**GENERAL NOTES**

1. THE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF COBB ARCHITECTS AND SHALL ONLY BE USED FOR THE PROJECT FOR WHICH THEY WERE PREPARED.
2. G.C. TO NOTIFY COBB ARCHITECTS OF ANY DISCREPANCIES IN DRAWING DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, G.C. SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 IRC. 1
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
5. THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.
6. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER AND ARCHITECT TO SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRIC METER, ELECTRICAL PANEL(S), GAS METER, TELEPHONE BOX, CABLE BOX, ALARM SYSTEM, AND WATER HEATERS.
7. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
8. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
9. THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
10. G.C. TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. G.C. SHALL REVIEW DUCTWORK LAYOUT PRIOR TO ORDERING OPEN WEB FLOOR JOISTS.
12. DIMENSIONS ARE CALLED OUT FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL TO OUTSIDE FACE OF STUD, WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING.
13. ARCHITECT TO REVIEW ALL WINDOW AND DOOR SHOP DRAWINGS PRIOR TO ORDERING.
14. STRUCTURAL DESIGN AND ENGINEERING OF FLOOR SYSTEMS TO BE PROVIDED BY OTHERS AND ARE NOT INCLUDED WITHIN THE SCOPE OF WORK IN ARCHITECTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR SIZING.
15. CONTRACTOR TO PROVIDE WOOD BLOCKING AS REQUIRED FOR CONSTRUCTION.
16. SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BASED ON GEOTECHNICAL REPORT OF SOIL CONDITIONS & ACCEPTABLE PRACTICES OF CONSTRUCTION. REFER TO STRUCTURAL ENGINEER FOR SIZE AND REINFORCEMENT.
17. ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS. E.C. TO COORDINATE A MEETING WITH G.C. & OWNER TO WALK THROUGH AND VERIFY PLACEMENT OF LIGHTING, CABLE, TELEPHONE, OUTLETS, & SWITCHES PRIOR TO INSTALLATION.
18. HVAC CONTRACTOR TO VERIFY AND/OR SIZE HEATING AND COOLING LOADS AS REQUIRED BY LOCAL CODES, CLIMATE, BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. VERIFY ALL WITH OWNER & G.C.
19. PLUMBING CONTRACTOR SHALL VERIFY THAT ALL PLUMBING MATERIALS AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

**DRAWING INDEX**


T1 - TITLE SHEET

A1 - MASTER SITE PLAN (1" = 40'-0")

A2 - SITE PLAN (1/8" = 1'-0")

A3 - FOUNDATION PLAN

A4 - FIRST FLOOR PLAN

A5 - ROOF PLAN

A6 - GARAGE PLANS & GARAGE SCHEMATIC ELECTRICAL PLANS

A7 - ELEVATIONS (1/8" = 1'-0")

A8 - FRONT/RIGHT SIDE HOUSE ELEVATIONS

A9 - REAR/LEFT SIDE HOUSE ELEVATIONS

A10 - PARTIAL ELEVATIONS

A11 - PARTIAL ELEVATIONS

A12 - OUTDOOR LIVING/POOL BATH PARTIAL SECTIONS 1

A13 -GARAGE ELEVATIONS & PARTIAL SECTIONS

A14 -PARTIAL SECTIONS AT HOUSE

A15 - WALL SECTIONS AND DETAILS

A16 - WALL SECTIONS AND DETAILS

A17 - DOOR/WINDOW SCHEDULES AND DETAILS

A18 - INTERIOR ELEVATIONS

A19 - INTERIOR ELEVATIONS

A20 - INTERIOR ELEVATIONS

A21 - FIRST FLOOR REFLECTED CEILING PLAN

E1 - FIRST FLOOR SCHEMATIC ELECTRICAL PLAN

S - STRUCTURAL DRAWINGS

L - LANDSCAPE DRAWINGS




# WALLISER RESIDENCE

3 RETRIEVER LANE

WADMALAW, SC


C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
08 / 16 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

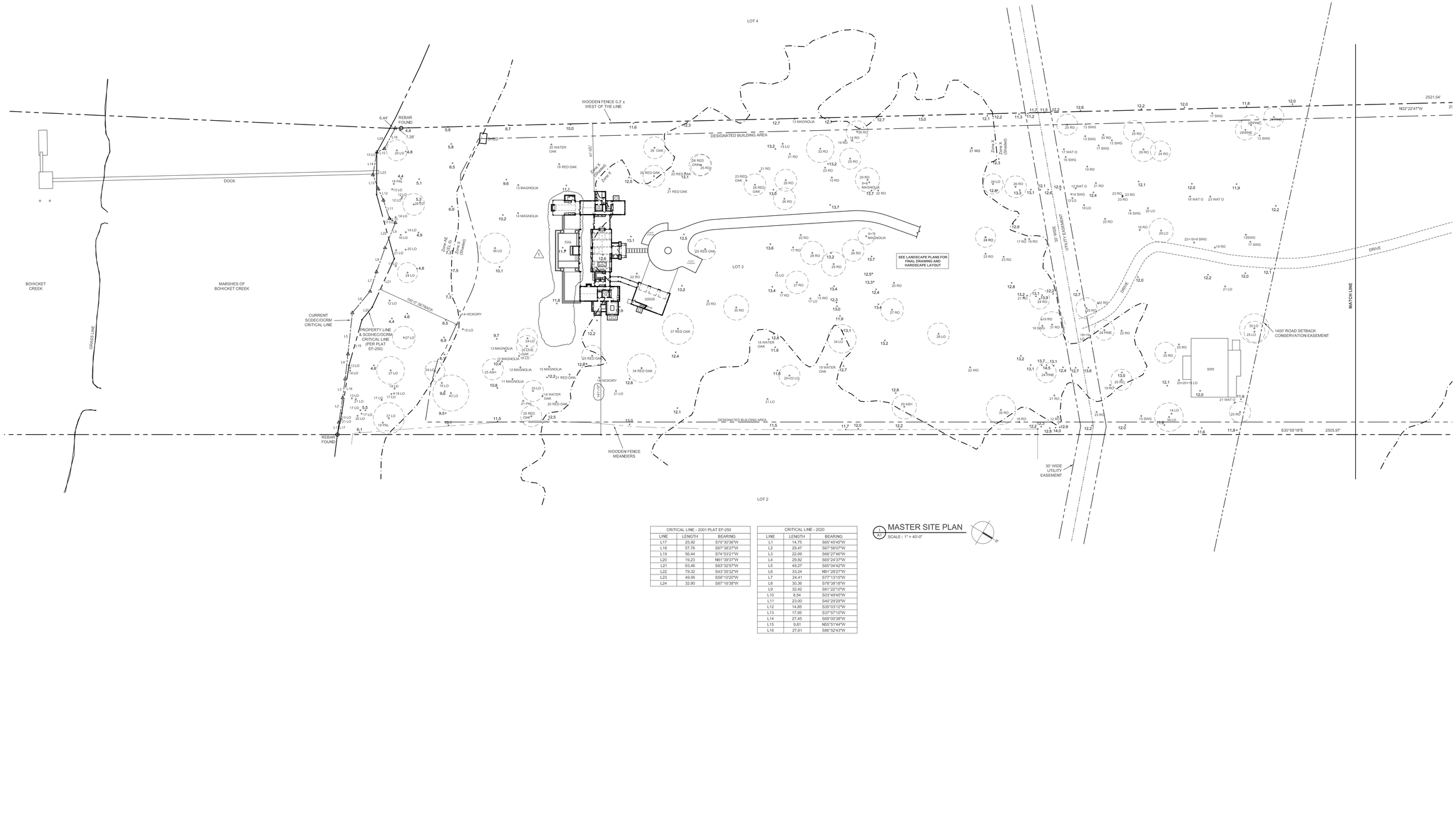
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

T1

PROJECT #: 20-044

DATE: August 16, 2021




| CRITICAL LINE - 2001 PLAT EF-250 | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L17 | 25.92 | S70°30'36"W |
| L18 | 57.76 | S67°38'27"W |
| L19 | 56.44 | S74°53'21"W |
| L20 | 19.23 | N81°39'37"W |
| L21 | 63.46 | S83°32'57"W |
| L22 | 79.32 | S43°35'32"W |
| L23 | 49.95 | S59°10'20"W |
| L24 | 32.90 | S87°16'38"W |

| CRITICAL LINE - 2020 | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 14.75 | S65°45'45"W |
| L2 | 29.47 | S67°58'07"W |
| L3 | 22.69 | S66°27'46"W |
| L4 | 29.92 | S65°24'37"W |
| L5 | 49.27 | S65°04'42"W |
| L6 | 33.24 | N81°28'27"W |
| L7 | 24.41 | S77°13'15"W |
| L8 | 30.36 | S78°38'18"W |
| L9 | 32.42 | S81°22'10"W |
| L10 | 8.54 | S03°49'45"W |
| L11 | 23.00 | S40°29'29"W |
| L12 | 14.85 | S35°03'12"W |
| L13 | 17.95 | S37°57'10"W |
| L14 | 27.45 | S69°00'38"W |
| L15 | 9.81 | N55°51'44"W |
| L16 | 27.61 | S86°52'43"W |

A1 MASTER SITE PLAN
SCALE : 1" = 40'-0"


C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 10 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

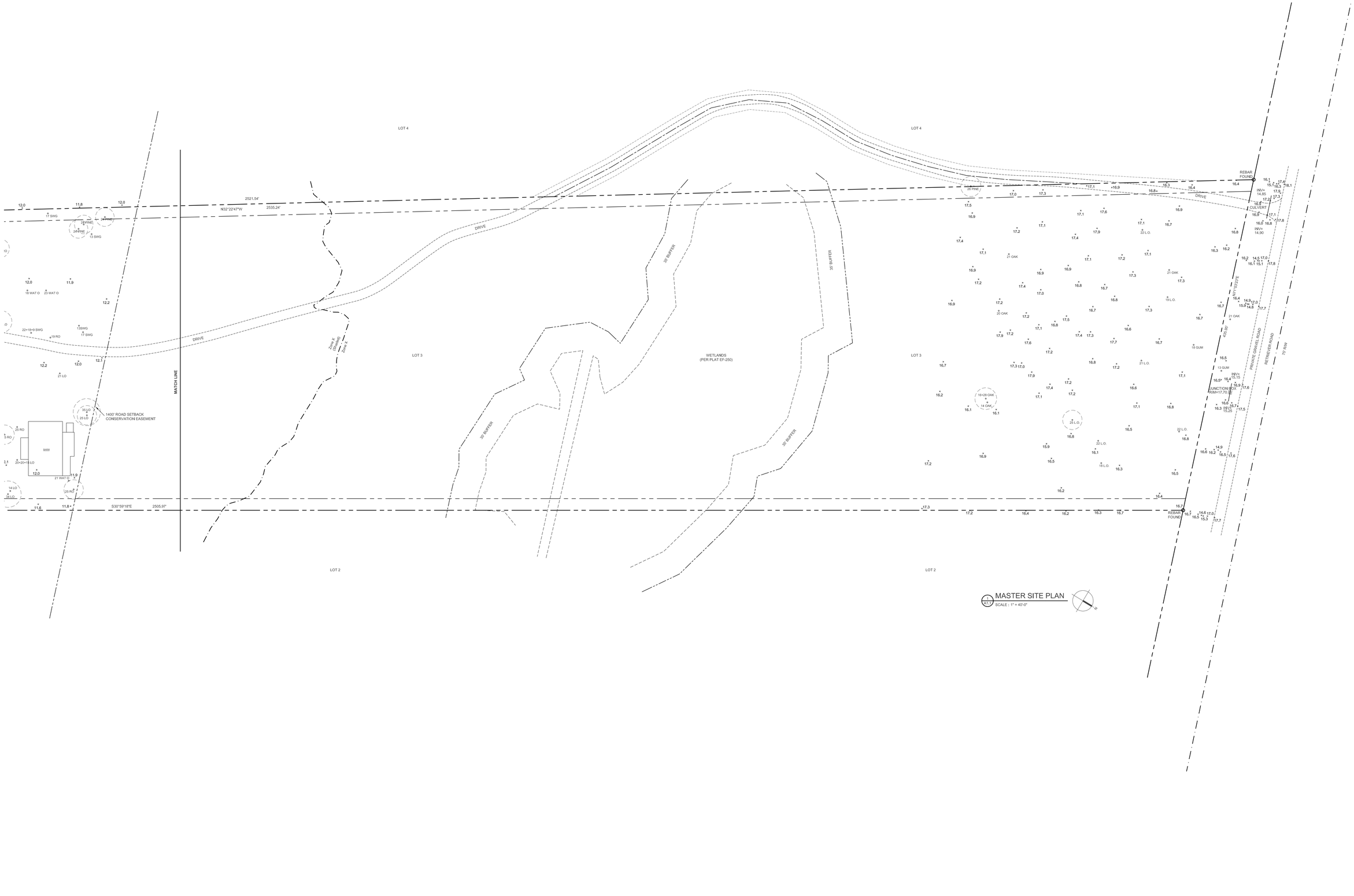
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A1

PROJECT #: 20-044

DATE: August 16, 2021




MASTER SITE PLAN
SCALE : 1" = 40'-0"


C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 16 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

PROJECT

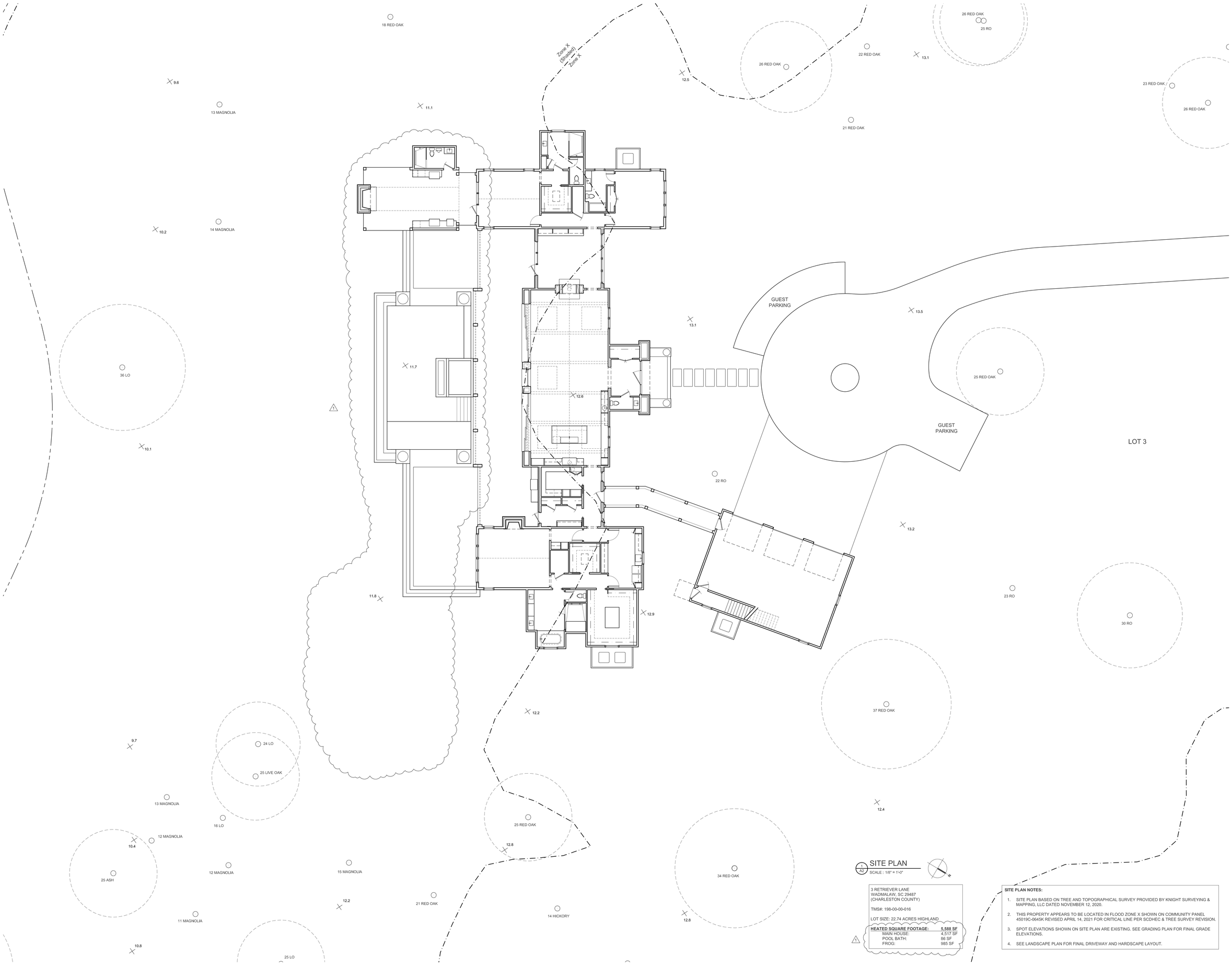
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

A1.1

PROJECT #: 20-044

DATE: August 16, 2021




## SITE PLAN

1 / A2 SCALE : 1/8" = 1'-0"

3 RETRIEVER LANE
WADMALAW, SC 29487
(CHARLESTON COUNTY)

TMS#: 198-00-00-016

LOT SIZE: 22.74 ACRES HIGHLAND

| | |
|---|---|
| **HEATED SQUARE FOOTAGE:** | **5,588 SF** |
| MAIN HOUSE: | 4,517 SF |
| POOL BATH: | 86 SF |
| FROG: | 985 SF |

**SITE PLAN NOTES:**

1. SITE PLAN BASED ON TREE AND TOPOGRAPHICAL SURVEY PROVIDED BY KNIGHT SURVEYING & MAPPING, LLC DATED NOVEMBER 12, 2020.
2. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X SHOWN ON COMMUNITY PANEL 45019C-0645K REVISED APRIL 14, 2021 FOR CRITICAL LINE PER SCDHEC & TREE SURVEY REVISION.
3. SPOT ELEVATIONS SHOWN ON SITE PLAN ARE EXISTING. SEE GRADING PLAN FOR FINAL GRADE ELEVATIONS.
4. SEE LANDSCAPE PLAN FOR FINAL DRIVEWAY AND HARDSCAPE LAYOUT.


C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

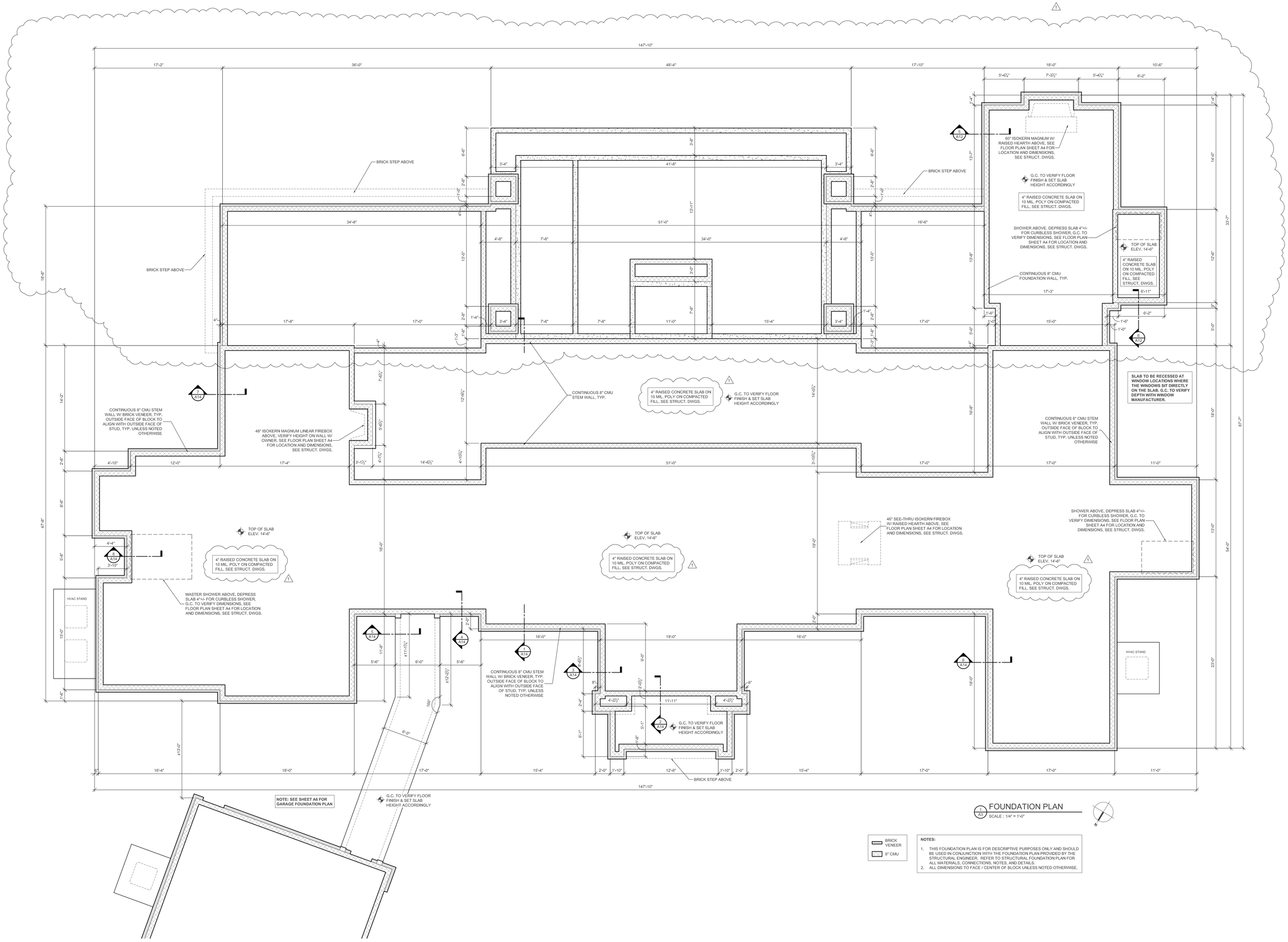
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A2

PROJECT #: 20-044

DATE: August 16, 2021




## FOUNDATION PLAN

A3 — SCALE : 1/4" = 1'-0"

**NOTES:**

1. THIS FOUNDATION PLAN IS FOR DESCRIPTIVE PURPOSES ONLY AND SHOULD BE USED IN CONJUNCTION WITH THE FOUNDATION PLAN PROVIDED BY THE STRUCTURAL ENGINEER. REFER TO STRUCTURAL FOUNDATION PLAN FOR ALL MATERIALS, CONNECTIONS, NOTES, AND DETAILS.
2. ALL DIMENSIONS TO FACE / CENTER OF BLOCK UNLESS NOTED OTHERWISE.


C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA — DARRYL ANDERSON COBB — 08/16/2021 — Charleston, SC — No. 6418 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — COBB ARCHITECTS, LLC — Charleston, SC — No. 12028 — REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

A3

PROJECT #: 20-044

DATE: August 16, 2021

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

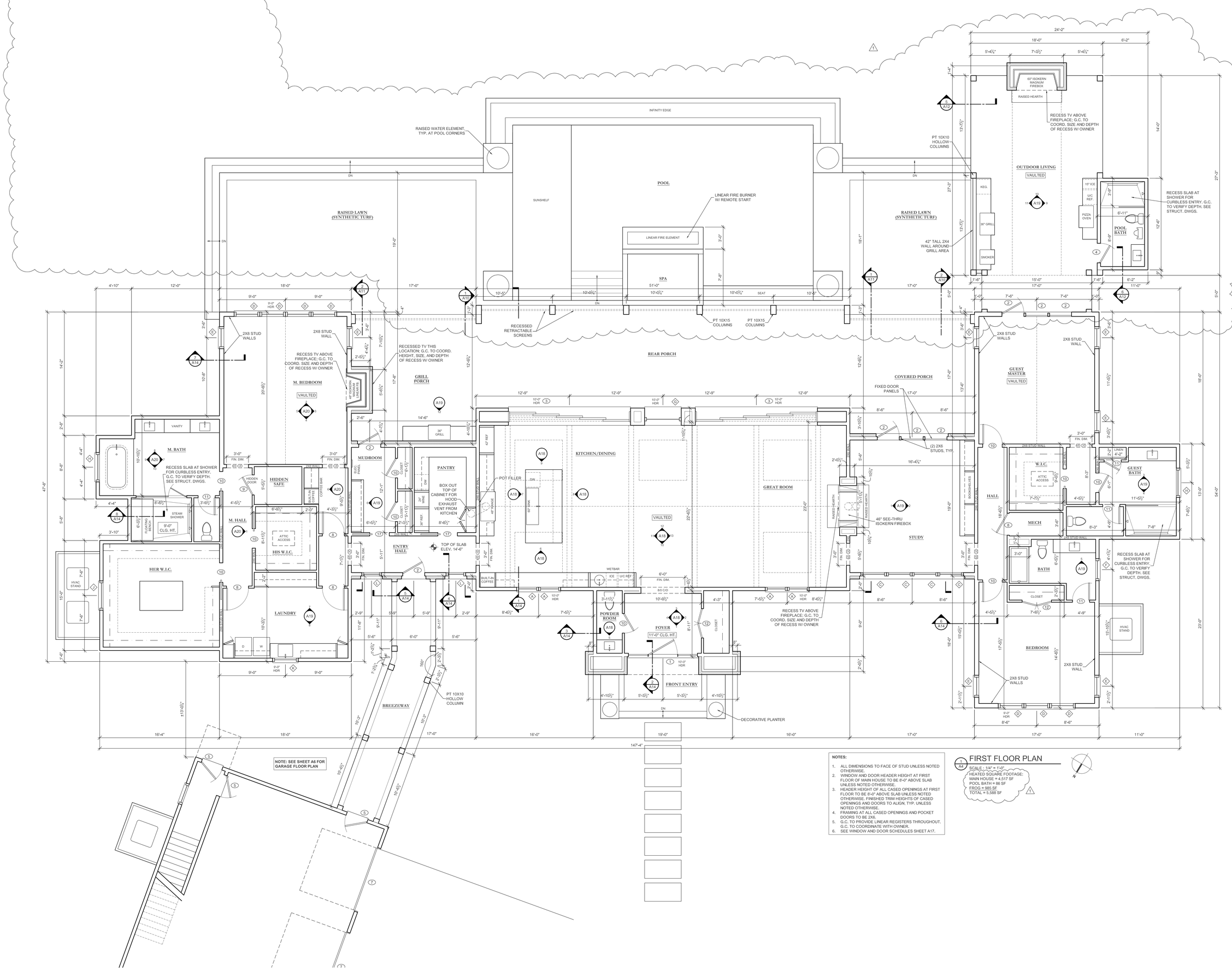
CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 16 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 02026
REGISTERED ARCHITECT




**NOTES:**

1. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW AND DOOR HEADER HEIGHT AT FIRST FLOOR OF MAIN HOUSE TO BE 8'-0" ABOVE SLAB UNLESS NOTED OTHERWISE.
3. HEADER HEIGHT OF ALL CASED OPENINGS AT FIRST FLOOR TO BE 8'-0" ABOVE SLAB UNLESS NOTED OTHERWISE. FINISHED TRIM HEIGHTS OF CASED OPENINGS AND DOORS TO ALIGN, TYP. UNLESS NOTED OTHERWISE.
4. FRAMING AT ALL CASED OPENINGS AND POCKET DOORS TO BE 2X6.
5. G.C. TO PROVIDE LINEAR REGISTERS THROUGHOUT, G.C. TO COORDINATE WITH OWNER.
6. SEE WINDOW AND DOOR SCHEDULES SHEET A17.

## 1 FIRST FLOOR PLAN

A4

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

HEATED SQUARE FOOTAGE:
MAIN HOUSE = 4,517 SF
POOL BATH = 86 SF
FROG = 985 SF
TOTAL = 5,588 SF

1 REVISION 07.10.25

PROJECT

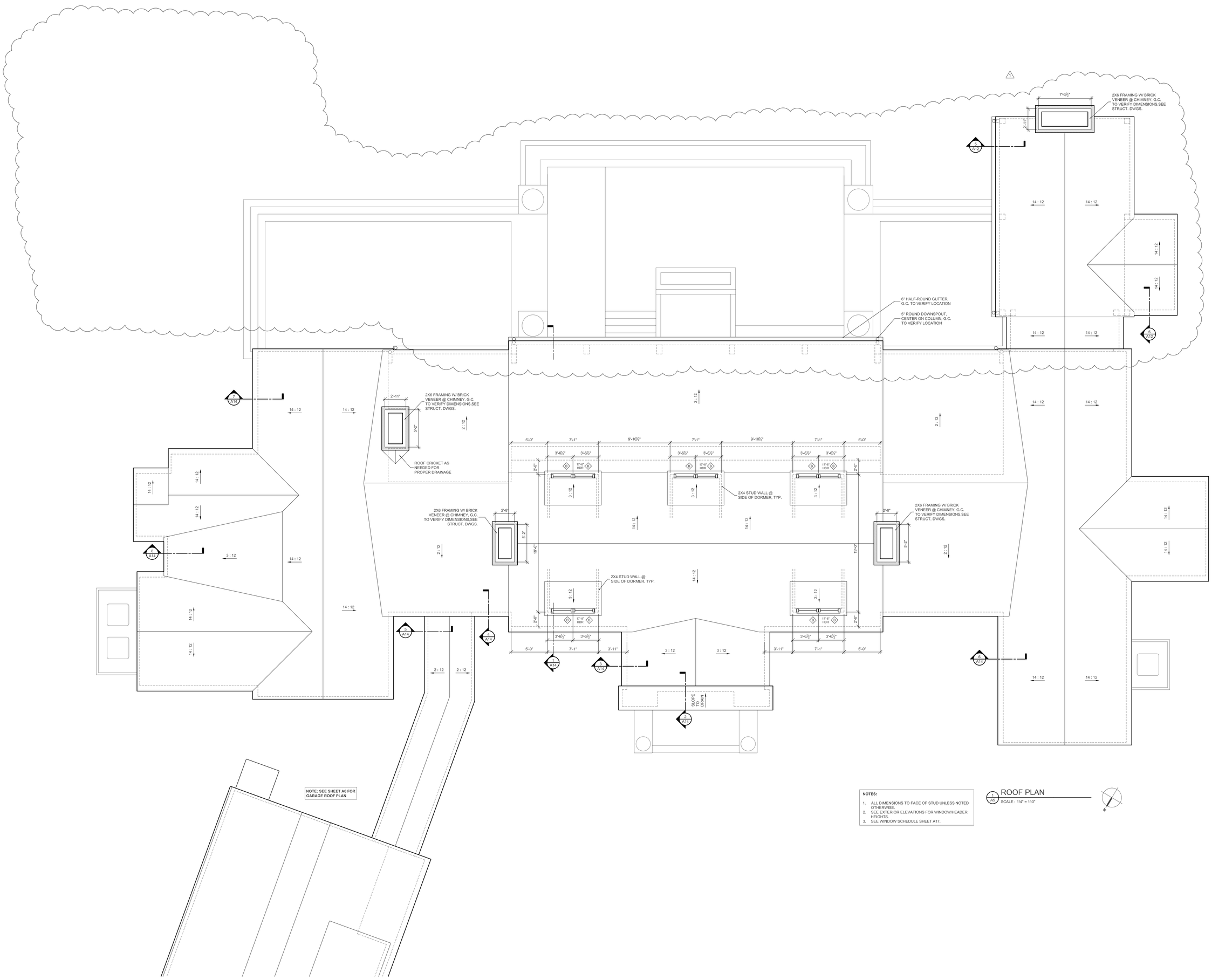
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

A4

PROJECT #: 20-044

DATE: August 16, 2021




**NOTES:**

1. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW/HEADER HEIGHTS.
3. SEE WINDOW SCHEDULE SHEET A17.

