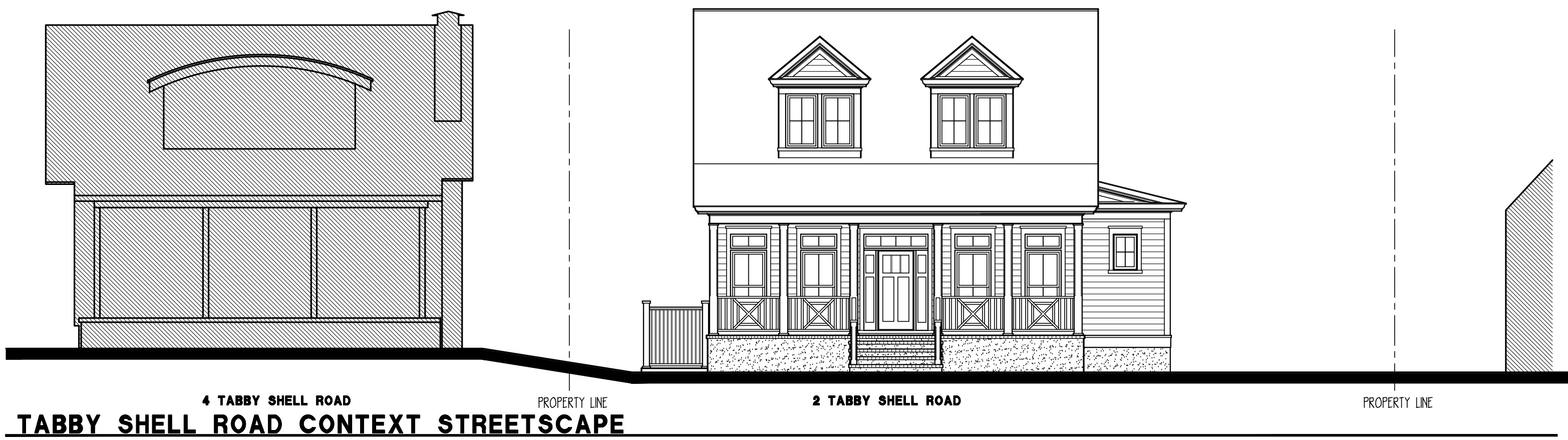
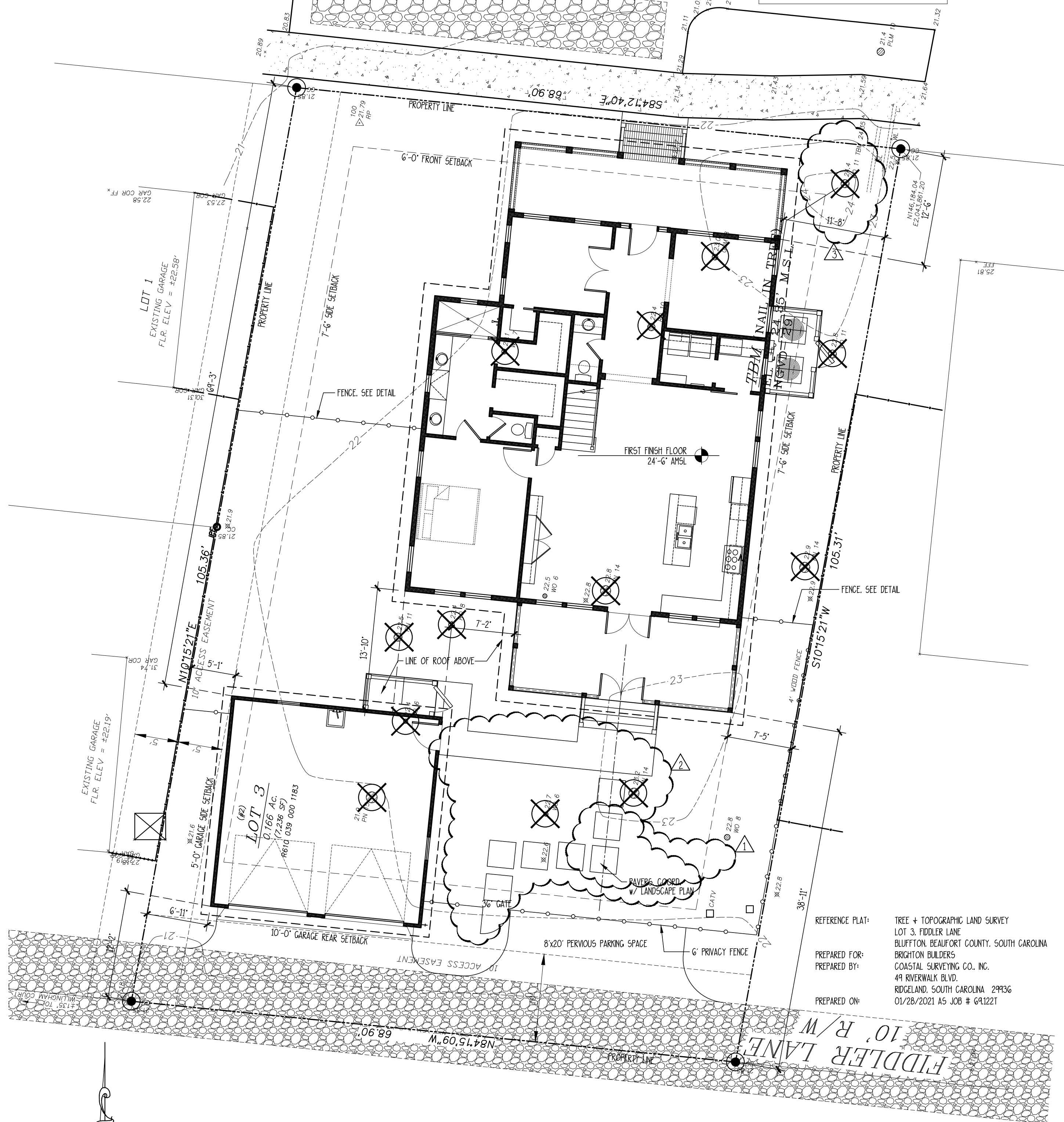




TREE REMOVAL PLAN

DENOTES TREE TO BE REMOVED

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



SITE PLAN

DENOTES TREE TO BE REMOVED

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

REVISIONS		
1	REVISION 1	02/15/2022
2	REVISION 2	03/16/2022
3	REVISION 3	04/01/2022

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

LEGEND

B.S.L.	BUILDING SETBACK LINE
IPF	IRON PIN (OLD) FOUND
GUM	GUM
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PA	PALMETTO
PLM	PALMETTO
PN	PINE
RO	RED OAK
SL	SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
TELE. PED.	TELEPHONE PEDESTAL
WL	WATER LATERAL
WO	WATER OAK

LABEL DESCRIPTIONS (TYP.)

18.4	TREE LOCATION
PN 18	GROUND ELEVATION
	TREE SPECIES & DIAMETER (IN.)

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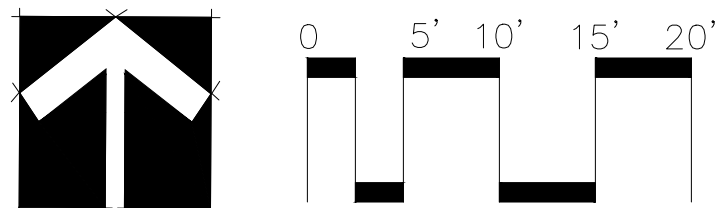
RAMSEY -
VARIATION 21331

ARA
ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 984-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED BY A PROFESSIONAL ARCHITECT, ENGINEER, AND/OR DESIGNER. HOWEVER, BUILDING CODES AND REGULATIONS ARE SUBJECT TO CHANGE. IT IS THE RESPONSIBILITY OF THE ARCHITECT, ENGINEER, AND/OR DESIGNER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. ANY INFORMATION NOT PROVIDED TO THEM BY THE CLIENT IS NOT GUARANTEED. THE ARCHITECT, ENGINEER, AND/OR DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. ANY INFORMATION NOT PROVIDED TO THEM BY THE CLIENT IS NOT GUARANTEED. THE ARCHITECT, ENGINEER, AND/OR DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. ANY INFORMATION NOT PROVIDED TO THEM BY THE CLIENT IS NOT GUARANTEED. THE ARCHITECT, ENGINEER, AND/OR DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

DATE:	02/15/2022
JOB NO.	21331
OWN. BY:	JW
DWG. NAME:	20220215-21331.dwg

S



REFERENCES:
1.3 SITE PLAN - BUILDING FOOTPRINT WITH OUTLINE OF NEW RESIDENCE DRAWN BY ALLISON RAMSEY ARCHITECTS.
2.3 BOUNDARY, TREE & TOPO SURVEY PROVIDED BY ALLISON RAMSEY ARCHITECTS, JOB NO.21331,
TITLED: SITEPLAN, DATED 04/25/2021

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

LEGEND

B.S.L.	BUILDING SETBACK LINE
IPF	IRON PIN (OLD) FOUND
GUM	GUM
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PA	PALMETTO
PLM	PALMETTO
PN	PINE
RO	RED OAK
SL	SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
TELE. PED.	TELEPHONE PEDESTAL
WL	WATER LATERAL
WO	WATER OAK

LABEL DESCRIPTIONS (TYP.)

18, 4	---E+--- TREE LOCATION
PN 16	---E+--- TREE SPECIES & DIAMETER (IN)

REFERENCE PLAT: TREE & TOPOGRAPHIC LAND SURVEY
LOT 3, FIDLER LANE
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BRIGGS BROTHERS
PREPARED BY: COASTAL SURVEYING CO., INC.
491 RIVERWALK BLVD.
RIDGELAND, SOUTH CAROLINA 29936
01/25/2021 AS JOB # 641221

PLAN LEGEND

X	TREES TO BE REMOVED
⊕	SPOT ELEVATIONS
15'-8" AMSL	
---	silt fence
←	DIRECTION OF FLOW

* OVERALL TREE CANOPY
GREATER THAN 75%
COVERAGE

OUTLINE OF FUTURE GARAGE

QUEV-1

VIBO-1

5' WIDTH CONCRETE
APRON, WITH GRAVEL
PARKING

IRRIGATION NOTES:

- CONTRACTOR TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS. SYSTEM TO BE INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND WITH ALL REGULATORY AGENCIES (I.E. PER TOWN CODES).
- ALL PLANT BEDS TO RECEIVE DRIP IRRIGATION. SPRAY HEADS FOR SOD & LOW GROUNDCOVER AREAS.
- ALL PLANTING BEDS TO BE MULCHED WITH HARDWOOD MULCH TO A 2" DEPTH.
- IRRIGATION SYSTEM TO HAVE RAIN SENSOR INSTALLED

GENERAL NOTES:

- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE OWNER.
- OWNER TO BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER OR OWNERS REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
- FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS. ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR HARDWOOD MULCH.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
- ALL PLANTING BEDS AND EXPOSED SOIL TO BE MULCHED WITH HARDWOOD MULCH TO A 2" DEPTH.
- ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
- CONTRACTOR TO PROTECT ALL TREES & VEGETATION TO REMAIN.
- SEE ARCHITECTURAL PLANS FOR BUILDING AND DETACHED GARAGE INFORMATION.

CYCR-2
LIRB-14
LORR-6
BUTN-2
LANT-15
PODM-2

18"X18" STEPPING
STONES W/
TABBY SHELL FINISH, TYP.

CAMS-1

HYDL-3

QUEV-1

MUHC-10

MUHC-10

ILLF-3

GARJ-3

MAGG-2

JASA-75

MUHC-10

TRAJ-2

TRAIN ON FENCE

RAPI-6

ERIJ-1

JASA-75

CAMS-1

DIAT-5

VIBO-13

HYDQ-1

PERVIOUS PAVING STONES
C/W SAND BASE
COLOR: OWNERS' CHOICE
DIAT-3

CYRF-3

TABBY FINISH STEPPING STONES, TYP.

MAGG-1

6' TALL POST & WIRE LIVING FENCE

EXISTING LIVE OAK
NOTE: MEDIAN PLANTINGS TO REMAIN
UNDISTURBED

EXISTING PALM TREE

MYRC-2

TRAJ-1. TRAIN ON SERVICE YARD FENCE.

ILLF-5

Canopy Coverage Calculations

2156 sf Heated Main House

503 sf Porches

2,659 sf total covered area

7,236 sf lot area

7,236 sf minus 3,235 sf = 4,577 sf

75% of 4,577 sf required for canopy

coverage.

Therefore: **3,432 sf canopy required**

Trees to remain:

8" Water Oak

Proposed trees to be added:

qty 3 - Magnolias

qty 2 - Live oaks

Total Canopy as shown

on plan (not incl overlap & off property)

per Landscape Design = +/- 4,217 sf

(i.e. not incl. canopy of Live Oak in sidewalk island in front of house)

* Therefore meets the 75% canopy requirement.

EXISTING TREES TO
BE REMOVED, TYP.

