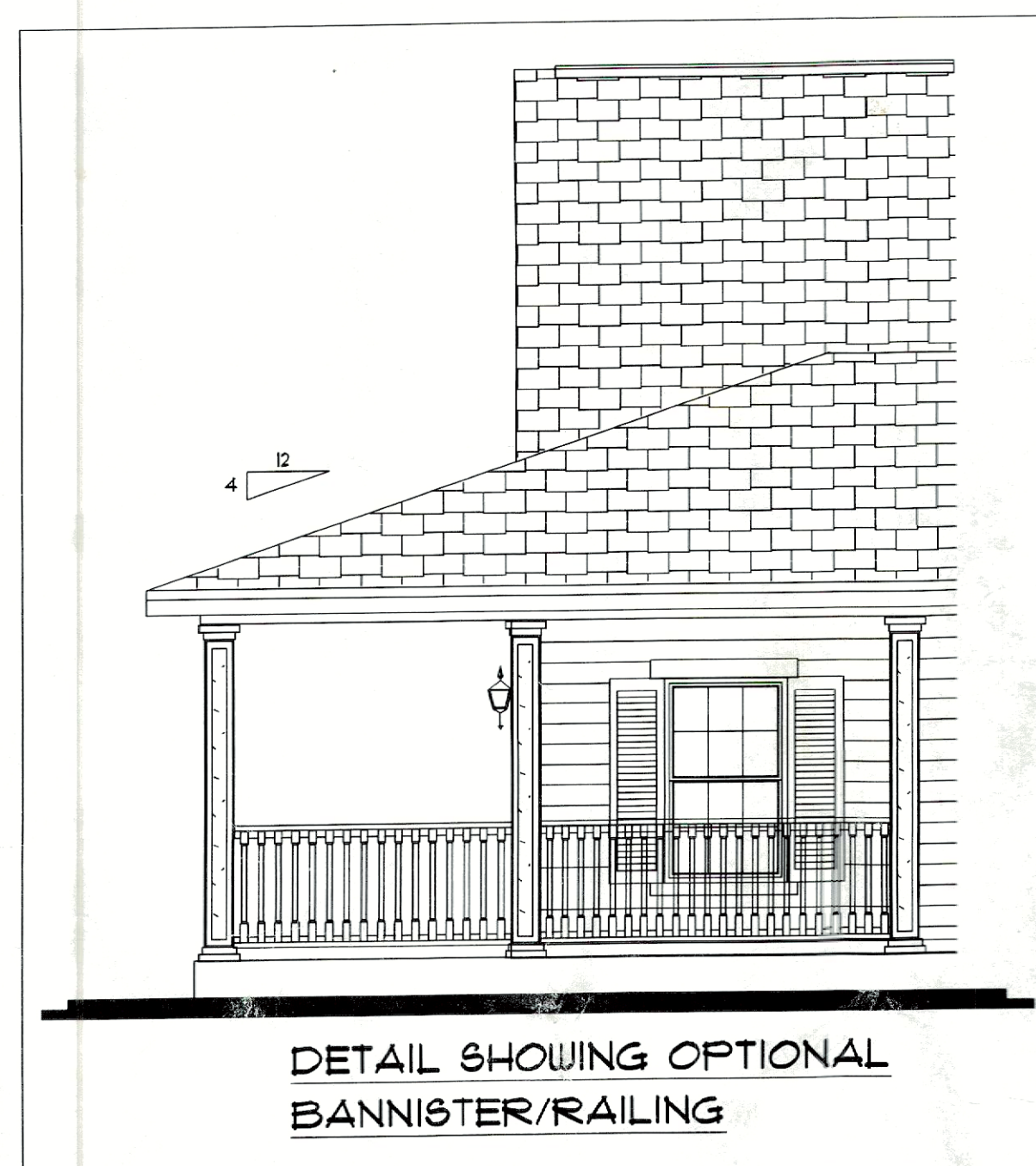
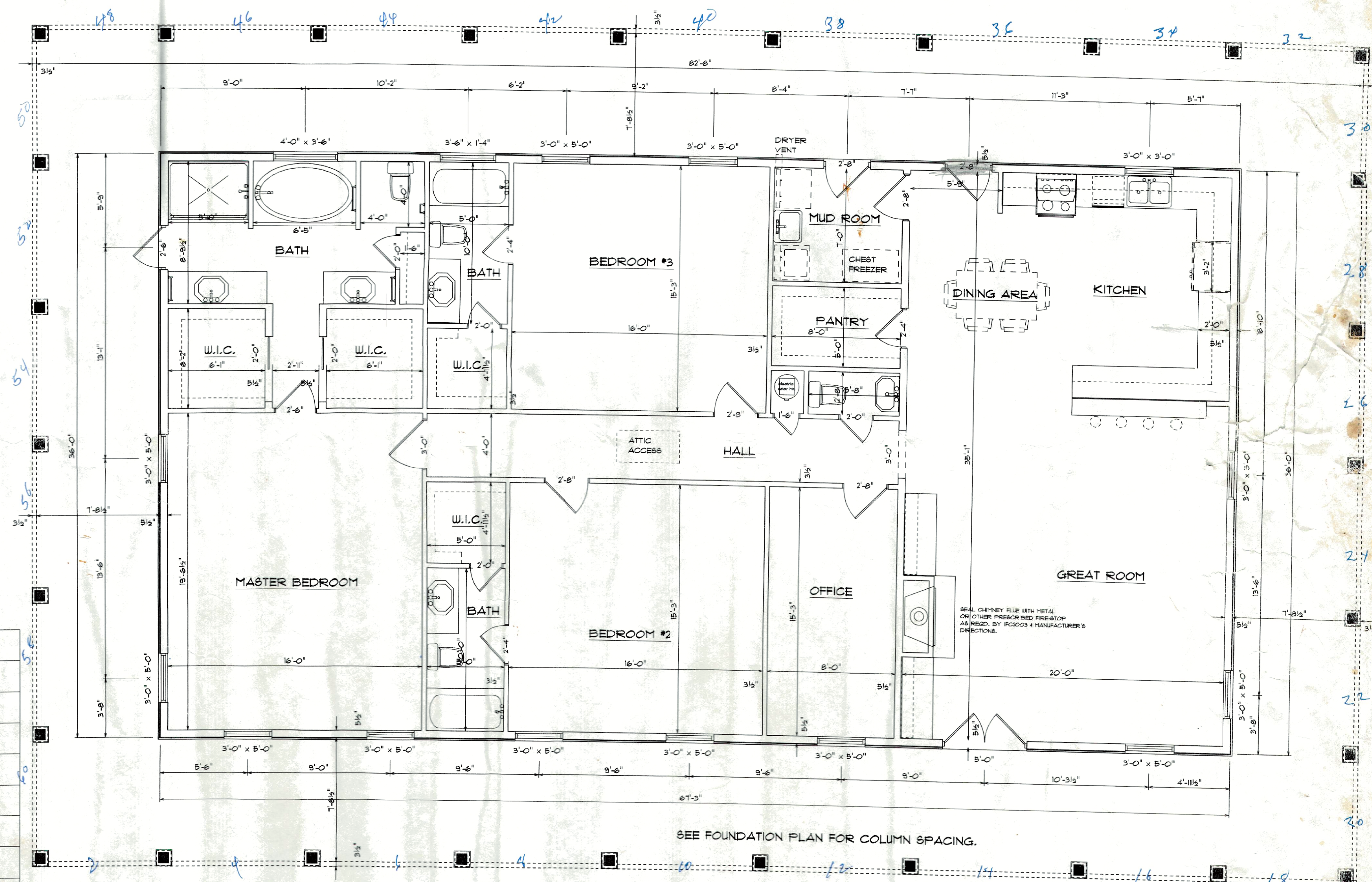




