Historic Preservation Commission Meeting

Wednesday, August 06, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on BCTV, on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

1. July 2, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **4 Head of the Tide:** A request by Andrew Brown, Applicant, on behalf of Henry Savage, Owner, for approval of a Certificate of Appropriateness - HD to enclose an existing covered porch of approximately 126 square feet to expand a kitchen and provide a new laundry room and mudroom at 4 Head of the Tide in OId Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-05-25-019747) (Staff - Charlotte Moore)

2. **43 Thomas Heyward Street:** A request by George Hutson (GTH Construction), Applicant, on behalf of Megan C. Beach, Owner, for approval of a Certificate of Appropriateness-HD to add a shed dormer and convert a portion of the attic space of an existing 2-story residence into a "loft room" and bathroom of approximately 240 SF at 43 Thomas Heyward Street in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-05-25-019747) (Staff - Charlotte Moore)

3. **36 Bruin Road:** A request by James Atkins (Court Atkins Group), Applicant, on behalf of ABPAL, LLC, Owner, for approval of a Certificate of Appropriateness - HD to construct a 2-story commercial building of approximately 3,130 SF at 36 Bruin Road in OId Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-05-25-019766) (Staff - Charlotte Moore)
4. **36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-03-25-019657) (Staff - Charlotte Moore)
5. **27 Bridge Street:** A request by Jason Broene (Court Atkins Architects), Applicant, on behalf of Mike Nerhaus and Jessical Foley, Owners, for approval of a Certificate of Appropriateness-HD to amend an approved COFA-HD to allow the installed brick foundation to remain for the house under construction at 27 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. (COFA-05-25-011989) (Staff - Charlotte Moore)
6. **106 Bridge Street:** A request by Ansley Manuel (Manuel Studio), Applicant, on behalf of Jeffrey Zehel, Owner, for approval of a Certificate of Appropriateness-HD to construct a 1-story single-family house of approximately 2,130 SF and a 2-story Carriage House of approximately 1,161 SF at 106 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-03-25-019626) (Staff - Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 3, 2025

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60*
Public comment is limited to 3 minutes per speaker.

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

July 02, 2025

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Evan Goodwin
Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Debbie Wunder
Commissioner Lisa Sulka

ABSENT
Commissioner Jim Hess
Commissioner Tim Probst

III. ADOPTION OF MINUTES

1. June 11, 2025 Minutes

   Commissioner Sulka made a motion to adopt the minutes as written.

   Seconded by Commissioner Frazier.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

Nicki Graziani, Historic Bluffton Foundation - Ms. Graziani spoke on behalf of the Historic Bluffton Foundation, in support of the demolition of the structure located at 34 Thomas Heyward St.

V. NEW BUSINESS

There were technical difficulties when staff tried to present the Old Business item, 15 Meriwether Ct.

Commissioner Frazier made a motion to move 89 Bridge Street before Old Business.

Seconded by Commissioner Sulka.
Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

1. **89 Bridge Street:** A request by Amanda Denmark (Pearce Scott Architects), on behalf of owners, Jamie and Allyn Oliver, for approval of a Certificate of Appropriateness-Historic District to allow the conversion of an existing single-family residence into a bookstore with an

associated icery located at 89 Bridge Street Old Town Bluffton Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-03-25-019642) (Staff-Sam Barrow)

Chairman Goodwin recused himself.

Staff presented. The applicant was present. The commissioners asked for clarification on the finish being used on the windows.

Commissioner Sulka made a motion to approve the application with the following conditions:

1. Identify window and door finish material to be used to show compliance with UDO Sec. 5.15.6.I.

2. Provide a landscape plan to show the minimum 75% tree canopy lot coverage requirement has been met (UDO 5.3.3.G.1).

Seconded by Commissioner Frazier.
Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

VI. OLD BUSINESS

1. **15 Meriwether Court:** A request by BFL Builders, Owner and Applicant, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story single-family residence of approximately 1,637SF and an attached 2-story Carriage House of approximately 840SF located at 15 Meriwether Court (Lot 1) in the Landon Oaks Development. The property is in Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-01-25-019522)(Staff - Charlotte Moore)

   Chairman Goodwin returned to the dais.

   Staff presented. The applicant was present. The commissioners asked for clarification on trees shown on the survey and if they were on the lot or the adjacent lot. The Commission had questions about the lack of a retaining wall. The commissioners shared their worries over the age of the survey and the information being presented being inaccurate. The Commission also had concerns about the size and mass of the structures in relation to the lot and the surrounding buildings.

   The applicant requested to table the item.

   Vice Chairman DePauw made a motion to table the item. Seconded by Commissioner Sulka.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

   All were in favor and the motion passed. The item was tabled.

VII. NEW BUSINESS

1. **5 Lawton Street:** A request by Ansley Manuel (Manuel Studio), on behalf of James W. Jeffcoat Revocable Trust, Owner, for the review of a Certificate of Appropriateness-HD (Demolition) to allow the demolition of a non-contributing storage shed located at 5 Lawton Street in Old

Town Bluffton Historic District within the Neighborhood Center - Historic District (ND- HD) zoning district. (COFA-03-25-019646) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The Commission had no questions.

Commissioner Wunder made a motion to approve the application as submitted.

Seconded by Vice Chairman DePauw.
Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

2. **34 Thomas Heyward Street:** A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District (Demolition), to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0023 0000) in the Old Town Bluffton Historic District. The house, known as the Nellie and Leroy Brown Cottage, is a Contributing Resource to the Old Town Bluffton Historic District and is zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019719) (Staff-Glen Umberger)

   Staff presented. The applicant was present. The Commission questioned if all other alternatives have been considered. The commissioners asked for clarification on what plans the applicant had regarding the property if the structure is demolished. The commissioners stated they would like to see documentation from a restoration contractor to verify there were no other options.

   Commissioner Sulka made a motion to postpone a decision by 60 days.

   Seconded by Commissioner Wunder.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

   All were in favor and the motion passed. No action was taken.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

   Staff reviewed the monthly report. The Commissioners had no questions

IX. ADJOURNMENT

Commissioner Frazier made a motion to adjourn.

Seconded by Commissioner Sulka.
Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Wunder, Commissioner Sulka

All were in favor and motion passed. The meeting adjourned at 7:49pm.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-05-25-019747 4 Head of the Tide – House Expansion
APPLICANT:	Andrew Brown, Architect
PROPERTY OWNER:	Henry Savage
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Andrew Brown, on behalf of the owner, Henry Savage, requests that the Historic Preservation Commission (HPC) approve the following application:

> A Certificate of Appropriateness to enclose a covered porch of approximately 126 square feet to expand a kitchen and to provide a new laundry room and mudroom at 4 Head of the Tide in OId Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

INTRODUCTION: At the time of construction (c. 1996), the existing house was located within unincorporated Beaufort County and approved subject to the County's regulations. The proposed expansion would enclose an existing covered porch on the right side of the house to increase the size of the kitchen and to provide a new laundry room and mud room. All materials to be used will match the existing house, including wood lap siding, wood trim, and a stucco foundation. Three aluminum-clad casement windows and an aluminum-clad casement door with a full-lite are also proposed. Full-lite casement doors exist on the rear elevation of the house.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 9, 2025 meeting and comments were provided to the Applicant (See Attachment 7). There were no comments from reviewers.

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

To maintain the character of Old Town Bluffton Historic District, alterations shall be consistent with the standards, criteria and guidelines developed for the District. Per UDO Sec. 3.18.3.A., the HPC shall consider the criteria below in its consideration of the COFA-HD application. A Staff Finding is provided for each.

1. **Consistency with the principles set forth in the Old Town Master Plan and Town of Bluffton Comprehensive Plan.**

   a. *Finding*. The Old Town Master Plan initiatives include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The addition is in conformance with those standards and is consistent with the architecture and materials of the existing house.

2. **The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

   a. *Finding*. The application is in conformance with the applicable provisions of Article 5 of the UDO.

3. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. The addition is in conformance with the architecture and materials used in the existing house. Further, the addition will not be seen from the street (Head of the Tide).

4. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2. Town Staff finds that the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application without any condition(s).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

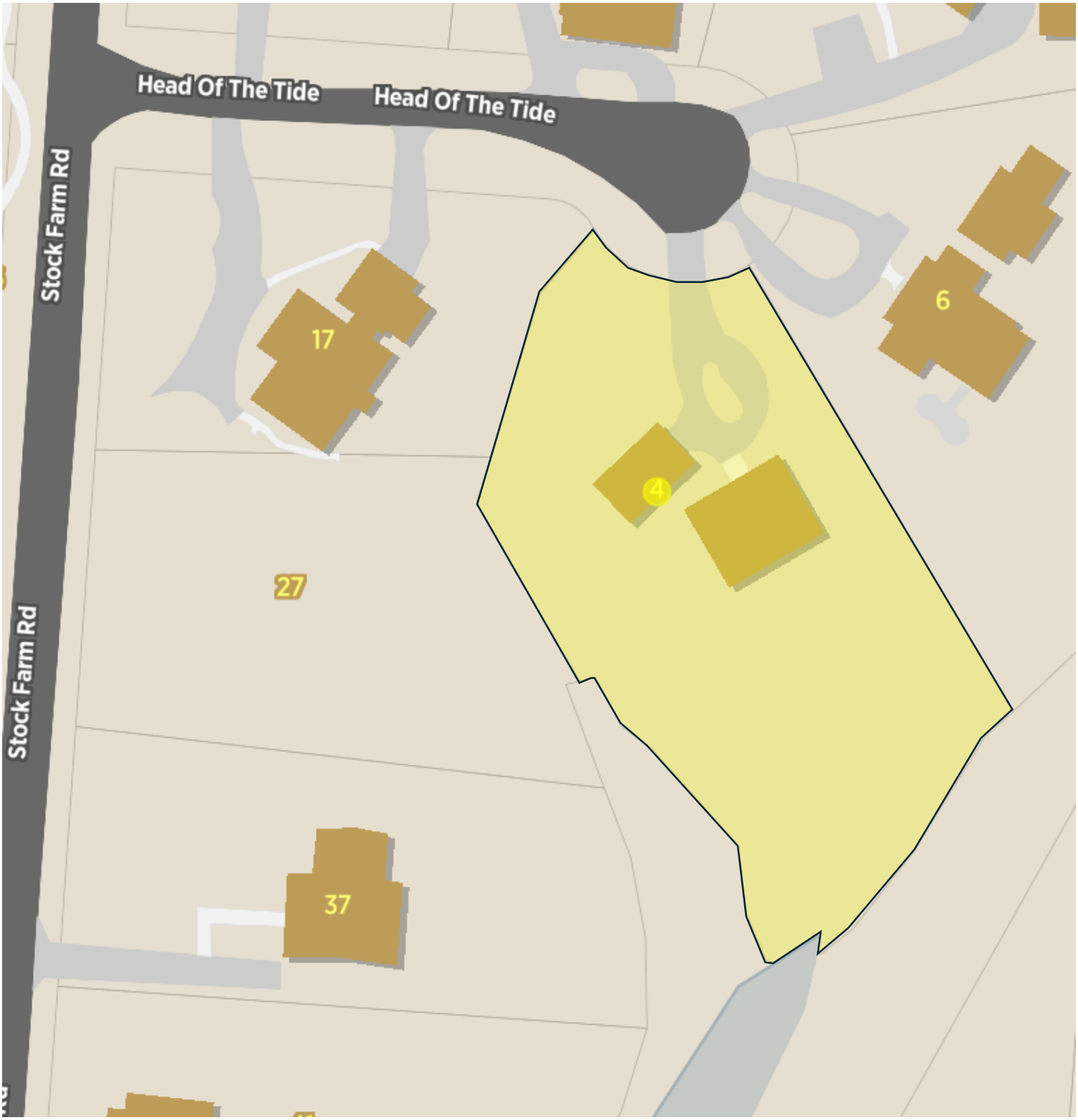
ATTACHMENTS:

1. Location & Zoning Map
2. Application
3. Narrative
4. Site Plan
5. Photos
6. Plans
7. HPRC Comments – 06.09.2025

LOCATION & ZONING MAP

4 Head of the Tide

Neighborhood Conservation-HD District



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Andrew Brown	Name: Henry Savage
Phone: 843-256-3393	Phone: 843-991-6205
Mailing Address: 20 Calhoun St, Bluffton, SC, 29910	Mailing Address: 4 Head of the Tide, Bluffton, SC, 29910
E-mail: andrew@abrown.studio	E-mail: henrysavage@pmcmortgage.com
Town Business License # (if applicable): 25-02-5641	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Savage Residence	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Address: 4 Head of the Tide	Application for:		
Zoning District: NCV-HD	☐ New Construction		
Acreage: 0.98 Acres	☑ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610-039-000-0295-0000	☐ Relocation		

Project Description: Enclosure of existing covered patio to expand kitchen.

Minimum Requirements for Submittal

- ☑ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. Digital files drawn to scale of the Site Plan(s).
- ☑ 3. Digital files of the Architectural Plan(s).
- ☑ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:	Date:
Applicant Signature:	Date: 6/10/25

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Modification to existing vernacular				
Building Setbacks	Front: 40'	Rear: 30'	Rt. Side: 10'	Lt. Side: 10'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	Existing House	2,076	2,202
Ancillary	Existing Garage	600	600
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	2,202 (proposed)
Impervious Drive, Walks & Paths	1,950
Open/Covered Patios	571
A. TOTAL IMPERVIOUS COVERAGE	4,723
B. TOTAL SF OF LOT	43,049
% COVERAGE OF LOT (A/B= %)	11%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Block & Succo	Columns	N/A
Walls	Painted Wood Lap Siding	Windows	Aluminum Clad
Roof	Existing to remain	Doors	Aluminum Clad
Chimney	Existing to remain	Shutters	N/A
Trim	Painted Wood	Skirting/Underpinning	N/A
Water table	Painted Wood	Cornice, Soffit, Frieze	Existing to remain
Corner board	Painted Wood	Gutters	Existing to remain
Railings	N/A	Garage Doors	Existing to remain
Balusters	N/A	Green/Recycled Materials	
Handrails	N/A		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☑	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☑	☐	**PROPERTY OWNER CONSENT**: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☑	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☑	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☑	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☑	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☑	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☑	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Concept	Final	
☑	☑	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☑	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☑	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☑	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☑	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent — Date

Printed Name of Property Owner or Authorized Agent

Signature of Applicant — Date: 6/10/25

ANDREW BROWN

Printed Name of Applicant

andrew
brown
architect

Savage Residence

4 Head of the Tide | Bluffton, SC, 29910
Wednesday, June 18, 2025

SUBMISSION NARRATIVE:

The proposed project consists of the enclosure of an existing covered patio on the side of the existing house at 4 Head of the Tide. Materials and paint colors for the new work are to match the existing vernacular house's material palette. The proposed enclosure will add 126 square feet to the exisitng kitchen and mud room.

THE CONCEPTS AND DESIGNS CONTAINED WITHIN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

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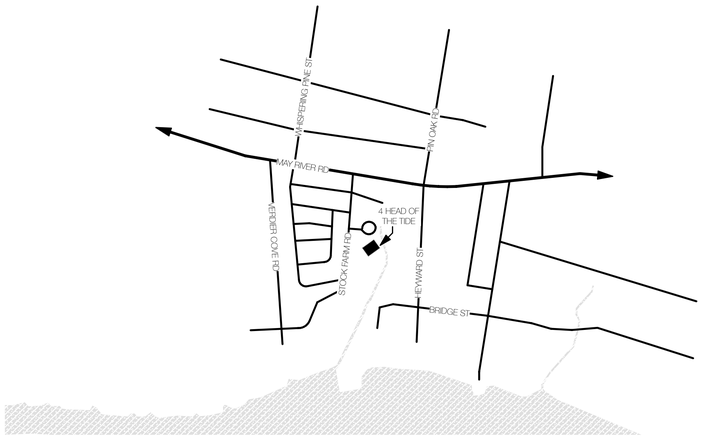
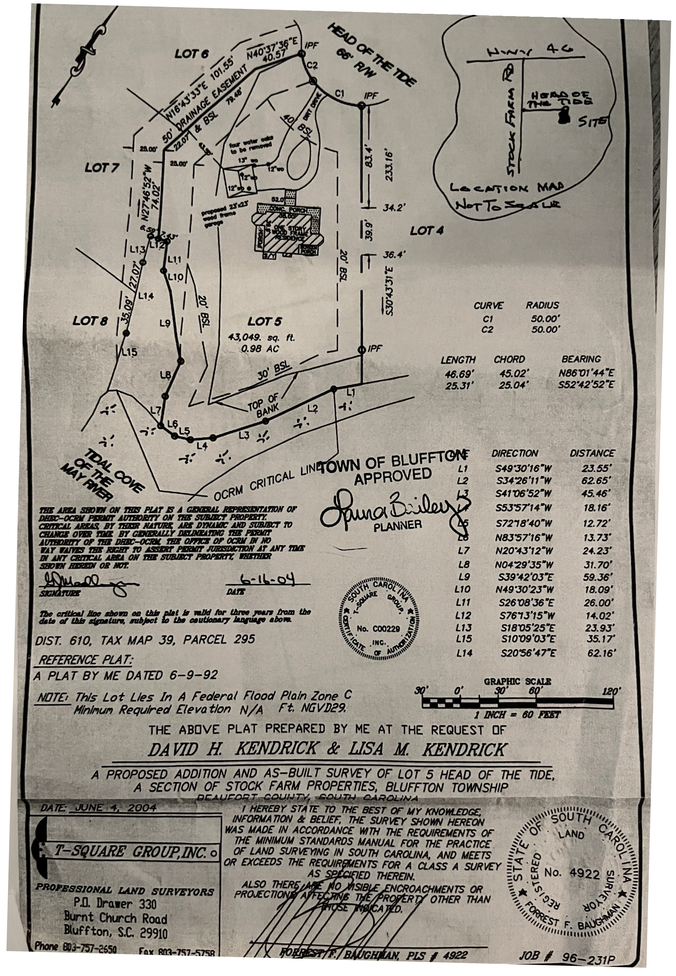
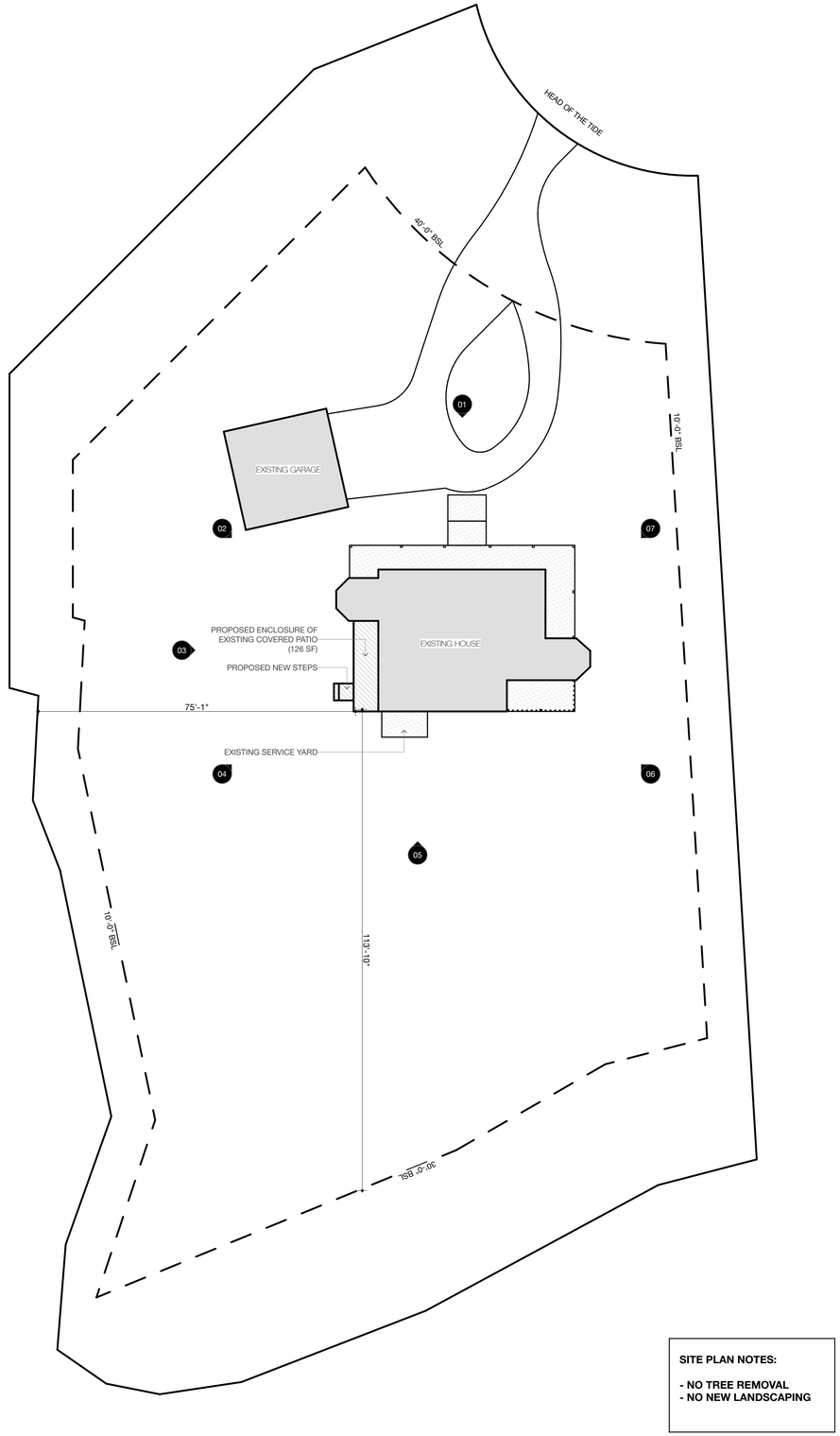


3 Location Map



2 Survey



SITE PLAN NOTES:

- NO TREE REMOVAL
- NO NEW LANDSCAPING

1 Architectural Site Plan

andrew
brown
architect

20 Calhoun Street
Bluffton, SC, 29910
843.256.3393

Project Nº 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

North

Survey /
Architectural Site
Plan

A01

Date 6/18/25

andrew
brown
architect

20 Calhoun Street
Bluffton, SC. 29910
843.256.3393

Project Nº 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

01

02

03

04

05

06

07

Photographs

A02

Date 6/18/25

© 2

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andrew
brown
architect

Savage Residence

4 Head of the Tide | Bluffton, SC, 29910
Wednesday, June 18, 2025

SUBMISSION NARRATIVE:

The proposed project consists of the enclosure of an existing covered patio on the side of the existing house at 4 Head of the Tide. Materials and paint colors for the new work are to match the existing vernacular house's material palette. The proposed enclosure will add 126 square feet to the exisitng kitchen and mud room.

THE CONCEPTS AND DESIGNS CONTAINED WITHIN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

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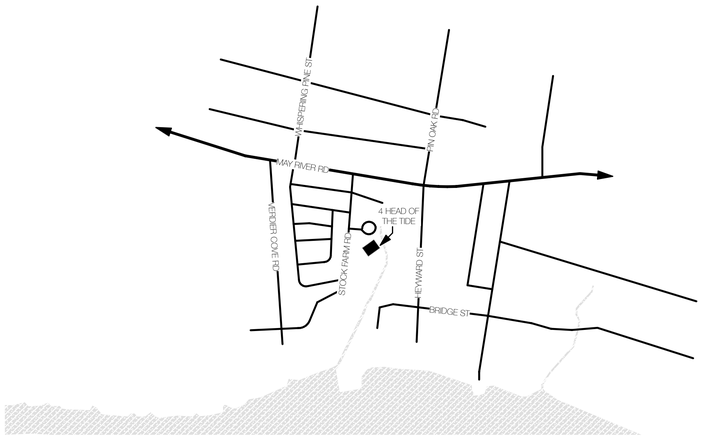
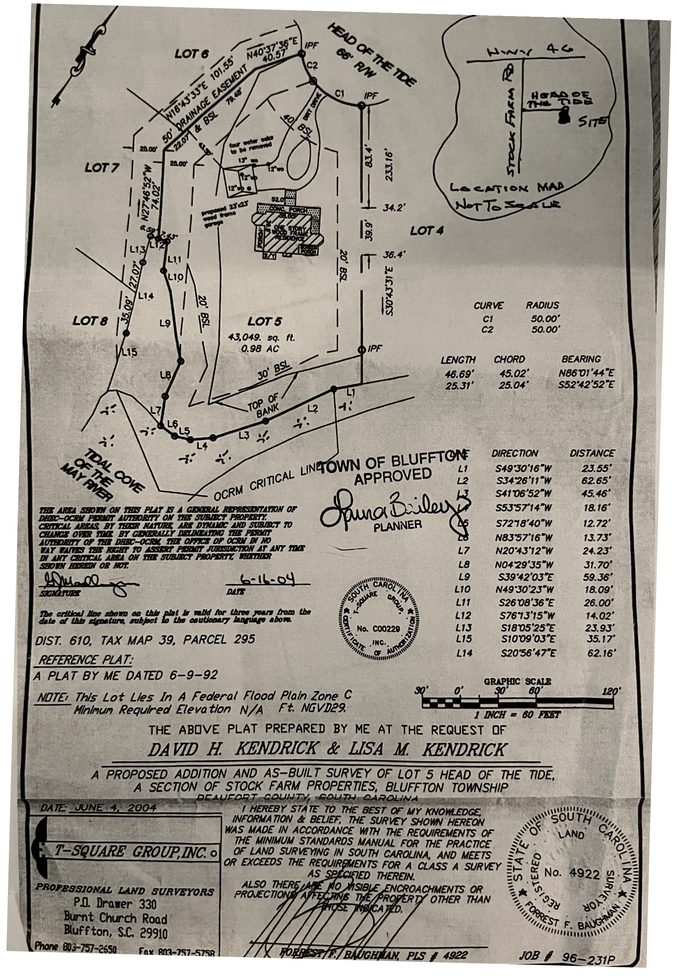
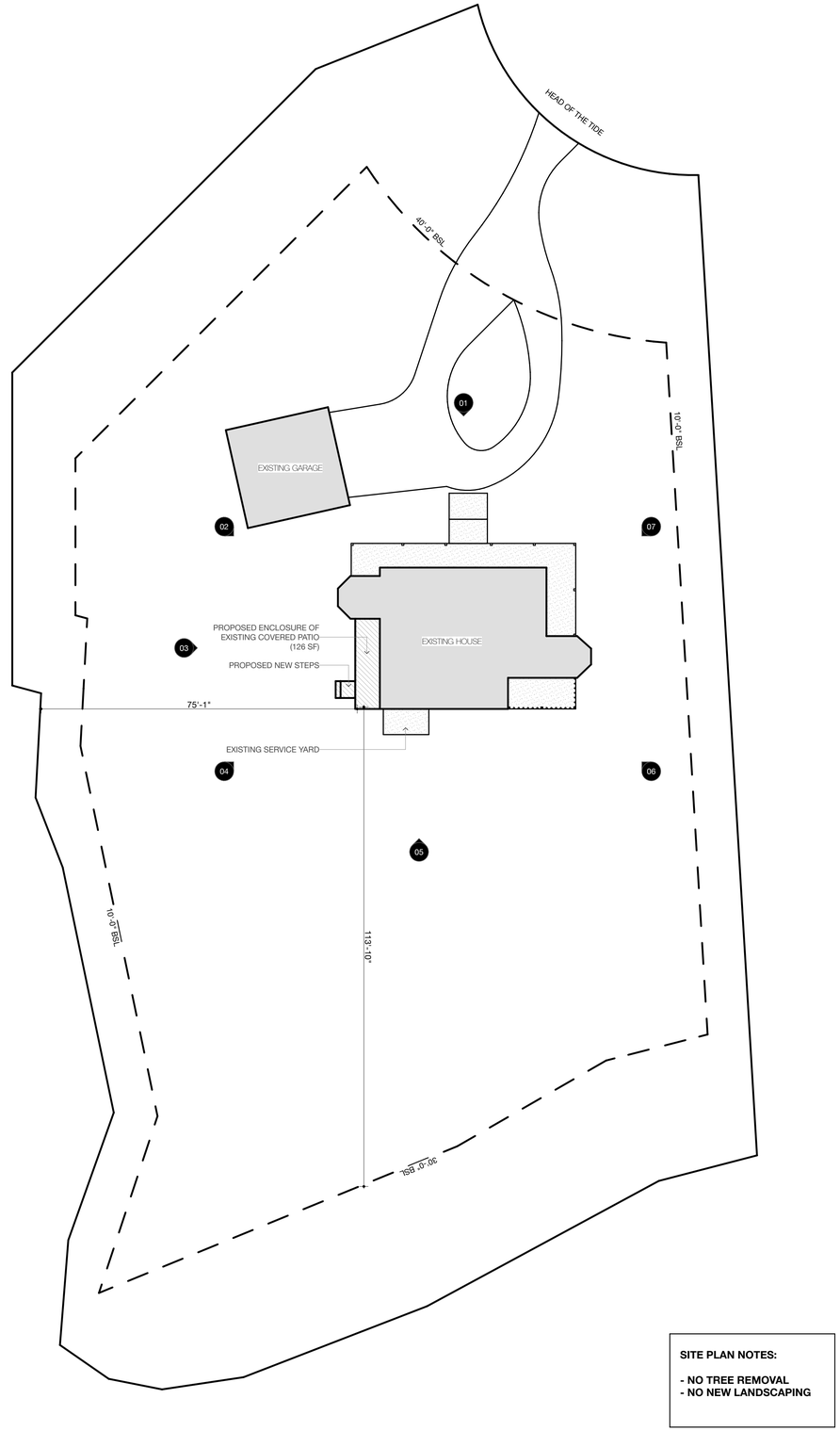


3 Location Map



2 Survey



SITE PLAN NOTES:

- NO TREE REMOVAL
- NO NEW LANDSCAPING

1 Architectural Site Plan

andrew
brown
architect

20 Calhoun Street
Bluffton, SC, 29910
843.256.3393

Project Nº 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

North

Survey /
Architectural Site
Plan

A01

Date 6/18/25

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01

02

03

04

05

06

07

andrew
brown
architect

20 Calhoun Street
Bluffton, SC, 29910
843.256.3393

Project N° 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

Photographs

A02

Date 6/18/25

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Savage Residence

4 Head of the Tide
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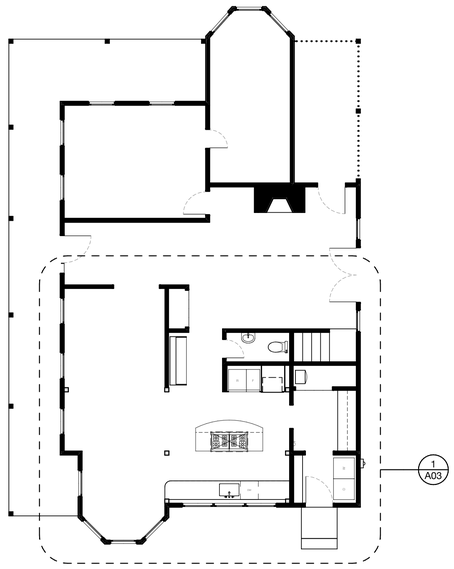
Notes
Mark Description

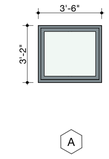


3 First Floor - Key Plan

WINDOW SCHEDULE

MARK	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	ACCESSORIES	REMARKS
A	3'-6"	3'-2"	Casement		ALUMINUM CLAD WD, MARVIN ULTIMATE OR SIM. MATCH EXISTING WINDOWS IN FINISH & HARDWARE

VIEW



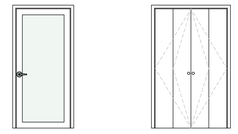
WINDOW GENERAL NOTES

1. DESIGN PRESSURE —
DP 50 RATING OR OTHER APPROVED EQUIVALENT BY G.C. OR STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS. SEE REQUIREMENTS FOR COMPONENTS AND CLADDING TABLE FOR DETAILS
2. ENERGY CODE —
U-VALUE AND SOLAR HEAT GAIN VALUE TO COMPLY WITH ALL APPLICABLE ENERGY CODES, BUILDING CODES, AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER;
ASSUME MINIMUM U-VALUE OF 0.50
AND MINIMUM SHGC OF 0.30
3. HAZARDOUS LOCATION GLAZING—
GLAZING IN HAZARDOUS LOCATIONS PER SCRC 308.4.3 SHALL MEET THE CLASSIFICATIONS AND CRITERIA OF SCRC 308.3

DOOR SCHEDULE

DOOR NUMBER	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	TYPE	INT / EXT	MATERIAL	FINISH	HARDWARE SET	REMARKS
101	3'-0"	6'-8"	1 3/4"	SFL	EXT	WD - CLD / GLASS	MFR	1	ALUMINUM CLAD, FULL LITE, WHITE FINISH, MARVIN SIGNATURE ULTIMATE OR SIM.
102	4'-0"	6'-8"	1 3/8"	MULTI-FOLD	INT	WD - SC	PTD	2	

VIEW



SFL MULTI-FOLD

HARDWARE

1 - OWNER TO SELECT FROM STANDARD HARDWARE OPTIONS

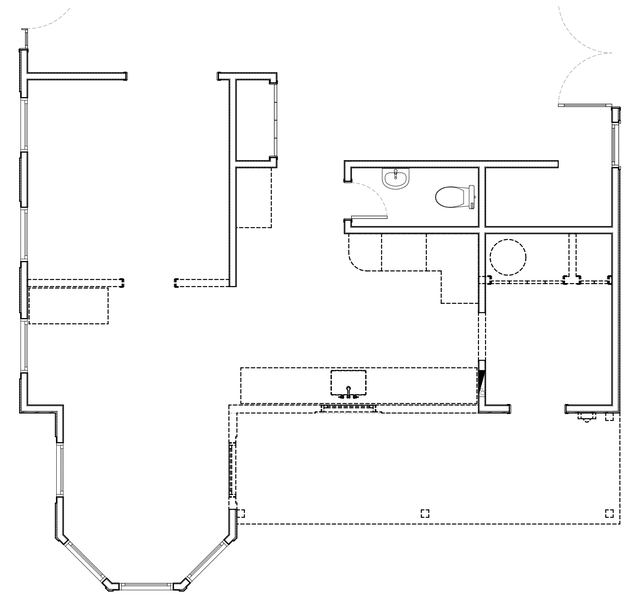
2 - OWNER TO SELECT PULLS

ABBREVIATIONS

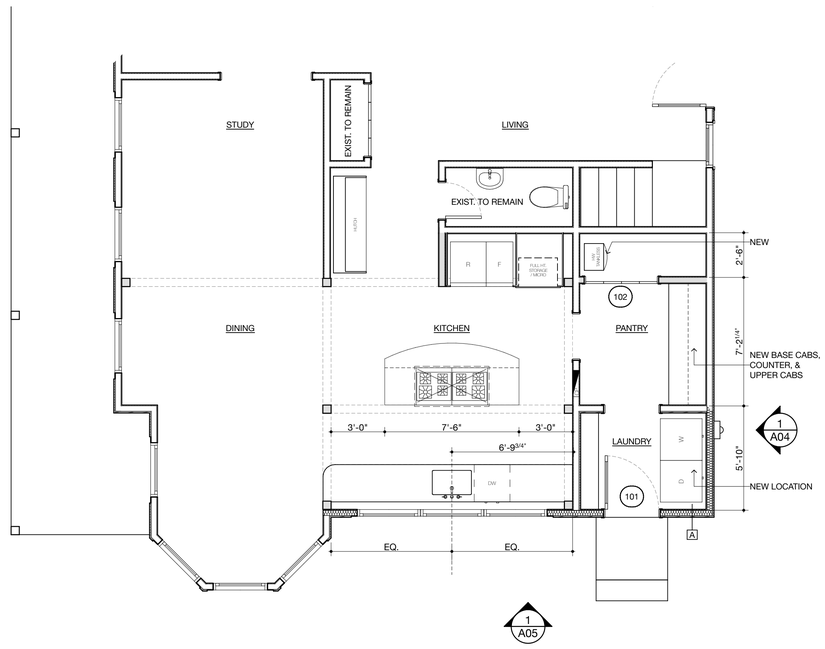
SFL SINGLE FULL-LITE
MULTI-FOLD MULTI-FOLDING
WD - SC WOOD - SOLID CORE
WD - CLD / GLASS CLAD WOOD & GLASS

DOOR GENERAL NOTES

1. DESIGN PRESSURE —
DP 50 RATING OR OTHER APPROVED EQUIVALENT BY G.C. OR STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS
2. ENERGY CODE —
U-VALUE AND SOLAR HEAT GAIN VALUE TO COMPLY WITH ALL APPLICABLE ENERGY CODES, BUILDING CODES, AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER;
ASSUME MINIMUM U-VALUE OF 0.50
AND MINIMUM SHGC OF 0.30
3. HAZARDOUS LOCATION GLAZING—
GLAZING IN OR ADJACENT TO DOORS SHALL MEET THE CLASSIFICATIONS AND CRITERIA OF SCRC R308.3



2 First Floor Demolition Plan



1 First Floor Plan

North

WALL LEGEND

EXISTING WALL

WALL / ELEMENT SCHEDULED FOR DEMOLITION

A
NEW EXTERIOR WALL
SIDING - MATCH EXST
SHEATHING - 1/2" CDX
WD STUD + INSUL. - 3 1/2"
GWB - 1/2"

Floor Plans

A03

Date 6/18/25

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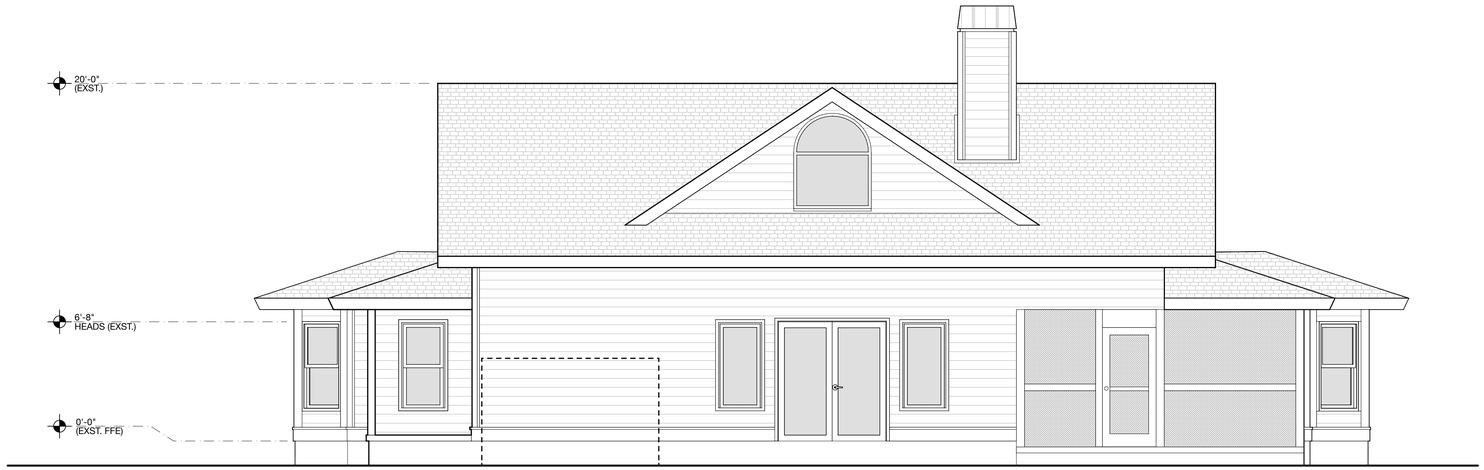
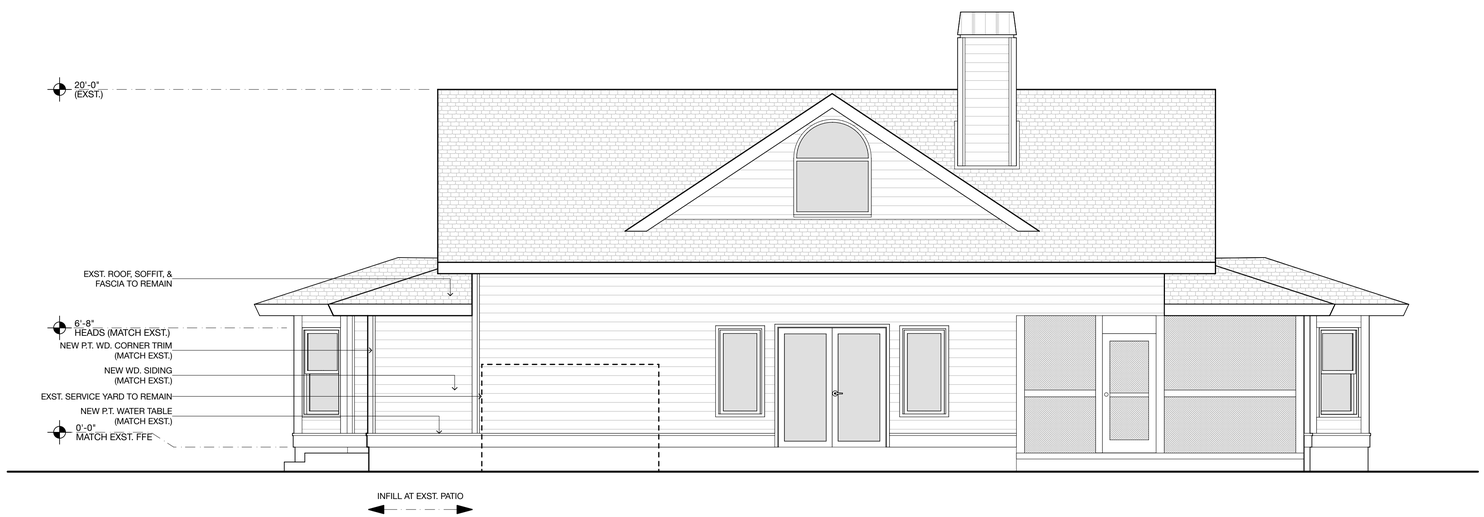


2 East Elevation - Existing

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



1 East Elevation - Proposed

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

andrew
brown
architect

20 Calhoun Street
Bluffton, SC, 29910
843.256.3393

Project Nº 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

Exterior Elevations

A04

Date 6/18/25

© 2

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2 South Elevation - Existing

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

1 South Elevation - Proposed

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

andrew
brown
architect

20 Calhoun Street
Bluffton, SC, 29910
843.256.3393

Project Nº 2505

Savage Residence

4 Head of the Tide
Bluffton SC 29910

Notes
Mark Description

Exterior Elevations

A05

Date 6/18/25

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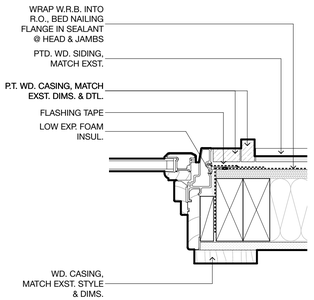
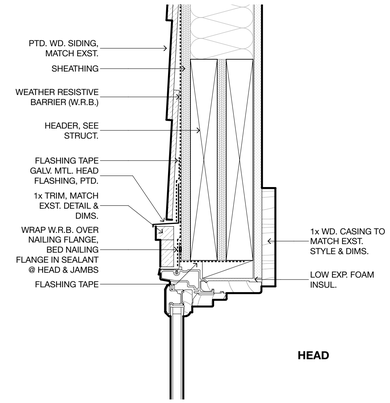
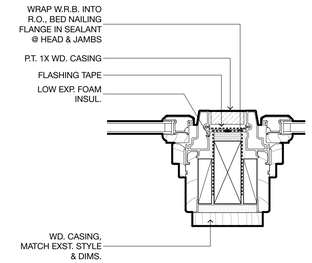
Notes
Mark Description



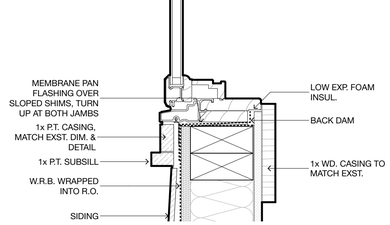
JAMB



HEAD



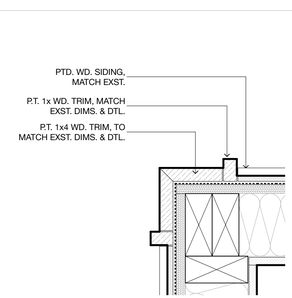
INTERMEDIATE JAMB



SILL

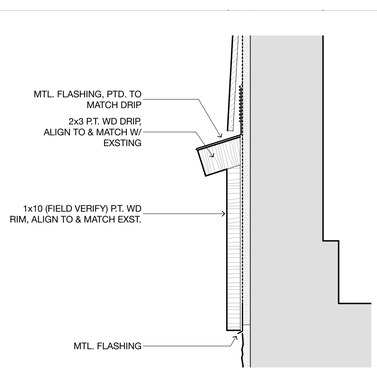
3 Window Trim

SCALE: 3" = 1'-0"



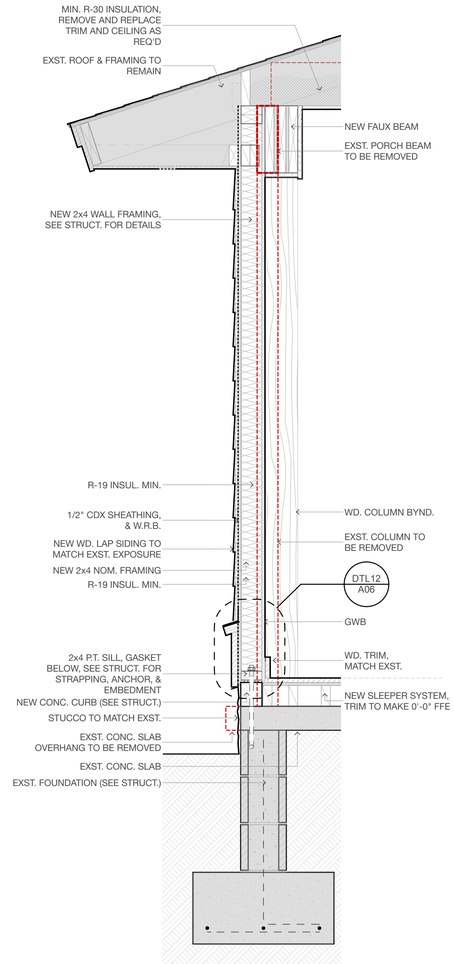
3 Corner Trim

SCALE: 3" = 1'-0"



2 Water Table

SCALE: 3" = 1'-0"



1 Wall Section 1

SCALE: 1" = 1'-0"

Architectural Details

A06

Date 6/18/25

PLAN REVIEW COMMENTS FOR COFA-05-25-019747

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Historic District
Plan Status: Active
Case Manager: Charlotte Moore
Apply Date: 05/13/2025
Plan Address: 4 Head Of The Tide BLUFFTON, SC 29910
Plan PIN #: R610 039 000 0295 0000

Plan Description: **A request by Andrew Brown, Applicant, on behalf of Henry Savage, Owner, for review of a Certificate of Appropriateness - HD to expand the existing kitchen of a main residence by enclosing a 126 square foot portion of an existing side porch at 4 Head of the Tide, in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-05-25-019747)**
STATUS (06.01.2025): Concept Plan to be reviewed by HPRC on 06.09.2025.

Staff Review (HD)

Submission #: 1 Recieved: 05/13/2025 Completed: 06/06/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	06/06/2025	Charlotte Moore	Approved with Conditions

Comments:

1. Fiberglass is not a permitted door material. UDO Sec. 5.15.6.G.2.b. allows wood, metal or metal-clad.
2. Fixed windows are not a permitted operation. Consider casement or tilt windows to comply with UDO Sec. 5.15.6.G.
3. The hood vent must be painted to match the color of the shingles.
4. Provide the window and door schedules with the Final Plan.
5. Exterior materials are proposed to match the existing house. Provide those materials on the plans.
6. Provide all information indicated on the COFA-HD application for the Final Plan submission. Incomplete submissions will not be scheduled for an HPC meeting until all required items are received. The next HPC submission deadline is July 9 for the August 6 meeting.

Watershed Management Review	06/06/2025	Samantha Crotty	Approved with Conditions

Comments:
Comments may be provided at time of building permit/stormwater permit review.

Beaufort Jasper Water and Sewer Review	06/06/2025	Matthew Michaels	Approved

Comments:
No Comments

HPRC Review	06/06/2025	Charlotte Moore	Approved

Comments:
No comments.

Transportation Department Review - HD	05/13/2025	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-05-25-019752 43 Thomas Heyward Street – House Addition
APPLICANT:	George Hutson (GTH Construction)
PROPERTY OWNER:	Megan C. Beach
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, George Hutson (GTH Construction), on behalf of the owner, Megan C. Beach, requests that the Historic Preservation Commission (HPC) approve the following application:

> A Certificate of Appropriateness to add a shed dormer and convert a portion of the attic space of an existing 2-story residence into a "loft room" and bathroom of approximately 240 SF at 43 Thomas Heyward Street in Old Town Bluffton Historic District and zoned Neighborhood General-HD (NG-HD).

INTRODUCTION: The existing main residence was approved by the HPC on February 6, 2019 (COFA-12-18-012640) and was described as having characteristics of a raised coastal cottage. While not a permitted building type, it was acknowledged that raised cottages existed in Old Town and within the vicinity of the subject property; therefore, the house was approved as a 2-story Additional Building Type with a total of 2,740 SF. The ground floor is a 1,370 heated garage and the second floor is a 1,370 SF living space.

The proposed loft room and bathroom addition would be located underneath the existing roof, with a portion of the loft room located within a shed dormer addition on the Left elevation. This addition would cause the residence to become a 2.5-story structure, which is the maximum height permitted in the NG-HD district.

Placement of the shed dormer is not centered within the roof plane because of an interior staircase. The 5-V crimp roof, cementitious lap siding and trim, and vinyl windows (the latter noted on the application and not the plans), will match the existing structure. A wall section through eave must be provided to ensure consistency with the residence. Six-lite casement windows are proposed.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 9, 2025 meeting and comments were provided to the Applicant (See Attachment 5).

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

To maintain the character of Old Town Bluffton Historic District, additions shall be consistent with the standards, criteria and guidelines developed for the District. Per UDO Sec. 3.18.3.A., the HPC shall consider the criteria below in its consideration of the COFA-HD application. A Staff Finding is provided for each.

1. **Consistency with the principles set forth in the Old Town Master Plan and Town of Bluffton Comprehensive Plan.**

   a. *Finding*. The Old Town Master Plan initiatives include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The addition is in conformance with those standards and appears consistent with the architecture and materials of the existing house.

2. **The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

   a. *Finding*. The application appears to be in conformance with the applicable provisions of Article 5 of the UDO. A wall section to include the shed dormer through the eave, including materials to be used and dimensions is needed to ensure consistency with the existing residence.

3. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. The addition appears in conformance with the architecture and materials used in the existing house.

4. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure, including the extent to which its alteration or removal would be detrimental to the public interest.**

Finding. If the conditions #2 of this report are met, the proposed addition appears sympathetic in design to the surrounding historic and non-historic resources; therefore, will have no adverse effect on the public interest.

5. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2. Town Staff finds that the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following condition:

1. Provide a wall section to include the shed dormer through the eave with materials and dimensional details to ensure consistency with the existing residence.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

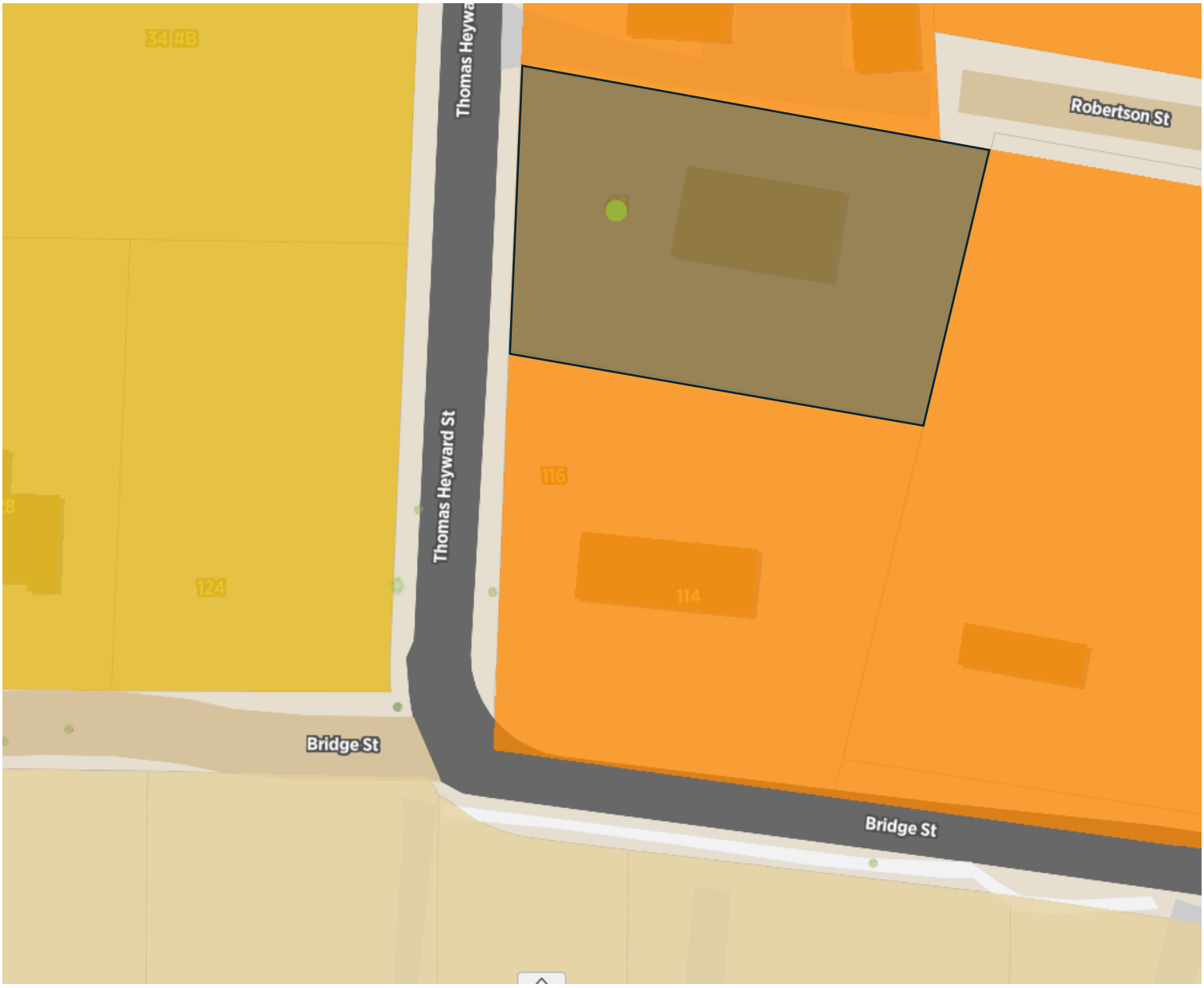
1. Location & Zoning Map
2. Application
3. Photos
4. Plans
5. HPRC Comments – 06.09.2025

ATTACHMENT 1

LOCATION & ZONING MAP

43 Thomas Heyward Street

Neighborhood General-HD District



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: GTH Construction	Name: Megan C. Beach
Phone: 843.247.9674	Phone: 843.247.3549
Mailing Address: 267 Rudder Run Bluffton, SC 29910	Mailing Address: 43 Thomas Heyward St. Bluffton, SC 29910
E-mail: gthconstructionllc@aol.com	E-mail: mlcriddle85@gmail.com
Town Business License # (if applicable): 24.5.3008	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Bedroom 2

Conceptual: ☐ Final: ☒ Amendment: ☐

Project Address: 43 Thomas Heyward St.

Zoning District:

Acreage: .42

Tax Map Number(s): R 610 039 00A 0399 0000

Application for:

- ☐ New Construction
- ☑ Renovation/Rehabilitation/Addition
- ☐ Relocation

Project Description:

Current attic space to be remodeled as 1 bedroom and 1 bathroom

Minimum Requirements for Submittal

- ☐ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☐ 2. Digital files drawn to scale of the Site Plan(s).
- ☐ 3. Digital files of the Architectural Plan(s).
- ☐ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 5. All information required on the attached Application Checklist.
- ☐ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Megan C Beach Date: 5.12.25

Applicant Signature: Date: 5-12-25

RECEIVED

For Office Use

Application Number: COFA-05-25-019752	*Date Received:* MAY 14 2025
Received By:	*Date Approved:*

ATTACHMENT 2

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE	**CONCEPTUAL REVIEW** ☑	**FINAL REVIEW** ☐

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5):				
Building Setbacks	Front:	Rear:	Rt. Side:	Lt. Side:

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	main house	2,748	2,988 (new 240)
Ancillary			
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	1,374
Impervious Drive, Walks & Paths	—
Open/Covered Patios	—
A. TOTAL IMPERVIOUS COVERAGE	1,374
B. TOTAL SF OF LOT	18,274
% COVERAGE OF LOT (A/B= %)	0.075

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	N/A	Columns	N/A
Walls	2x6 Pine	Windows	impact vinyl
Roof	metal	Doors	N/A
Chimney	N/A	Shutters	N/A
Trim	hardi	Skirting/Underpinning	N/A
Water table	hardi	Cornice, Soffit, Frieze	hardi
Corner board	hardi	Gutters	N/A
Railings	N/A	Garage Doors	N/A
Balusters	N/A	Green/Recycled Materials	N/A
Handrails	N/A		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☒	☒	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☒	☒	**PROPERTY OWNER CONSENT**: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☒	☒	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
N/A	N/A	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
N/A	N/A	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	N/A	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
N/A ☐	☒ N/A	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
N/A ☐	N/A ☐	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Concept	Final	
☑	☑	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☑	☑	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☑	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☑	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☑	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☑	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☑	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☐	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☑	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Megan C Beach — Signature of Property Owner or Authorized Agent

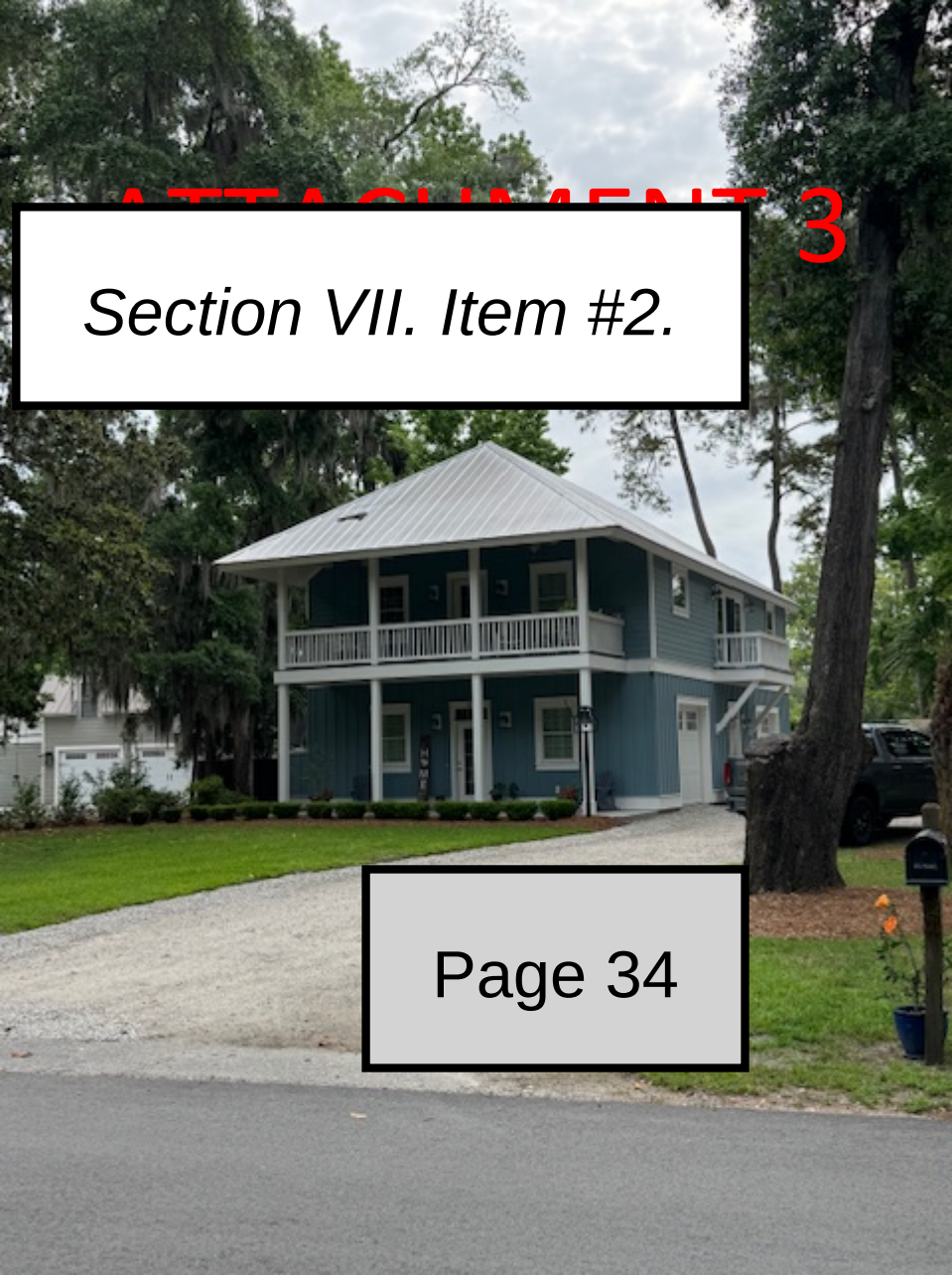
5.12.25 — Date

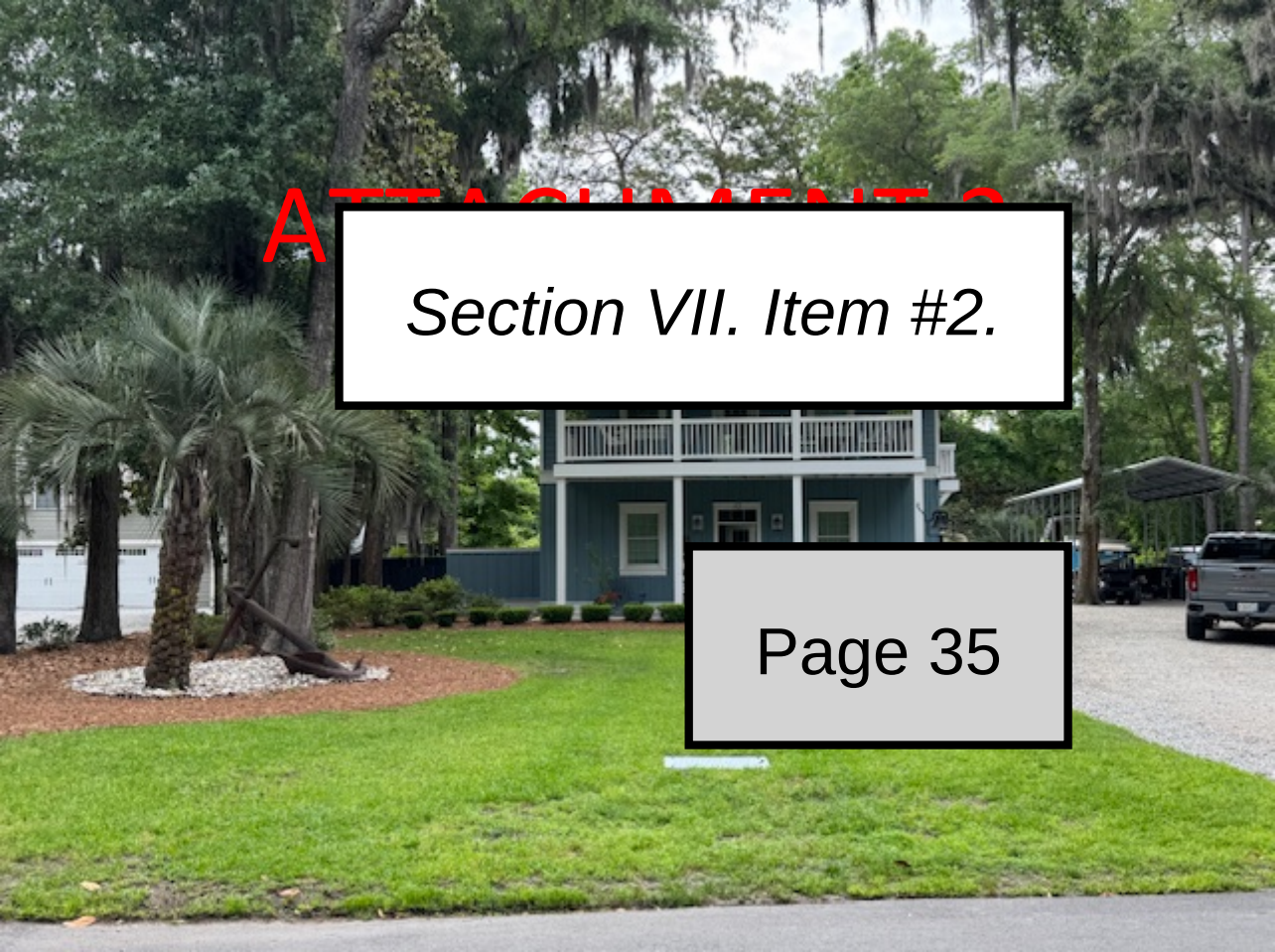
Megan C Beach — Printed Name of Property Owner or Authorized Agent

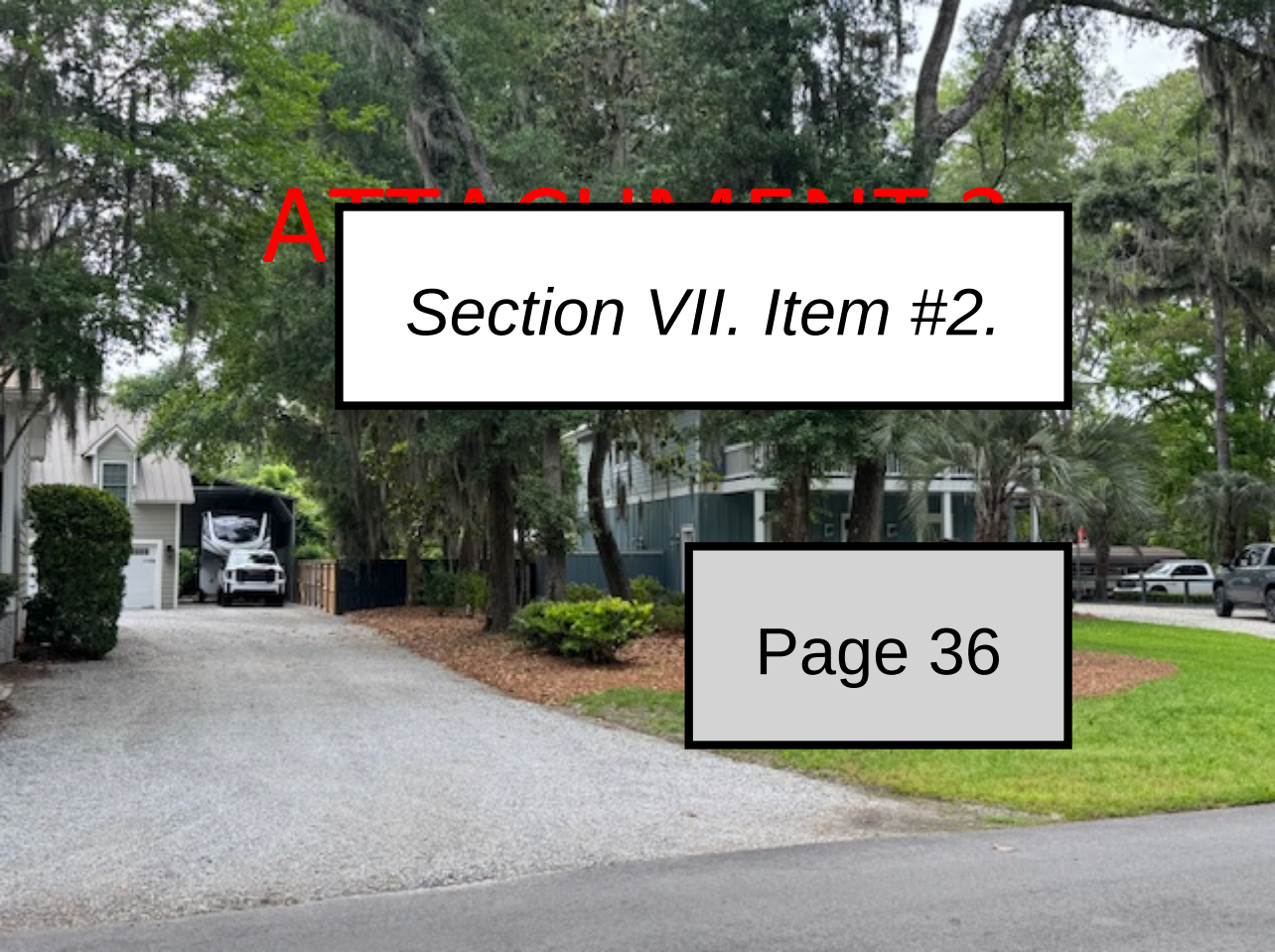
Signature of Applicant

5-12-25 — Date

Printed Name of Applicant


ATTACHMENT 3
Section VII. Item #2.
Page 34


ATTACHMENT 2
Section VII. Item #2.
Page 35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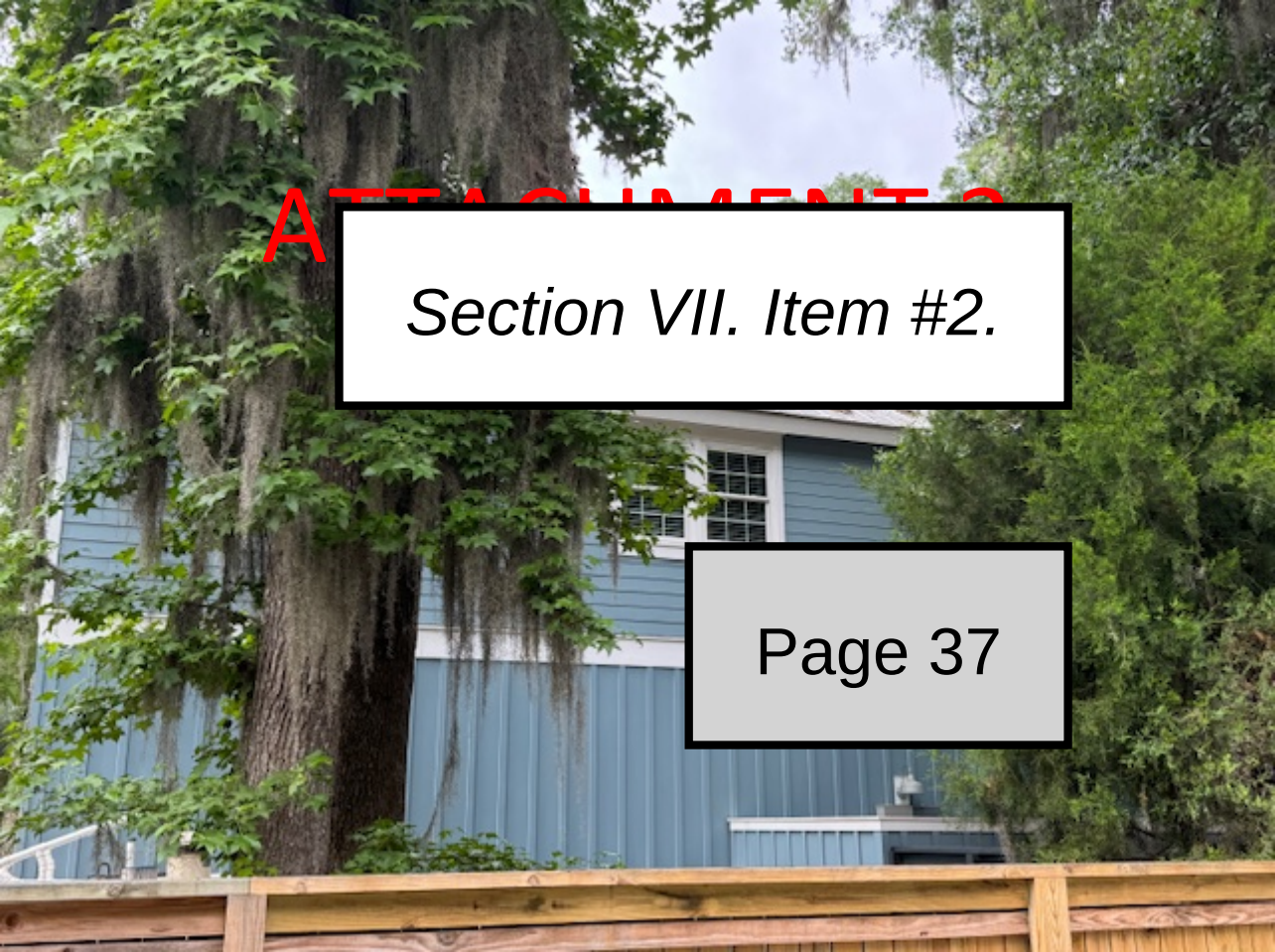
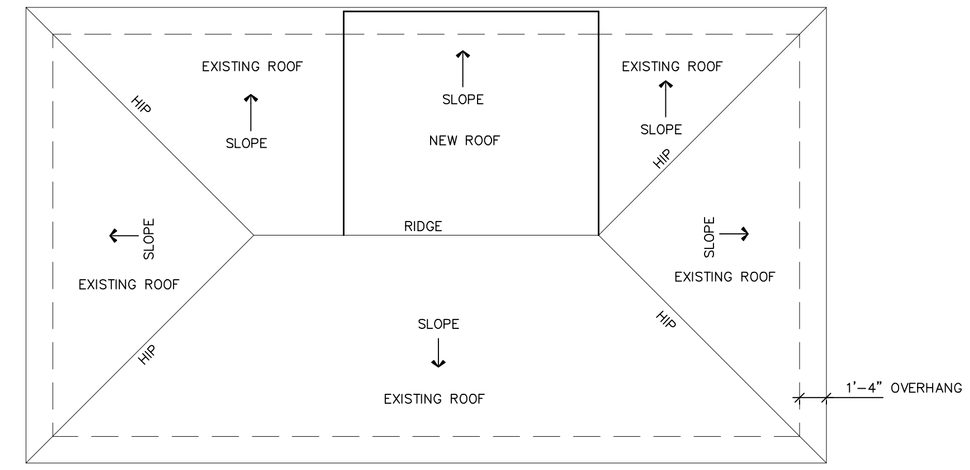
Page 36


