





06/19/2024

New Residence

Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:

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COVER SHEET



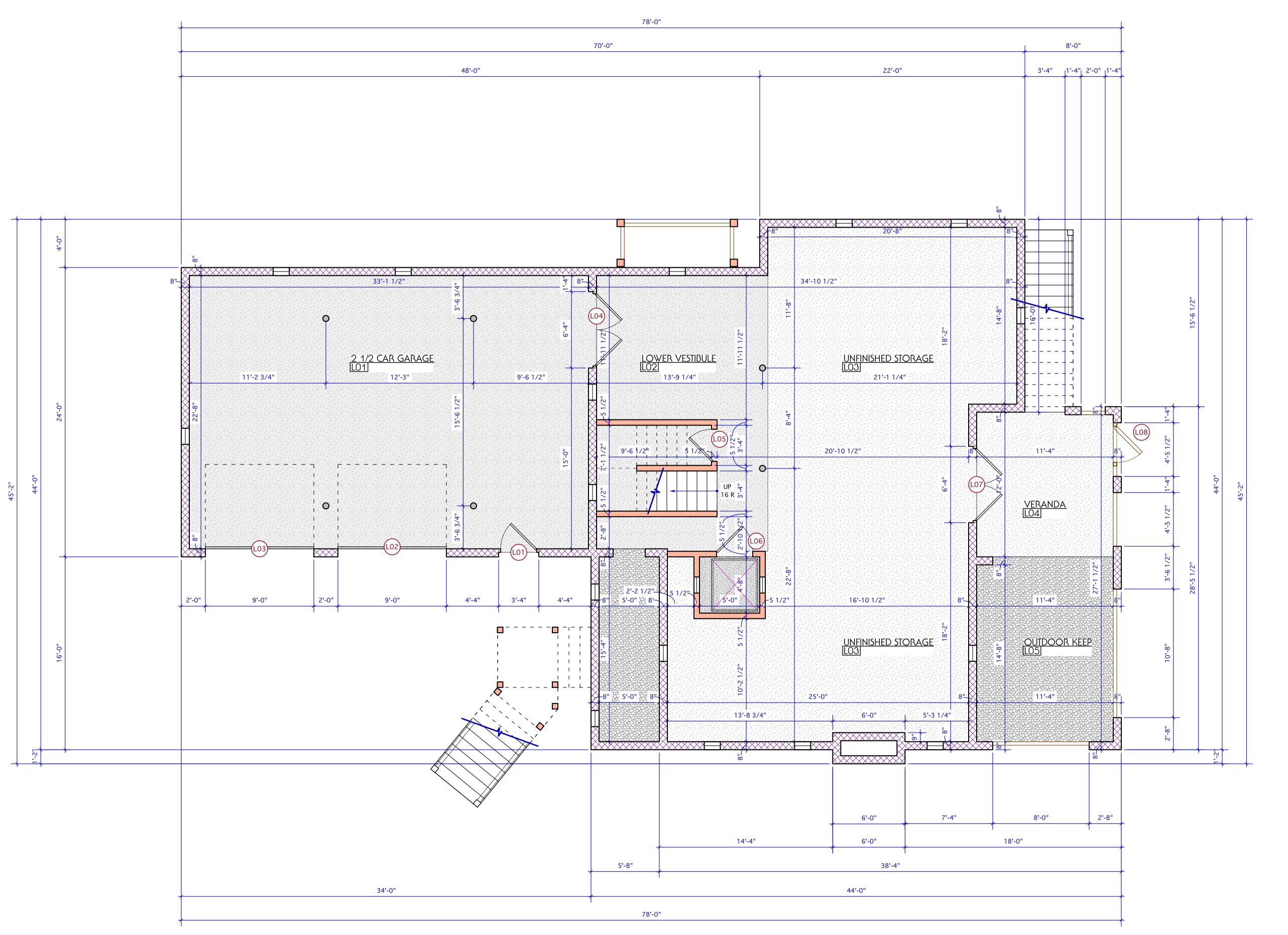
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MARCH 22, 2024

Commission No.: SC 2312

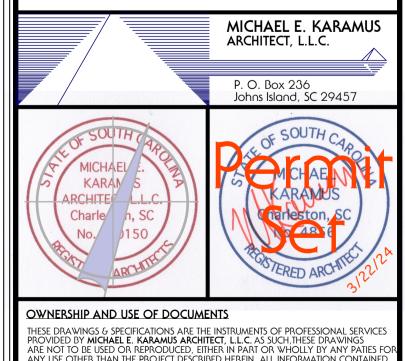


Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:

LOWER LEVEL ENCLOSED AREA IS 2232 S.F. 12 "SMART VENTS" HAVE BEEN SHOWN WHICH PROVIDE 2400 SQ. IN. OF VENT AREA FOR 2400 SQ. FT. OF FLOOR AREA.

