

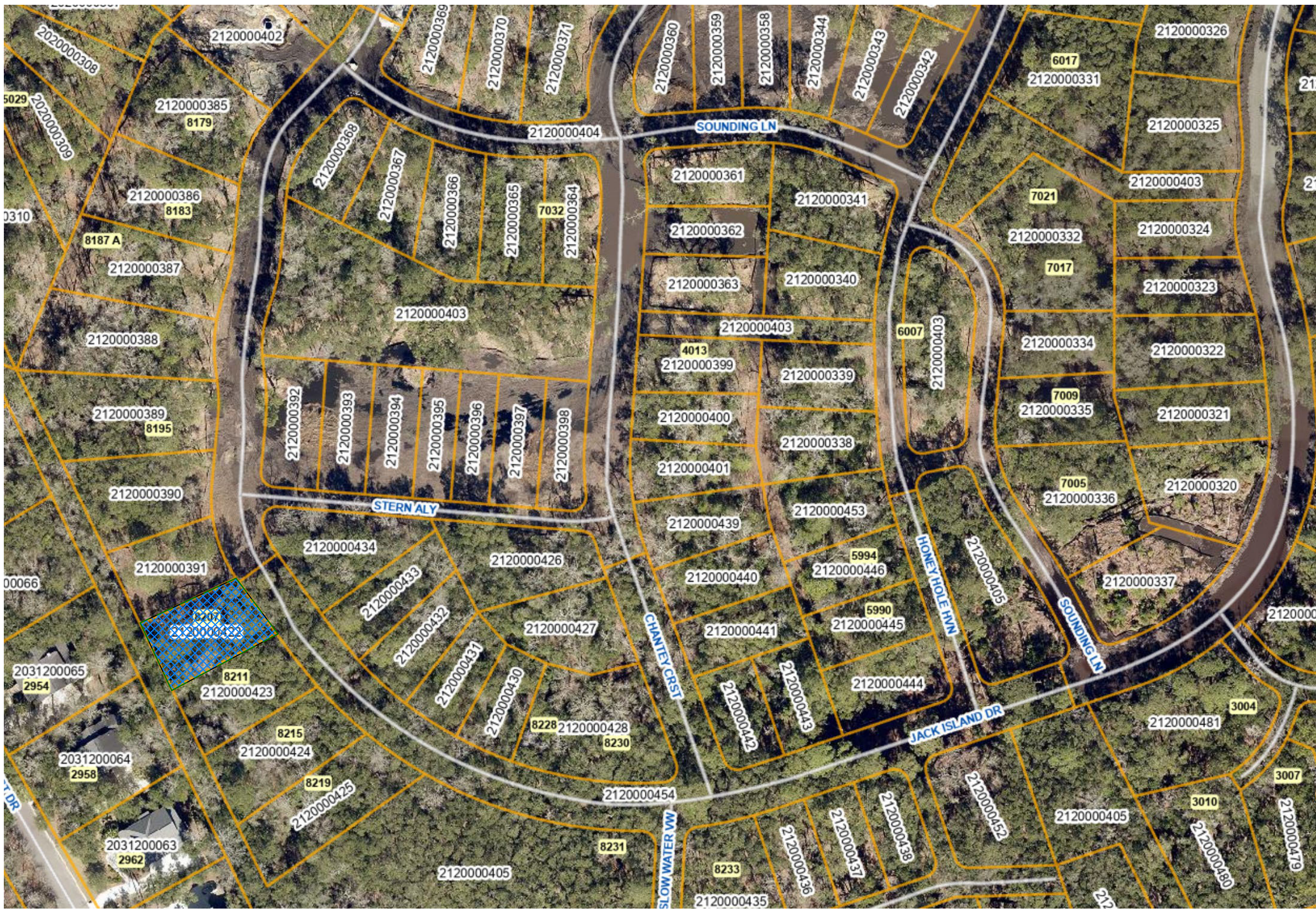


A New Residence for

E-J-7
Lot 64
8207 Jack Island Drive
at Kiawah River
Johns Island, South Carolina



1 South Facing View



2 Location Map
no scale

ARCHITECT:
THOMAS & DENZINGER ARCHITECTS
138 SAINT PHILIP ST, SUITE 200
CHARLESTON, SC 29403



BUILDER:

FOX CREEK HOMES
3015 DUNES WEST BLVD. UNIT 401
MOUNT PLEASANT, SC 29466



LANDSCAPE ARCHITECT:
CHAU WALL AND ASSOCIATES, LLC
285 W. WIEUCA NE #5303
ATLANTA, GEORGIA 30342



STRUCTURAL ENGINEER:

PROJECT INFORMATION

Project Information

Lot # E-J-7
TMS # 212 00 00 422

Area Listings

Primary Building

First Floor Area: 2,296 sf
Second Floor Area: 1,149 sf
Total Heated Area: 3,445 sf

Lot Coverage
Building Footprint 2,864 sf
Pool 307 sf
Walks 563 sf
Total 3,734 sf

Lot area 8,575sf
Lot Coverage: 43%
Lot Coverage Allowed: 50 %

Flood

F.I.R.M. Panel 45019C 0785K

Flood Zone AE 11.0
Design Flood Elevation 13.0

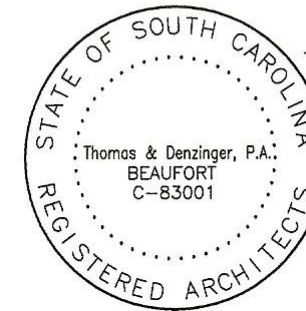
Slab Elevation: 8.7' (minimum)

Zoning

Setbacks
Side Yards: 10' & 5'
Front Yard: 10'
Rear Yard: 20'
Height: 38' mean roof height

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



NOTICE TO BUILDING INSPECTION AGENCIES
THE ARCHITECT IS NOT PROVIDING
CONSTRUCTION ADMINISTRATION OR
JOB SITE SUPERVISION

Revision Schedule		
No	Description	Date
.		