PRODUCT CODE	SIZE	HINGE DIRECTION	COUNT	R.O. SIZE
Flat-MODIFIED	3'-0"	N	1	R.O. 3'-0"
24x80 colonial a I-MODIFIED	1'-6"	L	1	R.O. 1'-8"
24x80 colonial a I-MODIFIED	2'-0"	L	3	R.O. 2'-2"
24x80 colonial a I-MODIFIED	2'-0"	R	1	R.O. 2'-2"
28x80 colonial a I-MODIFIED	2'-4"	L	1	R.O. 2'-6"
28x80 colonial a I-MODIFIED	2'-4"	R	2	R.O. 2'-6"
30x80 colonial a I-MODIFIED	2'-6"	L	1	R.O. 2'-8"
30x80 colonial a I-MODIFIED	2'-8"	L	1	R.O. 2'-10"
30x80 colonial a I-MODIFIED	2'-8"	R	2	R.O. 2'-10"
30x80 colonial a I-MODIFIED	3'-0"	R	1	R.O. 3'-2"
32x80 colonial a I-MODIFIED	2'-8"	L	1	R.O. 2'-10"
30x80 dutch I-MODIFIED	2'-6"	L	1	R.O. 2'-8"
32x80 country a I-MODIFIED	2'-8"	L	1	R.O. 2'-11"
32x80 country a I-MODIFIED	2'-8"	R	1	R.O. 2'-11"
60x80 french a 2-MODIFIED	5'-0"	LR	1	R.O. 5'-3"
24x80 colonial pocket I-MODIFIED	2'-0"	N	2	R.O. 4'-0"
36x36 single hung I-MODIFIED	3'-0" x 3'-0"	N	1	R.O. 3'-0" x 3'-0"
36x60 single hung I-MODIFIED	3'-0" x 5'-0"	N	10	R.O. 3'-0" x 5'-0"
36x60 single hung I	3'-0" x 5'-0"	N	2	R.O. 3'-0" x 5'-0"
42x16 slider-MODIFIED	3'-6" x 1'-4"	NN	1	R.O. 3'-6" x 1'-4"
48x42 slider-MODIFIED	4'-0" x 3'-6"	NN	1	R.O. 4'-0" x 3'-6"



FLOOR PLAN

HURRICANE RESISTANT CONSTRUCTION

THIS RESIDENCE IS DESIGNED FOR HIGH WIND DISTRICT CONSTRUCTION IN ACCORDANCE WITH 88TD 10-93. IT IS A "BEST PRACTICES" DESIGN FOR THE CONSTRUCTION TYPE. HOWEVER, ANY DEVIATION IN MATERIALS OR METHODS CAN CAUSE A "WEAKEST LINK" EFFECT WHICH MAY AFFECT STRUCTURAL PERFORMANCE DURING A HURRICANE OR OTHER HIGH WIND EVENT.

ALL PARTIES INVOLVED WITH THE CONSTRUCTION MUST ADHERE TO MINIMUM OR BETTER ACCEPTED PRACTICES FOR MATERIALS, INSTALLATION, NAIL & FASTENING PATTERNS, ATTACHMENTS, BRIDGING, AND MAINTENANCE FROM THE FOUNDATION TO THE ROOFING, CLADDING, SHEATHING, AND OPENINGS PROTECTION, MUST BE CORRECTLY INSTALLED AND MAINTAINED TO INSURE CONTINUED STRUCTURAL RESISTANCE DURING A HIGH WIND OR SEISMIC EVENT. IN ADDITION, LRD RECOMMENDS ALL SHEATHING BE FASTENED WITH MINIMUM 10 PENNY EG PLATED RING-SHANK GUN NAILS, TIGHTLY FLUSH-SET, IN ACCORDANCE WITH 88TD 10-93.

NOTE: INSURE THAT FINISHED FLOOR OF LIVING AREA IS ABOVE ANY ESTABLISHED BASE FLOOD LEVEL. INSTALL HYDROSTATIC VENTING IN GARAGE AREA IF LOCATED BELOW FLOOD LEVEL. CHECK WITH BUILDING PERMIT OFFICE AND SURVEY OF RECORD TO VERIFY FLOOD CONDITIONS AT SITE PRIOR TO CONSTRUCTION.

APPROXIMATE AREAS

HEATED AREA.....2421 SQ. FT. *First floor*
PORCHES.....1904 SQ. FT.
TOTAL UNDER ROOF.....4325 SQ. FT.

EXTERIOR FINISHED SURFACES:
 SELECT CEMENTITIOUS LAP SIDING
 APPLIED OVER 1/2" SOLID SHEATHING,
 AND VAPOR BARRIER. CAULKED, PRIMED,
 AND PAINTED W/ 2 COATS EXTERIOR ENAMEL.
 FASCIA & DRIP CAP IS COLD FORMED PVC
 COATED ALUM. SYSTEM WITH T-5 PERFORATED
 SOFFIT SYSTEM.

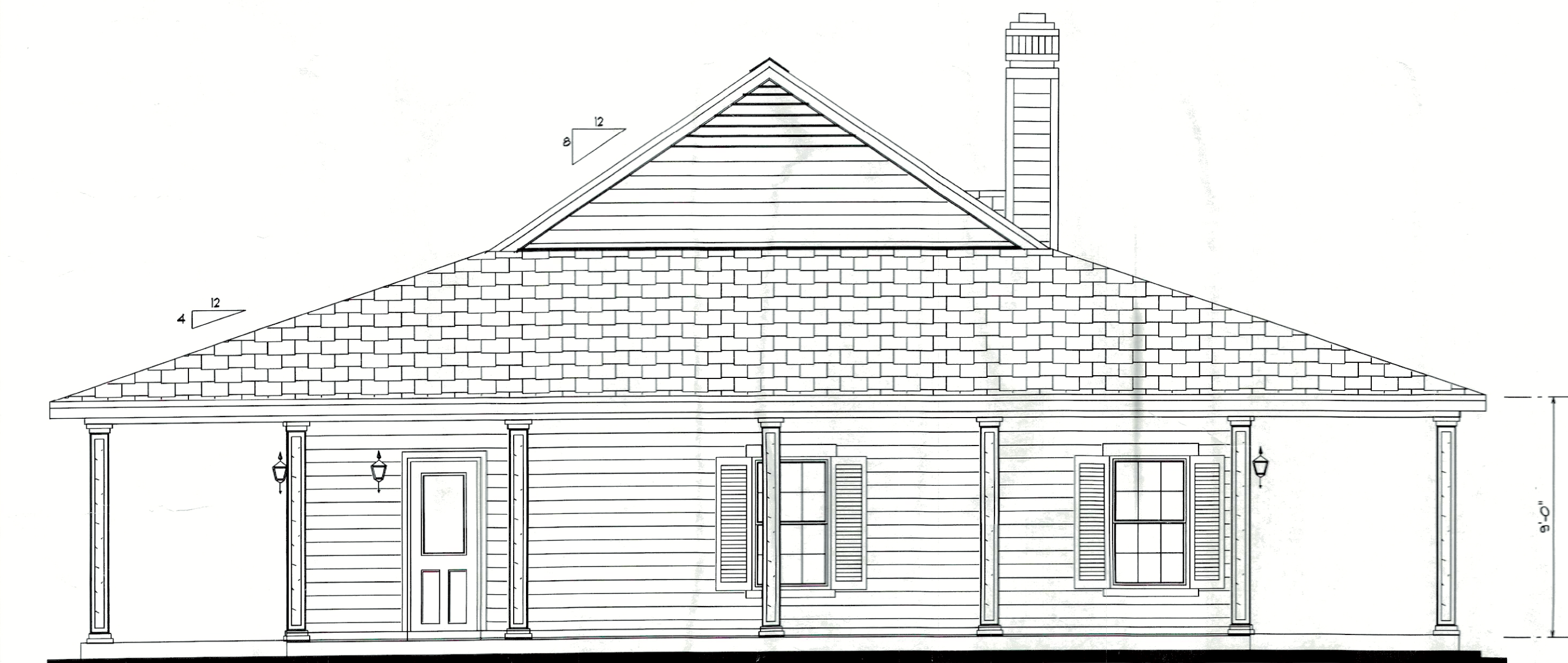
NOTE:
 ROOFING IS 300*, 30 YEAR
 ARCHITECTURAL SHINGLES,
 CLASS "A" FIRE RATING, WITH
 A MINIMUM 30* FELT UNDERLAY.
 INSTALL PER HIGH WIND DISTRICT
 IN ACCORDANCE WITH MANUFACTURER'S
 INSTRUCTIONS.