LOWER LEVEL PLAN



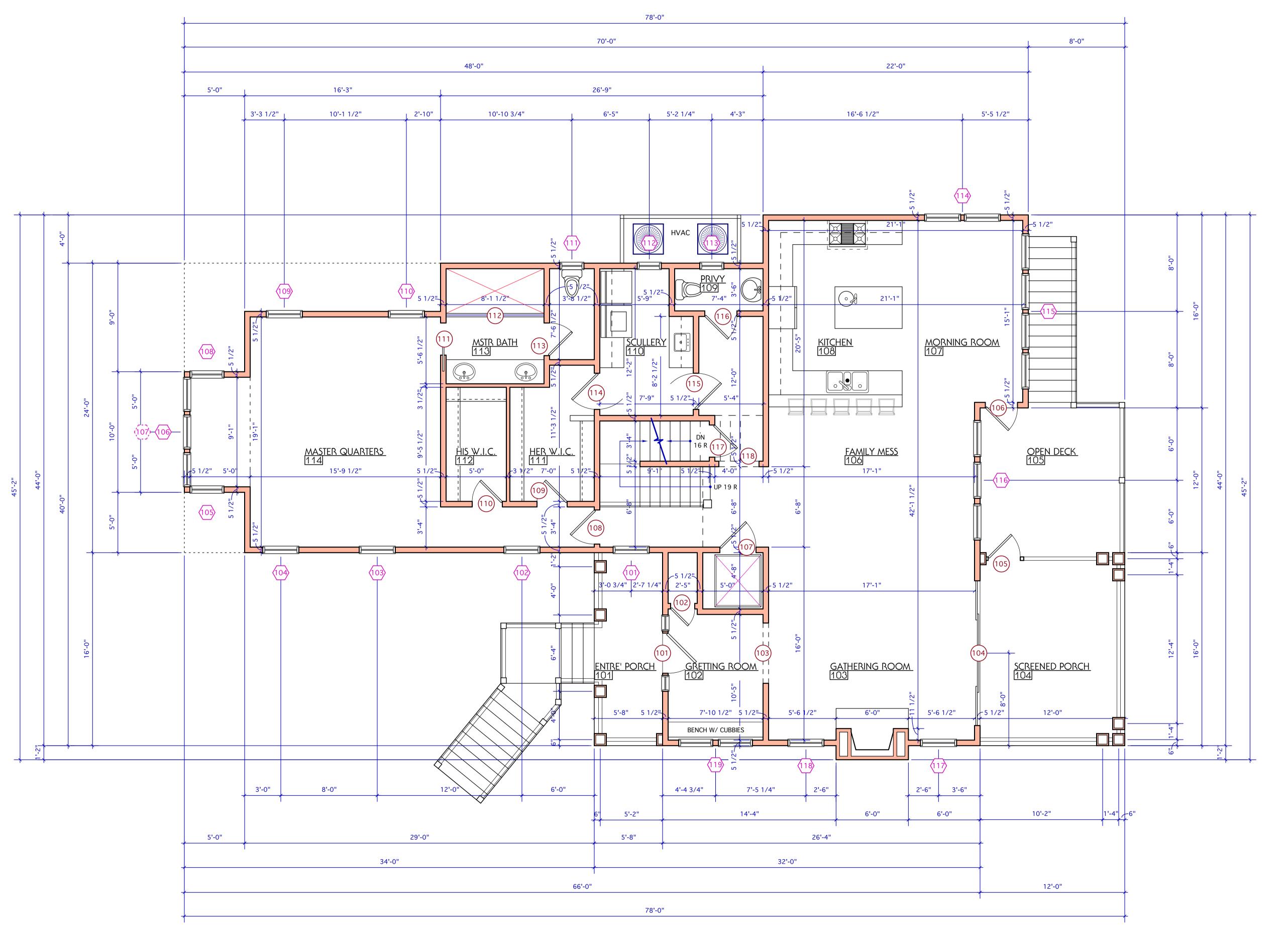
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ELECTRONIC PERMITTING 3/22/24. DO NOT REPRODUC Commission No.:

1 LOWER LEVEL PLAN

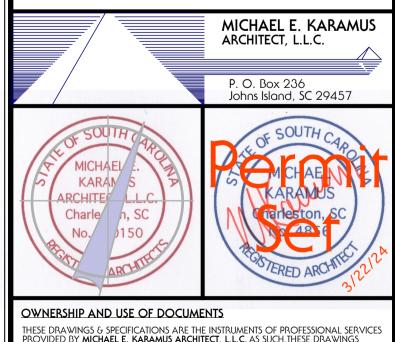


Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:

HEATED AREA: 1,960 S.F.
COVERED / SCREENED AREA: 91 / 192 S.F.
OPEN DECK AREA: 148 S.F.

