



# bermuda pointe towns

A PROSPERITY COMMUNITY



Broadhill Studio  
 56 Broad Street  
 Charleston, South Carolina 29401  
 contact@broadhillstudio.com  
 8/16/21



- FINAL -  
eased for construction

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<p><b>SQUARE FOOTAGE</b></p> <p><small>(NOTE: - SQUARE FOOTAGE CALCULATION IS TAKEN FROM OUTSIDE FACE OF EXTERIOR STUD WALL. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.)</small></p>	
Lower Level Under Roof	392 SF
First Floor	518 SF
<u>Second Floor</u>	<u>477 SF</u>
Total	1,387 SF



## MODEL B PLANS

Revision Date:

- 7/16/21 JP  
8/16/21 JP

Project Number: BH2103  
Date: 06/01/21

Sheet

# B.101



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MODEL B  
ELEVATIONS

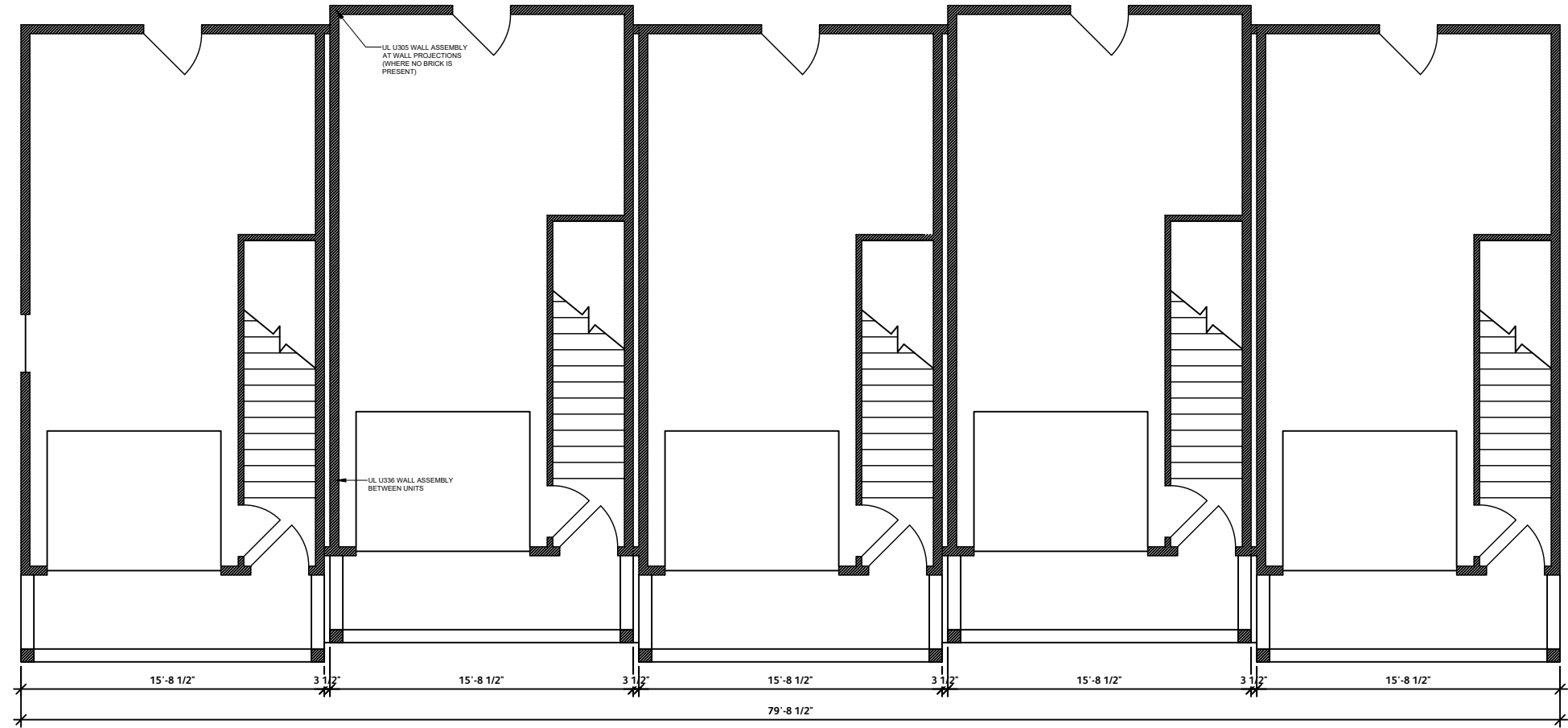
Revision Date:

- 7/16/21 JP
- 8/16/21 JP
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Project Number: BH2103  
Date: 06/01/21

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B.201



NORTH ELEVATION



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MODEL B  
ELEVATIONS

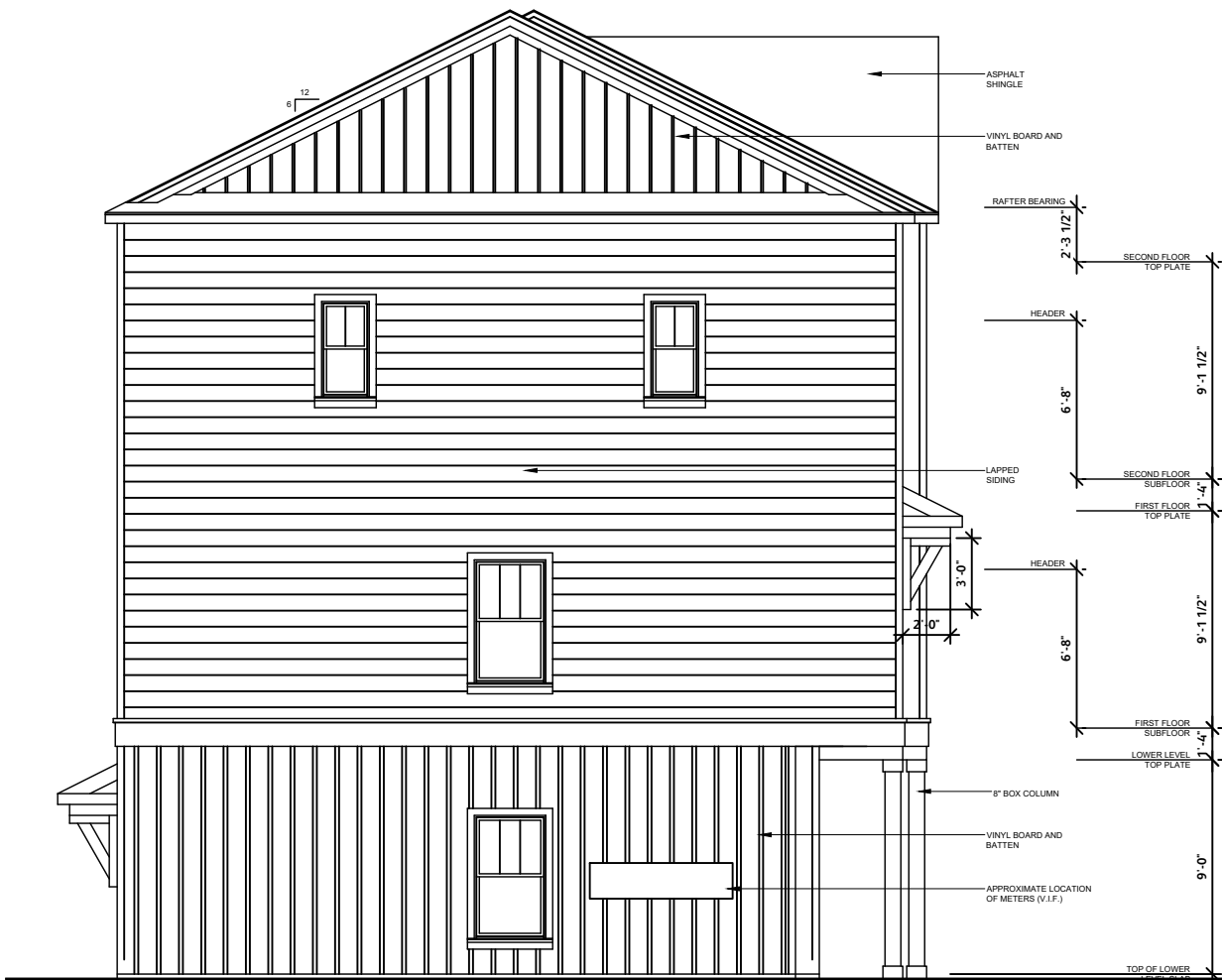
Revision Date:

- 7/16/21 JP
- 8/16/21 JP
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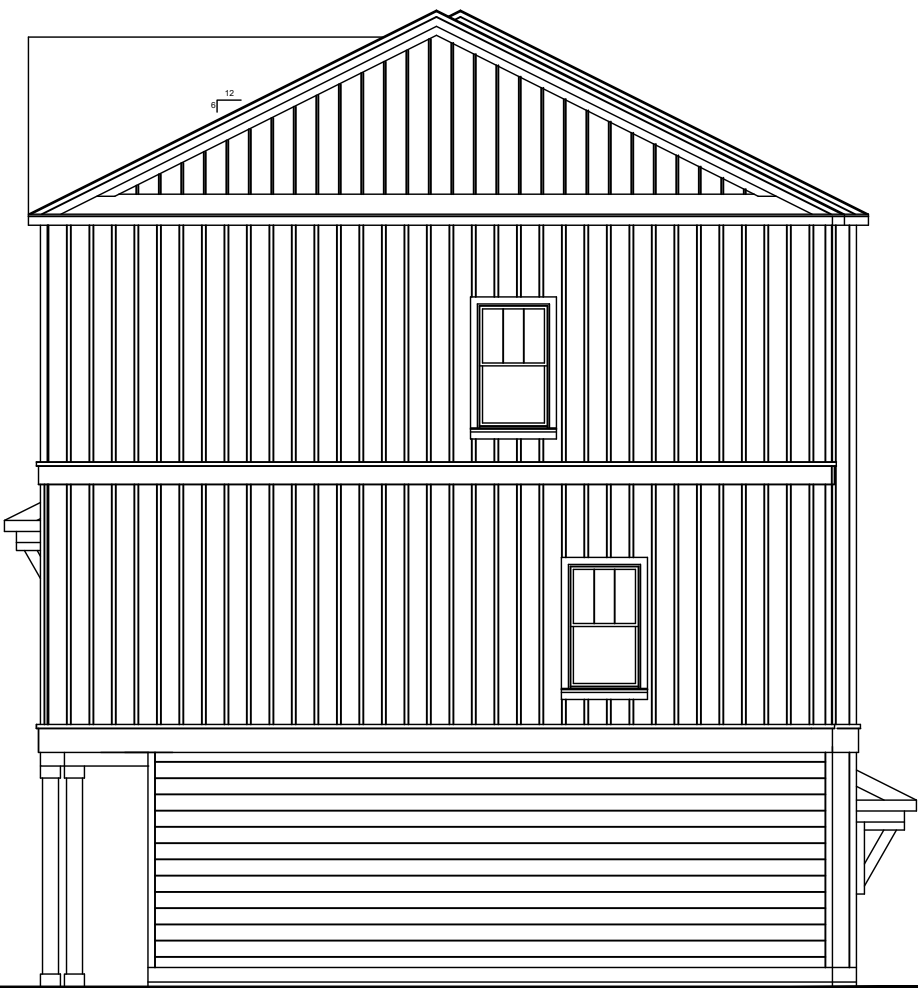
Project Number: BH2103  
Date: 06/01/21

Sheet

B.202



EAST ELEVATION



WEST ELEVATION



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MODEL B  
ELEVATIONS

Revision Date:

- 1. 7/16/21 JP
- 2. 8/16/21 JP
- 3.
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Project Number: BH2103  
Date: 06/01/21

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B.203



SOUTH ELEVATION



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## MODEL B SECTION AND ROOF PLAN

