Historic Preservation Commission Meeting

Wednesday, March 04, 2026 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 417 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. February 4, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. **Certificate of Appropriateness (2 Blue Crab Street, Lot 52):** A request by William Court of Court Atkins Group (Applicant) on behalf of Blue Crab Bluffton, LLC (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,839 SF and an attached carriage house of approximately 880 SF at 2 Blue Crab Street. The property is located in the Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25-019925) (Staff - Charlotte Moore)
2. **Certificate of Appropriateness (4 Blue Crab Street, Lot 51):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,800 SF and an attached carriage house of approximately 886 SF at 4 Blue Crab Street. The property is in Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25- 019927) (Staff - Charlotte Moore)

3. **Certificate of Appropriateness (6 Blue Crab Street, Lot 50):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,846 SF and an attached carriage house of approximately 884 SF at 2 Blue Crab Street, Lot 50. The property is in Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25- 019628) (Staff - Charlotte Moore)

4. **Certificate of Appropriateness (8 Blue Crab Street, Lot 49):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,741 SF and an attached carriage house of approximately 933 SF at 8 Blue Crab Street, Lot 49. The property is in Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25- 019929) (Staff - Charlotte Moore)

VII. NEW BUSINESS

1. **Certificate of Appropriateness (1 Garfields Way):** A request by Ansley Manuel of Manuel Studios (Applicant) on behalf of Samuel Kopotic (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 2,478 SF and a 2-story attached Carriage House (garage) of approximately 1,188 SF to be constructed at 1 Garfields Way in the Moss Oaks Subdivision within Old Town Bluffton Historic District and zoned Neighborhood General-HD (NG-HD). (COFA-09-25-019941) (Staff - Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 1, 2026

"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

February 04, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Joe DePauw
Vice Chair Carletha Frazier
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Michael Sutcliffe

ABSENT
Commissioner Debbie Wunder
Commissioner Lisa Sulka

III. ADOPTION OF MINUTES

1. January 7, 2026 Minutes

   Vice Chair Frazier made a motion to adopt the minutes as written.

   Seconded by Commissioner Hess.
   Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sutcliffe

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. PRESENTATIONS

1. Presentation by Stantec, Inc of the Town of Bluffton Historic Resource Survey. (Staff - Glen Umberger)

   Sandy Shannon and Althea Wunderler-Selby with Stantec, Inc. presented. The Commission expressed interest in wanting to see what additional properties could be considered contributing.

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Certificate of Appropriateness (28 Wharf Street):** A request by Malcolm Claxton (Applicant), on behalf of JRA Holdings, LLC (Owner), for review of a Certificate of Appropriateness-Historic District, to allow the renovation and minor expansion of an existing 1-story house of 1,157 SF to 1,508 SF and construction of a new 2-story detached Carriage House of approximately 768 SF located at 28 Wharf Street. The property is located in Old Town Historic District and zoned

DRAFT

Neighborhood General-Historic District (NG-HD). (COFA-08-25-019913) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The commissioners had questions regarding the material used for the soffit. The commissioners discussed the base of the columns. There was discussion regarding the service yard details.

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

1. Replace the wood panels with appropriate landscaping to screen the meters on the left elevation of the main structure and carriage house.

2. Identify the material for the infill panels between the porch piers.

3.Change the carriage house soffit to match the main structure soffit.

4. Update the porch wall section to a gable end.

5. Center beams on porch posts and reduce post base to 1”x 8” pressure treated wood.

6. Change the board and batten siding on the carriage house to horizontal lap siding.

7. Provide spacing between the boards to be used for the service yard screen.

8. Reduce the width of the hardi-board trim from 6” to 4” on all gable vent details.

9. Provide a revised landscape plan that includes a tree survey, trees to be removed, compliance with required foundation plantings, and demonstrate that 75% tree canopy coverage at maturity will be provided (UDO Sec. 5.3).

And the following determination:

1. The use of metal vents on the foundation is appropriate.

Seconded by Commissioner Hess.
Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sutcliffe

All were in favor and the motion passed.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

   Staff reviewed the monthly report. The Commissioners had no questions.

IX. ADJOURNMENT

Vice Chair Frazier made a motion to adjourn.

Seconded by Commissioner Hess.
Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sutcliffe

All were in favor and the motion passed. The meeting adjourned at 6:51pm.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 4, 2026
PROJECT:	COFA-09-25-019925 2 Blue Crab Street, Lot 52 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,839 SF and a 2-story attached Carriage House of approximately 880 SF to be constructed at 2 Blue Crab Street, Lot 52, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD).

Note: This application was initially heard at the January 7, 2026 HPC meeting but was tabled to allow the Applicant an opportunity to revise the plan to address the multiple conditions in the initial staff report, as well as other items discussed at that meeting. See Attachment 7 for the Applicant's response to each item.

INTRODUCTION: The subject property of 0.13 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter is provided as Attachment 3.

The lot is at the southeast corner of the intersection of Wild Spartina Street and Blue Crab Street, the latter of which serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing attached townhouses.

The proposed house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 4). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2-story main structure will have a 1,968 SF footprint (1,480 SF heated and 488 SF front and rear porches). The attached carriage house will have a 540 SF footprint. The structure is classified as an Additional Building Type but has some characteristics of a Center Hall House. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure will be on a raised foundation with tabby stucco finish and features a cross-gable roof of standing seam metal with a shed dormer required by Tabby Roads HARB, as well as a double-story front porch underneath a shed roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal gable roof that includes a shed dormer facing Wild Spartina Street. The ground floor will include a double-bay garage, and the second floor is a "bonus room." Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include smooth Hardie lap-siding with 9-inch exposure on the ground floor and 5-inch exposure on both the second floor and carriage house. All windows will be 2-over-2 aluminum clad wood casement with simulated divided lites. Door materials are identified as metal clad wood. The garage door will be steel and "composite overlay." The chimney will be tabby shell with a bishop's cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second story front and rear porches and rear ground story porch); 2) boral trim in various locations (front/rear porch columns, sills, drip caps, panel cap adjacent to the cricket roof at the second story rear porch, and certain elements of the service yard gates); 3) composite shutters; and, 4) composite trim on the garage doors. The materials can be viewed in Attachment 8.

The yard will include a brick fence that will extend from the right front elevation of the main structure, adjacent to the eastern property line, and wrap around a proposed pool in the rear yard. In the right side yard, the service area will be partially enclosed by a brick fence and include two hog fence gates with louvered boral material. As this fence will also serve as the screen for the service yard on the adjacent property, it must of a permitted height to effectively screen mechanical equipment and other stored items on that property.

Elevations and architectural details are provided in Attachment 5. The Landscape Plan complies with the UDO requirements (Attachment 6).

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting.

The Tabby Roads Habitat Architectural Review Board (HARB) approved the revised plans, including the composite shutters.

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.

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. **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 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."

    The addition of new structures that comply with the Unified Development Ordinance and applicable covenants allow for a more complete built environment within Old Town Bluffton Historic District.

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 or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5.

        1) **Porch Height:** As the front porch is 30-inches tall, a railing will be required and must match the second-story porch railing (UDO Sec. 5.15.6.H).

        2) **Columns:** The 10-inch columns on the front and rear porches are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but

not for columns. The HPC must determine if this is an appropriate alternative material.

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch (the balusters include a picket and "square web" combination); 2) at the front porch stairs; and 3) the rear porches and stairs. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

4) **Doors:** The garage door will be "steel structure/composite overlay." The composite material is not specified on the plan. UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. The HPC must determine if the composite overlay material is appropriate.

5) **Shutters:**

   a) Composite material louvered shutters are proposed, which requires HPC approval as shutters must be "durable wood" per UDO Sec. 5.15.6.M.1.e. Tabby Roads HARB has approved the composite shutters. See Attachment 8 for specifications. The HPC must determine if the alternate composite material is appropriate.

   b) Shutters must be sized to match openings (Sec. 5.15.6.M.1.a.). Certain windows on the front, right and left and rear elevations of the main structure will have bi-fold shutters. No shutters are proposed for the ground floor windows on the left elevation of the main structure.

   c) Shutterdogs of unspecified type and material are shown. Shutterdogs must be a "standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance" per UDO Sec. 5.15.6.M.1.d.

6) **Trim**: Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. The following are proposed to be boral: 1) cornerboards; 2) drip caps; 3) fascia; 4) vent trim; 5) sills, and 6) the top "rail" at the second-story rear porch. A determination as to the appropriateness of this alternate material is required.

7) **Landscape Plan**: A total of six (6) protected trees will be removed (a combination of live oaks and gums) that require mitigation due to size (eight inches or more in diameter at breast height) (UDO Sec. 5.3.3.F.).

The total number of mitigation trees required is six (6) or 15 caliper inches. Two live oaks at four (4) caliper inches each will be planted and count as a total of four trees, leaving two trees (5 caliper inches total) to be mitigated. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

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. Applying the requirements of both Tabby Roads and the UDO, the proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, such as mass, scale, and height.

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 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 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 conditions and determinations:

Conditions:

1. Provide a front porch railing that is consistent with the second-story porch railing style and UDO Sec. 5.15.6.E.5.c.
2. Provide a shutterdog that complies with UDO Sec. 5.15.6.M.1.d.
3. Provide two hardwood trees on-site (or five caliper inches) to mitigate the loss of trees to be removed (UDO Sec. 5.3.3.F.) unless otherwise determined by the UDO Administrator.

Determinations: The following alternative materials, which are not permitted by the UDO, will require a determination of appropriateness.

1. Boral for the porch columns, cornerboards, drip caps, fascia, vents, top rail at the second-story rear porch, service yard gate elements (as shown on the plan) and sills.
2. Powder-coated aluminum for the porch handrails, and porch balustrades.
3. Composite material as an “overlay” for the garage doors.
4. Composite material for the shutters.

Note: Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required for trees to be removed with a 14-inch DBH or greater.

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. Application & Narrative
2. Location Map and Photos
3. HARB Approval Letter (01.28.2026)
4. Composite Views
5. Architectural Plans
6. Landscape Plans
7. Response to HPC Conditions and Comments (01.07.2026)
8. Manufacturer's Cut Sheets (Shutters, Railings, Boral)
9. Color Board

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: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

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

Project Name: Lot 52 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address: 2 Blue Crab Street, Tabby Roads, Bluffton	**Application for:**		
Zoning District: Neighborhood General-HD	☑ **New Construction**		
Acreage: .13	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1232 0000	☐ **Relocation**		

Project Description: Construction of a new single family, 2-story home, with an attached 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. 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:	Blue Crab Bluffton LLC Patrick Mason	**Date:** 02.04.2026
Applicant Signature:		**Date:** 02.04.2026

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): Center Hall House and Carriage House				
Building Setbacks	Front: 4ft	Rear: 4ft	Rt. Side: 5ft	Lt. Side: 6ft

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	n/a	3,839 SF
Ancillary	Carriage House	n/a	880 SF
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	Main House (1968 sf) Carriage House (540sf)
Impervious Drive, Walks & Paths	584
Open/Covered Patios	721
A. TOTAL IMPERVIOUS COVERAGE	3,813
B. TOTAL SF OF LOT	5519
% COVERAGE OF LOT (A/B= %)	69%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	tabby stucco finish	Columns	Boral wrapped
Walls	hardie lap	Windows	metal-clad wood, casements
Roof	standing seam metal	Doors	metal-clad wood, swing
Chimney	tabby stucco finish	Shutters	operable composite louvered
Trim	boral / hardie	Skirting/Underpinning	n/a
Water table	boral/ hardie	Cornice, Soffit, Frieze	hardie trim/ v-groove soffit
Corner board	boral	Gutters	aluminum half round, 18 guage
Railings	powder-coated aluminum	Garage Doors	steel structure/ composite overlay
Balusters	powder-coated aluminum	Green/Recycled Materials	
Handrails	powder-coated aluminum		

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 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).

Blue Crab Bluffton ,LLL Patrick Mason 02.04.2026

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant 02.04.2026

Date

William Court

Printed Name of Applicant

COURT ATKINS GROUP

February 4, 2026

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 52, 2 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure.** It was based on the principles of the **Center Hall House** type. We understand that it will need to be reviewed as an additional building type. It is approximately **3,839 square feet**, along with an attached **Carriage House** of approximately **880 square feet**, located at 2 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 55'-0" wide
- Building footprint (without porches) 1480sf
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.
- We would like to suggest a high quality composite wood material for the shutters that are aesthetically similar to sturdy wood shutters. Please see attached supportive product information

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint 540 sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

RESIDENTIAL | COMMERCIAL | INTERIORS

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

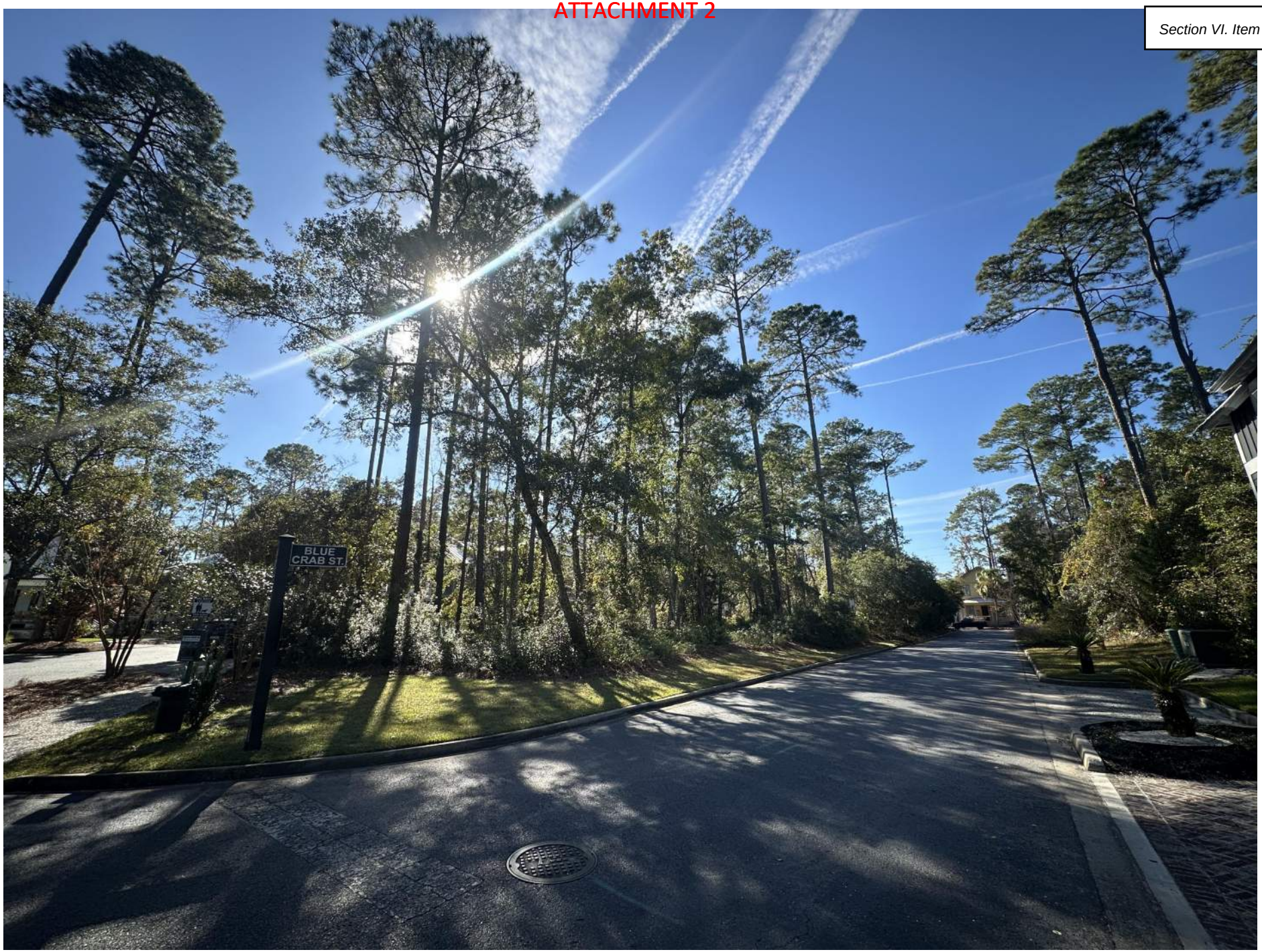
ATTACHMENT 2

LOCATION MAP



ATTACHMENT 2




BLUE
CRAB ST.



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Jan 28, 2026

Lot 52, 2 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval for the planned single-family residence to be built on lot 52, 2 Blue Crab. Plans within the following files titled below are the basis for this approval:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 52_exterior fixtures.pdf

2025.12.04 Lot 52_Garage Door Cutsheet.pdf

2025.12.4_2 Blue Crab Street_ HARB Cover Letter.pdf

2026.01.22 Lot 52_2 Blue Crab _reference set.pdf

121025 Lot 52 Blue Crab Street Final LS Development Plans.pdf

Lot 52_Blue Crab_Final HARB_Color Board.pdf

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

We are sending a copy of this approval to the Town of Bluffton for their file. We trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton



LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51- 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP
RESIDENTIAL | COMMERCIAL | INTERIORS
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

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COURT ATKINS GROUP

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP

ISSUED FOR HPC REVIEW

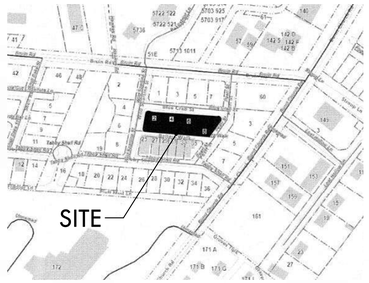
LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES AND AREA PLANS
A1.0	SITE PLAN
A1.1	SITE PLAN - MOBILIZATION
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A3.3	BUILDING 3D VIEWS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,480 sq.ft.
Covered and Enclosed:	488 sq.ft.
Second Floor	
Heated and Cooled:	1,371 sq.ft.
Covered and Enclosed:	500 sq.ft.
Total Gross Area:	3,839 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	340 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	880 sq.ft.



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 52 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
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			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ 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'-1" A.F.F.		Number of Stories: 2
MEZZANINE:	Yes _____	No X	
HIGH RISE:	Yes _____	No X	

GENERAL NOTES:

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

- THE ARCHITECT'S 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 SERVICEAND 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.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- 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.
- 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.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- 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.

CONSTRUCTION ADMIN.:

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

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.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

ABBREVIATIONS

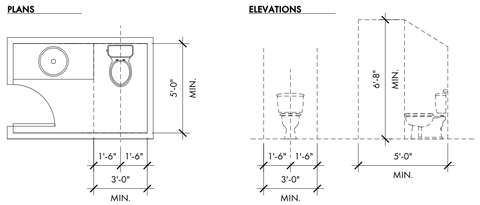
AB	ANCHOR BOLT	JNT	JOINT
ABV	ABOVE	KS	KNEE SPACE
AFF	ABOVE FINISH FLOOR	LAM	LAMINATE
ASF	ABOVE SUBFLOOR	LL	LIVE LOAD
A/C	AIR CONDITIONER	LT	LIGHT
AHU	AIR HANDLING UNIT	LIN	LINEN
ALUM	ALUMINUM	MA	MASONITE
AMSL	ABOVE MEAN SEA LEVEL	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
A/V	AUDIO/VISUAL	MECH	MECHANICAL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

REFERENCE SYMBOLS

- EXTERIOR ELEVATION SYMBOL (1 / A3.0)
- INTERIOR ELEVATION SYMBOL (1 / A7.0)
- BUILDING SECTION (1 / A4.0)
- WALL SECTION (1 / A5.0)
- DETAIL SECTION CALLOUT (1 / A5.0)
- ENLARGED PLAN/ DETAIL CALLOUT (1 / A5.0)
- COLUMN GRID REFERENCE (A)
- LEVEL/ELEVATION REFERENCE (LEVEL 1 / 100' - 0")
- ROOM TAG (ROOM NAME / 101)
- WINDOW TAG (X)
- DOOR TAG (101.1)
- REVISION CLOUD & TAG (1)

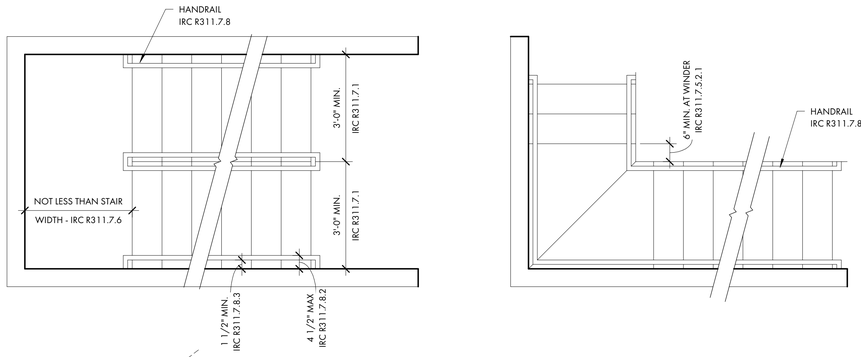
TYP. RESTROOM CLEARANCES

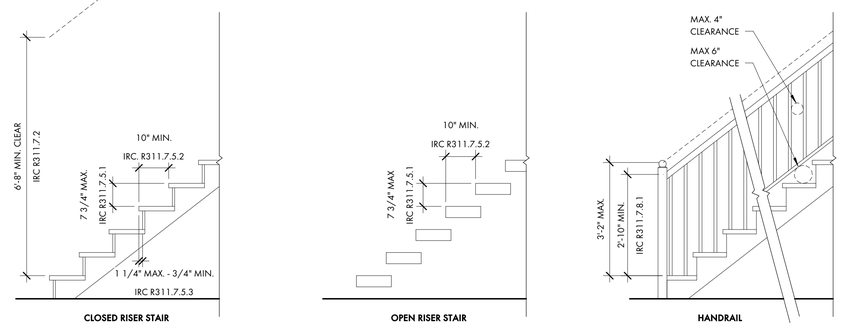
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS



STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



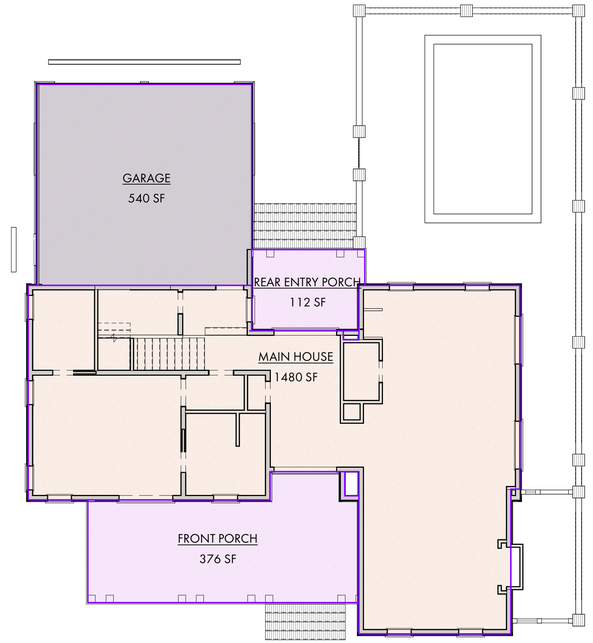


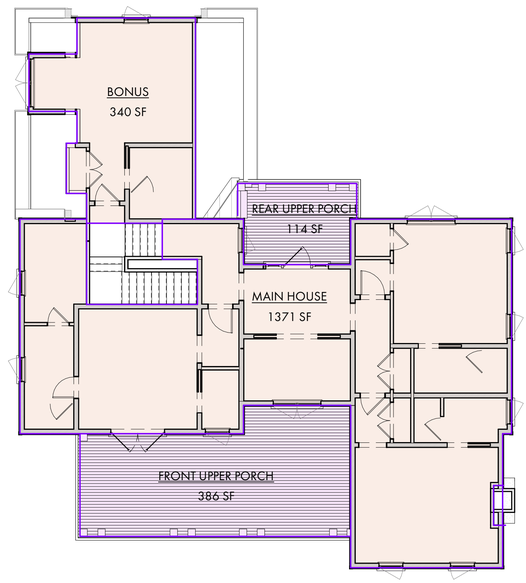
MAIN HOUSE TOTAL SF

First Floor		
	Heated and Cooled:	1,480 sq.ft.
	Covered and Enclosed:	488 sq.ft.
Second Floor		
	Heated and Cooled:	1,371 sq.ft.
	Covered and Enclosed:	500 sq.ft.
	Total Gross Area:	3,839 sq.ft.

CARRIAGE HOUSE TOTAL SF

	Bonus -Heated and Cooled:	340 sq.ft.
	Garage-Covered and Enclosed:	540 sq.ft.
	Total Gross Area:	880 sq.ft.





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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES AND AREA PLANS

A0.1

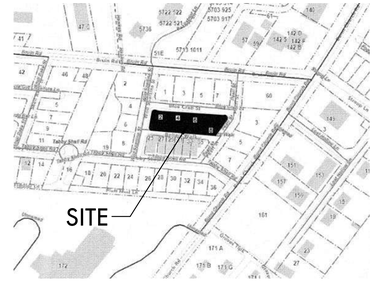
LEGEND

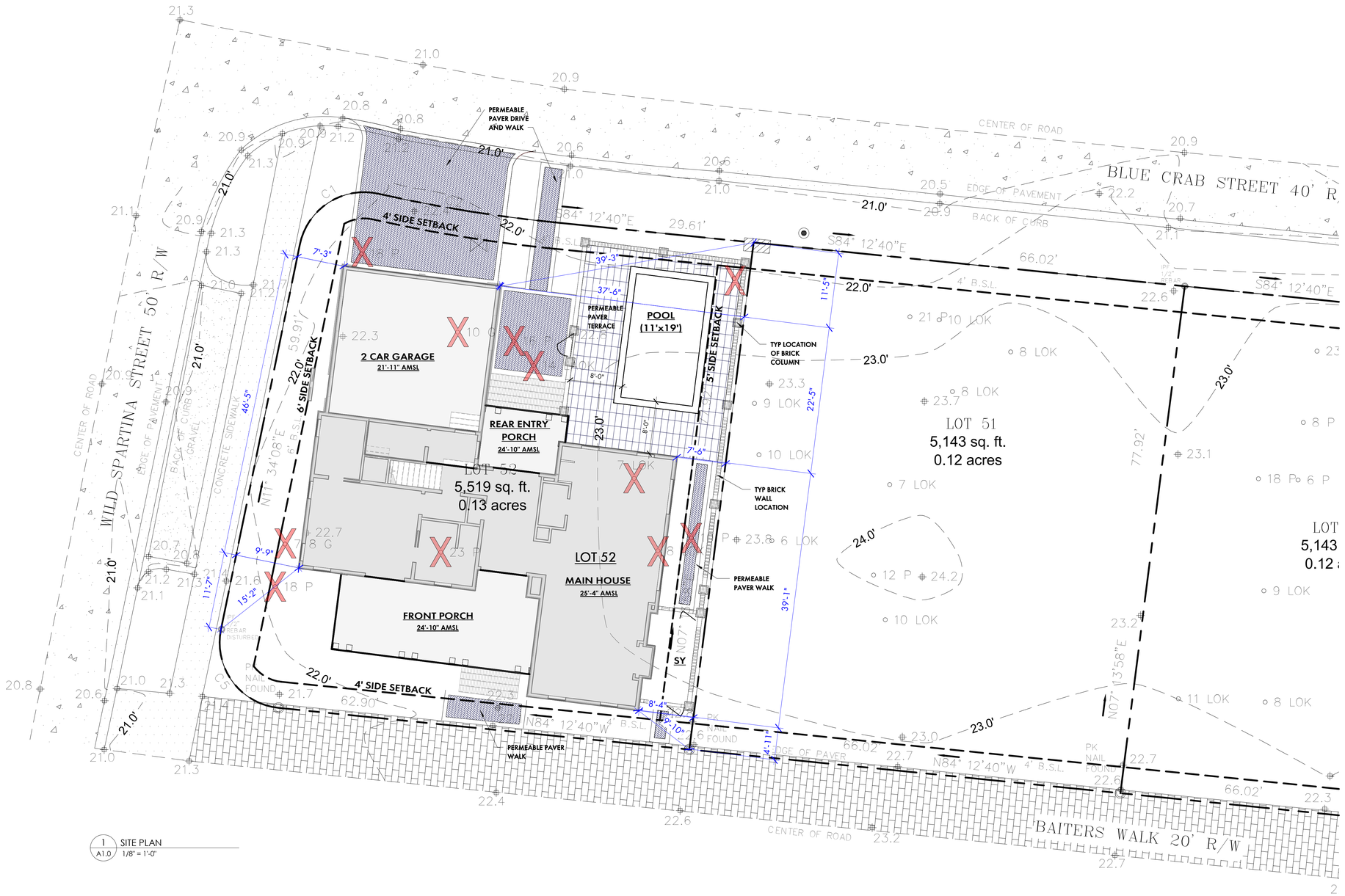
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- - TELEPHONE PEDESTAL/ COMMUNICATOR
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT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

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 142 AT PAGE 119





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

SITE PLAN CALCS:

TOTAL LOT AREA	5,519 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,508 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	413 SQ. FT.
BRICK WALK & LANDING (IMPERVIOUS)	171 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	721 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,813 SQ. FT.
IMPERVIOUS TO LOT RATIO	69%

SITE PLAN 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

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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SITE PLAN

A1.0

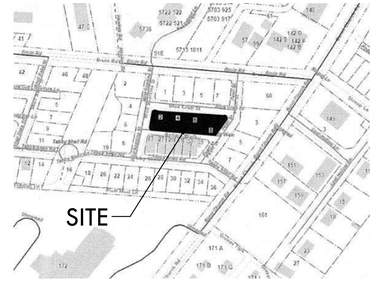
LEGEND

- 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
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT ELEVATION SHOTS
- 12' - CONTOUR LINES
- - XFMER - TRANSFORMER
- - WATER LATERAL
- - WATER METER
- - IRRIGATION CONTROL VALVE
- - FIRE HYDRANT
- - GRATE INLET
- - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- - GUY LINE
- - LIGHT POLE
- - STORM DRAIN MANHOLE
- - FIBEROPTICS MANHOLE
- - PROPANE TANK

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 142 AT PAGE 119



TREE LEGEND

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



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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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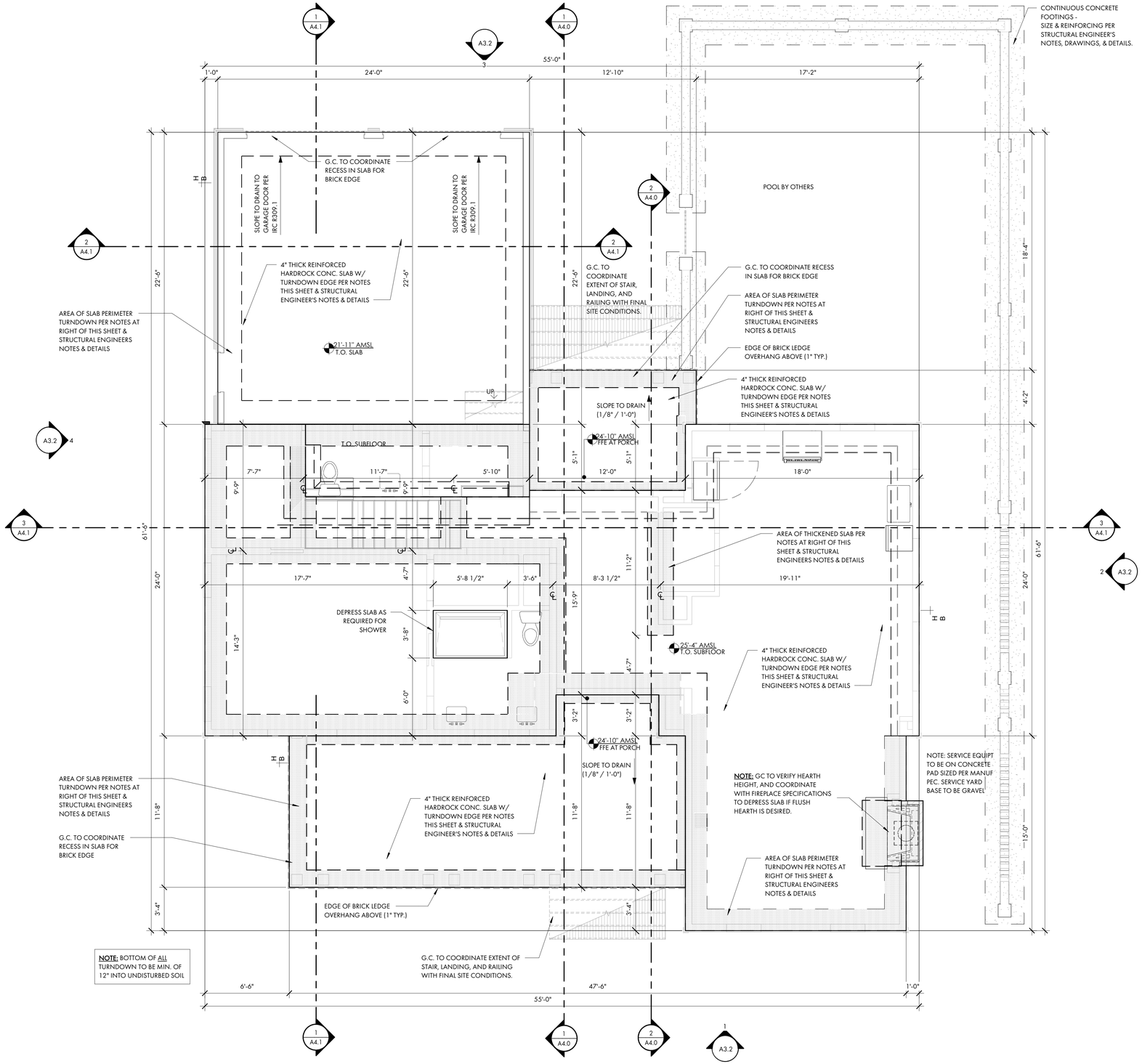
SHEET TITLE

SITE PLAN - MOBILIZATION

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

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 RETAINING/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:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

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)

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH
W E
S

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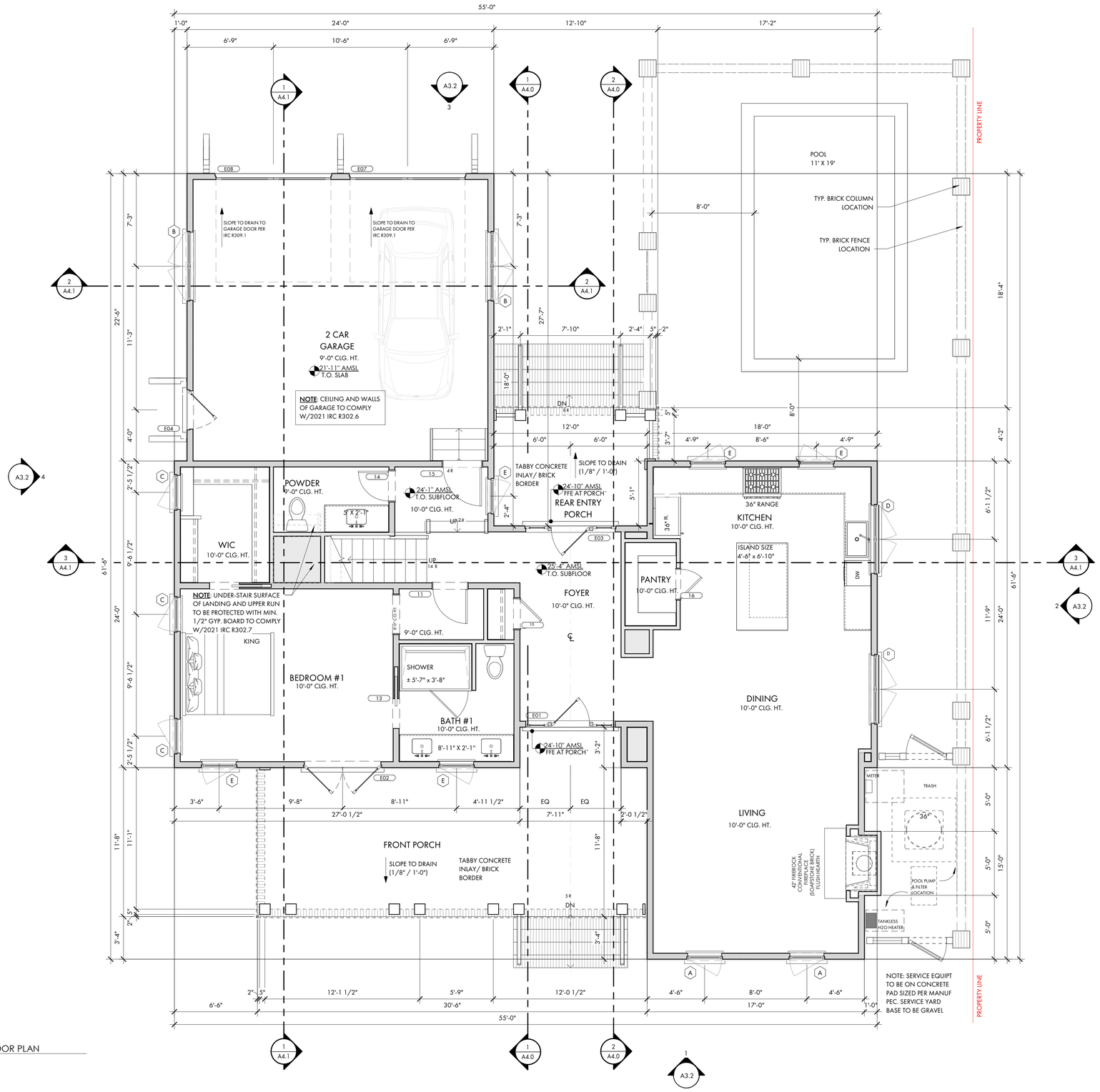
FOUNDATION PLAN

A2.0



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

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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (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. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER WHERE TILE IS NOT USED, THICK SET TILE IN OTHER LOCATIONS.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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.

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. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

COURT ATKINS GROUP

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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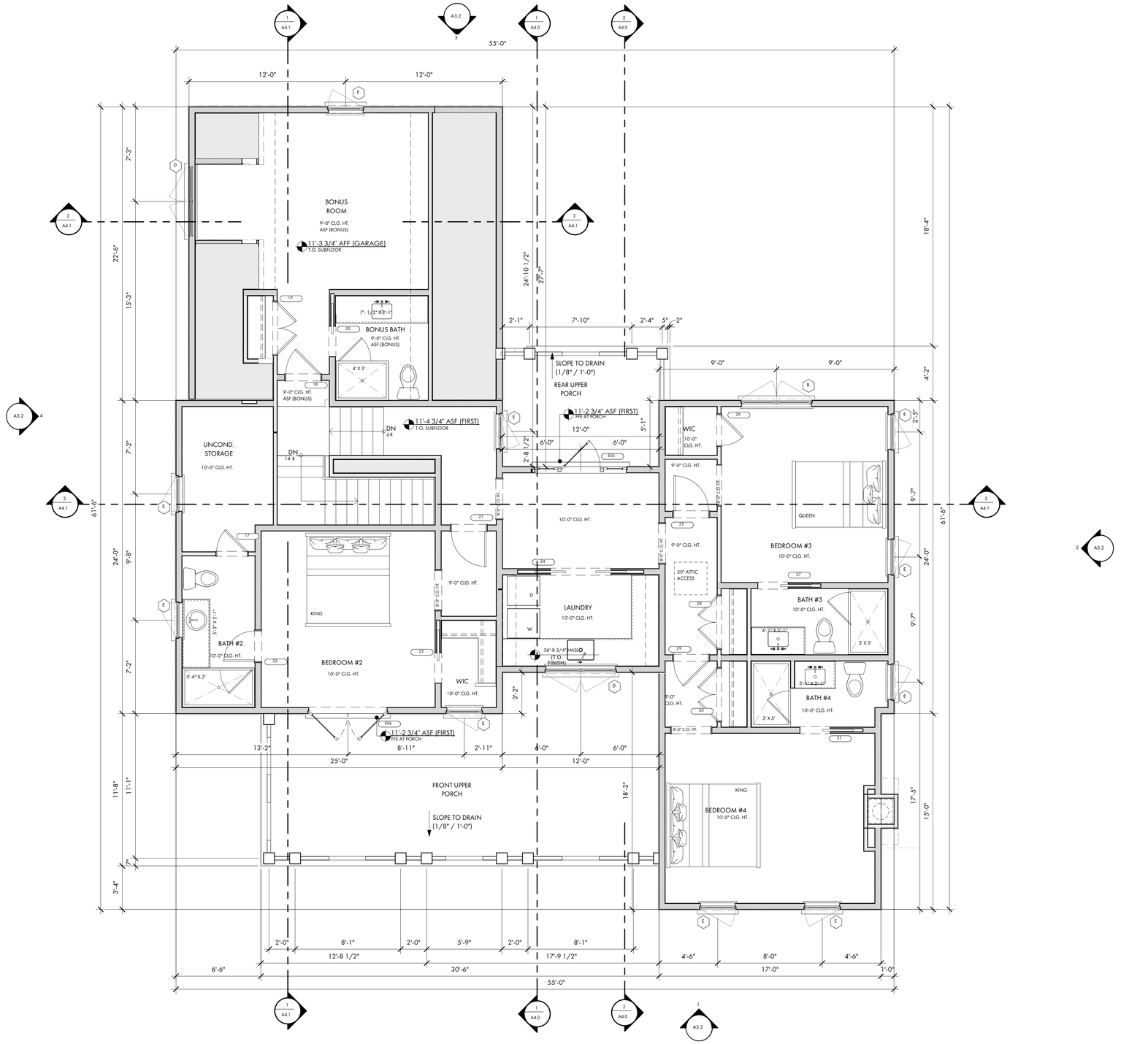
SHEET TITLE

FIRST FLOOR PLAN

A2.1



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

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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

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FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER WHERE TILE IS NOT USED, THICK SET TILE IN OTHER LOCATIONS.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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ATTIC CEILING JOISTS / PORCH CEILING:
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ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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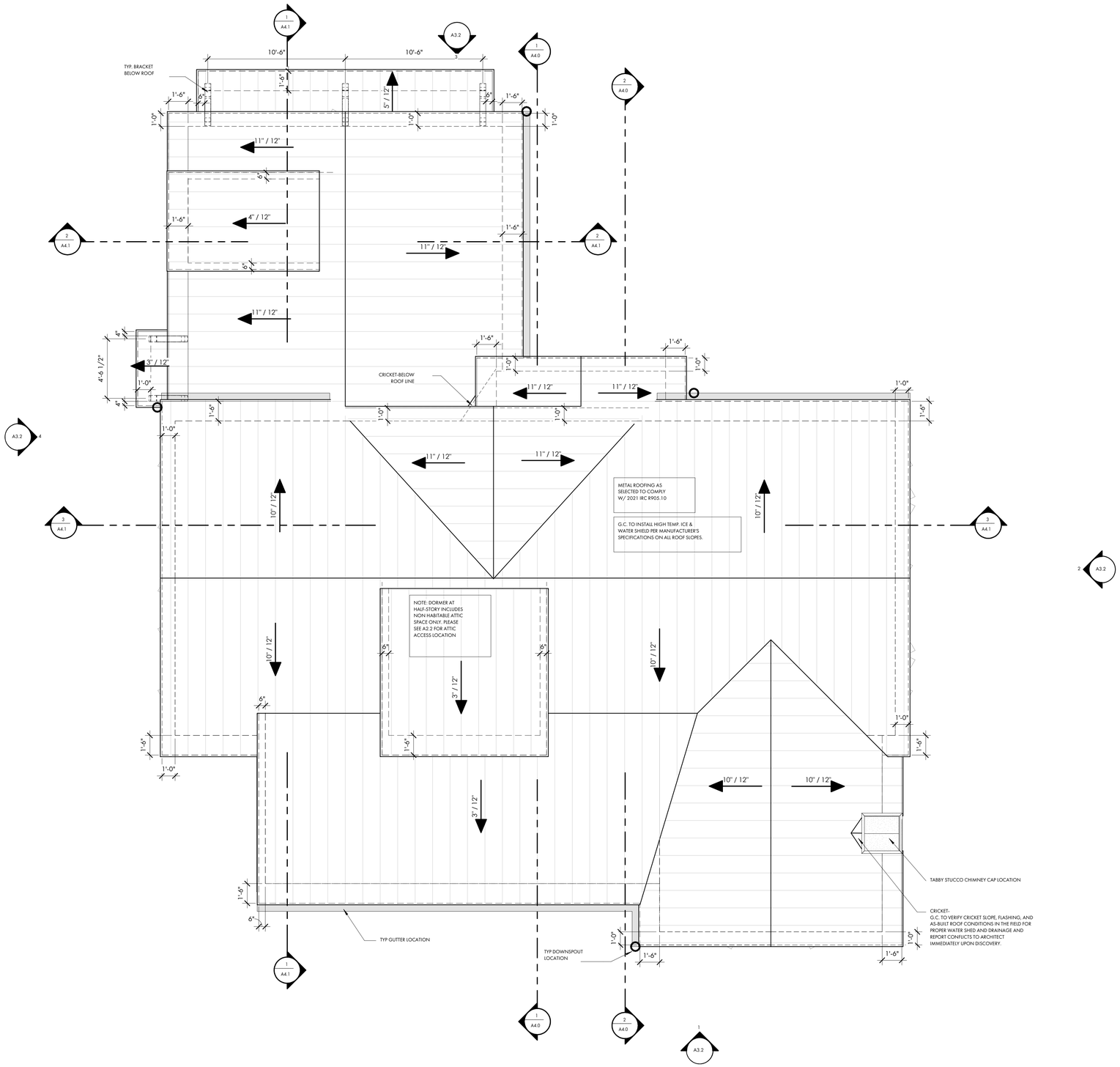
SECOND FLOOR PLAN

A2.2



1 A2.3 ROOF PLAN
1/4" = 1'-0"

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

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

FRAMING NOTES:
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INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

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3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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.

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. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

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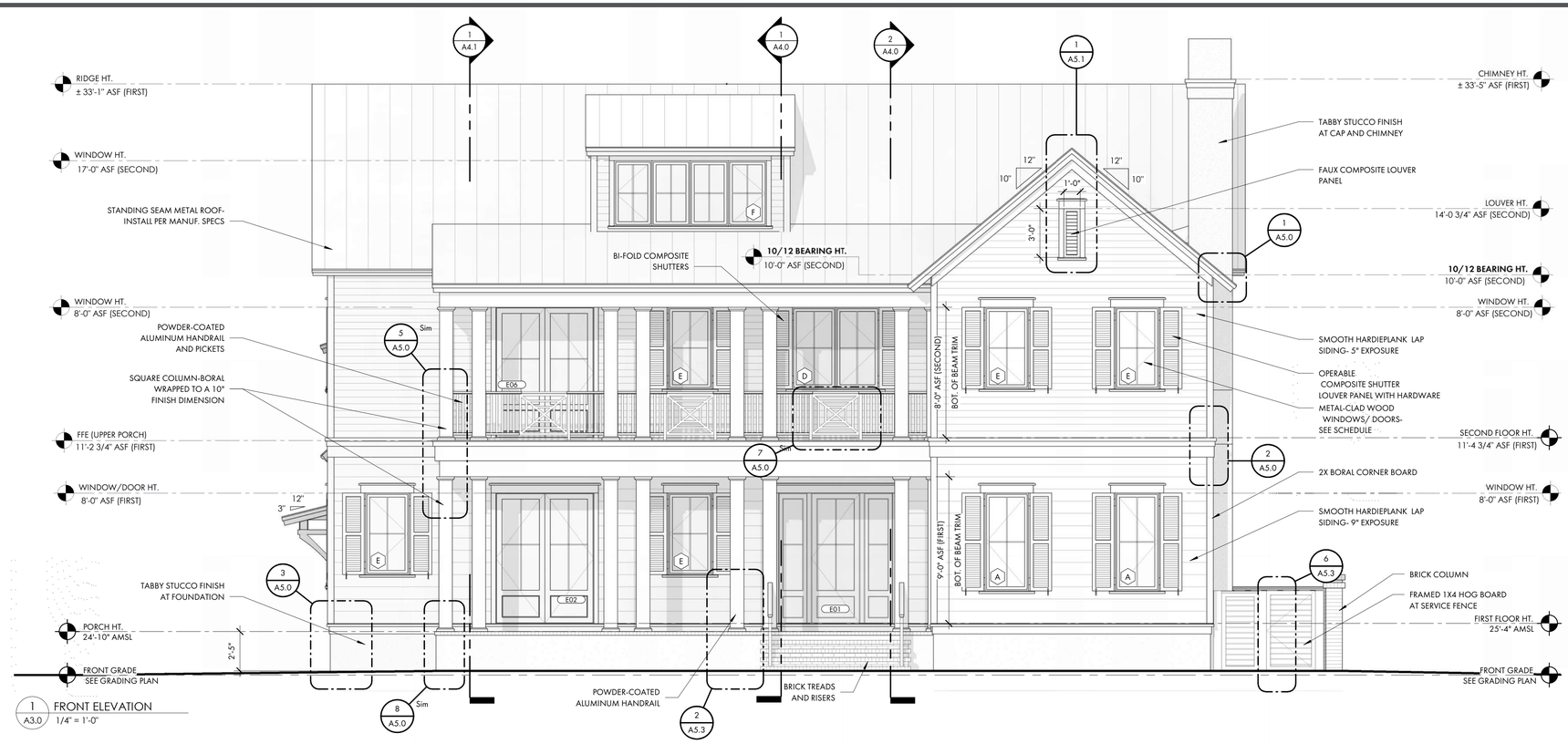
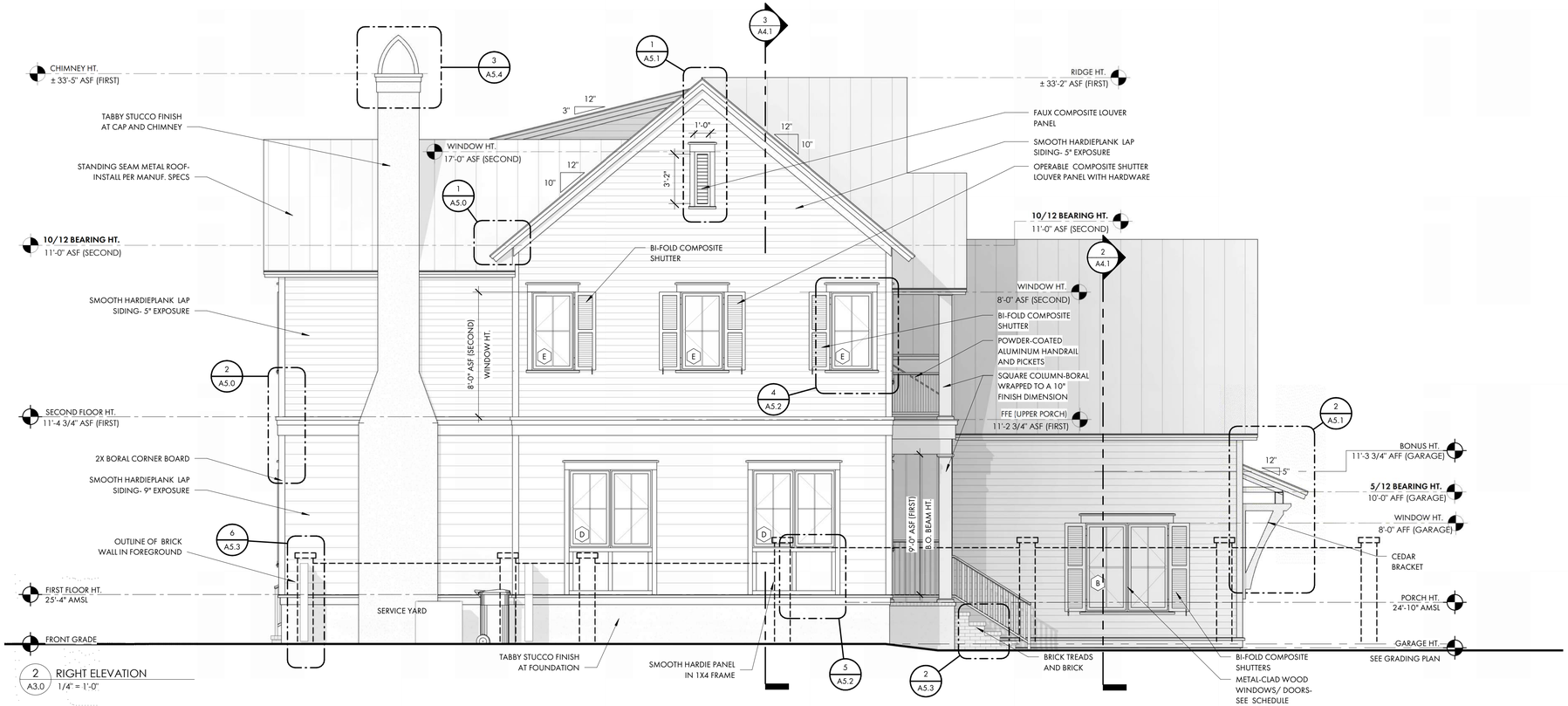
ROOF PLAN

A2.3





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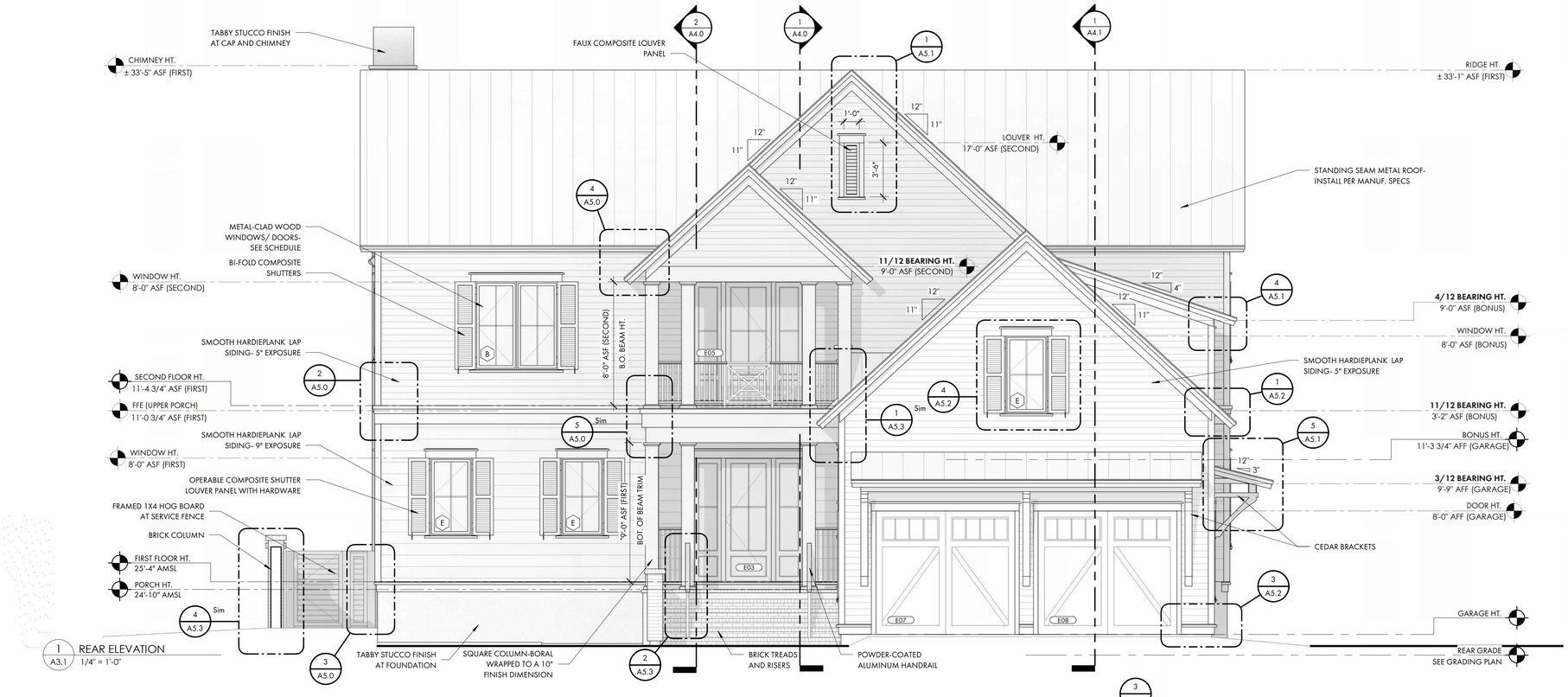
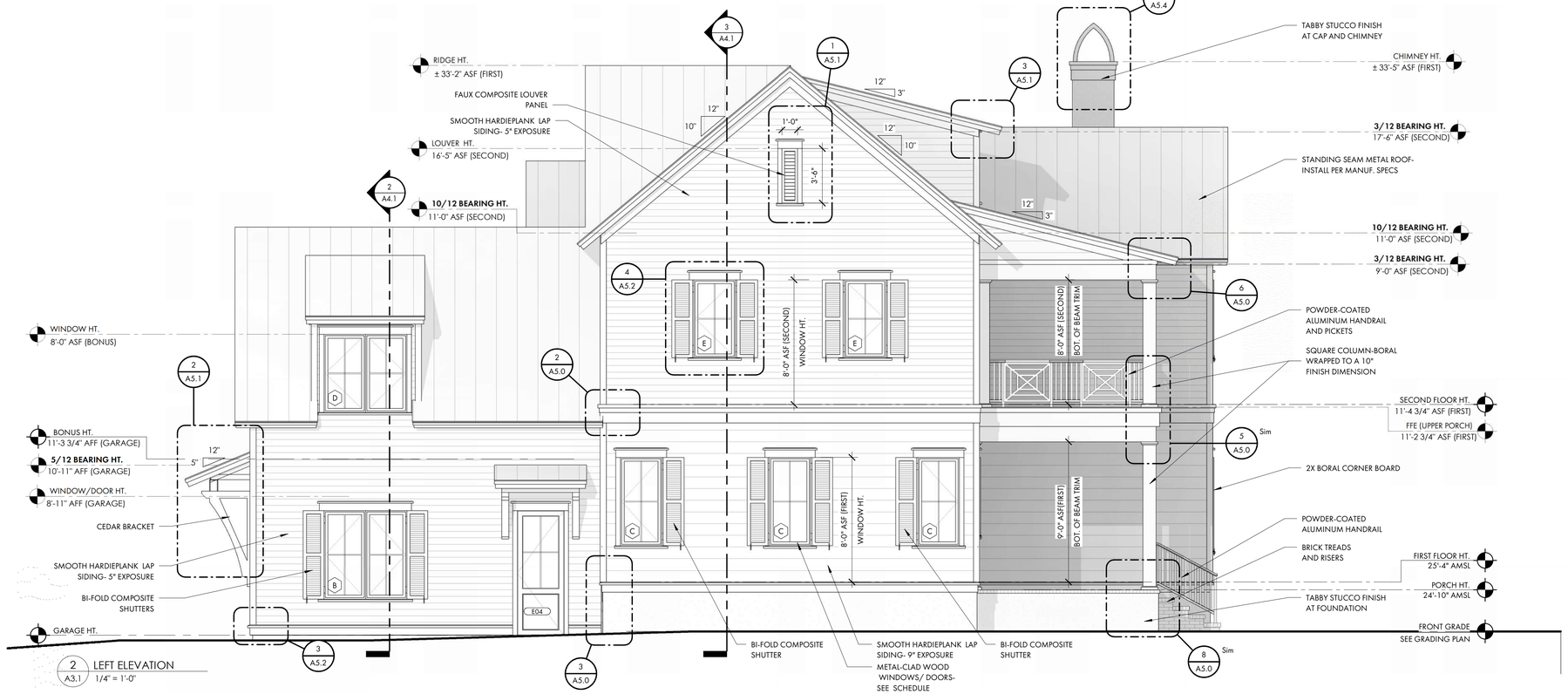
BUILDING ELEVATIONS

A3.0



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



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

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BUILDING ELEVATIONS

A3.1



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
3/16" = 1'-0"

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BUILDING ELEVATIONS WITH BRICK FENCE

A3.2





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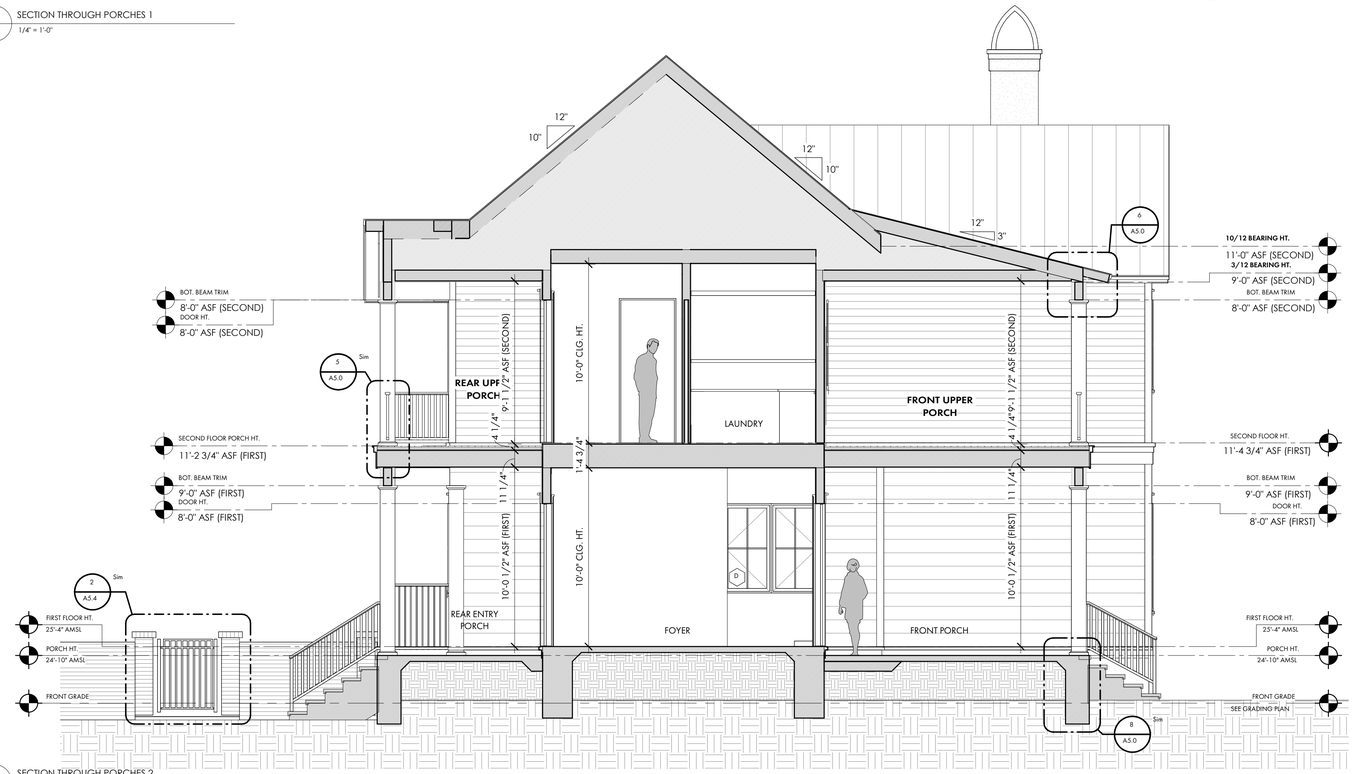
BUILDING 3D VIEWS

A3.3



1 A4.0 SECTION THROUGH PORCHES 1
1/4" = 1'-0"



2 A4.0 SECTION THROUGH PORCHES 2
1/4" = 1'-0"

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BUILDING SECTIONS

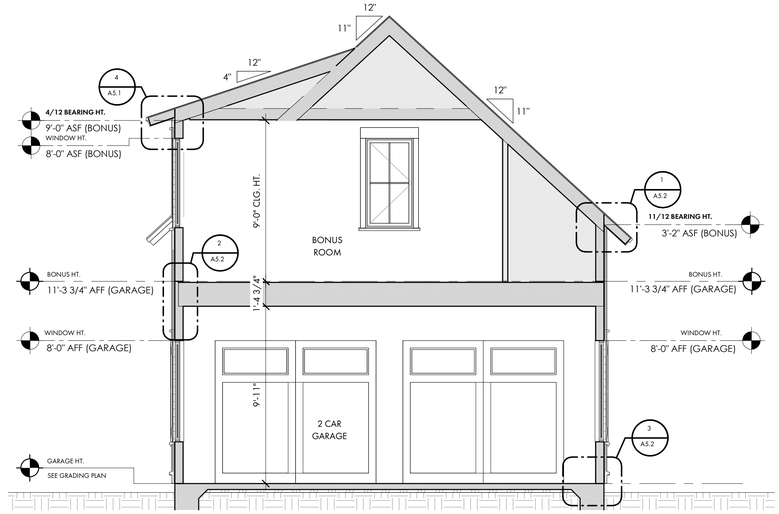
A4.0



1 A4.1 SECTION THROUGH GARAGE
1/4" = 1'-0"



3 A4.1 SECTION THROUGH STAIR
1/4" = 1'-0"



2 A4.1 SECTION THROUGH DORMER
1/4" = 1'-0"

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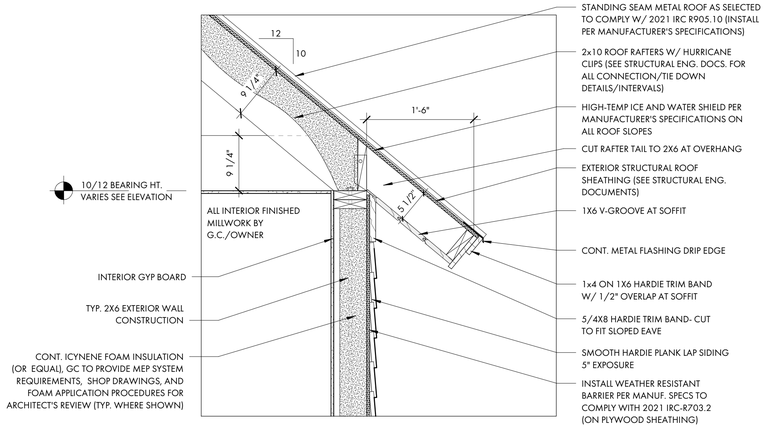
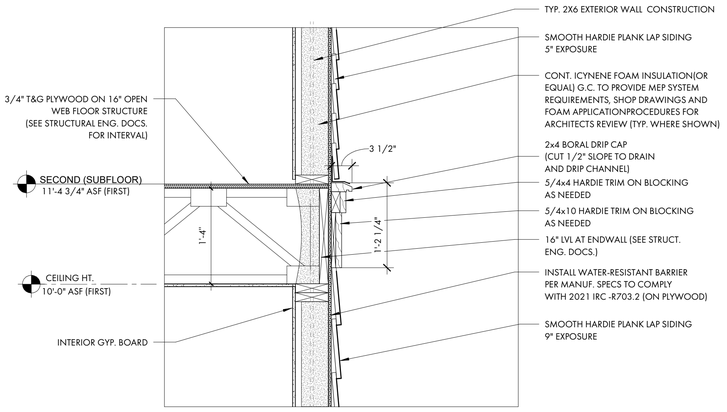
BUILDING SECTIONS

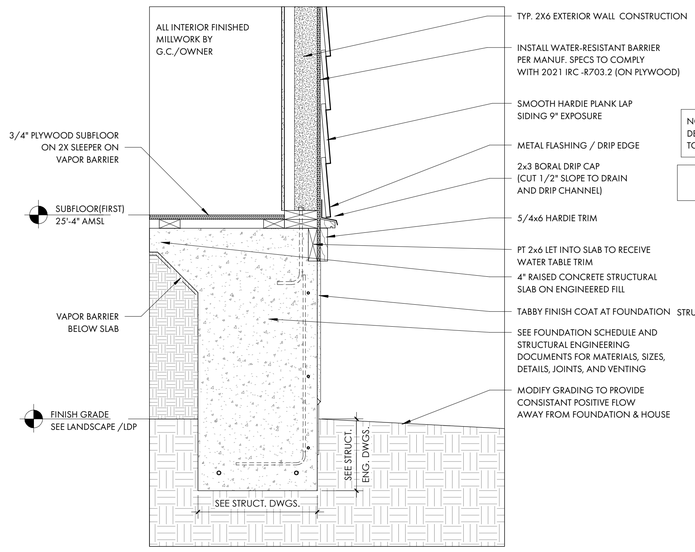
A4.1



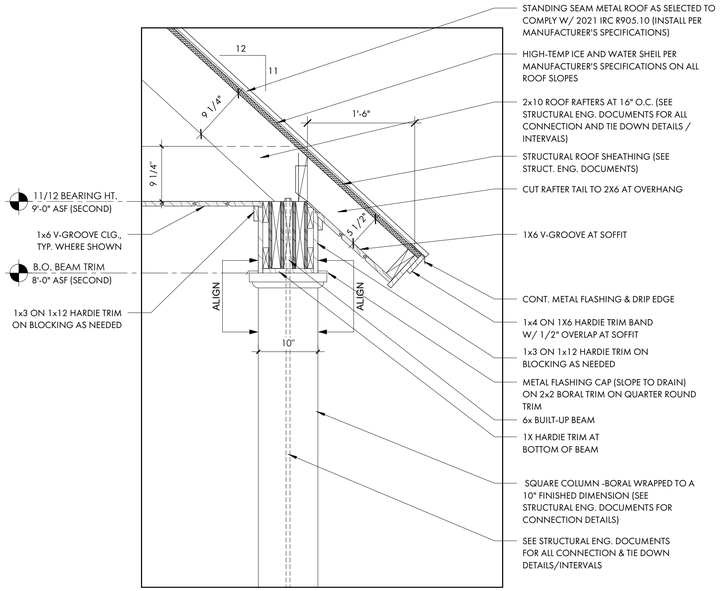
1 A5.0 TYP. 10/12 ROOF EAVE DETAIL
1" = 1'-0"



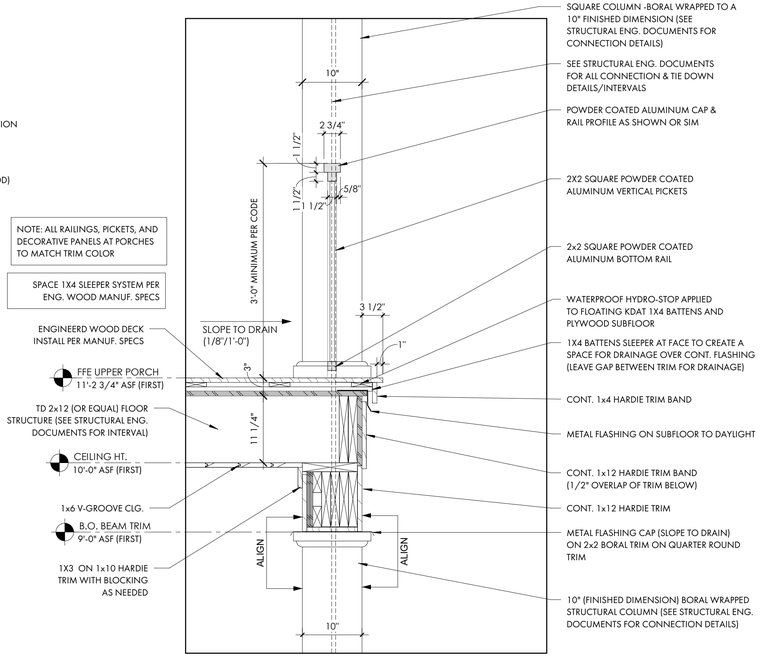
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



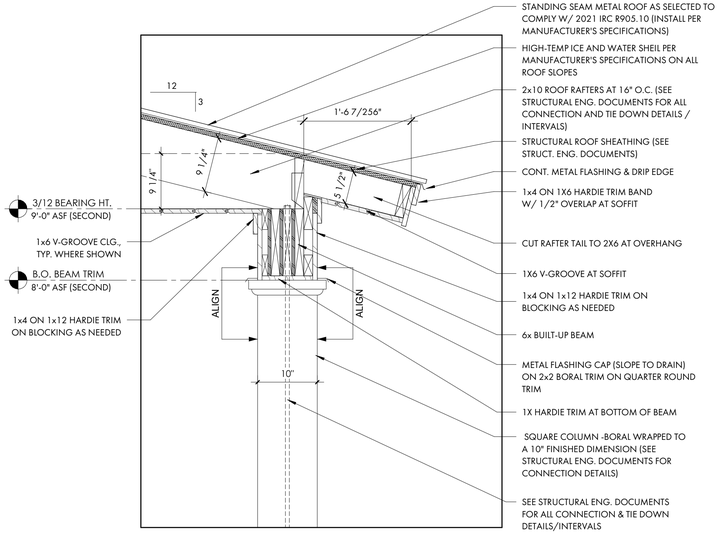
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



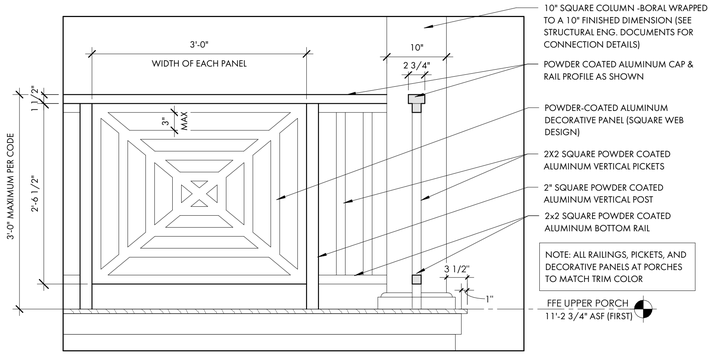
4 A5.0 11/12 PORCH EAVE DETAIL
1" = 1'-0"



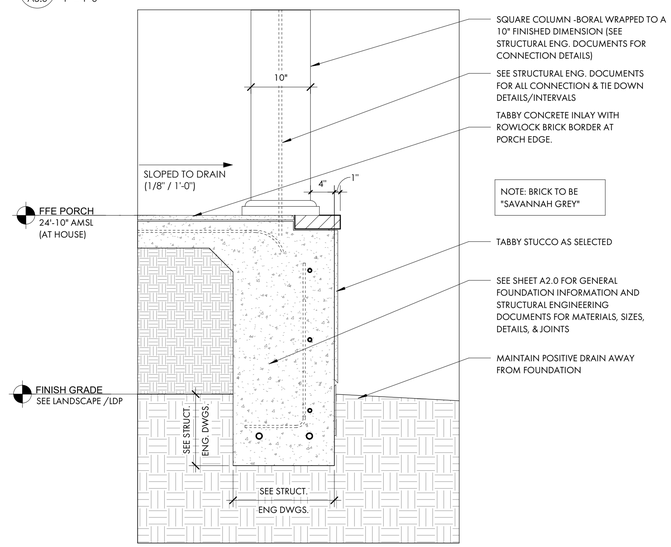
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



6 A5.0 3/12 PORCH EAVE DETAIL
1" = 1'-0"



7 A5.0 DECORATIVE PANEL AT RAILING
1" = 1'-0"



8 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

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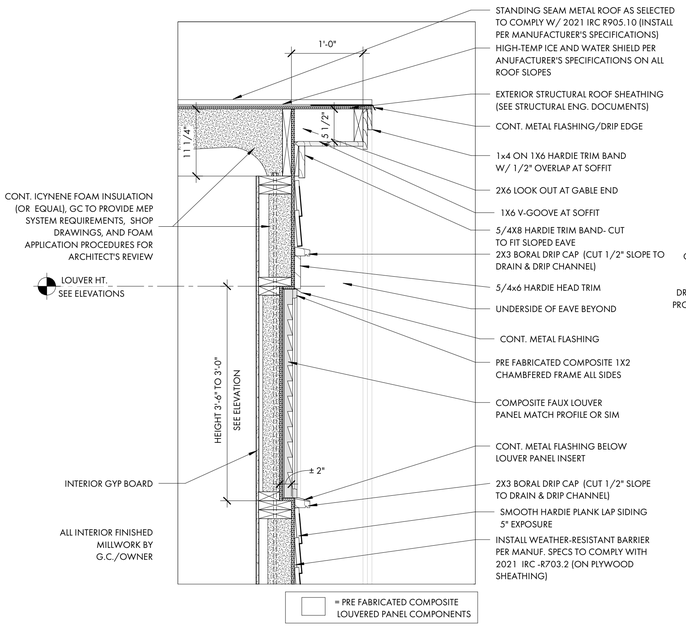
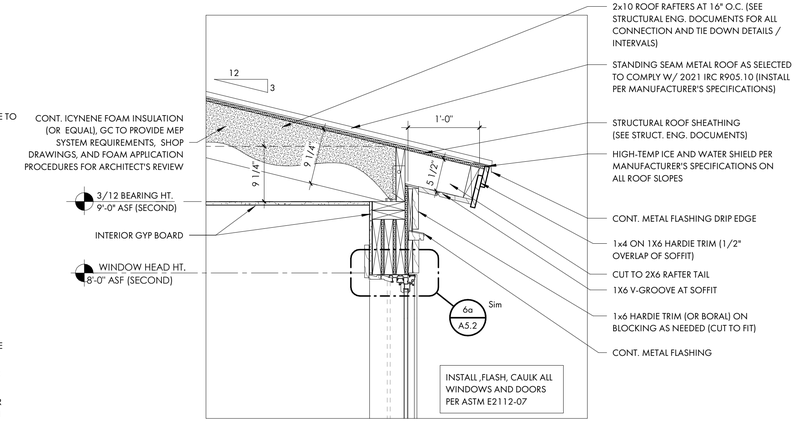
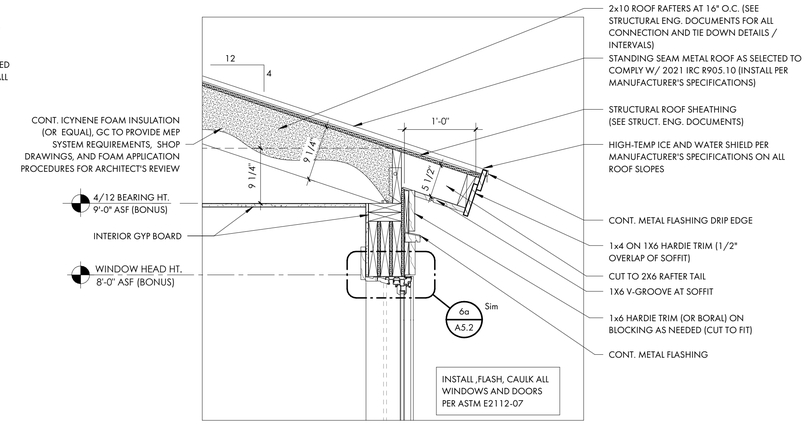


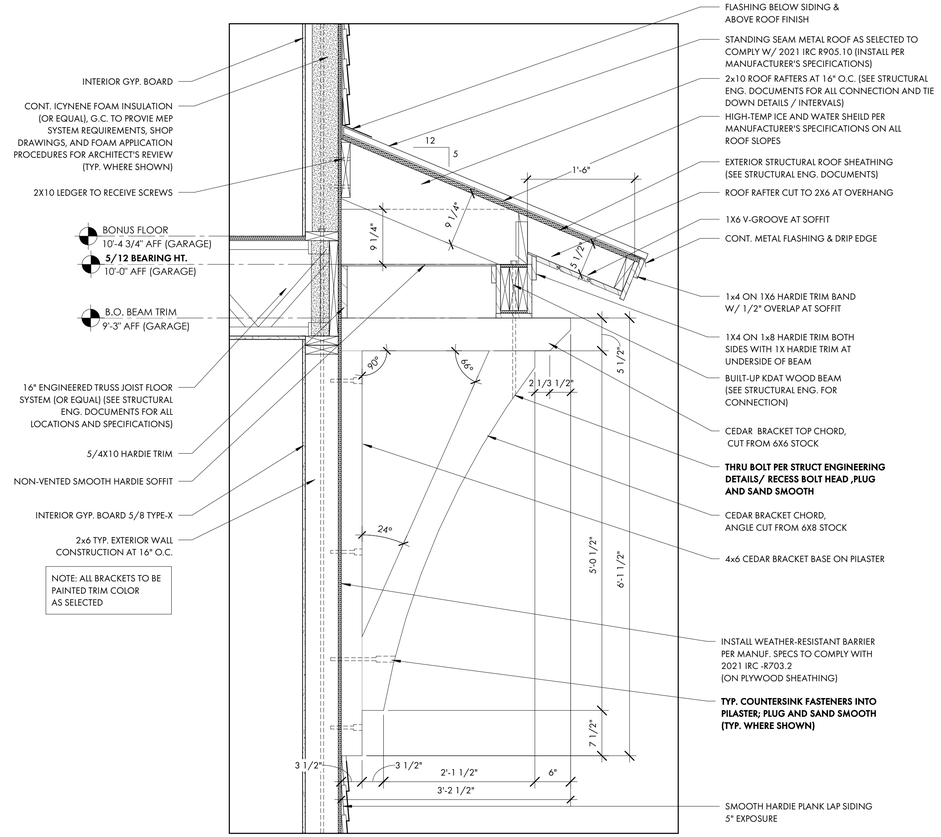
1 A5.1 GABLE VENT DETAIL AT RAKE
1" = 1'-0"



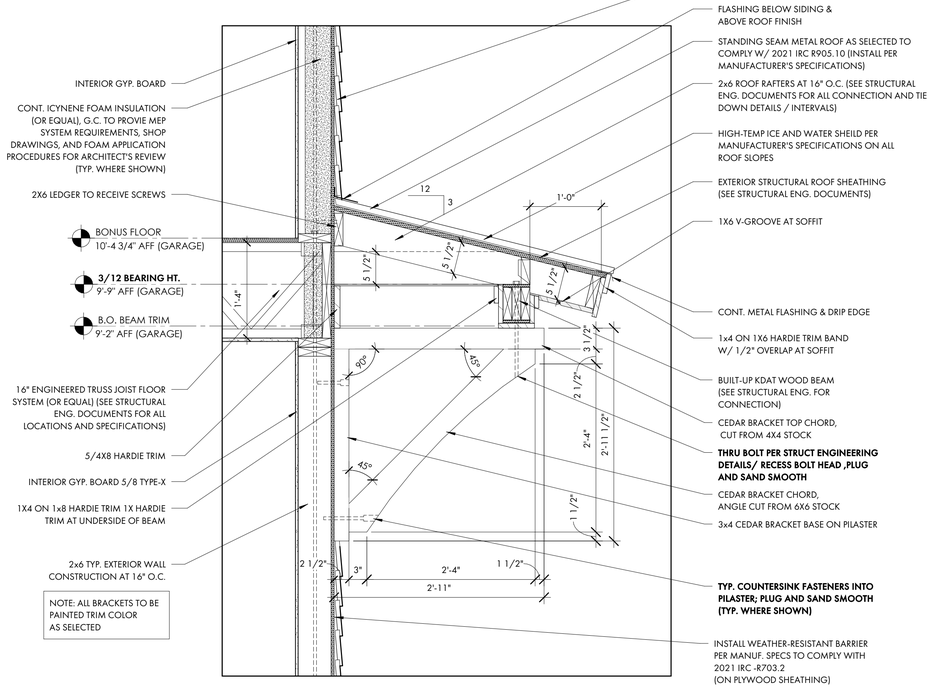
3 A5.1 3/12 DORMER EAVE DETAIL
1" = 1'-0"



4 A5.1 4/12 DORMER EAVE DETAIL
1" = 1'-0"



2 A5.1 5/12 ROOF BRACKET
1" = 1'-0"



5 A5.1 3/12 ROOF BRACKET
1" = 1'-0"

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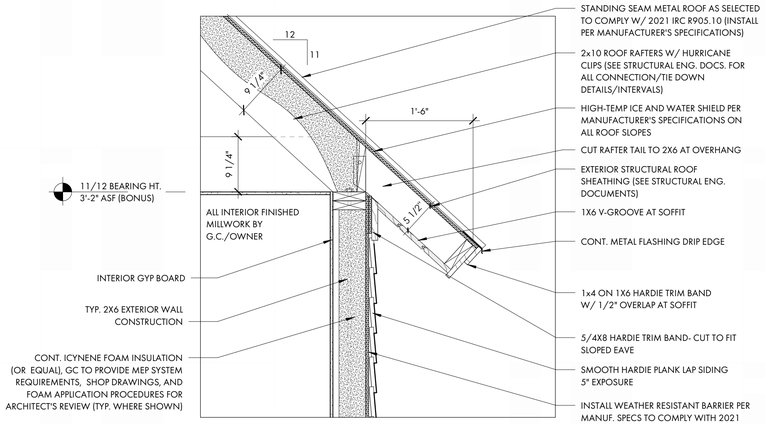
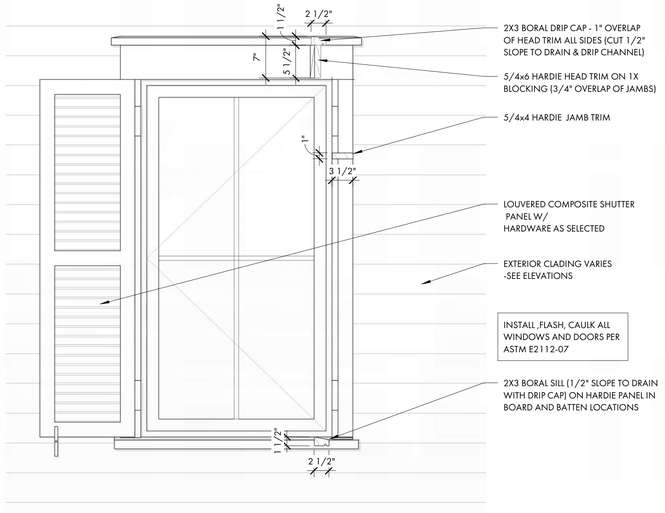
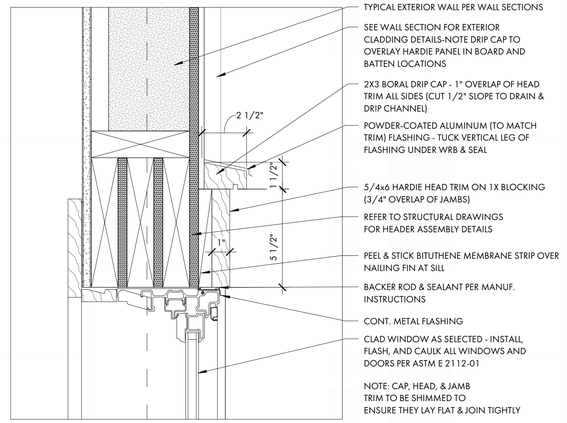
A5.1



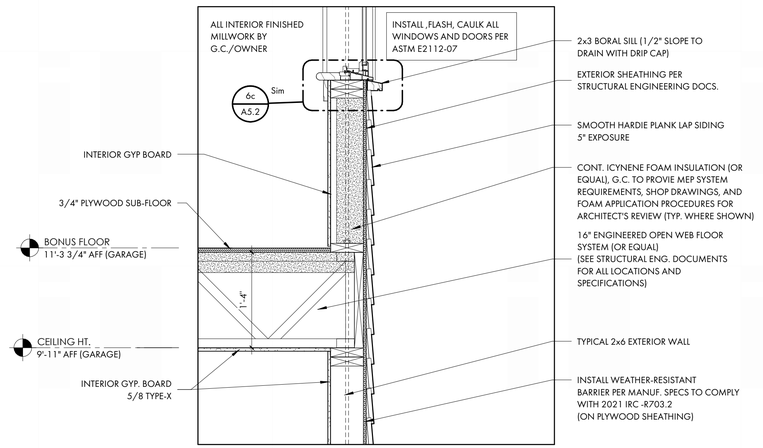
1 / A5.2 TYP. 11/12 ROOF EAVE DETAIL
1" = 1'-0"



