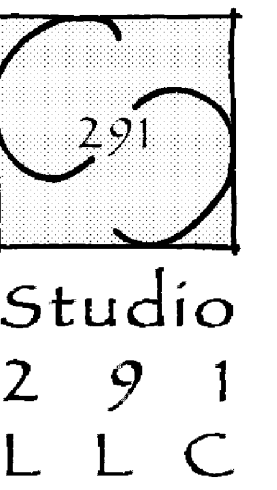


# NEW RESIDENCE

189 Station 18, SULLIVAN'S ISLAND, SOUTH CAROLINA  
TMS #532-12-00-034



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

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- C3 - SITE PLAN - SECOND FLOOR
- C4 - CONTEXT AERIAL
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- A9 - TYPICAL INTERIOR DETAILS
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## 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 MANNER FROM THE WRONGFUL OR NEGLIGENCE OF THE CONTRACTOR AND INDEPENDENT CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES



Project  
New Residence  
189 Station 18, 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  
Issued for Permit  
XXX

Revisions

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

Issue Date XXX

Project Number  
24-291-916

Sheet 1 of 17  
T1

**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
- FFE FINISH FLOOR ELEVATION
- LOT LINE
- - - ADJACENT LOT LINE
- X - X - FENCE
- \* PAL PALMETTO
- LO LIVE OAK

**DATUM:**

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988.

**NOTES:**

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES.

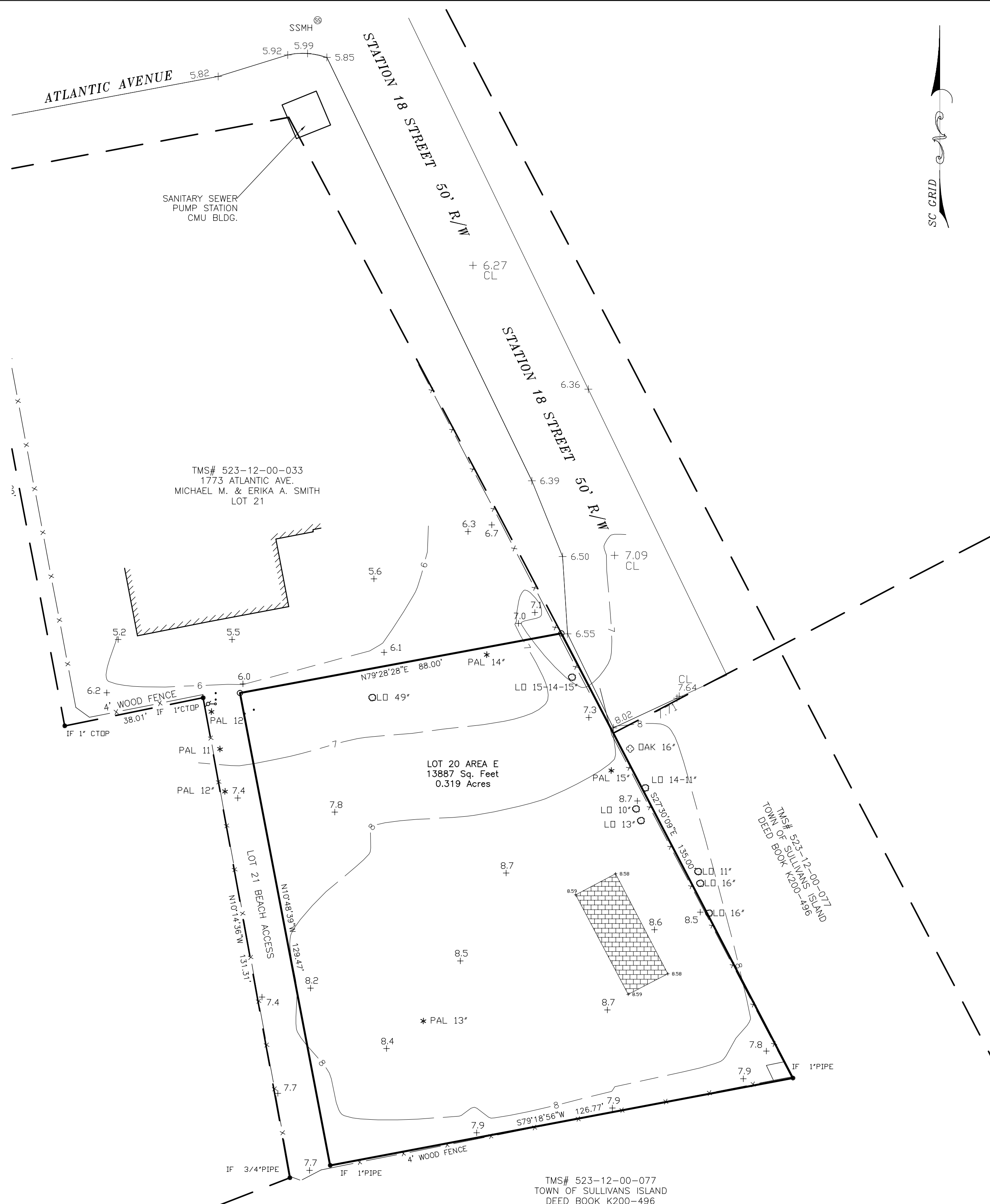
BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

**REFERENCE:**

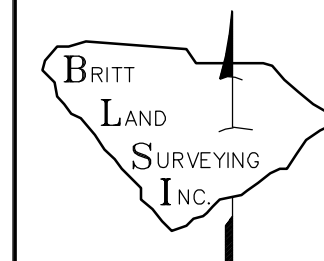
- 1) PLAT BOOK G AT PAGE 106.
- 2) PLAT BOOK H AT PAGE 112.
- 3) PLAT BOOK DD AT PAGE 649.

**FLOOD NOTE:**

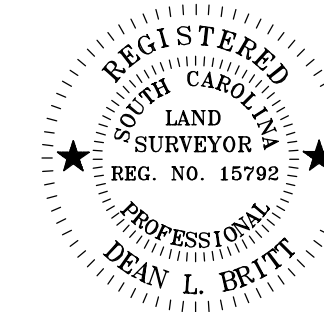
THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C 0538K DATED REVISED JANUARY 29, 2021. SULLIVANS ISLAND COMMUNITY NUMBER 455418.



**LOCATION MAP N.T.S.**



**BRITT LAND SURVEYING, INC.**  
P.O. BOX 80333  
CHARLESTON, SC 29416  
843-810-6771  
WWW.BRITTSURVEYINGINC.COM

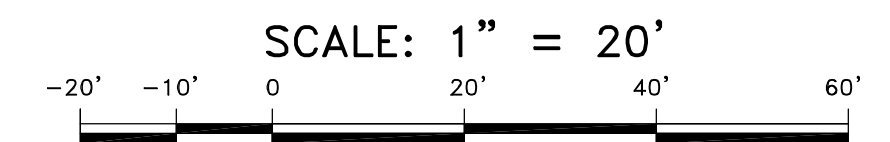


I Dean L. Britt A Registered Professional Land Surveyor in the State of South Carolina certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceed the requirements for a class \_\_\_ survey as specified therein.

Date: / /

DEAN L. BRITT PLS S.C. REG. NO. 15792

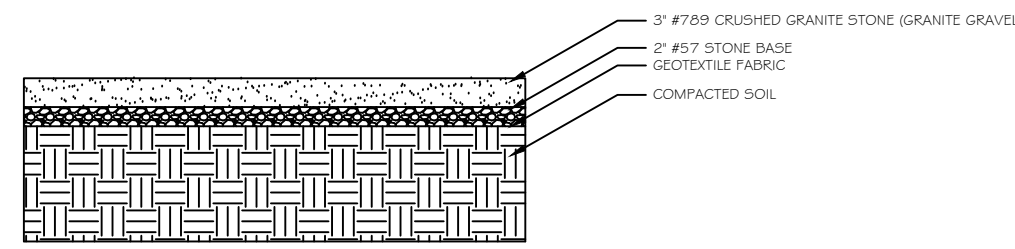
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



**PLAT OF:**  
**TREE AND TOPOGRAPHIC SURVEY**  
**SHOWING LOT 20 AREA E FORT MOOULTRIE**  
**PREPARED FOR:**  
**RHODES CONSTRUCTION**  
**LOCATED IN THE**  
**TOWN OF SULLIVANS ISLAND**  
**CHARLESTON COUNTY - SOUTH CAROLINA**

LOCATION:	189 Station 18 - SULLIVANS ISLAND - 29482
TAX MAP #	523-12-00-034
DATE:	NOVEMBER 04, 2024
FIELD DATE:	OCTOBER 30, 2024
JOB NO.	244042
COUNTY/STATE	CHARLESTON, S.C.

TMS# 523-12-00-077  
TOWN OF SULLIVANS ISLAND  
DEED BOOK K200-496



2 DRIVEWAY SECTION  
SCALE: 1/2" = 1'-0"

THIS PERVIOUS DESIGN WILL INFILTRATE 2" OF STORMWATER PER HOUR IN ACCORDANCE WITH Z.O. 21-26-A

TMS# 523-12-00-033  
1773 ATLANTIC AVE.  
MICHAEL M. & ERIKA A. SMITH

**LOT COVERAGE**

TOTAL LOT AREA	13,887 SQFT
ALLOWABLE COVERAGE @30%	4,166 SQFT
PROPOSED HOUSE	2,128 SQFT
PERVIOUS DRIVEWAY (1,162 SQFT)	000 SQFT
WALKWAYS	70 SQFT
PROPOSED PORCHES	853 SQFT
PROPOSED HVAC	63 SQFT
PROPOSED STAIRS	187 SQFT
PROPOSED POOL	342 SQFT
GARAGE ACCESSORY	408 SQFT
<b>TOTAL COVERAGE</b>	<b>4,051 SQFT</b>
<b>TOTAL COVERAGE %</b>	<b>29.17%</b>
<b>TOTAL COVERAGE W/ DRIVEWAY</b>	<b>5,213 SQFT</b>
<b>VEGETATION RATIO</b>	<b>62.5% UNDISTURBED</b>

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

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**PRINCIPAL BUILDING COVERAGE**

TOTAL LOT AREA 13,887 SQFT  
 PRINCIPAL BUILDING COVERAGE = LOT AREA x 15% + (15,000 - LOT AREA) x 5%  
 PRINCIPAL BUILDING COVERAGE = 13,887 x 15% + (15,000 - 13,887) x 5%  
 PRINCIPAL BUILDING COVERAGE = 2,083 + (1,115) x 5%  
 PRINCIPAL BUILDING COVERAGE = 2,083 + 55.65  
 PRINCIPAL BUILDING COVERAGE = 2,139 SQFT OR 15.4%  
 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20% = 428 SQFT  
 MAX. PRINCIPAL BUILDING COVERAGE 2,567 SQFT  
 NO INCREASE REQUESTED - DESIGN COMPLIES WITH THE STANDARD

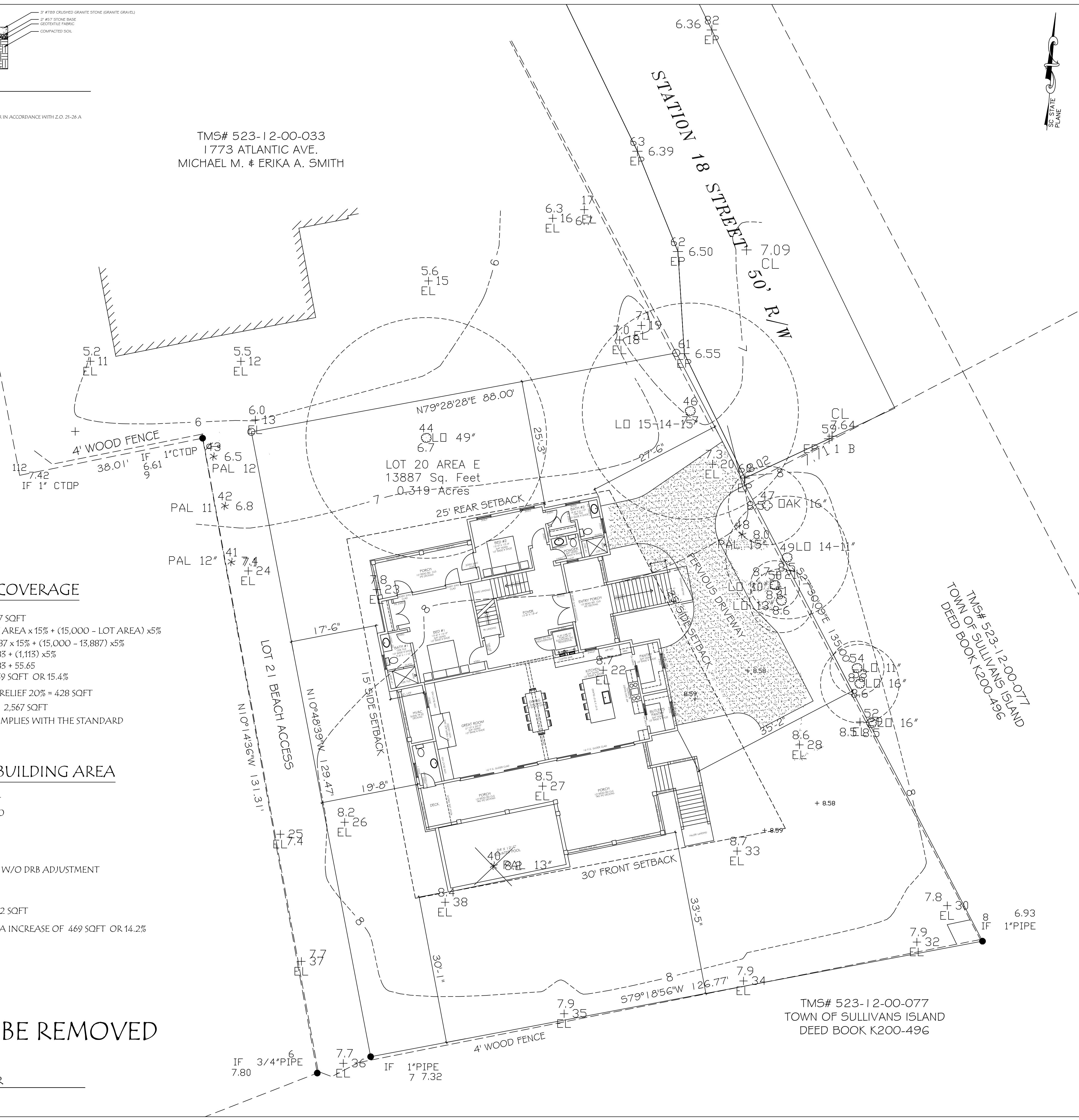
**PERMITTED PRINCIPAL BUILDING AREA**

TOTAL LOT AREA 13,887 SQFT  
 2,400 + (LOT AREA - 5,000) / 100)) X 10  
 2,400 + (13,887-5000) / 100)) X 10  
 2,400 + (8,887/100) X 10  
 2,400 + 888.7  
 3,289 SQFT ALLOWABLE HEATED AREA W/O DRB ADJUSTMENT  
 MAX RELIEF = 15% OR 500 SQFT  
 3289 X 15% = 493.35  
 MAX PRINCIPAL BUILDING AREA 3,782 SQFT  
 REQUESTING PRINCIPAL BUILDING AREA INCREASE OF 469 SQFT OR 14.2%

**FLOOD ZONE AE 9'**

**TREE TO BE REMOVED**

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



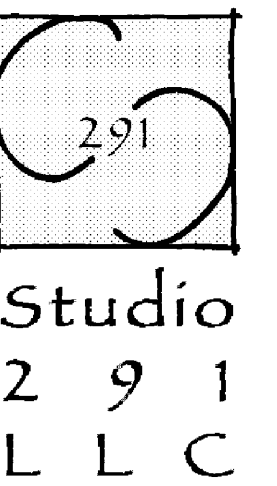
Project  
New Residence  
189 Station 18, Sullivan's Island, SC  
Sheet Title  
SITE PLAN - FIRST FLOOR

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

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

Issue Date XXXX

Project Number  
24-291-916  
Sheet 3 of 17  
C2



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PROPOSED STAIRS	187 SQFT
PROPOSED POOL	342 SQFT
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<b>VEGETATION RATIO</b>	<b>62.5% UNDISTURBED</b>



TMS# 523-12-00-033  
1773 ATLANTIC AVE.  
MICHAEL M. & ERIKA A. SMITH

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 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20% = 428 SQFT  
 MAX. PRINCIPAL BUILDING COVERAGE 2,567 SQFT  
 NO INCREASE REQUESTED - DESIGN COMPLIES WITH THE STANDARD

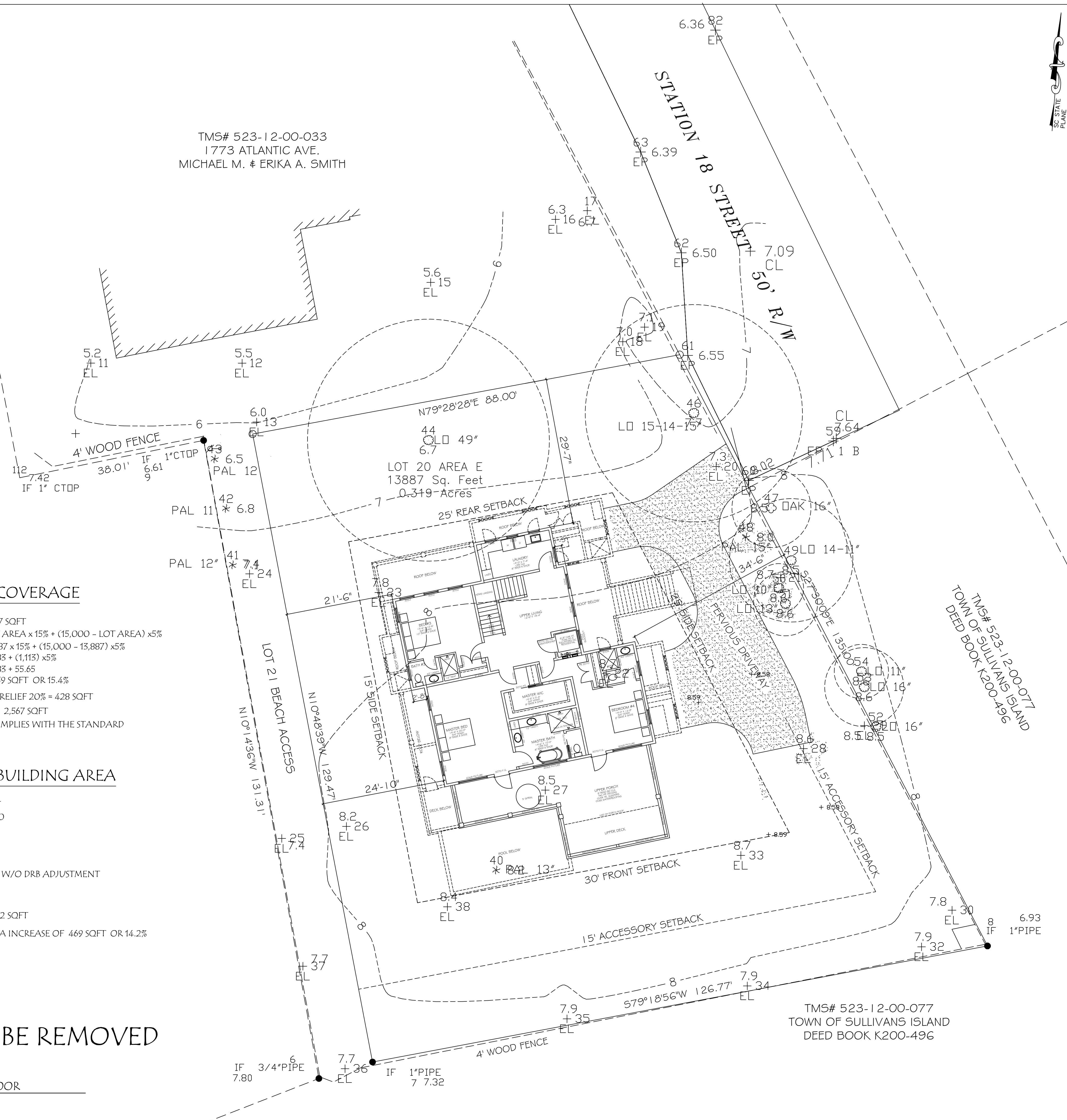
### PERMITTED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 13,887 SQFT  
 2,400 + (LOT AREA - 5,000) / 100)) X 10  
 2,400 + (13,887-5000) / 100)) X 10  
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 3,289 SQFT ALLOWABLE HEATED AREA W/O DRB ADJUSTMENT  
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 MAX PRINCIPAL BUILDING AREA 3,782 SQFT  
 REQUESTING PRINCIPAL BUILDING AREA INCREASE OF 469 SQFT OR 14.2%

### FLOOD ZONE AE 9'



1 SITE PLAN - SECOND FLOOR  
 C3 SCALE: 1"=10'-0"



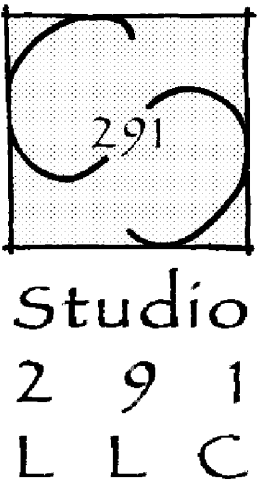
Project  
New Residence  
189 Station 18, Sullivan's Island, SC  
Sheet Title  
SITE PLAN - SECOND FLOOR

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

Project Number  
24-291-916  
Sheet 3 of 17  
C3



Google Earth  
 #309 15/2020/15



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Project  
**New Residence  
 189 Station 18, Sullivan's Island, SC**  
 Sheet Title  
**CONTEXT AERIAL**

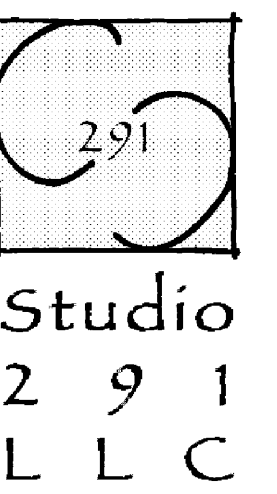
D. P. in Charge  
 J. ADRIAN  
 Job Captain  
 J. ADRIAN  
 Drawn By  
 JAA  
 Date Drawn  
 1/17/25  
 Issued for Pricing  
 X  
 Issued for Permit  
 XXXX