ATTACHMENT 2
Section VII. Item #2.
Page 37

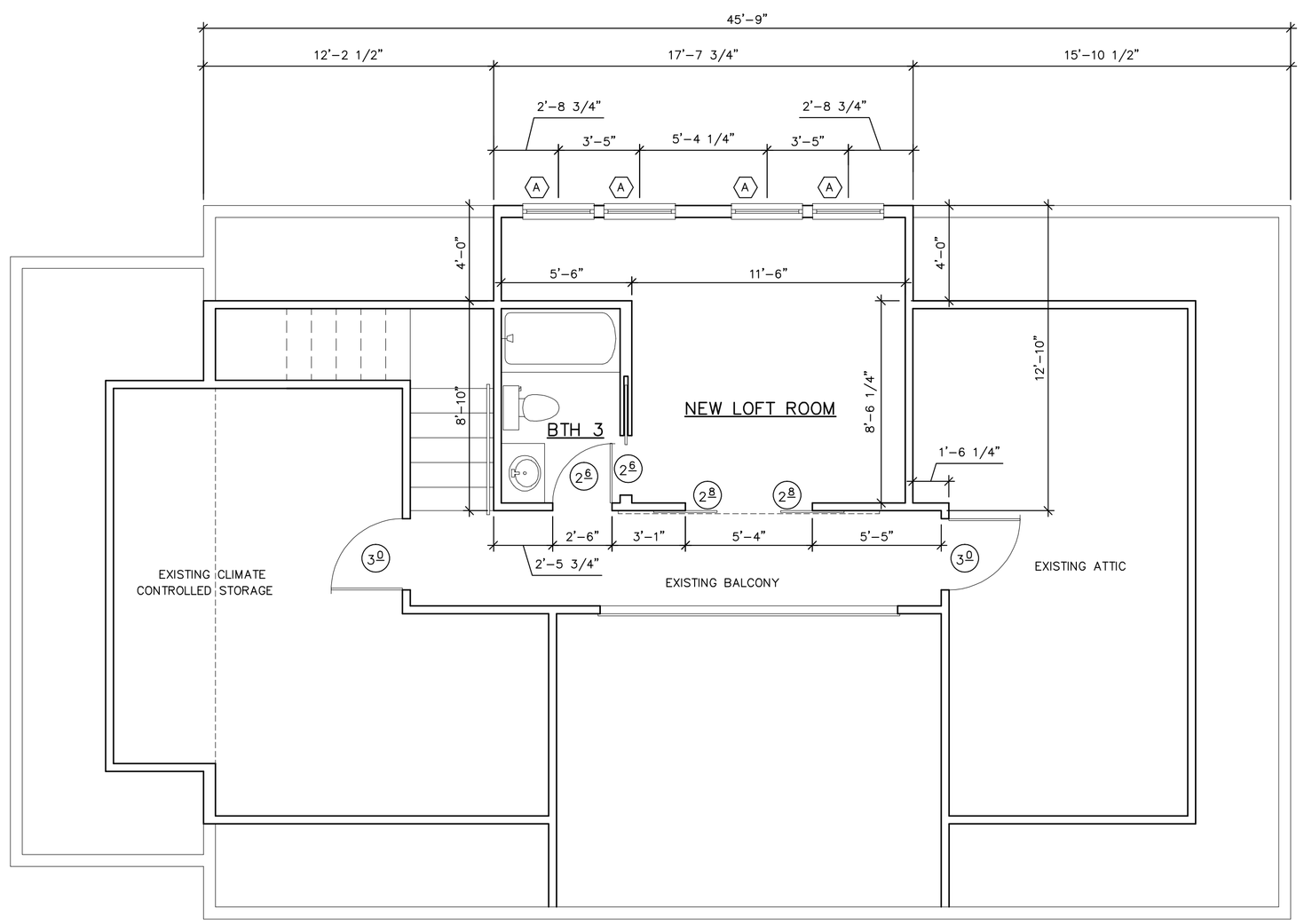
ATTACHMENT 2
Section VII. Item #2.
Page 38

ATTACHMENT 4

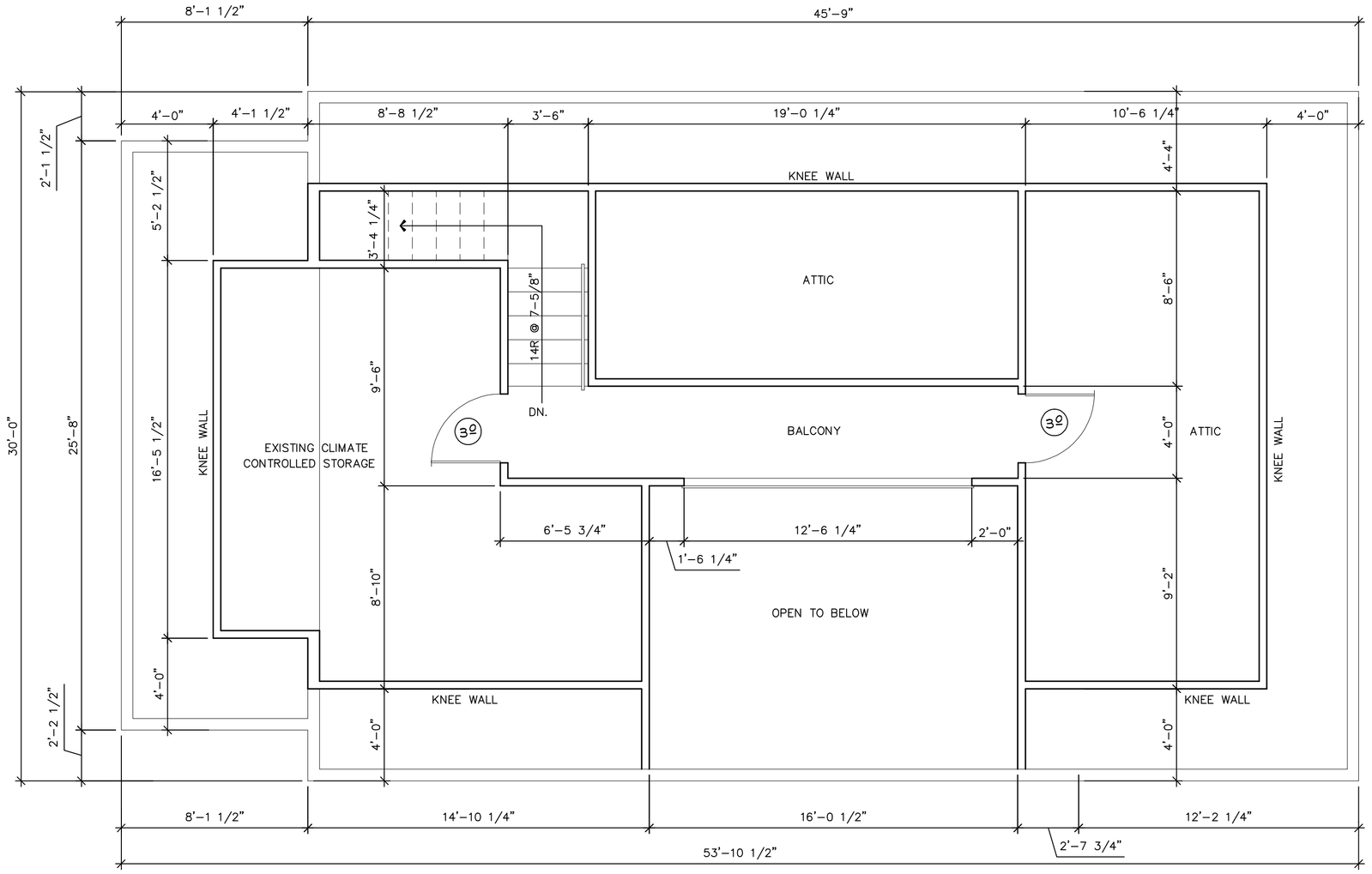
WINDOW SCHEDULE				
MARK	SIZE	STYLE	DP RATING	REMARKS
(A)	3'-0" X 3'-4"	CASEMENT	50	EGRESS



ROOF PLAN
1/8"=1'-0"



PROPOSED LOFT PLAN
1/4"=1'-0"



EXISTING LOFT PLAN
1/4"=1'-0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

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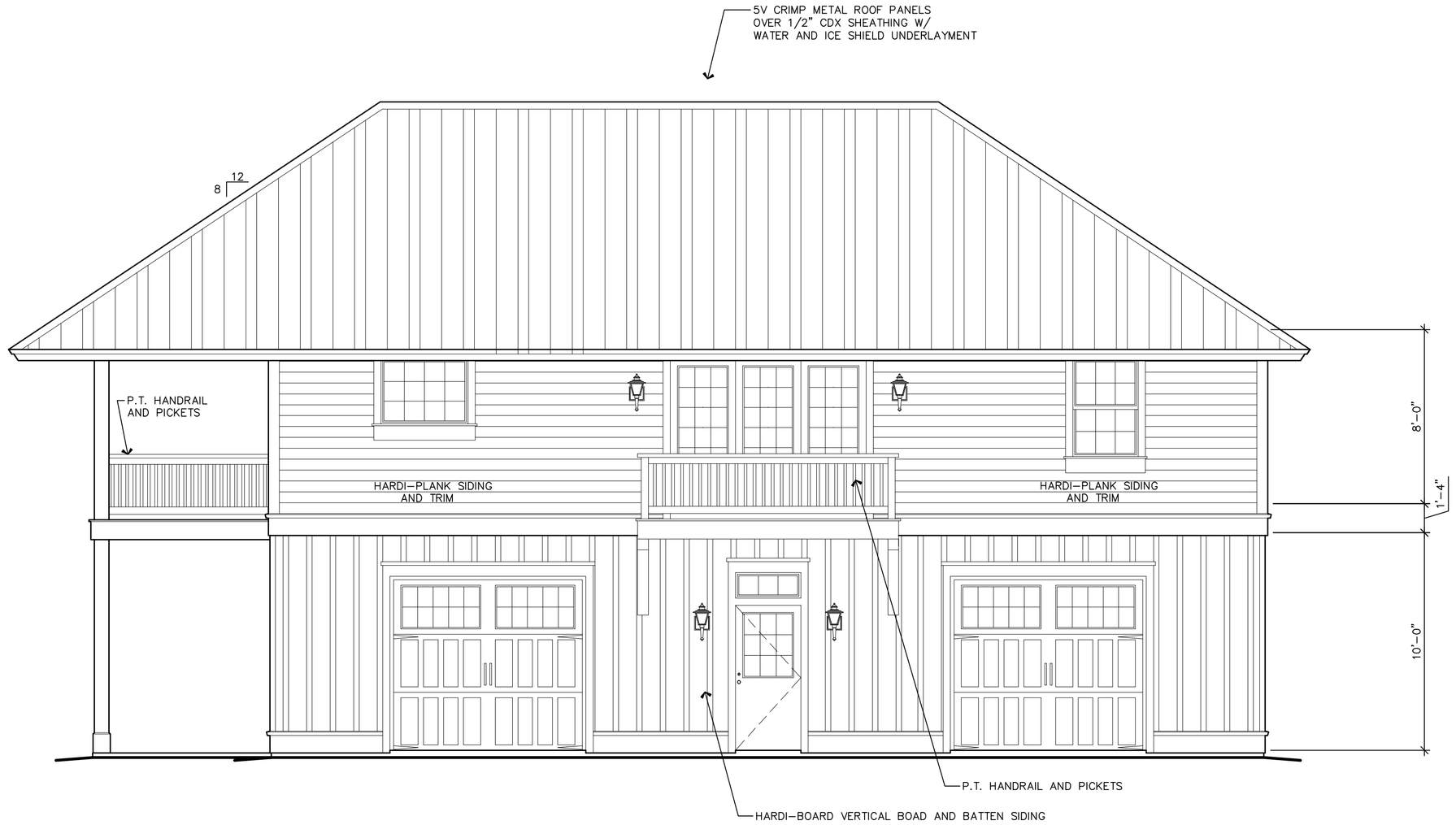
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

EXISTING AND PROPOSED LOFT PLANS

A LOFT ROOM ADDITION FOR:
CHIP AND MEAGAN BEACH
HEYWARD STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

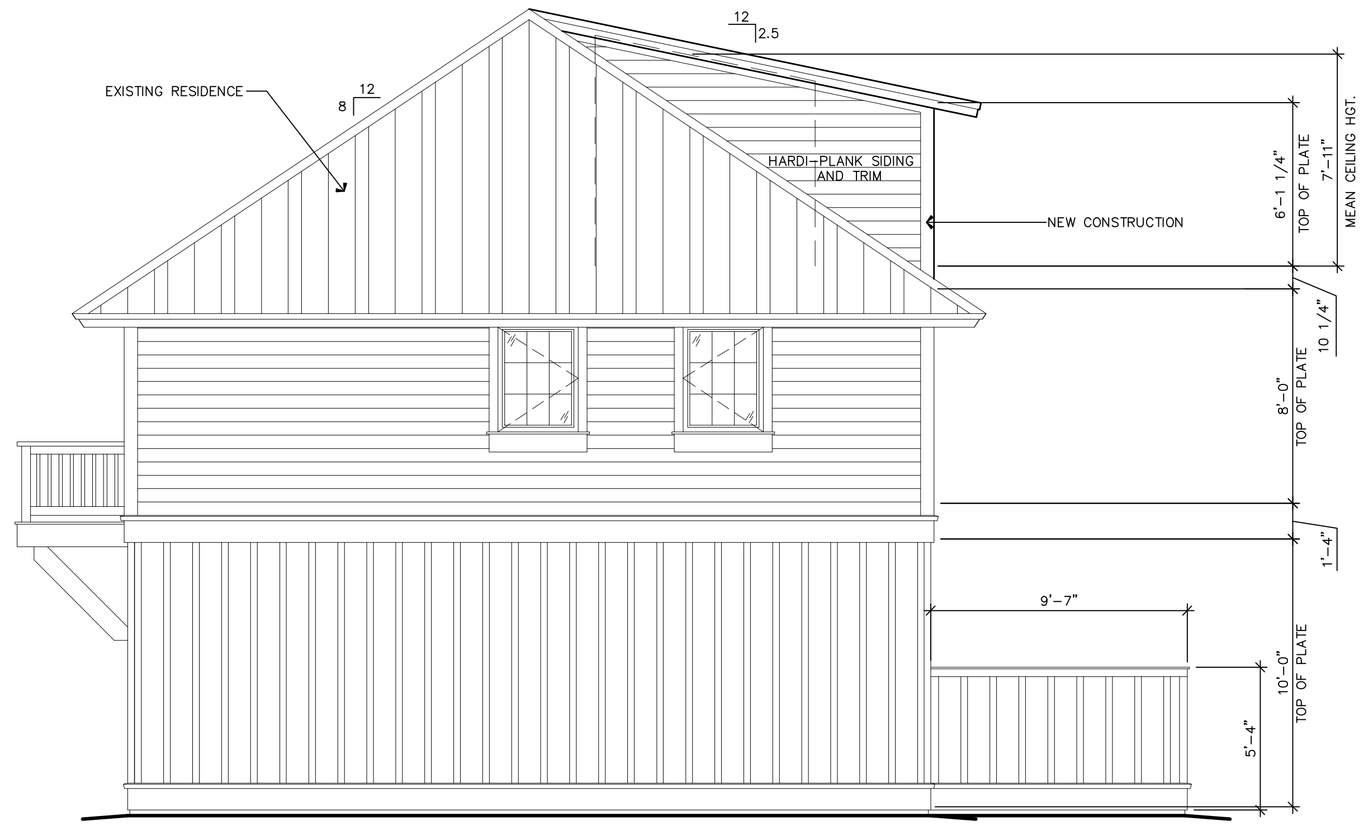
PROJECT NO: 2501
DRAWN BY: JMB
CHECK'D BY: JMB
SCALE: AS NOTED
DATE: 05-09-25

ARCHITECTURAL
1



RIGHT SIDE ELEVATION

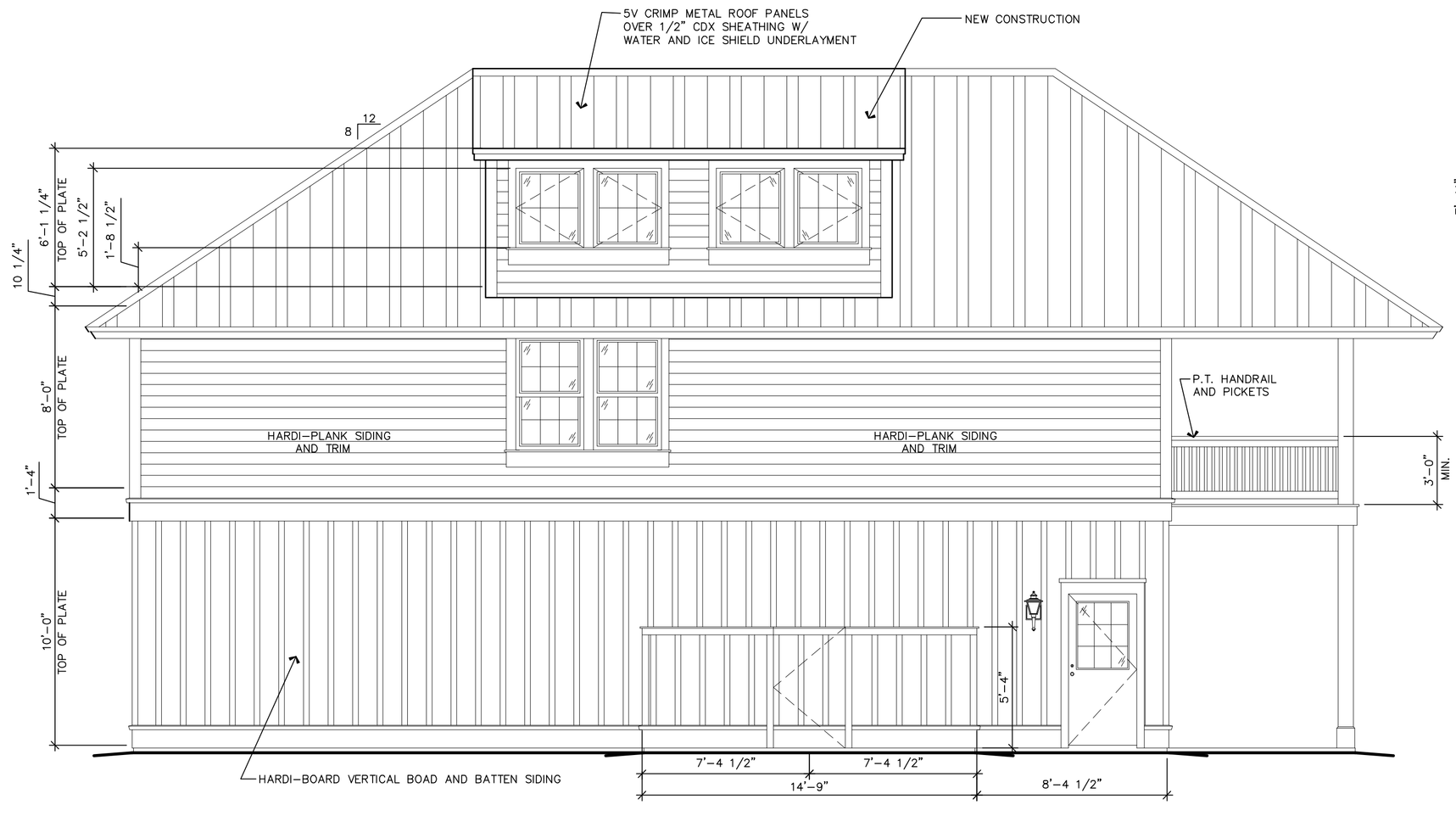
1/4"=1'-0"



REAR ELEVATION

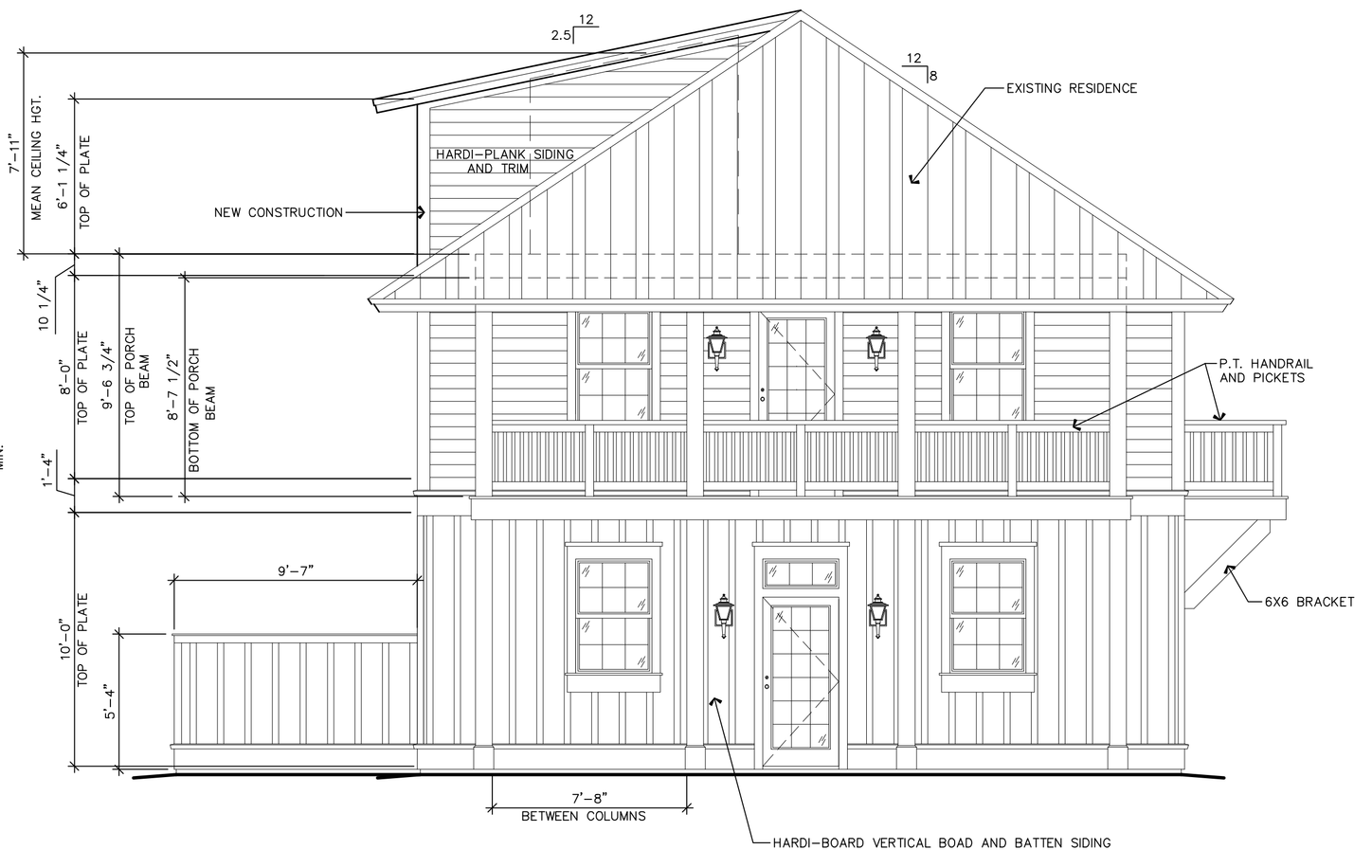
1/4"=1'-0"

NOTE: ALL MATERIAL TO MATCH EXISTING.



LEFT SIDE ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"

ALL DIMENSION AND MEASURE-
MENTS SHALL BE CHECKED AND
VERIFIED BY THE CONTRACTOR
AT THE SITE

ATTACHMENT 4

REVISIONS

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ELEVATIONS WITH PROPOSED LOFT ADDITION

A LOFT ROOM ADDITION FOR:
CHIP AND MEAGAN BEACH
HEYWARD STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

PROJECT NO: 2501

DRAWN BY: JMB
CHECK'D BY: JMB

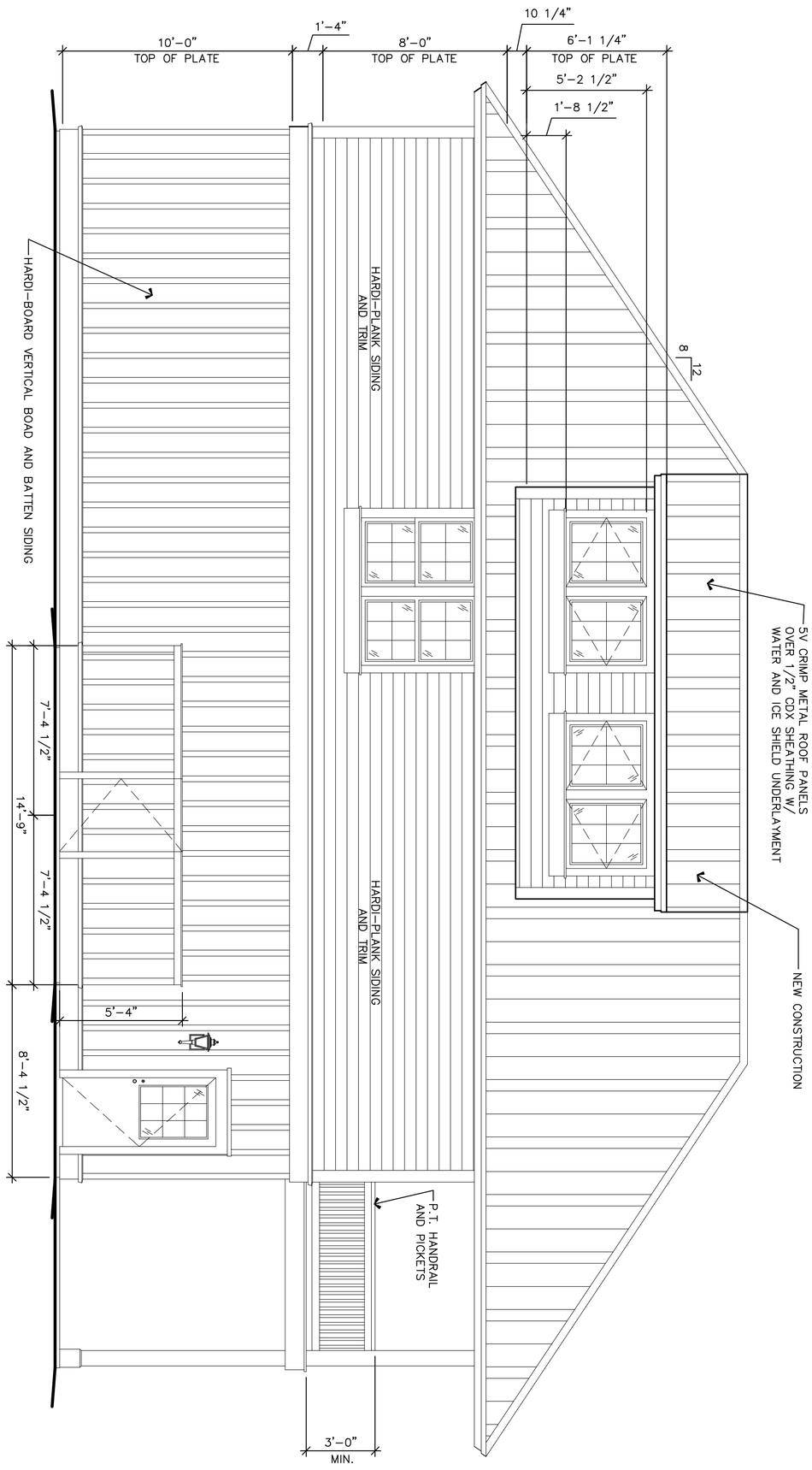
SCALE: AS NOTED

DATE: 05-09-25

ARCHITECTURAL

2

ALL DIMENSION AND MEASURE-MENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE



ARCHITECTURAL

SCALE: AS NOTED

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PROJECT NO:

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ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

ELECTRICAL LEGEND

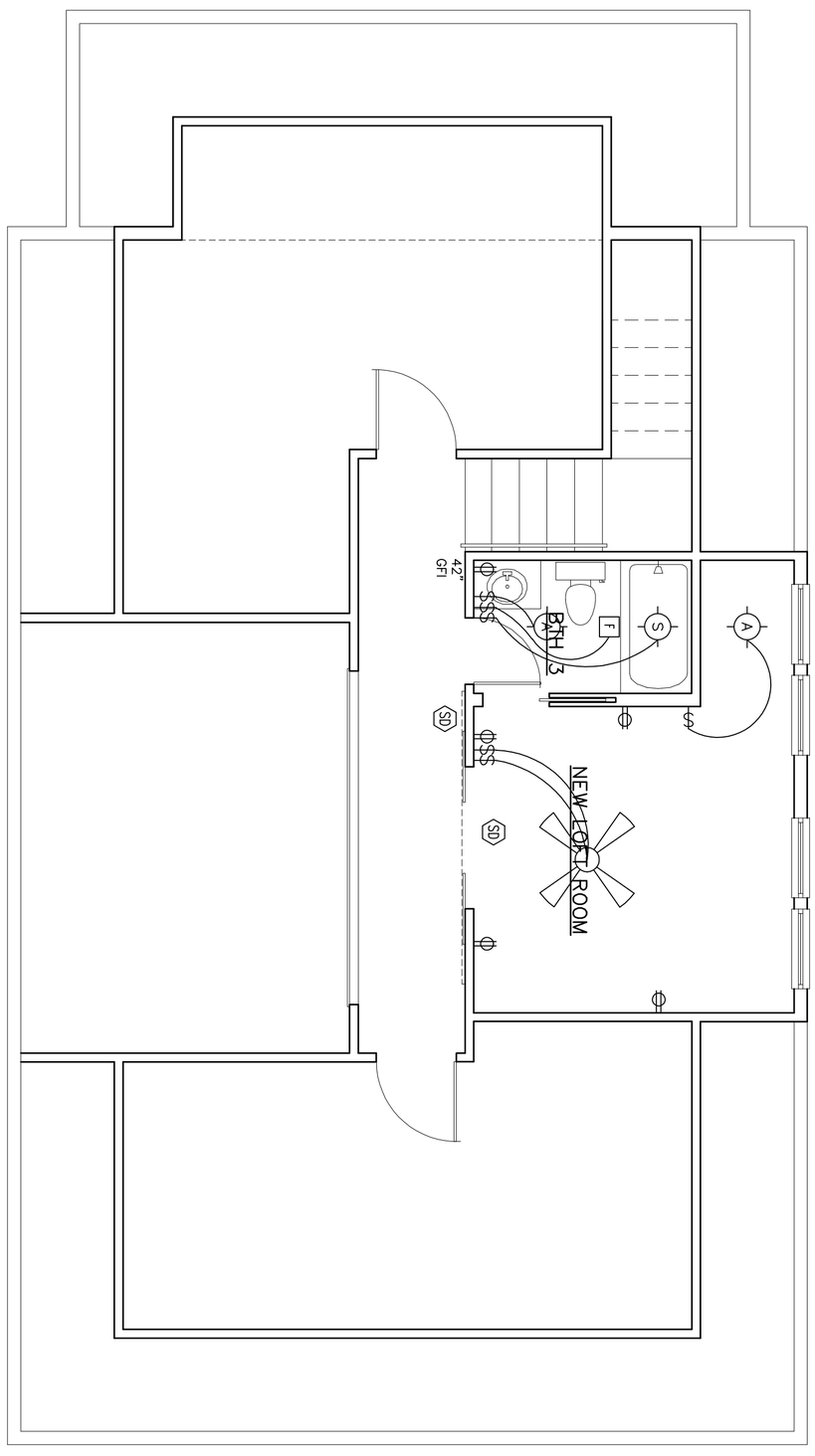
$	LIGHT SWITCH
⊕	110V DUPLEX RECEPTACLE
SD	SMOKE DETECTOR

FIXTURE SCHEDULE

A	RECESSED FIXTURE
S	SHOWER LIGHT
F	PADDLE FAN
	EXHAUST FAN

ELECTRICAL PLAN

1/4"=1'-0"



ELECTRICAL

ELECTRICAL PLAN

A LOFT ROOM ADDITION FOR:
CHIP AND MEAGAN BEACH
HEYWARD STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-09-25 | SCALE: AS NOTED | DRAWN BY: JMB, CHECK'D BY: JMB | PROJECT NO: 2501

J. BREWTON DRAFTING
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HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-05-25-019766 36 Bruin Road – New Construction
APPLICANT:	James Atkins (Court Atkins Group)
PROPERTY OWNER:	ABPAL, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, James Atkins (Court Atkins Group), on behalf of the owner, ABPAL LLC, requests that the Historic Preservation Commission (HPC) approve the following application:

> A Certificate of Appropriateness to construct a 2-story commercial building of approximately 3,130 SF at 36 Bruin Road in Old Town Bluffton Historic District, and within the Neighborhood General-HD (NG-HD) zoning district.

INTRODUCTION: The Applicant proposes the construction of a 2-story commercial structure (ABPAL Shell Building) with yet to be determined businesses. The proposed structure, approximately 3,130 SF, has characteristics of both a Main Street Building Type and a Live-Work Sideyard Building Type but is reviewed as an Additional Building Type as the NG-HD zoning district does not allow Main Street Buildings and an upper-story residence is not provided as is typical of a Live-Work Sideyard Building.

As stated in the UDO Sec. 5.15.5 C., "[w]ithin the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Bruin Road; buildings on these properties may be constructed with retail shopfronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in form and scale." The residential component has been waived. The building complies with the form and scale requirement; its site placement complies with the front build-to zone (10'-20' feet), side and rear yard setbacks, and is a half-story below the maximum permitted height of 2.5 stories.

The structure will be constructed on a slab with tabby stucco finish and the main mass of the structure will be underneath front-facing overlapping gables and will include projections on both the left and right elevations underneath shed roofs. The Bruin Road elevation includes three full-lite fixed frame windows with individual awnings for a shopfront appearance, with a side yard door main entrance into a partially screened

patio/vestibule. The screens are covered by operable Bahama shutters. The Rear Elevation includes a projection underneath a rear-facing gable that will include a ground floor screened porch, stairs, and a second-floor porch that will house HVAC equipment.

The building will feature Hardie horizontal lap siding, roof sections that include asphalt shingles (gables) or 5-V crimp (shed), and fiberglass windows.

The Development Plan for the subject property was approved by the Planning Commission on March 26, 2025 (DP-12-24-019469). The proposal included the subdivision of a 1.22 acre-lot into two lots, Lot 1 (the existing office building and parking lot for Court Atkins Group) and Lot 2 (a portion of the existing parking area for the subject structure). The Development Plan shows that American with Disabilities Act (ADA) compliance will be via the Bruin Road entry. This must be shown on the Landscape Plan.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 30, 2025 meeting and comments were provided to the Applicant (See Attachment 7).

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure consistent development without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.**

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    Old Town Bluffton Historic District is a locally designated historic district. The proposed structure has been designed to be sympathetic to the architectural character of neighboring structures and will enhance the neighborhood by adding architectural variety.

b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction will be in conformance with those standards if the conditions noted in #2 of this Section are met.

c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the new building contributes to the district as well as helps to provide completeness to the neighborhood and overall district.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

a. *Finding.* Town Staff finds that if the conditions noted below are met and/or approved by the HPC, the proposed structure will be in conformance with applicable provisions provided in Article 5:

(1) Service Yards (UDO Sec. 5.15.5.F.9.): An exterior service yard is proposed in the rear yard that complies with the screening requirements of the UDO. HVAC equipment, however, is proposed to be located on the second-story rear patio. Per UDO Sec. 5.15.9., service yards must be located "away from public vantages and screened from view. The HPC may approve alternate locations and screening for utilities if they are unable to be located within the service yard."

The HVAC equipment is located behind a standard porch railing with wood and appears to be screened with horizontal louvers of unknown material. Screening details must be provided to show the proposed material and dimensions, including height. HPC must determine if the HVAC location is appropriate and screened appropriately. If the ground floor rear patio is to be used as a service area in the future, it must also be screened in compliance with the UDO to hide equipment. Service yard screening can be enclosed with louvers, lattice, vertical board, board on board panels, or other styles that would be typical of earlier styling. Sheet A4.1 of Attachment 5 suggests a chain-linked fence is proposed; the material is not identified.

(2) Walls (UDO Sec. 5.15.6.G.): Wall cladding is predominately Hardie lap siding with 5" and 7" exposure and smooth Hardie panels. Brick cladding is proposed for Right side yard ground floor elevation. Brick has been used elsewhere in Old Town for chimneys, foundation walls, columns, and as secondary wall material for some buildings. The UDO permits "[w]herever possible, green building materials…including recycled content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick

or block, and locally produced stone or brick." The Applicant seeks to use Mosstown by Cherokee, a tumbled greyish brown brick, and will provide a sample for the HPC meeting. This is not recycled, salvaged or locally produced brick. The HPC must determine if brick is an appropriate material; if so, the source and type must also be approved.

(3) **Columns (UDO Sec. 5.15.6.H.2.):** Wood columns are proposed with cementitious trim, which is not a material permitted by the UDO (only termite resistant wood painted or natural, cast iron, concrete with smooth finish, brick, stone, steel or tabby). Columns must comply with the permitted materials unless otherwise approved by the HPC.

(4) **Windows - Material (UDO Sec. 5.15.6.I.2.):** The window material is identified in the narrative (Attachment 7) as Marvin Elevate, which is a fiberglass exterior, wood interior window. The material must be identified on the plan.

(5) **Windows – Configuration (UDO Sec. 5.15.6.3):** Two windows (labeled "B"), approximately 24 SF each on the front elevation are fixed, which is not a permitted window configuration for non-storefront windows. Given the large size of the windows, the commercial nature of the building and the Bruin Road frontage, this configuration appears appropriate for the context but must be approved by the HPC.

(6) **Windows – Size (UDO Sec. 5.15.5.F.3.& 4.):** Window size is not dictated by the UDO; however, individual building features, such as windows, "must be proportional to other features of the building as well as the overall building form." Further, "interruptions and variety into the wall plane to create interest and variety" must be incorporated. The Left Elevation at the ground level adjacent to the stairs is a blank wall and the two windows at the second story labeled "D" are short (2'-10"x4'-0") in comparison to other windows ("C") on the same elevation that are 2'-10"x6'-0". Consider making the "D" windows taller to match the height of the "C" windows.

(7) **Doors (UDO Sec. 5.15.6.I.2.a.):** The rear ground level patio door on the Left Elevation has not been identified in the door schedule. It must be wood, metal or metal-clad.

(8) **Shutters (UDO Sec. 5.15.6.M.1.e.):** Shutters shall be constructed of durable wood. Except in the case of a Contributing Structure, the use of Wood Composite material for shutters may be allowed provided a determination is made that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The Applicant has proposed that all shutters, including

ground floor Bahama shutters, be composite wood material (Attachment 7). Composite materials have been approved on a limited basis depending on context. Further, the "arm's length" rule has been applied. As noted in "Traditional Construction Patterns" (McGraw Hill, 2004), referenced in UDO Sec. 5.15.6.A., *"[s]ubstitute materials may be used for materials…but their appearance must be indistinguishable from the original at arm's length or less, and their performance must exceed that of the original if they are to be used below the second floor."*

(9) Lighting (UDO Sec. 5.12): Manufacturer cut sheets must be provided to ensure compliance with the UDO.

(10) Landscaping (UDO Sec. 5.3.7.E.1.): The UDO requires that "…a foundation planting area at least 8 feet wide [to] be maintained around all structures. The foundation planting [must] incorporate a mixture of trees, shrubs, and ground covers in order to soften the building façade." Foundation plantings have been provided, but do not comply with this requirement at the building front as there is approximately 8'-0" foot width of unplanted area extending from the building wall. Further, the use of podocarpus and camelias suggests the possibility that the building and space in between the landscaping is intended to be screened from Bruin Road, as the mature height of both plants is 5'-0" and 10'-0", respectively. The front yard landscaping must be revised to meet the intent of the UDO. Also, access to the stairs on the Left elevation appears to be through a landscaped area. Landscaping in this area must be revised to show the path to the stairs. The ADA accessible route and details must also be shown on the Landscape Plan.

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**

   Finding. Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties.

4. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure, including the extent to which its alteration or removal would be detrimental to the public interest.**

   Finding. If the conditions #2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources;

therefore, the structure, with the recommended revisions, will have no adverse effect on the public interest.

5. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**
   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2. A separate Site Feature-HD application will be required for future signage.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application subject to the following conditions and determinations:

Conditions:

1. If the ground floor rear patio is to be used as a service area, it must be screened to comply with UDO Sec. 5.15.5.F.9.
2. Provide a screening detail for the HVAC equipment on the second-story rear patio. *(Note: A determination must be made by the HPC as to the appropriateness of the HVAC location.)*
3. Identify the fiberglass window material in the window schedule.
4. Consider making the windows labeled “D” on the Left elevation taller to match the windows labeled “C” on the same elevation.
5. Identify the material to be used for rear ground level patio door on the Left elevation in the door schedule, which must wood, metal or metal-clad per UDO Sec. 5.15.6.I.2.a.
6. Submit the manufacturer’s cut sheets for all proposed exterior lighting to confirm compliance with UDO Sec.5.12.
7. Show compliance with the 8’-0” foundation planting requirement along the front building elevation per UDO Sec. 5.3.7.E.1.
8. Revise the landscaped area at the stairs on the Left elevation to show the pathway to the stairs.
9. Show the ADA accessible route into the building and provide details to show compliance.
10. Per Section 3.19 of the UDO, a Site Feature-HD is required for any signs proposed on the site.

Determinations:

Determinations from the HPC are needed regarding:

1. The proposed location of HVAC equipment on the second story rear patio.

2. The proposed use of brick for partial wall cladding, as well as the source and type.

3. The use of cementitious trim to wrap wood columns.

4. The use of two non-storefront fixed windows (labeled “B”) on the front elevation.

5. The use of wood composite shutters on the first and second stories.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

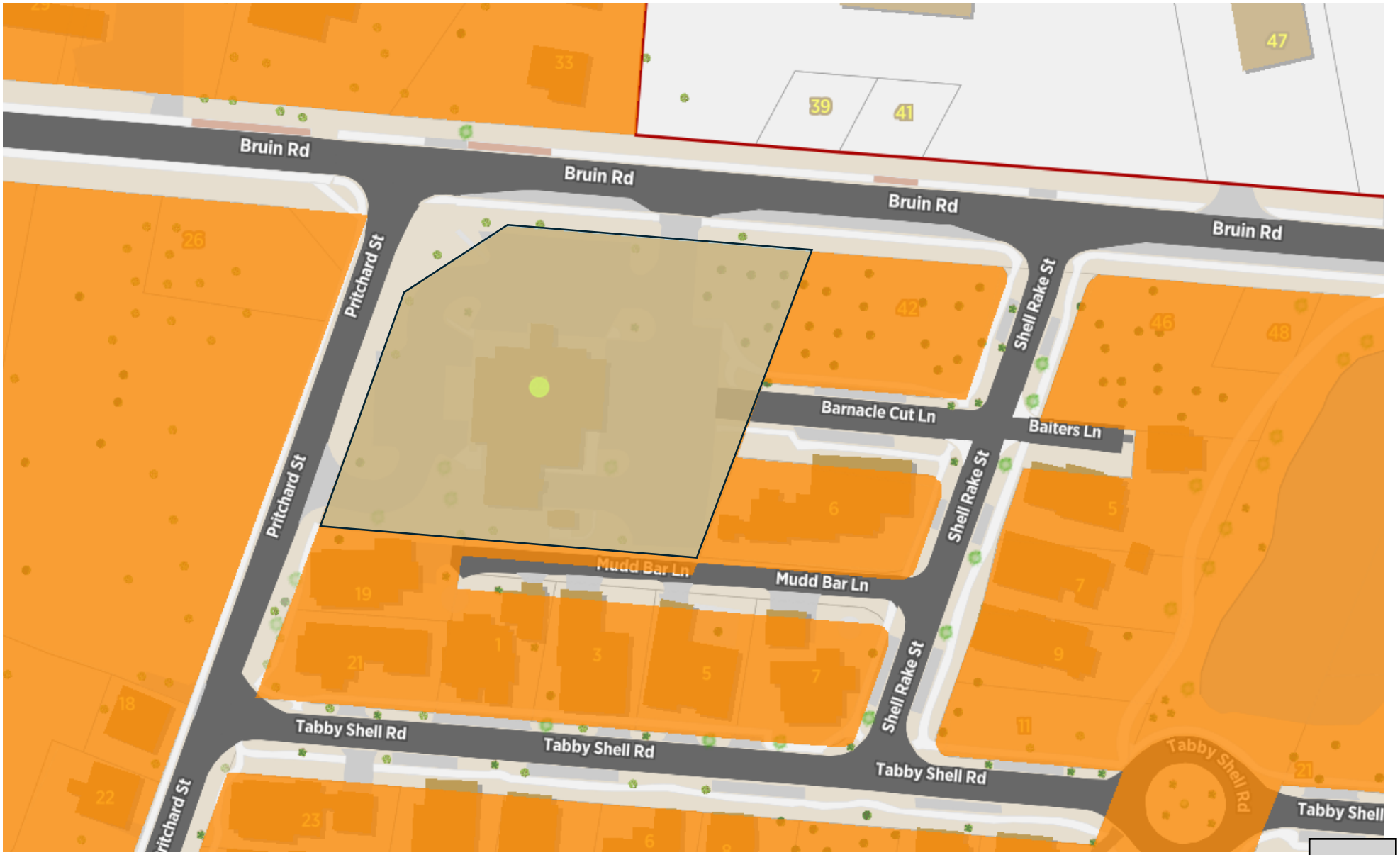
1. Location & Zoning Map
2. Application
3. Plat
4. Survey & Photos
5. Plans
6. Landscape Plan
7. Narrative & Responses to HPRC Comments – 06.30.2025

ATTACHMENT 1

LOCATION & ZONING MAP

32 Bruin Road

Neighborhood General-HD District



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: COURT ATKINS GROUP	**Name:** ABPAL, LLC
Phone: 843-815-2557	**Phone:** 843-815-2557
Mailing Address: PO BOX 3978 BLUFFTON, SC 29910	**Mailing Address:** PO BOX 3978 BLUFFTON, SC 29910
E-mail: james.atkins@courtatkins.com	**E-mail:** james.atkins@courtatkins.com

Town Business License # (if applicable): 25-03-7115

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: ABPAL SHELL BUILDING | **Conceptual:** ☐ | **Final:** ☑ | **Amendment:** ☐

Project Address: 32 BRUIN ROAD

Zoning District: NG-HD

Acreage: 1.220 (0.311 FUTURE PARCEL)

Tax Map Number(s): R610 039 000 0274 0000

Application for:

- ☑ **New Construction**
- ☐ **Renovation/Rehabilitation/Addition**
- ☐ **Relocation**

Project Description: A TWO-STORY SHELL BUILDING WITH A +/- 1500 SF COMMERCIAL TENANT SPACE AT EACH STORY.

Minimum Requirements for Submittal

- ☑ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.**

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: James C. Atkins Digitally signed by James C. Atkins DN: C=US, E=james.atkins@courtatkins.com, O="Court Atkins Architects, Inc.", CN=James C. Atkins Date: 2025.05.21 16:07:37-04'00' **Date:** 07/08/2025

Applicant Signature: James C. Atkins Digitally signed by James C. Atkins DN: C=US, E=james.atkins@courtatkins.com, O="Court Atkins Architects, Inc.", CN=James C. Atkins Date: 2025.05.21 16:07:52-04'00' **Date:** 07/08/2025

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. **Compliance with these procedures will minimize delays and as sure expeditious application review.**

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee **at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.**	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD **Application with the required submittal materials during an mandatory Application Check-In Meeting where the UDO Administrator** or designee **will review the submission for completeness.** Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	**Staff**
If the UDO Administrator or desginee, **determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.**	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee **will review the submission for completeness.**	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee **shall issue the Certificate of Appropriateness - HD.**	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Additional Building Type				
Building Setbacks	**Front:** 10'-20'	**Rear:** 25'	**Rt. Side:** 10'	**Lt. Side:** 10'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	COMMERCIAL BUILDING	N/A	3130 SF
Ancillary	FUTURE PER DPR		
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	1410 SF (excluding porches)
Impervious Drive, Walks & Paths	SEE DEVELOPMENT PLAN
Open/Covered Patios	SEE DEVELOPMENT PLAN
A. TOTAL IMPERVIOUS COVERAGE	SEE DEVELOPMENT PLAN
B. TOTAL SF OF LOT	SEE DEVELOPMENT PLAN
% COVERAGE OF LOT (A/B= %)	SEE DEVELOPMENT PLAN

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	TABBY STUCCO/BRICK	**Columns**	WOOD, CEMENTITIOUS WRAPPED AND BRICK AT SIDE PORCH
Walls	7" & 5" LAP, SMOOTH PANEL & LIMITED BRICK AT THE SIDE PORCH	**Windows**	CLAD
Roof	ASPHALT SHINGLE & 5-V CRIMP METAL	**Doors**	CLAD
Chimney	N/A	**Shutters**	COMPOSITE WOOD
Trim	CEMENTITIOUS	**Skirting/Underpinning**	N/A
Water table	2X3 KDAT OVER 5/4X6	**Cornice, Soffit, Frieze**	CEMENTITIOUS
Corner board	5/4X6, CEMENTITIOUS	**Gutters**	HALF ROUND MTL. & ROUND DOWNSPOUTS
Railings	KDAT WD, PAINTED	**Garage Doors**	N/A
Balusters	KDAT WD, PAINTED	**Green/Recycled Materials**	N/A
Handrails	KDAT WD, PAINTED		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☑	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☑	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☑	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☑	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☑	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☑	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☑	☐	**PHOTOS:** Labeled c**omprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.**
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☑	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.**
☑	☑	**FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).**
☑	☑	**ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.**
☐	☑	**ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.**
☐	☑	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.**
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☑	**TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.**
☑	☑	**LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.**
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☑	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

James C. Atkins Digitally signed by James C. Atkins DN: C=US, E=james.atkins@courtatkins.com, O="Court Atkins Architects, Inc.", CN=James C. Atkins Date: 2025.05.21 16:08:14-04'00' 7/8/2025

Signature of Property Owner or Authorized Agent **Date**

JAMES ATKINS

Printed Name of Property Owner or Authorized Agent

James C. Atkins Digitally signed by James C. Atkins DN: C=US, E=james.atkins@courtatkins.com, O="Court Atkins Architects, Inc.", CN=James C. Atkins Date: 2025.05.21 16:08:25-04'00' 7/8/2025

Signature of Applicant **Date**

JAMES ATKINS

Printed Name of Applicant

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 45013C0426G.
2. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

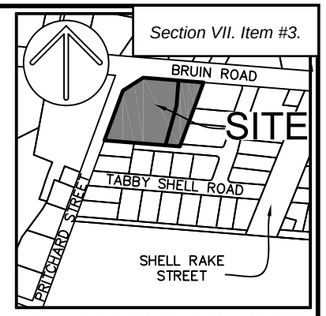
REFERENCES

1. PB: 142 PG: 119
2. DB: 3756 PG: 41

NORTH
SC GRID (NAD 83) (2011)

LEGEND

CMF	■	CONC. MONUMENT FOUND
RBS	O	5/8" IRON REBAR SET W/CAP
RBF	●	IRON REBAR FOUND
XF	×	SCRIBED X FOUND
XS	×	SCRIBED X SET



VICINITY MAP NOT TO SCALE

BRUIN ROAD 50' R/W

S85°23'04"E 200.07'(TOTAL)

116.92'
NEW 5' UTILITY EASEMENT

5.00'
40.00'
11.00'
11.00'
83.15'

NEW 22' SHARED ACCESS EASEMENT

XS
XF

S84°13'38"E 125.77'(TIE)

1/2" RBF

1/2" RBF
N56°59'04"E 79.29'

3X3" CMF
N: 146,855.411'
E: 2,044,168.994'

NEW LOT 1
39,587 S.F.
0.909 AC.

NEW LOT 2
13,564 S.F.
0.311 AC.

83.22'
N04°36'56"E
NEW PROPERTY LINE
XS

136.80'
N15°39'20"E
NEW PROPERTY LINE

217.44'
225.00'(TOTAL)
S19°29'09"W

PRITCHARD STREET 40' R/W
N19°23'24"E 174.97'

N/F
ABPAL, LLC.
(TOTAL ACREAGE)
53,151 S.F.
1.220 AC.

NEW 22' SHARED ACCESS EASEMENT

N/F
JLD W GASTON INVESTORS, LLC.
PIN: R610 039 000 0307 0000
PB: 142 PG: 119
DB: 2378 PG: 2510

N/F
TABBY ROADS COMMUNITY ASSOCIATION, INC.
(BARNACLE CUT LANE 50' R/W)
PIN: R610 039 000 1234 0000
PB: 142 PG: 119
DB: 3516 PG: 325

N/F
LESLIE D. & JEFFREY G. CROOK
PIN: R610 039 000 1211 0000
PB: 142 PG: 119
DB: 3844 PG: 2155

PREPARED FOR:
ABPAL, LLC.

A SUBDIVISION PLAT OF

PARCEL 274
#32 BRUIN ROAD

TAX PARCEL No. R610 039 000 0274 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	JLG
FIELD CHECK:	JWR
DRAWN BY:	DTJ
FIELD DATE:	05-06-2024
PLAT DATE:	04-09-2025
SCALE:	1"=40'
PROJECT No.:	BFT-24152
FILE:	BFT-24152 SUB1.DWG

3x3" CMF

198.13'
N85°24'51"W 249.74'(TOTAL)

1/2" RBF
51.61' 7.56'
RBS

MUDD BAR LANE 15' R/W

S19°40'32"W 95.35'(TIE)

1/2" RBF

N/F
SOUTHERN COASTAL HOMES, LLC.
PIN: R610 039 000 1216 0000
PB: 142 PG: 119
DB: 3516 PG: 325

N/F
TABBY ROADS COMMUNITY ASSOCIATION, INC.
PIN: R610 039 000 1234 0000
PB: 142 PG: 119
DB: 3516 PG: 325

40 20 0 40 80
GRAPHIC SCALE

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

ATLAS SURVEYING BFT, LLC. No. 5928 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL No. 28139 LAND SURVEYOR JEREMY W. REEDER

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SOUTH CAROLINA PROFESSIONAL No. 28139 LAND SURVEYOR JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

5. OFFICE FRONT VIEW

6. OFFICE ENTRY VIEW

7. OFFICE ENRTY VIEW 2

1. WEST VIEW

2. SOUTHWEST VIEW

3. NORTHEAST / BRUIN RD VIEW

4. NORTHWEST / BRUIN RD VIEW

FINAL HPC SUBMITTAL

ABPAL SHELL BUILDING

32 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

SHEET INDEX:

SHT. #	SHEET NAME	05.23.2025 CONCEPT HPRC SUBMITTAL	07.08.2025 FINAL HPC SUBMITTAL
A0.0	COVER	X	X
A2.0	FIRST FLOOR PLAN	X	X
A2.1	SECOND FLOOR PLAN	X	X
A2.2	ROOF PLAN	X	X
A3.0	EXTERIOR ELEVATIONS	X	X
A3.1	EXTERIOR ELEVATIONS	X	X
A4.0	BUILDING SECTIONS		X
A4.1	BUILDING SECTIONS		X
A5.0	WALL SECTIONS		X
A5.1	DETAILS		X
A6.0	DOOR TYPES / SCHEDULE		X
A9.4	PERSPECTIVES	X	
LANDSCAPE	SEE SEPARATE DRAWING SET	X	X

PROJECT INFORMATION:

NAME OF PROJECT:	ABPAL SHELL BUILDING
ADDRESS:	32 BRUIN ROAD BLUFFTON, SOUTH CAROLINA 29910
PROPOSED USE:	BUSINESS (B)
OWNER CONTACT:	JAMES ATKINS
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	TBD	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	TBD	XX #XXXX	(###) ###-####
MECHANICAL	TBD	XX #XXXX	(###) ###-####
STRUCTURAL	TBD	XX #XXXX	(###) ###-####
CIVIL	BRADLEY BUSS	SC # 36429	(843) 837-5250
LAND PLANNING/ LANDSCAPE	DAN KEEFER	XX #XXXX	(843) 757-7411

PROJECT TEAM:

OWNER CONTACT
ABPAL, LLC.
32 BRUIN ROAD
P.O. BOX 3978
BLUFFTON, SC 29910
(843) 815-2557 PH
(843) 815-2547 FAX

ARCHITECT
COURT ATKINS ARCHITECTS, INC.
32 BRUIN ROAD
P.O. BOX 3978
BLUFFTON, SC 29910
(843) 815-2557 PH
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STRUCTURAL ENGINEER
TBD

GENERAL CONTRACTOR
TBD

MECHANICAL, PLUMBING & FIRE PROTECTION
TBD

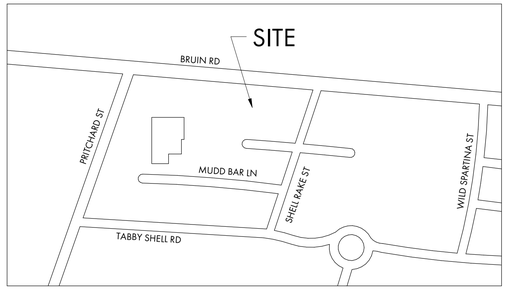
LANDSCAPE ARCHITECT
WITMER JONES KEEFER LTD.
23 PROMENADE STREET
SUITE 201
BLUFFTON, SC 29910
(843) 757-7411 PH

ELECTRICAL ENGINEER
TBD

CIVIL ENGINEER
WARD EDWARDS ENGINEERING
119C PALMETTO WAY, PO BOX 381
BLUFFTON, SC 29910
(843) 837-5250 PH

INTERIOR DESIGNER
TBD

VICINITY MAP - N.T.S.



GENERAL NOTES:

A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.

C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.

D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.

E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.

F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.

G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.

H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

I. THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.

J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

K. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.

M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.