1 A5 ROOF PLAN

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


C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

A5

PROJECT #: 20-044

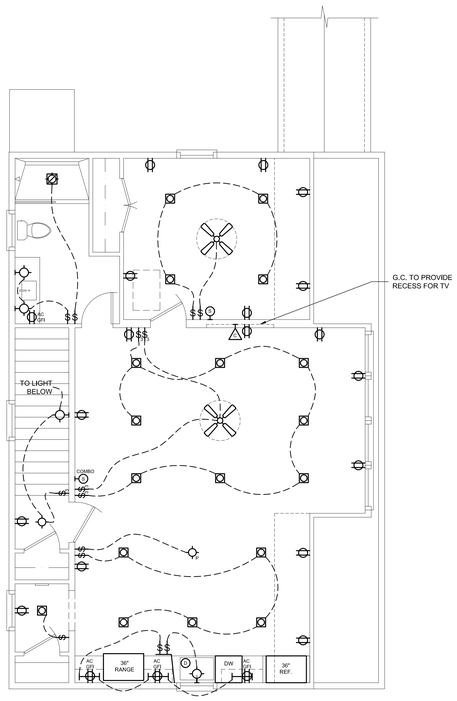
DATE: August 16, 2021

## ELECTRICAL SYSTEM

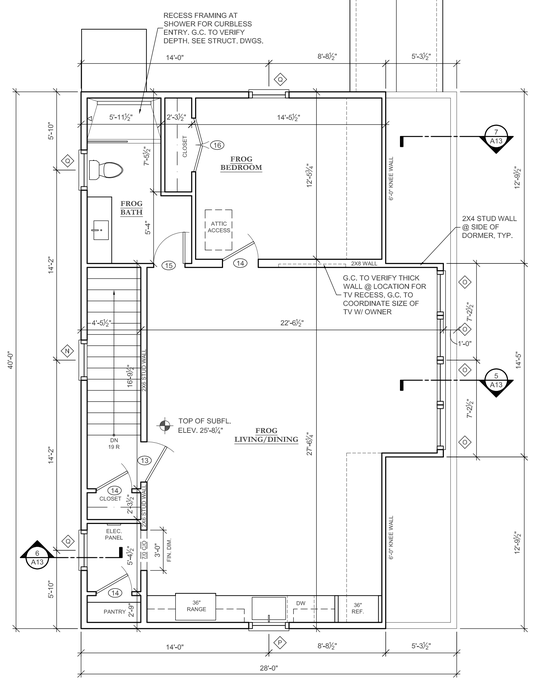
| | |
|---|---|
| | DUPLEX OUTLET, DUPLEX OUTLET - FLUSH IN FLOOR, QUAD OUTLET |
| WP GFI | DUPLEX OUTLET - WEATHER PROOF GROUND FAULT INTERRUPT |
| AC GFI | DUPLEX OUTLET - ABOVE COUNTER, ABOVE COUNTER GROUND FAULT INTERRUPT |
| | CEILING FAN, HVLS CEILING FAN, CEILING FAN WITH LIGHT |
| | GARAGE DOOR OPENER WITH LIGHT |
| | SURFACE MOUNTED FIXTURE, PENDANT LIGHT |
| | 4" RECESSED CAN LIGHT, 2" RECESSED CAN LIGHT |
| | WALL MOUNTED FIXTURE |
| | EXTERIOR FLOOD LIGHT |
| | EXTERIOR WATERPROOF STAIR TREAD LIGHT |
| | EXTERIOR WATERPROOF POST MOUNTED STAIR LIGHT |
| | SURFACE MOUNTED FLUORESCENT FIXTURE |
| | UNDER CABINET MOUNTED LIGHT |
| CHIME | DOOR BELL, DOOR BELL CHIMES |
| | TELEPHONE, CABLE, INTERNET |
| SD COMBO GD | SMOKE DETECTOR, COMBINATION SMOKE / CO DETECTOR, GARBAGE DISPOSAL |
| | EXHAUST FAN, EXHAUST FAN W/ LIGHT - FANTECH OR EQUAL |
| 3 | LIGHT SWITCH, 3-WAY LIGHT SWITCH |

**GENERAL NOTES:**

1. G.C. TO PROVIDE COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH REQUIREMENTS OF LOCAL CODES AND THE NEC, NEMA AND ASA STANDARDS.
2. G.C. TO PROVIDE ALL EQUIPMENT COMMON TO A COMPLETE INSTALLATION. ALL FIXTURES, FANS, DEVICES, ETC. SUBJECT TO OWNERS APPROVAL.
3. ALL MARKS REPRESENT DESIRED LOCATIONS. OTHERS MAY BE REQUIRED BY CODE.
4. LOCATION OF DIMMER SWITCHES TO BE CONFIRMED BY HOMEOWNER DURING ELECTRICAL WALK-THROUGH.
5. ALL RECESSED CANS TO BE 4" UNLESS NOTED OTHERWISE.
6. G.C. TO COORDINATE INSTALLATION OF AN INTEGRATED LIGHTNING AND SURGE PROTECTION SYSTEM FOR HOUSE (HIGH AND LOW VOLTAGE).
7. G.C. TO VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES.
8. OWNER TO FIELD VERIFY ALL TELEPHONE, CABLE AND INTERNET LOCATIONS.
9. G.C. TO VERIFY THAT ALL SURFACE MOUNTED BRACKETS WILL SUPPORT THE WEIGHT OF SELECTED FIXTURES.
10. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
11. ALL BATH EXHAUST FANS TO BE ON TIMER SWITCHES. CONTRACTOR TO CONFIRM WITH HOMEOWNER.



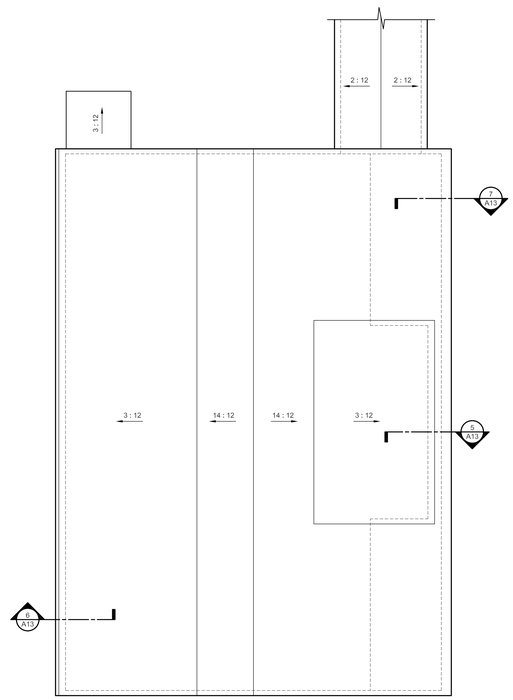

A1 / A6 FROG SCHEMATIC ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"



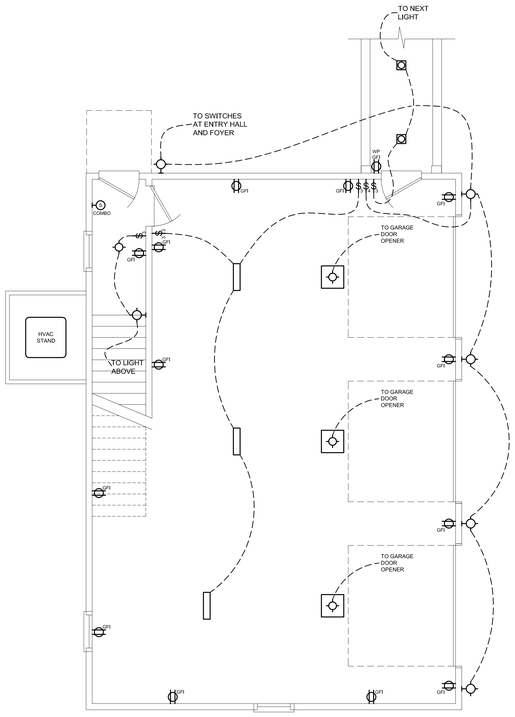

A1 / A6 FROG FLOOR PLAN
SCALE : 1/4" = 1'-0"

**NOTES:**

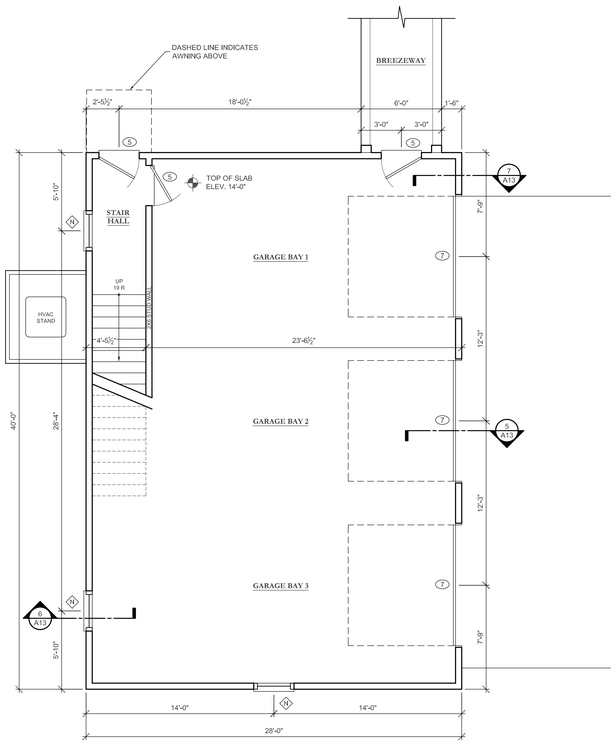
1. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. HEADER HEIGHT OF ALL WINDOWS AT FROG TO BE 8'-5" ABOVE SUB FLOOR UNLESS NOTED OTHERWISE. FINISHED TRIM HEIGHTS OF CASED OPENINGS AND DOORS TO BE 7'-0" ABOVE SUB FLOOR TYP, UNLESS NOTED OTHERWISE.
3. FRAMING AT ALL CASED OPENINGS AND POCKET DOORS TO BE 2X6.
4. G.C. TO PROVIDE LINEAR REGISTERS THROUGHOUT. G.C. TO COORDINATE WITH OWNER.
5. SEE WINDOW AND DOOR SCHEDULES SHEET A17.




A6 GARAGE ROOF PLAN
SCALE : 1/4" = 1'-0"



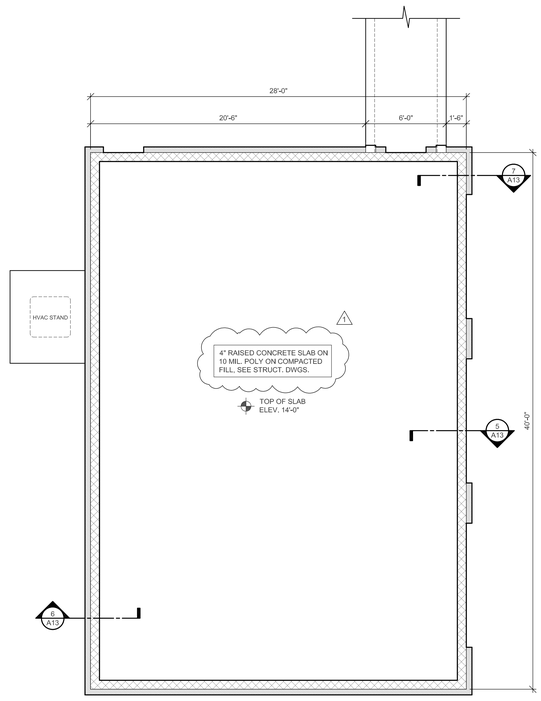

A3 / A6 GARAGE SCHEMATIC ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"




A2 / A6 GARAGE FLOOR PLAN
SCALE : 1/4" = 1'-0"

**NOTES:**

1. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW AND DOOR HEADER HEIGHT AT FIRST FLOOR OF GARAGE TO BE 8'-0" ABOVE SLAB UNLESS NOTED OTHERWISE.
3. HEADER HEIGHT OF ALL WINDOWS AT FIRST FLOOR TO BE 8'-0" ABOVE SLAB UNLESS NOTED OTHERWISE. FINISHED TRIM HEIGHTS OF CASED OPENINGS AND DOORS TO ALIGN, TYP. UNLESS NOTED OTHERWISE.
4. FRAMING AT ALL CASED OPENINGS AND POCKET DOORS TO BE 2X6.
5. G.C. TO PROVIDE LINEAR REGISTERS THROUGHOUT. G.C. TO COORDINATE WITH OWNER.
6. SEE WINDOW AND DOOR SCHEDULES SHEET A17.




A1 / A6 GARAGE FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

BRICK VENEER
8" CMU

**NOTES:**

1. THIS FOUNDATION PLAN IS FOR DESCRIPTIVE PURPOSES ONLY AND SHOULD BE USED IN CONJUNCTION WITH THE FOUNDATION PLAN PROVIDED BY THE STRUCTURAL ENGINEER. REFER TO STRUCTURAL FOUNDATION PLAN FOR ALL MATERIALS, CONNECTIONS, NOTES, AND DETAILS.
2. ALL DIMENSIONS TO FACE / CENTER OF BLOCK UNLESS NOTED OTHERWISE.


C O B B ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA — DARRYL ANDERSON COBB — 05 / 10 / 2021 — Charleston, SC — No. 6418 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — COBB ARCHITECTS, LLC — Charleston, SC — No. 12028 — REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

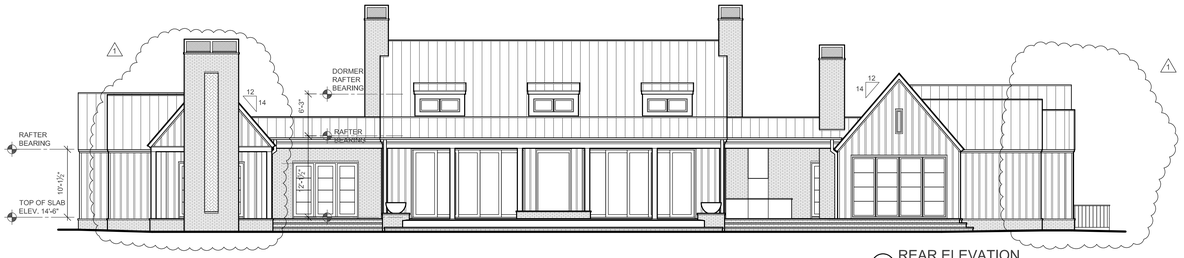
SHEET
A6

PROJECT #: 20-044

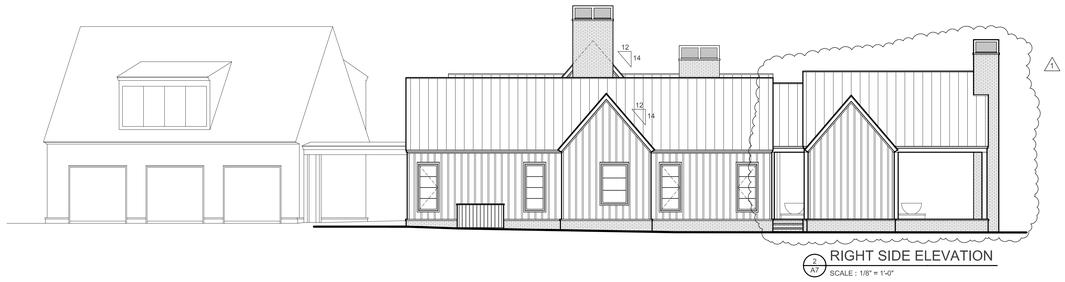
DATE: August 16, 2021




4/A7 LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"




1/A7 REAR ELEVATION
SCALE : 1/8" = 1'-0"




2/A7 RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"




1/A7 FRONT HOUSE ELEVATION
SCALE : 1/8" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

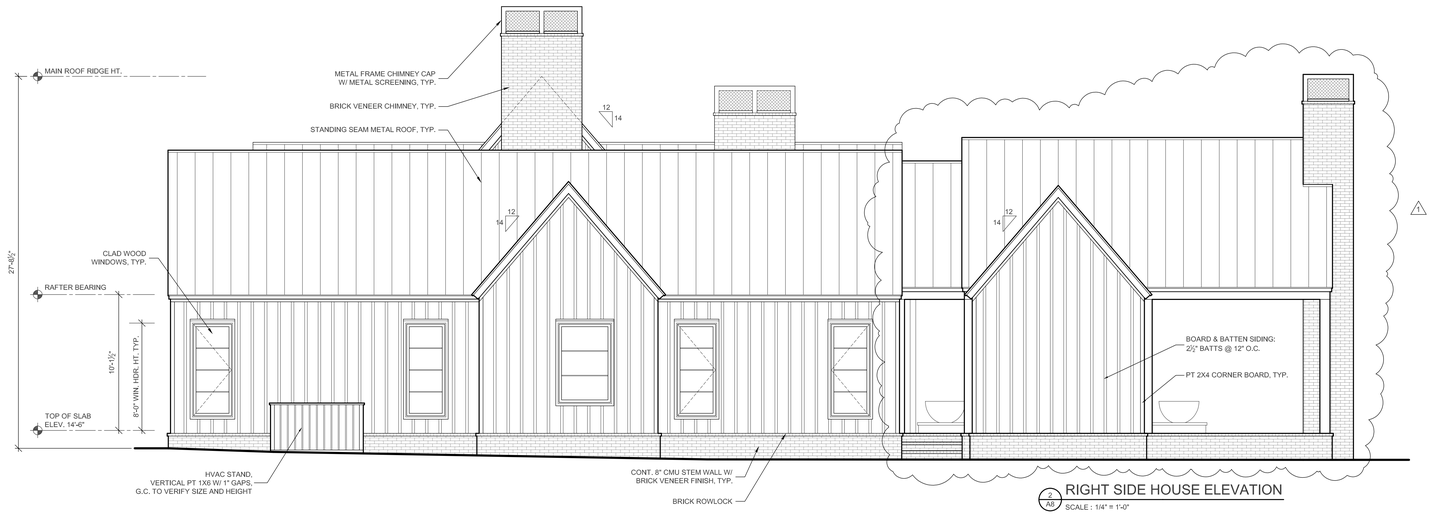
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A7

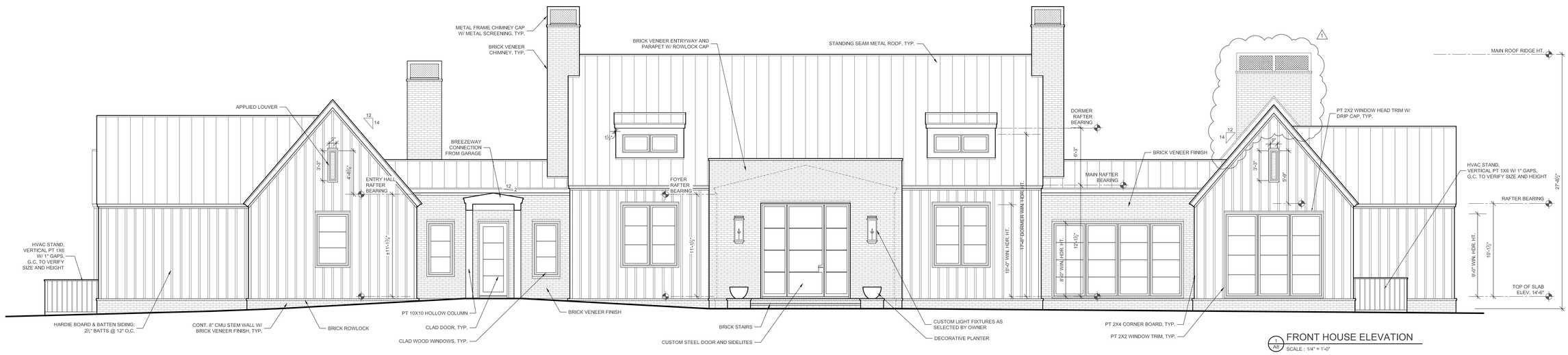
PROJECT #: 20-044

DATE: August 16, 2021




RIGHT SIDE HOUSE ELEVATION

2 / A6 SCALE : 1/4" = 1'-0"




FRONT HOUSE ELEVATION

1 / A6 SCALE : 1/4" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 10 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

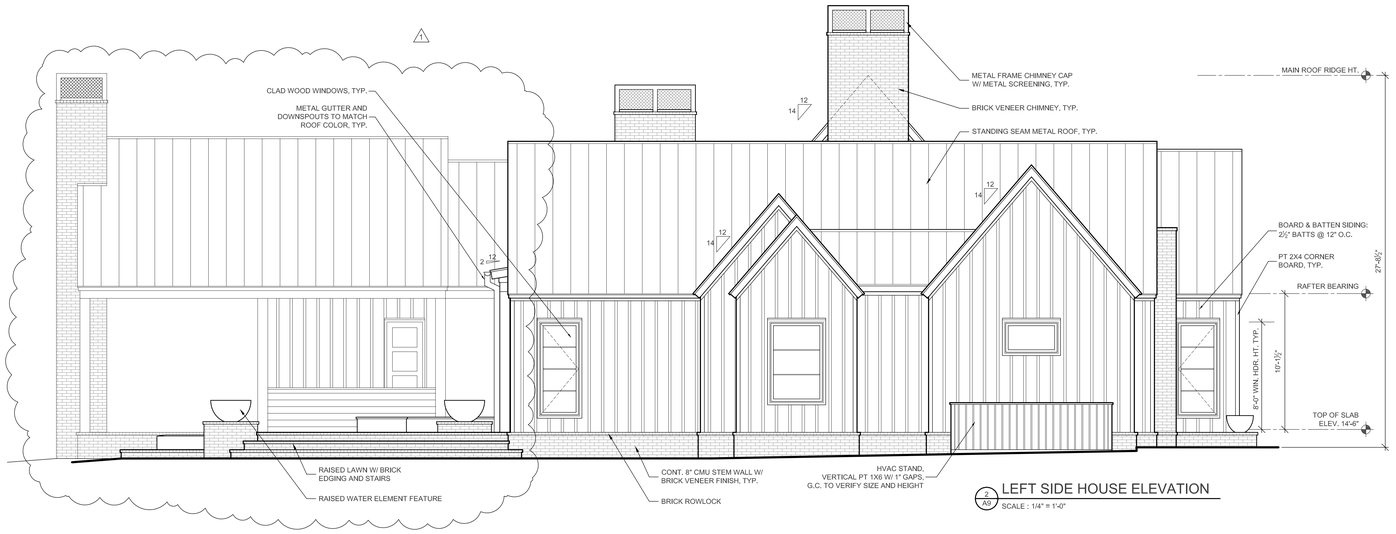
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

# A8

PROJECT #: 20-044

DATE: August 16, 2021




A9 LEFT SIDE HOUSE ELEVATION
SCALE : 1/4" = 1'-0"




A9 REAR HOUSE ELEVATION
SCALE : 1/4" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 16 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

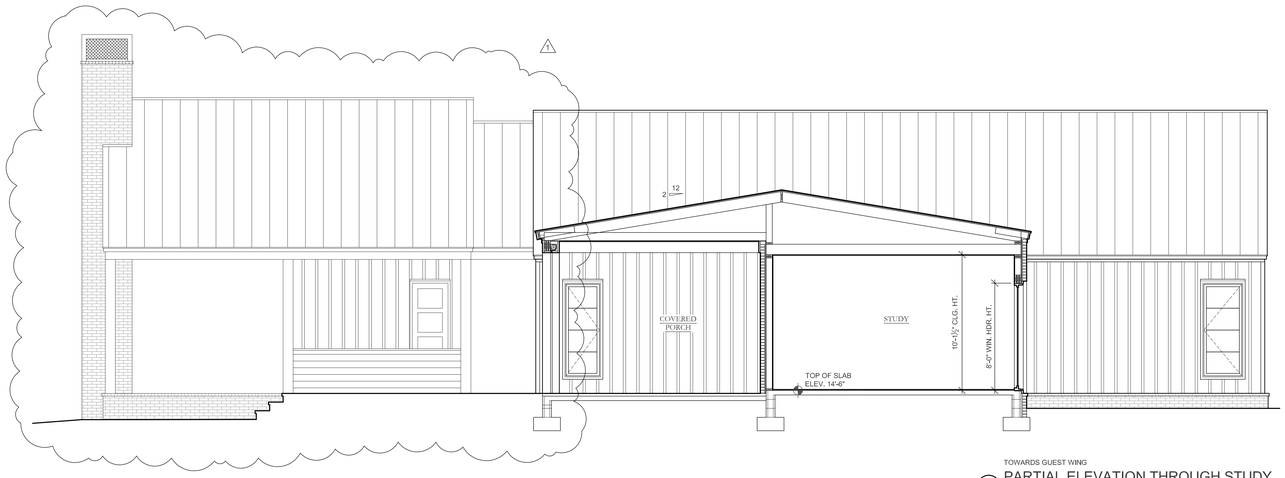
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A9

PROJECT #: 20-044

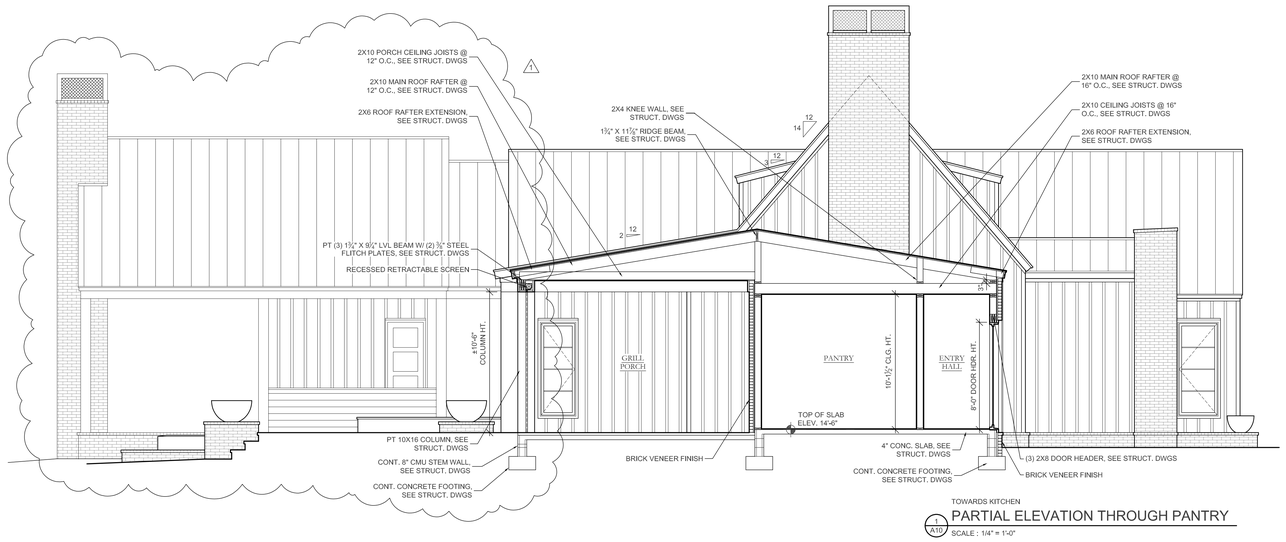
DATE: August 16, 2021




TOWARDS GUEST WING

2/A10 PARTIAL ELEVATION THROUGH STUDY

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




TOWARDS KITCHEN

1/A10 PARTIAL ELEVATION THROUGH PANTRY

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

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 10 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

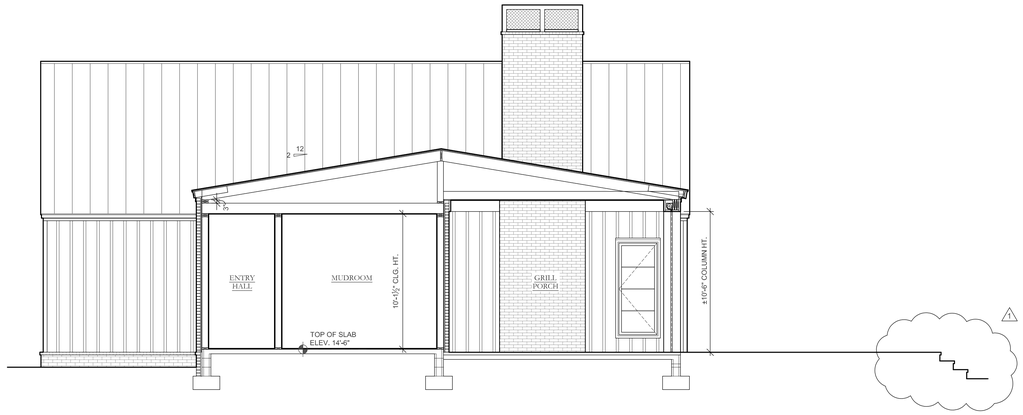
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

# A10

PROJECT #: 20-044

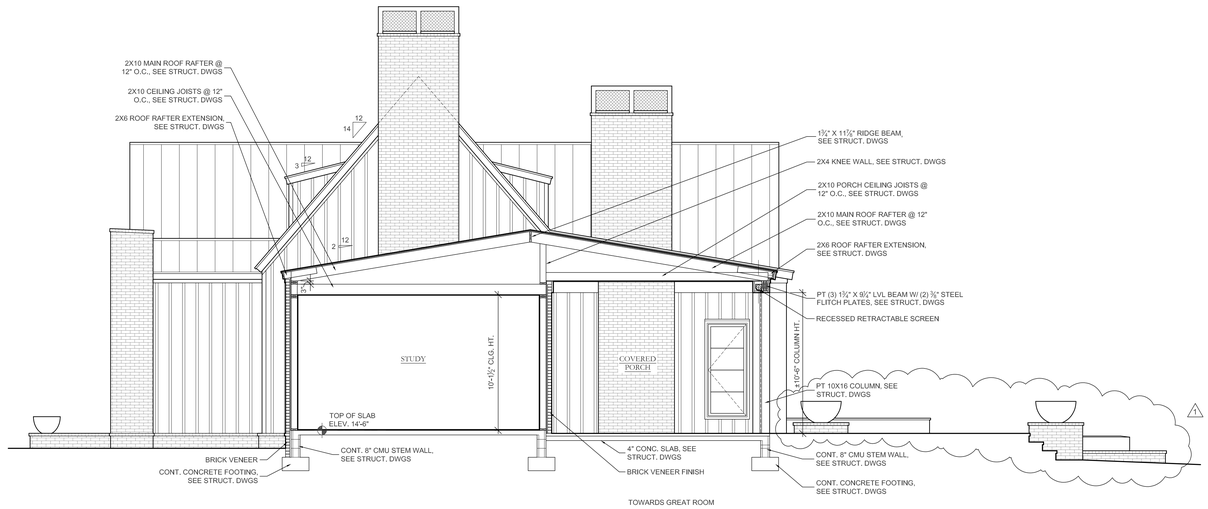
DATE: August 16, 2021




TOWARDS MASTER SUITE

## 2 A11 PARTIAL ELEVATION THROUGH MUDROOM

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




TOWARDS GREAT ROOM

## 1 A11 PARTIAL ELEVATION THROUGH STUDY

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

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| | PHASE | DATE |
|---|---|---|
| | Schematic Design | |
| | Design Development | |
| | Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

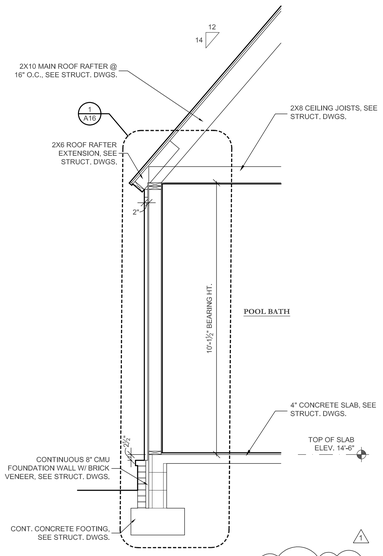
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