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

Issue Date XXXX

Project Number  
 24-291-916

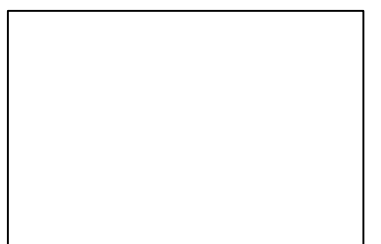
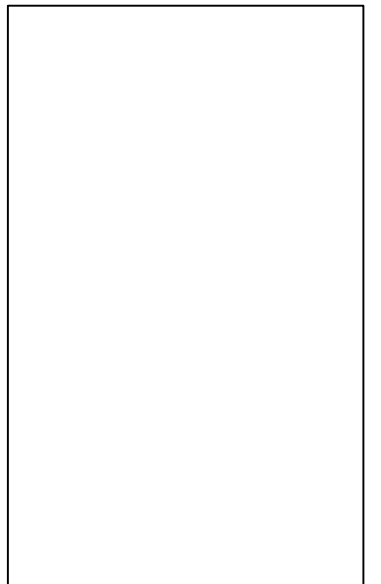
Sheet 3 Of 17  
 C4



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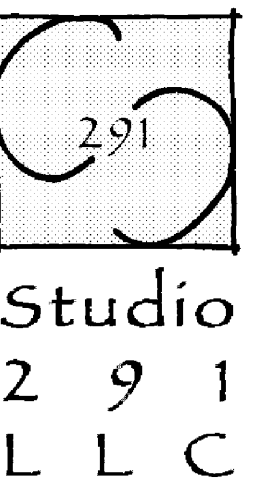
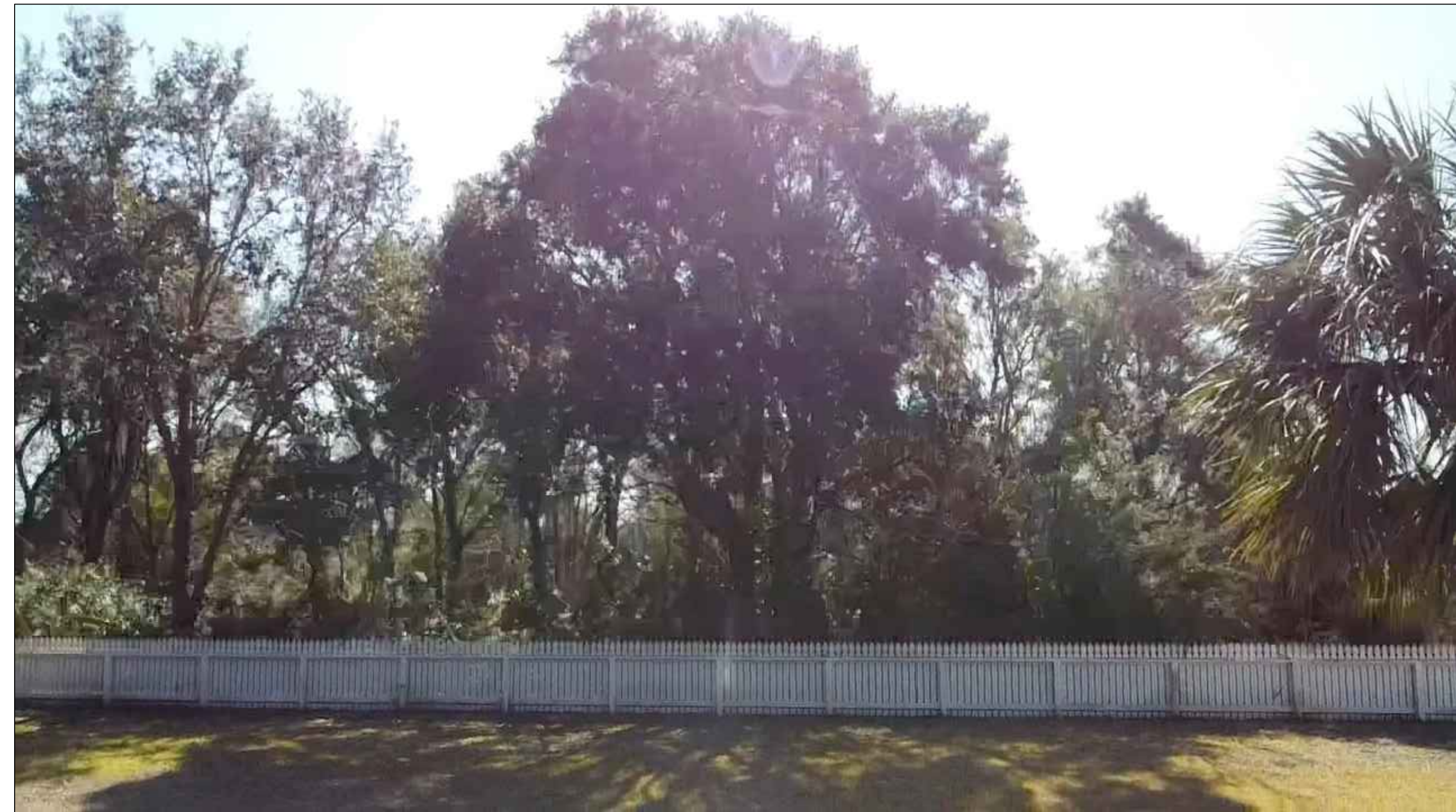
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Project  
 New Residence  
 189 Station 18, Sullivan's Island, SC  
 Sheet Title  
 CONTEXT PHOTOS

D. P. in Charge  
 J. ADRIAN  
 Job Captain  
 J. ADRIAN  
 Drawn By  
 JAA  
 Date Drawn  
 1/17/25  
 Issued for Pricing  
 X  
 Issued for Permit  
 XXXX  
 Revisions  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 Issue Date XXXX

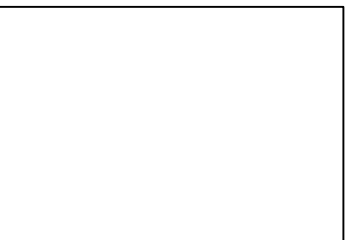
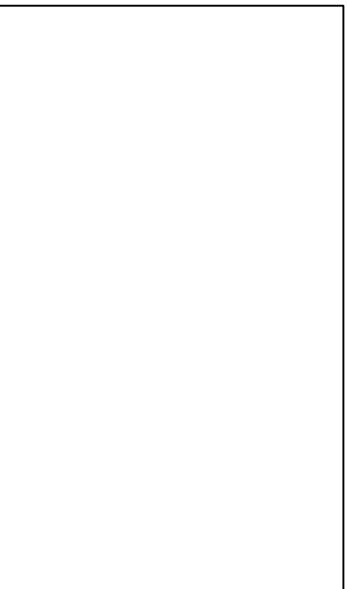
Project Number  
 24-291-916  
 Sheet 3 of 17  
 C5



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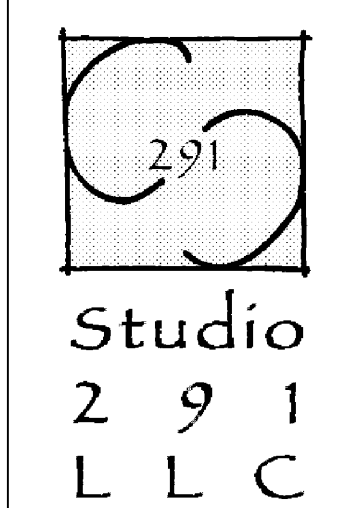
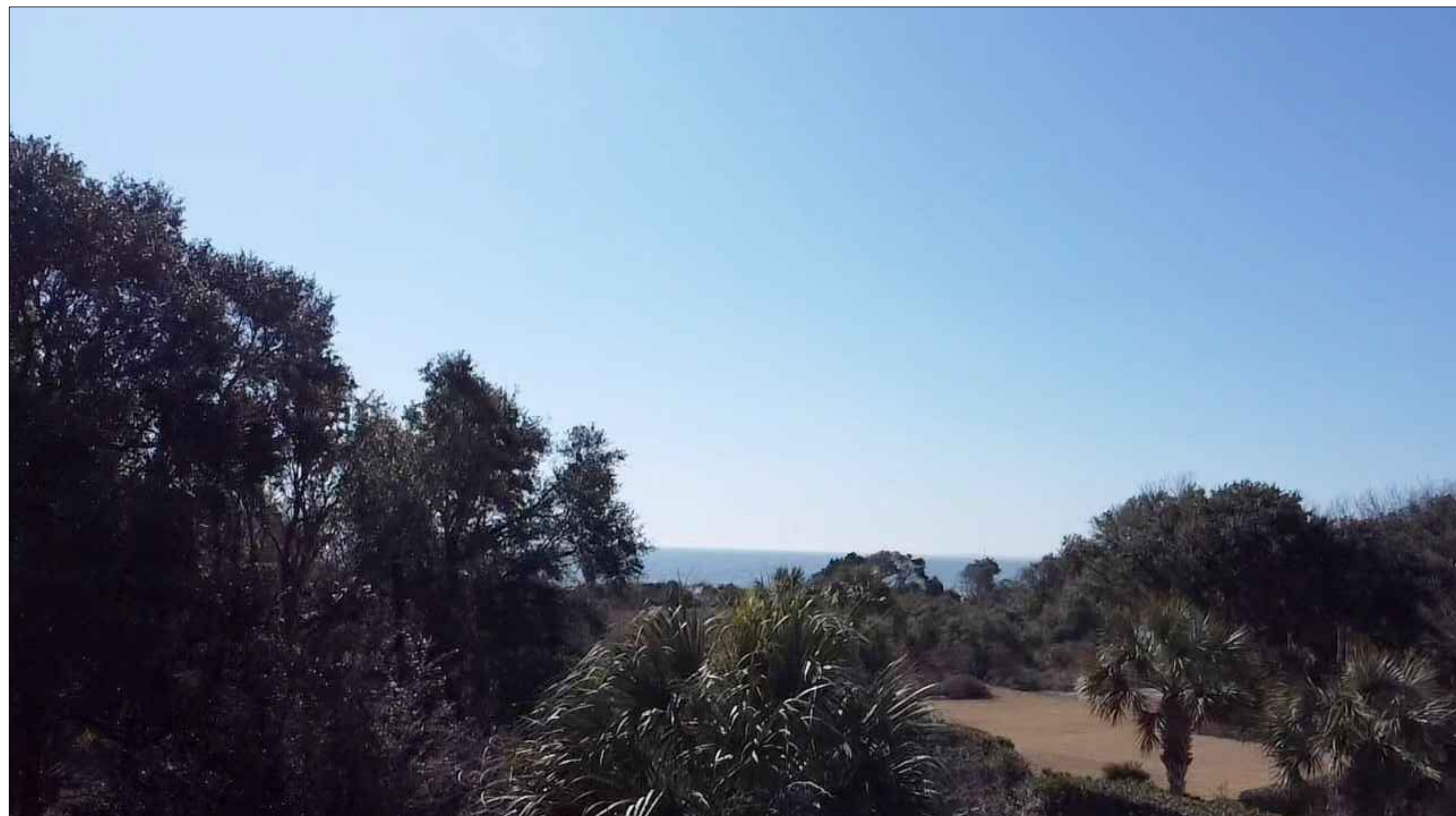
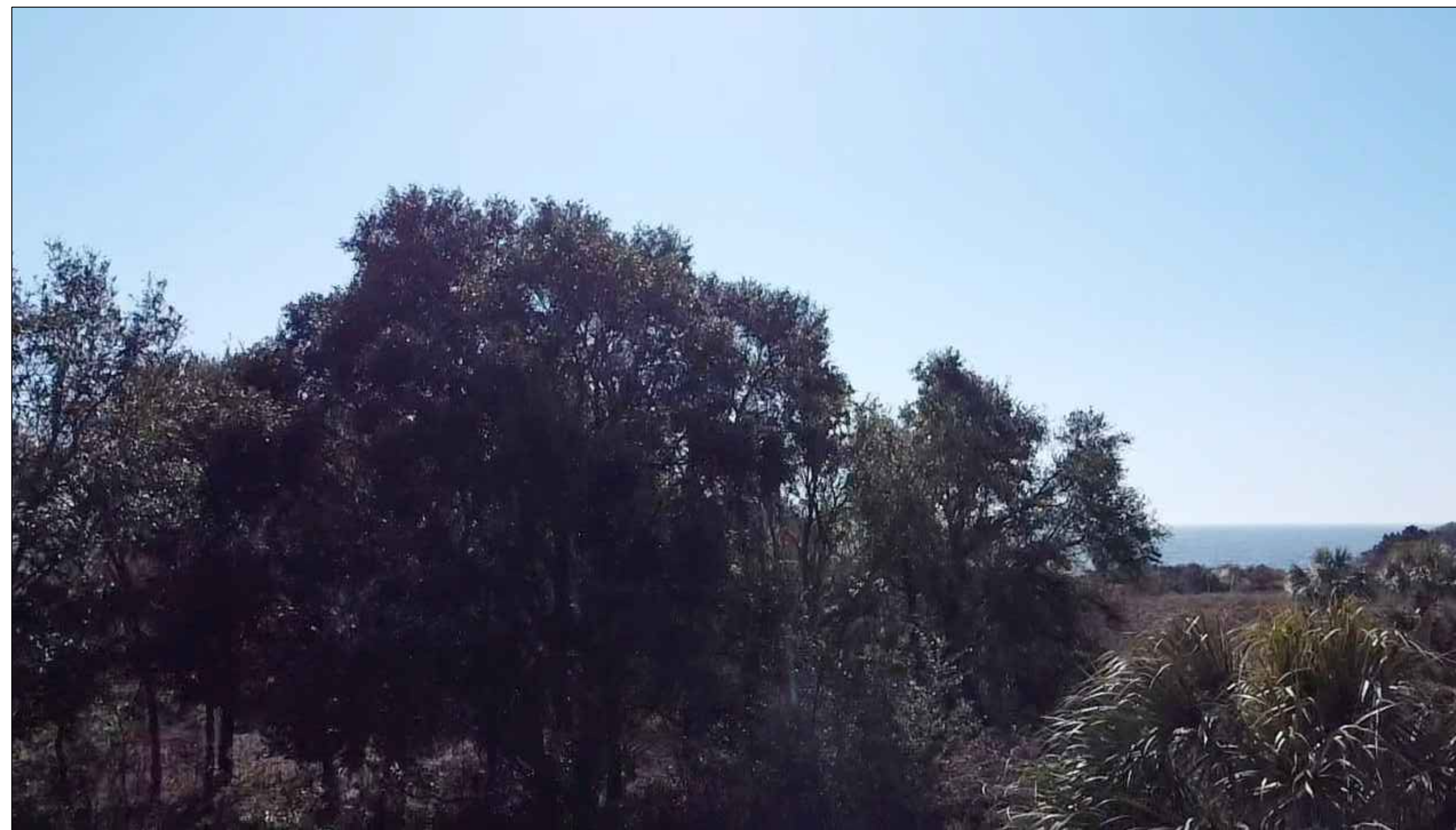
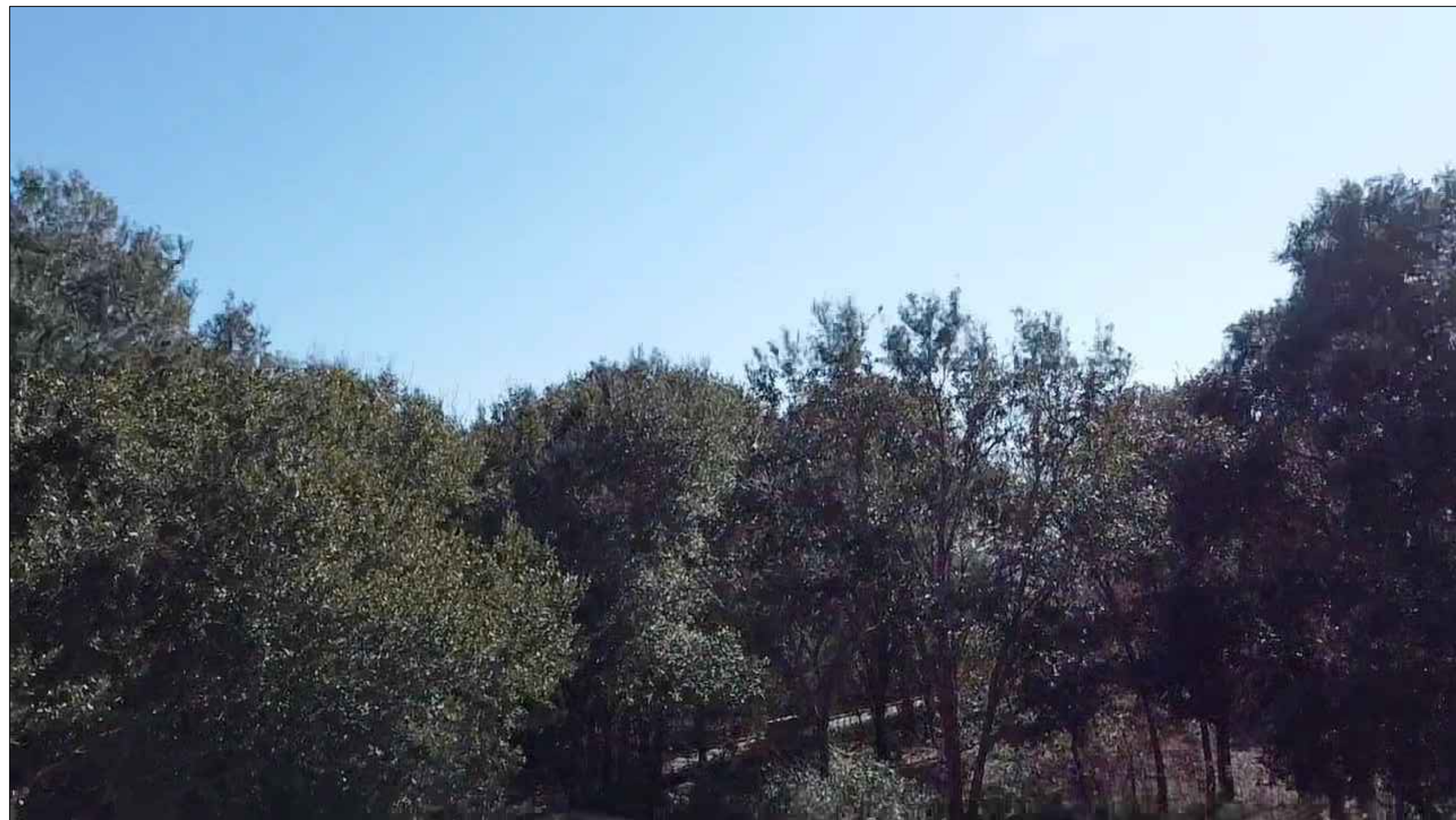
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Project  
**New Residence**  
**189 Station 18, Sullivan's Island, SC**  
 Sheet Title  
**CONTEXT PHOTOS - DRONE @ 10'**

D. P. in Charge  
 J. ADRIAN  
 Job Captain  
 J. ADRIAN  
 Drawn By  
 JAA  
 Date Drawn  
 1/17/25  
 Issued for Pricing  
 X  
 Issued for Permit  
 XXXX  
 Revisions  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 Issue Date XXXX

Project Number  
 24-291-916  
 Sheet 3 of 17  
 C6



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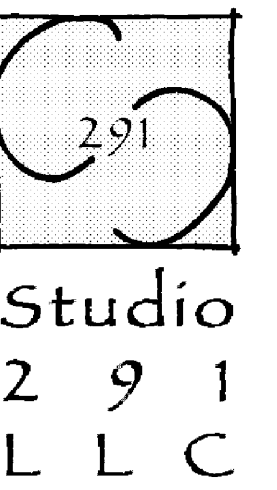
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Project <b>New Residence          189 Station 18, Sullivan's Island, SC</b>	Sheet Title <b>CONTEXT PHOTOS - DRONE @ 20'</b>
--	--

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	_____
1/17/25	_____
Issued for Pricing	_____
X	_____
Issued for Permit	_____
XXXX	_____
Revisions	_____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXXX

Project Number	24-291-916
Sheet	3 of 17
	C7

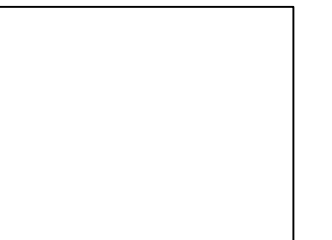
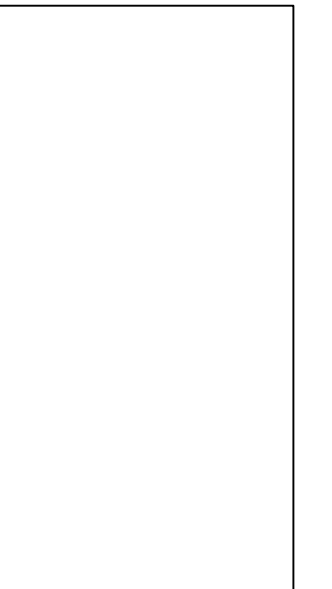




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Project  
 New Residence  
 189 Station 18, Sullivan's Island, SC  
 Sheet Title  
 CONTEXT PHOTOS - DRONE @ 30'

