

**ARA**  
**ALLISON RAMSEY**  
*Architects Inc.* creating sustainable timeless design



SELECTED WORKS  
..... VOLUME 1 .....



THEY SAY A PICTURE IS WORTH A THOUSAND WORDS. SO SIT BACK, RELAX AND ENJOY LEAFING THROUGH THIS BOOK.

YOUR SEARCH IS OVER...YOU'VE JUST FOUND YOUR NEXT BUILDING PARTNER.

*– Allison Ramsey Architects*

# ABOUT US

Located in Beaufort, South Carolina, Allison Ramsey Architects was founded in 1992.

The foundation of our firm is a set of guiding principles of customer service, a collaborative approach to design, and an architectural philosophy rooted in traditional design.

These same principles shape our employee/office culture and organization. Based on this philosophy, each project is the result of a true team effort between architect, builder and, most importantly, the client.



## *Awarded & Featured On:*

Southern Living



ideal-LIVING



1003 CHARLEST ST.



# WHAT WE DO & HOW WE DO IT

Our firm has worked extensively to raise the standard of new design and development. Its mission of creating and advocating design that is timeless and respectful of place is evident in our work which can be found around the country and at all price points.

Allison Ramsey Architects' approach to and implementation of its design work is heavily influenced by the principles of The New Urbanism, a movement of architects, planners and developers that have as their goal the remaking of the way neighborhoods and towns are developed.

We have been at the forefront of this movement, and have positioned ourselves as one of the leading New Urban architectural firms, especially in the area of single-family home design.

Allison Ramsey's capabilities and expertise, however, go beyond custom and model homes, townhouses and mansion flats. We also contribute consultative and design services for neighborhood, town center, commercial and civic building projects. In addition, our urban revitalization projects have ranged in size from single structures to multiple city blocks.

Equally important for Traditional Neighborhood Design (TND), our firm has led dozens of charrettes of various sizes, has participated in hundreds more, and has collaborated with other architects and planners on other design charrettes across the country and the Caribbean.

# WHAT WE DO BEST

## Architecture

### CUSTOM HOMES

Many of the homes in our portfolio started out as custom designs for a particular client's specific needs and desires.

We love to design a custom house with a client. Whether that client is a builder wanting to build a "spec" house or a family wanting to build their dream home, we love to work with them. All of them.

This helps explain our approach to our entire business process, as well. We work in partnership with each client to help them design what they consider the ideal home. We will provide advice and critiques, and make suggestions on how the design can be improved to meet their specific needs or become more cost-efficient. At the end of the day, our role is to help our clients achieve their dreams.



### MODEL HOME PROGRAMS

Allison Ramsey Architects works closely with builders and developers to help them develop a family of home designs that meet their needs for their particular market and sales price.

Typically these model homes are designed to set the initial vision for the development along with providing a cross-section of housing types that fit the targeted market.

We work closely with the whole team, including the market research, sales, construction and interior design teams to make sure that all inputs and needs are incorporated into the design process – from the very beginning to final completion.

If desired, we have at our fingertips our portfolio of 1500+ homes that can serve as a starting point for a semi-custom design, or we can take the program needs and design custom model homes.

### TOWNHOUSES & MANSION FLATS

Allison Ramsey has completed a number of townhouses and mansion flat designs over the past few years, and the demand continues to rise.

These designs, typically found in urban areas, reflect our desire to communicate both traditional town planning and architecture.

In proper context, townhouses and mansion flats provide a welcomed visual 'break' from single-family housing while introducing a neighborhood's more urban center.

Such high density structures have been found to appeal to a wider resident base which, according to current trends, helps form a more diverse neighborhood demographic.

### IMPLEMENTATION SERVICES

Through our urban planning and development implementation services we have designed mixed-use, walkable communities and neighborhoods.

Based on the diverse needs of the buyers, the price points and the rich architectural variety, these projects have ranged from a wide variety of single- and multi-family residences, to those for offices, mixed-use, commercial, recreational and civic buildings.

Our implementation services have often included developing design guidelines, pattern books, and architectural review controls, among others.

Regardless of project scope, our goal from day one through completion is to keep the integrity of the client's vision intact and their financial guidelines preserved.

### MIXED-USE & COMMERCIAL

Based in the small city of Beaufort, South Carolina, the body of work that Allison Ramsey has produced over the years celebrates the richness of the local vernacular.

We consider ourselves to be a community architecture firm. That is, one able to provide services to members of the community that they need.

Project examples include single- and multi-story office spaces, retail buildings with apartments or condos above, churches, fire stations and meeting spaces, restaurants and even grocery stores, lumber yards and gas stations.

Whatever the building use, we strive to make the architecture blend in pleasantly with those that surround it. Often the mixed-use and civic structures are the building blocks that allow us to create great open spaces that help define a community and make it a great place to live and to work.

# Planning

## NEIGHBORHOOD / TOWN PLANNING

Whether working with private developers or builders, or with municipal authorities, Allison Ramsey Architects provides numerous and diverse town planning services. We believe that good architecture needs good planning and town design as a setting, and that good “place-making” results in “good communities.”

For private developers and builders, we will evaluate the proposed site(s), determine regulatory constraints, and propose solutions that provide for the best use of the land. Allison Ramsey is well-versed in all housing types including townhouses, live/work, mansion flats, small apartment buildings, cottages and mixed-use structures.

We also work alongside city and municipal authorities as consultants to town/city planning departments. Services provided include creation of city codes and architectural guidelines, conducting public participation planning workshops (‘charrettes’) with stakeholders for urban design and planning for specific lots/sites, and serving as design consultants and town architects for review boards and commissions.

## TRADITIONAL NEIGHBORHOOD DESIGN

There is a marked difference in homes and communities designed before WWII and those designed after. Allison Ramsey Architects, and numerous other architects and planners, realize that the post-war trends of designing streets and neighborhoods has resulted in bland, “cookie-cutter” neighborhoods where ones’ neighbors are disassociated from each other.

To counter the effects of “sprawl” that we know so well, New Urban planners have developed Form Based Coding that replaces single-use zoning, allowing us to develop infill areas in cities or new developments in the same way that cities were developed in the past. We call these new and infill developments Traditional Neighborhood Developments.

Houses are designed to fit within the historic context of the city. Mixed uses and mixed incomes are planned for, and the character of the resulting community is iconic with sidewalks, street lighting, trees, open spaces and civic functions included to make it healthy and vibrant. Much of the work of Allison Ramsey is to create these kinds of communities, to participate in their development, and to ensure the highest of design standards.

## URBAN REVITALIZATION

Our urban revitalization projects have ranged in size from single-family structures to multiple city blocks.

One of the many keys to a successful project outcome is the close working relationship we strive to build with the local Historic Review Boards.

It begins with preparing existing ‘as-built’ drawings, analyzing the existing conditions and preparing demolition and new construction documents that will meet each Board’s approval.

Along every step of the way, we take care to study and document the content of the surrounding areas so that the finished project blends in seamlessly.

## CHARRETTE WORK

Long before the first spade of dirt is turned or the first nail is hammered, we encourage the involvement of local citizens to participate in planning projects.

Their input is extremely valuable during the early stages, as their knowledge of a town’s or city’s history and cultural fabric can effectively guide the planning process.

This collaborative charrette process is of equal importance to developer and/or land owner, planners, architects, designers, engineers, building officials, and the public. These intense design sessions can last from anywhere between three days and two weeks.

We strongly encourage our clients to organize charrettes so that the collaborative efforts of all parties involved will result in a master plan for the development that ultimately meets or exceeds everyone’s expectations.

## ARCHITECTURAL GUIDELINES

Allison Ramsey has effectively served as Town Architects and Consultants for numerous town centers and neighborhood developments around the country.

Through these consulting projects, we have learned the importance and value of Architectural Guidelines, Visioning, and Pattern Books.

It’s with this knowledge that we craft our own detailed guidelines to ensure the vision for a particular neighborhood or project is preserved.

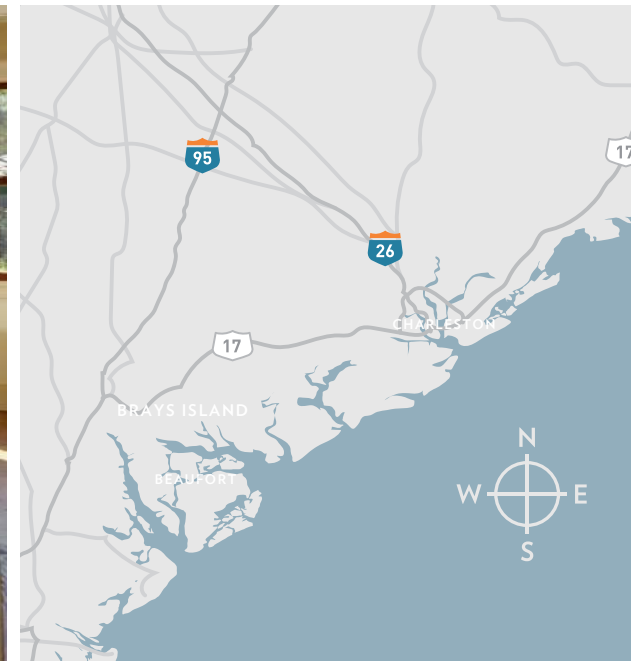
We’re proud of the extensive consulting and visioning work we have accomplished to date and anticipate to be involved in many more in the years to come.



*We hope you enjoy browsing through our selected projects on the following pages. If you have any questions or would like additional information, please contact us at (843) 986-0559 or [info@allisonramseyarchitect.com](mailto:info@allisonramseyarchitect.com).*

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# BAY POINT COTTAGE

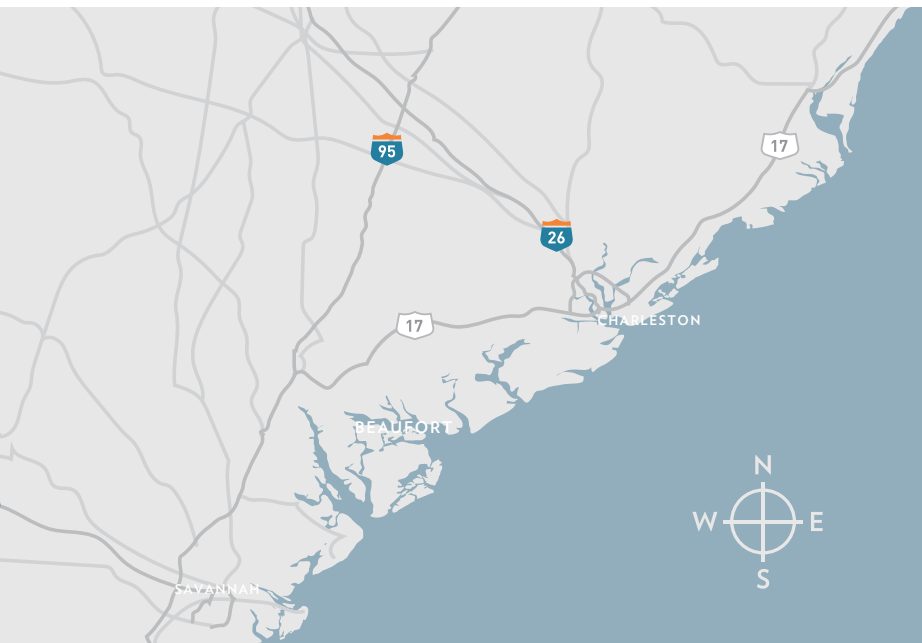
*Brays Island, SC*

Whether for year-a-round or seasonal use, design and craftsmanship are of paramount importance to each of our clients. It's our mission to exceed those expectations.

This iconic Lowcountry home fits the definition of the term 'Cottage' perfectly. The casual yet elegant 2,788 sq. ft. interior offers three bedrooms, 3.5 baths and plenty of windows through which to view the picturesque surroundings.

