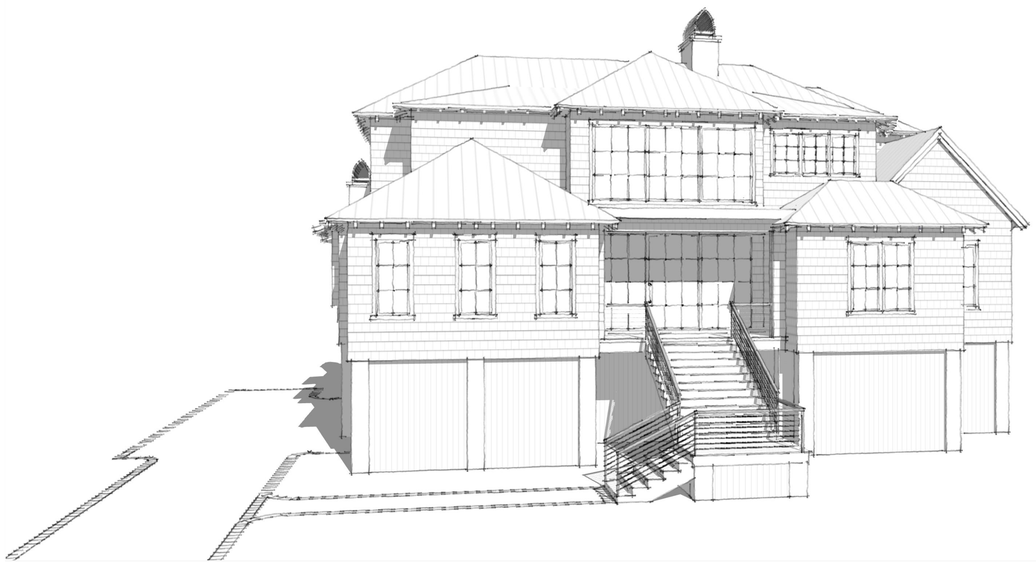
Coastal Premier Homes

1637 Boston Grill Road Mt. Pleasant, SC 29466



Vicinity Map

Note: Not to scale



Drawing List

A000	Cover
	Survey
A101.1	Existing Site Plan
A101.2	Proposed Site Plan
A102	Ground Floor Plan
A103	First Floor Plan
A104	Second Floor Plan
A105	Roof Plan
A201	Elevations
A202	Elevations
A301	Perspectives
A302	Perspectives

Project Notes

Site and Building Notes

1. Flood zone: VE (EL 14)
2. Setbacks: In conformance, see sheet A101
3. Scope of work: New construction

Code Summary

1. See structural sheets by Engineer
2. All work to be in accordance with current applicable zoning, codes & standards: IBC 2021, IRC 2021, IEBC 2021
3. Exterior openings are required to meet IRC 2021 guidelines for design pressure & impact resistance.

General Notes

1. Contractor to verify all dimensions and conditions at the project site prior to commencement of the work, and shall notify Clarke Design Group immediately of any discrepencies and/or any existing site conditions that are inconsistent with the drawings.
2. All drawings shall be used in conjunction with all other drawings related to other disciplines. The general contractor shall check and coordinate dimensions and clearances with the work of all trades.
3. The drawings herein are graphic in nature and are not intended to convey all information necaessary for construction. Contractors shall coordinate systems insallation requirements, rough-in connections, and material requirements for installation.
4. All dimensions are taken from face of wall studs U.NO.
5. Drawings and specifications are the property of Clarke design Group, LLC and shall not be copied, re-used, or modified without written consent.

Contact Information

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843-329-0667
phil@clarkedesigngroup.com

Drawing Symbols

- 1 / 401 — Detail Symbol
- 5080 — Interior Door Size (C.O. - Cased Opening; PKT. - Pocket Door; DBL. - Double French Door)
- A / 401 — Section Number and Sheet Number
- N / 201 — Elevation Number and Sheet Number
- A / D / 301 / B / C — Interior Elevation Number and Sheet Number
- A — Window Type
- 2 — Door Type
- 2 / 454 — Detail

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COASTAL PREMIER HOMES
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MT. PLEASANT, SC, 29466

Notes + Revisions	Revised By
Date	Initials

Project ID	MP Lattif
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A000

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EXISTING SITE PLAN

SCALE: 1/8" = 1'

FLOOD ZONE: VE (EL 14)

TMS# 577-00-00-320

GENERAL PLAN NOTES:

1. SEDIMENT CONTROL REQUIRED ON ALL SIDES PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET
2. INSTALL INLET FILTERS PER FINAL DRAINAGE REQUIREMENTS.
3. TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER CITY/COUNTY GUIDELINES.
4. FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
5. WETLAND AND SILT FENCE BARRIER. CLARKE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR THE UPKEEP OF SILT FENCE, TREE PROTECTION OR WETLAND BARRIERS. GENERAL CONTRACTOR IS TASKED WITH THE DUTY OF MANAGING ALL SITE CONDITIONS INCLUDING THE ABOVE BUT NOT LIMITED TO MATERIAL STORAGE, CONTAINMENT OF TRASH AND WIND BLOWN DEBRIS.