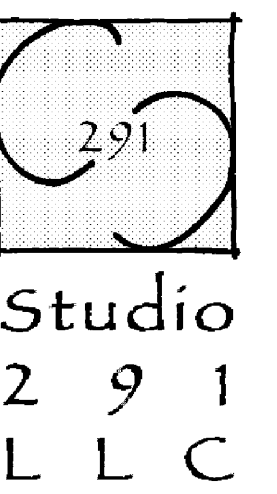
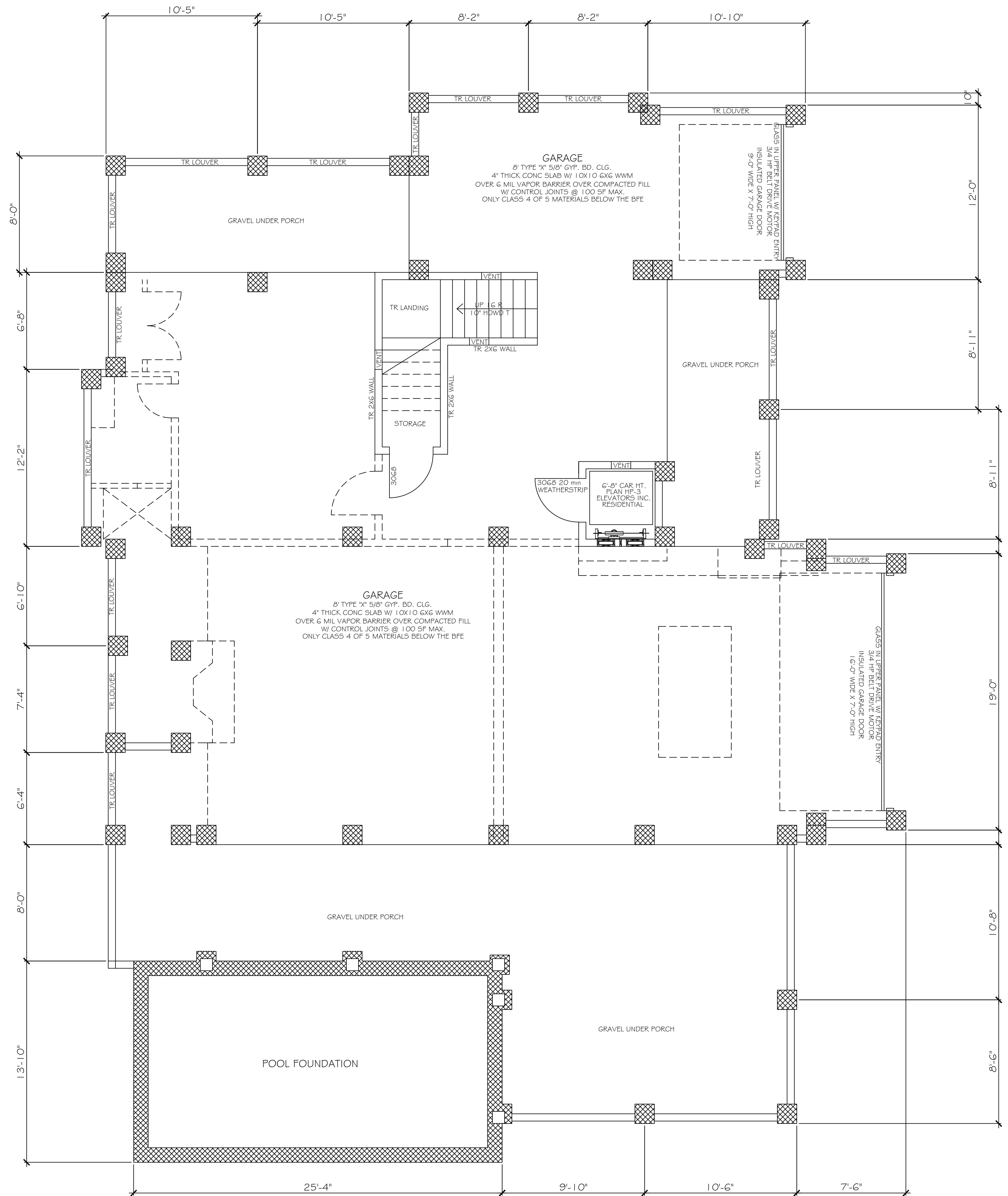
D. P. in Charge  
 J. ADRIAN  
 Job Captain  
 J. ADRIAN  
 Drawn By  
 JAA  
 Date Drawn  
 1/17/25  
 Issued for Pricing  
 X  
 Issued for Permit  
 XXXX  
 Revisions  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 Issue Date XXXX

Project Number  
 24-291-916  
 Sheet 3 of 17  
 C8

LIGHTING / ELECTRICAL LEGEND:

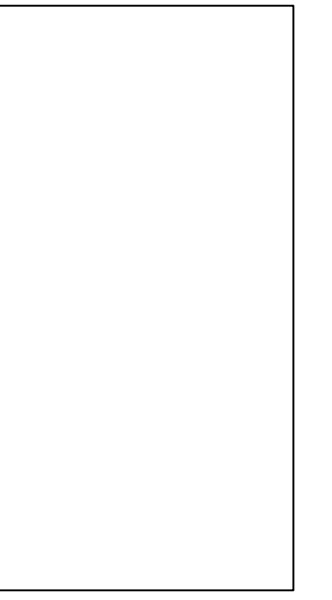
- 4' DOUBLE TUBE FLUORESCENT FIXTURE
- 8' SINGLE TUBE FLUORESCENT FIXTURE
- 5" RECESSED INCANDESCENT DOWNLIGHTING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- WALL SCONCE / GAS LAMP
- CEILING MOUNTED FAN
- PENDANT / CEILING MOUNTED FIXTURE
- EXHAUST VENT - MIN. 100 CFM
- SMALL PENDANT
- DUPLEX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

ALL ELECTRICAL MUST BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION



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Project  
New Residence  
189 Station 18, Sullivan's Island, SC  
Sheet Title  
GROUND FLOOR PLAN W/ ELECTRICAL

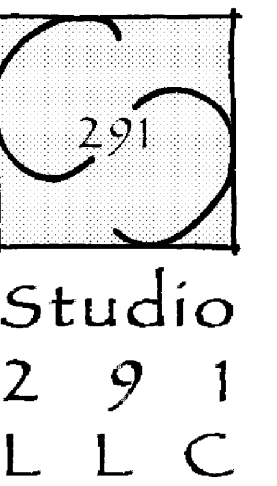
D. P. in Charge  
J. ADRIAN  
Job Captain  
J. ADRIAN  
Drawn By  
JAA  
Date Drawn  
2/23/25  
Issued for Pricing  
X  
Issued for Permit  
XXX

Revisions

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

Issue Date XXX

Project Number  
24-291-916  
Sheet 4 of 17  
AO



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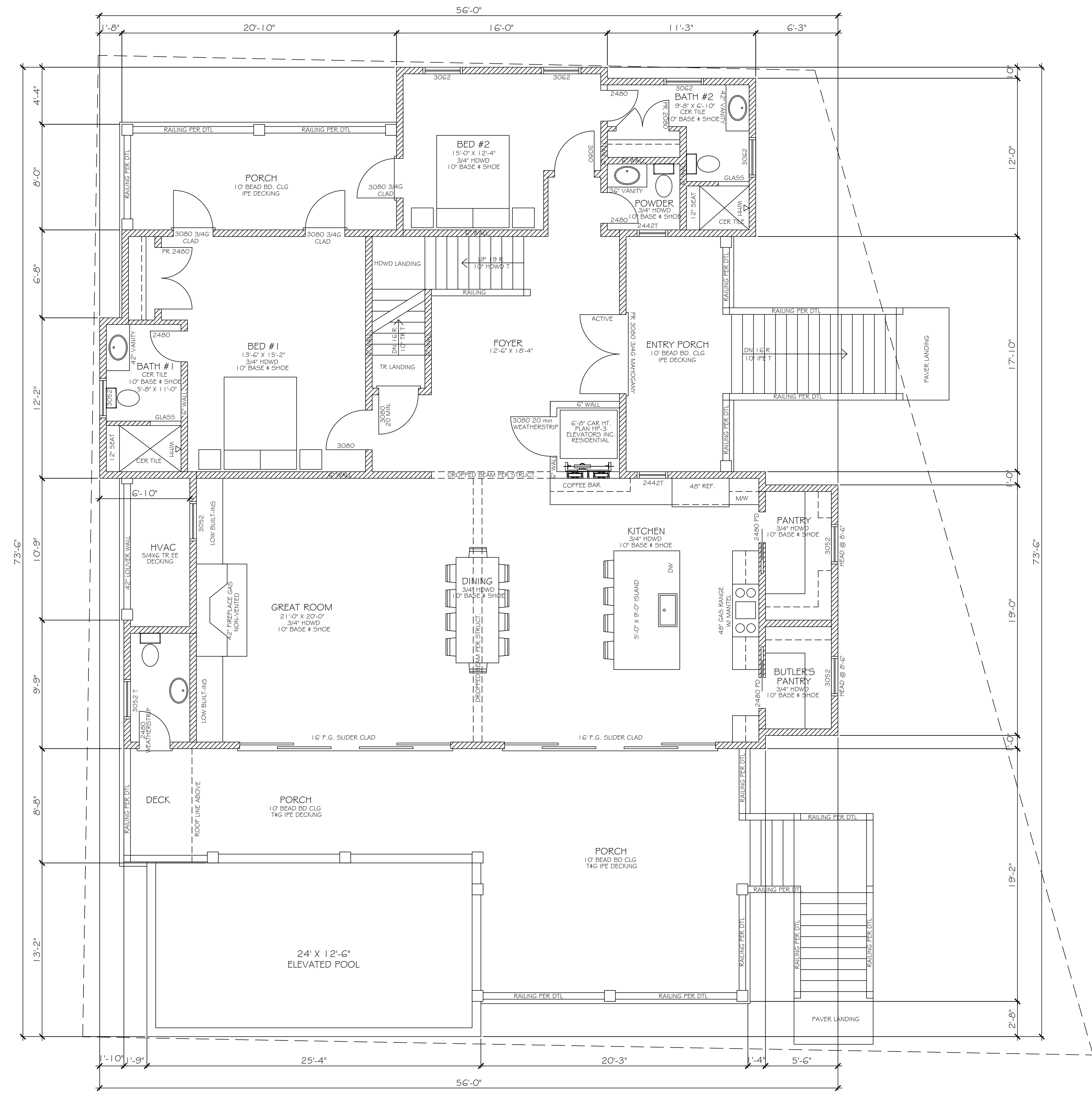
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FIRST FLOOR	2,124 SQFT	
SECOND FLOOR	1,626 SQFT	
TOTAL AREA	3,750 SQFT	

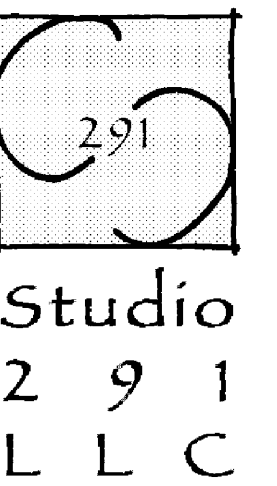
Project  
New Residence  
189 Station 18, Sullivan's Island, SC  
Sheet Title  
FIRST FLOOR PLAN

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

Project Number  
24-291-916  
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A1



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



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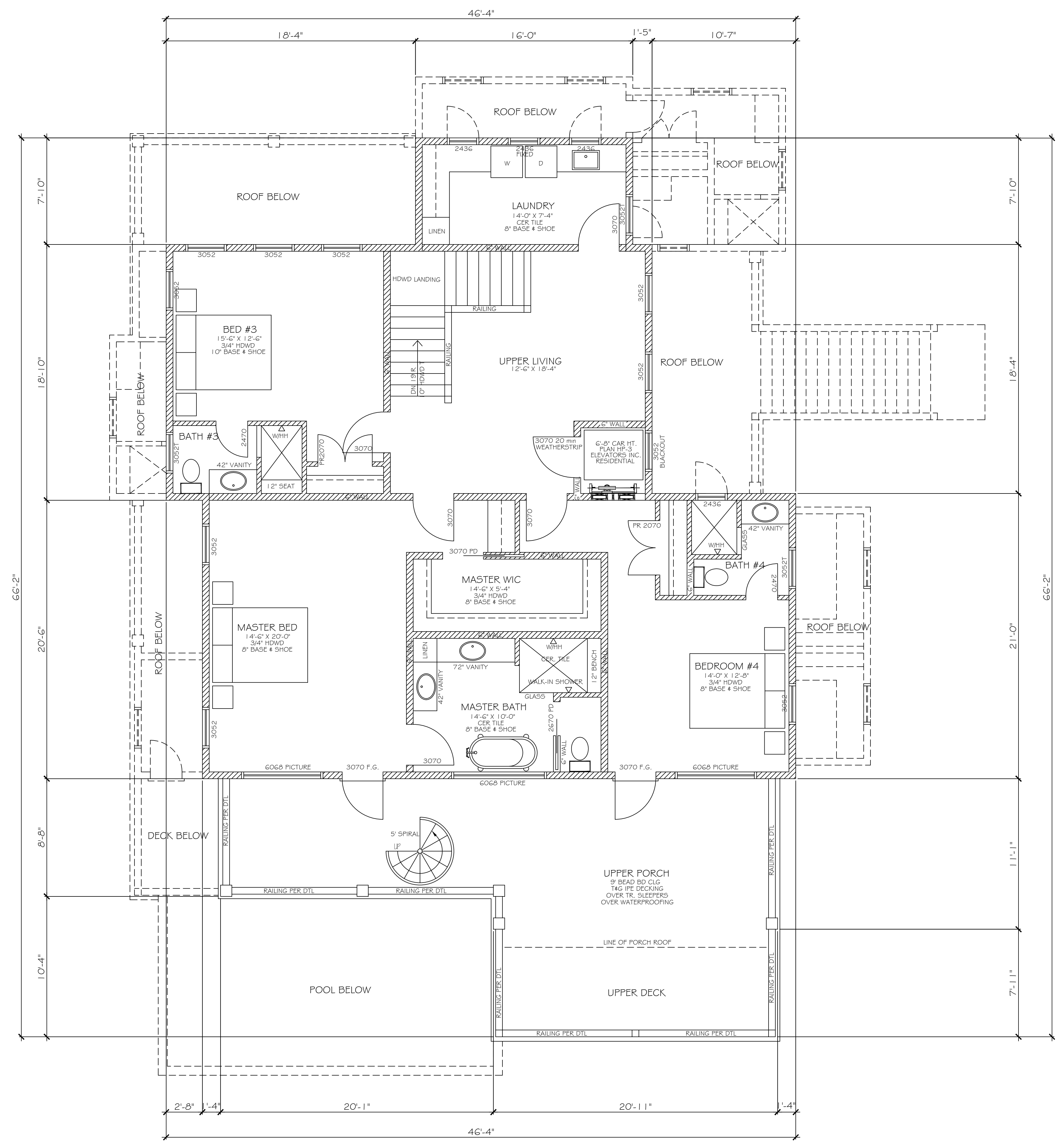
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FIRST FLOOR	2,124 SQFT	
SECOND FLOOR	1,626 SQFT	
TOTAL AREA	3,750 SQFT	

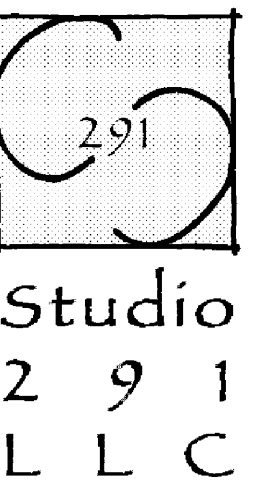
Project  
 New Residence  
 189 Station 18, Sullivan's Island, SC  
 Sheet Title  
**SECOND FLOOR PLAN**

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

Project Number  
 24-291-916  
 Sheet 5 of 17  
 A2



1 SECOND FLOOR PLAN  
 A2 SCALE: 1/4" = 1'-0"



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



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

Project  
New Residence  
189 Station 18, 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  
X  
Issued for Permit  
XXX  
Revisions  
No. Date  
No. Date  
No. Date  
No. Date  
No. Date  
No. Date  
Issue Date XXX

Project Number  
24-291-916  
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A3



1 PREVIOUS LEFT SIDE ELEVATION  
 A4 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
 A4 SCALE: 1/4" = 1'-0"

Project  
**New Residence**  
**189 Station 18, Sullivan's Island, SC**  
 Sheet Title  
**LEFT SIDE ELEVATION**

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



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



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

Project  
**New Residence**  
**189 Station 18, Sullivan's Island, SC**  
 Sheet Title  
**RIGHT SIDE ELEVATION**

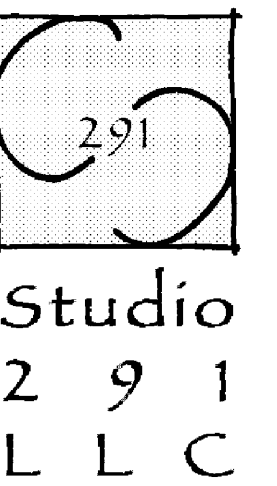
D. P. in Charge  
 J. ADRIAN  
 Job Captain  
 J. ADRIAN  
 Drawn By  
 JAA  
 Date Drawn  
 2/23/25  
 Issued for Pricing  
 X  
 Issued for Permit  
 XXX

Revisions

No.	Date	Description

Issue Date XXX

Project Number  
**24-291-916**  
 Sheet 8 of 17  
**A5**



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1 PREVIOUS REAR ELEVATION  
A6 SCALE: 1/4" = 1'-0"



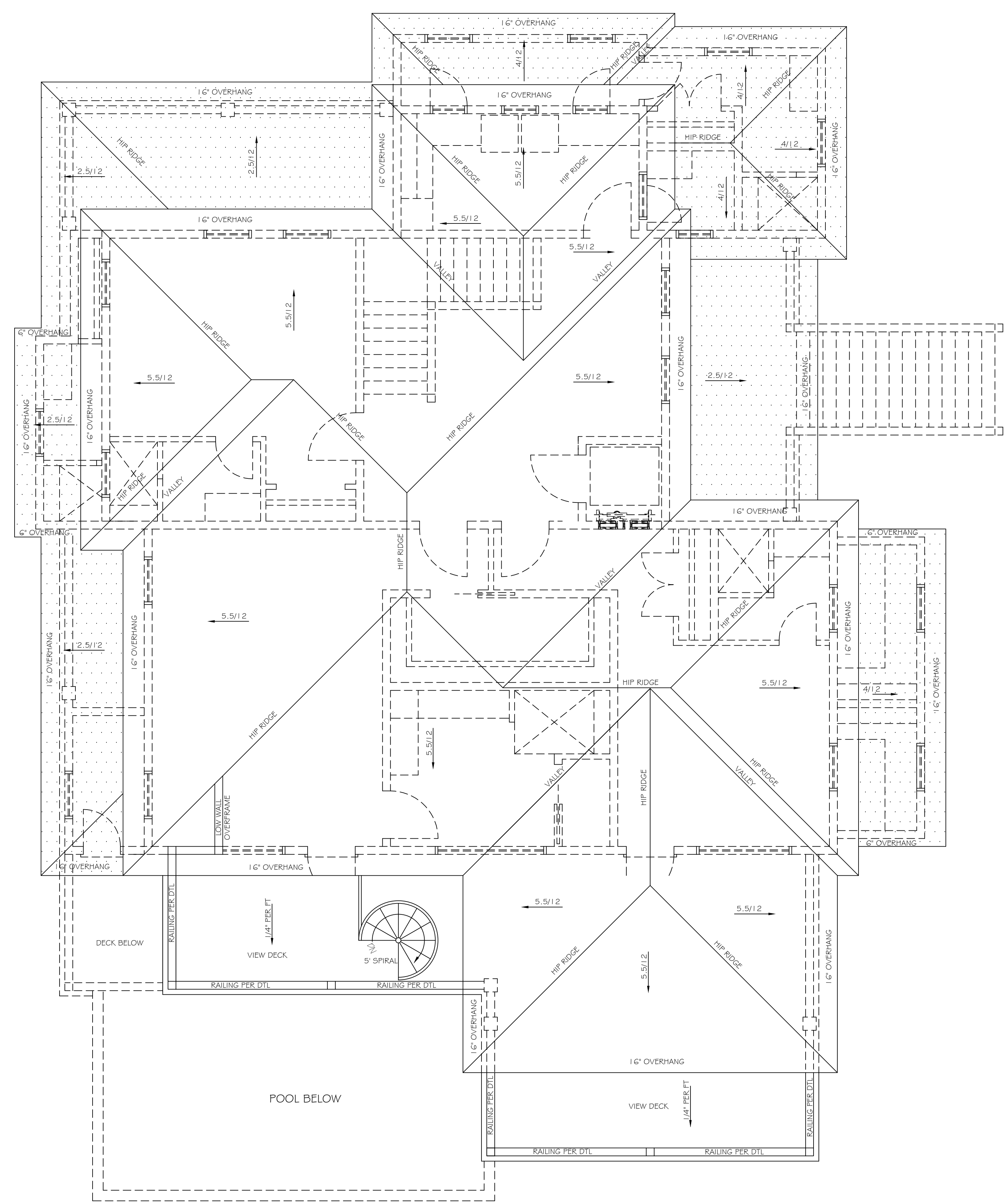
2 REAR ELEVATION  
A6 SCALE: 1/4" = 1'-0"

Project  
New Residence  
189 Station 18, Sullivan's Island, SC  
Sheet Title  
REAR ELEVATION

