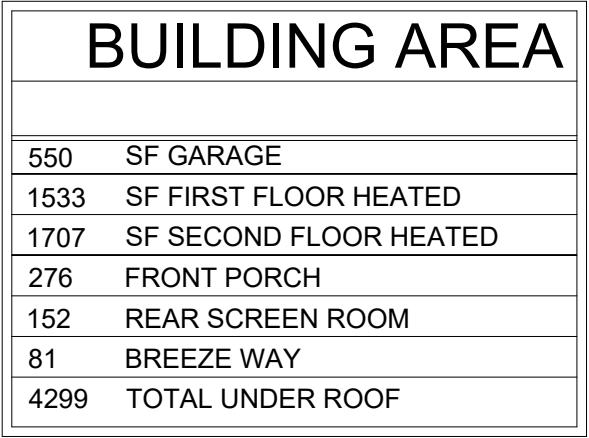




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101 Honey Bee Pl.
Georgetown, SC 29440
843.543.2362
bigbearlumbercompany@gmail.

LUKE WILCOX

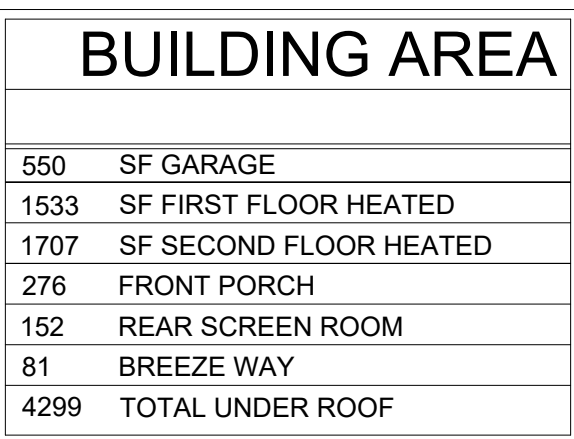
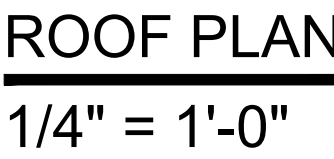
FIRST FLOOR PLAN

PREPARED FOR: LUKE WILCOX
1115 KOTIAK RD.
FLORHAM PARK, NJ 07931

PROJECT LOCATION: LUKE WILCOX RESIDENCE
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC 29579

SHEET
A-1.01
OF 7

[illegible]



SECOND FLOOR PLAN
1/4" = 1'-0"

LUKE WILCOX

SECOND FLOOR ROOF PLAN

PREPARED FOR: LUKE WILCOX
913 MOHAWK DR.
FLORENCE, SC 29501

PROJECT LOCATION: LUKE WILCOX RESIDENCE
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC 29579

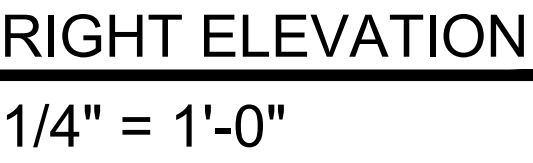
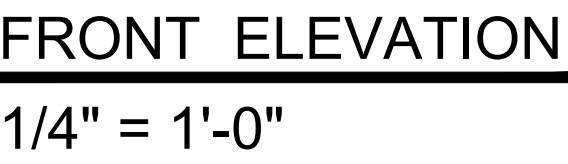
PROJECT: LUKE WILCOX
DATE: 7/14/2023
SCALE: #####
DESIGNED BY: --
DRAWN BY: RDD
CHECKED BY: AO

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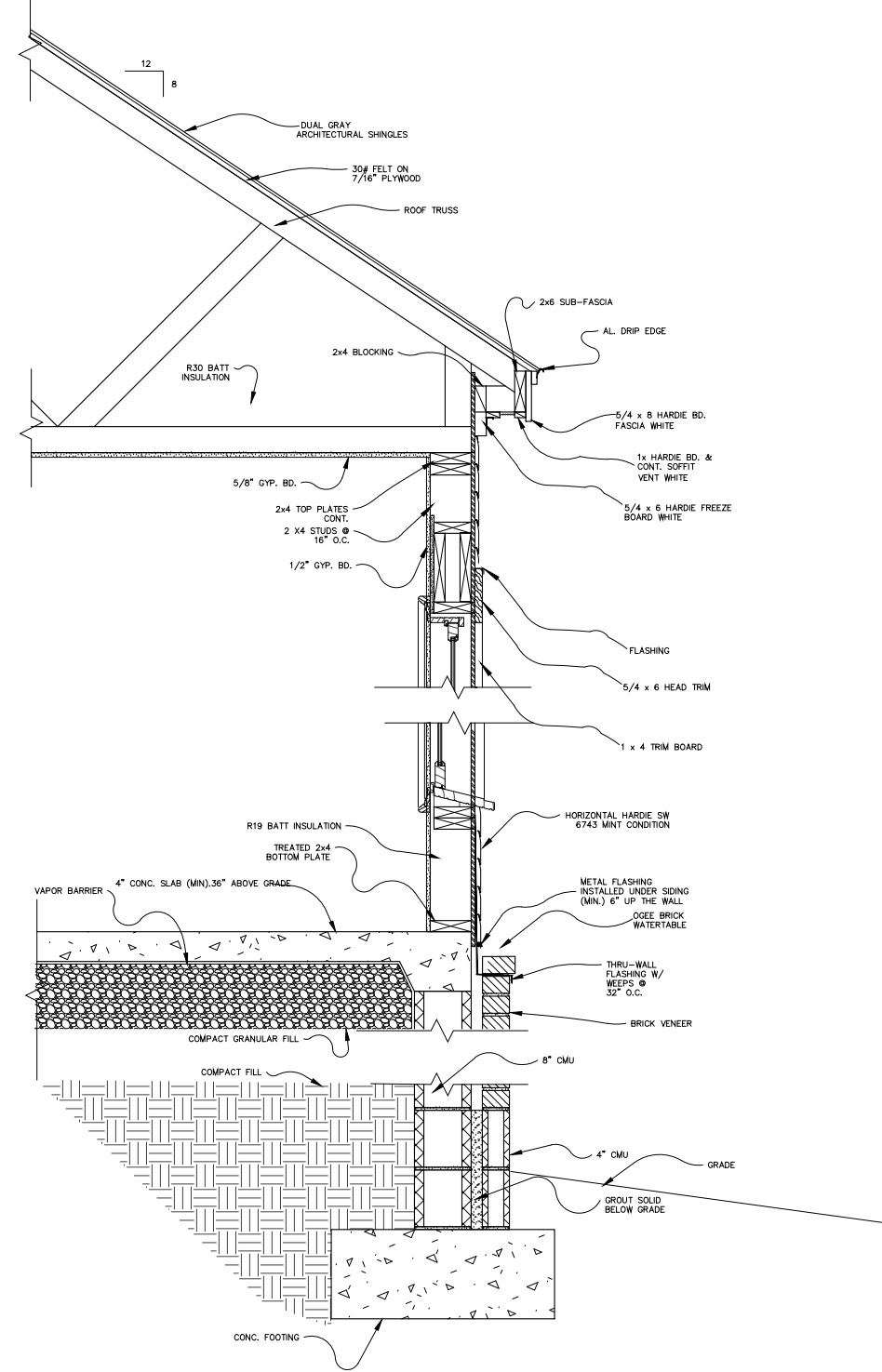
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



WALL SECTION

1/2" = 1'-0"

PROJECT: LUKE WILCOX
DATE: 7/14/2023
SCALE: #####
DESIGNED BY: ---
DRAWN BY: RDD
CHECKED BY: AO

PLAN FOR:
LUKE WILCOX
ELEVATIONS

PREPARED FOR: LUKE WILCOX
OR:
FLORENCE, SC 29501
PROJECT LOCATION: LUKE WILCOX RESIDENCE
946 CRYSTAL WATER WAY LOT 196
MYRTLE BEACH, SC 29579

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
1	11/30/23	Added shutters and moved Garage door	RDD

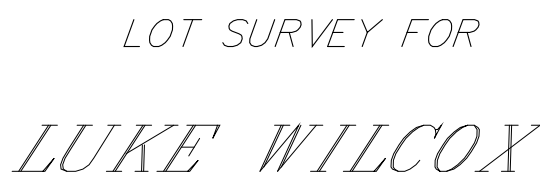
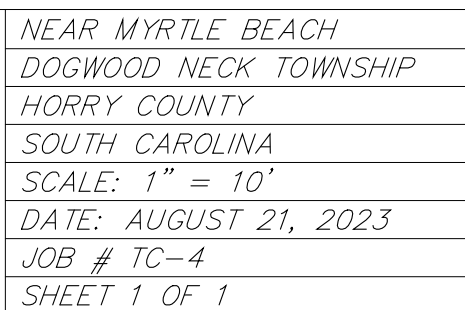
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A-2.02

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EXISTING SITE PLAN
1" = 10'

PLAN FOR:
LUKE WILCOX

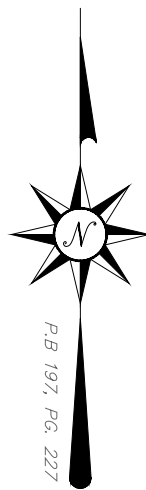
EXISTING SITE PLAN

PREPARED FOR: LUKE WILCOX
913 MOHAWK DR.
FLORENCE, SC 29501

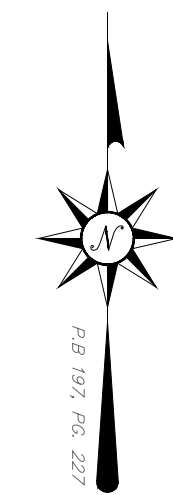
PROJECT LOCATION: LUKE WILCOX RESIDENCE
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC 29579

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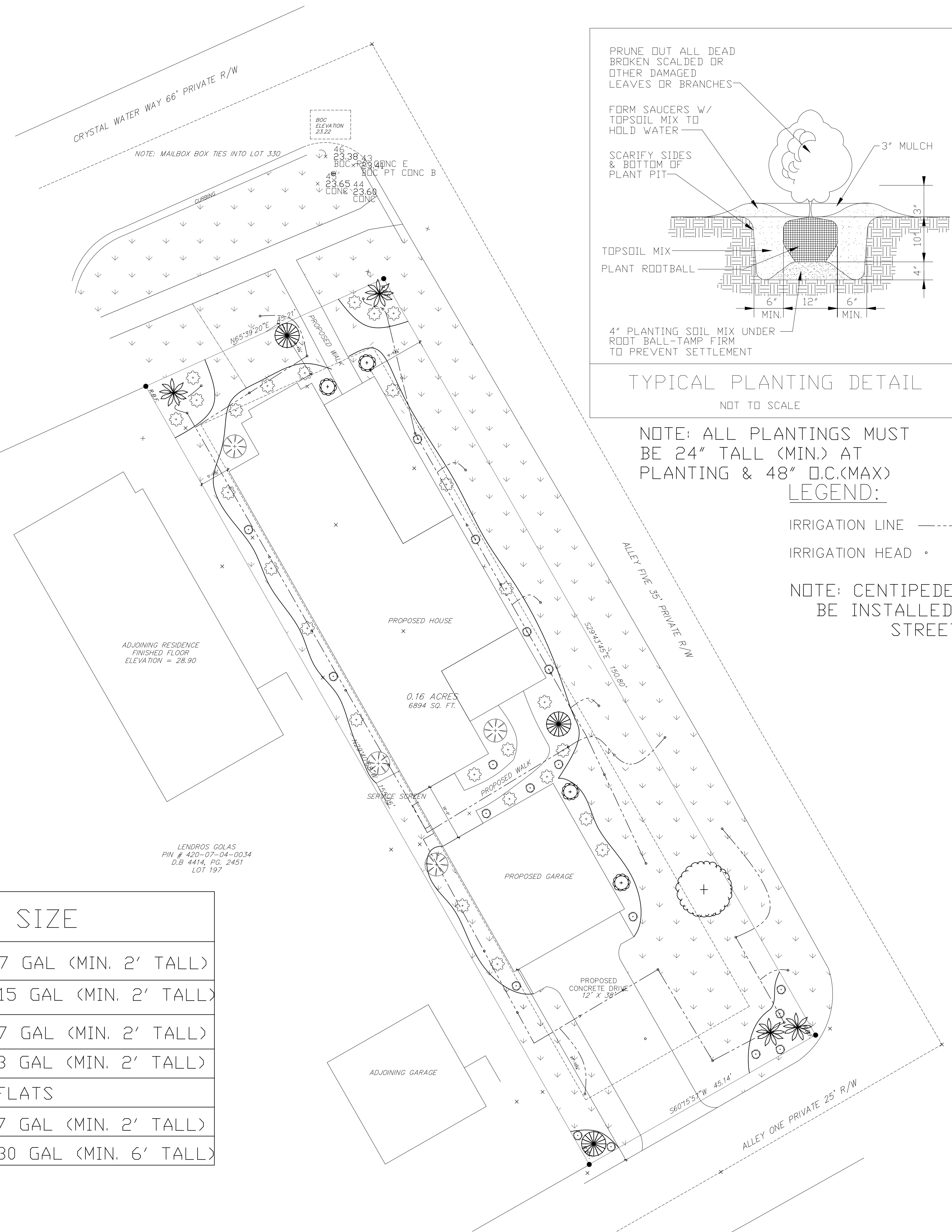


