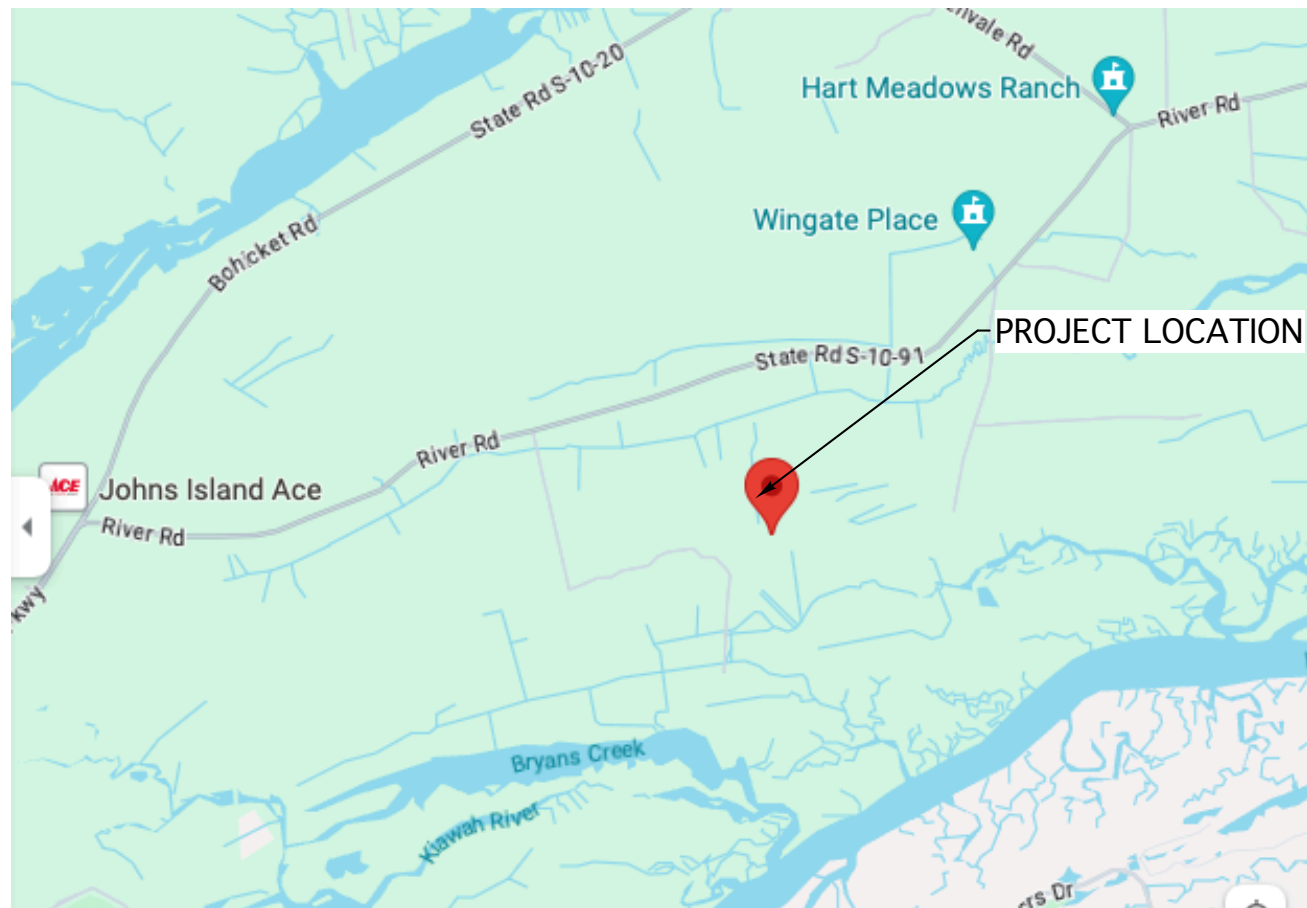


AB	ANCHOR BOLT	E	EAST	L	LEADER	REFR	REFRIGERATOR
ABV	ABOVE	EA	EACH	LAB	LABORATORY	REG	REGISTER
AC	AIR CONDITION	EB	EXPANSION BOLT	LAD	LADDER	REIN	REINFORCE(D)(ING)
ACC	ACCESS	EBP	EXPOSED BLOCK PAINTED	LAM	LAMINATED	REM	REMOVE
ACD	ACCESS DOOR	EG	ESTABLISHED GRADE	LAV	LAVATORY	RET	RETURN
ACL	ACCESS FLOOR	EL	EXPANSION JOINT	LBL	LABEL	REV	REVISION
ACP	ACCESS PANEL	EL	ELEVATION	LCL	LINEN CLOSET	RH	RIGHT HAND
ACR	ACRYLIC PLASTIC	ELEC	ELECTRICAL	LEN	LENGTH	RL	RAIL(ING)
ACT	ACOUSTICAL TILE	ELEV	ELEVATOR	LH	LEFT HAND	RM	ROOM
ACT MAS	ACOUSTICAL MASONRY UNIT	EMER	EMERGENCY	LIN	LINOLEUM	RO	ROUGH OPENING
ADD	ADDENDUM	ENGL	EXPANDED METAL GUARD	LL	LIVE LOAD	ROW	RIGHT OF WAY
ADJ	ADJUSTABLE	ENCL	ENCLOSURE	LMS	LIMESTONE	S	SOUTH
ADJC	ADJACENT	ENT	ENTRANCE	LP	LOW POINT	SAC	SUSPENDED ACOUS CEILING
AFF	ABOVE FINISH FLOOR	EP	ELECTRIC PANEL	LT	LIGHT	SAD	SADDLE
AG	ABOVE FINISH GRADE	EQ	EQUAL	LTL	LINTEL	SAE	SAME AS EXISTING
AGG	AGGREGATE	EQUIP	EQUIPMENT	LW	LIGHTWEIGHT	SAN	SANITATION
ALT	ALTERNATE	EST	ESTIMATE	LWC	LIGHTWEIGHT CONC	SCH	SOLID CORE
ALUM	ALUMINUM	EX	EXAMPLE	LWCB	LIGHTWEIGHT CONC BLOCK	SC	SCHEDULE
ANOD	ANODIZED	EXC	EXCAVATE	LVR	LOUVER	SCN	SCREEN
APPD	APPROVED	EXH	EXHAUST	MAD	METAL ACCESS DOOR	SCW	SOLID CORE WOOD
APX	APPROXIMATE	EXIST	EXISTING	MAR	MARBLE	SD	STORM DRAIN
ARCH	ARCHITECT(URAL)	EXP	EXPANSION	MAS	MASONRY	SEC	SECTION
ASC	ABOVE SUSP CLG	EXT	EXTERIOR	MAT	MATERIAL	SFGL	SAFETY GLASS
ASPH	ASPHALT	F	FIXED	MAX	MAXIMUM	SFT	STRUCTURAL FACING TILE
ASSEM	ASSEMBLY	FA	FIRE ALARM	MB	MASTER BATH	SHL	SHIEL(VING)
AT	ASPHALT TILE	FAS	FASTENER	MBDRM	MASTER BEDROOM	SHT	SHEET
AUD	AUDITORIUM	FBD	FIBERBOARD	MBR	MEMBER	SHL	SHIM
AUTO	AUTOMATIC	FBO	FURNISHED BY OTHERS	MC	MEDICINE CABINET	SL	SLEEVE
AUX	AUXILIARY	FBO	FIRE CODE (CORE)	MCR	MEDICINE CABINET, RECESSED	SP	SPACE
&	AND	FC	FIRE CODE (CORE)	MECH	MECHANIC(AL)	SPEC	SPECIFICATION(S)
∠	ANGLE	FBK	FIRE BRICK	MED	MEDIUM	SPF	SOUNDPROOF
@	AT	FCC	FLUSHED CONCRETE CURB	MEM	MEMBRANE	SPK	SPEAKER
BC	BRICK COURSE	FD	FLOOR DRAIN	MET	METAL	SQ, FT.	SQUARE FEET(FOOT)
BD	BOARD	FEC	FIRE EXTINGUISHER CABINET	MF	METAL FURRING	SQ, YD.	SQUARE YARD(S)
BEL	BELOW	FER	FIRE EXTINGUISHER RECESS	MFD	METAL FLOOR DECKING	SS	STAINLESS STEEL
BFE	BASE FLOOR ELEVATION	FF	FACTORY FINISH	MFG	MANUFACTURE(ER)(ING)	STD	STANDARD
BFF	BELOW FINISH FLOOR	FH	FIRE HYDRANT	MHC	MANHOLE COVER	STL	STEEL
BFG	BELOW FINISH GRADE	FIN	FINISH(ED)	MIN	MINIMUM	STLPLT	STEEL PLATE
BES	BRONZE EXPANSION SADDLE	FJT	FLUSH JOINT	MIR	MIRROR	STOR	STORAGE
BET	BETWEEN	FLASH	FLASHING	MIS	METAL INSECT SCREEN	STR	STRUCTURAL
BIT	BITUMINOUS	FLOOD	FLOOD	MISC	MISCELLANEOUS	SUBFL	SUBFLOORING
BL	BUILDING LINE	FLUR	FLUORESCENT	MLD	MOULDING	SUSP	SUSPENDED
BLDG	BUILDING	FLR	FLOOR	MNT	MOUNT(ED)(ING)	SYM	SYMMETRY(CAL)
BLK	BLOCK	FLT	FLUSH THREAD	MO	MASONRY OPENING	SYN	SYNTHETIC
BLKG	BLOCKING	FMS	FLUSH MARBLE SADDLE	NOV	MOVABLE	SYS	SYSTEM
BM	BEAM	FND	FOUNDATION	NP	METAL PARTITION	T	TOILET
BIC	BOTTOM OF CURB	FNB	FACE OF BRICK	MRD	METAL ROOF DECKING	TC	TERRAZZO
BOT	BOTTOM	FOC	FACE OF CONCRETE	MS	METAL STRIP	TEL	TELEPHONE
BOW	BOTTOM OF WALL	FOF	FACE OF FINISH	MTHR	METAL THRESHOLD	TER	TERRAZZO
BPL	BEARING PLATE	FOM	FACE OF MASONRY	MULL	MULLION	THK	THICK(NESS)
BRG	BEARING	FOS	FACE OF STUD	N	NORTH	THK	THICK(NESS)
BRK	BRICK	FP	FIRE PROOF(ING)	NAT	NATURAL	THR	THRESHOLD
BRZ	BRONZE	FPL	FIREPLACE	NO	NOMINAL DIAMETER	TKBD	TACKBOARD
BS	BOTH SIDES	FPLT	FLOOR PLATE	NC	NOT IN CONTRACT	TO	TRIMMED OPENING
BSM	BASEMENT	FR	FRAME(D)(ING)	NO	NUMBER	TOF	TOP OF FOOTING
BVL	BEVELED	FR GYP BD	FIRE RATED GYPSUM BOARD	NOM	NOMINAL	TOSL	TOP OF SLAB
CAB	CABINET	FS	FLOOR SINK	NR	NOISE REDUCTION	TOS	TOP OF STEEL
CAF	CAFETERIA	FT	FOOT/FEET	NRC	NOISE REDUCTION COEFFICIENT	TOW	TOP OF WALL
CARP	CARPET	FTG	FOOTING	NTS	NOT TO SCALE	TPTN	TOILET PARTITION
CB	CATCH BASIN	FUT	FUTURE	OA	OVERALL	TR	TRANSOM
CEM	CEMENT	FVS	FLUSH VINYL SADDLE	OAI	OUTSIDE AIR INTAKE	TRD	TREAD
CEC	CERAMIC	GA	GAUGE	OC	ON CENTER	TV	TELEVISION
CG	CORNER GUARD	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TV	TYPICAL
CI	CAST IRON	GB	GLAZED BLOCK	OFE	OWNER FURNISHED EQUIPMENT	T&G	TONGUE AND GROOVE
CIR	CIRCLE	GC	GENERAL CONTRACTOR	OFS	OFFICE	UNF	UNFINISHED
CIRC	CIRCUMFERENCE	GCMU	GLAZED CMU	OFF	OVER FLOW SCUPPER	UV	UNIT VENTILATOR
CJ	CONTROL JOINT	GD	GRADE(ING)	OH	OVERHEAD	UR	URINAL
CJL	CENTER LINE	GBDM	GRADE BEAM	OH	OPENING	VAT	VINYL ASBESTOS TILE
CLG	CEILING	GDEL	GRADE ELEVATION	OPH	OPPOSITE HAND	VAR	VARNISH
CLL	CONTRACT LIMIT LINE	GDEL	GRADE ELEVATION	OPP	OPPOSITE	VB	VINYL BASE
CLOS	CLOSET	GL	GALVANIZED IRON	OSB	ORIENTED STRAND BOARD	VCT	VINYL COMPOSITION TILE
CLR	CLEAR(ANCE)	GL	GLASS	PAR	PARALLEL	VERT	VERTICAL
CLS	CLOSURE	GLF	GLASS FIBER	PART	PARTITION	VG	VERTICAL GRAIN
CMT	CERAMIC MOSAIC TILE	GR	GRILLE	PB	PANIC BAR	VIN	VINYL
CMU	CONC MASONRY UNIT	GRN	GRANITE	PBD	PARTICLE BOARD	VNF	VINYL FABRIC
COL	COLUMN	GRND	GROUND	PCF	POUNDS PER CUBIC FOOT	VPB	VAPOR BARRIER
COMP	COMPOSITION	GT	GROUT	PE	PORCELIN ENAMEL	VJ	"V" JOINT(ED)
CON	CONNECTION	GV	GAS VALVE	PER	PERIMETER	VNR	VENEER
CONC	CONCRETE	GVP	GYP VERMICULITE PLASTER	PERF	PERFORATE(D)	VT	VINYL TILE
CONST	CONSTRUCTION	GWT	GLAZED WALL TILE	PFB	PREFABRICATE(D)	VWC	VINYL WALL COVERING
CONT	CONTINUOUS	GYP BD	GYPSUM BOARD	PG	PLATE GLASS	W	WEST
CONTR	CONTRACT(OR)	H	HIGH	PL	PLATE	W/	WITH
COR	CORRIDOR	HB	HOSE BIB	PLAM	PLASTIC LAMINATE	WB	WOOD BASE
CORR	CORRUGATED	HBD	HARDBOARD	PLAS	PLASTER	WC	WATER CLOSET
CPR	COPPER	HC	HOLLOW CORE	PLATF	PLATFORM	WD	WOOD
CRS	COURSE(S)	HD	HEAVY DUTY	PLF	POUNDS PER LINEAR FOOT	WDW	WINDOW
CSMT	CASEMENT	HDCP	HANDICAPPED	PLN	PLATE	WG	WIRED GLASS
CST	CAST STONE	HDWR	HARDWARE	PLYWD	PLYWOOD	WH	WALL HUNG
CMT	CERAMIC TILE	HDR	HEADER	PLUMB	PLUMBING	WH	WIDE(WIDTH)
CU, FT	CUBIC FEET	HGT	HEIGHT	PNL	PANEL	WIN	WINDOW
CU, YD	CUBIC YARD	HM	HOLLOW METAL	PNT	PAINT(ED)	WM	WIRE MESH
D	DRAIN	HNDR	HAND RAIL	PRT	PRESSURE TREATED	WO	WITHOUT
DA	DOUBLE ACTING	HOR	HORIZONTAL	PSF	POUNDS PER SQUARE FOOT	WP	WATERPROOFING
DB	DISPLAY BOARD	HP	HIGH POINT	PSI	POUNDS PER SQUARE INCH	WSC	WAINSCOT
DBL	DOUBLE	HR	HOUR(LY)	PTT	PRECAST TERRAZZO TILE	WWF	WELED WIRE FABRIC
DC	DUST CHUTE	HTG	HEATING	PVC	POLYVINYL CHLORIDE		
DEP	DEPRESSED	HVAC	HEATING VENT & AIR COND	PVMT	PAVEMENT		
DEPT	DEPARTMENT	HHW	HOT WATER HEATER	QT	QUARRY TILE		
DET	DETAIL	ID	INSIDE DIAMETER	R	RISER		
DF	DRINKING FOUNTAIN	INCL	INCLUDE (D)(ING)	RAD	RADIUS		
DH	DOUBLE HUNG	INSUL	INSULATION (D)(ION)	RAG	RETURN AIR GRILLE		
DIA	DIAMETER	INT	INTERIOR	RAB	RUBBER BASE		
DIAG	DIAGONAL	INTM	INTERMEDIATE	RBL	RUBBLE STONE		
DIM	DIMENSION	JT	JOINT	RBT	RABBIT		
DISP	DISPENSER	JF	JOINT FILLER	RBTL	RUBBER TILE		
DISP CAB	DISPLAY CABINET	KP	KICKPLATE	RCP	REINFORCED CONC PIPE		
DL	DEAD LOAD	KIT	KITCHEN	RD	ROOF DRAIN		
DN	DOWN	KO	KNOCKOUT	REC	RECESS(ED)		
DP	DAMPPOOFING			REF	REFLECT(ED)(IVE)(OR)		
DPR	DAMPER						
DR	DOOR						
DS	DOWNSPOUT						
DTL	DRAIN TILE						
DT	DETAIL						
DWG	DRAWING						

4 T1.2 ABBREVIATIONS

2 T1.2 LOCATER MAP

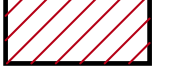
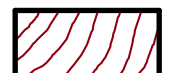
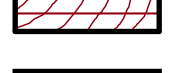
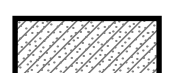
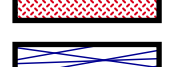


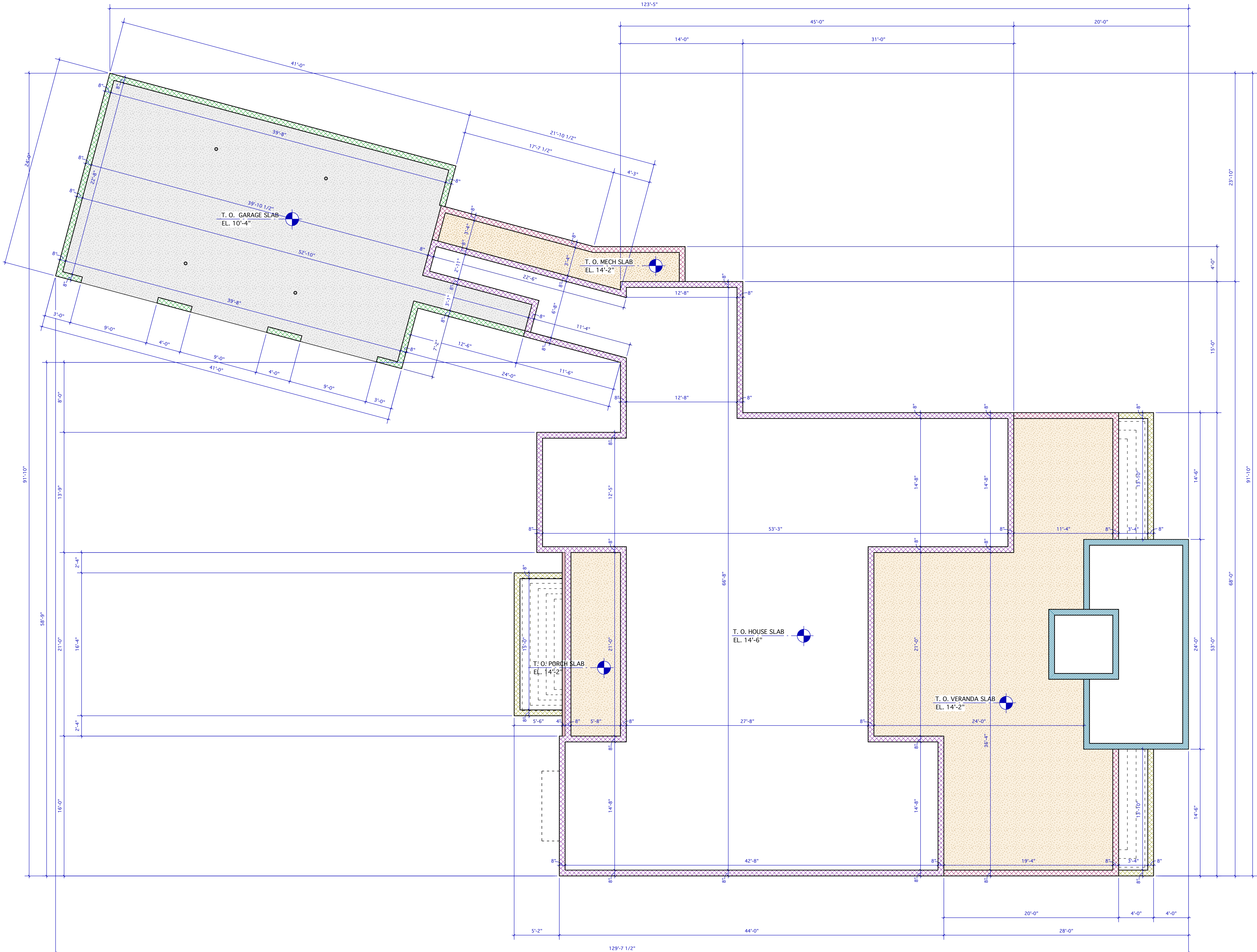
2 T1.2 IBC TABLE 506.2

TABLE 506.2 ^{a,c} —continued ALLOWABLE AREA FACTOR (A = NS, S1, S1R, or SM, as applicable) IN SQUARE FEET										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								TYPE V
		TYPE I		TYPE II		TYPE III		TYPE IV		
		A	B	A	B	A	B	A	B	
I-1	NS ¹	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500
	S1	UL	220,000	76,000	40,000	66,000	40,000	72,000	42,000	18,000
	SM	UL	165,000	57,000	30,000	49,500	30,000	54,000	31,500	13,500
I-2	NS ¹	UL	15,000	11,000	12,000	NP	NP	12,000	9,500	NP
	S1	UL	60,000	44,000	48,000	NP	NP	48,000	36,000	NP
	SM	UL	45,000	33,000	36,000	NP	NP	36,000	28,500	NP
I-3	NS ¹	UL	15,000	10,000	10,500	7,500	12,000	7,500	5,000	
	S1	UL	45,000	40,000	42,000	30,000	48,000	30,000	20,000	
	SM	UL	45,000	30,000	31,500	22,500	36,000	22,500	15,000	
I-4	NS ¹	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000
	S1	UL	121,000	106,000	52,000	94,000	52,000	102,000	74,000	36,000
	SM	UL	181,500	79,500	39,000	70,500	39,000	76,500	55,500	27,000
M	NS	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000	
	S1	UL	86,000	90,000	74,000	50,000	82,000	56,000	36,000	
	SM	UL	64,500	37,500	55,500	37,500	61,500	42,000	27,000	
R-1	NS ¹	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1R	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
R-2	NS ¹	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000	
	S1R	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
R-3	NS ¹	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000	
	S1R	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
R-4	NS ¹	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1R	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
S-1	NS	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000	
	NS	UL	36,000	17,500	26,000	17,500	25,500	14,000	9,000	
	S1	UL	192,000	104,000	70,000	104,000	70,000	102,000	56,000	36,000
S-2	NS	UL	144,000	78,000	52,500	78,000	52,500	76,500	42,000	27,000
	NS	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500
	S1	UL	316,000	156,000	104,000	156,000	104,000	154,000	84,000	54,000
U	NS	UL	237,000	117,000	78,000	117,000	78,000	115,500	63,000	40,500
	NS	UL	35,500	19,000	8,200	14,000	8,500	18,000	9,000	5,500
	S1	UL	142,000	76,000	34,000	56,000	34,000	72,000	36,000	22,000
	SM	UL	106,500	57,000	25,500	42,000	25,500	54,000	27,000	16,500

1 T1.2 GENERAL NOTES

5 T1.2 MATERIAL SYMBOLS

	BRICK		BATT INSULATION
	CONCRETE BLOCK		FINISHED WOOD
	CONCRETE		WOOD BLOCKING
	GRANITE & LIMESTONE		PLYWOOD
	EARTH		PLASTER
	BROKEN STONR/GRAVEL		GYPSUM BOARD
	LIGHT WEIGHT CONC OR ACCOUS MASONRY		TERRACOTTA
	CERAMIC TILE & GLAZED BLOCK		TERRAZZO
	STEEL		MARBLE
	ALUMINUM		CAULKING
	BRONZE		OWNER FURNISHED
	RIGID INSULATION		



A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:

- WORKNOTES:**
Notes shall be considered typical for items identified and shall apply to all same and similar conditions; all locations may not be noted.
- 2 A Underground utility entry sleeves.
 - 3 A Concrete footing & CMU foundation wall.
 - 3 B Turn down concrete slab edge w/ integral footing.
 - 3 C 4" concrete slab on 6 mil vapor barrier.
 - 3 D Concrete apron.
 - 4 A Stone hearth.
 - 4 B Brick heads and risers.
 - 4 C Running bond brick course.
 - 4 D Soldier brick course.
 - 4 E Header brick course.
 - 4 F Concrete chimney cap w/ wash.
 - 4 G Reinforced CMU retaining wall.
 - 4 H Retaining wall cap.
 - 5 A Structural beam - see structure drawings.
 - 5 B Structural column - see structure drawings.
 - 6 A 2 x 6 Cementitious trim - ptd.
 - 6 B 2 x 8 Cementitious trim - ptd.
 - 6 C 2 x 10 Cementitious trim - ptd.
 - 6 D 2 x 12 Cementitious trim - ptd.
 - 6 E 5/4 x Cementitious trim - ptd.
 - 6 F 1 x 4 Garapa decking.
 - 6 G P. t. wood risers and posts - ptd.
 - 6 H Clear wood nat finish rail w/ powdercoated balusters & posts.
 - 6 I Clear wood nat finish rail w/ cable rail system & p.t. wd posts.
 - 6 J 1 x 4 T & G v-groove bead board - nat finish.
 - 6 K P. t. wood louver w/ insect screening - ptd.
 - 6 L Composite column - ptd.
 - 6 M Wood crown - ptd.
 - 6 N Wood clothes pole 5'-6" A.F.F. w/ 18" deep edgebanded plywood shelf (2 shelves if noted).
 - 6 O P. t. wd bracket and mounting base - ptd.
 - 6 P Clear wood heads and painted poplar risers.
 - 6 Q (x) edgebanded birch plywood shelves - ptd.
 - 6 R 2 x wd studs 16" o/c.
 - 6 S Floor joists - see framing plans.
 - 6 T Ceiling joists - see framing plans.
 - 6 U Roof rafters - see framing plans.
 - 6 V 3/4" T&G plywd underlayment.
 - 6 W 1/2" exterior grade plywd sheathing.
 - 6 X 5/8" exterior grade plywood sheathing.
 - 7 A Metal flashing.
 - 7 B Metal step and through flashing.
 - 7 C Metal step flashing - hold siding up 3/4" on vertical surfaces.
 - 7 D Cementitious shingle wall siding.
 - 7 E Cementitious lap siding 6" T.T.W.
 - 7 F Composition shingle roof shingles.
 - 7 G Cementitious board and batten siding.
 - 7 H R-19 fiberglass batt insulation.
 - 7 I R-19 spray foam insulation.
 - 7 J R-30 spray foam insulation.
 - 7 K Sound insulation batts.
 - 7 L Composition architectural roof shingles.
 - 7 M Prefabricated metal standing seam roof panels.
 - 7 N #30 Building felt.
 - 7 O #30 Roofing felt.
 - 7 P W. R. Grace Ice and Water Shield membrane.
 - 7 Q Shingle kick.
 - 7 R Shingle eyebrow.
 - 7 S Cementitious soffit - ptd.
 - 7 T Prefabricated metal 'Smart Vent' louver.
 - 7 U Cementitious smooth wallboard - ptd.
 - 8 A Wood clad insulated metal overhead garage door.
 - 8 B Mirror.
 - 8 C 3/4" cement stucco finish - ptd.
 - 8 D Tile floor.
 - 8 E Stone floor.
 - 8 F Stone countertop.
 - 8 G Wood floor.
 - 8 H Carpet floor finish.
 - 8 I Exterior tile floor surface.
 - 8 J Ceiling break above - see bldg. sections & interior elevation.
 - 8 K 5/8" fire rated gyp bd - ptd.
 - 8 L 1/2" gyp bd wall finish - ptd.
 - 8 M 1/2" M. R. gyp bd wall finish - ptd.
 - 8 N Medicine cabinet.
 - 8 O Pull down ironing board.
 - 8 P Prefabricated fireplace insert.
 - 8 Q Metal and glass shower enclosure.
 - 8 R Metal rail - see detail.
 - 8 S Prefabricated wine room storage system.
 - 8 T Ceiling supply register.
 - 8 U Floor supply register.
 - 8 V Plumbing vent.
 - 8 W Mechanical chase.
 - 8 X Freeze-proof hose bib.
 - 8 Y Electric meter.
 - 8 Z Electric sub-panel.

LOWER LEVEL PLAN

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

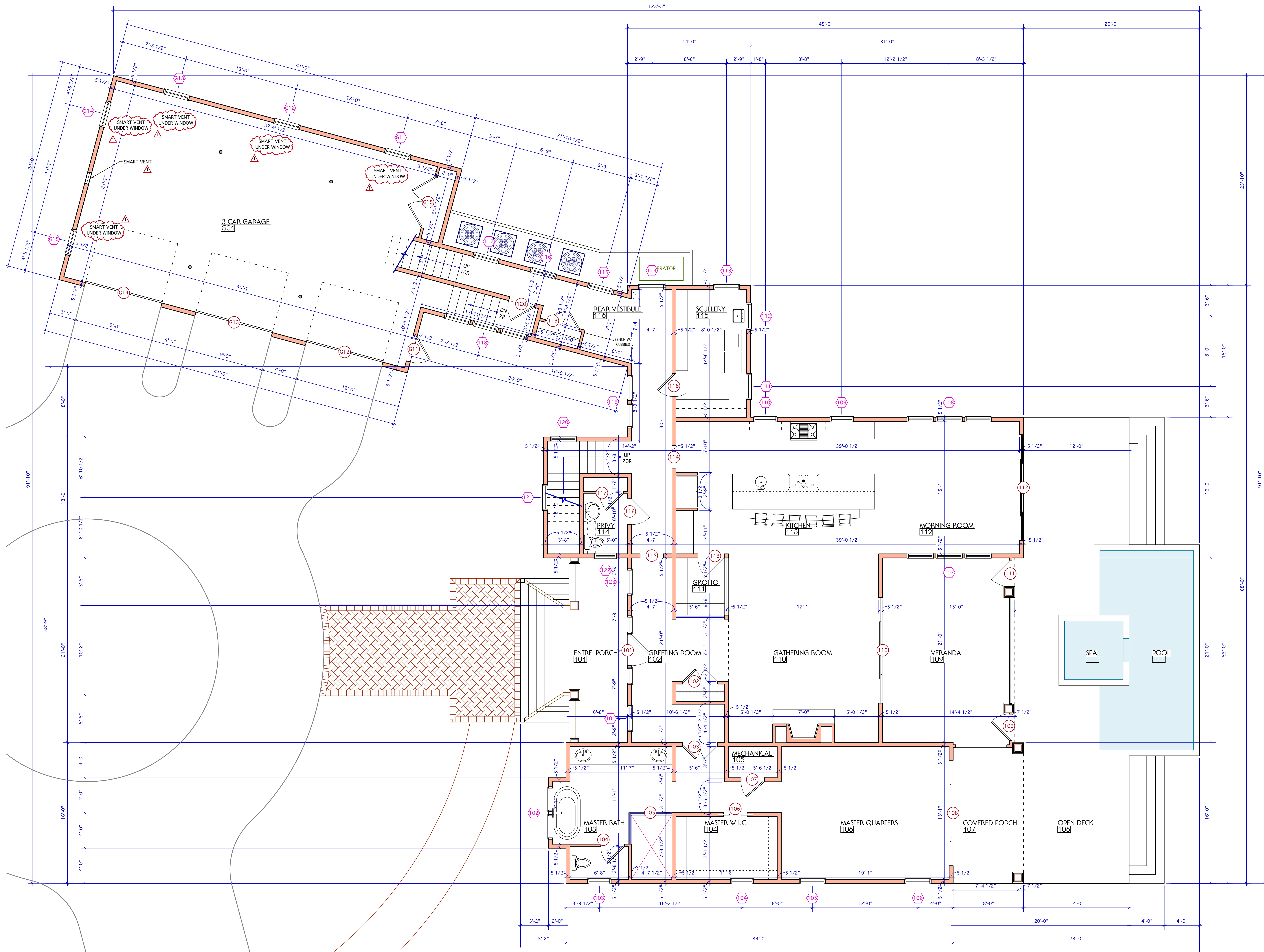
P. O. Box 236
Johns Island, SC 29457

STATE OF SOUTH CAROLINA
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 150
7/15/24

Permit
Ser

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Scale:	1/4"=1'-0"	Drawn:	MK	Checked:	MK
Date:	MAY 24, 2024	Drawing No.:	A1.1		
Commission No.:	SC 2317				



1 MAIN FLOOR PLAN

ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE

A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:
No. 1 - 10/2/24: Per corrections report, added flood vent locations and additional vents (6 total).

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- 5 T Ceiling joists - see framing plans.
- 5 U Roof rafters - see framing plans.
- 5 V 3/4" T&G plywd underlayment.
- 5 W 1/2" exterior grade plywd sheathing.
- 5 X 5/8" exterior grade plywood sheathing.
- 5 Y Metal flashing.
- 5 Z Metal step and through flashing.
- 5 AA Metal step flashing - hold siding up 3/4" on vertical surfaces.
- 5 AB Cementitious shingle wall siding.
- 5 AC Cementitious lap siding 6" T.T.W.
- 5 AD Composition shingle roof shingles.
- 5 AE Cementitious board and battier siding.
- 5 AF R-19 fiberglass batt insulation.
- 5 AG R-19 spray foam insulation.
- 5 AH R-30 spray foam insulation.
- 5 AI Sound insulation batts.
- 5 AJ Composition architectural roof shingles.
- 5 AK Prefabricated metal standing seam roof panels.
- 5 AL #30 Building felt.
- 5 AM #30 Roofing felt.
- 5 AN W. R. Grace Ice and Water Shield membrane.
- 5 AO Shingle kick.
- 5 AP Shingle eyebrow.
- 5 AQ Cementitious soffit - ptd.
- 5 AR Prefabricated metal "Smart Vent" louver.
- 5 AS Cementitious smooth wallboard - ptd.
- 5 AT Wood clad insulated metal overhead garage door.
- 5 AU Mirror.
- 5 AV 3/4" cement stucco finish - ptd.
- 5 AW Tile floor.
- 5 AX Stone floor.
- 5 AY Stone countertop.
- 5 AZ Wood floor.
- 5 BA Carpet floor finish.
- 5 BB Exterior tile floor surface.
- 5 BC Ceiling break above - see bldg. sections & interior elevation.
- 5 BD 5/8" fire rated gyp bd - ptd.
- 5 BE 1/2" gyp bd wall finish - ptd.
- 5 BF 1/2" M. R. gyp bd wall finish - ptd.
- 5 BG Medicine cabinet.
- 5 BH Pull down ironing board.
- 5 BI Prefabricated triplace insert.
- 5 BJ Metal finish - see detail.
- 5 BK Metal and glass shower enclosure.
- 5 BL Prefabricated wine room storage system.
- 5 BM Ceiling supply register.
- 5 BN Floor supply register.
- 5 BO Plumbing vent.
- 5 BP Mechanical chase.
- 5 BQ Electric meter.
- 5 BR Freeze-proof hose bib.
- 5 BS Electric sub-panel.

MAIN FLOOR HEATED AREA: 2,537 S.F.
COVERED PORCH AREA: 270 S.F.
SCREENED PORCH AREA: 316 S.F.
OPEN DECK AREA (INCL POOL): 850 S.F.
GARAGE AREA: 1,030 S.F.

