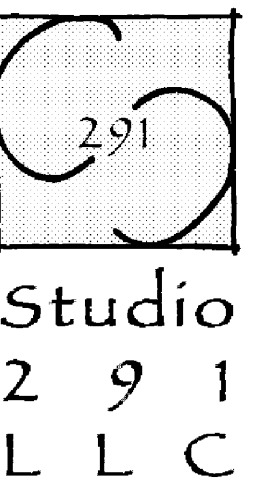


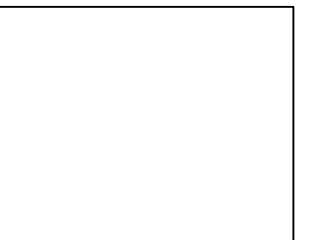
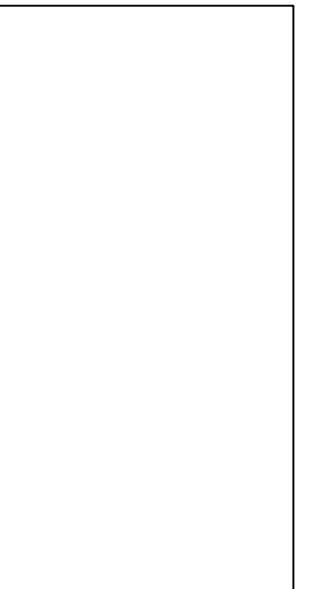
NEW RESIDENCE

1743 ATLANTIC AVE., SULLIVAN'S ISLAND, SOUTH CAROLINA
TMS # 523-12-00-021



295 Seven Farms Drive
Suite G-174
Charleston, South Carolina 29492
P. (843) 919-8947

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Studio 291, LLC



Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC
Sheet Title
TITLE SHEET

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXXX
Issued for Permit
XXX
Revisions
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
Issue Date XXX

Project Number
24-291-914
Sheet 1 of 17
T1

DRAWING INDEX

- T1 - TITLE SHEET
- C1 - SURVEY
- C2 - SITE PLAN - FIRST FLOOR
- C2.1 - SITE PLAN - SECOND FLOOR
- A0 - GROUND FLOOR PLAN
- A1 - FIRST FLOOR PLAN
- A2 - SECOND FLOOR PLAN
- A3 - FRONT ELEVATION
- A4 - RIGHT SIDE ELEVATION
- A5 - LEFT SIDE ELEVATION
- A6 - REAR SIDE ELEVATION
- A7 - ROOF PLAN
- A8 - TYPICAL WALL & PORCH SECTIONS
- A9 - TYPICAL DETAILS
- A10 - TYPICAL INTERIOR DETAILS

- E1 - FIRST FLOOR ELECTRICAL PLAN
- E2 - SECOND FLOOR ELECTRICAL PLAN
- SP1 - SPECIFICATIONS & GENERAL NOTES

ABBREVIATIONS

- A.C.: ABOVE COUNTER
- TYP.: TYPICAL
- A.F.F.: ABOVE FINISH FLOOR
- ELEV.: ELEVATION
- F.P.: FROST PROOF
- H.W.H.: HOT WATER HEATER
- W.W.F.: WELDED WIRE FABRIC
- R.: RISERS
- P.T.: PRESSURE TREATED
- REF.: REFRIGERATOR
- D/W: DISHWASHER
- M/W: MICROWAVE
- D.S.: DOWNSPOUT
- PREFIN.: PREFINISHED
- ALUMN.: ALUMINUM
- CONC.: CONCRETE
- ARCH.: ARCHITECTURAL
- DTL.: DETAIL
- C.J.: CEILING JOIST
- R.R.: ROOF RAFTER
- DBL.: DOUBLE
- G.W.B.: DRYWALL
- G.Y.P.: DRYWALL
- B.F.E.: BASE FLOOD ELEVATION
- WP : WATERPROOF
- CONT.: CONTINUOUS
- T.: TEMPERED
- CTR.: CENTER

GENERAL NOTES

DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC AND THEREFORE NEVER BE SCALED. WRITTEN OR NOTED DIMENSIONS SHALL BE FOLLOWED TO INDUSTRY STANDARDS. WHERE DIMENSIONS ARE NOT FOUND OR ARE UNCLEAR, CONTRACTOR SHALL CONTACT DESIGNER FOR CLARIFICATION.

CONTRACTOR SHALL CHECK DRAWINGS AND SPECIFICATIONS AND NOTIFY DESIGNER OF OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF ANY WORK.

CONTRACTOR SHALL INSURE ALL WORK COMPLIES WITH APPLICABLE CODES, REGULATIONS, AND LAWS.

CONTRACTOR SHALL TAKE ANY MEASURE NECESSARY TO PROTECT ADJACENT PROPERTIES AND STRUCTURES ON PROJECT PROPERTY NOT SPECIFICALLY STATED TO BE MODIFIED OR REMOVED. CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM CONSTRUCTION, AT NO CHARGE TO HOME OWNER OR DESIGNER.

CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED FOR COMPLETED PROJECT, INCLUDING BUT NOT LIMITED TO CONNECTIONS TO PUBLIC UTILITIES, WELLS, SEPTIC SYSTEMS WHERE APPLICABLE.

IF CONTRADICTIONS ARE FOUND BETWEEN SPECIFICATIONS AND DRAWINGS AFTER THE START OF WORK, EITHER APPLICATION MAY BE STIPULATED BY THE DESIGNER AT NO ADDITIONAL CHARGE TO THE HOME OWNER OR DESIGNER.

CLARIFICATION DETAILS REQUESTED BY CONTRACTOR AFTER START OF WORK SHALL BE COMPLIED WITH AS PART OF BASE BID.

REQUESTS FOR SUBSTITUTIONS OF METHODS OR MATERIALS SHALL BE SUBMITTED TO DESIGNER IN WRITING PRIOR TO THE START OF RELATED WORK. WHERE COST DIFFERENCES OCCUR, QUOTES OR ESTIMATES SHALL BE SUBMITTED.

ALL CHANGE ORDER REQUESTS SHALL BE APPROVED IN ADVANCE AND BE ACCOMPANIED BY QUOTES OR ESTIMATES.

ALL DOORS AND WINDOWS ARE TO BE INSTALLED PER MANUFACTURER SPECS. SEE MANUFACTURER'S SHOP DRAWINGS FOR INSTALLATION AND FLASHING DETAILS. REFER TO MFR. R.O. PRIOR TO FRAMING.

ALL EXTERIOR MATERIALS - SIDING AND TRIM, STUCCO CONVENTIONAL AND ROOFING - SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND RECOMMENDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SHOP DRAWINGS AND MANUFACTURE SPECIFICATION FOR INSTALLATION, AS WELL AS OVERSEEING THE INSTALLATION AND OR APPLICATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR PROJECT COMPLETION.

CONTRACTOR TO PROVIDE "ICE & WATER SHIELD" WINDOW FLASHING AT ALL WINDOWS AND DOORS.

THE GENERAL CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER AND HIS AGENTS AGAINST LOSS, DAMAGE, LIABILITY, OR ANY EXPENSE ARISING IN ANY MANOR FROM THE WRONGFUL OR NEGLIGENCE OF THE CONTRACTOR AND INDEPENDENT CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES



ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____

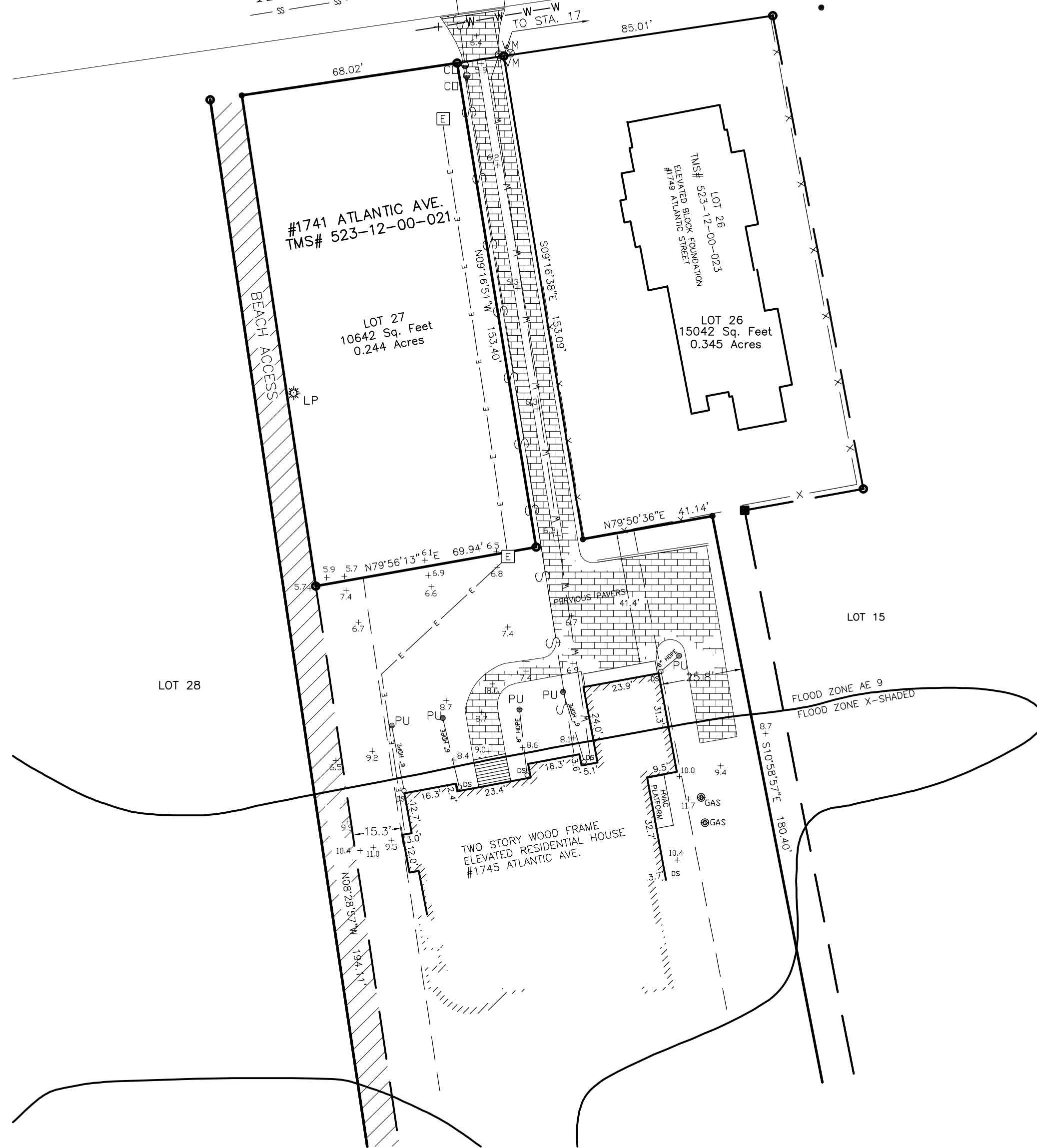
CONTRACTORS SIGNATURE: _____

DATE: _____

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ ELECTRICAL BOX
- ⊠ TELEPHONE BOX
- + SPOT ELEVATION
- ⊙ POWER POLE
- SEWER CLEANOUT - SEWER TAP
- LOT LINE
- ADJACENT LOT LINE
- X - X - FENCE

ATLANTIC AVENUE 50' R/W



AREA SCHEDULE:

TREE CANOPY	2126 Sq-ft.
BUILDABLE AREA	3545 Sq-ft.
LOT AREA	10642 Sq-ft.

REFERENCE:

- 1) DEED BOOK PAGE: 1183-856.
- 2) PLAT BOOK PAGE: H-112.
- 3) SUPERCEDED PLAT BOOK DC AT PAGE 668.

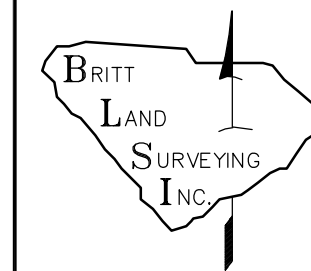
FLOOD NOTE:

THIS HOUSE IS SITUATED IN A FLOOD ZONE AE 9 AS PER SCALING FROM FEMA F.I.R.M. MAP 45019C 0538K DATED REVISED JANUARY 29, 2021. COMMUNITY NUMBER 455418.

SC GRID



LOCATION MAP N.T.S.



BRITT LAND SURVEYING, INC.
 P.O. BOX 80333
 CHARLESTON, SC 29416
 843-766-2707
 WWW.BRITTSURVEYINGINC.COM

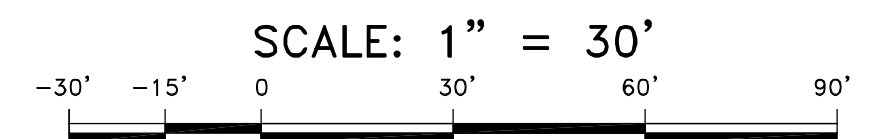
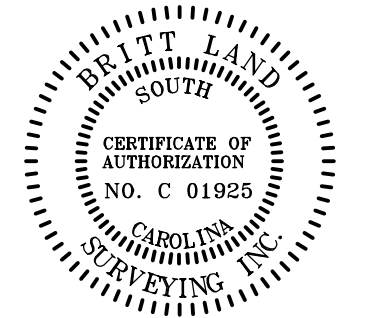


EXHIBIT OF LIVE OAK
 SHOWING LOT 27 SAND DUNES
 TMS# 523-12-00-021
 A/K/A/ 1743 ATLANTIC AVENUE
 PREPARED FOR:
 RHODES CONSTRUCTION
 LOCATED IN THE TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	1743 ATLANTIC AVENUE - 29485
TAX MAP #	523-12-00-021
DATE:	FEBRUARY 24, 2024
FIELD DATE:	FEBRUARY 23, 2024
JOB NO.	243929
COUNTY/STATE	CHARLESTON, S.C.

PERMITTED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 10,642 SQFT
 2,400 + (LOT AREA - 5,000) / 100)) X 10
 2,400 + (10,642 - 5000) / 100)) X 10
 2,400 + (5,642/100) X 10
 2,400 + 56.42 X 10
 2,400 + 564.2
 2,964 SQFT MAX AREA
 MAX RELIEF : 500 SQFT MAX. OR 15 %
 PRINCIPAL BUILDING AREA RELIEF 15% = 445 SQFT
 MAX PRINCIPAL BUILDING AREA 2,964 + 445 = 3,409 SQFT
 REQUESTING 325 SQFT OF RELIEF OR 10.9%
 REDUCED THE REQUEST BY 111 SQFT - TOTAL PROPOSED AREA IS 3,289 SQFT

PRINCIPAL BUILDING COVERAGE

TOTAL LOT AREA 10,642 SQFT
 PRINCIPAL BUILDING COVERAGE = LOT AREA x 15% + (15,000 - LOT AREA) x 5%
 PRINCIPAL BUILDING COVERAGE = 10,642 x 15% + (15,000 - 10,642) x 5%
 PRINCIPAL BUILDING COVERAGE = 1,596 + (4,358) x 5%
 PRINCIPAL BUILDING COVERAGE = 1,596 + 218
 PRINCIPAL BUILDING COVERAGE = 1,814 SQFT OR 17.0%
 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20%
 PRINCIPAL BUILDING RELIEF 363 SQFT
 MAX. PRINCIPAL BUILDING COVERAGE 1,814 + 363 = 2,177 SQFT
 PROPOSED PRINCIPAL BUILDING COVERAGE 1,840 SQFT
 NO DRB RELIEF REQUIRED

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 AND X-SHADED AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0538K DATED REVISED JANUARY 29, 2021.

