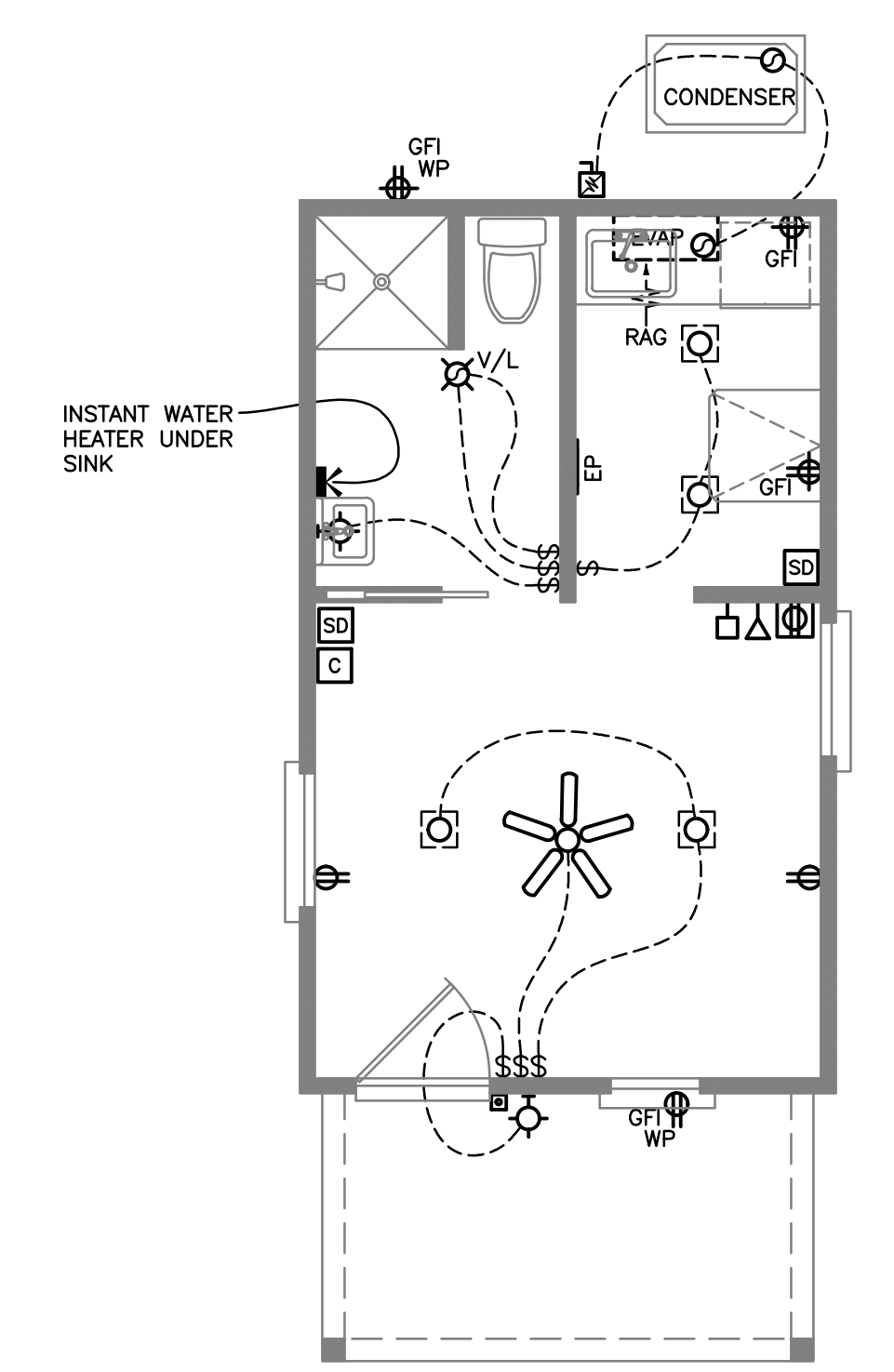


**HANDICAP FRONT**  
SCALE: 1/4" = 1'-0"

**TYP RIGHT SIDE**  
SCALE: 1/4" = 1'-0"

**TYP REAR**  
SCALE: 1/4" = 1'-0"

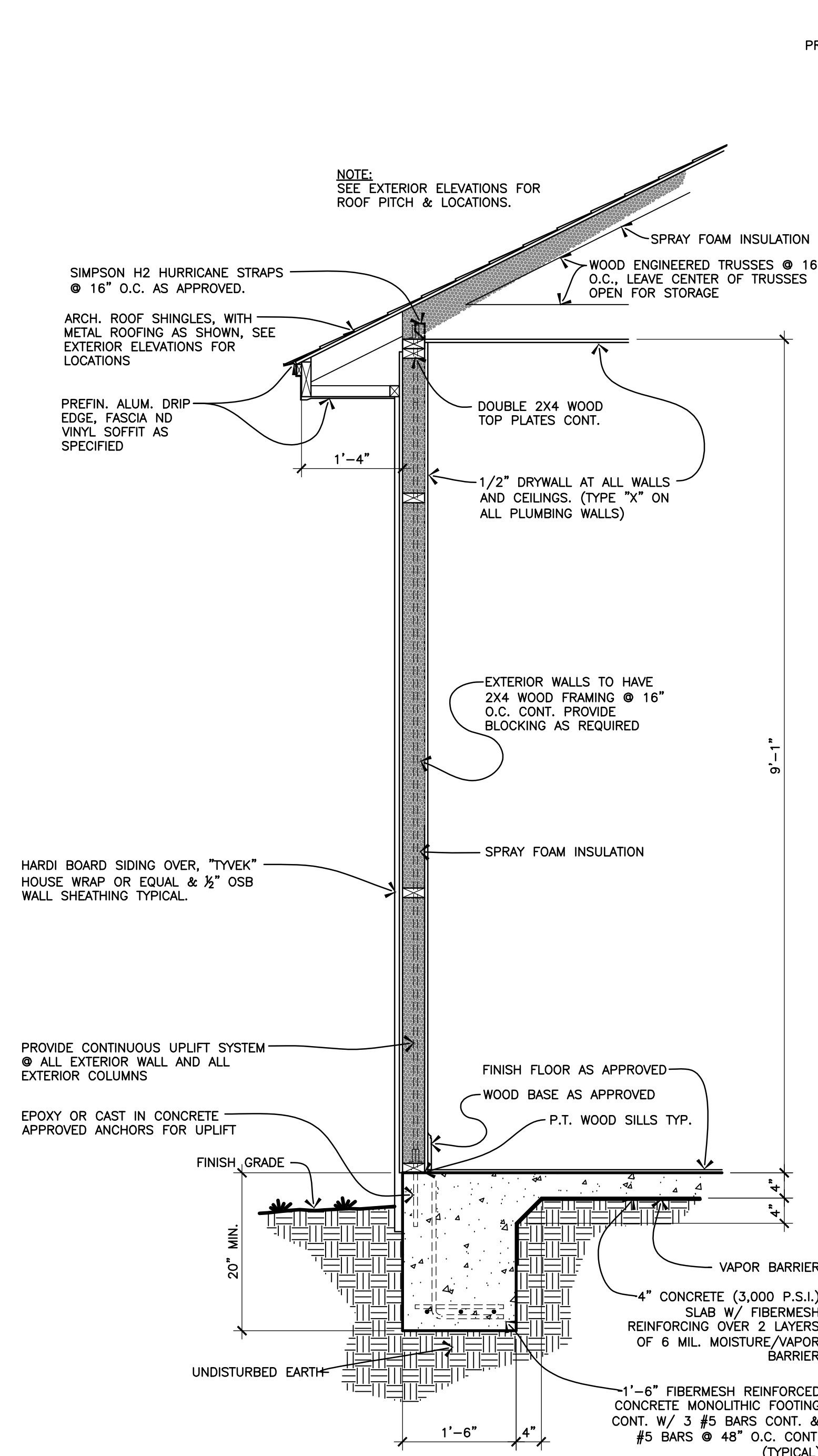
**TYP LEFT SIDE**  
SCALE: 1/4" = 1'-0"