MAIN FLOOR PLAN

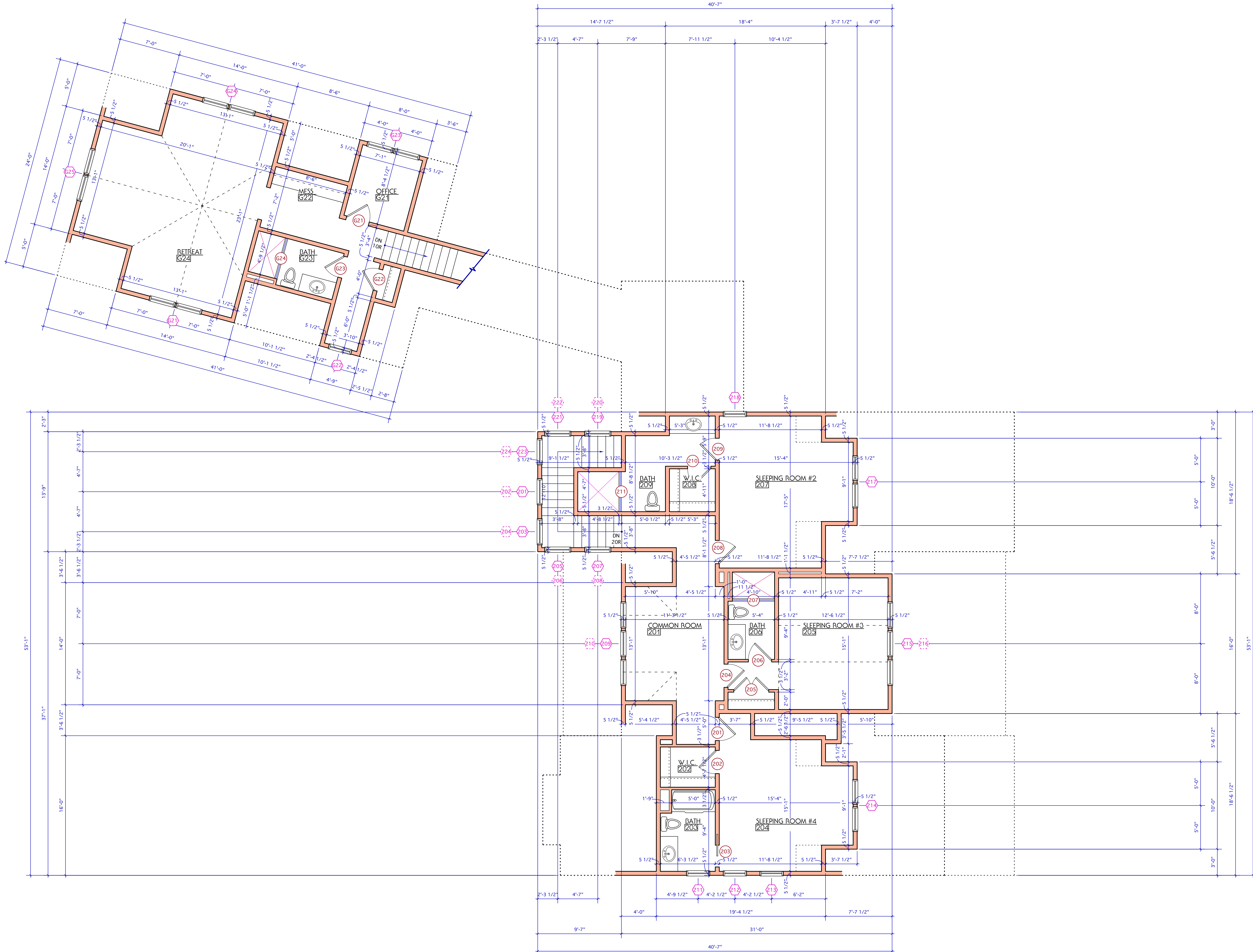
STATE OF SOUTH CAROLINA
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 4856

Permit
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 4856
7/15/24

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

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Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MAY 24, 2024	Drawing No.:	A1.2
Commission No.: SC 2317		



1 UPPER FLOOR PLAN

ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE

A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:

WORKNOTES:

Notes shall be considered typical for items identified and shall apply at all same and similar conditions; all locations may not be noted.

- 2 A Underground utility entry sleeves.
- 3 A Concrete footing & CMU foundation wall.
- 3 B Turn down concrete slab edge w/ integral footing.
- 3 C 4" concrete slab on 6 mil vapor barrier.
- 3 D Chimney footing - 18" thick.
- 3 E Concrete apron.
- 4 A Stone hearth.
- 4 B Brick heads and risers.
- 4 C Running bond brick course.
- 4 D Soldier brick course.
- 4 E Header brick course.
- 4 F Concrete chimney cap w/ wash.
- 4 G Reinforced CMU retaining wall.
- 4 H Retaining wall cap.
- 5 A Structural beam - see structure drawings.
- 5 B Structural column - see structure drawings.
- 6 A 2 x 6 Cementitious trim - ptd.
- 6 B 2 x 8 Cementitious trim - ptd.
- 6 C 2 x 10 Cementitious trim - ptd.
- 6 D 2 x 12 Cementitious trim - ptd.
- 6 E 5/4 x Cementitious trim - ptd.
- 6 F 1 x 4 Garapa decking.
- 6 G P. t. wood risers and posts - ptd.
- 6 H Clear wood nat finish rail w/ powdercoated balusters & posts.
- 6 I Clear wood nat finish rail w/ cable rail system & p.t. wd posts.
- 6 J 1 x 4 T & G v-groove bead board - nat finish.
- 6 K P. t. wood louver w/ insect screening - ptd.
- 6 L Composite column - ptd.
- 6 M Wood crown - ptd.
- 6 N Wood clothes pole 5'-6" A.F.F. w/ 18" deep edgebanding plywood shelf (2 shelves if noted).
- 6 O P. t. wd bracket and mounting base - ptd.
- 6 P Clear wood treads and painted poplar risers.
- 6 Q edgebanding birch plywood shelves - ptd.
- 6 R 2 x wd studs 16" o/c.
- 6 S Floor joists - see framing plans.
- 6 T Ceiling joists - see framing plans.
- 6 U Roof rafters - see framing plans.
- 6 V 3/4" T&G plywood underlayment.
- 6 W 1/2" exterior grade plywood sheathing.
- 6 X 5/8" exterior grade plywood sheathing.
- 7 A Metal flashing.
- 7 B Metal step and through flashing.
- 7 C Metal step flashing - hold siding up 3/4" on vertical surfaces.
- 7 D Cementitious shingle wall siding.
- 7 E Cementitious lap siding 6" T.T.W.
- 7 F Composition shingle roof shingles.
- 7 G Cementitious board and battin siding.
- 7 H R-19 fiberglass batt insulation.
- 7 I R-19 spray foam insulation.
- 7 J R-30 spray foam insulation.
- 7 K Sound insulation batts.
- 7 L Composition architectural roof shingles.
- 7 M Prefabricated metal standing seam roof panels.
- 7 N #30 Building felt.
- 7 O #30 Roofing felt.
- 7 P W. R. Grace Ice and Water Shield membrane.
- 7 Q Shingle kick.
- 7 R Shingle eyebrow.
- 7 S Cementitious soffit - ptd.
- 7 T Prefabricated metal "Smart Vent" louver.
- 7 U Cementitious smooth wallboard - ptd.
- 8 A Wood clad insulated metal overhead garage door.
- 8 B Mirror.
- 8 C 3/4" cement stucco finish - ptd.
- 8 D Tile floor.
- 8 E Stone floor.
- 8 F Stone countertop.
- 8 G Wood floor.
- 8 H Carpet floor finish.
- 8 I Exterior tile floor surface.
- 8 J Ceiling break above - see bldg. sections & interior elevation.
- 8 K 5/8" fire rated gyp bd - ptd.
- 8 L 1/2" gyp bd wall finish - ptd.
- 8 M 1/2" M. R. gyp bd wall finish - ptd.
- 8 N Medicine cabinet.
- 8 O Pull down ironing board.
- 8 P Prefabricated fireplace insert.
- 8 Q Metal railing - see detail.
- 8 R Metal and glass shower enclosure.
- 8 S Prefabricated wine room storage system.
- 8 T Ceiling supply register.
- 8 U Floor supply register.
- 8 V Plumbing vent.
- 8 W Mechanical chase.
- 8 X Freeze-proof hose bib.
- 8 Y Electric meter.
- 8 Z Electric sub-panel.

UPPER FLOOR HEATED AREA: 1,327 S.F.
RETREAT AREA: 734 S.F.

UPPER FLOOR PLAN

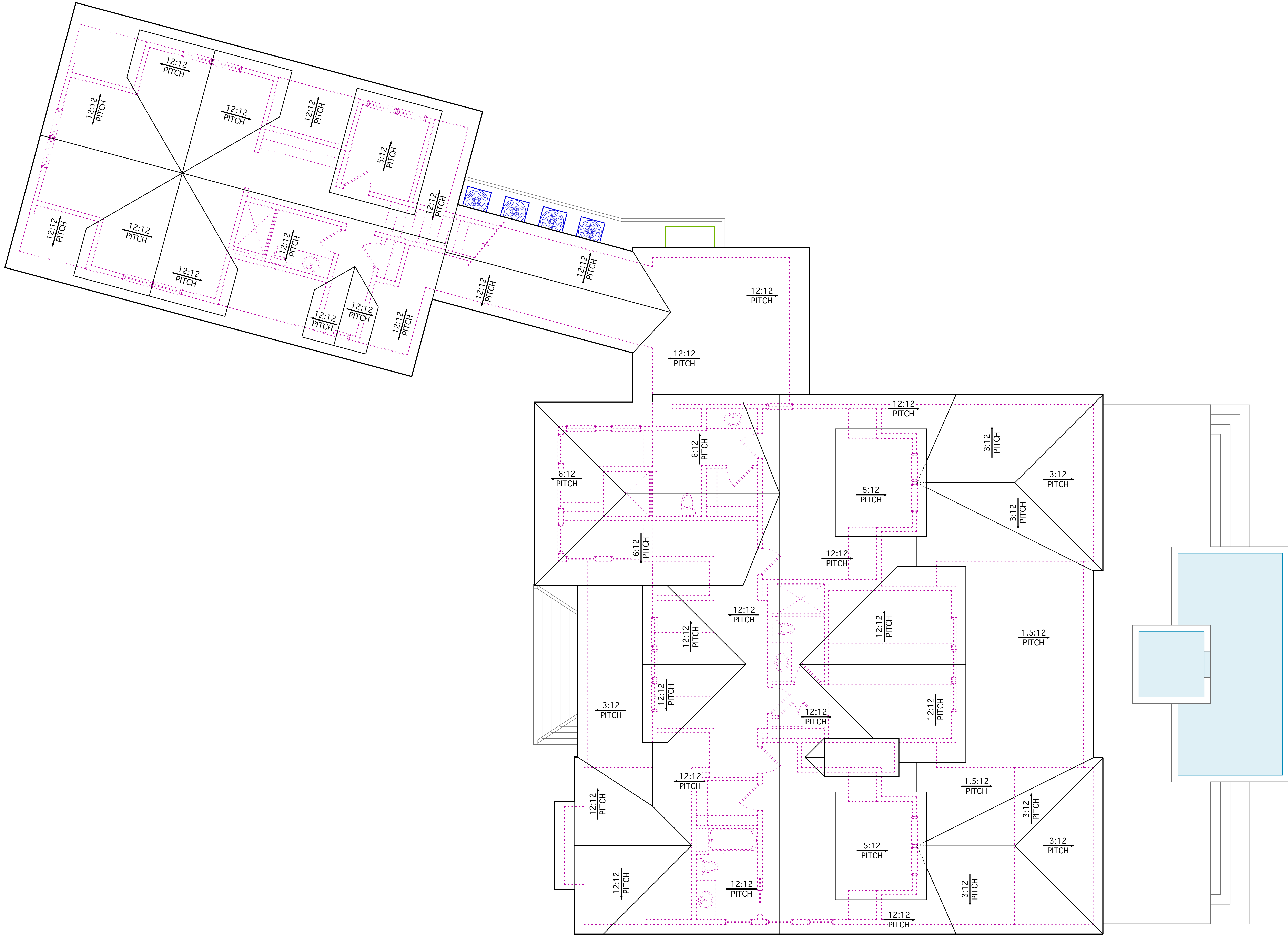
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.

P. O. Box 236
Johns Island, SC 29457

Permit
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 150-4856
7/15/24

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Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MAY 24, 2024	Drawing No.:	A2.3
Commission No.: SC 2317		



A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:

- WORKNOTES:**
Notes shall be considered typical for items identified and shall apply to all same and similar conditions; all locations may not be noted.
- 2 A Underground utility entry sleeves.
 - 3 A Concrete footing & CMU foundation wall.
 - 3 B Turn down concrete slab edge w/ integral footing.
 - 3 C 4" concrete slab on 6 mil vapor barrier.
 - 3 D Chimney footing - 18" thick.
 - 3 E Concrete apron.
 - 4 A Stone hearth.
 - 4 B Brick treads and risers.
 - 4 C Running bond brick course.
 - 4 D Soldier brick course.
 - 4 E Header brick course.
 - 4 F Concrete chimney cap w/ wash.
 - 4 G Reinforced CMU retaining wall.
 - 4 H Retaining wall cap.
 - 5 A Structural beam - see structure drawings.
 - 5 B 2 x 6 Cementitious trim - ptd.
 - 5 C 2 x 8 Cementitious trim - ptd.
 - 5 D 2 x 10 Cementitious trim - ptd.
 - 5 E 2 x 12 Cementitious trim - ptd.
 - 5 F 5/4 x Cementitious trim - ptd.
 - 5 G 1 x 4 Garapa decking.
 - 5 H P. t. wood risers and posts - ptd.
 - 5 I Clear wood nat finish rail w/ powdercoated balusters & posts.
 - 5 J 1 x 4 T & G v-groove bead board - nat finish.
 - 5 K P. t. wood louver w/ insect screening - ptd.
 - 5 L Composite column - ptd.
 - 5 M Wood crown - ptd.
 - 5 N Wood clothes pole 5'-6" A.F.F. w/ 18" deep edgebanded plywood shelf (2 shelves if noted).
 - 6 O P. t. wd bracket and mounting base - ptd.
 - 6 P Clear wood treads and painted poplar risers.
 - 6 Q (x) edgebanded birch plywood shelves - ptd.
 - 6 R 2 x wd studs 16" o/c.
 - 6 S Floor joists - see framing plans.
 - 6 T Ceiling joists - see framing plans.
 - 6 U Roof rafters - see framing plans.
 - 6 V 3/4" T&G plywd underlayment.
 - 6 W 1/2" exterior grade plywd sheathing.
 - 6 X 5/8" exterior grade plywood sheathing.
 - 7 A Metal flashing.
 - 7 B Metal step and through flashing.
 - 7 C Metal step flashing - hold siding up 3/4" on vertical surfaces.
 - 7 D Cementitious shingle wall siding.
 - 7 E Cementitious lap siding, 6" T.T.W.
 - 7 F Composition shingle roof shingles.
 - 7 G Cementitious board and batten siding.
 - 7 H R-19 fiberglass batt insulation.
 - 7 I R-19 spray foam insulation.
 - 7 J R-30 spray foam insulation.
 - 7 K Sound insulation batts.
 - 7 L Composition architectural roof shingles.
 - 7 M Preformed metal standing seam roof panels.
 - 7 N #30 Building felt.
 - 7 O #30 Roofing felt.
 - 7 P W. R. Grace Ice and Water Shield membrane.
 - 7 Q Shingle kick.
 - 7 R Shingle eyebrow.
 - 7 S Cementitious soffit - ptd.
 - 7 T Prefabricated metal "Smart Vent" louver.
 - 7 U Cementitious smooth wallboard - ptd.
 - 8 A Wood clad insulated metal overhead garage door.
 - 8 B Mirror.
 - 8 C 3/4" cement stucco finish - ptd.
 - 8 D Tile floor.
 - 8 E Stone floor.
 - 8 F Stone countertop.
 - 8 G Wood floor.
 - 8 H Carpet floor finish.
 - 8 I Exterior tile floor surface.
 - 8 J Ceiling break above - see bldg. sections & interior elevation.
 - 8 K 5/8" fire rated gyp bd - ptd.
 - 8 L 1/2" gyp bd wall finish - ptd.
 - 8 M 1/2" M. R. gyp bd wall finish - ptd.
 - 8 N Medicine cabinet.
 - 8 O Pull down ironing board.
 - 8 P Prefabricated fireplace insert.
 - 8 Q Metal finish - see detail.
 - 8 R Metal and glass shower enclosure.
 - 8 S Prefabricated wine room storage system.
 - 8 T Ceiling supply register.
 - 8 U Floor supply register.
 - 8 V Plumbing vent.
 - 8 W Mechanical chase.
 - 8 X Freeze-proof hose bib.
 - 8 Y Electric meter.
 - 8 Z Electric sub-panel.

ROOF PLAN

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

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Scale:	1/4"=1'-0"	Drawn:	Checked:
		MK	M
Date:	MAY 24, 2024	Drawing No.:	A1.4
Commission No.:	SC 2317		

A New Residence

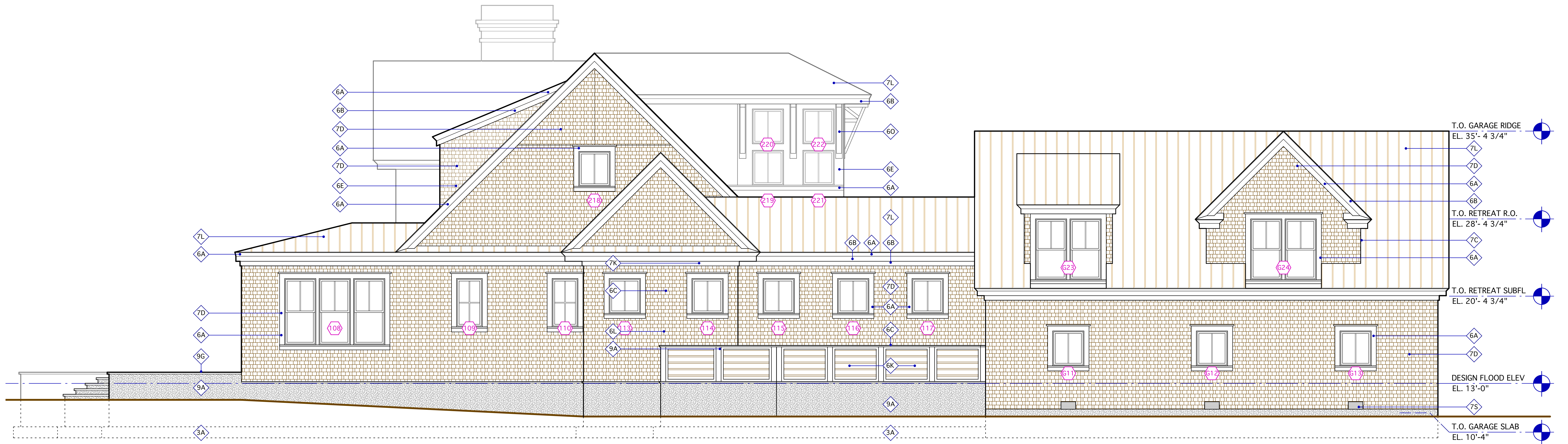
Port City Homes
2486 Dald Eagle
Johns Island, SC 29455

Revisions:

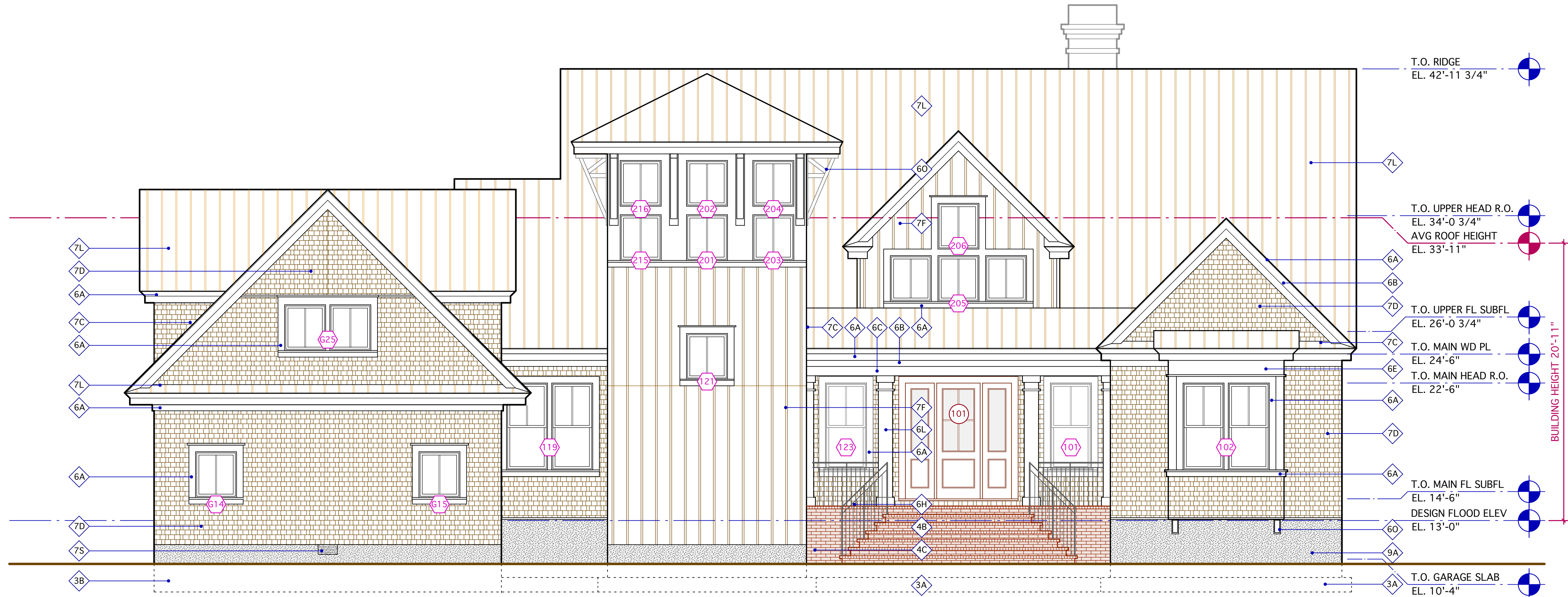
WORKNOTES:

Notes shall be considered typical for items identified and shall apply at all same and similar conditions; all locations may not be noted.

- 2 A Underground utility entry sleeves.
- 3 A Concrete footing & CMU foundation wall.
- 3 B Turn down concrete slab edge w/ integral footing.
- 3 C 4" concrete slab on 10 mil vapor barrier.
- 3 D Chimney footing - 18" thick.
- 3 E Concrete apron.
- 4 A Stone hearth.
- 4 B Brick hearth and risers.
- 4 C Running bond brick course.
- 4 D Soldier brick course.
- 4 E Header brick course.
- 4 F Concrete chimney cap w/ wash.
- 4 G Reinforced CMU retaining wall.
- 4 H Retaining wall cap.
- 5 B Structural column - see structure drawings.
- 6 A 2 x 6 Cementitious trim - ptd.
- 6 B 2 x 8 Cementitious trim - ptd.
- 6 C 2 x 10 Cementitious trim - ptd.
- 6 D 2 x 12 Cementitious trim - ptd.
- 6 E 5/4 x Cementitious trim - ptd.
- 6 F 1 x 4 Garage decking.
- 6 G P. I. wood risers and posts - ptd.
- 6 H Clear wood nat finish rail w/ powder-coated balusters & posts.
- 6 I Clear wood nat finish rail w/ cable rail system & p.t. wd posts.
- 6 J 1 x 4 T & G v-groove bead board - nat finish.
- 6 K Cementitious louver - ptd.
- 6 L Composite column - ptd.
- 6 M Wood crown - ptd.
- 6 N Wood clothes pole 5'-6" A.F.F. w/ 18" deep edge-banded plywood shelf (2 shelves if noted).
- 6 O P. I. wd bracket and mounting base - ptd.
- 6 P Clear wood treads and painted poplar risers.
- 6 Q (x) edge-banded birch plywood shelves - ptd.
- 6 R 2 x wd studs 16" o/c.
- 6 S Floor joists - see framing plans.
- 6 T Ceiling joists - see framing plans.
- 6 U Roof rafters - see framing plans.
- 6 V 3/4" T&G plywood underlayment.
- 6 W 1/2" exterior grade plywd sheathing.
- 6 X 5/8" exterior grade plywood sheathing.
- 7 A Metal flashing.
- 7 B Metal step and through flashing.
- 7 C Metal step flashing - hold siding up 3/4" on vertical surfaces.
- 7 D Cementitious shingle wall siding.
- 7 E Cementitious lap siding 6" T.T.W.
- 7 F Cementitious board and batten siding.
- 7 G R-19 fiberglass batt insulation.
- 7 H R-19 spray foam insulation.
- 7 I R-30 spray foam insulation.
- 7 J Sound insulation batts.
- 7 K Composition architectural roof shingles.
- 7 L Preformed metal standing seam roof panels.
- 7 M #30 Building felt.
- 7 N #20 Roofing felt.
- 7 O W. R. Grace Ice and Water Shield membrane.
- 7 P Shingle kick.
- 7 Q Shingle eyebrow.
- 7 R Cementitious soffit - ptd.
- 7 S Prefabricated metal "Smart Vent" louver.
- 7 T Cementitious smooth wallboard - ptd.
- 7 U Wood clad insulated metal overhead garage door.
- 7 V Insect screening.
- 8 A Mirror.
- 8 B 3/4" cement stucco finish - ptd.
- 8 C Stone floor.
- 8 D Stone countertop.
- 8 E Wood floor.
- 8 F Carpet floor finish.
- 8 G Exterior tile floor surface.
- 8 H Ceiling break above - see bldg. sections & interior elevation.
- 8 I 5/8" fire rated gyp bd - ptd.
- 8 J 1/2" gyp bd wall finish - ptd.
- 8 K 1/2" M. R. gyp bd wall finish - ptd.
- 10 A Medicine cabinet.
- 10 B Pull down ironing board.
- 10 C Prefabricated fireplace insert.
- 10 D Metal and glass shower enclosure.
- 10 E Metal final - see detail.
- 10 F Prefabricated wine room storage system.
- 11 A Swimming pool construction.
- 11 B Ceiling supply register.
- 11 C Floor supply register.
- 11 D Plumbing vent.
- 11 E Mechanical chase.
- 11 F Freeze-proof hose bib.
- 11 G Electric meter.
- 11 H Electric sub-panel.

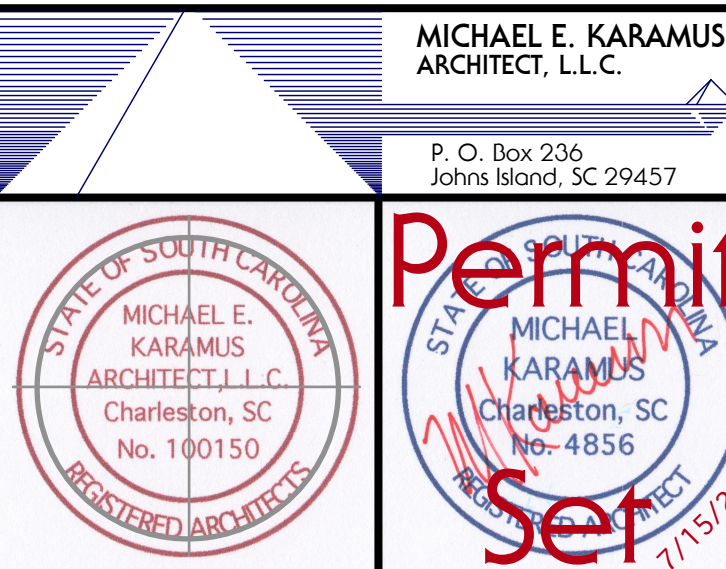


2 LEFT SIDE ELEVATION



1 FRONT ELEVATION

EXTERIOR ELEVATIONS



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Scale: 1/4"=1'-0"
Date: JULY 15, 2024
Commission No.: SC 2317

Drawn: MK
Checked: MK

Drawing No.:

A2.1

ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

WORKNOTES:
Notes will be considered

- 2 A Underground utility line sleeves.
- 3 C Concrete footing & CMU foundation walls.
- 4 A Turn down concrete slab 1/2" integral footing.
- 5 C 4" concrete slab on 10 mil vapor barrier
- 6 C Chimey flange - 18" thick
- 7 C Concrete apron
- 8 A Storm drain
- 9 C Brick breads and risers.
- 10 E Running bond brick course.
- 11 C Soldier brick course
- 12 E Header brick course
- 13 C Concrete chimney cap w/ wash.
- 14 G Reinforced CMU retaining wall
- 15 A Retaining wall cap
- 16 A Structural beam - see structure drawings
- 17 S Structural column - see structure drawings.
- 18 2 x 6 Camousium trim - ptd.
- 19 2 x 6 Camousium trim - ptd.
- 20 2 x 6 Camousium trim - ptd.
- 21 2 x 6 Camousium trim - ptd.
- 22 D 2 x 12 Camousium trim - ptd.
- 23 5/4 x Camousium trim - ptd.
- 24 F 1 x 4 Garpapa decking.
- 25 F 1 x 4 wood studs and posts - ptd.
- 26 Clear wood trim w/ baseboard - powdercoated balustrade & posts.
- 27 Clear wood trim w/ cable rail w/ cable rail posts & ptd w/ posts.
- 28 4" x 4" x 1/2" aluminum baseboard - nat finish
- 29 K Cementitious lower - ptd.

- 6 N Wood crown - ptd.
- 7 N Wood clothes pole's 6" A.F.F. w/ 18" deep
- 8 N expanded polyurethane sheet (2 sheaves if needed)
- 9 P 1" w/ bracket and mounting base - ptd.
- 10 P Clear wood trim and painted copper risers
- 11 O edgebranded birch plywood shelves - ptd.
- 12 P 2" x 2" studs 16" OC
- 13 P Floor joists - see framing plans.
- 14 P Ceiling joists - see framing plans.
- 15 N Roof rafters - see framing plans.
- 16 P 1/2" x 2" b'ds & 1/4" plywood underlayment.
- 17 N 1/2" exterior grade plywood sheathing.
- 18 P 5/8" x 10" exterior grade plywood sheathing.
- 19 P Metal flashing.
- 20 P Metal step and through flashing.
- 21 P Metal step flashing - hold siding up 3/4" on vertical surface.
- 22 P Cementitious single wall vinyl.
- 23 P Cementitious las siding, R 11 T.W.
- 24 P Cementitious board and batten siding.
- 25 P R-19 to 19" batten batten insulation.
- 26 P R-19 spray foam insulation.
- 27 P R-30 spray foam insulation.
- 28 P Sound insulation batts.
- 29 P Composition architectural roof shingles.
- 30 P Prefabricated standard seam roof panels.
- 73 K 803 Building felt.
- 74 K 803 Roofing.
- 75 W R. Grace Ice and Water Shield membrane.
- 76 P Shingle cap.
- 77 P Shingle eyebrow.
- 78 P Cementitious soffit - ptd.
- 79 P Prefabricated metal "Smart Vent" louver.
- 80 P Cementitious smooth wallboard - ptd.
- 81 W Wood clad metal metal overhead garage door.
- 82 P Inscreening.
- 83 A Mirror.
- 84 P 3/4" cement stucco finish - ptd.
- 85 P Tile floor.
- 86 P Stone floor.
- 87 P Stone countertop.
- 88 W Wood floor.
- 89 P Carpet floor finish.
- 90 P Exterior floor surface.
- 91 P Ceiling break out for bldg. sections & interior elevations.
- 92 P 5/8" fire rated gyp bd - ptd.
- 93 P 1/2" gyp bd wall finish - ptd.
- 94 K 1/2" x 1/2" gyp bd wall finish - ptd.
- 10 A Cementitious substrate.
- 10 B Pull down rolling board.
- 10 C Prefabricated fireplace insert.
- 10 D Metal and glass show enclosure.
- 10 E Metal finish - seal detail.
- 10 F Prefabricated corner storage system.
- 10 G Swimming pool construction.
- 10 H Ceiling supply register.
- 10 I Floor supply register.
- 10 J Plumbing vent.
- 10 K Mechanical chase.
- 10 L Freeze-proof hose bib.
- 10 M Electric meter.
- 10 N Electric sub-panel.

