Historic Preservation Commission Meeting

Wednesday, September 03, 2025 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. August 6, 2025 Minutes

V. PUBLIC COMMENT

VI. PRESENTATIONS

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

VII. OLD BUSINESS

1. **27 Bridge Street:** A request by Jason Broene (Court Atkins Architects), Applicant, on behalf of Mike Nerhus and Jessical Foley, Owners, for approval of a Certificate of Appropriateness-HD to amend an approved COFA-HD to allow the installed brick foundation to remain for the house under construction at 27 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. (COFA-05-25-011989) (Staff - Charlotte Moore)
2. **34 Thomas Heyward Street:** A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District (Demolition), to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0023 0000) in the Old Town Bluffton Historic District. The house, known as the Nellie and Leroy Brown Cottage, is a Contributing Resource to the Old Town Bluffton Historic District and

is zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019719) (Staff-Glen Umberger)

VIII. NEW BUSINESS

1. **215 Goethe Road:** A request by Phil Madhere, Applicant, on behalf of Miguel Loarca (Leonex Construction Group), Owner, for approval of a Certificate of Appropriateness-HD to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goethe Road, Lot 7. The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD). (COFA-04-25-019686) (Staff -Charlotte Moore)

IX. DISCUSSION

1. **Carport UDO Amendments (WORKSHOP - NO ACTION):** Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)
2. Historic District Monthly Update. (Staff)

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 1, 2025

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

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

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

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

Historic Preservation Commission Meeting

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

August 06, 2025

I. CALL TO ORDER

II. ROLL CALL

PRESENT
Chairman Evan Goodwin
Vice Chairman Joe DePauw
Commissioner Carletha Frazier (6:22pm)
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Lisa Sulka

ABSENT
Commissioner Debbie Wunder

III. ADOPTION OF MINUTES

1. July 2, 2025 Minutes

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

   Seconded by Vice Chairman DePauw.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Sulka

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

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

   Staff presented. The applicant was present. The commissioners had no questions regarding the application.

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

   Seconded by Commissioner Hess.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Sulka

   All were in favor and the motion passed.

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

   Staff presented. The applicant was present. The Commission did not have any questions regarding this application.

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

   Seconded by Commissioner Probst.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Sulka

   All were in favor and the motion passed.

3. **36 Bruin Road:** A request by James Atkins (Court Atkins Group), Applicant, on behalf of ABPAL, LLC, Owner, for approval of a Certificate of Appropriateness - HD to construct a 2-story commercial building of approximately 3,130 SF at 36 Bruin Road in OId Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-05-25-019766) (Staff - Charlotte Moore)

   Staff presented. The applicant was present. The commissioners asked for clarification of the brick being used for the wall. They questioned the shutter manufacturer being used and asked to see the detail. There were questions regarding the use of larger windows on the front elevation. They discussed the landscape site plan showing an empty space in front of the building.

   Commissioner Frazier arrived during the discussion of this item and did not vote.

   Commissioner Sulka made a motion to determine the following as appropriate:

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

   2. The use of brick for partial wall cladding.

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

   4. The use of two fixed windows (labeled "B") on the front elevation.

   5. The use of wood composite shutters on the first and second stories subject to a sample review and approval by the Historic Preservation Review Committee.

   Seconded by Commissioner Hess.
   Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Sulka

   All were in favor and the motion passed.

   Chairman Goodwin made a motion to approve the application with the following conditions:

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1. If the ground floor rear patio is to be used as a service area, it must be screened to comply with Per UDO Sec. 5.15.5.F.9.

2. Provide a screening detail for the HVAC equipment on the second-story rear patio.

3. Identify the fiberglass window material in the window schedule.

4. In the door schedule, identify the material to be used for rear ground level patio door which must wood, metal or metal-clad per UDO Sec. 5.15.6.I.2.a.