TRAJ-1

TRAIN ON FENCE

CAMS-1

RAPI-3

CYCR-2

AZIG-3

+/- 4' HT. LIVING FENCE
(POST & WIRE)

HYDL-3

DIAT-3

CYRF-14

FARJ-3

* OVERALL TREE CANOPY
GREATER THAN 75%
COVERAGE

TRAJ-8

VIBO-2

TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
Q	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SSB	SILVERBERRY	Celtis occidentalis
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAW	BAY MAGNOLIA	Canthia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW TREE	Sapindus molle
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	CALICOYRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
QUM	QUIN	Quercus
UNK	UNKNOWN	

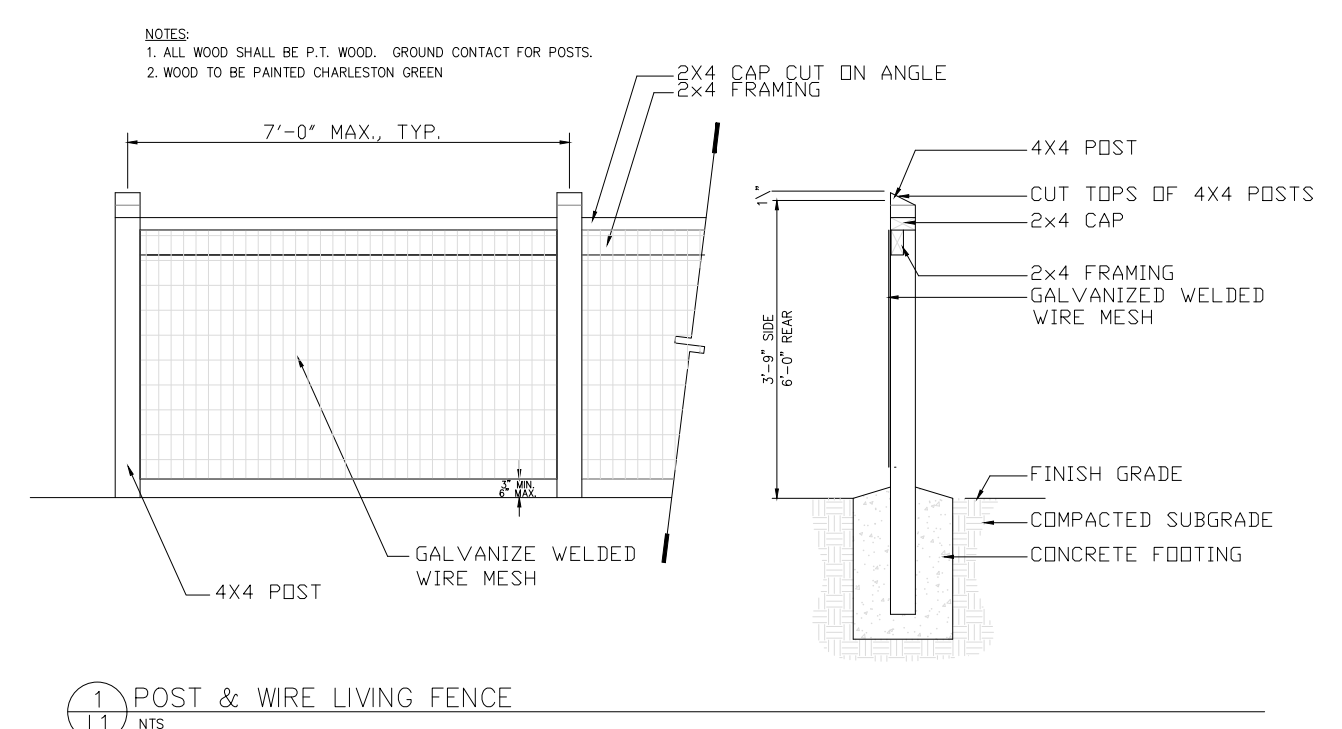
ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE, TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 6.5 FEET. ALL TREES ARE MEASURED AT 45 DEGREES HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. NOTICED TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

PLANTING SCHEDULE

TREES:					
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT
BUTC	2	BUTIA CAPITATA PINDO PALM	5'-6'	3'-4'	--
CAMS	3	CAMELLIA SASANQUA SASANQUA CAMELLIA	3'-4'	18'-24"	7 GAL
ERIJ	1	ERIOBOTRYA JAPONICA LOQUAT	6'-8'	3'-4'	15 GAL
MAGG	3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	12' MIN	4'-5'	--
MYRC	2	MYRICA CERIFERA WAX MYRTLE	30'-36"	24'-30"	7 GAL
QUEV	2	QUERCUS VIRGINIANA LIVE OAK	12' MIN	4'-5'	--

SHRUBS:					
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT
AZIG	3	AZALEA INDICA '66 GERBING' 66 GERBING AZALEA	18'-24"	18'-24"	3 GAL
CYCR	4	CYCAS REVOLUTA SAGO PALM	24'-30"	24'-30"	--
FARJ	7	FARFUGIUM JAPONICUM 'GIGANTEUM' LEOPARD PLANT	14'-18"	14'-18"	3 GAL
GARJ	3	GARDENIA JASMINOIDES GARDENIA	24'-30"	14'-18"	3 GAL
HYDL	6	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT HYDRANGEA	14'-18"	14'-18"	3 GAL
HYDQ	1	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	14'-18"	14'-18"	3 GAL
ILLF	8	ILICITUM FLORIDANUM FLORIDA ANISE	30'-36"	24'-30"	7 GAL
LORR	6	LOROPETALUM CHINENSE EVER-RED FRINGEFLOWER	18'-24"	18'-24"	7 GAL
PODM	2	PODOCARPUS MACROPHYLLUS JAPANESE UPRIGHT YEW	3'-4'	18'-24"	15 GAL
VIBO	16	VIBURNUM ODORATISSIMUM SWEET VIBURNUM	18'-24"	14'-18"	3 GAL

GROUNDCOVERS, PERENNIALS & VINES:					
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT
CYRF	17	CYRTOMIUM FALCATUM HOLLY FERN	10'-12"	10'-12"	1 GAL
DIAT	11	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	10'-12"	10'-12"	1 GAL
JASA	150	JASMINUM ASIATICUM ASIATIC JASMINE	6'-10"	6'-8"	4" POTS
LANT	15	LANTANA GOLD LANTANA	10'-12"	8'-10"	1 GAL
LIRB	14	LIRIOPE MUSCART 'SUPER BLUE' SUPER BLUE LIRIOPE	10'-12"	10'-12"	1 GAL
MUHC	20	MUHLENBERGIA CAPELLARIS PINK MUHLY GRASS	12'-14"	12'-14"	1 GAL
TRAJ	12	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	--	--	1 GAL
MULCH	--	DARK HARDWOOD MULCH			2" DEPTH



