

DRAWINGS
01. THE AUTHOR ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE DRAWINGS BY OTHERS.

02. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS, AS GIVEN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

03. DIMENSIONS SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS ARE TO FINISH FACE OF STUD, MASONRY, CONCRETE, OR GRIDLINES, UNLESS OTHERWISE NOTED.

04. EXTERIOR WALL IS 9.25" NOMINAL I.C.F. INTERIOR WALL FRAMING MEMBERS ARE 3-1/2" WOOD STUDS UNLESS OTHERWISE NOTED. WATER CLOSET, DRYER VENT, & POCKET DOOR WALLS ARE 5-1/2" WOOD STUDS. SEE STRUCTURAL FOR SPACINGS. ALL WOOD MEMBERS (INCLUDING SHEET GOODS) SHALL BE MOLD & TERMITE TREATED.

05. THESE DRAWINGS & SPECIFICATIONS ARE NOT INTENDED TO CONVEY ALL INFORMATION REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL SYSTEMS INSTALLATION REQUIREMENTS ROUGH-IN CONNECTIONS, AND MATERIAL REQUIREMENTS WHEN CONSTRUCTION METHODS ARE NOT ADDRESSED IN THE DRAWINGS & SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.

06. ABBREVIATIONS THROUGHOUT THE DRAWINGS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.

07. IN THE CASE OF CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.

08. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

09. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.

10. SUBSTITUTIONS: REFERENCE TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTION OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND OWNER.

CONTRACTOR RESPONSIBILITIES
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.

12. WORK PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS SHALL CONFORM TO ALL PROVISIONS OF THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL BUILDING CODE AS MAY BE APPLICABLE AND ALL APPLICABLE LOCAL CODES.

13. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY INCONSISTENCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

14. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING BUT NOT LIMITED TO STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING.)

15. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

16. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK UNLESS DESIGNATED "N.C.". ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL CURRENT AND LOCAL APPLICABLE CODES AND GOVERNING REGULATIONS, AND THE CONTRACT DOCUMENTS.

17. CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

18. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

19. ALL SUBCONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING, BUT NOT LIMITED TO, THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF THE OWNER AND ARCHITECT.

20. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

MISCELLANEOUS CONSTRUCTION REQUIREMENTS
21. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTOR'S WORK AND RECEIVE APPROVAL OF THE ARCHITECT. ACCESS PANEL SHALL BE AS SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.

22. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING AND SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS AS REQUIRED BY THE BUILDING DEPARTMENT FOR FIRE-RATED PENETRATIONS.

CONSTRUCTION MATERIALS
23. ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE ACCEPTED FOR THE WORK.

TEMPORARY FACILITIES

24. THE CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, ELECTRICAL, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES AND, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.