MAIN FLOOR PLAN



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Scale:

1/4"=1'-0"

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Date:

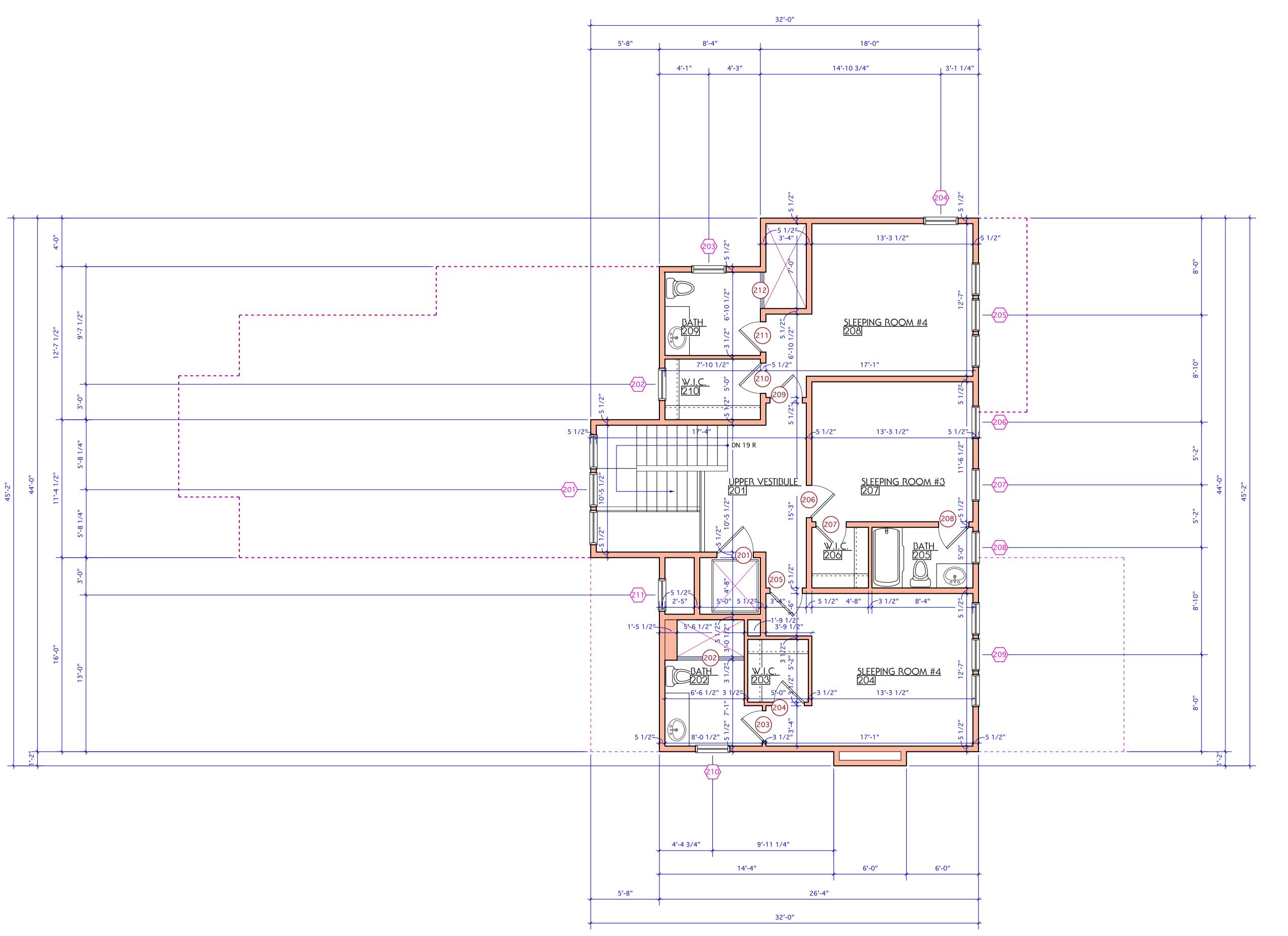
MARCH 22, 2024

Drawing No.:

Commission No.:

SC 2312

MAIN FLOOR PLAN ISSUED FOR ELECTRONIC PERMITTING 3/22/24. DO NOT REPRODUCE



Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:

HEATED AREA: 1,036 S.F.