LANDSCAPE DESIGN

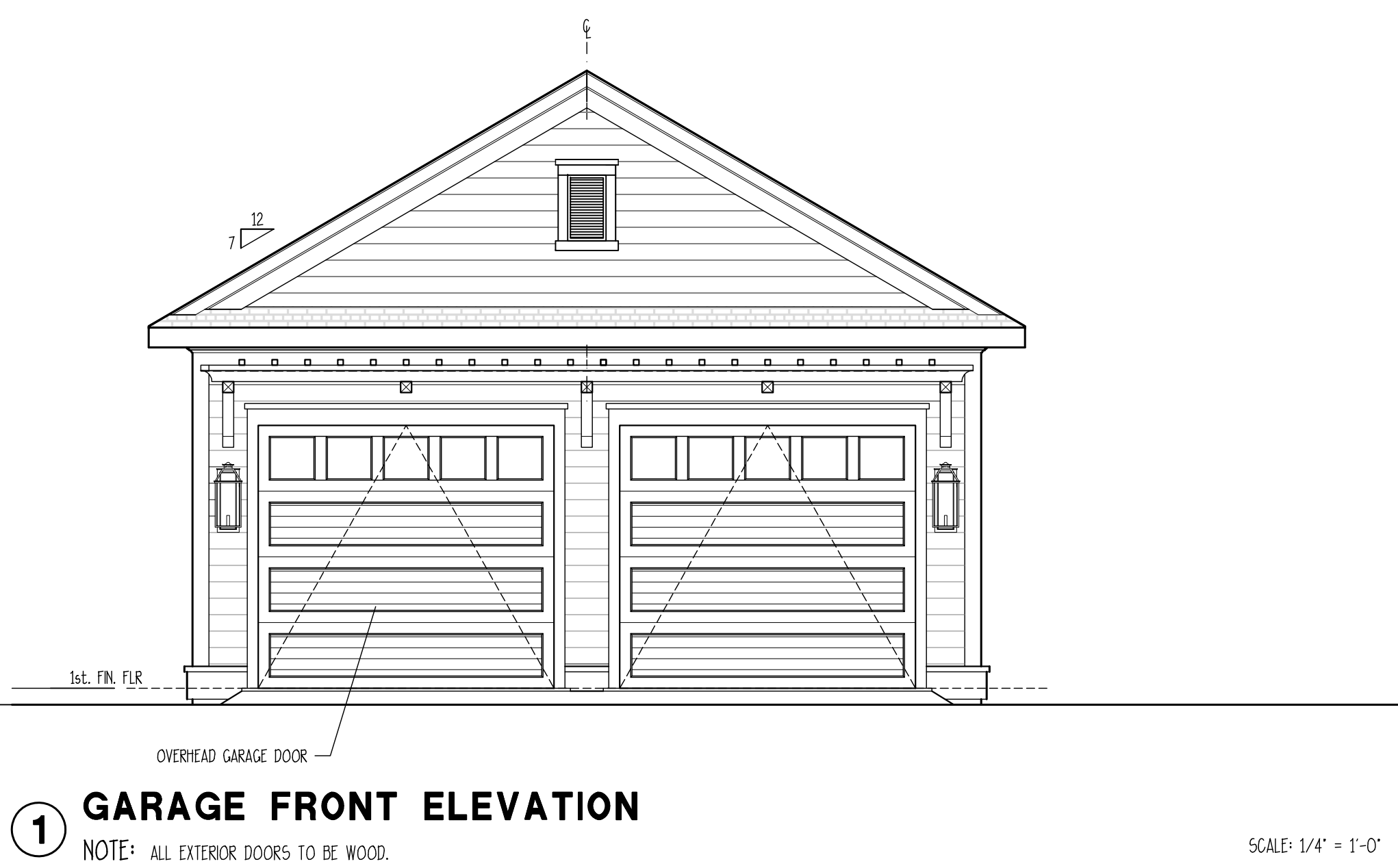
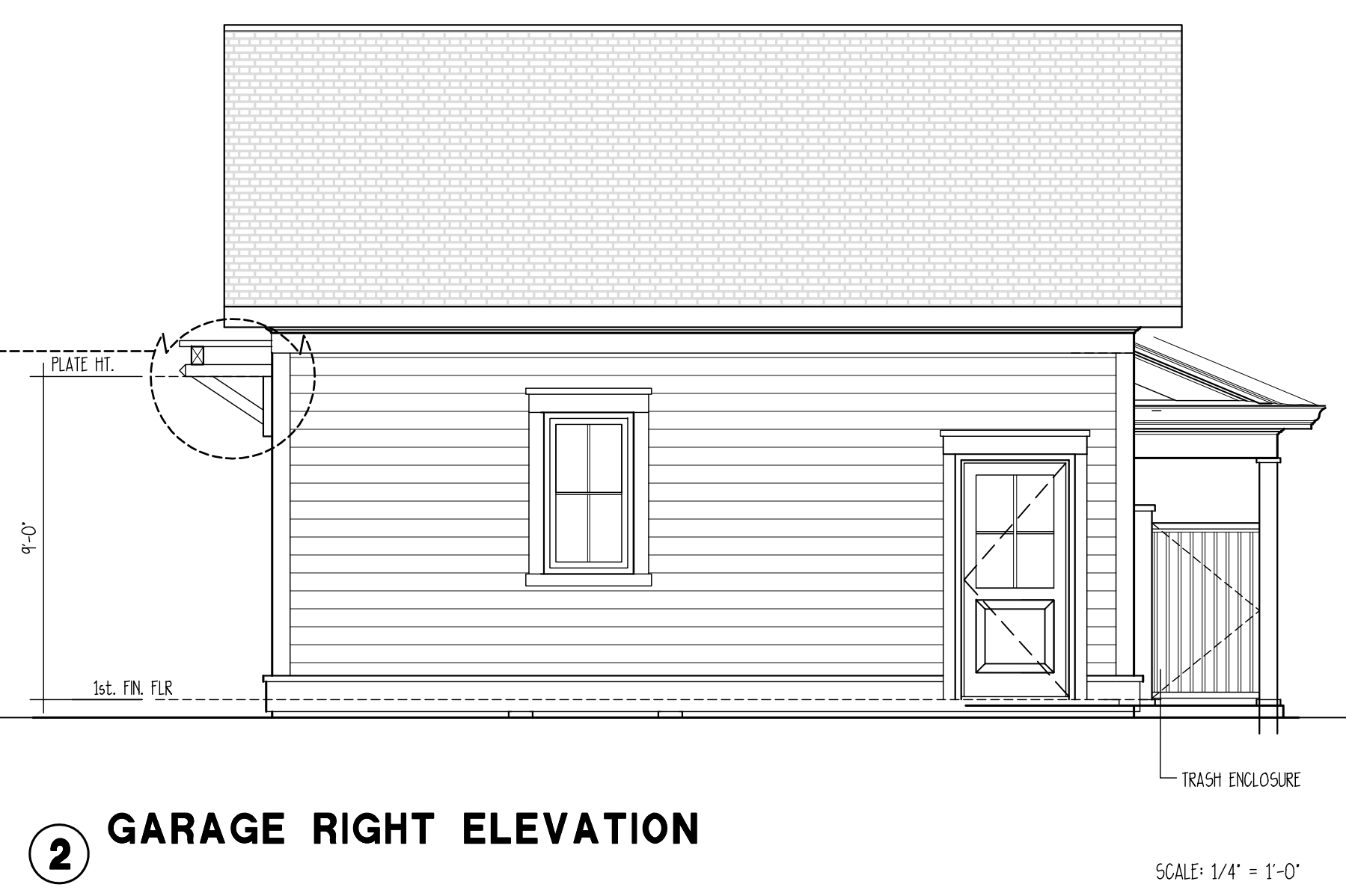
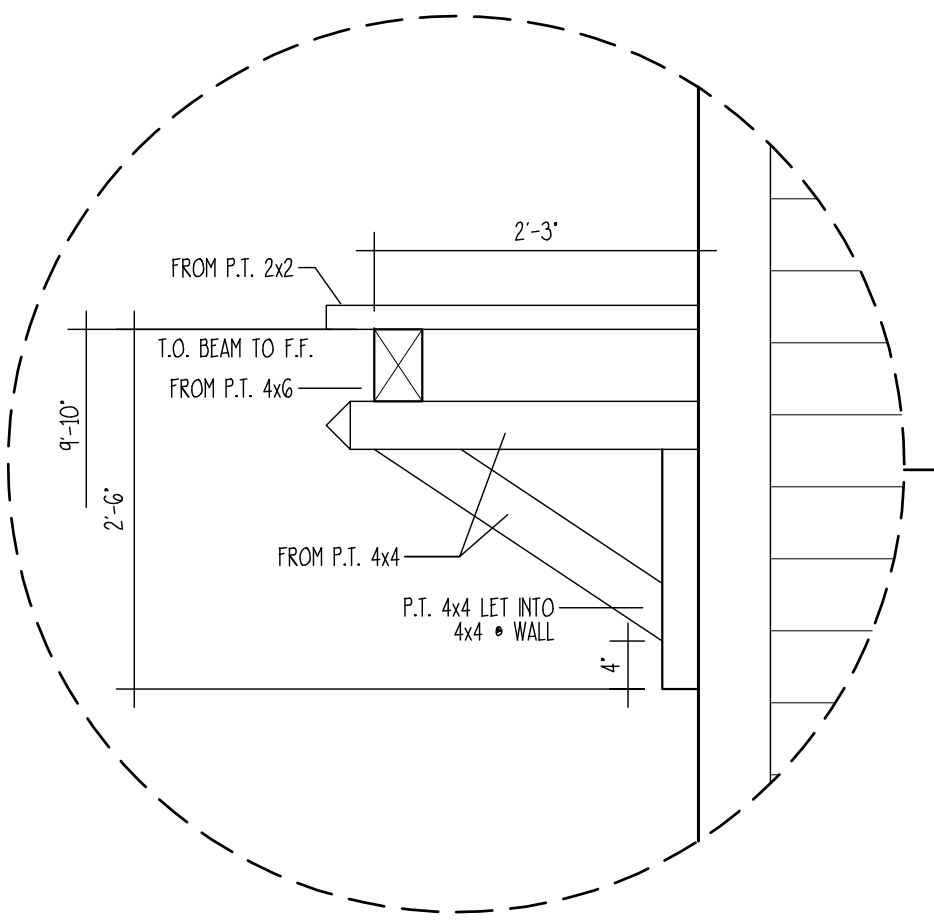
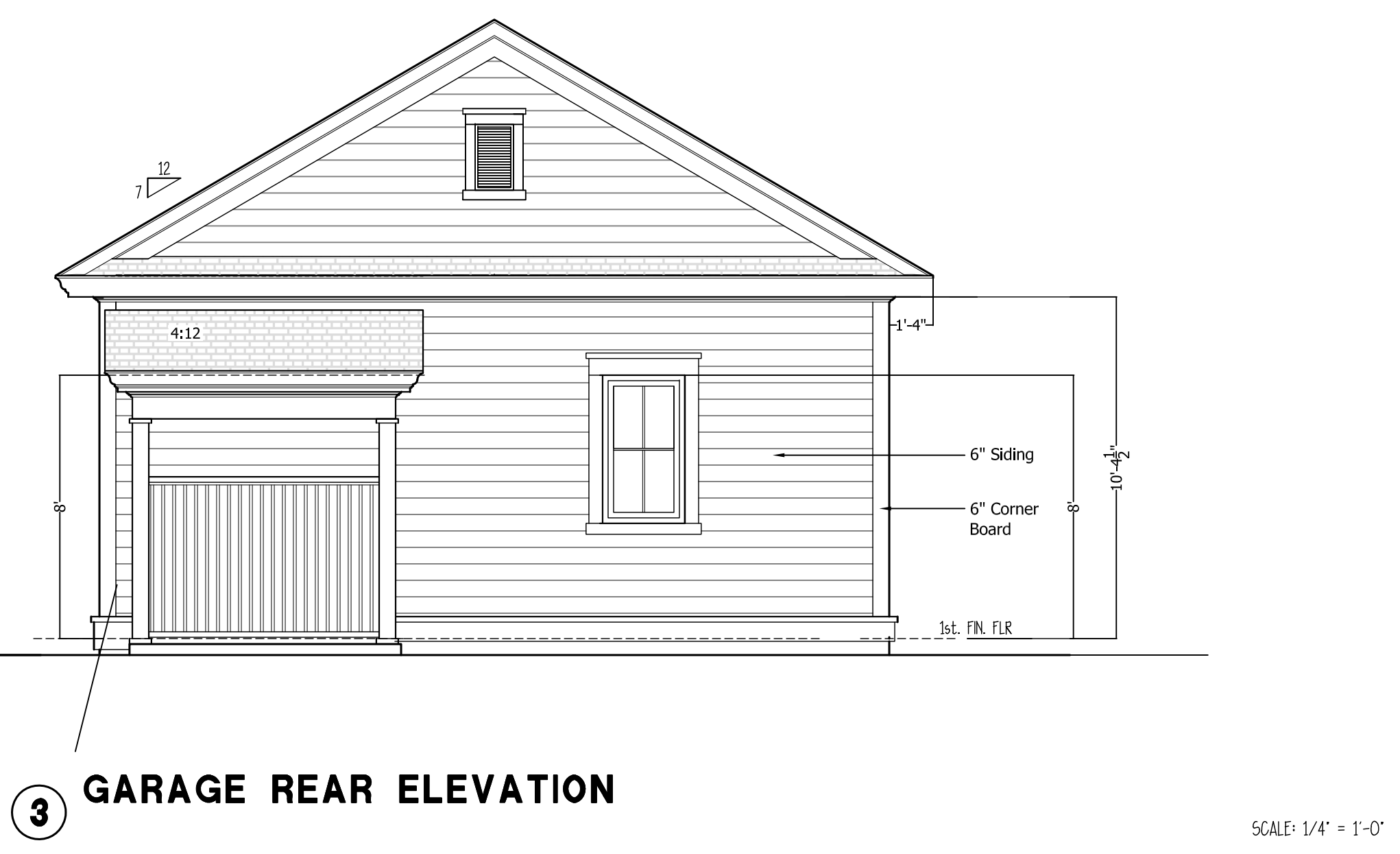
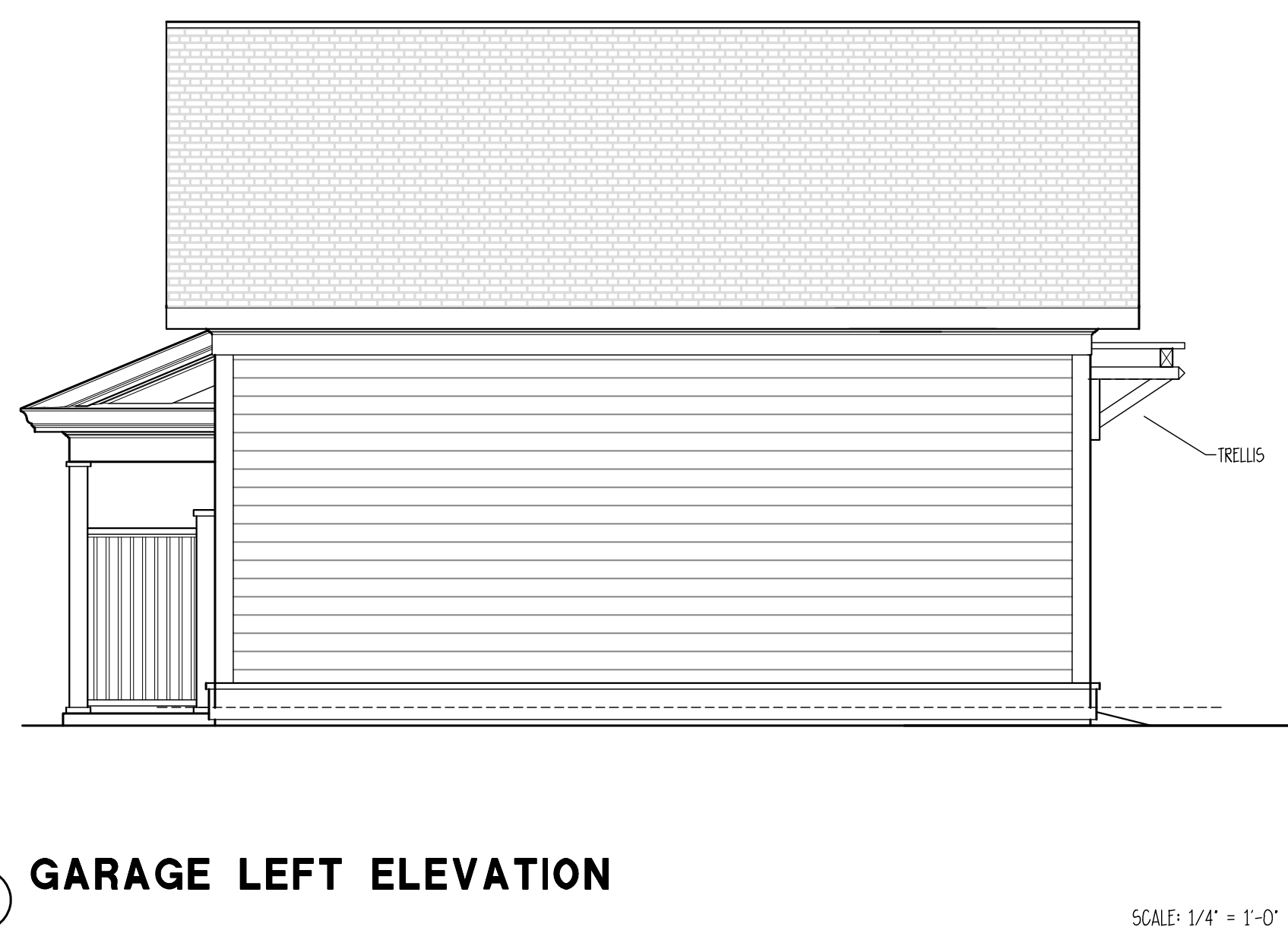
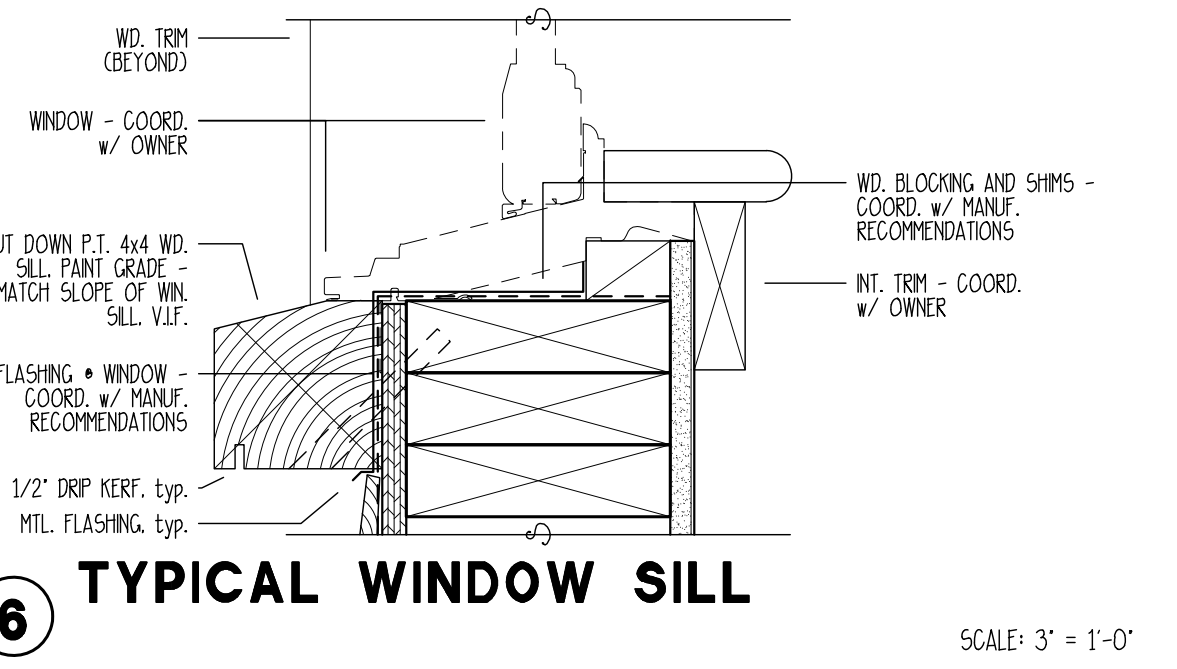
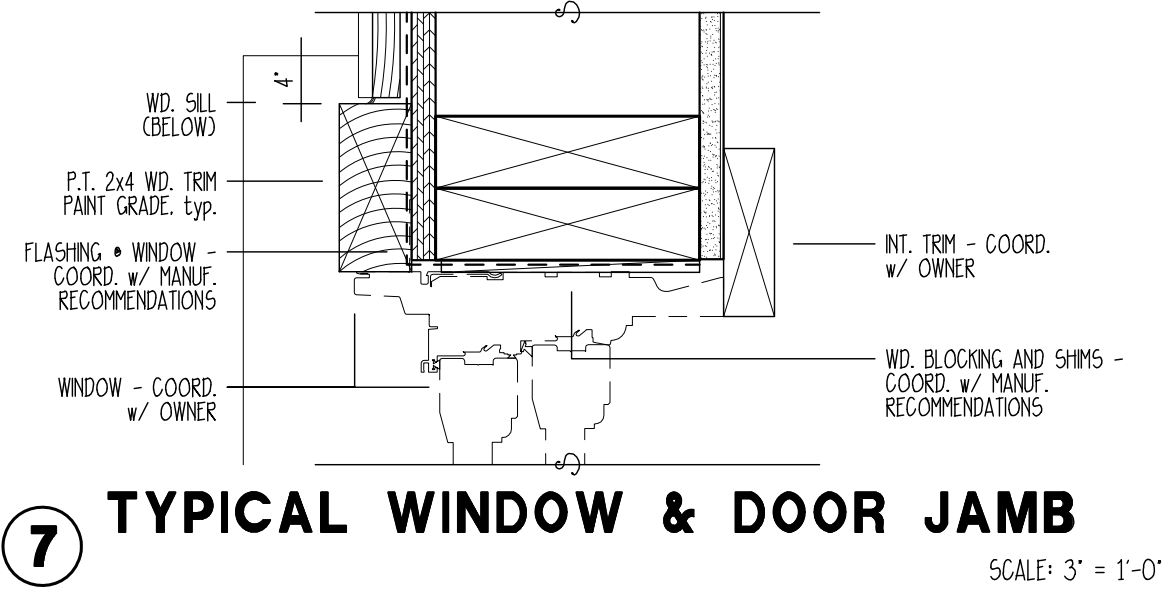
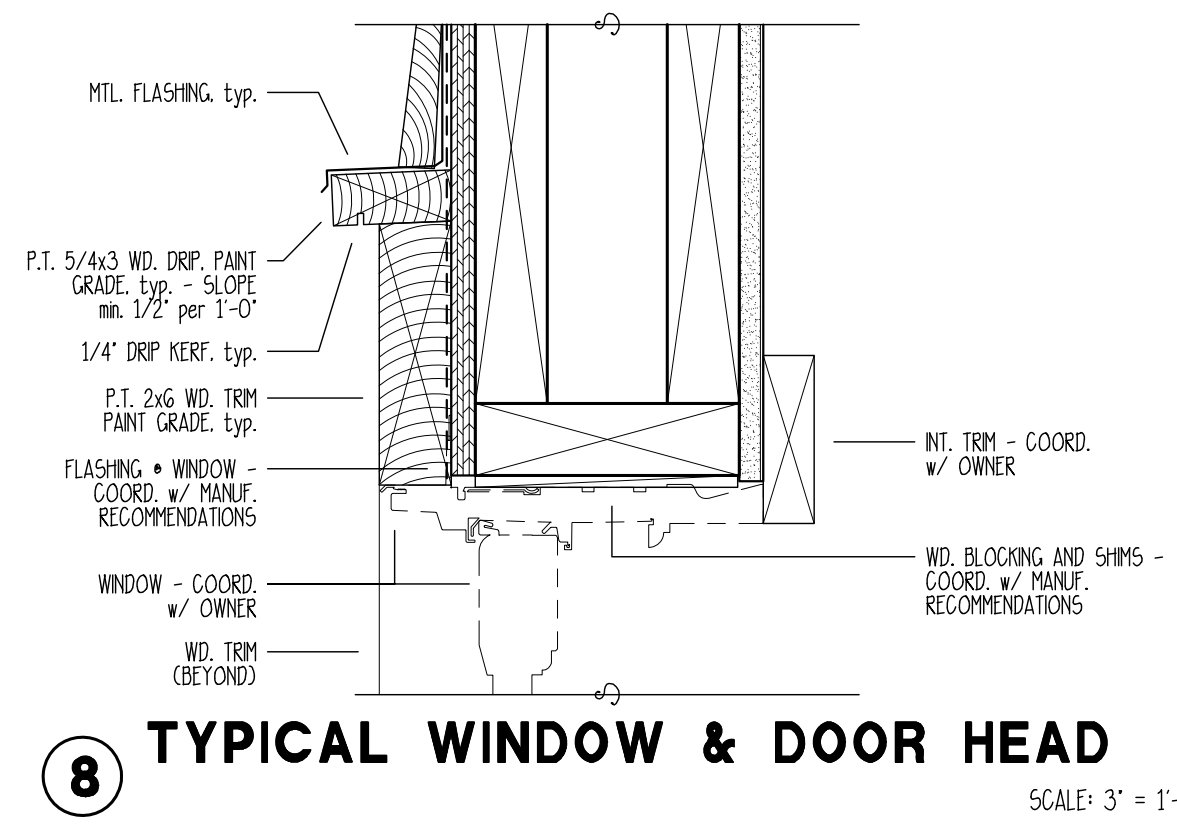
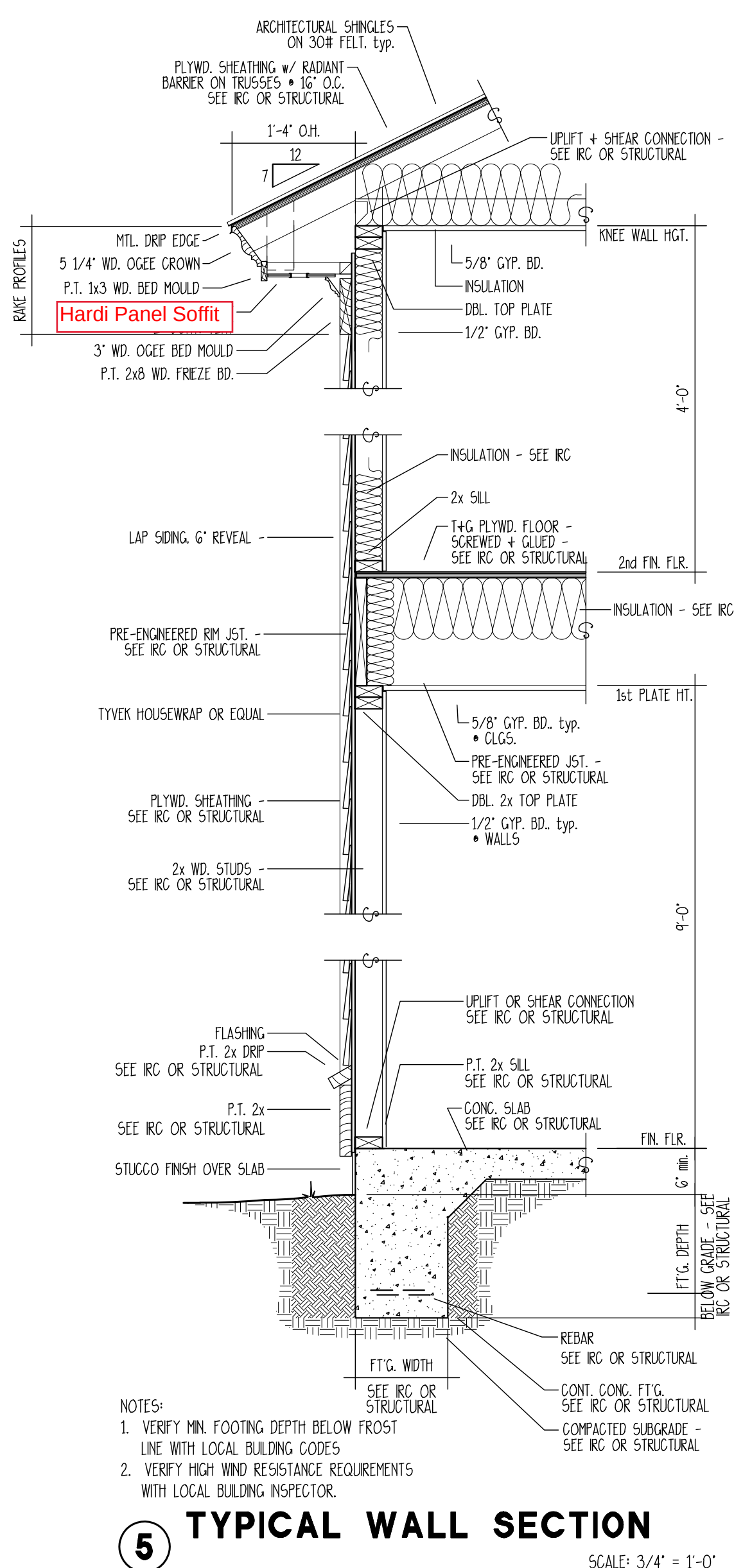
FOR
BRUEN RESIDENCE, LOT 3, #2 TABBY SHELL RD., BLUFFTON, SC
July 9, 2021 (Revised 04/01/22)

