

GARAGE ADDITION

1754 CENTRAL AVE., SULLIVAN'S ISLAND, SOUTH CAROLINA
TMS # 523-08-00-003

291

Studio

291

L L C

295 Seven Farms Drive

Suite G-174

Charleston, South Carolina 29492

F. (843) 519-8947

This drawing and the design shown
is the property of Studio 291, LLC.
The reproduction, copying or other
use of this drawing without the
written consent is prohibited and
any infringement will be subject to
legal action.

© 2023
Studio 291, LLC

DRAWING INDEX	ABBREVIATIONS	GENERAL NOTES
T1 - TITLE SHEET C1 - PREVIOUSLY APPROVED SITE PLAN C2 - PROPOSED SITE PLAN A1 - DETACHED GARAGE PLANS & ELEVATIONS A2 - PROPOSED GARAGE ELEVATIONS W/ HOUSE A3 - TYPICAL DETAILS	A.C.: ABOVE COUNTER TYP.: TYPICAL A.F.F.: ABOVE FINISH FLOOR ELEV.: ELEVATION F.P.: FROST PROOF H.W.H.: HOT WATER HEATER W.W.F.: WELDED WIRE FABRIC R.: RISERS P.T.: PRESSURE TREATED REF.: REFRIGERATOR D/W: DISHWASHER M/W: MICROWAVE D.S.: DOWNSPOUT PREFIN.: PREFINISHED ALUMN.: ALUMINUM CONC.: CONCRETE ARCH.: ARCHITECTURAL DTL.: DETAIL C.J.: CEILING JOIST R.R.: ROOF RAFTER DBL.: DOUBLE G.W.B.: DRYWALL G.Y.P.: DRYWALL B.F.E.: BASE FLOOD ELEVATION WP : WATERPROOF CONT.: CONTINUOUS T.: TEMPERED CTR.: CENTER	DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC AND THEREFORE NEVER BE SCALED. WRITTEN OR NOTED DIMENSIONS SHALL BE FOLLOWED TO INDUSTRY STANDARDS. WHERE DIMENSIONS ARE NOT FOUND OR ARE UNCLEAR, CONTRACTOR SHALL CONTACT DESIGNER FOR CLARIFICATION. CONTRACTOR SHALL CHECK DRAWINGS AND SPECIFICATIONS AND NOTIFY DESIGNER OF OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL INSURE ALL WORK COMPLIES WITH APPLICABLE CODES, REGULATIONS, AND LAWS. CONTRACTOR SHALL TAKE ANY MEASURE NECESSARY TO PROTECT ADJACENT PROPERTIES AND STRUCTURES ON PROJECT PROPERTY NOT SPECIFICALLY STATED TO BE MODIFIED OR REMOVED. CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM CONSTRUCTION, AT NO CHARGE TO HOME OWNER OR DESIGNER. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED FOR COMPLETED PROJECT, INCLUDING BUT NOT LIMITED TO CONNECTIONS TO PUBLIC UTILITIES, WELLS, SEPTIC SYSTEMS WHERE APPLICABLE. IF CONTRADICTIONS ARE FOUND BETWEEN SPECIFICATIONS AND DRAWINGS AFTER THE START OF WORK, EITHER APPLICATION MAY BE STIPULATED BY THE DESIGNER AT NO ADDITIONAL CHARGE TO THE HOME OWNER OR DESIGNER. CLARIFICATION DETAILS REQUESTED BY CONTRACTOR AFTER START OF WORK SHALL BE COMPLIED WITH AS PART OF BASE BID. REQUESTS FOR SUBSTITUTIONS OF METHODS OR MATERIALS SHALL BE SUBMITTED TO DESIGNER IN WRITING PRIOR TO THE START OF RELATED WORK. WHERE COST DIFFERENCES OCCUR, QUOTES OR ESTIMATES SHALL BE SUBMITTED. ALL CHANGE ORDER REQUESTS SHALL BE APPROVED IN ADVANCE AND BE ACCOMPANIED BY QUOTES OR ESTIMATES. ALL DOORS AND WINDOWS ARE TO BE INSTALLED PER MANUFACTURER SPECS. SEE MANUFACTURER'S SHOP DRAWINGS FOR INSTALLATION AND FLASHING DETAILS. REFER TO MFR.. R.O. PRIOR TO FRAMING. ALL EXTERIOR MATERIALS – SIDING AND TRIM, STUCCO CONVENTIONAL AND ROOFING – SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND RECOMMENDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SHOP DRAWINGS AND MANUFACTURE SPECIFICATION FOR INSTALLATION, AS WELL AS OVERSEEING THE INSTALLATION AND OR APPLICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR PROJECT COMPLETION. CONTRACTOR TO PROVIDE "ICE & WATER SHIELD" WINDOW FLASHING AT ALL WINDOWS AND DOORS. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER AND HIS AGENTS AGAINST LOSS, DAMAGE, LIABILITY, OR ANY EXPENSE ARISING IN ANY MANOR FROM THE WRONGFUL OR NEGLIGENCE OF THE CONTRACTOR AND INDEPENDENT CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES



Project

Addition & Renovation @

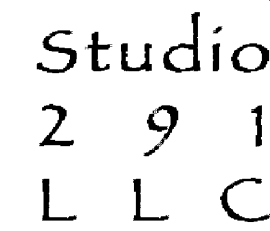
1754 Central Ave., Sullivan's Island South Carolina

Sheet Title

TITLE SHEET

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	1/18/24
Issued for Pricing	X
Issued for Permit	XXX
Revisions	
No. _____ Date _____	
No. _____ Date _____	
No. _____ Date _____	
No. _____ Date _____	
No. _____ Date _____	
No. _____ Date _____	
Issue Date	XXXX

Project Number	22-291-888
Sheet 1 of 6	T1



This drawing and the design shown is the property of Studio 291, LLC. The reproduction, copying or other use of this drawing without her written consent is prohibited and any infringement will be subject to legal action.

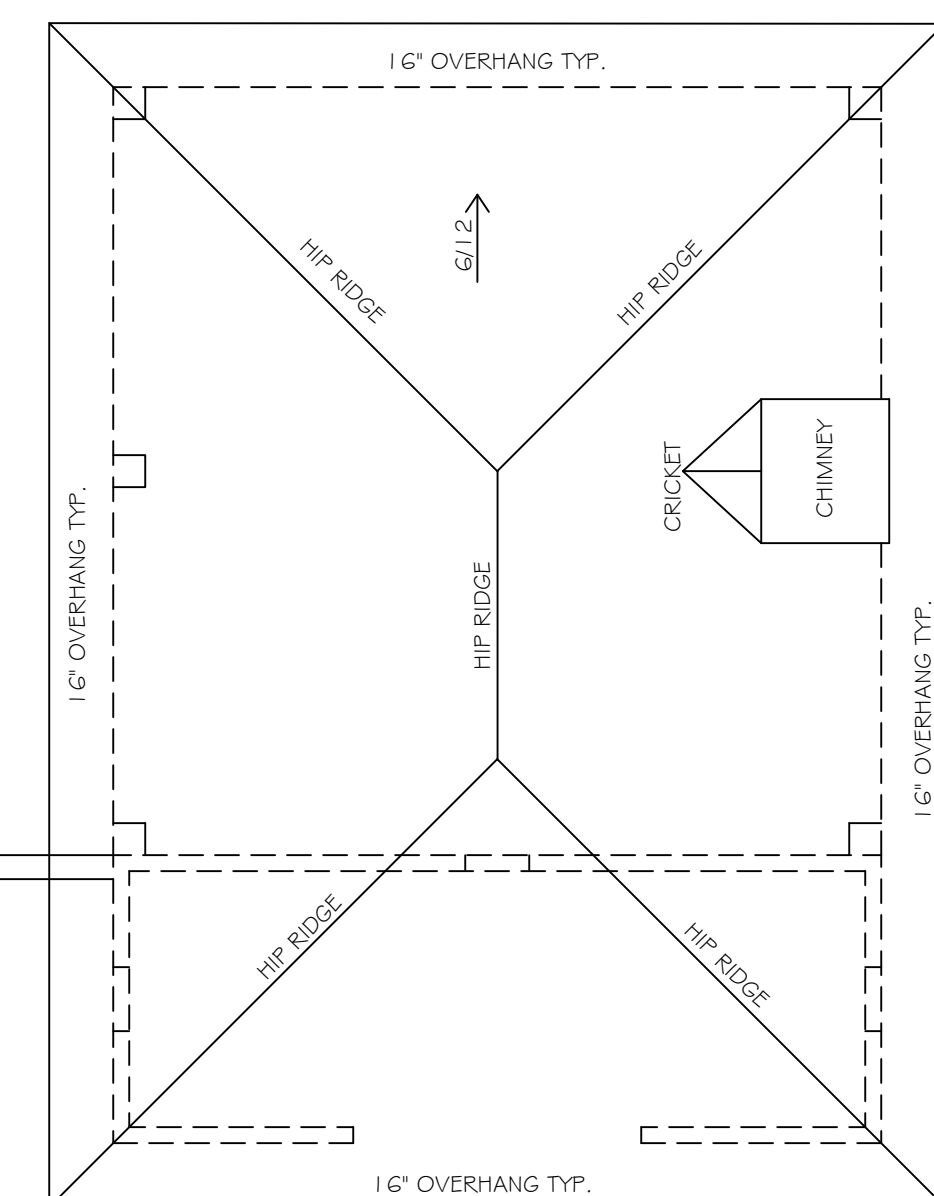
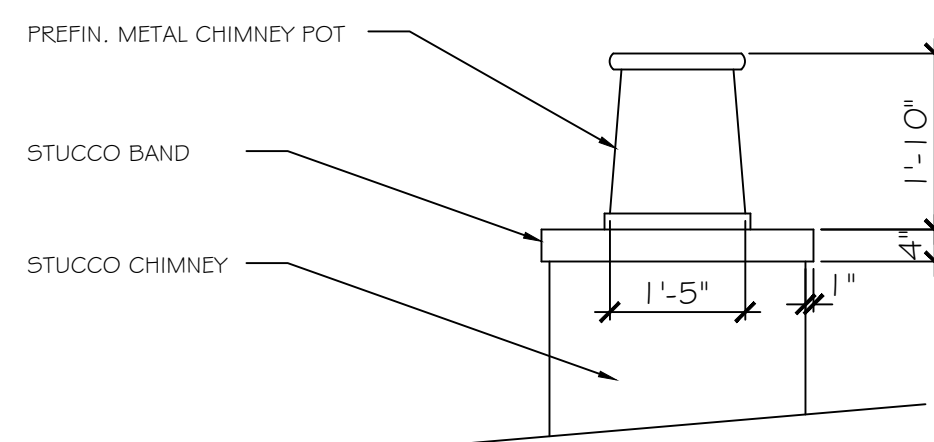
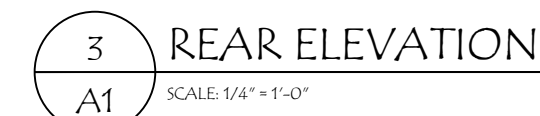
© 2023
Studio 29 LLC

Project: Addition & Renovation @
754 Central Ave., Sullivan's Island South Carolina
Sheet Title: DETACHED GARAGE PLANS & ELEVATIONS