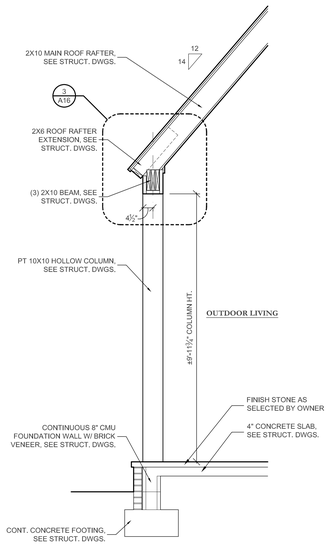
A11

PROJECT #: 20-044

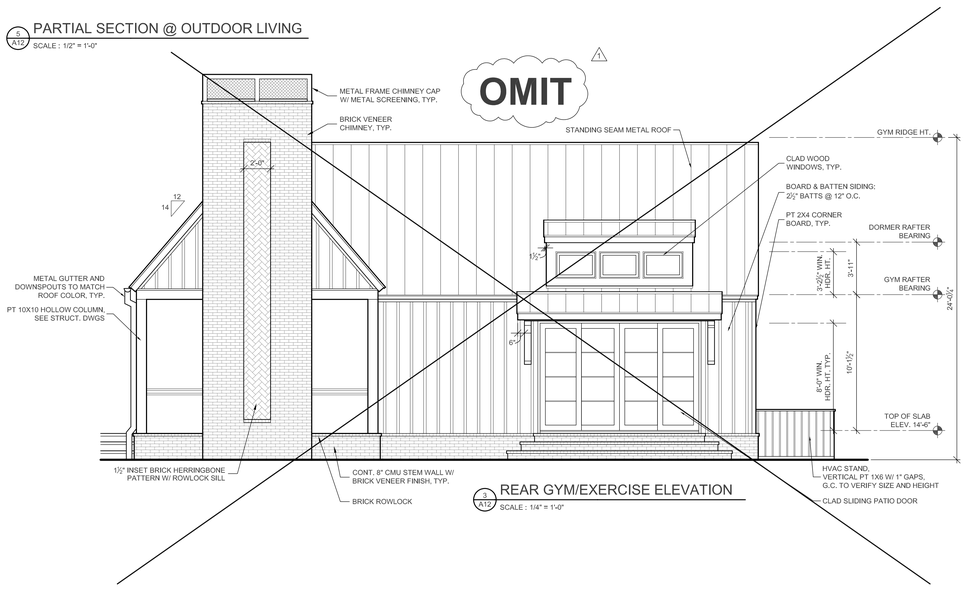
DATE: August 16, 2021



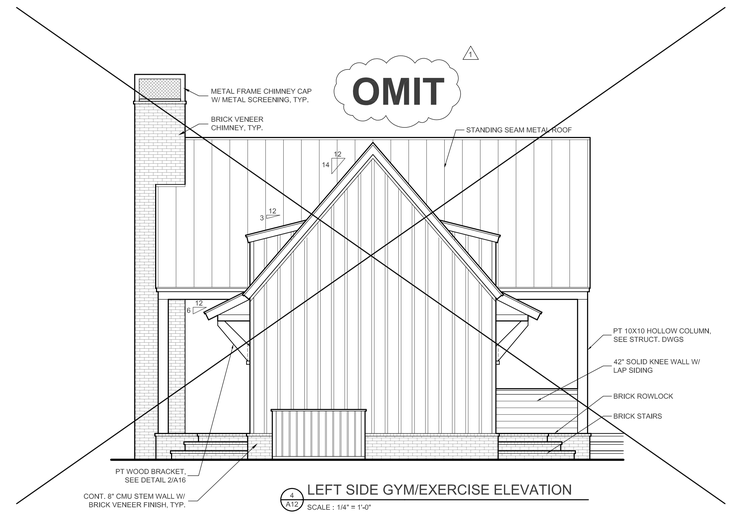

6 A12 PARTIAL SECTION @ POOL BATH
SCALE : 1/2" = 1'-0"



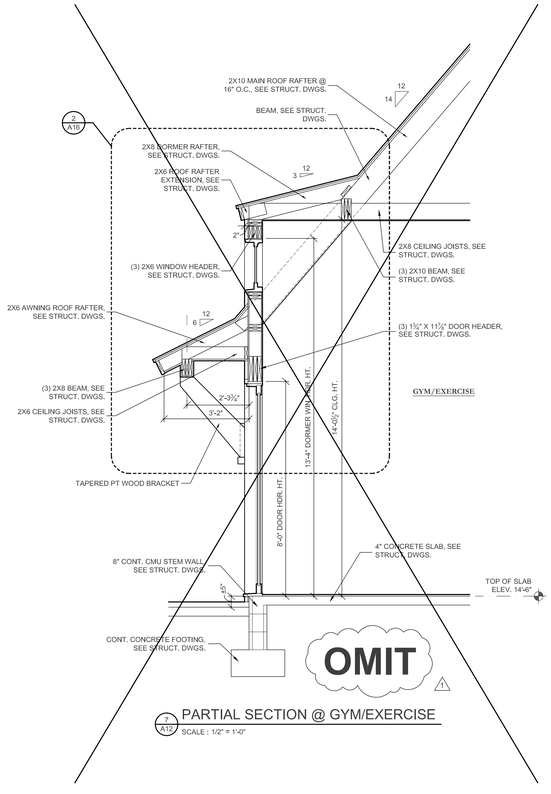

5 A12 PARTIAL SECTION @ OUTDOOR LIVING
SCALE : 1/2" = 1'-0"



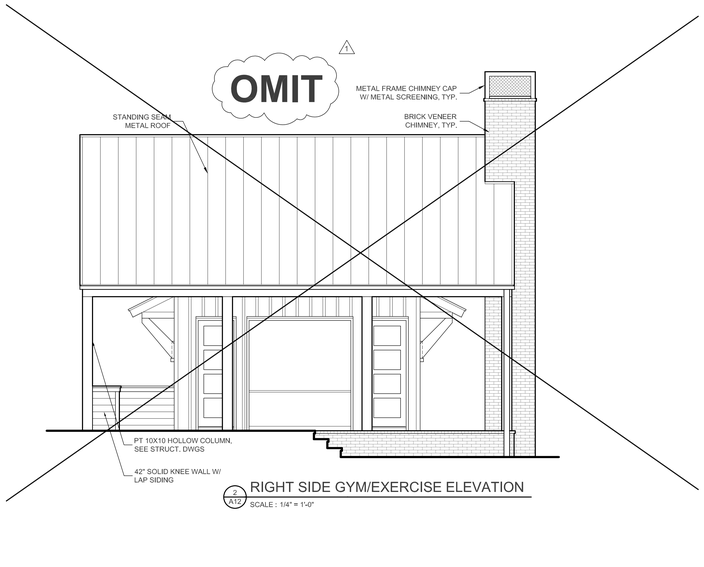

3 A12 REAR GYM/EXERCISE ELEVATION
SCALE : 1/4" = 1'-0"



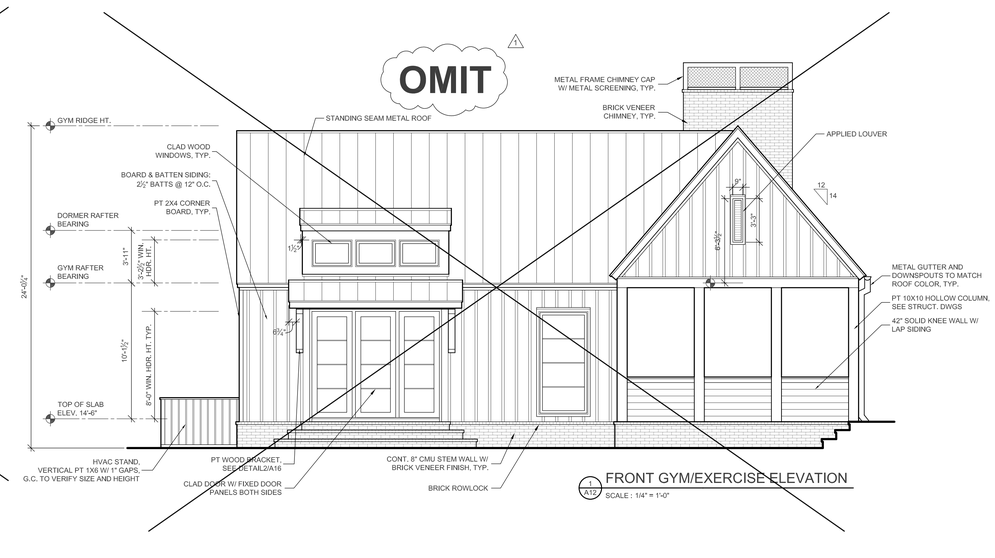

4 A12 LEFT SIDE GYM/EXERCISE ELEVATION
SCALE : 1/4" = 1'-0"




7 A12 PARTIAL SECTION @ GYM/EXERCISE
SCALE : 1/2" = 1'-0"




2 A12 RIGHT SIDE GYM/EXERCISE ELEVATION
SCALE : 1/4" = 1'-0"




1 A12 FRONT GYM/EXERCISE ELEVATION
SCALE : 1/4" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 6 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

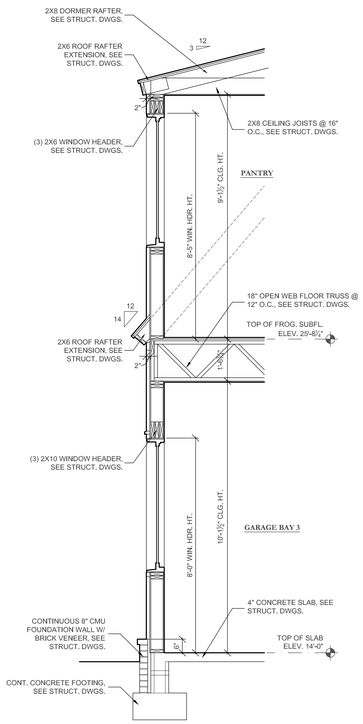
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

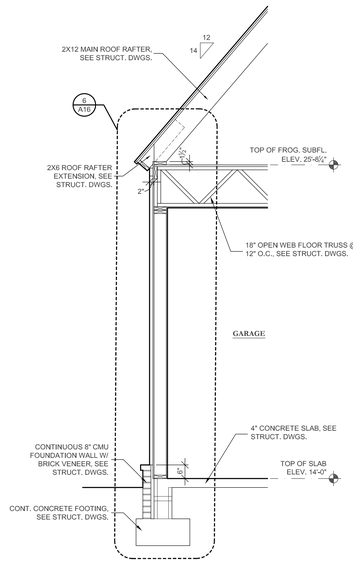
A12

PROJECT #: 20-044

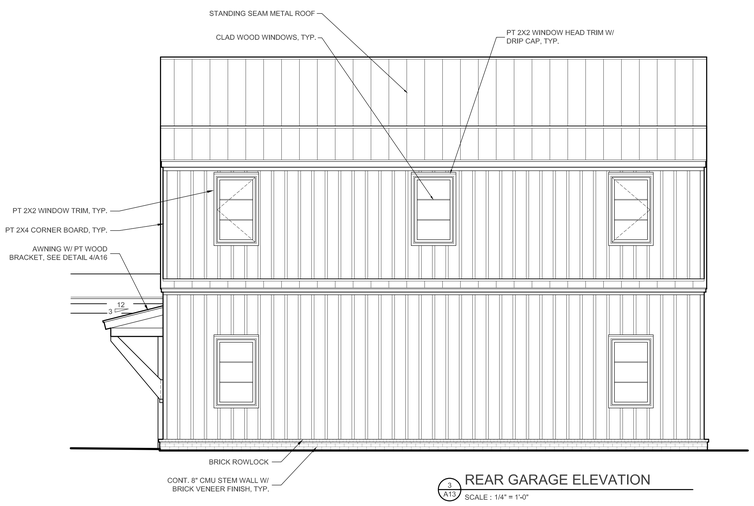
DATE: August 16, 2021



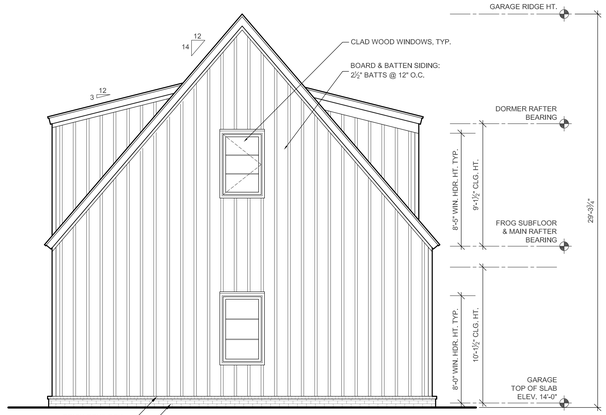

6 / A13 PARTIAL SECTION @ GARAGE BAY 3/PANTRY
SCALE : 1/2" = 1'-0"



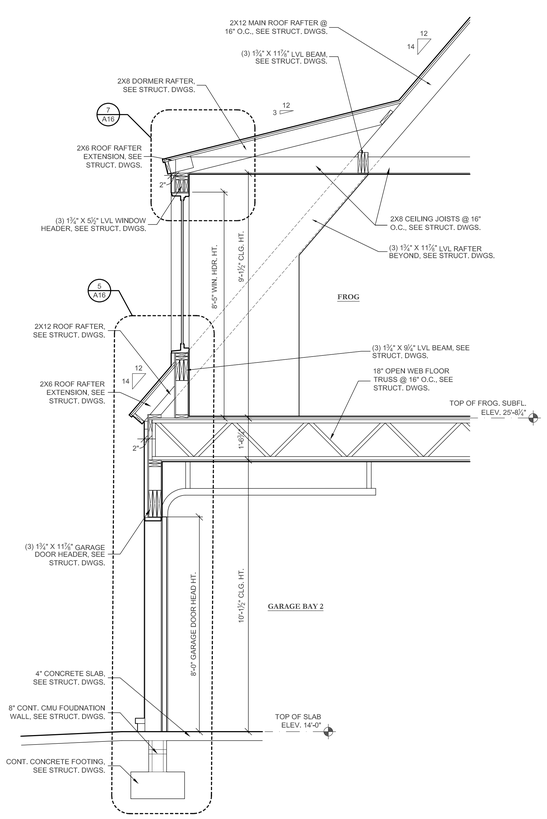

1 / A13 TYP. SECTION @ GARAGE
SCALE : 1/2" = 1'-0"



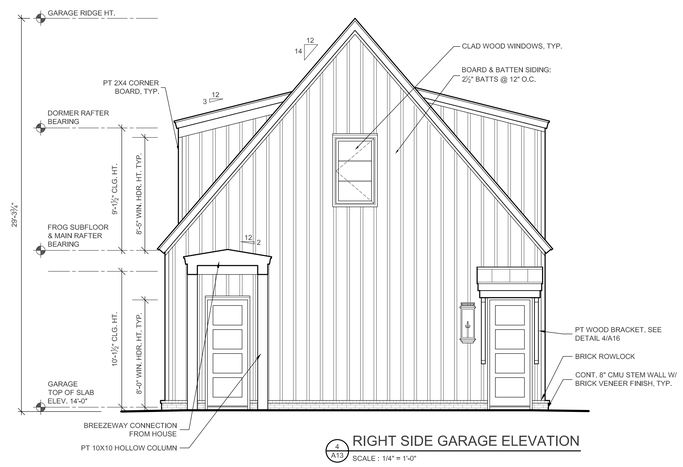

3 / A13 REAR GARAGE ELEVATION
SCALE : 1/4" = 1'-0"




2 / A13 LEFT SIDE GARAGE ELEVATION
SCALE : 1/4" = 1'-0"




5 / A13 PARTIAL SECTION @ GARAGE BAY 2/FROG
SCALE : 1/2" = 1'-0"




4 / A13 RIGHT SIDE GARAGE ELEVATION
SCALE : 1/4" = 1'-0"




1 / A13 FRONT GARAGE ELEVATION
SCALE : 1/4" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
10 / 6 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

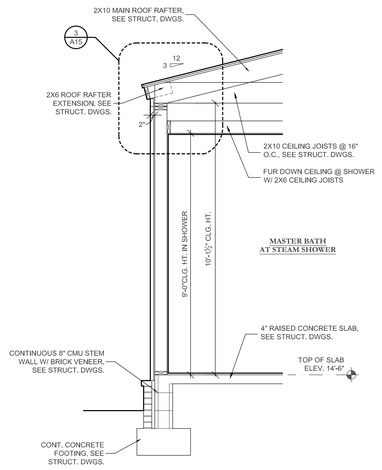
STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

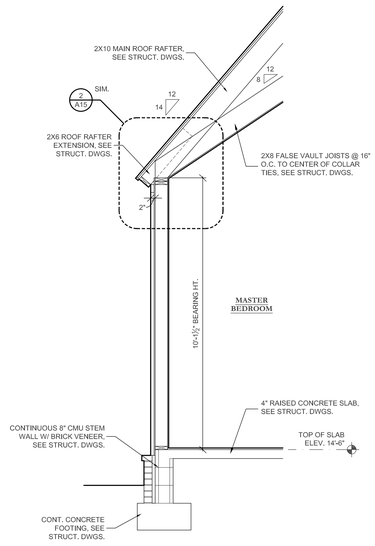
SHEET
A13

PROJECT #: 20-044

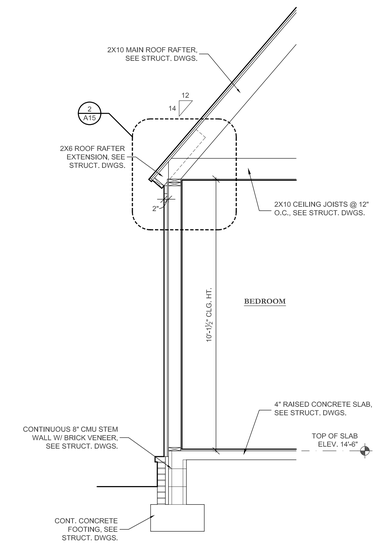
DATE: August 16, 2021



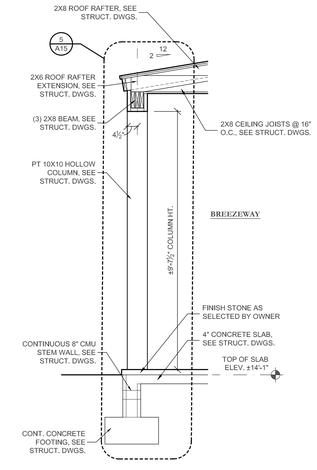

8 A14 PARTIAL SECTION @ MASTER BATH
SCALE : 1/2" = 1'-0"



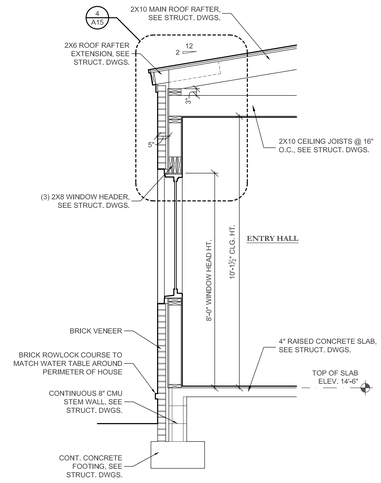

7 A14 PARTIAL SECTION @ MASTER BEDROOM
SCALE : 1/2" = 1'-0"



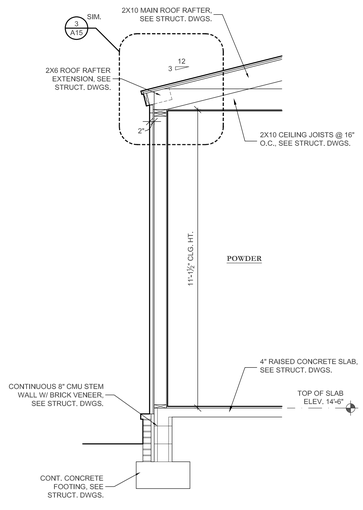

6 A14 PARTIAL SECTION @ BEDROOM
SCALE : 1/2" = 1'-0"



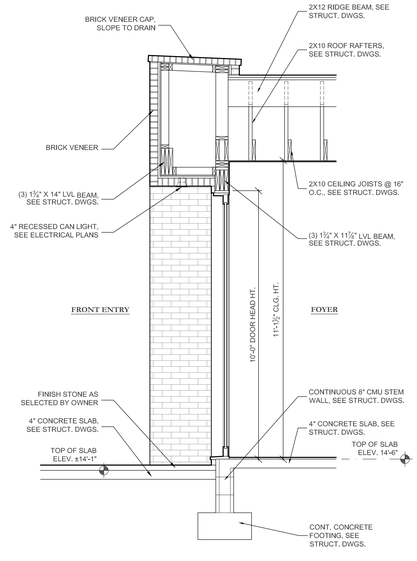

5 A14 PARTIAL SECTION @ BREEZEWAY
SCALE : 1/2" = 1'-0"



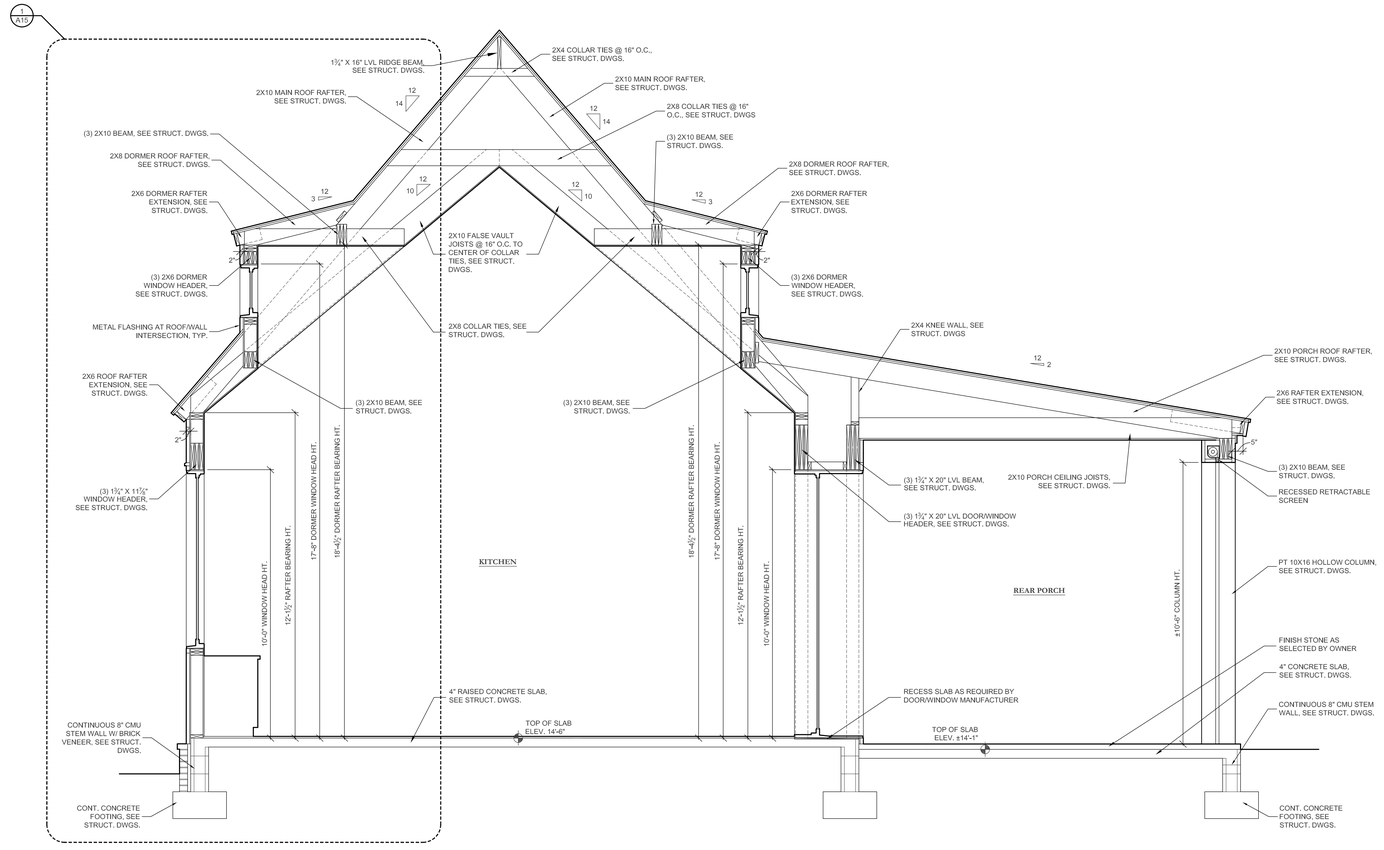

4 A14 PARTIAL SECTION @ ENTRY HALL
SCALE : 1/2" = 1'-0"




1 A14 PARTIAL SECTION @ POWDER
SCALE : 1/2" = 1'-0"




2 A14 PARTIAL SECTION @ FRONT ENTRY/FOYER
SCALE : 1/2" = 1'-0"




A14 PARTIAL SECTION @ KITCHEN/REAR PORCH
SCALE : 1/2" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
08/16/2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

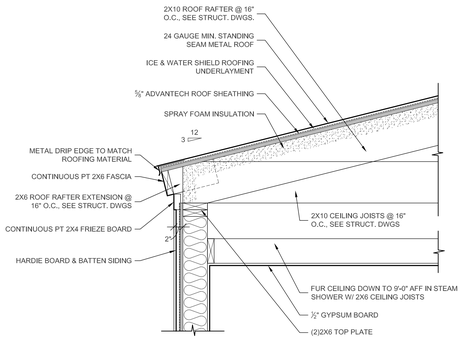
STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A14

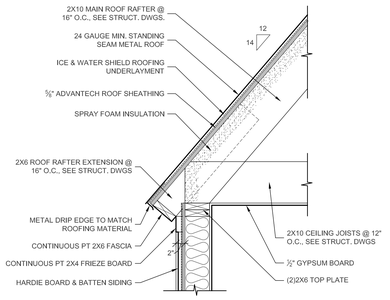
PROJECT #: 20-044

DATE: August 16, 2021



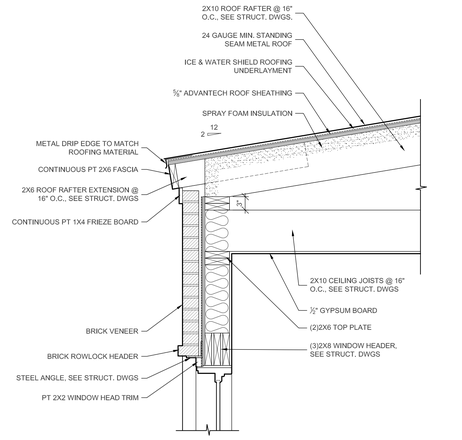

1 A15 EAVE DETAIL @ MASTER BATH

SCALE : 1" = 1'-0"



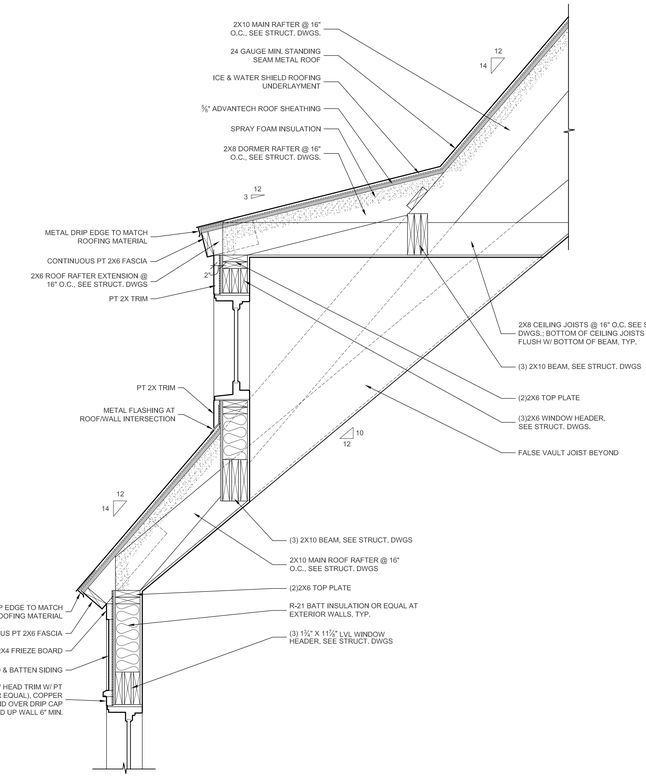

2 A15 EAVE DETAIL @ BEDROOM

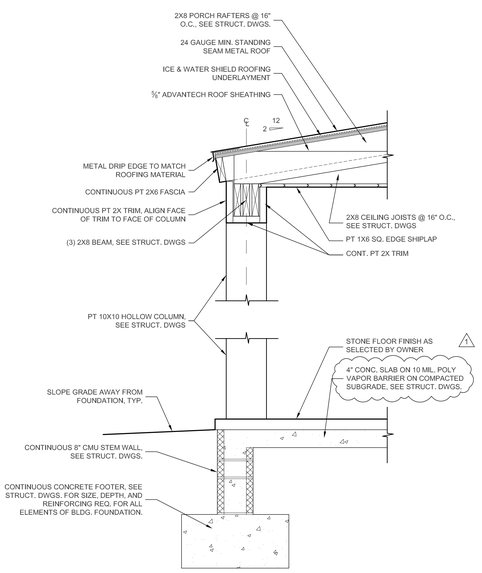
SCALE : 1" = 1'-0"




3 A15 EAVE DETAIL AT ENTRY HALL

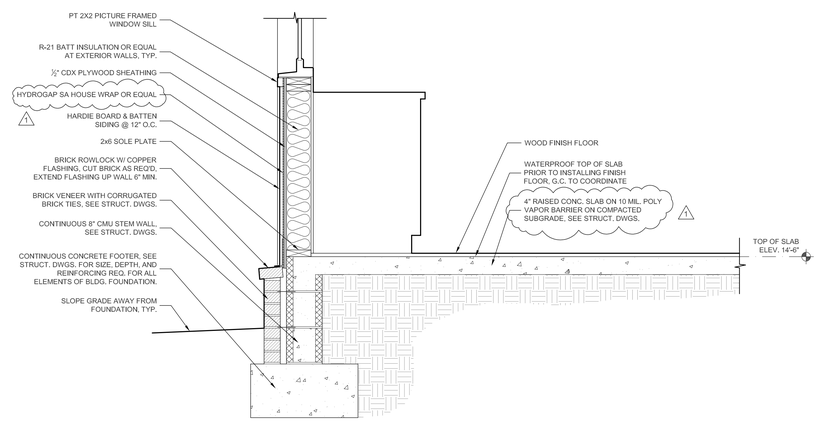
SCALE : 1" = 1'-0"




5 A15 SECTION DETAIL AT BREEZEWAY

SCALE : 1" = 1'-0"




1 A15 SECTION @ KITCHEN

SCALE : 1" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

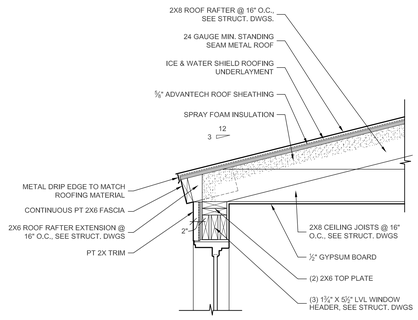
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

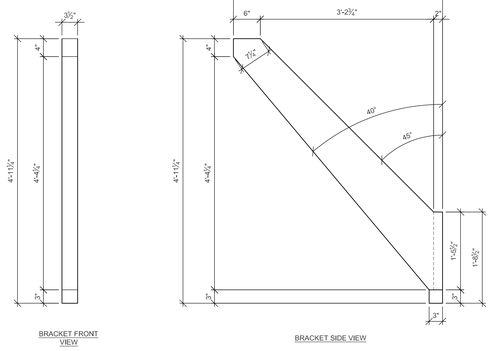
A15

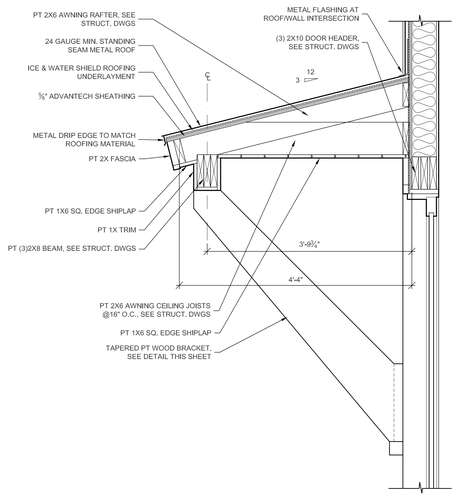
PROJECT #: 20-044

DATE: August 16, 2021

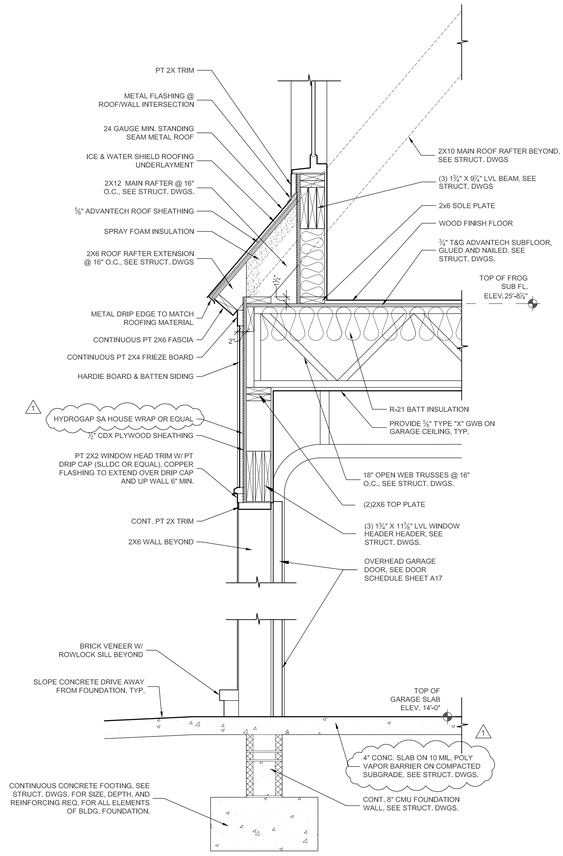



7 / A16 EAVE DETAIL @ FROG
SCALE : 1" = 1'-0"

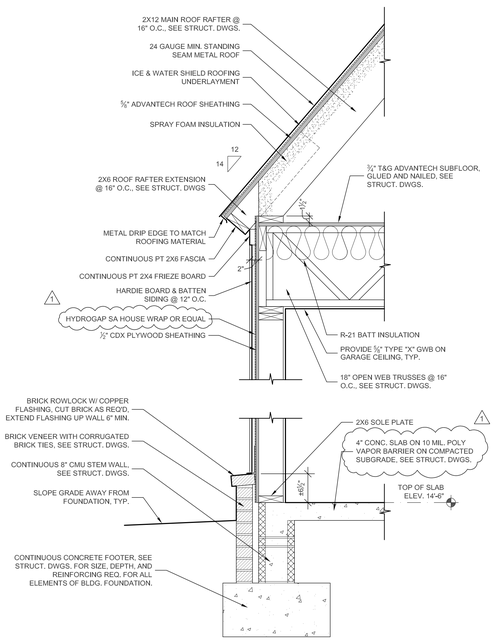


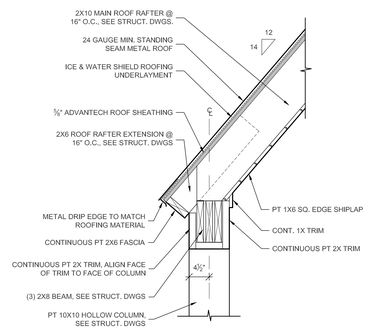

4 / A16 AWNING DETAIL @ GARAGE FROG ENTRY
SCALE : 1" = 1'-0"