SITEWORKS DESIGN GROUP, LLC

843-441-1889



SHEET
L1 OF 1



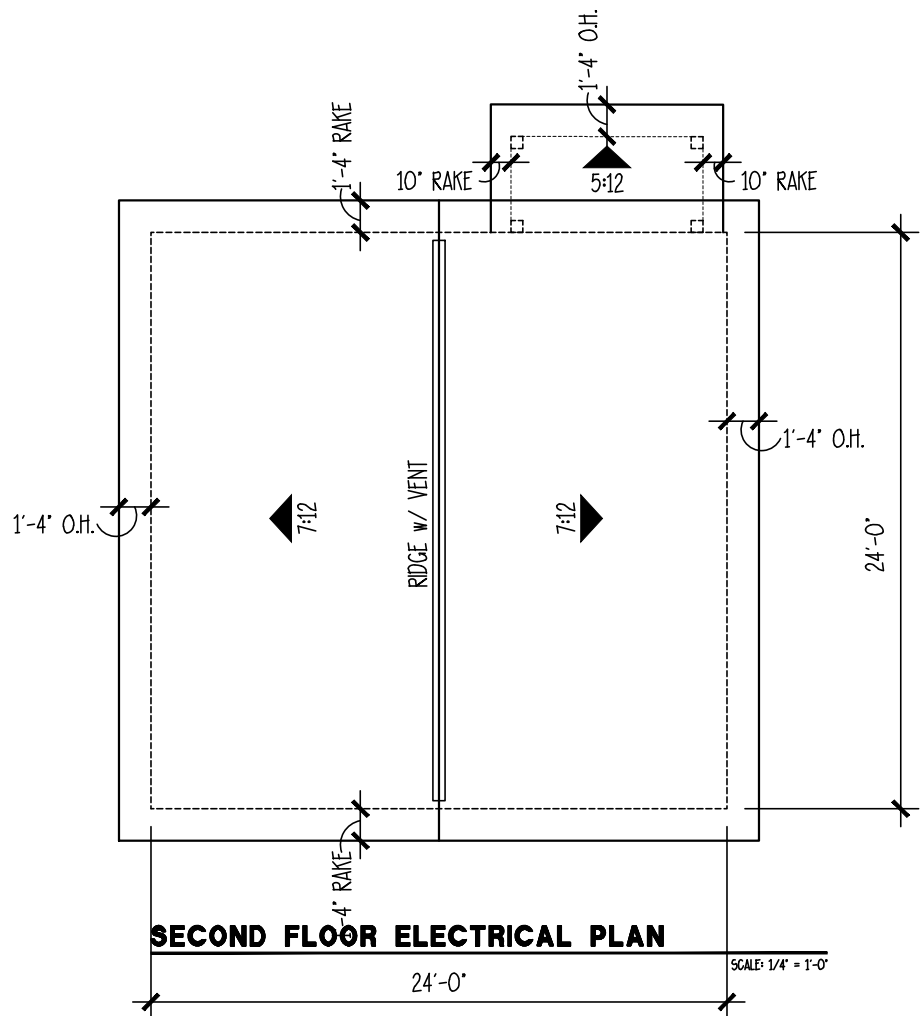
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

FIRST FLOOR ELECTRICAL PLAN

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

FOUNDATION PLAN

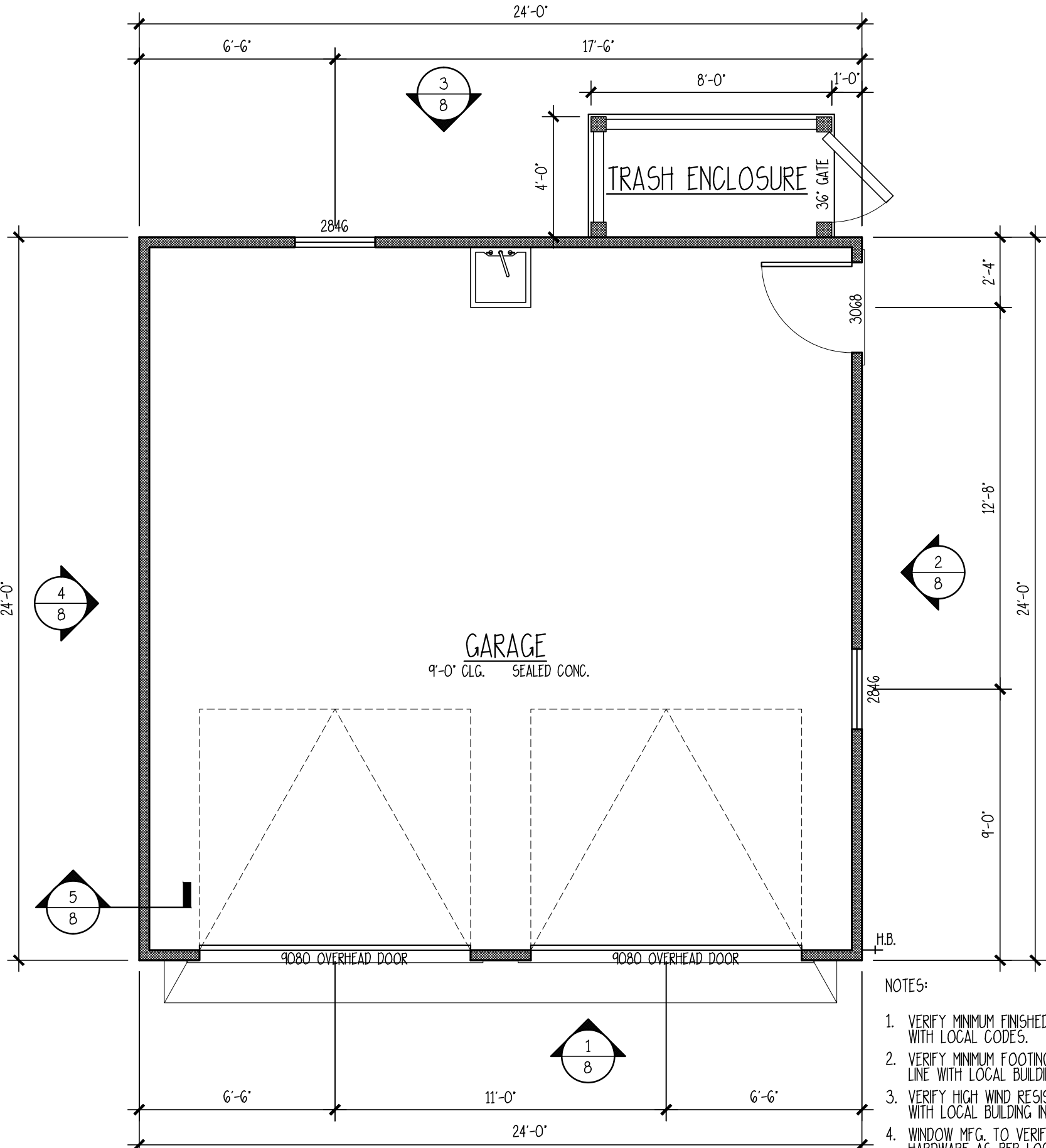
SCALE: 1/4" = 1'-0"



ROOF PLAN

NOTE: 1) EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE.
2) ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMBINED WHEN POSSIBLE).
3) ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.

