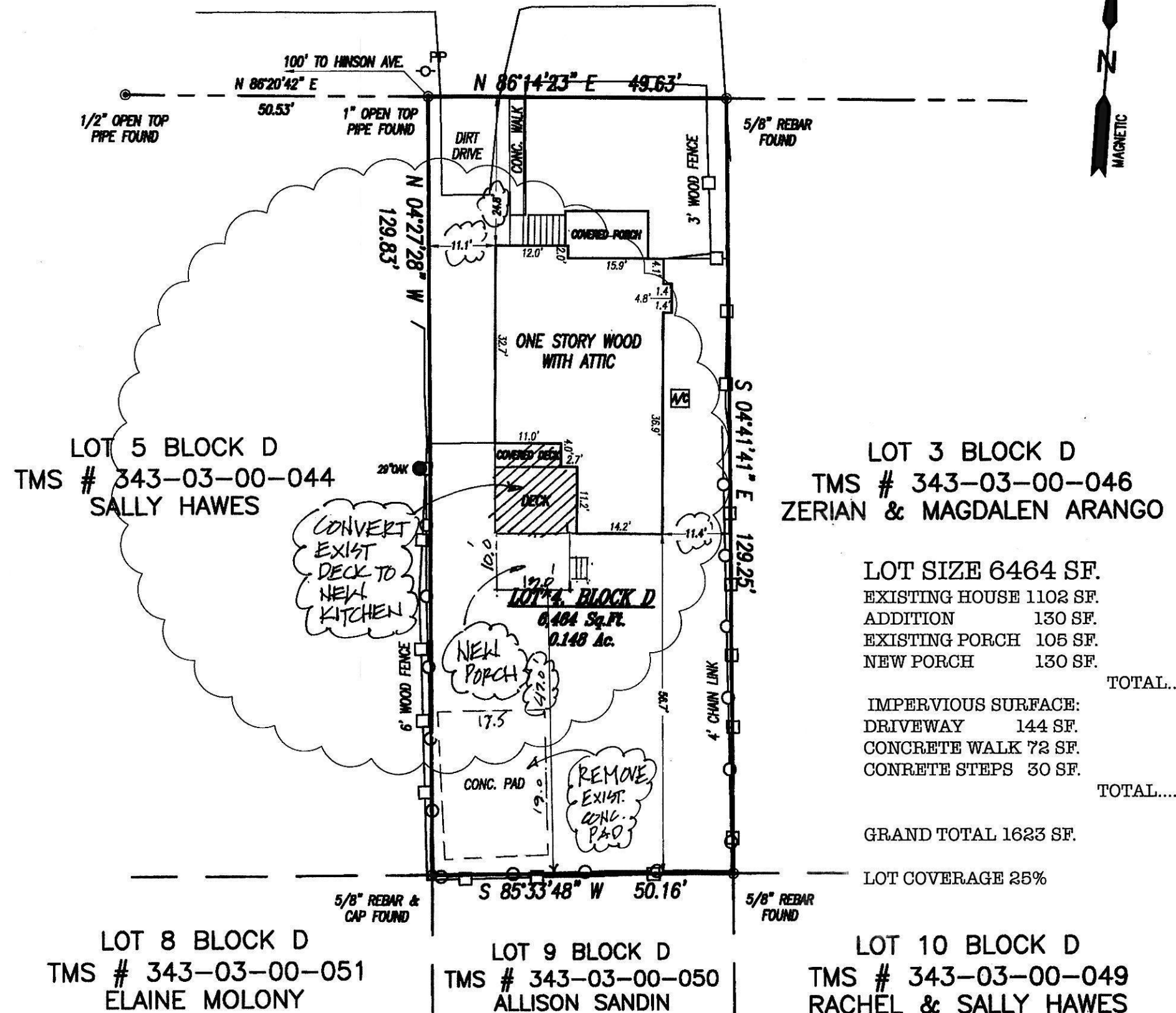


**MEDWAY ROAD 50' R/W**



**LOT 3 BLOCK D**  
**TMS # 343-03-00-046**  
**ZERIAN & MAGDALEN ARANGO**

**LOT SIZE 6464 SF.**  
**EXISTING HOUSE 1102 SF.**  
**ADDITION 130 SF.**  
**EXISTING PORCH 105 SF.**  
**NEW PORCH 130 SF.**  
**TOTAL...1377 SF.**

**IMPERVIOUS SURFACE:**  
**DRIVEWAY 144 SF.**  
**CONCRETE WALK 72 SF.**  
**CONCRETE STEPS 30 SF.**  
**TOTAL... 246 SF.**

**GRAND TOTAL 1623 SF.**  
**LOT COVERAGE 25%**

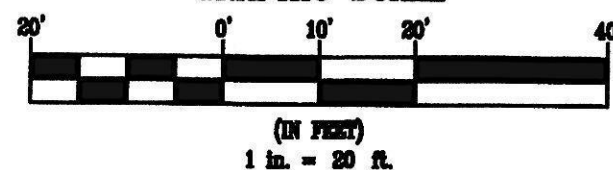
**GENERAL PROPERTY SURVEY**

**LOT 4 BLOCK D**  
**RIVERLAND GOLFOVIEW**  
**2127 MEDWAY ROAD**  
**TMS # 343-03-00-045**  
**LOCATED NEAR JAMES ISLAND**  
**CHARLESTON COUNTY, SC**

**PREPARED FOR**  
**DAVID YURKO**  
**SCALE: 1" = 20' DATE: JAN. 10, 2024**

**ATLANTIC SURVEYING, INC.**  
 1723 SAVANNAH HIGHWAY  
 P.O. BOX 30804  
 CHARLESTON, SOUTH CAROLINA 29417  
 PHONE: (843)763-6869 FAX: (843)763-7411

**GRAPHIC SCALE**



JOB No. 24-25116

**GENERAL NOTES**

**BUILDING CODES:**

- A. ALL CONSTRUCTION SHALL CONFORM WITH IRC 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES.

**DESIGN LOADS:** (PER SECTION R301 OF IRC 2018)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
- B. THE MINIMUM DESIGN UNIFORMELY DISTRIBUTED LIVE LOADS FOR ALL FLOOR FRAMING SHALL BE AS FOLLOWS:  
 FLOOR LOAD (S1.4)  
 SLEEPING PORS / ATTIC WITH FIXED STAIR LL-40 PSF / DL-10 PSF  
 GARAGE FLOOR LL-30 PSF / DL-10 PSF  
 ROOF LIVE LOAD LL-30 PSF / 2000' POINT  
 ATTIC AND TRUSS BOTTOM CHORD LL-20 PSF (LIMITED STORAGE)  
 LL-10 PSF (NO STORAGE)
- C. **SNOW LOAD (S5.5)**  
 REFER ASCE 7 HAZARD TOOL
- D. **WIND LOAD REFER ASCE 7**  
 WIND SPEED 144 MPH  
 RISK CATEGORY: II
- E. **SEISMIC LOAD DATA**  
 S1: 1.42  
 S2: 0.419  
 S3: 1.12  
 S4: 1.12
- F. **SUBJECT TO DAMAGE FROM:**  
 FEATHERING SEVERE  
 FROST LINE DEPTH 20"  
 TYPICAL MODERATE TO HEAVY  
 DECAY SLIGHT TO MODERATE
- G. **TEMPERATURE AND FLOODING:**  
 WINTER DESIGN TEMPERATURE 35° F  
 ICE SHIELD INSULATION REQUIRED YES 4:12  
 FLOOD HAZARDOUS RFR 1000  
 AIR FREEZING INDEX 50° F  
 MEAN ANNUAL TEMPERATURE
- H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACINGS AND SHORINGS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

**SPREAD FOOTING FOUNDATIONS:**

- A. FROST DEPTH OF SOUTH CAROLINA 4 INCHES. BOTTOM OF THE FOOTINGS SHALL BE 12" BELOW GRADE ACCEPTABLE.
- B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF.
- C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

**CONCRETE SLAB-ON-GRADE:**

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF #5@18" MAX. A VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF MAXIMUM AGGREGATE SIZE OF 3/4" SHALL BE 1/2" HIGH.
- B. FILL DEPTH UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR BE ENGINEERED SUPPORT FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORT FOR COMPACTED SOIL. COORDINATE WITH ENGINEER WHERE REQUIRED.
- C. PLACE CONCRETE PER AGI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW ALL SPECIFICATIONS SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

**STRUCTURAL AND MISCELLANEOUS STEEL:**

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS FOR STEEL BUILDINGS AND BRIDGES.
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A572 GRADE 50 WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
- C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF 36,000 PSI.
- D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF 35,000 PSI OR TO ASTM A513, TYPE "B" OR "D" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF 35,000 PSI.
- E. ALL STRUCTURAL STEEL BOLTS SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF 58,000 PSI.
- F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACINGS OF 3 INCHES.
- G. THE CONTRACTOR SHALL NOT SPlice OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

**WINDOWS AND DOORS:**

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "MODERN" WINDOW UNITS.
- B. WINDOWS INDICATED ON DRAWINGS AS "ESG" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R304 OF THE IRC.
- C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R304 OF THE IRC.
- D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R304 OF THE IRC.