**TYP ELECT**  
SCALE: 1/4" = 1'-0"

**ELECTRIC SYMBOL LEGEND**

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ABV. COUNTER (VERIFY HT.)
- GROUND FAULT RECEPTACLE
- SINGLE POLE SWITCH
- THREE POLE SWITCH
- JUNCTION BOX CONNECTION
- DISCONNECT, FUSED, PER EQUIPMENT MANUFACTURERS REQUIREMENTS
- TELEPHONE CONNECTION
- CABLE TELEVISION CONNECTION
- SURFACE MOUNTED "LED" FIXTURE
- VENT "LED" LIGHT COMBO, VENT TO EXTERIOR
- RECESSED "LED" CEILING FIXTURE
- WALL MOUNTED "LED" FIXTURE
- SMOKE DETECTOR W/ BATTERY BACK-UP, ALL SHALL BE ON INTERCONNECTED DEDICATED CIRCUIT
- BUILDER'S CHIME, VERIFY LOCATION W/ OWNER
- RINGER BUTTON W/ LIGHT, FOR DOOR BELL
- CEILING FAN FIXTURE W/ "LED" LIGHT
- METER BASE & GROUND, COORDINATE INSTALLATION W/ LOCAL POWER PROVIDER.
- ELECTRIC PANEL BOX, 125 AMP MAIN CIRCUIT BREAKER, PROVIDE 2 SPARES.
- THERMOSTAT, VERIFY LOCATION
- VAPOR PROOF DEVICE
- WATER PROOF DEVICE
- VENT, LIGHT OPTION
- GFI GROUND FAULT INTERRUPTED DEVICE W/ TEST CAPABILITIES
- TBD TO BE DETERMINED, VERIFY LOCATION



**TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"

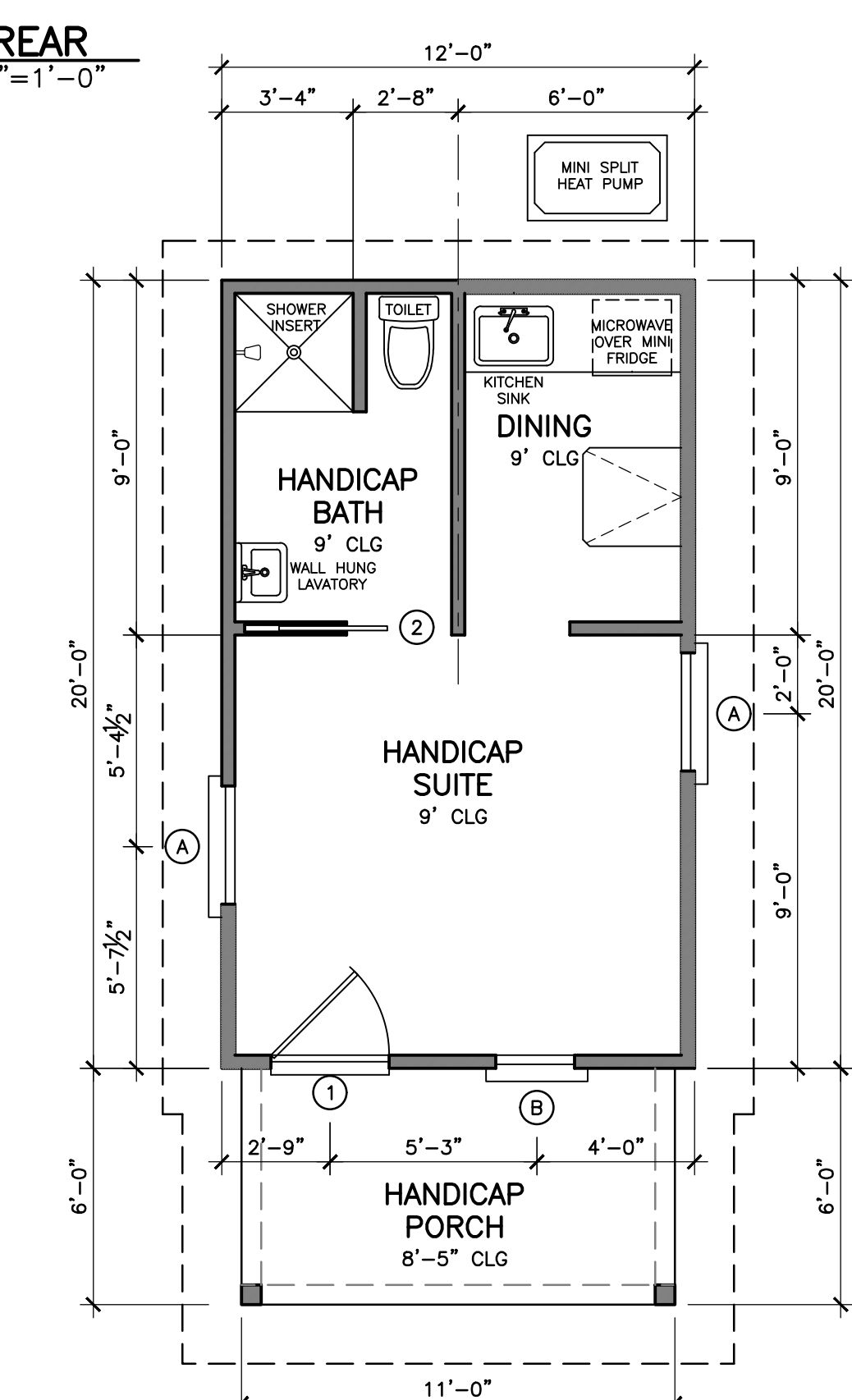
**NOTE:**  
PROVIDE CONTINUOUS UPLIFT SYSTEM  
● ALL EXTERIOR WALL AND ALL EXTERIOR COLUMNS

