



408 S SALUDA QUADPLEX REV 3

PROJECT INFORMATION

408 S SALUDA AVE COLUMBIA, SC 20205

Sheet # Sheet Name

Issue Date : 16.10.2023

THE WILSON COMPANY

23.08.0033

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E1.1	FIRST FLOOR ELECTRICAL
E1.2	SECOND FLOOR ELECTRICAL

APPROXIMATE SQFT - FINISHED TOTALS

FIRST FLOOR	FINISHED	2480 SF
SECOND FLOOR	FINISHED	2480 SF
Total Finished Area		4960 SF

FOUNDATION NOTES

GRADE:
 SLOPE AT A MINIMUM RATE OF 1" PER FOOT FOR THE FIRST 6" FROM THE HOME
 THEN SLOPE AT A RATE OF 1/8" PER FOOT FOR THE NEXT 10'.
 BUILDER TO PROVIDE A POSITIVE DRAINAGE FOR LOT.

DRAINAGE:
 BUILDER TO PROVIDE DRAINAGE BEHIND FOOTINGS / BASEMENT WALLS.
 DRAINAGE TO SLOPE AT A MINIMUM OF 1/8" PER FOOT AND TO SLOPE TO DAYLIGHT.
 BUILDER AND CONTRACTOR TO VERIFY PIPE SIZE AND LAYOUT WITH STRUCTURAL
 ENGINEER.

SITE WORK:
 SOILS REPORT: PROVIDE SITE PREPARATION AS SPECIFIED BY THE SOILS
 ENGINEER REPORT INCLUDING A FOUNDATION DRAINAGE SYSTEM.
 PROVIDE A MINIMUM CLEARANCE OF 6" FROM ALL EXTERIOR WALL COVERINGS
 EXCEPT 4" CONCRETE MASONRY TO THE TOP OF GRADE.
 SLOPE GRADE PER THE SOILS REPORT OR A MINIMUM 10% AWAY FROM THE
 STRUCTURE FOR THE FIRST 10 FEET DISTANCE. IMPERVIOUS SURFACES MAY BE
 SLOPED A MINIMUM 2.5% AWAY FROM THE STRUCTURE FOR THE FIRST 10'.

CONCRETE & MASONRY:
 FOUNDATION DESIGN & SOILS REPORT BY REGISTERED ENGINEER.
 FOUNDATIONS SHOWN ARE GENERIC.
 PER ENGINEER, PROVIDE A MIN. 4" BASE COURSE OF SAND, GRAVEL, CRUSHED
 STONE OR CRUSHED BLAST FURNACE SLAG UNDER CONCRETE FLOORS ON
 GROUND WITH 5 MIL. POLYETHYLENE OR APPROVED VAPOR RETARDER WITH
 JOINTS LAPPED NOT LESS THAN 6" AND PLACED BETWEEN THE BASE COURSE AND
 THE SLAB.

CONCRETE REINFORCED SLAB:
 4" CONCRETE SLAB - UNLESS DIMENSIONED OR NOTED OTHERWISE - WITH TURNED
 DOWN EDGE FOR UNCOVERED PORTLAND FIBER.
 4" CONCRETE SLAB - UNLESS DIMENSIONED OR NOTED OTHERWISE - WITH 30"
 CONCRETE WALL WITH FOOTING FOR COVERED PORTLAND FIBER.
 STEPS TO GRADE TO BE NO GREATER THAN 7 3/4" RISE OVER MINIMUM 10' RUN.
 8 BAR PER GRADE AND VERIFY IN FIELD.
 WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR
 ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-
 RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING TO PREVENT
 ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE
 BUILDING STRUCTURE FRAMING COMPONENTS.
 SLOPE MIN 1/8" PER FT AWAY FROM STRUCTURE.

BASEMENT FLOOR:
 7" CONCRETE SLAB - UNLESS DIMENSIONED OR NOTED OTHERWISE. VERIFY
 STRUCTURAL FLOOR PER SOILS REPORT AND STRUCTURAL ENGINEER.
 VAPOR RETARDER, CONTROL JOINTS AND 1/2" EXPANSION JOINT AT FLOOR
 PERIMETER AND PENETRATIONS.

FOUNDATION WALLS:
 8" CAST IN PLACE CONCRETE - UNLESS DIMENSIONED OR NOTED OTHERWISE.
 FOUNDATION WALLS SHALL BE DAMP-PROOFED, EXCEPT WHERE REQUIRED TO BE
 WATERPROOFED, PER P.E. APPLY MATERIAL ON FOUNDATION WALLS THAT RETAIN
 EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE FROM TOP
 OF FOOTING TO FINISHED GRADE.

BASEMENT NOTES:
 UNFINISHED STORAGE FIRE SEPARATION, FLOOR ASSEMBLIES LOCATED DIRECTLY
 OVER UNFINISHED STORAGE SPACE SHALL BE SEPARATED, NOT LESS THAN 1/2"
 TYPICAL WALL/DOOR OR EQUIVALENT SHALL BE APPLIED TO THE UNFINISHED /
 STORAGE SIDE ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBERS.
 ALL NON-FRAMED OPENINGS TYPICAL UNLESS NOTED OTHERWISE.
 PROVIDE 8" MIN. DOOR LAMB CONDITION AT PERPENDICULAR WALL OR CENTER
 WITH FRAMED OPENING TYPICAL UNLESS NOTED OTHERWISE.
 ALL WALL DIMENSIONS ARE 2x4 (3 1/2") TYPICAL UNLESS NOTED OTHERWISE.
 ENCLOSE ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR
 SURFACE AND ANY COFFERS OR INTERIOR PROTECTORS WITH 1/2" GYPSUM BOARD.
 TYPICAL STAIR RAILING @ 34"-38" ABOVE THE TREAD NOSING.
 WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERAL NOMINAL WIDTH
 CALLOUTS. ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS.

