



RENDERINGS
FOR ILLUSTRATION ONLY
No Scale, Sample Landscaping



Project Planning Statistics

TMS: 204-01-00-014.000
Zoning: PUD
Design Code: 2021 IRC
Occupancy Category: II

LOT SIZE: 233917 SF (5.37 Acre)
ANTICIPATED DISTURBED AREA: 16000 SF
BLDG. ENVELOPE: 2990 SF
TOTAL AREA UNDER ROOF: 4173 SF

LIVABLE AREA: 3165 SF
MAIN: 1982 SF
SECOND: 1183 SF

PORCHES: 367 SF
GARAGE: 641 SF
PATIO/DECKS: 139 SF
DRIVES & WALKS: 4312 SF

Project Contacts

General Contractor:
Pendium Group, LLC.
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Residential Structures, PC:
Cory Munson, PE
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Sources:
Palmetto Land Surveying, Inc
Jason Penington
Ph: 843-571-5191 palmettolandsurveying@gmail.com
2065 Savannah Highway Ste 2 Charleston, S.C. 29407

INDEX TO DRAWINGS

TITLE SHEET	A1
FIRST FLOOR PLAN	A2
SECOND FLOOR PLAN	A3
FOUNDATION PLAN	A4
ROOF PLAN	A5
EXTERIOR ELEVATIONS	A6-A7
SCHEDULES/DETAILS	A8-A9
ELECTRICAL PLAN	A10-A11
SITE & DRAINAGE PLAN	A12
MATERIAL SCHEDULES	A13

Drawings below completed by other entities and were not under the supervision of Pendium Group or the design professional in responsible charge:

STRUCTURAL GENERAL NOTES	GN
STRUCTURAL DRAWINGS	S1-S6
STRUCTURAL DETAILS	SD1.0-SD4.1
LANDSCAPE PLANS	L100-L521



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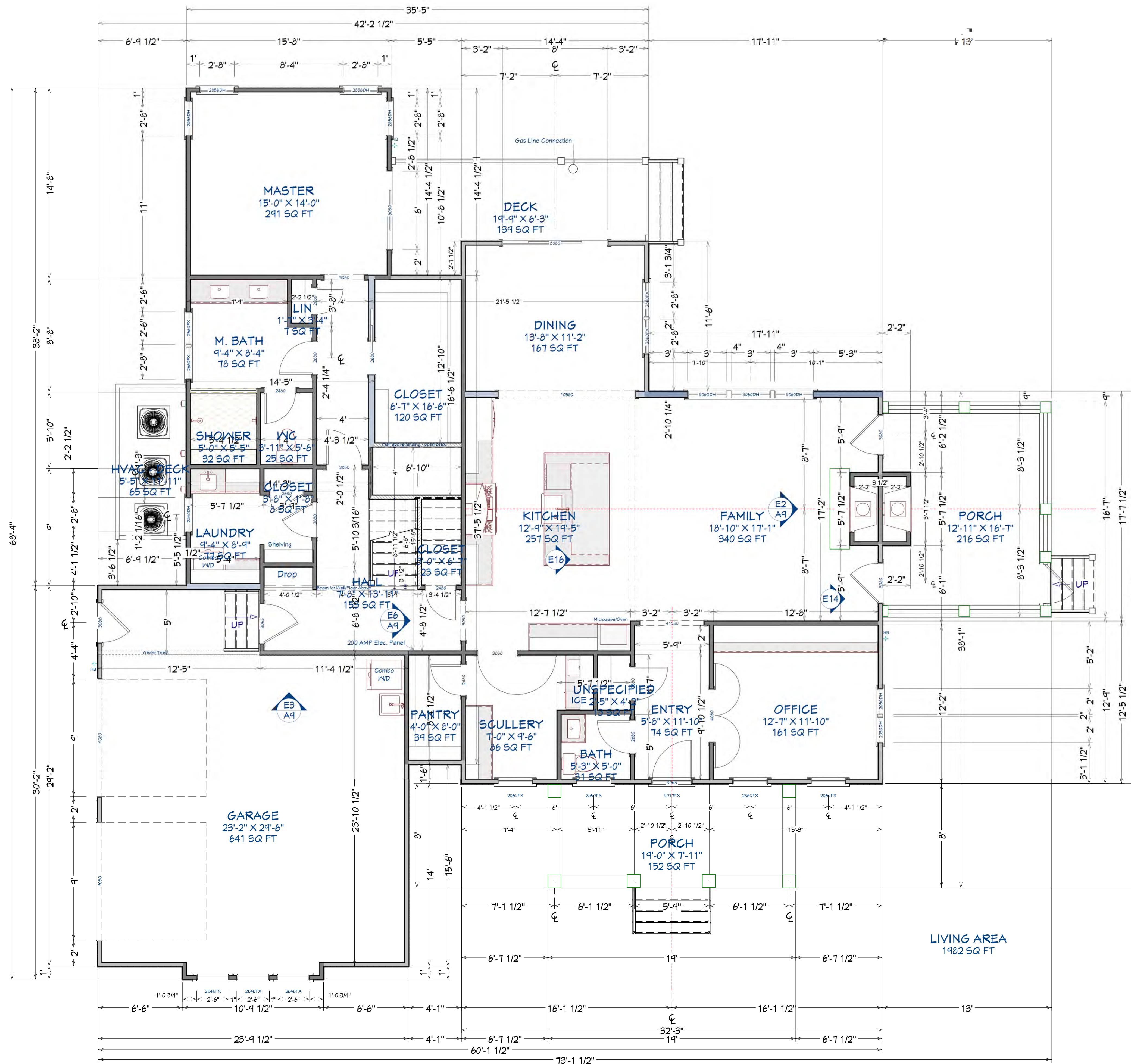
Date	Revised By	Description	Per	Comments
3/11/24	JTM/ML			

Project Overview

DATE:
3/11/2024

SHEET:

A1



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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 Ravenel, SC
 No. 101636
 REGISTERED ARCHITECTS