**WOOD FRAMING:**

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESERVE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- C. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
- D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL HALL OPENINGS UNLESS OTHERWISE INDICATED.
- E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DRAWINGS.

**WOOD FRAMING CONT.:**

- F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND ABOVE ALL WOOD BEAMS AND LINTELS, UNLESS OTHERWISE INDICATED.
- G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTES' NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
- H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, HOOD SPACES AND GRADE MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF THE CALCULATIONS AND THE SIZE AND LOCATION OF ALL REQUIRED BRACINGS. PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA IS BEING DONE.
- I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

**INSULATION & MOISTURE PROTECTION:**

- A. PROVIDE 30 LB BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENINGS TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- B. PROVIDE MINIMUM ONE LAYER OF 1/2" ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
- C. PROVIDE INSULATION AS FOLLOWS:  
 ROOFING AREAS: R-48 FIBERGLASS BATT OR BLOWN R-24 KRAFT-FACED FIBERGLASS BATT  
 BASEMENT EXTERIOR WALLS: R-8 FOL-FACED FIBERGLASS BATT  
 HINDOCS / GLASS DOORS: R-5 CONTINUOUS INSULATION  
 SKYLIGHTS: R-5 FACTOR 1.0 SS
- D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. WOOD OR METAL CORNERS AND SILLS.
- E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

**SPECIALTIES:**

- A. SHOCK ALARMS SHALL COMPLY WITH SECTION R314 OF THE IRC. SHOCK ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- B. SHOCK ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE FEEDS. WHEN PRIMARY POWER IS INTERRUPTED, SHOCK ALARMS SHALL RECEIVE POWER FROM A BATTERY.

**NOTES & REFERENCES:**

- 1. REFERENCE PLAT BY JOHN McCGRADY RECORDED IN CHARLESTON COUNTY R.O.D. IN PLAT E AT PAGE 174.
- 2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S) AND FIELD EVIDENCE. THIS SURVEY DOES NOT GUARANTEE TITLE NOR DEPICT ANY ENCUMBRANCES NOT SHOWN ON THE REFERENCE PLAT.
- 3. CERTIFICATION IS TO THE PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTION OR INDIVIDUALS.

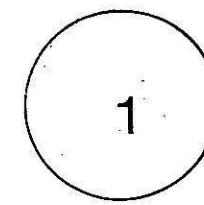


I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**DRAWINGS INDEX:**

- 1 SITE PLAN
- 2 EXIST. AND DEMO. MAIN FLOOR
- 3 MAIN FLOOR PLAN
- 4 ATTIC PLAN
- 5 FRONT AND REAR ELEVATION
- 6 RIGHT SIDE ELEVATION
- 7 LEFT SIDE ELEVATION
- 8 FIRST FLOOR FRAMING
- 9 SECTION A.A
- 10 ROOF PLAN
- 11 ATTIC DEMO. & WALL SECTION

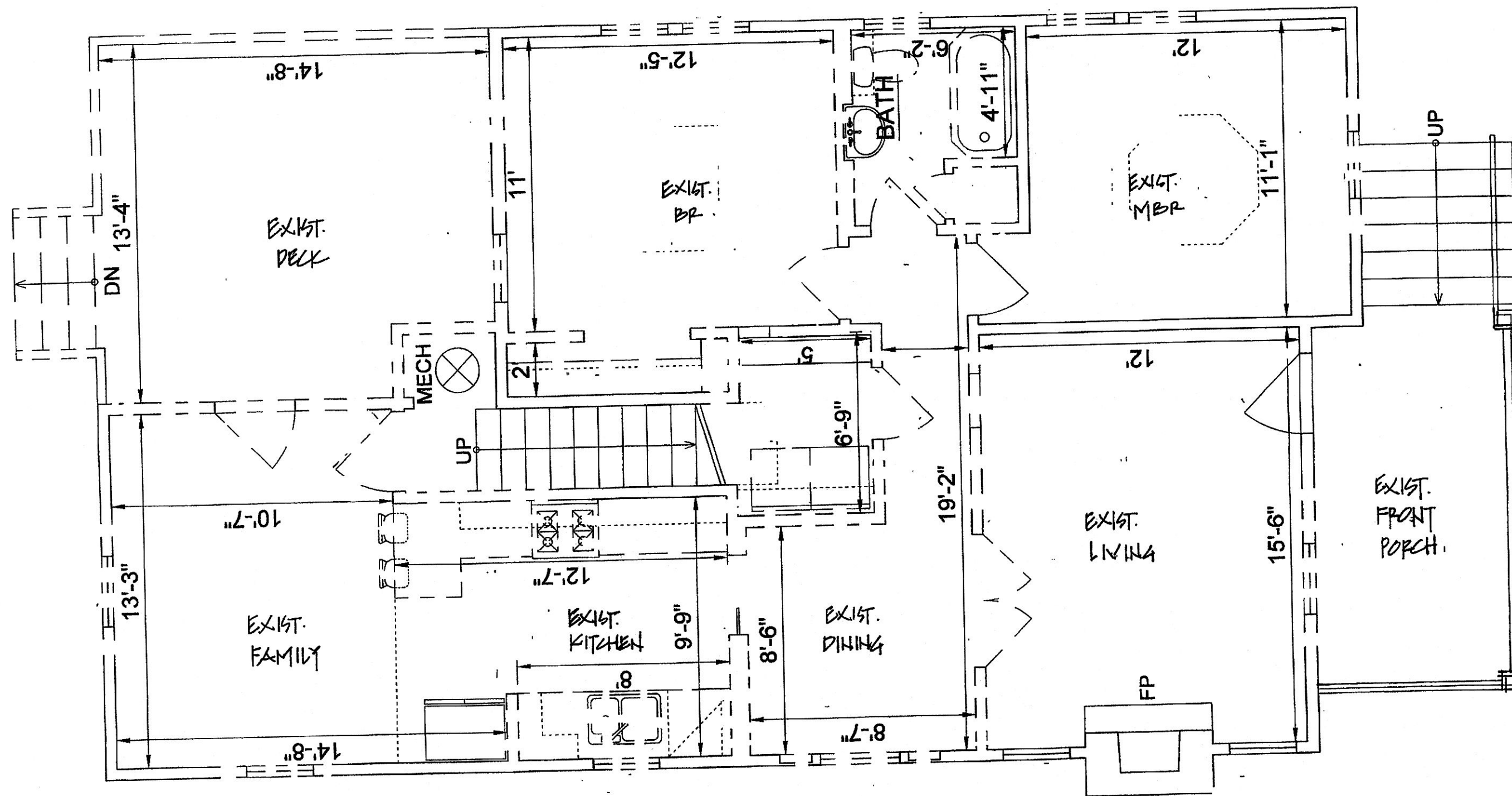
SITE PLAN



**ADDITION AND RENOVATION**

**2127 MEDWAY ROAD**  
**CHARLESTON, SOUTH CAROLINA**

2/1/24  
 2/5/24



MAIN FLOOR PLAN  
EXISTING AND DEMOLITION

1/4" = 1'-0"