Typical of many Southern homes, the exterior design includes a magnificent covered front porch from which the owner of this property can overlook the paddocks of Brays Island.

<b>PROJECT</b>	Single-family residence
<b>SCOPE</b>	Custom architectural designs
<b>CLIENT</b>	The Buchan family



## GIBSON RESIDENCE

*Historic District of Beaufort, SC*

This residence is a prime example of how to design a new home in an existing historic district. A combination of painted brick and siding enhances the overall elegant feel of the exterior. All major spaces of the home open onto a small private courtyard.

Inside, an open modern floor plan blends traditional elements in a more contemporary fashion. Including the finished attic, the total house affords 3,796 square feet of living space.

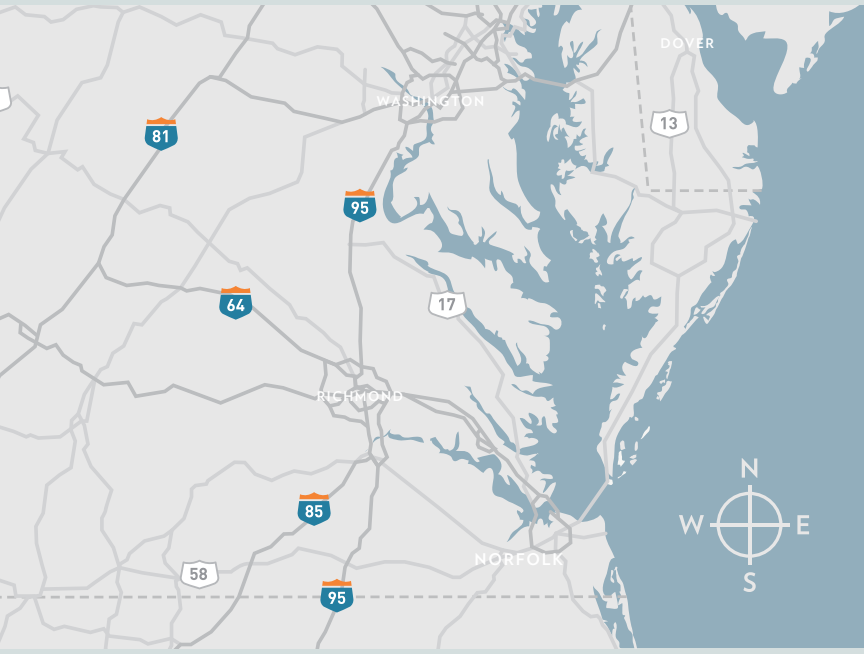
<b>PROJECT</b>	Single-family home / National landmark historic district
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The Gibson family



2014  
AIA HONOR AWARD



# EAST BEACH



## EAST BEACH *Norfolk, VA*

Started in 2001, this new urban community just minutes from downtown Norfolk encompasses 90 acres in all. Allison Ramsey Architects was actively involved in nearly all phases of work since the project's inception, including:

- Assisting with Phase 1 through Phase 7 implementation
- Providing builder team orientations
- Providing model home packages
- Designing & building over 150 homes, mansion flats, 10 Homearama houses, a cottage court and a community pavilion
- Supplied numerous stock house plans and garage plans modified for the local market and architectural pattern

<b>PROJECT</b>	Master plan implementation
<b>SCOPE</b>	Planning, Consulting, and Stock & Custom architectural designs
<b>CLIENT</b>	Multiple builders & Individual owners



## EAST BEACH INDIVIDUAL HOMES

The interest in our Allison Ramsey-designed Homearama residences in this community have directly resulted in the construction and sale of over 150 individual single-family homes to date.

As with many residential projects in which Allison Ramsey has been involved, we work collaboratively with town architects, and the developer and sales teams to offer our clients a wide variety of stock and custom architectural designs from which to choose. All of them are in keeping with the overall character of the locale, be it beach-side, suburban or urban.



## EAST BEACH SISTERS OF THE SEA

These five delightfully charming cottages were conceptualized as a way to split up a larger parcel that was originally planned for townhouses.

The idea of the "Sisters" concept could be attractive in many small towns as they offer the efficiencies of production building with all the great finishes and detailing of custom homes. Based on a custom-designed floor plan, they can be modified slightly for each buyer.





## EAST BEACH WILD OAK COTTAGE COURT

The East Beach community found a demand for a lower price and smaller size without compromising the quality and esthetics of the neighborhood. Working with the town architect and development team, the final outcome was a park space surrounded by a cluster of cottages varying from 1,500 to 2,000 square feet. All surround the park, with auto access from the rear and offered smaller scaled detached garages.



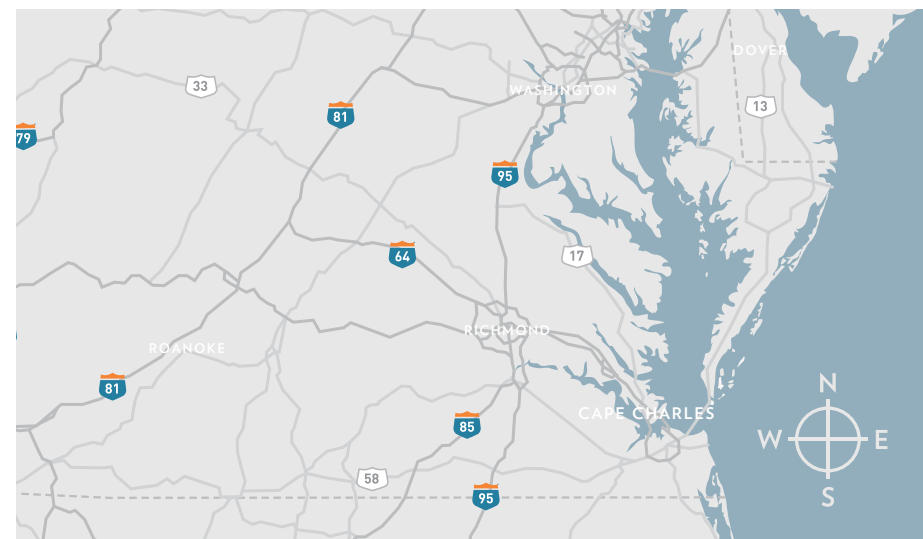
Southern Living  
INSPIRED COMMUNITY

ideal-LIVING  
INSPIRED HOME



SIMPSON  
BUILDERS  
CUSTOM HOMES & RENOVATIONS

Bay Creek Village > Cassatt Cottages | CAPE CHARLES, VA



## BAY CREEK VILLAGE CASSATT COTTAGES

*Cape Charles, VA*

This cottage court within Bay Creek Village consists of 12 cottages sitting on a small shared landscaped green space that connects directly to Chesapeake Bay. The pocket neighborhood serves as a great housing option for people looking to have a smaller residence in the area.

These are small homes (approx. 2,200 sq. ft.) that live big! The open kitchen/dining/living room is the key feature of the space when you walk in the door. A master suite is on the main level, with three bedrooms and two baths upstairs.

Whether used year-round or as a season retreat, every day will feel special.

<b>PROJECT</b>	Master planned community of single-family cottages & homes
<b>SCOPE</b>	Custom architectural designs
<b>CLIENT</b>	Simpson Builders, Sinclair Broadcast Group, Inc.



*Quality both outside and within.*

Beauty and elegance should never seem out of place in any architectural design project. That's a cornerstone of our Allison Ramsey design team's philosophy.



**COASTAL LIVING / COTTAGE LIVING**  
**HOLIDAY HOUSE**

2006



*Beaufort, SC*

This Holiday House feature marked the first collaboration for *Coastal Living* and *Cottage Living* towards the goal of offering the season's best in Low Country architecture.

**BEST IN AMERICAN LIVING AWARD**  
**FINLEY MODEL**  
*Carolina Beach, NC*



**Southern Living**  
2009  
**WHISPER CREEK**  
*Asheville, NC*



San Francisco's Elevate Your Eat Like a Local  
Dixie Hideouts Thanksgiving Spread in New Orleans

**GARDEN & GUN**  
OCTOBER/NOVEMBER 2013 SOUL of the SOUTH

**Great Southern Homes**  
From the Perfect Porch to the Ultimate Party Kitchen,  
Step Inside the South's Finest Spaces

Alabama's Bird Dog Wizard  
Madeira: The South's Original Libation  
Sea Island's New Quail Lodge

A modern river cottage on Johns Island, South Carolina



**SOUTHERN LIVING**  
**IDEA HOUSE**

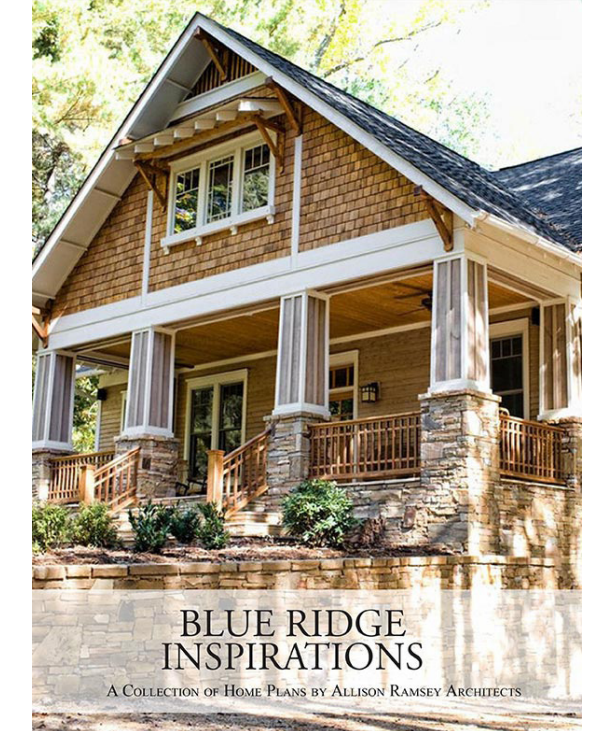
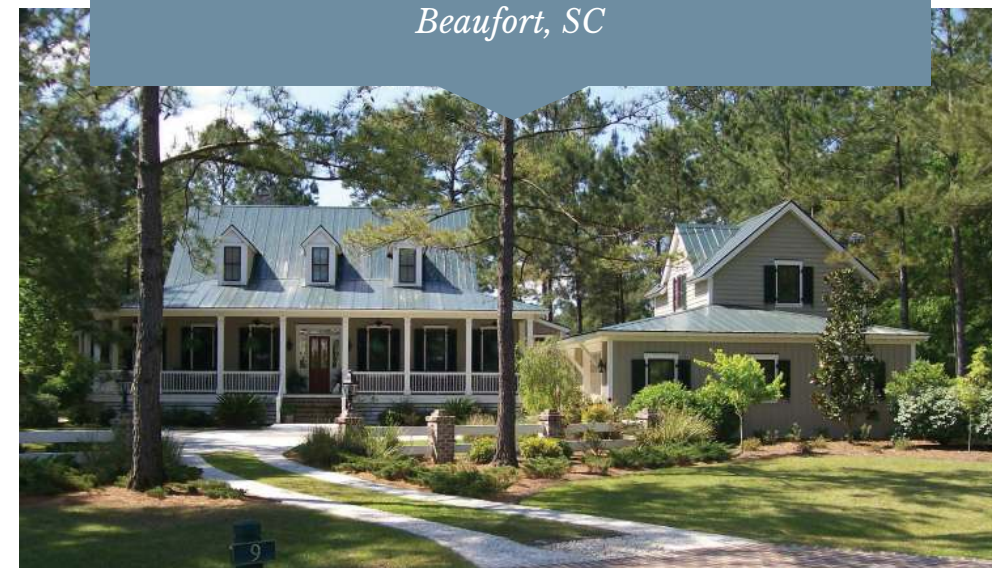
2003



