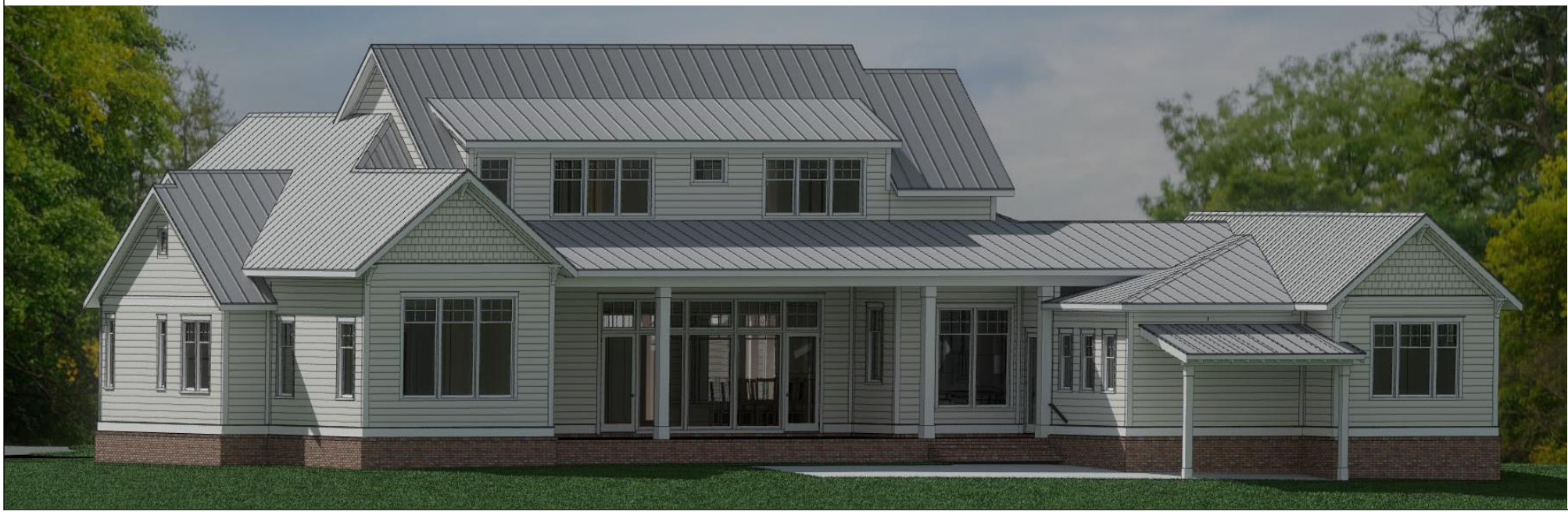




RENDERINGS

FOR ILLUSTRATION ONLY
No Scale, Sample Landscaping



Project Planning Statistics

TMS: 242-00-00-129
Zoning: PUD
Design Code: 2021 IRC
Occupancy Category: II
Flood Zone: AE(8'), FEMA Map No. 45019C0470 K 01/29/2021

LOT SIZE: 59667 SF (1.37 Acre)
ANTICIPATED DISTURBED AREA: 16000 SF
BLDG. ENVELOPE: 5590 SF
TOTAL AREA UNDER ROOF: 6650 SF

LIVABLE AREA: 4831 SF
MAIN: 3771 SF
SECOND: 1060 SF

PORCHES: 859 SF
GARAGE: 850 SF
COVERED PATIO: 110 SF
PATIOS/DECKS: 565 SF
DRIVES & WALKS: 2382 SF

Project Contacts

General Contractor:
Pendium Group, LLC.
4265 Duck Club Rd Ravenel SC 29470
Thomas Wingard (Project Main Contact)
Ph: 843-385-2494 thomas@pendium.com
Tom Wingard (Project Coordination Contact):
Ph: 843 458-4601 tom@pendium.com

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 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-A10
ELECTRICAL PLAN	A11-A12
SITE & DRAINAGE PLAN	A13

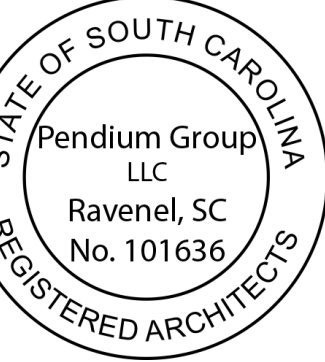
Drawings below completed by other entities and were not under the supervision of Pendium Group or the design professional in responsible charge:

STRUCTURAL GENERAL NOTES	GN
STRUCTURAL DRAWINGS	S1-S8
STRUCTURAL DETAILS	SD1.0-SD4.1
LANDSCAPE PLANS	L100-L521



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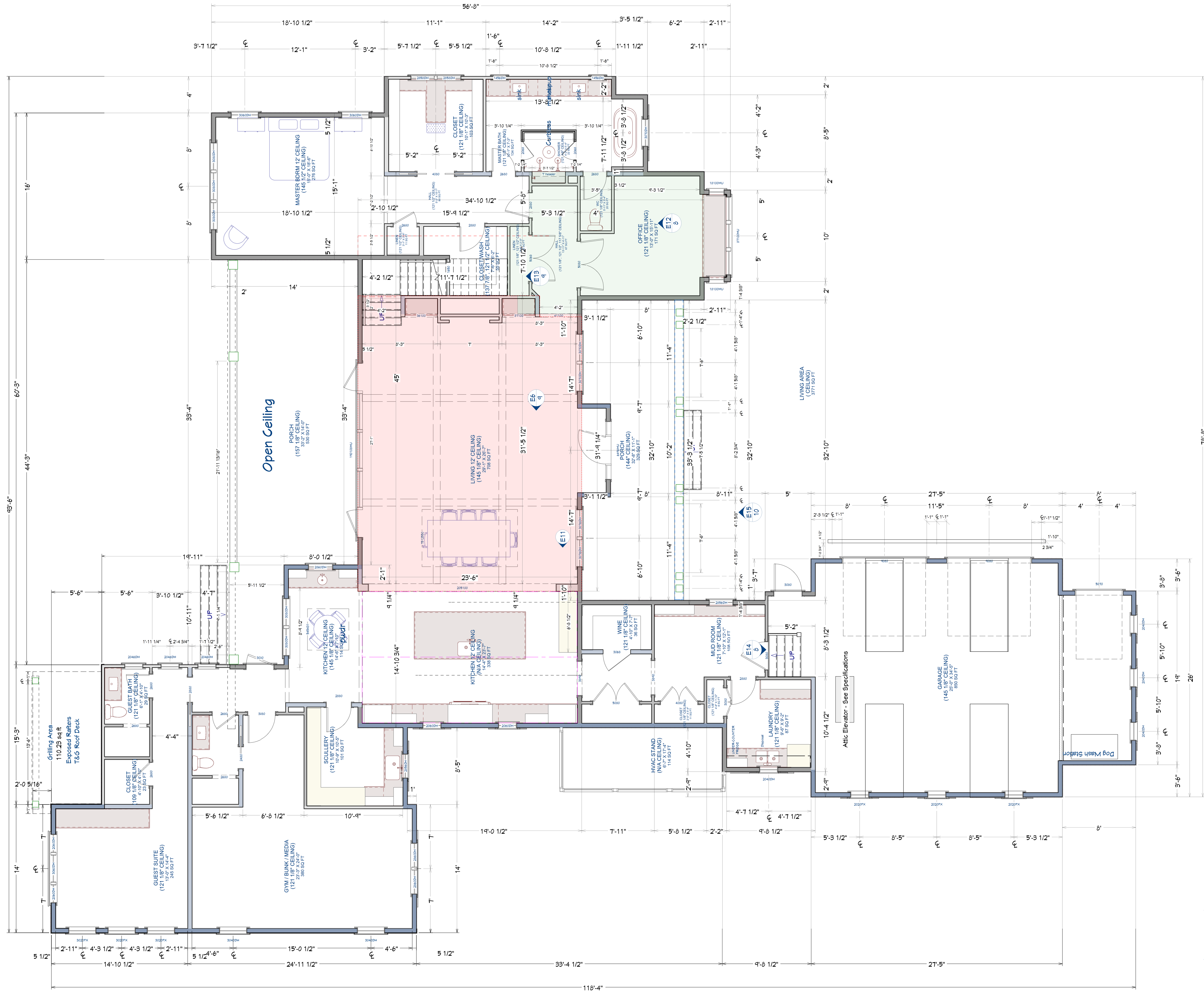
Revision Table	
Number	Date

Project Overview

DATE:
9/6/2025

SHEET:

A1



19'-3"

1st Floor

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'

Revision Table	
Number	Date

First Floor Plan

DATE:
9/6/2025

SHEET:

A2

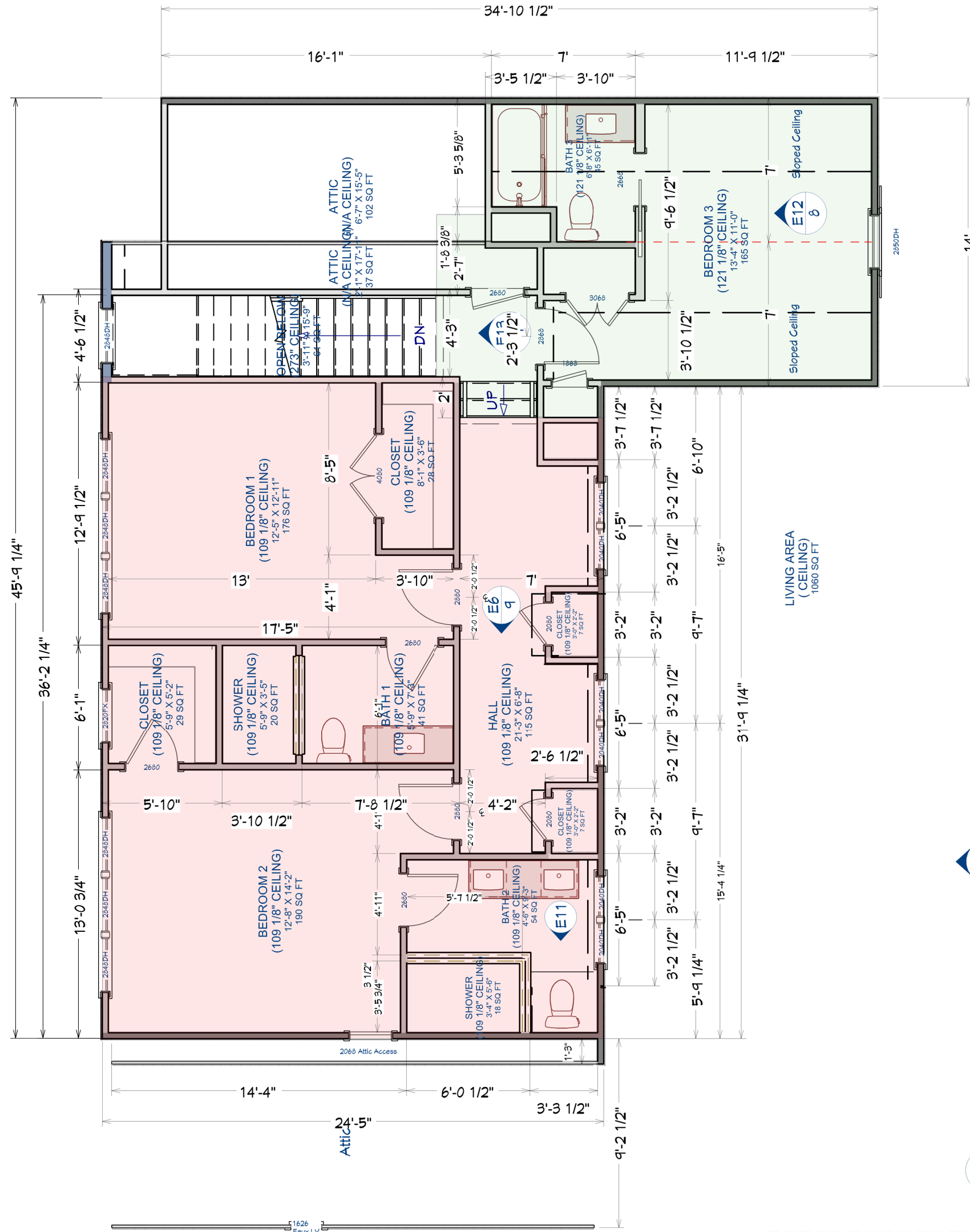
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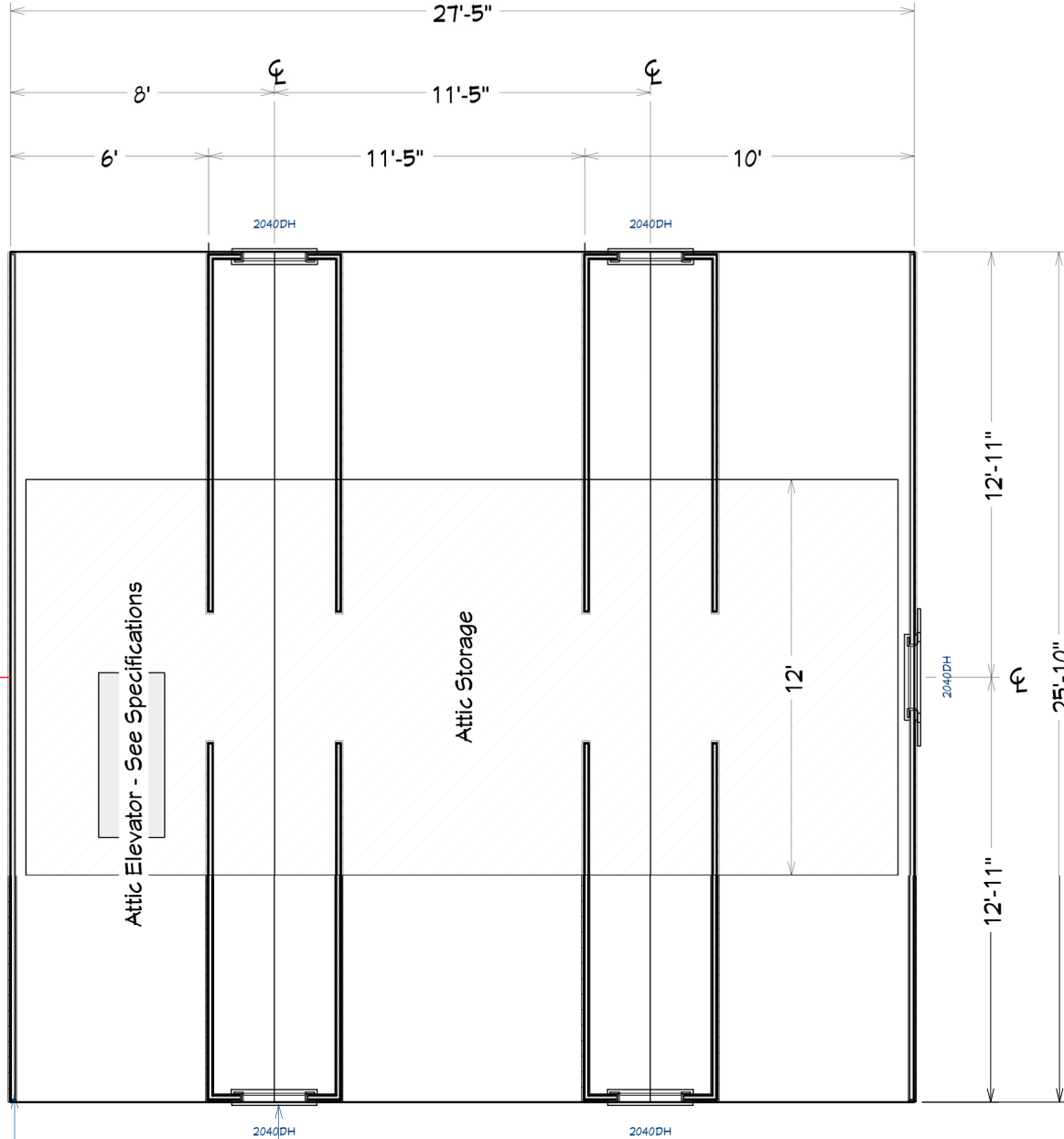
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E14
6

E15
10



Sheathing wall to separate garage
attic from main house with
spray foam insulation

All Dormers are decorative, over-
framed on roof sheathing and not
expected to open into attic
storage.

