



BUILDING SUMMARY

BUILDING DIMENSIONS

BUILDING WIDTH	50'-6"
BUILDING DEPTH	40'-0"
BUILDING HEIGHT	15'-11"
FROST DEPTH	12"

SQUARE FOOTAGE

LIVING AREA	1,440 S.F.
GARAGE AREA	221 S.F.
TOTAL AREA	1,661 S.F.

DESIGN CRITERIA

2021	SOUTH CAROLINA RESIDENTIAL CODE
2021	SOUTH CAROLINA FIRE CODE
2021	SOUTH CAROLINA MECHANICAL CODE
2021	SOUTH CAROLINA PLUMBING CODE
2020	NATIONAL ELECTRICAL CODE
2009	INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

PROVIDE 5% MINIMUM SLOPE FOR 10'-0" AWAY ON ALL SIDES OF HOUSE

PROJECT SCOPE

PROJECT ADDRESS: COLUMBIA, SC 29169

OCCUPANCY CLASSIFICATION: R-3 RESIDENTIAL

CONSTRUCTION TYPE: TYPE V-B WOOD-FRAMED (PANELIZED SYSTEM)

BUILDING AREA: 1,440 SQUARE FEET (LIVING SPACE) + 221 SQUARE FEET (ATTACHED GARAGE)

SCOPE OF WORK:

THIS PROJECT CONSISTS OF THE PREPARATION OF A COMPLETE PERMIT-READY ARCHITECTURAL DRAWING SET FOR A NEW PANELIZED WOOD-FRAMED SINGLE-FAMILY RESIDENCE. THE LAYOUT WILL INCLUDE GROUND AND SECOND FLOOR PLANS, OPEN-CONCEPT LIVING AREAS, COORDINATED STAIR PLACEMENT, BEDROOMS, BATHROOMS, AND WINDOW AND DOOR LOCATIONS OPTIMIZED FOR PANELIZED MANUFACTURING.

THE FINAL CONSTRUCTION DOCUMENT SET WILL INCLUDE A COVER SHEET, FULLY DIMENSIONED FLOOR PLANS, EXTERIOR ELEVATIONS, BUILDING SECTIONS, ROOF PLAN, AND DOOR AND WINDOW SCHEDULE. WALL ALIGNMENT, LOAD-BEARING IDENTIFICATION, AND VERTICAL STACKING WILL BE COORDINATED TO SUPPORT STRUCTURAL REVIEW AND PANEL MANUFACTURER TAKEOFFS. THE DRAWINGS WILL BE PREPARED FOR LOCAL PERMITTING, ENGINEERING REVIEW, AND FABRICATION USE, AND ANY REQUIRED REVISIONS FOR APPROVAL WILL BE INCORPORATED.

SHEET INDEX

1. COVER PAGE
2. FLOOR LAYOUT PLAN
3. FLOOR DIMENSION PLAN
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5. CROSS SECTION
6. SLAB EDGE PLAN
7. ROOF PLAN
8. ELECTRICAL PLAN
9. PLUMBING PLAN
10. MECHANICAL PLAN

PROPOSED RESIDENCE

ISSUE DATES:

02/17/2026

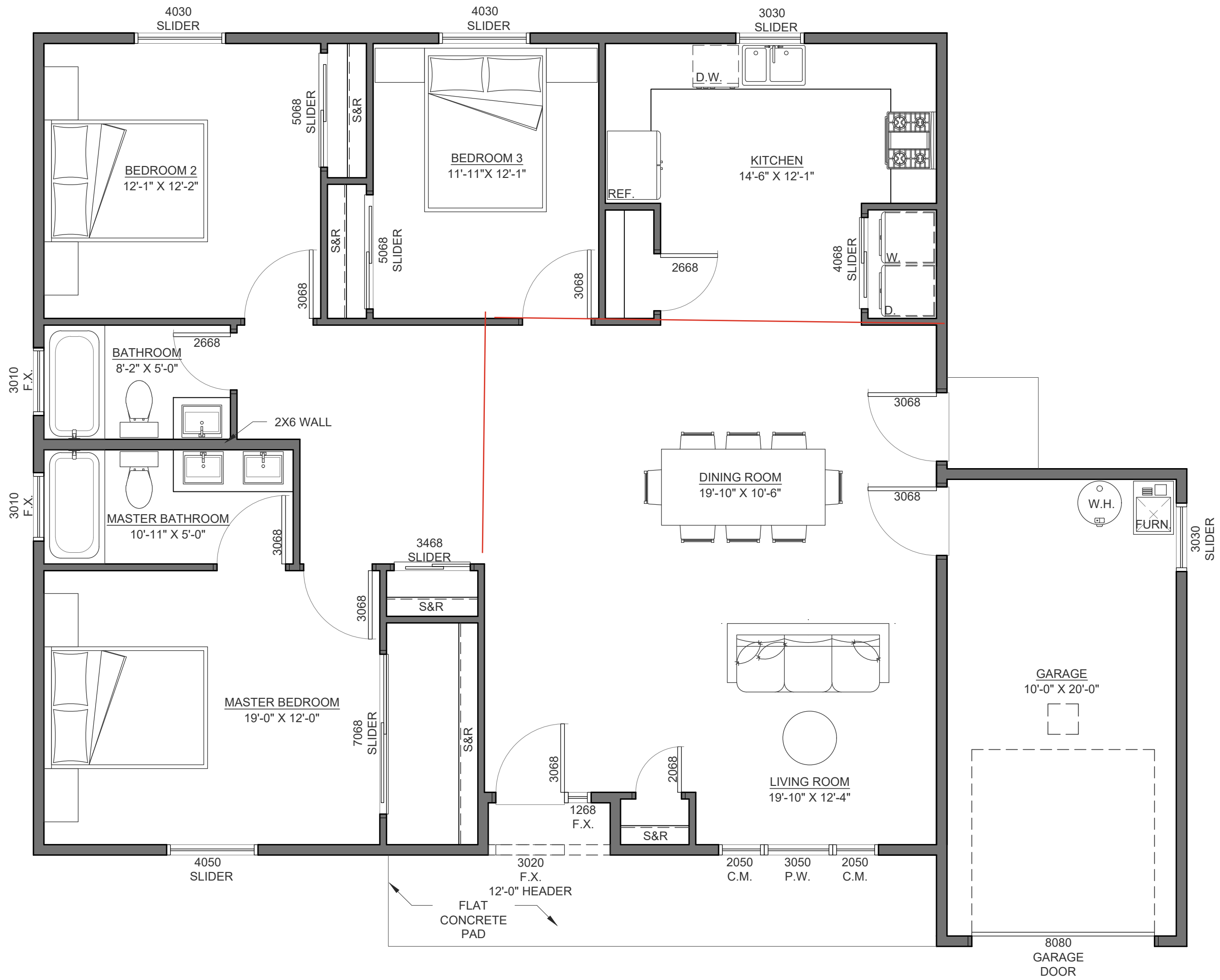
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COVER PAGE