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A101.1

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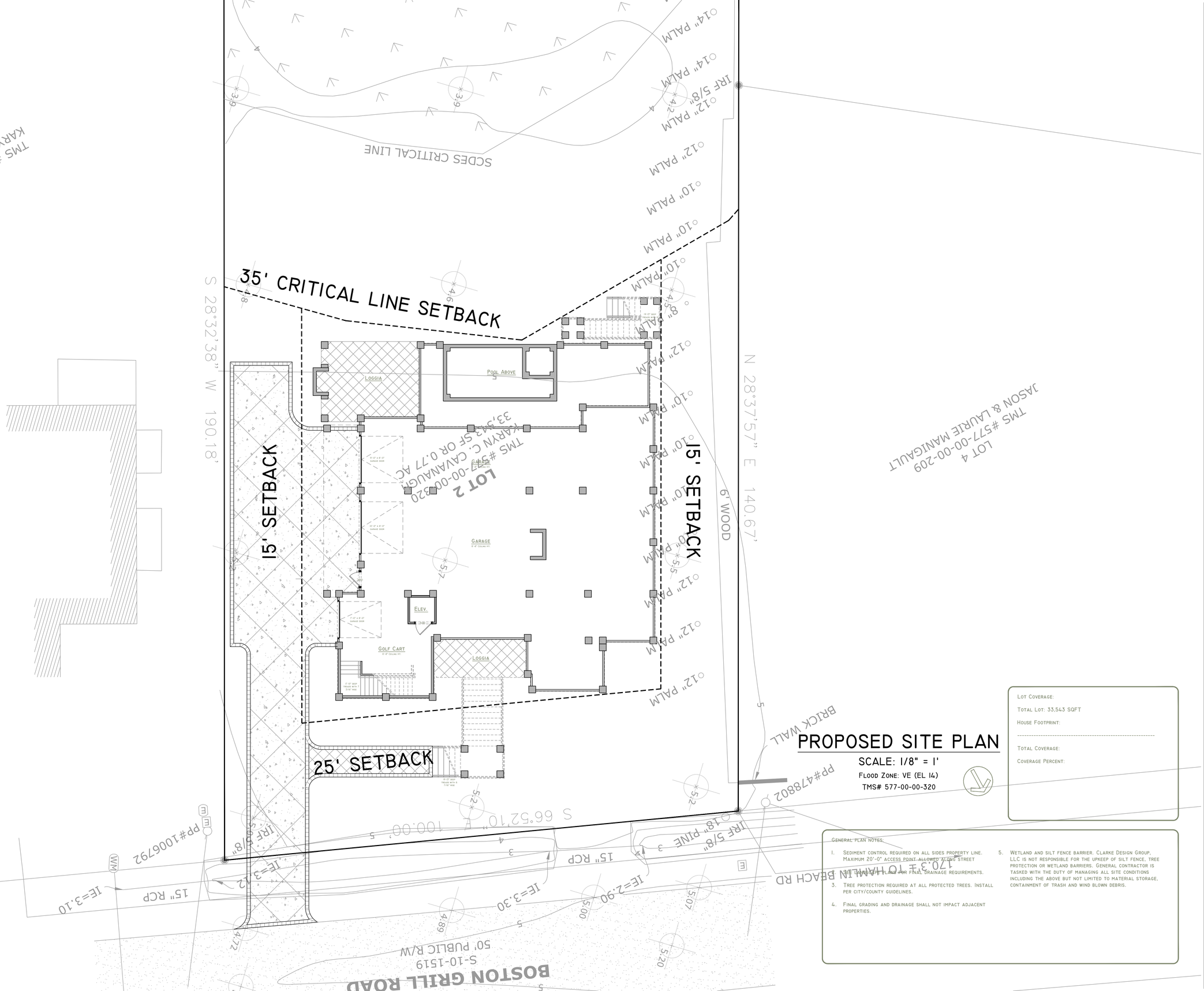

PROPOSED SITE PLAN

SCALE: 1/8" = 1'

FLOOD ZONE: VE (EL 14)

TMS# 577-00-00-320

LOT COVERAGE:

TOTAL LOT: 33,543 SQFT

HOUSE FOOTPRINT:

TOTAL COVERAGE:

COVERAGE PERCENT:

GENERAL PLAN NOTES:

