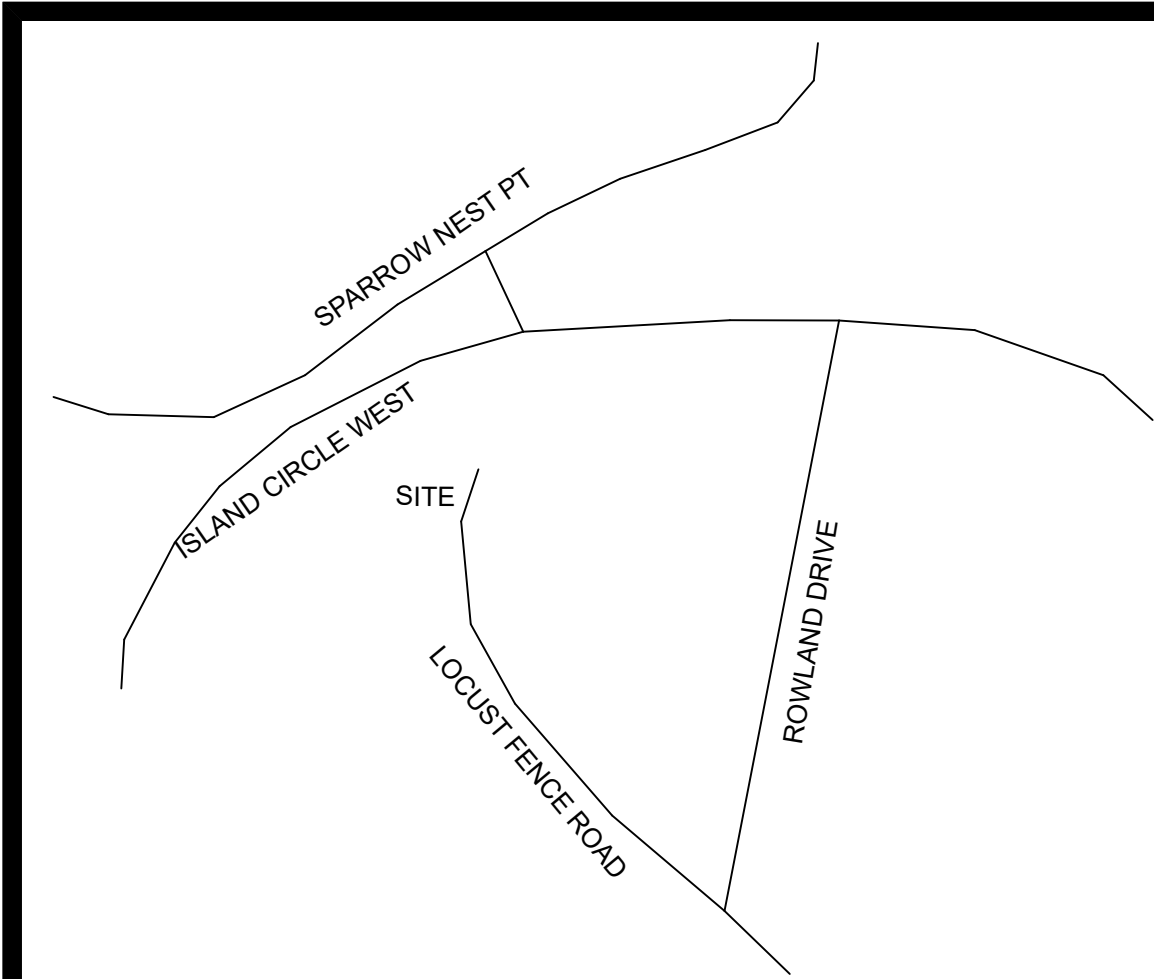




LOCATION MAP (N.T.S.)

- NOTES:
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND AE EL. 11.00' MAP NUMBER 45013C0180G DATED 3/23/2021 1988 NAVD
 - CONTOUR INTERVAL IS 1'.
 - VERTICAL DATUM IS 1988 NAVD.

- REFERENCES:
- T.M.S. R300 005 00A 0531 0000
 - PLAT BY DAVID S. YOUMANS DATED 12/20/05 DEED BOOK 2300 PAGE 999 BEAUFORT COUNTY R.M.C OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

David E. Gasque, R.L.S.
S.C. Registration Number 10506

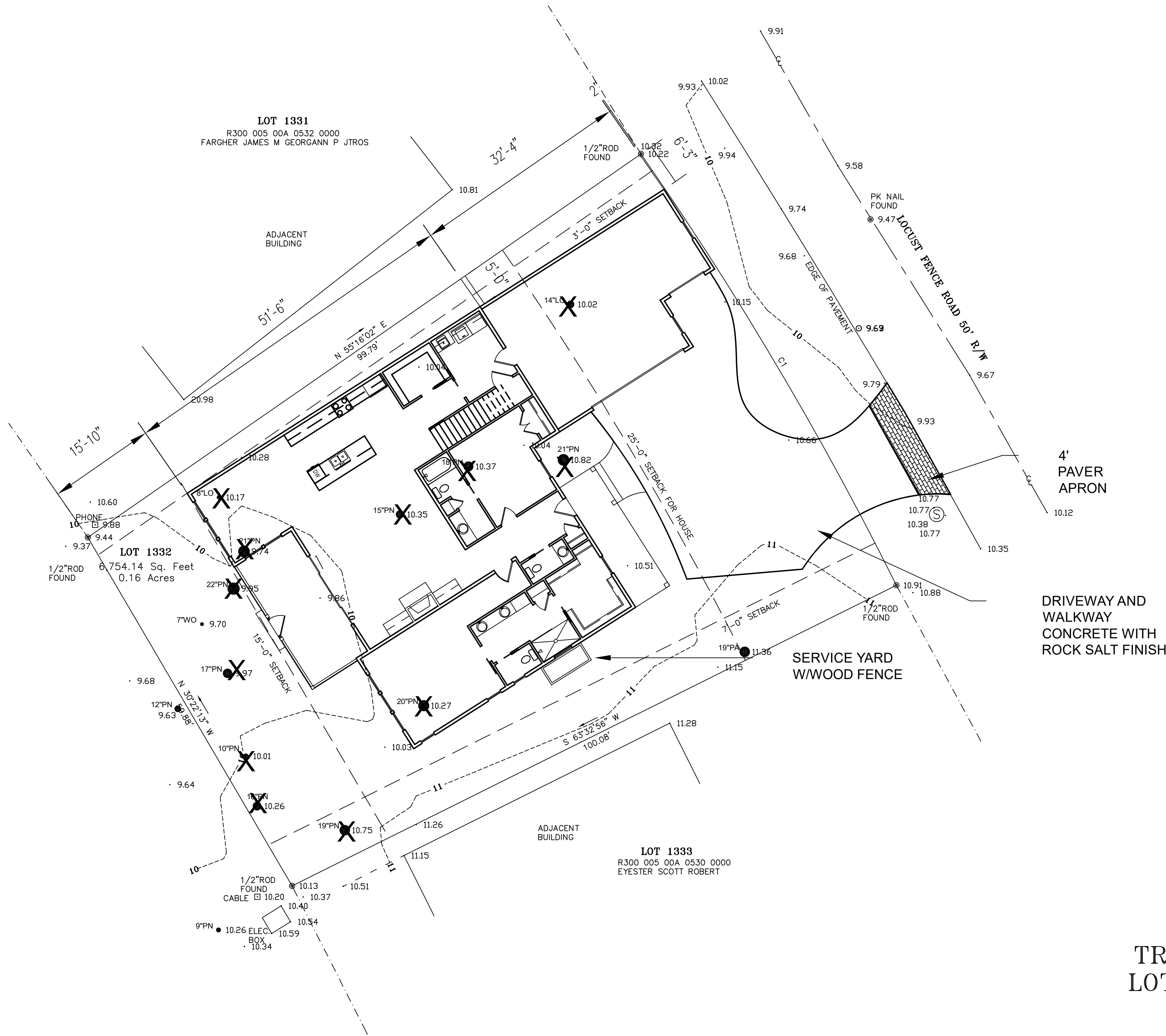
EFFECTIVE MARCH 23, 2021, BEAUFORT COUNTY WILL ADOPT THE NEW FEMA FLOOD ZONE MAPS. THE FLOOD ZONE FOR THIS PROPERTY MAY HAVE CHANGED. PLEASE VERIFY THE CURRENT FLOOD ZONE SHOWN ON THE MAPS DATED MARCH 23, 2021. DUE TO THE CHANGE IN THE FLOOD ZONE MAPS, THE VERTICAL DATUM IN BEAUFORT COUNTY WILL ALSO BE CHANGED FROM NGVD 1929 TO NAVD 1988. PLEASE VERIFY VERTICAL DATUM ON ANY ELEVATION WORK SUCH AS TOPOGRAPHICAL SURVEYS OR ELEVATION CERTIFICATES PERFORMED BEFORE MARCH 23, 2021.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|--|--------------------|--|-----|--|--------------------|
| | FIRE HYDRANT | | MVM | | MANHOLE |
| | CLEAN OUT | | GW | | GUY WIRE |
| | POWER POLE | | CB | | CABLE BOX |
| | TELEPHONE PEDESTAL | | OE | | OVERHEAD POWERLINE |
| | FIBER OPTIC STUB | | | | EDGE OF PAVEMENT |
| | WATER VALVE | | | | BACK OF CURB |
| | GAS VALVE | | | | LIGHTPOLE |
| | WATER METER | | | | GAS LINE |
| | | | | | |

TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
PHS	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	Sapindus 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	Loganstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Cornus florida
DW	DOGWOOD	Nyssa sylvatica
GUM	SWEETGUM	Quercus nigra
WD	WATER OAK	Quercus laurifolia
LA	LAUREL OAK	Quercus marilandica
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	Morus spp.
CRA	CRAB APPLE	Malus sylvestris
WIL	WILDBERRY	Albizia julibrissin
MM	MINOSA TREE	Quercus alba
WHO	WHITE OAK	Quercus coccinea
TO	TURKEY OAK	Quercus rubra
RD	RED OAK	Aquifolias
HOL	HOLLY	Salix alba
WIL	WILLOW TREE	Nyssa yunnanensis
TU	TUPELO	Melia azedarach
CHB	CHINABERRY	Populus
CW	COTTONWOOD	Prunus laurocerasus
CL	CHERRY LAUREL	

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 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. 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.