**WIND LOAD NOTES**

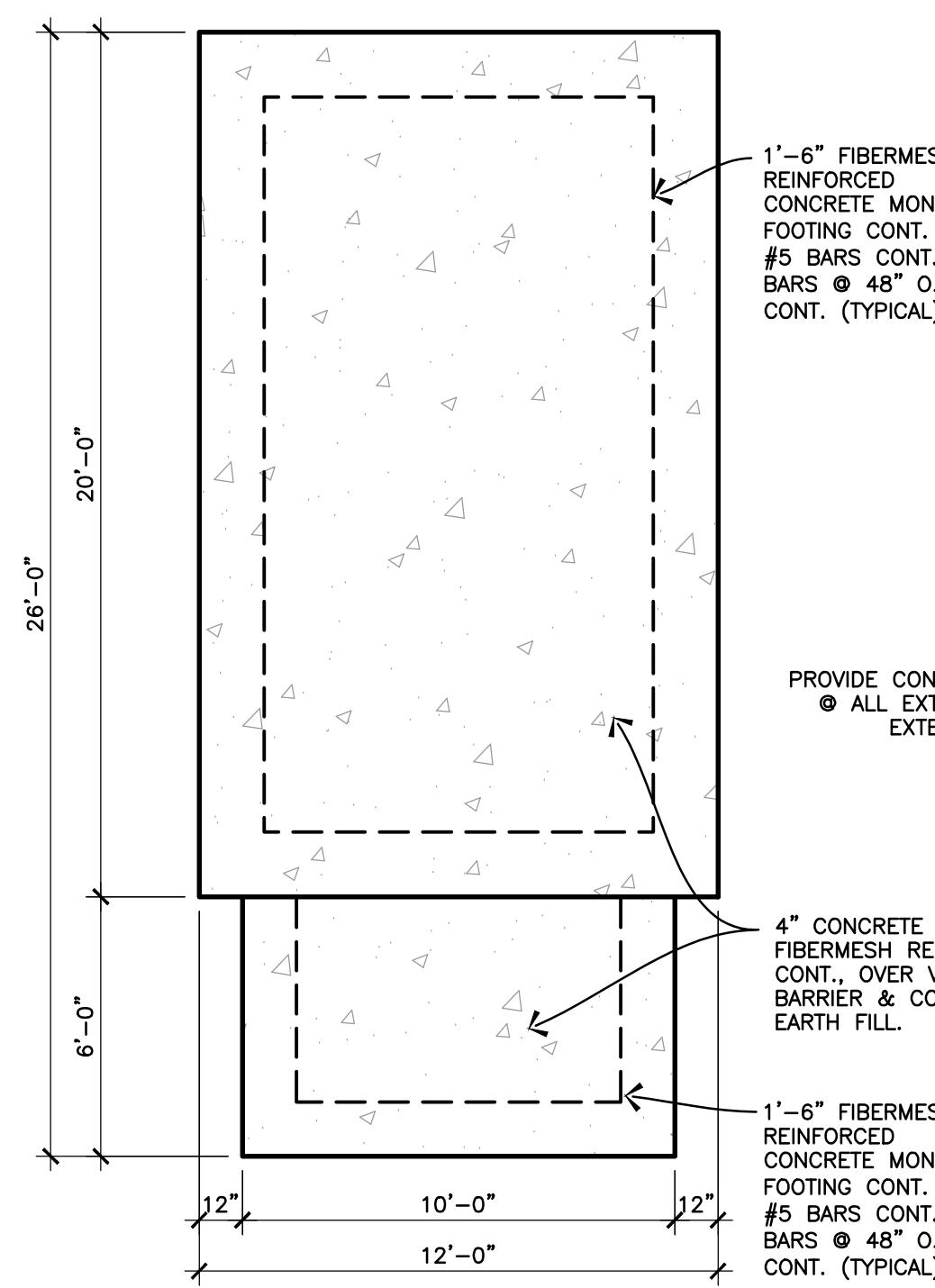
1. DESIGN WIND SPEED - 130 M.P.H.
2. LATERAL WIND FORCES RESISTED BY EXTERIOR WALLS WITH 1/2" SHEATHING, NAILING PATTERN SHALL BE 4" O.C. ON EDGES & 12" O.C. INTERMEDIATE STUDS WITH 8d GALV. NAILS.
3. ROOF SHEATHING NAILING PATTERN SHALL BE 6" O.C. ON EDGES & 12" O.C. INTERMEDIATE WITH 10d GALV. NAILS.
4. SHEATHING SHALL BE O.S.B. INNER SEAL 2MW STRUCTURAL SHEATHING MANUFACTURED BY GEORGIA-PACIFIC CORPORATION OR C.D.X. PLYWOOD. PROVIDE APPROVED WEATHER RESISTIVE BARRIER.
5. ALL WOOD FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE NO. 2 USED AT 19 PERCENT M.C. MAX. EXCEPT WALL STUDS MAY BE NO. 2 SPRUCE OR STUD GRADE S.Y.P.
6. BEAM SIZES SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
7. FOUNDATION AND SLAB SUPPORT DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,500 P.S.F.
8. ANY FILL PLACED WITHIN BUILDING LIMITS SHALL BE COMPACTED TO 98% OF THE MAX. DRY DENSITY (MODIFIED PROCTOR).
9. CAST-IN-PLACE CONCRETE: 3,000 P.S.I. 28 DAY STRENGTH SLUMP 3"-5".
10. REINFORCING STEEL: 60 K.S.I. A.S.T.M. A 615.
11. OWNER AND/OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING REQUIRED FINISHED FLOOR ELEVATION WITH F.E.M.A. FLOOD ZONE REQUIREMENTS AND LOCAL ORDINANCES.
12. BLOCKING SHALL BE PROVIDED PERPENDICULAR TO THE RAFTERS OR TRUSSES FOR THE FIRST TWO RAFTER OR TRUSS SPACINGS AT EACH END AND SHALL BE SPACED AT 4'-0" O.C. WHERE APPLICABLE, CEILING DIAPHRAGMS SHALL BE BLOCKED FOR THE FIRST FOUR JOISTS AT 4'-0" O.C. AT EACH END.
13. HURRICANE CLIP TRUSS OR RAFTER AT EXTERIOR WALL AND AT BEAM SPANNING PORCH POSTS.
14. PROVIDE CONTINUOUS UPLIFT SUPPORT WITH QUICK TIE SYSTEM (OR THREADED ROD AS DESCRIBED IN WALL SECTION) CONNECTIONS AND SPACING AS RECOMMENDED BY MANUFACTURER TO MEET OR EXCEED DESIGNED WIND REQUIREMENTS.