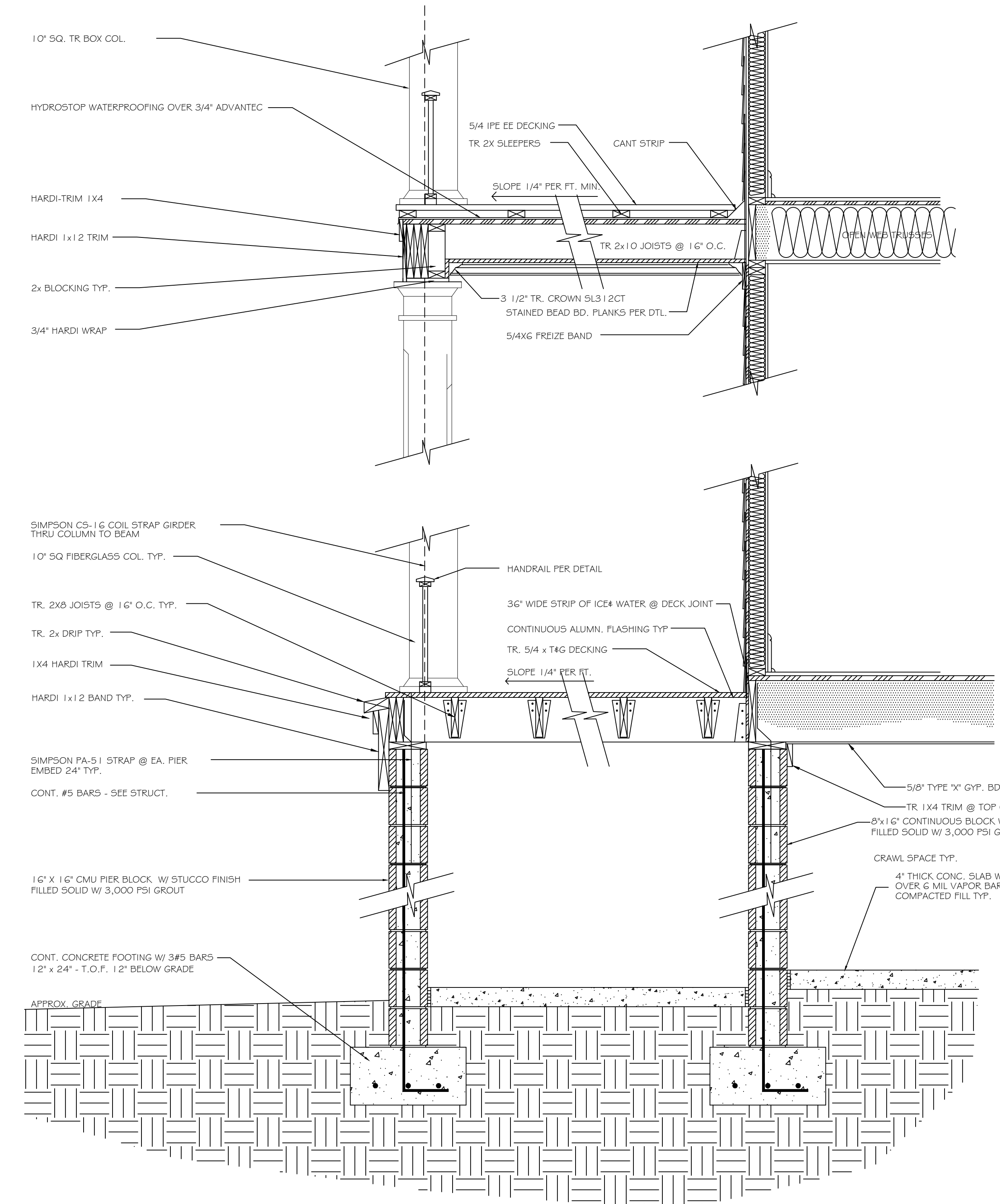
D. P. in Charge  
J. ADRIAN  
Job Captain  
J. ADRIAN  
Drawn By  
JAA  
Date Drawn  
2/23/25  
Issued for Pricing  
X  
Issued for Permit  
XXX  
Revisions  
No. Date  
No. Date  
No. Date  
No. Date  
No. Date  
No. Date  
Issue Date  
XXX

Project Number  
24-291-916  
Sheet 9 of 17  
A6





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

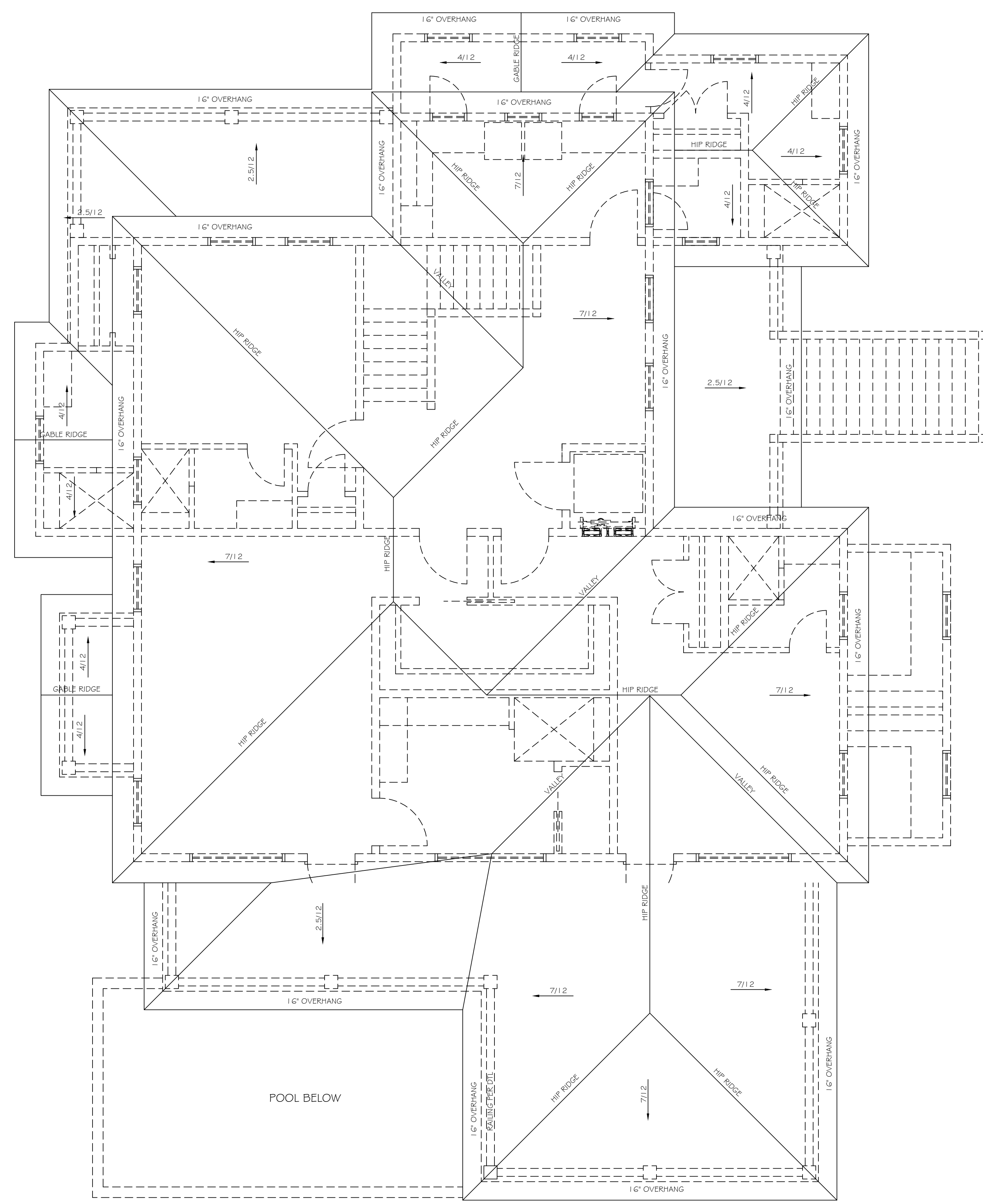


2 SECTION @ DOUBLE PORCH  
 SCALE: 3/4" = 1'-0"

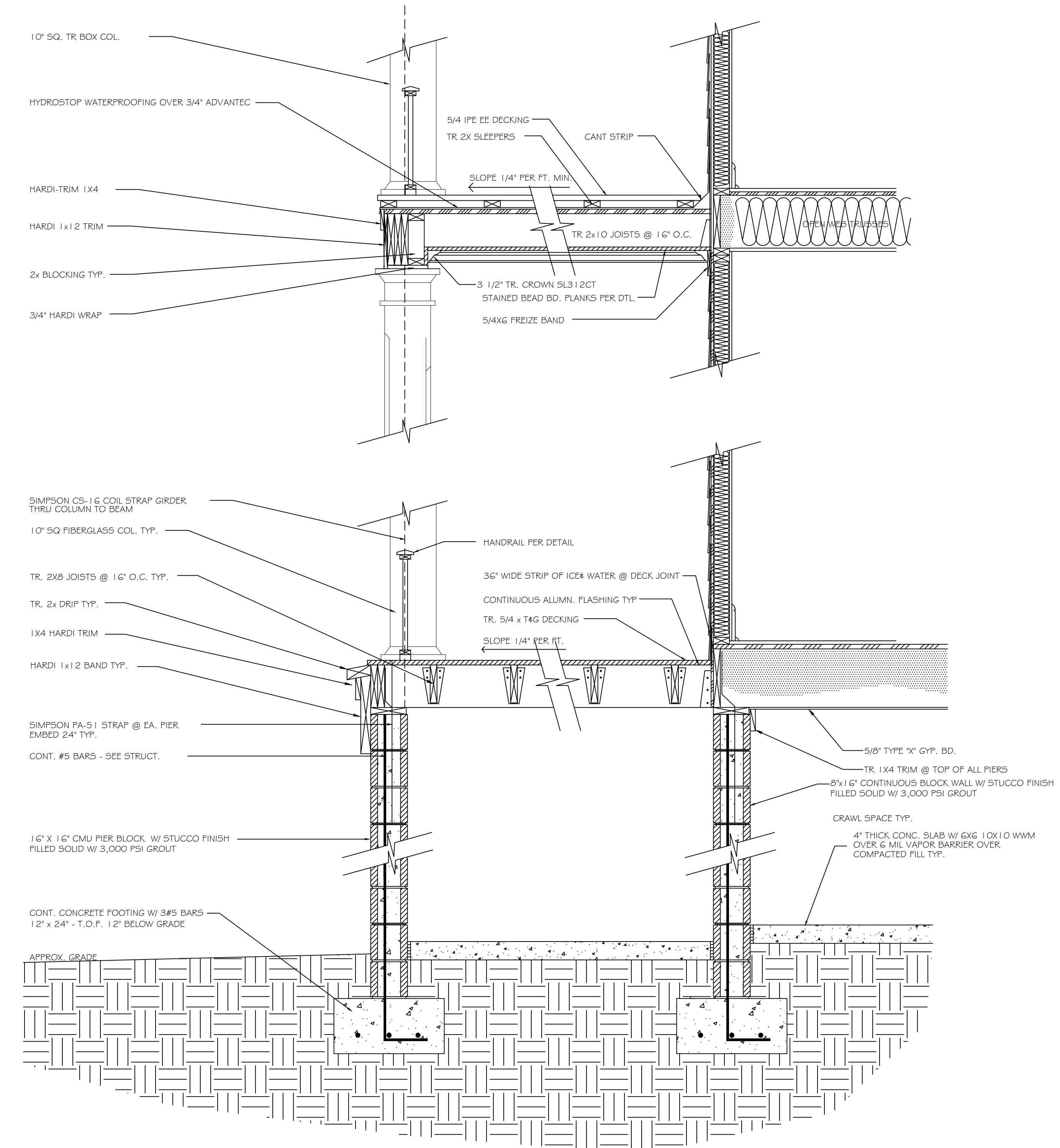
Project  
**New Residence**  
 189 Station 18, Sullivan's Island, SC  
 Sheet Title  
**FIRST FLOOR PLAN**

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

Project Number  
 24-291-916  
 Sheet 10 of 17  
 A7



1 ROOF PLAN  
 A7 SCALE: 1/4" = 1'-0"



2 SECTION @ DOUBLE PORCH  
 A7 SCALE: 3/4" = 1'-0"

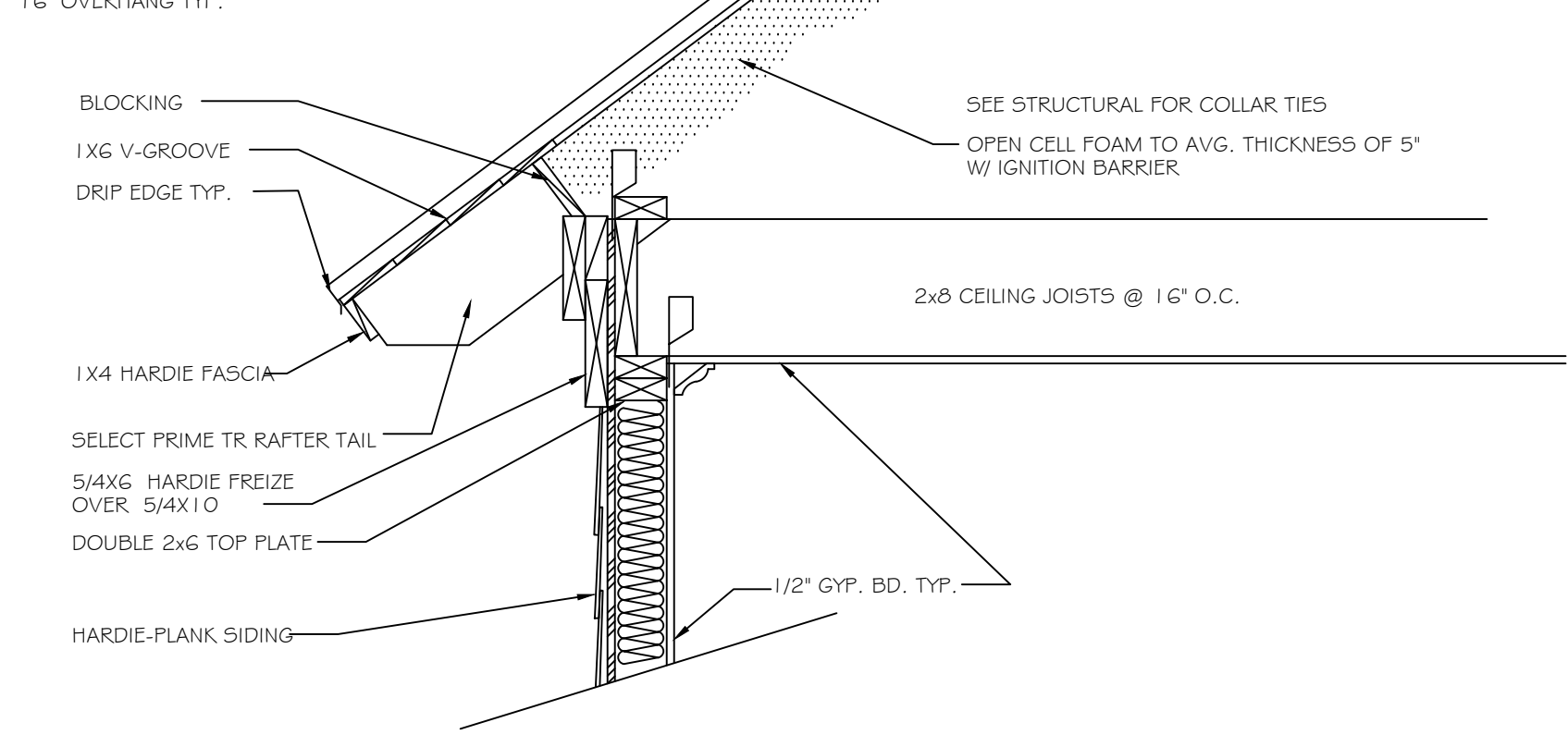
Project  
**New Residence**  
 189 Station 18, Sullivan's Island, SC  
 Sheet Title  
**FIRST FLOOR PLAN**

D. P. in Charge	J. ADRIAN
Job Captain	J. ADRIAN
Drawn By	JAA
Date Drawn	1/12/25
Issued for Pricing	X
Issued for Permit	XXX
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXX

Project Number  
 24-291-916  
 Sheet 10 of 17  
 A7

**TYPICAL ROOF CONSTRUCTION**

PREFINISHED STANDING SEAM MTL 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  
 16" OVERHANG TYP.

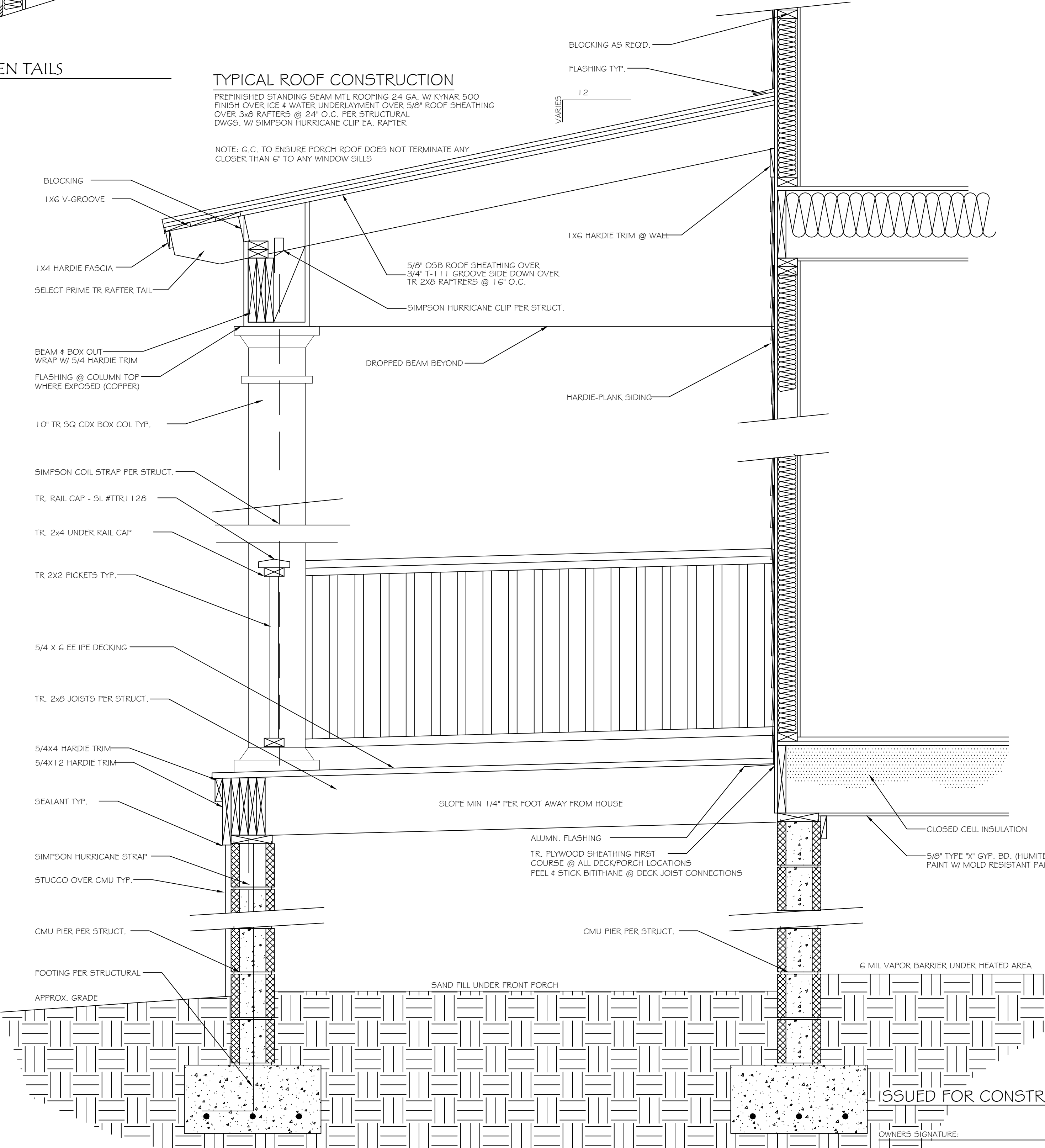


**3 SECTION @ OPEN TAILS**  
 SCALE: 1" = 1'-0"

**TYPICAL ROOF CONSTRUCTION**

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

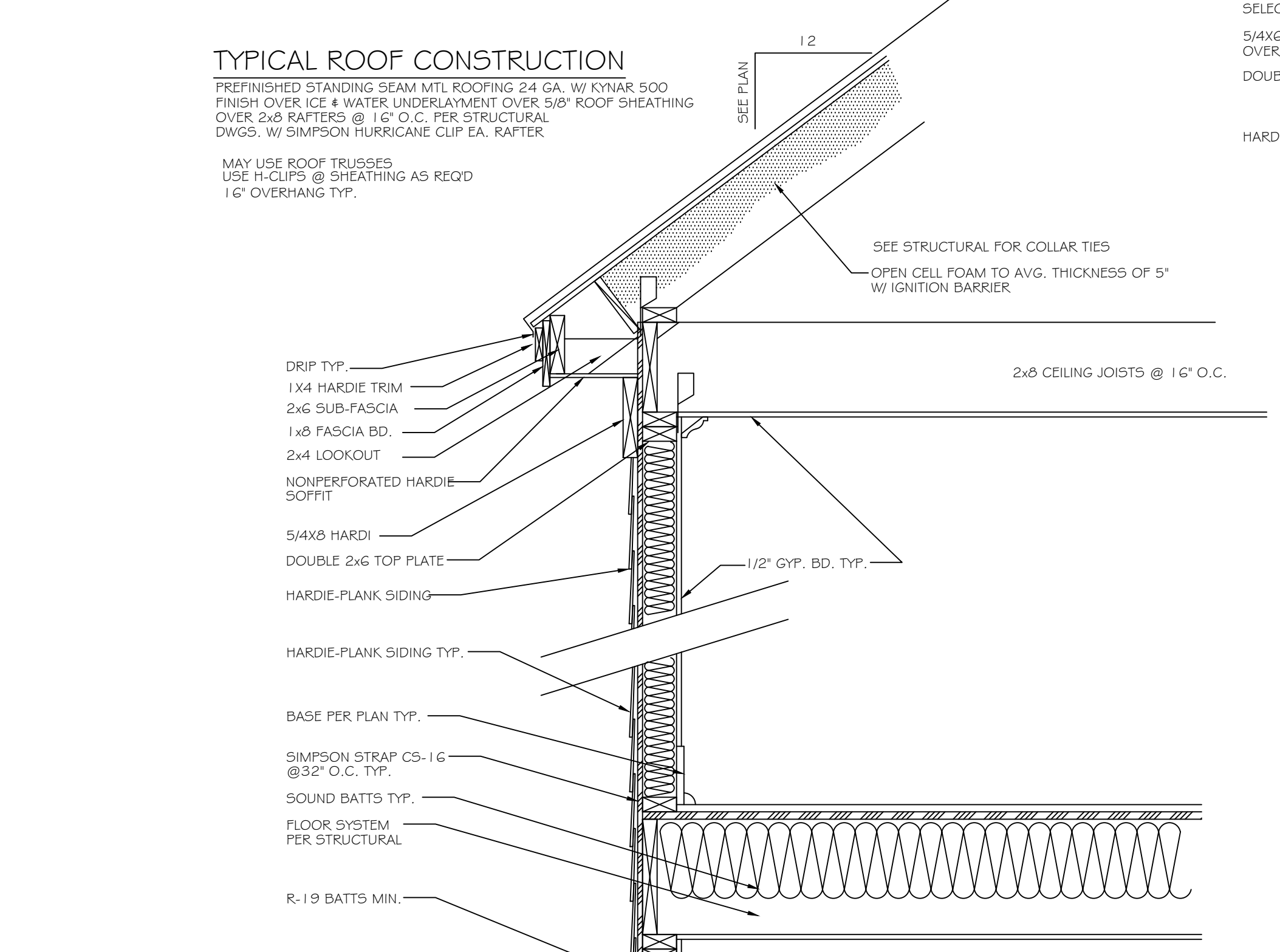
NOTE: G.C. TO ENSURE PORCH ROOF DOES NOT TERMINATE ANY  
 CLOSER THAN 6" TO ANY WINDOW SILLS