TREE AND TOPOGRAPHICAL SURVEY
LOT 1332 PHASE VIB DATAW ISLAND
PREPARED FOR
FAMILY TIDE PROPERTIES, LLC
DATAW ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

DATE 4/28/2021 SCALE 1"=10'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.38'	517.16'	8°14'25"	S 30°38'01" E	74.31'



JOB#54288 F.B.#1060/CMG DRAWN BY7

FOUNDATION SPECIFICATIONS

EARTHWORK, FILL, COMPACTION

COMPACTION OF SUBGRADE & FILL SHALL BE 95% MINIMUM DENSITY PER ASTM D-1557.
THIS FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.

CONCRETE

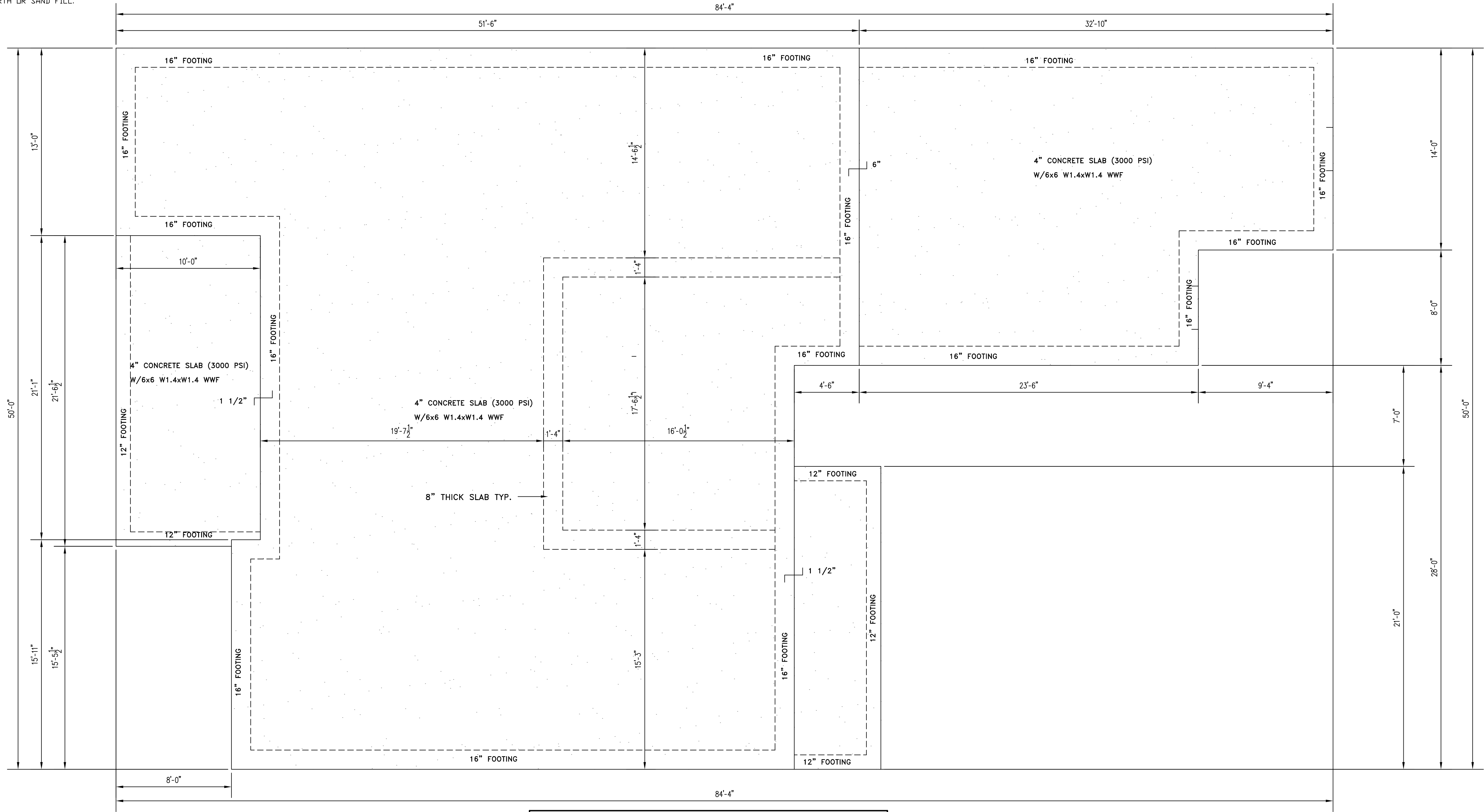
ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
ALL CONCRETE STRENGTH SHALL BE A MINIMUM OF 3,000 PSI @ 28 DAYS.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. BARS SHALL BE LAPPED A MINIMUM OF 36".
REINFORCING SHALL HAVE 3" OF CONCRETE COVER WHERE CONCRETE IS TO BE IN CONTACT WITH EARTH OR SAND FILL.

NOTE: LOCATE CONTRACTION JOINTS WHERE NECESSARY TO CONTROL NON-STRUCTURAL SHRINKAGE CRACKS IN CONCRETE SLAB.

NOTE: ON PRIVACY SIDE OF RESIDENCE AND GARAGE, THREADED RODS ARE TO BE INSTALLED AT 6'-0" O/C.



CODE ANALYSIS	2018 IRC AND ASCE 07-10
OCCUPANCY GROUP:	R (RESIDENTIAL)
WIND LOAD:	145 MPH (3 SECOND GUST)
ROOF LOADS:	20 PSF LIVE LOAD 10 PSF DEAD LOAD
FLOOR LOADS:	RESIDENTIAL LIVING AREAS: 40 PSF LIVE LOAD 10 PSF DEAD LOAD RESIDENTIAL SLEEPING AREAS: 30 PSF LIVE LOAD 10 PSF DEAD LOAD ATTIC AREAS: 20 PSF LIVE LOAD 10 PSF DEAD LOAD
ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE A DP RATING OF 50 OR AS OTHERWISE PERMITTED BY BUILDING OFFICIAL.	