GENERAL NOTES

- 1. 2X6 EXTERIOR FRAMING.
2X4 INTERIOR FRAMING UNLESS NOTED OTHERWISE ON PLAN.
- 2. 9'-1" WALL HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE ON PLAN.
- 3. 8'-0" WINDOW HEADER HEIGHT, & 8'-0" TALL INTERIOR & EXTERIOR DOORS UNLESS NOTED OTHERWISE ON PLAN.
- 4. ENSURE THAT ALL OPENINGS PASSING THROUGH FIREWALLS AND ROOF SURFACES ARE PROPERLY SEALED WITH FLASHING AND CAULKING.
- 5. REFER TO THE STRUCTURAL DRAWINGS TO DETERMINE THE SIZE AND PLACEMENT OF ALL STRUCTURAL COMPONENTS

PROPOSED RESIDENCE

ISSUE DATES:
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BUILDING AREAS

MAIN FLOOR LIVING:	1,440 S.F.
GARAGE AREA:	221 S.F.
TOTAL AREA:	1,661 S.F.

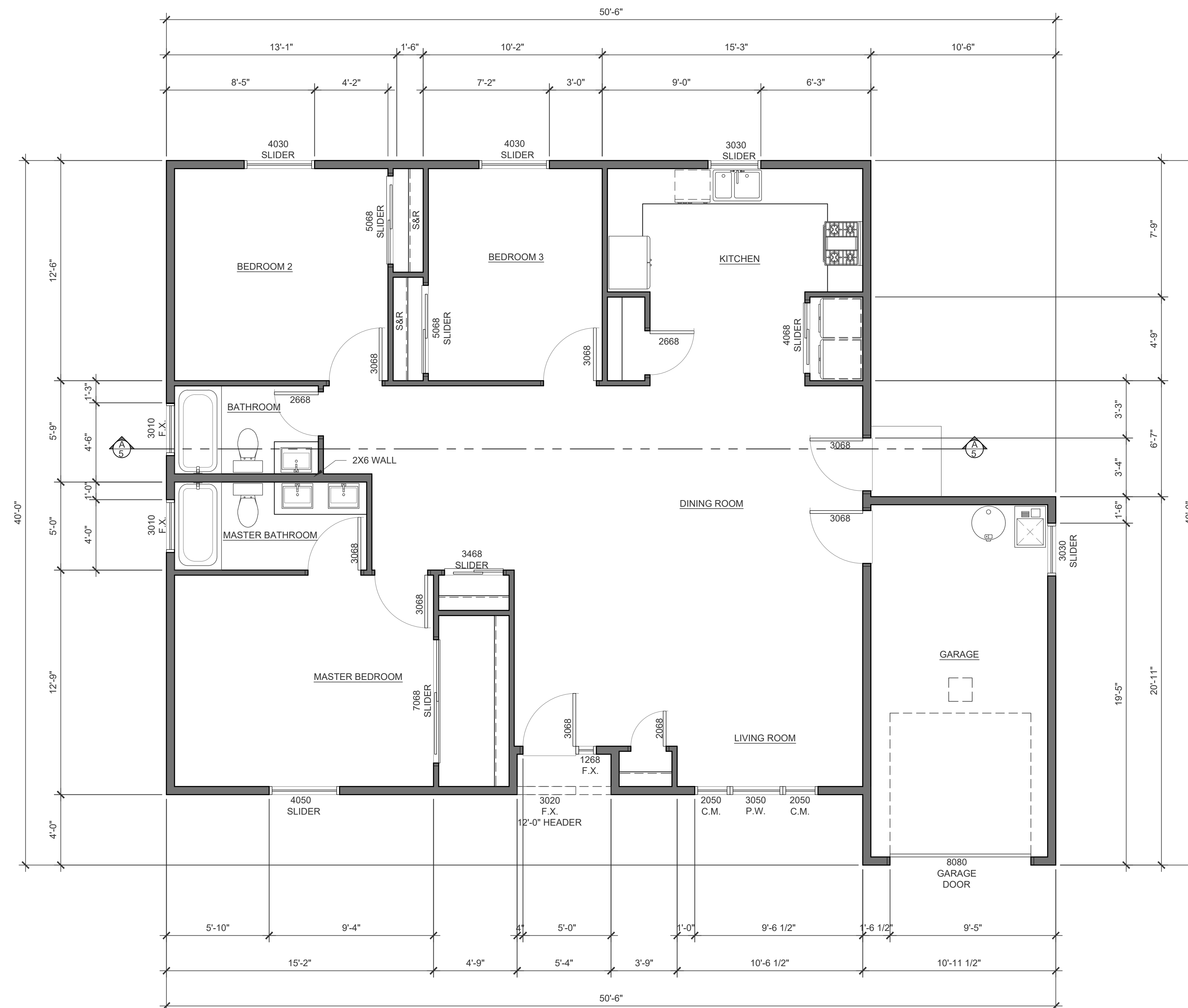
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FLOOR LAYOUT PLAN