5. Submit the manufacturer's cut sheets for all proposed exterior lighting to confirm compliance with UDO Sec.5.12.

6. Show compliance with the 8'-0" foundation planting requirement along the front building elevation per UDO Sec. 5.3.7.E.1. [Note: This was the approved condition but discussion implied that landscaping as proposed was acceptable with some additional landscaping along the foundation of the front elevation (possibly a boxwood hedge)].

7. Revise the landscaped area at the stairs on the Left elevation to show the pathway to the stairs.

8. Show the ADA accessible route into the building and provide details to show compliance.

9. Per Section 3.19 of the UDO, a Site Feature-HD is required for any signs proposed on the site.

Seconded by Vice Chairman DePauw.
Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Sulka

All were in favor and the motion passed.

4. **36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-03-25-019657) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The commissioners expressed wanting to see possible changes to the site plan to preserve tree canopy. There was discussion regarding the height of the carriage house and different methods to lower the height. They discussed seeing the rear elevation as too empty and the placement of the windows not lining up on the elevations and floor plans.

The applicant stated they would like the application to be tabled.

Chairman Goodwin made a motion to table the application.

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

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

5. **27 Bridge Street:** A request by Jason Broene (Court Atkins Architects), Applicant, on behalf of Mike Nerhaus and Jessical Foley, Owners, for approval of a Certificate of Appropriateness-HD to amend an approved COFA-HD to allow the installed brick foundation to remain for the house under construction at 27 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. (COFA-05-25-011989) (Staff - Charlotte Moore)

   Staff presented. The applicant was present. The Commission asked for clarification on what was approved versus what is being applied for versus what was actually done for this project. They questioned why the change was executed in the field prior to receiving approval. The commissioners clarified that the process is to apply for the amendment before making any changes in the field. There was discussion regarding what is being proposed does not match what is in the field, and how they might be able to correct the issue.
   The applicant requested to table the item.

   Chairman Goodwin made a motion to table the item.

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

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

6. **106 Bridge Street:** A request by Ansley Manuel (Manuel Studio), Applicant, on behalf of Jeffrey Zehel, Owner, for approval of a Certificate of Appropriateness-HD to construct a 1-story single-family house of approximately 2,130 SF and a 2-story Carriage House of approximately 1,161 SF at 106 Bridge Street in OId Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-03-25-019626) (Staff - Charlotte Moore)

   Staff presented. The applicant was present. The commission discussed their concerns with the height of the carriage house in comparison to the main house. They questioned the main house being over the property line and there was discussion regarding the changes in the site plan to accommodate a live oak tree on the property and the placement of a camper. They discussed the roof line and changes to be made so it doesn't appear as busy.

   Commissioner Sulka made a motion to determine the following as appropriate:

   1. The location of the Carriage House in relation to the main house.

   2. The height of the Carriage House.

   3. The roofline of the Carriage House.

4. The lack of window fenestration of the Front elevation

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

All were in favor and the motion passed.

Chairman Goodwin made a motion to approve the application with the following conditions:

1. Prior to any disturbance of the Guerrard Avenue right-of-way, including but not limited to tree removal and utility installation, Town of Bluffton approval must be obtained.
2. Provide the chimney cap detail.
3. Provide details for each staircase to show proposed materials (UDO Sec. 5.15.6.H.2.d.).
4. Change all fixed windows on the main house to casement windows unless approved by HPC (UDO Sec. 5.15.6.I.3.b.).
5. Provide shutter details to show material and shutterdogs in compliance with UDO Sec. 5.15.6.M.1.
6. For the Guerard Avenue side yard setback, relocate the main house 5'-0" from the property line. The chimney must be no closer than 3'-0" from the property line.
7. Add Bridge Footings.
8. The redesigned plans are to be reviewed by HPRC for final review and approval.

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

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff presented. The Commission did not have any questions about the report submitted.

VIII. ADJOURNMENT

Commissioner Sulka made a motion to adjourn.

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

All were in favor and the motion passed. The meeting adjourned at 8:30pm.