25. THE CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR WORKER'S USE.

26. THE CONTRACTOR SHALL PROVIDE A STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER AND/OR GOVERNING AUTHORITY.

27. THE CONTRACTOR SHALL MAKE NECESSARY CONNECTIONS TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES.

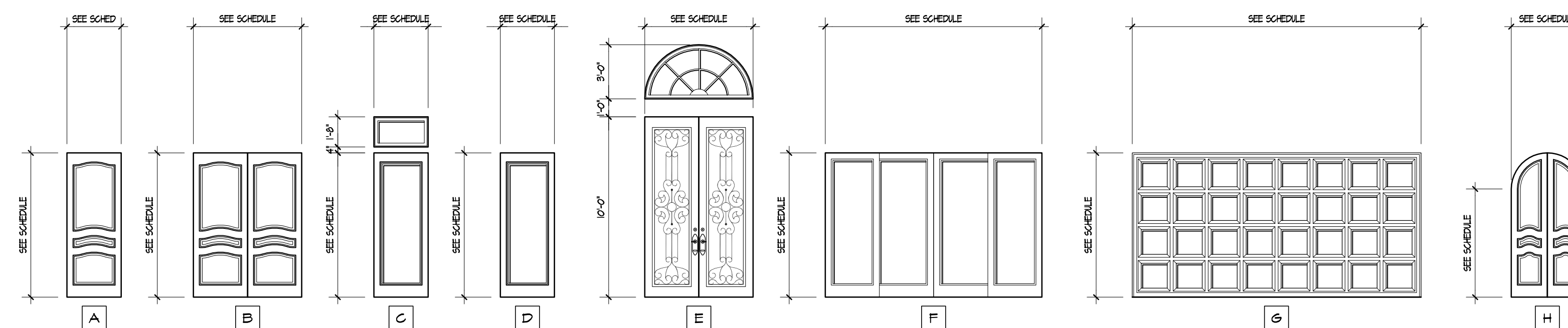
MISCELLANEOUS

28. FINAL CLEANUP AND DISPOSAL: REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAJAL DUMPING AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES.

29. WARRANTY: THE CONTRACTOR SHALL PROVIDE A BLANKET ONE (1) YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES AND GUARANTEES AS REQUIRED.

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
#	FOUND
%	PERCENT, PERCENTAGE
±	PLUS OR MINUS
&	AND
@	AT
<	LESS THAN
>	GREATER THAN
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AVE	AVERAGE
CLS	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING, CLEANOUT
COMP	COMPOSITE
DB	DOORBELL
DBL	DOUBLE
DISC	DISCONNECT
DISP	DISPOSAL
ELEV	ELEVATOR
EFS	EXPANDED POLYSTYRENE FOAM
EQ	EQUAL, EQUIVALENT
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FGLS	FIBERGLASS
FT	FOOT, FEET
GA	GAGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HR	HOUR
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN	INCH, INCHES
IRC	INTERNATIONAL RESIDENTIAL CODE
LF	LINEAL FOOT
LV	LOW VOLTAGE
MAX	MAXIMUM
MIN	MINIMUM
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PED	PEDESTAL
R	RADIUS
SA	SMOKE ALARM
SC	SOLID CORE
SEC	SECTION
SF	SQUARE FEET
SHWR	SHOWER
SJ	SQUARE INCH
SIM	SIMILAR
STL	STEEL
TEL	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
VA	VETERANS ADMINISTRATION
W	WITH
WP	WATERPROOF

DOOR SCHEDULE													
MARK	SIZE		DOOR		LABEL	FRAME		DETAILS			HOW GLAZING	COMMENT	QTY
	WIDTH	HEIGHT	THK	ELEV		MATL	ELEV	MATL	HEAD	JAMB			
1	10'-0"	8'-0"	2"	G	STL	---							1
2	12'-0"	10'-0"	8"	F	CLAD	---							1
3	18'-0"	10'-0"	8"	F	CLAD	---							1
4	18'-0"	8'-0"	2"	F	CLAD	---							1
5	18'-0"	8'-0"	2"	G	STL	---							1
6	2'-4"	8'-0"	1 3/8"	A	SC	---							15
7	2'-4"	8'-0"	1 3/4"	D	CLAD	---							1
8	2'-8"	8'-0"	1 3/8"	A	SC	---							6
9	2'-8"	8'-0"	1 3/4"	C	CLAD	---					W/ 20" H TRANSOM		2
10	3'-0"	8'-0"	1 3/8"	A	SC	---							2
11	3'-0"	8'-0"	1 3/4"	A	FGLS	---							3
12	3'-0"	8'-0"	1 3/4"	A	STL	20							1
13	4'-0"	8'-0"	1 3/8"	B	SC	---							1
14	4'-0"	8'-0"	1 3/8"	H	SC	---							1
15	5'-0"	8'-0"	1 3/8"	B	SC	---							1
16	6'-0"	12'-0"	2"	E	STL	---							1
17	9'-0"	8'-0"	2"	G	STL	---							1



