

A Proposed Residence for
Crane Island

Owner

Architect
Thomas & Denzinger, Architects
138 St. Philip Street Suite 200
Charleston, South Carolina 29403

Structural Engineer

Contractor

Landscape Contractor



Sheet Index

Sheet Number	Sheet Name
REV.1	Window Location Revision
REV.2	Rafter Tail Profiles
REV.3	Bay Window Wall Section
REV.4	Projection Plan Detail
T100	Title Sheet & Project Information
C100	Site Plan
A102.1	Ground Floor Plan
A102.2	First Floor Plan
A102.3	Second Floor Plan
A102.4	Roof Plan
A102.5	Plan Details
A151.1	Schedules
A200	Exterior Elevations
A301.1	Sections
A301.2	Sections
A302.1	Details
A302.2	Section at Interior Stair
E101.1	Ground & First Floor Electrical Plans
E101.2	Second Floor Electrical Plan

Project Information

TMS #	
Site	
Area:	High Ground
Building	
Ground Floor	
Conditioned:	171 sf
First Floor Area:	2,304 sf
Second Floor Area:	1,619 sf
Total Heated Area:	4,094 sf
Lot Coverage	
Building Footprint	2,716 sf
Screened/Covered	562 sf
Stairs	75 sf
Open Deck	n/a
Primary Drives/Walks	
HVAC	
Total Lot Coverage	
Highland Area	
Lot Coverage Percentage	
Secondary Elements Sq. Ft.	
Primary + Secondary Total %	
Flood Elevation:	
FIRM Panel #	
Zoning	
Setbacks	
Side Yards:	
Front Yard:	
Rear Yard:	
Height:	

Code Reference 2018 IRC

THOMAS &
DENZINGER
ARCHITECTS

73 1/2 State Street, Charleston, South Carolina 29402
P.O. Box 1503 Telephone 843 577 5373
920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361
138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651



Revision Schedule		
No.	Description	Date

Project Title

CRANE ISLAND

Drawing Title

Title Sheet & Project Information

Date

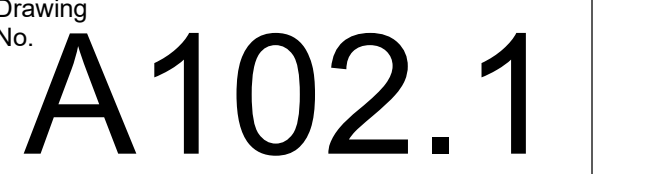
June 2022

Scale

1/4" = 1'-0"