2006  
**BEST IN AMERICAN LIVING AWARD**

**OVERLOOK**  
*Beaufort, SC*

2003  
**SOUTHERN LIVING'S BUILDERS PROGRAM**  
**SHADOWLAWN**  
*Beaufort, SC*



**BLUE RIDGE INSPIRATIONS**

A COLLECTION OF HOME PLANS BY ALLISON RAMSEY ARCHITECTS

# MCSHANE RESIDENCE

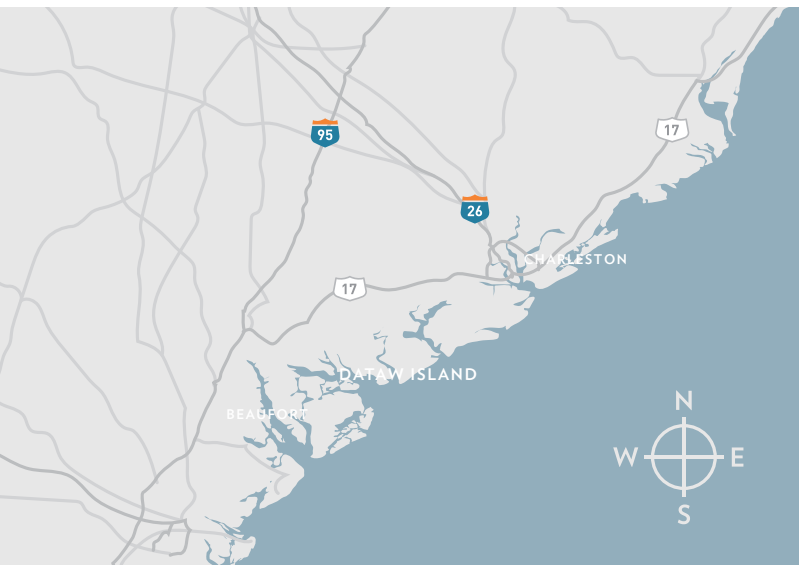
*Dataw Island, SC*

Nestled on a picturesque wooded property, this 3,327 sq. ft. residence mimics the feel of a classic plantation house. Outside, the full-width covered veranda, and its central staircase and entry door radiate true Southern charm.

Inside, the main level features the master suite, formal dining room and great room, an office, and a kitchen that opens onto a fantastic sunroom. The upstairs includes two bedrooms, a bath and an impressive media room.

The detached garage affords spacious parking, additional storage and a bonus room, with its overall design blending perfectly with the main house.

<b>PROJECT</b>	Single-family residence
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The McShane family





2003  
SOUTHERN LIVING  
HOME AWARD  
BEST PLANNED  
COMMUNITY



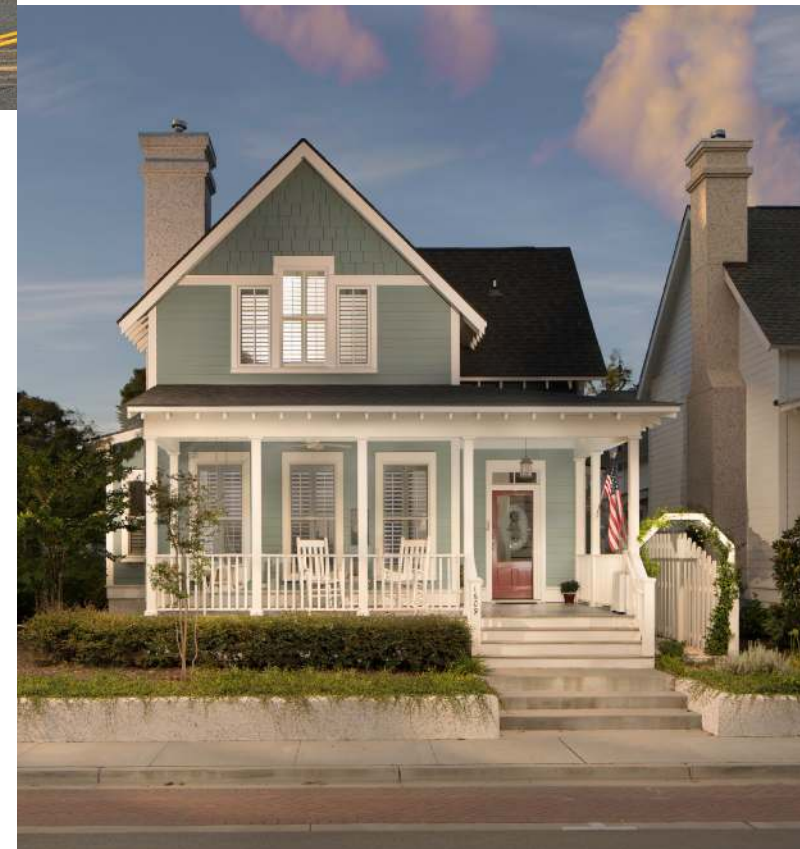
## MIDTOWN

Beaufort, SC

Our firm developed and implemented a master plan to turn what was an underutilized 1.5 blocks of this city's historic district into a simple residential infill project that would meet the demands of the current market.

Hired by the city, we engaged the citizens of the area to help in providing a framework for the redevelopment. The result was completion of 16 single-family homes and six live/work/flex units that has been well received by both the Historic District and the community at large.

- PROJECT** Urban revitalization / Master planning / Architectural guidelines
- SCOPE** Urban planning services & Model homes
- CLIENT** Steve Tully & John Trask (developers)



# HUSSEY RESIDENCE

*Historic District of Beaufort, SC*

This project included the addition of a light and airy sunroom perfect for family get-togethers, a reworked rear entry and a guest suite. The basement was converted into a functioning two-bedroom apartment that compliments the needed space for the main house. When completed, the design did not take away from the character of the original home, but instead added amenities that blended in seamlessly.

<b>PROJECT</b>	Single-family home / National landmark historic district
<b>SCOPE</b>	Addition + basement conversion
<b>CLIENT</b>	The Hussey family



PRESERVING HISTORIC CHARACTER  
*in the Historic District.*





# MORRIS SQUARE

Charleston, SC

In 2003 Allison Ramsey Architects became part of the team selected to bring to fruition the architecture for this intensely dense development on the Charleston, SC peninsula.

The end result was a wonderful mix of 11 single-family designs, a 9,000 square foot mixed-use building, 11 townhouse units in two separate buildings, a duplex unit and a quadraplex unit.

As individual structures, each design is spectacular. As a whole, the completed project feels like it has been a part of this historic city for hundreds of years.

<b>PROJECT</b>	Planning & Implementation
<b>SCOPE</b>	Architectural designs for homes / townhouses and Mixed-Use structures
<b>CLIENT</b>	Vince Graham



- 11 Single family designs
- 9,000 square foot mixed-use building
- 11 townhouse units in two separate buildings
- Duplex unit
- Quadraplex unit.



**ILLUSTRATIVE  
MASTER PLAN**

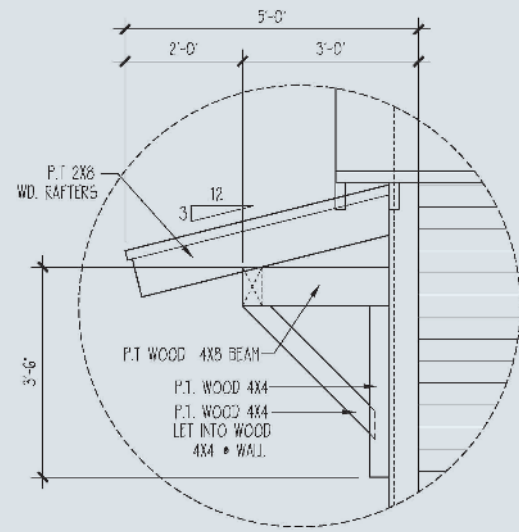


----- 2008 -----  
**AIA MERIT AWARD**

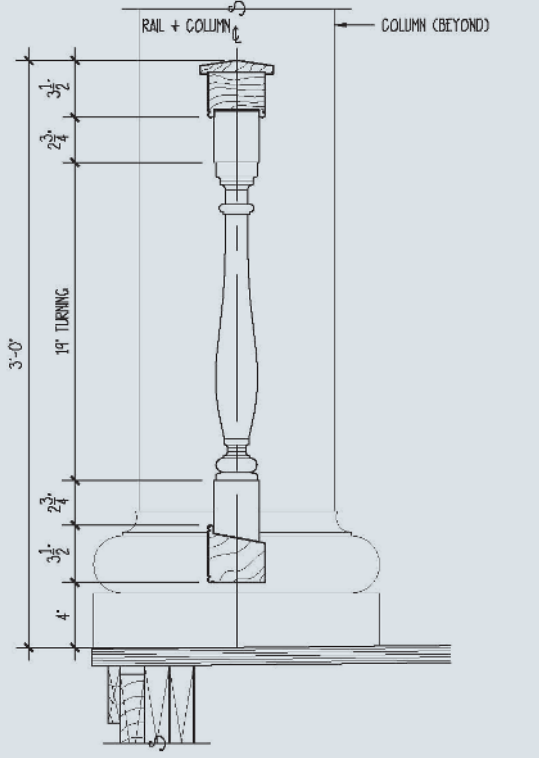
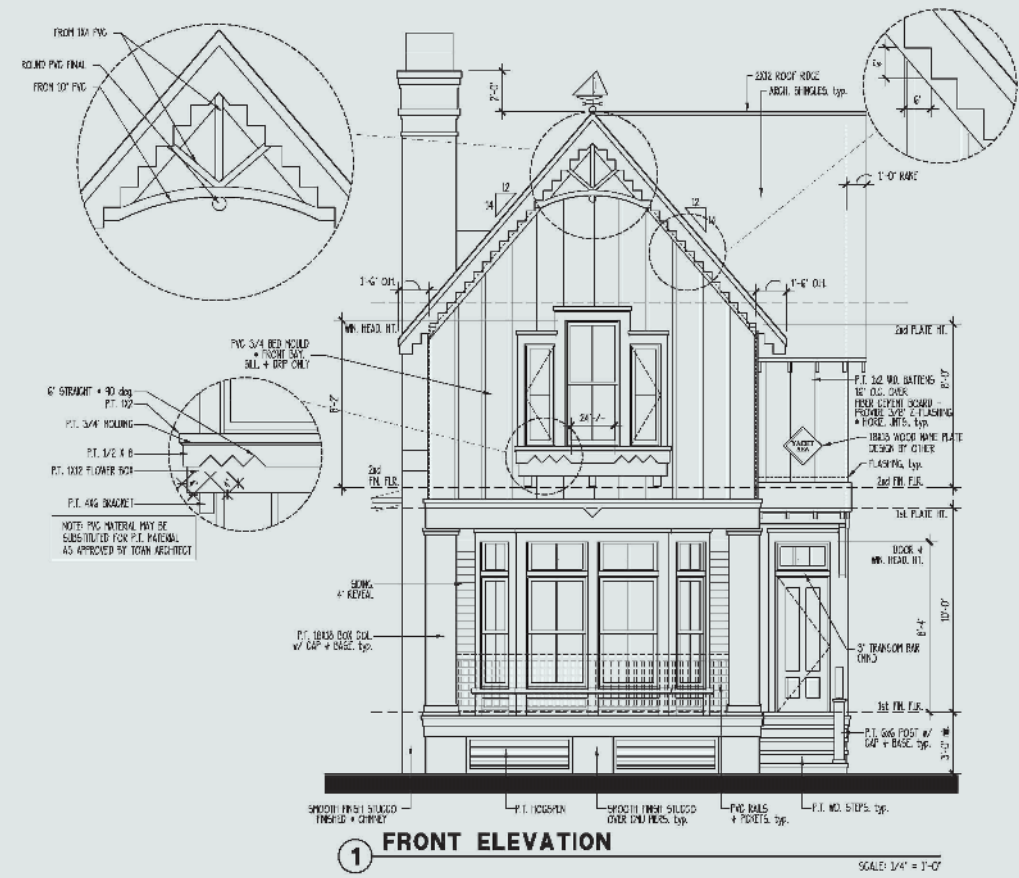
----- 2009 -----  
**RESIDENTIAL ARCHITECT  
DESIGN AWARD**



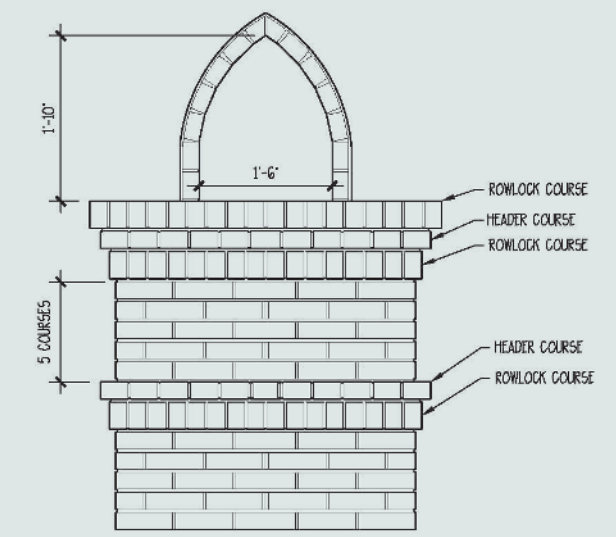
**VARIOUS ELEVATIONS**



DETAILS + DRAWINGS



3 RAIL & BALUSTER DETAIL  
SCALE: 1 1/2" = 1'-0"



5 CHIMNEY CAP DETAIL  
SCALE: 3/4" = 1'-0"





2399 sq. ft.