NOTE:
 WINDOWS SHOWN ARE INSULATED,
 REFLECTIVE "LOW-E" GLAZED SOLID
 VINYL WINDOWS. PROVIDE TEMPERED
 GLASS WHERE SHOWN.

NOTE:
 ENCLOSE PORCH CEILING WITH 3/8" BC PLYWOOD,
 SEAL AND PAINT WITH TWO COATS OF LATEX ENAMEL
 OR SELECTED STAIN.



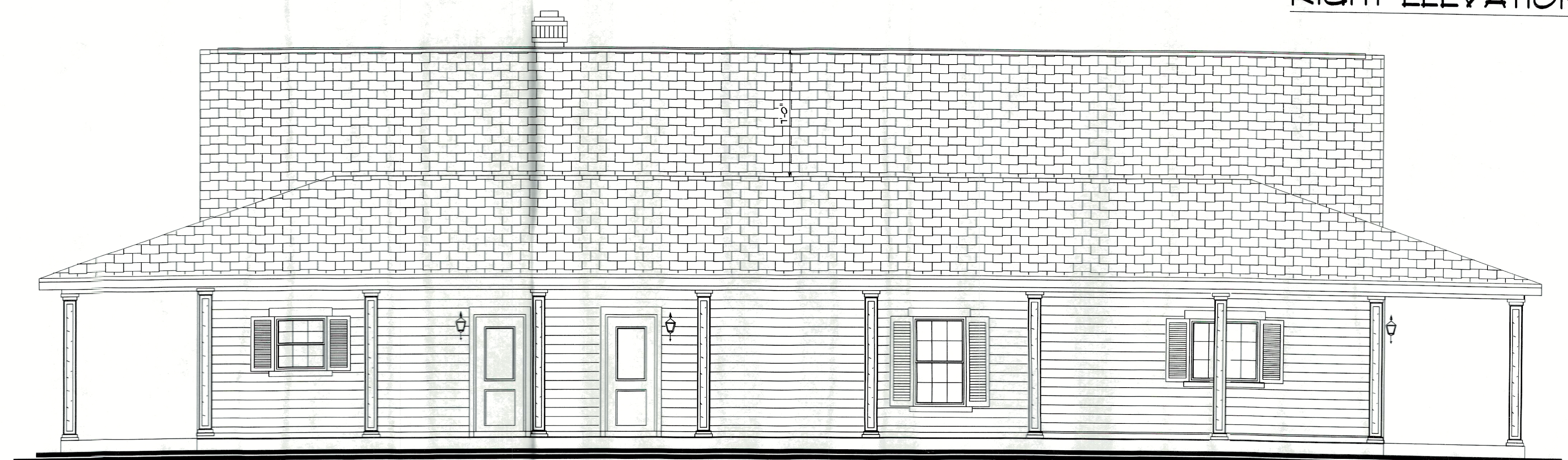
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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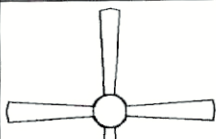
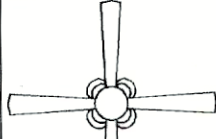
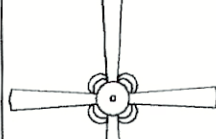
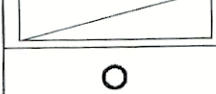
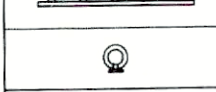
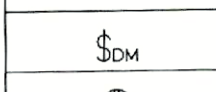
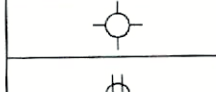
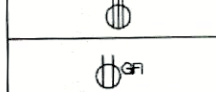
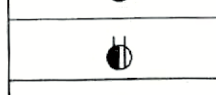
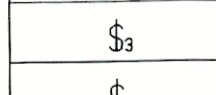
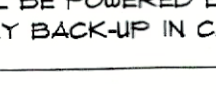
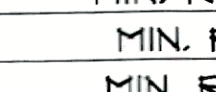
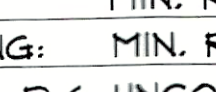
A CUSTOM HOME DESIGN FOR:
BUDDY & ROBIN MOCK
 JASPER COUNTY, SOUTH CAROLINA

JOB #	
DATE	
DRAWN	
CHECKED	
REVISED	
SHEET	2
	OF 5

NOTE:
REGARDLESS OF ANY DESIGN
SHOWN ON PLANS, CURRENT
EDITIONS OF THE NEC, AS ADOPTED
BY THE JURISDICTION WHERE THIS
HOUSE IS BUILT, CONTROL IN ALL
INSTANCES.

NOTE: INSURE THAT FINISHED FLOOR OF LIVING
AREA IS ABOVE ANY ESTABLISHED BASE FLOOD
LEVEL. INSTALL HYDROSTATIC VENTING IN GARAGE
AREA IF LOCATED BELOW FLOOD LEVEL. CHECK
WITH BUILDING PERMIT OFFICE AND SURVEY OF RECORD
TO VERIFY FLOOD CONDITIONS AT SITE PRIOR TO
CONSTRUCTION.

NOTE: CAULK ALL PENETRATIONS IN WALLS AND JOISTS
WHERE WIRE, PIPES AND DUCT ARE RUN. SEAL UNDER ALL
BATHTUBS FOR RODENT PROOFING AND ENERGY EFFICIENCY.

Electrical	
	ceiling fan globe 1
	ceiling fan spotlights 1
	ceiling fan spotlights 2
	fluorescent fixture
	pot light
	vanity bar light
	wall mount 1
	electrical panel
	dimmer switch
	fan
	light
	outlet
	outlet 220v
	outlet gfi
	smoke detector
	split receptacle
	switch
	switch 3 way
	switch double

SMOKE DETECTORS PER NFPA 72-99
A. SMOKE DETECTORS SHALL BE LOCATED ON THE CEILING
NOT LESS THAN 4" FROM THE SIDE WALL, OR, IF ON A SIDEWALL,
BETWEEN 4" & 12" DOWN FROM THE CEILING TO THE TOP OF THE
DETECTOR.
B. IF ON A SLOPED CEILING, DETECTORS SHALL BE PLACED WITHIN
3" OF THE HIGH SIDE MEASURED HORIZONTALLY.
C. SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3' TO THE DOOR
TO A BATHROOM OR KITCHEN, AND NOT WITHIN 20' OF A COOKING
APPLIANCE.
D. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT IF ONE ALARMS
ALL ALARM.
E. SMOKE DETECTORS SHALL BE POWERED BY 110 VOLT HOUSE CURRENT,
AND EQUIPPED WITH BATTERY BACK-UP IN CASE OF POWER OUTAGES.