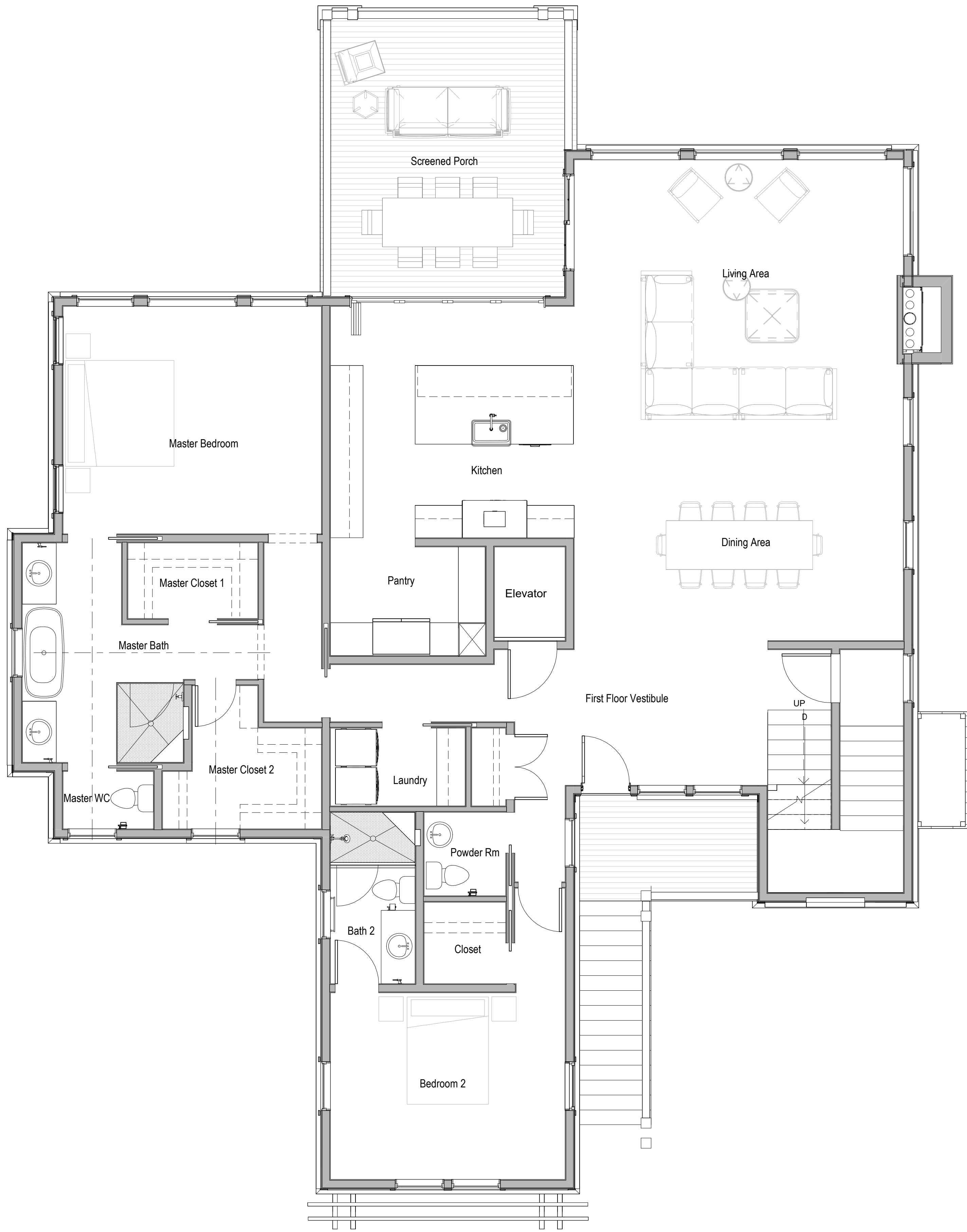
Drawing No.