FOUNDATION PLAN

256 LOCUST FENCE ROAD

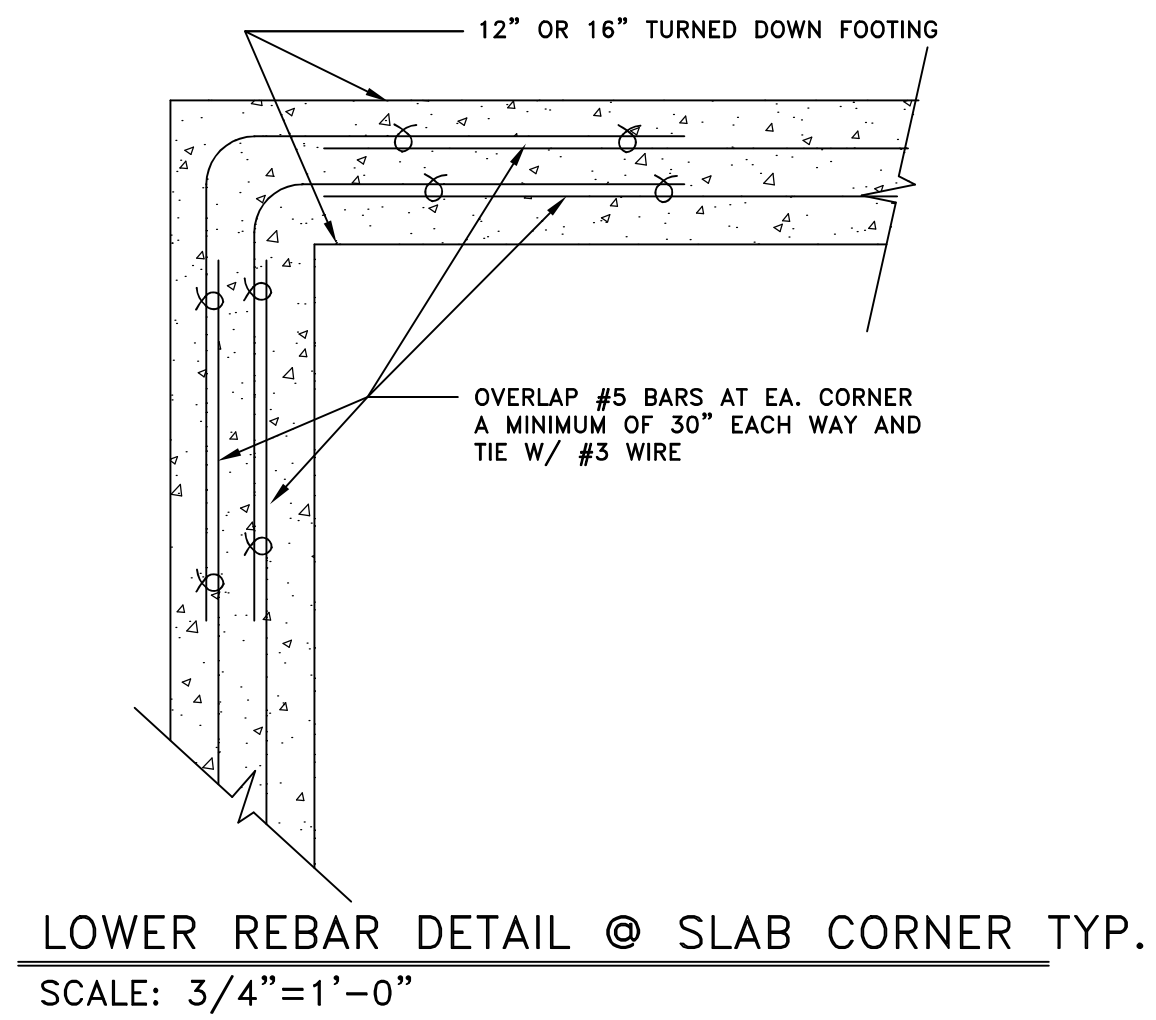
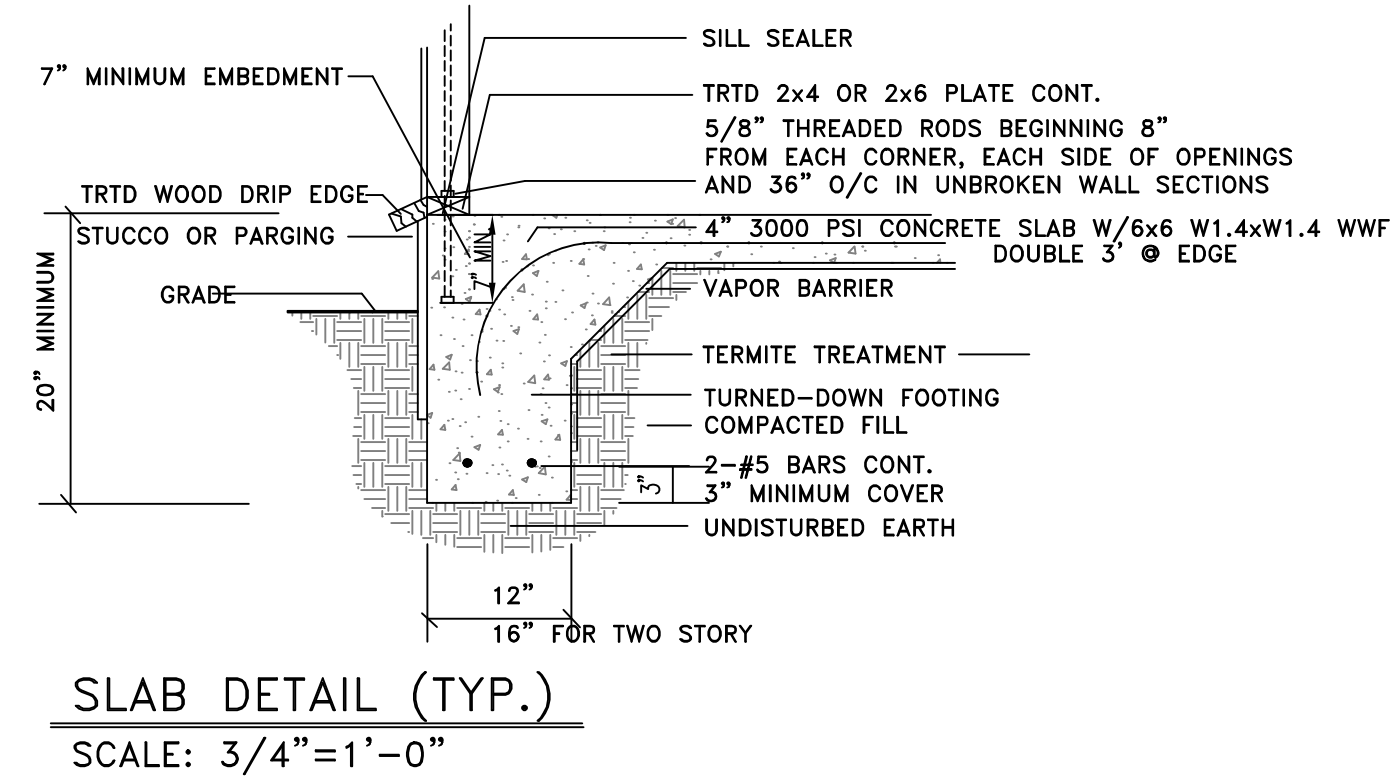
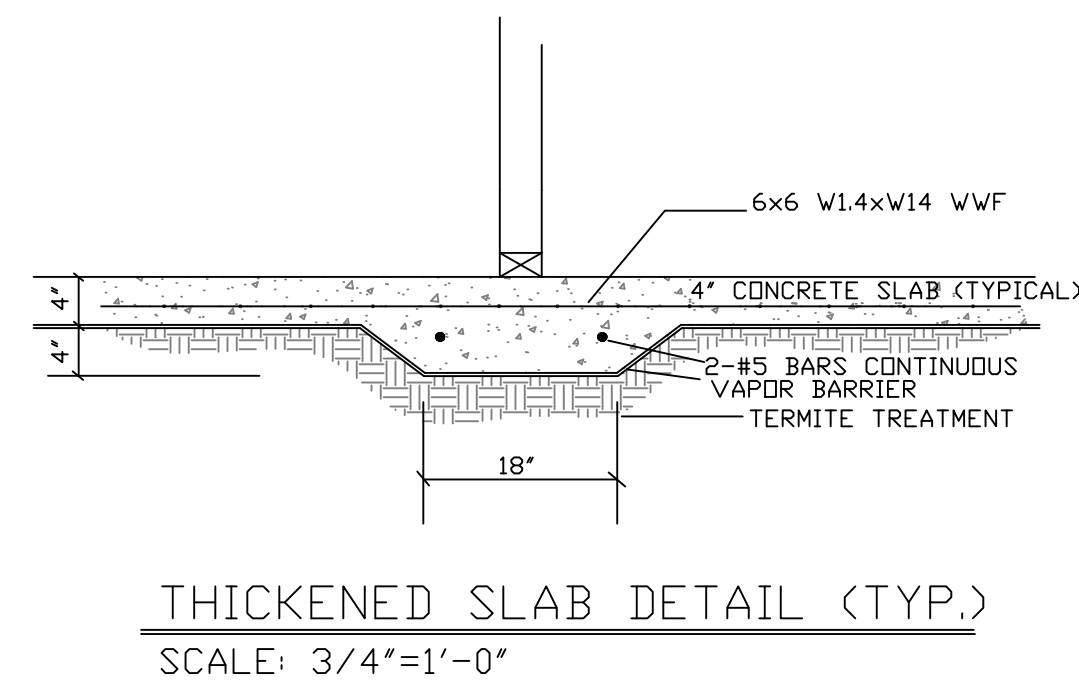
PAGE NUMBER:
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ST. HELENA, SC

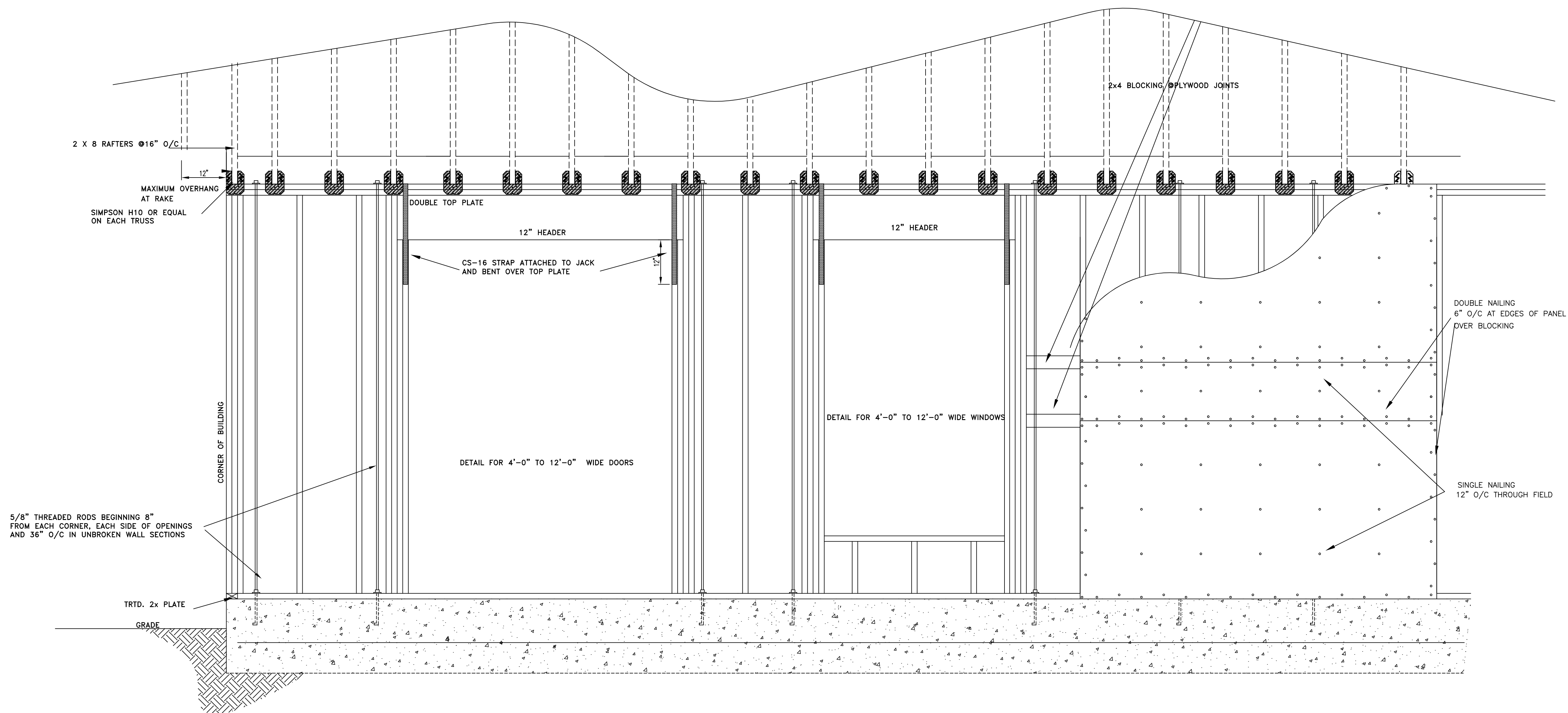
DATE: 11/08/21 SCALE: 1/4" = 1'-0"

DRAWN BY: Susan J. Glasner
PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

Susan J. Glasner
PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.
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NOTE: ON PRIVACY SIDE OF RESIDENCE AND GARAGE, THREADED RODS ARE TO BE INSTALLED AT 6'-0" O/C.



