

FOX CREEK HOMES, LLC

2296BECKENHAM DRIVE (LOT #55)
MOUNT PLEASANT, SC 29466



Type text here

revised 8/22/25

CUSTOM 2 STORY ELEVATED HOME - 5 BEDROOM + REC ROOM & OFFICE / 5.5 BATH (2 CAR GARAGE)

Building Code:

Construction shall comply with the 2021 IRC and 2015 IECC with modifications as approved by the SCBCC.

Owner: Speculative Construction

Builder: Fox Creek Homes, LLC
c/o Bran Gardner
3880 Ashton Shore Lane
Mt. Pleasant, SC 29466
(843) 991-2429
bg@foxcreekhomes.net

Site Surveyor: Nielson & Associates- Land Surveyors
2724 Magnolia Woods Drive
Mt. Pleasant, SC 29464
(843) 276-1379

Structural Engineer: Southern Consulting & Engineering
Tony Austin, P.E.
105 Central Avenue (Unit 100A)
Goose Creek, SC 29445
(843) 718-2525
susandorseysci@gmail.com

CONSTRUCTION DESCRIPTION

Construction Type TYPE V
Foundation Type 16x16 CMU Piers (with Brick Veneer)
PT Louver Panels In-Fill
Exterior Walls 2x6 Conventional Framing (16" o.c.)
Interior Walls Wood Stud (2x4 / 2x6 with Sheetrock)
Roof Framing Conventional Framing (See Engineering)

ZONING INFORMATION

Project Address: 2296 Beckham Drive
Mt. Pleasant, SC 29466

Parcel ID Number: 594-12-00-398
Lot #: 55
Subdivision: Parkwest II / Masonborough 1C
Plat Book / Page: EF / 35
Deed Book / Page: 0984 / 425

Lot Dims (Approximate): 98.66' x 161.34'
High Ground Area: 0.316 Acres / 13,750 sf
Municipality: Town of Mt. Pleasant
FUD Authority: Mt. Pleasant, SC
Zoning: PD
Minimum Size: 2,500 sf
Maximum Height: 40' Above Grade
Min. Front Setback: 20'-0"
Min. Side Setback: 10'-0"
Min. Rear Setback: 30'-0"

DESIGN CRITERIA

Wind Speed 150 mph - Exposure C
Seismic Zone Zone D-2
Flood Zone AE-08 (BFE+2 Flood Requirement- Ground)
Firm Map 45019C0345k
Climate Zone 3- Warm & Humid

BUILDING - SQUARE FOOTAGE CALCULATION

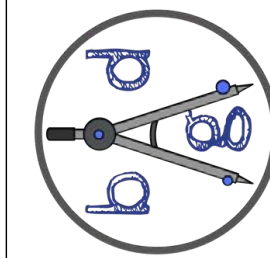
FRONT 1ST FLOOR PORCH	224
FRONT 2ND FLOOR PORCH	224
REAR SCREENED DECK	268
REAR OPEN POOL DECK	217
ELEVATED INFINITI POOL	160

GROUND FLOOR PORCH SLABS	720
GROUND FLOOR GARAGE AREA	2,342
GROUND FLOOR ENCLOSED AREA	200
TOTAL GROUND FLOOR SLAB AREA (INC. ENCL.)	3,063

1ST FLOOR HEATED AREA	2,342
2ND FLOOR HEATED AREA	1,895

TOTAL HEATED SQUARE FOOTAGE	4,237
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PAGE	DRAWING SHEET INDEX
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: 2296 BECKENHAM DRIVE (LOT-55)
MT. PLEASANT, SC 29466

PROJECT DESCRIPTION: FOX CREEK HOMES, LLC

DRAWINGS PROVIDED BY: broderick design group
843.801.1207 broderick-design.com
PO BOX 12113 CHARLESTON, SC 29422
(843) 801-1207 pat@broderick-design.com

DESIGN: BDG

DRAWN: BDG

CHECKED: PRB

DATE:

8/22/25

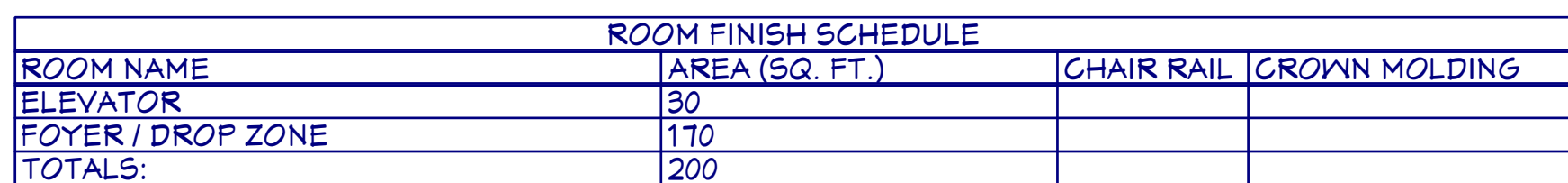
SHEET:

A-1

NOTE:

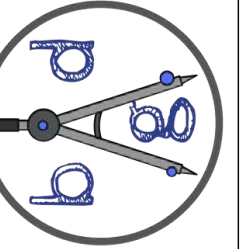
- ***ALL MATERIALS ON GROUND FLOOR BELOW DESIGN FLOOD ELEVATION (DFE = 10') NAVD88 SHALL BE OF FEMA CLASS 4 OR 5 FLOOD RESISTANT MATERIALS.
- ***NO WOOD DOORS ARE PERMITTED ON THE GROUND FLOOR LEVEL.
- ***NO PAPER FACED GYPSUM WALL BOARD / SHEETROCK SHALL BE USED ON THE GROUND FLOOR ELEVATOR SHAFT AND STAIRWELL.
- ***ALL MATERIALS TO BE SELECTED & INSTALLED PER FEMA TECHNICAL BULLETIN NO. 2.

**TRANSOM WINDOWS WILL BE ABOVE THESE HEADERS BY ROUGH IN RECOMMENDATIONS OF MANUFACTURER



****INCLUDES PORCH SLABS, PATIOS & GARAGE AREAS****

GROUND FLOOR PLAN

[illegible]

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8/22/25

SCALE:

1/4" TO 1'

SHEET:

A-4

DOOR SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
101	1	2480 R IN	28"	46"	HINGED-DOOR P04
102	1	2880 R IN	32"	46"	HINGED-DOOR P04
103	1	6080 L EX	72"	46"	EXT. DOUBLE HINGED-GLASS PANEL
104	3	2880 L IN	32"	46"	HINGED-DOOR P04
105	1	12080 L/R EX	144"	46"	EXT. 3+1 DR. BIFOLD-GLASS PANEL
106	1	2880 L EX	32"	46"	EXT. HINGED-GLASS PANEL
107	1	2880	32"	46"	EXT. HINGED-GLASS PANEL
108	1	2880 R	32"	46"	POCKET-DOOR P04
109	1	2880 R IN	32"	46"	HINGED-GLASS PANEL
110	1	3080 R IN	36"	46"	HINGED-DOOR P04
111	2	2880 L	32"	46"	POCKET-DOOR P04

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
A01	1	2850DH	32"	60"	DOUBLE HUNG
A02	4	3060DH	36"	72"	DOUBLE HUNG
A03	1	2852FX	32"	62"	FIXED GLASS
A04	12	2854DH	32"	64"	DOUBLE HUNG
A05	1	2850FX	32"	60"	FIXED GLASS
A06	1	2852DH	32"	62"	DOUBLE HUNG
A07	2	2040DH	24"	48"	DOUBLE HUNG
A08	3	2840DH	32"	48"	DOUBLE HUNG

NOTE:

WINDOWS TO BE DP-50

WINDOW PROTECTION:

ALL WINDOWS SHALL BE PROVIDED WITH 5/8" OSB PROTECTION FROM WIND BORNE DEBRIS (OR BE IMPACT RATED GLASS WINDOWS). IF PANELS ARE USED FOR PROTECTION, THESE PANELS SHALL BE PRE-CUT TO SIZE AND STORED ON SITE IN A WEATHER PROTECTED AREA WITH APPROPRIATE HARDWARE.