**FOUNDATION NOTES**

1. AT ALL STRUCTURAL PLANS REFER TO FLOOR PLANS DRAWINGS FOR DIMENSIONS NOT SHOWN..
2. ALL FOOTING EXCAVATIONS SHALL BE COMPACTED MINIMUM 3 PASSES W/ MECHANICAL COMPACTOR TO ACHIEVE A 2500 P.S.F. KEEP EARTH MOIST DURING AND AFTER COMPACTION UNTIL CONCRETE AND/OR VAPOR BARRIER ARE IN PLACE. CONTRACTOR - PROVIDE A BONDED/LICENSED EXTERMINATOR COMPANY FOR PEST & TERMITE TREATMENT OF SLAB.
3. INSTALL ALL EARTH FILL IN MAXIMUM 12" LAYERS COMPACTING EACH LAYER UNTIL ELEVATION IS ACHIEVED. KEEP EARTH MOIST DURING AND AFTER COMPACTION UNTIL CONCRETE AND/OR VAPOR BARRIER ARE IN PLACE
4. VAPOR BARRIER SHALL BE INSTALLED CONTINUOUS UNDER FLOOR SLAB. 2 LAYERS OF 6 MIL POLY. TAPE JOINTS
5. ALL CONCRETE SHALL BE 3,000 P.S.I. STRENGTH MATERIAL AT FOOTINGS, 3,000 P.S.I. AT SLABS.
6. ALL CONCRETE SLABS SHALL BE REINF. WITH "FIBER MESH" CONCRETE ADMIXTURE.
7. ALL FOUNDATION WALLS AND SLABS ON GRADE SHALL RECEIVE TERMITE TREATMENT.



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



**TYP FOUNDATION**  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE				
NO.	SIZE/LOCATION	DESCRIPTION	GLASS	REMARKS
1	3'-0" x 6'-0" / EXT.	FIBERGLASS ENTRY DOOR	HALF	
2	2'-6" x 6'-0" / INT.	HOLLOW CORE WOOD	--	
3				

WINDOW SCHEDULE			
NO.	SIZE	HEAD HT	REMARKS
A	3'-0" x 6'-0"	6'-8"	SINGLE HUNG (EGRESS)
B	2'-6" x 3'-0"	6'-8"	SINGLE HUNG

**CONSTRUCTION NOTES**

DIMENSIONS ARE TO THE FACE OF WOOD FRAMING & MASONRY. ALL WINDOWS & DOORS, DIMENSIONS ARE TO THE CENTER OF UNIT, UNLESS SHOWN OTHERWISE.

ALL WOOD FRAMING SHALL BE #2 YELLOW PINE OR EQUAL, EXCEPT AT LOCATIONS WHERE WOOD WILL BE EXPOSED TO THE ELEMENTS OF WEATHER OR COME IN CONTACT WITH ANY CONCRETE OR MASONRY, IN WHICH CASE ALL WOOD WILL BE P.T. #2 PINE.

ALL EXTERIOR WALLS SHALL BE 2X4 WOOD STUDS @ 16" O.C. DOUBLE TOP PLATES & SINGLE SOLE PLATE. (UNLESS SHOWN OTHERWISE)

ALL INTERIOR WALLS SHALL BE 2X4 WOOD STUDS @ 16" O.C. DOUBLE WOOD TOP PLATES & SINGLE SOLE PLATE. (UNLESS SHOWN OTHERWISE)

ROOF FRAMING TO BE AS DESIGNED BY TRUSS MANUFACTURER W/ 3/8" OSB ROOF DECK SHEATHING OR AS REQUIRED BY APPLICABLE BUILDING CODE.

EXTERIOR WALLS TO RECEIVE SPRAY FOAM INSULATION (R19 MIN.), SPRAY FOAM INSULATION IN ATTIC SPACE UNDER ROOF DECK (R30 MIN.).

ALL INTERIOR WALLS & CEILINGS TO RECEIVE 1/2" DRYWALL OR SELECTED WOOD & PAINT AS APPROVED.

STYLE AND CHARACTERISTICS OF ALL FLOOR FINISHES WILL BE AS AS APPROVED.

PROVIDE AN ALLOWANCE FOR ALL KITCHEN APPLIANCES, BATHROOM FIXTURES & ELECTRICAL DEVICES AS APPROVED.

EXTERIOR FINISHES, TO BE PAINTED HARDI BOARD SIDING, WITH VINYL SOFFIT/CEILING AND PRE-FINISHED ALUM FASCIA & DRIP EDGE WITH METAL ROOFING AS APPROVED.

ALLOWANCE FOR ALL ACCESSORIES, SUCH AS, DOOR STOPS, TOWEL BARS, ROLL HOLDERS, SOAP DISHES, ETC. AS APPROVED.

ALL MATERIALS/EQUIPMENT BELOW BFE (BASE FLOOD ELEVATION) SHALL BE FLOOD RESISTANT (STAIRS, FLOORS, GARAGE DOORS ETC.)

ALL BATHROOM & RANGE HOOD VENTS, DUCT THRU ROOF.