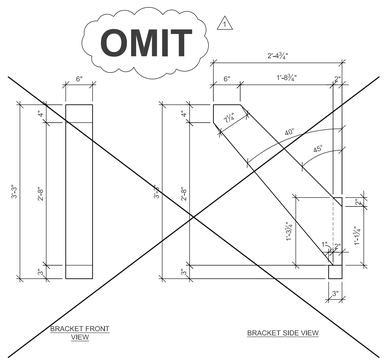

5 / A16 SECTION AT GARAGE BAY 2
SCALE : 1" = 1'-0"

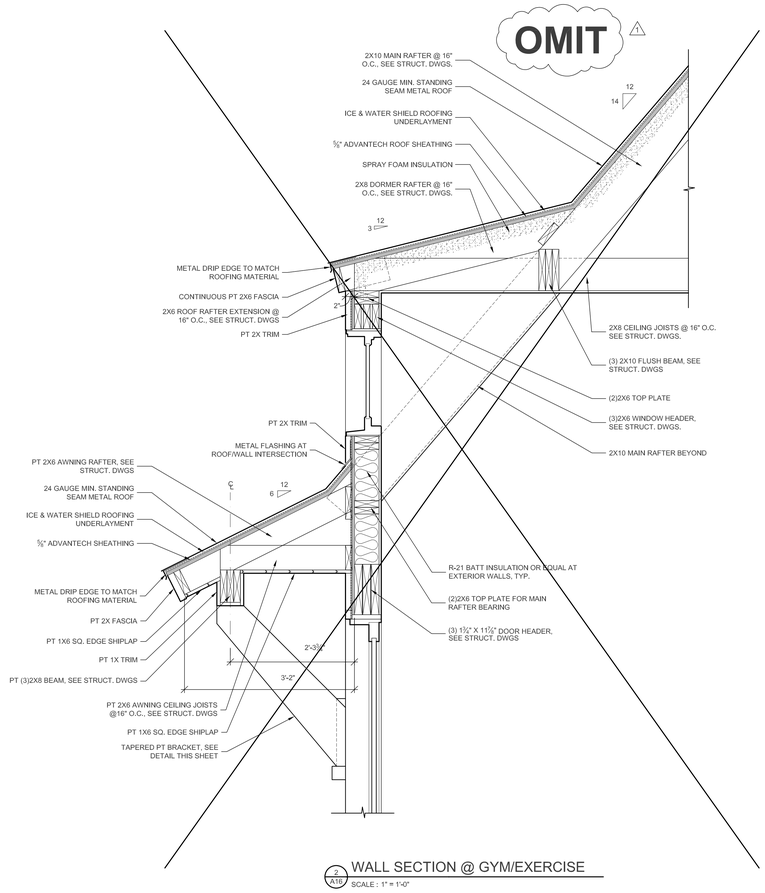



6 / A16 TYPICAL GARAGE SECTION
SCALE : 1" = 1'-0"

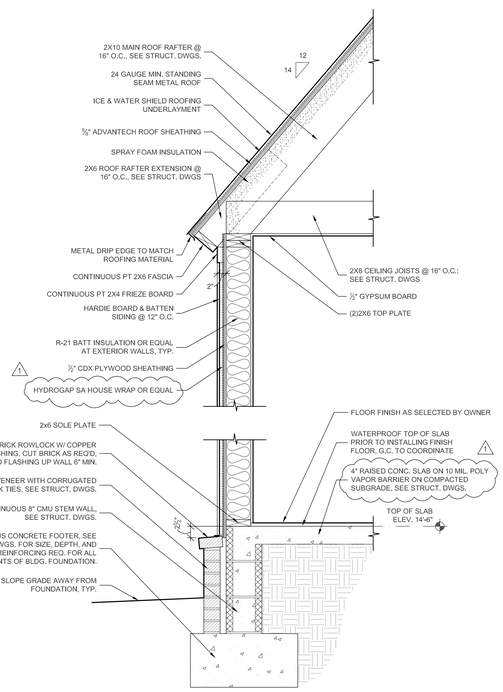



3 / A16 EAVE DETAIL @ OUTDOOR LIVING
SCALE : 1" = 1'-0"




2 / A16 WALL SECTION @ GYM/EXERCISE
SCALE : 1" = 1'-0"




1 / A16 WALL SECTION @ POOL BATH
SCALE : 1" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
10 / 6 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

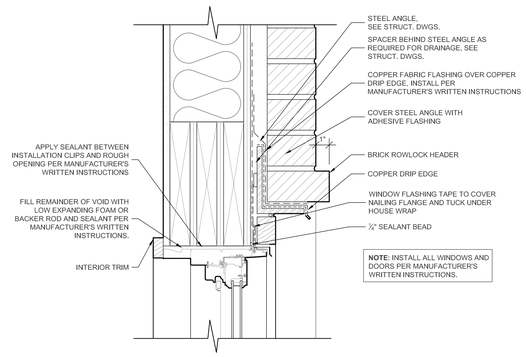
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

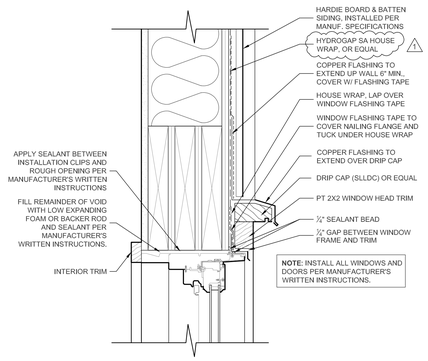
SHEET
A16

PROJECT #: 20-044

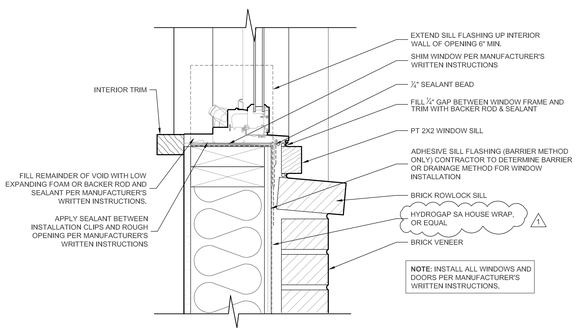
DATE: August 16, 2021



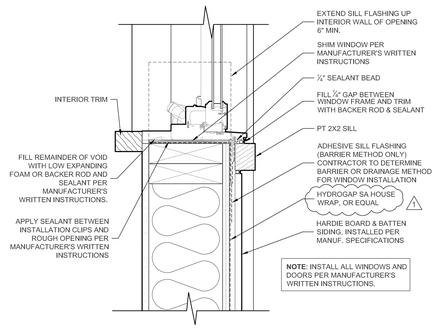

1/A17 WINDOW HEAD DETAIL @ BRICK VENEER LOCATIONS
SCALE : 3" = 1'-0"



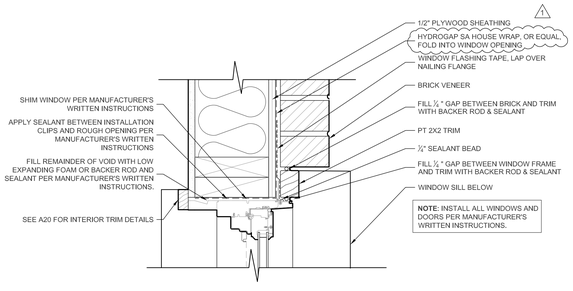

2/A17 WINDOW HEAD DETAIL
SCALE : 3" = 1'-0"



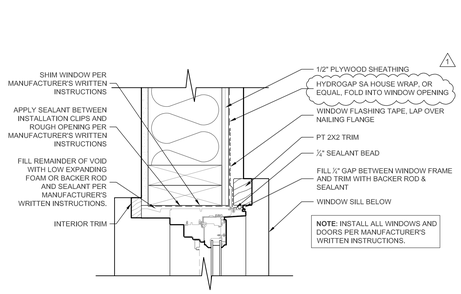

3/A17 WINDOW SILL DETAIL @ BRICK VENEER LOCATIONS
SCALE : 3" = 1'-0"



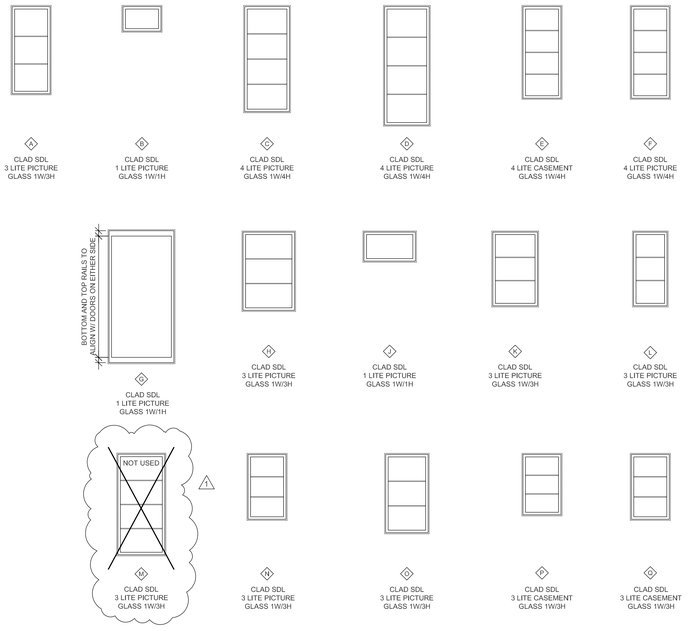

4/A17 WINDOW SILL DETAIL
SCALE : 3" = 1'-0"




5/A17 WINDOW JAMB DETAIL @ BRICK VENEER LOCATIONS
SCALE : 3" = 1'-0"




6/A17 WINDOW JAMB DETAIL
SCALE : 3" = 1'-0"

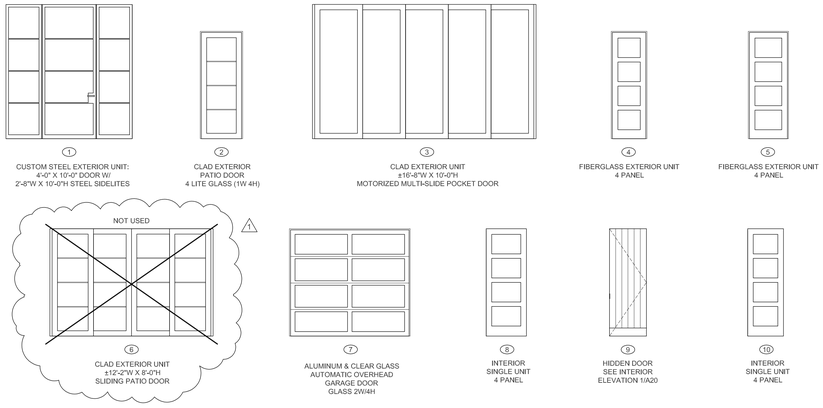



## WINDOW SCHEDULE

| TAG | WIDTH | HEIGHT | HEAD HEIGHT | MAT. / FIN. | MANUFACTURER | NOTES |
|---|---|---|---|---|---|---|
| A | 3'-0" | 6'-8" | 10'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 8 |
| B | 3'-0" | 2'-0" | VARIES | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 5, 6, 8 |
| C | 3'-6" | 8'-0" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 4, 8 |
| D | 3'-6" | 9'-0" | 9'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 4, 8 |
| E | 3'-0" | 7'-0" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 3, 4, 8 |
| F | 3'-0" | 7'-0" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 4, 8 |
| G | 5'-0" | 10'-0" | 10'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 4, 8 |
| H | 4'-0" | 6'-0" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 4, 8 |
| J | 4'-0" | 2'-4" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 8 |
| K | 3'-6" | 5'-8" | 9'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 8 |
| L | 2'-8" | 5'-8" | 8'-0" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 8 |
| M | NOT USED | 1 | | | | |
| N | 3'-0" | 5'-0" | VARIES | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 5, 7, 8 |
| O | 3'-4" | 6'-0" | 8'-5" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 8 |
| P | 3'-0" | 4'-8" | 8'-5" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 3, 8 |
| Q | 3'-0" | 5'-0" | 8'-5" | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 3, 8 |

**WINDOW SCHEDULE NOTES:**

1. INSTALL UNITS PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2. ALL WINDOWS ARE TO BE HURRICANE RATED OR MEET THE REQUIREMENTS OF WINDBORN DEBRIS PROTECTION OF IRC 301.2.1.2 (D.P. 50 MINIMUM)
3. SEE EXTERIOR ELEVATIONS FOR CASEMENT WINDOW OPENING DIRECTION
4. TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS PER 2021 IRC SECTION R308.4.3 1
5. SEE FLOOR PLANS FOR VARIATIONS IN HEADER HEIGHTS
6. WINDOW "B" TO HAVE A HEADER HEIGHT OF 17'-8" IN MAIN HOUSE. WINDOW "B" TO HAVE A HEADER HEIGHT OF 13'-4" IN GYM/EXERCISE.
7. WINDOW "N" TO HAVE A HEADER HEIGHT OF 8'-0" ON FIRST FLOOR OF GARAGE. WINDOW "N" TO HAVE A HEADER HEIGHT OF 8'-5" ON SECOND FLOOR OF GARAGE.
8. WINDOWS TO HAVE ⅝" DIVIDED LITES W/ A SQUARE EDGE STICKING PROFILE.




## DOOR SCHEDULE

| TAG | WIDTH | HEIGHT | THICKNESS | MAT. / FIN. | MANUFACTURER | NOTES |
|---|---|---|---|---|---|---|
| 1 | 9'-5" | 10'-0" | | STEEL | CUSTOM | 1, 2, 3 |
| 2 | 3'-0" | 8'-0" | | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 3, 5 |
| 3 | ±16'-8" | 10'-0" | | CLAD | MARVIN ULTIMATE SERIES | 1, 2, 3 |
| 4 | 2'-8" | 8'-0" | 1¾" | FIBERGLASS | T.B.D. | 1 |
| 5 | 3'-0" | 8'-0" | 1¾" | FIBERGLASS | T.B.D. | 1 |
| 6 | NOT USED | 1 | | | | |
| 7 | 9'-0" | 8'-0" | | ALUMINUM | T.B.D. | 1 |
| 8 | 3'-0" | 8'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 9 | ±2'-9" | 8'-0" | | COMPOSITE | T.B.D. | 1 |
| 10 | 2'-8" | 8'-0" | 1¾" | COMPOSITE | T.B.D. | 1, 4 |
| 11 | 2'-4" | 8'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 12 | (2) 2'-0" | 8'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 13 | 3'-0" | 7'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 14 | 2'-8" | 7'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 15 | 2'-4" | 7'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 16 | (2) 2'-0" | 7'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |
| 17 | (2) 2'-0" | 7'-0" | 1¾" | COMPOSITE | T.B.D. | 1 |

**DOOR SCHEDULE NOTES:**

1. INSTALL UNITS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE COMPLETE FLASHING AND INSULATION AT EXTERIOR UNITS.
2. ALL GLAZING TO BE TEMPERED PER 2021 IRC SECTION 308.4 1
3. ALL DOORS WITH GLAZING ARE TO BE HURRICANE RATED OR MEET THE REQUIREMENTS OF WINDBORN DEBRIS PROTECTION OF IRC 301.2.1.2 (DP 50 MINIMUM)
4. SEE FLOOR PLANS FOR POCKET DOOR LOCATIONS
5. CLAD EXTERIOR DOORS TO HAVE ⅝" DIVIDED LITES W/ A SQUARE EDGE STICKING PROFILE

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
10 / 6 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

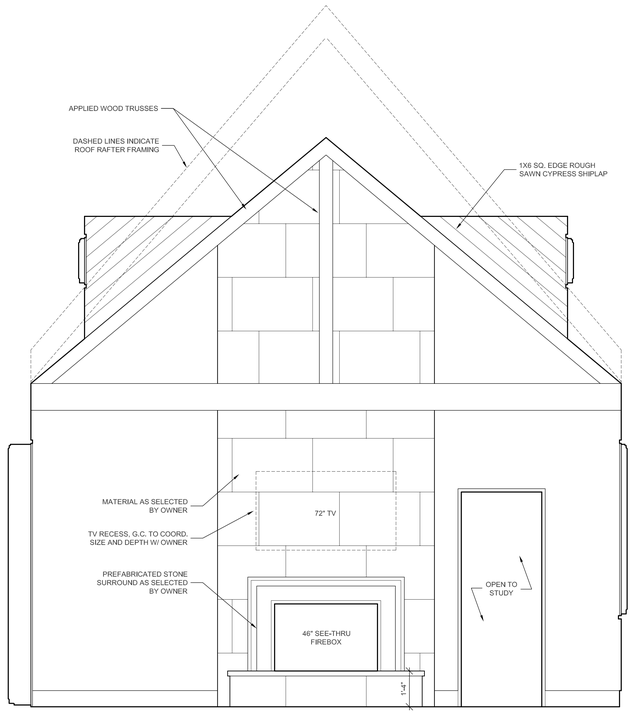
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

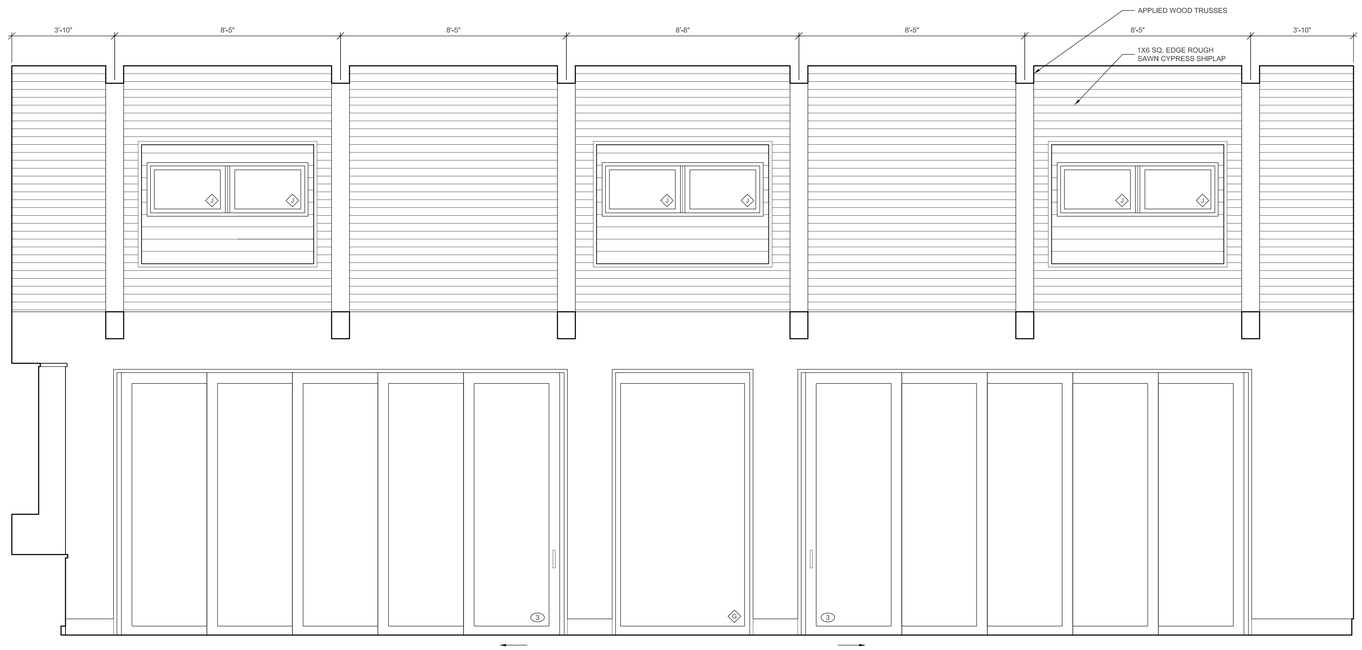
SHEET
A17

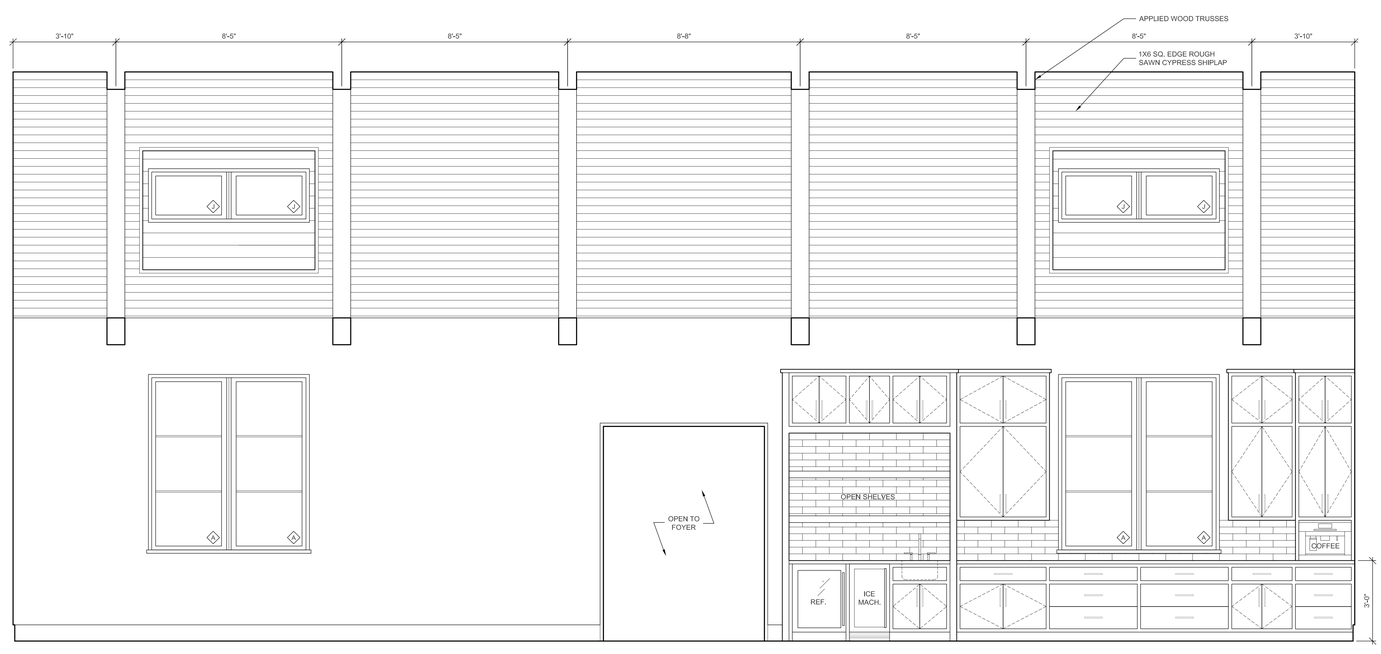
PROJECT #: 20-044

DATE: August 16, 2021

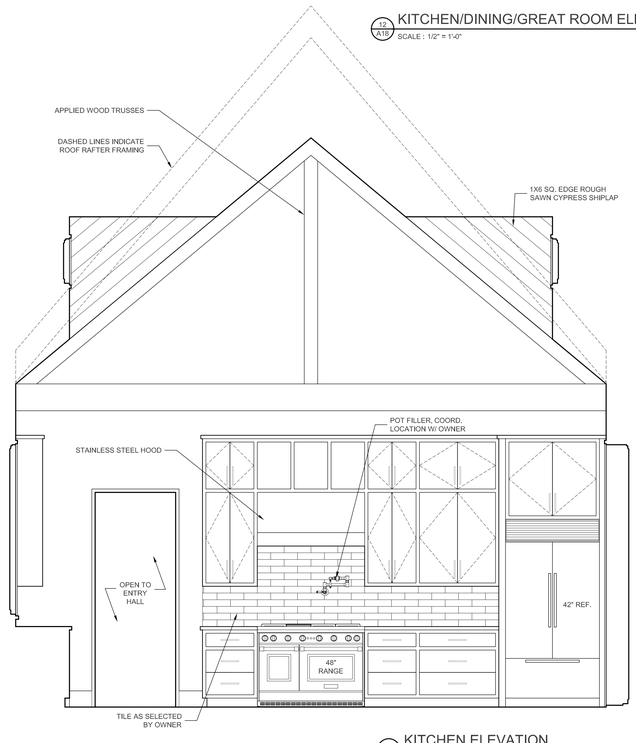



12/A18 GREAT ROOM ELEVATION
SCALE : 1/2" = 1'-0"




10/A18 GREAT ROOM/DINING/KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"

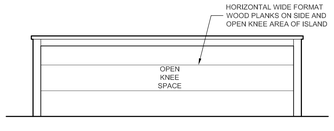



11/A18 KITCHEN/DINING/GREAT ROOM ELEVATION
SCALE : 1/2" = 1'-0"

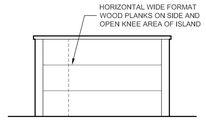
11/A18 KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"

**NOTES:**

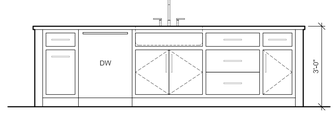
1. INTERIOR WINDOW AND DOOR CASING TO BE 2X2 MOULDING.
2. BASEBOARDS THROUGHOUT TO BE 1X8 UNLESS NOTED OTHERWISE.



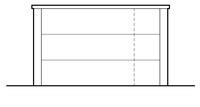

8/A18 KITCHEN ISLAND
SCALE : 1/2" = 1'-0"



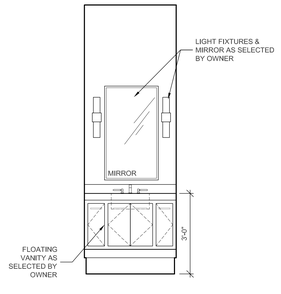

9/A18 KITCHEN ISLAND
SCALE : 1/2" = 1'-0"



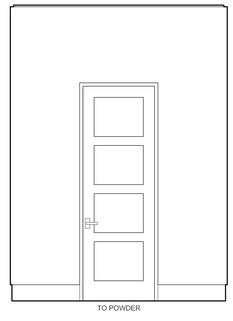

7/A18 KITCHEN ISLAND
SCALE : 1/2" = 1'-0"



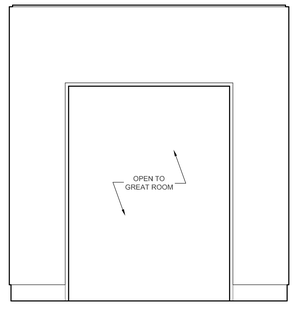
6/A18 KITCHEN ISLAND
SCALE : 1/2" = 1'-0"



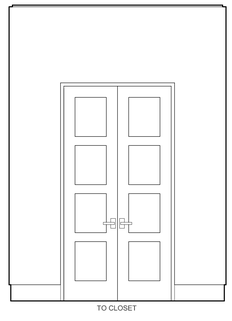

5/A18 POWDER ELEVATION
SCALE : 1/2" = 1'-0"



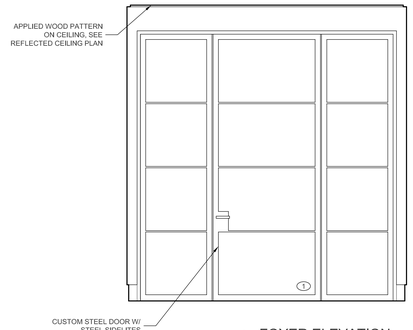

4/A18 FOYER ELEVATION
SCALE : 1/2" = 1'-0"




3/A18 FOYER ELEVATION
SCALE : 1/2" = 1'-0"




2/A18 FOYER ELEVATION
SCALE : 1/2" = 1'-0"




1/A18 FOYER ELEVATION
SCALE : 1/2" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
06 / 16 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

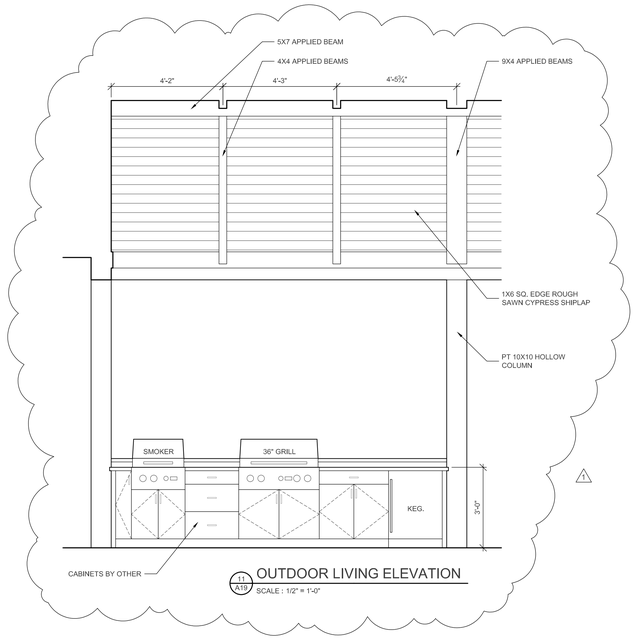
STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

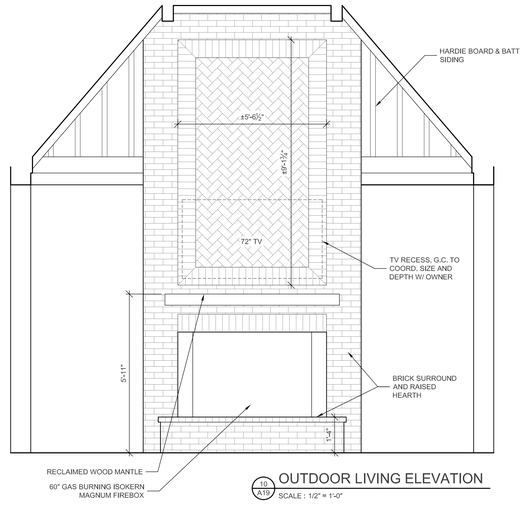
SHEET
A18

PROJECT #: 20-044

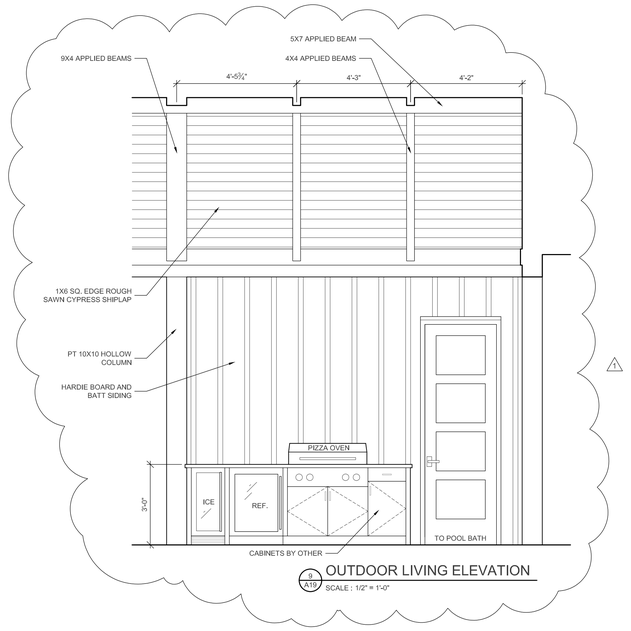
DATE: August 16, 2021



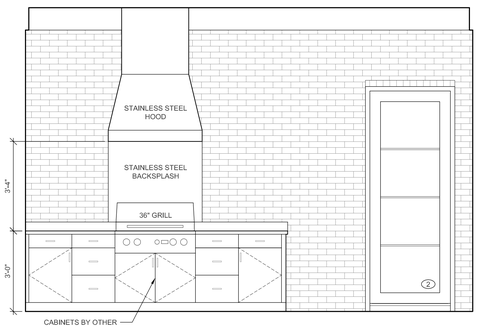

1/A19 OUTDOOR LIVING ELEVATION
SCALE : 1/2" = 1'-0"




1/A19 OUTDOOR LIVING ELEVATION
SCALE : 1/2" = 1'-0"



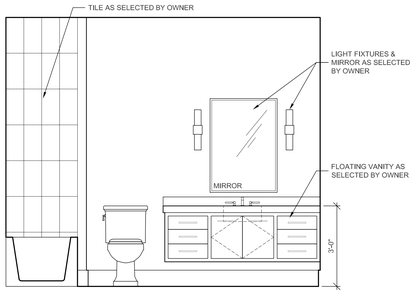

1/A19 OUTDOOR LIVING ELEVATION
SCALE : 1/2" = 1'-0"



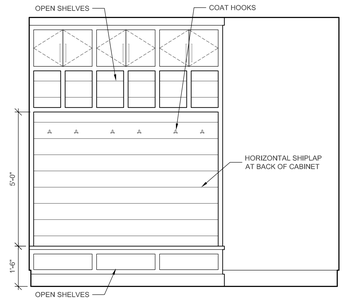

12/A19 GRILL PORCH ELEVATION
SCALE : 1/2" = 1'-0"

**NOTES:**

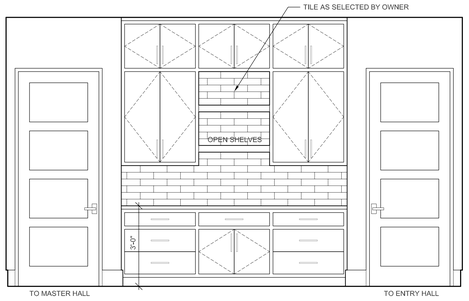
1. INTERIOR WINDOW AND DOOR CASING TO BE 2X2 MOULDING.
2. BASEBOARDS THROUGHOUT TO BE 1X8 UNLESS NOTED OTHERWISE.