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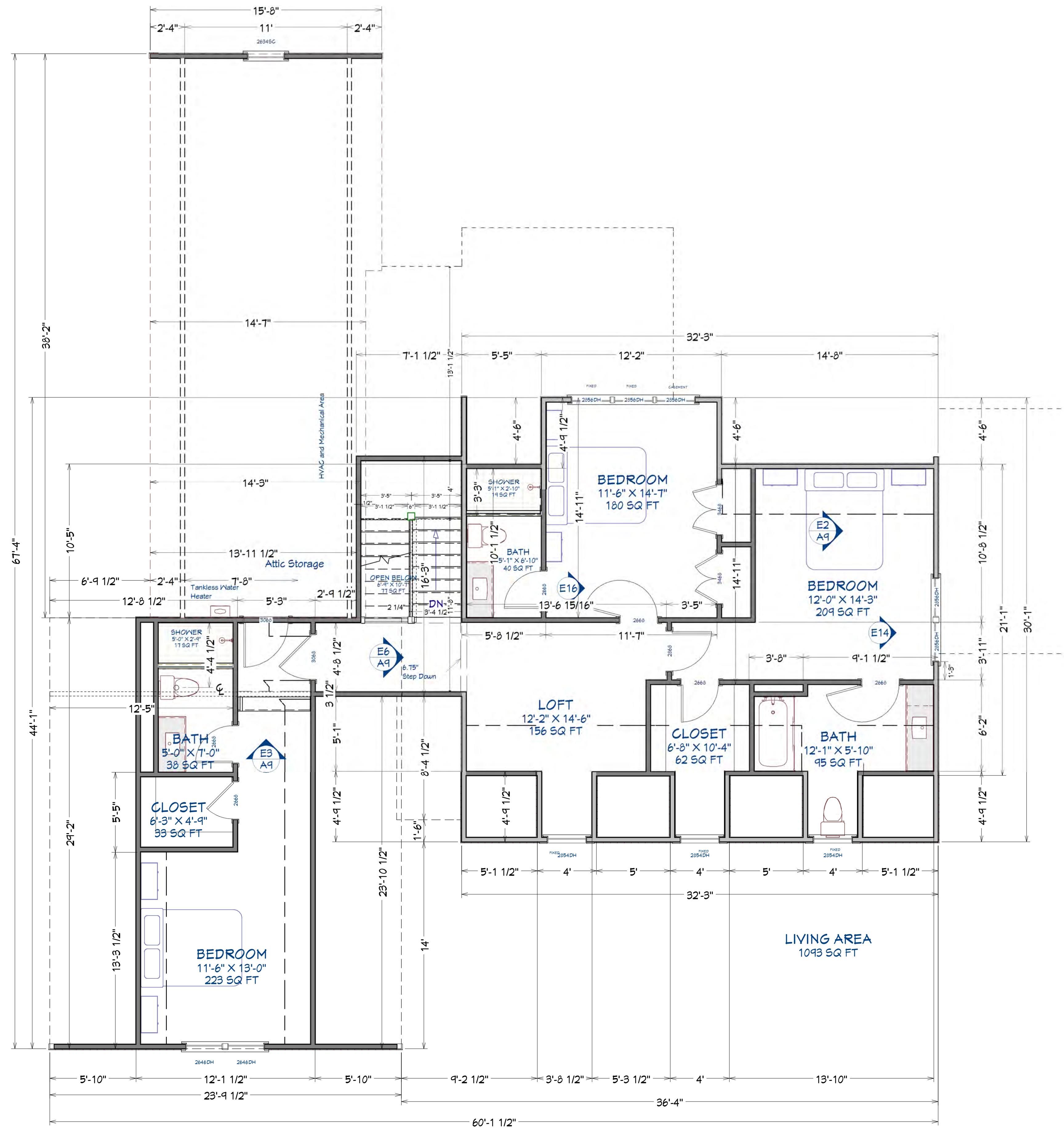
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First Floor Plan

DATE:
3/11/2024

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A2



GENERAL NOTES AND SPECIFICATIONS

DESIGN CRITERIA:
 2021 International Building Code with SC modifications
 2021 International Fire Code with SC modifications
 2021 International Plumbing Code
 2021 International Mechanical Code with SC modifications
 2021 International Fuel Gas Code with SC modifications
 2009 South Carolina Energy Conservation Code
 2020 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.

P

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Revision Table	Description	Comments
Revised By	JTM/III	
Date	3/11/24	

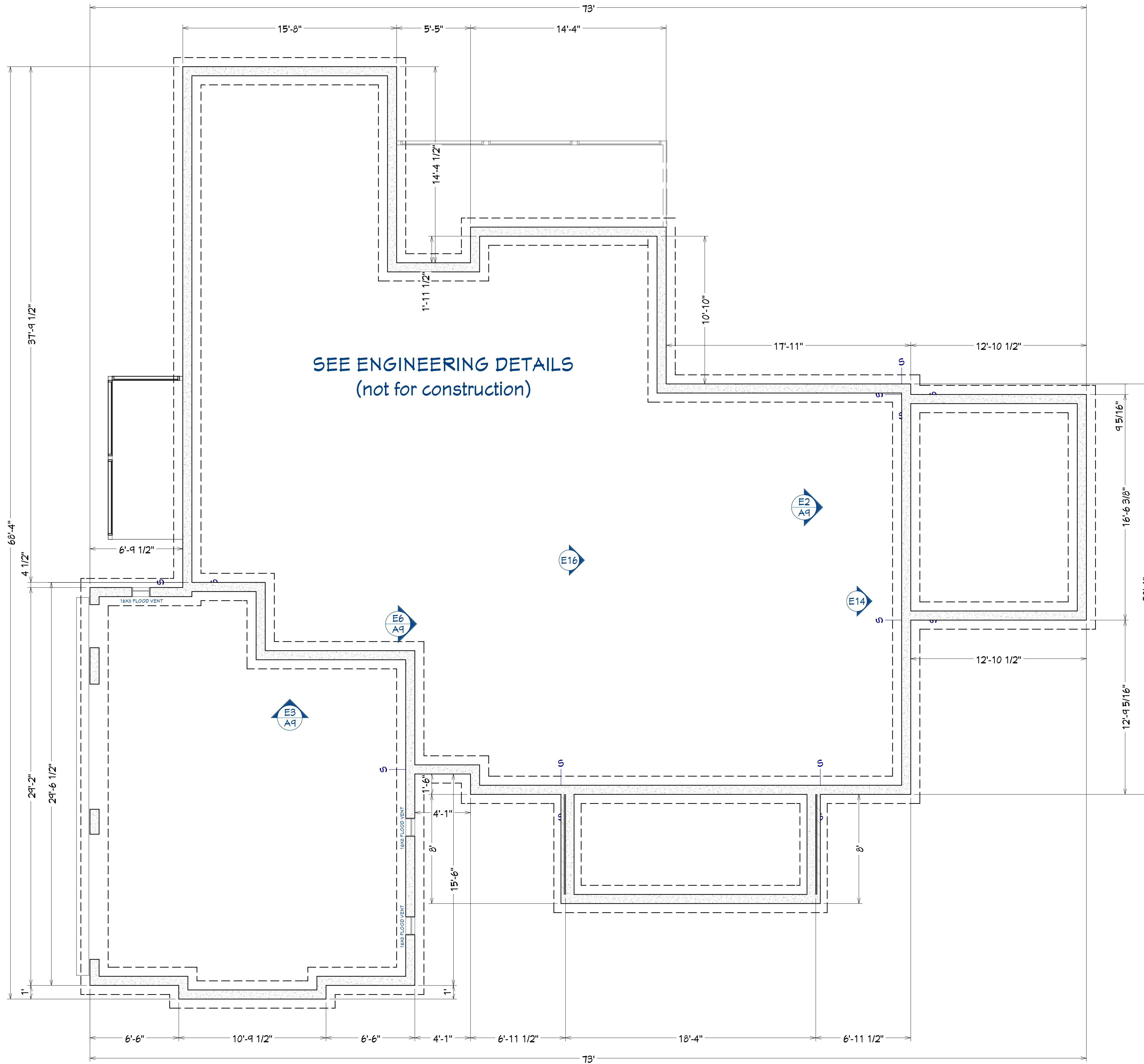
Second Floor Plan

DATE:
3/11/2024

SHEET:

A3

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



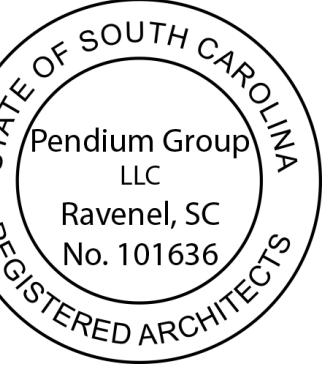
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SEE ENGINEERING DETAILS
 (not for construction)