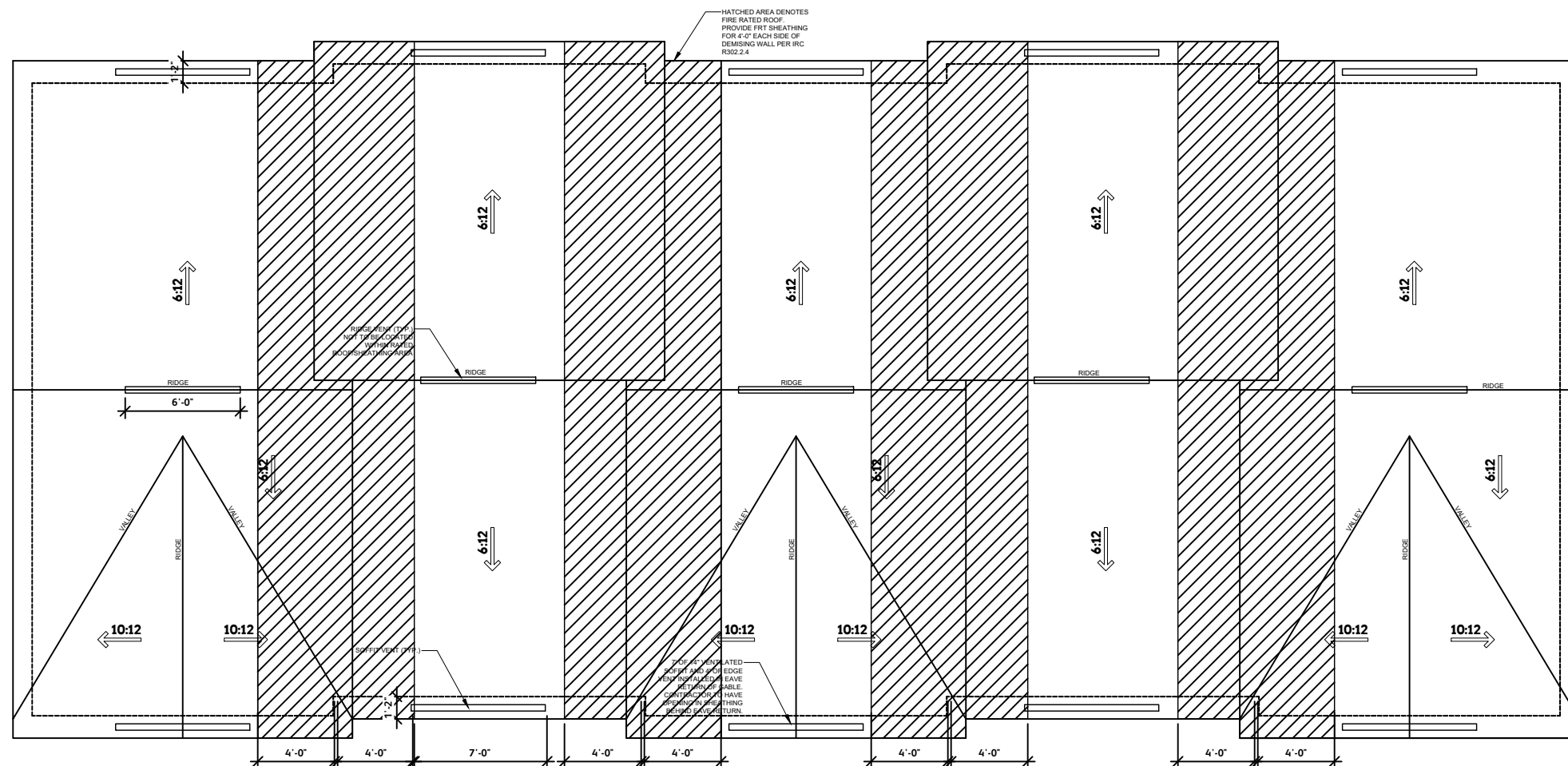
Revision Date:

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Project Number: BH2103  
Date: 06/01/21

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**B.204**



## ROOF VENT CALCULATIONS - IRC 2018:

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

**PRODUCT SPECIFICATIONS:**

RIDGE VENT: "VenturiVent Plus" Manufactured by Airvent Inc. Model: VVPN rated for 18 sq in of net free area ventilated area (NFVA) per linear foot

EDGE VENT: "The Edge Vent" Manufactured by AirVent Inc. Model: EVI Rated for 9 sq in of net free ventilated area (NFVA) per linear foot

VINYL VENTILATED SOFFIT (14" DEEP SOFFIT): Triple 4" Fully Vented Vinyl Soffit manufactured by CertainTeed. Rated for 5.9 sq in/sq ft of soffit (14" deep soffit: 12"x14"/144 sq in/ft x 5.9 sq in/sq ft = 6.88 sq in of NFVA per linear foot of 14" soffit)

**MINIMUM VENTILATION. APPLIES TO ALL UNITS INDIVIDUALLY**

$$518 \text{ SQ FT} \times 144 \text{ sq in/foot} = 74,592 \text{ sq in}$$
$$74,592/300 = 248.64 \text{ sq in net free vented area (USING 250 sq in)}$$