N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

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PROJECT INFO

Date
07.08.2025

Project No.
24-093

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

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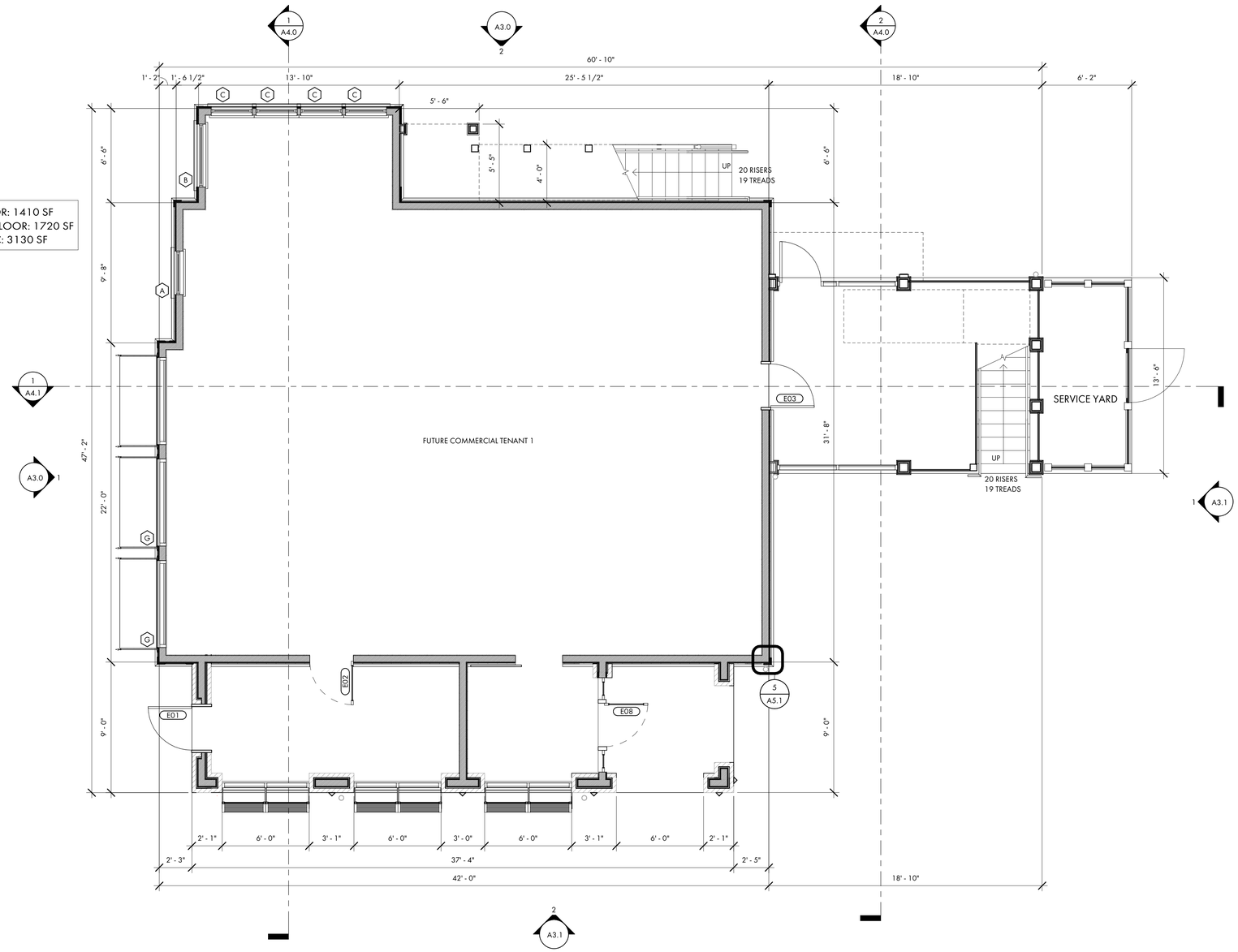
FIRST FLOOR: 1410 SF
SECOND FLOOR: 1720 SF
TOTAL H/C: 3130 SF



1 A2.0 FIRST FLOOR PLAN
1/4" = 1'-0"

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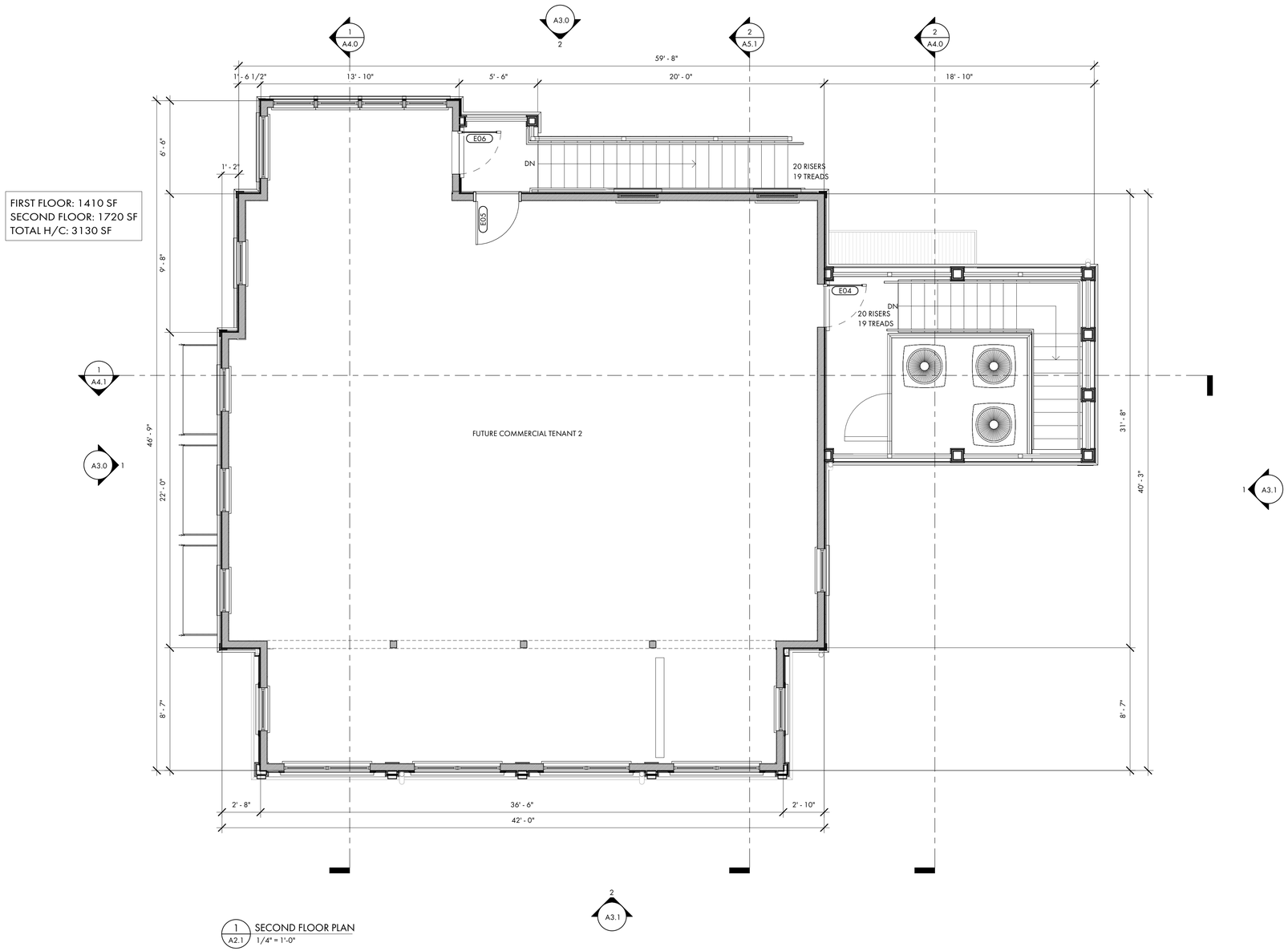
FIRST FLOOR PLAN

A2.0



1 A2.1 SECOND FLOOR PLAN
1/4" = 1'-0"

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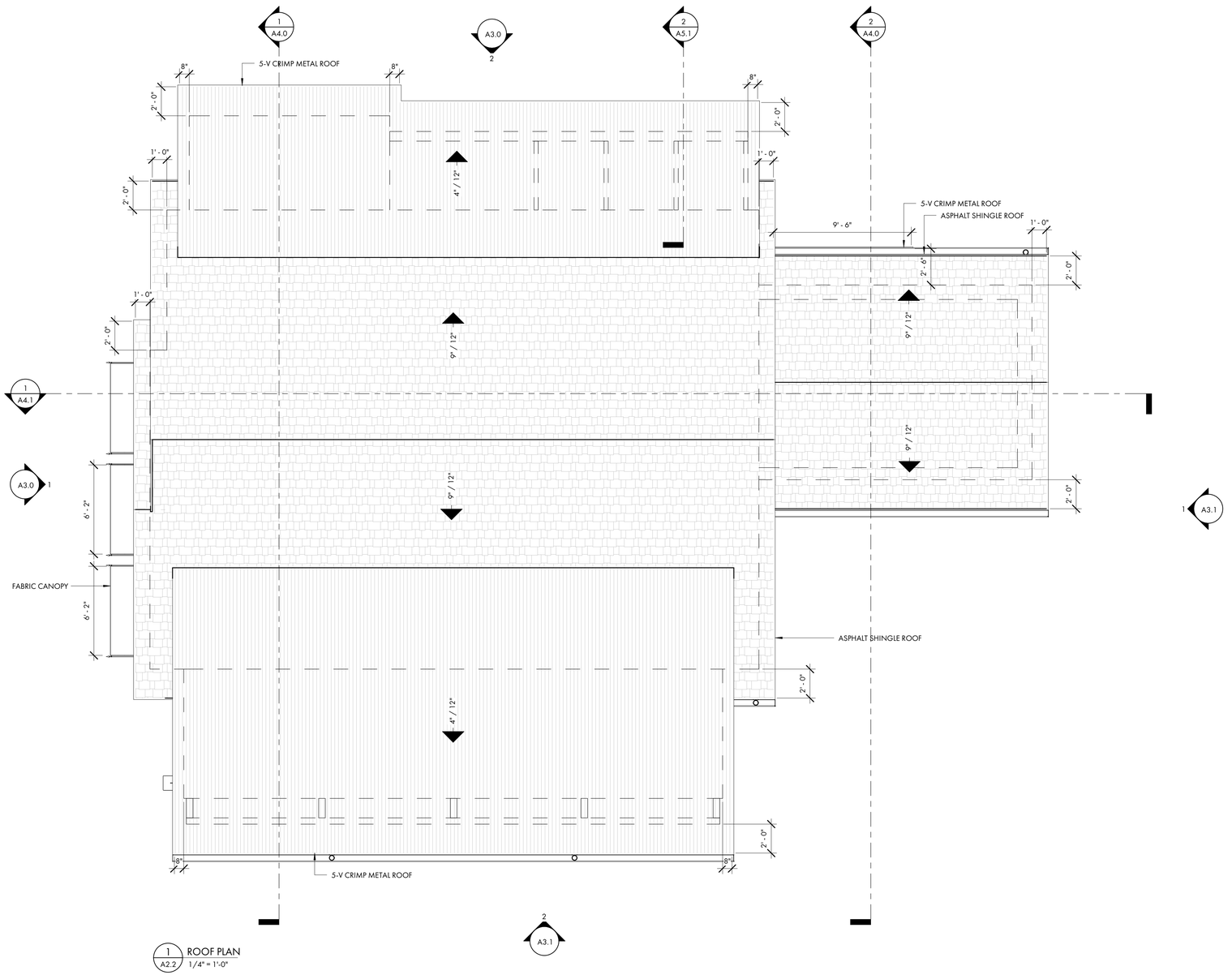
SECOND FLOOR PLAN

A2.1



1 A2.2 ROOF PLAN
1/4" = 1'-0"

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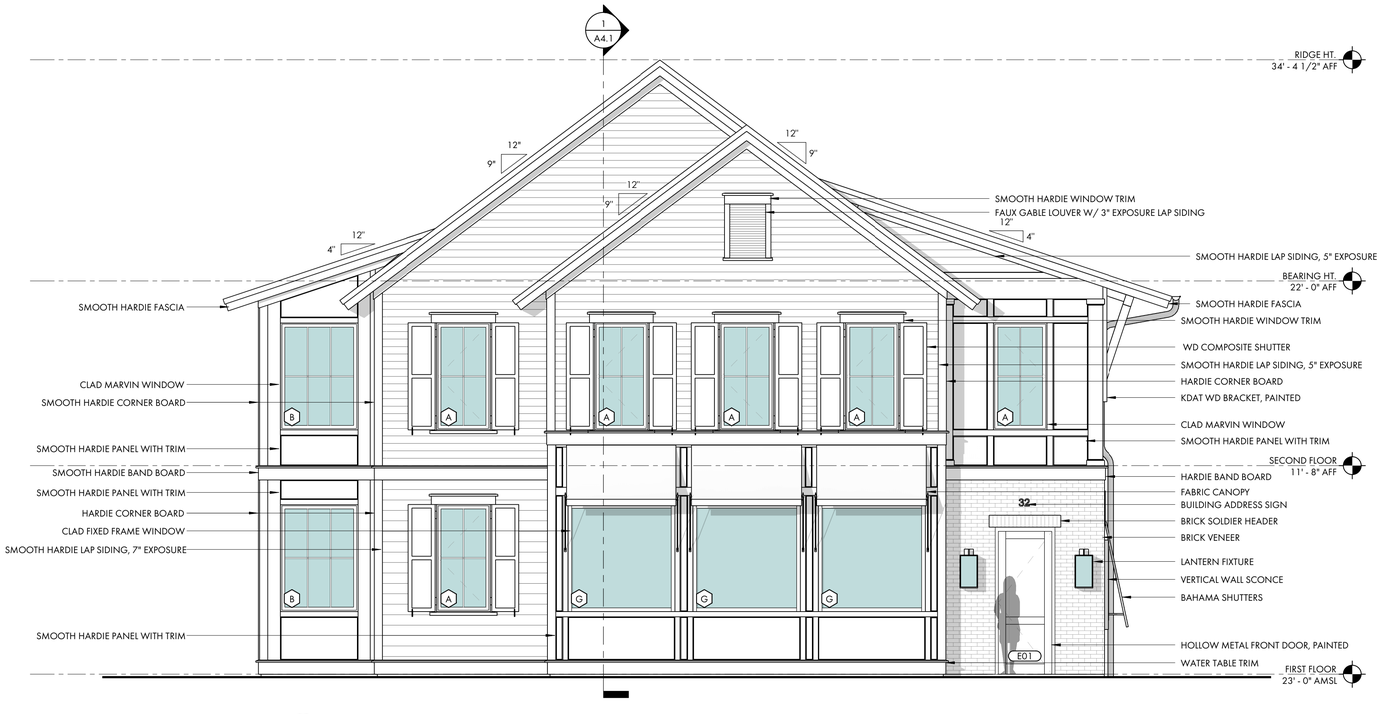
ROOF PLAN

A2.2



1 A3.0 FRONT (BRUIN ROAD) ELEVATION
1/4" = 1'-0"

2 A3.0 LEFT ELEVATION
1/4" = 1'-0"

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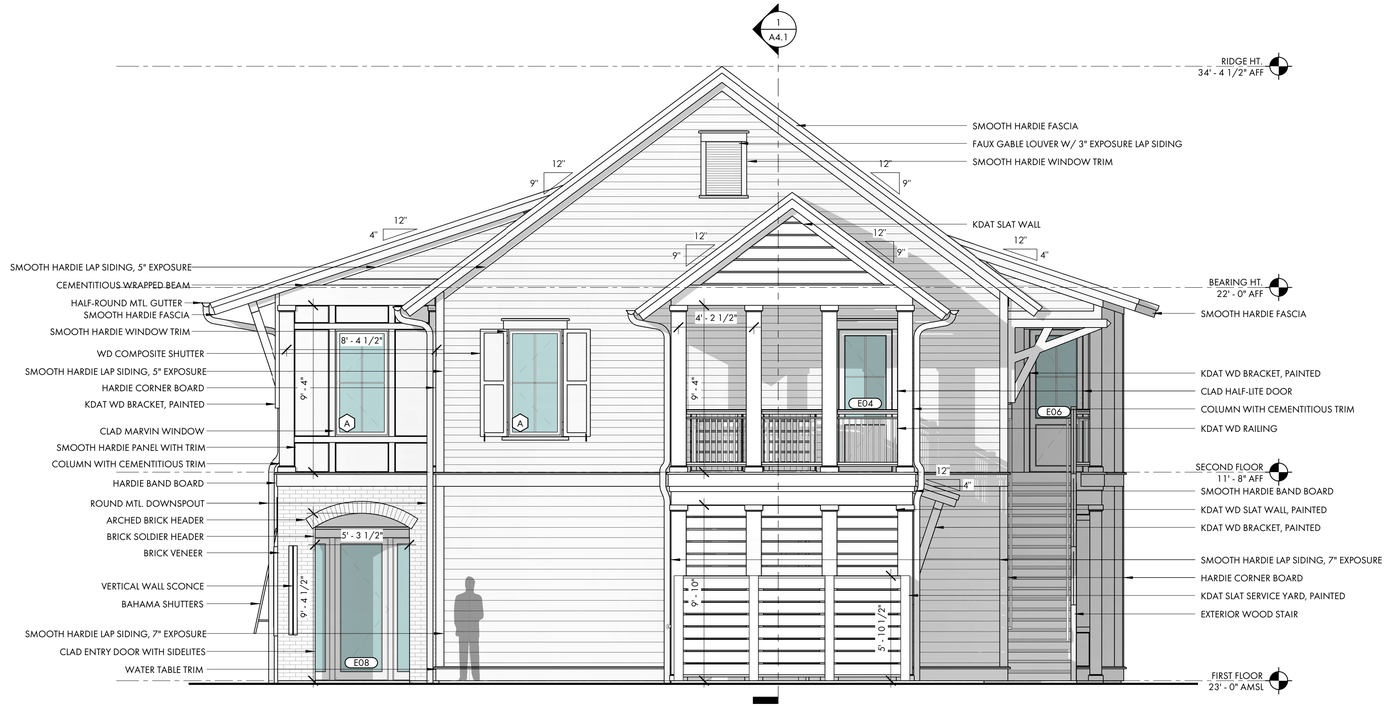
EXTERIOR ELEVATIONS

A3.0



1 A3.1 REAR ELEVATION
1/4" = 1'-0"

2 A3.1 RIGHT ELEVATION
1/4" = 1'-0"

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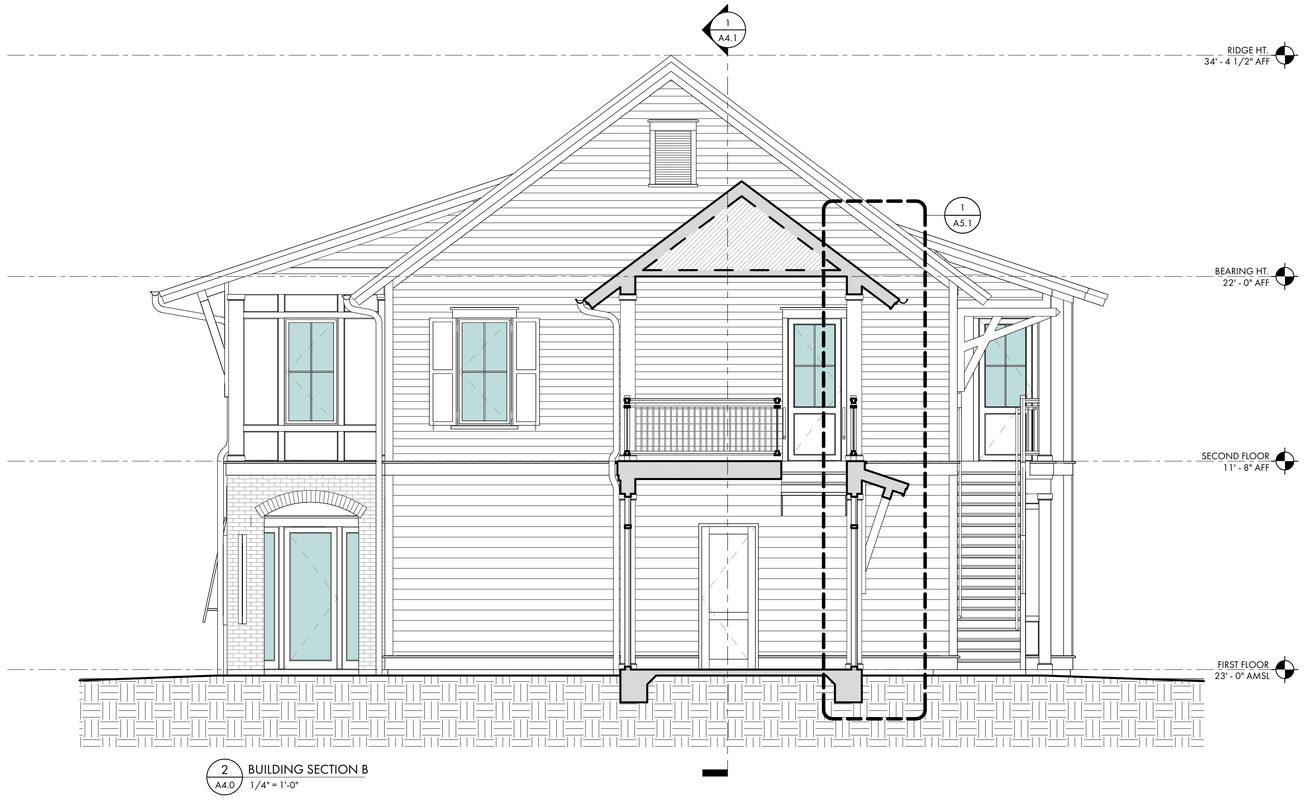
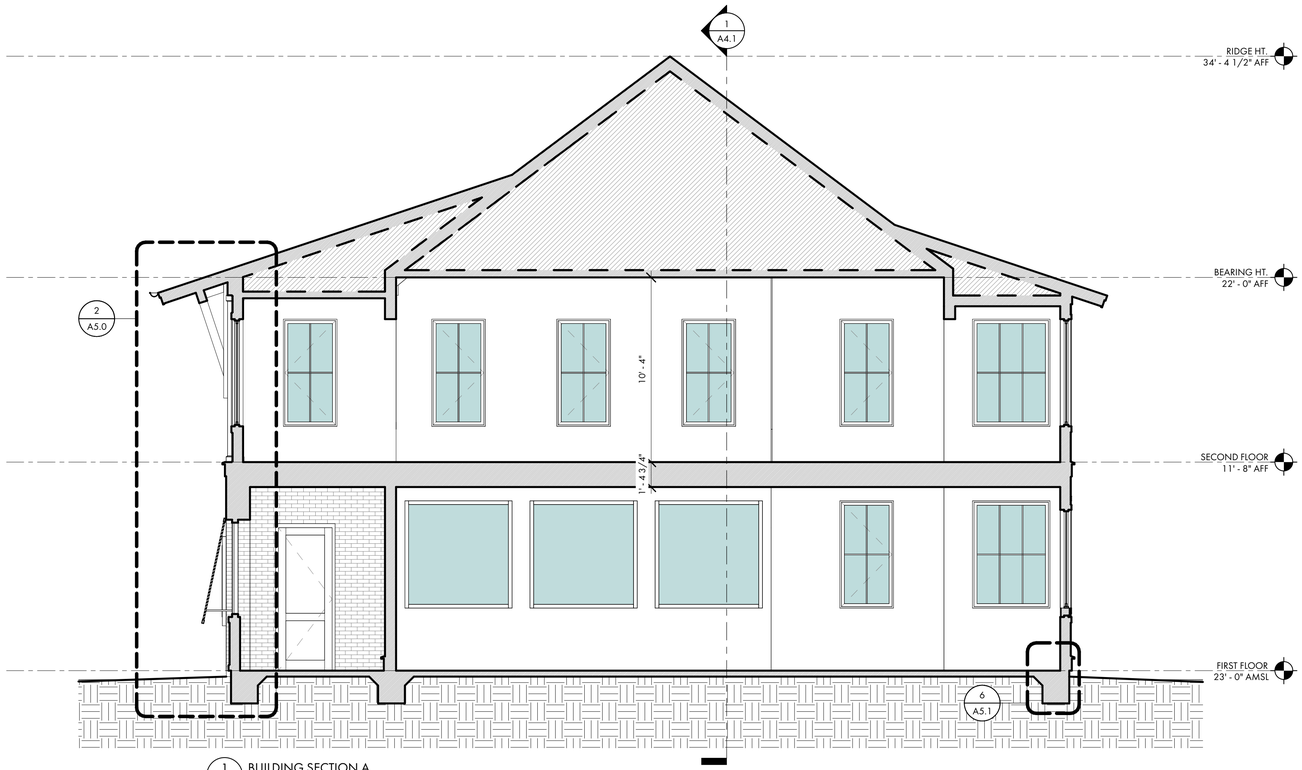
EXTERIOR ELEVATIONS

A3.1



2 A4.0 BUILDING SECTION B
1/4" = 1'-0"



1 A4.0 BUILDING SECTION A
1/4" = 1'-0"

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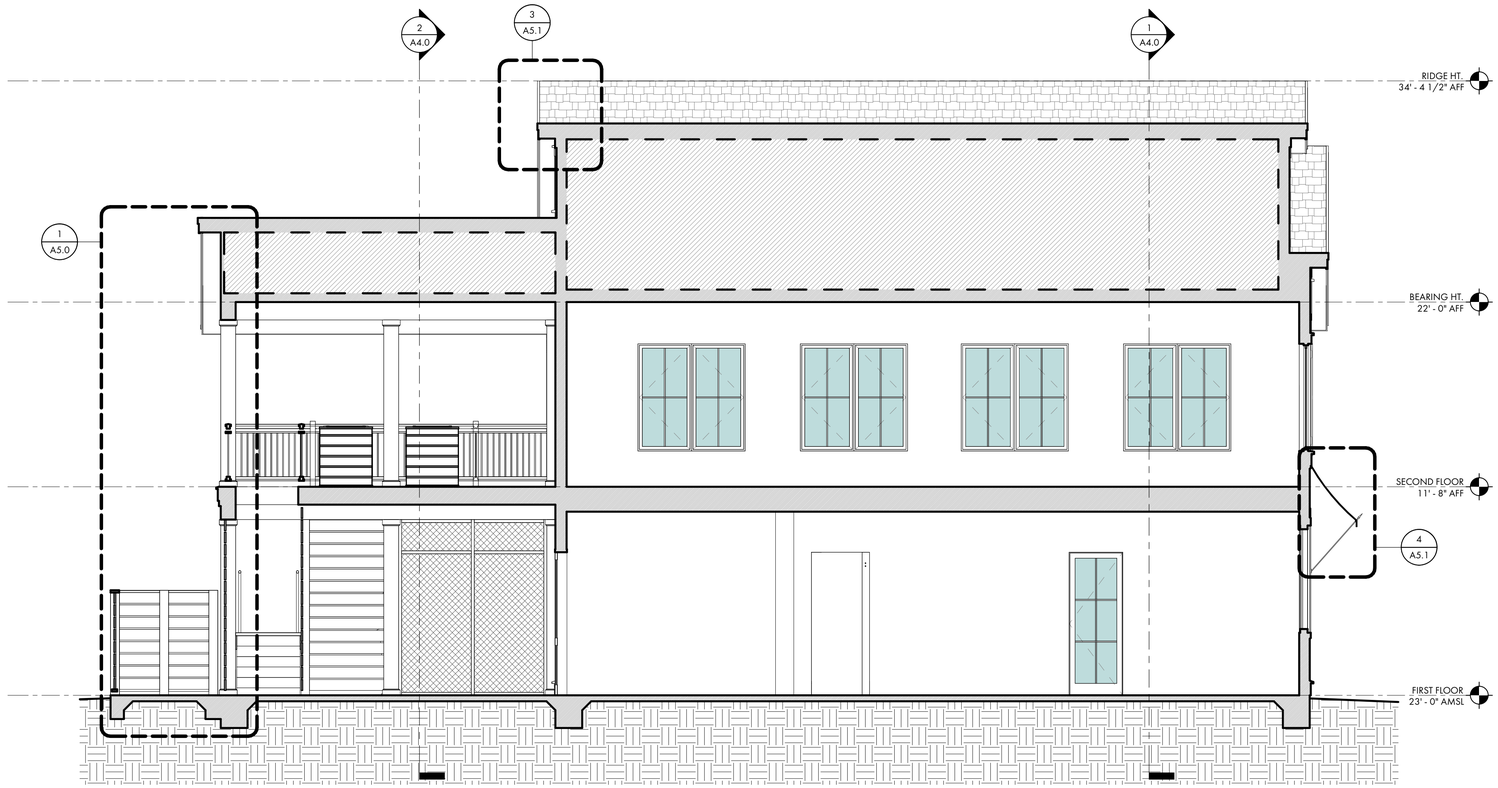
BUILDING SECTIONS

A4.0



1 A4.1 BUILDING SECTION C
1/4" = 1'-0"

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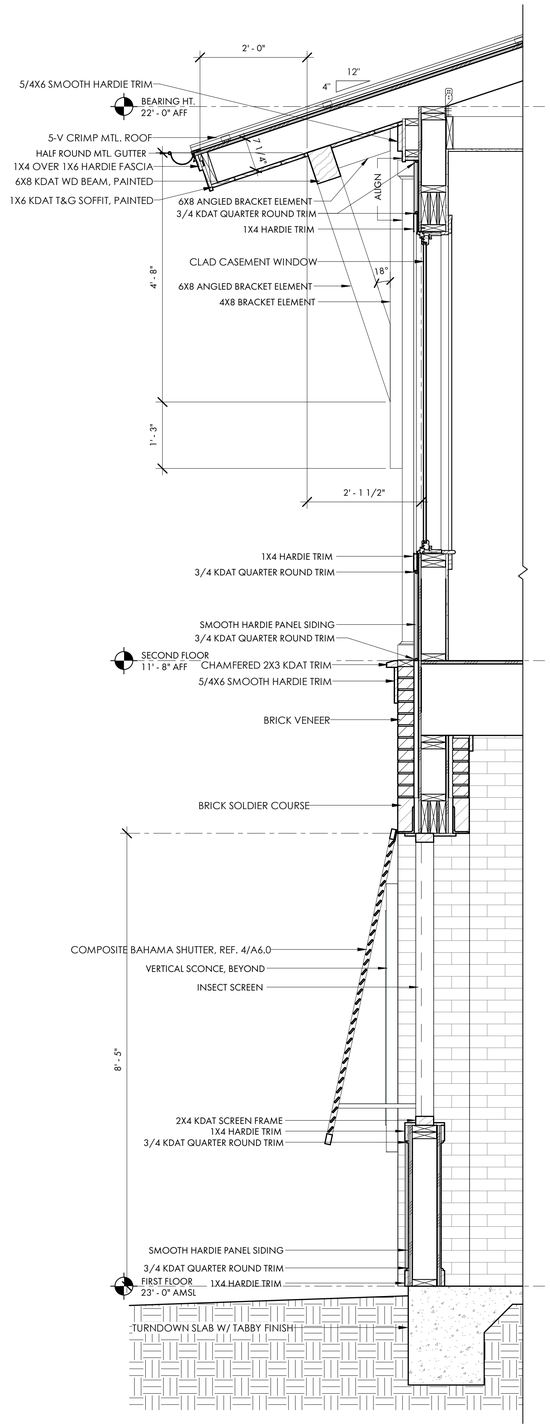
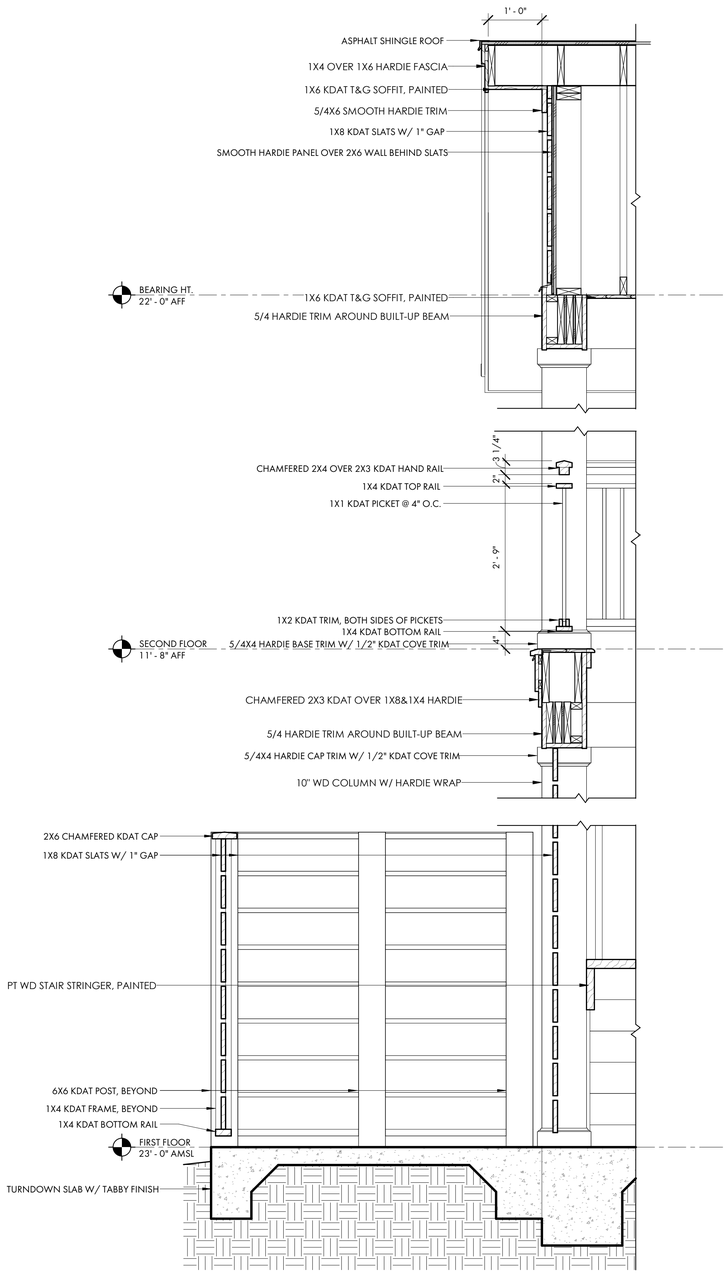
BUILDING SECTIONS

A4.1



2 A5.0 MAIN PORCH WALL SECTION
3/4" = 1'-0"



1 A5.0 PORCH ENDWALL WALL SECTION
3/4" = 1'-0"

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WALL SECTIONS

A5.0

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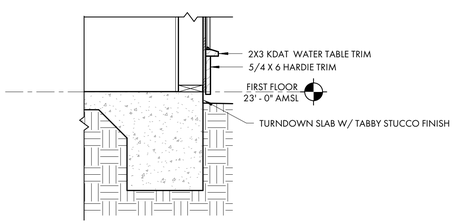
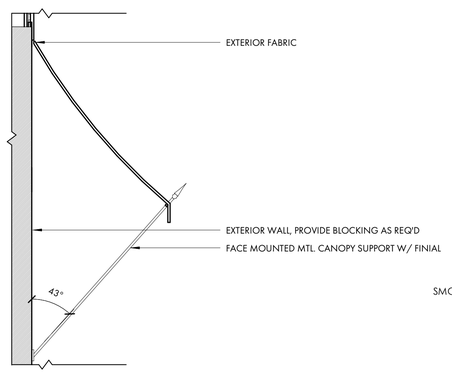
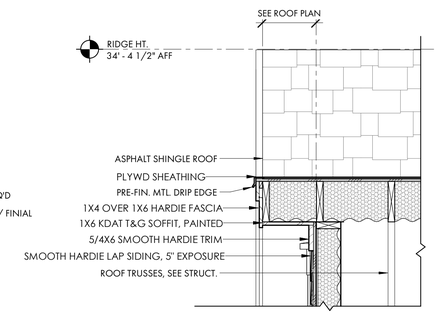
5 A5.1 TYP. CORNER BOARD DETAIL
1 1/2" = 1'-0"



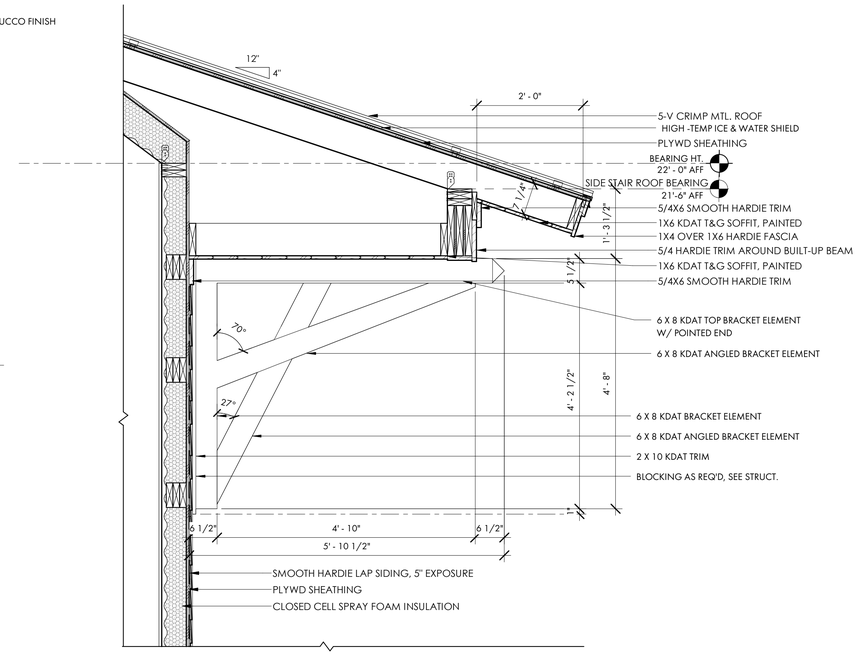
6 A5.1 WATER TABLE TRIM DETAIL
3/4" = 1'-0"



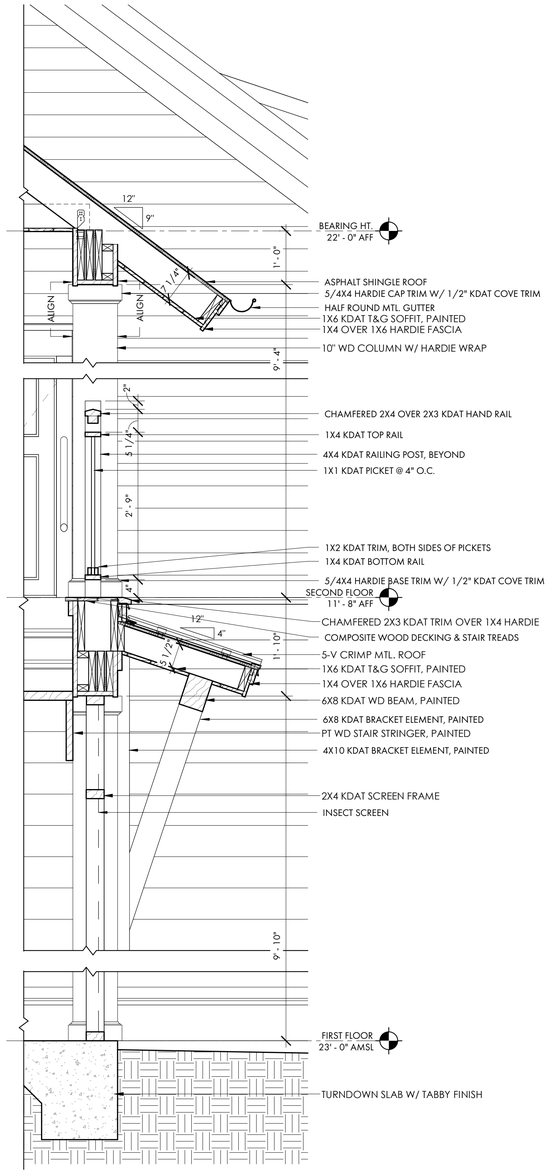
4 A5.1 FABRIC CANOPY DETAIL
3/4" = 1'-0"



3 A5.1 TYP. RAKE DETAIL
3/4" = 1'-0"



2 A5.1 SIDE STAIR ROOF & BRACKET DETAIL
3/4" = 1'-0"



1 A5.1 PORCH SIDEWALL DETAIL
3/4" = 1'-0"

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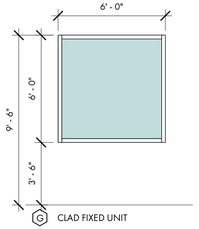
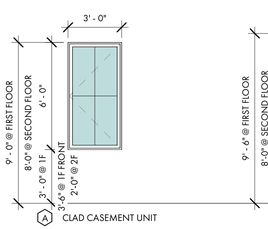
DETAILS

A5.1



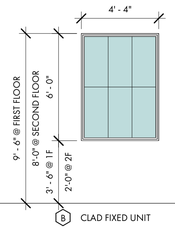
G CLAD FIXED UNIT

3'-0" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



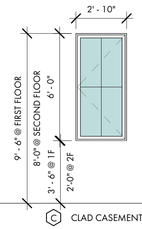
A CLAD CASEMENT UNIT

3'-0" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



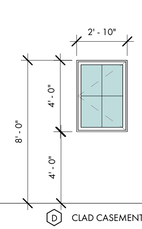
B CLAD FIXED UNIT

4'-4" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



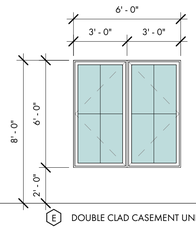
C CLAD CASEMENT UNIT

2'-10" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



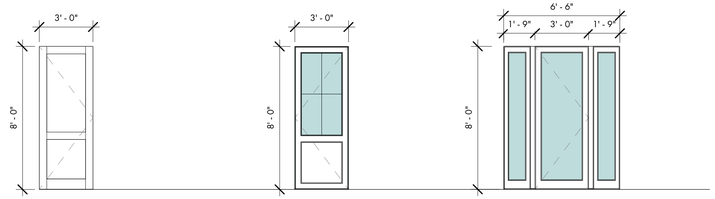
D CLAD CASEMENT UNIT

2'-10" x 4'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



E DOUBLE CLAD CASEMENT UNITS

(2) 3'-0" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE



E01 EXTERIOR INSULATED HOLLOW METAL DOOR
TWO PANEL DOOR, PAINTED
E03 SWING PER PLAN
E05 3'-0" x 8'-0"

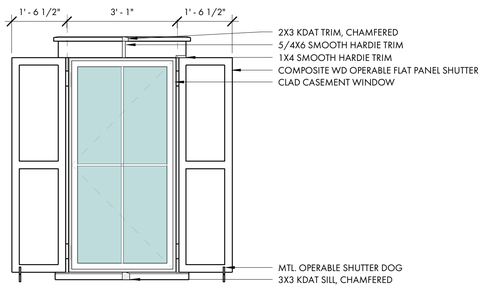
MANUFACTURER T.B.D. BY G.C. / OWNER

E02 EXTERIOR CLAD HALF LITE DOOR
E04 SWING PER PLAN
E06 3'-0" x 8'-0"

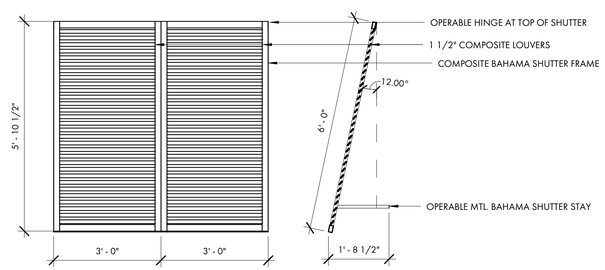
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN HALF-LITE DOOR

E08 EXTERIOR CLAD FULL LITE DOOR WITH SIDELITES
SWING PER PLAN
3'-0" X 8'-0" (R.O. 6'-6" x 8'-0")

MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN HALF-LITE DOOR



3 A6.0 TYP. WINDOW TRIM DETAIL
1/2" = 1'-0"



4 A6.0 BAHAMA SHUTTER DETAIL
1/2" = 1'-0"

GENERAL DOOR / DOOR SCHEDULE, STOREFRONT & WINDOW NOTES:

A. EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.

B. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017.

C. DOOR BOTTOM RAILS SHALL COMPLY WITH ANSI 117.1 2017 SECTION 404.2.9 (10" MIN. SMOOTH BOTTOM RAIL)

D. DOOR SWING PER FLOOR PLANS

E. PROVIDE IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH 2021 IBC, SECTION 1609.2.

F. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW.

G. DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.

H. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.

I. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

J. GLAZING TYPES:
1. IG - IMPACT GLAZING
2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)

K. GLAZING TO MEET THE FOLLOWING CRITERIA:
1. SHGC - 0.29
2. U-FACTOR - 0.55

WINDOW SCHEDULE

MARK	WINDOW TYPE	DESCRIPTION	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	COMMENTS
A	CLAD CASEMENT UNIT	3'-0" X 6'-0"	3' - 0"	6' - 0"	<varies>	
B	CLAD FIXED UNIT	4'-4" X 6'-0"	4' - 4"	6' - 0"	<varies>	
C	CLAD CASEMENT UNIT	2'-10" X 6'-0"	2' - 10"	6' - 0"	<varies>	
D	CLAD CASEMENT UNIT	2'-10" X 4'-0"	2' - 10"	4' - 0"	8' - 0"	
E	CLAD CASEMENT UNITS	(2) 3'-0" X 6'-0"	3' - 0"	6' - 0"	8' - 0"	
G	CLAD UNIT	6'-0" X 6'-0"	6' - 0"	6' - 0"	9' - 6"	

DOOR SCHEDULE

DOOR NO.	ROOM	SIZE W	SIZE H	DOOR MATERIAL	FRAME MATERIAL	REMARKS
E01	SCREENED PORCH	3' - 0"	8' - 0"	HOLLOW METAL	HM	
E02	SCREENED PORCH	3' - 0"	8' - 0"	CLAD / WD	HM	
E03		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E04		3' - 0"	8' - 0"	CLAD / WD	HM	
E05		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E06		3' - 0"	8' - 0"	CLAD / WD	HM	
E08	FOYER	3' - 0"	8' - 0"	CLAD / WD	HM	

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ABPAL SHELL BUILDING

32 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
07.08.2025

Project No.
24-093

ISSUE

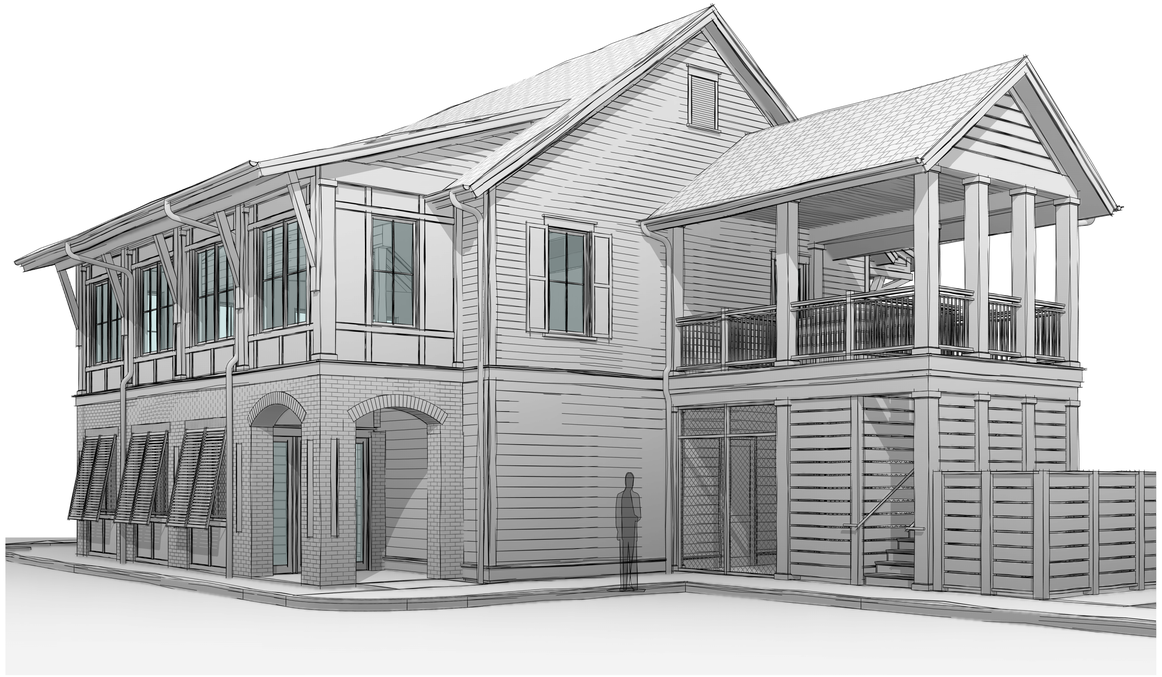
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

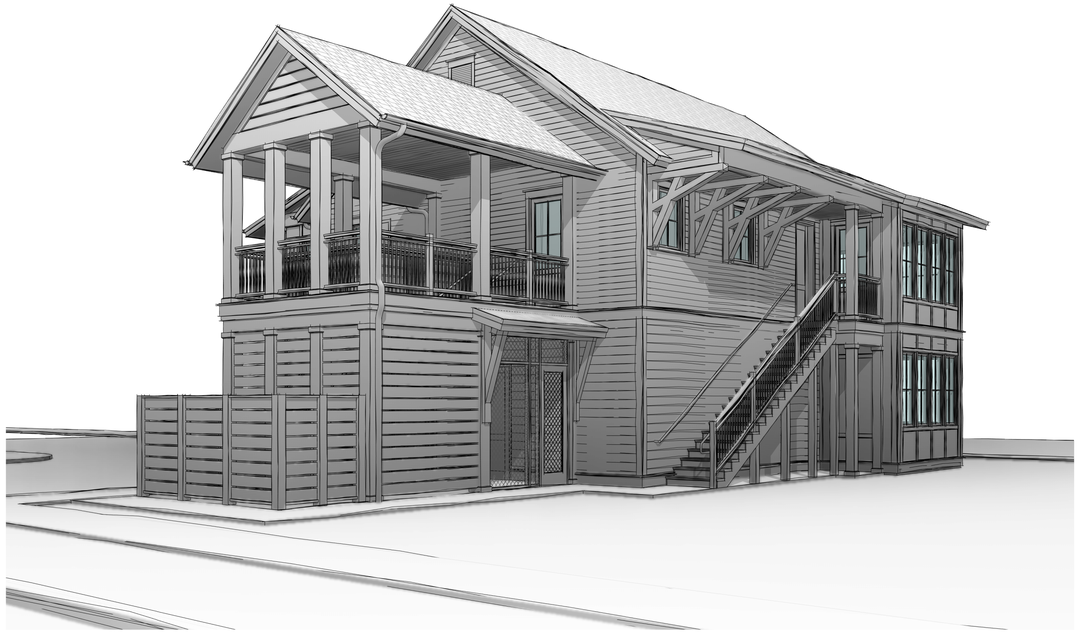
DOOR TYPES / SCHEDULE

A6.0

1 / A9.4 PERSPECTIVE A



4 / A9.4 PERSPECTIVE D



2 / A9.4 PERSPECTIVE B

3 / A9.4 PERSPECTIVE C

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PROJECT INFO

Date
07.08.2025

Project No.
24-093

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

PERSPECTIVES

A9.4

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
3. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
4. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
5. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
6. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
7. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
8. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
9. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
11. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES AND NATURAL AREAS TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
13. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
15. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO PROVIDE SILT FENCE AND / OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UP SLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ANY LAYOUT AND STAKING DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

TURF AND GRASSING NOTES:

1. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
2. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
4. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING. AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
5. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

****CAUTION****

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SHEET INDEX

CS - COVER SHEET AND PROJECT NOTES
L1 - PLANTING PLAN
L2 - PLANT SCHEDULE AND DETAILS
L3 - SITE DETAILS

ISSUED:
JULY 09, 2025

PROJECT TEAM

LANDSCAPE ARCHITECT
WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ARCHITECTURE
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(843) 815.2557

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

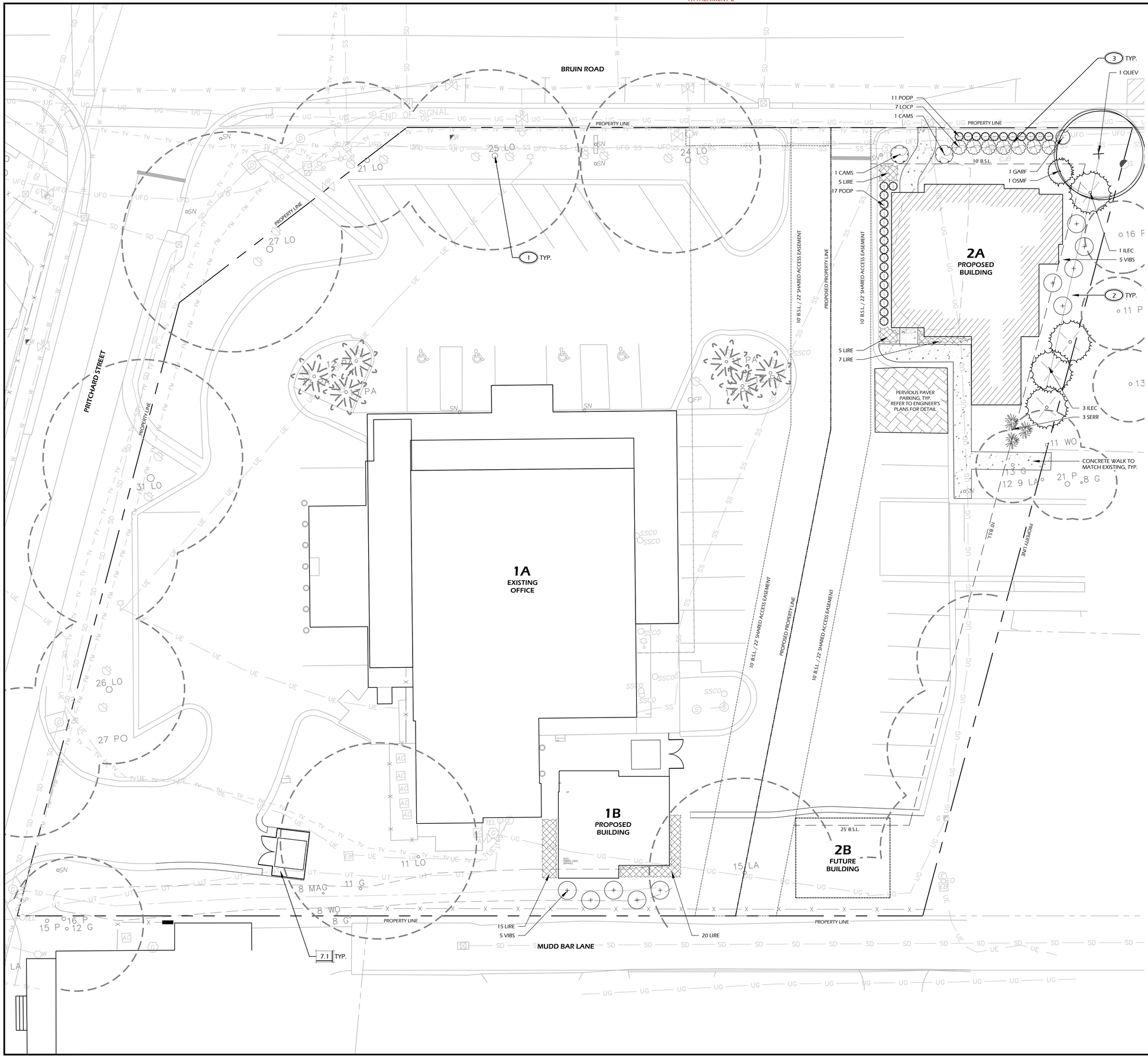
DATE:	JUL. 09, 2025
PROJECT NO.:	24-147-01
DRAWN BY:	JM / MW
CHECKED BY:	DK

SOUTH CAROLINA · No. 857 · CHRIS PATRICK KEEFER

REVISIONS:

DRAWING TITLE
COVER SHEET AND PROJECT NOTES

DRAWING NUMBER
CS



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L3
14.2	PALM TREE PLANTING	2/L3
14.3	SHRUB PLANTING	3/L3
14.4	GROUND COVER PLANTING	4/L3

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
ILEC	Ilex cassine	Dahoon Holly
SHRUBS		
CAMS	Camellia sasanqua	Sasanqua Camellia
GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia
LOCP	Loropetalum chinense 'PPI' PP25471	Purple Daydream Dwarf Loropetalum
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Sandankwa Viburnum
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	Empire Zoysia Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
3. COORDINATE PLANTING LAYOUT WITH EXISTING AND PROPOSED UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.

SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
7.1	TRASH ENCLOSURE	1/L3

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SITE DEVELOPMENT PLANS FOR ABPAL, LLC.

BRUIN ROAD
BLUFFTON, SC

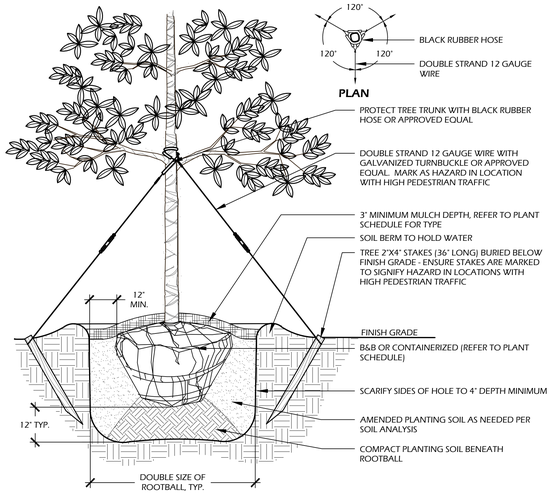
DATE:	JUL. 09, 2025
PROJECT NO.:	24-147-01
DRAWN BY:	JM / MW
CHECKED BY:	DK

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 837 DANIEL PATRICK KEEFER

REVISIONS:

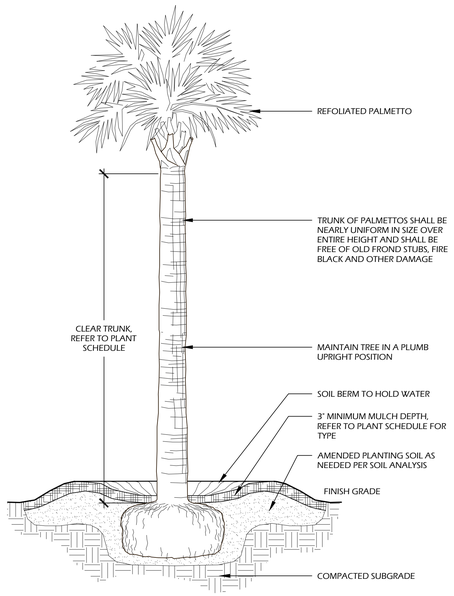
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L1



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L2 TREE PLANTING
SCALE: N.T.S.



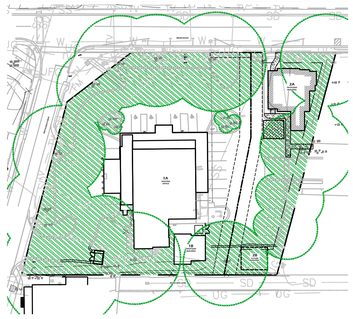
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L2 PALM TREE PLANTING
SCALE: N.T.S.

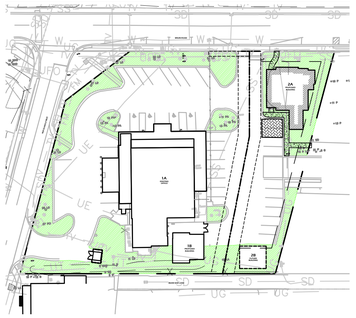
PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
1	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
4	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	-	Full
SHRUBS								
2	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
1	GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia	4'-5'	2'-3'	15 gal.	-	Full
7	LOCP	Loropetalum chinense 'PPF PP25471'	Purple Daydream Dwarf Loropetalum	18"-24"	18"-24"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36'-42"	18"-24"	7 gal.	-	Full
28	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
3	SERR	Serenoa repens	Saw Palmetto	24"-30"	24"-30"	15 gal.	-	Full
10	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
GROUND COVERS, VINES & PERENNIALS								
52	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
MULCH								
3,000	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY EXHIBIT:

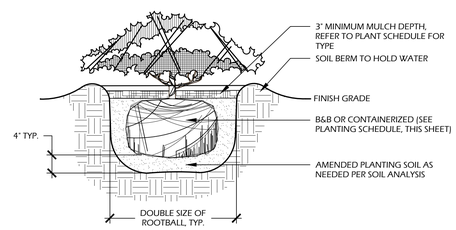


OPEN SPACE EXHIBIT:



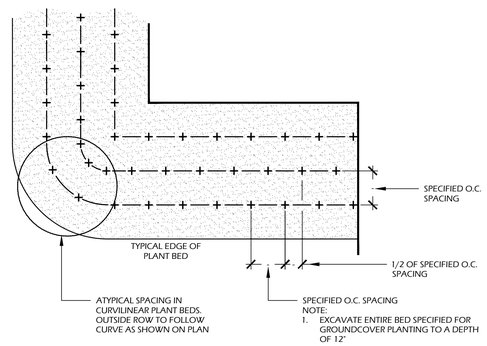
CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	53,151 SF
BUILDING FOOTPRINTS	11,415 SF
REMAINING SITE AREA	41,736 SF
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	31,449 SF
% CANOPY COVERAGE (75% MIN.)	**75.35%**

OPEN SPACE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	53,151 SF
OPEN SPACE (EXISTING AND PROPOSED)	14,443 SF
% OPEN SPACE (20% MIN.)	**27.17%**

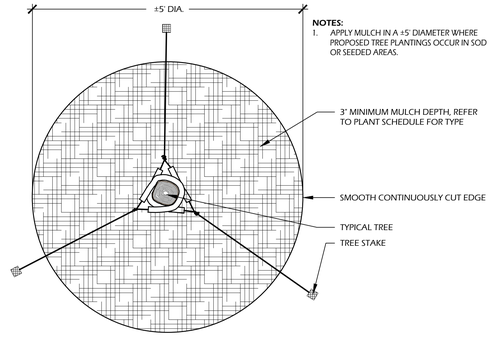


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L2 SHRUB PLANTING
SCALE: N.T.S.



4 // L2 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L2 TREE STAKING
SCALE: N.T.S.

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SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

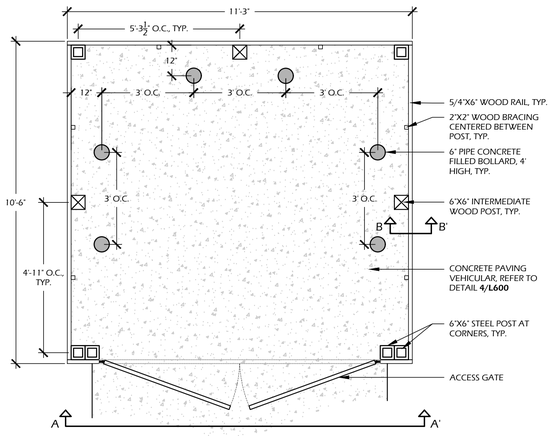
DATE:	JUL. 09, 2025
PROJECT NO.:	24-147-01
DRAWN BY:	JM / MW
CHECKED BY:	DK

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 857 DANIEL PATRICK KEEFER

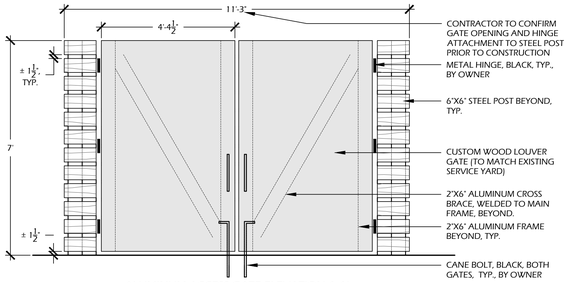
REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L2



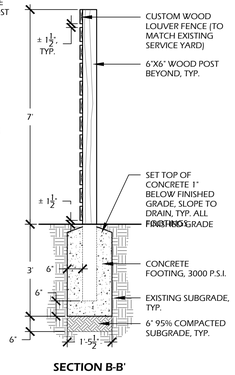
PLAN



ALUMINUM ACCESS GATE ELEVATION A-A'

NOTES:

1. PRIOR TO FABRICATION VERIFY ROAD/DRIVE GRADES AND CLEARANCE FOR GATE OPENING. VERIFY SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO GATE OPENING WIDTHS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SHOP DRAWINGS AND STRUCTURAL DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. ALL LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE. STAIN CHARLESTON GREEN (COLOR TO BE APPROVED BY OWNER).
4. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. CONTRACTOR TO PROVIDE SAMPLE OF ALL METAL ATTACHMENTS, HINGES, ETC. TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION.
6. ALL ALUMINUM RAILS, AND FRAMING, BOLLARDS AND STEEL POSTS TO BE POWDER COATED CHARLESTON GREEN (COLOR TO BE APPROVED BY OWNER).
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. GATE AND FENCE ELEVATION TO MATCH WOOD LOUVER DETAIL OF EXISTING SERVICE YARD **(SEE ATTACHED REFERENCE PHOTO).**



SECTION B-B'

WOOD LOUVER ELEVATION EXAMPLE

1 / L3 TRASH ENCLOSURE

SCALE: 1/2" - 1'-0"

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SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

DATE:	JUL. 09, 2025
PROJECT NO.:	24-147-01
DRAWN BY:	JM / MW
CHECKED BY:	DK

SOUTH CAROLINA No. 857 CHRIS PATRICK KEEFER

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L3

COURT ATKINS GROUP

July 7, 2025

Sam Barrow
Senior Planner
Office: 854-683-5681

Town of Bluffton
20 Bridge Street
PO Box 386
Bluffton, SC 29910
www.townofbluffton.sc.gov

Re: Final HPC – 32 Bruin Road

Mr. Barrow,

Please find the enclosed Final HPC drawings for building #2 as noted on the approved development plan (DP-12-24-019469).

As discussed during the HPRC meeting on 6/30/2025 with the committee, this building is located within the Neighborhood General Historic District (NG-HD) which encompasses a variety of commercial and residential, one- and two-story structures, and a mix of architectural precedents, all contributing to a unique and beautiful district within the Town of Bluffton. This building application should be considered an "Additional Building Type" while emulating the characteristics of the "Live-Work" Sideyard, which is referenced throughout as the design intent. The standards set forth in 5.15.5.C are identical for both building types. The only reason for the request is that the second floor is meant to be a commercial use rather than a residential use, which is aligned with the current commercial uses on property. Residential use would conflict with the businesses located at 32 Bruin Rd. Per 5.15.5.C the residential component for properties with frontage on SC Highway 46 and Bruin Road may be waived. The Live-Work Sideyard maintains the residential scale and form for the district.

In addition, below are responses to each of the HPRC comments dated 6/26/2025 and reviewed/discussed at the 6/30/2025 HPRC meeting:

Growth Management Dept Review:

1. **Approval contingent on approved development plan and subdivision plat:**
    - The subdivision plat was reviewed and approved at the 6/18/2025 DRC Meeting. Stamped plans were provided by the Town on 6/20/2025 and currently being recorded with the County.
    - The final development plan was reviewed and approved at the 6/25/2025 DRC meeting subject to conditional comments, which have been sent to the Town and accepted. Mr. Dan Frazier acknowledged their acceptance and approval via email on 6/30/2025.
    - A question arose about Planning Commission. This project was reviewed and approved at Planning Commission on 3/26/2025.

HPRC Review:
For clarity of the comment responses, please note comments #2 through #19 are first, with #1 being addressed last, as it involves a more detailed response.

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
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2. **Provide floor plans:**
    - Floor plans were provided in the HPRC packet submitted on 5/22/2025 and reviewed at the HPRC meeting on 6/30/2025. As discussed, this project is currently being designed as a "cold, dark" commercial shell space. Tenants have not been identified at the time of this application. Updated floor plans have been provided for the Final HPC Review.
3. **Provide height of service yard screening:**
    - Please reference Final HPC drawings for service yard height of 5'-10.5".
4. **Revise to show columns height and distance between columns:**
    - The column spacing has not been revised, but dimensions have been added to show compliance with 5.15.6.H.1.A
5. **Service yard/HVAC equipment location under the rear porch negates rear fire egress:**
    - HVAC is not located under the stairs as assumed and the fire egress stair is compliant. The service yard-like cribbing has been removed under the stair to eliminate any confusion.
6. **Fabric canopies on the front elevation. Provide additional information. Is this considered an awning?:**
    - This is not an awning and, as discussed, is simply an architectural design element/canopy. An awning is not required on an "Live-work Sideyard." Additional detail and an example photo of a HD building is provided below.

Fabric canopy example in historic district

7. **Provide back porch dimensions:**
    - Back porch dimensions have been added to the Final HPC drawings.
8. **Align back porch columns and service yard screening vertical posts:**
    - The service yard posts have been aligned with the columns, as requested.
9. **Provide stoop dimensions/depth:**
    - The definition and depiction of a stoop as described on 5.15.6.E.6 is not applicable, however, the depth of the stair landing as discussed at the HPRC meeting is 4'-8" (more than a stoop minimum). Dimensions have been provided on the Final HPC drawings.
10. **Brick is not a permitted wall finish material. (5.15.6.G.3)**
    - The UDO states the opposite. Not only is it an approved material (albeit with some framework), but it is also encouraged "wherever possible." 5.15.6.G.3.h notes that green buildings materials shall be used in the construction of building walls, including…. locally produced stone and brick." LEED is a leading organization/certification for green building. LEED prevailing standard is materials produced within a 500-mile radius of the project site. The proposed brick for this project is Cherokee Moss Town, which is a tumbled brick, like Old Carolina (currently shown on the Fire Station #30 on Burnt Church Rd. near Old Town.) This brick is distributed out of Savannah, Georgia and manufactured in

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Macon, GA approximately 190 miles away from the project site. Brick columns are also allowed per 5.15.6.H.2.a. The balance of the wall surface noted as brick is minimal. A brick sample will be brought to the HPC meeting. The intent of using a limited about of brick is to compliment the existing office (former post office) building next door, which is all brick. See photo of the existing building below.

Existing building next door

11. **Provide additional details on the proposed "smooth panel" wall finish material:**
    - The material is a cementitious siding product. Additional details have been provided in the Final HPC drawings.
12. **Provide column materials, configuration, details and spacing. Cementitious material is not permitted.:**
    - The columns are wood columns wrapped in a cementitious trim product to increase durability and an improved painting surface. In the past, HPC has moved to approve similar details and would respectively request a similar approval.
13. **Provide manufacturers cut sheets for windows and doors:**
    - While 5.15.6.I or the COA application does not specially note the requirement of manufacturer cut sheets for "typical" building elements like doors and windows, the basis of design is noted as the Marvin Elevate series, which is a Clad Wood product as permitted in 5.15.6.I.2.a.
14. **Identify window operation:**
    - The window operation has been graphically noted on the elevations and detailed on the window and door schedule in the Final HPC drawings.
15. **Clarify metal roofing material and configuration:**
    - The metal roof is noted as a galvanized 5-V crimp 24" maximum spacing, panel end exposed, which will compliment the existing building on the site. See photo below:

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16. **Use of gutters indicated on the application but not shown on the elevations. Show gutter and downspout locations, finish materials and configuration.**
    - Gutters and downspouts have been added to the elevations. The gutters are galvanized steel half round with matching downspouts.
17. **(duplicate #16) Are proposed shutters operable?**
    - Yes, they are hinged and operable painted panel and Bermuda-style composite wood shutters with simple iron butterfly shutter dogs on the panel shutters. Per 5.15.6.M.1.e, we are requesting the use of composite wood material in lieu of durable wood for the shutters. A majority of the shutters are on the second floor.
18. **(#17) Provide corner and water table details:**
    - These details have been provided in the Final HPC drawings
19. **(#18) Provide additional cornice, soffit, and frieze details:**
    - These details have been provided in the Final HPC drawings

1. **Building height shall be visually similar to those in the neighboring vicinity. Structure appears too tall compared to the other buildings on Bruin Rd.**
    - I appreciate the detailed discussion during the HPRC meeting regarding building height. As agreed, building height is regulated by 5.15.5.F.1.b "building heights are regulated by the number of stories, based upon the designated zoning district." For HG-HD, it clearly notes 2-story buildings are permitted within certain building types, including "Live-work Sideyard" and "Additional Building Type.".
    - Please note, we did change the primary roof pitch from a 10/12 to a 9/12, which lowered the ridge height by 1'-3.5"
    - Specific to referenced comment of 5.15.5.F.1.a - "building height shall be visually similar to those in the neighboring vicinity." Please note the following observations:
        i. Big picture – the overall Neighborhood General Historic District (NG-HD) is filled with a harmonious compilation of one- and two-story structures, often next to, across from and nearby each other.
        ii. While not specifically part of Tabby Roads, this project would be visually associated with the Tabby Road Neighborhood, also part of the HG-HD. Again, the Tabby Roads neighborhood that surrounds our property is a near equal mix of 1.5-story and two-story buildings. There is even a three-story structure centered in the Tabby Roads neighborhood. The primary undeveloped lot next door in Tabby Roads, while not design, could be up to a 2.5-story building per the regulated district.

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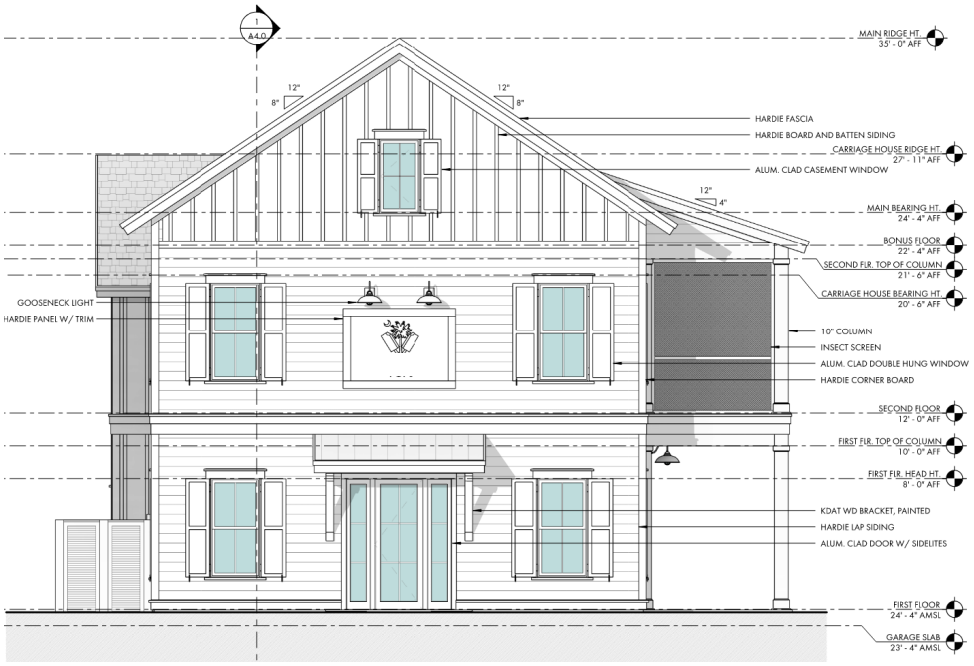
iii. During the discussion, it was noted that there is a "tree-line" along Bruin Rd. which discounted structures behind it. However, this is not accurate noting it as a preserved tree line. There are undeveloped mixed-use lots within Tabby Roads development. These lots are specifically noted to be a mixed-use (commercial/residential). Similar 1-story to 2.5-story "Live-Work Sideyard" structures are permitted and will likely be built with this form in mind. Future structures are likely to look similar to the ones present today. There are currently two 2-story buildings already built along this edge and an additional one conditionally approved by the HPC on 12/4/2024 that is nearly identical in height. See photos below.



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iv. Furthering the discussion, the existing buildings directly abutting this neighborhood block are all two-story buildings or 1.5-story buildings with a 2-story accessory garage behind this property. It would seem logical that this building would also be appropriate as a two-story building. Also note, the existing post office building is 28'-0" to the top ridge, only slightly lower than the proposed building. It was noted to focus on the immediately adjacent buildings. See photos.

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v. Finally, there was some reference to the buildings across the street along Bruin Road. While not part of the Town of Bluffton NG-HD (these properties are in Beaufort County), there is an even greater diversity of size and scale, to which none of these buildings would fit into or be appropriate for the NG-HD district. These buildings include a small "modular" home, a very wide brick ranch, a storage facility, a large 2-story and 3-story apartment complex, warehouses and a dated retail center. See photos below:

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In conclusion, to HPRC Review comment #1, height is regulated by the number of stories, not the neighborhood. A 2-story live-work side yard/additional building type is permitted under the governing UDO. Further, a two-story "Live-work Sideyard" building is appropriate and in concert with the neighboring buildings immediately adjacent to his project and aligned with the neighboring Tabby Roads development along with the buildings on Pritchard St. nearly all of which are two-story buildings.

If we can provide further explanation and answer any questions, please feel free to contact us.

Sincerely,

James C. Atkins Founding Principal
Court Atkins Group

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HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-03-25-019657 36 Wharf Street Two-story Carriage House – New Construction
APPLICANT:	Jamie Guscio (Kingfisher Construction)
PROPERTY OWNERS:	Kathy Barbina and Tim Harris
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Jamie Guscio (Kingfisher Construction), on behalf of Kathy Barbina and Tim Harris, Owners, requests that the Historic Preservation Commission approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD).

INTRODUCTION: The proposed Carriage House is a 2-story structure under a side-facing gable roof with two shed dormers and will include a second-story residence over a one-bay garage. The ground floor will serve as a combination of garage, and home office and gym with a full bathroom. As one accessory dwelling is permitted per lot, the ground floor space would not be able to serve as an additional residence or short-term rental in the future.

The Carriage House features cementitious lap and board and batten siding, cementitious trim, a 5-V crimp roof, vinyl single hung windows, metal doors and a turned down slab that will include a tabby finish to match the foundation of the main house.

The height of the 2-story Carriage House from finished grade is 30'-5" and the main roof is a combination 5:12 and 10:12 pitches. The Carriage House is proposed to be constructed on a slab foundation of 8-inches. The height of the 1.5-story main structure from finished grade is 31'-3/8" with an 8:12 roof pitch. The main structure was built on a 3'-0" foundation. Per UDO Sec. 4.4.1.A.3., the maximum height of an accessory dwelling is two stories or the height of the primary structure, whichever is less. UDO Sec. 5.15.8.F. requires Carriage Houses to be "clearly incidental to, smaller than, and distinguished from the principal building form." After Concept Plan review by the Historic Preservation Review Committee (HPRC), the Carriage House height was reduced 1'-0"; however, the structure continues to appear tall for an accessory dwelling and some proportions awkward and

inconsistent with the main structure, such as 2'-0" eaves and placement of windows within the dormer (e.g., farther below the roofline than the main structure dormers), front porch post/column width (6 inches), and an expression line that is of similar height as the lapboard siding. Town Staff requests a determination from the HPC regarding the appropriateness of these proportions.

This project was presented to the HPRC for conceptual review at the April 14, 2025 meeting. (Attachment 8). It was noted that windows in the dormers appeared too small and that the shed roof should be lowered, and that the left side elevation appeared too blank on the second story left elevation. Detailing of the roof over the garage door was requested to view, among other things, the soffit and to confirm wrapping of the header.