**TYPICAL ROOF CONSTRUCTION**

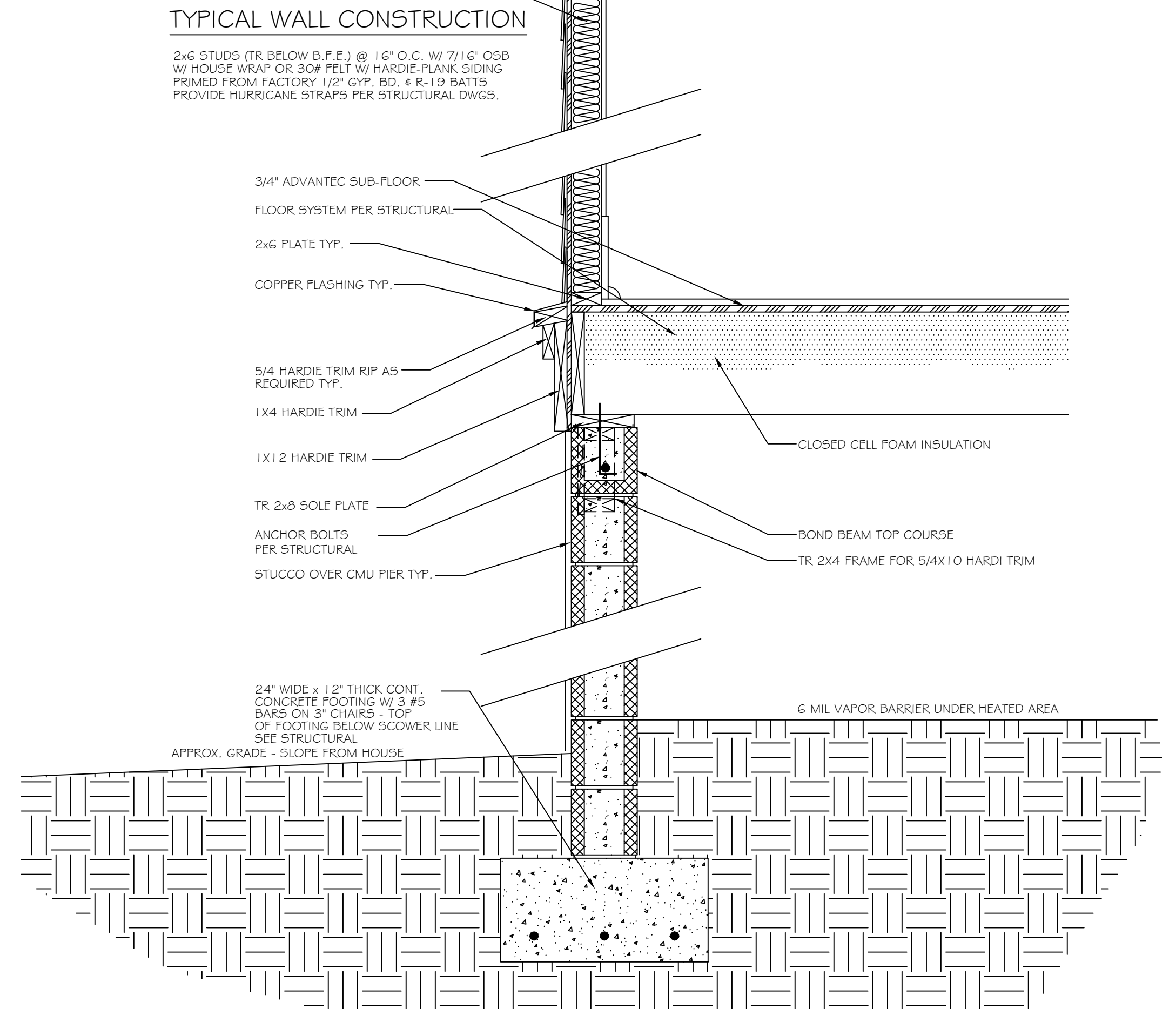
PREFINISHED STANDING SEAM MTL ROOFING 24 GA. W/ KYNAR 500  
 FINISH OVER ICE & WATER UNDERLAYMENT OVER 5/8" ROOF SHEATHING  
 OVER 2x8 RAFTERS @ 16" O.C. PER STRUCTURAL  
 DWGS. W/ SIMPSON HURRICANE CLIP EA. RAFTER

MAY USE ROOF TRUSSES  
 USE H-CLIPS @ SHEATHING AS REQ'D.  
 16" 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/ HARDIE-PLANK SIDING  
 FRAMED FROM FACTORY 1/2" GYP. BD. + R-19 BATTS  
 PROVIDE HURRICANE STRAPS PER STRUCTURAL DWGS.



**1 TYPICAL WALL SECTION**  
 SCALE: 1" = 1'-0"

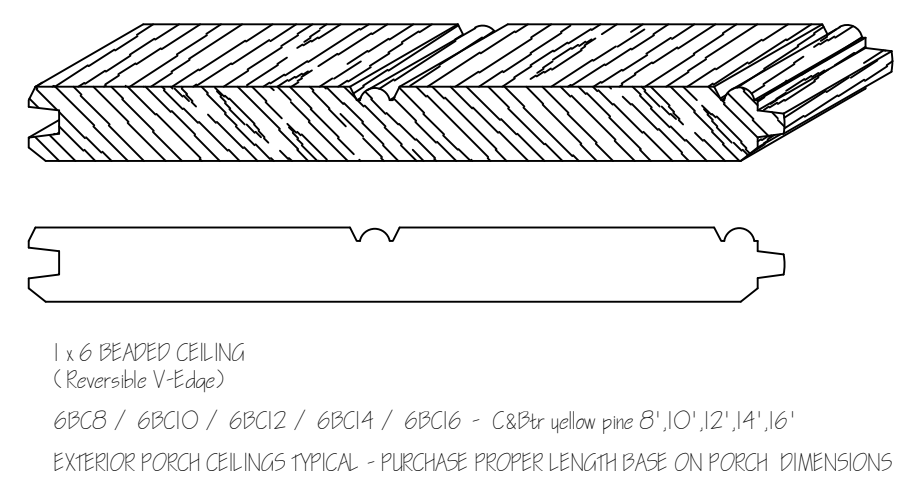
**2 TYPICAL PORCH SECTION**  
 SCALE: 1" = 1'-0"

**ISSUED FOR CONSTRUCTION**

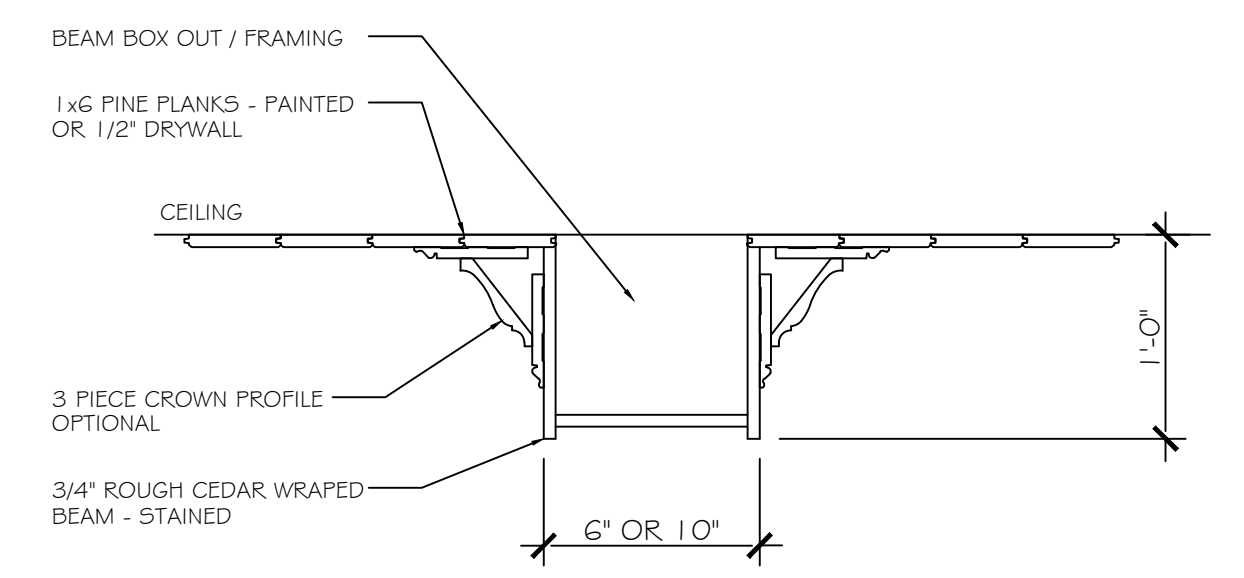
OWNERS SIGNATURE:

CONTRACTORS SIGNATURE:

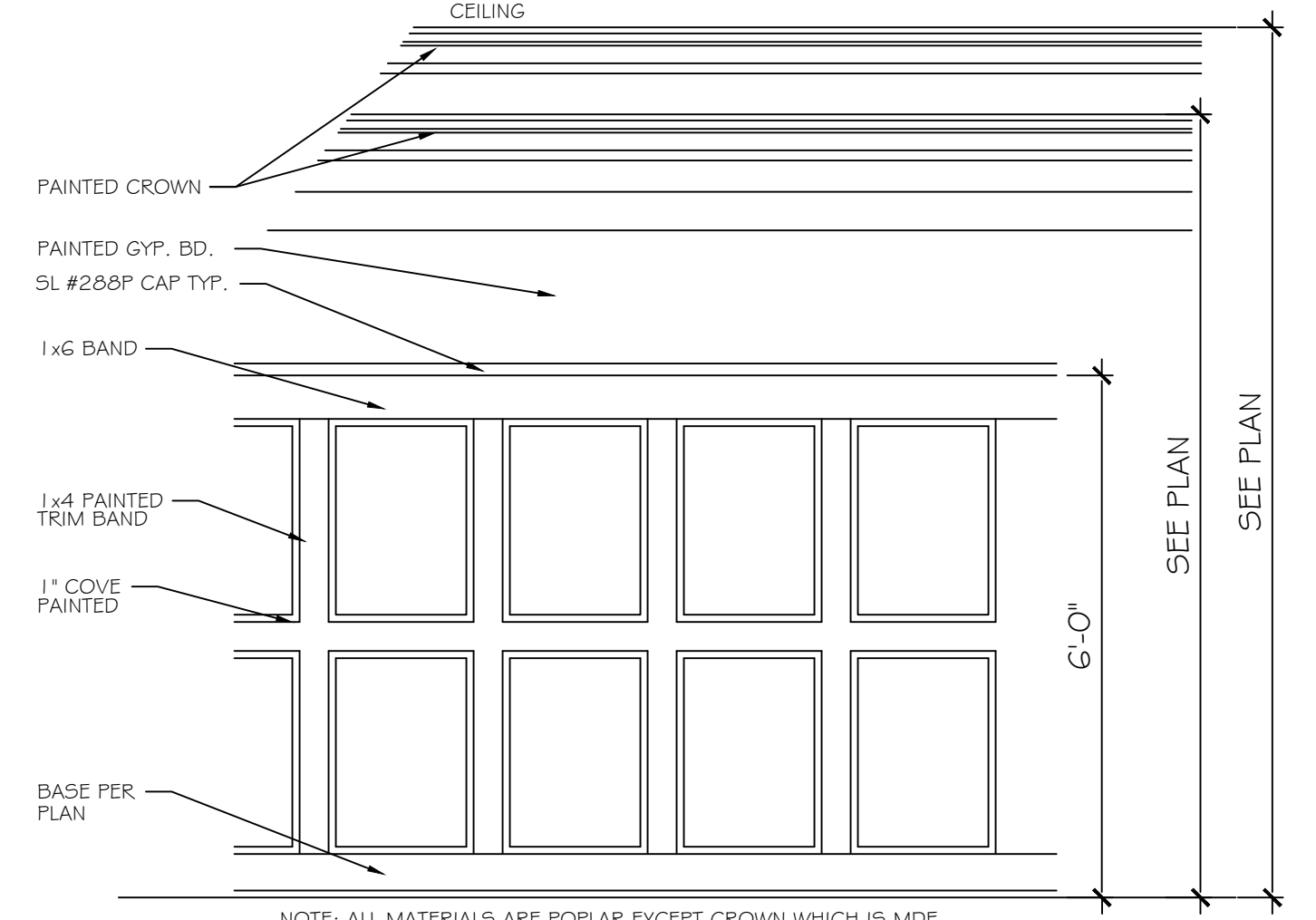
DATE:



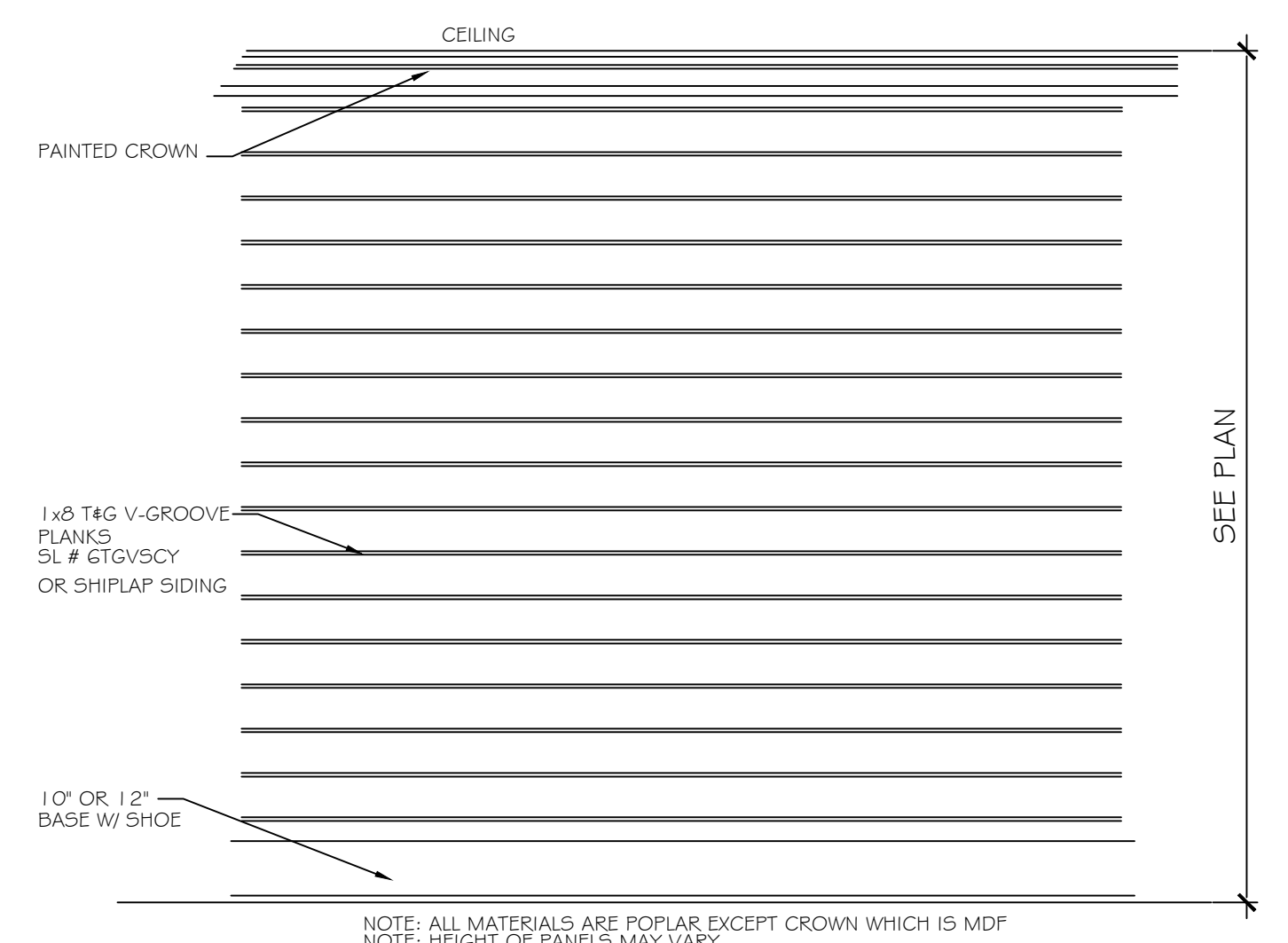
STAINED 6" YELLOW PINE BEADED PLANKS W/ 3 1/2" TR. CROWN STANDARD  
9 DETAIL - TYPICAL PORCH CLG. MATERIAL  
A9 SCALE: 3/4" = 1'-0"



5 DETAIL - DROPPED BEAM / COFFER  
A9 SCALE: 1" = 1'-0"

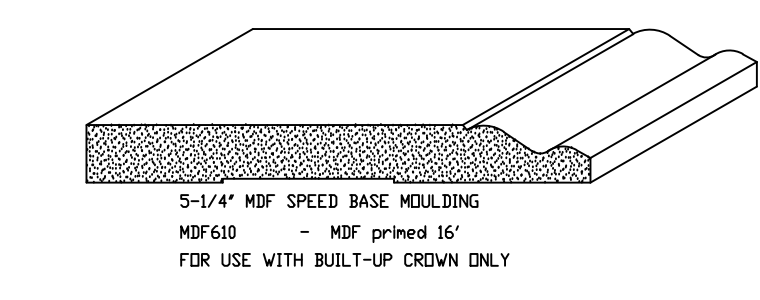
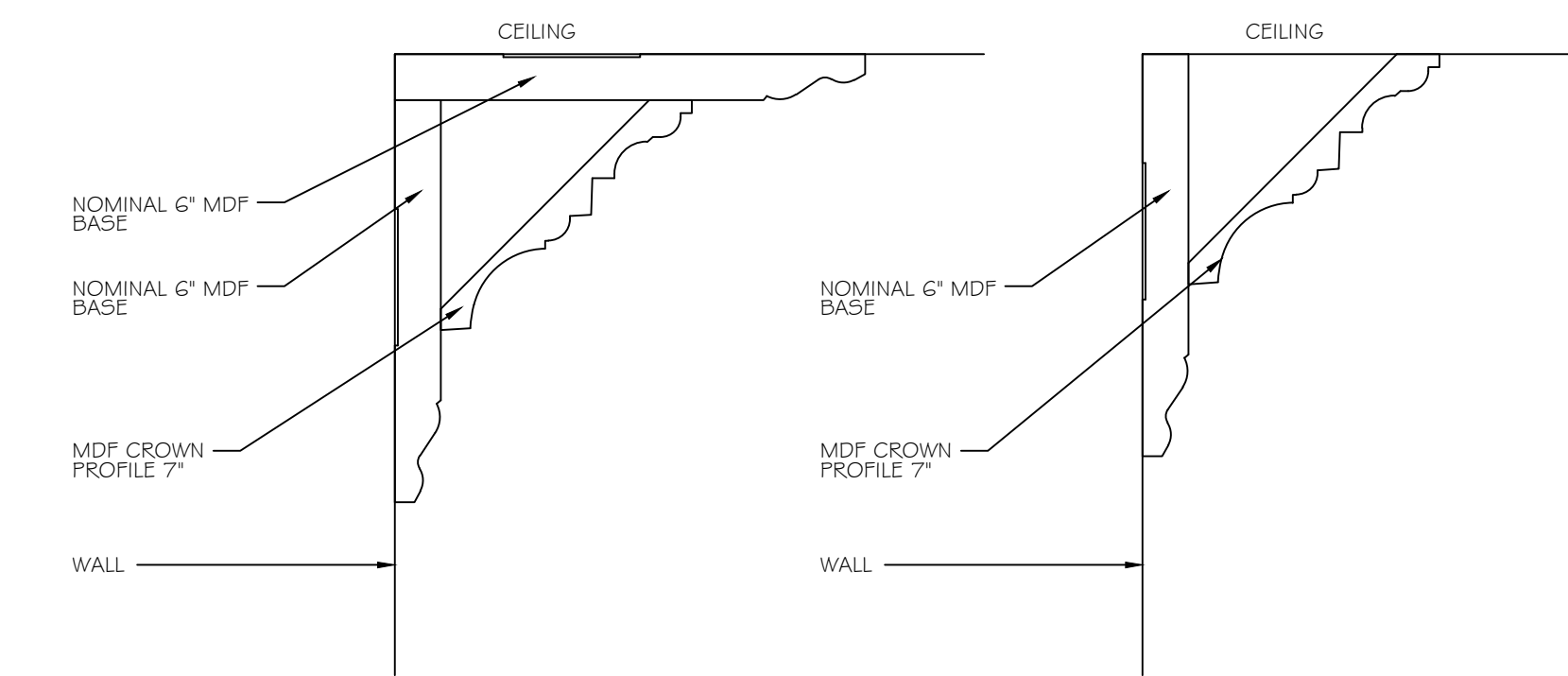