INSULATION NOTES:

CEILING: MIN. R-30
WOOD FLOORS: MIN. R-19
2X4 SIDEWALLS: MIN. R-13
2X6 SIDEWALLS: MIN. R-19
CATHEDRAL CEILING: MIN. R-19
DUCT SYSTEM: MIN. R-6, UNCONDITIONED SPACE
WINDOWS: INSULATED UNITS MIN. OR THERMAL BREAK
EXTERIOR DOORS: FIBERGLASS OR STEEL INSULATED
DOORS TO UNCONDITIONED SPACE MUST BE INSULATED
ATTIC STAIRWAYS MIN. R-19 INSULATION

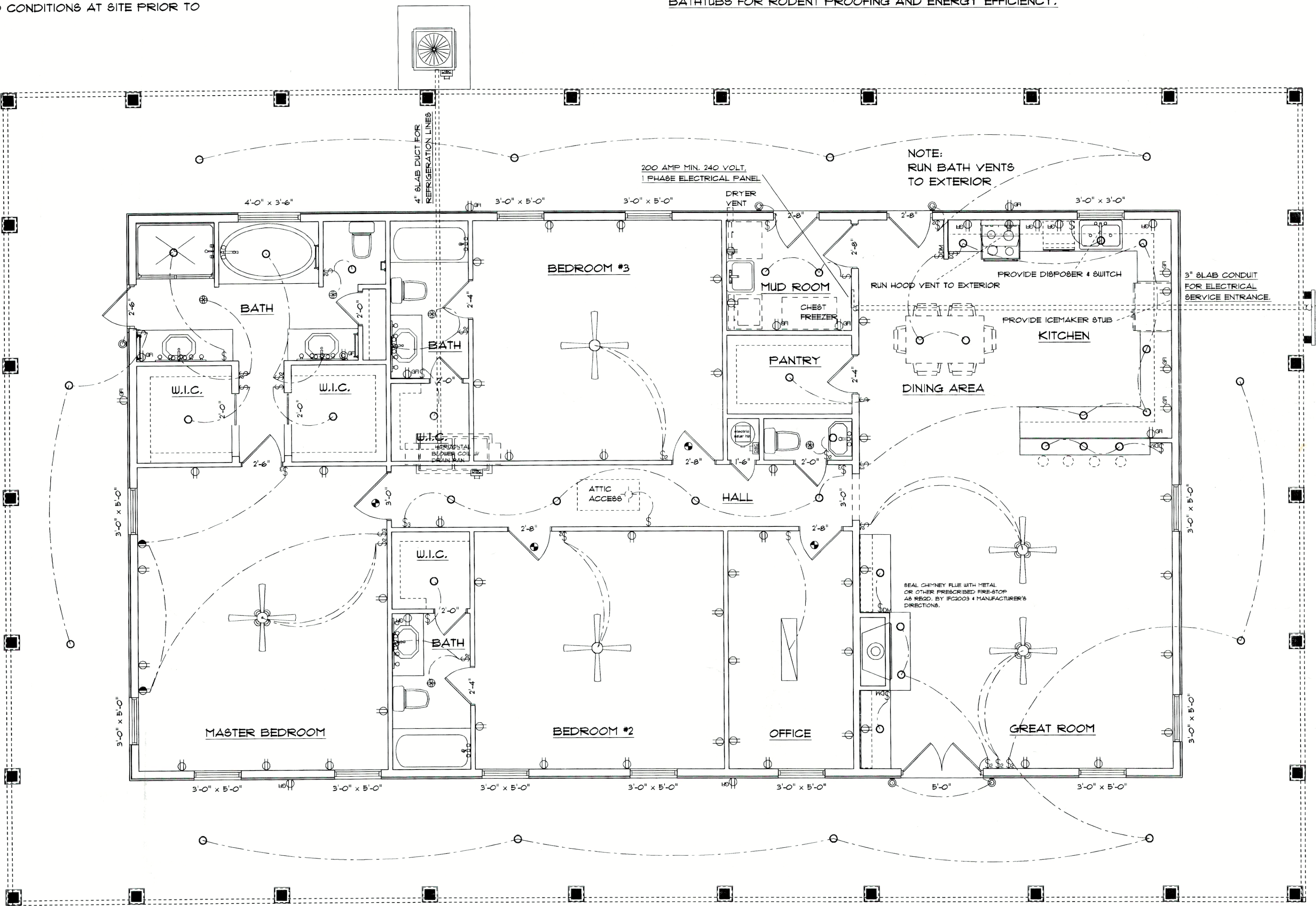
MECHANICAL NOTES:
PROVIDE MINIMUM 10%
FILTERED FRESH AIR INTAKE;
PROVIDE ULTRAVIOLET AIR PURIFIER
IN R/A DUCT SYSTEM IN ACCORD W/
MANUFACTURER'S INSTRUCTIONS.
ALL PLENUMS AND TRUNKS ARE
MIN. 26 GA. SHEET METAL W/MIN.R-6
FIBERGLASS DUCT WRAP; USE SMACNA
APPROVED ELASTIC SEALANT AT ALL
JOINTS, AND INSULATION EDGES.
LEADS MAY BE R-6 RATED FLEX DUCT;
USE METAL INSULATED REGISTER BOOTS.
GRILLS ARE HART & COOLEY 3-WAY
REGISTERS AND WHITE FILTER GRILLS.
LOCATE ALL REGISTERS ON INTERIOR
WALLS AND BLOW TO EXTERIOR WALLS,
UNLESS OTHERWISE DIRECTED BY OWNER.

NOTE:
INSURE THAT ALL MECHANICAL, WATER
HEATING, AND MAJOR ELECTRICAL SYSTEMS
AND COMPONENTS ARE LOCATED ABOVE THE
REQUIRED BASE FLOOD ELEVATION LEVEL.
ALL WATER WELL COMPONENTS ARE INSTALLED
60 AS TO PREVENT FLOOD WATER INTRUSION
INTO THE WATER SUPPLY OR AQUIFER.

ELECTRICAL PLAN

NOTE:
TELEPHONE AND CABLE JACK LOCATIONS
ARE NOT DETERMINED AS OF THE DATE OF
THESE PLANS; CHECK WITH OWNER OR
CONTRACTOR FOR LOCATIONS.

NOTE:
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REFLECTIVE "LOW-E" GLAZED SOLID
VINYL WINDOWS; PROVIDE TEMPERED
GLASS WHERE SHOWN.

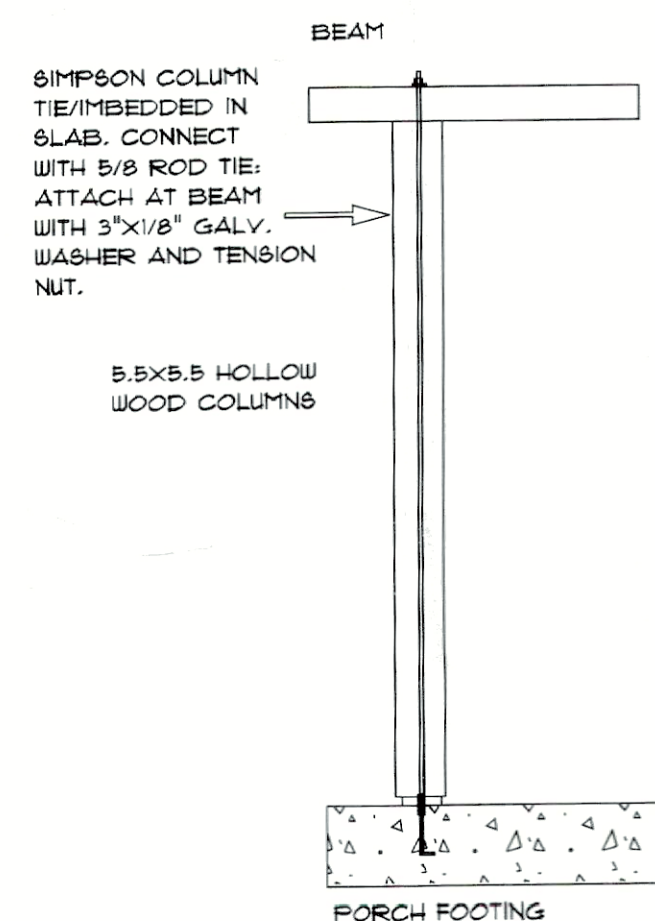


Lovcountry Regional Design
CUSTOM CODE COMPLIANT DESIGNS, BORN IN THE COUNTRY OF SOUTH CAROLINA
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E-MAIL: lovcountrydesign@earthlink.net
TELEPHONE (843) 726-3308 COPYRIGHT, 2006