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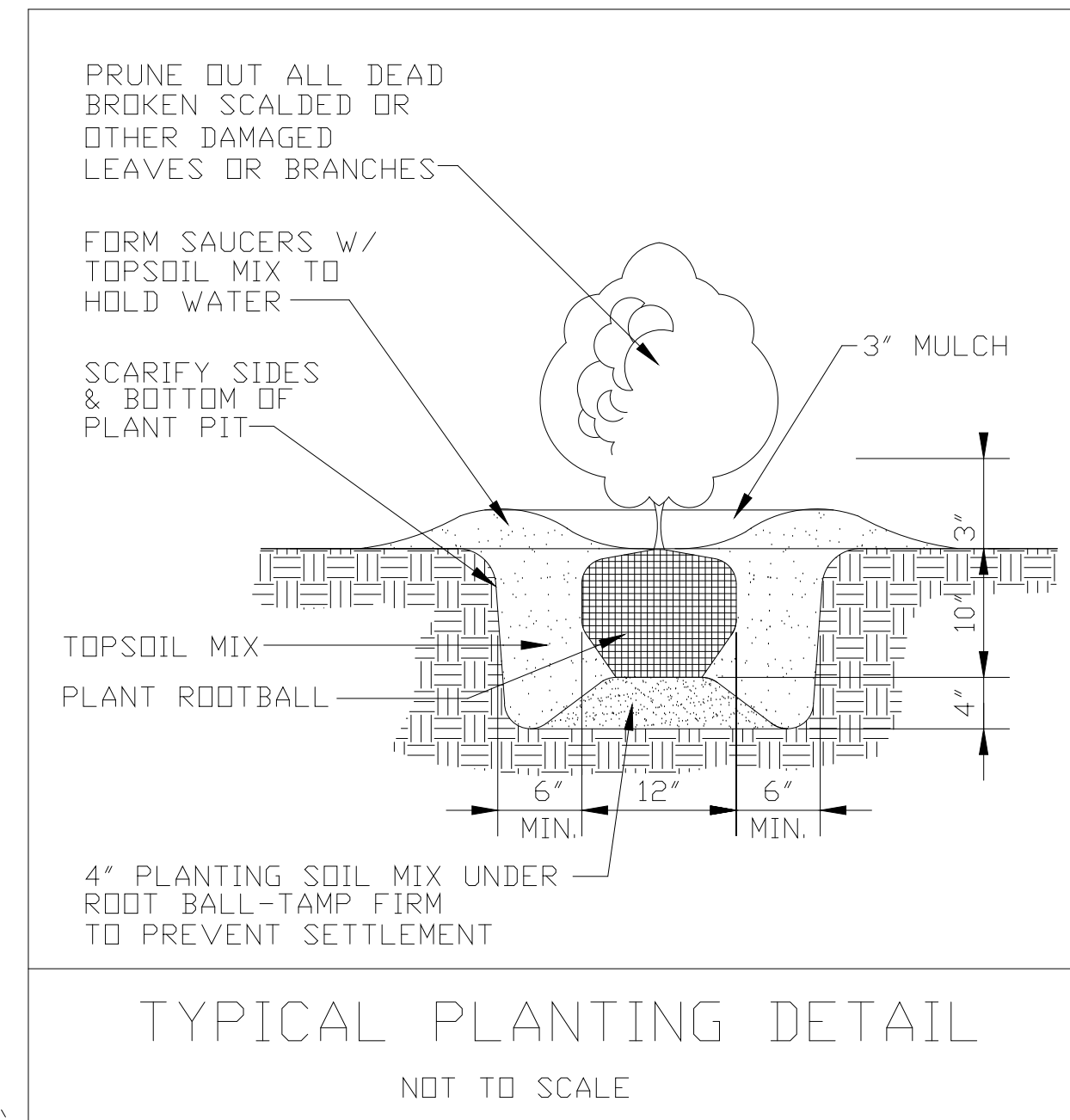
PROJECT: LUKE WILCOX
DATE: 7/14/2023
SCALE: 1" = 10'
DESIGNED BY: ---
DRAWN BY: RDD
CHECKED BY: AO

OF 7

THE PURCHASER HEREBY AGREES TO HOLD THE ISSUING COMPANY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ISSUING COMPANY AS A RESULT OF THE PURCHASER'S FAILURE TO COMPLY WITH THE OBLIGATIONS SET FORTH IN THIS AGREEMENT. THE PURCHASER'S OBLIGATION TO HOLD THE ISSUING COMPANY HARMLESS SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT. THE PURCHASER'S OBLIGATION TO HOLD THE ISSUING COMPANY HARMLESS SHALL NOT BE LIMITED BY ANY CAP ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED IN A COURT OF LAW. THE PURCHASER'S OBLIGATION TO HOLD THE ISSUING COMPANY HARMLESS SHALL NOT BE LIMITED BY ANY CAP ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED IN A COURT OF LAW. THE PURCHASER'S OBLIGATION TO HOLD THE ISSUING COMPANY HARMLESS SHALL NOT BE LIMITED BY ANY CAP ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED IN A COURT OF LAW.



NOTE: ALL PLANTINGS MUST
BE 24" TALL (MIN.) AT
PLANTING & 48" O.C.(MAX)



NOTE: ALL PLANTINGS MUST
BE 24" TALL (MIN.) AT
PLANTING & 48" O.C.(MAX)

IRRIGATION LINE

IRRIGATION HEAD •

NOTE: CENTIPEDE SOD MUST
BE INSTALLED TO THE
STREET

PROPOSED LANDSCAPE PLAN
1" = 10'

SHEET
L-1.01
OF 7

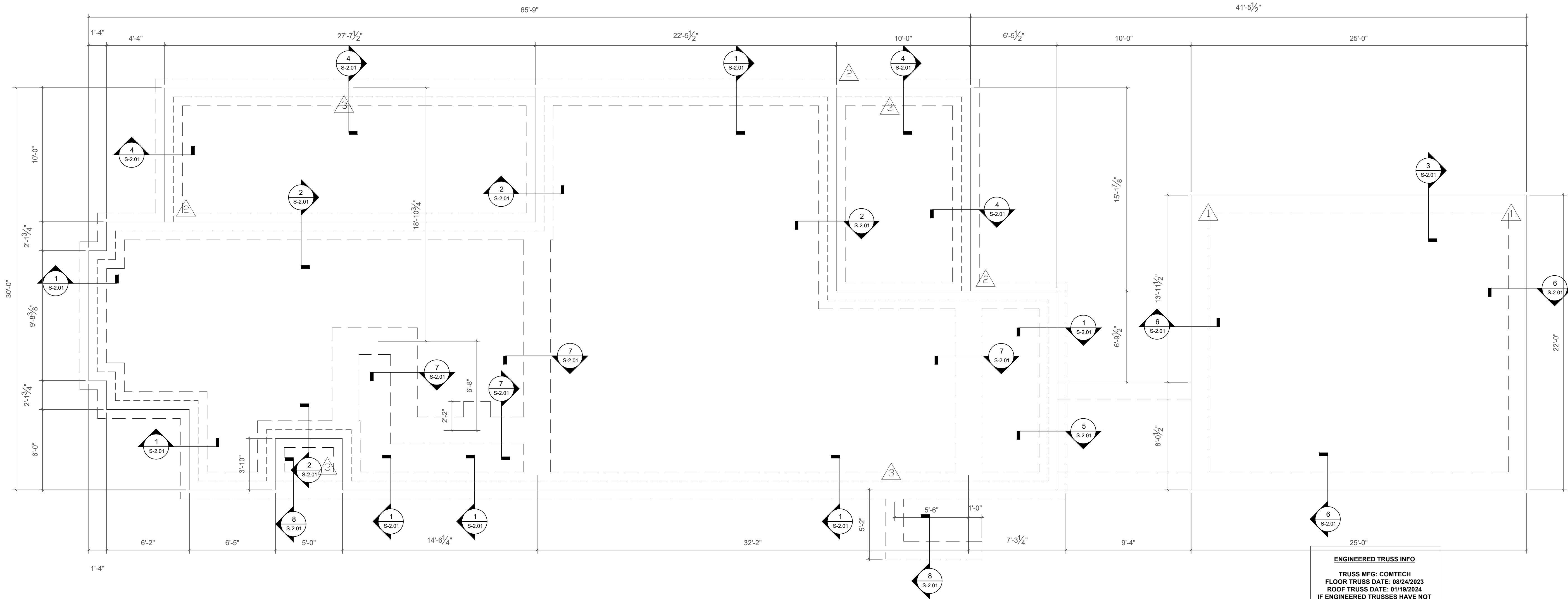
PREPARED FOR: LUKE WILCOX 913 MOHAWK DR. FLORENCE, SC 29501	PROJECT LOCATION: LUKE WILCOX RESIDENCE 946 CRYSTAL WATER WAY LOT 196 MYRTLE BEACH, SC 29579
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ENGINEERED TRUSS INFO
TRUSS MFG: COMTECH
FLOOR TRUSS DATE: 08/24/2023
ROOF TRUSS DATE: 01/19/2024
IF ENGINEERED TRUSSES HAVE NOT
BEEN PROVIDED AND REVIEWED BY
ENGINEER OF RECORD, THEN
ANY CONSTRUCTION WILL BE AT THE
CONTRACTORS RISK.

- 1 HTT5 AT ENDS OF SHEAR WALL
2 INSTALL BEAM POCKET OR HUC410 SEE
SECTION 4/S2.01 FOR BEAM SIZE
3 HTT5/(3)-2x/LTG2 @ GIRDER

CONTRACTOR SHALL VERIFY ROOF TRUSS BEARING LOCATIONS
AND MODIFY THICKENED SLAB. CONTRACTOR SHALL NOTIFY THE
ENGINEER OF ANY DISCREPANCIES BETWEEN FOUNDATIONS AND
TRUSS PLANS PRIOR TO PLACEMENT OF CONCRETE.