Upper Portion

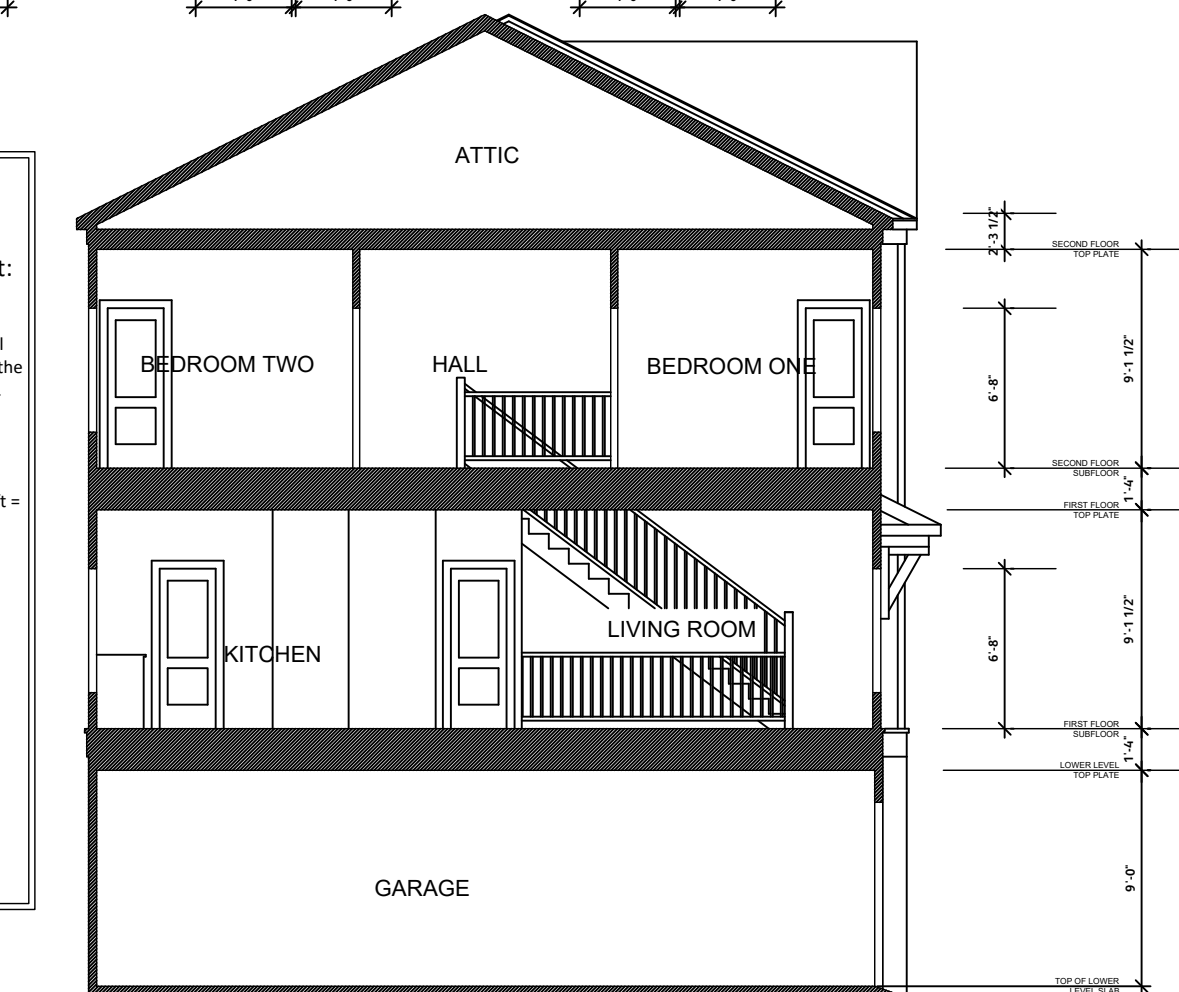
6 FT RIDGE VENT x 18 sq in NFVA = **108 sq in**