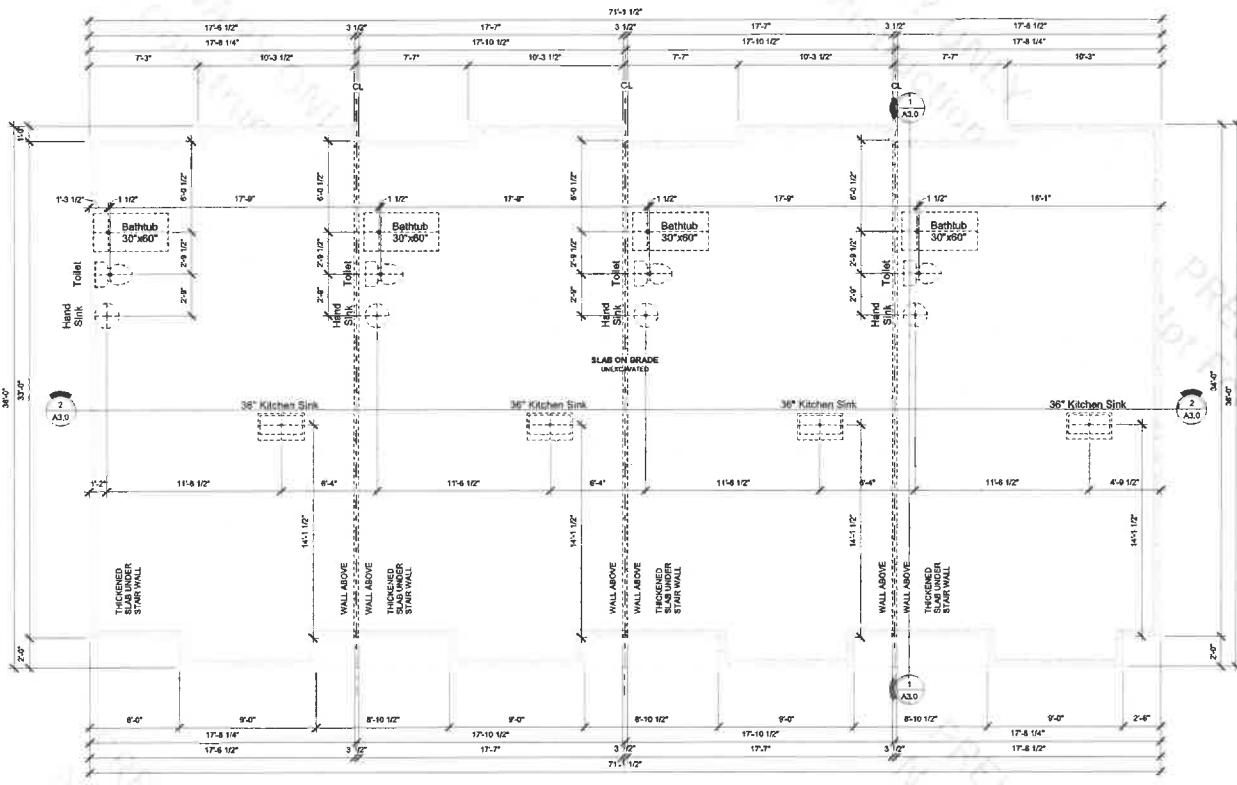
FOUNDATION WALL FINISHING:
 2x4 (3-1/2") FRAMING SET 1/2" OFF FOUNDATION WALL 1/4" INSIDE FACE OF
 FOUNDATION TO FRONT OF FRAME, UNLESS OTHERWISE NOTED, FOR CONCRETE
 TOLERANCES.

MECHANICAL & PLUMBING:
 SWAMP PUMP: BUILDER TO COORDINATE SWAMP PUMP LOCATION IN FIELD AND WITH
 SOILS REPORT SPECIFICATIONS.
 FURNACE AND HOT WATER HEATER: FINAL LOCATION PER MECHANICAL
 CONTRACTOR, UNIT TYPES PER BUILDER AND ENERGY REPORT, PROVIDE
 COMBUSTION AIR PER CODE.
 THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN
 APPROVED RECEPTOR, TYPICALLY A FLOOR DRAIN.
 WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED
 DRAIN PAN MUST ALSO BE PROVIDED, THE PAN MUST BE AT LEAST 1/2" IN DEPTH.
 IF WATER HEATER IS LOCATED ON A CONCRETE SLAB, AN APPROVED FLOOR DRAIN
 MUST BE IN THE IMMEDIATE LOCATION AND THE SLAB MUST HAVE A MINIMUM
 SLOPE OF 1/4" PER FOOT TO THE EMBEDDED FLOOR DRAIN.

