



# A New Residence


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

Revisions:

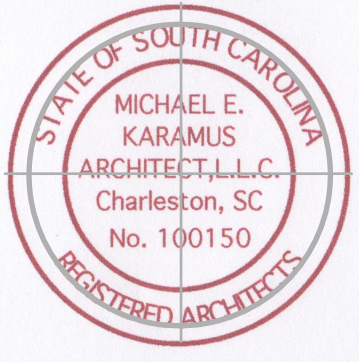
## Index of Drawings

- T1.1 COVER SHEET
- T1.2 GENERAL PROJECT INFORMATION
- L1.1 SITE LAYOUT
- L1.2 GRADING & DRAINAGE PLAN
- L2.1 LANDSCAPE PLAN
- L3.1 TREE PROTECTION PLAN
- A1.1 LOWER LEVEL PLAN
- A1.2 MAIN FLOOR PLAN
- A1.3 UPPER FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 FRONT ELEVATION
- A2.2 LEFT SIDE ELEVATION
- A2.3 REAR ELEVATION
- A2.4 RIGHT SIDE ELEVATION
- A2.5 RENDERED ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 WALL SECTIONS
- A4.2 WALL SECTIONS
- A4.3 WALL SECTIONS
- A5.1 DETAILS
- A5.2 DETAILS
- A5.3 DETAILS
- A5.4 DETAILS
- A5.5 DETAILS
- A5.6 DETAILS
- A6.1 INTERIOR ELEVATIONS (NOT USED)
- A7.1 DOOR SCHEDULES
- A7.2 WINDOW SCHEDULES
- A7.3 HJS DETAILS
- A7.4 ROOM FINISH SCHEDULES
- S1 FOUNDATION PLAN
- S2 MAIN FLOOR FRAMING PLAN
- S3 UPPER FLOOR FRAMING PLAN
- S4 LOWER ROOF FRAMING PLAN
- S5 UPPER ROOF FRAMING PLAN
- S6 MAIN FLOOR SHEARWALL PLAN
- S7 UPPER FLOOR SHEARWALL PLAN
- S8 STRUCTURAL DETAILS
- S8 STRUCTURAL DETAILS
- S8 STRUCTURAL GENERAL NOTES
- M1.1 MAIN FLOOR MECHANICAL PLAN
- M1.2 UPPER FLOOR MECHANICAL PLAN
- E1.1 LOWER LEVEL ELECTRICAL PLAN
- E1.2 MAIN FLOOR ELECTRICAL PLAN
- E1.3 UPPER FLOOR ELECTRICAL PLAN


## COVER SHEET



MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
  
P. O. Box 236  
Johns Island, SC 29457



MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 100150  
REGISTERED ARCHITECT



Permit  
Seal  
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 100150  
REGISTERED ARCHITECT  
3/22/24

SEABROOK ISLAND  
Property Owners Association  
Permit Plans Approval  
  
*Katrina Bunnell*  
06/19/2024

OWNERSHIP AND USE OF DOCUMENTS <small>THESE DRAWINGS &amp; 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 PARTIES 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.</small>		
Scale:	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: T1.1	
Commission No.: SC 2312		

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




# A New Residence

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

Revisions:


**NOTE:**  
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



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

P. O. Box 236  
Johns Island, SC 29457

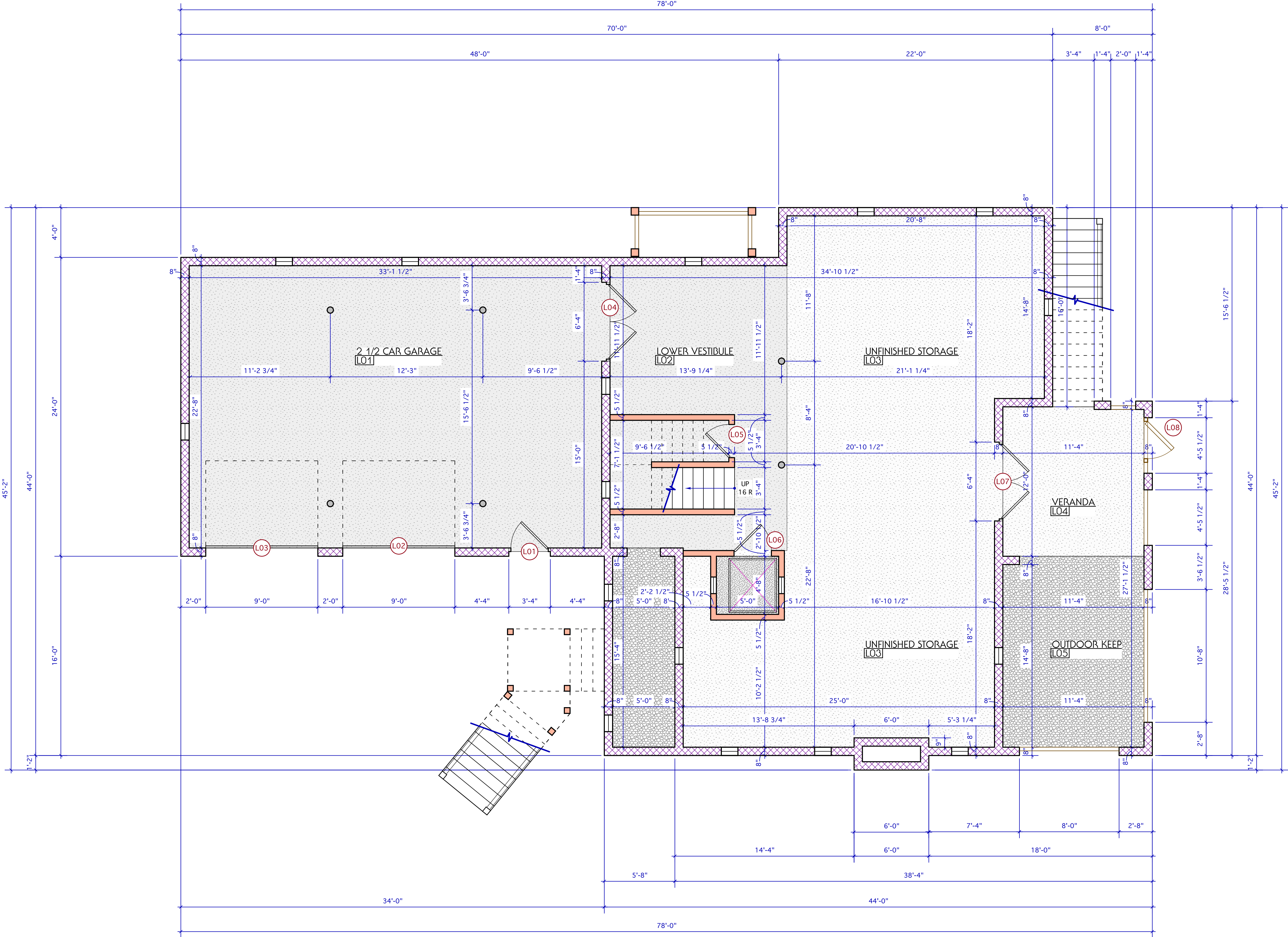


Permit

Seal

**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 PARTIES 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.

Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A1.1</b>	
Commission No.: SC 2312		



1 LOWER LEVEL PLAN  
A1.1

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


# A New Residence

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



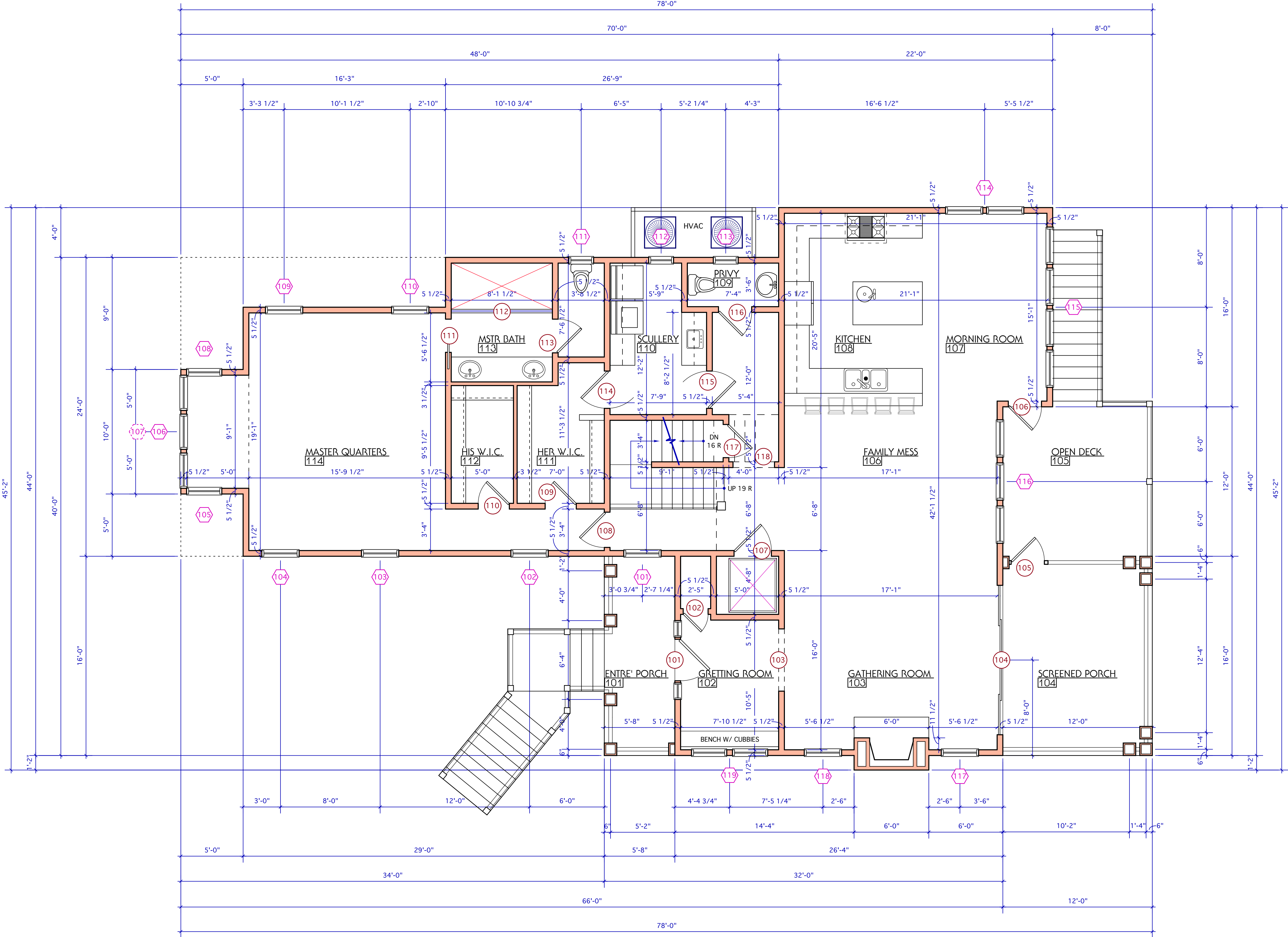
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.