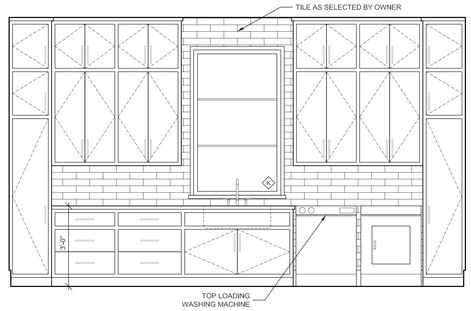

5/A19 BATH ELEVATION
SCALE : 1/2" = 1'-0"



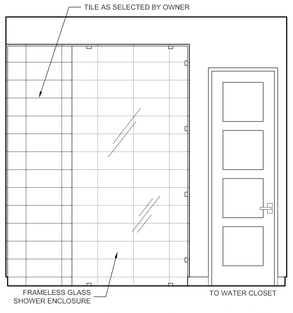

6/A19 MUD ROOM ELEVATION
SCALE : 1/2" = 1'-0"



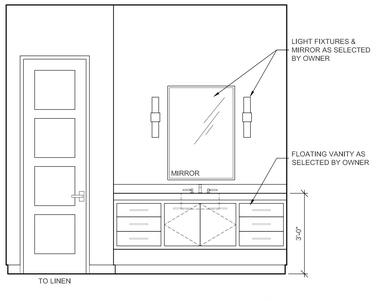

7/A19 LAUNDRY ELEVATION
SCALE : 1/2" = 1'-0"



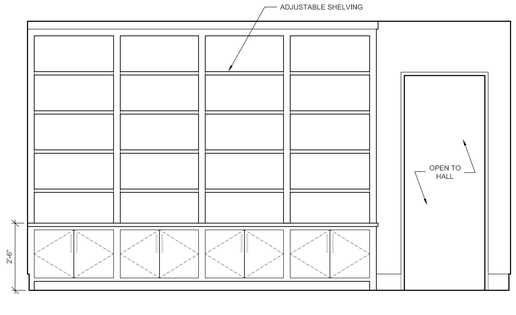

8/A19 LAUNDRY ELEVATION
SCALE : 1/2" = 1'-0"



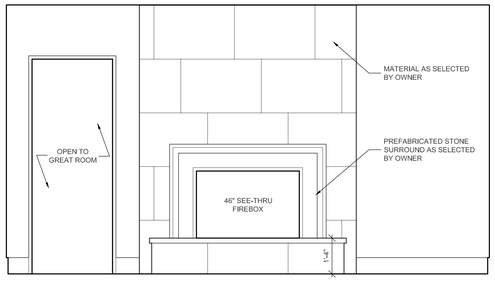

4/A19 GUEST BATH ELEVATION
SCALE : 1/2" = 1'-0"




3/A19 GUEST BATH ELEVATION
SCALE : 1/2" = 1'-0"




2/A19 STUDY ELEVATION
SCALE : 1/2" = 1'-0"




1/A19 STUDY ELEVATION
SCALE : 1/2" = 1'-0"

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
08/16/2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

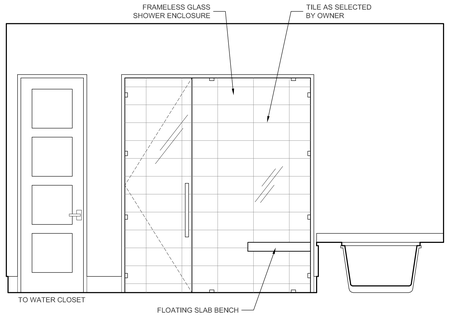
1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

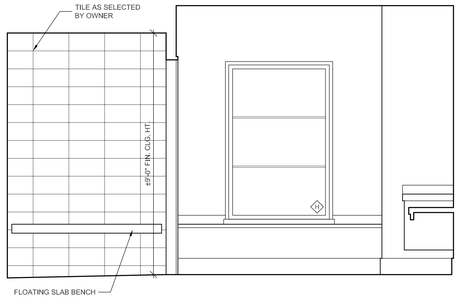
SHEET
A19

PROJECT #: 20-044

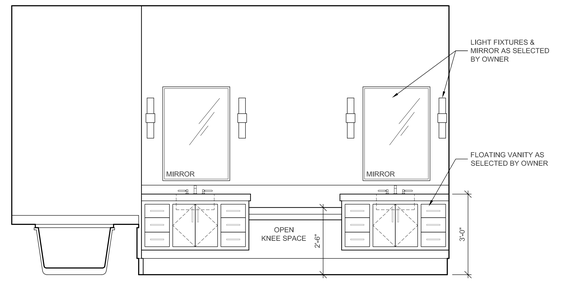
DATE: August 16, 2021



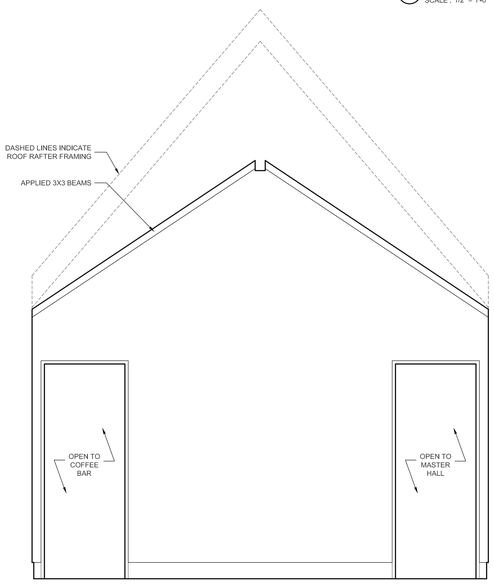

10/A20 MASTER BATH ELEVATION
SCALE : 1/2" = 1'-0"



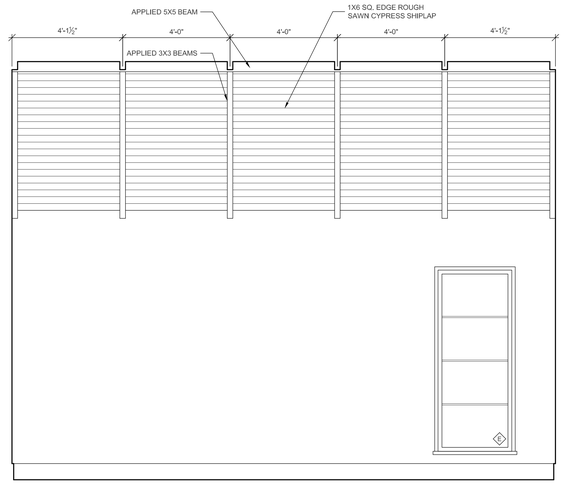

9/A20 MASTER BATH ELEVATION
SCALE : 1/2" = 1'-0"



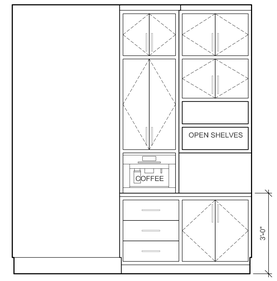

8/A20 MASTER BATH ELEVATION
SCALE : 1/2" = 1'-0"



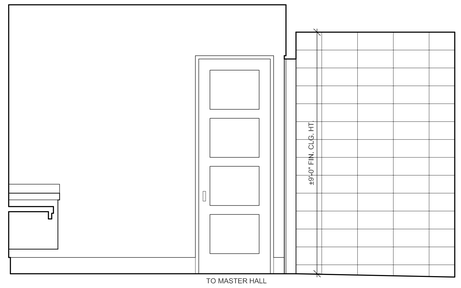

4/A20 MASTER BEDROOM ELEVATION
SCALE : 1/2" = 1'-0"



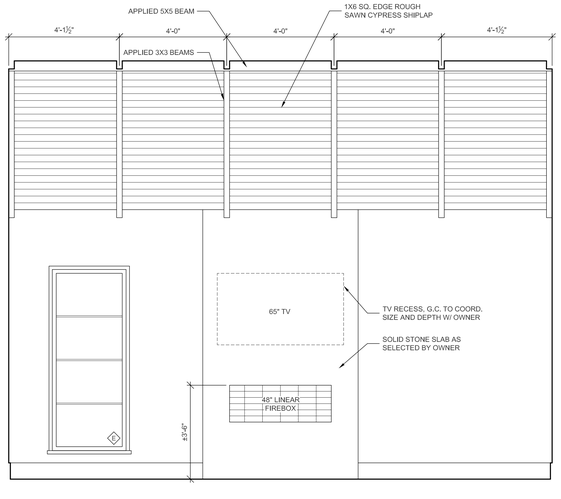

5/A20 MASTER BEDROOM ELEVATION
SCALE : 1/2" = 1'-0"



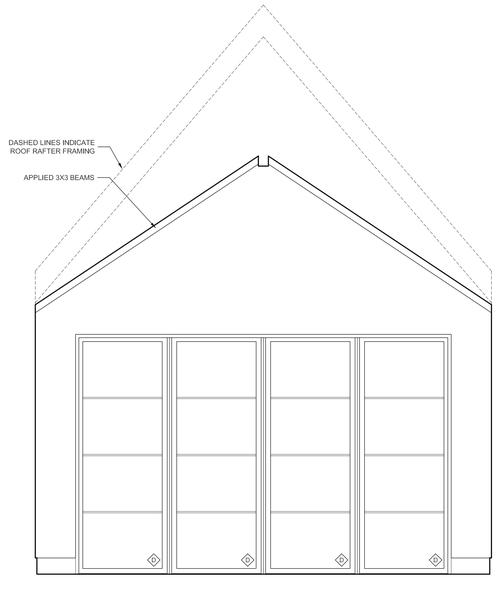

6/A20 COFFEE BAR ELEVATION
SCALE : 1/2" = 1'-0"



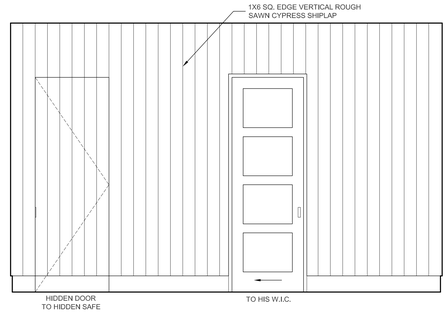

7/A20 MASTER BATH ELEVATION
SCALE : 1/2" = 1'-0"




3/A20 MASTER BEDROOM ELEVATION
SCALE : 1/2" = 1'-0"




2/A20 MASTER BEDROOM ELEVATION
SCALE : 1/2" = 1'-0"




1/A20 MASTER HALL ELEVATION
SCALE : 1/2" = 1'-0"

**NOTES:**

1. INTERIOR WINDOW AND DOOR CASING TO BE 2X2 MOULDING.
2. BASEBOARDS THROUGHOUT TO BE 1X8 UNLESS NOTED OTHERWISE.

C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved

| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 16 / 2021
Charleston, SC
No. 6418
REGISTERED ARCHITECT

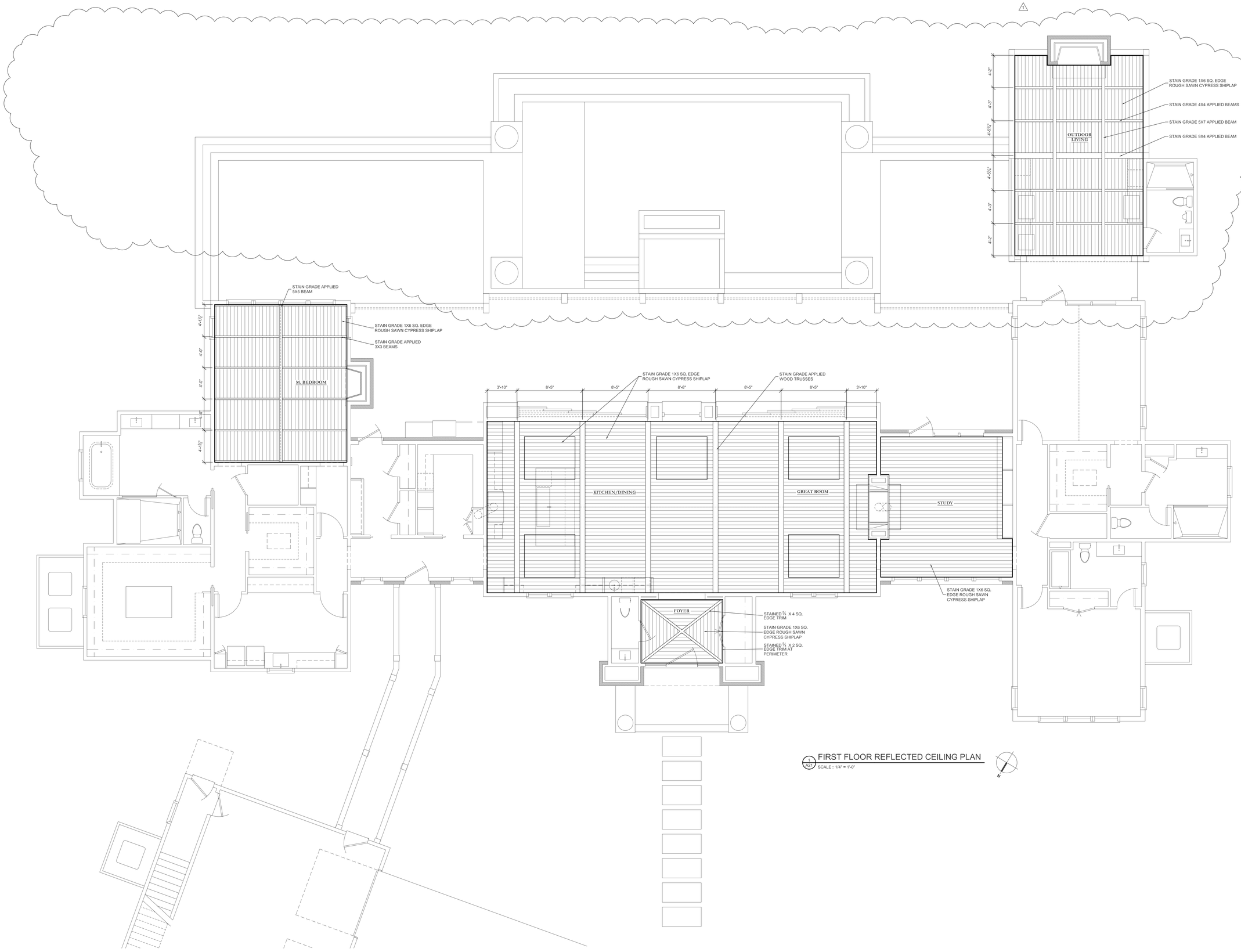
STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
A20

PROJECT #: 20-044

DATE: August 16, 2021




1 A21 FIRST FLOOR REFLECTED CEILING PLAN

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


C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER

**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 16 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT

**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET

A21

PROJECT #: 20-044

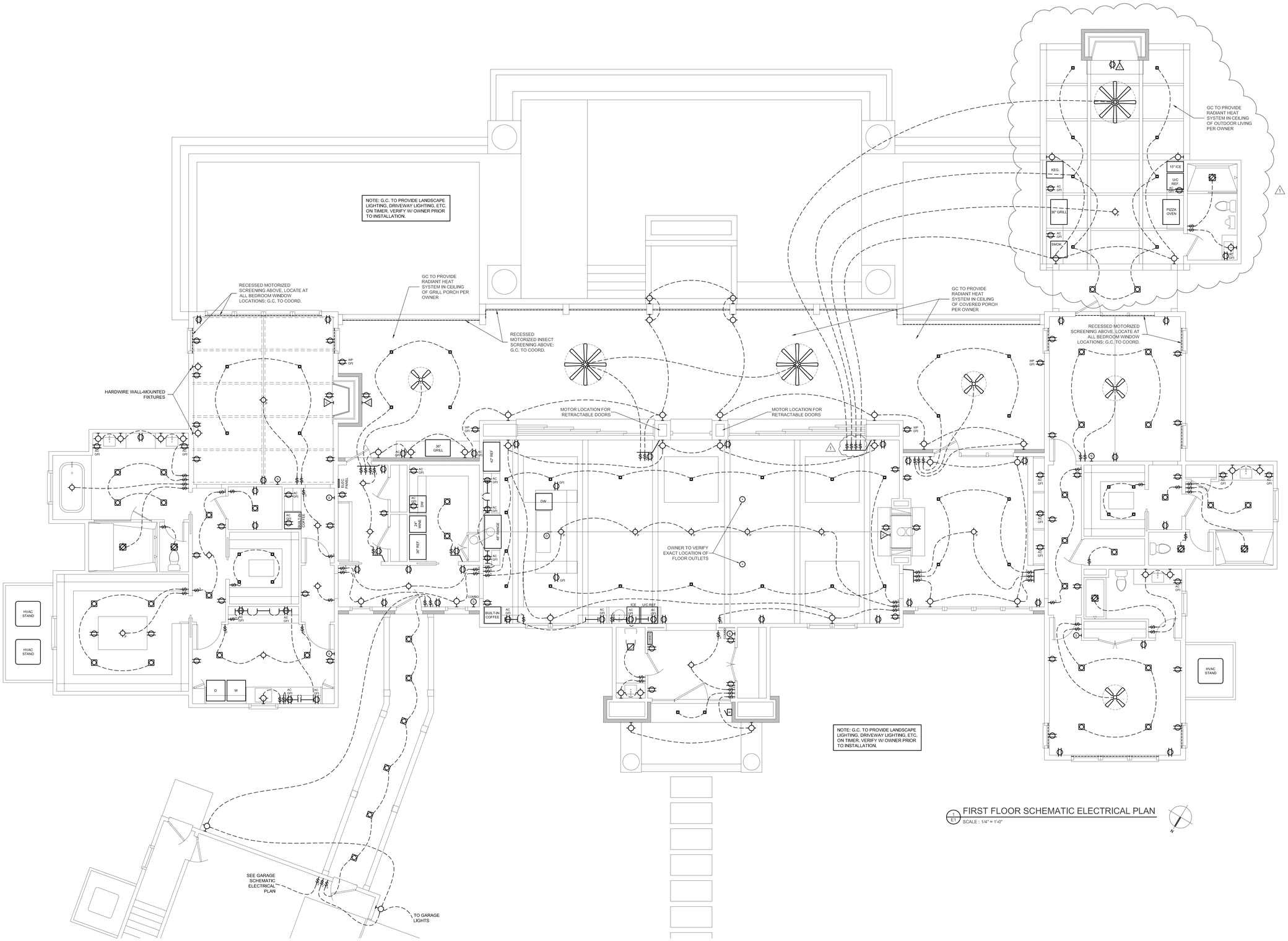
DATE: August 16, 2021

## ELECTRICAL SYSTEM

| | |
|---|---|
| DUPLEX OUTLET, DUPLEX OUTLET - FLUSH IN FLOOR, QUAD OUTLET | SURFACE MOUNTED FLUORESCENT FIXTURE |
| DUPLEX OUTLET - WEATHER PROOF GROUND FAULT INTERRUPT | UNDER CABINET MOUNTED LIGHT |
| DUPLEX OUTLET - ABOVE COUNTER, ABOVE COUNTER GROUND FAULT INTERRUPT | DOOR BELL, DOOR BELL CHIMES |
| CEILING FAN, HVLS CEILING FAN, CEILING FAN WITH LIGHT | TELEPHONE, CABLE, INTERNET |
| | SMOKE DETECTOR, COMBINATION SMOKE / CO DETECTOR, GARBAGE DISPOSAL |
| | EXHAUST FAN, EXHAUST FAN W/ LIGHT - FANTECH OR EQUAL |
| | LIGHT SWITCH, 3-WAY LIGHT SWITCH |
| GARAGE DOOR OPENER WITH LIGHT | **GENERAL NOTES:** |
| SURFACE MOUNTED FIXTURE, PENDANT LIGHT | |
| 4" RECESSED CAN LIGHT, 2" RECESSED CAN LIGHT | |
| WALL MOUNTED FIXTURE | |
| EXTERIOR FLOOD LIGHT | |
| EXTERIOR WATERPROOF STAIR TREAD LIGHT | |
| EXTERIOR WATERPROOF POST MOUNTED STAIR LIGHT | |

**GENERAL NOTES:**

1. G.C. TO PROVIDE COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH REQUIREMENTS OF LOCAL CODES AND THE NEC, NEMA AND ASA STANDARDS.
2. G.C. TO PROVIDE ALL EQUIPMENT COMMON TO A COMPLETE INSTALLATION. ALL FIXTURES, FANS, DEVICES, ETC, SUBJECT TO OWNER'S APPROVAL.
3. ALL MARKS REPRESENT DESIRED LOCATIONS. OTHERS MAY BE REQUIRED BY CODE.
4. LOCATION OF DIMMER SWITCHES TO BE CONFIRMED BY HOMEOWNER DURING ELECTRICAL WALK-THROUGH.
5. ALL RECESSED CANS TO BE 4" UNLESS NOTED OTHERWISE.
6. G.C. TO COORDINATE INSTALLATION OF AN INTEGRATED LIGHTNING AND SURGE PROTECTION SYSTEM FOR HOUSE (HIGH AND LOW VOLTAGE).
7. G.C. TO VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES.
8. OWNER TO FIELD VERIFY ALL TELEPHONE, CABLE AND INTERNET LOCATIONS.
9. G.C. TO VERIFY THAT ALL SURFACE MOUNTED BRACKETS WILL SUPPORT THE WEIGHT OF SELECTED FIXTURES.
10. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
11. ALL BATH EXHAUST FANS TO BE ON TIMER SWITCHES. CONTRACTOR TO CONFIRM WITH HOMEOWNER.




1 E1 FIRST FLOOR SCHEMATIC ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"


COBB ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com



Copyright Cobb Architects
Charleston, SC 2021
Copying Prohibited
All Rights Reserved


| PHASE | DATE |
|---|---|
| Schematic Design | |
| Design Development | |
| Construction Drawings | |

CONTRACTOR

STRUCTURAL ENGINEER
**Empire Engineering, LLC**
Civil & Structural Engineering
4930 Rivers Avenue
North Charleston, SC 29406
Phone: (843) 308-0800
Fax: 843-308-0806

LANDSCAPE ARCHITECT

STATE OF SOUTH CAROLINA
DARRYL ANDERSON COBB
05 / 15 / 2025
Charleston, SC
No. 6418
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
COBB ARCHITECTS, LLC
Charleston, SC
No. 12028
REGISTERED ARCHITECT

1 REVISION 07.10.25

PROJECT
**Walliser Residence**
3 Retriever Lane
Wadmalaw, SC

SHEET
E1

PROJECT #: 20-044

DATE: August 16, 2021

**STRUCTURAL MASONRY**

-- ALL MASONRY MORTAR SHALL BE TYPE "S".
-- STRUCTURAL MASONRY HAS BEEN BASED UPON SPECIFIED ULTIMATE AXIAL COMPRESSIVE STRESS (f'm) OF THE COMPOSITE MATERIAL OF AT LEAST 2000 PSI. NO VALUE LOWER THAN THIS IS ACCEPTABLE.
-- 3/16" JOINT REINFORCEMENT SHALL BE PLACED IN EVERY OTHER COURSE BED, UNLESS INDICATED DIFFERENTLY ON THE DRAWINGS.
-- WHERE INDICATED ON THE DRAWINGS, HOLLOW CONCRETE MASONRY UNITS ARE TO BE FILLED WITH GROUT WITH A COMPRESSIVE STRESS VALUE OF AT LEAST 2000 PSI AT 28 DAYS, TO BE COARSE TYPES (PEA GRAVEL CONCRETE) AND TO HAVE A 7 TO 8 INCH SLUMP.
-- WHERE WALLS ARE TO BE FILLED, THE CONTRACTOR SHALL PROVIDE CLEANOUTS ALONG THE BASE OF THE WALL TO ENSURE THAT CELLS ARE COMPLETELY FILLED.
-- BOND BEAMS SHALL BE PLACED (AS A MINIMUM) AT THE FOLLOWING LOCATIONS:
----> AT ALL LOCATIONS WHERE THE WALL IS TIED TO THE STRUCTURAL FRAMING FOR LATERAL SUPPORT
----> AT 4'-0" O.C. ABOVE FINISHED FLOOR
-- ALL MASONRY WALLS SHALL BE PROVIDED WITH FULL WYTHE MORTAR SETTING BED ON TOP OF SUPPORTING FOUNDATION
-- JOINT REINFORCING SHALL BE 3/16" STANDARD LADDER TYPE, GALVANIZED, FABRICATED OF STEEL COMPLYING WITH ASTM A32
-- TYPE I MOISTURE CONTROLLED CONCRETE MASONRY (ASTM C90) UNITS SHALL BE USED
-- IF NO SPLICE LENGTH DIMENSION IS PROVIDED, THE SPLICE LENGTH SHALL BE CLASS "B" LENGTH AS PER ACI 318, SECTION 12.15
-- DEVELOPMENT LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 12.3 FOR COMPRESSION STEEL AND SECTION 12.5 FOR STANDARD HOOKS IN TENSION.

**STRUCTURAL STEEL**

-- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION
-- STRUCTURAL STEEL PLATES AND SHAPES SHALL BE ASTM A-529 GRADE 50, ASTM A-572 GRADE 50, OR A-992 WITH A MINIMUM YIELD STRESS OF 50 KSI
-- ALL BOLTS SHALL BE ASTM A307 GRADE A, EXCEPT ANCHOR RODS SHALL BE ASTM F1554 GRADE 36.
-- WELDS, BOTH SHOP AND FIELD SHALL BE EXECUTED BY AWS CERTIFIED WELDERS AND SHALL BE WELDED WITH E70XX ELECTRODES
-- ALL CONNECTIONS SHALL BE STANDARD CONNECTIONS AS DESCRIBED IN THE AISC MANUAL, LATEST EDITION
-- UNLESS NOTED OTHERWISE, ALL SHEAR CONNECTIONS SHALL BE DESIGN FOR A MINIMUM OF 75% UDL
-- ALL GROUT TO BE USED UNDER BEARING DEVICES, BASE PLATES, EQUIPMENT BASES, ETC., IS TO BE NON-METALLIC, NON-SHRINK, PRE-MIXED GROUT, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C827
-- BOLT HOLES SHALL NOT BE CUT OR ENLARGED BY FLAME CUTTING IN THE FIELD.
-- ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS AND DESIGNED BY THE FABRICATOR IN ACCORDANCE WITH THE APPLICABLE AISC REQUIREMENTS. MINIMUM BOLT DIAMETER SHALL BE ½". ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS, AND BE "SNUG-TIGHT".
-- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68, TYPE I (RED OXIDE) PAINT.
-- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 123.

**TIMBER FRAMING**

-- ALL TIMBER FRAMING SHALL BE NOT LESS THAN #2 SYP KILN DRIED WITH MINIMUM PROPERTIES OF: (fb=1300 psi, Ft=675 PSI, Fc=1200 PSI) EXCEPTIONS:
---> 2X4 STUDS < 9'-0" MAY BE SPRUCE-PINE #2
---> 2X6 STUDS < 10'-0" MAY BE SPRUCE-PINE #2
-- ALL TIMBER TO HAVE A MAXIMUM OF 19% MOISTURE CONTENT
-- ANY AND ALL TIMBERS EXPOSED TO THE EARTH, WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY COMPONENTS OR WITHIN EIGHT (8) INCHES OF EXPOSED GRADE SHALL BE TREATED IN ACCORDANCE WITH AWPA STANADRDS
-- WALL STUD SIZES SUPPORTING FLEXIBLE FINISHES:
----> 2x4 STUDS @16" O.C. FOR CLEAR SPAN UP TO 9'-6"
----> 2x4 STUDS @12" O.C. FOR CLEAR SPAN UP TO 10'-0"
----> 2x6 STUDS @16" O.C. FOR CLEAR SPAN UP TO 13'-0"
-- WALL STUD SIZES SUPPORTING BRITTLE FINISHES:
----> 2x4 STUDS @16" O.C. FOR CLEAR SPAN UP TO 9'-0"
----> 2x4 STUDS @12" O.C. FOR CLEAR SPAN UP TO 10'-0"
----> 2x6 STUDS @16" O.C. FOR CLEAR SPAN UP TO 13'-0"
-- ALL CONNECTORS INDICATED ON DRAWINGS TO BE BY SIMPSON OR EQUAL AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
-- ADDITIONAL HANGERS, STRAPS, CONNECTORS, POST CAPS, POST BASES, OR FASTENERS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
-- PLYWOOD SUBFLOOR TO BE GLUED & NAILED
-- ALL WOOD MEMBERS IN DIRECT CONTACT WITH FOUNDATION SYSTEM AND WITHIN 8" OF OF EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD (IBC 2018, 2304.11.2.2)
-- ALL SHEATHING TO BE ½" PLYWOOD OR 7/16" OSB.

**STRUCTURAL CONCRETE**

-- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
-- CONCRETE SHALL CONFORM TO ACI 301 AND HAVE THE FOLLOWING SLUMPS AND AGGREGATE REQUIREMENTS:

| LOCATIONS | SLUMP | MAX. AGGREGATE |
|---|---|---|
| FOOTINGS | 3" | 1" ASTM #57 |
| SLABS | 4" | 1" ASTM #57 |

-- IF HIGHER SLUMP IS DESIRED TO INCREASE WORKABILITY, CONTRACTOR SHALL CONSULT WITH CONCRETE SUPPLIER ABOUT USING A CONCRETE ADDITIVE THAT WILL INCREASE SLUMP WITHOUT INCREASING WATER/CEMENT RATIO OF THE CONCRETE.
-- ALL EXTERNALLY EXPOSED CORNERS OF CONCRETE SHALL BE BEVELED WITH A ¾" X 45 DEGREE SURFACE, UNLESS INDICATED DIFFERENTLY ON DRAWINGS
-- ALL CONCRETE FLATWORK SHALL CONFORM TO THE FOLLOWING TOLERANCES AS INDICATED BY ASTM E1155:
---> OVERALL FLATNESS: Ff>20
---> MINIMUM LOCAL FLATNESS: Ff>15
---> OVERALL LEVELNESS: Fl>15
---> MINIMUM LOCAL LEVELNESS: Fl>10
-- WIRE BRUSH AND LIGHTLY OIL ANCHOR BOLTS AFTER CONCRETE PLACEMENT
-- CONSTRUCTION JOINTS WHEN REQUIRED SHALL BE LOCATED AT MIDSPANS OF SLABS OR BEAM.
-- WET (NOT FLOOD) FORMS, REINFORCEMENT, AND FOOTING AND GRADE BEAM EXCAVATIONS IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE ALL DELETERIOUS MATERIAL (SAWDUST, WOOD CHIPS, BOTTLES, ETC.) FROM EXCAVATION PRIOR TO CONCRETE PLACEMENT.
-- PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH ACI 318, SECTIONS 5.11, 5.12, & 5.13, "CURING, COLD WEATHER REQUIREMENTS, AND HOT WEATHER REQUIREMENTS". CONCRETE SHALL BE MAINTAINED ABOVE 50° FAHRENHEIT FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT.
-- ALL CONCRETE SHALL BE PLACED IN STRICT ACCORDANCE WITH ACI 318, SECTION 5.10

**STRUCTURAL CONCRETE REINFORCEMENT NOTES**

-- ALL REINFORCEMENT BENDS TO BE IN ACCORDANCE WITH ACI 318, SECTION 7.2
-- ALL REINFORCEMENT TO BE COLD BENT, UNLESS AUTHORIZED BY THE ENGINEER OF RECORD.
-- ALL REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT DECREASE BOND, WITH THE EXCEPTION OF EPOXY COATED REINFORCEMENT OR CONSTRUCTION DOWELS AS INDICATED ON STRUCTURAL DRAWINGS.
-- EXCEPT FOR PRESTRESSING TENDONS, STEEL REINFORCEMENT WITH RUST, MILL SCALE, OR A COMBINATION OF BOTH SHALL BE CONSIDERED SATISFACTORY, PROVIDED THE MINIMUM DIMENSIONS (INCLUDING HEIGHT OF DEFORMATIONS) AND WEIGHT OF A HAND-WIRE-BRUSHED TEST SPECIMEN COMPLY WITH APPLICABLE ASTM SPECIFICATIONS AS REFERENCED BY ACI 318, SECTION 3.5
-- ALL REINFORCEMENT AND DUCTS SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED, AND SHALL BE SECURED AGAINST DISPLACEMENT WITHIN TOLERANCES PERMITTED IN ACI 318, SECTION 7.5.2
-- WELDING OF CROSSING BARS SHALL NOT BE PERMITTED FOR ASSEMBLY UNLESS AUTHORIZED BY THE ENGINEER OF RECORD.
-- ALL REINFORCEMENT COVER TO BE IN ACCORDANCE WITH ACI 318, SECTION 7.7, TO INCLUDE REINFORCEMENT NOT INDICATED IN STRUCTURAL DRAWINGS.
-- ALL DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ACI-SP-66
-- IF NO SPLICE LENGTH DIMENSION IS PROVIDED, THE SPLICE LENGTH SHALL BE CLASS "B" LENGTH AS PER ACI 318, SECTION 12.15
-- DEVELOPMENT LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 12.3 FOR COMPRESSION STEEL AND SECTION 12.5 FOR STANDARD HOOKS IN TENSION.
-- PROVIDE (2) #5 BARS , EACH WAY AT RE-ENTRANT CORNERS.
-- ALL REINFORCING BARS TO BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615
-- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185

**FILL & EXCAVATION**

-- ALL FILL MATERIAL SHALL BE SELECT MATERIAL CAPABLE OF ATTAINING 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
-- BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION MATERIAL, COBBLE, BOULDERS, BOTTLES, CANS, OR OTHER DELETERIOUS MATERIAL THAT AFFECTS THE COMPATIBILITY OF THE MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION, WATERPROOFING, OR DAMPPROOFING MATERIAL.
-- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE FOR POSITIVE DRAINAGE.
-- FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
-- CONTRACTOR SHALL TAKE MEASURES AS TO PREVENT CAVE-IN OF FOOTING EXCAVATIONS AS MAY BE REQUIRED.
-- PRIOR TO PLACEMENT OF ANY CONCRETE, THE THIN LAYER OF DISTURBED SOIL IN THE FOOTING SUBGRADE SHALL BE COMPACTED WITH HAND-OPERATED, GAS-POWERED TAMPERS.