ALL EXTERIOR UNBRACED WALLS OVER 10 FOOT SHALL BE
BALLOON FRAMED WITH 2 X 6

CONTROL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ACI
302.1 GUIDELINES, NO MORE THAN 10 FEET APART IN ANY
DIRECTION.

FOUNDATION PLAN

MILLS R. EDWARDS JR.
Licensed Professional Engineer
413 Caspian Dr.
Myrtle Beach, South Carolina 29588
Phone: 843-855-4767

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building only & shall not be copied, NOTE:
The engineering applied to this altered or
reproduced in anyway

Project Name
WILCOX STR
LOT 196
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC

Drawn by: RDD

Revisions
DATE

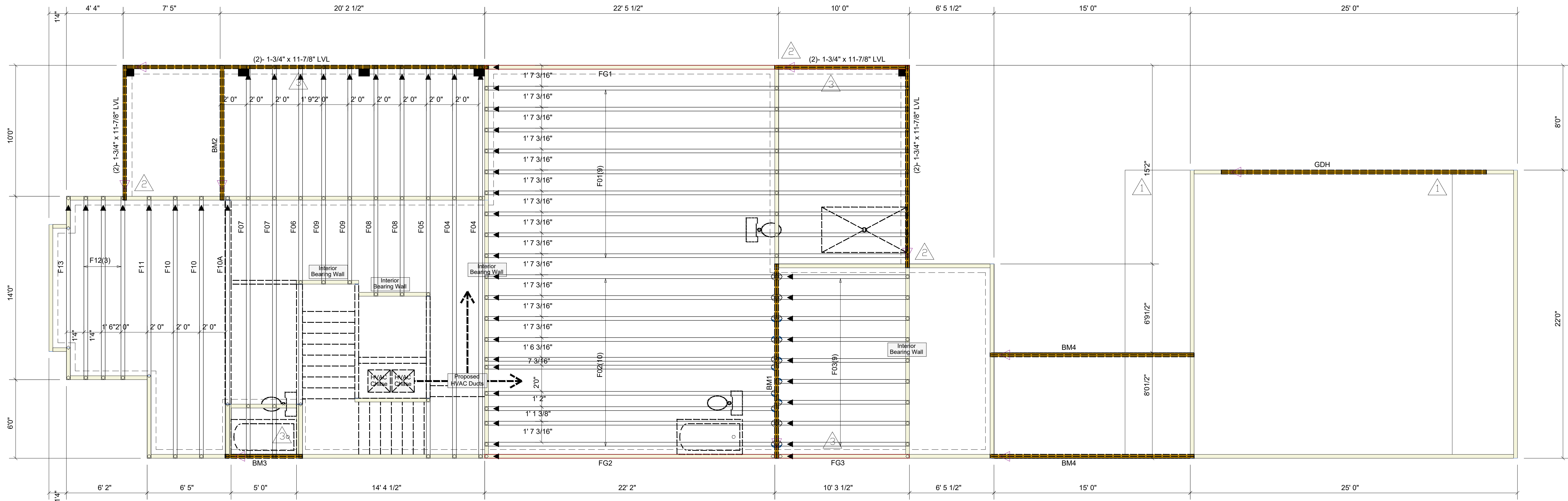
10/27/2023

11/27/2023

Sheet

S1.01

1 of 5



Plumbing Drop Notes
1. Plumbing drop locations shown are NO T.E. act.
2. Contractor to verify ALL plumbing drop locations prior to setting Floor Trusses.
3. Adjust spacing as needed to fit boxes at 24" oc.

Dimension Notes
1. All exterior wall dimensions are to face of stud unless noted otherwise.
2. All interior wall dimensions are to face of stud unless noted otherwise.
3. All exterior wall truss dimensions are to face of stud unless noted otherwise.

All Walls Shown Are Considered Load Bearing

Connector Information				Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header Truss
	HUS410	USP	19	NA	16d/3-1/2" 16d/3-1/2"

Beam Schedule					
Plot ID	Length	Product	Plies	Net Qty	Fab Type
GDH	21' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
BM4	16' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	4	FF
BM3	6' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF
BM1	15' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF
BM2	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

WALLSCHEDULE	
	1st Floor Walls
	2nd Floor Walls
	Non-Bearing Walls
	Garage Walls/Dropped

ENGINEERED TRUSS INFO
TRUSS MFG: COMTECH
FLOOR TRUSS DATE: 08/24/2023
ROOF TRUSS DATE: 01/19/2024
IF ENGINEERED TRUSSES HAVE NOT BEEN PROVIDED AND REVIEWED BY ENGINEER OF RECORD, THEN ANY CONSTRUCTION WILL BE AT THE CONTRACTORS RISK.

- 1 HTTS AT ENDS OF SHEAR WALL
2 INSTALL BEAM POCKET OR HUC410 SEE SECTION 4/S2.01 FOR BEAM SIZE
3 HTTS/(3)-2x/LTG2 @ GIRDER

CONTRACTOR SHALL VERIFY ROOF TRUSS BEARING LOCATIONS AND MODIFY THICKENED SLAB. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN FOUNDATIONS AND TRUSS PLANS PRIOR TO PLACEMENT OF CONCRETE.

ALL EXTERIOR UNBRACED WALLS OVER 10 FOOT SHALL BE BALLOON FRAMED WITH 2 X 6

CONTROL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ACI 302.1 GUIDELINES, NO MORE THAN 10 FEET APART IN ANY DIRECTION.

MILLS R. EDWARDS JR.
Licensed Professional Engineer
413 Caspian Dr.
Myrtle Beach, South Carolina 29588
Phone: 843-855-4767

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Project Name
WILCOX STR
LOT 196
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC

Drawn by: RDD

Revisions
DATE

10/27/2023

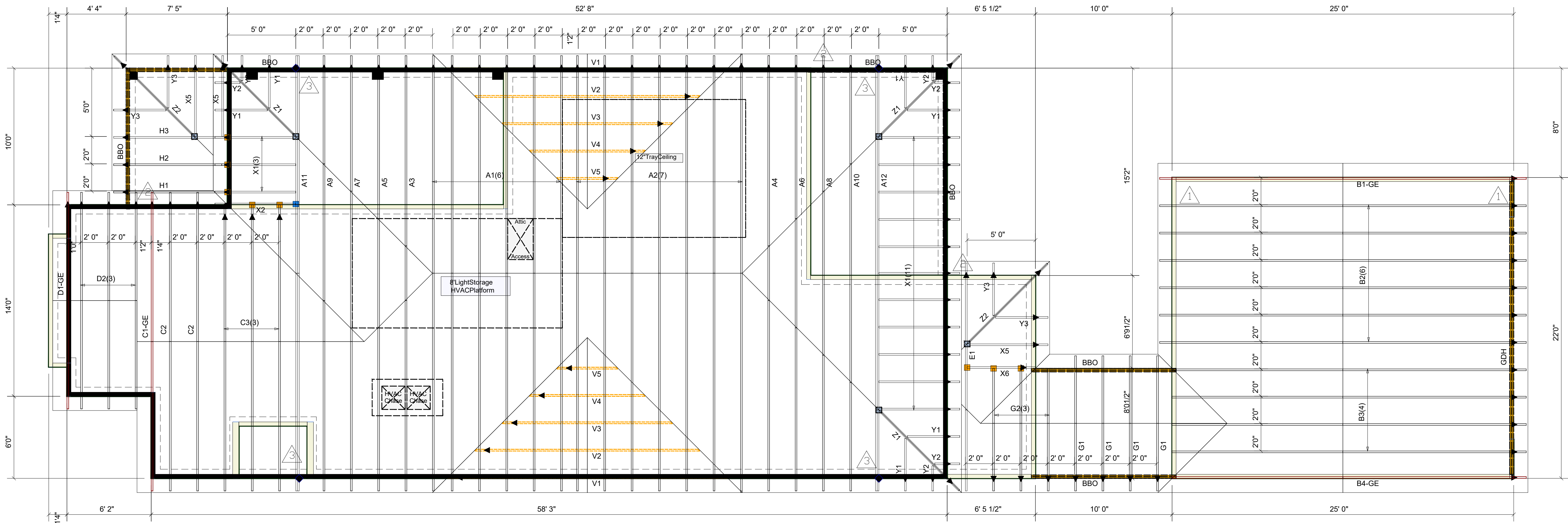
11/27/2023

Sheet

S1.02

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FLOOR FRAMING PLAN



RoofArea =3479.21sq.ft.
RidgeLine =87.58ft.
HipLine =106.94ft.
Horiz.OH =272.67ft.
RakedOH =198.81ft.
Decking =120sheets

DimensionNotes
1.All exterior wall dimensions are to face of stud unless noted otherwise.
2.All interior wall dimensions are to face of stud unless noted otherwise.
3.All exterior wall truss dimensions are to face of stud unless noted otherwise.

All Walls Shown Are
Considered Load Bearing

Connector Information					Nail Information	
Sym	Product	Manuf Qty	Supported Member		Header	Truss
	HJC26	USP	5	Varies	16d/3-1/2"	10d/3"
	HUS26	USP	1	NA	16d/3-1/2" 16d/3-1/2"	
	JUS26	USP	8	NA	10d/3"	10d/3"
	HTW20	USP	4	NA	10d/1-1/2"	10d/3"

Beam Schedule					
Plot ID	Length	Product	Plies	Net Qty	Fab Type
BM3	6' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF
GDH	22' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF
BM1	15' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF
BM2	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF

▲ =Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

WALLSCHEDULE	
	1st Floor Walls
	2nd Floor Walls
	Non-Bearing Walls
	Garage Walls Dropped

ENGINEERED TRUSS INFO
TRUSS MFG: COMTECH
FLOOR TRUSS DATE: 08/24/2023
ROOF TRUSS DATE: 01/19/2024
IF ENGINEERED TRUSSES HAVE NOT BEEN PROVIDED AND REVIEWED BY ENGINEER OF RECORD, THEN ANY CONSTRUCTION WILL BE AT THE CONTRACTORS RISK.

- 1 HTTS AT ENDS OF SHEAR WALL
2 INSTALL BEAM POCKET OR HUC410 SEE SECTION 4/S2.01 FOR BEAM SIZE
3 HTTS/(C3)-2x/LTG2 @ GIRDER

CONTRACTOR SHALL VERIFY ROOF TRUSS BEARING LOCATIONS AND MODIFY THICKENED SLAB. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN FOUNDATIONS AND TRUSS PLANS PRIOR TO PLACEMENT OF CONCRETE.

ALL EXTERIOR UNBRACED WALLS OVER 10 FOOT SHALL BE BALLOON FRAMED WITH 2 X 6

CONTROL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ACI 302.1 GUIDELINES, NO MORE THAN 10 FEET APART IN ANY DIRECTION.