1. SEDIMENT CONTROL REQUIRED ON ALL SIDES PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET
2. SEE TOPO PLAN FOR FINAL DRAINAGE REQUIREMENTS.
3. TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER CITY/COUNTY GUIDELINES.
4. FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
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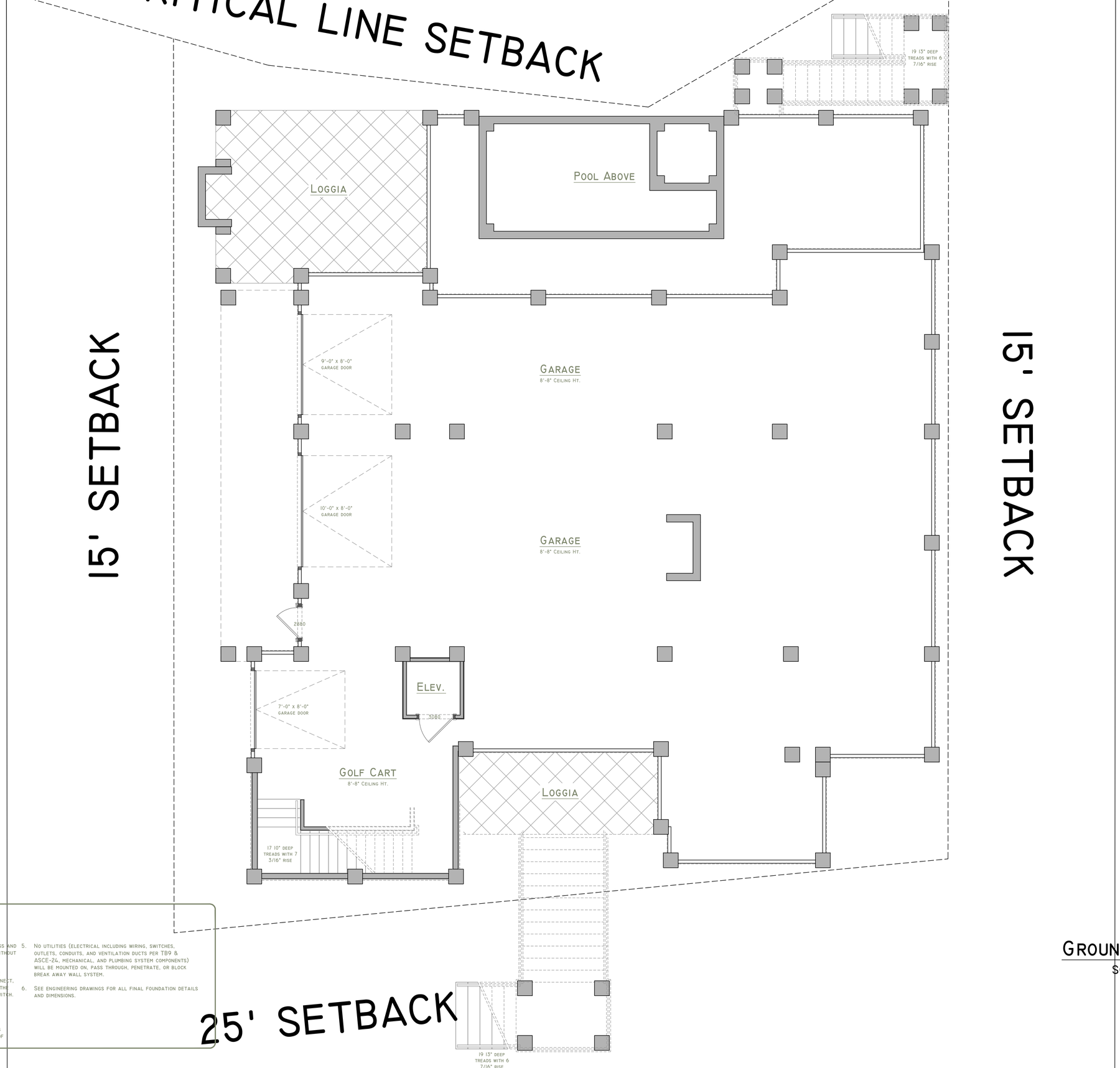

GENERAL PLAN NOTES:

1. Area below BFE is limited to parking, building access and storage. Enclosed space not to exceed 200 SQFT without flood vents.
2. No electrical, plumbing, mechanical, or duct will be installed below DFE, except for main service disconnect, the two code required exterior GFI receptacles on the front and back of structure, and one GFCI light switch.
3. Per FEMA Technical Bulletin, only flood resistant materials will be installed below DFE.
4. All louver walls at ground floor to be designed as Break-Away and to have louver net clear opening of 30% or greater.
5. No utilities (electrical including wiring, switches, outlets, conduits, and ventilation ducts per TB9 & ASCE-24, mechanical, and plumbing system components) will be mounted on, pass through, penetrate, or block break away wall system.
6. See engineering drawings for all final foundation details and dimensions.

Ground Floor Plan

SCALE: 1/4" = 1'