UPPER FLOOR PLAN



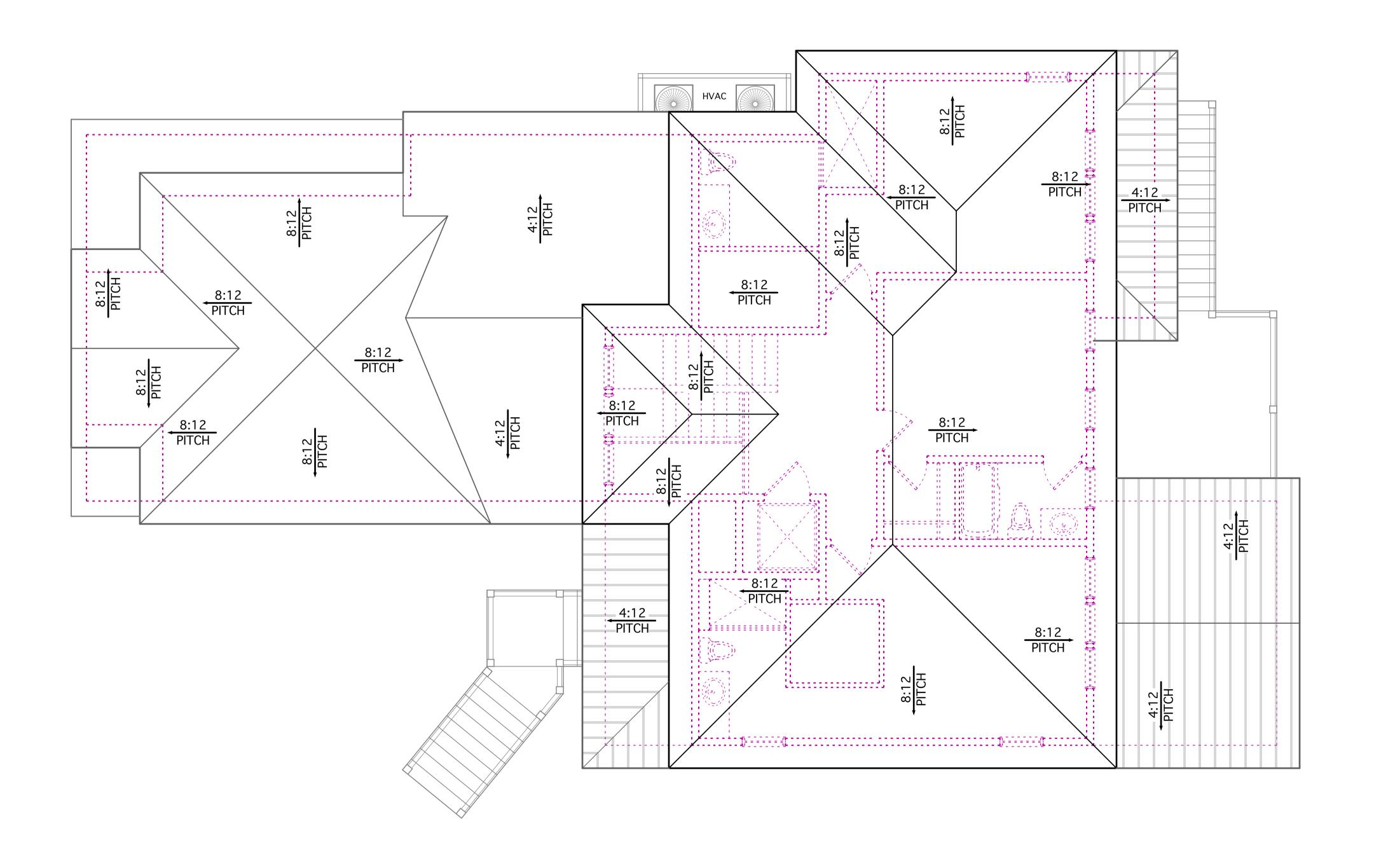
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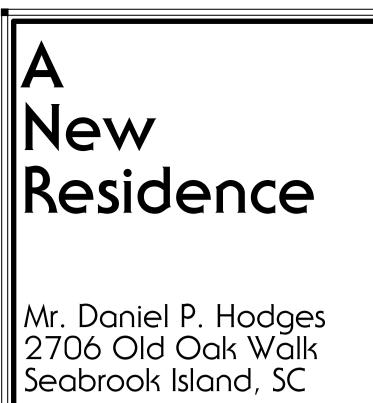
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ELECTRONIC PERMITTING 3/22/24. DO NOT REPRODUC Commission No.:

UPPER FLOOR PLAN





Revisions:

MICHAEL E. KARAMUS
ARCHITECT, L.L.C.

P. O. Box 236
Johns Island, SC 29457

MICHAEL
KARAMUS
ARCHITECT, L.C.