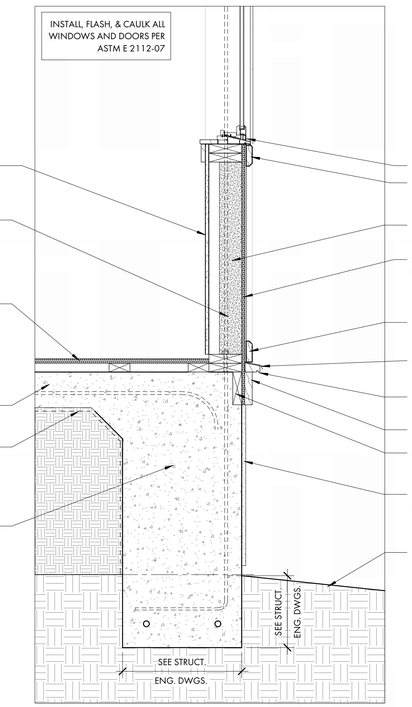
4 / A5.2 WINDOW TRIM AND SHUTTER DETAIL
1" = 1'-0"



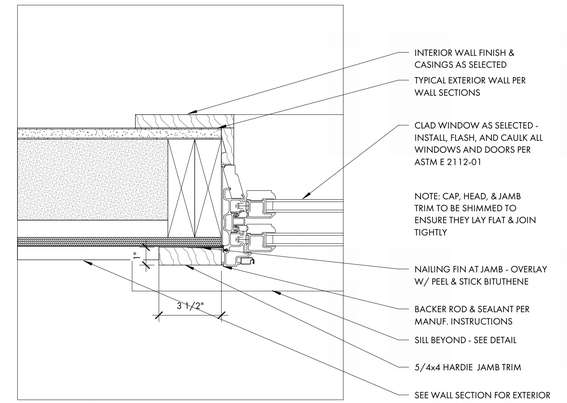
6a / A5.2 WINDOW HEAD DETAIL
3" = 1'-0"



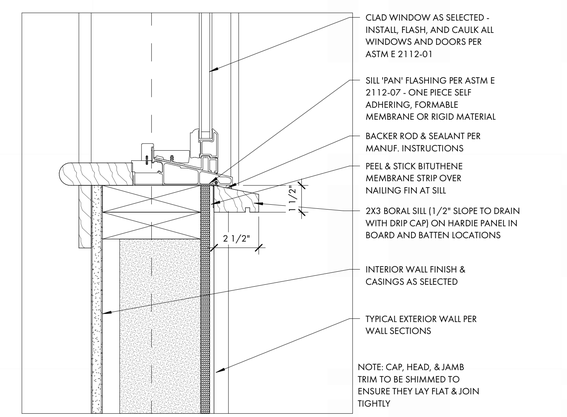
2 / A5.2 TYP. BONUS FLOOR DETAIL
1" = 1'-0"



5 / A5.2 TYP. PANEL BELOW WINDOW
1" = 1'-0"



6b / A5.2 WINDOW JAMB DETAIL
3" = 1'-0"



6c / A5.2 WINDOW SILL DETAIL
3" = 1'-0"

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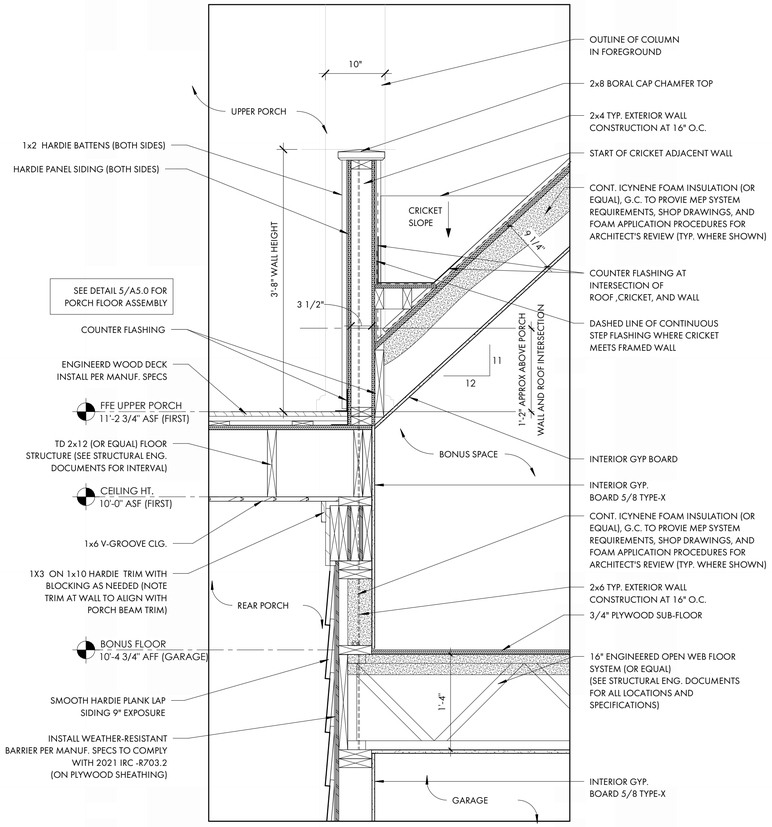
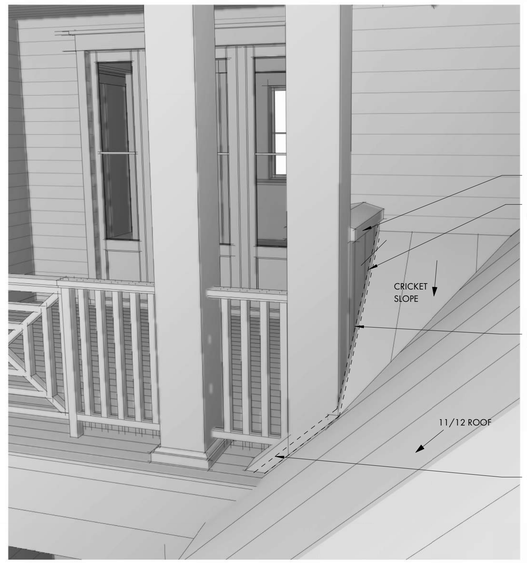
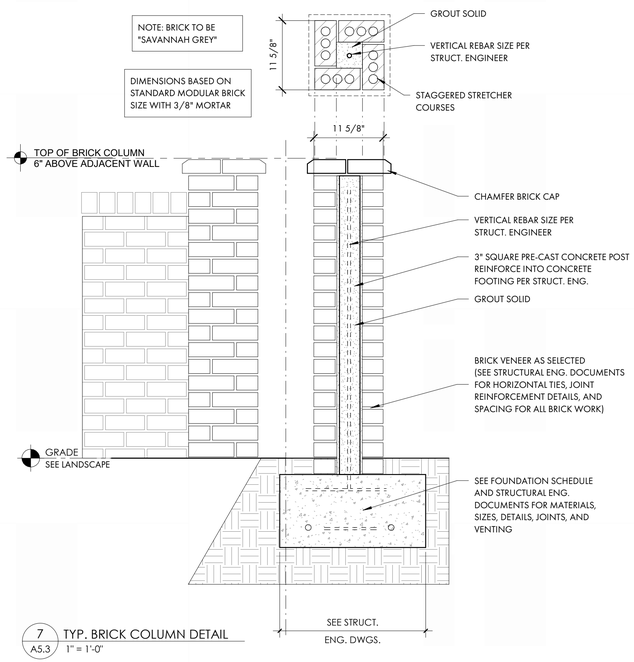
A5.2



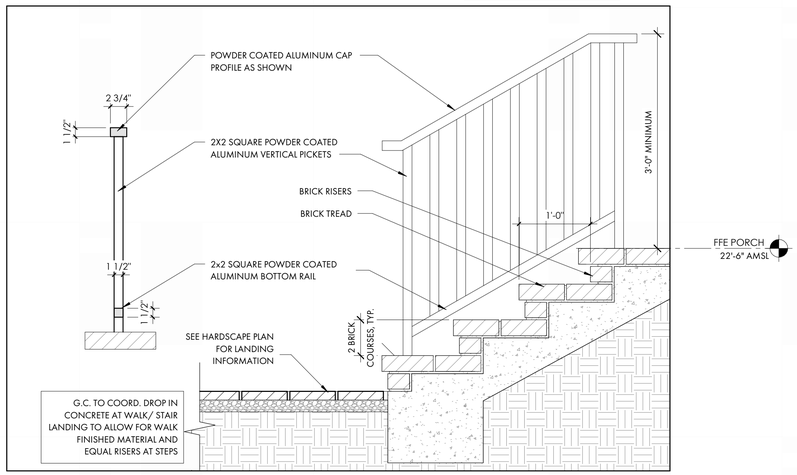
1 A5.3 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"



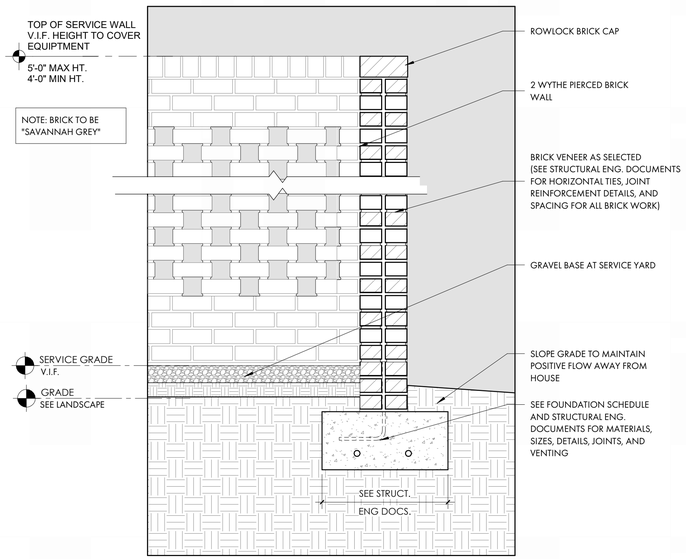
NOTE: ALL RAILINGS, PICKETS, AND DECORATIVE PANELS AT PORCHES TO MATCH TRIM COLOR



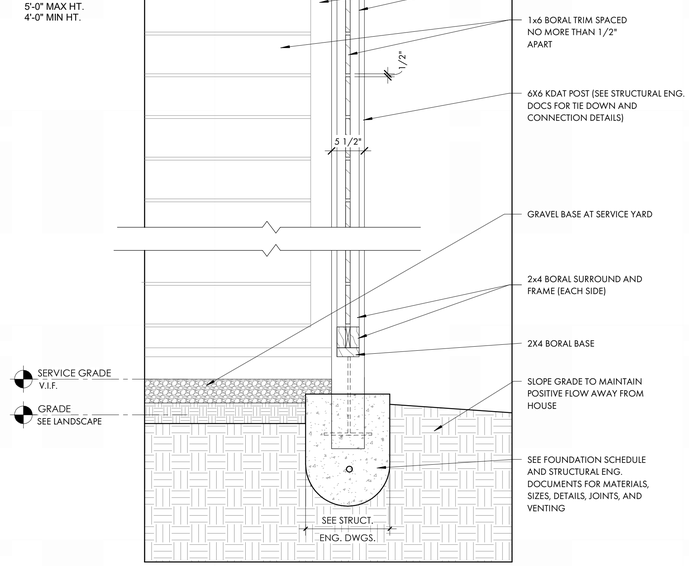
7 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"



2 A5.3 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



4 A5.3 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



6 A5.3 HOG FENCE AT SERVICE YARD
1" = 1'-0"

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

LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

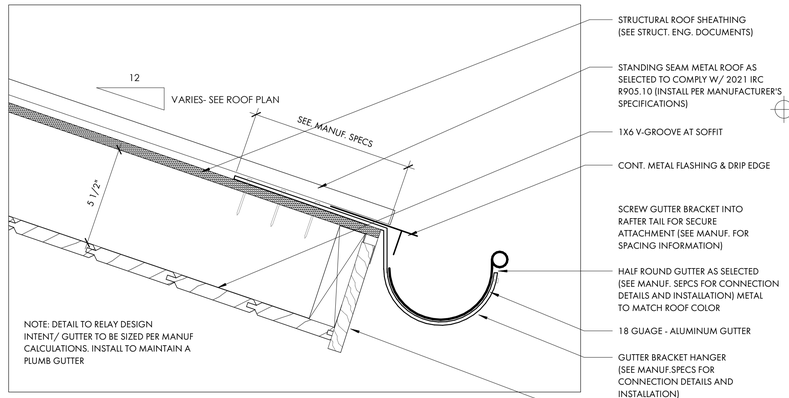
ISSUE

NO.	REV. DATE	DESCRIPTION

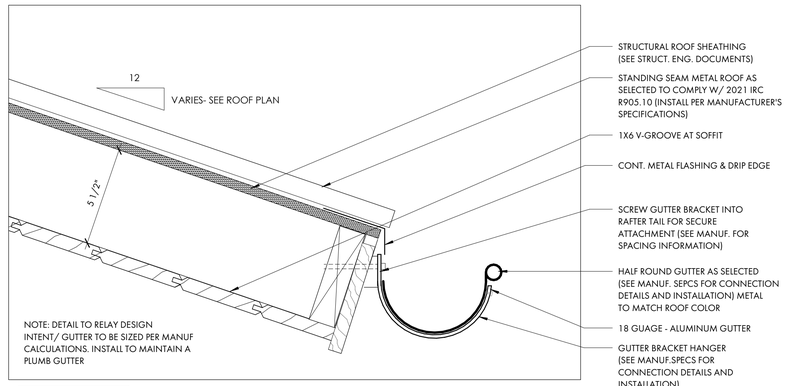
SHEET TITLE

DETAILS

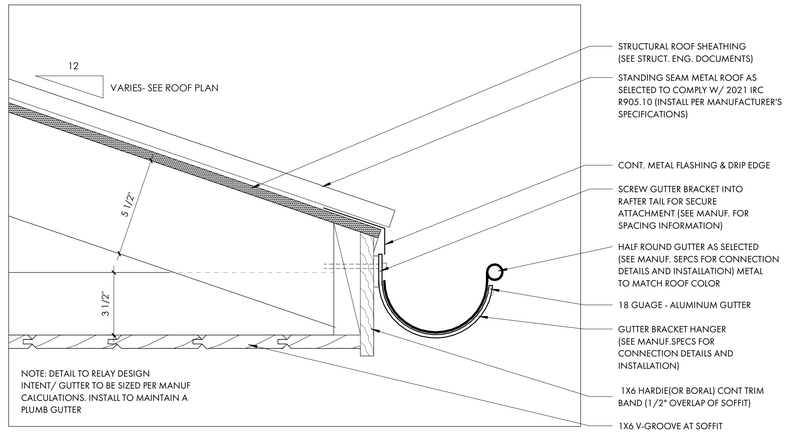
A5.3



ATTACHMENT OPTION A

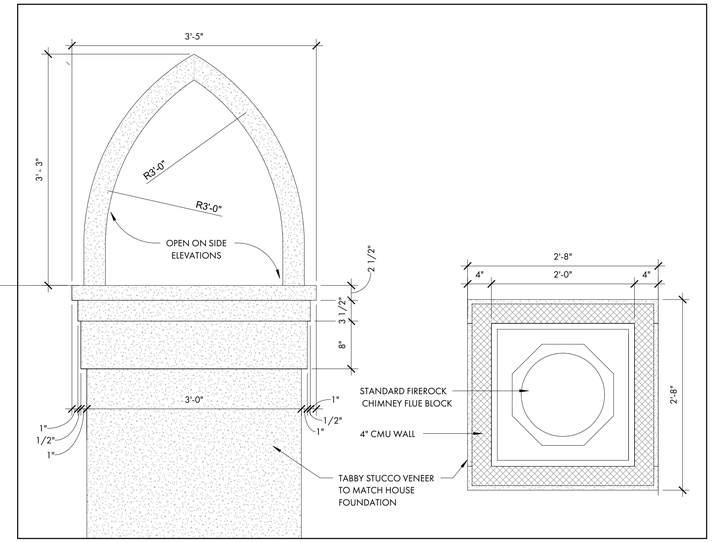


ATTACHMENT OPTION B

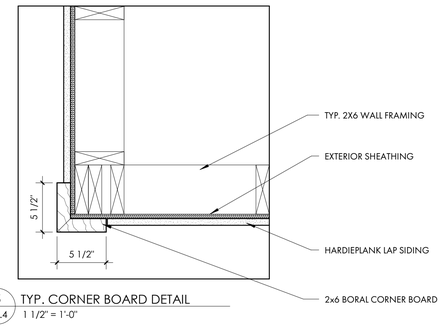


ATTACHMENT OPTION C

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



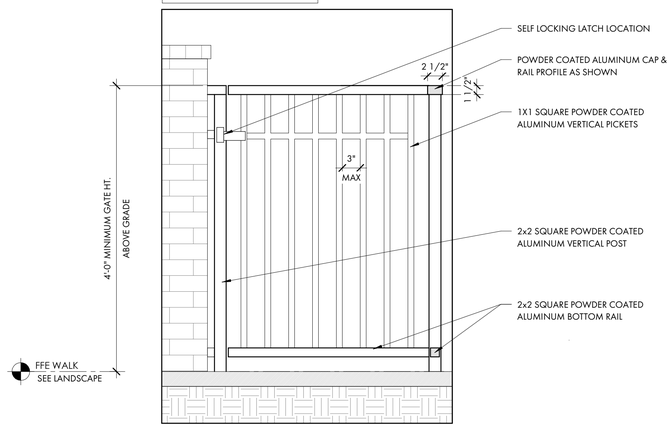
3 A5.4 STUCCO CHIMNEY CAP
1" = 1'-0"



5 A5.4 TYP. CORNER BOARD DETAIL
1 1/2" = 1'-0"

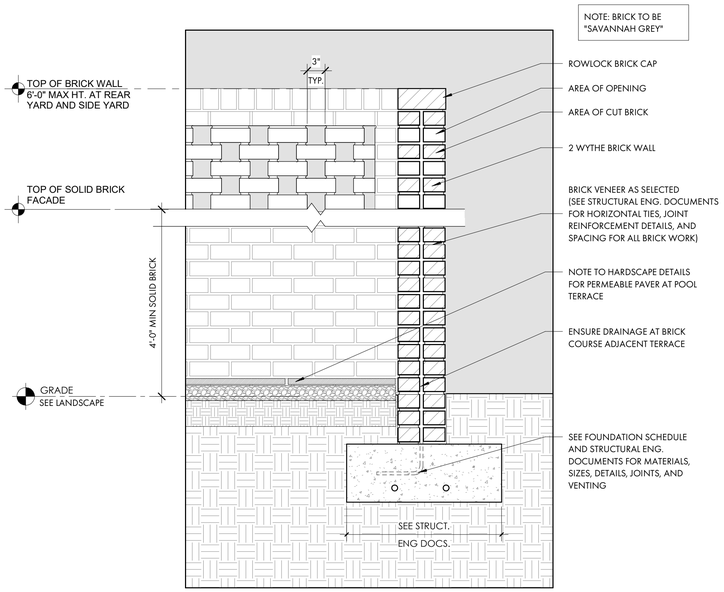
NOTE: BRICK TO BE "SAVANNAH GREY"

NOTE: FENCE GATE COLOR TO TO BE BRONZE



2 A5.4 GATE AT POOL ENCLOSURE
1" = 1'-0"

NOTE: BRICK TO BE "SAVANNAH GREY"



4 A5.4 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DETAILS

A5.4

CAG - WINDOW SCHEDULE

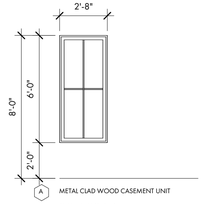
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30

DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.

Type Mark	Window Type	Description	Frame Opening		Head Height	Comments
			Frame Width	Frame Height		
A	METAL CLAD WOOD CASEMENT UNIT	2'-8" x 6'-0"	2'-8"	6'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	METAL CLAD WOOD CASEMENT UNIT	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	METAL CLAD WOOD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	METAL CLAD WOOD CASEMENT UNIT	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	METAL CLAD WOOD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
F	METAL CLAD WOOD CASEMENT UNIT	(4) 2'-4" - 4'-0"	9'-4"	4'-0"	17'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

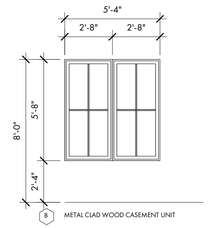
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED 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.

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.



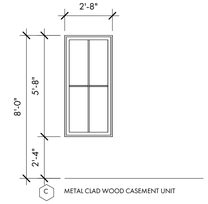
A — METAL CLAD WOOD CASEMENT UNIT

2'-8" x 6'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



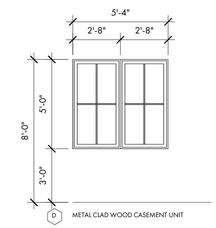
B — METAL CLAD WOOD CASEMENT UNIT

(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



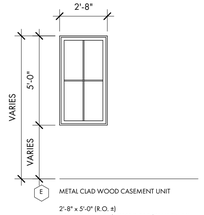
C — METAL CLAD WOOD CASEMENT UNIT

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



D — METAL CLAD WOOD CASEMENT UNIT

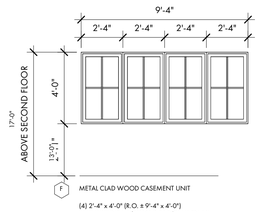
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



E — METAL CLAD WOOD CASEMENT UNIT

2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BEDROOMS 3 & 4 AND BONUS ROOM



F — METAL CLAD WOOD CASEMENT UNIT

(4) 2'-4" x 4'-0" (R.O. ± 9'-4" x 4'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

CAG - DOOR SCHEDULE - EXT.

Mark	Door Type	Description	R.O.		Head Height	Thickness	Design Pressure	Energy Code	Type Comments
			Rough Width	Rough Height					
E01	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0'	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

10	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
11	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
12	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
13	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	6'-9"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. **20-MIN. FIRE-RATED DOOR**
16	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
17	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
18	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
19	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.

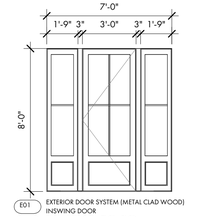
DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS

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

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 2021 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.

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

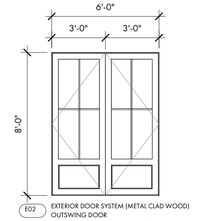
NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



E01 / E03 — EXTERIOR DOOR SYSTEM (METAL CLAD WOOD) INSWING DOOR

3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

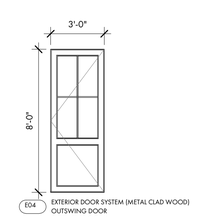
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E02 / E06 — EXTERIOR DOOR SYSTEM (METAL CLAD WOOD) OUTSWING DOOR

(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

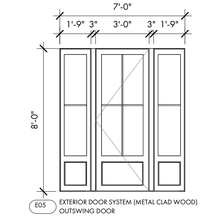
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E04 — EXTERIOR DOOR SYSTEM (METAL CLAD WOOD) OUTSWING DOOR

3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

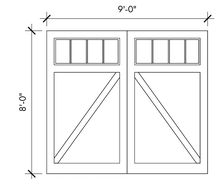
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E05 — EXTERIOR DOOR SYSTEM (METAL CLAD WOOD) OUTSWING DOOR

3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E07 — OVERHEAD GARAGE DOOR (STEEL STRUCTURE/ COMPOSITE OVERLAY)

E08 — 9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

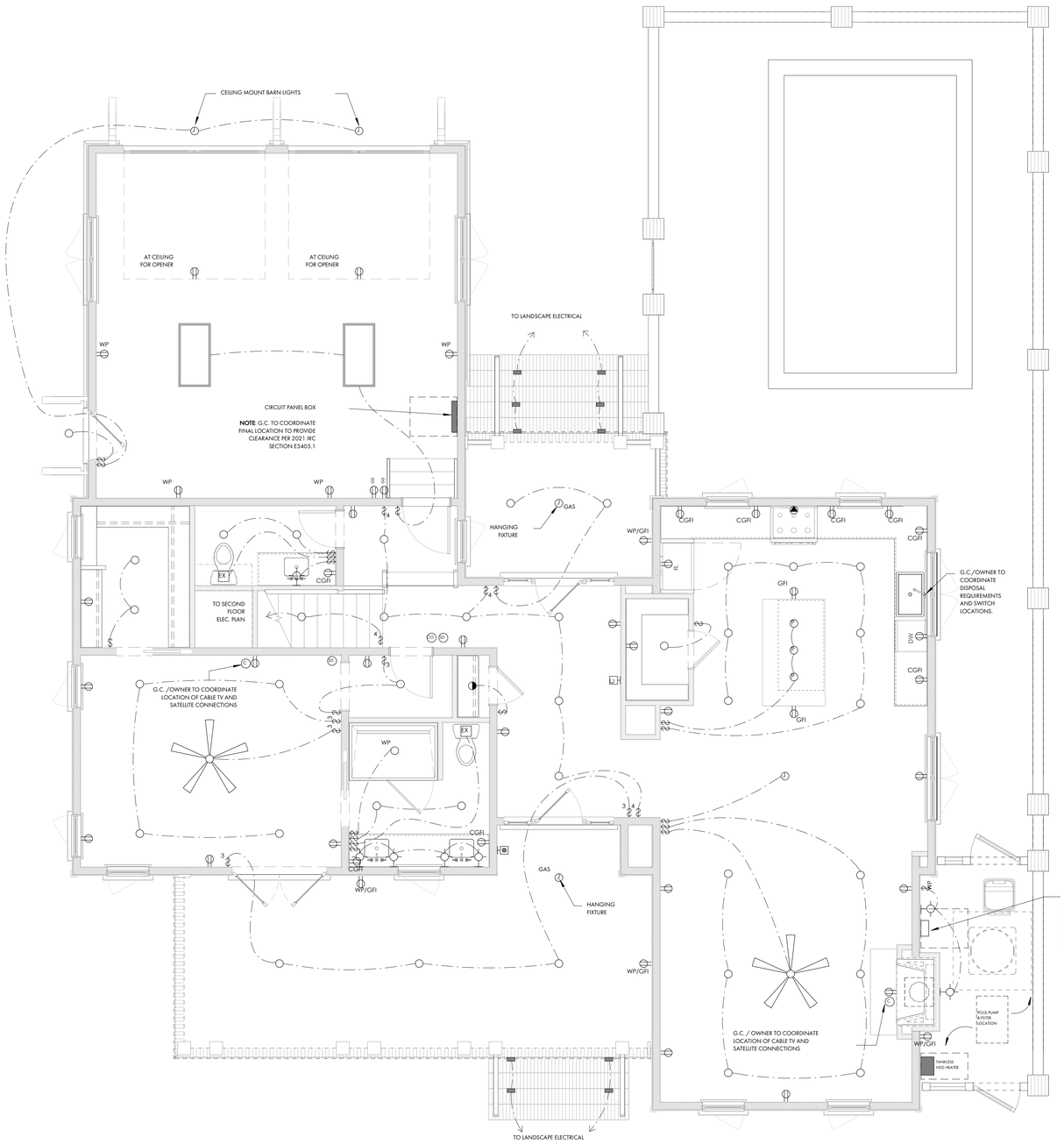
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI — GFI RECEPTACLE
- C GFI — COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP — GFI IN WATERPROOF BOX
- UC — UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD — GARAGE DOOR OPENER
- $ — SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- $WP — WATERPROOF SWITCH
- $D — DIMMER SWITCH
- C — CABLE
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- FLUSH MOUNT HEADER LIGHT
- DIRECTIONAL CAN LIGHT
- WP — WATERPROOF CAN LIGHT
- JUNCTION BOX
- P — PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX — EXHAUST FAN
- DOOR BELL
- DC — DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER
  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX
  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR APPLICABLE.
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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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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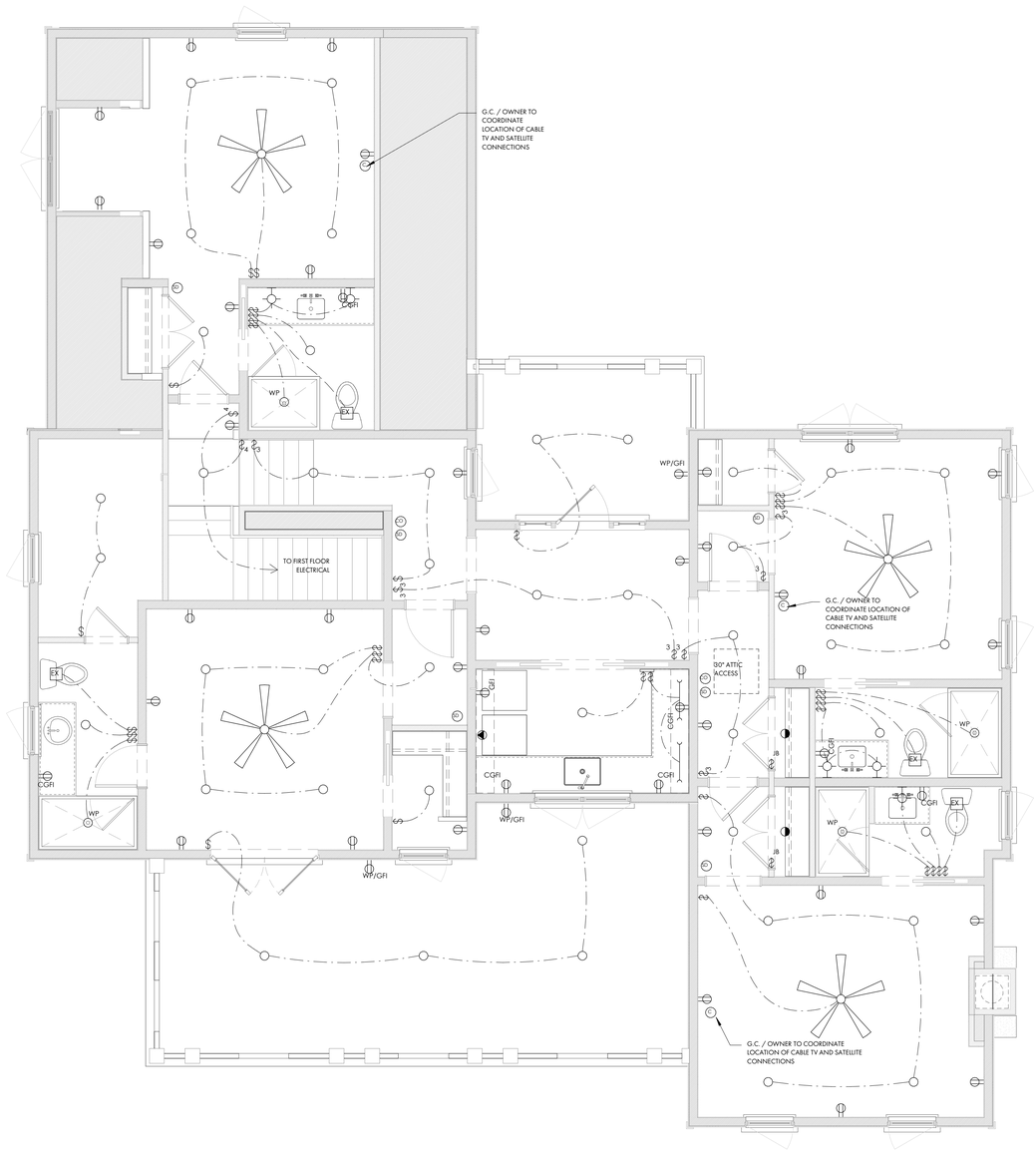
SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



1 E2.2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

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- UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GARAGE DOOR OPENER
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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

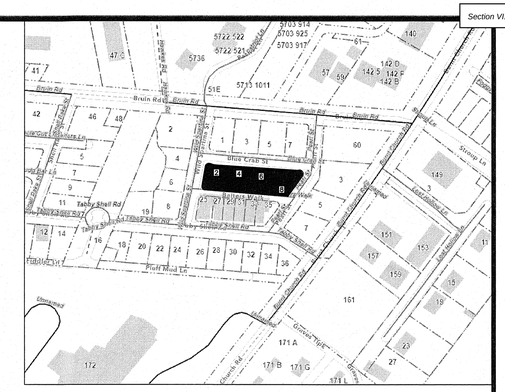
E2.2

REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

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


Bruin Rd
Bruin Rd Ext
Blue Crab St
Bobby Small Rd
Pearl Street Ln
Pearl Street Ct
Pearl Street Dr
Pearl Street Ln
Pearl Street Rd
Bluffton Rd
Simmonsville Rd
Simmonsville Ln
Simmonsville Ct
Simmonsville Dr
Simmonsville Cir
Simmonsville Way
Simmonsville Trail
Simmonsville Rd
Gardner Dr
Gardner Rd
Gardner Ct
Gardner Trail
Gardner Ln
Gardner Cir
Gardner Way
Gardner Rd
Gardner Rd
Gardner Rd

COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 52 Blue Crab Street
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

Original Submittal: November 5, 2025

REVISIONS

Date	Sheets Affected	Description
11/05/25	L1-L5	Updated Plan Set to Include Grading & Drainage Plans & Related Details
12/03/25	L1-L5	Revisions per HARB comments recieved 10/29/25
12/10/25	L4	Updates to Plant Schedule
02/04/26	L1-L4	Revisions per HARB comments recieved 01/07/26

Submittal Documents
Not for Construction

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40

Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

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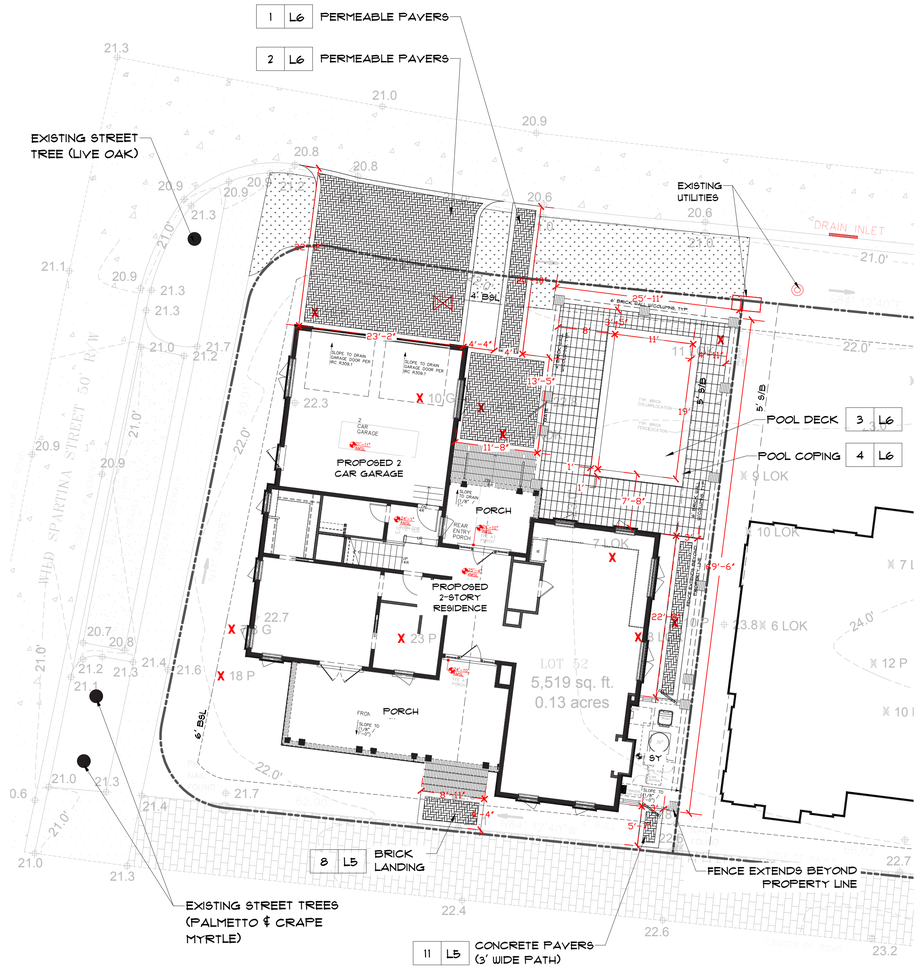
SITE & LAYOUT PLAN



Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
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0 5 10 20 40
Scale: 1" = 10'

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 52 Blue Crab Street
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GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	DOWN SPOUT

DRAINAGE NOTES:
1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Submittal Documents
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L3

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

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LANDSCAPE PLAN

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,519 SF
TOTAL ROOF SF: +/- 2,565 SF
5,519 - 2,565 = 2,954 SF
2,954 SF X 75% = +/- 2,216 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,600 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,858 SF

AERIAL IMAGE OF SITE:
5,519 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,258 SF

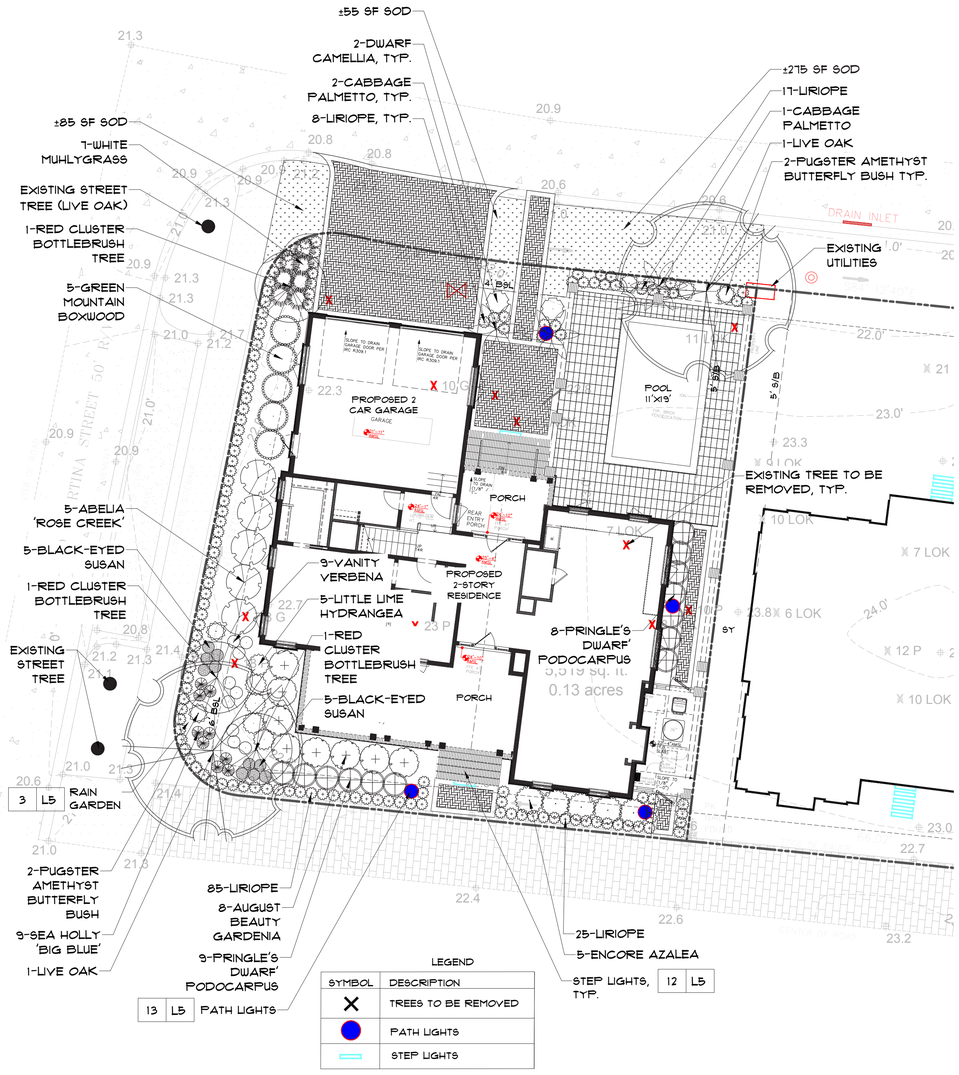


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,600 SF



SCALE: 1"= 50'



PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
2	Live Oak	Quercus virginiana		Min. 12'		4" Cal.	Mitigation
Shrub							
5	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'		
8	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
5	Green Mountain Boxwood	Buxus 'Green Mountain'	7 gal.	2'	1.5'		
2	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'		White Flowering
5	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'		
17	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
3	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'		Standard
Perennials/G-Cover							
10	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		Standard
135	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'		
9	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
9	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
7	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
415 +/- SF	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

PLANT IMAGERY


ABELIA 'ROSE CREEK'


AUGUST BEAUTY GARDENIA


BLACK-EYED SUSAN


ENCORE AZALEA


GREEN MOUNTAIN BOXWOOD


LIRIOPE


LITTLE LIME HYDRANGEA


LIVE OAK


PRINGLE'S DWARF' PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


RED CLUSTER BOTTLEBRUSH TREE


SEA HOLLY 'BIG BLUE'


VANITY VERBENA


WHITE MUHLYGRASS

L4

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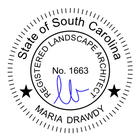



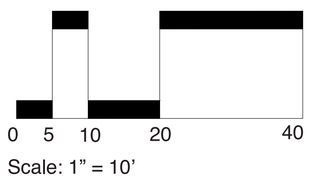

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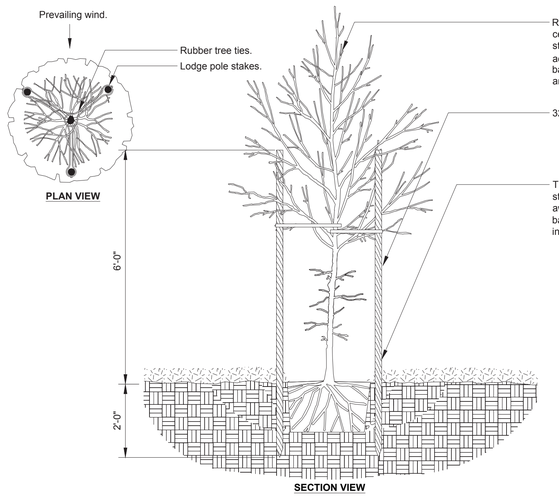
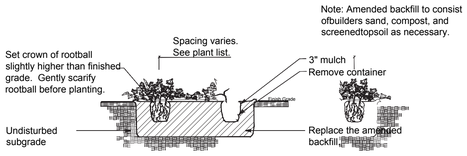
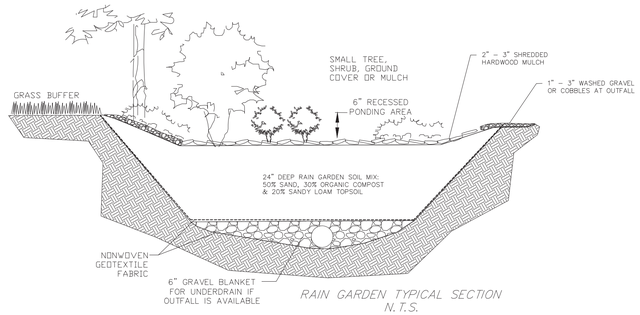


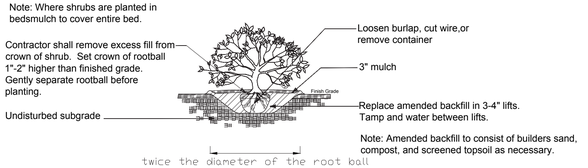
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



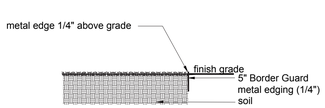
2 L5 Groundcover Planting
Not to Scale



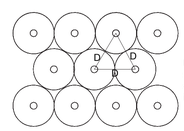
3 L5 Rain Garden
Scale NTS



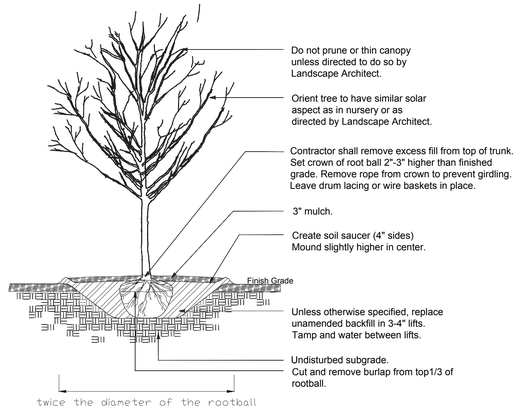
4 L5 Shrub Planting
Not to Scale



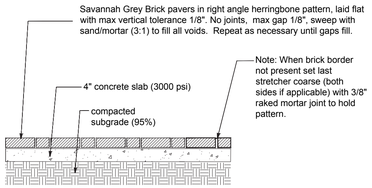
5 L5 Metal Edge
Scale NTS



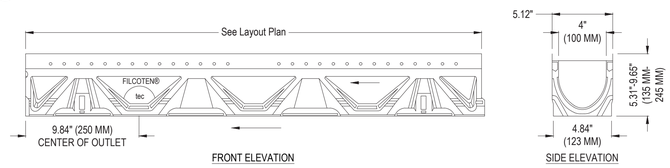
6 L5 Typical Plant Spacing
Not to Scale



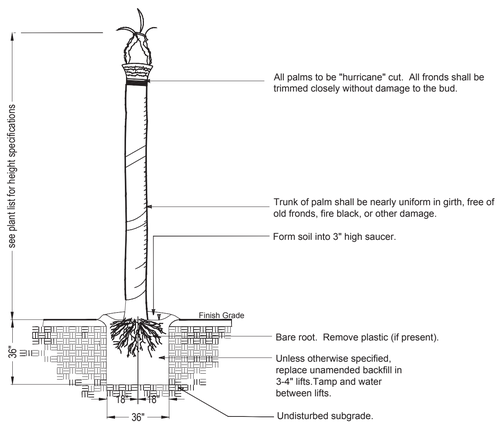
7 L5 Deciduous Tree Planting
Not to Scale



8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



9 L5 Trench Drain
Scale NTS



10 L7 Palm Tree Planting
Not to Scale



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 11
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

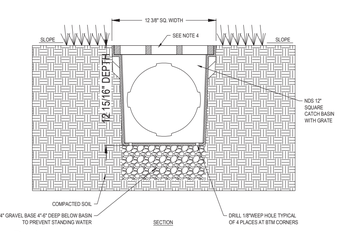
12 L5 Step Light
Scale NTS



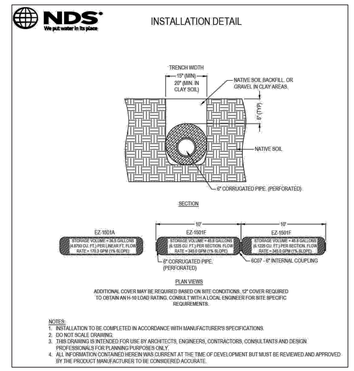
Model: 15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

13 L5 Path Light
Scale NTS



14 L5 Area Drain
Scale NTS



16 L5 French Drain
Scale NTS

DETAILS & CUT SHEETS

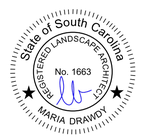
L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

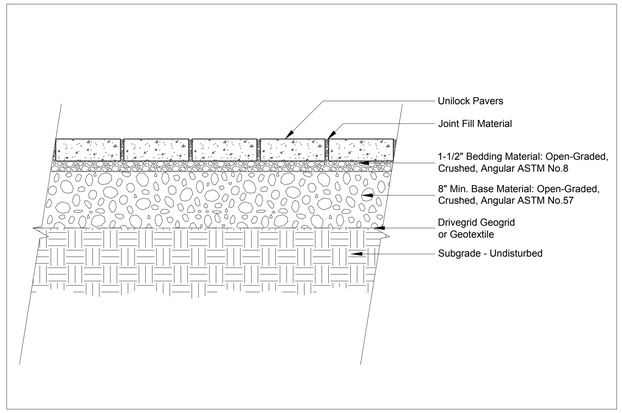
Revised: February 4, 2026



Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Permeable Sidewalk (Non–Vehicular)



Note:

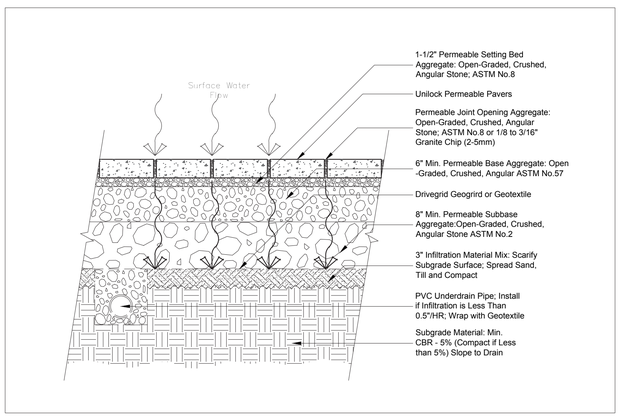
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





Bundle Type		SINGLE
Thickness (mm)		70MM
Dimension mm		100mm x 250mm x 70mm
Dimension Imperial		3 7/8" x 9 7/8" x 2 3/4"
SQFT PER	Bundle	88.41
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	1.19
	Section	-
	Layer	13.12
	Bundle	104.99
SAILOR LNFT PER	SqFt	2.97
	Section	-
	Layer	32.81
	Bundle	262.47
UNITS PER	SqFt	3.82
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888



STANDARD
9¼ x 3⅞ x 2¾"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

RE-ALA™
Cast from historic brick

ULTIMA™
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Notes: SOLD IN FULL BUNDLES ONLY and is produced and sold on a required, refundable skid. Important: A urethane rubber paver mat must be used to prevent scuffing when compacting. For permeable installations, Unilock recommends using granite chips for joint filler. For traditional applications, please refer to the Polymeric Sand Best Practices and Important Notice in the Product Data Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only. TWN ON

TWP_PA_01_2025

UNILOCK

1&2 L6 Non Vehicular & Med. Duty Permeable Paving
Scale NTS

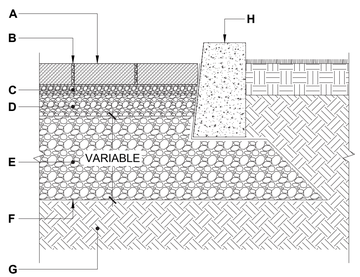
DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

- **A.** PERMEABLE PAVER FROM TECHO-BLOC
- **B.** JOINT FILLING MATERIAL
  ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- **C.** BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)
  ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- **D.** BASE COURSE, 4" (100 mm)
  ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- **E.** SUBBASE COURSE
  ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- **F.** GEOTEXTILE
- **G.** SUBGRADE



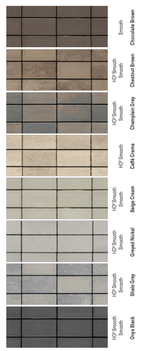
BLU 60 mm (6" × 13")

DESCRIPTION: Slab **TEXTURE:** Smooth and HD² Smooth

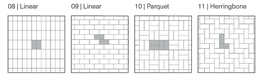
Pallet Overview



Specifications per pallet		Imperial	Metric
198 units / pallet	Product dimension (L x W x H)	6 ½ x 13 x 2 ¾	165 x 330 x 60
	Cubing	116.06 ft³	10.78 m³
	Approx. Weight Smooth	3 138 lbs	1 423 kg
	Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
	Number of rows	11	
	Coverage per row	10.55 ft²	0.98 m²
	Lin. coverage per row — Depth	19.5 lin. ft	5.94 lin. m
	Lin. coverage per row — Length	9.75 lin. ft	2.97 lin. m



Laying Patterns Options



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

NOTES

See page 6 for icons description.

See page 18 for more information about applications.

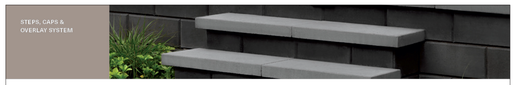
See page 28 to 29 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ⅜" (7 mm)
% OF SURFACE OPENING: 4.9%
INFILTRATION RATE: 670 in./hr (14 475 mm/hr)

*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

35

Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:



RAFFINATO 14" × 28"

DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

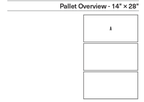
90 mm

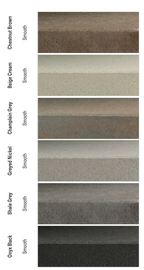
Specifications per pallet	Imperial	Metric
24 units / pallet — Product dimension (L x D x H)	28 × 14 × 3 ⅝	711 × 356 × 90
Cubing	24 units	24 units
Approx. Weight	2 783 lbs	1 262 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

60 mm

Specifications per pallet	Imperial	Metric
24 units / pallet — Product dimension (L x D x H)	28 x 14 x 2 ⅜	711 x 356 x 60
Cubing	24 units	24 units
Approx. Weight	1 843 lbs	836 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

Pallet Overview - 14" × 28"





By placing two units side by side, you will obtain a 28" pillar cap.



NOTES

See page 6 for icons description.

COMPATIBLE WALLS
See page 242 for product compatibility.

COMPATIBLE PILLARS
Pillar 24 (Mini-Cress 3", & 6"), Pillar 24" (Mini-Cress 6" Architectural), Manchester, Prescott 2.25 & 4.5, Raffinato 90 mm & 180 mm smooth.

270

Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Connor Dunn

Lot 52 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

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

OVERALL TREE MITIGATION PLAN



LEGEND

EXISTING TREE DIAMETER (MATURE DIA.: 80')	EXISTING TREE CANOPY COVERAGE
PROPOSED TREE DIAMETER (MATURE DIA.: 80')	PROPOSED TREE CANOPY COVERAGE

LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

LOT 52
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,519 SF
TOTAL ROOF SF: +/- 2,565 SF
5,519 - 2,565 = 2,954 SF
2,954 SF X 75% = +/- 2,216 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,600 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,858 SF

LOT 51
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,546 SF
5,143 - 2,546 = 2,597 SF
2,597 SF X 75% = +/- 1,948 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,948 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,035 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,311 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,346 SF

LOT 50
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,571 SF
5,143 - 2,571 = 2,572 SF
2,572 SF X 75% = +/- 1,929 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,929 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 927 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,489 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

LOT 49
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,580 SF
TOTAL ROOF SF: +/- 2,544 SF
5,580 - 2,544 = 3,036 SF
3,036 SF X 75% = +/- 2,277 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,802 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,758 SF

Submittal Documents
Not for Construction

0 5 10 20 40
Scale: 1" = 10'

FINAL LANDSCAPE DEVELOPMENT PLANS

For
Connor Dunn
Lot 49-52 Blue Crab Street
Bluffton, SC
February 4, 2026

Prepared By:
Maria Drawdy, PLA
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

February 04, 2026

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019925
Lot 52, 2 Blue Crab Street – Tabby Roads

We are writing on behalf of Patrick Mason, agent of Blue Crab Bluffton LLC to address HPC conditions per the document dated 01.07.2026. Please see comments listed below with our responses in bold.

HPC Conditions

1.If the half-story is to be accessible, show how it will be accessed and provide the floor plan
The half-story is attic space only. Please see sheet A2.2 location for hall attic access.

2. Change the wall cladding style on the second floor of the main structure from shingles to board and batten or horizontal lap siding.
The wall cladding at the main house second floor matches the wall cladding at the garage. Please see sheets A3.0 through A3.3. Shingled wall cladding has been omitted.

3. Provide pickets for the handrail at the front porch stairs and relocate the handrail to be within arm's reach
Pickets have been provided at the handrail at the front stairs. Please see sheets A3.0 through A3.3 and detail 2/A5.3. The front step width has been reduced and the handrails located within arm's reach.

4. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
All top rails at porch balustrades have been updated to be 2 ¾" wide. Please see details 5/A5.0, 7/A5.0 and 2/A5.3

5. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
Please see sheet A6.0 window schedule with windows shown as metal-clad wood.

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

cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

6. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
Please see sheet A6.0 door schedule with doors shown as metal-clad wood. Garage doors are shown as a steel frame with composite overlay.

7. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
Please see detail 1/A5.4 with half-round gutters shown as 18-guage aluminum.

8. Revise the fence height to be no taller than 6'-0" (Per UDO Sec. 5.15.6.K.2.b.).
Please see sheet A3.2 with elevations of the fence with heights not exceeding 6ft tall.

9. Remove the inoperable shutters on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.).
Please see front elevation sheet 1/A3.0. There is no inoperable shutter on the front of the home

10. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
Please see the corner board detail located on sheet 5/A5.4

11. Update the Landscape Plan to show how 15 trees (or 37.5 calipers) will be mitigated (UDO Sec. 5.3.3).
**The caliper of the proposed Live Oak on Lot 52 has been increased to 4" Caliper. It is our recommendation that the required mitigation fee be paid in lieu of additional tree planting on this lot. Space for additional trees is limited and the permeable pavers, pool, pool deck and foundation may compromise additional trees.
Please refer to the updated overall tree mitigation plan which includes canopy coverage as well.**

12. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.
A Town of Bluffton tree removal permit will be applied for at the appropriate time

In addition to addressing 01.07.2026 HPC conditions, we are responding to staff findings based on Article 5 design standards and architectural comments from the 01.07.2026 HPC meeting. Please see the list below.

- Shingled wall cladding has been removed as a suggested wall cladding
- Provided the HPC determines that Boral is an acceptable material for column finish, columns are shown as Boral wrapped
- Provided the HPC determines that powder coated aluminum is an acceptable alternate material, all railings and gates are shown as powder-coated aluminum

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RESIDENTIAL | COMMERCIAL | INTERIORS

- Front porch heights is less than 30" above grade and will not require a continuous rail. Please see grading plan and A3.0 to suggest the front porch is 2'-5" (29") above adjacent grade.
- Provided the HPC determines that Savannah Grey brick is an acceptable alternate material, Savannah Grey brick is to be used at the brick fence, front, porch edge, and rear steps
- Provided the HPC determines that composite material is an acceptable alternate material, composite material is proposed for shutters. HARB has found this material acceptable.
- Soffits are shown as 1x6 v-groove on eave details (see A5 sheets)
- The garage water table trim matches the water table detail at the main house as required by HARB (see 3/A5.2)
- Beam conditions at bracketed roofs are clarified on elevations and details 2/A5.1 and 5/A5.1

Sincerely,



William Court
Founding Principal
Court Atkins Group, Inc.

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

RESIDENTIAL | COMMERCIAL | INTERIORS

Atlantic Premium Shutters®

LOT 52-2 BLUE CRAB

Hand-crafted Quality

The Architectural Collection uses modern materials with a centuries-old technique of mortise and tenon joinery to provide the strongest structural joint. And our shutters are hand-cut and hand-assembled to meet your exact specifications.

Durable Down to the Last Detail

Architectural Collection shutter frames feature unsurpassed durability due to the strength of the marine-grade fiberglass used in our proprietary stile and louver designs.

We use our own proprietary, exterior grade composite wood to manufacture solid, sturdy shutter panels. The shutter rails are crafted from single-sheet, structural-grade PVC delivering strength and stability, and allowing for custom rail sizing in combination and louver style only. The specialized tooling of each of our selected materials enables the creation of fine, historically-correct detail.

Finishing Touches

Our advanced finishing process gives you enduring, vibrant colors that last a lifetime and our partnership with the world leader in finishes allows us to match almost any color. Meaning you can find the color you seek. And be sure you won't have to go through the agony of locating it ever again.



Louvered Colonial | Black 632

Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.

LOT 52-2 BLUE CRAB



Standard



Additional Rail



Faux Tilt Rod

Authentic Hardware



A detail no one will miss.

Our architecturally-correct and historically accurate hardware is a small detail that speaks volumes to the attentive style of your home. An ornament in themselves, they evoke the craftsmanship of a blacksmith forging clean, elegantly simple architectural elements.

For fixed mounting applications, a clean finish is possible by using our clear polycarbonate L-brackets. Bahama shutters use aluminum hardware that is available in a mill or anodized aluminum black finish.

Authentic Hardware









Providing full utility, our durable hardware is forged from 304 series stainless steel with a matte black, powder coat finish. From depth-enhancing Slide Bolts to smoothly attractive “S” Holdbacks and Rat-tail Holdbacks, hardware pieces amplify style with endearing simplicity.

When shutters are in the open position, our traditional hardware adds beautiful dimension by setting the shutters off from the home, allowing a hint of exterior cladding to be visible between each shutter leaf and the structure for a noticeable fine touch.

SPECIFICATIONS ATTACHMENT 8

CAD Draw
online at: cadetail.com

ARCHITECTURAL COLLECTION

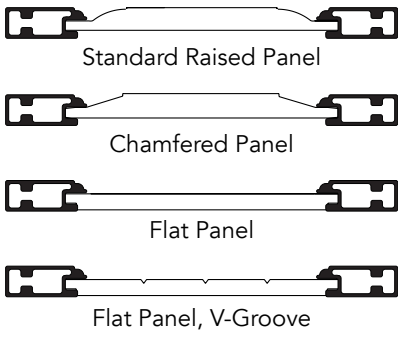
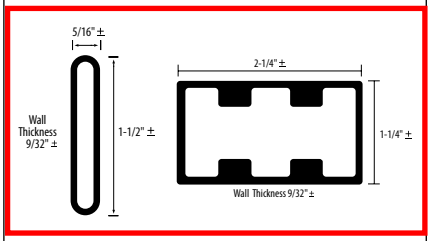
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

Hardware – Colonial style shutters: Black powder coated stainless steel, all other fasteners also to be stainless steel.

Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

Performance: All fiberglass louvers and side rails to be thermally stable from –100˚F to +200˚F.

Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	LOUVERED COLONIAL	COMBINATION
			 Consists of louver and panel components
Rails	Structural PVC with smooth outer skin		
Panels	Proprietary exterior grade composite wood materials	N/A	Structural PVC with smooth outer skin
Louvers	N/A	Pultruded Structural Fiberglass	
Stiles	Pultruded Structural Fiberglass		
Primer	Entire product primed	N/A	Entire product primed
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	1"	1-1/4"	1-1/4"
Width	12"- 30" (in 1/8" increments)	9"- 30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*	12"-30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*
Height	24"-119" (in 1/8" increments)	13-1/2"-119" (in 1/8" increments)	24"-119" (in 1/8" increments)
Vertical Stile	2-1/4"	2-1/4"	2-1/4"
Top Rail	3"	Standard 4"	4"
Middle Rail	3"	Standard 3-3/8"	4"
Bottom Rail	3"	Standard 4" (may vary)	4"
Custom Rail Height	N/A	Available 1-1/4" increments from standard rail	
Louver Angle	N/A	25°	
Addl Rail	N/A	3-3/8" or may vary 1-1/4" increments	3-3/8" or may vary 1-1/4" increments

TRADITIONAL HARDWARE



Pintel on Plate
- Sold in pairs
- Pintel plate - 1-1/2" x 3-1/2" x 1/8" Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1", 2"



4" Lag Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim
- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



6" L-Hinge with Throw
- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge with Throw
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



No Throw 6" L-Hinge
- Sold in same size pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



No Throw Flat Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



Strap Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Two sizes, 10" and 12"
  10" Offsets: 0", 1/2", 1-1/2", 2-1/4"
  12" Offsets: 1/2", 1-1/2"



Decorative Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Non-operable
- Two sizes, 10" and 12"



6" Lag Bolt
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish
- Two options, standard and locking



Acorn Holdback
- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback
- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

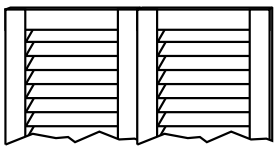


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

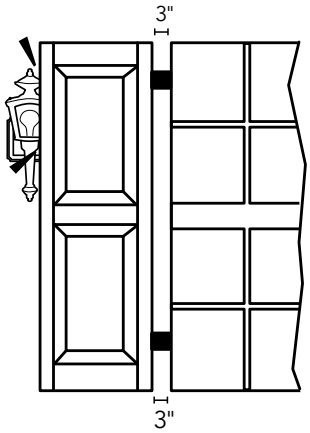
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

Shutter swing is 3" per shutter from the edge of the open shutter to the edge of the window opening when the shutter is closed; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position.

Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position.



Shutters in closed position



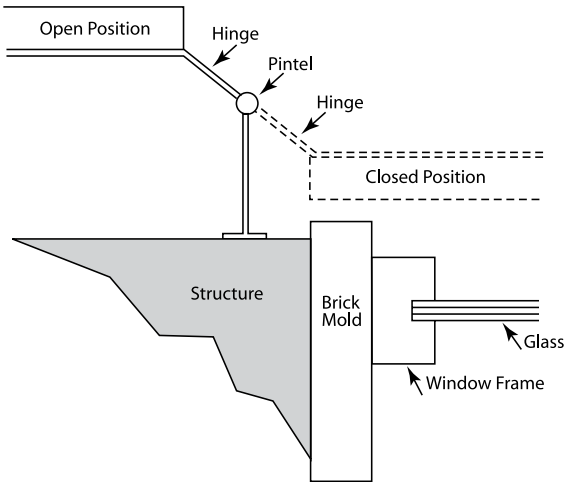
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

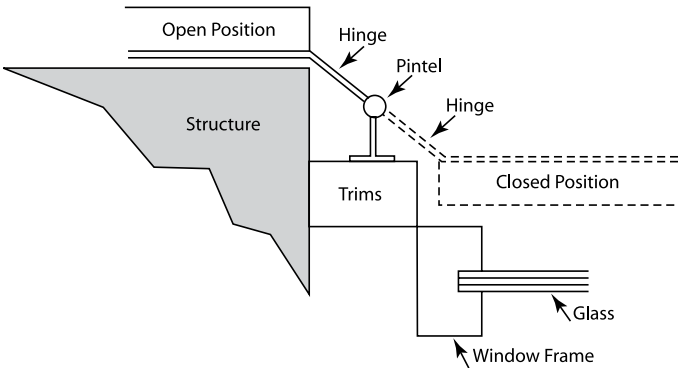
HINGE REQUIREMENTS

Shutter Height	12" to 48"	49" to 96"	97" to 108"
Hinge Requirement	2	3	4

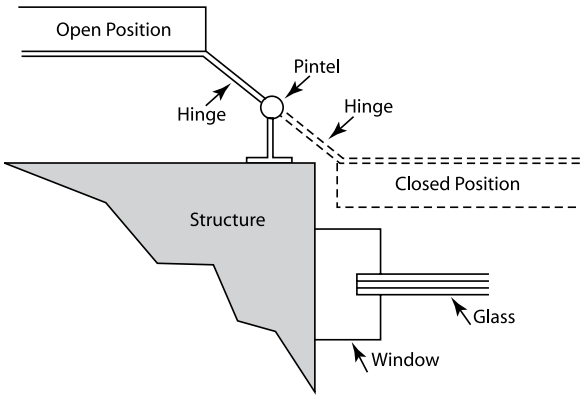
Projected



Recessed



Flush



Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•





TUSCANY SERIES



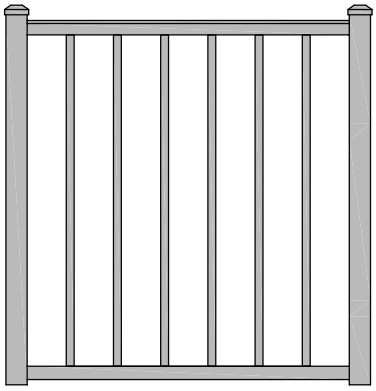
GATES & HARDWARE

DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.

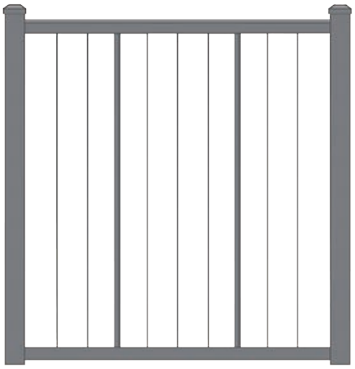


Adjustable Gates

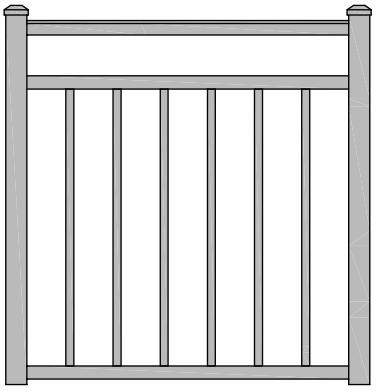
example at pool gate



Tuscany Series
36"W, 48"W, and 60"W Openings

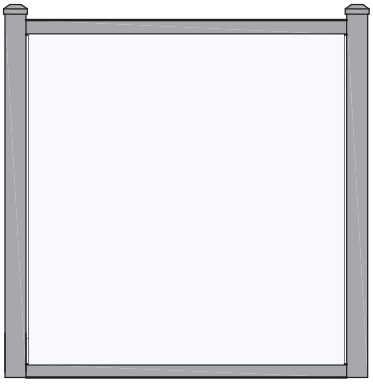


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.





Multiple Color Rails and Balusters



Tuscany Carribean Railing

-included for decorative panel inspiration only



A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Like No Other

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

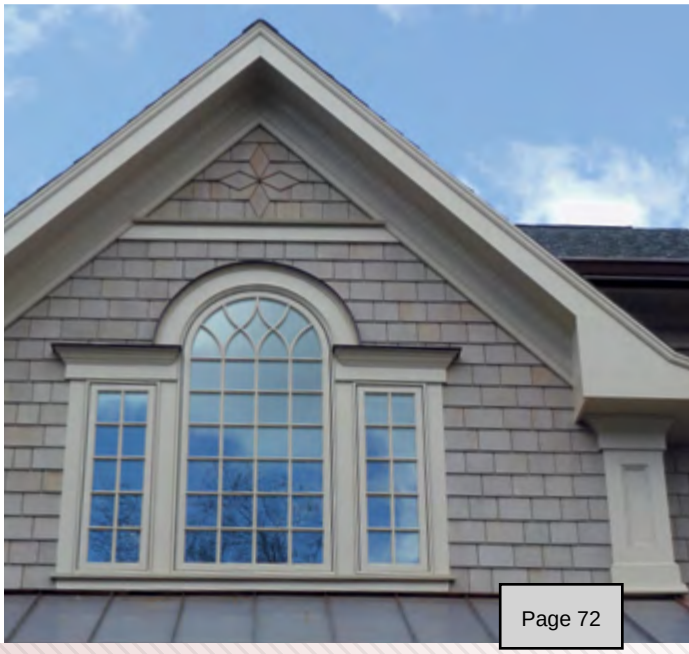
Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



METAL ROOF
McElroy Metals - Ash Gray

EXTERIOR DOORS
Sherwin Williams - Pure White (SW7005)

COLUMNS, TRIM, FASCIA & GARAGE DOORS
Sherwin Williams - Pur

SHUTTERS & LOUVERS
Sherwin Williams - Iron Ore (SW7069)

FOUNDATION & CHIMNEY
Tabby Stucco

LAP SIDING
Sherwin Williams - Shoji White (SW7042)

WINDOWS
Marvin - Ebony

BRICK
Savannah Gray



LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
02.04.2026

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 4, 2026
PROJECT:	COFA-09-25-019927 4 Blue Crab Street, Lot 51 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,800 SF and a 2-story attached Carriage House of approximately 886 SF to be constructed at 4 Blue Crab Street, Lot 51, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD).

Note: This application was initially heard at the January 7, 2026 HPC meeting but was tabled to allow the Applicant an opportunity to revise the plan to address the multiple conditions in the initial staff report, as well as other items discussed at that meeting. See Attachment 7 for the Applicant's response to each item.

INTRODUCTION: The subject property of 0.12 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter, with conditions, is provided as Attachment 3.

The lot is located mid-block on the south side of Blue Crab Street between Wild Spartina Street and Pearl Street. Blue Crab Street serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing attached townhouses.

The house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 4). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2-story main structure will have a 1,952 SF footprint (1,488 SF heated and 464 SF front and rear porches). The attached carriage house will have a 540 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure features a cross-hip roof of standing seam metal, as well as a double-story front porch underneath a shed roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal pyramid roof that includes a rear dormer facing Blue Crab Street. The ground floor will include a double-bay garage; the second floor is a "bonus room." Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include smooth Hardie lap-siding with 5-inch exposure on the ground floor and Hardie board and batten (2X) on the second floor. Hardie board and batten (2X) is proposed for the carriage house.

All windows will be 2-over-2 simulated divided lite casement and are shown to be metal clad wood. Door materials are identified as metal clad wood. The garage door is proposed to be a steel structure with composite overlay. The chimney will be tabby shell with a flat tabby shell cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and front/rear second-story porches and rear first-story porch); and, 2) boral trim in various locations (front/rear porch columns, corner boards, sills, drip caps, and certain service yard fence/screen elements).

The right/eastern side yard will include a brick fence that will be adjacent to and erected along most of the property line (but not on the property line). A brick paver path and service yard are also proposed in this side yard; the service yard will include two hog fence gates. As the fence will also serve as the screen for the service yard on the adjacent property, the service yard fence must be of a height that will effectively screen mechanicals and other items to be stored. A second service yard is located in the left/western side yard and will include two hog fence gates. A brick paver path is also proposed.

Elevations and architectural details are provided in Attachment 5. The Landscape Plan is Attachment 6.

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting.

The Tabby Roads Habitat Architectural Review Board (HARB) approved the revised plans, including the composite shutters.

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.

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. **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 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."

    The addition of new structures that comply with the Unified Development Ordinance allow for a more complete built environment within Old Town Bluffton Historic District.

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 or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Porch Railing:** As the front porch height is 31-inches, a porch railing will be required per the International Residential Code and should match the second-story porch railing (which must be corrected to show one consistent railing style).

        2) **Columns:** The 10-inch columns are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted

or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but not for columns. A determination for use of this material is required.

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch (with picket balusters); 2) at the front porch stairs; and, 3) the rear porches and stairs (with picket balusters). UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

4) **Doors:** The garage door will be "steel structure/composite overlay." The composite material is not specified on the plan. UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. The HPC must determine if the composite overlay material is appropriate.

5) **Trim**: Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. The following are proposed to be boral: 1) corner boards; 2) drip caps; 3) top "rail" at second-story rear porch; 4) certain elements of the service yard gates; and, 5) sills. A determination as to the appropriateness of this alternate material is required.

6) **Landscape Plan**: A total of six (6) protected trees will be removed (all live oaks) that require mitigation due to size (8-10 inches in diameter at breast height) (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is six (6) or 15 caliper inches which must be a minimum of 12 feet tall and have a tree canopy at maturity equal to the mature tree canopy of the trees to be removed (UDO Sec. 5.3.3.F.3.).

   No trees are shown to mitigate the loss, only three proposed cabbage palms and a possible Japanese maple are proposed. Further, one street tree is required per UDO Sec. 5.3.7.A. but has not been provided. If the UDO Administrator determines that any of the required trees cannot be provided on site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

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 proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, including such as mass, scale, and height.

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 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 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 conditions and determinations:

Conditions:

1. Provide a front porch railing that is consistent with the second-story porch railing style and UDO Sec. 5.15.6.E.5.c.
2. Provide one porch railing style for second-story front porch.
3. Provide six trees (or 15 caliper inches) to mitigate the total loss of trees to be removed (UDO Sec. 5.3.3.F.), which must include one street tree (UDO Sec. 5.3.7.A.). If the UDO Administrator determines that mitigation trees cannot be provided for on the site, a fee in-lieu of planting may be required per UDO Sec. 5.3.8.

Determinations: The determinations below must be considered. If not acceptable, the HPC must provide an appropriate alternative.

1. Boral for the porch columns, corner boards, drip caps, fascia, top rail at the second-story rear porch, service yard gate elements (as shown on the plan) and sills.
2. Powder-coated aluminum for the porch handrails, porch balustrades, and pool gate.
3. Composite material as an "overlay" for the garage doors.

Note: Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required for trees to be removed with a 14-inch DBH or greater.

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:

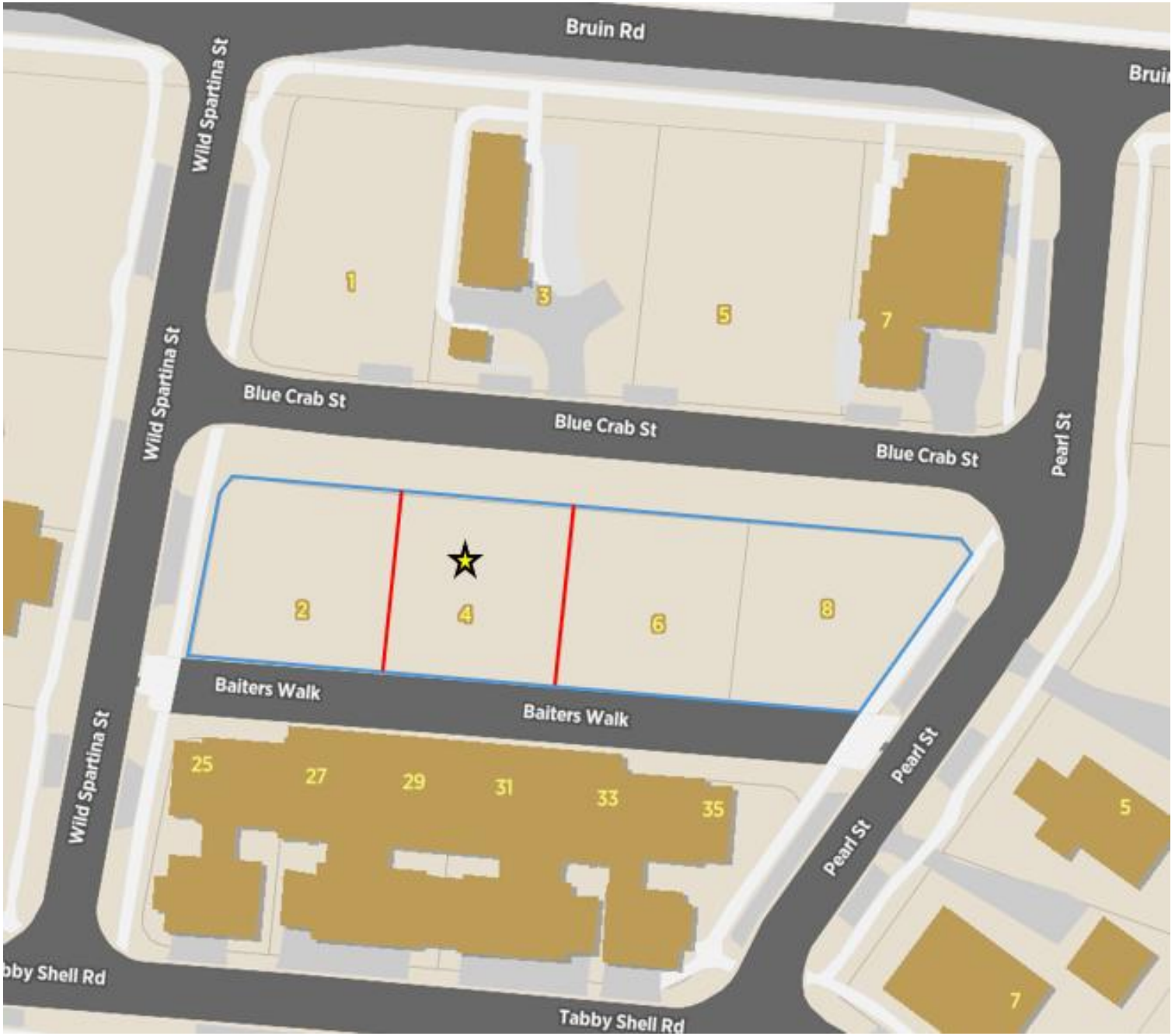
1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Location Map
2. Application & Narrative
3. HARB Approval Letter (01.28.2026)
4. Composite Streetscape View
5. Architectural Drawings
6. Landscape & Site Development Plans
7. Response to January 7, 2026 HPC Conditions and Comments
8. Manufacturer's Info (Boral, Railings)
9. Color Board

ATTACHMENT 1

LOCATION MAP



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: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

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

Project Name: Lot 51 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address: 4 Blue Crab Street, Tabby Roads, Bluffton	**Application for:**		
Zoning District: Neighborhood General-HD	☑ **New Construction**		
Acreage: .12	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1231 0000	☐ **Relocation**		

Project Description: Construction of a new single family, 2-story home, with an attached 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. 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: Blue Crab Bluffton, LL Patrick Mason **Date:** 02.04.2026

Applicant Signature: **Date:** 02.04.2026

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): Center Hall House and Carriage House				
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 5ft	**Lt. Side:** 5ft

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	Main House	n/a	3,800
Ancillary	Carriage House	n/a	886
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	Main House (2,548 sf) Carriage House (540sf)
Impervious Drive, Walks & Paths	534
Open/Covered Patios	631
A. TOTAL IMPERVIOUS COVERAGE	3,743
B. TOTAL SF OF LOT	5143
% COVERAGE OF LOT (A/B= %)	72%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Tabby Stucco Finish	**Columns**	Boral wrapped
Walls	Lap / board and batten	**Windows**	metal-clad wood, casements
Roof	standing seam metal	**Doors**	metal clad wood, swing
Chimney	tabby stucco finish	**Shutters**	n/a
Trim	boral / hardie	**Skirting/Underpinning**	n/a
Water table	boral/ hardie	**Cornice, Soffit, Frieze**	hardie trim/ v-groove soffit
Corner board	boral	**Gutters**	half round, aluminum, 18-guage
Railings	powder-coated aluminum	**Garage Doors**	steel structure/ composite overlay
Balusters	powder-coated aluminum	**Green/Recycled Materials**	
Handrails	powder-coated aluminum		

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

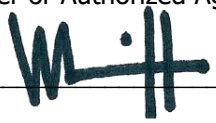
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Blue Crab Bluffton ,LLL Patrick Mason 02.04.2026

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent



02.04.2026

Signature of Applicant **Date**

William Court

Printed Name of Applicant

COURT ATKINS GROUP

February 4, 2026

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 51, 4 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure**. It was based on the principles of the **Center Hall House** type. We understand that it will need to be reviewed as an additional building type. It is approximately **3,800 square feet**, along with an attached **Carriage House** of approximately **866 square feet**, located at 4 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 55'-0" wide
- Building footprint (without porches) is 1488 sf
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.
-

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint is 540sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Jan 28, 2026

Lot 51, 4 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval for the planned single-family residence to be built on lot 51, 4 Blue Crab Plans within the following files titled below are the basis for this approval:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 51_exterior fixtures.pdf

2025.12.04 Lot 51_Garage Door Cutsheet.pdf

2025.12.4_4 Blue Crab Street_ HARB Cover Letter.pdf

2026.01.22 Lot 51_4 Blue Crab _reference set.pdf

121025 Lot 51 Blue Crab Street Final LS Development Plans.pdf

Lot 51_Blue Crab_Final HARB_Color Board.pdf

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

We are sending a copy of this approval to the Town of Bluffton for their file. We trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton



LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51- 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 312 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP





PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

ISSUED FOR HPC REVIEW

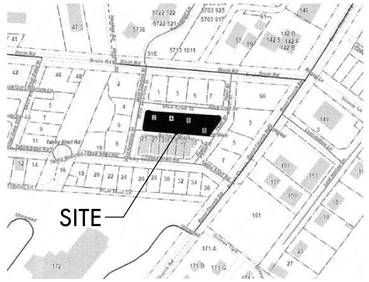
LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES
A1.0	SITE PLAN
A1.1	SITE PLAN - MOBILIZATION
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
A8.1	Unnamed
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,488 sq.ft.
Covered and Enclosed:	464 sq.ft.
Second Floor	
Heated and Cooled:	1,371 sq.ft.
Covered and Enclosed:	477 sq.ft.
Total Gross Area:	3,800 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	346 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	886 sq.ft.



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 51 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
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			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ 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:	30'-6" A.F.F	Number of Stories: 2
MEZZANINE:	Yes _____	No X
HIGH RISE:	Yes _____	No X

GENERAL NOTES:

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

- THE ARCHITECT'S 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 SERVICEAND 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.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- 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.
- 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.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- 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.

CONSTRUCTION ADMIN.:

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

REGULATION 11-12.B.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.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

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
A/V	AUDIO/VISUAL
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
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
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
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDTIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
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
R.O.	ROUGH OPENING
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.B.D.	TO BE DETERMINED
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
T.O.	TOP OF
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
WWF	WELDED WIRE FABRIC

REFERENCE SYMBOLS

EXTERIOR ELEVATION SYMBOL

INTERIOR ELEVATION SYMBOL

BUILDING SECTION

WALL SECTION

DETAIL SECTION CALLOUT

ENLARGED PLAN/ DETAIL CALLOUT

COLUMN GRID REFERENCE

LEVEL/ELEVATION REFERENCE

ROOM TAG

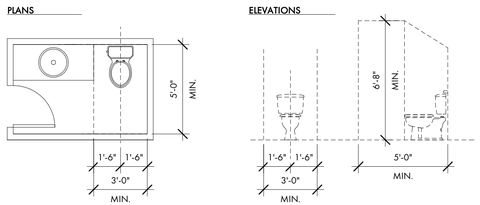
WINDOW TAG

DOOR TAG

REVISION CLOUD & TAG

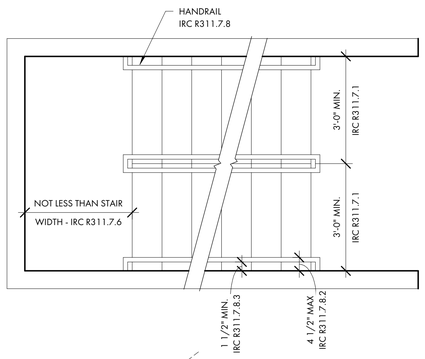
TYP. RESTROOM CLEARANCES

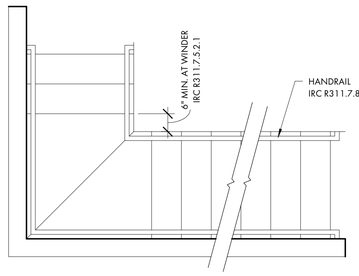
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS

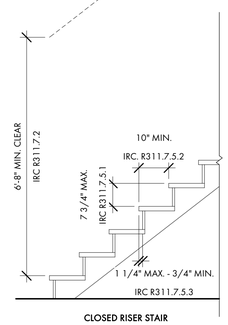


STAIR CRITERIA

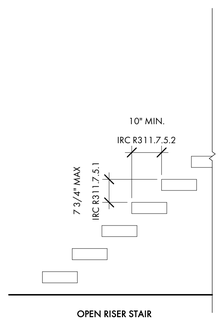
MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



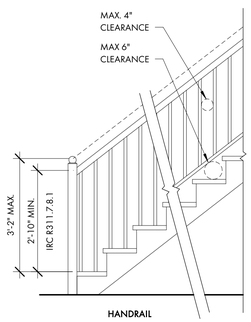




CLOSED RISER STAIR



OPEN RISER STAIR



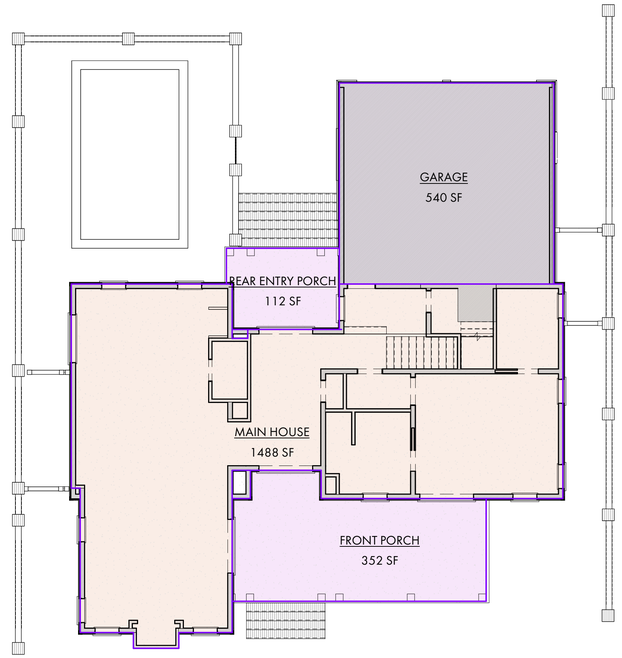
HANDRAIL

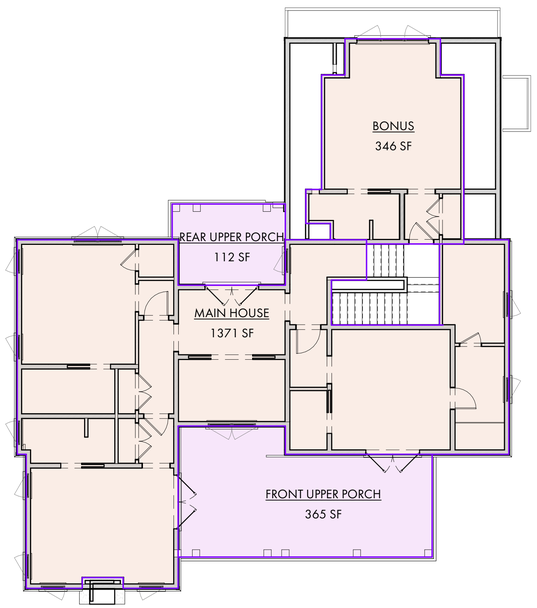
MAIN HOUSE TOTAL SF

First Floor		
	Heated and Cooled:	1,488 sq.ft.
	Covered and Enclosed:	464 sq.ft.
Second Floor		
	Heated and Cooled:	1,371 sq.ft.
	Covered and Enclosed:	477 sq.ft.
	Total Gross Area:	3,800 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	346 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	886 sq.ft.





