet A3.

4. Wall Insulation: Provide new R-13 batt insulation.

5. Ceiling insulation : Provide new R-30 batt insulation u.o.o.

6. Cathedral Ceiling Insulation : Provide poly-iso rigid insulation as detailed. See Drawing Note 11 on sheet A3.

END OF THIS SECTION



**A14**

SHEET

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**3606 BEACHCOMBER RUN**  
**Seabrook Island, South Carolina**

Division 8 - Doors, Windows, and Hardware

A. Materials

1. Interior Doors:

- a. See sheet A10 for new interior door style.  
b. Approved pre-hung frames may be used.  
c. Frames shall be clear fir and pine. No finger joint material will be accepted.

2. Exterior Doors and Windows:

- a. Unless otherwise noted, all new windows and exterior doors shall be manufactured by the Andersen Window and Door Company. Provide 400 Series Coastal Products as specified. Color of exterior clad shall be selected by the Architect.  
b. Provide factory primed for paint interior finish.  
c. Unless otherwise noted, all exterior glazing to be insulated, low e, impact glass.  
d. Unless otherwise noted, all windows shall meet the design pressure and large missile ratings as required by code. The window/door manufacturer shall provide design pressure calculations for each door and window unit per IRC, r613.2, the window manufacturer shall provide these calculations for review by the building official prior to delivery of the window/door package.  
e. Impact ratings are not required for units located in break-away walls.  
f. Each window shall bear a label indicating compliance with IRC, r613.3. and the corresponding design pressure requirements.  
g. Verify opening size for egress requirements in new windows at bedrooms.  
h. Provide tempered glazing as required by code.

1. See plans for window swings. Where casements are required & no swing is shown on plans, provide fixed casement window in this location.  
2. Provide "Truscene" insect screens on all operable window units.  
k. Interior hardware style & finish shall be as selected by the owner.  
l. Provide salt resistant, stainless steel, coastal hardware upgrade for all exterior windows.  
m. New window heads heights shall be aligned with adjacent door heads U.N.O.  
n. Provide shop drawings and manufacturers product literature for all items to be provided under this section. Do not order until approved by the Architect.  
o. Unless otherwise scheduled, all exterior doors and windows shall come from the same manufacturer.  
p. Provide 3/4" wide SDL muttins where indicated on exterior elevations.

3. Finish Hardware

- a. Finish Hardware shall be supplied and installed by Contractor per this section of specifications.

- b. Unless otherwise indicated all new door locksets, latchesets, and hinges shall be Schlage, Orbit, Oil Rubbed Bronze, or Owner approved equal. "A" series locksets and latchesets.

- c. Exterior Doors - Unless otherwise indicated provide lockset, deadbolt, weather stripping, aluminum threshold,and aluminum door shoe with vinyl seal at all doors between conditioned and unconditioned spaces.

1. Include automatic overhead door stops on all outswing doors.  
2. Include latching door stops at in-swing exterior doors.  
3. Provide multi-point lockset including head and foot bolts, weather stripping, aluminum threshold,and aluminum door shoe with vinyl seal at all pairs of doors between conditioned and unconditioned spaces.  
4. Provide digital keyless lockset at door location to be determined by Owner. coordinate with width of door style.

- d. Exterior Screen Doors - Self closing spring hinges; locking screen door latchset # 1703 as supplied by "Stonley", or approved equal.

- f. Interior Doors- Privacy locksets at bedrooms, and bathrooms; sliding door locksets at pocket doors; passage latchesets elsewhere, (unless otherwise noted).

- G. Provide galvanized locking latchesets and hinges at all lattice gates.

Mount all locksets and latchesets at 36" a.f.f.

B. Installation

1. Door hanging and fitting shall be done only be qualified carpenters.

2. Coordinate final keying requirements with the Owner.

3. The "Hanging, Job Finishing and Installation Instruction" as listed in the National Wood Manufacturer's Association "Standard Door Guarantes" shall govern the installation of all wood doors.

END OF THIS SECTION

Division 9 - Finishes

Wood, drywall, tile, or other as per finish schedule on the drawings.

A. Gypsum Wallboard Construction

1. Materials  
a. Gypsum wallboard shall be of the thickness indicated on the drawings and have tapered edge as manufactured by United States Gypsum or an equal approved by the Owner.  
b. 5/8" thk. Type X fire code gypsum wallboard with tapered edges used where shown on Drawings as Type X or fire code.  
c. Fasteners - Use screws as recommended by the wallboard manufacturer's recommendations.  
d. External corners shall have U.S.G. No. 100 Perf-a-Bead metal corner reinforcement.  
e. Tape - Use tape reinforcement per drywall manufacturer's recommendations.  
f. Compound - Use canned ready mixed drywall compound per drywall manufacturer's recommendations.

2. Installation

- a. The "General Recommendations for Applying Sheetrock Wallboard" and United States Gypsum Company's "Gypsum Drywall Construction Handbook" shall be adhered to in all drywall construction.  
b. Single layer - Wood stud partitions construction shall be used for all walls requiring gypsum wallboard.

- c. Single layer ceilings shall be used for all ceilings requiring gypsum wallboard. Construct in accordance with the latest edition of U.S.G. "Gypsum Drywall Construction Handbook" unless otherwise indicated.  
D. Taping shall be double coated (as a minimum) and blended (feathered out) after each coat of compound. No tape, joints, metal fittings, or nail dimples shall show in the finished wall.

- B. Painting and Staining ( Unless otherwise noted all colors and sheens are to be selected by Owner).

1. Materials

- a. Materials shall be as specified on the drawings and as manufactured by the following:  
1. Exterior Siding and Trim: Premium quality, MoorGuard 100% acrylic house paint as manufactured by Benjamin Moore or Owner approved equal. Exterior colors shall be as selected by the Owner and approved by the Sparow Pond Regime.

- b. All exposed exterior wood surfaces (except decking) shall receive one coat primer sealer and two coats heavy bodied fungus resistant paint as specified.

- c. Wood Decking: Unless otherwise noted, all exposed surfaces of shall receive two coats clear sealer. No finish is required for lpe decking.

- d. Metals: All exposed surfaces shall receive one coat rust resistant primer and two coats oil based enamel.

- e. Gypsum Board: All exposed surfaces shall receive two coats of flat latex paint over 1 coat primer. All ceilings shall be smooth finished.

- h. Interior Wood Trim and Casework: All exposed surfaces shall receive 2 coats semi-gloss enamel over 1 coat primer. All colors shall be selected by owner.

l. Wood Flooring : NOT USED

2. Application

- a. Back-prime all exterior wood siding and trim prior to installation.

- b. Exterior wood surfaces shall be sprayed and/or brushed with paint, free from runs and imperfections.

- c. Interior surfaces shall be sprayed, rolled or brushed with paint,free from runs and imperfections.

END OF THIS SECTION

Division 10 - Specialties

- A. Wardrobe Closets: Rod - 1" diameter chrome plated steel tubing and brackets - chrome plated steel rod and shelf bracket.

- B. Bath accessories- by allowance and as shown on the drawings.

END OF THIS SECTION

Division 12 - NOT USED

Division 13 - NOT USED

Division 14- NOT USED

Division 15 - Mechanical

A. Plumbing

1. Materials

- a. Fittings and fixtures to be selected by allowance as indicated in Division 1.1 of this manual.

- b. All work shall conform to the International Plumbing Code, latest edition.

- c. All waste lines shall be P.V.C. Schedule 40 or better with bonded joints or as required.

2. Installation

- a. All plumbing work shall be done by experienced plumbers under the direct supervision of a person licensed for such work in Charleston County, South Carolina.

- b. Provide all fixtures with a shut off valve.

- c. Run all plumbing lines within the framing and either perpendicular to or parallel with the framing members. No water or waste lines shall be run below floor framing except new vertical risers from below ground. New water and waste line risers shall be routed up structural plies in concealed locations.

- d. No holes shall be cut or drilled in the mid-span section (middle 2/3 member) of any joists, girders, or beams. Holes drilled in the end of 1/6 of joists and beams shall be as small as possible and shall not exceed 1/3 the member depth and drilled at the center axis (halfway between the top and bottom)of the members, unless otherwise specified. Where studs are notched more than 1/3 width or where 2 or more consecutive studs are notched, metal splice plates shall be used.

- e. Work under this section shall include 4" waste line to existing sewer line, and 1" P.V.C. supply line from meter to shut-off and drain at house or as required.

- f. Plumber shall provide and install water heaters as shown on drawings, per the manufacturer's recommendations.

- g. Insulate all water lines not located in conditioned space. Note that the structural cavity of exterior walls, floors and ceilings is not considered as "heated space".

- h. Provide air chambers and traps at all fixtures(hot and cold lines) Air chambers to one size larger than adjacent piping and 12" high.

- i. Coordinate location of all through-wall and through-roof plumbing and mechanical vents with the Architect.

- j. Drain lines shall be installed in such a manner that rotting of all lines may be accomplished through clean-outs or water closet installations. Access for cleaning of lines shall not exceed 50 in length and for bends of 45 degrees or more.

3. Storage and Handling

- a. It is the contractors responsibility to take necessary precautions for the protection of equipment and materials against theft and damage. Protect all pipe openings by plugs or caps as required and clear stoppages.

4. Testing

- a. Perform leak tests on hot and cold water line at a minimum of 100 lbs. hydrostatic pressure before concealing pipe or connecting fixture. Perform test again after installation of all fixtures.

- b. Test drainage and venting of waste lines by plugging openings and filling with water to level of top of highest vent stack. Not less than 10 feet of water will be acceptable.

B. Heating and Cooling Systems

1. All work shall be done by experienced personnel under the direct supervision of a person licensed to do such work in Charleston County, South Carolina.  
2. The contractor and installer shall guarantee their work in writing for a period of one year after the date of final acceptance by the owner.

PROCEDURES FOR HVAC SYSTEM DESIGN AND INSTALLATION

The goal for a HVAC system is to provide proper air flow, heating, and cooling to each room.

This page sets out key criteria that describe a quality system, and key design and installation considerations that should be met to achieve this goal. The pages following contain more detailed information on design, fabrication, installation, and performance testing.