FLOOR LAYOUT PLAN

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

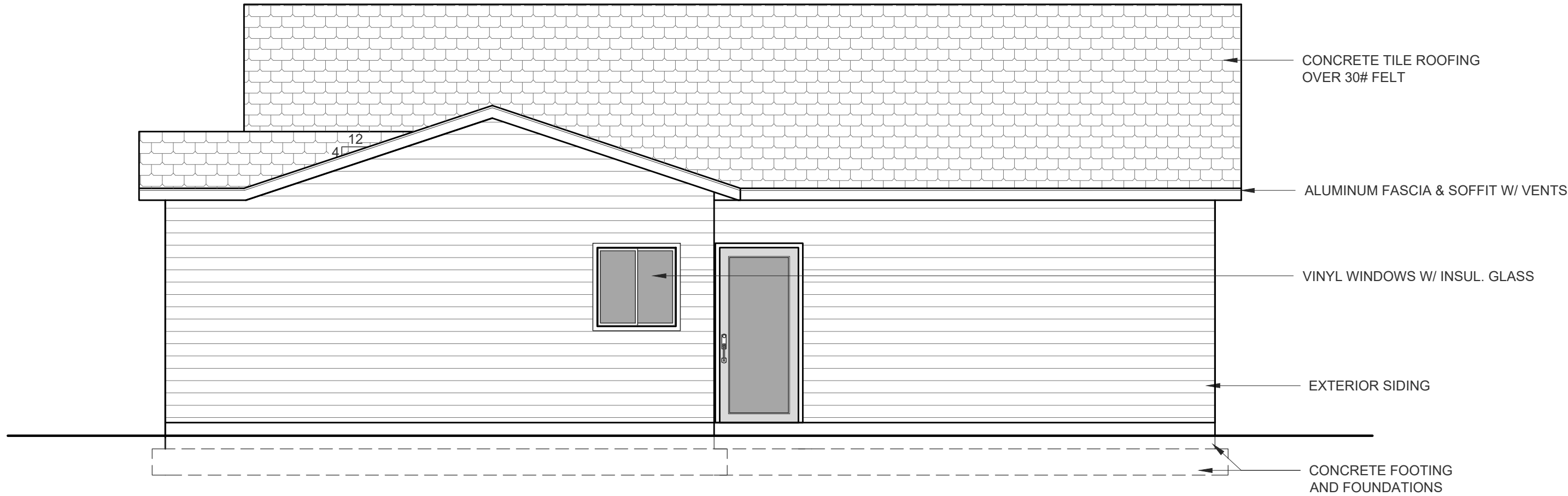


BUILDING AREAS	
MAIN FLOOR LIVING:	1,440 S.F.
GARAGE AREA:	221 S.F.
TOTAL AREA:	1,661 S.F.