T100

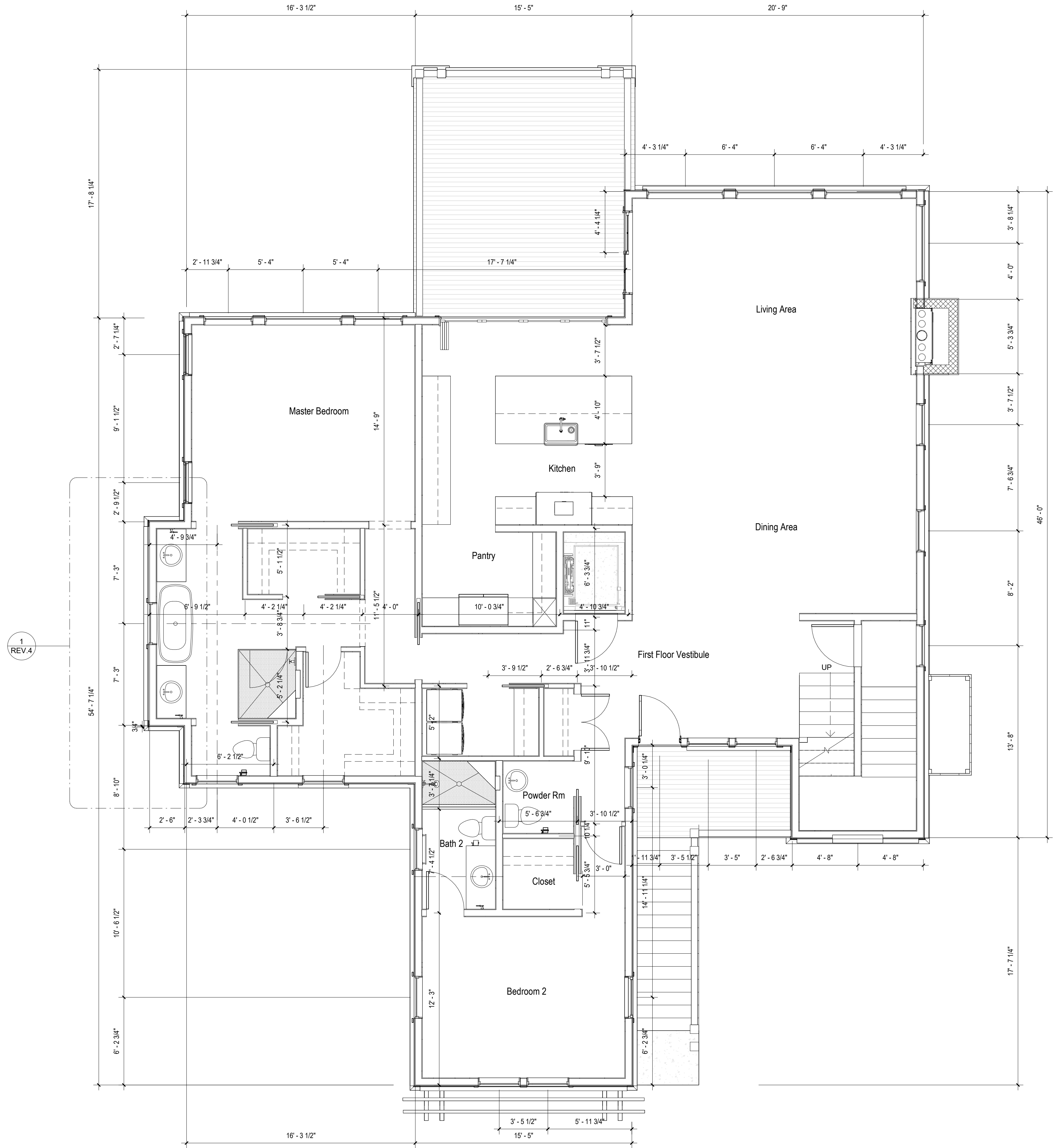


① Ground Floor Notations Plan
1/4" = 1'-0"

② Ground Floor Dimension Plan
1/4" = 1'-0"



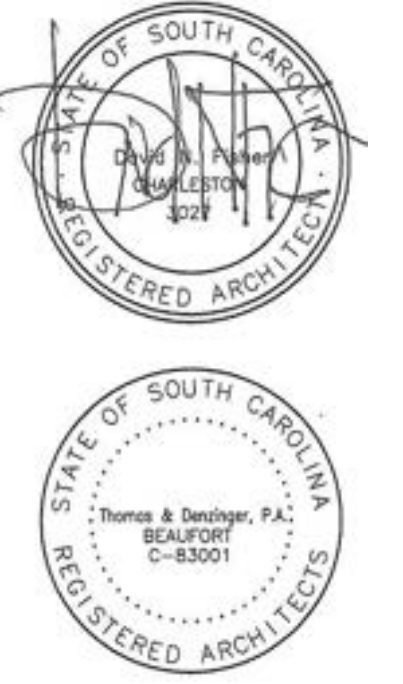
1 First Floor Notations Plan
1/4" = 1'-0"



2 First Floor Dimension Plan
1/4" = 1'-0"

REVISED 23 MARCH 2021

THOMAS & DENZINGER ARCHITECTS
73 1/2 State Street, Charleston, South Carolina 29402
P.O. Box 1503 Telephone 843 577 5373
920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361
138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651