EXTERIOR WALLS = 5-1/2" CONVENTIONAL STUD FRAMING WITH SHEETROCK & SIDING
INTERIOR WALLS = 3-1/2" CONVENTIONAL STUD FRAMED WALLS WITH SHEETROCK / 5-1/2" WHERE INDICATED.

FOUNDATION EXTERIOR = 5-1/2" LOUVERED PANELS WITH 40% OPENING & STUCCO COATED CMU WALL AND PIERS.

HEADER HEIGHTS:

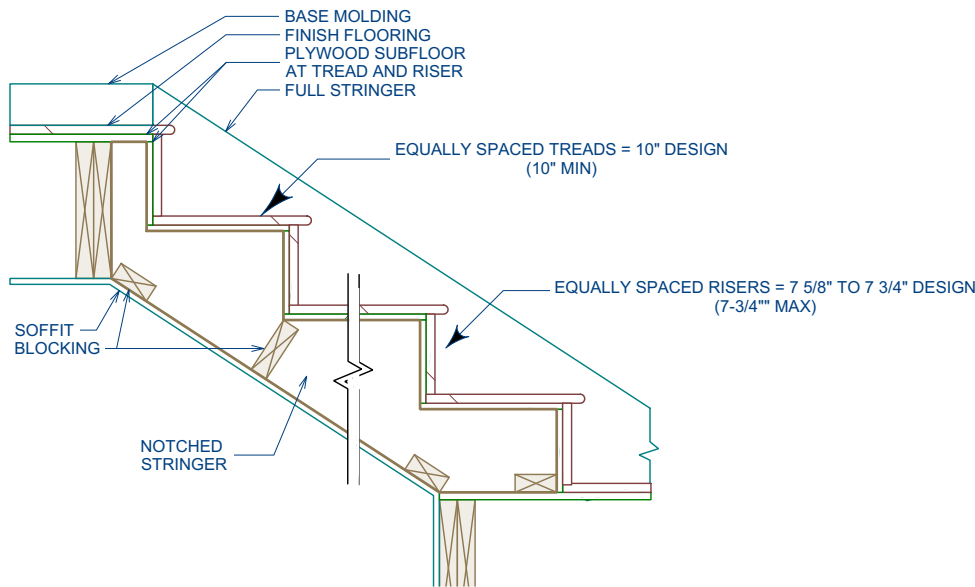
1ST FLOOR DOORS
EXTERIOR 8'-0" (+ ROUGH IN)
INTERIOR 8'-0" (+ ROUGH IN)

1ST FLOOR WINDOWS
EXTERIOR 8'-0" (+ ROUGH IN)

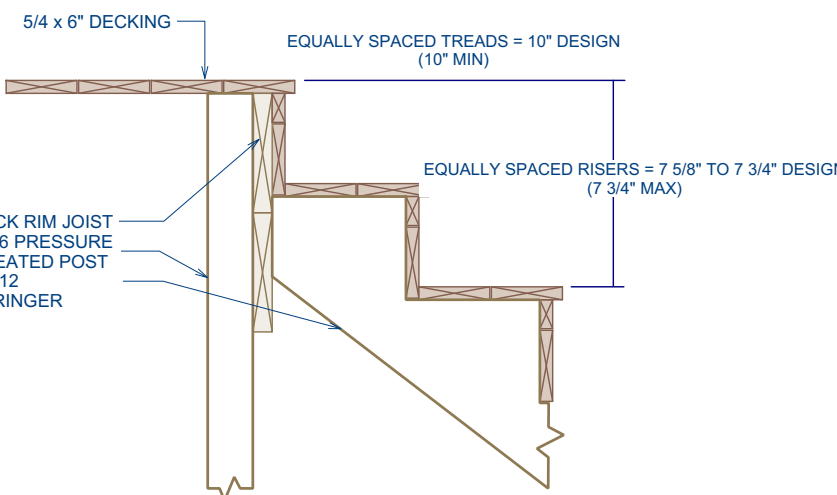
2ND FLOOR DOORS
EXTERIOR 6'-8" (+ ROUGH IN)
INTERIOR 6'-8" (+ ROUGH IN)

2ND FLOOR WINDOWS
EXTERIOR 6'-8" (+ ROUGH IN)