P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.

Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A1.2</b>	
Commission No.: SC 2312		



1  
A1.2 MAIN FLOOR PLAN

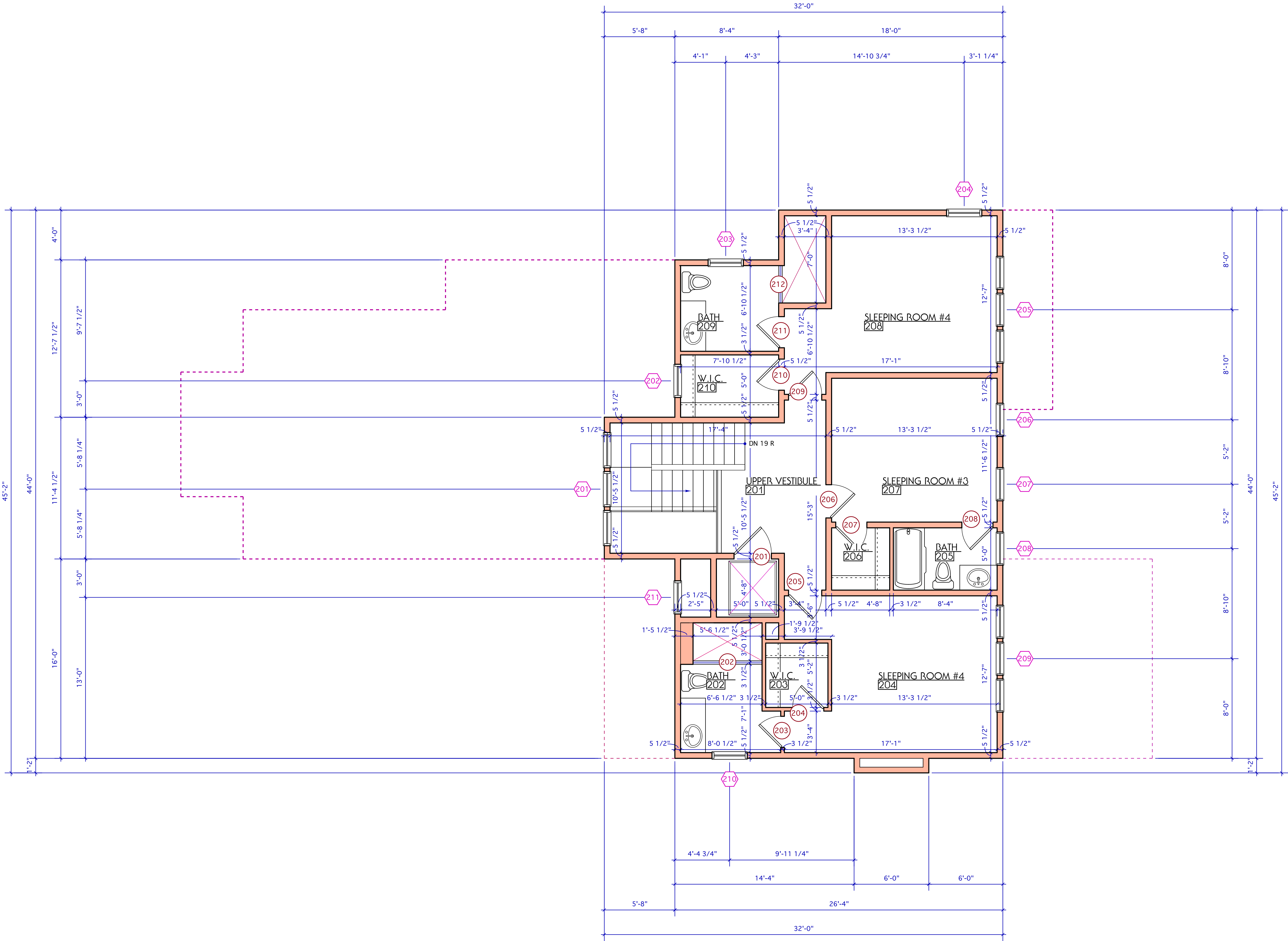
ISSUED FOR ELECTRONIC PERMITTING 3/22/24. DO NOT REPRODUCE



A New Residence

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

Revisions:



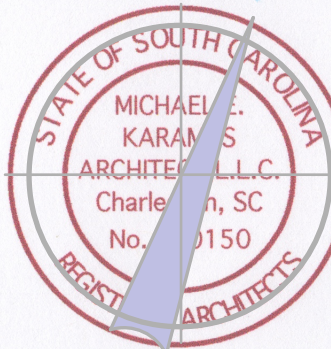
1 UPPER FLOOR PLAN  
A1.3