Criteria for a Quality HVAC System

An HVAC system should:

1. Be properly sized to provide correct air flow, and meet room-by-room calculated heating and cooling loads;
2. Be installed so that the static air pressure drop across the handler is within manufacturer and design specifications to have the capacity to meet the calculated loads;
3. Have sealed supply ductwork that will provide proper air flow;
4. Be installed with a return system sized to provide correct return air flow;
5. Have sealed return ductwork that will provide proper air flow to the fan, and avoid air entering the HVAC system from polluted zones (e.g., fumes from autos and stored chemicals, and attic particulates);
6. Have balanced air flows between supply and return systems to maintain neutral pressure in the home;
7. Minimize duct air temperature gain or loss between the air handler and room registers, and between return registers and the air handler;
8. Be properly charged with refrigerant;
9. Have proper burner operation and proper draft.

Procedures to Design and Install an Air Distribution System

The following steps should be followed in the design and installation of the HVAC system to ensure efficiency and comfort (for details, see Appendix 1):

1. Determine room-by-room loads and air-flows using ACCA Manual J installation procedures (or substantially equivalent);
2. Layout duct system on floor plan, accounting for the direction of stairs, roof hips, fire-walls, and other potential obstructions. Determine register locations and types, duct lengths, and connections required to produce layout given construction constraints;
3. Size duct system according to ACCA Manual S calculation procedures (or substantially equivalent);
4. Size HVAC equipment to sensible load using ACCA Manual S procedures (or substantially equivalent);
5. Install equipment and ducts according to design specifications, using installation requirements and procedures from the Uniform Mechanical Code, the Air Diffusion Council, SMACNA, California Residential Energy Efficiency Standards, and manufacturers' specifications (Title 24); Using these procedures and those in Appendix A, the duct system should be substantially air tight;
6. Charge the system appropriately, and verify charge with the evaporator superheat method or subcooling method (or substantially equivalent);
7. Check for proper furnace burner operation and fire-box drafting;
8. Test the system to ensure that it performs properly by determining (1) that the system is properly sized, (2) it does not leak substantially, and has either (3a) proper air handler fan flow, and proper plenum static pressures, or (3b) proper room and return air flows, and proper plenum static pressures. (Procedures are detailed in Appendix A.)

Provide copies of manual J and manual D calculations for sizing duct work and mechanical equipment.

3. Materials

- a. Hvac equipment is existing.

- b. Replace all existing thermostats with new compatible, nested, digital thermostats.

4. Installation:

- a. Locate equipment and ductwork as indicated on Diagrammatic Mechanical Plans.

- b. No holes shall be cut or drilled in the mid-span (middle 2/3 of member) of any joists, girders, or beams. Holes drilled in the end of 1/6 of joists and beams shall be as possible and shall not exceed 1/3 the member depth and drilled at the center axis (halfway between top and bottom) of the members,unless otherwise specified. Where studs are notched more than 1/3 width or where 2 or more consecutive studs are notched, metal splice plates shall be used.

- c. Provide and install ducts and weather caps for range hood, and bath vents.

END OF THIS SECTION

Division 16 - Electrical

A. Materials

1. Fittings and fixtures to be selected by allowance.

2. Service: Insure sufficient service voltage is provided as needed for intended use of the structure and equipment therein.

3. Receptacles shall be specification grade, two pole three wire grounding type for 125V, 250V, 125-250V,15A or 20A, according to plans and load requirements. Color to be selected by owner.

4. Switches:

- a. Dimmer switches shall be 120V 60 Hertz 600 W or 1000W, according to the plans. Color to be selected by the Owner.  
b. Other switches shall be quiet type, specification grade, single pole, double pole, three or four way, toggle operation, 15A or 20A, according to the plans and load requirements. Specification grade mercury toggle switch shall be used at bathrooms and at kitchen sink. Color to be selected by the Owner.

5. Cover plates shall be plastic, style and color to be selected by the Owner.

6. Exterior outlets and switches shall have specification grade stainless steel waterproof cover plates.NOTE: Exterior outlets shall have ground fault breakers.

7. Provide airtight insulated cans rated for contact with insulation where can is located in an insulated ceiling cavity.

8. Wiring shall be copper, as required by code. All outlets and switches shall be grounded. a. Branch circuits shall be 2 wire with ground or 3 wire with ground for 3 way switches, plastic covered Romex, except where conduit is called for. In conduit or wiremaid, use plastic insulated solid copper wire.

- b. Conduit, where required, shall be rigid aluminum or galvanized steel, rigid or flex when shown on drawings as conduit. "Wire-mold" shall be used when shown on drawings and where wiring is exposed along beams and posts.  
c. Rough in boxes may be plastic, fiberglass, or steel.

9. Provide smoke detection system with battery backup as required by code.

B. Installation:

1. All electrical work shall be done by experienced electricians under the direct supervision of a person licensed for such work in South Carolina.

2. Run electrical lines within the framing and either perpendicular to or parallel with the framing members, unless specified otherwise on the drawings. Except in attic, exposed wiring shall be in conduit. No electrical lines shall be run below first floor framing except new verticle riser from below ground. New riser shall be routed up structural ply in a concealed location.

3. No holes shall be cut or drilled in the mid-span section (middle 2/3 of member) of any joists, girders, or beams. Holes drilled in the end 1/6 of joists and beams shall be as small as possible and shall not exceed 1/3 the member depth and drilled at the center axis (halfway between top and bottom)of the members, unless otherwise specified. Where studs are notched more than 1/3 width or where two or more consecutive studs are notched, metal splice plates shall be used.

END OF THIS SECTION

Allowances

Allowances are for materials only, unless otherwise indicated. Include cost of installation and accessories in your base bid.

Calculations of Allowance overages and/or credits shall include the General Contractors overhead and profit.

Allowance #1 - Carpet,carpet pad & Vinyl.....\$ 32.00 per sq. yd. Installation included in base bid.

Allowance #2 - Ceramic Tile and Marble. ....\$ 10.00 psf Installation, mastic, and grout included in base bid. Assume multiple tiles and grout colors. All floors shall have the floors and walls to 7"-0" off, unless otherwise noted.

Allowance #3 - Pre-Finished Engineered Wood floors .....\$ 12.00 psf Include installation in base bid.

Allowance #4 - Light Fixtures.....\$ 8,500.00 Includes the supply of decorative electrical fixture. Fixtures include all electrical lighting fixtures, switches, and dimmers. Unless otherwise specified by the electrical fixture schedule this allowance has been estimated to cover the cost of all decorative fixtures which are defined as but not limited to the following categories:  
Chandeliers  
Decorative Ceiling Fans  
Hanging Lanterns & Pendants  
Scones (interior & exterior)  
Vanity Lighting  
Track Lighting  
Exterior wall or soffit mounted fixtures.  
Can lights and trim kits,

Include the cost of all specified electrical fixtures, low voltage transformers, panels, and outlets that are recessed into the walls, ceilings, or floors in your base bid proposal. Allowance does not include landscape lighting.

Allowance #5 - Bathroom. Accessories.....\$ 1,000.00 Includes towel bars, tissue holders, grab bars, robe hooks, mirrors, medicine cabinets etc. Installation of these materials included in base bid. This allowance does not include soap dishes, towel bars, and other accessories formed from embedded into ceramic tile.

Allowance #6 - New Cabinets.....\$ 40,000.00 Includes the purchase and installation of new cabinets, counter tops, and cabinet hardware at the kitchen, Laundry Room, and bathrooms. This allowance includes materials, labor, and accessories.

Allowance #7 - Security System.....NOT USED

Allowance #8 - Built-in Audio Visual Equipment. .... \$ 1,200.00 Provide (4) built-in speakers in the Great Room and (2) built-in speakers in the Master Bedroom for a total of (6) built-in speakers. Include speaker connections to AV equipment location in the Great Room. Include installation in base bid.

Allowance #9 - Plumbing Fixtures Includes sinks, lavatories, faucets, tubs, whirlpools, toilets, shower heads and controls, strainer baskets, and all auxiliary valves, connecting piping, and fittings necessary to connect the fixtures to the supply and drain pipes installed into the walls and floors.  
Bath Room sinks \$ 200.00 each  
Shower Valves \$ 150.00 each  
Bathroom Faucets \$ 200.00 each  
Kitchen Faucets \$ 200.00 each  
Kitchen Sinks \$ 400.00 each  
Toilets \$ 300.00 each  
Reverse Osmosis water filtration system \$1,500.00  
This allowance includes materials only. Include the cost of labor and accessories in your base bid.

Allowance #10 - Appliances.....\$ 22,000.00 Includes purchase of kitchen appliances. Include delivery and installation of the appliances in base bid.

Allowance #11 - Fire Place Surrounds.....NOT USED. Includes wood mantie and stone slabs, at hearths and surrounds. This allowance includes materials only. Include the cost of labor and accessories in your base bid.

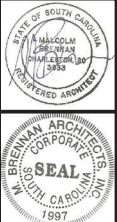
Allowance #12 - Shower Enclosures  
Frameless .....\$ 1,800.00 each.  
Semi-Frameless \$ 900.00 each.  
Includes materials and installation.