Revision Schedule		
No.	Description	Date
1	REV.4	

Project Title

CRANE ISLAND

Drawing Title

First Floor Plan

Date

June 2022

Scale

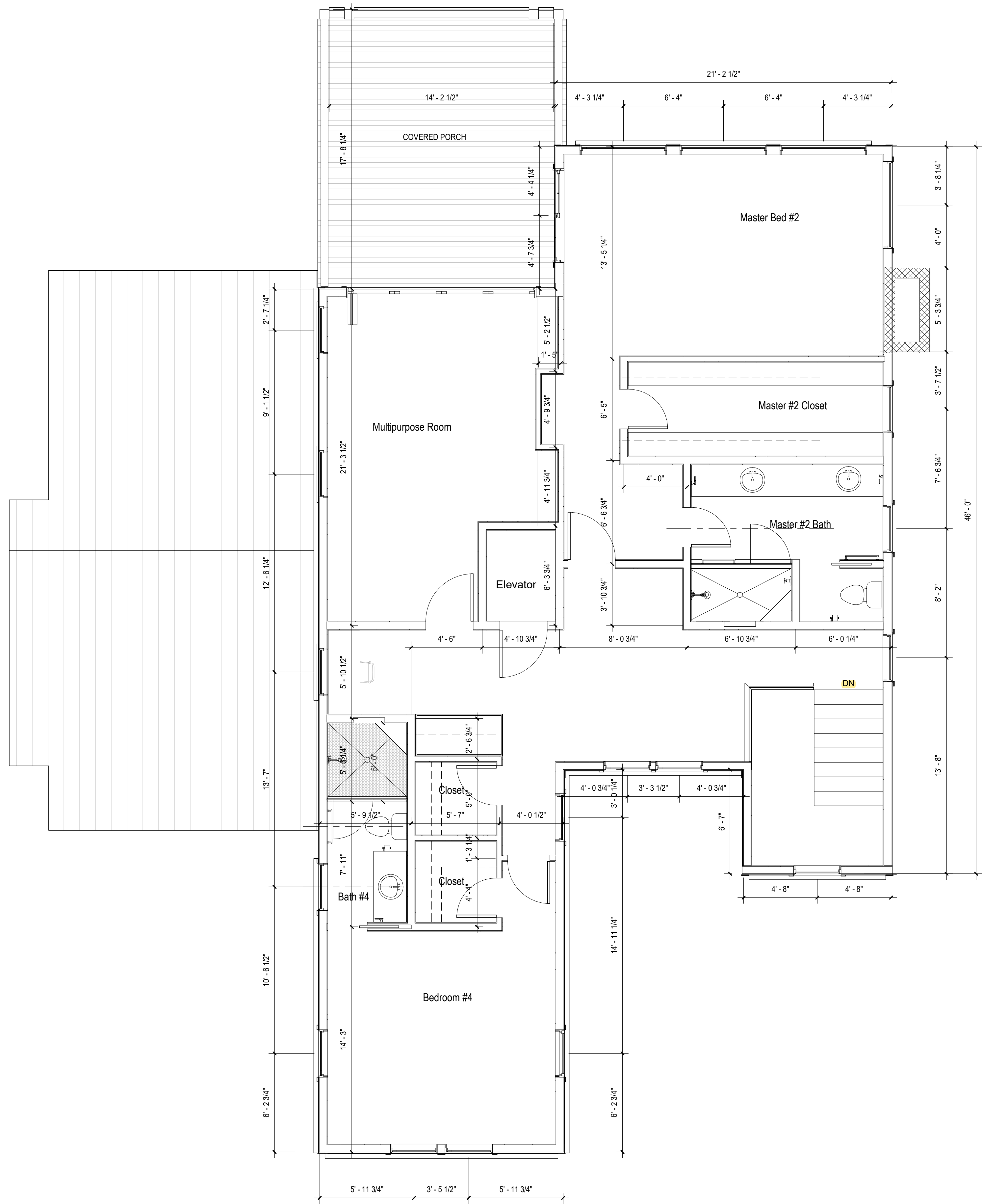
1/4" = 1'-0"

Drawing No.

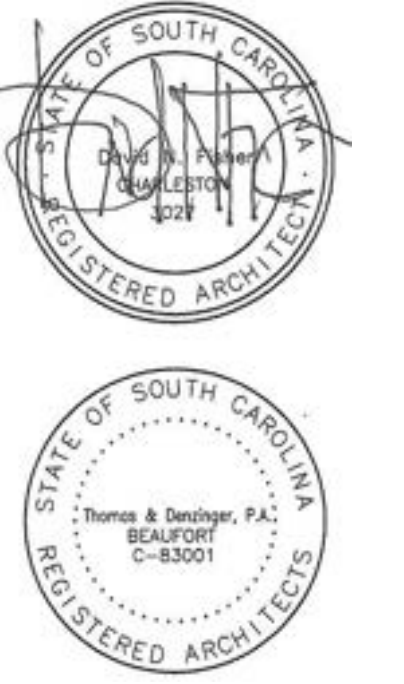
A102.2



① Second Floor Notations Plan
1/4" = 1'-0"



② Second Floor Dimension Plan
1/4" = 1'-0"