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

Commission No.: SC 2317



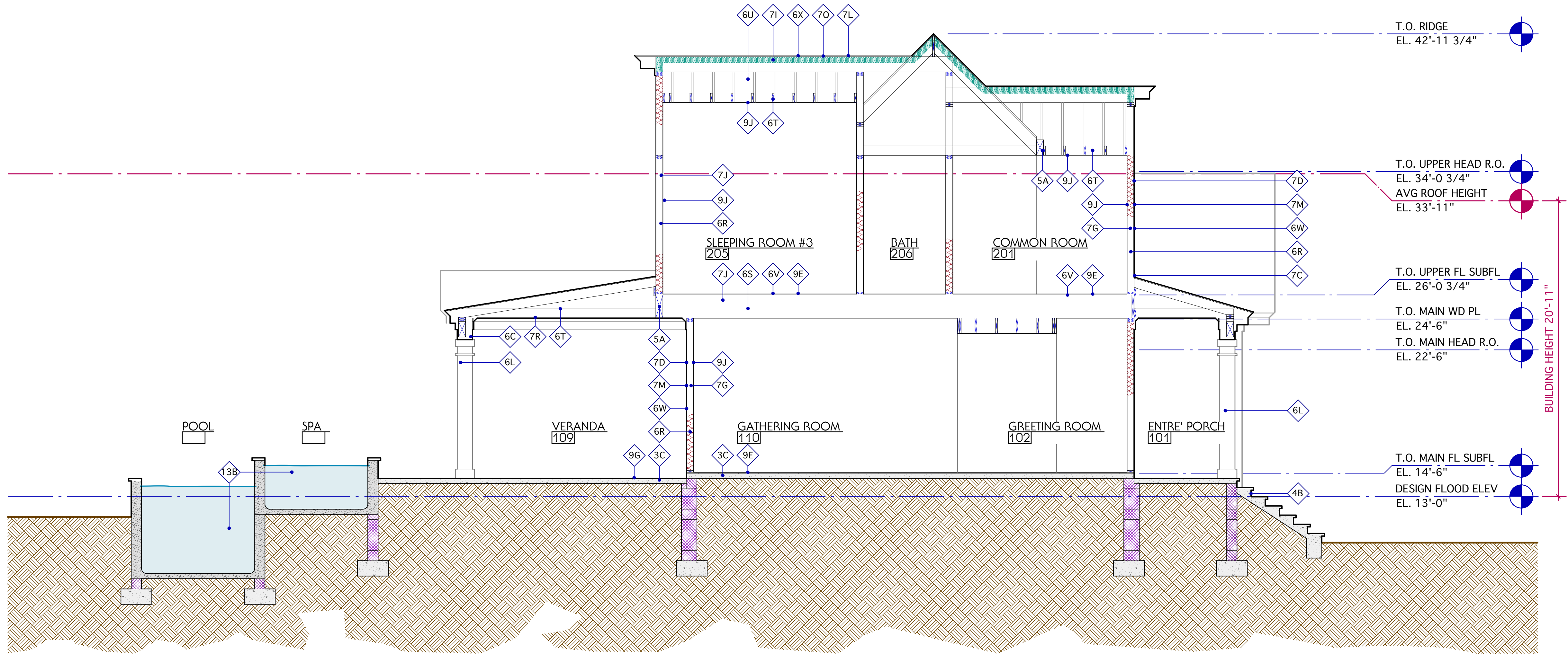
ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE

A New Residence

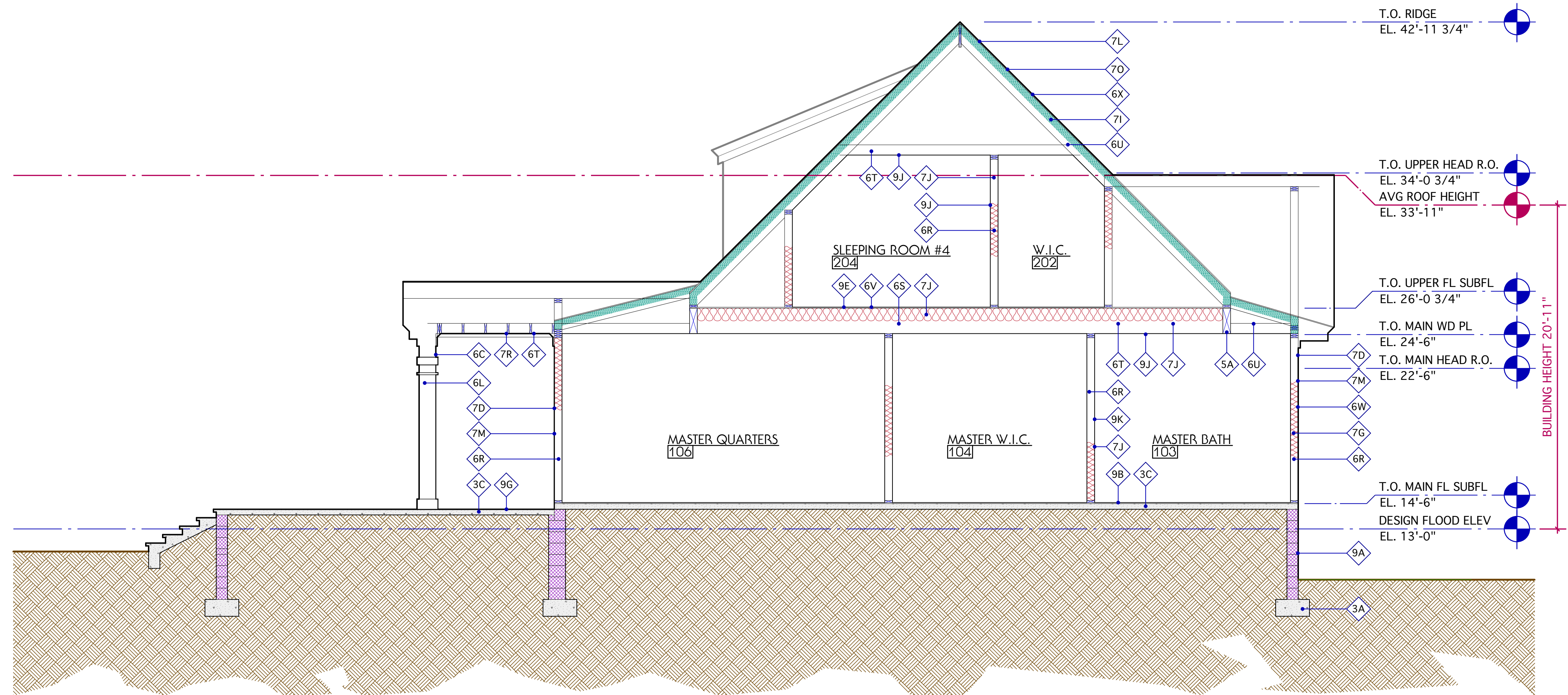
Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:

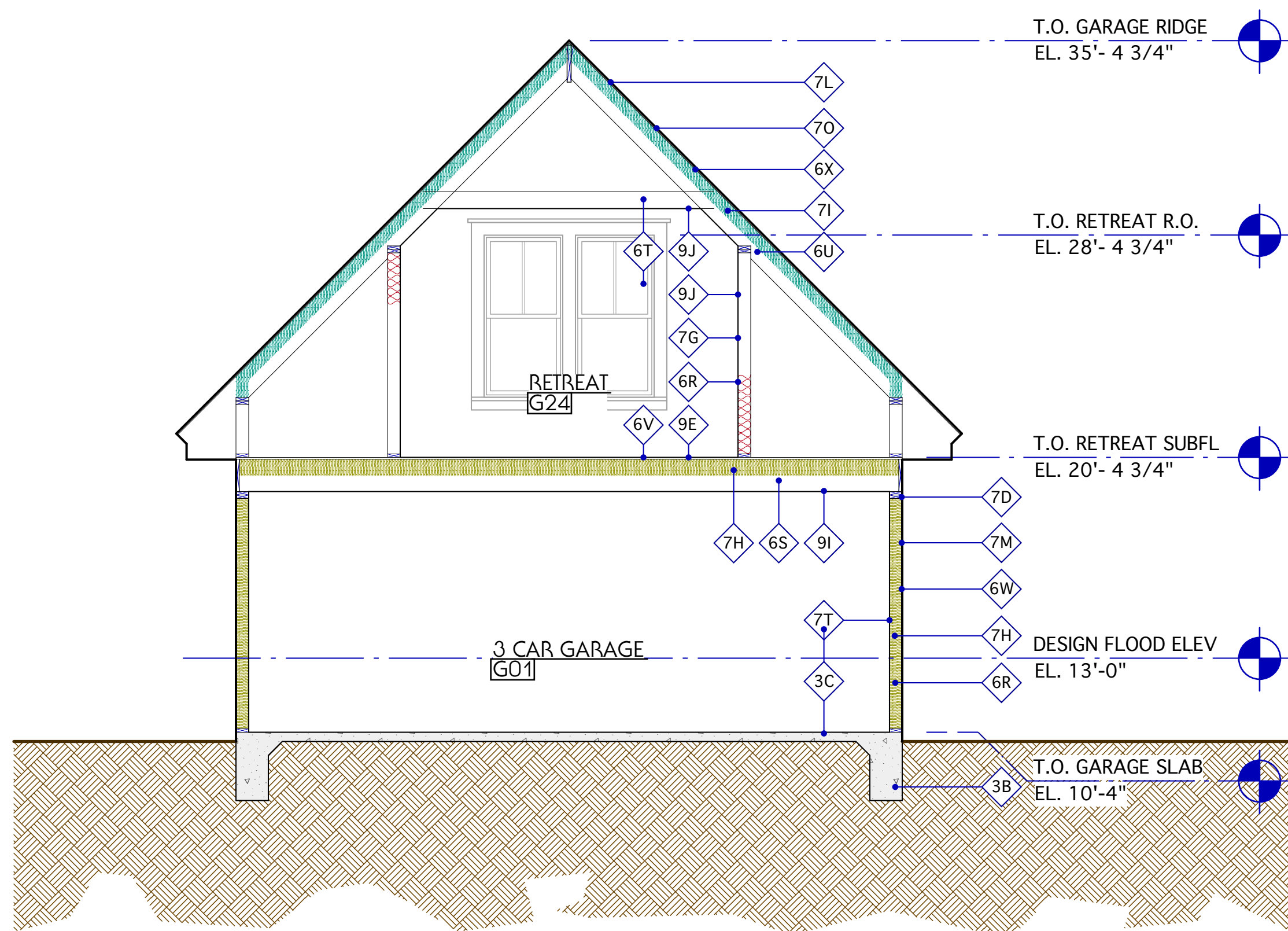
- WORKNOTES:**
Notes shall be considered typical for items identified and shall apply to all same and similar conditions; all locations may not be noted.
- 2 A Underground utility entry sleeves.
 - 3 A Concrete footing & CMU foundation wall.
 - 3 B Turn down concrete slab edge w/ integral footing.
 - 3 C 4" concrete slab on 10 mil vapor barrier.
 - 3 E Concrete apron.
 - 3 D Chimney footing - 18" thick.
 - 4 A Stone hearth.
 - 4 B Brick heads and risers.
 - 4 C Running bond brick course.
 - 4 D Soldier brick course.
 - 4 E Header brick course.
 - 4 F Concrete chimney cap w/ wash.
 - 4 G Reinforced CMU retaining wall.
 - 4 H Retaining wall cap.
 - 5 A Structural beam - see structure drawings.
 - 5 B Structural column - see structural drawings.
 - 6 A 2 x 6 Cementitious trim - ptd.
 - 6 B 2 x 8 Cementitious trim - ptd.
 - 6 C 2 x 10 Cementitious trim - ptd.
 - 6 D 2 x 12 Cementitious trim - ptd.
 - 6 E 5/4" x Cementitious trim - ptd.
 - 6 F 1 x 4 Garapa decking.
 - 6 G P. 1. wood risers and posts - ptd.
 - 6 H Clear wood nat finish rail w/ powdercoated balusters & posts.
 - 6 I Clear wood nat finish rail w/ cable rail system & p.t. wd posts.
 - 6 J 1 x 4 T & G v-groove bead board - nat finish.
 - 6 K Cementitious louver - ptd.
 - 6 L Composite column - ptd.
 - 6 M Wood crown - ptd.
 - 6 N Wood clothes pole 5'-6" A.F.F. w/ 18" deep edgebanded plywood shelf (2 shelves if noted).
 - 6 O P. 1. wd bracket and mounting base - ptd.
 - 6 P Clear wood treads and painted poplar risers.
 - 6 Q (x) edgebanded birch plywood shelves - ptd.
 - 6 R 2 x wd studs 16" o/c.
 - 6 S Floor joists - see framing plans.
 - 6 T Ceiling joists - see framing plans.
 - 6 U Roof rafters - see framing plans.
 - 6 V 3/4" T&G plywd underlayment.
 - 6 W 1/2" exterior grade plywd sheathing.
 - 6 X 5/8" exterior grade plywood sheathing.
 - 7 A Metal flashing.
 - 7 B Metal step and through flashing.
 - 7 C Metal step flashing - hold siding up 3/4" on vertical surfaces.
 - 7 D Cementitious shingle wall siding.
 - 7 E Cementitious lap siding 6" T.T.W.
 - 7 F Cementitious board and batten siding.
 - 7 G R-19 fiberglass batt insulation.
 - 7 H R-19 spray foam insulation.
 - 7 I R-30 spray foam insulation.
 - 7 J Sound insulation batts.
 - 7 K Composition architectural roof shingles.
 - 7 L Preformed metal standing seam roof panels.
 - 7 M #30 Building felt.
 - 7 N #20 Roofing felt.
 - 7 O W. R. Grace Ice and Water Shield membrane.
 - 7 P Shingle kick.
 - 7 Q Shingle eyebrow.
 - 7 R Cementitious soffit - ptd.
 - 7 S Prefabricated metal "Smart Vent" louver.
 - 7 T Cementitious smooth wallboard - ptd.
 - 7 U Wood clad insulated metal overhead garage door.
 - 7 V Insect screening.
 - 8 A Mirror.
 - 9 A 3/4" cement stucco finish - ptd.
 - 9 B Tile floor.
 - 9 C Stone floor.
 - 9 D Stone countertop.
 - 9 E Wood floor.
 - 9 F Carpet floor finish.
 - 9 G Exterior tile floor surface.
 - 9 H Ceiling break above - see bldg. sections & interior elevation.
 - 9 I 5/8" fire rated gyp bd - ptd.
 - 9 J 1/2" gyp bd wall finish - ptd.
 - 9 K 1/2" M. R. gyp bd wall finish - ptd.
 - 10 A Medicine cabinet.
 - 10 B Pull down ironing board.
 - 10 C Prefabricated fireplace insert.
 - 10 D Metal and glass shower enclosure.
 - 10 E Metal linen - see detail.
 - 10 F Prefabricated wine room storage system.
 - 10 G Swimming pool construction.
 - 10 H Ceiling supply register.
 - 10 I Floor supply register.
 - 10 J Plumbing vent.
 - 10 K Mechanical chase.
 - 10 L Freeze-proof hose bib.
 - 10 M Electric meter.
 - 10 N Electric sub-panel.



3 BUILDING SECTION
A3.1



1 BUILDING SECTION
A3.1



2 BUILDING SECTION
A3.1

BUILDING SECTIONS



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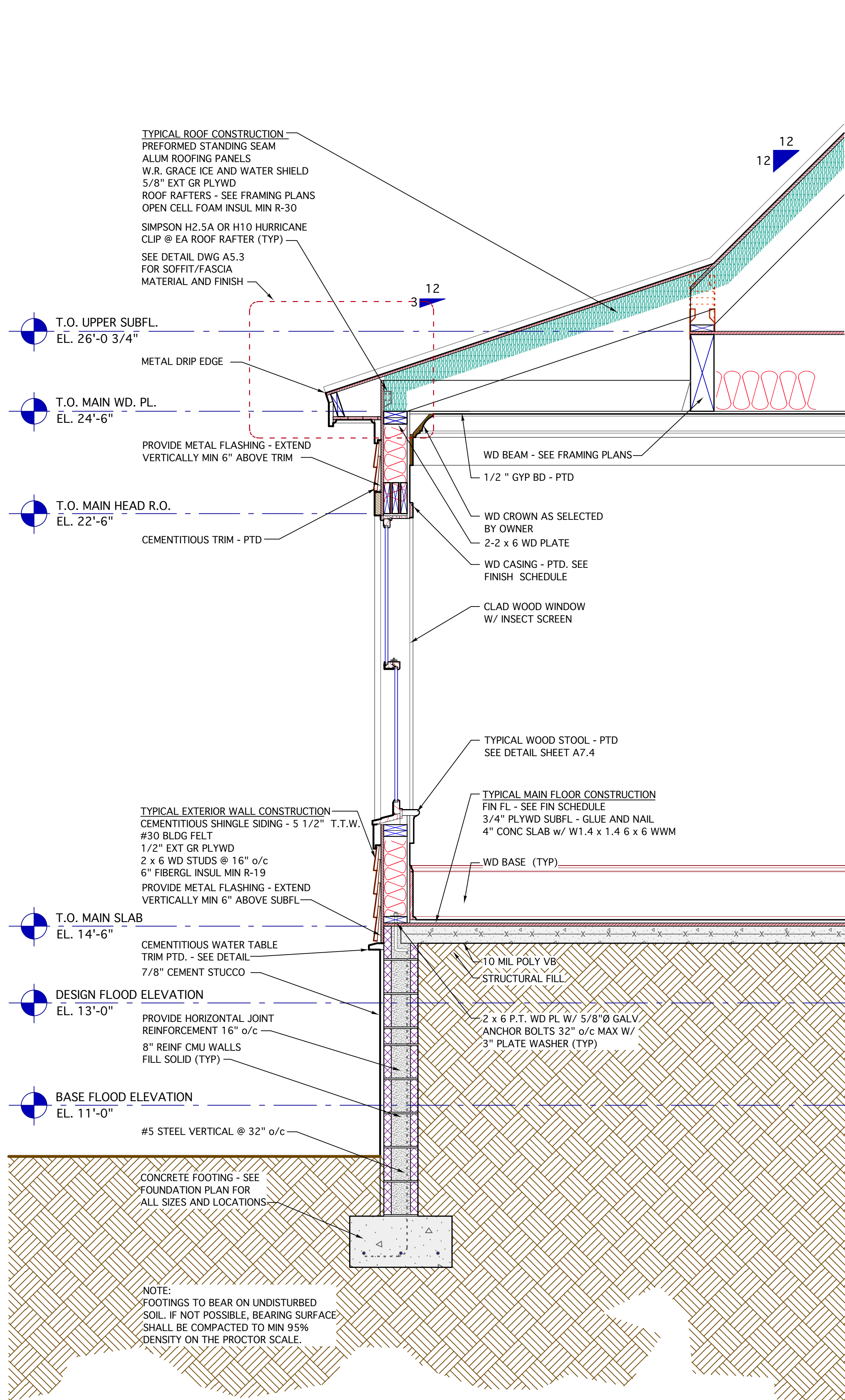
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Date:	JULY 15, 2024	Drawing No.:	A3.1	Commission No.:	SC 2317

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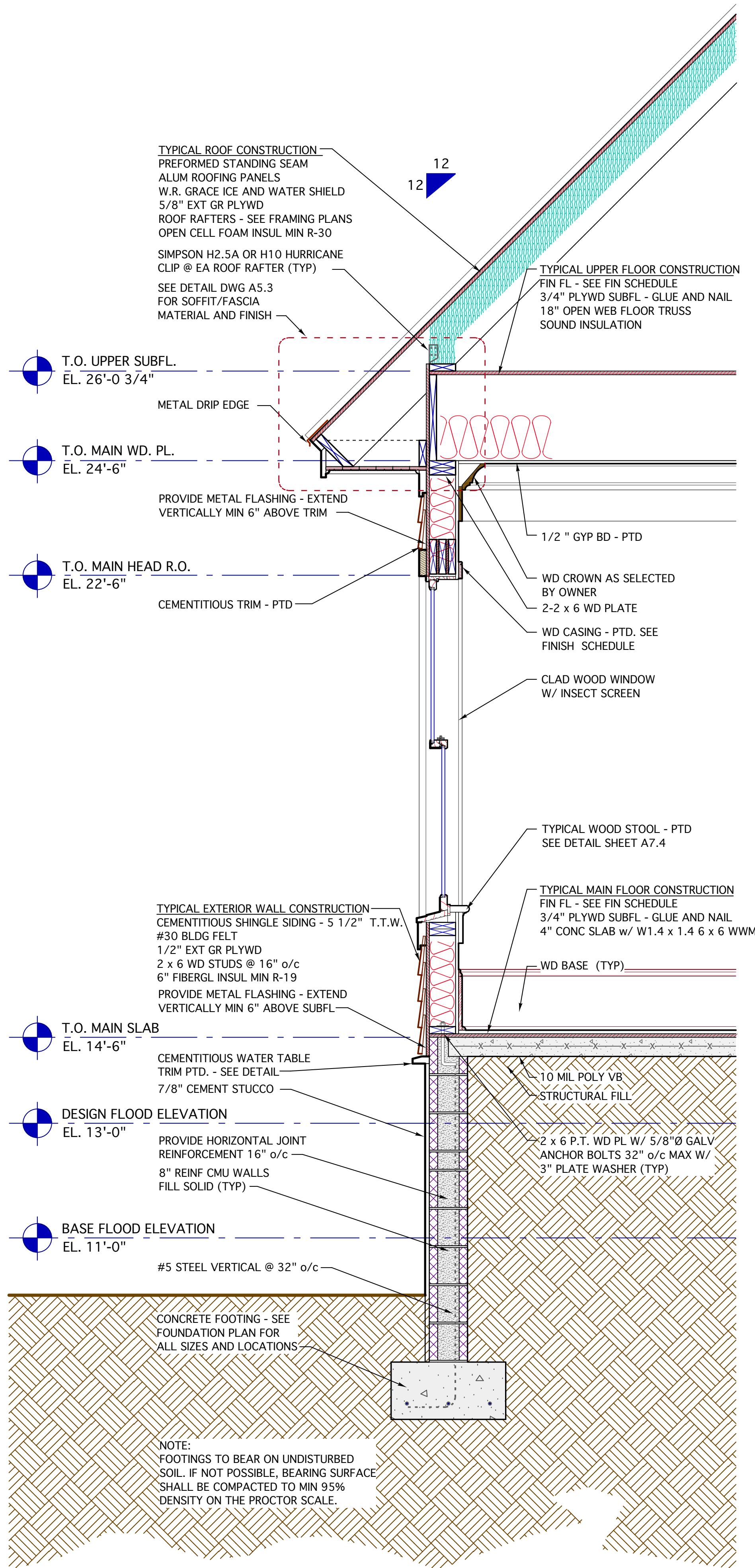
A
New
Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:



2 WALL SECTION 2



1 WALL SECTION 1

NOTE:
COORDINATE ALL STRUCTURAL
REQUIREMENTS WITH ENGINEERING
DRAWINGS. THE ENGINEERING DRAWING
REQUIREMENTS SHALL TAKE PRECEDENCE

WALL SECTIONS

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MICHAEL E. KARAMUS
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No. 190130
7/15/24

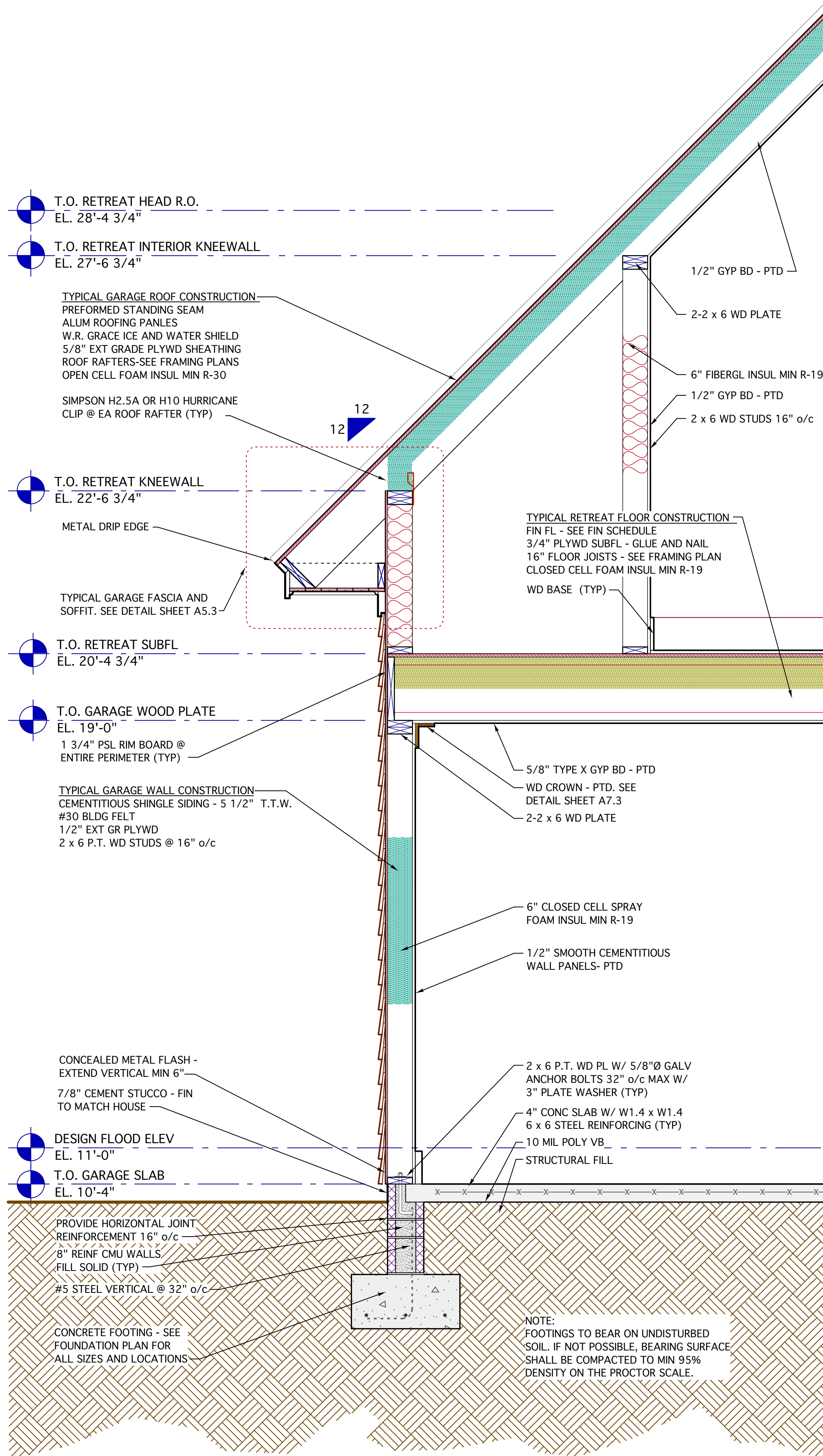
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Commission No.:	SC 2317				

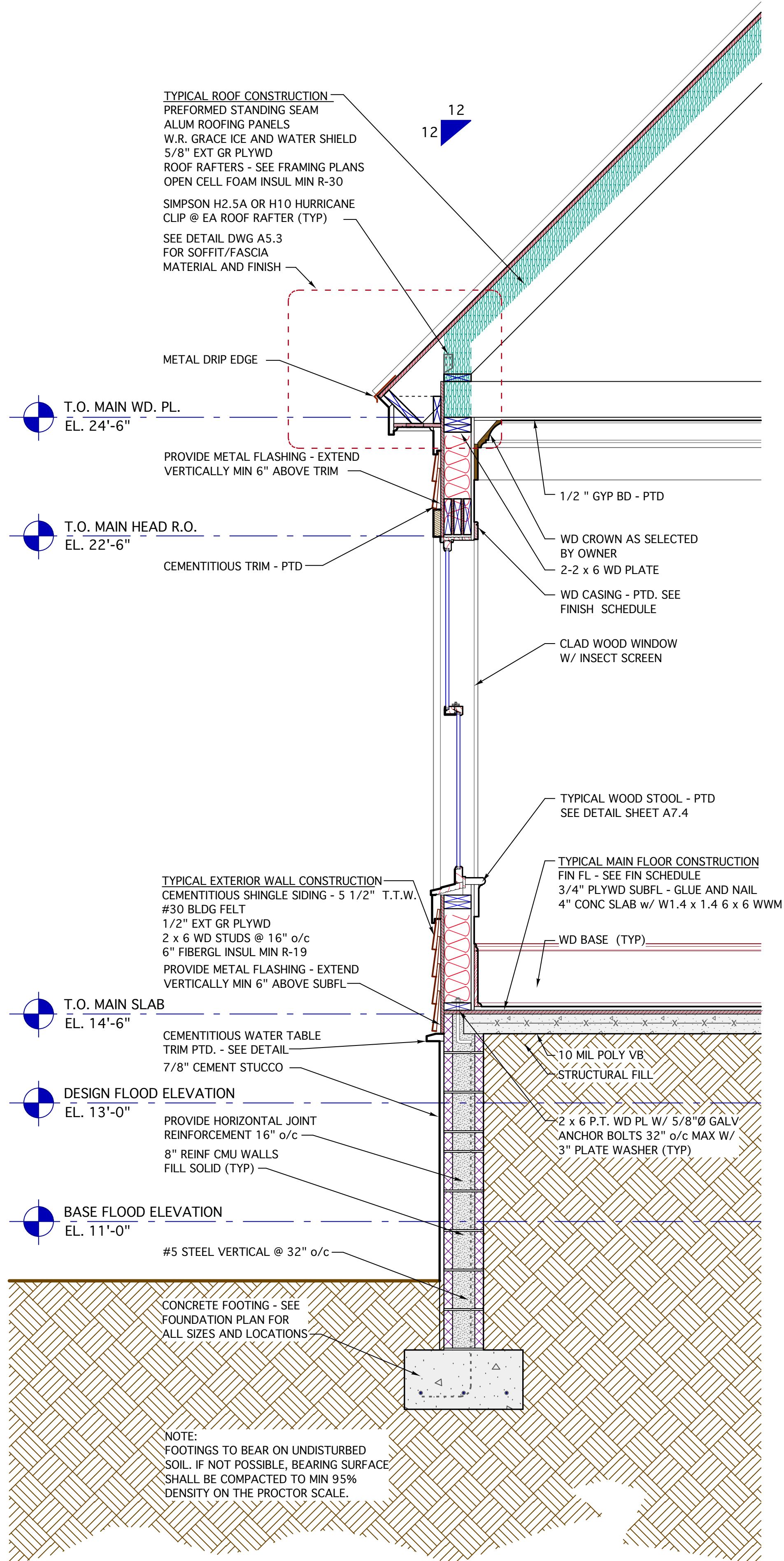
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Johns Island, SC 29455

Revisions:



2 WALL SECTION
A4.2



1 WALL SECTION
A4.2

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Commission No.: SC 2317		

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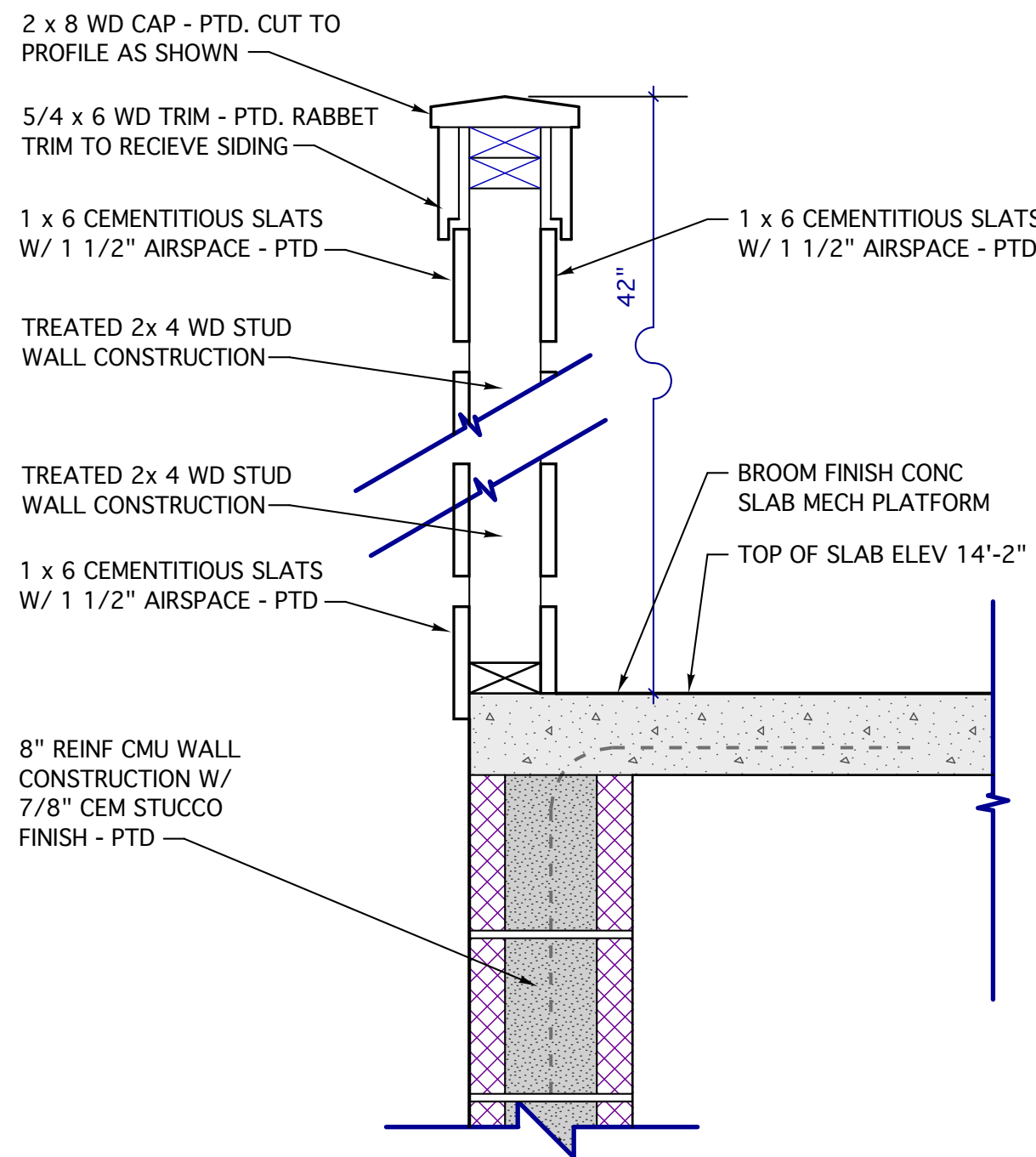
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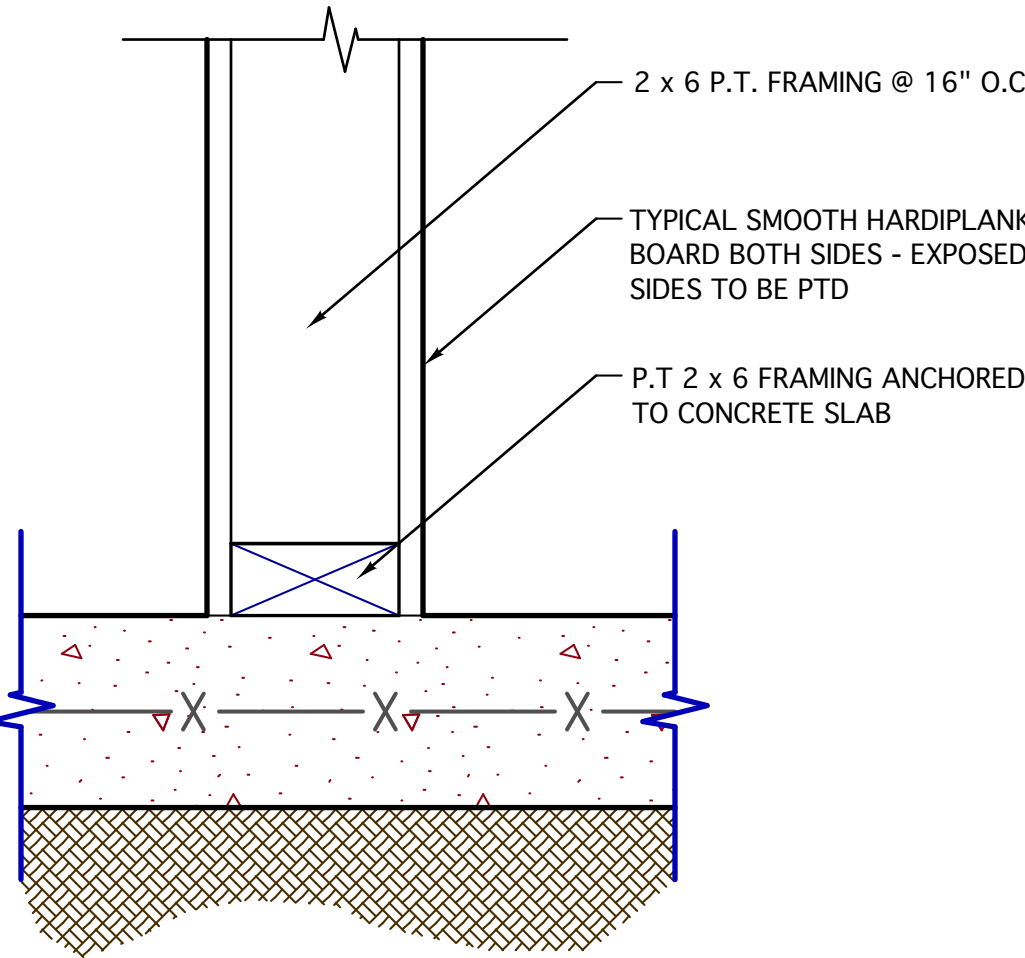
Revisions:



6 WATERTABLE DETAIL
SCALE: 1 1/2"=1'-0"

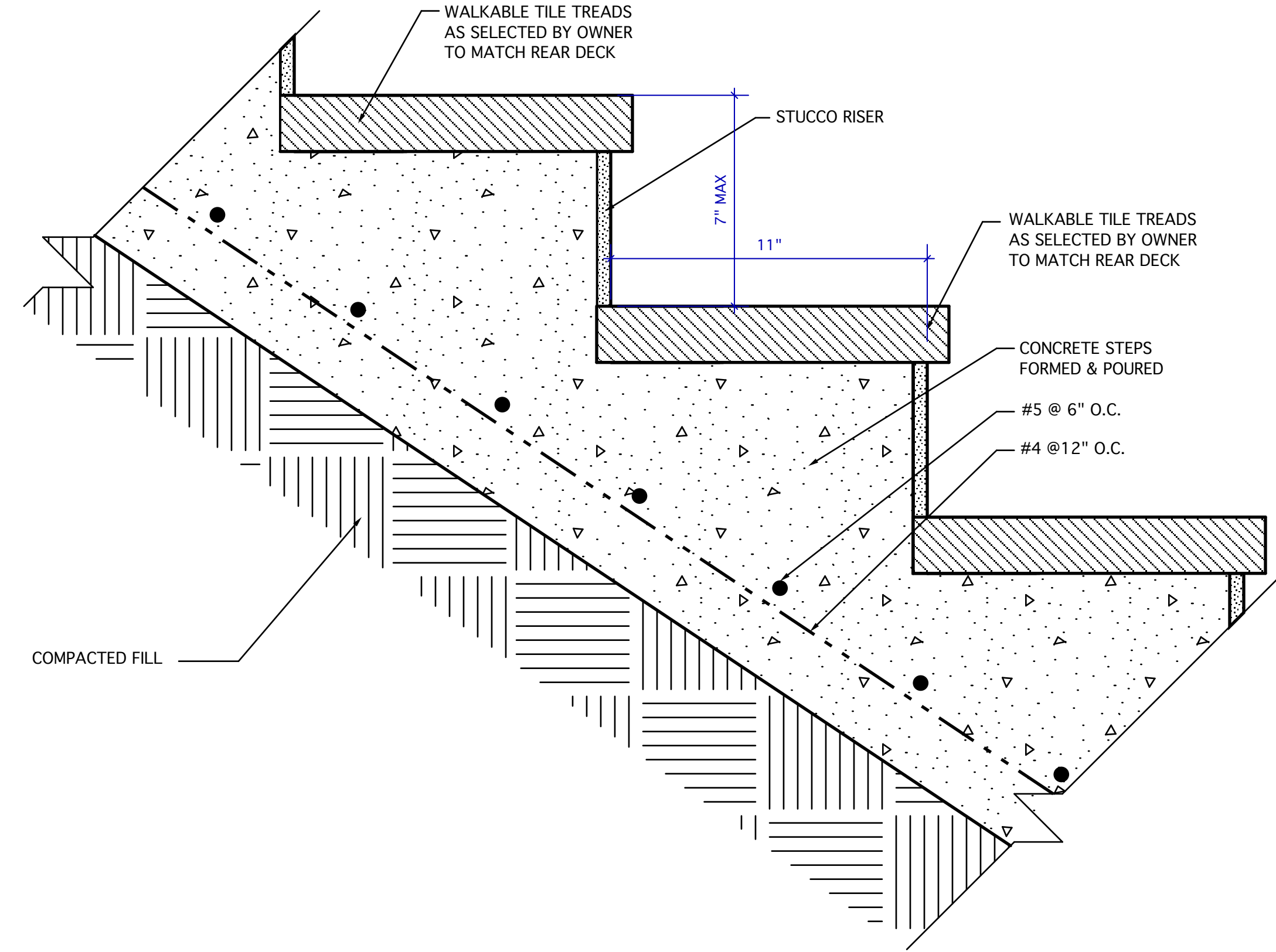
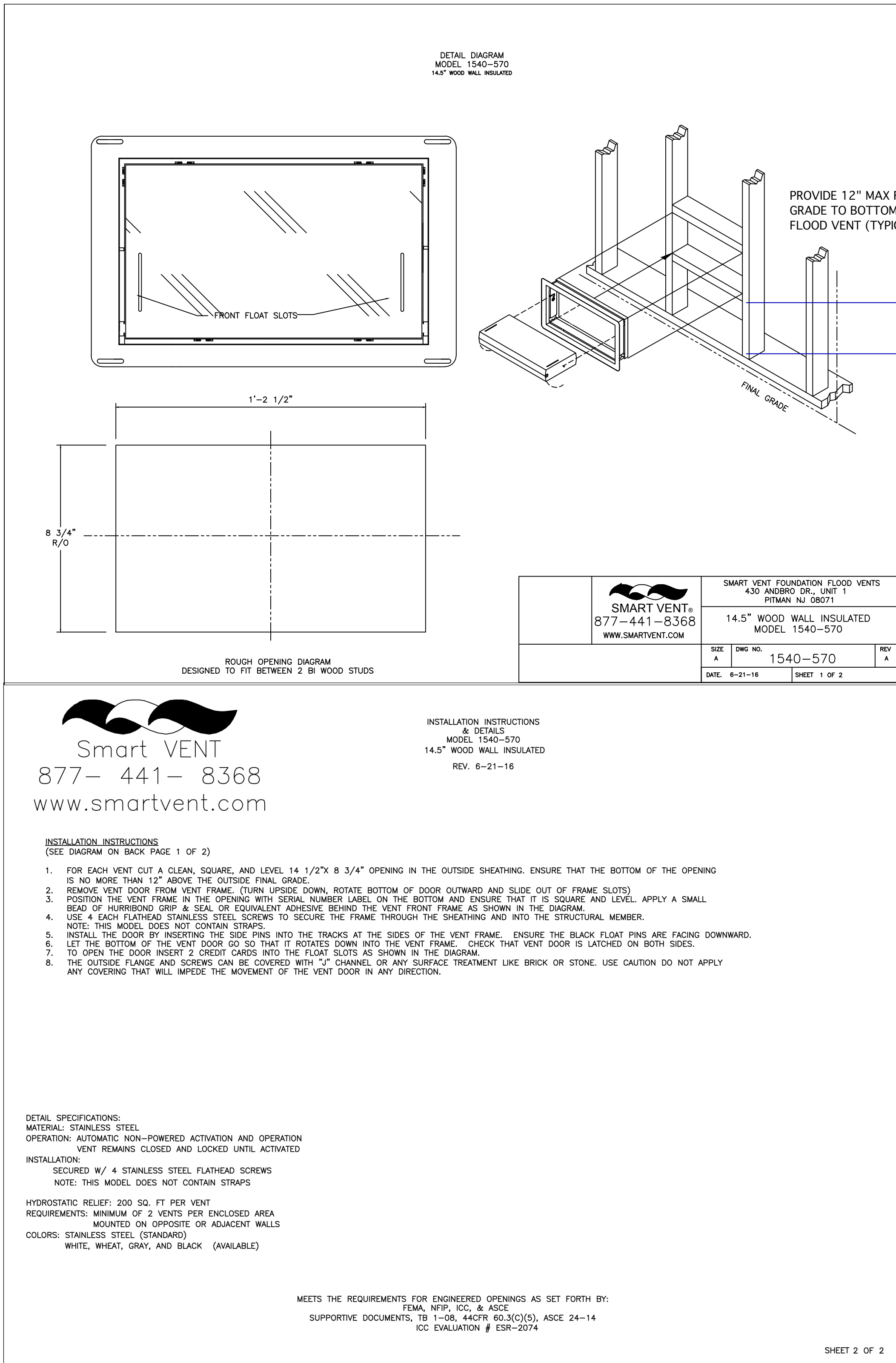


5 HVAC STAND DETAIL
SCALE: 1 1/2"=1'-0"

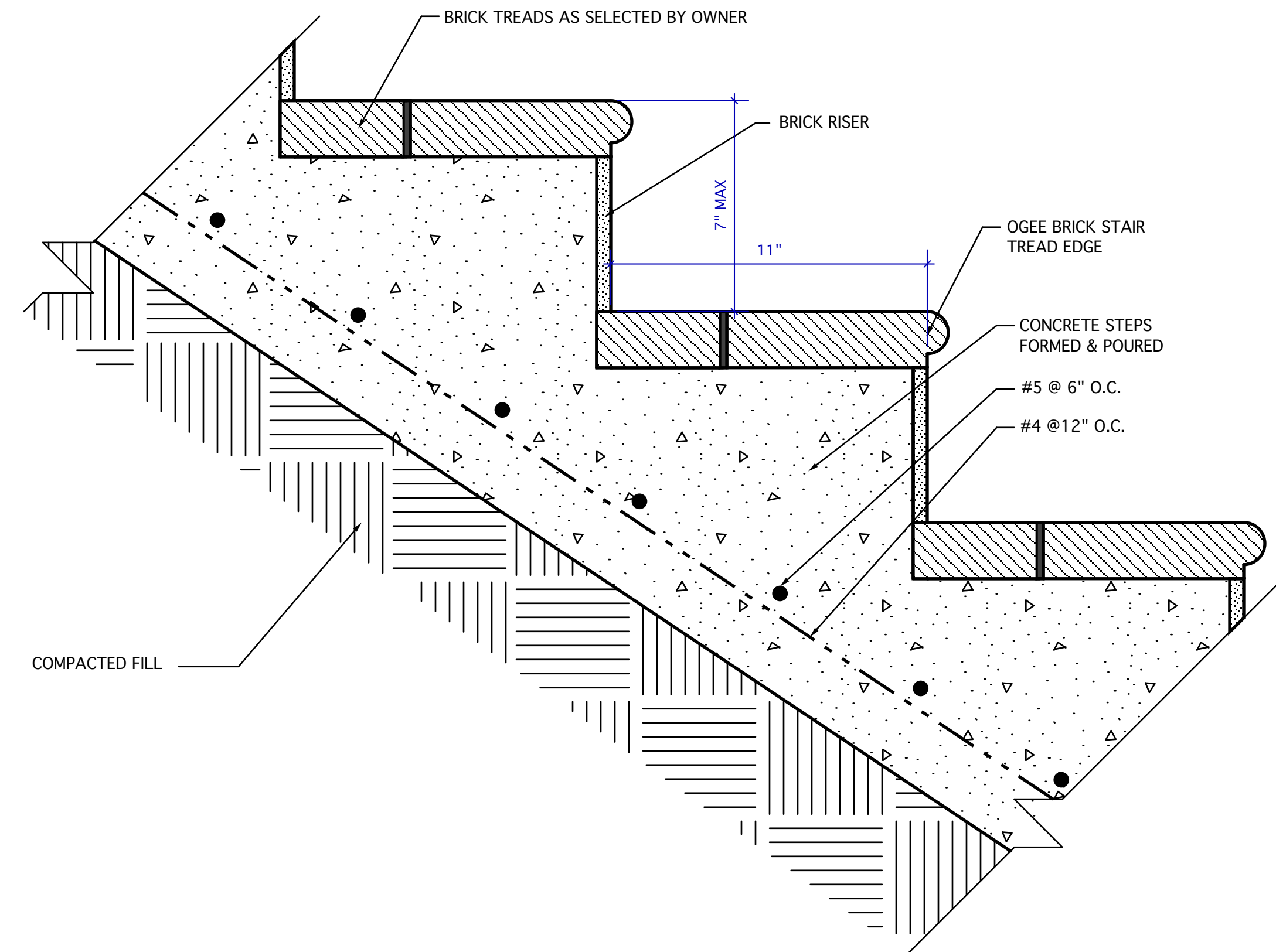


3 FRAME WALL BELOW BFE
NO SCALE

2 FRAME WALL FLOOD VENT DETAIL
NO SCALE



4 REAR DECK STAIR SECTION
SCALE: 3"=1'-0"



1 ENTRY STAIR SECTION
SCALE: 3"=1'-0"

EXTERIOR DETAILS

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

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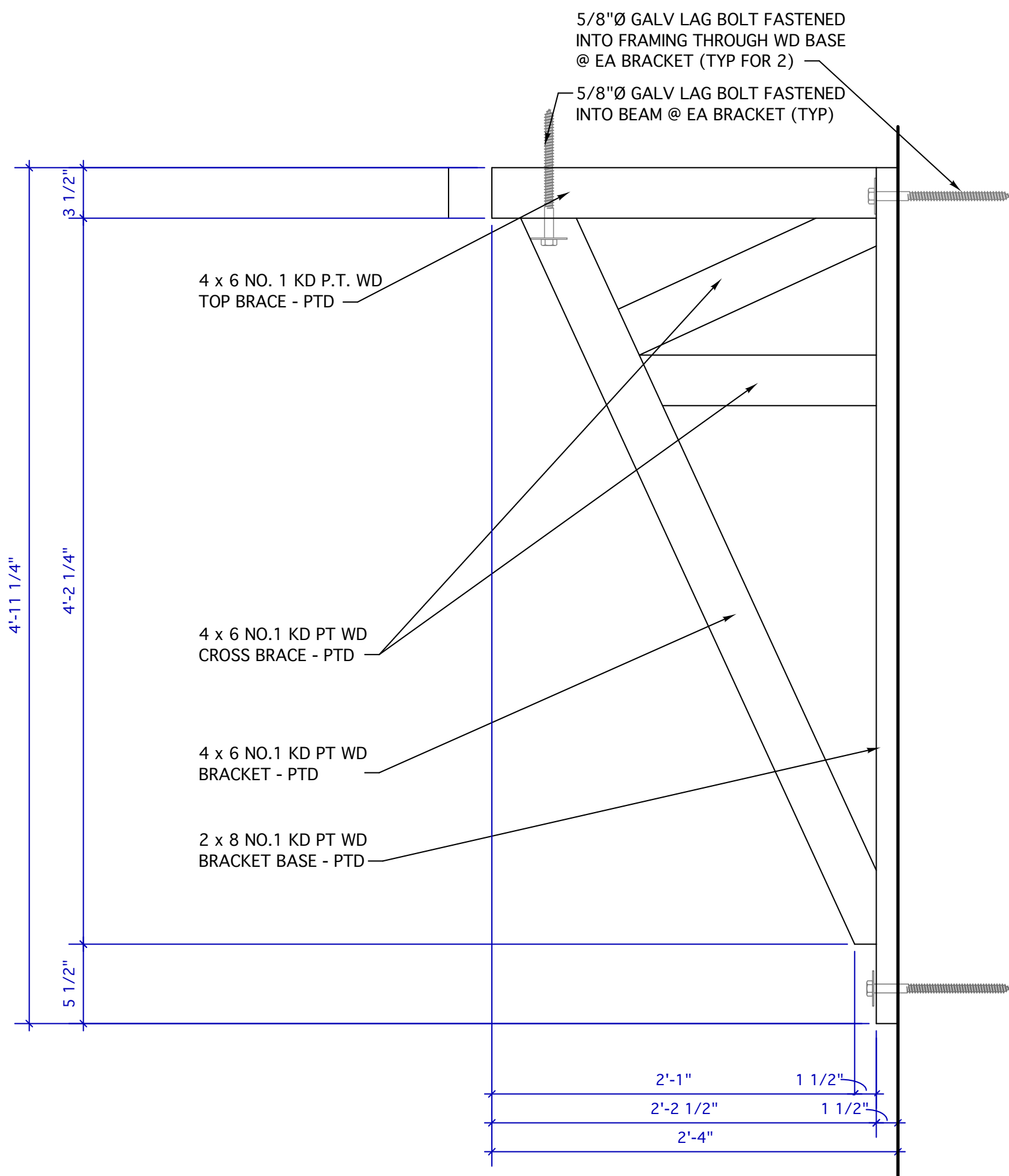
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Date:	JULY 15, 2024	Drawing No.:			
Commission No.:	SC 2317				A5.1

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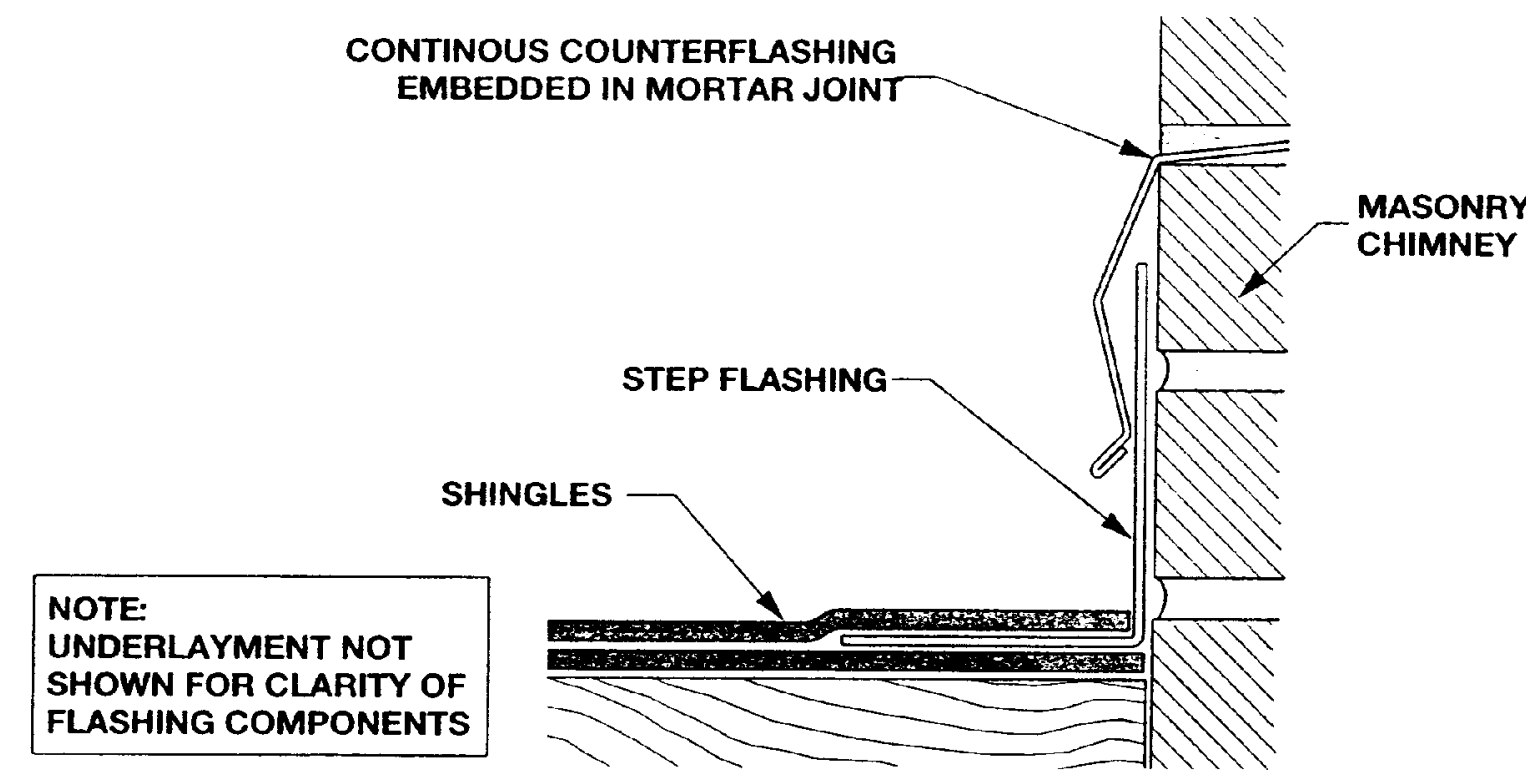
A New Residence

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2486 Bald Eagle
Johns Island, SC 29455

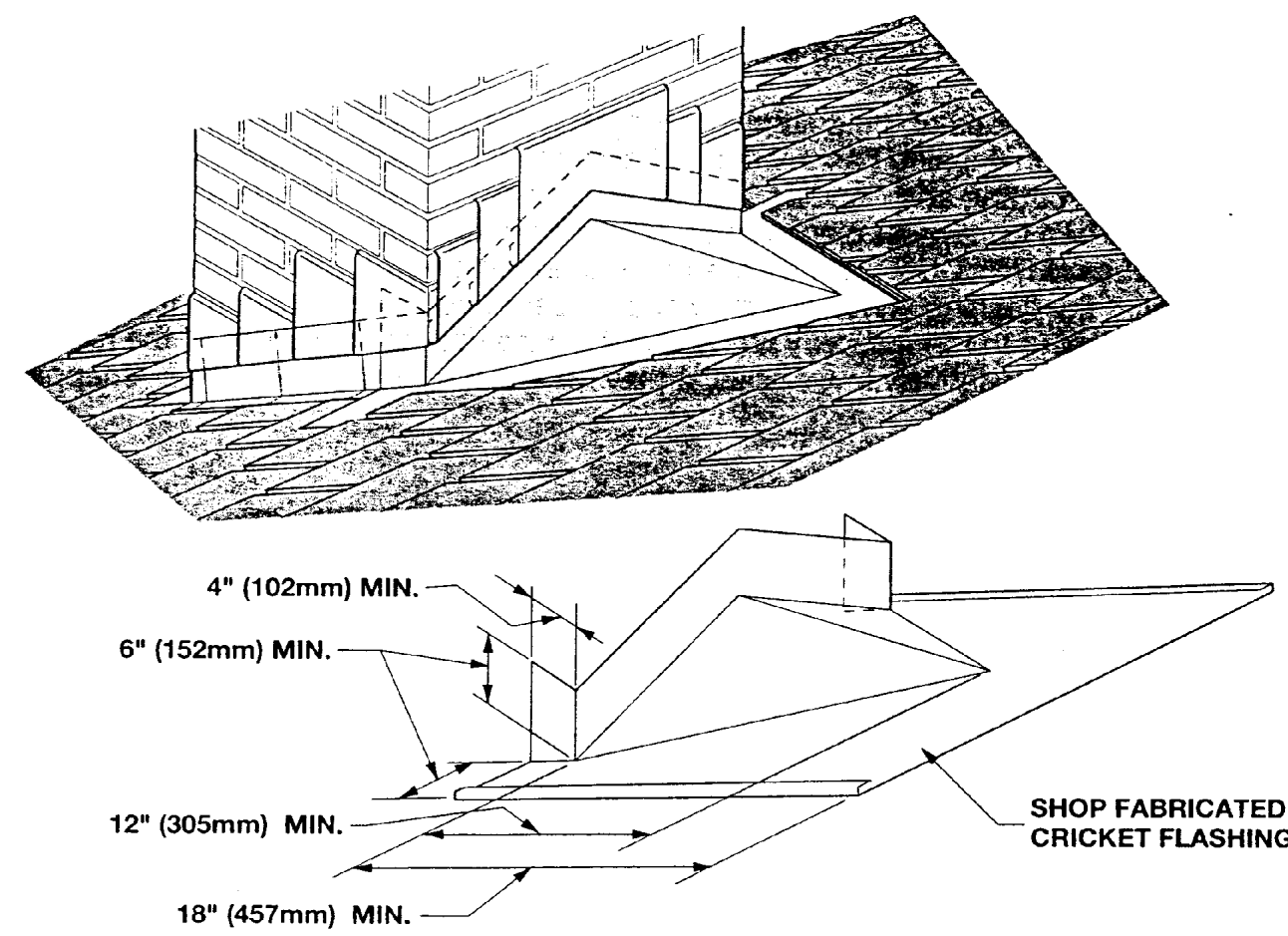
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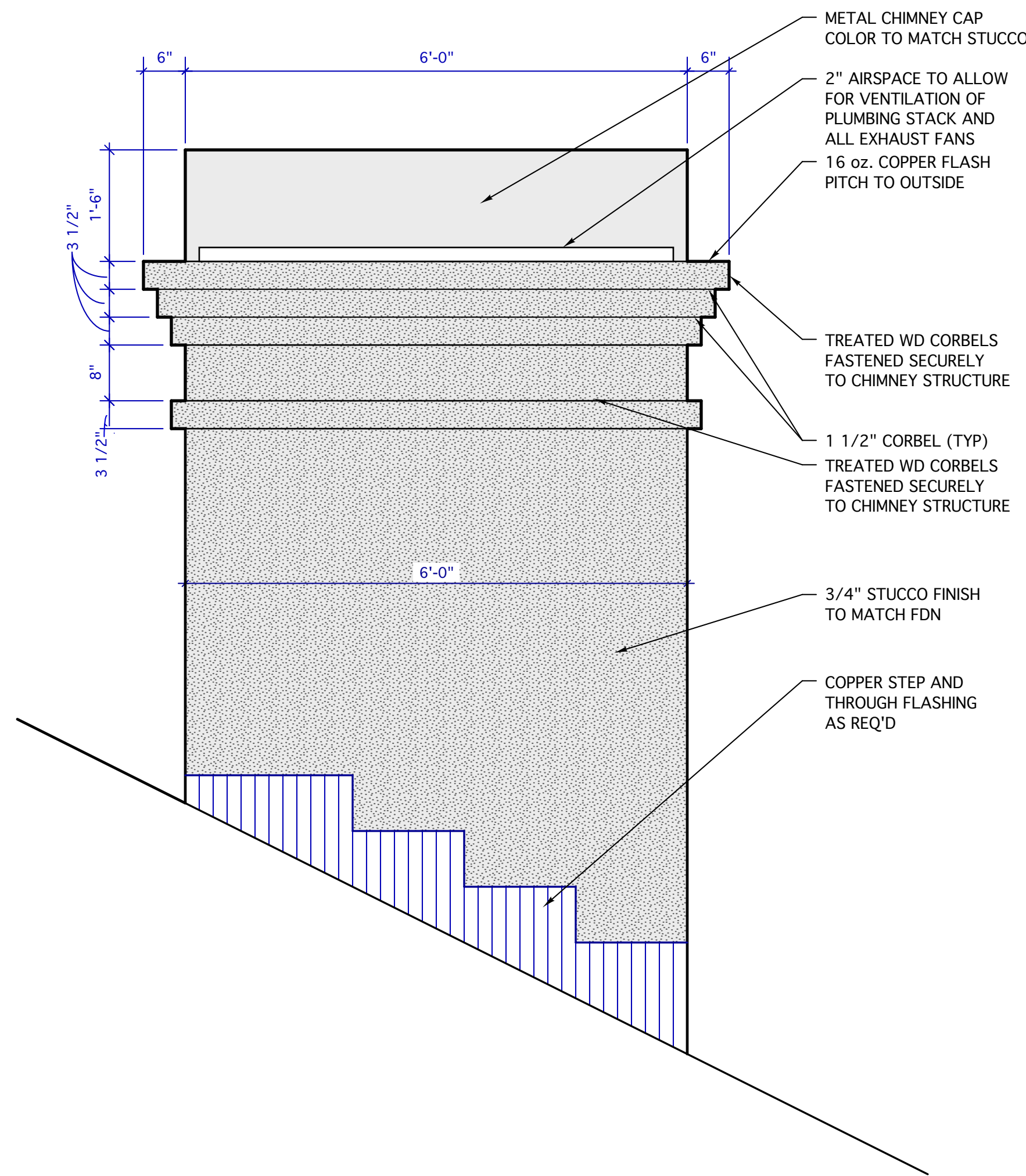
7 TOWER BRACKET DETAIL
A5.2 SCALE: 1 1/2"=1'-0"



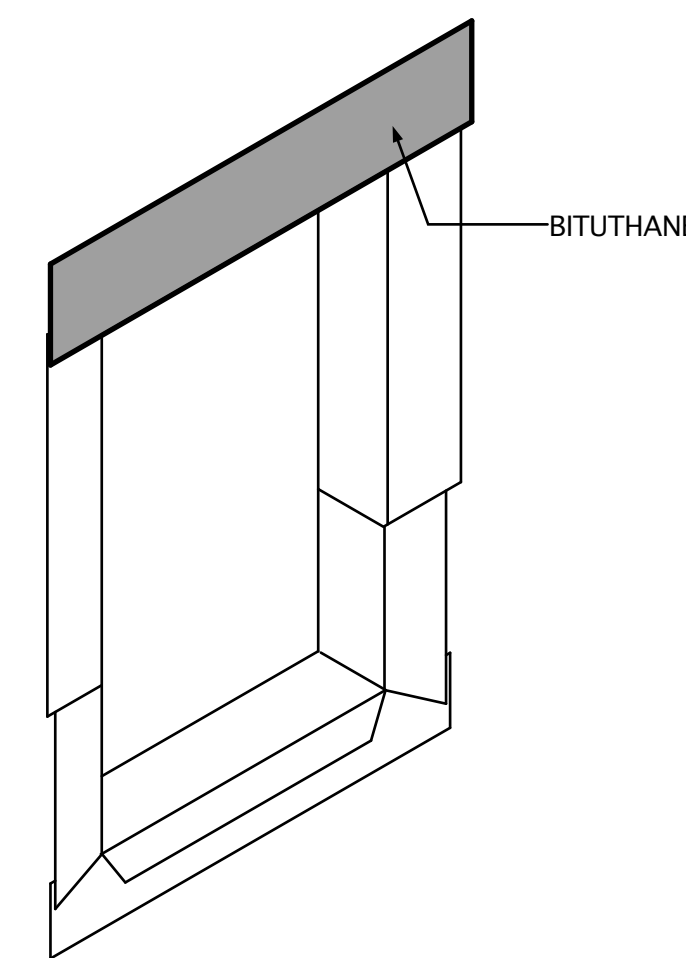
5 CHIMNEY FLASHING DETAIL
A5.2 NO SCALE



4 CHIMNEY FLASHING DETAIL
A5.2 NO SCALE

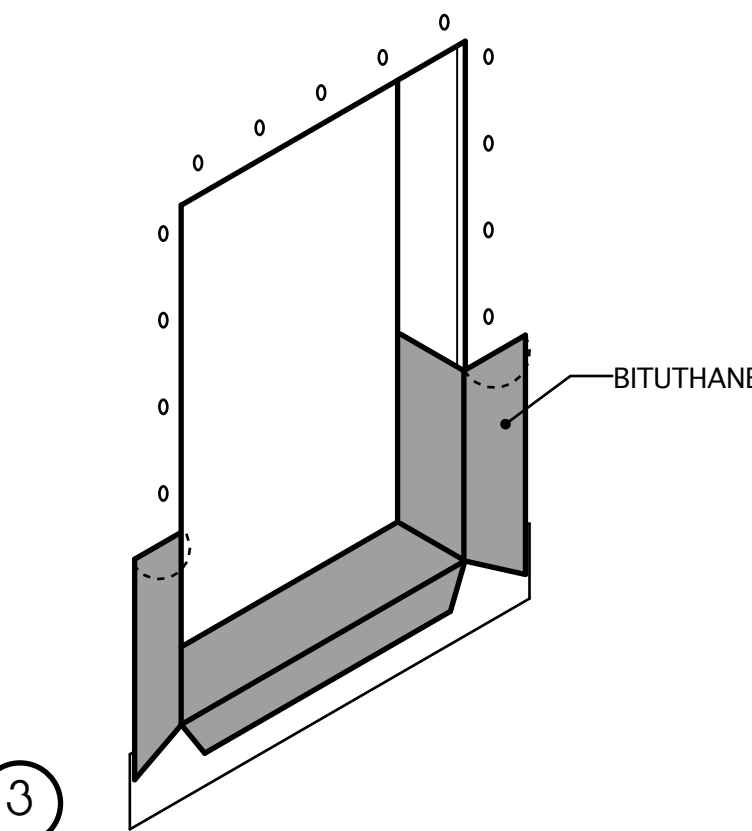


3 CHIMNEY DETAIL
A5.2 SCALE: 1 1/2"=1'-0"



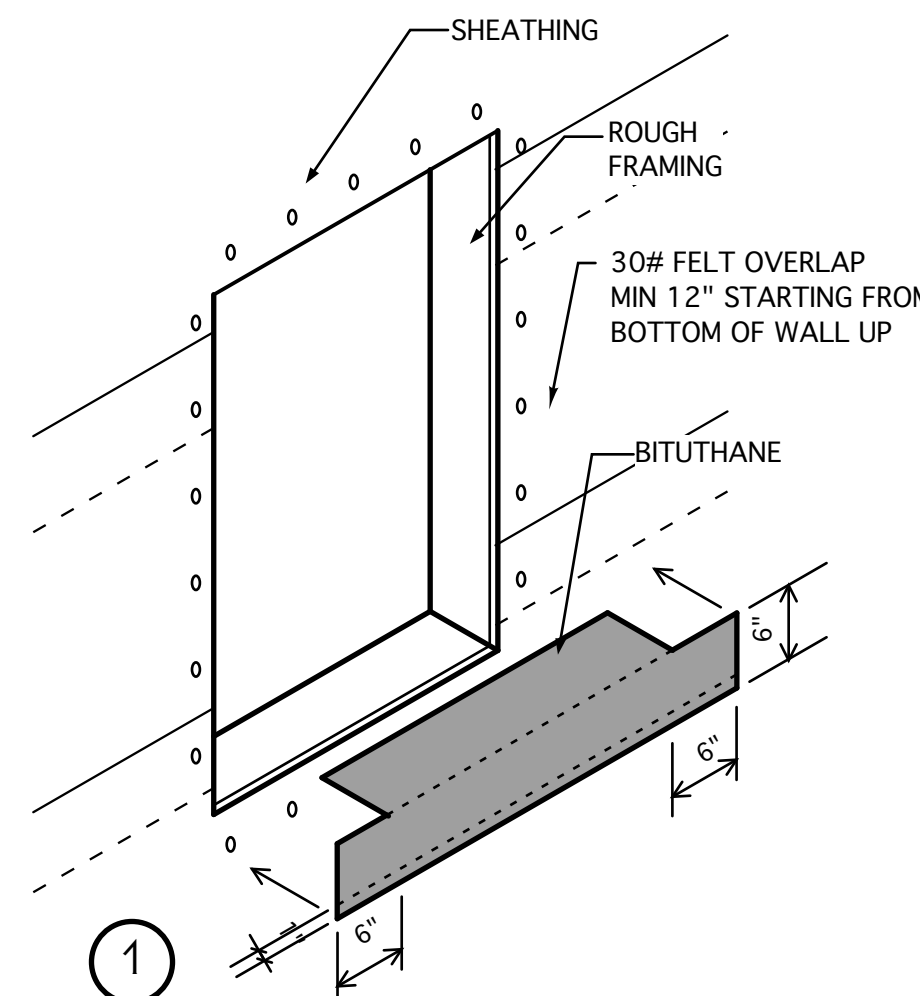
5

STEP FIVE
PLACE MOISTURE BARRIER
6" HIGH AND EXTENDING 6" TO EACH
SIDE OVER PREVIOUS INSTALLATION.



3

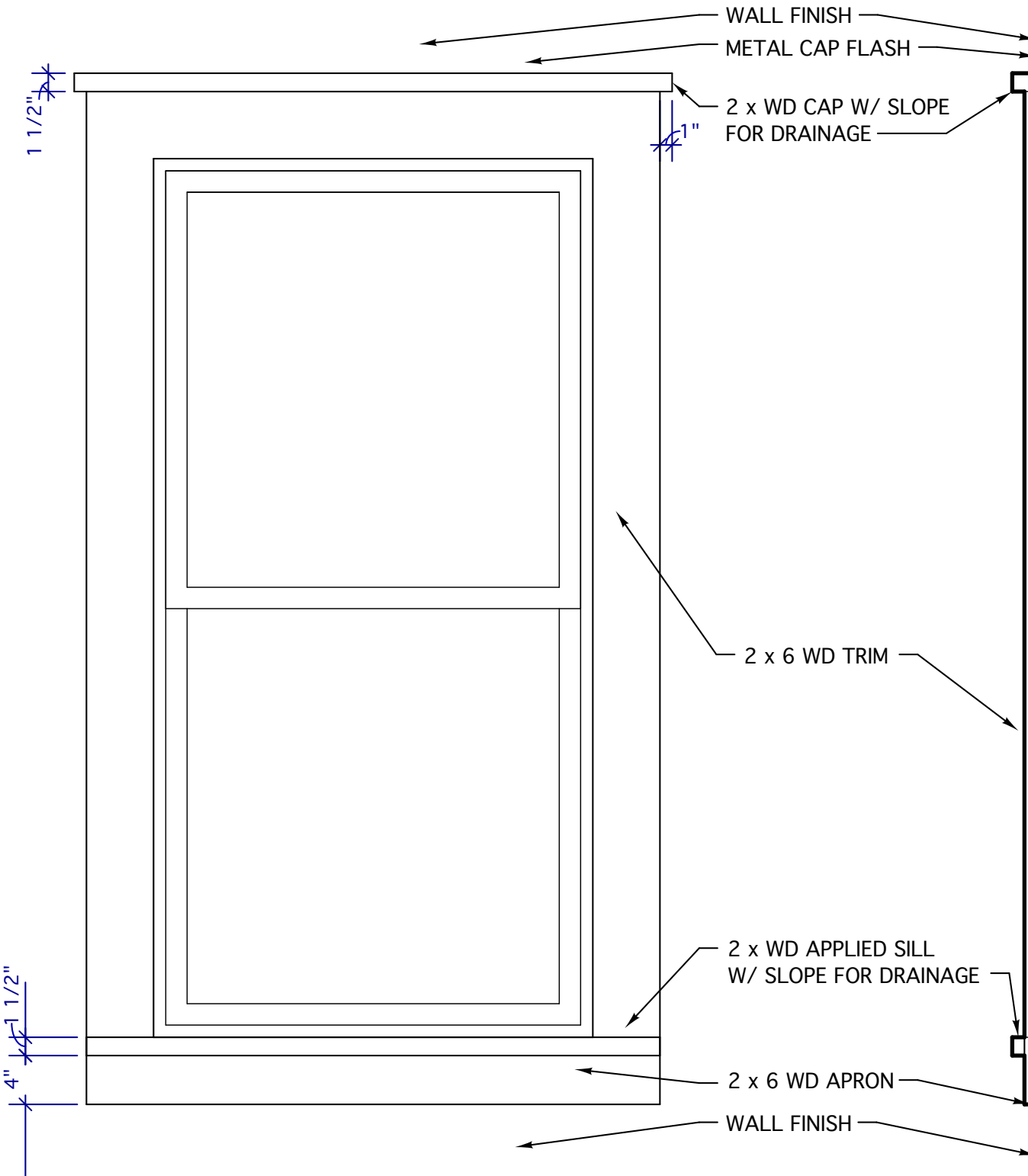
STEP THREE
FOLD MOISTURE BARRIER INSTALLED
IN STEP TWO AGAINST FACE OF
BUILDING.