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HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	September 3, 2025
PROJECT:	Town of Bluffton Historic Resource Survey Update
APPLICANT:	Department of Growth Management
PROJECT MANAGER:	Glen Umberger, Historic Preservationist

INTRODUCTION: As described in UDO Section 2.2.6.E.3., the Historic Preservation Commission ("HPC") is responsible for "[e]stablishing and maintaining a system for the survey and inventory of historic resources within the Town of Bluffton." As such, various surveys have been completed over the years: *Historic Resources Survey* (Brown, 1994); *Historical Architectural Survey* (Prescon, Inc., 2001); *Survey of Historic Properties* (Thompson and O'Brien, 2008); and *Town of Bluffton Historic Resources Update* (Brockington, 2019). This project will update these earlier surveys.

In response to a Historic Resource Survey Update RFP (RFP 2025-46), the Town of Bluffton received eight (8) proposals and selected Stantec Consulting Services, Inc. of Austin, TX ("Stantec") to conduct an intensive-level historic resources survey of the Old Town Bluffton local historic district including the Bluffton Historic District, listed in the National Register of Historic Places in 1996 (Attachment 1). On April 15, 2025, the Town of Bluffton and Stantec, Inc. executed a contract to complete the survey. A kick-off meeting was held with Town Staff in late April 2025 and, in May 2025, Stantec began their work by conducting initial research which included a review of the previously conducted survey data from 2008 and 2019.

THE PROJECT OVERVIEW: This Survey of the historic resources of the Old Town Bluffton Historic District is an important step in preserving our shared story.

By creating a complete, accurate inventory of historic resources in Old Town, we can better protect them, plan future preservation projects, and ensure Bluffton's heritage is honored for generations to come. Knowing what we have is the first step toward making sure it is protected.

Why does this matter? Historic resource surveys help communities in the following ways:

- Protect and maintain their unique character;
- Support heritage tourism;
- Provide historical context for future planning decisions; and
- Build a shared understanding of the community's past.

This survey will focus on properties built in or before 1986 that are still standing. Fieldwork is planned for September 8-12, 2025, and will include photographing buildings, noting architectural details, and mapping properties in Old Town—all from the public right-of-way.

The survey will also include conducting oral histories of long-time Blufftonians which Stantec will complete during the week of September 15. The public has been invited to participate in this project by providing stories, places, people, or events in the Old Town Bluffton Historic District that they believe should be part of the record (Attachment 2). More detailed information about this part of the survey work is included in the *Public Involvement Materials* prepared by Stantec (Attachment 3).

Once the fieldwork has been completed, Stantec will analyze the new data and draft a report and solicit feedback from Town Staff and from the South Carolina Department of Archives and History as the State Historic Preservation Office (SHPO) which oversees Survey activities throughout the State, and which will keep a copy of the completed final report and survey data sheets as archival records. Following the survey's completion, results and recommendations will be presented at the February 4, 2026, Historic Preservation Commission meeting.

ATTACHMENTS:

1. Stantec Proposal, March 6, 2025
2. Email Blast to Public, August 19, 2025
3. Public Involvement Materials, June 27, 2025



PROPOSAL

TOWN OF BLUFFTON HISTORIC RESOURCES SURVEY UPDATE

RFP 2025-46

Prepared For :

The Town of Bluffton
March 6, 2025

Stantec

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LETTER OF TRANSMITTAL AND BUSINESS LICENSE COMMITMENT



Stantec Consulting Services Inc. (Stantec) is pleased to submit this proposal to conduct an intensive-level historic resources survey of the Old Town Bluffton local historic district and the National Register of Historic Places (NRHP)-listed Bluffton Historic District for the Town of Bluffton (Town). Our cultural resources program has a highly skilled team of architectural historians and historians with a valuable concentration of relevant experience. We look forward to assisting the Town of Bluffton in this important effort.