TYPICAL FRAMING AND UPLIFT CONNECTORS
(SLAB AND RAISED SLAB CONSTRUCTION)

SCALE: 3/4"=1'-0"

NOTE: ON PRIVACY SIDE OF RESIDENCE
AND GARAGE, THREADED RODS ARE TO BE
INSTALLED AT 6'-0" O/C.

STRAPPING DETAILS

DATE: 11/08/21 SCALE: 3/4" = 1'-0"

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256 LOCUST FENCE ROAD

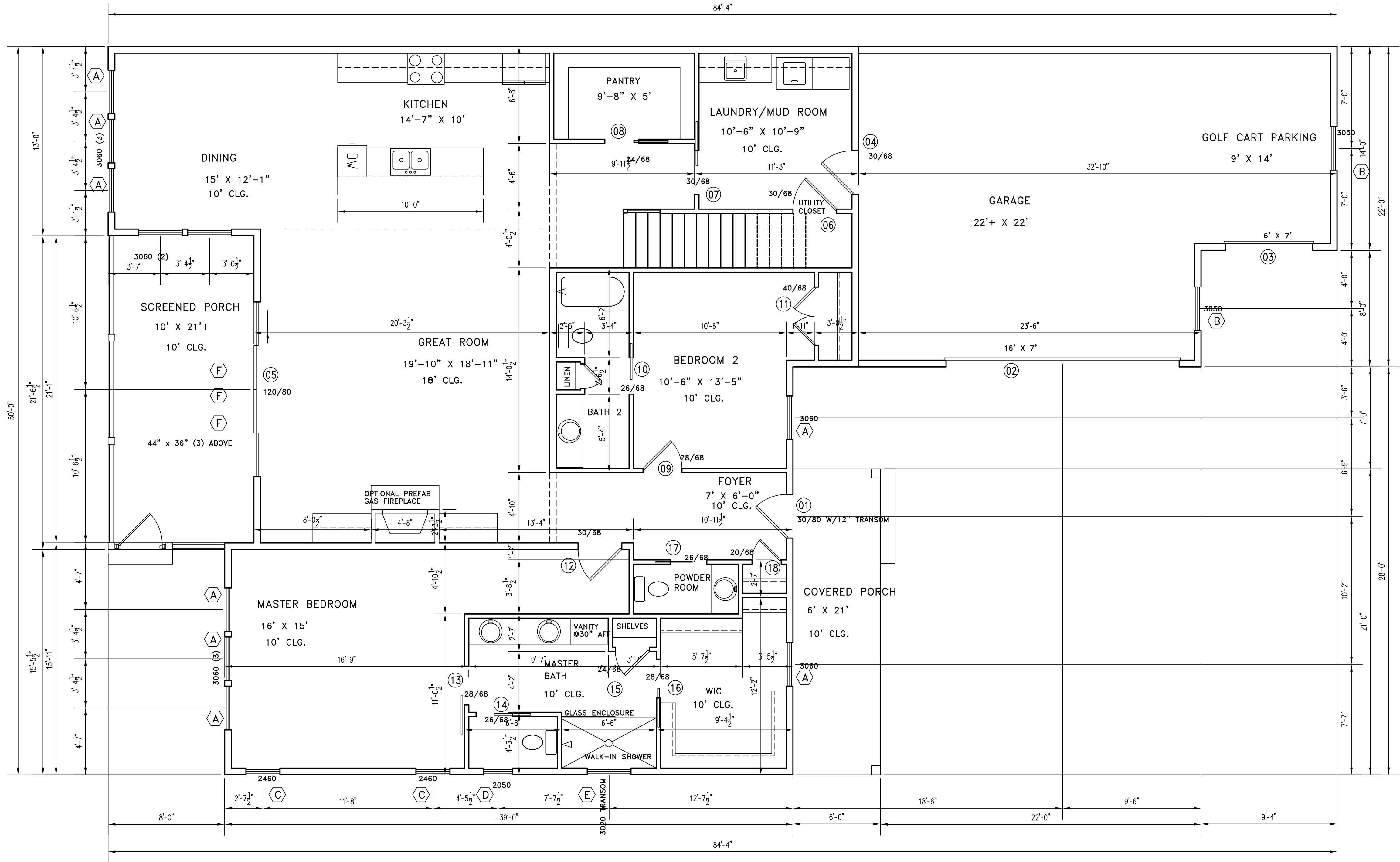
ST. HELENA, SC

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SQUARE FOOTAGE

1st FLOOR HTD:	2111 S.F.
2nd FLOOR HTD:	639 S.F.
TOTAL HTD:	2750 S.F.
FRONT PORCH:	126 S.F.
SCREENED PORCH:	215 S.F.
GARAGE:	648 S.F.
LOT COVERAGE:	3100 S.F. (46%)