Revision Schedule		
No.	Description	Date

Project Title

CRANE ISLAND

Drawing Title

Second Floor Plan

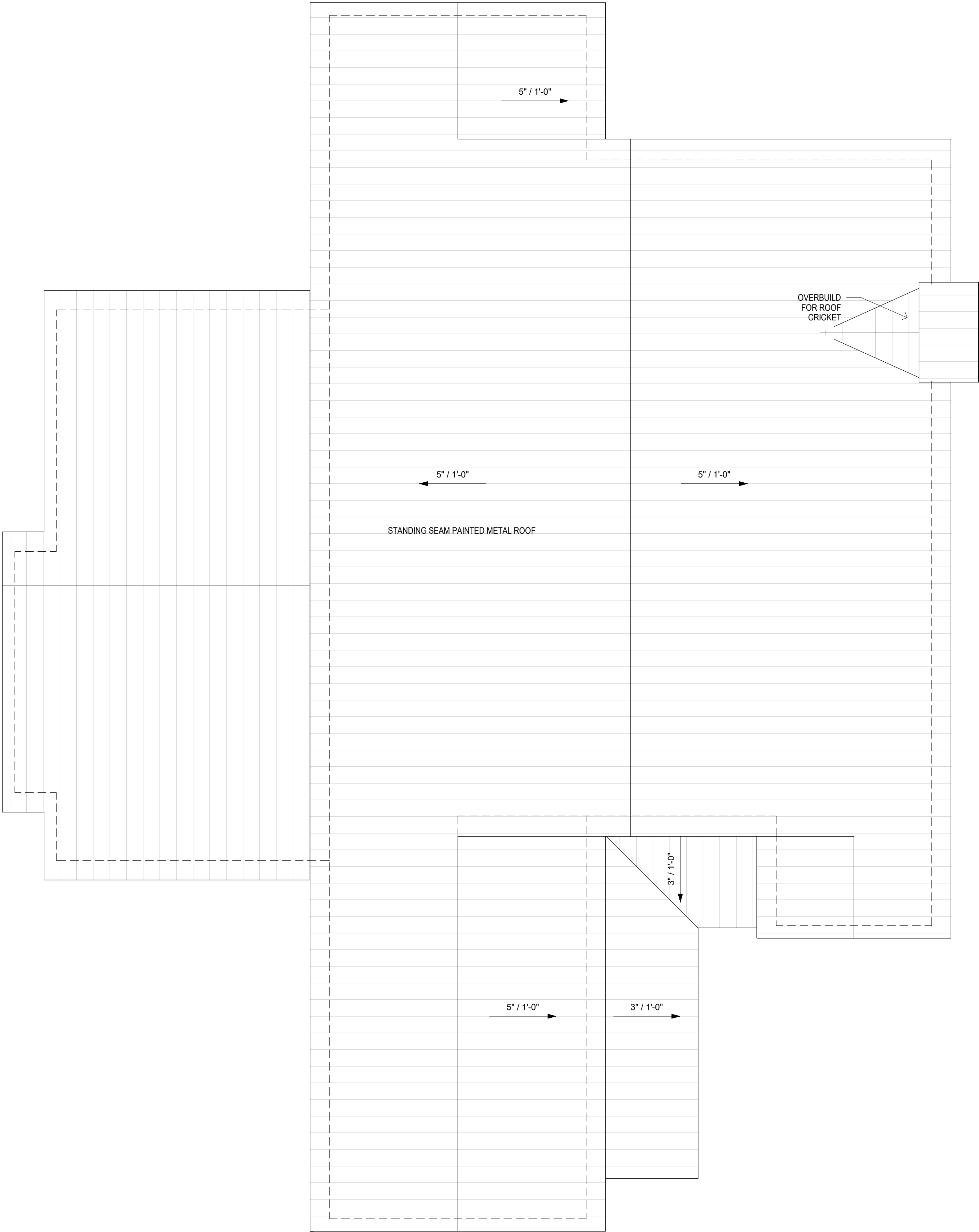
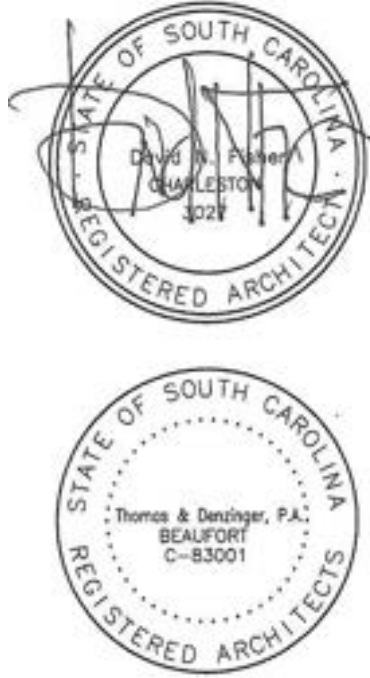
Date June 2022

Scale 1/4" = 1'-0"

Drawing No.