108 sq/in / 250 sq in = 43.2% of total required NFVA

Lower Portion

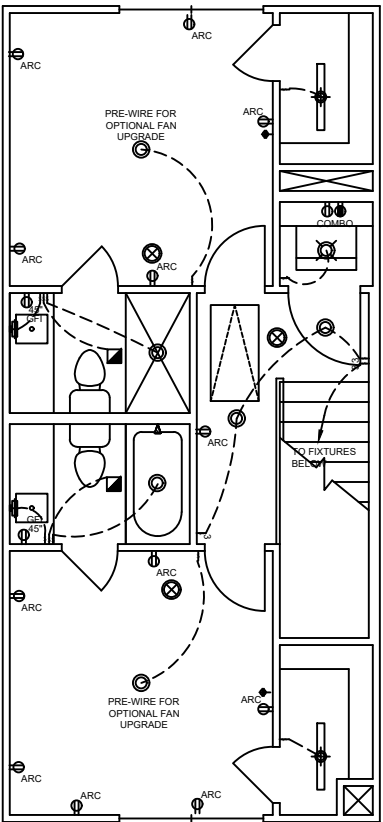
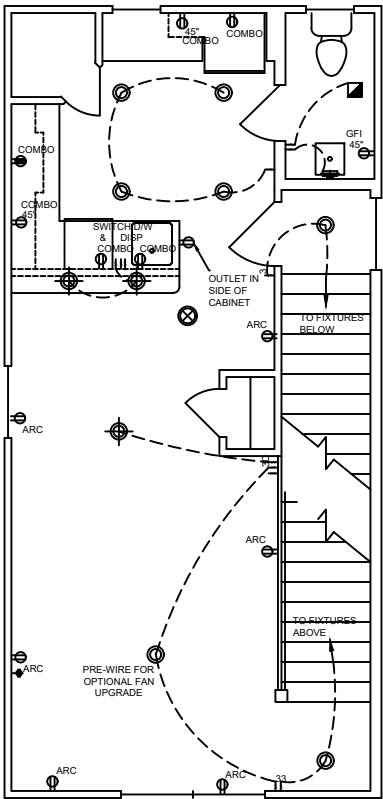
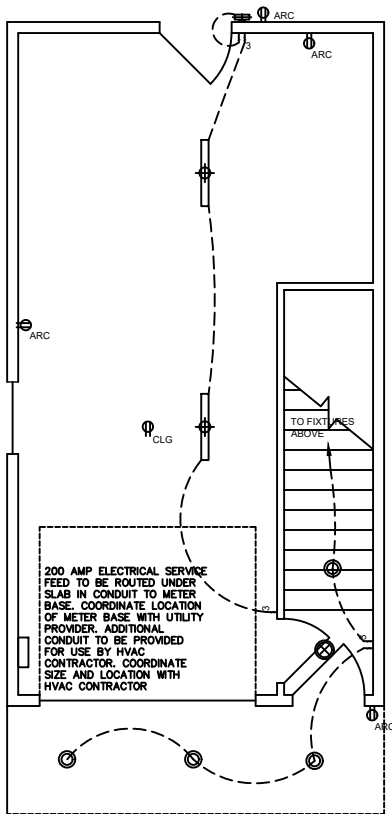
7' SOFFIT x 6.88 sq in NFVA x 2 sides (front and back) = **96.32 sq in**

4' EDGE VENT x 9 sq in NFVA x 2 sides (front and back) = **72 sq in**

$$108 \text{ sq in} + 96.32 \text{ sq in} + 72 = \mathbf{276.32 \text{ sq in NFVA} > 250 \text{ sq in}}$$