2

EXIST. AND DEMO. MAIN FLOOR

21712A  
2/5/24

ADDITION AND RENOVATION

**2127 MEDWAY ROAD**

CHARLESTON, SOUTH CAROLINA



**EGRESS WINDOW REQUIREMENTS**

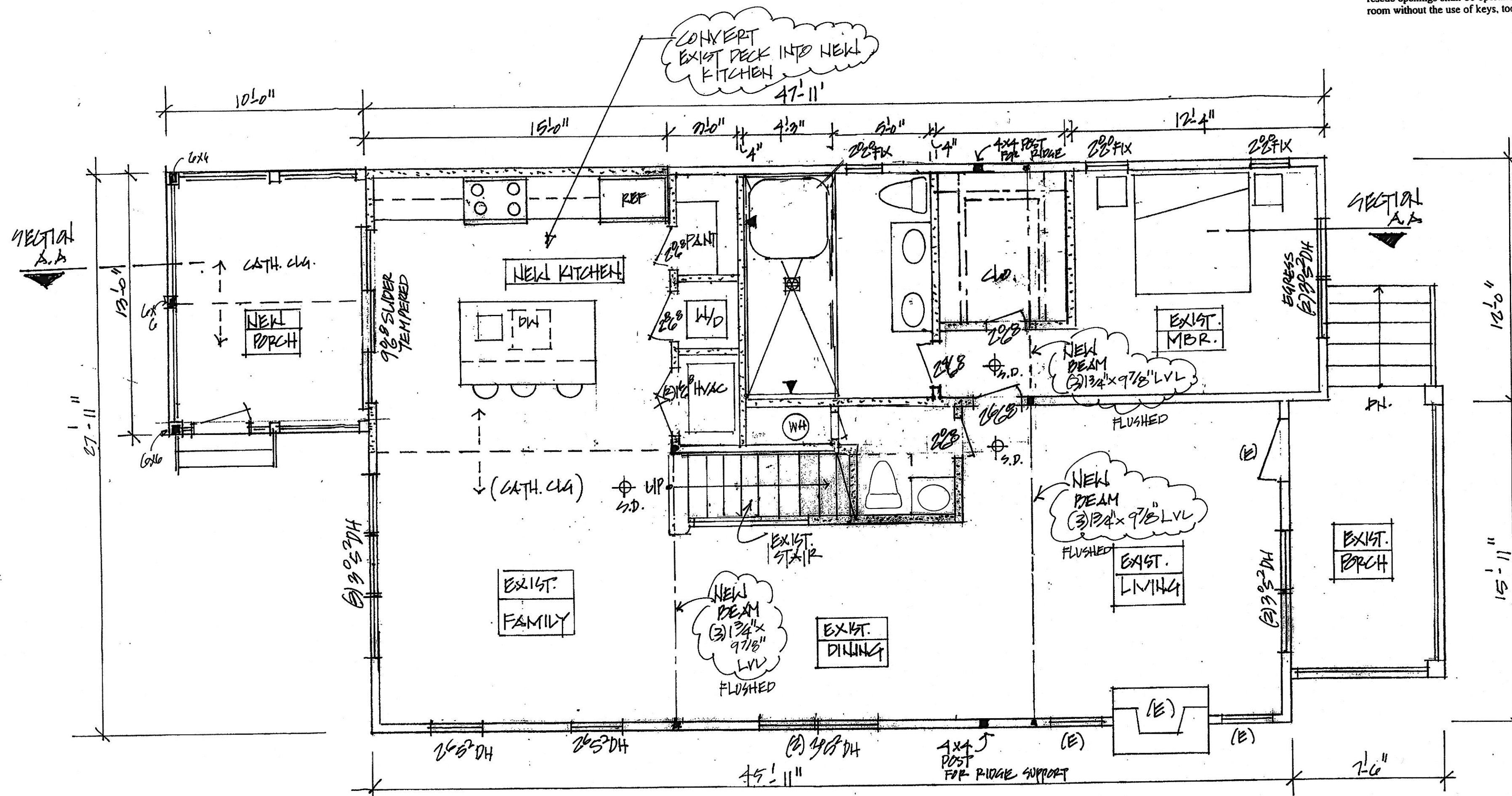
**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m<sup>2</sup>).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>).

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.



**MAIN FLOOR PLAN** EXIST. 1102 SF

1/4" = 1'-0"

NEW 210 SF

NEW PORCH 130 SF

- ==== EXIST. TO REMAIN
- - - - EXIST. TO BE REMOVED
- ===== NEW WALL

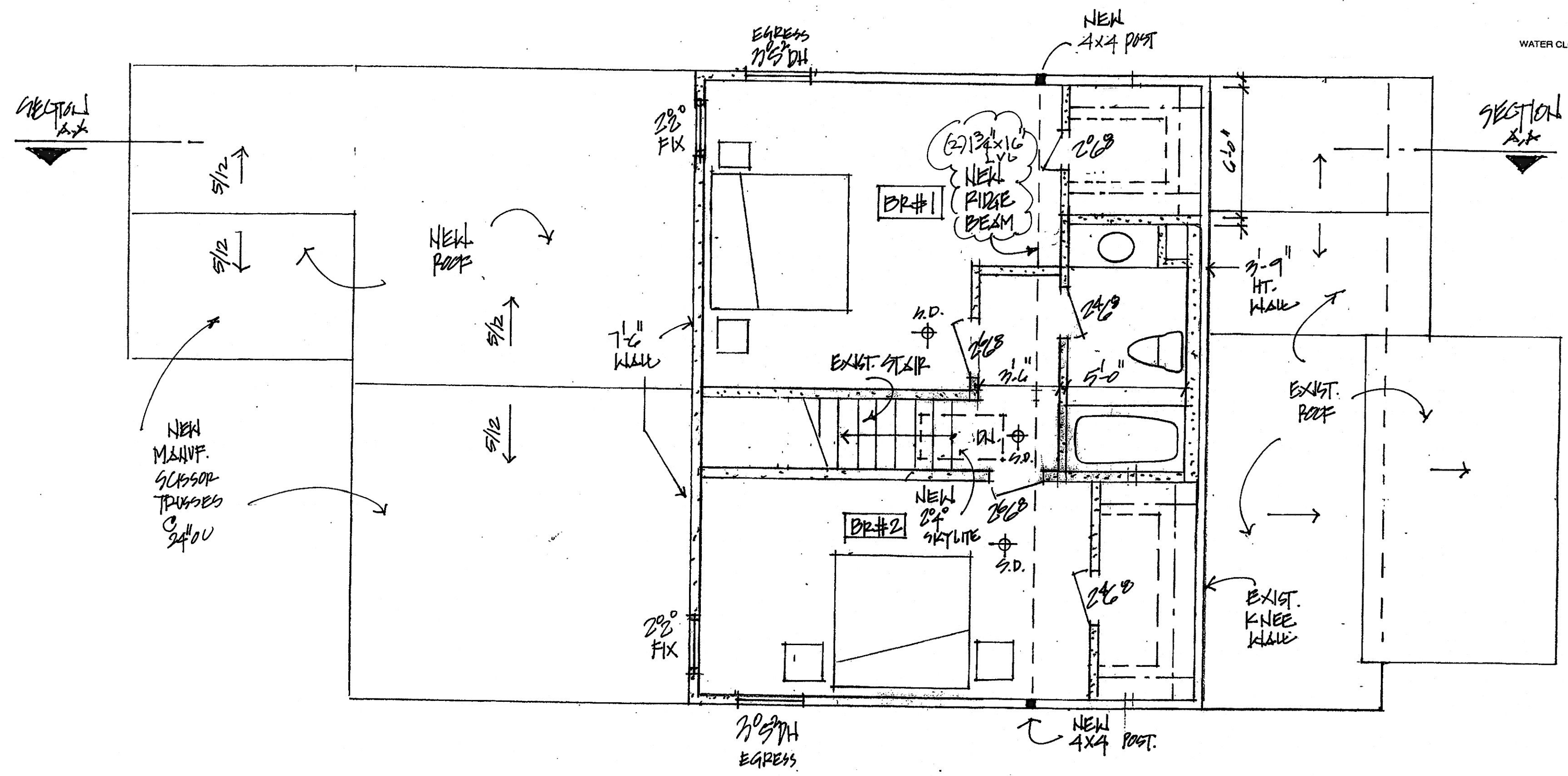
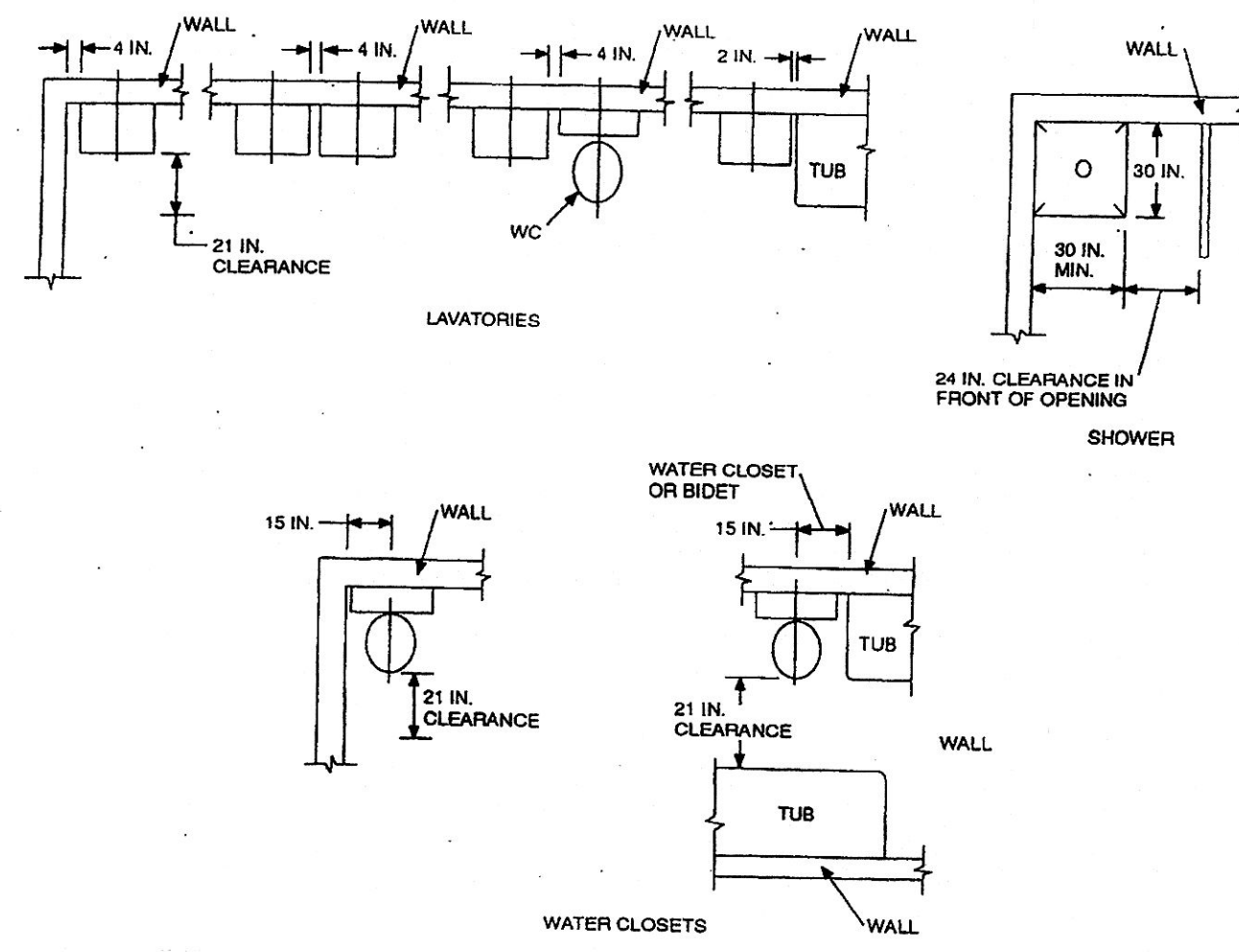
MAIN FLOOR PLAN