WAINSCOTT OPTION #1 - NOT USED

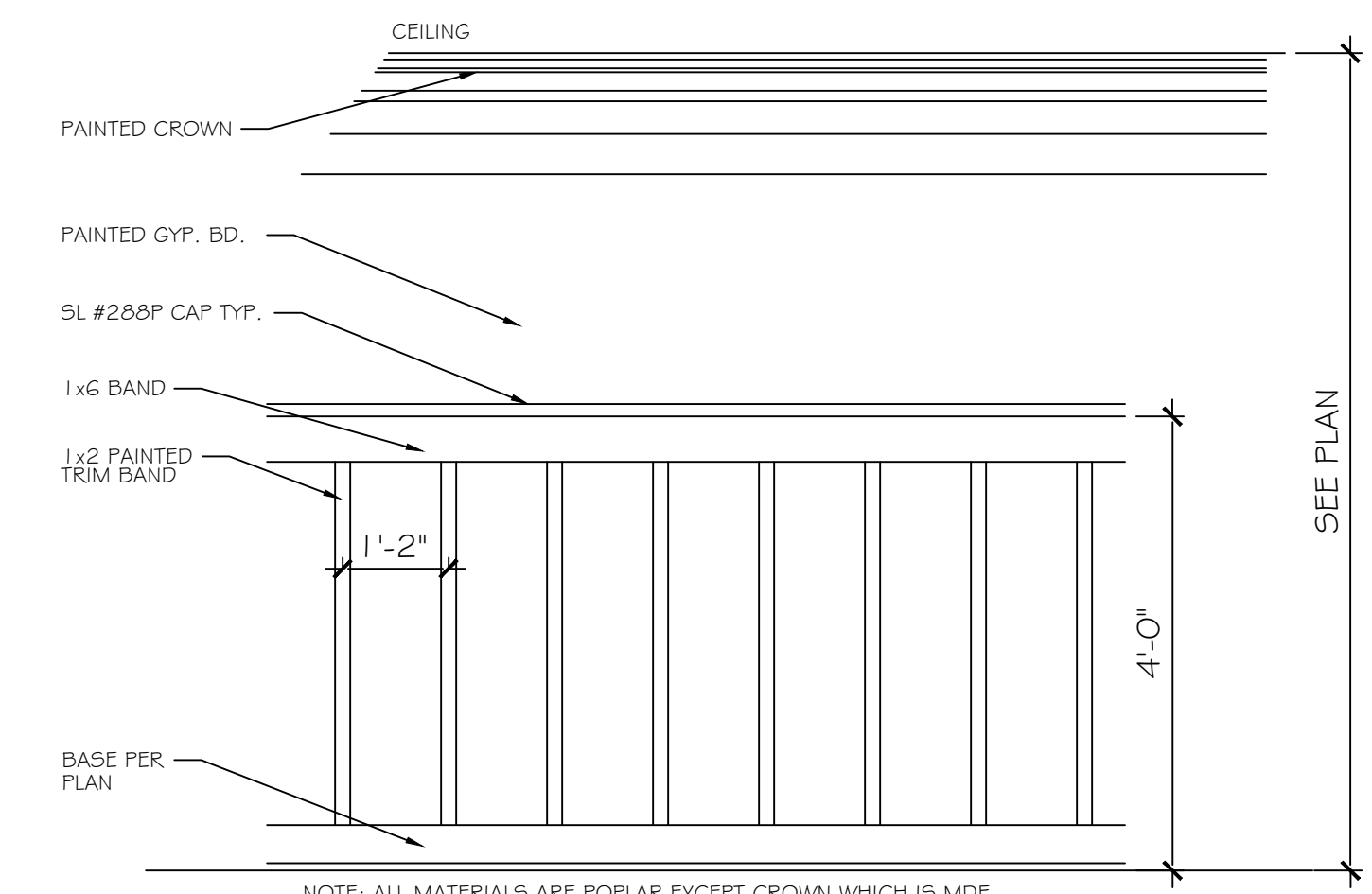


WAINSCOTT OPTION #3

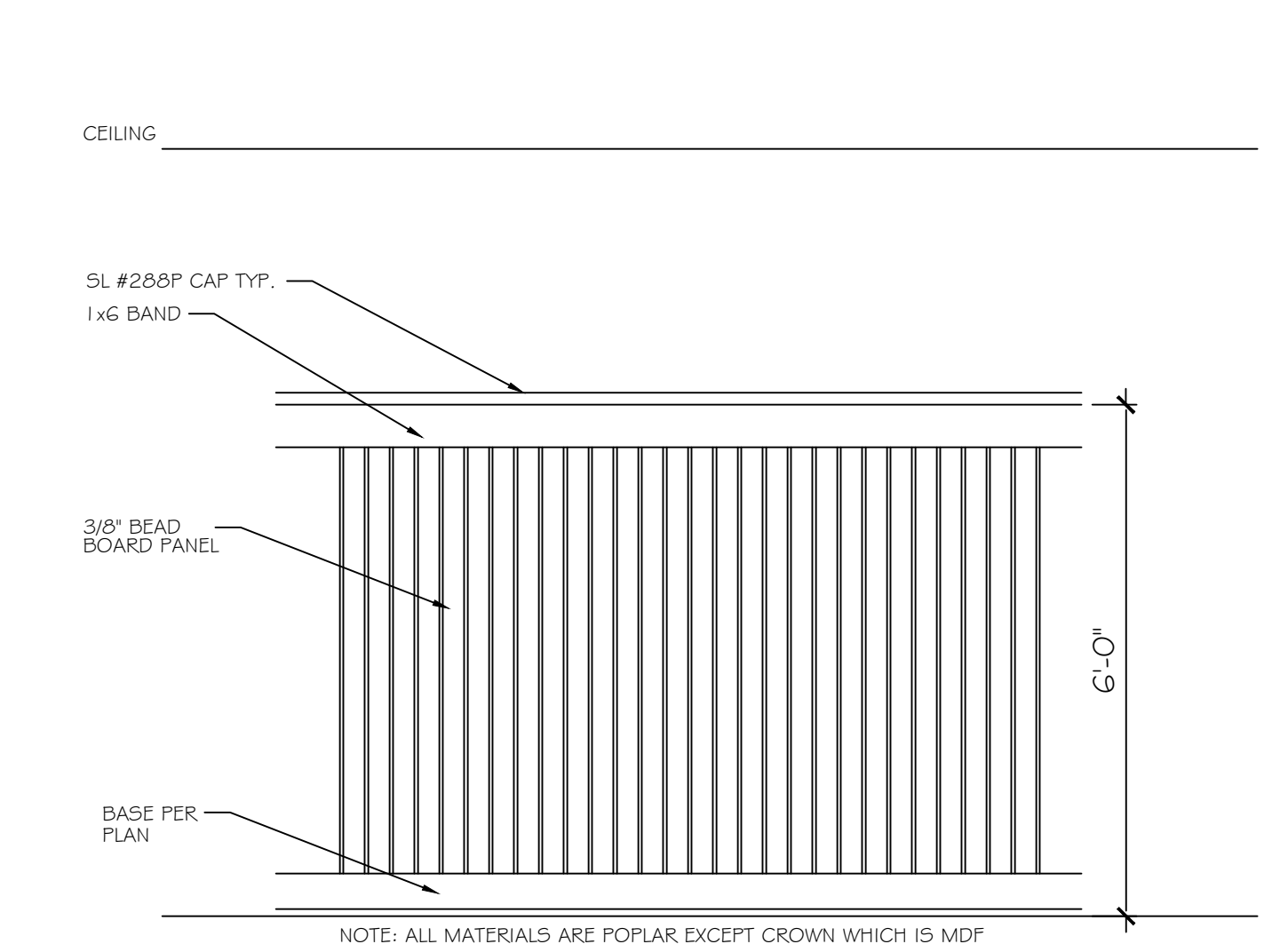
1 TYP. WAINSCOTT OPTIONS  
A9 SCALE: 1/2" = 1'-0"



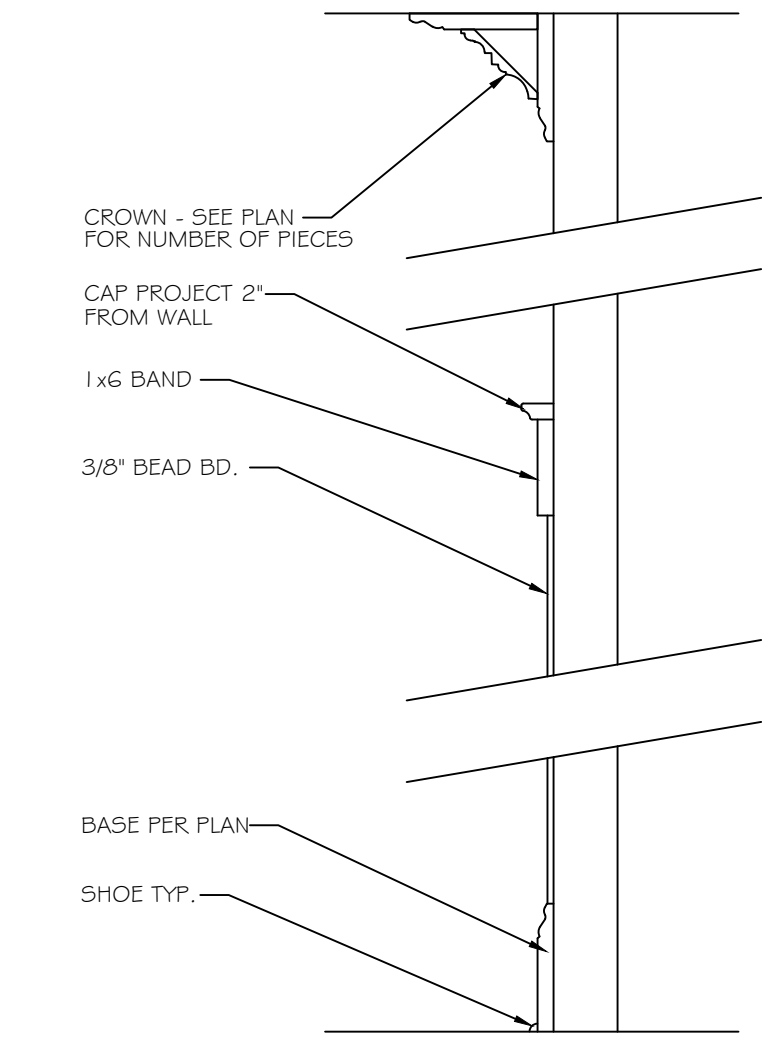
6 DETAIL @ BUILT-UP CROWN  
A9 SCALE: 1/2" = 1'-0"  
CROWN PROFILE TO BE SELECTED BY OWNER



WAINSCOTT OPTION #2 - NOT USED

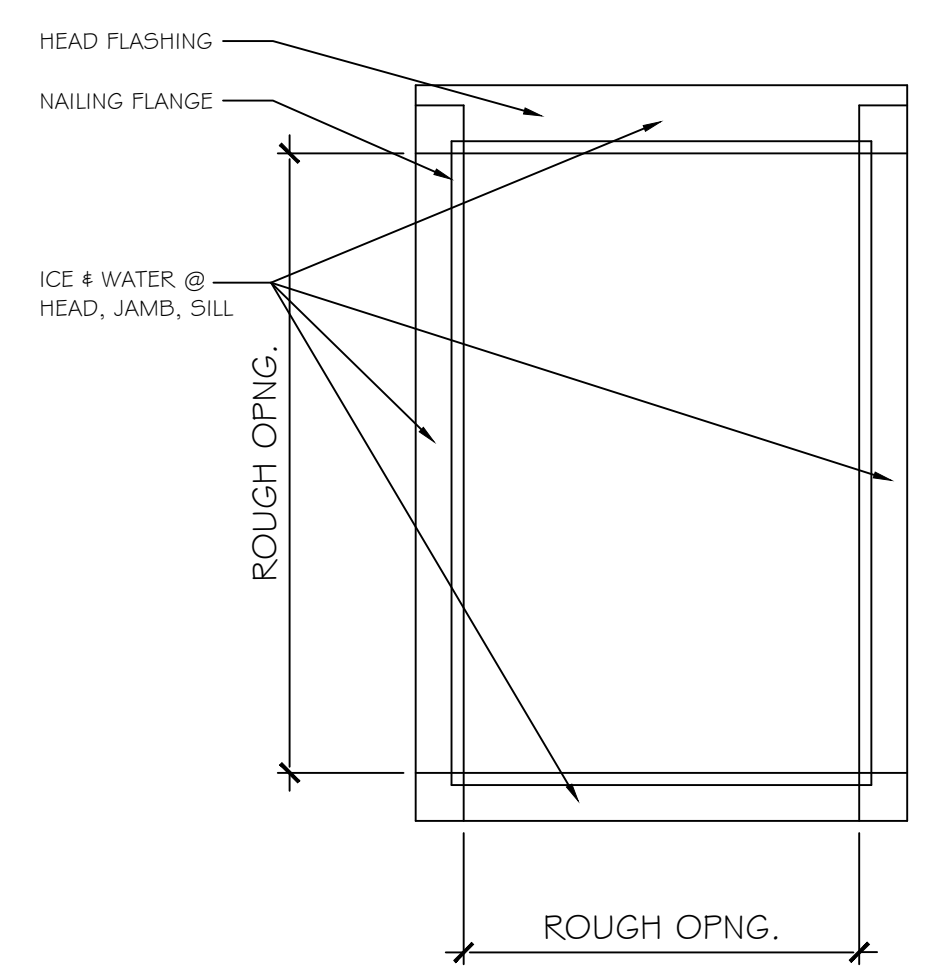


WAINSCOTT OPTION #4 - NOT USED

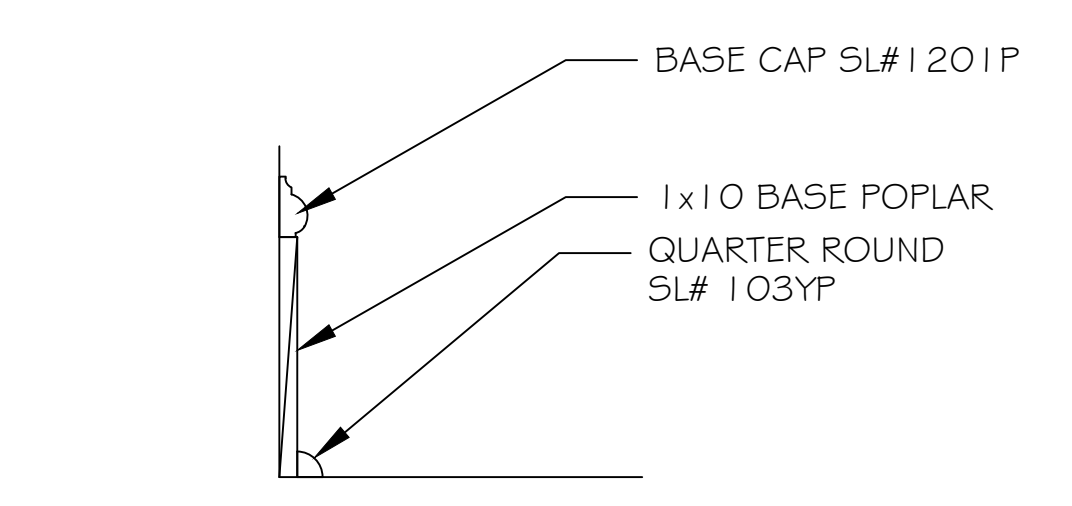


SECTION @ WAINSCOT

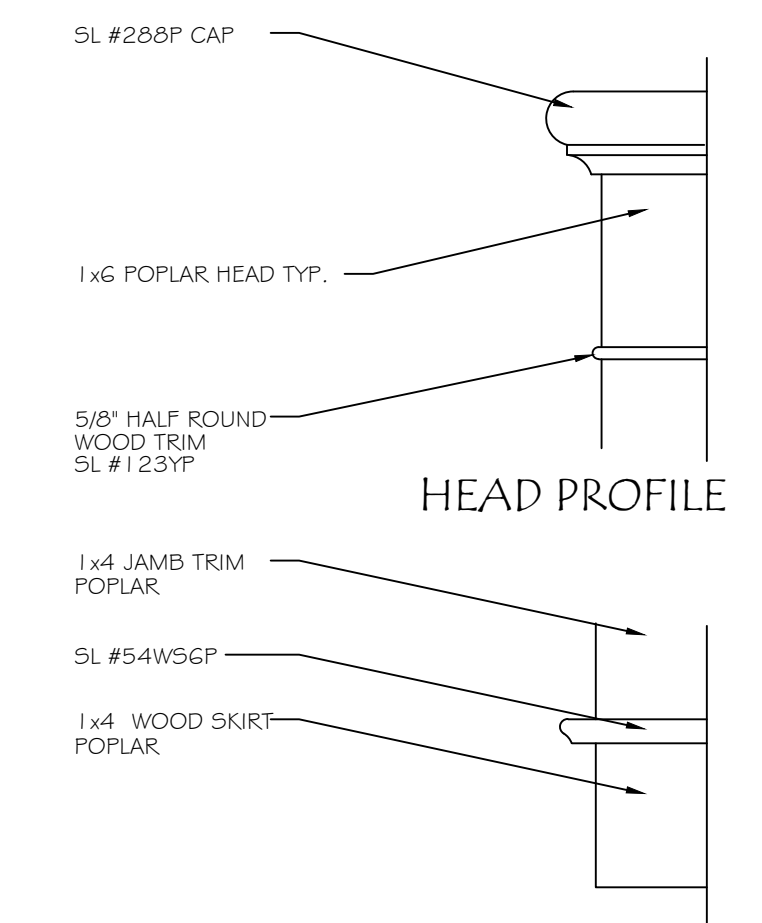
- STEP 1 - FELT ENTIRE WALL TO ABOVE SOFFIT LINE, WRAPING FELT INTO ROUGH OPENING
  - STEP 2 - SET WINDOW OR DOOR AND SECURE PER MANUF. STANDARDS
  - STEP 3 - SET ICE & WATER SHIELD OVER SILL NAILING FLANGE EXTENDING PAST JAMBS 6" MINIMUM
  - STEP 4 - SET ICE & WATER SHIELD OVER JAMB NAILING FLANGE EXTENDING 6" BELOW SILL AND 4" ABOVE HEAD
  - STEP 5 - SET ICE & WATER SHIELD OVER HEAD NAILING FLANGE EXTENDING 6" BEYOND JAMBS
  - STEP 6 - SET METAL FLASHING SO TOP EDGE IS TUCKED 6" MINIMUM UNDER FELT ABOVE. DO NOT CUT FELT. ADD ADDITIONAL FELT OVER FLASHING AND UNDER NEXT COURSE OF FELT IF NEEDED. FLASHING DRIP EDGE SHALL EXTEND 1/4" PAST WINDOW HEAD
  - STEP 7 - SECURE ICE & WATER SHIELD AT ALL EDGES WITH BUTTON CAP NAILS
- NOTE: HEAD FLASHING IS UNDER HEAD TRIM  
FULL WIDTH ROLLS OF ICE & WATER SHIELD SHALL BE USED  
HOUSE WRAP AND BLACK POLY SHALL NOT BE USED ANYWHERE ON PROJECT