Stantec provides a range of historic preservation services, but approximately 90 percent of our historic preservation projects are historic resources surveys; this project type is our passion and specialty. Our approach has been tested and refined for a streamlined and well-organized survey effort. We incorporate the latest survey technologies into our process, like custom survey databases and inventory forms, mobile device data collection and digital field maps with a host of resources available at our fingertips, and advanced GIS solutions. Because of our prior work in South Carolina, we already have a custom-built ESRI Survey123 data collection platform that mirrors the South Carolina Department of Archives and History (SCDAH) survey forms and database. Recently, we used the system to complete an intensive-level historic resources survey of the unincorporated areas of Beaufort County south of the Broad River and on Saint Helena Island. Through our work on this project, we are intimately familiar with the county's history and can leverage our prior research and scholarship for the benefit of the Town. As a testament to the quality of our work and ability to complete surveys according to SCDAH and National Park Service (NPS) standards, our Beaufort County deliverables and recommendations were accepted by SCDAH staff without substantive comments. Our incomparable quality assurance/quality control process ensures the results of each survey are complete and accurate. We understand that a survey is a long-term investment, and our data collection, control systems, and expertise result in information that the Town can trust and use day-to-day.

Key personnel identified in our proposal are experienced industry practitioners who have significant experience in cultural resources management. Our team brings a wide variety of cultural resources experience, including windshield-, reconnaissance-, and intensive-level historic resources surveys; historic context development; identification of potential local- and NRHP-eligible resources and districts, local and NRHP nominations for

individual properties and districts; community engagement; oral history interviews; and stakeholder collaboration. They possess extensive knowledge about national, state, and regional trends in history and architecture, and SCDAH and NPS documentation standards. To capitalize on our prior knowledge and optimize value for the Town, we will staff the Bluffton project with the same project manager and lead architectural historian responsible for the successful completion of the Beaufort County survey. They will be supported by other architectural historians with expertise in Beaufort County and our in-house GIS professionals who are skilled in historic resources survey projects, including projects in South Carolina. Our Southeast and Mid-Atlantic-based team is well-positioned to conduct fieldwork efficiently, with support from our office in Austin, Texas. The Stantec team is exceptionally qualified to provide the requested services.

We begin each project with a thorough discussion of the needs of the client and proceed with a refined set of strategies and systems to ensure those needs are met. In this proposal, we have presented a methodology that we believe will achieve the Town's goals while maximizing value. We will discuss and refine the approach based on further discussion with the Town and consideration of the available budget.

Sandy Shannon is an Associate in the company and authorized to bind Stantec. The proposal is valid for 90 days from the closing date of the submission of the proposal. Stantec acknowledges receipt of Addenda 1–1. Stantec is fully insured and can provide a certificate of insurance upon request and commits to obtain a Town of Bluffton Business License if awarded the contract.



Sandy Shannon

Associate | **Sandy Shannon**
3001 Washington Blvd, Ste 500, Arlington, VA 22201 (Local Office)
1905 Aldrich Street | Austin, TX 78723 (Lead Project Office)
571-458-1774 | sandy.shannon@stantec.com

Let's get to work!



1. PROFILE

ABOUT STANTEC CONSULTING SERVICES INC.

Founded in 1954, Stantec provides professional consulting services in design, planning, architecture, and cultural resources, among other industries. It employs more than 130 full-time archaeologists and more than 20 full-time architectural historians. Our team's myriad historic preservation-related capabilities include archival research; historic resources surveys; historic contexts; oral histories; local landmark and NRHP nominations; public involvement campaigns; and historic building, bridge, and structure documentation to HABS or HAER standards, among others. With offices and staff all over the country to best serve our clients, our Austin, Texas office, to which the project's East Coast architectural historians and historians report, would be the primary office for the Bluffton project.

OUR EXPERTISE

Our historians and architectural historians have experience with an array of cultural resources investigations relevant to the requested scope of services. Having conducted hundreds of historic resources surveys, including numerous large-scale projects and work in South Carolina, we are eminently qualified to complete the project. Our team members possess extensive knowledge about national, state, and regional trends in history, architecture, recreation, and ethnic heritage and NPS and SCDAH documentation standards. Our in-house GIS and database professionals are skilled in supporting historic resources surveys and we regularly use digital mapping and database technologies for an organized and efficient documentation process. Our rigorous quality assurance policy ensures that all deliverables are carefully reviewed and will meet expectations. Our extensive experience and quality work has led to excellent working relationships with repeat clients.



