SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868O = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10" CLG. — CEILING HEIGHT
WOOD — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. BB = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SFC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
1	FOUNDATION PLAN/ DETAILS
2	FLOOR PLANS + ROOF PLAN
3	ELEVATIONS + DETAILS
4	ELEVATIONS + DETAILS
5	WALL SECTIONS/ DETAILS
G	FIRST + SECOND FLOOR ELECTRICAL LAYOUTS/ DETAILS
G1	GARDEN SHED
SP	SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1259 S.F.
SECOND FLOOR HEATED = 524 S.F.
TOTAL HEATED = 1783 S.F.

STORAGE = 100 S.F.
SCREENED PORCH = 162 S.F.
COVERED PORCH = 203 S.F.

LOT 717 - 243101

LOT 717 HABERSHAM, BEAUFORT COUNTY, SOUTH CAROLINA

LOT 717 MOUNT GRACE - 243101

LOT 717 HABERSHAM, BEAUFORT COUNTY, S.C.

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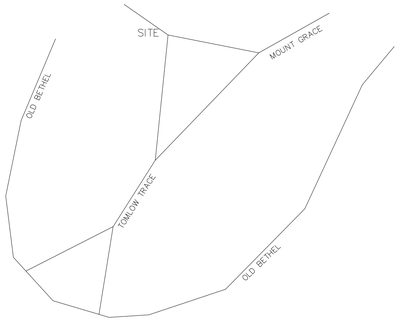
THIS PLAN WAS DRAFTED TO MEET CUP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO REVIEW THE FOLLOWING BEFORE CONSTRUCTION BEGINS. ALLISON RAMSEY ARCHITECTS, PLLC ASSUMES NO LIABILITY FOR ANY ITEMS CONSTRUCTED FROM THIS PLAN.

•VERIFY ALL DIMENSIONS PRIOR TO POSITIONING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•STAIRS, ROOF LOCATIONS, CRAWLSPACE, ASPECTS SHOULD BE ENGINEERED FROM A LOCAL SOURCE
•ALL SEPTIC, WELL, & PLUMBING LAYOUTS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
•ANY SITE ELEMENTS SUCH AS DECKS, GARDENS, ETC. ARE SHOWN FOR REFERENCE ONLY AND ARE NOT A PART OF THIS PLAN. PLEASE REFER TO LOCAL CONTRACTORS FOR SITE PLANNING AND LAYOUTS

DATE:	04/18/2025
JOB NO.	243101
DWN. BY:	JWAS
DWG. NAME:	243101.DWG

0

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LOCATION MAP (N.T.S.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- GRATE INLET
- PIPE MONUMENT
- WATER METER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- IRON ROD
- CENTER LINE
- WOOD FENCE
- ADJOINERS
- FLOOD LINE
- SETBACK LINE
- OVER HEAD WIRE
- CONTOUR LINE
- CONCRETE
- GRAVEL
- TREE SIZE & TYPE
- ELEVATION
- DENOTES TREE TO BE REMOVED

NOTES:

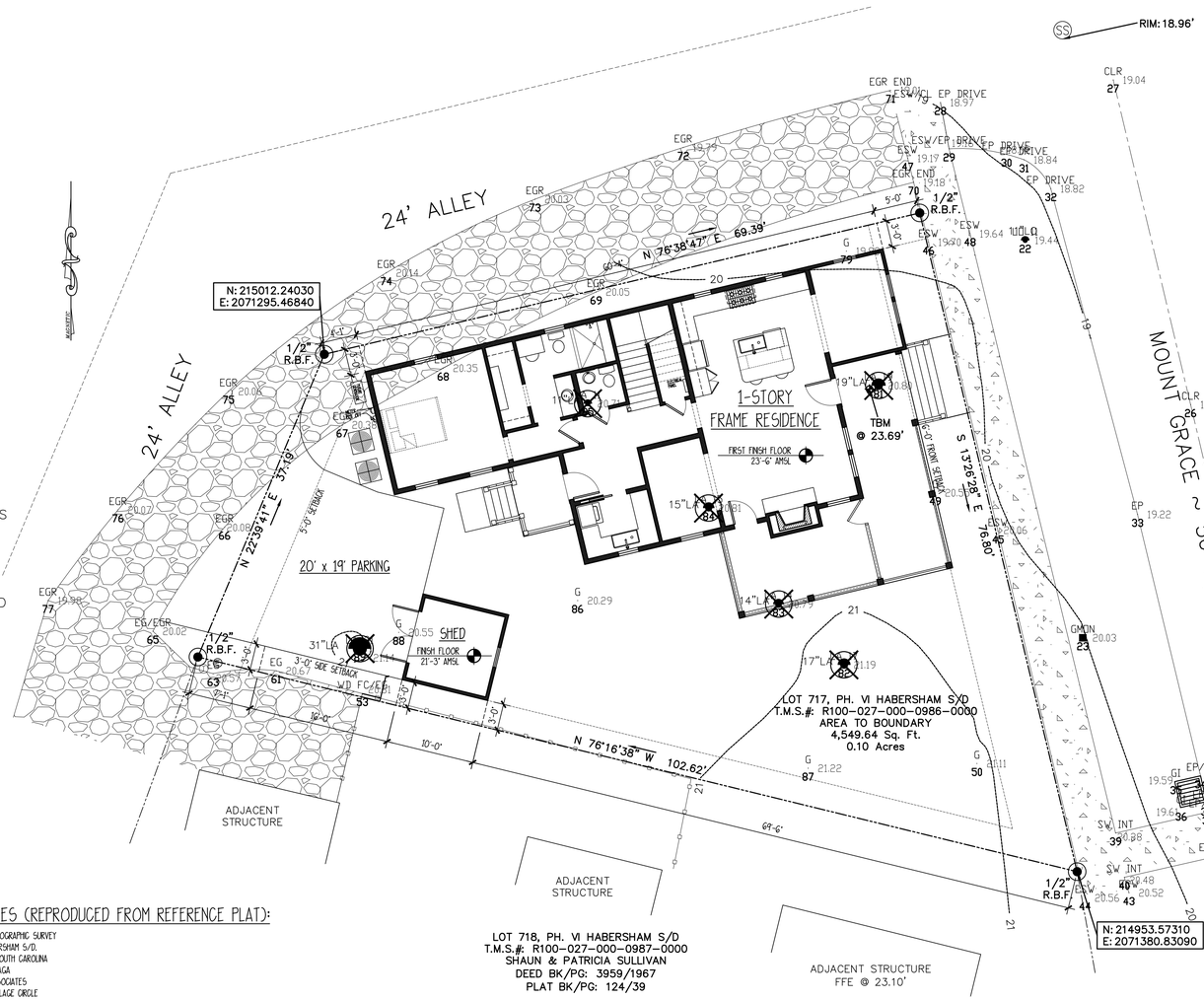
1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0142G DATED MARCH 23, 2021.
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1988 NAVD.