PROVIDE CONTINUOUS LOAD PATH FOR UP-LIFT BETWEEN FOOTINGS, FOUNDATION WALLS, FLOOR JOISTS, STUDS, COLUMNS, ROOF FRAMING, ALL EXTERIOR WALLS & ROOFED PORCHES/DECKS. "QUICK TIE" SYSTEM OR EQUAL

FILL FOR SLAB MUST NOT EXCEED 24" FOR CLEAN GRADED SAND OR GRAVEL OR 8 INCHES FOR EARTH. ADEQUATE COMPACTION REQUIRED TO YIELD 98% MODIFIED PROCTOR.

ALL SLEEPING AREAS REQUIRED TO HAVE A MIN. 24" HIGH AND OR 20" WIDE OPENING TO MEET EMERGENCY EGRESS CODE REQUIREMENTS. (MIN. AREA IS 5.7 SQ. FT.) WITH A MAX SILL HEIGHT OF 44" A.F.F. W/ EXCEPTION OF GRADE FLOOR OPENING MAY BE 5.0 SQ. FT.

PLUMBING FIXTURES, ELECTRICAL DEVICES, MECHANICAL EQUIPMENT & DUCT WORK SHALL NOT BE BELOW B.F.E. (BASE FLOOD ELEVATION). ALL MATERIALS BELOW B.F.E. SHALL BE FLOOD RESISTANT. PROVIDE REQUIRED/APPROVED THROUGH WALL FLOOD VENTS WHERE APPLICABLE.

**DRAWING LEGEND**

- 2X4 INTERIOR WOOD WALL (2X6 AT PLUMBING WALLS) (#2 YELLOW PINE OR EQUAL), AT 16" O.C. STUDS. DOUBLE 2X4 TOP PLATE AND SINGLE P.T. SOLE PLATE W/ 1/2" SHEET ROCK FINISH EACH SIDE. PAINT AS APPROVED
- DOOR/WINDOW TAG (SEE SCHEDULES)

**AREA CALCULATIONS**

AREA	CALC.
HEATED	240
PORCH	60
TOTAL UNDER ROOF	300

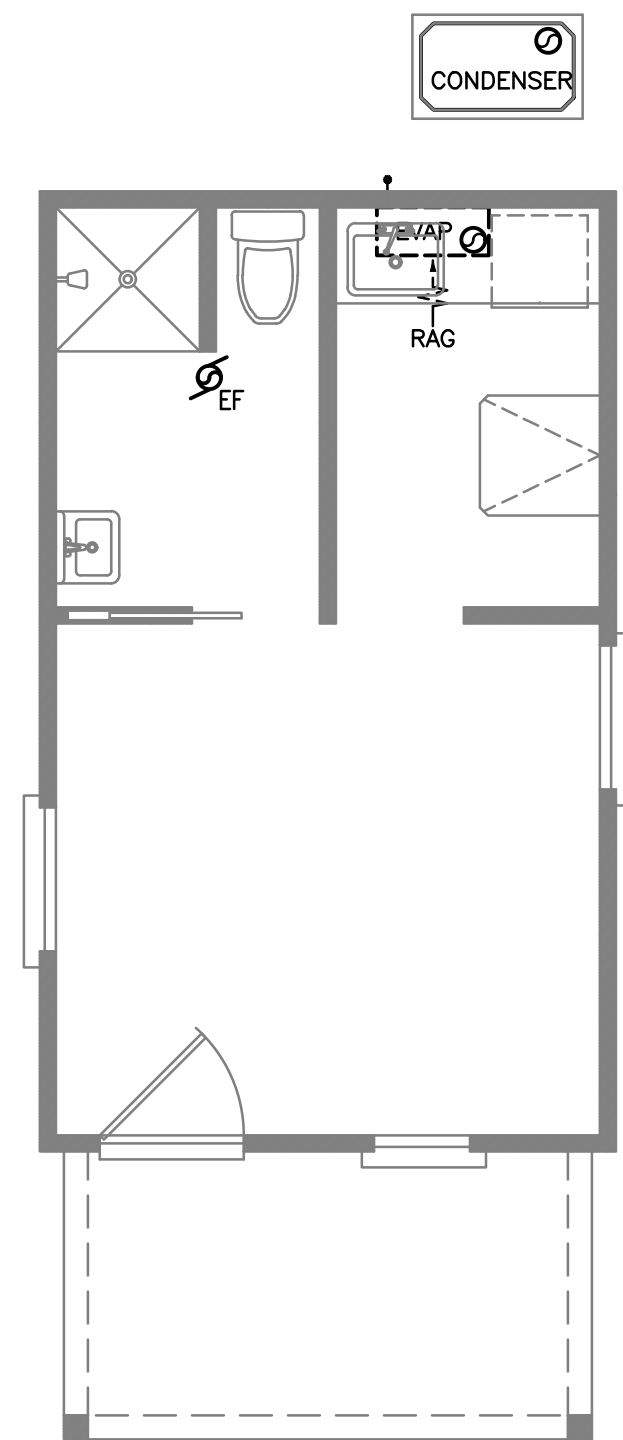
CONSTRUCTION DOCUMENT 10-18-20

**HAND N HAND  
OF GLYNN  
BRUNSWICK, GEORGIA**

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START: 7/28/2020  
DRAWN: MHB  
DESIGN:  
REVISIONS:

SHEET  
**A2**  
OF 2



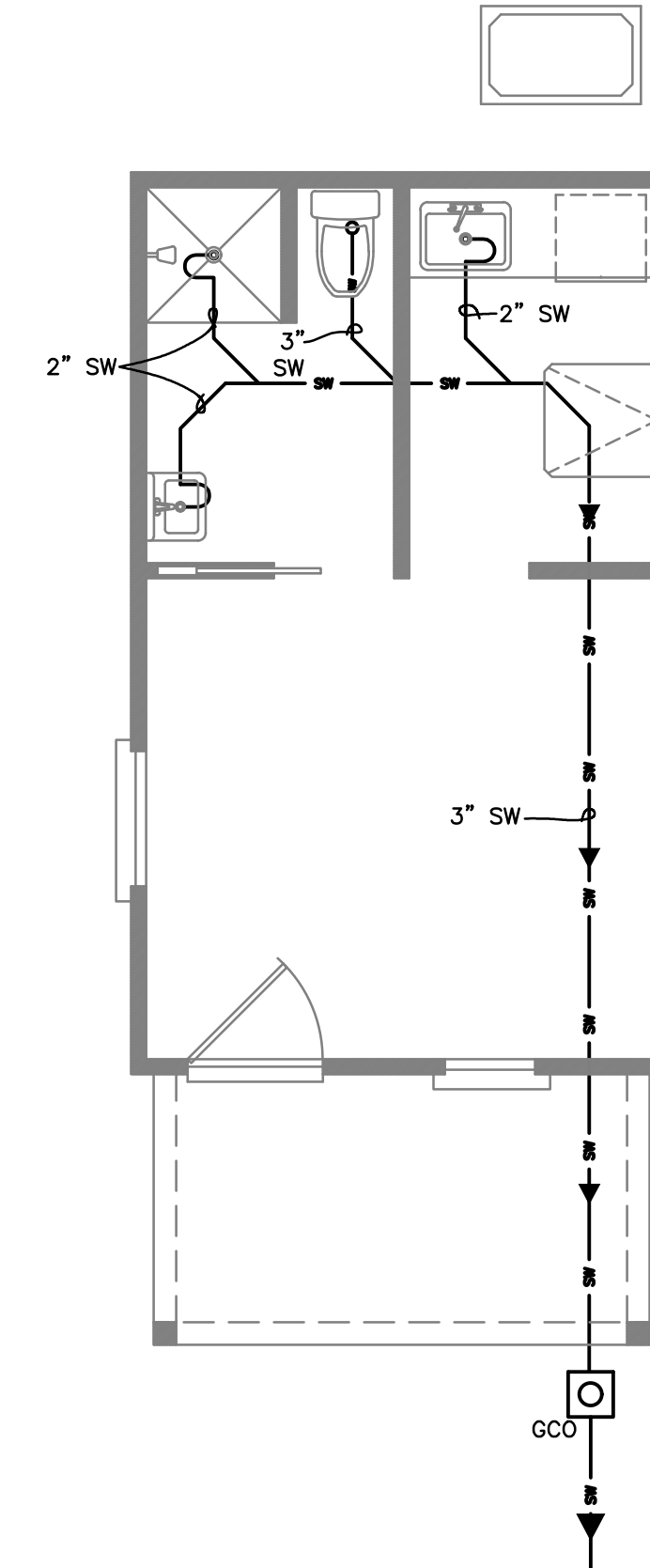
**TYP MECH PLAN**  
SCALE: 1/4"=1'-0"

**MECHANICAL NOTES**

1. THIS PLAN IS SCHEMATIC IN LAYOUT. IT'S PURPOSE IS TO GIVE GENERAL DIRECTION. THE CONTRACTOR IS TO PROVIDE A COMPLETE WORKING BASIC SYSTEM THAT COMPLIES WITH REQUIREMENTS OF STATE AND LOCAL BUILDING, FIRE AND LIFE SAFETY CODES.
2. SUBMIT THREE COPIES OF APPROVED OPERATING AND MAINTENANCE MANUALS TO THE OWNER FOR REVIEW AND ACCEPTANCE.
3. REFRIGERANT PIPING SHALL BE REFRIGERANT GRADE COPPER. HOT GAS REFRIGERANT PIPING AND CONDENSATE PIPING SHALL BE INSULATED WITH 3/4" ARMAFLEX INSULATION. AT EXTERIOR ARMAFLEX SHALL HAVE WHITE PROTECTIVE COATING COMPOUND APPLIED, TWO (2) COATS.
4. CONDENSATE AND EMERGENCY DRAIN PIPING SHALL CONSIST OF 1" SOLVENT WELD SCHEDULE 40 PVC (UNLESS IN A PLENUM SPACE, WHERE IT SHALL CONSIST OF COPPER). CONDENSATE TO BE PIPED TO INDIVIDUAL FRENCH DRAINS OUTSIDE THE BUILDING. PROVIDE 4" WATER SEALED P-TRAP AT AIR HANDLER UNIT.
5. UNLESS SPECIFICALLY REQUIRED OTHERWISE, ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND WIRE ALL DISCONNECT DEVICES FOR AIR HANDLERS, HEAT PUMP/CONDENSING UNITS, ICE EQUIPMENT, FANS AND BLOWERS, AND SHALL PROVIDE POWER CONDUIT/WIRING. HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL HVAC CONTROL DEVICES AND RELATED CONTROL WIRING.
6. AIR CONDITIONING LAYOUT INTENDED TO BE SCHEMATIC ONLY. AIR CONDITIONING CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL SHOWING UNIT SIZES, PROPOSED DUCT SIZES, AND GRILLE LAYOUT PRIOR TO PLACING ORDERS FOR ANY EQUIPMENT.

**DRAWING LEGEND**

- RETURN AIR
- AIR HANDLING UNIT, WALL MOUNT. SEE SCHEDULE FOR SIZING
- CONDENSATE RUN-OFF LINE, EXTEND TO EXTERIOR WALL DOWN TO 8" A.F.G.
- PROVIDE NEW CONDENSING UNITS AT HEAT COURT YARD AT REAR OF BUILDING.
- EXHAUST FAN, VENT THROUGH ROOF OR EXTERIOR WALL (AS NECESSARY)