MECHANICAL & PLUMBING FOR FUTURE BATH:
 PROVIDE CAPED PLUMBING LINES PER BUILDER SPECIFICATIONS.
 ALL PLUMBING DRAIN LOCATIONS ARE BASED ON DRAWN PLANS PROVIDED AND
 ARE AN ESTIMATE OF THE LOCATION. ACTUAL DRAIN LOCATION WILL VARY BASED
 ON CONSTRUCTION PRACTICES AND FIXTURES INSTALLED.

CRAWL SPACE NOTES (IF APPLICABLE):
 PER IRC: THE UNFINISHED FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS
 AND THE EARTH UNDER ANY BUILDING (EXCEPT BASEMENTS) SHALL BE UNVENTED
 AND HAVE THE FOLLOWING UNLESS NOTED OTHERWISE:
 EXPOSED EARTH IS COVERED WITH A CONTINUOUS 6 MIL. VAPOR RETARDER
 JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE
 SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST
 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM
 WALL. ONE OF THE FOLLOWING SHALL ALSO BE PROVIDED:
 CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE
 EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 20 SQUARE FEET OF
 CRAWLSPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON
 AREA, AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH CODE.
 CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC
 FOOT PER MINUTE FOR EACH 10 SQUARE FEET OF UNFINISHED FLOOR AREA,
 INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA, AND PERIMETER
 WALLS INSULATED IN ACCORDANCE WITH CODE.

FINISHES BASEMENT NOTES (IF APPLICABLE):
 ALL REQUIRED NON-ABSORBENT WALL SURFACES SHALL BE INSTALLED OVER
 CEMENT, PREPARED OR GLASS MAT GYPSUM BACKING.
 BASEMENTS AND EVERY BEDDING ROOM SHALL HAVE AT LEAST ONE OPERABLE
 EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPES SHALL HAVE A
 NET HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR.
 EXCESS WINDOW WELL MUST ALLOW FULL OPERATION OF WINDOW, HAVE A
 CLEAR AREA OF 86" MIN. x 6" MIN. HORIZONTAL PROJECTION AND WIDTH OF 36". IF
 WINDOW WELL IS OVER 44" DEEP, OR A PERMANENT STAIR OR LADDER MUST BE
 PROVIDED WHICH DOES NOT PREVENT OPERATION OF THE WINDOW OR
 ENDEAVOR MORE THAN 6" INTO THE CLEAR AREA.



1 SLAB ON GRADE FOUNDATION PLAN

Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"

PARADIGM <small>THE WILSON COMPANY</small>	23.00.0033 408 S SALUDA QUADPLEX REV 3 <small>408 S SALUDA AVE COLUMBIA, SC 29095</small>	DATE 16.10.2023 REVISION DATE DRAWING # A1.0	THESE PLANS ARE THE PROPERTY OF PARADIGM BY DESIGN GROUP, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PARADIGM BY DESIGN GROUP, INC. THE GENERAL CONTRACTOR OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL CODES AND ORDINANCES. UNDESIGNED AND UNPERMITTED STRUCTURAL MEMBERS SHALL BE SPECIFICALLY IDENTIFIED. VISIBILITY OF THE PLAN AND/OR SECTION SHALL BE MAINTAINED THROUGHOUT THE PROJECT. EXCESSIVE DIMENSIONS OCCURRING ANY AND ALL CLAIMS FOR FULLY WORKMANSHIP.
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FLOOR PLAN NOTES

GENERAL NOTES

- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE OR TO CENTERLINE OF BEARING / SUPPORT.
- ANGLES OTHER THAN 90° ARE UNLESS NOTED OTHERWISE.
- PROVIDE 1/2" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING, (TYPICAL UNLESS NOTED OTHERWISE).
- STANDARD INTERIOR WALL DIMENSIONS ARE 2x4 + 1/2" JGJ + 1/2" TYPICAL, UNLESS OTHERWISE NOTED.
- TYPICAL STAIR RISE AND @ 30" ABOVE THE TREAD NOSING.
- WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERATION/ANNUAL WIDTH CALLOUTS, ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS.

BLOCKING

- KITCHEN BLOCKING: 34", 54" AND 94" TO CENTER OF BLOCKING.
- VANITY: 20" TO CENTER, 34" FOR RARED HEIGHT VANITIES TO CENTER OF BLOCKING.
- PEDESTAL SINKS: 34" TO CENTER OF BLOCKING.
- TOWEL BARS, HOLDERS & TOWEL RINGS: TOWEL BAR 80" TRESSE HOLDER 20" AND TOWEL RINGS 48" FOR LOWER VANITIES AND 54" FOR RAISED VANITIES TO CENTER OF BLOCKING.
- HANDRAIL BLOCKING INSTALLED FOR ALL RAILS @ 42" FROM FLOOR TO CENTER OF BLOCKING.

KITCHEN

- WITHIN COUNTERTOP 30" ABOVE FINISHED FLOOR UNLESS DIMENSIONED OR NOTED OTHERWISE TYPICAL.
- 4" BACKSPLASH - TYPICAL.
- UPPER WALL CABINETS 12" DEEP, CABINETS INDICATED BY DASHED LINE ON PLAN, TYPICAL.
- 30" CABINET, TYPICAL UNLESS DIMENSIONED OR NOTED OTHERWISE - INSTALLED A MINIMUM OF 12" ABOVE COUNTER TOP, 30" MINIMUM ABOVE COOK SURFACE.