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PREMIER HOMES

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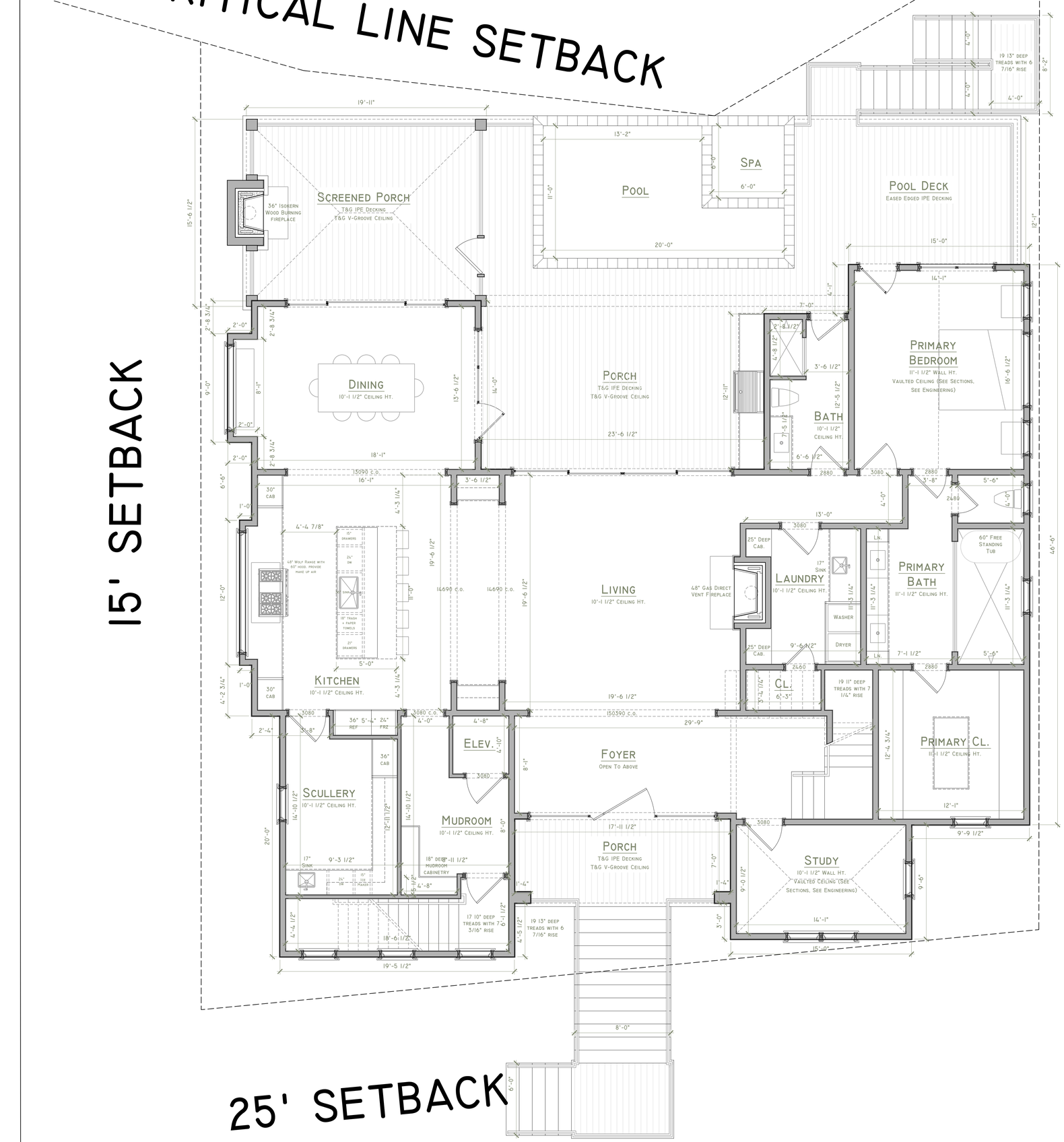

First Floor Plan

SCALE: 1/4" = 1'