**TRANSOM WINDOWS WILL BE ABOVE THESE HEADERS BY ROUGH IN RECOMMENDATIONS OF MANUFACTURER

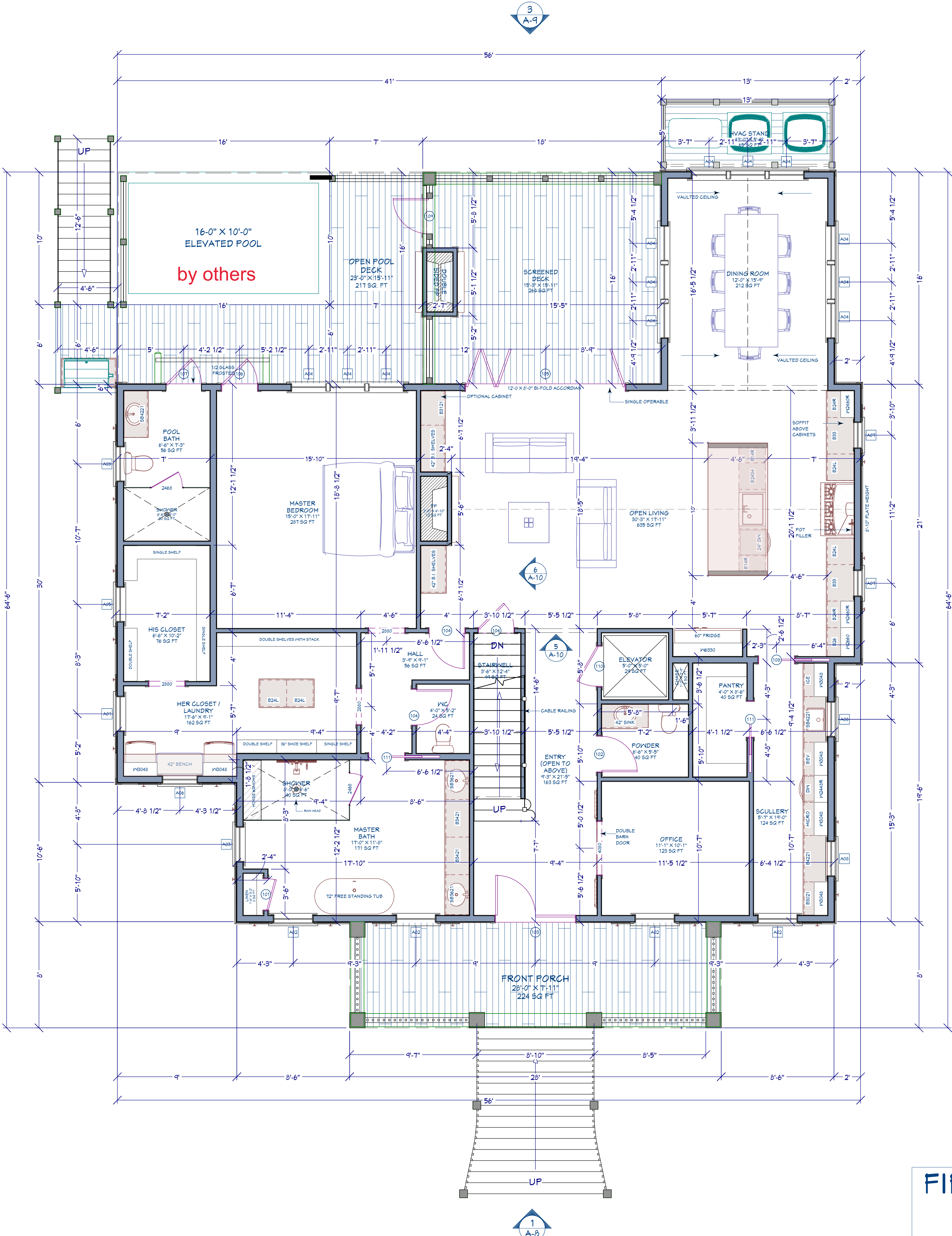


INTERIOR STAIRS DETAIL

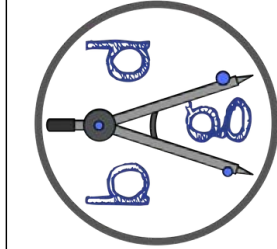


EXTERIOR WOOD STAIRS DETAIL

ROOM FINISH SCHEDULE			
ROOM NAME	AREA (SQ. FT.)	CHAIR RAIL	CROWN MOLDING
HALL	56		
HER CLOSET / LAUNDRY	162		
DINING ROOM	212		
SHOWER	30		
OPEN LIVING	635		
MASTER BATH	171		
JVC	24		
POWDER	40		
SHOWER	40		
OFFICE	123		
CHASE	5		
ELEVATOR	29		
MASTER BEDROOM	287		
PANTRY	40		
ENTRY (OPEN TO ABOVE)	163		
STAIRWELL	49		
LINEN	8		
POOL BATH	56		
SCULLERY	124		
HIS CLOSET	76		
FP	12		
TOTALS:	2342		



FIRST FLOOR
PLAN



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8/22/25

SCALE:
1/4" TO 1'

SHEET:
A-5

DOOR SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