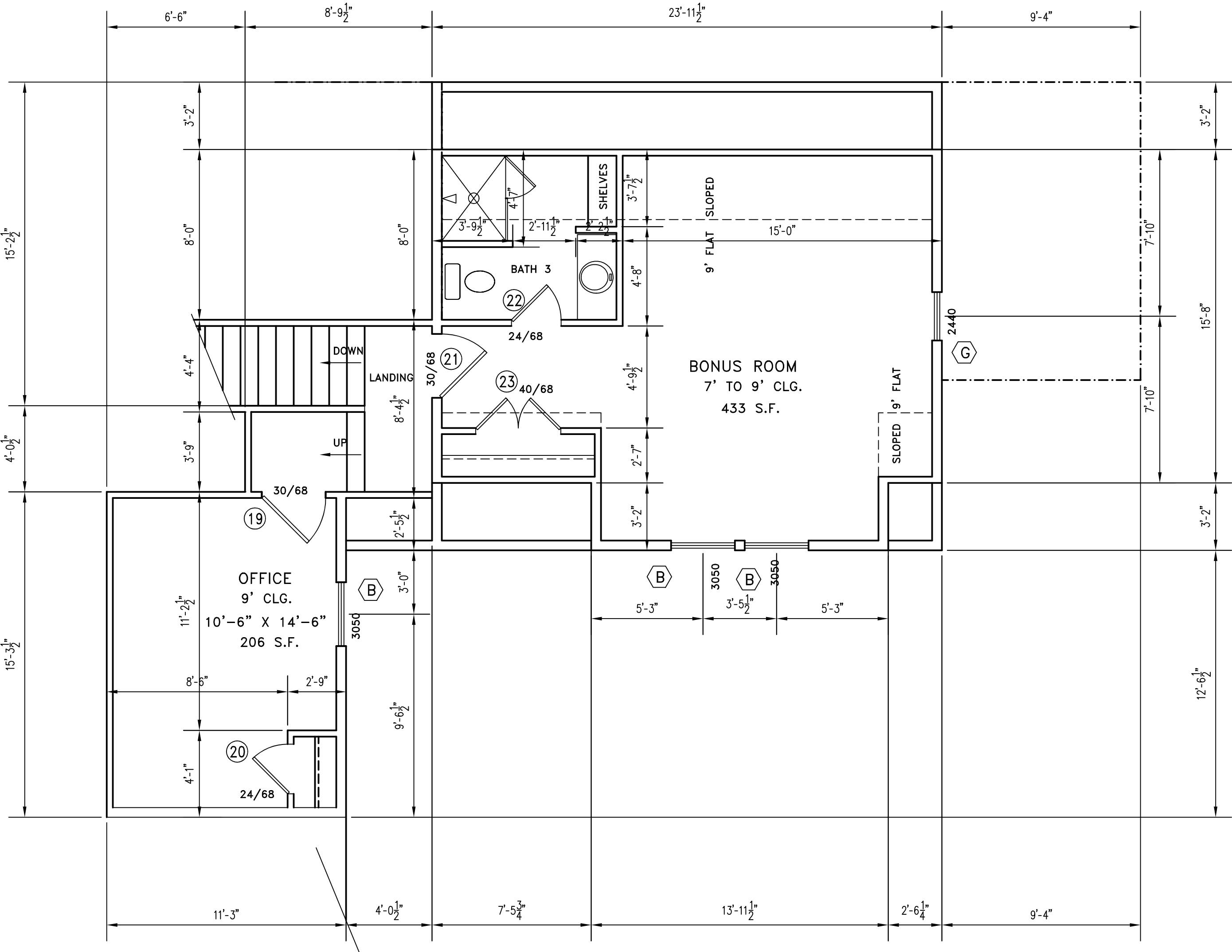
256 LOCUST FENCE ROAD
ST. HELENA, SC

1st FLOOR PLAN

DATE:	11/08/21	SCALE:	1/4" = 1'-0"
DRAWN BY:	Susan J. Glasner		
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DOOR SCHEDULE						
DOOR NO.	SIZE	LOCATION	DESCRIPTION	THICK	R/L	REMARKS
01	3'-0" X 8'-0"	ENTRY	HINGED	1 3/4"	L	ENTRY DOOR (PER SPECS) W/12" TRANSOM
02	16'-0" X 7'-0"	GARAGE	OVERHEAD	-	-	OVERHEAD DOOR W/SWITCH & OPENER
03	6'-0" X 7'-0"	GARAGE	OVERHEAD	-	-	OVERHEAD DOOR W/SWITCH & OPENER
04	3'-0" X 6'-8"	GARAGE ENTRY	HINGED	1 3/4"	L	EXTERIOR DOOR
05	12'-0" X 8'-0"	GREAT ROOM	GLIDING	1 3/4"	-	4 PANEL SLIDING GLASS DOOR
06	3'-0" X 6'-8"	UTILITY CLOSET	HINGED	1 3/8"	R	INTERIOR DOOR
07	3'-0" X 6'-8"	LAUNDRY/MUD ROOM	POCKET	1 3/8"	-	INTERIOR DOOR
08	2'-4" X 6'-8"	PANTRY	POCKET	1 3/8"	-	INTERIOR DOOR
09	2'-8" X 6'-8"	BEDROOM 2	HINGED	1 3/8"	L	INTERIOR DOOR
10	2'-6" X 6'-8"	BATH 2	POCKET	1 3/8"	-	INTERIOR DOOR
11	4'-0" X 6'-8"	BEDROOM 2 CLOSET	BIHINGED	1 3/8"	-	INTERIOR DOORS--TIGHT FIT--NO BORE
12	3'-0" X 6'-8"	MASTER BEDROOM	HINGED	1 3/8"	L	INTERIOR DOOR
13	2'-8" X 6'-8"	MASTER BATH	BARN DOOR	1 3/8"	-	INTERIOR DOOR
14	2'-6" X 6'-8"	MASTER BATH WC	POCKET	1 3/8"	-	INTERIOR DOOR
15	2'-4" X 6'-8"	LINEN CLOSET	HINGED	1 3/8"	L	INTERIOR DOOR
16	2'-8" X 6'-8"	MASTER CLOSET	POCKET	1 3/8"	-	INTERIOR DOOR
17	2'-6" X 6'-8"	POWDER ROOM	POCKET	1 3/8"	-	INTERIOR DOOR
18	2'-0" X 6'-8"	ENTRY CLOSET	HINGED	1 3/8"	R	INTERIOR DOOR
19	3'-0" X 6'-8"	OFFICE	HINGED	1 3/8"	R	INTERIOR DOOR
20	2'-4" X 6'-8"	OFFICE CLOSET	HINGED	1 3/8"	L	INTERIOR DOOR
21	3'-0" X 6'-8"	BONUS ROOM	HINGED	1 3/8"	R	INTERIOR DOOR
22	2'-4" X 6'-8"	BATH 3	HINGED	1 3/8"	L	INTERIOR DOOR
23	4'-0" X 6'-8"	BONUS ROOM CLOSET	BIHINGED	1 3/8"	-	INTERIOR DOORS--TIGHT FIT--NO BORE
TOTAL						23



WINDOW SCHEDULE				
ID	TYPE	SIZE	REMARKS	QTY
A	SINGLE HUNG	3060	W/GRILLES	8
B	SINGLE HUNG	3050	W/GRILLES	5
C	SINGLE HUNG	2460	W/GRILLES	2
D	SINGLE HUNG	2050	W/GRILLES	1
E	FIXED OR AWNING	3020	W/GRILLES	1
F	FIXED	44" X 36"	W/GRILLES	3
G	SINGLE HUNG	2440	W/GRILLES	1
TOTAL				21

256 LOCUST FENCE ROAD
ST. HELENA, SC

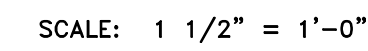
PAGE NUMBER:
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2nd FLOOR PLAN

DATE: 11/08/21 SCALE: 1/4" = 1'-0"

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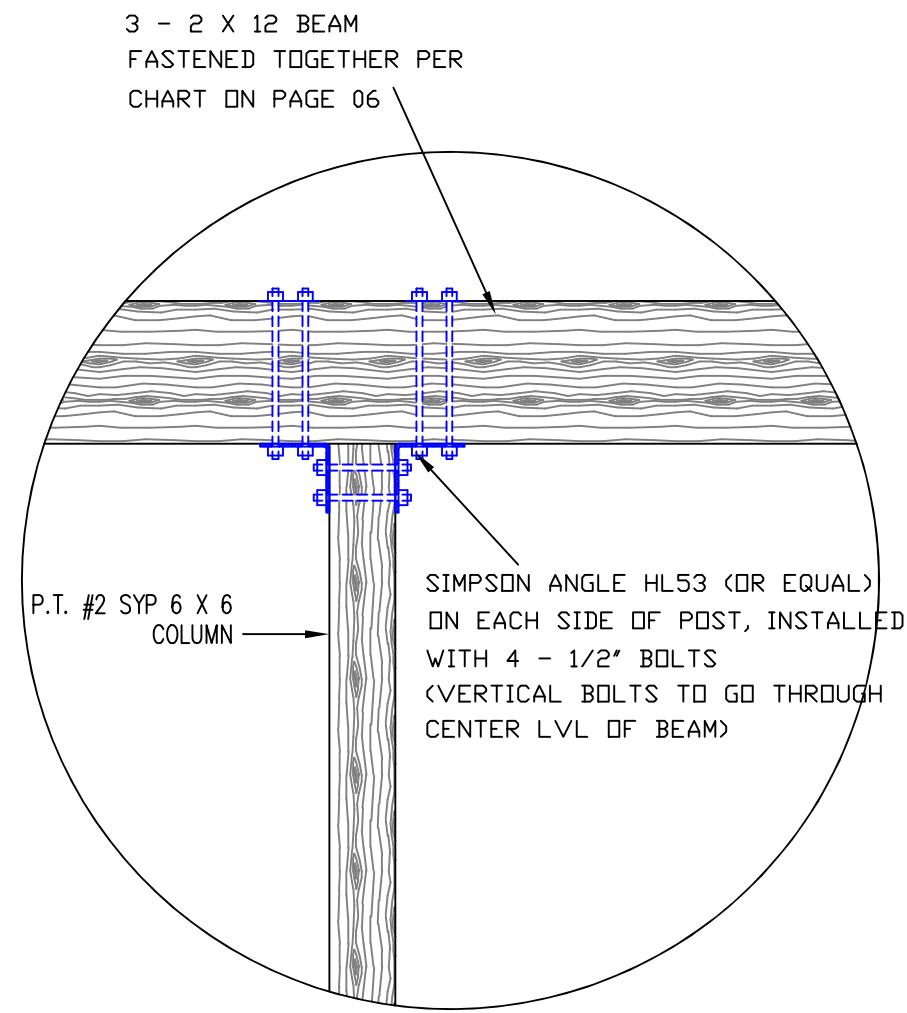


SCALE: 1/4"=1'-0"



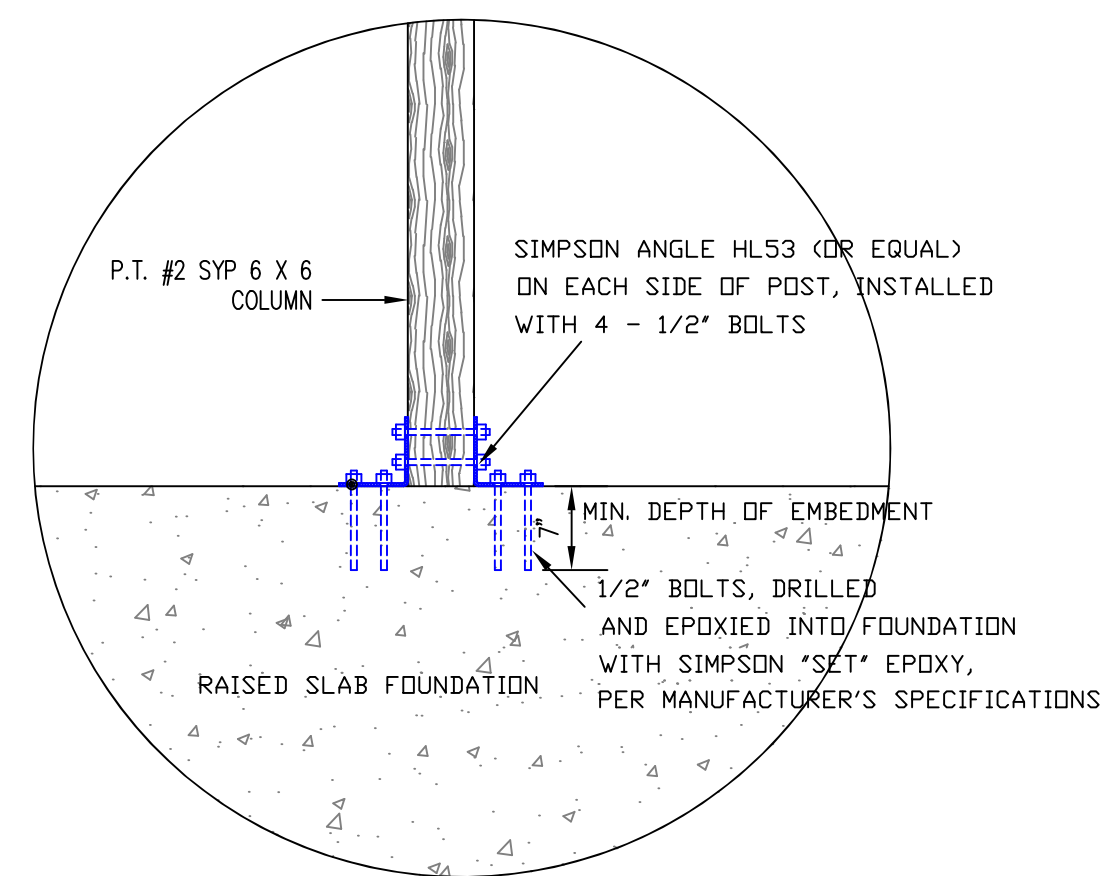
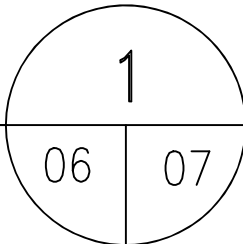
10' FLAT