TOTAL HEATED: 4,136 SQFT

FIRST FLOOR HEATED: 2,864 SQFT

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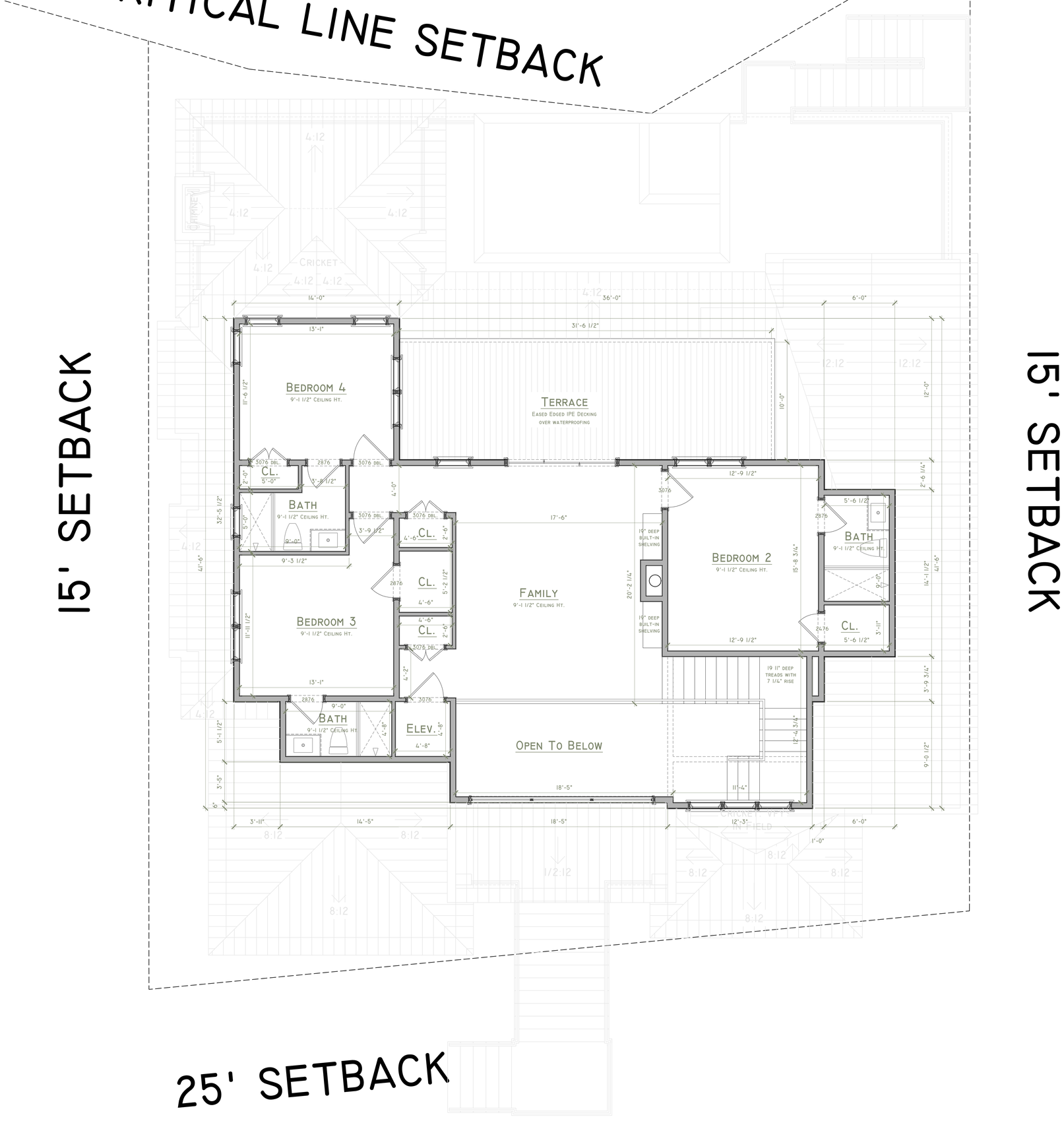

SECOND FLOOR PLAN

SCALE: 1/4" = 1'

TOTAL HEATED: 4,136 SQFT

SECOND FLOOR HEATED: 1,272 SQFT

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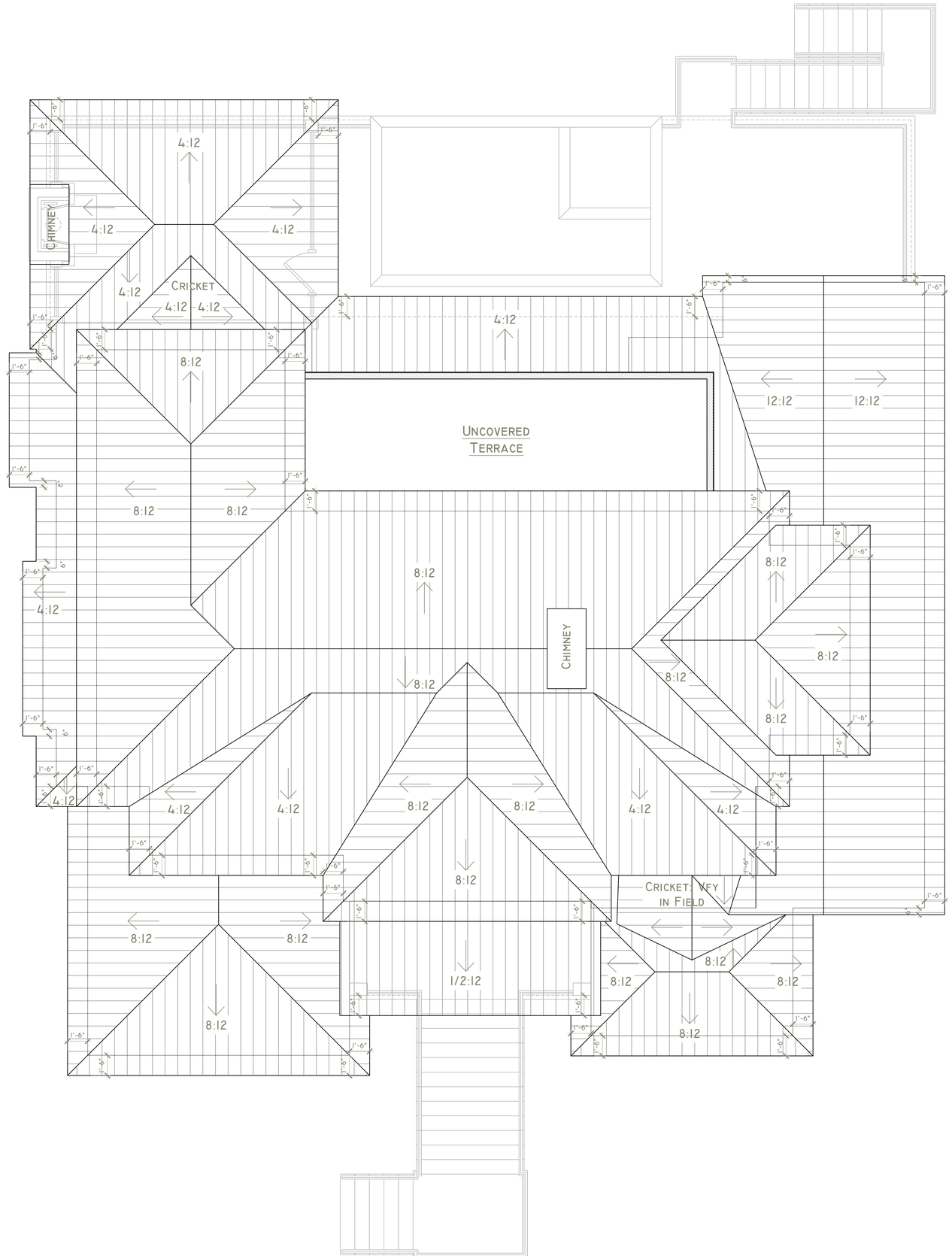
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CHIMNEY
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4:12
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CRICKET
4:12
4:12
8:12
4:12
12:12
12:12
UNCOVERED
TERRACE
8:12
8:12
8:12
8:12
CHIMNEY
8:12
8:12
8:12
4:12
4:12
4:12
8:12
8:12
4:12
4:12
8:12
CRICKET: VFY
IN FIELD
8:12
8:12
8:12
8:12