7 TYPICAL WINDOW WRAP DTL.  
A9 SCALE: 1/2" = 1'-0"

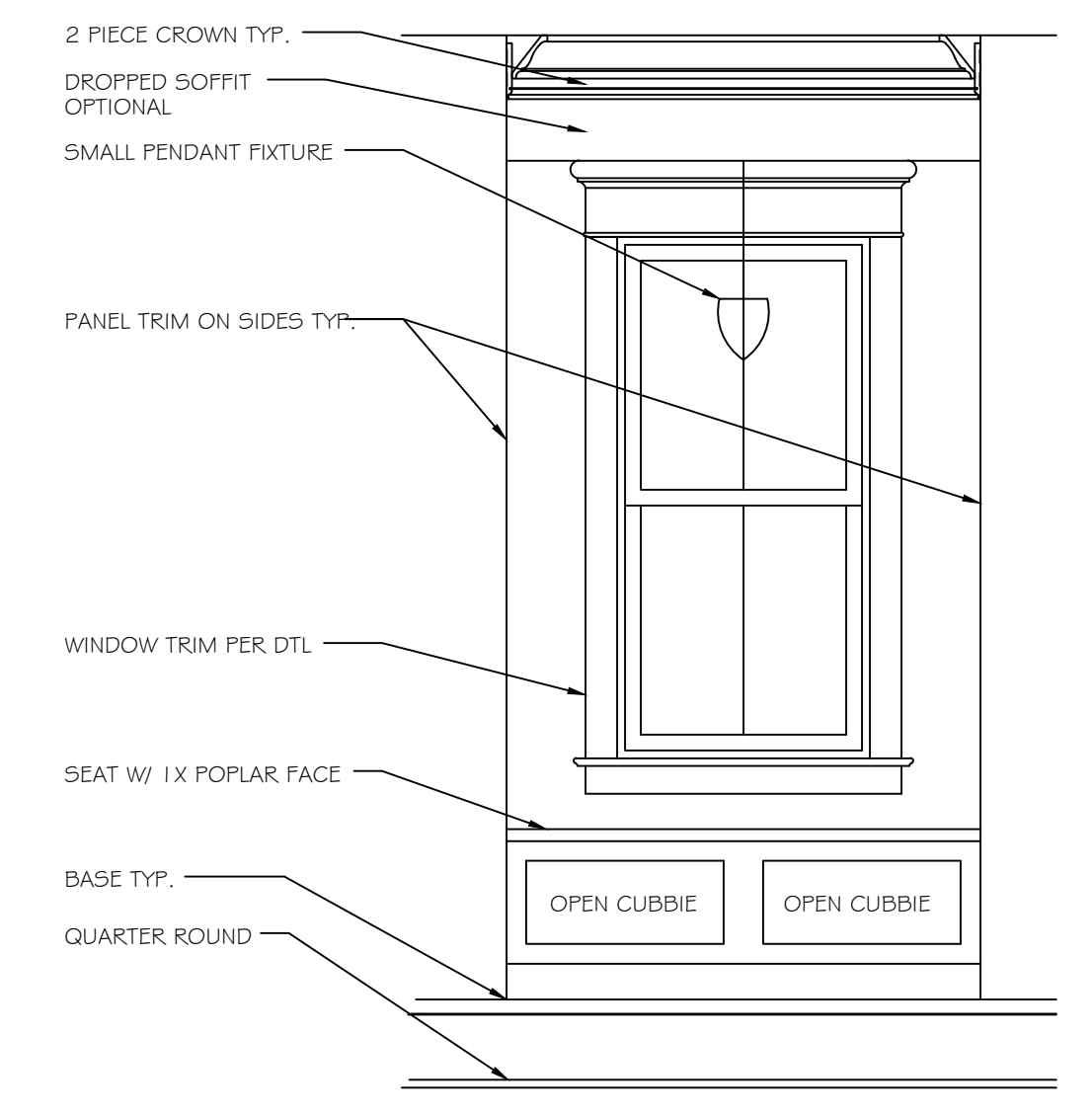


3 TYPICAL BASE DETAIL  
A9 SCALE: 1/2" = 1'-0"

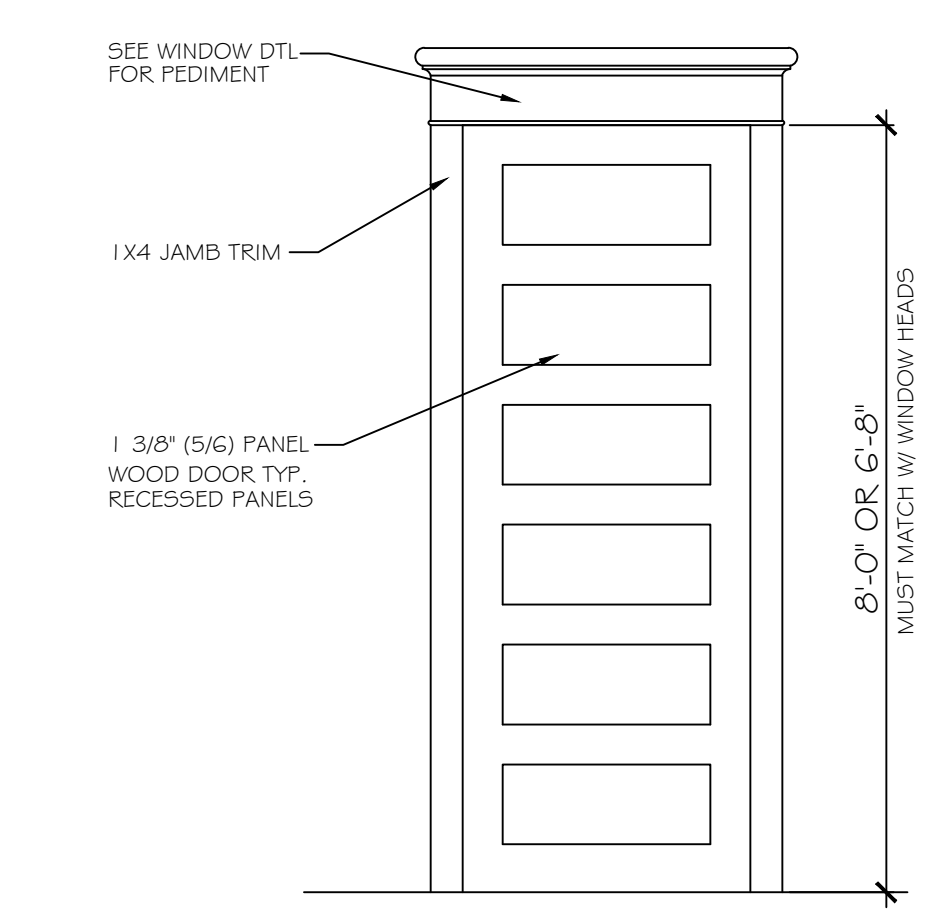


HEAD PROFILE

8 TYPICAL DOOR & WINDOW TRIM - INTERIOR  
A9 SCALE: 1/2" = 1'-0"



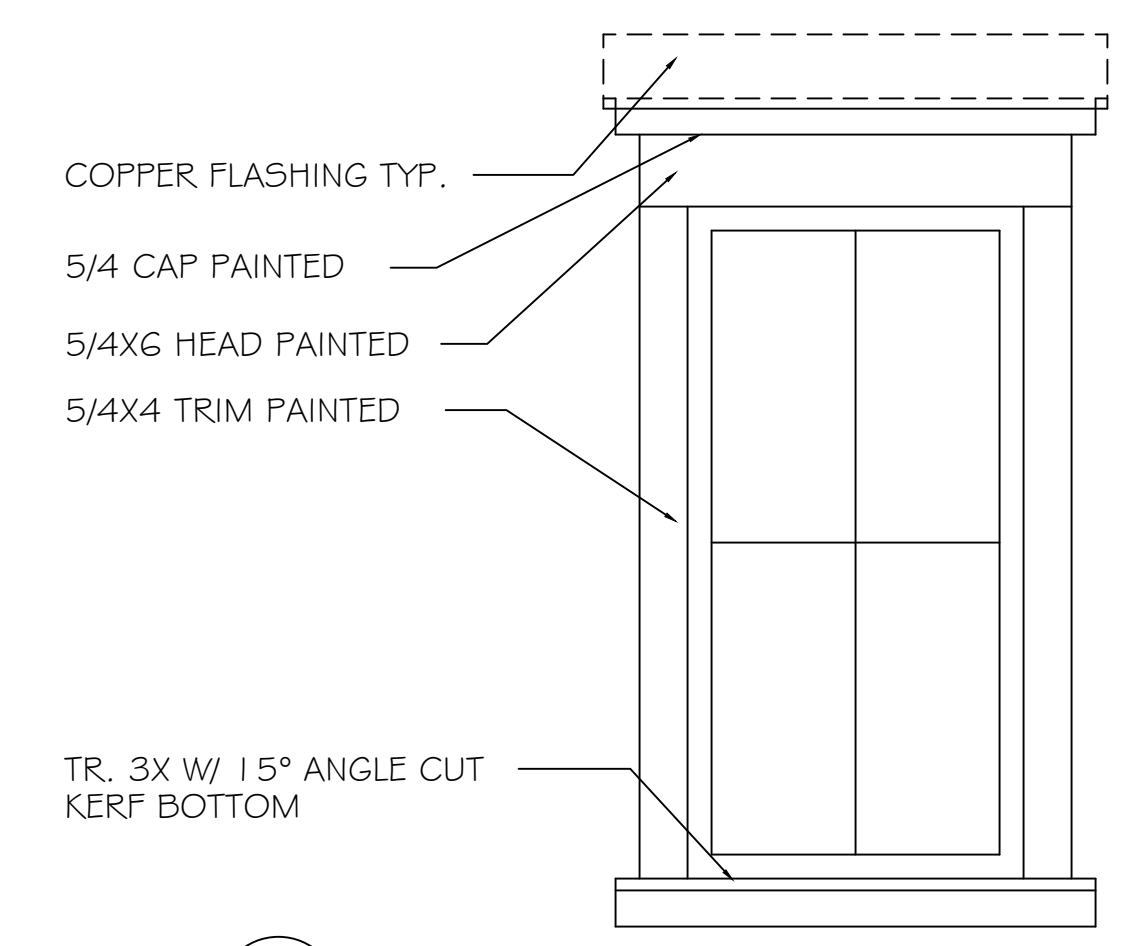
4 DETAIL @ WINDOW SEAT  
A9 SCALE: 1/2" = 1'-0"



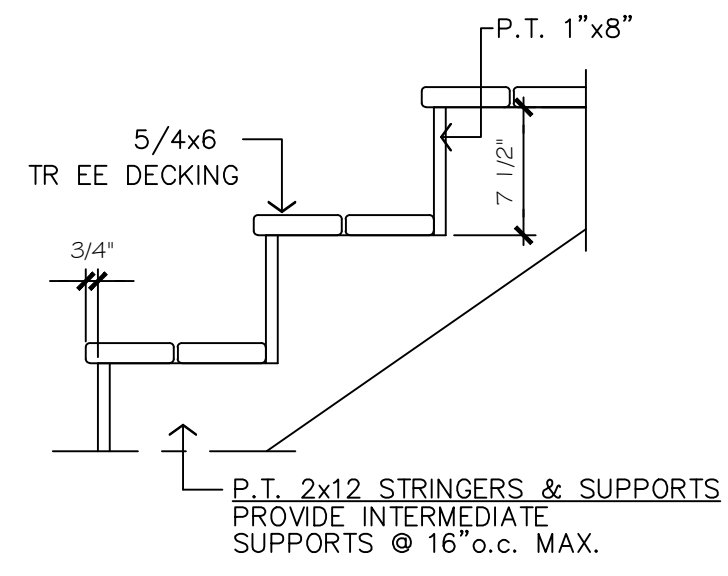
2 TYPICAL INTERIOR DOOR W/ TRANSOM  
A9 SCALE: 1/2" = 1'-0"

ISSUED FOR CONSTRUCTION

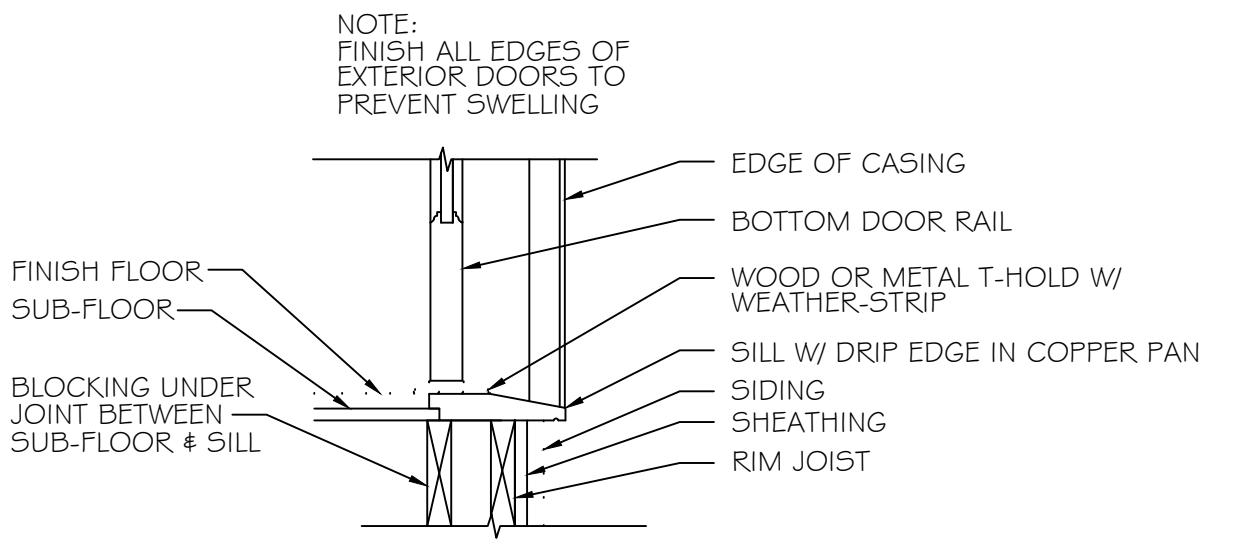
OWNERS SIGNATURE: \_\_\_\_\_  
CONTRACTORS SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_



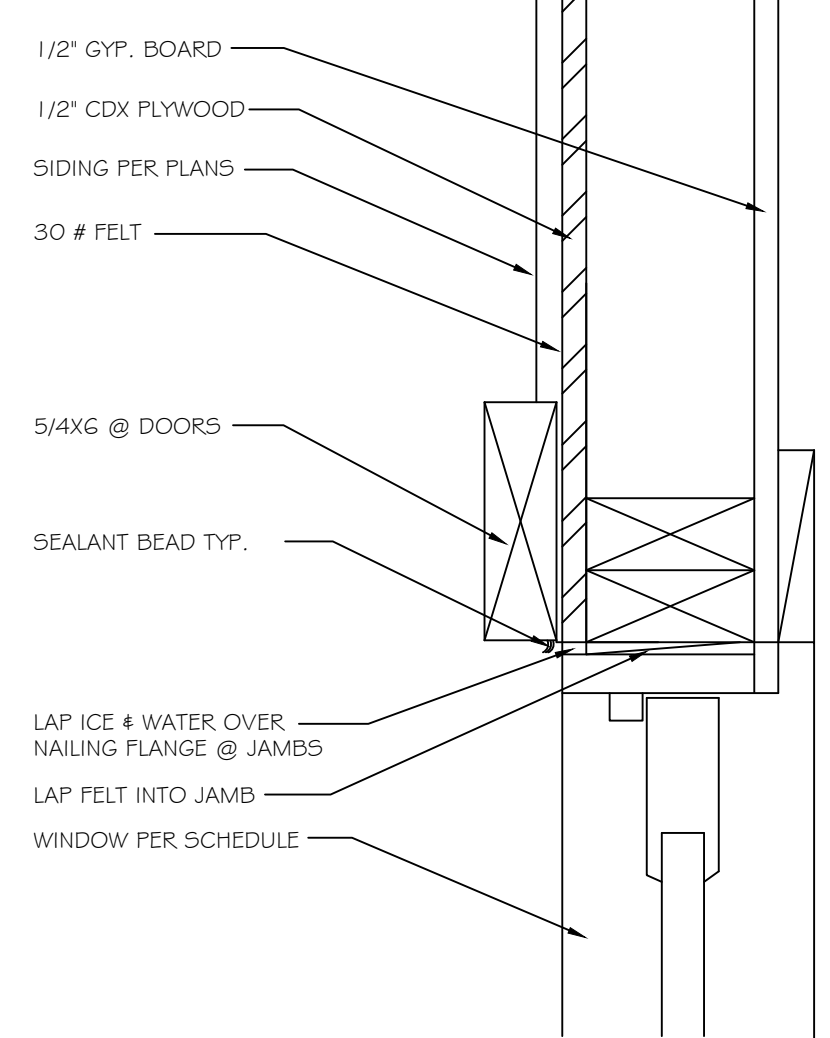
**14** DETAIL - TYP. WINDOW TRIM  
SCALE: 5/8" = 1'-0"



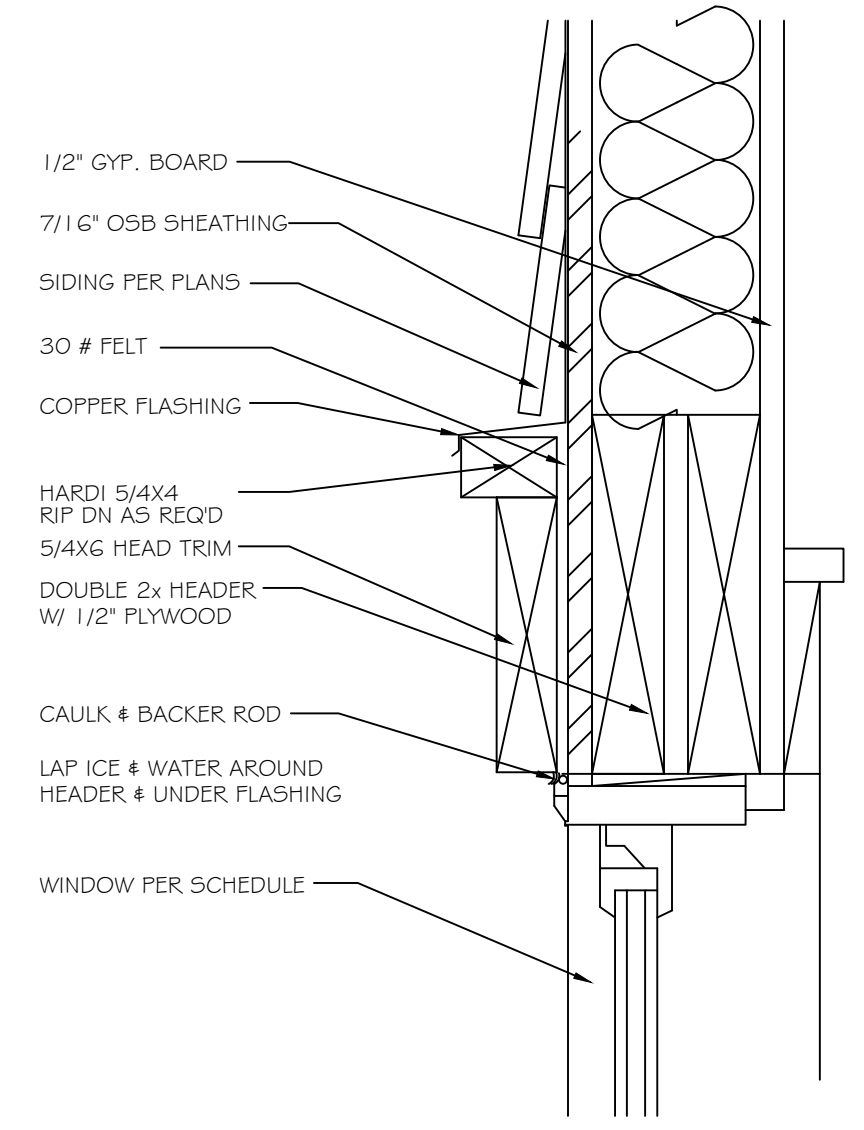
**13** EXTERIOR STAIR DETAIL  
SCALE: N.T.S.



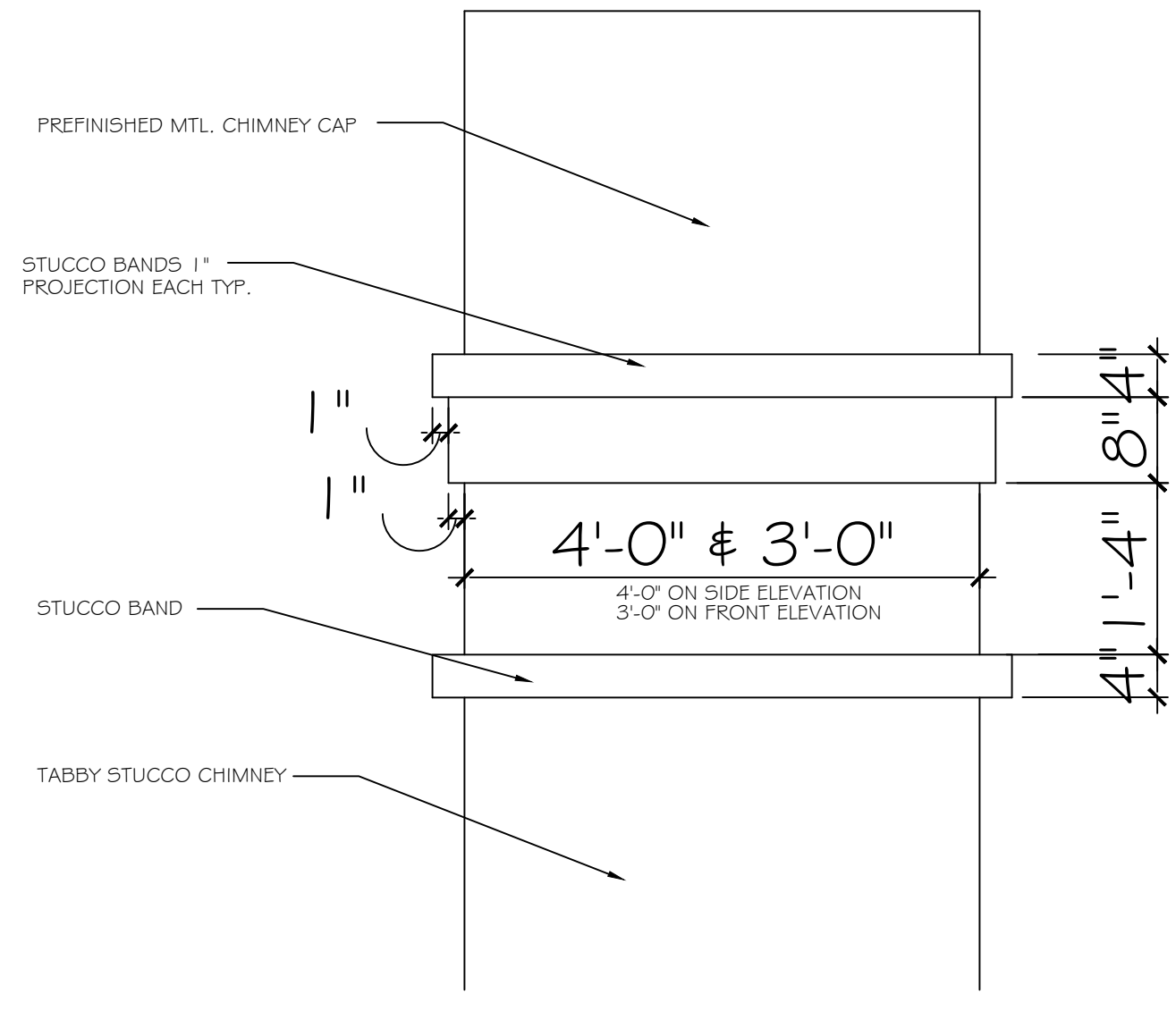
**12** TYPICAL SILL DETAIL  
SCALE: N.T.S.