**TYP WASTE PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL PLUMBING NOTES**

1. THIS PLAN IS SCHEMATIC IN LAYOUT. IT'S PURPOSE IS TO GIVE GENERAL DIRECTION. THE CONTRACTOR IS TO PROVIDE A COMPLETE WORKING BASIC SYSTEM THAT COMPLIES WITH REQUIREMENTS OF STATE AND LOCAL BUILDING, FIRE AND LIFE SAFETY CODES.
2. THE EXTENSION AND REWORKING OF EXISTING PVC AND CPVC PIPING SYSTEM TO SERVE AND WORK IN CONJUNCTION WITH THE NEW DESIGN SHALL BE ALLOWED. ALL SUCH PIPING SHALL BE FIELD DETERMINED, REVIEWED AND APPROVED BY THE BUILDING INSPECTOR, OWNER AND ARCHITECT.
3. ALL SANITARY AND RAINWATER PIPING SHALL BE SCHEDULE 40 PVC, IAMPO APPROVED.
4. ALL WATER PIPING SHALL BE TYPE CPVC THROUGHOUT BUILDING WITH BRONZE GATE VALVES. ALL WATER PIPING WITH IN BUILDING SHALL BE INSULATED. EXTEND ALL WATER PIPING CONCEALED IN WALLS, CEILING, & ATTIC.
5. SLOPE ALL SEWER 4" OR LARGER AT 1%. SLOPE ALL SEWER 3" OR SMALLER AT 2%.
6. THIS PLAN IS SCHEMATIC IN LAYOUT. IT'S PURPOSE IS TO GIVE GENERAL DIRECTION. THE CONTRACTOR IS TO PROVIDE A BASIC SYSTEM THAT MEETS THE MINIMUM REQUIREMENTS OF STATE AND LOCAL PLUMBING CODES.
7. CONTRACTOR SHALL CONFIRM ALL ROUGH-IN'S FOR PLUMBING FIXTURES DURING CONSTRUCTION OF WALLS. COORDINATE ANY ADJUSTMENTS AT SITE.
8. ALL FUEL GAS PIPING SHALL COMPLY WITH IFGC 402.
9. FUEL GAS PIPING SHALL COMPLY WITH IFGC 411.1.4. LISTED AND LABELED APPLIANCE CONNECTORS IN COMPLIANCE WITH ANSI Z21.24 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND LOCATED ENTIRELY IN THE SAME ROOM AS THE APPLIANCE.
10. ALL PUBLIC HAND WASTE SINKS SHALL BE EQUIPPED WITH TEMPERED WATER TEMPERATURE LIMITING DEVICES COMPLYING WITH ASSE 1070. IECC 504.3 & IPC 607.1.
11. CONTRACTOR SHALL COORDINATE THE REWORKING AND EXTENSION OF WATER PIPING TO FEED SITE LANDSCAPE IRRIGATION SYSTEM.
12. GREASE DRAINAGE PIPING SHALL BE CONSTRUCTED OF PIPING RATED FOR HOT GREASE FROM FRYER. GALVANIZED THREADED STEEL PIPING.

**PLUMBING PLAN LEGEND**

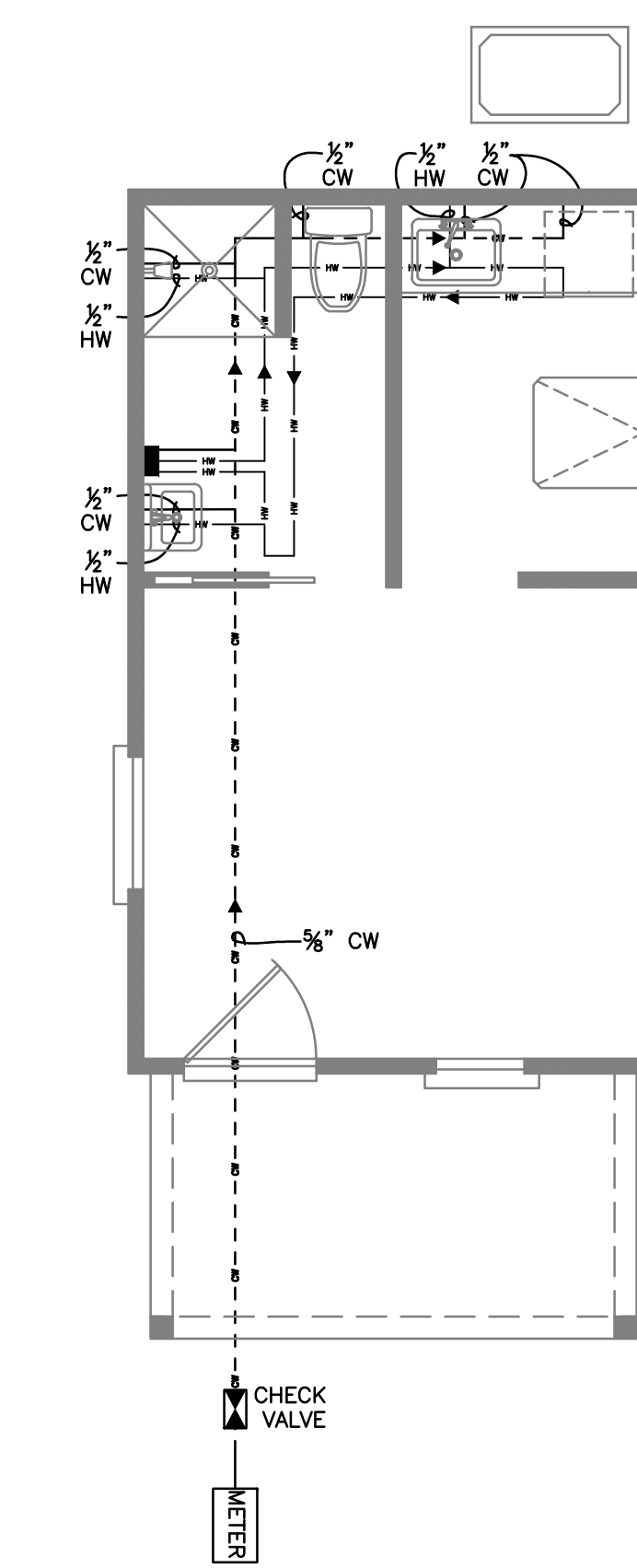
- COPPER HOT WATER SUPPLY LINE, CONCEALED IN ATTIC
- CPVC COLD WATER SUPPLY LINE, CONCEALED IN ATTIC
- SANITARY WASTE LINE, VERIFY TYPE AND SIZE WITH "GRADE CLEAN OUT" AS DETAILED
- 2" VENT THRU ROOF, PROVIDE BOOT AND FLASHING AS NECESSARY EXISTING ROOF PENETRATION
- 3" FLOOR DRAIN WITH GRATE, 3" PVC TO GREASE TRAP MAIN.
- STAINLESS STEEL 3 TUB SINK WITH 1/2" CPVC COLD WATER SUPPLY & 1/2" COPPER HOT WATER SUPPLY. 2" DRAIN TO GREASE TRAP MAIN
- TANK-LESS WATER HEATER, NATURAL GAS

EXHAUST FAN SCHEDULE												
SYMB.	AREA SERVED	CFM	SP IN. H 2 O	RPM MAX.	DRIVE	WATTS MIN.	ELECT V/Ø/HZ	SONES	MOUNT	OPTIONS	CONTROL	DESIGN BASIS MFG. & MODEL, OR EQUAL
EF	BATHROOMS	110	0.125	950	DIRECT	51	120/1/60	1.1	IN-LINE	1	LIGHTING SWITCH	GREENHECK CSP-A110