A CUSTOM HOME DESIGN FOR:
BUDDY & ROBIN MOCK
JASPER COUNTY, SOUTH CAROLINA

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DATE
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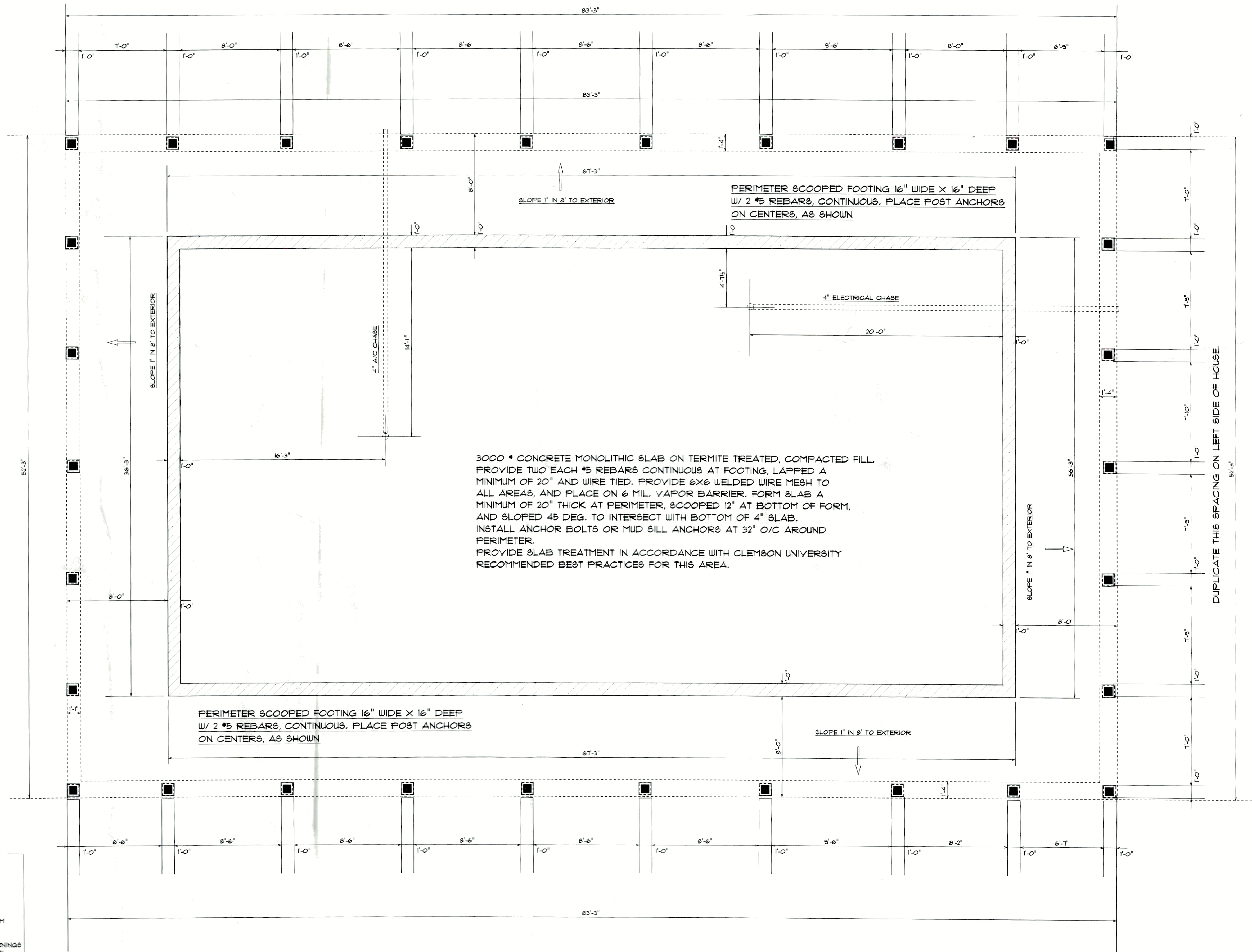
CONTRACTOR IS ADVISED TO CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY ERRATA OR ERRORS IN THESE PLANS WILL BE CORRECTED AT NO COST TO THE OWNER PRIOR TO CONSTRUCTION. IN ANY EVENT, CURRENT EDITIONS OF THE BUILDING CODES OF THE JURISDICTION TAKE PRECEDENCE OVER ANY FURNISHED DESIGNS.



HURRICANE RESISTANT CONSTRUCTION

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FOUNDATION & LAYOUT PLAN

PROVIDE COLUMN ANCHORS AND STRAPPING PER WIND REGION REQUIREMENTS.

LOWCOUNTRY REGIONAL DESIGNS

CUSTOM CODE COMPLIANT DESIGNS. BORN IN THE LOWCOUNTRY OF SOUTH CAROLINA

P.O. BOX 1238 RIDGELAND, SOUTH CAROLINA 29936

E-MAIL: lowcountrydesigns@earthlink.net

TELEPHONE (843) 726-3300 COPY RIGHT 2006

A CUSTOM HOME DESIGN FOR:

BUDDY & ROBIN MOCK

JASPER COUNTY, SOUTH CAROLINA

JOB # _____

DATE _____

DRAWN _____

CHECKED _____

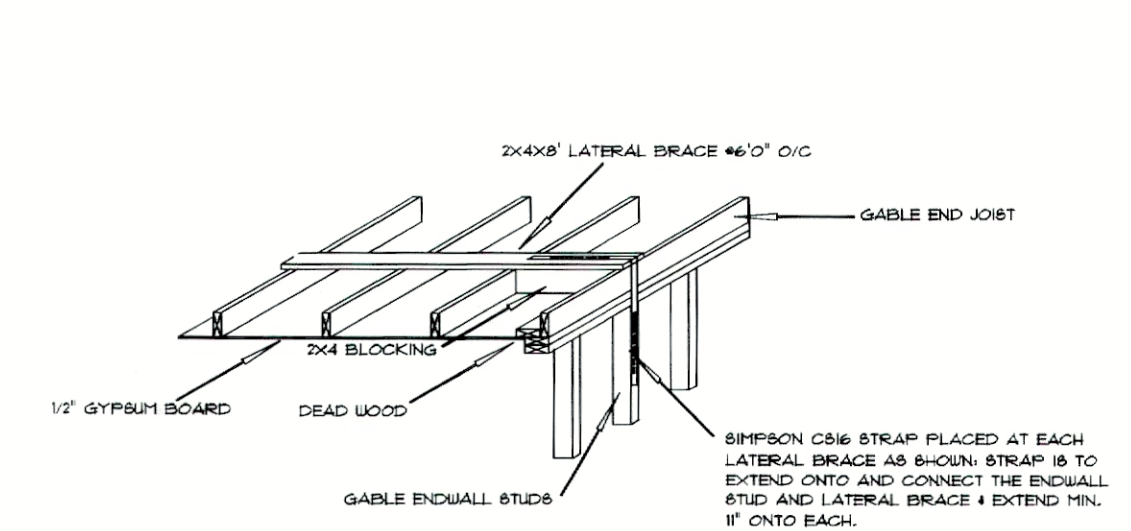
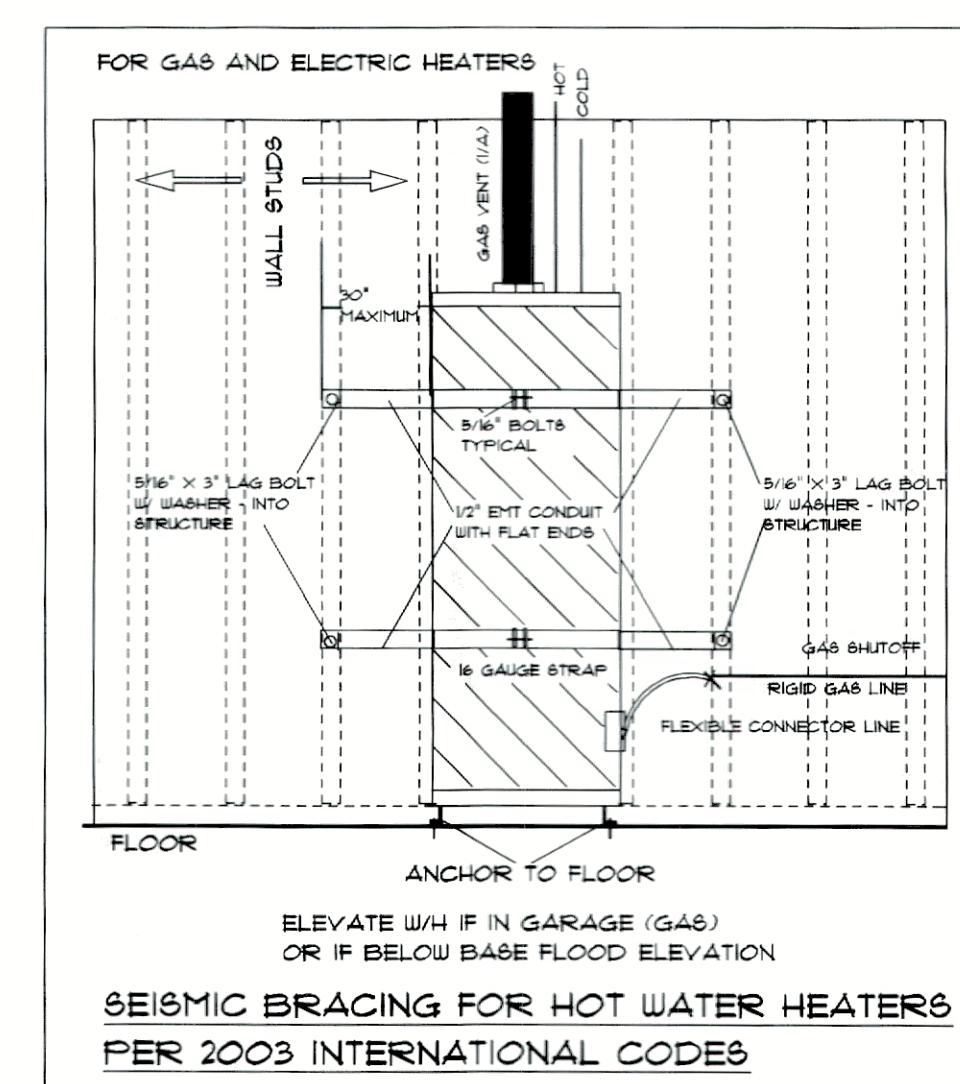
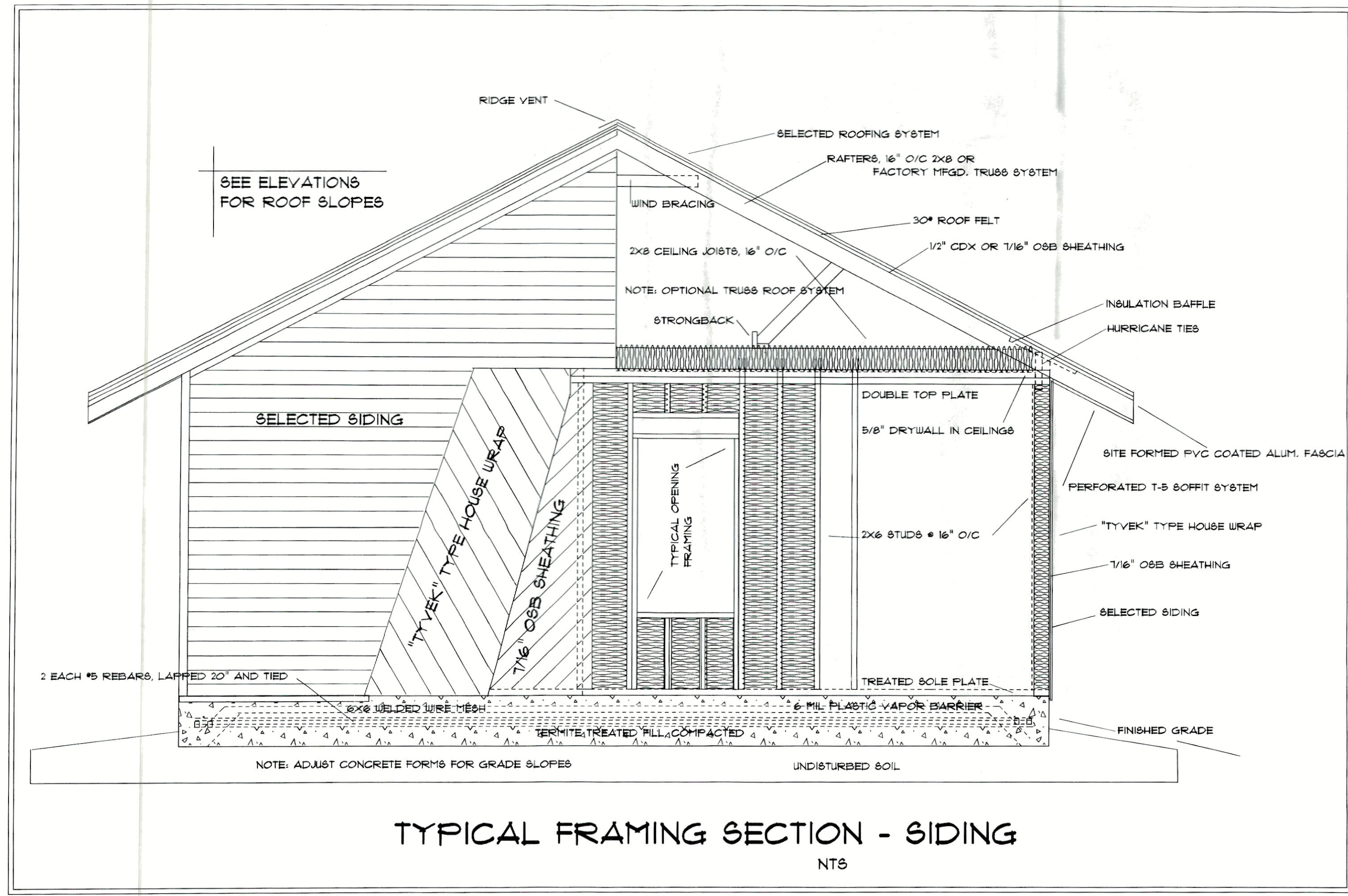
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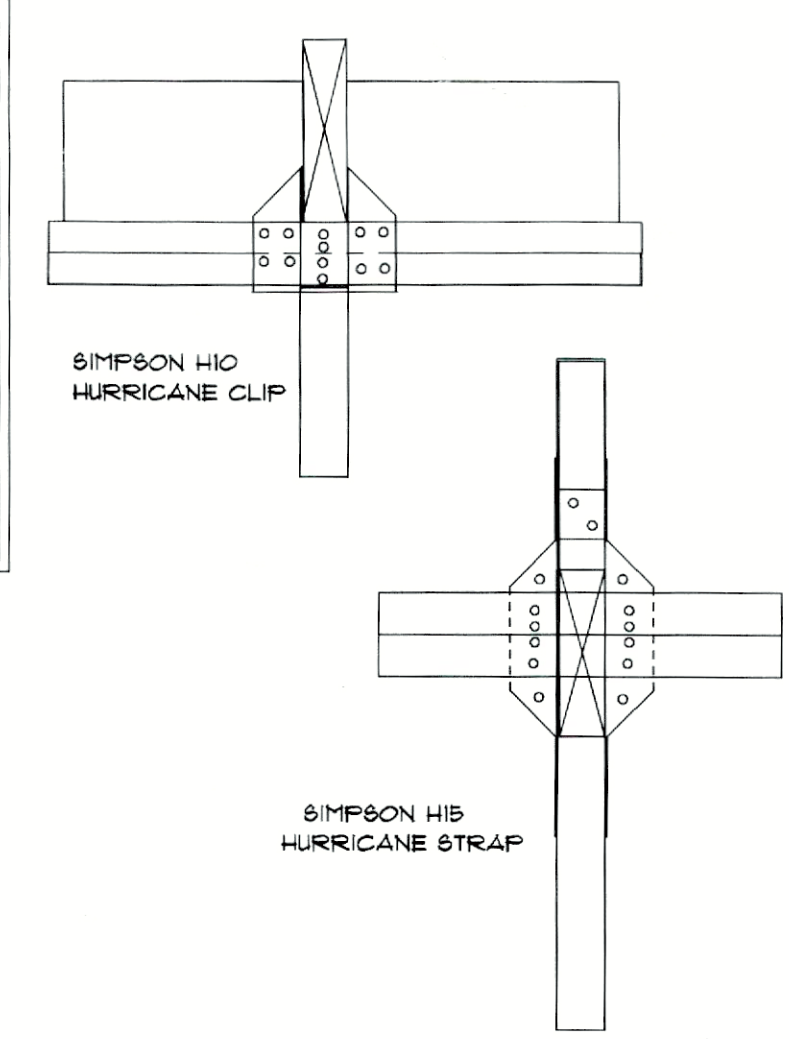
5