Allowance #13 - Bathroom Mirrors...\$ 300.00 each

Allowance #14- Front Door.....\$ 3,500.00

Allowance #15- Master closet Shelving...\$ 3,500.00

END OF THIS SECTION



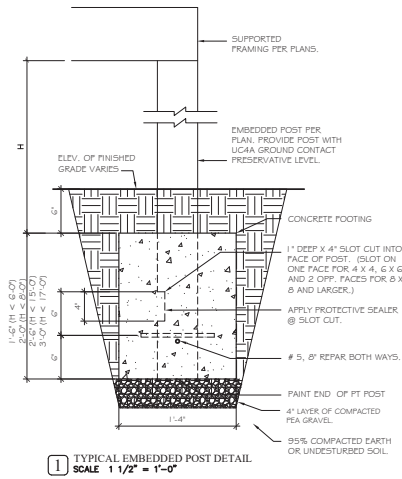
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Charleston, South Carolina  
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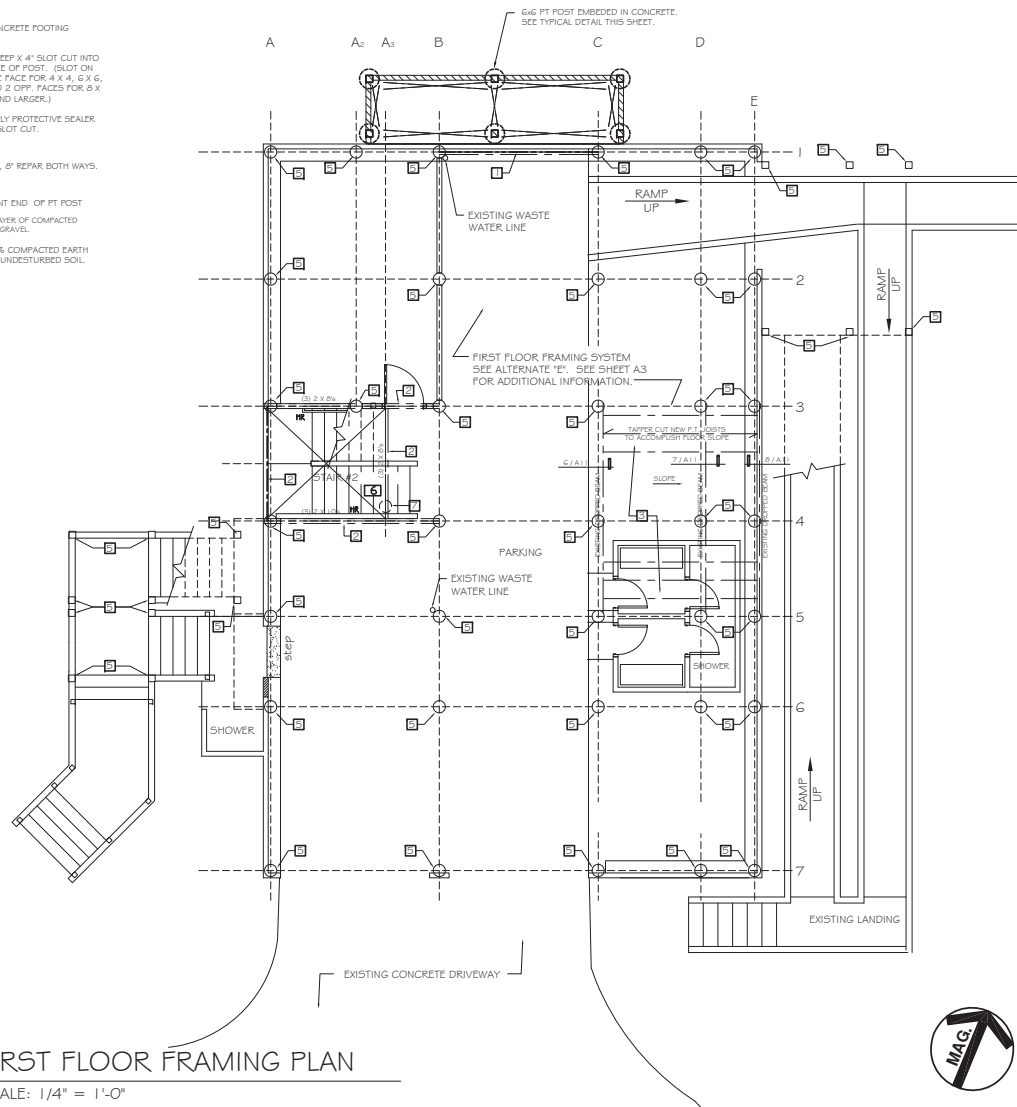
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## FIRST FLOOR FRAMING PLAN

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



### GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.N.O.
2. REPLACE ALL DETERIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.

### DRAWING NOTES

- 1 JACK EXISTING BEAM TO LEVEL AND INSTALL NEW 1/2" x 1 1/2" STEEL FLITCH PLATE BOLTED TO EXISTING (3) 2 x 12 BEAM.
- 2 ALTERNATE 1P - NEW FIRST FLOOR FRAMING TO SUPPORT NEW FLOOR OPENING.
- 3 NEW PT. JOISTS FOR SCREEN PORCH ABOVE. TAFFER CUT TOP OF JOISTS AT 1/4" PER FOOT AS NEEDED TO ACCOMPLISH SLOPE AS INDICATED.
- 4 REINFORCE FIRST FLOOR JOIST ABOVE TO RECEIVE POINT LOAD.
- 5 REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FLOOR FRAMING ABOVE, AND PROVIDE NEW SAMPSON QHS BLACK CONNECTOR THAT IS 2.5" WIDE x 12" LONG. SEE DETAIL 13 / A1.
- 6 ALTERNATE 1P - BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION WORK, FOR THIS ALTERNATE REMOVE THE EXISTING GROUND FLOOR CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM PLACEMENT OF NEW STRUCTURAL MEMBERS. AFTER THIS MEETING, SHORE UP FLOOR SYSTEM AND CUT AND REMOVE EXISTING WOOD PLING. CUT OPENING IN FLOOR SYSTEM FOR NEW STAIR AND PROVIDE NEW STRUCTURAL MEMBERS. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 7 ALTERNATE 1P - WITH ARCHITECT / ENGINEER'S SITE REVIEW AND APPROVAL, CUT EXISTING PILE 6" ABOVE THE SLAB AND REMOVE AS NEEDED FOR THIS ALTERNATE.



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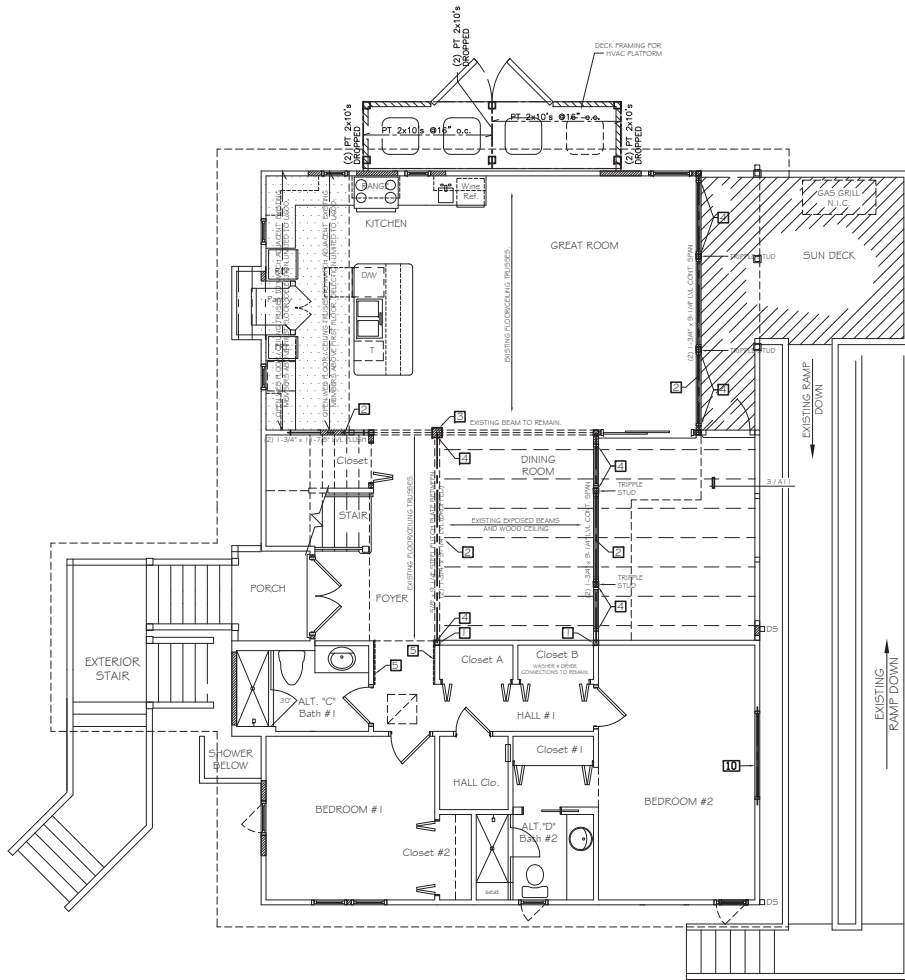
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## FIRST FLOOR CEILING FRAMING PLAN

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



### GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.N.O.
2. REPLACE ALL DETEIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETEIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.
4. NEW WALL, SHEAR WALL, AND ROOF SHEATHING SHALL BE NAILED AT 4" OC AT PANEL EDGES AND 8" OC AT INTERMEDIATE STUDS / RAFTERS.

### DRAWING NOTES

- 1. STUD PACK U.N.O.
- 2. NEW BEAM / HEADER ABOVE THE MEMBERS SHALL BE GLUED AND THROUGH-BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS @ 32" OC. COUNTERSUNK AND STAGGERED TOP AND BOTTOM.
- 3. NEW 8" X 8" STRUCTURAL WOOD COLUMN ANCHORED TO STRUCTURAL MEMBERS AT TOP AND BOTTOM.
- 4. PROVIDE SIMPSON L30 CONNECTOR WITH 3" SCREWS.
- 5. DASHED LINE INDICATED NEW SHEAR WALL. ADD 1/2" THICK PLYWOOD OR GOS TO FACE OF EXISTING STUDS. NAIL PLYWOOD TO WALL BRAMING @ 4" OC @ PANEL EDGES AND @ 8" OC AT INTERMEDIATE STUDS.