A102.3

REVISED 23 MARCH 2021



SHROUD REQUIREMENTS for Eco-Steel/Eco-Steel+ & DM54 Chimney Flue

Shrouds can either be field-fabricated or factory-fabricated, but they must meet the requirements as specified in these instructions. Shrouds must be constructed of a minimum 24 gauge (.024") stainless steel, aluminized steel, galvanized steel, or copper. Other materials may also be used, such as brick, mortar, stucco, stone, etc., provided they are completely non-combustible. Check with your local building code authorities for any additional shroud requirements. Shrouds must be able to be removed to allow chimney access to properly clean the chimney.

Chimney Flue installations which include the use of a shroud must comply with the following requirements:

- Eco-Steel+/Eco-Steel must maintain at least 2-inch clearance from combustible materials.

- The chase enclosure must be ventilated.
- The Chase Top Flashing or field-fabricated chase pan must be used. Field-fabricated chase pans are acceptable if they meet these requirements:
 - Material must be 24 gauge (.024") Galvanized steel or equivalent.
 - Chase pan must have opening 3-inch larger than outside diameter of chimney pipe with at least a 1/2-inch upturned flange/collar.
 - Chase pan must overhang chase by 1/2-inch per side for proper air flow.
 - Chase pan must have a 1-inch down turned outside edge (weather protection).

The top of the chimney pipe for Chimney must extend between 2-inch and 4.5-inch above the collar of the Chase Top Flashing (or Chase Top Collar).

③ Chimney Shroud Installation Requirements
3/16" = 1'-0"

Roof Assembly & Materials (Reference source Chapter 9 2018 IRC)

Materials shall comply with Section R904
Coverings shall comply with Section R905
Underlayment shall comply with R905.1 Exceptions 1
Underlayment application per Table R905.5.5(2) "Metal panels"
Underlayment attachment per Table R905.1.1(3) "Metal panels"
Metal panels shall comply with Section R905.10
Sections R905.10.1 through R905.11

② Roof Material & Assembly per 2018 IRC
1/2" = 1'-0"

① Roof Plan
1/4" = 1'-0"

Revision Schedule		
No.	Description	Date

Project Title

CRANE ISLAND

Drawing Title

Roof Plan

Date
June 2022

Scale
As indicated

Drawing No.

A102.4



② South Facing Elevation
1/4" = 1'-0"



④ East Facing Elevation
1/4" = 1'-0"



① North Facing Elevation
1/4" = 1'-0"



③ West Facing Elevation
1/4" = 1'-0"

THOMAS & DENZINGER ARCHITECTS

73 1/2 State Street, Charleston, South Carolina 29402
P.O. Box 1503 Telephone 843 577 5373
920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361
138 St Philip Street, Suite 200, South Carolina 29413
P.O. Box 20157 Telephone 843 723 6651



- EXTERIOR MATERIAL KEY
1. STANDING SEAM PAINTED METAL ROOF
 2. TRTD WOOD EAVE DRIP
 3. TRTD 3X6 RAFTER TAILS
 4. HARDI SHINGLE SIDING
 5. TRTD 5/4 X4 WINDOW CASING
 6. ALUMINUM CLAD WOOD WINDOWS
 7. TRTD DRIP CAP
 8. 3 COAT STUCCO FINISH
 9. TRTD 2X2 LATTICE
 10. 12" SQ. GLASS BLOCK WINDOW
 11. STUCCO CONTROL JOINT
 12. TRTD TIMBER FRAMING
 13. TROPICAL HARDWOOD HANDRAIL ASSEMBLY
 14. HANDRAIL STANCHIONS
 15. BRAIDED STAINLESS STEEL CABLE
 16. TIMBER SUPPORT BRACKETS
 17. HYDROSTATIC VENT
 18. HVAC STAND
 19. 5/4 CORNER BOARD

Revision Schedule

No	Description	Date
.		

Project Title

CRANE ISLAND

Drawing Title

Exterior Elevations

Date June 2022

Scale 1/4" = 1'-0"

Drawing No.

A200