**GENERAL**

-- ALL NECESSARY ITEMS TO PROVIDE THE REQUIRED DISTRIBUTION OF UTILITIES THROUGHOUT THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES ALL NON-STRUCTURAL ITEMS, HANGERS, OR CLIPS.
-- THE EXISTENCE OF UTILITIES MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS.
-- REFER TO THE DRAWINGS OF OTHER DISCIPLINES FOR THE SIZES AND LOCATIONS OF ALL UTILITIES, AND THE STANDARD STRUCTURAL DETAILS AND NOTES FOR ANY ADDITIONAL REINFORCEMENT (AS REQUIRED)
-- THE STRUCTURAL INTEGRITY OF THIS DESIGN IS BASED UPON THE COMPLETED CONDITION OF CONSTRUCTION. TEMPORARY BRACING, SHORING OR SUPPORTING OF THE STRUCTURE OR PARTS WHICH ARE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
-- CONTRACTOR SHALL NOTE AND VERIFY THE LOCATION AND REQUIREMENTS OF ANY EMBEDS, RECESSES, PITS, OR OPENINGS REQUIRED BY OTHER TRADES / VENDORS FROM THEIR RESPECTIVE DRAWINGS. REQUIREMENTS OF THESE TRADE / VENDOR DRAWINGS FOR COMPLETE INSTALLATION MAY NOT BE NOTED ON THE STRUCTURAL DRAWINGS, BUT SHALL BE INCLUDED IN THE WORK.
-- ANY FLOOR DEPRESSION DIMENSIONS AND LOCATIONS WHICH ARE REQUIRED FOR THIS PROJECT SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS
-- ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR FINISHED ELEVATION OR AS INDICATED ON THE DRAWINGS. FIRST FLOOR ELEVATION SHALL BE NOTED AS 0'-0" DATUM.
-- DURING CONSTRUCTION, PROTECTION OF ANY EXISTING OR ADJACENT STRUCTURES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
-- ALL SHOP DRAWINGS SHALL BE REVIEWED AND ACCEPTED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER. ANY DISCREPANCIES, INTERFERENCE, OR CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND THOSE OF OTHER DISCIPLINES SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. THE STRUCTURAL DESIGN DRAWINGS (OR REPRODUCTIONS THEREOF) SHALL NOT BE USED FOR ERECTION OR FABRICATION DRAWINGS.
-- ALL REFERENCES TO CODES, STANDARDS, OR SPECIFICATIONS ARE TO BE THE LATEST ISSUED EDITIONS AT THE TIME OF THE PERMITTING.
-- ALL REQUIRED SHOP DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND ERECTION.
-- ALL ANCHOR BOLTS SHALL BE SET WITH TEMPLATES IN ACCORDANCE WITH BUILDING MANUFACTURER'S REQUIREMENTS AND PLACEMENT DRAWINGS
-- ALL WORK SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
-- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE PRIME CONSULANT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY THE PRIME CONSULTANT OF ANY SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE DESIGN DOCUMENTS.
-- REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL AND DOOR OPENINGS, LOCATIONS OF PARTITION WALLS, AND CRITICAL ARCHITECTURAL FEATURES.
-- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPING CONDUITS, ETC. NOT SHOWN.
-- ONCE THE PROJECT IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE FOR ADEQUATE STRUCTURAL MAINTENANCE AND SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR.
-- NO INSPECTION OF ACTIVE OR COMPLETED CONSTRUCTION IS TO BE PROVIDED BY EMPIRE ENGINEERING, LLC, UNLESS SPECIFICALLY AUTHORIZED BY SEPARATE CONTRACT FROM THE OWNER OR CLIENT.

**STEEL BOLTS**

-- ALL BOLTS SHALL BE ASTM A307 GRADE A, EXCEPT ANCHOR RODS SHALL BE ASTM F1554 GRADE 36.
-- ALL GROUT TO BE USED UNDER BEARING DEVICES, BASE PLATES, EQUIPMENT BASES, ETC., IS TO BE NON-METALLIC, NON-SHRINK, PRE-MIXED GROUT, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C827
-- BOLT HOLES SHALL NOT BE CUT OR ENLARGED BY FLAME CUTTING IN THE FIELD.
-- NO CONNECTION DESIGN SHALL BE PERFORMED BY EMPIRE ENGINEERING, LLC UNLESS UNDER SEPARATE CONTRACT

**FOUNDATIONS & FOOTINGS**

-- FOOTINGS & FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL
-- TOP SURFACE OF FOOTINGS SHALL BE LEVEL. BOTTOM SURFACE OF FOOTINGS ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1:10 SLOPE. STEPPED FOOTINGS ARE ACCEPTABLE.
-- MINIMUM DEPTH OF FOOTINGS SHALL BE 12" BELOW EXISTING GROUND SURFACE IN ACCORDANCE WITH IBC 2018, SECTION 1805.2.

**DESIGN DATA**

-- THIS STRUCTURE IS DESIGNED IN ACCORDANCE TO ASCE 7-16 & INTERNATIONAL RESIDENTIAL CODE, 2018

-- DEAD LOADS
----> ACTUAL SELF WEIGHT

-- LIVE LOADS:
----> ROOF = 20 PSF
----> ATTIC (STORAGE) = 20 PSF
----> ATTIC (NON-STORAGE) = 10 PSF
----> FLOOR = 40 PSF

-- BUILDING OCCUPANCY = CATEGORY II

-- GROUND SNOW LOADS = Pg = 5PSF

-- WIND LOADS (ASCE 7-16):
----> V ult (3 SECOND GUST) = 147 MPH
----> V asd = 114 MPH
----> RISK CATEGORY = II
----> WIND EXPOSURE: C
----> ENCLOSED STRUCTURE
----> COMPONENTS AND CLADDING PRESSURE: TABLE 1609.6.2

-- EARTHQUAKE DESIGN DATA (ASCE 7-16):
----> SEISMIC USE GROUP: I
----> Sds: 0.87
----> Sd1: 0.38
----> SITE CLASS: D
----> SEISMIC DESIGN CATEGORY: D2
----> BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD STRUCTURAL SHEAR PANELS
----> ANALYSIS PROCEDURE (T. 1616.6.3): - EQUIVALENT LATERAL FORCE

-- ALLOWABLE SOIL BEARING PRESSURE: SEE GEOTECH REPORT NO. 21-4507 BY PERRYMAN ENGINEERING DATED APRIL 13, 2021

-- WINDOWS AND DOORS SHALL HAVE A MINIMUM DP RATING OF 45 PSF EXCEPT WINDOWS WITHIN 36" OF CORNERS, WHICH WILL REQUIRE A DP RATING OF 50 PSF.

-- WHERE WIND BORN DEBRIS PROTECTION IS REQUIRED, REMOVABLE IMPACT PANELS MAY BE INSTALLED. THESE PANELS MAY BE MANUFACTURED OR CONSTRUCTED WITH 7/16" OSB PLYWOOD AND FASTENED TO THE FRAMING SURROUNDING THE OPENING: SEE TABLE BELOW FOR FASTENING

-- THE FOLLOWING APPLICATIONS MAY BE USED FOR WIND BORNE DEBRIS PROTECTION: 'PLY FASTENR' (PLYWOOD ONLY)' , 'POMA BAND', 'PLYLOX', 'ALL POINTS HURRICANE HARDWARE', OR 'PANEL MATE'. INSTALL PER MANUFACTURER RECOMMENDATIONS.

| FASTENER TYPE | FASTENER SPACING (INCHES) | | |
|---|---|---|---|
| | PANEL SPAN LESS THAN OR EQUAL TO 4 FEET | PANEL SPAN B/N 4 FEET AND 6 FEET | PANEL SPAN B/N 6 FEET AND 8 FEET |
| #8 WOOD SCREW WITH 2" EMBEDMENT | 16 | 10 | 8 |
| #10 WOOD SCREW WITH 2" EMBEDMENT | 16 | 12 | 9 |
| ¼" LAG SCREW WITH 2" EMBEDMENT | 16 | 16 | 16 |

-- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL & SHALL BE LOCATED A MINIMUM OF 1" FROM THE EDGE OF THE PANEL
-- ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT OF 2" INTO THE BUILDING FRAME.

**SHEARWALL NOTES**

-- ALL SHEARWALLS ARE DESIGNED AS BLOCKED SHEARWALLS.
-- ALL EXTERIOR SHEATHING NOT LABELED AS A SHEARWALL SHOULD BE NAILED W/ 8d NAILS @6" O.C. ALONG PANEL EDGES AND 12" IN THE FIELD.
-- SHEARWALLS MAY BE SHEATHED WITH EITHER 1/2" PLYWOOD OR 7/16" OSB SHEATHING.

**TIMBER CONNECTORS**

-- ALL CONNECTORS INDICATED ON DRAWINGS TO BE BY SIMPSON OR EQUAL AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
-- ADDITIONAL HANGERS, STRAPS, CONNECTORS, POST CAPS, POST BASES, OR FASTENERS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA — EMPIRE ENGINEERING, LLC NO. C03440 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED — No. 25803 — GARRY M. PERRYMAN

EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

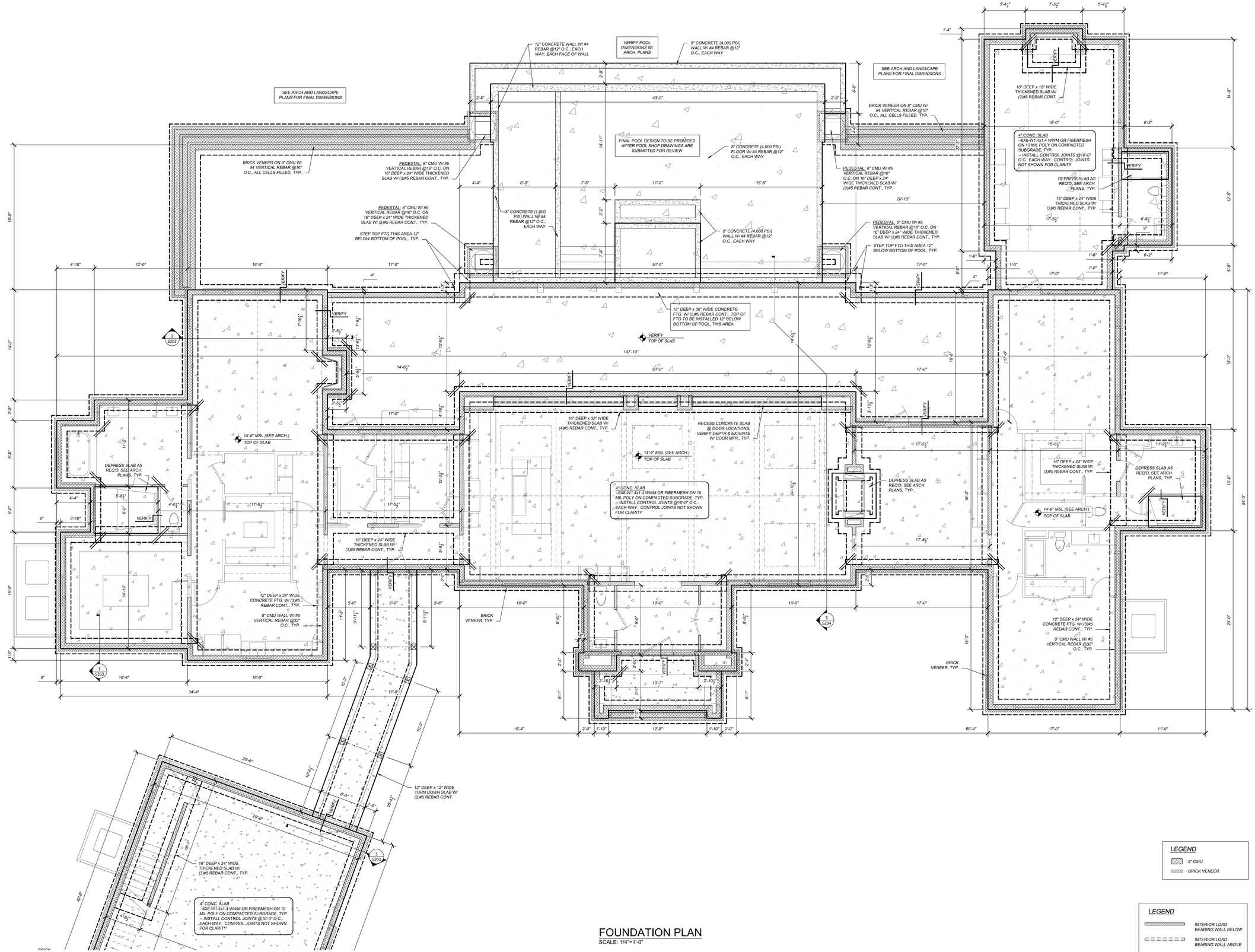
EMPIRE ENGINEERING LLC

WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S100




## FOUNDATION PLAN

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

**LEGEND**

- 8" CMU
- BRICK VENEER

**LEGEND**

- INTERIOR LOAD BEARING WALL BELOW
- INTERIOR LOAD BEARING WALL ABOVE
- INTERIOR NON-LOAD BEARING WALL BELOW
- POINT LOAD FROM ABOVE

NOTE:
-- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS.
-- VERIFY ALL FOUNDATION VENT REQUIREMENTS W/ ARCHITECTURAL PLANS.

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
EMPIRE ENGINEERING, LLC
NO. C03440
SOUTH CAROLINA REGISTERED
No. 25803
MARK M. FAMILY

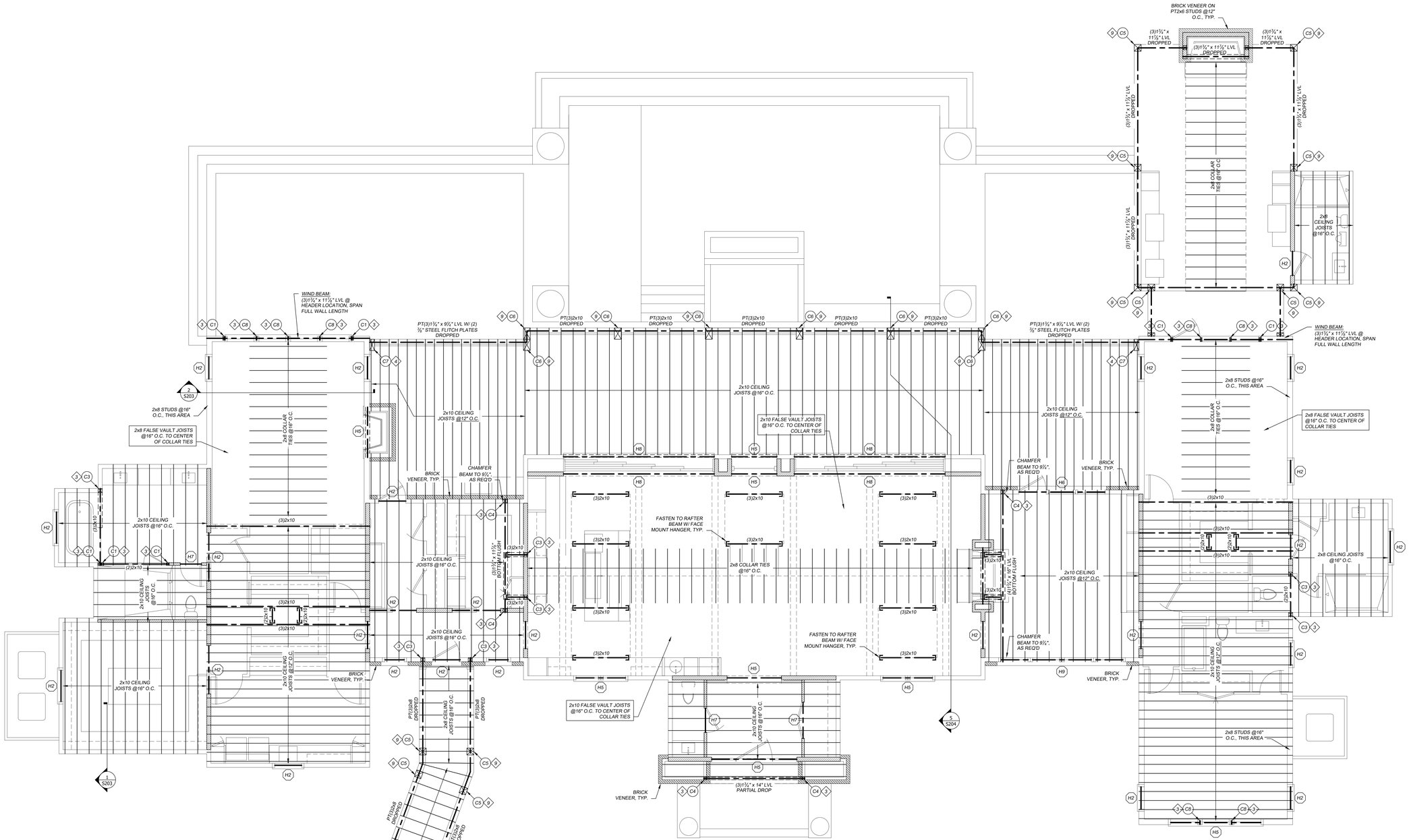
EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S101




## FIRST FLOOR CEILING FRAMING PLAN

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

| COLUMN SCHEDULE | |
|---|---|
| MARK | COLUMN |
| C1 | (2)2x JACK STUDS |
| C2 | (2)2x6 STUDS |
| C3 | (3)2x6 STUDS |
| C4 | (4)2x6 STUDS |
| C5 | 10" SQUARE HOLLOW |
| C6 | 10"x16" HOLLOW |
| C7 | (3)2x8 STUDS |
| C8 | 1⅝" x 5½" LVL STUD |
| | |

LEGEND

- INTERIOR LOAD BEARING WALL BELOW
- INTERIOR LOAD BEARING WALL ABOVE
- INTERIOR NON-LOAD BEARING WALL BELOW
- POINT LOAD FROM ABOVE

| HANGER SCHEDULE | |
|---|---|
| -- UNLESS NOTED OTHERWISE ON FRAMING PLANS & DETAILS, SEE TABLE BELOW<br>-- TRUSSES & I-JOIST HANGERS TO BE SIZED BY MANUFACTURER & SUBMITTED TO EOR FOR APPROVAL | |
| BEAM SIZE | HANGER |
| 2x8<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS28-2, LUS28-3, LUS28-4 |
| 2x10<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS210-2, LUS210-3, LUS210-4 |
| 2x12<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS212-2, LUS212-3, LUS212-4 |
| 1¾" x 9¼" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HHUS410, HHUS5.50/10, HHUS7.25/10 |
| 1¾" x 11⅞" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS412, HGUS5.50/12, HGUS7.25/12 |
| 1¾" x 14" - 18" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS414, HGUS5.50/14, HGUS7.25/14 |
| 1¾" x 20" - 24" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON MIU3.56/20, MGUS5.50-SDS, HGUT7.25-SDS |

| FASTENER SCHEDULE | |
|---|---|
| MARK | CLIP/FASTENER |
| 1 | (1)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 2 | (2)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 3 | (1)SIMPSON MTS16 |
| 4 | (2)SIMPSON MTS16 |
| 5 | (1)SIMPSON H3 |
| 6 | (1)SIMPSON PA51 |
| 7 | (2)SIMPSON PA51 |
| 8 | STEEL ANGLE BRACKET |
| 9 | (1)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 10 | (2)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 11 | SIMPSON SDWH TIMBER-HEX HDG SCREWS |

| HEADER SCHEDULE | | | |
|---|---|---|---|
| MARK | HEADER | JACK STUDS | KING STUDS |
| H1 | (3)2x6 | (1) 2x6 | (1) 2x6 |
| H2 | (3)2x8 | (1) 2x6 | (1) 2x6 |
| H3 | (3)1¾" x 5½" LVL | (1) 2x6 | (2) 2x6 |
| H4 | (3)2x10 | (1) 2x6 | (1) 2x6 |
| H5 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (2) 2x6 |
| H6 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (3) 2x6 |
| H7 | (2)2x8 | (1) 2x4 | (1) 2x4 |
| H8 | (3)1¾" x 20" LVL | (2) 2x6 | (3) 2x6 |
| H9 | (3)1¾" x 14" LVL | (2) 2x6 | (3) 2x6 |
| | | | |

NOTE: PROVIDE ½" PLYWOOD FLITCH PLATES AS REQ'D. IN ALL EXTERIOR WALL HEADERS TO PROVIDE FULL DEPTH BLOCKING.

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER.

SOUTH CAROLINA EMPIRE ENGINEERING, LLC NO. C00440 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED No. 25803 MARK M. FAMILY

EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

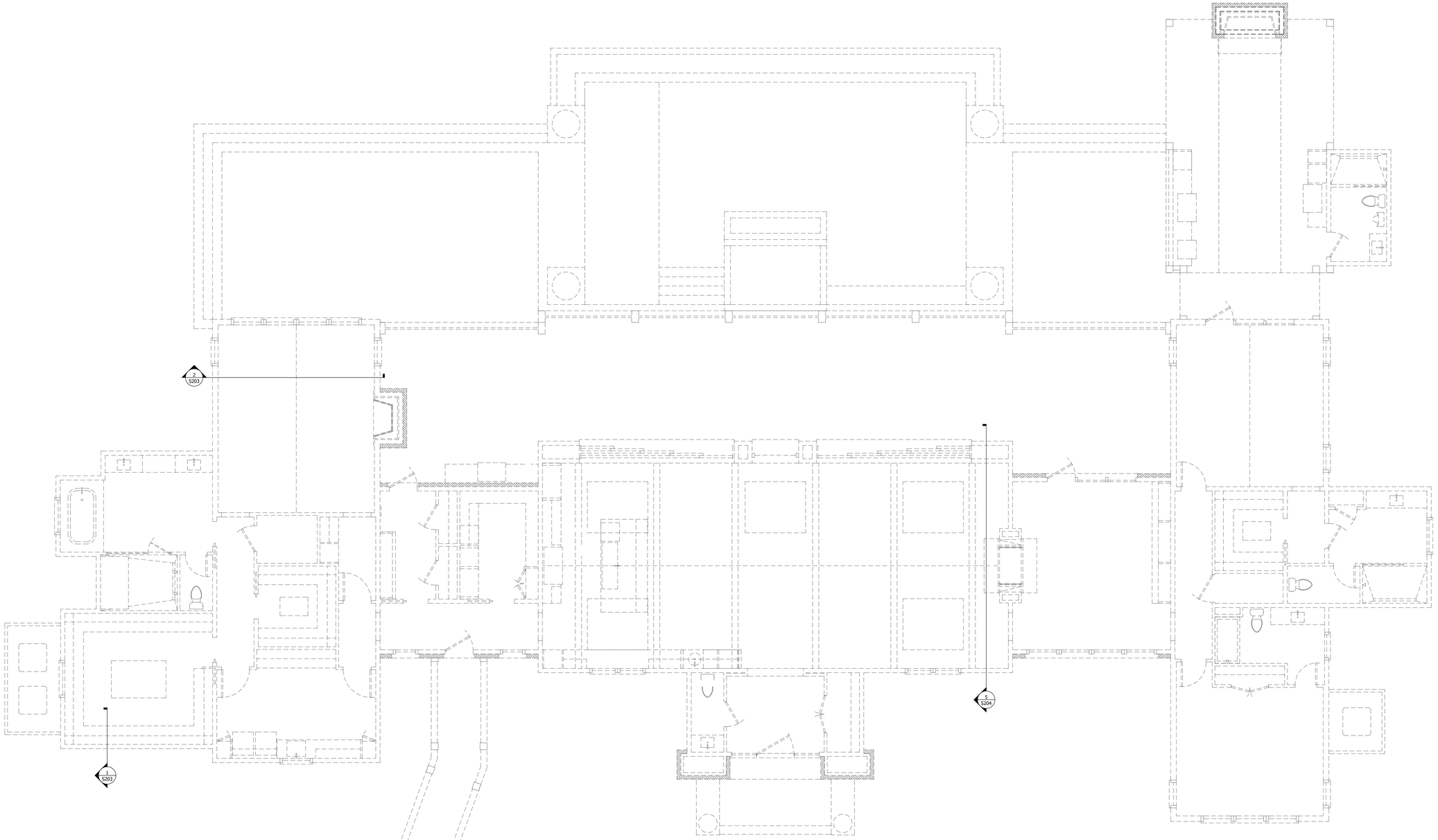
EMPIRE ENGINEERING, LLC

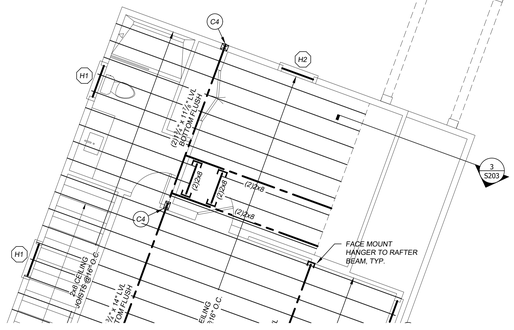
# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S102




## SECOND FLOOR CEILING FRAMING PLAN

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

| COLUMN SCHEDULE | |
|---|---|
| MARK | COLUMN |
| C1 | (2)2x JACK STUDS |
| C2 | (2)2x6 STUDS |
| C3 | (3)2x6 STUDS |
| C4 | (4)2x6 STUDS |
| C5 | 10" SQUARE HOLLOW |
| C6 | 10"x16" HOLLOW |
| C7 | (3)2x8 STUDS |
| C8 | 1½" x 5½" LVL STUD |
| | |

| HANGER SCHEDULE | |
|---|---|
| -- UNLESS NOTED OTHERWISE ON FRAMING PLANS & DETAILS, SEE TABLE BELOW<br>-- TRUSSES & I-JOIST HANGERS TO BE SIZED BY MANUFACTURER & SUBMITTED TO EOR FOR APPROVAL | |
| BEAM SIZE | HANGER |
| 2x8<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS28-2, LUS28-3, LUS28-4 |
| 2x10<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS210-2, LUS210-3, LUS210-4 |
| 2x12<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON LUS212-2, LUS212-3, LUS212-4 |
| 1¾"x 9¼" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HHUS410, HHUS5.50/10, HHUS7.25/10 |
| 1¾"x 11⅞" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS412, HGUS5.50/12, HGUS7.25/12 |
| 1¾"x 14" - 18" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS414, HGUS5.50/14, HGUS7.25/14 |
| 1¾"x 20" - 24" LVL<br>(2)PLY, (3)PLY, (4)PLY | SIMPSON MIU3.56/20, MGUS5.50-SDS, HGU7.25-SDS |

| FASTENER SCHEDULE | |
|---|---|
| MARK | CLIP/FASTENER |
| 1 | (1)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 2 | (2)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 3 | (1)SIMPSON MTS16 |
| 4 | (2)SIMPSON MTS16 |
| 5 | (1)SIMPSON H3 |
| 6 | (1)SIMPSON PA51 |
| 7 | (2)SIMPSON PA51 |
| 8 | STEEL ANGLE BRACKET |
| 9 | (1)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 10 | (2)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 11 | SIMPSON SDWH TIMBER-HEX HDG SCREWS |

| HEADER SCHEDULE | | | |
|---|---|---|---|
| MARK | HEADER | JACK STUDS | KING STUDS |
| H1 | (3)2x6 | (1) 2x6 | (1) 2x6 |
| H2 | (3)2x8 | (1) 2x6 | (1) 2x6 |
| H3 | (3)1¾" x 5½" LVL | (1) 2x6 | (2) 2x6 |
| H4 | (3)2x10 | (1) 2x6 | (1) 2x6 |
| H5 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (2) 2x6 |
| H6 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (3) 2x6 |
| H7 | (2)2x8 | (1) 2x4 | (1) 2x4 |
| H8 | (3)1¾" x 20" LVL | (2) 2x6 | (3) 2x6 |
| H9 | (3)1¾" x 14" LVL | (2) 2x6 | (3) 2x6 |
| | | | |

NOTE: PROVIDE ⅞" PLYWOOD FLITCH PLATES AS REQ'D. IN ALL EXTERIOR WALL HEADERS TO PROVIDE FULL DEPTH BLOCKING.