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



FIRST FLOOR PLAN

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

- NOTES:
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

REVISIONS		
	REVISION 1	02/15/2022
	REVISION 2	03/16/2022

ARA
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1003 Charles St.
Beaufort SC, 29902
(843) 984-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED IN PART FOR PROFESSIONAL ENGINEERS AND ARCHITECTS. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO DETERMINE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-INDICATED PLUMBING LOCATIONS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL PLUMBING CONTRACTOR.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

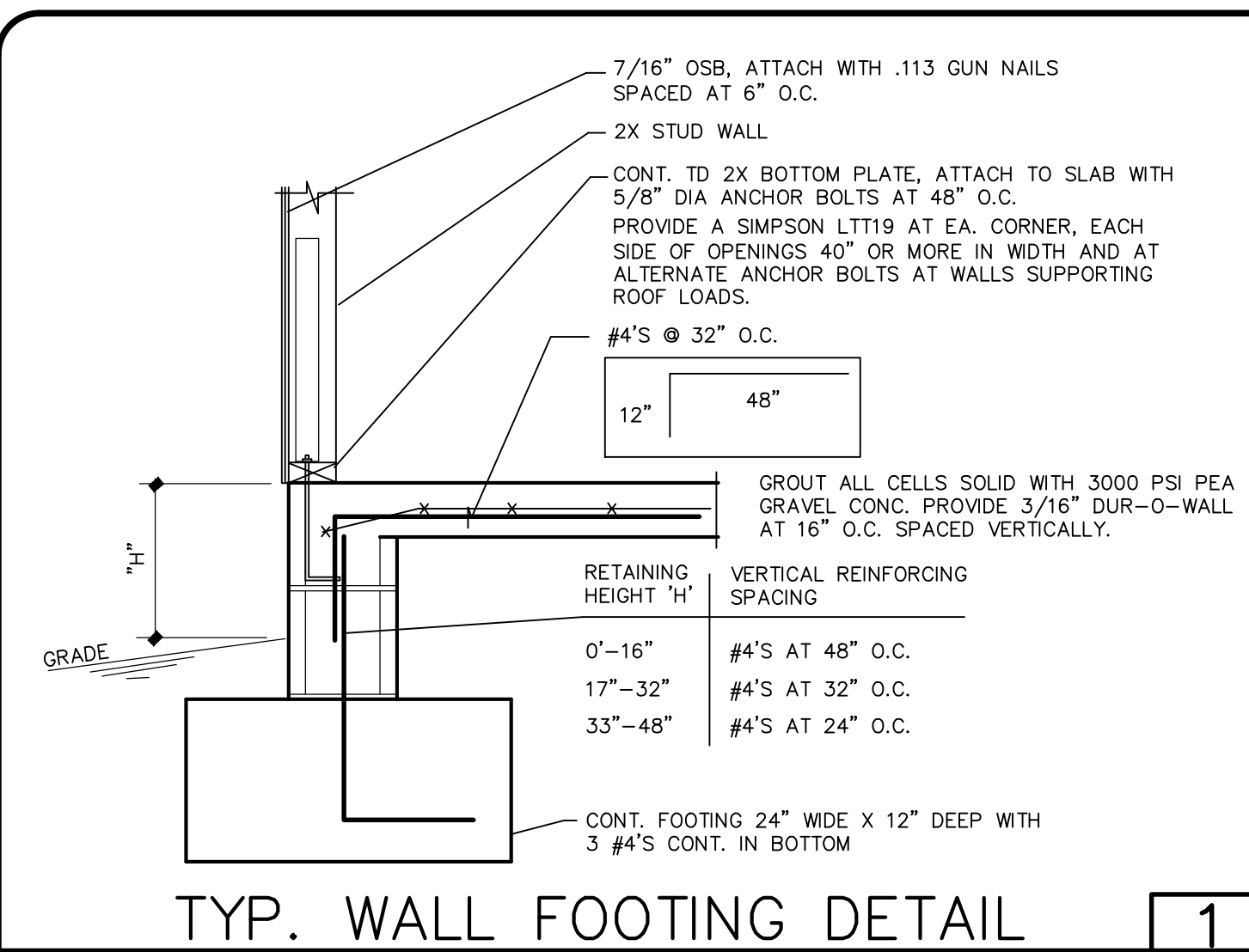
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JOB NO.	21331
OWN. BY:	JW
DWG. NAME:	20220215-21331.dwg

RAMSEY -
VARIATION 21331

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

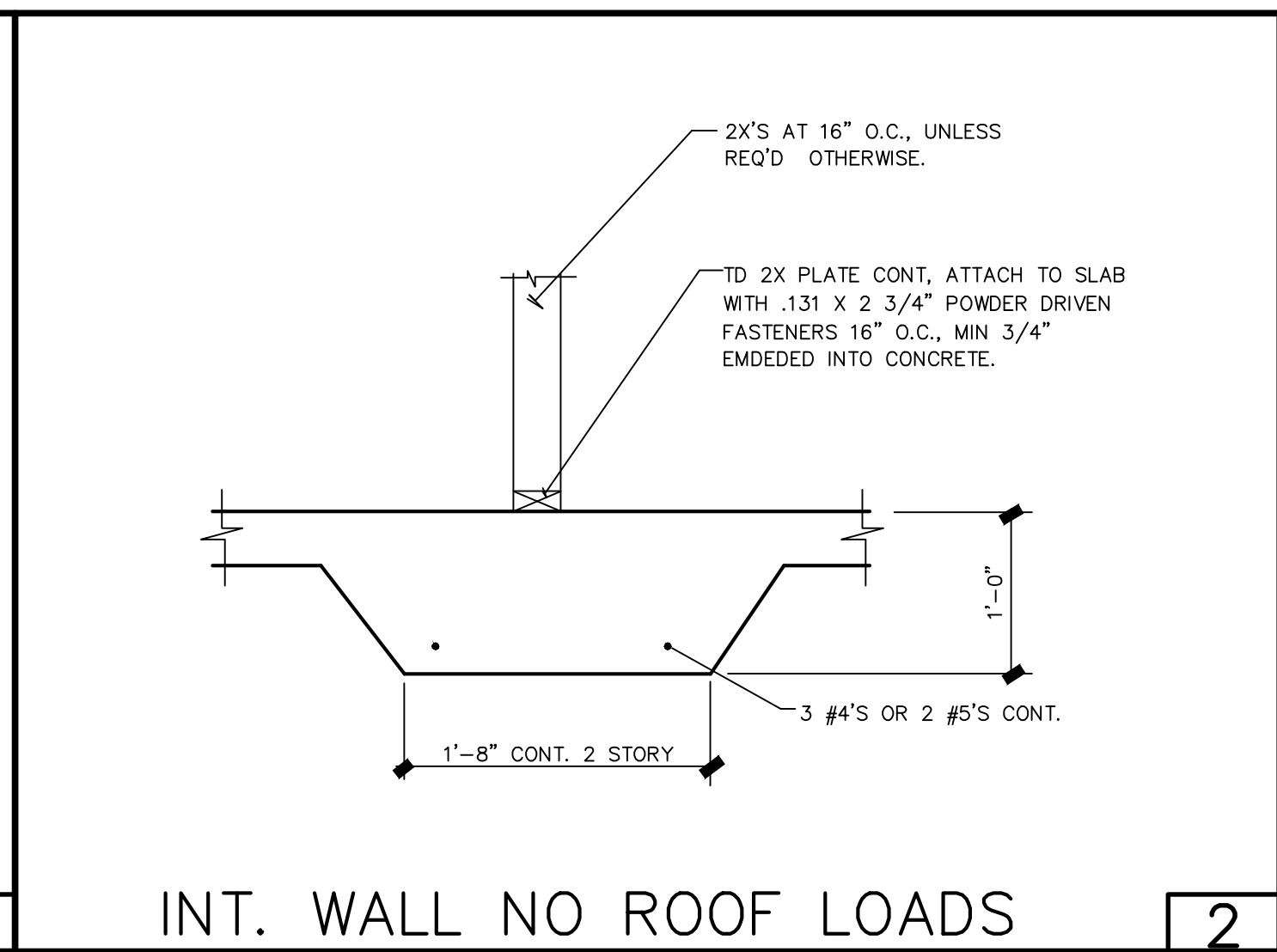
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ATTACHMENT 2