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PROJECT INFO

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25-072

ISSUE

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SHEET TITLE

GENERAL NOTES

A0.1

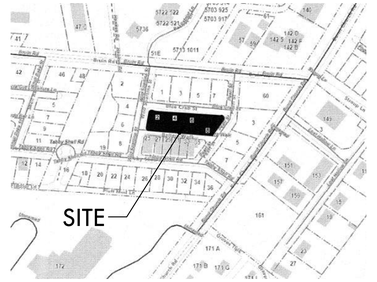
LEGEND

- 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
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT ELEVATION SHOTS
- 12' - CONTOUR LINES
- - XFMER - TRANSFORMER
- - WATER LATERAL
- - WATER METER
- - IRRIGATION CONTROL VALVE
- - FIRE HYDRANT
- - GRATE INLET
- - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- - GUY LINE
- - LIGHT POLE
- - STORM DRAIN MANHOLE
- - FIBEROPTICS MANHOLE
- - PROPANE TANK

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 142 AT PAGE 119



SITE PLAN CALCS:

TOTAL LOT AREA	5,143 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,548 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	378 SQ. FT.
BRICK WALKS (IMPERVIOUS)	186 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	631 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,743 SQ. FT.
IMPERVIOUS TO LOT RATIO	72%

SITE PLAN 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.

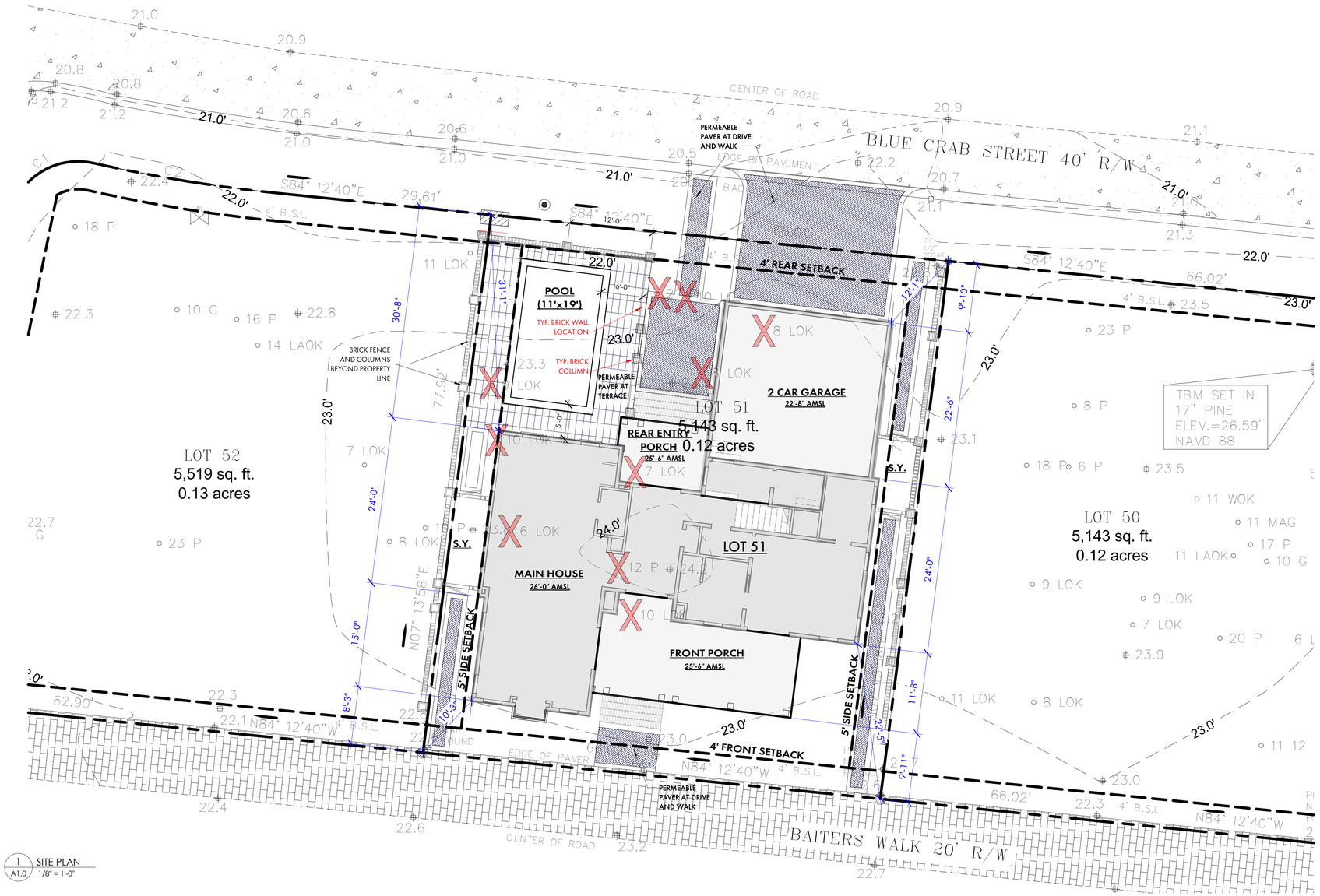
SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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

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



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



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A1.0

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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
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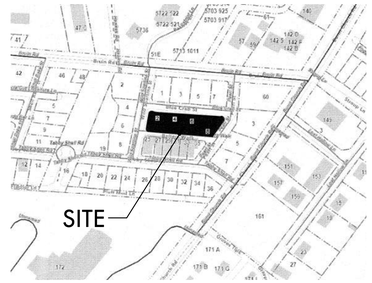

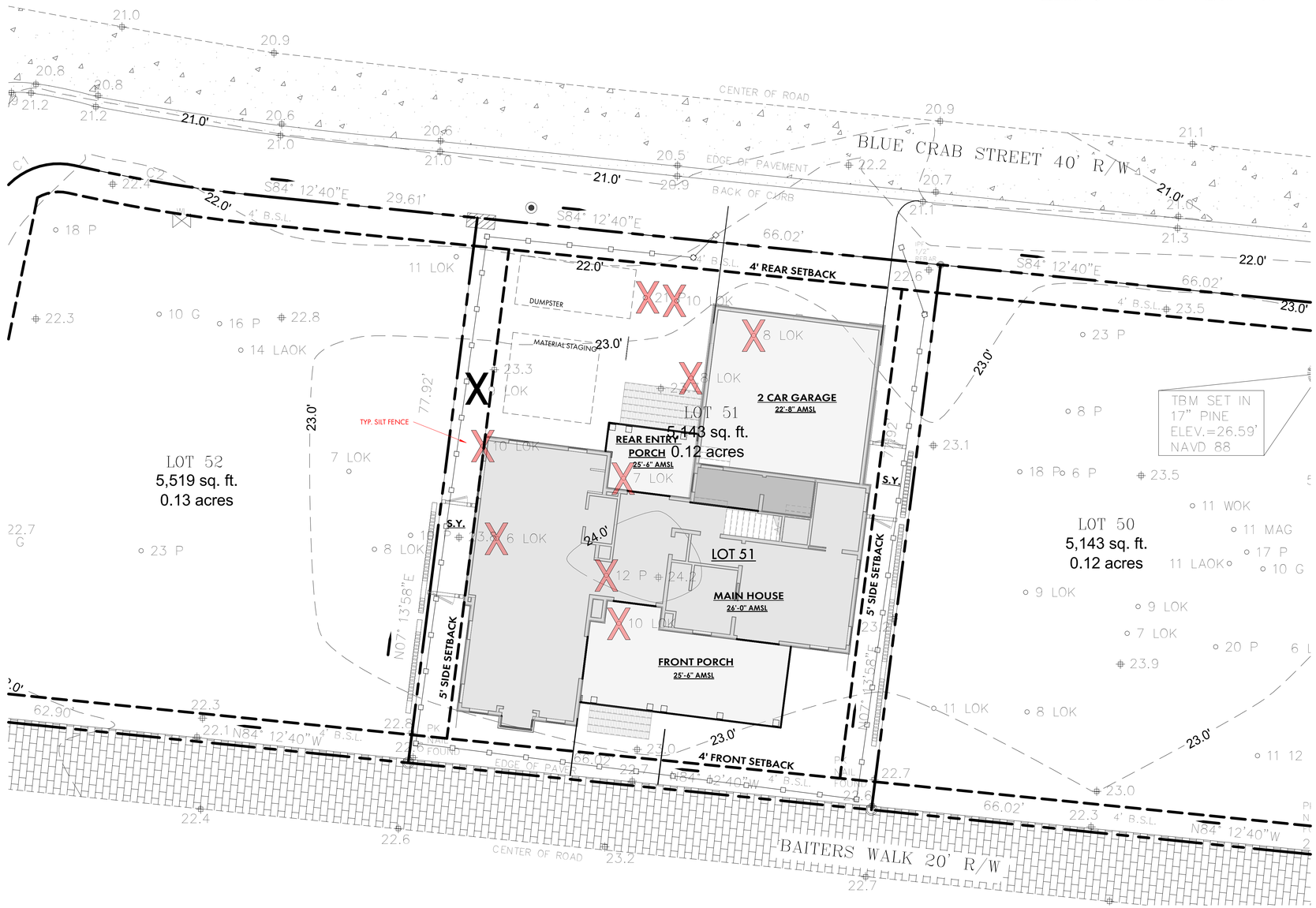

1 A1.1 SITE PLAN -MOBILIZATION
1/8" = 1'-0"

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
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DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
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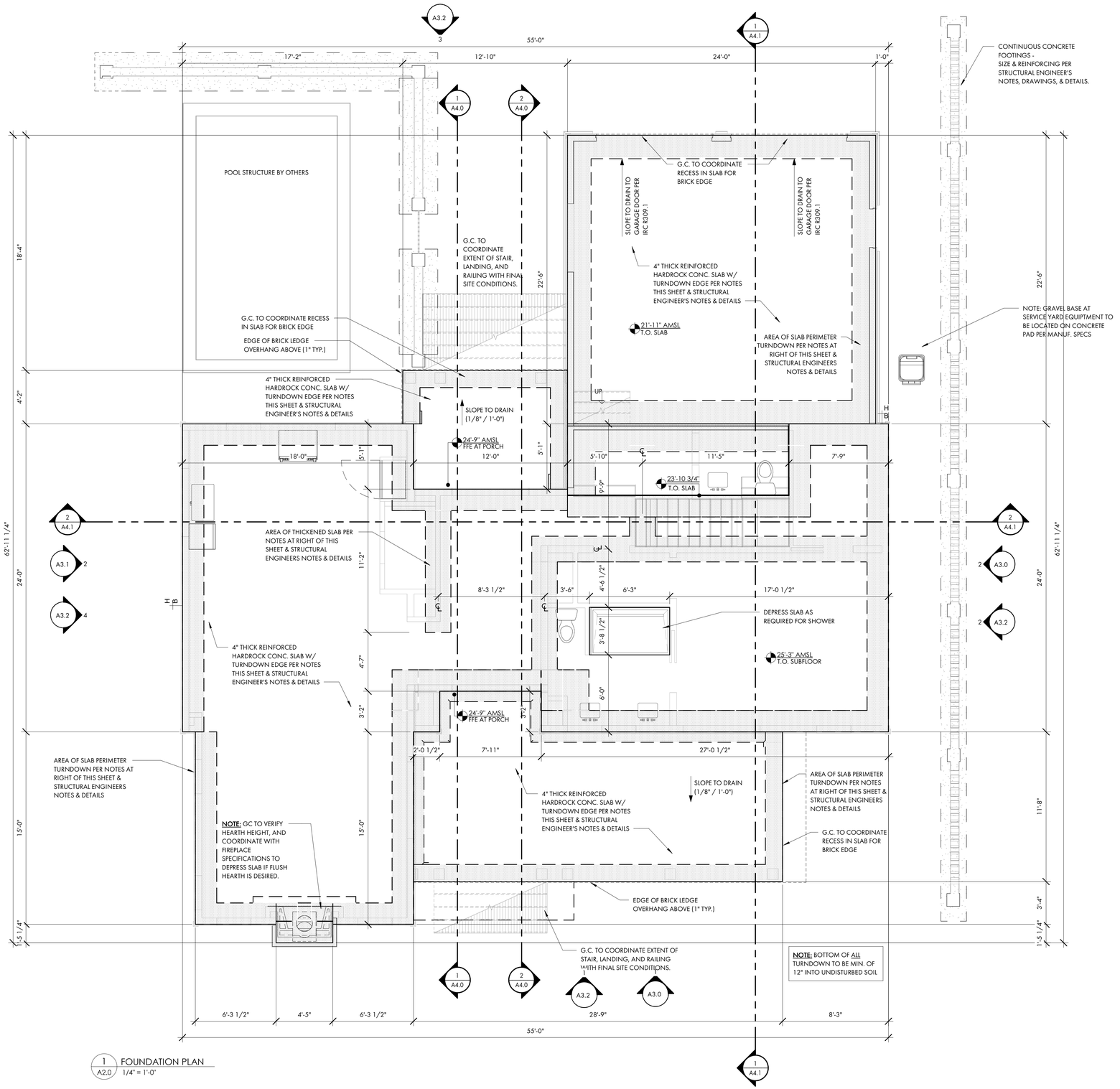
SITE PLAN - MOBILIZATION

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

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 RETAINING/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:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

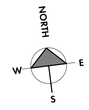
TYPICAL PIERCED BRICK LANDSCAPE WALL:
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4

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

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB



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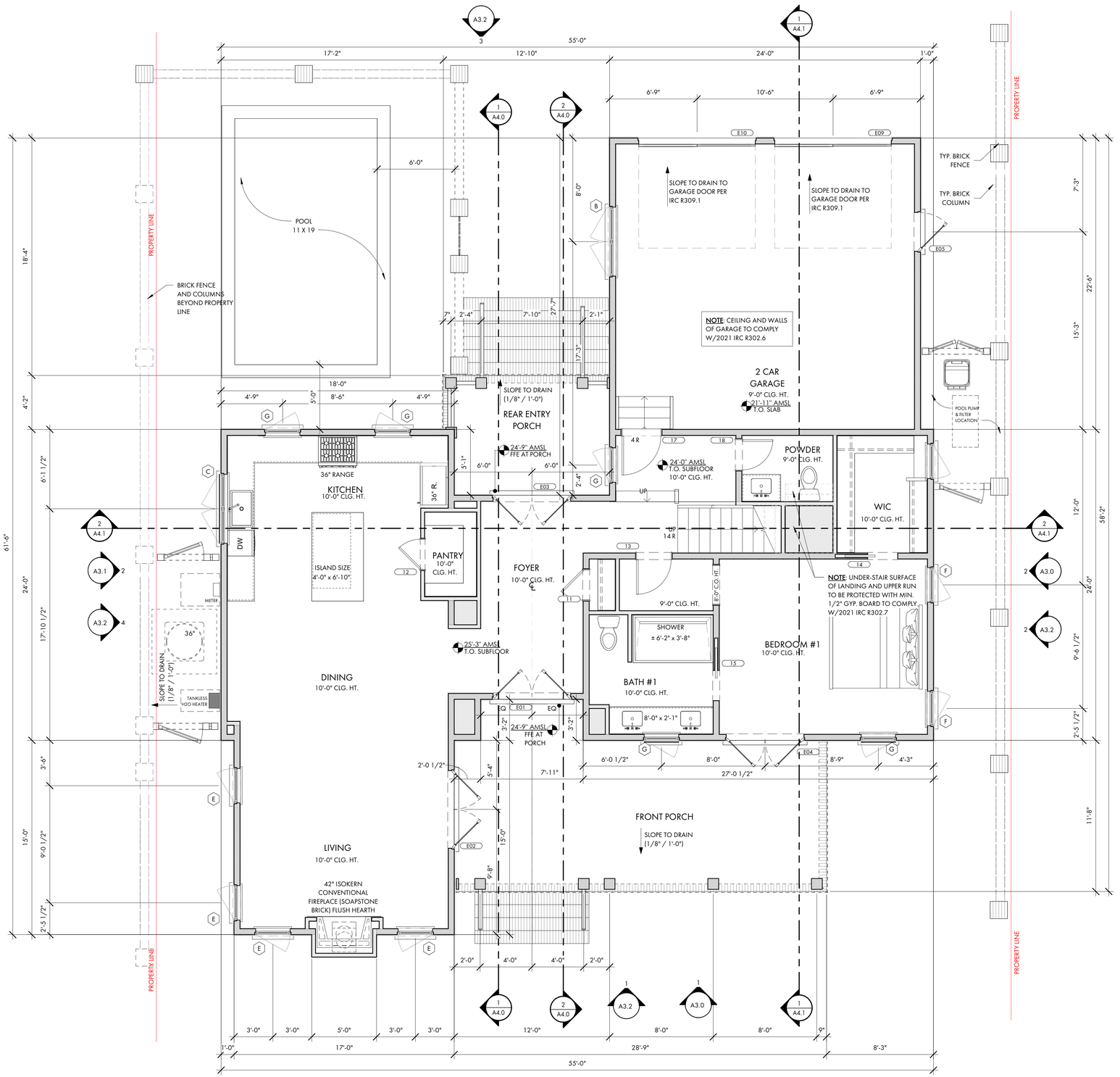

1 / A2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

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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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (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. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER WHERE TILE IS NOT USED, THICK SET TILE IN OTHER LOCATIONS.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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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.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

COURT ATKINS GROUP

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PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

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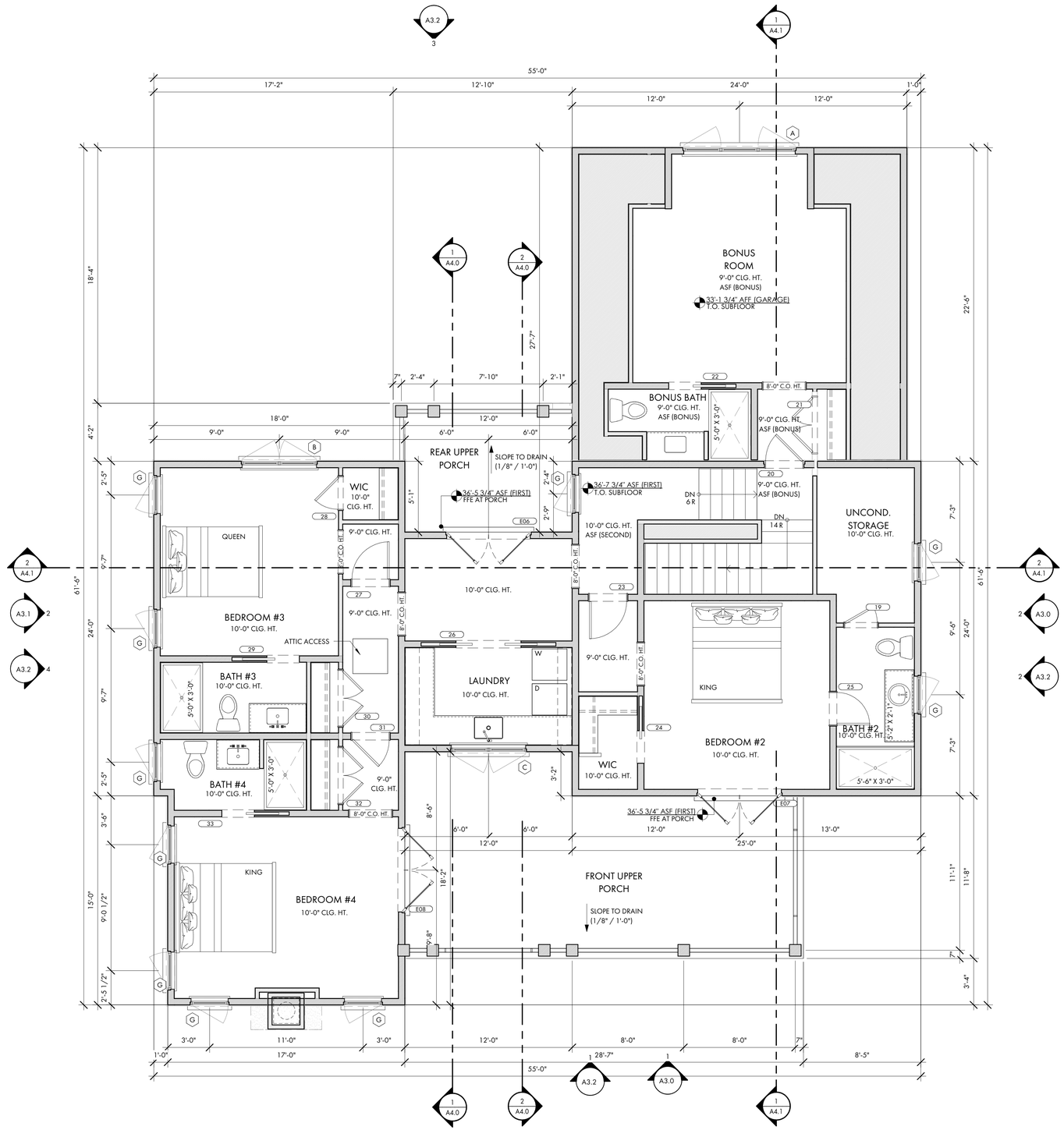
SHEET TITLE

FIRST FLOOR PLAN

A2.1



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

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NORTH
W E
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4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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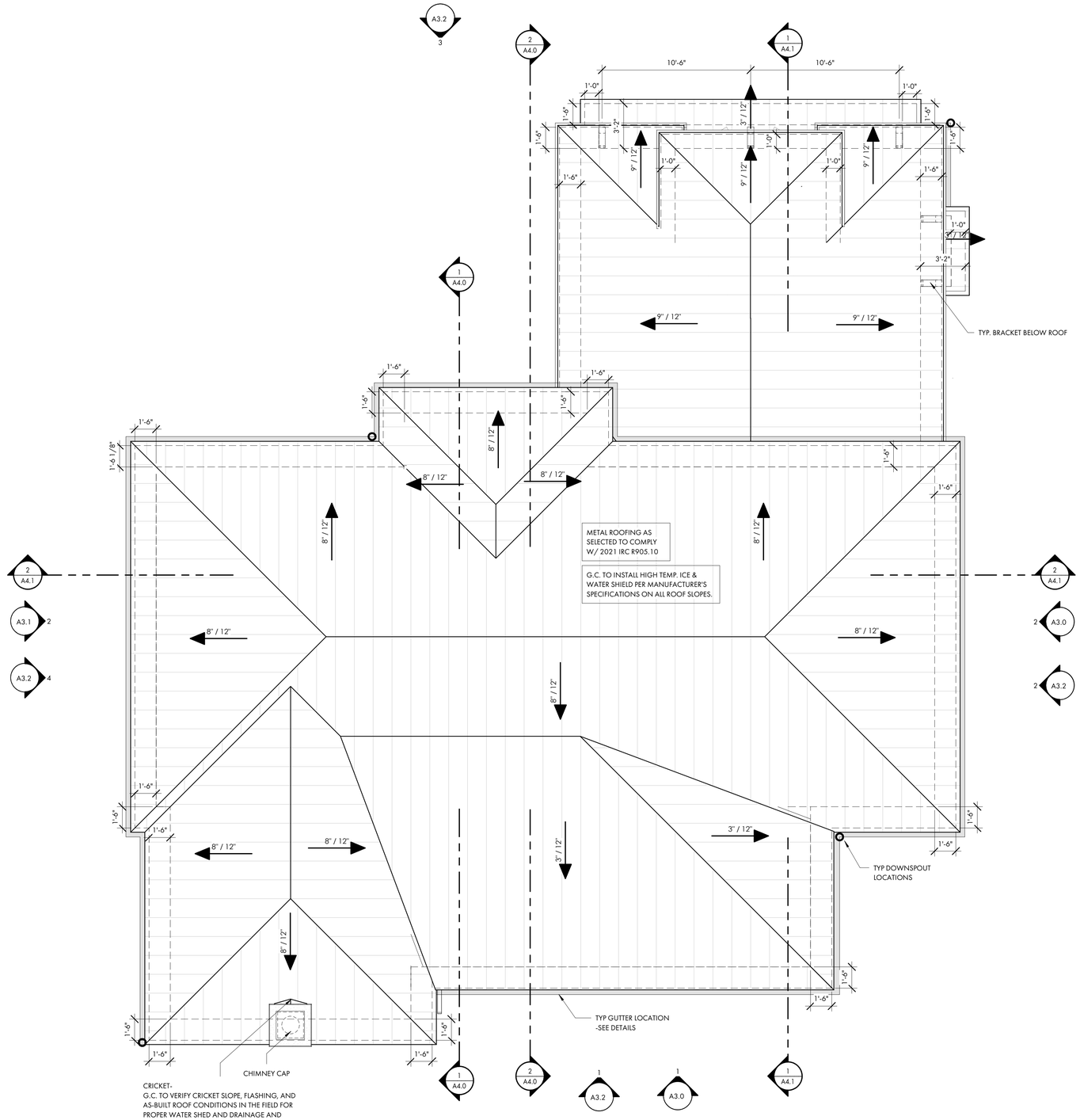
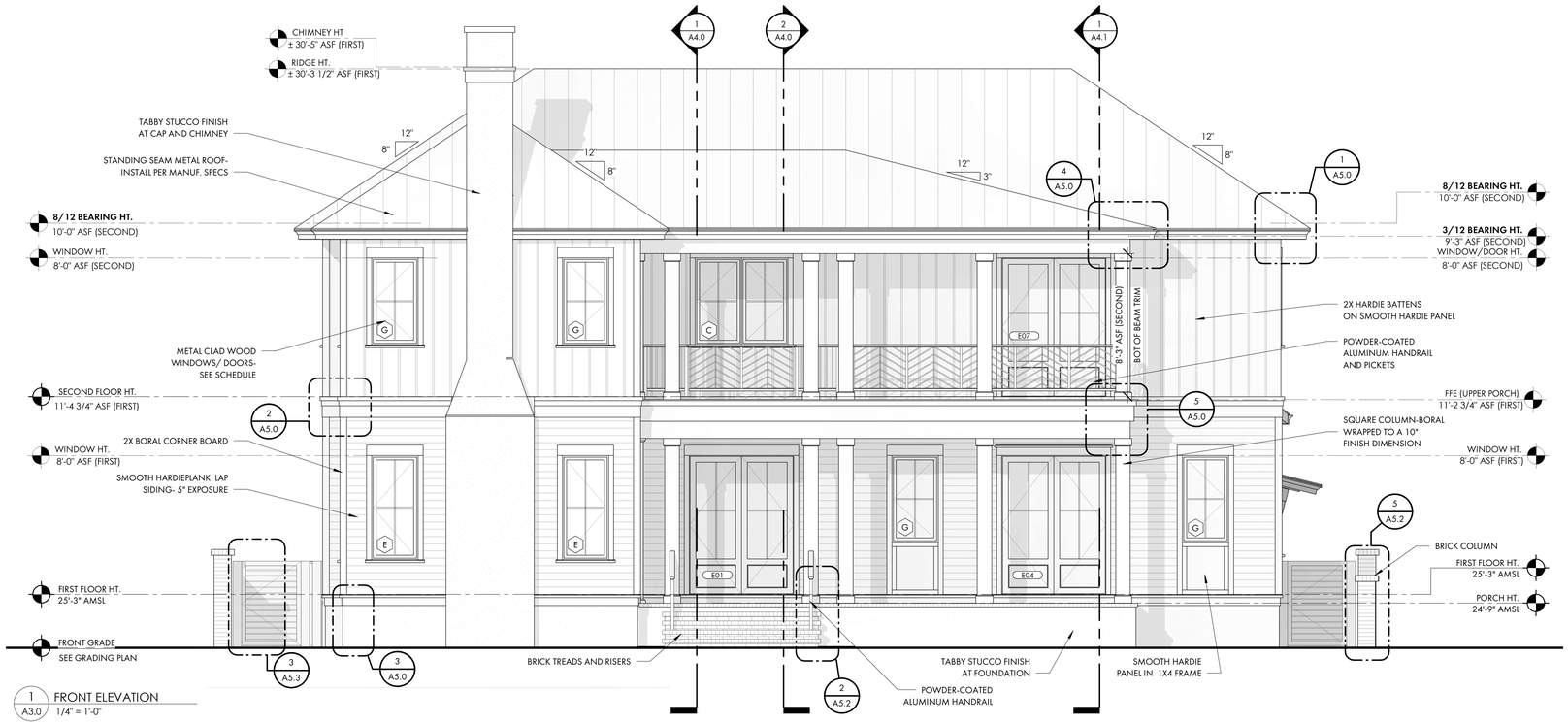
SHEET TITLE

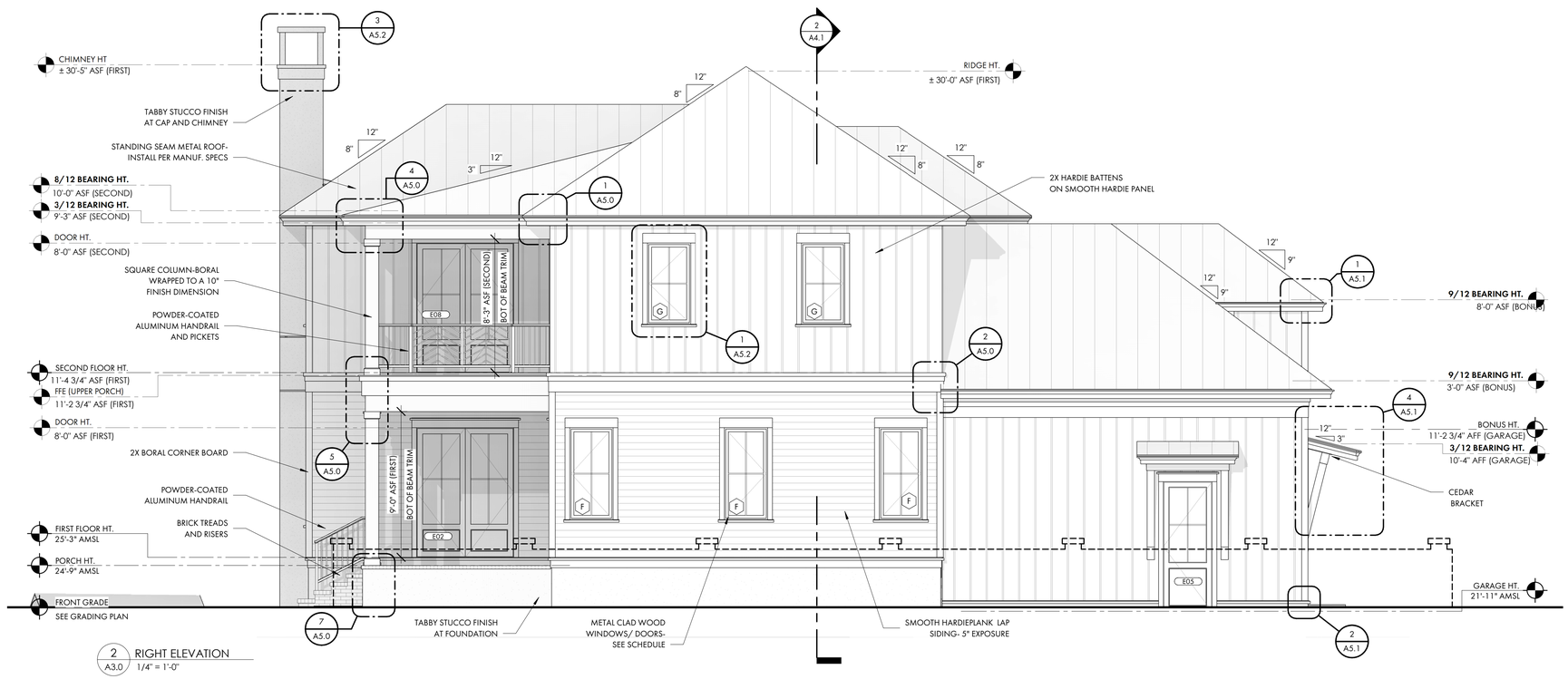
SECOND FLOOR PLAN

A2.2


A3.2
3
2
A4.0
1
A4.1
10'-6"
10'-6"
1'-0"
1'-0"
1'-6"
3" / 12"
3'-2"
9" / 12"
1'-0"
1'-6"
1'-0"
3" / 12"
3'-2"
TYP. BRACKET BELOW ROOF
1
A4.0
9" / 12"
9" / 12"
1'-6"
1'-6"
1'-6



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



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

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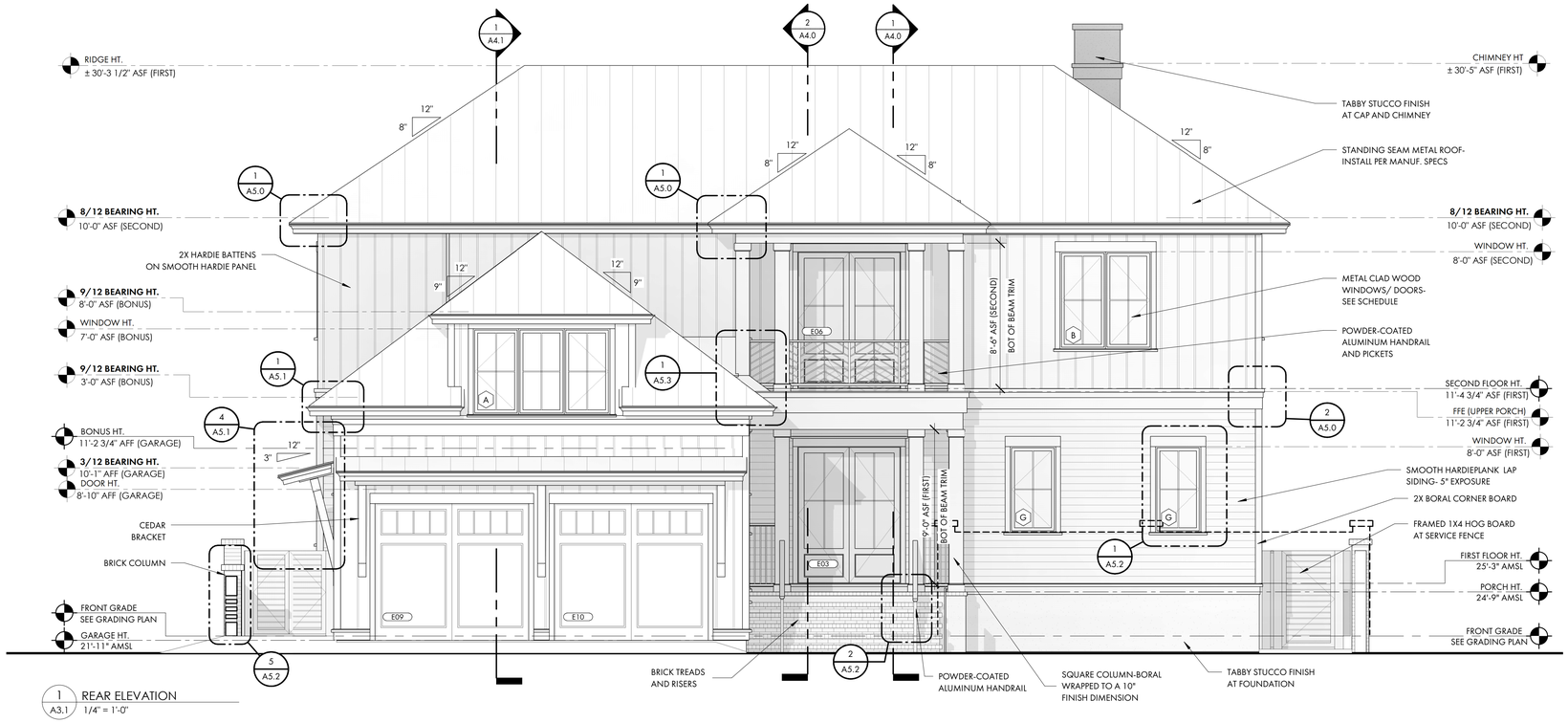
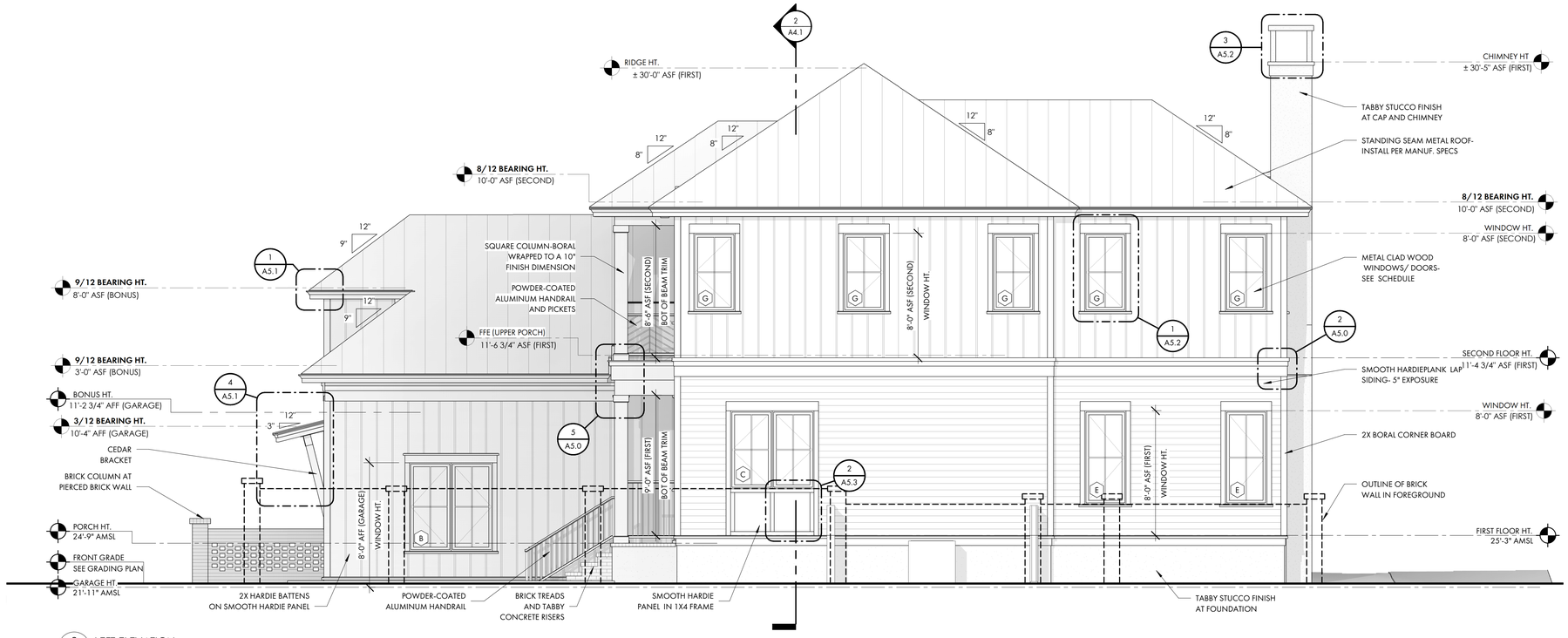
SHEET TITLE

BUILDING ELEVATIONS

A3.0



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



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

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NO.	REV. DATE	DESCRIPTION

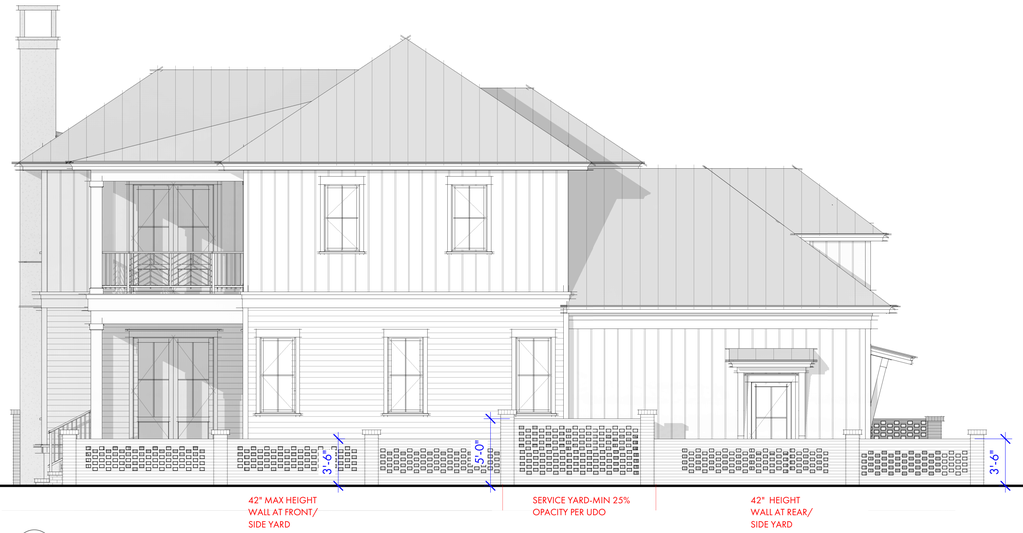
SHEET TITLE

BUILDING ELEVATIONS

A3.1



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
3/16" = 1'-0"

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SHEET TITLE

BUILDING ELEVATIONS
WITH BRICK FENCE

A3.2





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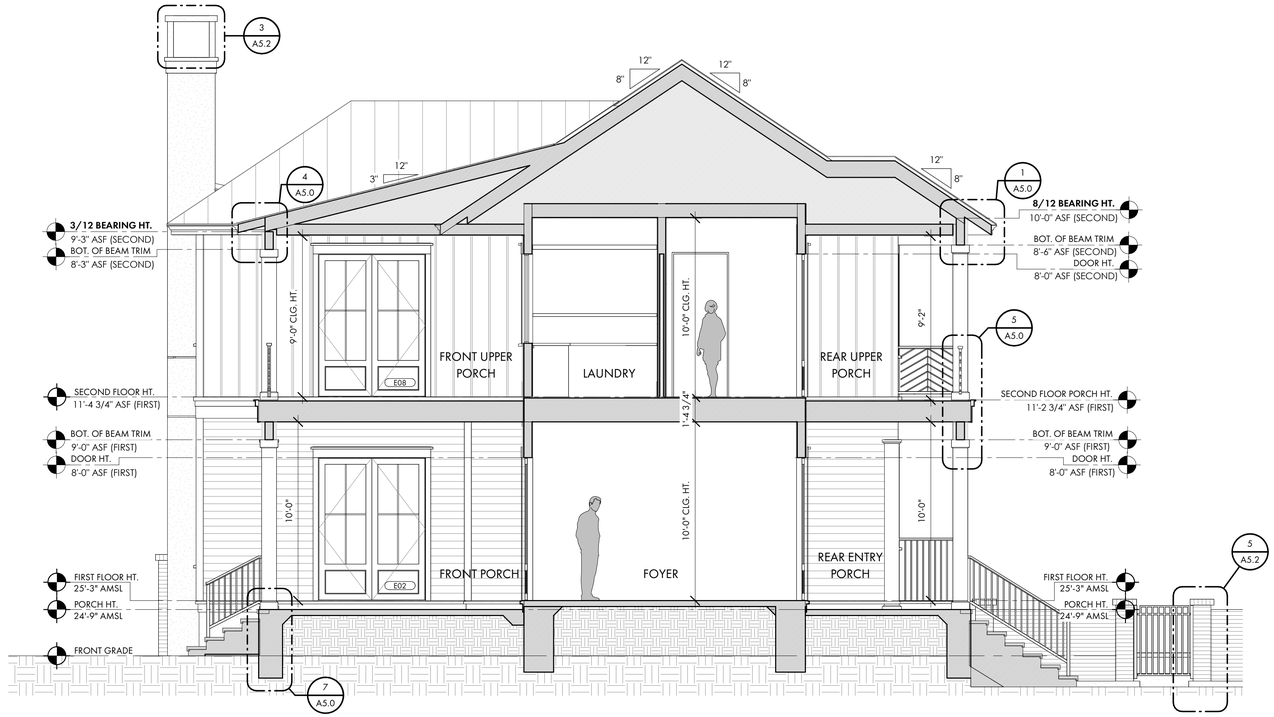
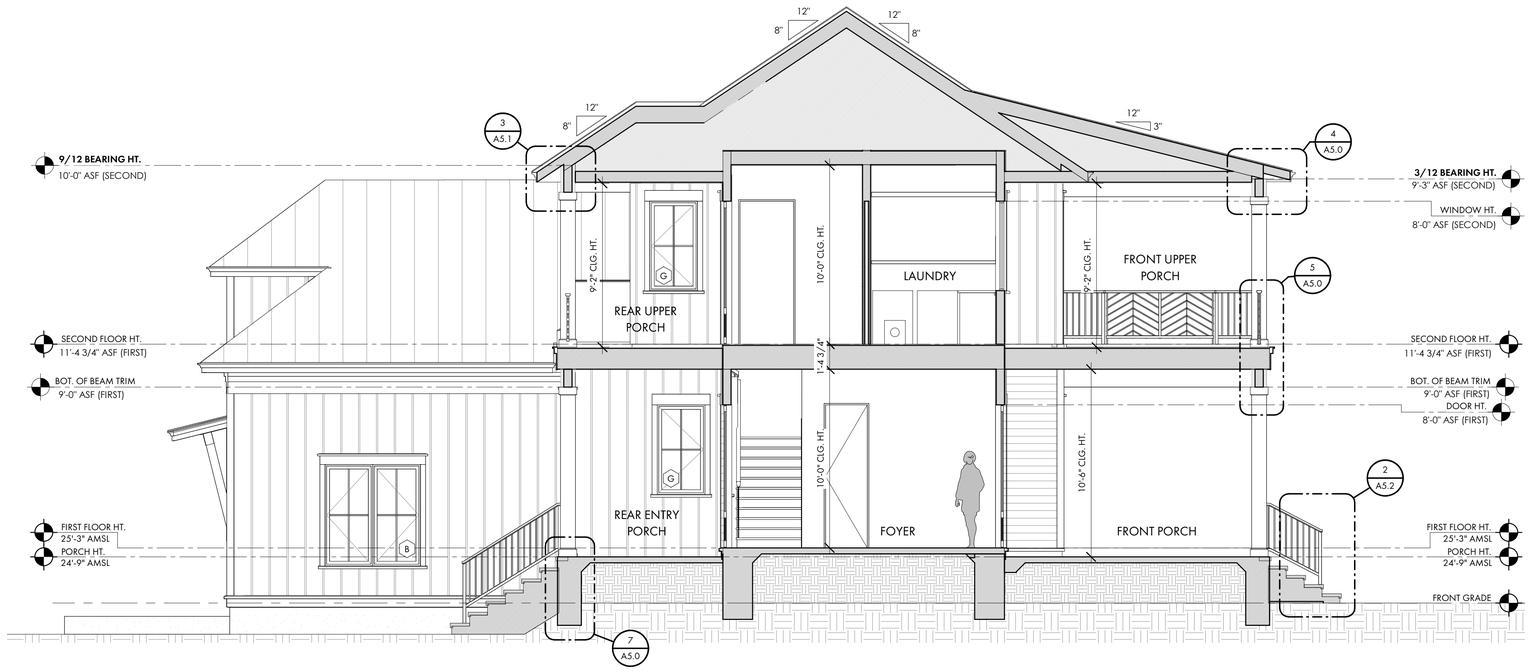
SHEET TITLE

BUILDING 3D VIEWS

A3.3



1 A4.0 SECTION THROUGH PORCHES 1
1/4" = 1'-0"



2 A4.0 SECTION THROUGH PORCHES 2
1/4" = 1'-0"

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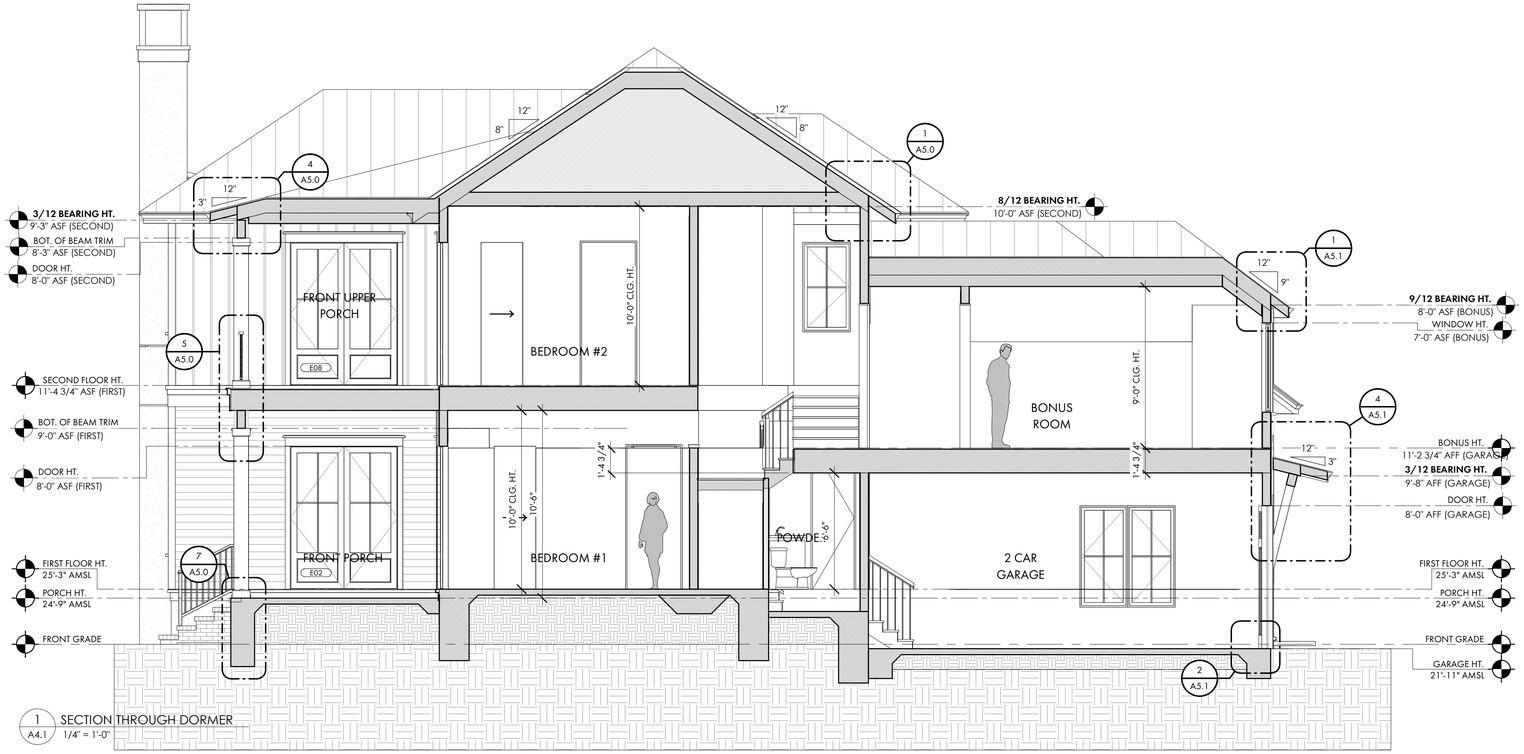
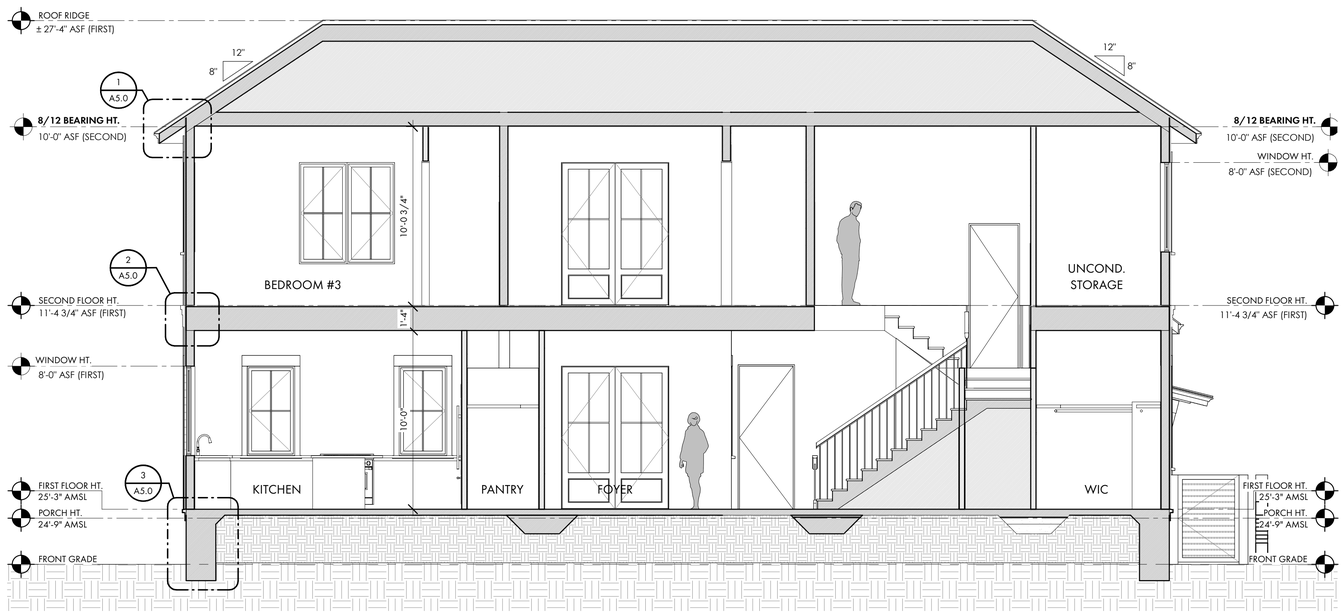
BUILDING SECTIONS

A4.0



1 A4.1 SECTION THROUGH DORMER
1/4" = 1'-0"



2 A4.1 SECTION THROUGH STAIR
1/4" = 1'-0"

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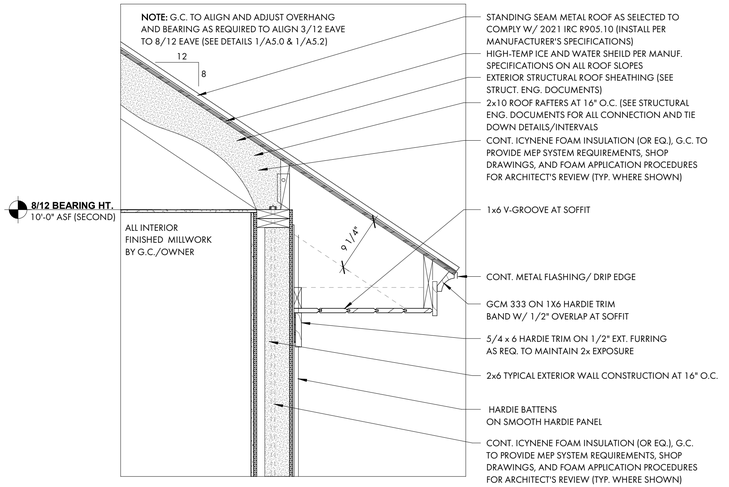
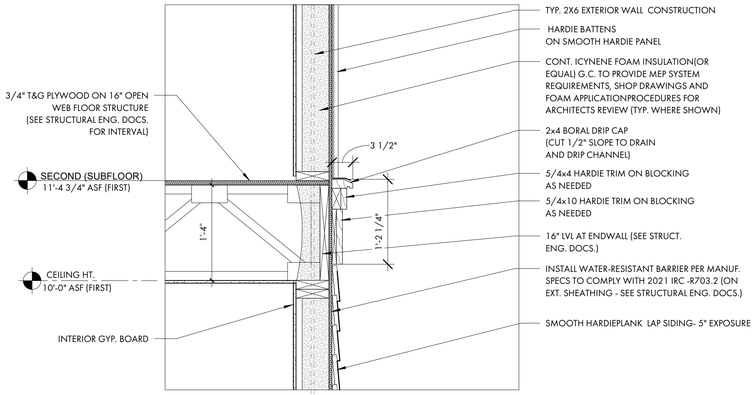
BUILDING SECTIONS

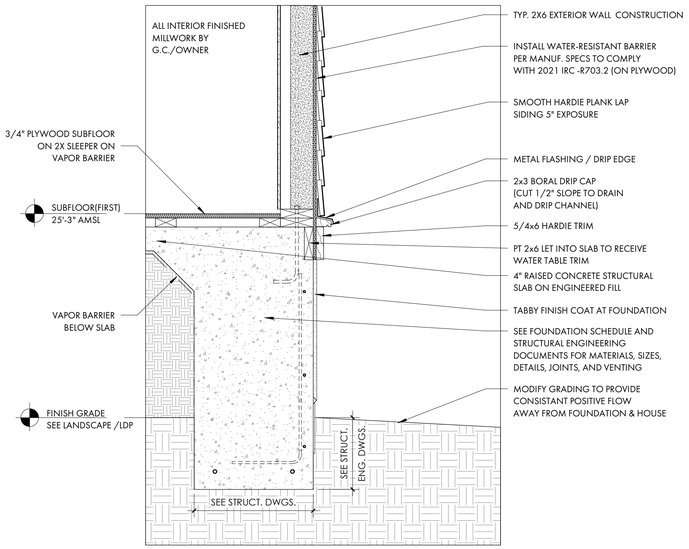
A4.1



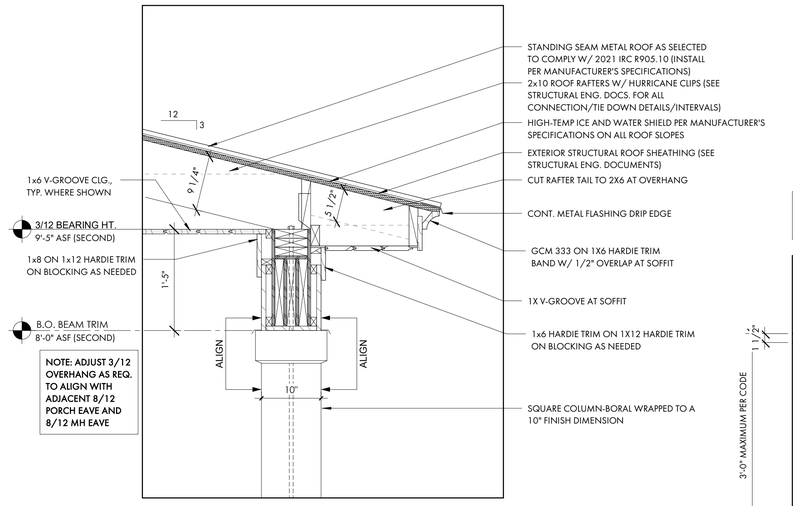
1 A5.0 TYP 8/12 ROOF EAVE DETAIL
1" = 1'-0"



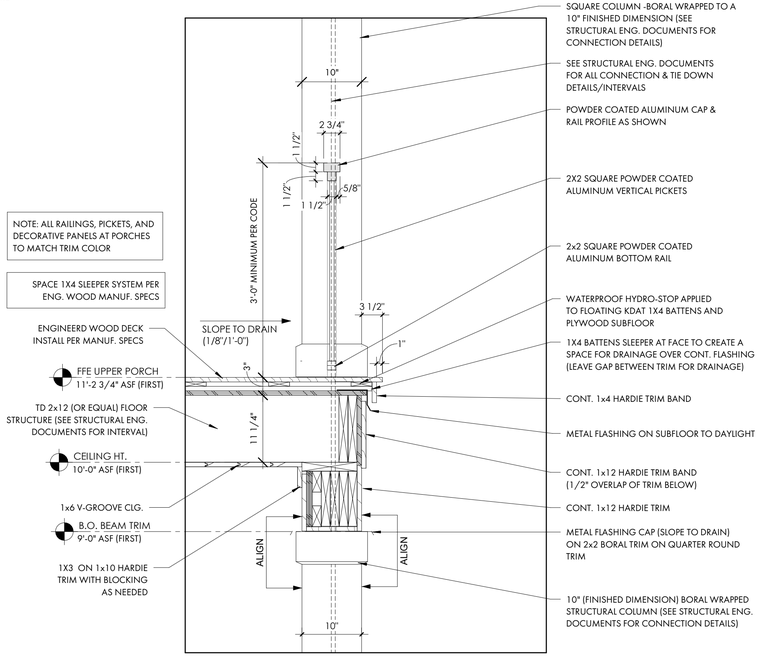
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



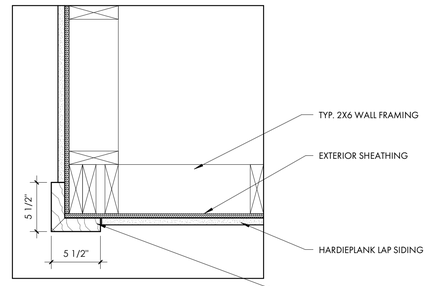
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



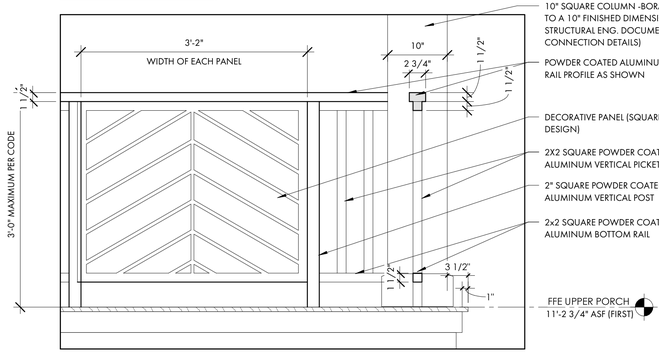
4 A5.0 3/12 FRONT UPPER PORCH EAVE DETAIL
1" = 1'-0"



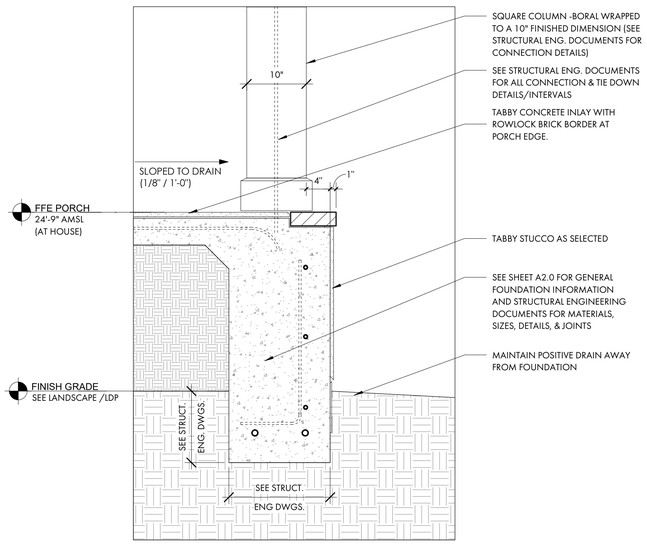
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



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



6 A5.0 DECORATIVE PANEL AT RAILING
1" = 1'-0"



7 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

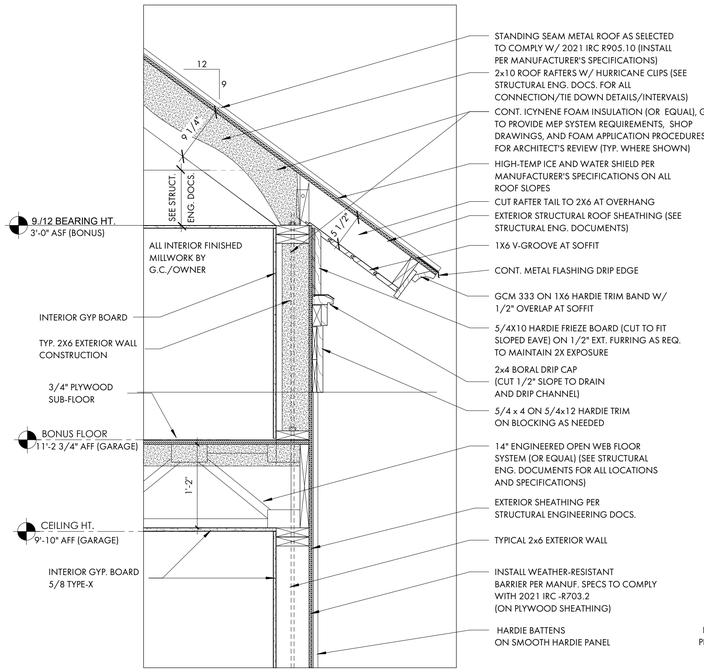
ISSUE

NO.	REV. DATE	DESCRIPTION

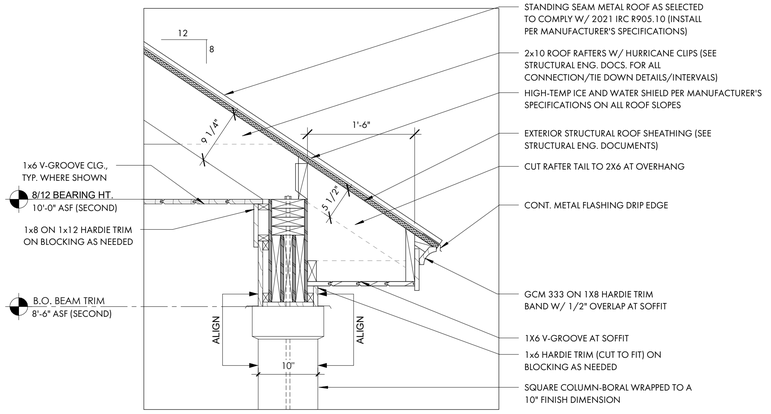
SHEET TITLE

DETAILS

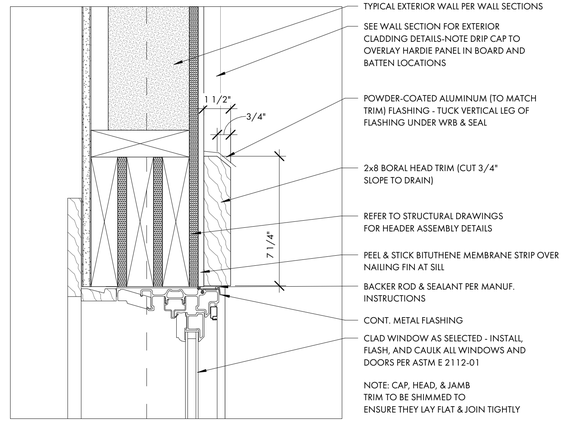
A5.0



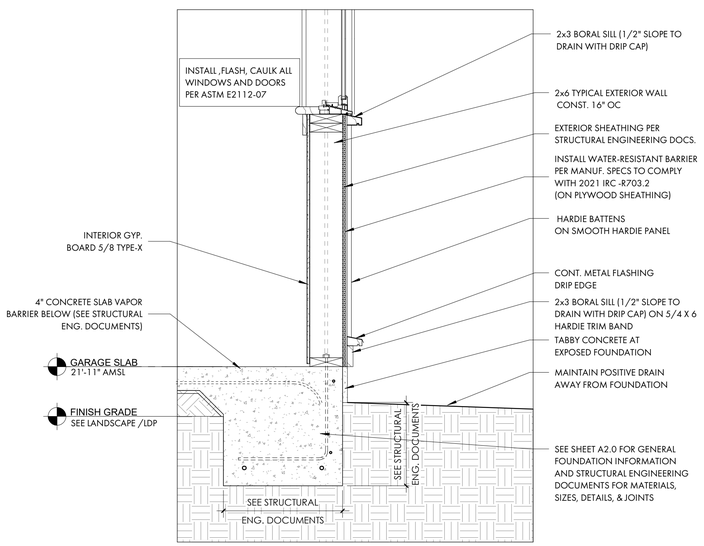
1 A5.1 TYP. 9/12 ROOF EAVE AND BONUS FLOOR DETAIL
1" = 1'-0"



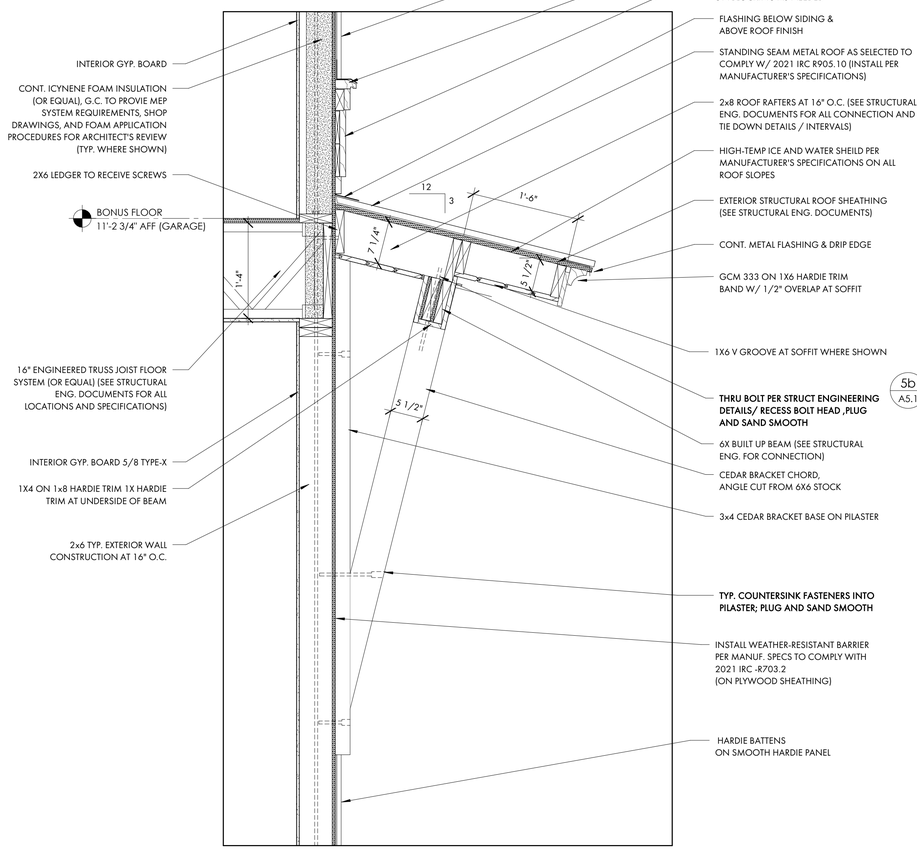
3 A5.1 TYP. 8/12 REAR UPPER PORCH EAVE DETAIL
1" = 1'-0"



5a A5.1 WINDOW HEAD DETAIL
3" = 1'-0"

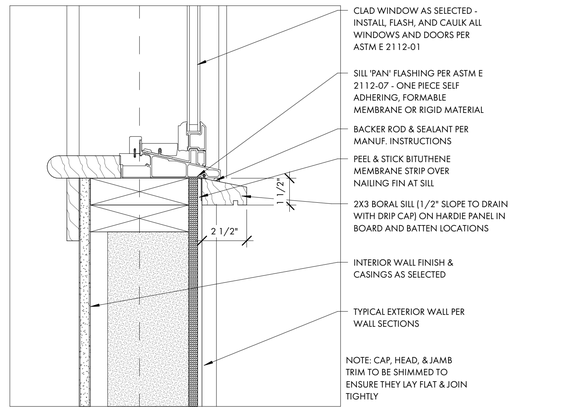


2 A5.1 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



4 A5.1 3/12 ROOF BRACKET
1" = 1'-0"

5b A5.1 WINDOW JAMB DETAIL
3" = 1'-0"



5c A5.1 WINDOW SILL DETAIL
3" = 1'-0"

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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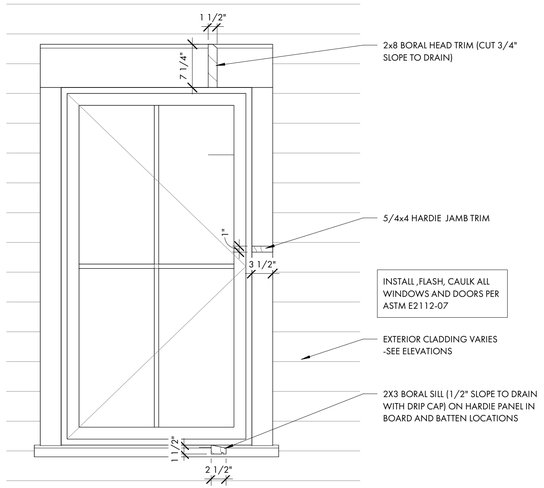
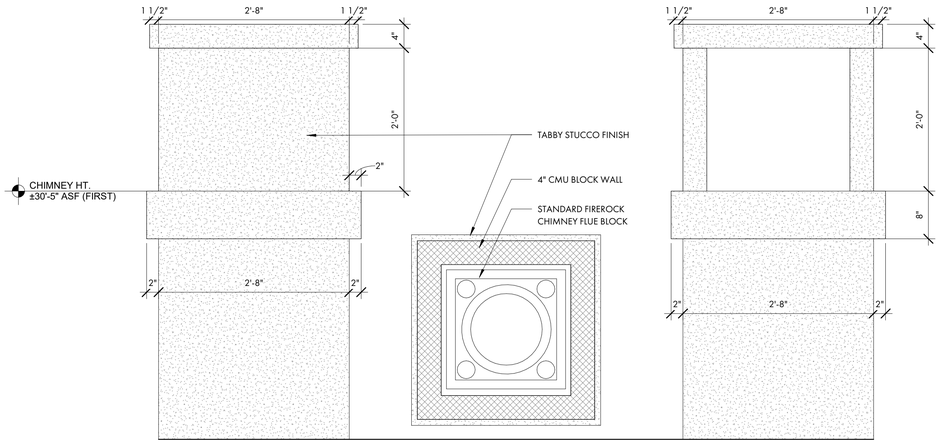
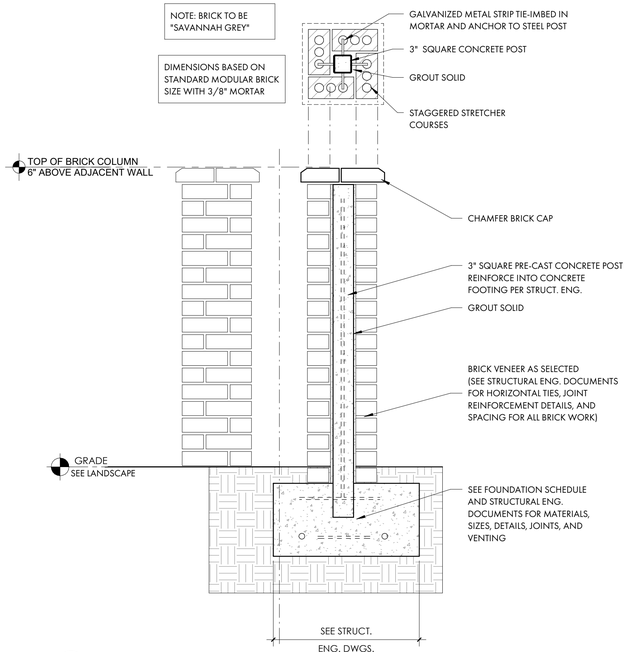
A5.1



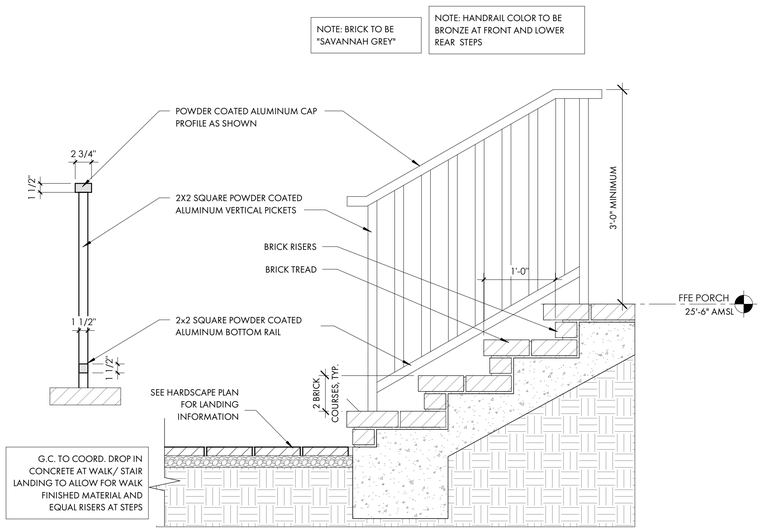
1 A5.2 WINDOW TRIM DETAIL
1" = 1'-0"



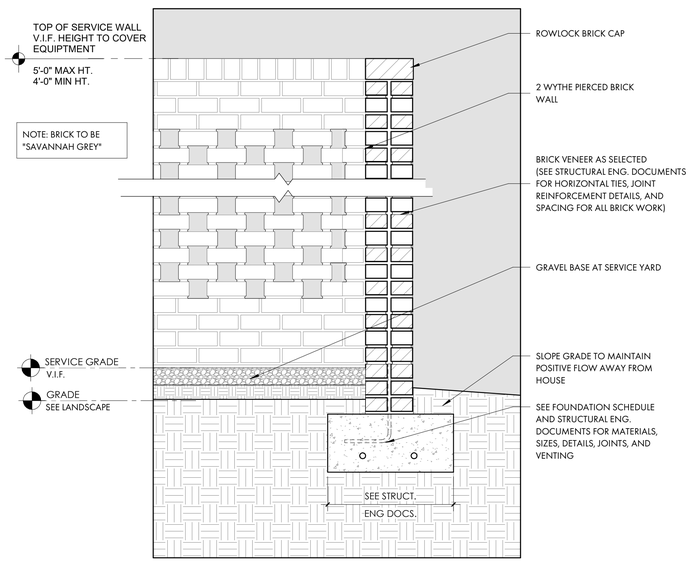
3 A5.2 TYP. CHIMNEY CAP DETAIL
1" = 1'-0"



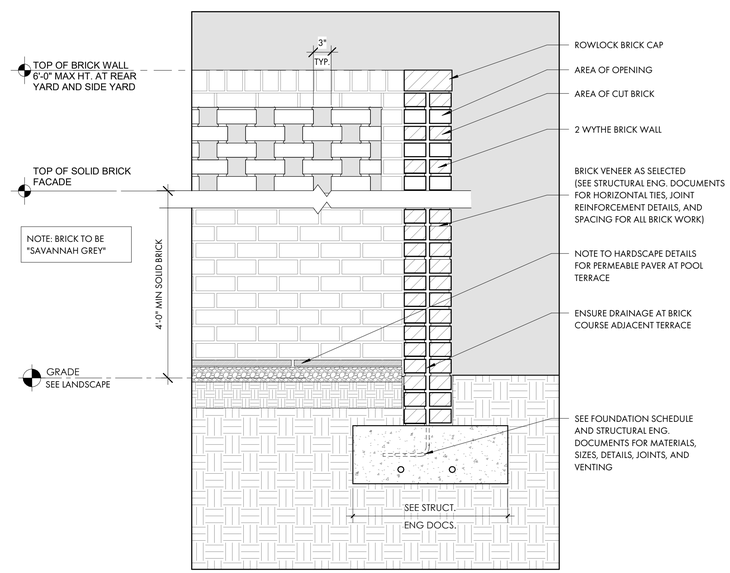
5 A5.2 TYP. BRICK COLUMN DETAIL
1" = 1'-0"



2 A5.2 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



4 A5.2 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



6 A5.2 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"

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4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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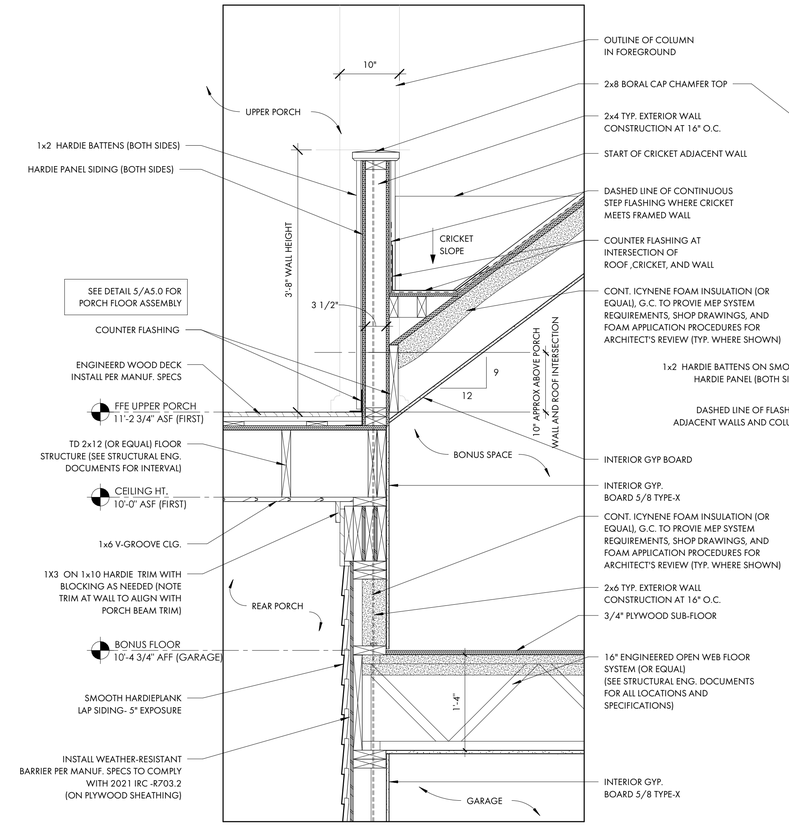
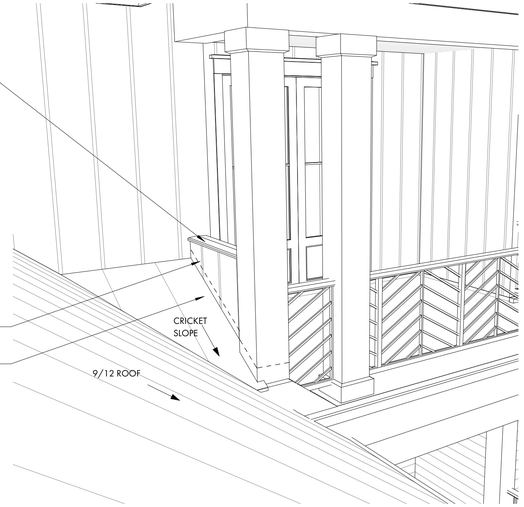
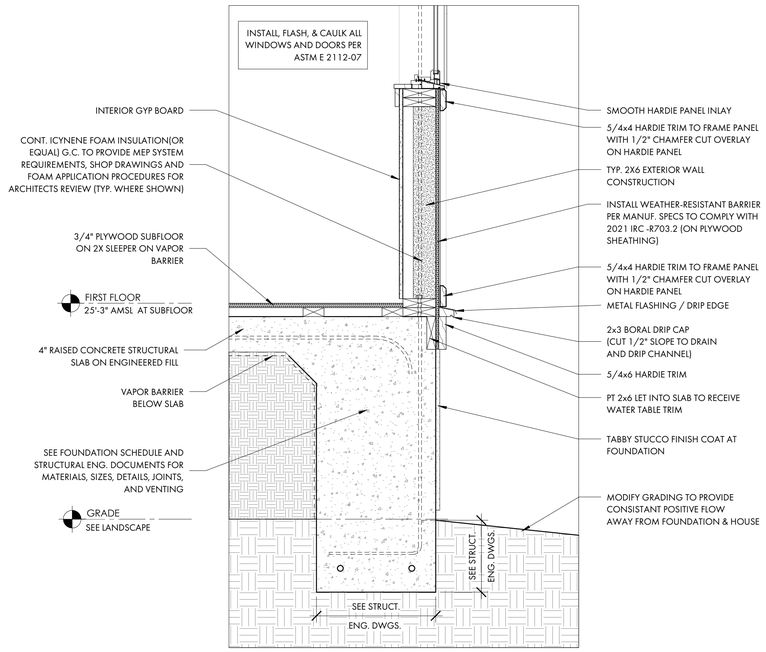
A5.2

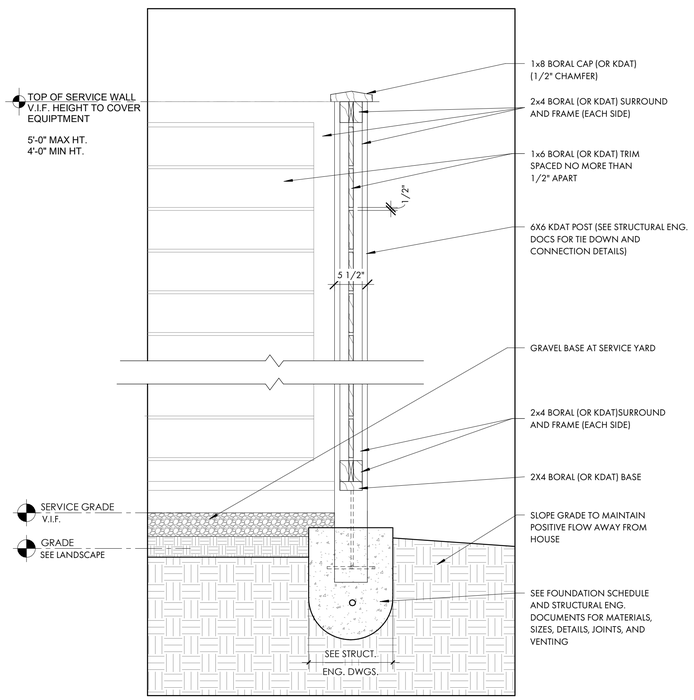




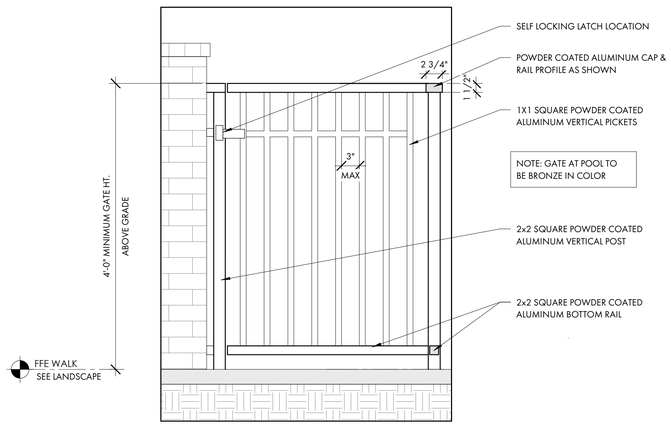
1 A5.3 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"



2 A5.3 TYP. PANEL BELOW WINDOW
1" = 1'-0"



3 A5.3 HOG FENCE AT SERVICE YARD
1" = 1'-0"



4 A5.3 GATE AT POOL ENCLOSURE
1" = 1'-0"

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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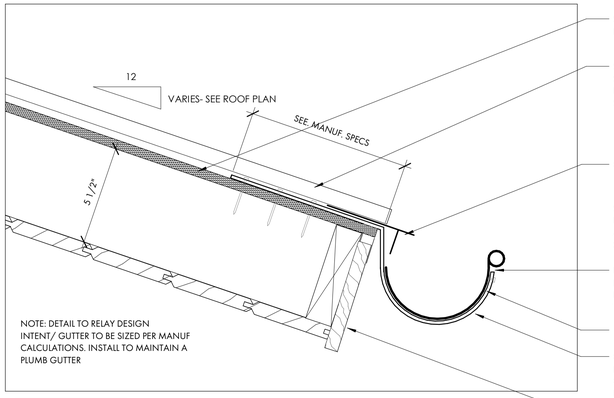
DETAILS

A5.3



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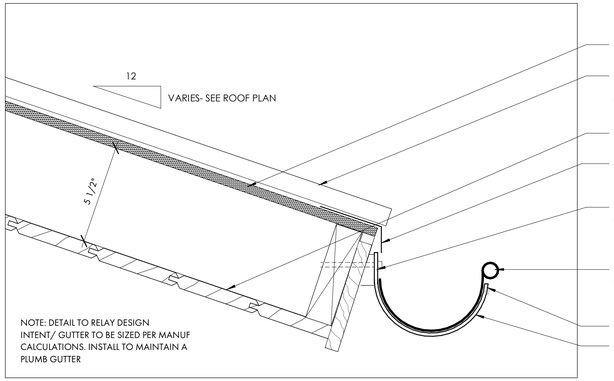

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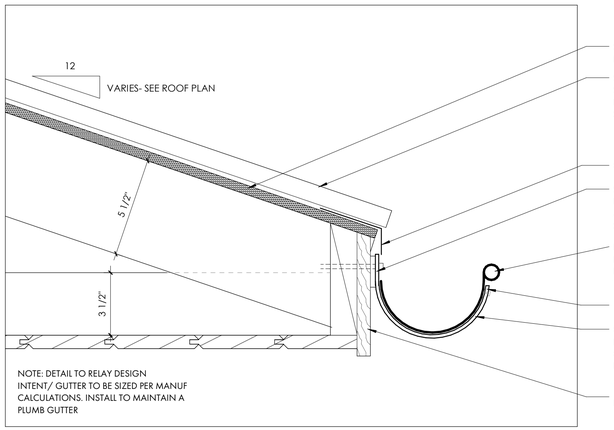

ATTACHMENT OPTION C

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

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NO.	REV. DATE	DESCRIPTION

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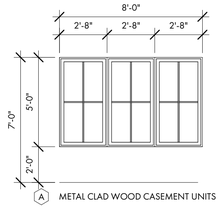
DETAILS

A5.4

CAG - WINDOW SCHEDULE						
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						
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.						
Type Mark	Window Type	Description	Frame Opening		Head Height	Comments
			Frame Width	Frame Height		
A	METAL CLAD WOOD CASEMENT UNITS	(3) 2'-8" - 5'-0"	8'-0"	5'-0"	7'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	METAL CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	METAL CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	METAL CLAD WOOD CASEMENT UNITS	2'-8" x 6'-0"	2'-8"	6'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
F	METAL CLAD WOOD CASEMENT UNITS	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
G	METAL CLAD WOOD CASEMENT UNITS	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

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 2021 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.