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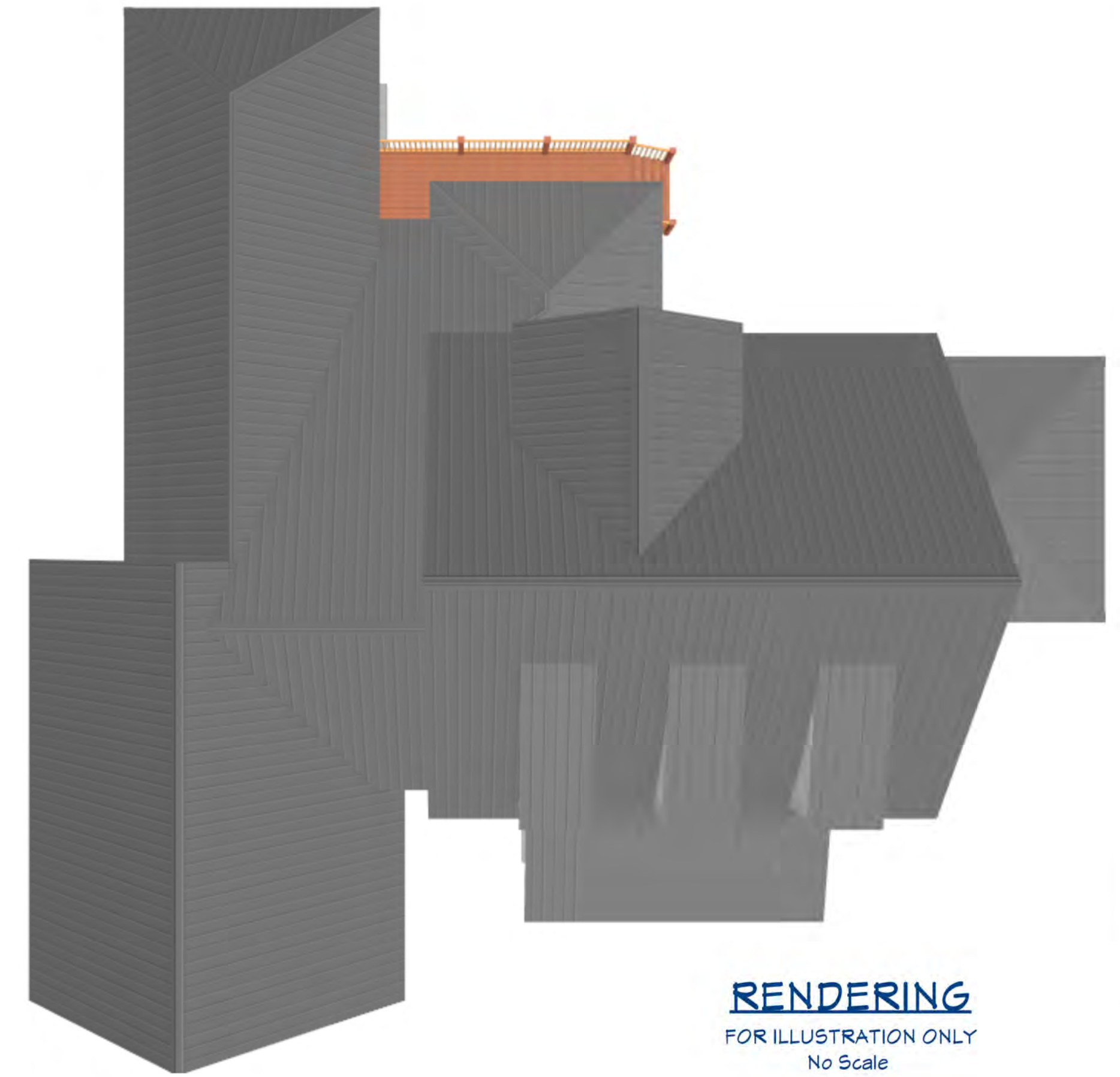
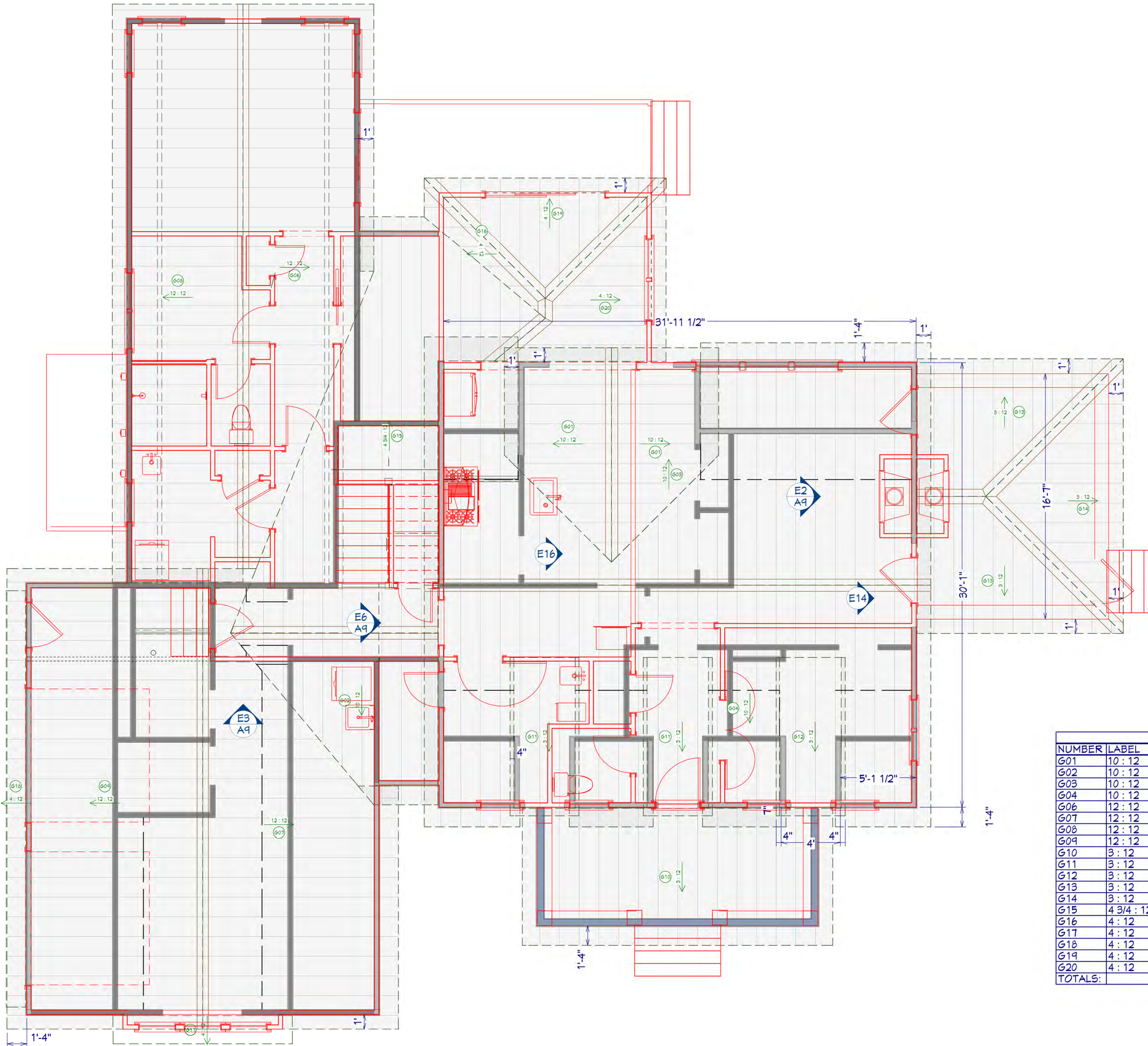
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Foundation Plan

DATE:
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SHEET:

A4



RENDERING
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No Scale

ROOF PLANES					
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	AREA, SURFACE
G01	10 : 12	2	2	ROOF PLANE	102.38
G02	10 : 12	1	2	ROOF PLANE	138.62
G03	10 : 12	1	2	ROOF PLANE	545.03
G04	10 : 12	1	2	ROOF PLANE	548.26
G06	12 : 12	1	2	ROOF PLANE	364.35
G07	12 : 12	1	2	ROOF PLANE	415.15
G08	12 : 12	1	2	ROOF PLANE	487.74
G09	12 : 12	1	2	ROOF PLANE	583.04
G10	3 : 12	1	2	ROOF PLANE	200.34
G11	3 : 12	2	2	ROOF PLANE	51.33
G12	3 : 12	1	2	ROOF PLANE	51.38
G13	3 : 12	2	2	ROOF PLANE	88.83
G14	3 : 12	1	2	ROOF PLANE	88.99
G15	4 3/4 : 12	1	2	ROOF PLANE	302.83
G16	4 : 12	1	2	ROOF PLANE	17.13
G17	4 : 12	1	2	ROOF PLANE	24.55
G18	4 : 12	1	2	ROOF PLANE	39.11
G19	4 : 12	1	2	ROOF PLANE	70.3
G20	4 : 12	1	2	ROOF PLANE	77.07
TOTALS:					4434.1

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Date	Revised By	Description

Roof Plan

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A5



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Exterior Elevations

DATE:
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A6



Front Elevation

Scale: 1/4" = 1'



Rear Elevation

Scale: 1/4" = 1'



Right Elevation
Scale: 1/4" = 1'



Left Elevation
Scale: 1/4" = 1'



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Exterior Elevations

DATE:
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SHEET:

A7

Date	Revised By	Description

Details & Sections

DATE:
3/11/2024

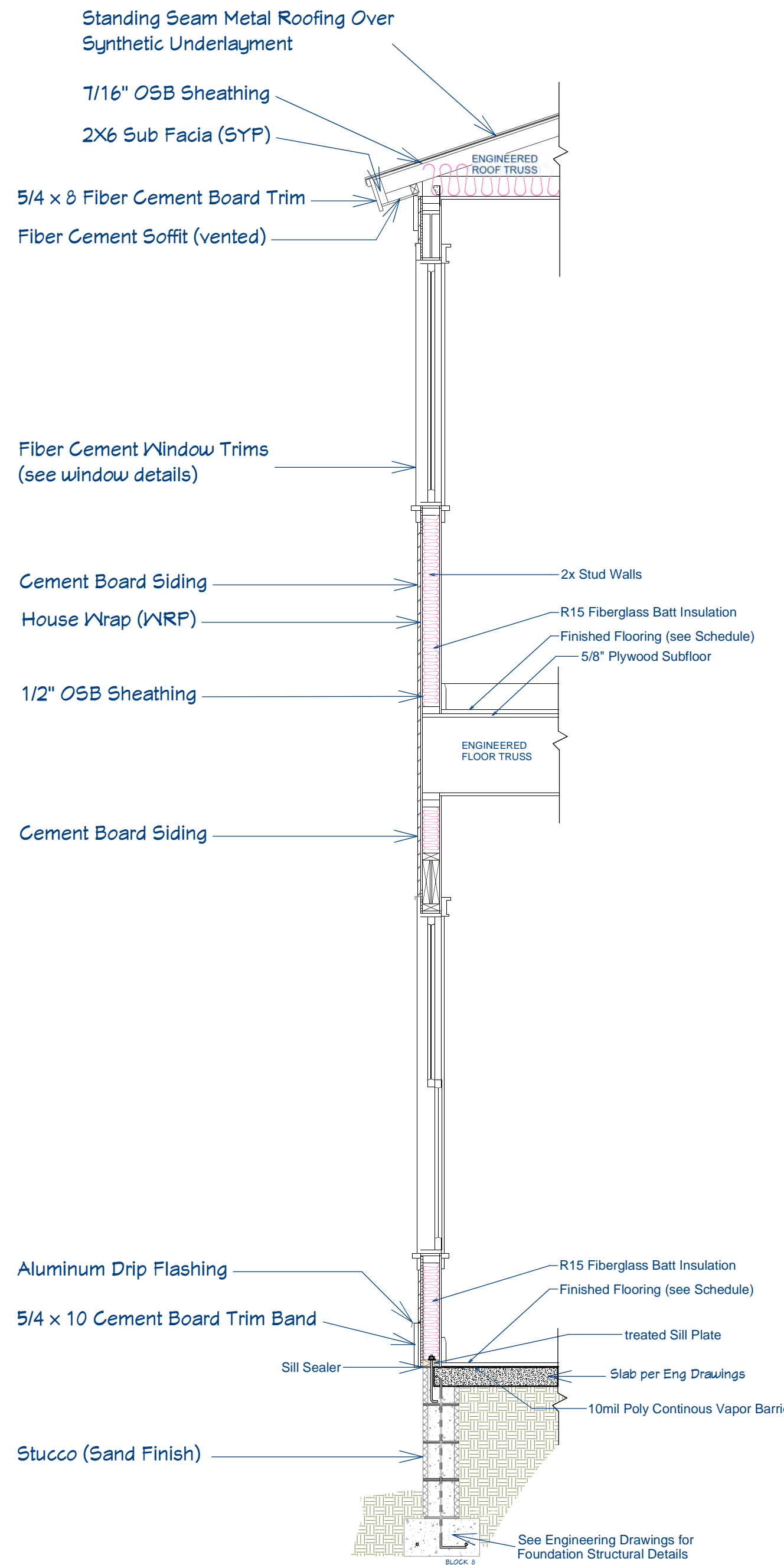
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A8

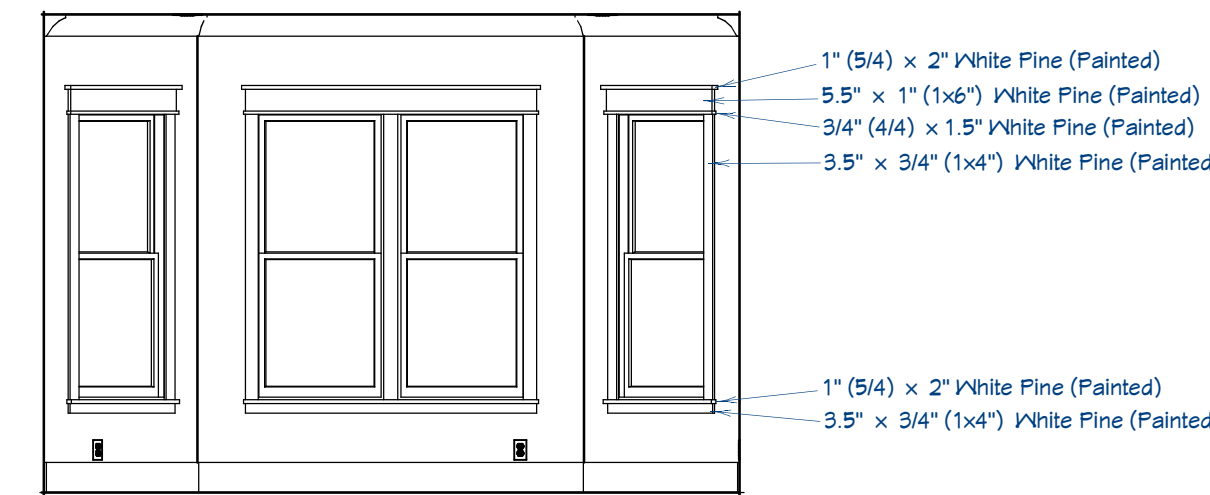


- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
 - 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
 - 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 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