1514 sq. ft.

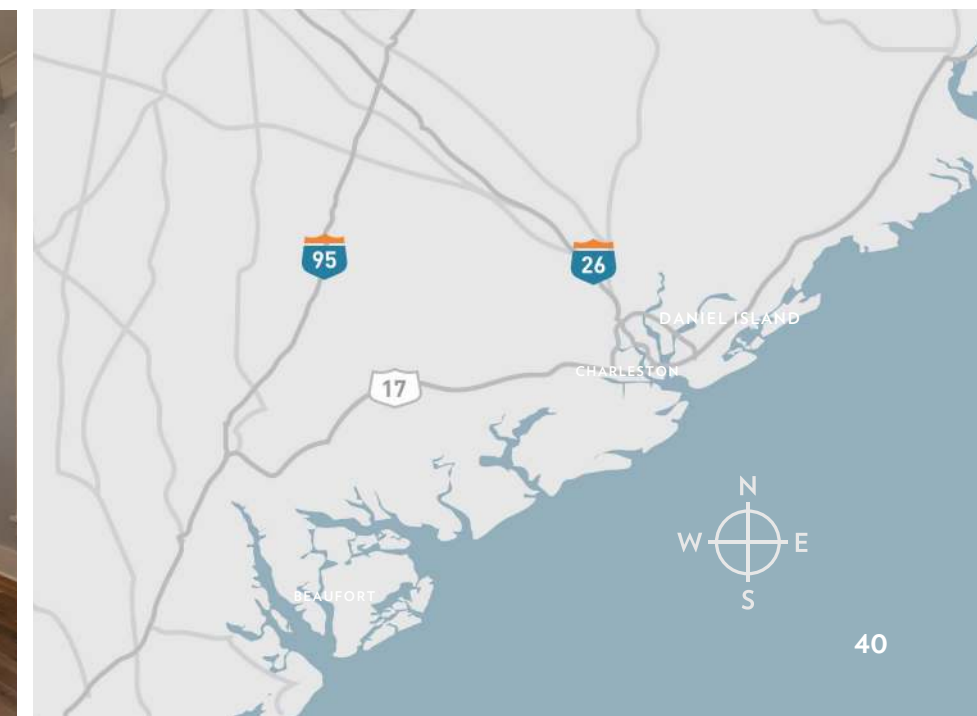
# SOPER RESIDENCE

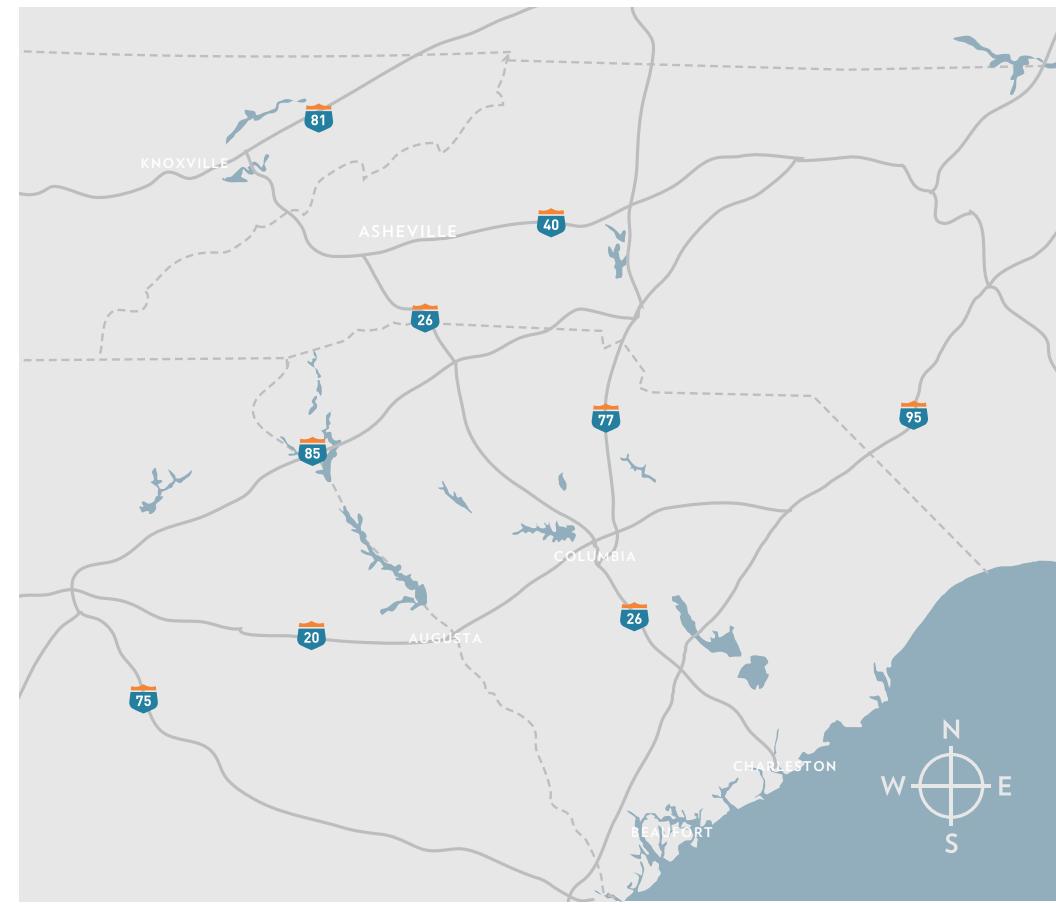
*Daniel Island, SC*

This is another magnificent example of Southern charm designed by the Allison Ramsey Architects team. Offering 3,913 sq. ft., the residence has a master suite on the main level, as well as a guest bedroom, a great room, and a gourmet kitchen, complimented with dining space, great pantry and laundry room.

The upstairs includes three more bedrooms, three bathrooms and a family room. A walk-up attic was designed for additional storage and future expansion if required. To top it all off, there's a spacious man-cave integrated into the two-car detached garage.

<b>PROJECT</b>	Single-family home
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The Soper family





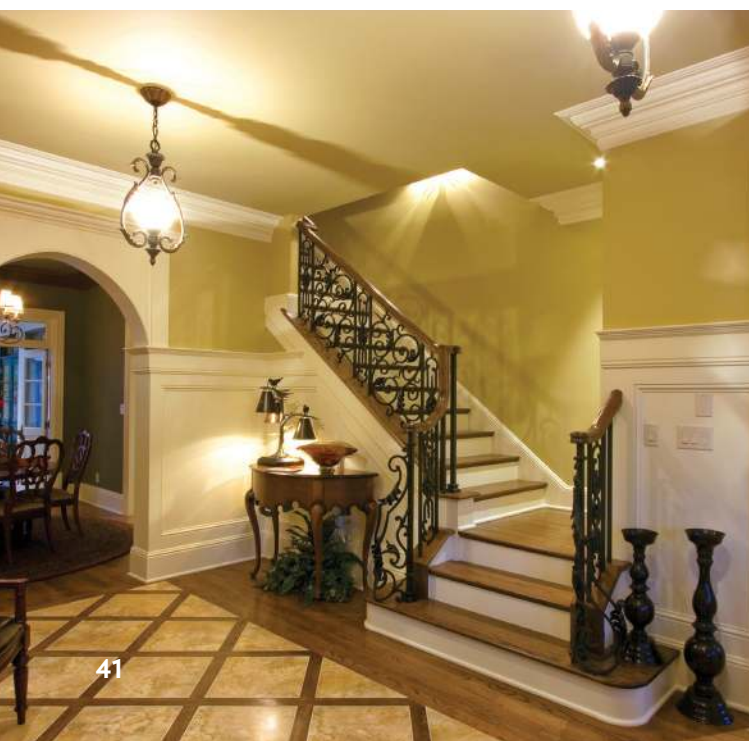
# THE ALEXANDRIA

*Asheville, NC*

Inspired by a historic structure in Asheville, this 5,373 square foot custom residence is nestled in The Ramble, a wonderful and private luxury community located within 1,000 acres of curated forest.

The elegant exterior is enhanced by a covered entry over the driveway, wide front porch and a patio off of the second-floor master suite. A fireplace serves as the central focal point of the main floor and serves as the heart of the home. Five bedrooms and 3.2 baths assure plenty of comfort for the owners and their guests.

<b>PROJECT</b>	Single-family home
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	-----





MOUNTAIN HOMES  
from our  
Blue Ridge Plan Book





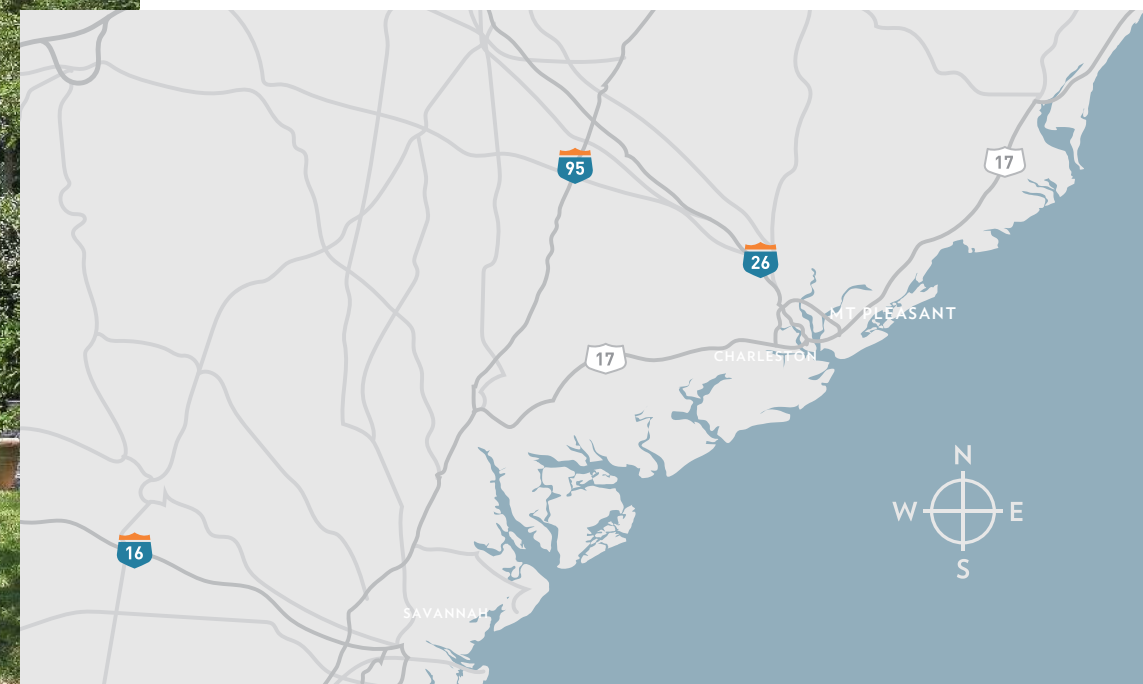
# I'ON

Mount Pleasant, SC

Located just east of downtown Charleston, I'on is a 243-acre in-fill project. Since its inception in 1995 we have provided over 60 single-family residences, numerous outbuildings, a community pavilion and the two-story tennis center amenity building.