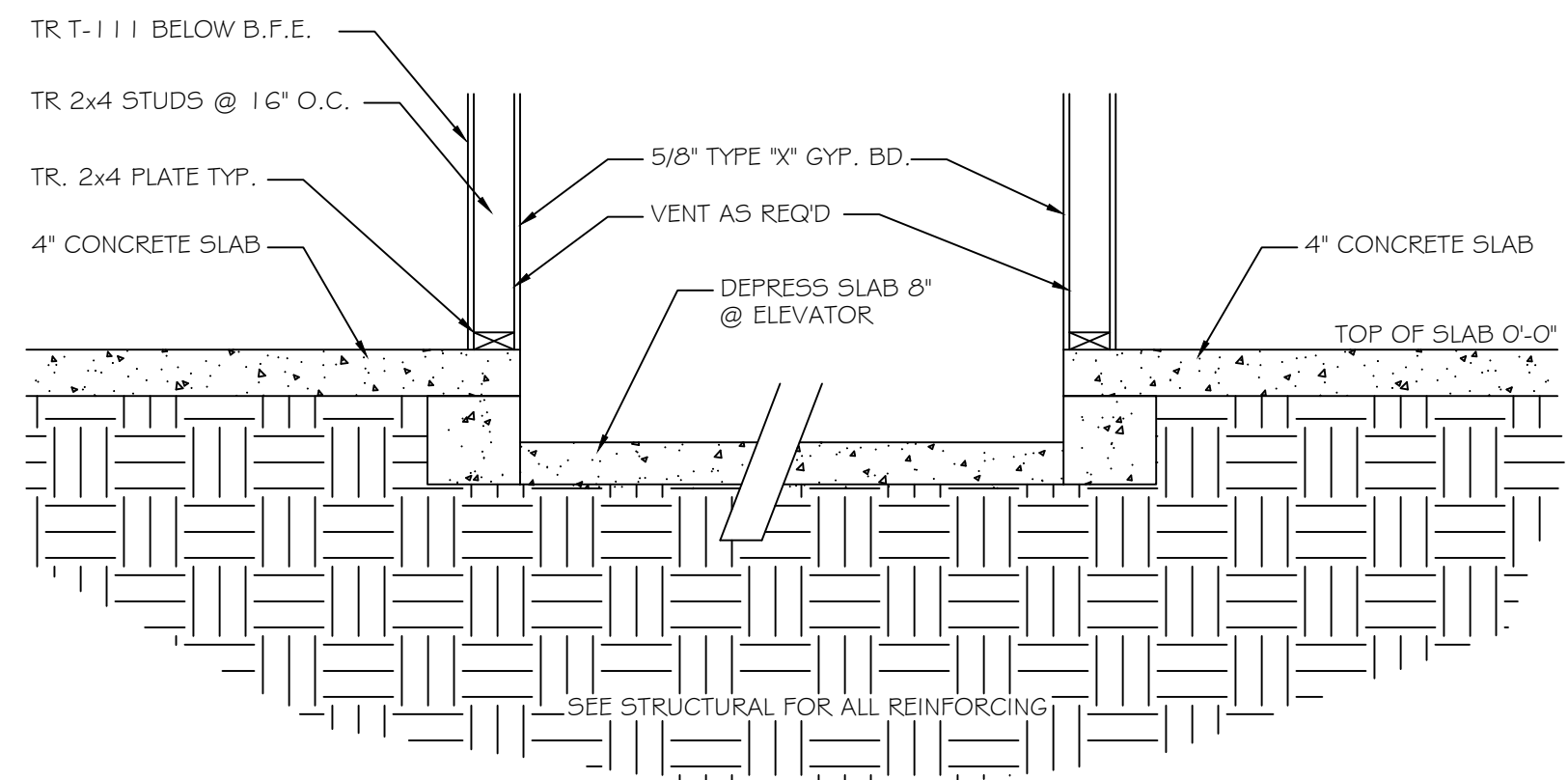
**9** TYPICAL JAMB DETAIL @ EXT. DOORS  
SCALE: 3/4" = 1'-0"



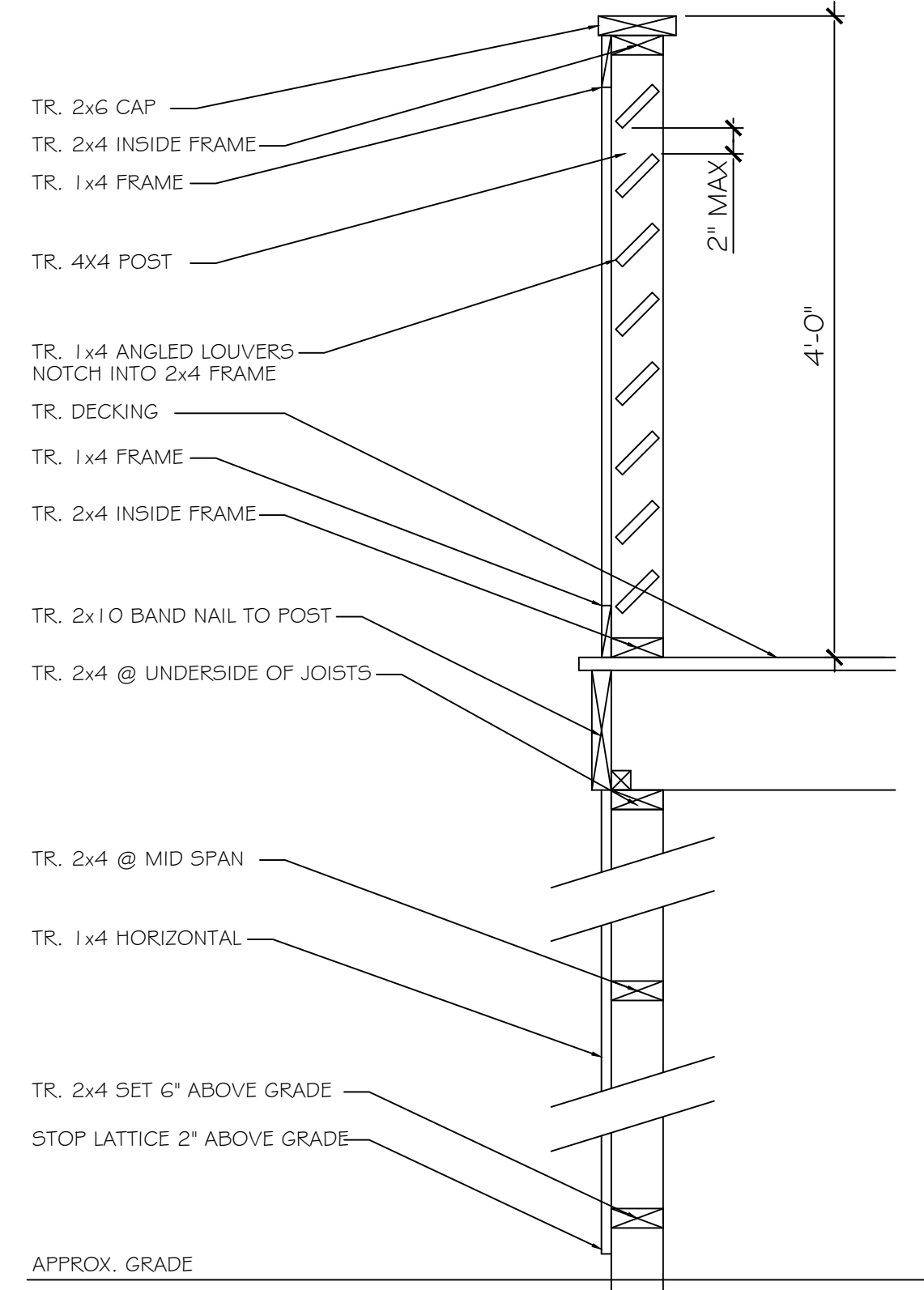
**3** TYPICAL HEAD DETAIL  
SCALE: 3/4" = 1'-0"  
MAY SUBSTITUTE TREATED WOOD WITH HARDI-TRIM



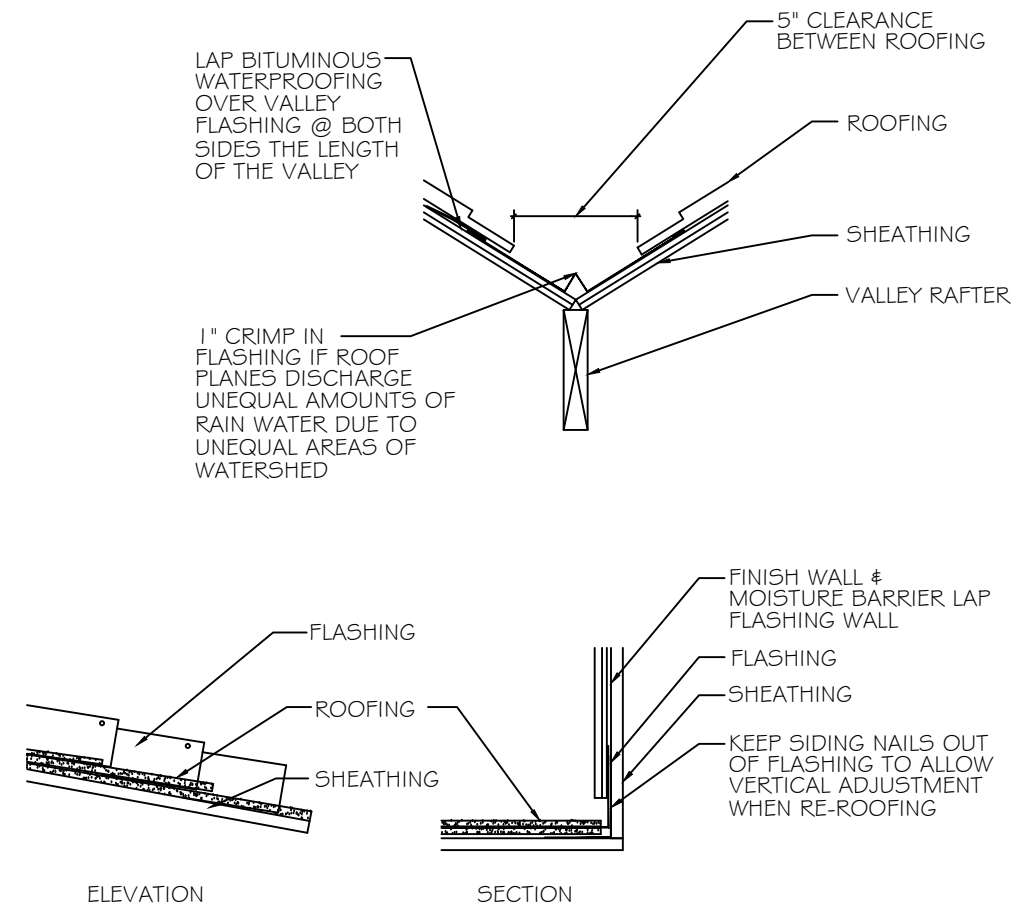
**11** DETAIL - CHIMNEY CAP  
SCALE: 1" = 1'-0"



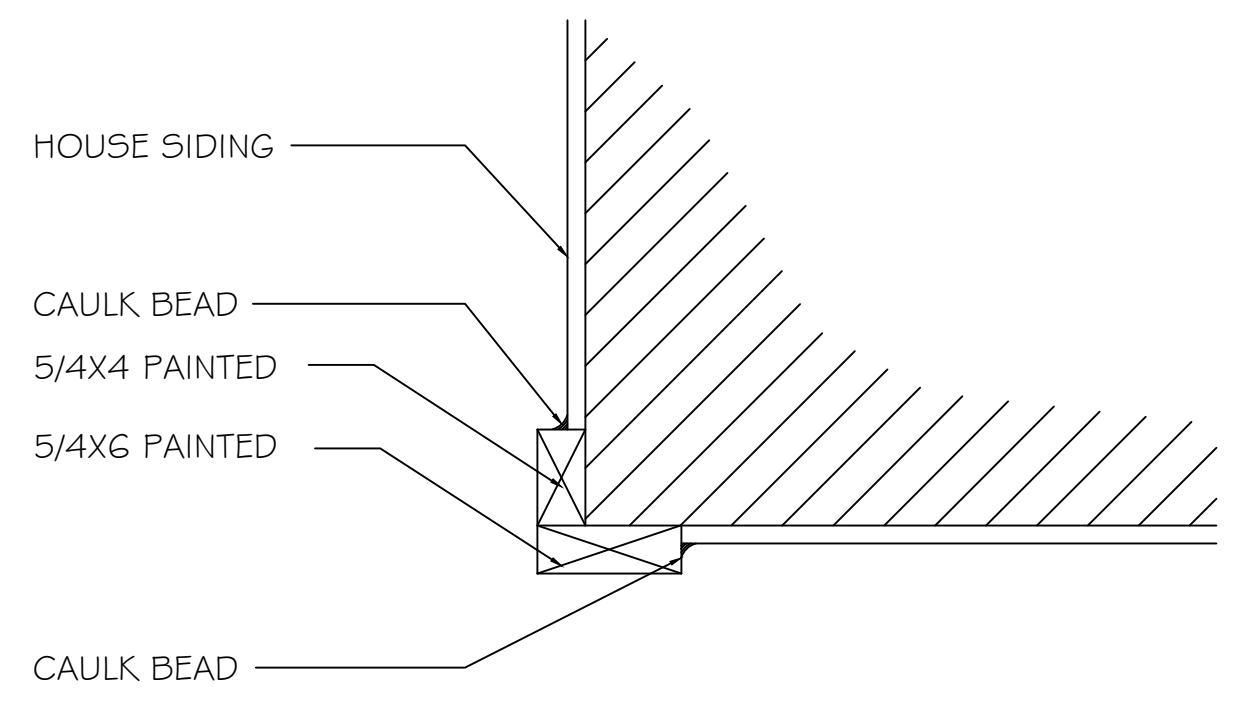
**10** SECTION @ ELEVATOR PIT  
SCALE: 5/8" = 1'-0"



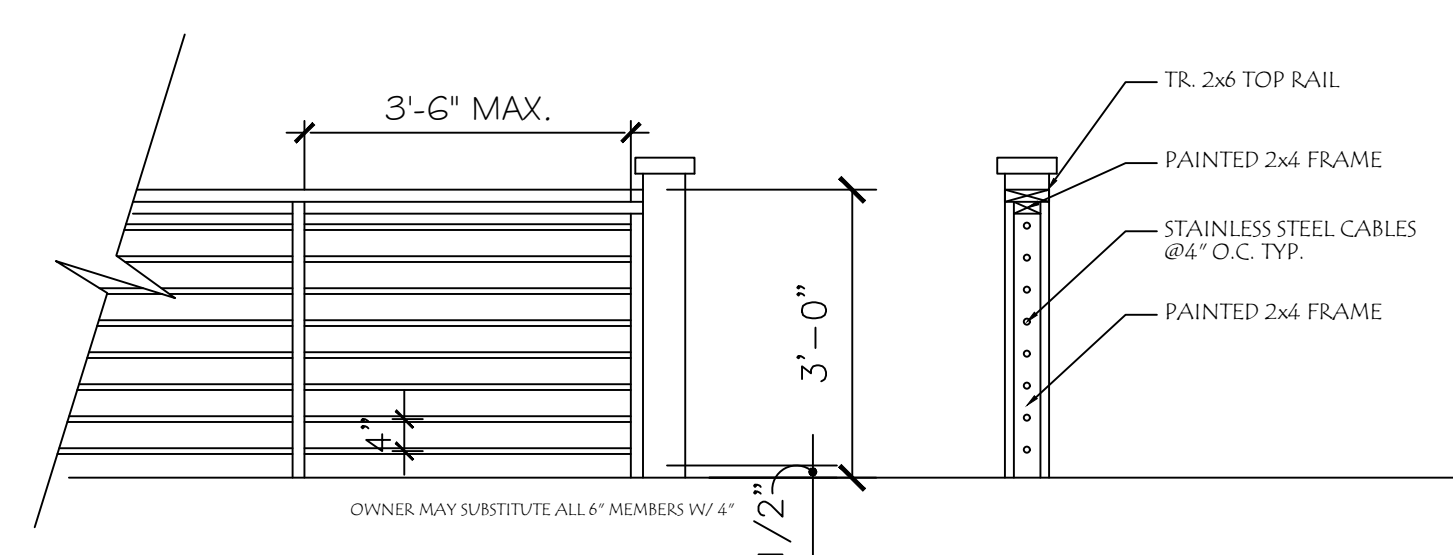
**6** DETAIL @ HVAC ENCLOSURE  
SCALE: 1" = 1'-0"  
G.C. SHALL FASTEN ONE SIDE OF ENCLOSURE W/ SCREWS SO UNIT CAN BE SERVICED



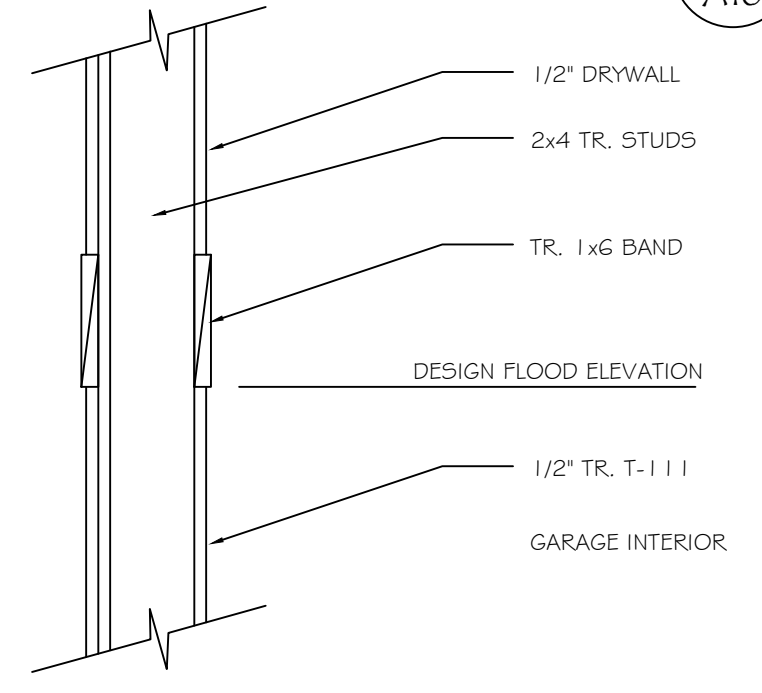
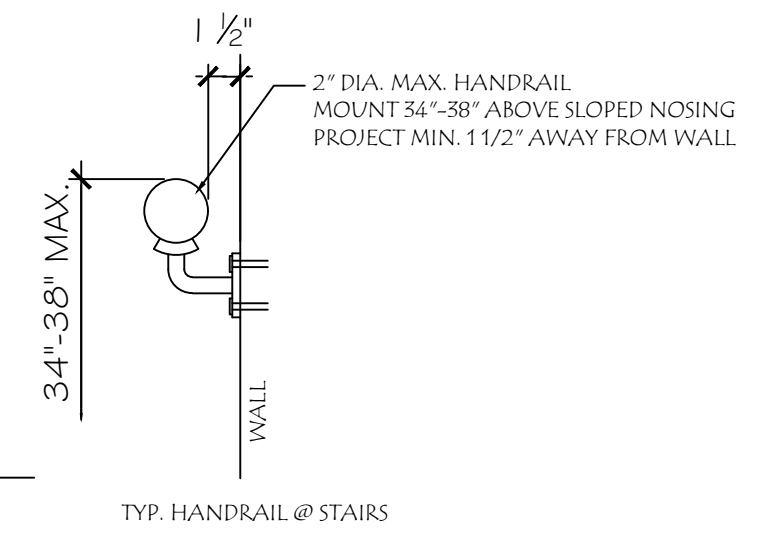
**7** TYPICAL ROOF FLASHING DETAILS  
SCALE: N.T.S.



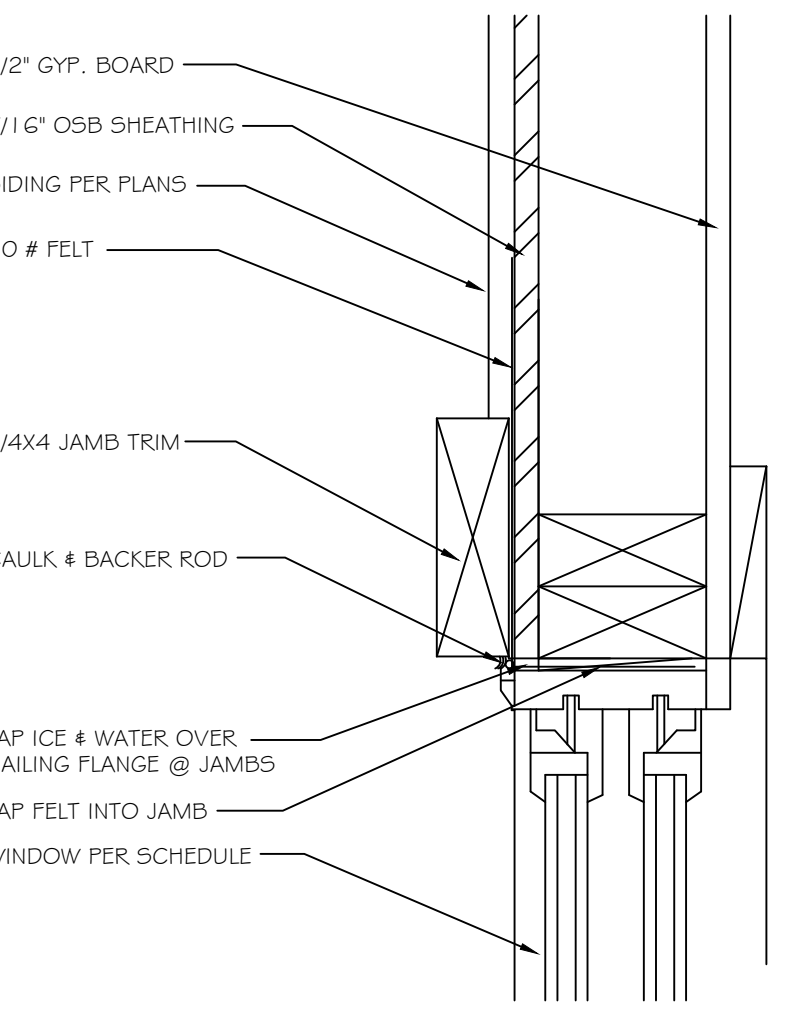
**8** DETAIL - TYP. OUTSIDE CORNER  
SCALE: 1/2" = 1'-0"



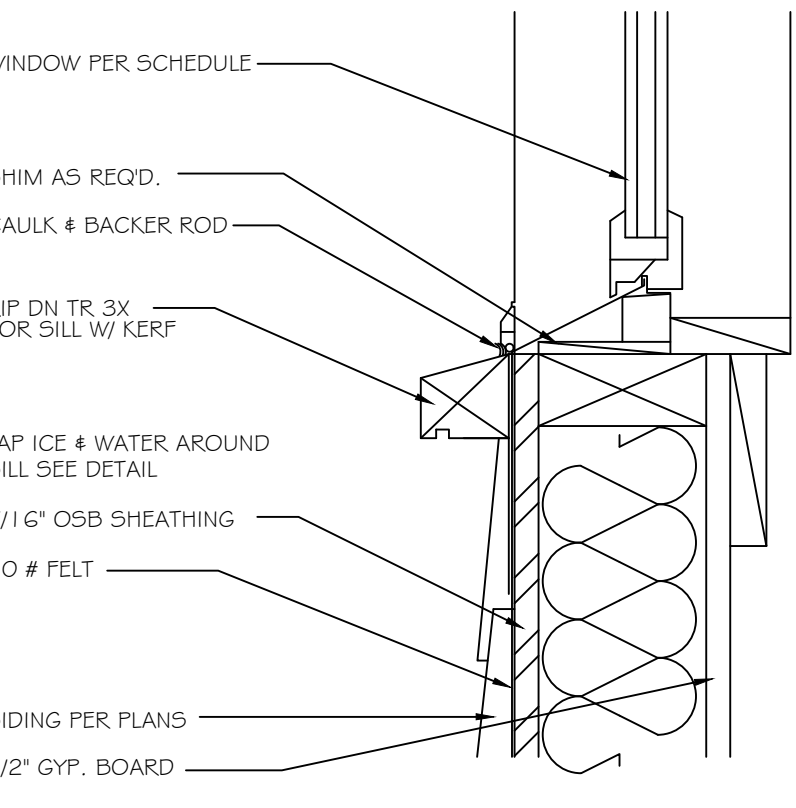
**4** DETAIL - TYPICAL RAILING  
SCALE: 1/2" = 1'-0"



**5** SECTION @ GARAGE WALL  
SCALE: 5/8" = 1'-0"



**2** TYPICAL JAMB DETAIL  
SCALE: 3/4" = 1'-0"



**1** TYPICAL SILL DETAIL  
SCALE: 3/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: \_\_\_\_\_  
CONTRACTORS SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_