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

HEATED AREA: 1,036 S.F.

UPPER FLOOR PLAN

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.

Scale:  
1/4"=1'-0"

Drawn: MK  
Checked: MK

Date:  
MARCH 22, 2024

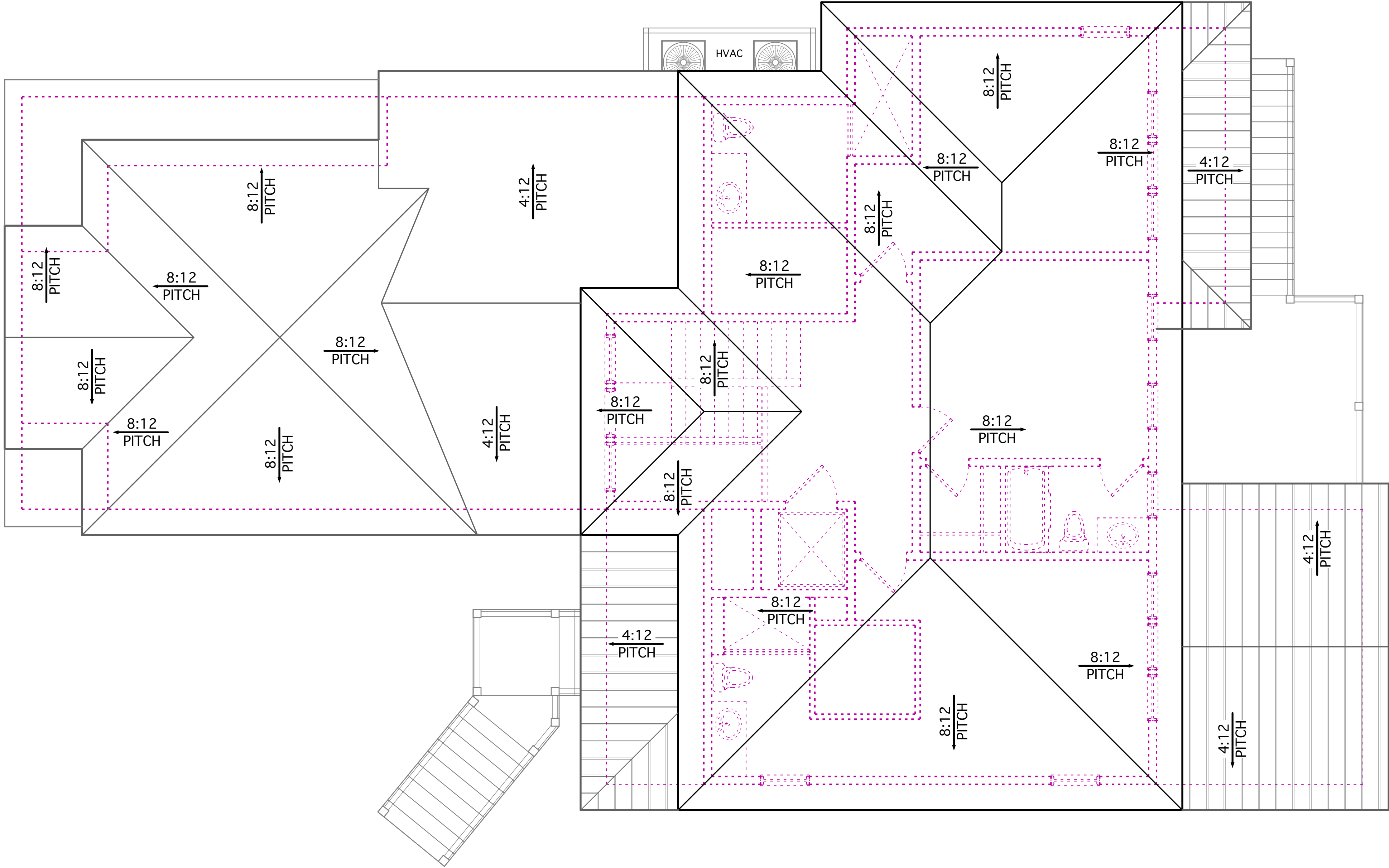
Drawing No.:  
A1.3

Commission No.:  
SC 2312

A  
New  
Residence

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

Revisions:



ROOF PLAN

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.