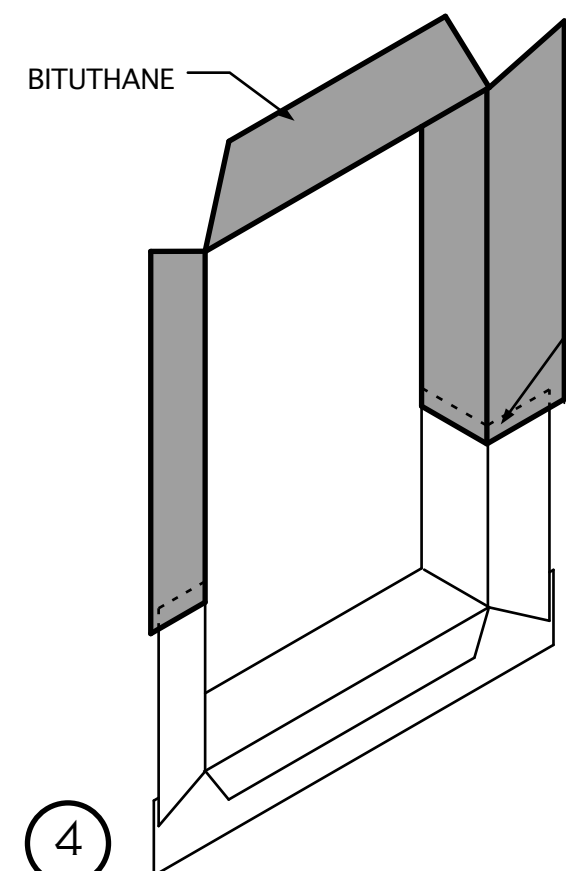
1

STEP ONE
CREATE FIRST LAYER OF BOTTOM PAN FOR
EACH OPENING. COVER SILL AND EXTEND
6" BELOW AND TO EACH SIDE. LEAVE 1"
OF THE BACKING ON THE BOTTOM OF FLAP
TO LAP OVER AND ADHERE TO ROW OF
SIDING.

2 TYPICAL WINDOW FLASHING APPLICATION
A5.2 NO SCALE

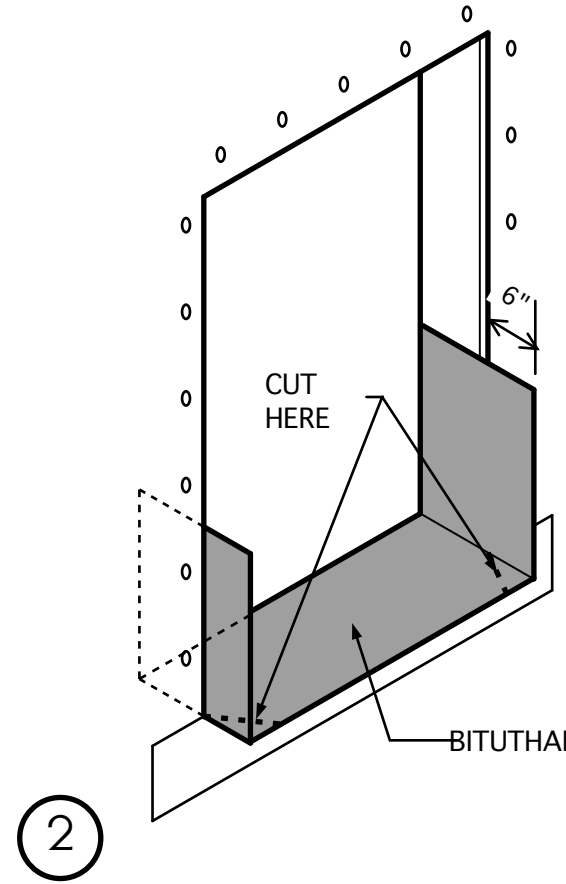


6 WINDOW TRIM DETAIL
A5.2 SCALE: 1"=1'-0"



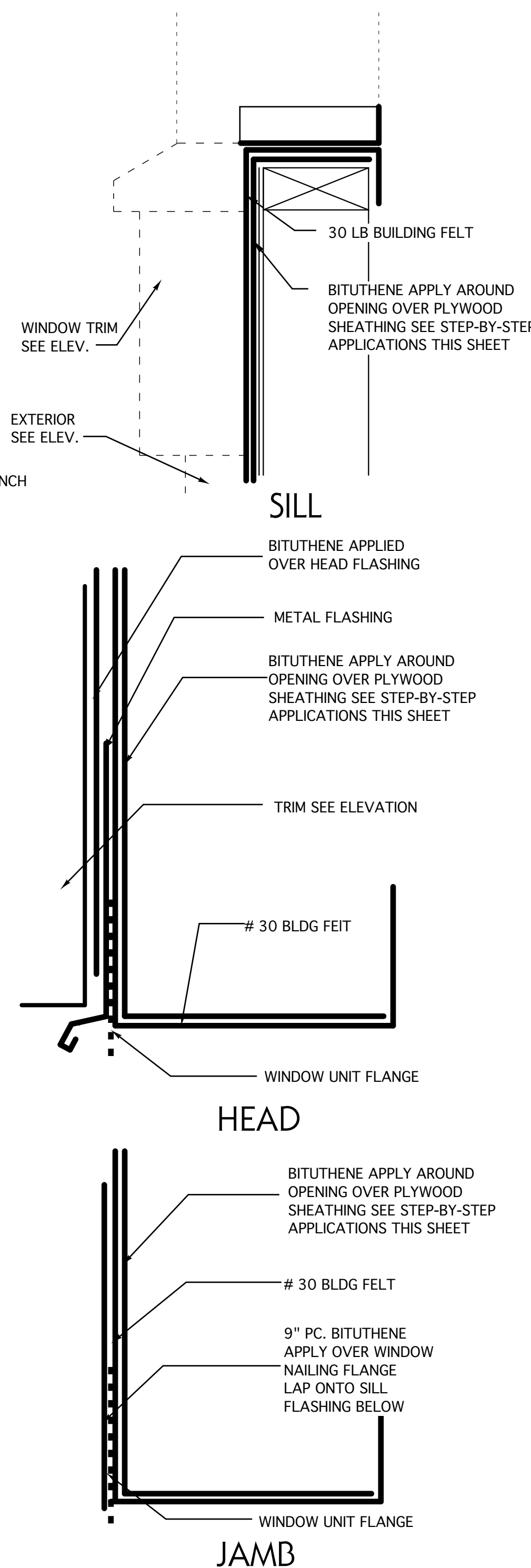
4

STEP FOUR
REPEAT STEPS TWO AND THREE BUT FOR
UPPER PART OF ROUGH OPENING. MAKE SURE
THIS APPLICATION OVERLAPS THE TOP OF
MOISTURE BARRIER INSTALLED IN STEP TWO.



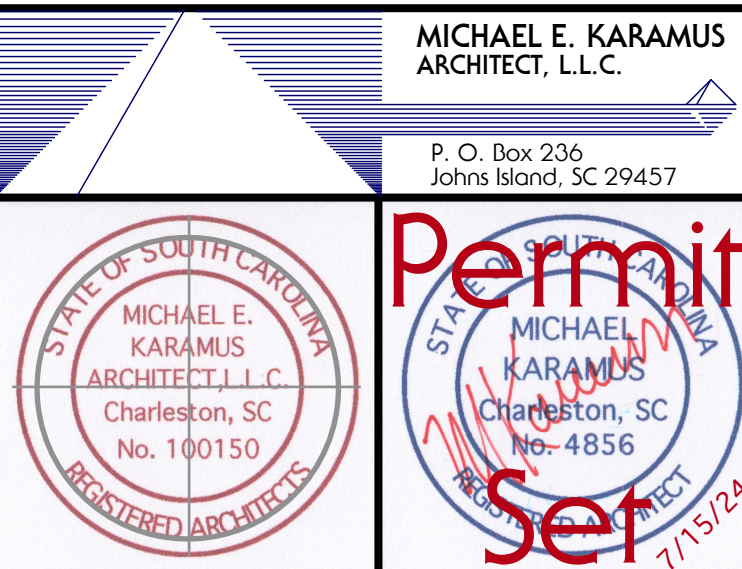
2

STEP TWO
WRAP MOISTURE BARRIER, EXTENDING
6" PAST BUILDING'S FACE, AND
AROUND FRAMING AT BOTTOM OF
ROUGH OPENING. CUT WHERE INDICATED.



1 TYPICAL WINDOW FLASHING SECTION
A5.2 NO SCALE

EXTERIOR DETAILS



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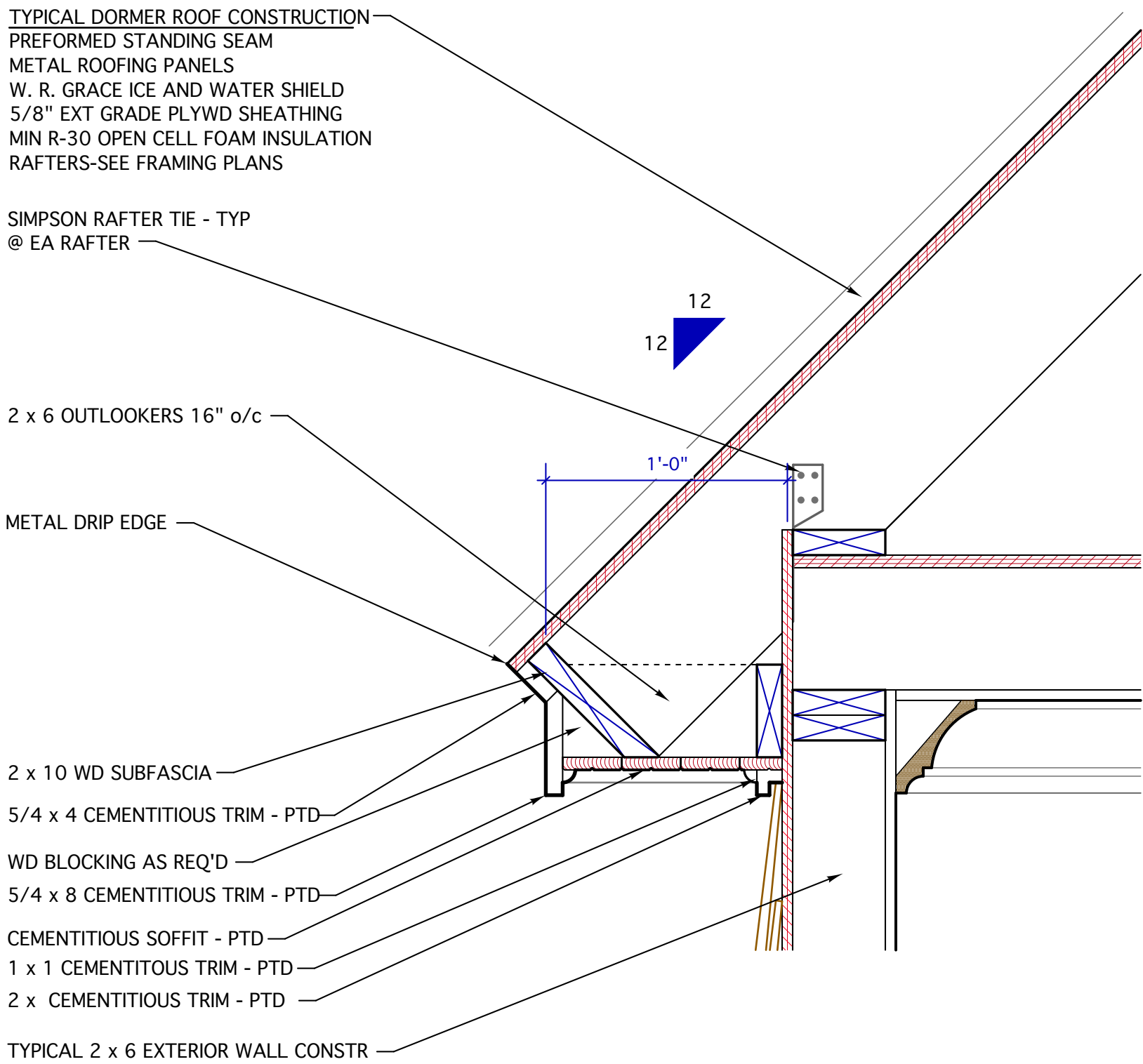
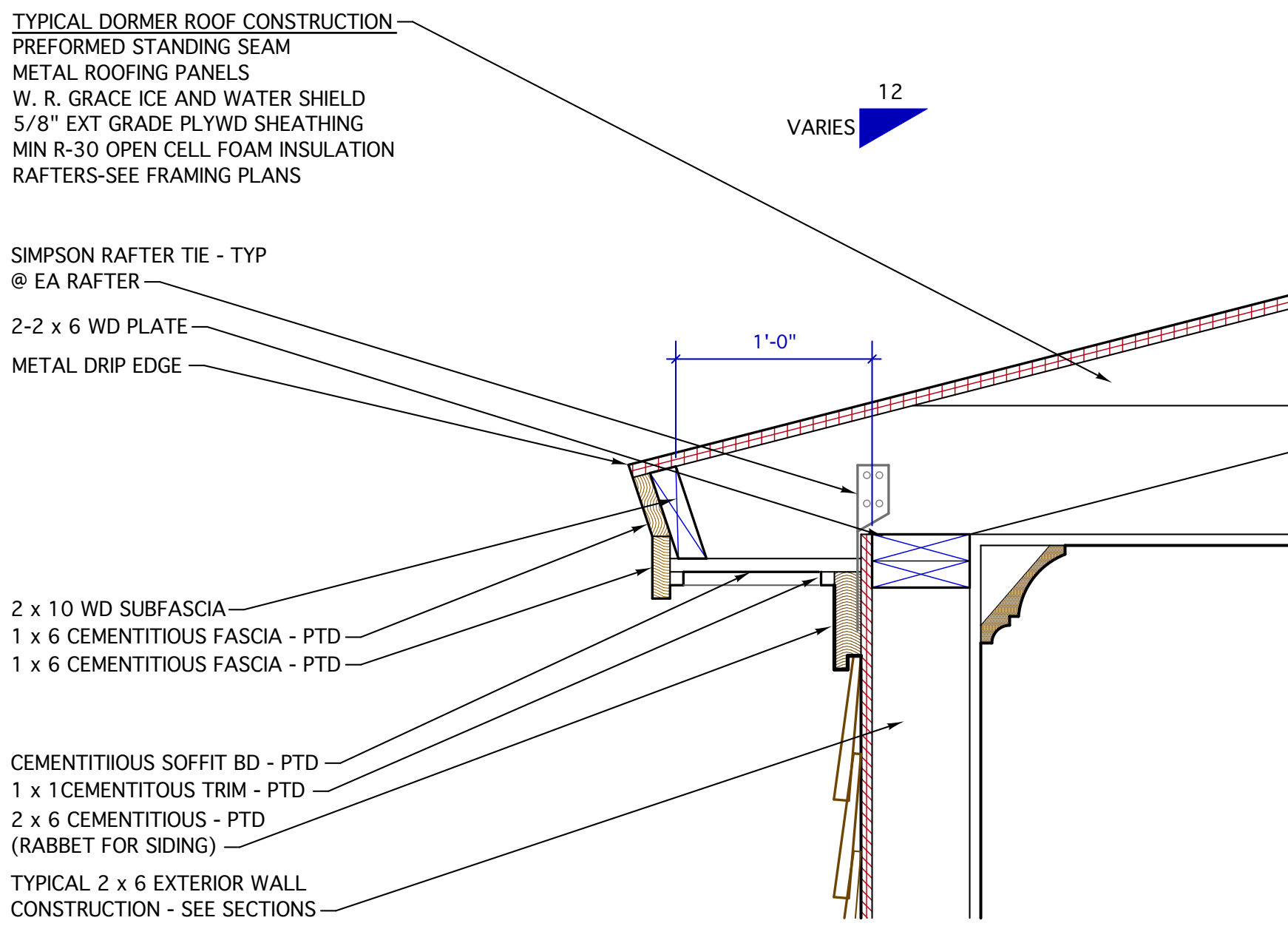
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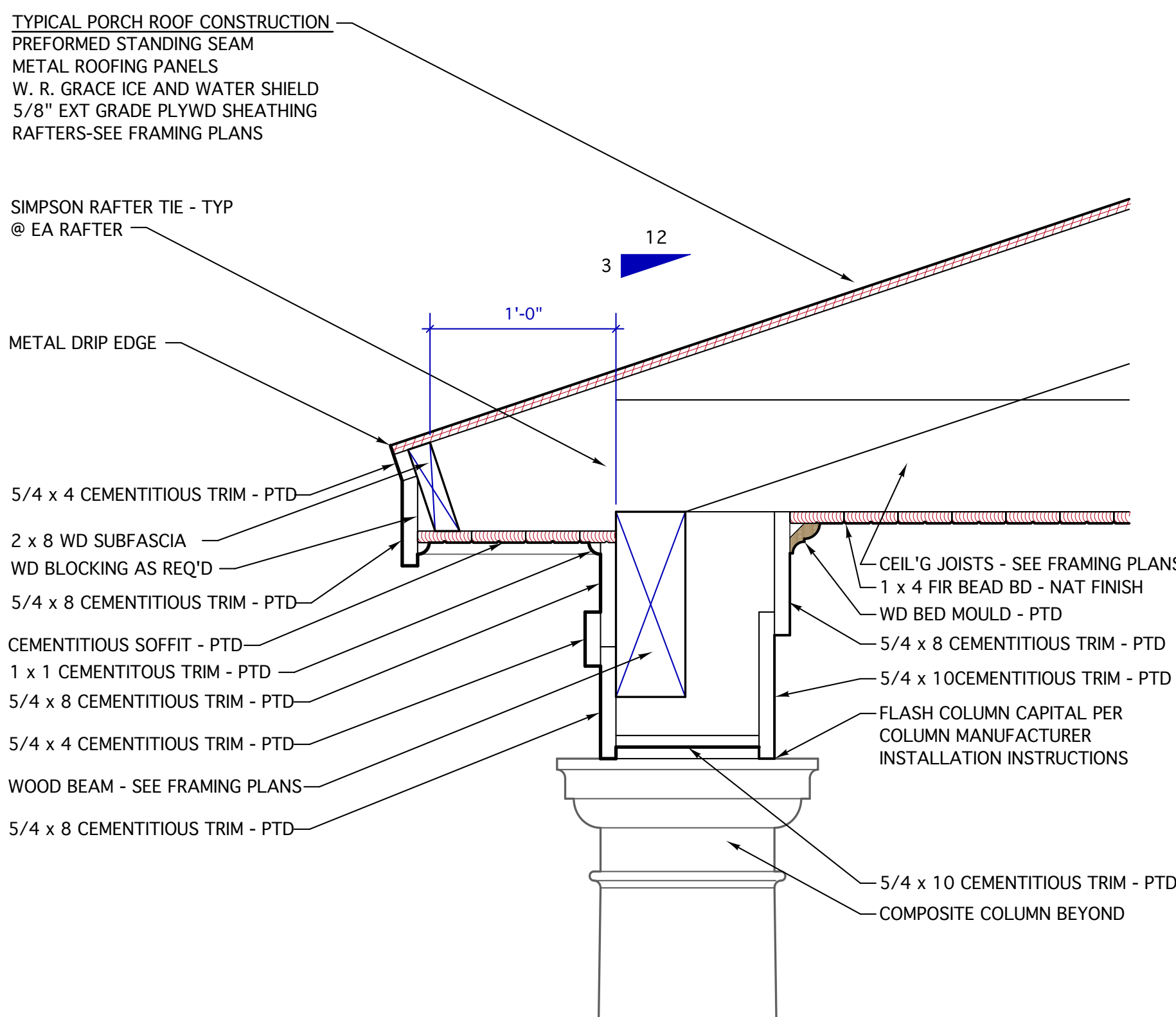
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Revisions:

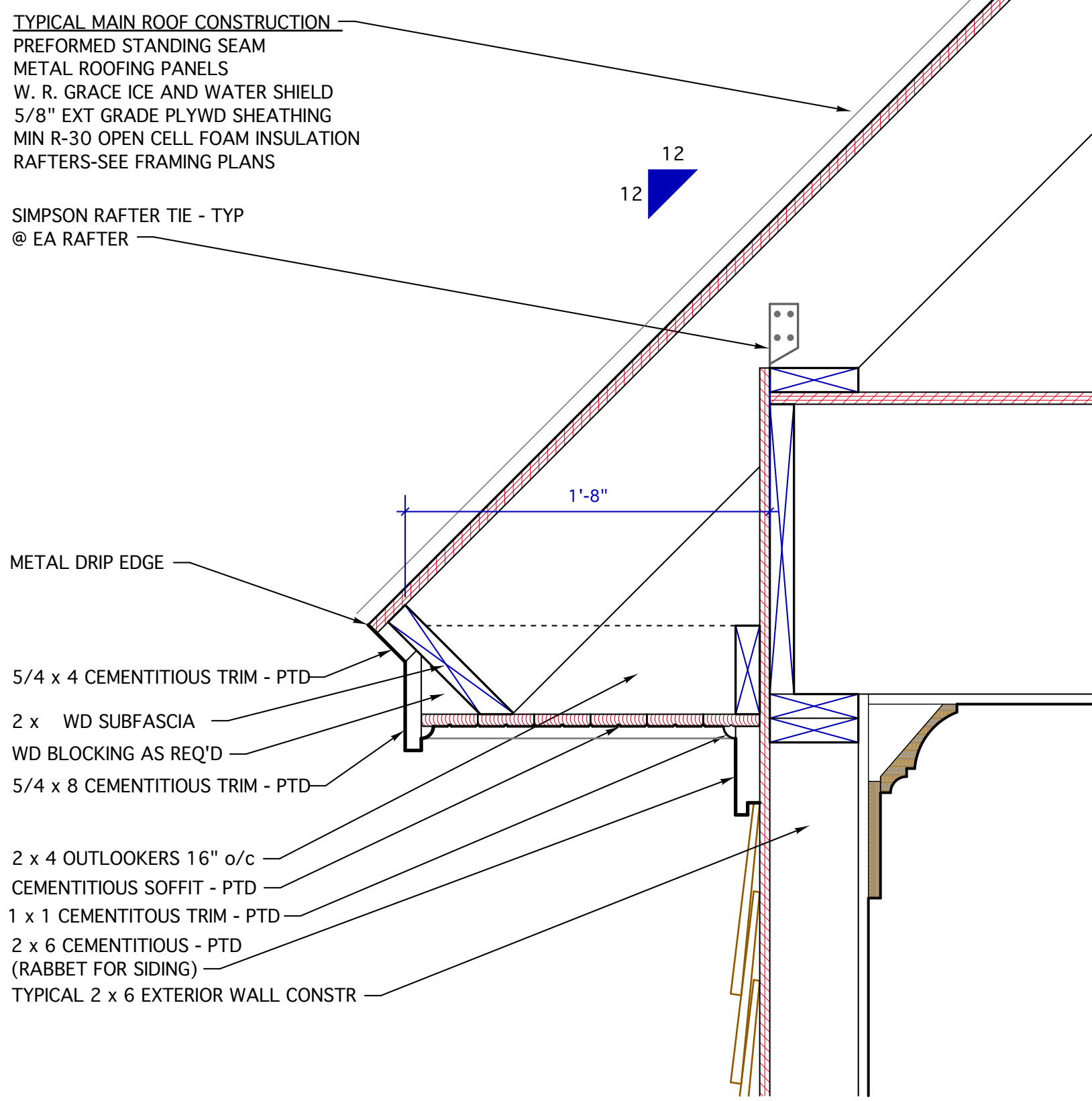
9 TYPICAL GUARDRAIL SECTION
SCALE: FULL



6 SHED DORMER SOFFIT
SCALE: 1 1/2"=1'-0"



5 GABLE DORMER SOFFIT SECTION
SCALE: 1 1/2"=1'-0"



2 PORCH ROOF SOFFIT SECTION
SCALE: 1 1/2"=1'-0"

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1 TYPICAL SOFFIT SECTION
SCALE: 1 1/2"=1'-0"

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EXTERIOR DETAILS

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Johns Island, SC 29457

STATE OF SOUTH CAROLINA
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 190130
REGISTERED ARCHITECT

Permit
MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
Charleston, SC
No. 4856
7/15/24

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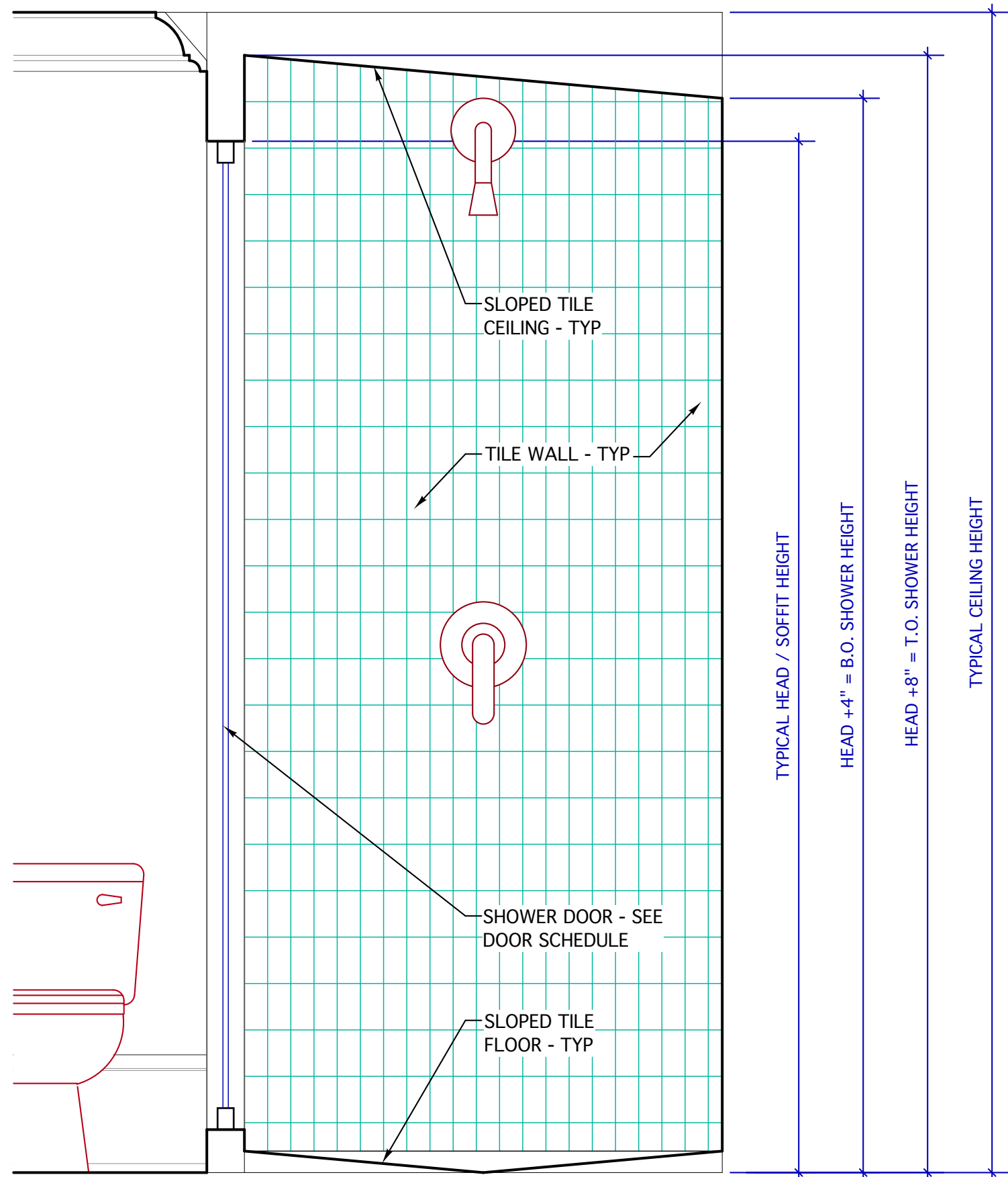
Commission No.: SC 2317
A5.3

A New Residence

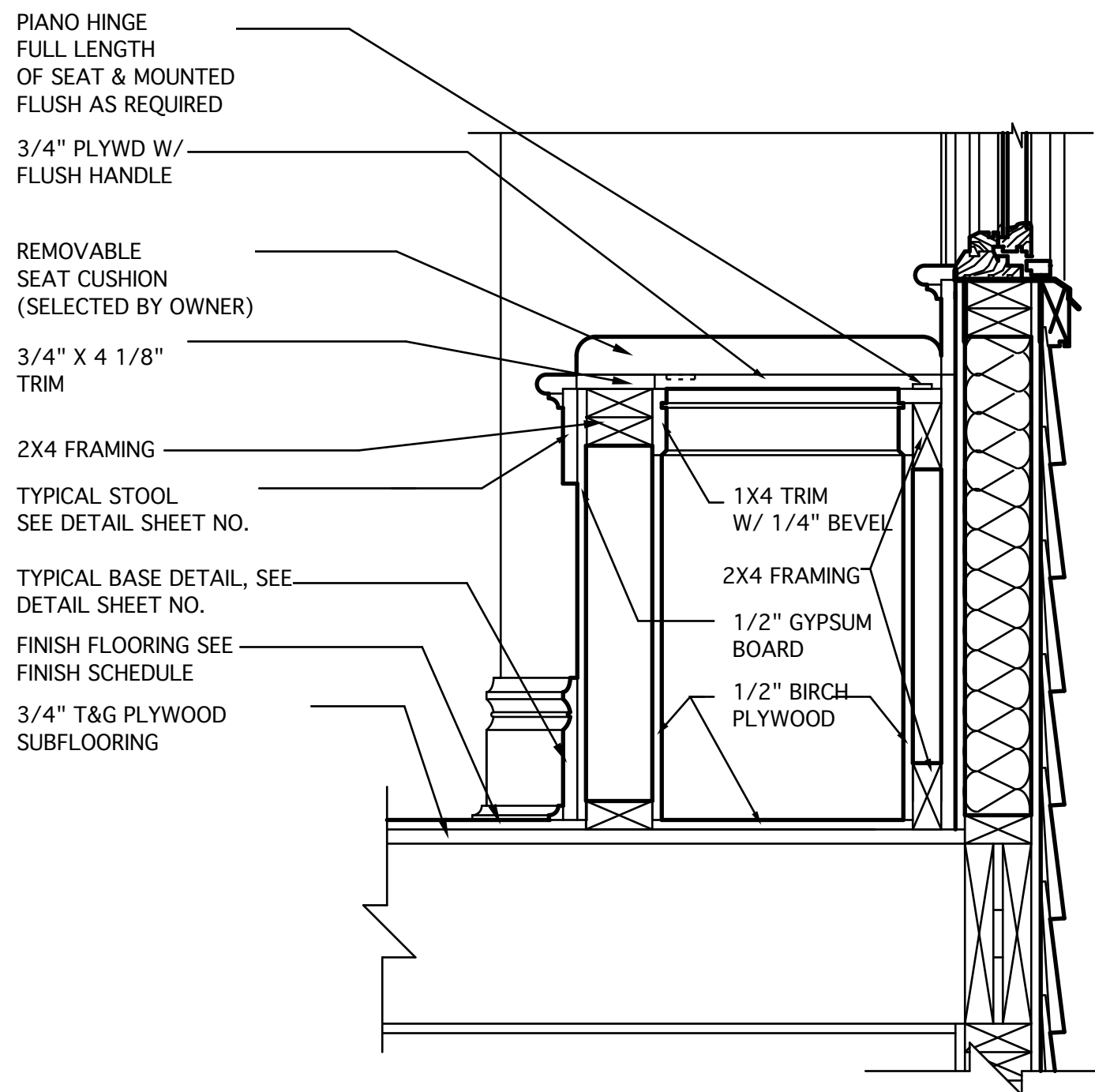
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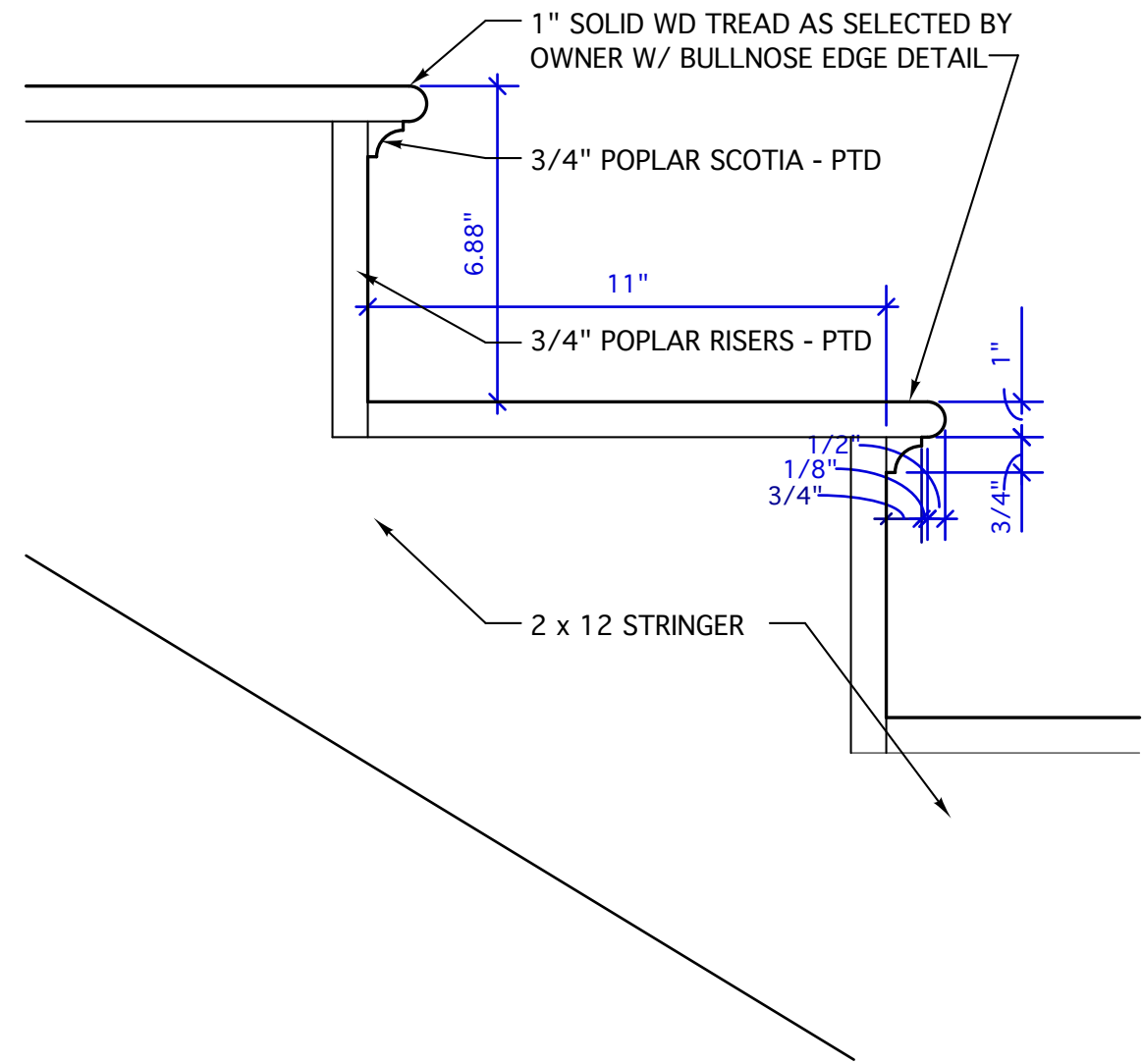
NOTE:
ALL TUB SURROUNDS / SHOWERS SHALL HAVE A NON ABSORBANT FINISH
WITH A CEMENTITIOUS BACKER SUBSTRATE INSTALLED TO A MINIMUM HEIGHT
OF 6" A.F.F. AS REQUIRED BY IRC R307.2 AND R702.4.2