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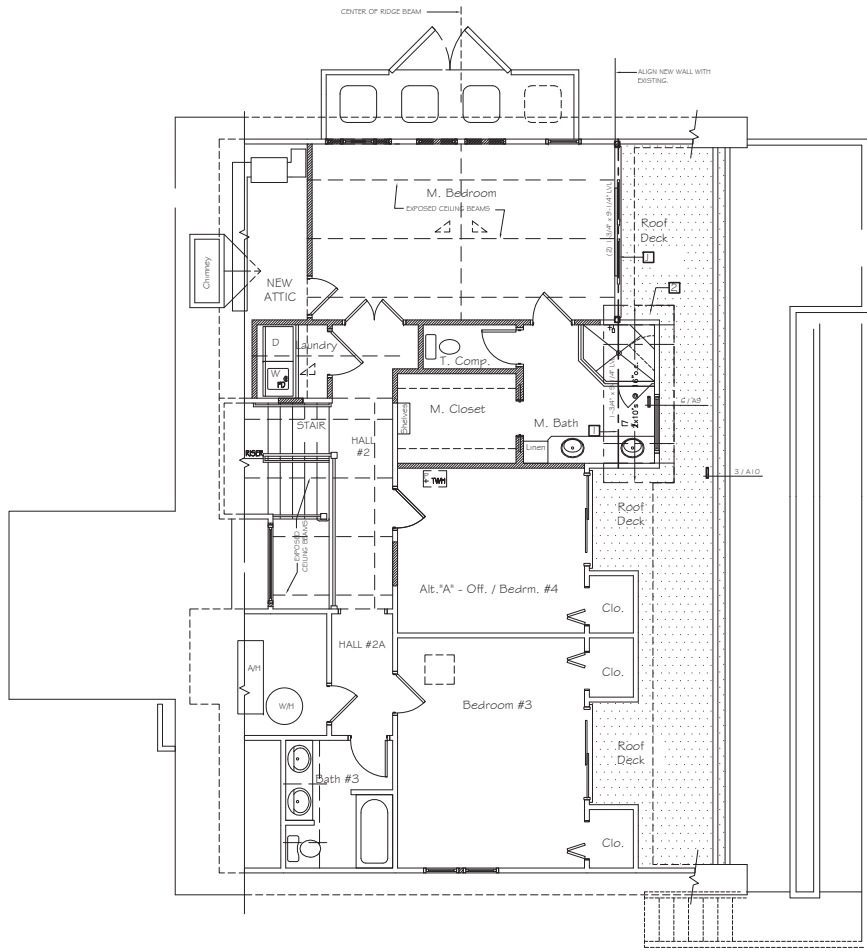
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2

ROOF FRAMING PLAN

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



GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.N.O.
2. REPLACE ALL DETERIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.

DRAWING NOTES

- 1 NEW BEAM TO SUPPORT ROOF RAFTERS ABOVE.
- 2 NEW 5/8" THICK PLYWOOD OR OSB SHEATHING ON NEW DOINIER RAFTERS.

**JOHNSON RENOVATION**  
3606 BEACHCOMBER RUN  
Seabrook Island, South Carolina



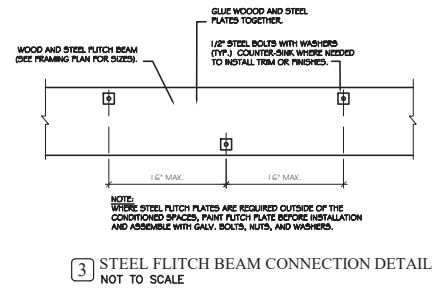
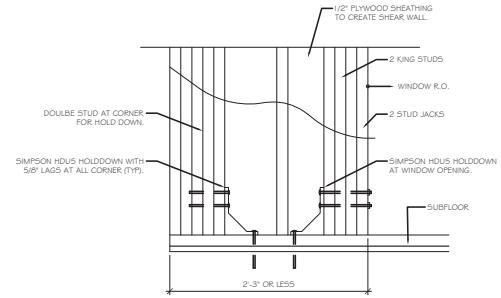
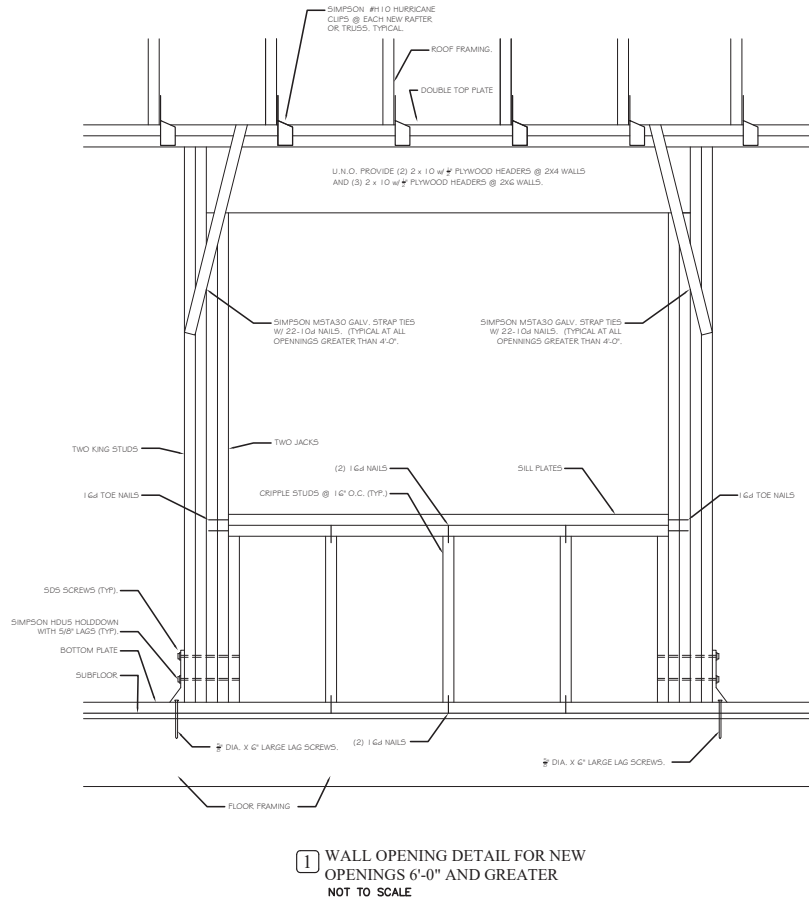
M. BRENNAN ARCHITECTS, INC.  
1113 Wappoo Creek Drive, Ste. 4  
Charleston, South Carolina  
mbrennanarchitects.com

DATE: JAN. 25, 2019

REVISIONS	1	2	3	4	5	6	7



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WOOD AND LUMBER NOTES

1. ALL LUMBER SHALL BE CONTINUOUS WITHOUT SPLICES EXCEPT AS NOTED ON THE STRUCTURAL PLANS OR DETAILS.
2. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE #2 WITH A MAXIMUM MOISTURE CONTENT OF 19 %.
3. UNLESS NOTED OTHERWISE, STUDS SHALL BE LABELED "SPF STUDS"
4. ALL TREATED WOOD SHALL COMPLY WITH THE LATEST EDITION OF CODES. FOR LOCATIONS OF TREATED WOOD SEE THE ARCHITECTURAL DRAWINGS & STRUCTURAL DRAWINGS. ALL FRAMING AND SHEATHING FRO NEW SCREENDED PORCH SHALL BE PRESURE TREATED.
5. WHERE CEILING JOISTS ARE NOT PARALLEL TO ROOF RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS Tie ACROSS THE BUILDING THEREBY PREVENTING THE ROOF RAFTERS TO SPREAD APART. WHERE THE CEILING JOISTS ARE NOT PROVIDED AT THE TOP OF THE RAFTER SUPPORT WALLS, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY DESIGNED RIDGE BEAM. SEE STRUCTURAL DRAWINGS.
6. SOLID BLOCKING TO BE PROVIDED BETWEEN ALL JOISTS AT ALL LINES OF JOIST SUPPORT EVEN IF NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS. BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL SECTIONS OR DETAILS FOR CLARITY.
7. ALL NAILING SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE LA TEST EDITION OF THE BUILDING CODES.
8. WOOD MEMBERS SHALL NOT BE LESS THAN 6" FROM FINISHED GRADE EXCEPT WHERE SIDING/ SHEATHING, AND WALL FRAMING ARE OF AN APPROVE PRESSURE TREATED OR NATURALLY DURABLE WOOD PRODUCT.
9. NEW EXTERIOR WALLS AND SHEAR WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD WITH BLOCKING AT ALL JOINTS. PLYWOOD IS TO BE NAILED TO STUDS, TOP PLATES, SILL PLATES, BANDS AND BLOCKING. THE CONTRACTOR SHALL ATTACH WALL SHEATHING WITH 8d NAILS AT 4" OC ALONG SHEATHING EDGES AND AT 8" OC AT INTERMEDIATE STUDS. UNLESS THERE IS ANOTHER LAMINATED VENEER LUMBER (LVL) OR GLULAMS IF CALLED FOR SHALL BE EQUAL TO NAILING PATTERN INDICATED ON THE DRAWINGS. ALL NAILS SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
10. INSTALL EXTRA CONTINUOUS STUDS, NOT JACK STUDS. STUDS SHALL BE INSTALLED AT ALL JAMBS TO REPLACE THE TYPICALLY SPACED STUDS INTERRUPTED BY THE OPENING.
11. PLYWOOD FLOORING SHALL BE 3/4" TONGUE AND GROOVE EXT GRADE STURD-I-FLOOR. ALL FLOOR DECKING SHALL BE GLUED AND SCREW NAILED AT ALL SUPPORTS WITH A NAILING PATTERN OF 8d NAILS @ 8" oc ALONG EDGES AND 12" oc ALONG ALL INTERMEDIATE SUPPORTS/JOISTS UNLESS OTHERWISE NOTED.
12. EXTERIOR WALLS SHALL BE TIED TO GIRDERS WITH SIMPSON LSTA30 (OR EQUAL) STRAP TIES (FASTEN DIRECTLY TO STUD) AT EVERY OTHER STUD AND TIED W/ 1/2" CDX PLYWOOD FROM TOP PLATE TO CMU WALL. TIMBER PLATE, EXTERIOR GIRDERS BETWEEN FLOORS SHALL ALSO BE TIED WITH SIMPSON LSTA30 (OR EQUAL) STRAP TIES AT EVERY OTHER STUD.
13. LAMINATED VENEER LUMBER (LVL) OR GLULAMS IF CALLED FOR SHALL BE EQUAL TO "PARALLAM" WITH 2900 PSI BENDING STRESS, 2,000,000 PSI MODULUS OF ELASTICITY BY TRUS JOIST MACMILLAN
14. NON- TREATED WOOD MEMBERS SUPPORTED ON MASONRY SHALL BEAR ON TREATED TIMBER PLATES.
15. FLOOR JOISTS SHALL BE FASTENED TO SUPPORTS WITH HURRICANE ANCHORS (SIMPSON TS12 OR EQUAL)MILLAN . . .
16. ALL PLYWOOD SHEATHING SHALL HAVE 1/8th" SPACE BETWEEN SHEETS, (EXCEPT FOR AREAS THAT CALL FOR T&G PLYWOOD).
17. ALL ROOF RAFTER ENDS SHALL BE ANCHORED WITH WIND UPLIFT ANCHOR BY SIMPSON OR EQUAL. SUCH ANCHORS SHALL BE USED AT JOINTS, BETWEEN PLATES, STUDS, AND SILL PLATES TO PROVIDE A PATH OF UNBROKEN UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.
18. ROOF FRAMING SHALL BE SHEATHED W/ 5/8" CDX PLYWOOD AND FASTENED W/ 10d NAILS AT 4" O.C. ALONG ALL EDGES AND 8" O.C. ALONG INTERMEDIATE MEMBERS. ALL EDGES TO BE NAILED AROUND PERIMETER EDGES OF THE ROOF'S 1 ST SHEET OF PLYWOOD. (PROVIDE BLOCKING AS NECESSARY).
19. LOAD BEARING WALLS AND/OR SHEAR WALLS LOCATED PERPENDICULAR TO FLOOR JOISTS SHALL HAVE SOLID BLOCKING SECURELY PLACED BETWEEN THE FLOOR MEMBERS. THIS SOLID WOOD BLOCKING SHALL BE FOR THE FULL DEPTH OF TAT EACH E+ . . 5+ EHE FLOOR MEMBERS AND BE LOCATED DIRECTLY UNDER THE WALL FOR THE FULL BEARING WIDTH AND LENGTH OF THE WALL CONSTRUCTION.
20. TIMBERS PILES SHALL HAVE A MINIMUM TIP DIAMETER OF 8 & SHALL BE PRESURE TREATED. PILES SHALL CONFORM TO ASTM A251 LENGTHS SHALL BE AS INDICATED ON THE DRAWINGS.
21. VERIFY DEPTH AND CONFIGURATION OF EXISTING FLOOR, CEILING AND ROOF FRAMING MEMBERS WITH THE ARCHITECT BEFORE COMENCING STRUCTURAL IMPROVEMENTS.
22. ALL WOOD CONNECTORS SHALL BE SIMPSON TYPE OR APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
23. BEAMS NOT ABOVE DOORS ARE IN THE SAME PLANE AS JOISTS. UNLESS OTHERWISE NOTED.
24. TWO OR MORE MEMBERS USED TOGETHER AS BEAMS OR GIRDERS SHALL BE BOLTED TO ACT AS ONE MEMBER. THRU BOLT W/ 2 ROWS 3/2" O.C. STAGGERED.
25. ALL NEW DOOR AND WINDOW HEADERS SHALL BE ( 2 ) 2 X 10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