P. O. Box 236
Johns Island, SC 29457

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1/4"=1'-0" MK MK

Date:

Drawing No.:

MARCH 22, 2024

SC 2312

Commission No.:

New Residence Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC Revisions: - ARCHITECTURAL COMPOSITION ROOFING SHINGLES ~ METAL DRIP EDGE CEMENTITIOUS FASCIA AND SOFFIT - PTD (SEE DETAIL) CEMENTITIOUS LAP SIDING 6" T.T.W. - PTD (SEE DETAIL) CEMENTITIOUS TRIM - PTD CEMENTITIOUS CORNER BD - PTD T.O. WOOD PLATE EL. 38'-1" T.O. UPPER HEAD R.O. PREFORMED METAL ROOFING PANELS CONCEALED METAL FLASH -HOLD SIDING UP 3/4"MIN CEMENTITIOUS FASCIA AND SOFFIT - PTD (SEE DETAIL) T.O. UPPER FL SUBFL EL. 29'-1" T.O. MAIN WD PL EL. 27'-6 1/4" T.O. MAIN HEAD R.O. EL. 25'-6 1/4" - CEMENTITIOUS TRIM - PTD - CEMENTITIOUS LAP SIDING 6" T.T.W. - PTD (SEE DETAIL) - COMPOSITE COLUMN - PTD - NAT WD RAIL W/ STAINLESS STEEL CABLE RAIL BALUSTRADE W/ P.T. WD POSTS & RISERS - PTD T.O. MAIN FL SUBFL - Brick Pier DESIGN FLOOD ELEV BASE FLOOD ELEV FRONT ELEVATION CEMENTITIOUS LOUVER - PTD T. O. GARAGE SLAB CONC FTG KARAMUS OWNERSHIP AND USE OF DOCUMENTS THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH, THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PATIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C... 1/4"=1'-0" MARCH 22, 2024 Commission No.:

MICHAEL E. KARAMUS ARCHITECT, L.L.C.

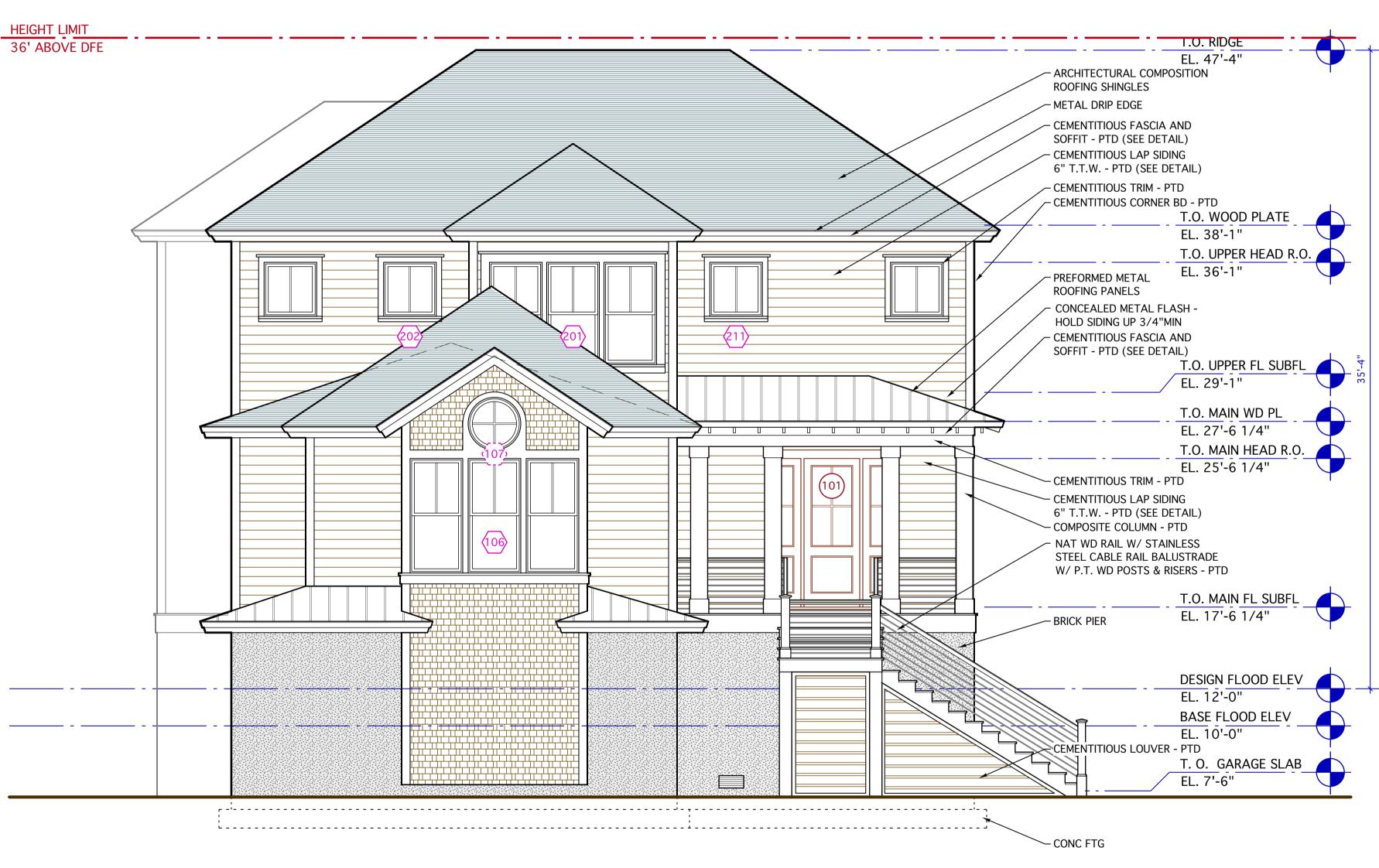
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Drawn:

SC 2312

Drawing No.:

P. O. Box 236 Johns Island, SC 29457



New Residence Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC Revisions: T.O. WOOD PLATE T.O. UPPER HEAD R.O. ARCHITECTURAL COMPOSITION ROOFING SHINGLES METAL DRIP EDGE CEMENTITIOUS FASCIA AND SOFFIT - PTD (SEE DETAIL) T.O. UPPER FL SUBFL EL. 29'-1" T.O. MAIN WD PL EL. 27'-6 1/4" T.O. MAIN HEAD R.O. EL. 25'-6 1/4" - CEMENTITIOUS CORNER BD - PTD 6" T.T.W. - PTD (SEE DETAIL) - CEMENTITIOUS TRIM - PTD - CONCEALED METAL FLASH -HOLD SIDING UP 3/4"MIN - PREFORMED METAL **ROOFING PANELS** T.O. MAIN FL SUBFL - METAL DRIP EDGE - CEMENTITIOUS FASCIA AND SOFFIT - PTD (SEE DETAIL) "SMART VENT" FDN LOUVER - TYP DESIGN FLOOD ELEV BASE FLOOD ELEV EL. 10'-0" LEFT SIDE ELEVATION ─ 3/4" CEM STUCCO - PTD T. O. GARAGE SLAB CONC FTG KARAMUS OWNERSHIP AND USE OF DOCUMENTS THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH, THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PATIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C..

MICHAEL E. KARAMUS

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Drawing No.:

1/4"=1'-0"

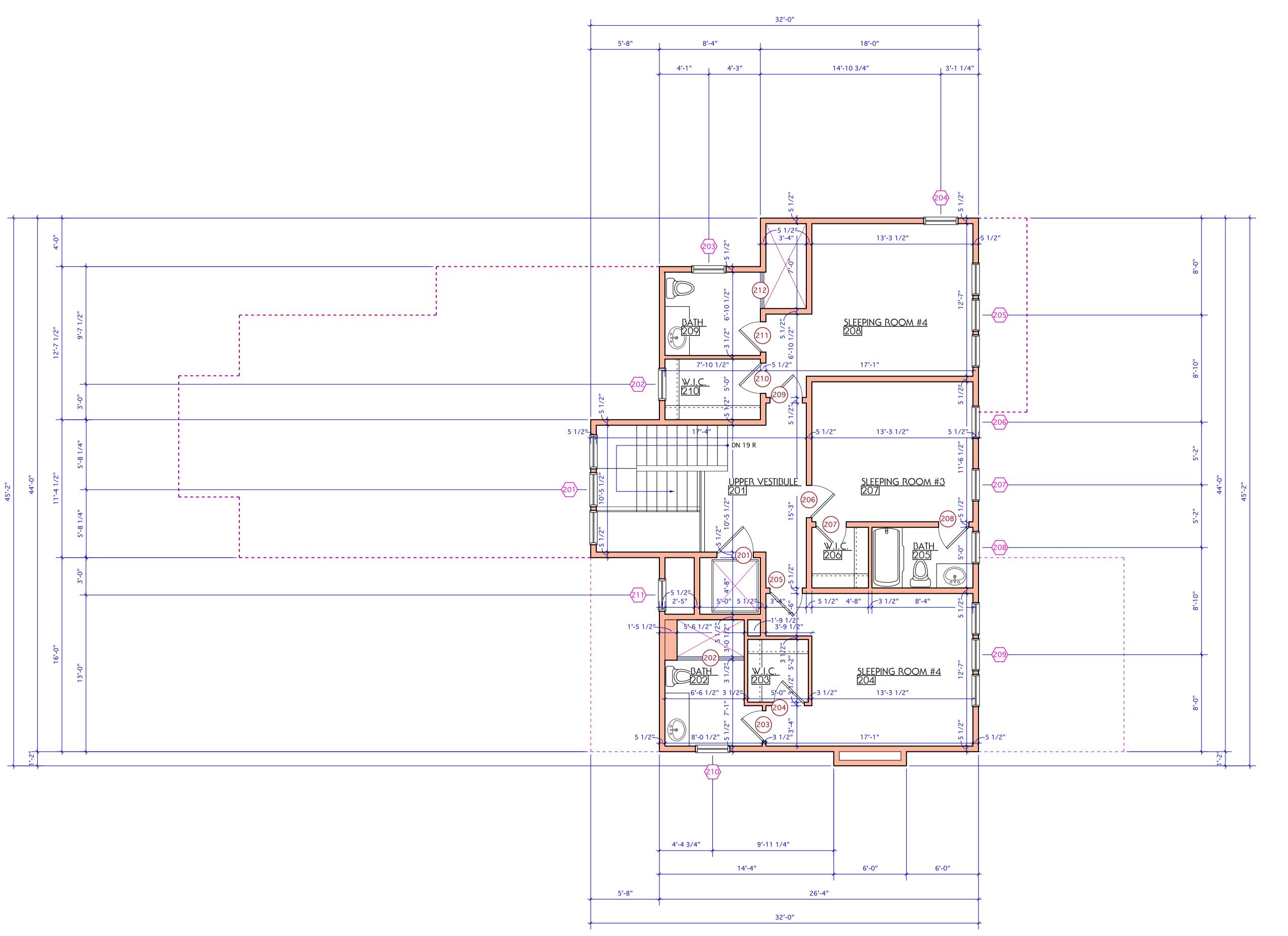
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MARCH 22, 2024