LOT COVERAGE

TOTAL LOT AREA	10,642 SQFT
MAX COVERAGE @ 30%	3,193 SQFT
PROPOSED HOUSE	1,767 SQFT
PROPOSED DRIVEWAY (1,145 SQFT)	PERVIOUS
PROPOSED PORCHES	646 SQFT
PROPOSED HVAC	50 SQFT
PROPOSED STAIRS	132 SQFT
PROPOSED POOL	373 SQFT
PROPOSED POOL DECKING (272 SQFT)	PERVIOUS
TOTAL COVERAGE	2,968 SQFT
TOTAL COVERAGE %	27.8%
TOTAL COVERAGE W/ DRIVEWAY & POOL DECK	4,385 SQFT OR 41.2%
VEGETATION RATIO (UNDISTURBED)	58.8%

ATLANTIC AVENUE 50' R/W

TO STA. 17

LOT 23-19
 #1743 ATLANTIC AVE.
 TMS# 523-12-00-021
 LOT 27
 10642 Sq. Feet
 0.244 Acres

LOT 26
 TMS# 523-12-00-023
 ELEVATED BLOCK FOUNDATION
 #1749 ATLANTIC STREET

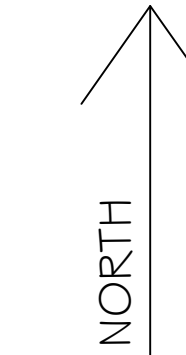
LOT 26
 15042 Sq. Feet
 0.345 Acres

BEACH ACCESS

● TREE TO BE REMOVED

1 SITE PLAN - FIRST FLOOR
 2 SCALE: 1" = 10'-0"

LOT 28



291
Studio
 291
 LLC

295 Seven Farms Drive
 Suite G-174
 Charleston, South Carolina 29492
 P. (843) 919-8947

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Project
 New Residence
 1743 Atlantic Ave., Sullivan's Island, SC
 Sheet Title
 SITE PLAN - FIRST FLOOR

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	1/20/25
Issued for Pricing	XXXX
Issued for Permit	XXXX
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXXX

Project Number
 24-291-914
 Sheet 2 of 15
 C2

LOT 15
 ISSUED FOR CONSTRUCTION

OWNER'S SIGNATURE: _____

CONTRACTOR'S SIGNATURE: _____

DATE: _____

PERMITTED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 10,642 SQFT
 2,400 + (LOT AREA - 5,000) / 100) X 10
 2,400 + (10,642 - 5000) / 100) X 10
 2,400 + (5,642/100) X 10
 2,400 + 56.42 X 10
 2,400 + 564.2
 2,964 SQFT MAX AREA
 MAX RELIEF : 500 SQFT MAX. OR 15 %
 PRINCIPAL BUILDING AREA RELIEF 15% = 445 SQFT
 MAX PRINCIPAL BUILDING AREA 2,964 + 445 = 3,409 SQFT
 REQUESTING 325 SQFT OF RELIEF OR 10.9%
 REDUCED THE REQUEST BY 111 SQFT - TOTAL PROPOSED AREA IS 3,289 SQFT

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 PRINCIPAL BUILDING COVERAGE = 1,596 + 218
 PRINCIPAL BUILDING COVERAGE = 1,814 SQFT OR 17.0%
 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20%
 PRINCIPAL BUILDING RELIEF 363 SQFT
 MAX. PRINCIPAL BUILDING COVERAGE 1,814 + 363 = 2,177 SQFT
 PROPOSED PRINCIPAL BUILDING COVERAGE 1,840 SQFT
 NO DRB RELIEF REQUIRED

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 AND X-SHADED AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0538K DATED REVISED JANUARY 29, 2021.

LOT COVERAGE

TOTAL LOT AREA	10,642 SQFT
MAX COVERAGE @ 30%	3,193 SQFT
PROPOSED HOUSE	1,767 SQFT
PROPOSED DRIVEWAY (1,145 SQFT)	PERVIOUS
PROPOSED PORCHES	646 SQFT
PROPOSED HVAC	50 SQFT
PROPOSED STAIRS	132 SQFT
PROPOSED POOL	373 SQFT
PROPOSED POOL DECKING (272 SQFT)	PERVIOUS

TOTAL COVERAGE	2,968 SQFT
TOTAL COVERAGE %	27.8%

TOTAL COVERAGE W/ DRIVEWAY & POOL DECK	4,385 SQFT OR 41.2%
VEGETATION RATIO (UNDISTURBED)	58.8%

ATLANTIC AVENUE 50' R/W

W-W TO STA. 17

85.01'

68.02'

LOT 23-19
 #1741 ATLANTIC AVE.
 TMS# 523-12-00-021
 LOT 27
 10642 Sq. Feet
 0.244 Acres

25' FRONT SETBACK

MEETS THE STANDARD PREVIOUSLY 9"

20'-0"

REQUESTING 4'-2" OF RELIEF PREVIOUSLY 4'-11"

REQUESTING 4'-0" OF RELIEF PREVIOUSLY 4'-9"

MEETS THE STANDARD PREVIOUSLY 6"

MEETS THE STANDARD PREVIOUSLY 3"

LOT 26
 TMS# 523-12-00-023
 ELEVATED BLOCK FOUNDATION
 #1749 ATLANTIC STREET

LOT 26
 15042 Sq. Feet
 0.345 Acres

BEACH ACCESS

CAR #1 5' SIDE SETBACK

CAR #2 5' SIDE SETBACK

N09°16'51"W 153.40'

18'-0"

18'-3"

25' REAR SETBACK

N79°50'36"E 41.14'

N79°56'13"E 69.94'

5.9
 5.7
 7.4

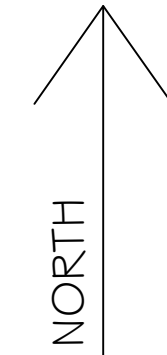
6.1
 6.9
 6.6

6.5
 6.8

PERVIOUS PAVERS

6.7

TREE TO BE REMOVED

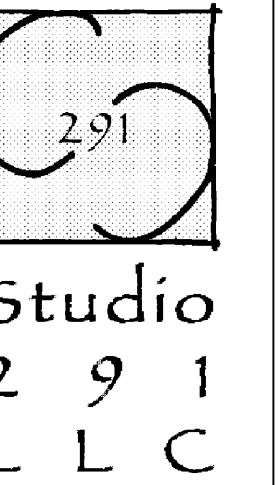


LOT 15
 ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

DATE: _____



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 Charleston, South Carolina 29492
 P. (843) 819-8947

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Project
 New Residence
 1743 Atlantic Ave., Sullivan's Island, SC

Sheet Title
 SITE PLAN - SECOND FLOOR

D. P. in Charge

J. ADRIAN

Job Captain

J. ADRIAN

Drawn By

JAA

Date Drawn

1/20/25

Issued for Pricing

XXXX

Issued for Permit

XXXX

Revisions

No. _____ Date _____

No. _____ Date _____

No. _____ Date _____

No. _____ Date _____

No. _____ Date _____

No. _____ Date _____

Issue Date XXXX

Project Number

24-291-914

Sheet 2 of 15

C2.1

1 SITE PLAN - SECOND FLOOR
 C2.1 SCALE: 1"=10'-0"

LOT 28



1721 ATLANTIC



1721 ATLANTIC



1717 ATLANTIC



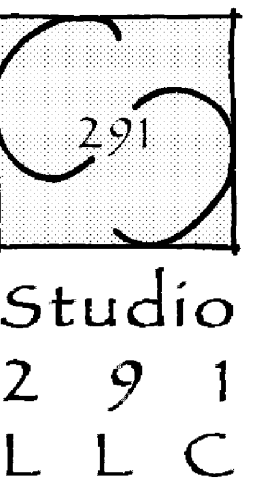
1749 ATLANTIC



SAND DUNES CLUB



1711 ATLANTIC



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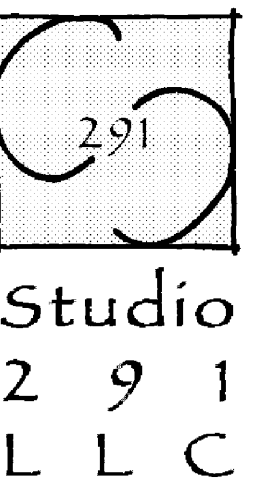
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Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC

Sheet Title
CONTEXT PHOTOS

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	1/20/25
Issued for Pricing	XXXX
Issued for Permit	XXX
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXX

Project Number
24-291-911
Sheet 7 of 15
C3



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Charleston, South Carolina 29492
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1749 ATLANTIC



1743 ATLANTIC



1727 ATLANTIC

SAND DUNES

Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC

Sheet Title

CONTEXT ELEVATIONS

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXXX
Issued for Permit
XXX

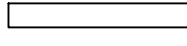
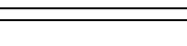




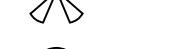
















Revisions
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____

Issue Date XXX

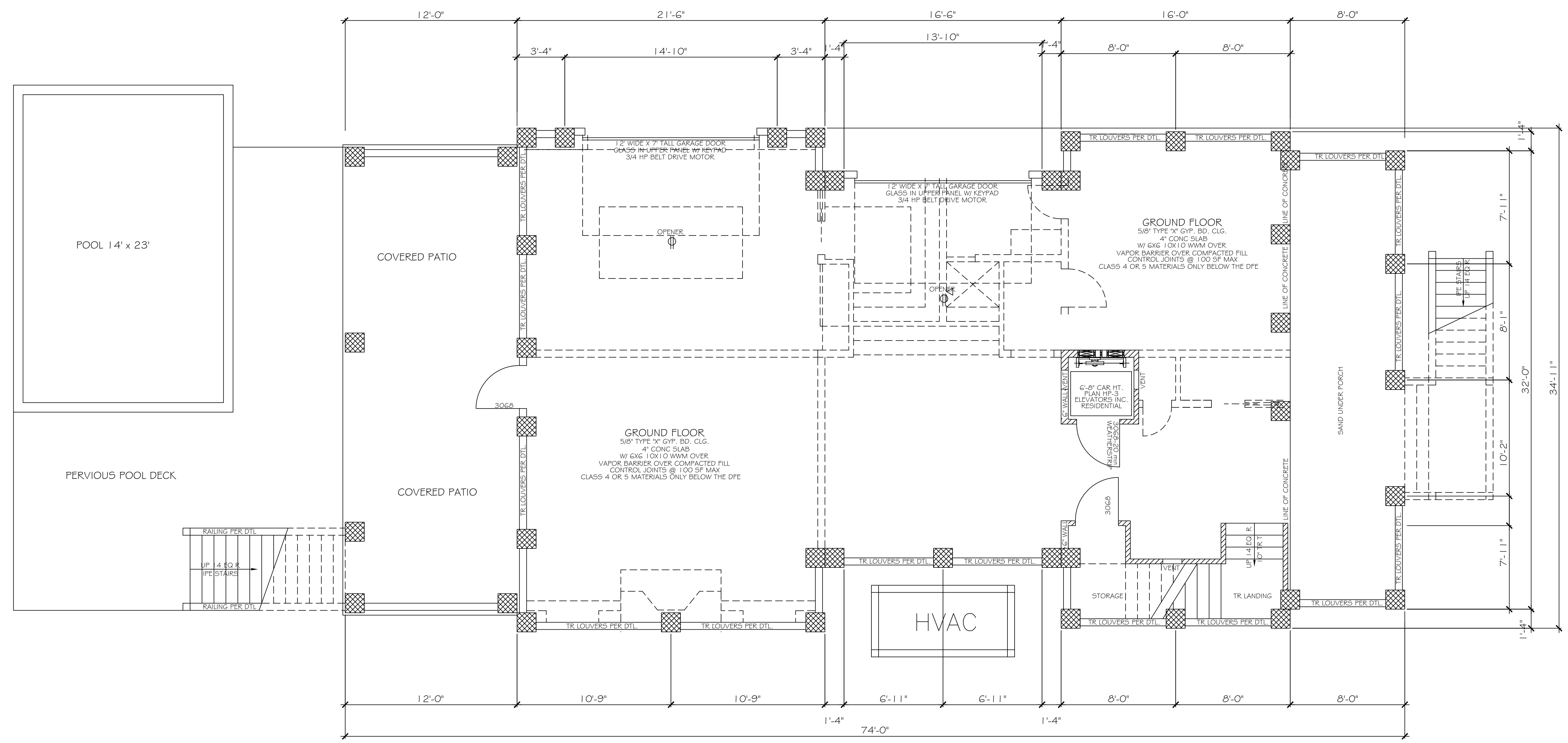
Project Number
24-291-911

Sheet 7 of 15
C4

LIGHTING / ELECTRICAL LEGEND:

-  4' DOUBLE TUBE FLUORESCENT FIXTURE
-  8' SINGLE TUBE FLUORESCENT FIXTURE
-  5' RECESSED INCANDESCENT DOWNLIGHTING
-  WALL MOUNTED FIXTURE
-  CEILING MOUNTED FIXTURE
-  WALL SCONCE / GAS LIGHT
-  CEILING MOUNTED FAN
-  PENDANT / CEILING MOUNTED FIXTURE
-  EXHAUST VENT, 100 CFM MIN.
-  SMALL PENDANT
-  DUPLEX OUTLET
-  GROUNDED DUPLEX OUTLET
-  FLOOR OUTLET - OWNER TO LOCATE
-  WEATHER PROOF OUTLET
-  MOTION SENSOR FLOOD
-  MULTI-MEDIA LOCATION (CABLE, SATELLITE, PHONE & DATA)
-  TV, CABLE LOCATION
-  PHONE OUTLET
-  DATA JACK
-  SINGLE PHASE SWITCH
-  THREE WAY SWITCH
-  DIMMER SWITCH
-  SMOKE DETECTOR

ALL ELECTRICAL MUST BE LOCATED ABOVE THE DFE

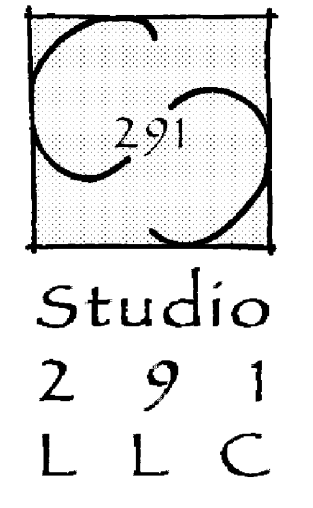


DRB RELIEF NOTE:
 FINAL APPROVAL WAS GRANTED BY THE DRB ON 7/17/24 AND INCLUDED:
 INCREASE IN PRINCIPAL BUILDING AREA OF 394 SQFT OR 12.7%
 INCREASE IN PRINCIPAL BUILDING COVERAGE OF 293 SQFT OR 15.0%
 2ND STORY SIDE FACADE SETBACK RELIEF OF 4'-6" ALONG THE LEFT & RIGHT SIDES

1
 AO GROUND FLOOR PLAN W/ ELECTRICAL
 SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
 CONTRACTORS SIGNATURE: _____
 DATE: _____



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 Suite G-174
 Charleston, South Carolina 29492
 P. (843) 819-8947

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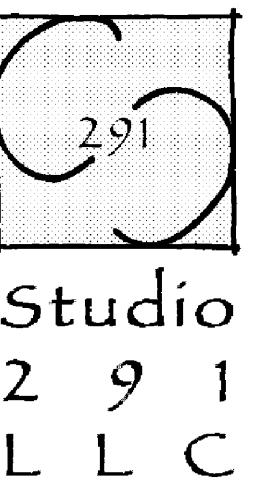
Project
 New Residence
 1743 Atlantic Ave., Sullivan's Island SC
 Sheet Title
 GROUND FLOOR PLAN

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 2/23/25
 Issued for Pricing
 XXX
 Issued for Permit
 XXXX

Revisions
 No. _____ Date _____
 No. _____ Date _____
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 No. _____ Date _____
 No. _____ Date _____

Issue Date XXX

Project Number
 24-291-914
 Sheet 4 of 17
 AO



295 Seven Farms Drive
Suite G-174
Charleston, South Carolina 29492
P. (843) 819-8947

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legal action.