FRONT ELEVATION

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



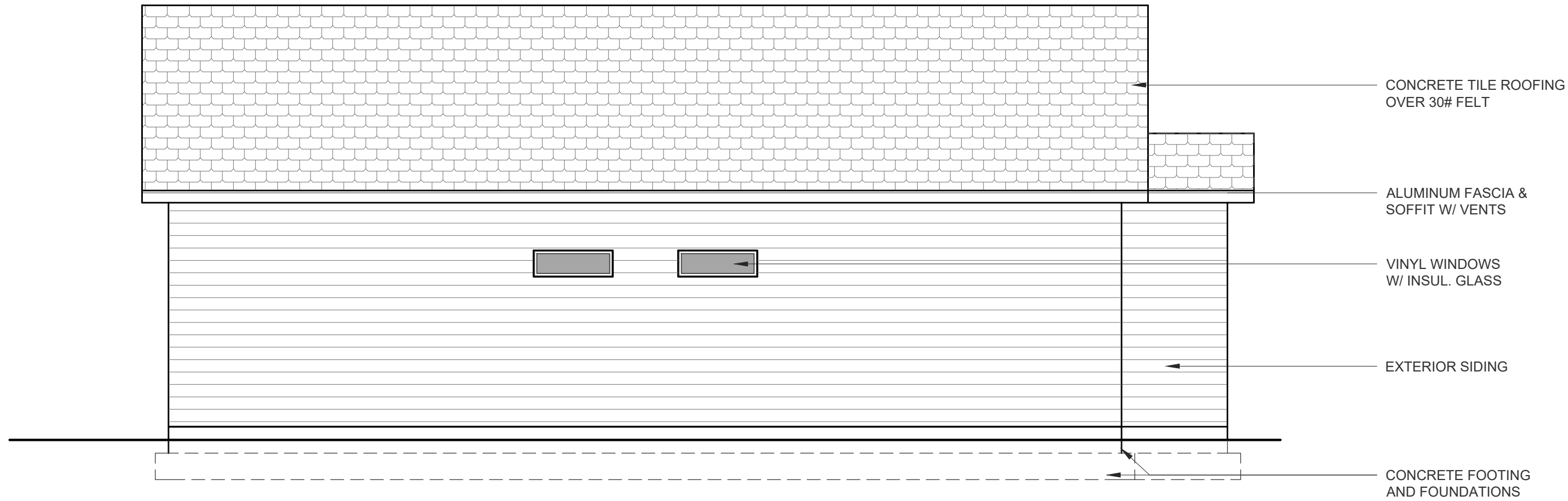
RIGHT ELEVATION

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



REAR ELEVATION

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

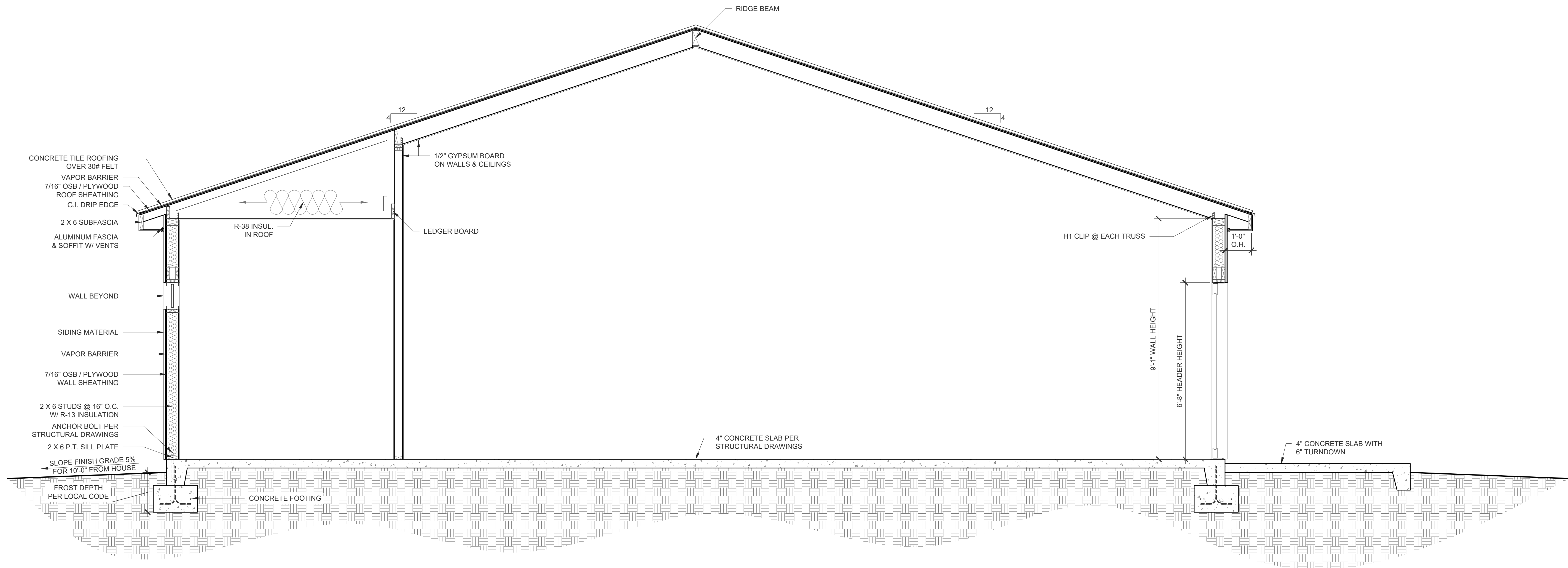


LEFT ELEVATION

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

PROPOSED RESIDENCE

ISSUE DATES:
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ELEVATIONS



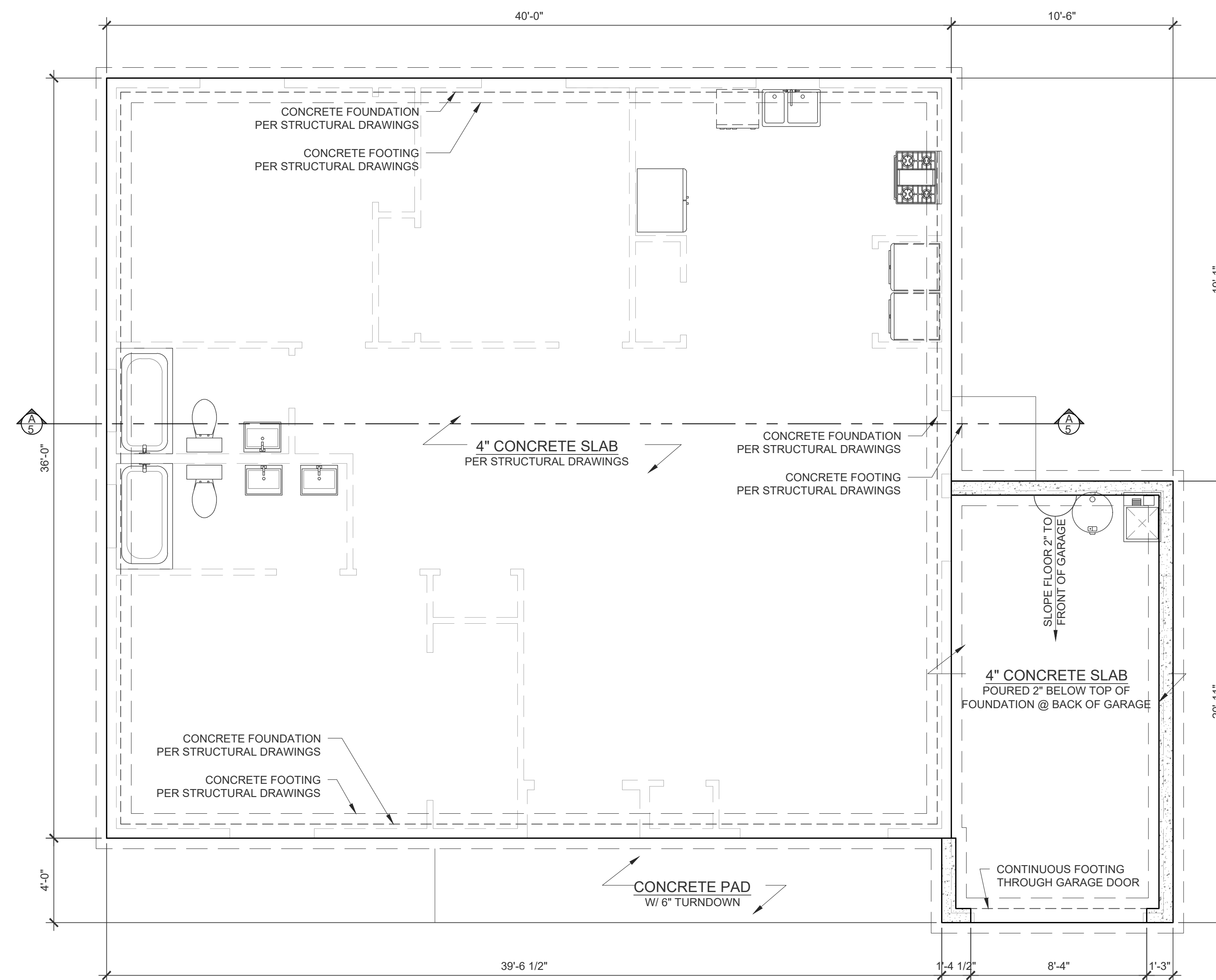
CROSS SECTION A/5
SCALE: 1/2" = 1'-0"

PROPOSED RESIDENCE

ISSUE DATES:
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CROSS SECTION

GENERAL NOTES

1. PROVIDE ANCHOR BOLTS ACCORDING TO STRUCTURAL DRAWINGS
2. PROVIDE HOLDDOWNS AND STRAPS ACCORDING TO STRUCTURAL DRAWINGS
3. VERIFY ALL DIMENSIONS WITH THE FLOOR DIMENSION PLAN
4. BOTTOM OF ALL FOOTINGS ARE TO BE POURED ACCORDING TO LOCAL FROST DEPTH



SLAB EDGE PLAN

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

PROPOSED RESIDENCE

ISSUE DATES:

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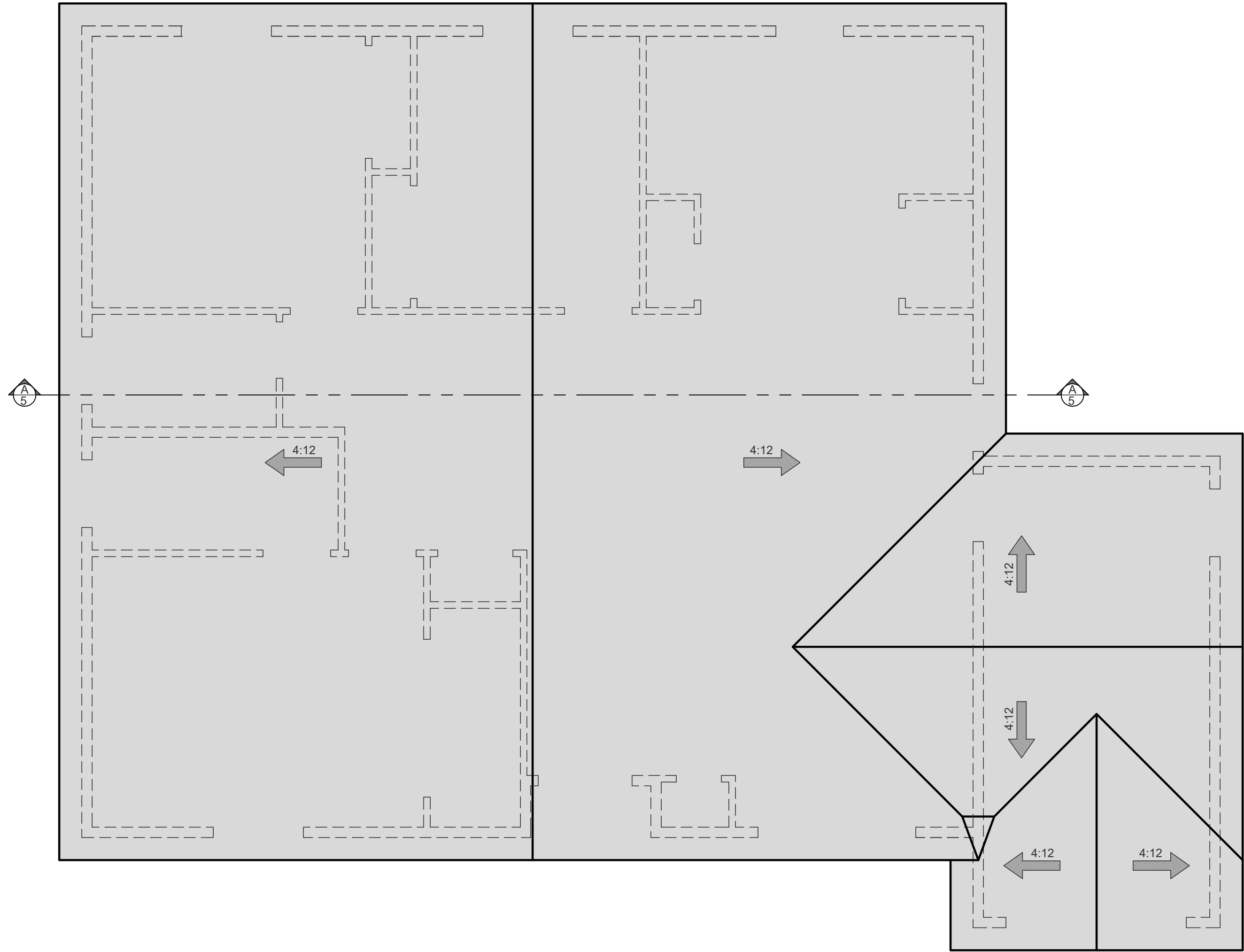
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SLAB EDGE PLAN



ROOF PLAN

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

GENERAL NOTES

- 1. 1'-0" TYPICAL ROOF OVERHANG UNLESS NOTED OTHERWISE ON THE PLAN
- 2. 12" TYPICAL HEEL HEIGHT UNLESS NOTED OTHERWISE ON THE PLAN