NOTE:
OBSERVE ALL REQUIRED FASTENING SCHEDULES
PER THE JURISDICTIONAL CODES WHICH APPLY
TO THE CONSTRUCTION LOCATION OF THIS HOUSE.

NOTE:
WINDOWS SHOWN ARE INSULATED,
REFLECTIVE "LOW-E" GLAZED SOLID
VINYL WINDOWS. PROVIDE TEMPERED
GLASS WHERE SHOWN.

NOTE: CAULK ALL PENETRATIONS IN WALLS AND JOISTS
WHERE WIRE, PIPES AND DUCT ARE RUN. SEAL UNDER ALL
BATHTUBS FOR RODENT PROOFING AND ENERGY EFFICIENCY.



INSULATION NOTES:

CEILING:	MIN. R-30
WOOD FLOORS:	MIN. R-19
2X4 SIDEWALLS:	MIN. R-13
2X6 SIDEWALLS:	MIN. R-19
CATHEDRAL CEILING:	MIN. R-19
DUCT SYSTEM:	MIN. R-6, UNCONDITIONED SPACE
WINDOWS:	INSULATED UNITS MIN. OR THERMAL BREAK
EXTERIOR DOORS:	FIBERGLASS OR STEEL INSULATED
DOORS TO UNCONDITIONED SPACE MUST BE INSULATED	
ATTIC STAIRWAYS:	MIN. R-19 INSULATION

DESIGN CRITERIA	
2003 IRC	
1. FLOOR DEAD LOADS:	
PARTITIONS.....	20 PSF
FIXED EQUIPMENT.....	ACTUAL WEIGHT
FINISHES.....	ACTUAL WEIGHT
2. FLOOR LIVE LOADS:	
LIVING ROOMS.....	40 PSF
SLEEPING ROOMS.....	30 PSF
ATTIC W/ STORAGE.....	20 PSF
ATTIC W/O STORAGE.....	10 PSF
DECKS.....	40 PSF
BALCONIES.....	60 PSF
GUARD/HANDRAILS.....	200* OUTWARD
3. ROOF DEAD LOADS:	
ROOFING.....	2.0 PSF
DECKING.....	2.0 PSF
INSULATION.....	6.0 PSF
HANGING/MISC.....	8.0 PSF
FRAMING.....	8.0 PSF
CEILING.....	5.0 PSF
FIXED EQUIPMENT.....	ACTUAL WEIGHT
4. ROOF LIVE LOADS:	
TRIBUTARY AREA:	LIVE LOAD:
0 TO 200 SF	20 PSF
201 TO 600	Lr = 20 x R1
OVER 600 SF	R1 = 1.2 - (.001 X AREA)
	12 PSF
5. WIND LOADS:	
3 SECOND GUST	V3s = 130 MPH
(FIG. 1609)	
EQUIV. BASIC WIND SPEED	V1m = 110 MPH
	ROOF NET UPLIFT = 20 PSF
6. SEISMIC CRITERIA: (2000 IBC, SECT. 1615)	
SITE CLASSIFICATION: SITE CLASS "D"	
AVERAGE "N" VALUES: BETWEEN 15 TO 30	
SPECTRAL RESPONSE ACCELERATION: Sa = 1.0, St = 0.3	
SITE COEFFICIENT VALUES: Fp = 1.1, Fv = 1.8	
7. LOAD COMBINATIONS:	
DL+LL	100% BASIC STRESSES
DL+UL	133% BASIC STRESSES
DL+LL+UL	133% BASIC STRESSES

NOTE: INSURE THAT FINISHED FLOOR OF LIVING
AREA IS ABOVE ANY ESTABLISHED BASE FLOOD
LEVEL. INSTALL HYDROSTATIC VENTING IN GARAGE
AREA IF LOCATED BELOW FLOOD LEVEL. CHECK
WITH BUILDING PERMIT OFFICE AND SURVEY OF RECORD
TO VERIFY FLOOD CONDITIONS AT SITE PRIOR TO
CONSTRUCTION.

DOOR & WINDOW HEADER SCHEDULE: (WALLS 2X6'S @ 16" O/C)

(3) 2X4'S W/ (1/2") PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2X6'S W/ (1/2") PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2X8'S W/ (1/2") PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