Commission No.:

ARCHITECT, L.L.C.

P. O. Box 236 Johns Island, SC 29457



Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:

HEATED AREA: 1,036 S.F.

UPPER FLOOR PLAN



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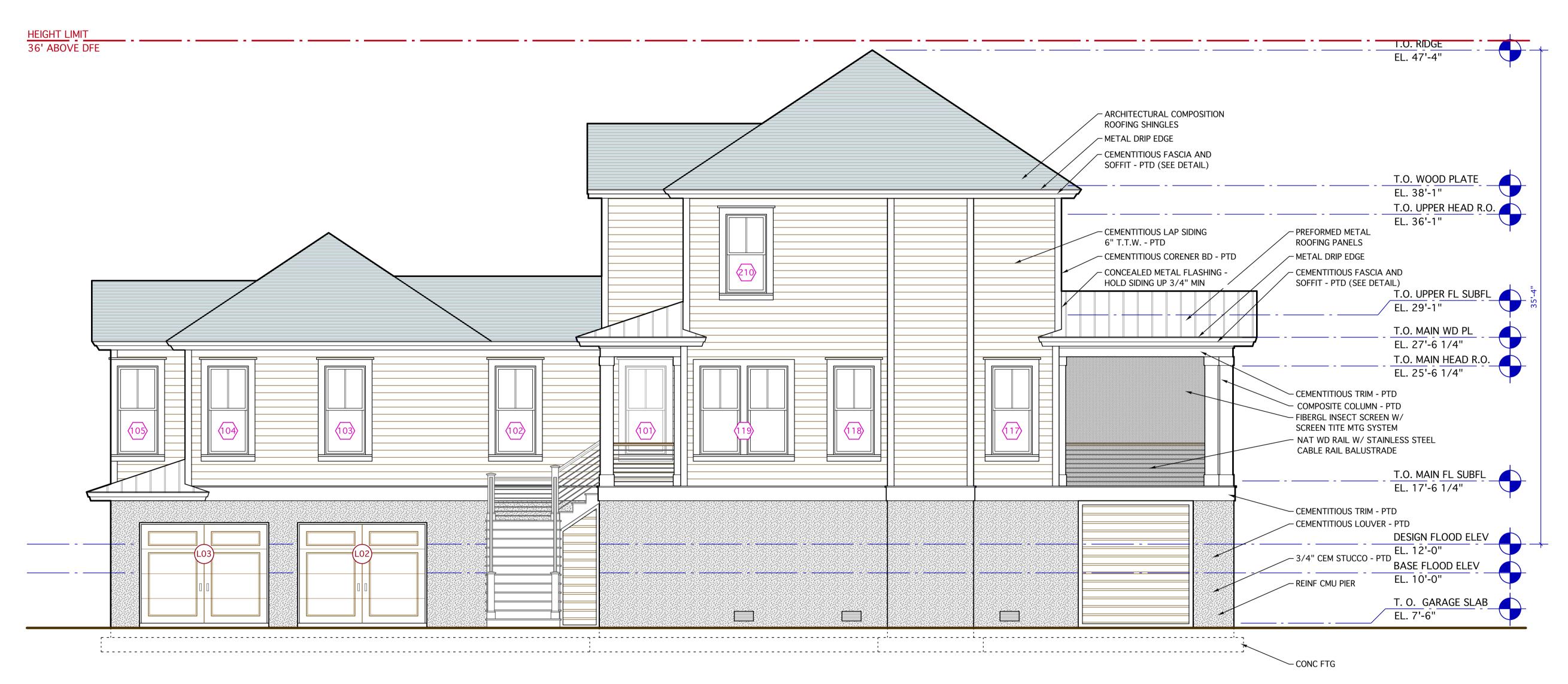
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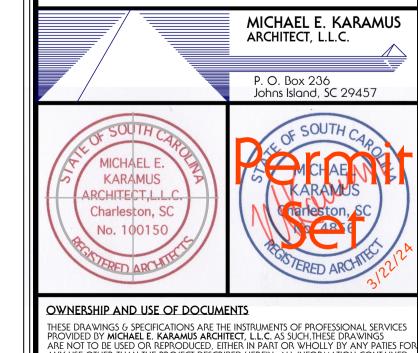
UPPER FLOOR PLAN

Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC

Revisions:



RIGHT SIDE ELEVATION



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Scale:	Drawn:	Checked:
1/4"=1'-0"	MK	MK
Date:	Drawing No	D.:
MARCH 22, 2024		1
Commission No.:	$\sqcap \mathbf{A}$	4

New Residence Mr. Daniel P. Hodges 2706 Old Oak Walk Seabrook Island, SC Revisions: - ARCHITECTURAL COMPOSITION ROOFING SHINGLES ~ #30 ROOFING FELT T.O. RIDGE ∼ROOF RAFTERS - SEE FRAMING PLANS - OPEN CELL SPRAY FOAM INSUL, MIN R-30 -NO. 1 P. T. WD FASCIA AND <u>ATTIC</u> SOFFIT - PTD (SEE DETAIL) — METAL DRIP EDGE T.O. WOOD PLATE EL. 38'-1" CEIL'G JOISTS-/ T.O. UPPER HEAD R.O. - CEMENTITIOUS LAP SIDING 1/2" GYP BD - PTD-EL. 36'-1" PREFORMED STANDING SEAM ALUM ROOFING PANELS ICE & WATER SLIPE STANDING STANDING SEAM ICE & WATER SLIPE STANDING STANDING SEAM ICE & WATER SLIPE STANDING SEAM ICE & WATER 6" T.T.W. - PTD WD CROWN - PTD--#30 BLDG FELT 2-2 x 6 WD PL-— 1/2" EXT GR PLYWD SHEATHING FIBERGL INSUL R-19 - ICE & WATER SHIELD — 2 x 6 WALL STUDS 16" o/c √ 5/8" EXT GR PLYWD SHEATHING 1/2" GYP BD - PTD CONCEALED METAL FLASH - HOLD NO. 1 P. T. WD FASCIA AND SOFFIT - PTD (SEE DETAIL) SIDING UP 3/4" MIN (TYP) SLEEPING ROOM #2 <u>BATH</u> <u> W.I.C.</u> T.O. UPPER FL SUBFL FIN FL-SEE SCHEDULE 3/4" T&G PLYWD¬ EL. 29'-1" FLOOR JOISTS T.O. MAIN WD PL EL. 27'-6 1/4" 1/2" GYP BD - PTD_^J SOUND INSUL T.O. MAIN HEAD R.O. WD CROWN - PTD = EL. 25'-6 1/4" 2-2 x 6 WD PL-- CEMENTITIOUS TRIM - PTD FIRST SHEET OF SHEATHING SHALLBE PRESSURE TREATED FIBERGL INSUL R-19-COMPOSITE COLUMN BEYOND - PTD @ ENTIRE PERIMETER OF BLDG 1/2" GYP BD - PTD-HEATED ENVELOPE STAINLESS STEEL CABLE SCREENED PORCH **GATHERING ROOM** RAIL BALUSTRADE FIN FL-SEE SCHEDULE-3/4" T&G PLYWD-\ T.O. MAIN FL SUBFL FLOOR JOISTS CLOSED CELL INSUL R-19-/ CEMENTITIOUS TRIM - PTD ►5/8" TYPE X GYP BD DESIGN FLOOD ELEV -3/4" CEM STUCCO - PTD BASE FLOOD ELEV **BUILDING SECTION** REINF 8" CMU WALL CONSTR. 10'-0" UNFINISHED STORAGE /-4" CONC SLAB _10 MIL POLY VB T. O. GARAGE SLAB COMPACTED FILL MICHAEL E. KARAMUS ARCHITECT, L.L.C. P. O. Box 236 Johns Island, SC 29457 √ 12" x 30" CONC FTG KARAMUS Charleston, SC OWNERSHIP AND USE OF DOCUMENTS THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH, THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PATIES FOI ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.. Drawn: 1/4"=1'-0" Drawing No.: 1 BUILDING SECTION MARCH 22, 2024

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SC 2312