Revisions

No _____
No _____
No _____
No _____
No _____
No _____
No _____

Sheet 4 Of 6

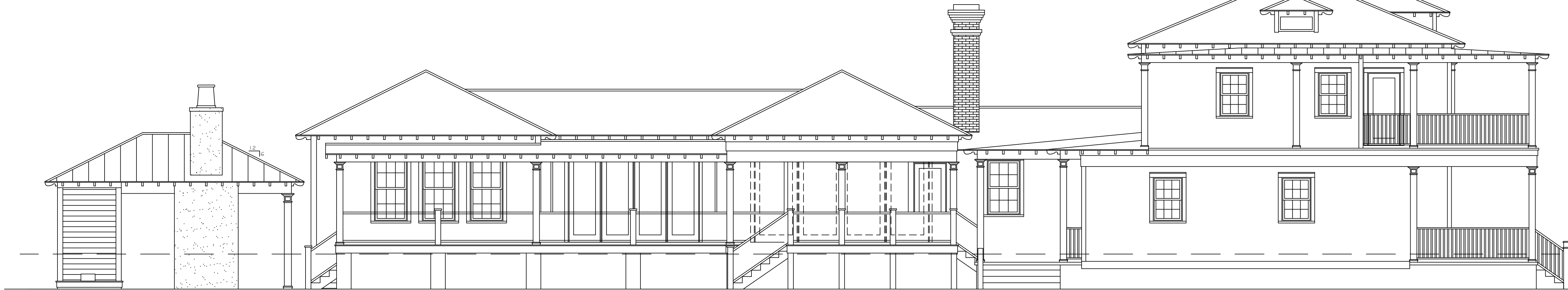




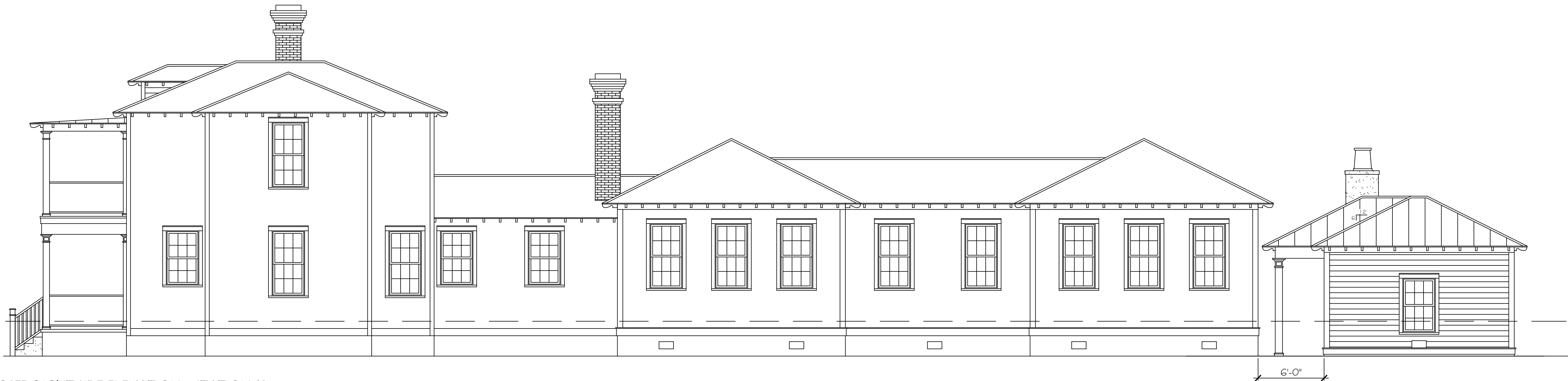
3 PROPOSED REAR ELEVATION
A2



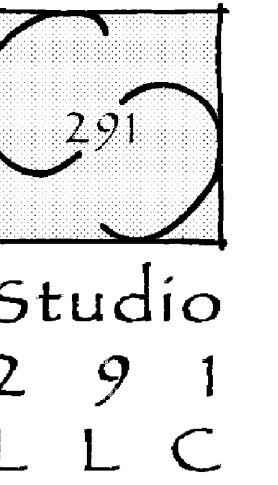
4 PROPOSED FRONT ELEVATION
A2



2 PROPOSED LEFT SIDE ELEVATION
A2



1 PROPOSED RIGHT SIDE ELEVATION - STATION 18
A2



295 Seven Farms Drive
Suite C-174
Charleston, South Carolina 29492
P. (843) 819-8947

This drawing and the design shown
is the property of Studio 291, LLC.
The reproduction, copying or other
use of this drawing without the
written consent is prohibited and
any infringement will be subject to
legal action.
© 2023
Studio 291, LLC

Project
Addition & Renovation @
1754 Central Ave., Sullivan's Island South Carolina
Sheet Title
PROPOSED GARAGE ELEVATIONS W/ HOUSE

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
1/18/24
Issued for Pricing
X
Issued for Permit
XXX
Revisions
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
Issue Date XXX

Project Number
22-291-888
Sheet 5 of 6
A2