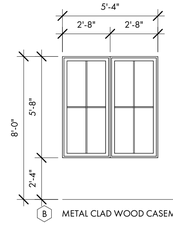
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.



A METAL CLAD WOOD CASEMENT UNITS

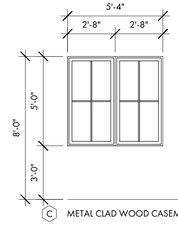
(3) 2'-8" x 5'-0" (R.O. ± 8'-0" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BONUS ROOM



B METAL CLAD WOOD CASEMENT UNITS

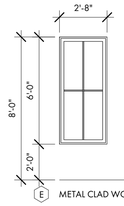
(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



C METAL CLAD WOOD CASEMENT UNIT

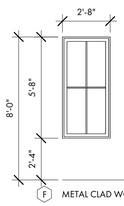
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

D NOT USED



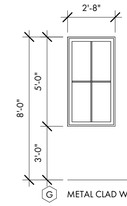
E METAL CLAD WOOD CASEMENT UNIT

2'-8" x 6'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



F METAL CLAD WOOD CASEMENT UNITS

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



G METAL CLAD WOOD CASEMENT UNIT

2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

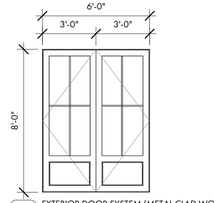
EGRESS AT BEDROOMS #3 AND #4

CAG - DOOR SCHEDULE - EXT.									
Mark	Door Type	Description	R.O.		Head Height	Thickness	Design Pressure	Energy Code	Type Comments
			Rough Width	Rough Height					
E01	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E09	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E10	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
11	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
12	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
13	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
17	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. **20-MIN. FIRE-RATED DOOR**
18	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
19	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR DOUBLE DOOR	(2) 2'-0" x 7'-0"	4'-0"	7'-0"	7'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
32	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
33	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			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 2021 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.

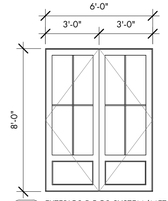
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



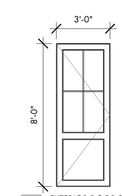
E01 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
INSWING DOOR
E03 3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



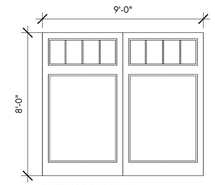
E02 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
OUTSWING DOOR
E04 (2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
E07 SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
E08 MANUFACTURER T.B.D. BY G.C. / OWNER
E06 DP RATING 50 OR APPROVED EQUIVALENT

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



E05 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E09 EXTERIOR DOOR SYSTEM
E10 (STEEL STRUCTURE/ COMPOSITE OVERLAY)
GARAGE DOOR
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

COURT ATKINS GROUP

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

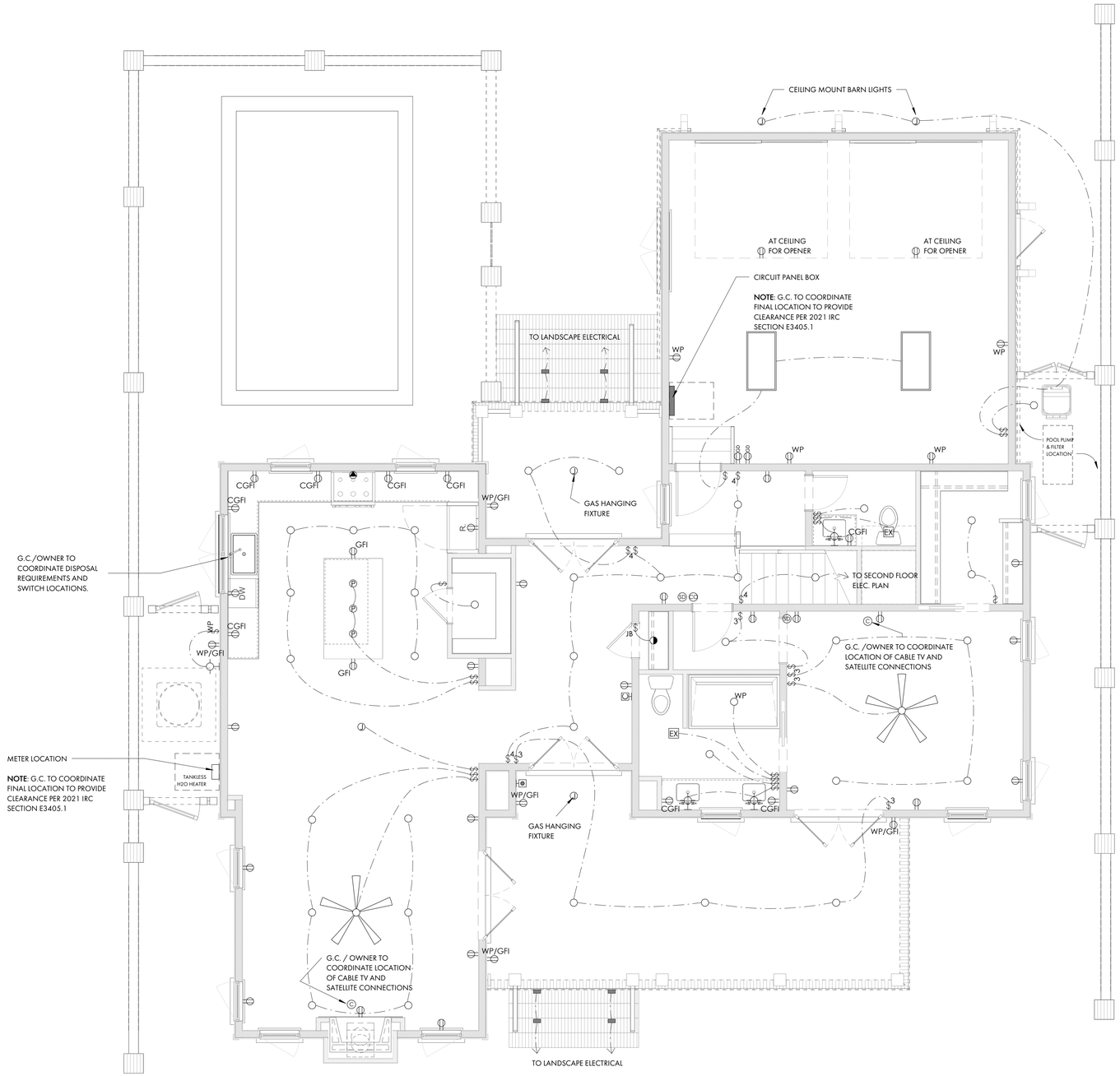
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- COUNTERTOP LEVEL GFI RECEPTACLE
- GFI IN WATERPROOF BOX
- UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GARAGE DOOR OPENER
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- WATERPROOF SWITCH
- DIMMER SWITCH
- CABLE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- HEADER MOUNTED FLUSH LIGHT
- DIRECTIONAL CAN LIGHT
- WATERPROOF CAN LIGHT
- JUNCTION BOX
- PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EXHAUST FAN
- DOOR BELL
- DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CELING FAN
- ELECTRIC METER

  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX

  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR 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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

COURT ATKINS GROUP

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

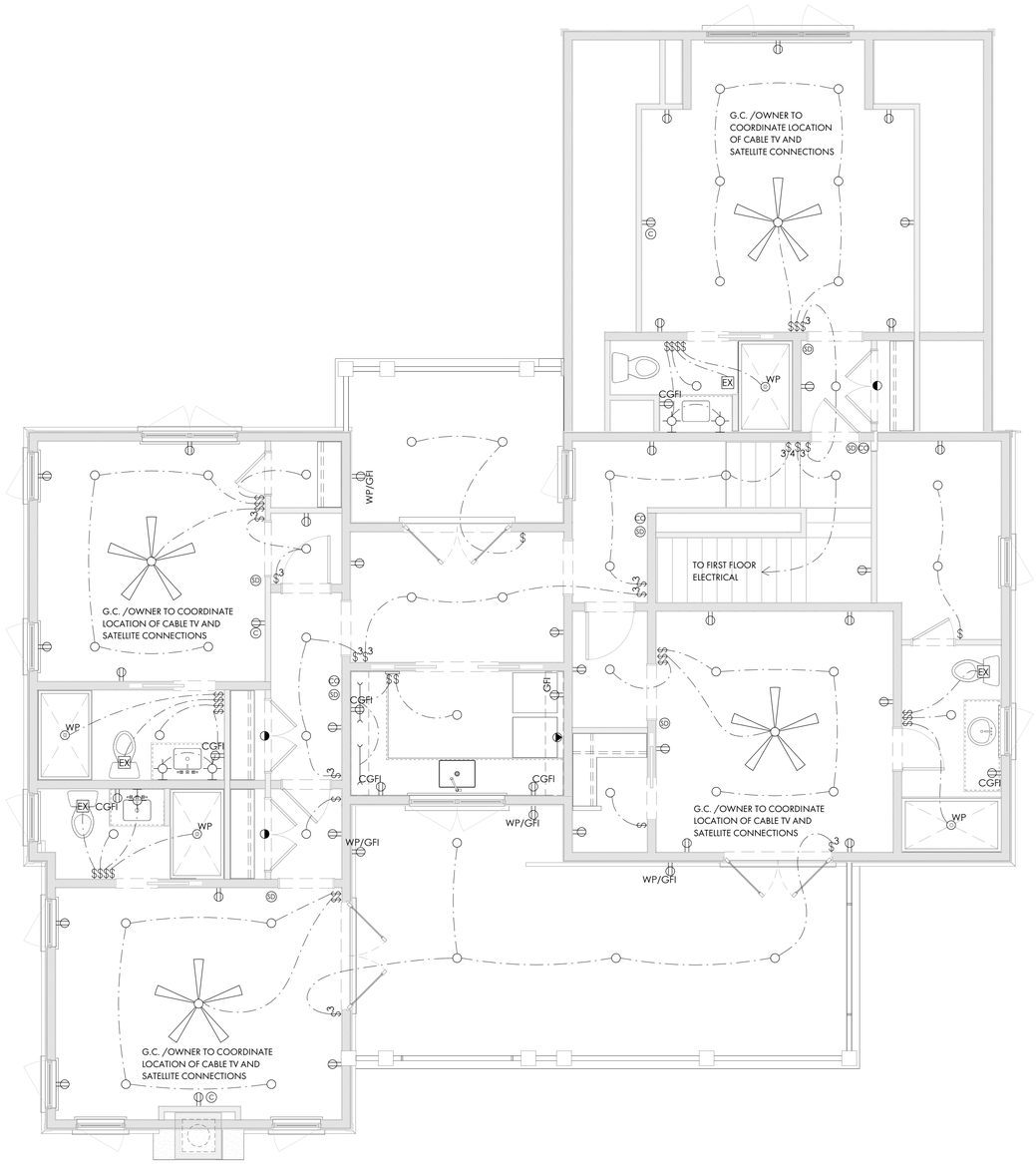
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1


G.C. /OWNER TO COORDINATE LOCATION OF CABLE TV AND SATELLITE CONNECTIONS
TO FIRST FLOOR ELECTRICAL
G.C. /OWNER TO COORDINATE LOCATION OF CABLE TV AND SATELLITE CONNECTIONS
G.C. /OWNER TO COORDINATE LOCATION OF CABLE TV AND SATELLITE CONNECTIONS
G.C. /OWNER TO COORDINATE LOCATION OF CABLE TV AND SATELLITE CONNECTIONS
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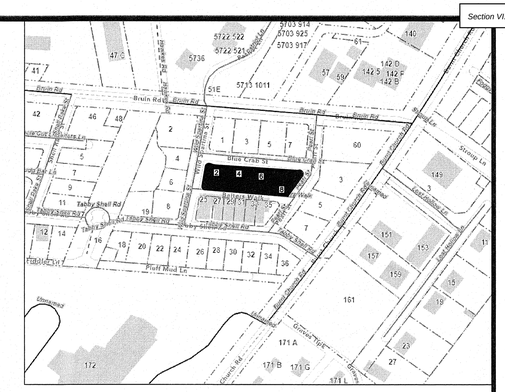
REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

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


Bruin Rd
Bruin Rd Ext
Bruin Rd
Bruin Cyan Ct
Bruin Rd
Bruin Rd
Bruin Rd

COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 51 Blue Crab Street
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

Original Submittal: November 5, 2025

REVISIONS

Date	Sheets Affected	Description
12/03/25	L1-L5	Revisions per HARB comments recieved 10/29/25
12/10/25	L4	Updates to Plant Schedule
02/04/26	L1-L4	Revisions per HARB comments recieved 01/07/26

Submittal Documents
Not for Construction

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
-o-o-o-	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

SITE & LAYOUT PLAN



Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	TRENCH DRAIN
	DOWN SPOUT

DRAINAGE NOTES:
1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L3

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Submittal Documents
Not for Construction

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

LANDSCAPE PLAN

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,546 SF
5,143 - 2,546 = 2,597 SF
2,597 SF X 75% = +/- 1,948 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,948 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,035 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,311 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,346 SF

AERIAL IMAGE OF SITE:
5,143 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,035 SF

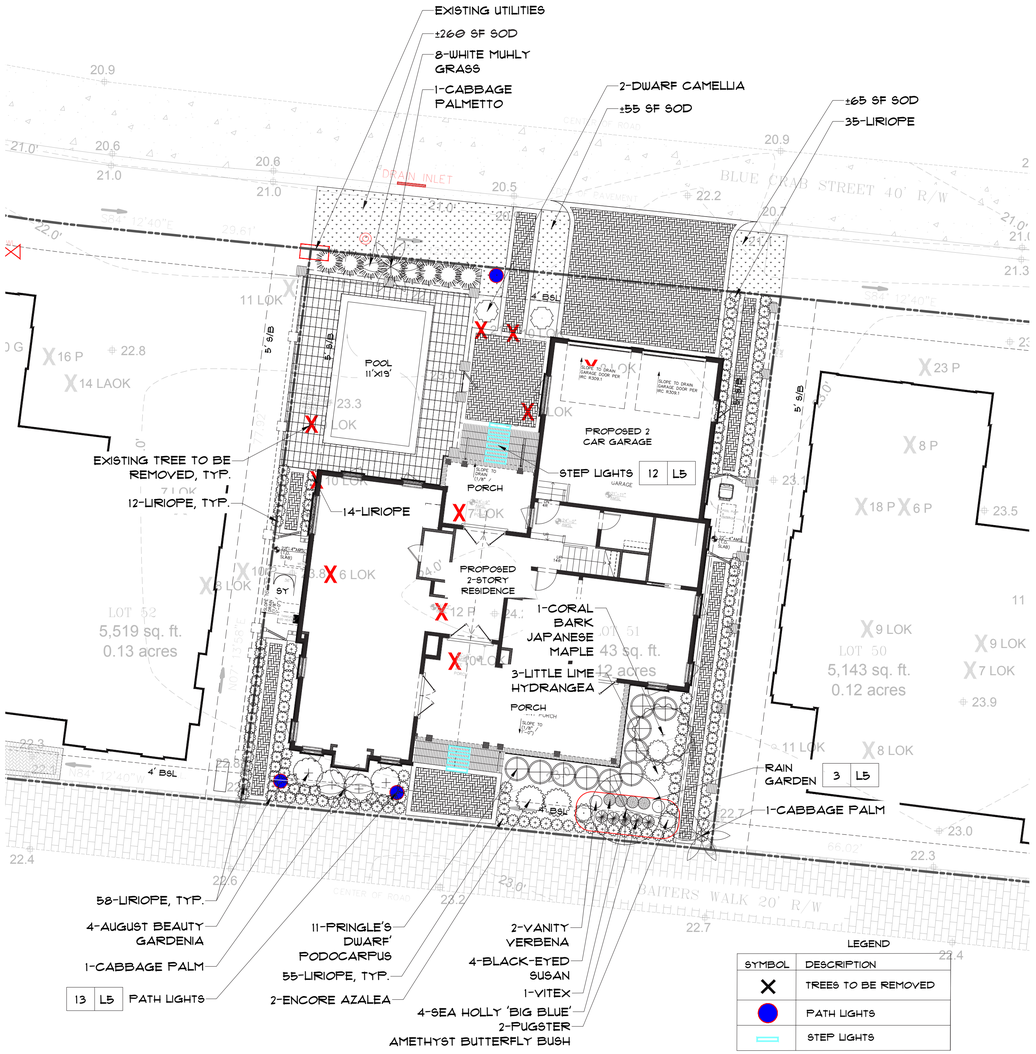


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1311 SF



SCALE: 1"= 50'



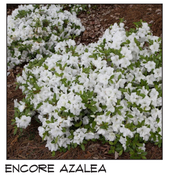
PLANT IMAGERY


AUGUST BEAUTY GARDENIA


BLACK-EYED SUSAN


CABBAGE PALM


CORAL BARK JAPANESE MAPLE


ENCORE AZALEA


LIRIOPE


LITTLE LIME HYDRANGEA


LIVE OAK


PRINGLE'S DWARF PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


VANITY VERBENA

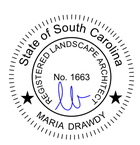

VITEX


WHITE MUHLYGRASS


WILL FLEMING YAUPON HOLLY (MALE)

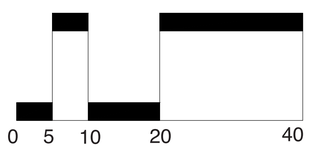
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
3	Cabbage Palm	Sabal Parmetto		8'-10'			Refoliated
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.				Or similar variety that tolerates afternoon sun
Shrub							
4	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
2	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering
4	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'		White Flowering
4	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'		
10	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
1	Vitex	Vitex agnus-castus	10 gal.	4'-5'	2'-3'		Standard
Perennials/G-Cover							
3	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		
160	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25		
4	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
3	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
8	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
325 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,000 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					



Submittal Documents
Not for Construction





Scale: 1" = 10'

L4

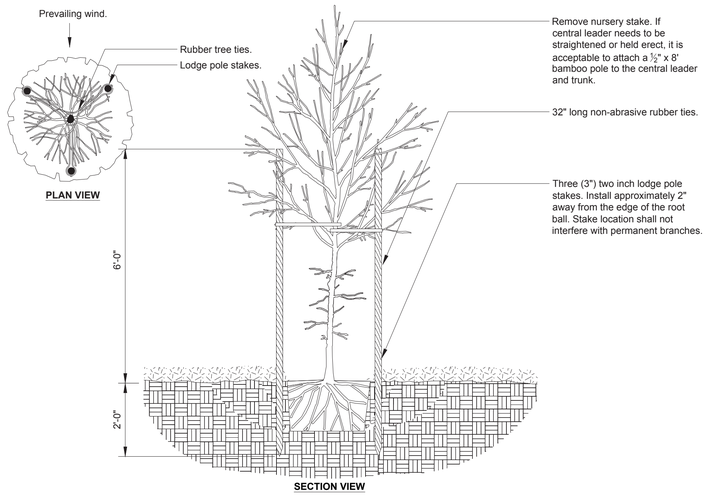
FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

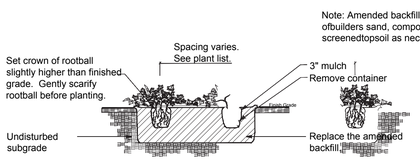
Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

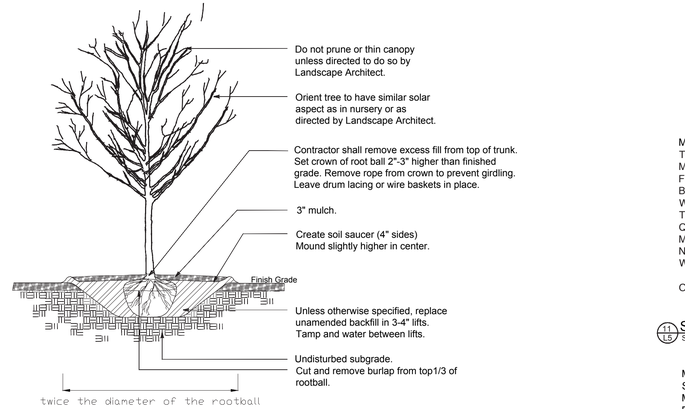
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565



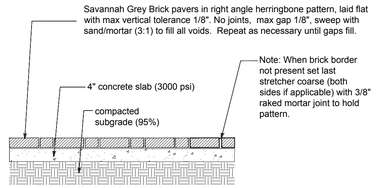
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



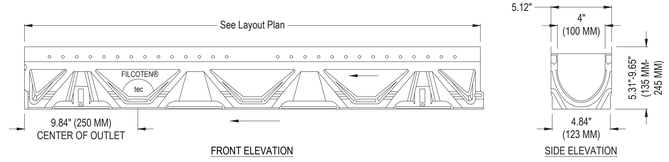
2 L5 Groundcover Planting
Not to Scale



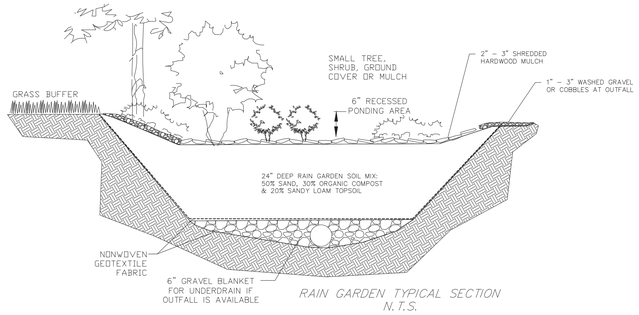
7 L5 Deciduous Tree Planting
Not to Scale



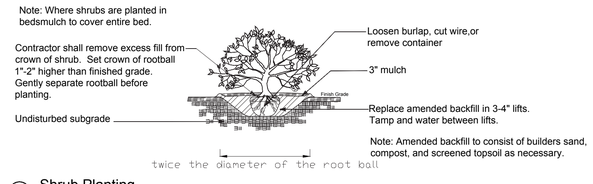
8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



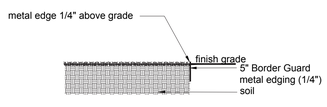
9 L5 Trench Drain
Scale NTS



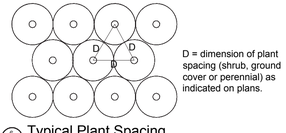
3 L5 Rain Garden
Scale NTS



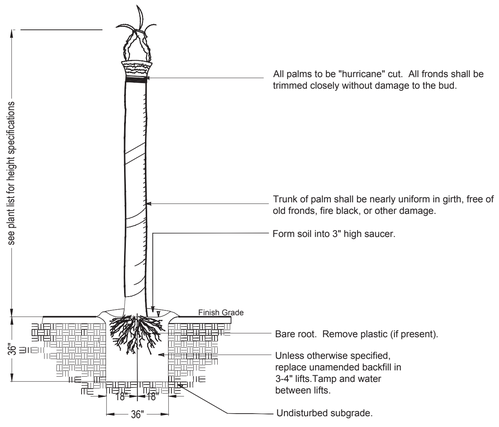
4 L5 Shrub Planting
Not to Scale



5 L5 Metal Edge
Scale NTS



6 L5 Typical Plant Spacing
Not to Scale



10 L7 Palm Tree Planting
Not to Scale



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 11
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

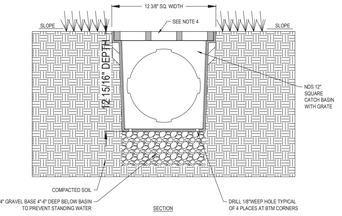
11 L5 Step Light
Scale NTS



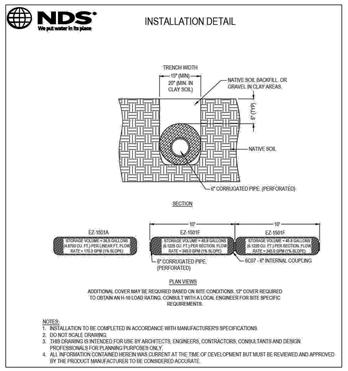
Model: 15014SK-LL - ATLANTIS
SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

12 L5 Path Light
Scale NTS



13 L5 Area Drain
Scale NTS



14 L5 French Drain
Scale NTS

DETAILS & CUT SHEETS

L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

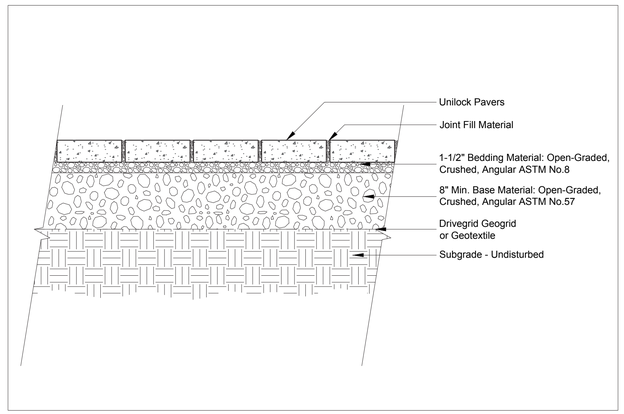
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

CROSS SECTION

Permeable Sidewalk (Non-Vehicular)



Note:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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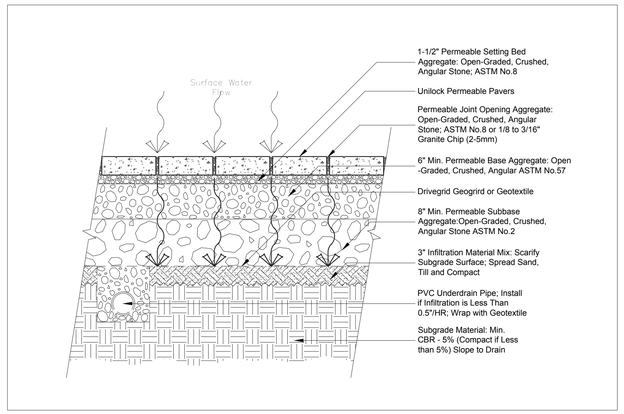
UNILOCK® PAVERS & WALLS

6 Non Vehicular Permeable Paving
Scale NTS

CROSS SECTION

Permeable Driveway (Medium Duty)



Note:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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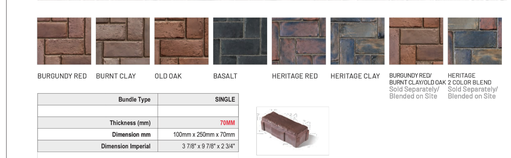
UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





Bundle Type		SINGLE
Thickness (mm)		70MM
Dimension mm		100mm x 250mm x 70mm
Dimension Imperial		3 7/8" x 9 7/8" x 2 3/4"
SQFT PER	Bundle	88.41
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	1.19
	Section	-
	Layer	13.12
	Bundle	104.99
SAILOR LNFT PER	SqFt	2.97
	Section	-
	Layer	32.81
	Bundle	262.47
UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888

STANDARD
8¼ x 3⅞ x 2¾"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

REALA™
Cast from historic brick

ULTIMA™
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Notes: **SOLD IN FULL BUNDLES ONLY** and **is produced and sold on a required, refundable skid.** Important: A urethane rubber paver mat must be used to prevent scuffing when compacting. For permeable installations, Unilock recommends using granite chips for joint fillers. For traditional applications, please refer to the Polymeric Sand Bed: Practices and Important Notice in the Product Data Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only. TWN ON

UNILOCK

TWN_DS_15_2023

1&2 L6 Non Vehicular & Med. Duty Permeable Paving
Scale NTS

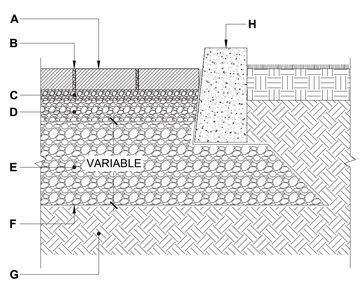
DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

Or Approved Equal

TECHO—BLOC

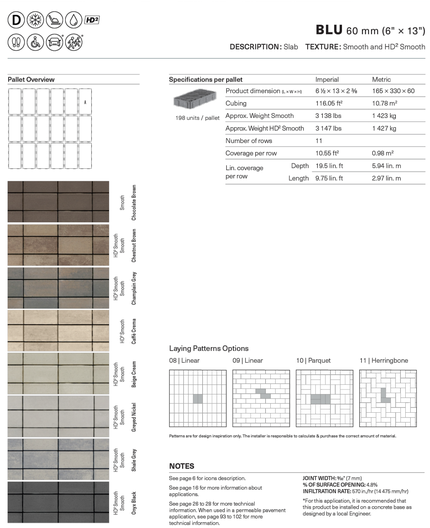
SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

A. PERMEABLE PAVER FROM TECHO-BLOC
B. JOINT FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
C. BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
D. BASE COURSE, 4" (100 mm)
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
E. SUBBASE COURSE
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
F. GEOTEXTILE
G. SUBGRADE





BLU 60 mm (6" × 13")
DESCRIPTION: Slab **TEXTURE:** Smooth and HD² Smooth

Pallet Overview

Specifications per pallet

	Imperial	Metric
Product dimension L x W x H	6 ½ × 13 × 2 ¾	165 × 330 × 60
Cubing	116.05 ft³	10.78 m³
Approx. Weight Smooth	3 138 lbs	1 423 kg
Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
Number of rows	11	
Coverage per row	10.55 ft²	0.98 m²
Lin. coverage per row — Depth	19.5 lin. ft	5.94 lin. m
Lin. coverage per row — Length	9.75 lin. ft	2.97 lin. m

198 units / pallet

Smooth Chocolate Brown
HD² Smooth Chestnut Brown
HD² Smooth Champagne Grey
10" Smooth Café Crema
HD² Smooth Beige Dune
HD² Smooth Grey Nickel
HD² Smooth Black Grey
HD² Smooth Onyx Black

Laying Patterns Options
08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone

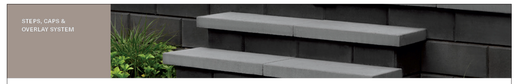
Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

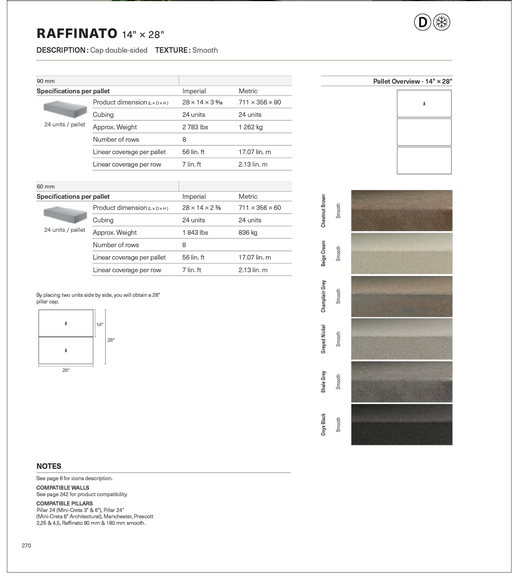
NOTES
See page 6 for icons description.
See page 16 for more information about applications.
See page 28 to 28 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ⅜" (7 mm)
% OF SURFACE OPENING: 4.8%
INFILTRATION RATE: 670 in./hr (14 475 mm/hr)
*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

35

Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:





RAFFINATO 14" × 28"
DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

90 mm
Specifications per pallet

	Imperial	Metric
Product dimension L x D x H	28 × 14 × 3 ⅜	711 × 356 × 90
Cubing	24 units	24 units
Approx. Weight	2 783 lbs	1 262 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

24 units / pallet

60 mm
Specifications per pallet

	Imperial	Metric
Product dimension L x D x H	28 × 14 × 2 ¾	711 × 356 × 60
Cubing	24 units	24 units
Approx. Weight	1 843 lbs	836 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

24 units / pallet

By placing two units side by side, you will obtain a 28" pillar cap.

Pallet Overview - 14" × 28"

Chestnut Brown Smooth
Beige Dune Smooth
Champagne Grey Smooth
Grayed Nickel Smooth
Black Grey Smooth
Onyx Black Smooth

NOTES
See page 6 for icons description.
COMPATIBLE WALLS
See page 242 for product compatibility.
COMPATIBLE PILLARS
Pillar 24 (Mini-Creta 3" & 6"), Pillar 24" (Mini-Creta 8" Architectural), Manchester, Prescott 3,25 & 4,5, Raffinato 90 mm & 180 mm smooth.

270

Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Connor Dunn

Lot 51 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

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

OVERALL TREE MITIGATION PLAN



LEGEND

EXISTING TREE DIAMETER (MATURE DIA.: 80')	EXISTING TREE CANOPY COVERAGE
PROPOSED TREE DIAMETER (MATURE DIA.: 80')	PROPOSED TREE CANOPY COVERAGE

LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

LOT 52
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,519 SF
TOTAL ROOF SF: +/- 2,565 SF
5,519 - 2,565 = 2,954 SF
2,954 SF X 75% = +/- 2,216 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,216 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,258 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,600 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,858 SF

LOT 51
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,546 SF
5,143 - 2,546 = 2,597 SF
2,597 SF X 75% = +/- 1,948 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,948 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 1,035 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,311 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,346 SF

LOT 50
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,571 SF
5,143 - 2,571 = 2,572 SF
2,572 SF X 75% = +/- 1,929 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,929 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 927 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,489 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

LOT 49
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,580 SF
TOTAL ROOF SF: +/- 2,544 SF
5,580 - 2,544 = 3,036 SF
3,036 SF X 75% = +/- 2,277 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
TOTAL PROPOSED ON SITE & ADJACENT TREE CANOPY: +/- 1,802 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,758 SF

Submittal Documents
Not for Construction

0 5 10 20 40
Scale: 1" = 10'

FINAL LANDSCAPE DEVELOPMENT PLANS

For
Connor Dunn
Lot 49-52 Blue Crab Street
Bluffton, SC
February 4, 2026

Prepared By:
Maria Drawdy, PLA
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

February 04, 2026

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019927
Lot 51, 4 Blue Crab Street – Tabby Roads

We are writing on behalf of Patrick Mason, agent of Blue Crab Bluffton LLC to address HPC conditions per the document dated 01.07.2026. Please see comments listed below with our responses in bold.

HPC Conditions

1. Change the wall cladding style on the carriage house from shingles to board and batten or horizontal lap siding.

The wall cladding at the carriage house has been changed to board and batten. This matches the second floor as well. Please see sheets A3.0 through A3.3. Shingled wall cladding has been omitted.

2. Provide pickets for the handrail at the front porch stairs and relocate the handrail to be within arm's reach

Pickets have been provided at the handrail at the front stairs. Please see sheets A3.0 through A3.3 and detail 2/A5.2. The front step width has been reduced and the handrails located within arm's reach.

3. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).

All top rails at porch balustrades have been updated to be 2 ¾" wide. Please see details 5/A5.0, 6/A5.0 and 2/A5.2

4. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).

Please see sheet A6.0 window schedule with windows shown as metal-clad wood.

5. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).

Please see sheet A6.0 door schedule with doors shown as metal-clad wood. Garage doors are shown as a steel frame with composite overlay.

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

6. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
Please see detail 1/A5.4 with half-round gutters shown as 18-guage aluminum.

7. Revise the fence height to be no taller than 6'-0" (Per UDO Sec. 5.15.6.K.2.b.).
Please see sheet A3.2 with elevations of the fence with heights not exceeding 6ft tall.

8. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
Please see the corner board detail located on sheet 5/A5.4

9. Update the Landscape Plan to show how 9 trees (or 22.5 calipers) will be mitigated (UDO Sec. 5.3.3).
It is our recommendation that the required mitigation fee be paid in lieu of additional tree planting on this lot. Space for additional trees is limited and the permeable pavers, pool, pool deck and foundation may compromise additional trees.
Please refer to the updated overall tree mitigation plan which includes canopy coverage as well.

10. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.
A Town of Bluffton tree removal permit will be applied for at the appropriate time

In addition to addressing 01.07.2026 HPC conditions, we are responding to staff findings based on Article 5 design standards and architectural comments from the 01.07.2026 HPC meeting. Please see the list below.

- Shingled wall cladding has been removed as a suggested wall cladding
- Provided the HPC determines that Boral is an acceptable material for column finish, columns are shown as Boral wrapped
- Provided the HPC determines that powder coated aluminum is an acceptable alternate material, all railings and gates are shown as powder-coated aluminum
- Front porch heights is less than 30" above grade and will not require a continuous rail. Please see grading plan and A3.0 to suggest the front porch is 2'-5" (29") above adjacent grade.
- Provided the HPC determines that Savannah Grey brick is an acceptable alternate material, Savannah Grey brick is to be used at the brick fence, front, porch edge, and rear steps
- Provided the HPC determines that composite material is an acceptable alternate material, composite material is proposed for shutters. HARB has found this material acceptable.
- Soffits are shown as 1x6 v-groove on eave details (see A5 sheets)
- The garage water table trim matches the water table detail at the main house as required by HARB (see 2/A5.1)
- Beam condition at bracketed roofs are clarified on elevations and detail 4/A5.1

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

Sincerely,



William Court
Founding Principal
Court Atkins Group, Inc.

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

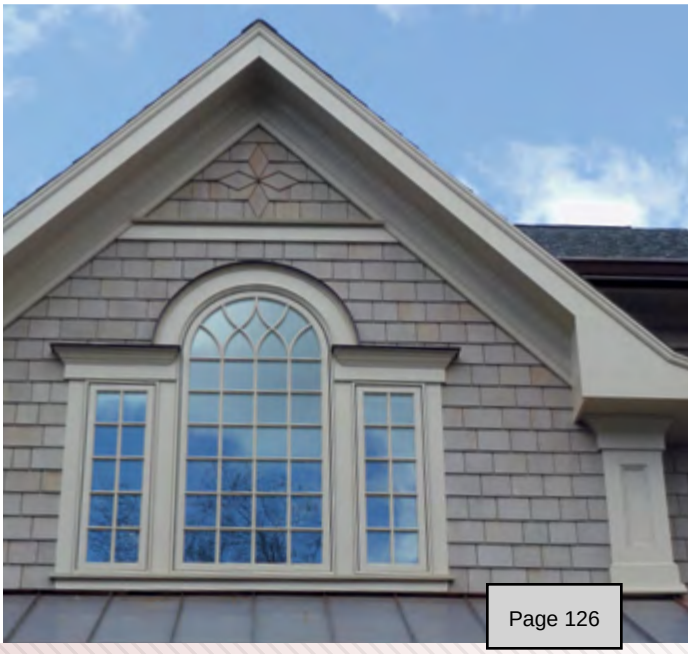
Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•





TUSCANY SERIES

example vertical pickets on Blue Crab Home

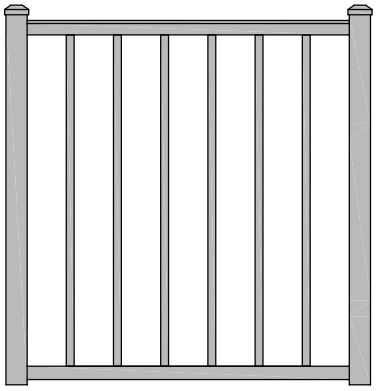
GATES & HARDWARE

DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.

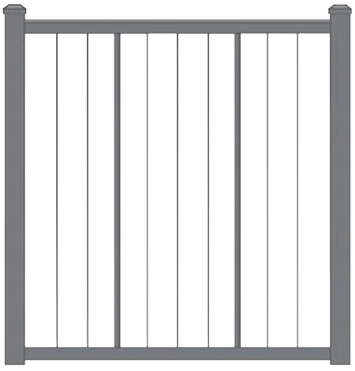


Adjustable Gates

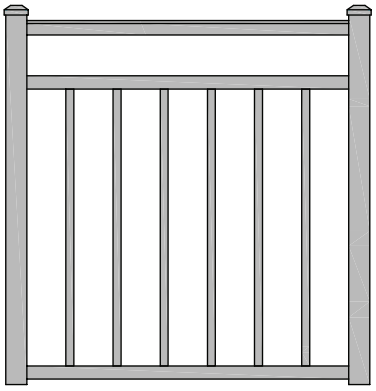
example at pool gate



Tuscany Series
36"W, 48"W, and 60"W Openings

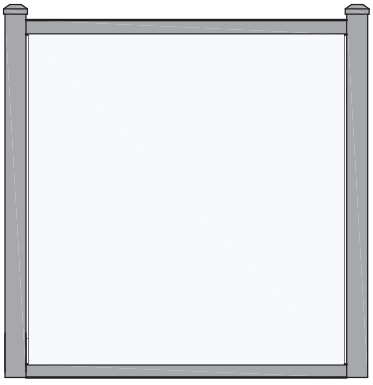


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.





Multiple Color Rails and Balusters



Tuscany Carribean Railing

-included for decorative panel inspiration only



METAL ROOF
McElroy Metals - Dark Bronze

EXTERIOR DOORS
Sherwin Williams - Pure White (SW7005)

COLUMNS, TRIM, FASCIA & GARAGE DOOR
Sherwin Williams - Pure Whit

BRICK
Savannah Gray

FOUNDATION & CHIMNEY
Tabby Stucco

BOARD & BATTEN & LAP SIDING
Sherwin Williams - Knitting Needles (SW7672)

WINDOWS
Marvin - Bronze



LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
02.04.2026

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 4, 2026
PROJECT:	COFA-09-25-019628 6 Blue Crab Street, Lot 50 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,846 SF and a 2-story attached Carriage House of approximately 884 SF to be constructed at 6 Blue Crab Street, Lot 50, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

Note: This application was initially heard at the January 7, 2026 HPC meeting but was tabled to allow the Applicant an opportunity to revise the plan to address the multiple conditions in the initial staff report, as well as other items discussed at that meeting. See Attachment 7 for the Applicant's response to each item.

INTRODUCTION: The subject property of 0.12 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter is provided as Attachment 3.

Lot 50 is located mid-block on the south side of Blue Crab Street between Wild Spartina Street and Pearl Street. Blue Crab Street serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing townhouses.

The proposed house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 4). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2.5-story main structure will have a 1,974 SF footprint (1,486 SF heated and 488 SF front and rear porches). The attached carriage house will have a 540 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure features a cross-gable roof of standing seam metal with three dormers required by Tabby Roads HARB, as well as a double-story front porch underneath a shed roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal gable roof that includes a shed dormer. The ground floor will include a double-bay garage; the second floor is a “bonus room.” Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include smooth Hardie lap-siding with a 9-inch exposure on the ground floor and a 5-inch exposure on the second floor. Hardie lap-siding with a 5-inch exposure is proposed for the carriage house. All windows will be 2-over-2 simulated divided lite casement and are shown to be metal clad wood. Door materials are identified as metal clad wood. The garage door will be steel and “composite overlay”. The chimney will be tabby shell with a tabby bishop’s cap.

Certain proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second floor porch); 2) boral trim in various locations (front/rear porch columns, sills, drip caps, portions of the service yard hog fence, second floor porch knee wall cap); and, 3) composite trim on the garage doors. The materials can be viewed in Attachment 8.

The yard will include a brick fence that will extend from behind the right front elevation of the main structure, adjacent to the eastern property line, and wrap around a proposed pool in the rear yard. The right side yard service yard will be partially enclosed by the fence and include two hog fence gates with louvered boral material. As this fence will also serve as the screen for the service yard on the adjacent property, it must of a height to screen mechanicals and other stored items on that property.

Elevations and architectural details are provided in Attachment 5. The Landscape Plan is provided as Attachment 6.

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting.

The Tabby Roads Habitat Architectural Review Board (HARB) approved the revised plans, including the composite shutters (Attachment 3).

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.

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. **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 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."

    The addition of new structures that comply with the Unified Development Ordinance allow for a more complete built environment within Old Town Bluffton Historic District.

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 or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5.

        1) **Porch Railing:** As the front porch height is 31-inches, a porch rail will be required per the International Residential Code and must match the second-story porch railing, as well as comply with UDO Sec. 5.15.6.H.

        2) **Columns:** The 10-inch columns are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but not for columns. The HPC must determine if this is an appropriate alternative material.

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) on the second-story porches; 2) at the front and rear porch; 3) at the front stairs; and, 4) the rear porch and stairs. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

4) **Doors:** The garage door will be "steel structure/composite overlay." The composite material is not specified on the plan. UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. A determination as to the appropriateness of the composite overlay is required.

5) **Trim**: Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. The following are proposed to be or possibly be boral: 1) corner boards; 2) drip caps; 3) dormer fascia; 5) sills; and 6) the top "rail" at the second-story rear porch. A determination as to the appropriateness of this alternate material is required.

6) **Landscape Plan**: A total of 13 protected trees will be removed (a combination of live oaks, water oaks, gum and magnolia) that require mitigation due to size (8-12 inches in diameter at breast height) (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is 13 or 32.5 caliper inches which must be a minimum of 12 feet tall and have a tree canopy at maturity equal to the mature tree canopy of the trees to be removed (UDO Sec. 5.3.3.F.3.). As one live oak at four (4) caliper inches will be planted and count as two trees, 11 trees (27.5 caliper inches total) must be mitigated. If the UDO Administrator determines that any of the required trees cannot be provided on the site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

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 proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, including such as mass, scale, and height.

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 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.

Conditions:

1. Provide a front porch railing that is consistent with the second-story porch railing style, as well as UDO Sec. 5.15.6.E.5.c.
2. Provide 11 trees (or 27.5 caliper inches) on the site to mitigate the total loss of trees to be removed (UDO Sec. 5.3.3.F. If the UDO Administrator determines that mitigation trees cannot be provided for on the site, a fee in-lieu of planting may be required per UDO Sec. 5.3.8.

Determinations: The determinations below must be considered. If not acceptable, the HPC must provide an appropriate alternative.

1. Boral for the porch columns, corner boards, drip caps, fascia, knee wall cap, service yard gate elements (as shown on the plan) and sills.
2. Powder-coated aluminum for the porch handrails and balustrades.
3. Composite material as an "overlay" for the garage doors.

Note: Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required to remove trees that are 14 inches or more in diameter at breast height.

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. Application & Narrative
2. Location Map and Photos
3. HARB Approval Letter (01.28.2026)
4. Composite Streetscape View
5. Architectural Plans
6. Landscape & Site Development Plan
7. Response to HPC Conditions and Comments (01.07.2026)
8. Manufacturer's Info (Boral, Railings)

9. Color Board

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: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

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

Project Name: Lot 50 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address: 6 Blue Crab Street, Tabby Roads, Bluffton	**Application for:**		
Zoning District: Neighborhood General-HD	☑ **New Construction**		
Acreage: .12	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1230 0000	☐ **Relocation**		

Project Description: Construction of a new single family, 2-story home, with an attached 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. 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: Blue Crab, LLC Patrick Mason **Date:** 02.04.2026

Applicant Signature:  **Date:** 02.04.2026

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): Center Hall House and Carriage House			
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 5ft	**Lt. Side:** 5ft

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	n/a	3,846
Ancillary	Carriage House	n/a	884
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	Main House (2,046sf) Carriage House (540sf)
Impervious Drive, Walks & Paths	538
Open/Covered Patios	599
A. TOTAL IMPERVIOUS COVERAGE	3,685
B. TOTAL SF OF LOT	5,143
% COVERAGE OF LOT (A/B= %)	63%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Tabby Stucco Finish	Columns	Boral wrapped
Walls	Hardie lap	Windows	metal-clad wood, casements
Roof	standing seam metal	Doors	metal-clad wood, swing
Chimney	tabby stucco finish	Shutters	n/a
Trim	boral / hardie	Skirting/Underpinning	n/a
Water table	boral/ hardie	Cornice, Soffit, Frieze	hardie trim/ v-groove soffit
Corner board	boral	Gutters	aluminum, half round 18 guage
Railings	powder-coated aluminum	Garage Doors	steel structure/ clad overlay
Balusters	powder-coated aluminum	Green/Recycled Materials	
Handrails	powder-coated aluminum		

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 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).

Blue Crab Bluffton ,LLL Patrick Mason 02.04.2026

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant 02.04.2026

Date

William Court

Printed Name of Applicant

COURT ATKINS GROUP

February 4, 2026

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 50, 6 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story, single-family residential structure.** It was based on the principles of the **Center Hall House** type. We understand that it will need to be reviewed as an additional building type. It is approximately **3,846 square feet**, along with an attached **Carriage House** of approximately **884 square feet**, located at 6 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 55'-0" wide
- Building footprint (without porches) is 1486 sf
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint is 540sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

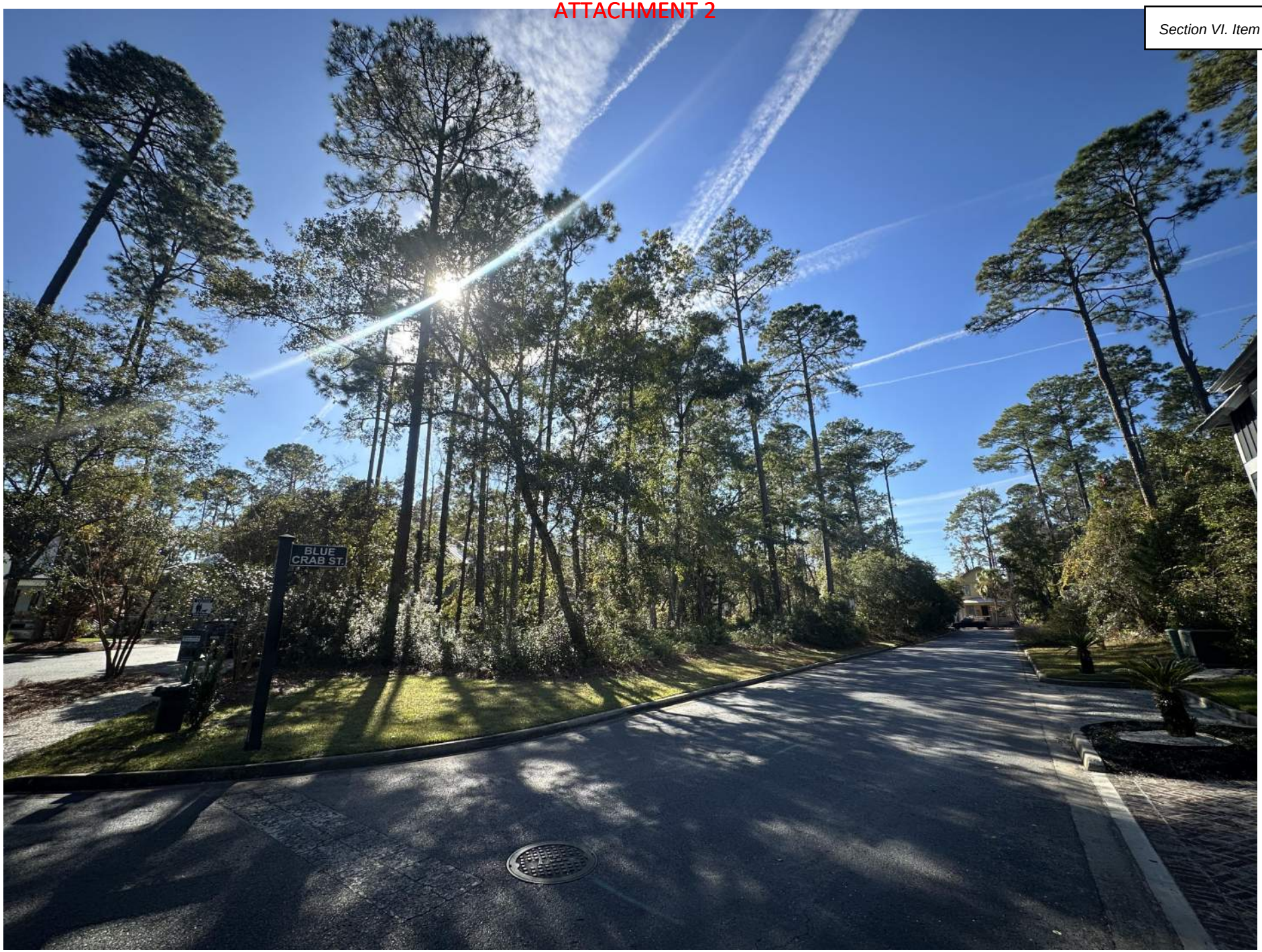
RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

ATTACHMENT 2

LOCATION MAP




WILD
SPARTINA ST.


BLUE
CRAB ST.



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Jan 28, 2026

Lot 50, 6 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval for the planned single-family residence to be built on lot 50, 6 Blue Crab. Plans within the following files titled below are the basis for this approval:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 50_exterior fixtures.pdf

2025.12.04 Lot 50_Garage Door Cutsheet.pdf

2025.12.4_6 Blue Crab Street_ HARB Cover Letter.pdf

2026.01.22 Lot 50_6 Blue Crab _reference set.pdf

121025 Lot 50 Blue Crab Street Final LS Development Plans.pdf

Lot 50_Blue Crab_Final HARB_Color Board.pdf

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

We are sending a copy of this approval to the Town of Bluffton for their file. We trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton



LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51- 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP
RESIDENTIAL | COMMERCIAL | INTERIORS
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

COURT ATKINS GROUP





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COURT ATKINS GROUP

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

COURT ATKINS GROUP

ATTACHMENT 5

ISSUED FOR HPC REVIEW

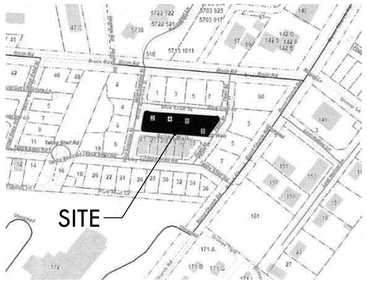
LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES
A1.0	SITE PLAN
A1.1	MOBILIZATION PLAN
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A3.3	BUILDING 3D VIEWS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,486 sq.ft.
Covered and Enclosed:	488 sq.ft.
Second Floor	
Heated and Cooled:	1,374 sq.ft.
Covered and Enclosed:	498 sq.ft.
Total Gross Area:	3,846 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	344 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	884 sq.ft.



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 50 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
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			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ 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'-1" A.F.F.	Number of Stories: 2
MEZZANINE:	Yes _____	No X
HIGH RISE:	Yes _____	No X

GENERAL NOTES:

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

- THE ARCHITECT'S 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 SERVICEAND 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.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- 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.
- 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.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- 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.

CONSTRUCTION ADMIN.:

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

REGULATION 11-12.B.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.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

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
A/V	AUDIO/VISUAL
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
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
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
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDTIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
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	POLYVINLYCHLORIDE
PVMT	PAVEMENT
PLY	PLYWOOD
PWDR	POWDER ROOM
R	RISER
R & S	ROD & SHELF
RAG	RETURN AIR GRILL
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
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.B.D.	TO BE DETERMINED
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
T.O.	TOP OF
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
WWF	WELDED WIRE FABRIC

REFERENCE SYMBOLS

EXTERIOR ELEVATION SYMBOL (1 / A3.0)

INTERIOR ELEVATION SYMBOL (1 / A7.0)

BUILDING SECTION (1 / A4.0)

WALL SECTION (1 / A5.0)

DETAIL SECTION CALLOUT (1 / A5.0)

ENLARGED PLAN/ DETAIL CALLOUT (1 / A5.0)

COLUMN GRID REFERENCE (A)

LEVEL/ELEVATION REFERENCE (LEVEL 1, 100' - 0")

ROOM TAG (ROOM NAME, 101)

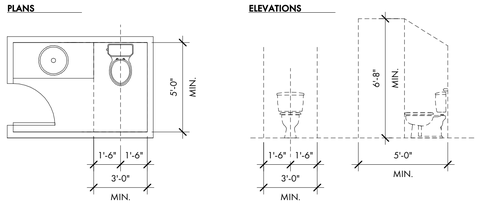
WINDOW TAG (X)

DOOR TAG (101.1)

REVISION CLOUD & TAG (1)

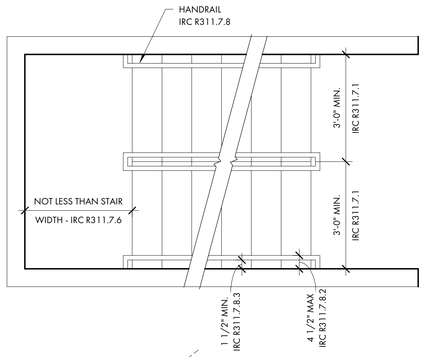
TYP. RESTROOM CLEARANCES

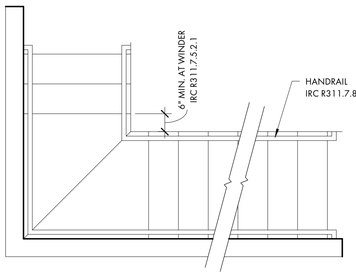
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS

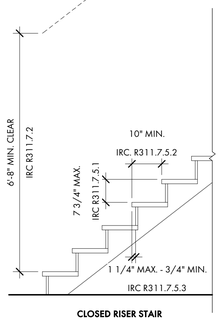


STAIR CRITERIA

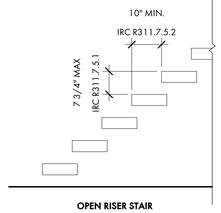
MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



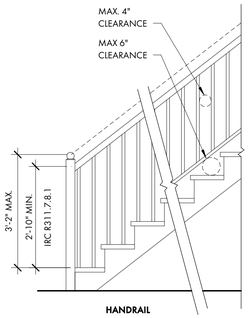




CLOSED RISER STAIR



OPEN RISER STAIR



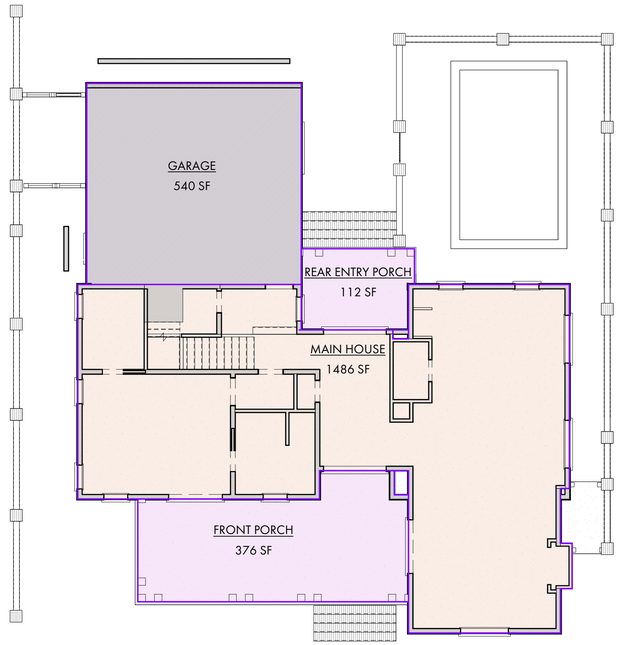
HANDRAIL

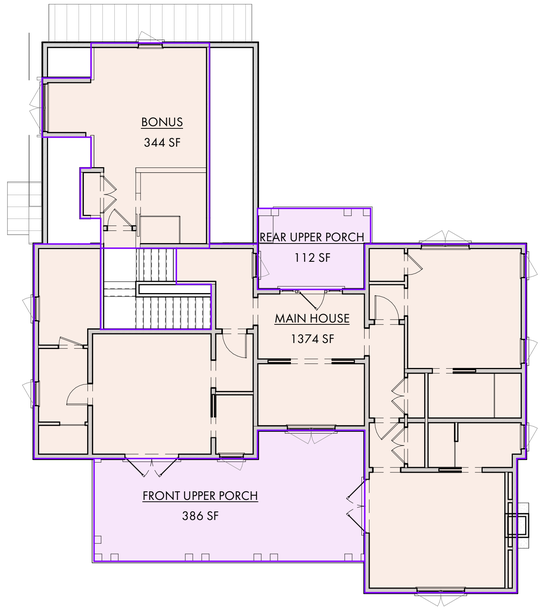
MAIN HOUSE TOTAL SF

First Floor		
	Heated and Cooled:	1,486 sq.ft.
	Covered and Enclosed:	488 sq.ft.
Second Floor		
	Heated and Cooled:	1,374 sq.ft.
	Covered and Enclosed:	498 sq.ft.
	Total Gross Area:	3,846 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	344 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	884 sq.ft.





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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

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SHEET TITLE

GENERAL NOTES

A0.1

ATTACHMENT 5

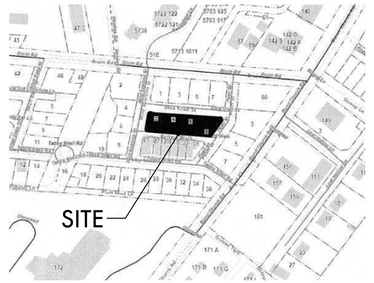
LEGEND

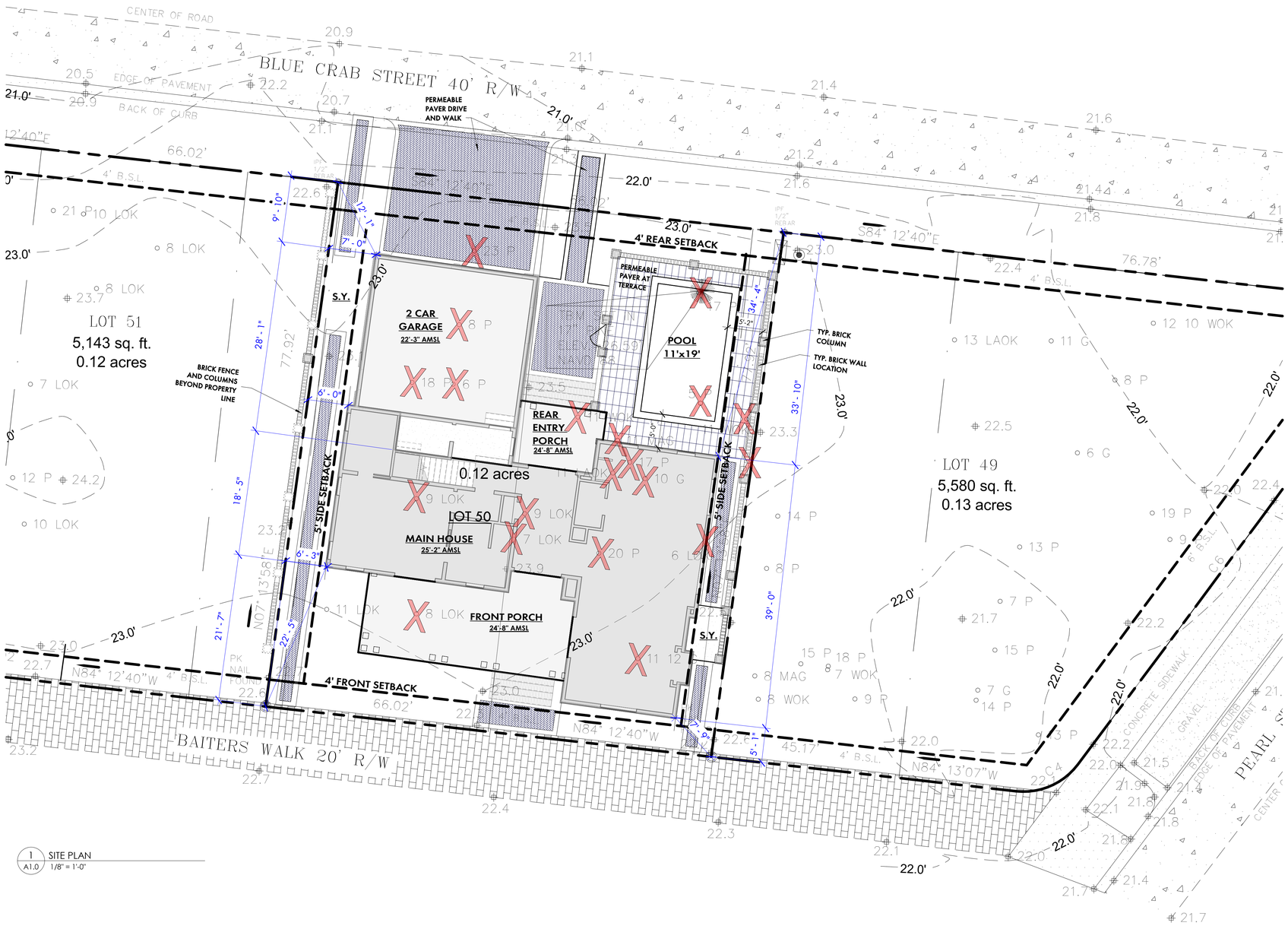
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- 12' - CONTOUR LINES
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC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

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 142 AT PAGE 119





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

SITE PLAN CALCS:

TOTAL LOT AREA	5,143SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,548 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	385 SQ. FT.
BRICK WALKS (IMPERVIOUS)	153 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	599 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,685 SQ. FT.
IMPERVIOUS TO LOT RATIO	63%

SITE PLAN 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

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

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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SITE PLAN

A1.0

ATTACHMENT 5

LEGEND

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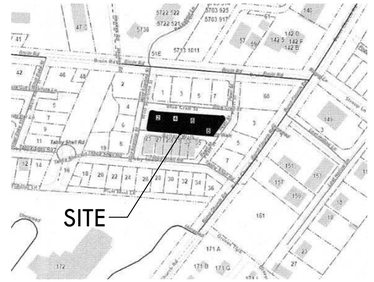
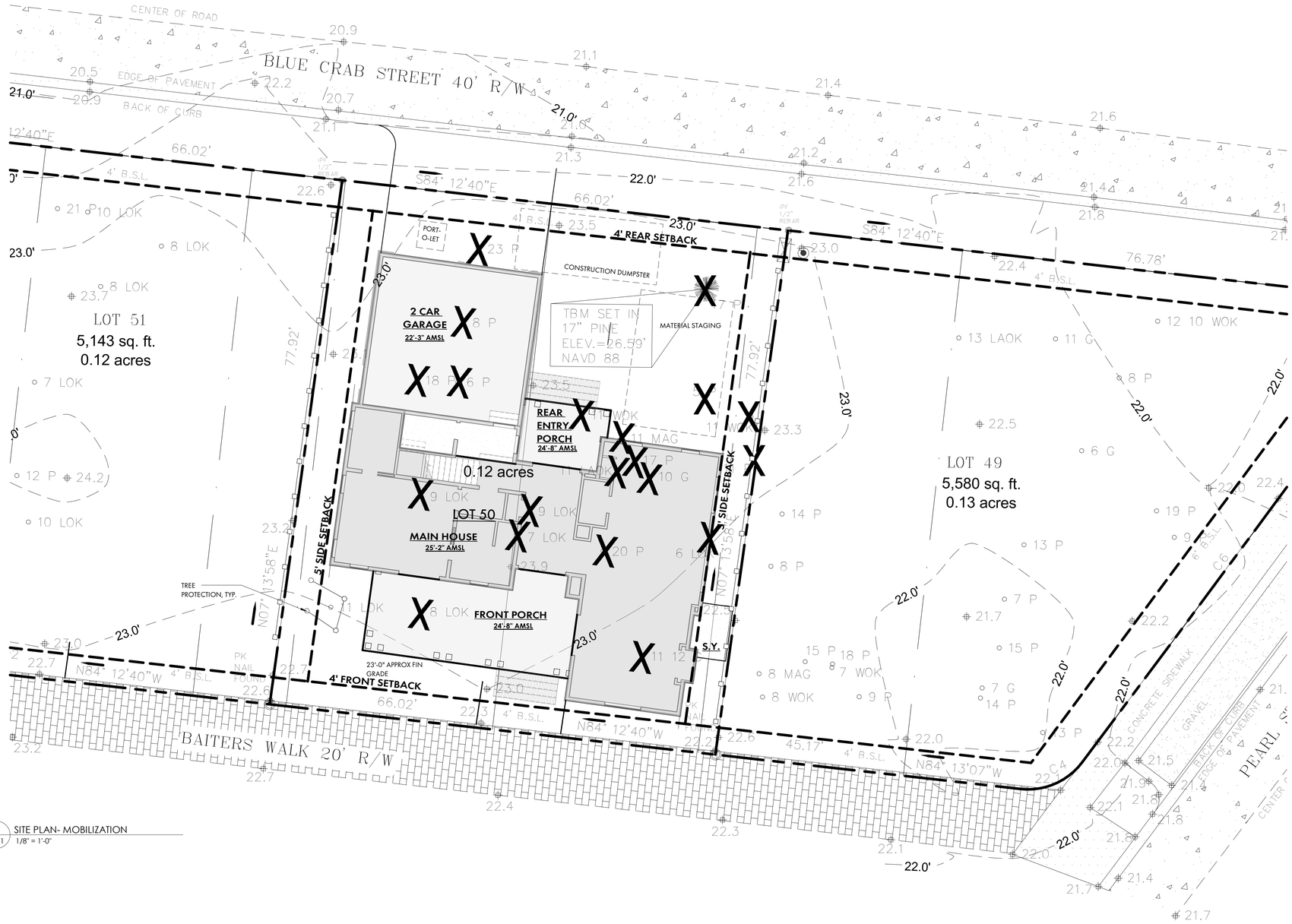


TREE LEGEND

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



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

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

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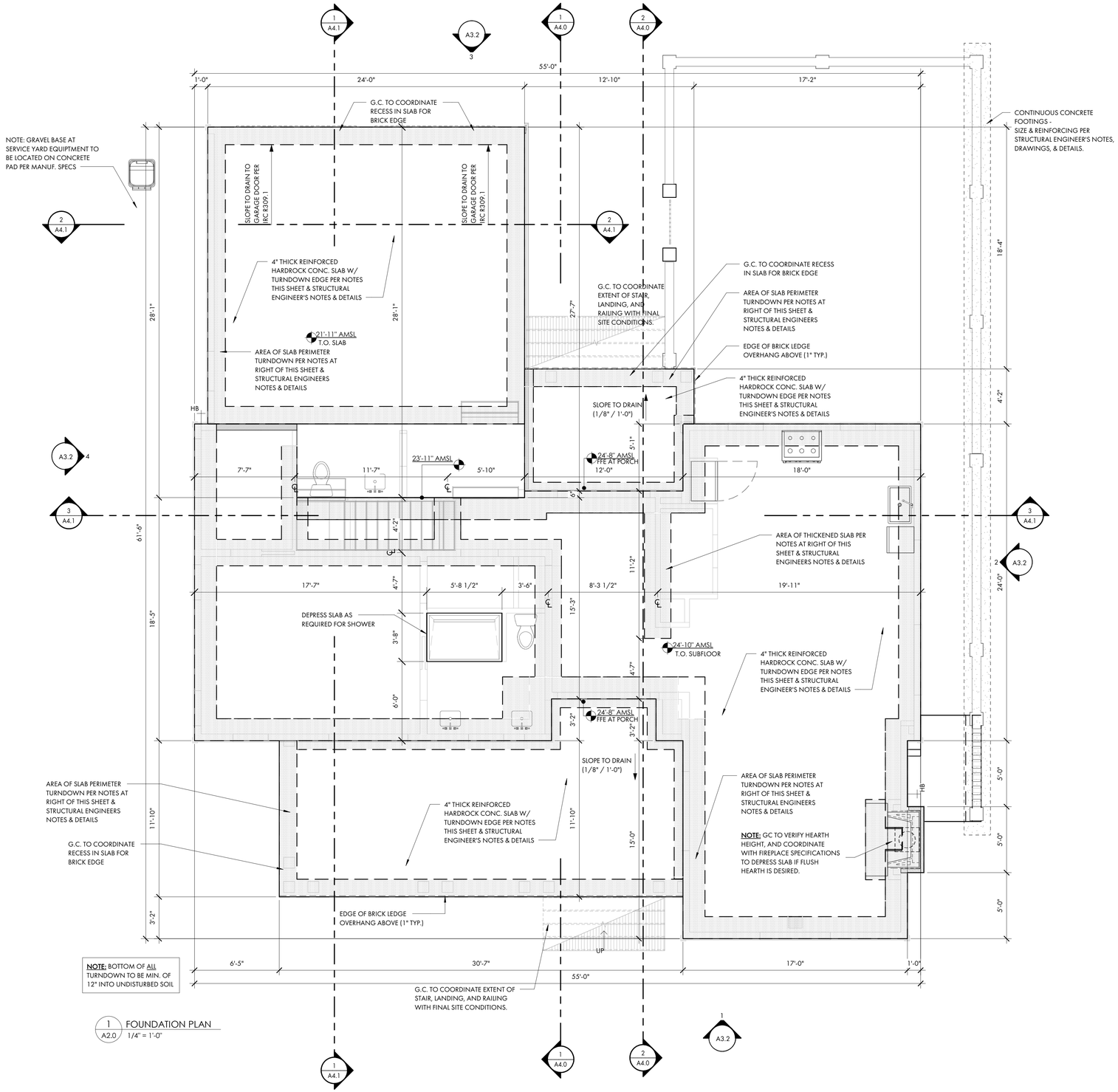
MOBILIZATION PLAN

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

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 RETAINING/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:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

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)

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH

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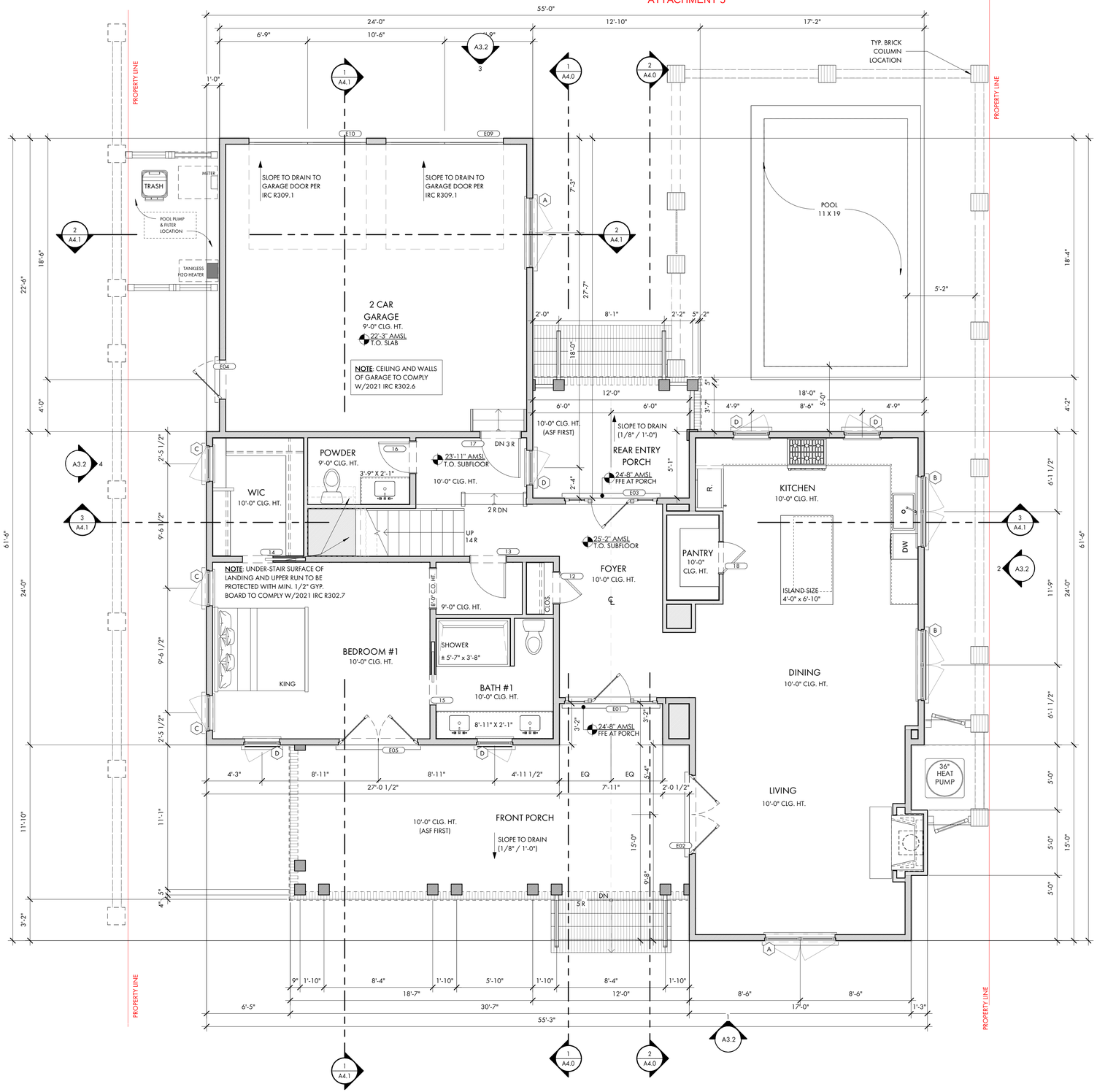
FOUNDATION PLAN

A2.0

ATTACHMENT 5



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

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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (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. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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.

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. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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)

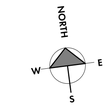
ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD



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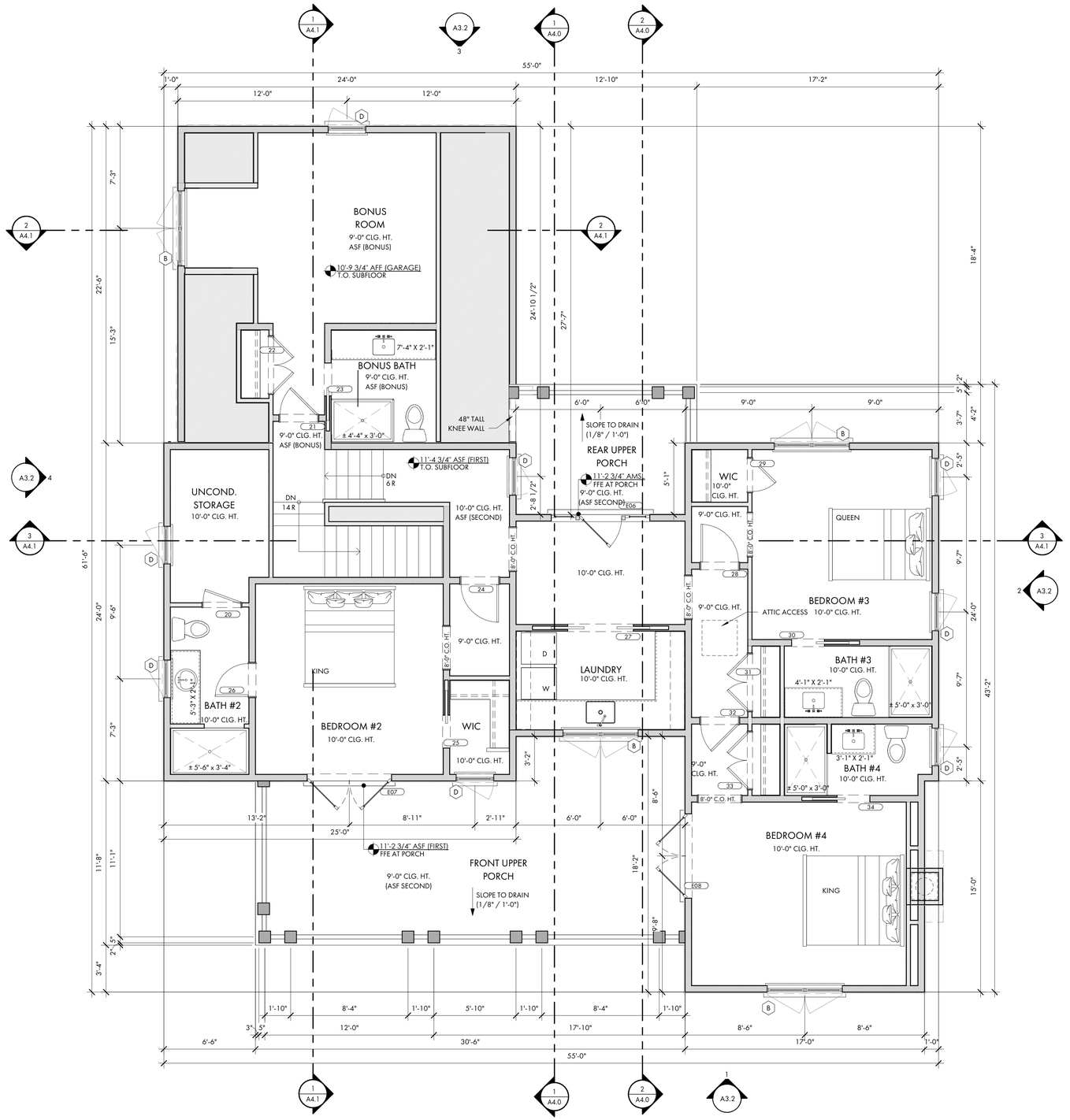
FIRST FLOOR PLAN

A2.1



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

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

GENERAL CONTRACTOR NOTE:
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DIMENSION NOTES:
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PLUMBING NOTES:
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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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (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. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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.

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. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

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Section VI. Item #3.

LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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Date
02.04.2026

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25-072

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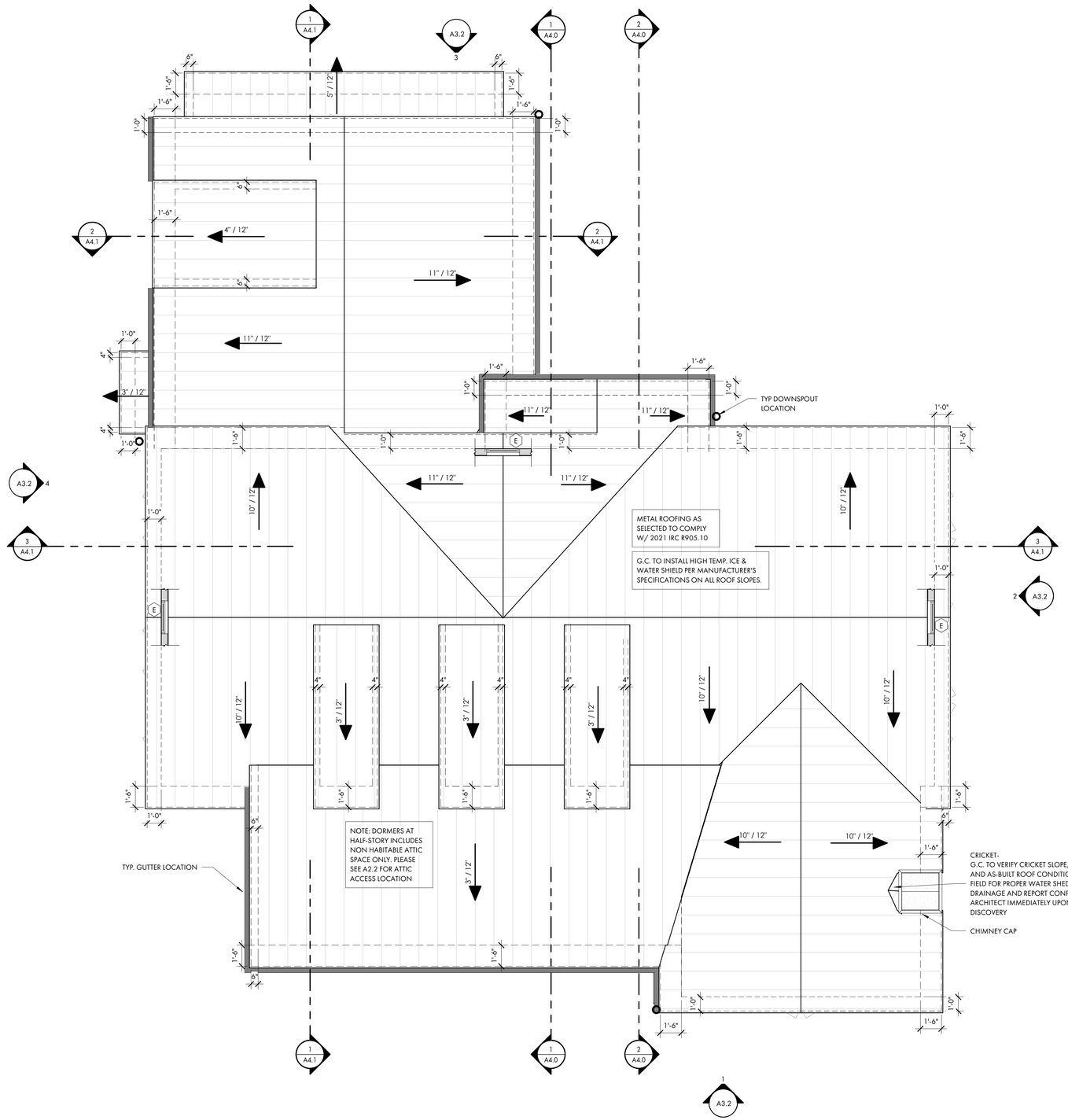
SHEET TITLE

SECOND FLOOR PLAN

A2.2



1 A2.3 ROOF PLAN
1/4" = 1'-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.

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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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:
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FLOOR PLAN - SYMBOL KEY

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2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

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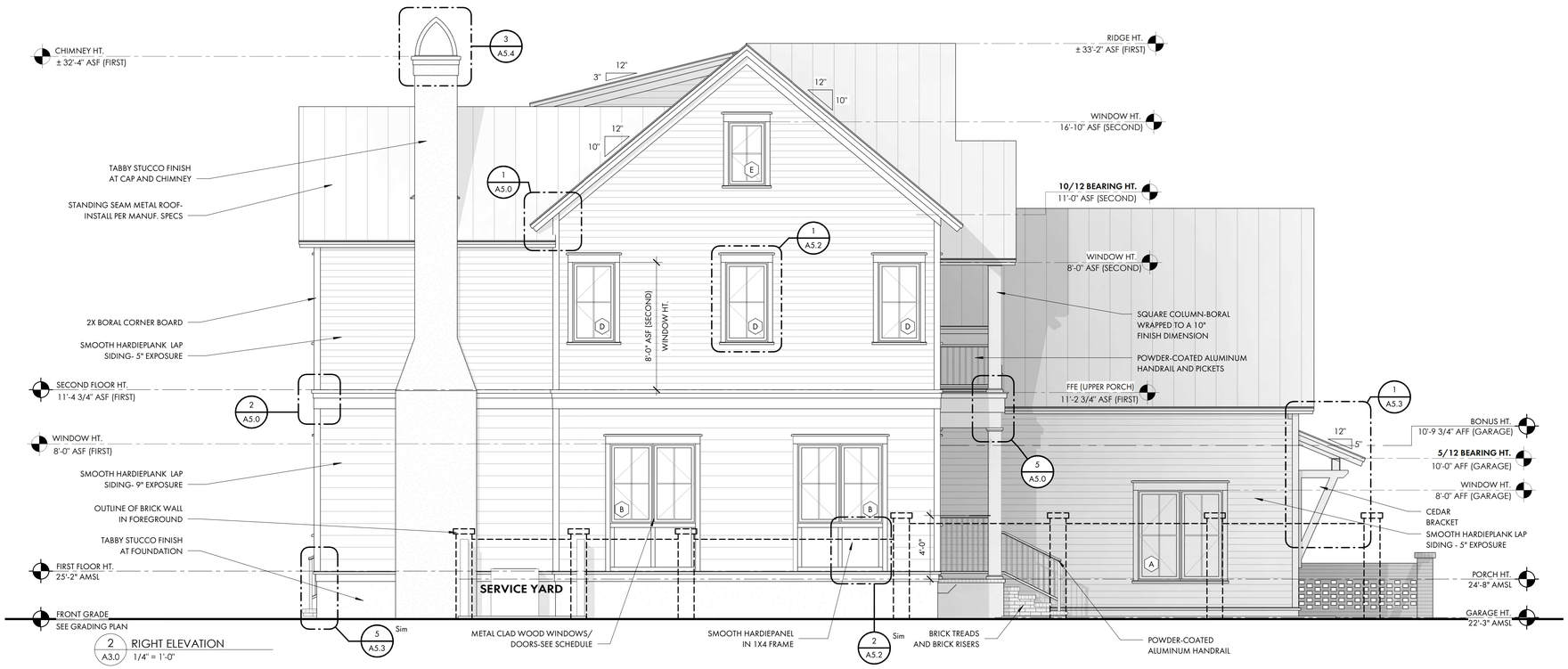
ROOF PLAN

A2.3

ATTACHMENT 5



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



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

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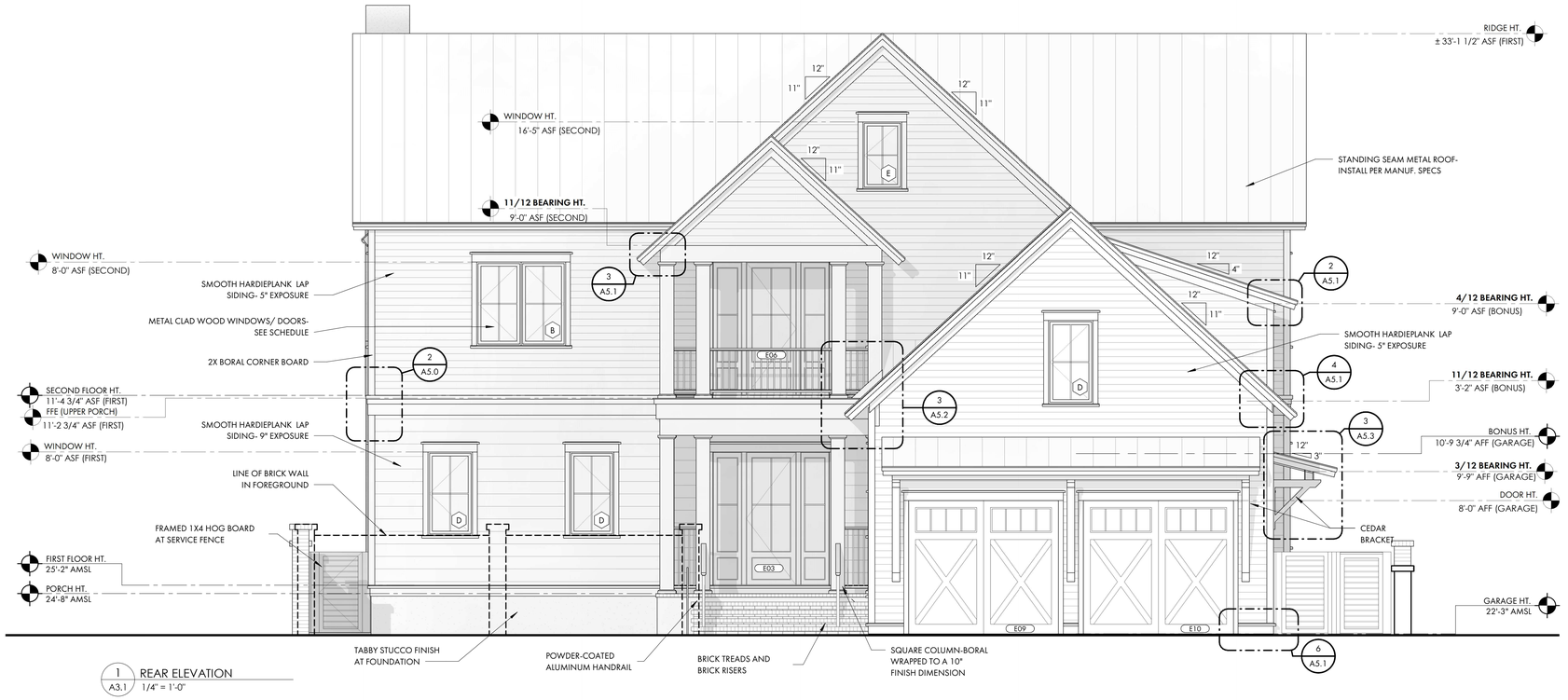
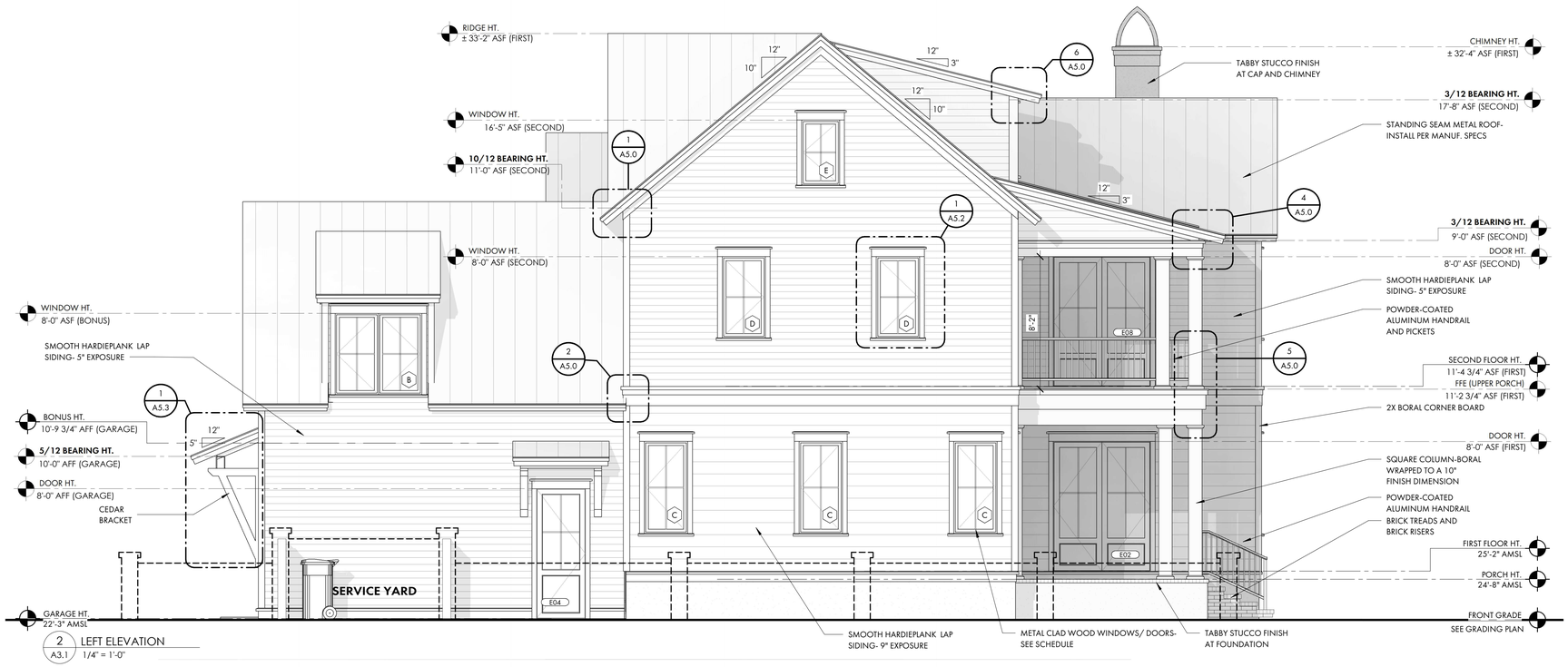
SHEET TITLE

BUILDING ELEVATIONS

A3.0



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



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

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BUILDING ELEVATIONS

A3.1

ATTACHMENT 5



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
3/16" = 1'-0"

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BUILDING ELEVATIONS WITH BRICK FENCE

A3.2

ATTACHMENT 5





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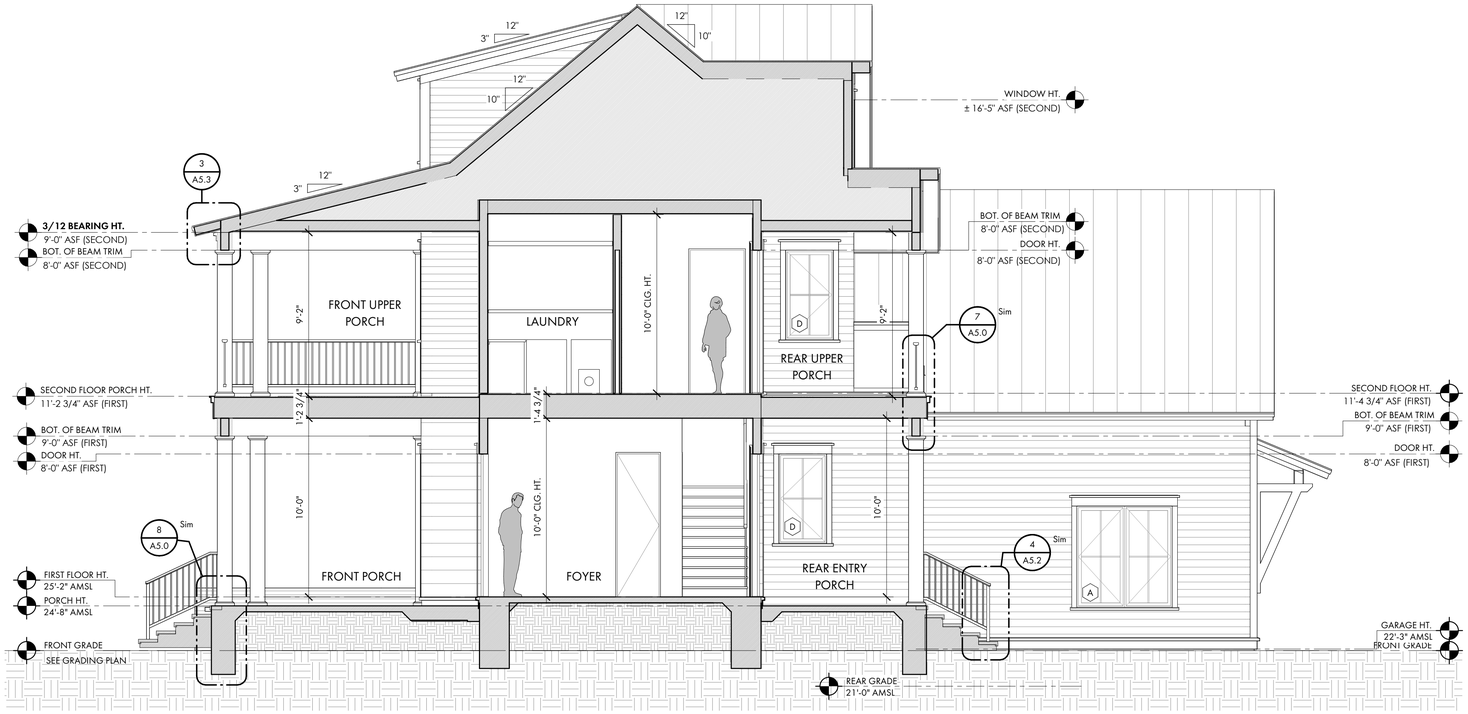
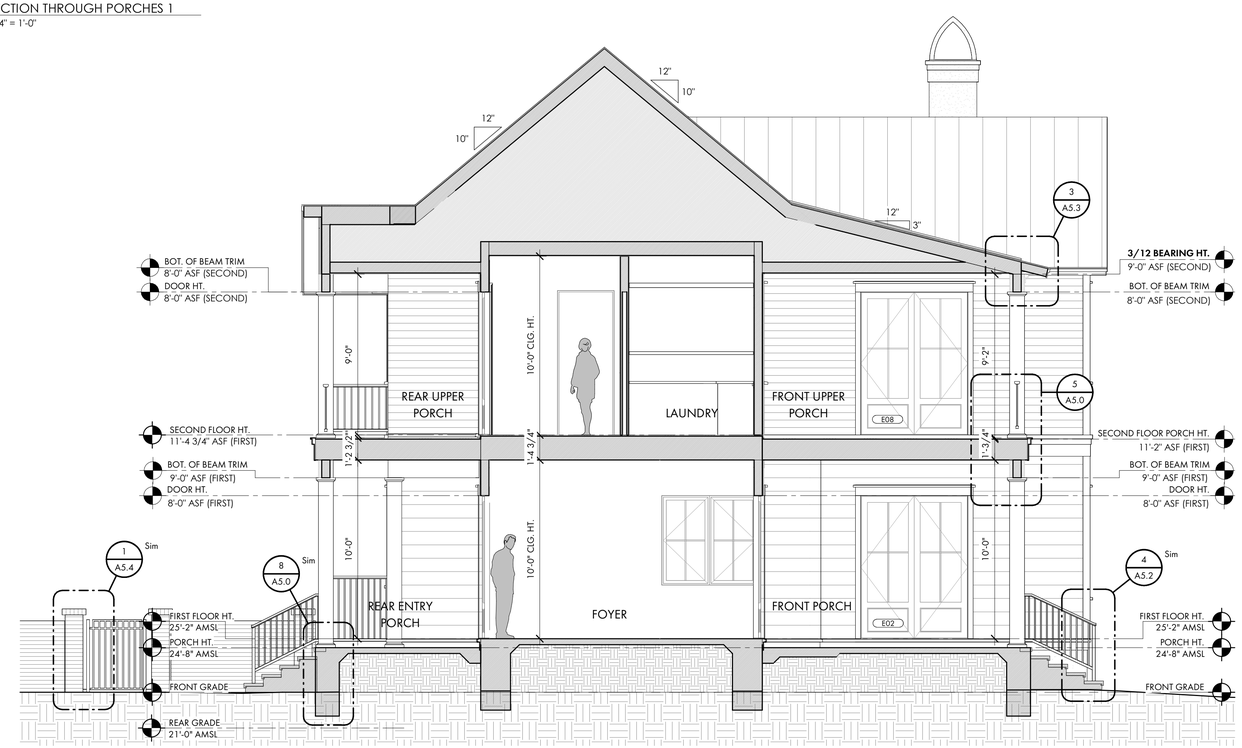
SHEET TITLE

BUILDING 3D VIEWS

A3.3



1 A4.0 SECTION THROUGH PORCHES 1
1/4" = 1'-0"



2 A4.0 SECTION THROUGH PORCHES 2
1/4" = 1'-0"

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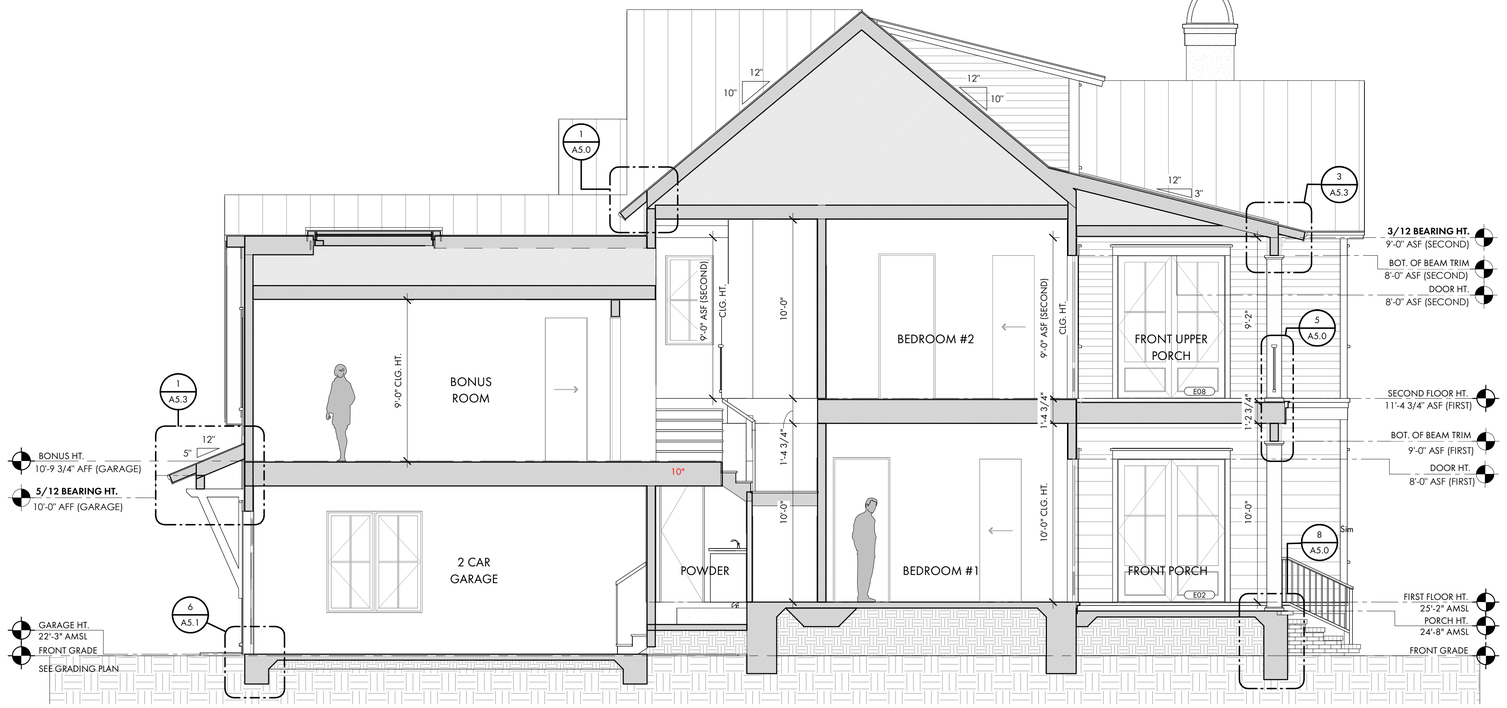
BUILDING SECTIONS

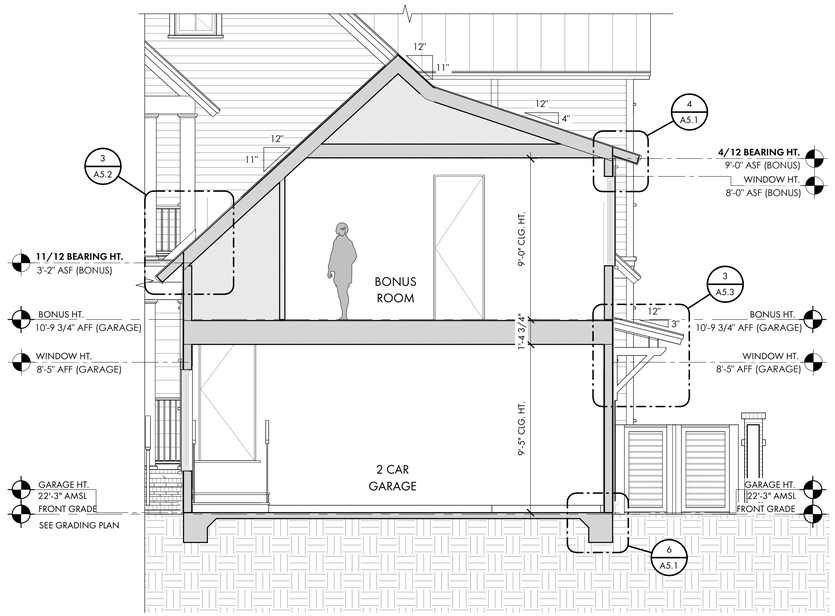
A4.0



1 A4.1 SECTION AT GARAGE
1/4" = 1'-0"



3 A4.1 SECTION THROUGH STAIR
1/4" = 1'-0"



2 A4.1 SECTION THROUGH DORMER
1/4" = 1'-0"

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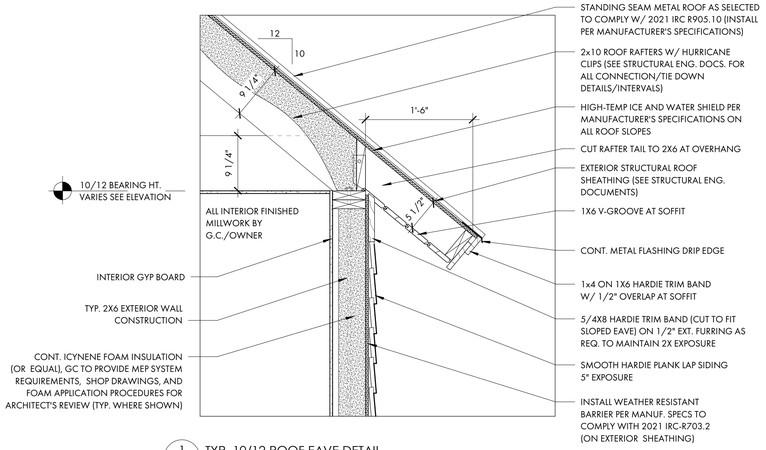
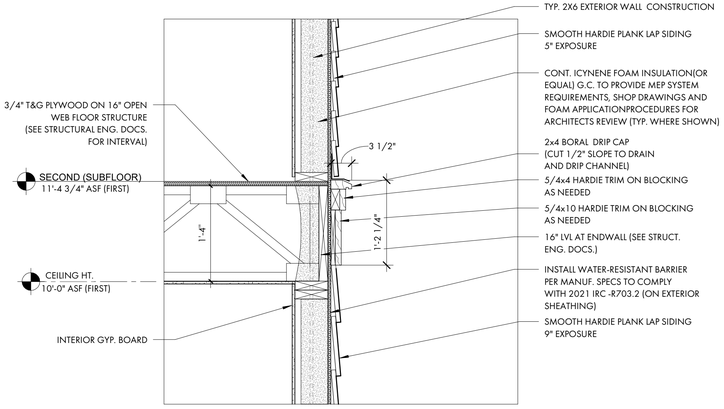
BUILDING SECTIONS

A4.1

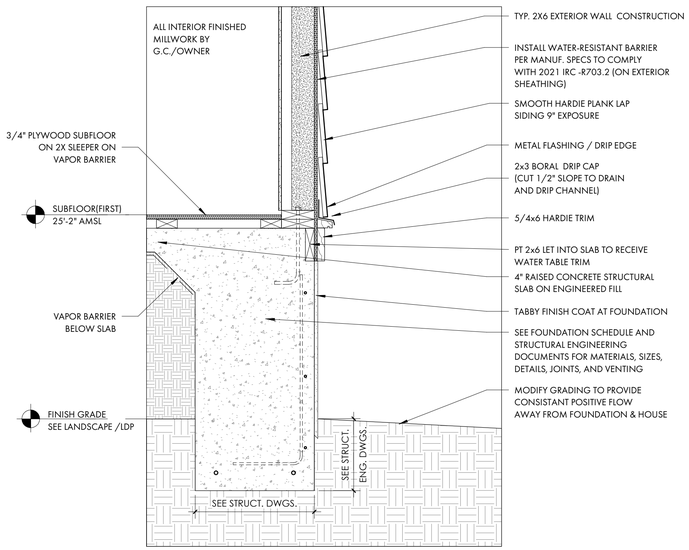
ATTACHMENT 5



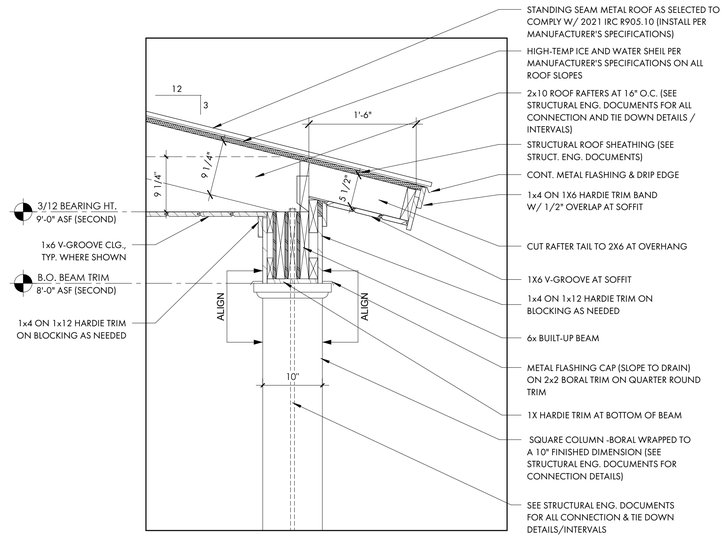
1 A5.0 TYP. 10/12 ROOF EAVE DETAIL
1" = 1'-0"



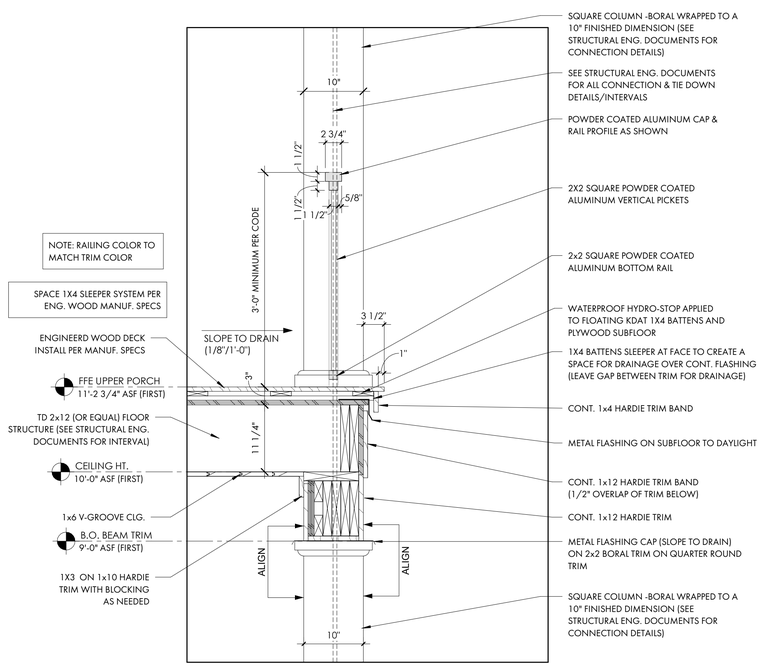
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



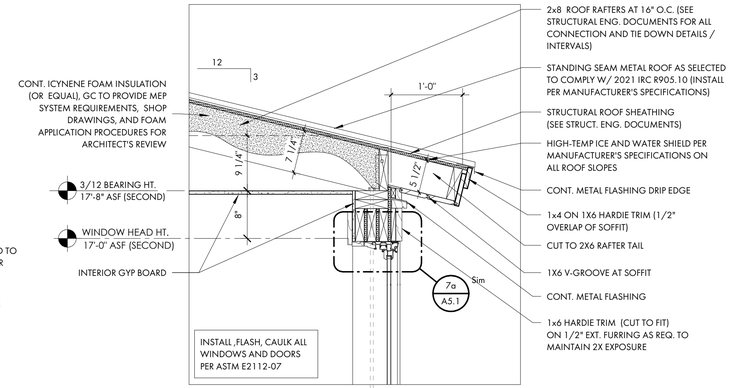
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



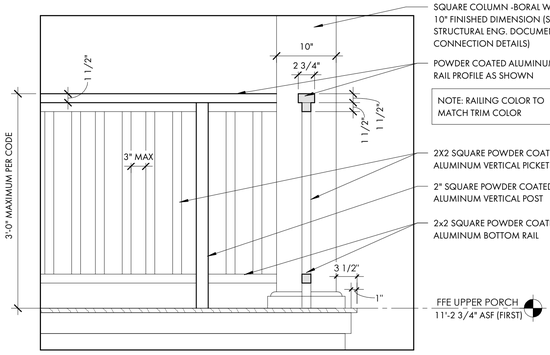
4 A5.0 3/12 PORCH EAVE DETAIL
1" = 1'-0"



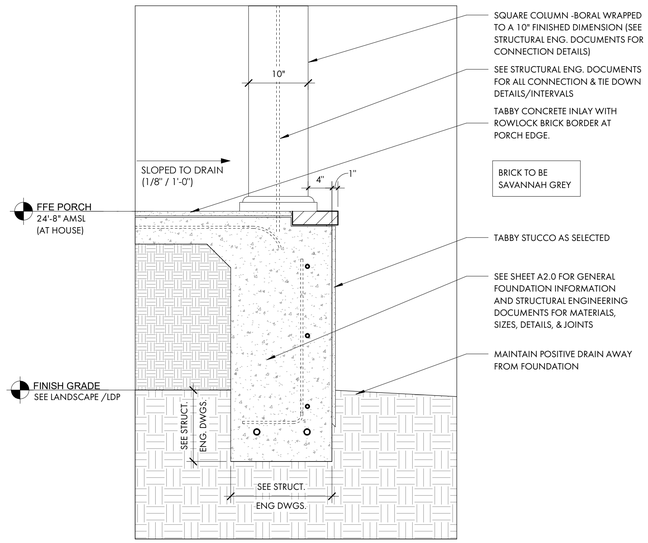
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



6 A5.0 3/12 DORMER EAVE DETAIL
1" = 1'-0"



7 A5.0 RAILING AND PICKET DETAIL
1" = 1'-0"



8 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

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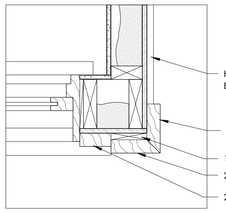
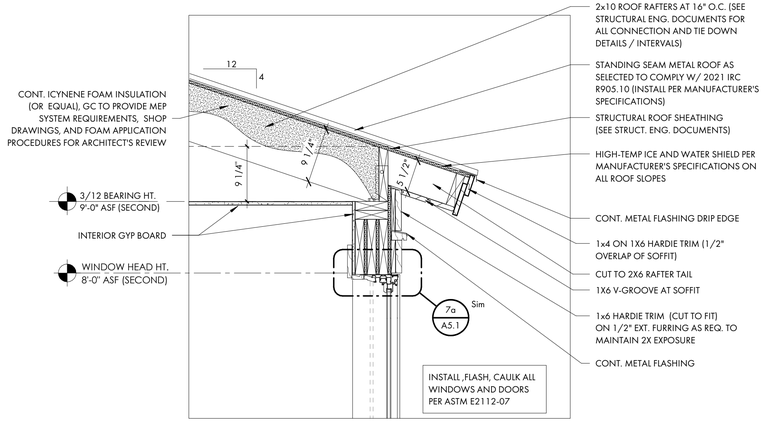
DETAILS

A5.0

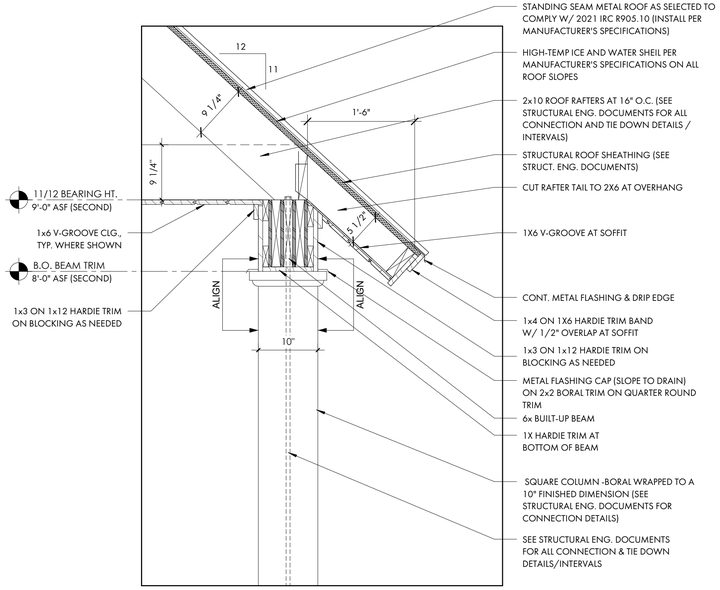
ATTACHMENT 5



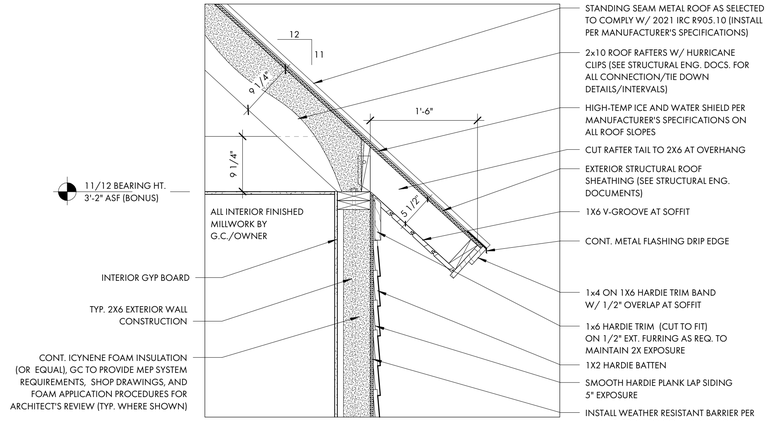
1 A5.1 DORMER CORNER DETAIL
1 1/2" = 1'-0"



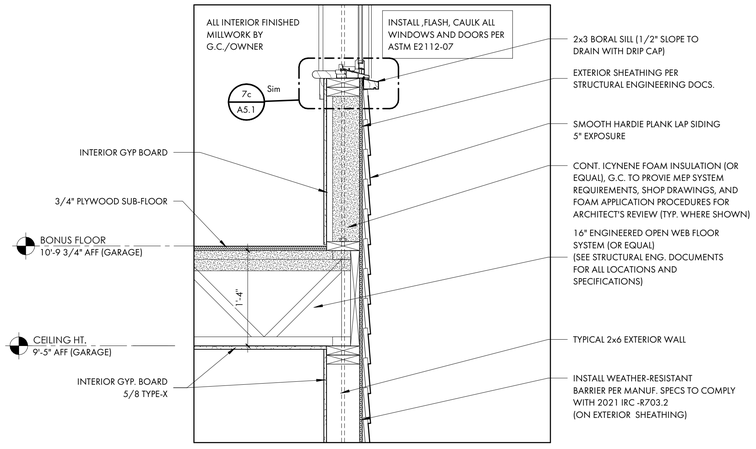
2 A5.1 4/12 DORMER EAVE DETAIL
1" = 1'-0"



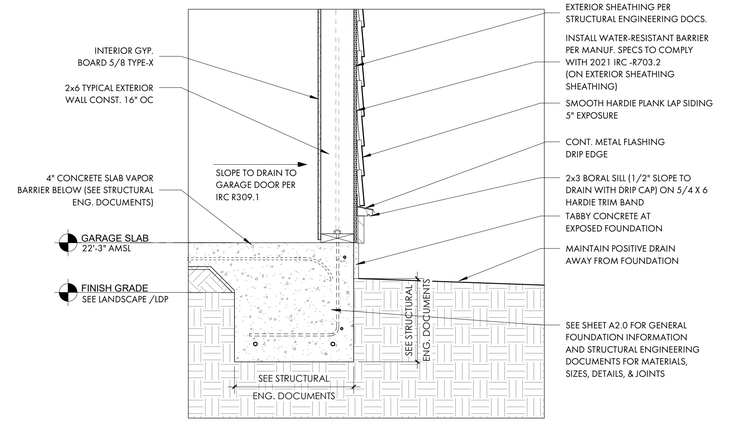
3 A5.1 11/12 PORCH EAVE DETAIL
1" = 1'-0"



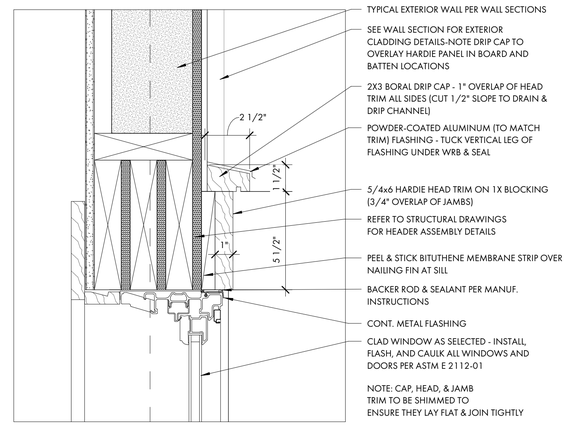
4 A5.1 TYP. 11/12 ROOF EAVE DETAIL
1" = 1'-0"



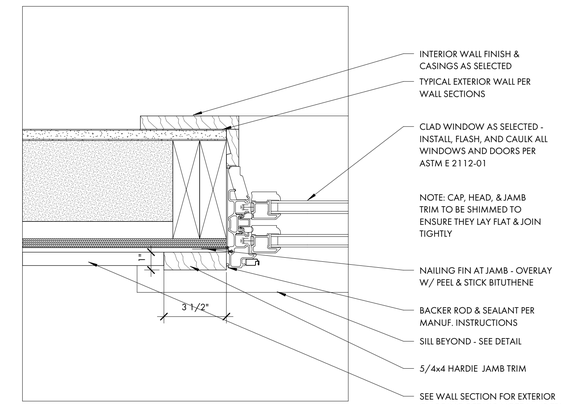
5 A5.1 TYP. BONUS FLOOR DETAIL
1" = 1'-0"



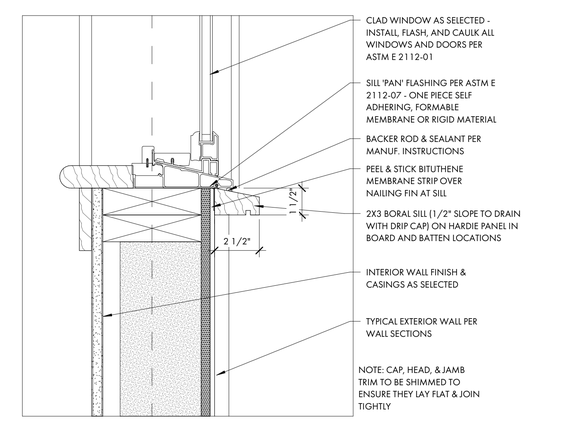
6 A5.1 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



7a A5.1 WINDOW HEAD DETAIL
3" = 1'-0"



7b A5.1 WINDOW JAMB DETAIL
3" = 1'-0"



7c A5.1 WINDOW SILL DETAIL
3" = 1'-0"

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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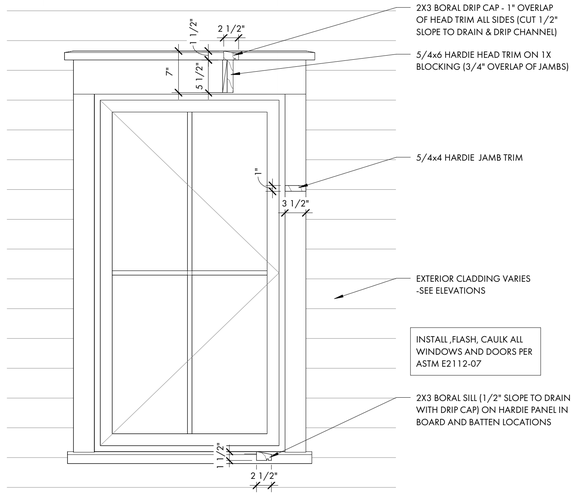
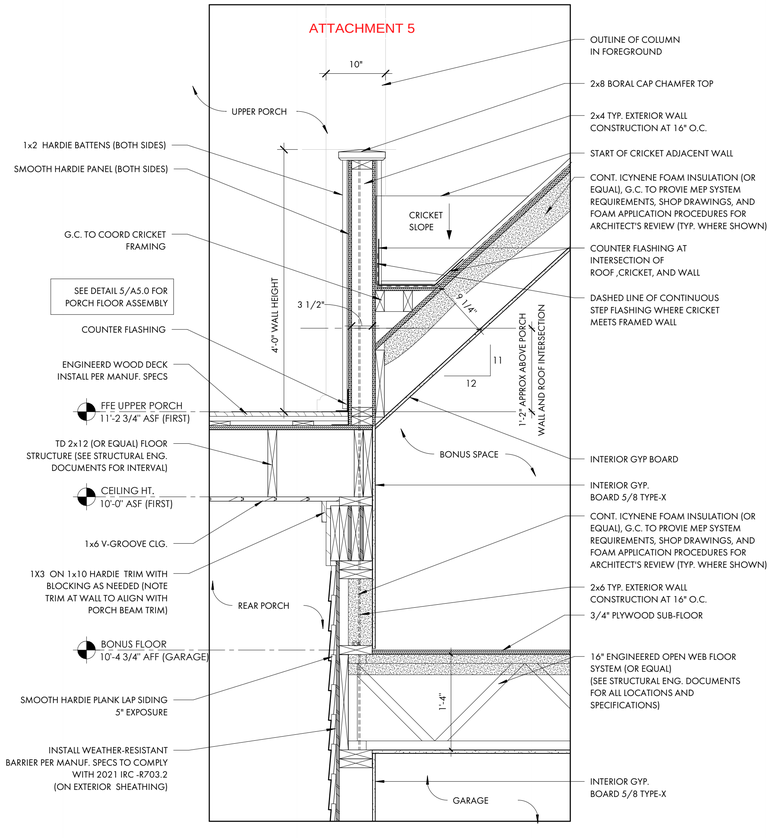
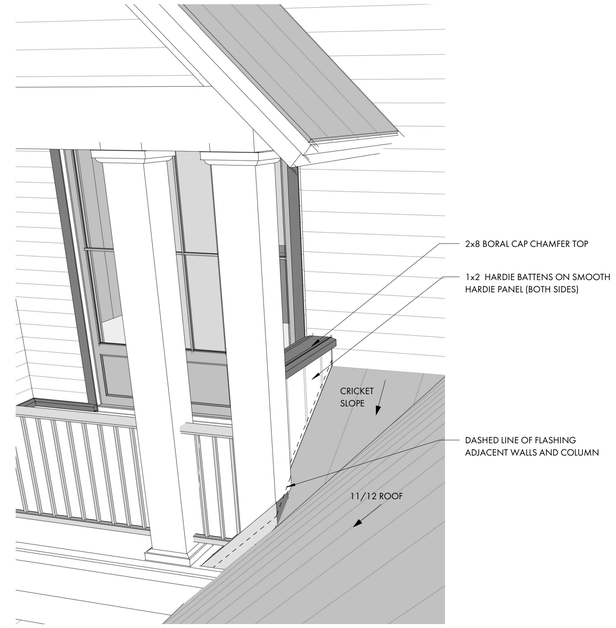
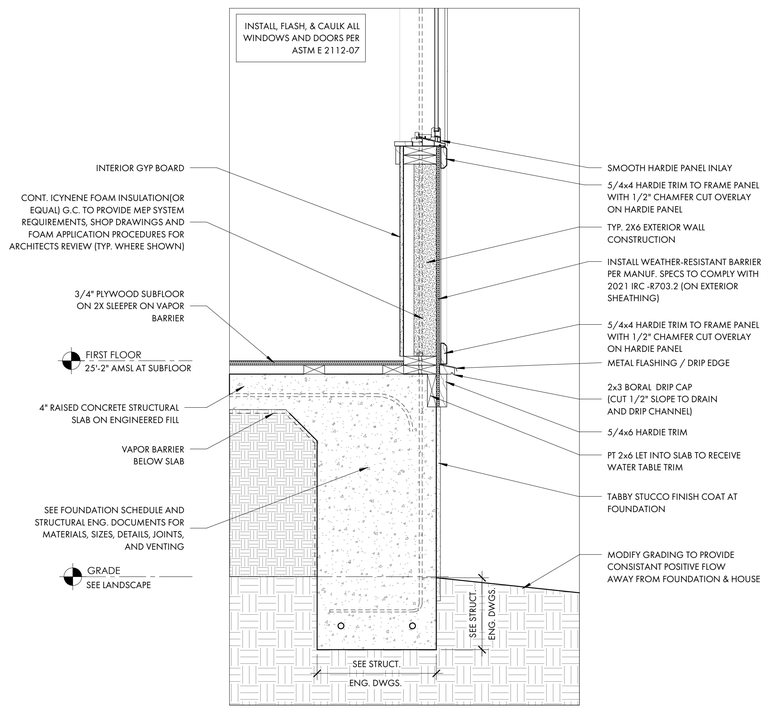


1 A5.2 WINDOW TRIM DETAIL
1" = 1'-0"

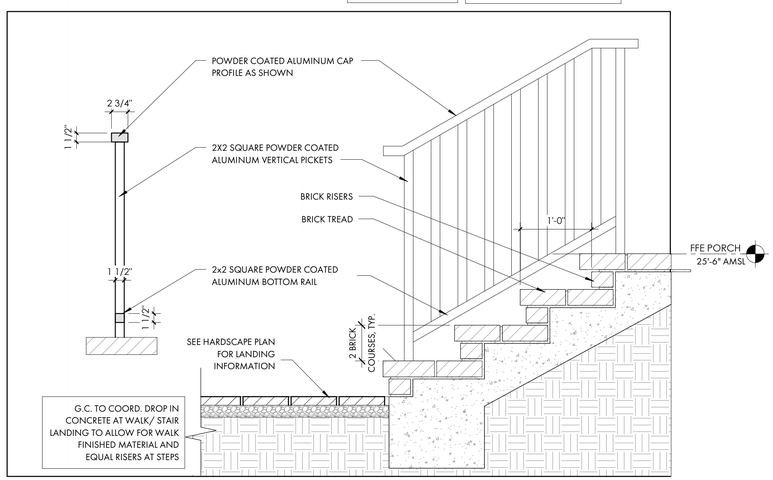


3 A5.2 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"

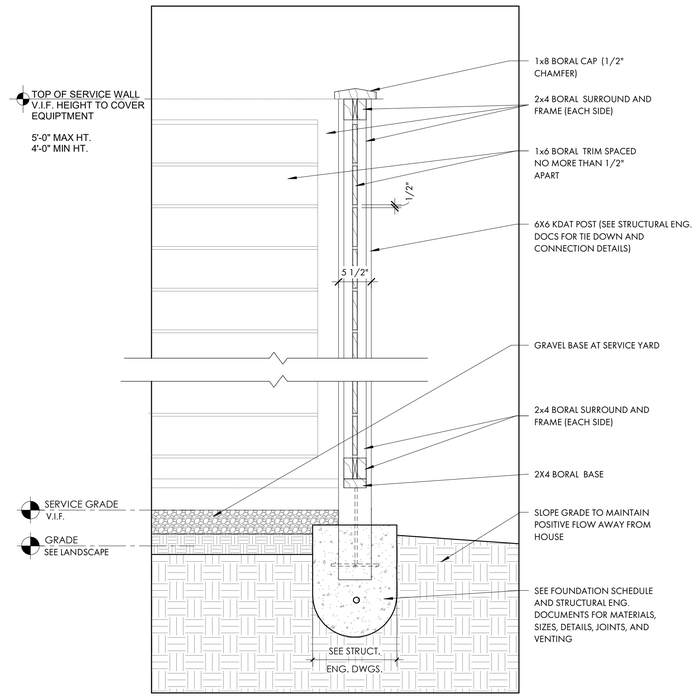




2 A5.2 TYP. PANEL BELOW WINDOW
1" = 1'-0"



4 A5.2 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



5 A5.2 HOG FENCE AT SERVICE YARD
1" = 1'-0"

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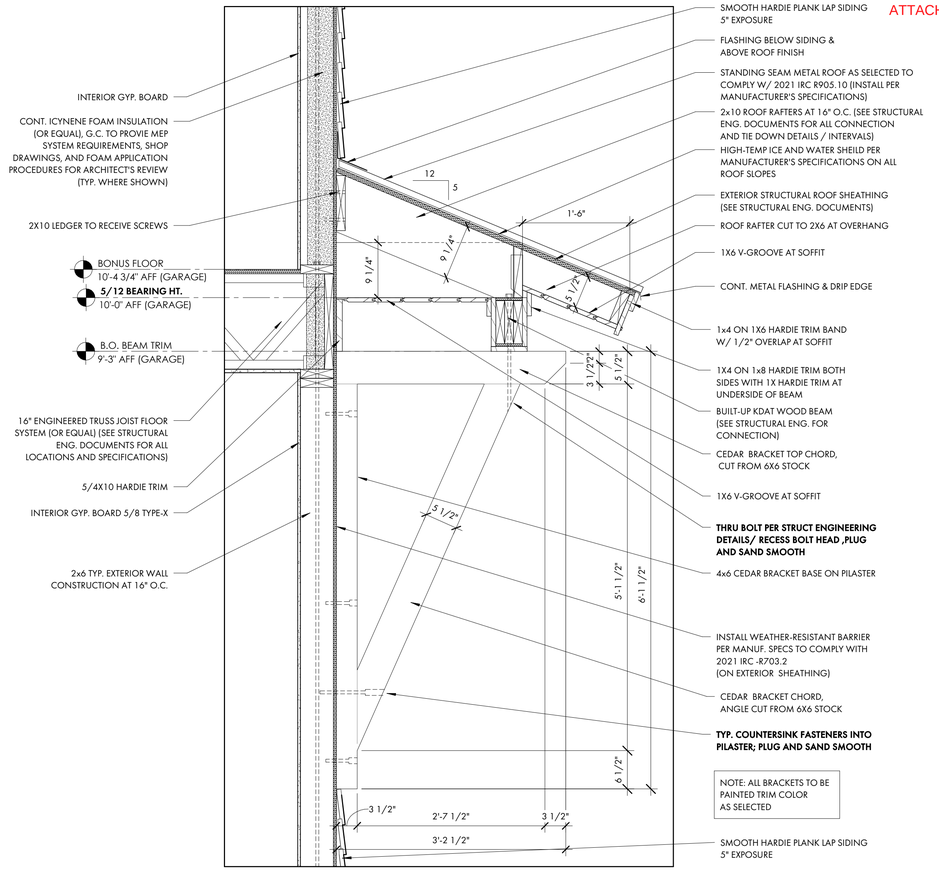
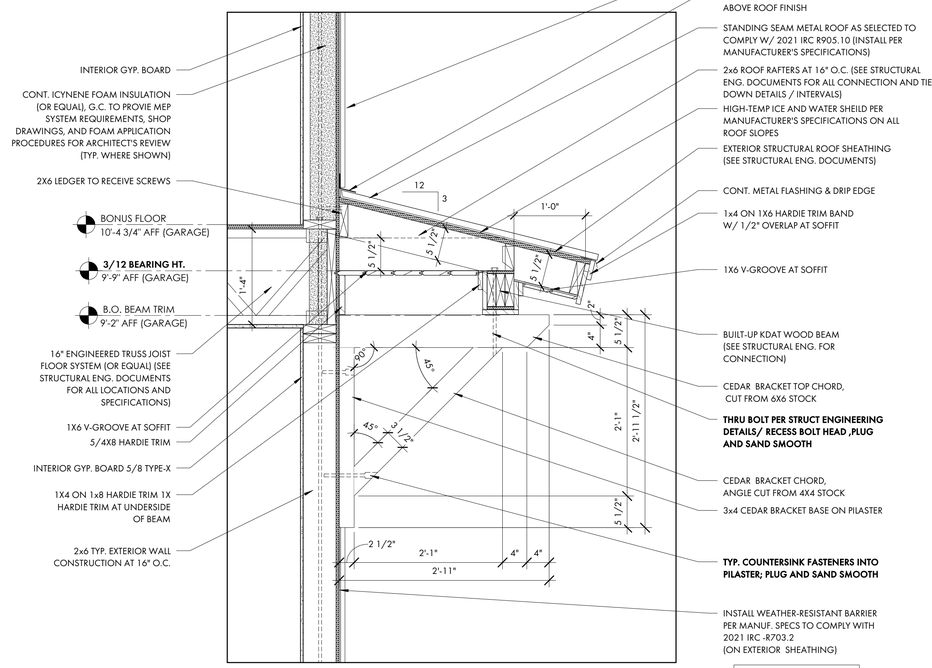
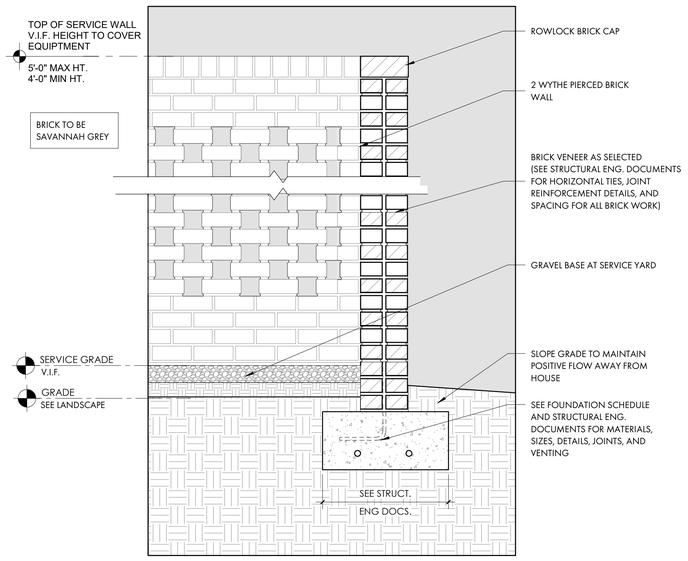
ATTACHMENT 5



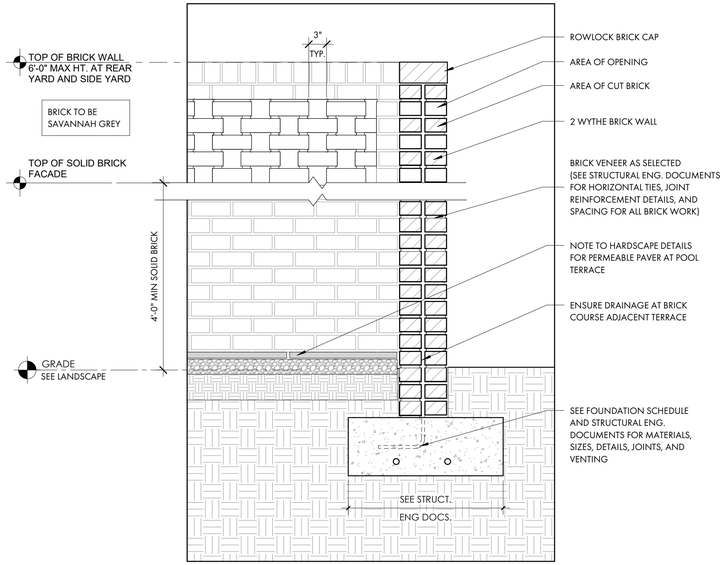
1 A5.3 5/12 ROOF BRACKET
1" = 1'-0"



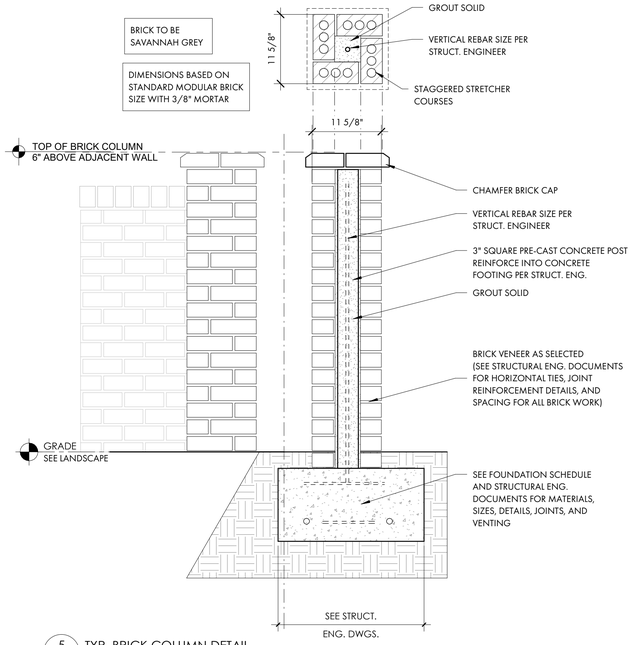
3 A5.3 3/12 ROOF BRACKET
1" = 1'-0"



2 A5.3 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



4 A5.3 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"



5 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"

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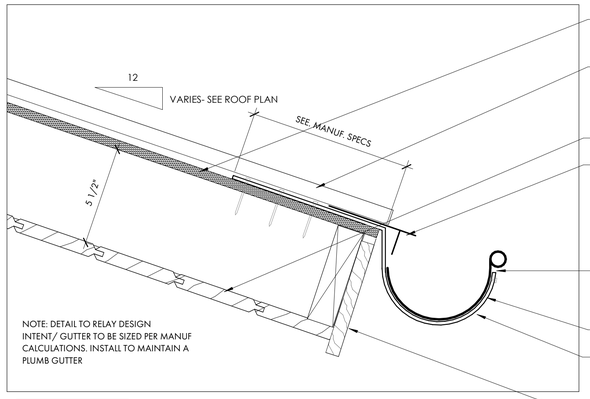
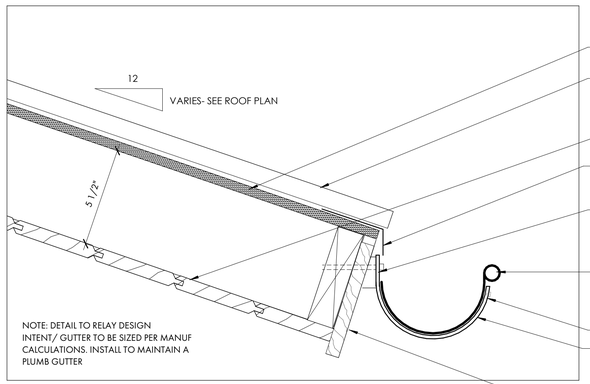
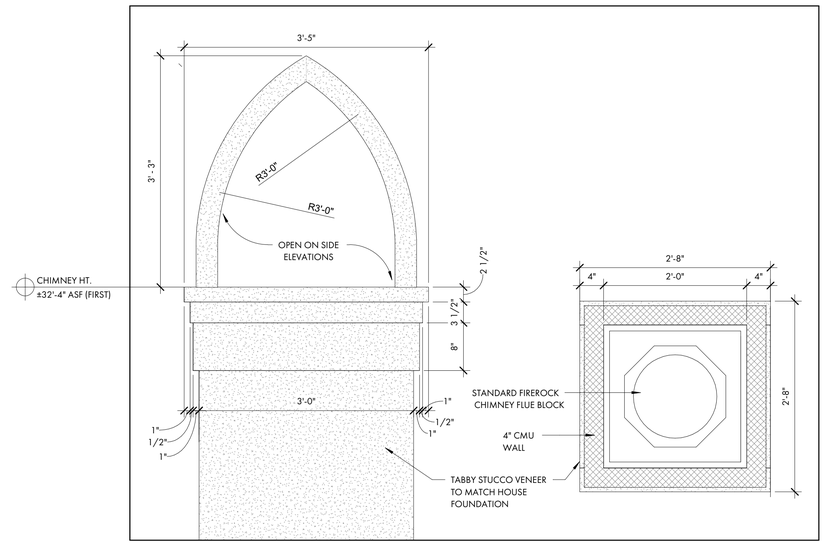


ATTACHMENT OPTION A



ATTACHMENT OPTION B

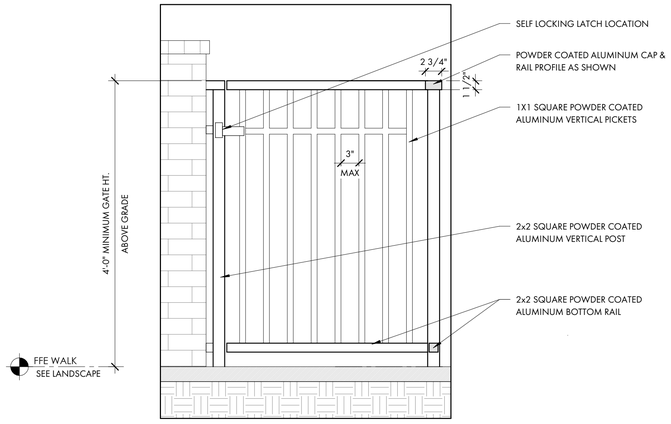
2 A5.4 TYP. GUTTER DETAIL
3" = 1'-0"



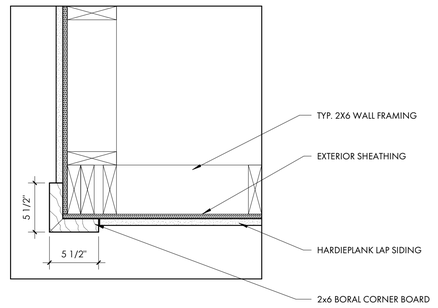
3 A5.4 STUCCO CHIMNEY CAP
1" = 1'-0"

BRICK TO BE SAVANNAH GREY

NOTE: GATE COLOR TO BE BRONZE



1 A5.4 GATE AT POOL ENCLOSURE
1" = 1'-0"



4 A5.4 TYP. CORNER BOARD DETAIL
1 1/2" = 1'-0"

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A5.4

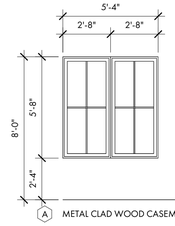
ATTACHMENT 5

CAG - WINDOW SCHEDULE							
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							
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.							
Type Mark	Window Type	Description	Frame Opening		Design Pressure	Head Height	Comments
			Frame Width	Frame Height			
A	METAL CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	METAL CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	METAL CLAD WOOD CASEMENT UNITS	2'-8" x 5'-8"	2'-8"	5'-8"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	METAL CLAD WOOD CASEMENT UNITS	2'-8" x 5'-0"	2'-8"	5'-0"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	METAL CLAD WOOD CASEMENT UNITS	2'-4" X 4'-0"	2'-4"	4'-0"		<varies>	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.; HEAD HT. VARIES

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 2021 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.

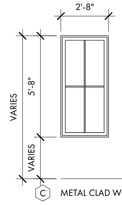
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

G.C. TO PROVIDE SAFETY OR TEMPERED GLASS IN HAZARDOUS LOCATIONS AS DESCRIBED IN IRC R308.4.1-R308.4.7, WHICH MAY INCLUDE BUT NOT LIMITED TO AREAS ADJACENT TO WET SURFACES (BATHTUBS, SHOWERS), ADJACENT TO THE BOTTOM OF STAIR LANDING, ADJACENT TO STAIRS OR RAMPS, AND ADJACENT TO DOORS.



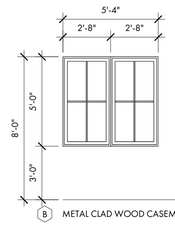
A METAL CLAD WOOD CASEMENT UNITS

(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



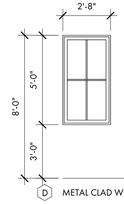
C METAL CLAD WOOD CASEMENT UNIT

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



B METAL CLAD WOOD CASEMENT UNITS

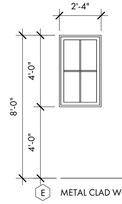
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



D METAL CLAD WOOD CASEMENT UNIT

2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BONUS ROOM AND BEDROOM #3



E METAL CLAD WOOD CASEMENT UNIT

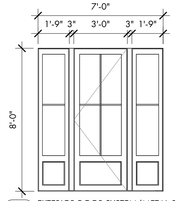
2'-4" x 4'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

CAG - DOOR SCHEDULE - EXT.									
Mark	Door Type	Description	R.O.		Head Height	Thickness	Design Pressure	Energy Code	Type Comments
			Rough Width	Rough Height					
E01	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0'	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	EXTERIOR METAL CLAD WOOD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	EXTERIOR METAL CLAD WOOD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E09	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	T.B.D.			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E10	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	T.B.D.			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
12	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENT	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.
13	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
16	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
17	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. **20-MIN. FIRE-RATED DOOR**
18	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
32	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
33	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
34	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			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 2021 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.

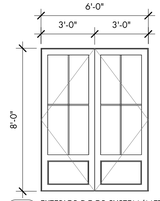
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



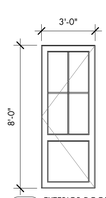
E01 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



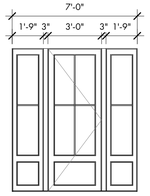
E02 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
E05 OUTSWING DOOR
(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
E07 SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
E08 MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



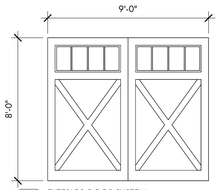
E04 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E06 EXTERIOR DOOR SYSTEM (METAL CLAD WOOD)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E08 EXTERIOR DOOR SYSTEM
E09 (STEEL STRUCTURE/ COMPOSITE OVERLAY)
GARAGE DOOR
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

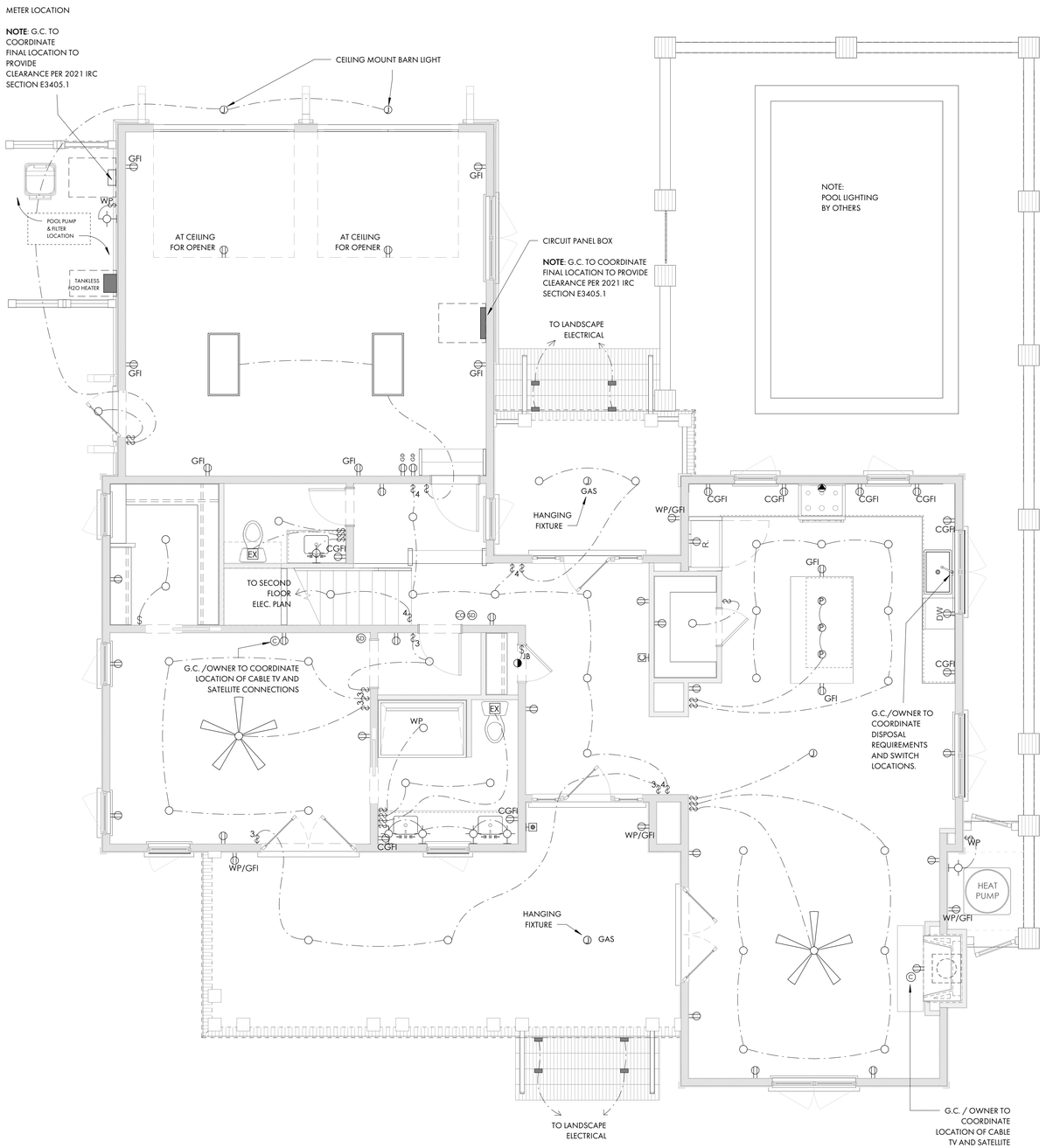
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- HEADER MOUNTED LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CELING FAN
- ELECTRIC METER
  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX
  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR 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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

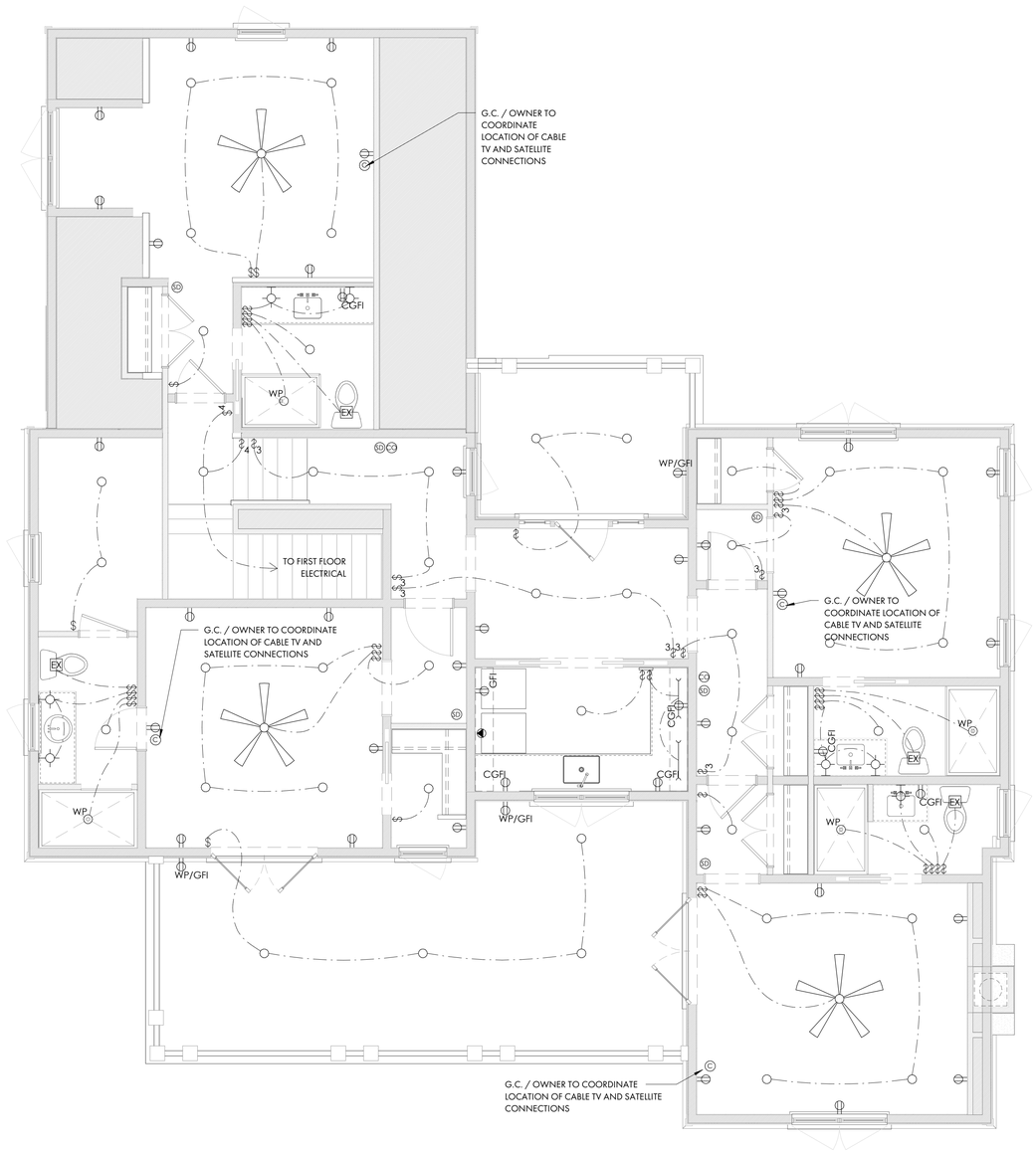
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1

ATTACHMENT 5



1 E2.2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

	DUPLEX RECEPTACLE
GFI	GFI RECEPTACLE
C GFI	COUNTERTOP LEVEL GFI RECEPTACLE
GFI WP	GFI IN WATERPROOF BOX
UC	UNDER-COUNTER RECEPTACLE
	SWITCH DUPLEX RECEPTACLE
	220V RECEPTACLE
	FLOOR RECEPTACLE
GD	GARAGE DOOR OPENER
$	SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$WP	WATERPROOF SWITCH
$D	DIMMER SWITCH
C	CABLE
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	RECESSED CAN LIGHT
	HEADER MOUNTED LIGHT
	DIRECTIONAL CAN LIGHT
WP	WATERPROOF CAN LIGHT
	JUNCTION BOX
P	PENDANT LIGHT
	WALL SCONCE
	UNDERCABINET LIGHT
	PIN LIGHT
	STEP LIGHT
EX	EXHAUST FAN
	DOOR BELL
CH	DOOR BELL CHIME
	2' X 2' FLUORESCENT
	2' X 4' FLUORESCENT
	CELING FAN
	ELECTRIC METER NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
	CIRCUIT PANEL BOX NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR 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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.2026

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

E2.2

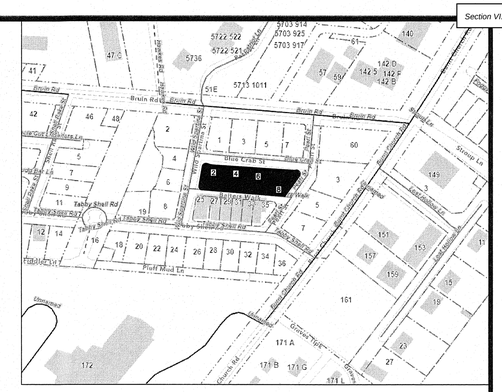
ATTACHMENT 5

REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

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


Bruin Rd
Bruin Rd Ext
Bruin Cyds Ct
Bruin Cyds Dr
Bruin Cyds Ln
Bruin Cyds Rd
Bruin Cyds Trail
Bruin Cyds Way
Bruin Cyds Wynd
Bruin Cyds Yard
Bruin Cyds Zen
Bruin Cyds Zone
Bruin Cyds Zoo
Bruin Cyds Zoo Ln
Bruin Cyds Zoo Rd
Bruin Cyds Zoo Trail
Bruin Cyds Zoo Way
Bruin Cyds Zoo Wynd
Bruin Cyds Zoo Yard
Bruin Cyds Zoo Zen
Bruin Cyds Zoo Zone
Bruin Cyds Zoo Zoo
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ATTACHMENT 6

COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 50 Blue Crab Street
Bluffton, SC

SHEET INDEX

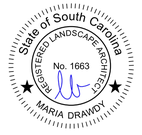
SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

Original Submittal: November 5, 2025

REVISIONS

Date	Sheets Affected	Description
12/03/25	L1-L5	Revisions per HARB comments recieved 10/29/25
12/10/25	L4	Updates to Plant Schedule
02/04/26	L1-L4	Revisions per HARB comments recieved 01/07/26

Submittal Documents
Not for Construction



CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC
February 4, 2026



Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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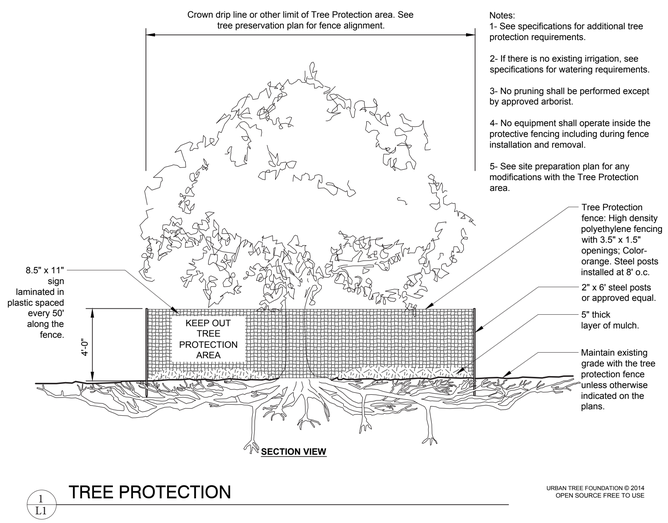
mariaghysdesigns@gmail.com
(843) 816-2565

ATTACHMENT 6

TREE REMOVAL & TREE PROTECTION PLAN



1 L1



Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

1 L1 TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC

February 4, 2026

Prepared By:
Maria Drawdy, PLA

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ATTACHMENT 6

SITE & LAYOUT PLAN



L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC

February 4, 2026

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

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ATTACHMENT 6

GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	TRENCH DRAIN

DRAINAGE NOTES:
1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

L3

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC

February 4, 2026

Submittal Documents
Not for Construction

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No. 1663
MARIA DRAWDY

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Scale: 1" = 10'

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ATTACHMENT 6

LANDSCAPE PLAN

TREE CANOPY SUMMARY

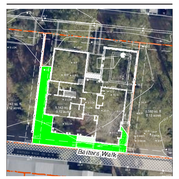
TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,571 SF
5,143 - 2,571 = 2,572 SF
2,572 SF X 75% = +/- 1,929 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,929 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 927 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,489 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

AERIAL IMAGE OF SITE:
5,143 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 927 SF

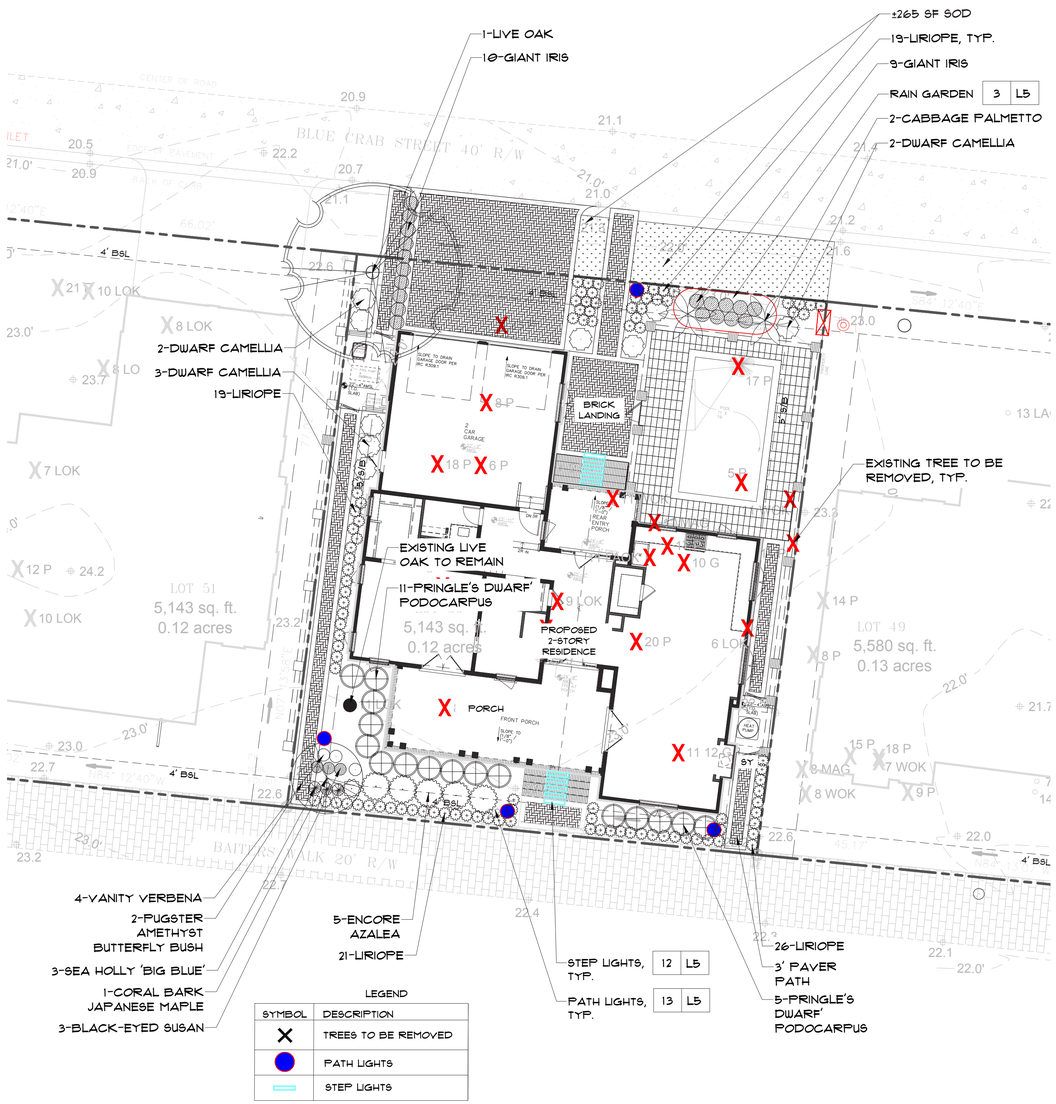


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,489 SF

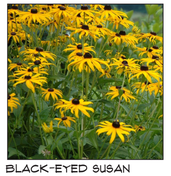


SCALE: 1"= 50'



PLANT IMAGERY


CORAL BARK JAPANESE MAPLE


BLACK-EYED SUSAN


ENCORE AZALEA


LIRIOPE


LIVE OAK


PRINGLE'S DWARF' PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


SLIM BOTTLEBRUSH


VANITY VERBENA


WHITE MUHLYGRASS

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.					Or similar variety that tolerates afternoon sun
2	Cabbage Palm	Sabal Pametto		8'-10'			Refoliated	
1	Live Oak	Quercus virginiana		Min. 12'		4" Cal.		Mitigation
Shrub								
5	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering	
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'			White Flowering
19	Giant Blue Iris	Iris giganticaerulea	3 gal.					
16	Pringle's Dwarf' Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
Perennials/G-Cover								
3	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'			
85	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25			
3	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"			
4	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"			
265 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine						
1,000 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas						

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

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Scale: 1" = 10'

L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC

February 4, 2026

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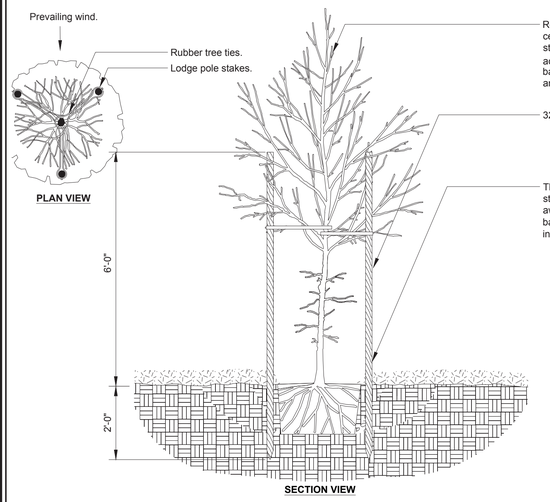
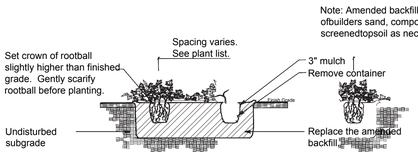
ATTACHMENT 6

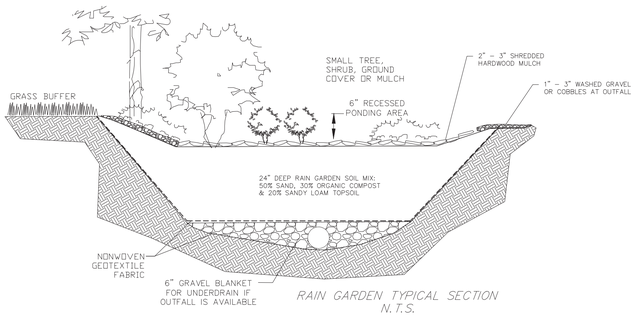
DETAILS & CUT SHEETS



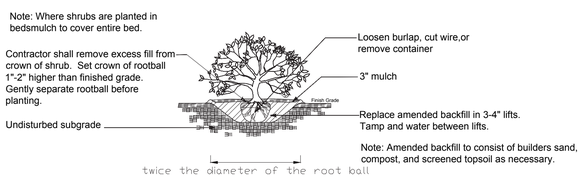
1 / L5 Tree Staking - Lodge Poles (3)
Scale NTS



2 / L5 Groundcover Planting
Not to Scale



3 / L5 Rain Garden
Scale NTS



4 / L5 Shrub Planting
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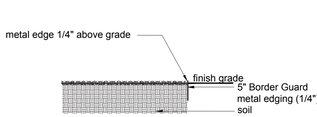
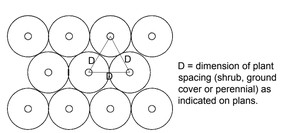
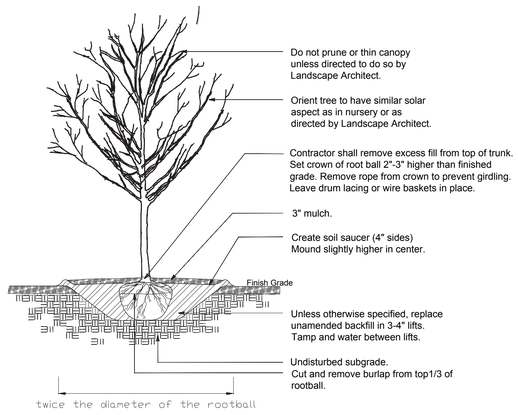


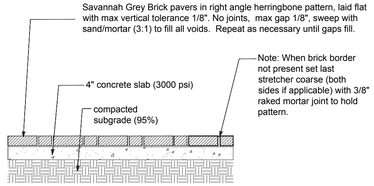
5 / L5 Metal Edge
Scale NTS



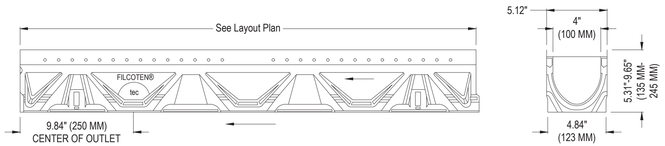
6 / L5 Typical Plant Spacing
Not to Scale



7 / L5 Deciduous Tree Planting
Not to Scale



8 / L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



9 / L5 Trench Drain
Scale NTS



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 10
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

12 / L5 Step Light
Scale NTS

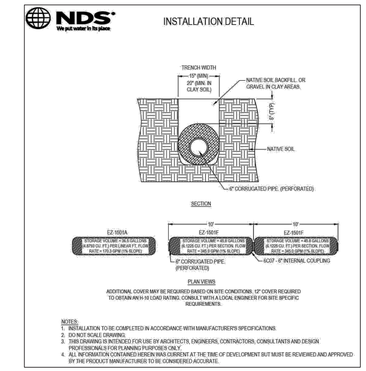


Model: 15014SK-LL - ATLANTIS
SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 3
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

13 / L5 Path Light
Scale NTS

14 / L5 Area Drain
Scale NTS



16 / L5 French Drain
Scale NTS

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File: ../../Overall/Pavers/2PC Lowcountry Cobble_60MM_Spec Sheet.pdf
Sheet: 1

Model: Lowcountry Cobble - 60mm
Finish: Tumbled
Color: Sweetgrass
Pattern: Running Bond
Size: 8 ¾" x 5 ¼" & 5 ¼" x 5 ¼"
Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

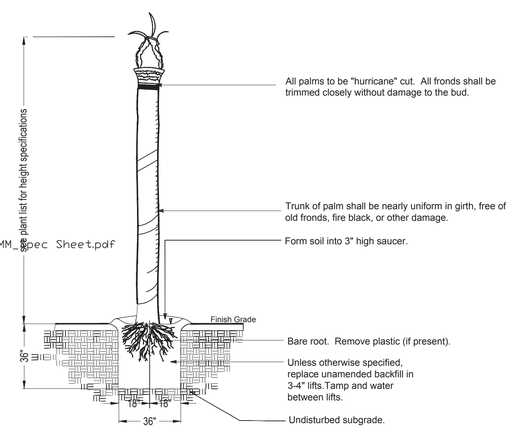
10 / L5 Vehicular Paving
Scale NTS

Missing or invalid reference
File: ../../Overall/Pavers/2PC Lowcountry Cobble_30MM_Spec Sheet.pdf
Sheet: 1

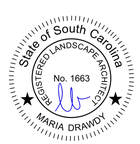
Model: Lowcountry Cobble - 60mm
Finish: Tumbled
Color: Sweetgrass
Pattern: Running Bond
Size: 8 ¾" x 5 ¼" & 5 ¼" x 5 ¼"
Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

11 / L5 Pedestrian Paving
Scale NTS



15 / L7 Palm Tree Planting
Not to Scale



L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Connor Dunn

Lot 50 Blue Crab Street
Bluffton, SC

February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

February 04, 2026

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019628
Lot 50, 6 Blue Crab Street – Tabby Roads

We are writing on behalf of Patrick Mason, agent of Blue Crab Bluffton LLC to address HPC conditions per the document dated 01.07.2026. Please see comments listed below with our responses in bold.