BATH

- PREFABRICATED TUB / SHOWER, FIBER-MAT REINFORCED CEMENT GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL, TILE IN TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6'-6" ABOVE THE FINISHED FLOOR.
- BATH CABINETS: VANITY HEIGHT 32-1/2" TALL AND 21" DEEP, TYPICAL.
- 4" BACKSPLASH - TYPICAL. SET MIRROR 5" ABOVE BACKSPLASH.
- A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 10" INCHES FROM THE CENTER TO ANY ROSE WALL, PARTITION, OR VANITY OR CLOSET. THERE SHALL BE A CLEARANCE OF NO LESS THAN 18" INCHES FROM THE FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, PICTURE OR DOOR.

LAUNDRY

- WASHER / DRYER SPACE TO BE A MINIMUM OF 5'-3" WIDE WITH A 3/4" CLEARANCE IN FRONT OF THE APPLIANCE.
- WASHER TO BE INSTALLED ON THE LEFT OF THE DRYER WHEN FACING THE APPLIANCE OR BELOW THE DRYER IN A STACKED INSTALL.
- SHELVING OR CABINETS TO BE A MINIMUM OF 18" ABOVE APPLIANCE.
- LOCATE WASHER DRAIN BOX AS REQUIRED.
- INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 30' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL.
- PROVIDE AN APPROVED PAN UNDER WASHER AND COORDINATE FLOOR DRAIN LOCATION WITH THE PAN TYPE PER SPECIFICATIONS.
- BUILDER TO FIELD 1/2" DIA FLOOR DRAIN LOCATION WITH FLOOR FINISHING LAYOUT, ADJUST FRAMING AS REQUIRED PRIOR TO FLOOR DRAIN INSTALLATION.

MECHANICAL & PLUMBING

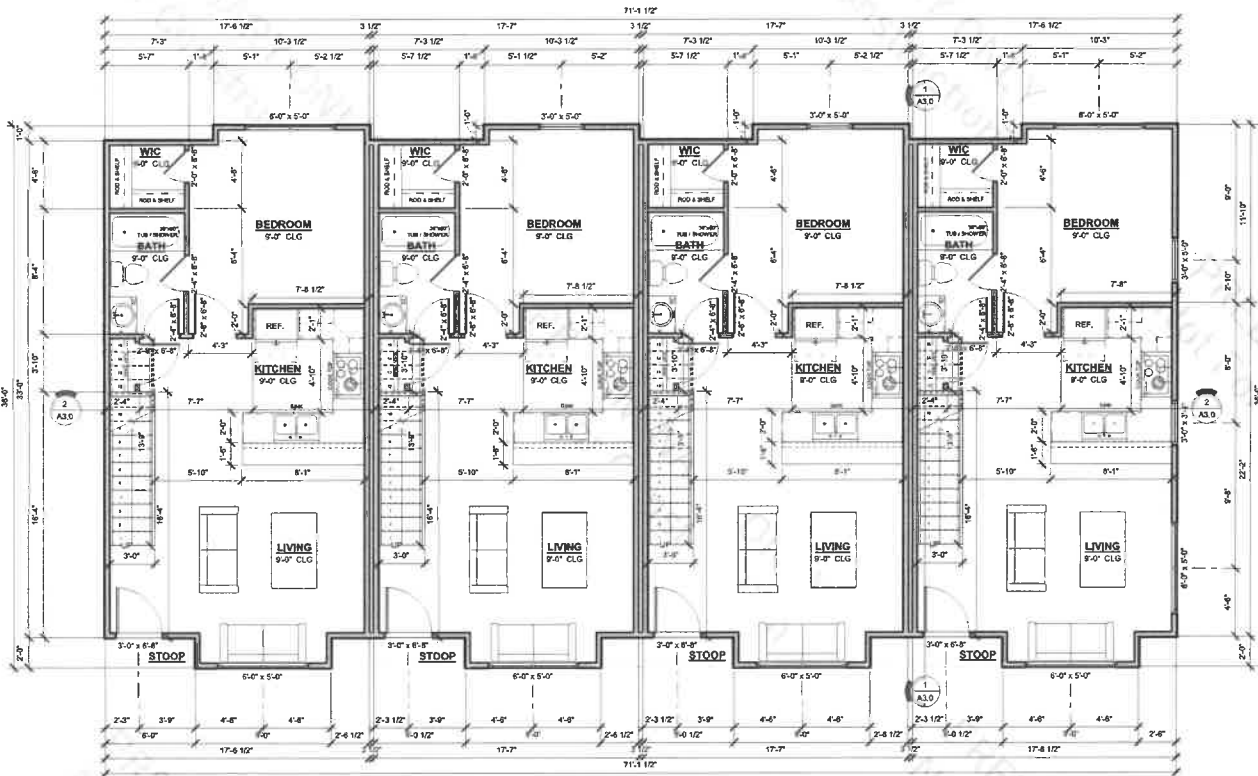
- FURNACE AND HOT WATER HEATER: FINAL LOCATION PER MECHANICAL CONTRACTOR AND ENERGY REPORT. PROVIDE COMBUSTION AIR IN COMPLIANCE WITH CODE.
- THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN APPROVED RECEPTOR, TYPICALLY A FLOOR DRAIN.
- WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED DRAIN PAN MUST ALSO BE PROVIDED. THE PAN MUST BE AT LEAST 1/2" IN DEPTH.