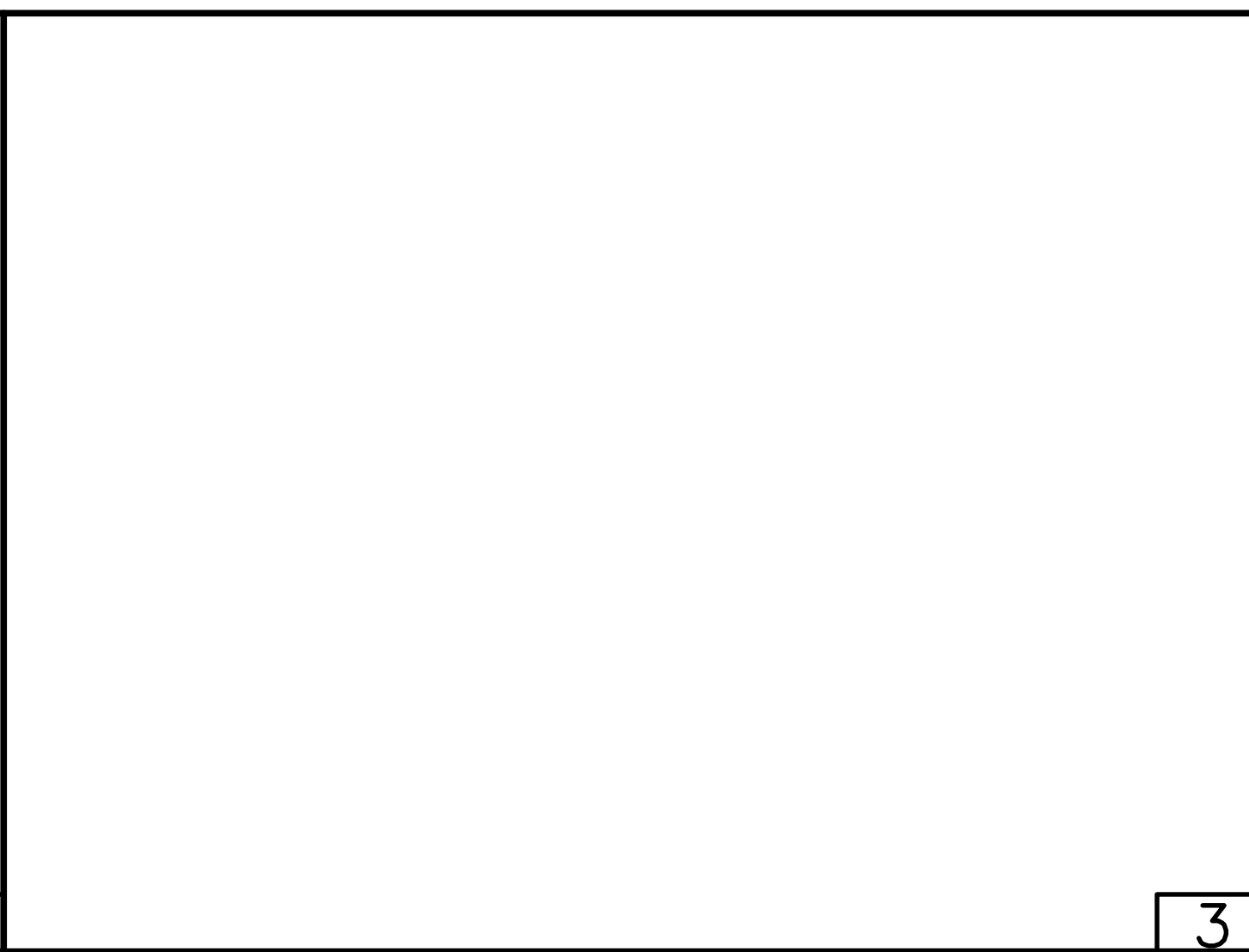
TYP. WALL FOOTING DETAIL

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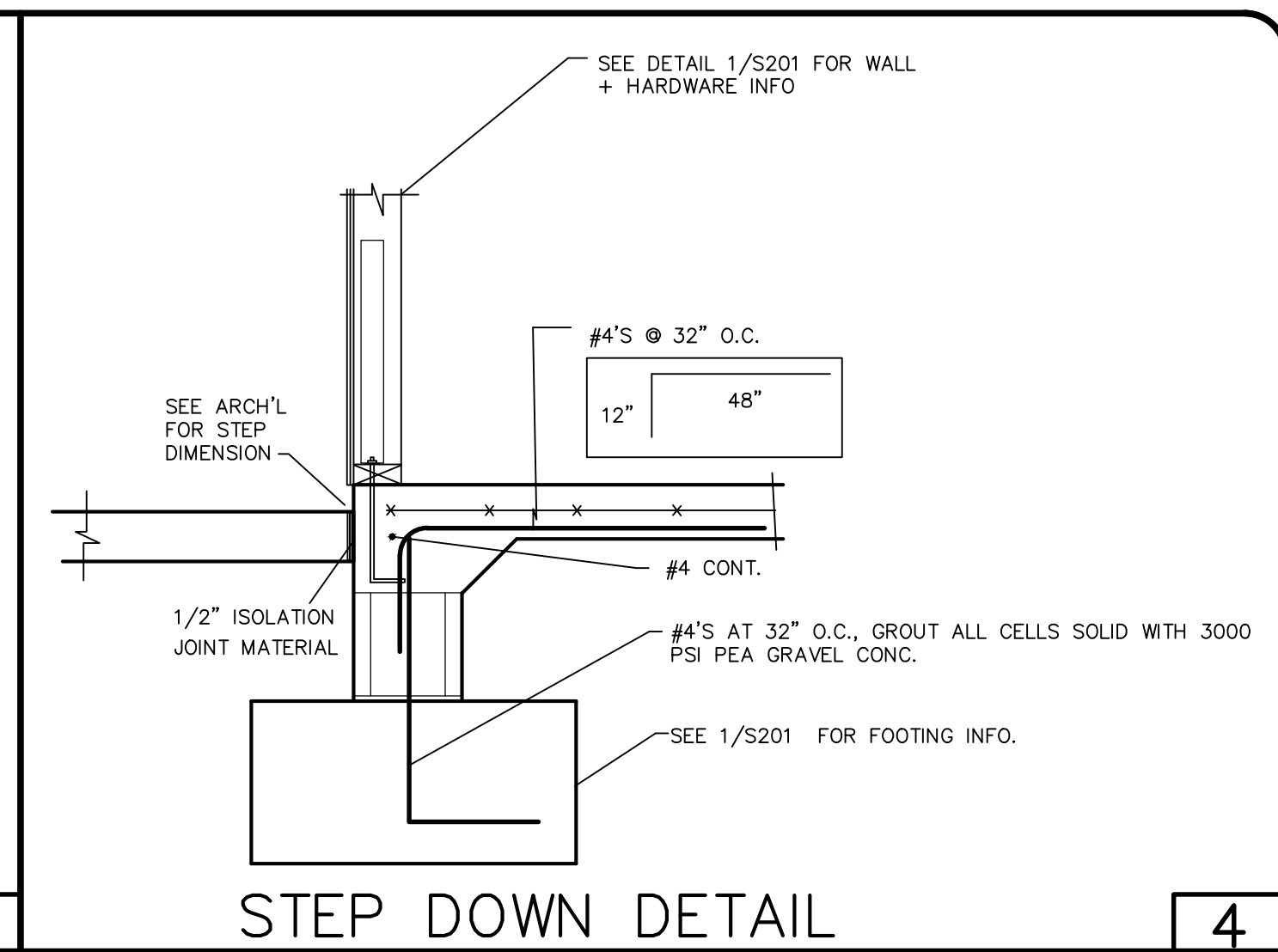