HPC Conditions

1.If the half-story is to be accessible, show how it will be accessed and provide the floor plan
The half-story is attic space only. Please see sheet A2.2 location for hall attic access.

2 Change the wall cladding style on the carriage house from shingles to one of the cladding styles to be used on the main structure.
The wall cladding at the carriage house has been changed to horizontal lap siding. This matches the second floor as well. Please see sheets A3.0 through A3.3. Shingled wall cladding has been omitted.

3. Provide pickets for the handrail at the front porch steps.
Pickets have been provided at the handrail at the front stairs. Please see sheets A3.0 through A3.3 and detail 4/A5.2. The front step width has been reduced and the handrails located within arm's reach as well.

4. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
All top rails at porch balustrades have been updated to be 2 ¾" wide. Please see details 5/A5.0, 7/A5.0 and 4/A5.2

5. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
Please see sheet A6.0 window schedule with windows shown as metal-clad wood.

6. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
Please see sheet A6.0 door schedule with doors shown as metal-clad wood. Garage doors are shown as a steel frame with composite overlay.

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cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

7. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
Please see detail 7/A5.4 with half-round gutters shown as 18-guage aluminum.

8. Remove the inoperable shutter on the second floor of the front elevation (UDO sec. 5.15.6.M.1.b)
Please see sheet A3.0 with no reference to an inoperable shutter

9. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
Please see the corner board detail located on sheet 5/A5.4

10. Update the Landscape Plan to show how 25 trees (or 62.5 calipers) will be mitigated (UDO Sec. 5.3.3).
The caliper of the proposed Live Oak on Lot 50 has been increased to 4" Caliper. It is our recommendation that the required mitigation fee be paid in lieu of additional tree planting on this lot. Space for additional trees is limited and the permeable pavers, pool, pool deck and foundation may compromise additional trees.
Please refer to the updated overall tree mitigation plan which includes canopy coverage as well.

11. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.
A Town of Bluffton tree removal permit will be applied for at the appropriate time

In addition to addressing 01.07.2026 HPC conditions, we are responding to staff findings based on Article 5 design standards and architectural comments from the 01.07.2026 HPC meeting. Please see the list below.

- Shingled wall cladding has been removed as a suggested wall cladding
- Provided the HPC determines that Boral is an acceptable material for column finish, columns are shown as Boral wrapped
- Provided the HPC determines that powder coated aluminum is an acceptable alternate material, all railings and gates are shown as powder-coated aluminum
- Front porch heights is less than 30" above grade and will not require a continuous rail. Please see grading plan and A3.0 to suggest the front porch is 2'-4" (28") above adjacent grade.
- Provided the HPC determines that Savannah Grey brick is an acceptable alternate material, Savannah Grey brick is to be used at the brick fence, front, porch edge, and rear steps
- Soffits are shown as 1x6 v-groove on eave details (see A5 sheets)
- The garage water table trim matches the water table detail at the main house as required by HARB (see 6/A5.1)
- Beam condition at bracketed roofs are clarified on elevations and details 1/A5.3 and 3/A5.3

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Sincerely,



William Court
Founding Principal
Court Atkins Group, Inc.

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A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
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- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Like No Other

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

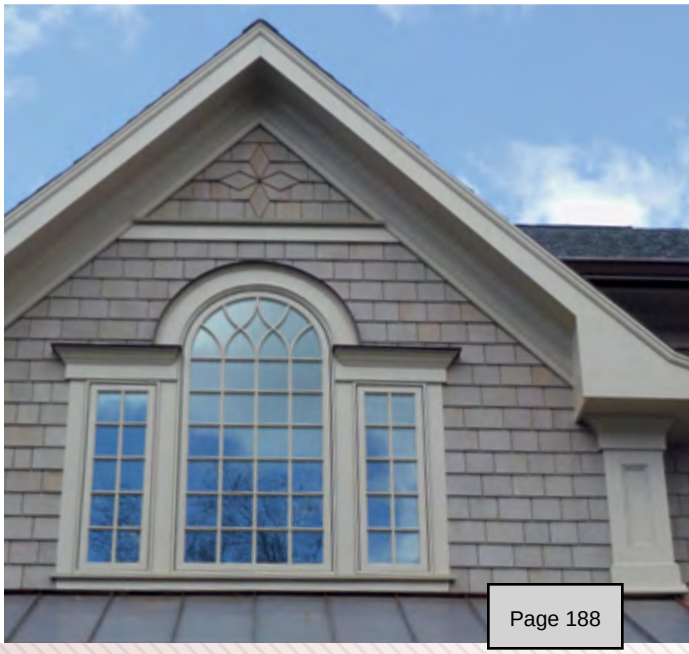
Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•





TUSCANY SERIES



example vertical pickets on Blue Crab Home

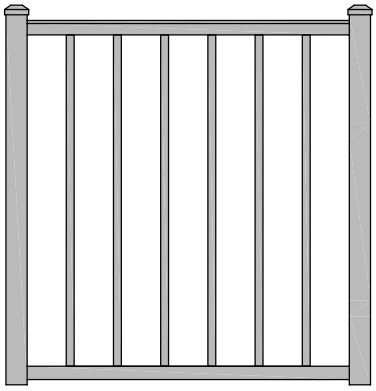
GATES & HARDWARE

DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.

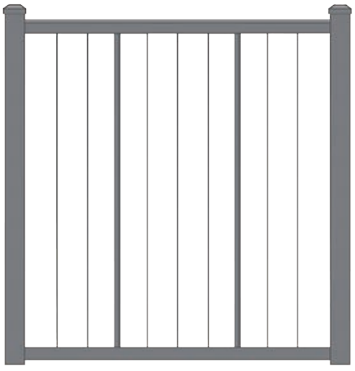


Adjustable Gates

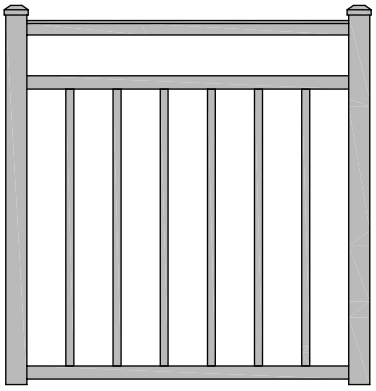
example at pool gate



Tuscany Series
36"W, 48"W, and 60"W Openings

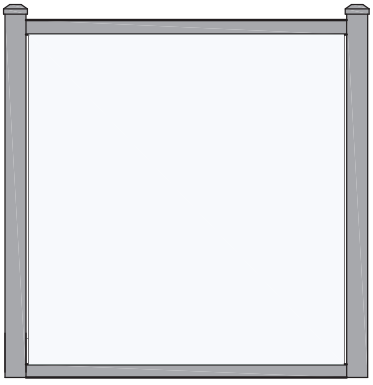


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

ATTACHMENT 8

INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.





Multiple Color Rails and Balusters



Tuscany Carribean Railing

-included for decorative panel inspiration only



ATTACHMENT 9

METAL ROOF
McElroy Metals - Medium Bronze

EXTERIOR DOORS
Sherwin Williams - Pure White (SW7005)

COLUMNS, TRIM, FASCIA, & GARAG
Sherwin Williams - Pure White (SW70

BRICK
Savannah Gray

FOUNDATION & CHIMNEY
Tabby Stucco

LAP SIDING
Sherwin Williams - Origami White (SW7636)

WINDOWS
Marvin - Pebble Grey



LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
02.04.2026

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 4, 2026
PROJECT:	COFA-09-25-019929 8 Blue Crab Street, Lot 49 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,741 SF and a 2-story attached Carriage House of approximately 933 SF to be constructed at 8 Blue Crab Street, Lot 49, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

Note: This application was initially heard at the January 7, 2026 HPC meeting but was tabled to allow the Applicant an opportunity to revise the plan to address the multiple conditions in the initial staff report, as well as other items discussed at that meeting. See Attachment 7 for the Applicant's response to each item.

INTRODUCTION: The subject property of 0.13 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter is provided as Attachment 3.

The lot is at the southwest corner of the intersection of Pearl Street and Blue Crab Street, the latter of which serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing attached townhouses.

The proposed house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 4). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2-story main structure will have a 1,918 SF footprint (1,454 SF heated and 464 SF front and rear porches). The attached carriage house will have a 563 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure features a combination hip/front facing gable roof of standing seam metal, as well as a double-story front porch underneath a partial hip roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal gable roof that includes a shed dormer facing Pearl Street. The ground floor will include a double-bay garage, and the second floor is a “bonus room.” Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include Hardie board and batten siding at the first story, and Hardie lap siding with 7-inch exposure at the second story. Hardie lap siding with 7-inch exposure is proposed for the carriage house.

All windows will be 2-over-2 simulated divided lite casement and are shown to be metal clad wood. Door materials are identified as metal clad wood. The garage door is proposed to be of a steel frame with a composite overlay. The chimney will be tabby shell with a flat tabby cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second story front and rear porches and rear ground story porch); and, 2) boral trim in various locations (front/rear porch columns, corner boards, sills, drip caps, knee wall panel cap adjacent to the cricket roof at the second story rear porch, and certain elements of the service yard gates). The brackets for the trellis over the garage door and the side wall facing Pearl Street are identified as cedar material.

The only service yard will be located in the left side yard, screened by the brick fence on the adjacent property (Lot 50), with two hog board gates. A paver walkway from the service yard to Baiter’s Walk and the rear yard are proposed, and a brick fence will surround the pool in the rear yard.

Elevations and architectural details are provided in Attachment 5. The Landscape Plan is provided as Attachment 6.

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting.

The Tabby Roads Habitat Architectural Review Board (HARB) approved the revised plans, including the composite shutters.

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.

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. **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 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."

    The addition of new structures that comply with the Unified Development Ordinance and applicable covenants allow for a more complete built environment within Old Town Bluffton Historic District.

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 or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Porch Height:** A front porch height of 29-inches is provided. UDO Sec. 5.15.6.E.5.c. requires a minimum porch height of 30-inches from grade to the top of stairs. A porch rail will be required per the International Residential Code and must match the second-story porch railing (UDO Sec. 5.15.6.H).

2) **Columns:** The 10-inch columns are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but not for columns. A determination for use of this material is required.

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch; 2) at the front porch stairs (a handrail on both sides of the stairs); and, 3) the rear porches and stairs (a handrail on both sides of the stairs). UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

4) **Doors:** The garage door will be "steel structure/composite overlay." The composite material is not specified on the plan. UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. The HPC must determine if the composite overlay material is appropriate.

5) **Shutters:**

   a) Composite material louvered shutters are proposed, which requires HPC approval as shutters must be "durable wood" per UDO Sec. 5.15.6.M.1.e. Tabby Roads HARB has approved the composite shutters. See Attachment 8 for specifications. The HPC must determine if the alternate composite material is appropriate.

   b) Shutters must be sized to match openings (Sec. 5.15.6.M.1.a.). Certain windows on the front, right and left and rear elevations of the main structure will have bi-fold shutters.

   c) Shutterdogs of unspecified type and material are shown. Shutterdogs must be a "standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance" per UDO Sec. 5.15.6.M.1.d.

6) **Trim**: Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. The following are proposed to be or possibly be boral: 1) corner boards (detail not provided); 2) drip caps; 3) sills; 4) the cap of the knee wall at the second-story rear porch; and, 5) various gate elements. A determination as to the appropriateness of this alternate material is required.

7) **Landscape Plan**: A total of six (6) protected trees will be removed (a combination of water oaks, gum and magnolia) that require mitigation due to size (eight inches or more in diameter at breast height) (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is six (6) or 15 caliper inches. One live oak at four (4) caliper inches will be planted and will count as two trees (including a street tree), leaving four trees (11 caliper inches total) to be mitigated. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

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. Applying the requirements of both Tabby Roads and the UDO, the proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, such as mass, scale, and height.

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 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 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 conditions and determinations:

Conditions:

1. Provide a minimum front porch height of 30-inches (UDO Sec. 5.15.6.E.5.c.) and a porch railing that is consistent with the second-story porch railing style, as well as UDO Sec. 5.15.6.E.5.c.
2. Provide a shutterdog that complies with UDO Sec. 5.15.6.M.1.d.
3. Provide four trees (or 11 caliper inches) on the site to mitigate the total loss of trees to be removed (UDO Sec. 5.3.3.F.) If the UDO Administrator determines that mitigation trees cannot be provided for on the site, a fee in-lieu of planting may be required per UDO Sec. 5.3.8.

Determinations: The determinations below must be considered. If not acceptable, the HPC must provide an appropriate alternative.

1. Boral is an acceptable alternate material for the porch columns, corner boards, drip caps, fascia, vents, service yard gate elements (as shown on the plan) and windowsills.
2. Powder-coated aluminum is an acceptable alternate material for the porch handrails, porch balustrades, and pool gate.
3. Composite material as an "overlay" for the garage doors.
4. Composite material for the shutters.

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. Application & Narrative
2. Location Map and Photos
3. HARB Approval Letter (01.28.2026)
4. Composite Streetscape
5. Architectural Plans
6. Landscape Plan
7. Response to HPC Conditions and Comments (01.07.2026)
8. Manufacturer's Cut Sheets
9. Color Board

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: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

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

Project Name: Lot 49 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address: 8 Blue Crab Street, Tabby Roads, Bluffton	**Application for:**		
Zoning District: Neighborhood General-HD	☑ **New Construction**		
Acreage: .13	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1229 0000	☐ **Relocation**		

Project Description: Construction of a new single family, 2-story home, with an attached 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. 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: blue Crab Bluffton, LLC Patrick Mason **Date:** 02.04.2026

Applicant Signature:  **Date:** 02.04.2026

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): Center Hall House and Carriage House				
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 6ft	**Lt. Side:** 5ft

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	n/a	3,741
Ancillary	Carriage House	n/a	933
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	Main House (1,985 sf) Carriage House (563 sf)
Impervious Drive, Walks & Paths	523
Open/Covered Patios	442
A. TOTAL IMPERVIOUS COVERAGE	3,513
B. TOTAL SF OF LOT	5580
% COVERAGE OF LOT (A/B= %)	63%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	tabby stucco finish	Columns	Boral wrapped
Walls	Lap / board and batten	Windows	metal-clad wood, casements,
Roof	standing seam metal	Doors	metal-clad wood, swing
Chimney	tabby stucco finish	Shutters	operable composite, smooth panel
Trim	boral / hardie	Skirting/Underpinning	n/a
Water table	boral/ hardie	Cornice, Soffit, Frieze	hardie trim/ v-groove soffit
Corner board	boral	Gutters	aluminum half round, 18 guage
Railings	powder-coated aluminum	Garage Doors	steel structure/ composite overlay
Balusters	powder-coated aluminum	Green/Recycled Materials	
Handrails	powder-coated aluminum		

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 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).

Blue Crab Bluffton ,LLL Patrick Mason 02.04.2026

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant 02.04.2026

Date

William Court

Printed Name of Applicant

COURT ATKINS GROUP

February 04, 2026

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 49, 8 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story, single-family residential structure.** It was based on the principles of the **Center Hall House** type. We understand that it will need to be reviewed as an additional building type. It is approximately **3,741 square feet**, along with an attached **Carriage House** of approximately **933 square feet**, located at 8 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 53'-8" wide
- Building footprint (without porches 1454 sf)
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.
- We would like to suggest a high quality composite wood material for the shutters that are aesthetically similar to sturdy wood shutters. Please see attached supportive product information

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total / Building footprint is 563sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

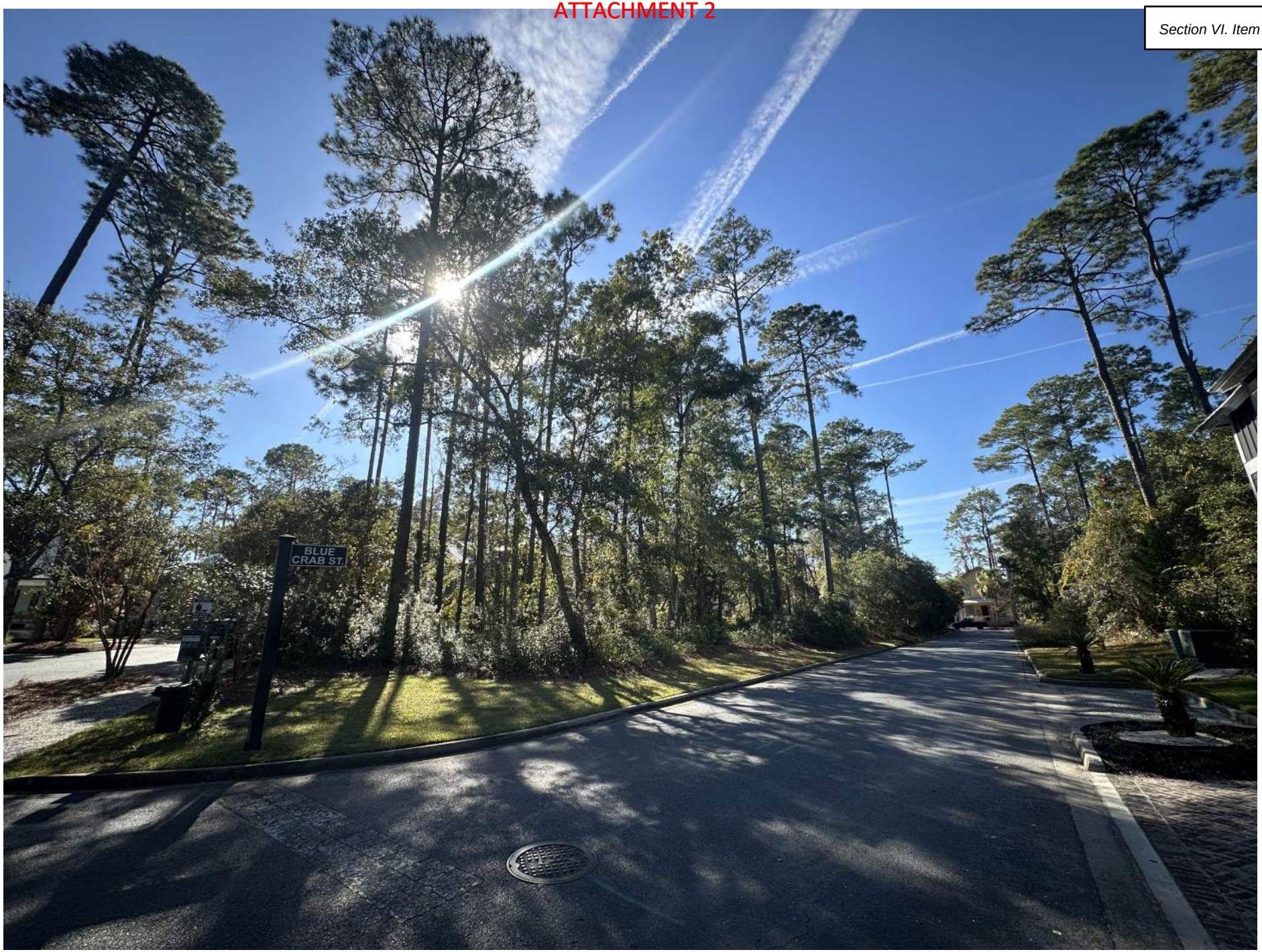
RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

ATTACHMENT 2

LOCATION MAP




WILD
SPARTINA ST.


BLUE
CRAB ST.



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Jan 28, 2026

Lot 49, 8 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval for the planned single-family residence to be built on lot 49, 8 Blue Crab. Plans within the following files titled below are the basis for this approval:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 49_exterior fixtures.pdf

2025.12.04 Lot 49_Garage Door Cutsheet.pdf

2025.12.4_8 Blue Crab Street_ HARB Cover Letter.pdf

2026.01.22 Lot 49_8 Blue Crab _reference set.pdf

121025 Lot 49 Blue Crab Street Final LS Development Plans.pdf

Lot 49_Blue Crab_Final HARB_Color Board.pdf

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

We are sending a copy of this approval to the Town of Bluffton for their file. We trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton



LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51- 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 312 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

THESE DRAWINGS ARE THE PROPERTY OF COURT ATKINS GROUP AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF COURT ATKINS GROUP

COURT ATKINS GROUP





COURT ATKINS GROUP
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

02.04.2026

ATTACHMENT 5

ISSUED FOR HPC REVIEW

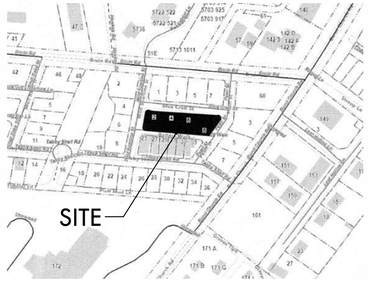
LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES
A1.0	SITE PLAN
A1.1	MOBILIZATION PLAN
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A3.3	BUILDING 3D VIEWS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor		
	Heated and Cooled:	1,454 sq.ft.
	Covered and Enclosed:	464 sq.ft.
Second Floor		
	Heated and Cooled:	1,346 sq.ft.
	Covered and Enclosed:	477 sq.ft.
	Total Gross Area:	3,741 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	370 sq.ft.
Garage-Covered and Enclosed:	563 sq.ft.
Total Gross Area:	933 sq.ft.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 49 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
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			
Civil			
Landscape			

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ 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:	± 30'-3 1/2" A.F.F	Number of Stories: 2	
MEZZANINE:	Yes _____	No X	
HIGH RISE:	Yes _____	No X	

GENERAL NOTES:

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

- THE ARCHITECT'S 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 SERVICEAND 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.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- 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.
- 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.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- 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.



N.T.S.

CONSTRUCTION ADMIN.:

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

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.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.

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

ISSUE

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SHEET TITLE

COVER

A0.0

ATTACHMENT 5

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
A/V	AUDIO/VISUAL
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
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
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
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDTIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
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
R.O.	ROUGH OPENING
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.B.D.	TO BE DETERMINED
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
T.O.	TOP OF
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
WWF	WELDED WIRE FABRIC

REFERENCE SYMBOLS

EXTERIOR ELEVATION SYMBOL

INTERIOR ELEVATION SYMBOL

BUILDING SECTION

WALL SECTION

DETAIL SECTION CALLOUT

ENLARGED PLAN/ DETAIL CALLOUT

COLUMN GRID REFERENCE

LEVEL/ELEVATION REFERENCE

ROOM TAG

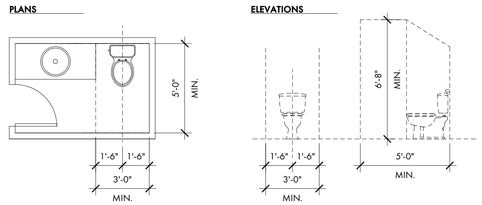
WINDOW TAG

DOOR TAG

REVISION CLOUD & TAG

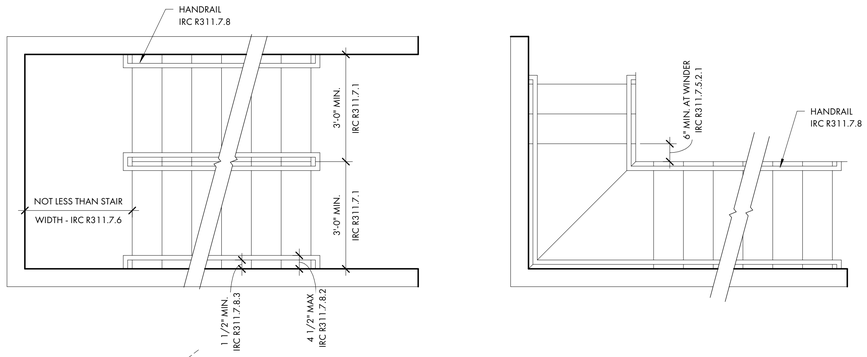
TYP. RESTROOM CLEARANCES

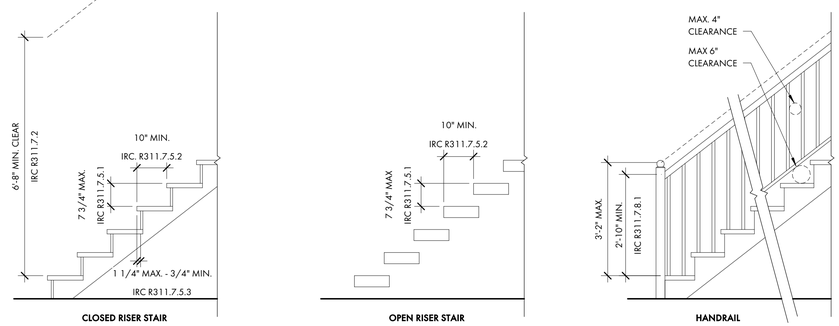
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS



STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



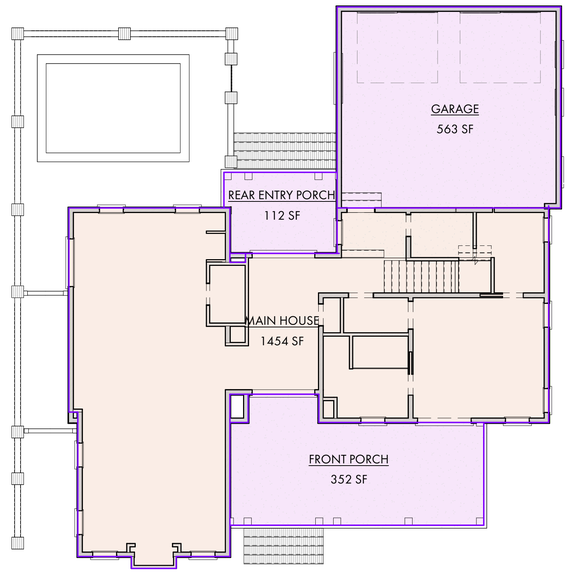


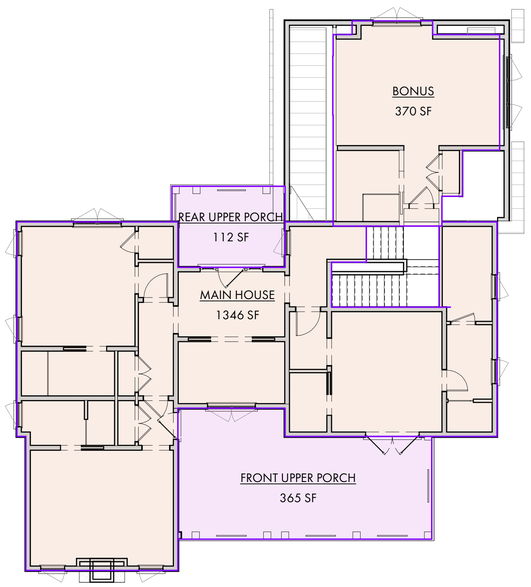
MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,454 sq.ft.
Covered and Enclosed:	464 sq.ft.
Second Floor	
Heated and Cooled:	1,346 sq.ft.
Covered and Enclosed:	477 sq.ft.
Total Gross Area:	3,741 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	370 sq.ft.
Garage-Covered and Enclosed:	563 sq.ft.
Total Gross Area:	933 sq.ft.





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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES

A0.1

ATTACHMENT 5

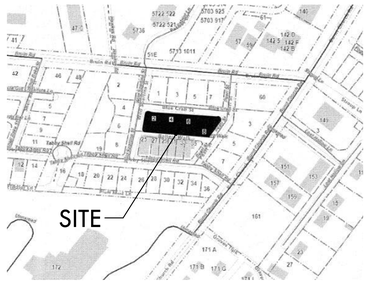
LEGEND

- 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
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT ELEVATION SHOTS
- 12' - CONTOUR LINES
- - XFMER - TRANSFORMER
- - WATER LATERAL
- - WATER METER
- - IRRIGATION CONTROL VALVE
- - FIRE HYDRANT
- - GRATE INLET
- - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- – GUY LINE
- - LIGHT POLE
- - STORM DRAIN MANHOLE
- - FIBEROPTICS MANHOLE
- - PROPANE TANK

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 142 AT PAGE 119



SITE PLAN CALCS:

TOTAL LOT AREA	5,580 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,548 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	305 SQ. FT.
BRICK WALKS (IMPERVIOUS)	218 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	442 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,513 SQ. FT.
IMPERVIOUS TO LOT RATIO	63%

SITE PLAN 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.

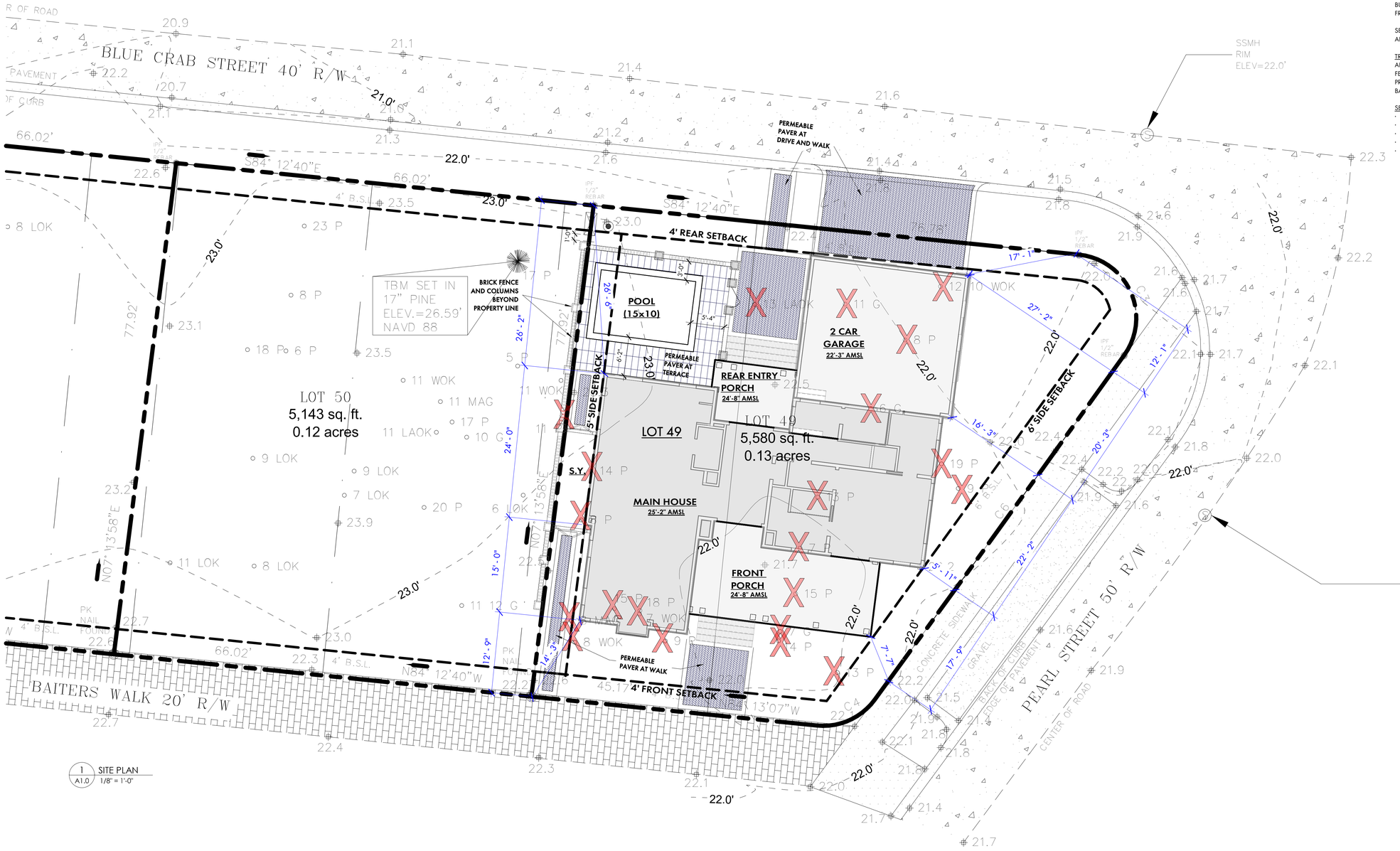
SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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).

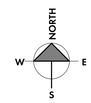
SEE LANDSCAPE PLANS FOR FINAL:
- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

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



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



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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

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SITE PLAN

A1.0

ATTACHMENT 5

LEGEND

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Notes:

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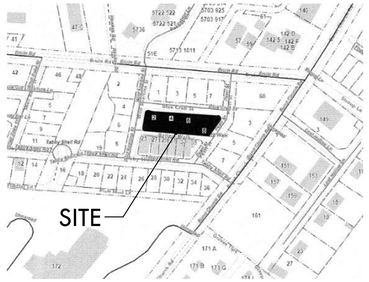

TREE LEGEND

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LAOK - LAUREL OAK
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CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY



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

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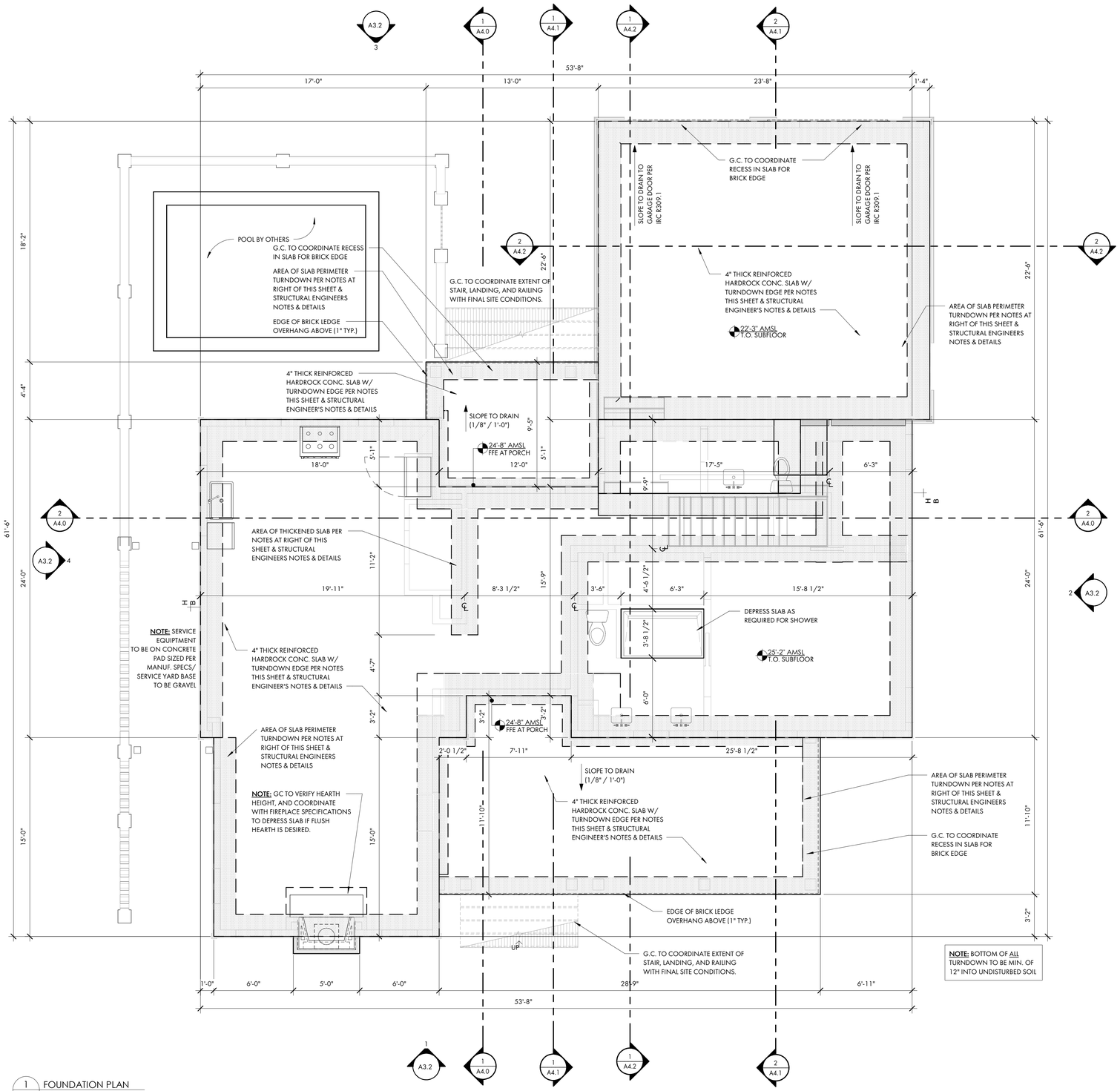
MOBILIZATION PLAN

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

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 RETAINING/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:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

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)

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH
W E
S

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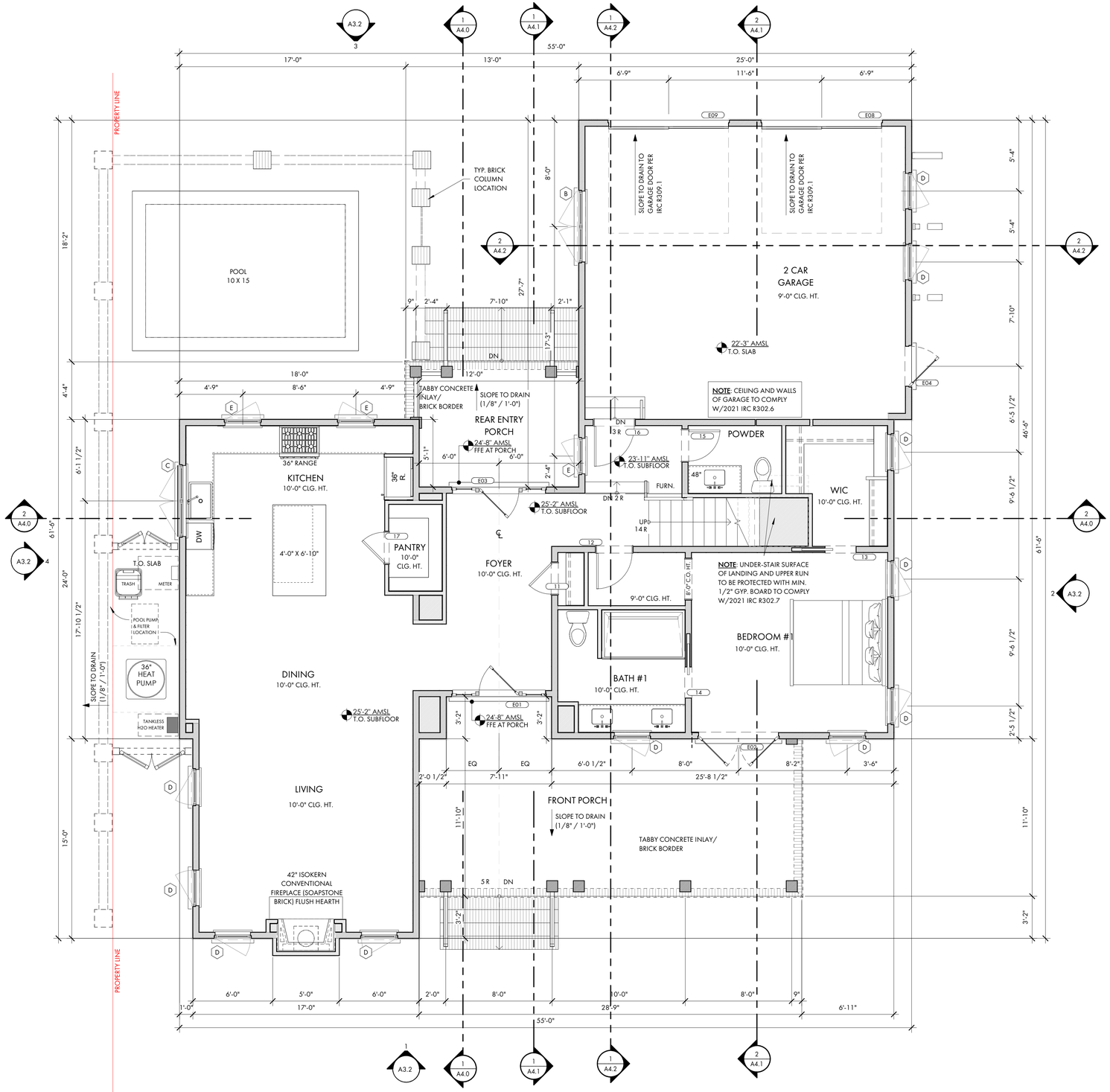
FOUNDATION PLAN

A2.0

ATTACHMENT 5



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

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

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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. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. 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: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (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. SEE STRUCTURAL ENG. DOC'S. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER .

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. 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.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
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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.

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.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

COURT ATKINS GROUP

POST OFFICE BOX 3978
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FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

ISSUE

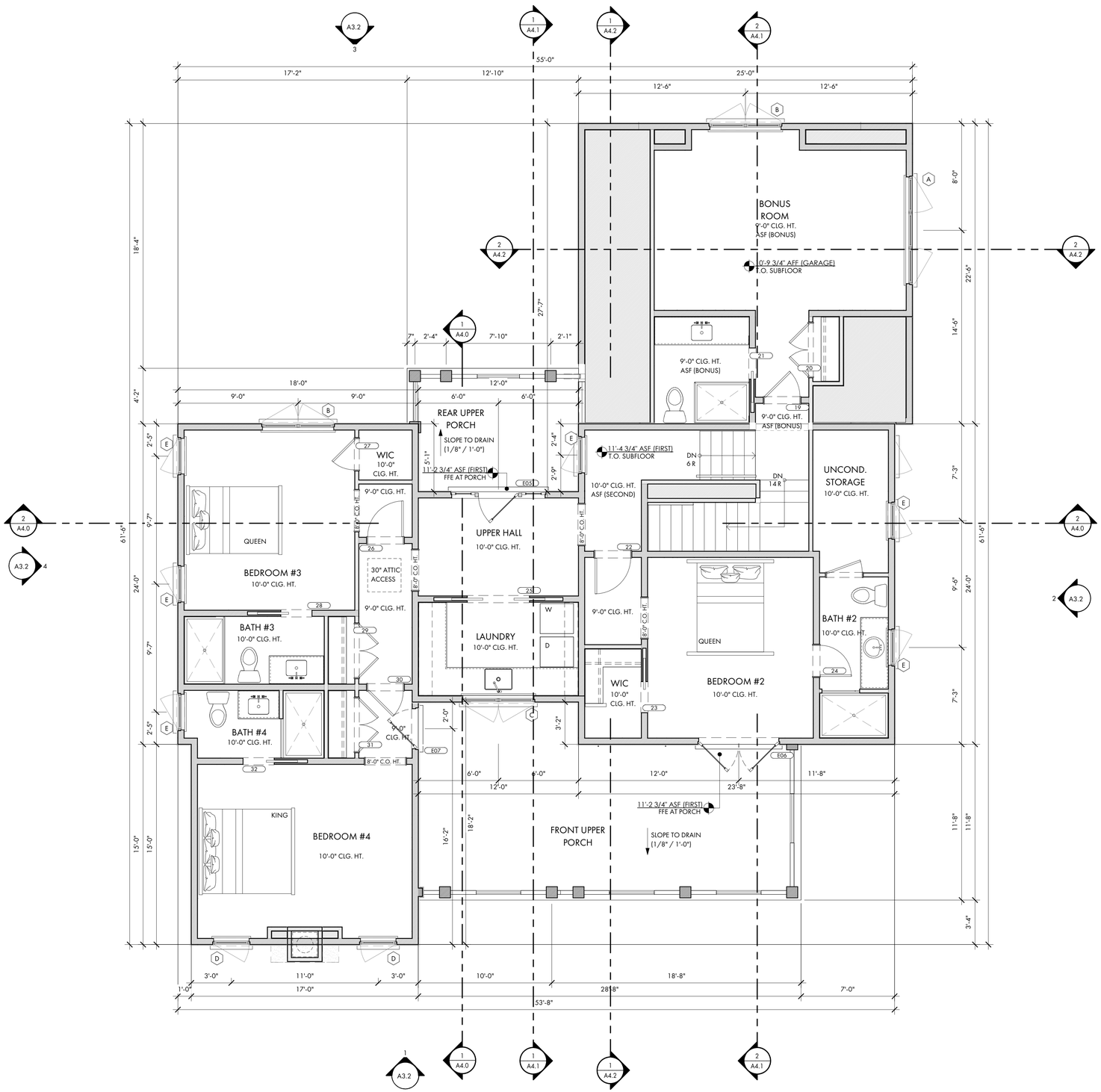
NO. REV. DATE DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1

ATTACHMENT 5



1 A3.2 SECOND FLOOR PLAN
1/4" = 1'-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.

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

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NORTH

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

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Project No.
25-072

ISSUE

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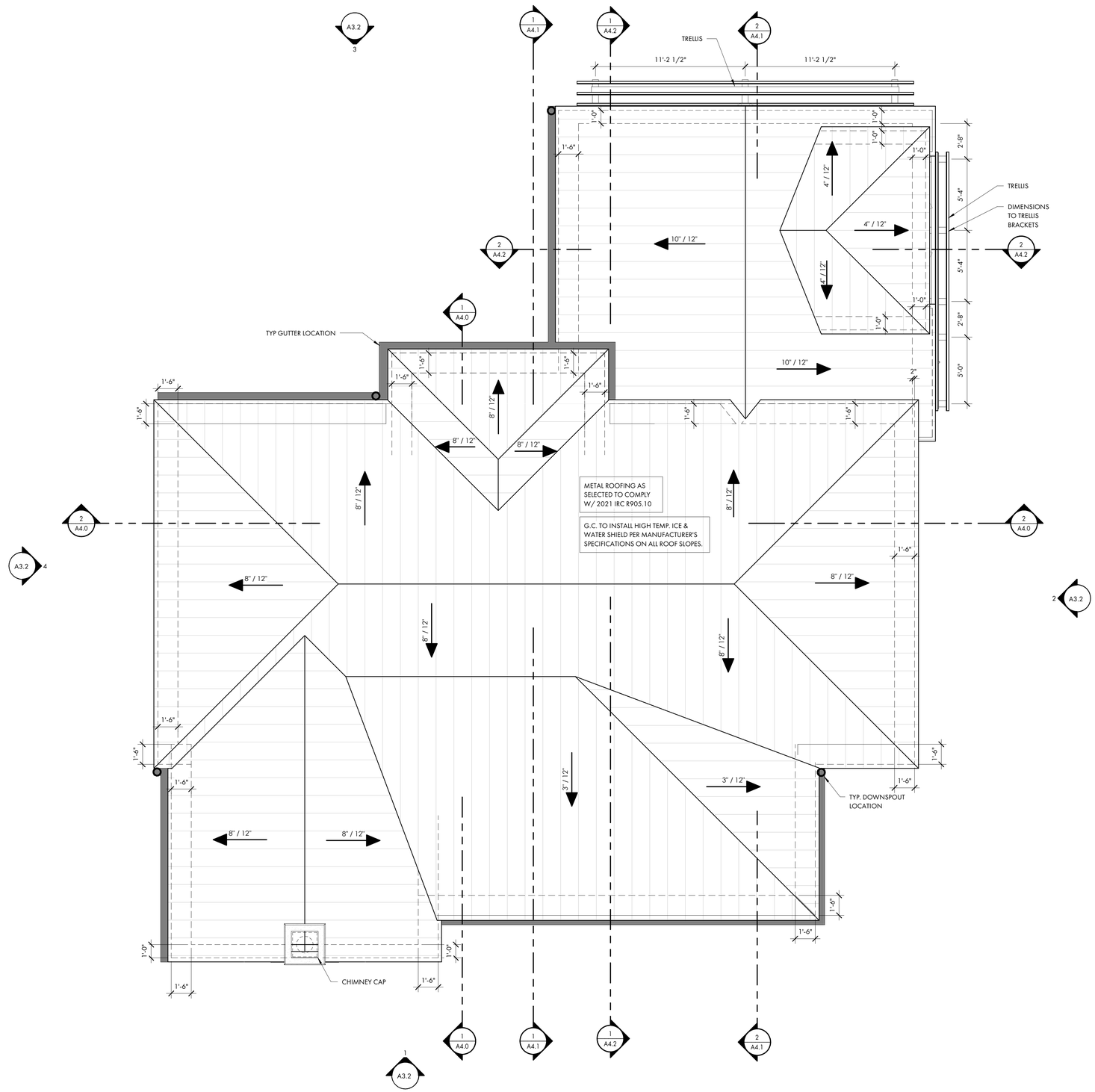
SHEET TITLE

SECOND FLOOR PLAN

A2.2

ATTACHMENT 5



1 A2.3 ROOF PLAN
1/4" = 1'-0"

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

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ATTIC CEILING JOISTS / PORCH CEILING:
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FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

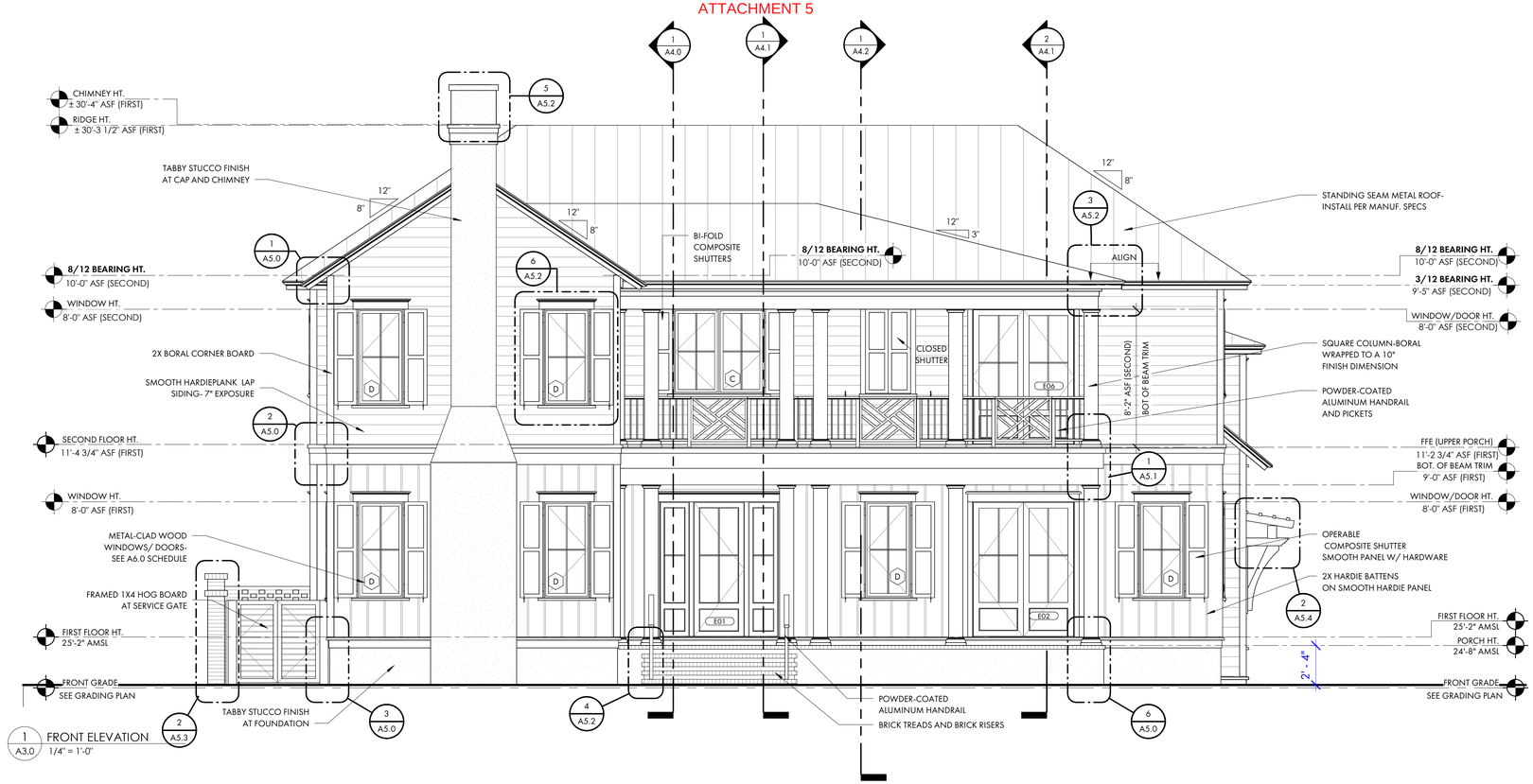
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ROOF PLAN

A2.3



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



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

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25-072

ISSUE

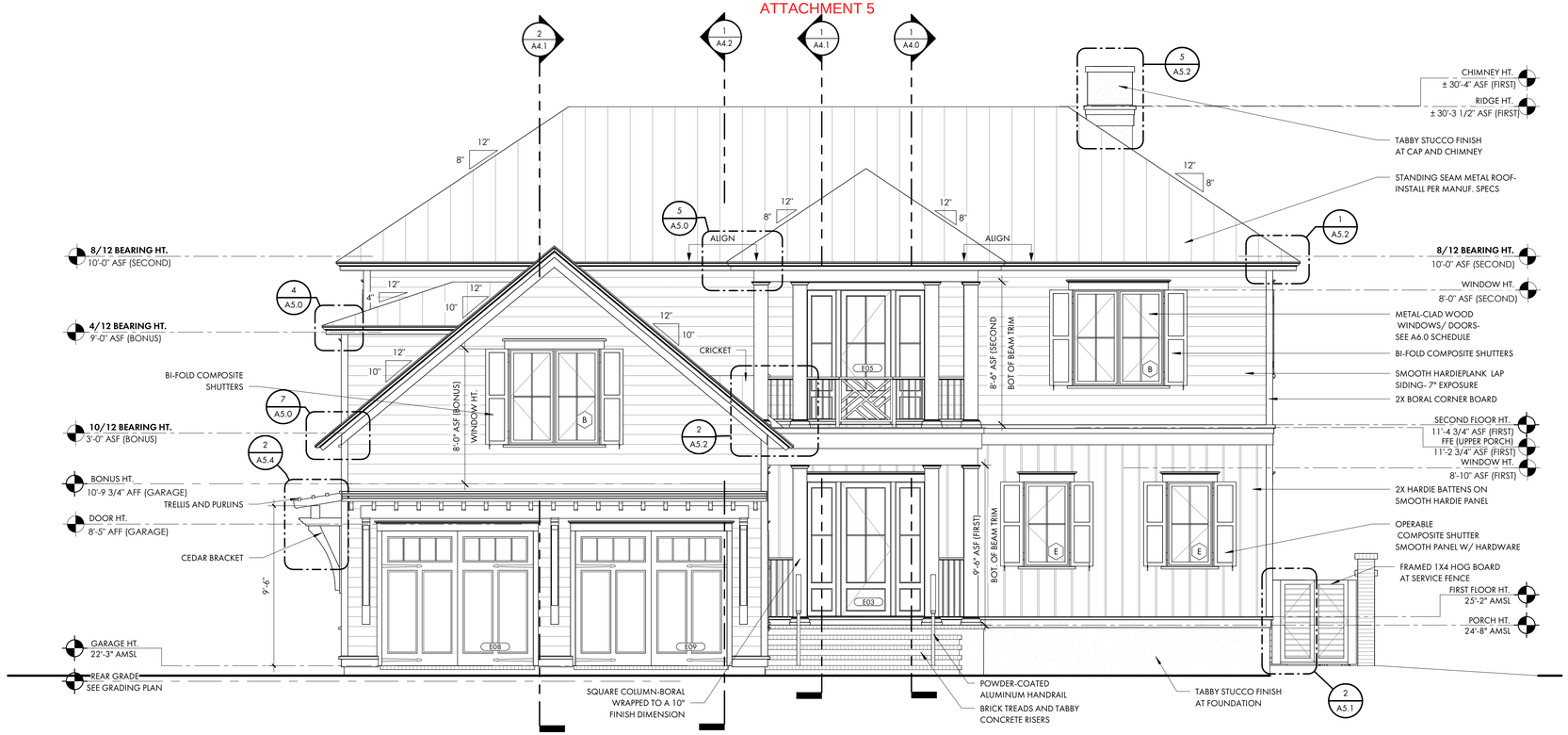
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

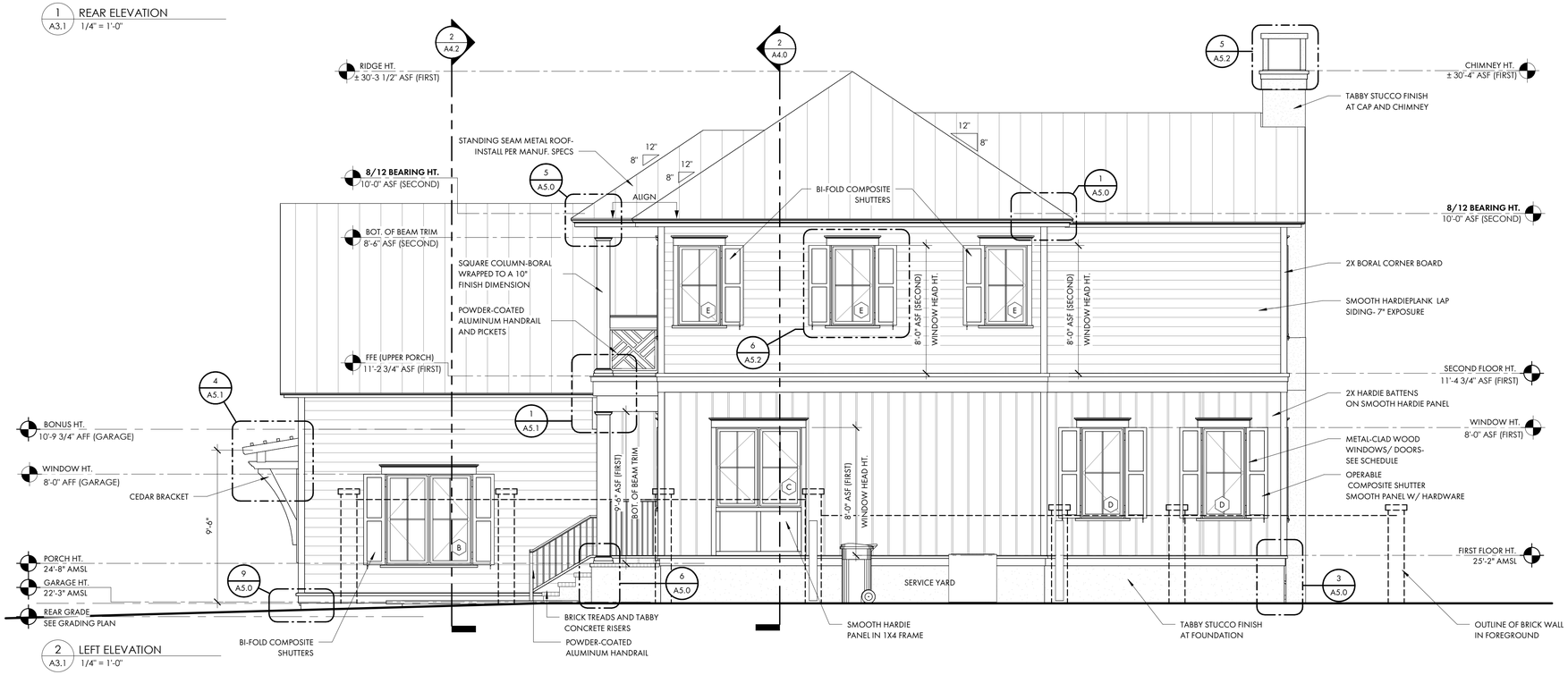
BUILDING ELEVATIONS

A3.0

ATTACHMENT 5



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



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

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BUILDING ELEVATIONS

A3.1

ATTACHMENT 5





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SHEET TITLE

BUILDING 3D VIEWS

A3.3

ATTACHMENT 5



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
3/16" = 1'-0"

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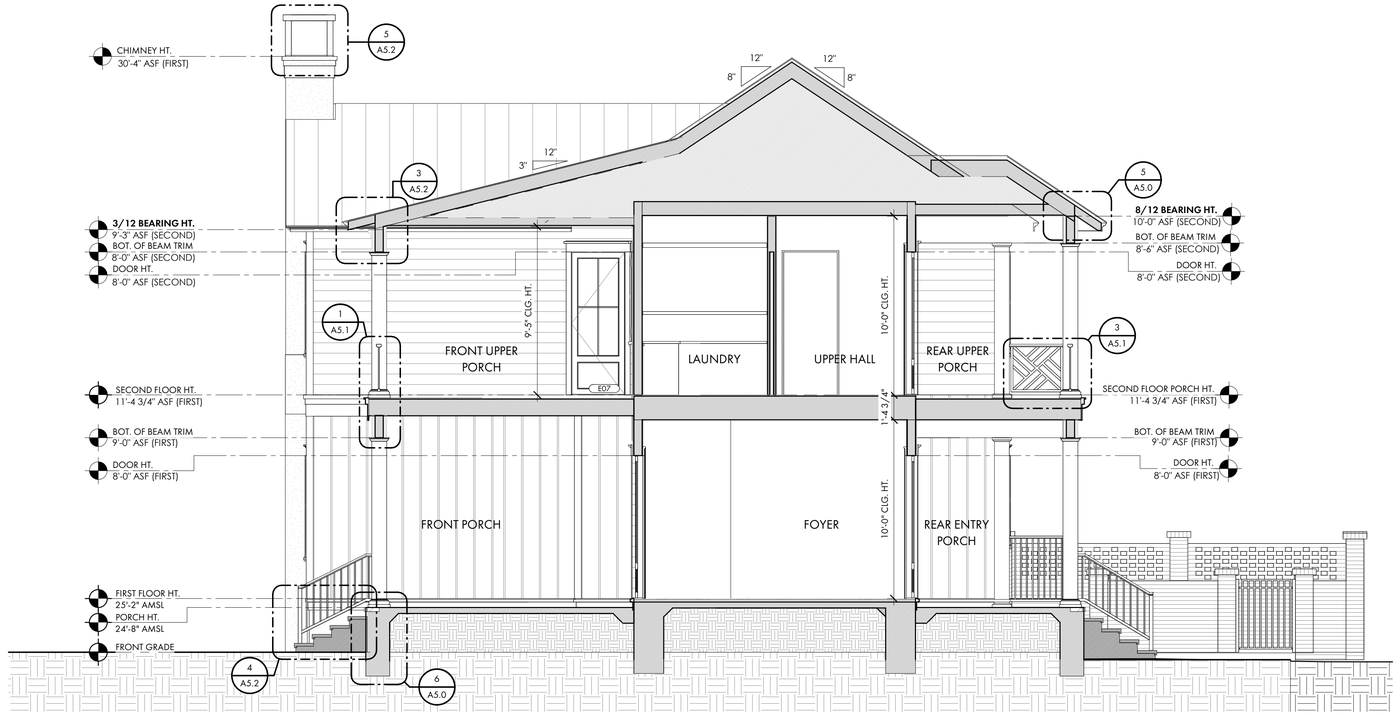
SHEET TITLE

BUILDING ELEVATIONS
WITH BRICK FENCE

A3.2



1 A4.0 SECTION AT PORCHES
1/4" = 1'-0"



2 A4.0 SECTION AT STAIR
1/4" = 1'-0"

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SHEET TITLE

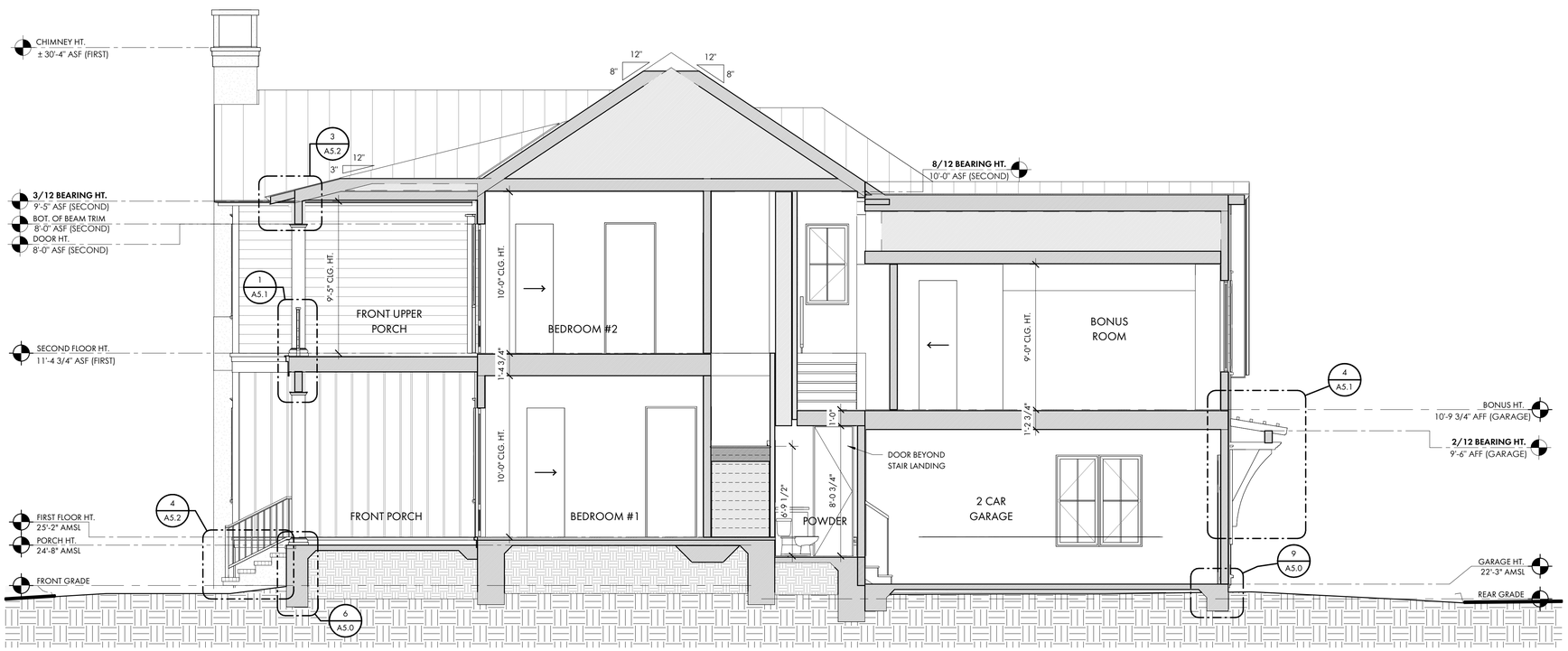
BUILDING SECTIONS

A4.0

ATTACHMENT 5



1 A4.1 Section 12
1/4" = 1'-0"



2 A4.1 SECTION AT MAIN STAIR
1/4" = 1'-0"

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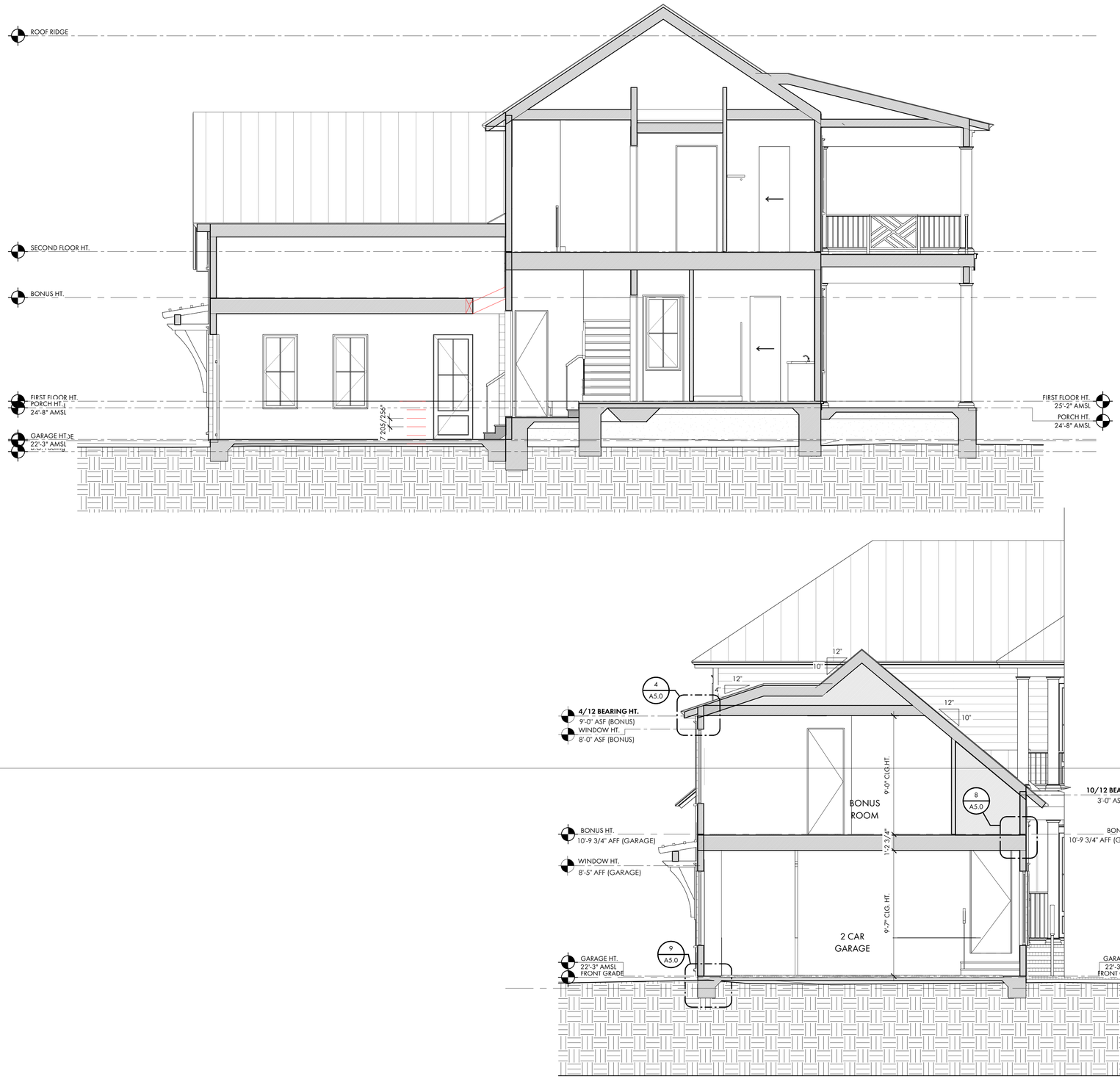
BUILDING SECTIONS

A4.1



2 SECTION THROUGH DORMER
1/4" = 1'-0"

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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ISSUE

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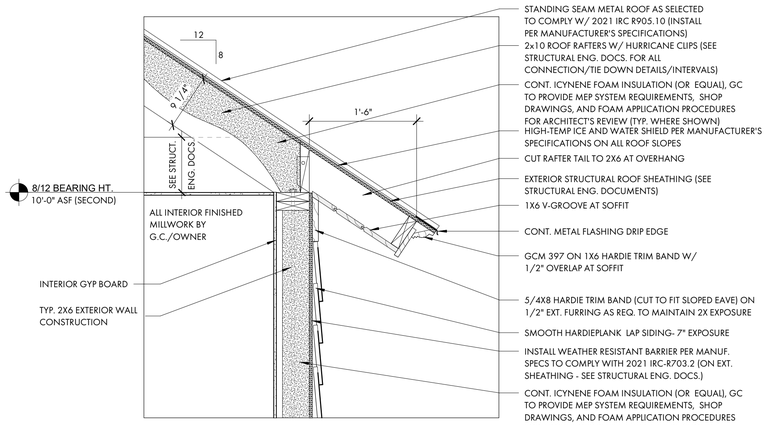
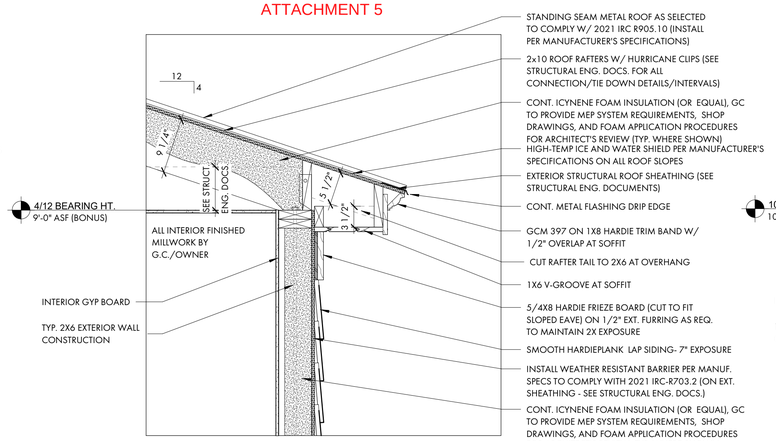
SHEET TITLE

BUILDING SECTIONS

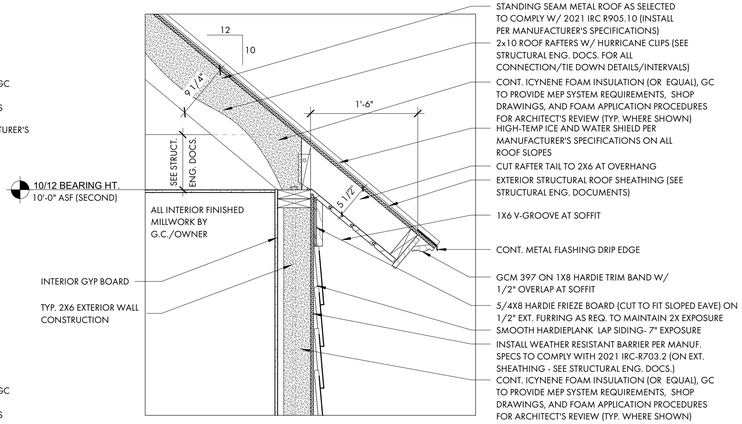
A4.2



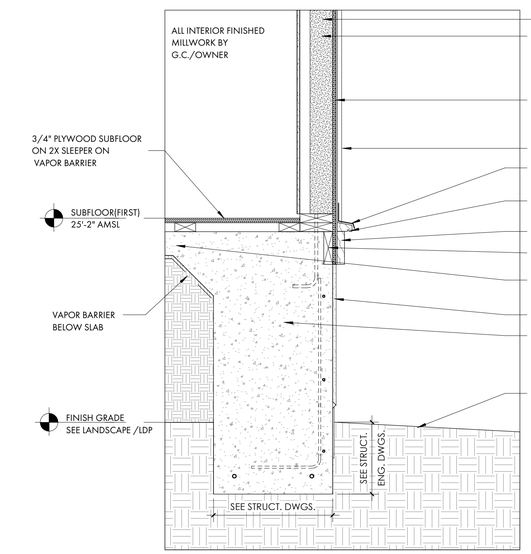
1 A5.0 TYP. 8/12 ROOF EAVE DETAIL
1" = 1'-0"



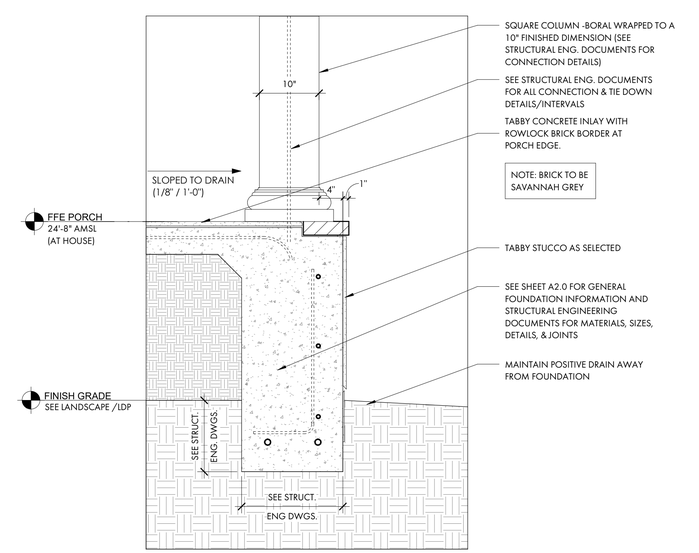
4 A5.0 TYP. 4/12 DORMER ROOF EAVE DETAIL
1" = 1'-0"



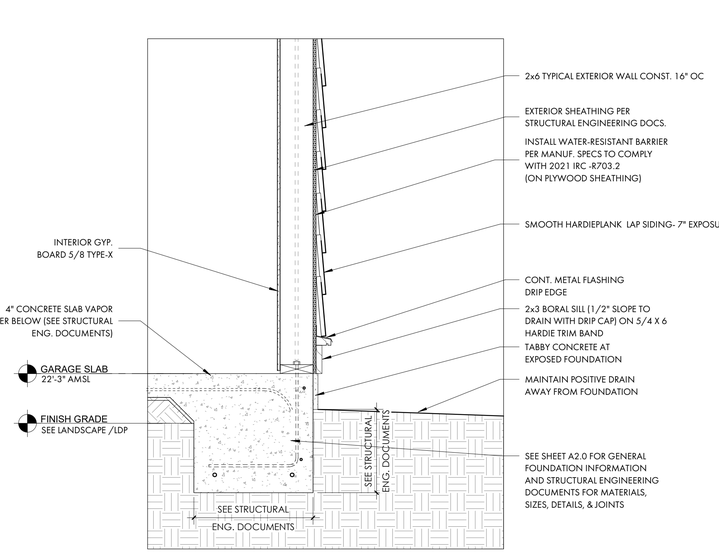
7 A5.0 TYP. 10/12 ROOF EAVE DETAIL AT CARRIAGE HOUSE
1" = 1'-0"



2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



5 A5.0 TYP. 8/12 REAR UPPER PORCH EAVE DETAIL
1" = 1'-0"



8 A5.0 TYP. BONUS FLOOR DETAIL
1" = 1'-0"

3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"

6 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

9 A5.0 TYP. FOUNDATION AT GARAGE
1" = 1'-0"

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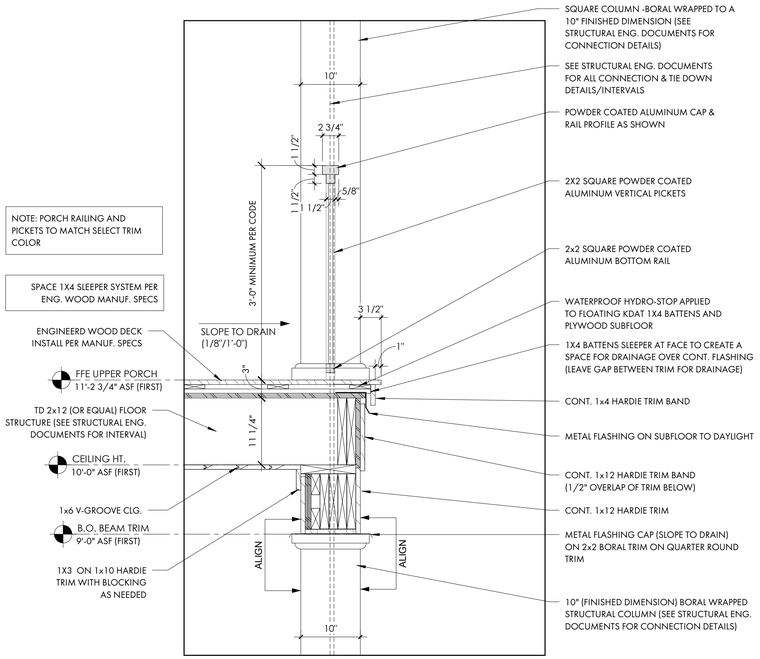
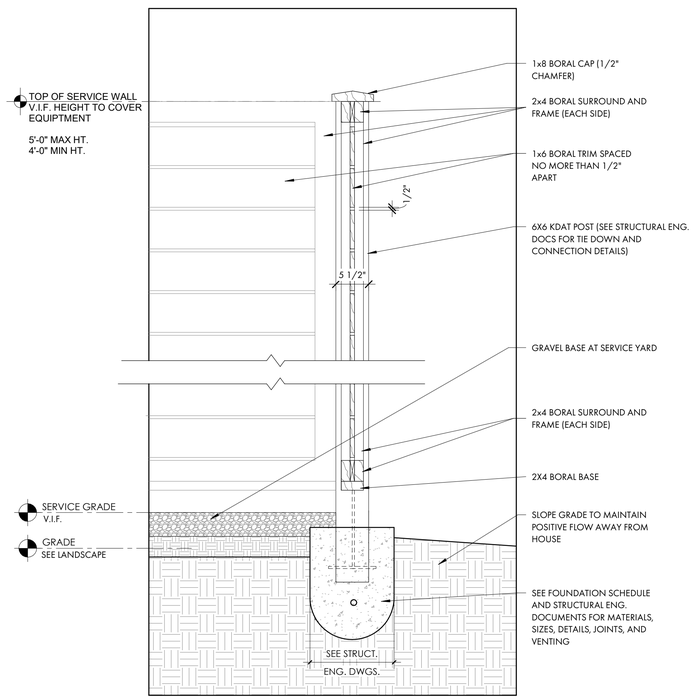
A5.0

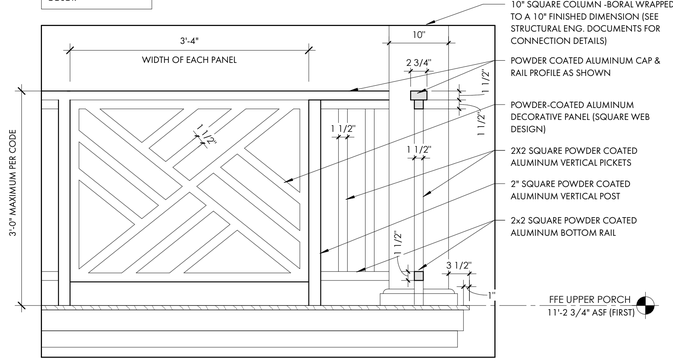


1 A5.1 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"

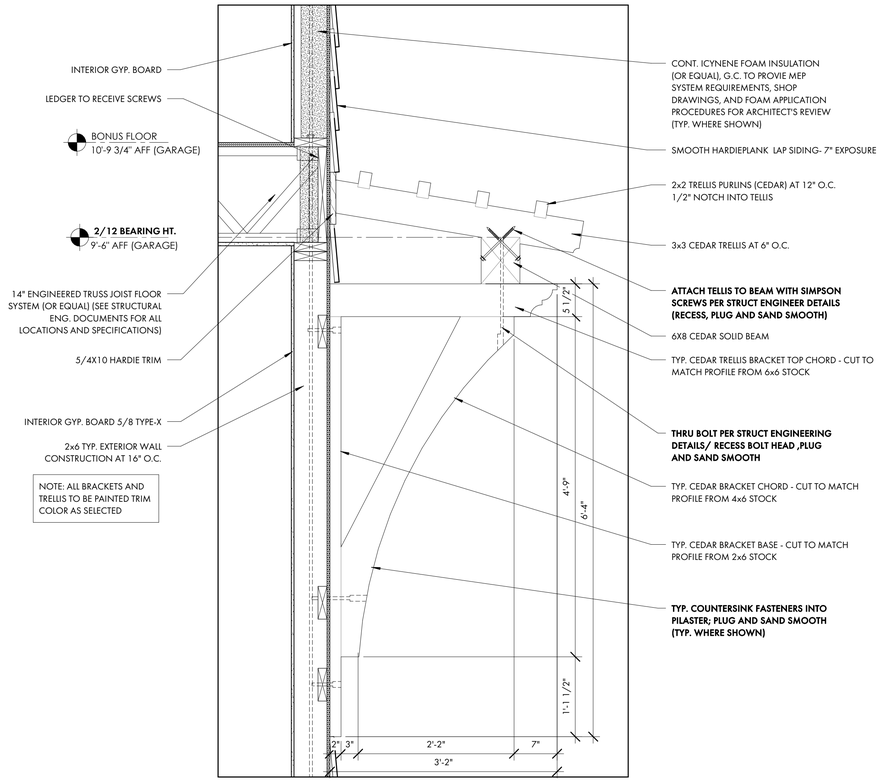


2 A5.1 HOG FENCE AT SERVICE YARD
1" = 1'-0"

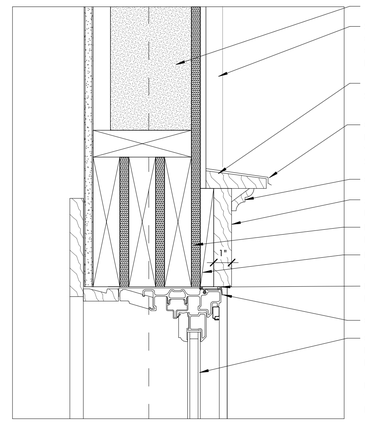
NOTE: PORCH RAILING AND PICKETS TO MATCH SELECT TRIM COLOR



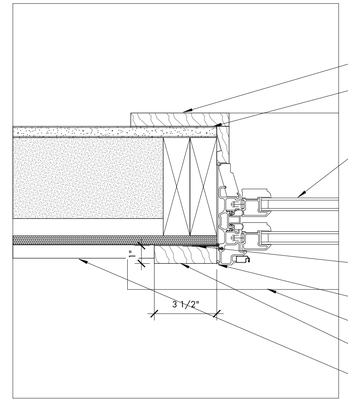
3 A5.1 DECORATIVE PANEL AT RAILING
1" = 1'-0"



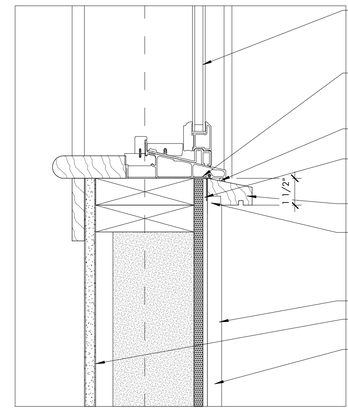
4 A5.1 TRELLIS DETAIL AT GARAGE DOORS
1" = 1'-0"



5A A5.1 WINDOW HEAD DETAIL
3" = 1'-0"



5B A5.1 WINDOW JAMB DETAIL
3" = 1'-0"



5C A5.1 WINDOW SILL DETAIL
3" = 1'-0"