9'-1 1/2" Wall Height
9'-1 1/2"
Top of 3/4" Sub Floor
16" Open Web Truss
10'-1 1/2" Wall Height
10'-1 1/2"
Elev. 18'- 5 1/4" - Top of 3/4" Sub Floor
16" TJI
Elev. 17'-0 1/2" - Lowest Framing Member
Elev. 16'-11" - Top Of Block
Elev. 14'-0" - VE Flood Zone 14
8'-8"
Elev. 8'-3" - Top of 4" Slab
Elev. 8'-0" - Average Final Grade

Northeast Elevation

SCALE: 1/4" = 1'



9'-1 1/2" Wall Height
9'-1 1/2"
Top of 3/4" Sub Floor
16" Open Web Truss
10'-1 1/2" Wall Height
10'-1 1/2"
Elev. 18'- 5 1/4" - Top of 3/4" Sub Floor
16" TJI
Elev. 17'-0 1/2" - Lowest Framing Member
Elev. 16'-11" - Top Of Block
Elev. 14'-0" - VE Flood Zone 14
8'-8"
Elev. 8'-3" - Top of 4" Slab
Elev. 8'-0" - Average Final Grade

Northwest Elevation

SCALE: 1/4" = 1'

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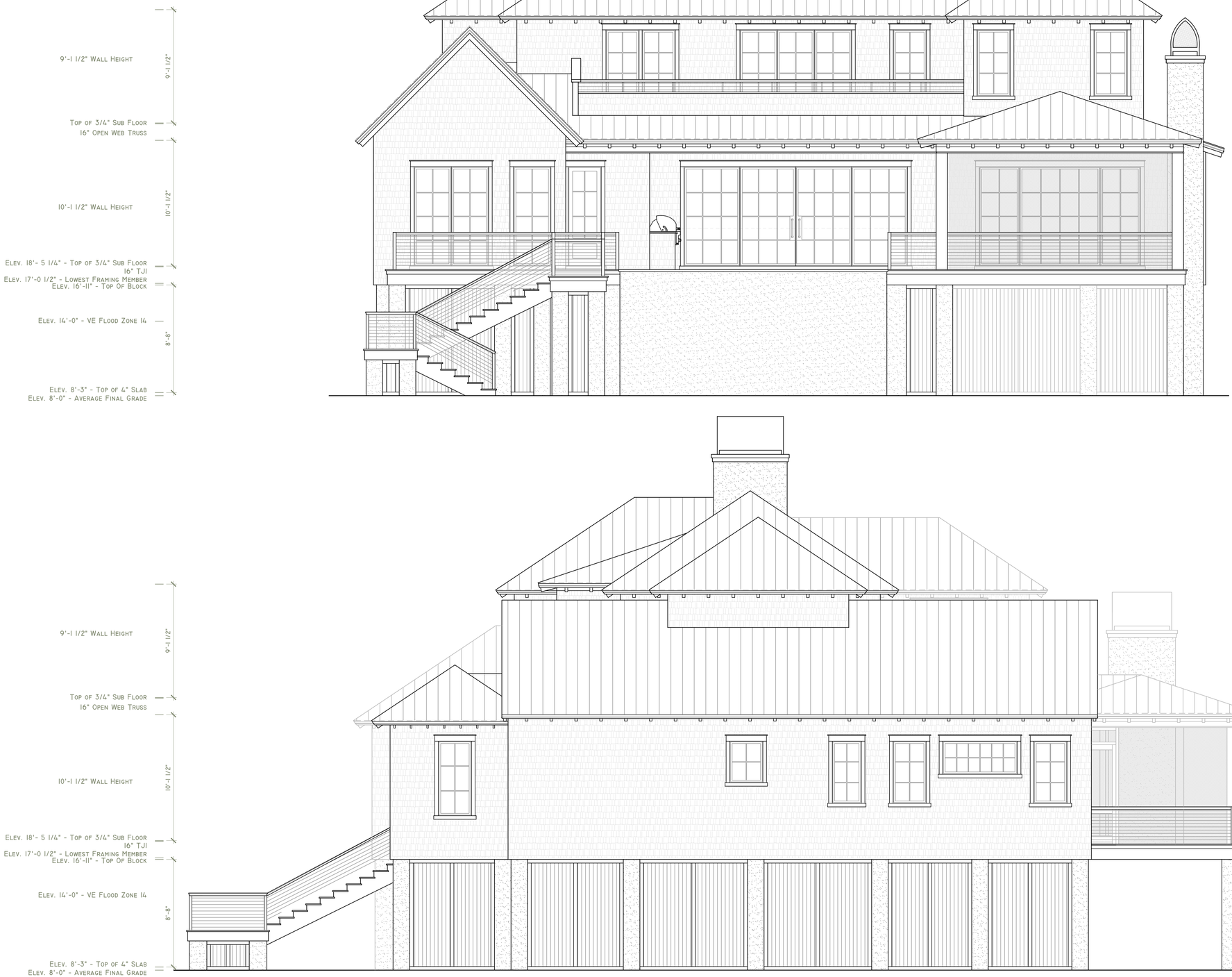