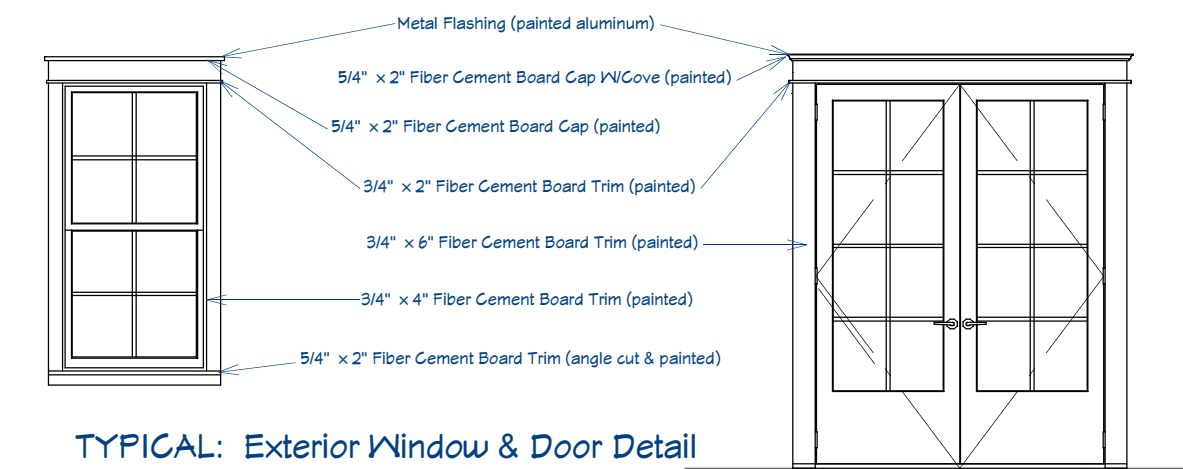
Window Flashing Detail



Wall Details (typical)
1/2 in = 1 ft



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



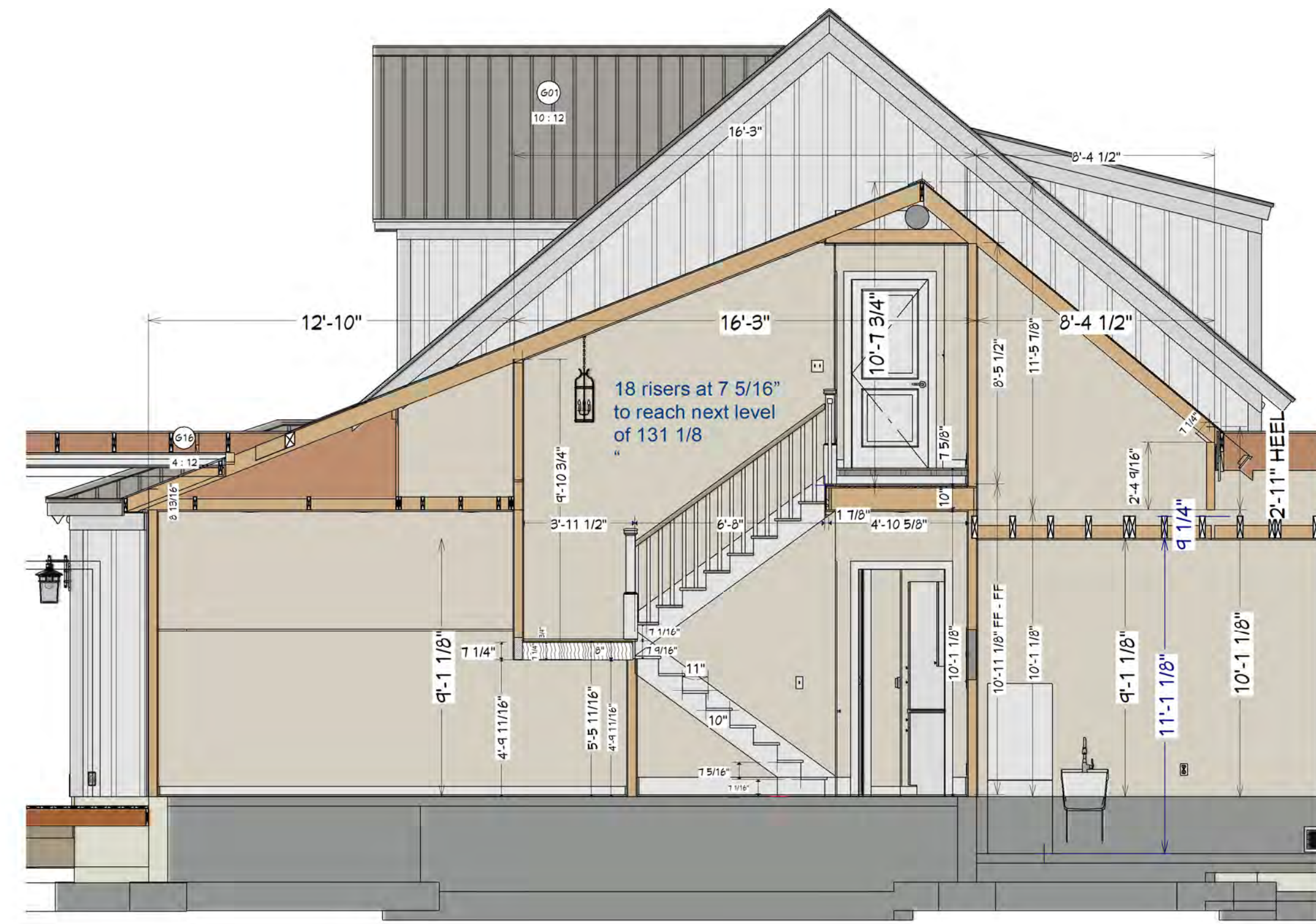
TYPICAL: Exterior Window & Door Detail
Scale: 1/4" = 1'



STAIR RENDERINGS
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E2 Living Room
1/4 in = 1 ft