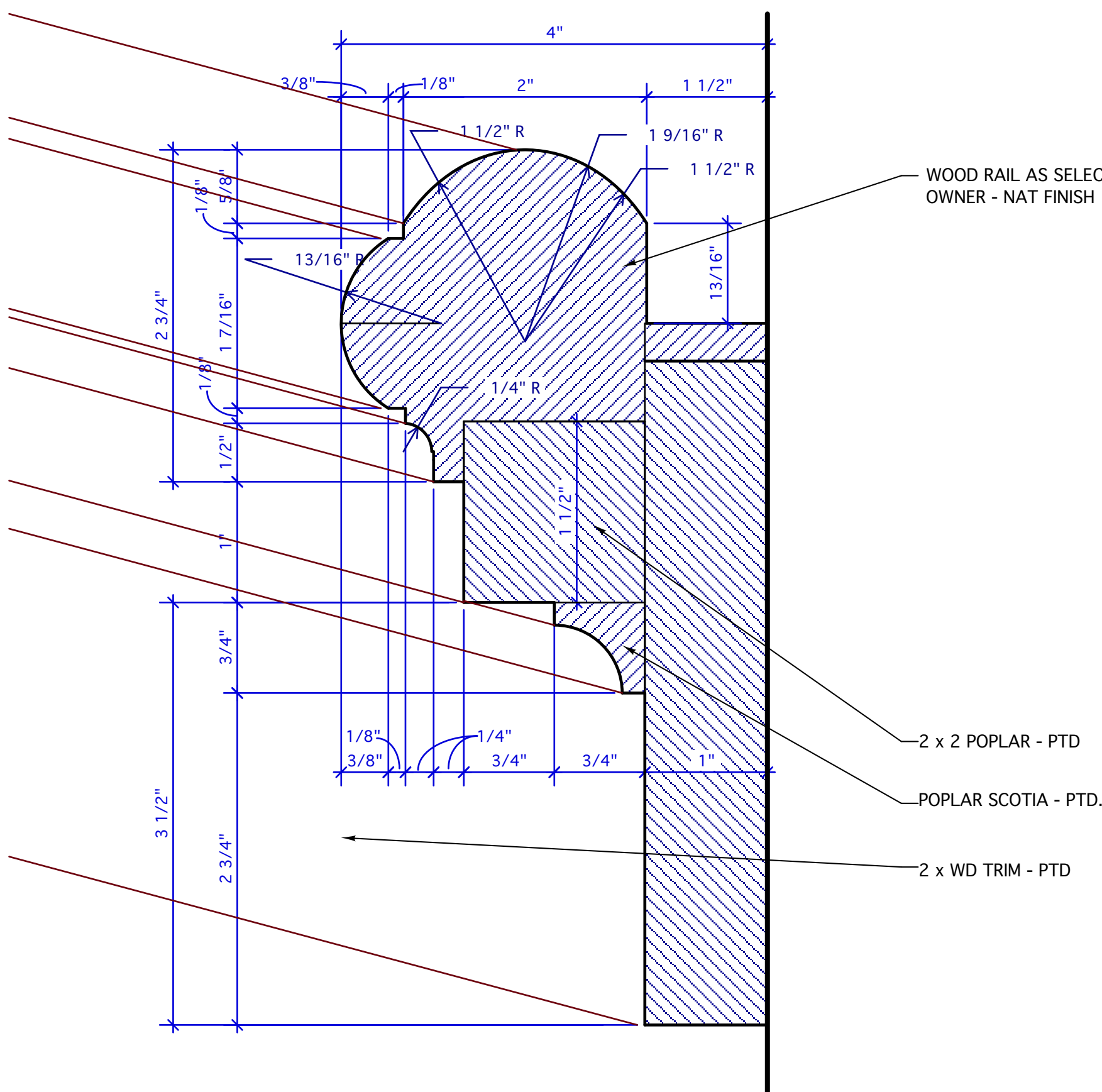
6
A5.4 TYPICAL SHOWER DETAIL
SCALE: 1/2"=1'-0"
TUB ENCLOSURE SIMILAR



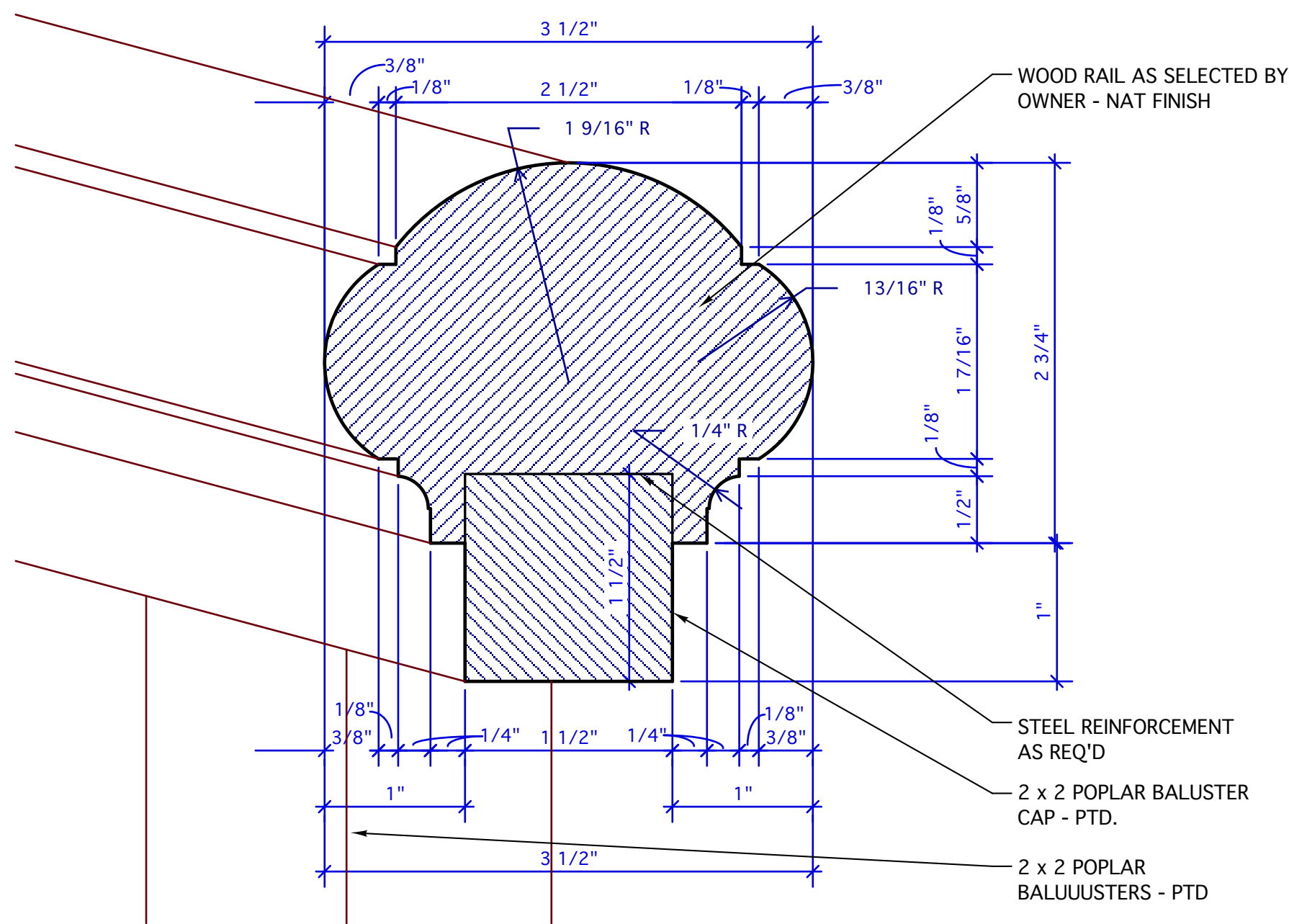
7
A5.3 WINDOW SEAT DETAIL
SCALE: 1 1/2"=1'-0"



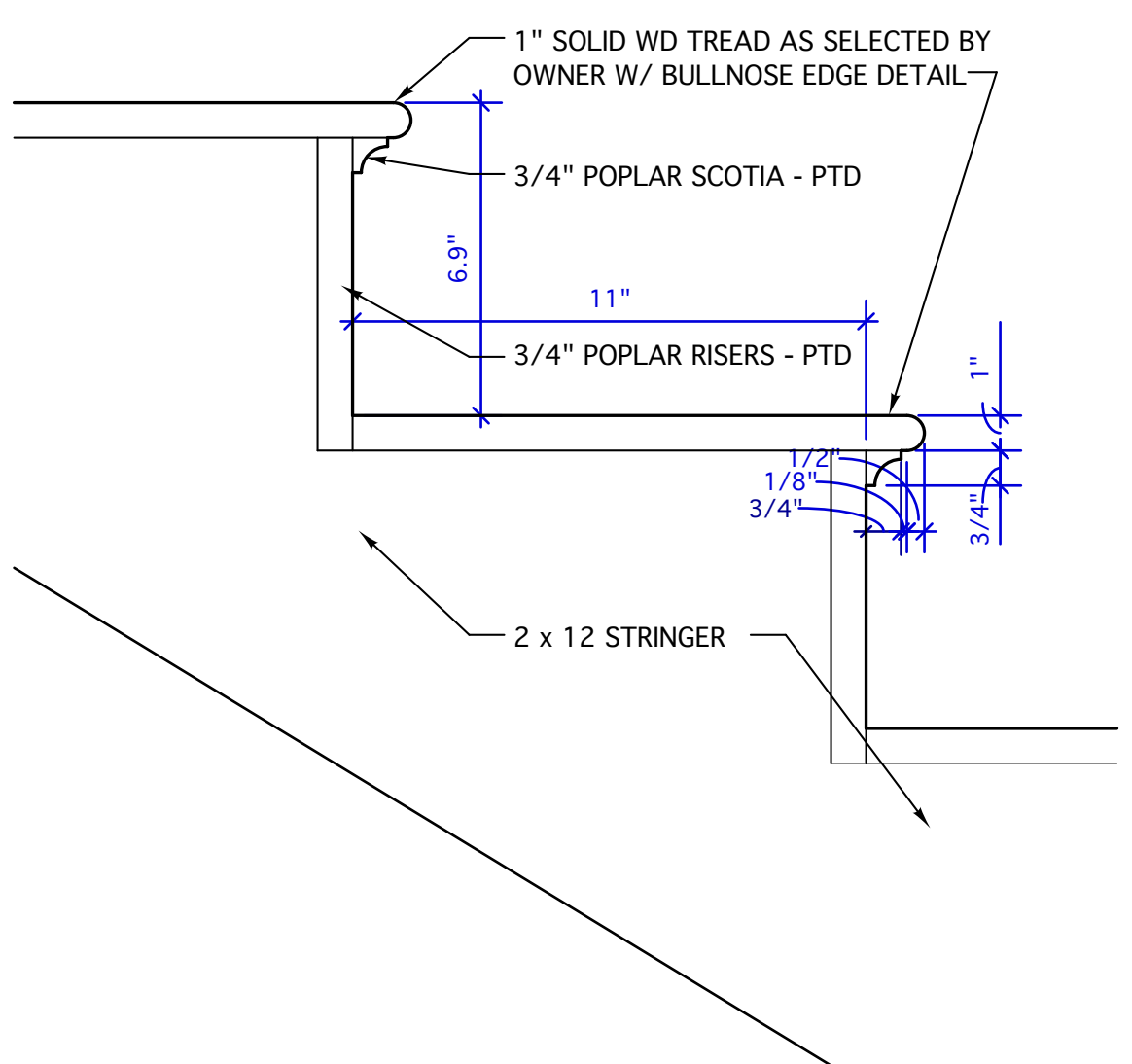
5
A5.4 RETREAT TREAD / RISER DETAIL
SCALE 3"=1'-0"



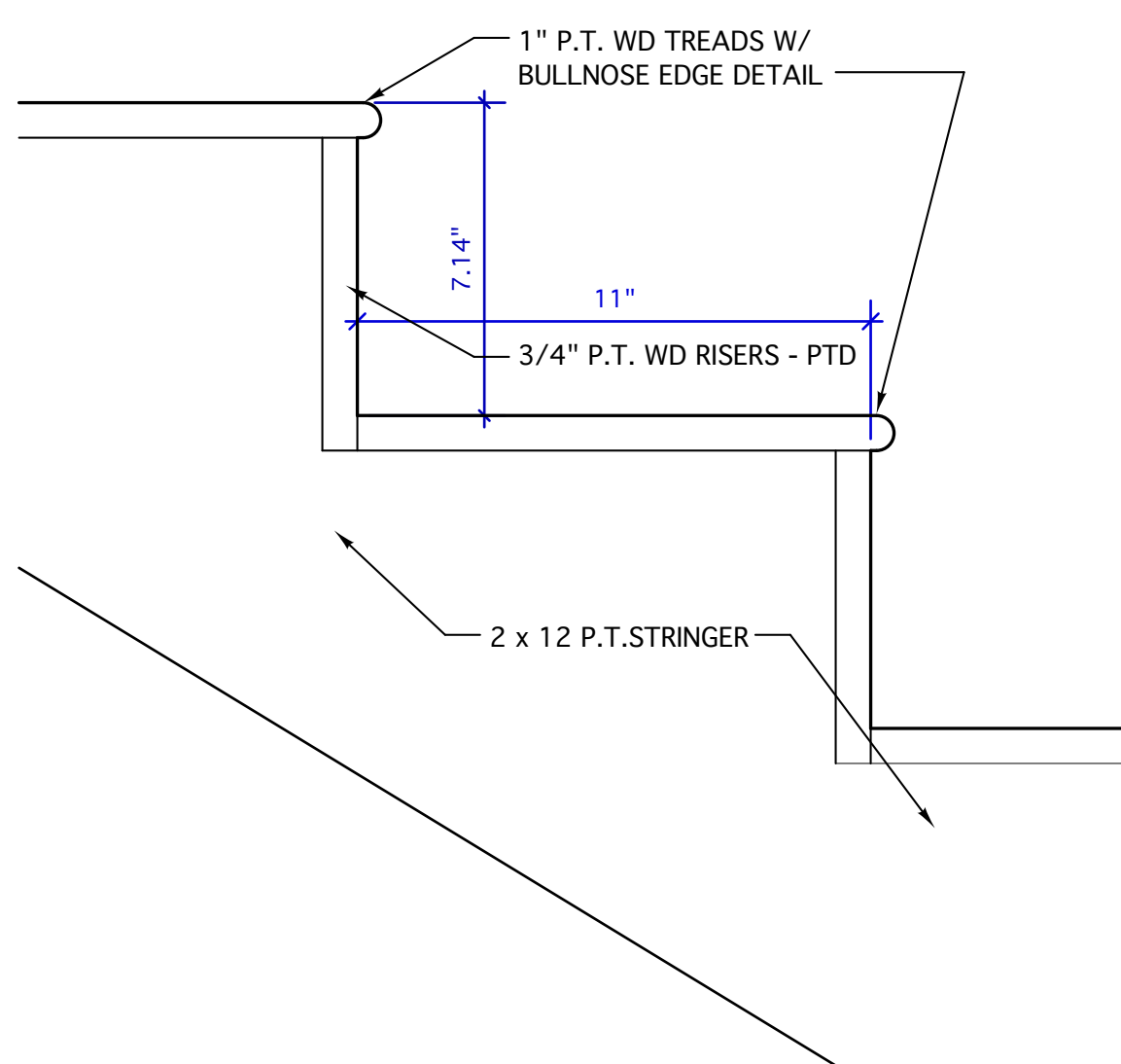
4
A5.4 SECTION THRU WALL RAIL
SCALE: FULL



3
A5.4 SECTION THRU GUARDRAIL
SCALE: FULL

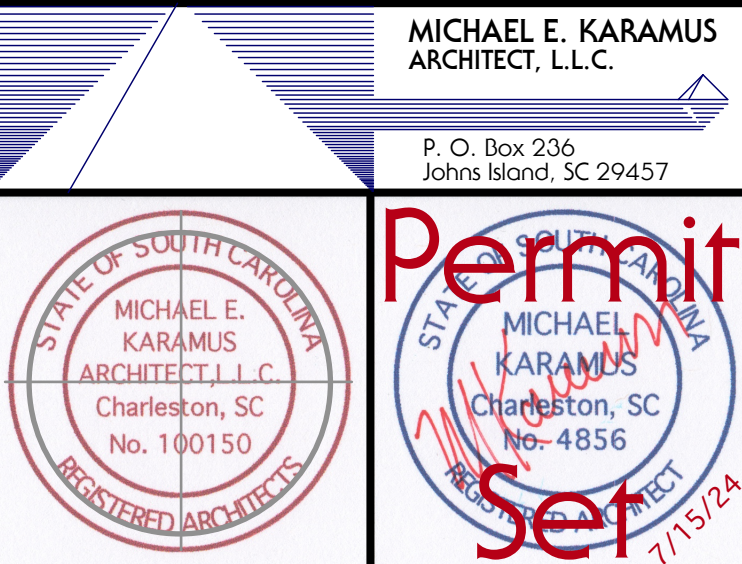


2
A5.4 MAIN STAIR TREAD / RISER DETAIL
SCALE 3"=1'-0"



1
A5.4 GARAGE STAIR TREAD / RISER DETAIL
SCALE: 3"=1'-0"

INTERIOR DETAILS



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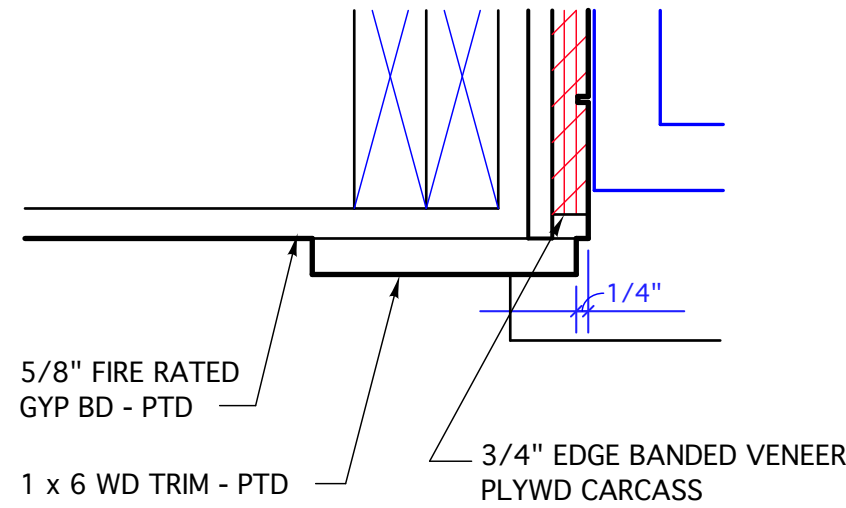
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Date:	JULY 15, 2024	Drawing No.:	A5.4		
Commission No.:	SC 2317				

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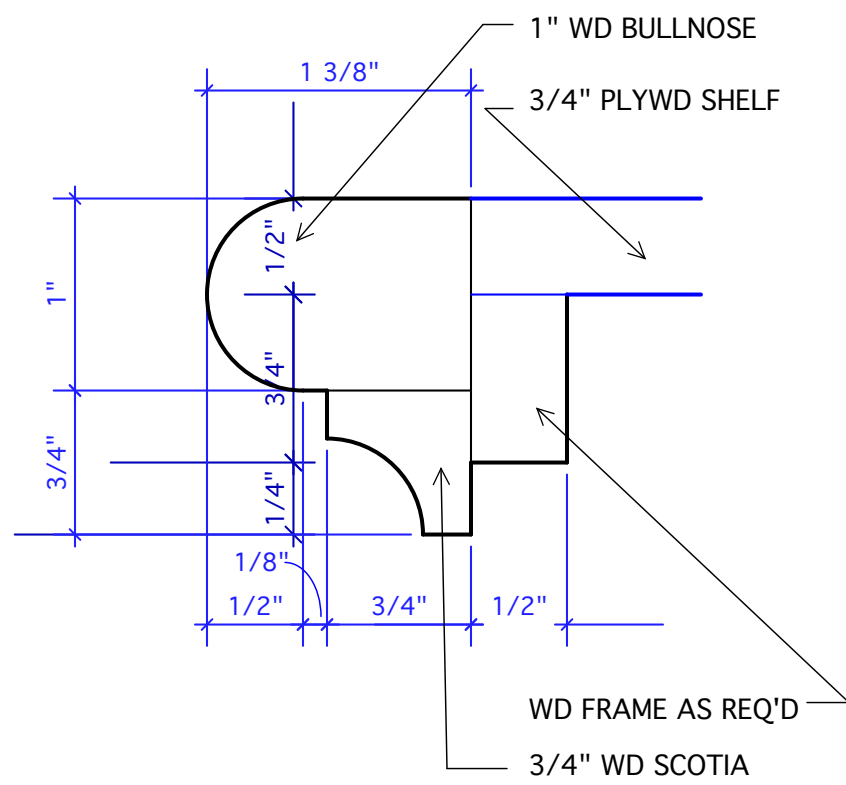
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2486 Bald Eagle
Johns Island, SC 29455

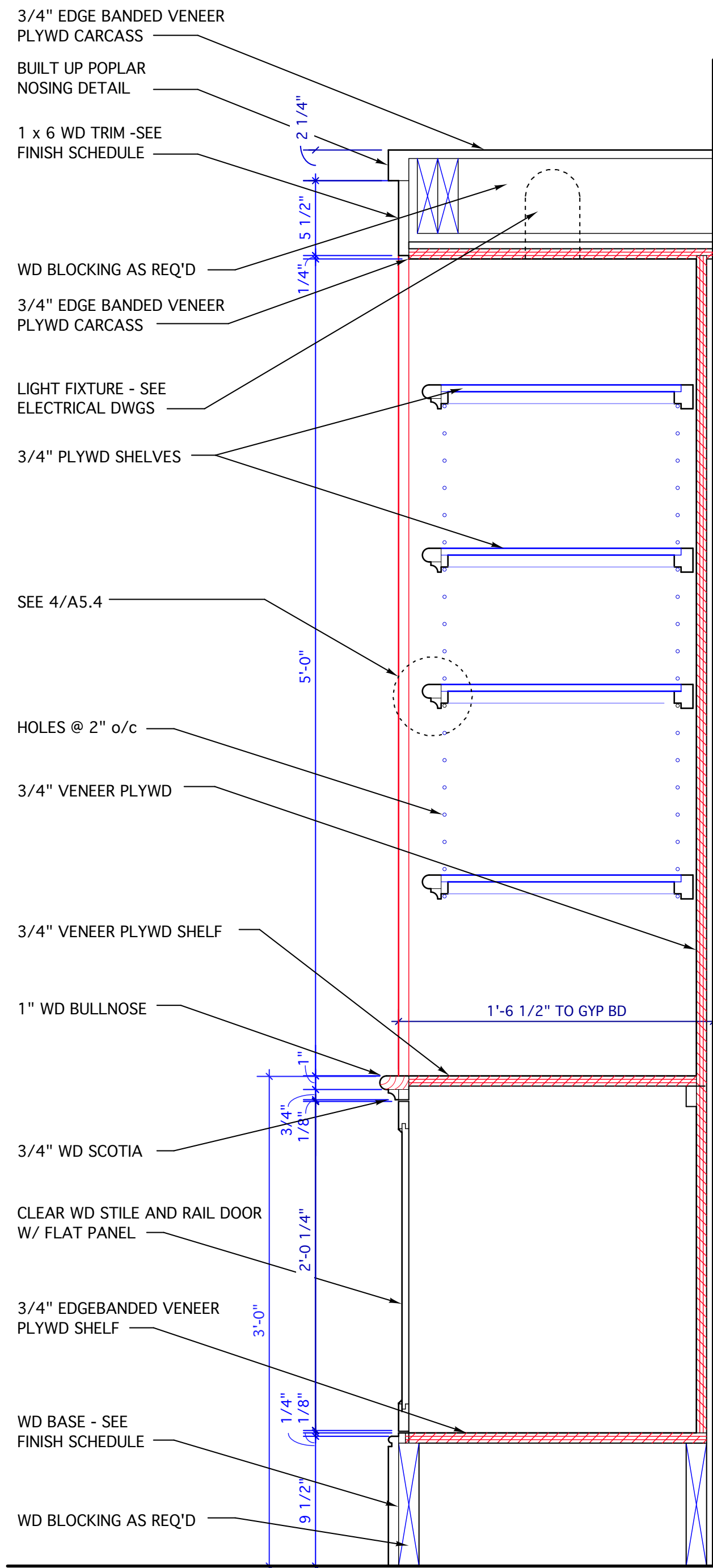
Revisions:



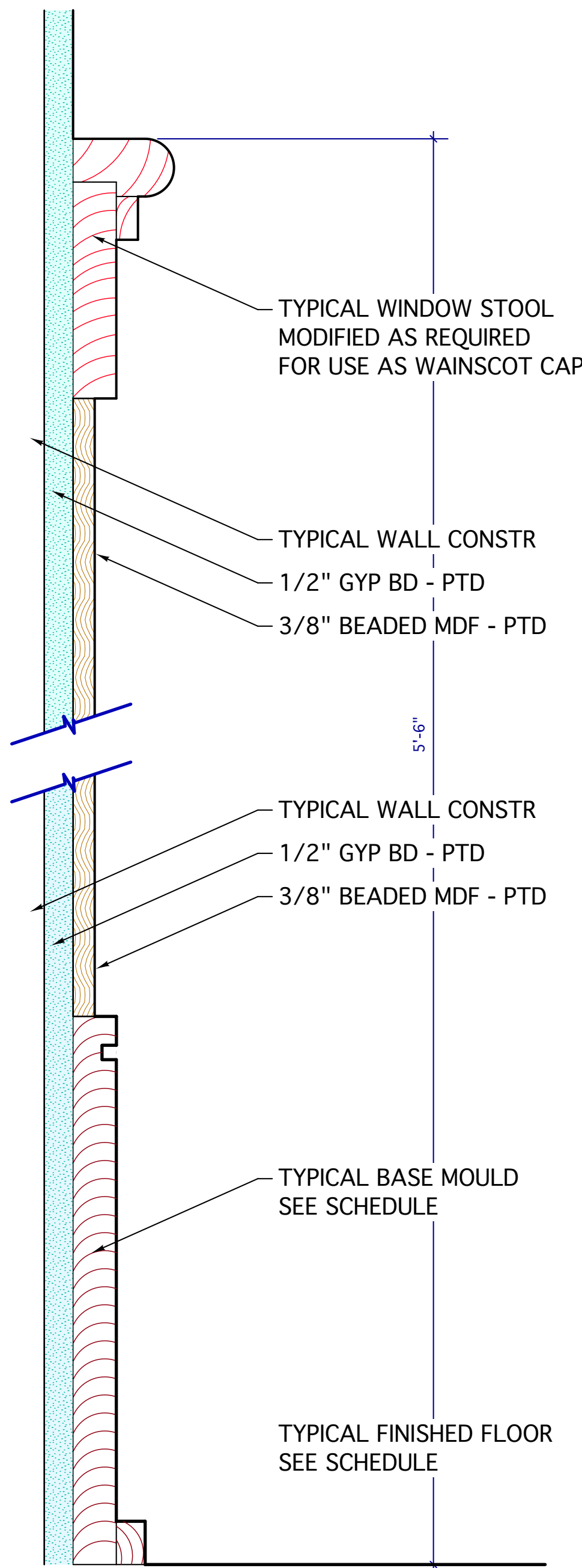
7 CORNER DETAIL
SCALE: 3"=1'-0"



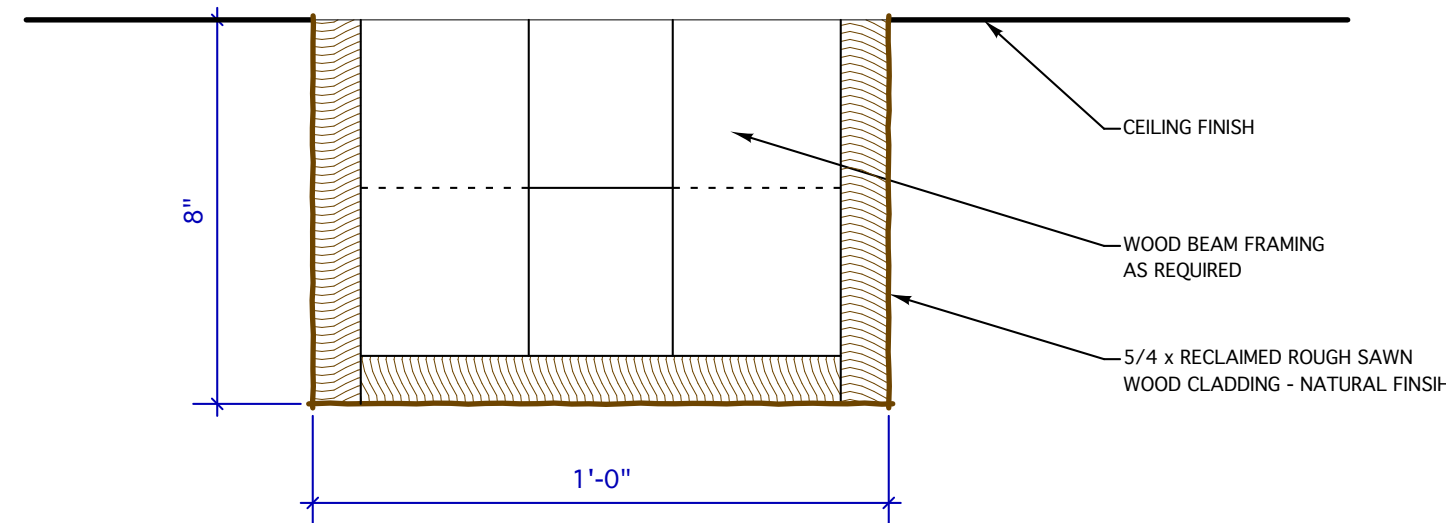
6 SHELF EDGE DETAIL
SCALE: FULL



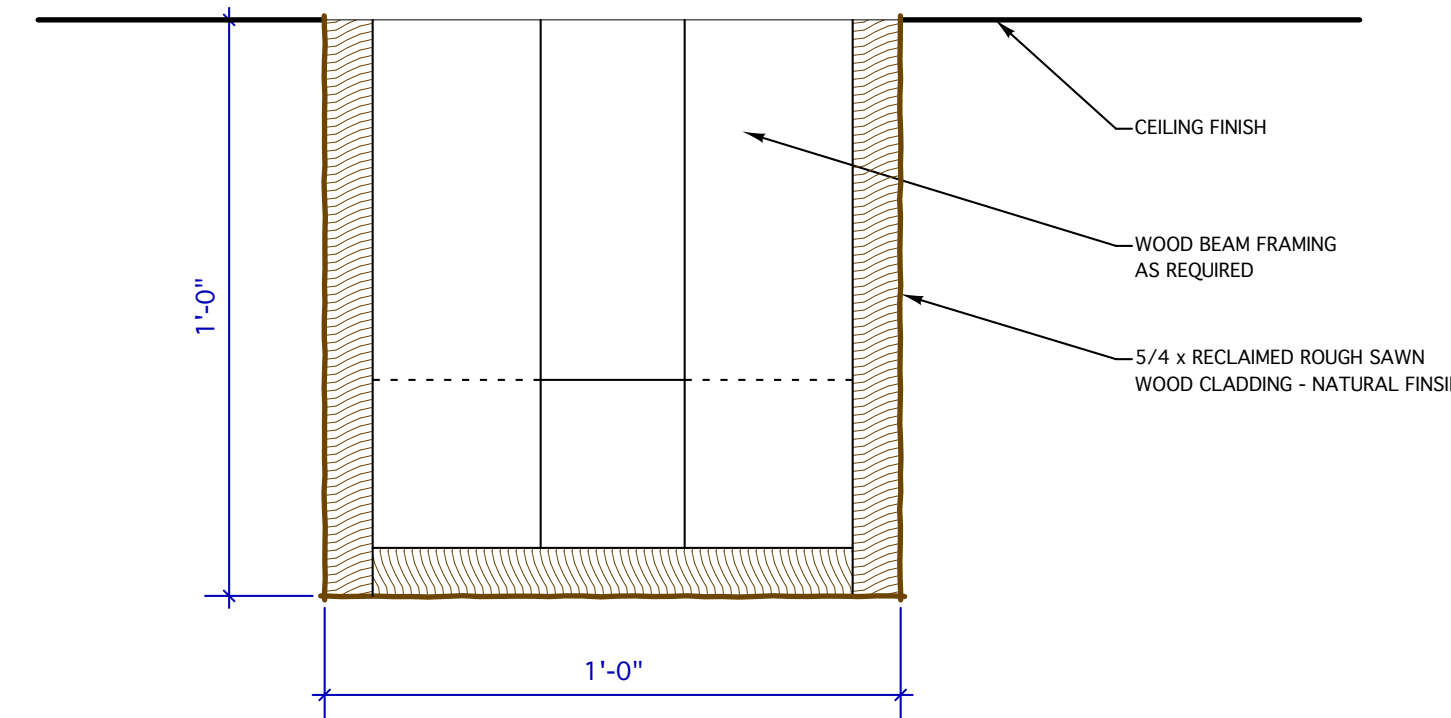
3 BUILT IN CABINETY DETAIL
SCALE: 3/4"=1'-0"



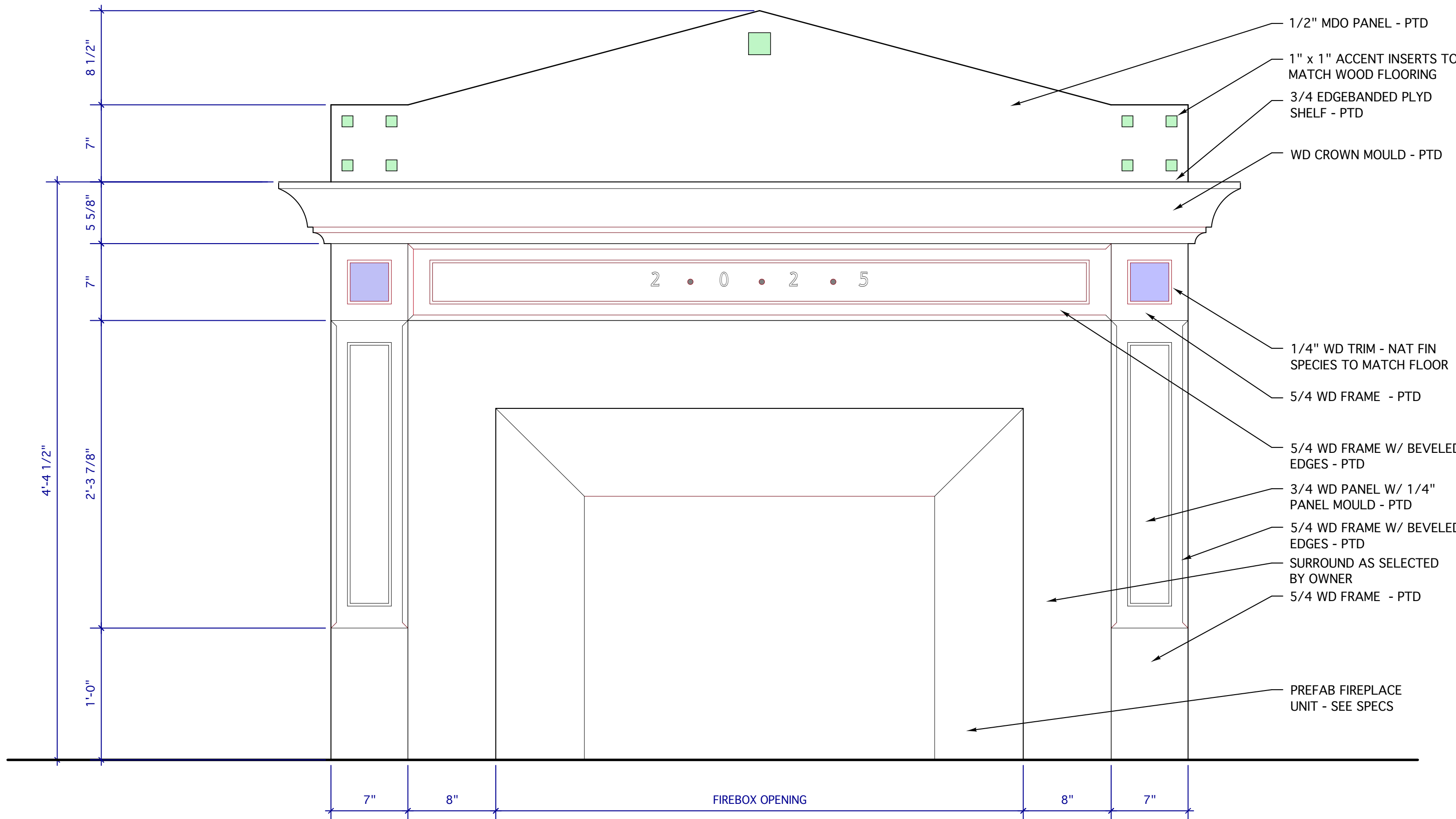
2 WAINSCOT DETAIL
SCALE: 6"=1'-0"