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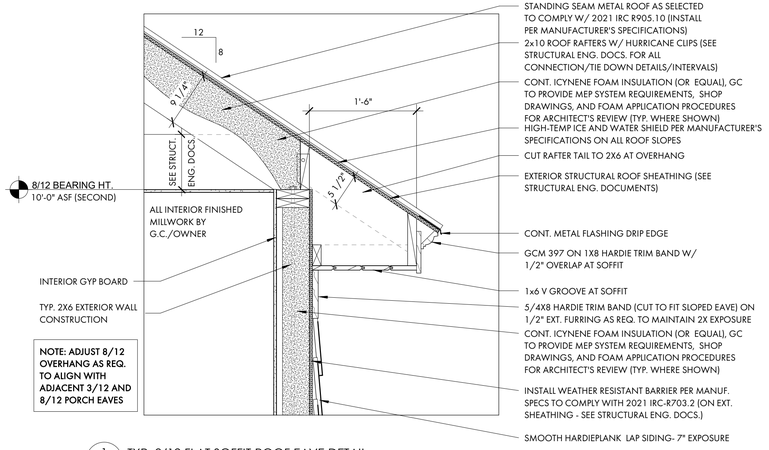
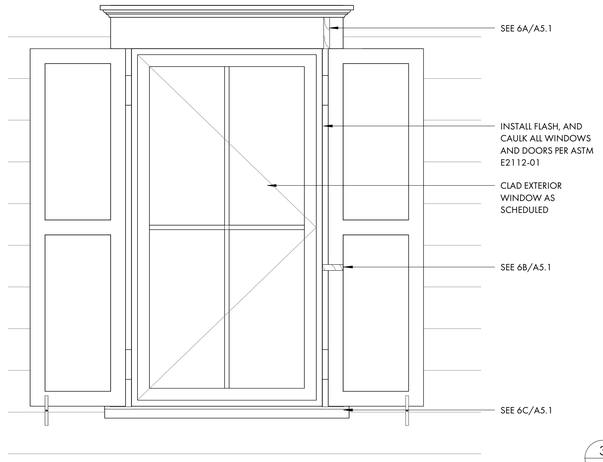
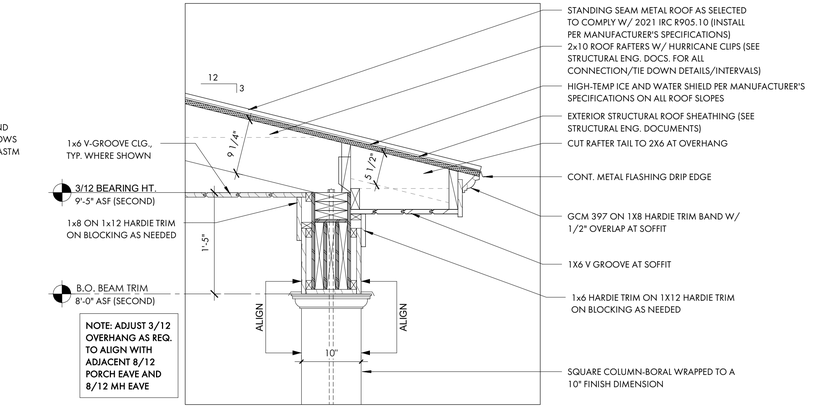
ATTACHMENT 5



1 A5.2 TYP. 8/12 FLAT SOFFIT ROOF EAVE DETAIL
1" = 1'-0"



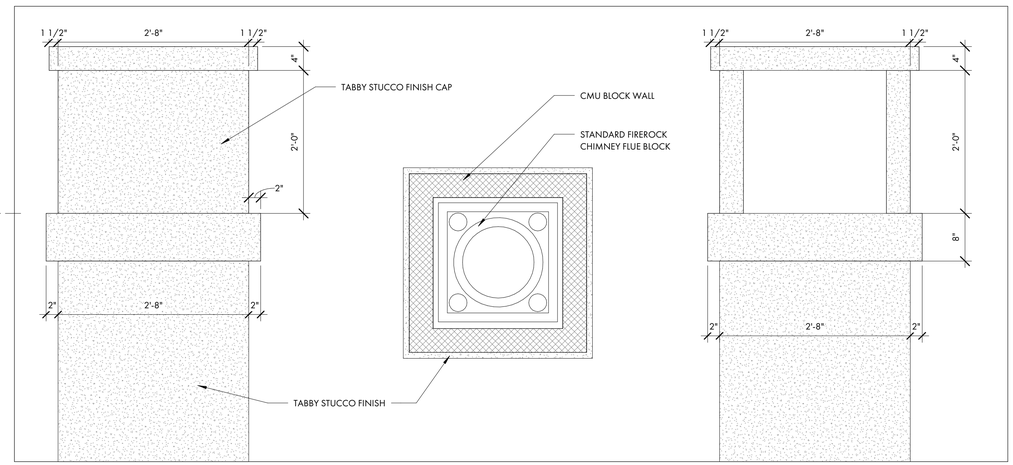
6 A5.2 WINDOW DETAIL, TYP.
1" = 1'-0"



3 A5.2 TYP. 3/12 FRONT UPPER PORCH EAVE DETAIL
1" = 1'-0"

2 A5.2 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"

4 A5.2 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



5 A5.2 CHIMNEY CAP DETAIL
1" = 1'-0"

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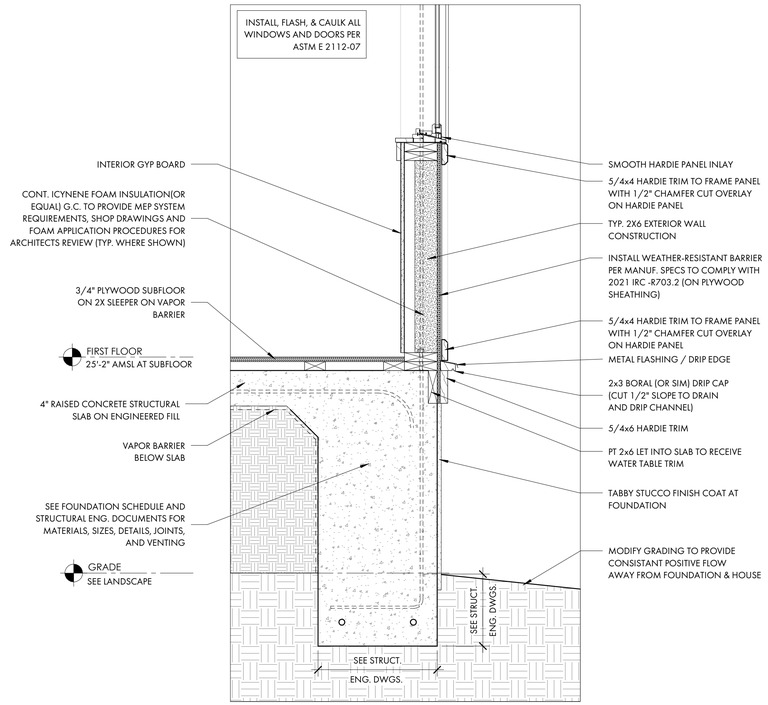
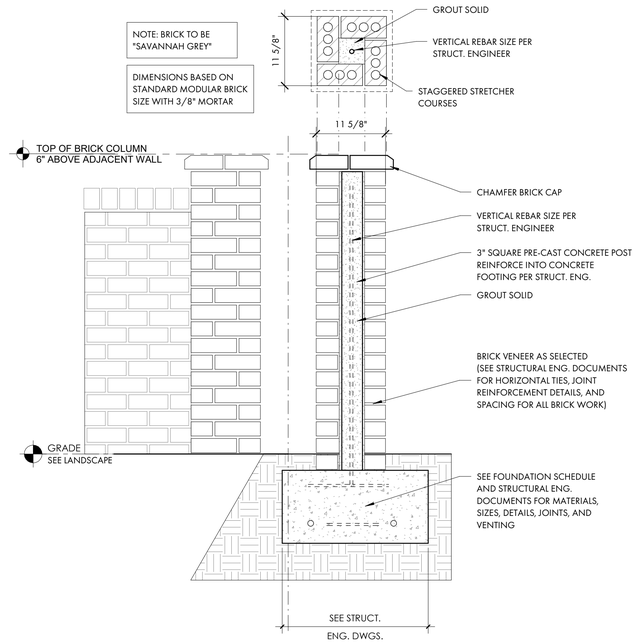
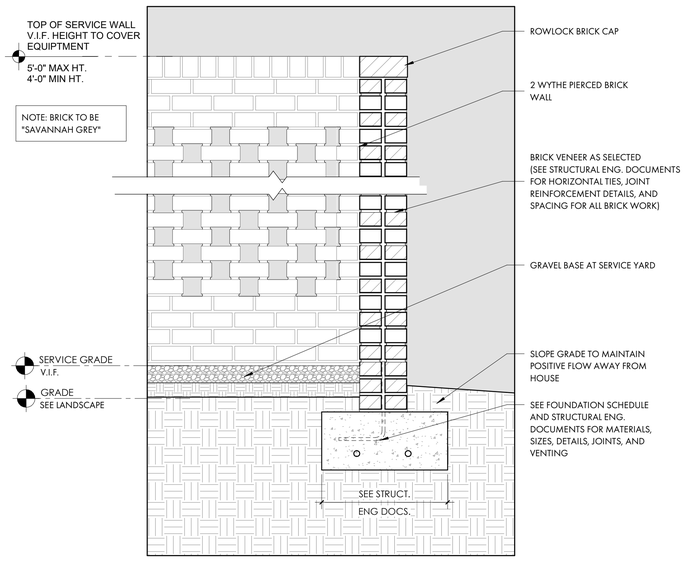


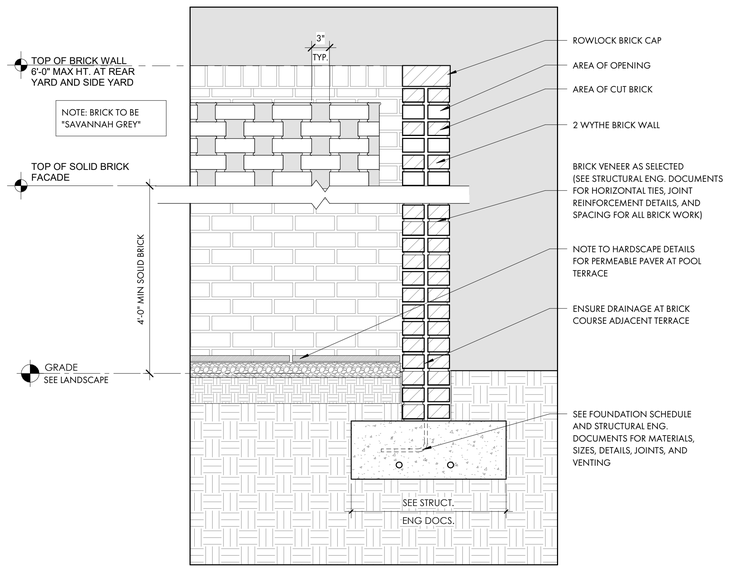
3 A5.3 TYP. PANEL BELOW WINDOW
1" = 1'-0"



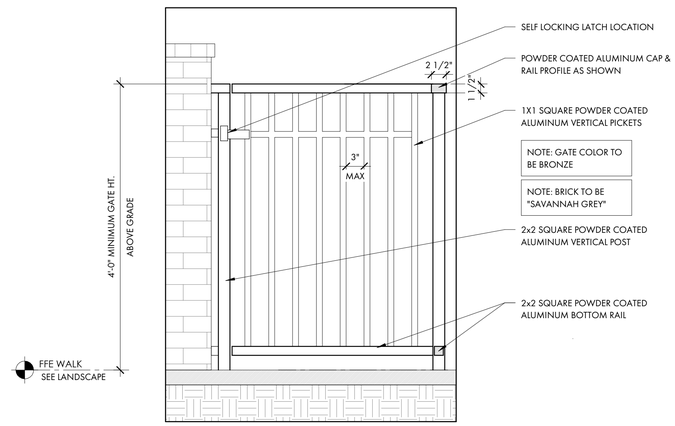
2 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"



4 A5.3 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



5 A5.3 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"



6 A5.3 GATE AT POOL ENCLOSURE
1" = 1'-0"

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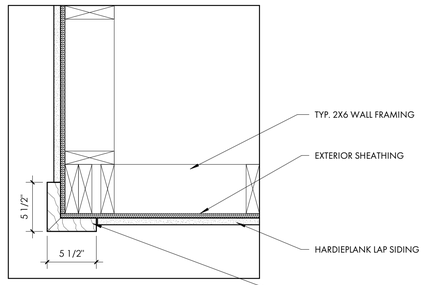
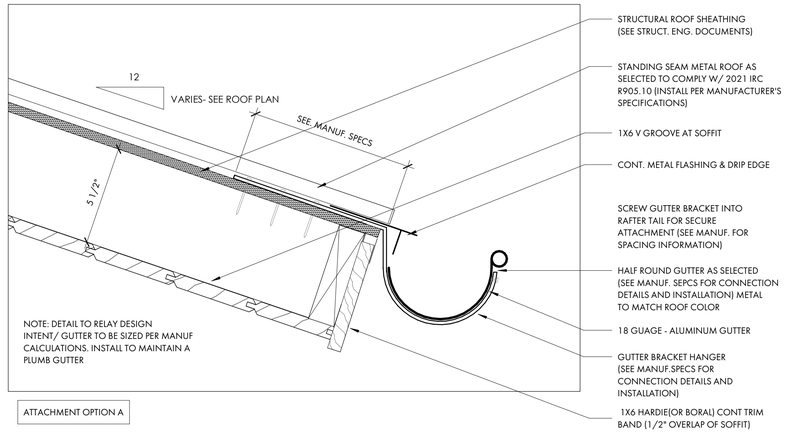


1 A5.4 TYP. CORNER BOARD DETAIL
1 1/2" = 1'-0"



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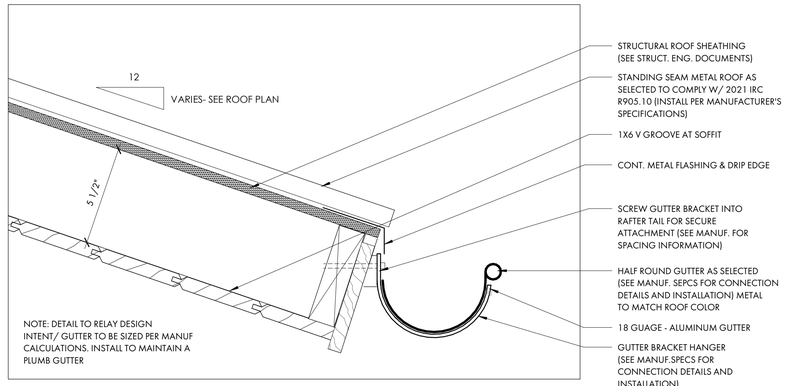

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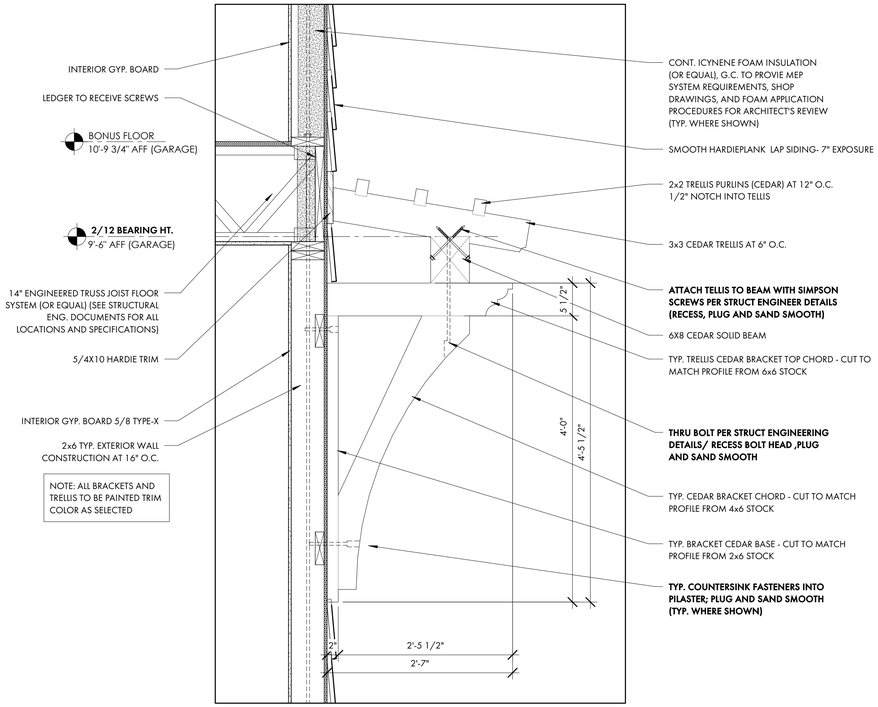
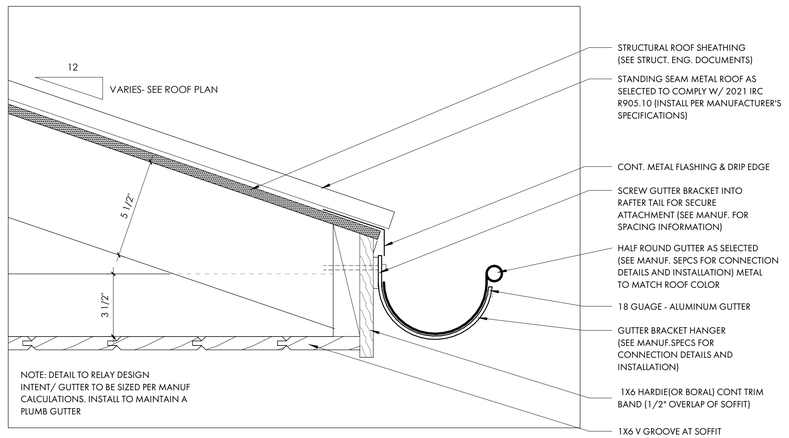


2 A5.4 TRELLIS DETAIL
1" = 1'-0"



ATTACHMENT OPTION C

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

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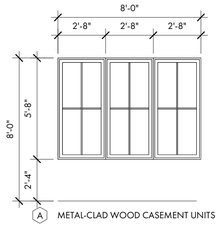
ATTACHMENT 5

CAG - WINDOW SCHEDULE						
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						
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.						
			Frame Opening			
Type Mark	Window Type	Description	Frame Width	Frame Height	Head Height	Comments
A	METAL-CLAD WOOD CASEMENT UNITS	(3) 2'-8" x 5'-8"	8'-0"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	METAL-CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	METAL-CLAD WOOD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	METAL-CLAD WOOD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	METAL-CLAD WOOD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

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 2021 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.

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

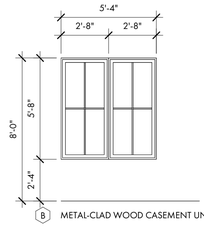
G.C. TO PROVIDE SAFETY OR TEMPERED GLASS IN HAZARDOUS LOCATIONS AS DESCRIBED IN IRC R308.4.1-R308.4.7, WHICH MAY INCLUDE BUT NOT LIMITED TO AREAS ADJACENT TO WET SURFACES (BATHTUBS, SHOWERS), ADJACENT TO THE BOTTOM OF STAIR LANDING, ADJACENT TO STAIRS OR RAMPS, AND ADJACENT TO DOORS.



A METAL-CLAD WOOD CASEMENT UNITS

(3) 2'-8" x 5'-8" (R.O. ± 8'-0" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

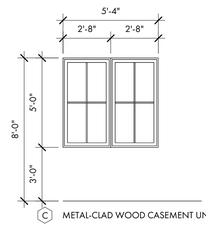
EGRESS AT BONUS ROOM



B METAL-CLAD WOOD CASEMENT UNITS

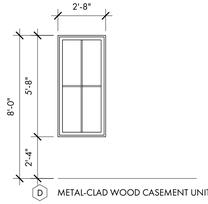
(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BEDROOM #3



C METAL-CLAD WOOD CASEMENT UNITS

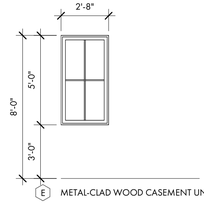
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



D METAL-CLAD WOOD CASEMENT UNIT

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BEDROOM #4



E METAL-CLAD WOOD CASEMENT UNIT

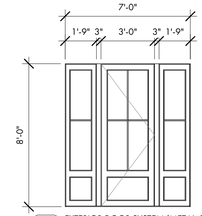
2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

CAG - DOOR SCHEDULE - EXT.							
DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENT							
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							
			R.O.				
Mark	Door Type	Description	Rough Width	Rough Height	Head Height	Thickness	Type Comments
E01	METAL-CLAD WOOD EXTERIOR DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	METAL-CLAD WOOD EXTERIOR DOORS	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	METAL-CLAD WOOD EXTERIOR DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	METAL-CLAD WOOD EXTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	METAL-CLAD WOOD EXTERIOR DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	METAL-CLAD WOOD EXTERIOR DOORS	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	METAL-CLAD WOOD EXTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	OVERHEAD GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E09	OVERHEAD GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
11	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
12	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
13	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	6'-10"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
16	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	6'-10"	1 3/4"	TYPE & FINISH BY G.C./ OWNER. **20-MIN. FIRE-RATED DOOR**
17	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
18	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
19	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"	TYPE & FINISH BY G.C./ OWNER.
32	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"	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 2021 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.

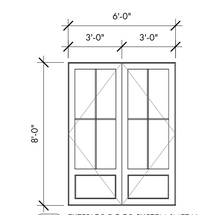
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



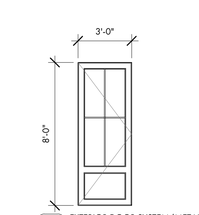
E01 EXTERIOR DOOR SYSTEM (METAL-CLAD WOOD)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



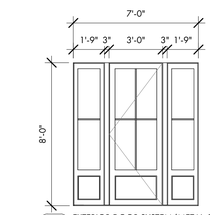
E02 EXTERIOR DOOR SYSTEM (METAL-CLAD WOOD)
E06 OUTSWING DOOR
(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



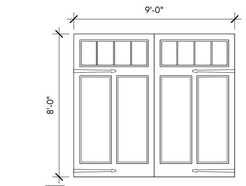
E04 EXTERIOR DOOR SYSTEM (METAL-CLAD WOOD)
E07 OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E05 EXTERIOR DOOR SYSTEM (METAL-CLAD WOOD)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E08 OVERHEAD GARAGE DOOR
E09 (STEEL FRAME WITH COMPOSITE OVERLAY)
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

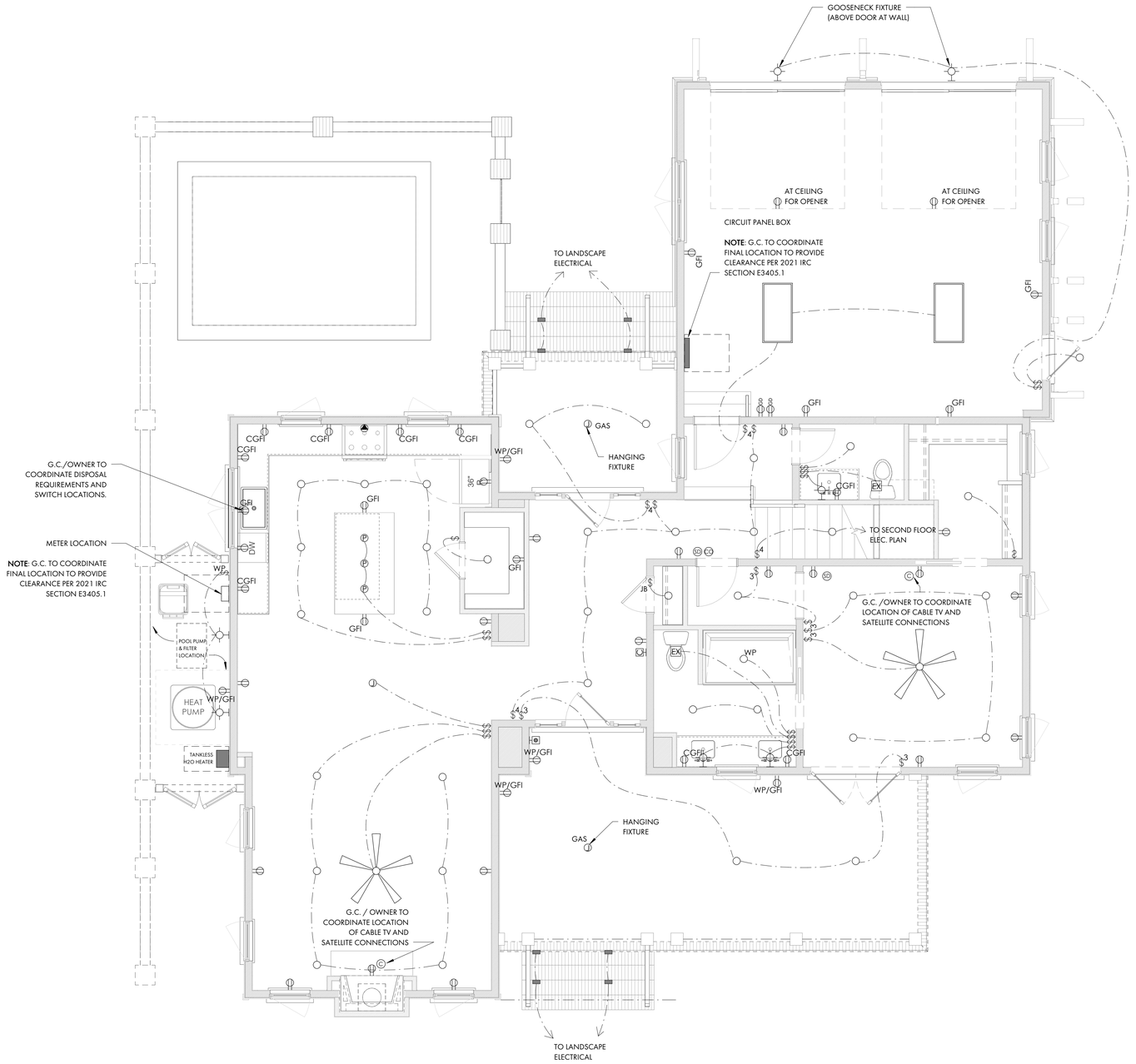
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR 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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
02.04.26

Project No.
25-072

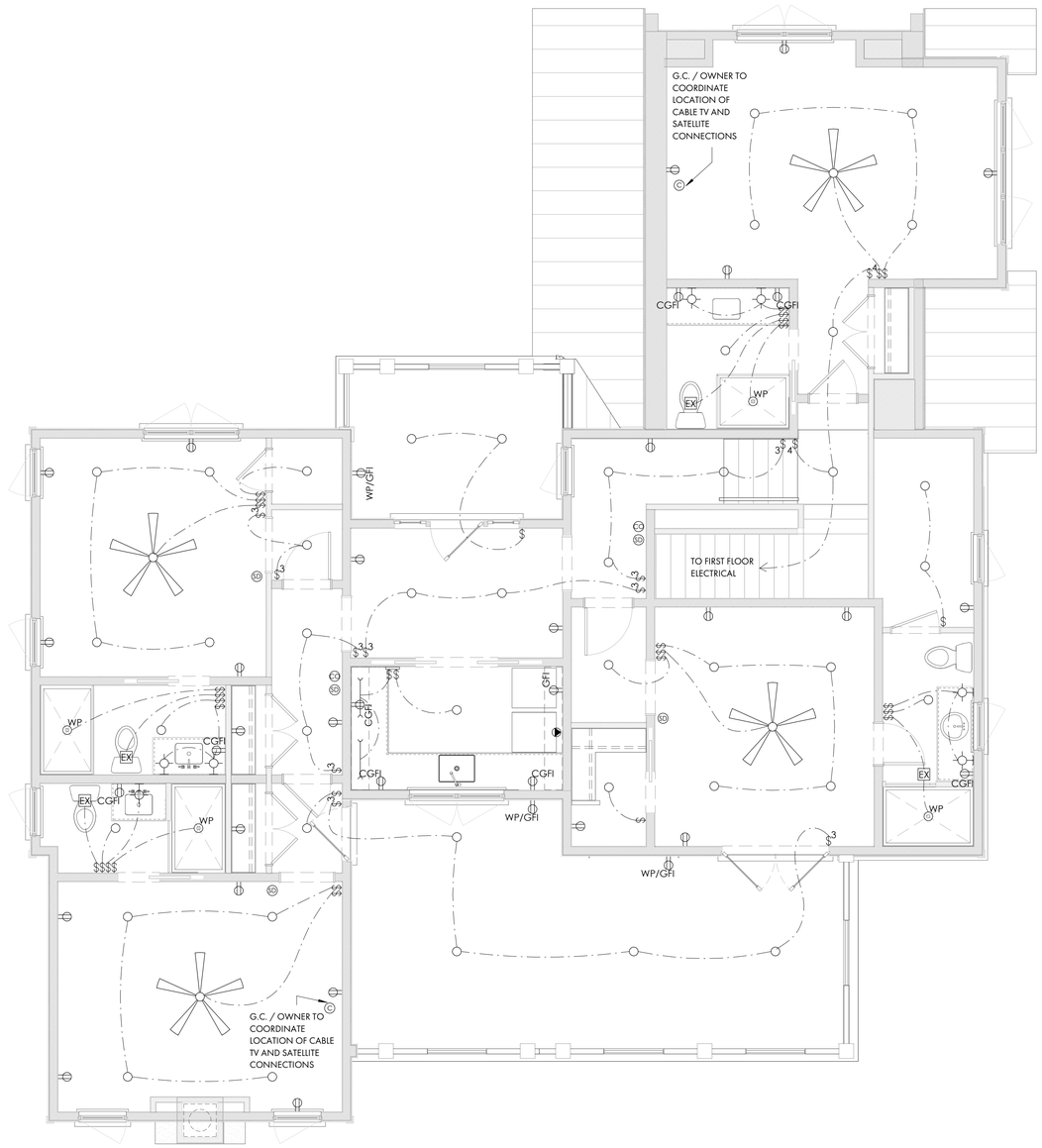
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



1 E2.2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- COUNTERTOP LEVEL GFI RECEPTACLE
- GFI IN WATERPROOF BOX
- UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GARAGE DOOR OPENER
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- WATERPROOF SWITCH
- DIMMER SWITCH
- CABLE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WATERPROOF CAN LIGHT
- JUNCTION BOX
- PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EXHAUST FAN
- DOOR BELL
- DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER

NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

- CIRCUIT PANEL BOX

NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

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 42" 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 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 DETERMING OPTIMAL THERMOSTAT LOCATION 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 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 NATURAL GAS SERVICE IF OR 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 2021IRC 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 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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PROJECT INFO

Date
02.04.26

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

E2.2

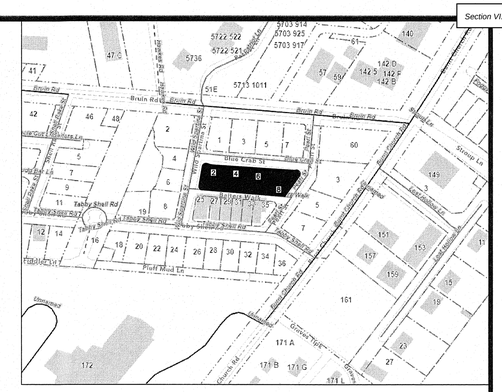
ATTACHMENT 5

REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

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



ATTACHMENT 6

COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 49 Blue Crab Street
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

10/22/25 Final Landscape Development Plans
Submitted to Tabby Roads HARB

REVISIONS

Date	Sheets Affected	Description
12/03/25	L1-L6	Revisions per HARB comments recieved 10/29/25
12/10/25	L4,L5	Revisions per HARB comments recieved 12/09/25
02/04/26	L1-L4	Revisions per HARB comments recieved 01/07/26

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

ATTACHMENT 6

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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mariaghysdesigns@gmail.com
(843) 816-2565

ATTACHMENT 6

SITE & LAYOUT PLAN



Submittal Documents
Not for Construction

0 5 10 20 40

Scale: 1" = 10'

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

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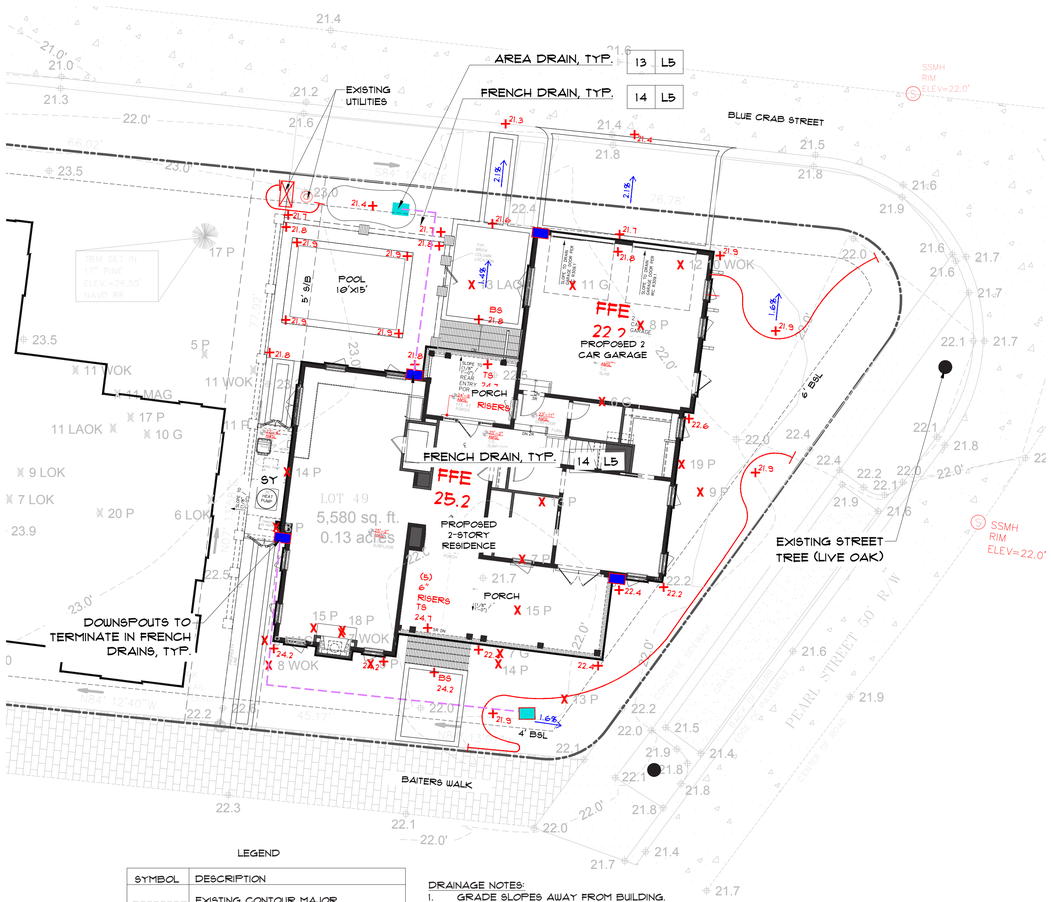
(843) 816-2565

ATTACHMENT 6

GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	TRENCH DRAIN
	DOWN SPOUT

DRAINAGE NOTES:
1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

L3

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

ATTACHMENT 6

LANDSCAPE PLAN

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,580 SF
TOTAL ROOF SF: +/- 2,544 SF
5,580 - 2,544 = 3,036 SF
3,036 SF X 75% = +/- 2,277 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,802 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,758 SF

AERIAL IMAGE OF SITE:
5,580 SF



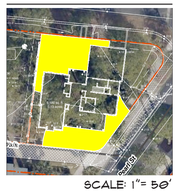
SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 956 SF

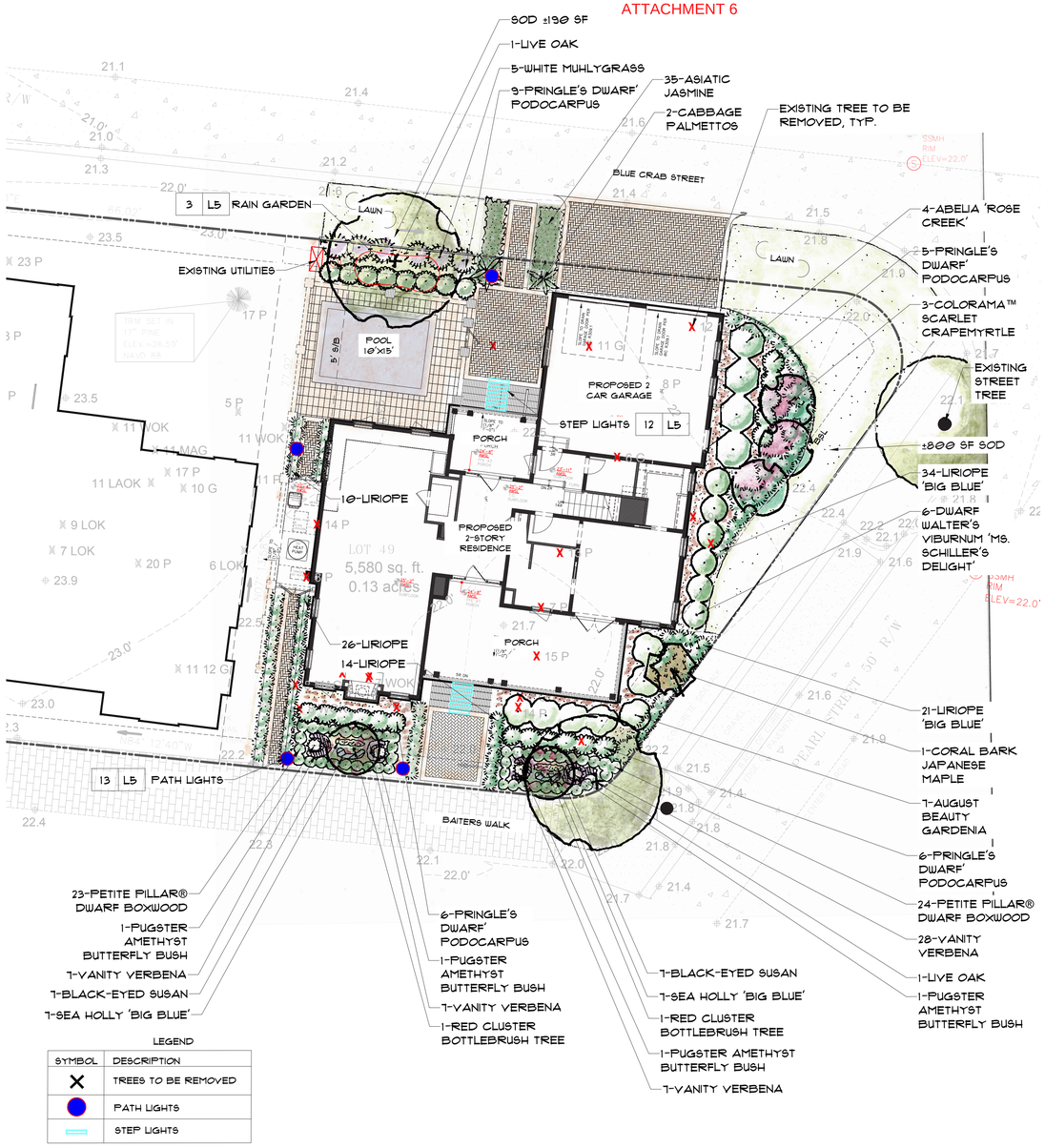


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,802 SF



SCALE: 1"= 50'



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
●	PATH LIGHTS
▭	STEP LIGHTS

PLANT IMAGERY


CORAL BARK JAPANESE MAPLE


BLACK-EYED SUSAN


ENCORE AZALEA


LIRIOPE


LIVE OAK


PRINGLE'S DWARF PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


SLIM BOTTLEBRUSH


VANITY VERBENA


WHITE MUHLYGRASS

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
2	Cabbage Palm	Sabal Parnetto		8'-10'			Refoliated
3	Colorama™ Scarlet Crapemyrtle	Lagerstroemia 'JM1' PP31585	15 gal.	7'-8'	3'-4'		Standard
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.	5'-8'	4'-6'		Specimen - Tree Form
2	Live Oak	Quercus virginiana		Min. 12'		4 " Cal.	Mitigation
Shrub							
4	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'		
7	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
6	Dwarf Walter's Viburnum 'Ms. Schiller's Delight'	Viburnum obovatum 'Ms. Schiller's Delight'	7 gal.	2'	2.25'		
47	Petite Pillar® Dwarf Boxwood	Buxus sempervirens 'MonAlex' PP #27,647	1 gal.	.75'	.5'		
26	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
2	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'		Standard
Perennials/G-Cover							
35	Asiatic jasmine	Trachelospermum asiaticum	1 gal.	0.25	0.25		18" O.C.
14	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		
84	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.
4	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25		
14	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
28	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
5	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
990 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

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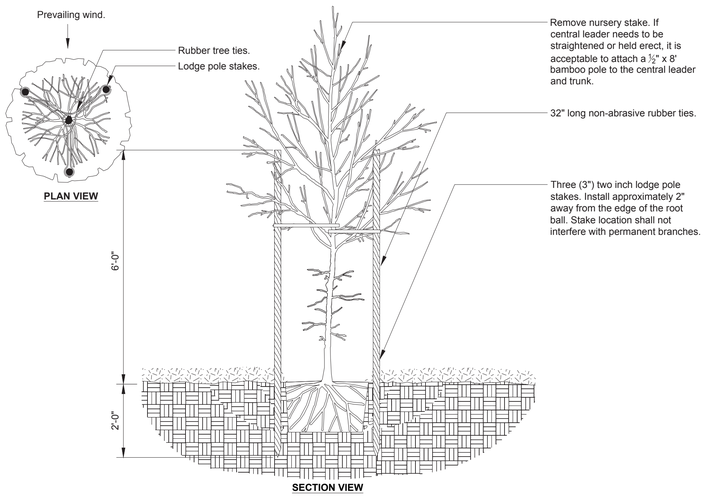
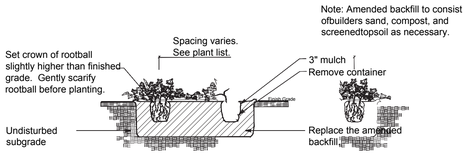
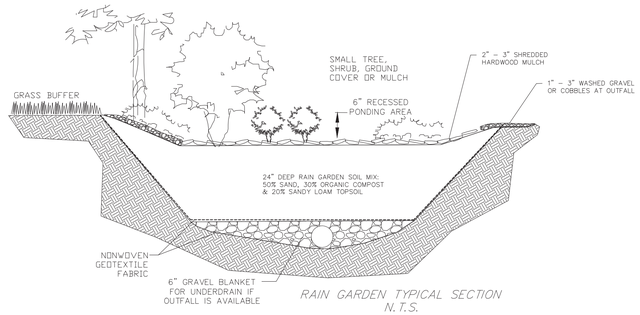
ATTACHMENT 6



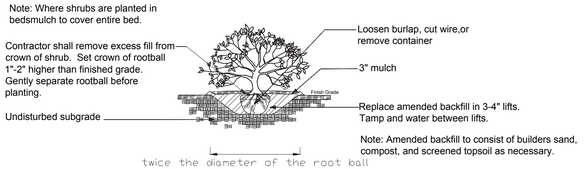
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



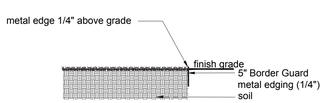
2 L5 Groundcover Planting
Not to Scale



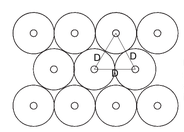
3 L5 Rain Garden
Scale NTS



4 L5 Shrub Planting
Not to Scale

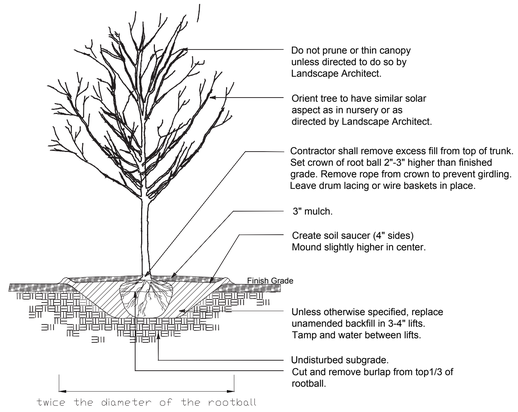


5 L5 Metal Edge
Scale NTS

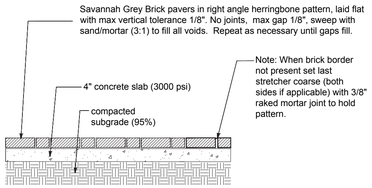


D = dimension of plant spacing (shrub, ground cover or perennial) as indicated on plans.

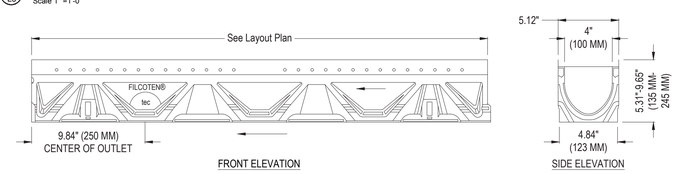
6 L5 Typical Plant Spacing
Not to Scale



7 L5 Deciduous Tree Planting
Not to Scale



8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



9 L5 Trench Drain
Scale NTS

Model: Lowcountry Cobble - 60mm
Finish: Tumbled
Color: Sweetgrass
Pattern: Running Bond
Size: 8 ¼" x 5 ¼" & 5 ¼" x 5 ½"
Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

10 L5 Vehicular Paving
Scale NTS

Model: Lowcountry Cobble - 60mm
Finish: Tumbled
Color: Sweetgrass
Pattern: Running Bond
Size: 8 ¼" x 5 ¼" & 5 ¼" x 5 ½"
Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

11 L5 Pedestrian Paving
Scale NTS

Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 10
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal



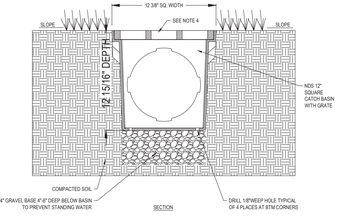
12 L5 Step Light
Scale NTS

Model: 15014SK-LL - ATLANTIS
SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

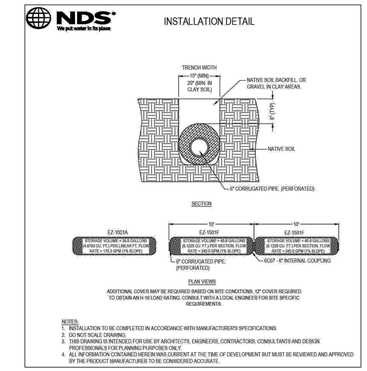
Or Approved Equal



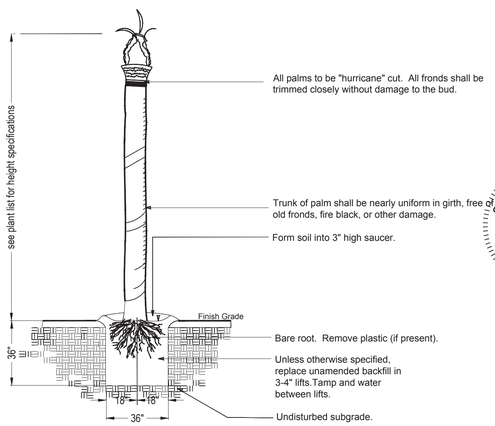
13 L5 Path Light
Scale NTS



14 L5 Area Drain
Scale NTS



16 L5 French Drain
Scale NTS



15 L7 Palm Tree Planting
Not to Scale

DETAILS & CUT SHEETS

L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

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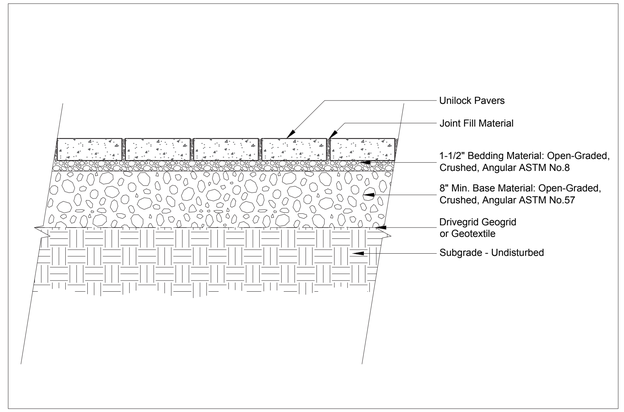
ATTACHMENT 6

Permeable Sidewalk (Non–Vehicular)



Note:

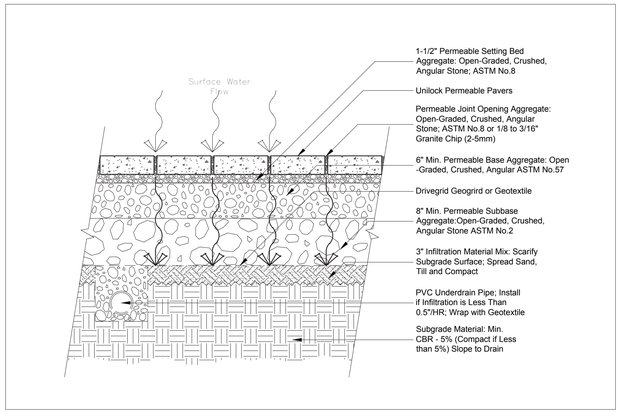
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

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UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





BURGUNDY RED | BURNT CLAY | OLD OAK | BASALT | HERITAGE RED | HERITAGE CLAY | BURGUNDY RED/ BURNT CLAY/OLD OAK Sold Separately/ Blended on Site | HERITAGE 2 COLOR BLEND Sold Separately/ Blended on Site

Bundle Type		SINGLE
Thickness (mm)		70MM
Dimension mm		100mm x 250mm x 70mm
Dimension Imperial		3 7/8" x 9 7/8" x 2 3/4"
SQFT PER	Bundle	88.41
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	1.19
	Section	-
	Layer	13.12
	Bundle	104.99
SAILOR LNFT PER	SqFt	2.97
	Section	-
	Layer	32.81
	Bundle	262.47
UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888

STANDARD
8¼ x 3⅝ x 2¾"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

REALA™
Cast from historic brick

ULTIMA™
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Notes: **SOLD IN FULL BUNDLES ONLY** and is produced and sold on a required, refundable skid. Important: A urethane rubber paver mat must be used to prevent scuffing when compacting. For permeable installations, Unilock recommends using granite chips for joint fillers. For traditional applications, please refer to the Polymeric Sand Best Practices and Important Notice in the Product Data Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only: TWN ON

UNILOCK

TWN_CA_DS_2020

1&2 L6 Non Vehicular & Med. Duty Permeable Paving
Scale NTS

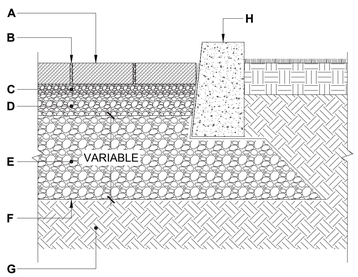
DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

A. PERMEABLE PAVER FROM TECHO-BLOC
B. JOINT FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
C. BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
D. BASE COURSE, 4" (100 mm)
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
E. SUBBASE COURSE
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
F. GEOTEXTILE
G. SUBGRADE



BLU 60 mm (6" × 13")
DESCRIPTION: Slab **TEXTURE:** Smooth and HD² Smooth

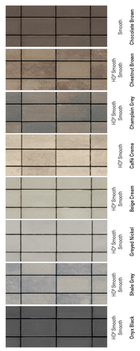
Pallet Overview



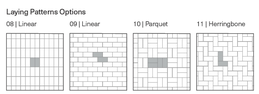
Specifications per pallet

198 units / pallet

	Imperial	Metric
Product dimension (L×W×H)	6 ½ × 13 × 2 ¾	165 × 330 × 60
Cubing	116.05 ft³	10.78 m³
Approx. Weight Smooth	3 138 lbs	1 423 kg
Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
Number of rows	11	
Coverage per row	10.55 ft²	0.98 m²
Lin. coverage per row — Depth	19.5 lin. ft	5.94 lin. m
Lin. coverage per row — Length	9.75 lin. ft	2.97 lin. m



Laying Patterns Options



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

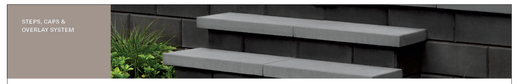
NOTES

See page 6 for icons description.
See page 18 for more information about applications.
See page 28 to 28 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ⅜" (7 mm)
% OF SURFACE OPENING: 4.9%
INFILTRATION RATE: 570 in./hr (14 475 mm/hr)
*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

35

Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:



RAFFINATO 14" × 28"
DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

90 mm

Specifications per pallet

24 units / pallet

	Imperial	Metric
Product dimension (L×D×H)	28 × 14 × 3 ⅝	711 × 356 × 90
Cubing	24 units	24 units
Approx. Weight	2 783 lbs	1 262 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

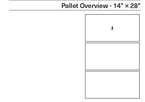
60 mm

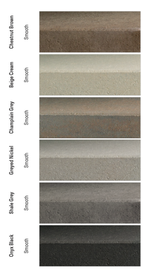
Specifications per pallet

24 units / pallet

	Imperial	Metric
Product dimension (L×D×H)	28 × 14 × 2 ⅜	711 × 356 × 60
Cubing	24 units	24 units
Approx. Weight	1 843 lbs	836 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

Pallet Overview - 14" × 28"





By placing two units side by side, you will obtain a 28" pillar cap.



NOTES

See page 6 for icons description.
COMPATIBLE WALLS
See page 242 for product compatibility.
COMPATIBLE PILLARS
Pillar 24 (Min-Crete 3" & 4"), Pillar 24" (Mini-Crete 6" Architectural), Manchester, Prescott 2,26 & 4,6, Raffinato 90 mm & 180 mm smooth.

270

Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Connor Dunn

Lot 49 Blue Crab Street
Bluffton, SC

Revised: February 4, 2026

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

February 04, 2026

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019929
Lot 49, 8 Blue Crab Street – Tabby Roads

We are writing on behalf of Patrick Mason agent of Blue Crab Bluffton LLC to address HPC conditions per the document dated 01.07.2026. Please see comments listed below with our responses in bold.

HPC Conditions

1. Change the wall cladding style on the second floor of the main structure from shingles to board and batten or horizontal lap siding.
The wall cladding at the main house second floor matches the wall cladding at the garage. Please see sheets A3.0 through A3.3. Shingled wall cladding has been omitted.

2. Provide pickets for the handrail at the front porch stairs.
Pickets have been provided for the handrail at the front stairs. Please see sheets A3.0 through A3.3 and detail 4/A5.2.

3. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
All top rails at porch balustrades have been updated to be 2 ¾" wide. Please see details 1/A5.1, 3/A5.1 and 4/A5.2

4. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
Please see sheet A6.0 window schedule with windows shown as metal-clad wood.

5. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
Please see sheet A6.0 door schedule with doors shown as metal-clad wood. Garage doors are shown as a steel frame with composite overlay.

6. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
Please see detail A5.4 with half-round gutters shown as 18-guage aluminum.

cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

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7. Revise the fence height to be no taller than 6'-0" (Per UDO Sec. 5.15.6.K.2.b.).
Please see sheet A3.2 with elevations of the fence with heights not exceeding 6ft tall.

8. Remove the inoperable shutters on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.).
Please see front elevation sheet 1/A3.0. The right upper inoperable shutter has been removed. We have maintained the closed shutter centrally located in the upper porch. The shutter dog hardware is shown against the wall.

9. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
Please see the corner board detail located on sheet 1/A5.4

10. Update the Landscape Plan to show how 25 trees (or 62.5 calipers) will be mitigated (UDO Sec. 5.3.3).
**The caliper of the proposed Live Oak on Lot 49 has been increased to 4" Caliper. It is our recommendation that the required mitigation fee be paid in lieu of additional tree planting on this lot. Space for additional trees is limited and the permeable pavers, pool, pool deck and foundation may compromise additional trees.
Please refer to the updated overall tree mitigation plan which includes canopy coverage as well.**

11. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.
A Town of Bluffton tree removal permit will be applied for at the appropriate time

In addition to addressing 01.07.2026 HPC conditions, we are responding to staff findings based on Article 5 design standards and architectural comments from the 01.07.2026 HPC meeting. Please see the list below.

- Shingled wall cladding has been removed as a suggested wall cladding
- Provided the HPC determines that Boral is an acceptable material for column finish, columns are shown as Boral wrapped
- Provided the HPC determines that powder coated aluminum is an acceptable alternate material, all railings and gates are shown as powder-coated aluminum
- Front porch height is less than 30" above grade and will not require a continuous rail. Please see grading plan and A3.0 to suggest the front porch is 2'-4" (28") above adjacent grade.
- Provided the HPC determines that Savannah Grey brick is an acceptable alternate material, Savannah Grey brick is to be used at the brick fence, front, porch edge, and rear steps
- Provided the HPC determines that composite material is an acceptable alternate material, composite material is proposed for shutters. HARB has found this material acceptable.

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- The use of Hardie and Boral material has been clearly noted on trim elements (see A5 details)
- Soffits are shown as 1x6 v-groove on eave details (see A5 sheets)
- The garage water table trim matches the water table detail at the main house as required by HARB (see 9/A5.0)
- Beam conditions at bracketed roofs are clarified on elevations and details 4/A5.1 and 2/A5.2

Sincerely,



William Court
Founding Principal
Court Atkins Group, Inc.

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A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Like No Other

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



Atlantic Premium Shutters®

LOT 49-8 BLUE CRAB

Hand-crafted Quality

The Architectural Collection uses modern materials with a centuries-old technique of mortise and tenon joinery to provide the strongest structural joint. And our shutters are hand-cut and hand-assembled to meet your exact specifications.

Durable Down to the Last Detail

Architectural Collection shutter frames feature unsurpassed durability due to the strength of the marine-grade fiberglass used in our proprietary stile and louver designs.

We use our own proprietary, exterior grade composite wood to manufacture solid, sturdy shutter panels. The shutter rails are crafted from single-sheet, structural-grade PVC delivering strength and stability, and allowing for custom rail sizing in combination and louver style only. The specialized tooling of each of our selected materials enables the creation of fine, historically-correct detail.

Finishing Touches

Our advanced finishing process gives you enduring, vibrant colors that last a lifetime and our partnership with the world leader in finishes allows us to match almost any color. Meaning you can find the color you seek. And be sure you won't have to go through the agony of locating it ever again.



Panel | Midnight Sky 639

Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.

LOT 49-8 BLUE CRAB



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

Authentic Hardware



A detail no one will miss.

Our architecturally-correct and historically accurate hardware is a small detail that speaks volumes to the attentive style of your home. An ornament in themselves, they evoke the craftsmanship of a blacksmith forging clean, elegantly simple architectural elements.

For fixed mounting applications, a clean finish is possible by using our clear polycarbonate L-brackets. Bahama shutters use aluminum hardware that is available in a mill or anodized aluminum black finish.

Authentic Hardware









Providing full utility, our durable hardware is forged from 304 series stainless steel with a matte black, powder coat finish. From depth-enhancing Slide Bolts to smoothly attractive “S” Holdbacks and Rat-tail Holdbacks, hardware pieces amplify style with endearing simplicity.

When shutters are in the open position, our traditional hardware adds beautiful dimension by setting the shutters off from the home, allowing a hint of exterior cladding to be visible between each shutter leaf and the structure for a noticeable fine touch.

SPECIFICATIONS

CAD Draw
online at: cadetailsteel.com

ARCHITECTURAL COLLECTION

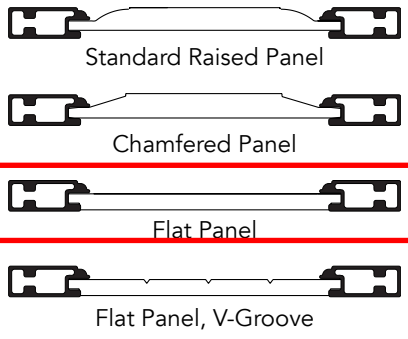
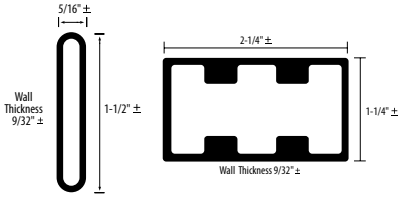
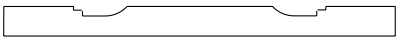
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

Hardware – Colonial style shutters: Black powder coated stainless steel, all other fasteners also to be stainless steel.

Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

Performance: All fiberglass louvers and side rails to be thermally stable from –100˚F to +200˚F.

Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	LOUVERED COLONIAL	COMBINATION
			 Consists of louver and panel components
Rails	Structural PVC with smooth outer skin		
Panels	Proprietary exterior grade composite wood materials	N/A	Structural PVC with smooth outer skin
Louvers	N/A	Pultruded Structural Fiberglass	
Stiles	Pultruded Structural Fiberglass		
Primer	Entire product primed	N/A	Entire product primed
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	1"	1-1/4"	1-1/4"
Width	12"- 30" (in 1/8" increments)	9"- 30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*	12"-30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*
Height	24"-119" (in 1/8" increments)	13-1/2"-119" (in 1/8" increments)	24"-119" (in 1/8" increments)
Vertical Stile	2-1/4"	2-1/4"	2-1/4"
Top Rail	3"	Standard 4"	4"
Middle Rail	3"	Standard 3-3/8"	4"
Bottom Rail	3"	Standard 4" (may vary)	4"
Custom Rail Height	N/A	Available 1-1/4" increments from standard rail	
Louver Angle	N/A	25°	
Addl Rail	N/A	3-3/8" or may vary 1-1/4" increments	3-3/8" or may vary 1-1/4" increments

TRADITIONAL HARDWARE



Pintel on Plate
- Sold in pairs
- Pintel plate - 1-1/2" x 3-1/2" x 1/8" Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1", 2"



4" Lag Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim
- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



6" L-Hinge with Throw
- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge with Throw
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



No Throw 6" L-Hinge
- Sold in same size pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



No Throw Flat Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



Strap Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Two sizes, 10" and 12"
  10" Offsets: 0", 1/2", 1-1/2", 2-1/4"
  12" Offsets: 1/2", 1-1/2"



Decorative Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Non-operable
- Two sizes, 10" and 12"



6" Lag Bolt
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish
- Two options, standard and locking



Acorn Holdback
- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback
- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

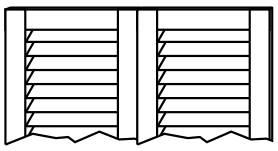


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

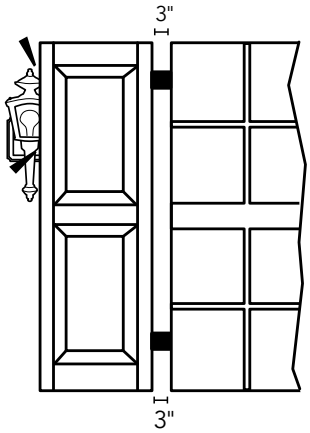
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

Shutter swing is 3" per shutter from the edge of the open shutter to the edge of the window opening when the shutter is closed; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position.

Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position.



Shutters in closed position



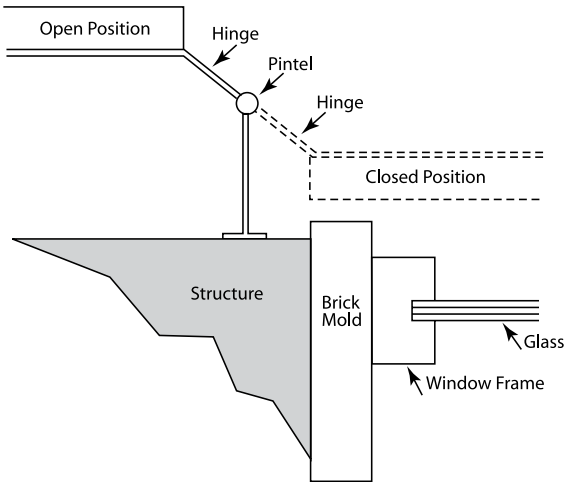
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

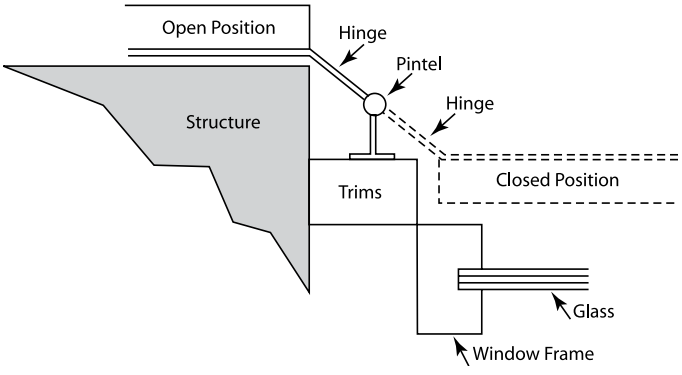
HINGE REQUIREMENTS

Shutter Height	12" to 48"	49" to 96"	97" to 108"
Hinge Requirement	2	3	4

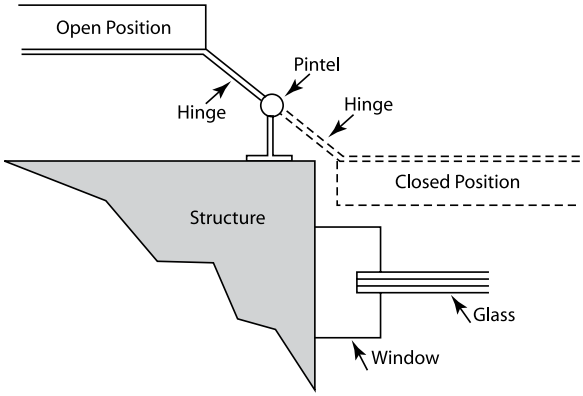
Projected



Recessed



Flush



Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•





TUSCANY SERIES



example vertical pickets on Blue Crab Home

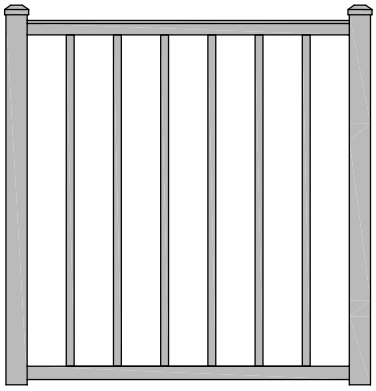
GATES & HARDWARE

DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.

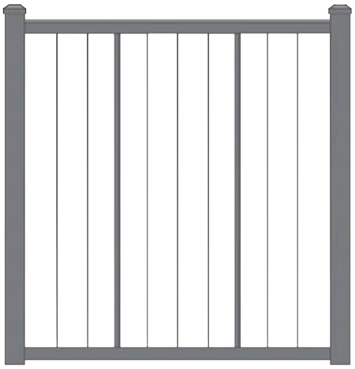


Adjustable Gates

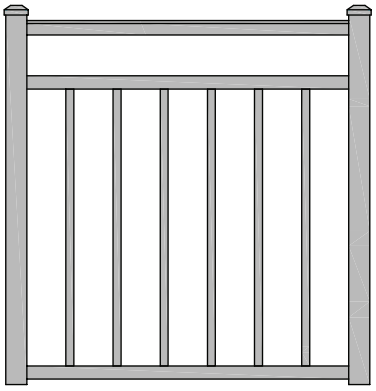
example at pool gate



Tuscany Series
36"W, 48"W, and 60"W Openings

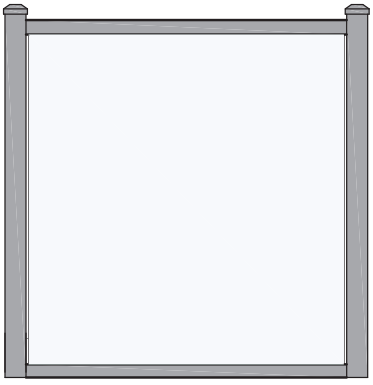


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

ATTACHMENT 8

INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.





Multiple Color Rails and Balusters



Tuscany Carribean Railing

-included for decorative panel inspiration only



METAL ROOF

McElroy Metals - Charcoal

EXTERIOR DOORS

Sherwin Williams - Pure White (SW7005)

COLUMNS, TRIM, FASCIA & GARAGE DOORS

Sherwin Williams - Pure Whit

SHUTTERS & LOUVERS

Sherwin Williams - Night Owl (SW7061)

FOUNDATION & CHIMNEY

Tabby Stucco

BOARD & BATTEN & LAP SIDING

Sherwin Williams - On The Rocks (SW7671)

WINDOWS

Marvin - Stone White

BRICK

Savannah Gray



LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

BUILDING ELEVATIONS

02.04.2026

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 4, 2026
PROJECT:	COFA-09-25-019941 1 Garfields Way Main Residence and Carriage House (New Construction)
APPLICANT:	Ansley Manuel (Manuel Studios)
PROPERTY OWNER:	Samuel Kopotic
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) for construction of a new 2-story main house (an Additional Building Type) of approximately 2,478 SF and a 2-story attached Carriage House (garage) of approximately 1,188 SF to be constructed at 1 Garfields Way in the Moss Oaks Subdivision within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD).

INTRODUCTION: The subject property, 0.16 acres, is located in Moss Oaks, a small residential subdivision development that is accessed via Lawrence Street to the south and Wharf Street to the west.

The main building, with an approximate 1,794 SF footprint (1,510 SF heated and 284 SF front/rear porches) is not typical of any of the specific building types within the Neighborhood General-HD zoning district and is, therefore, classified as an Additional Building Type but will include materials that are traditional to Old Town. Compliance with the development standards (front build-to zone, side yard setback, and height requirements) is shown for the Additional Building Type (Attachment 6). The carriage house has a footprint of approximately 598 SF which complies with the development standards for the Carriage House Building Type.

The 2-story main building would be constructed on a raised tabby foundation with the main mass of the house under a side-facing gable roof with a shed dormer (all shingled). The front porch is located underneath a shed roof and is centered between two projections under front facing gables. The building features horizontal lap siding (Hardi), 2/2 casement windows (aluminum clad wood), casement and French doors (aluminum clad), porch

columns (wood), and Hardi trim elements. On the left elevation, the carriage house is attached and will have an internal, first-floor entrance to the main house from the garage. The right elevation would include a utility service yard. The rear elevation features a screened porch centered on the first floor, 8'-6" in depth, with brick steps that provide access to a surrounding paver patio. Brick will be Savannah Grey.

The Carriage House is a 2-story, 2-bay garage with a side-facing gable that has similar details to the main building, including horizontal lap siding (Hardi), asphalt shingles, and Hardi trim details. On its rear elevation, a service yard area is proposed. See Attachment 5 for architectural plans.

This project was presented to the Historic Preservation Review Committee (HPRC) for conceptual review at the October 20, 2025 meeting. HPRC comments are provided as Attachment 9.

The Moss Oaks Subdivision Architectural Review Board (ARB) provided comments dated February 17, 2026 (Attachment 9).

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.

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. **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 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."

      The development of new structures that comply with the Unified Development Ordinance allow for a more complete built environment within Old Town Bluffton Historic District.

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

   Finding. Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed residence and Carriage House will be in conformance with applicable provisions provided in Article 5:

   1) **Railings and Balusters:** Railings are proposed to be powder-coated aluminum on the front and rear porches of the main house. The balusters on the front porch of the main house are also proposed to be powder-coated aluminum. UDO Section 5.15.6.H.2.d requires railings and balusters to be wood (termite resistant), painted, or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

   2) **Shutters:** Per UDO Section 5.15.6.M.1.e, shutters shall be constructed of durable wood. The applicant has requested the use of polymer composite for all shutters as shown in Attachment 10. Composite materials may be permitted if determined to be appropriate by the Historic Preservation Commission.

   3) **Landscaping:** A total of three (3) protected trees will be removed (a combination of live oaks and water oaks) that require mitigation due to size (12-15 inches in diameter at breast height) (UDO Sec. 5.3.3.F.). One additional tree, a co-dominant live oak shown on the landscape plan as 24”-15” DBH, is rotting at its base according to an arborist report (Attachment 7); as such, an unhealthy tree to be removed will not require mitigation. As two (2) live oaks (five caliper inches total) will be planted, four (4) trees (10 caliper inches total) must be mitigated, which must be a minimum of 12 feet tall and have a tree canopy at maturity equal to the mature tree canopy of the trees to be removed (UDO Sec. 5.3.3.F.3.). If the UDO Administrator determines that any of the required trees cannot be provided on the site, she may require the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

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 proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, including such as mass, scale, and height.

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 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 the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve as submitted with the following conditions.

Conditions:

1. Provide four mitigation trees (10 caliper inches total), that are a minimum height of 12 feet and that will have a tree canopy at maturity that is equal to the mature canopies of the trees to be removed.

Determinations: The following alternative materials, which are not permitted by the UDO, will require a determination of appropriateness.

1. Powder-coated aluminum for the front and rear porch handrails and front porch balusters.
2. Polymer composite material for all shutters.

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 Map
2. Application & Narrative
3. Survey
4. Photos
5. Architectural Plans
6. Site & Landscape Plans
7. Arborist Report
8. HPRC Comments (10.20.2025)
9. Moss Oaks Subdivision ARB Approval Letter
10. Composite Shutter Info

LOCATION MAP

1 Garfields Way

Neighborhood General-HD District



ATTACHMENT 2

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: Samuel Kopotic
Phone: 843.338.8932	Phone: 843.540.5200
Mailing Address: 104 Pritchard Street Bluffton, SC 29910	Mailing Address: 4 Shults Road Apt 203 (Shults) Bluffton, SC 29910
E-mail: manuel.studio@aol.com	E-mail: samkopotic@yahoo.com
Town Business License # (if applicable): 24-04-2229	

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

Project Name: The Kopotic Residence	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Address: 1 Garfield's Way	Application for:		
Zoning District: Neighborhood General	☑ New Construction		
Acreage: 0.14	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 039 00A 0406 0000	☐ Relocation		

Project Description: Proposed four bedroom residence with attached one bedroom 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: Samkopotic Date: 1/28/26

Applicant Signature: Ansley H. Manuel Date: 28 Jan 2026

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):

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	2,879 heated 284 porches
Ancillary	Carriage House	0	598 garage 598 bonus heated
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	2398
Impervious Drive, Walks & Paths	828
Open/Covered Patios / service yards	496
A. TOTAL IMPERVIOUS COVERAGE	3722
B. TOTAL SF OF LOT	6170
% COVERAGE OF LOT (A/B= %)	60%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Tabby Stucco over turndown concrete	Columns	8x8 P.T. Pine (Hollow core)
Walls	Horizontal Hardieplank Lap Siding	Windows	Wood Interior/ Aluminum Clad Exterior
Roof	Asphalt Shingles	Doors	Wood Interior/Aluminum Clad Exterior
Chimney	Tabby Stucco w/ Brick Cap	Shutters	Wood Composite ~~Panel~~ Louvered
Trim	P.T. Pine	Skirting/Underpinning	N/A
Water table		Cornice, Soffit, Frieze	P.T 2x4, Hardie soffit Smooth, PT. 1x4 1x10
Corner board	1'½" x 3½" Hardie Artisan Trim	Gutters	N/A
Railings	Powder Coat Aluminum	Garage Doors	Steel
Balusters	Powder Coat Aluminum	Green/Recycled Materials	N/A
Handrails	Powder Coat Aluminum		

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. Artisan Shiplap Siding
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

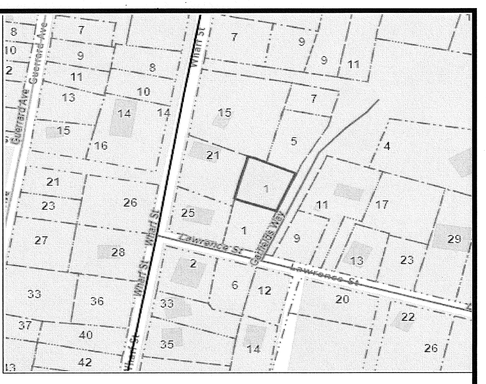
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent — Date: 1/28/26

Printed Name of Property Owner or Authorized Agent: Samuel Kopotic

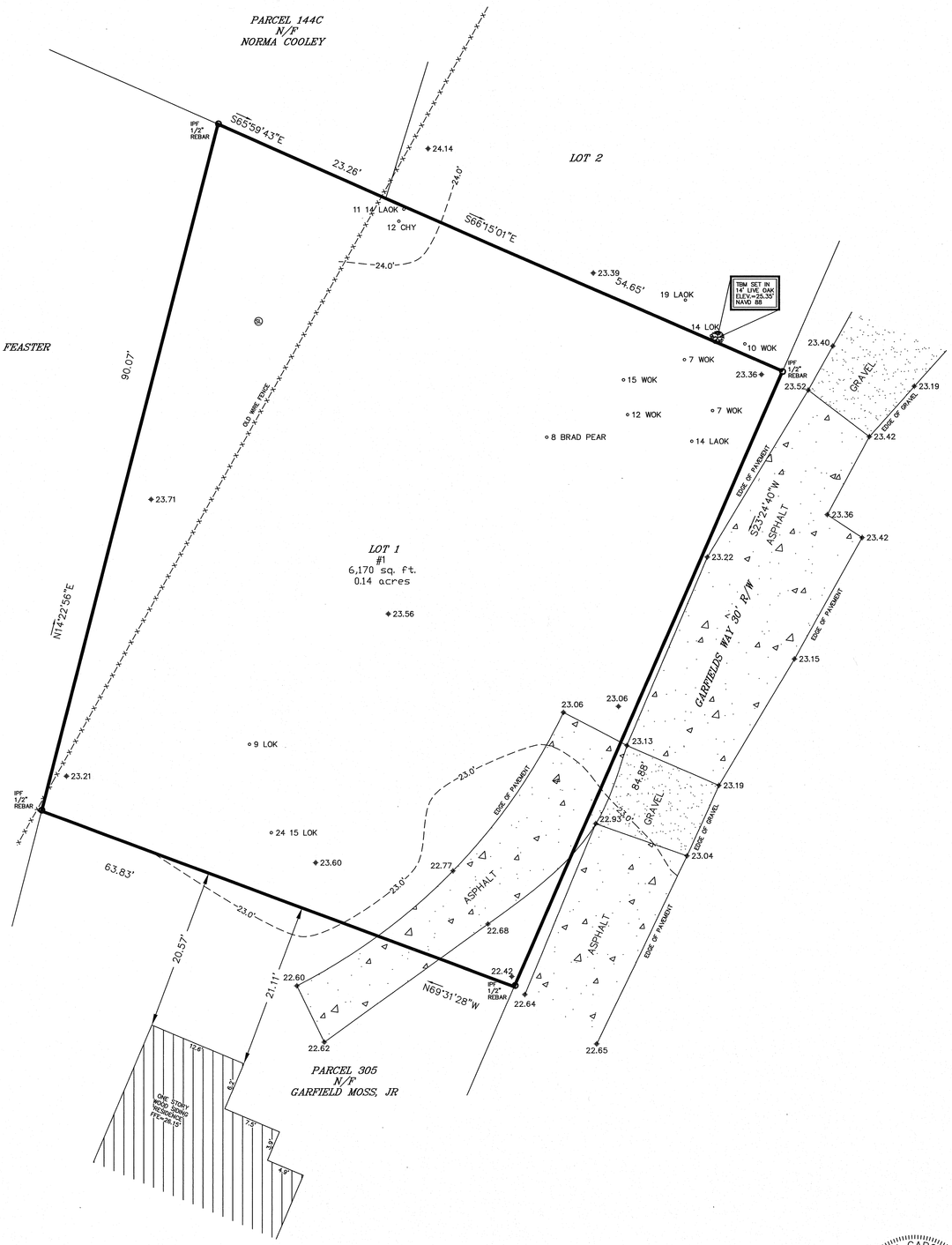
Signature of Applicant — Date: 28 January 2026

Printed Name of Applicant: Ansley H. Manvel



LOCATION MAP NOT TO SCALE





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

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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

DRAWN BY: W.J.S

APPROVED BY: W.J.S

PARTY CHIEF: B.M.S

DATE: DECEMBER 13, 2023

T SQUARE SURVEYING
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. 23-586T

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SAM KOPOTIC & MADDIE MCFADDEN

A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELDS WAY,
A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 406

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 155 AT PAGE 148

ATTACHMENT 3







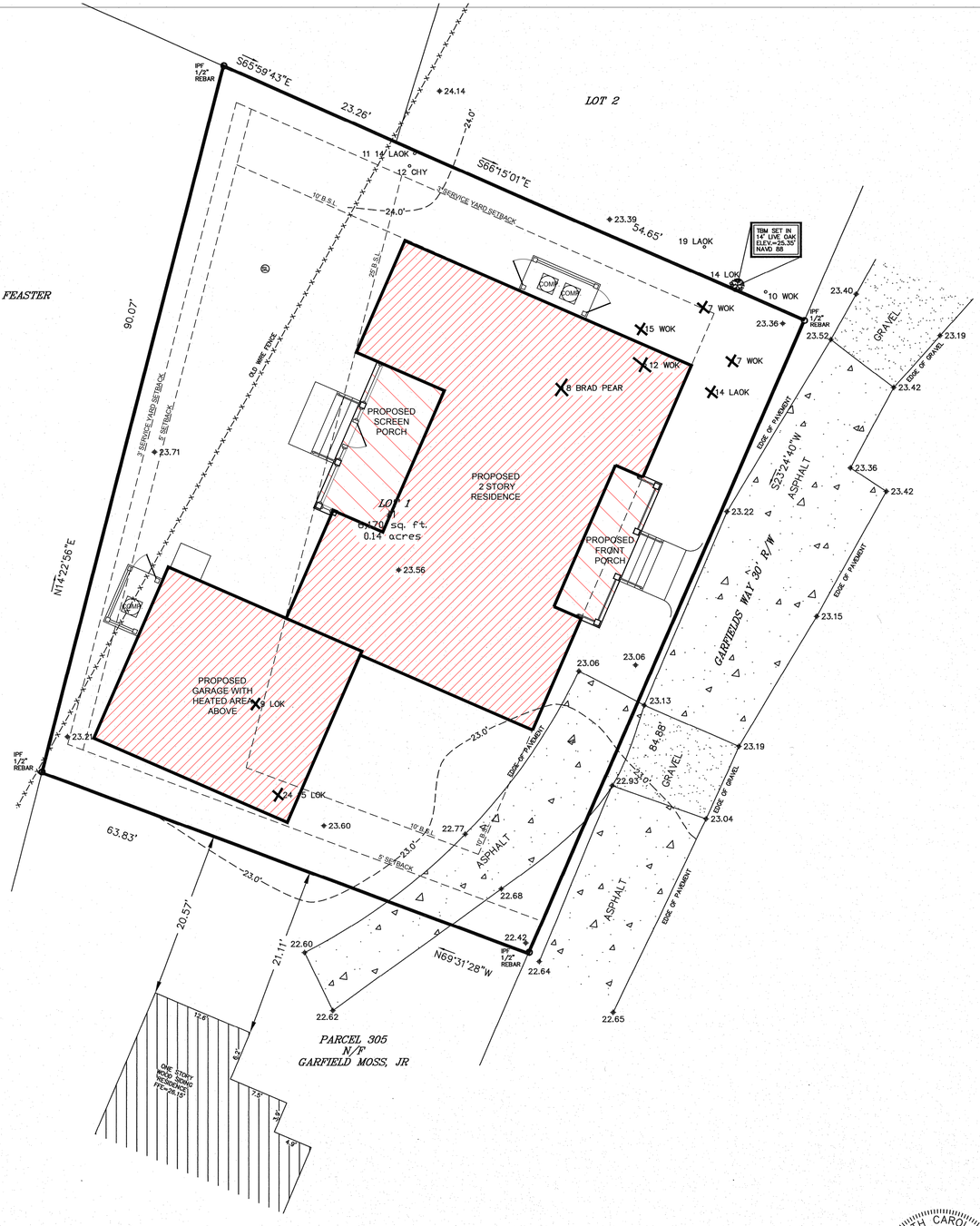




LOCATION MAP NOT TO SCALE

REFERENCE PLAT

PARCEL 152
N/F
JEFFREY G. FEASTER & ASHLEY FEASTER



LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
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- # – INDICATES STREET ADDRESS
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- S – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
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- – 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

TREE LEGEND

WHOK	– 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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

A / C2 PROPOSED SITE PLAN
SCALE: 1"=8'-0"

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0436G 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 Matters Not Shown On This Plat Which May Be Found In The Public Records.
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 155 AT PAGE 148

DIST. 610, MAP 39A, PARCEL 406

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SAM KOPOTIC & MADDIE MCFADDEN

A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELDS WAY,
A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

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

SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, SC 29910
Phone 843-757-2650 Fax 843-757-5758
SquareSurveying@gmail.com
JOB No. 23-586T

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

DRAWN BY: W.J.S
APPROVED BY: W.J.S
PARTY CHIEF: B.M.S
DATE: DECEMBER 13, 2023

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

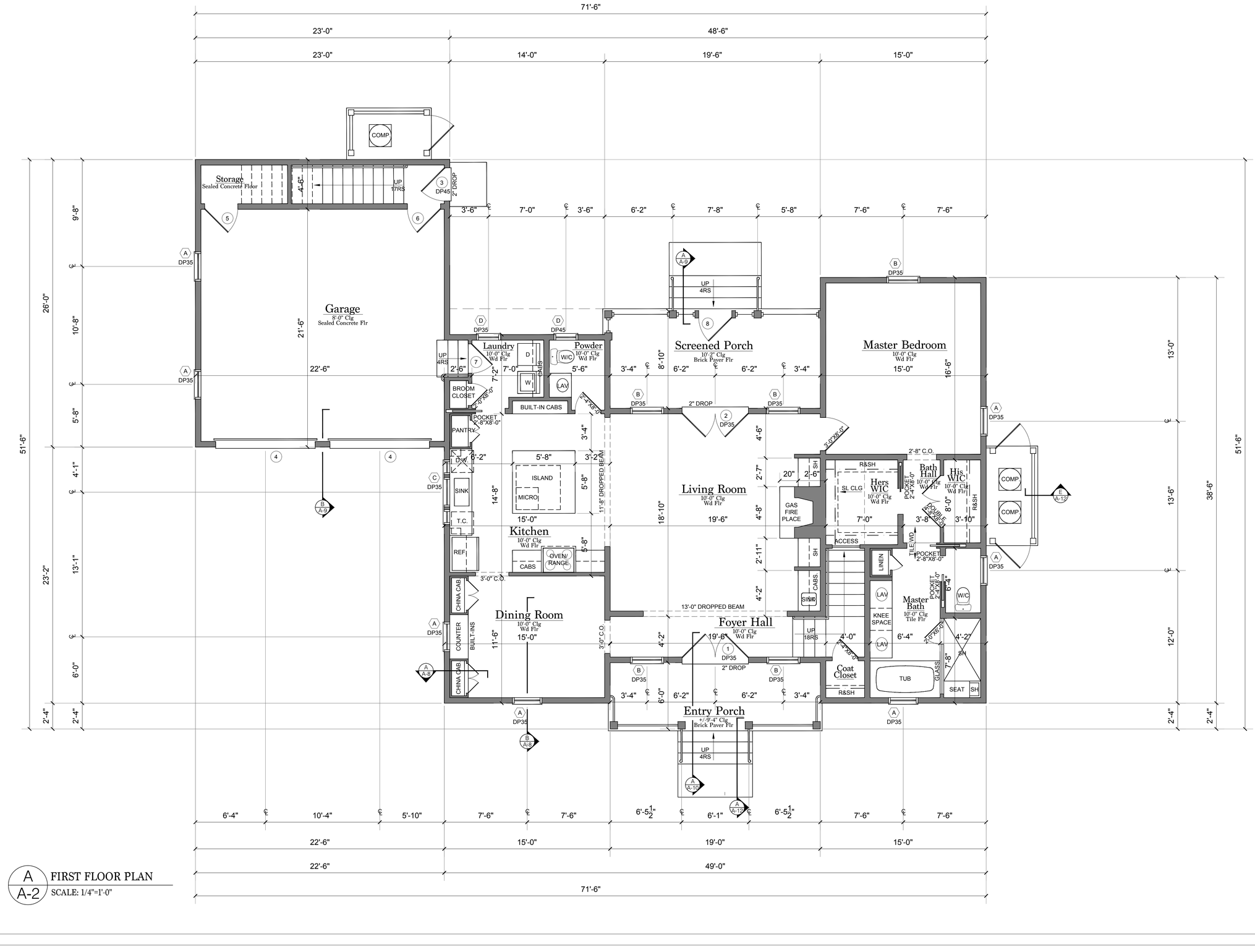
DATE:
2/4/26
2/24/26
2/25/26

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

PROPOSED SITE PLAN

SHEET
C2



A / A-2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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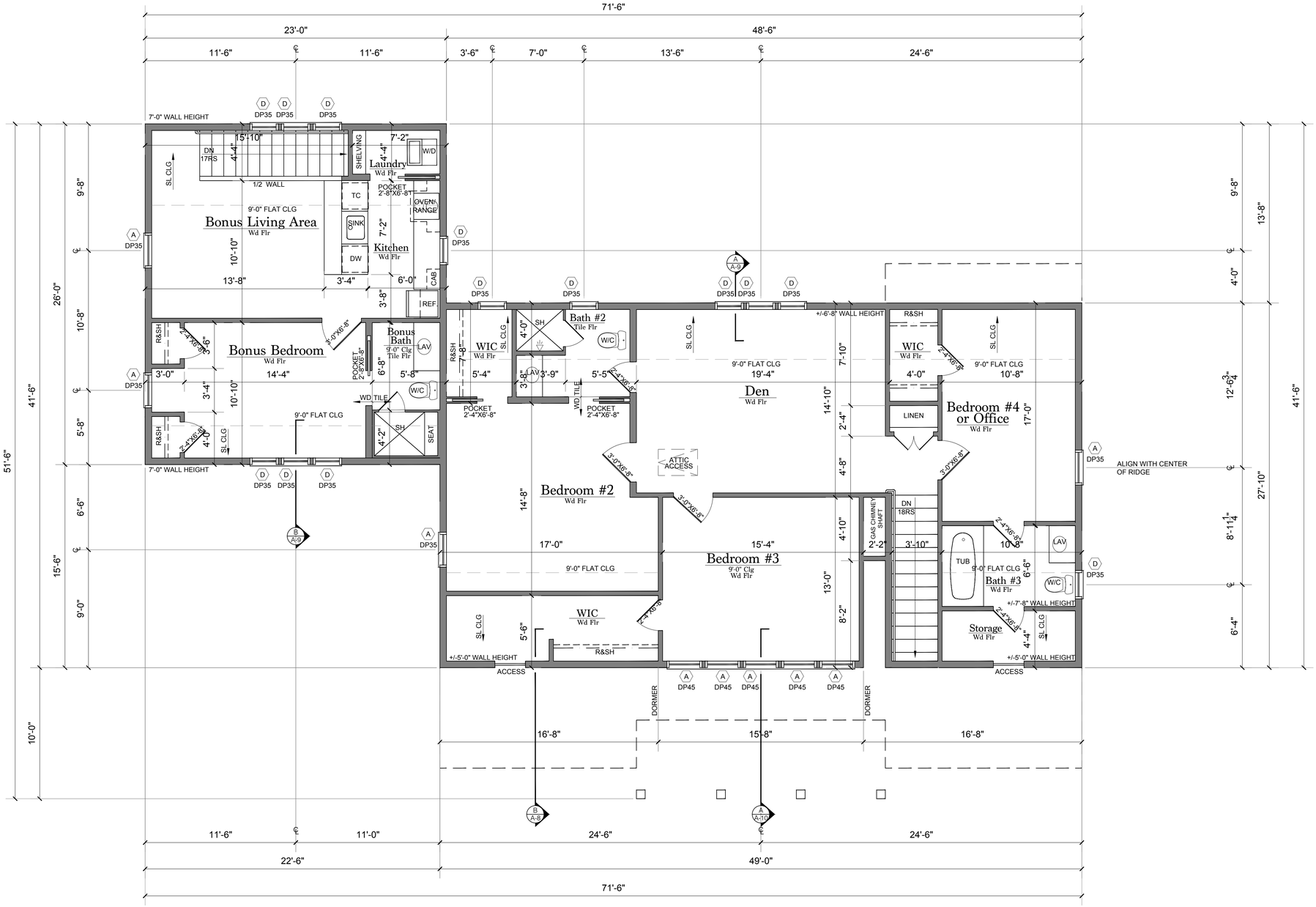
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