REFRENCES:

1.) T.M.S.#: R100-027-000-0986-0000

2.) PLAT BY: DAVID E. GASQUE
DATED: NOVEMBER 22, 2005.
REVISED: AUGUST 23, 2006.
PLAT BK/PG: 124/38
R.M.C. BEAUFORT COUNTY, S.C.

3.) DEED REFERENCE BK/PG: 4306/3360



REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

REFERENCE PLAT: TREE + TOPOGRAPHIC SURVEY
LOT 717, PH. VI HABERSHAM S/D.
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: DEBORAH BELAGA
PREPARED BY: GASQUE + ASSOCIATES
28 PROFESSIONAL VILLAGE CIRCLE
P.O. BOX 1363, BEAUFORT, SC
PREPARED ON: 07/10/2024 AS JOB # 60147

SITE PLAN

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

*NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

*NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION

SCALE: 1/8" = 1'-0"

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MIM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	JUGLANS NIGRA
CAM	CAMPHOR	CAMPHOR OFFICINARUM

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 4.0 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

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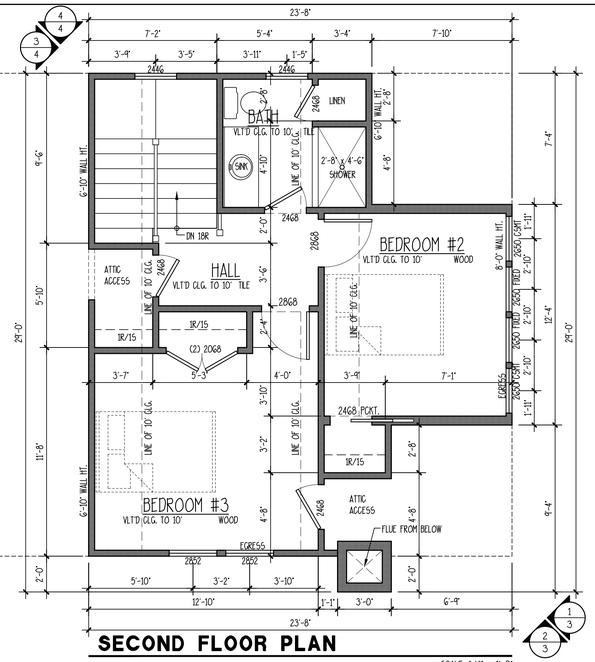
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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- LOCATE ALL UTILITIES (LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE COMPLETED BY A PROFESSIONAL ENGINEER)
- ENSURE PLUMBING LAYOUTS ARE NOT RELIANT ON PUMPS THAT SHOULD BE ORDERED FROM A LOCAL PETS CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY PET EQUIPMENT IS SELECTED/SPECIFIED FOR PROPER CLEARANCE AND CONDITIONS.
- VERIFY ALL STRUCTURAL SYSTEMS WITH LOCAL ENGINEER AND CONDITIONS.