Second Floor Plan
Scale: 3/16" = 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 A117.1 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:

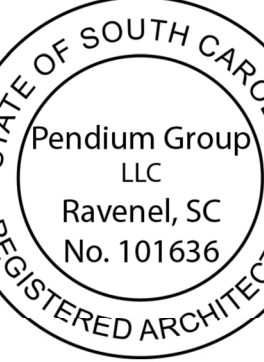
ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.

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
Number	Date		

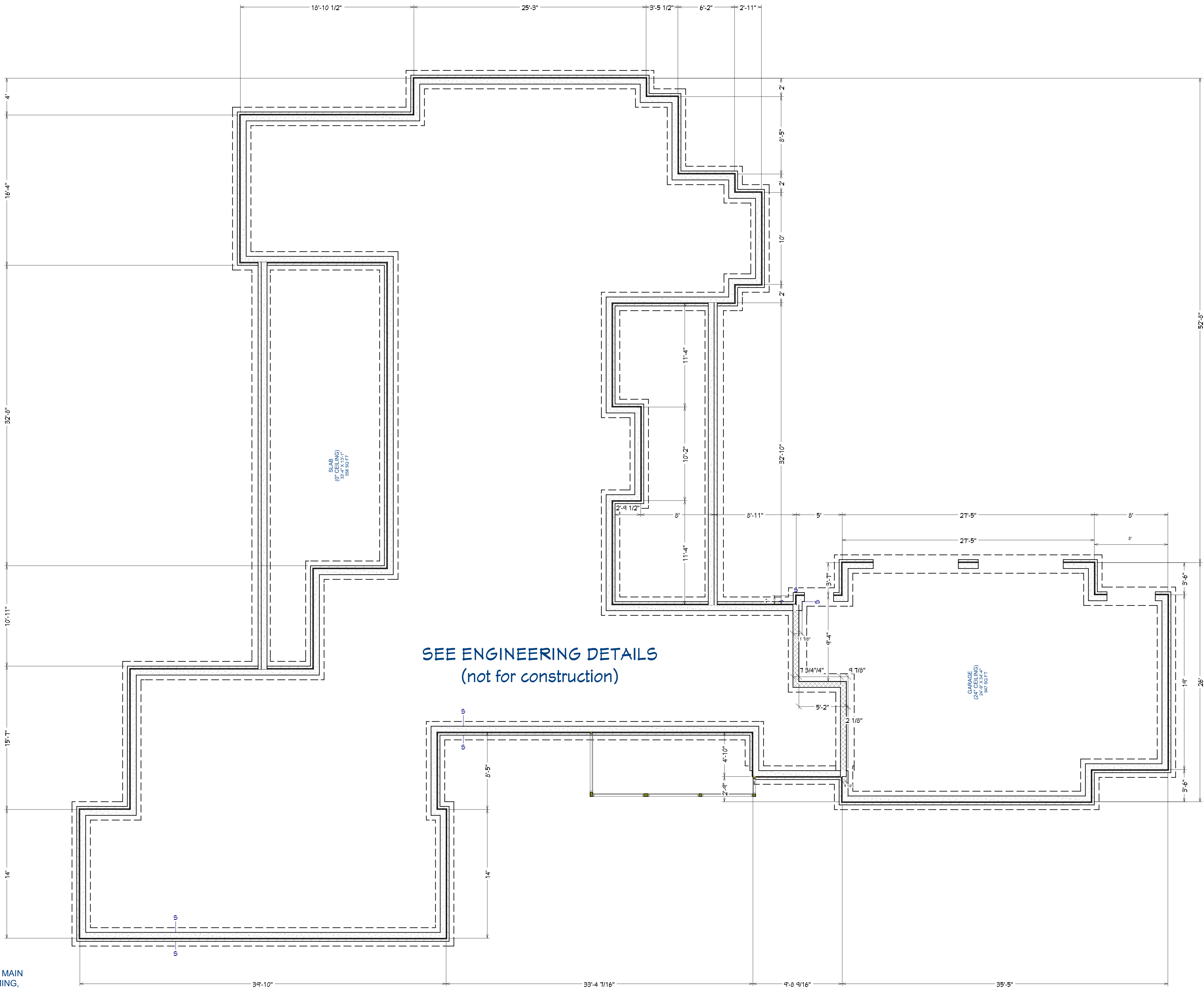
Second Floor
Plan

DATE:
9/6/2025

SHEET:

A3

FRAMING NOTES:
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SEE ENGINEERING DETAILS
(not for construction)

Foundation Plan
Scale: 3/16" = 1'

Revision Table	
Number	Date

Foundation Plan

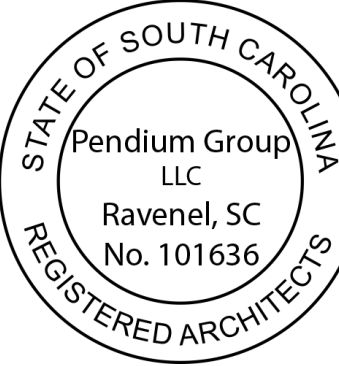
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A4

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[illegible]

Roof Plan

DATE:
9/6/2025

SHEET:

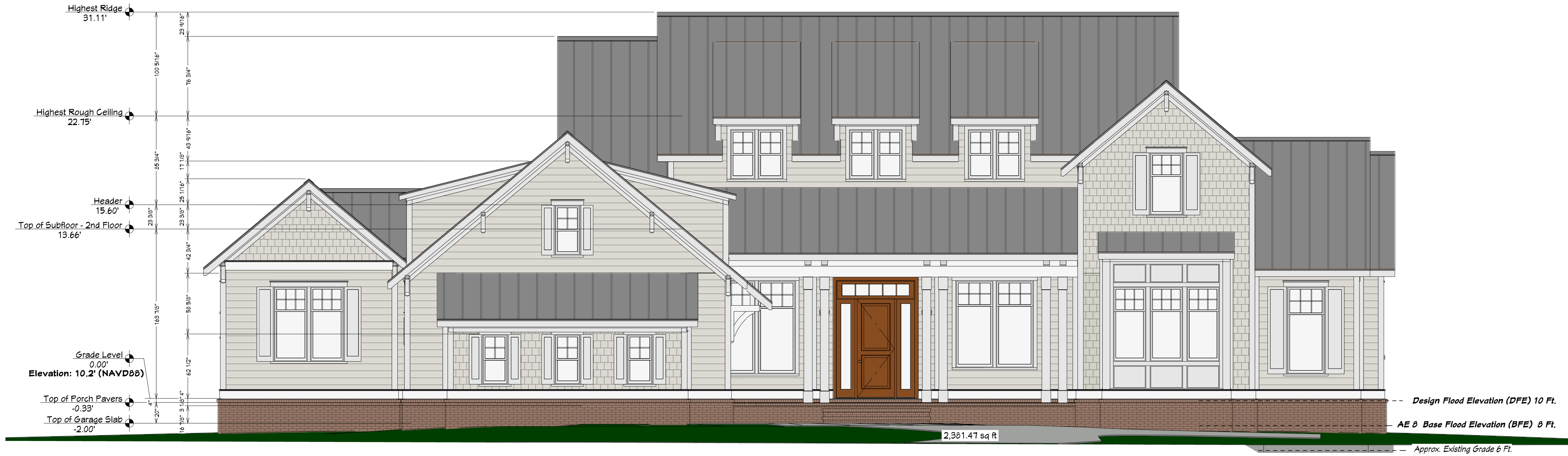
A5

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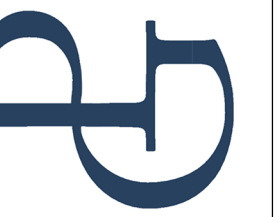
Front Elevation

Scale: 1/4" = 1'



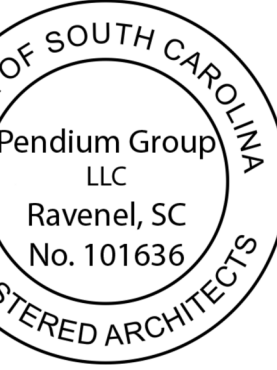
Rear Elevation

Scale: 1/4" = 1'



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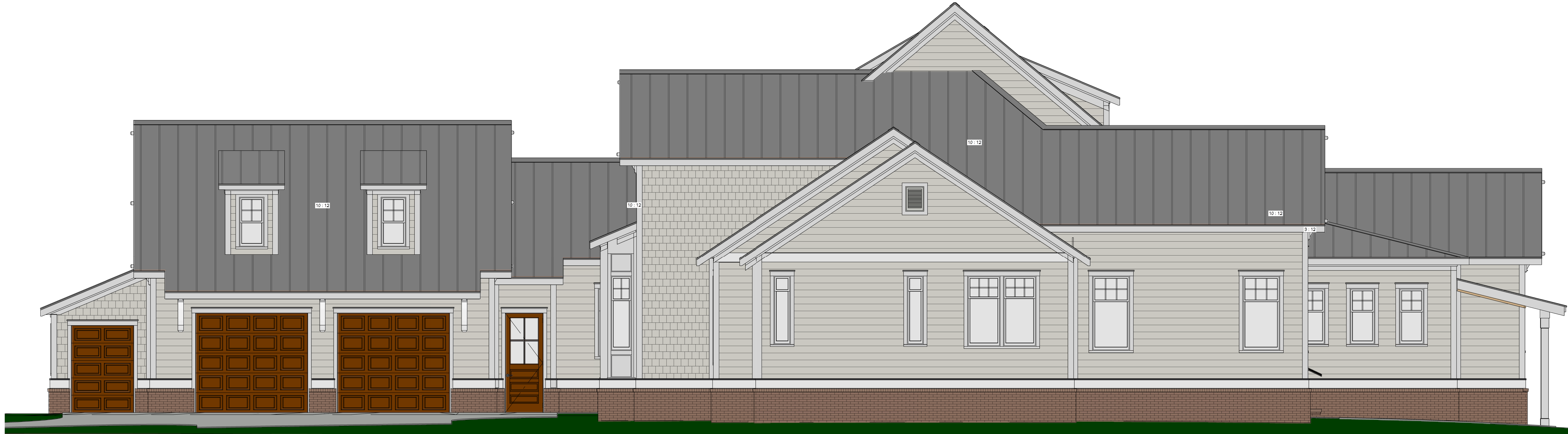
Revision Table		Revised By	Description
Number	Date		

Exterior
Elevations

DATE:
9/6/2025

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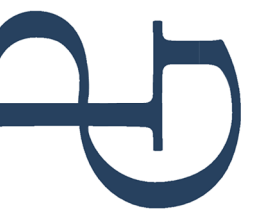
A6



Right Elevation
Scale: 1/4" = 1'



Left Elevation
Scale: 1/4" = 1'



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Exterior
Elevations

DATE:
9/6/2025

SHEET:

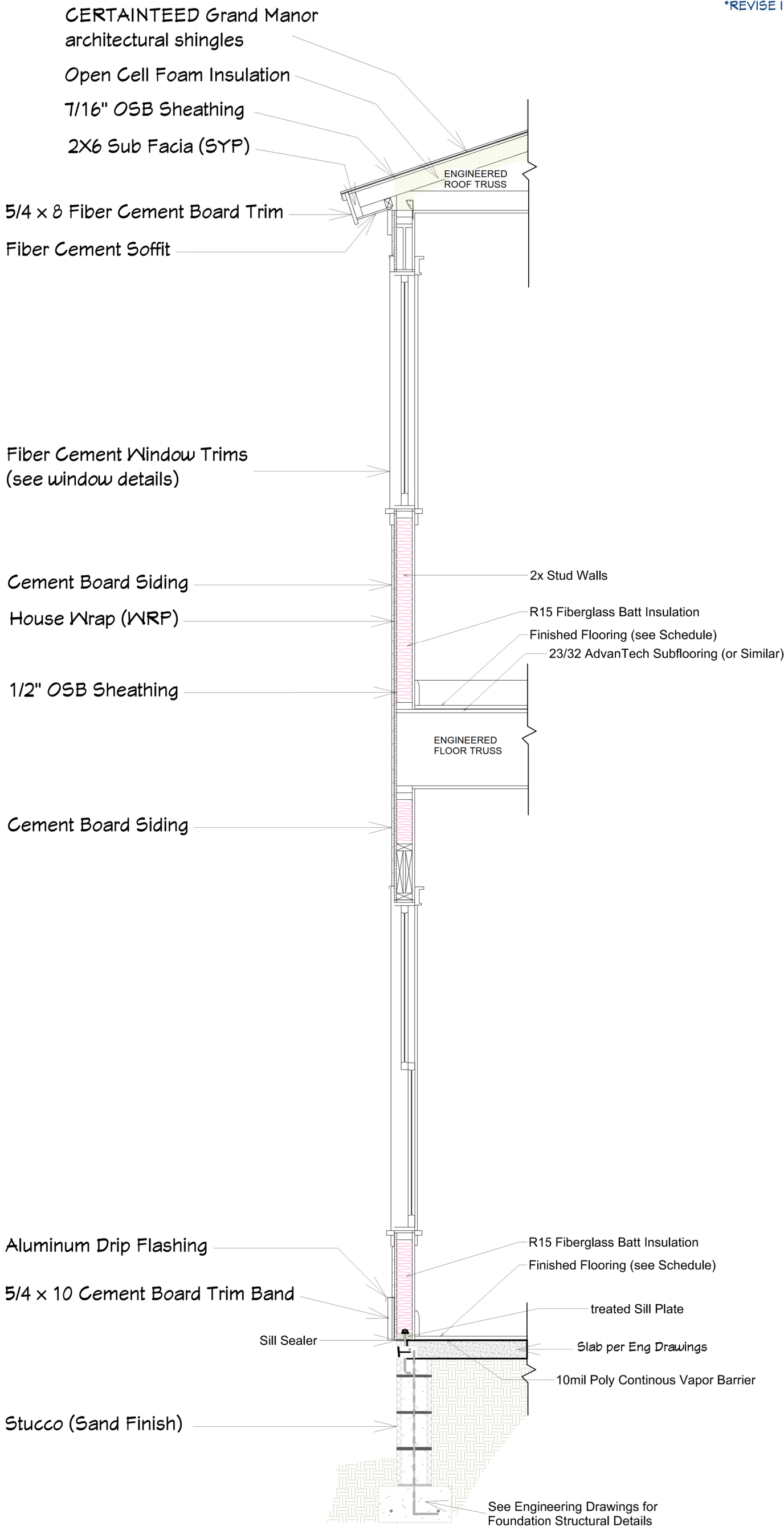
A7



- 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



Wall Details (typical)



E12 Bed 3 Vault
1/4 in = 1 ft



E14 Garage Rear
1/4 in = 1 ft



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Revision Table	
Number	Date

Details &
Sections

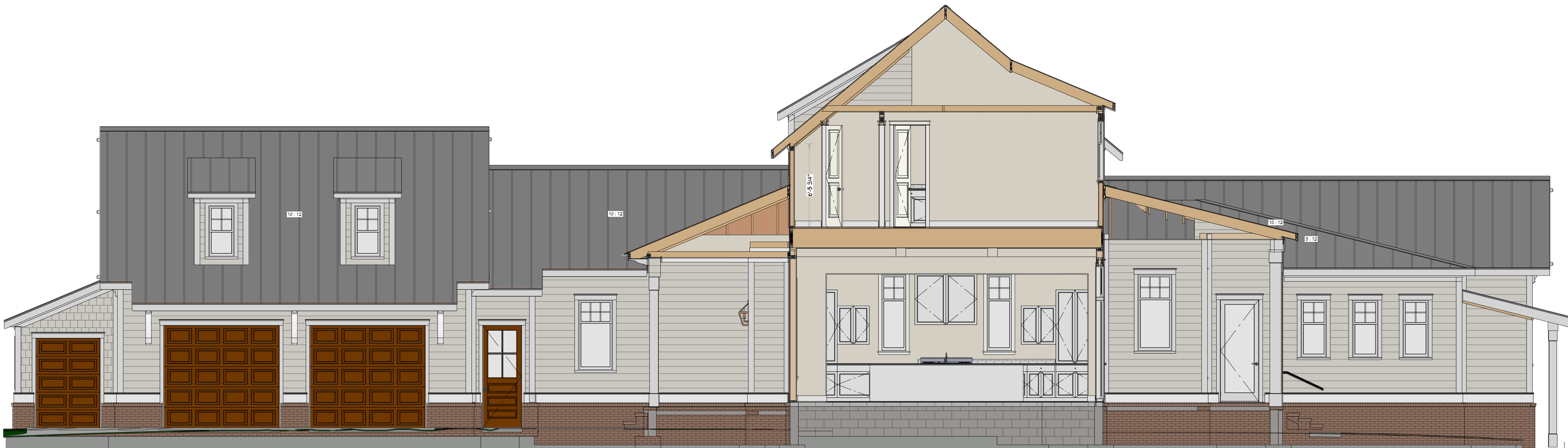
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A8