ROOM

- R & S: INDICATES ROD & SHELF IN CLOSETS. "D" R & S: INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, UNLESS NOTED OTHERWISE.
- PREPARE GAS FIREPLACE (PER BUILDER) WITH DIRECT VENT OR B-VENT PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND DESIGN LAYOUT. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIREPLACES MUST BE KEPT ON SITE FOR VERIFICATION / SPECIFICATION OF REQUIRED CLEARANCES TO COMBUSTIBLE MATERIAL. ALL FIREPLACES TO BE LISTED & PROVIDED WITH A READY ACCESSIBLE SHUT-OFF VALVE FOR INTERNAL TUBES, GAS CODE.
- ATTIC ACCESS: THE ROUGH-FRAMED OPENING SHALL BE A MINIMUM OF 20"x20" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION WITH AN EMERGENCY ESCAPE AND RESCUE ROUTE.

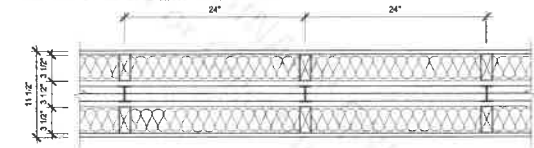
GARAGE / EXTERIOR

- DWELLING GARAGE: OPENING AND PENETRATION PROTECTION: SHALL COMPLY WITH IRC REQUIREMENTS FOR DWELLING GARAGE FIRE SEPARATION.
- INSTALL A MINIMUM OF 5/8" GYP BOARD TO ANY WALL THAT CONNECTS GARAGE TO THE INTERIOR CONDITIONED SPACE.
- NO LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE CEILING ADJACENT TO HABITABLE ROOMS ABOVE THE GARAGE.
- NO LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE STRUCTURE(S) SUPPORTING FLOOR AND CEILING ASSEMBLIES.
- NO LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 2'-0" FROM A DWELLING UNIT ON THE SAME LOT.
- ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING WEATHER-STRIPPED 20 MINUTE RATED OR 1 3/8" THICK SOLID WOOD, OR 1 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOORS PER IRC EQUIPPED WITH SELF-CLOSING DEVICE.
- ALL HOSE WBS ARE FREEZE-PROOF TYPICAL.



1 FIRST FLOOR PLAN

Sheet 24x36: 1/4" = 1'-0" Sheet 11x17: 1/8" = 1'-0"



2 FIREWALL DETAIL

1 1/2" = 1'-0"

GYPSUM PANELS: ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL
WOOD STUDS: 2" X 4" (50 X 89 MM) WOOD STUDS, 24" @16" O.C.
INSULATION: 3 1/2" (89 MM) KNAUF ECOBATT® INSULATION
AIR SPACE: 3/4" (19 MM) AIR SPACE
STEEL STUDS: 2" (51 MM) H-STUDS, 24" @16" O.C.
GYPSUM PANELS: TWO LAYERS 1/2" (12.7 MM) SHEETROCK® GYPSUM LINER PANELS (UL TYPE SX)
AIR SPACE: 3/4" (19 MM) AIR SPACE
WOOD STUDS: 2" X 4" (50 X 89 MM) WOOD STUDS, 24" @16" O.C.
INSULATION: 3 1/2" (89 MM) KNAUF ECOBATT® INSULATION
GYPSUM PANELS: ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL

DATE	16.10.2023
REV. DATE	
REV. NO.	REV 3
PROJECT	408 S SALUDA QUADPLEX
CLIENT	408 S SALUDA QUADPLEX
DRAWING #	A1.1
COMPANY	PARADIGM
DESIGNER	B.K.
CHECKER	A.C.
APPROVER	THE WILSON COMPANY

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ROOF PLAN NOTES

- TYPICAL NOTES:**
- ALL OVERLAYS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER, UNLESS NOTED OTHERWISE.
 - ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER/TRUSS MANUFACTURER.
 - PROVIDE ROOF VENTS AND/OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED.
 - PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS, TYPICAL FLOOR OR CEILING ASSEMBLY TYPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - ALL PENETRATIONS/OPENINGS IN THE ROOF SHALL BE MADE WATER TIGHT. CRICKETS AND SADDLES SHALL BE INSTALLED AT THE REQUIRED LOCATIONS, PER CODE. COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS ROOF COVERING. BUILDER TO COORDINATE UNDERLAYMENT APPLICATION TYPE, PER CRICKET AND SADDLE ROOF SLOPE.

- ROOF DRAINAGE:**
- CALCULATED DOWNSPOUTS TO HAVE ADJUSTABLE EXTENSION(S) TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT (TYP).

- ROOF CEILING CONSTRUCTION:**
- PROVIDE LOAD-BEARING DIMENSION LUMBER FOR TRUSSES/RAFTERS AND CEILING JOISTS.
 - 3/4" ROOF SHEATHING - UNLESS DIMENSIONED OR NOTED OTHERWISE - FASTENED TO PRE-ENGINEERED TRUSSES PER MANUFACTURER.
 - PROVIDE ADEQUATE CUT-OUTS IN SHEATHING AT OVER-FRAMED ROOF LOCATIONS FOR VENTILATION.

