

FRAMING NOTES:
 ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

First Floor Plan
 Scale: 1/4" = 1'



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Pendum Group, LLC
 4265 Duck Club Rd., Ravenel, SC 29470
 o. 843.405.7055 | f. 888.887.5076 | Pendum.com

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Pendum Group, LLC
 117 Silverbell Lane
 Ravenel, SC 29470

First Floor Plan

DATE:
 6/27/2023

SHEET:

A2



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Design Development
 (Not for Construction)

Pendum Group, LLC
 117 Silverbell Lane
 Ravenel, SC 29470

Second Floor Plan

DATE:
6/27/2023

SHEET:

A3

GENERAL NOTES AND SPECIFICATIONS

DESIGN CRITERIA:
 2018 International Building Code with SC modifications
 2018 International Fire Code with SC modifications
 2018 International Plumbing Code
 2018 International Mechanical Code with SC modifications
 2018 International Fuel Gas Code with SC modifications
 2009 South Carolina Energy Conservation Code
 2017 National Electrical Code (NFPA 70) with SC modifications
 2017 A111.1 ANSI

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

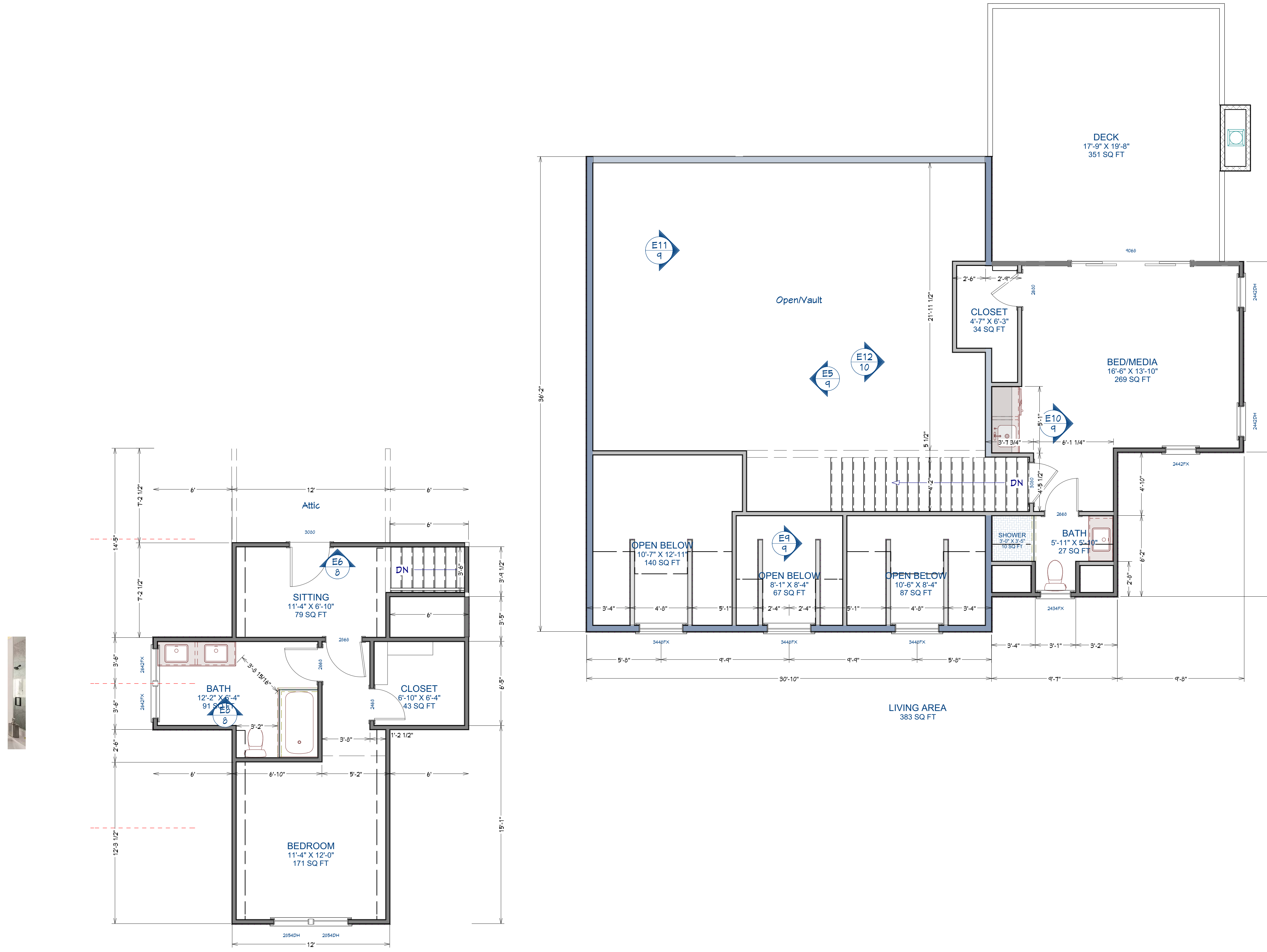
FRAMING NOTES:

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Second Floor Plan
 Scale: 1/4" = 1'