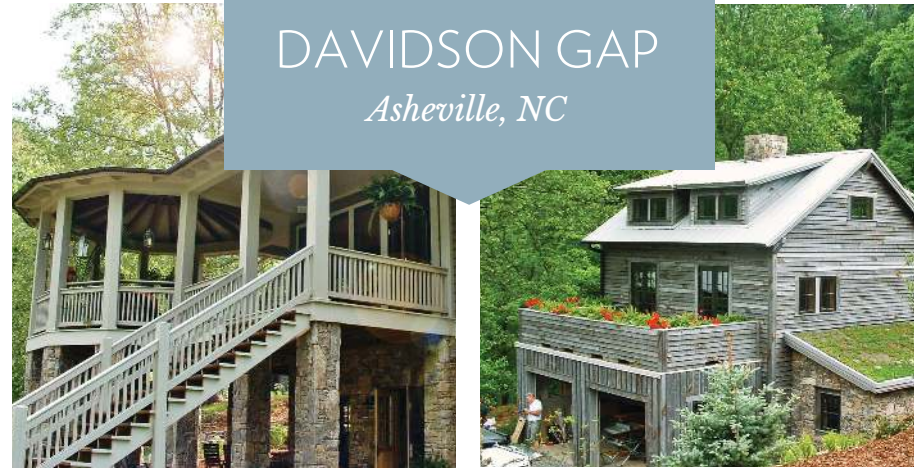
Allison Ramsey Architects is proud to have been responsible for completion of one of the first residences in the community and for the others that have been done since.

<b>PROJECT</b>	Master planned community
<b>SCOPE</b>	Single-family homes, Commercial buildings
<b>CLIENT</b>	Individual owners, Multiple builders





**GRIFFIN AWARD FOR PRESERVATION**  
**HABITAT FOR HUMANITY**

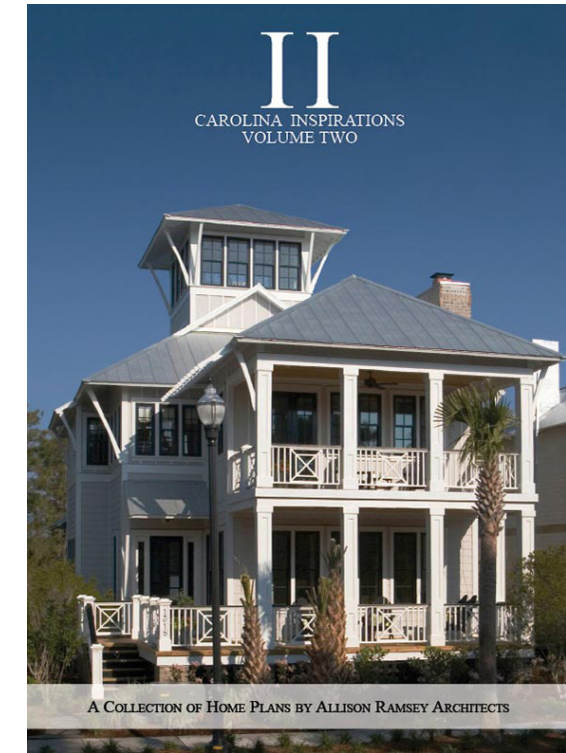


**GREEN IDEA HOUSE**  
**DAVIDSON GAP**  
*Asheville, NC*



**CAROLINA INSPIRATIONS**  
 VOLUME ONE

A COLLECTION OF HOME PLANS BY ALLISON RAMSEY ARCHITECTS



**II**  
 CAROLINA INSPIRATIONS  
 VOLUME TWO

A COLLECTION OF HOME PLANS BY ALLISON RAMSEY ARCHITECTS



**III**  
 CAROLINA INSPIRATIONS  
 VOLUME THREE

A COLLECTION OF HOME PLANS BY ALLISON RAMSEY ARCHITECTS

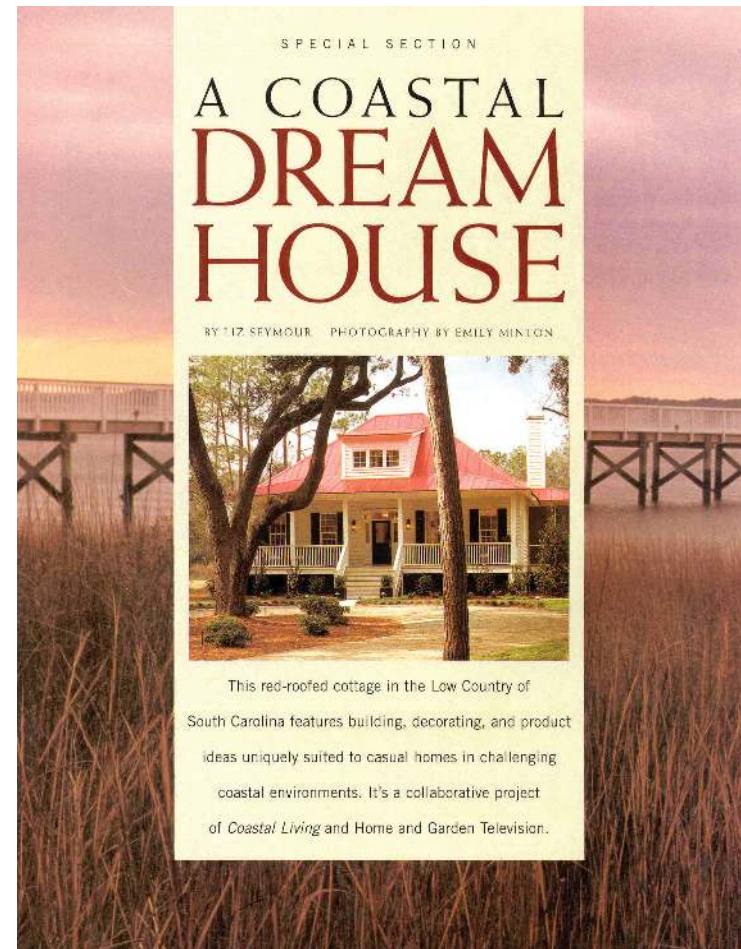
**COASTAL LIVING**

----- **2002** -----  
**BEST OF THE COAST DESIGN**  
*Beaufort, SC*



**HGTV DREAM HOME**  
**BERMUDA BLUFF**

----- **1998** -----



SPECIAL SECTION  
**A COASTAL DREAM HOUSE**

BY 17 SEYMOUR PHOTOGRAPHY BY EMILY MINLON



This red-roofed cottage in the Low Country of South Carolina features building, decorating, and product ideas uniquely suited to casual homes in challenging coastal environments. It's a collaborative project of Coastal Living and Home and Garden Television.



**AMERICAN INSTITUTE OF ARCHITECTS AWARD**  
**SHELLPOINT COTTAGES**

----- **2007** -----  
**BEST IN AMERICAN LIVING AWARD**

**PARKSIDE**  
*Wilmington, NC*





Southern Living  
INSPIRATION HOME

WB

WHITNEY BLAIR  
CUSTOM HOMES



## CRAVEN

*Bald Head Island, NC*

In 2013, Allison Ramsey Architects partnered with Bald Head Island, Ltd., *Southern Living* magazine and Whitney Blair to design and construct the island's first "inspiration" home. As the first of a 24-unit inspired community on the island, the Craven sought to inspire homeowners to live at the beach again.

With its gracious entertaining and sleeping porches, outdoor living area and open floor plan, this 2,200 square foot house was instrumental in turning the property into one of the most sought-after communities in the region.

<b>PROJECT</b>	Single-family residence
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	Bald Head Island, Ltd.; Whitney Blair

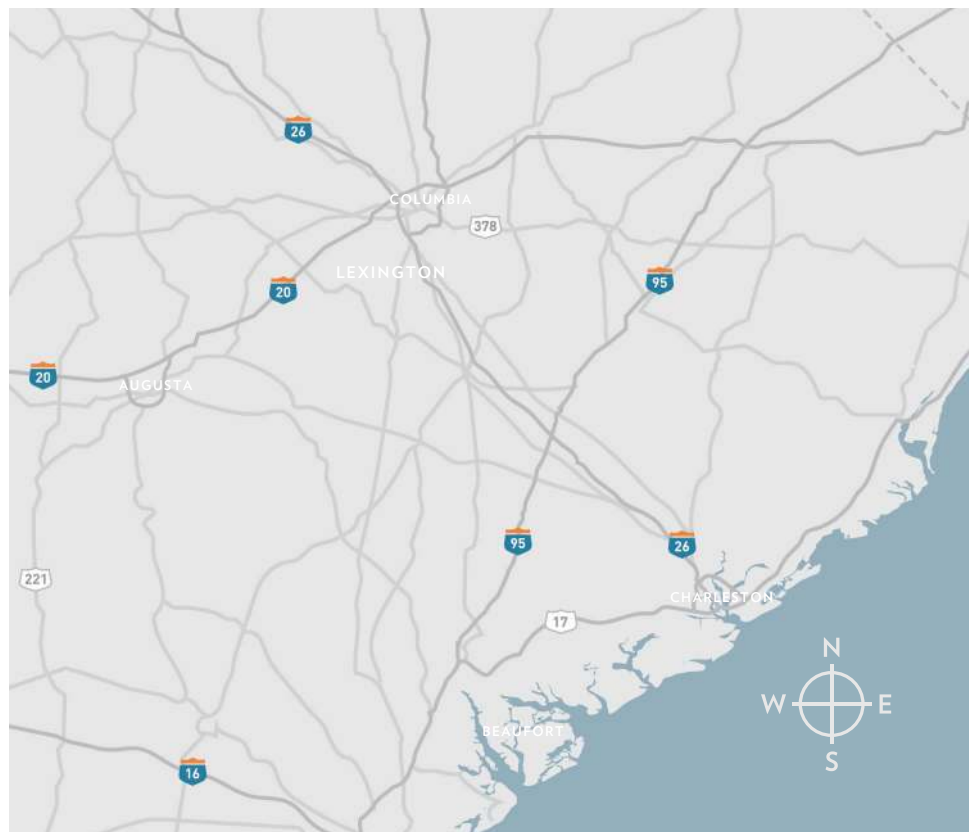
# SALUDA RIVER CLUB

Lexington, SC

Allison Ramsey Architects was commissioned in 2006 to master plan this 235-acre Village District site that had previously been designated for tract development. Furthermore, we also provided additional services to the community, including village planning, development and enforcement of the architectural guidelines and review process, builder orientation, lot selection and street layout.

Overall, our designs have been implemented for the neighborhood post office, park and trail buildings, clubhouse, and numerous single-family homes.

<b>PROJECT</b>	Master planned community
<b>SCOPE</b>	Master planning, Architectural designs, Individual homes & buildings, Architectural guidelines
<b>CLIENT</b>	Andy White (developer), Multiple builders



**BEST IN AMERICAN LIVING AWARD**

*for Community Design*



## THE CLUBHOUSE

As to be expected within well-planned residential communities, the Allison Ramsey-designed 11,000 sq. ft. clubhouse/amenity center serves as a centerpiece and convenient gathering area.

