



RENDERINGS



Project Planning Statistics

TMS: 204-01-00-011.000
 Zoning: PUD
 Design Code: 2021 IRC
 Occupancy Category: II

LOT SIZE:	86505 SF (1.53 Acre)
ANTICIPATED DISTURBED AREA:	16000 SF
BLDG. ENVELOPE:	4102 SF
TOTAL AREA UNDER ROOF:	5560 SF
LIVABLE AREA:	3966 SF
MAIN:	2807 SF
SECOND:	1159 SF
PORCHES:	835 SF
GARAGE:	914 SF
PATIO/DECKS:	315 SF
DRIVES & WALKS:	2821 SF

Project Contacts

General Contractor:

Pendium Group, LLC.
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 Thomas Wingard (Project Main Contact)
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 Tom Wingard (Project Coordination Contact):
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Architectural Firm & Construction Management:

Pendium Group, LLC Architecture Firm #101636
 Tom Wingard (Main Contact) GC #G121762, CCM #1046
 Ph: 843 458-4601 tom@pendium.com | 4265 Duck Club Rd Ravenel SC 29470
 Ahmad M Al-Shemmeri, NCARB (Architect) SC-AR #10394
 Ph: 843 405-7055 ahmad@pendium.com | 4265 Duck Club Rd Ravenel SC 29470

Residential Structures, PC:

Cory Munson, PE
 Ph: 843 406-7174 Cory@residentialstructurespc.com
 930 Folly Rd Charleston, SC 29412

Sources:

Palmetto Land Surveying, Inc
 Jason Penington
 Ph: 843-571-5191 plsoffice@palmettols.com
 2065 Savannah Highway Ste 2 Charleston, S.C. 29407

INDEX TO DRAWINGS

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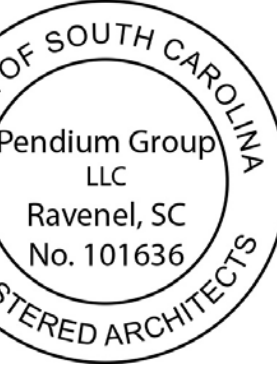
Drawings below completed by other entities and were not under the supervision of Pendium Group or the design professional in responsible charge:

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Revision Table	Number	Date	Revised By	Description

Project Overview

DATE:
7/15/2024

SHEET:

A1



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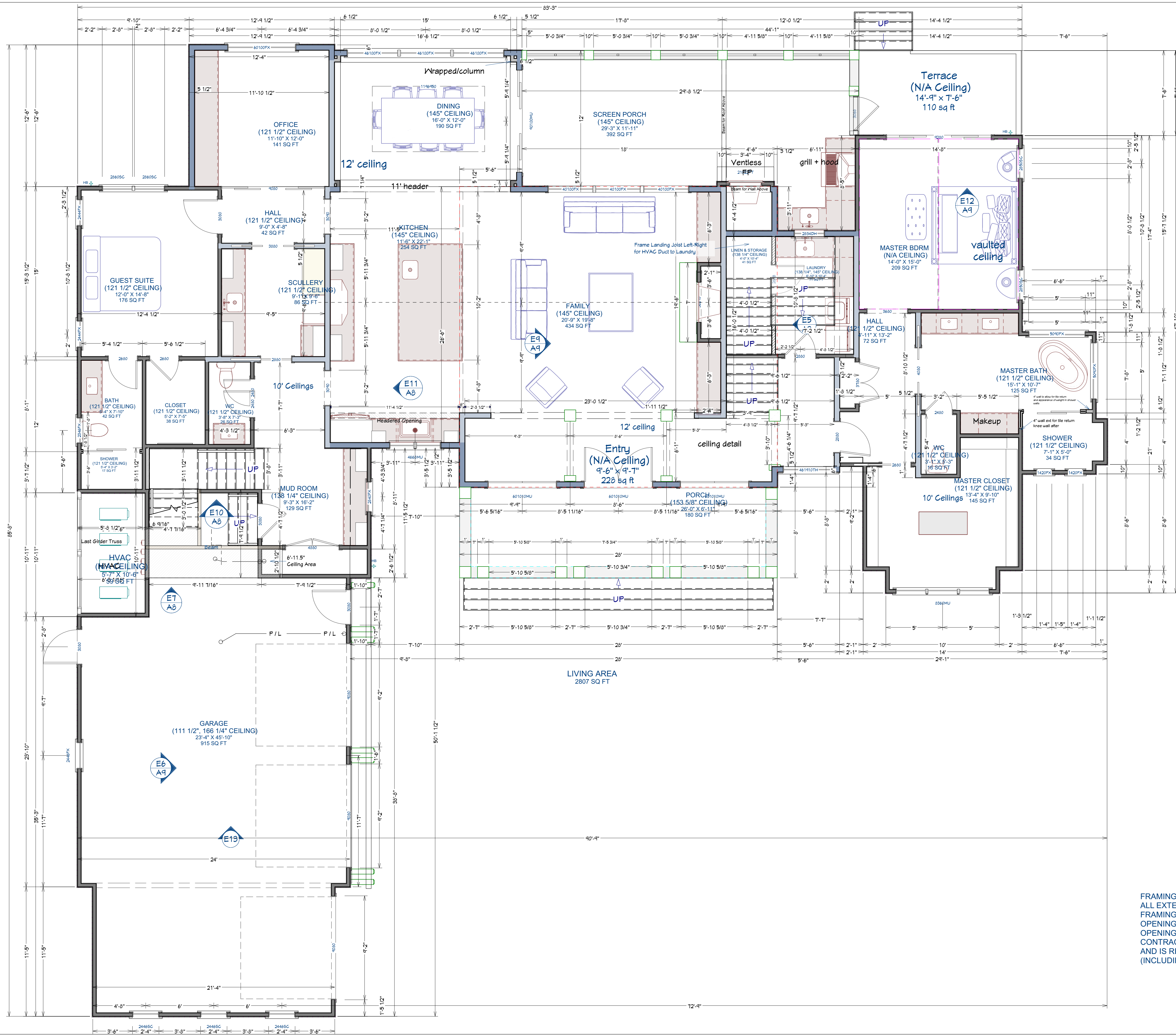
Revision Number	Date	Description

First Floor Plan

DATE:
7/15/2024

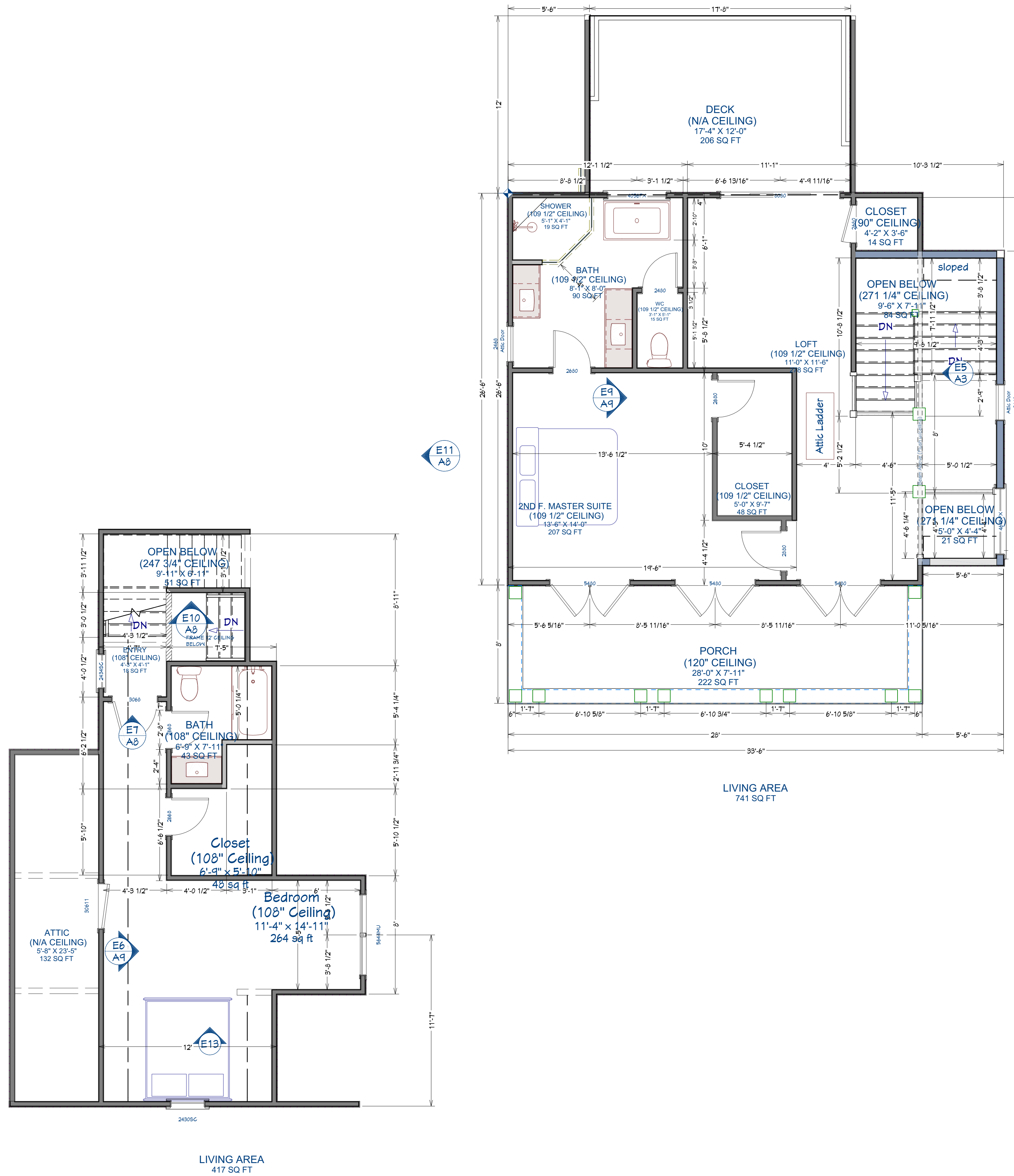
SHEET:

A2



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'



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

Windborne Debris Protection: glazing shall be impact resistant or protected with an impact-resistant covering meeting the South Carolina Residential Building Code requirements of an approved impact-resistant standard meeting ASTM E1996 and ASTM E1886.

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:

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).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



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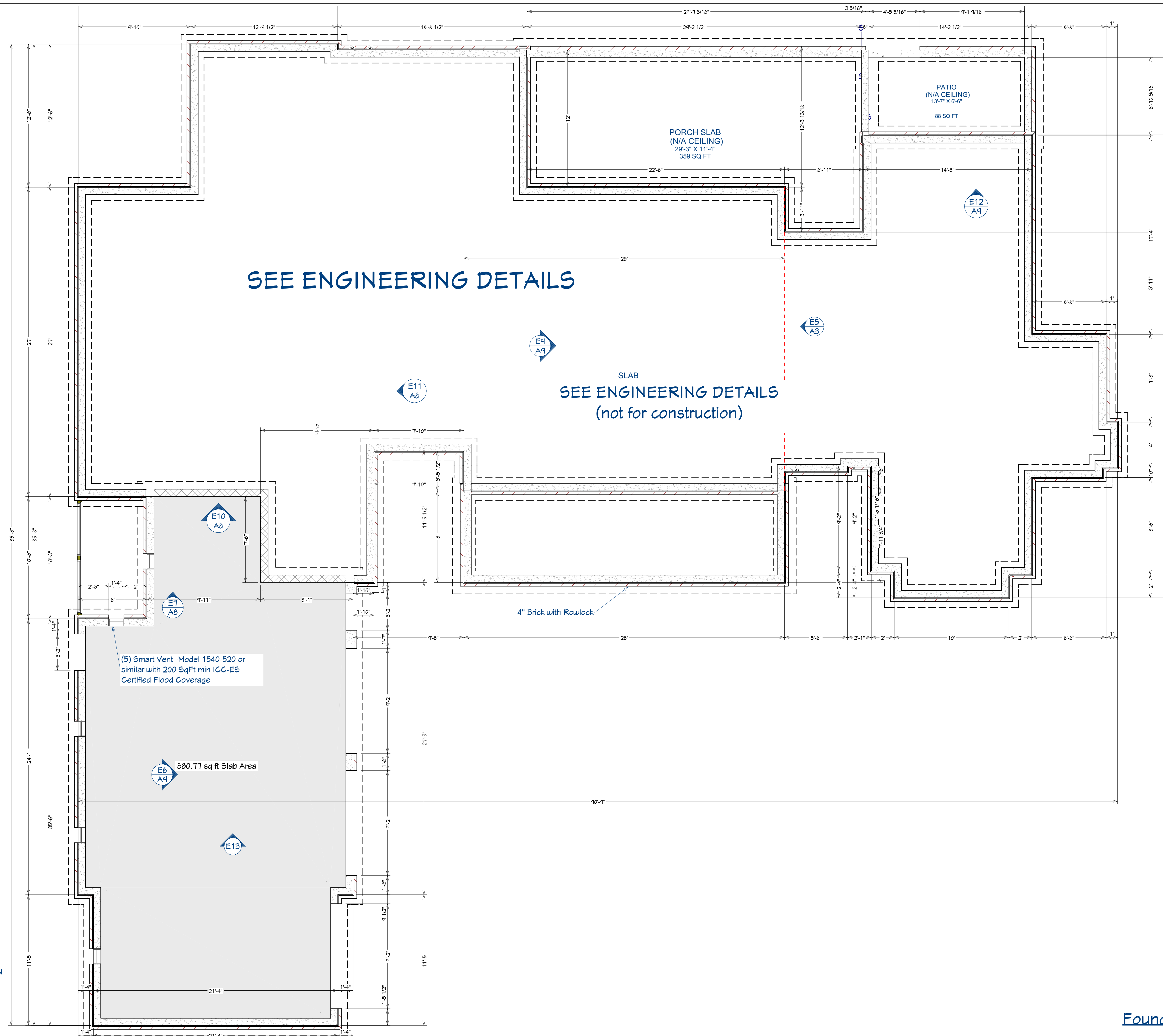
Revision Table	Revised By	Description
1	JTK	Per Director Co. Comments

Second Floor Plan

DATE:
7/15/2024

SHEET:

A3



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SEE ENGINEERING DETAILS

SLAB
 SEE ENGINEERING DETAILS
 (not for construction)

PATIO
 (N/A CEILING)
 13'-7" X 6'-6"
 88 SQ FT

PORCH SLAB
 (N/A CEILING)
 29'-3" X 11'-4"
 359 SQ FT

(5) Smart Vent - Model 1540-520 or similar with 200 SqFt min ICC-ES Certified Flood Coverage

4" Brick with Rowlock

880.77 sq ft Slab Area


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STATE OF SOUTH CAROLINA
 Pendium Group, LLC
 Ravenel, SC
 No. 101636
 REGISTERED ARCHITECTS

Pendium Group, LLC
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Number	Date	Revised By	Description