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure consistent development without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec. 3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.**

   a. *Finding*. The application does not appear entirely consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

      Old Town Bluffton Historic District is a locally designated historic district. To ensure that the proposed Carriage House has been designed to be sympathetic to the architectural character of the district, the HPC should determine if the proposed height and proportions are appropriate, as described in the Introduction, and that the items in #2 are addressed.

   b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in #2 of this

Section are met, as well as positive determinations of the HPC noted in the Introduction.

2. **Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

   a. *Findings.* Town Staff finds that if the conditions noted below are met, the proposed Carriage House will be in conformance with applicable provisions provided in Article 5. Additionally, the HPC must make determinations regarding various building elements.

      1) **Height (UDO Secs. 4.4.1.A.3. and 5.15.8.F.):** A further reduction of height to better distinguish the Carriage House as the secondary building on the lot. *A determination by the HPC is sought regarding the appropriateness of the proposed 30'-5" building height.*

      2) **Posts :**
         a. Per UDO Sec. 5.15.6.H., "[c]olumns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Front porch posts are 10'-0" tall; spacing between the posts is approximately 12'-5¾". Unless otherwise approved by HPC, spacing must be revised to comply with the UDO.

         b. Posts are proposed for the front porch that are the same width as the stairwell posts, approximately 6'-0". A wider post—like those used for the main structure (8'-0")—would more substantial and consistent with the posts/columns used for the main structure. *A determination by the HPC is sought regarding the appropriateness of the proposed post width.*

      3) **Vent Material:** The material to be used for the vent has not been identified. While the UDO does not specify material for this element, it should be wood or other material that is equal or better quality than traditional materials, as is required for shutters (UDO Sec. 5.15.6.M.).

      4) **Eaves:** Per UDO Sec. 5.15.6.P.1., "[t]he size of the overhang…should be in proportion with the design of the structure." As proposed, eaves would have a 2'0" overhang, which is deeper than the main structure and appears dis0proportionately wide for the Carriage House. *A determination by the HPC is sought regarding the appropriateness of the proposed eave depth.*

      5) **Doors and Windows:** A door and window schedule is not provided with the plans, but the Project Analysis Sheet states that windows will be

vinyl and all doors metal. A door and window schedule must be provided on the Final Plan. Additionally, the placement of the windows within the dormers appears too low beneath the dormer roofline. While the UDO does not include specific language regarding window placement in a dormer, UDO Sec. 5.15.6.E.7. states that "[i]t is important to consider…the height of the dormer in relationship to the scale of the structure." *A determination by the HPC is sought regarding the appropriateness of the window placement in the dormer, as well as the dormer placement.*

6) **Expression Line:** The proposed expression line is of similar height as the lapboard. Per UDO Sec. 5.15.6.G.2.a., "An expression line shall delineate the division between the first story and the second story." *A determination by the HPC is sought regarding the appropriateness of height of the expression line.*

7) **Garage Roof Detail**: Provide garage roof detailing to include the header and soffit.

8) **Landscape Plan:** With the Carriage House addition, it must be demonstrated that the lot will continue to have a minimum of 75% tree canopy coverage at time of maturity (excluding rooftops). A Tree Permit will be required, and has been submitted, to remove any tree that is 14 or more inches in diameter at breast height (UDO Sec. 3.22.2.B.3.).

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**

   Finding. Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood if revisions are made to address the applicable items in #2 above and the determinations are made regarding the items noted in the Introduction.

4. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure, including the extent to which its alteration or removal would be detrimental to the public interest.**

   Finding. If the conditions #2 of this report are met and HPC determinations made, the proposed plans would be sympathetic in design to the neighboring historic and non-historic resources; therefore, the Carriage House with the recommended revisions would not appear to have any adverse effect on public interest.

5. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following determinations and conditions:

Determinations:

Determinations from the HPC are needed regarding:

1. The appropriateness of certain building proportions, including building height, front porch post widths, eave length, window placement in the dormers and dormer placement, and height of the expression line.

Conditions:

1. Show the vent material on the plan, which must be wood or other material that is equal or better quality than traditional materials.

2. Provide a door and window schedule on the plans.

3. Provide garage roof detail to include the header and soffit material.

4. Show that a minimum of 75% tree canopy coverage at maturity will be provided for the entire lot, not to include roofs.

5. A Tree Removal Permit application must be approved to remove trees that are 14” or greater in diameter at breast height (UDO Sec. 3.22.2.B.3.).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Location and Zoning Map
2. Application
3. Narrative
4. As-Built Survey and Site Plan
5. Photos-Existing House
6. Photos-Trees to be Removed
7. Plan
8. HPRC Comments 04.14.2025

ATTACHMENT 1

LOCATION & ZONING MAP

36 Wharf Street

Neighborhood General-HD District

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Kingfisher Construction	Name: Kathy Barbina/Tim Harris
Phone: 843-368-3905	Phone: 808-351-7813
Mailing Address: 56 Calhoun Street Bluffton	Mailing Address: 36 Wharf Street Bluffton
E-mail: jamie@kingfishercc.com	E-mail: kathy.barbina@charter.com
Town Business License # (if applicable): 24-05-3257	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: 36 Wharf Carriage	Conceptual: ☐	Final: ☒	Amendment: ☐
Project Address: 36 ~~Shraf~~ Wharf Street	Application for:		
Zoning District: NG-HD	☑ New Construction		
Acreage: .1910	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 039 00A 041	☐ Relocation		

Project Description: Build a new 1200 sq ft carriage house 2x6 walls, hardie siding, metal roof

Minimum Requirements for Submittal

- ☐ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☐ 2. Digital files drawn to scale of the Site Plan(s).
- ☐ 3. Digital files of the Architectural Plan(s).
- ☐ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 5. All information required on the attached Application Checklist.
- ☐ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: [signature] Date: 3-5-2025

Applicant Signature: [signature] Date: 3-5-2025

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

ATTACHMENT 2

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW ☐	FINAL REVIEW ☐
2. SITE DATA			
Identification of Proposed Building Type (as defined in Article 5): CARRIAGE			
Building Setbacks	Front: —	Rear: 5'	Rt. Side: 5'	Lt. Side: —

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure			
Ancillary	Carriage	NA	1200
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	
Impervious Drive, Walks & Paths	
Open/Covered Patios	
A. TOTAL IMPERVIOUS COVERAGE	
B. TOTAL SF OF LOT	
% COVERAGE OF LOT (A/B= %)	

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Turned down slab-tabby	Columns	PT wood - 6x6
Walls	2x6 exterior frame - hardie sub/lap exterior	Windows	single hung vinyl
Roof	5V metal galvalume	Doors	metal
Chimney	NA	Shutters	NA
Trim	1x6 hardie / 1x4 hardie	Skirting/Underpinning	NA
Water table	1x10 hardie	Cornice, Soffit, Frieze	Hardie w/exposed pt tails eaves
Corner board	1x6 hardie	Gutters	NA
Railings	2x6 pt	Garage Doors	DALTON - METAL
Balusters	2x2 pt	Green/Recycled Materials	
Handrails	1x4 pt		

ATTACHMENT 2

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☐	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☐	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☐	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☐	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

ATTACHMENT 2

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☐	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☐	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☐	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☐	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☐	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☐	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent — Date: 3-17-2025

Printed Name of Property Owner or Authorized Agent: Tim Harris

Signature of Applicant — Date: 3-5-25

Printed Name of Applicant: JAMES GISCLO

Proposed Construction 36 Wharf Carriage

A Thoughtful Design for Multi-Generational Living

We are excited to propose the construction of a 1200 square foot carriage house, a versatile and functional space designed to meet the needs of a growing and multi-generational family. This thoughtfully planned structure will offer a perfect blend of practicality and comfort, providing ample space for both daily activities and leisure pursuits.

Ground Floor Design

The ground floor of the carriage house will serve multiple purposes, combining essential facilities into a cohesive and efficient layout. Upon entering, you will find a spacious garage, ideal for vehicle storage and additional storage needs. The garage area is designed to accommodate contemporary vehicles while also providing space for bicycles, tools, and other miscellaneous items.

Home Office

Adjacent to the garage, a dedicated home office will be created, offering a serene and focused environment for work or study. In today's fast-paced world, the importance of a quiet and well-equipped workspace cannot be overstated. This office will be equipped with modern amenities, including high-speed internet access, adequate lighting, and ergonomic furniture to ensure productivity and comfort.

Gym

For those who value health and fitness, the carriage house will include a home gym. This space will be tailored to meet various exercise needs, featuring equipment such as treadmills, weights, and yoga mats. The inclusion of a gym within the home ensures that fitness can be seamlessly integrated into daily routines, promoting a healthy lifestyle for all family members.

Bathroom

Convenience is a priority, and the ground floor will also house a fully functional bathroom. This ensures that whether you're working in the office, exercising in the gym, or simply spending time in the garage, you have easy access to necessary facilities. The bathroom will be designed with modern fixtures, ensuring both comfort and style.

Second Floor Design

The second floor of the carriage house will be dedicated to creating a cozy and self-sufficient living space. This one-bedroom apartment will serve as an ideal residence for a family member or guest, providing privacy while still being connected to the main household.

Living Area

The living area will be an open-plan space, integrating the kitchen, dining, and lounging areas. This design promotes a sense of openness and community, making it perfect for small gatherings and daily interactions. The kitchen will be equipped with modern appliances, ample counter space, and storage solutions to meet the needs of any home cook.

Bedroom

A comfortable bedroom will be the highlight of the second floor, offering a tranquil retreat for rest and relaxation. The room will be designed with attention to detail, featuring adequate closet space, large windows for natural light, and a calming color palette to enhance the sense of peace and comfort.

Bathroom

In addition to the bedroom, the apartment will include a separate bathroom, ensuring convenience and privacy for its occupants. The bathroom will be equipped with contemporary fixtures, providing a luxurious experience in a compact space.

The Versatility of Multi-Generational Living

The combination of two families necessitates thoughtful and efficient use of space. The construction of this carriage house addresses the need for additional living areas while fostering a sense of togetherness. The proposed design ensures that all members of the family have access to the facilities they need, while also allowing for personal space and privacy.

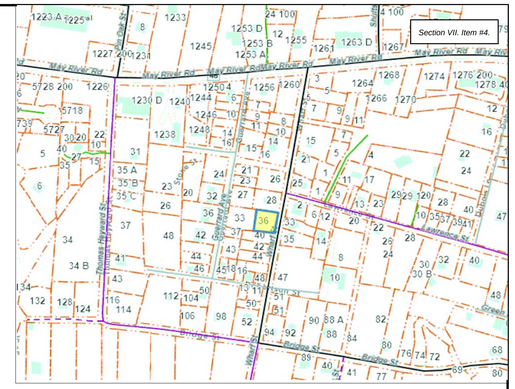
Benefits of the Carriage House

- Enhanced family bonding through shared spaces and activities
- Increased property value with the addition of versatile living quarters
- Flexibility to adapt the space for future needs, such as guest accommodations or rental opportunities

- Improved quality of life with dedicated areas for work, exercise, and relaxation

Conclusion

The proposed construction of a 1200 square foot carriage house is a forward-thinking solution to the challenges of multi-generational living. By providing functional spaces for work, fitness, and living, this carriage house will meet the needs of all family members, enhancing their quality of life and fostering a harmonious living environment. We look forward to seeing this vision come to fruition and to the many benefits it will bring to the family.



LOCATION MAP NOT TO SCALE

REFERENCE PLAT#2

TOTAL AREA
PARCEL 183
OLD AREA
12,475 sq. ft.
0.29 acres
NEW AREA
11,036 sq. ft.
0.25 acres

PARCEL 182A
N/F
MICHAEL & ROSE
HAMILTON

PARCEL 182
N/F
WOODROW SCOTT

PARCEL 417
PROPERTY AREA
9,760 sq. ft.
0.22 acres

PARCEL 184A
N/F
PALMETTO PROPERTY

PARCEL 184
N/F
VICKY S. FOSTER

"X" FOUND IN SIDEWALK

S75°00'44"E 110.57'

N09°48'30"E 100.44

GUERRARD AVENUE 30' R/W

SIDEWALK

SSMH RIM ELEV=23.63'

WIRE FENCE

CHAIN LINK FENCE

37 LOK

14 PLM

IPS 1/2" REBAR

24.02

15 GAL LIVE OAK

220.91

110.31'

IPF 1/2" REBAR

S09°30'53"W 97.01'

PROPERTY LINE

PROPOSED CARRIAGE HOUSE

GRAVEL DRIVE

CONCRETE PATIO

CHICKEN COOP

GRAVEL

WOOD SHED

ONE STORY STUCCO SIDING RESIDENCE FFE=25.44'

TWO STORY WOOD SIDING RESIDENCE FFE=25.78'

PORCH

S/Y

12" PALM

16 PALM

15 LAOK

WIRE FENCE

TWO STORY WOOD SIDING GARAGE FFE=24.15'

TWO STORY WOOD SIDING RESIDENCE FFE=27.40'

TBM SET IN 12" PINE ELEV.=25.55' NAVD 88

S09°30'53"W 80.71

WHARF STREET 30' R/W

(NOTE: TOWN OF BLUFFTON HAS NO RECORD OF R/W SCALED FROM TAX MAP.)

CENTER OF ROAD

EDGE OF PAVEMENT

3.08'

N75°08'31"W 88.89

N09°39'11"E 42.74

S09°34'06"W 35.36

N83°29'39"W 132.10

N79°53'55"W 88.58

3"X3" CMF

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- – FIRE HYDRANT
- – GRATE INLET
- – POWER LINE
- O.H.P.L. – OVER HEAD POWER LINE
- – GUY LINE
- – LIGHT POLE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE

GRAPHIC SCALE

16 0 8 16 32 64

(IN FEET)
1 inch = 16 ft.

REVISED 11/4/2024 TO UPDATE PARCEL 417 & SHIFT WESTERN PROPERTY LINE OF PARCEL 417 15' WEST & REMOVE MOBILE HOME.
REVISED 4/13/2022 TO SHOW PROPOSED DIVISION.

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM

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PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No.16-368BR

STATE OF SOUTH CAROLINA REGISTERED LAND SURVEYOR No.26960 WILLIAM J. SMITH

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WILLIAM J. SMITH, PLS # 26960

SOUTH CAROLINA T-SQUARE SURVEYING No.4595 CERTIFICATE OF AUTHORIZATION COMPANY, LLC

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SEAN BARBINA

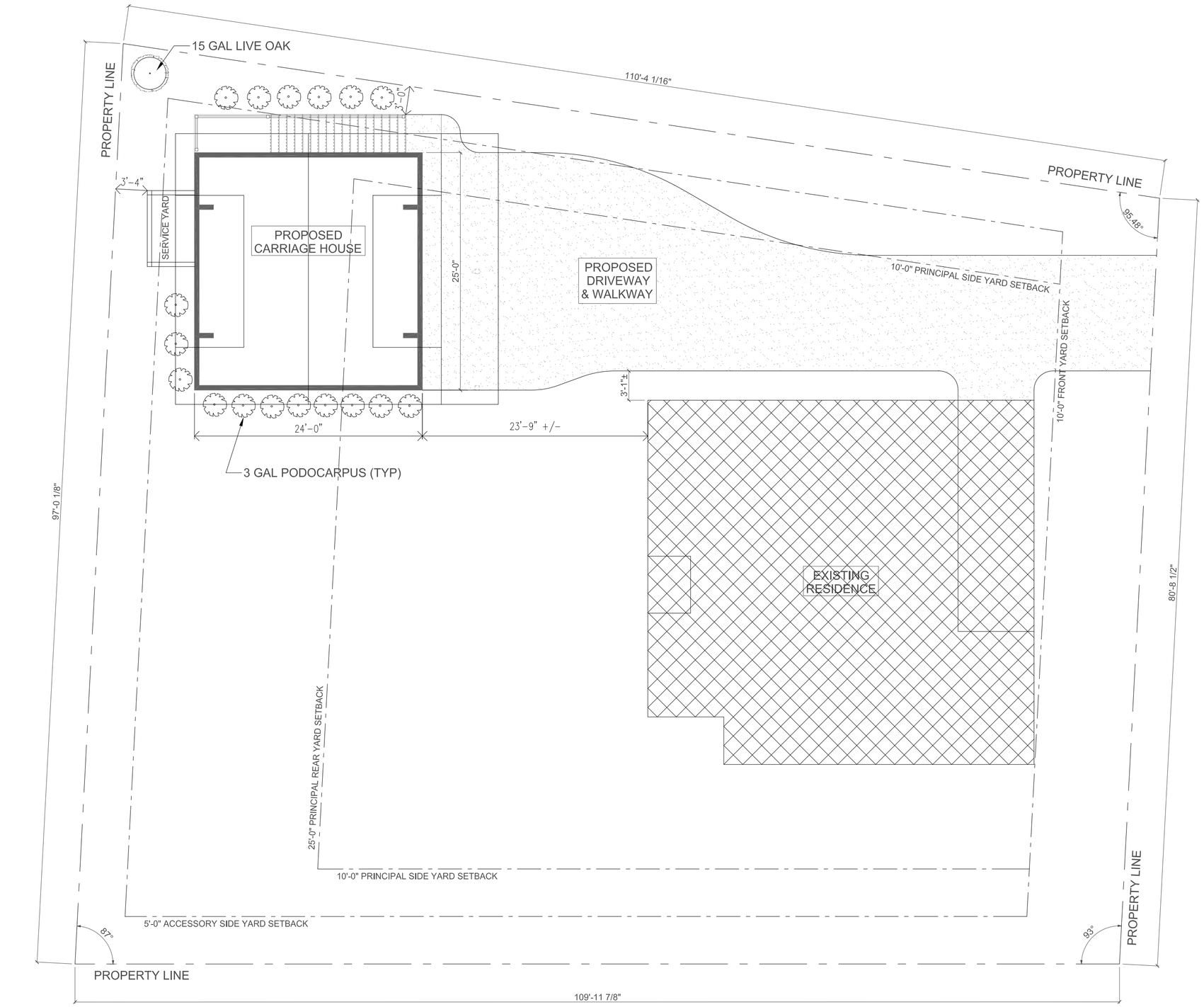
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 183 WHARF STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 183 & 417

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 158 AT PAGE 197

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: NOVEMBER 18,



SITE PLAN

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

SURVEYOR TO CONFIRM ALL DIMENSIONS, LOT ANGLES, SETBACKS AND LOCATION OF EASEMENTS.

REVISION	DATE	
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
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REVISION #7	01/28/2025	KJC
REVISION #8	02/05/2025	KJC
REVISION #9	02/08/2025	KJC

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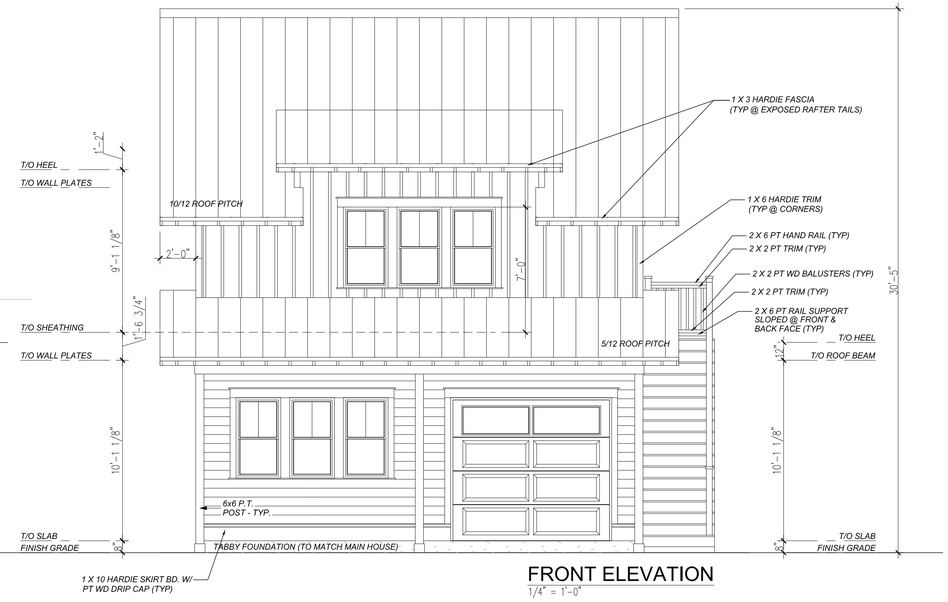
www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE		
NH PROJECT No.: M0660		
LOCATION: 36 WHARF STREET, BLUFFTON, SC		
SIZE: 996 SQ FT		1 OF 11
DRAWN BY: KJC	02/25/2025	

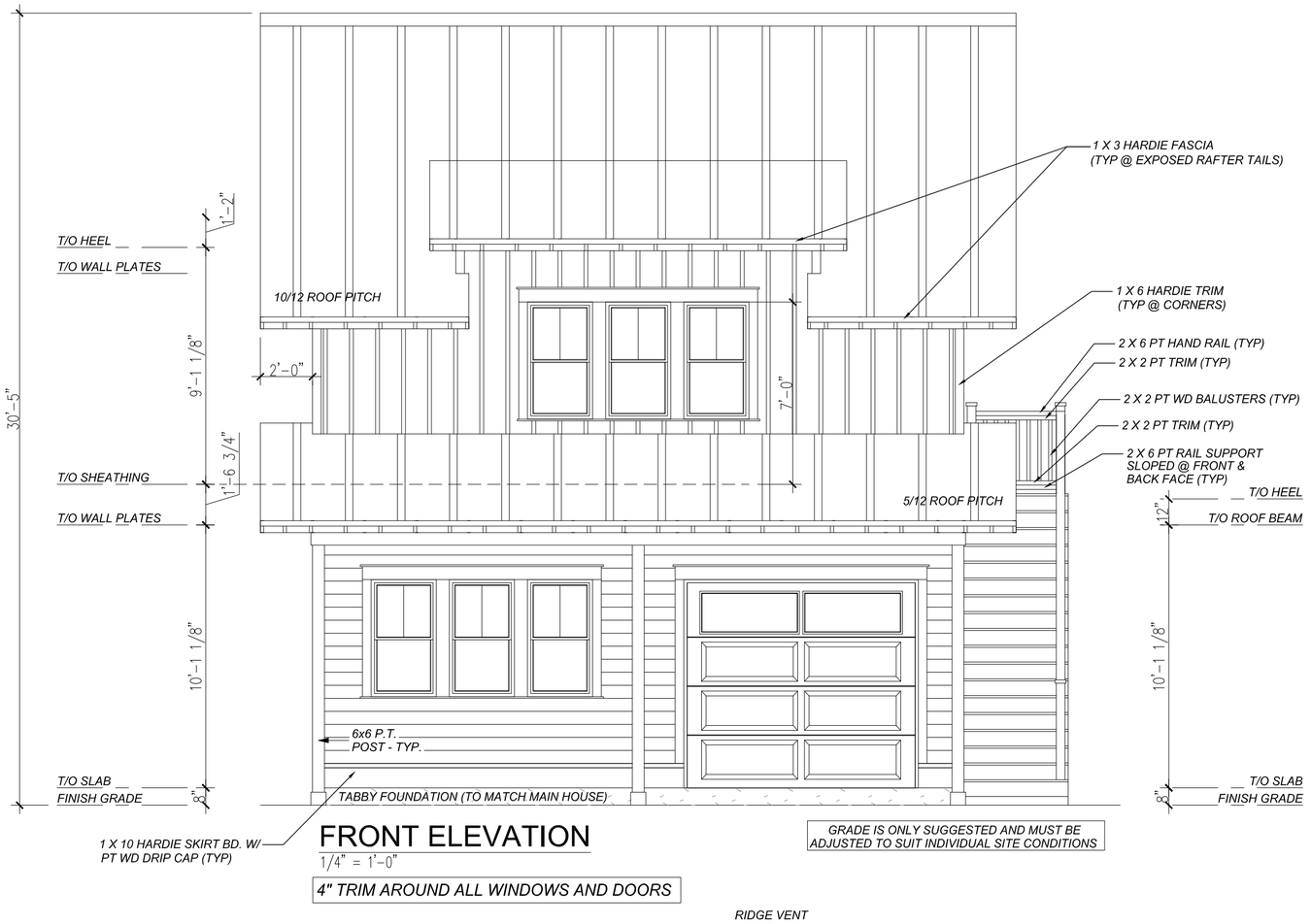
36

EXISTING HOUSE FRONT ELEVATION



FRONT ELEVATION
1/4" = 1'-0"

NEW DETACHED GARAGE FRONT ELEVATION

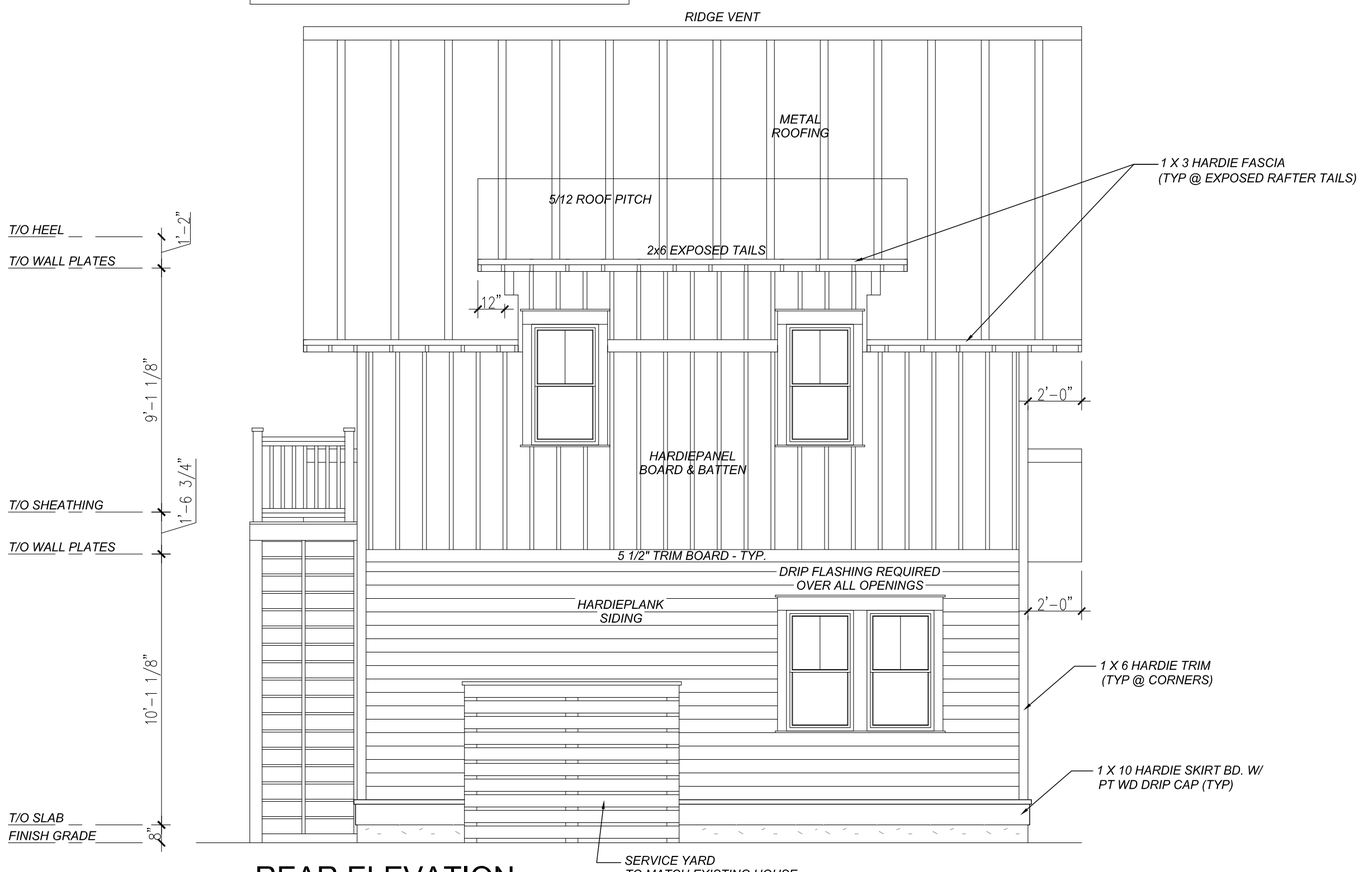


FRONT ELEVATION

1/4" = 1'-0"

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS

4" TRIM AROUND ALL WINDOWS AND DOORS



REAR ELEVATION

1/4" = 1'-0"

REVISION	DATE	
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www.nlc.ca

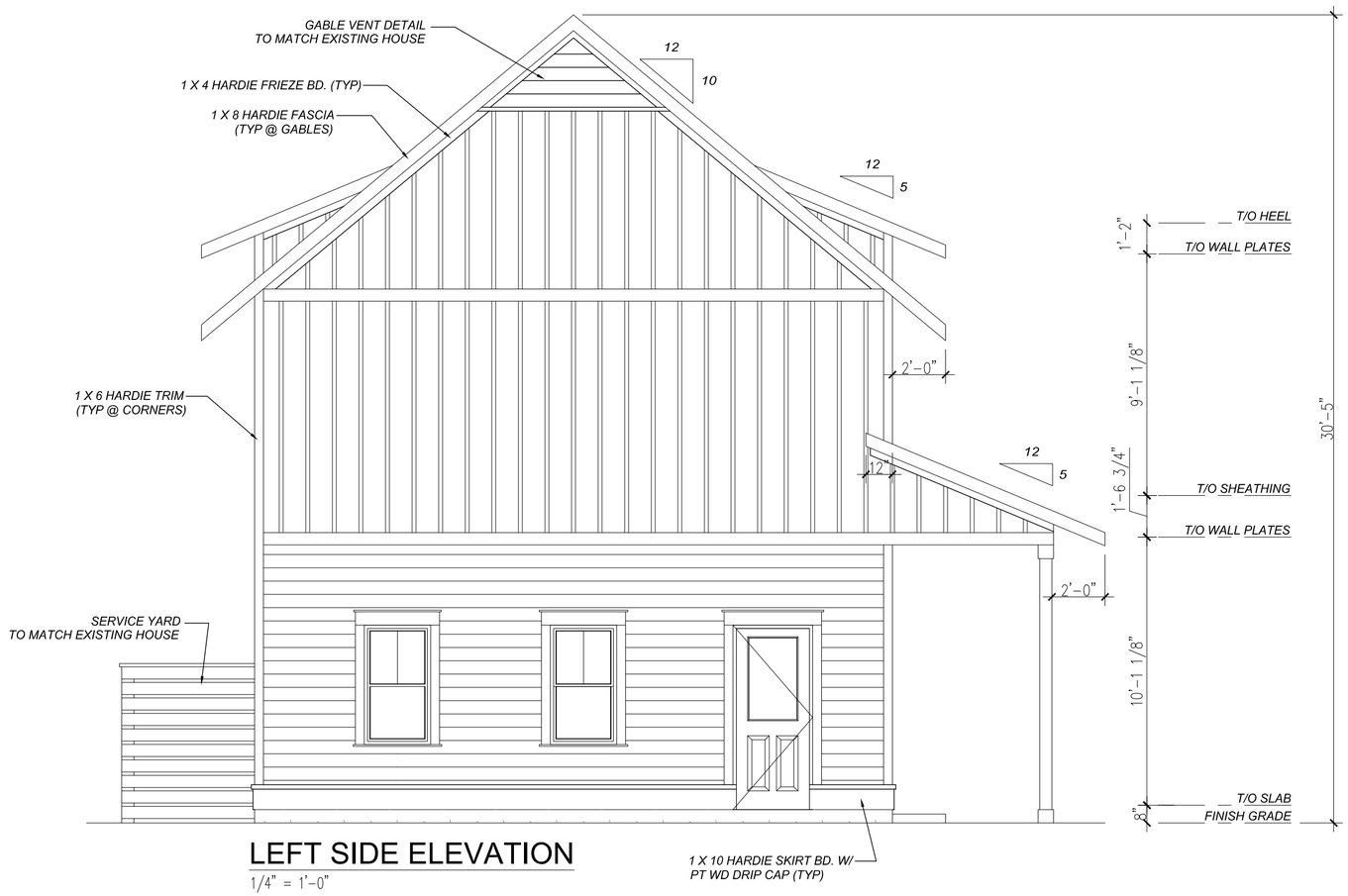
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

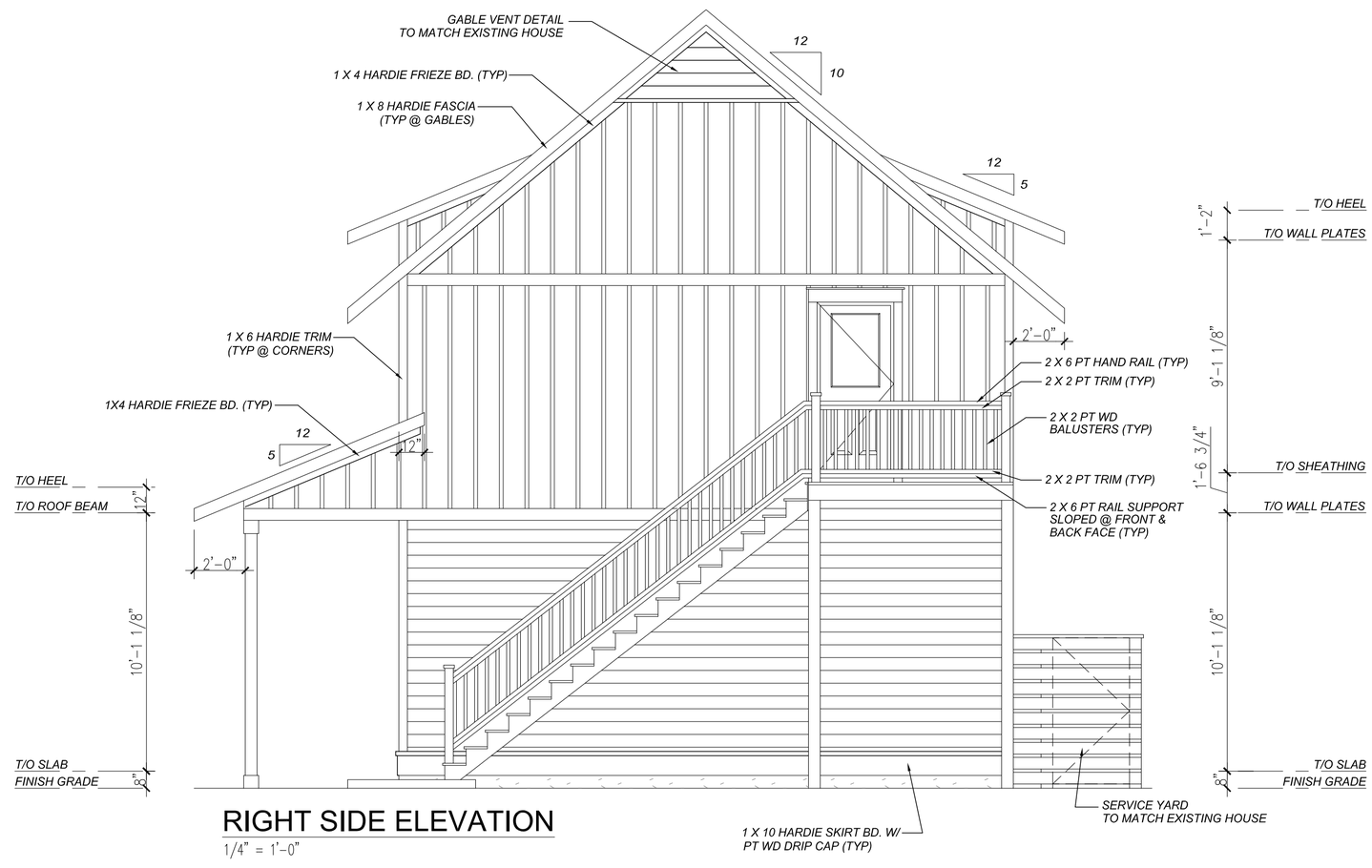
SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

REVISION	DATE	
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
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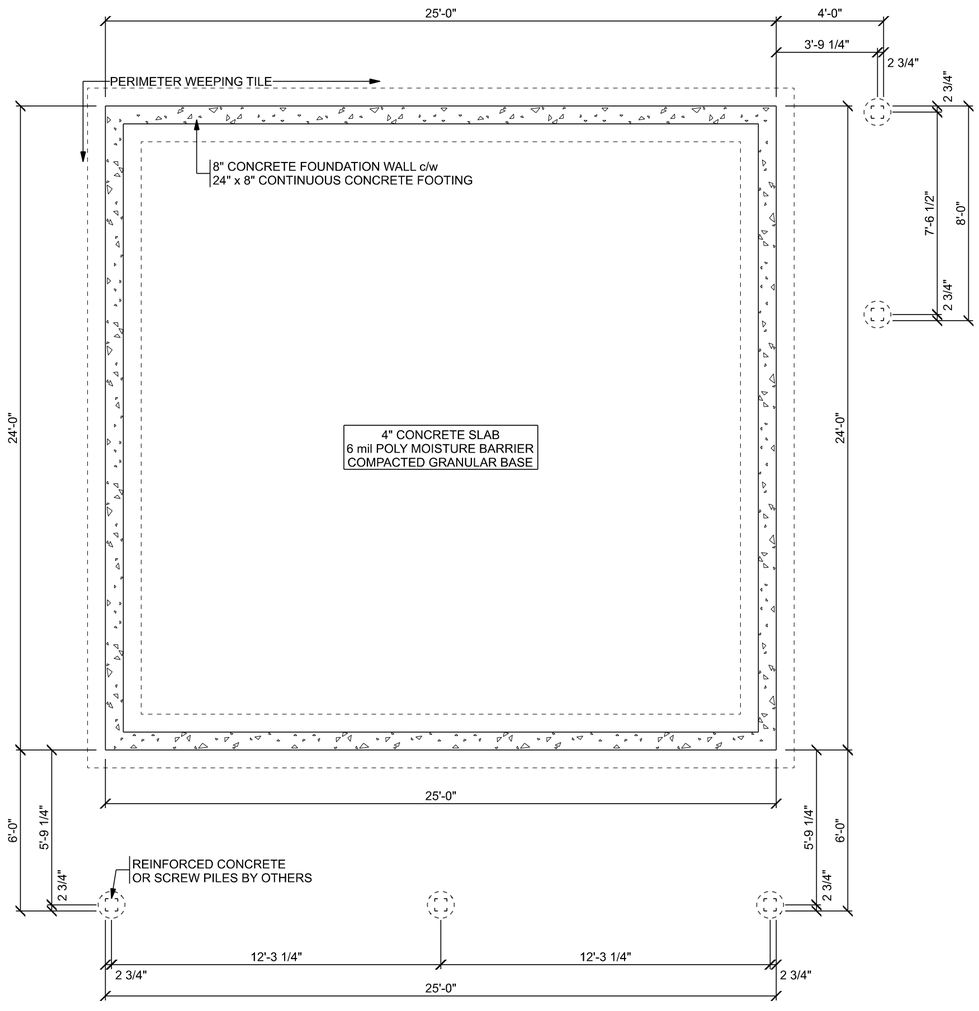

FOUNDATION PLAN

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

SLAB ON GRADE FOUNDATION DESIGN BY P. ENG.

THE FOUNDATION DESIGN AND ALL SPECIFICATIONS MUST BE CONFIRMED BY A PROFESSIONAL ENGINEER AND/OR LOCAL BUILDING OFFICIALS BASED ON LOCAL SOIL CONDITIONS.

REVISION	DATE	
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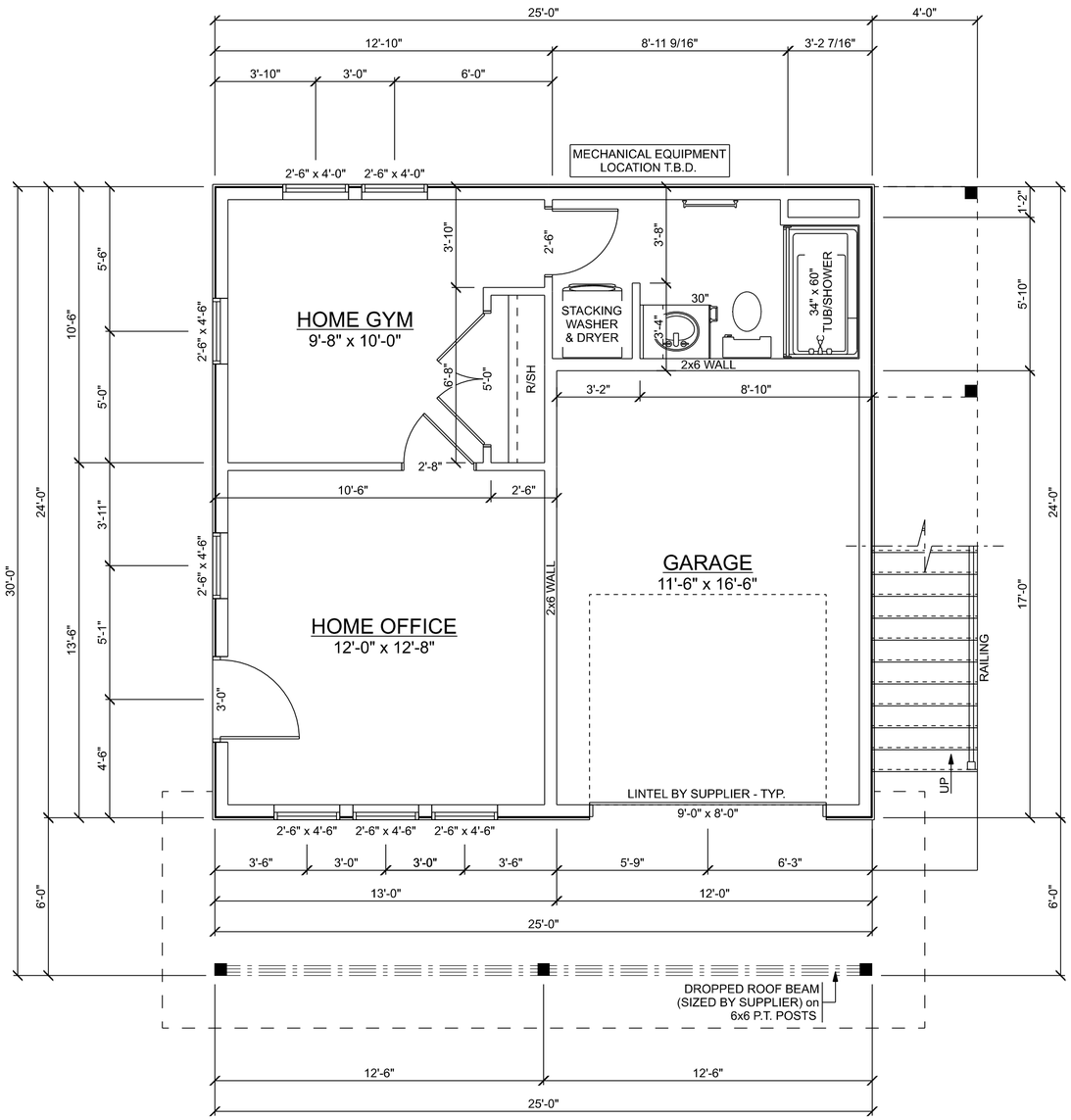
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
396 SQ FT (LIVING)
204 SQ FT (GARAGE)

10'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE

REVISION	DATE	
REVISION #1	12/12/2024	KJC
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REVISION #3	12/21/2024	KJC
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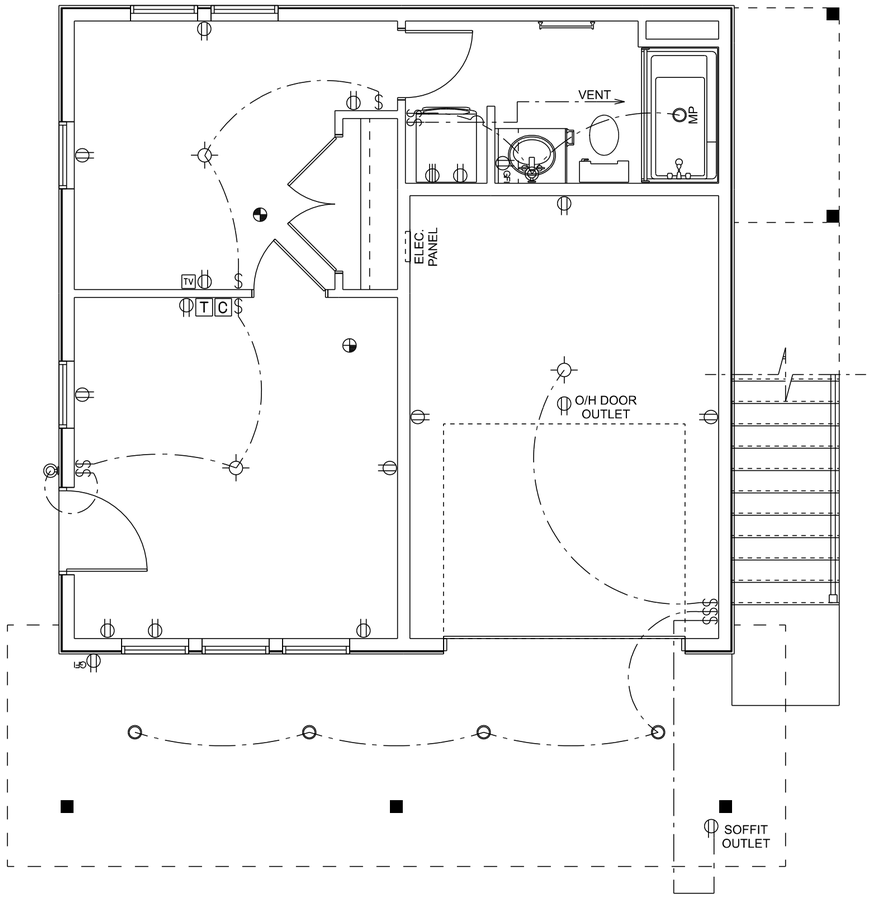
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



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

ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED.

REVISION	DATE	Section VII. Item #4.
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
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ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
Door Chime	C
Electrical Panel	
Light	
Outlet	
Outlet 220V	
Outlet GFI	GFI
Pot Light	
Smoke & CO Detector	
Smoke Detector	
Switch	$
TV Outlet	TV
Thermostat	T
Wall Mount Light	

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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025

REVISION	DATE	
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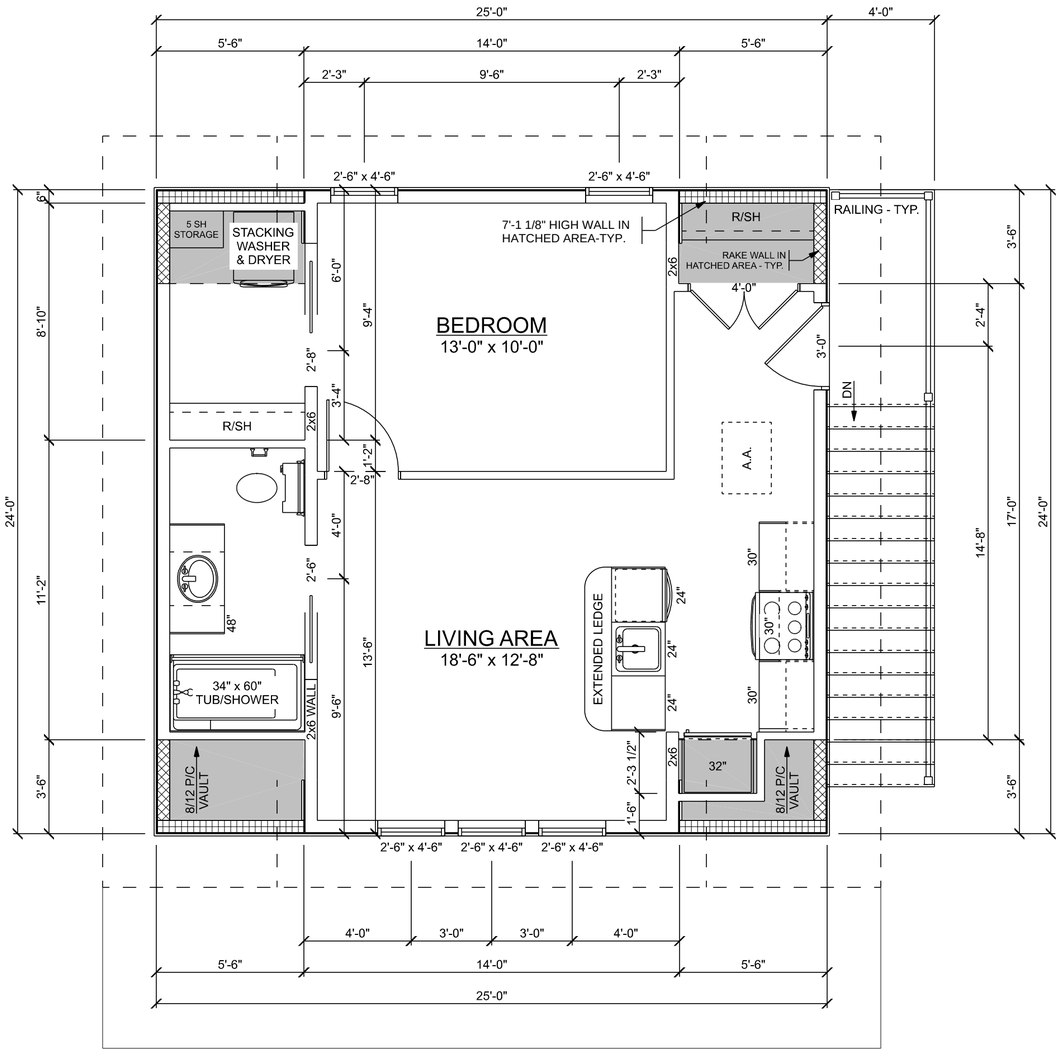

SECOND FLOOR PLAN

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

600 SQ FT

10'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE

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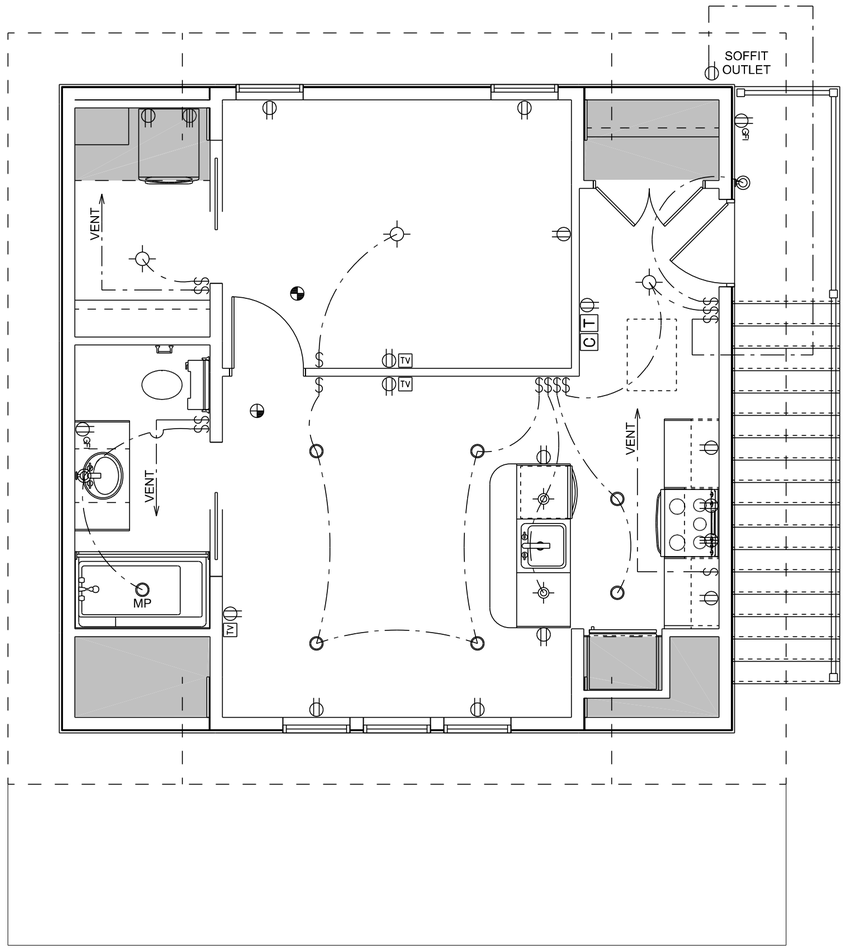
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



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

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ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
Door Chime	C
Light	
Outlet	
Outlet 220V	
Outlet GFI	GFI
Pendant Light	
Pot Light	
Smoke & CO Detector	
Smoke Detector	
Switch	$
TV Outlet	TV
Thermostat	T
Wall Mount Light	

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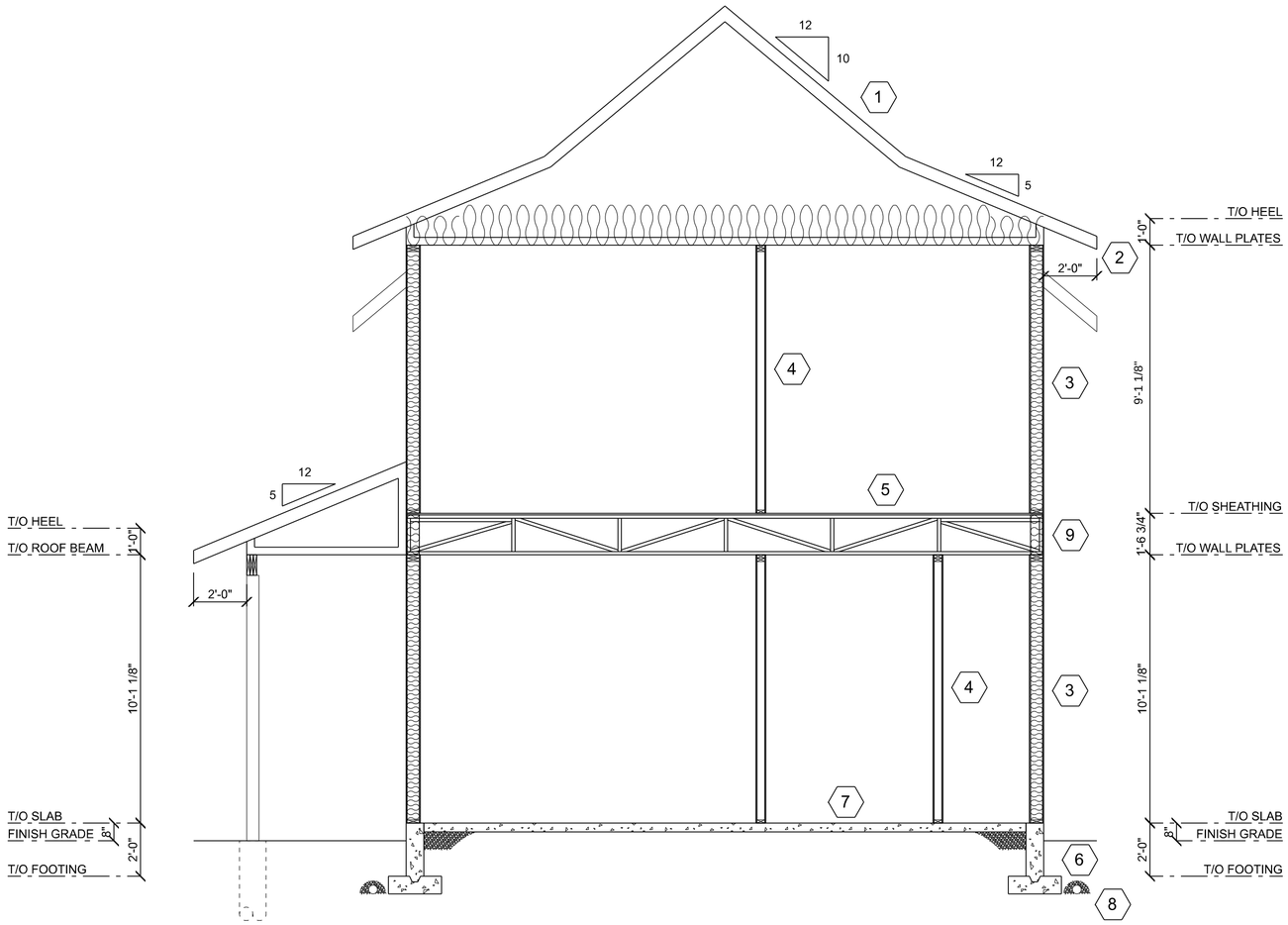
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



BUILDING SECTION A
SCALE: 1/4" = 1'-0"

1 **ROOF SYSTEM**
METAL ROOFING
SYNTHETIC MEMBRANE ROOF UNDERLAYMENT OVER ENTIRE ROOF
5/8" PLYWOOD ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
TRUSS BRACING AS PER MANUFACTURERS RECOMMENDATIONS
R40 FIBREGLASS BATT INSULATION
INSULATION STOPS AT EAVES
6 mil POLY V.B.
5/8" CD DRYWALL

2 **EAVES**
2x6 EXPOSED TAILS
(NO SOFFIT OR FASCIA)

3 **EXTERIOR WALL**
EXTERIOR FINISH AS PER ELEVATIONS
BUILDING PAPER or HOUSEWRAP
7/16" OSB WALL SHEATHING
2x6 STUDS @ 16" o.c. U.N.O.
R22 FIBREGLASS BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL

4 **INTERIOR WALL**
1/2" DRYWALL
2x4 STUDS U.N.O. @ 16" o.c.
1/2" DRYWALL

5 **FLOOR SYSTEM**
FINISHED FLOORING
3/8" OVERLAY (OPTIONAL)
3/4" T & G FIR PLYWOOD FLOOR SHEATHING
18" FLOOR TRUSSES @ 16.0" o.c.
5/8" CD DRYWALL

6 **FOUNDATION WALL**
DAMPPROOF EXTERIOR BELOW GRADE
PARGING ABOVE GRADE
CONCRETE FOUNDATION WALL
(SIZE AND REINFORCING BY P. ENG.) on
CONTINUOUS CONCRETE FOOTING
(SIZE AND REINFORCING BY P. ENG.)

7 **SLAB FLOOR**
CONCRETE SLAB ON GRADE
(DESIGN BY OTHERS)
6 mil POLY MOISTURE BARRIER
8" MIN CRUSHED ROCK

8 **WEEPING TILE**
4" DIA. SOCKED WEEPING TILE IN
6" CRUSHED STONE (CLEAR)
CONNECTED TO SUMP PUMP
OR STORM DRAIN AS REQUIRED
(SLOPE EXCAVATION TO SUMP)

9 **RIM JOIST INSULATION**
SPRAYFOAM INSULATION c/w FIREGUARD
IN ALL PERIMETER JOIST SPACES.
CONTRACTOR TO ENSURE CONTINUITY OF
INSULATION & AVB REQUIREMENTS ARE MET.

REVISION	DATE	
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
REVISION #5	01/14/2025	KJC
REVISION #6	01/19/2025	KJC
REVISION #7	01/28/2025	KJC
REVISION #8	02/05/2025	KJC
REVISION #9	02/08/2025	KJC

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Nelson HOMES™
Trusted Quality and Service Since 1949
Head Office: Highway 16 West & RR 15
Mail: 6609-44 St., Lloydminster, AB T9V 2X1
www.nlc.ca

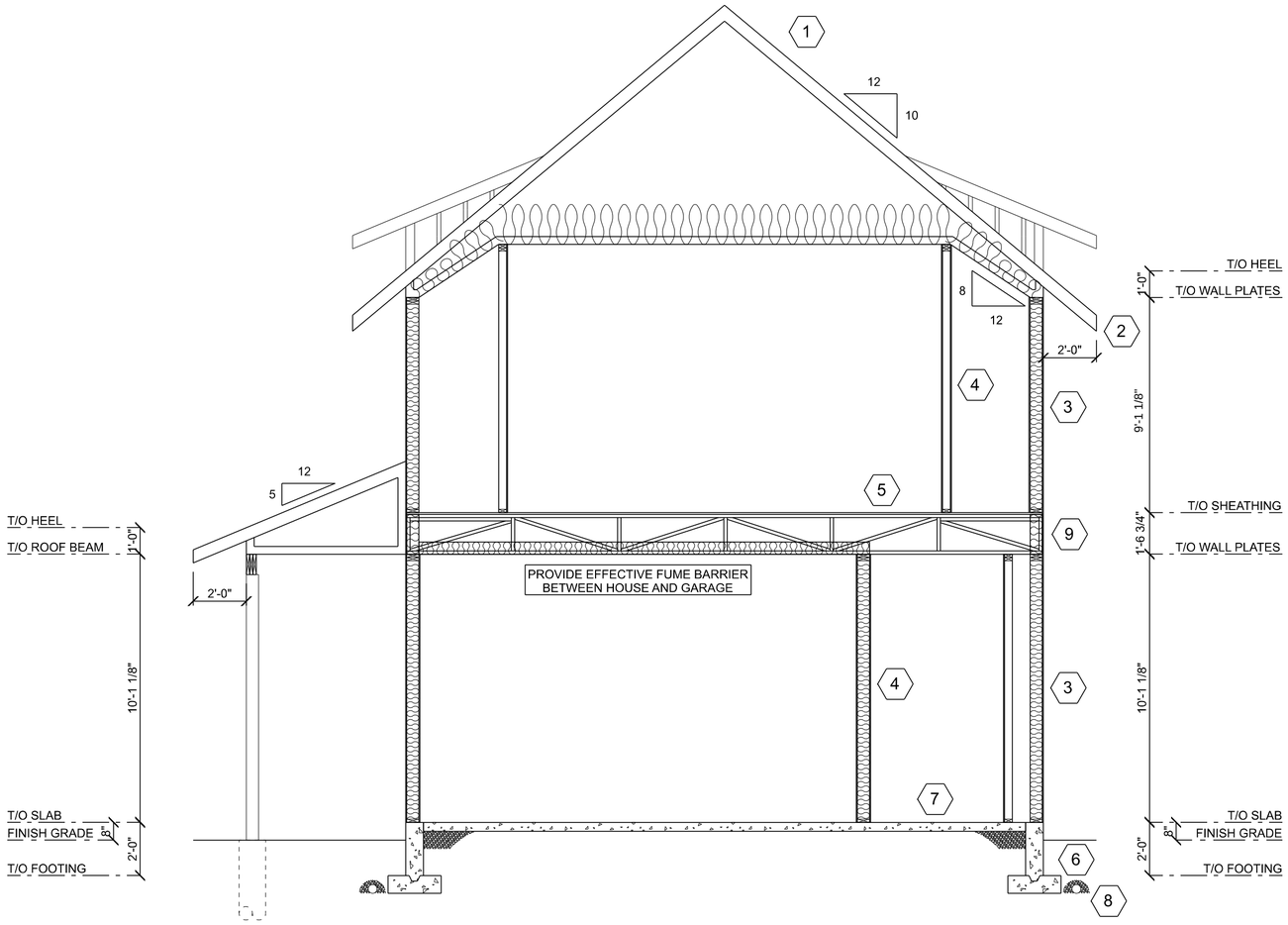
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025



BUILDING SECTION B
SCALE: 1/4" = 1'-0"

REVISION	DATE	
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
REVISION #5	01/14/2025	KJC
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REVISION #8	02/05/2025	KJC
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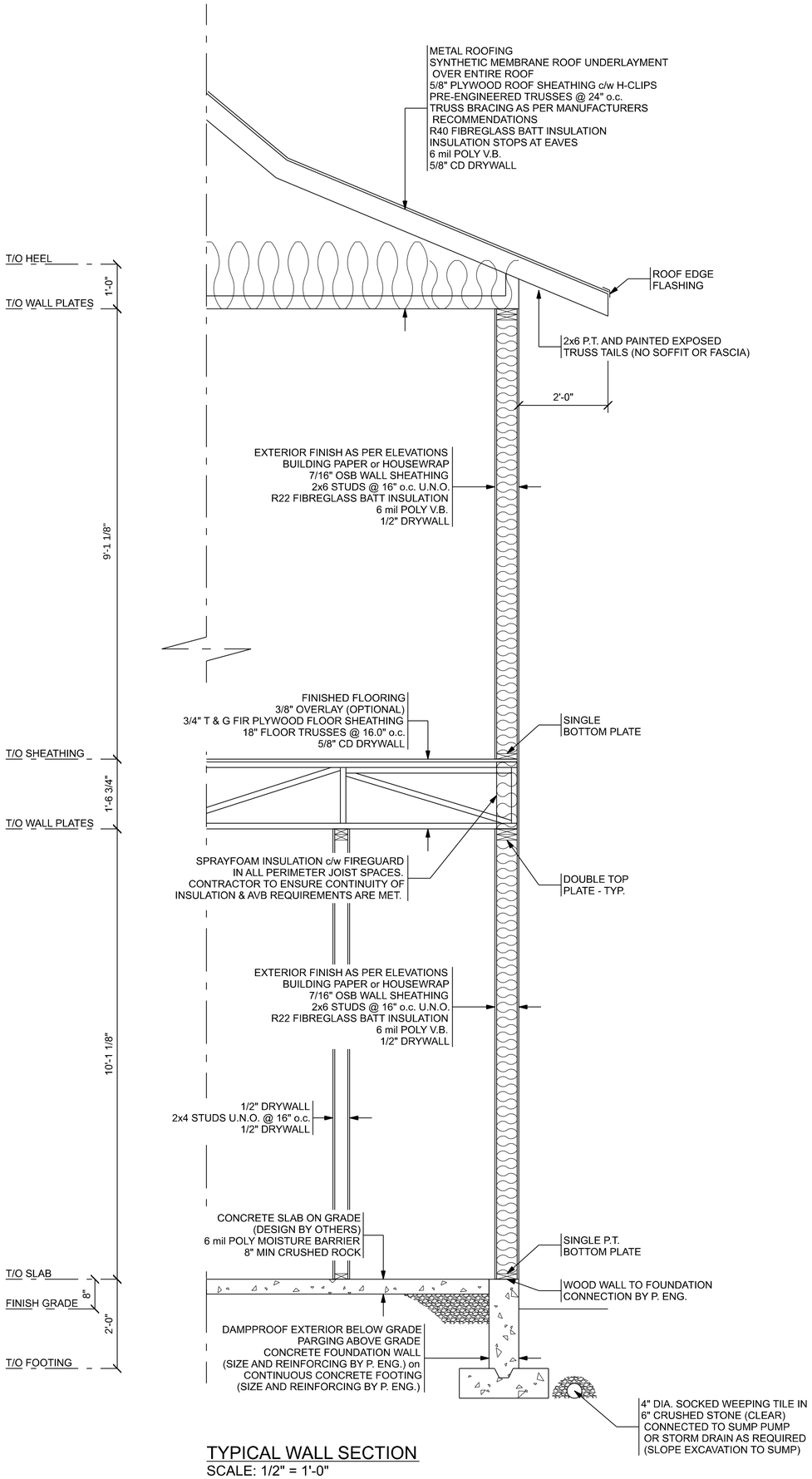
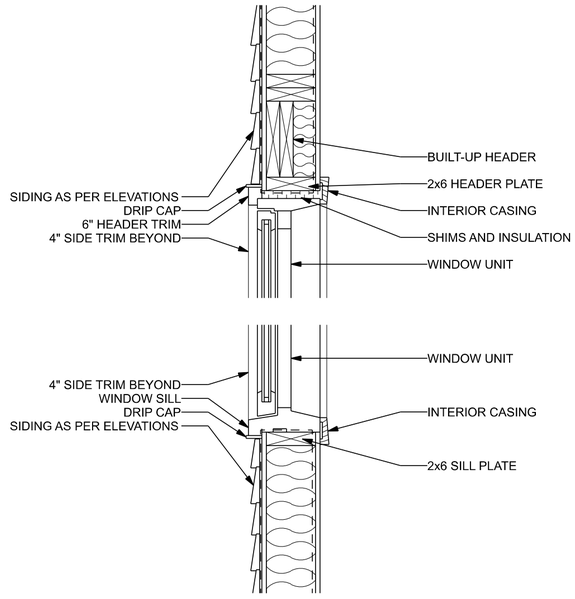


TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



TYPICAL WINDOW HEADER & SILL DETAIL
NTS

REVISION	DATE	
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET, BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC | 02/25/2025

PLAN REVIEW COMMENTS FOR COFA-03-25-019657

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	**Historic District**	**Apply Date:**	**03/19/2025**
Plan Status:	**Active**	**Plan Address:**	**36 Wharf Street BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0417 0000**

Plan Description: **A request by Jaime Guscio (Kingfisher Construction), on behalf of owners, Kathy Barbina and Tim Harris, for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 1200 SF located at 36 Wharf Street (Parcel R610 039 00A 0417 0000). The property is within the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). STATUS (04.01.2025): Scheduled for April 14 HPRC meeting.**

Staff Review (HD)

Submission #: 1 Recieved: 04/10/2025 Completed: 04/10/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	04/10/2025	Charlotte Moore	Approved with Conditions

Comments:

1. These items were not provided as required by the Concept Plan submission: letter of agency from the property owner, survey to scale with all required information mentioned on the application, and photos. Revise project narrative to address the information required by the application. (Applications Manual).
2. The site plan is not consistent with the survey, which includes a missing service yard in the rear of the Carriage House. Please correct on the Final Plan submission.
3. For the ground floor office and gym, there is no internal connection to the second-floor residence and, therefore, cannot be considered as part of that residence. If there is a future desire to convert this space into a dwelling (or a Short Term Rental Unit), it would be a second accessory dwelling unit for the lot and would not be permitted.
4. Height: Provide the height of the carriage house to the roof ridge. The height cannot be taller than the main residence per UDO Sec. 4.4.1.A.3. The maximum allowed height is two stories. It's unclear if there may be a possible half story. A half-story is a "space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath." (UDO Sec. 9.3.E.5.).
5. Setbacks (UDO Sec. 9.3.D.4.): A service yard shows on the site plan but is not shown in the plan set. The service yard and stairs must be at least three (3) feet from the property line.
6. Service Yard (UDO Sec. 5.15.5.F.10.): A service yard detail is missing. Service yards may be enclosed by louvers, lattice, vertical board or board-onboard panels, or such other styles typical of earlier styling. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, may not exceed six (6') feet in height. The service yard location is shown on the site plan, but there is not a detail of the screening material. Provide a detail showing the material and configuration of the proposed service yard.
7. Windows (UDO Sec. 5.15.5.F.4.E.): The rear elevation lacks window verticality. Consider moving the lower windows for a left alignment with the above second-story window.
8. Landscape Plan (UDO Sec. 5.3.3.G.): Provide a Landscape Plan with the Final Plan. The proximity of the large tree in the side yard is of concern, as well as a tree in the rear yard. We are aware that a Tree Permit request has already been submitted (10-24-2342). A residential lot must contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. Replace the dead tree that was required as part of the main structure COFA approval.
9. For the Final Plan, provide a project analysis sheet that shows all the applicable information, including information for proposed materials, dimensions and operation (this will need to be shown on Final Plan). Provide all required items indicated in the COFA-HD applications, including the details (foundation, doors, windows, columns, water table, railings, materials, detailed wall section through eave, etc). The Final Plan will not be scheduled for the HPC until all applicable items are received.