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DATE:	04/18/2025
JOB NO.	24301
DWN. BY:	JMJS
DWG. NAME:	24301.DWG

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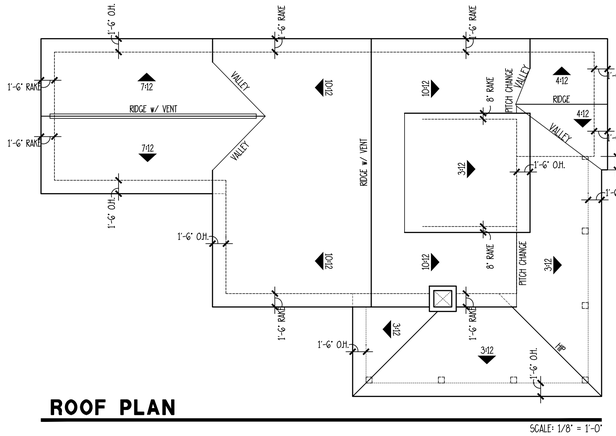


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

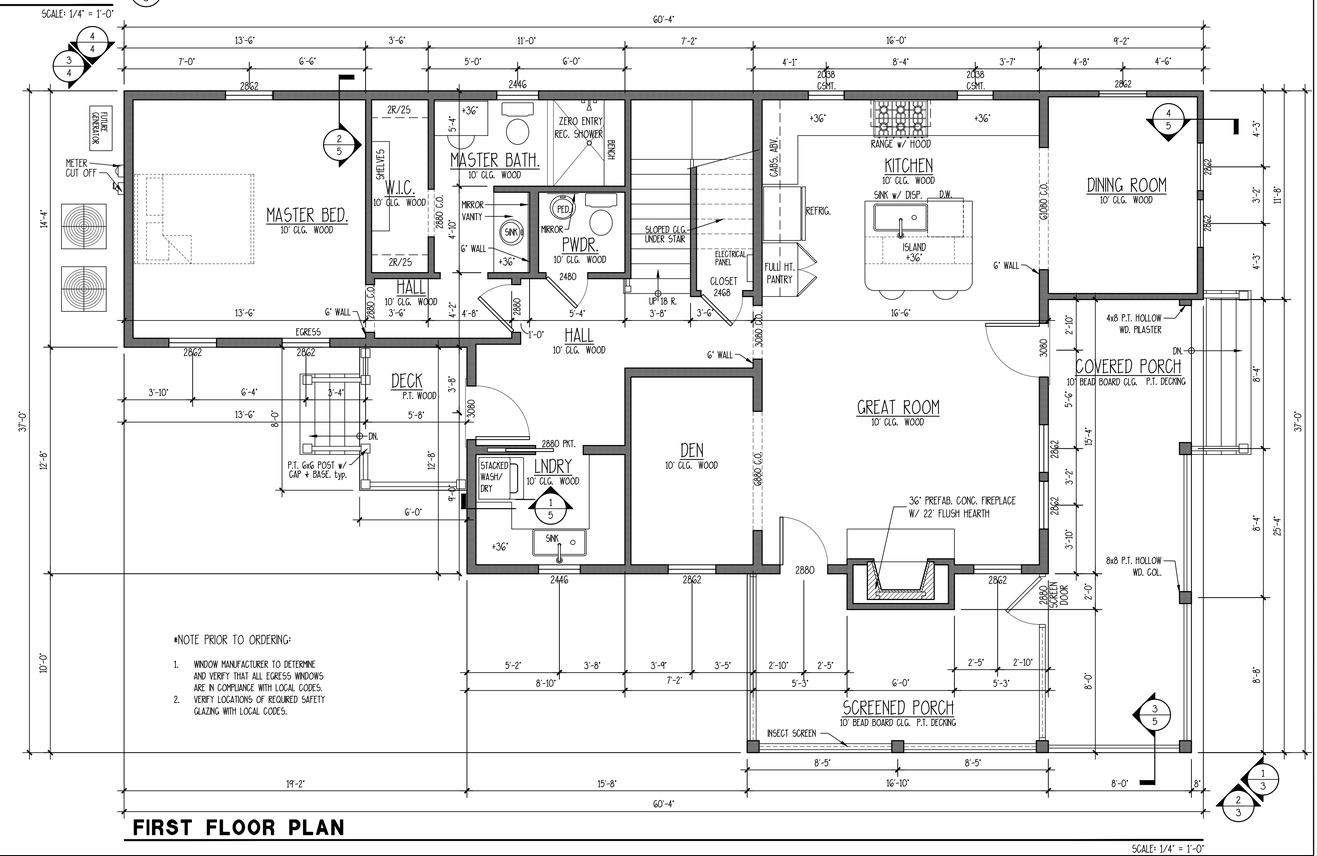


ROOF PLAN

SCALE: 1/8" = 1'-0"

*NOTE:

1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ● REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
5. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•LOAD BEARING LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ALL BEST PRACTICES.
•HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND OTHER ELEMENTS SUCH AS SIZE CONNECTS, FLOW REQUIREMENTS, ETC.
•ALL ELEVATIONS, SECTIONS, & DETAILS ARE SCHEMATIC IN NATURE AND SHOULD BE ADJUSTED TO MEET ALL SPECIFIC CONDITIONS, SITE CONDITIONS, & OTHER UNFORESEEN FACTORS AS NECESSARY.

DATE:	04/18/2025
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DWG. NAME:	243101.DWG

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