Southwest Elevation

SCALE: 1/4" = 1'

Southeast Elevation

SCALE: 1/4" = 1'

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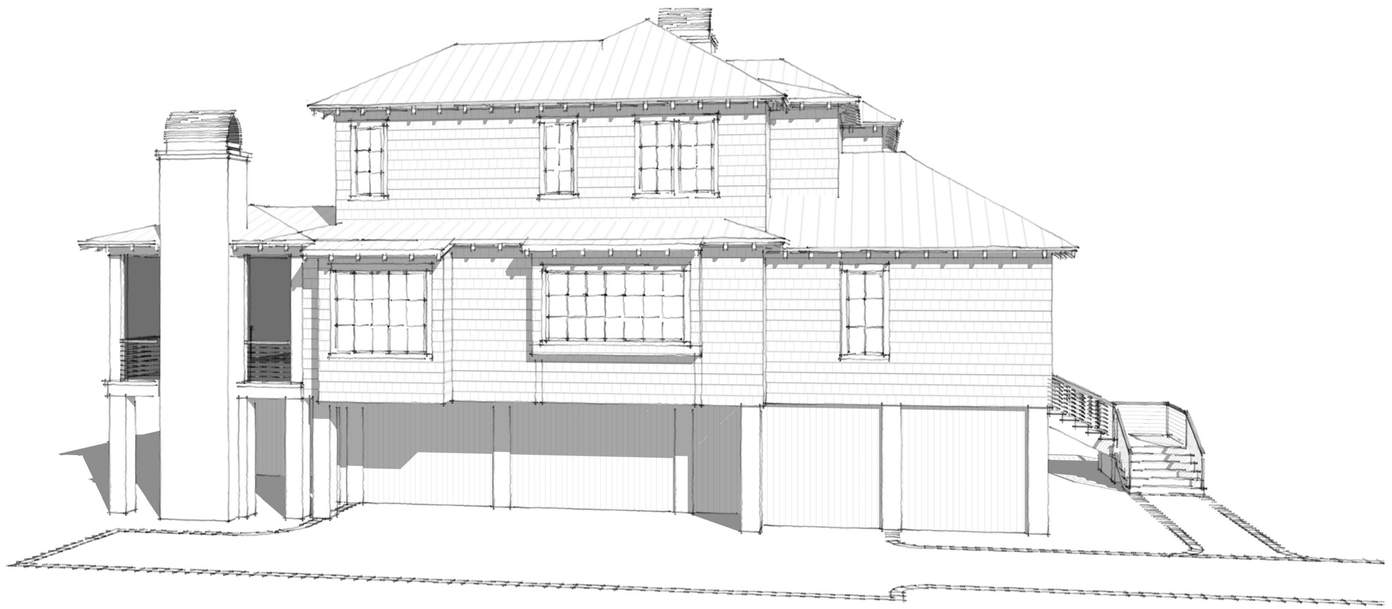
Northeast Perspective