3

**ADDITION AND RENOVATION**

**2127 MEDWAY ROAD**  
**CHARLESTON, SOUTH CAROLINA**

2/7/24  
2/5/24

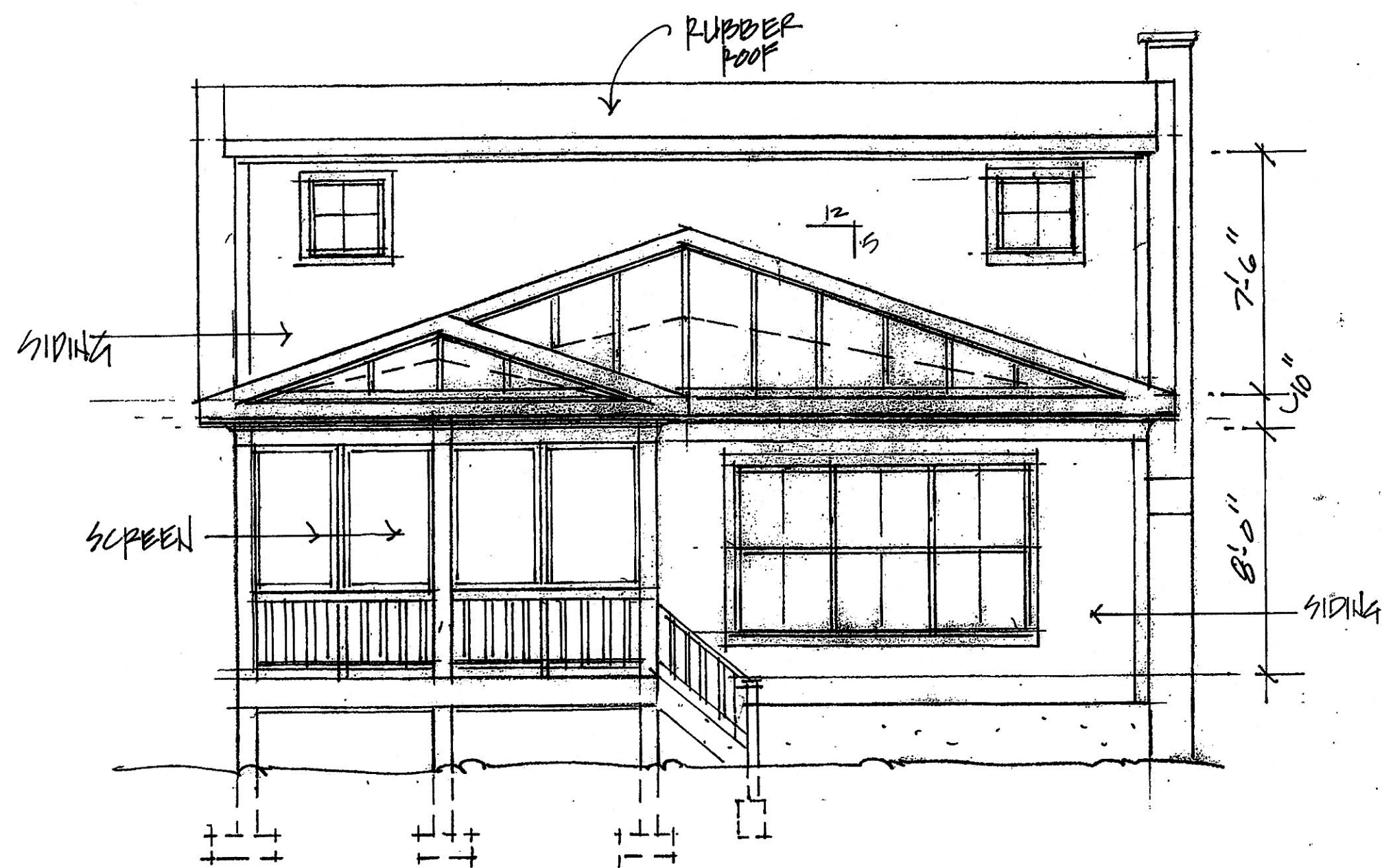


**ATTIC PLAN**  
 1/4" = 1'-0"  
 EXIST. 498 SF  
 NEW 96 SF

ADDITION AND RENOVATION  
**2127 MEDWAY ROAD**  
 CHARLESTON, SOUTH CAROLINA

ATTIC PLAN  
 2/7/24  
 2/12/24





REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

5

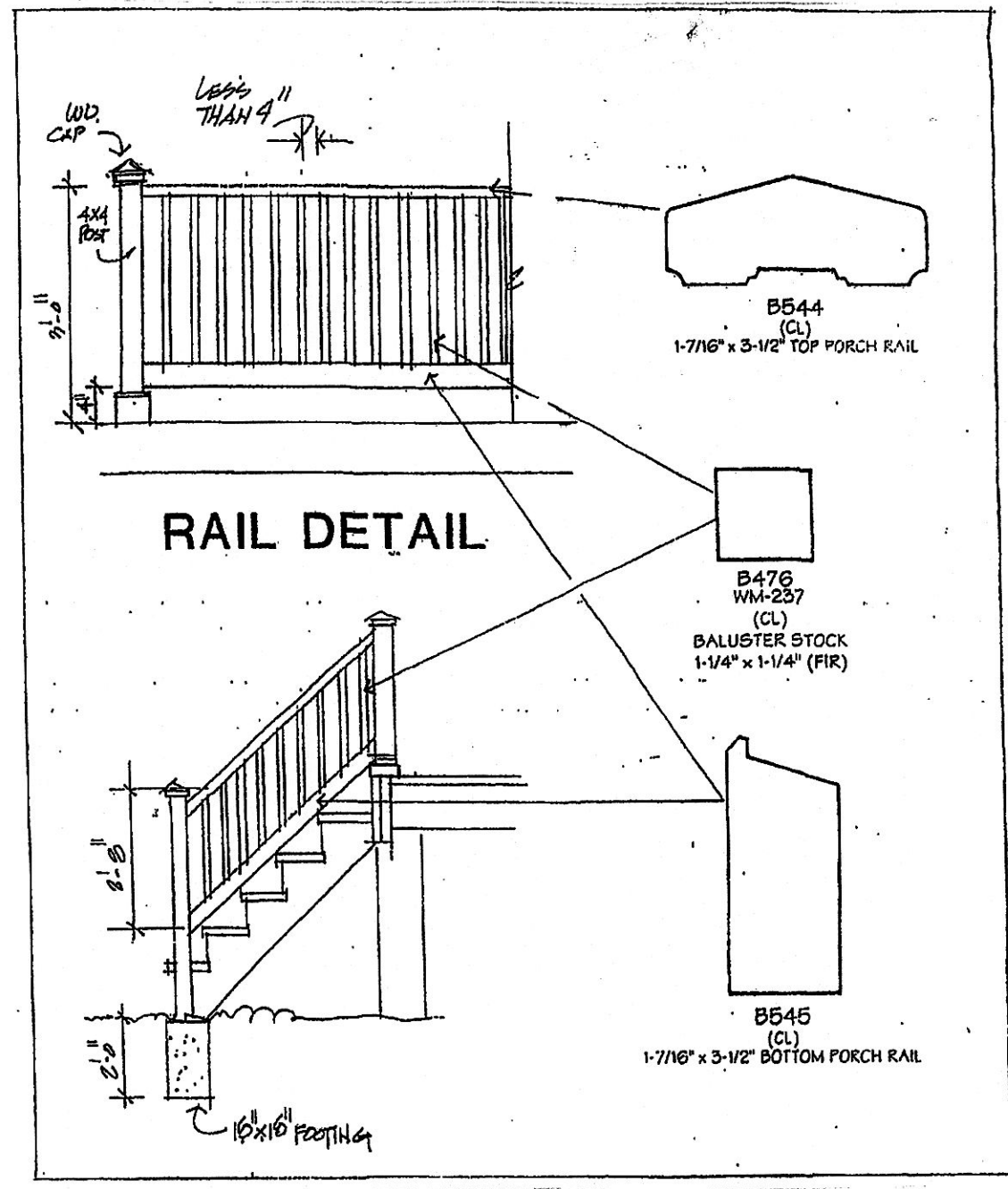
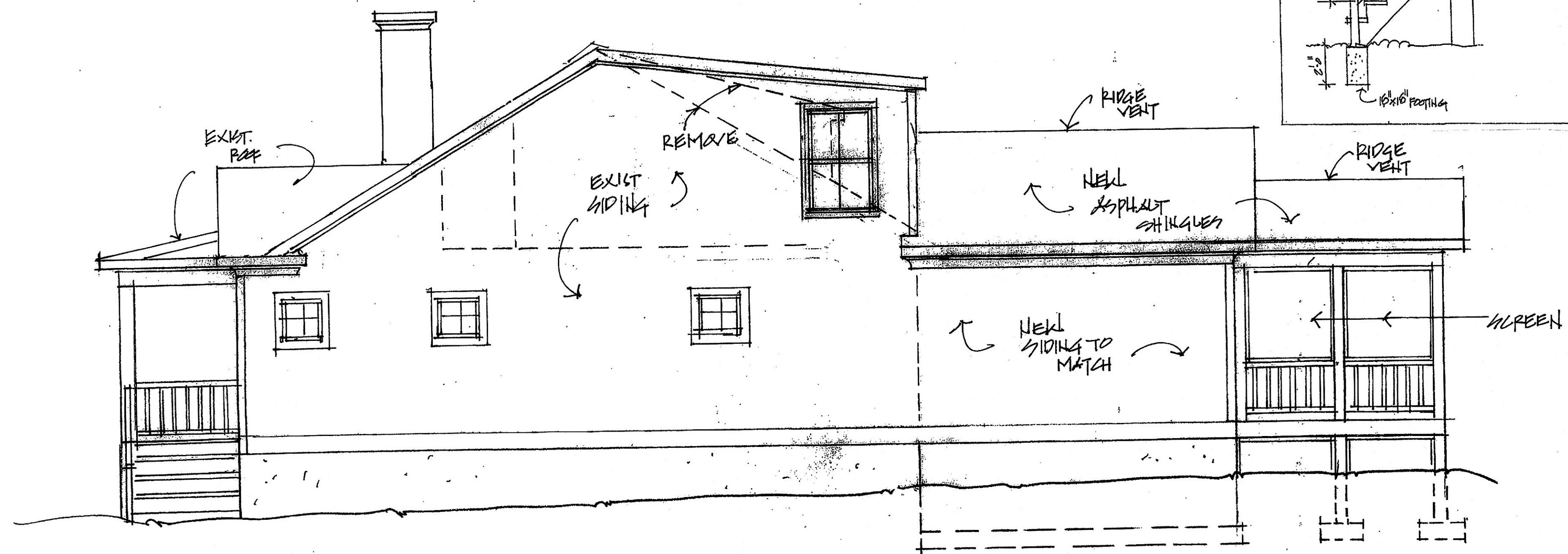
FRONT AND REAR ELEVATION