MASONRY NOTES

1. FOR ALL BEAM BEARING LOCATIONS ON MASONRY WALLS, CONTRACTOR SHALL FILL MASONRY CELLS WITHIN 2'-0" OF BEAM BEARING WITH A ~ 3,000 PSI PEA GRAVEL. CONCRETE A #5 BAR SHALL BE SUPPLIED IN CELLS AND TIED TO THE FOOTING REINFORCEMENT.
2. A #5 BAR SHALL BE PLACED AT EACH SIDE, TOP , AND BOTTOM OF ALL OPENINGS. ALL HORIZONTAL -ND VERTICAL REINFORCING SHALL EXTEND A MINIMUM OF 30 BEYOND THE OPENING.
3. ALL LINTEL BEAMS SHALL BEAR A MINIMUM OF 12" ON EACH SIDE OF THE OPENINGS. ALL CELLS UNDER THE BEARING POINTS SHALL BE REINFORCED WITH A #5 BAR IN EACH CELL AND TIED TO THE FOOTING REINFORCEMENT.
4. CONCRETE MASONRY SHALL HAVE A MINIMUM F<sub>o</sub> OF 1,500 PSI. THIS IS ACHIEVED BY A CONCRETE BLOCK MASONRY UNIT WITH A NET AREA COMPRESSIVE STRENGTH OF 2000 PSI WHEN USED WITH TYPE M OR S MORTAR.
5. THE CONTRACTOR SHALL INSTALL REINFORCEMENT PLACEMENT WALL TIES TO ENSURE THAT THE REINFORCEMENT IS PROPERLY PLACED.
6. ALL RUNNING BOND MASONRY SHALL HAVE 9 GAUGE GALV. LADDER 1 REINFORCEMENT C 18" oc VERTICALLY AT ALL WALL CORNERS AND / INTERSECTIONS PREFORMED BED JOINT REINFORCEMENT SHALL BE USED.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN MASONRY WORK IS TO BE ERECTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40° F). DURING HOT WEATHER (ABOVE 100°F) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT OR COLD IN THE MASONRY UNITS, WATER AND MORTAR. THE CONTRACTOR IS TO BE ADVISED TO FOLLOW THE RECOMMENDATIONS SET FORTH BY THE PORTLAND CEMENT ASSOCIATION FOR COLD OR HOT WEATHER APPLICATIONS.
8. FILL ALL CELLS BELOW FLOOR FRAMING (RETAINING WALLS) WITH 3000 PSI PEA GRAVEL CONCRETE. PLACE CONCRETE IN LIFTS LESS THAN 5 FEET. ALL MASONRY UNITS SHALL BE CLEAN AND DRY PRIOR TO FILLING WITH CONCRETE. REINFORCING SHALL BE TIED @ SPLICES AS NECESSARY.
9. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. TYPE M OR S MORTAR SHALL BE USED.
10. MASONRY WALLS AT ALL INTERSECTIONS SHALL BE TIED WITH A 1 1/4" x 1 1/4" x 30" LONG STRAP WITH A 3" 90° BEND AT EACH END. STEEL STRAPS SHALL BE INSTALLED IN THE MORTAR BED AT 48" ON CENTER VERTICALLY.
11. TYPICAL MASONRY REINFORCEMENT SPLICES SHALL BE AS FOLLOWS:
- #4 BARS - 34" LAP  
#5 BARS - 30" LAP  
#6 BARS - 36" LAP  
#7 BARS - 42" LAP  
#8 BARS - 48" LAP
12. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS AND BRICK EXPANSION JOINTS. ALL CONTROL AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. IN NO CASE SHALL EXTERIOR WALL JOINTS BE SPACED GREATER THAN 25 FEET AND INTERIOR WALL JOINTS SHALL NOT EXCEED 30 FEET ON CENTER.
13. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REINFORCEMENT SHOWING THE NUMBER, SIZE, AND LOCATION, INCLUDING BAR LISTS AND DIAGRAMMS FOR THE COMPLETION OF THE WORK.

CONCRETE NOTES.

1. ALL CONCRETE AND REINFORCING SHALL BE INSTALLED TO COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF ACI-318.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR MEMBERS ARE PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING ANY CONCRETE. THE REBAR IS TO REMAIN IN POSITION DURING THE CONCRETE PLACEMENT. ALL REINFORCEMENT SHALL BE HELD IN PLACE DURING THE PLACEMENT OF CONCRETE FOR ALL BARS. PROVIDE 3" CONCRETE COVER FOR ALL REINFORCEMENT IN FOUNDATIONS
3. NON SHRINK GROUT SHALL BE USED UNDER ALL COLUMN AND BEAM BASE PLATES ONCE MATERIAL IS SET, PLUMB AND LEVEL.
4. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. MINIMUM LAP SHALL COMPLY WITH ACI-318.
5. ALL WELDED WIRE FABRIC SHALL BE OVERLAPPED 1'-0" MINIMUM, AT SIDES AND ENDS AND BE ADEQUATELY TIED. FIBERMESH MAYBE USED AS AN OPTION.
6. ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY, INTERNAL MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING AND TAMPING AS NECESSARY.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN THE CONCRETE IS TO BE PLACED AND CURED DURING VERY COLD OR HOT WEATHER. THE CONTRACTOR SHALL FOLLOW THE PROCEDURES ESTABLISHED BY THE ACI FOR HOT AND COLD WEATHER PLACEMENT.
8. SLABS ON GRADE SHALL BE REINFORCED WITH W6w6 W1.4w1.4 WWM OR OR FIBERMESH COMPACTED SUBGRADE W/ 6 MIL POLY VAPOR BARRIER
9. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE ENGINEER.
10. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4". CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND AND BE APPLIED TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.
11. PROVIDE CONTROL JOINTS IN GROUND SLABS SO THAT THE GROUND SLAB LENGTH TO WIDTH RATIO DOES NOT EXCEED 1.5. (MAX PANEL SIZE ~ 300 SF)
12. ALL CONCRETE SHALL NOT EXCEED 4" SLUMP.
13. THE 28 DAY COMPRESSIVE STRENGTH FOR ALL CONCRETE SHALL BE:
- FOOTINGS 3000 PSI  
SLABS ON GRADE 3000 PSI  
STEPS ON GRADE 3000 PSI  
COLUMNS 4000 PSI  
PIERS 4000 PSI

GEOTECHNICAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL REPORT, IF SUPPLIED. ALL GEOTECHNICAL QUESTIONS ARE TO BE DIRECTED TO THE GEOTECHNICAL ENGINEER VIA THE ARCHITECT IN WRITING.
2. IF THIS FOUNDATION DESIGN HAS BEEN PREPARED IN THE ABSENCE OF A SOILS REPORT, A SOIL BEARING CAPACITY OF 1500 PSF IS TO BE ASSUMED. THE REASONABLENESS OF THIS ASSUMPTION SHOULD BE VERIFIED PRIOR TO COMMENCEMENT OF FOUNDATION WORK FOR THIS PROJECT.
3. TOP OF ALL FOOTINGS SHALL BE MINIMUM OF 8" BELOW THE FINISHED GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY AND ALL EXCAVATION SLOPES OR ANY OTHER EXCAVATION SITUATIONS.
5. THE EXPOSED SOIL SURFACE AFTER EXCAVATION SHALL BE COMPACTED A MINIMUM OF 98% OF THEIR STANDARD PROCTOR MAXIMUM DRY DENSITY TO COMPLY WITH ASTM D698 TO A DEPTH OF 8".