## ELEVATION B BUILDING SECTION



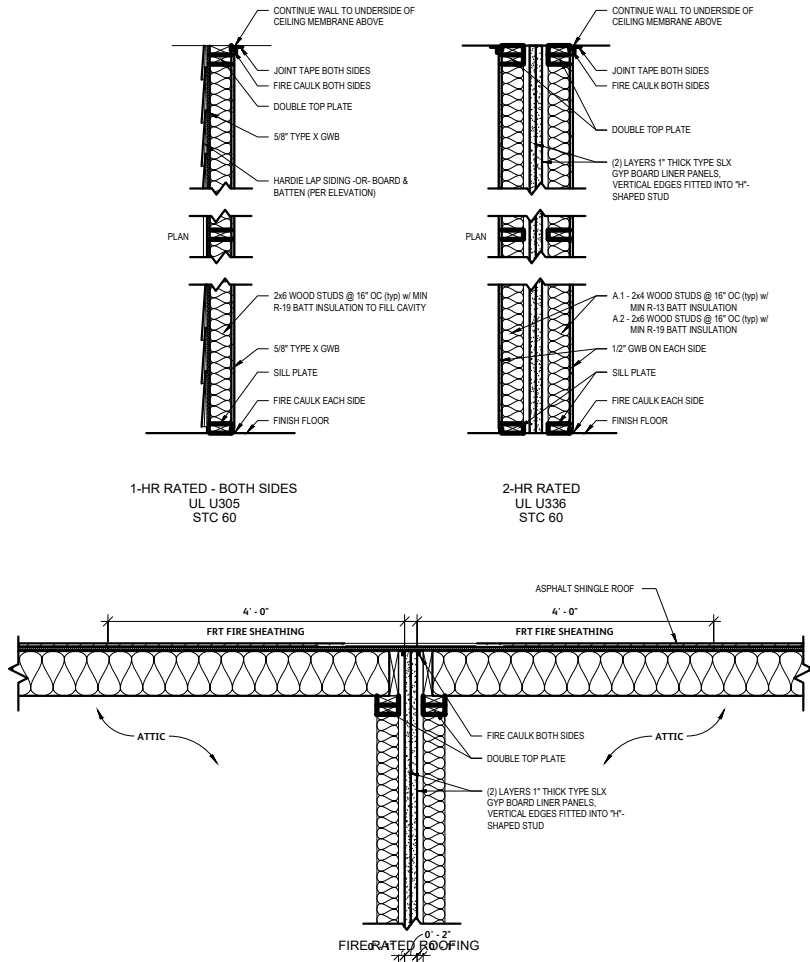
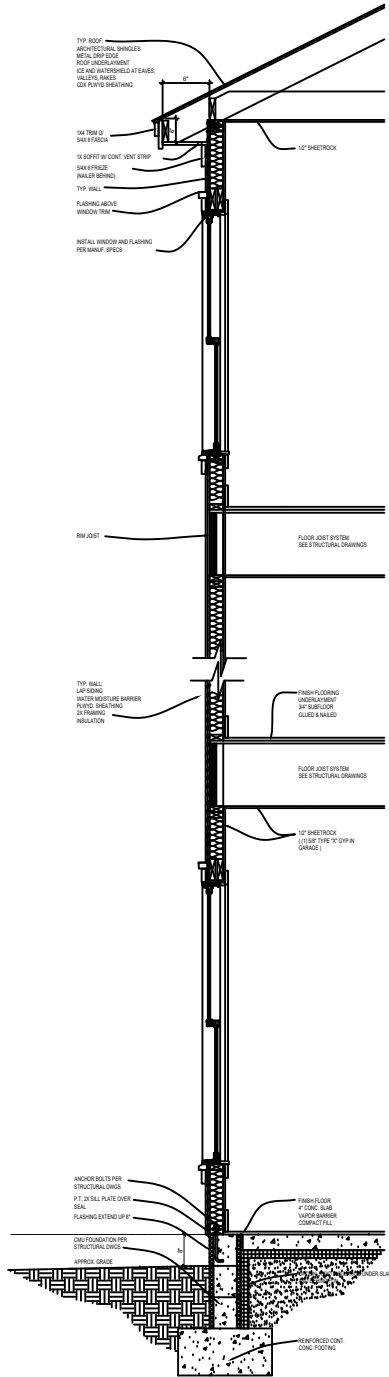


### LEGEND

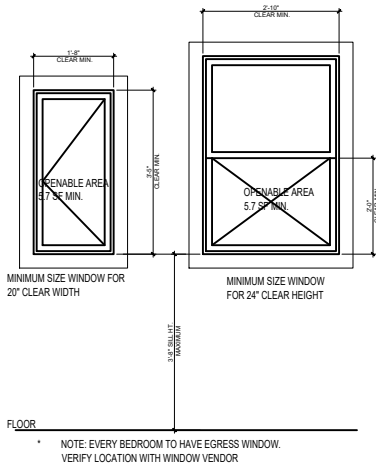
	110 V DUPLEX RECEPTACLE
	110 V DUPLEX RECEPTACLE, LOCATED WITH ONE OUTLET SWITCHED
	DUPLEX WALL OUTLET LISTING HEIGHT ABOVE FINISHED FLOOR
	GROUND FAULT INTERRUPTERS ARE REQUIRED WITHIN 6' OF A WATER SOURCE
	ARC FAULT PROTECTED OUTLET
	COMBINATION ARC FAULT AND GROUND FAULT PROTECTED OUTLET
	APPLIANCE OUTLET REQUIRING 220 VOLTS AND/OR DEDICATED CIRCUIT. COORDINATE REQUIREMENTS W/ MANUFACTURER.
	GFI DUPLEX RECEPTACLE WITH PAINTABLE WEATHERPROOF HOUSING AND COVER
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	CABLE TV JACK
	EXHAUST FAN
	6" FLUSH MOUNT LED DOWNLIGHT
	13" LED FLUSH MOUNT
	UNDER CABINET HALOGEN LIGHT WITH DIMMING FUNCTION
	SINGLE BULB PENDANT LIGHT
	HANGING LIGHT FIXTURE (T.B.S.)
	UTILITY COMPACT FLUORESCENT LIGHT
	CEILING FAN W/ OPTIONAL MULTI-BULB INCANDESCENT LIGHT.
	COMPACT FLUORESCENT LIGHT FIXTURE
	DECORATIVE WALL MOUNT LIGHT FIXTURE OR SCONCE
	FLOOD LIGHT
	ELECTRIC DOOR OPERATOR
	SMOKE / CARBON MONOXIDE DETECTOR
	INDICATES COMMON SWITCH LEG
	DENOTES CUT LINE FOR CROSSING ELECTRICAL CONNECTION