3 ROWS "ES" (OFFSET ON BACK SIDE)



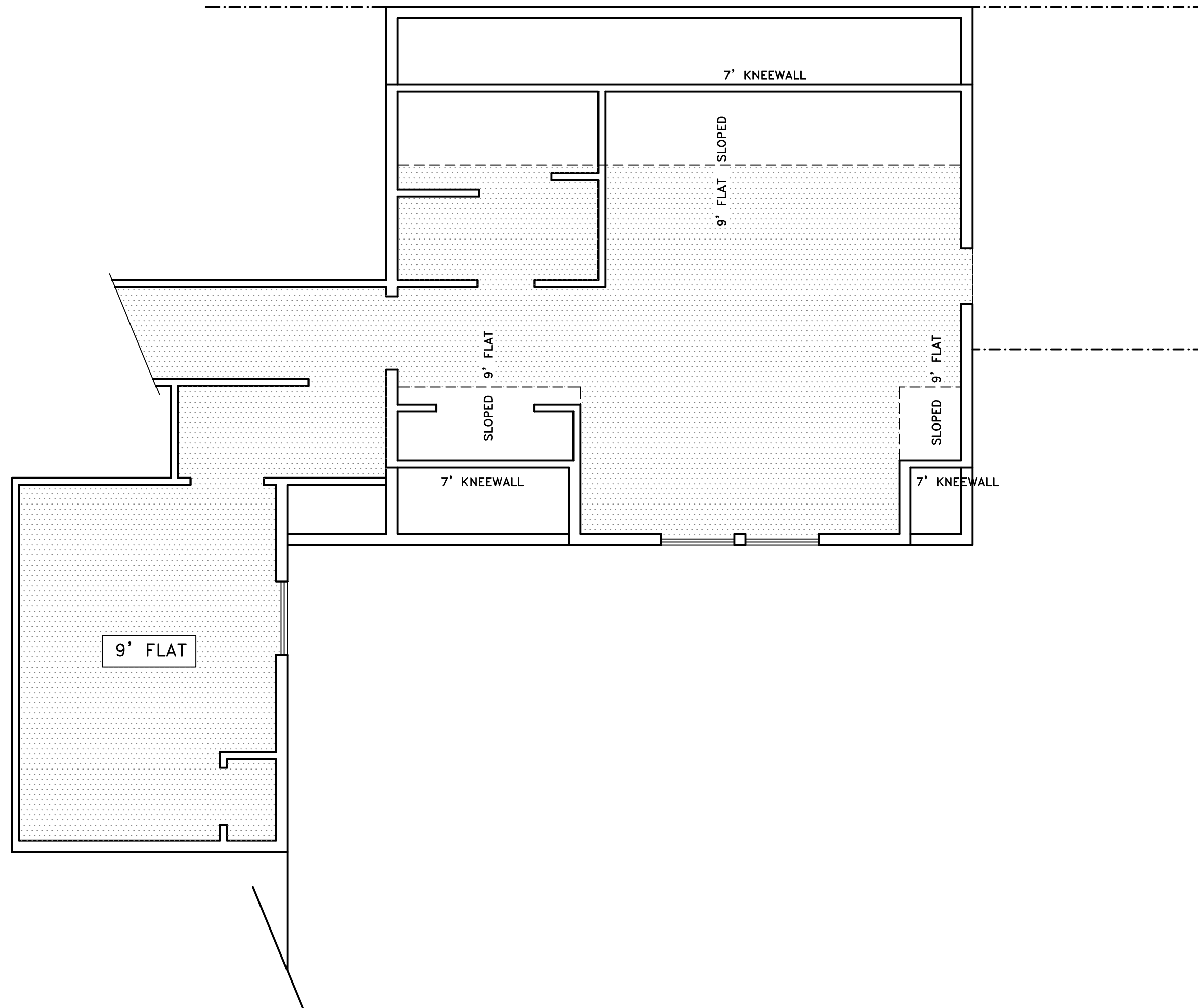
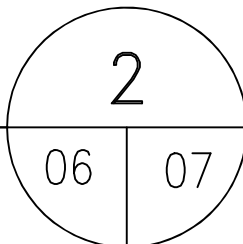
DETAIL #1

SCALE: 3/4" = 1'



DETAIL #2

SCALE: 3/4" = 1'



256 LOCUST FENCE ROAD
ST. HELENA, SC

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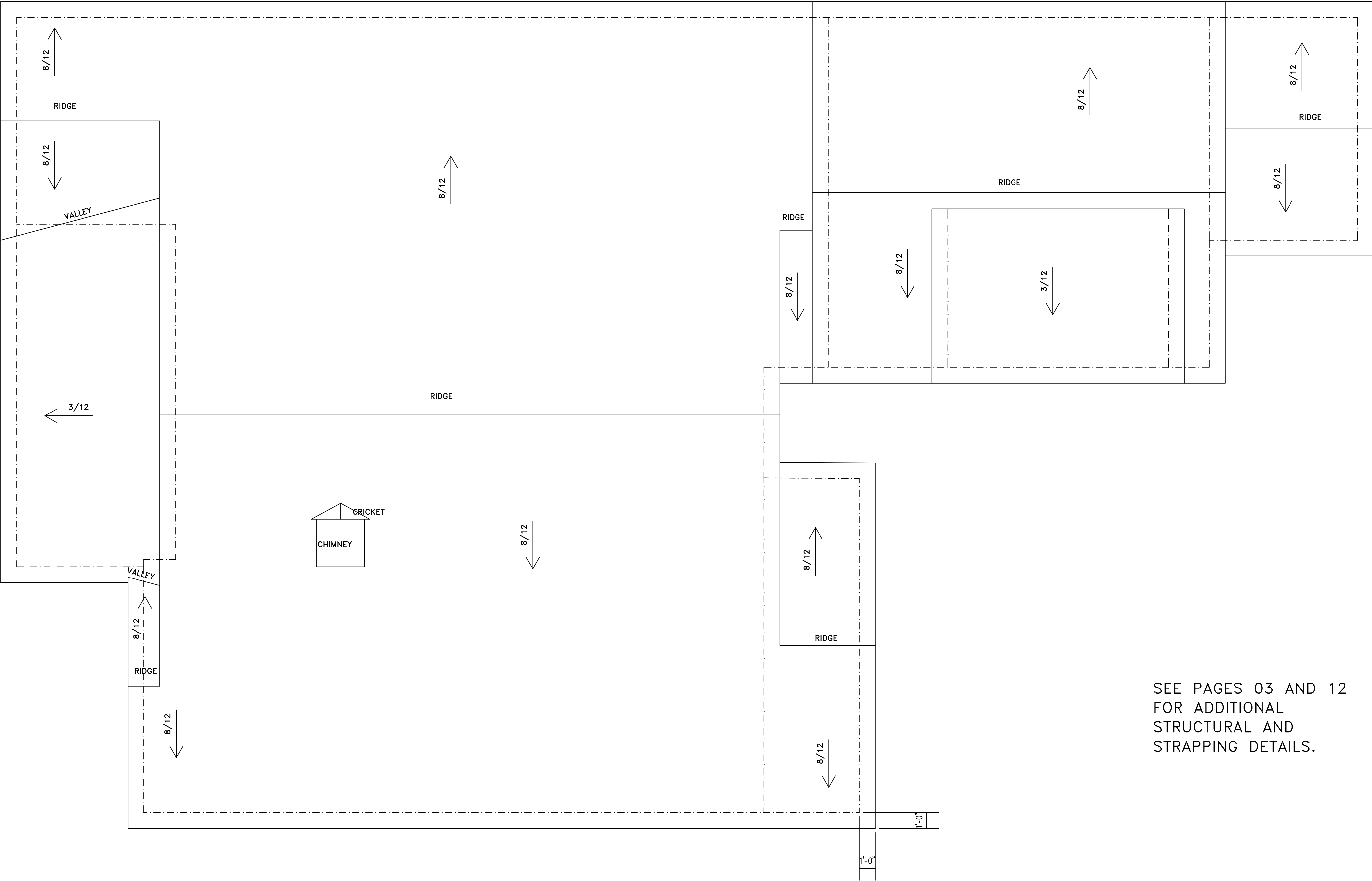
2nd FLOOR CEILING PLAN

DATE: 11/08/21 SCALE: 1/4" = 1'-0"

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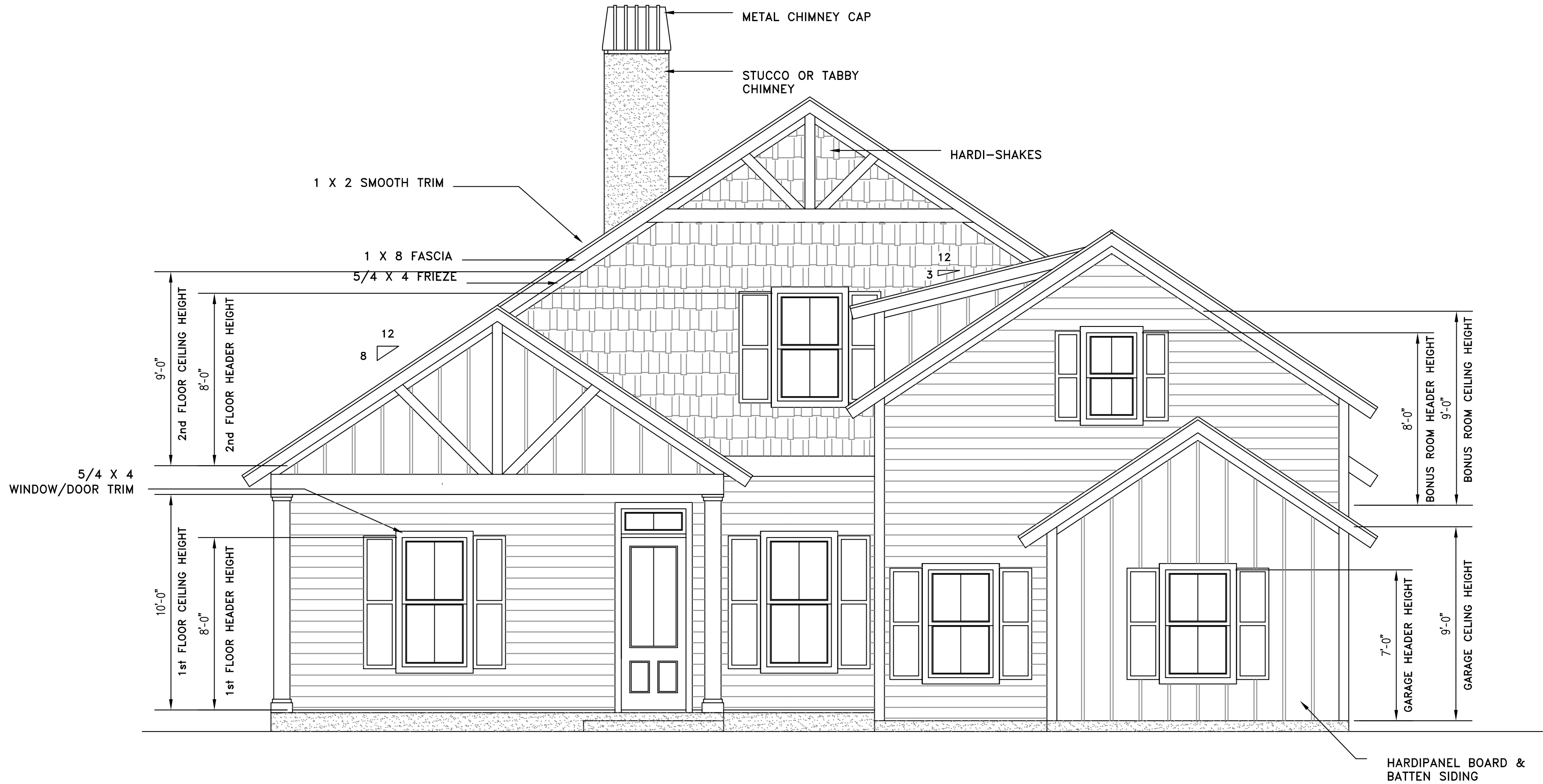


SEE PAGES 03 AND 12
FOR ADDITIONAL
STRUCTURAL AND
STRAPPING DETAILS.