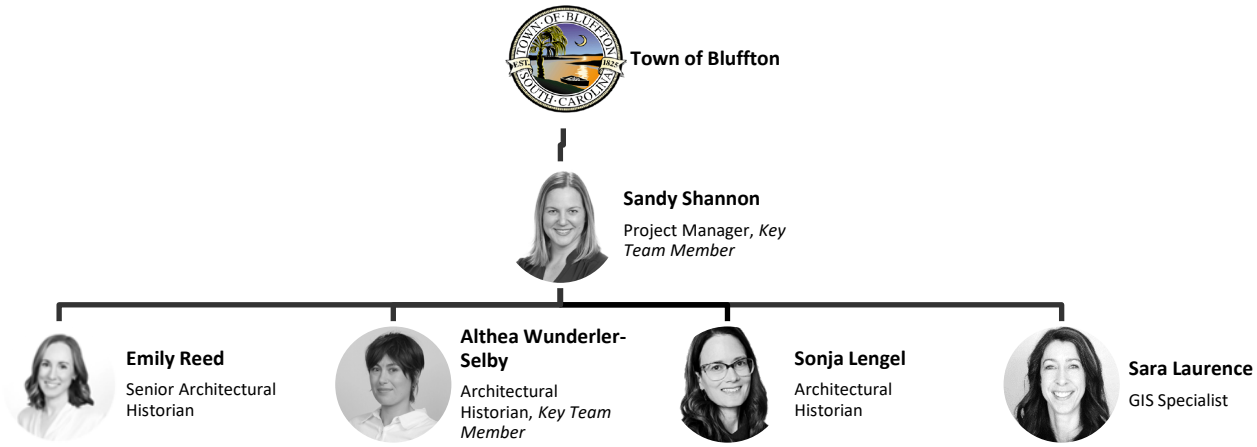
As historic preservation professionals, we bring critical assessment, thorough research, and careful consideration of standards set by the U.S. Secretary of the Interior and the NPS to each project. We are experienced technical writers capable of integrating complex and extensive historical and archival information into clear and concise narratives.

Our team has extensive experience with historic resources surveys, including surveys in Beaufort County, South Carolina and district reevaluations. We are skilled in the latest survey technologies and practices and are supported by an in-house database expert and GIS specialists. We are familiar with the expectations of the NPS and SHPO. Our projects are regularly reviewed and accepted by SHPOs with little or no revisions. We can integrate previous documentation into our surveys to provide a robust understanding of change over time. We combine community input, previous reports and data, on-site investigations, and client priorities to develop recommendations for individual resources and districts eligible for the NRHP. We recognize that each project is different, and our survey process is well-developed and customized to meet our clients' needs.

QUALIFICATIONS OF KEY PERSONNEL

Each member of the Stantec team of historic preservation professionals meets or exceeds the Secretary of the Interior's (SOI) professional qualification standards for history and/or architectural history. Attached resumes for key team members include specific credentials that confirm SOI professional qualifications and relevant experience. All work will be performed by Stantec; no subconsultants will be utilized.