HPRC Review	04/10/2025	Charlotte Moore	Approved with Conditions

Comments:

1. The structure appears very tall, especially the second floor. Consider reducing the plate for the roof by at least one (1) foot or so.
2. Provide a drawing of the existing house and the proposed carriage to view the mass.
3. Provide the detailing of the roof over the garage door, including soffit detail. The header should be wrapped.
4. The windows in the dormer appear too small in the mass. Consider moving the roof down to change this.
5. The left side elevation appears too blank on the second floor.

Beaufort Jasper Water and Sewer Review	04/10/2025	Matthew Michaels	Approved

Comments:

No comments at this time.

Transportation Department Review - HD	04/10/2025	Mark Maxwell	Approved

Comments:

No comments.

Watershed Management Review	04/10/2025	Samantha Crotty	Approved

Comments:

Comments may be provided at time of Final submission.

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-05-18-011989 27 Bridge Street – Amendment to an Approved COFA
APPLICANT:	Jason Broene (Court Atkins Architects, Inc.)
PROPERTY OWNERS:	Mike Nerhaus and Jessica Foley
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Jason Broene (Court Atkins Architects), on behalf of the Owners, Mike Nerhaus and Jessical Foley, requests that the Historic Preservation Commission (HPC) approve the following application:

> An amendment to the approved Certificate of Appropriateness to allow the installed brick foundation to remain for the house under construction at 27 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood Conservation-HD.

INTRODUCTION: On April 7, 2022, the HPC approved a COFA-HD with conditions for construction of a 4,120 SF 1.5 story single-family residence and a 1,188 SF Carriage House at 27 Bridge Street. The Final Plan was stamped by Town staff on July 10, 2023.

Since the initial COFA approval, there have been Staff-approved amendments to change windows from double-hung to a casement operation and to add a wood front porch railing (September 3, 2024), as well as a change of roof material from asphalt shingles to 5-V crimp (September 10, 2024).

Since September 2024, additional changes have been made or are sought, some of which require review and approval. Shutters are no longer desired (and are not required by the UDO), a side yard service area was expanded and constructed, and a backyard pool will not be installed and is to be replaced with a basketball half-court. The front porch stairs and decking were changed from wood to brick. Additionally, the main structure foundation was changed from a COFA-approved concrete foundation with tabby shell coating to a concrete foundation with the addition of false brick piers and solid brick between the piers. A COFA amendment was not approved for the foundation change prior to installation.

As shown in the October 2024 Google Street View photo on the next page, false brick piers were constructed. When inspecting the service yard expansion earlier this year, Town staff discussed the inset area between the piers with the builder prior to the solid brick

installation. Staff indicated that that brick in a pierced/open bond configuration would be acceptable, as would wood louvered panels to comply with the UDO. The inset area was later finished with solid brick, contrary to the discussion and the UDO requirements.

Solid brick foundations are not characteristic of residential buildings within Old Town and are not permitted by UDO Sec. 5.15.6.O. Permitted inset materials are brick lattice, horizontal or vertical wood lattice and wood louvered vents, to give the appearance of a raised foundation. As installed, the false piers are now virtually indistinguishable from the inset area.

When Town Staff noticed that brick had been installed, Staff notified the Applicant and explained that Staff could not approve the installation. Therefore, approval of the brick foundation as constructed is sought from the HPC by the Applicant.

In addition to the foundation change, this COFA amendment includes a revised Landscape Plan that shows the addition of the half-court, fencing that was not previously proposed, and revised landscaping, including an expanded area of concrete and crushed shell instead of sod. It should be noted that revisions to the Landscape Plan are identified as “Permit Set,” which is incorrect. Town Staff has *not* approved the revised Landscape Plan dated July 8, 2025.

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in

Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

To maintain the character of Old Town Bluffton Historic District, alterations shall be consistent with the standards, criteria and guidelines developed for the District. Per UDO Sec. 3.18.3.A., the HPC shall consider the criteria below in its consideration of the COFA-HD application. A Staff Finding is provided for each.

1. **Consistency with the principles set forth in the Old Town Master Plan and Town of Bluffton Comprehensive Plan.**

   a. *Finding*. The Old Town Master Plan initiatives include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO.

      A form-based code was adopted by the Town to ensure that new buildings within Old Town are architecturally and materially consistent with Bluffton's vernacular. The foundation as constructed is not consistent with UDO Sec. 5.15.6.O. as described in the Introduction of this report.

   b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The amendments will be in conformance with those standards if the conditions noted in #2 of this Section are met.

2. **The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

   a. *Finding*. Town Staff finds that if the conditions noted below are met and/or approved by the HPC, the proposed amendments will be in conformance with applicable provisions provided in Article 5:

      1) **Foundation (UDO Sec. 5.15.6.O.):** The foundation of the main house was constructed with brick piers and insets of solid brick between the piers. Brick insets must have an open bond/pierced pattern to comply with the UDO. *The HPC must determine if the solid brick inset pattern is appropriate*.

      2) **Fence Height:** The Landscape Plan shows that a fence is proposed around a portion of the lot perimeter. Two fence types are proposed. In the front and side yards, the fence will be a 3'-6" tall wood post fence with hogwire. In the

rear yard, a 6'-0" tall wood louvered privacy fence is proposed. The Landscape Plan shows a 6'-0" *minimum* height for the privacy fence; the word "MIN" must be removed as it is the maximum height.

3) **Impervious Surface:** As the revised Landscape Plan shows additional impervious surface, the Town's Stormwater and Watershed Management Division must approve the Landscape Plan.

3. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. If the conditions #2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the amendments, with the recommended revisions, would have no adverse effect on the public interest.

4. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following determinations and conditions:

Determination:

A determination from the HPC is needed regarding:

1. The appropriateness of the solid brick foundation as installed. If determined that it is not, an alternate material and/or configuration must be indicated.

Conditions:

1. The height of the privacy fence must be no taller than 6'-0" and shown as the maximum height on the Landscape Plan.

2. The Town's Stormwater and Watershed Management Division must approve the revised Landscape Plan.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Location & Zoning Map
2. Application
3. Narrative
4. Plans (Amendment)
5. Landscape Plan (Amendment)
6. Initial COFA Approval 09.23.2024

ATTACHMENT 1

LOCATION & ZONING MAP

27 Pritchard Street

Neighborhood Conservation-HD District

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Court Atkins Architects, Inc.	**Name:** Mike Nerhus and Jessica Foley
Phone: 843-815-2557	**Phone:** 843-540-7874
Mailing Address: PO Box 3987 Bluffton, SC 29910	**Mailing Address:** 38 Blue Trail Ct. Bluffton, SC 29910
E-mail: jason.broene@courtatkins.com	**E-mail:** mike@riverdogbrewing.com
Town Business License # (if applicable): LIC-4-12-8068	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Nerhus Residence

Conceptual: ☐ **Final:** ☐ **Amendment:** ☑

Project Address: 27 Bridge Street

Zoning District: Neighborhood Conservation - HD

Acreage: .588

Tax Map Number(s): R610 039 00A 0052 0000

Application for:

- ☑ **New Construction**
- ☐ **Renovation/Rehabilitation/Addition**
- ☐ **Relocation**

Project Description: Request to changes to the exterior of the building as described in the attached narrative. (Building foundation material and landscape plan).

Minimum Requirements for Submittal

- ☐ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☐ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.**

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: **Date:** 7/09/2025

Applicant Signature: **Date:** 7/09/2025

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. **Compliance with these procedures will minimize delays and as sure expeditious application review.**

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee **at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.**	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD **Application with the required submittal materials during an mandatory Application Check-In Meeting where the UDO Administrator** or designee **will review the submission for completeness.** Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	**Staff**
If the UDO Administrator or desginee, **determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.**	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee **will review the submission for completeness.**	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee **shall issue the Certificate of Appropriateness - HD.**	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW ☐	FINAL REVIEW ☐
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5):				
Building Setbacks	Front:	Rear:	Rt. Side:	Lt. Side:

3. BUILDING DATA			
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure			
Ancillary			
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	Coverage (SF)
Building Footprint(s)	
Impervious Drive, Walks & Paths	
Open/Covered Patios	
A. TOTAL IMPERVIOUS COVERAGE	
B. TOTAL SF OF LOT	
% COVERAGE OF LOT (A/B= %)	

5. BUILDING MATERIALS			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation		Columns	
Walls		Windows	
Roof		Doors	
Chimney		Shutters	
Trim		Skirting/Underpinning	
Water table		Cornice, Soffit, Frieze	
Corner board		Gutters	
Railings		Garage Doors	
Balusters		Green/Recycled Materials	
Handrails			

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

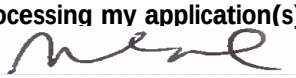
Concept	Final	BACKGROUND INFORMATION.
☐	☐	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☐	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☐	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☐	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☐	**PHOTOS:** Labeled c**omprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.**
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.**
☐	☐	**FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).**
☐	☐	**ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.**
☐	☐	**ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.**
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.**
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☐	**TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.**
☐	☐	**LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.**
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

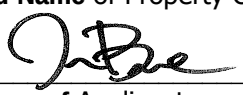
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent — **Date** 7/09/2025

Mike Nerhus

Printed Name of Property Owner or Authorized Agent



Signature of Applicant — **Date** 7/09/2025

Jason Broene

Printed Name of Applicant

COURT ATKINS
GROUP

July 9, 2025

Town of Bluffton
Ms. Charlotte Moore, Principal Planner
20 Bridge Street
Bluffton, South Carolina 29910
cmoore@townofbluffton.com

Re: Amendment 4 Submittal Request for Nerhus Residence COFA-05-011989

Charlotte,

Please see attached documents for requested design changes to the Nerhus Residence located at 27 Bridge Street.

1. The Owner has requested that the exposed foundation walls for the residence be changed to a solid brick foundation around the entire perimeter of the residence as noted in sections 5.15.6.G.1 Building Walls – General Requirements in the UDO.

2. Wood railing has been added to the front porch with vertical wood pickets spaced 4" O.C. as required by the UDO.

3. The Owner has requested changes to the landscape plan and additional fencing around the perimeter of the site, replacing the pool with a sports court, and updates to the plants / planting plan. Please see revised landscape drawing set.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

Jason Broene, Studio Manager

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

RESIDENTIAL | COMMERCIAL | INTERIORS

PERMIT SET

THE NERHUS RESIDENCE

27 BRIDGE STREET, BLUFFTON, SOUTH CAROLINA 29910

SHEET INDEX

A0.0 COVER PAGE
A1.0 SITE PLAN
A1.1 FOUNDATION AND FLOOR PLAN NOTES
A2.0 FOUNDATION PLAN
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A2.3 ROOF PLAN
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 MINOR ELEVATIONS
A4.0 BUILDING SECTIONS
A5.0 DETAILS
A5.1 DETAILS
A5.2 DETAILS
A6.0 DOOR & WINDOW SCHEDULE
E2.1 FIRST FLOOR ELECTRICAL
E2.2 SECOND FLOOR ELECTRICAL

STRUCTURAL DRAWINGS

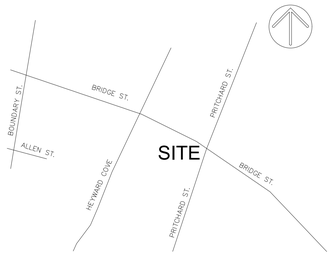
S100 COVER SHEET
S101 FOUNDATION PLAN
S102 SECOND FLOOR FRAMING PLAN
S103 CEILING FRAMING PLAN
S104 ROOF FRAMING PLAN
S201 DETAILS
S301 DETAILS
S302 DETAILS

LANDSCAPE DRAWING

CS COVER SHEET
L1 SWPP PLAN
L2 KEY SHEET AND LAYOUT PLAN
L3 GRADING PLAN
L4 LIGHTING AND PLANTING PLAN
L5 PLANT SCHEDULE AND DETAILS
L6 SITE DETAILS-01
L7 SITE DETAILS-02
L8 SITE DETAILS-03

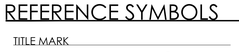
SURVEY

VICINITY MAP - N.T.S.



REFERENCE SYMBOLS

TITLE MARK

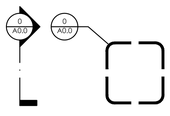


SECTION MARK

ELEVATION MARK

CUT LINE

DETAIL MARK



WALL DESIGNATION

DOOR NUMBER

WINDOW TAG

EQUIPMENT TAG

REVISION TAG

DATUM POINT

NORTH ARROW

GENERAL NOTES

NOTE TO GENERAL CONTRACTOR: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATIVE AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENTAL ENGINEERING DOCUMENTS.

- THESE DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE. CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECTS BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECTS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS AT COURT ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

R-3 RESIDENTIAL

REGULATION 11-12.8.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ASF	ABOVE SUBFLOOR
A/C	AIR CONDITIONER
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
BD	BOARD
BF	BI-FOLD
BLKG	BLOCKING
BLDG	BUILDING
B.O.	BOTTOM OF
BOD	BASIS OF DESIGN
BRG	BEARING
BTW	BETWEEN
CAB	CABINET
CANT	CANTILEVER
CEN	CENTER
CJ	CEILING JOIST
CL	CENTERLINE
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FDTN	FOUNDATION
FF	FIRST FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIX	FIXTURE
FIXT	FIXTURE
FLUOR	FLUORESCENT
FLR	FLOOR
FRZ	FREEZER
FRMG	FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE
GL	GLASS
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JNT	JOINT
KS	KNEE SPACE
LAM	LAMINATE
LL	LIVE LOAD
LT	LIGHT
LIN	LINEN
MA	MASONITE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PEMB	PRE-ENGINEERED METAL
BLDG	
PL	PLATE
PNL	PANEL
PNT	PAINT
PR	PAIR
PT	PRESSURE TREATED
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
PLY	PLYWOOD
PWDR	POWDER ROOM
R	RISER
R & S	ROD & SHELF
RAG	RETURN AIR GRILL
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
RV	RIDGE VENT
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SIM.	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE FEET
STD	STANDARD
STL	STEEL
STOR	STORAGE
SYS	SYSTEM
T	TREAD
T.O.	TOP OF
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCOUNTER
UNFIN	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VER	VERIFY
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
W/D	WASHER-DRYER
WH	WATER HEATER

BUILDING CODE SUMMARY

NAME OF PROJECT:	THE NERHUS RESIDENCE
ADDRESS:	27 BRIDGE STREET BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
OWNER / CONTACT PERSON:	MIKE NERHUS
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural	SOUTHERN CONSULTING	#34907	(843) 718-2525
Civil			
Land Planning / Landscape	WITMER JONES KEEFER		(843) 757-7411

BUILDING DATA:

OCCUPANCY CLASSIFICATION:	RESIDENTIAL GROUP R-3
MIXED OCCUPANCY:	Yes ____ No X Separation N/A Hr.
CONSTRUCTION TYPE:	☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ V-B
MIXED CONSTRUCTION:	Yes ____ No X Type ____
SPRINKLERED:	Yes ____ No X
FIRE DISTRICT:	Yes ____ No X
BUILDING HEIGHT:	+/-33'-4" AFF Number of Stories: 1.5
MEZZANINE:	Yes ____ No X
HIGH RISE:	Yes ____ No X

GROSS BUILDING AREA:

MAIN HOUSE:	
FIRST FLOOR:	
Heated and Cooled	3,192 GROSS SQ. FT.
Covered and Enclosed	1,050 GROSS SQ. FT.
SECOND FLOOR:	
Heated and Cooled	897 GROSS SQ. FT.
Covered and Enclosed	0 GROSS SQ. FT.
Heated and Cooled Area	4,089 GROSS SQ. FT.
Total Covered and Enclosed Area	1,051 GROSS SQ. FT.
Total Gross Area (H/C & C/E)	5,140 GROSS SQ. FT.
CARRIAGE HOUSE:	
FIRST FLOOR:	
Heated and Cooled	0 GROSS SQ. FT.
Covered and Enclosed	751 GROSS SQ. FT.
SECOND FLOOR:	
Heated and Cooled	437 GROSS SQ. FT.
Covered and Enclosed	0 GROSS SQ. FT.
Heated and Cooled Area	437 GROSS SQ. FT.
Total Covered and Enclosed Area	751 GROSS SQ. FT.
Total Gross Area (H/C & C/E)	1,188 GROSS SQ. FT.

COURT ATKINS GROUP
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

THE NERHUS RESIDENCE
27 BRIDGE STREET
BLUFFTON, SC 29910

STATE OF SOUTH CAROLINA — COURT ATKINS ARCHITECTS, INC. — BLUFFTON, SC — No. 100019 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — JAMES C. ATKINS — BLUFFTON, SC — No. 10693 — REGISTERED ARCHITECT

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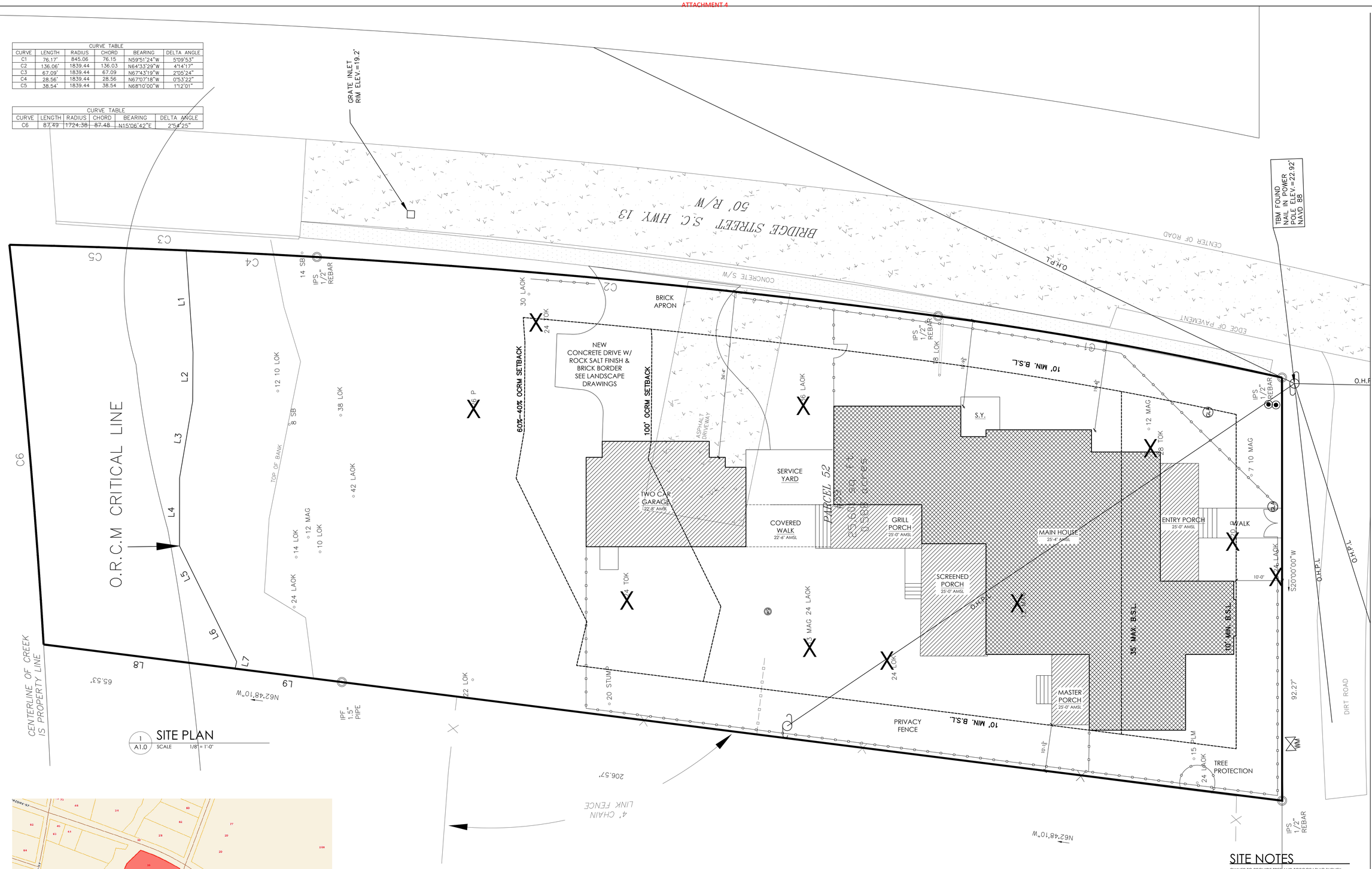
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

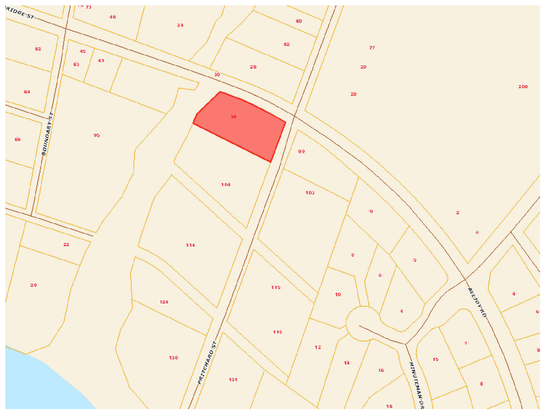
COVER
A0.0

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	76.17'	845.06	76.15	N59°51'24"W	5°09'53"
C2	136.06'	1839.44	136.03	N64°33'29"W	4°14'17"
C3	67.09'	1839.44	67.09	N67°43'19"W	2°05'24"
C4	28.56'	1839.44	28.56	N67°07'18"W	0°53'22"
C5	38.54'	1839.44	38.54	N68°10'00"W	1°12'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C6	87.49'	1724.36'	87.48	N15°06'42"E	2°54'25"



1 / A1.0 SITE PLAN
SCALE 1/8" = 1'-0"



LOCATION MAP NOT TO SCALE

TREE LEGEND

WHIOK	– WHITE OAK	CHY	– CHERRY
LAOK	– LAUREL OAK	HLY	– HOLLY
LOK	– LIVE OAK	CDR	– CEDAR
WOK	– WATER OAK	RDB	– RED BUD
ROK	– RED OAK	SAS	– SASSAFRAS
PCAN	– PECAN	DOG	– DOGWOOD
MAG	– MAGNOLIA	SB	– SUGARBERRY
HIC	– HICKORY	P	– PINE
MPL	– MAPLE	G	– GUM
PLM	– PALMETTO	B	– BAY

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- (SL) – SEWER LATERAL
- (S) – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- – FIRE HYDRANT
- – GRATE INLET
- – POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- – GUY LINE
- – LIGHT POLE
- (D) – STORM DRAIN MANHOLE
- (F) – FIBEROPTICS MANHOLE
- (WS) – WATER SPIGOT

SITE NOTES

OWNER TO PROVIDE TREE AND TOPOGRAPHIC SURVEY W/ FLOOD PLAIN INFORMATION UNDER SEPARATE COVER.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GRADING INFORMATION IS INCLUDED FOR SCHEMATIC REFERENCE ONLY. LANDSCAPE ARCHITECT TO PROVIDE GRADING AND DRAINAGE PLANS IN ACCORDANCE WITH NEIGHBORHOOD GUIDELINES.

SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE. G.C. TO COORDINATE ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

TREE BARRICADE PROCEDURES:
ALL TREES TO BE PROTECTED WITH A 5'-0" HIGH FENCE FRAMED WITH 2x4'S AND ORANGE PROTECTION MATERIAL (ALL TREES WHERE BARRICADING IS INDICATED).

SEE LANDSCAPE PLANS FOR FINAL:
- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

CALCULATIONS

TOTAL LOT AREA	25,601 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	3,974 SQ. FT.
OPEN/COVERED PATIO	1,504 SQ. FT.
IMPERVIOUS DRIVE, WALKS, & PATHS	1,380 SQ. FT.
IMPERVIOUS TO LOT RATIO	26.8 %

COURT ATKINS GROUP
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THE NERHUS RESIDENCE

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STATE OF SOUTH CAROLINA
COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10019
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
No. 6743
REGISTERED ARCHITECT

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ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

SITE PLAN
A1.0

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERCEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

AT ALL BETAINING/FOUNDATION WALL LOCATIONS WITH FILL, WALLS TO BE CMU WITH BITUMINOUS COATING AND VERTICAL DRAINAGE MAT (ENKADRAIN) ON THE DIRT SIDE, GRAVEL BASE, AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/DRAINAGE TO EXTERIOR OF RETAINING WALL.

TYPICAL THICKENED SLAB:
THICKENED SLAB AT CRITICAL BEARING POINTS IS TO BE A MINIMUM OF 1'-0" DEEP BY 1'-8" WIDE CENTERED ON WALL, UNLESS OTHERWISE NOTED. WITH (2) #5 REINFORCING BARS, CONTINUOUS WITH 6x6 W.W.F.. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

TYPICAL REINFORCED CMU WALL WITH OR WITHOUT SLAB ON RAISED GRADE:
FOOTINGS AT CONCRETE MASONRY WALL ARE TO BE 12" DEEP x 24" WIDE (MAINTAIN 8" CLEAR FROM EDGE OF BLOCK TO EDGE OF FOOTING ON BOTH SIDES), CAST IN PLACE CONCRETE WITH (3) #5 REINFORCING BARS, CONTINUOUS, AND #5 BARS AT 3'-6" O.C. EXTENDING TO MINIMUM 2'-0" OVERLAP WITH REINFORCING IN CMU WALL. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4. CONCRETE MASONRY UNIT WALL IS TO BE CONSTRUCTED OF 8" x 8" x 16" BLOCK WITH HORIZONTAL BED REINFORCING AT 8" O.C. AND #5 REINFORCING BARS AT 2'-8" O.C. WITH DOWELS TO MATCH. (WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU WALL) FILL ALL CELLS. SEE TYPICAL SLAB ON GRADE NOTES FOR CAST IN PLACE CONCRETE SLAB REQUIREMENTS (SEE STRUCTURAL ENGINEERING DOCUMENTS FOR CONNECTION DETAILS).

TYPICAL CONNECTING/CONTINUOUS GRADE BEAM:
FOOTINGS AT CONNECTING GRADE BEAM ARE TO BE 12" DEEP x 36" WIDE, CAST IN PLACE CONCRETE WITH (2) #5 REINFORCING BARS, CONTINUOUS. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR GRADE BEAM/FOOTING CONNECTION DETAILS. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

TYPICAL SLAB ON GRADE:
SLAB ON GRADE TO BE 4" THICK, CAST IN PLACE CONCRETE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITH MINIMUM 16"x20" (20"x20" AT ANY TWO STORY LOCATIONS) TURNED DOWN EDGE (EXTENDING MINIMUM 1'-0" INTO UNDISTURBED SOIL) WITH (2) #5 REINFORCING BARS, CONTINUOUS AND 6x6 10/10 W.W.F.. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

TYPICAL REINFORCED CMU PIER:
FOOTINGS AT CONCRETE MASONRY UNIT PIER ARE TO BE MINIMUM 12" DEEP x 36" WIDE, CAST IN PLACE CONCRETE WITH (3) #5 REINFORCING BARS EACH DIRECTION, AND (4 TOTAL) #5 BARS EXTENDING TO MINIMUM 2'-0" OVERLAP WITH REINFORCING IN CMU PIER. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4. CONCRETE MASONRY UNIT PIER IS TO BE CONSTRUCTED OF 12"x12" BLOCK WITH HORIZONTAL BED REINFORCING AT 8" O.C. AND (4 TOTAL) #5 REINFORCING BARS WITH DOWELS TO MATCH. (WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU PIER) FILL ALL CELLS.

TYPICAL REINFORCED CMU PLANTER WALL:
FOOTINGS AT CONCRETE MASONRY WALL ARE TO BE 12" DEEP x 24" WIDE (MAINTAIN 8" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4 CONCRETE MASONRY UNIT WALL IS TO BE CONSTRUCTED OF 4" x 8" x 16" BLOCK WITH HORIZONTAL BED REINFORCING AT 8" O.C. AND #5 REINFORCING BARS AT 3'-4" O.C. WITH DOWELS TO MATCH. (WITH 2'-0" MINIMUM OVERLAP FROM FOOTING TO TOP OF CMU WALL) FILL ALL CELLS.

TYPICAL PIERCED BRICK LANDSCAPE WALL:
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4

NOTE: ALL TOP OF WALL NOTES ARE TO THE TOP OF BLOCK WALLS, U.N.O. (SEE DETAILS FOR FINISHES)

KEY

- 12" PIER
- 8" CMU WALL
- 4" CMU WALL
- BRICK VENEER
- CMU WALL FOOTING
- CONCRETE TURN-DOWN EDGE / THICKENED SLAB
- CONCRETE SLAB
- BACKFILL DIRT
- BUNDLED STUD ABOVE

ENG. BEAM BY OTHERS TYP.

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.O.N..
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

CABINET & EQUIPMENT NOTES:
CABINET LAYOUTS ARE PROVIDED FOR DESIGN CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO BE DETERMINED IN COORDINATION WITH OWNER AND GENERAL CONTRACTOR.

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:
G.C. / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: 1/2" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON P.T. 1x4 SLEEPER SYSTEM WHERE STONE IS NOT USED. THICK SET STONE IN OTHER LOCATIONS.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 14" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG'). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG'). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
5/4" x 6" P.T. T&G WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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KEY

- 6" WALL
- 4" WALL

ENG. BEAM BY OTHERS TYP.

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STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
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REGISTERED ARCHITECT

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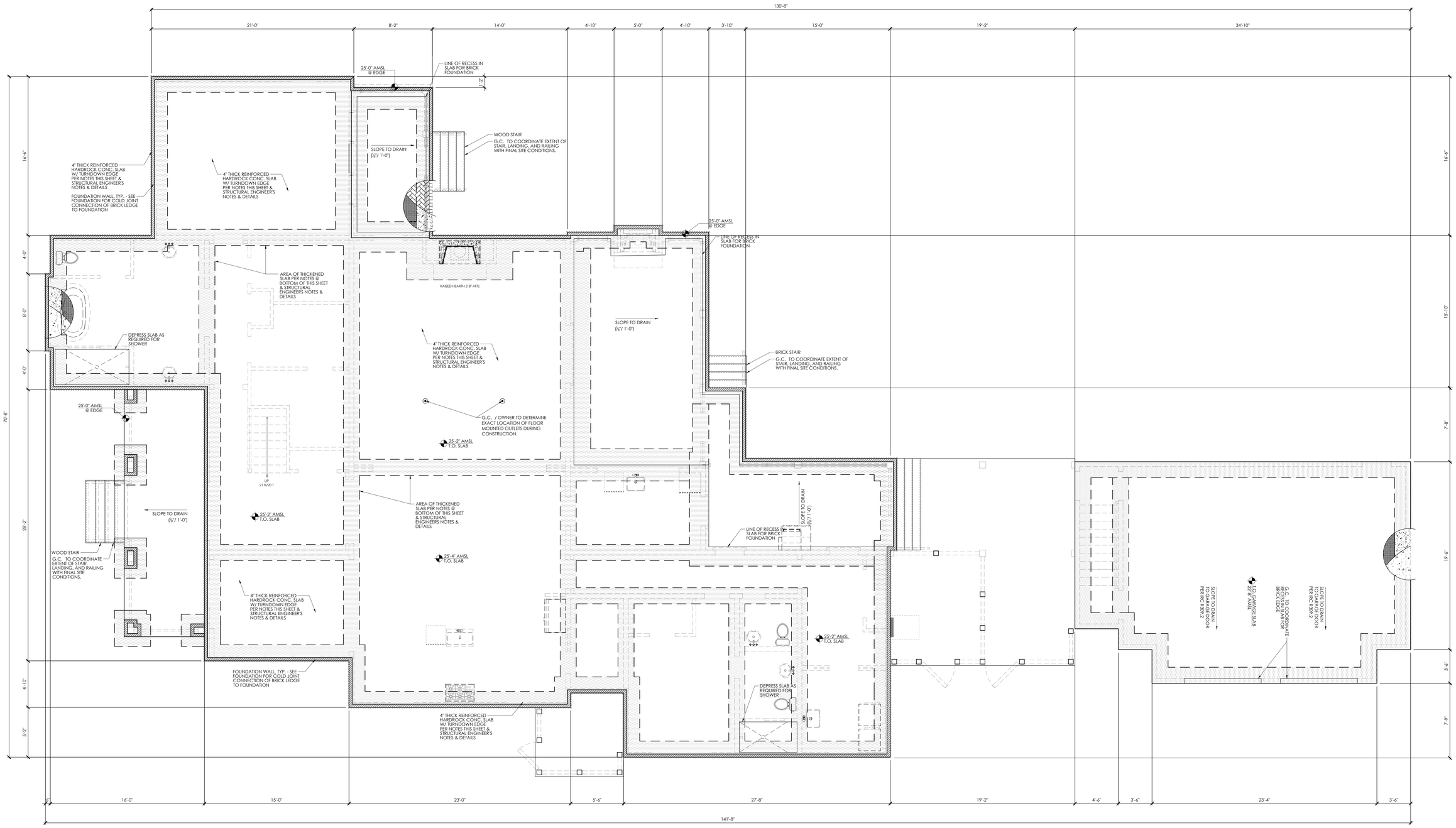
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

FOUNDATION & FLOOR PLAN NOTES

A1.1



1 A2.0 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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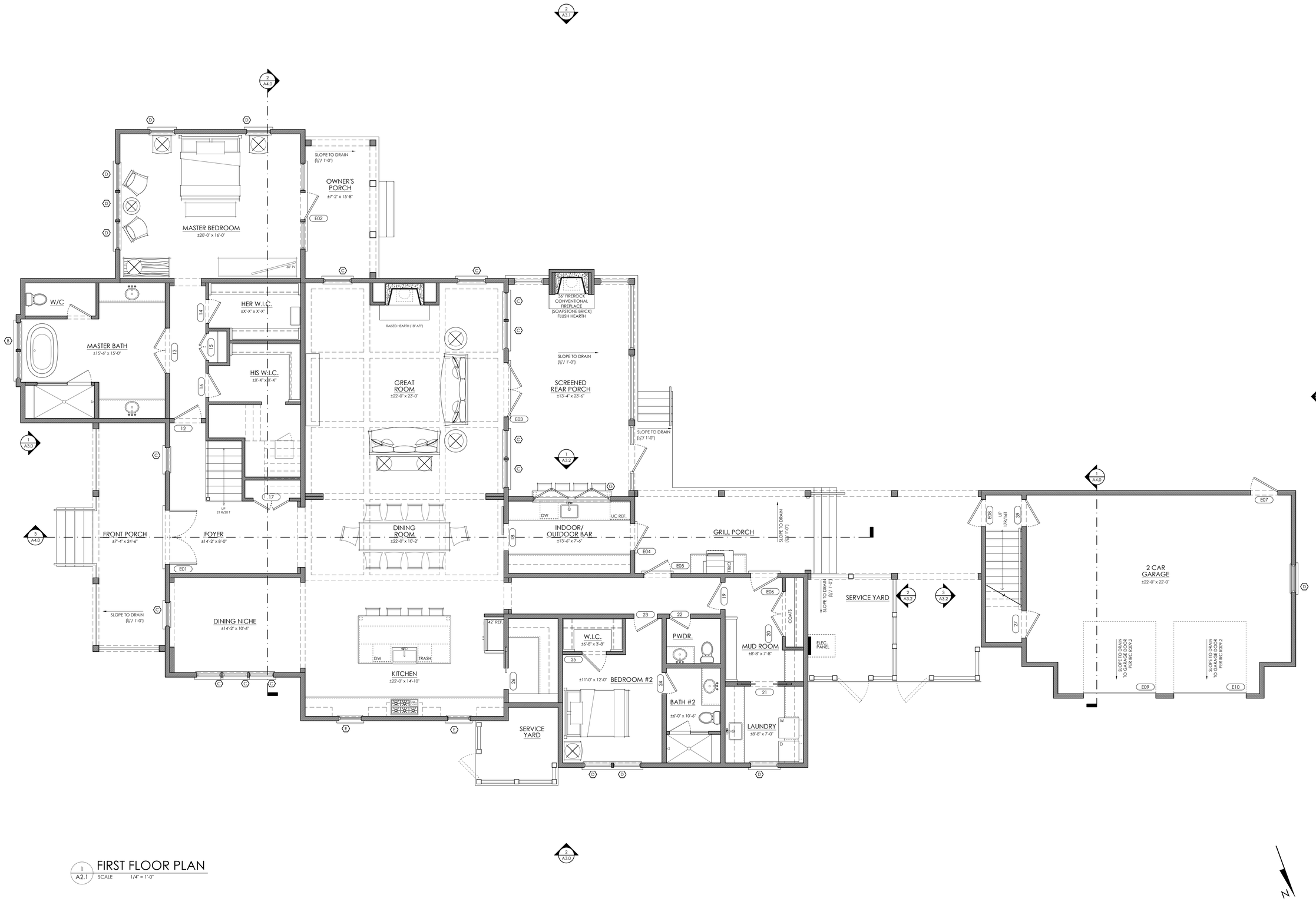
FOUNDATION PLAN

A2.0



1 A2.1 FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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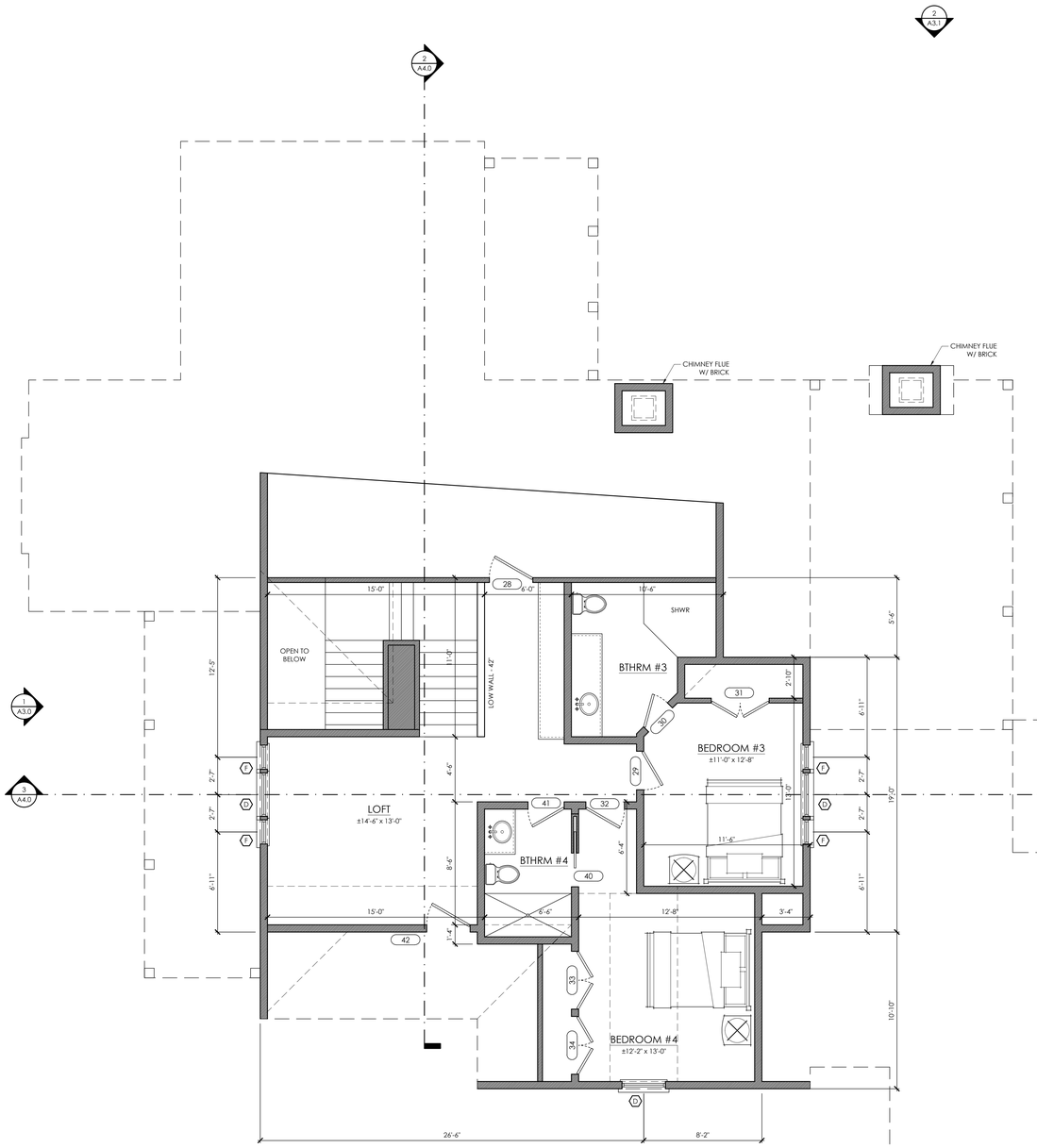
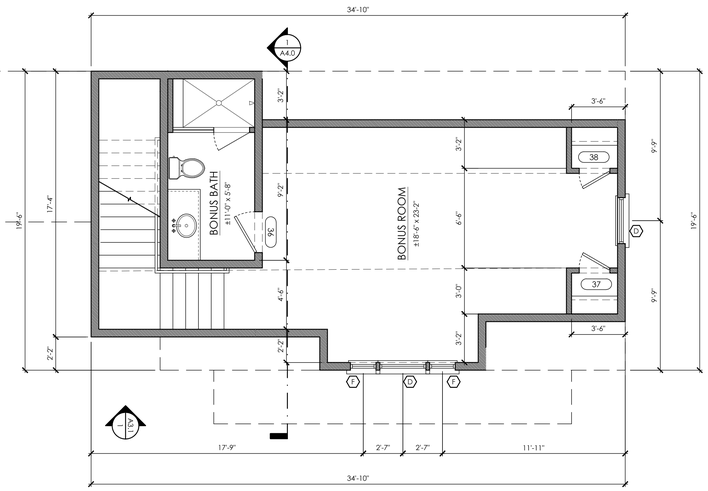
FIRST FLOOR PLAN

A2.1





1 A2.2 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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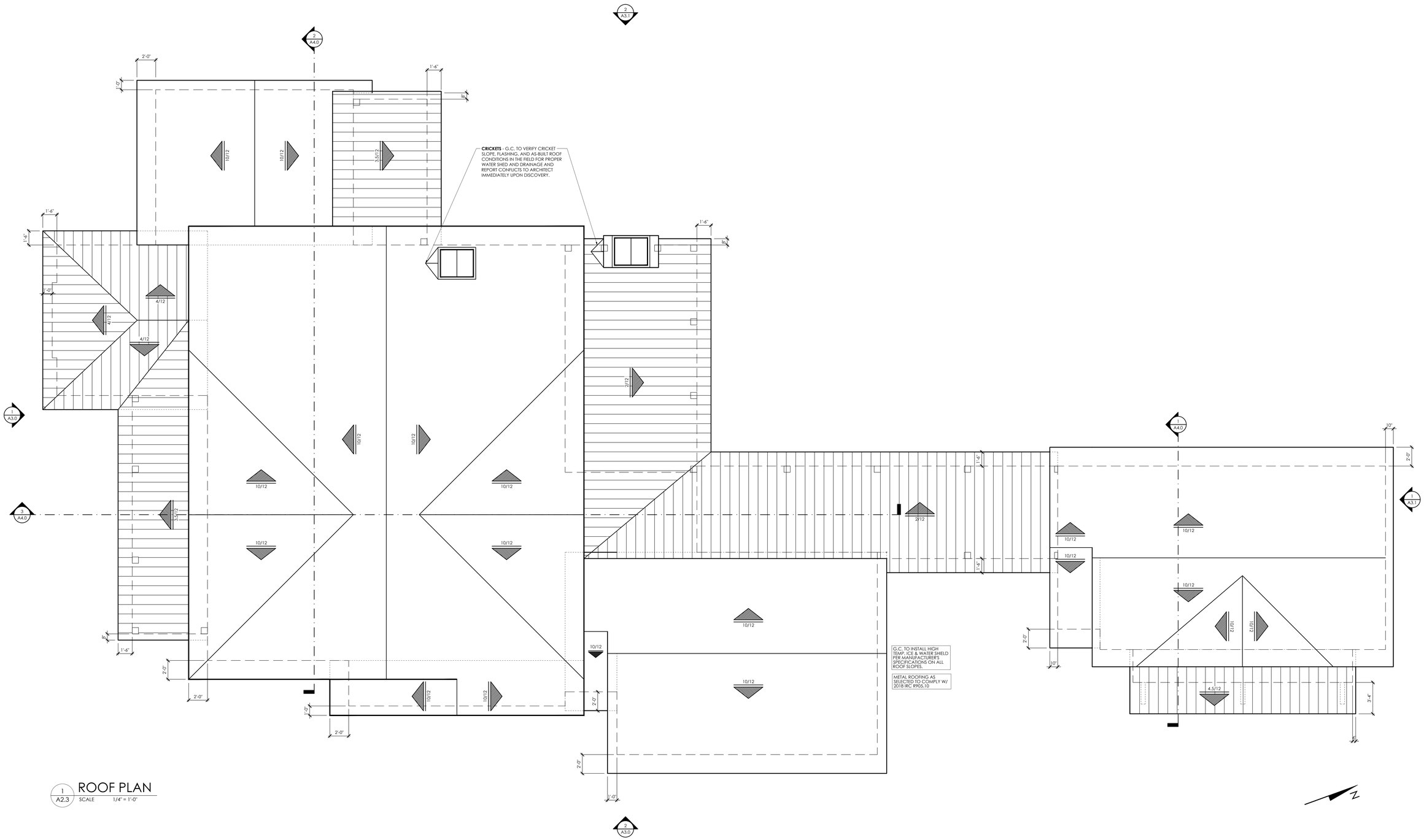
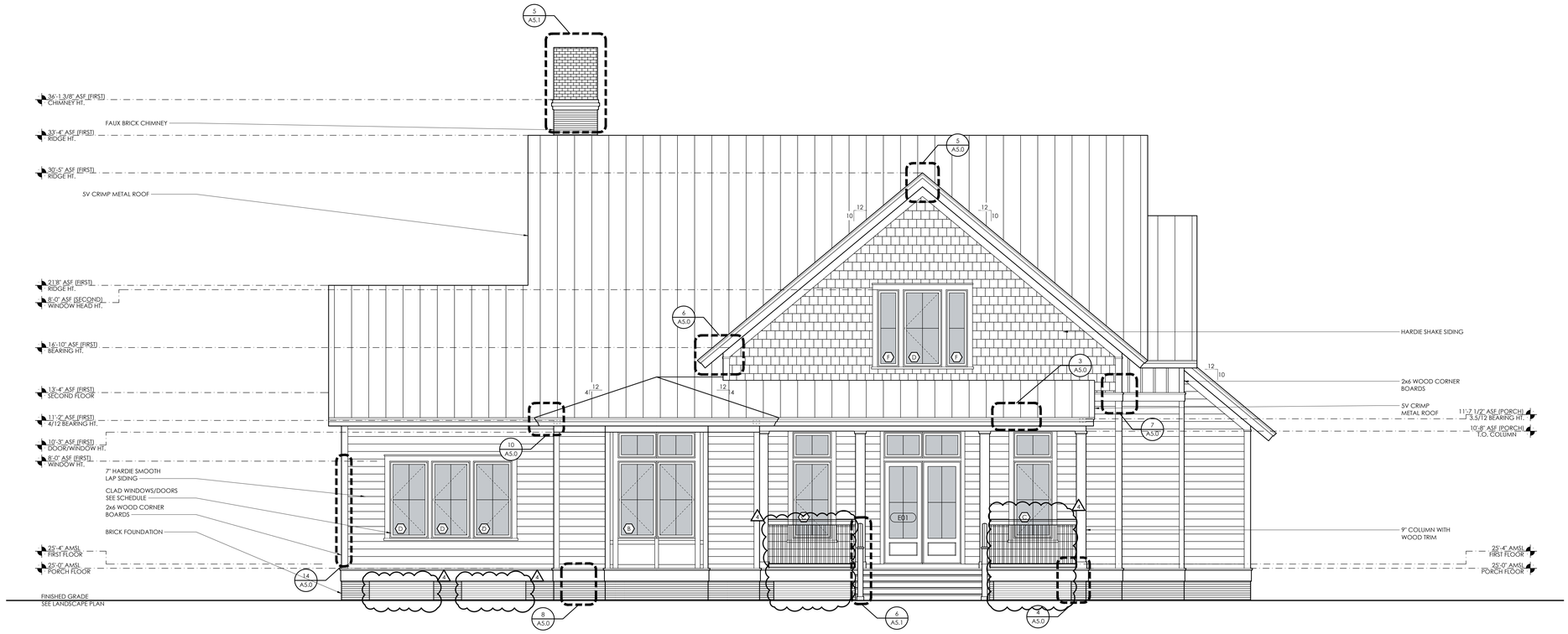
SECOND FLOOR PLAN

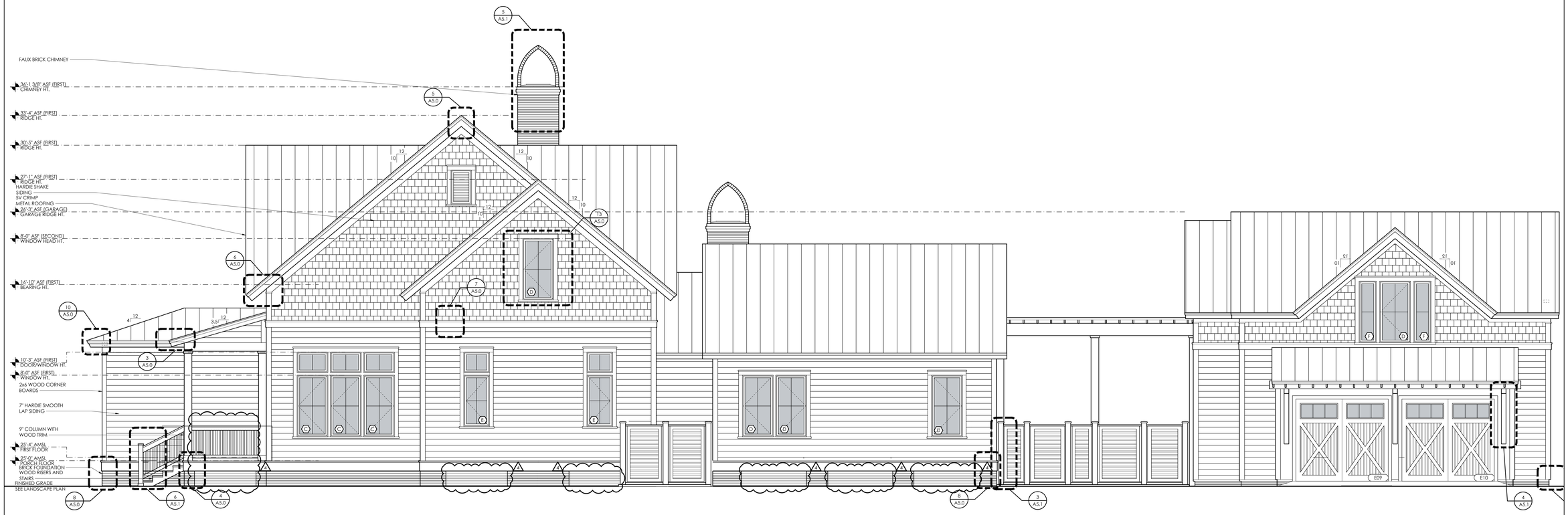
A2.2


2
A4.0
2
A3.1
1
A3.0
3
A4.0
1
A4.0
1
A3.1
2
A3.0
2'-0"
1'-6"
1'-0"
8"
10/12
3.5/12
CRICKETS - G.C. TO VERIFY CRICKET SLOPE, FLASHING, AND AS-BUILT ROOF CONDITIONS IN THE FIELD FOR PROPER WATER SHED AND DRAINAGE AND REPORT CONFLICTS TO ARCHITECT IMMEDIATELY UPON DISCOVERY.
1'-6"
1'-6"
8"
2'-0"
4/12
4/12
4/12
2/12
10/12
10/12
10



1 A3.0 FRONT ELEVATION

SCALE 1/4" = 1'-0"



2 A3.0 RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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1	07/09/25	COFA AMEND. 4

PROJECT # : 21-132
PROJECT CONTACT : JCA
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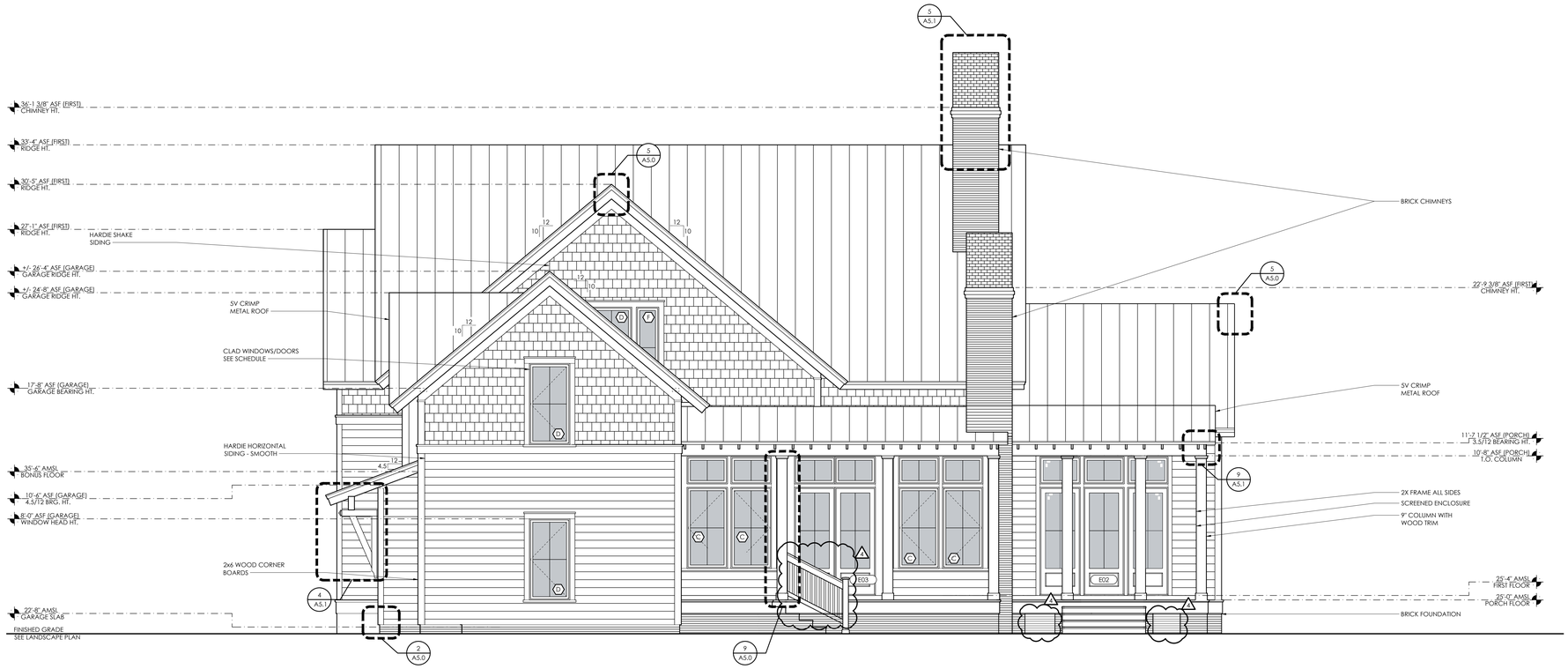
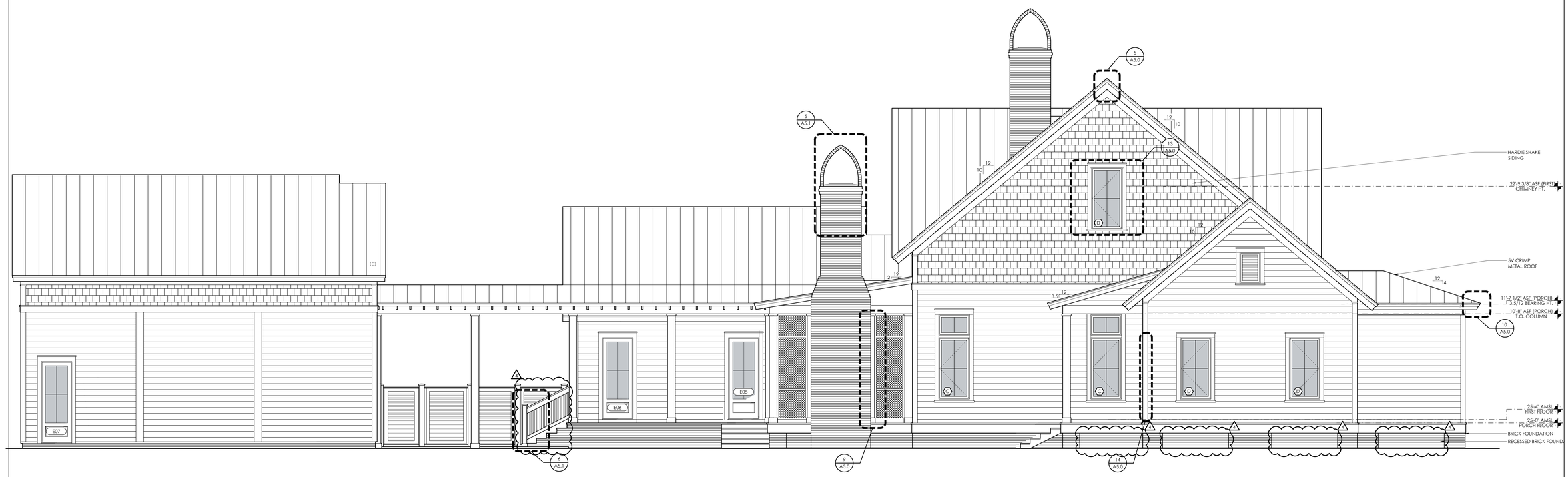
EXTERIOR ELEVATIONS

A3.0



1 A3.1 REAR ELEVATION

SCALE 1/4" = 1'-0"



2 A3.1 LEFT ELEVATION

SCALE 1/4" = 1'-0"

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1	07/09/25	COFA AMEND 4

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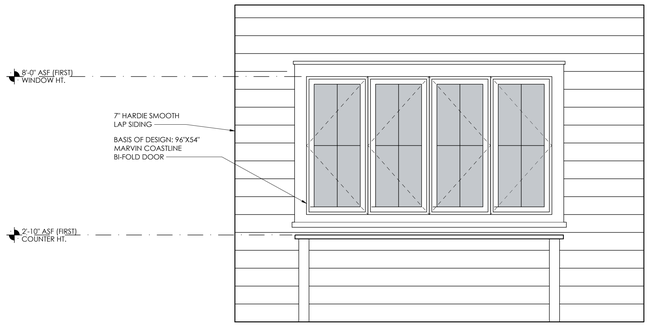
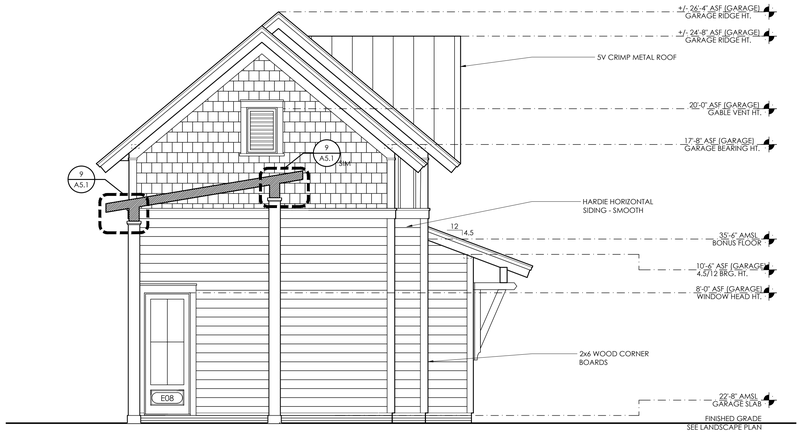
EXTERIOR ELEVATIONS

A3.1



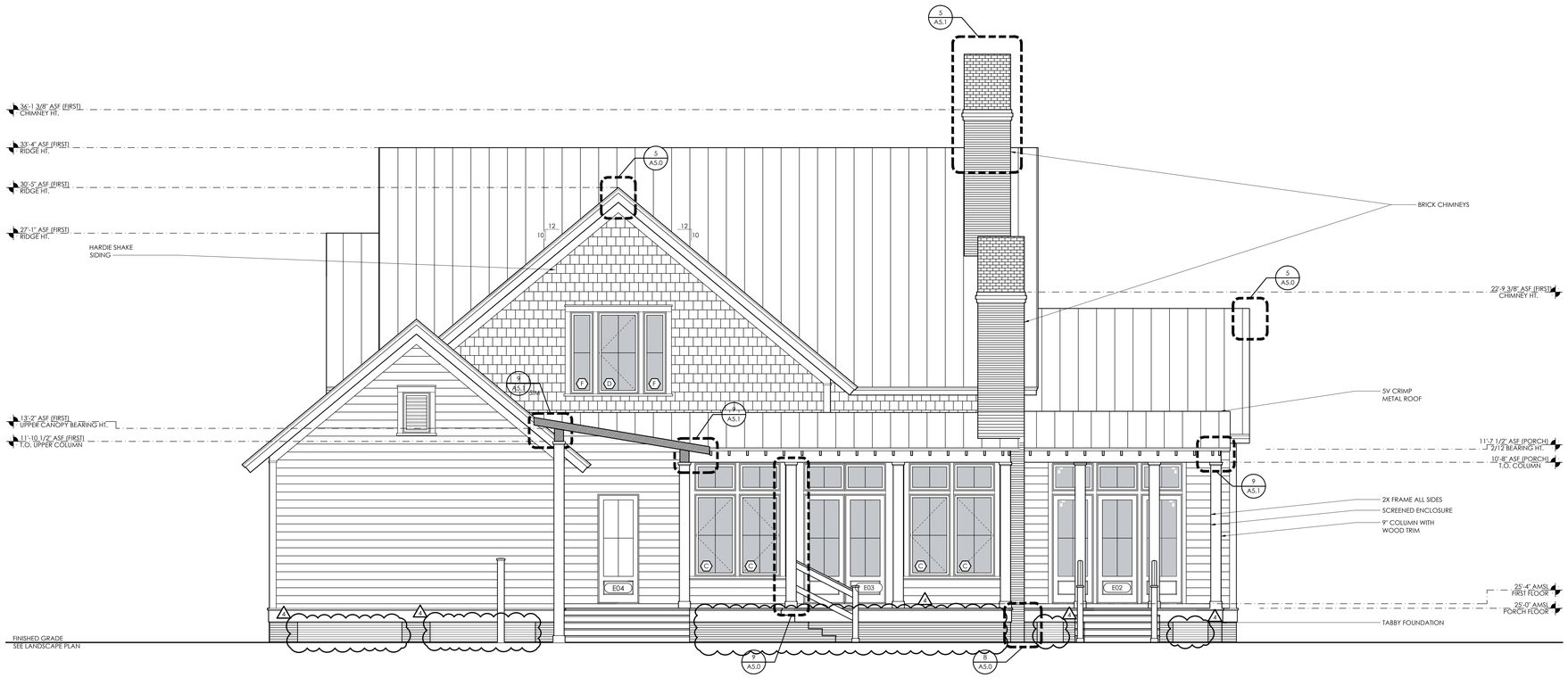
1 A3.2 MINOR SOUTH ELEVATION

SCALE 1/2" = 1'-0"



3 A3.2 MINOR EAST ELEVATION

SCALE 1/4" = 1'-0"



2 A3.2 MINOR WEST ELEVATION

SCALE 1/4" = 1'-0"

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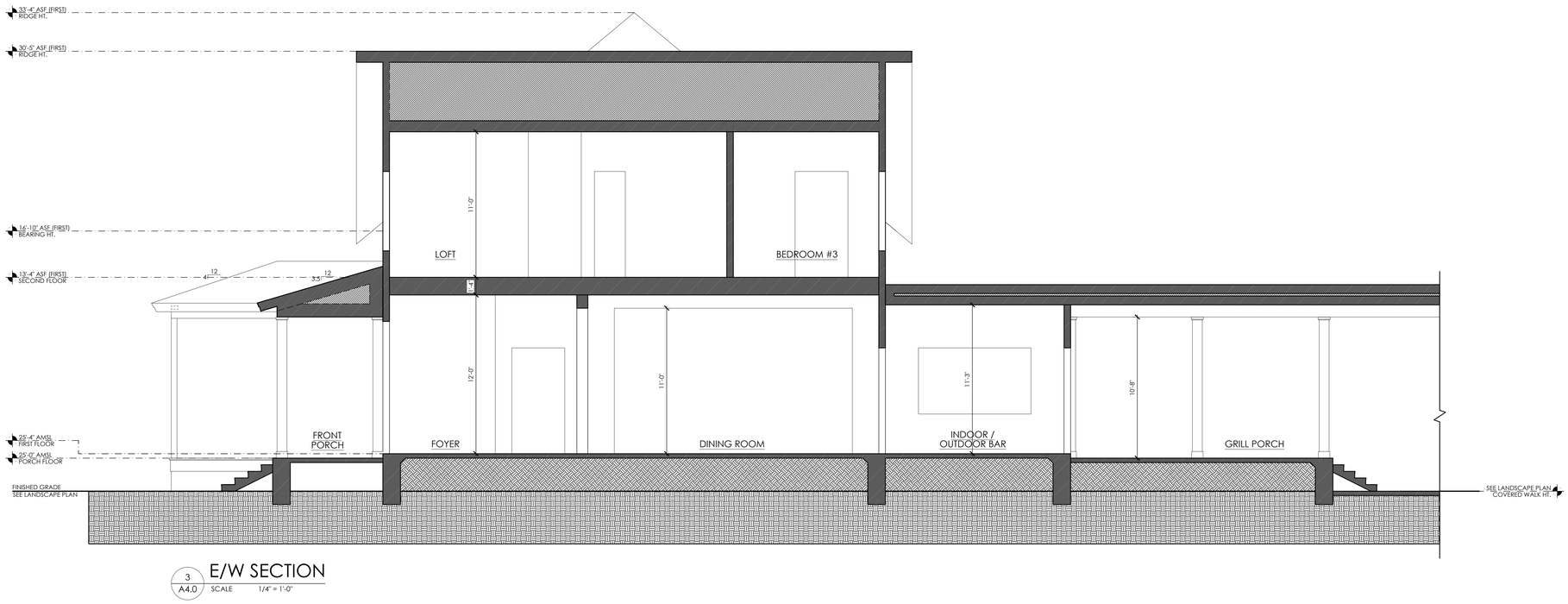
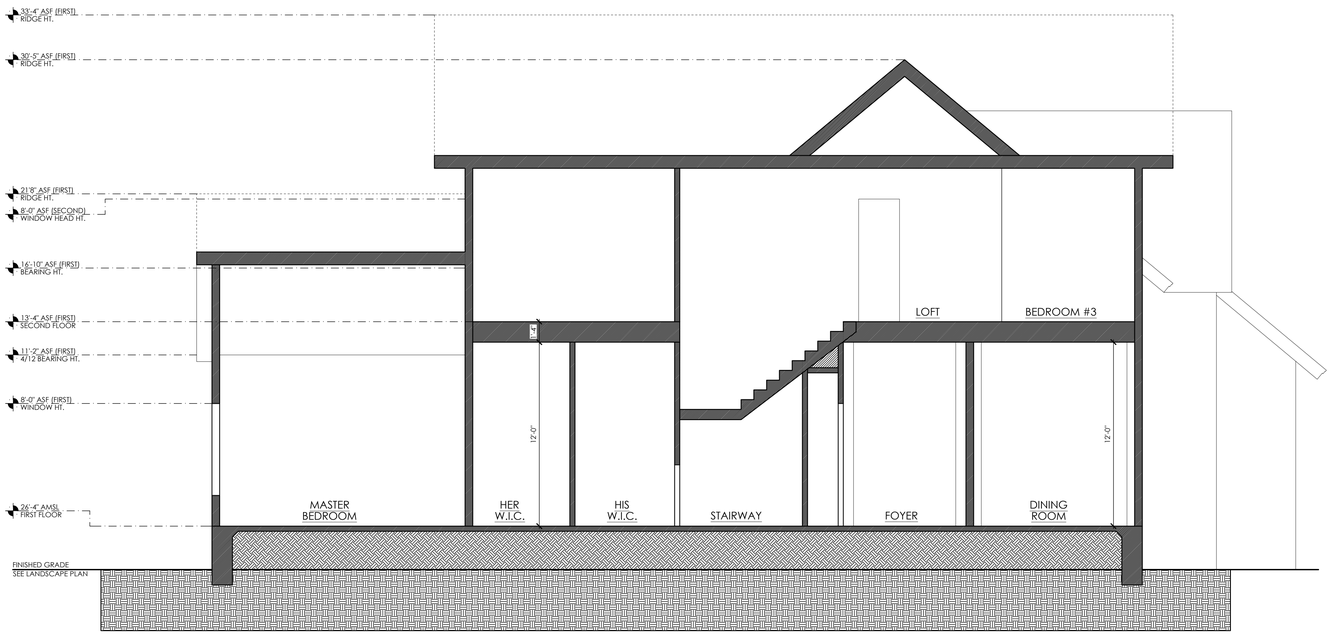
MINOR EXTERIOR ELEVATIONS

A3.2



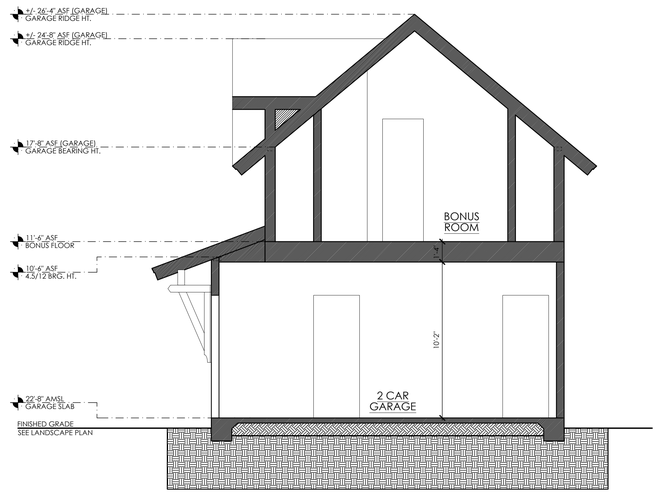
3 A4.0 E/W SECTION

SCALE 1/4" = 1'-0"