LIVING AREA
456 SQ FT

LIVING AREA
383 SQ FT

BEDROOM
11'-4" X 12'-0"
171 SQ FT

SITTING
11'-4" X 6'-10"
79 SQ FT

Attic

DECK
17'-9" X 19'-8"
351 SQ FT

BED/MEDIA
16'-6" X 13'-10"
269 SQ FT

BATH
5'-1" X 5'-4"
27 SQ FT

SHOWER
3'-0" X 3'-6"
10 SQ FT

CLOSET
4'-7" X 6'-3"
34 SQ FT

CLOSET
6'-10" X 6'-4"
43 SQ FT

OPEN BELOW
10'-7" X 12'-11"
140 SQ FT

OPEN BELOW
8'-1" X 8'-4"
67 SQ FT

OPEN BELOW
10'-6" X 8'-4"
87 SQ FT

E11
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E5
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E12
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E9
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E10
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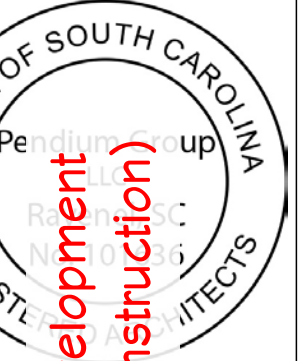
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 (Not for Construction)**

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 Ravenel, SC 29470

Exterior Elevations

DATE:
6/27/2023

SHEET:

A6



Front Elevation

Scale: 1/4" = 1'



Exterior Elevation Back

Rear Elevation

Scale: 1/4" = 1'



Right Elevation
Scale: 1/4" = 1'



Left Elevation
Scale: 1/4" = 1'



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**Design Development
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Ravenel, SC 29470

Exterior
Elevations

DATE:
6/27/2023

SHEET:

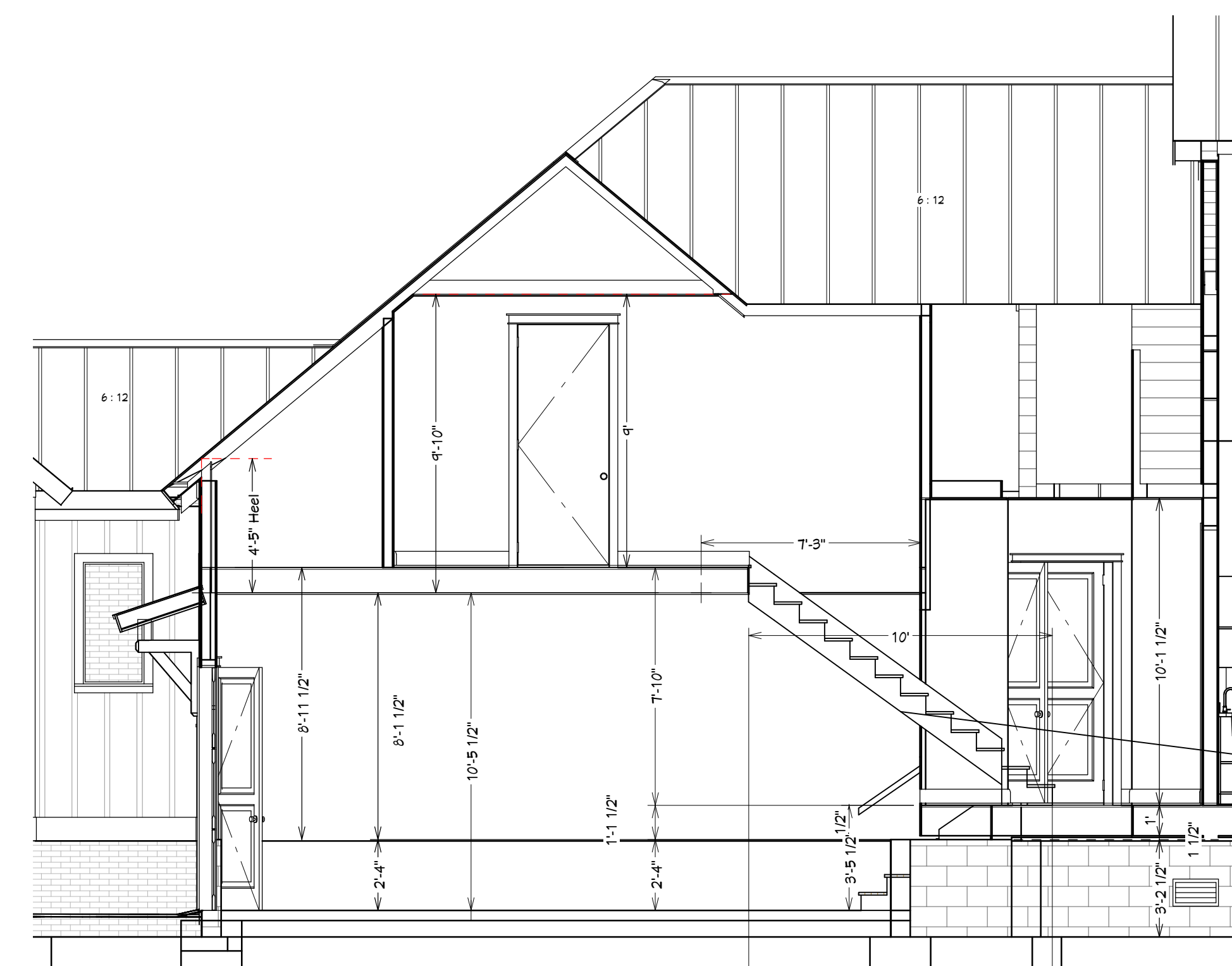
A7



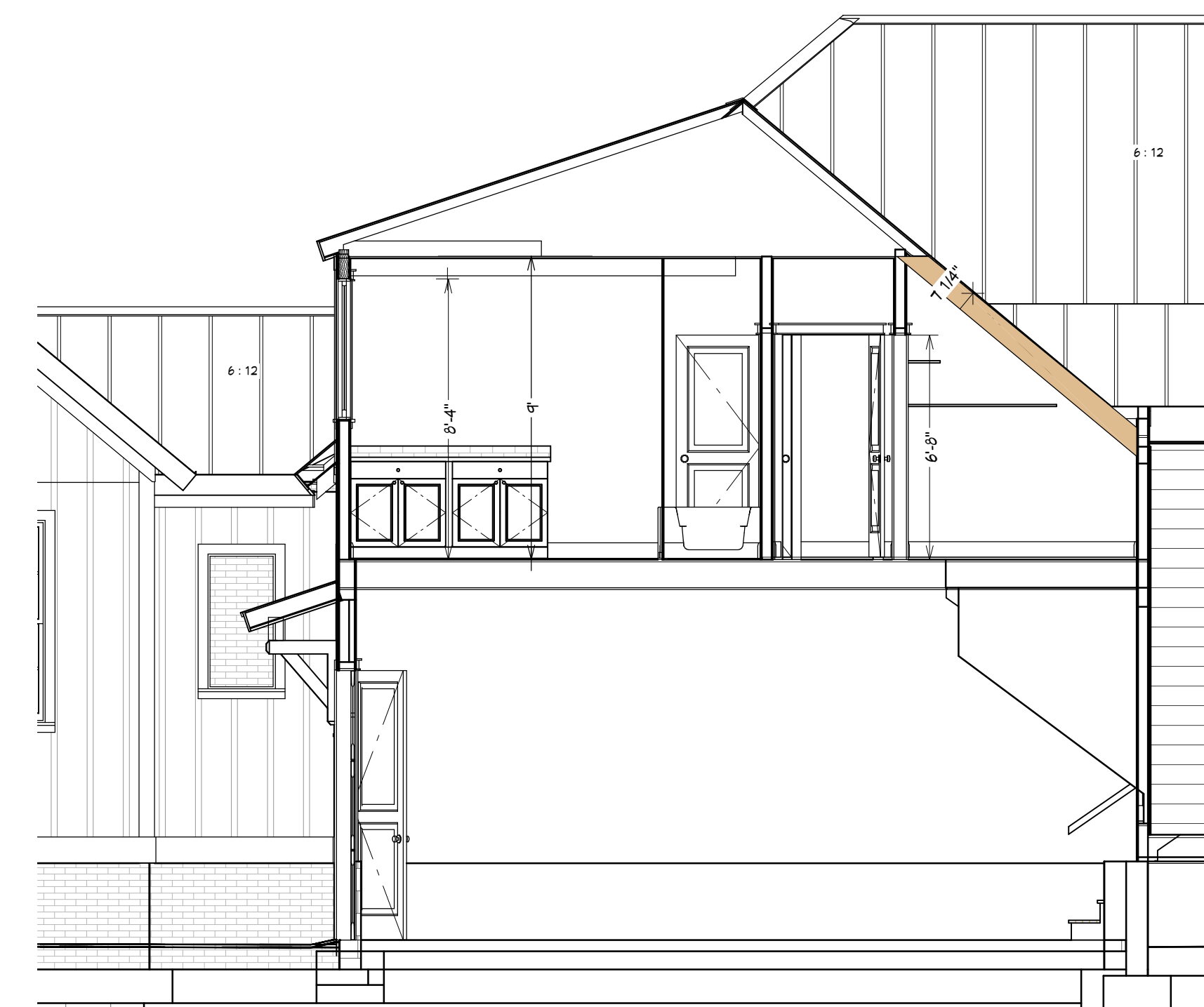
- 1) PREPARE ROUGH OPENING: CUT STND. "U-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
- 4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