INT. WALL NO ROOF LOADS

2



3

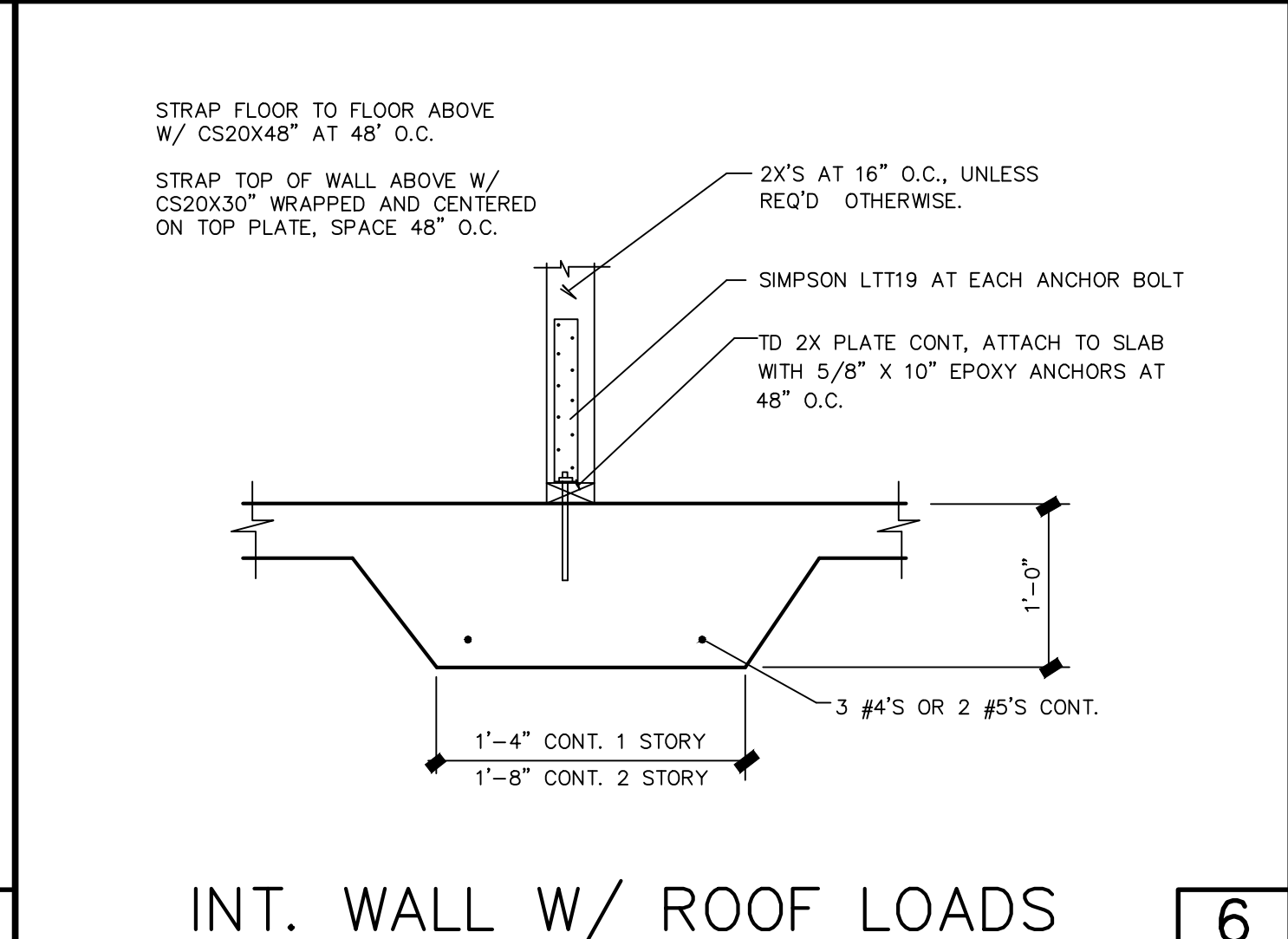


STEP DOWN DETAIL

4



5

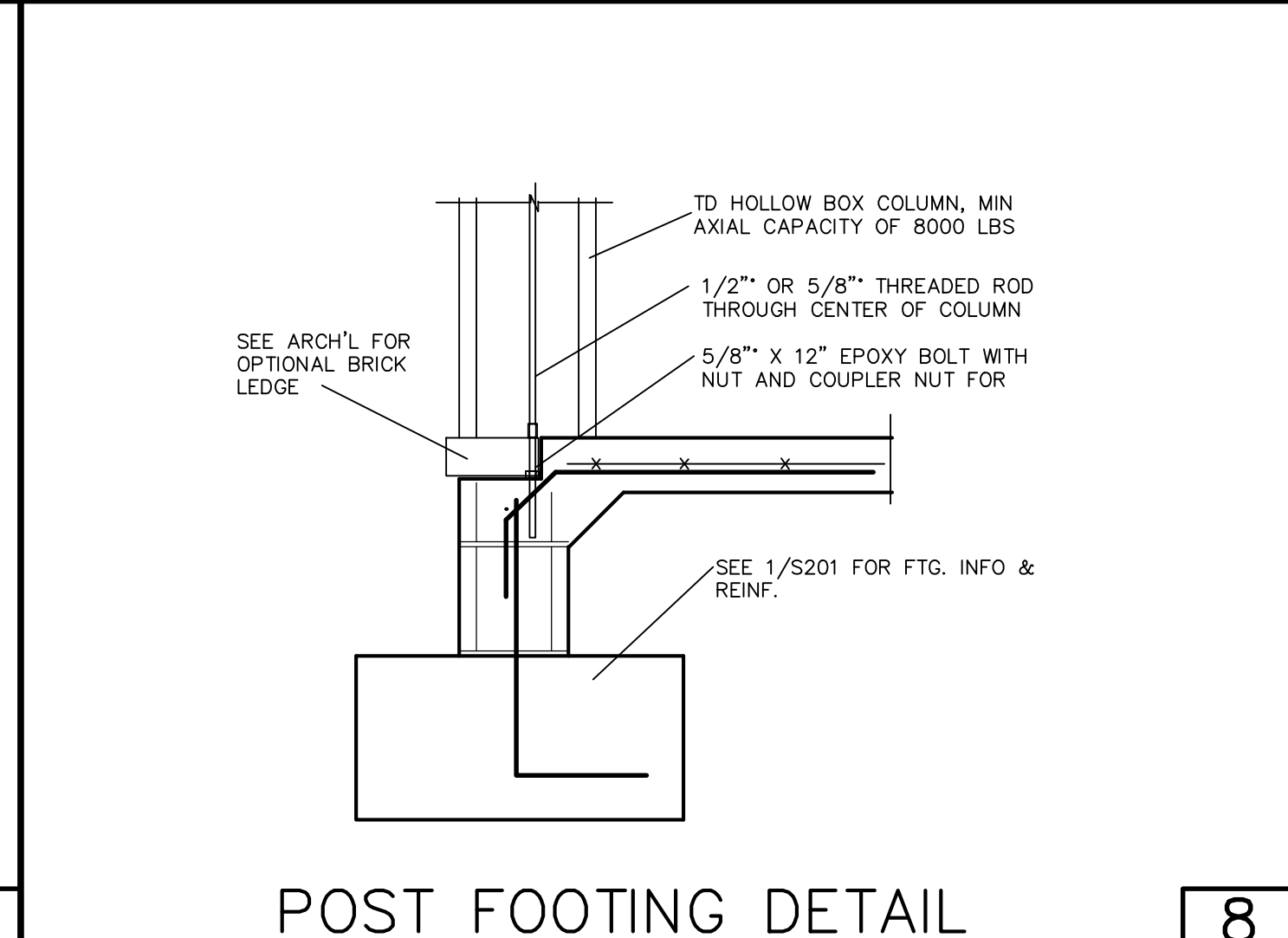


INT. WALL W/ ROOF LOADS

6

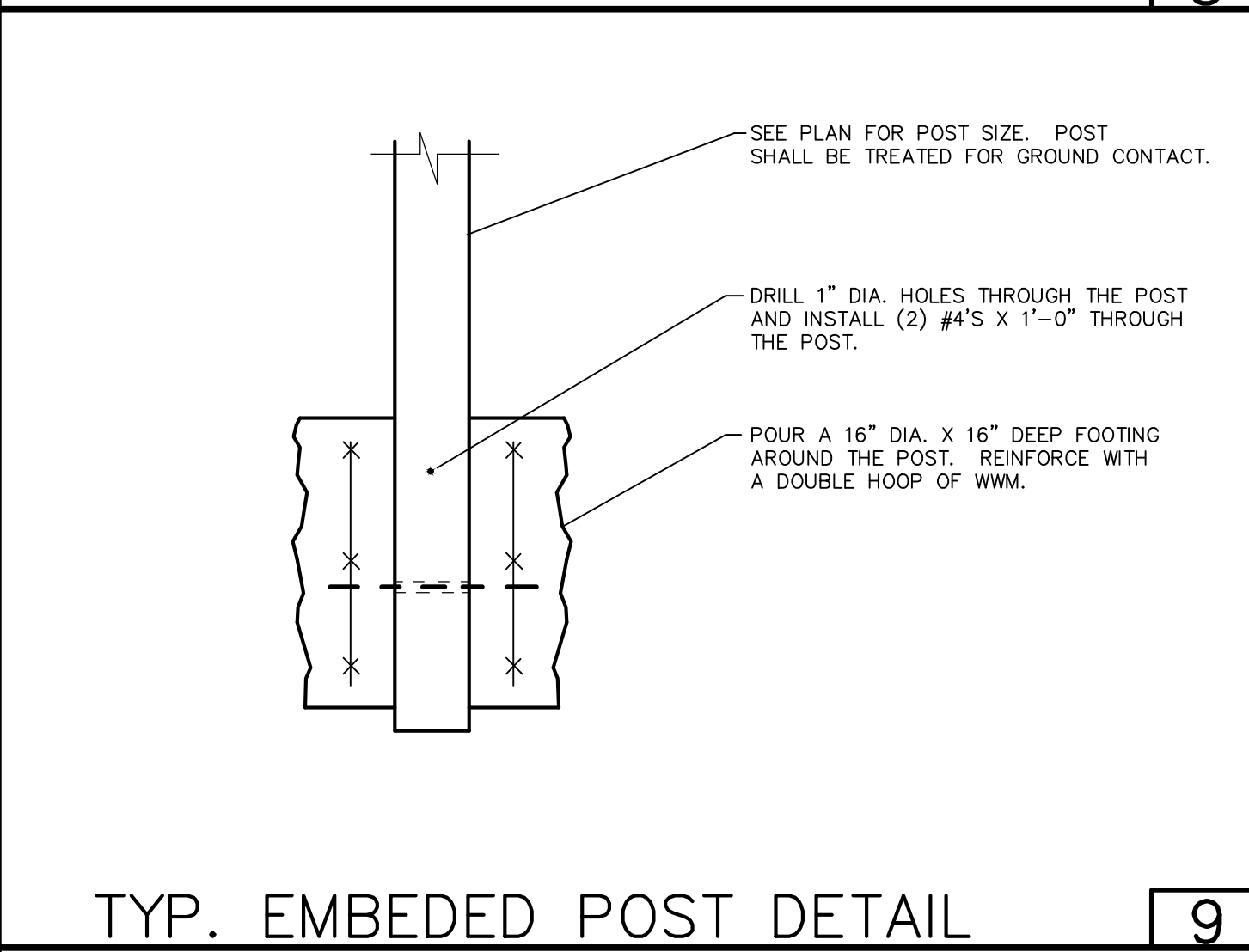


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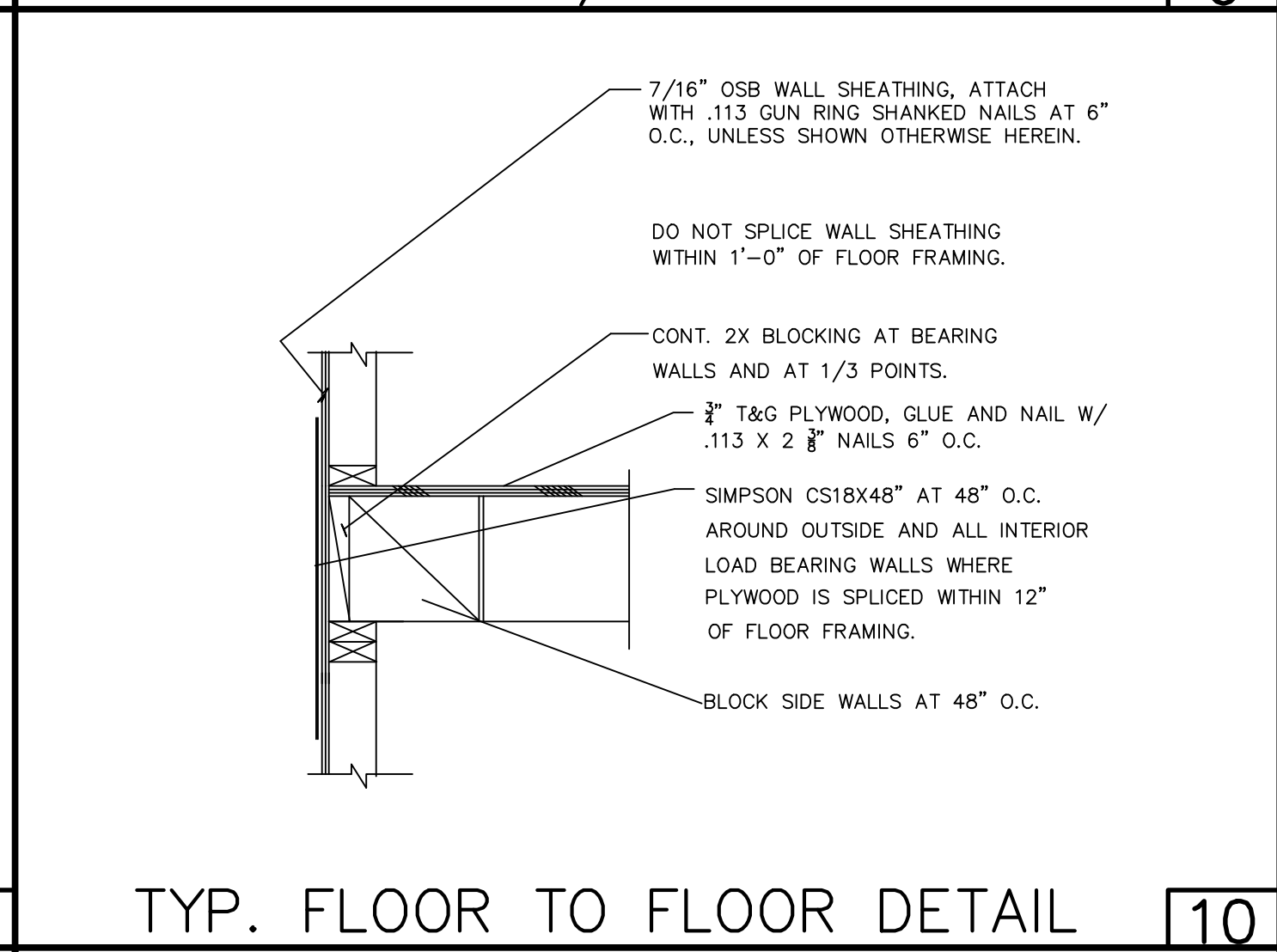
POST FOOTING DETAIL

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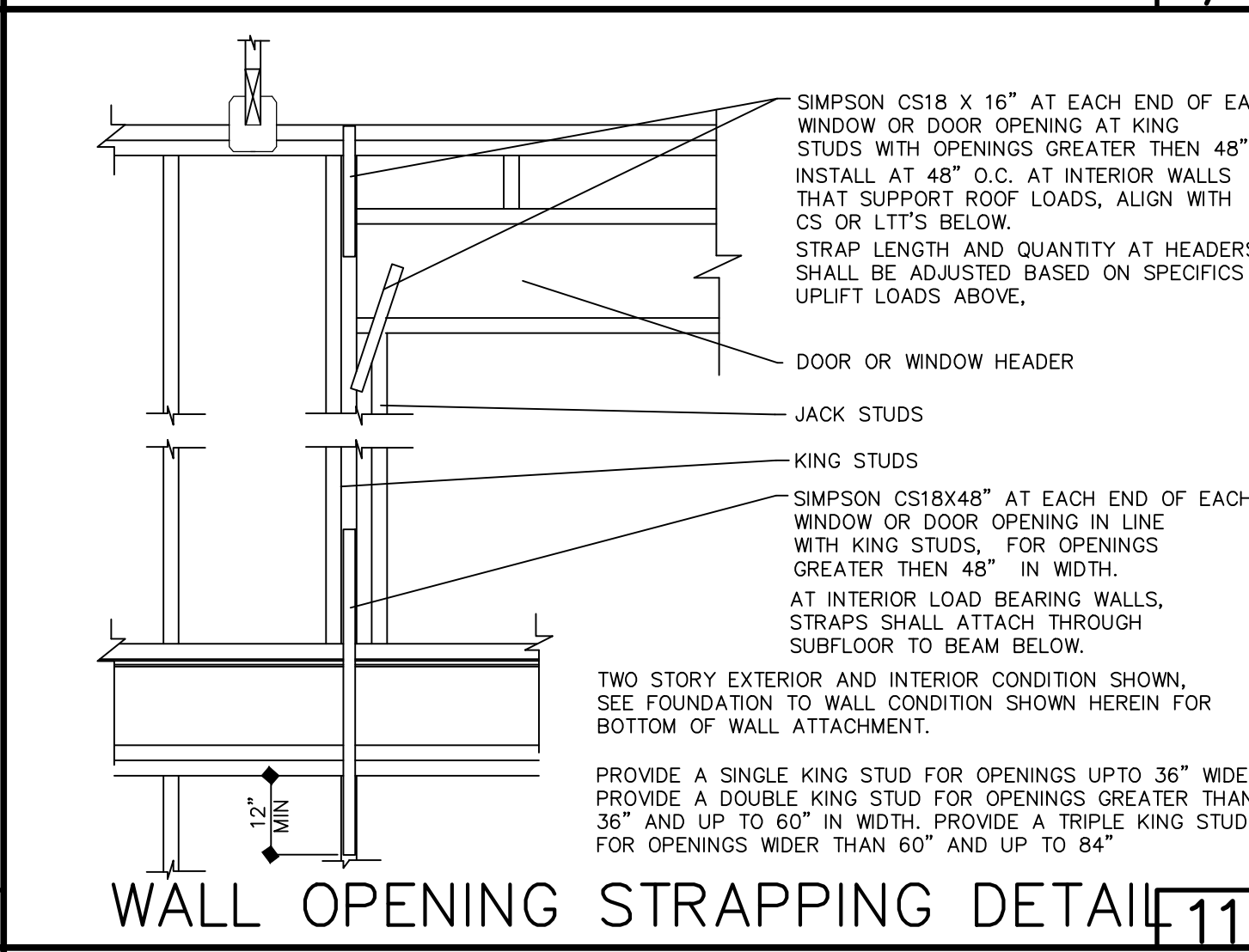
TYP. EMBEDDED POST DETAIL