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Phone: 843-855-4767

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Project Name
WILCOX STR
LOT 196
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC

Drawn by: RDD

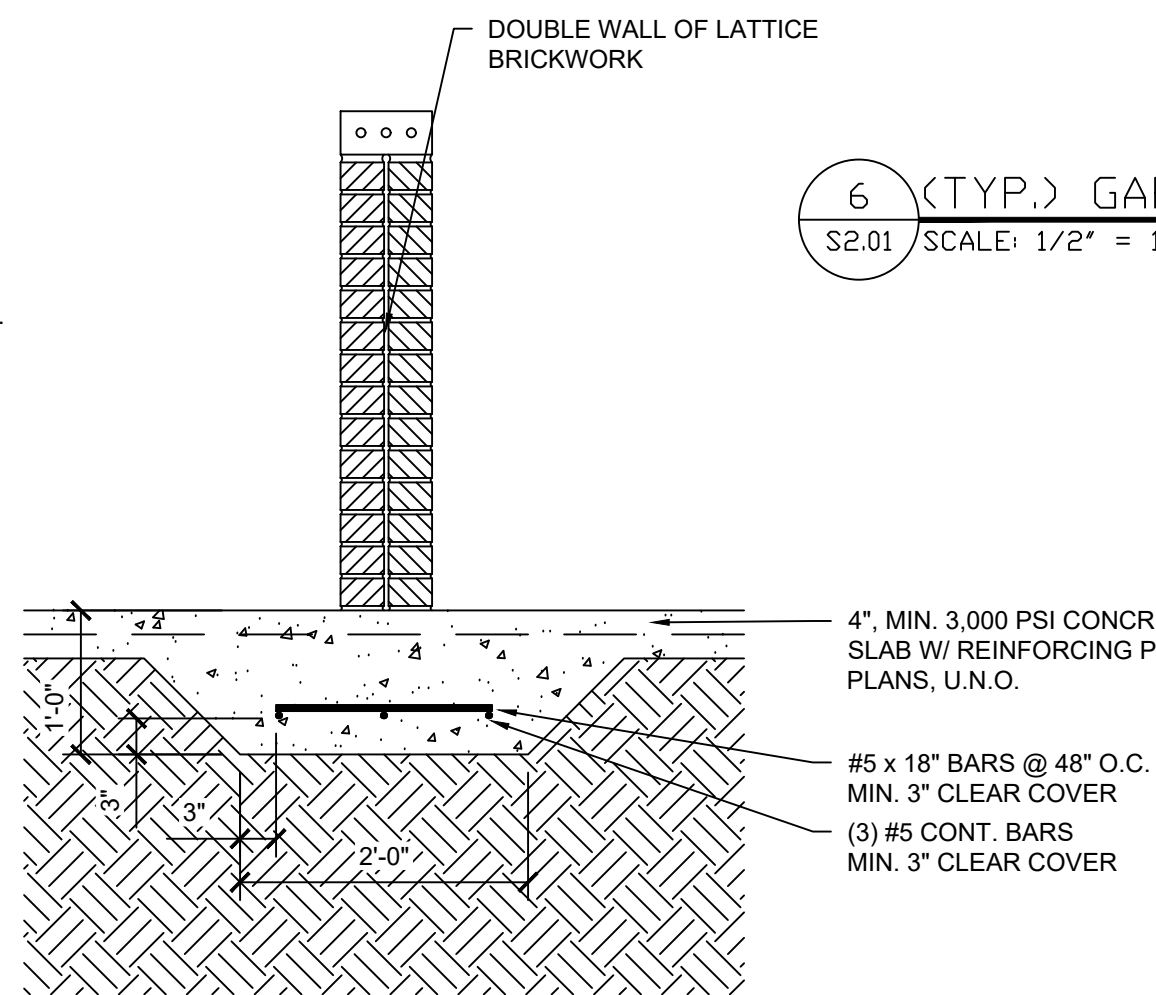
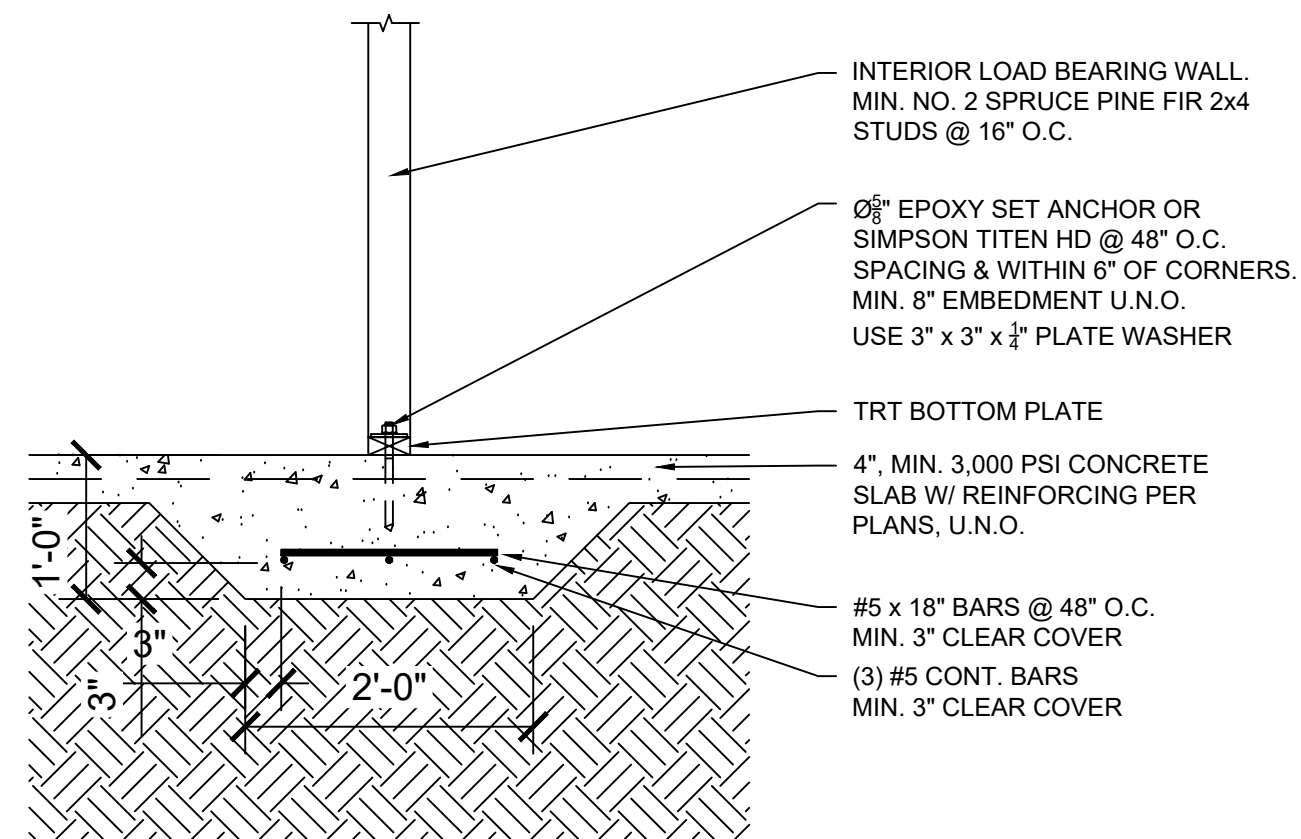
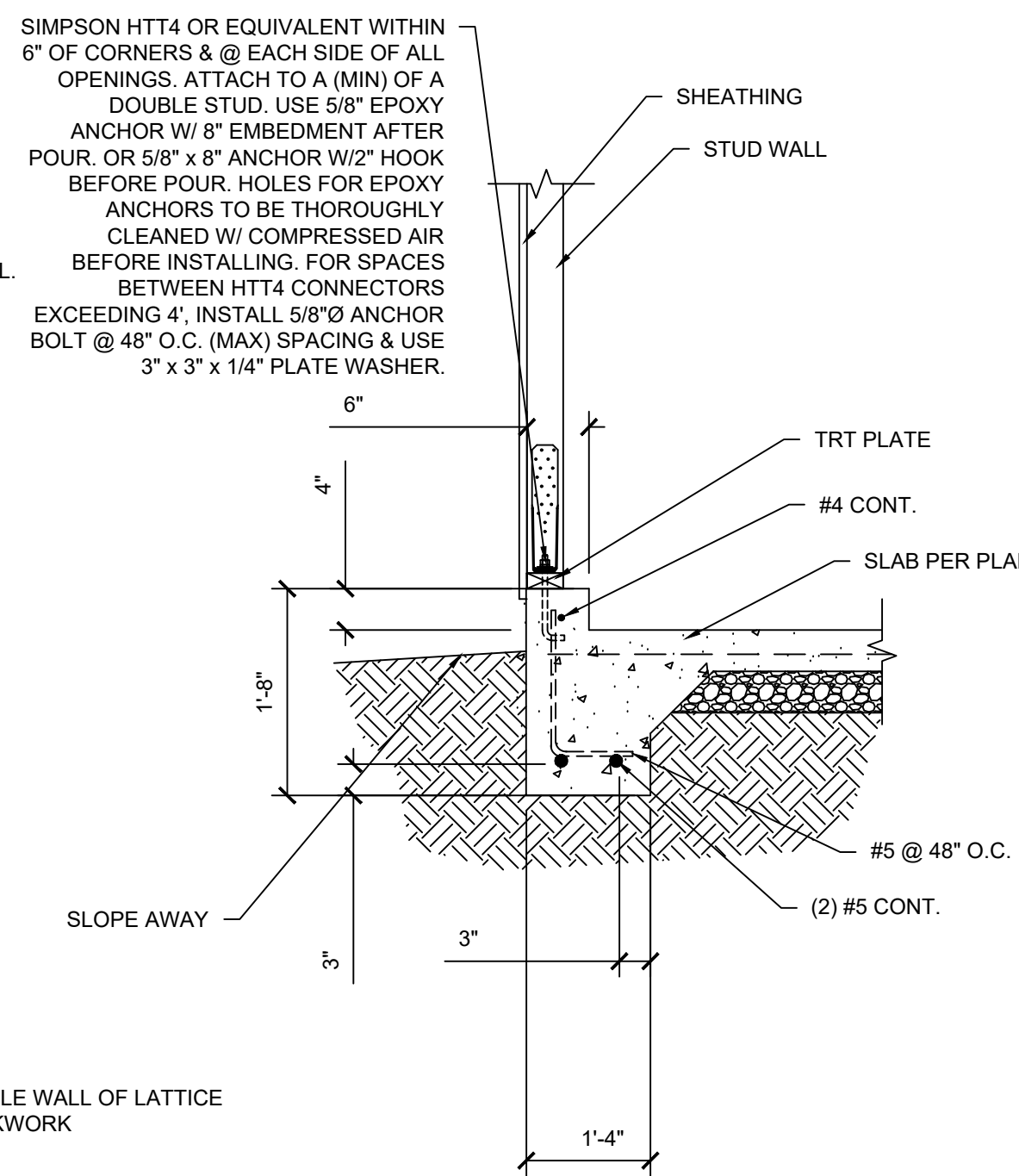
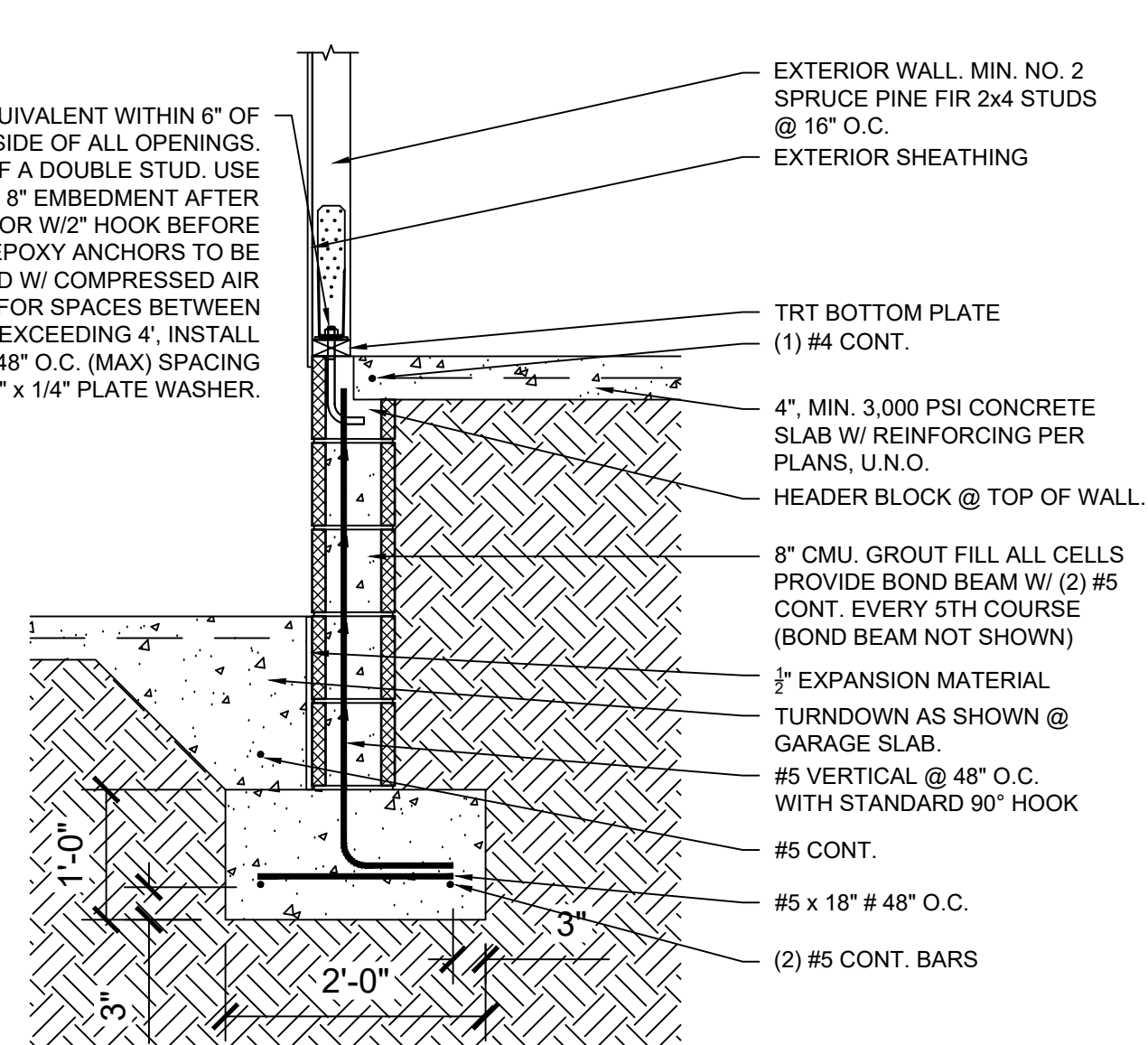
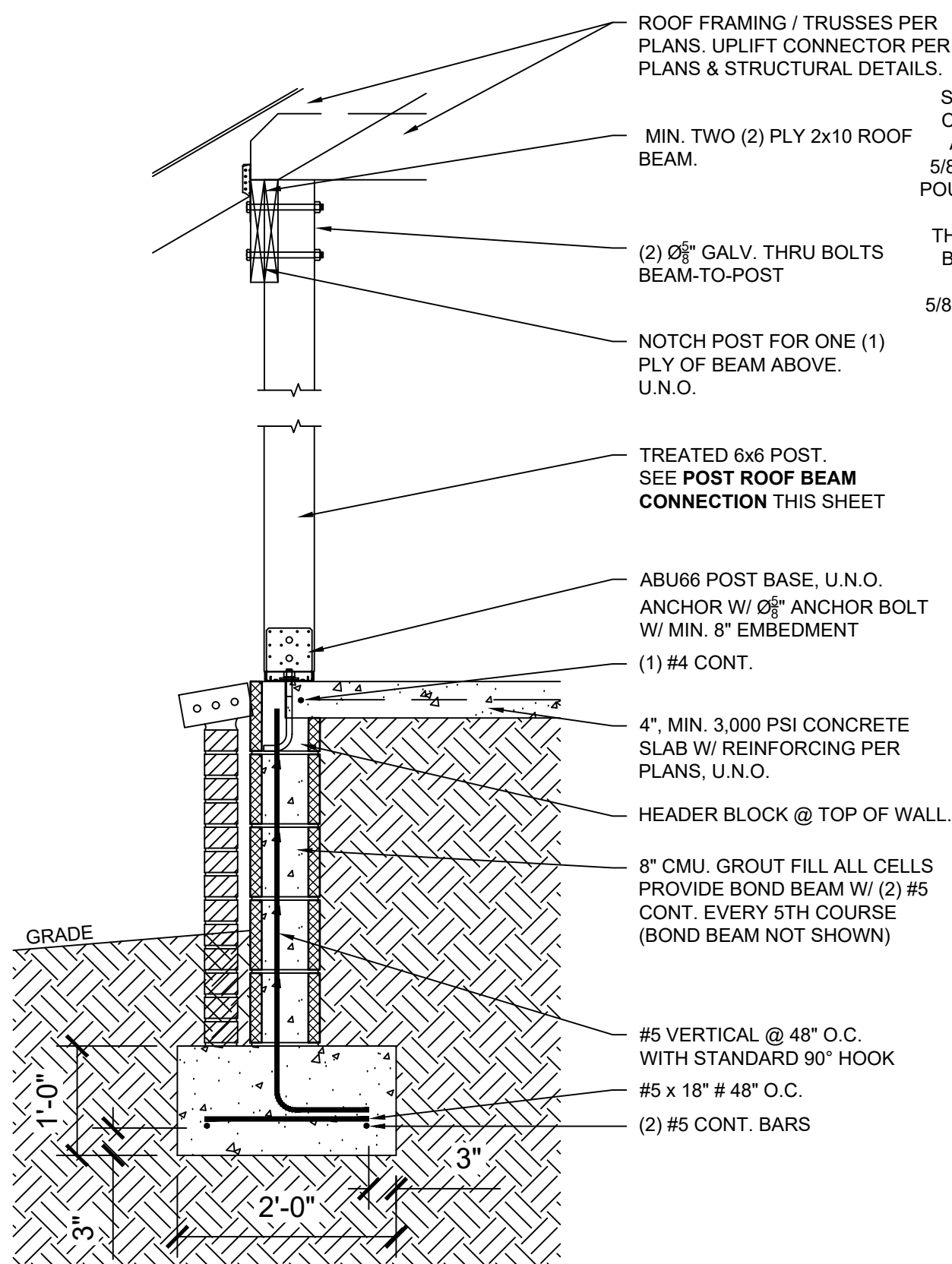