### ELECTRICAL NOTES

- ALL ELECTRICAL WIRING, FIXTURES, AND OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL CODES. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK
- ALL SWITCHES TO HAVE DIMMERS EXCLUDING CLOSETS
- ALL SWITCHES & OUTLETS TO BE "DECORA" TYPE. PROVIDE SAMPLES - VERIFY COLORS W/ OWNER PRIOR TO INSTALL.
- ALL OUTLETS TO BE MOUNTED HORIZONTALLY IN BASEBOARD, UNLESS OTHERWISE NOTED
- ALL OUTLETS ABOVE COUNTERTOPS TO BE INSTALLED HORIZONTALLY IN BACKSPLASH
- PROVIDE AUTOMATIC JAMB SWITCH FOR CLOSET LIGHTS WHERE LOCATED
- ALL TELEPHONE, COMPUTER, AND T.V. WIRING SHOULD BE RUN FROM MECHANICAL ROOM OR OTHER SPOT DESIGNATED BY VENDOR. FEED WIRE SHOULD BE PROVIDED FROM SERVICE ENTRANCE TO MECHANICAL ROOM
- ALL SCONCES TO BE INSTALLED AS TAILS - FINAL PLACEMENT IN FIELD DURING ELECTRICAL WALK THROUGH
- ALL WORK INSTALLED "IN FLOOR" TO BE LOCATED IN FIELD DURING ELECTRICAL WALK THROUGH
- STEREO WIRING BY OTHERS
- GENERAL CONTRACTOR IS OBLIGATED TO REVIEW AND COORDINATE SIZES OF ELECTRICAL, LIGHTING, MECHANICAL AND PLUMBING INSTALLATION LOCATED ON PLANS BEFORE FRAMING BEGINS. ADJUST FRAMING IN FIELD TO ACCOMMODATE WHERE POSSIBLE. NOTIFY ARCHITECT FOR ADJUSTMENTS TO THE ABOVE.
- SMOKE / CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP, HARDWIRED IN SERIES TO BE INSTALLED



- GENERAL NOTES
1. THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION
  2. GC TO INSURE ALL PENETRATIONS IN THE BUILDING ENVELOPE ARE FLASHED APPROPRIATELY. ALL HORIZONTAL BUTTED JOINTS ARE TO BE FLASHED ON THE EXTERIOR OF THE HOME
  3. STRUCTURAL ENGINEER TO VERIFY ALL ARCHITECTURAL MEMBERS FOR CORRECT STRUCTURAL SIZING. ANY CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND BUILDER
  4. ALL WINDOWS AND DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFIC WRITTEN INSTRUCTIONS
  5. GC TO INSURE ALL WEATHER BARRIERS ARE WEATHER LAPPED AND INSTALLED PER MANUFACTURER'S SPECIFIC WRITTEN INSTRUCTION
  6. ALL SIDING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFIC WRITTEN INSTRUCTIONS
  7. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE
  8. DRIP KERFS ARE TO BE CUT INTO ALL DRIP CAPS AND SILLS
  9. ALL MATERIALS EXPOSED TO THE WEATHER ARE TO BE PRESSURE TREATED OR SOME OTHER FORM OF WEATHER RESISTANT MATERIAL SUITABLE BY MANUFACTURE FOR WEATHER EXPOSED AREAS
  10. SOFFIT AND RIDGE VENTS ARE TO BE INSTALLED WHERE APPLICABLE
  11. GC TO INSTALL INSULATION PER LOCAL BUILDING CODES INCLUDING BAFFLING WHERE NECESSARY
  12. DESIGNER IS TO BE NOTIFIED IMMEDIATELY IF A DISCREPANCY IN PLANS IS IDENTIFIED



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1.	7/16/21 JP
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