Project Title

E-J-7
LOT 64
8207 JACK ISLAND DRIVE
KIAWAH RIVER
JOHNS ISLAND, SOUTH
CAROLINA

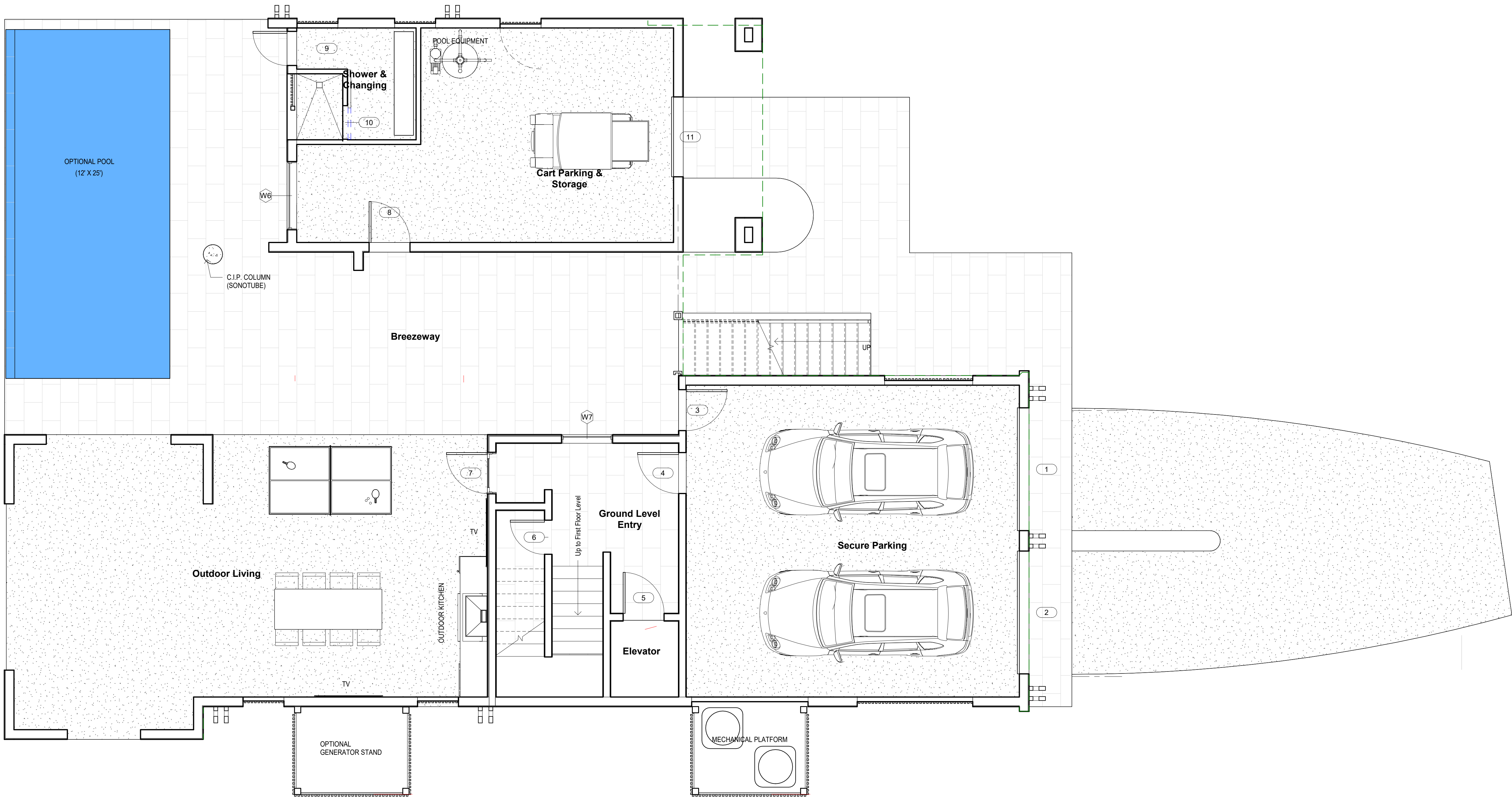
Drawing Title

Title Sheet & Project Information

Date
SEPTEMBER 2025

Scale
no scale

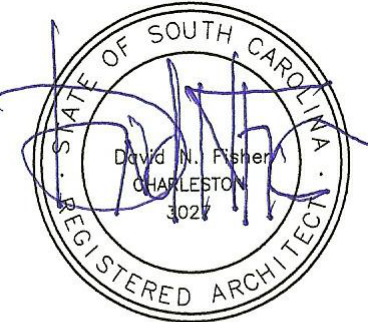
Drawing
No.
A000



1 Ground Level Notation Plan
1/4" = 1'-0"

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Project Title

E-J-7
LOT 64
8207 JACK ISLAND DRIVE
KIAWAH RIVER
JOHNS ISLAND, SOUTH
CAROLINA

Drawing Title

Ground Level Plan

Date
SEPTEMBER 2025

Scale
1/4" = 1'-0"

Drawing
No.

A102



1 First Level Notation Plan
1/4" = 1'-0"

THOMAS &
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ARCHITECTS

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Revision Schedule		
No	Description	Date