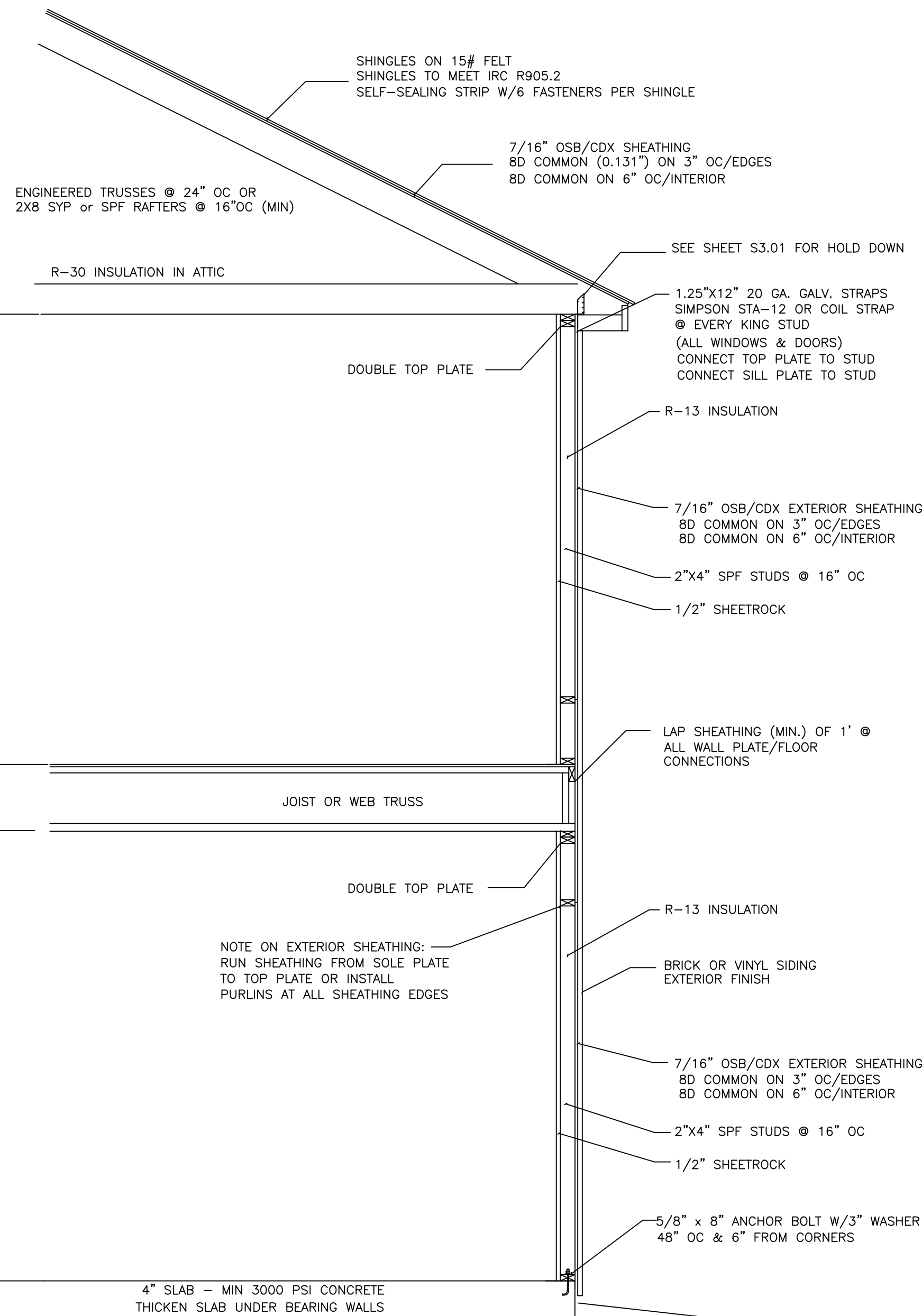
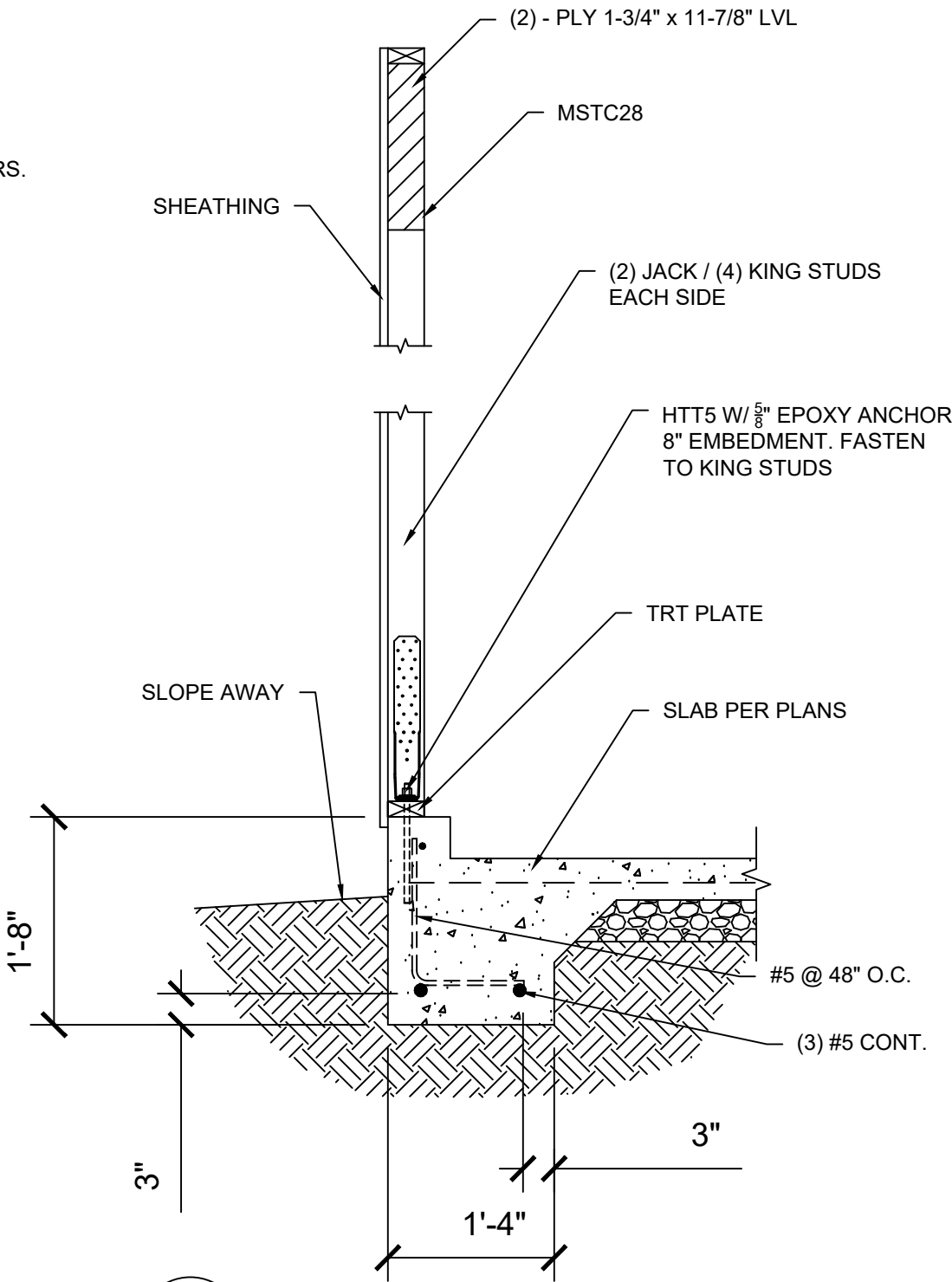
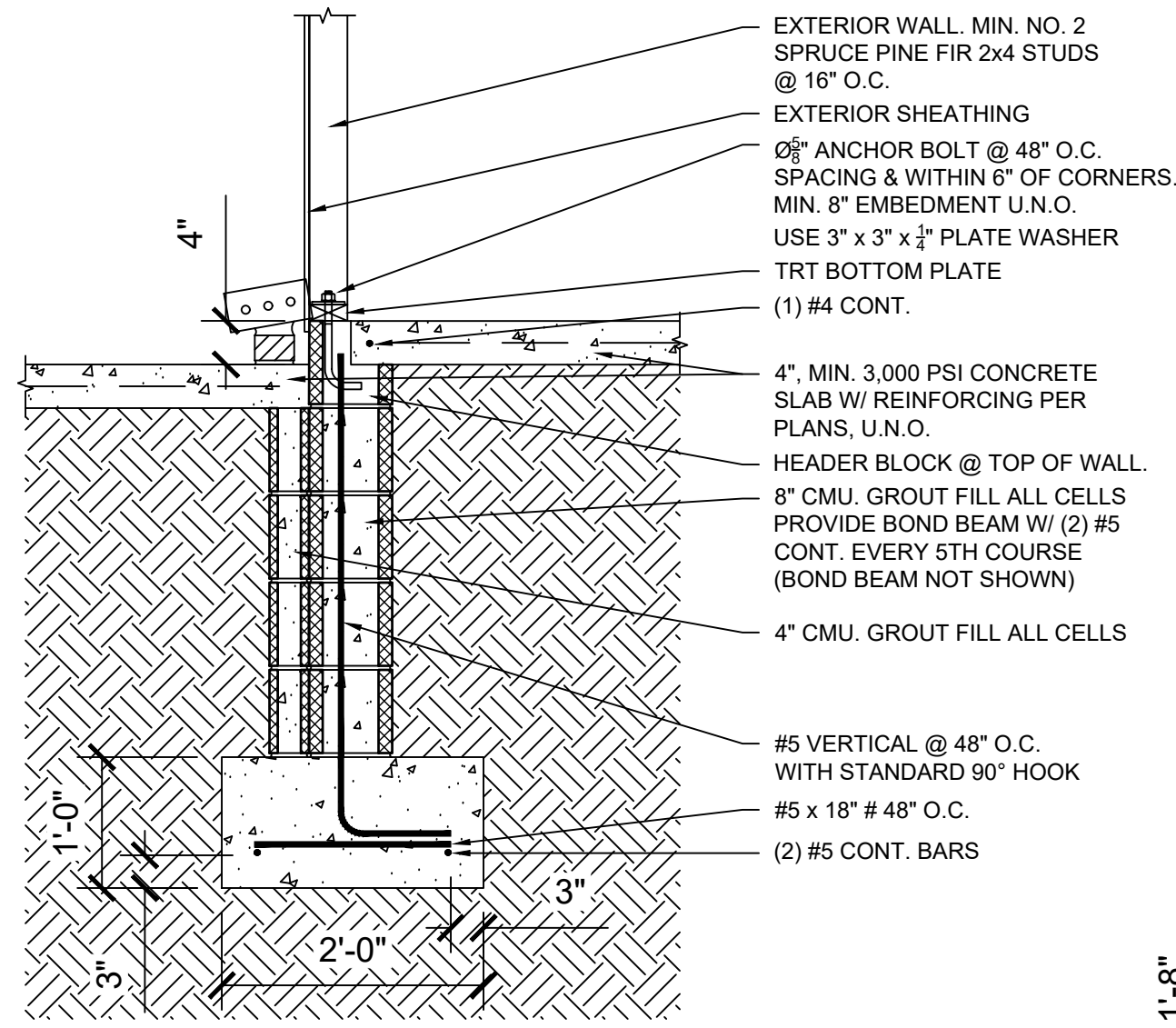
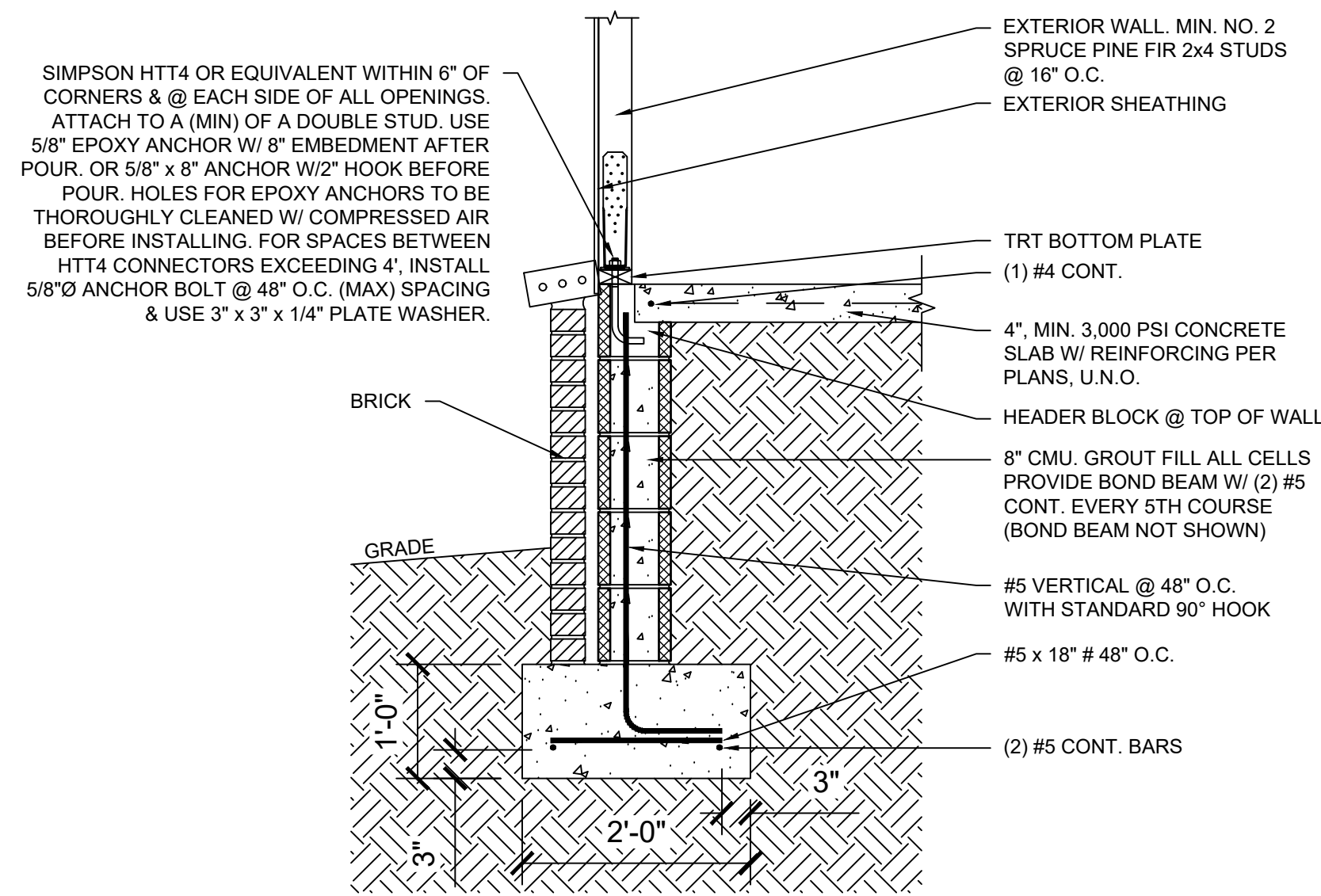
Revisions	DATE
1	10/27/2023
2	11/27/2023