LEGEND

- INTERIOR LOAD BEARING WALL BELOW
- INTERIOR LOAD BEARING WALL ABOVE
- INTERIOR NON-LOAD BEARING WALL BELOW
- POINT LOAD FROM ABOVE

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA — EMPIRE ENGINEERING, LLC NO. C03440 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 25803 — SHAWN M. POWELL

EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

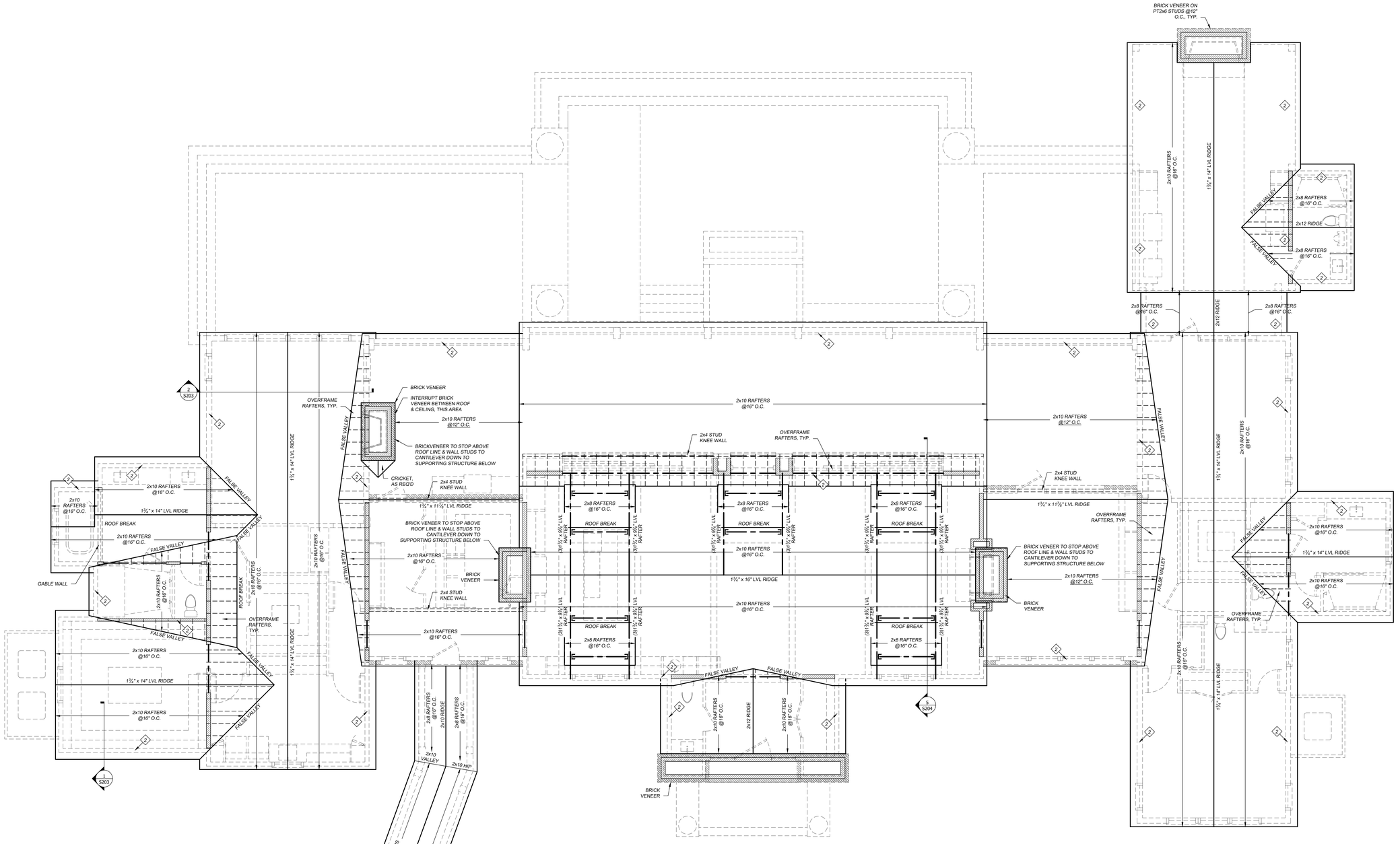
EMPIRE ENGINEERING, LLC

# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S103




## ROOF FRAMING PLAN

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

### COLUMN SCHEDULE

| MARK | COLUMN |
|---|---|
| C1 | (2)2x JACK STUDS |
| C2 | (2)2x6 STUDS |
| C3 | (3)2x6 STUDS |
| C4 | (4)2x6 STUDS |
| C5 | 10" SQUARE HOLLOW |
| C6 | 10"x16" HOLLOW |
| C7 | (3)2x8 STUDS |
| C8 | 1¾" x 5½" LVL STUD |
| | |

### LEGEND

- INTERIOR LOAD BEARING WALL BELOW
- INTERIOR LOAD BEARING WALL ABOVE
- INTERIOR NON-LOAD BEARING WALL BELOW
- POINT LOAD FROM ABOVE

### HANGER SCHEDULE

-- UNLESS NOTED OTHERWISE ON FRAMING PLANS & DETAILS, SEE TABLE BELOW
-- TRUSSES & I-JOIST HANGERS TO BE SIZED BY MANUFACTURER & SUBMITTED TO EOR FOR APPROVAL

| BEAM SIZE | HANGER |
|---|---|
| 2x8 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS28-2, LUS28-3, LUS28-4 |
| 2x10 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS210-2, LUS210-3, LUS210-4 |
| 2x12 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS212-2, LUS212-3, LUS212-4 |
| 1¾"x 9¼" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HHUS410, HHUS5.50/10, HHUS7.25/10 |
| 1¾" x 11⅞" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS412, HGUS5.50/12, HGUS7.25/12 |
| 1¾" x 14" - 18" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS414, HGUS5.50/14, HGUS7.25/14 |
| 1¾" x 20" - 24" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON MIU3.56/20, MGUS5.50-SDS, HGUT.25-SDS |

### FASTENER SCHEDULE

| MARK | CLIP/FASTENER |
|---|---|
| 1 | (1)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 2 | (2)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 3 | (1)SIMPSON MTS16 |
| 4 | (2)SIMPSON MTS16 |
| 5 | (1)SIMPSON H3 |
| 6 | (1)SIMPSON PA51 |
| 7 | (2)SIMPSON PA51 |
| 8 | STEEL ANGLE BRACKET |
| 9 | (1)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 10 | (2)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 11 | SIMPSON SDWH TIMBER-HEX HDG SCREWS |

### HEADER SCHEDULE

| MARK | HEADER | JACK STUDS | KING STUDS |
|---|---|---|---|
| H1 | (3)2x6 | (1) 2x6 | (1) 2x6 |
| H2 | (3)2x8 | (1) 2x6 | (1) 2x6 |
| H3 | (3)1¾" x 5½" LVL | (1) 2x6 | (2) 2x6 |
| H4 | (3)2x10 | (1) 2x6 | (1) 2x6 |
| H5 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (2) 2x6 |
| H6 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (3) 2x6 |
| H7 | (2)2x8 | (1) 2x4 | (1) 2x4 |
| H8 | (3)1¾" x 20" LVL | (2) 2x6 | (3) 2x6 |
| H9 | (3)1¾" x 14" LVL | (2) 2x6 | (3) 2x6 |
| | | | |

NOTE: PROVIDE ½" PLYWOOD FLITCH PLATES AS REQ'D. IN ALL EXTERIOR WALL HEADERS TO PROVIDE FULL DEPTH BLOCKING.

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

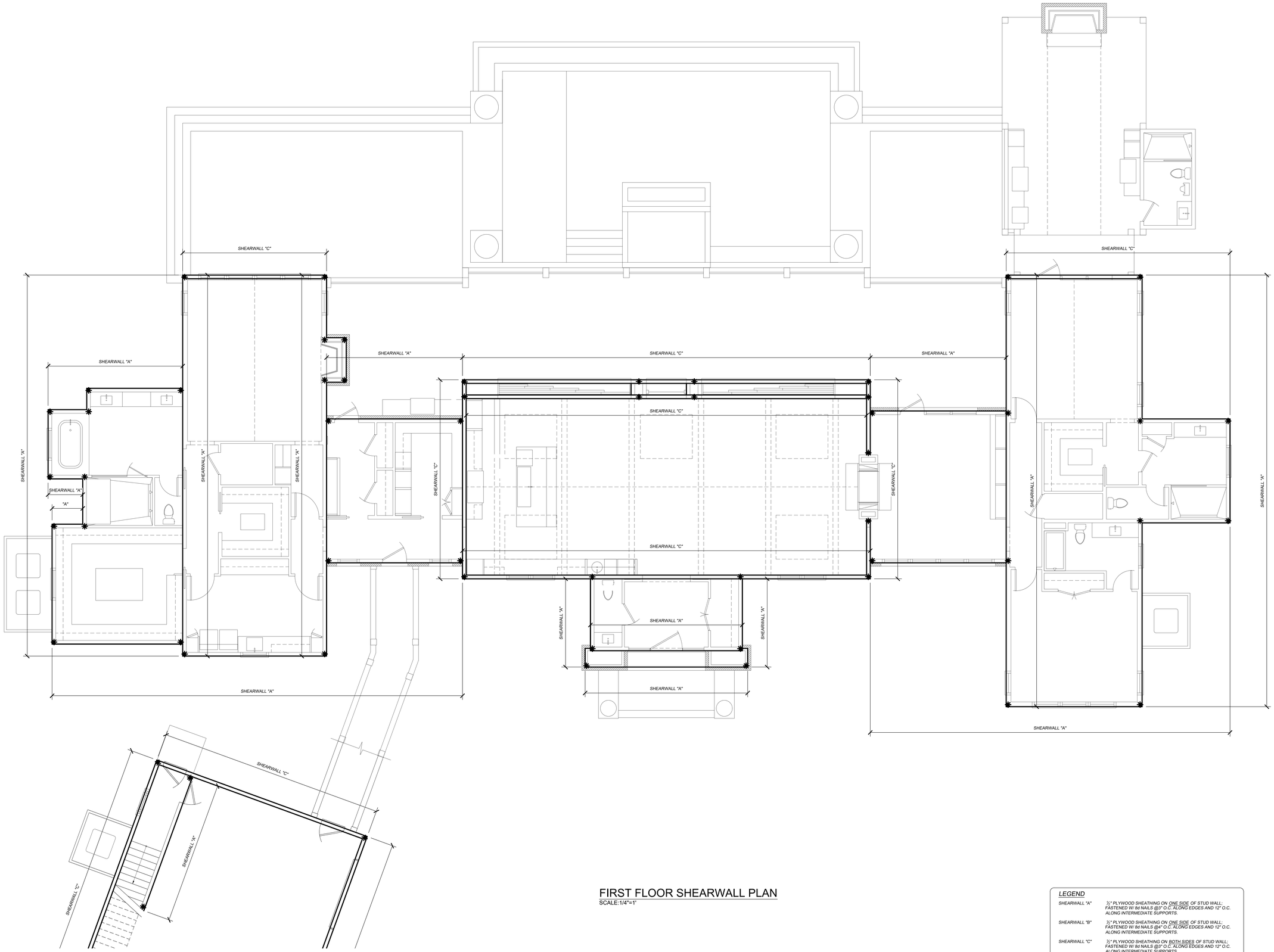
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
EMPIRE ENGINEERING, LLC NO. C00440
SOUTH CAROLINA REGISTERED No. 25803 MARK M. PAWLA
EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S104




## FIRST FLOOR SHEARWALL PLAN

SCALE:1/4"=1'

*LEGEND*

| | |
|---|---|
| *SHEARWALL "A"* | *½" PLYWOOD SHEATHING ON ONE SIDE OF STUD WALL; FASTENED W/ 8d NAILS @3" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *SHEARWALL "B"* | *½" PLYWOOD SHEATHING ON ONE SIDE OF STUD WALL; FASTENED W/ 8d NAILS @4" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *SHEARWALL "C"* | *½" PLYWOOD SHEATHING ON BOTH SIDES OF STUD WALL; FASTENED W/ 8d NAILS @3" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *ALL OTHER EXTERIOR WALLS* | *WALLS TO BE SHEATHED WITH ½" PLYWOOD & FASTENED W/ 8d NAILS @6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| ✱ | *SIMPSON HDU5 HOLDDOWN; INSTALL PER MFR. RECOMMENDATIONS; ALL HOLDDOWNS SHOULD PROVIDE CONTINUOUS LOAD PATH TO THE FOUNDATION. SEE HOLDDOWN CONNECTION DETAILS ON SHEET S202.* |

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

EMPIRE ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

SOUTH CAROLINA — EMPIRE ENGINEERING, LLC NO. C03440 — CERTIFICATE OF AUTHORIZATION

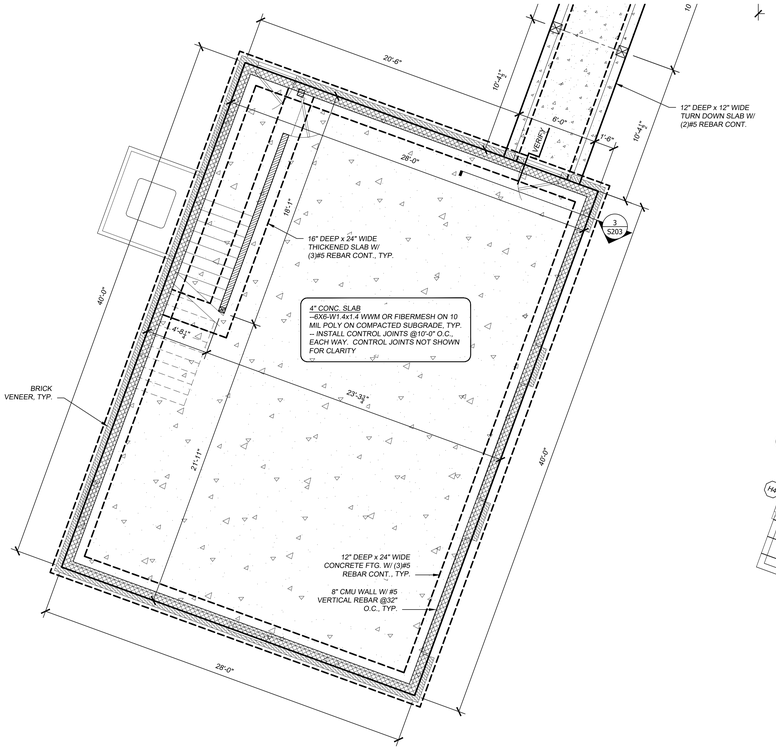
SOUTH CAROLINA — No. 25803 — MARK M. FARRELL

WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

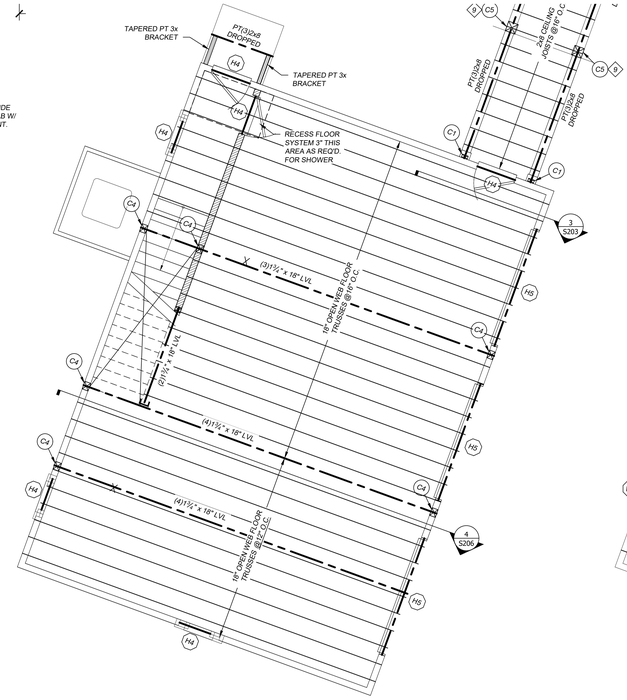
| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

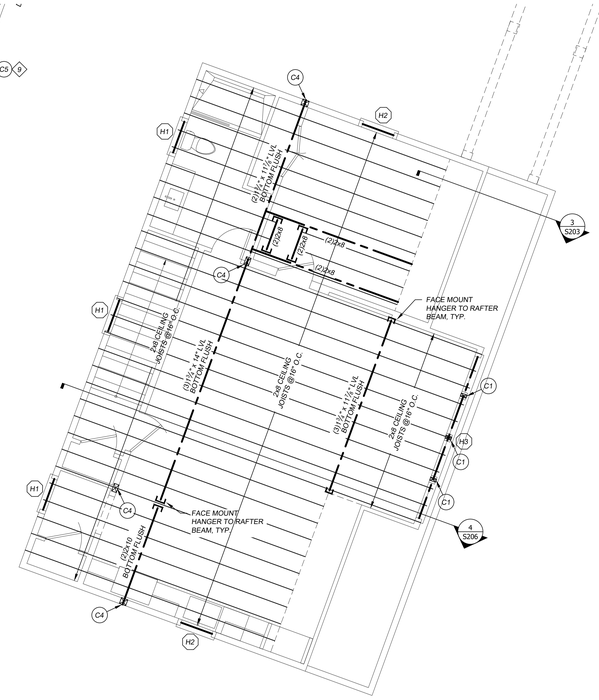
S105



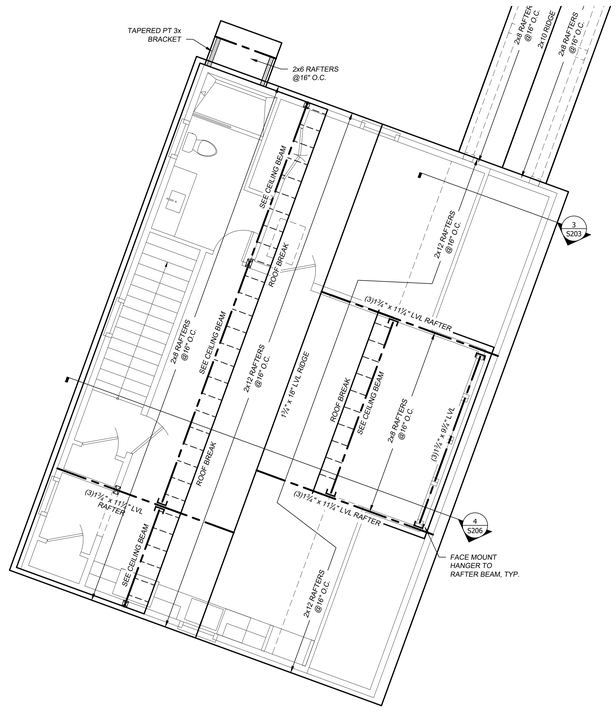

## GARAGE FOUNDATION PLAN
SCALE: 1/4"=1'-0"




## GARAGE FIRST FLOOR CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"




## GARAGE SECOND FLOOR CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"




## GARAGE ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

### COLUMN SCHEDULE

| MARK | COLUMN |
|---|---|
| C1 | (2)2x JACK STUDS |
| C2 | (2)2x6 STUDS |
| C3 | (3)2x6 STUDS |
| C4 | (4)2x6 STUDS |
| C5 | 10" SQUARE HOLLOW |
| C6 | 10"x16" HOLLOW |
| C7 | (3)2x8 STUDS |
| C8 | 1¾" x 5½" LVL STUD |
| | |

### HANGER SCHEDULE

-- UNLESS NOTED OTHERWISE ON FRAMING PLANS & DETAILS, SEE TABLE BELOW
-- TRUSSES & I-JOIST HANGERS TO BE SIZED BY MANUFACTURER & SUBMITTED TO EOR FOR APPROVAL

| BEAM SIZE | HANGER |
|---|---|
| 2x8 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS28-2, LUS28-3, LUS28-4 |
| 2x10 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS210-2, LUS210-3, LUS210-4 |
| 2x12 (2)PLY, (3)PLY, (4)PLY | SIMPSON LUS212-2, LUS212-3, LUS212-4 |
| 1¾" x 9¼" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HHUS410, HHUS5.50/10, HHUS7.25/10 |
| 1¾" x 11⅞" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS412, HGUS5.50/12, HGUS7.25/12 |
| 1¾" x 14" - 18" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON HGUS414, HGUS5.50/14, HGUS7.25/14 |
| 1¾" x 20" - 24" LVL (2)PLY, (3)PLY, (4)PLY | SIMPSON MIU3.56/20, MGU5.50-SDS, HGU7.25-SDS |

### FASTENER SCHEDULE

| MARK | CLIP/FASTENER |
|---|---|
| 1 | (1)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 2 | (2)SIMPSON H2.5A OR (1)SIMPSON H10 |
| 3 | (1)SIMPSON MTS16 |
| 4 | (2)SIMPSON MTS16 |
| 5 | (1)SIMPSON H3 |
| 6 | (1)SIMPSON PA51 |
| 7 | (2)SIMPSON PA51 |
| 8 | STEEL ANGLE BRACKET |
| 9 | (1)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 10 | (2)SIMPSON CS16 OR (1)⅝" Ø THREADED ROD |
| 11 | SIMPSON SDWH TIMBER-HEX HDG SCREWS |

### HEADER SCHEDULE

| MARK | HEADER | JACK STUDS | KING STUDS |
|---|---|---|---|
| H1 | (3)2x6 | (1) 2x6 | (1) 2x6 |
| H2 | (3)2x8 | (1) 2x6 | (1) 2x6 |
| H3 | (3)1¾" x 5½" LVL | (1) 2x6 | (2) 2x6 |
| H4 | (3)2x10 | (1) 2x6 | (1) 2x6 |
| H5 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (2) 2x6 |
| H6 | (3)1¾" x 11⅞" LVL | (2) 2x6 | (3) 2x6 |
| H7 | (2)2x8 | (1) 2x4 | (1) 2x4 |
| H8 | (3)1¾" x 20" LVL | (2) 2x6 | (3) 2x6 |
| H9 | (3)1¾" x 14" LVL | (2) 2x6 | (3) 2x6 |
| | | | |

NOTE: PROVIDE ½" PLYWOOD FLITCH PLATES AS REQ'D. IN ALL EXTERIOR WALL HEADERS TO PROVIDE FULL DEPTH BLOCKING.

**LEGEND**
- 8" CMU
- BRICK VENEER

**LEGEND**
- INTERIOR LOAD BEARING WALL BELOW
- INTERIOR LOAD BEARING WALL ABOVE
- INTERIOR NON-LOAD BEARING WALL BELOW
- POINT LOAD FROM ABOVE

NOTE:
-- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS.
-- VERIFY ALL FOUNDATION VENT REQUIREMENTS W/ ARCHITECTURAL PLANS.

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA EMPIRE ENGINEERING, LLC NO. C00440 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 25803 MARK M. FAMILY

**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

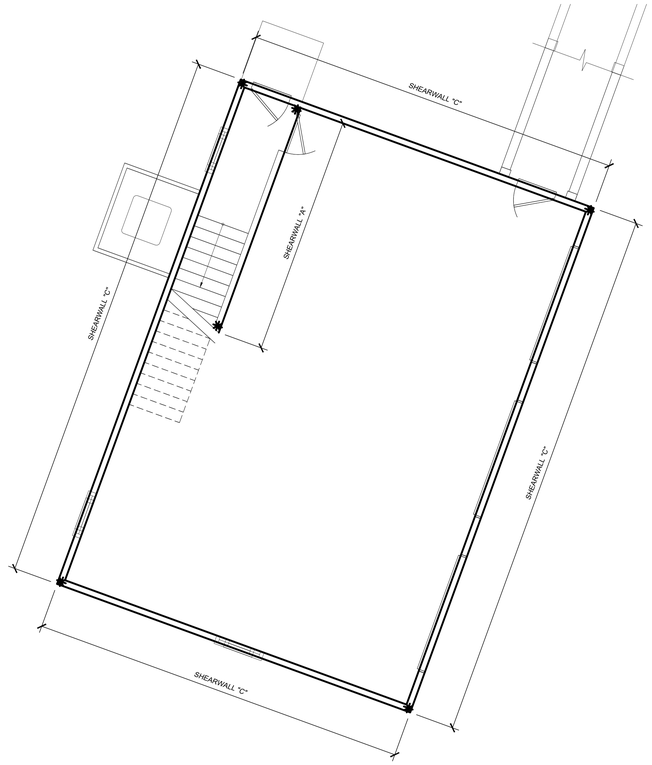
EMPIRE ENGINEERING LLC

# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

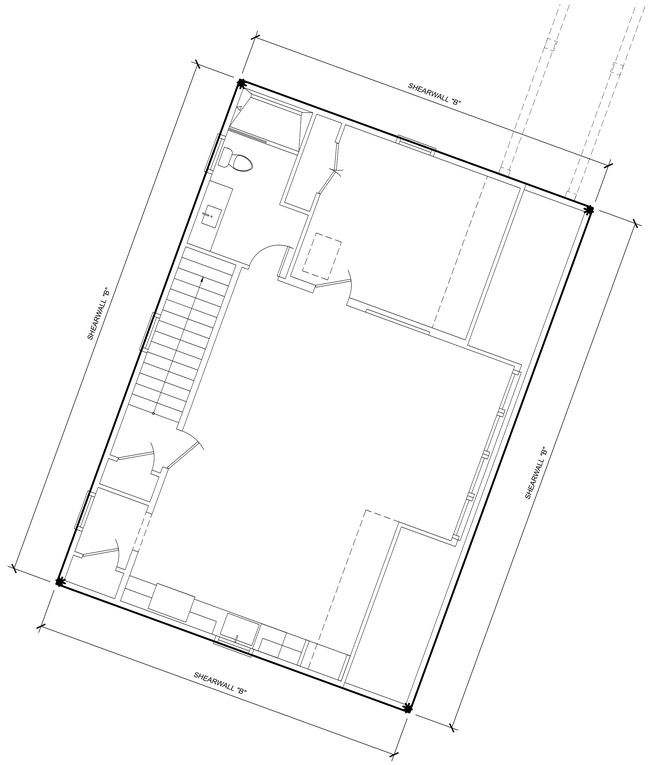
| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S106




GARAGE FIRST FLOOR SHEARWALL PLAN
SCALE: 1/4"=1'-0"




GARAGE SECOND FLOOR SHEARWALL PLAN
SCALE: 1/4"=1'-0"

*LEGEND*

| | |
|---|---|
| *SHEARWALL "A"* | *½" PLYWOOD SHEATHING ON ONE SIDE OF STUD WALL: FASTENED W/ 8d NAILS @3" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *SHEARWALL "B"* | *½" PLYWOOD SHEATHING ON ONE SIDE OF STUD WALL: FASTENED W/ 8d NAILS @4" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *SHEARWALL "C"* | *½" PLYWOOD SHEATHING ON BOTH SIDES OF STUD WALL: FASTENED W/ 8d NAILS @3" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| *ALL OTHER EXTERIOR WALLS* | *WALLS TO BE SHEATHED WITH ½" PLYWOOD & FASTENED W/ 8d NAILS @6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.* |
| ✱ | *SIMPSON HDU5 HOLDDOWN; INSTALL PER MFR. RECOMMENDATIONS; ALL HOLDDOWNS SHOULD PROVIDE CONTINUOUS LOAD PATH TO THE FOUNDATION. SEE HOLDDOWN CONNECTION DETAILS ON SHEET S202.* |

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA
EMPIRE ENGINEERING, LLC
NO. C00440
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
No. 25809
ANDREW M. POWELL

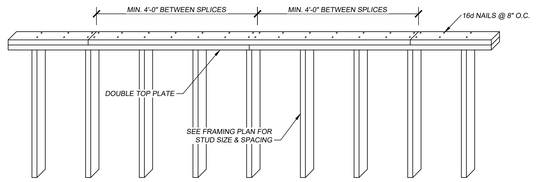
**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

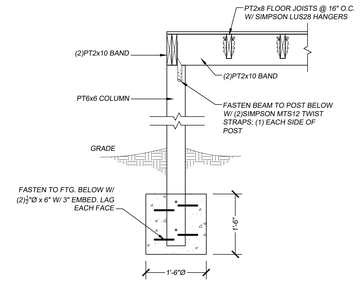
| REVISION | BY |
|---|---|
| | |

**DESIGNED BY** G. POWELL
**DRAWN BY** E. ROWLAND
**CHECKED BY** G. POWELL
**PROJECT NUMBER** 21-060
**DATE** AUG. 12, 2025
**SCALE** AS SHOWN

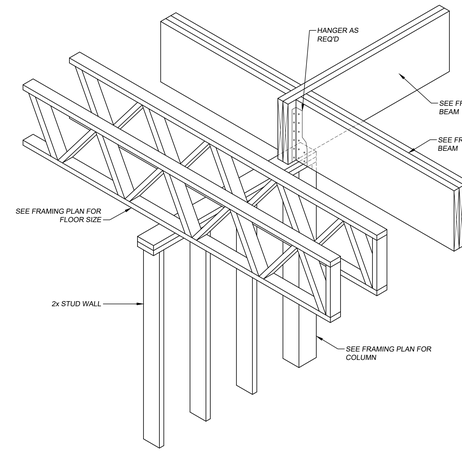
S107



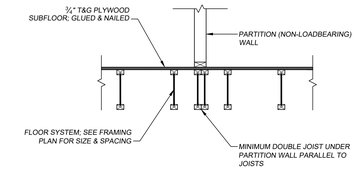

## TOP PLATE SPLICE DETAIL
SCALE: 3/4"=1'-0"



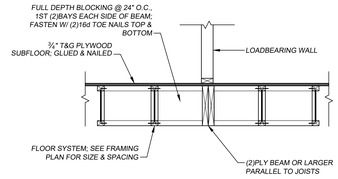

## LANDING/MECHANICAL STAND DETAIL, TYP.
SCALE: 3/4"=1'-0"



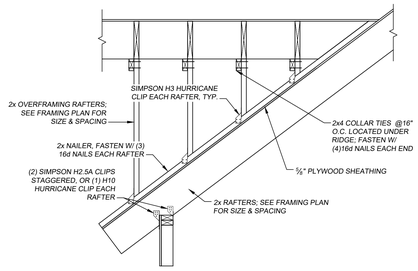

## BEAM INTERSECTION AT COLUMN DETAIL, TYP.
SCALE: 3/4"=1'-0"



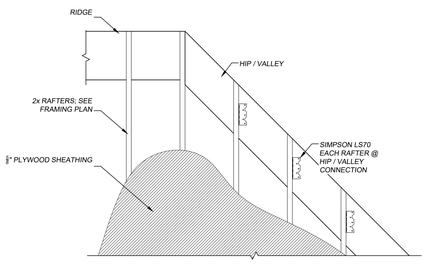

## PARTITION (NON-LOADBEARING) WALL DETAIL, TYP.
SCALE: 3/4"=1'-0"



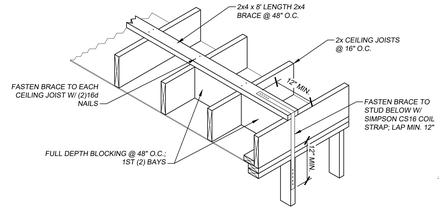

## BLOCKING FOR BEAM LOCATED PARALLEL TO JOISTS DETAIL, TYP.
SCALE: 3/4"=1'-0"



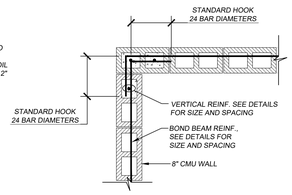

## OVERFRAMING ROOF DETAIL
SCALE: 3/4"=1'



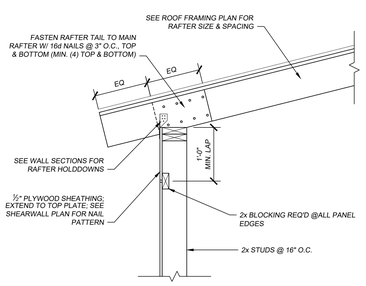

## RAFTER CONNECTION @ HIP/VALLEY
SCALE: NONE



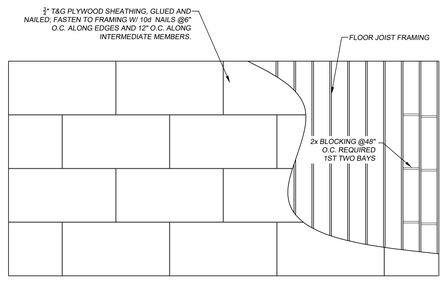

## GABLE END WALL BRACE DETAIL
SCALE: NONE



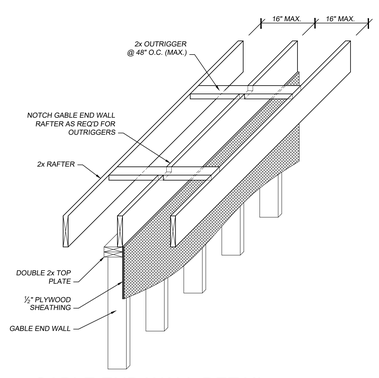

## CMU WALL CORNER, TYP.
SCALE: NONE



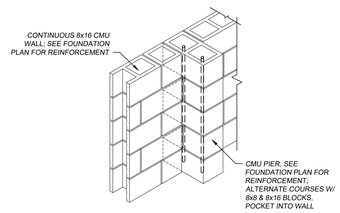

## RAFTER TAIL CONNECTION DETAIL, TYP.
SCALE: 1"=1'



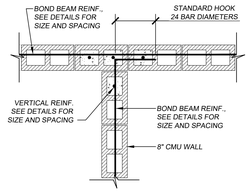

## FLOOR DIAPHRAGM
SCALE: 1/4"=1'



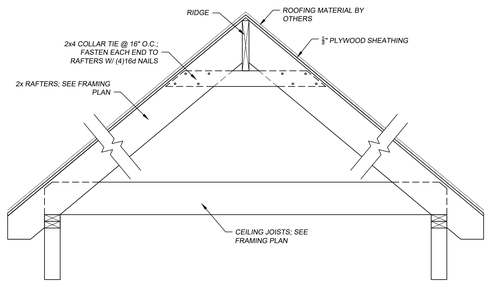

## GABLE END WALL DETAIL
SCALE: 3/4"=1'-0"



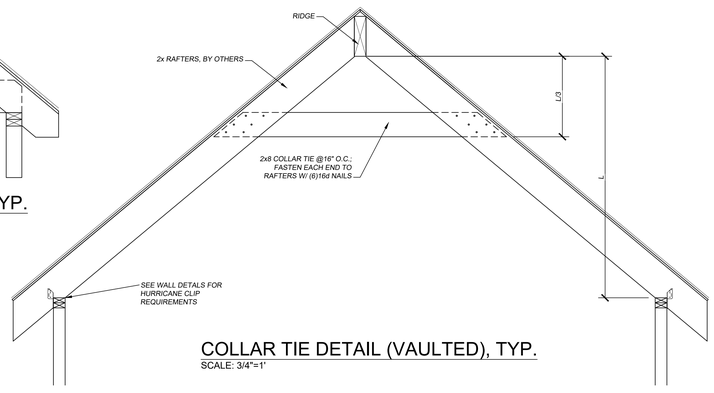

## INTERLOCKING CMU PIER DETAIL
SCALE: 1"=1'



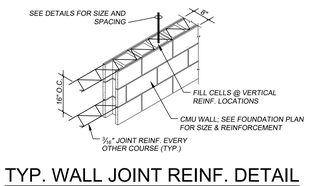

## CMU WALL INTERSECTION, TYP.
SCALE: NONE



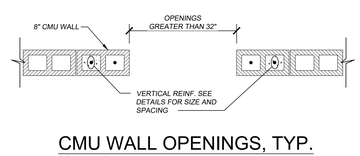

## COLLAR TIE DETAIL W/ CEILING JOISTS, TYP.
SCALE: 1"=1'



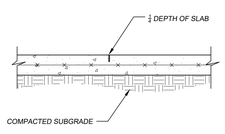

## COLLAR TIE DETAIL (VAULTED), TYP.
SCALE: 3/4"=1'



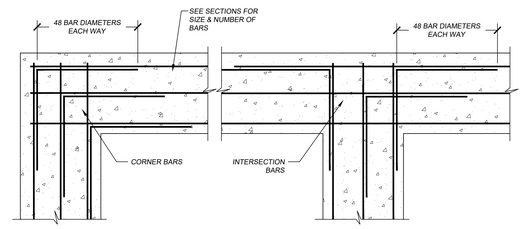

## TYP. WALL JOINT REINF. DETAIL
SCALE: 3/4"=1'-0"




## CMU WALL OPENINGS, TYP.
SCALE: NONE




## CONTROL JOINT
SCALE: NONE




## FOOTING DETAILS
SCALE: NONE

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA
EMPIRE ENGINEERING, LLC
NO. C00440
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
REGISTERED
No. 25803
MARK M. PARKS