Project Title

E-J-7
LOT 64
8207 JACK ISLAND DRIVE
KIAWAH RIVER
JOHNS ISLAND, SOUTH
CAROLINA

Drawing Title

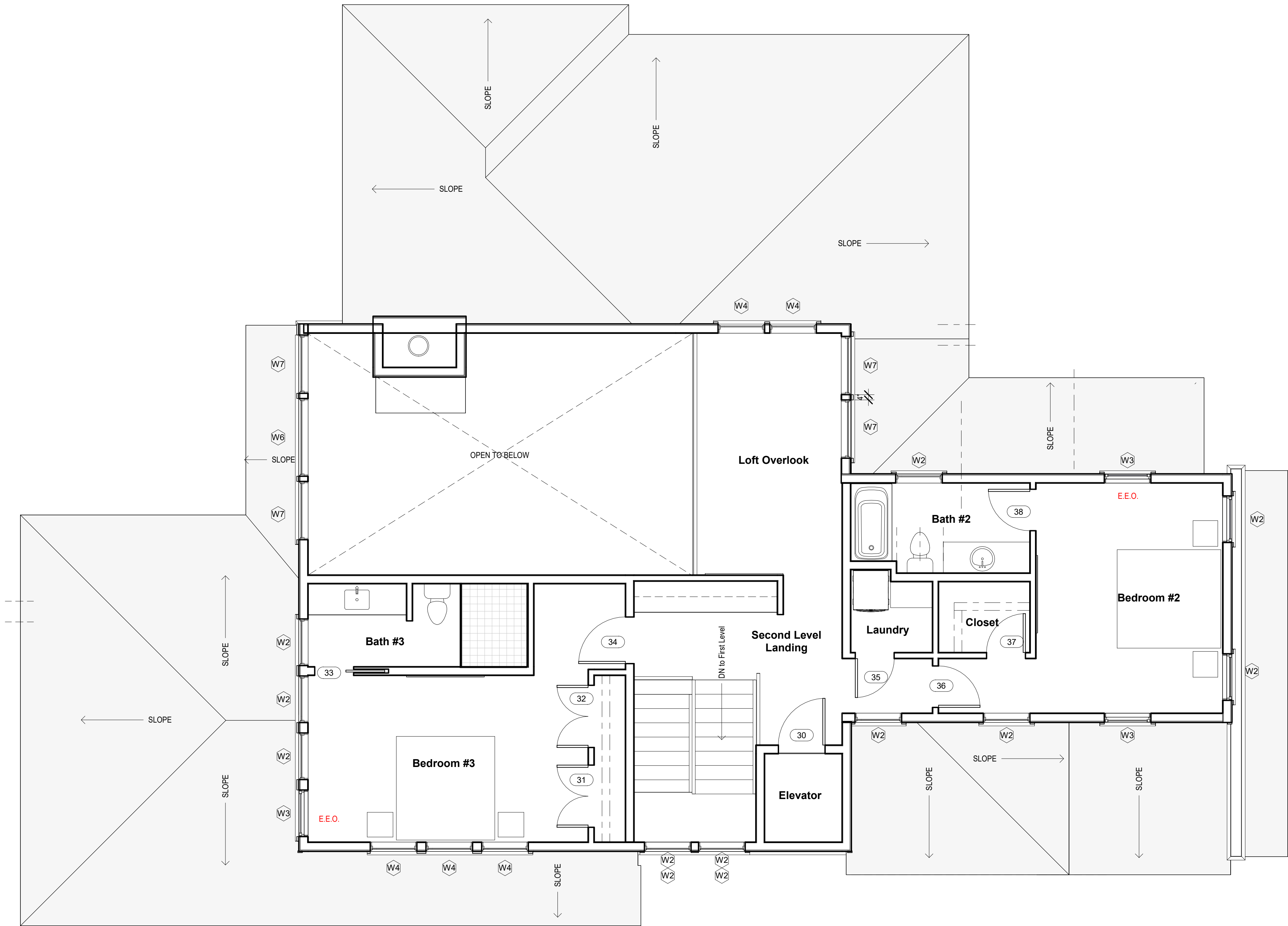
First Level Notation Plan

Date
SEPTEMBER 2025

Scale
1/4" = 1'-0"

Drawing
No.

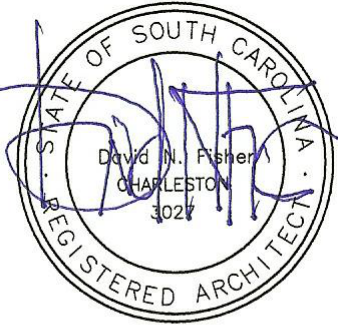
A104



1 Second Level Notation Plan
1/4" = 1'-0"

THOMAS &
DENZINGER
ARCHITECTS

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Revision Schedule		
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LOT 64
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Drawing Title

Second Level Plan

Date
SEPTEMBER 2025

Scale
1/4" = 1'-0"

Drawing
No.

A106