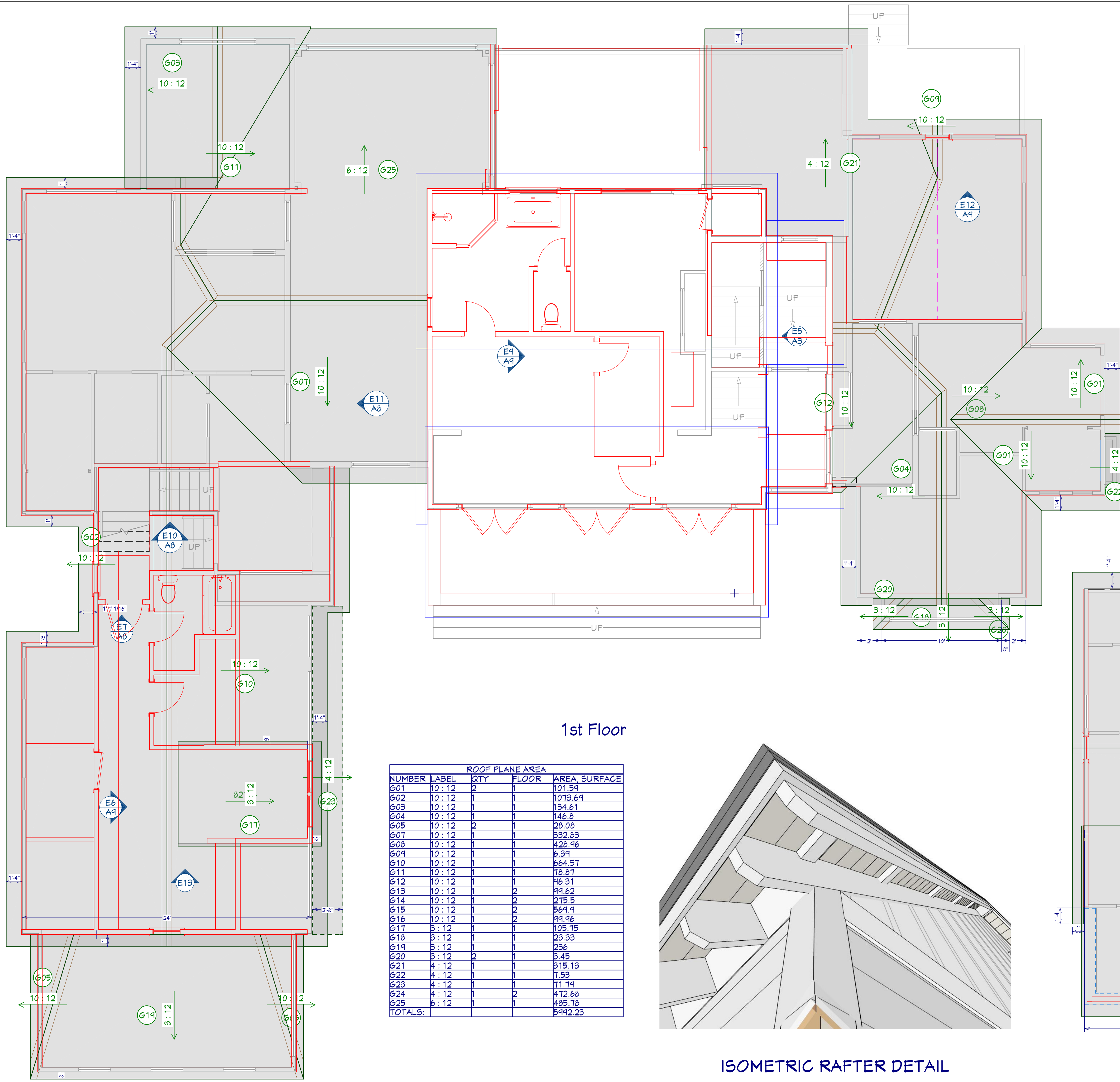
Foundation Plan

DATE:
7/15/2024

SHEET:

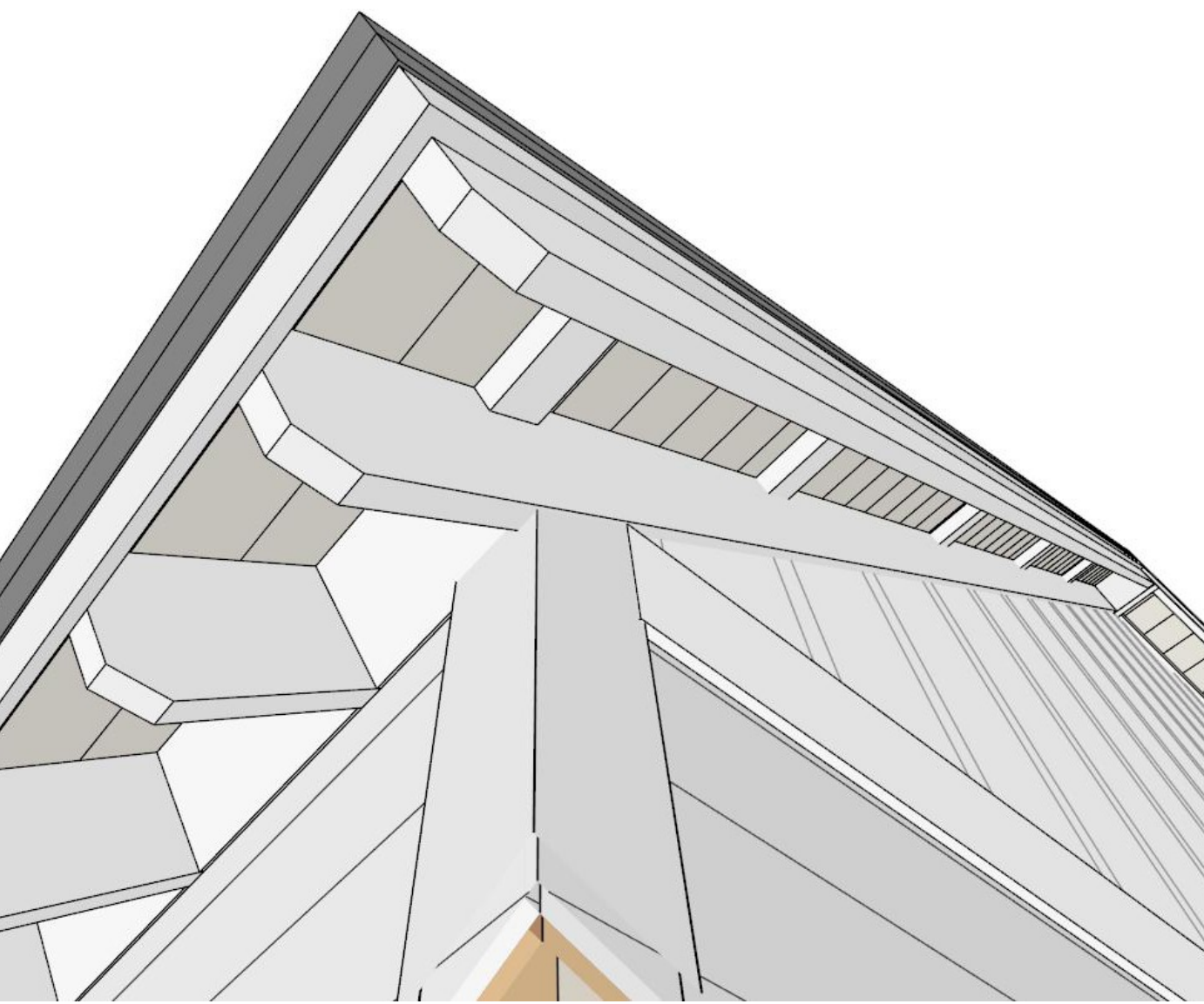
A4

Foundation Plan
 Scale: 1/4" = 1'