E13 Landing
1/4 in = 1 ft

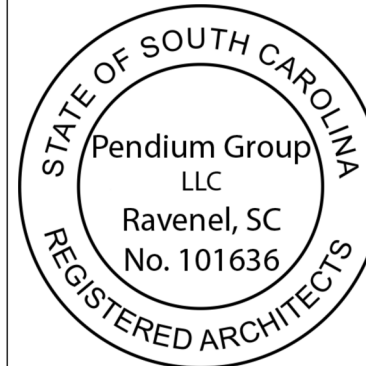


E6 Court Yard (Right)
1/4 in = 1 ft



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A9

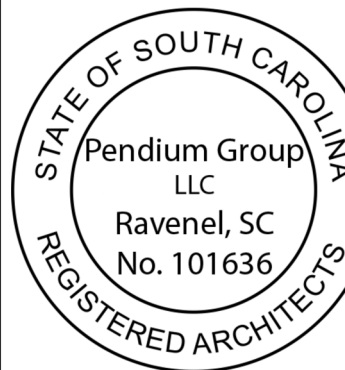


E15 Main House
1/4 in = 1 ft



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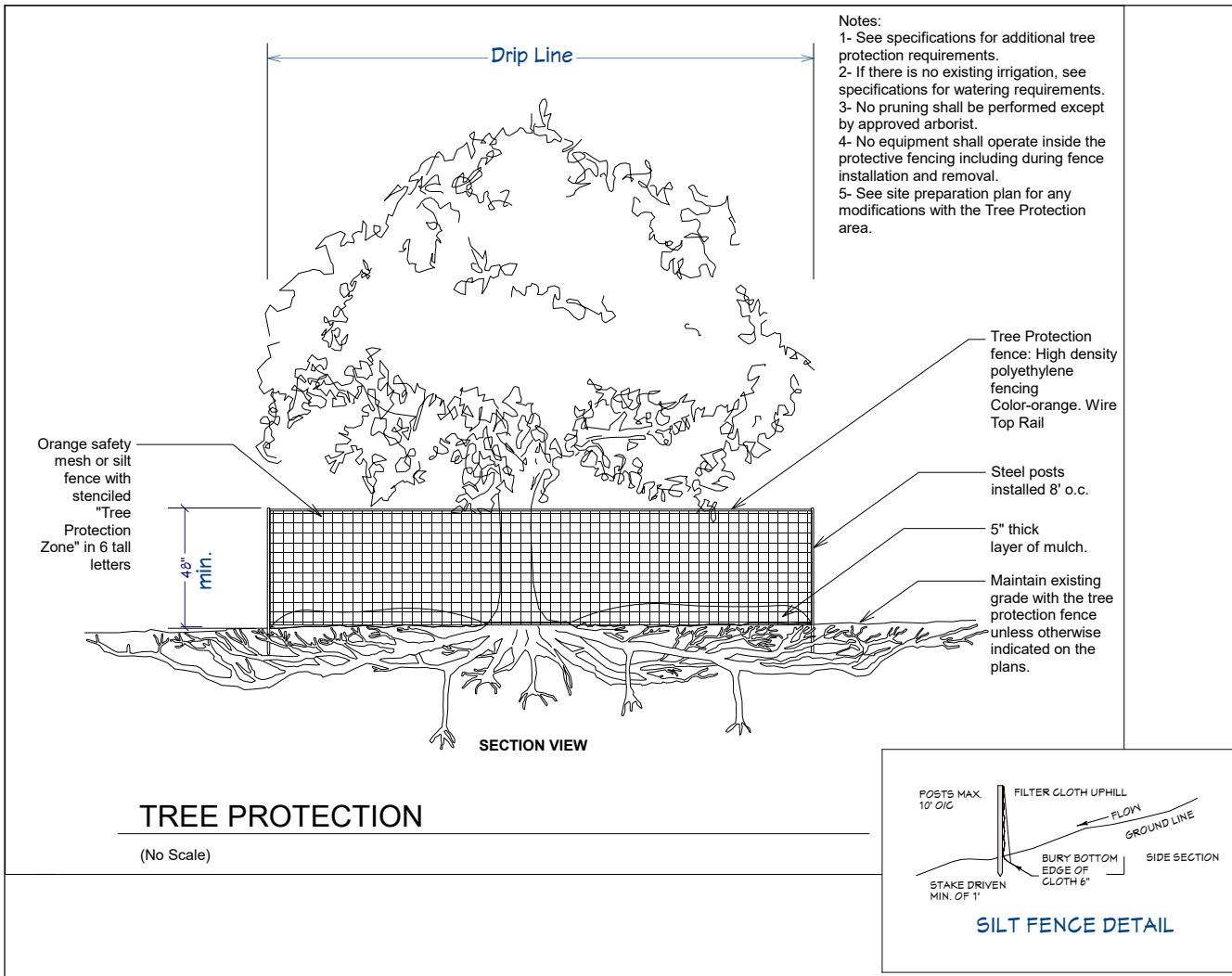
Revision Table	
Number	Date