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

256 LOCUST FENCE ROAD

ST. HELENA, SC

ELEVATIONS

DATE: 09/23/21 SCALE: 1/4" = 1'-0"

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REAR ELEVATION W/O SCREENING

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



REAR ELEVATION W/SCREENED PORCH

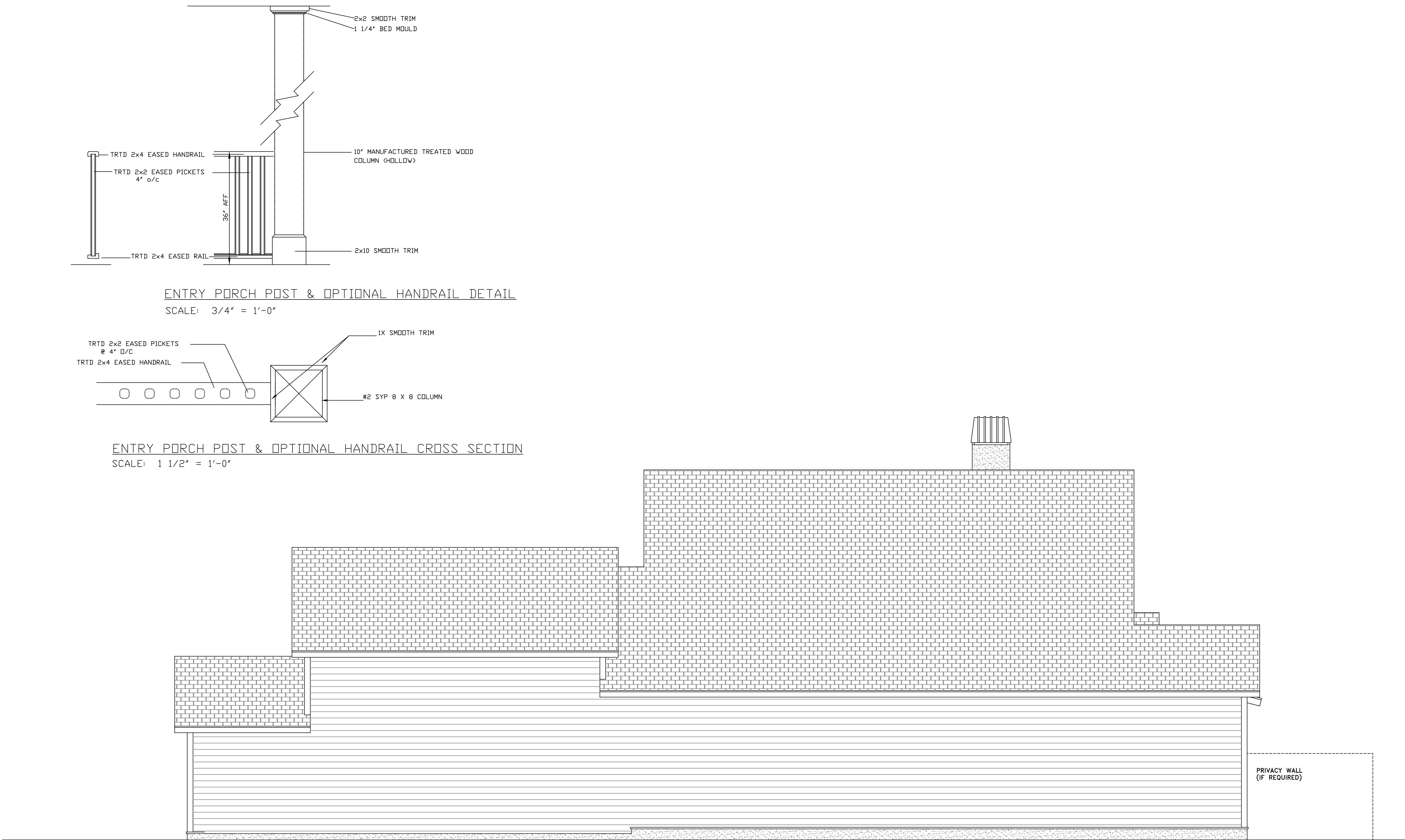
SCALE: 1/4" = 1'-0"

ELEVATIONS

DATE:	09/22/21	SCALE:	1/4" = 1'-0"
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256 LOCUST FENCE ROAD
ST. HELENA, SC

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RIGHT SIDE ELEVATION

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

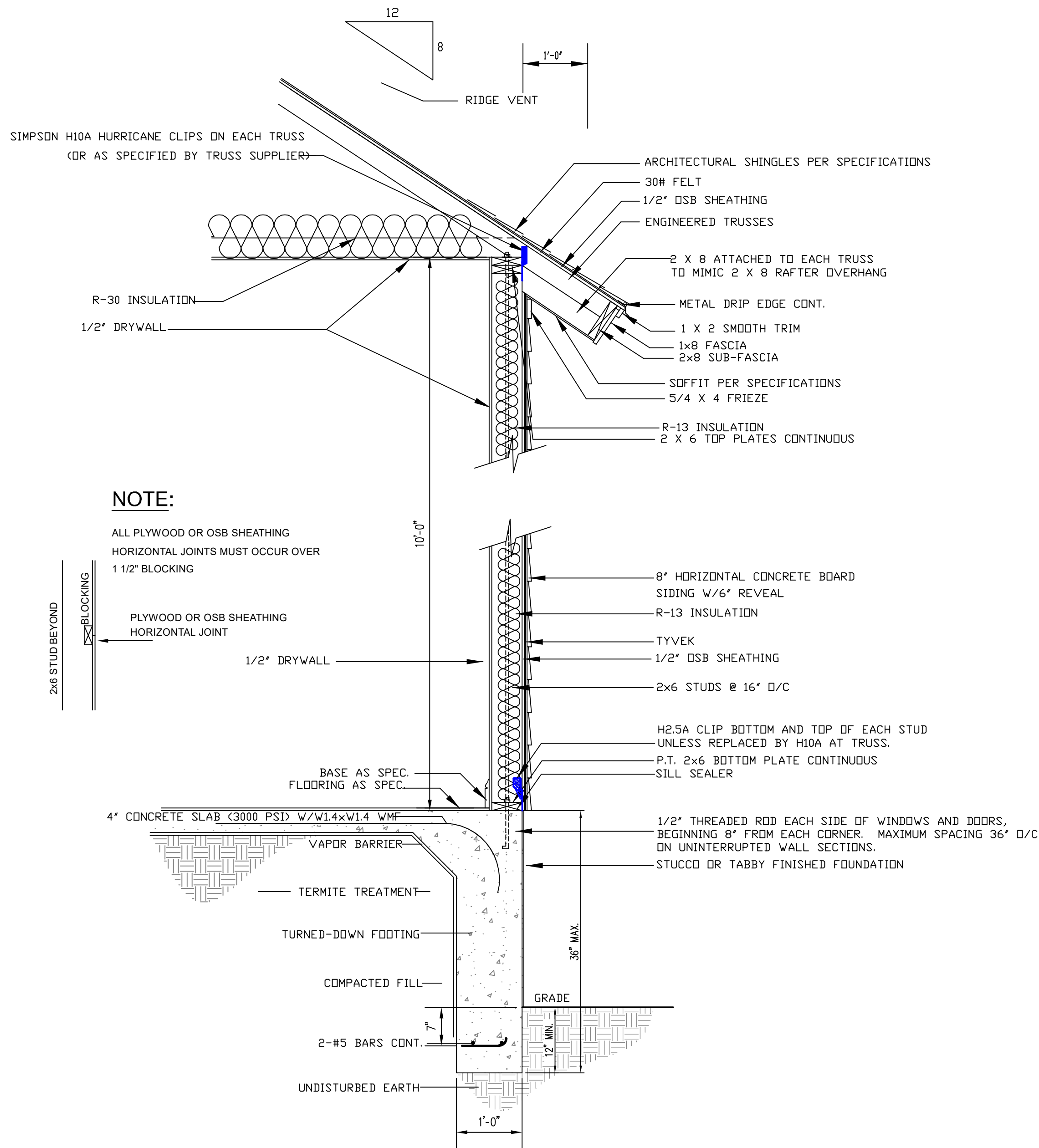
ELEVATIONS

256 LOCUST FENCE ROAD
ST. HELENA, SC

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DATE: 09/23/21	SCALE: 1/4" = 1'-0"
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NOTE: THREADED RODS TO BE PLACED
NO MORE THAN 36" O/C ON UNBROKEN
WALL SECTIONS