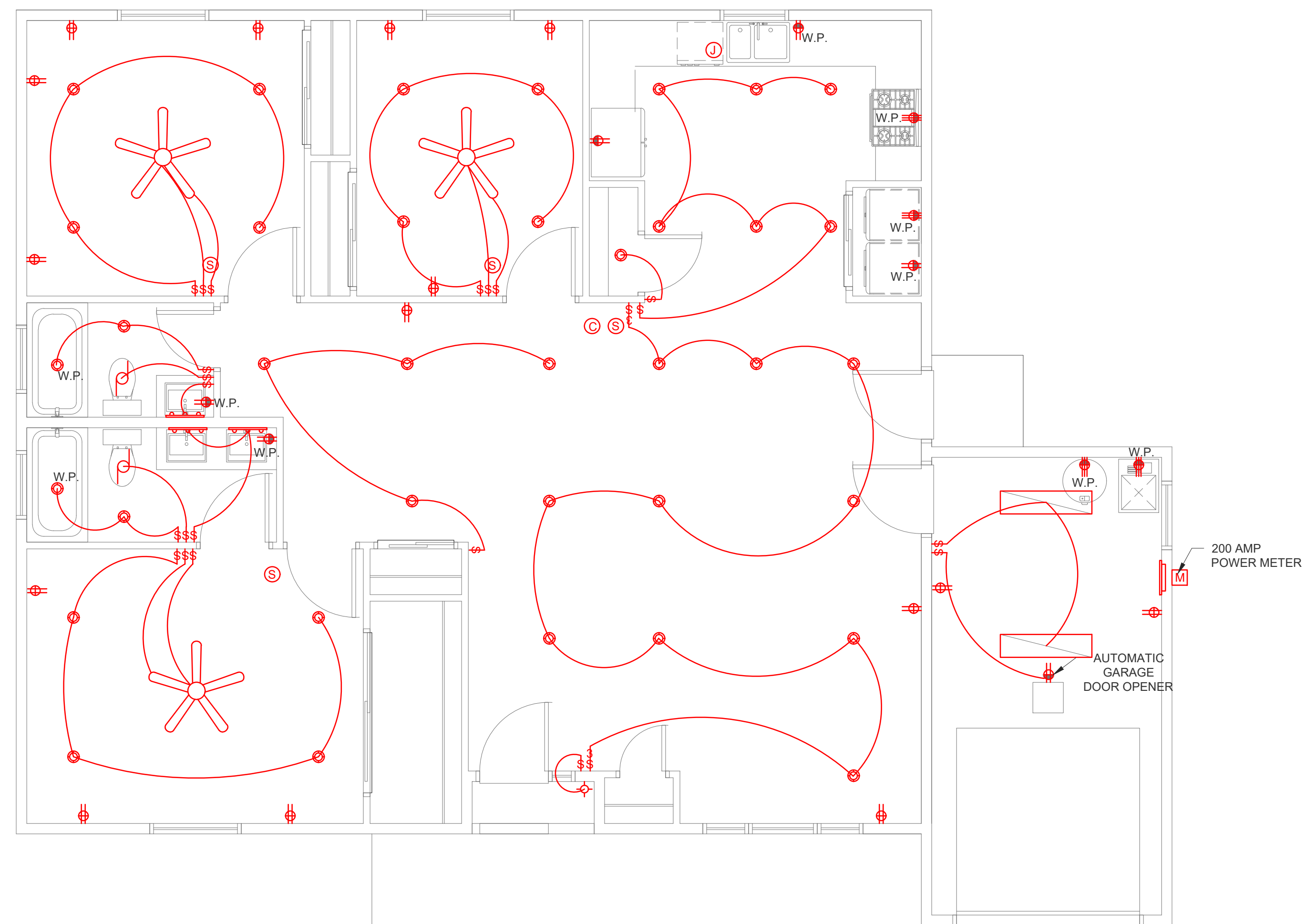
PROPOSED RESIDENCE

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ROOF PLAN



GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO DESIGN FULL ELECTRICAL SYSTEM
2. ARC FAULT ALL BEDROOM CIRCUITS
3. INSTALL A DEDICATED GFI BREAKER FOR DISHWASHER

ELECTRICAL LEGEND

- | | |
|---|------------------------|
|  | POWER METER |
|  | PANEL BOARD |
|  | EXHAUST FAN |
|  | CEILING FAN |
|  | LIGHT FIXTURE |
|  | RECESSED LIGHT FIXTURE |
|  | PENDANT LIGHT FIXTURE |
|  | VANITY LIGHT FIXTURE |
|  | DUPLEX OUTLET |
|  | GFCI DUPLEX OUTLET |
|  | 220v OUTLET |
|  | SWITCH |
|  | THREE-WAY SWITCH |
|  | FOUR-WAY SWITCH |
|  | JUNCTION BOX |
|  | SMOKE DETECTOR |
|  | CARBON DETECTOR |
|  | FUSE DISCONNECT |
|  | FLORESCENT LIGHT |
|  | CIRCLE LED LIGHT |

PROPOSED RESIDENCE

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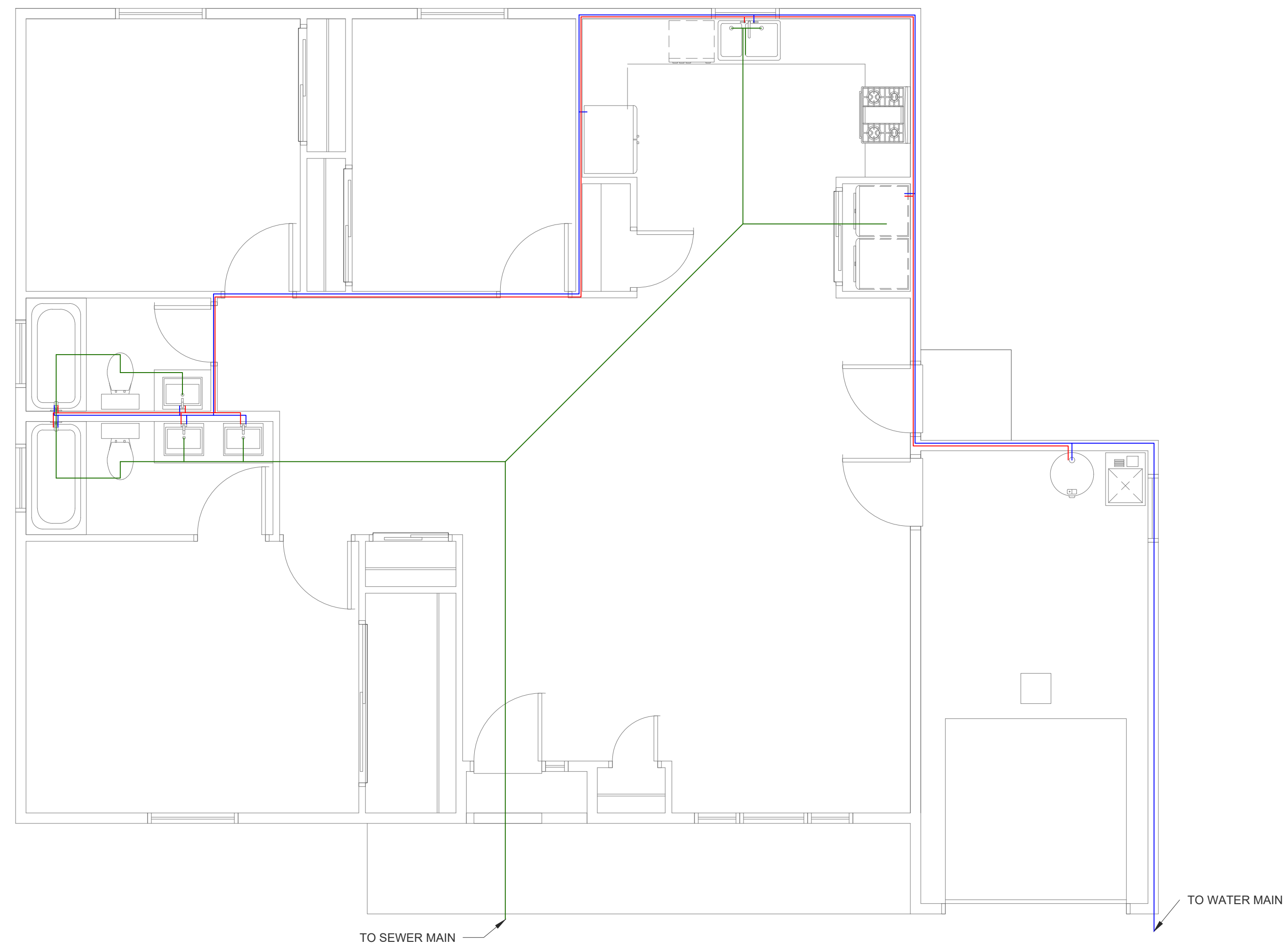
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ELECTRICAL PLAN