2 A4.0 N/S SECTION

SCALE 1/4" = 1'-0"



1 A4.0 GARAGE SECTION

SCALE 1/4" = 1'-0"

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JAMES C. ATKINS BLUFFTON, SC 14643 REGISTERED ARCHITECT

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ISSUE	DATE	DESCRIPTION

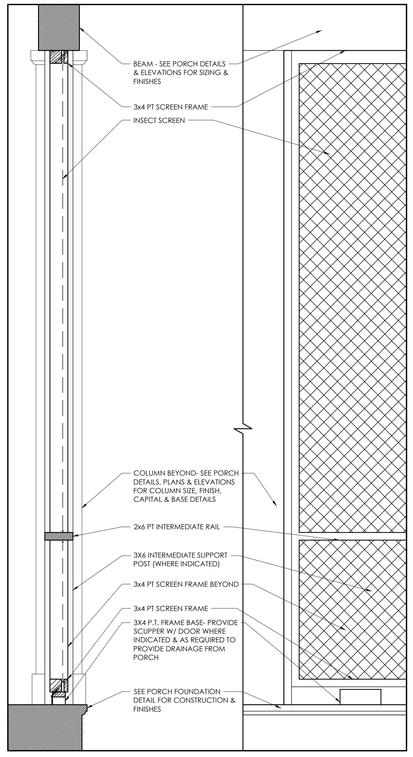
PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

BUILDING SECTIONS

A4.0

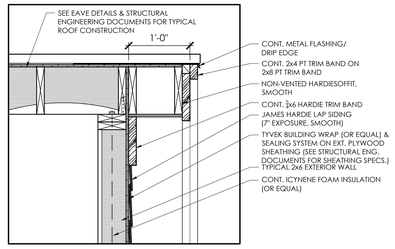
NOT USED

12 A5.0 SCALE 1"=1'-0"



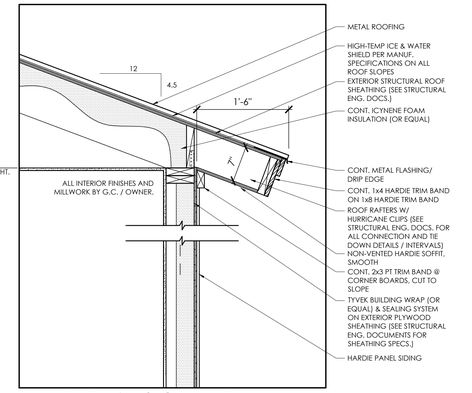
SCREENED PORCH

9 A5.0 SCALE 1"=1'-0"



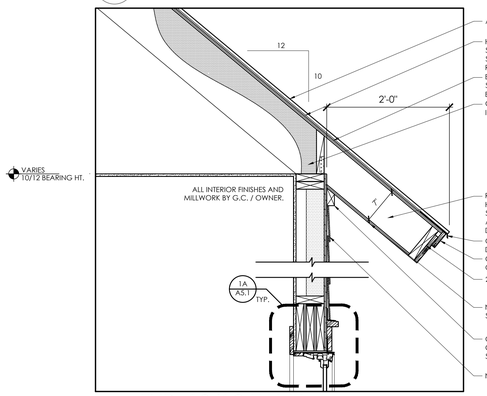
TYP. RAKE DETAIL

5 A5.0 SCALE 1"=1'-0"



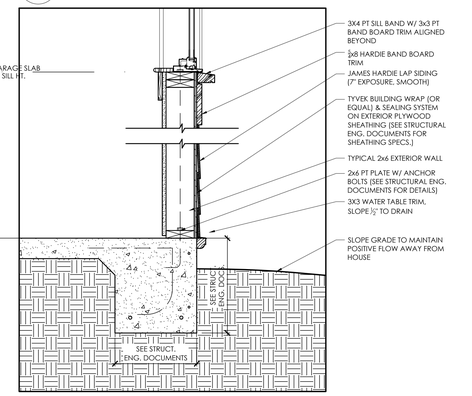
TYP. 4.5/12 EAVE

1 A5.0 SCALE 1"=1'-0"



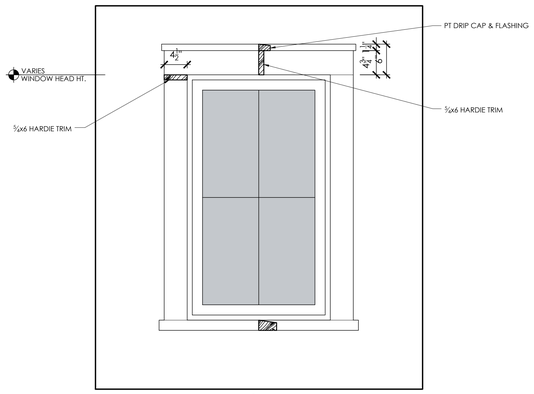
TYP. 10/12 EAVE

6 A5.0 SCALE 1"=1'-0"



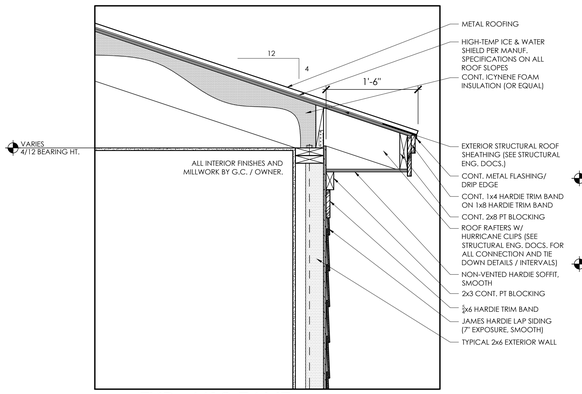
TYP. GARAGE FOUNDATION

2 A5.0 SCALE 1"=1'-0"



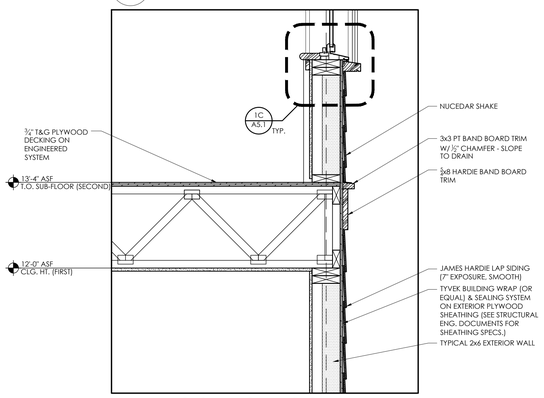
TYP. WINDOW DETAIL

13 A5.0 SCALE 1"=1'-0"



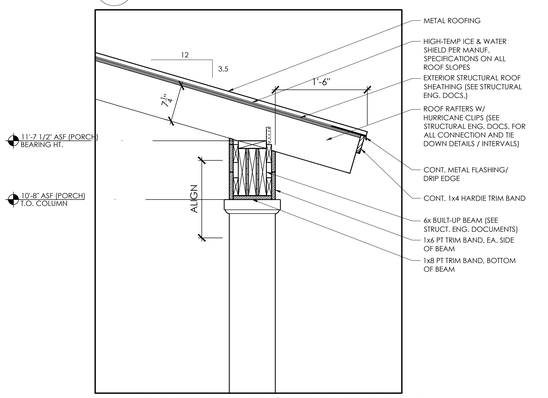
TYP. 4/12 EAVE

10 A5.0 SCALE 1"=1'-0"



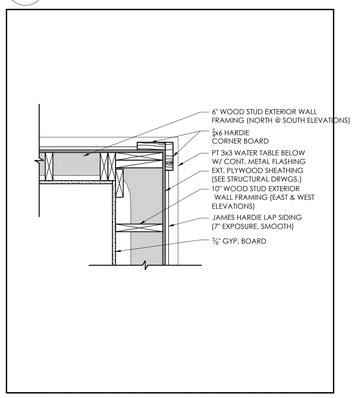
FLOOR TO FLOOR DETAIL

7 A5.0 SCALE 1"=1'-0"



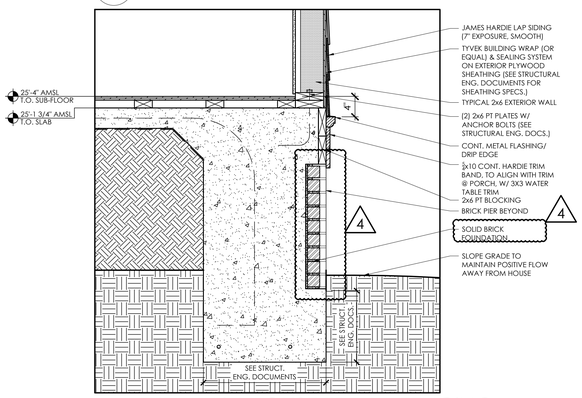
3.5/12 EAVE @ FRONT PORCH

3 A5.0 SCALE 1"=1'-0"



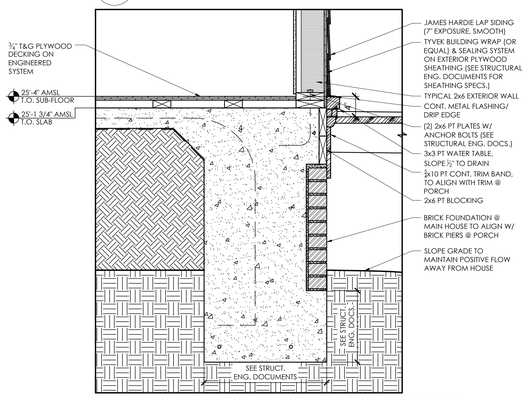
TYP. CORNER BOARD DETAIL

14 A5.0 SCALE 1"=1'-0"



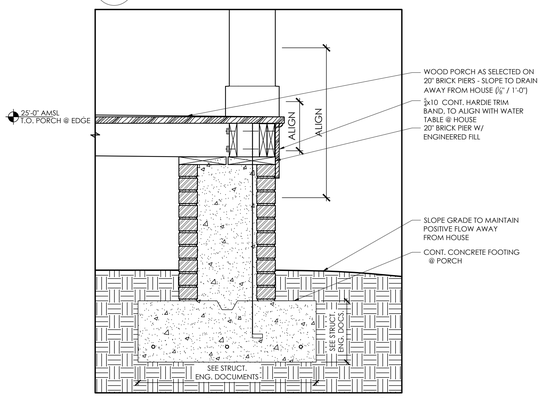
TYP. MAIN HOUSE FDTN. - FENCING

11 A5.0 SCALE 1"=1'-0"



TYP. MAIN HOUSE FDTN. - BRICK

8 A5.0 SCALE 1"=1'-0"



TYP. PORCH FOUNDATION

4 A5.0 SCALE 1"=1'-0"

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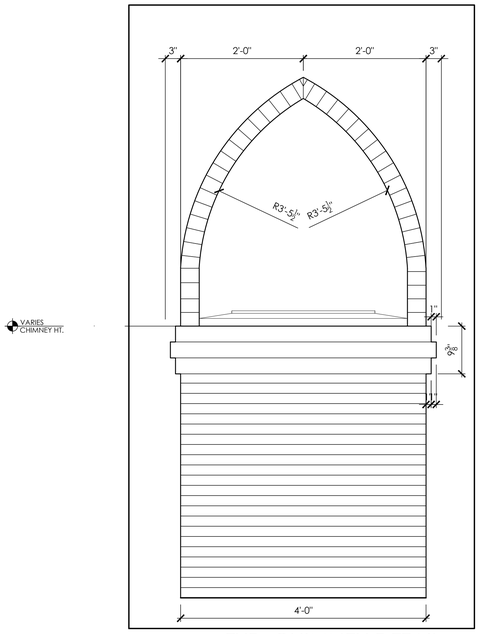
ISSUE	DATE	DESCRIPTION
1	7/09/25	COFA AMEND 4

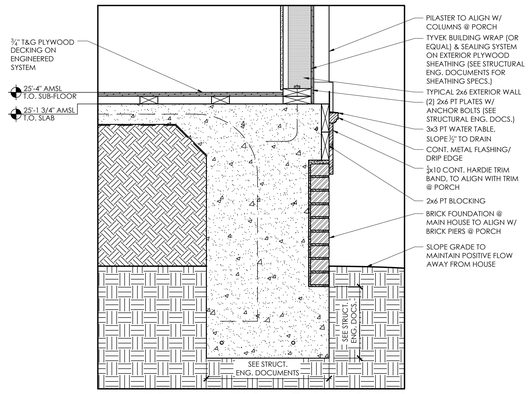
PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

DETAILS
A5.0



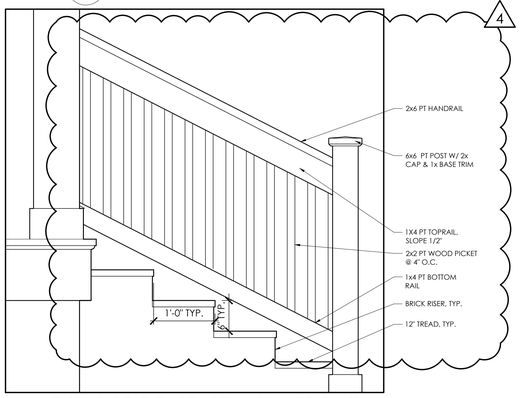
TYP. CHIMNEY DETAIL

5 A5.1 SCALE 1"=1'-0"



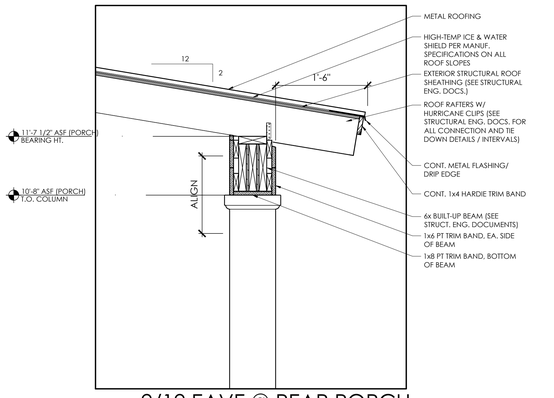
FOUNDATION @ PILASTERS

7 A5.1 SCALE 1"=1'-0"



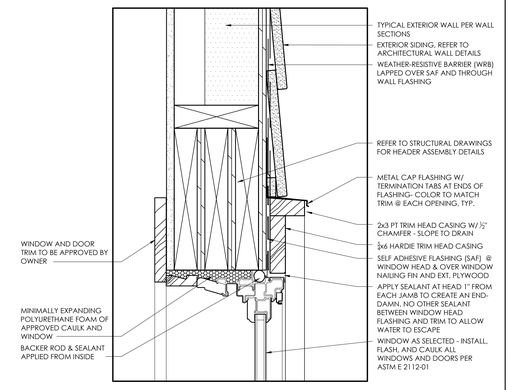
TYP. WOOD STAIR & HANDRAIL

6 A5.1 SCALE 1"=1'-0"



2/12 EAVE @ REAR PORCH

9 A5.1 SCALE 1"=1'-0"

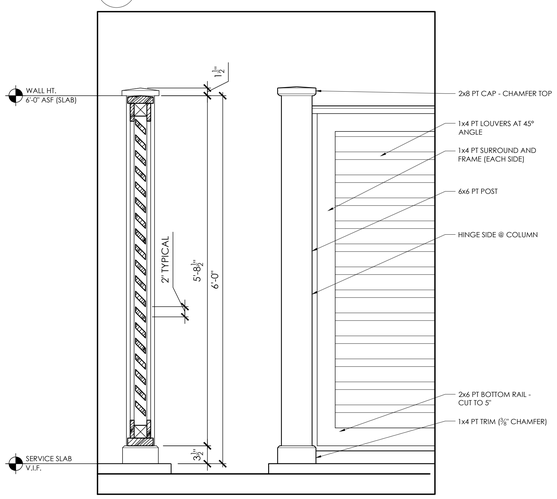


TYP. WINDOW HEADER

1A A5.1 SCALE SCALE 3" = 1'-0"

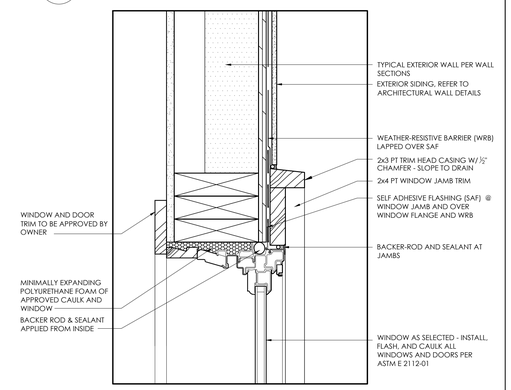
NOT USED

2 A5.1 SCALE 1"=1'-0"



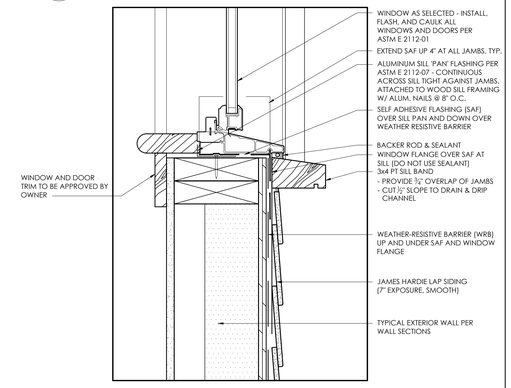
SERVICE YARD

3 A5.1 SCALE 1"=1'-0"



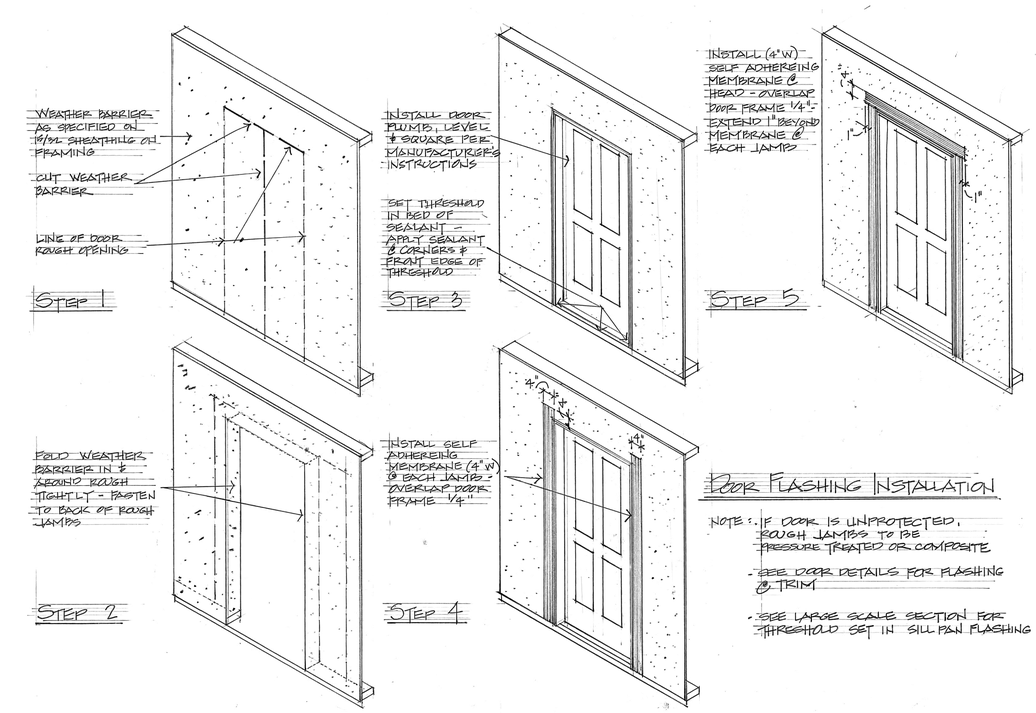
TYP. WINDOW JAMB

1B A5.1 SCALE SCALE 3" = 1'-0"



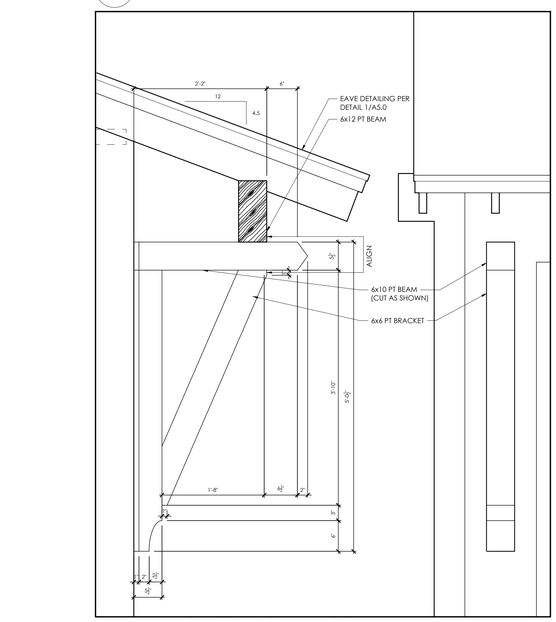
TYP. WINDOW SILL

1C A5.1 SCALE SCALE 3" = 1'-0"



DOOR FLASHING DETAILS

8 A5.1 SCALE N.T.S.



BRACKET @ GARAGE

4 A5.1 SCALE 1"=1'-0"

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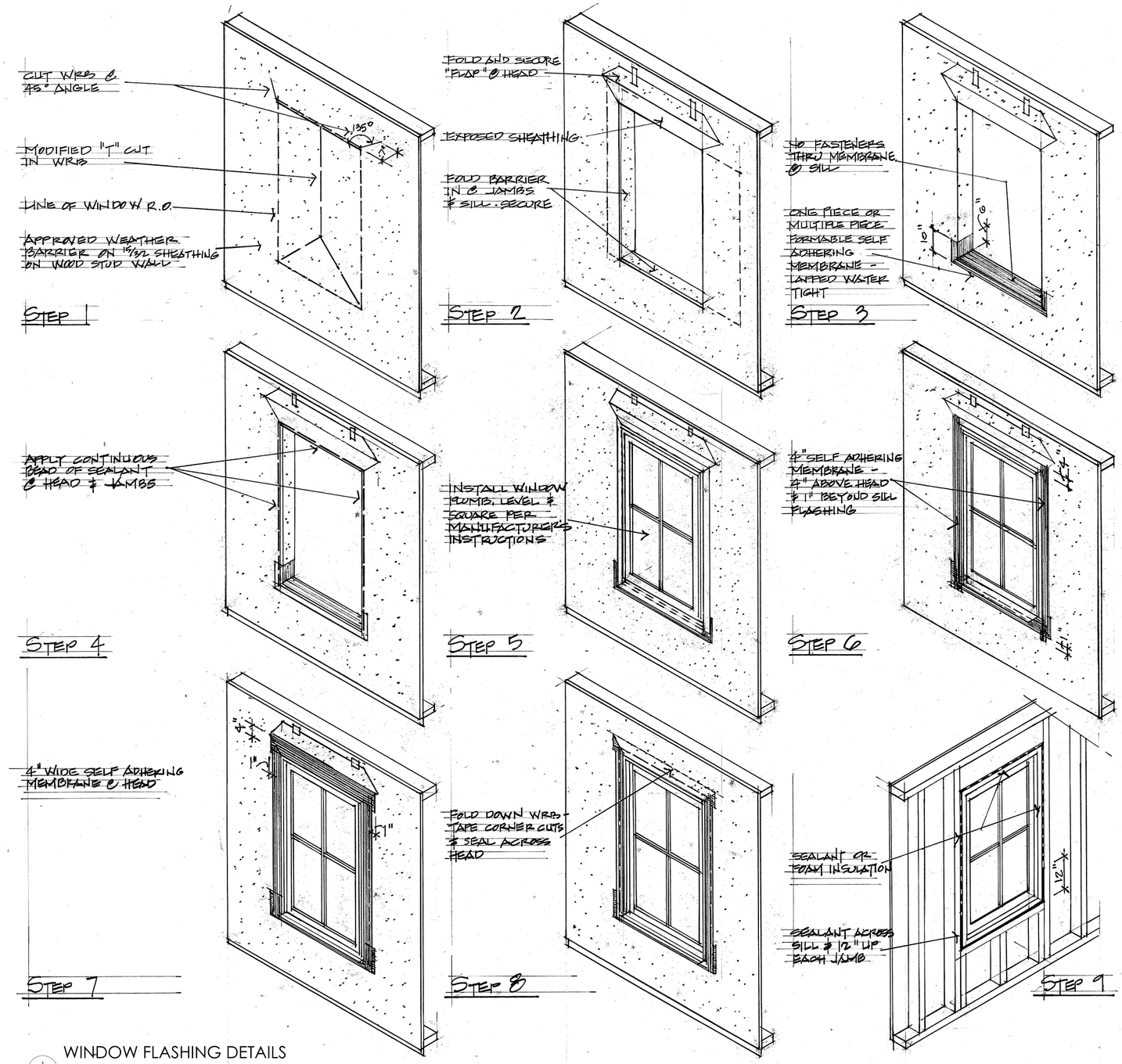
ISSUE	DATE	DESCRIPTION
1	7/09/25	OWNER CHANGES

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

DETAILS
A5.1



1
A5.2

WINDOW FLASHING DETAILS

SCALE N.T.S.

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JAMES C. ATKINS
BLUFFTON, SC
No. 6743
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ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

DETAILS
A5.2

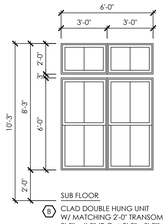
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

WINDOW SCHEDULE

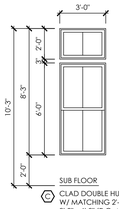
MARK	DESCRIPTION	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	HEAD HEIGHT	DESIGN PRESSURE	ENERGY CODE	REMARKS
A	NOT USED	--	--	--	DP 50 RATING OR APPROVED EQUIVALENT BY G.C. STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.	U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30	NOT USED
B	CLAD DOUBLE HUNG UNIT W/ MATCHING 2'-0" TRANSOM	3'-0"	6'-0" (R.O. ± 8'-3")	10'-3"			SEE ELEVATION
C	CLAD DOUBLE HUNG UNIT W/ MATCHING 2'-0" TRANSOM	3'-0"	6'-0" (R.O. ± 8'-3")	10'-3"			SEE ELEVATION
D	CLAD DOUBLE HUNG UNIT	3'-0"	6'-0"	8'-0"			SEE ELEVATION
E	CLAD DOUBLE HUNG UNIT	2'-6"	5'-0" (R.O. ± 7'-3")	8'-0"			SEE ELEVATION
F	CLAD DOUBLE HUNG UNIT	1'-8"	6'-0"	8'-0"			SEE ELEVATION
G	SERVICE WINDOW	4'-6"	8'-0"	8'-0"			SEE ELEVATION
H	NOT USED	--	--	--			NOT USED
J	NOT USED	--	--	--			NOT USED
K	NOT USED	--	--	--			NOT USED
L	NOT USED	--	--	--			NOT USED
M	NOT USED	--	--	--			NOT USED

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

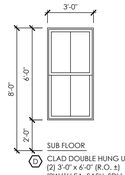
(A) NOT USED



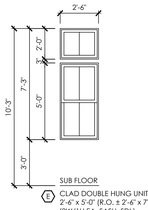
(B) SUB FLOOR
CLAD DOUBLE HUNG UNIT
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ± 3'-0" x 8'-3")
(2W/1H EA. SASH, SDL)
(2W/1H SDL TRANSOM)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



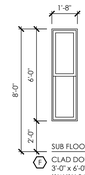
(C) SUB FLOOR
CLAD DOUBLE HUNG UNIT
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ± 3'-0" x 8'-3")
(2W/1H EA. SASH, SDL)
(2W/1H SDL TRANSOM)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



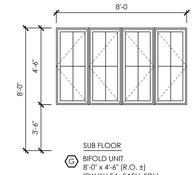
(D) SUB FLOOR
CLAD DOUBLE HUNG UNIT
(2) 3'-0" x 6'-0" (R.O. ±)
(2W/1H EA. SASH, SDL)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



(E) SUB FLOOR
CLAD DOUBLE HUNG UNIT
2'-6" x 5'-0" (R.O. ± 2'-6" x 7'-3")
(2W/1H EA. SASH, SDL)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



(F) SUB FLOOR
CLAD DOUBLE HUNG UNIT
3'-0" x 6'-0" (R.O. ± 7'-0" x 6'-0")
(1W/1H SASH SIDELIGHT)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



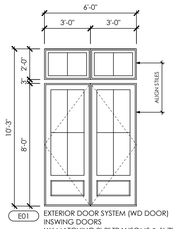
(G) SUB FLOOR
BIFOLD UNIT
8'-0" x 4'-6" (R.O. ±)
(2W/1H EA. SASH, SDL)
BOD: MARVIN COASTLINE BI-FOLD DOOR
DP RATING 50 OR APPROVED EQUIVALENT

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

DOOR SCHEDULE

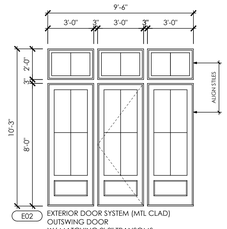
DOOR NUMBER	SIZE W	SIZE H	SIZE T	MATERIAL	DOOR TYPE	HEAD HEIGHT	DESIGN PRESSURE (EXTERIOR)	ENERGY CODE (EXTERIOR)	REMARKS
E01	(2) 3'-0" (R.O.±6'-0")	8'-0" (R.O.±10'-3")	2 1/4"	WD	EXTERIOR DOORS	10'-3"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C. STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.	U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E02	5'-0" (R.O. ±9'-6")	8'-0" (R.O.±10'-3")	2 1/4"	MTL. CLAD	EXTERIOR DOORS	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E03	(2) 3'-0" (R.O.±6'-0")	8'-0" (R.O.±10'-3")	2 1/4"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E04	3'-0"	8'-0"	2 1/4"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E05	3'-0"	8'-0"	2 1/4"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E06	3'-0"	8'-0"	2 1/4"	MTL. CLAD	EXTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E07	3'-0"	8'-0"	2 1/4"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E08	3'-0"	8'-0"	2 1/4"	MTL. CLAD	EXTERIOR DOOR	10'-3"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E09	8'-0"	9'-0"	T.B.D.	MTL. CLAD	GARAGE DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
E10	8'-0"	9'-0"	T.B.D.	MTL. CLAD	GARAGE DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION
11	NOT USED	--	--	--	--	--			NOT USED
12	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
13	(2) 2'-6" (R.O. ±5'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
14	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
15	(2) 1'-6" (R.O. ±3'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
16	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
17	(2) 2'-0" (R.O. ± 4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
18	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
19	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
20	(2) 2'-6" (R.O. ±5'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
21	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
22	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
23	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
24	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
25	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
26	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR POCKET DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
27	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
28	2'-4"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
29	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
30	2'-4"	6'-8"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
31	(2) 2'-0" (R.O. ±4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
32	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
33	(2) 2'-0" (R.O. ±4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
34	(2) 2'-0" (R.O. ±4'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
35	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
36	2'-8"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.
37	(2) 3'-0" (R.O.±6'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
38	(2) 3'-0" (R.O.±6'-0")	8'-0"	1 3/4"	T.B.D.	INTERIOR DOORS	8'-0"			TYPE & FINISH BY G.C./ OWNER.
39	3'-0"	8'-0"	1 3/4"	T.B.D.	INTERIOR DOOR	8'-0"			TYPE & FINISH BY G.C./ OWNER.

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.



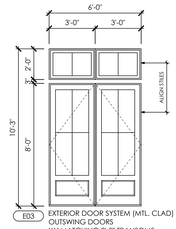
(E01) EXTERIOR DOOR SYSTEM (WD DOOR)
INSWING DOORS
W/ MATCHING 2'-0" TRANSOMS & 1'-7" SIDELIGHTS
3'-0" x 8'-0" (R.O. ±6'-0" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS



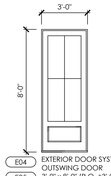
(E02) EXTERIOR DOOR SYSTEM (MTL CLAD)
OUTSWING DOOR
W/ MATCHING 2'-0" TRANSOMS
& 3'-0" FIXED UNITS
3'-0" x 8'-0" (R.O. ±9'-6" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS

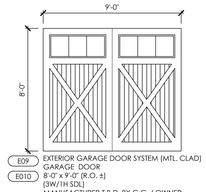


(E03) EXTERIOR DOOR SYSTEM (MTL CLAD)
OUTSWING DOORS
W/ MATCHING 2'-0" TRANSOMS
3'-0" x 8'-0" (R.O. ±6'-0" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENINGS - TOP OF DOOR AND TRANSOM TO ALIGN W/ TOP OF ADJACENT DOOR AND WINDOWS



(E04) EXTERIOR DOOR SYSTEM (MTL. CLAD)
OUTSWING DOOR
(E05) 3'-0" x 8'-0" (R.O. ±3'-0" x 8'-0")
(2W/1H SDL TRANSOMS)
(E06) MANUFACTURER T.B.D. BY G.C. / OWNER
(E07) DP RATING 50 OR APPROVED EQUIVALENT
(E08) **ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" AND 10'-2" ROUGH OPENING**



(E09) EXTERIOR GARAGE DOOR SYSTEM (MTL. CLAD)
(E010) GARAGE DOOR
8'-0" x 9'-0" (R.O. ±)
(SW/1H SDL)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENING

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BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
No. 14043
REGISTERED ARCHITECT

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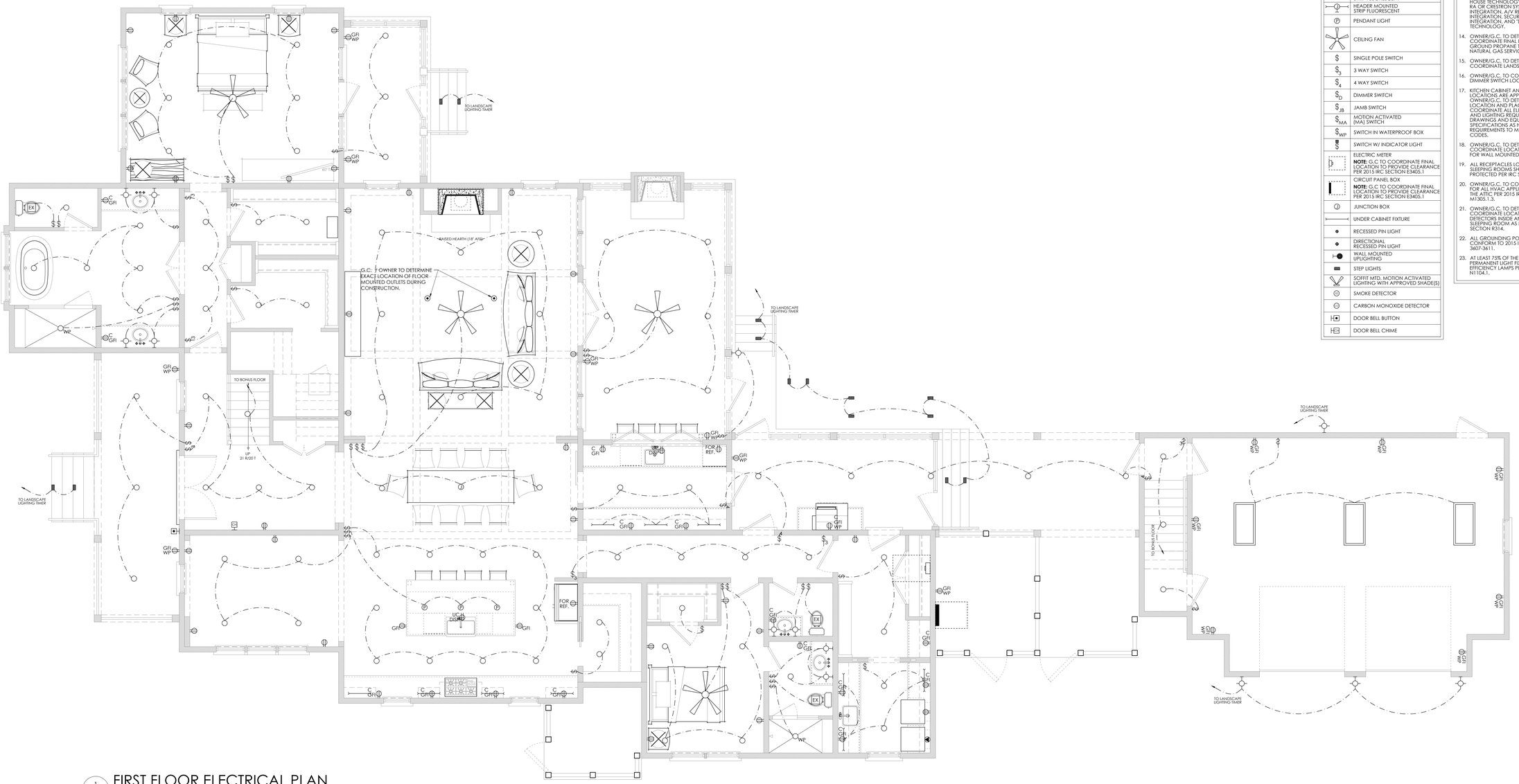
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

DOOR AND WINDOW SCHEDULE

A6.0



1 / E2.1 FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	220 VOLT OUTLET
	FLOOR RECEPTACLE
GFI	GFI RECEPTACLE
C GFI	COUNTERTOP LEVEL GFI RECEPTACLE
GFI WP	GFI IN WATERPROOF BOX
	DATA/PHONE
C	TV/CABLE JACK
EX	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	RECESSED CAN
	DIRECTIONAL CAN LIGHTING
WP	RECESSED SEALED SHOWER FIXTURE
	PUCK CAN LIGHT
	2X4 FLUORESCENT
	2X2 FLUORESCENT
	WALL MOUNTED SCONCE
	SEMI-FLUSH CEILING MOUNTED
	CEILING MOUNTED STRIP FLUORESCENT
	HEADER MOUNTED STRIP FLUORESCENT
P	PENDANT LIGHT
	CEILING FAN
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
$D	DIMMER SWITCH
$JB	JAMB SWITCH
$MA	MOTION ACTIVATED (MA) SWITCH
$WP	SWITCH IN WATERPROOF BOX
$	SWITCH W/ INDICATOR LIGHT
	ELECTRIC METER **NOTE:** G.C TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1
	CIRCUIT PANEL BOX **NOTE:** G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1
	JUNCTION BOX
	UNDER CABINET FIXTURE
	RECESSED PIN LIGHT
	DIRECTIONAL RECESSED PIN LIGHT
	WALL MOUNTED UPLIGHTING
	STEP LIGHTS
	SOFFIT MTD. MOTION ACTIVATED LIGHTING WITH APPROVED SHADE(S)
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DOOR BELL BUTTON
	DOOR BELL CHIME

ELECTRICAL NOTES

1. COORDINATE TELEPHONE COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 36" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS, AND IN BASEBOARDS, WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATIONS OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR AT PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE; SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE OR NATURAL GAS SERVICE IF APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2015 IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2015 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2015 IRC SECTION N1104.1.

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STATE OF SOUTH CAROLINA REGISTERED ARCHITECT — JAMES C. ATKINS BLUFFTON, SC No. 12243

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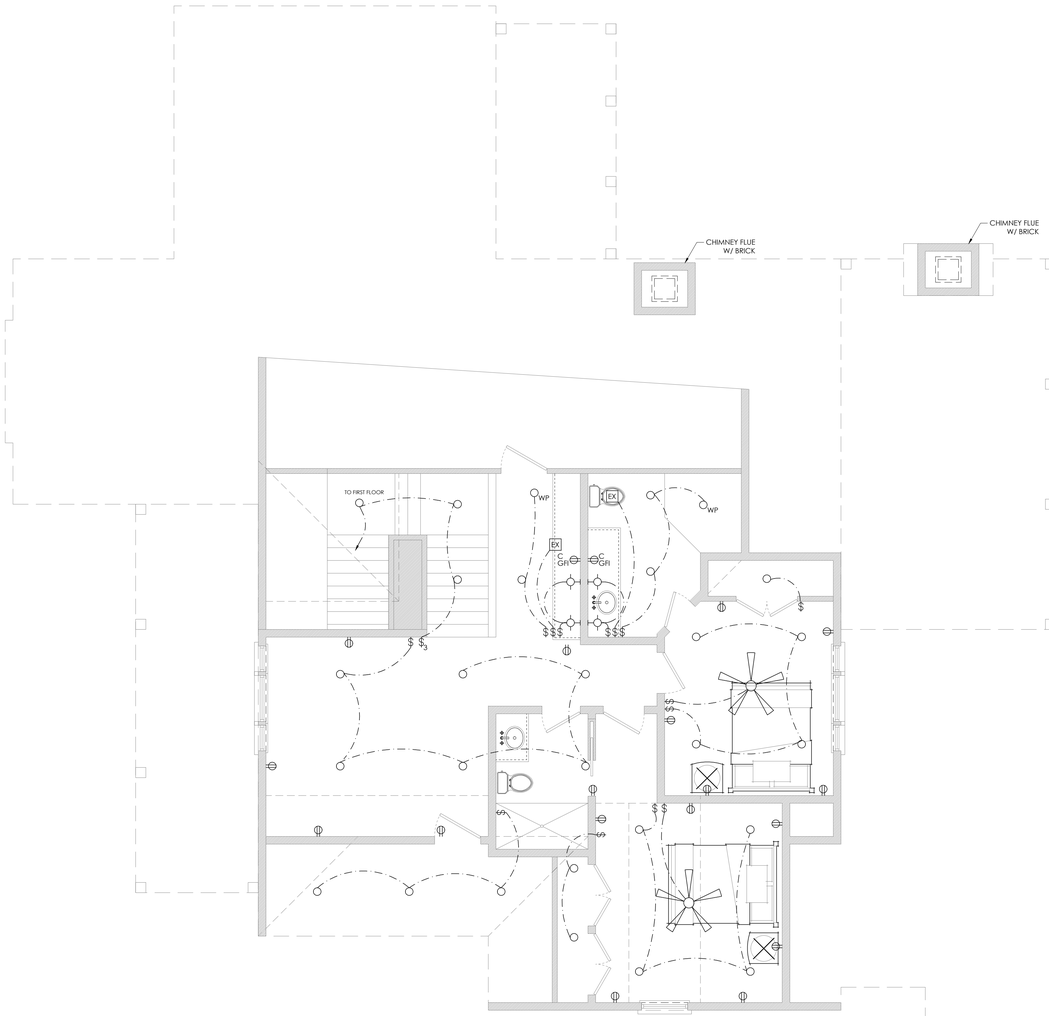
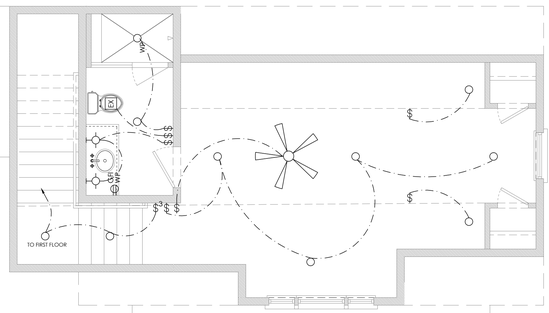
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

FIRST FLOOR ELECTRICAL PLAN

E2.1





1 E2.2 SCALE 1/4" = 1'-0"

SECOND FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	220 VOLT OUTLET
	FLOOR RECEPTACLE
GFI	GFI RECEPTACLE
C GFI	COUNTERTOP LEVEL GFI RECEPTACLE
GFI WP	GFI IN WATERPROOF BOX
	DATA/PHONE
C	TV/CABLE JACK
EX	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	RECESSED CAN
	DIRECTIONAL CAN LIGHTING
WP	RECESSED SEALED SHOWER FIXTURE
	PUCK CAN LIGHT
	2X4 FLUORESCENT
	2X2 FLUORESCENT
	WALL MOUNTED SCONCE
	SEMI-FLUSH CEILING MOUNTED
	CEILING MOUNTED STRIP FLUORESCENT
	HEADER MOUNTED STRIP FLUORESCENT
P	PENDANT LIGHT
	CEILING FAN
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
$D	DIMMER SWITCH
$JB	JAMB SWITCH
$MA	MOTION ACTIVATED (M.A.) SWITCH
$WP	SWITCH IN WATERPROOF BOX
$	SWITCH W/ INDICATOR LIGHT
	ELECTRIC METER **NOTE:** G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1
	CIRCUIT PANEL BOX **NOTE:** G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2015 IRC SECTION E3405.1
J	JUNCTION BOX
	UNDER CABINET FIXTURE
	RECESSED PIN LIGHT
	DIRECTIONAL RECESSED PIN LIGHT
	WALL MOUNTED UPLIGHTING
	STEP LIGHTS
MS	SOFFIT MTD. MOTION ACTIVATED LIGHTING WITH APPROVED SHADE(S)
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DOOR BELL BUTTON
	DOOR BELL CHIME

ELECTRICAL NOTES

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 36" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS, AND IN BASEBOARDS, WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATIONS OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR AT PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE OR NATURAL GAS SERVICE IF APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2015 IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2015 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2015 IRC SECTION N1104.1.

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ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

SECOND FLOOR ELECTRICAL PLAN

E2.2

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
3. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
4. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL [COLOR] SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
5. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
6. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
7. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
8. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
9. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
11. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES AND NATURAL AREAS TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
13. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
15. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER BEAUFORT COUNTY CODE(S).
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO UNDERGROUND UTILITIES.
10. BARRIERS AND / OR FLAG MEN MAY BE REQUIRED FOR SAFETY, VERIFY REQUIREMENTS WITH THE OWNER FOR SUCH NEEDS PRIOR TO BEGINNING THE WORK.
11. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATION IS MADE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO PROVIDE SILT FENCE AND / OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UP SLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ANY LAYOUT AND STAKING DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
6. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
7. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
8. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
9. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. LIGHTING PLAN IS A DIAGRAMMATIC DRAWING AND EXACT LOCATIONS OF LIGHT FIXTURES SHALL BE APPROVED BY LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTRACTOR TO COORDINATE WITH THE BUILDER FOR THE LOCATION OF ELECTRICAL PANEL NEEDED FOR LIGHTING.
3. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
5. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
7. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR P.V.C. SLEEVES PROVIDED BY CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
9. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
10. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. IN-FIELD MODIFICATIONS MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

TURF AND GRASSING NOTES:

1. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
2. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
4. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
5. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

****CAUTION****

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SHEET INDEX

CS - COVER SHEET AND PROJECT NOTES
L1 - SWPP PLAN
L2 - KEY SHEET AND LAYOUT PLAN
L3 - GRADING PLAN
L4 - LIGHTING AND PLANTING PLAN
L5 - PLANT SCHEDULE AND DETAILS
L6 - SITE DETAILS - 01
L7 - SITE DETAILS - 02

ISSUED:
MAR 11, 2024
REVISIONS:
01 - JUL 08, 2025

PROJECT TEAM

LANDSCAPE ARCHITECT
WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ARCHITECTURE
ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

COURT ATKINS ARCHITECTS
BLUFFTON, SC.
(843) 815.2557

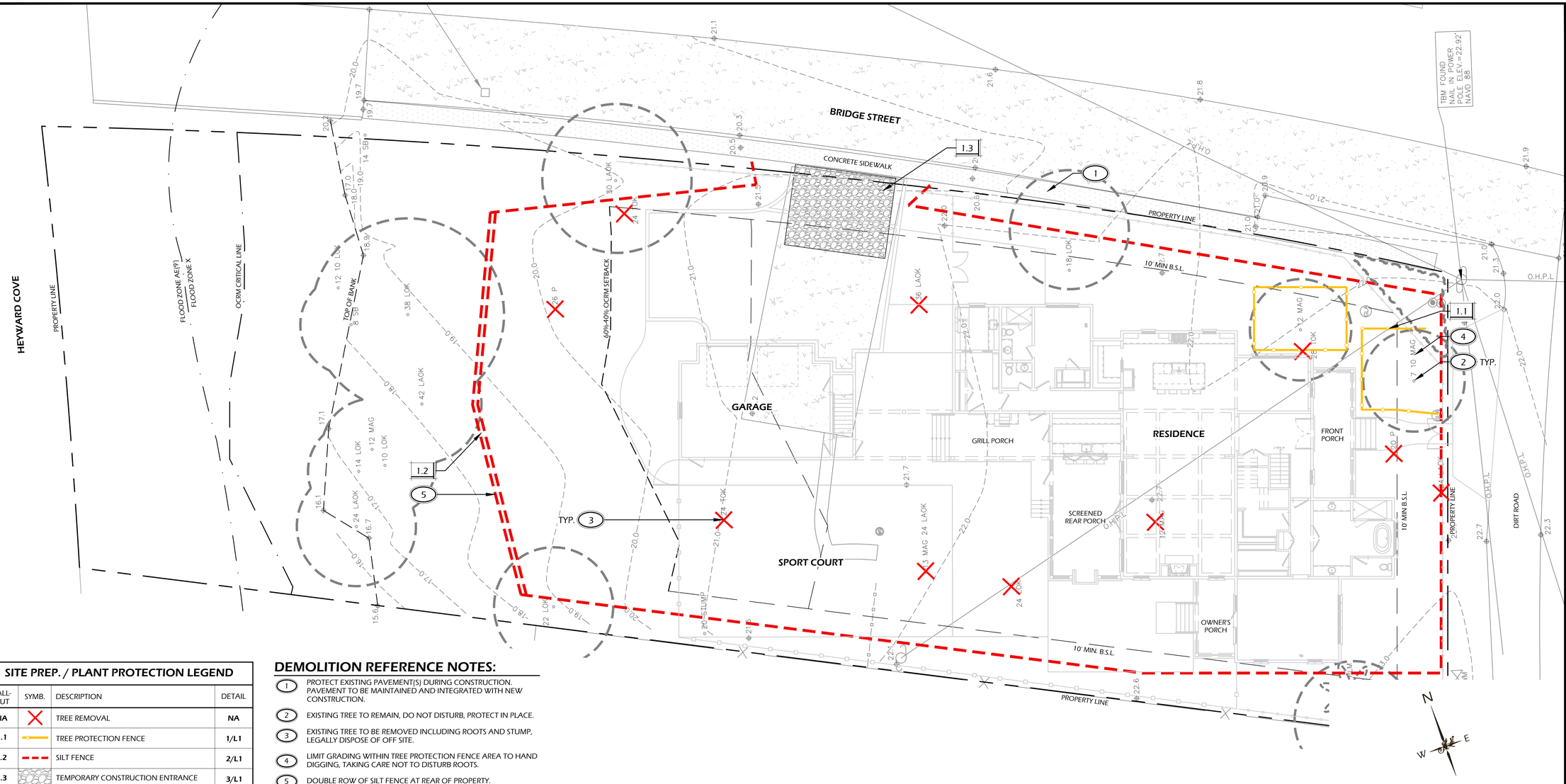
SURVEYING
ALL TOPOGRAPHY, EXISTING TREES, SITE BOUNDARY, SITE SURVEY DATA, ETC. WERE TAKEN FROM DIGITAL FILES PROVIDED BY:

T SQUARE SURVEYING
BLUFFTON, SC.
(843) 757.2650

PROJECT REQUIREMENTS

SITE COVERAGE

| IMPERVIOUS COVERA



SITE PREP. / PLANT PROTECTION LEGEND

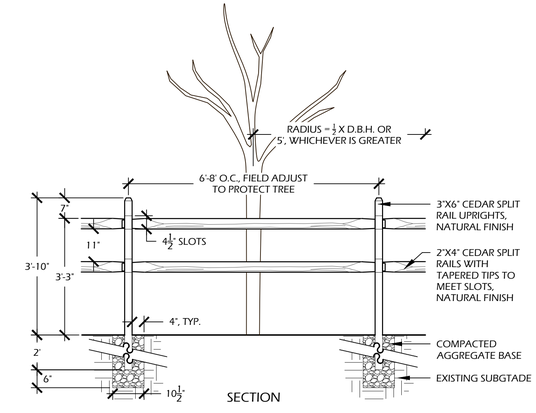
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
NA		TREE REMOVAL	NA
1.1		TREE PROTECTION FENCE	1/L1
1.2		SILT FENCE	2/L1
1.3		TEMPORARY CONSTRUCTION ENTRANCE	3/L1

NOTE: SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

DEMOLITION REFERENCE NOTES:

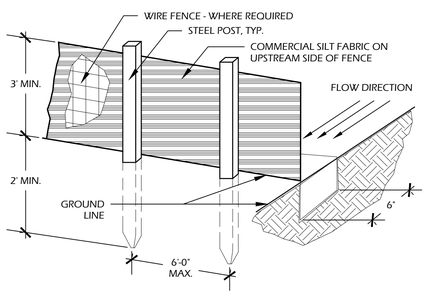
1. PROTECT EXISTING PAVEMENT(S) DURING CONSTRUCTION. PAVEMENT TO BE MAINTAINED AND INTEGRATED WITH NEW CONSTRUCTION.
2. EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
3. EXISTING TREE TO BE REMOVED INCLUDING ROOTS AND STUMP, LEGALLY DISPOSE OF OFF SITE.
4. LIMIT GRADING WITHIN TREE PROTECTION FENCE AREA TO HAND DIGGING, TAKING CARE NOT TO DISTURB ROOTS.
5. DOUBLE ROW OF SILT FENCE AT REAR OF PROPERTY.

0 5 10 15 20 25 30 35 40
Scale 1 " = 10'



SECTION

1 / L6 TREE PROTECTION FENCE
SCALE: N.T.S.

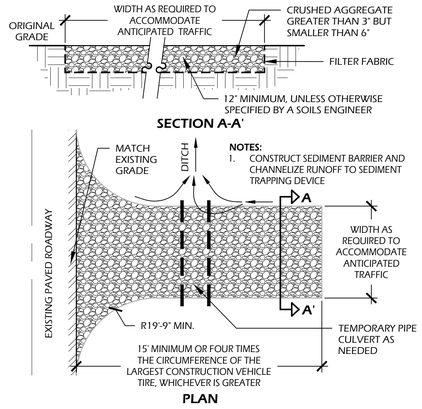


POSTS	
STEEL	1.3 LB. / FT. MIN.

NOTES:
1. DIG TRENCH
2. LAY FABRIC TO BOTTOM OF TRENCH
3. BACKFILL TRENCH, COVERING FABRIC

MAINTENANCE: FREQUENT INSPECTIONS ARE REQUIRED. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. CLEAN OUT TRAPPED SEDIMENT WHEN NEEDED.

2 / L6 SILT FENCE
SCALE: N.T.S.



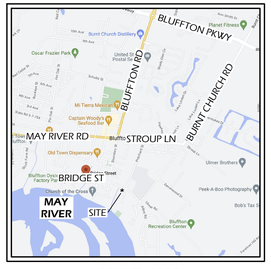
PLAN

3 / L6 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: N.T.S.

PROJECT NARRATIVE:

THE PROPERTY IS A 0.6 ACRE LOT LOCATED IN THE TOWN OF BLUFFTON ON WHICH THE OWNER PLANS TO BUILD A SINGLE-FAMILY HOME.

TWO MAIN TEMPORARY BEST MANAGEMENT PRACTICES (BMPs) ARE PROPOSED FOR THIS PROJECT TO REDUCE EROSION AND CONTROL THE AMOUNT OF SEDIMENT RUNOFF. THE FIRST BMP PROPOSED IS THE STABILIZATION OF THE CONSTRUCTION ENTRANCE TO PROTECT THE SOIL FROM EROSION AND ENHANCE THE POTENTIAL FOR INFILTRATION. THE SECOND BMP PROPOSED IS SILT FENCE AROUND THE PERIMETER OF THE LOT TO PROMOTE SILT DEPOSITION WITHIN THE PROPERTY.



VICINITY MAP

LOCATION MAP IN TOWN OF BLUFFTON

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
NERHUS RESIDENCE
BRIDGE STREET / PARCEL 52 (#27)
BLUFFTON, SOUTH CAROLINA

DATE:	MAR 11, 2024
PROJECT NO.:	18-083-01
DRAWN BY:	JM / AS
CHECKED BY:	DK

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 837 DANIEL PATRICK KEEFER

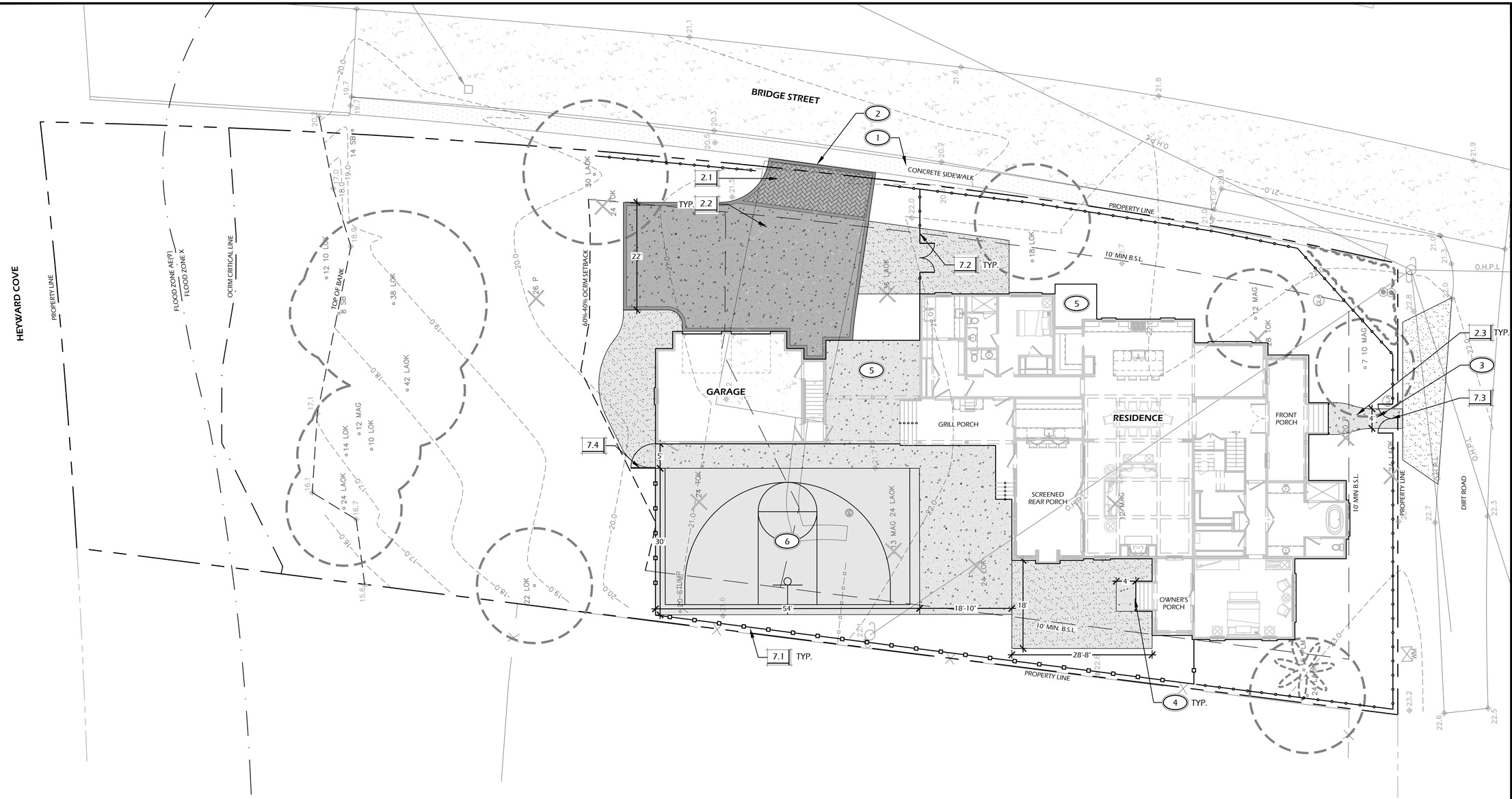
PERMIT SET

REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
SWPP PLAN

DRAWING NUMBER
L1



PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		BRICK APRON	1/L6
2.2		ROCK SALT CONCRETE DRIVE	2/L6
2.3		ROCK SALT CONCRETE WALK	3/L6
2.4		CRUSHED SHELL WALK	4/L6
NA		BORDERS, REFER TO DETAILS 1/L6, 2/L6	NA

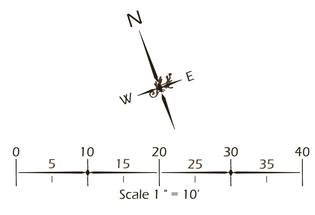
NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
7.1	PRIVACY FENCE	5/L6
7.2	LIVING FENCE	6/L6
7.3	GATE TYPE 1	7/L6
7.4	GATE TYPE 2	1/L7

KEY SHEET REFERENCE NOTES:

1. MAINTAIN SIDEWALK, CONTRACTOR RESPONSIBLE FOR REPLACEMENT / REPAIR OF ANY AND ALL DAMAGES.
2. ALIGN EDGE OF DRIVEWAY APRON EVENLY AND SMOOTHLY WITH CONCRETE SIDEWALK.
3. ALIGN EDGE OF WALKWAY EVENLY AND SMOOTHLY WITH ROAD.
4. LANDING WIDTH TO EQUAL WIDTH OF STAIRS.
5. SERVICE YARD, SEE ARCHITECT'S PLANS.
6. PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (SPORT COURT).



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SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 837 DANIEL PATRICK KEEFER

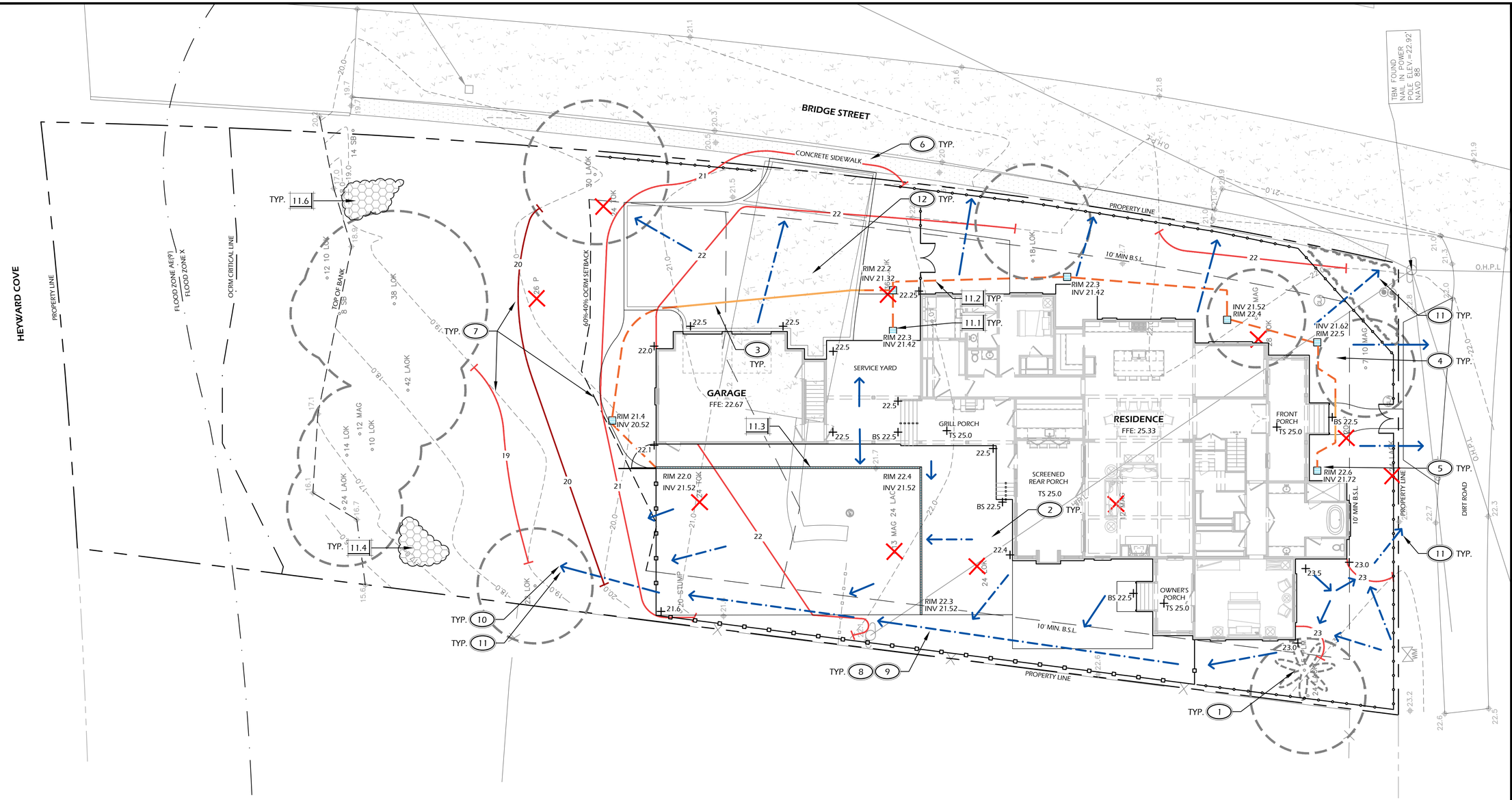
PERMIT SET

REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
KEY SHEET AND LAYOUT PLAN

DRAWING NUMBER
L2



DRAINAGE LEGEND

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		12" AREA DRAIN TYPE 2 (ATRIUM GRATE)	5/L7
11.2		6" FRENCH DRAIN	6/L7
11.3		TRENCH DRAIN	7/L7
11.4		RAIN GARDEN (±121 S.F.)	8/L7

NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS. **IF NOT LOCATED ON PLAN AND SUB SURFACE DRAINAGE IS NEEDED, CONTRACTOR SHALL SUPPLY AREA DRAINS, FRENCH DRAINS AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE (REFER TO DRAINAGE DETAILS, SHEET L7, L8)**

GRADING LEGEND

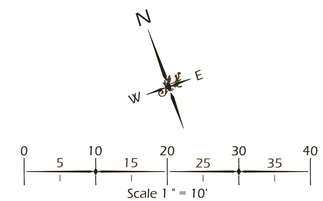
SYMB.	DESCRIPTION
+	SPOT GRADE
	DRAINAGE ARROW
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING GRADE

GRADING ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF COLUMN	HP	HIGH POINT
BOC	BOTTOM OF CURB	RIM	TOP OF DRAIN
BS	BOTTOM OF STEP	TC	TOP OF COLUMN
BW	BOTTOM OF WALL	TOC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT	INV	INVERT OF DRAIN

GRADING REFERENCE NOTES:

1. MINIMIZE DISTURBANCE AROUND TREES TO REMAIN.
2. PROVIDE 1% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK.
3. ALL PIPING UNDER HARDSCAPE SHALL BE SOLID H.D.P.E. PIPES.
4. FIELD LOCATE DRAIN LINE TO AVOID EXISTING TREE ROOTS.
5. CONTRACTOR SHALL TIE GUTTER DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM WHENEVER POSSIBLE.
6. TIE INTO EXISTING GRADE. MEET SMOOTHLY AND EVENLY.
7. FEATHER BOTTOM OF SLOPE SMOOTHLY TO MEET EXISTING CONDITIONS.
8. CREATE SWALE AND BERM TO DIRECT WATER AWAY FROM HOUSE AND ADJACENT PROPERTIES.
9. DRAINAGE SWALE PITCH AT 2% MIN.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND ADJACENT PROPERTY LINES.
11. DIRECT STORMWATER TOWARDS STREET OR EXISTING DRAINAGE DITCH, DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTY. **CONTRACTOR SHALL PROVIDE SUPPLEMENTAL AREA DRAINS, FRENCH DRAINS, AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE, REFER TO SITE DETAILS.**
12. GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUBGRADE FOR DRIVEWAY. CONTRACTOR SHALL ADJUST GRADES TO PROVIDE POSITIVE DRAINAGE TO ROADWAY AND NATURAL AREAS.



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SITE DEVELOPMENT PLANS
FOR

NERHUS RESIDENCE

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BLUFFTON, SOUTH CAROLINA

DATE:	MAR 11, 2024
PROJECT NO.:	18-083-01
DRAWN BY:	JM / AS
CHECKED BY:	DK

SOUTH CAROLINA
REGISTERED
No. 837
LANDSCAPE ARCHITECT
DANIEL PATRICK KEEFER

PERMIT SET

REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER
L3

PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	**1/L5**
14.2	PALM TREE PLANTING	**2/L5**
14.3	SHRUB PLANTING	**3/L5**
14.4	GROUND COVER PLANTING	**4/L5**

LIGHTING SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		7	PATH LIGHT	**2/L7**
10.2		1	DOWN LIGHT	**3/L7**
10.3		1	UP LIGHT	**4/L7**

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS		
AZAE	Azalea x encore	Encore Azalea
AZAF	Azalea indica 'Formosa'	Formosa Azalea
BUXW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood
CAMS	Camellia sasanqua	Sasanqua Camellia
HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea
HYDP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
ILLP	Illicium parviflorum	Yellow Anise
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
DIEI	Dietes iridioides	White African Iris
TRAJ	Trachelospermum jasminoides	Confederate jasmine

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.
3. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
4. CAREFULLY EXCAVATE PLANTING PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

N

0 5 10 15 20 25 30 35 40

Scale 1" = 10'

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REVISIONS:

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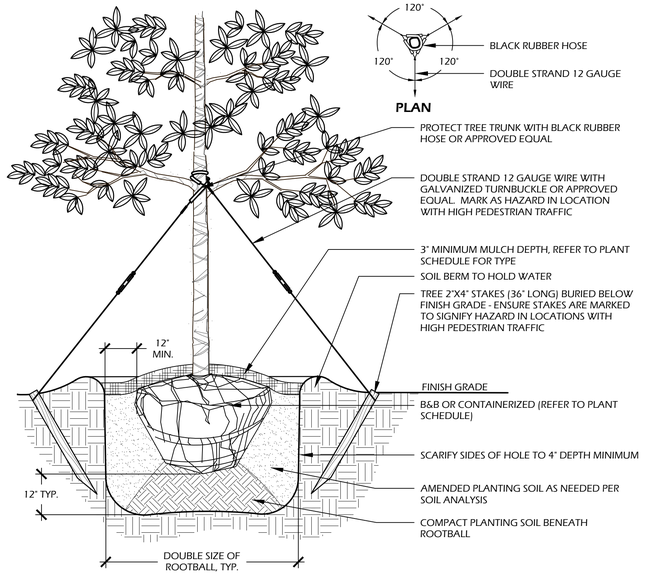
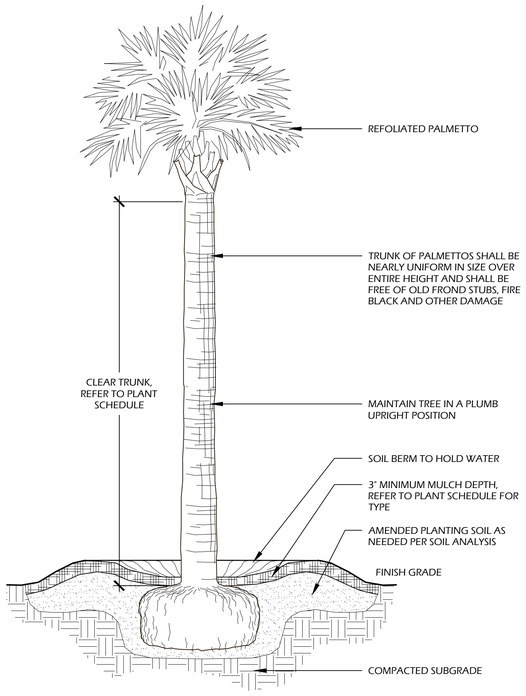
DRAWING TITLE
LIGHTING AND PLANTING PLAN

DRAWING NUMBER
L4



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L5 TREE PLANTING
SCALE: N.T.S.