GENERAL NOTES.

THIS PROJECT HAS BEEN DESIGNED TO MEET THE STRUCTURAL REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

1. FOUNDATION AND STRUCTURAL MEMBERS SHALL BE ANCHORED TO RESIST FLOATATION, COLLAPSE & LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER ASSOCIATED WITH THE BASE FLOOD ELEVATION AND IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE LA TEST EDITION.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY BRACING AND SHORING AS REQUIRED FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION PROCESS.

3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, REFER TO THE MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC. NOT SHOWN.

4. IN CASE OF CONFLICT BETWEEN DRAWINGS AND OR SPECIFICATIONS, THE MORE SUBSTANTIAL REQUIREMENT SHALL BE ASSUMED TO GOVERN UNTIL A RULING IS MADE BY THE ARCHITECT AND/OR ENGINEER.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR ALL STRUCTURAL COMPONENTS THAT REQUIRE SHOP DRAWINGS. STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS, SECTION SHEETS, OR CONSTRUCTION DRAWINGS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. THE PRINTS SHALL BE CLEARLY MARKED FOR FILE. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND CONSTRUCTION PROCEDURES PRIOR TO REVIEW BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. PROCEEDING WITH THE WORK WITHOUT APPROVED SHOP DRAWINGS SHALL BE AT THE CONTRACTORS OWN RISK.

6. THE CONTRACTOR SHALL BUILD THIS PROJECT IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF ALL APPLICABLE CODES AND STANDARDS THAT GOVERN THE WORK.

7. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY ERRORS OR INCONSISTENCIES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.

8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL DROPPED FLOOR AREAS, FLOOR DRAINS, AND ANY OTHER DETAILS NOT SHOWN ON STRUCTURAL PLANS THAT AFFECT THE WORK.

9. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS THAT RELATE TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF THE OTHER TRADES. IN CASE OF CONFLICT, CONTACT THE ARCHITECT AND/OR ENGINEER.

SEISMIC CRITERIA

SEISMIC IMPORTANCE FACTOR IE = 1.0. USE GROUP = CATEGORY II  
MAPPED SPECTRAL RESPONSE COEFFICIENTS - S<sub>a</sub> = 1.66, S<sub>1</sub> = 47  
SITE CLASS = D (STIFF SOIL PROFILE)  
SPECTRAL RESPONSE COEFFICIENTS - SDS= 1.10g, SDI = 0.50g  
SEISMIC DESIGN CATEGORY = D  
BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS #/I  
SHEAR PANEL  
DESIGN BASE SHEAR = 12.2 KIPS  
SEISMIC RESPONSE COEFFICIENT (C<sub>a</sub>) = 0.19  
RESPONSE MODIFICATION FACTOR (R) = 6.5  
1) ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS PROCEDURE

WIND LOAD DESIGN DATA.

BASIC WIND SPEED (3-SECOND GUST) = 148 MILES PER HOUR (PER ASCE-7-10)  
WIND IMPORTANCE FACTOR (I) & BUILDING CATEGORY = CATEGORY II

WIND EXPOSURE = EXPOSURE C  
APPLICABLE INTERNAL PRESSURE COEFFICIENT (GC') = +0.80 & -0.30  
COMPONENTS & CLADDING DESIGN WIND PRESSURE = +30.0 & -42.0 PSF

1) GROUND SNOW LOAD = 5 PSF

SNOW LOAD DESIGN DATA

1) GROUND SNOW LOAD = 5 PSF

FOUNDATION DESIGN DATA.

1) ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF -assumed

LOAD DATA.

ROOF LIVE LOAD = 20 PSF  
ATTIC LIVE LOAD = 20 PSF  
FLOOR LIVE LOAD = 40 PSF  
DEAD LOAD = ACTUAL SELF WEIGHT



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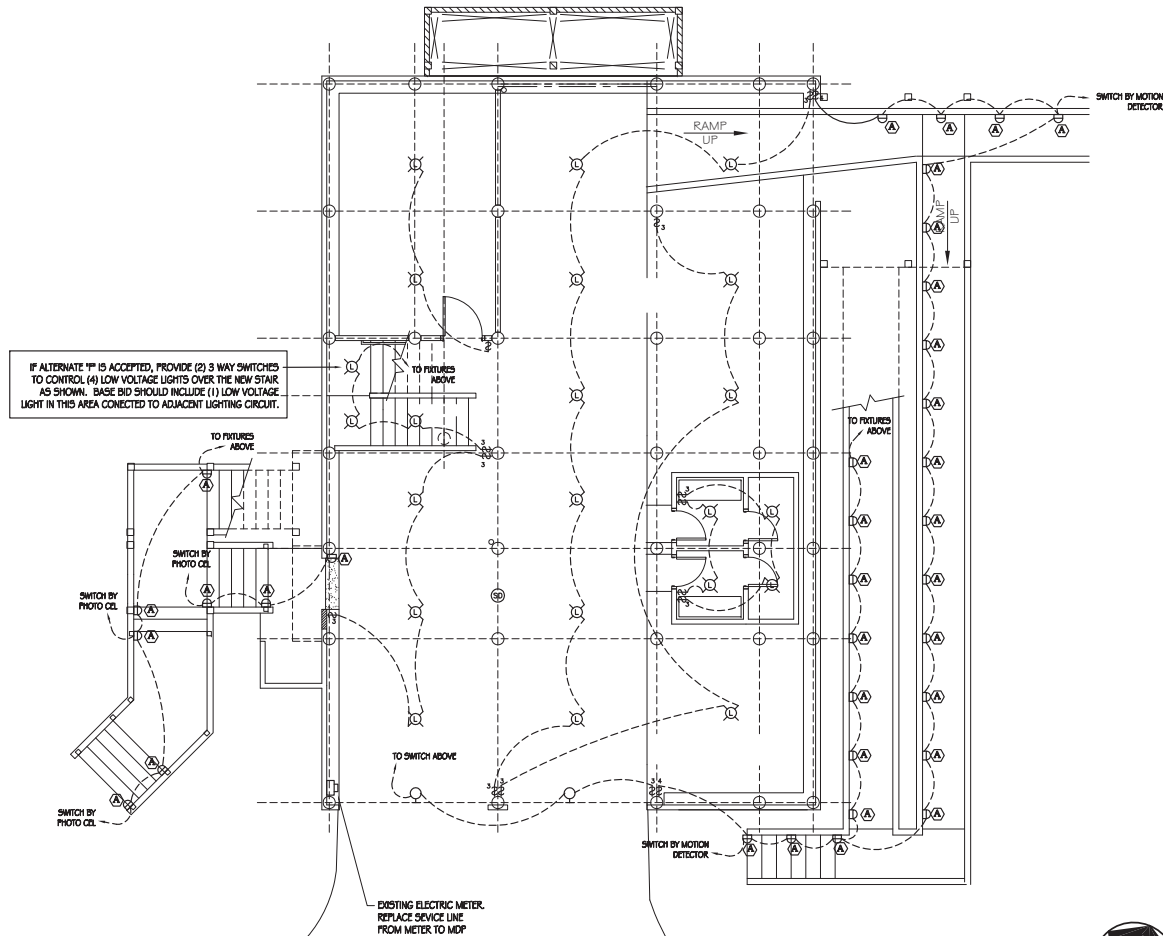
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GROUND FLOOR DIAGRAMMATIC POWER & LIGHTING PLAN

LIGHTING LEGEND:

- ⊗ CEILING MOUNTED LIGHT FIXTURE.
- ⊗ LOW VOLTAGE, AC SYSTEM, CEILING MOUNTED FIXTURE WITH NEMA ENCLOSURE.
- WALL MOUNTED FIXTURE
- ⊗-A EXTERIOR LOW VOLTAGE LIGHT

- \$ SINGLE POLE SWITCH
- \$/3 THREE WAY SWITCH
- \$/4 REOSTAT SWITCH
- ⊗ SMOKE DETECTOR WITH BATTERY BACK-UP PER IRC REQUIREMENTS. COORDINATE WITH SECURITY SYSTEM.

ELECTRICAL NOTES:

- SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.
- DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- MOUNT BOTTOM OF ALL GROUND FLOOR ELECTRICAL OUTLETS 25" ABOVE THE BASE FLOOD ELEVATION, UNLESS NOTED OTHERWISE.
- ALL FIXTURES LOCATED LESS THAN 25" ABOVE THE BASE FLOOD ELEVATION SHALL BE LOW VOLTAGE.
- POWER FOR ALL GROUND FLOOR LOW VOLTAGE LIGHT FIXTURES SHALL BE ROUTED THROUGH A NEW LOW VOLTAGE TRANSFORMER. COORDINATE LOCATION FOR TRANSFORMER WITH THE ARCHITECT AND PER FEMA REQUIREMENTS. PROVIDE GFCI RECEPTACLE FOR LOW VOLTAGE TRANSFORMER.
- LOW VOLTAGE SWITCHES SHALL BE MOUNTED 48" ABOVE THE DISTING CONCRETE SLAB AND PER CODE.
- COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.
- REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE SEABROOK ARCHITECTURAL REVIEW BOARD.
- G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.
- ALL FIXTURES AND APPLIANCES TO BE SELECTED BY THE OWNER.
- ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEMEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEMEL POSTS.
- PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF DISPOSED WIRE WITH THE ARCHITECT.

ELECTRICAL LEGEND:

- ⊗ INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET EG. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- ▬ NEW MAIN DISTRIBUTION PANEL. SIZE PANEL(S) TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- ⊕ NEW DUPLEX OUTLET
- ⊕w GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- ⊕GFI GFI DUPLEX RECEPTACLE
- ⊕APL DESIGNATED APPLIANCE CIRCUIT PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- ⊕MMH DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- ⊕FL FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- ⊕60" INDICATES SPECIAL MOUNTING HEIGHT
- ⊕QD QUAD RECEPTACLE
- ▼ PHONE JACK
- ⊕ COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- DISCONNECT
- ⊕AV COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- ⊕E1 CONNECT EXHAUST HOOD PER THE MANUFACTURERS RECOMMENDATIONS.
- ⊕E2 CONNECT EQUIPMENT PER THE MANUFACTURERS RECOMMENDATIONS.
- ⊕E3 CONNECT DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.