ELECTRICAL PLAN

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



GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. PLUMBING CONTRACTOR TO DESIGN FULL PLUMBING SYSTEM

PROPOSED RESIDENCE

ISSUE DATES:	
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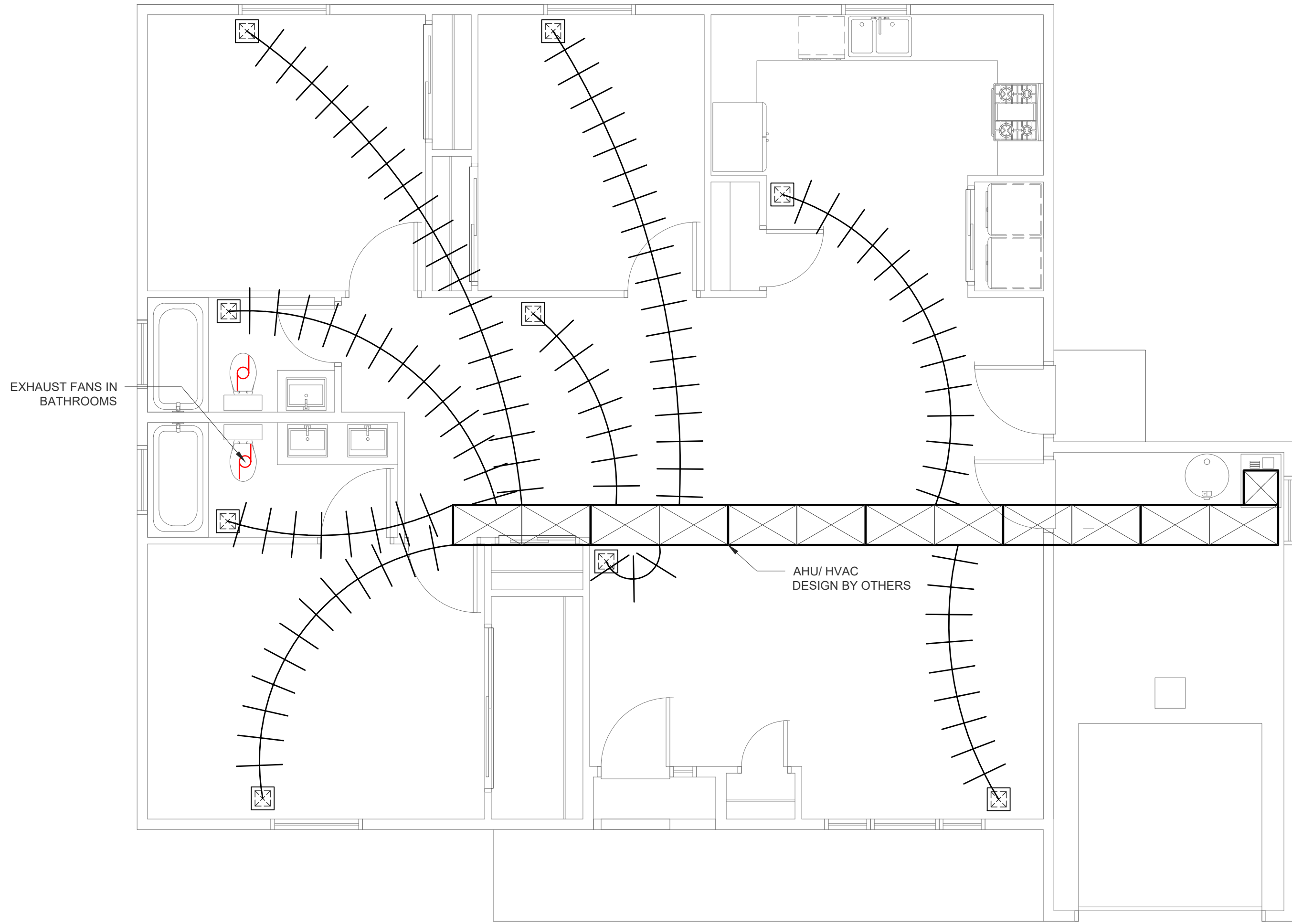
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PLUMBING PLAN

PLUMBING PLAN

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



GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. MECHANICAL CONTRACTOR TO DESIGN FULL MECHANICAL SYSTEM

PROPOSED RESIDENCE

ISSUE DATES:

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MECHANICAL PLAN

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

MECHANICAL PLAN