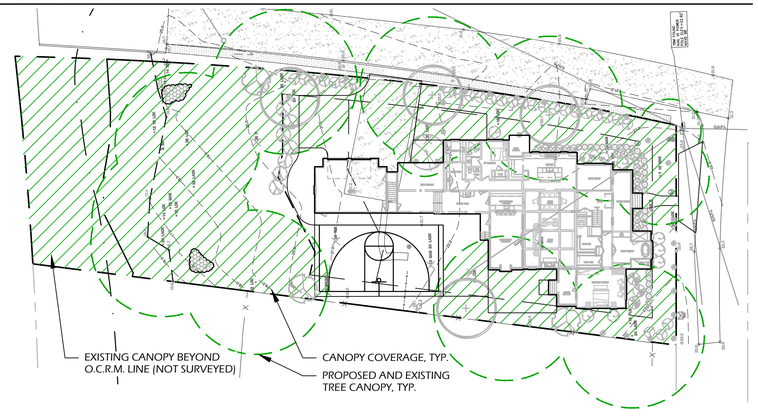
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE,
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L5 PALM TREE PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
4	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
1	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
3	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
17	AZAE	Azalea x encore	Encore Azalea	24"-30"	24"-30"	7 gal.	-	Full
28	AZAF	Azalea indica 'Formosa'	Formosa Azalea	30"-36"	24"-30"	7 gal.	-	Full
29	BUXW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	12"-18"	12"-18"	7 gal.	-	Full
7	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
3	HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24"-30"	24"-30"	7 gal.	-	Full
3	HYDP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24"-30"	24"-30"	7 gal.	-	Full
7	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
50	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
10	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
27	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4"-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
3,850	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,050	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

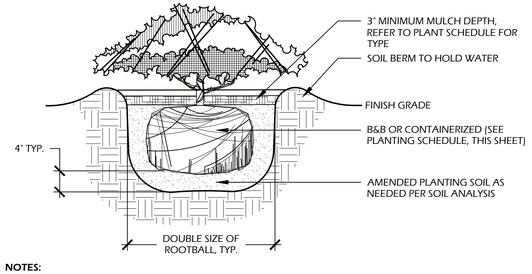
TREE CANOPY DIAGRAM:



SCALE: 1" - 30'-0"

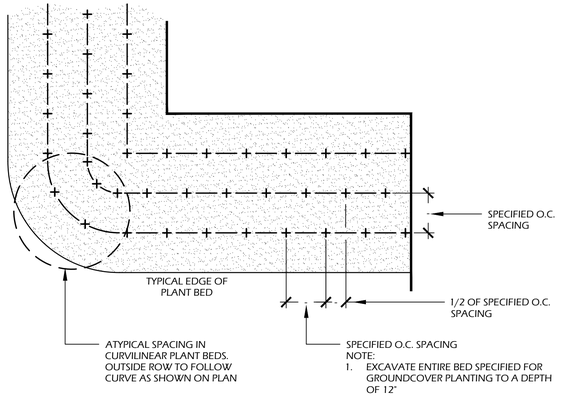
CANOPY COVERAGE TABLE

DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	25,601 S.F.
BUILDING FOOTPRINT	±5,386 S.F.
REMAINING SITE AREA	20,215 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	16,576 S.F.
% CANOPY COVERAGE (75% MIN.)	**81.9%**



NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L5 SHRUB PLANTING
SCALE: N.T.S.



4 // L5 GROUND COVER PLANTING
SCALE: N.T.S.

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
NERHUS RESIDENCE
BRIDGE STREET / PARCEL 52 (#27)
BLUFFTON, SOUTH CAROLINA

DATE:	MAR 11, 2024
PROJECT NO.:	18-083-01
DRAWN BY:	JM / AS
CHECKED BY:	DK

SOUTH CAROLINA · REGISTERED · No. 837 · LANDSCAPE ARCHITECT · DANIEL PATRICK KEEFER

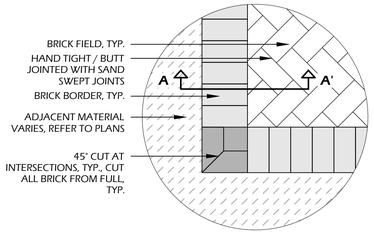
PERMIT SET

REVISIONS:

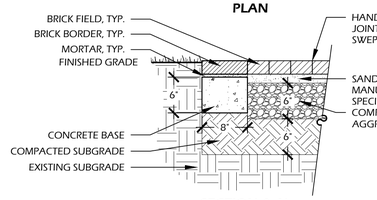
07-08-2025	REVISION - 01

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L5



PLAN



SECTION A-A'

BRICK MANUFACTURER INFORMATION:

MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L2**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

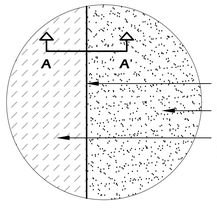
OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

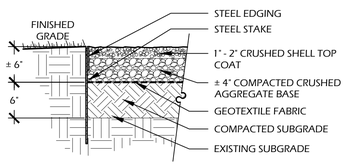
NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF DRIVE AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L6 BRICK APRON

SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

EDGING AND STAKE INFORMATION:

MANUFACTURER:
BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDER CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3/16" X 4" X 16'
STAKES: STANDARD STAKE 3/16" THICK X 15" LONG (6 PER 16')
COLOR: BLACK

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

SHELL INFORMATION:

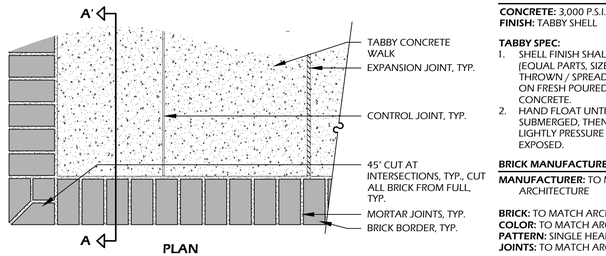
SHELL: EQUAL MIX OF CRUSHED #3 AND #4 SHELL

OTHER INFORMATION:

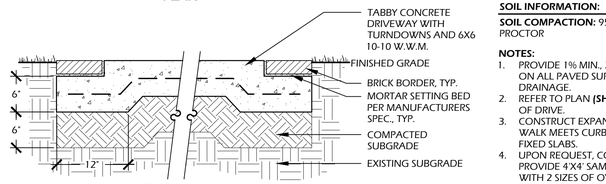
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

2 // L6 ROCK SALT CONCRETE DRIVE

SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

BRICK MANUFACTURER INFORMATION:

MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: SINGLE HEADER COURSE BORDER
JOINTS: TO MATCH ARCHITECTURE

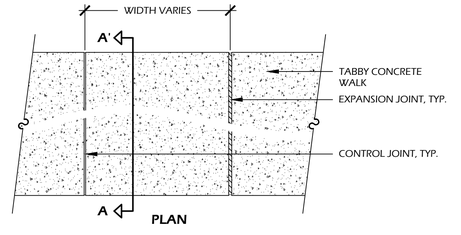
SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

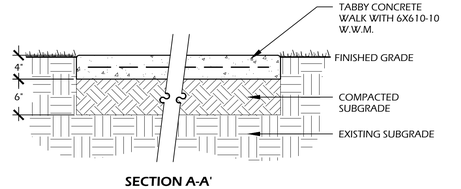
NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF DRIVE.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

3 // L6 ROCK SALT CONCRETE WALK

SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:

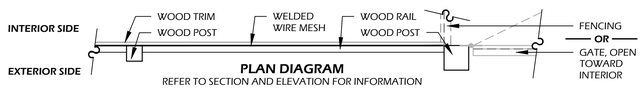
SOIL COMPACTION: 95% STANDARD PROCTOR

TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

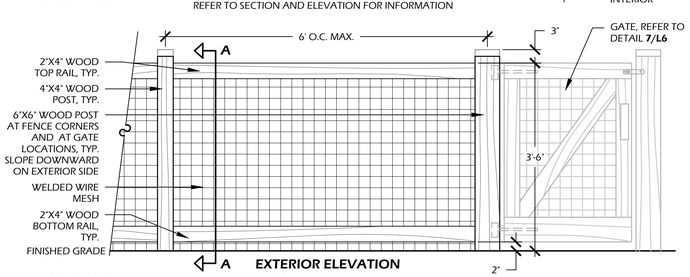
NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

4 // L6 STONE POOL DECK

SCALE: 1" - 1'-0"



PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION



EXTERIOR ELEVATION

MATERIAL SPECIFICATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN

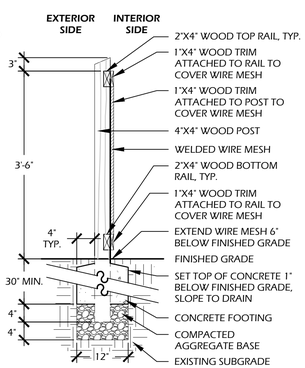
WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN

CONCRETE: 3,000 P.S.I. @ 28 DAYS

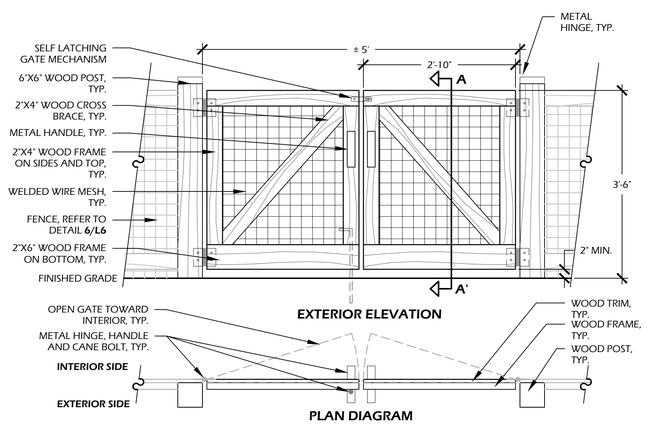
NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. WELDED WIRE MESH SHALL RUN CONTINUOUS ON INTERIOR SIDE OF FENCE. SEAMS, IF ANY SHALL BE COVERED BY WOOD TRIM PER DETAIL.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

5 // L6 PRIVACY FENCE

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



SECTION - A



EXTERIOR ELEVATION

PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION

MATERIAL SPECIFICATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN
WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN
CONCRETE: 3,000 P.S.I. @ 28 DAYS

LATCH AND HINGE INFORMATION:

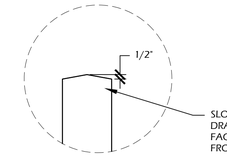
LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE / GATE
HANDLE: (METAL), BLACK IN COLOR, MODEL BY OWNER, MOUNT ON BOTH SIDES OF GATE
CANE BOLT: (METAL), BLACK IN COLOR, BY OWNER, MOUNT ON INTERIOR SIDE OF GATE

6 // L6 LVING FENCE

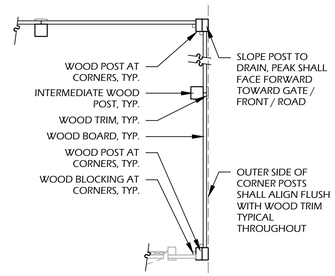
SCALE: 3/4" - 1'-0"

7 // L6 GATE TYPE 1

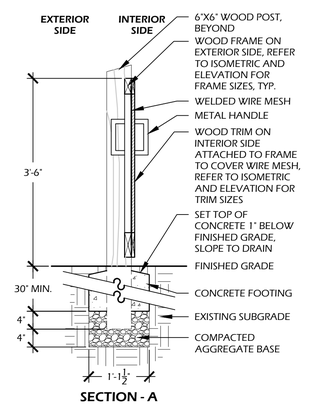
SCALE: 3/4" - 1'-0"



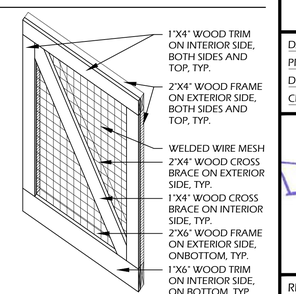
CORNER POST DETAIL
N.T.S.



SAMPLE PLAN DIAGRAM
N.T.S.



SECTION - A



ISOMETRIC DIAGRAM
N.T.S.

MATERIAL SPECIFICATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN OR TO MATCH ARCHITECTURE TRIM

CONCRETE: 3,000 P.S.I. @ 28 DAYS

NOTES:
1. SLOPE ALL INTERMEDIATE WOOD POSTS DOWNWARD ON INTERIOR SIDE TO DRAIN. SLOPE ALL CORNER POSTS AS SHOWN TO DRAIN
2. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO ORDERING.
5. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POST PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
6. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

Miller Jones Reefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

NERHUS RESIDENCE

BRIDGE STREET / PARCEL 52 (#27)
BLUFFTON, SOUTH CAROLINA

DATE:	MAR 11, 2024
PROJECT NO.:	18-083-01
DRAWN BY:	JM / AS
CHECKED BY:	DK

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 837 DANIEL PATRICK KEEFER

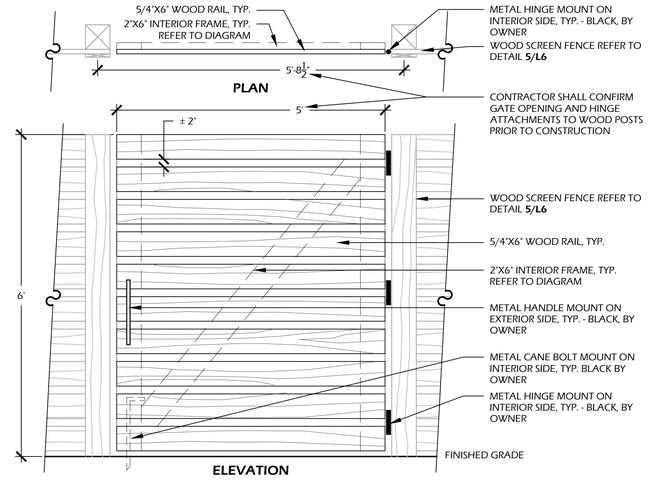
PERMIT SET

REVISIONS:

07-08-2025	REVISION - 01

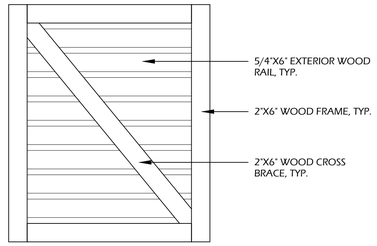
DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER
L6



NOTES:

1. ALL LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE. STAIN CHARLESTON GREEN OR TO MATCH ARCHITECTURE(COLOR TO BE APPROVED BY OWNER).
2. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



INTERIOR FRAME DIAGRAM (N.T.S.)

1 // L7 GATE TYPE 2
SCALE: 3/4" = 1'-0"

COASTAL SOURCE
DEFYING THE ELEMENTS

CHINA HAT PATH LIGHT

WIRED

CHINA HAT PATH LIGHT
STAKE MOUNTED AREA LIGHT

7" Size (H x W): 23in x 7in **Weight:** 5 Lbs
9" Size (H x W): 23in x 9in **Weight:** 5.5 Lbs
Construction: Solid Brass **Voltage:** 10-18V

Finish: Beaded, Vintage
Riser Length: 17"
Shroud: Reflective Powder Coat Interior
Lamp: MR16 (LED Recommended)
Wattage: Max 50 Watts (Max 3W G3 MR16)
Lens: Clear Convex Glass
Mounting: 8" Brass Stake
Wire: Marine-Grade Tinned Wire
Warranty: 5-Year Limited Warranty*

*Lifetime Warranty for certified installations. See terms and conditions of sale for details.

New Jersey
1270 Glen Avenue
Moorestown, NJ 08057

Florida
11450 Overseas Highway
Marathon, FL 33050

Please visit **coastalsource.com** for more information or call us at **1-800-719-1996**. You will always be pleased you purchased a Coastal Source product.

MANUFACTURER INFORMATION:
COASTAL SOURCE
1270 GLEN AVENUE
MOORESTOWN, NJ 08057
PHONE: (800) 719.1996
WEB: WWW.COASTALSOURCE.COM

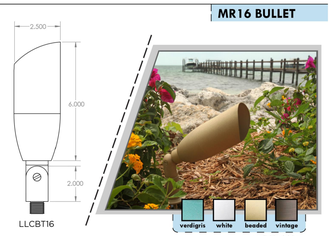
MODEL: 7" CHINA HAT PATH LIGHT
FINISH: VINTAGE BRASS
BULB: MR16 LED
WATTAGE: 6 WATTS
TEMPERATURE: 3000K
MOUNTING: STAKE

OR APPROVED EQUAL

2 // L7 PATH LIGHT
SCALE: N.T.S.

COASTAL SOURCE
DEFYING THE ELEMENTS

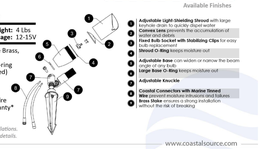
MR16 BULLET



MR16 BULLET
DIRECTIONAL UP/DOWN LIGHT

Size (H x W): 9.5in x 2.5in **Weight:** 4.1lbs
Construction: Solid Brass **Voltage:** 12-15V

Finish: Beaded Natural, Vintage Brass, & White
Shroud: 360 Rotational with O-ring
Bulb: MR16 (LED Recommended)
Wattage: Maximum 50 Watts
Lens: Clear Convex Glass
Mounting: 8" Brass Stake
Wire: Marine-Grade Tinned Wire
Warranty: 5-Year Limited Warranty*



1. **Adjustable Light-Shielding Shroud** with large keyhole shaft to quickly dispel water
2. **Convex Lens** prevents the accumulation of water and sand dust
3. **Bulb Base with Stabilizing Clips** for easy bulb replacement
4. **Shroud O-Ring** keeps moisture out
5. **Adjustable Base** can widen or narrow the beam angle of any bulb
6. **Large Base O-Ring** keeps moisture out
7. **Adjustable Knuckle**
8. **Coastal Connectors with Marine Tinned Wire** ensures maximum conductivity and flexibility
9. **Brass Stake** ensures a strong installation without the risk of breaking

*Lifetime Warranty for certified installations. See terms and conditions of sale for details.

CS OFFICE LOCATIONS
www.coastalsource.com

New Jersey
1270 Glen Avenue
Moorestown, NJ 08057

Florida
11450 Overseas Highway
Marathon, FL 33050

If you ever have a question or experience a problem, call us at **1-800-719-1996**. You will always be pleased you purchased a Coastal Source product.

MANUFACTURER INFORMATION:
COASTAL SOURCE
1270 GLEN AVENUE
MOORESTOWN, NJ 08057
PHONE: (800) 719.1996
WEB: WWW.COASTALSOURCE.COM

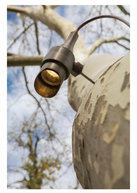
MODEL: MR16 BULLET
FINISH: VINTAGE BRASS
BULB: MR16 LED
WATTAGE: 6 WATTS
TEMPERATURE: 3000K
MOUNTING: STAKE

OR APPROVED EQUAL

3 // L7 UP LIGHT
SCALE: N.T.S.

COASTAL SOURCE
DEFYING THE ELEMENTS

DOWN LIGHT



MR16 UNIBALL TREE LIGHT
w/Uniball Mount

Size: 10" long x 3" wide Fixture/Mount, with 4.5" x .375" diameter Uniball Screw
Construction: Solid Brass
Finish: Vintage Brass

Weight: 4.0 lbs
Construction: Solid Brass
Voltage: 7-18VAC/7-24VDC
Finish: Vintage Brass
Shroud: 360° Rotational with O-ring
Lamp: MR16 LED
Wattage: Maximum 9W G3 MR16 LED
Lens: Clear Flat Borosilicate Glass
Mounting: Uniball Tree Mount (Stainless Steel bolt)
Fixture Connector: CMC Male Direct Connector
Wiring: Removable 6' CMC CC Y-Cable (not included)
Warranty: 5-Year Limited Warranty*

*Lifetime Warranty for certified installations. See terms and conditions of sale for details.

CS OFFICE LOCATIONS
www.coastalsource.com

New Jersey
1270 Glen Avenue
Moorestown, NJ 08057

Florida
11450 Overseas Highway
Marathon, FL 33050

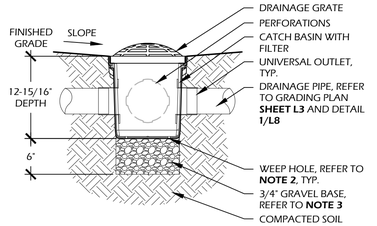
Please visit **coastalsource.com** for more information or call us at **1-800-719-1996**. You will always be pleased you purchased a Coastal Source product.

MANUFACTURER INFORMATION:
COASTAL SOURCE
1270 GLEN AVENUE
MOORESTOWN, NJ 08057
PHONE: (800) 719.1996
WEB: WWW.COASTALSOURCE.COM

MODEL: MR16 UNIBALL TREE LIGHT
FINISH: VINTAGE BRASS
BULB: MR16 LED
WATTAGE: 6 WATTS
TEMPERATURE: 3000K
MOUNTING: UNIBALL TREE MOUNT

OR APPROVED EQUAL

4 // L7 DOWN LIGHT
SCALE: N.T.S.



MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

DRAINAGE GRATE: #1290, 12"X12" ATRIUM GRATE
GRATE COLOR: BLACK
GRATE INFO: STRUCTURAL FOAM POLYOLEFIN DOME ATRIUM GRATE WITH U.V. INHIBITOR

CATCH BASIN: #1200, 12"X12" CATCH BASIN, 2 OPENINGS
BASIN COLOR: BLACK
BASIN INFO: POLYOLEFIN TAPERED CATCH BASIN WITH U.V. INHIBITORS

FILTER: #1200FF, 12" CATCH BASIN FILTER
FILTER COLOR: BLUE FRAME / BLACK BAG

UNIVERSAL OUTLET: #1266, 6" UNIVERSAL LOCKING OUTLET AND #1206, 6" UNIVERSAL ADAPTER PLUG
OUTLET COLOR: BLACK
OUTLET INFO: STYRENE, USE ADAPTER PLUG AS REQUIRED (WHERE ONLY ONE DRAIN LINE RUNS INTO CATCH BASIN)

RISER: #1216, 12"X12" CATCH BASIN RISER, BLACK, STYRENE, USE AS REQUIRED

NOTES:

1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION.
2. DRILL WEEP HOLE TYPICAL OF 4 PLACES AT BOTTOM CORNERS.
3. GRAVEL BASE SHALL BE USED TO PREVENT STANDING WATER.
4. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW(S) PROVIDED AT TIME OF INSTALLATION.
5. RISER (IF NEEDED) CAN BE CUT TO ACHIEVE EXACT ELEVATION. DO NOT USE OVER FIVE (5) RISERS WITH CATCH BASIN.
6. N.D.S. ADAPTERS THAT FIT THIS CATCH BASIN ARE AS FOLLOWS: #1242, #1243, #1245, #1266, AND #1889, USE #1206 IF PLUGGING AN OUTLET.
7. PERFORATION ON NON OPEN SIDES AND BOTTOM TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
8. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
9. DO NOT SCALE DRAWING.
10. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
11. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
12. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-187 AND / OR 558-192.

558-187 / 558-192
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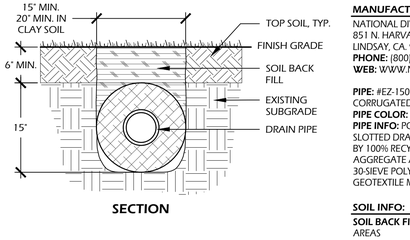
REVISION DATE 09/23/2015
CADdetails.com

KEY COMPONENT
www.ndspro.com/s5

5 // L7 12" AREA DRAIN TYPE 2 (ATRIUM GRATE)
SCALE: N.T.S.



SECTION

MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

PIPE: #EZ-1501F, 15" MESH WITH 6' CORRUGATED PERFORATED PIPE
PIPE COLOR: BLACK
PIPE INFO: POLYETHYLENE SLOTTED DRAIN PIPE SURROUNDED BY 100% RECYCLED POLYSTYRENE AGGREGATE AND ENCLOSED IN 30-SIEVE POLYETHYLENE GEOTEXTILE MESH

COUPLING: #6C07, 6' CORRUGATED INTERNAL COUPLING, AS REQUIRED
COUPLING COLOR: BLACK
END CAP: #6C06, 6' CORRUGATED END CAP, AS REQUIRED.
END CAP COLOR: BLACK

558-028
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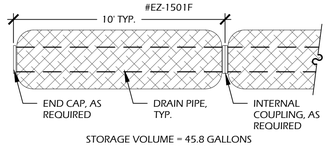
SOIL INFO:
SOIL BACK FILL: TOP SOIL BACK FILL, OR GRAVEL WITH 3" TOP SOIL IN CLAY AREAS

STORAGE AND FLOW INFO:

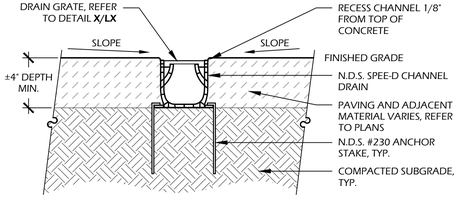


STORAGE VOLUME = 45.8 GALLONS
(6.1225 CU. FT.) PER SECTION. FLOW
RATE = 345.0 GPM (1% SLOPE)

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADDITIONAL COVER MAY BE REQUIRED BASED ON SITE CONDITIONS. 12" COVER REQUIRED TO OBTAIN AN H-10 LOAD RATING.
3. DO NOT SCALE DRAWING.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-028

6 // L7 6" FRENCH DRAIN
SCALE: N.T.S.



MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

558-173
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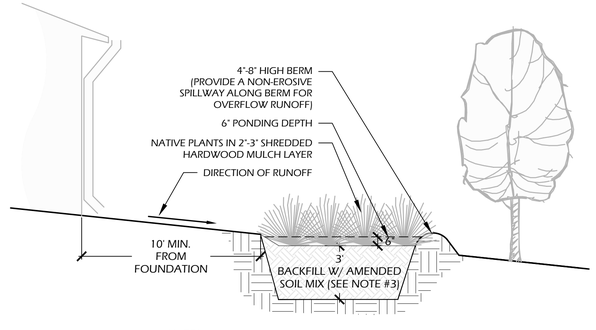
KEY COMPONENT
www.ndspro.com/s5

NOTES:

1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION
2. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-173

7 // L7 TRENCH DRAIN
SCALE: N.T.S.



NOTES:

1. CALL 8-1-1 IN SC BEFORE YOU DIG TO AVOID BURIED CABLES AND PIPES.
2. LOCATE RAIN GARDEN AT LEAST 25 FEET AWAY FROM SEPTIC SYSTEM DRAINFIELDS AND 10 FEET AWAY FROM WELLS
3. THE RAIN GARDENS IN SC MANUAL BY CLEMSON UNIV. RECOMMENDS THE FOLLOWING BACKFILL MIX FOR HEALTHY SOIL: 20-30% EXISTING SOIL, 20-30% COMPOST, AND 40-60% SAND.

8 // L7 RAIN GARDEN
SCALE: N.T.S.

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

© 2022 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

NERHUS RESIDENCE

BRIDGE STREET / PARCEL 52 (#27)
BLUFFTON, SOUTH CAROLINA

DATE:	MAR 11, 2024
PROJECT NO.:	18-083-01
DRAWN BY:	JM / AS
CHECKED BY:	DK

SOUTH CAROLINA
REGISTERED
No. 857
LANDSCAPE ARCHITECT
DANIEL PATRICK KEEFER

PERMIT SET

REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER
L7

Larry C Toomer
Mayor
Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager

Council Members
Fred Hamilton
Bridgette Frazier
Emily Burden
Marcia Hunter
Town Clerk

September 3, 2024

Court Atkins Architects, Inc.
32Bruin Road
Bluffton, SC 29910

Dear Mr. Broene:

On April 7, 2022 the Town of Bluffton Historic Preservation Commission approved the Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 4,120 SF and a Carriage House structure of approximately 1,188 SF located at 27 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD (COFA-05-18-011989) with the following conditions:

1. Per Section 5.3.3.C. of the UDO, the structure shall be reconfigured to allow the 12-inch Southern Magnolia near the northeast corner of the house to survive and protect the existing tree canopy for the site, and if an Arborist Report determines the 18-inch Live Oak along the northern property line is in good health, consideration shall be given to its existing canopy as well.
2. Per Section 5.3.7.A.1. of the UDO, the Landscape Plan must be updated to show large canopy street trees no greater than 50 feet apart along Bridge Street.
3. Per Section 5.3.7.D.1. of the UDO, the Landscape Plan will need to be updated to reflect the canopy coverage should any tree from the arborist report currently proposed to be saved be removed.
4. Section 5.15.5.F.1.c. of the UDO, the finished floor height must be raised to no less than 3’ above average adjacent sidewalk grade or the elevations marked to show it has been met.
5. Per Section 5.15.6.N. of the UDO, the water table must be revised to be a minimum of 5/4 stock.
6. A deviation may be granted to allow the folding “service” type window, as it is located on a rear elevation which is not visible from any public street, if additional information, including window specifications and elevations showing the space, is

provided to show that when closed, they will appear to be four double-hung windows as permitted in Section 5.15.6.I. of the UDO, to be reviewed by the HPRC.

7. Per the Applications Manual, a front elevation of the Carriage House and portion of the left elevation in the porch has not been provided and must be provided for review and be found to be in compliance with the applicable standards prior to approval of the Certificate of Appropriateness.
8. Per the Applications Manual, approval of Town of Bluffton Tree Removal Permit is required prior to issuance of this Certificate of Appropriateness and all conditions of that approval met prior to passing a Final Historic District Inspection.

As you have submitted revised materials addressing the conditions above, Town Staff has stamped the architectural plan set dated 07/10/2023, Landscape Plan dated July 10, 2023 in association with TREE-05-23-1326 and issued a final approval.

Following the approval, an amendment application to add wood railings and gate to the front porch, change all double hung windows to casement windows (materials, size and location to remain as originally approved). As these items do not substantially alter the approval issued by the HPC, Town Staff as stamped revised sheets A3.0, A3.1 and A3.2 received 7/5/2024 and issued the amendment.

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur within 30 days.

Upon issuance, a Certificate of Appropriateness (COA) remains valid for two (2) years from this approval date (04/07/2022). If the project is not substantially complete within the time limit, the COA expires.

Please be advised that a COA is not a permit to begin construction. All necessary permits and licenses prior shall be obtained prior to commencing construction. Please contact the Town of Bluffton Customer Service Center at (843) 706-4522 if you have any questions.

Sincerely,

Katie Peterson, AICP
Senior Planner
Department of Growth Management

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Court Atkins Architects, Inc.	**Name:** Mike Nerhus and Jessica Foley
Phone: 843-815-2557	**Phone:** 843-540-7874
Mailing Address: PO Box 3987 Bluffton, SC 29910	**Mailing Address:** 38 Blue Trail Ct. Bluffton, SC 29910
E-mail: jason.broene@courtatkins.com	**E-mail:** mike@riverdogbrewing.com
Town Business License # (if applicable): LIC-4-12-8068	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Nerhus Residence

Conceptual: ☐ **Final:** ☐ **Amendment:** ☑

Project Address: 27 Bridge Street

Zoning District: Neighborhood Conservation - HD

Acreage: .588

Tax Map Number(s): R610 039 00A 0052 0000

Application for:

- ☑ **New Construction**
- ☐ **Renovation/Rehabilitation/Addition**
- ☐ **Relocation**

Project Description: Changing window type from double hung to casement and adding wood railing and wood gate to front porch.

Minimum Requirements for Submittal

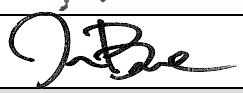
- ☐ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☐ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.**

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: **Date:** 7/5/2024

Applicant Signature:  **Date:** 7/5/2024

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. **Compliance with these procedures will minimize delays and as sure expeditious application review.**

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee **at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.**	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD **Application with the required submittal materials during an mandatory Application Check-In Meeting where the UDO Administrator** or designee **will review the submission for completeness.** Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	**Staff**
If the UDO Administrator or desginee, **determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.**	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee **will review the submission for completeness.**	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee **shall issue the Certificate of Appropriateness - HD.**	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW ☐	FINAL REVIEW ☐
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5):				
Building Setbacks	Front:	Rear:	Rt. Side:	Lt. Side:

3. BUILDING DATA			
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure			
Ancillary			
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	Coverage (SF)
Building Footprint(s)	
Impervious Drive, Walks & Paths	
Open/Covered Patios	
A. TOTAL IMPERVIOUS COVERAGE	
B. TOTAL SF OF LOT	
% COVERAGE OF LOT (A/B= %)	

5. BUILDING MATERIALS			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation		Columns	
Walls		Windows	Vinyl Clad
Roof		Doors	
Chimney		Shutters	
Trim		Skirting/Underpinning	
Water table		Cornice, Soffit, Frieze	
Corner board		Gutters	
Railings	KDAT	Garage Doors	
Balusters		Green/Recycled Materials	
Handrails			

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☐	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☐	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☐	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☐	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☐	**PHOTOS:** Labeled c**omprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.**
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.**
☐	☐	**FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).**
☐	☐	**ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.**
☐	☐	**ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.**
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.**
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☐	**TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.**
☐	☐	**LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.**
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

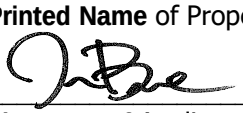
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

7/5/2024

Signature of Property Owner or Authorized Agent **Date**

Mike Nerhus

Printed Name of Property Owner or Authorized Agent



7/5/2024

Signature of Applicant **Date**

Jason Broene

Printed Name of Applicant

COURT ATKINS
GROUP

July 5, 2024

Town of Bluffton
Ms. Katie Peterson, Senior Planner
20 Bridge Street
Bluffton, South Carolina 29910
kpeterson@townofbluffton.com

Re: Amendment Submittal for Nerhus Residence COFA-05-011989

Katie,

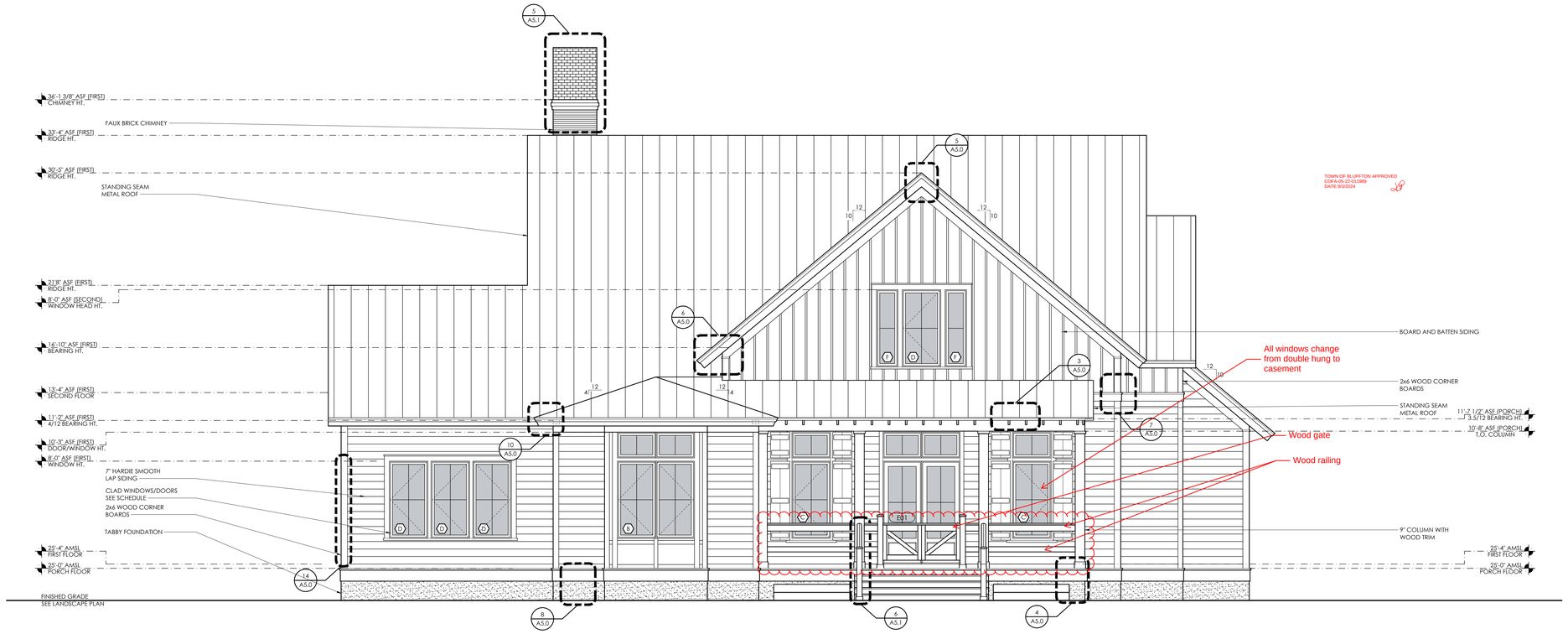
Please see attached documents for an amendment to the Nerhus Residence. Documents include application form and exterior elevations. Changes being submitted for review and staff approval are; adding to wood railing and gate to the front porch and changing out all double hung windows to casements windows (window opening / sizes and locations to remain the same and window material to be vinyl clad). If you have any questions or need any additional information please let me know.

Court Atkins Architects, Inc.

Jason Broene, Studio Manager

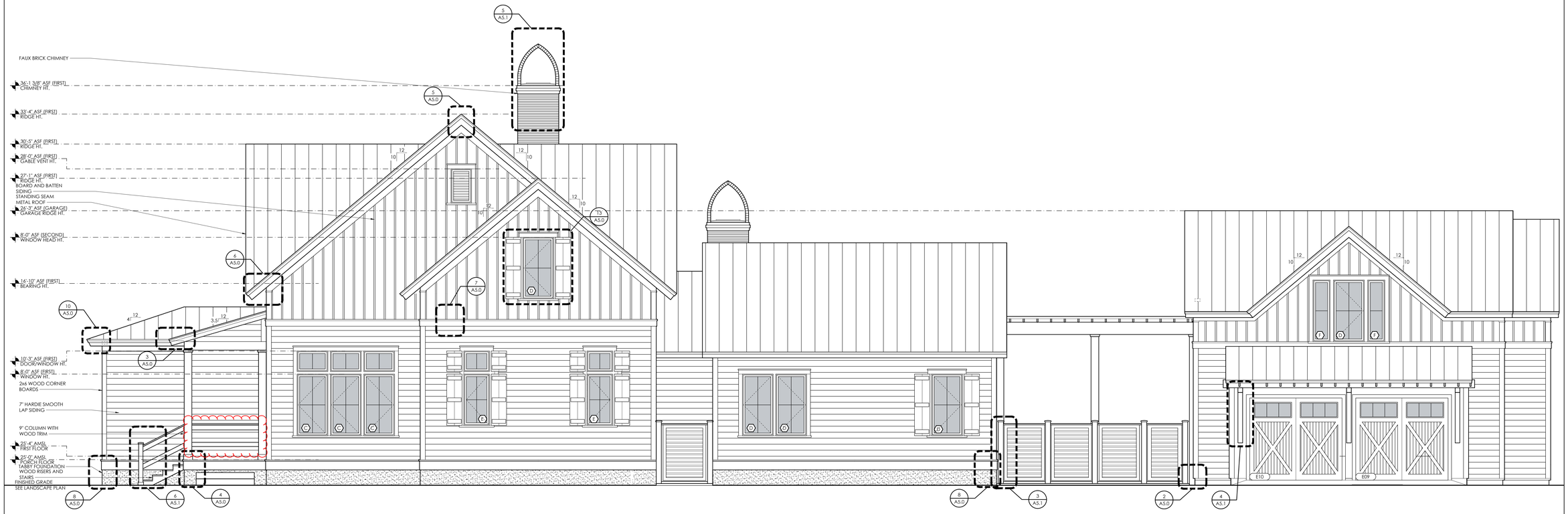
TOWN OF BLUFFTON APPROVED
COFA-05-22-011989
DATE:9/3/2024

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557



1 A3.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"

TOWN OF BLUFFTON APPROVED
COFA-09-22-013889
DATE 9/3/2024



2 A3.0 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

COURT ATKINS GROUP
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

STATE OF SOUTH CAROLINA
COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10007
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
No. 10643
REGISTERED ARCHITECT

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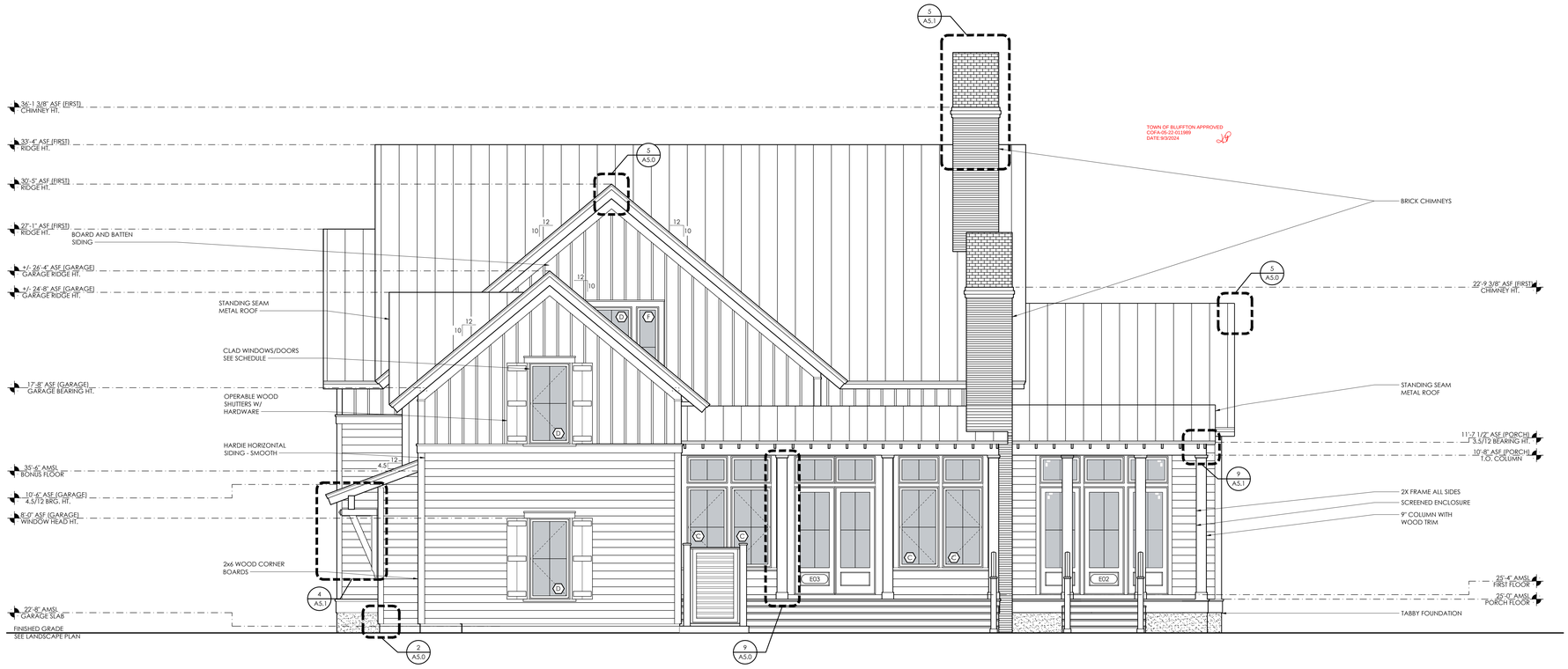
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

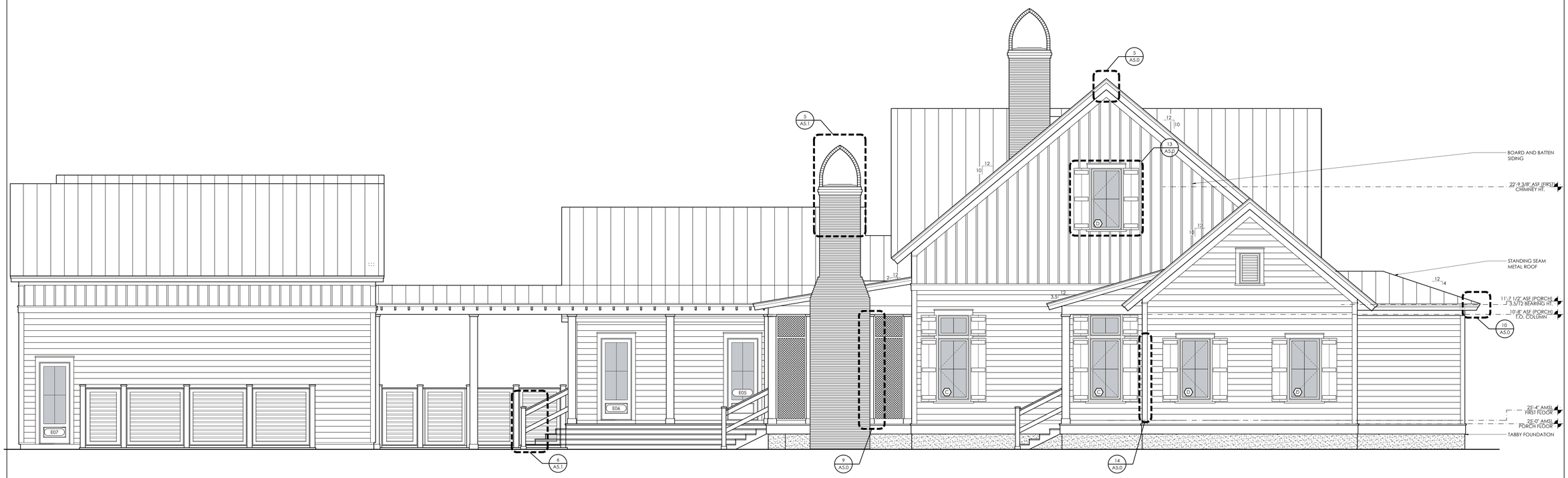
EXTERIOR ELEVATIONS
A3.0



1 A3.1 REAR ELEVATION

SCALE 1/4" = 1'-0"

TOWN OF BLUFFTON APPROVED
COA-05-22-011989
DATE:9/3/2024



2 A3.1 LEFT ELEVATION

SCALE 1/4" = 1'-0"

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THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

STATE OF SOUTH CAROLINA
COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
No. 24415
REGISTERED ARCHITECT

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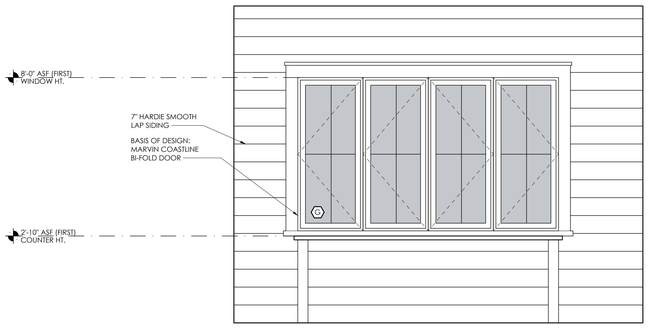
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

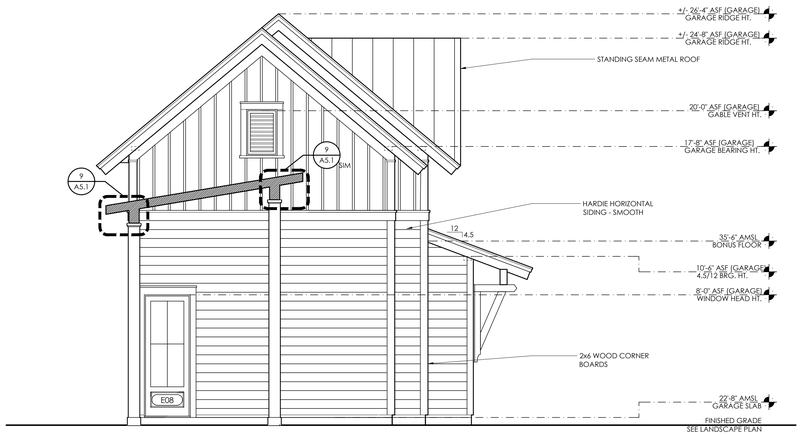
EXTERIOR ELEVATIONS

A3.1

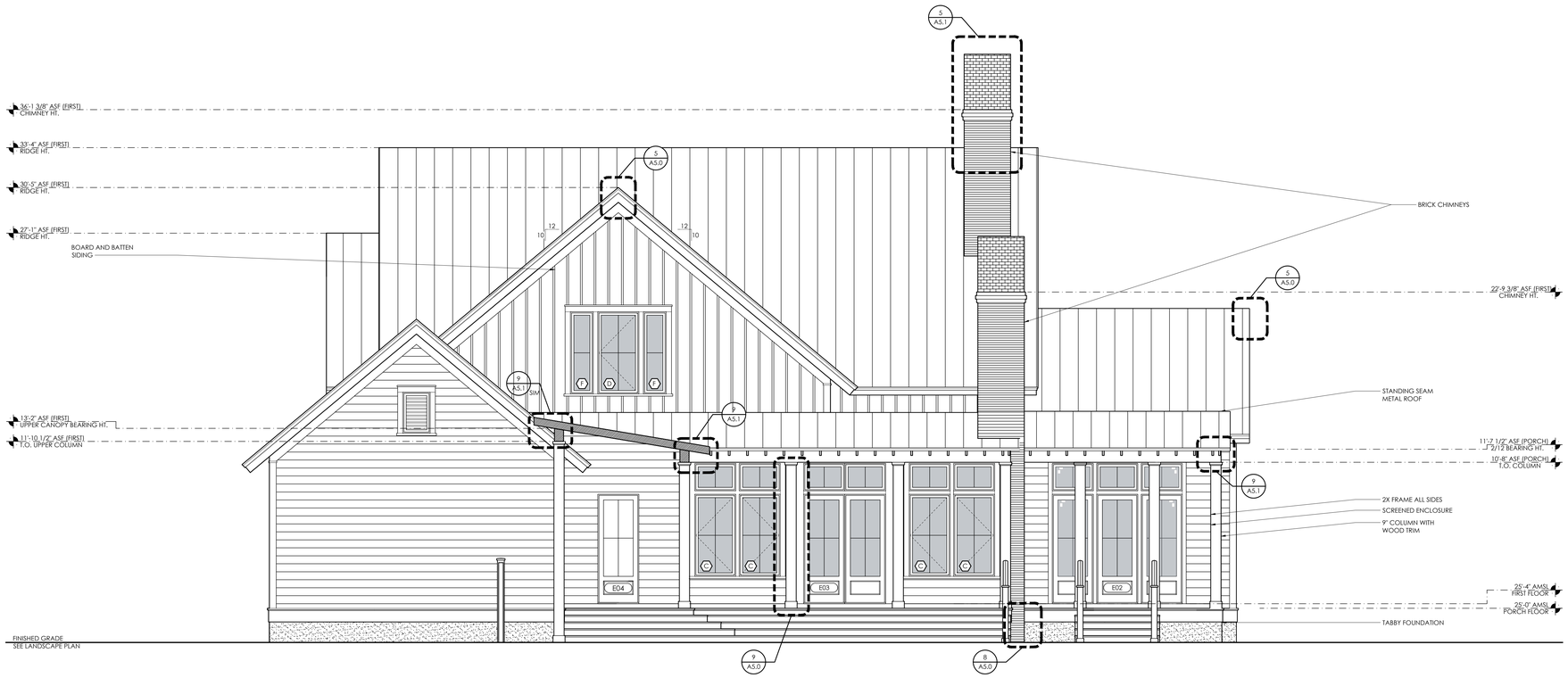


1 A3.2 MINOR SOUTH ELEVATION
SCALE 1/2" = 1'-0"

TOWN OF BLUFFTON APPROVED
COA-05-22-011989
DATE:9/3/2024



3 A3.2 MINOR EAST ELEVATION
SCALE 1/4" = 1'-0"



2 A3.2 MINOR WEST ELEVATION
SCALE 1/4" = 1'-0"

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THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

JAMES C. ATKINS
BLUFFTON, SC
No. 6045
REGISTERED ARCHITECT

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ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

MINOR EXTERIOR ELEVATIONS

A3.2

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 6, 2025
PROJECT:	COFA-05-25-019626 106 Bridge Street Road – New Construction of Single-family House and Carriage House
APPLICANT:	Ansley H. Manuel (Manuel Studio)
PROPERTY OWNER:	Jeffrey Zehel
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Ansley Manuel (Manuel Studio), on behalf of the owner, Jeffrey Zehel, requests that the Historic Preservation Commission (HPC) approve the following application:

> A Certificate of Appropriateness to construct a 1-story single-family residence of approximately 2,618 SF and a 2-story Carriage House of 1,161 SF at 106 Bridge Street in Old Town Bluffton Historic District, and within the Neighborhood General-HD (NG-HD) zoning district.

INTRODUCTION: The project is located at 106 Bridge Street and will be accessed via a presently unopened 30-foot "ghost road" or right-of-way (Guerrard Avenue) that is owned by the Town of Bluffton. Prior to any disturbance in this right-of-way, including tree removal and installation of utilities, Town of Bluffton approval is required. As the main structure will front Bridge Street, the Guerrard Avenue frontage is considered the side yard. Placement of the house less than the required 10-foot side yard setback acknowledges limitations placed on the lot because of the ghost road, as well as the desire to preserve an 84-0" live oak with expansive leaders located on the west side of the property.

The proposed 1-story main structure, approximately 2,618 SF, has characteristics of a Vernacular House Building Type but is reviewed as an Additional Building Type because of its size. The front block of the house is located underneath a hip roof and will include a full façade front porch fronting Bridge Street, a portion of which will be screened. From finished floor elevation to the roof ridge of the front block, the height is approximately 23'-9". Behind the front block is a hyphen that connects to a rear block, which is underneath a hip roof and is approximately 20'-10" tall from finished floor elevation to the roof ridge.

The main house features a tabby shell foundation with horizontal wood louvers, horizontal Hardie board, a 5-V crimp roof, Hardie and wood trim, aluminum clad windows, and wood doors. A brick chimney is also proposed.

A 2-story Carriage House with a hip roof is proposed in the northwest corner of the property, approximately seven (7) feet from the northwest corner of the main structure. The Carriage House will include a residence over a 2-bay garage and an attached 45 SF storage building. The Carriage House square footage is approximately 1,144 SF. The Carriage House is designed to appear similar to the main structure and includes two large dormers on the west and east elevations and an exterior L-shaped staircase at the south elevation that provides access to the second-floor residence. The landing/patio at the second floor is located underneath a pyramidal roof that extends approximately 5'-5½" from the main roof eave into the adjacent yard and is 11'9" wide from eave to eave. From finished floor elevation to the roof ridge, the Carriage House is approximately 24'-8" tall, which is taller than the main structure.

Per UDO Sec. 4.4.1.A.3., the maximum height of an accessory dwelling is two stories or the height of the primary structure, whichever is less. UDO Sec. 5.15.8.F. requires Carriage Houses to be "clearly incidental to, smaller than, and distinguished from the principal building form." It is acknowledged that the lot has some development limitations and that some flexibility is appropriate; however, the Carriage House is too tall, has a more complicated roof line than the main house and is located too close to the main house.

This project was presented to the Historic Preservation Review Committee (HPRC) for conceptual review on March 31, 2025 (Attachment 7). The Applicant changed after this meeting and the plan was extensively revised. Because of timing issues related to the project, the revised plans were provided for first view at the May 12, 2025 HPRC meeting, thus written HPRC comments do not exist.

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure consistent development without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.**

   a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

      Old Town Bluffton Historic District is a locally designated historic district. The main structure has been designed to be sympathetic to the architectural character of neighboring structures and will enhance the neighborhood by adding architectural variety provided that the conditions noted in #2 of this Section are met and determinations by HPC made. The Carriage House, however, should be reconsidered for the reasons indicated in the Introduction.

   b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction will be in conformance with those standards if the conditions noted in #2 of this Section are met and determinations by HPC made.

   c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the new buildings contributes to the district as well as helps to provide completeness to the neighborhood and overall district.

2. **Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

   a. *Finding.* Town Staff finds that if the conditions noted below are met and/or approved by the HPC, the proposed structure will be in conformance with applicable provisions provided in Article 5:

(1) **Chimney (UDO Sec. 5.15.6.E.8. and G.3.h.):** A brick chimney is proposed, which is a permitted material. However, the UDO states that for the use of brick, "[w]herever possible, green building materials…including recycled content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally produced stone or brick" should be used. Information regarding the proposed brick has not been provided for the chimney (or stairs as discussed in 2.a.(3)). The HPC must determine if brick is an appropriate material; if so, the source and type must also be approved. As an alternative, a tabby shell chimney would be consistent with the tabby shell foundation. A detail of the chimney cap must be provided to ensure consistency with the UDO.

(2) **Columns (UDO Sec. 5.15.6.H.2.):** The Carriage House ground floor column material has not been identified. The second-floor columns are pressure-treated wood, as are the columns in the main house. Columns must be wood (termite resistant), painted or natural, cast Iron, concrete with smooth finish, brick, stone, steel or tabby unless otherwise approved by the HPC.

(3) **Railings (UDO Sec. 5.15.6.H.2.d.):** Stair and railing details have not been provided for the main house or the Carriage House other than an indication that all main house stair treads will be brick. It appears that the base may be concrete with a tabby coating. Details must be provided for each staircase.

(4) **Windows - Configuration (UDO Sec. 5.15.6.I.3.b.):** For the main house, fixed windows are proposed on the Right and Rear elevations, which is not a permitted configuration. These windows must be changed to a casement operation unless otherwise approved by HPC.

(5) **Windows – Size (UDO Sec. 5.15.5.F.3.& 4.):** Window size is not dictated by the UDO; however, individual building features, such as windows, "must be proportional to other features of the building as well as the overall building form." Further, "interruptions and variety into the wall plane to create interest and variety" must be incorporated.

On the Right elevation of the main house, there are four window sizes. As no more than three window sizes per elevation is the standard for Old Town, the bathroom window in the rear block ("D") should match the windows in the kitchen ("C"). For the Carriage House, the Front elevation is devoid of windows, and the Rear elevation second-story appears blank without a window. The HPC should determine if the window fenestration as proposed is appropriate.

(6) **Shutters (UDO Sec. 5.15.6.M.1.):** Shutters are proposed to be pressure treated wood. When shutters are proposed, they should be used on all windows that can accept shutters. For the main house, there are windows on the Right and Rear elevations that could accept shutters. All shutters must be operable and include shutterdogs. A shutter detail must be provided.

(7) **Underpinning (UDO Sec. 5.15.6.O.):** The main house foundation will be CMU wall coated with tabby shell and include wood louvered vents underneath each window and between porch piers. These vents are not required by the UDO and appear unnecessary where there are no piers.

(8) **Carriage House:** As noted in the Introduction section, the Carriage House is located too close to the main house, is too tall, and the roof line appears too complicated in comparison to the main house. The HPC should determine if the Carriage House as proposed is appropriate.

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**
   Finding. The mass and scale of the main structure is appropriate for its location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties. However, the mass and scale of the Carriage House appears disproportionately larger than the main house.

4. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application subject to the following conditions and determinations:

Conditions:

1. Prior to any disturbance of the Guerrard Avenue right-of-way, including but not limited to tree removal and utility installation, Town of Bluffton approval must be obtained.
2. Provide the source and type of brick proposed to be used for the chimney and stair treads if determined to be appropriate by HPC.
3. Provide the chimney cap detail.
4. Identify the Carriage House ground floor column material, which must be wood (termite resistant), painted or natural, cast Iron, concrete with smooth finish, brick, stone, steel or tabby to conform with UDO Sec. 5.15.6.H.2. unless otherwise approved by the HPC.
5. Provide details for each staircase to show proposed materials (UDO Sec. 5.15.6.H.2.d.).
6. Change all fixed windows on the main house to casement windows unless approved by HPC (UDO Sec. 5.15.6.I.3.b.).
7. Change the bathroom window in the rear block (“D”) of the main house to match the kitchen window (“C”).
8. Provide operable shutters on all windows on the main house that can accept them and provide shutter details to show material and shutterdogs in compliance with UDO Sec. 5.15.6.M.1.

Determinations:

Determinations from the HPC are needed regarding the appropriateness of the following elements related to the Carriage House:

1. The location of the Carriage House in relation to the main house.
2. The height of the Carriage House.
3. The roofline of the Carriage House.

4. The lack of window fenestration of the Front elevation and second-story Rear elevation of the Carriage House.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Location & Zoning Map
2. Application & Narrative
3. Photos
4. Surveys & Utility Plan
5. Site & Landscape Plans
6. Drawings
7. HPRC Comments 03.31.2025

ATTACHMENT 1

LOCATION MAP

106 Bridge Street

Neighborhood General-HD District

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custo
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Ansley H. Manuel, Architect	Name: Jeffrey Zehel
Phone: 843.338.8932	Phone: 912.429.2360
Mailing Address: 104 Pritchard Street Bluffton, SC 29910	Mailing Address: 12300 Apache Avenue Unit 1109 Savannah, GA 31419
E-mail: manuel.studio@aol.com	E-mail: zehel.jeffrey@gmail.com
Town Business License # (if applicable): 25-04-9466	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Zehel Residence	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Address: 106 Bridge Street	Application for:		
Zoning District: Neighborhood General	☑ New Construction		
Acreage: 0.26	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610-039-00A-0199-0000	☐ Relocation		

Project Description: New Construction for a Main House and Carriage House

Minimum Requirements for Submittal

- ☑ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. Digital files drawn to scale of the Site Plan(s).
- ☑ 3. Digital files of the Architectural Plan(s).
- ☑ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: A Pre-Application Meeting is required prior to Application submittal.

Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Jeffrey Zehel Date: 7-7-2025

Applicant Signature: Ansley H. Manuel Date: 7 July 2025

For Office Use

Application Number:		*Date Received:*	
Received By:		*Date Approved:*	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE	CONCEPTUAL REVIEW ☐	FINAL REVIEW ☑

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5): Medium House

Building Setbacks	Front: 10'	Rear: 25'	Rt. Side: 10'	Lt. Side: 10'

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	0	2618 heated 790 porches
Ancillary	Carriage House	0	621 garage/shed, 540 bonus, 46 porch
Ancillary	Service Yard	0	45

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	4120
Impervious Drive, Walks & Paths	105
Open/Covered Patios	
A. TOTAL IMPERVIOUS COVERAGE	4225
B. TOTAL SF OF LOT	11,326
% COVERAGE OF LOT (A/B= %)	37.3 %

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	tabby concrete	Columns	P.T. 8x8 wood
Walls	hardie	Windows	alum clad ext
Roof	galvalume SV crimp	Doors	wood
Chimney	brick	Shutters	P.T. wood
Trim	hardie	Skirting/Underpinning	P.T. wood louver
Water table	P.T. 5/4 x 12	Cornice, Soffit, Frieze	P.T 2x4, hardie, P.T. 5/4 x 10
Corner board	P.T. 2x4	Gutters	N/A
Railings	P.T. 2x4	Garage Doors	steel
Balusters	P.T. 2x2	Green/Recycled Materials	N/A
Handrails	P.T. 2x4		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION
☐	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☐	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT**
☐	☐	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Concept	Final	
☐	☐	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted. N/A
Concept	**Final**	**LANDSCAPE INFORMATION**
☐	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☑	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded)**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Jeffrey Zehel
Signature of Property Owner or Authorized Agent

7-7-25
Date

Jeffrey Zehel
Printed Name of Property Owner or Authorized Agent

Signature of Applicant

7 July 2025
Date

Ansley H. Manuel
Printed Name of Applicant

Project Narrative for 106 Bridge Street Conceptual Application

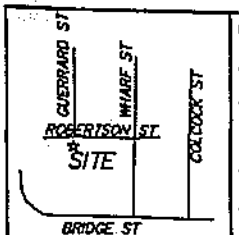
The property owner, Jeffrey Zehel, wishes to construct a new residence and carriage house on a vacant lot. The property is located in the Neighborhood General Zoning District. The proposed building type is Medium House.

The buildings are vernacular in massing, materials and detailing speaking the architectural language of the contextual fabric of the surrounding neighborhood. The roof ridge of the carriage house is similar in height as the main residence roof line adhering to the UDO intentions that the carriage house be secondary in visual focus.

There is a significant live oak on the property. Measures have been taken to protect the tree such as locating the main house as far right as allowed, using a hipped roof, using one-story height and using a slight H shape layout.

We respectfully ask the board to grant us final approval.

Ansley Hester Manuel, Architect



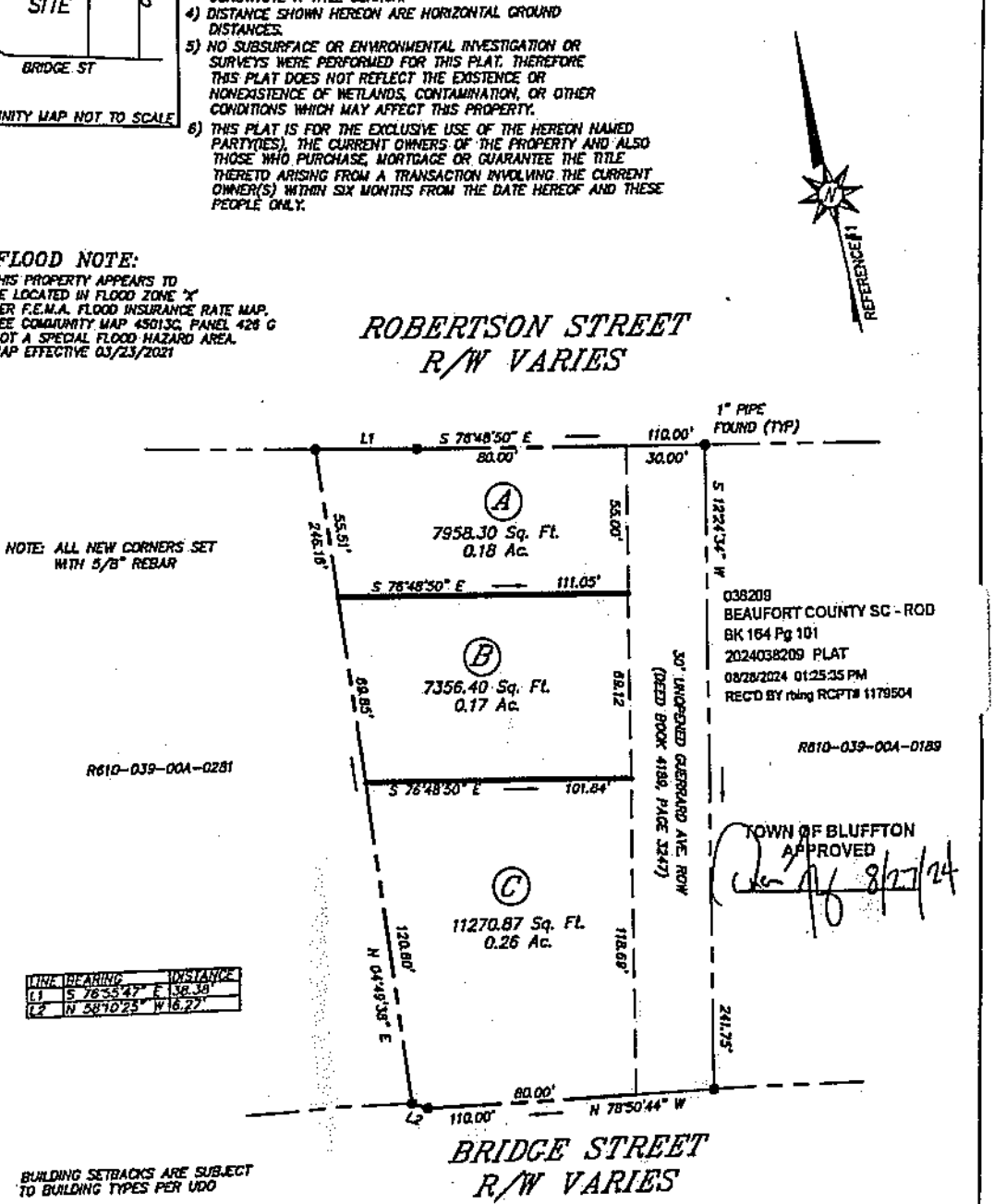
VICINITY MAP NOT TO SCALE

NOTES:
1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

PLAT REFERENCE:
1. PLAT BOOK 119, PAGE 131.
2. DEED BOOK 4189, PAGES 3243-3247.

FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP 45013C, PANEL 426 G NOT A SPECIAL FLOOD HAZARD AREA. MAP EFFECTIVE 03/23/2021

NOTE: ALL NEW CORNERS SET WITH 5/8" REBAR



R610-039-00A-0281

R610-039-00A-0189

038209
BEAUFORT COUNTY SC - ROD
BK 164 Pg 101
2024038209 PLAT
08/28/2024 01:25:35 PM
REC'D BY rbing RCPT# 1179504

TOWN OF BLUFFTON APPROVED
8/27/24

LINE	BEARING	DISTANCE
L1	S 76°55'47" E	58.39'
L2	N 58°10'25" W	16.27'

BUILDING SETBACKS ARE SUBJECT TO BUILDING TYPES PER UDO

50 25 0 50
SCALE: 1" = 50'

REVISED: 08/21/2024

EQUIPMENT USED: TOPCON PS-1 ROBOTIC
AREA: 32,203.87 SQ.FT. 0.74 ACRE
PRECISION: 1/ANFINITY
FIELD WORK COMPLETED: 04/21/2023

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 13th day of August, 2024.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR TIER A 20167 MATTHEW D. CLARK

MATTHEW D. CLARK, SC RLS NO. 20167

MATTHEW D. CLARK PLS
65 WAYSIDE DR
ELLABELL, GA 31308
CELL: (843) 247-0996

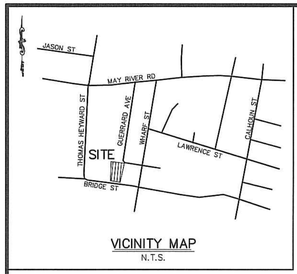
SUBDIVISION:-
LOT No.:-
BLOCK:-
PLAT BOOK:-
DATE: APRIL 24, 2023
JOB No.: SC-2023
DRAWN BY: MDC
CHECKED BY: MDC

PREPARED FOR: RDB LAND DEVELOPMENT, LLC

SUBDIVISION OF 0.74 ACRES KNOWN AS R610-039-00A-0199-0000

BLUFFTON BOUNDARY BEAUFORT COUNTY, S.C.