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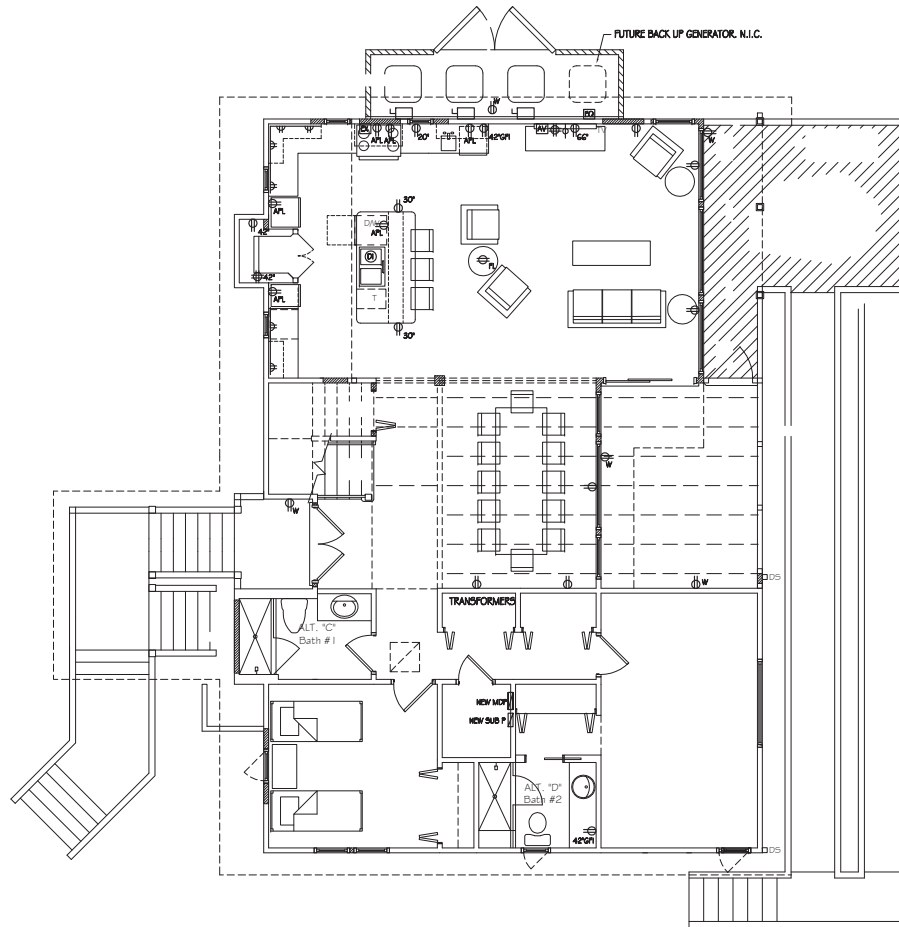
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FIRST FLOOR DIAGRAMMATIC ELECTRICAL PLAN



**ELECTRICAL NOTES:**

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

INCLUDE NEW SUB-PANEL WITH DEDICATED CIRCUITS TO CRITICAL FIXTURES AND EQUIPMENT AS DETERMINED BY THE OWNER. PROVIDE CONNECTION FOR FUTURE BACK-UP GENERATOR LOCATION ON NEW EQUIPMENT STAND.

REPLACE ALL ELECTRICAL OUTLETS NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING OUTLETS. ONLY NEW OUTLETS ARE SHOWN ON THIS DRAWING.

MOUNT ALL NEW ELECTRICAL OUTLETS TO ALIGN WITH EXISTING ADJACENT OUTLETS, UNLESS NOTED OTHERWISE.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

G.P.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL AV EQUIPMENT WITH THE OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

**ELECTRICAL LEGEND:**

- ELECTRICIAN TO VERIFY CONDITION AND CODE COMPLIANCE OF EXISTING ELECTRICAL PANEL. YOUR PROPOSAL SHOULD INCLUDE REPLACING THE PANEL IF IT IS IN POOR CONDITION OR NOT COMPLIANT WITH CURRENT CODE. NEW MAIN DISTRIBUTION PANEL, IF NEEDED, SHALL BE SIZED TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- NEW DUPLEX OUTLET LOCATE IN BASE BOARD U.N.O.
- GFI DUPLEX RECEPTACLE
- GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- DESIGNATED APPLIANCE CIRCUIT PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- INDICATES SPECIAL MOUNTING HEIGHT
- QUAD RECEPTACLE
- WIREMOLD WITH CONVENIENCE OUTLETS MOUNTED UNDER WALL CABINET
- PHONE JACK
- COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- DISCONNECT
- COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- CONNECT EXHAUST HOOD PER THE MANUFACTURERS RECOMMENDATIONS.
- PROVIDE EQUIPMENT CONNECTION PER THE MANUFACTURERS RECOMMENDATIONS.
- CONNECT DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.



**E2**

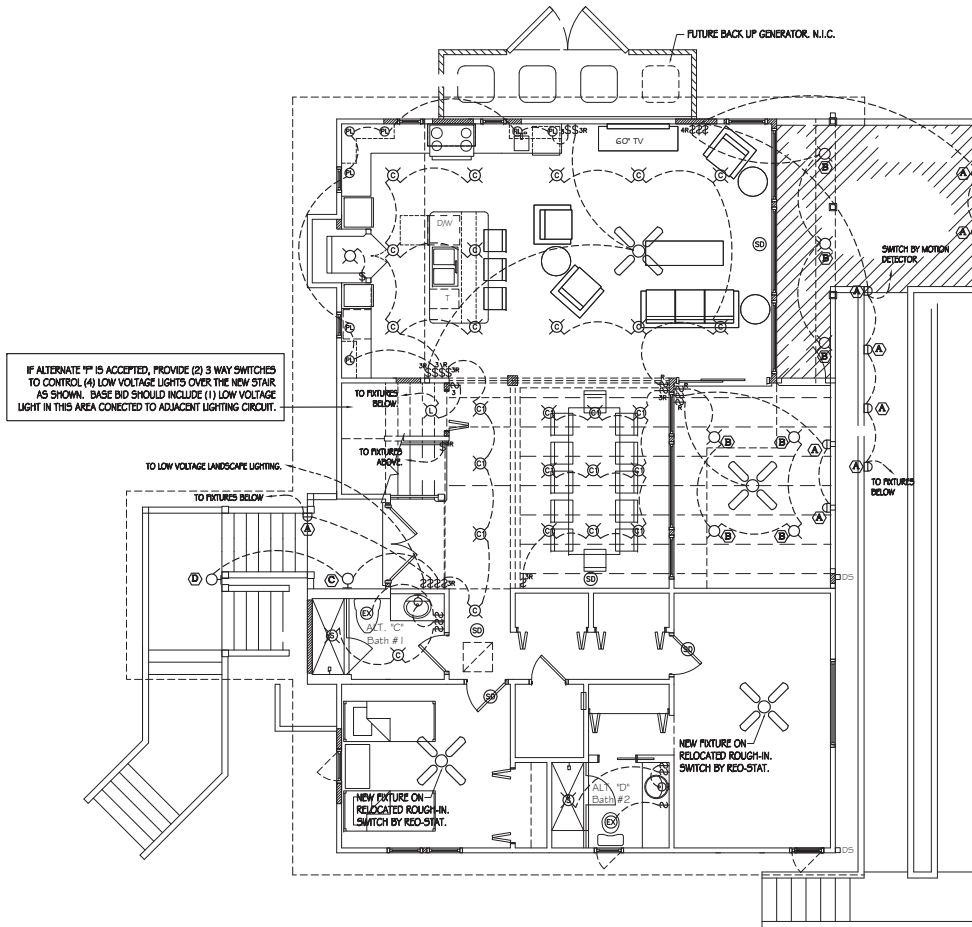
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**JOHNSON RENOVATION**  
3606 BEACHCOMBER RUN  
Seabrook Island, South Carolina



FIRST FLOOR DIAGRAMMATIC LIGHTING PLAN



#### ELECTRICAL NOTES:

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

REPLACE ALL ELECTRICAL SWITCHES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING ELECTRICAL SWITCHES. ONLY NEW SWITCHES ARE SHOWN ON THIS DRAWING.

FIXTURES SHOWN WITHOUT CIRCUITRY INDICATE NEW FIXTURES ON EXISTING ROUGH-INS.

UNLESS OTHERWISE NOTED MOUNT ALL SWITCHES TO ALIGN WITH EXISTING ADJACENT SWITCHES AND PER CODE.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

WHERE SPACE DOES NOT PERMIT INSTALLATION OF THE REQUIRED SWITCH BOXES, PROVIDE HOMEMAKERS QS LIGHTING CONTROL SYSTEM AND KEYPAD AS MANUFACTURED BY LUTRON.

G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL BATHS SHALL HAVE VENTED EXHAUST FANS.