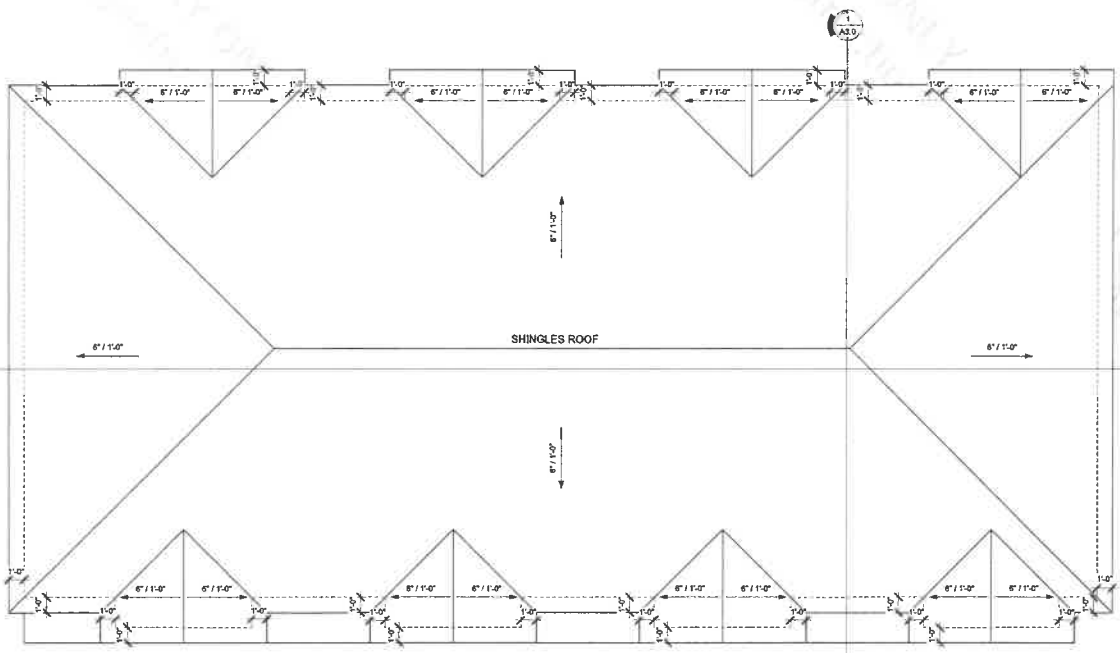
- ROOF COVERINGS:**
- APPLY 1/2" ROOF UNDERLAYMENT MINIMUM.
 - PROVIDE 3" OF ICE AND WATER PROOF MEMBRANE AT EAVES / VALLEYS AND CRICKETS PER MANUFACTURER'S INSTALLATION GUIDELINES.
 - 1/4" ASPHALT SHINGLES, TYPICAL - UNLESS DIMENSIONED OR NOTED OTHERWISE.

- ROOF ASSEMBLIES PER IRC:**
- ROOF ASSEMBLIES SHALL PROVIDE A WEATHER RESISTANT ROOF SYSTEM AND SHALL INCLUDE WEATHER PROTECTION AND ROOF COVERINGS.
 - ICE BARRIER AT EAVES SHALL BE INSTALLED PER IRC AND AS REQUIRED BY LOCAL AMENDMENTS, NOT REQUIRED FOR CLAY OR CONCRETE ROOF TILE SYSTEMS.
 - ROOF COVERING APPLICATION SHALL COMPLY WITH IRC, GENERAL UNDERLAYMENT APPLICATION FOR ROOF SLOPES:
 - LESS THAN 4:12, TWO LAYERS, OR EQUIV. UNDERLAYMENT.
 - 4:12 AND GREATER ONE-LAYER, OR EQUIV. UNDERLAYMENT.
 - FOR SPECIFIC UNDERLAYMENT TYPES, APPLICATION AND ATTACHMENT, UNLESS A ROOF IS SLOPED TO DRAIN OVER ROOF EDGES, DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF A ROOF, WHERE ROOF DRAINS ARE REQUIRED, SECONDARY EMERGENCY OVERFLOW DRAINS OR SCUPPERS SHALL BE PROVIDED, OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES PER IRC.
 - UNLESS SHOWN ON DRAWINGS, BUILDER TO FIELD VERIFY LOCATION OF GUTTERS OVERSTEPS, DOWNSPOUTS AND SPLASH BLOCKS TO DIRECT POSITIVE DRAINAGE AWAY FROM BUILDING.

- ROOF VENT CALCULATIONS:**
- VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/8" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIM. MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. PER IRC.
 - MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% 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 NOT MORE THAN 2' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE OR CORNICE VENTS, PER IRC.
 - VENT AND INSULATION CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A 2" MIN. AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT, PER IRC.
 - UNLESS NOTED IN STRUCTURAL DRAWINGS, CUT OUT ROOF SHEATHING BETWEEN OVER-FRAMED AREAS AND OTHER INTERCONNECTED ROOF AREAS TO COMBINE VENTILATION AREAS.
 - LIMIT ROOF VENTS TO NO MORE THAN 2 OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.

DATE	16.10.2023
ISSUE	REVISION
23.08.0033	408 S SALUDA QUADPLEX
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PARADIGM	
THE WILSON COMPANY	S. K.
A. C.	
DRAWING #	
A13	

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1 ROOF PLAN
 Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"

16.10.2023 11:33:10 AM

ELEVATION NOTES

EXTERIOR WALL ASSEMBLY:
 EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING.
 REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATION PER LOT SPECIFIC CONDITION, PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY, PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT.
 WHEN WINDOWS ARE ADJACENT TO A DOOR, THE BUILDER IS TO ADJUST ADJACENT WINDOW HEADS AND ALL OTHER WINDOWS IN SAME ROOM TO ALIGN.