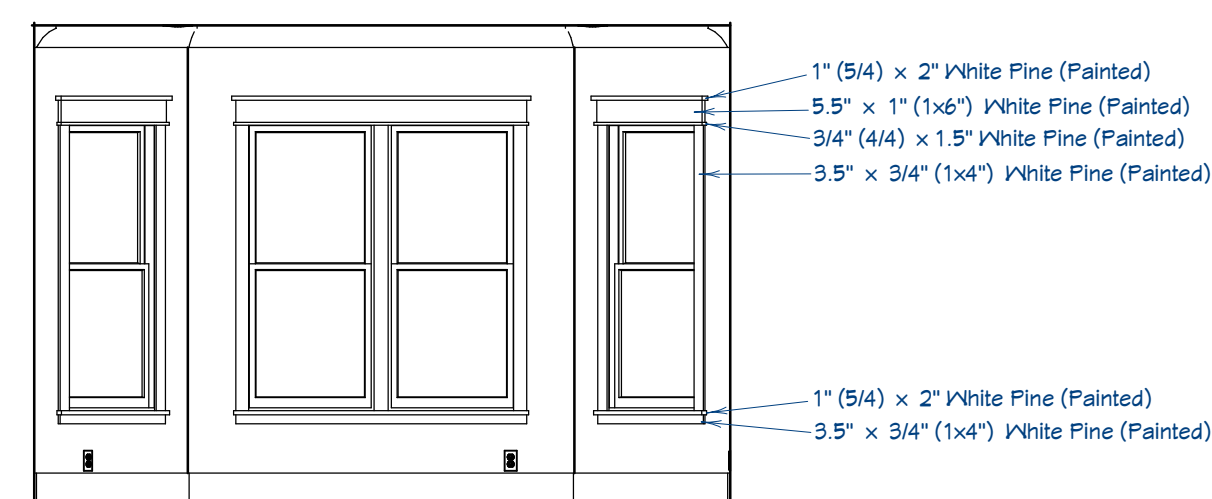
Window Flashing Detail



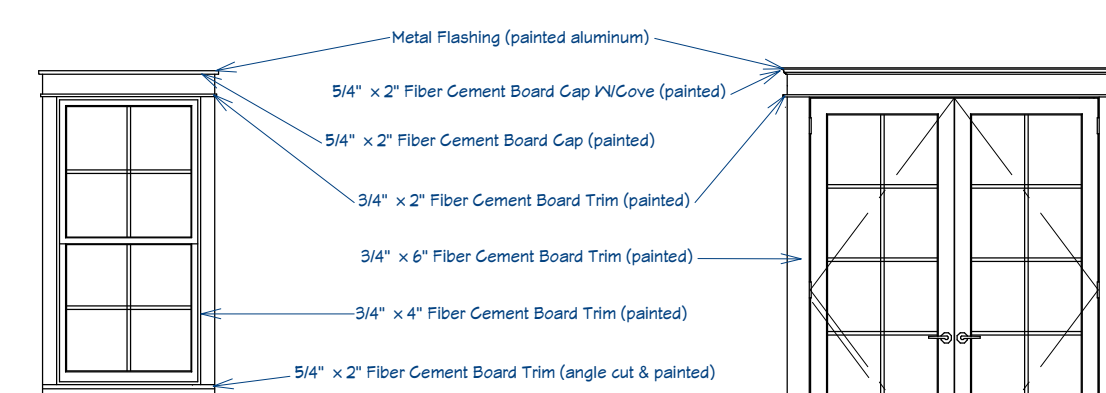
2 Garage Scale: 1/4" = 1'



3 Bath Over Garage Scale: 1/4" = 1'



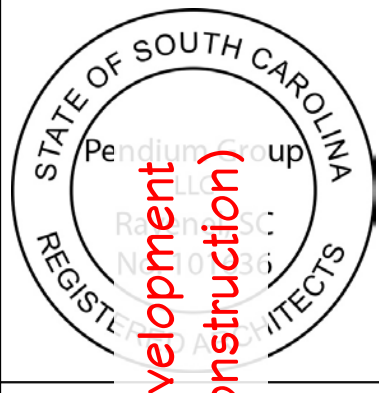
TYPICAL: Interior Window & Door Detail Scale: 1/4" = 1'



TYPICAL: Exterior Window & Door Detail Scale: 1/4" = 1'