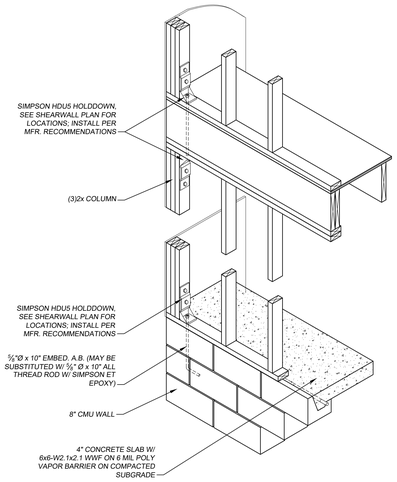
**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

# WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

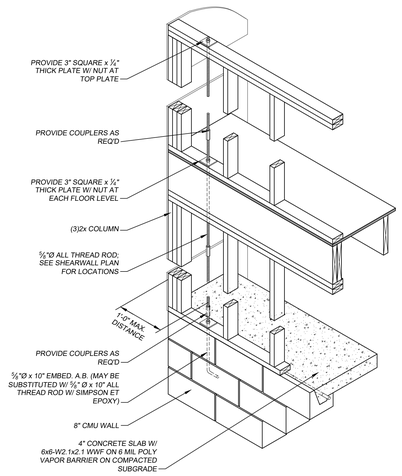
DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S201



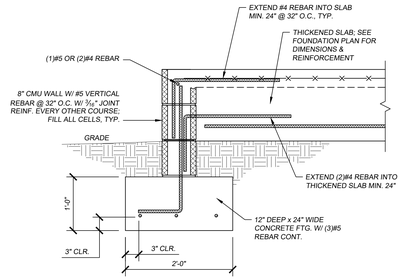

## HOLDDOWN DETAIL OPTION #1

SCALE: 3/4"=1'-0"



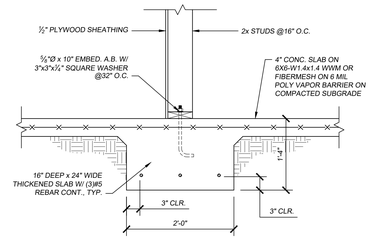

## HOLDDOWN DETAIL OPTION #2

SCALE: 3/4"=1'-0"



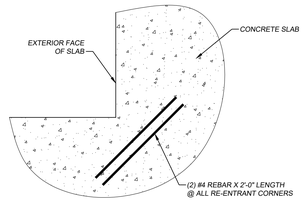

## THICKENED SLAB / CONT. FTG. CONNECTION DETAIL

SCALE: 1"=1'



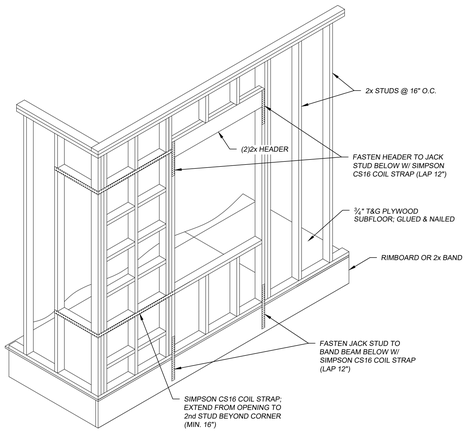

## INTERIOR THICKENED SLAB DETAIL

SCALE: 1"=1'



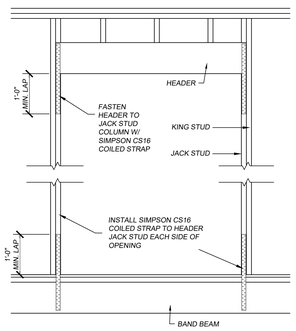

## RE-ENTRANT CORNER DETAIL

SCALE: NO SCALE



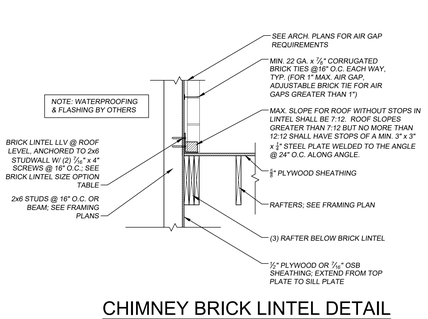

## WALL CONNECTION DETAIL & BRACING FOR OPENINGS WITHIN 48" OF CORNER

SCALE: 1/2"=1'




## EXTERIOR WINDOW/DOOR STRAPPING DETAIL

SCALE: 3/4"=1'-0"

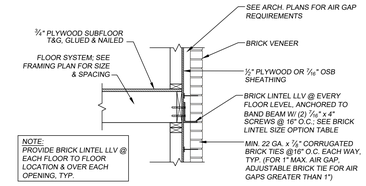



## CHIMNEY BRICK LINTEL DETAIL

SCALE: 3/4"=1'-0"

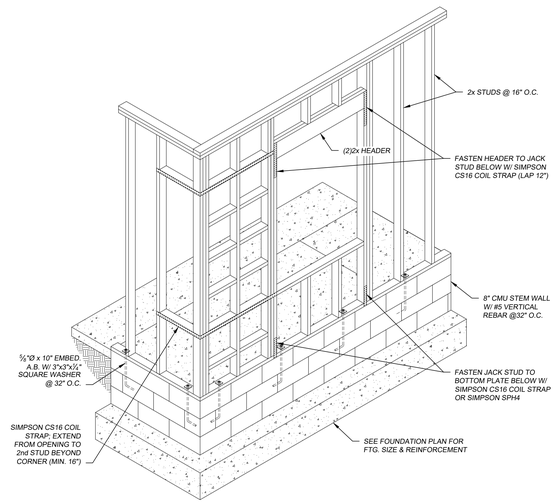
*BRICK LINTEL SIZE OPTION*

| AIR GAP | BRICK | ANGLE |
|---|---|---|
| 1" | 3 ⅝" | L6x4x¼ LLV |
| 1 ½" | 3 ⅝" | L6x4x¼ LLV |
| 2" | 3 ⅝" | L5x5x¼ |
| 2 ½" | 3 ⅝" | L5x5x¼ |



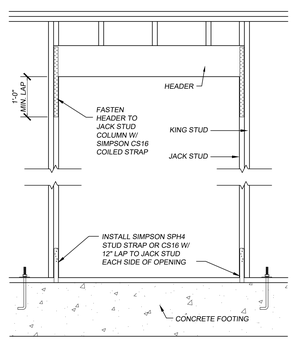

## TYPICAL BRICK LINTEL DETAIL

SCALE: 3/4"=1'-0"



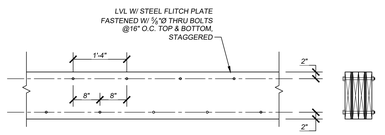

## WALL CONNECTION DETAIL & BRACING FOR OPENINGS WITHIN 48" OF CORNER (SLAB)

SCALE: 1/2"=1'



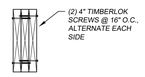

## EXTERIOR WINDOW/DOOR STRAPPING DETAIL

SCALE: 3/4"=1'-0"



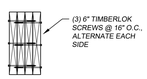

## FLITCH PLATE DETAIL, TYP.

SCALE: 3/4"=1'-0"



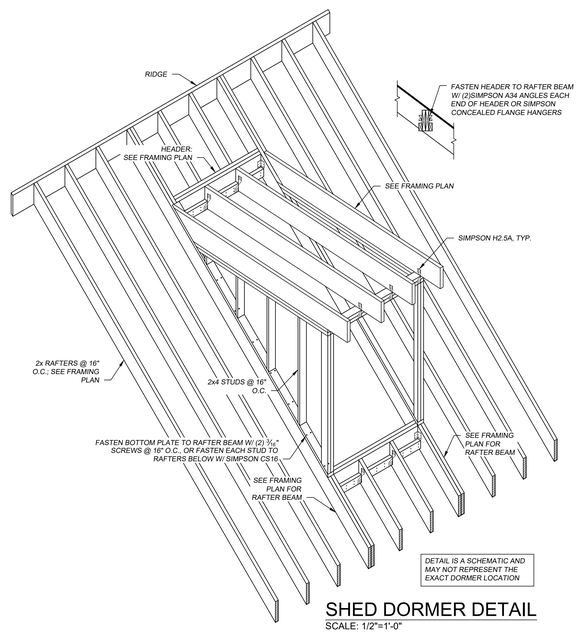

## CONN. OF 3-PLY LVL/PSL (<=1.75" THICK PLY)

SCALE: 1"=1'




## CONN. OF 4-PLY LVL/PSL (<=1.75" THICK PLY) & 2-PLY PSL (>=1.75" THICK PLY)

SCALE: 1"=1'




## SHED DORMER DETAIL

SCALE: 1/2"=1'-0"

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA
EMPIRE ENGINEERING, LLC
NO. C03440
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
REGISTERED
No. 25803
MARK M. FAMILY

**EMPIRE ENGINEERING, LLC**

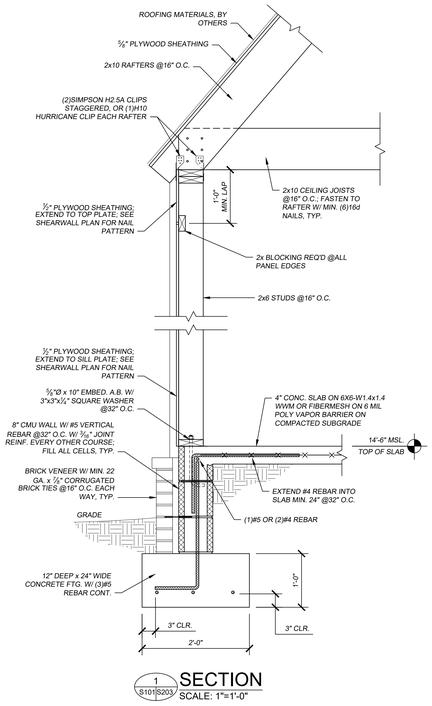
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

# WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

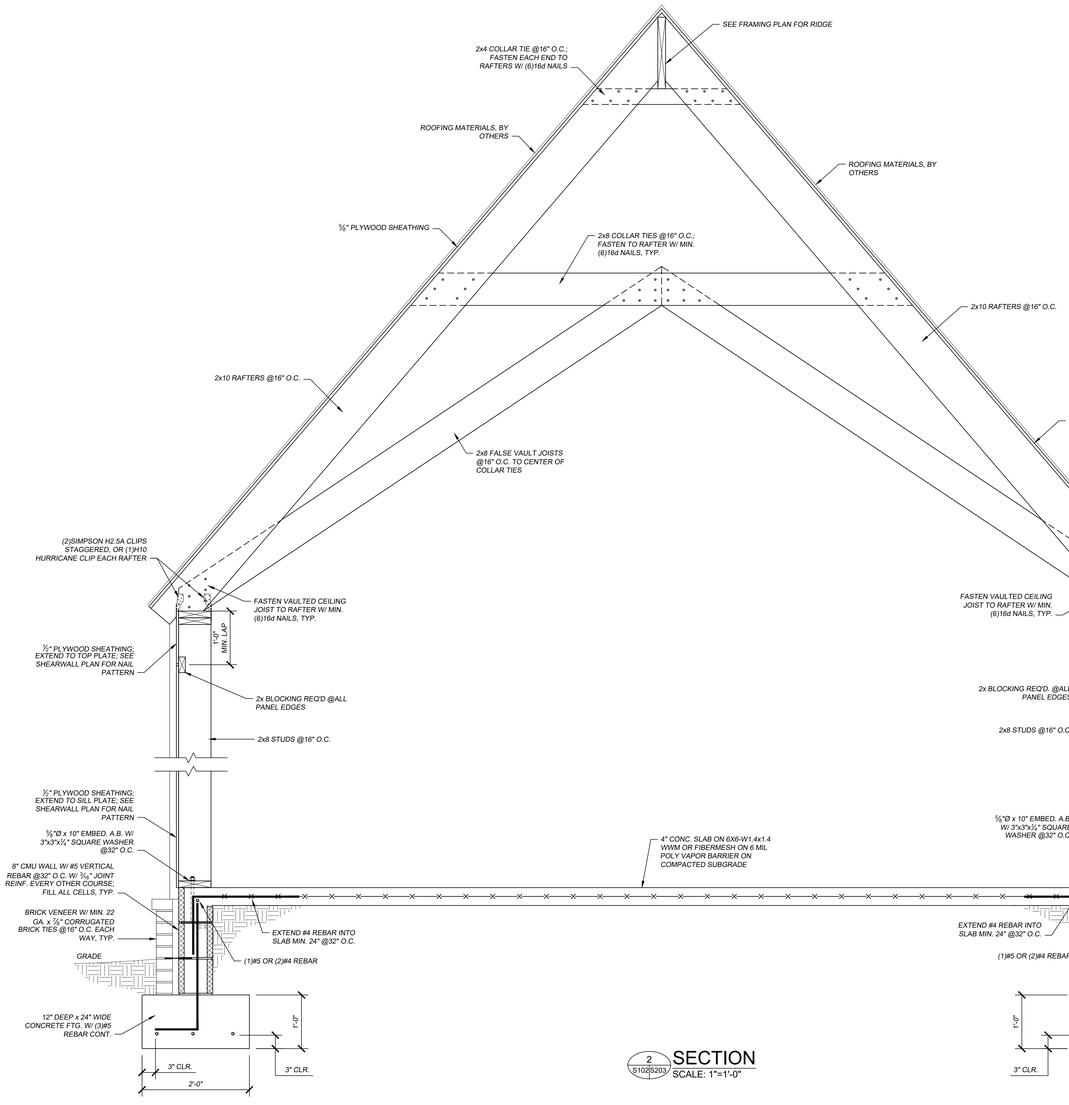
| REVISION | BY |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY | G. POWELL |
| DRAWN BY | E. ROWLAND |
| CHECKED BY | G. POWELL |
| PROJECT NUMBER | 21-060 |
| DATE | AUG. 12, 2025 |
| SCALE | AS SHOWN |

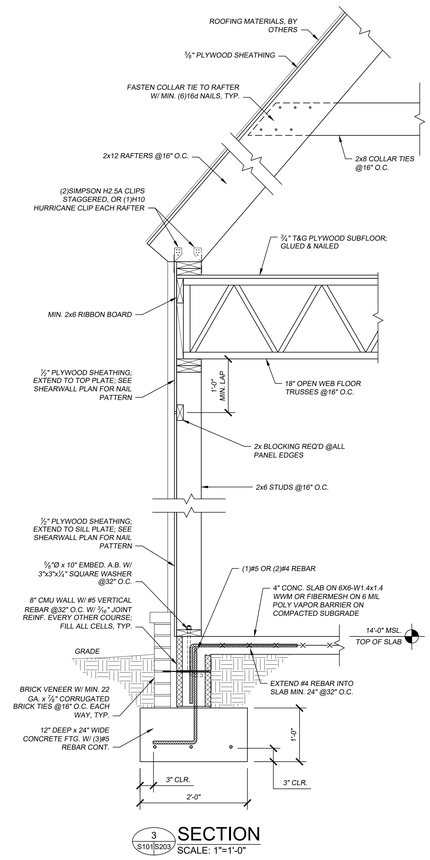
S202




1 S101|S203 SECTION
SCALE: 1"=1'-0"




2 S102|S203 SECTION
SCALE: 1"=1'-0"




3 S101|S203 SECTION
SCALE: 1"=1'-0"

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA EMPIRE ENGINEERING, LLC NO. C00440 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED No. 25803 MARK M. FANCY

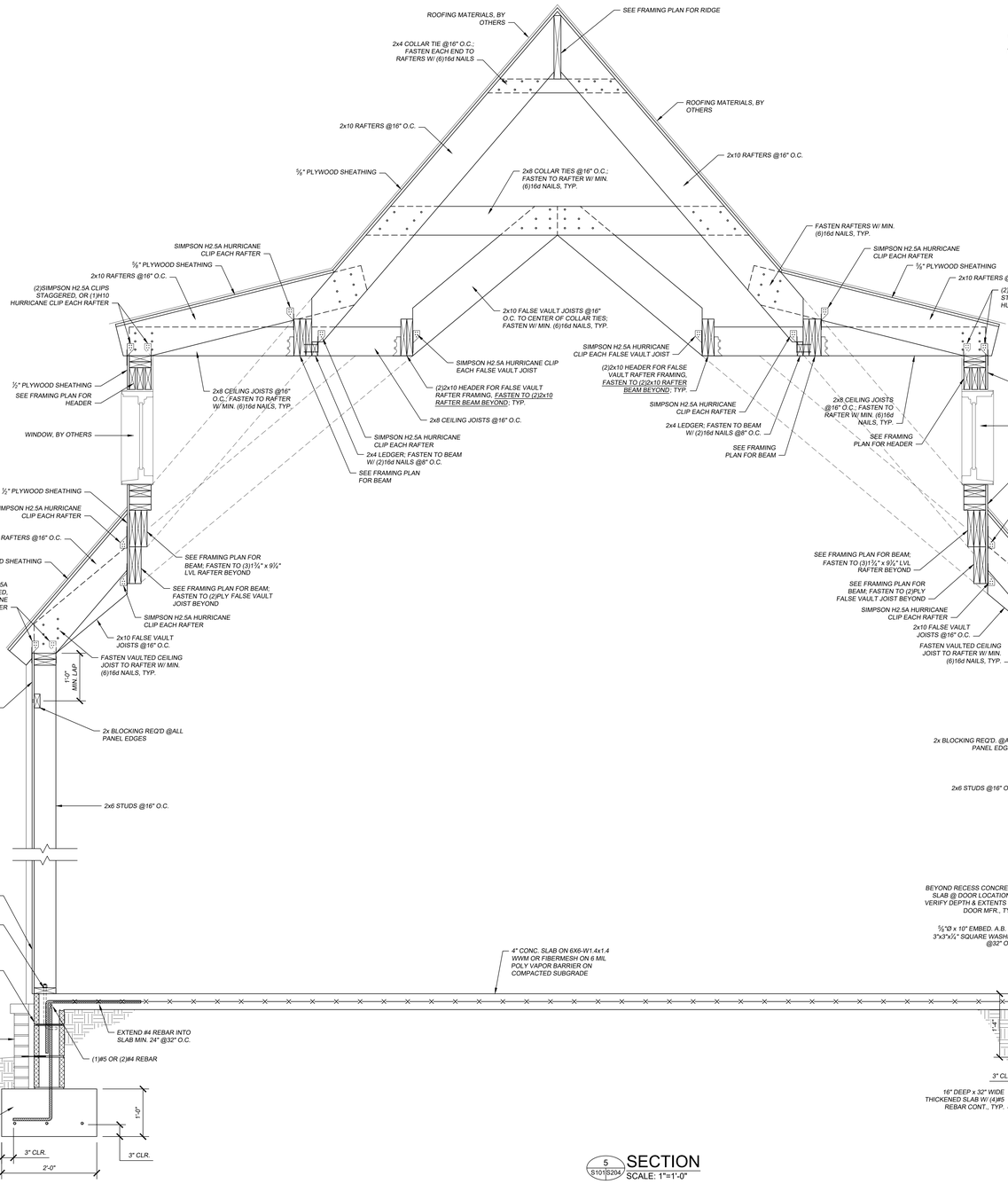
**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

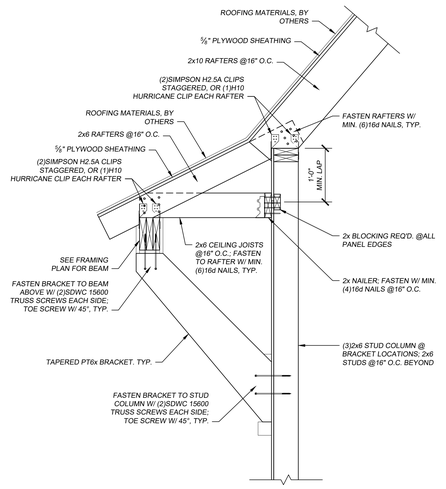
| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

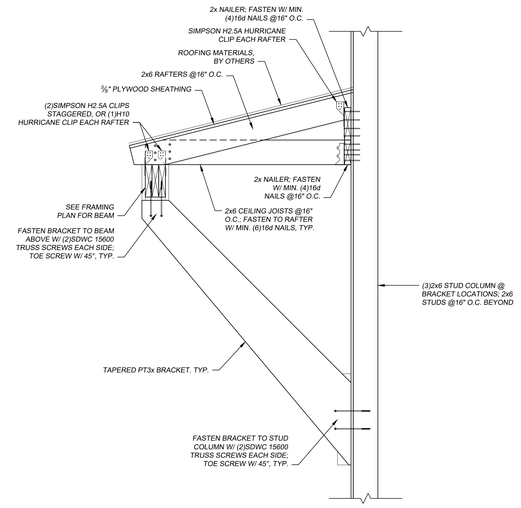
S203




5 S101\S204 SECTION
SCALE: 1"=1'-0"




## GYM/EXCERCISE BRACKET DETAIL
SCALE: 1"=1'




## GARAGE BRACKET DETAIL
SCALE: 1"=1'

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA EMPIRE ENGINEERING, LLC NO. C00440 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED No. 25803 GREGORY M. POWELL

**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

EMPIRE ENGINEERING LLC

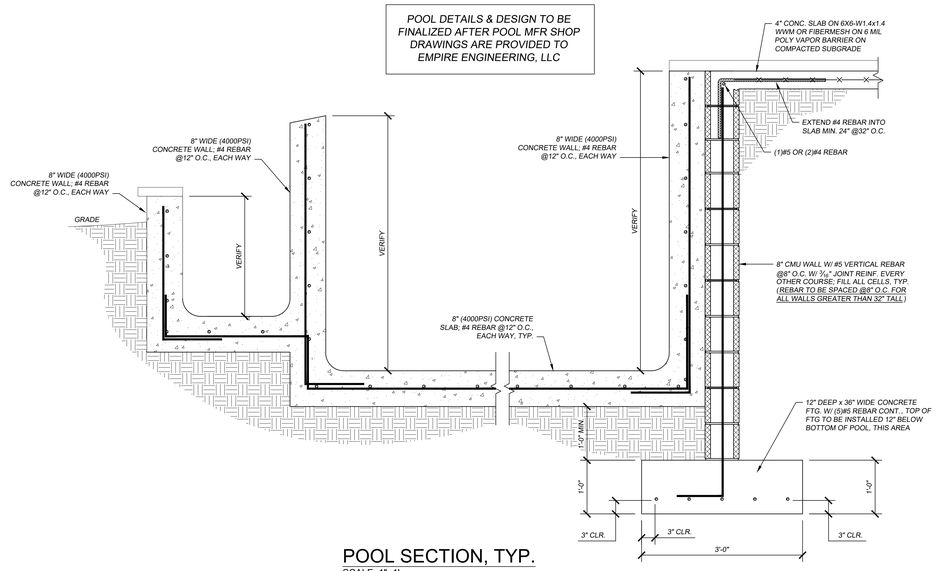
# WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY | G. POWELL |
| DRAWN BY | E. ROWLAND |
| CHECKED BY | G. POWELL |
| PROJECT NUMBER | 21-060 |
| DATE | AUG. 12, 2025 |
| SCALE | AS SHOWN |

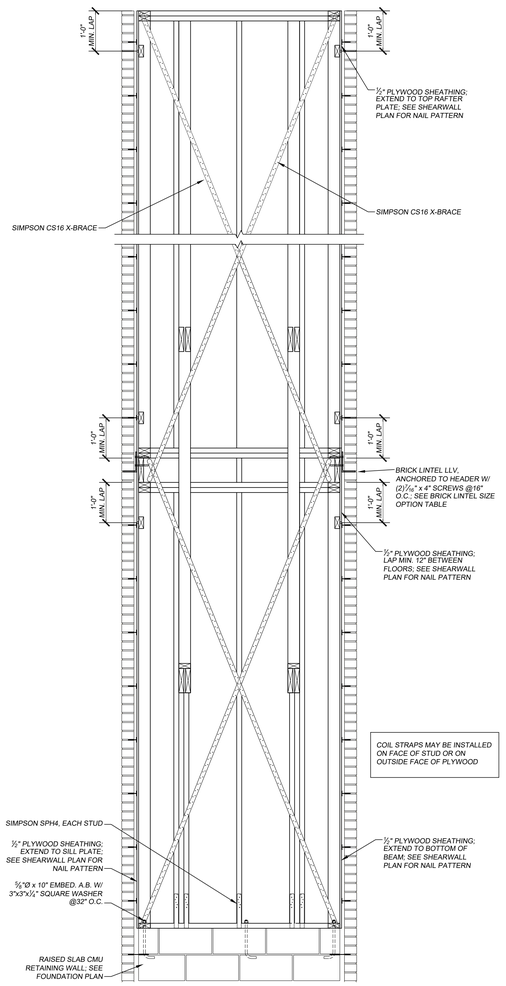
S204

POOL DETAILS & DESIGN TO BE FINALIZED AFTER POOL MFR SHOP DRAWINGS ARE PROVIDED TO EMPIRE ENGINEERING, LLC



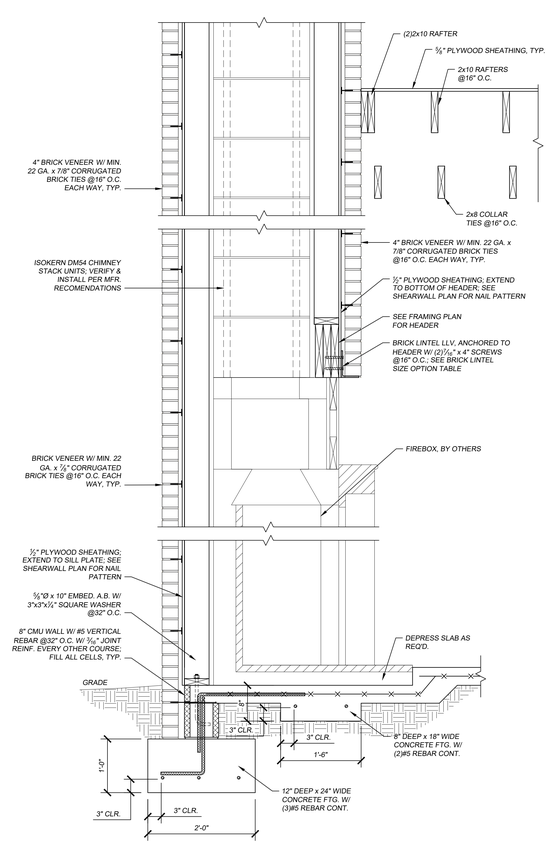

## POOL SECTION, TYP.

SCALE: 1"=1'




## CHIMNEY STRAPPING DETAIL

SCALE: 3/4"=1'-0"




6 S101 S205 SECTION

SCALE: 1"=1'-0"

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
EMPIRE ENGINEERING, LLC
NO. C03440

SOUTH CAROLINA REGISTERED
No. 25803
ENGINEER
BRIAN M. EMPIRE

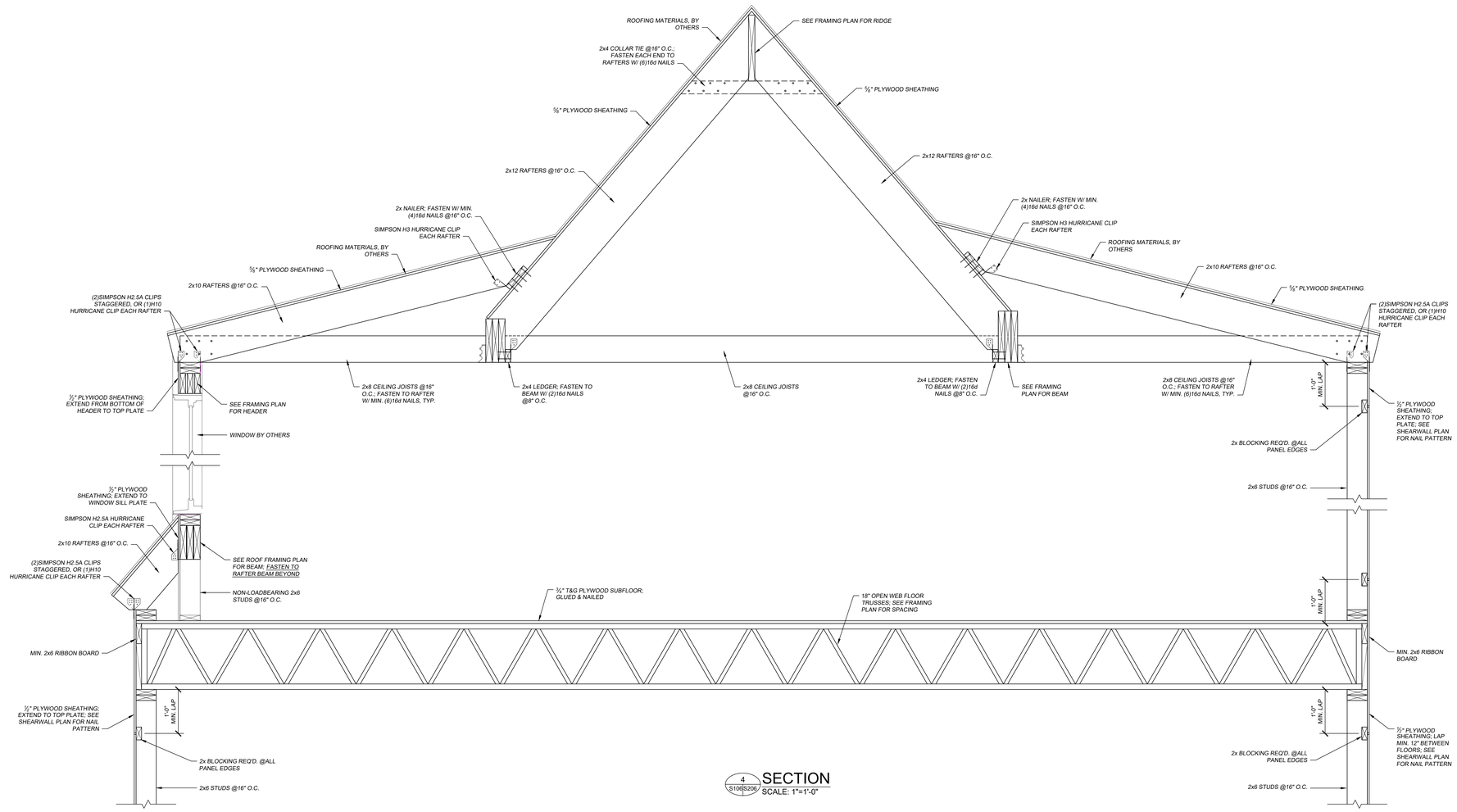
**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

# WALLISER RESIDENCE
## 3 RETRIEVER LANE
## WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY | G. POWELL |
| DRAWN BY | E. ROWLAND |
| CHECKED BY | G. POWELL |
| PROJECT NUMBER | 21-060 |
| DATE | AUG. 12, 2025 |
| SCALE | AS SHOWN |

S205




4 S106|S206 SECTION
SCALE: 1"=1'-0"

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER

SOUTH CAROLINA — EMPIRE ENGINEERING, LLC NO. C00440 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 25803 — BRIAN M. POWELL

**EMPIRE ENGINEERING, LLC**
CIVIL & STRUCTURAL ENGINEERING
4930 RIVERS AVENUE
NORTH CHARLESTON, SC 29406
PHONE:843.308.0800 / FAX:843.308.0806

EMPIRE ENGINEERING LLC

# WALLISER RESIDENCE
3 RETRIEVER LANE
WADMALAW ISLAND, SC

| REVISION | BY |
|---|---|
| | |

DESIGNED BY: G. POWELL
DRAWN BY: E. ROWLAND
CHECKED BY: G. POWELL
PROJECT NUMBER: 21-060
DATE: AUG. 12, 2025
SCALE: AS SHOWN

S206