FIRST FLOOR	1,767 SQFT	
SECOND FLOOR	1,522 SQFT	
TOTAL AREA	3,289 SQFT	



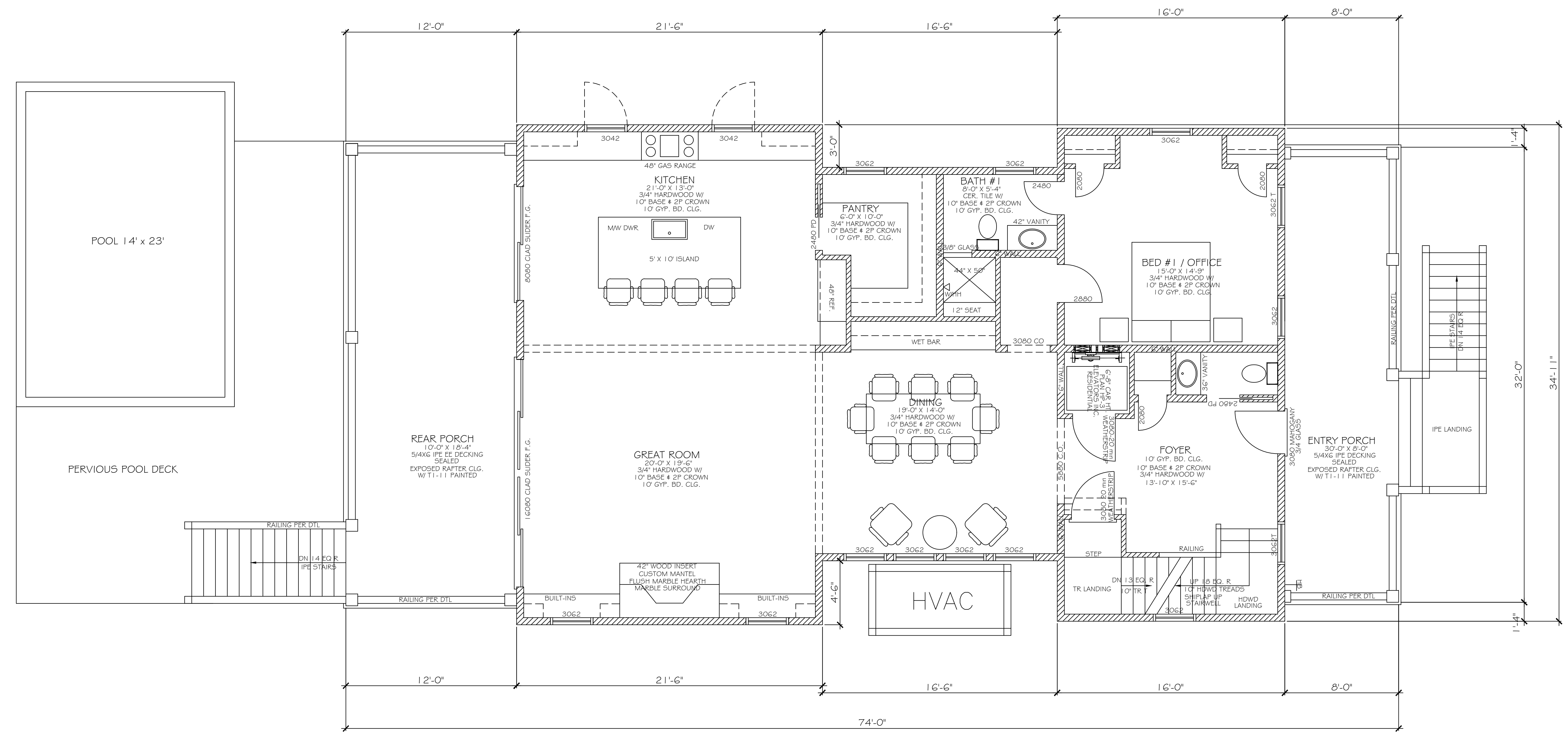
Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC
Sheet Title
FIRST FLOOR PLAN

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXX
Issued for Permit
XXX

Revisions
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____

Issue Date XXX

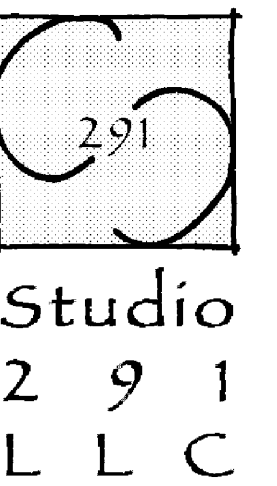
Project Number
24-291-914
Sheet 5 of 17
A1



ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
CONTRACTORS SIGNATURE: _____
DATE: _____

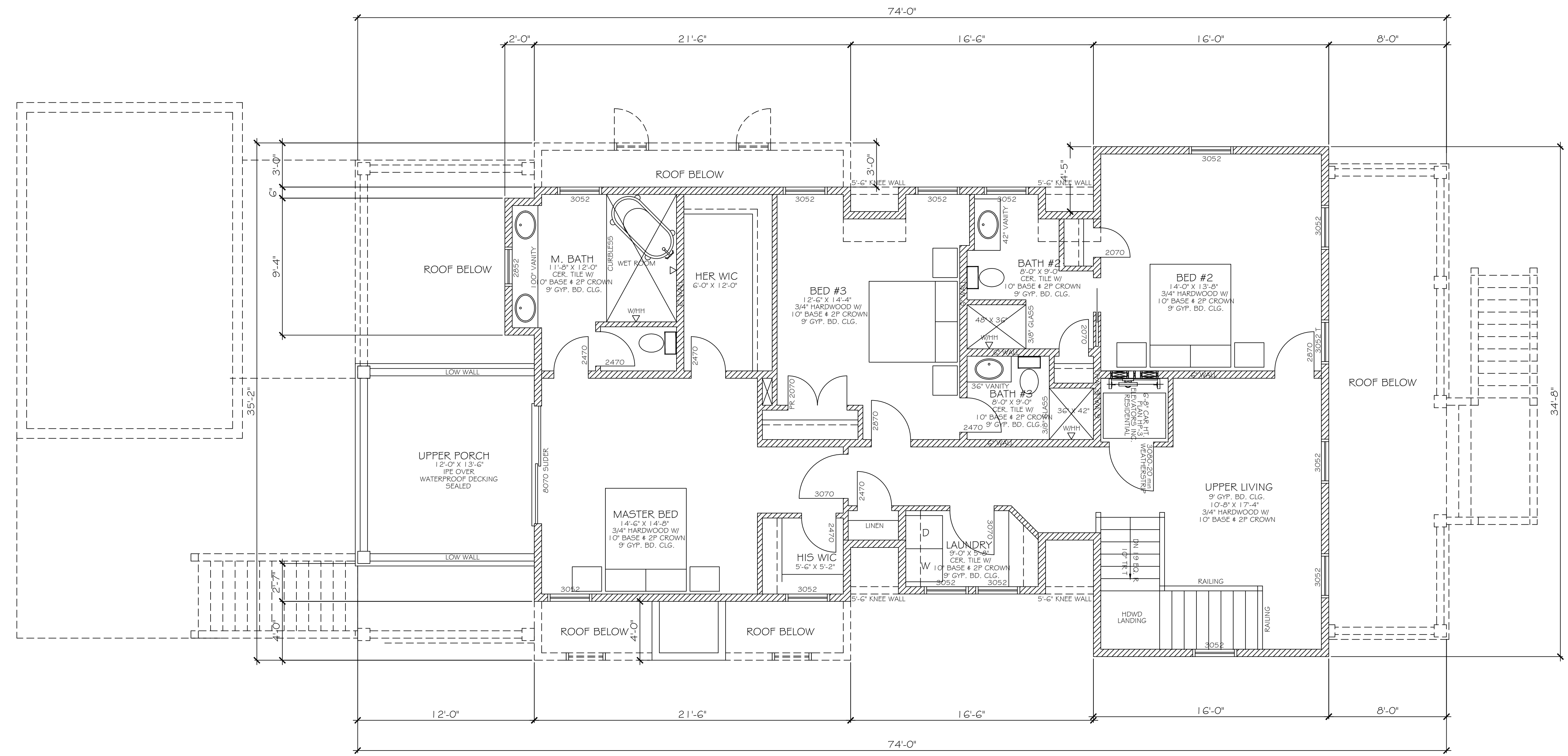
1 FIRST FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



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 Charleston, South Carolina 29492
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 any infringement will be subject to
 legal action.

FIRST FLOOR	1,767 SQFT
SECOND FLOOR	1,522 SQFT
TOTAL AREA	3,289 SQFT



Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC
 Sheet Title
SECOND FLOOR PLAN

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 2/23/25
 Issued for Pricing
 XXXX
 Issued for Permit
 XXX

Revisions

No.	Date	
No.	Date	
No.	Date	
No.	Date	
No.	Date	
No.	Date	
No.	Date	
No.	Date	

Issue Date XXX

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
 CONTRACTORS SIGNATURE: _____
 DATE: _____

Project Number
24-291-914
 Sheet 6 of 17
A2



1 PREVIOUS FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0"

NOTE: FOUNDATION LOUVERS/SLATS WILL
HAVE A MIN. 1/2" GAP BETWEEN BOARDS

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
CONTRACTORS SIGNATURE: _____
DATE: _____

Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC
Sheet Title
FRONT ELEVATION

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXXX
Issued for Permit
XXX
Revisions
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
Issue Date XXX

Project Number
24-291-914
Sheet 7 of 17
A3



1 PREVIOUS RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: FOUNDATION LOUVERS/SLATS WILL
 HAVE A MIN. 1/2" GAP BETWEEN BOARDS



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC
 Sheet Title
RIGHT SIDE ELEVATION

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 2/23/25
 Issued for Pricing
 XXXX
 Issued for Permit
 XXX

Revisions	No.	Date

Issue Date XXX

Project Number
24-291-914
 Sheet 8 of 17
A4



1 PREVIOUS LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

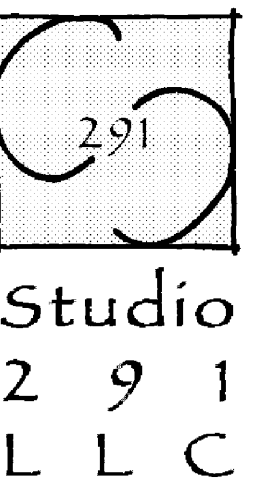


2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXXX
Issued for Permit
XXX

Revisions	No.	Date
	No.	Date
	No.	Date
	No.	Date
	No.	Date
	No.	Date
	No.	Date
	No.	Date
	No.	Date

Issue Date XXX



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 Suite G-174
 Charleston, South Carolina 29492
 P. (843) 819-8947

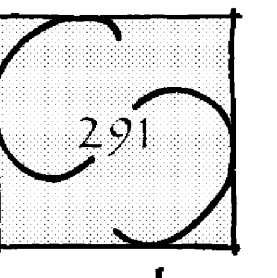
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Project
New Residence
 1743 Atlantic Ave., Sullivan's Island SC
 Sheet Title
REAR ELEVATION

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 2/23/25
 Issued for Pricing
 XXXX
 Issued for Permit
 XXX
 Revisions
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 Issue Date XXX