PROJECT STAFF ROLES



Sandy Shannon is a senior architectural historian with expertise in municipally sponsored historic resources surveys. She will serve as the project manager, overseeing all work and deliverables and ensuring that the project is delivered on time and on budget. She began her preservation career working on SurveyLA, the largest historic resources survey ever conducted in the U.S., where she learned planning, public involvement, fieldwork, research, reporting, and data management methodologies critical to the success of survey projects. She has served as a project manager for numerous windshield, reconnaissance, and intensive historic resources surveys and those requiring re-evaluation of previously documented resources, historic context development, and NRHP evaluations of a range of resource types. Of direct relevance to the Town of Bluffton project, she recently served as the project manager for Stantec's **Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey** giving her intimate knowledge of the county's history, architecture, and heritage and current SCDAH methodologies. Other recent projects directly relevant to the Bluffton project include the resurvey of local and/or NRHP historic districts in Austin and Seguin, Texas; Graham, North Carolina; Little Rock and Conway, Arkansas; and Covington and Slidell, Louisiana, among others. Like the Bluffton project, these required the identification of properties individually eligible for the NRHP, the reassessment of contributing and noncontributing resources to the historic district, and reconsideration of the district's established period of significance. Sandy holds a Master of Heritage Conservation from the University of Southern California.

Emily Reed is Stantec's technical area leader for architectural history in the U.S. She is an experienced architectural historian who has overseen hundreds of cultural resource projects nationwide. Always pushing the envelope for her clients and her team, Emily has championed innovative digital data collection and project management systems to maximize efficiency and accuracy, allowing her team to tackle large surveys and projects throughout the country. She holds a Master of Science in Historic Preservation from the University of Texas at Austin. A native of the Carolinas, Emily completed her undergraduate studies in History at the University of North Carolina and has spent time on Hilton Head Island every summer since the 1990s. She will leverage her knowledge of the landscape and hidden architectural gems of the Lowcountry. She will serve as a senior architectural historian for the project, lending her knowledge of the area and providing advice regarding recommendations.

Althea Wunderler-Selby is an architectural historian with six years of cultural resources experience working predominantly in the Southeast. This experience includes historic resources surveys in South Carolina, Florida, Alabama, Georgia, and Louisiana; NRHP nominations in Florida and South Carolina; and technical reporting in support of regulatory compliance. She specializes in projects for municipal clients. Althea recently completed the **Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey,** during which she was the primary researcher and report author and participated in public outreach and fieldwork. She holds a Master of Science in Historic Preservation from the University of Oregon. She will serve as the project's lead historian, responsible for research, contextual development, fieldwork, reporting, and public outreach.

Sonja Lengel is an architectural historian with seven years of experience working as an architectural historian in the Southeast, Midwest, and MidAtlantic. This includes work for federal, state, and commercial clients as project manager, technical lead, and architectural historian. She has conducted and directed reconnaissance-level and intensive level regulatory compliance surveys, NRHP nominations, historic contexts, and archival research. Among her projects, she documented and assessed the NRHP-eligible Mainside Historic District at Parris Island in Beaufort County, South Carolina. She holds a Master of Science in Historic Preservation from the University of Pennsylvania. She will support QA/QC of project deliverables for the Town of Bluffton project.

Sara Laurence will be the GIS Specialist for the Town of Bluffton project. She is a GIS analyst and archeologist with over 20 years of experience working in environmental consulting and cultural resource management. She serves as the dedicated GIS analyst for Stantec's architectural historians; having worked with our team for years, she has a comprehensive understanding of all types of graphic and data management products supporting cultural resources investigations. Her responsibilities have included Field Maps and Survey123 development, GIS-based applications for gathering field data and photographs; creating data and maps for ArcGIS Online; geodatabase design and creation; and cartographic map design and production. For our previous work in South Carolina, she has developed a FieldMaps template and Survey123 data collection platform based on the SCDAH Access database and data collection methodologies. For the Bluffton project, she will manage data collection in these platforms and produce results maps and geospatial digital files joined to survey data in a format compatible with the Town of Bluffton's systems.

2. EXPERIENCE AND REFERENCES

The following projects are of similar scope and complexity to the Town of Bluffton project and have been completed within the last three years. The client contact for each can attest to our expertise, quality of our work, and ability to complete projects on time and on budget.