Details and
Sections

DATE:
9/6/2025

SHEET:

A10



NUM.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	55°36'43"11"	61.03'	63.02'	N41°36'45"13"E	59.61'
C2	46°31'15"	50.35'	63.02'	N03°30'54"E	48.48'

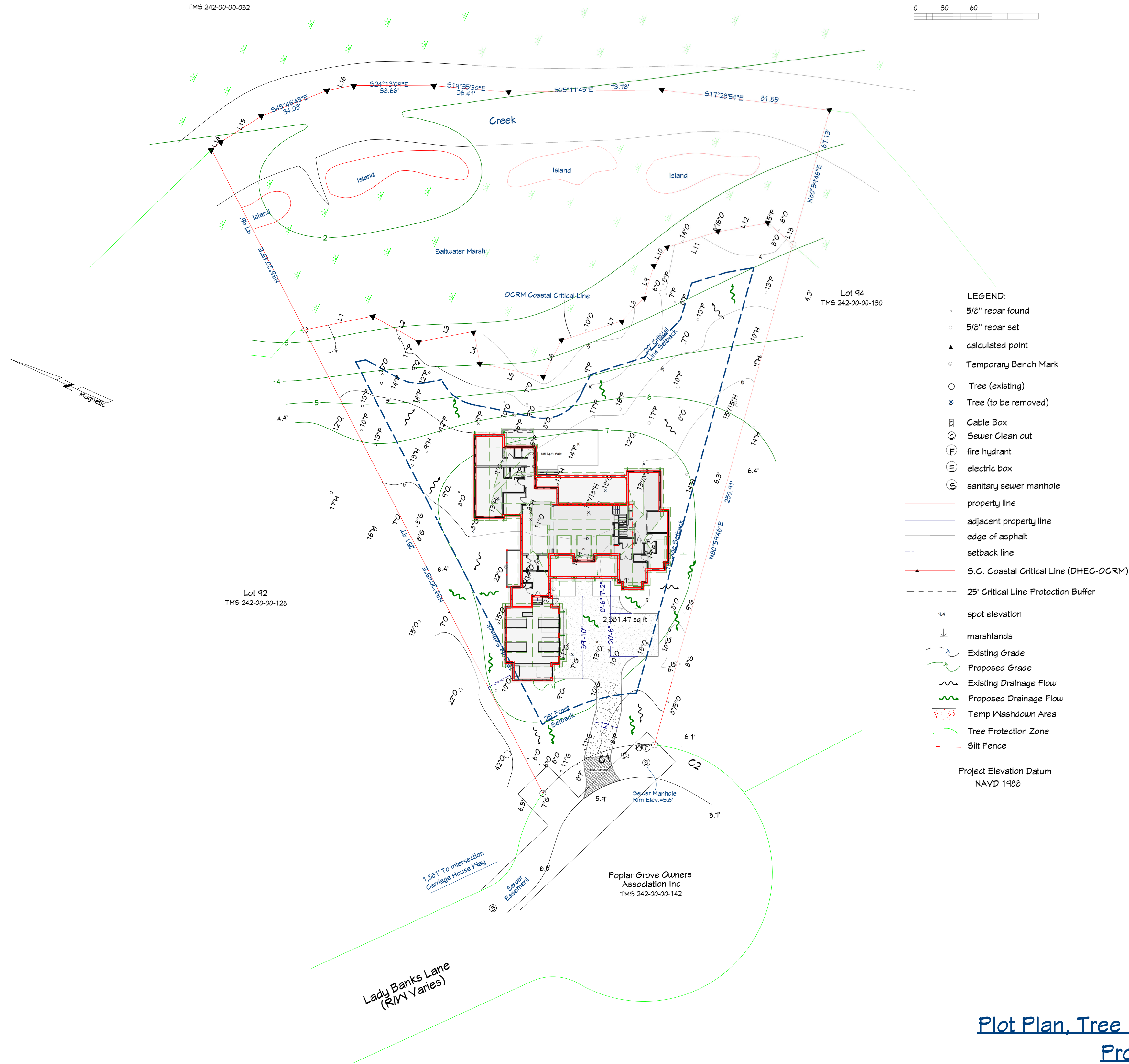
NUM.	BEARING	DISTANCE
L1	N95°44'01"E	33.66'
L2	N4°46'53"E	25.32'
L3	N35°00'11"E	27.37'
L4	N55°22'22"E	15.61'
L5	N12°41'51"E	31.31'
L6	N83°08'15"E	14.42'
L7	N42°28'44"E	30.66'
L8	N10°15'16"E	50.38'
L9	N62°38'30"E	15.37'
L10	S78°34'55"E	10.49'
L11	S41°30'44"E	28.49'
L12	S34°18'48"E	25.02'
L13	S16°45'42"E	15.67'

NUM.	BEARING	DISTANCE
L14	S64°13'21"E	5.65'
L15	S56°50'11"E	23.42'
L16	S38°13'33"E	12.91'

Total Lot Area
Highland Total
31,961 Square Feet
0.732 Acres

Marsh Total
21,766 Square Feet
0.637 Acres

Tree and Topographical Survey
Lot 93
4362 Lady Banks Lane
Poplar Grove Plantation
Located
Town of Hollywood
Charleston County, South Carolina
FIELD DATE: July 15, 2021 SCALE 1"= 30'



Plot Plan, Tree Protection/Removal &
Proposed Drainage Plan

Scale: 1" = 30'

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Site Plan Tree
Protection &
Drainage

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A13