106 Bridge Street is Lot C



VICINITY MAP
N.T.S.

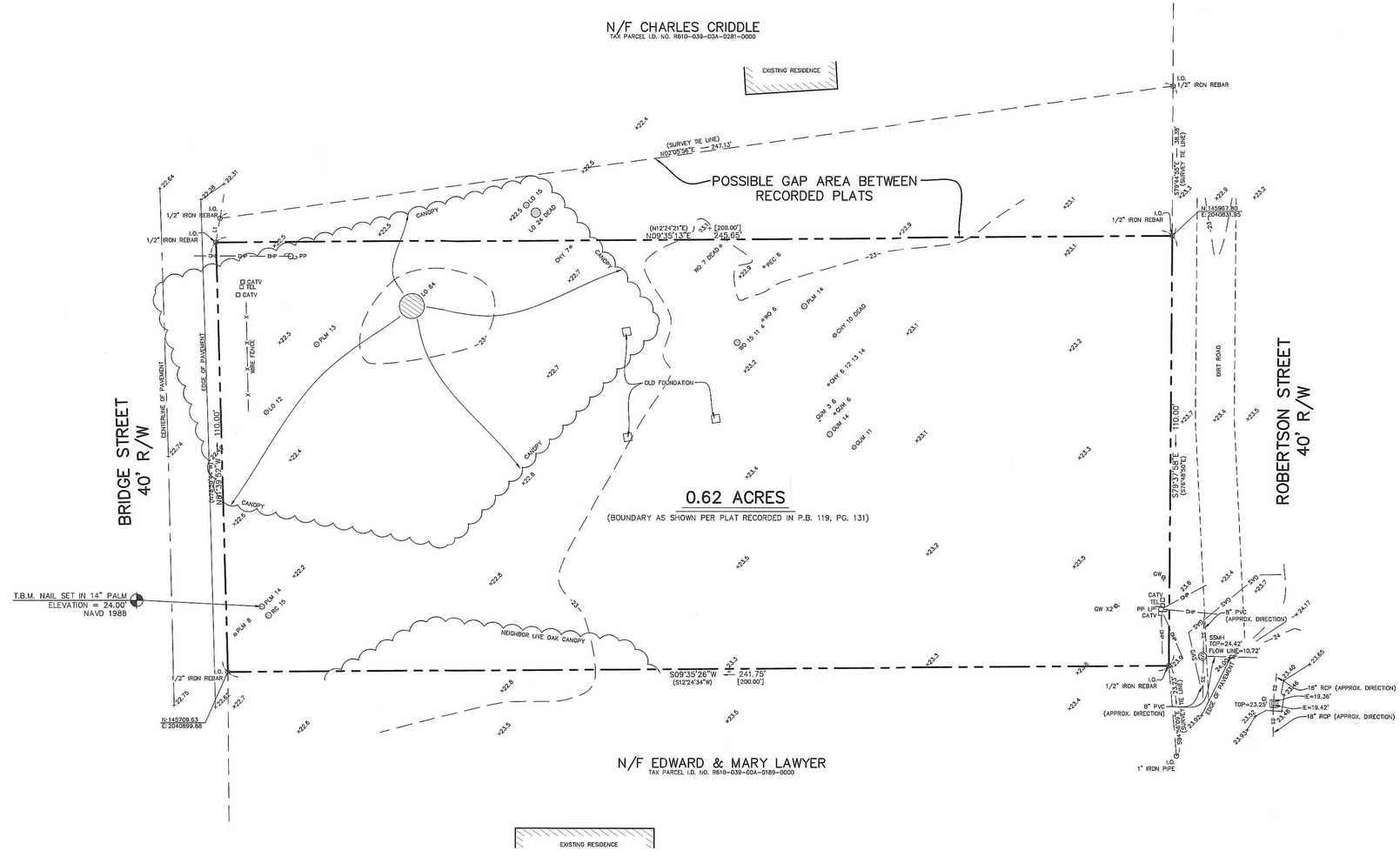
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.27'	N70°34'46"W

*L1 IS A SURVEY TIE LINE

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

x9.5	SPOT ELEVATION
9	CONTOUR
I.O.	IRON PIPE, OLD (FOUND)
CHY	CHERRY
GUM	SWEET GUM
LO	LIVE OAK
PEC	PECAN
PLM	PALMETTO
RC	RED CEDAR
WO	WATER OAK
Ac.	ACRE
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION JUNCTION BOX
GI	GRATE INLET
GW	GUY WIRE
IE	INVERT ELEVATION
LP	LAMP POST
N/F	NOW OR FORMERLY
PP	POWER POLE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCH MARK
TEL	TELEPHONE JUNCTION BOX
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
x x	FENCE LINE
DHP	OVERHEAD POWERLINE
GAS	UNDERGROUND GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE



N/F EDWARD & MARY LAWYER
TAX PARCEL I.D. NO. R610-039-00A-0189-0000

EXISTING RESIDENCE

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0426-G, COMMUNITY NO. 450136, MAP DATED 3/23/2021, BASE ELEVATION N/A (NAVD 88 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) SETBACKS WILL VARY AS TO THE PROPOSED BUILDING USAGE PER TOWN OF BLUFFTON PLANNING DEPARTMENT. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.

5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

7) SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.

8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

9) THE BEARINGS AND STATE PLANE COORDINATES (NAD83) SHOWN WERE ESTABLISHED FROM GPS OBSERVATIONS USING THE SC-VRS SURVEY NETWORK. BEARINGS IN PARENTHESES ARE AS PER REFERENCE PLAT, DISTANCES IN BRACKETS ARE PER DEED.

DEED BOOK REFERENCE:

1) DEED BOOK: 2436, PAGE: 1122-1125
2) DEED BOOK: 2566, PAGE: 317-318
3) DEED BOOK: 836, PAGE: 373-375

REFERENCE PLAT:

1) BOUNDARY SURVEY PREPARED FOR ESTATE OF ALBERTHA BROWN, TOWN OF BLUFFTON, DATED: 10/26/2006, BY: DAVID S. YOUMANS, S.C.R.L.S. NO. 9765, RECORDED: P.B. 119, PG. 131, DATE: 04/17/2007.
2) AN AS-BUILT AND PROPOSED BOUNDARY DIVISION OF PARCEL 200 BRIDGE STREET, A PORTION OF DISTRICT 610, TAX MAP #39-A, TOWN OF BLUFFTON, DATED: 10/15/2006, BY: FORREST F. BOUGHMAN, S.C.R.L.S. NO. 4992, RECORDED: P.B. 117, PG. 86, DATE: 12/01/2006.

PREPARED FOR: RON BUSH
ADDRESS: #52 GUERRARD AVENUE
TAX PARCEL I.D. NO. R610-039-00A-0199-0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE
0 16 32 48

BOUNDARY, ASBUILT
TREE & TOPOGRAPHIC
SURVEY OF

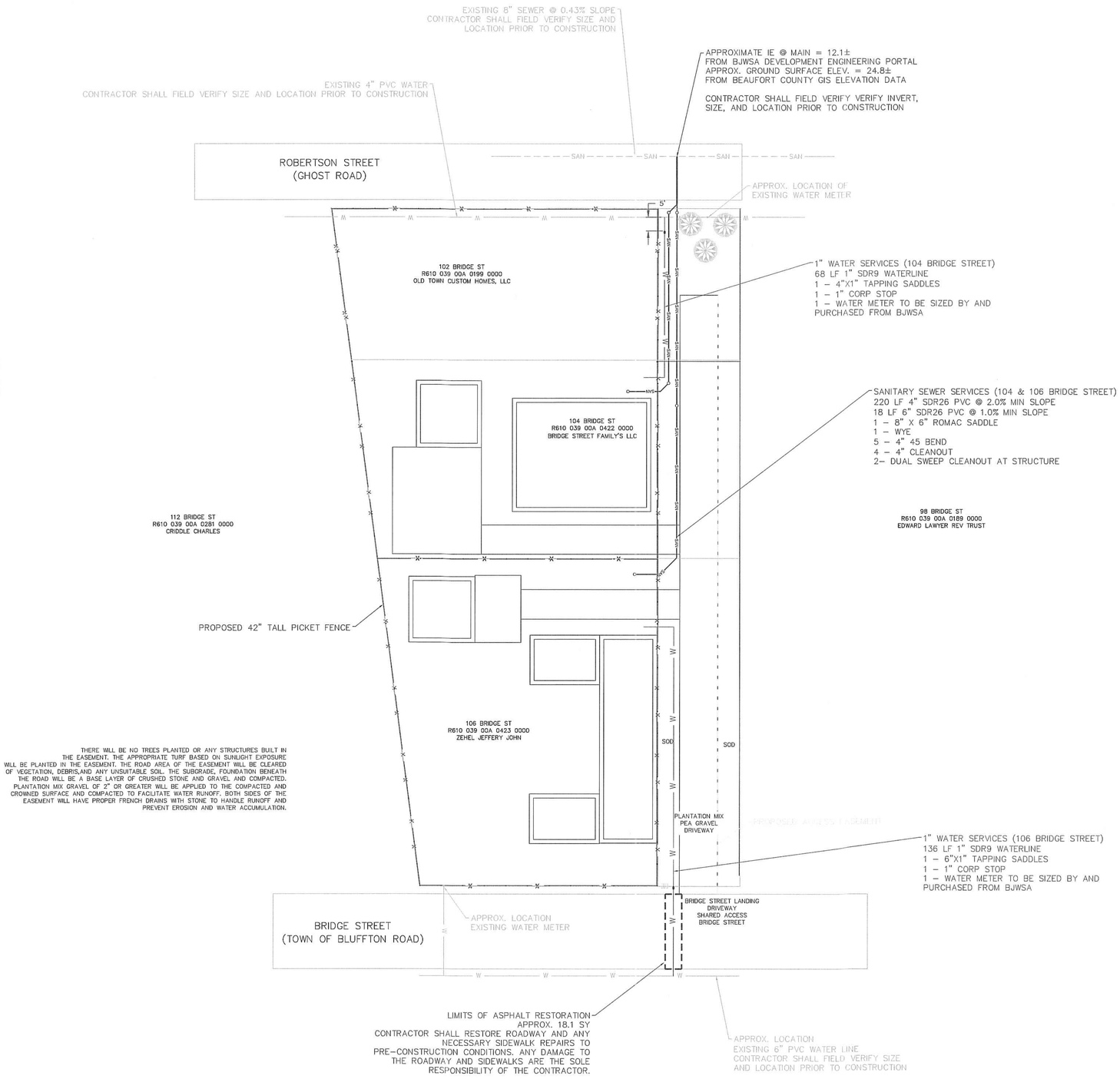
0.62 ACRES, #52 GUERRARD AVENUE

TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/16" = 1'-0" DATE: 04/12/2021 JOB NO: SC210039

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
COPYRIGHT © BY SURVEYING CONSULTANTS

DRN: TS/DH DJG: TG



THERE WILL BE NO TREES PLANTED OR ANY STRUCTURES BUILT IN THE EASEMENT. THE APPROPRIATE TURF BASED ON SUNLIGHT EXPOSURE WILL BE PLANTED IN THE EASEMENT. THE ROAD AREA OF THE EASEMENT WILL BE CLEARED OF VEGETATION, DEBRIS,AND ANY UNSUITABLE SOIL. THE SUBGRADE, FOUNDATION BENEATH THE ROAD WILL BE A BASE LAYER OF CRUSHED STONE AND GRAVEL AND COMPACTED. PLANTATION MIX GRAVEL OF 2" OR GREATER WILL BE APPLIED TO THE COMPACTED AND CROWNED SURFACE AND COMPACTED TO FACILITATE WATER RUNOFF. BOTH SIDES OF THE EASEMENT WILL HAVE PROPER FRENCH DRAINS WITH STONE TO HANDLE RUNOFF AND PREVENT EROSION AND WATER ACCUMULATION.

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
6/14/2025

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

PREPARED FOR:
PATRICK MASON
CUSTOM HOMES, LLC

PROJECT:

102, 104, & 106
BRIDGE STREET

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 6/14/2025

SHEET NAME

UTILITY IMPROVEMENTS

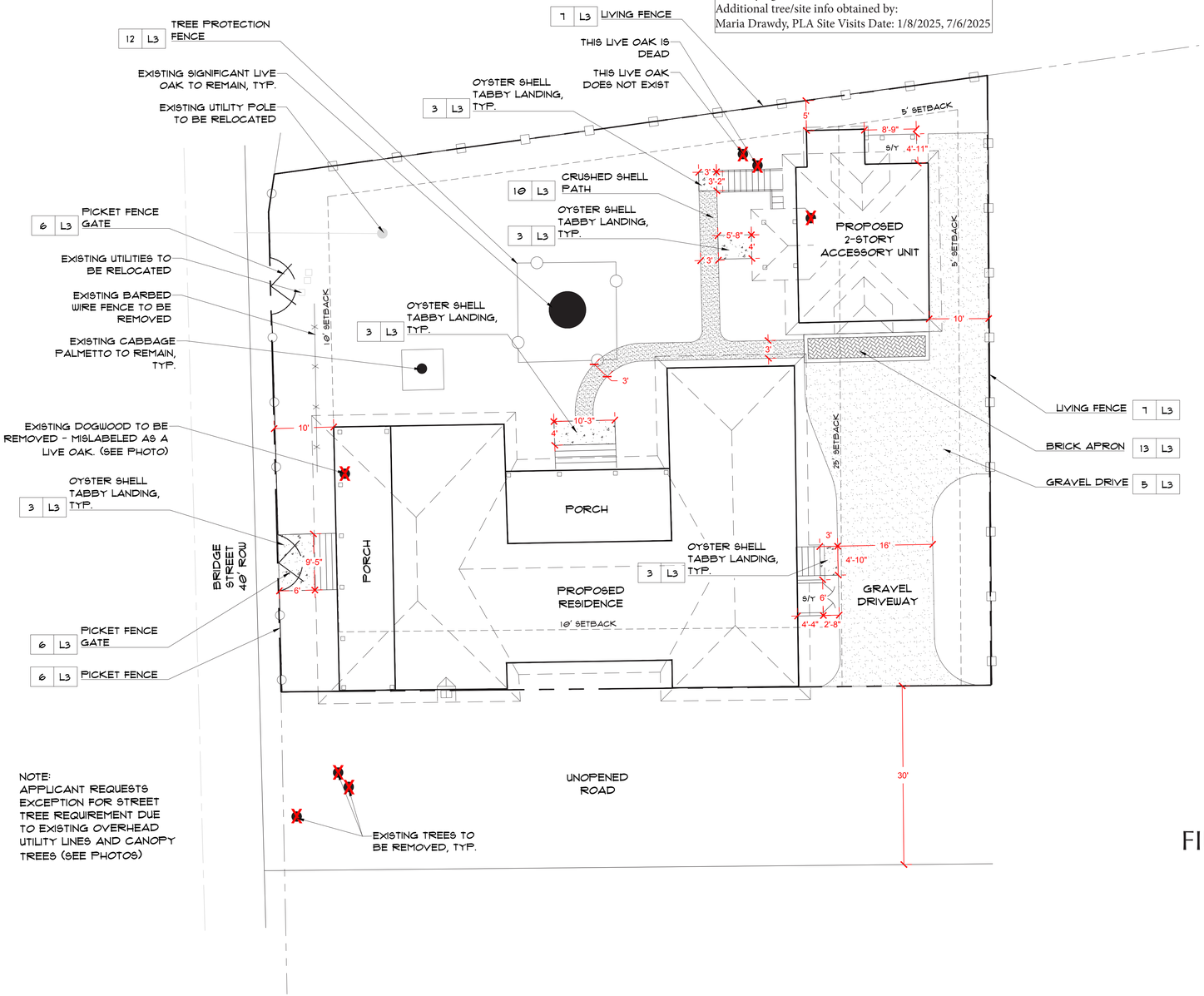
SHEET NO.

4

Subject Property from Bridge Street – View to North

Guerrard Avenue ROW

Note: Survey derived from Surveys provided by:
1. Mathew D. Clark PLS Date: 4/2/2023
2. Surveying Consultants Date: 4/21/2021
Additional tree/site info obtained by:
Maria Drawdy, PLA Site Visits Date: 1/8/2025, 7/6/2025



NOTE:
APPLICANT REQUESTS EXCEPTION FOR STREET TREE REQUIREMENT DUE TO EXISTING OVERHEAD UTILITY LINES AND CANOPY TREES (SEE PHOTOS)

FINAL LAYOUT & SITE DEVELOPMENT PLAN

For

The Zehel Residence

106 Bridge Street
Bluffton, SC

Revised July 15, 2025
Revised July 7, 2025
Revised: April 1, 2025
Revised: February 26, 2025
Original Submittal Date: January 9, 2025

L1

0 5 10 20 40
Scale: 1" = 10'

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Note: Survey derived from Surveys provided by:
1. Mathew D. Clark PLS Date: 4/2/2023
2. Surveying Consultants Date: 4/21/2021
Additional tree/site info obtained by:
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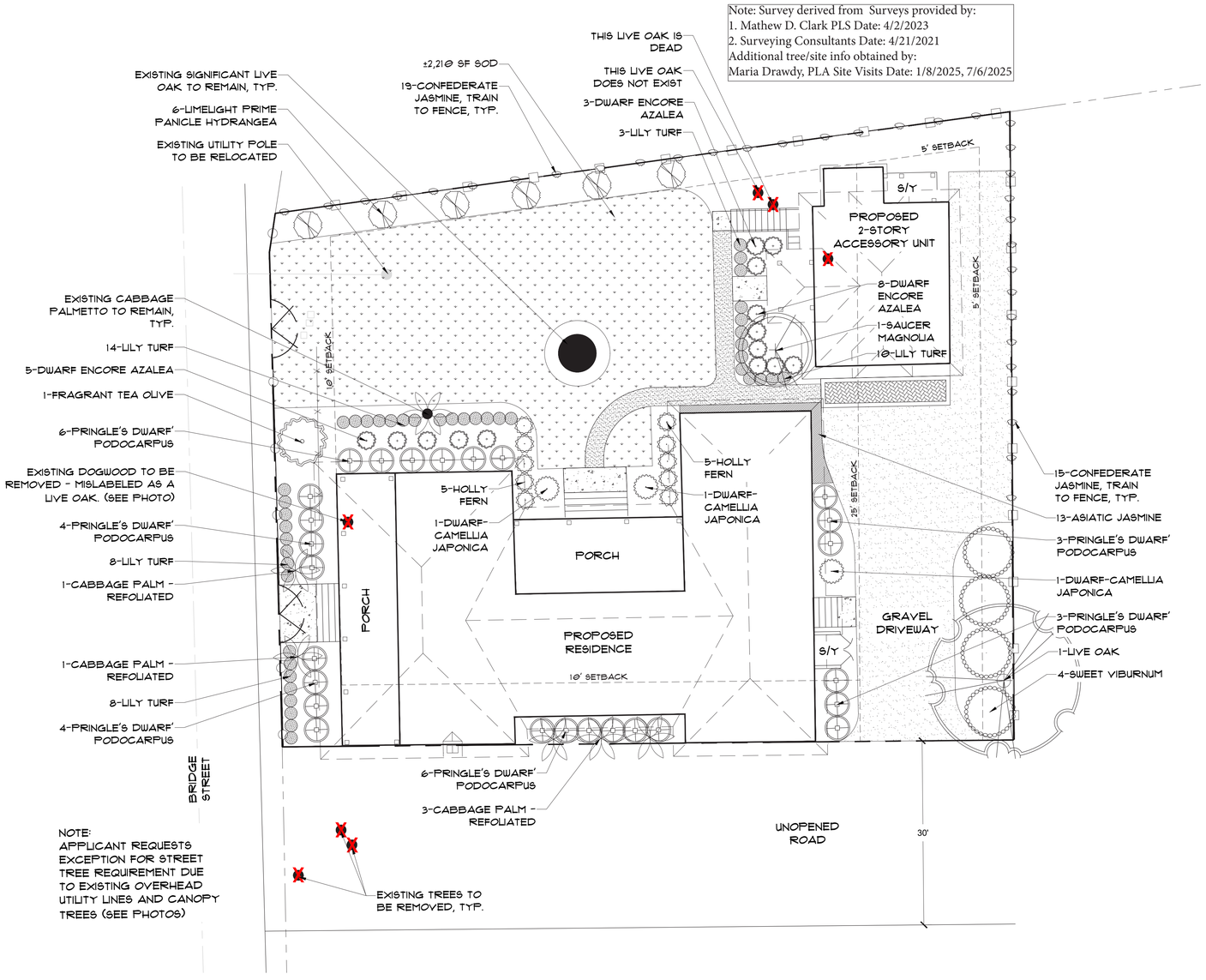


PLANT SCHEDULE

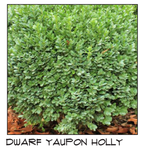
Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Spacing	Notes
Tree								
5	Cabbage Palm - Refoliated	Sabal Pametto		8'-10'				
1	Live Oak	Quercus virginiana		12'		2.5" Cal.		Mitigation: 12' Ht. Minimum - 2.5 Cal. Minimum
1	Saucer Magnolia	Magnolia × soulangeana	15 gal.					Multi Trunk
Shrub								
3	Dwarf-Camellia japonica	Camellia japonica - Dwarf	3 gal.					Red
14	Dwarf Encore Azalea	Rhododendron Encore	3 gal.				3' O.C.	White
1	Fragrant Tea Olive	Osmanthus fragrans	15 gal.					
10	Holly Fern	Cyrtomium falcatum	3 gal.				4' O.C.	
6	Limelight Prime Panicle Hydrangea	Hydrangea paniculata 'Limelight Prime'	3 gal.					
26	Pringle's Dwarf' Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	3 gal.					
4	Sweet Viburnum	Viburnum odoratissimum	3 gal.				6' O.C.	
Vines/Groundcover								
13	Asiatic jasmine	Trachelospermum asiaticum	1 gal.					
34	Confederate Jasmine	Trachelospermum jasminoides	8" pots					Train to Service Yard Fence
43	Lily Turf	Liriope muscari 'Big Blue'	1 gal.				24" O.C.	
2,210 SF +/-	Empire Zoysia Sod	Empire Zoysia Sod						
2,652 SF +/-	Pinestraw Mulch	Mulch in Disturbed Areas						

PLANT IMAGERY

CABBAGE PALM - REFOLIATED

DWARF ENCORE AZALEA

DWARF GARDENIA


DWARF YAUPON HOLLY

DWARF-CAMELLIA JAPONICA

FRAGRANT TEA OLIVE

GARDENIA

HOLLY FERN

JAPANESE MOCK ORANGE - VARIEGATED

LILY TURF

LIMELIGHT PRIME PANICLE HYDRANGEA

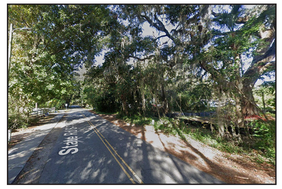
LIVE OAK

PRINGLE'S DWARF' PODOCARPUS

SAUCER MAGNOLIA

SWEET VIBURNUM

IMAGES - EXISTING UTILITY LINES AND TREE CANOPY



IMAGES - MISLABELED DOGWOOD

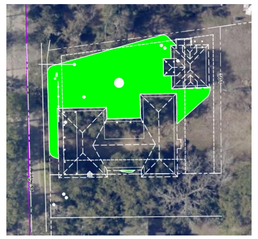
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 11,364 SF
TOTAL ROOF SF: 4,940 SF
11,364 - 4,940 = 6,424 SF
6,424 SF X 75% = +/- 4,818 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 4,818 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 3,957
TOTAL PROPOSED TREE CANOPY: +/- 1,154 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 5,1111 SF

AERIAL IMAGE OF SITE: 11,364 SF

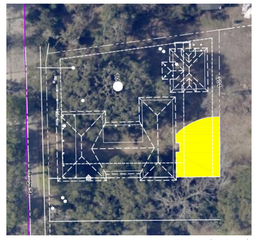
SCALE: 1"= 50'

SITE ANALYSIS: EXISTING TREE CANOPIES: 3,957

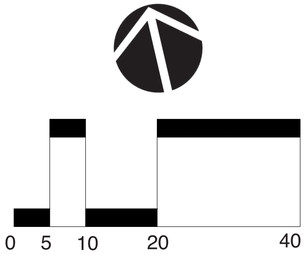


SCALE: 1"= 50'

SITE ANALYSIS: PROPOSED TREE CANOPIES: +/- 1,154 SF



SCALE: 1"= 50'



FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Zehel Residence

106 Bridge Street
Bluffton, SC

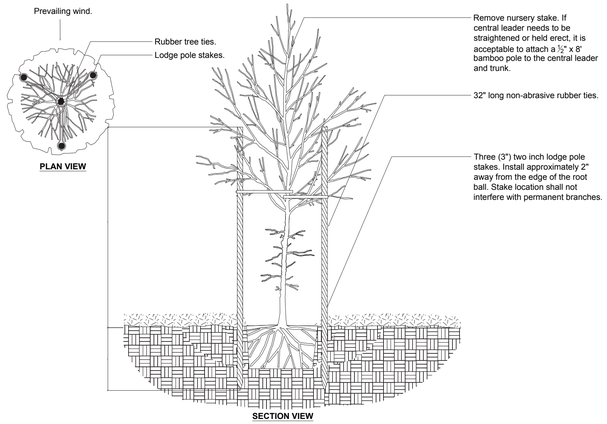
Revised July 15, 2025
Revised July 7, 2025
Revised: April 1, 2025
Revised: February 26, 2025
Original Submittal Date: January 9, 2025

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

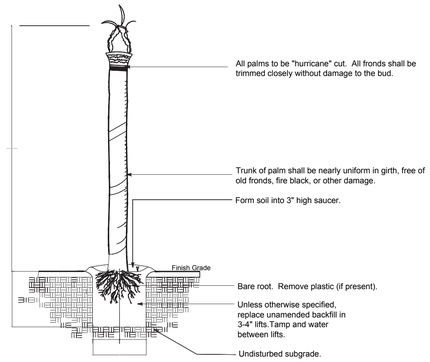
L2

Prepared By:
Maria Drawdy, PLA

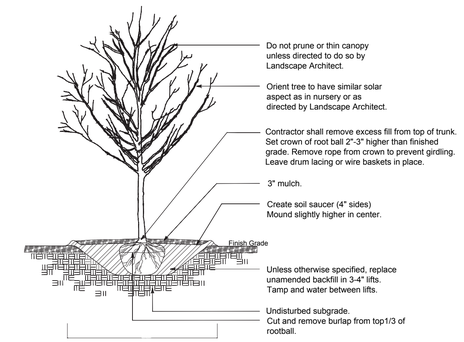
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565



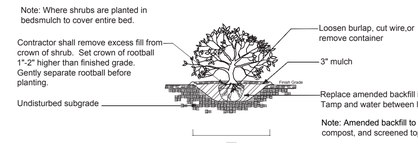
1 L3 Tree Staking - Lodge Poles (3)
Scale NTS



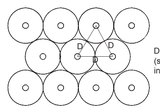
4 L3 Palm Tree Planting
Not to Scale



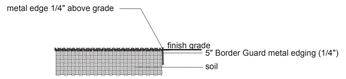
8 L3 Deciduous Tree Planting
Not to Scale



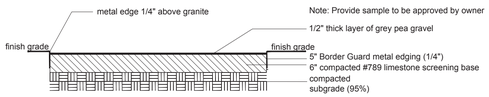
11 L3 Shrub Planting
Not to Scale



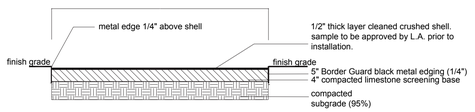
5 L3 Typical Plant Spacing
Not to Scale



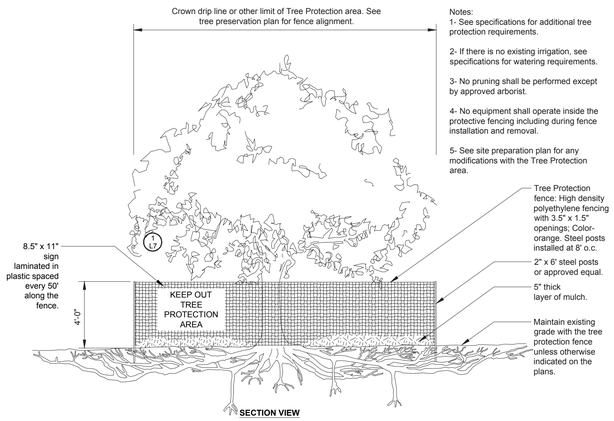
9 L3 Metal Edge
Scale NTS



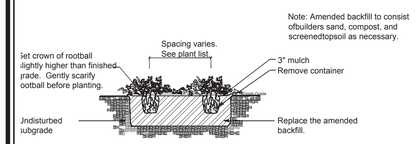
5 L3 6" Gravel Drive Detail
Scale NTS



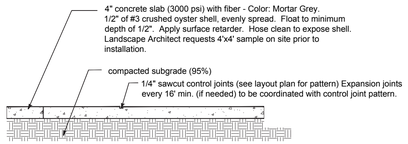
10 L3 Crushed Shell Pathway
Scale NTS



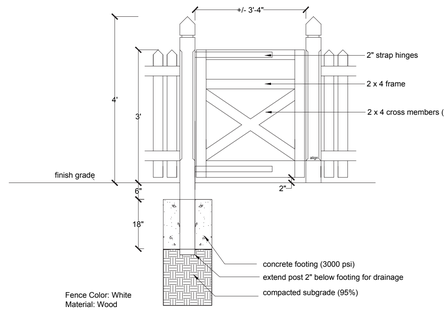
12 L3 Tree Protection Fence
Scale NTS

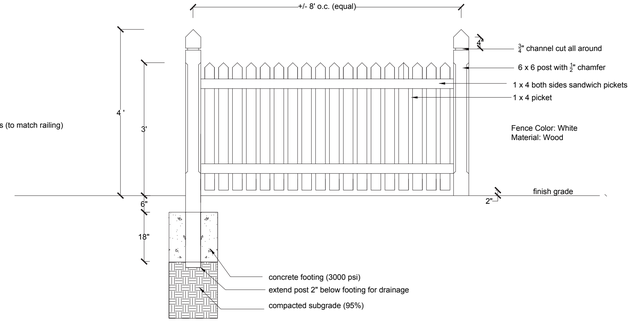


2 L3 Groundcover Planting
Not to Scale

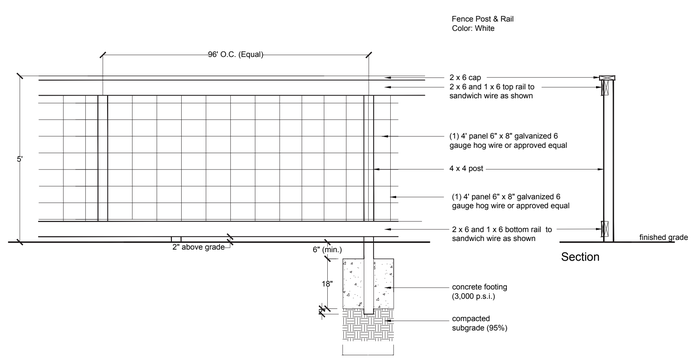


3 L3 Oyster Shell Tabby Patio & Pathway
Scale NTS

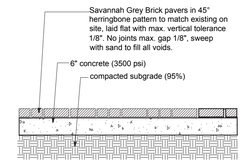




6 L3 Wood Picket Fence
Not to Scale



7 L3 Living Fence
Scale NTS



13 L3 Brick Apron Paving
Scale 1" =1'-0"

PLANTING NOTES

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3' DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS SPECIMEN SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
12. SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING NO CUTS 72 HOURS BEFORE INSTALLATION.

FINAL LANDSCAPE PLAN DETAILS

For

The Zehel Residence

106 Bridge Street
Bluffton, SC

Revised July 15, 2025
Revised July 7, 2025
Revised: April 1, 2025
Revised: February 26, 2025
Original Submittal Date: January 9, 2025

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

L3

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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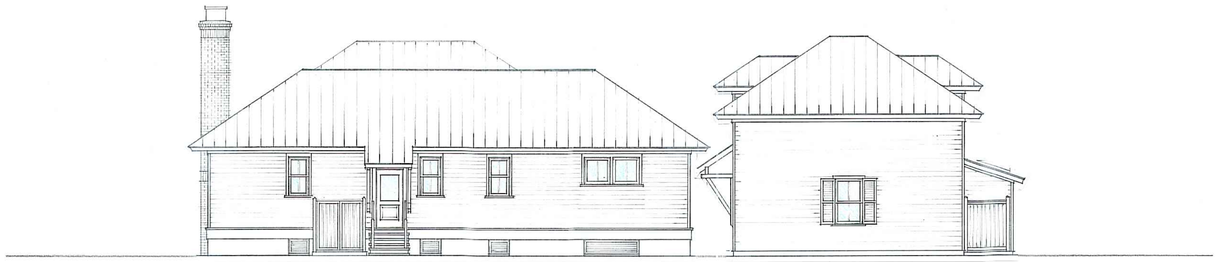
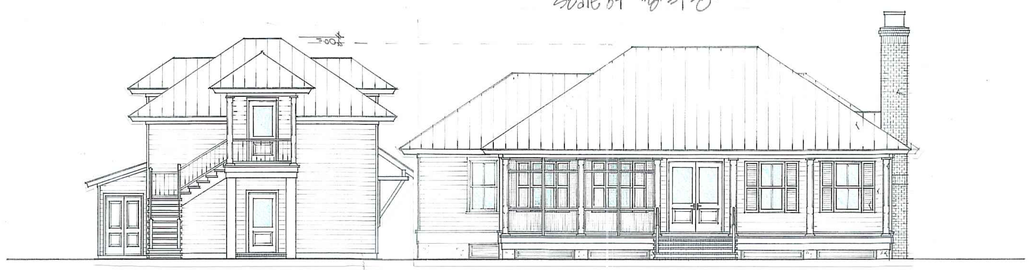


Rear Elevation North

scale of 1/8"=1'-0"

Left Elevation West

scale of 1/8"=1'-0"



(Carriage House over 80' beyond Main House Porch)

Front Elevation Bridge Street / South

scale of 1/8"=1'-0"

Right Elevation Guerrard Street / East

scale of 1/8"=1'-0"

14 July 2015

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Ansley Hester Manuel, Architect
104 Penfield Street Bluffton, South Carolina 29910
843.338.8992 cell | manuel.studio@aol.com

THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

Comparison Elevations of Both Mains Carriage

Front Elevation

scale of 1/4" = 1'-0"

Right Elevation

scale of 1/4" = 1'-0"

7 July 2020

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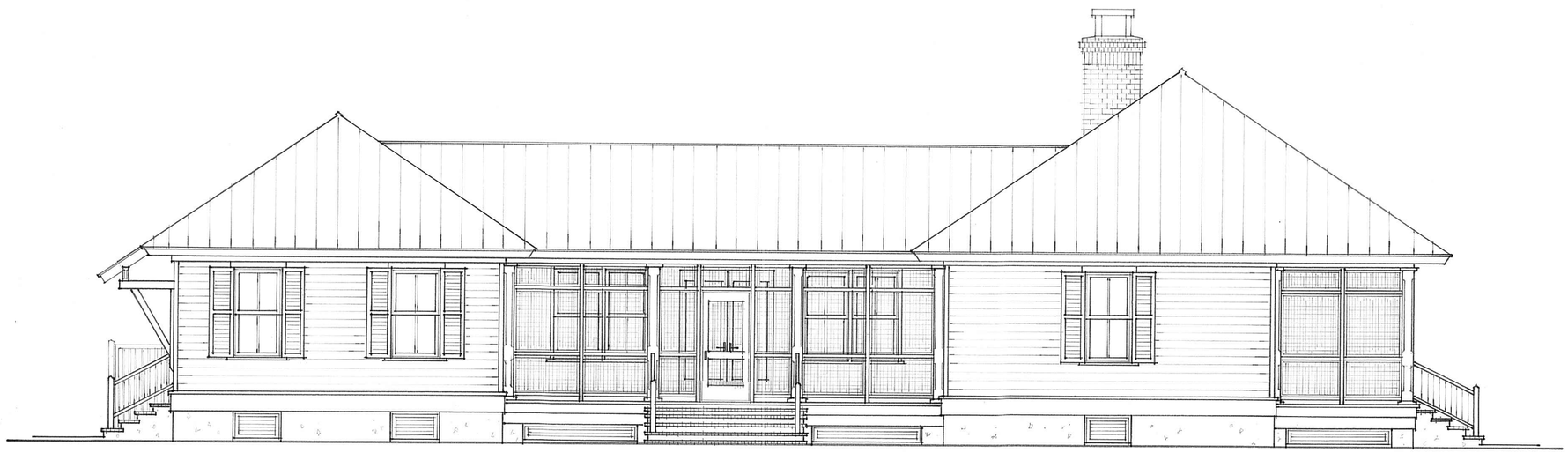
THE ZEHEL RESIDENCE
100 Bridge Street
Bluffton, South Carolina

Main House Elevations

3

Rear Elevation

scale of $\frac{1}{4}$" = 1'-0"



Left Elevation

scale of $\frac{1}{4}$" = 1'-0"

7 July 2015

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Arsley Hester Manuel, Architect
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843.338.8932 cell manuel.studio@aol.com

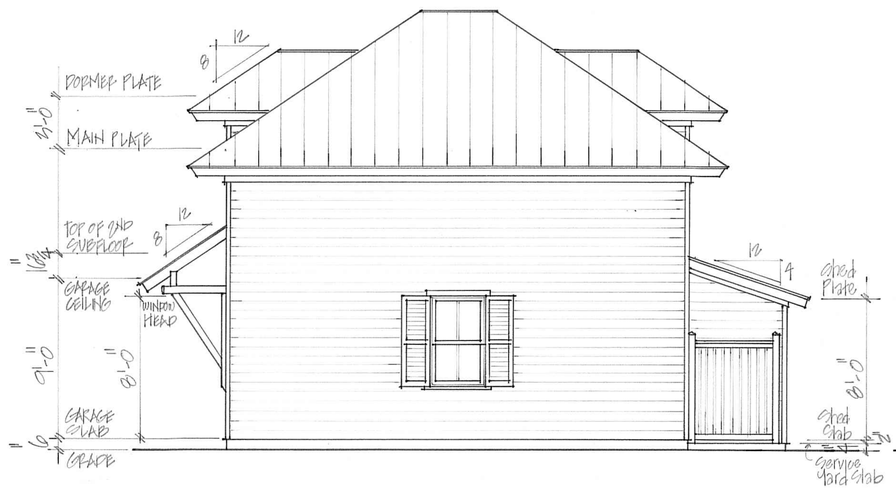
THE ZEHEL RESIDENCE
106 Bridge street
Bluffton, South Carolina

Main House Elevations

4

Left Elevation
scale of 1/4" = 1'-0"

Front Elevation
scale of 1/4" = 1'-0"



Rear Elevation
scale of 1/4" = 1'-0"

Right Elevation
scale of 1/4" = 1'-0"

7 July 2025

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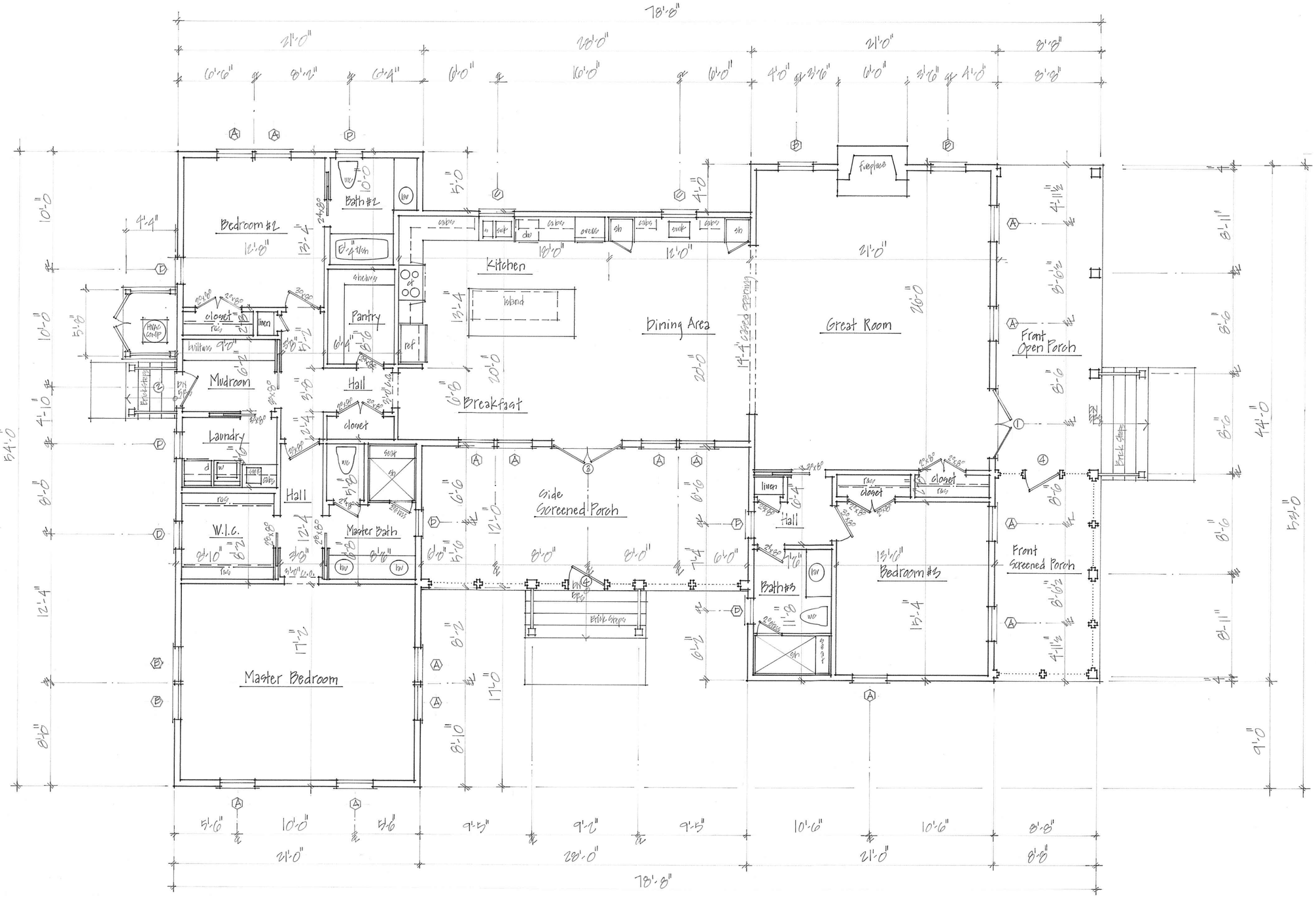
THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

Carriage House Elevations

6



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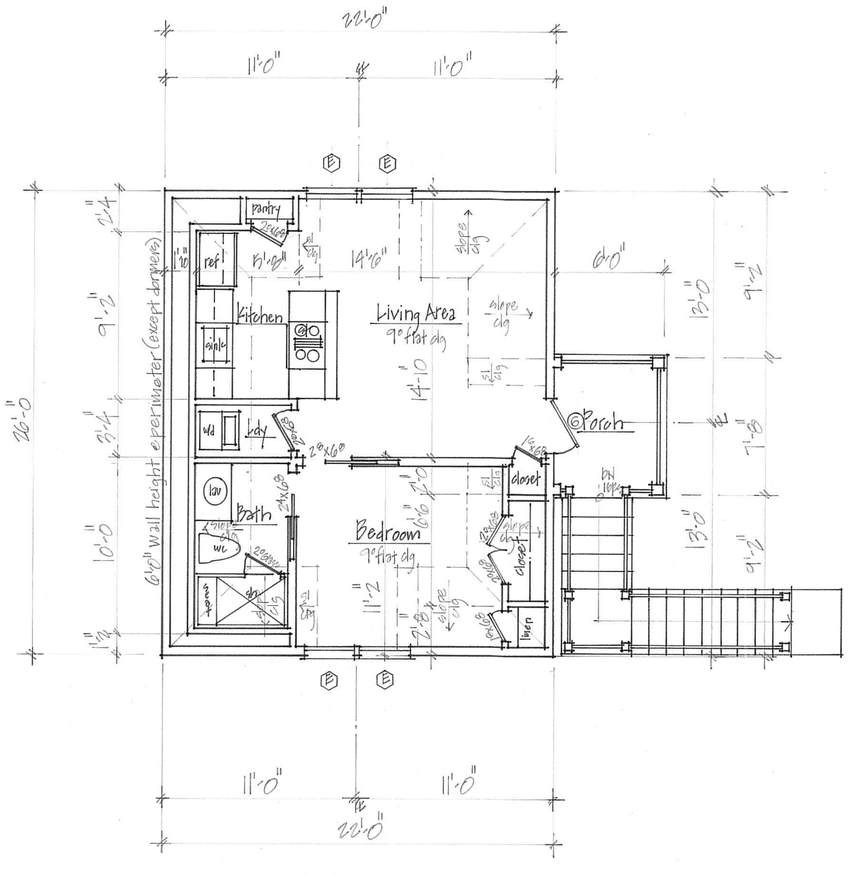
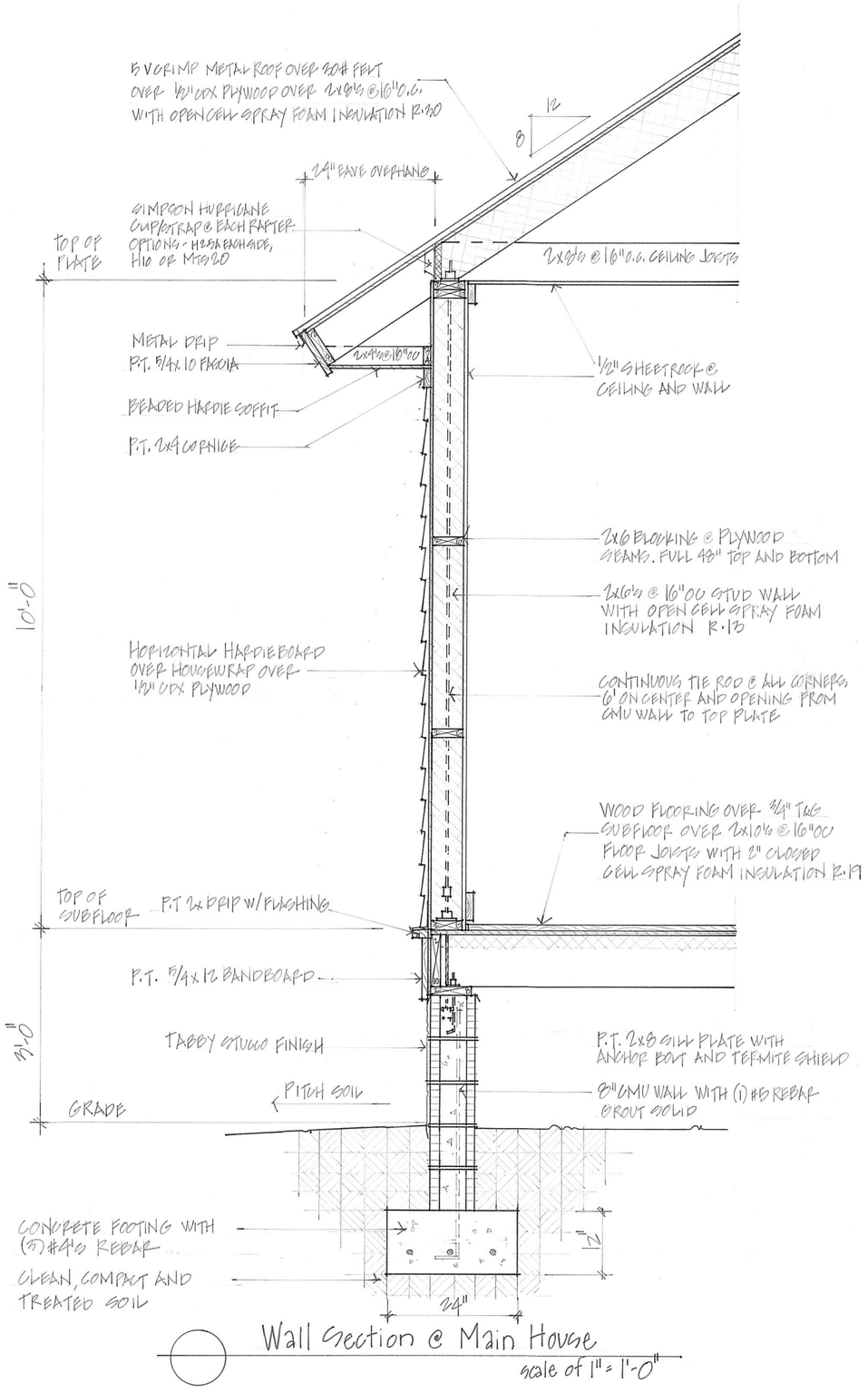
7 July 2015

THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

Main House Floor Plans

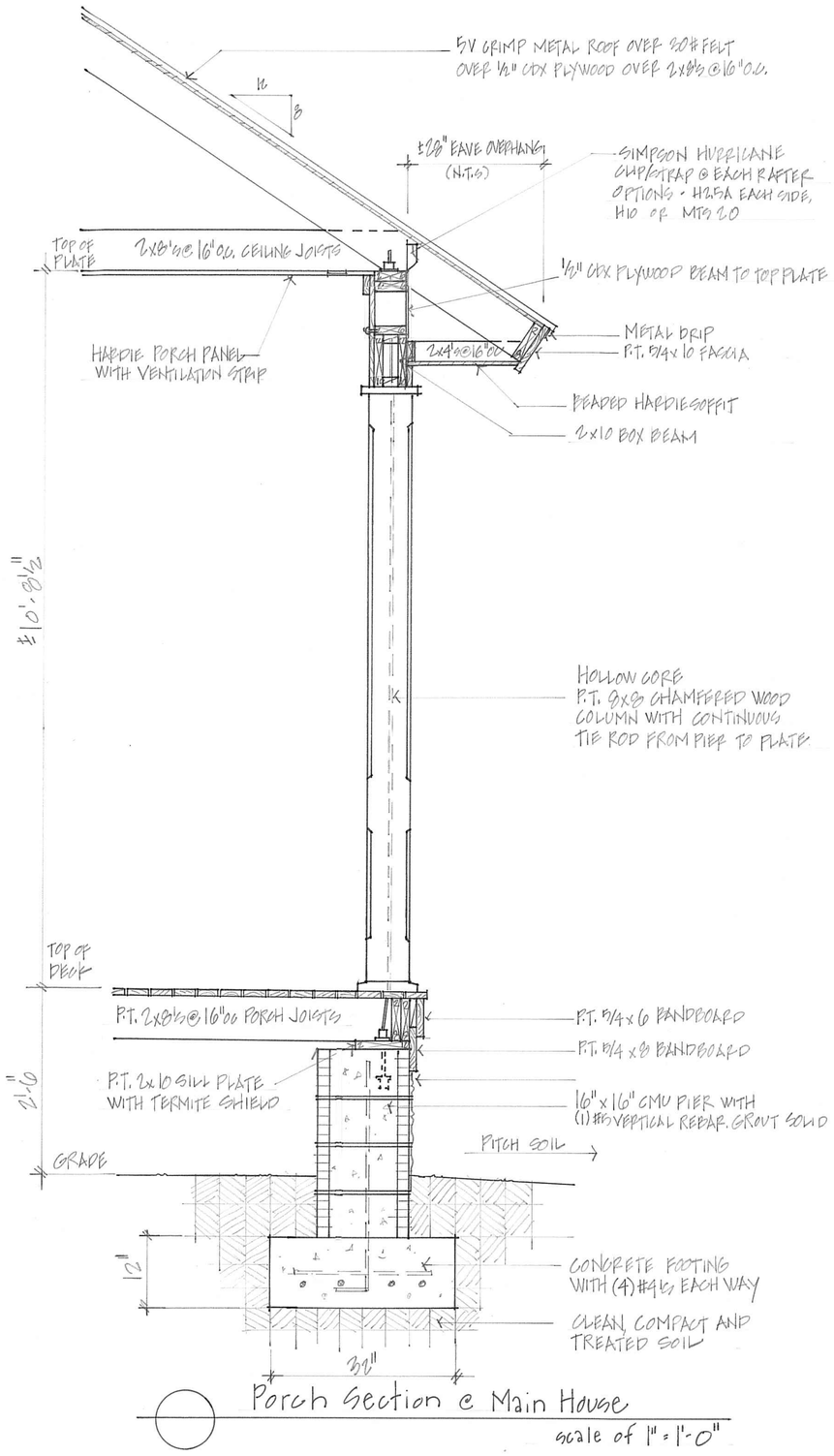
2


22'-0"
11'-0"
11'-0"
pantry
ref
Kitchen
sink
Living Area
9° flat clg
slope clg
Porch
wd
Ldy
lav
Bath
wc
shower
closet
Bedroom
7° flat clg
closet
linen
14'-10"
6'-0"
13'-0"
9'-2"
7'-8"
26'-0"
9'-2"
8'-4"
10'-0"
11'-2"
2'-4"
1'-10"
1'-2"
2'-8"
2'-0"
2'-6"
2'-10"
2'-4"
2'-8"
2'-6"
2'-0"
2'-6"
2'-0"
2'-6"
2'-0



Wall Section @ Main House

scale of 1" = 1'-0"



Porch Section @ Main House

scale of 1" = 1'-0"

7 July 2025

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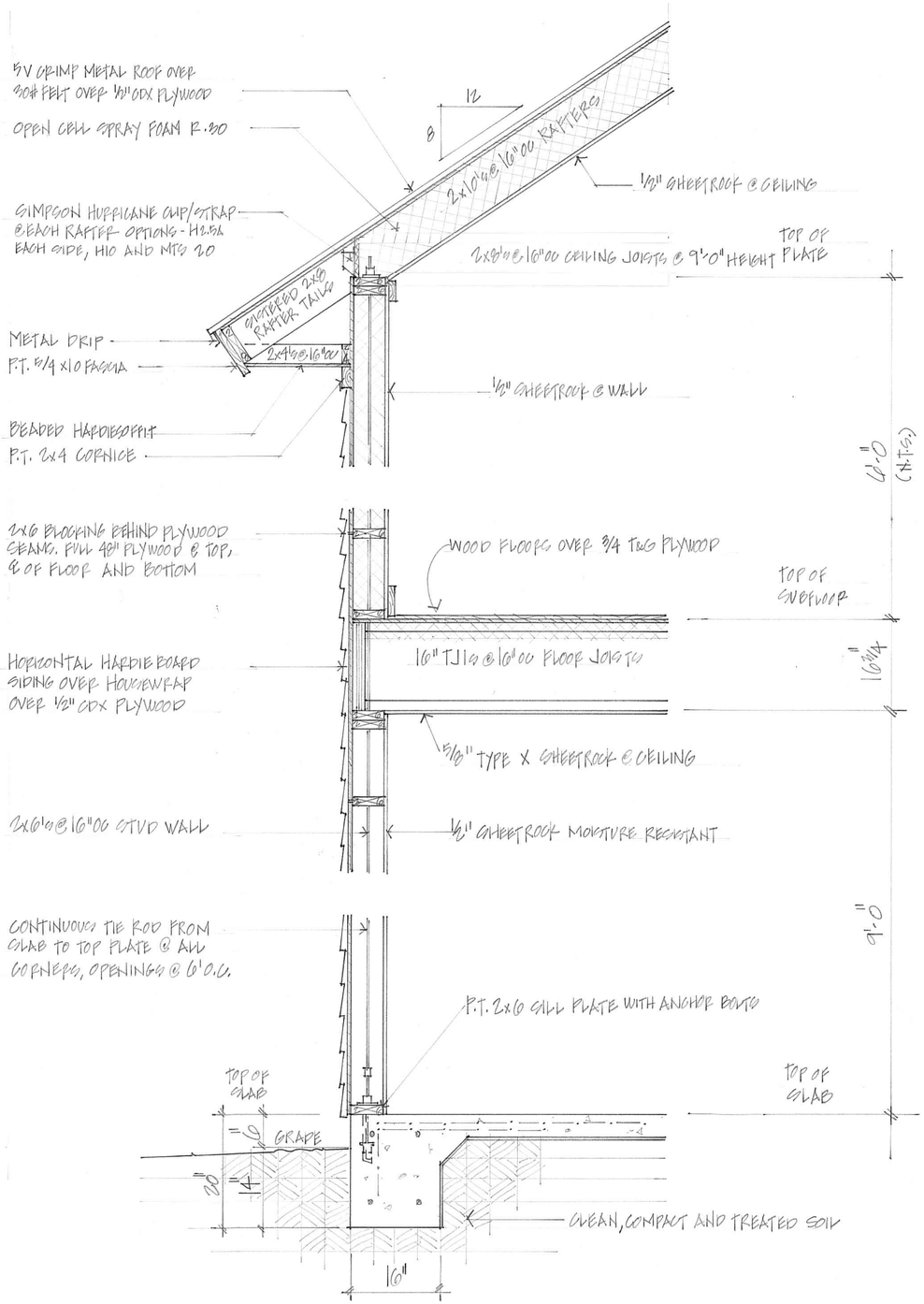
843.338.8982 cell manuel.studio@aol.com

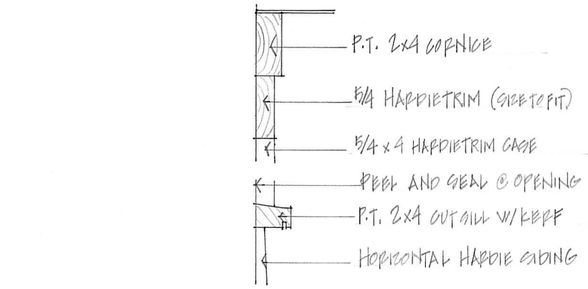
THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

Wall Sections Main House and Porch Section

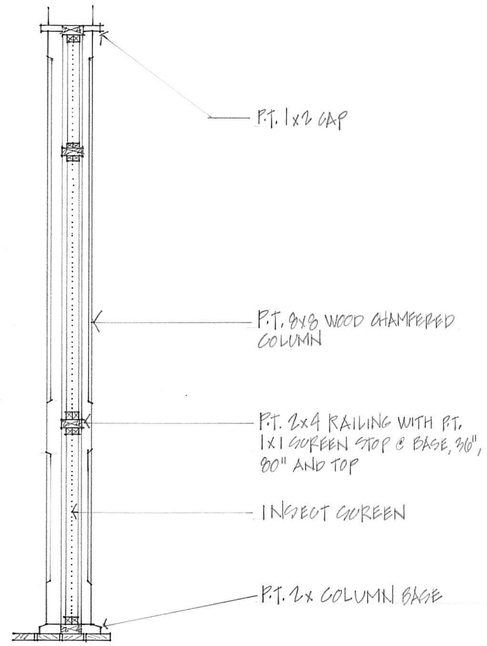
7



Wall Section @ Carriage House
scale of 1" = 1'-0"



Window Trim Detail
scale of 3" = 1'-0"



Column and Screen Detail
scale of 1" = 1'-0"

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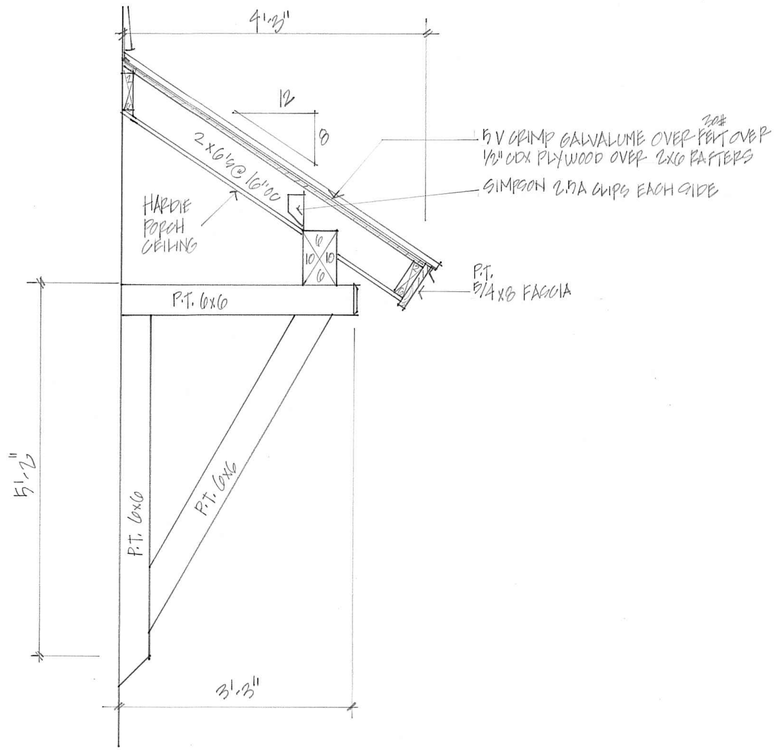
7 July 2025

THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

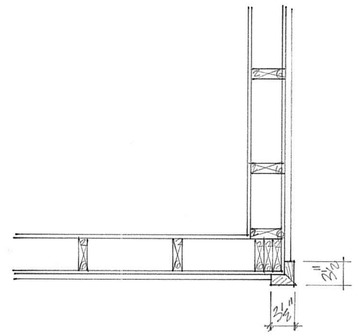
Wall Section @ Carriage House and Details

8



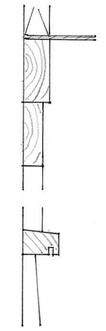
Corner Detail

scale of 1" = 1'-0"



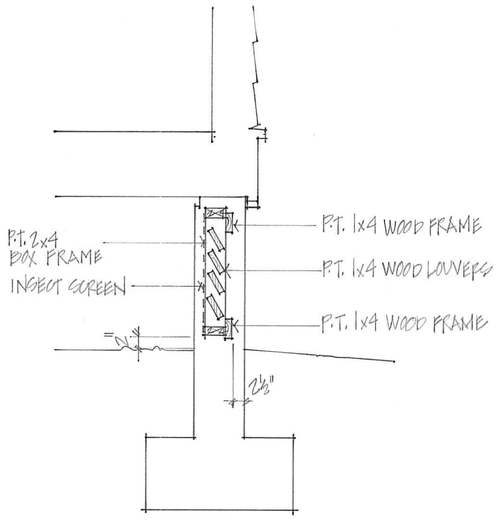
Window Trim Detail

scale of 3" = 1'-0"



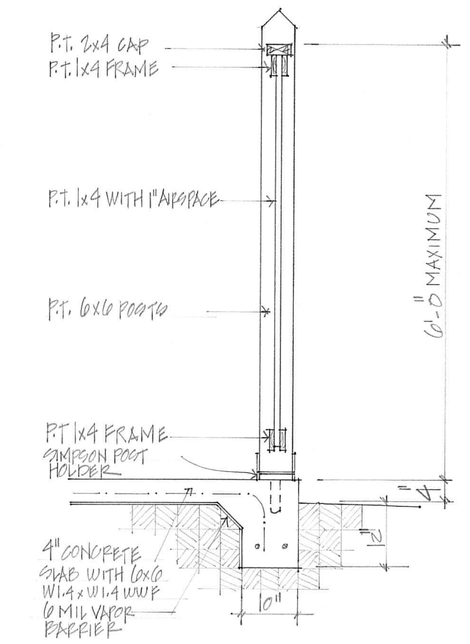
WINDOW AND DOOR SCHEDULE

A	3'-0" x 5'-8"	2/2	D.H.	EGRESS REQUIRED
B	3'-0" x 3'-0"	2	FIXED	
C	3'-0" x 4'-4"	2/2	D.H.	
D	2'-4" x 4'-4"	2/2	D.H.	
E	3'-0" x 5'-0"	2/2	D.H.	
1	6'-0" x 8'-0"	3/4 GLASS	FRENCH	OUTSWING
2	3'-0" x 6'-8"	3/4 GLASS	SINGLE	RIGHT HINGE INSWING
3	6'-0" x 8'-0"	FULL GLASS	FRENCH	OUTSWING
4	3'-0" x 6'-8"	SCREEN		
5	3'-0" x 6'-8"	3/4 GLASS	SINGLE	LEFT HINGE OUTSWING
6	3'-0" x 6'-8"	3/4 GLASS	SINGLE	RIGHT HINGE OUTSWING
7	9'-0" x 8'-0"	STEEL	OVERHEAD	
8	4'-0" x 6'-8"	STEEL	FRENCH PANEL	



Foundation Vent Detail

scale of 1" = 1'-0"



Service Yard Detail

scale of 1" = 1'-0"

7 July 2025

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THE ZEHEL RESIDENCE
106 Bridge Street
Bluffton, South Carolina

Construction Details · Window & Door Schedule

9

PLAN REVIEW COMMENTS FOR COFA-03-25-019626

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	**Historic District**	**Apply Date:**	**03/05/2025**
Plan Status:	**Active**	**Plan Address:**	**106 Bridge St Street BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0423 0000**

Plan Description: **106 Bridge (COFA-03-25-019626)**
A request by Patrick Mason (Patrick Mason Custom Homes), on behalf of the owner, Jeffrey Zehel, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1-story Main Residence of approximately 2,130 SF and a 2-story Carriage House of approximately 648 SF located at 106 Bridge Street (Parcel R610 039 00A 0423). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
STATUS: Scheduled for HPRC review on March 31, 2025.

Staff Review (HD)

Submission #: 1 Recieved: 03/28/2025 Completed: 03/28/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	03/28/2025	Charlotte Moore	Revisions Required

Comments:

1. The application submission is incomplete. Provide the following items that were not included with the application: a detailed project narrative as explained on the COFA-HD application, including the building type; a letter of agency from the property owner; site plan; and, photos of the property.

2. The Additional Building Type has a front build-to zone requirement of 10-20 feet. While unenclosed porches are permitted within the build-to zone, foundation plantings in the front yard are required, which appears to be approximately 2.5 feet in width and must be eight (8) feet per UDO Sec. UDO Sec. 5.3.7.E.1. The foundation planting shall incorporate a mixture of trees, shrubs, and ground covers to soften the building façade. Confirm that landscape plan property line matches the platted property line.

3. No information on the “tool shed” was provided. As it appears to be an extension of the Carriage House, it must be included with the total square footage for the Carriage House. The overall square footage appears greater than 1400 square feet. The maximum permitted square footage for Carriage House is 1200 square feet per UDO Sec. 5.15.8.F.

4. Service yards not shown for the Carriage House or main residence.

5. For the significant live oak, the tree conservation measures, including a tree protection zone and fencing, shall be followed as specified in UDO Sec. 5.3.3.D. Provide the tree preservation plan noted on the Landscape Plan.

6. A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided where land disturbance is proposed for sites less than one (1) acre. Tree canopy is the mature canopy of any existing trees to be saved together with the mature canopy of proposed replacement trees (UDO Sec. 5.3.3.G.1.).

7. Fences located within the front yard (front build-to area), cannot be taller than 42 inches (3.5 feet).

8. The “shared driveway” is an unopened Town right-of-way (or “ghost road.”)

9. There are details missing that are required for the Concept Plan. Please review the specific requirements on the COFA-HD application and provide. Additionally, some of the proportions and lack of symmetry are awkward. The submittal requires a general discussion and a second Concept Plan submission to HPRC will be required.

HPRC Review	03/28/2025	Charlotte Moore	Revisions Required

Comments:

Plans:
1. Label rooms.
2. There should not be walls at the stairs on the back porch—just columns and the landing should be at least three deep.

Elevations General:
1. Stairs do not seem to reach the ground on any elevations (grade not provided and should be shown).
2. Window heads must be the same height.
3. Most of the single windows are too small in the mass that they are in; suggest adding shutters on the windows to fill out the space more.

Right Side Elevation:
1. Front bay at kitchen needs a window or false shutters.
2. Back bay the window is too small.
3. Suggest that back bedroom be a double and centered in the mass.

Left Elevation:
1. The left side roof should be a hip to match the right side roof.
2. Needs columns at the porch. The plan shows a short wall.
3. Brick height needs to match.
4. It is unclear what is on either side of the windows in the porch. The window all the way to the ground does not fit the style of the house.
5. Window on the left side should be centered but seems too small in the mass—maybe add a shutter.
6. Not sure what is going on with the door all the way to left--does it have a side lite and what is going on with the light?
7. Window on the right side is too short.

Front Elevation
1. The doors need a panel at the bottom.
2. Pitch of the roof needs to match on both sides, it looks to steep on the left side.
3. Windows need to be centered in the dormer.

Garage Elevations
1. The garage looks taller than the house.
2. The windows on the front are too small and do not line up with anything.
3. The front massing is too tall—need a roof over the doors to break it up.
4. Windows on the right side should be centered more with something to break up the height.
5. Doors do not line up on the left side.

Beaufort Jasper Water and Sewer Review	03/28/2025	Matthew Michaels	Approved with Conditions

Comments:

Comments may be provided at time of Final Plan Submission.

Transportation Department Review - HD	03/28/2025	Pat Rooney	Approved with Conditions

Comments:

If the applicant is proposing a new driveway location, a TOB encroachment permit will be required as the Towns owns that portion of Bridge Street. Additionally, the Applicant should be advised that the Town is proposing to mill and overlay the road with the Bridge Street Streetscape project and there will be some future roadway construction sometime later this year or early 2026.

Watershed Management Review	03/28/2025	Samantha Crotty	Approved with Conditions

Comments:

Comments may be provided at time of building permit submittal stormwater/permit review.

Plan Review Case Notes:

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from June 17, 2025 to July 16, 2025

DATE: August 1, 2025

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
203 Promenade St Unit 203	Charter One Sign	Angie Castrillon	Applied – Revisions Required
71 Calhoun St Unit 100	Commercial - Retractable Shades	Angie Castrillon	Approved
41 Calhoun St	Commercial – Reroof	Angie Castrillon	Approved