Northwest Perspective

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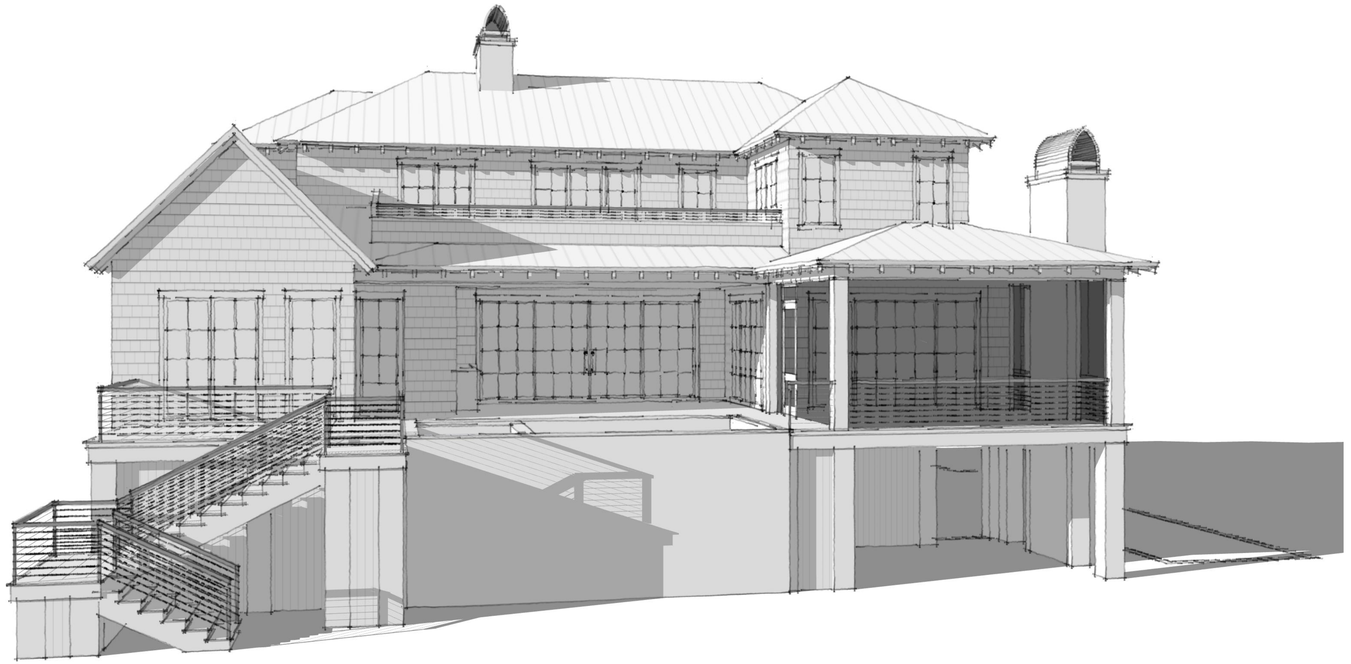
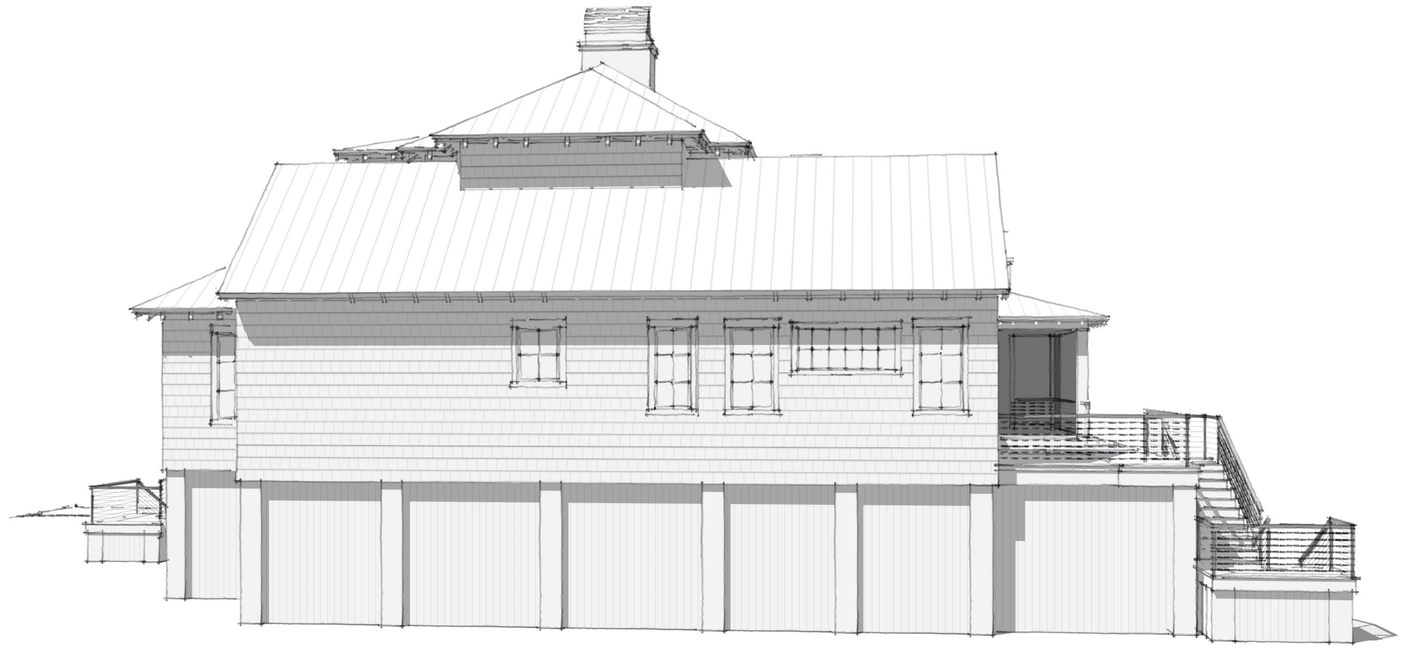


Southwest Perspective



Southeast Perspective

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