201	1	3068 L IN	36"	80"	HINGED-DOOR P04
202	5	2868 L IN	32"	80"	HINGED-DOOR P04
203	1	3068 L/R IN	60"	80"	DOUBLE HINGED-DOOR P04
204	1	3068 L/R IN	36"	80"	DOUBLE HINGED-DOOR P04
205	5	2868 R IN	32"	80"	HINGED-DOOR P04
206	1	3068 EX	36"	80"	EXT. FIXED-GLASS PANEL
207	1	3068 R EX	36"	80"	EXT. HINGED-GLASS PANEL

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	EGRESS DESCRIPTION
B01	4	2850DH	32"	60"	DOUBLE HUNG
B02	6	2852DH	32"	62"	DOUBLE HUNG
B03	11	3052DH	36"	62"	DOUBLE HUNG
B04	2	3052FX	36"	62"	FIXED GLASS

NOTE:

WINDOWS TO BE DP-50

WINDOW PROTECTION:

ALL WINDOWS SHALL BE PROVIDED WITH 5/8" OSB PROTECTION FROM WIND BORNE DEBRIS (OR BE IMPACT RATED GLASS WINDOWS). IF PANELS ARE USED FOR PROTECTION, THESE PANELS SHALL BE PRE-CUT TO SIZE AND STORED ON SITE IN A WEATHER PROTECTED AREA WITH APPROPRIATE HARDWARE.