5 GATHERING ROOM ACCESS CORRIDOR BEAM DETAIL
SCALE 3"=1'-0"

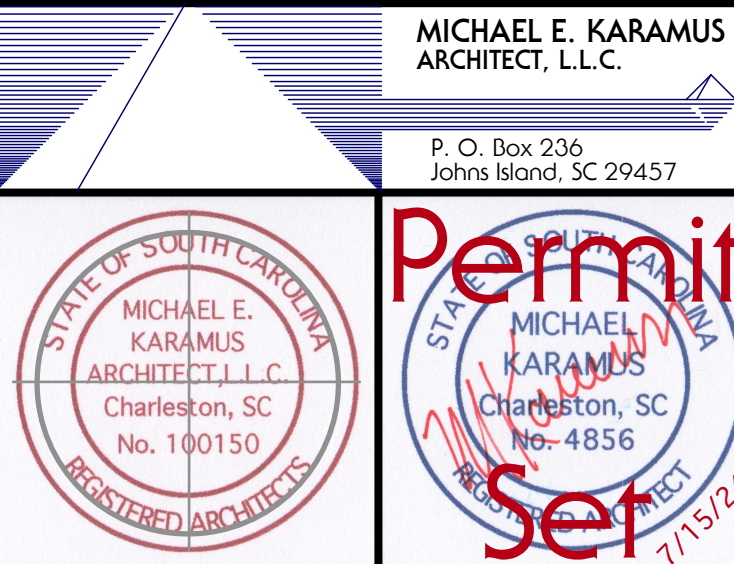


4 SALOON OPENING BEAM DETAIL
SCALE 3"=1'-0"



1 GATHERING ROOM MANTLE DETAIL
SCALE: 1 1/2"=1'-0"

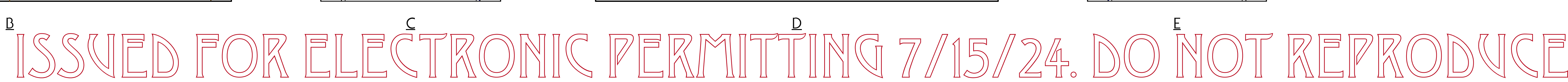
INTERIOR DETAILS



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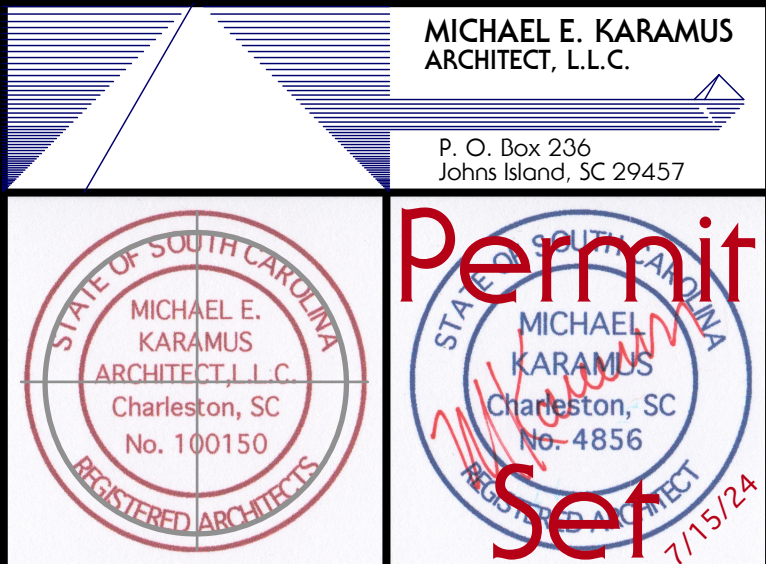
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Date:	JULY 15, 2024	Drawing No.:	A5.5		
Commission No.:	SC 2317				

ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE



Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

DOOR SCHEDULE



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Scale:	Drawn:	Checked:
AS NOTED	MK	MK

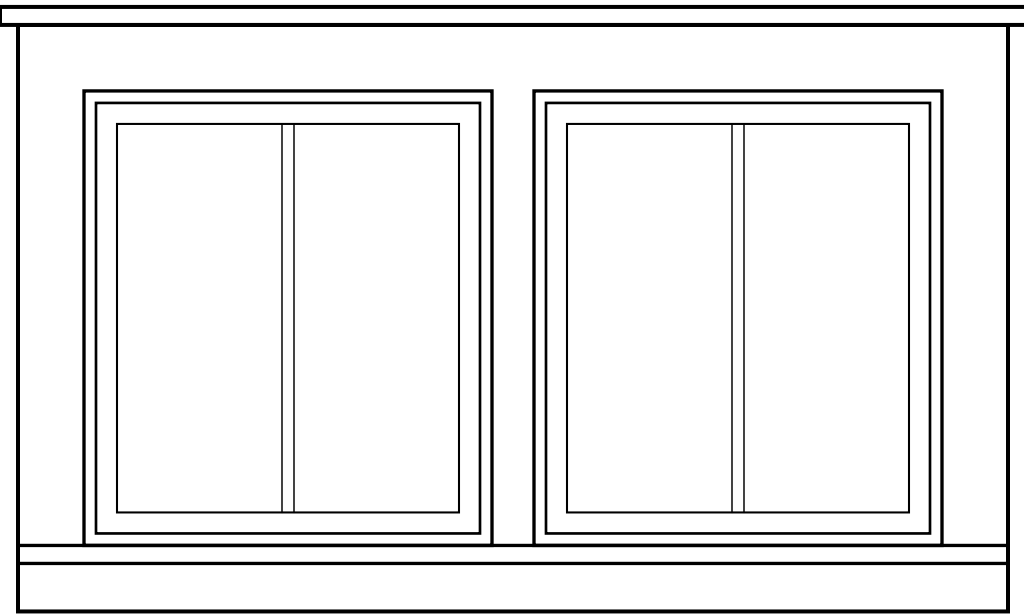
Date: JULY 15, 2024

Commission No.:

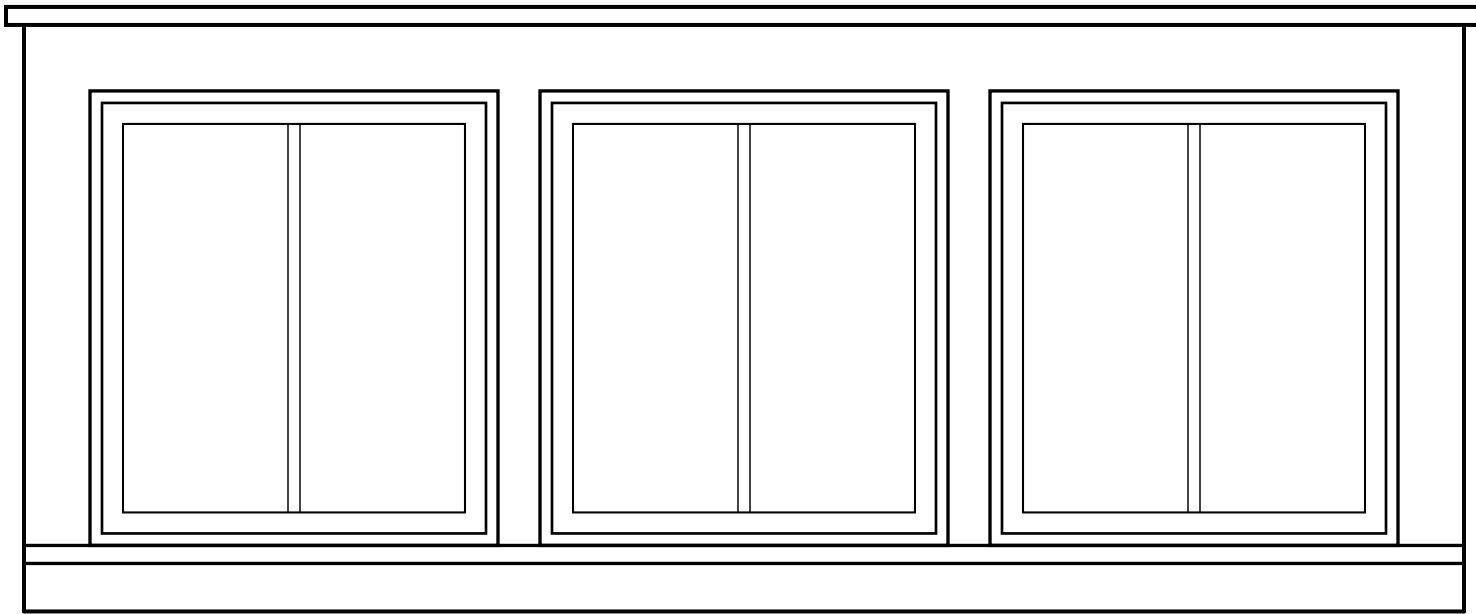
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A7.1

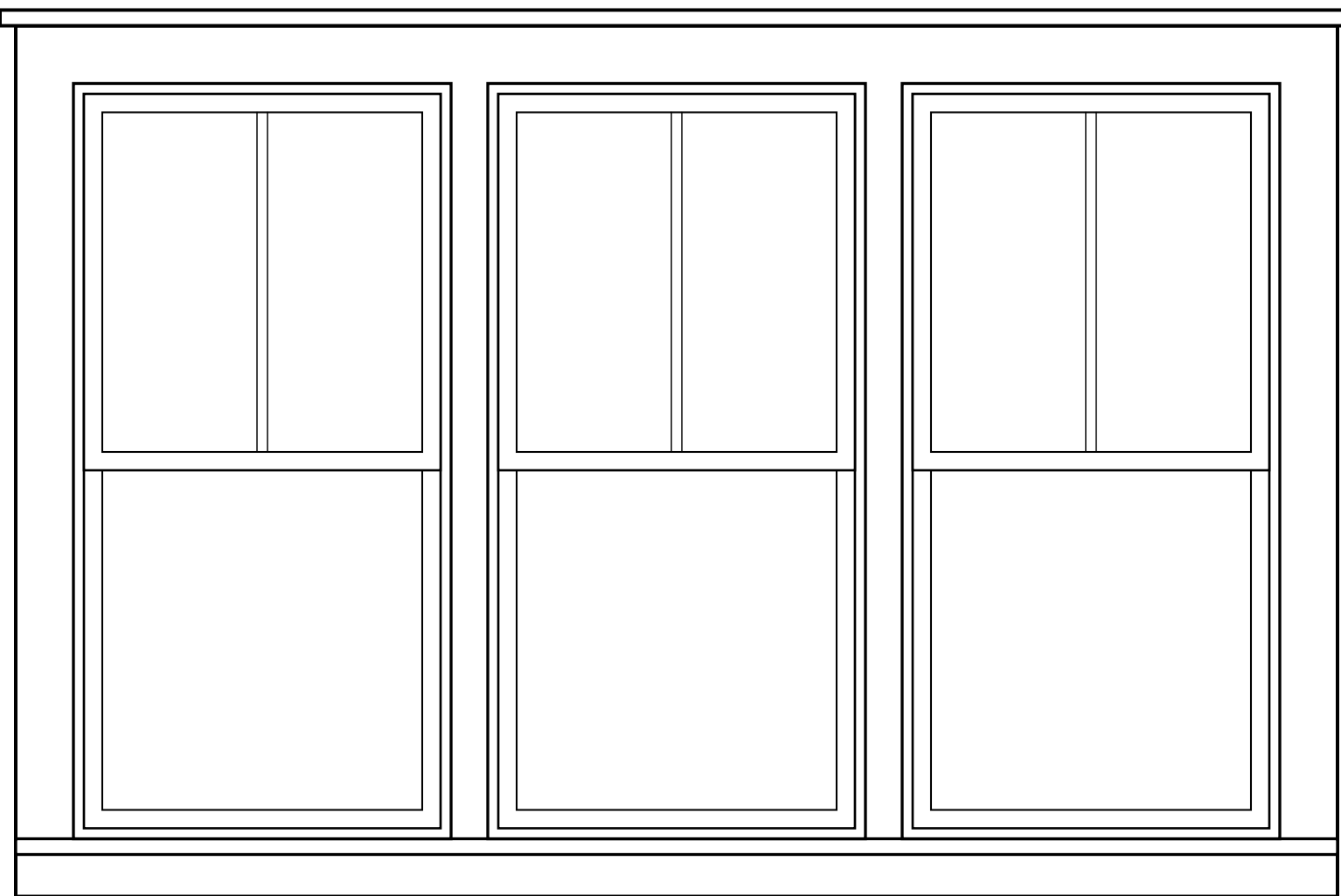
W I N D O W S C H E D U L E												
ALL WINDOW UNITS TO BE FURNISHED WITH IMPACT RESISTANT GLAZING PER 2021 IBC/IRC												
NO.	TYPE	UNIT OPENING		LITE CUT	MAUNFACTURER	PRODUCT	SCREEN	JAMB	DETAILS			REMARKS
		WIDTH	HEIGHT						HEAD	JAMB	SILL	
G11	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
G12	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
G13	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
G14	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
G15	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
101	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
102	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
103	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
104	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
105	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
106	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
107	D	9' - 8"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	TRIPLE CLAD DOUBLE HUNG (4" MULL)
108	D	9' - 8"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	TRIPLE CLAD DOUBLE HUNG (4" MULL)
109	E	2' - 8"	4' - 6"	2/2	ANDERSEN	CX 145	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
110	E	2' - 8"	4' - 6"	2/2	ANDERSEN	CX 145	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
111	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
112	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
113	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
114	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
115	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
116	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
117	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
118	D	9' - 8"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	TRIPLE CLAD DOUBLE HUNG (4" MULL)
119	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
120	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
121	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
122	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
123	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
G21	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
G22	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
G23	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
G24	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
G25	F	6' - 4"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	PAIR CLAD CASEMENT (4" MULL)
201	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
202	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
203	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
204	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
205	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
206	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
207	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
208	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
209	G	9' - 8"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	CH1	CJ1	CS1	TRIPLE CLAD CASEMENT (4" MULL)
210	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
211	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
212	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
213	B	3' - 0"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	CLAD DOUBLE HUNG
214	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
215	D	9' - 8"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	TRIPLE CLAD DOUBLE HUNG (4" MULL)
216	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	CLAD CASEMENT PICTURE UNIT
217	C	6' - 4"	6' - 0"	2/1/1/1	ANDERSEN	TWT28510	✓	6 11/16"	DH1	DJ1	DS1	PAIR CLAD DOUBLE HUNG (4" MULL)
218	A	3' - 0"	3' - 0"	2/1	ANDERSEN	CXW13	✓	6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT
219	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	CH1	CJ1	CS1	CLAD CASEMENT PICTURE UNIT
220	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	
221	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	
222	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	
223	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	
224	A	3' - 0"	3' - 0"	2/1	ANDERSEN	P3030		6 11/16"	FH1	FJ1	FS1	



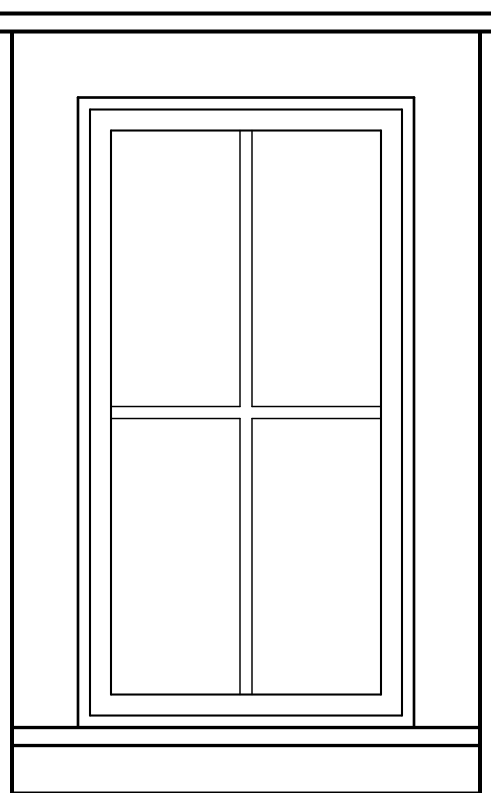
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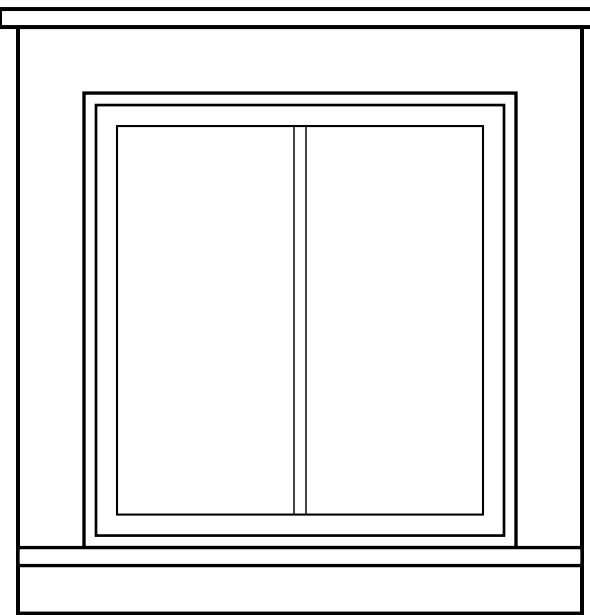
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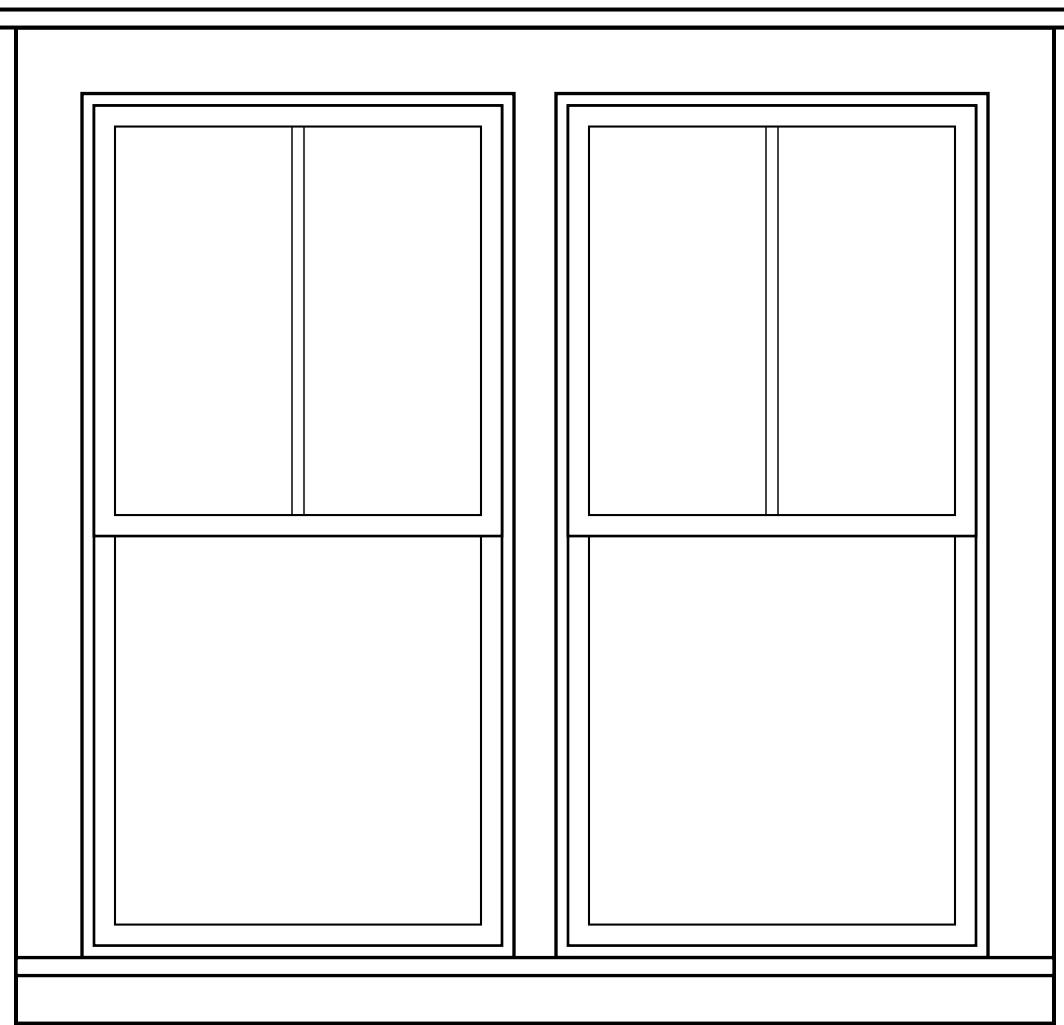
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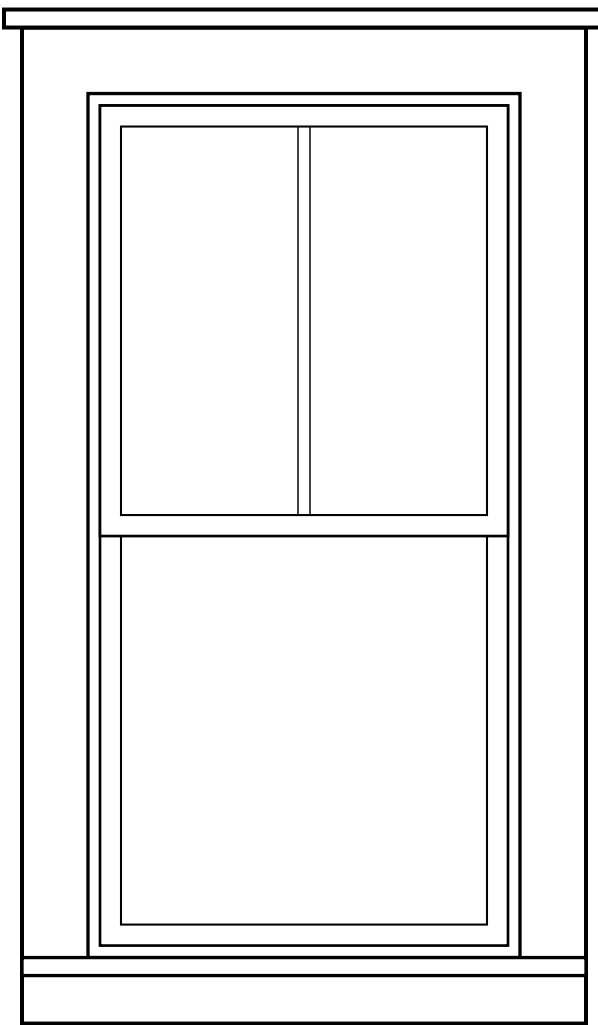
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A



B



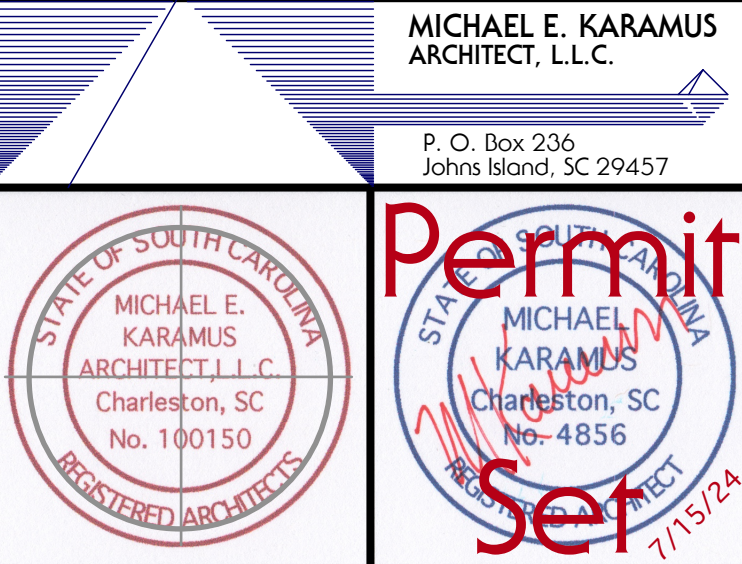
C

A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

Revisions:

WINDOW SCHEDULE



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Scale: AS NOTED
Drawn: MK
Checked: MK

Date: JULY 15, 2024
Drawing No.:

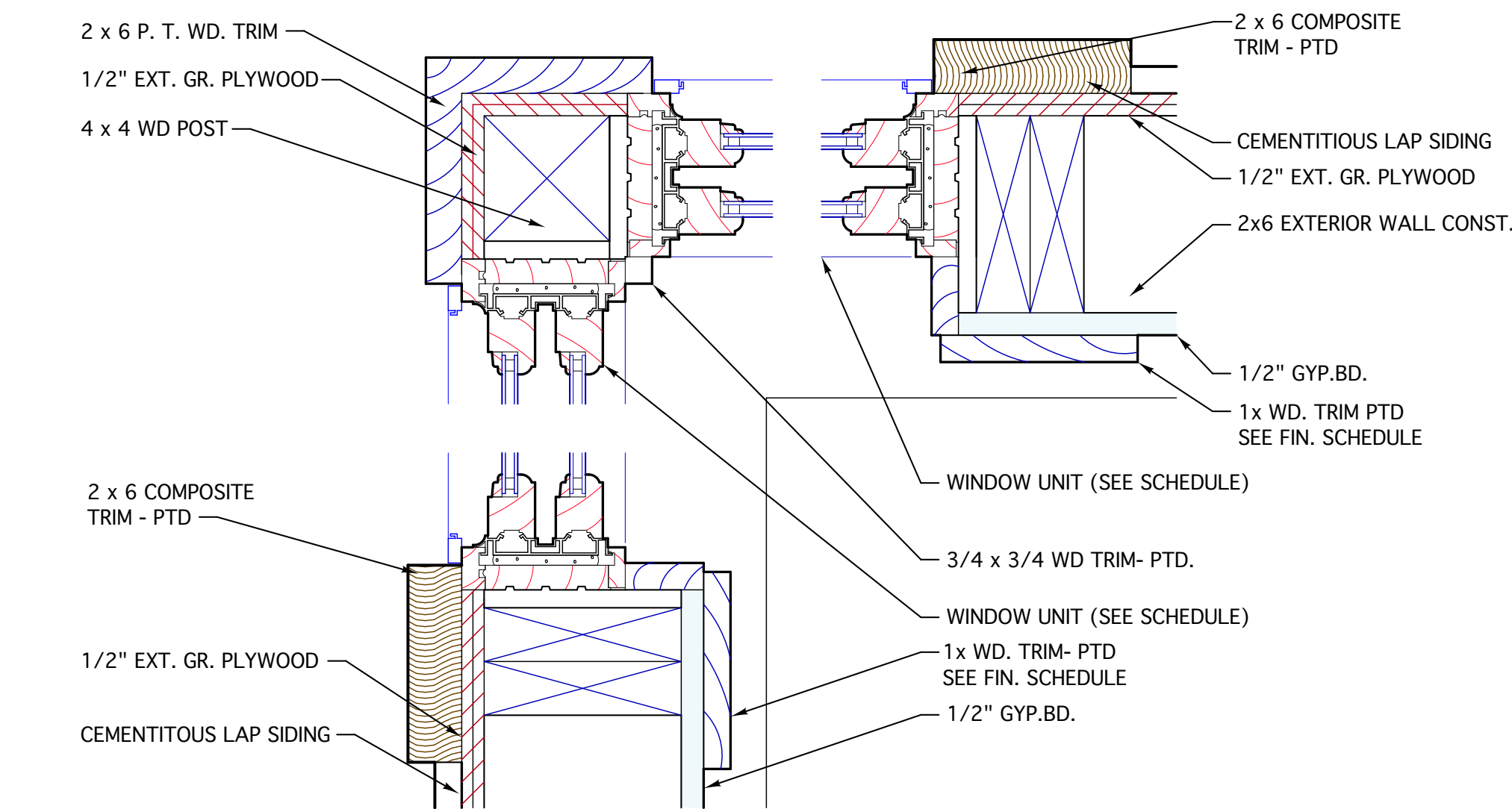
Commission No.: SC 2317

A7.2

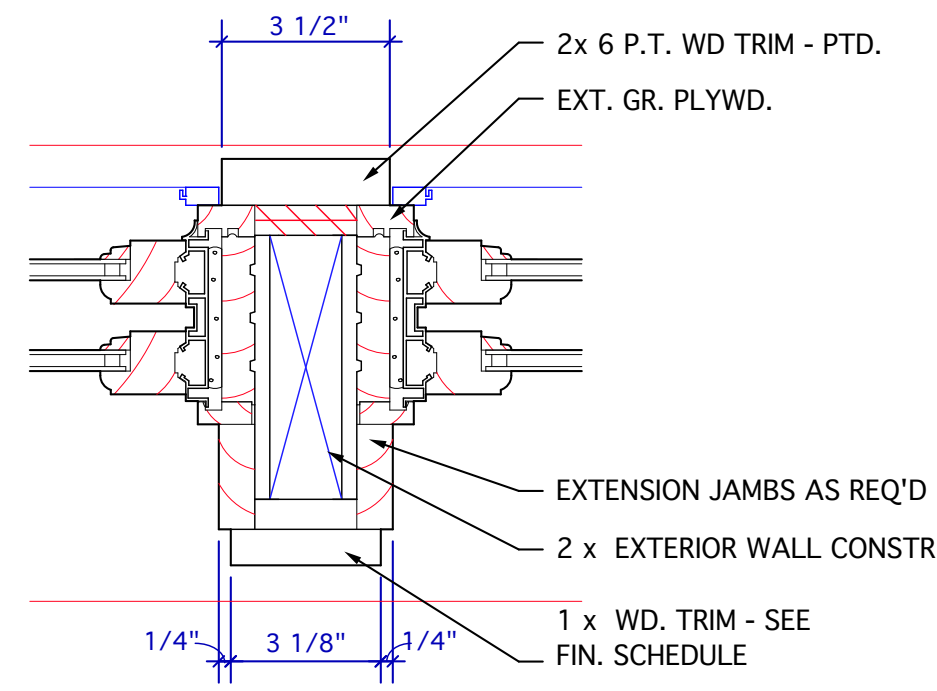
A New Residence

Port City Homes
2486 Bald Eagle
Johns Island, SC 29455

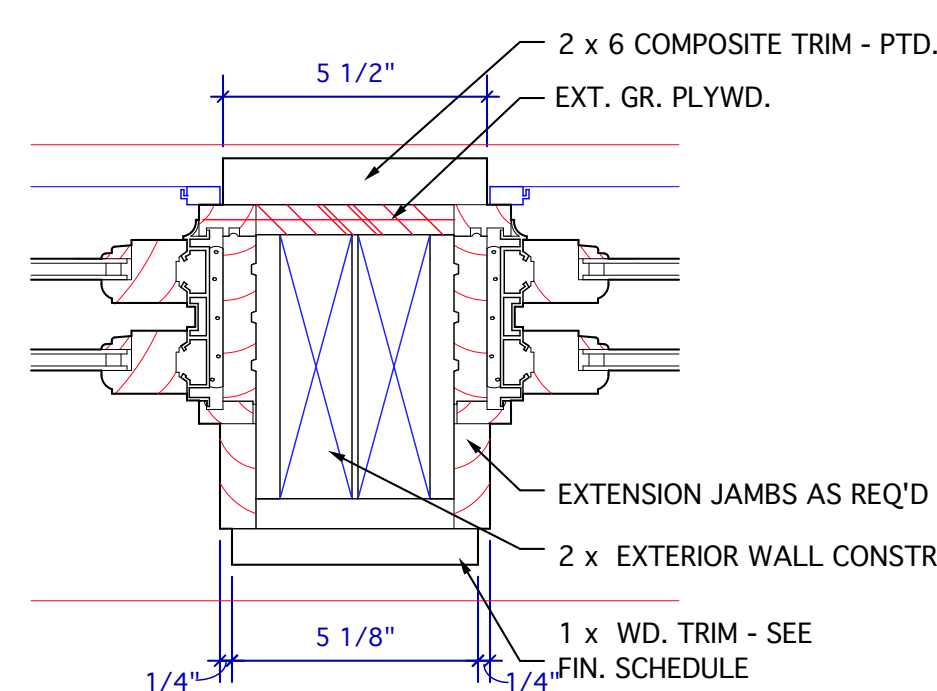
Revisions:



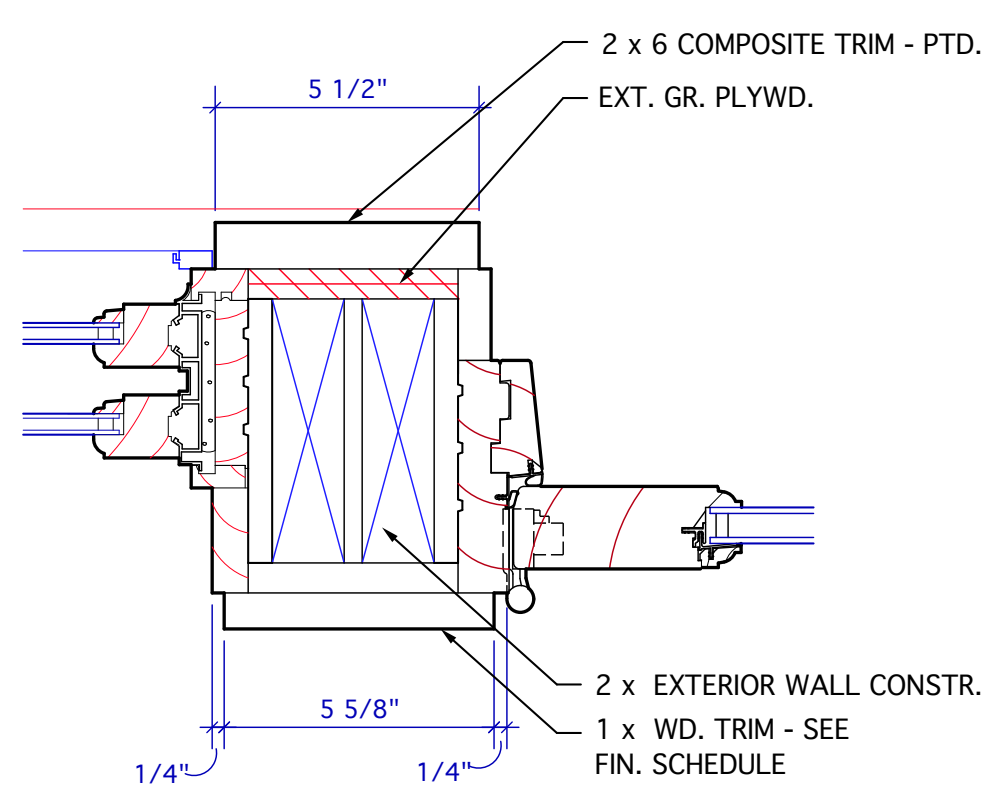
5 CORNER WINDOW DETAIL
SCALE: 3"=1'-0"



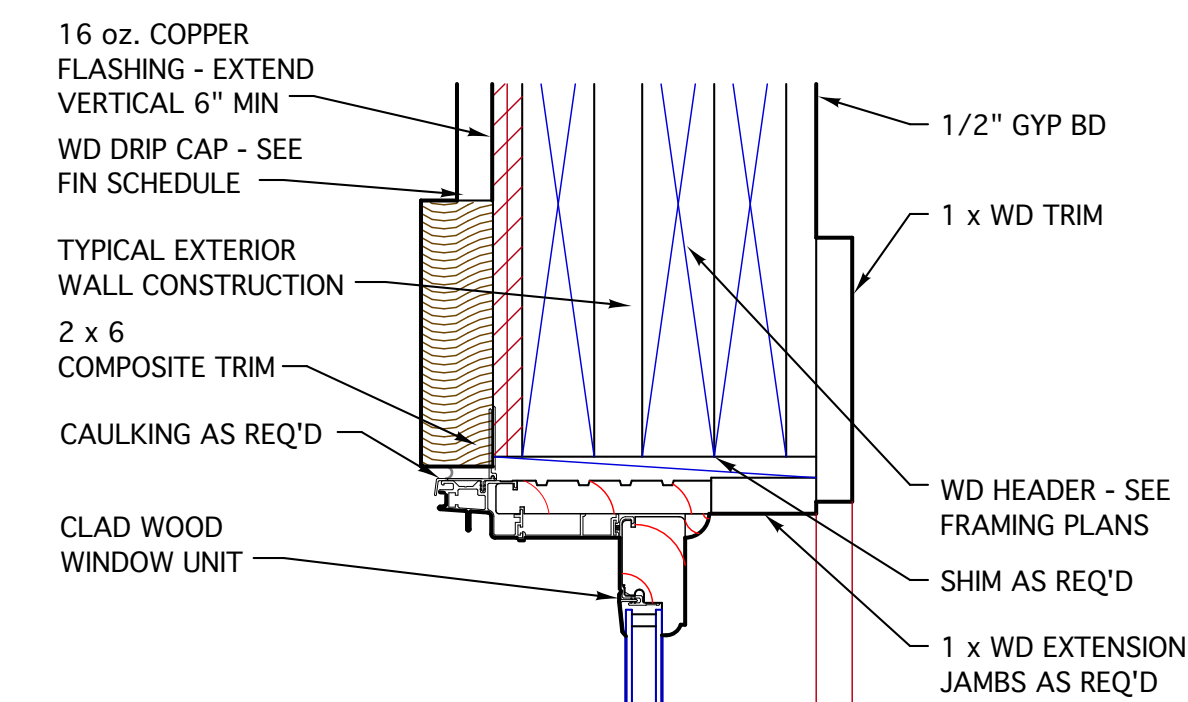
4 NARROW MULL DETAIL
SCALE: 3"=1'-0"