ADDITION AND RENOVATION

**2127 MEDWAY ROAD**

CHARLESTON, SOUTH CAROLINA

2/7/24  
2/5/24



RIGHT SIDE ELEVATION

1/4" = 1'-0"

ADDITION AND RENOVATION

6

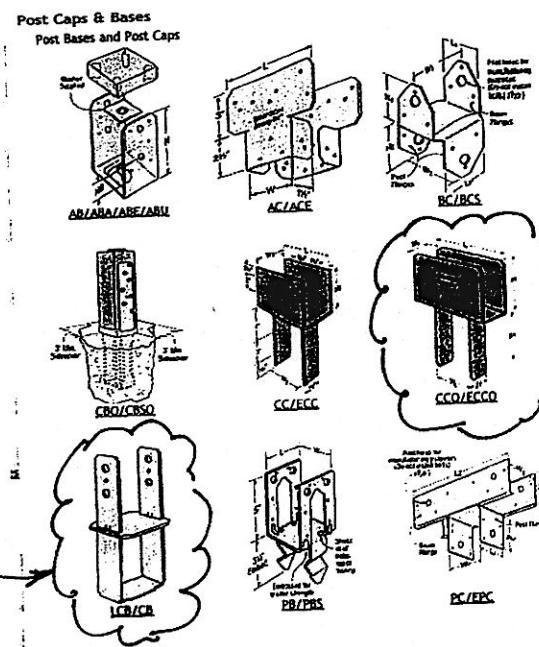
2127 MEDWAY ROAD

CHARLESTON, SOUTH CAROLINA

RIGHT SIDE ELEVATION

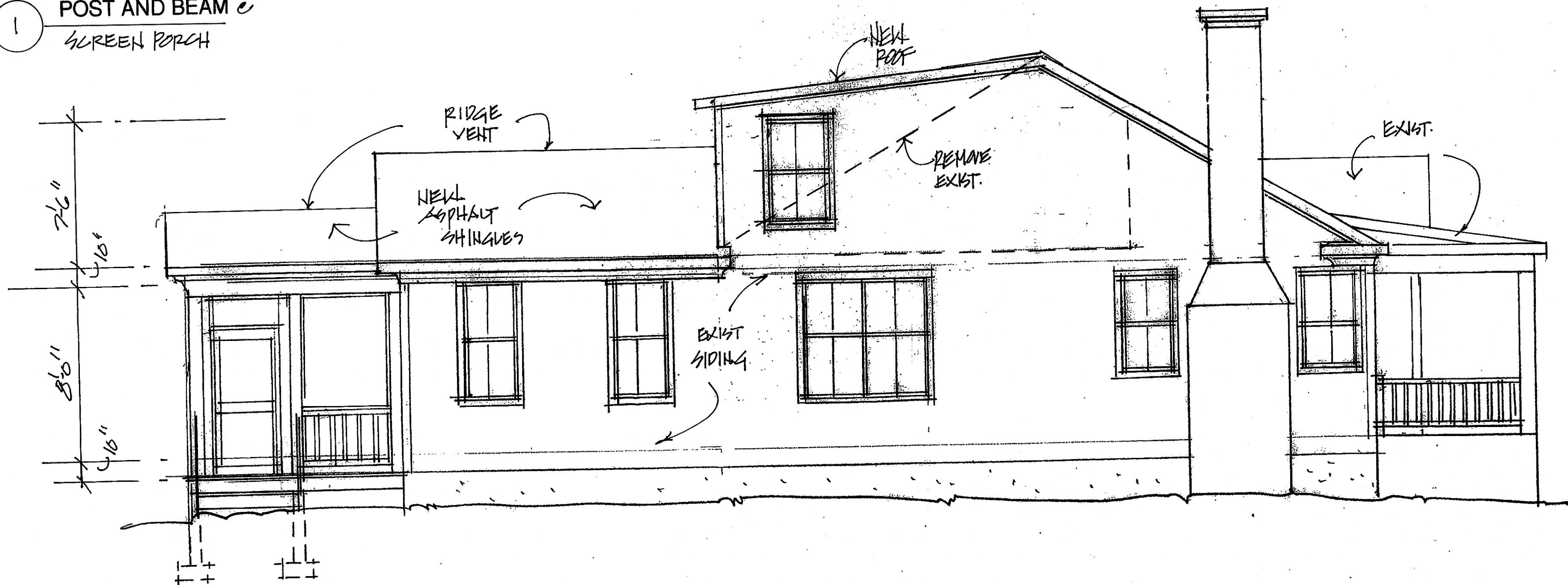
2/1/24  
2/5/24





www.strongtie.com  
 SIMPSON  
 Strong-Tie

1 POST AND BEAM  
 SCREEN PORCH



LEFT SIDE ELEVATION

1/4" = 1'-0"