1 A8

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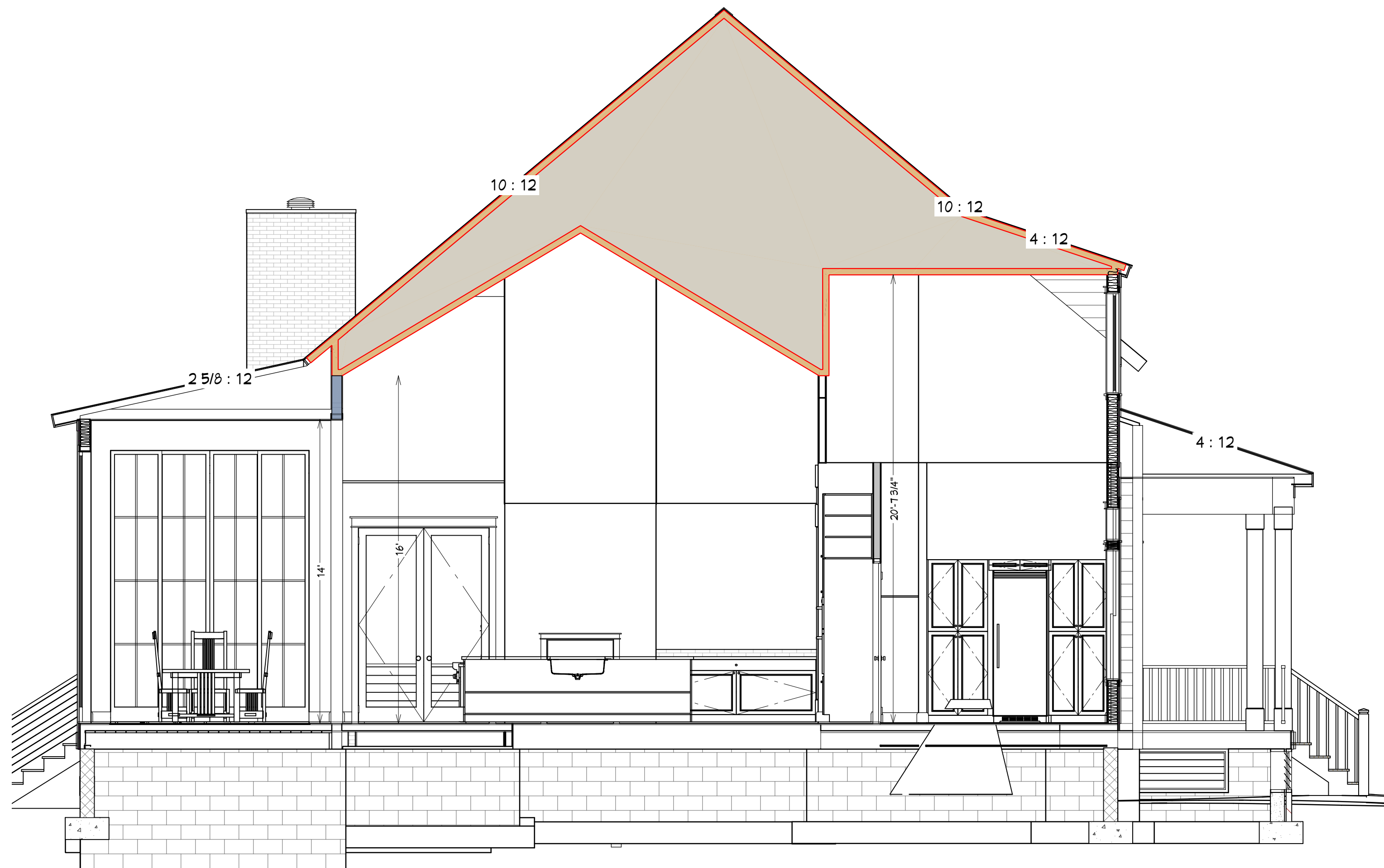