E6 Main Stair
1/4 in = 1 ft



E3 Garage
1/4 in = 1 ft



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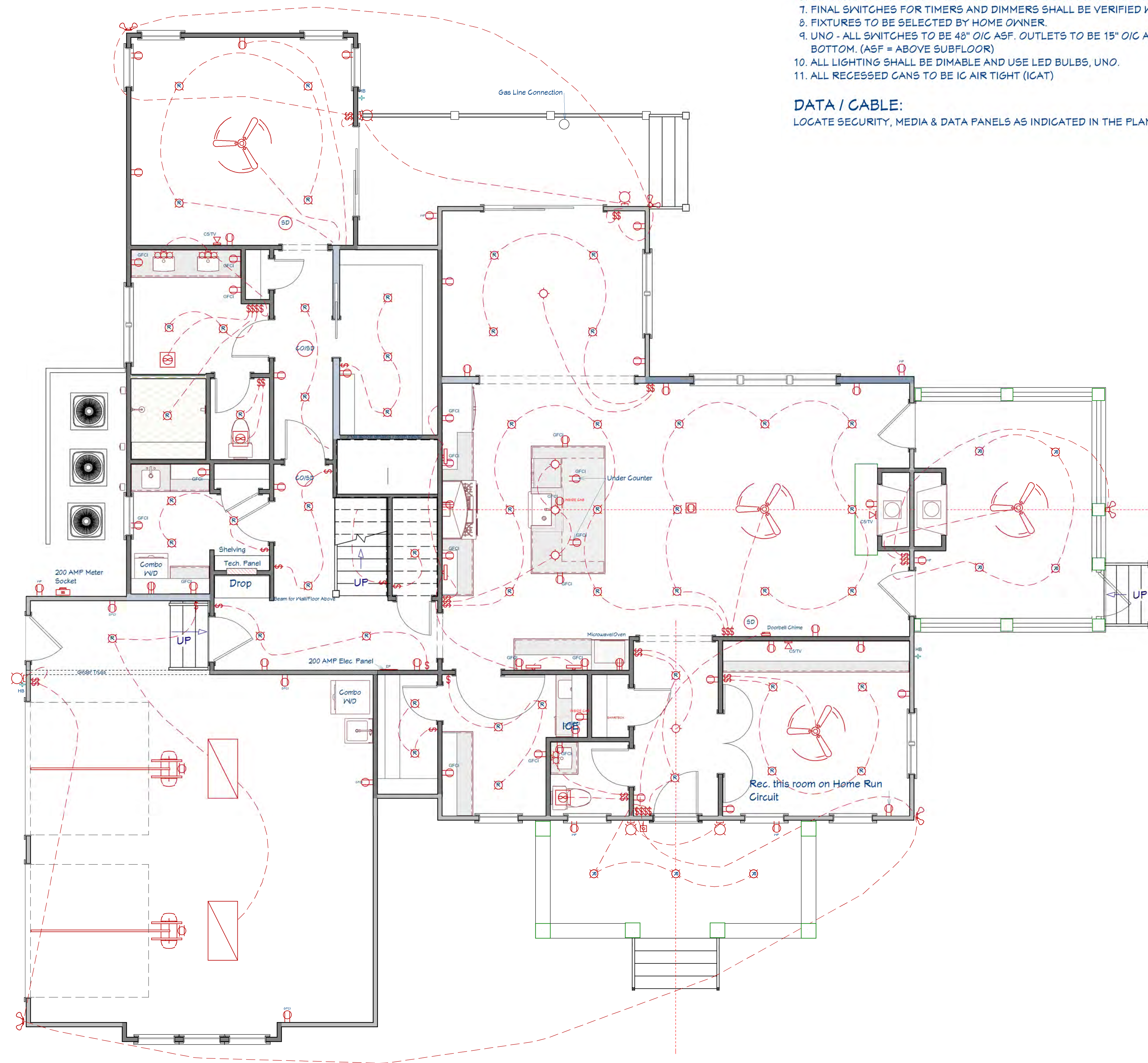
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Details and Sections

DATE:
3/11/2024

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A9



ELECTRICAL NOTES:

1. PROVIDE MIN. 200 AMP SERVICE TO MAIN PANEL
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
5. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
8. FIXTURES TO BE SELECTED BY HOME OWNER.
9. UNO - ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR)
10. ALL LIGHTING SHALL BE DIMMABLE AND USE LED BULBS, UNO.
11. ALL RECESSED CANS TO BE IC AIR TIGHT (ICAT)

DATA / CABLE:

LOCATE SECURITY, MEDIA & DATA PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



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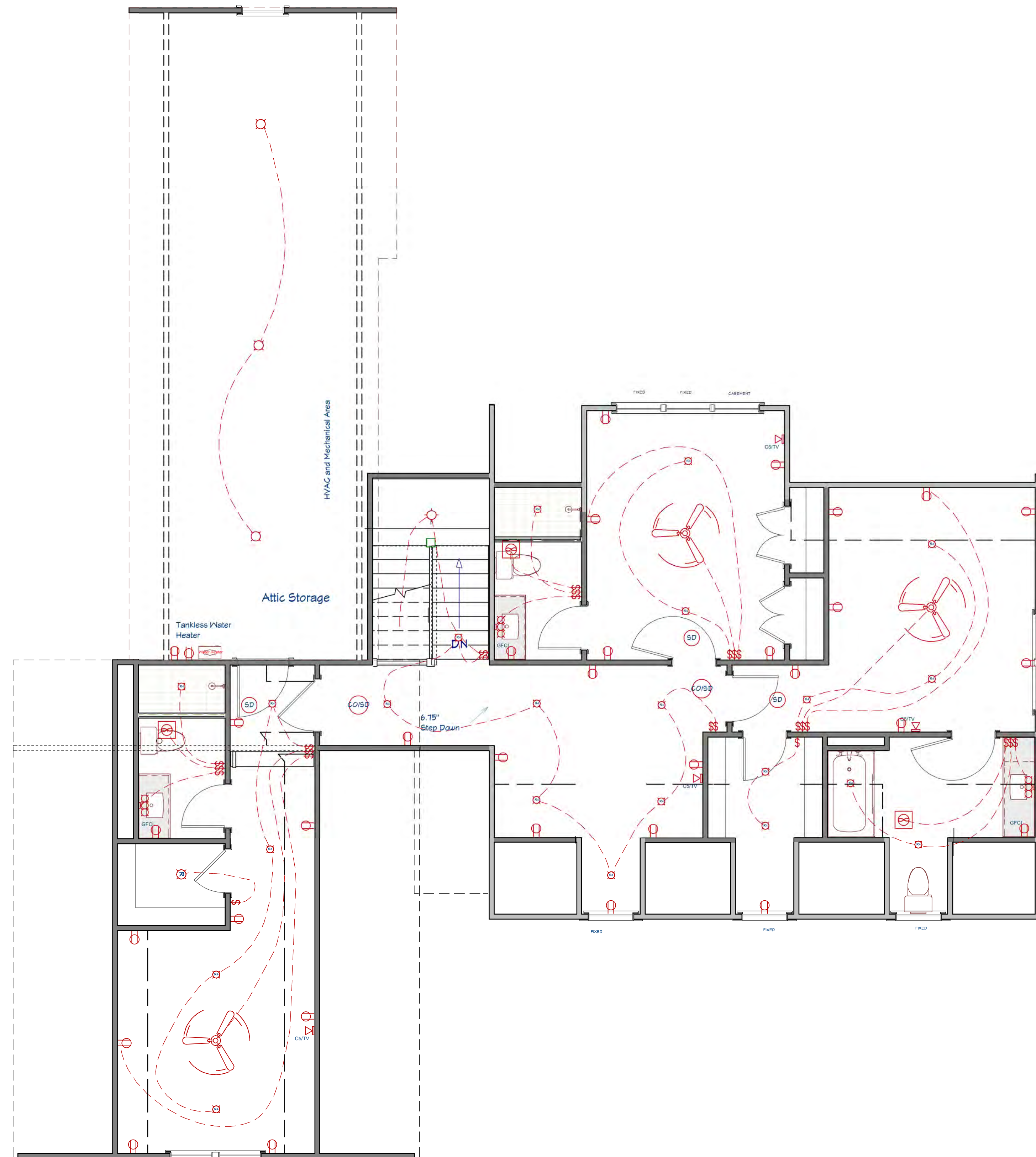
Electrical Plan

DATE:
3/11/2024

SHEET:

A10

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



DESCRIPTION	QTY	COMMENTS
2 GANG SWITCH	11	
220V RECEPTACLE	3	
3 BLADE CEILING FAN	7	
3 GANG SWITCH	10	
ALIGHIERI WALL SCONCE	5	
ALLEN CHANDELIER 4	1	
BAR VANITY LIGHT	4	
CAT5 IN TV	7	
CO/SMOKE DETECTOR	4	
CAGE CANDELABRA	1	
CAGE DOORBELL CHIME	1	
CRAFTSMAN LANTERN	4	
DUPLEX	54	
DUPLEX CEILING RECEPTACLE	3	
DUPLEX FLOOR MOUNTED RECEPTACLE	1	
DUPLEX WEATHERPROOF RECEPTACLE, COVER	6	
ELECTRIC METER	1	
ELECTRICAL PANEL - RECESSED	1	
EXHAUST FAN	6	
GFCI	21	
GFCI INSIDE CAB	3	
MADISON SCONCE 2	1	
MADISON SCONCE 3	5	
RECESS CAN	59	
RECESSED DOWN LIGHT 4	22	
SHORT DOUBLE RECESSED TUBE LIGHT (48W/24D)	2	
SINGLE POLE SWITCH	16	
SMOKE DETECTOR 1	5	
SPOTLIGHT 2 (CEILING)	2	
GFCI RECEPTACLE	4	
GLOBE	3	
SPOTLIGHT 2	1	
SPOTLIGHT WALL	2	
CONTEMPORARY DOORBELL BUTTON	1	



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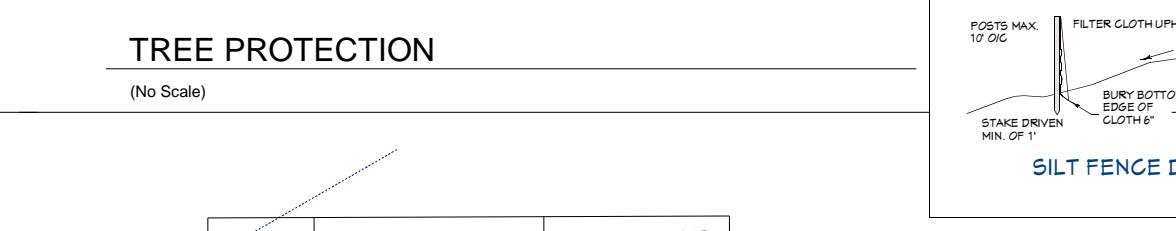
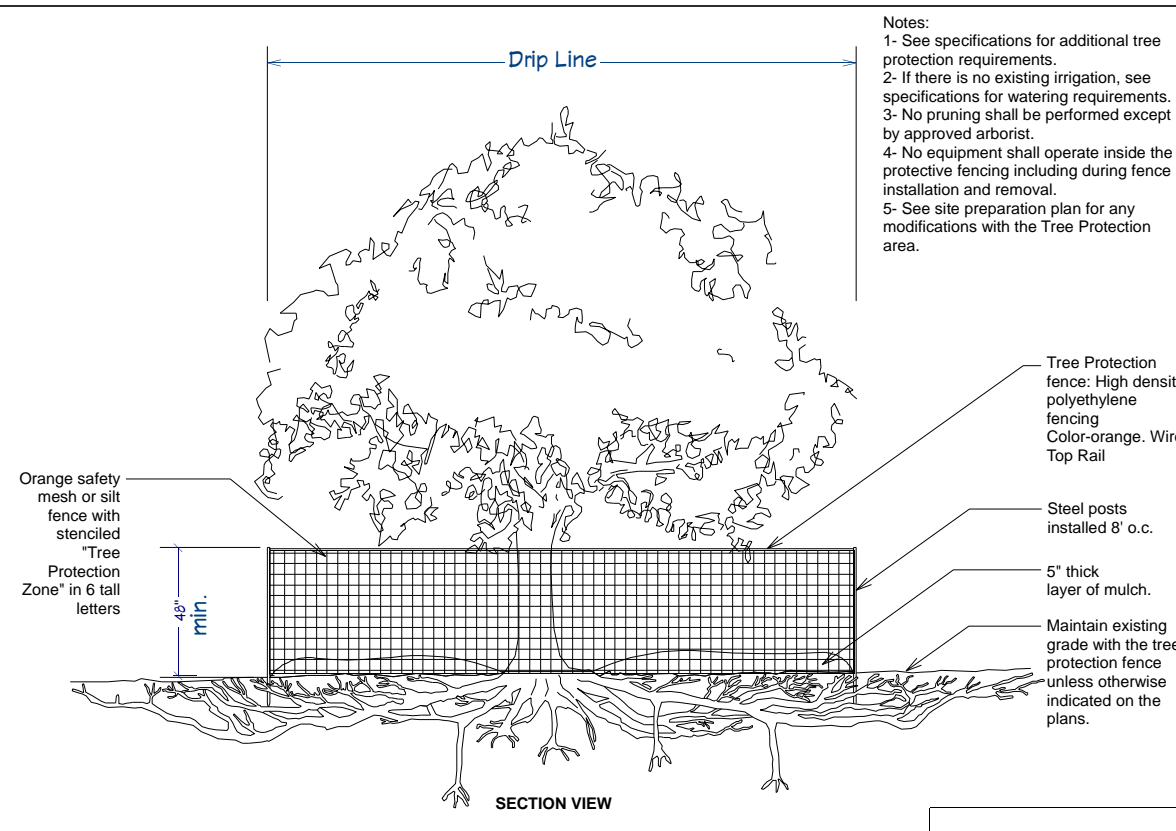
Electrical Plan

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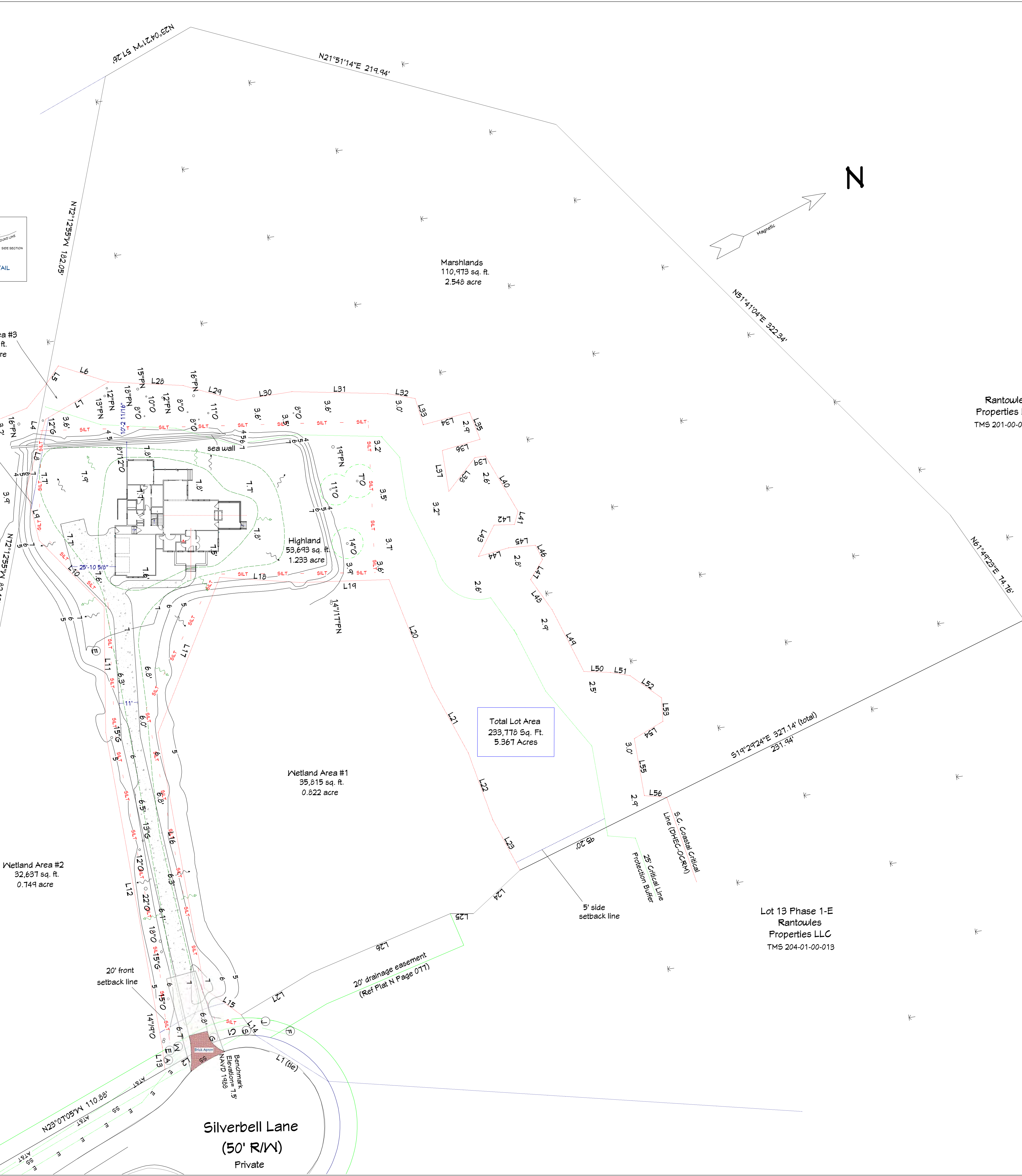
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A11