CLEARANCE TO GRADE:
 UNLESS NOTED OTHERWISE, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE (INCLUDING LANDSCAPE MATERIAL) A MINIMUM OF 4" FOR BEARING MASONRY VENEER AND 1" FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS OR 2" ABOVE ADJACENT FLATWORK OR ROOF SURFACES FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS AND MFG. INSTALLATION INSTRUCTIONS.

WINDOWS AND DOORS:
 ALL WINDOWS AND DOORS SHALL BE BY OWNER / BUILDER / CONTRACTOR. SIZES / FINISHES / AND SPECIAL REQUIREMENTS MUST BE VERIFIED BY OWNER / BUILDER / CONTRACTOR.

OPENINGS:
 WINDOWS ALL WINDOWS ARE TO BE WEATHER-STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL PER GENERAL CONTRACTOR.
 PROVIDE TAPERED GLASS PER IRC SECTION WHICH:
 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGES WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION, & WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR WALKING SURFACE.
 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
 BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
 ALL GLAZING IN BALCONY REGARDLESS OF AREA/HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND MONOSTRUCTURAL INFILL PANELS.
 WITHIN ANY COMPARTMENT CONTAINING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS WHOSE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FINISHED FLOOR.
 GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
 GLAZING IN WALLS/ENCLOSURES ADJACENT TO INDOOR/OUTDOOR SWIMMING POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WALKING SURFACE.



1 RIGHT VIEW

Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"



2 REAR VIEW

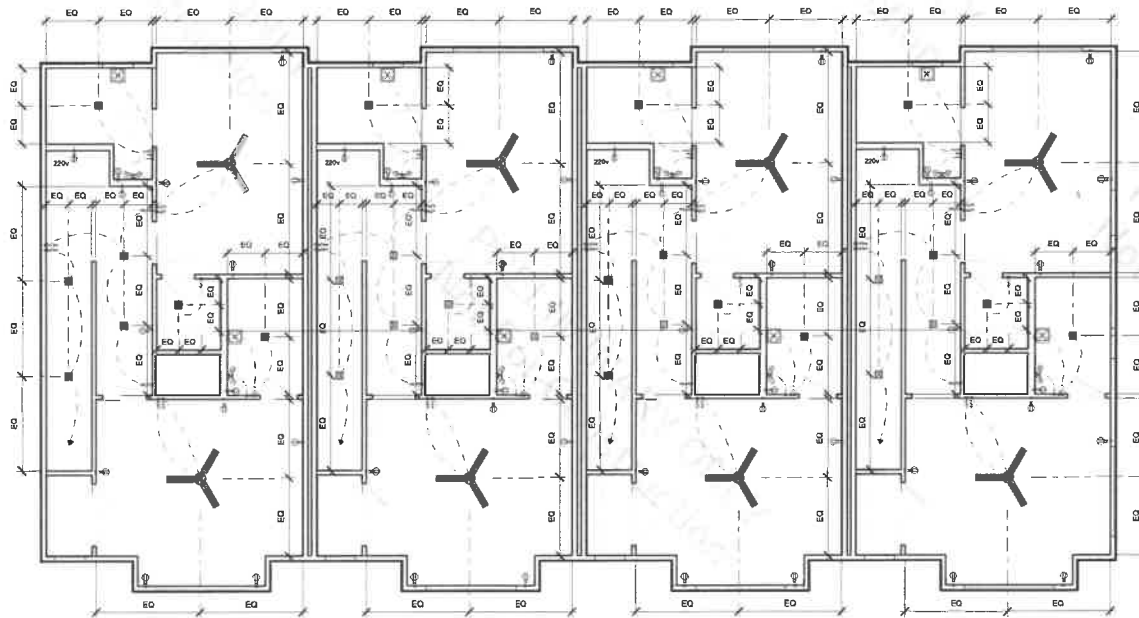
Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"

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408 S SALUDA QUADPLEX	
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SCALE	B. I.L.
SCALE	A.C.
SCALE	FINE WILSON COMPANY
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1 SECOND FLOOR ELECTRICAL PLAN

Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"