CLIENT

Kristen Forbus
Long Range Planner
Beaufort County
kristen.forbus@bcgov.net
843-255-2147

LINK TO SURVEY REPORT

Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey Report

RELEVANCE TO TOWN OF BLUFFTON PROJECT

- ✓ Recent Beaufort County, South Carolina, historic context statement and intensive-level survey project
- ✓ Use of SCDAH Microsoft Access database to prepare 33 survey forms conforming to SCDAH guidelines
- ✓ Demonstrated understanding of local historic context for Beaufort County
- ✓ Extensive local and archival research including at the Caldwell Archives of the Historic Bluffton Foundation
- ✓ Key Beaufort County personnel, Project Manager Sandy Shannon and Lead Architectural Historian, Althea Wunderler-Selby, are the same personnel proposed for the Bluffton County project

Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey

Beaufort County, South Carolina | 2024–2025

Beaufort County retained Stantec to conduct a historic resources survey of the unincorporated portions of the County south of the Broad River and on Saint Helena Island. The goals of the project were to document and reassess pre-1950 resources previously determined eligible for the NRHP in a 1998 survey but not subsequently listed, and, with a focus on Black history, to make NRHP eligibility recommendations for resources built between 1950 and 1979.

Stantec developed a custom methodology to achieve the County's goals within their budget and timeline. The project consisted of a thematic historic context built upon digital and on-site archival research; public outreach and meetings; a public questionnaire designed to identify and map historical places in advance of the survey; and a windshield survey of the entire survey area followed by documentation of just those resources with the potential to be eligible for the NRHP. Fieldwork was conducted on mobile devices using a Survey123 data collection platform mirroring the state's survey database.

As a result of the survey, Stantec recommended that four of the six properties previously determined eligible for listing in the NRHP remain eligible and five newly documented properties and districts built between 1950 and 1979 are eligible for the NRHP. We also made recommendations for additional documentation and potential reevaluation of two existing NRHP districts, and, at the County's request, made local landmark and historic district recommendations should a local designation program be established. SCDAH staff concurred with our recommendations, and the project deliverables—encompassing the survey report, SCDAH survey forms, the project's SCDAH Microsoft Access database, a GIS geodatabase, and photographs—were accepted in advance of the project deadline.



CLIENT
Rob Wolfe
Town Manager
Town of Cheraw
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LINK TO CHERAW HISTORIC DISTRICT ADDITIONAL DOCUMENTATION:
Cheraw Historic District Additional Documentation

RELEVANCE TO TOWN OF BLUFTON PROJECT:

- ✓ Windshield survey of an existing historic district
- ✓ Efficient, accurate digital field documentation
- ✓ Collaboration and communication with SCDAH
- ✓ Expanded the period of significance for an NRHP-listed historic district

Historic Resources Survey and National Register of Historic Places Nominations for the Amended Cheraw Historic District and Coulter Memorial Academy Historic District

Cheraw, South Carolina | 2021–2023

Stantec Architectural Historian Althea Wunderler-Selby conducted a windshield survey of the NRHP-listed Cheraw Historic District in support of an amended nomination while with a prior employer. As part of the same project, she also surveyed the Coulter Memorial Academy and successfully nominated it to the NRHP.

The Cheraw Historic District was listed in the NRHP in 1974 with 33 contributing properties. The district was nominated under Criterion A and C in the architecture, commerce, landscape architecture, politics, religion, transportation, and urban planning areas of significance with a period of significance from 1766 to 1924. In support of updating the district's nomination, Ms. Wunderler-Selby completed a windshield survey of the historic district. She methodically walked all streets within the district boundary, confirming recommendations of contributing status from a prior historic resources survey, and captured representative photographs and photographs of particularly significant contributing resources. Before the windshield survey, all contributing and recommended contributing resources were identified on a GIS digital map, and progress during the windshield survey was tracked using a digital tablet.

Following the completion of the windshield survey, Ms. Wunderler-Selby co-authored additional documentation for the Cheraw Historic District NRHP amendment. The amended nomination retained the same boundary but expanded the district period of significance to 1970 and added 214 contributing resources. The amended nomination also updated the district areas of significance to meet modern NPS standards and provided additional historic context to support significance in the Black Ethnic Heritage area of significance.