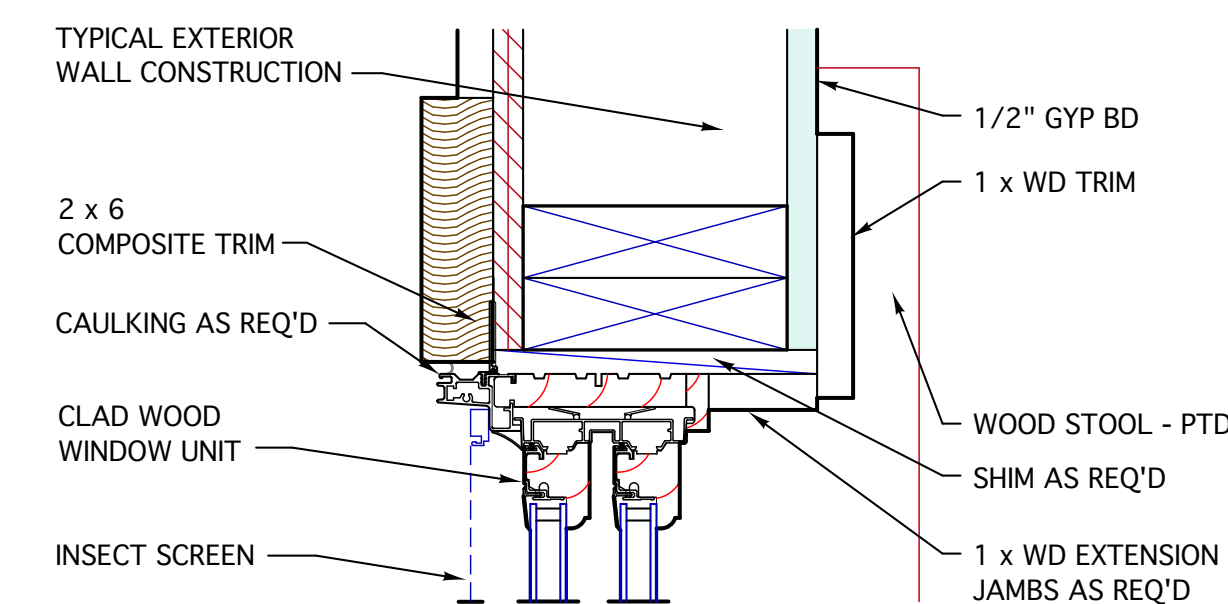
3 WIDE MULL DETAIL
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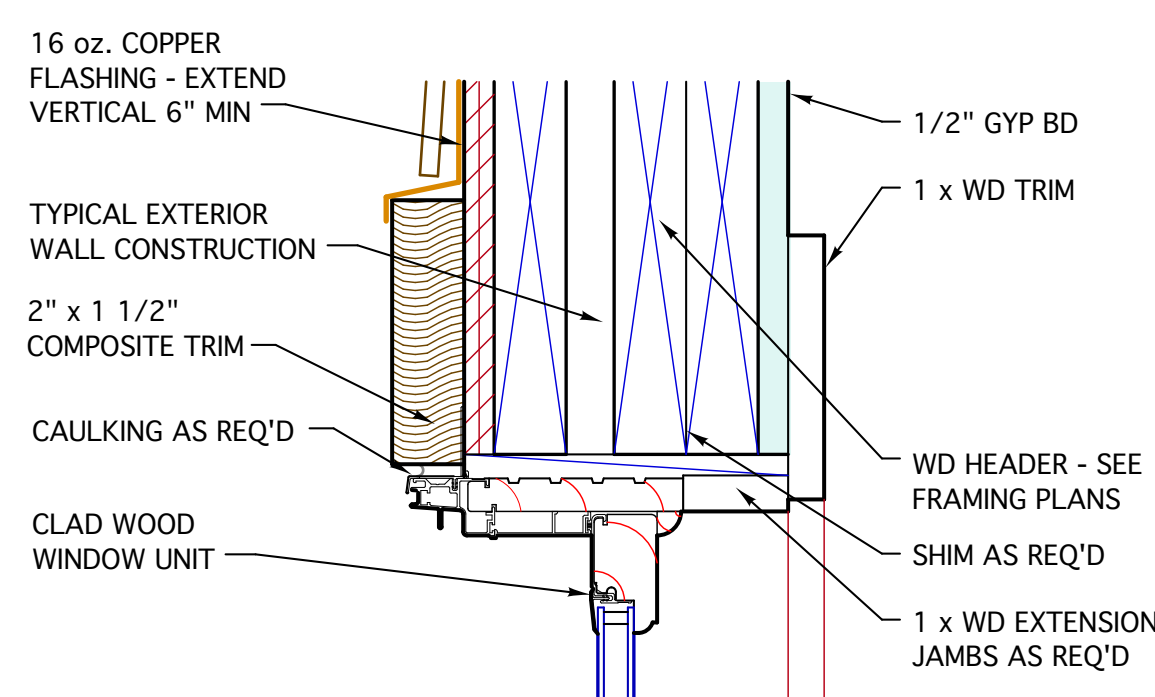
2 DOOR / WINDOW MULLION DETAIL
SCALE: 3"=1'-0"



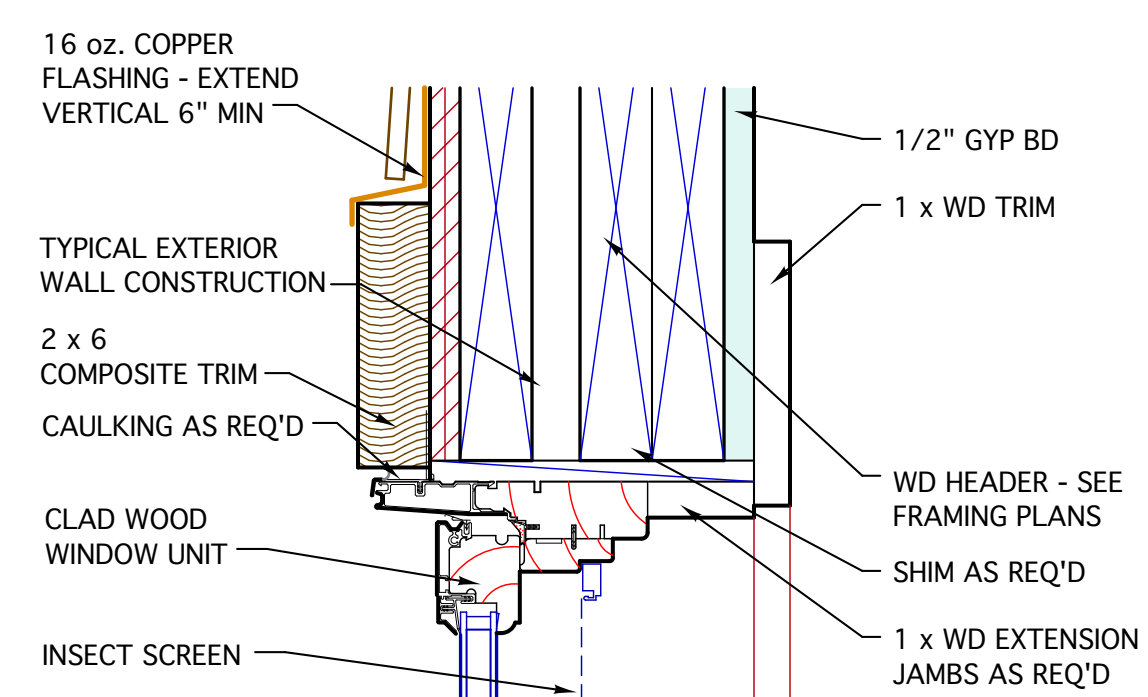
TRANSOM HEAD TH-1



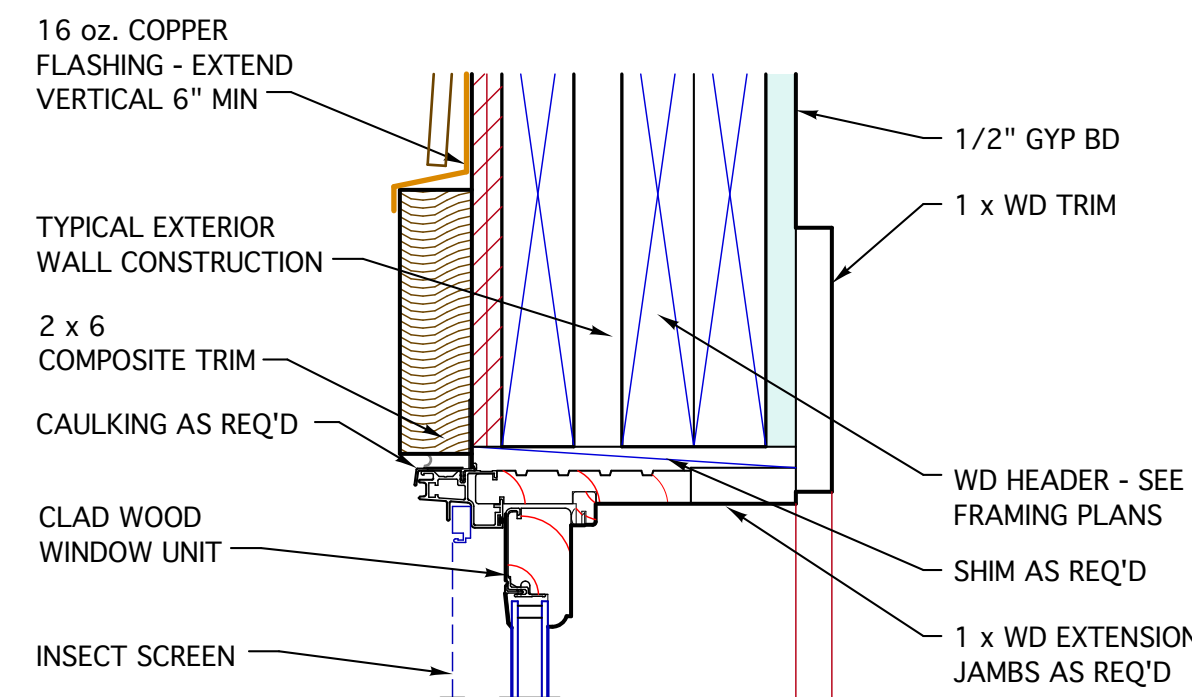
TRANSOM JAMB-TJ1



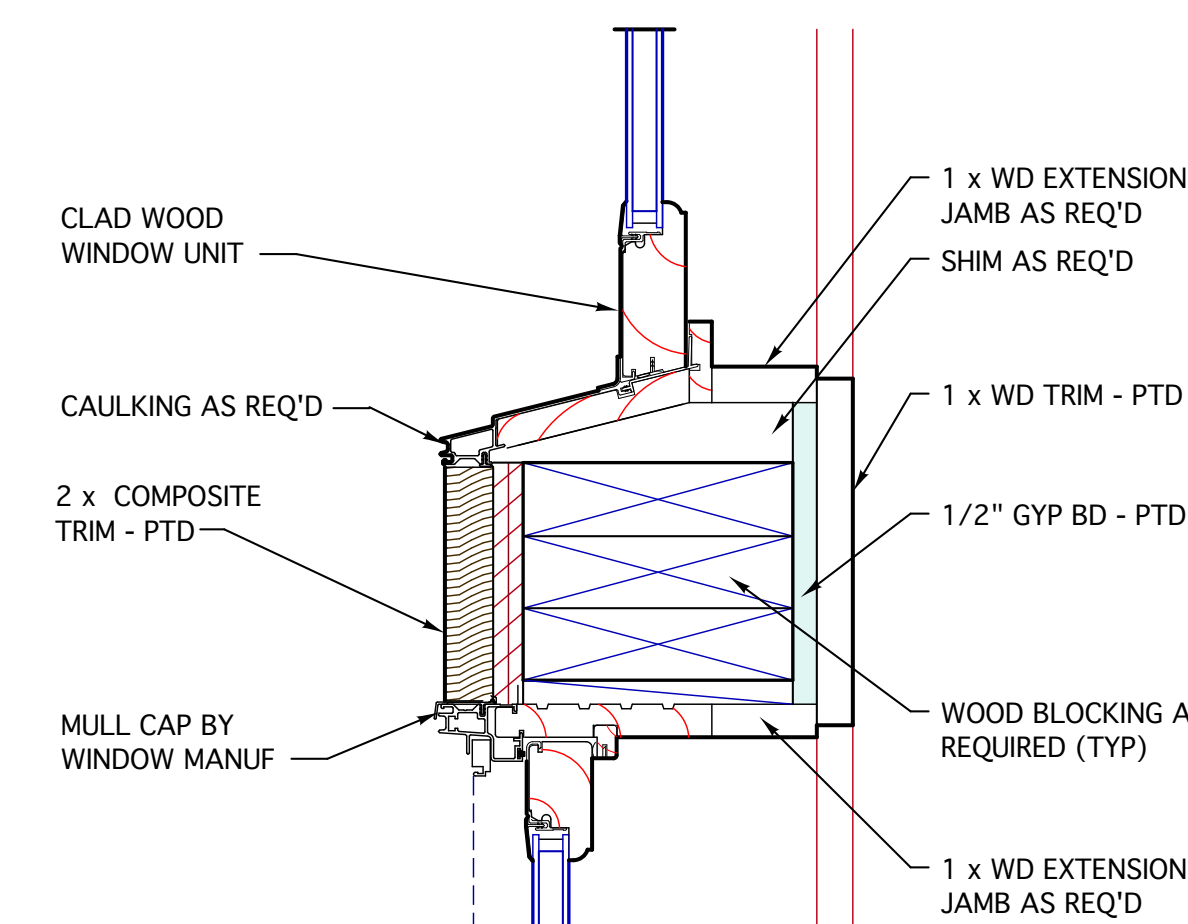
FIXED HEAD-FH1



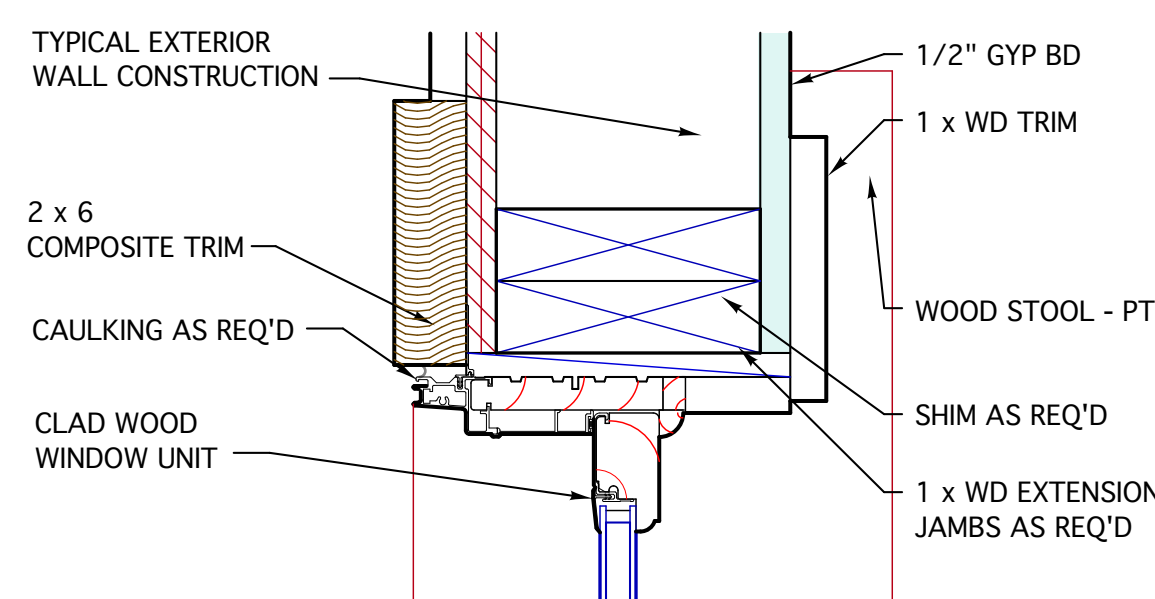
CASEMENT HEAD-CH1



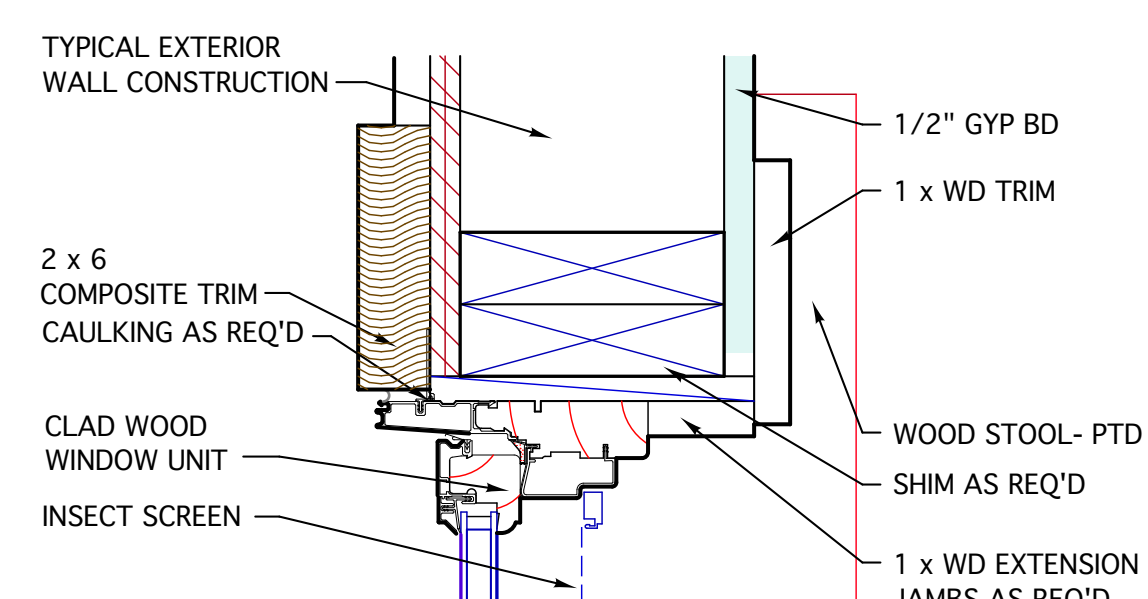
DH HEAD



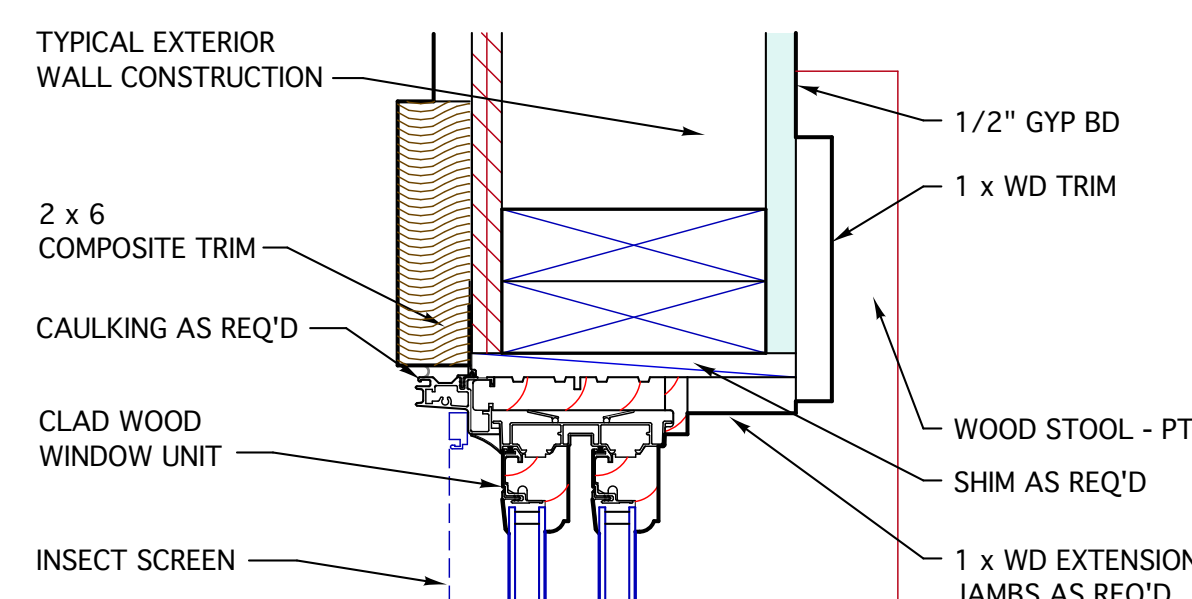
DH / TRANSOM MULL - TS1



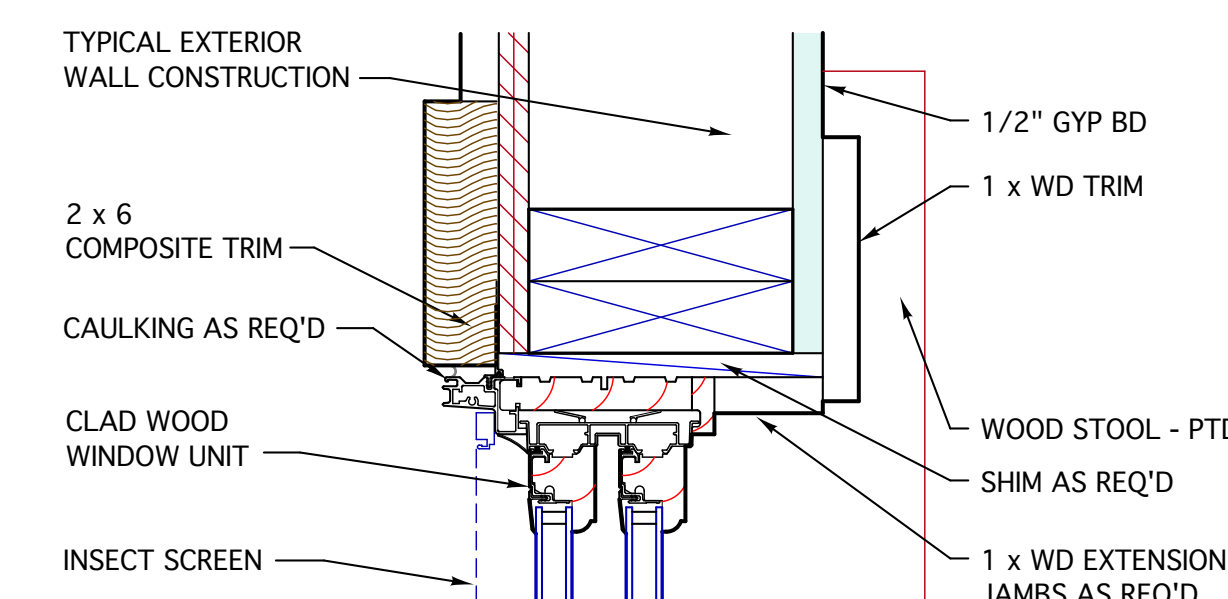
FIXED JAMB-FJ1



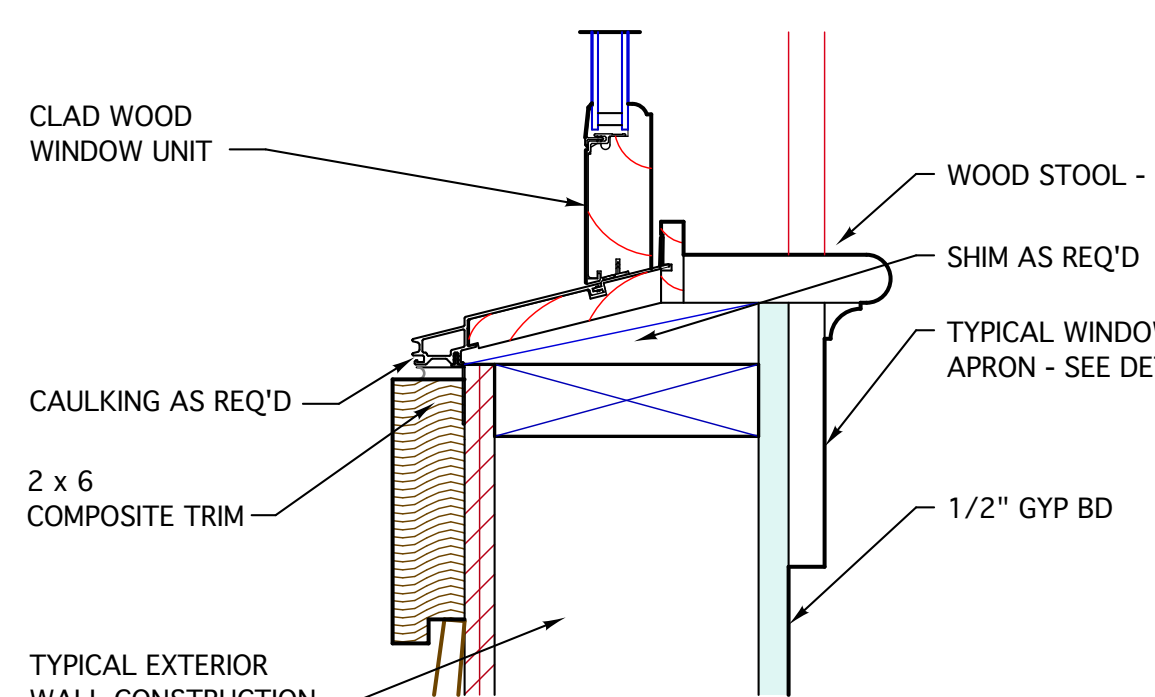
CSMT JAMB-CJ1



DH JAMB - DJ1

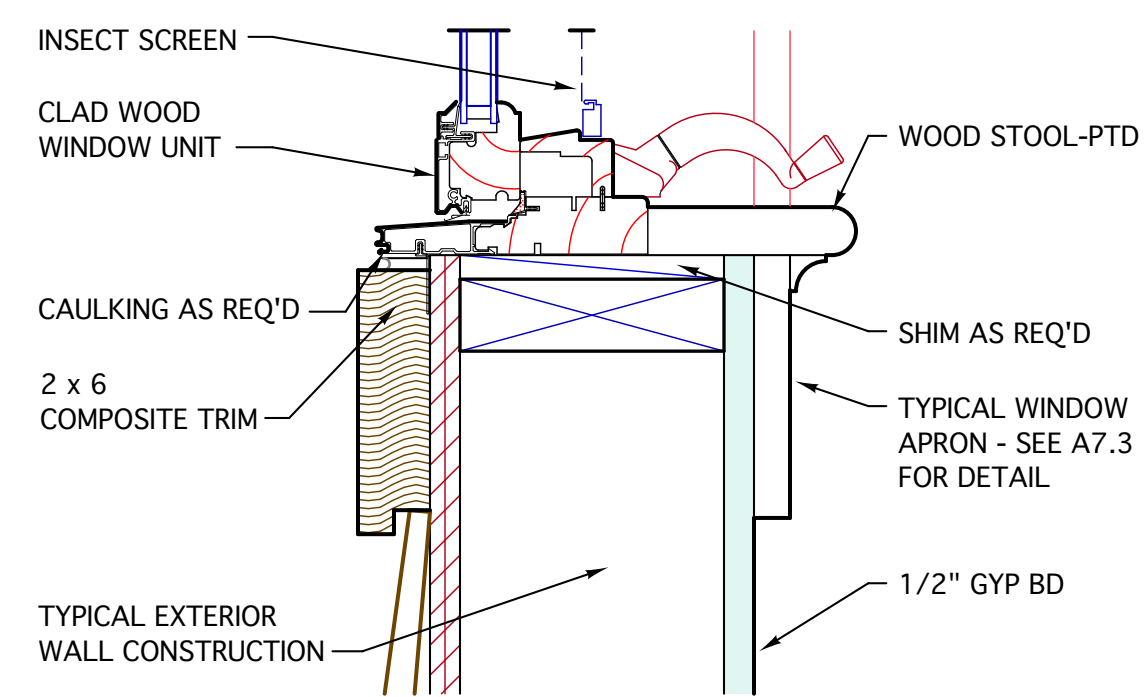


DH JAMB - DJ1



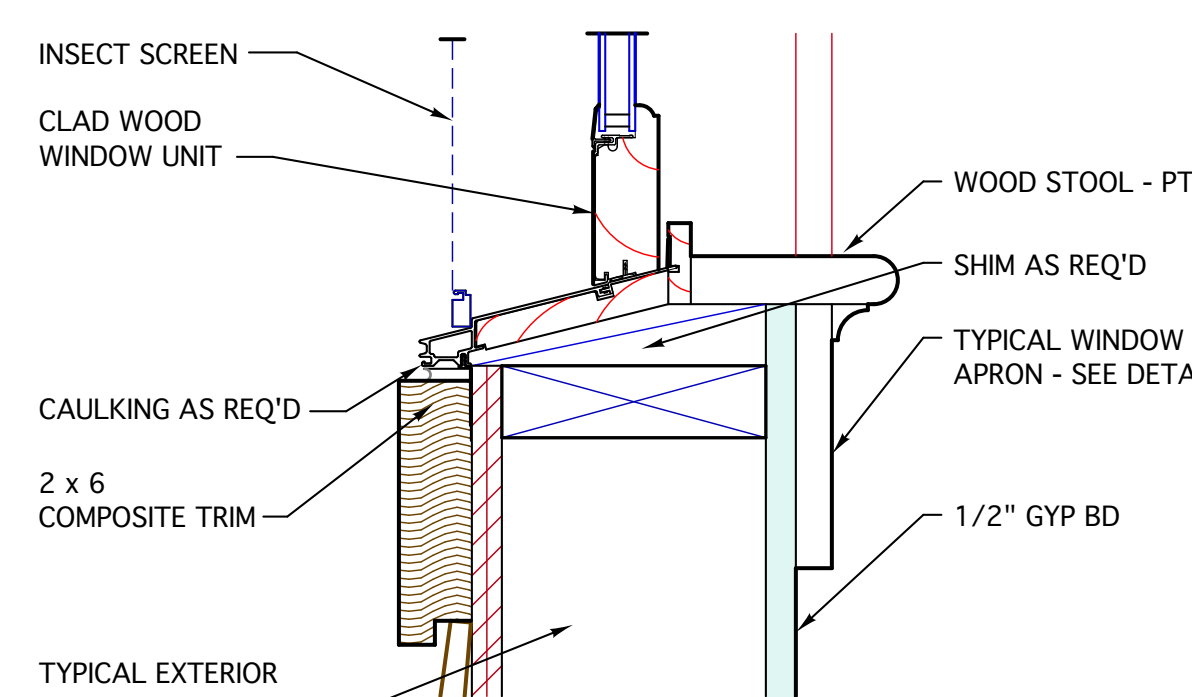
FIXED SILL-FS1

FIXED WINDOW UNIT



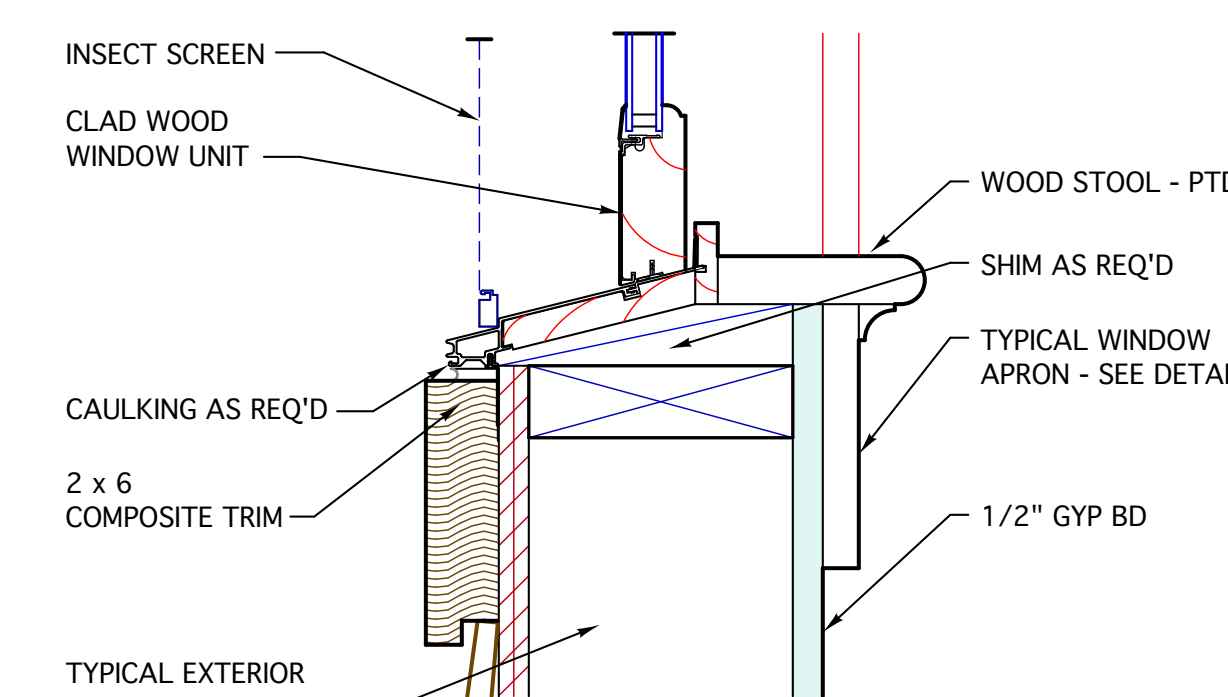
CSMT SILL-CS1

CASEMENT WINDOW



DH SILL - DS1

DOUBLE HUNG WINDOW



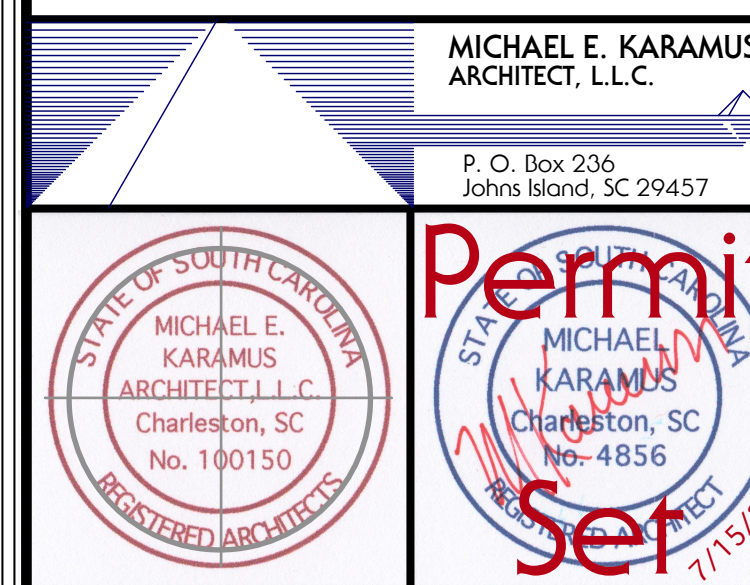
DH SILL - DS1

DOUBLE HUNG WINDOW W/ TRANSOM

1 HEAD JAMB SILL DETAILS
NO SCALE

ISSUED FOR ELECTRONIC PERMITTING 7/15/24. DO NOT REPRODUCE

HJS DETAILS



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Date:	JULY 15, 2024	Drawing No.:	A7.3		
Commission No.:	SC 2317				