## “COMMUNITY OF THE YEAR”

*Home Builders Association of Greater Columbia  
& South Carolina Home Builders Association*





**NAHB 50+ HOUSING  
AWARD WINNER**

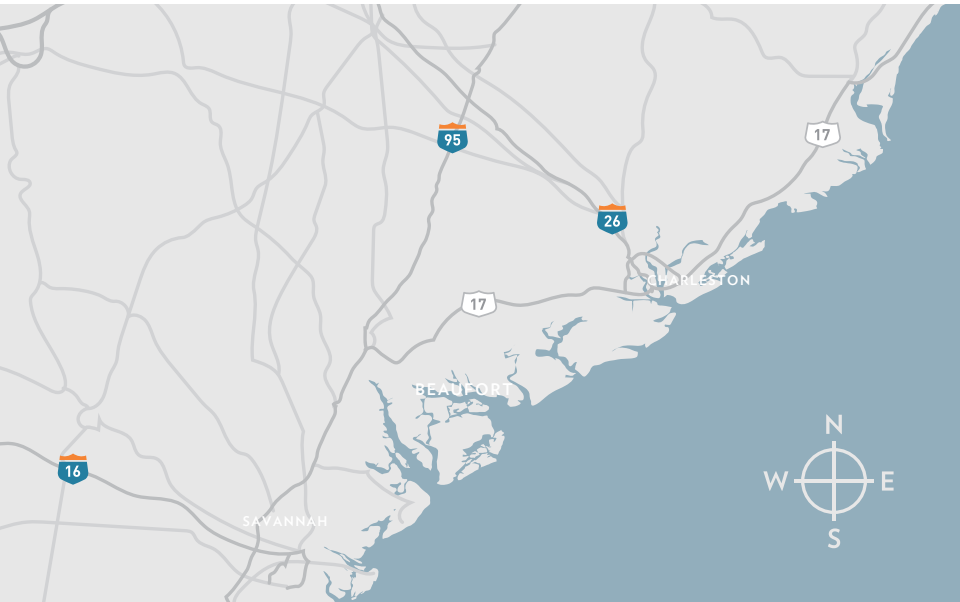
*The Saluda River Club's  
COTTAGE COURTS*



### COTTAGE COURTS

An increasingly popular mini-neighborhood concept is that of cottage courts. This grouping of smaller, high-quality homes built around a common green area are cost-effective for the developer and owner alike.





# STATE FARM

*Beaufort, SC*

This project is one example of a mixed-use building designed by our Allison Ramsey Architects team. The ground floor provides a footprint for 2,100 square feet of office space, with a pair of 1,000 square-foot apartments on the second level.

The exterior design responds to the urban code and streetscape envisioned by the site's developer. Its Savannah grey brick combined with timeless black storefront details that provide for a simple yet elegant appearance. The structure sits directly adjacent to a large sidewalk with on-street parking, just like most traditional shops in any quaint small town.

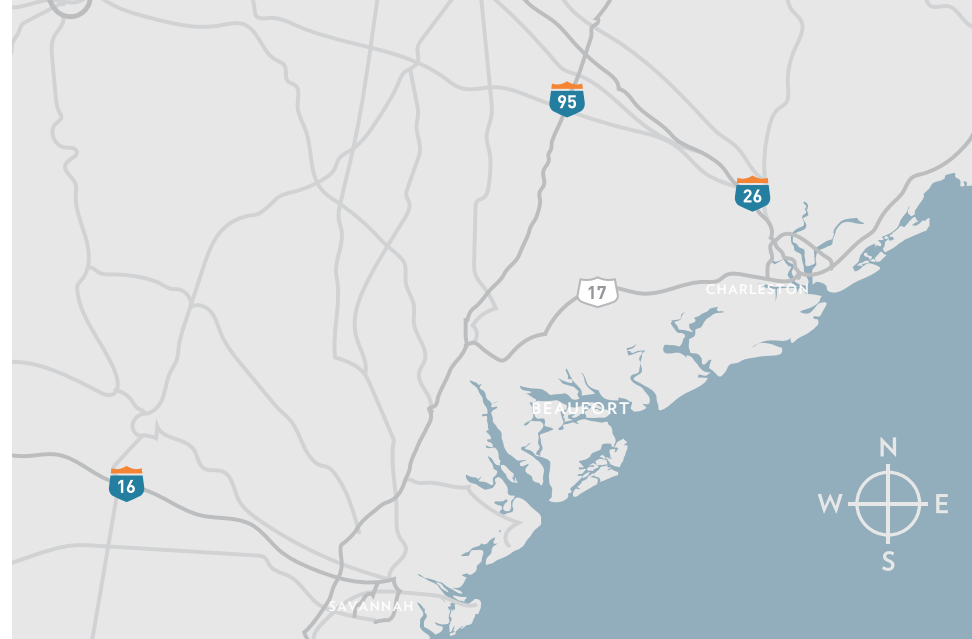
<b>PROJECT</b>	Urban mixed-use
<b>SCOPE</b>	Custom architecture and interior designs
<b>CLIENT</b>	Andy Corriveaux





COMMERCIAL  
PROJECTS





## NEWPOINT

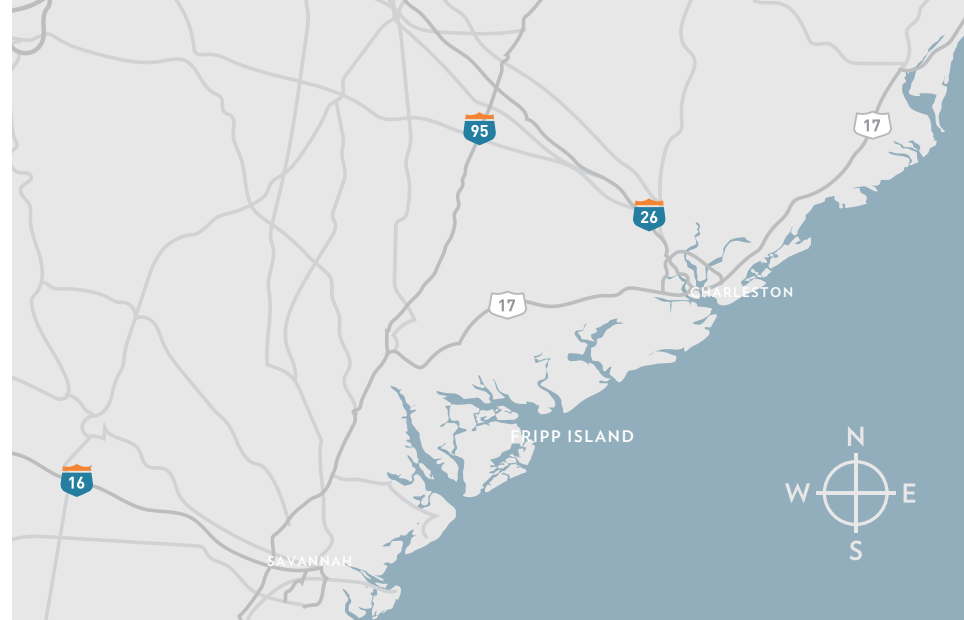
*Beaufort, SC*

Newpoint is one of the original TNDs in the Southeast. Allison Ramsey Architects has provided many services for the neighborhood since its inception, including serving as an architectural consultant for over two years.

In addition to designing over 30 percent of the single-family homes, our firm also developed a master plan for the community's commercial center and was responsible for the design of two 7,600 sq. ft. mixed-use buildings that anchor the neighborhood's entry.

<b>PROJECT</b>	Traditional Neighborhood Development (TDN)
<b>SCOPE</b>	Single-family homes, Commercial buildings
<b>CLIENT</b>	Multiple individual owners





## BRADLEY RESIDENCE

*Frupp Island, SC*

The owners of this custom oceanfront beach retreat wanted a family-friendly house for personal use as well as for short-term rental. Allison Ramsey Architects was able to exceed their expectations. It offers 3,917 sq. ft. of living space, plus 1,577 sq. ft. of porches.

A wide open floor plan with two master suites, a gourmet kitchen, an elevator, bunk rooms, media room, decks and plenty of convenient storage are just a few of the elements that make this home a casual yet elegant beach house, not a museum.

<b>PROJECT</b>	Single-family residence
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The Bradley family





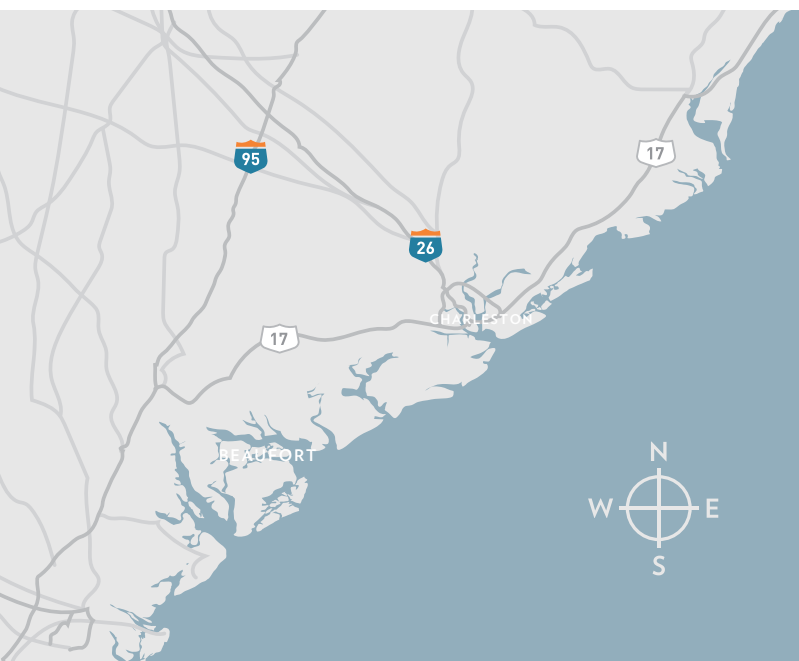
## THE CLUBHOUSE

This 8,000 sq. ft. full-function facility includes poolside bathrooms, fitness and lounge areas, and storage on the ground level. The main floor has reception and main gathering areas, dining, kitchen and porches. Offices are on the third level.



## INDIVIDUAL HOMES

Custom builders and private owners alike have come to appreciate our attention to detail and quality. That's how we've been able to proudly say that over 40 single-family residences in Coosaw Point have been Allison Ramsey designs.



## COOSAW POINT

*Beaufort, SC*

A master-planned riverfront community in our local community, Allison Ramsey Architects has been involved from the beginning of the project and we continue to work in this neighborhood today.

Our firm has actively served as a consultant to the Architectural Review Board. In addition, we have provided construction inspections of new builds for over five years.

<b>PROJECT</b>	Master planned community
<b>SCOPE</b>	Model & Single-family homes, Clubhouse
<b>CLIENT</b>	Individual owners, Multiple builders



## MODEL HOMES

We worked closely with the developer and the community's review board to design a portfolio of model homes that both accentuates the overall master plan and showcases Allison Ramsey's range of capabilities.