ADDITION AND RENOVATION

2127 MEDWAY ROAD  
 CHARLESTON, SOUTH CAROLINA

LEFT SIDE ELEVATION

7

2/7/24  
 2/5/24

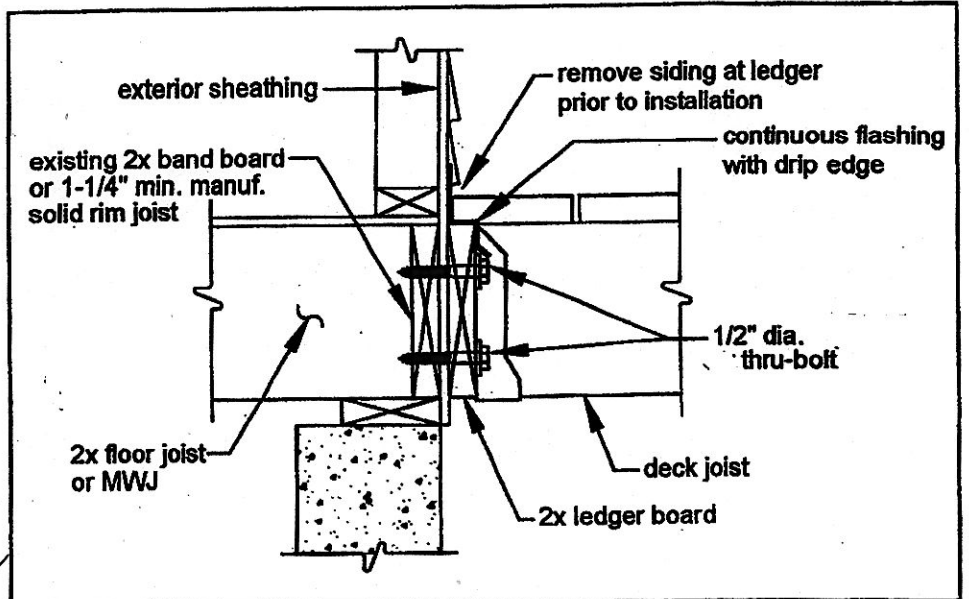
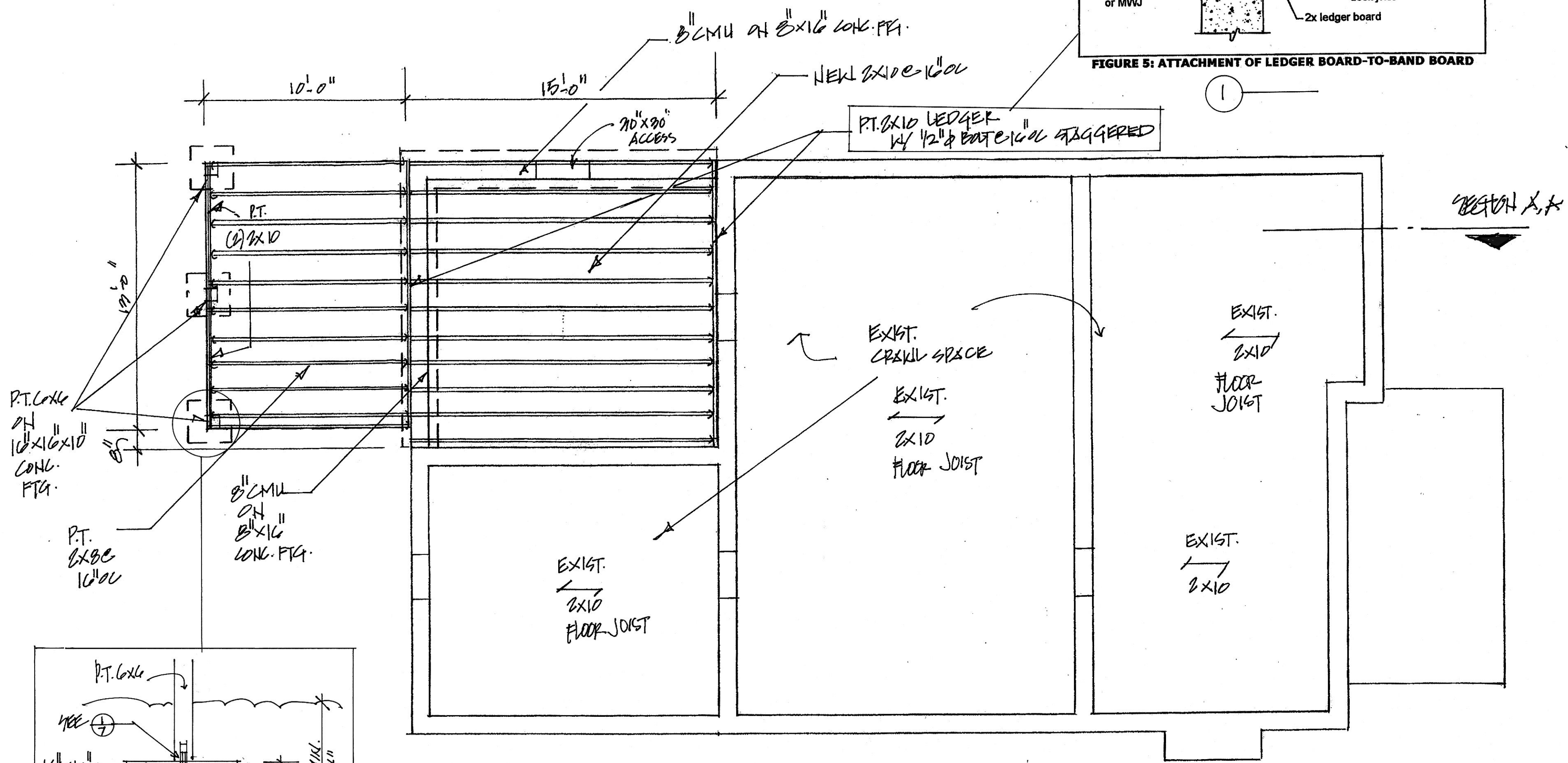
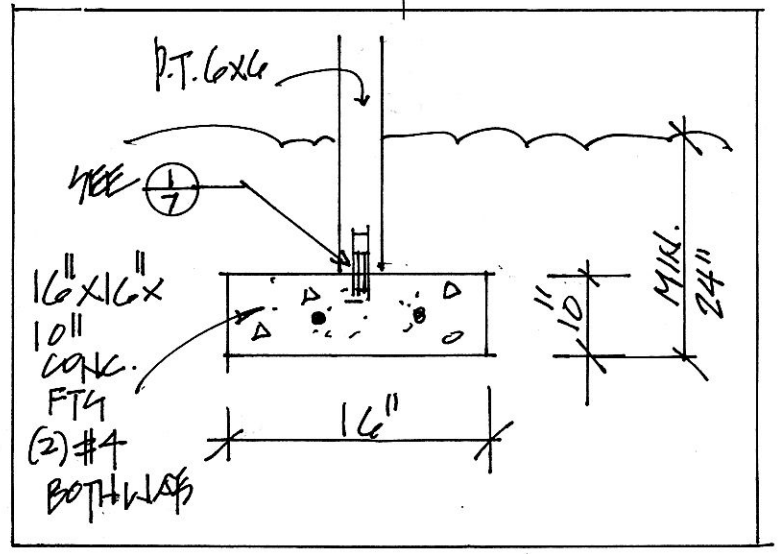