1 DOOR ELEVATIONS
3/16" = 1'-0"
Door Style TBD by Owner

WINDOW SCHEDULE					
NO.	SIZE	TYPE	MATERIAL	COMMENT	QTY
A	1'-6" X 3'-6"	FIXED	CLAD	EXTENDED ARCH	1
B	1'-8" X 2'-8"	FIXED	CLAD		1
C	2'-0" X 3'-0"	FIXED	CLAD	EXTENDED ARCH	5
D	2'-0" X 5'-0"	FIXED	CLAD	EXTENDED ARCH	5
E	2'-0" X 5'-0"	FIXED	CLAD	W/ 20" H TRANSOM	2
F	2'-0" X 6'-0"	FIXED	CLAD	EXTENDED ARCH	6
G	2'-6" X 1'-8"	FIXED	CLAD		2
H	2'-8" X 2'-8"	FIXED	CLAD		2
I	2'-8" X 5'-0"	FIXED	CLAD	W/ 20" H TRANSOM	1
J	2'-8" X 6'-0"	CASEMENT	CLAD		7
K	2'-8" X 6'-0"	CASEMENT	CLAD	TWIN	3
L	2'-8" X 6'-0"	CASEMENT	CLAD	W/ 20" H TRANSOM	2
M	2'-8" X 8'-0"	FIXED	CLAD		5
N	2'-8" X 8'-0"	FIXED	CLAD	TWIN	2
O	2'-8" X 8'-0"	FIXED	CLAD	TWIN W/ SEGMENT HEAD	1
P	3'-0" X 1'-8"	FIXED	CLAD		5
Q	3'-0" X 1'-8"	FIXED	CLAD	TWIN	1
R	3'-0" X 6'-0"	FIXED	CLAD	TWIN W/ 20" H TRANSOM	1
S	3'-0" X 6'-0"	FIXED	CLAD	W/ 20" H TRANSOM	3
T	4'-4" X 8'-0"	FIXED	CLAD		4
U	6'-0" X 6'-0"	FIXED	CLAD	TWIN W/ 20" H TRANSOM	1

- WINDOW SIZES SHOWN ARE NOMINAL. IF A WINDOW IS THE ONLY MEANS OF EGRESS FROM A SLEEPING ROOM, ONE WINDOW IN THAT ROOM SHALL COMPLY WITH SECTIONS R310.1 THROUGH R310.4 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. CONSULT WINDOW MANUFACTURER FOR ACCEPTABLE WINDOW SIZES.
- ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS, AS DEFINED IN SECTION R308.4 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, SHALL BE TEMPERED.
- WIND BORNE DEBRIS PROTECTION:
ALL EXTERIOR GLAZING SHALL MEET SECTION R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ASTM E 1996 (LARGE MISSILE TEST) AND ASTM E 1886. DOCUMENTATION FROM WINDOW AND DOOR MANUFACTURERS SHALL BE PRESENTED TO THE BUILDING DEPARTMENT UPON REQUEST.

GARAGE DOOR GLAZED OPENING PROTECTION SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.

EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OF THE 2015 INTERNATIONAL BUILDING CODE.
- MINIMUM DESIGN PRESSURE RATING FOR WINDOWS & EXTERIOR DOORS SHALL BE DP45.

GENERAL NOTES

AREA CALCULATIONS

1st FLOOR CONDITIONED AREA ~ O.F. OF STUD	5075 SF
2nd FLOOR CONDITIONED AREA ~ O.F. OF STUD	2077 SF
TOTAL CONDITIONED AREA	7152 SF
GARAGE 1 AREA ~ O.F. OF STUD	454 SF
GARAGE 2 AREA ~ O.F. OF STUD	1172 SF
TOTAL UNCONDITIONED ENCLOSED AREA	1631 SF
ENTRY PORCH AREA	120 SF
LANAI AREA	391 SF
OUTDOOR LIVING AREA	484 SF
REAR PORCH AREA ~ 2ND FLOOR	244 SF
TOTAL UNCONDITIONED COVERED AREA	1244 SF
TOTAL USABLE AREA UNDER ROOF	10027 SF
REAR DECK AREA ~ 2ND FLOOR	234 SF
TOTAL OPEN DECK AREA	234 SF

VERSION	DATE
DDV4	02/26/2016
PER1	03/11/2016
PER2	05/10/2016
PER2	07/05/2016

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A CUSTOM RESIDENCE FOR
MCW CUSTOM HOMES ~ COLLINS
LOT 63, MEMBER'S CLUB, GRANDE DUNES, MYRTLE BEACH, SOUTH CAROLINA

LIMITED ARCHITECTURAL SERVICES

PROJECT NO. 2014044

DRAWING

C3

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