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ROOF FRAMING PLAN



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MYRTLE BEACH, SC

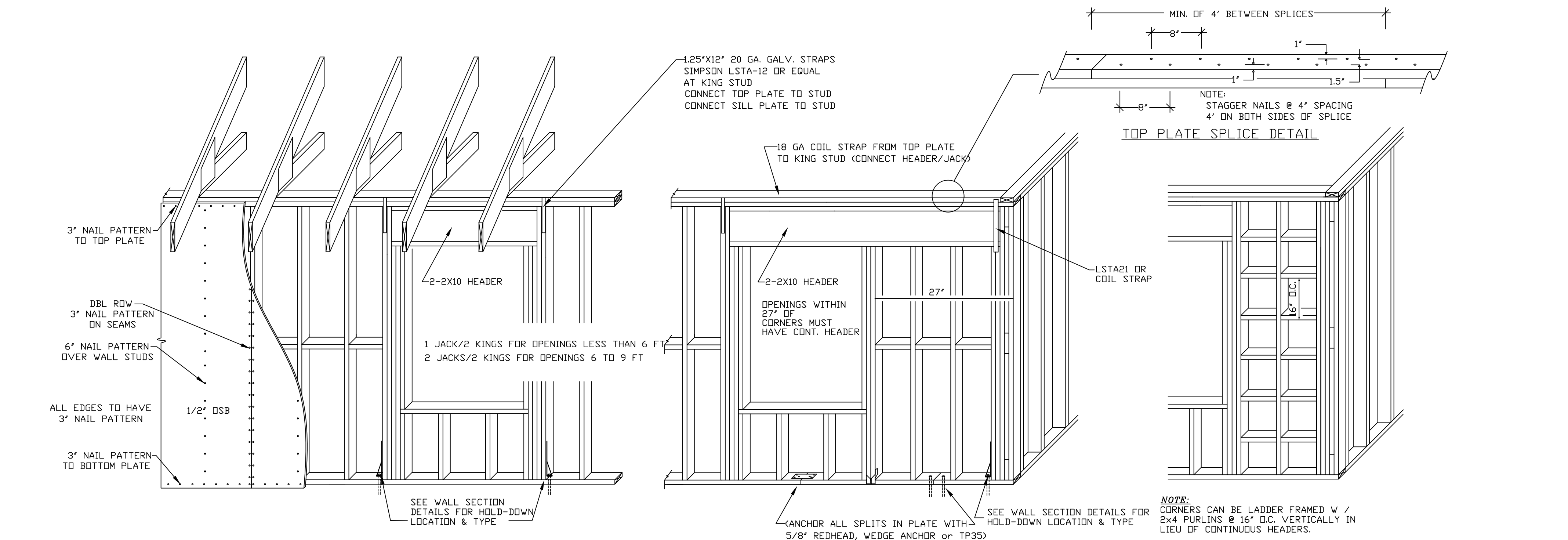
Drawn by: RDD

Revisions
DATE
10/27/2023
11/27/2023

Sheet

S2.01

2 of 5



GENERAL CONSTRUCTION DETAILS
SCALE: NONE

SHEAR WALL CORNER DETAIL
SCALE: NONE

STRUCTURAL NOTES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FLOOR PLANS PRIOR TO CONSTRUCTION. ARCHITECTURAL FLOOR PLANS SHALL GOVERN DIMENSIONS, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. RESIDENTIAL PROJECTS ARE DESIGNED TO MEET REQUIREMENTS OF 2021 INTERNATIONAL BUILDING CODE FOR WIND AND SEISMIC LOADS. WIND DESIGN BASED ON 150 MPH LOADING, EXPOSURE 'B'. (BASED ON V36, ASCE 7-16 AND 2021 INTERNATIONAL BUILDING CODE FOR COMMERCIAL PROJECTS). SEISMIC DESIGN CATEGORY DL WINDOWS AND DOORS SHALL HAVE A RATING OF DP45.

SOIL: FOUNDATION DESIGN BASED ON MINIMUM BEARING CAPACITY OF 2000 PSF. CONTRACTOR TO VERIFY SOIL CONDITIONS PRIOR TO PLACEMENT OF CONCRETE. ORGANIC SOILS TO BE REMOVED AND STRUCTURAL FILL PLACED AND COMPACTED PRIOR TO CONCRETE PLACEMENT. CONTRACTOR TO NOTIFY OWNER IF SOIL CONDITIONS DO NOT HAVE ADEQUATE BEARING CAPACITY. INSTALL 10 MIL POLYETHYLENE VAPOR BARRIER BETWEEN SOIL & CONCRETE SLAB. TREAT SOIL FOR TERMITES PRIOR TO PLACEMENT OF CONCRETE. PREPARE BY REMOVING ORGANIC/EXPANSIVE SOILS AND COMPACTING TO 95% PROCTOR DRY DENSITY. ROOF DEAD LOAD ~ 10 PSF. ROOF LIVE LOAD ~ 20 PSF. 10 . ALL WOOD STUDS SHALL BE SOUTHERN YELLOW PINE OR SPF, GRADE 1 OR 2 . ALL METAL CONNECTIONS SHALL BE SIMPSON OR APPROVED EQUAL.

REINFORCING STEEL: ALL CONVENTIONAL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND CONFORM TO ASTM A-615 GRADE 60. ALL REBAR SHALL MAINTAIN 3" CONCRETE COVER.

CONCRETE: CONCRETE STRENGTH: ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED AND SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. MIXES: ALL CONCRETE MIXES SHALL BE DESIGNED BY THE SUPPLIER TO MEET THE REQUIREMENTS SET FORTH HEREIN. SLUMP: MAXIMUM ALLOWABLE SLUMP FOR CONCRETE SHALL BE 4" UNLESS OTHERWISE NOTED OR APPROVED. 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. THE CONTRACTOR SHALL VERIFY THAT ANY CONCRETE ADDITIVES WILL NOT HAVE ANY DETRIMENTAL EFFECTS ON EMBEDDED ITEMS, FINISHES INDICATED ON PLANS OR LIKELY FUTURE FINISHES. FINISHING: FINISHING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 (LATEST EDITION). CURING: BEGINNING IMMEDIATELY AFTER PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY AND SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR THE PERIOD NECESSARY FOR THE HYDRATION OF THE CEMENT AND HARDENING OF THE CONCRETE. THE MATERIALS AND METHODS OF CURING SHALL CONFORM TO ACI 301.

CONCRETE MASONRY UNITS: ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE GRADE N-1 NORMAL WEIGHT UNITS THAT CONFORM TO ASTM C 90. MINIMUM COMPRESSIVE STRENGTH OF THE CMU AT 28 DAYS SHALL BE 2500 PSI (NET AREA) WITH A MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY 1500 PSI.

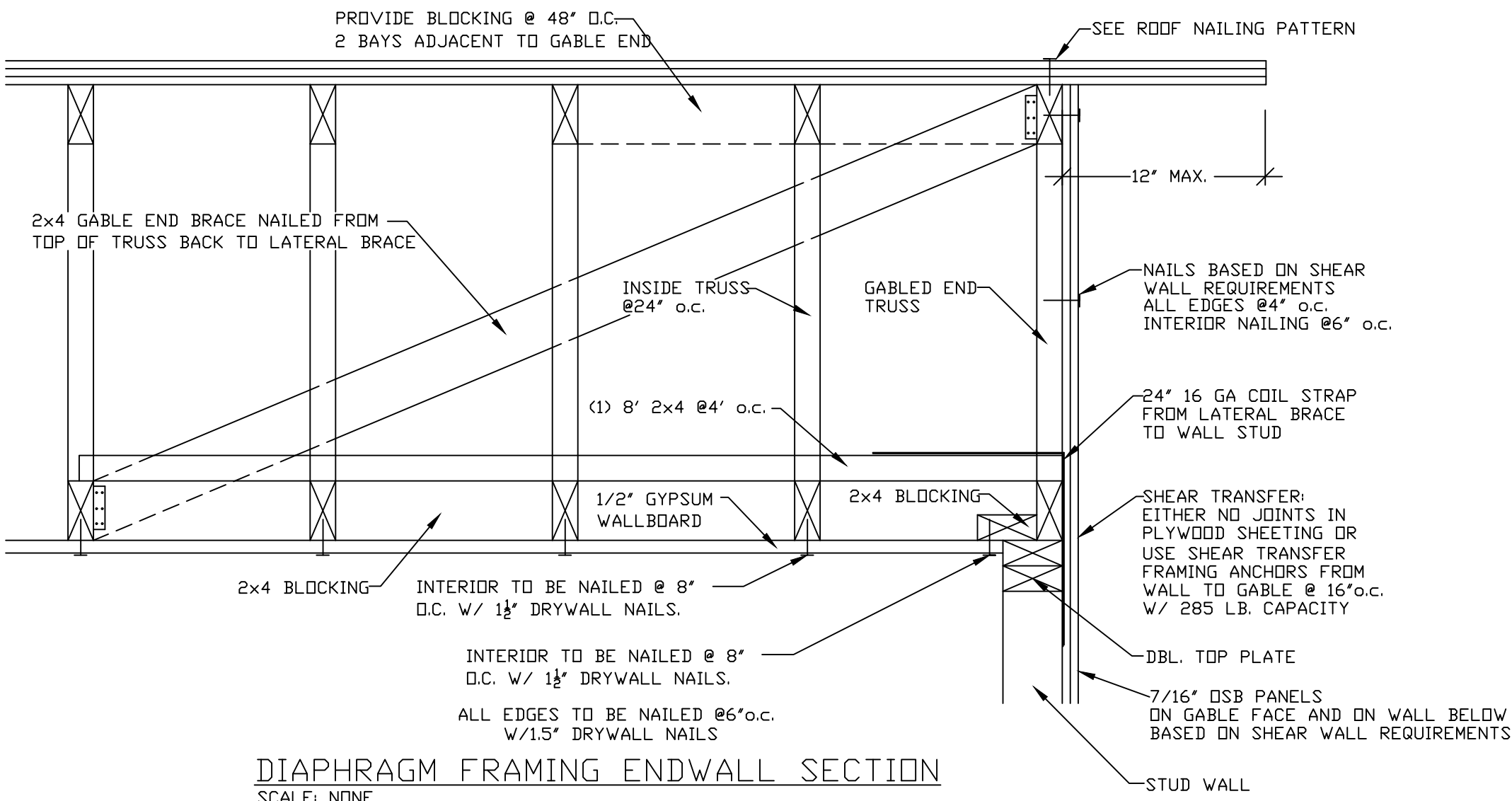
MORTAR: ALL MASONRY SHALL BE LAID WITH FULL MORTAR COVERAGE OF THE FACE CELLS AND WEBS AND FULL END JOINTS USING TYPE M OR TYPE S MORTAR. ALL MORTAR SHALL CONFORM TO ASTM 270 (LATEST ED.).

CONCRETE GROUT: ALL FILLED CELLS OF MASONRY UNITS SHALL BE FILLED WITH CONCRETE GROUT (CMU BLOCKFILL) HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A 21 MAXIMUM SLUMP OF 9".

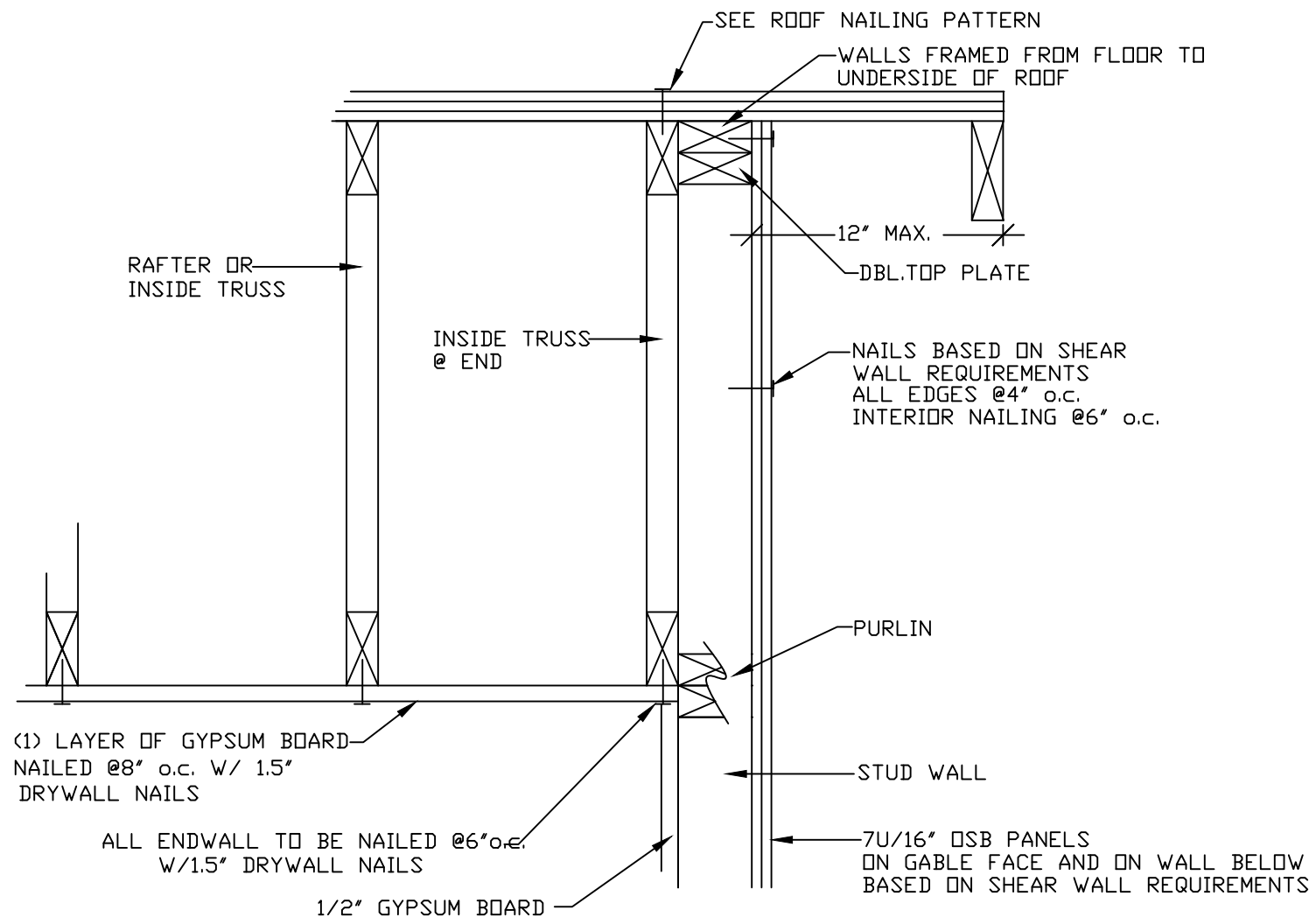
BLOCK PLACEMENT: ALL CELLS TO BE FILLED WITH CONCRETE SHALL BE AS STRAIGHT AS POSSIBLE. THE BLOCK SHOULD NOT BE STAGGERED SO AS TO CONSTRUCT THE FLOW OF CONCRETE IN ANY WAY. THIS SHOULD BE ACCOMPLISHED BY PLACING PIECES OF BLOCK VERTICALLY BETWEEN FILLED CELLS IN NON-MODULAR SECTION OF WALL AND ABOVE AND BELOW NON-MODULAR MASONRY OPENINGS.

