

- CONCRETE AND FOUNDATIONS**
1. All slabs on grade shall be 4 inch 3000 PSI (28-day) compressive strength or better unless noted otherwise.
  2. All slabs on grade shall bear on four inch compacted granular fill with 4 by 8 18-20 welded wire mesh.
  3. Interior slabs shall have 6 mil. polyethylene vapor barrier underneath.
  4. Provide proper expansion joints and control joints as per local requirements.
  5. Provide additional bearing points as required by floor "T" joist manufacturers, and loading transfers.
  6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
  7. Provide foundation access and egress as required by local codes and conditions.
  8. Foundation wall and footing sizes including must comply with your local building requirements.
  9. Foundation walls are not to be backfilled until home is completely framed and roof is in place.
  10. Verify depth of footings with your local codes.
  11. Provide termite protection as required by IBC minimum property standards.
- MISC. NOTES**
1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manufacturers specifications.
  2. All materials, supplies and equipment to be installed per manufacturers specifications and local codes.
  3. Provide type "x" freestanding shutters on garage walls and ceilings.
  4. Confirm window openings for your local egress requirements and minimum light and venting.
  5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
  6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price, quotes if major changes are required.

- BASMENT**
1. Basement stairs are calculated as 18 inch treads with 1 inch nosing (11 inch total) and 7.75 inch risers.
  2. Water heater and air conditioner may be located in basement when using basement option.
  3. Provide sump pumps as required.
  4. Some local conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
  5. Provide exterior windows and door as grade allows.
  6. Provide venting as local codes and conditions dictate.



FRONT ELEVATION

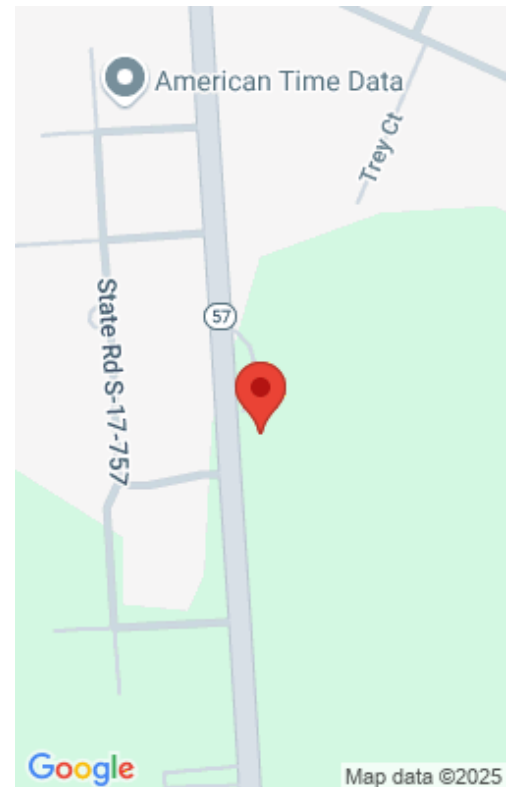
\$246,400

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1362 sq ft

## 1526 S HIGHWAY 57, DILLON SC 29536

<https://vizorealty.com>

New construction home being built right outside of the city limits of Dillon. This is the 6th new build in this subdivision. This three-bedroom two-bathroom home comes with an open floorplan, granite counter tops, stainless steel appliances, luxury vinyl plank flooring, a true master suite, with custom cabinetry within the closets, two car attached garage, and much more! This home will be completed before the end of August in 2025. Home being built is just like the blueprints except no fireplace within the home and the sq ft is slightly larger.



#24116  
Highland

V.L. Martin Home Designs  
for Contact Information  
www.vlmartinhomes.com



# Basics

**Date added:** Added 4 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Lot size, acres:** 29185.2 acres  
**TMS:** 0810000284  
**Full Baths:** 2

**Listing Date:** 2025-05-23  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Area, sq ft:** 1362 sq ft  
**Year built:** 2025  
**MLS ID:** 20251956  
**Cooling:** Heat Pump

# Building Details

**Heating features:** Heat Pump  
**Garage spaces:** 2  
**Water Source:** Public  
**Floor covering:** Carpet, Luxury Vinyl Plank  
**Parking:** Attached

**Garage:** 1  
**Foundation:** Concrete Slab  
**Sewer:** Septic Tank  
**Exterior material:** Vinyl Siding  
**New/Resale:** 1

# Amenities & Features

**Amenities:** Dishwasher, Microwave, Oven, Surface Unit

**Features:** Ceiling Fan(s), Ceilings 9+ Feet, Kitchen Island, None, Other/See Remarks, Porch, Shower, Solid Surface Countertops, Walk-In Closet(s), Wash/Dry Cnctn.

# Nearby Schools

**Elementary School:** Dillon

**High School:** Dillon

**Middle School:** Dillon





# Listing Courtesy Of

**Listing Office:** Dillon Realty Inc

**Listing Agent:** Sara B Rogers