FIGURE 5: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



FIRST FLOOR FRAMING

$\frac{1}{4}'' = 1'-0''$



FIRST FLOOR FRAMING

8

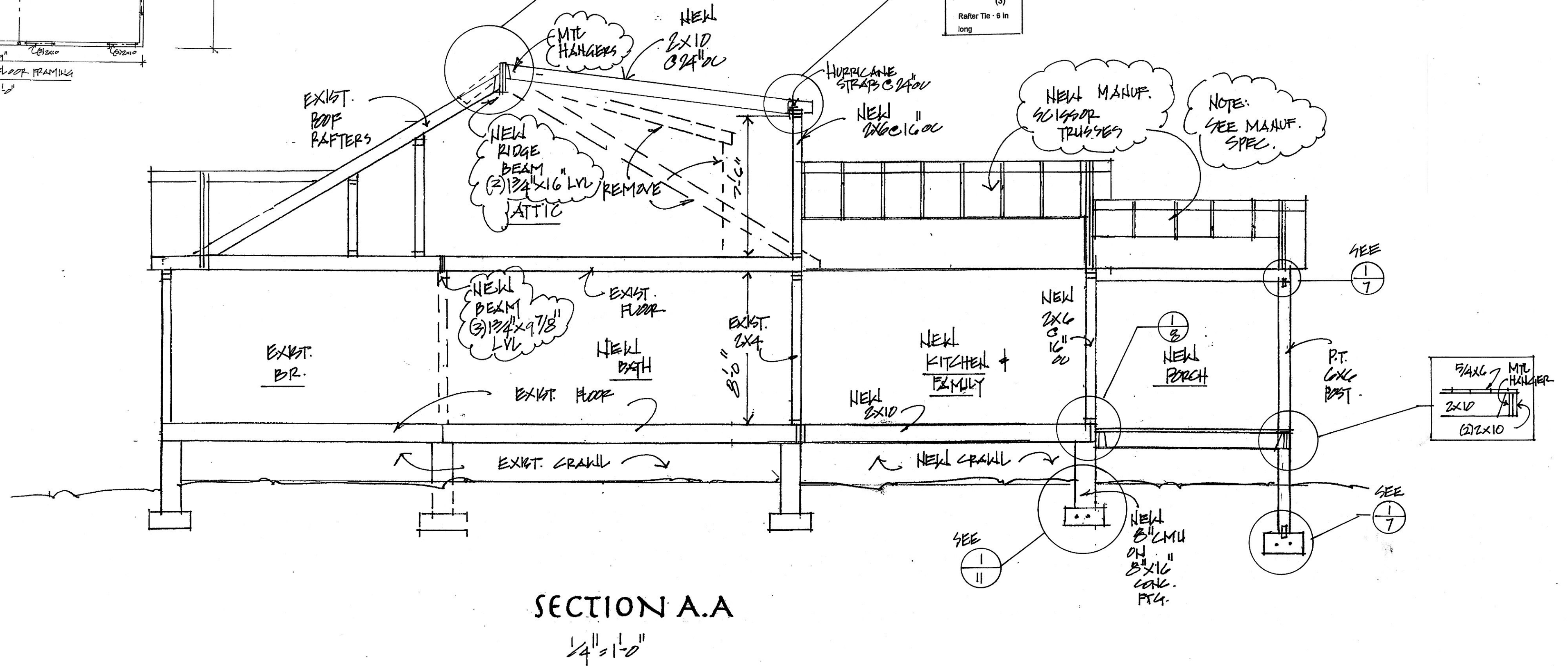
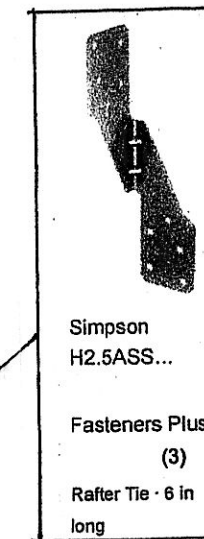
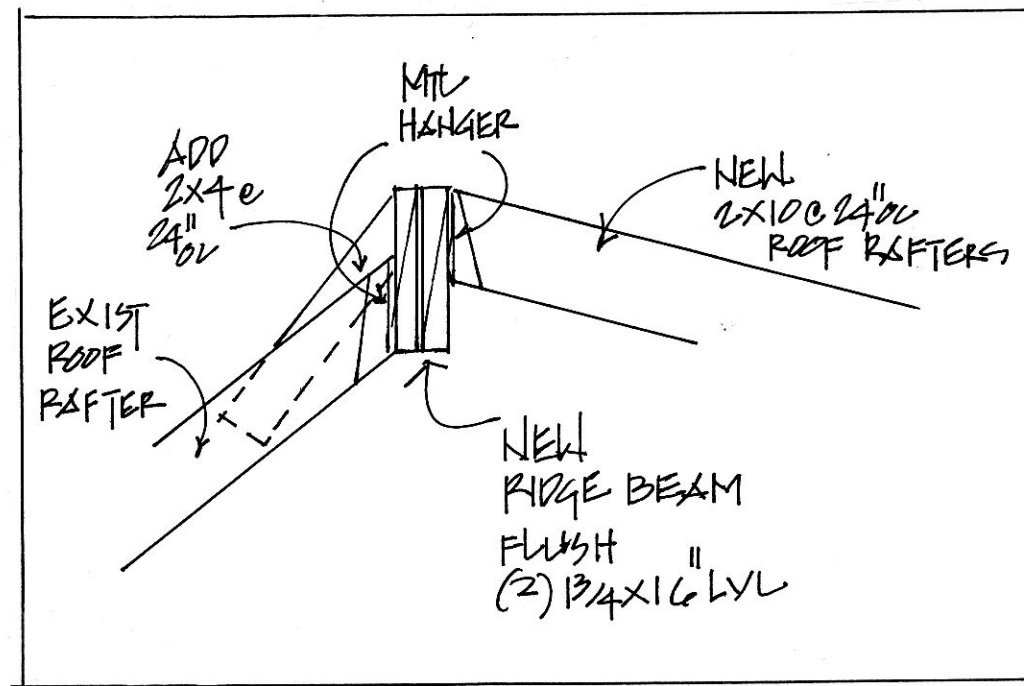
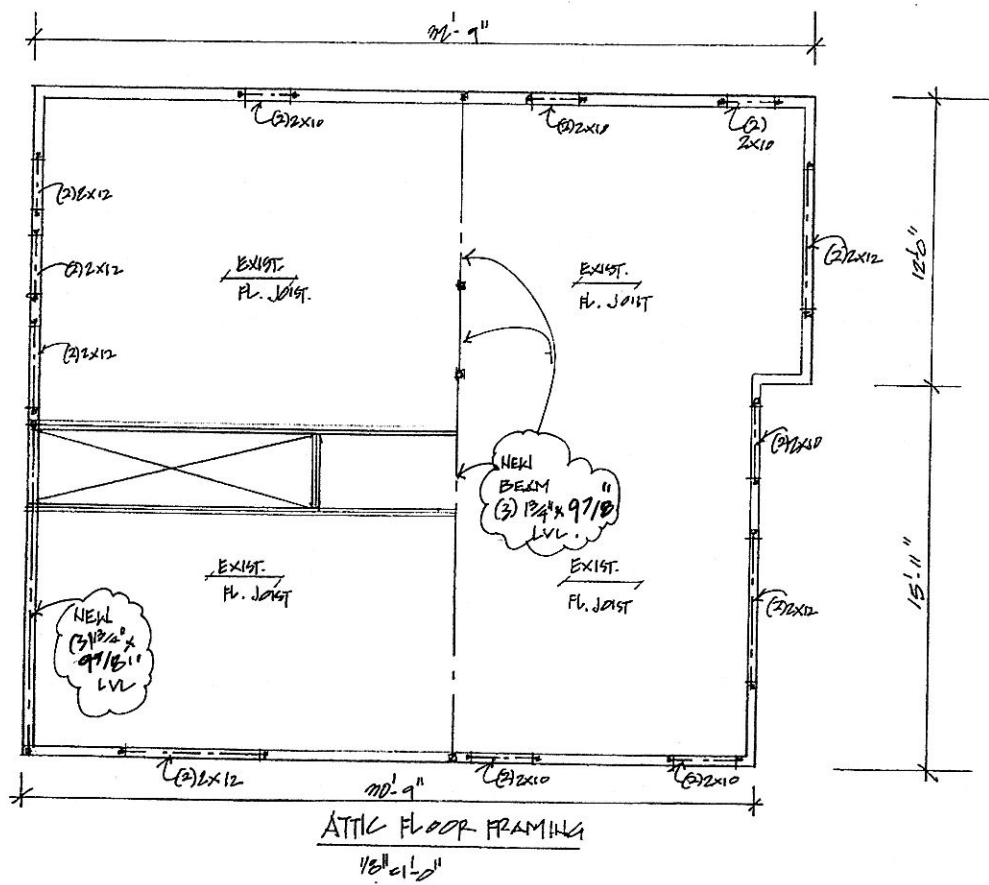
ADDITION AND RENOVATION

**2127 MEDWAY ROAD**

CHARLESTON, SOUTH CAROLINA

2/7/24  
2/5/24





SECTION A.A  
1/4" = 1'-0"

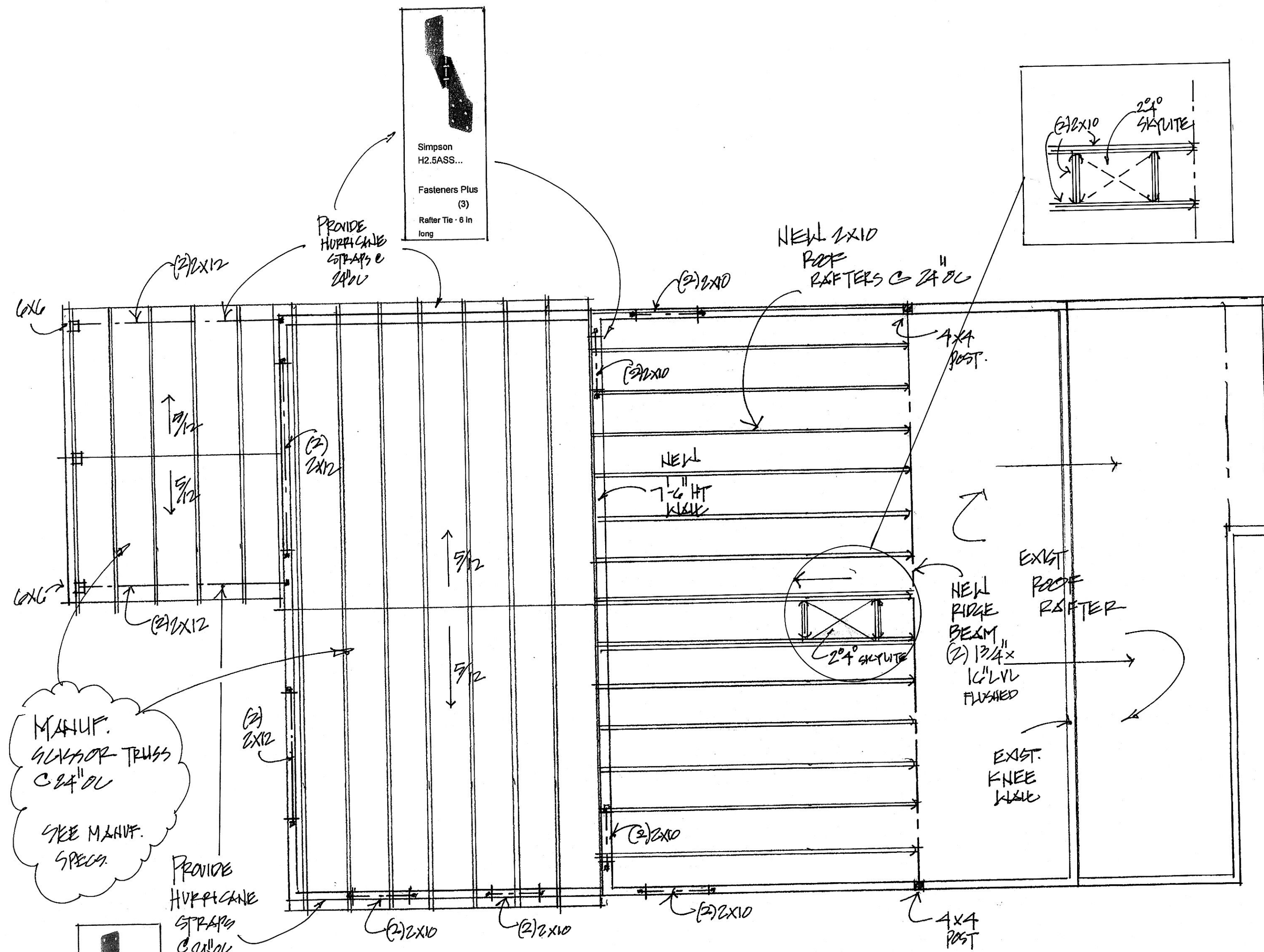
ADDITION AND RENOVATION

**2127 MEDWAY ROAD**  
CHARLESTON, SOUTH CAROLINA

SECTION A.A

9

2/7/24  
2/6/24



ROOF PLAN

1/4" = 1'-0"