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



NUM	BEARING	DISTANCE
L1	N39°13'42"E	50.00'
L2	S23°07'05"E	25.14'
L3	N72°12'55"W	9.26'
L4	N72°12'55"W	62.38'
L5	N49°28'33"W	12.44'
L6	N24°45'51"E	30.51'
L7	N23°46'26"W	42.44'
L8	N67°37'15"W	42.13'
L9	S82°52'04"W	30.82'
L10	S52°22'24"W	53.81'
L11	N83°48'17"W	73.42'
L12	S86°43'38"W	185.73'
L13	N84°23'04"W	13.15'
L14	N62°02'11"E	14.45'
L15	S42°36'50"W	26.46'
L16	S86°42'08"W	151.03'
L17	N61°26'18"W	47.14'
L18	N10°33'54"E	46.70'
L19	N5°01'42"E	51.88'
L20	N75°10'31"E	67.61'
L21	N63°00'59"E	43.35'
L22	N76°49'15"E	41.42'
L23	N63°32'37"E	33.40'
L24	S36°05'41"E	37.07'
L25	S6°56'59"W	13.44'
L26	S16°10'21"E	87.88'
L27	S23°59'42"E	47.43'
L28	N4°37'27"E	43.34'
L29	S22°30'28"W	32.51'
L30	S2°08'04"E	32.54'
L31	S8°08'31"W	55.55'
L32	S16°50'31"W	16.27'
L33	S74°50'48"W	15.46'
L34	S8°09'10"E	27.40'
L35	S75°33'58"W	16.88'
L36	N4°37'25"W	23.01'
L37	S87°51'03"W	24.16'
L38	S45°33'51"E	24.85'
L39	S2°06'30"E	6.25'
L40	S66°24'56"W	37.25'
L41	N68°45'33"W	8.03'
L42	N5°26'26"E	11.43'
L43	N56°40'30"W	20.33'
L44	S4°03'02"E	18.35'
L45	S1°37'22"W	15.64'
L46	S71°00'01"W	4.24'
L47	N52°17'19"W	13.57'
L48	S61°27'40"W	21.58'
L49	S64°39'45"W	40.36'
L50	S8°52'48"W	15.43'
L51	S16°08'28"W	11.50'
L52	S42°07'45"W	22.52'
L53	N86°14'49"W	13.66'
L54	N24°12'54"W	19.46'
L55	S86°53'57"W	33.64'
L56	N11°21'06"E	13.01'



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

Legend


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 REGISTERED ARCHITECTS

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Revision Table	Revised By	Description

Site Plan Tree Protection & Drainage

DATE:
3/11/2024

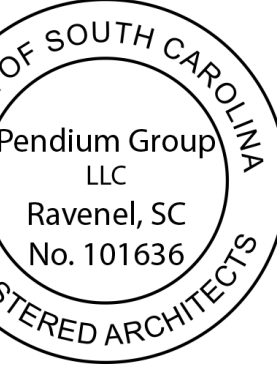
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Revision Table	Revised By	Description

Material Schedules

DATE:
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A13

WINDOW SCHEDULE (FLOOR 1)

3D EXTERIOR ELEVATION								
LABEL	2050DH	2646FX	2660FX	2840DH	2856DH	2860FX	301TFX	3060DH
QTY	2	3	2	1	4	6	1	3
FLOOR	1	1	1	1	1	1	1	1
SIZE	2050DH	2646FX	2660FX	2840DH	2856DH	2860FX	301TFX	3060DH
R/O	25"X61"	31"X55"	31"X73"	33"X49"	33"X67"	33"X73"	37"X19 11/16"	37"X73"
DESCRIPTION	DOUBLE HUNG	FIXED GLASS	FIXED GLASS	DOUBLE HUNG	DOUBLE HUNG	FIXED GLASS	FIXED GLASS	DOUBLE HUNG

WINDOW SCHEDULE (FLOOR 2)

3D EXTERIOR ELEVATION				
LABEL	26345C	2646DH	2854DH	2856DH
QTY	1	2	3	5
FLOOR	2	2	2	2
SIZE	26345C	2646DH	2854DH	2856DH
R/O	31"X41"	31"X55"	33"X65"	33"X67"
DESCRIPTION	SINGLE CASEMENT-HL	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG

EXTERIOR DOOR SCHEDULE

3D EXTERIOR ELEVATION						
DESCRIPTION	SLIDER-GLASS PANEL	SLIDER-GLASS PANEL	HINGED-GLASS PANEL	HINGED-GLASS PANEL	EXT. HINGED-DOOR E02 FIBERGLASS (TBD)	
QTY	1	1	1	1	1	1
FLOOR	1	1	1	1	1	1
SIZE	6080 L IN	8080 R IN	3080 L IN	3080 R IN	3068 L EX	3068 R IN
R/O	74"X98 1/2"	98"X98 1/2"	38"X98 1/2"	38"X98 1/2"	38"X83"	38"X82 1/2"

INTERIOR DOOR SCHEDULE (FLOOR 1)

3D EXTERIOR ELEVATION												
DESCRIPTION	DOUBLE HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04 FIRE RATED	POCKET-DOOR P04
QTY	1	1	1	2	3	1	1	1	1	1	1	1
FLOOR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	4080 L/R IN	2080 L IN	2480 L IN	2480 R IN	2680 L IN	2680 R IN	2880 L IN	2880 R IN	3080 L IN	3068 R IN	3068 R IN	2680 R
R/O	50"X98 1/2"	26"X98 1/2"	29 1/2"X98 1/2"	30"X98 1/2"	32"X98 1/2"	32"X98 1/2"	34"X98 1/2"	34"X98 1/2"	38"X98 1/2"	38"X98 1/2"	38"X82 1/2"	61 1/4"X98 1/2"

INTERIOR DOOR SCHEDULE (FLOOR 2)

3D EXTERIOR ELEVATION					
DESCRIPTION	DOUBLE HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04	HINGED-DOOR P04
QTY	2	3	3	1	2
FLOOR	2	2	2	2	2
SIZE	3468 L/R IN	2668 L IN	2668 R IN	2868 L IN	3068 R IN
R/O	42"X82 1/2"	32"X82 1/2"	32"X82 1/2"	34"X82 1/2"	38"X82 1/2"