Project Number
 24-291-914
 Sheet 10 of 17
 A6



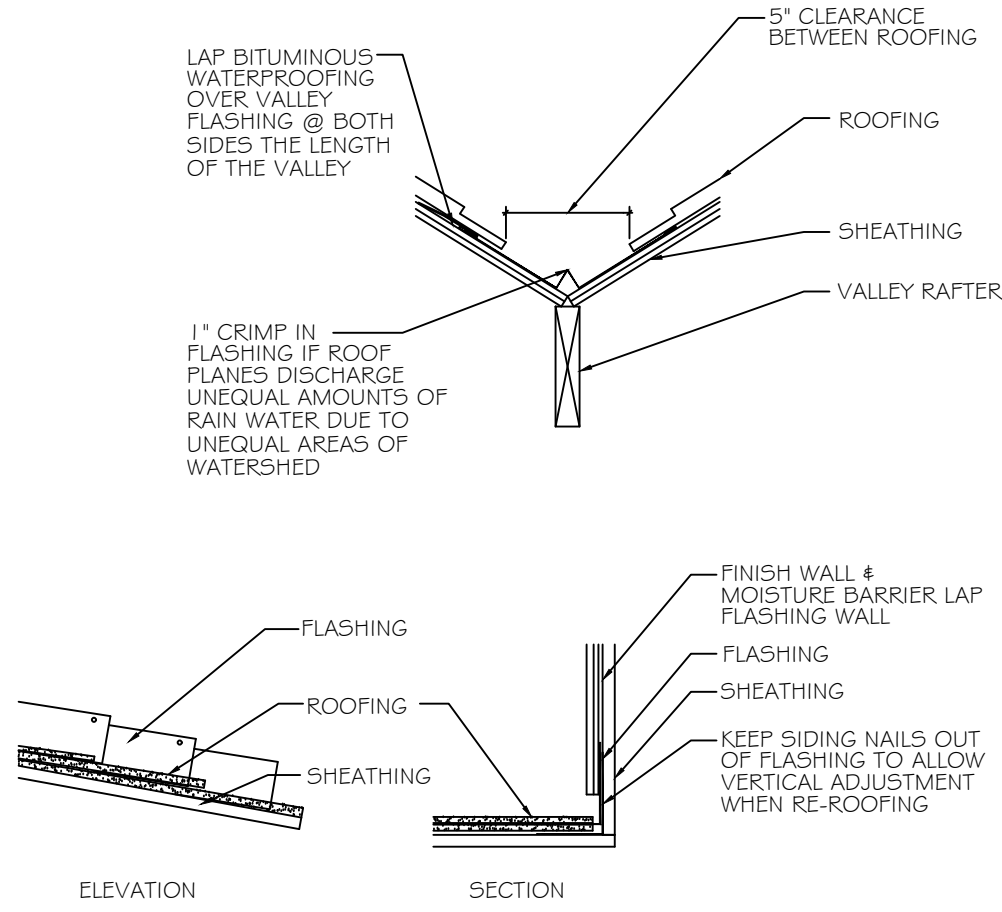


Studio
291
LLC

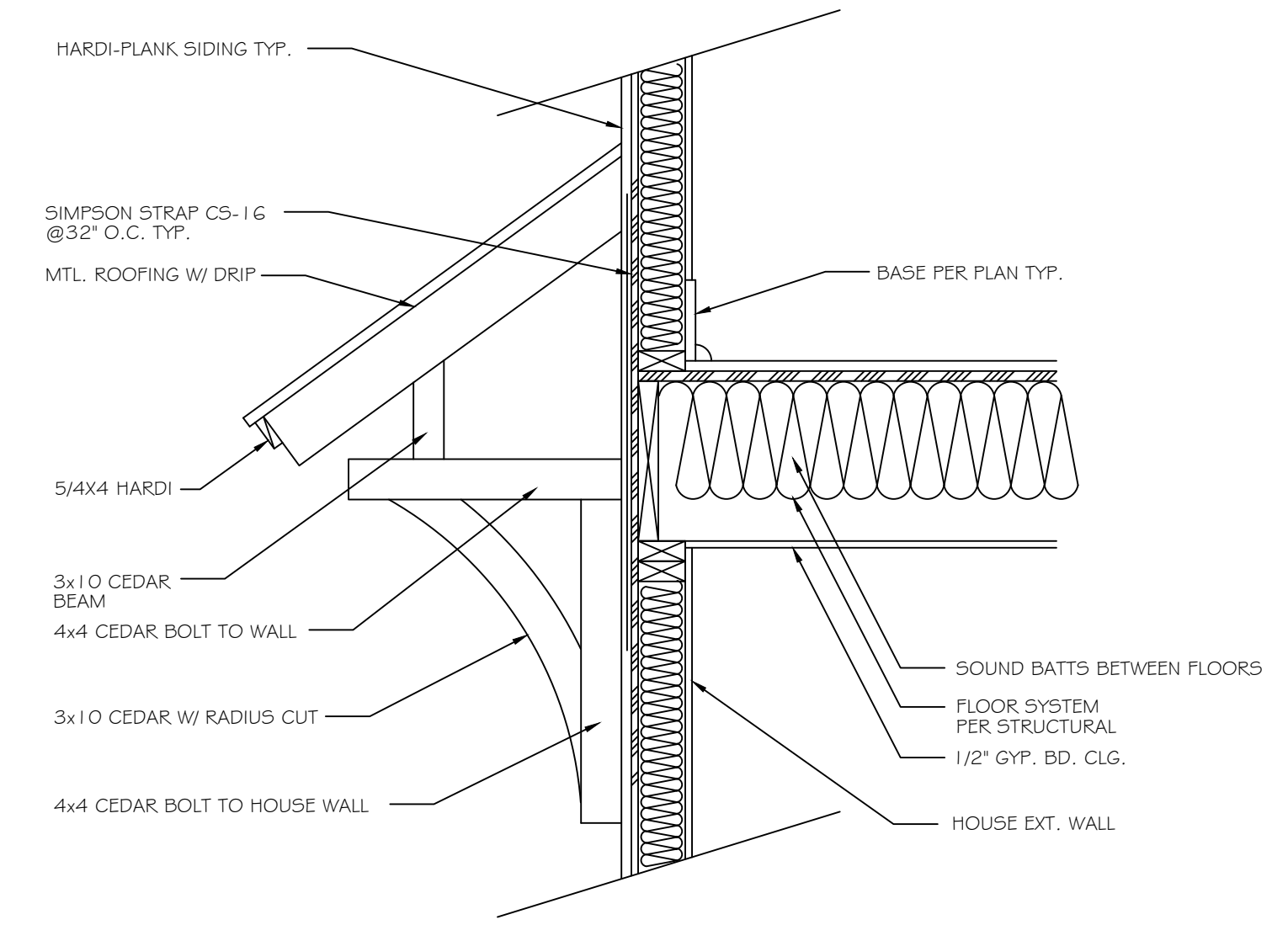
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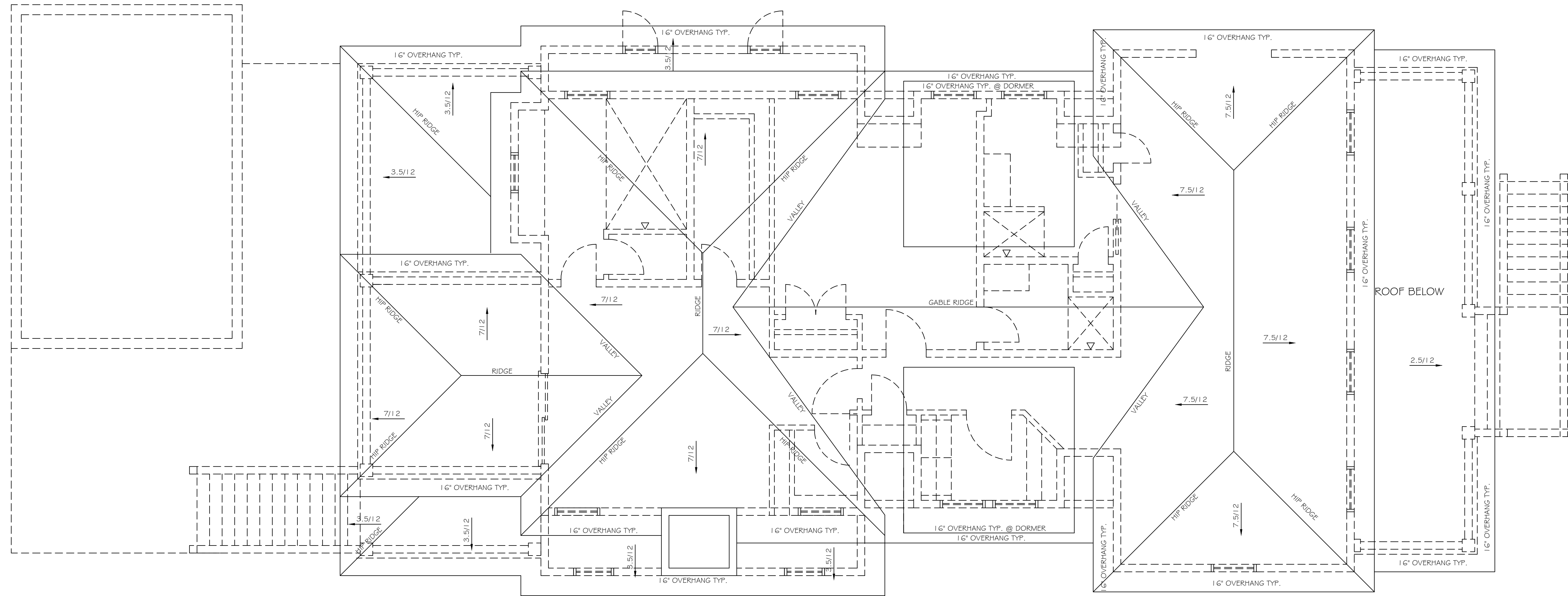
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2 TYPICAL ROOF FLASHING DETAILS
SCALE: N.T.S.



3 SECTION @ DECORATIVE SHED ROOF
SCALE: 1" = 1'-0"



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

DATE: _____

Project
New Residence
1743 Atlantic Ave., Sullivan's Island SC

Sheet Title
ROOF PLAN

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
2/23/25
Issued for Pricing
XXXX
Issued for Permit
XXX

Revisions
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____

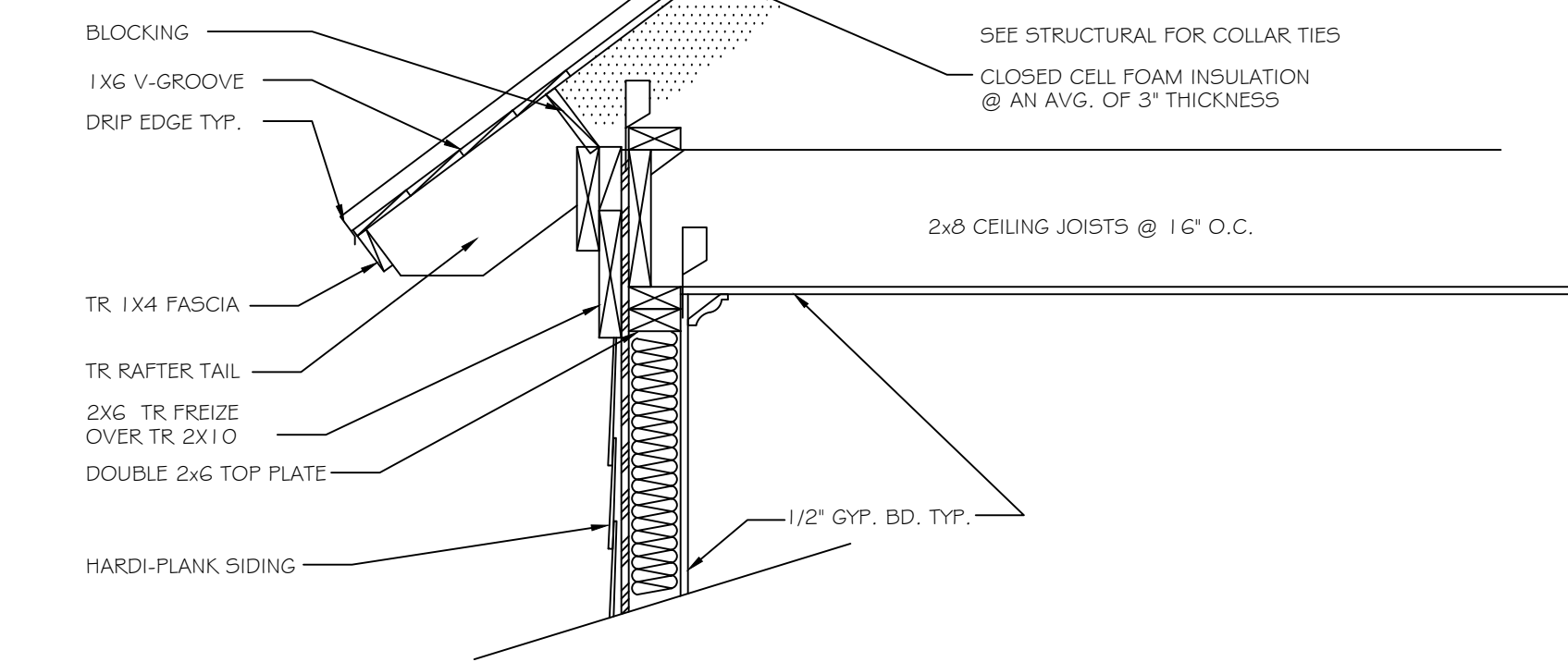
Issue Date XXX

Project Number
24-291-914

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A7

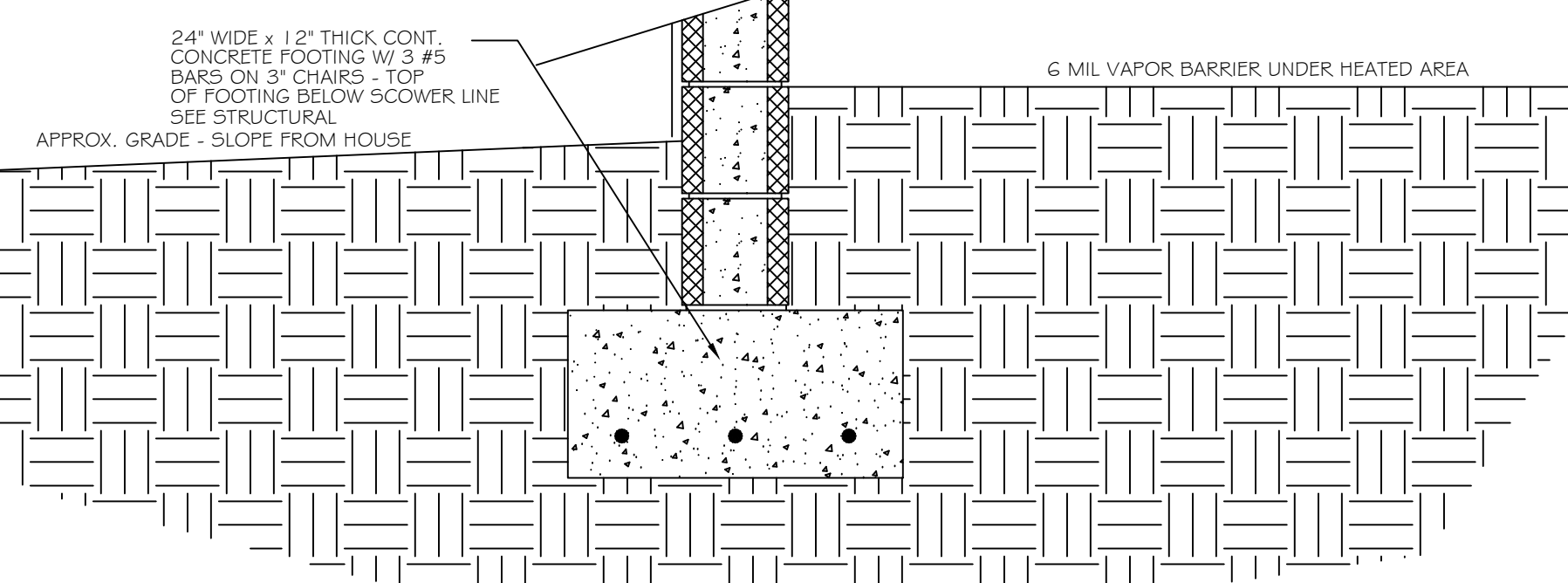
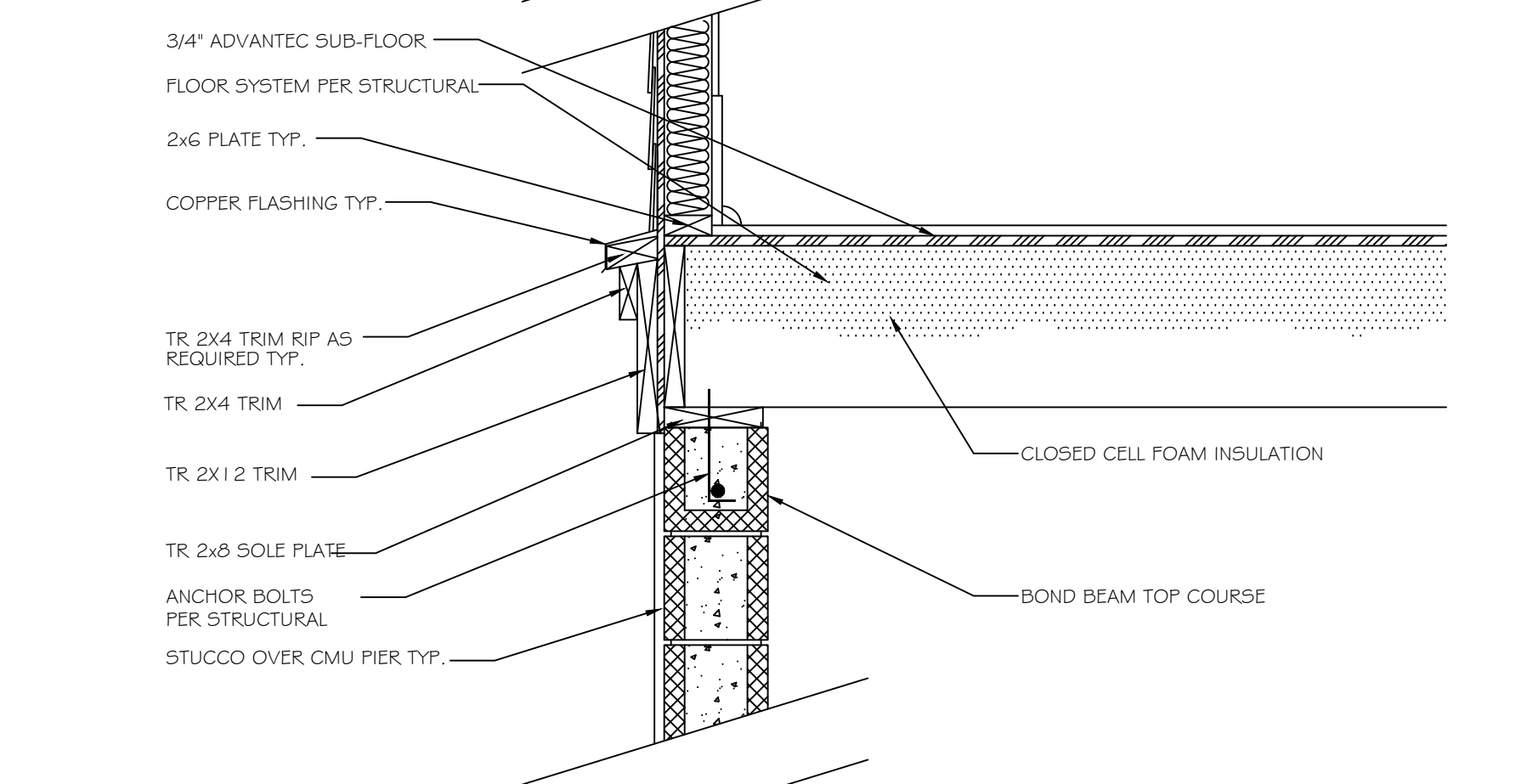
TYPICAL ROOF CONSTRUCTION

PREFINISHED STANDING SEAM METAL ROOFING 24 GA. W/ KYNAR 500
FINISH OVER ICE & WATER UNDERLAYMENT OVER 5/8" ROOF SHEATHING
OVER 2x8 RAFTERS @ 16" O.C. PER STRUCTURAL
DWGS. W/ SIMPSON HURRICANE CLIP EA. RAFTER
1'6" OVERHANG TYP.