9



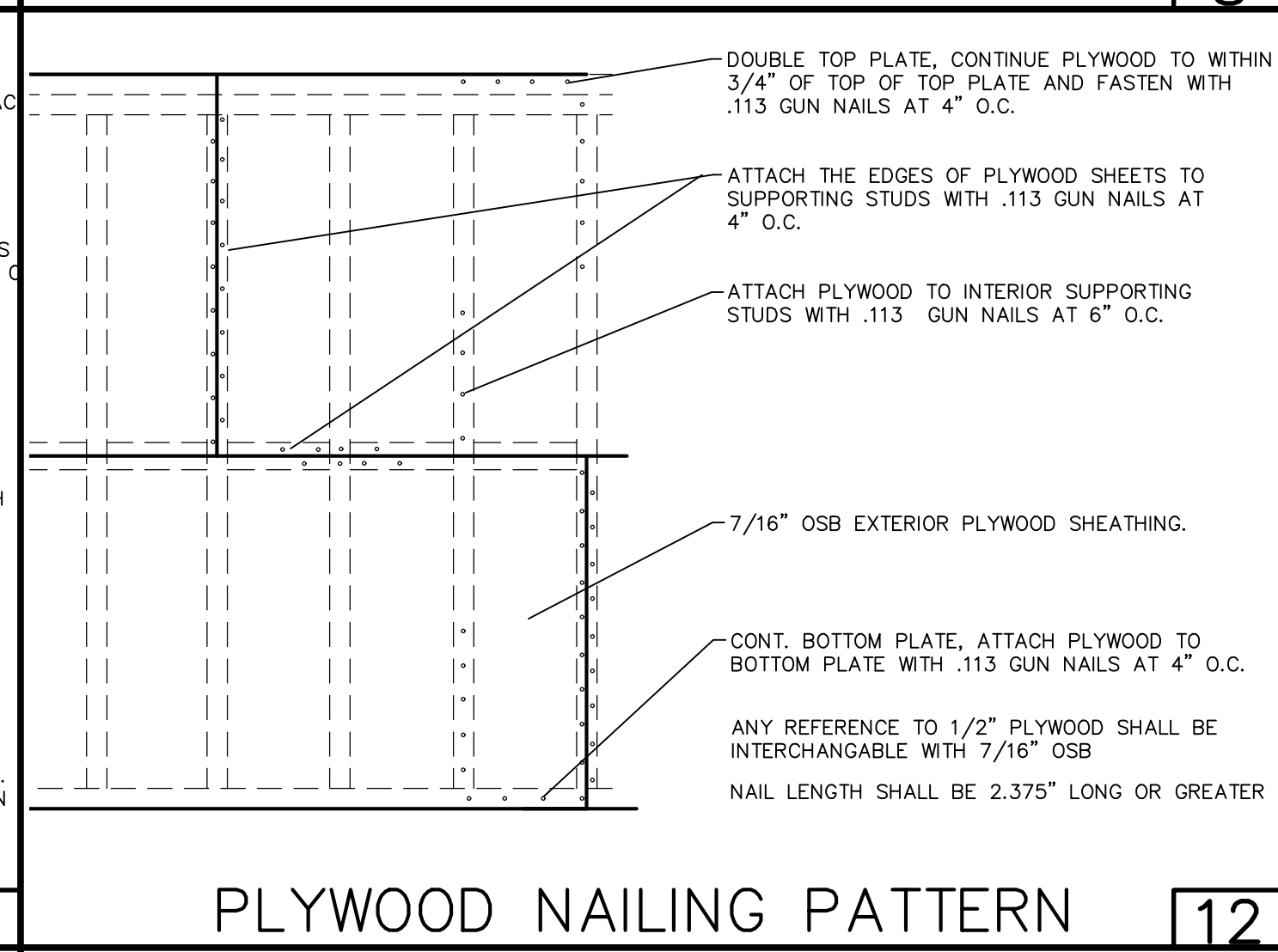
TYP. FLOOR TO FLOOR DETAIL

10



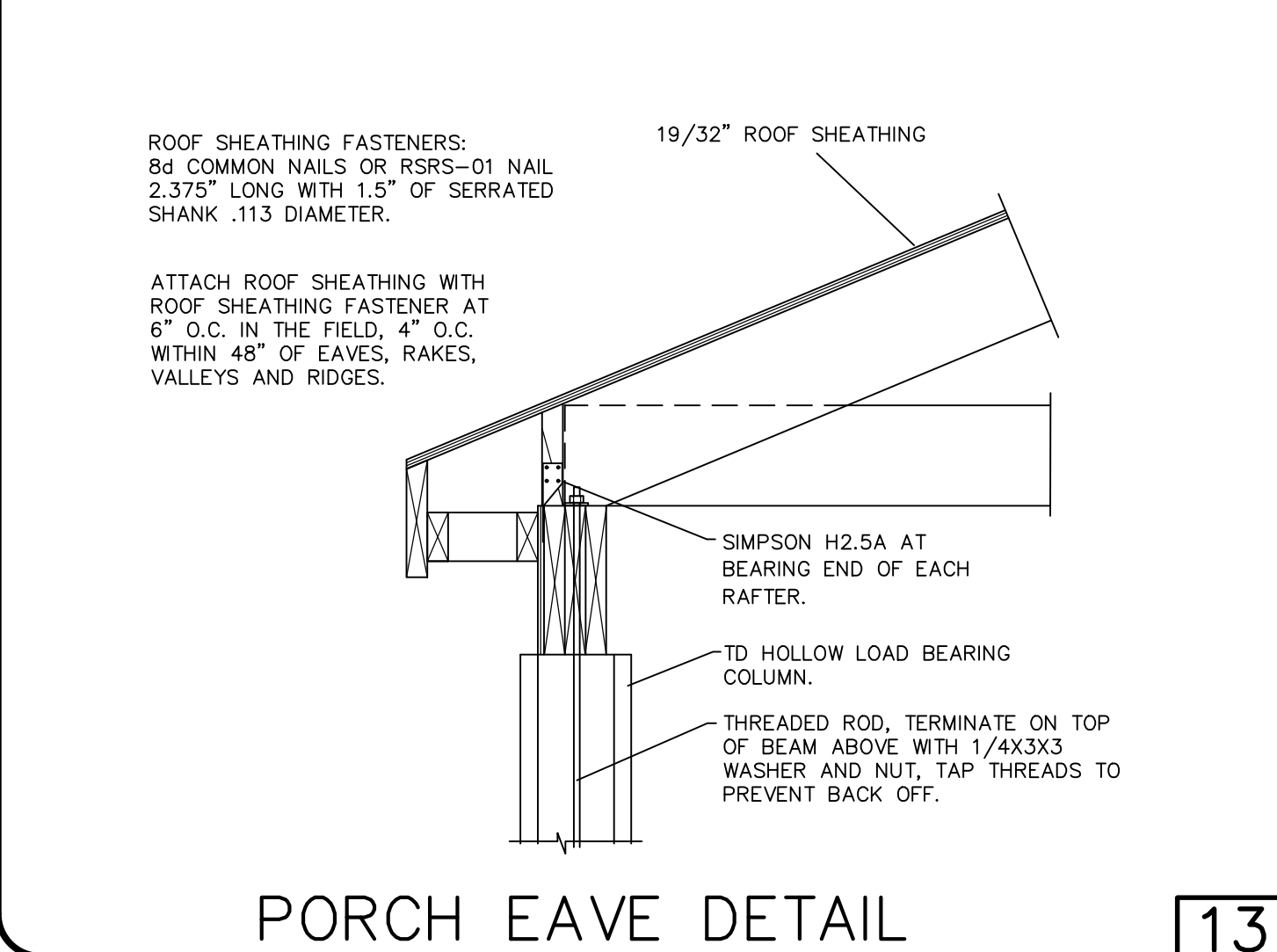
WALL OPENING STRAPPING DETAIL

11



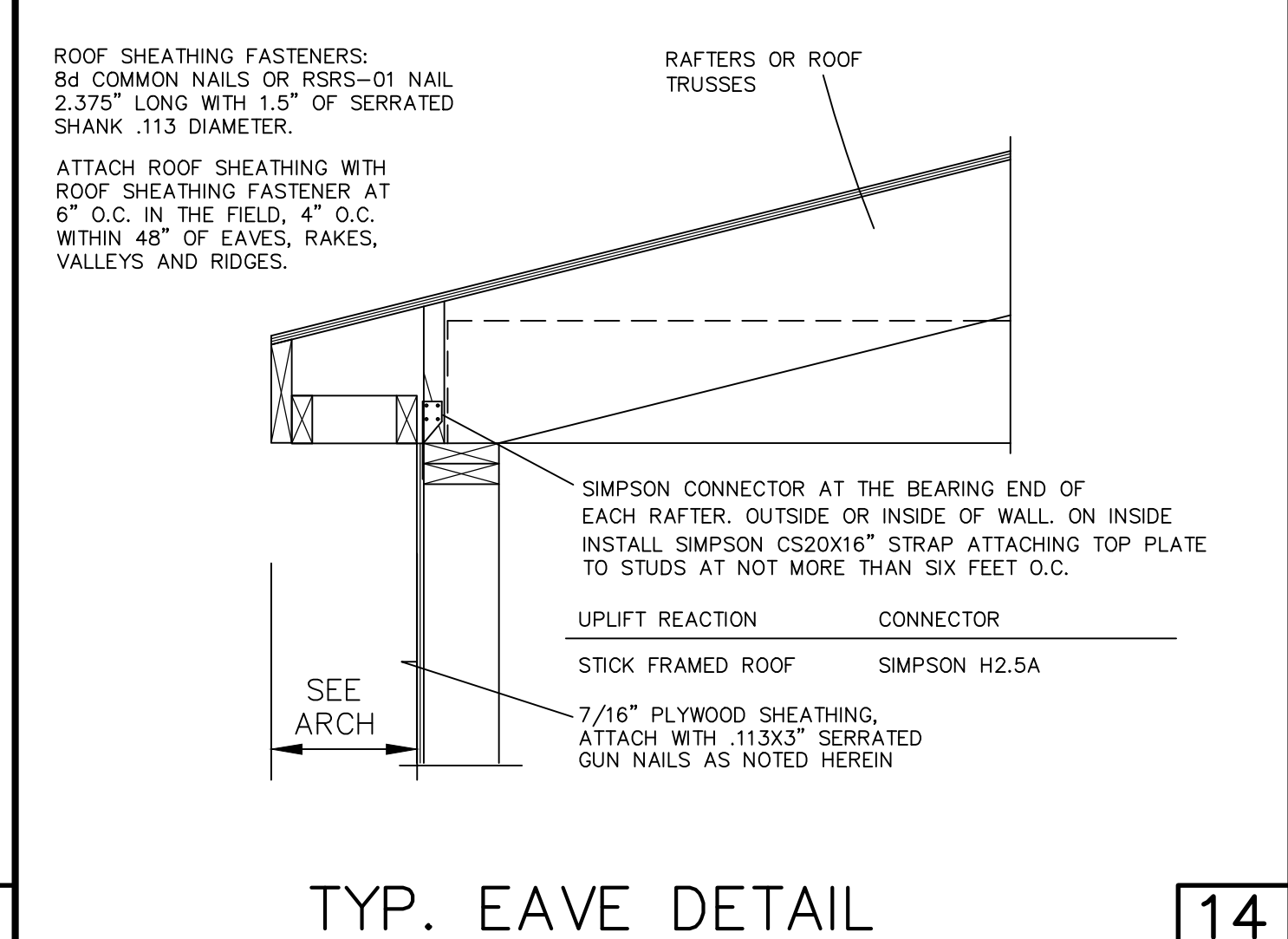
PLYWOOD NAILING PATTERN

12



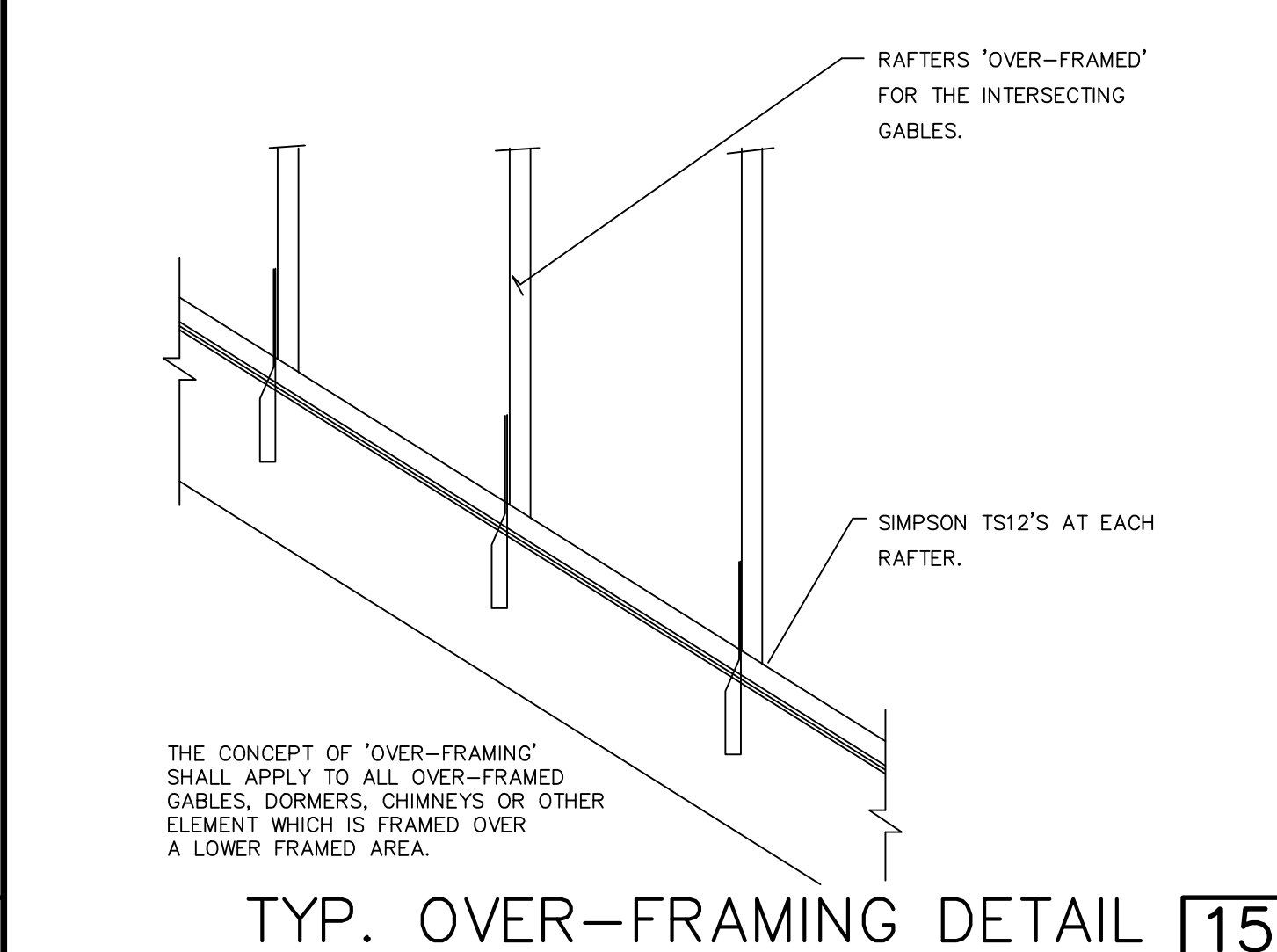
PORCH EAVE DETAIL

13



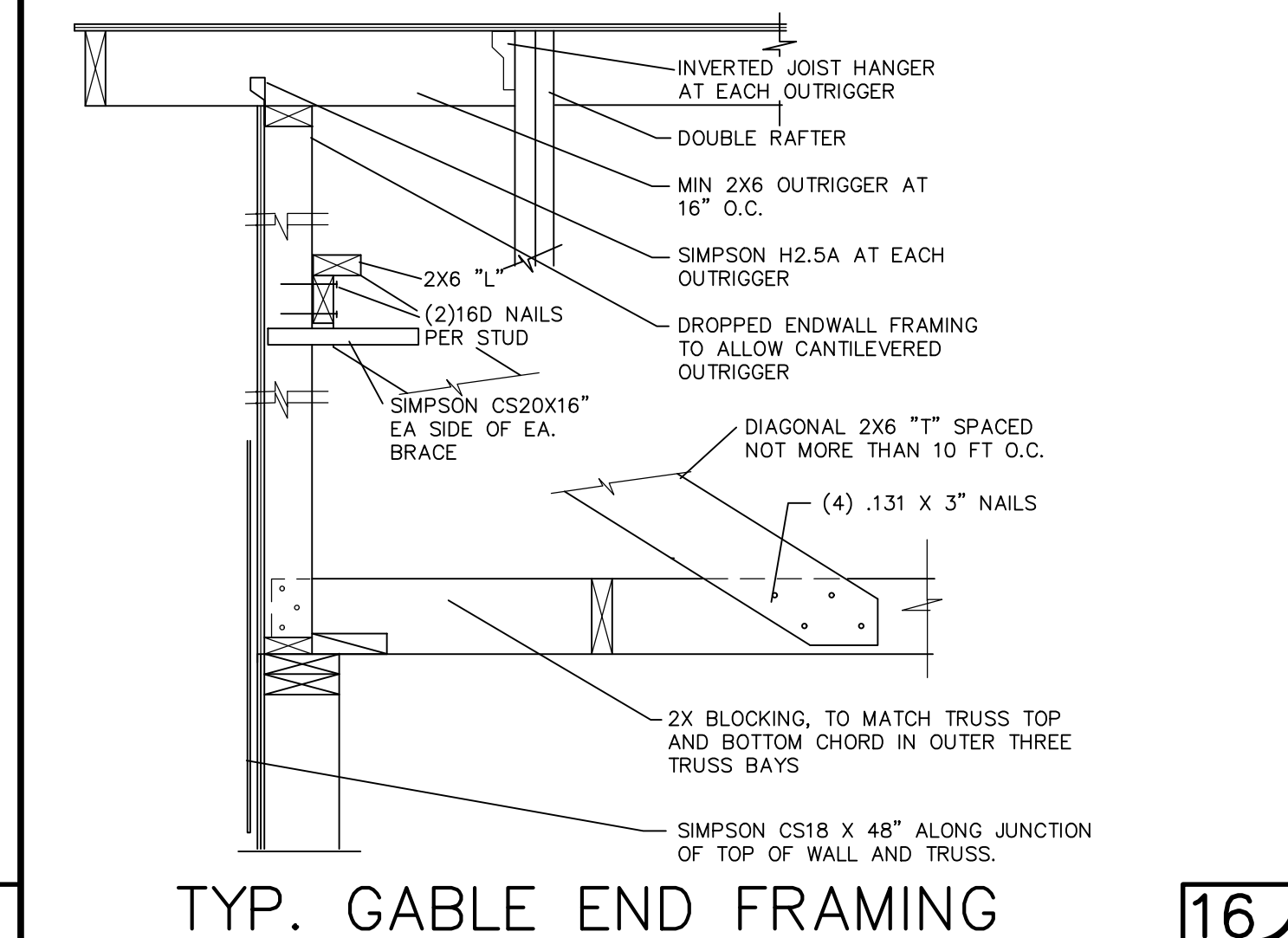
TYP. EAVE DETAIL

14



TYP. OVER-FRAMING DETAIL

15



TYP. GABLE END FRAMING

16

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Anthony M. Austin
ANTHONY M. AUSTIN
Professional Engineer
No. 003355
STATE OF SOUTH CAROLINA

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