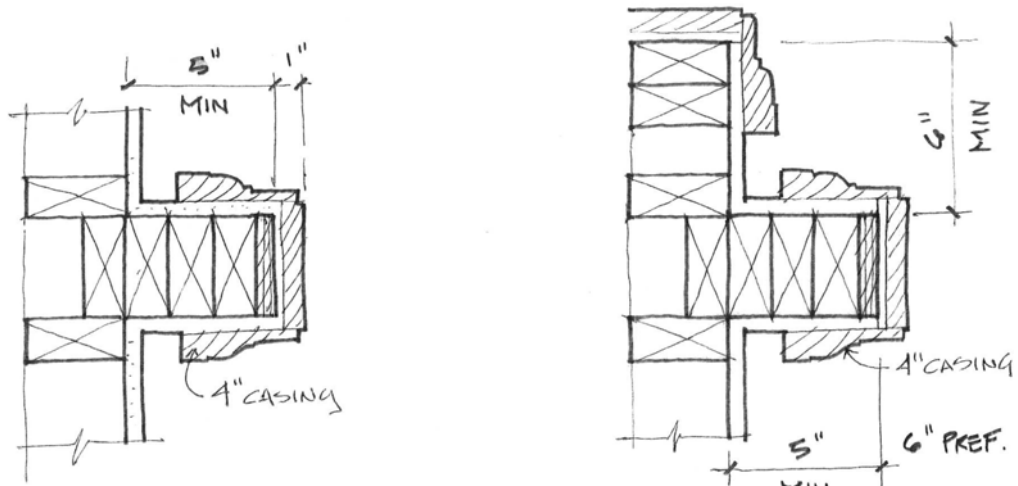
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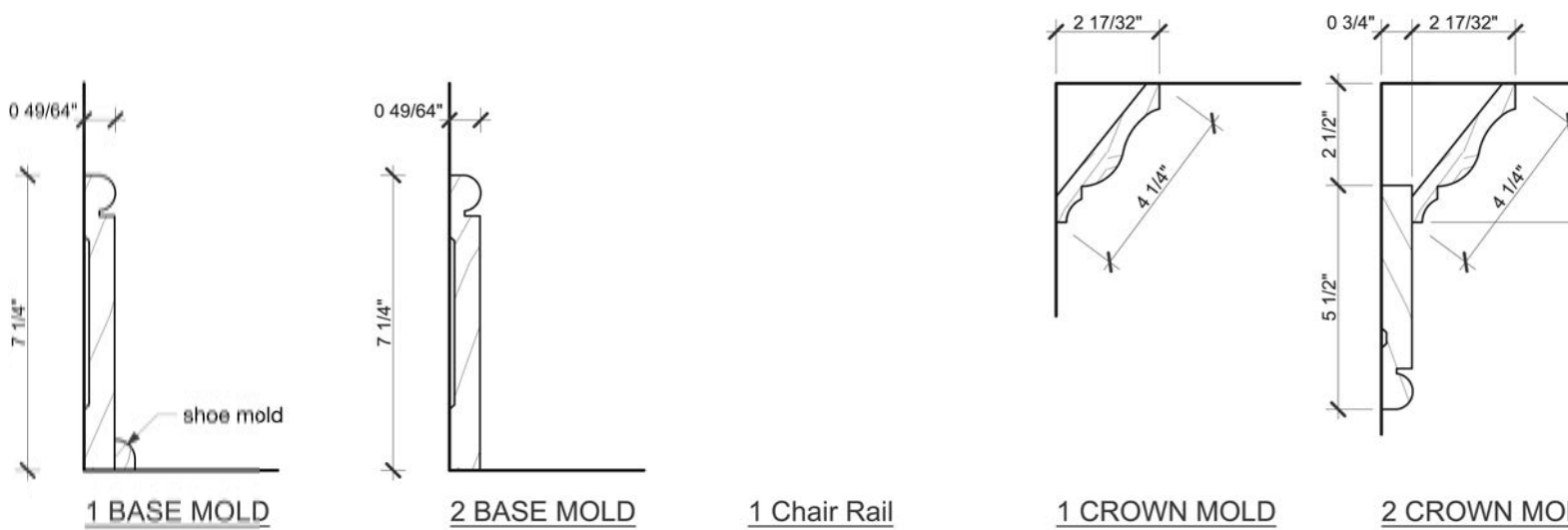
1ST FLOOR DOORS	EXTERIOR	8'-0" (+ ROUGH IN)
	INTERIOR	8'-0" (+ ROUGH IN)
1ST FLOOR WINDOWS	EXTERIOR	8'-0" (+ ROUGH IN)
	INTERIOR	8'-0" (+ ROUGH IN)
2ND FLOOR DOORS	EXTERIOR	6'-8" (+ ROUGH IN)
	INTERIOR	6'-8" (+ ROUGH IN)
2ND FLOOR WINDOWS	EXTERIOR	6'-8" (+ ROUGH IN)