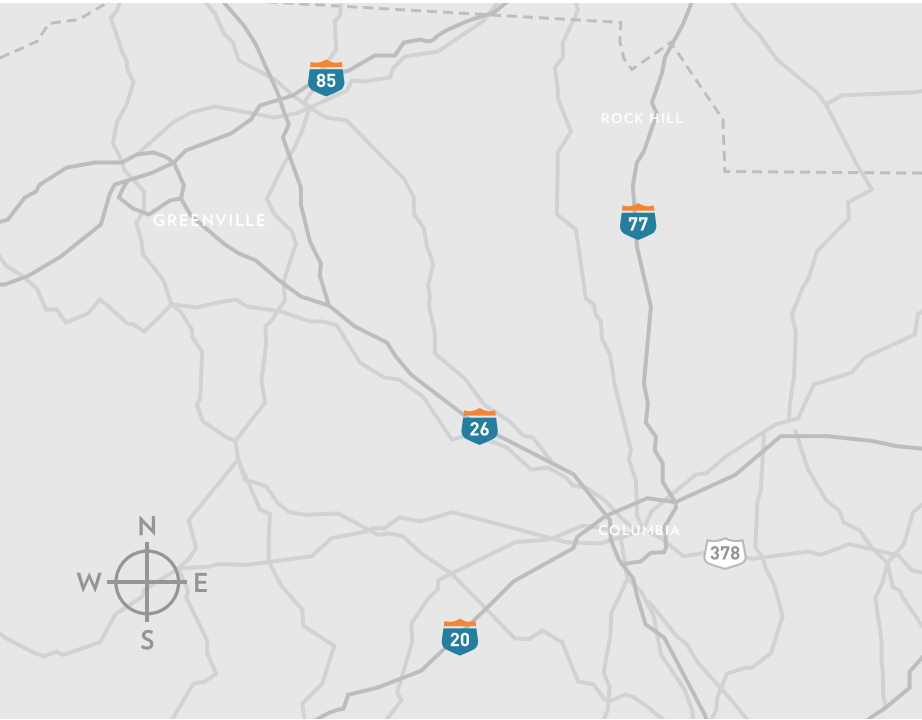
# GRIFFIN PARK

Greenville, SC

This 320-acre community was initiated by DPZ in 2006 with Allison Ramsey Architects on the original design team. We served as Town Architect, provided Phase 1 implementations and builder team orientation. Our designs have been used for over a dozen single-family residences and have provided model home packages.

Allison Ramsey was also engaged to design the signature community building in the town center. The two-story project has a small café, post office, real estate offices and an observation tower.

<b>PROJECT</b>	Master planned community
<b>SCOPE</b>	Planning, Architectural guidelines, Town center, Individual homes
<b>CLIENT</b>	Joe Jelks, Multiple builders



# GONZALES RESIDENCE

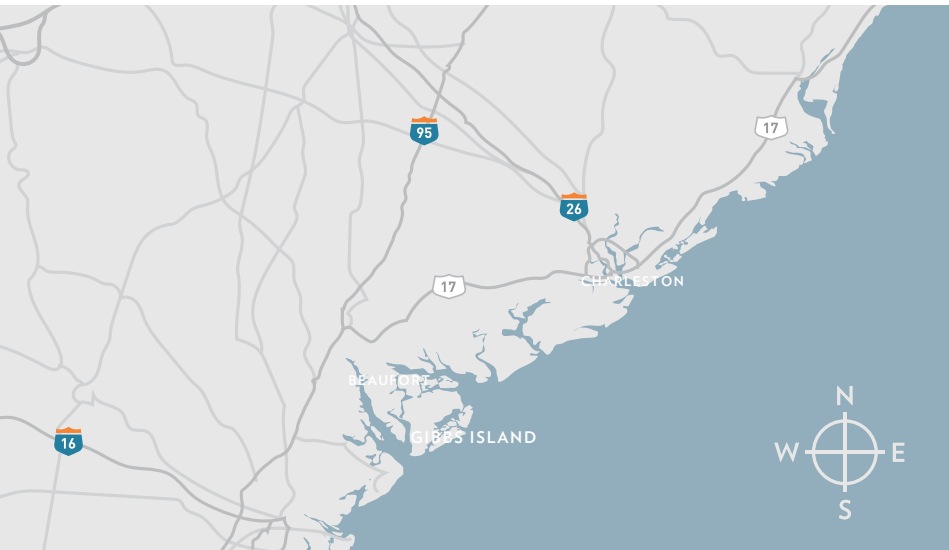
*Gibbs Island, SC*

Appearances can be deceiving. While this stately residence looks like it may have been constructed generations ago, it's quite new and one of Allison Ramsey Architects' favorites. Totalling over 4,600 sq. ft., this residence includes everything you would want in a world-class cottage retreat at the Secession Golf Club.

Starting with the ground floor, the layout features a game room, golf practice room, fitness area, owner's private lock-out suite and a two-car garage. The raised main level of the home includes a gourmet kitchen, open dining and living areas with an outdoor fireplace on the back porch for all to enjoy.

The spacious master suite on the main floor also has access to the porch. Four great bedrooms – each with its own private bathroom – are upstairs.

<b>PROJECT</b>	Single-family home / Golf retreat rental
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The Gonzales family



The  
GONZALES  
RESIDENCE

*Attention to client desires allowed our designers the opportunity to seamlessly combine the best of traditional styles with those more suited to today's active families.*



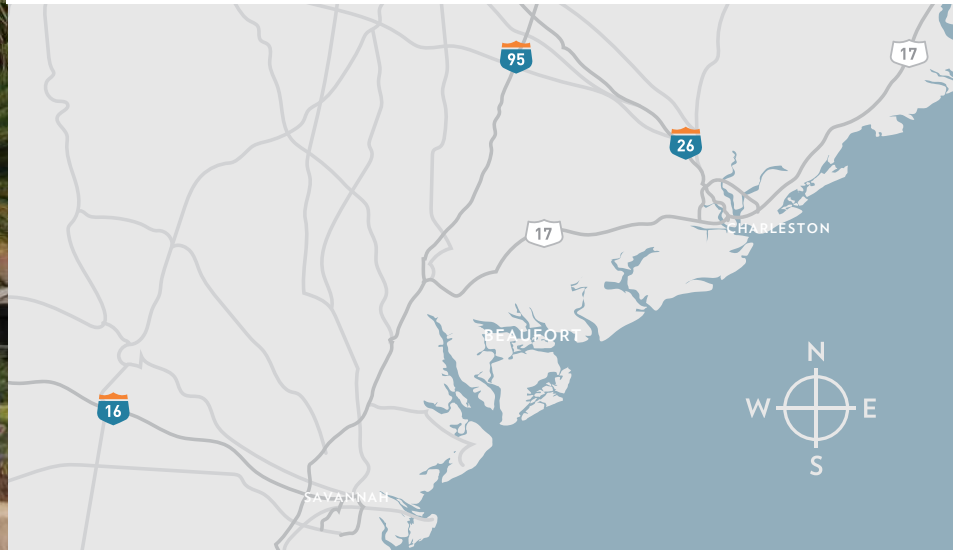
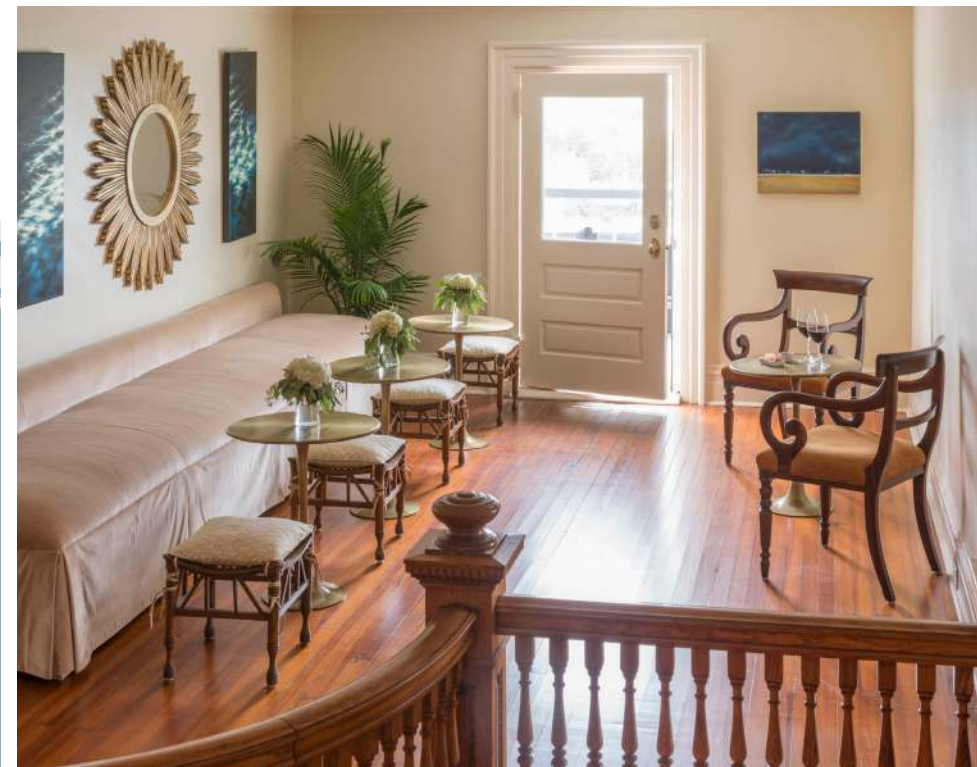
# ANCHORAGE 1770

*Beaufort, SC*

Built as a private residence in the same year of its name, Anchorage is now thought to be the largest tabby structure in the U.S. In recent years the original 7,764 sq. ft. structure was used as an office building. After being abandoned for five years, Allison Ramsey Architects was hired in 2013 to turn it into a bed & breakfast.

The existing underutilized basement was renovated and converted into a kitchen and three suites. The remaining upper levels were renovated to contain an additional 10 suites. Additionally, a small cottage with two suites was added in the rear yard along with a courtyard developed to provide handicap accessibility. Upon completion, the total project offers 15 suites within 11,828 sq. ft. of space.

<b>PROJECT</b>	Historic renovation
<b>SCOPE</b>	Interior conversions + additional structure
<b>CLIENT</b>	The Lesegne family





MULTI-FAMILY HOMES  
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*from our  
Townhouse Collection*