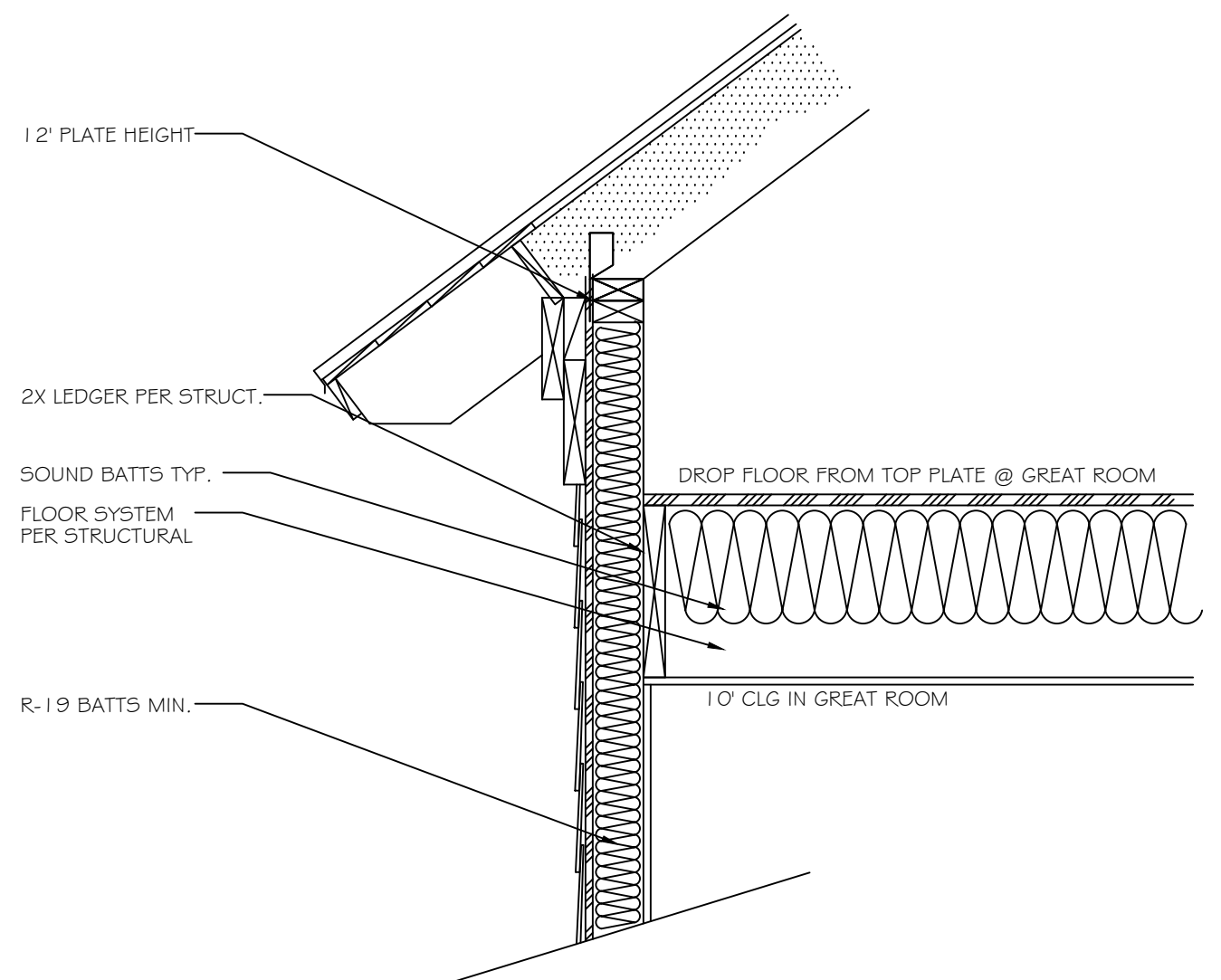
TYPICAL WALL CONSTRUCTION

2x6 STUDS (TR BELOW B.F.E.) @ 16" O.C. W/ 7/16" OSB
W/ HOUSE WRAP OR 30# FELT W/ HARDI-PLANK SIDING
FRAMED FROM FACTORY 1/2" GYP. BD. & R-19 BATTS
PROVIDE HURRICANE STRAPS PER STRUCTURAL DWGS.



SECTION @ GREAT ROOM CLG.

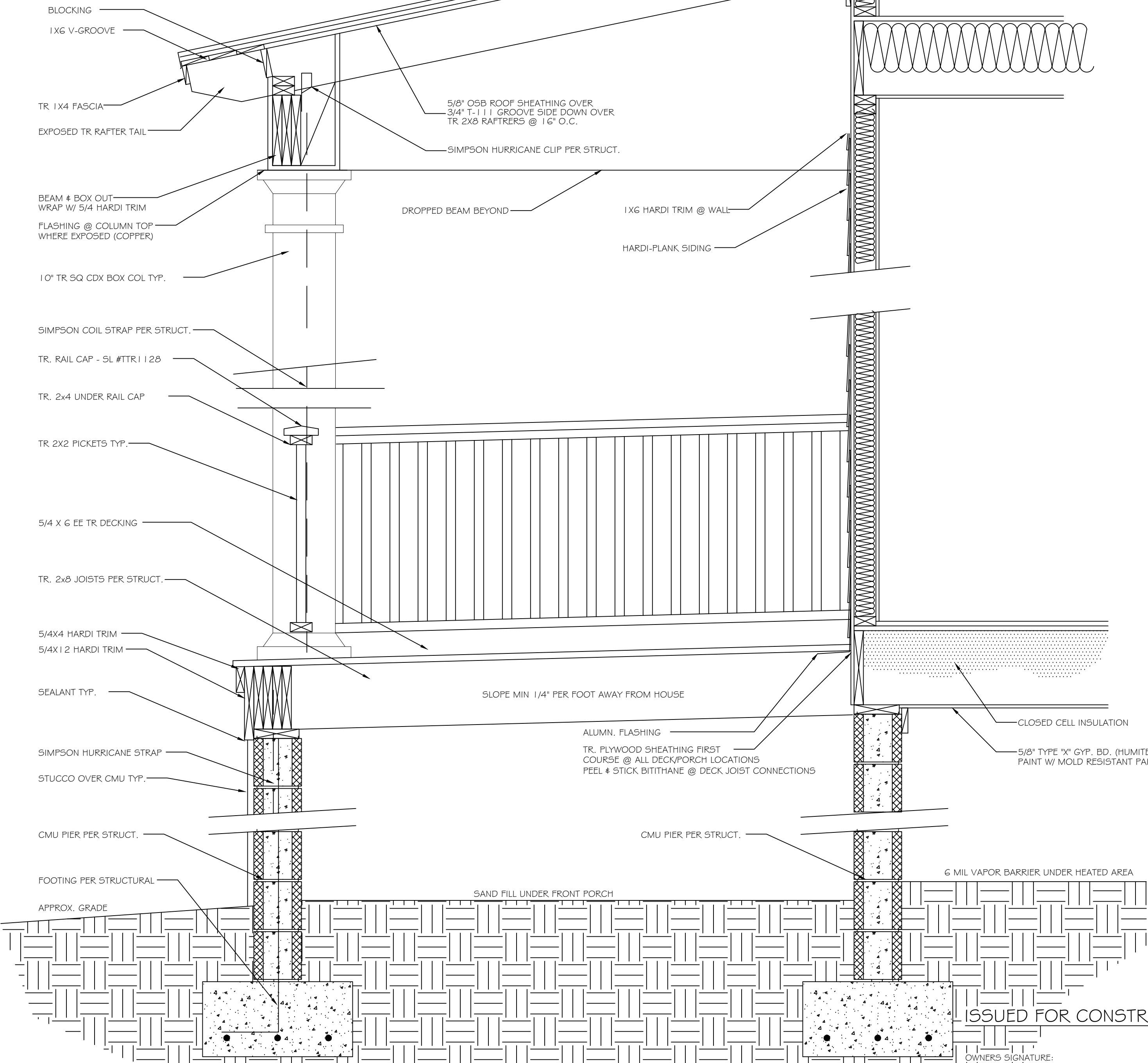
SCALE: 1" = 1'-0"



TYPICAL ROOF CONSTRUCTION

PREFINISHED 5V-CRIMP METAL ROOFING 26 GA. W/ KYNAR 500 FINISH
OVER ICE & WATER UNDERLAYMENT OVER 5/8" ROOF SHEATHING OVER
3x8 RAFTERS @ 16" O.C. PER STRUCTURAL
DWGS. W/ SIMPSON HURRICANE CLIP EA. RAFTER

NOTE: G.C. TO ENSURE PORCH ROOF DOES NOT TERMINATE ANY
CLOSER THAN 6" TO ANY WINDOW SILLS



1 TYPICAL WALL SECTION

SCALE: 1" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS

2 TYPICAL PORCH SECTION

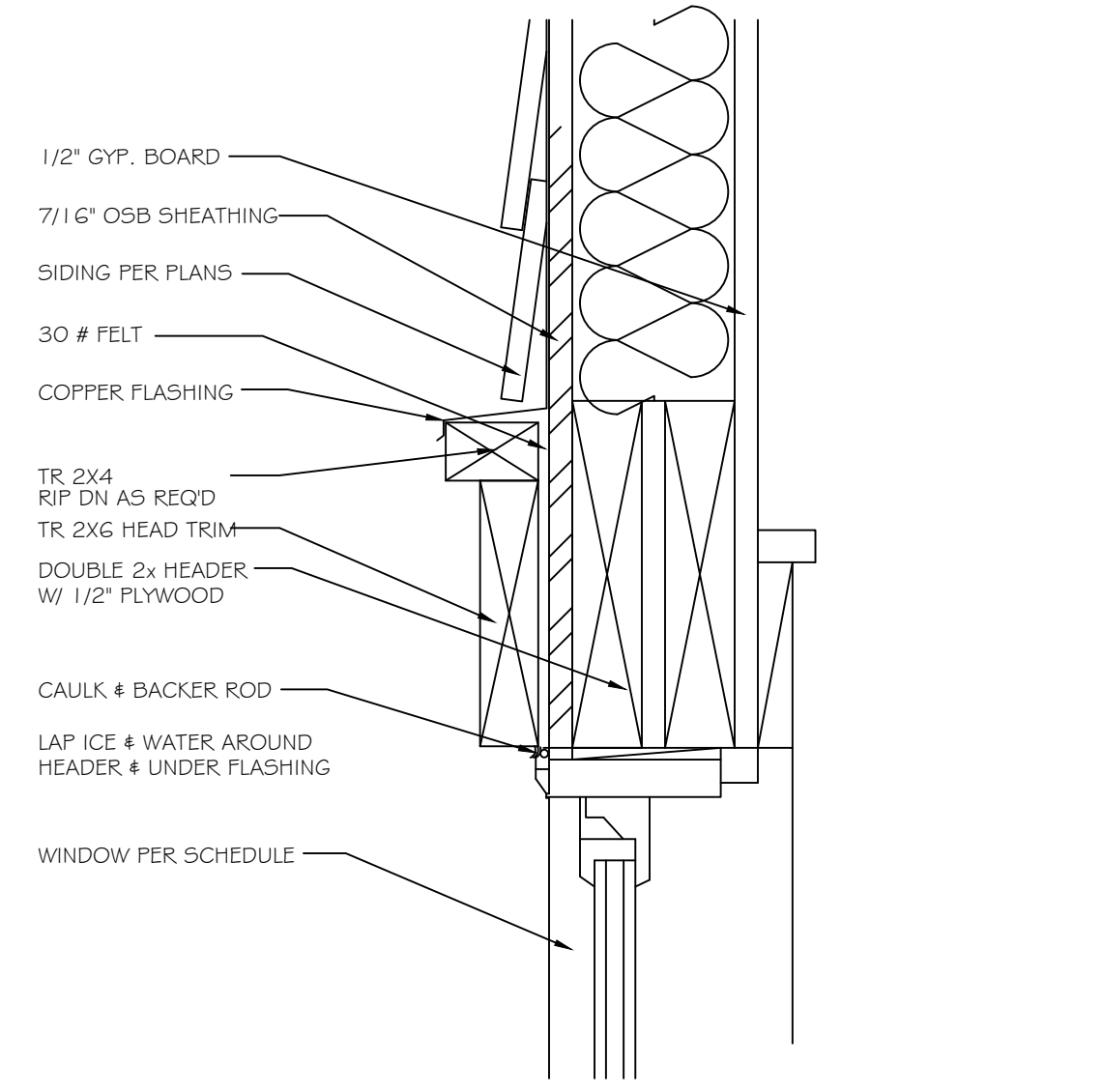
SCALE: 1" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS

ISSUED FOR CONSTRUCTION

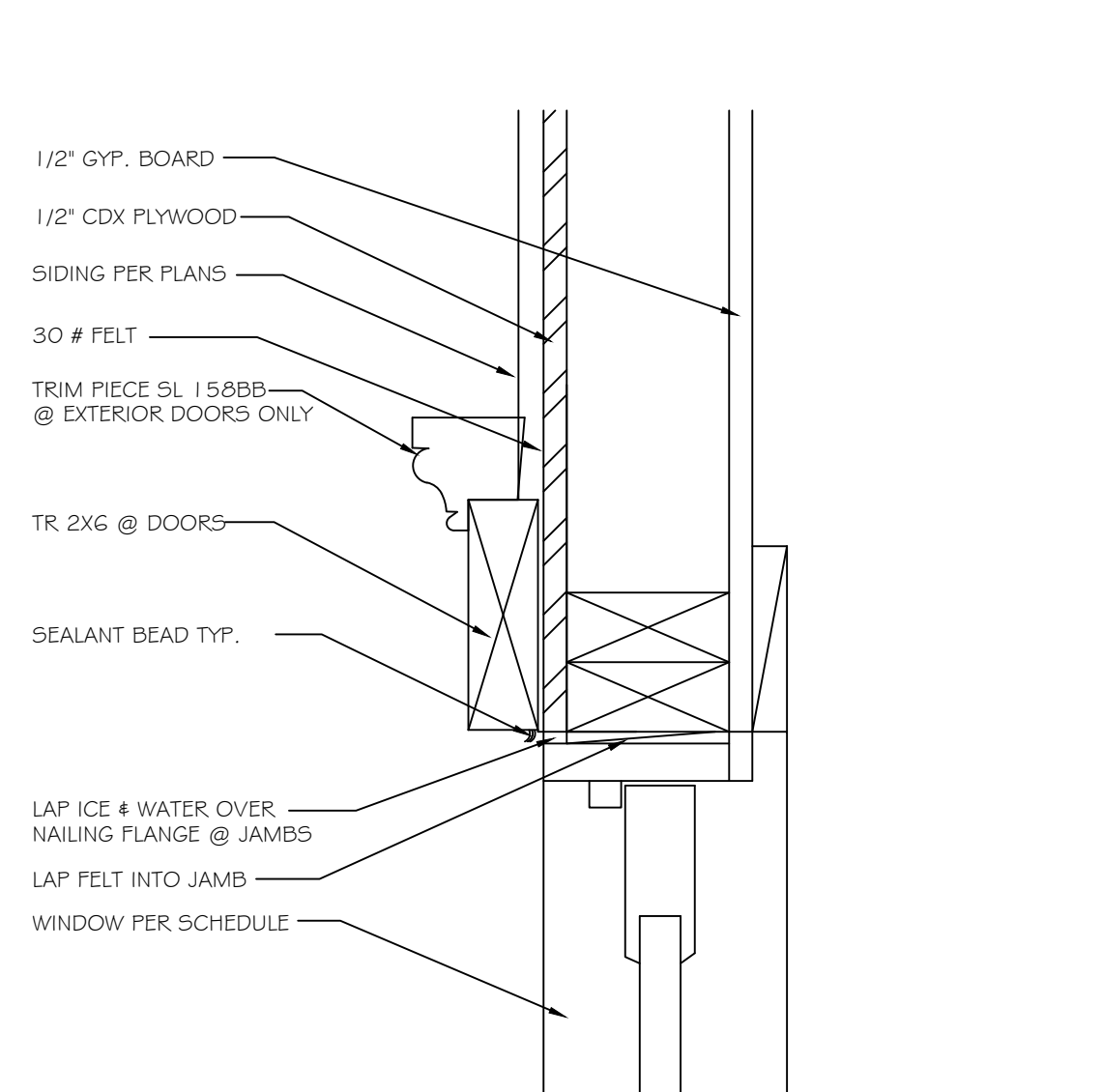
OWNERS SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

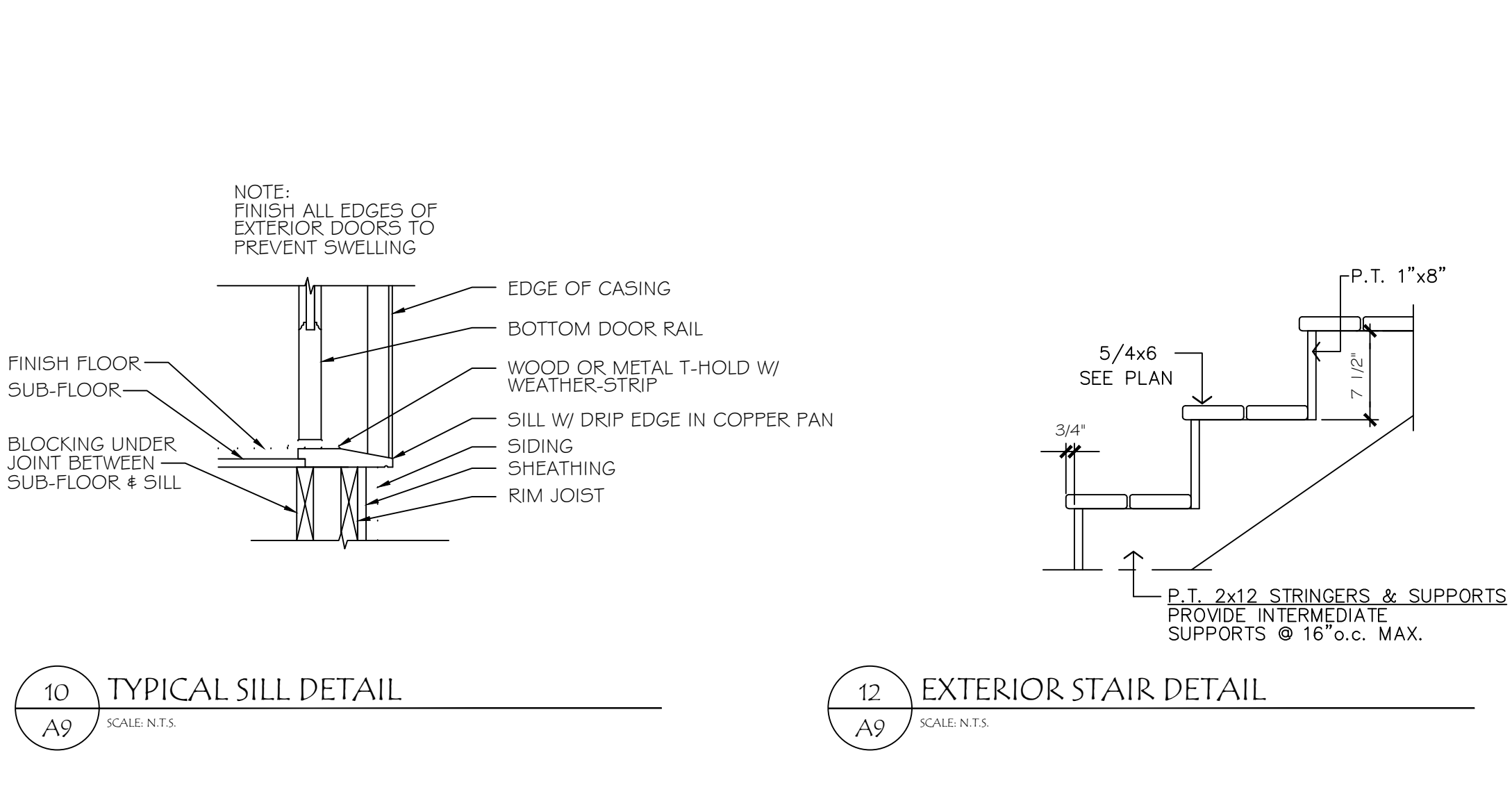
DATE: _____



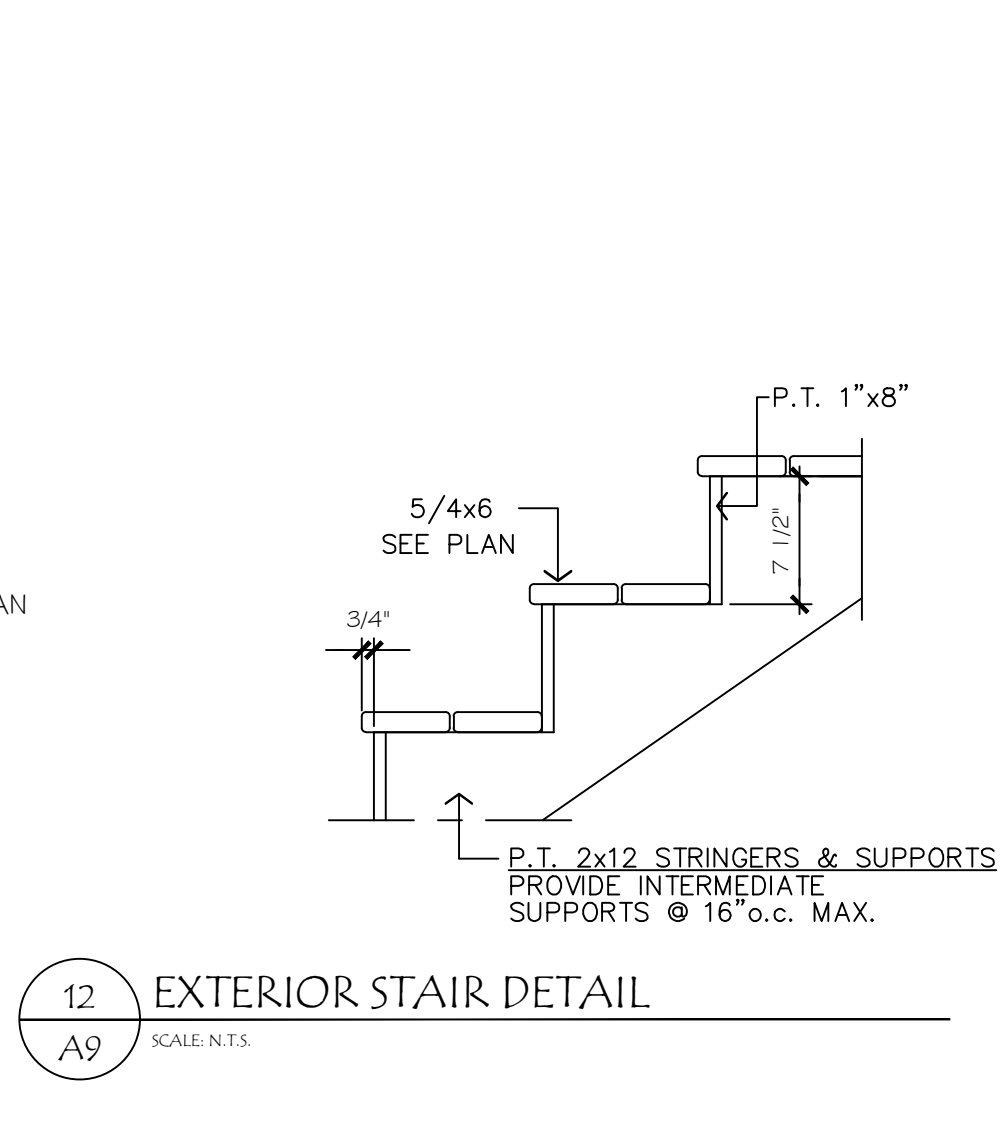
3 TYPICAL HEAD DETAIL
SCALE: 1/4" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS



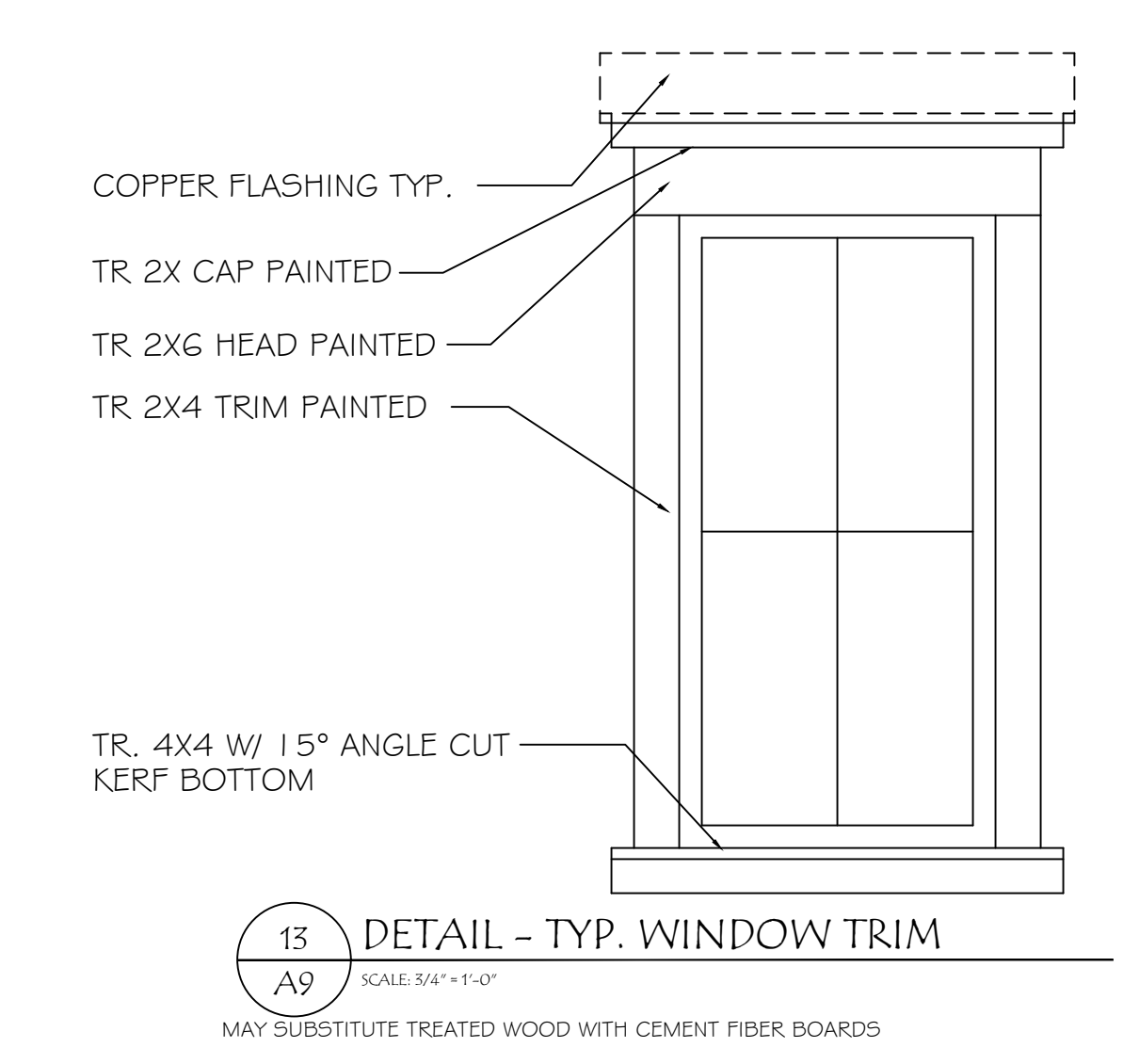
6 TYPICAL JAMB DETAIL @ EXT. DOORS
SCALE: 1/4" = 1'-0"