Details & Sections

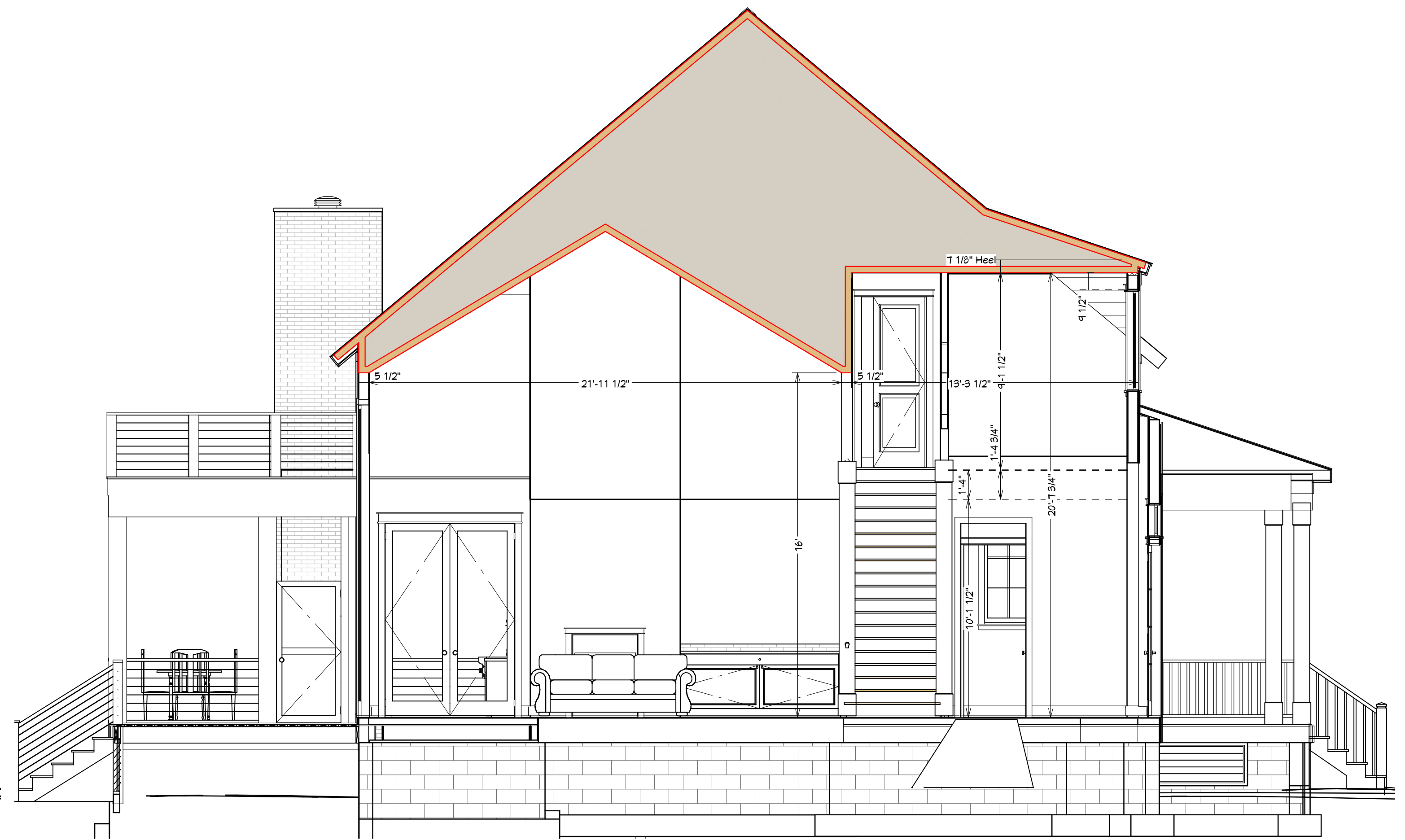
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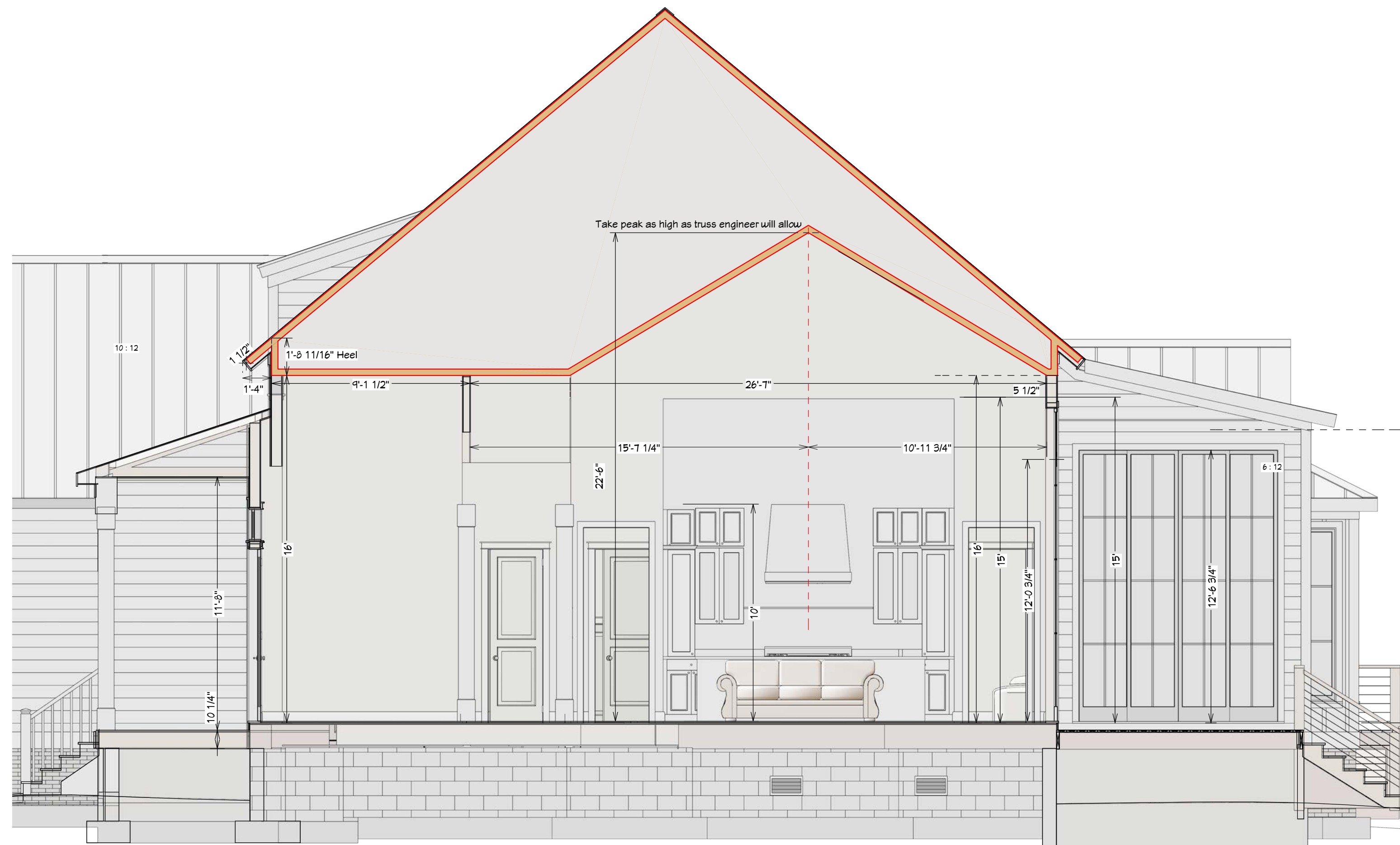
A8