Scale: 1/4"=1'-0" Drawn: MK Checked: MK

Date: MARCH 22, 2024 Drawing No.:

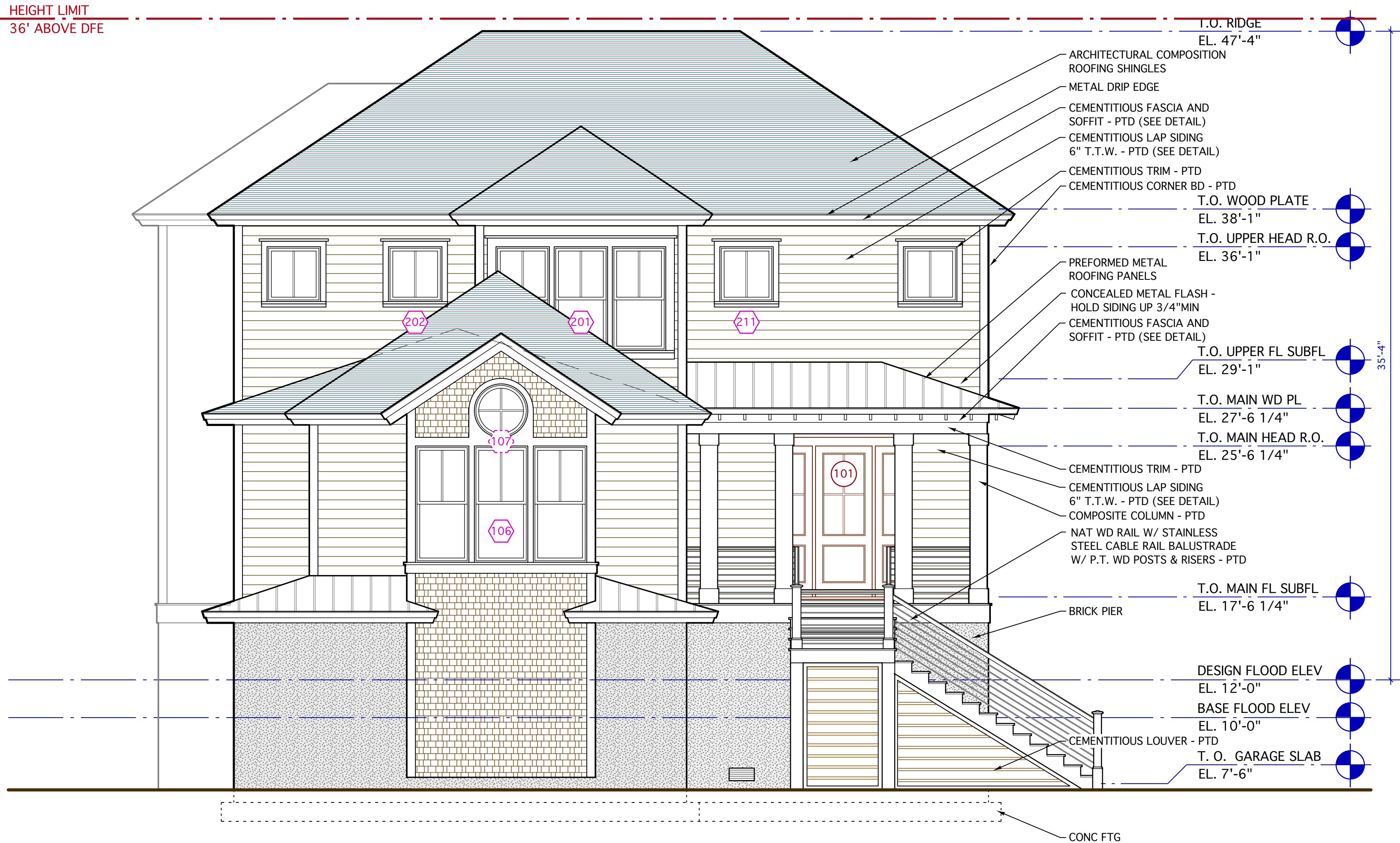
Commission No.: SC 2312 A1.4



A New Residence

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


Revisions:




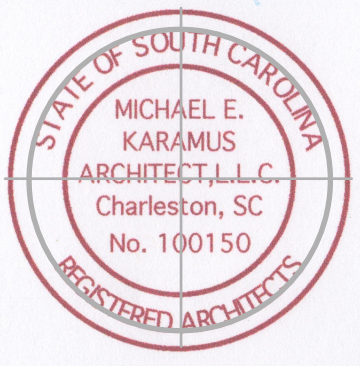
1 FRONT ELEVATION  
A2.1

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

FRONT ELEVATION



MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
  
P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.


Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A2.1</b>	
Commission No.: SC 2312		

A New Residence


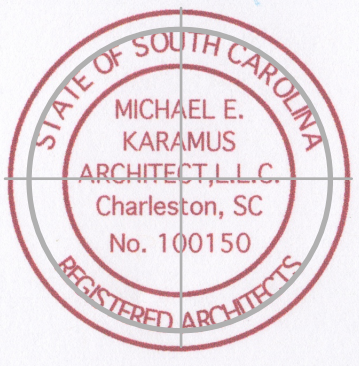
Mr. Daniel P. Hodges  
2706 Old Oak Walk  
Seabrook Island, SC

Revisions:

LEFT SIDE ELEVATION

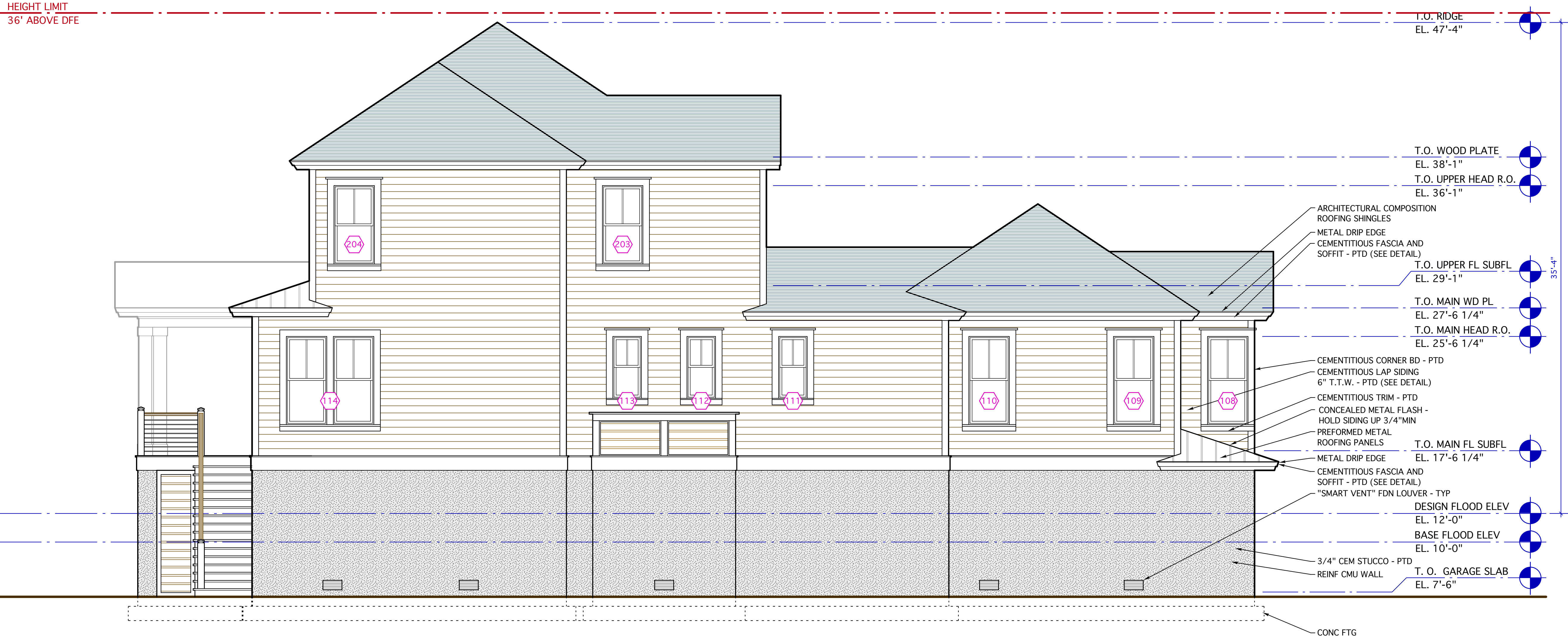


MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
  
P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.

Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A2.2</b>	
Commission No.: SC 2312		



1 LEFT SIDE ELEVATION  
A2.2

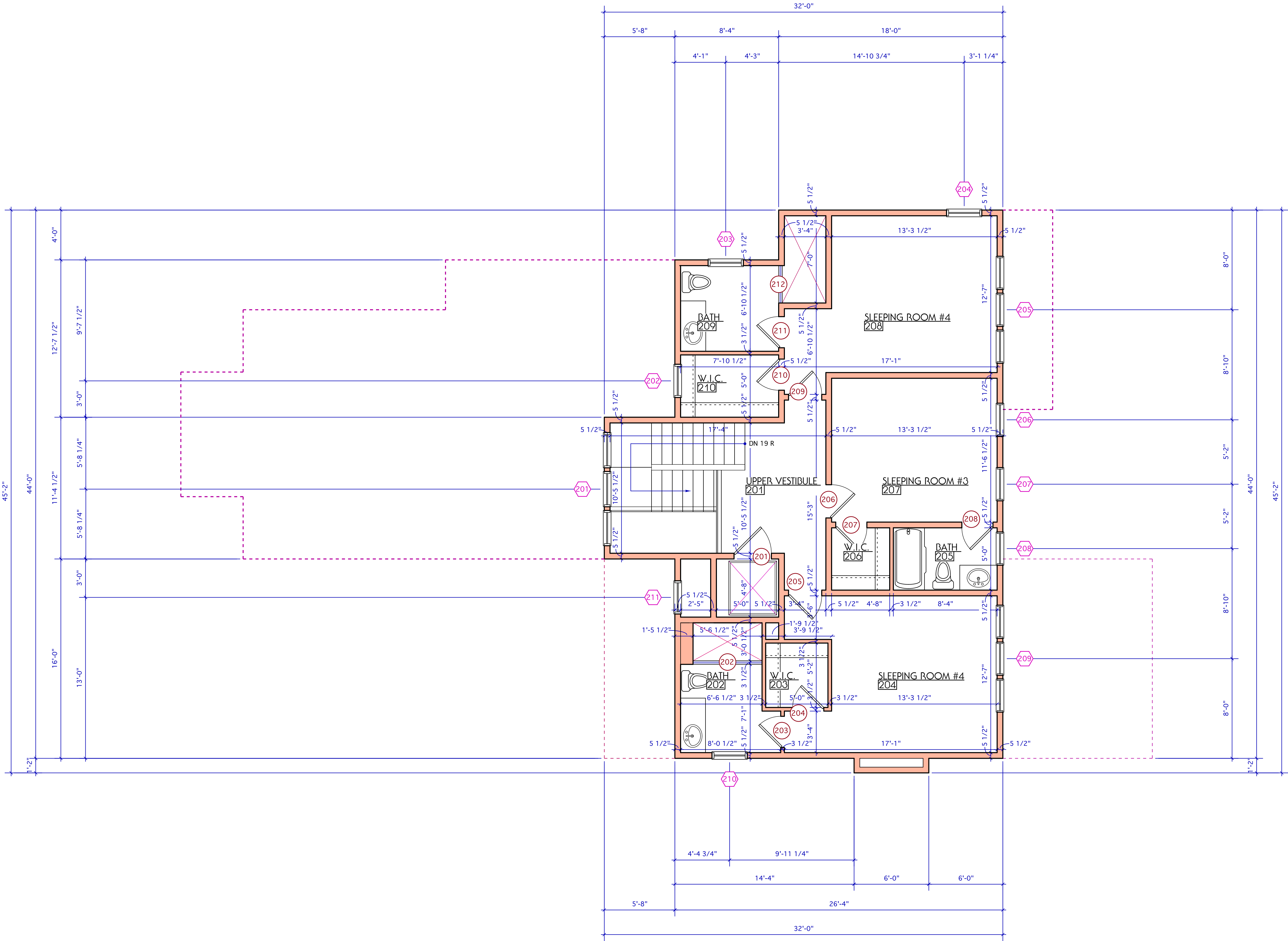
ISSUED FOR ELECTRONIC PERMITTING 3/22/24. DO NOT REPRODUCE



# A New Residence

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

Revisions:



1 UPPER FLOOR PLAN  
A1.3

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

HEATED AREA: 1,036 S.F.

UPPER FLOOR PLAN

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 236  
Johns Island, SC 29457



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 PARTIES 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.

Scale:  
1/4"=1'-0"

Drawn: MK  
Checked: MK

Date:  
MARCH 22, 2024

Drawing No.:  
A1.3

Commission No.:  
SC 2312



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

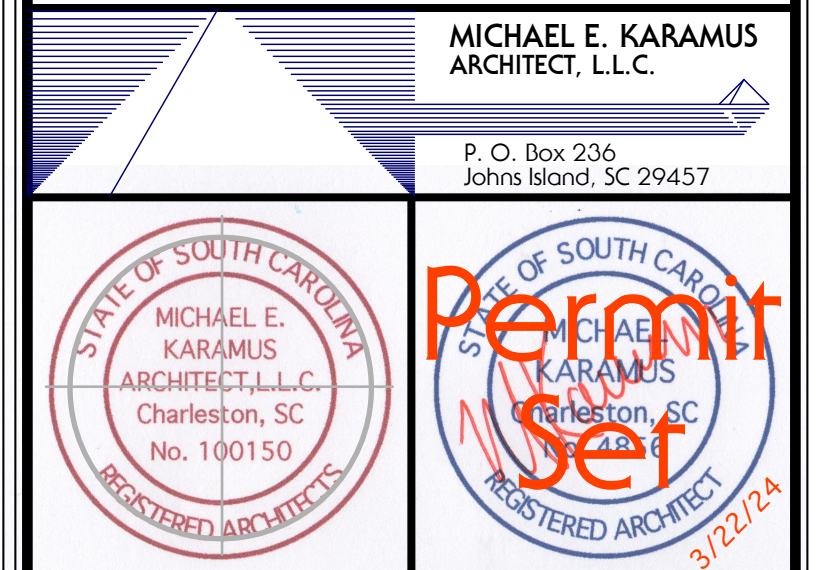
Revisions:



1 RIGHT SIDE ELEVATION  
A2.4

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

RIGHT SIDE ELEVATION



**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 PARTIES 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.

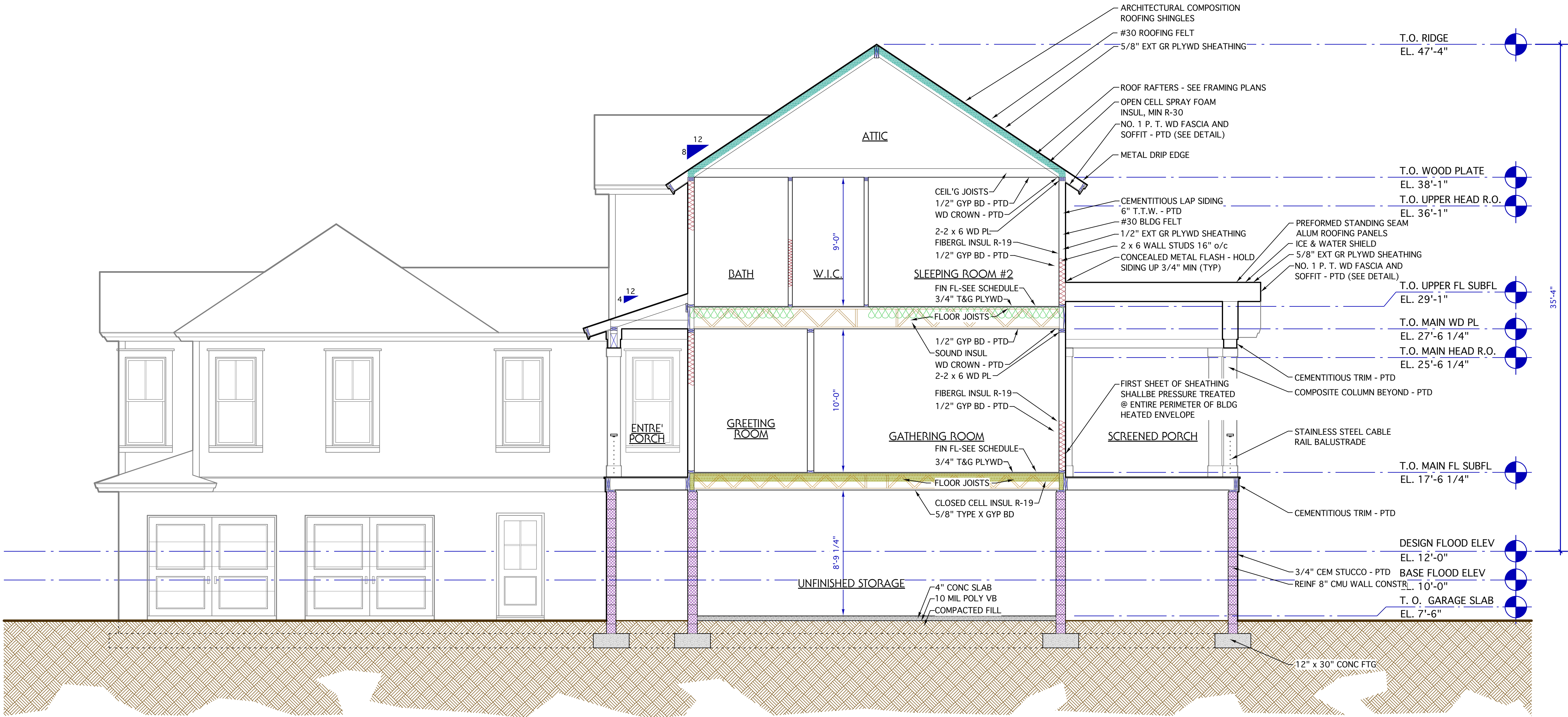
Scale: 1/4"=1'-0"	Drawn: MK Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A2.4</b>
Commission No.: SC 2312	



A New Residence

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

Revisions:



BUILDING SECTION

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

P. O. Box 236  
Johns Island, SC 29457

STATE OF SOUTH CAROLINA  
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 100150  
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA  
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 100150  
REGISTERED ARCHITECT

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 PARTIES 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.

Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 22, 2024	Drawing No.: <b>A3.1</b>	
Commission No.: SC 2312		