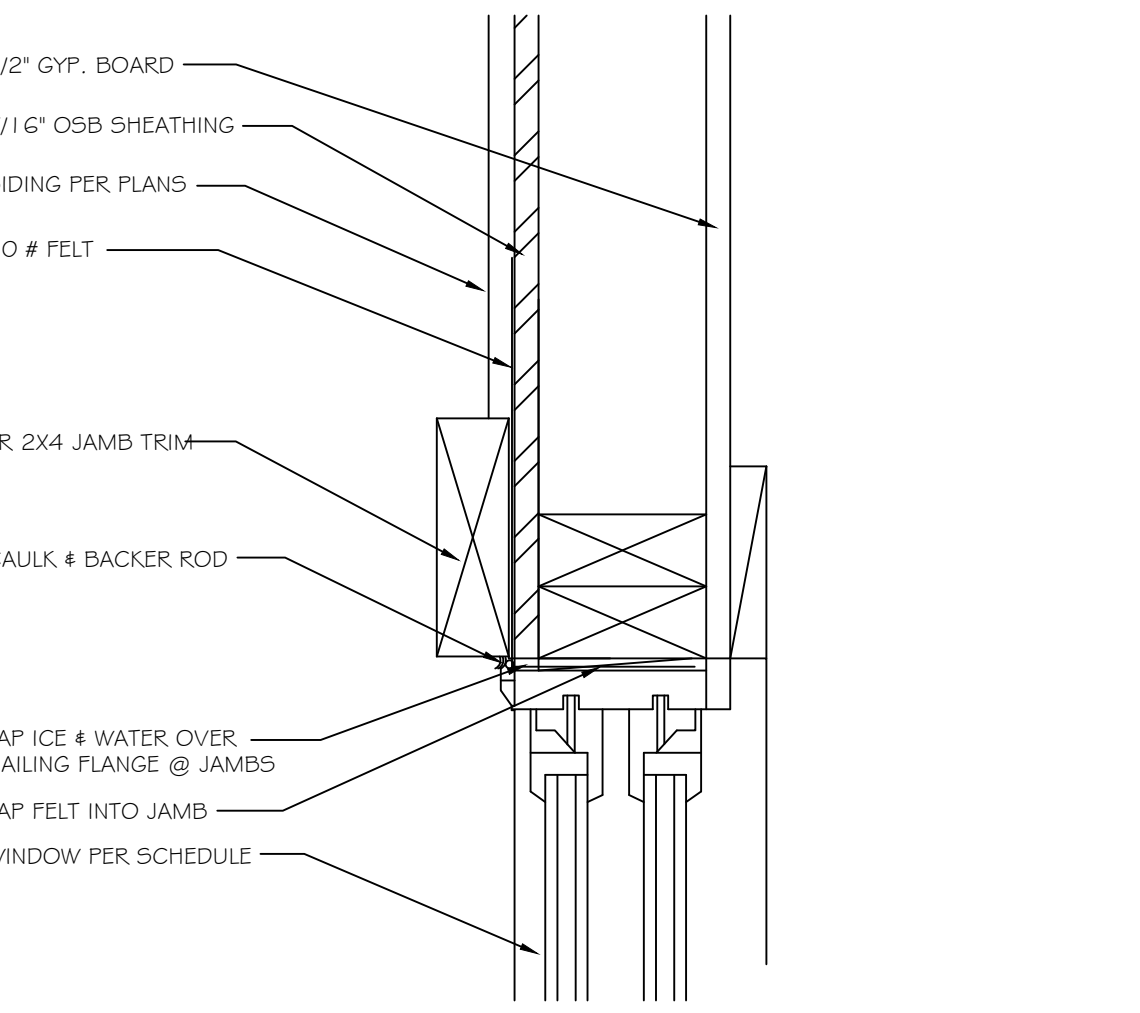
10 TYPICAL SILL DETAIL
SCALE: N.T.S.



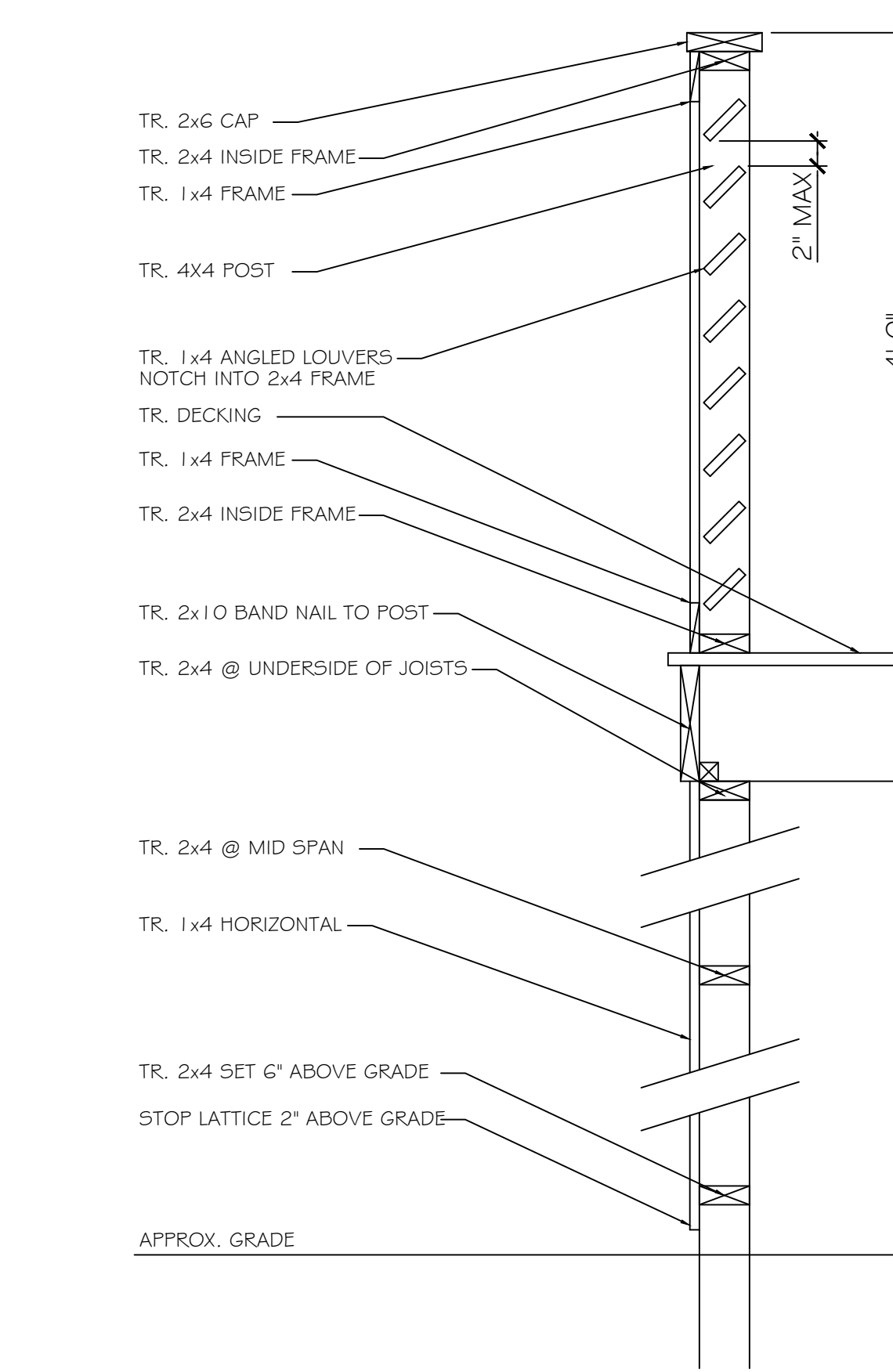
12 EXTERIOR STAIR DETAIL
SCALE: N.T.S.



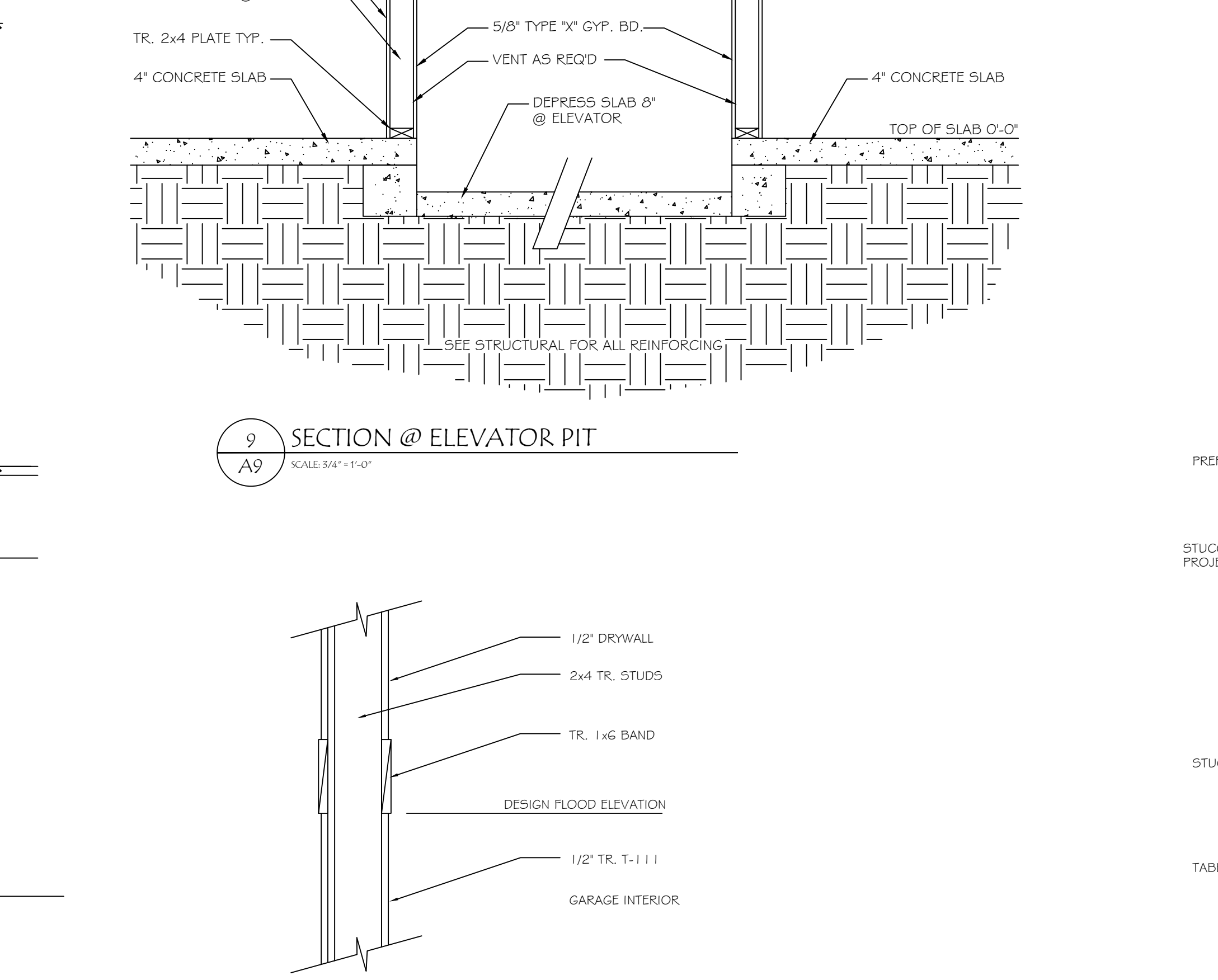
15 DETAIL - TYP. WINDOW TRIM
SCALE: 3/4" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS



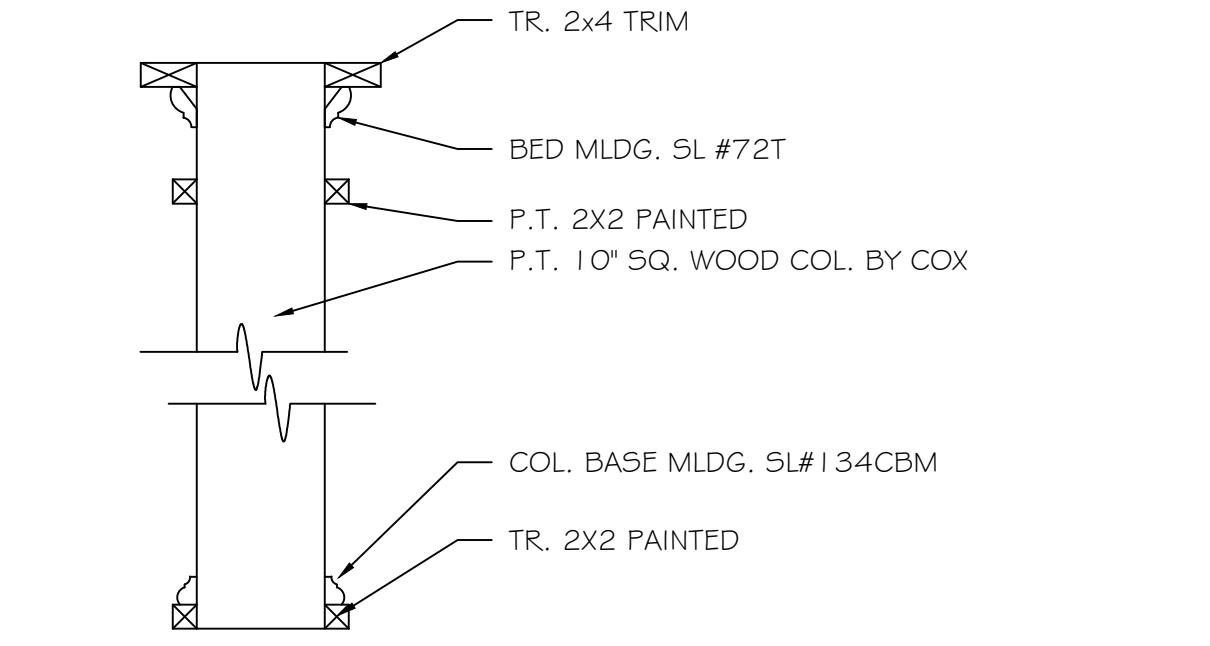
2 TYPICAL JAMB DETAIL
SCALE: 1/4" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS



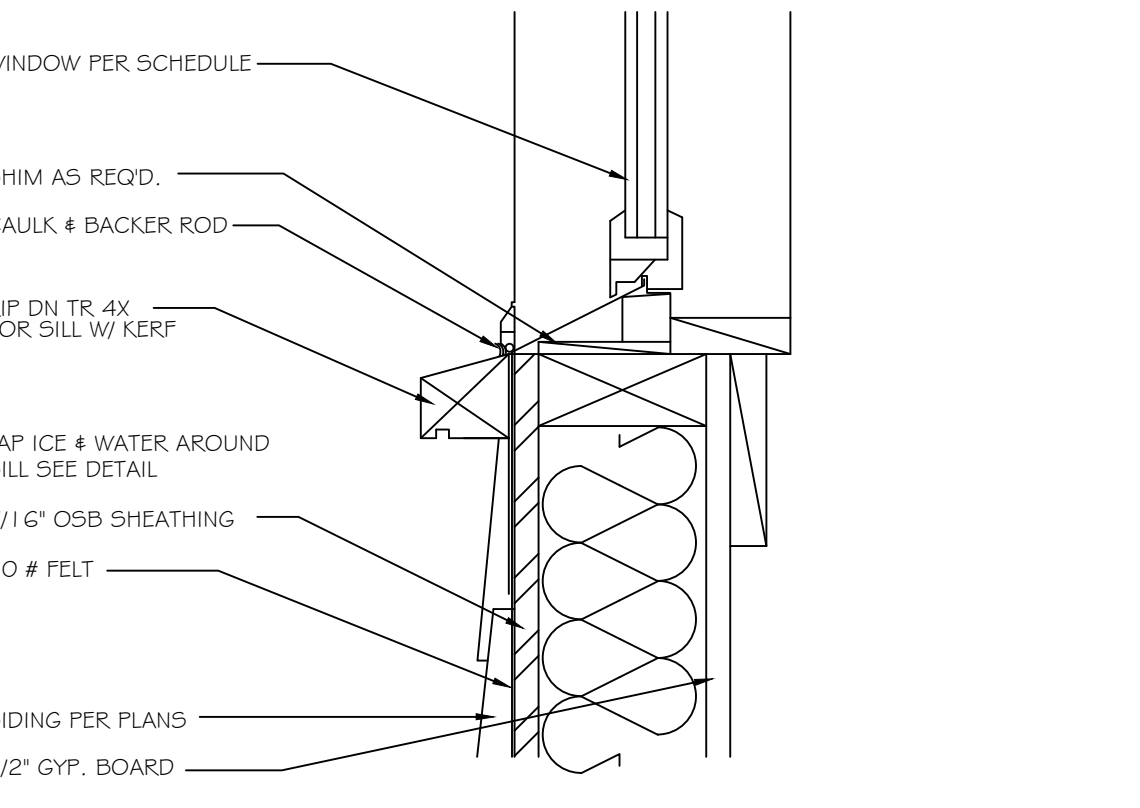
9 SECTION @ ELEVATOR PIT
SCALE: 3/4" = 1'-0"



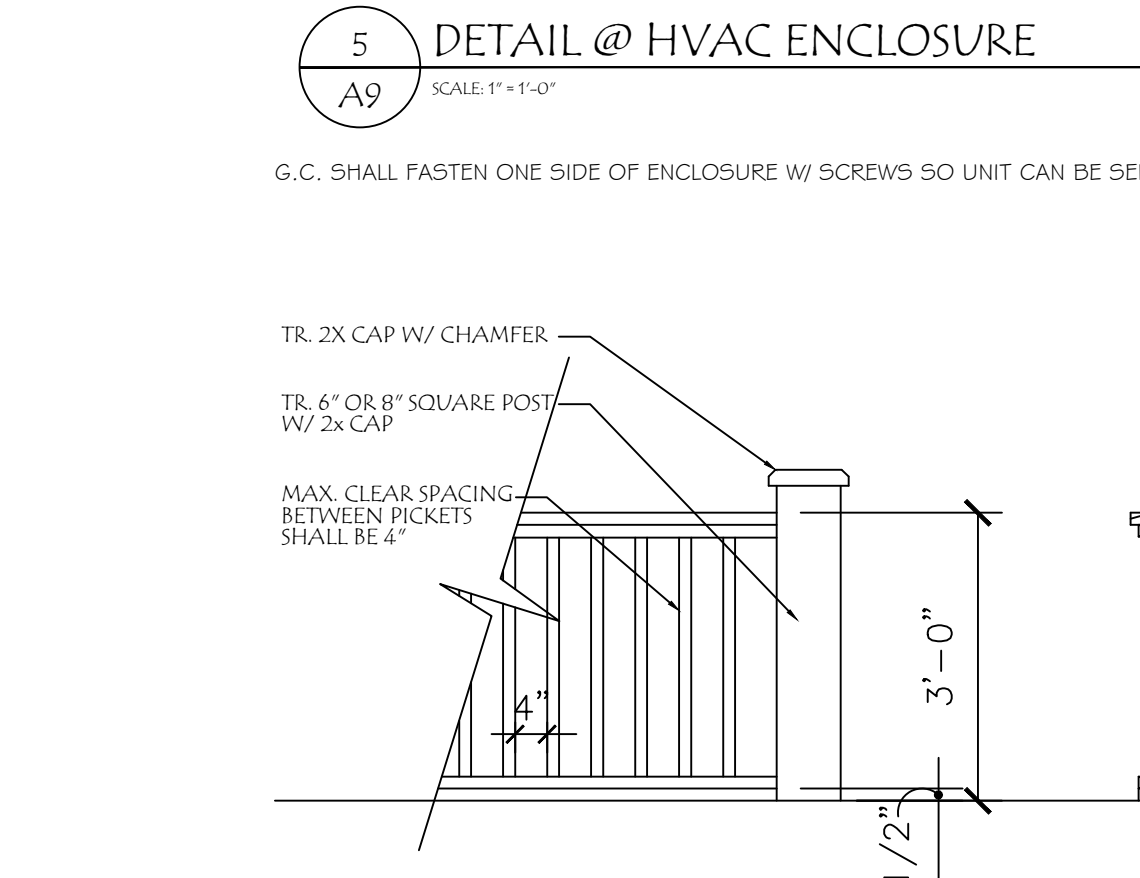
14 TYPICAL SQUARE COLUMN DETAIL
SCALE: 1/4" = 1'-0"



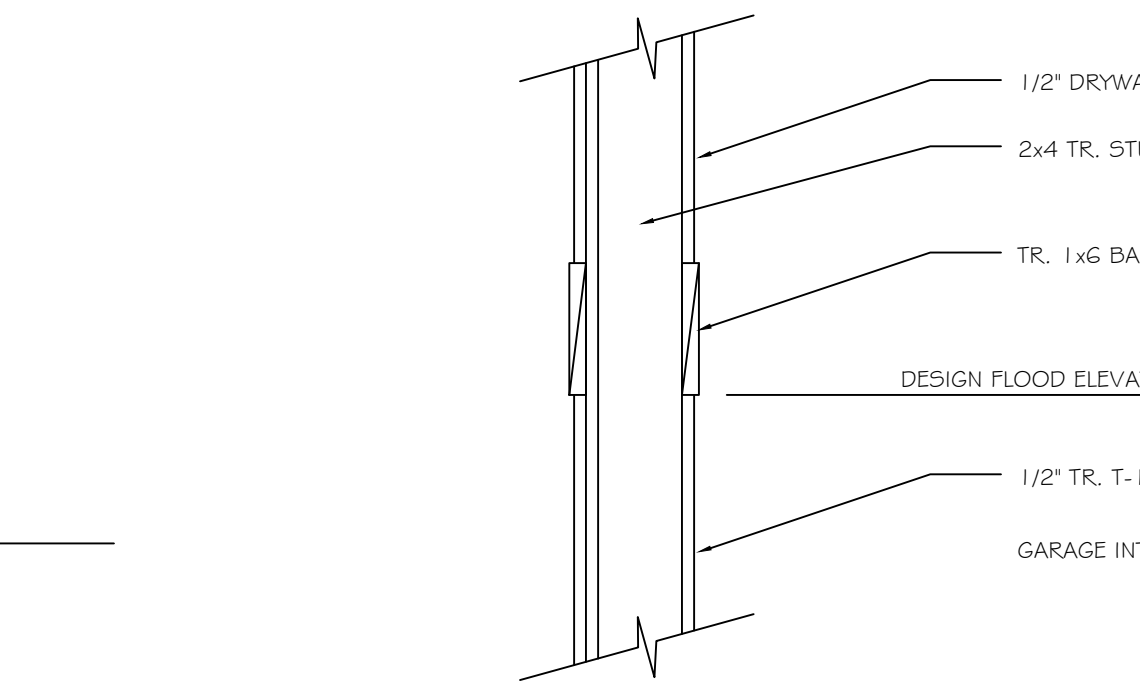
11 DETAIL - CHIMNEY CAP
SCALE: 1/4" = 1'-0"



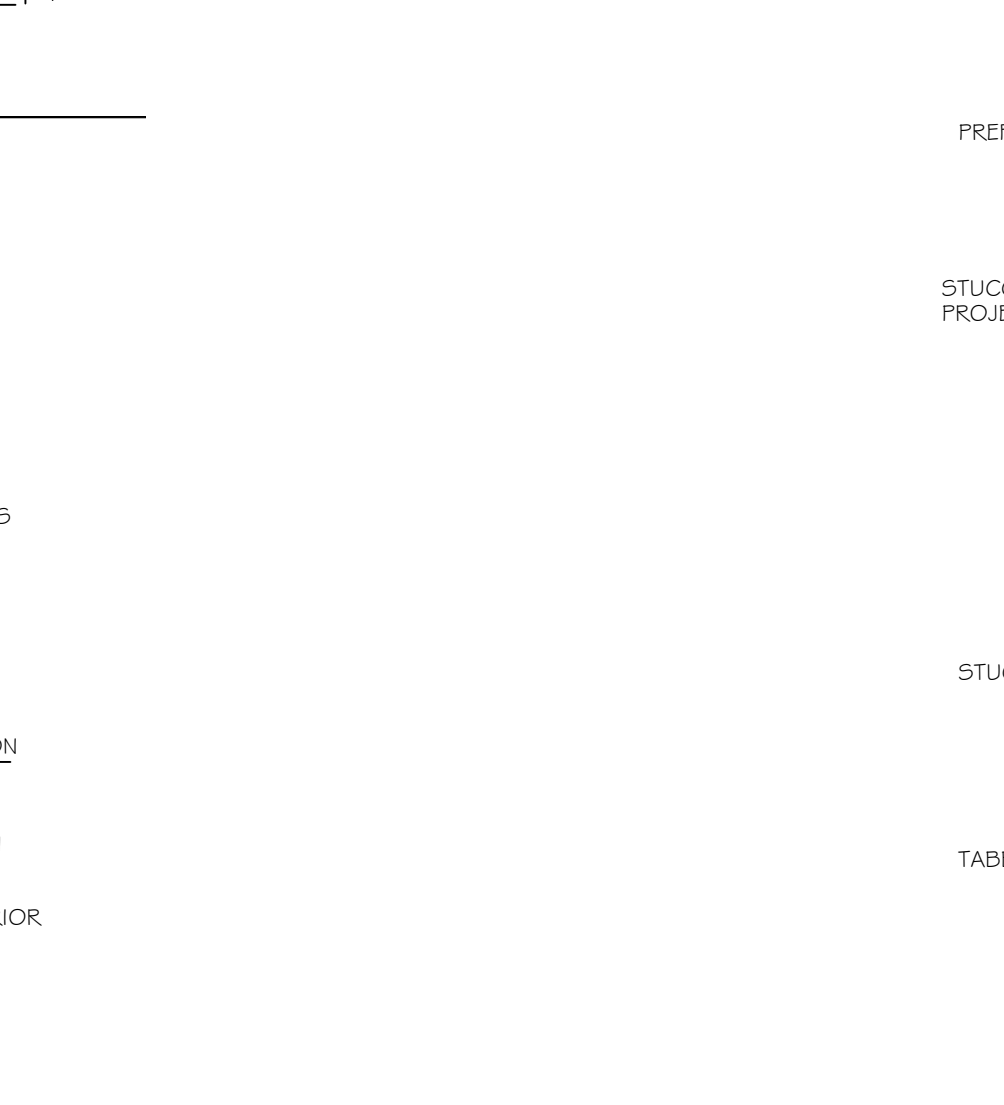
1 TYPICAL SILL DETAIL
SCALE: 1/4" = 1'-0"



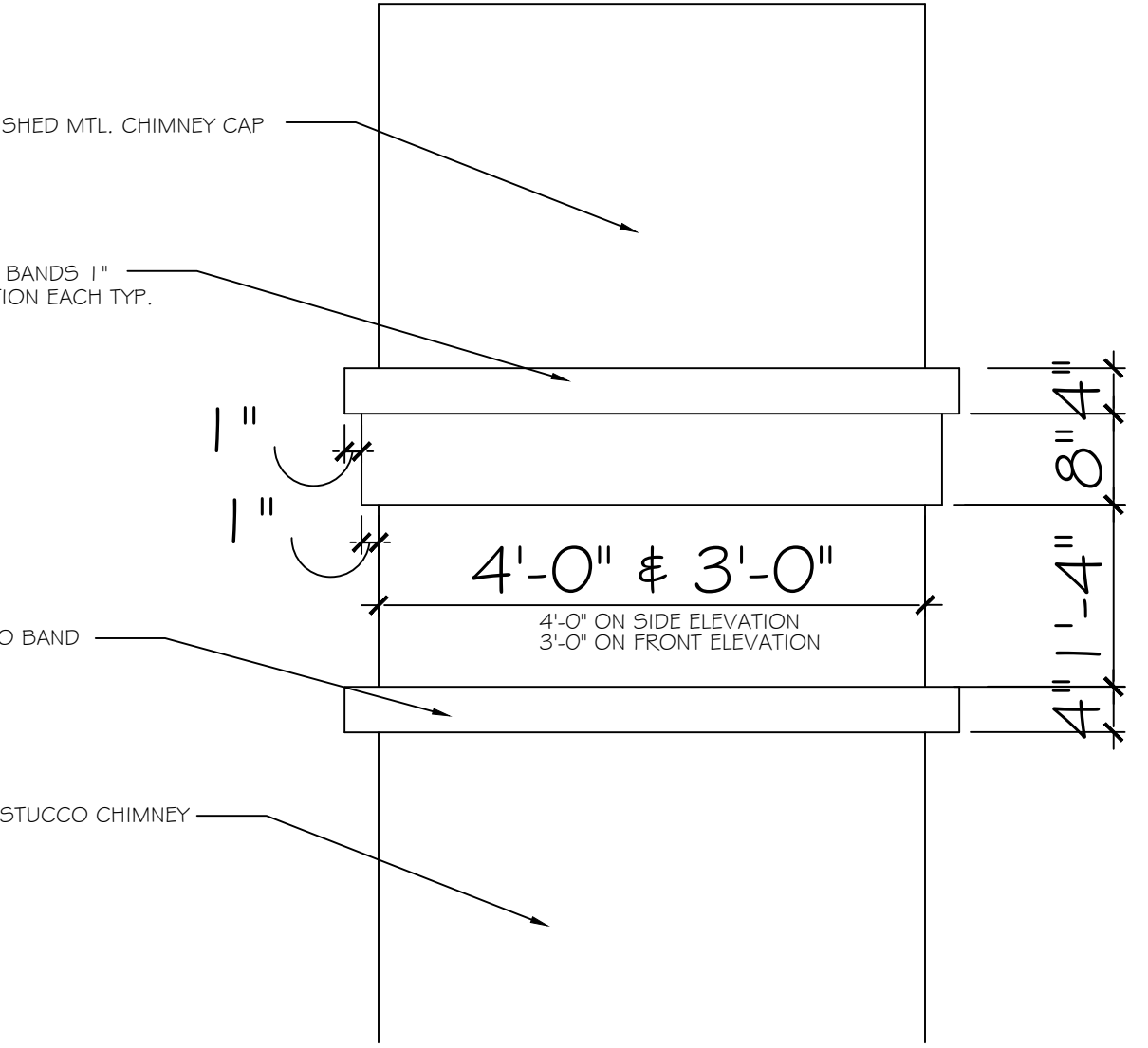
4 DETAIL - TYPICAL RAILING
SCALE: 1/2" = 1'-0"



8 SECTION @ GARAGE WALL
SCALE: 3/4" = 1'-0"



7 DETAIL - TYP. OUTSIDE CORNER
SCALE: 1/2" = 1'-0"
MAY SUBSTITUTE TREATED WOOD WITH CEMENT FIBER BOARDS



13 SECTION @ GARAGE WALL
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
CONTRACTORS SIGNATURE: _____
DATE: _____