ELECTRICAL NOTES

- EXTERIOR AND OTHERS:**
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC. SHALL BE INSTALLED AND COMPLY WITH APPROVED ELECTRICAL CODE & IFC.
 - PROVIDE POWER FOR FRIGERAGE PER MANUFACTURERS SPECIFICATIONS. PROVIDE SWITCH FOR GAS STARTER & VERIFY LOCATION FOR GAS SHUTOFF VALVE PRIOR TO INSTALL.
 - VERIFY POWER & GAS REQUIREMENTS FOR IRV, WATER HEATER, FURNACE, RANGE, ETC. WITH BUILDER AND MANUFACTURERS SPECIFICATIONS.
 - INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE, UNLESS NOTED OTHERWISE:
 - OUTLETS: 1'2"
 - OUTLETS ABOVE 30" COUNTERTOPS: 4"
 - OUTLETS ABOVE 30" COUNTERTOPS: 18"
 - SWITCHES: 48"
 - GROUND-Fault AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED PER LOCAL CODES (IFC)
 - A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (HIC)
 - RECESSED LIGHT FIXTURES AND OTHER SIMILAR FIXTURES SHALL BE AIR TIGHT, NO TIGHT, AND SEALED TO THE DRYWALL (IFC)
 - PENDANT LIGHT FIXTURES SHALL BE HUNG AT THE FOLLOWING HEIGHT:
 - ENTRY: 84" ABOVE FINISHED FLOOR
 - DINING ROOM: 80" ABOVE FINISHED FLOOR
 - KITCHEN ISLAND RECEPTACLES: 30" ABOVE COUNTERTOP
 - RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE NOT CONTAINING COUNTERTOPS OR SIMILAR WORK SPACES IS MORE THAN 6'0" FROM A RECEPTACLE OUTLET. (IFC)
 - WHERE ACCESSIBLE REQUIREMENTS EXIST, TYPICAL OUTLET, SWITCH AND CONTROL MOUNTING LOCATIONS SHALL COMPLY WITH REACH RANGE REQUIREMENTS.
 - RANGE HOODS SHALL DISCHARGE TO THE EXTERIOR.
 - ELECTRICAL DRAWINGS PROVIDED ARE NOT A FINAL ELECTRICAL PLAN. THEY ARE INTENDED AS A DESIGN GUIDELINE ONLY. REVISING THIS GUIDELINE DESIGN / DRAWING AS NECESSARY TO COMPLY WITH APPLICABLE CODES AND REGULATIONS AS WELL AS WITH THE DESIGN OF THE ELECTRICAL PANELS, CIRCUITS, AND DEVELOPED ELECTRICAL LOAD CALCULATIONS. E.C.T. SHALL BE BY A LICENSED ELECTRICAL ENGINEER/CONTRACTOR.

- SMOKE AND CARBON MONOXIDE ALARM NOTES**
- MINIMUM OF (1) IN EACH ROOM
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENT AND CELLARS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS.
 - WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED IN A DWELLING UNIT, THE DEVICES ARE TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 - ALARMS TO BE AUDIBLE ABOVE BACKGROUND NOISE AND WITH DOORS CLOSED.
 - REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, WHEN POWER IS SERVICES. SMOKE ALARM SHALL RECEIVE POWER FROM A BATTERY SOURCE.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IFC AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE SMOKE AND CARBON MONOXIDE ALARMS.

- AUDIO / VISUAL NOTES**
- IN LIVING ROOM, MASTER BEDROOM, REC ROOMS & LOFTS, INSTALL HIGH AND LOW DUPLEX OUTLETS AND CONDUIT CONNECTORS FOR COMMUNICATION PORT AT 12" ABOVE FINISHED FLOOR AND 80" ABOVE FINISHED FLOOR (TV LOCATION)

- SOLAR PHOTOVOLTAIC (PV) FUTURE OR INSTALLED BY OTHERS**
- DESIGN AND INSTALLATION OF (PV) SYSTEM BY OTHERS.
 - PROVIDE CONDUIT AND GROUND WIRE FROM ATTIC TO MAIN SERVICE PANEL.
 - FIELD VERIFY LOCATION OF MAIN SERVICE PANEL.
 - MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRICAL.
 - INSTALLATION AND SHALL BE LABELED FOR FUTURE SOLAR ELECTRICAL.
 - THE RESERVED SPACE SHALL BE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.
 - A PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL.

- ELECTRIC VEHICLE CHARGING**
- PROVIDE (1) EV-READY OUTLET IN THE GARAGE AND LABEL EV-READY, BRANCH CIRCUIT IN PANEL SHALL BE LABELED BY READY.
 - THE CIRCUIT BREAKER SPACE RESERVED FOR ELECTRIC VEHICLE CAPABLE SPACES, ELECTRIC VEHICLE READY SPACES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACES SHALL CLEARLY BE IDENTIFIED ON THE PANEL BOARD.

ELECTRICAL LEGEND

- ⊕ 110 V. DUPLEX OUTLET
- ⊕ 110 V. DUPLEX OUTLET - GROUND FAULT INTERRUPT
- ⊕ 110 V. ABOVE COUNTER TOP - GROUND FAULT INTERRUPT
- ⊕ 110 V. WATER PROOF - GROUND FAULT INTERRUPT
- ⊕ 110 V. SWITCHED OUTLET
- ⊕ 220 V. DUPLEX OUTLET
- ▽ DUAL CAT 5 DATA / TELEPHONE HOOKUP
- ⊕ TELEVISION COAXIAL CABLE - WALL MOUNTED
- ⊕ SINGLE SWITCH
- ⊕ THREE POLE SWITCH
- ⊕ FOUR POLE SWITCH
- ⊕ POWERED EXHAUST FAN
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT
- JUNCTION BOX
- SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ CEBLING FAN / LIGHT

<p>23-08-0033</p> <p>408 S SALUDA QUADPLEX</p> <p>REV 3</p> <p>Site 3 SALUDA AVE COLUMBIA, SC 29905</p>	<p>16.10.2023</p> <p>REVISION DATE</p> <p>DRAWING # E1.2</p>	<p>PARADIGM</p> <p>B.L.L.</p> <p>A.C.</p> <p>THE MILLION COMPANY</p>
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