STRUCTURAL STEEL SHAPES: ALL STRUCTURAL STEEL HOT ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36 WITH A MINIMUM YIELD STRENGTH OF 36,000 PSI. ALL STEEL SHALL CONFORM TO AISC STANDARDS AND SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL.

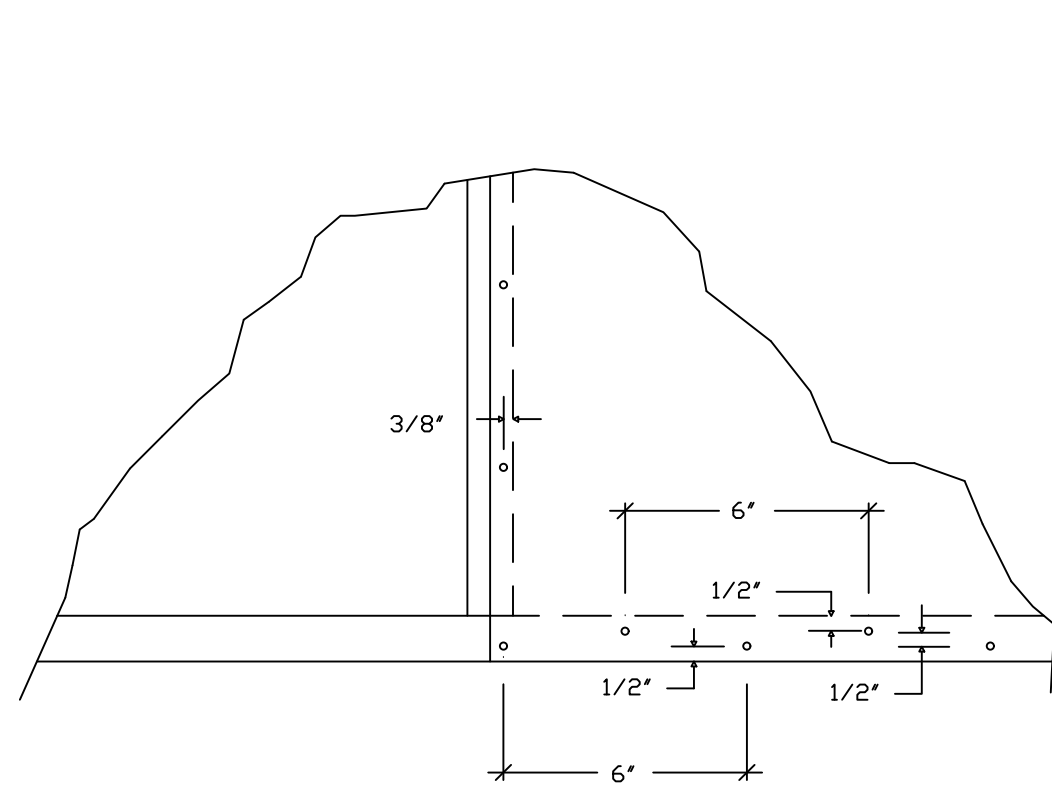
BOLTS: ALL BOLTS SHALL CONFORM TO ASTM A301 OR ASTM A325. PLACE AN ANCHOR IN BOND BEAM OR SLAB EVERY 48" O.C.



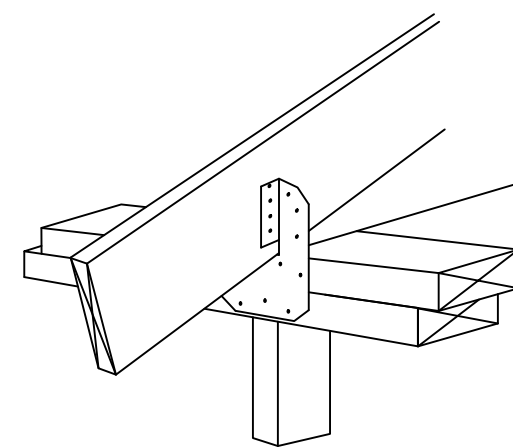
DIAPHRAGM FRAMING ENDWALL SECTION
SCALE: NONE



BALLOON FRAMING ENDWALL SECTION
SCALE: NONE OPTION

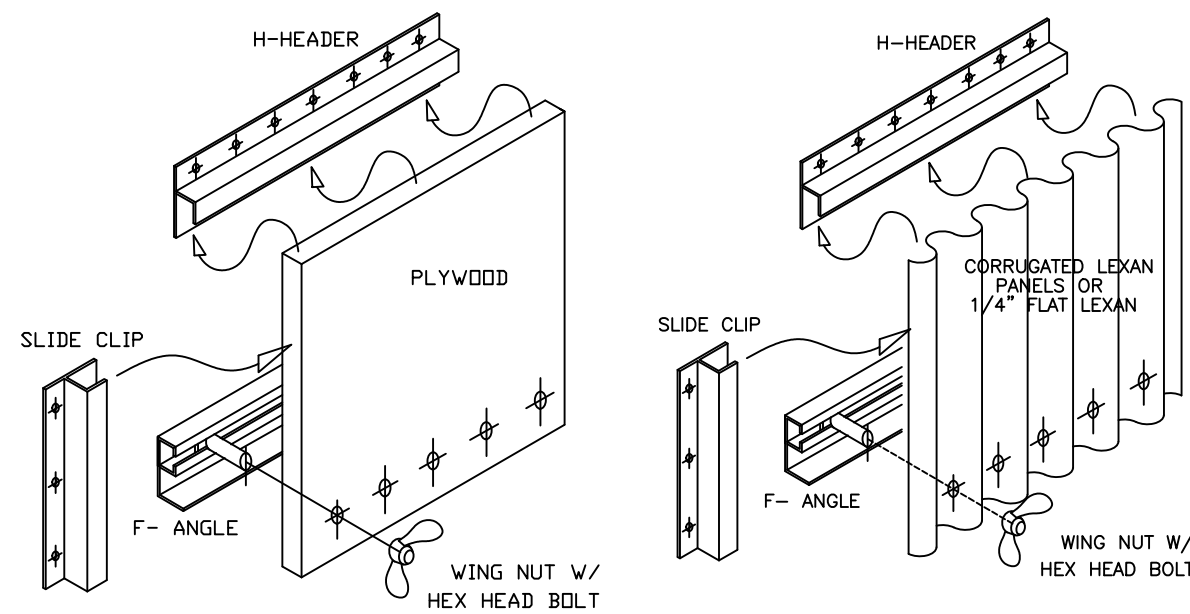


DBL. NAIL EDGE SPACING DETAIL
SCALE: NONE



SIMPSON STRONG TIE OR EQUAL
H-10A FOR UPLIFT LOADS TO 780 LBS
H-14 FOR UPLIFT LOADS TO 1050 LBS
H-16 FOR UPLIFT LOADS TO 1256 LBS

NOTE:
CAN BE ON INSIDE OF WALL FOR ROOF TRUSSES.
TRUSS STRAPPING DETAIL
SCALE: NONE



ALTERNATE DESIGN

WINDOW TYPE	OPENING SIZE	HEADER & SIDE CLIPS SIZE	CLIPS REQUIRED	OPENING SIZE	FLANGE SIZE	HEAD BOLTS	WIDE BASE WING NUTS
1	42X42	44"	2	42X42	14	5	5
1	42X90	44"	4	42X90	18	5	5
2	53X42	58"	2	53X42	16	6	6
3	42X90	58"	4	42X90	20	16	16
2	74X42	79"	2	74X42	18	7	7
3	74X90	79"	4	74X90	22	21	21
4	96X90	102"	4	96X90	24	22	22

FORTRESS PLYWOOD STORM AND SECURITY PANEL (OR EQUAL) ALUMINUM MOUNTING SYSTEM

NOTE:
1. SEE VENDOR INSTALLATION SPECIFICATIONS FOR ALL OTHER INFORMATION NOT PROVIDED HEREIN.
2. THIS SYSTEM IS DESIGNED TO PROTECT AGAINST AIRBORNE DEBRIS AND COMPLY WITH IBC 1609.1.4.
3. ALL PLYWOOD PANEL SHALL BE MARKED WITH NUMBERS OR LETTERS FOR LOCATION FOR INSTALLING PANEL.
4. PLYWOOD PANEL AND INSTALLATION HARDWARE WILL BE STORED ON SITE IN A DRY AND UNOBSTRUCTED LOCATION.
5. WINDOWS SHALL BE PROTECTED BY PRECUT WOOD STRUCTURAL PANELS TO BE PROVIDED BY CONTRACTOR, IN ACCORDANCE WITH R.301.2.1.2 (IRC 2021 PANEL TO BE NUMBERED/ PREDRILLED FOR 2.5\"/>

TYPICAL WINDOW PROTECTION DETAIL
SCALE: NONE

WINDOW DESIGN NOTE:
THIS DESIGN IS FOR ENCLOSED BUILDINGS. ALL OPENINGS SHALL BE PROTECTED AS SHOWN OR IMPACT GLASS SHALL BE INSTALLED.

MILLS R. EDWARDS JR.
Licensed Professional Engineer
413 Caspian Dr.
Myrtle Beach, South Carolina 29588
Phone: 843-855-4767

building & location is designed for this building only & shall not be copied, NOTE: The engineering applied to this altered or reproduced in anyway

Project Name
WILCOX STR
LOT 196
946 CRYSTAL WATER WAY
MYRTLE BEACH, SC

Drawn by: RDD

Revisions

DATE

10/27/2023

11/27/2023

Sheet

S3.01

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