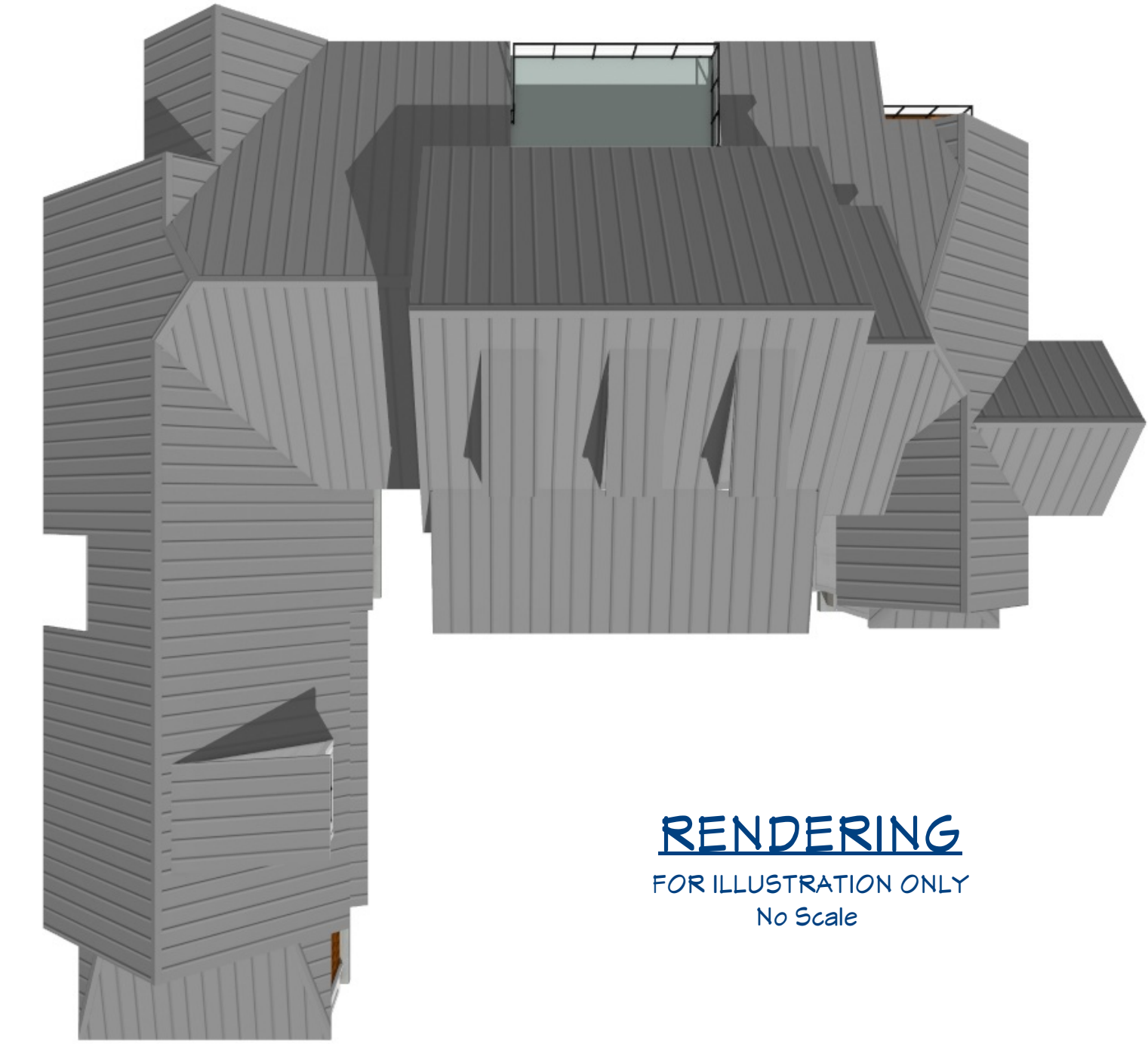


1st Floor

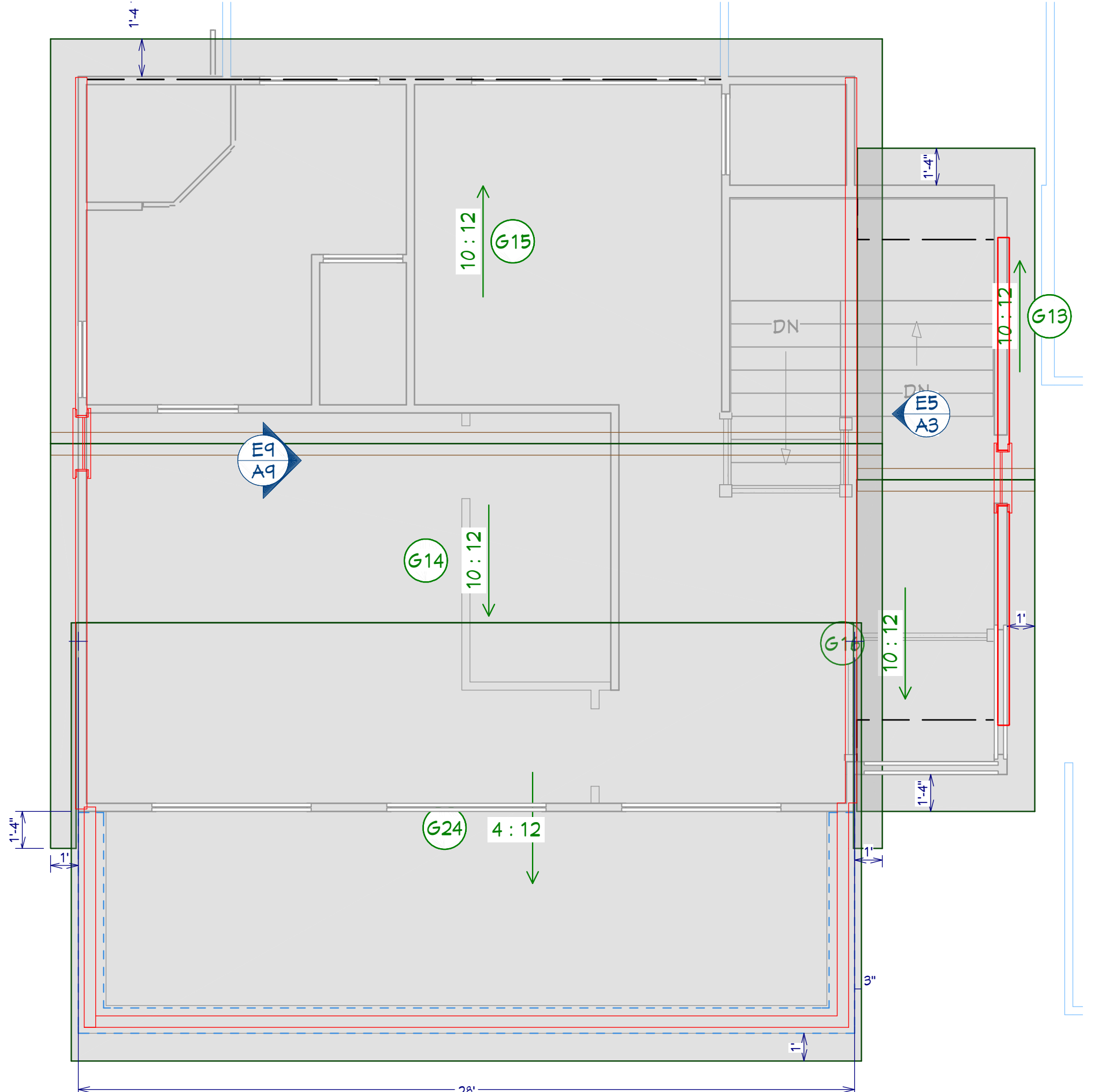
ROOF PLANE AREA				
NUMBER	LABEL	QTY	FLOOR	AREA, SURFACE
G01	10 : 12	2	1	101.59
G02	10 : 12	1	1	1073.69
G03	10 : 12	1	1	134.61
G04	10 : 12	1	1	146.0
G05	10 : 12	2	1	28.08
G07	10 : 12	1	1	332.83
G08	10 : 12	1	1	428.96
G09	10 : 12	1	1	6.39
G10	10 : 12	1	1	664.57
G11	10 : 12	1	1	78.87
G12	10 : 12	1	1	46.31
G13	10 : 12	1	2	49.62
G14	10 : 12	1	2	275.5
G15	10 : 12	1	2	569.9
G16	10 : 12	1	2	49.96
G17	3 : 12	1	1	105.75
G18	3 : 12	1	1	23.33
G19	3 : 12	1	1	236
G20	3 : 12	2	1	3.45
G21	4 : 12	1	1	815.13
G22	4 : 12	1	1	7.53
G23	4 : 12	1	1	71.79
G24	4 : 12	1	2	472.88
G25	6 : 12	1	1	485.78
TOTALS:				5442.23



ISOMETRIC RAFTER DETAIL



RENDERING
FOR ILLUSTRATION ONLY
No Scale



2nd Floor

Roof Plan
Scale: 1/4" = 1'



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Number	Date
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Roof Plan

DATE:
7/15/2024

SHEET:

A5



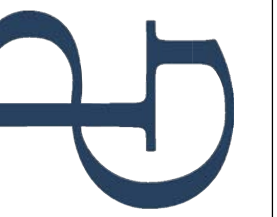
Front Elevation

Scale: 1/4" = 1'



Rear Elevation

Scale: 1/4" = 1'



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Revision Number	Date	Description

Exterior Elevations

DATE:
7/15/2024

SHEET:

A6



Right Elevation
Scale: 1/4" = 1'



Left Elevation
Scale: 1/4" = 1'



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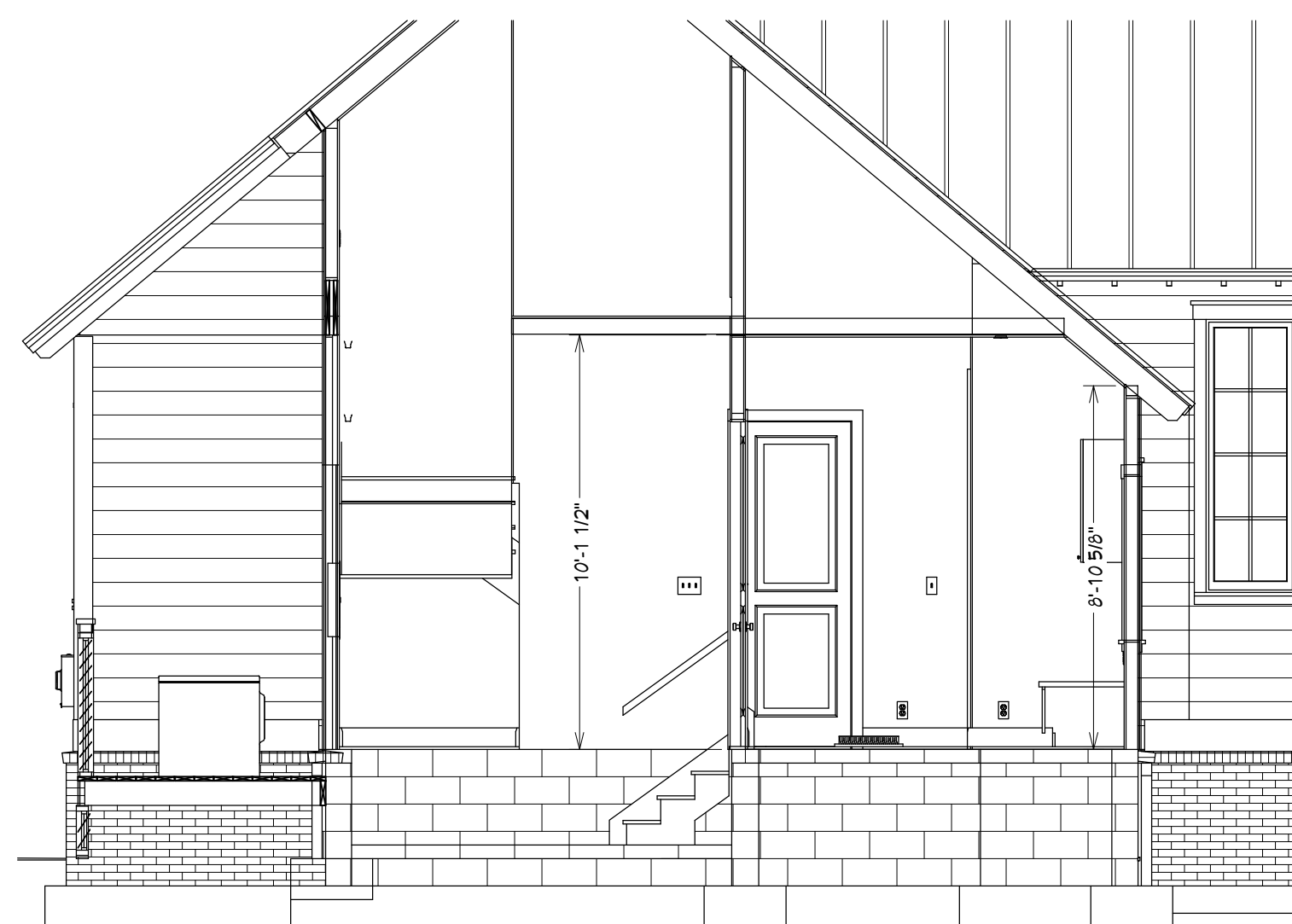
Revision Number	Date	Description