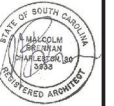
ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

#### LIGHTING LEGEND:

- (A) INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET EG. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- ⊗ CAN LIGHT FIXTURE. PROVIDE LENS ON EXTERIOR FIXTURES.
- ⊗ SHALLOW CAN LIGHT FIXTURE. PROVIDE KICHLER 43855WHLED30T WHITE HORIZON 3,000 K LED DOWNLIGHT OR APPROVED EQUAL. PROVIDE (5) SAMPLES AND MOCK-UP FOR OWNER'S APPROVAL.
- ⊗ SHOWER LIGHT
- ⊗ CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER.
- ⊥ WALL MOUNTED ACCENT LIGHT. LOCATE AS DIRECTED BY OWNER.
- ⊖ WALL MOUNTED FIXTURE
- ⊖ WALL MOUNTED LOW VOLTAGE FIXTURE
- ⊗ LOW VOLTAGE UNDER CABINET PUCK LIGHT
- ⊖ LOW VOLTAGE COVE LIGHT
- (A) ⊖ EXTERIOR LOW VOLTAGE LIGHT
- \$ SINGLE POLE SWITCH
- \$ THREE WAY SWITCH
- \$ REO-STAT SWITCH
- ⊗ SMOKE DETECTOR WITH BATTERY BACK-UP PER IRC REQUIREMENTS. COORDINATE WITH SECURITY SYSTEM.
- ⊗ CEILING FAN, PROVIDE SPEED CONTROL SWITCH
- ⊗ CEILING EXHAUST FAN DUCT TO EXTERIOR



**E3**  
SHEET

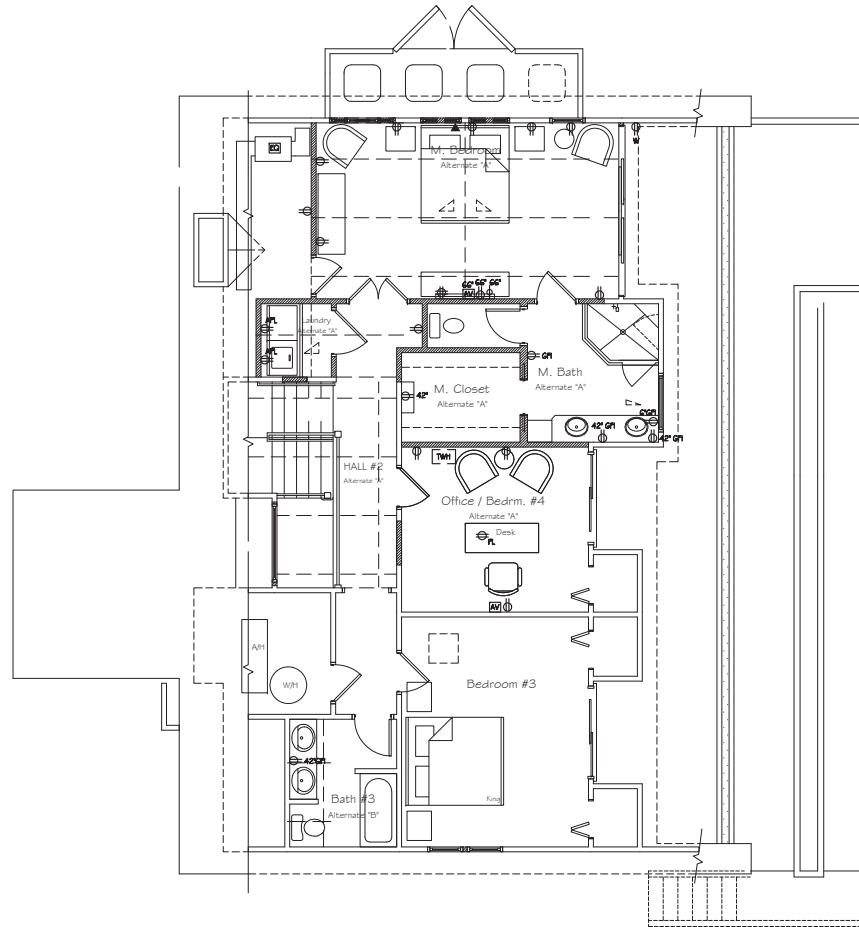
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SECOND FLOOR DIAGRAMMATIC ELECTRICAL PLAN



**ELECTRICAL NOTES:**

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

REPLACE ALL ELECTRICAL OUTLETS NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING OUTLETS. ONLY NEW OUTLETS ARE SHOWN ON THIS DRAWING.

MOUNT ALL NEW ELECTRICAL OUTLETS TO ALIGN WITH EXISTING ADJACENT OUTLETS, UNLESS NOTED OTHERWISE.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

**ELECTRICAL LEGEND:**

- NEW MAIN DISTRIBUTION PANEL. SIZE PANEL(S) TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- NEW DUPLEX OUTLET LOCATE IN BASE BOARD U.N.O.
- GFI DUPLEX RECEPTACLE
- GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- DESIGNATED APPLIANCE CIRCUIT  
PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- INDICATES SPECIAL MOUNTING HEIGHT
- QUAD RECEPTACLE
- WIREMOLD WITH CONVENIENCE OUTLETS MOUNTED UNDER WALL CABINET
- PHONE JACK
- COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- DISCONNECT
- COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- CONNECT EXHAUST HOOD PER THE MANUFACTURERS RECOMMENDATIONS.
- CONNECT EQUIPMENT PER THE MANUFACTURERS RECOMMENDATIONS.
- CONNECT DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.
- NEW TANKLESS WATER HEATER IN ATTIC AND VENT THROUGH ROOF. PLUMB TO ALL FIXTURES IMPACTED BY REMOVAL OF EXISTING WATER HEATER UNDER STAIR, AND TO NEW MASTER BATH AND NEW KITCHEN FIXTURES.



**E4**  
SHEET

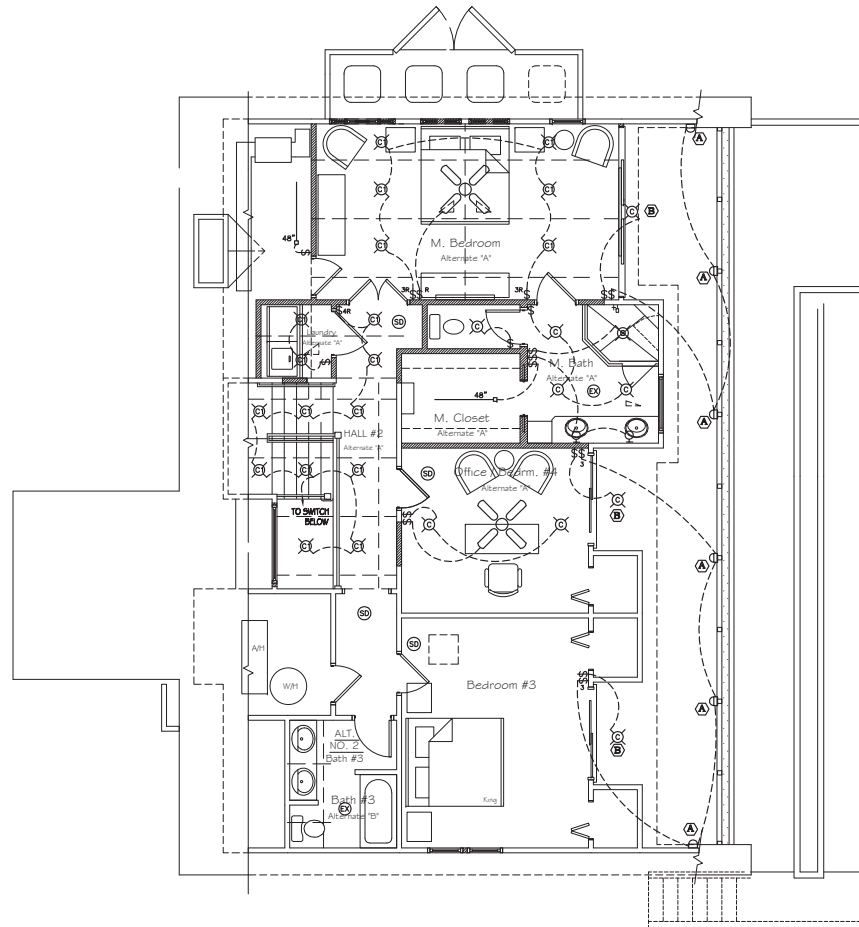
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SECOND FLOOR DIAGRAMMATIC LIGHTING PLAN



**ELECTRICAL NOTES:**

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

REPLACE ALL ELECTRICAL SWITCHES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING ELECTRICAL SWITCHES. ONLY NEW SWITCHES ARE SHOWN ON THIS DRAWING.

FIXTURES SHOWN WITHOUT CIRCUITRY INDICATE NEW FIXTURES ON EXISTING ROUGH-INS.

UNLESS OTHERWISE NOTED MOUNT ALL SWITCHES TO ALIGN WITH EXISTING ADJACENT SWITCHES AND PER CODE.

SWITCH ALL CLOSET LIGHTS BY DOOR BUTTON U.N.O.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

WHERE SPACE DOES NOT PERMIT INSTALLATION OF THE REQUIRED SWITCH BOXES, PROVIDE HOMEWORKS QS LIGHTING CONTROL SYSTEM AND KEYPAD AS MANUFACTURED BY LUTRON.

G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL BATHS SHALL HAVE VENTED EXHAUST FANS.

ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

**LIGHTING LEGEND:**

- (A) INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET 06. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- (B) SHALLOW CAN LIGHT FIXTURE. PROVIDE KICHLER 43055IMPLED30T WHITE HORIZON 3,000 K LED DOWNLIGHT OR APPROVED EQUAL. PROVIDE (S) SAMPLES AND MOCK-UP FOR OWNERS APPROVAL.
- (C) CAN LIGHT FIXTURE. PROVIDE LENS ON EXTERIOR FIXTURES.
- (D) SHOWER LIGHT
- (E) CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER.
- (F) WALL MOUNTED ACCENT LIGHT. LOCATE AS DIRECTED BY OWNER.
- (G) WALL MOUNTED FIXTURE
- (H) WALL MOUNTED LOW VOLTAGE FIXTURE
- (I) LOW VOLTAGE UNDER CABINET PUCK LIGHT
- (J) LOW VOLTAGE COVE LIGHT
- (K) EXTERIOR LOW VOLTAGE LIGHT
- (L) SINGLE POLE SWITCH
- (M) THREE WAY SWITCH
- (N) REOSTAT SWITCH
- (O) SMOKE DETECTOR WITH BATTERY BACK-UP PER IBC REQUIREMENTS. COORDINATE WITH SECURITY SYSTEM.
- (P) CEILING FAN, PROVIDE SPEED CONTROL SWITCH
- (Q) CEILING EXHAUST FAN DUCT TO EXTERIOR
- (R) FLUORESCENT FIXTURE WITH DIFFUSER. LENGTH AS INDICATED.



**E5**

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