E11 Dining Room - Pantry
1/4 in = 1 ft



E9 Foyer - Main Stair
1/4 in = 1 ft



E5 Foyer-Family -this one 12' to dormer or see 16' to dormer
1/4 in = 1 ft



E10 2nd Floor Bedroom
1/4 in = 1 ft



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DATE:
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Powder-Stair Cross Section



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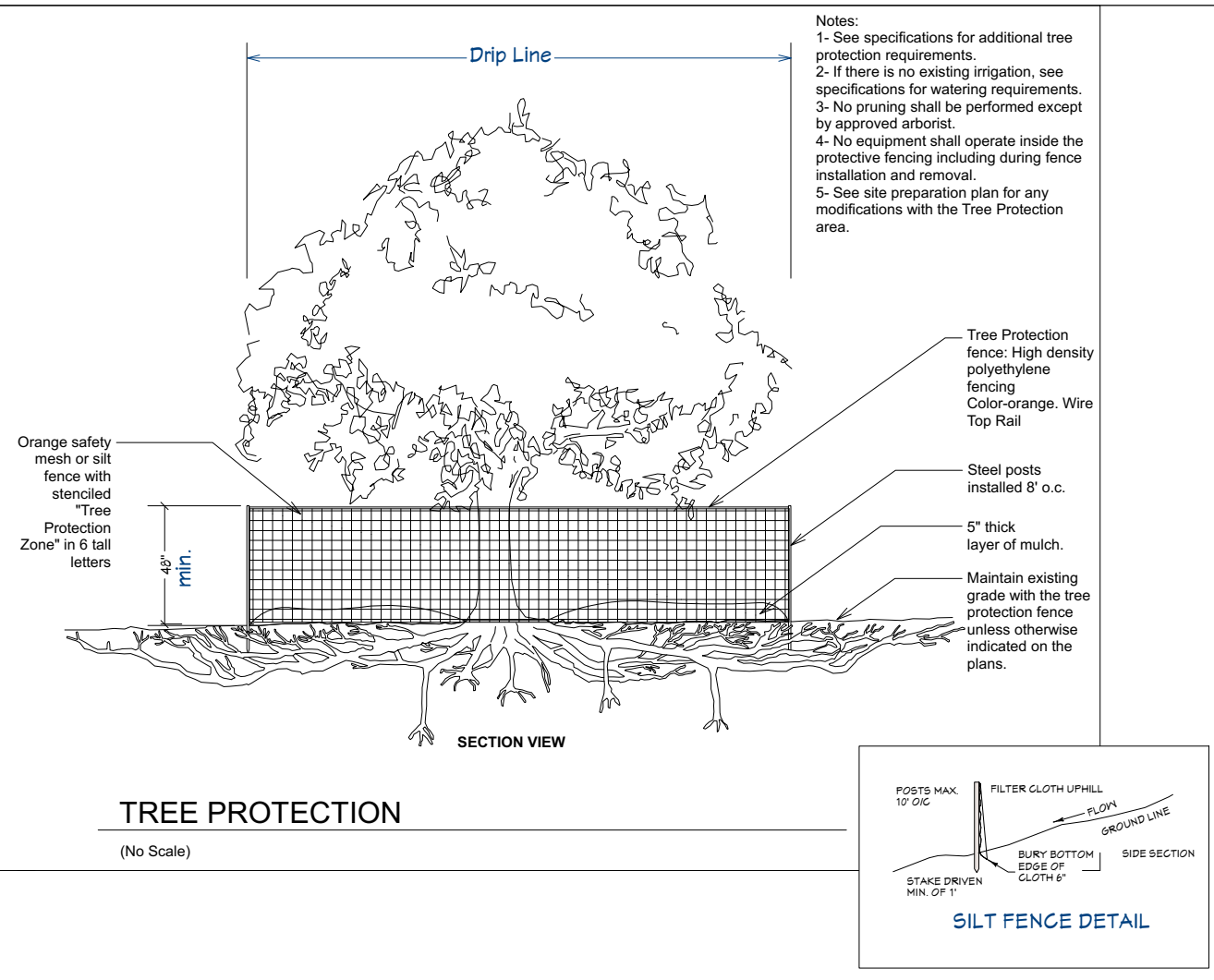
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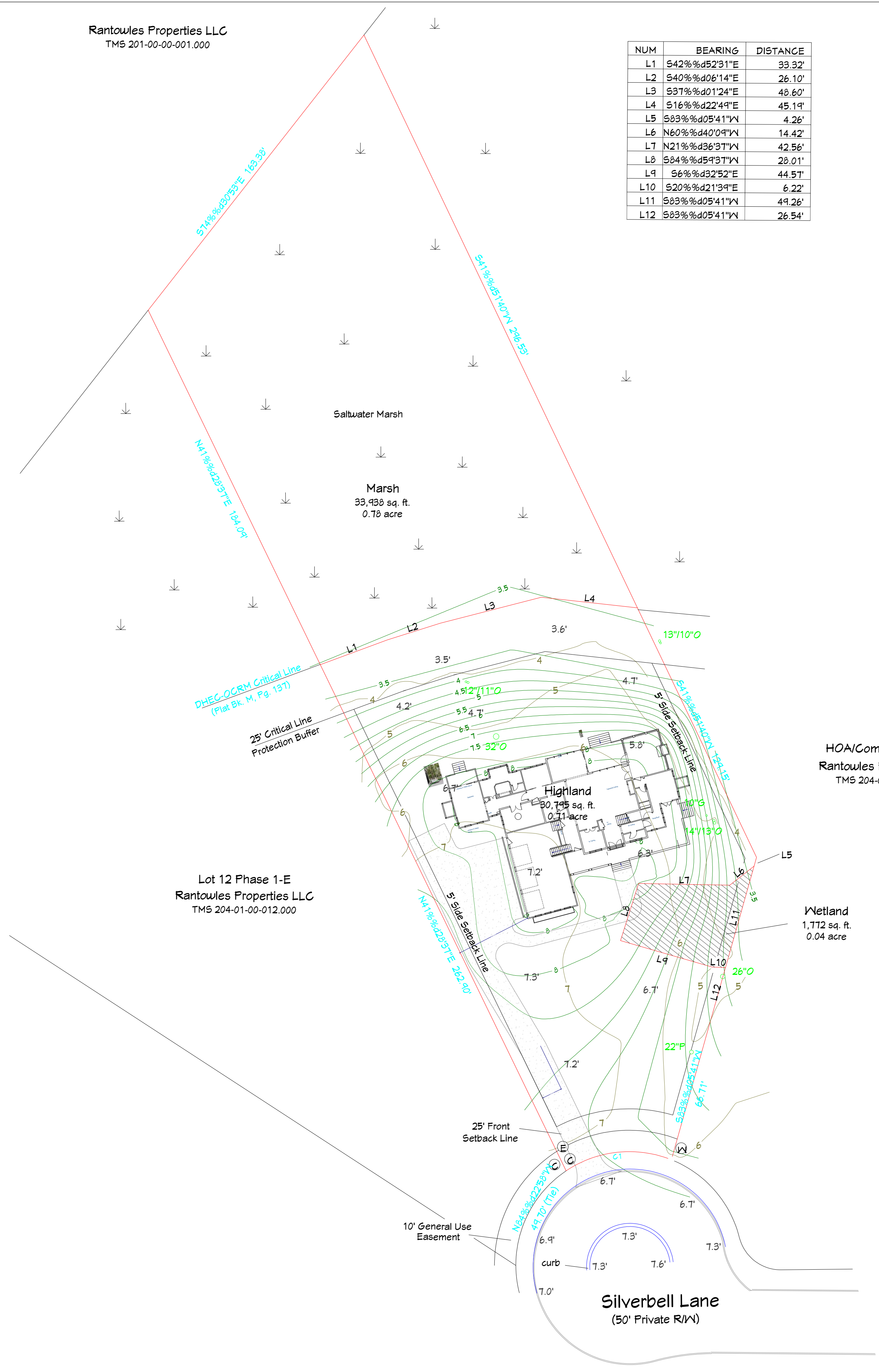
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Rantowles Properties LLC
TMS 201-00-00-001.000