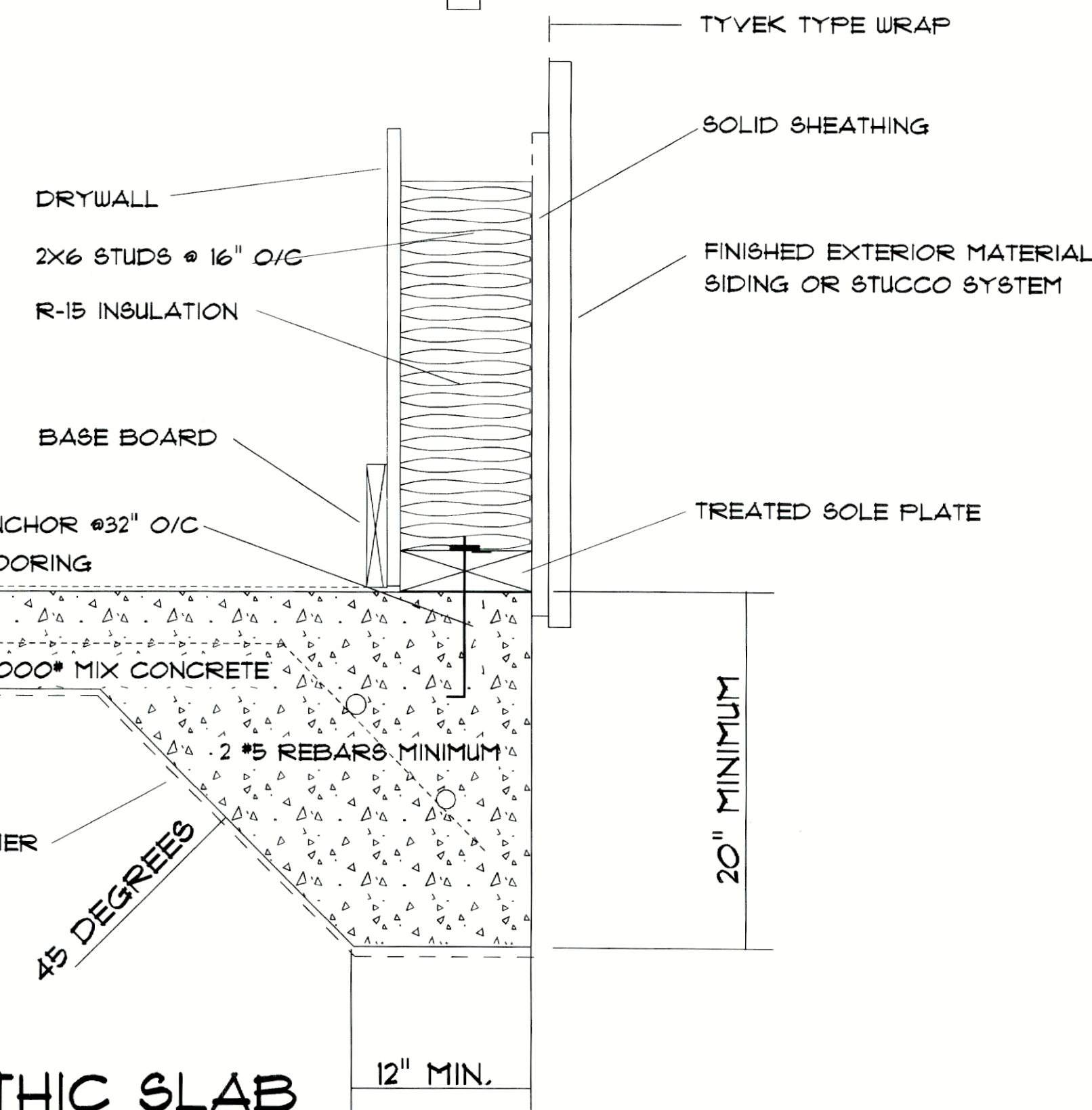
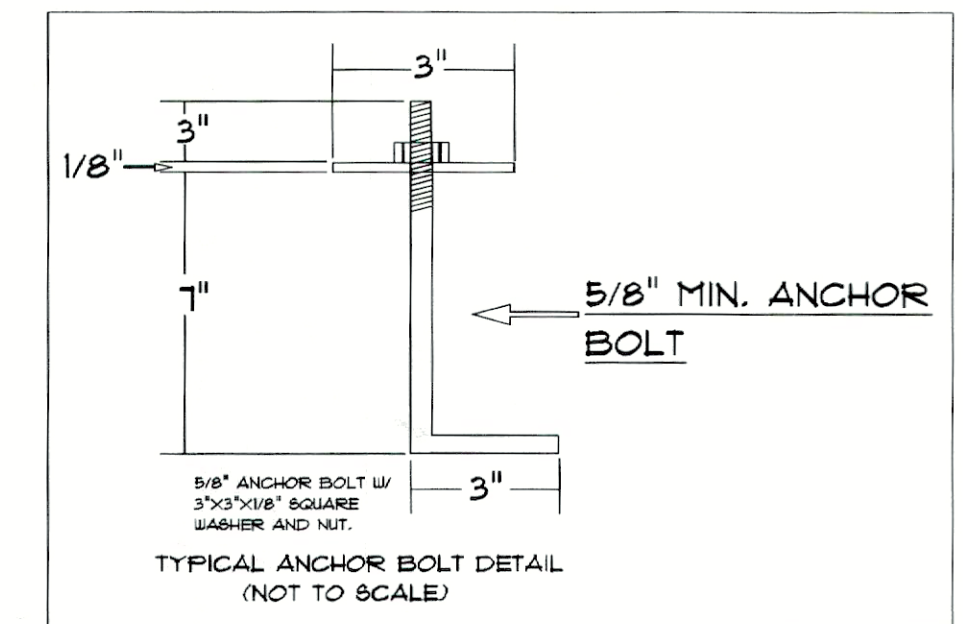
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(3) 2X8'S W/ (1/2") PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

MINIMUM WALL & HEADER STUD REQUIREMENTS
(USING 2X6 STUDS)

SPT	MAXIMUM HEADER SPAN (FEET)			
	3 FT	6 FT	9 FT	12 FT
NUMBER OF HEADER STUDS SUPPORTING EACH END OF HEADER				
	1	1	2	2
UNSUPPORTED WALL HEIGHT				
10 FEET OR LESS	2X6 STUDS 16" O/C	2	2	3
GREATER THAN 10 FEET	16" O/C 2X6 STUDS	2	2	3

CONTRACTOR IS ADVISED TO CHECK
ALL DIMENSIONS AND CONDITIONS PRIOR
TO CONSTRUCTION. ANY ERRATA OR
ERRORS IN THESE PLANS WILL BE CORRECTED
AT NO COST TO THE OWNER PRIOR TO
CONSTRUCTION. IN ANY EVENT, CURRENT
EDITIONS OF THE BUILDING CODES OF THE
JURISDICTION TAKE PRECEDENCE OVER ANY
FURNISHED DESIGNS.



NOTE:
WOOD STRUCTURAL PANEL SHEATHING APPLIED FOR BOTH
SHEAR AND UPLIFT RESISTANCE AS PER 88TD 10-99 (305.6.1)
WOOD STRUCTURAL PANELS SHALL BE 1/2\"/>

NOTE:
OPENINGS IN THIS HOUSE WILL BE PROTECTED
IN ACCORDANCE WITH THE IRC REQUIREMENTS
REGARDING WIND-BORNE DEBRIS FOR THIS AREA.
PROTECTION WILL BE ONE OF THE FOLLOWING:
1. GLAZING WHICH WILL MEET IMPACT LOADS;
2. OPERABLE SHUTTERS; OR
3. PRE-CUT PLYWOOD PANELS WITH ON-SITE STORAGE.

HURRICANE RESISTANT CONSTRUCTION
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IN ADDITION, LRD RECOMMENDS ALL SHEATHING BE FASTENED WITH MINIMUM
10 PENNY EG PLATED RING-SHANK GUN NAILS, TIGHTLY FLUSH-SET, IN
ACCORDANCE WITH 88TD 10-99.

WINDOW & DOOR DESIGN PRESSURE RATINGS
PER 2000 INTERNATIONAL RESIDENTIAL CODE

DESIGN PRESSURE VALUES LISTED ARE IN
POUNDS PER SQUARE FOOT (PSF)

MEAN ROOF HEIGHT (MRH)	INLAND LOCATION (EXPOSURE "B")	
	(MRH)	ZONE (4)
	15'	DP 35
	20'	DP 35
	25'	DP 35
	30'	DP 35
	35'	DP 35
	40'	DP 40
	45'	DP 40
	50'	DP 40
MEAN ROOF HEIGHT (MRH)	OCEAN/MARSH LOCATION (EXPOSURE "C")	
	(MRH)	ZONE (4)
	15'	DP 40
	20'	DP 45
	25'	DP 45
	30'	DP 50
	35'	DP 50
	40'	DP 50
	45'	DP 55
	50'	DP 55

SECTION AT MONOLITHIC SLAB

Lovcountry Regional Design
CUSTOM CODE COMPLIANT DESIGNS, BORN IN THE LOWCOUNTRY OF SOUTH CAROLINA
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TELEPHONE (843) 726-3308 COPY RIGHT, 2006

A CUSTOM HOME DESIGN FOR:
BUDDY & ROBIN MOCK
JASPER COUNTY, SOUTH CAROLINA

JOB # _____
DATE _____
DRAWN _____
CHECKED _____
REVISED _____
SHEET **5**
OF **5**