256 LOCUST FENCE ROAD WALL SECTION

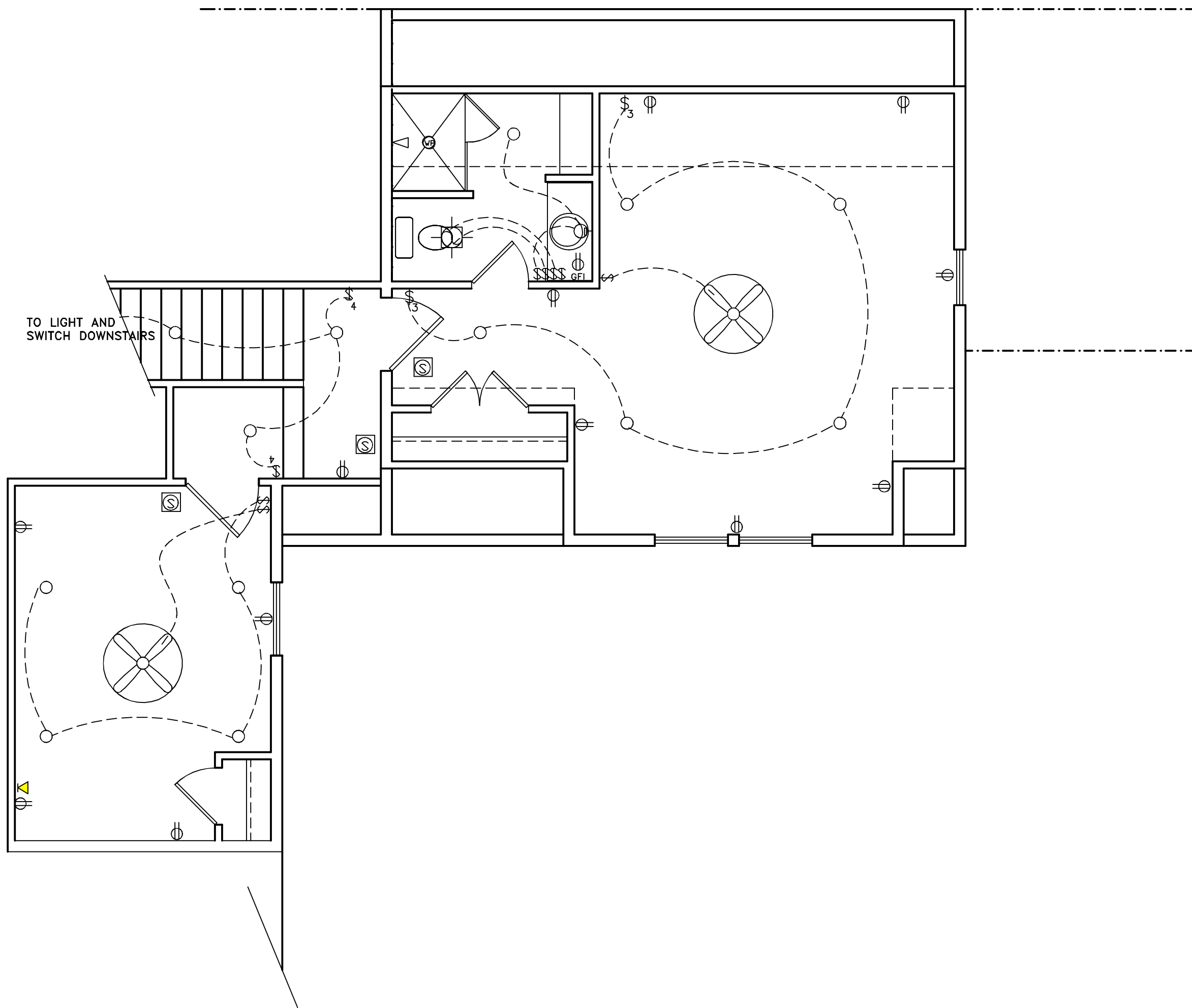
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WALL SECTION

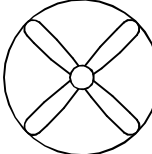
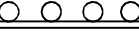
DATE:	11/08/21	SCALE:	3/4" = 1'-0"
DRAWN BY:	Susan J. Glasner		
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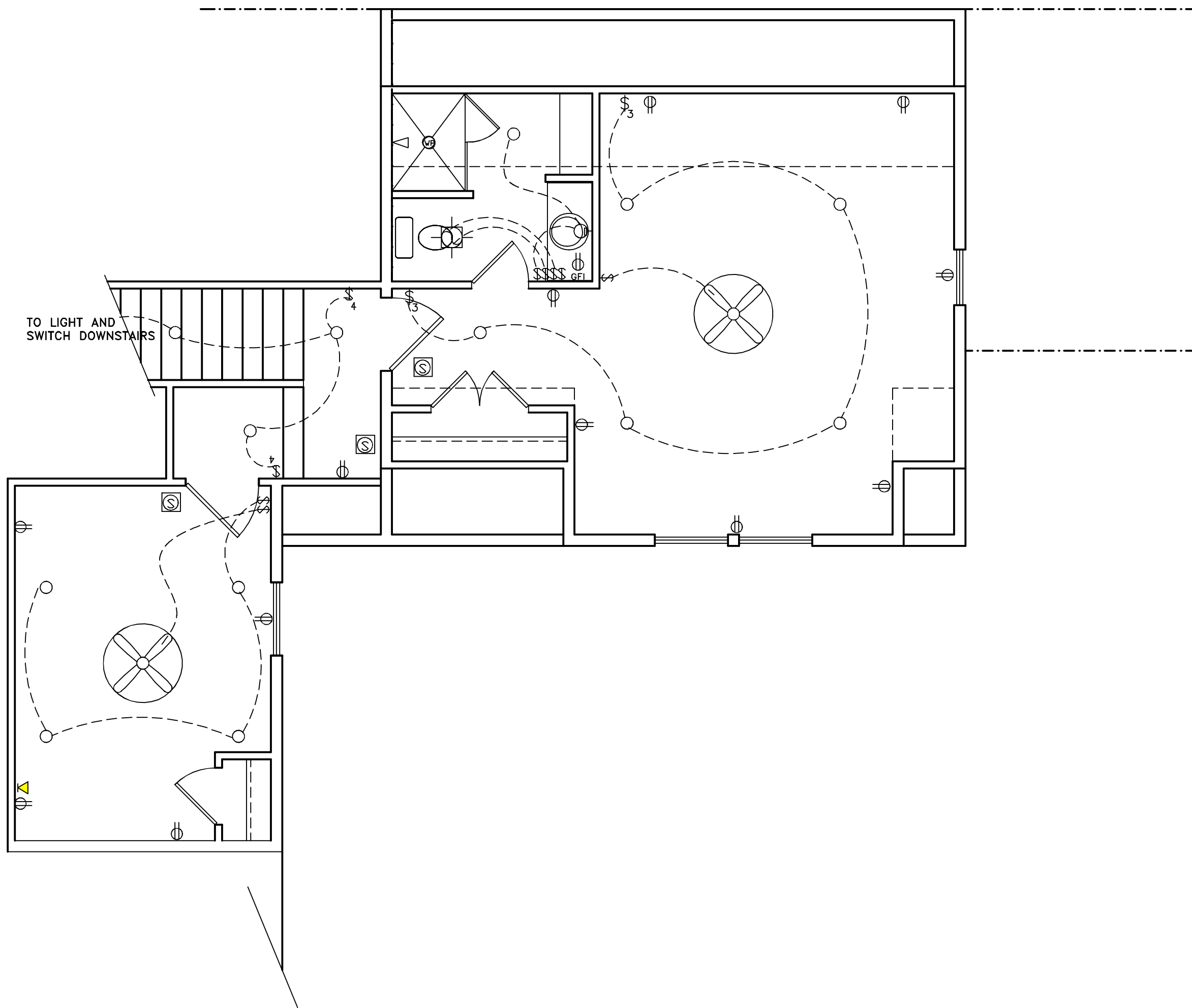
256 LOCUST FENCE ROAD
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ALL SMOKE/CO2 DETECTORS
TO BE INTERCONNECTED

ELECTRIC SCHEDULE			
	THERMOSTAT (HVAC)		EXTERIOR FLOODLIGHT
	ELECTRIC METER		SPECIAL PURPOSE OUTLET
	ELECTRIC PANEL		DUPLEX OUTLET
	52" CEILING FAN		FLOOR MOUNTED DUPLEX OUTLET
	EXHAUST FAN/LIGHT		GROUND FAULT INTERRUPT DUPLEX
	FLUORESCENT FIXTURE		SPLIT SWITCHED DUPLEX
	JUNCTION BOX		SWITCH \$ _c COUNTER HEIGHT
	CEILING MOUNTED FIXTURE		THREE WAY SWITCH
	RECESSED FIXTURE		SWITCH W/DIMMER CONTROL
	WALL MOUNTED FIXTURE		TELEPHONE JACK
	RECESSED EYEBALL		CABLE TV OUTLET
	MAKE-UP STRIP (BATHS)		DOORBELL
	TRACK LIGHTING		STRUCTURED WIRING OUTLET
	WATERPROOF RECESSED FIXTURE (OVER TUBS AND SHOWERS)		SMOKE/CO2 DETECTOR
			GARAGE DOOR OPENER



ALL SMOKE/CO2 DETECTORS
TO BE INTERCONNECTED

ELECTRIC SCHEDULE			
	THERMOSTAT (HVAC)		EXTERIOR FLOODLIGHT
	ELECTRIC METER		SPECIAL PURPOSE OUTLET
	ELECTRIC PANEL		DUPLEX OUTLET
	52" CEILING FAN		FLOOR MOUNTED DUPLEX OUTLET
	EXHAUST FAN/LIGHT		GROUND FAULT INTERRUPT DUPLEX
	FLUORESCENT FIXTURE		SPLIT SWITCHED DUPLEX
	JUNCTION BOX		SWITCH \$c COUNTER HEIGHT
	CEILING MOUNTED FIXTURE		THREE WAY SWITCH
	RECESSED FIXTURE		SWITCH W/DIMMER CONTROL
	WALL MOUNTED FIXTURE		TELEPHONE JACK
	RECESSED EYEBALL		CABLE TV OUTLET
	MAKE-UP STRIP <BATHS>		DOORBELL
	TRACK LIGHTING		STRUCTURED WIRING OUTLET
	WATERPROOF RECESSED FIXTURE (OVER TUBS AND SHOWERS)		SMOKE/CO2 DETECTOR
			GARAGE DOOR OPENER