| NUM | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | S42°%d52'31"E | 33.32' |
| L2 | S40°%d06'14"E | 26.10' |
| L3 | S37°%d01'24"E | 48.60' |
| L4 | S16°%d22'49"E | 45.19' |
| L5 | S83°%d05'41"W | 4.26' |
| L6 | N60°%d40'09"W | 14.42' |
| L7 | N21°%d36'37"W | 42.56' |
| L8 | S84°%d59'37"W | 28.01' |
| L9 | S6°%d32'52"E | 44.57' |
| L10 | S20°%d21'39"E | 6.22' |
| L11 | S83°%d05'41"W | 49.26' |
| L12 | S83°%d05'41"W | 26.54' |



- LEGEND:**
- 5/8" rebar found
 - 5/8" rebar set
 - ▲ calculated point
 - ⊗ Temporary bench mark (Elev. = 7.9')
 - 6.8 spot elevation
Elevation Datum: NGVD 1988
 - ⊗ water meter
 - ⊡ Transformer
 - ⊡ Cable Box
 - ⊡ Sewer Clean out
 - Tree (existing)
 - P Pine
 - O Oak
 - C Cypress
 - G Gum
 - ⊗ Tree (to be removed)
 - Existing Grade
 - Proposed Grade
 - Existing Drainage Flow
 - Proposed Drainage Flow
 - Temp Washdown Area
 - Tree Protection Zone
 - Silt Fence

P

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STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ARCHITECTS
Design Development (Not for Construction)

Pendium Group, LLC
117 Silverbell Lane
Ravenel, SC 29470

Site Plan Tree Protection & Drainage

DATE:
6/27/2023

SHEET:
A14

Scale: 1" = 10'

Plot Plan, Tree Protection/Removal & Proposed Drainage Plan