ADDITION AND RENOVATION

**2127 MEDWAY ROAD**

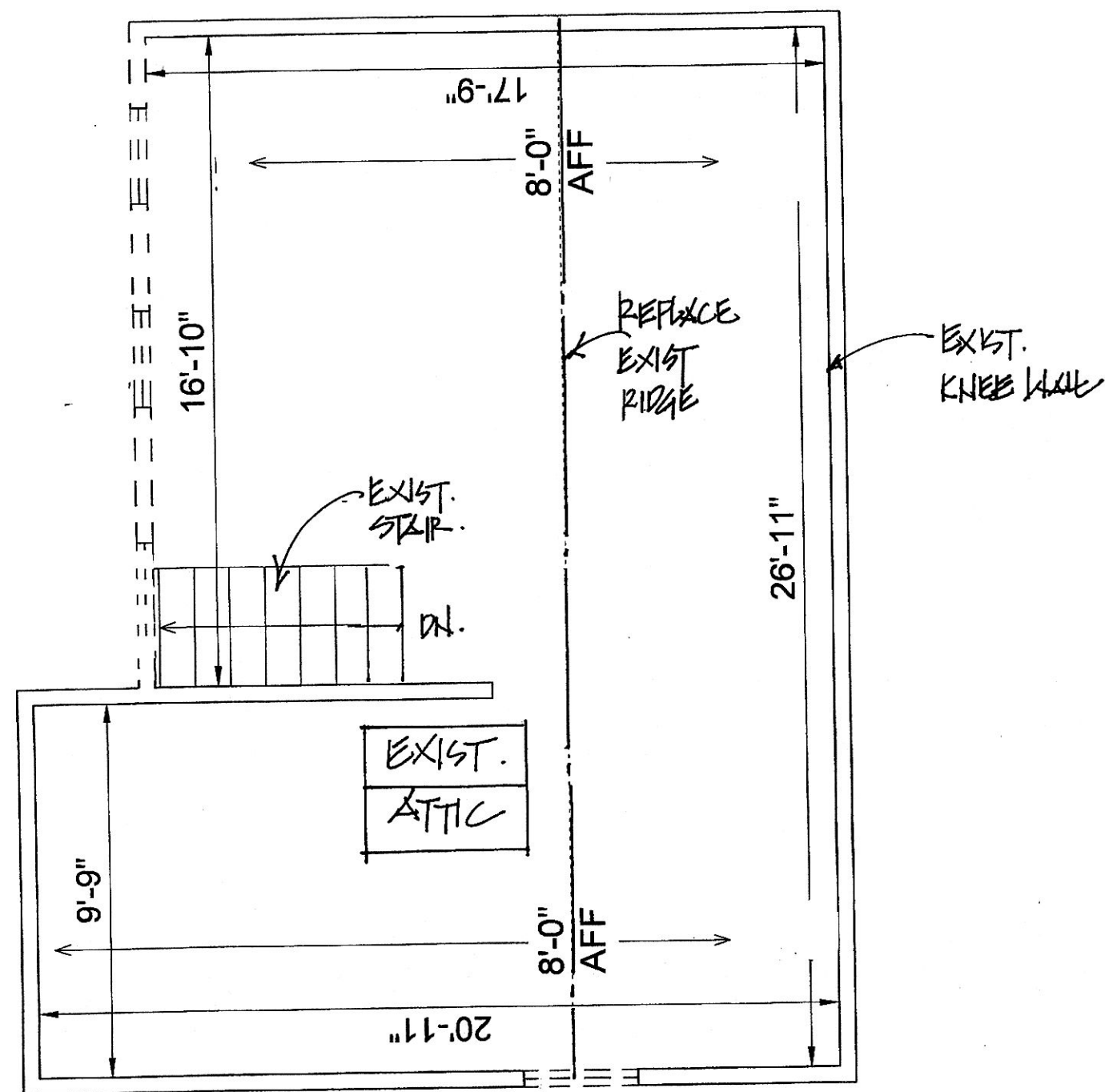
CHARLESTON, SOUTH CAROLINA

ROOF PLAN

10

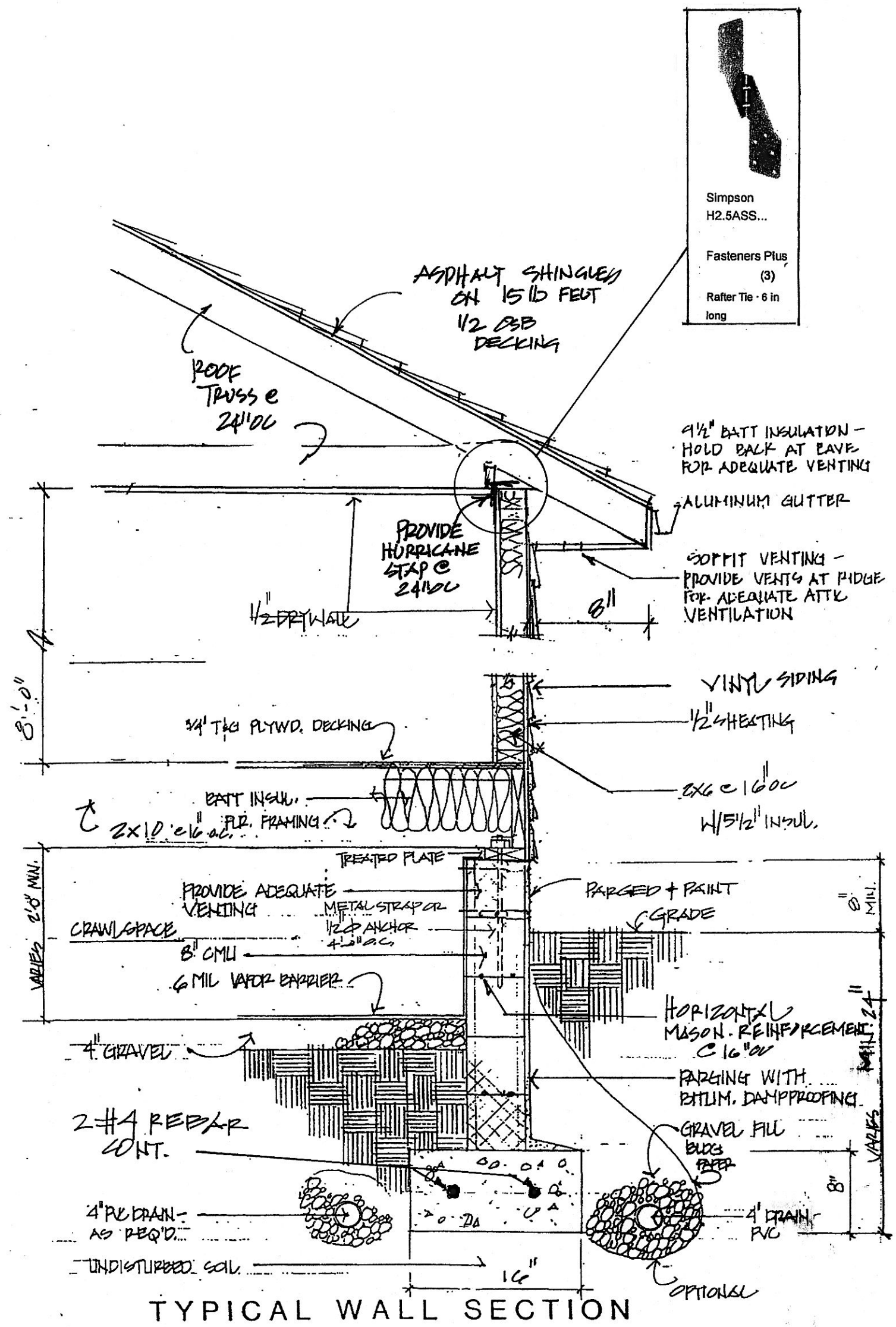
2/7/24  
2/5/24





EXISTING AND DEMOLITION  
ATTIC FLOOR

1/4" = 1'-0"



TYPICAL WALL SECTION

1

ADDITION AND RENOVATION

**2127 MEDWAY ROAD**  
CHARLESTON, SOUTH CAROLINA

ATTIC DEMO. & WALL SECTION

11

2/7/25  
2/5/25