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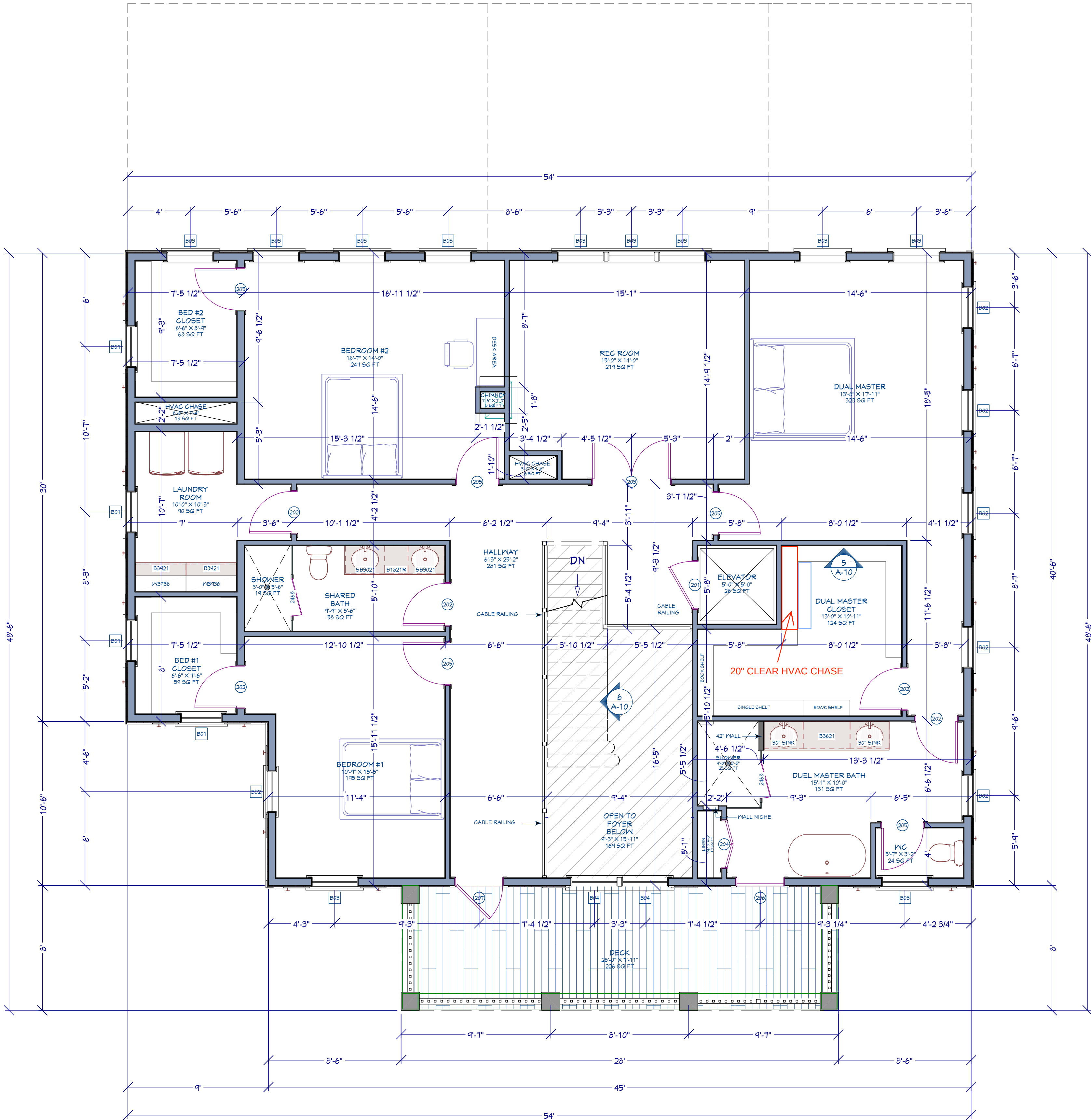
STANDARD DOOR OFFSET
3" = 1'-0"

STANDARD OFFSET -
ADJACENT DOORS
3" = 1'-0"

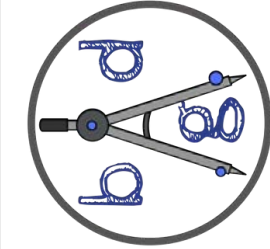


INTERIOR TRIM PROFILES

ROOM FINISH SCHEDULE			
ROOM NAME	AREA (SQ. FT.)	CHAIR RAIL	CROWN MOLDING
BEDROOM #1	195		
REC ROOM	219		
HVAC CHASE	6		
DUAL MASTER BATH	131		
DUAL MASTER CLOSET	124		
WIC	24		
BEDROOM #2	247		
SHARED BATH	50		
SHOWER	25		
HALLWAY	281		
BED #2 CLOSET	68		
HVAC CHASE	13		
LINEN	10		
LAUNDRY ROOM	40		
SHOWER	19		
DUAL MASTER	323		
CHIMNEY	3		
BED #1 CLOSET	59		
TOTALS:	1895		



SECOND
FLOOR PLAN



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