FIRST FLOOR PLAN

SHEET
A-2



A / A-3 SECOND FLOOR PLAN

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

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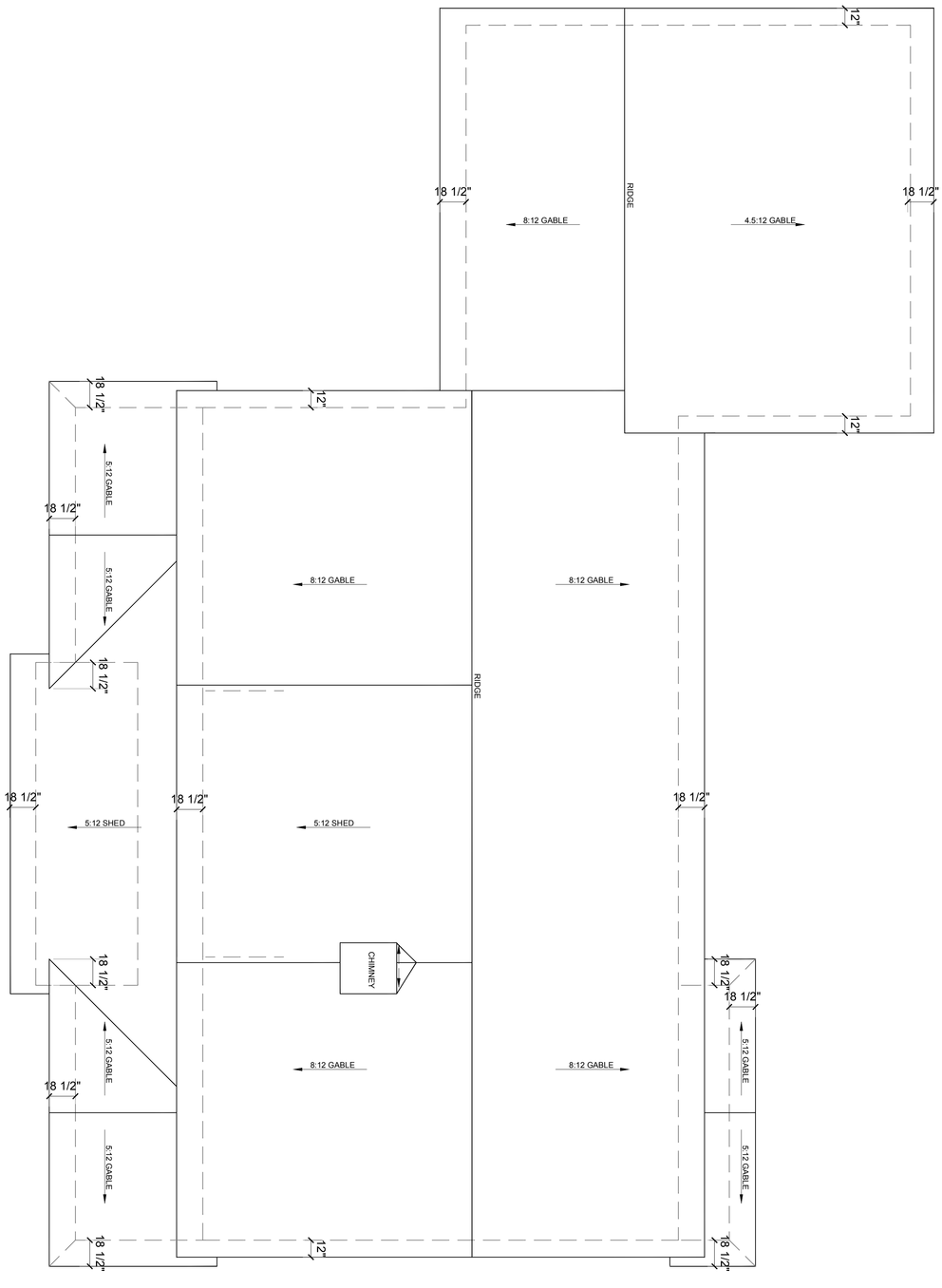
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

SECOND FLOOR PLAN

SHEET
A-3

A5 A ROOF PLAN
SCALE: 1/4"=1'-0"



THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

ROOF PLAN

SHEET A5

MANUEL STUDIO, LLC
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DATE :
2/4/26
2/24/26
2/25/26

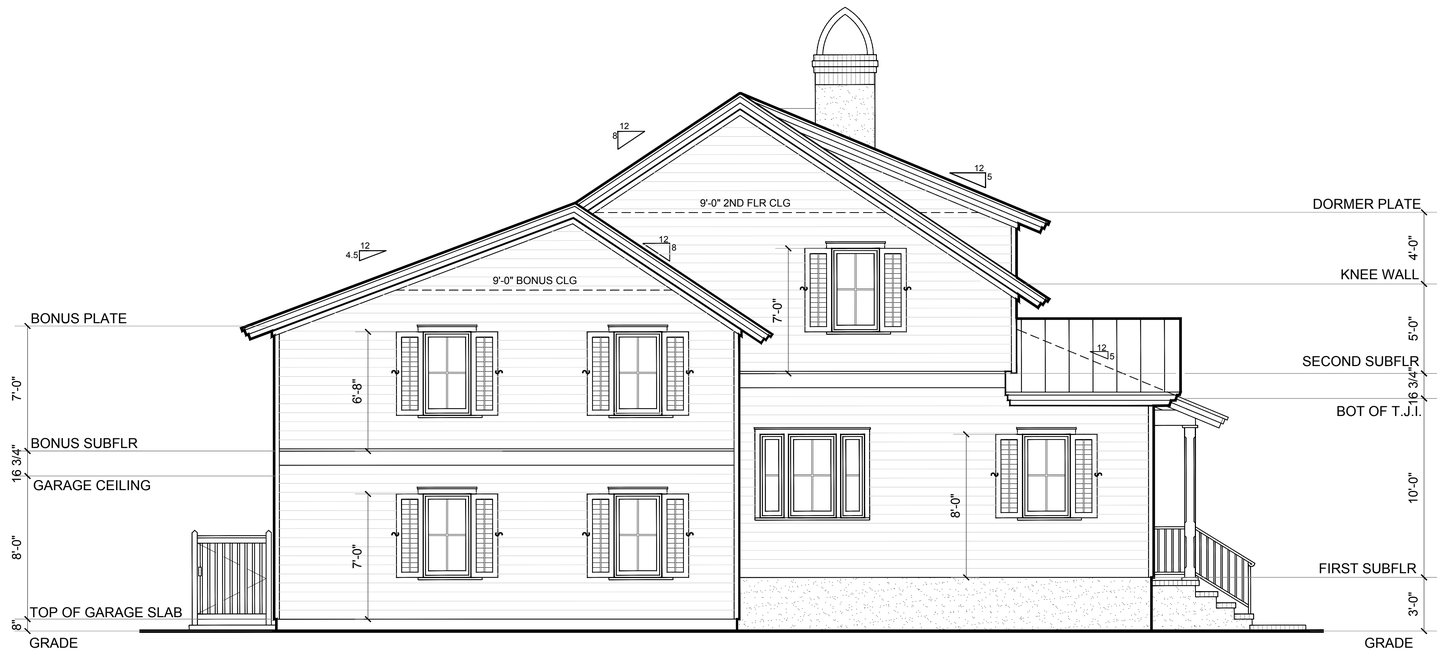
STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
8887
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS



A/A6 FRONT ELEVATION

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



B/A6 LEFT ELEVATION

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

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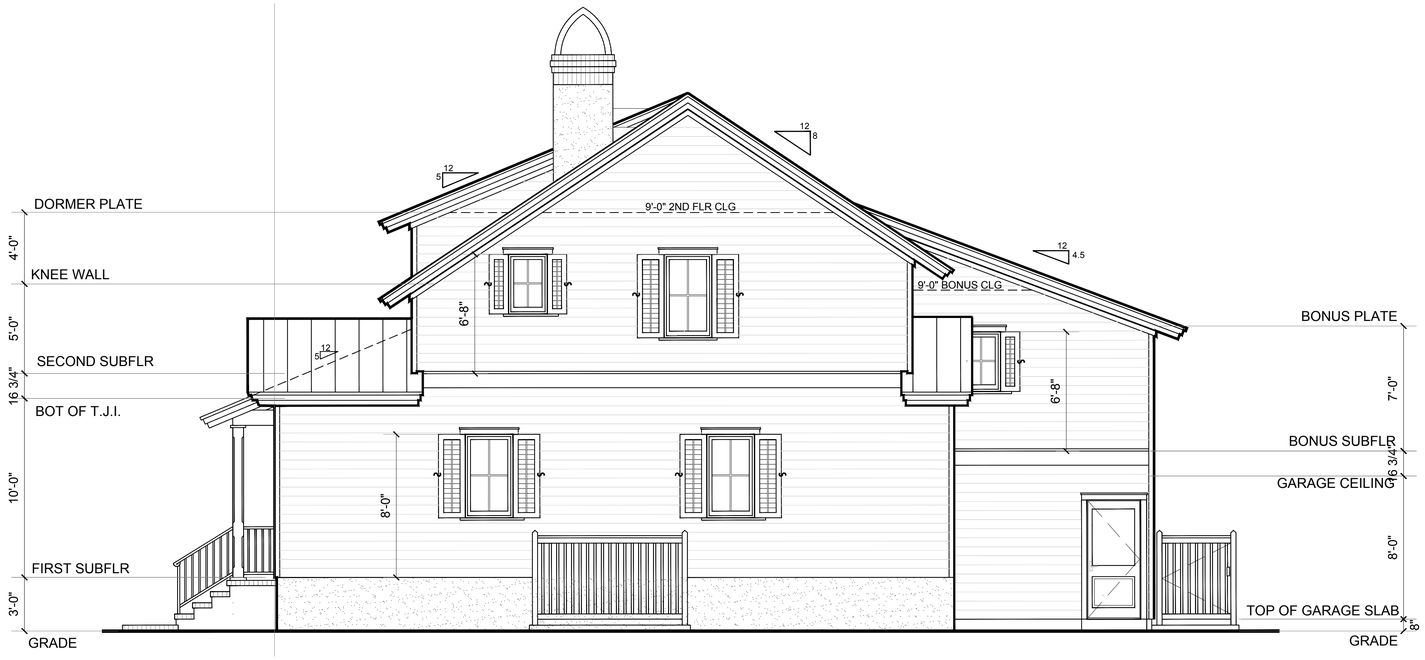
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

ELEVATIONS

SHEET
A6



A / A7 REAR ELEVATION
SCALE: 1/4"=1'-0"



B / A7 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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THE KOPOTIC RESIDENCE
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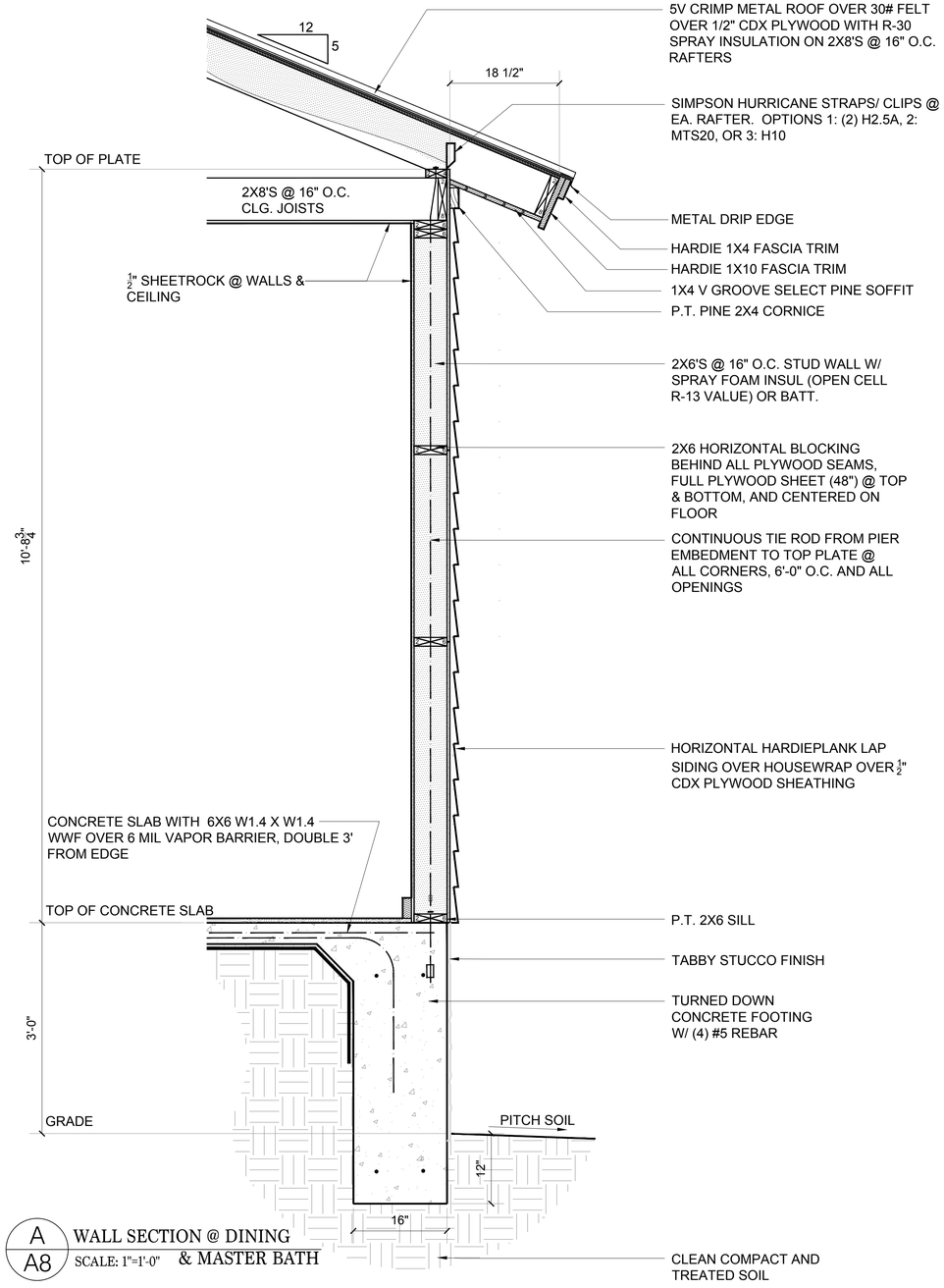
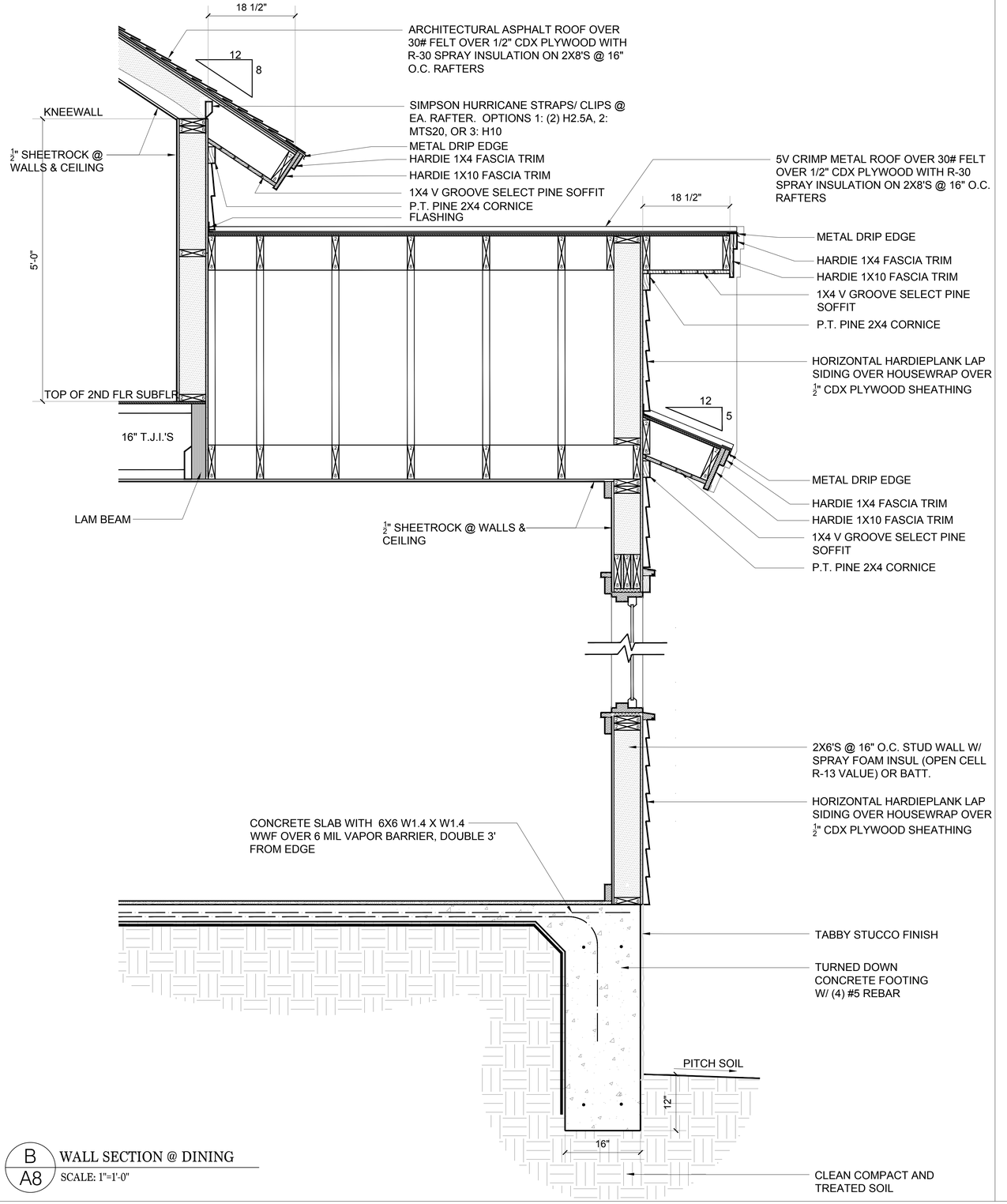
BLUFFTON, SOUTH CAROLINA

ELEVATIONS

SHEET
A7



A/A8 WALL SECTION @ DINING & MASTER BATH
SCALE: 1"=1'-0"



B/A8 WALL SECTION @ DINING
SCALE: 1"=1'-0"

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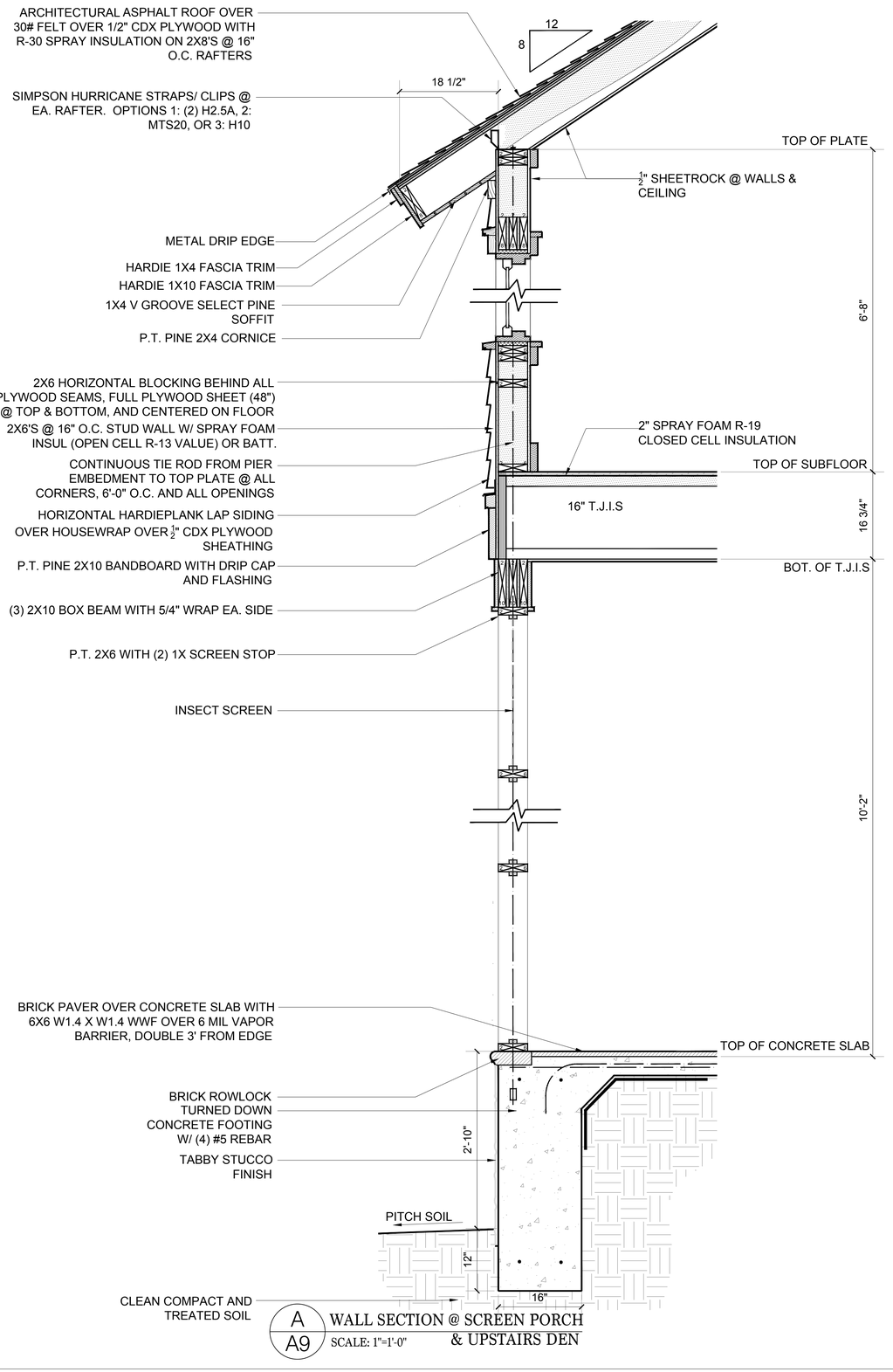
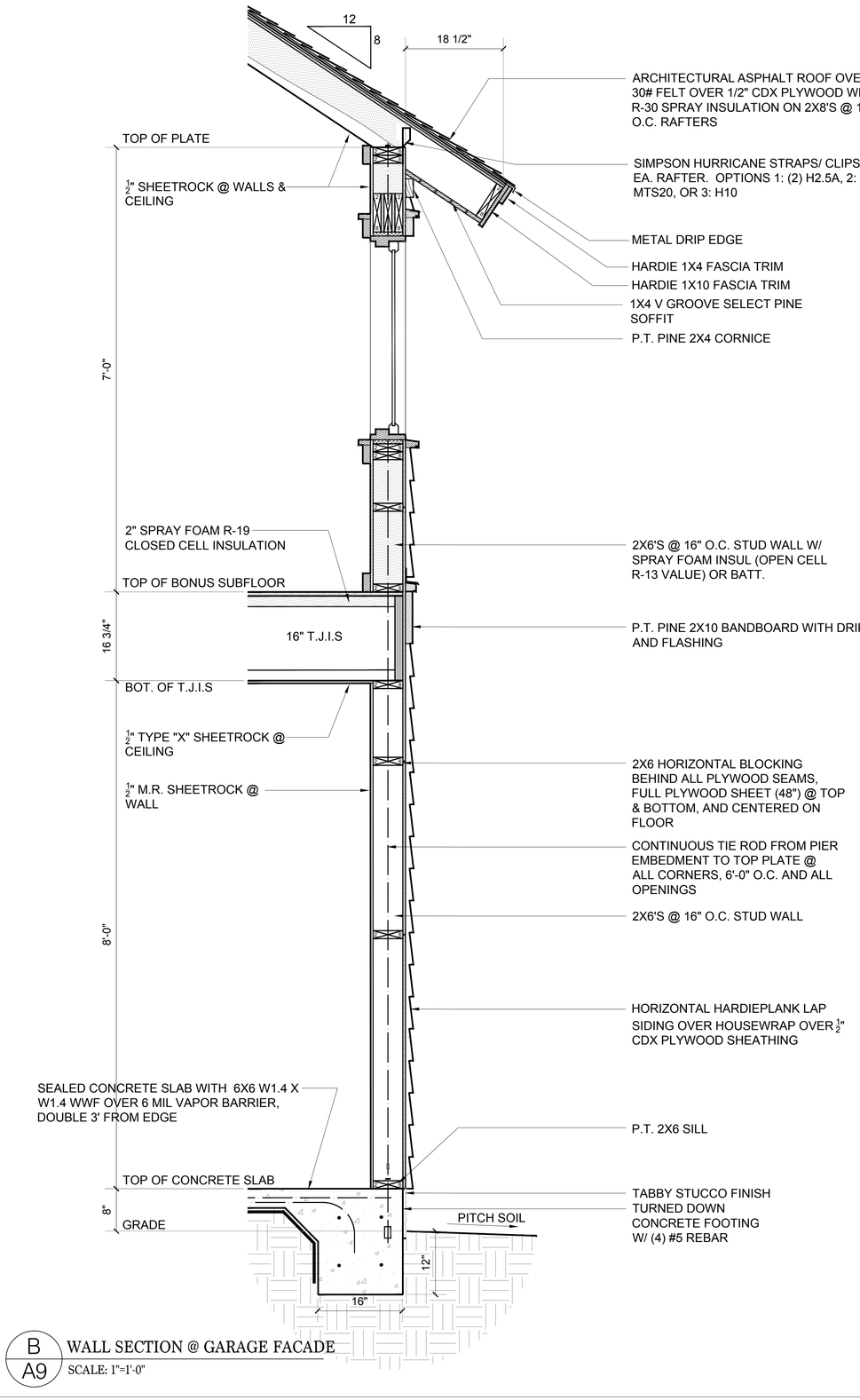
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

WALL SECTIONS & DETAILS

SHEET
A8



A/A9 WALL SECTION @ SCREEN PORCH & UPSTAIRS DEN
SCALE: 1"=1'-0"



B/A9 WALL SECTION @ GARAGE FACADE
SCALE: 1"=1'-0"

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THE KOPOTIC RESIDENCE
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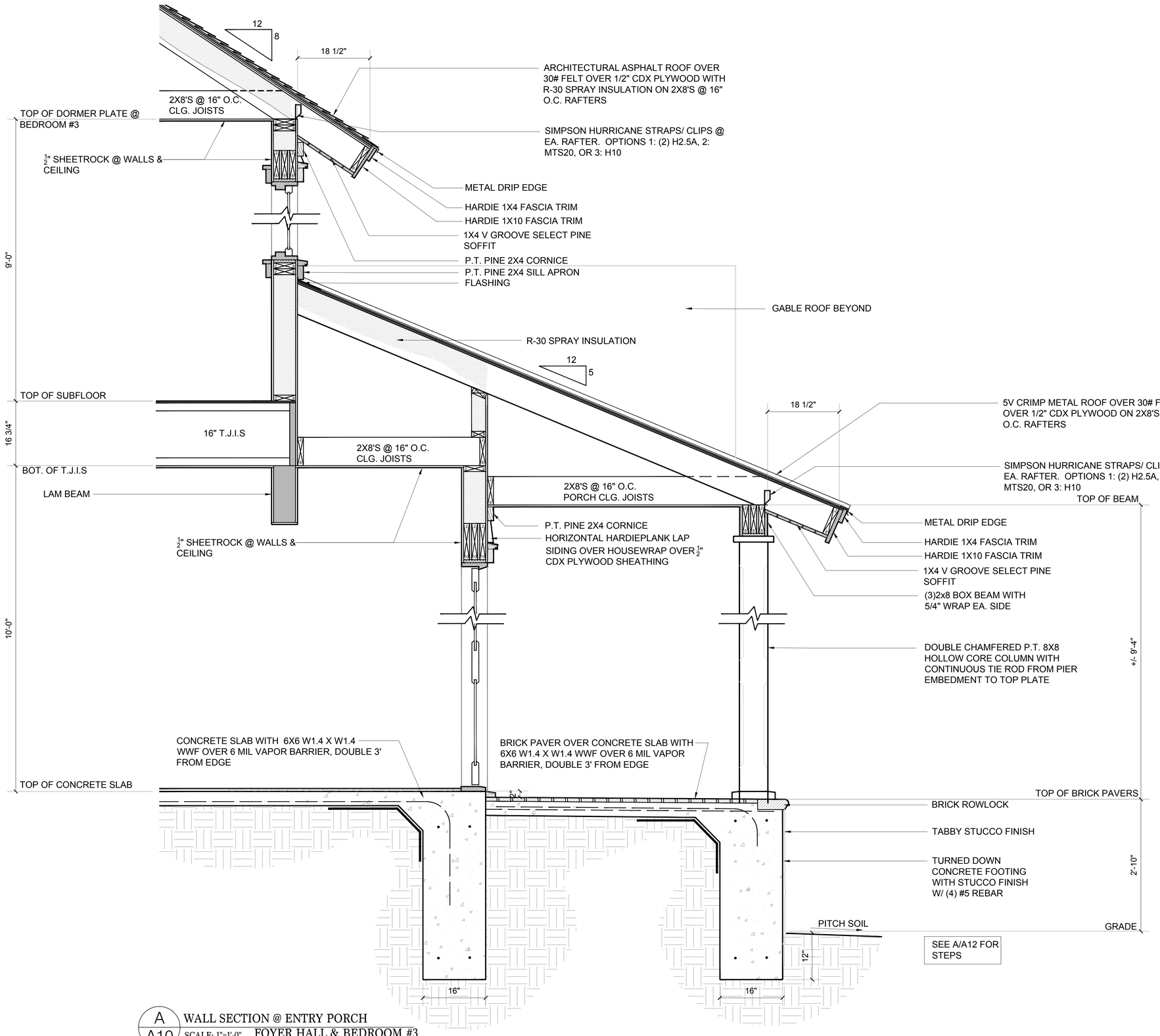
WALL SECTIONS & DETAILS

SHEET
A9



A/A10 WALL SECTION @ ENTRY PORCH
SCALE: 1"=1'-0" FOYER HALL & BEDROOM #3

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THE KOPOTIC RESIDENCE
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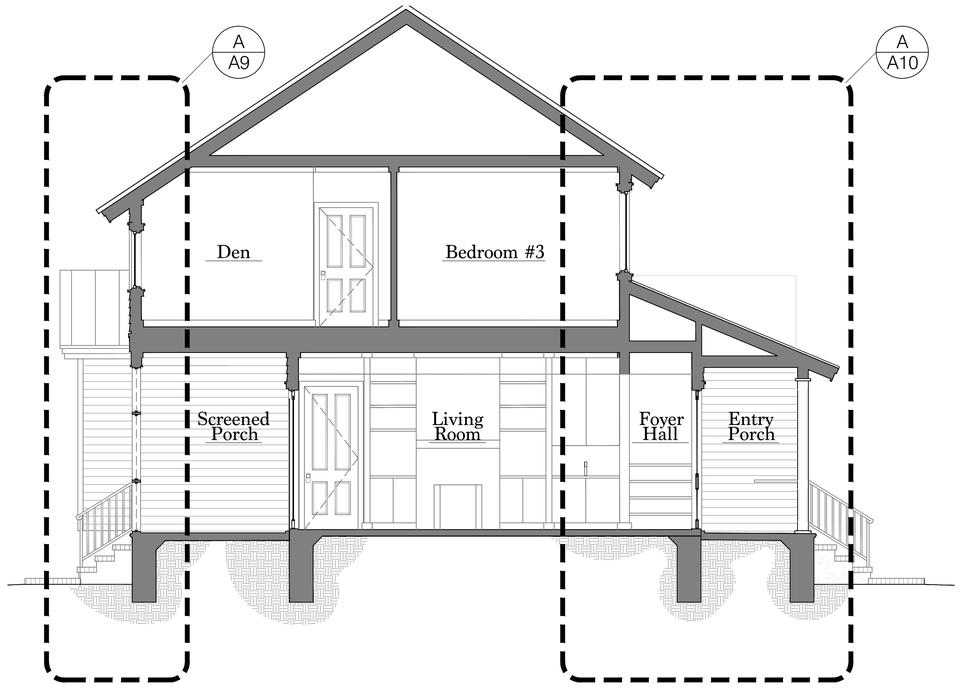
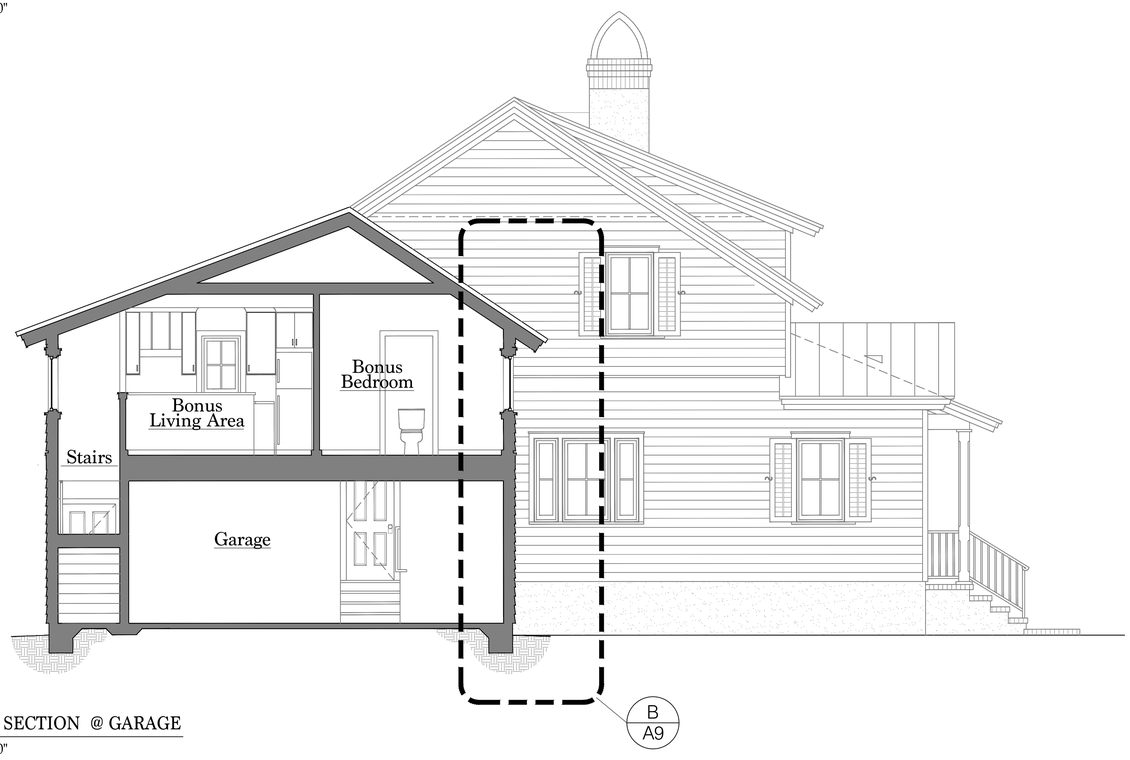
BLUFFTON, SOUTH CAROLINA

WALL SECTIONS & DETAILS

SHEET
A10



A
A11 BUILDING SECTION @ MAIN
SCALE: 1/4"=1'-0"



B
A11 BUILDING SECTION @ GARAGE
SCALE: 1/4"=1'-0"

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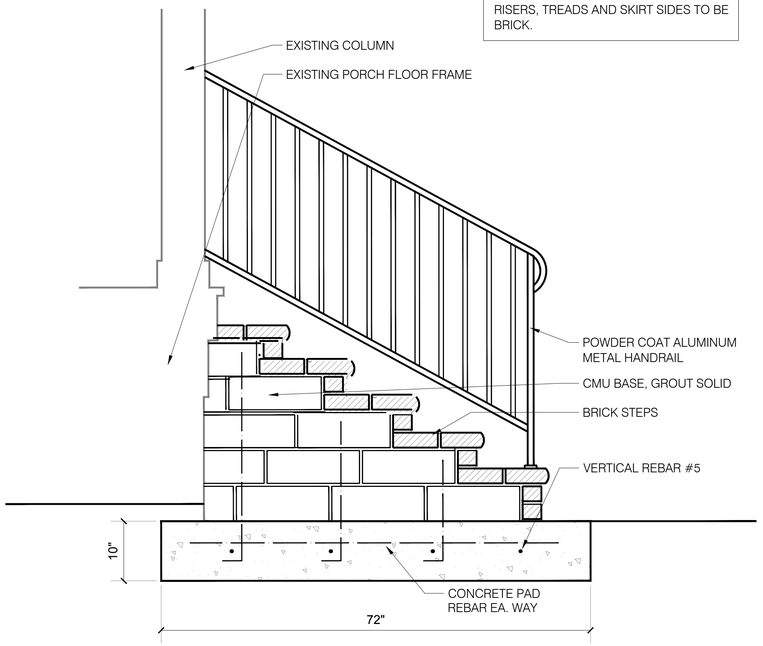
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

BUILDING SECTIONS

SHEET
A11

BRICK TO BE OLD GEORGETOWN. RISERS, TREADS AND SKIRT SIDES TO BE BRICK.



A / A12 PROPOSED BRICK STAIRS

SCALE: 1"=1'-0"

ONE STORY W=12" T=6"
TWO STORY W=16" T=8"

DOOR SCHEDULE

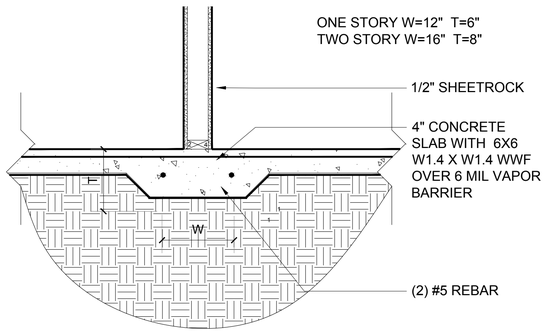
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	6'-0"X8'-0"	UPPER GLASS WITH LOWER PANEL, FRENCH DOORS, INSWING		
2	6'-0"X8'-0"	FULL GLASS FRENCH DOORS, INSWING		
3	3'-0"X6'-8"	UPPER GLASS WITH LOWER PANEL, RIGHT HINGE, INSWING		
4	9'-0"X7'-0"	OVERHEAD GARAGE DOOR - SEE ELEVATION		
5	3'-0"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE		
6	3'-0"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, RIGHT HINGE		
7	2'-8"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE, INSWING		
8	3'-0"X6'-8"	SCREEN, LEFT HINGE, INSWING		

ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR), WOOD (INTERIOR) UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.
ALL GLASS TO BE IMPACT RESISTANT.

WINDOW SCHEDULE

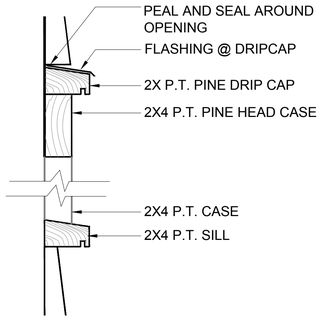
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	2'-8" X 4'-8"	CASEMENT	4	
B	3'-0" X 5'-4"	CASEMENT	4	
C	2'-8" X 4'-8"	CASEMENT	4	1'-4" X 4'-8" SIDE LITES FIXED - 2 LITES
D	2'-2" X 3'-4"	CASEMENT	4	

ALL WINDOWS ARE WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR. MARVIN OR EQUAL. 7/8" MUNTIN. S.D.L.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM OUTSIDE CORNER & 45 IF WITHIN 4' FROM OUTSIDE CORNER



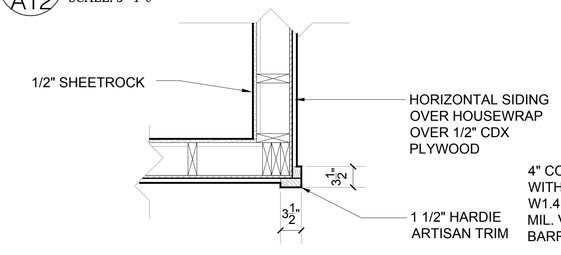
B / A12 TYP. THICKENED SLAB

SCALE: 1"=1'-0"



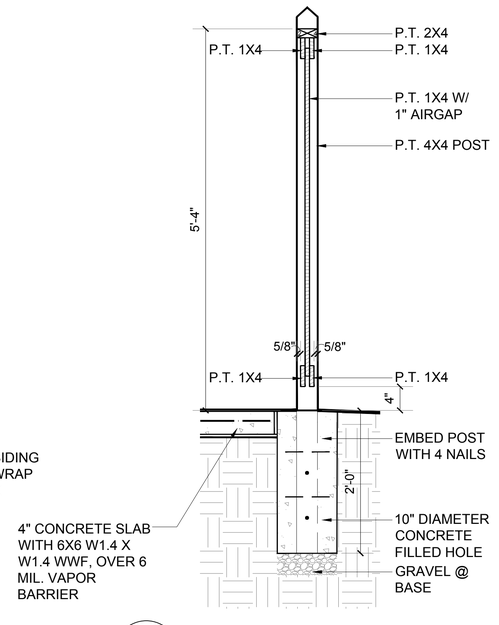
C / A12 WINDOW TRIM DETAIL

SCALE: 3"=1'-0"



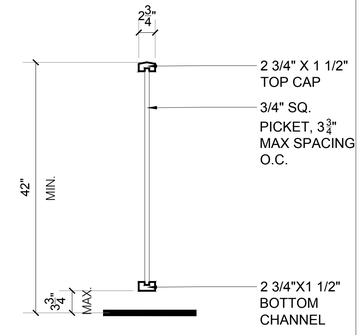
D / A12 CORNER DETAIL

SCALE: 1"=1'-0"



E / A12 SERVICE YARD DETAIL

SCALE: 1"=1'-0"



F / A12 POWDER COATED ALUMINUM GUARD RAIL DETAIL

SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
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DATE:
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

SCHEDULES & DETAILS

SHEET
A12

FINAL SITE & LANDSCAPE DEVELOPMENT PLANS
1 GARFIELD'S WAY
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Site - Layout Plan
L2	Materials Plan
L3	Landscape Plan
L4	Planting & Site Details

Original Submittal Date: February 4, 2026

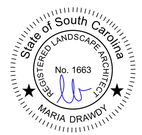
REVISIONS

Date	Sheets Affected	Description
2/25/26	L3, L4	Updates to Details: Added Gate Detail, Indicated Material for Fence Post

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
The Kopotic / McFadden Residence
1 Garfield's Way
Bluffton, SC

Revised per Town of Bluffton Comments Received 2/25/26
Original Submittal: February 4, 2026

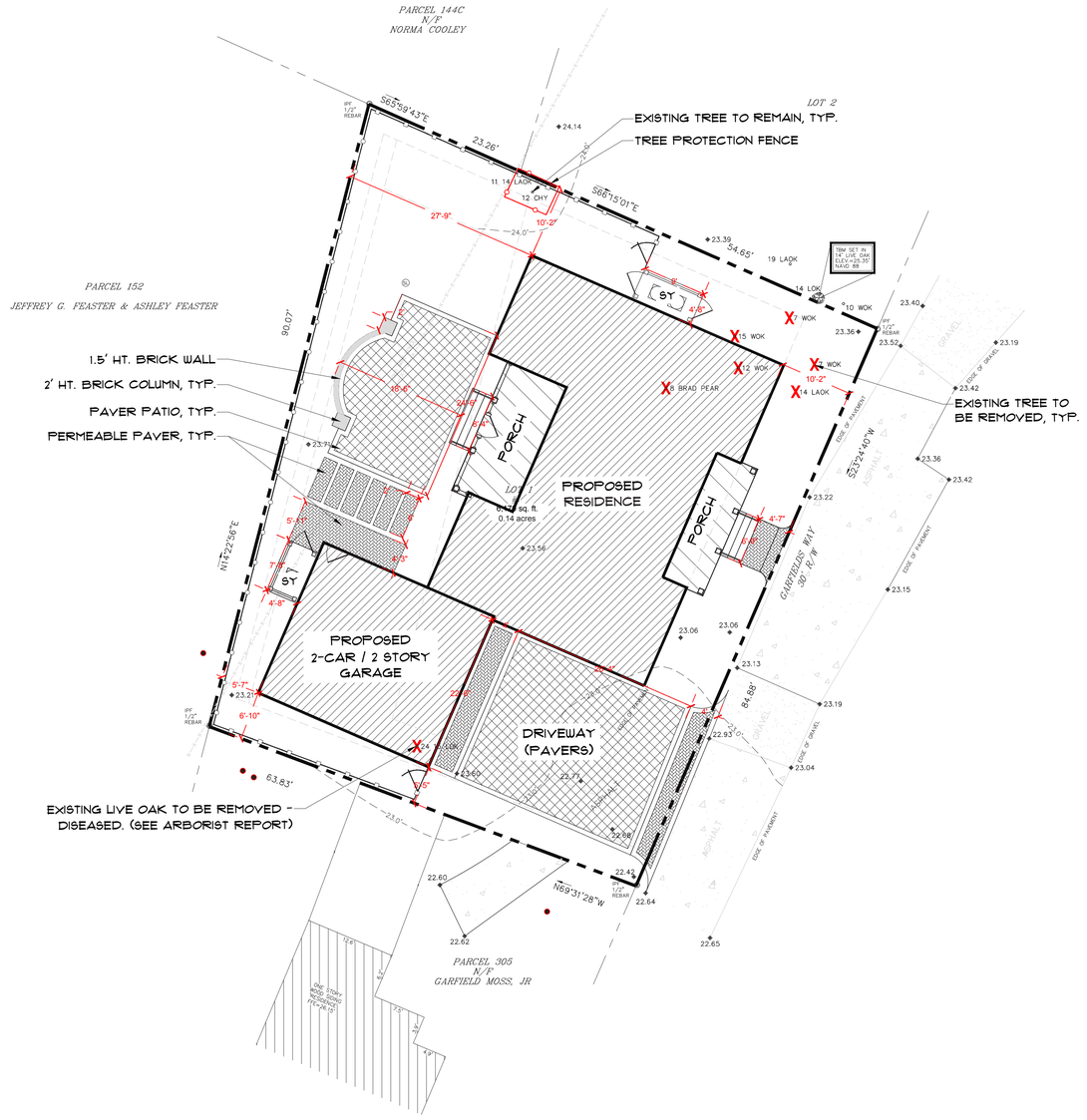




Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

SITE - LAYOUT PLAN





Location Map Not To Scale

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. 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 OR OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
3. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
4. ALL DIMENSIONS ARE TO THE EDGE OF PAVING CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT TO ALL LANDSCAPE AREAS.
7. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

Revised per Town of Bluffton Comments Received 2/25/26
Original Submittal: February 4, 2026

0 5 10 20 40

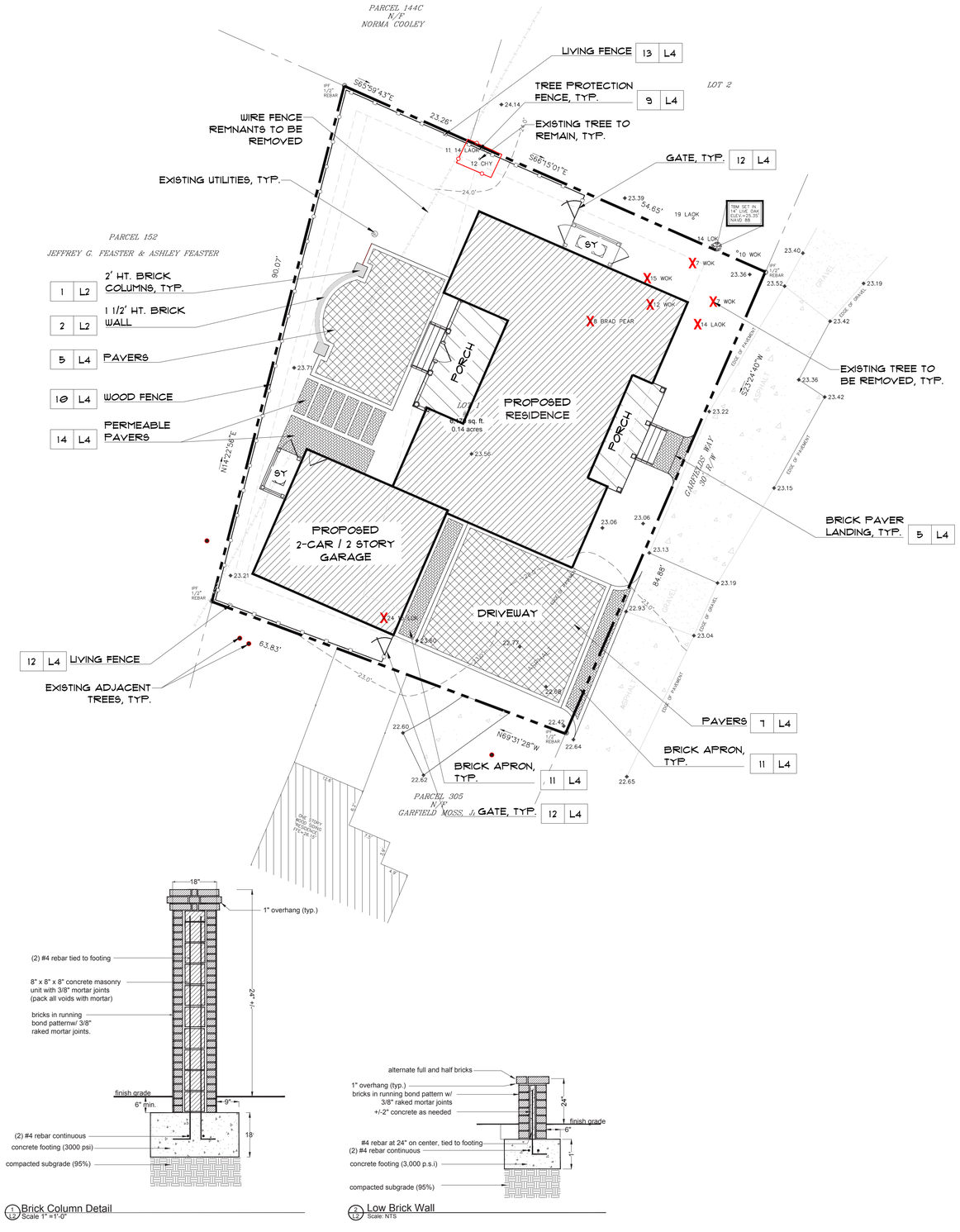
Scale: 1" = 10'

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

MATERIALS PLAN





1/L2 Brick Column Detail
Scale 1" = 1'-0"

2/L2 Low Brick Wall
Scale: NTS

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

Revised per Town of Bluffton Comments Received 2/25/26
Original Submittal: February 4, 2026

0 5 10 20 40

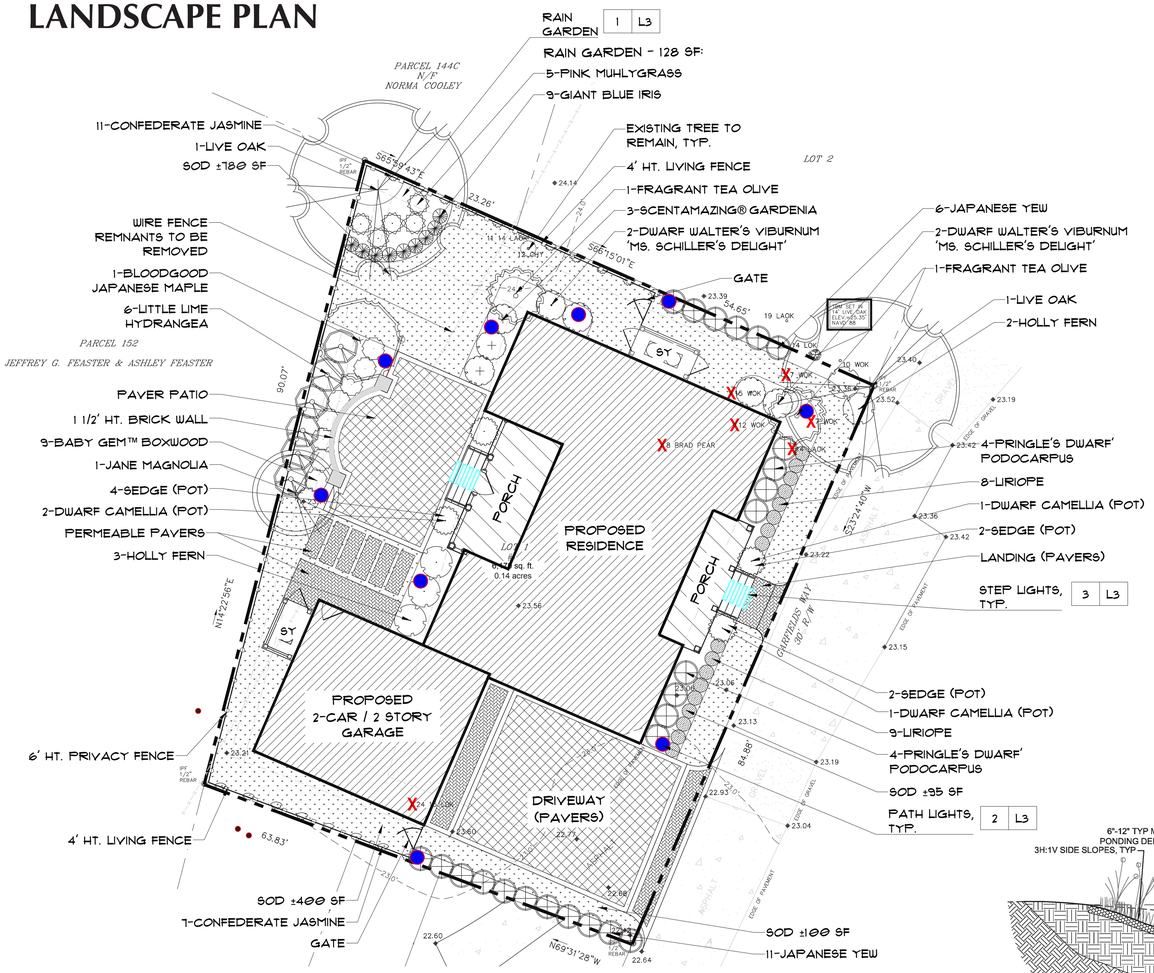
Scale: 1" = 10'

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

LANDSCAPE PLAN



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.

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
1	Bloodgood Japanese Maple	Acer palmatum var. atropurpureum 'Bloodgood'	15 gal.					
1	Jane Magnolia	Magnolia 'Jane'	15 gal.					
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		
Shrub								
9	Baby Gem™ Boxwood	Buxus microphylla japonica 'Gregem' PP21159	3 gal.					
4	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553	3 gal.					White Flowering - In Pots
4	Dwarf Walter's Viburnum 'Ms. Schiller's Delight'	Viburnum obovatum 'Ms. Schiller's Delight'	3 gal.					
2	Fragrant Tea Olive	Osmanthus fragrans	15 gal.					
9	Giant Blue Iris	Iris giganticaerulea	1 gal.	2'	.5'			
5	Holly Fern	Cyrtomium falcatum	3 gal.					
17	Japanese yew	Podocarpus macrophyllus	15 gal.					
6	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.					
5	Pink Muhlygrass	Muhlenbergia capillaris	3 gal.					
4	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
3	ScentAmazing® Gardenia	Gardenia jasminoides 'LEETWO' PP27601	3 gal.	1'-1.5'	1'-1.5'			
Perennials/G-Cover								
18	Confederate Jasmine	Trachelospermum jasminoides						Train to Fence
17	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
8	Sedge	Carex oshimensis 'Everillo'	1 gal.					In Pots

PLANT IMAGERY


BABY GEM BOXWOOD


BLOODGOOD JAPANESE MAPLE


CONFEDERATE JASMINE


DWARF CAMELLIA


DWARF WALTER'S VIBURNUM 'MS. SCHILLER'S DELIGHT'


FRAGRANT TEA OLIVE


GIANT BLUE IRIS


HOLLY FERN


JANE MAGNOLIA


JAPANESE YEW


LIRIOPE


LITTLE LIME HYDRANGEA

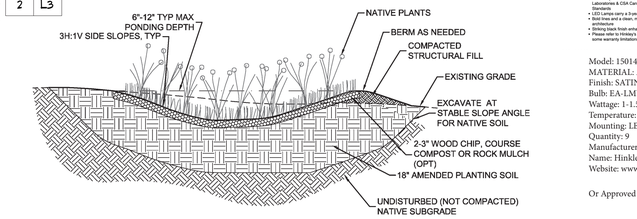

LIVE OAK


PINK MUHLYGRASS


PRINGLE'S DWARF PODOCARPUS


SCENTAMAZING GARDENIA


SEDGE



1 / L3 Rain Garden Detail
Not to Scale



ATLANTIS
150145K-LL
ATLANTIS SMALL LED PATH LIGHT
Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

DETAILS
Finish: Satin Black
Material: Aluminum
Glass: Etched Lens
Dimmable: 10% - 80% MLV & ON
Title24/ENERGY STAR®: Compliant

DIMENSIONS
Width: 5"
Height: 13.8"
Depth: 5"
Weight: 2.5 lbs
Top-to-Outlet: 9"

LIGHT SOURCE
Light Source: LED Lamp
LED Lamp: 9W LINK+ 2W
Wattage: 11 Max MV Wedge LED Included
Color Temp: 3000K
CRI: 90
Lumens: 1000
Title24/ENERGY STAR®: Compliant
Dimmable: Yes, MLV On Transformer Required
Transformer Required: Yes

MOUNTING
Lead Wire: 1' x 18"

SHIPPING
Carton Depth: 12.5"
Carton Width: 9"
Carton Height: 9"
Carton Weight: 3.5 lbs.

PRODUCT DETAILS:
- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- A wiring kit is supplied.
- This fixture carry a 3-year limited warranty.
- Bold lines and a clean, minimalist style complement contemporary architecture.
- Striking black finish enhances design.
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

Model: 150145K-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 9
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

2 / L3 Path Lights



TAPER
1563SK
STEP 12V HORIZONTAL
Seamlessly blending into architectural elements inside or outside the home, the Taper series delivers a sophisticated look in a variety of finish options, enhancing the outdoor lighting experience. Available in a round or square design, this 3" round or rectangle recessed step and deck mount modules an elegant addition to any outdoor space. Ideal for the low-voltage fixture is practical and safe, especially in an outdoor setting. Expand time spent in outdoor living spaces and increase safety and security.

DETAILS
Finish: Satin Black
Material: Aluminum
Glass: Etched Lens
Dimmable: 10% - 80% MLV & ON
Title24/ENERGY STAR®: Compliant

DIMENSIONS
Width: 3"
Height: 1.5"
Depth: 3"

LIGHT SOURCE
Light Source: Integrated LED
LED Lamp: 2.5 W
Wattage: 2.5w LED Included
Color Temp: 2700K
CRI: 90
Lumens: 150
Title24/ENERGY STAR®: Compliant
Dimmable: Yes
Transformer Required: Yes

MOUNTING
Lead Wire: 1' x 18"

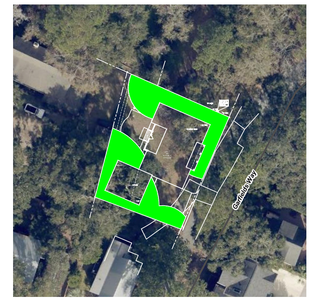
PRODUCT DETAILS:
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- A wiring kit is supplied.
- ADA compliant
- Please refer to installation on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Recessed mount.
- Bold lines and a clean, minimalist style complement contemporary architecture.

Model: 1563SK - Hinkley TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 8
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

3 / L3 Step Lights

SITE ANALYSIS: EXISTING TREE CANOPIES: 2,597 SF



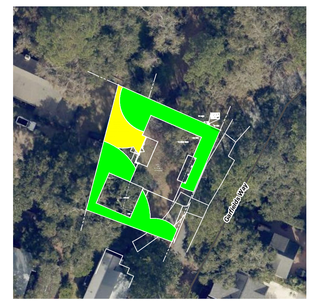
SCALE: 1"= 50'

SITE ANALYSIS: PROPOSED TREE CANOPIES: +/- 560 SF



SCALE: 1"= 50'

SITE ANALYSIS: EXISTING & PROPOSED TREE CANOPIES: +/- 3,157 SF



SCALE: 1"= 50'

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

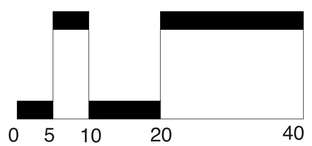
1 Garfield's Way
Bluffton, SC

Revised per Town of Bluffton Comments Received
Original Submittal: February 4, 2026

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

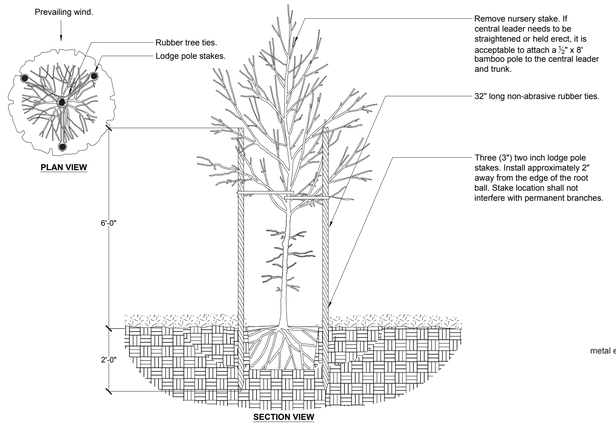
L3

Prepared By:
Maria Drawdy, PLA
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

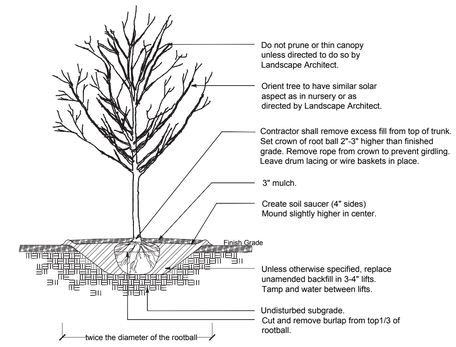


TREE CANOPY SUMMARY

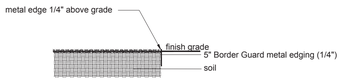
TOTAL LOT ACREAGE: 6,170 SF
TOTAL ROOF SF: 2,398 SF
6,170 - 2,398 = 3,772 SF
3,772 SF X 75% = +/- 2,829 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,829 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 2,597
TOTAL PROPOSED TREE CANOPY: +/- 560 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 3,157 SF



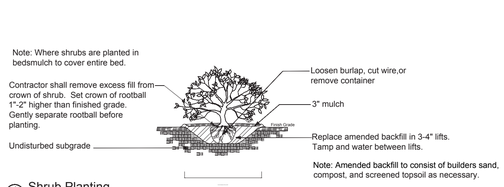
1 L4 Tree Staking - Lodge Poles (3)
Scale NTS



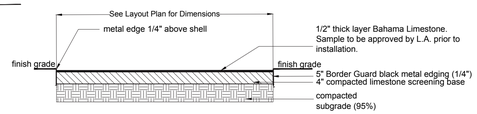
2 L4 Deciduous Tree Planting
Not to Scale



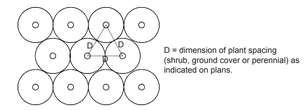
3 L4 Metal Edge
Scale NTS



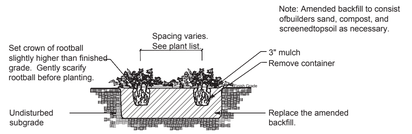
4 L4 Shrub Planting
Not to Scale



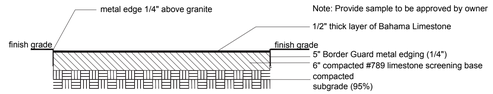
5 L4 4" Bahama Limestone Patio Area
Scale NTS



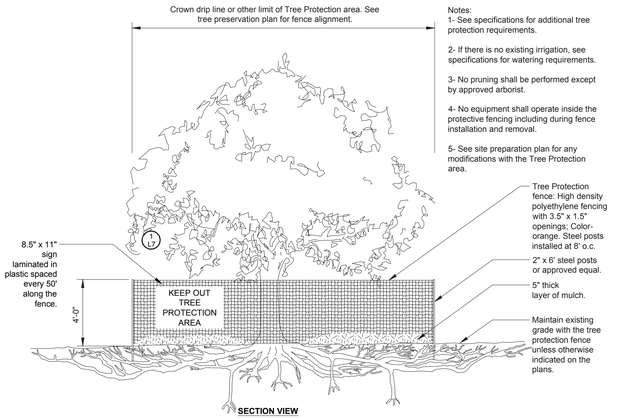
6 L4 Typical Plant Spacing
Not to Scale



8 L4 Groundcover Planting
Not to Scale



7 L4 6" Bahama Limestone Drive Detail
Scale NTS



Notes:
1- See specifications for additional tree protection requirements.

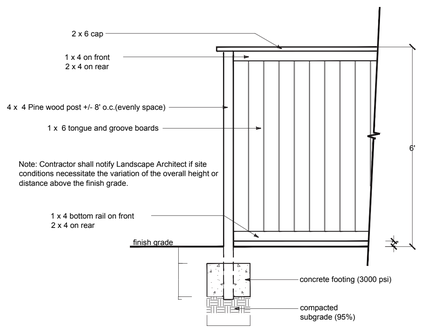
2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

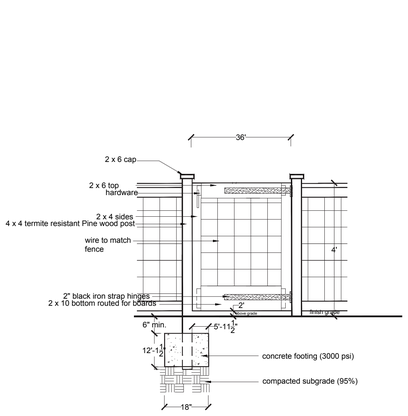
5- See site preparation plan for any modifications with the Tree Protection area.

9 L4 Tree Protection Fence
Scale NTS

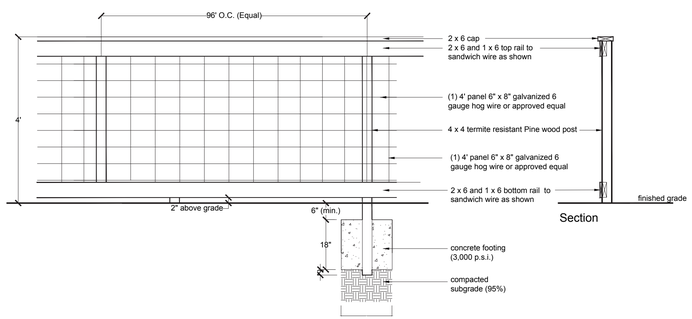


10 L4 Wood Fence (Pine)
Scale NTS

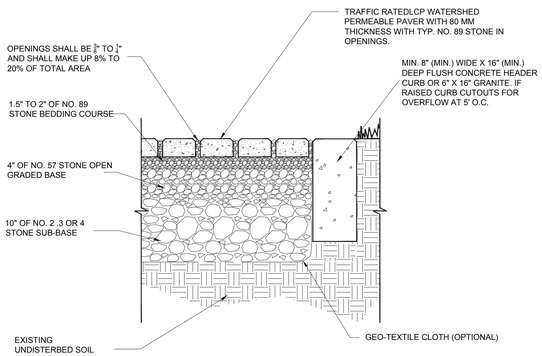
11 L4 Brick Apron Paving
Scale NTS



12 L4 Wood Gate Detail (Pine)
Scale NTS



13 L4 Living Fence
Scale NTS



14 L4 Permeable Paver
Scale NTS

DESIGN NOTES:

1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
2. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
3. GEOTECHNICCAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
4. WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO-M-288.
5. ASTM NO. 2 STONE MAY BE SUBSITUTED FOR NO. 3 OR NO. 4 STONE.
6. STRICTLY PEDESTRIAL APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57.
7. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.

Model: TBD - Palmetto Bluff Approved
Finish: Tabby
Color: Cocoa Rumble
Pattern: Running Bond
Size: 7 7/8" x 3 7/8"

Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

L4

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

Revised per Town of Bluffton Comments Received 2/25/26
Original Submittal: February 4, 2026

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

ARBORCARE TREE EXPERTS INC

February 13, 2025

Good morning, Ansley,

Upon inspection at 1 Garfield Way, Bluffton, SC 29910, there is (1) tree that needs attention. Located on the left side of the property is (1) Co-dominant Live Oak Tree. At the base the measurement is less than 24" in diameter. One lead of the tree has broken off and therefore has caused rotting of the base. It is my recommendation that this tree be removed before new construction begins. The health of the tree will continue to decline which will be hazardous to the newly constructed home in the future. Please let me know if you have any questions.

Sincerely,

James Yirka

PO Box 7766
Hilton Head, SC

PHONE 843-816-6278
CELL 410-984-0072
EMAIL Arborcare.sc@gmail.com
LTE#: 000626

PLAN REVIEW COMMENTS FOR COFA-09-25-019941

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:**	**09/16/2025**
Plan Status:	**Active**	**Plan Address:**	**1 Garfields Way Way BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0406 0000**

Plan Description: **A request by Ansley Manuel of Manuel Studio (Applicant) on behalf of Samuel Kopotic (Owner), for review of Certificate of Appropriateness-Historic District to allow the construction of a new 2-story 2,487 SF main hous and an attached 1,188 SF carriage house at 1 Garfield's Way. The property is located in the Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD).**
STATUS (09.24.2025): Concept Plan scheduled for 10.20.2025 HPRC meeting.

Staff Review (HD)

Submission #: 1 Recieved: 09/16/2025 Completed: 10/17/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Beaufort Jasper Water and Sewer Review	10/17/2025	Matthew Michaels	Approved with Conditions

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

Growth Management Dept Review (HD)	10/17/2025	Charlotte Moore	Approved with Conditions

Comments:
1. Site Plan: Provide a label for the site plan. Identify the main structure, carriage house, service yards, and driveway; provide lot, main structure and carriage house dimensions; provide a scale; better distinguish the improvements from the survey data; and provide other information as required by the Application (p. 4).
2. Building Type: The specific building type is not identified on the application. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to "perpetuate the character that makes Bluffton distinctive" (UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why. (Applications Manual)
3. Building Footprint: Provide building footprints of the main structure and of the carriage house.
4. Photos: Provide photos of the site (Application – p.5).
5. Elevations: Provide all required elevation information (Application – p.5)
6. Service Yard: Service yards are not shown on the drawings. Include with Final Plan and provide materials and dimensions. (UDO Sec. 5.15.5.F.9.)
7. Carriage House: The second floor does not appear to be a true half-story and does not meet the minimum height of 8.5 feet to be a true 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.3. and 5.).
8. Shutters: Shutters do not include shutterdogs, which are required per UDO Sec. 5.15.6.M.
9. Landscape Plan: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.). The 14-inch live oak should be retained, if possible; otherwise, a tree removal permit will be required.
10. Details: Provide details for all applicable architectural elements, including materials, dimensions and operations to show compliance with UDO 5.15.5 and 5.15.6 and the Applications Manual. This includes but is not limited to details related to all trim, railings, shutters, windows and doors. Provide wall section through the eave depicting the material and dimensions for main structure and carriage house.
11. Provide a response to all Concept Plan comments with Final Plan submission.

HPRC Review	10/17/2025	Charlotte Moore	Approved with Conditions

Comments:

1. The roof pitches seem low.
2. To break up the verticality of the front elevation of the carriage house, provide something over the garage door.
3. To break up the rear ground floor elevation of the carriage house, provide a window.
4. The rear elevation of the main structures needs some variation in the roof mass and second floor.
5. The foundation could use something to break it up, especially at the front.
6. Consider shutters for the single windows on the rear elevation as they are used on all other single windows.

Watershed Management Review	09/30/2025	Samantha Crotty	Approved with Conditions

Comments:

1. Comments may be provided at time of building permit/stormwater permit submittal.

Transportation Department Review - HD	09/23/2025	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes:

Response to HPRC Comments: 1 Garfields Way

Ansley Manuel (Manuel Studio)

HPRC

1. The roof pitches seem low.
    a. Changed main gable from 6:12 to 8:12. Changed front shed dormer from 3:12 to 5:12.
2. To break up the verticality of the front elevation of the carriage house, provide something over the garage door.
    a. The band board breaks up verticality. Adding an awning roof will not work with kitchen window.
3. To break up the rear ground floor elevation of the carriage house, provide a window.
    a. Adding a window is difficult due to stairwell directly against rear wall.
4. The rear elevation of the main structures needs some variation in the roof mass and second floor.
    a. Further discussion needed. Rear elevation has a gabled master bedroom extension, then screened porch, next the laundry and powder wall followed by the carriage house wall.
5. The foundation could use something to break it up, especially at the front.
    a. Added faux louvers at master bath and dining extensions.
6. Consider shutters for the single windows on the rear elevation as they are used on all other single windows.
    a. Shutters placed at all single windows.

Charlotte Moore

1. Site Plan: Provide a label for the site plan. Identify the main structure, carriage house, service yards, and driveway; provide lot, main structure and carriage house dimensions; provide a scale; better distinguish the improvements from the survey data; and provide other information as required by the Application (p. 4).
    a. Site plan labeled.
2. Building Type: The specific building type is not identified on the application. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to “perpetuate the character that makes Bluffton distinctive”

(UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why. (Applications Manual)

   a. The building type is Additional Building Type. See second paragraph of narrative. I overlooked it on the application. Can you fill it in or do I need to resend?

3. Building Footprint: Provide building footprints of the main structure and of the carriage house.
   a. ?
4. Photos: Provide photos of the site (Application – p.5).
   a. Photos provided. Do I need to resend?
5. Elevations: Provide all required elevation information (Application – p.5)
   a. Provided elevation info.
6. Service Yard: Service yards are not shown on the drawings. Include with Final Plan and provide materials and dimensions. (UDO Sec. 5.15.5.F.9.)
   a. 2 service yards on drawings. One for main house and one for carriage house.
7. Carriage House: The second floor does not appear to be a true half-story and does not meet the minimum height of 8.5 feet to be a true 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.3. and 5.).
   a. Carriage house is a two story.
8. Shutters: Shutters do not include shutterdogs, which are required per UDO Sec. 5.15.6.M.
   a. Shutterdogs added.
9. Landscape Plan: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.). The 14-inch live oak should be retained, if possible; otherwise, a tree removal permit will be required.
   a. Landscape plan submitted.
10. Details: Provide details for all applicable architectural elements, including materials, dimensions and operations to show compliance with UDO 5.15.5 and 5.15.6 and the Applications Manual. This includes but is not limited to details related to all trim, railings, shutters, windows and doors. Provide wall section through the eave depicting the material and dimensions for main structure and carriage house.
   a. Details submitted.

11. Provide a response to all Concept Plan comments with Final Plan submission.

MOSS OAKS SUBDIVISION
ARCHITECTURAL REVIEW BOARD
PO Box 433, Bluffton, South Carolina 29910
(843) 227-8615

February 17, 2026

Mr. and Mrs. Samuel Kopatic
1 Garfields Way
Bluffton, South Carolina 29910

RE: Kopatic Residence & Attached 2-Car Garage with Livable Bonus Space Above - ARB Approval

Dear Mr. and Mrs. Kopatic:

The ARB has approved the architectural plans and elevations of your proposed home and attached 2- Car garage with livable bonus space above located on Lot #1 – 1 Garfields Way, Bluffton, SC 29910 dated February 4, 2026, as prepared by Manuel Studio, LLC.

The color scheme of this home will be an off-white or cream-colored façade, Fascia & trim (BM Clay Beige) which will be clad with Hardie plank lap horizontal siding with "V" groove artisan shiplap horizontal siding accents at the front & rear gables. Casement windows with simulated checkrails & divided lights with off-white colored framing are proposed around the structure with BM grolive-colored operable standard louvered shutters, excluding at the ganged windows and at the porches. Wood brown French doors will be at the front & rear main entries, a single standard door with an upper glass lite will be at the rear of the garage and two wood brown overhead doors with horizontal panels and top section window lites are proposed on the front of the garage. The main house and garage gable roofs and dormer shed roof will be covered with light warm brown colored asphalt shingles and features a tabby stucco finished bishop's arch chimney cap with brick accents just right of center of the main house roof and bronze colored standing seam metal roofing accents on the front porch shed roof and on the three 5:12 gable roofs. The 3' raised foundation on the main portion of the house and front & back porches and 8" raised garage foundation will be finished with a tabby stucco finish. The right side and rear service yards will be completely concealed with a pressure-treated wood screen consisting of top & bottom horizontal supports with vertical 1x4 panel boards painted to match the structure.

Thank you for your support and cooperation with the Architectural Review Board. If you have any questions or comments, please do not hesitate to contact me at garmoss@yahoo.com or (843) 227-8615.

Sincerely,

Garfield Moss

Garfield Moss
Chair, ARB



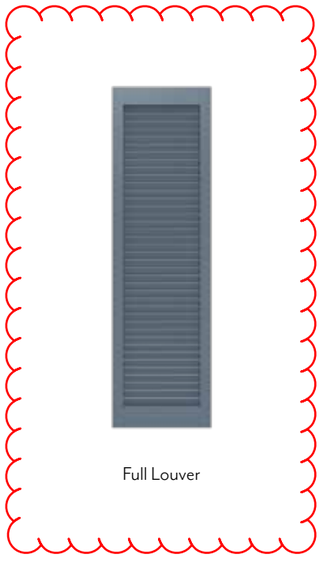
Louver

The simple genius of the Louver style shutter allows for airflow and light filtration which is why it is a popular style since the earliest shutters to present day.

Louver style shutters can add immediate curb appeal and a fresh appearance to any home.



Louver with Horizontal Rail



Full Louver



Louver with
Custom Horizontal Rails
20-40-40 Panel Configuration



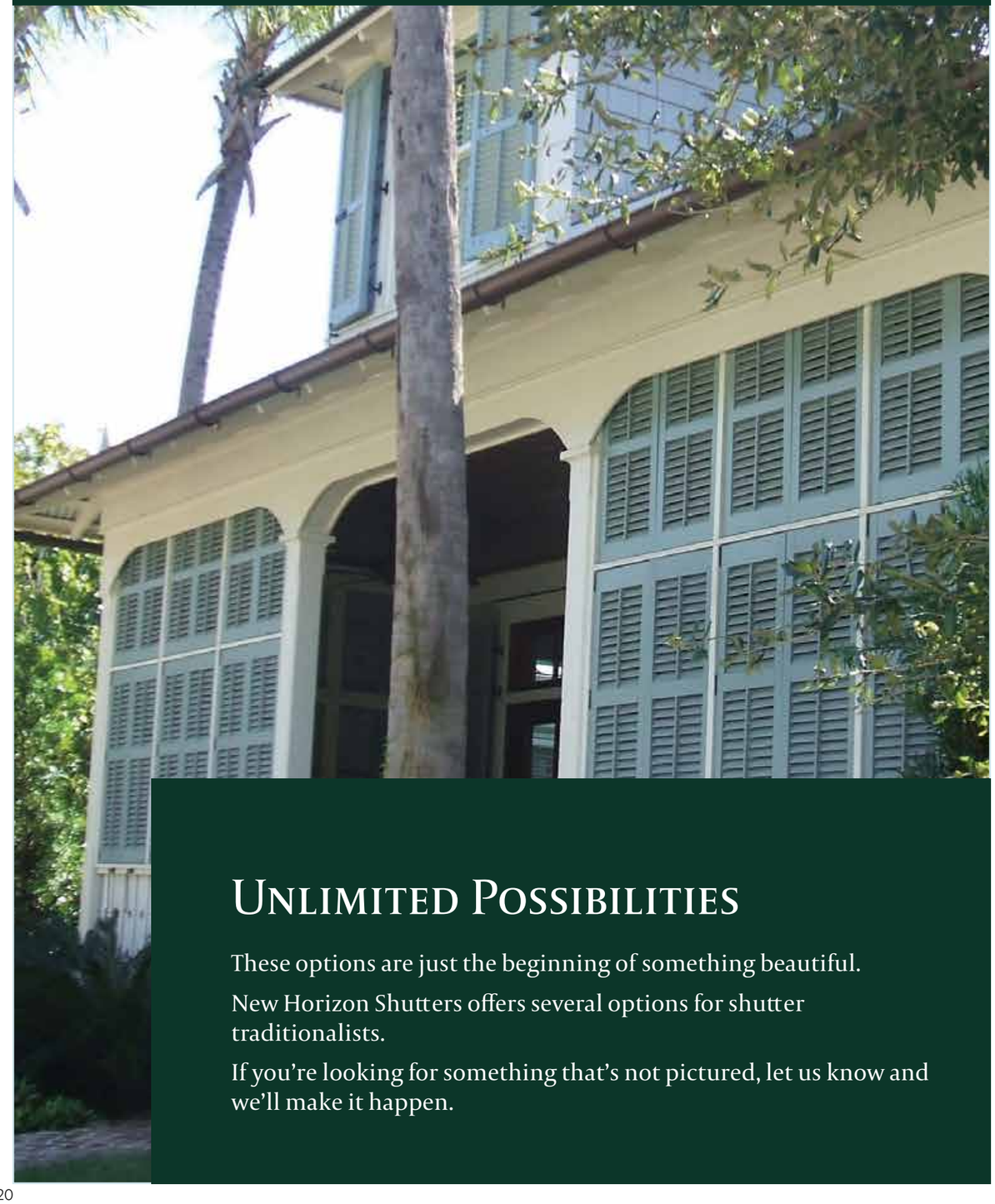
Louver with
Horizontal Rail, Rabbeted
Edge, and Decorative Tilt Rod



Louver with
Arch Top and
Horizontal Rail

See more styles at www.NewHorizonShutters.com/louver

Options



Unlimited Possibilities

These options are just the beginning of something beautiful.

New Horizon Shutters offers several options for shutter traditionalists.

If you're looking for something that's not pictured, let us know and we'll make it happen.

Beading

An attractive detail for added dimension for framed and recessed panel shutters.



Rabbeted Stile

Rabbeted Stiles overlap each other to provide a tight fit and beaded distinction.



Copper Cap

Gives shutters the appearance of authenticity.



Horns

This detail is popular in New England.



Decorative Tilt Rod

Used to give shutters the appearance of operable louvers.



Cutout

Customized to the shape of your choice.



Materials

Architectural Shutters and E-Class Shutters

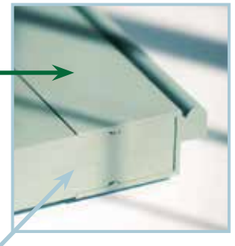


Colonial Panels



Colonial Louvers
and Bahama Shutters

Vertical Stile
Made of aluminum for strength and durability with a WPC core, routed just like a wood shutter. Wraps around and locks onto all horizontal components and rails.



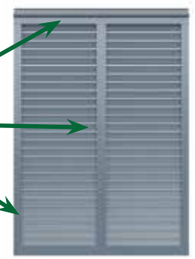
Shutter Panel and Horizontal Rails
Structural WPC

True Louver
high impact polystyrene, structural aluminum (depending on the span and Series), or solid ABS (impact rated).

Proprietary base finish and a two-part polyurethane enamel.
Available with 26 standard colors and custom color matching.
Finish is certified in accordance with AAMA 2605.

Aluminum Shutters

Aluminum



Proprietary base finish and a two-part polyurethane enamel.
Available with 26 standard colors and custom color matching.
Finish is certified in accordance with AAMA 2605.

	Series	Artisan	Classic	Deep South	E-Class	
Basic Dimensions	Thickness	varies	1-¼”	1-¾”	1”	1-¼”
	Stile Width	varies	2-½”	2”	2”	2”
	Louver Size (default)	2”	1-½”	2”	1-¼”	2”
	Louver Angle (default)	41°	25°	36°	20°	20°
	Warranty*	Lifetime*	Lifetime*	Lifetime*	15 Year*	Lifetime*
Available Styles	Raised Panel	●	●	●	●	
	Louver	●	●	●	●	●
	Board & Batten		●	●	●	
	Recessed Flat Panel	●	●	●		
	Framed Panel		●	●		
	Bahama	●	●	●		●
	Combination	●	●	●		
	French Quarter	●	●	●		
	European	●	●	●		
Available Options	¾” Horns	●	●		●	
	4” Stile			●		
	Arch Top		●	●	●	
	Arch Top - Full Louver		●	●		
	Beading		●	●		
	Bi-fold	●	●	●	●	
	Center Batten		●	●	●	
	Copper Cap	●	●	●		
	Cross Buck		●	●	●	
	Cutout	●	●	●	●	
	Decorative Tilt Rod		●	●	●	
	Impact Rated		●			
	Rabbeted Stile	●	●			
	Tri Panel	●	●	●	●	
	Vertical Center Stile	●	●	●		

* Refer to the Warranty Document for actual conditions, limitations, and exclusions. Warranty can be found at www.NewHorizonShutters.com.

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from January 17, 2026, to February 16, 2026

DATE: March 1, 2026

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
7 Calhoun St	Residential Repairs	Caroline Luke	Approved
7 Church St	Soba Art Gallery Sign	Angie Castrillon	Approved
20 Calhoun St	Al & Harry's Sign	Caroline Luke	Approved
15 Wharf St	Residential Fence	Caroline Luke	Approved