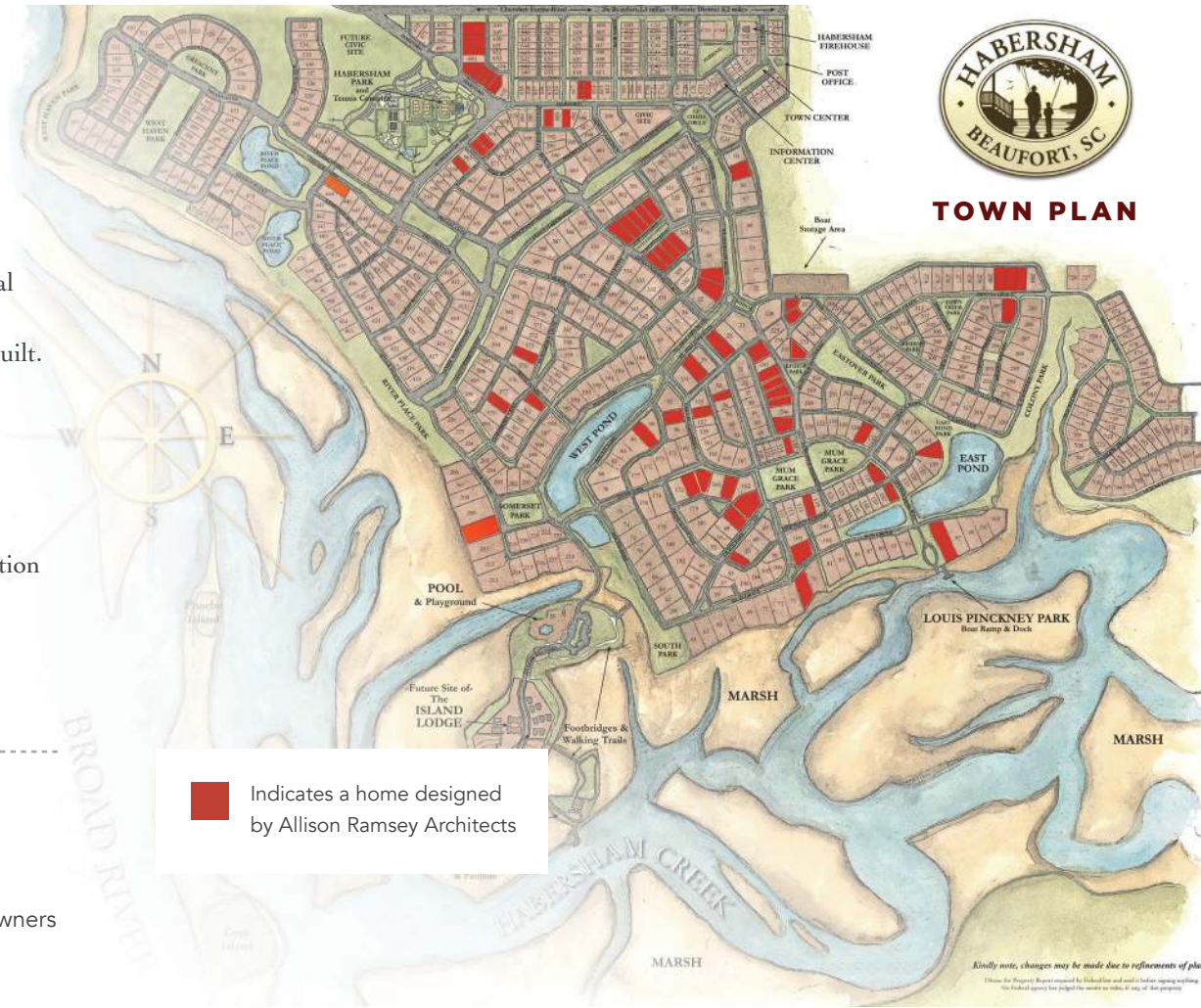
# HABERSHAM

Beaufort, SC

Our firm is frequently sought after to provide input for Traditional Neighborhood Design (TND) developments throughout the country. Allison Ramsey Architects has been instrumental in the success of the residential components of Habersham, with over 70 single-family homes built.

Besides the main residences, we also supply plans for garages, guest houses, sheds, etc. that complement the overall designs of the homes.

In addition, the Fort Lyttleton village is a collection of 10 Charleston-inspired side-yard houses that front onto a small park.

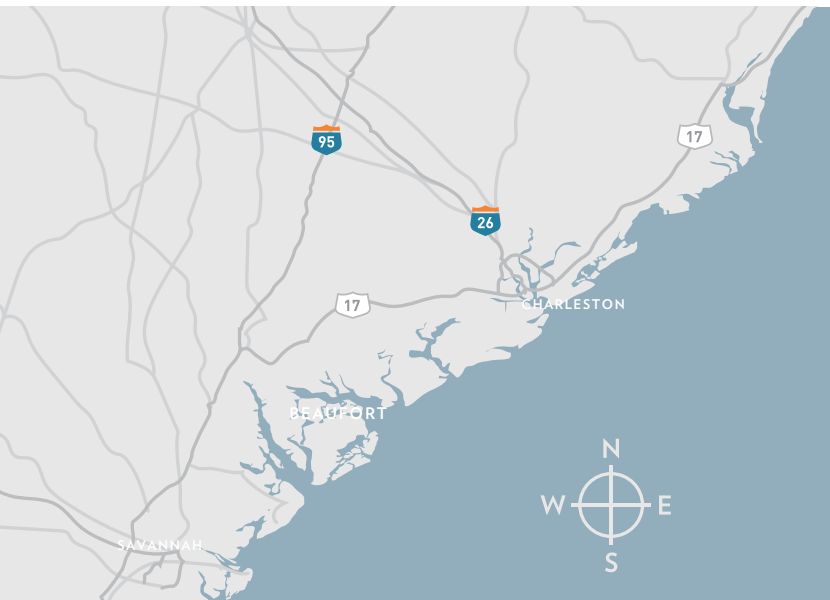


<b>PROJECT</b>	New single-family homes
<b>SCOPE</b>	Stock & Custom residential architectural designs
<b>CLIENT</b>	Multiple builders & Individual owners

Indicates a home designed by Allison Ramsey Architects



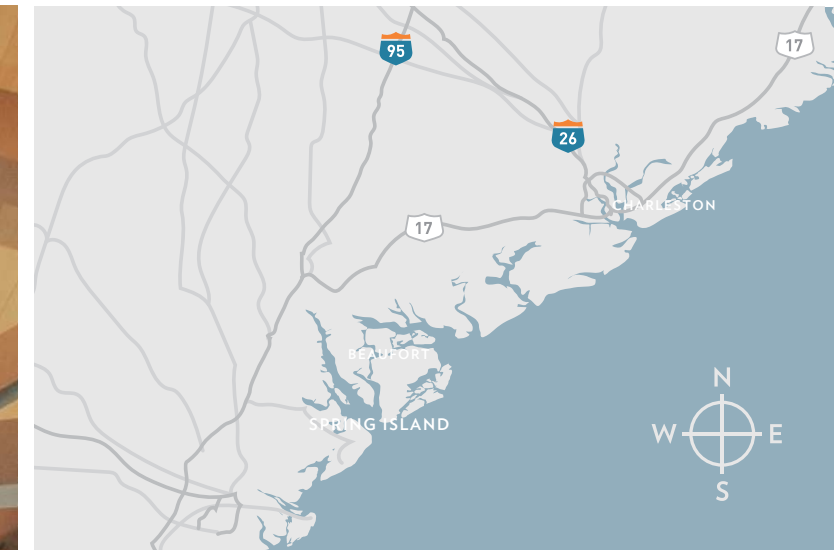
FORT LYTTLETON





### CANTON ROW COTTAGES

Located adjacent to the Village Center in Habersham, Allison Ramsey teamed with Patterson Residential to deliver a small group of quaint cottages to serve a small segment in the market that the village wasn't reaching. A smaller house built like a jewel box with just enough yard to keep your dogs and garden. 1 Canton Row served as a *Southern Living* "Inspired Home" for the community. These cottages ranged from 1600 to 2100 square feet in size with a master bedroom on the main level. Built for the empty nester market, the project was very successful in selling out quickly.



## OLD OYSTER RETREAT

*Spring Island, SC*

Simple elegance at its best. Inspired by our clients, this compound of structures captures the essence of Lowcountry living.

Traditional in form but executed with a very modern farmhouse feel, the main house boasts 3,968 square feet of living space. Its open floor plan with exposed structure inside complement the open rafter tails, bays supported by brackets, and eave and rake supports which grace the exterior design. Guests enjoy the 427 square foot living area above the detached garage.

<b>PROJECT</b>	Single-family residence
<b>SCOPE</b>	Custom architectural design
<b>CLIENT</b>	The Bisger family



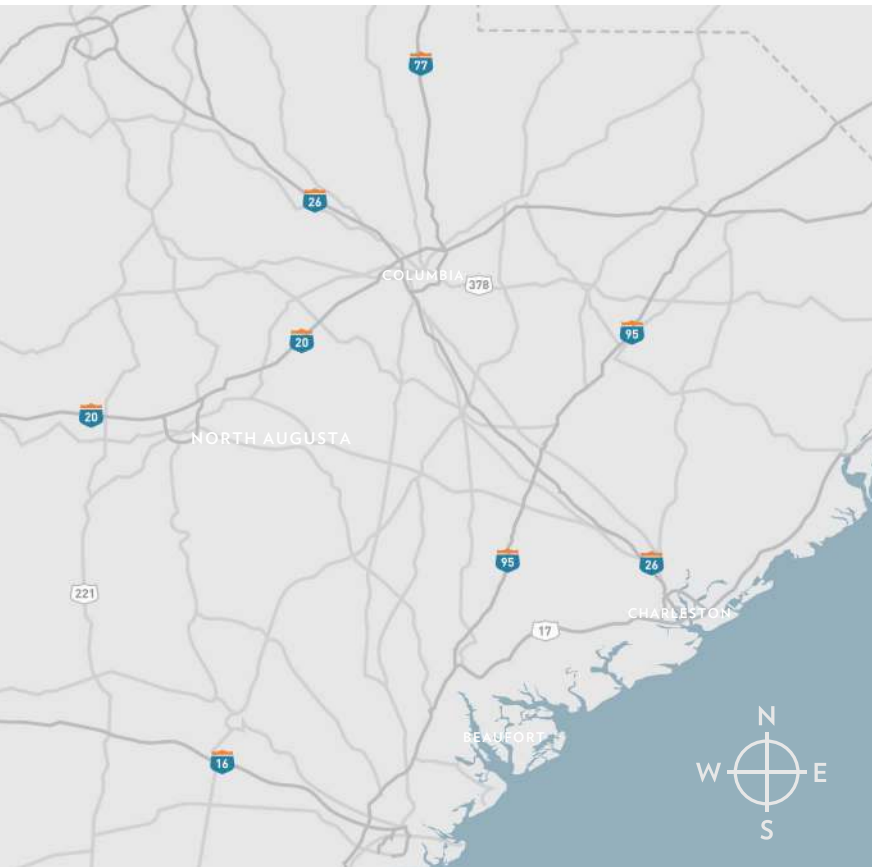
# HAMMONDS FERRY

*North Augusta, SC*

Allison Ramsey Architects has been involved in this 195-acre master planned community since its inception. To date, we have provided the main entry 'first impression house' along with a mixed-use corner building that anchored the first phase of the development.

In addition, we designed a small 7-unit pocket neighborhood of cottage courts whose repeating architecture with playful colors provides a delightful area within the larger community. Allison Ramsey has been responsible not only for more than 30 individual homes but also designing the neighborhood's first modular unit.

<b>PROJECT</b>	Master planned community
<b>SCOPE</b>	Charrette, Individual homes, Mixed-use building, Cottage court
<b>CLIENT</b>	Individual owners, Multiple builders



MIXED-USE BUILDING



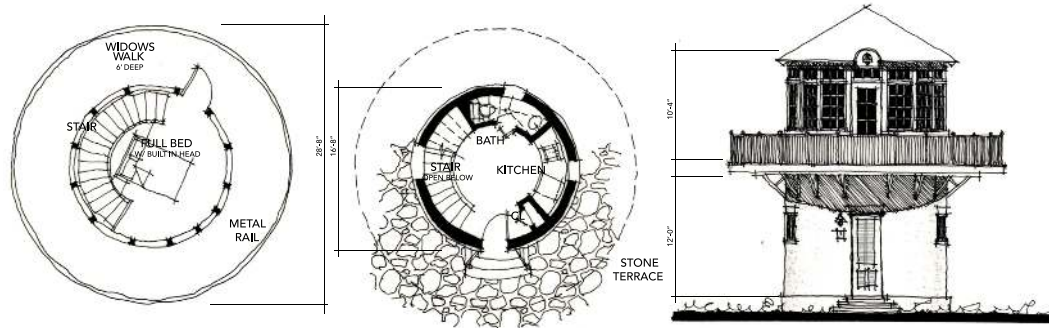
COTTAGE COURT



# SCHOONER BAY

*Abaco, Bahamas*

Initially involved in the early phases of conceptualizing this 320-acre development, our firm has continued to provide services to this harbor village project. Thus far, we have designed numerous single-family homes and mixed-use buildings as well the Sandpiper Inn, a small Bed and Breakfast facility. The Inn features such amenities as a restaurant, bar, library and gardens that provide a welcome retreat for its visitors and serves as a popular village gathering place.



**LIGHTHOUSE COTTAGE**

<b>PROJECT</b>	Charrette work, Planning & Implementation
<b>SCOPE</b>	Architectural designs for homes and Bed & Breakfast
<b>CLIENT</b>	Schooner Bay

# NOTES



## MORE THAN JUST AN AWARD-WINNING ARCHITECTURAL FIRM...

*We're active partners who help individuals, residential developers, town and urban planners to envision and build a revitalized future.*

### MEMBERS OF:

- American Institute of Architects
- National Council of Architectural Registration Boards
- National Association of Home Builders
- The Congress for the New Urbanism
- Habitat for Humanity
- U.S. Green Building Council

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