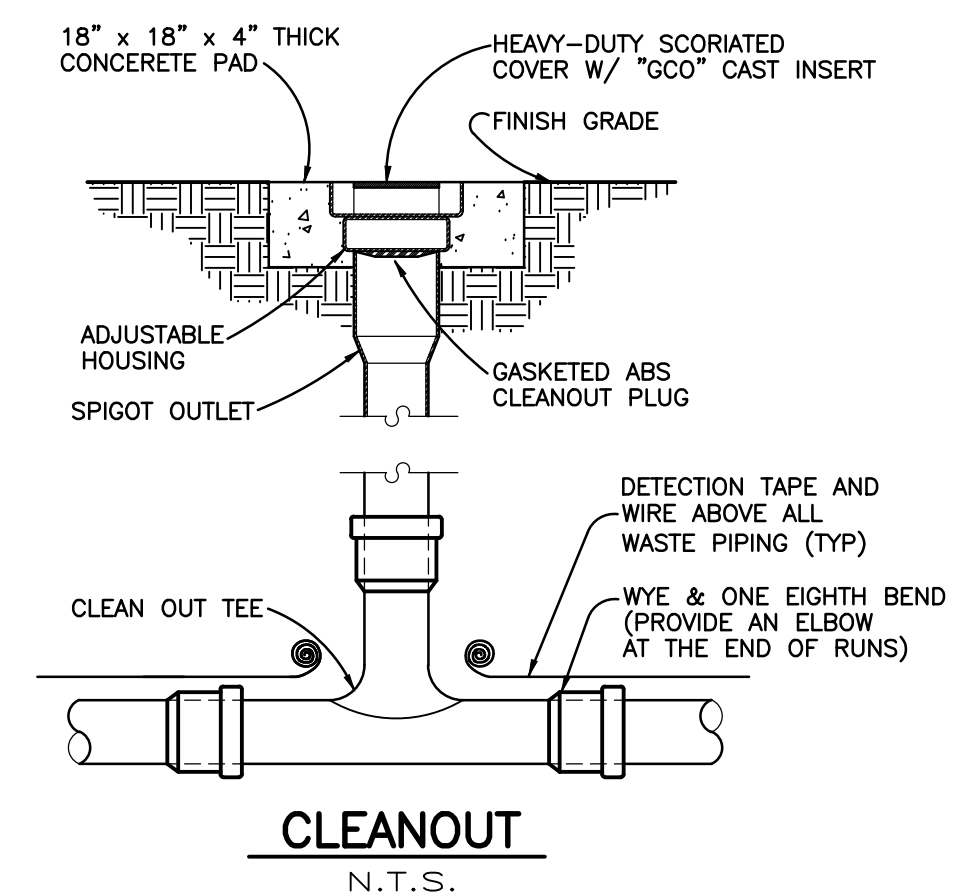
NOTES:  
1. BBD

AIR CONDITIONING EQUIPMENT SCHEDULE										
UNIT NO.	NOMINAL COOLING TONS (1)	MIN. SEER	INDOOR FAN		HEATING		ELECTRICAL		DESIGN BASIS MFR & MODEL #	NOTES
			CFM	HP	AUX STR KW	STGS	VOLTS	PH		
AHU #1	3	14.0	3000	1/5	16.7	2	208/230	1	AMERICAN STANDARD OR EQUAL	1
ACU #1	3	14.0		7.5			208/230	1	AMERICAN STANDARD OR EQUAL	

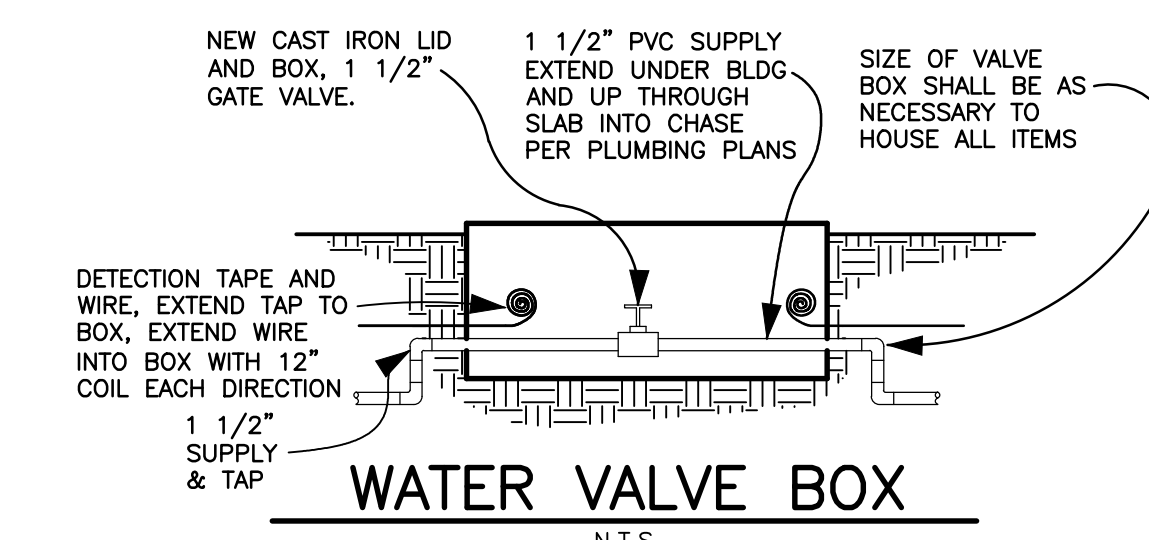
NOTES:  
1. FILTER & THERMOSTAT IN AHU.



**TYP WATER PLAN**  
SCALE: 1/4"=1'-0"



**CLEANOUT**  
N.T.S.



**WATER VALVE BOX**  
N.T.S.

NOTE:  
12" H x 15" W x 22" L VALVE BOX WITH SOLID COVER AS MANU BY APPLIED ENGINEERING PRODUCTS, MODEL 1015-1G2G OR APPROVED EQUAL.

NOTE:  
CONSTRUCT AND OFFSET SUPPLY PIPING TO ACCOMMODATE DEPTH OF BOX

CONSTRUCTION DOCUMENT 10-18-20

**HAND N HAND  
OF GLYNN  
BRUNSWICK, GEORGIA**

START: 7/28/2020  
DRAWN: MHB  
DESIGN:  
REVISIONS:

SHEET  
**M2**  
OF 2

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