Exterior Elevations

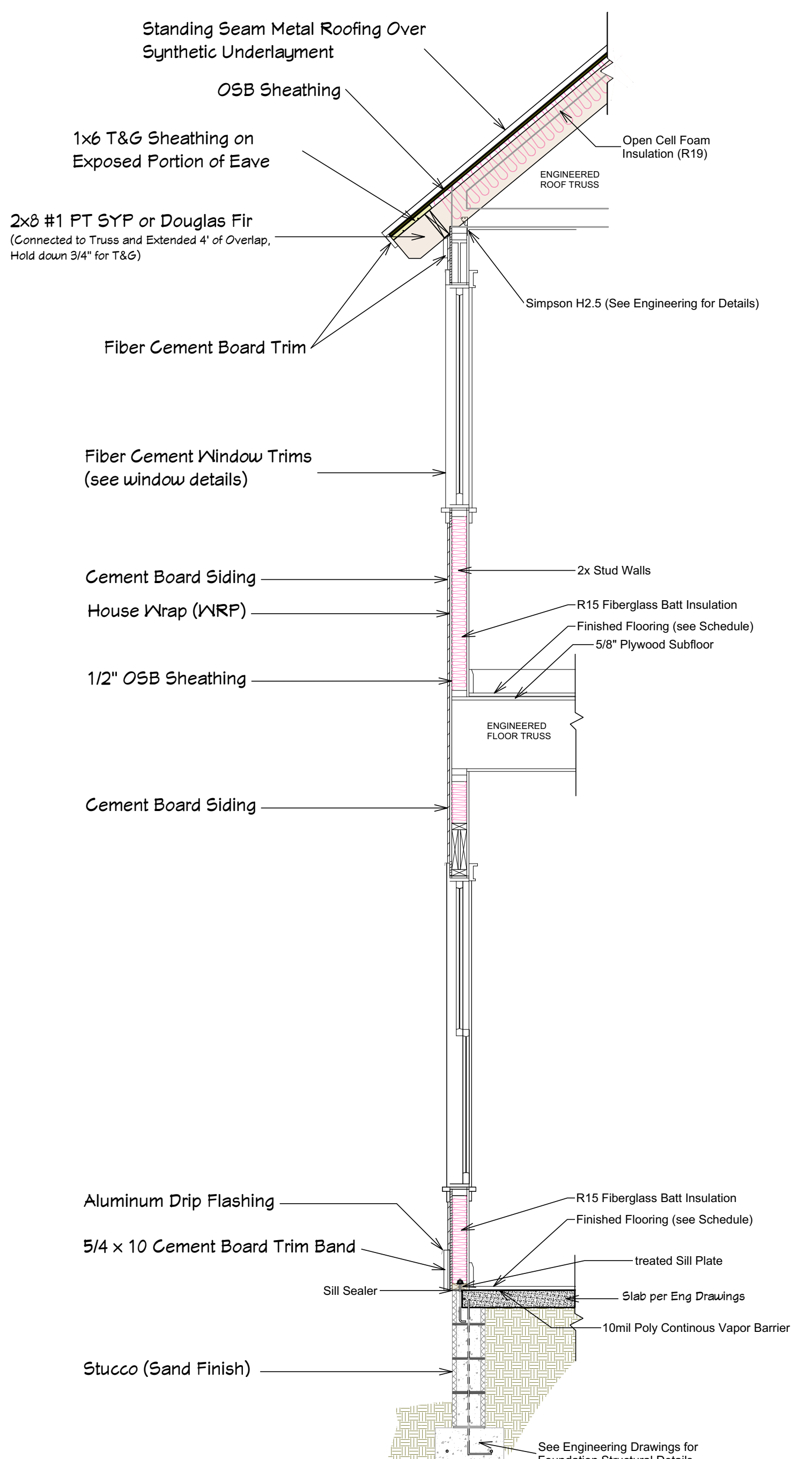
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SHEET:

A7



E10 Garage Stair Entry
1/4 in = 1 ft



1 A8 Wall Section (typical)
Scale: 1/2 in = 1 ft



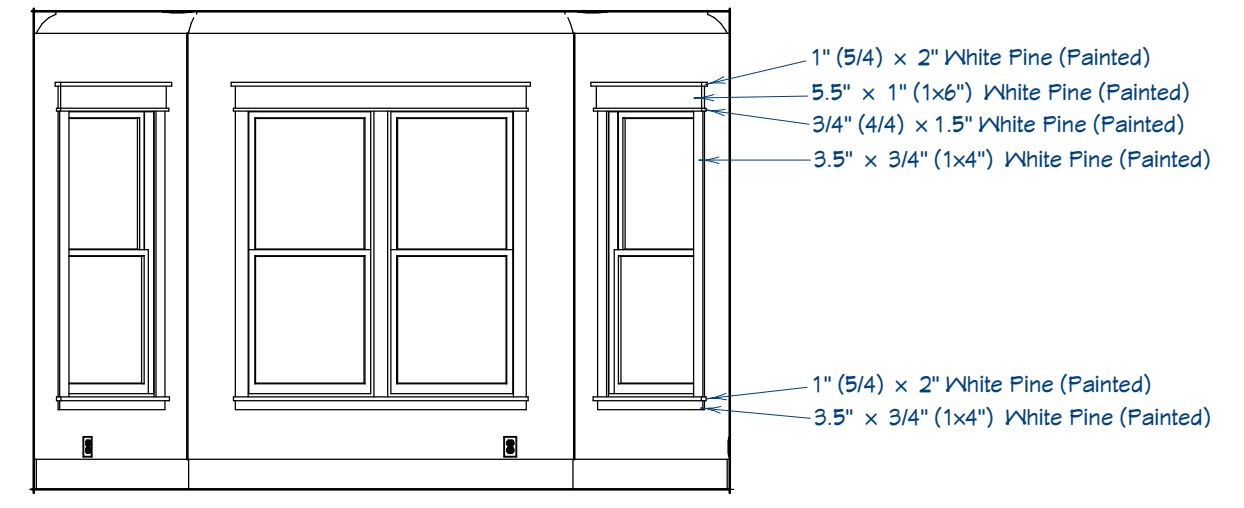
E11 Kitchen - Dining
1/4 in = 1 ft



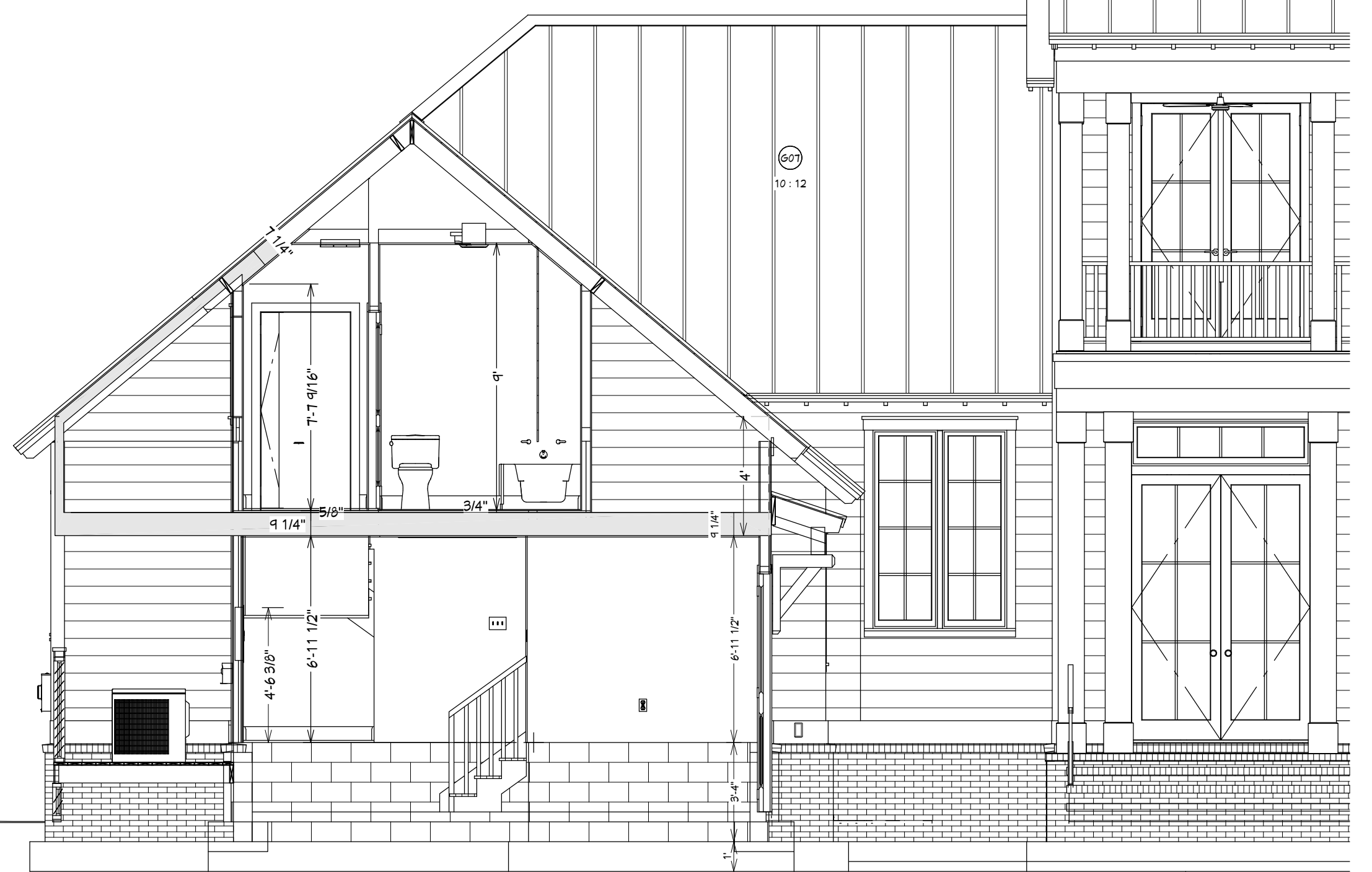
- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING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

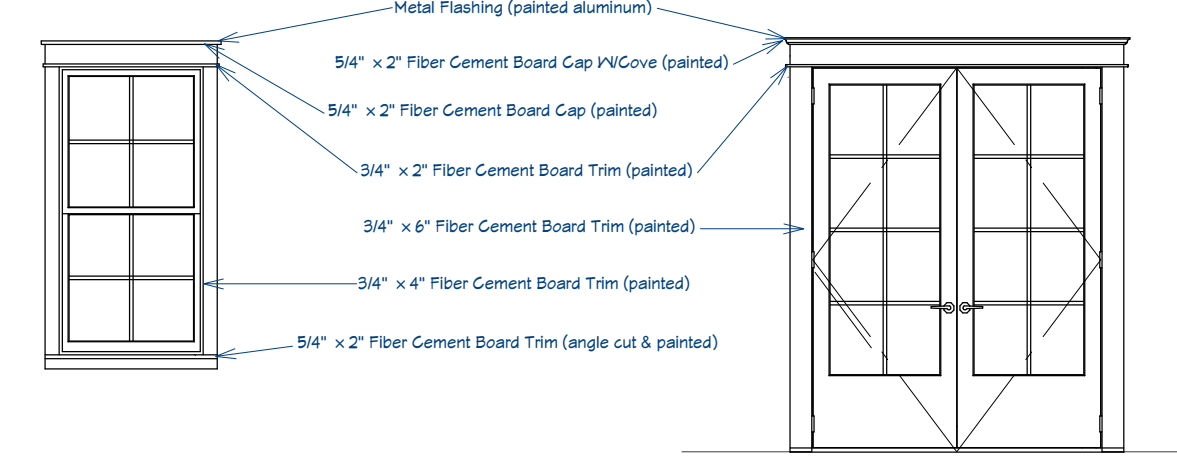
Window Flashing Detail



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



E7 FROG
1/4 in = 1 ft



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

P

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STATE OF SOUTH CAROLINA
REGISTERED ARCHITECTS

Pendium Group, LLC
Ravenel, SC
No. 101636

Pendium Group, LLC
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Ravenel, SC 29470

Revision Number	Date	Description

Details & Sections

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A8



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Details and Sections

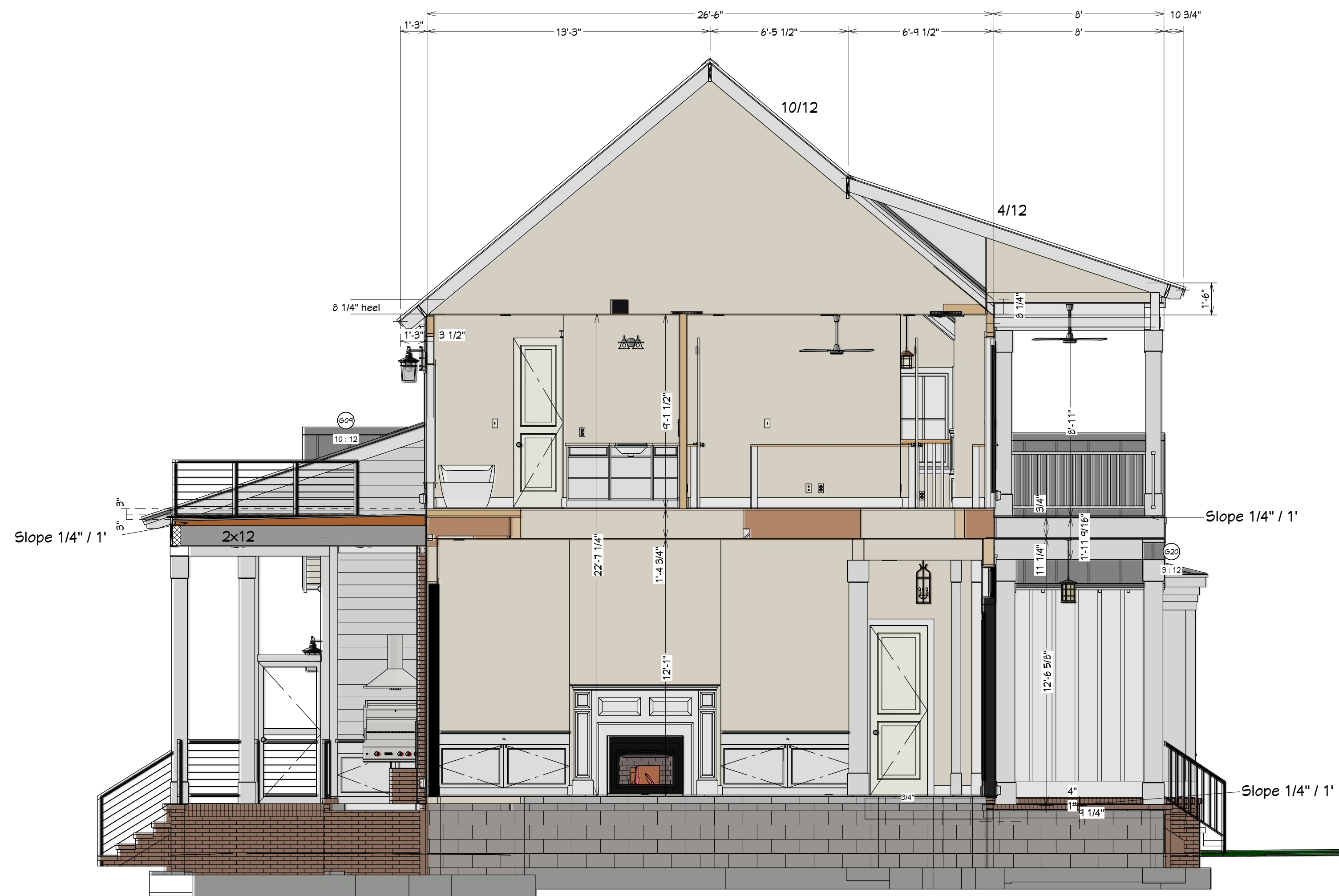
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SHEET:

A9



E12 Master Vault
1/4 in = 1 ft

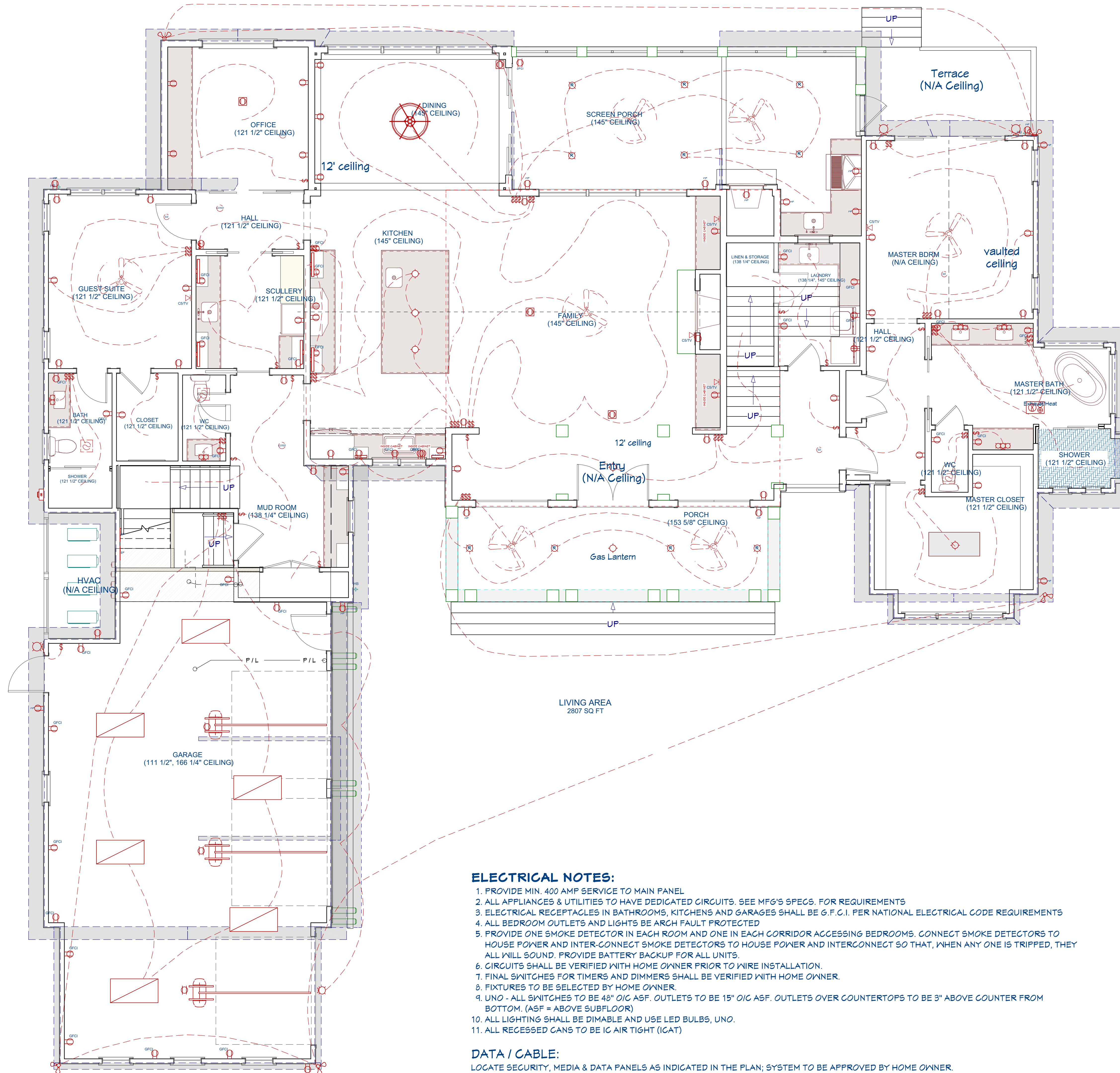


E4 Living Room Main Section
1/4 in = 1 ft

E6 Garage Section
1/4 in = 1 ft



E5 MAIN STAIR
1/4 in = 1 ft



ELECTRICAL NOTES:

1. PROVIDE MIN. 400 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 DIMABLE 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.

First Floor Electrical Plan

Scale: 1" = 1/4"



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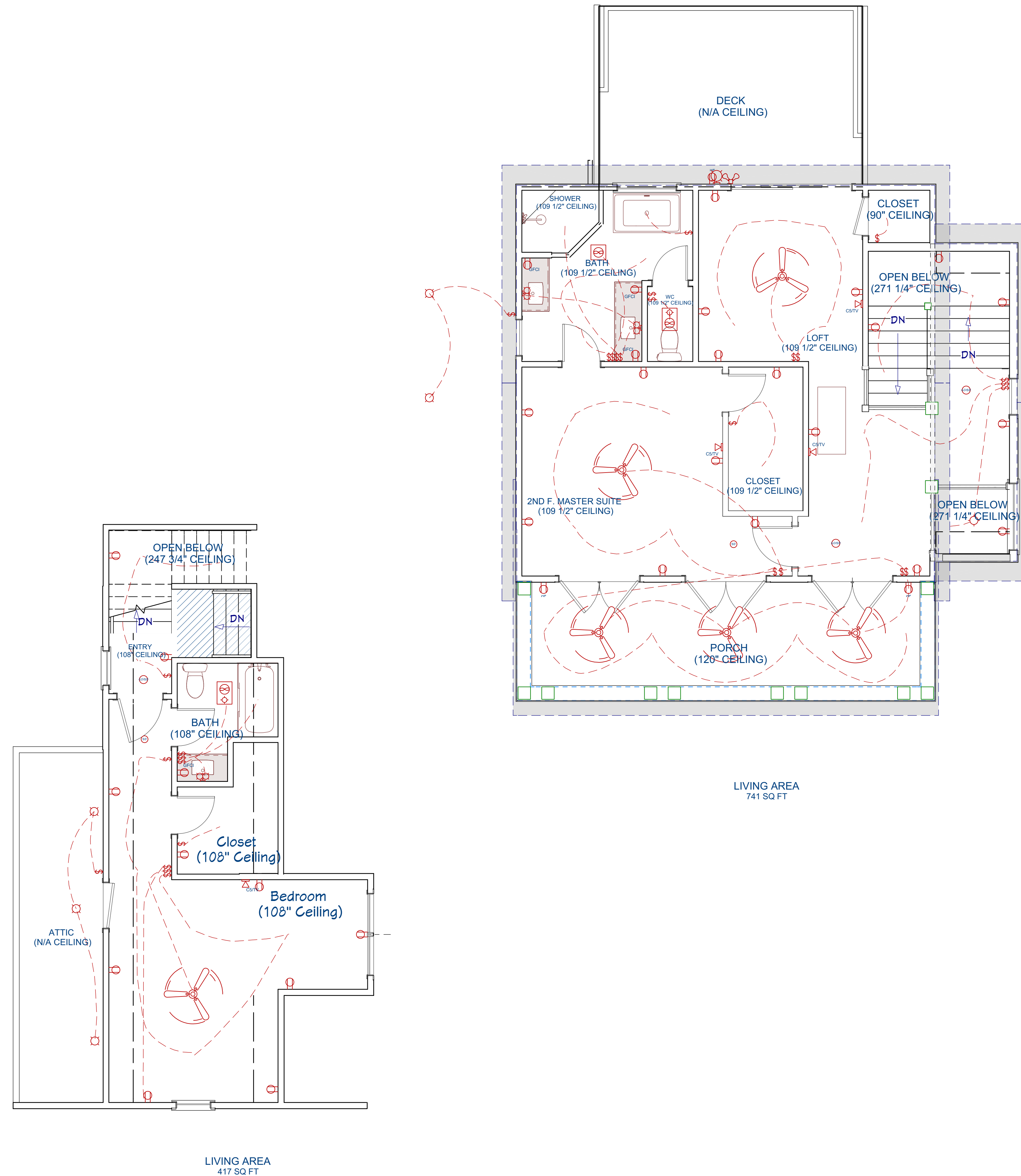
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Electrical Plan

DATE:
7/15/2024

SHEET:

A10



LIVING AREA
417 SQ FT

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



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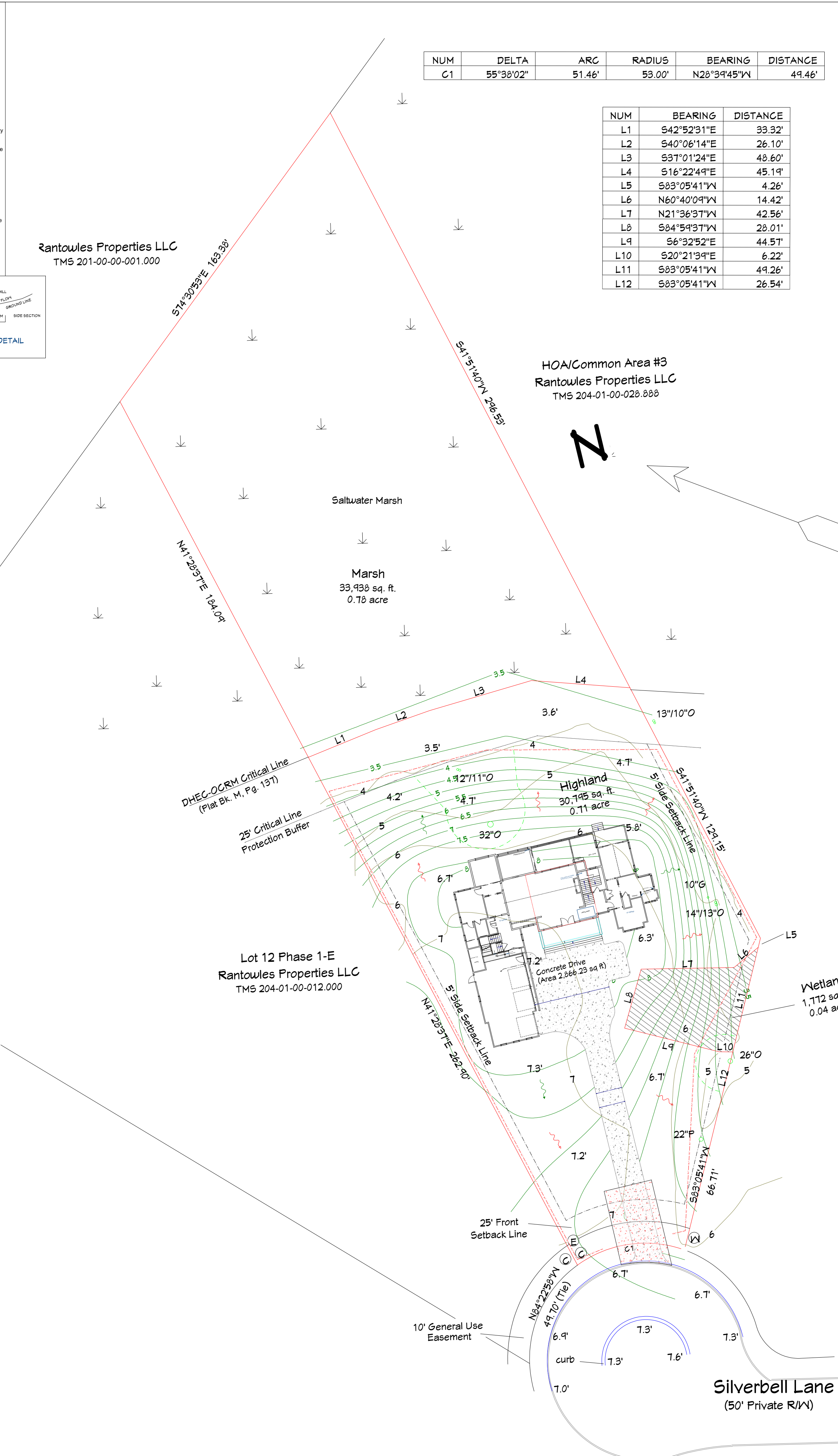
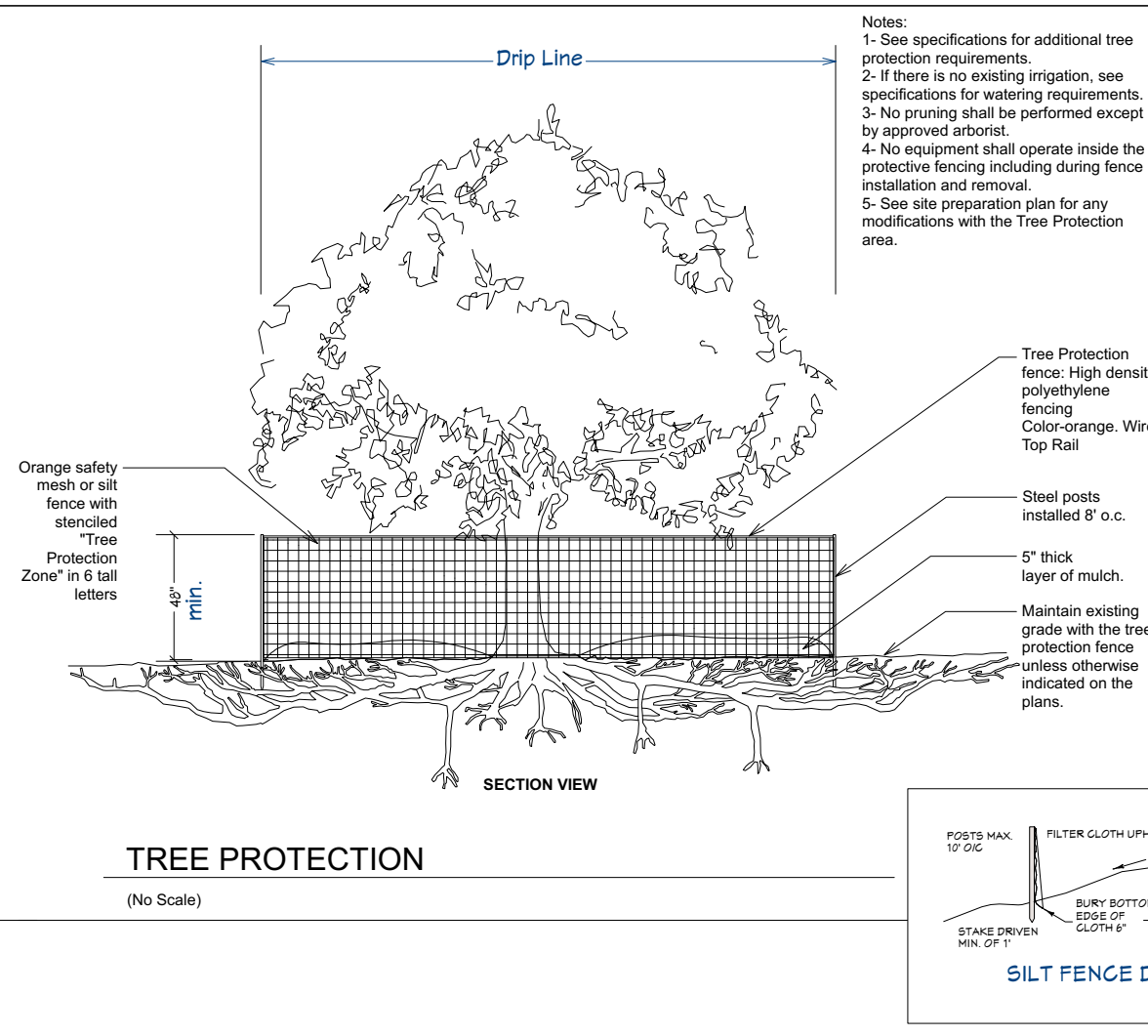
Number	Date	Revised By	Description

Electrical Plan

DATE:
7/15/2024

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A11



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	55°38'02"	51.46'	53.00'	N28°39'45"Y	49.46'

NUM	BEARING	DISTANCE
L1	S42°52'31"E	33.32'
L2	S40°06'14"E	26.10'
L3	S37°01'24"E	48.60'
L4	S16°22'49"E	45.19'
L5	S83°05'41"Y	4.26'
L6	N60°40'09"Y	14.42'
L7	N21°36'37"Y	42.56'
L8	S84°59'37"Y	28.01'
L9	S6°32'52"E	44.57'
L10	S20°21'39"E	6.22'
L11	S83°05'41"Y	49.26'
L12	S83°05'41"Y	26.54'

LEGEND:

- 5/8" rebar found
- 5/8" rebar set
- ▲ calculated point
- ⊗ Temporary bench mark
- 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

Legend

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Number	Date	Revised By	Description

Site Plan Tree Protection & Drainage

DATE:
7/15/2024

SHEET:

A12

Plot Plan, Tree Protection/Removal & Proposed Drainage Plan
Scale: 1" = 30'