The Cheraw Historic District additional documentation was listed in the NRHP in April 2023, and The Coulter Memorial Academy Historic District was listed in the NRHP in September 2022.



CLIENT

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Director, Planning & Zoning
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LINK TO SURVEY REPORT

Covington Historic Resources Survey

RELEVANCE TO TOWN OF BLUFFTON PROJECT

- ✓ Tour, coordination, and public meetings with local stakeholders to learn about property histories and significance
- ✓ Resurvey of an existing local and NRHP historic district
- ✓ Windshield survey to determine properties for documentation
- ✓ Expanded the period of significance for an NRHP-listed historic district

City of Covington, Louisiana Historic Resources Survey and Division of St. John NRHP District Update

Covington, Louisiana | 2017–2023

The City of Covington retained Cox|McLain Environmental Consulting, now Stantec, to develop a comprehensive and up-to-date inventory of properties within the Division of St. John, the historical governmental and commercial center of the parish seat, and a local and NRHP historic district. The district was listed in the NRHP in 1982 under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture. Stantec was tasked with re-surveying resources documented in the NRHP nomination and surveying resources that had reached 50 years of age since the listing. During fieldwork, Stantec historians toured the historic district with stakeholders, gathering important local knowledge about the survey area. The study involved a windshield survey of neighborhoods the Division of St. John to identify potential district expansion areas and identify and document select properties with potential historical significance and integrity. In total, 300 resources were documented on our tablet-based data collection system that incorporated information from the NRHP nomination and a previous survey. Stantec historians presented the project and its findings at public meetings. Deliverables included the historic context, recommendations for an NRHP boundary change, identification of contributing and noncontributing resources within the existing NRHP district, results of the windshield survey, and eligibility recommendations for the surrounding area.

Following the survey, the City retained Stantec to prepare an update to the 1982 NRHP nomination. The update established new periods of significance, revised the areas and level of significance, decreased the boundary, and reevaluated the properties in the district. It extended the architecture period of significance from ca. 1930 to ca. 1970 and added context reflecting the district's continuum of development. The update added significance under Criterion A in the area of Commerce. The nomination inventoried 299 buildings, structures, objects, and sites, including 34 newly contributing resources. The NRHP update was listed in the NRHP in March 2023.

3. APPROACH AND METHODOLOGY

PROJECT UNDERSTANDING

We understand that the Town of Bluffton, South Carolina, seeks a consultant to update two prior historic resources surveys, completed in 2008 and 2019, of the locally designated Old Town Bluffton Historic District and NRHP- listed Bluffton Historic District. The project aims to identify and document resources built in 1986 and earlier with historic significance and integrity and provide recommendations for individual NRHP eligibility and contributing or noncontributing status of all resources in the locally designated and NRHP districts. The Consultant will consider the current period of significance of the NRHP district, which terminates in 1945, and make recommendations regarding a potential period of significance expansion and the contributing or noncontributing status of resources built after the prior period of significance end date. The Town's goal in undertaking this project is to augment the information captured in the prior surveys and assess resources that were not yet 40 years of age at the time of the 2019 survey. The survey will be conducted using mobile devices and will follow the requirements and standards of SCDAH's 2018 *Survey Manual: South Carolina Statewide Survey of Historic Places* (with errata and updates 2019, 2020, and 2022; hereafter "*Survey Manual*"), *Guidelines for a Statement of Historic Contexts* (revised 2003), and *Guidelines for Surveying Post-World War II Neighborhoods and Residences* (Revised 2013) and NPS's *Guidelines for Local Surveys: A Basis for Preservation Planning (National Register Bulletin 24)* and *Guidelines for Evaluating and Documenting Rural Historic Landscapes (National Register Bulletin 30)*. Geographic Information System (GIS) location data for each recorded resource will be collected, and deliverables will be prepared according to the *Survey Manual*.

We understand that the project will include public engagement activities, including the identification of stakeholders and organizations with potential historical information about the survey area, social media and newspaper outreach, oral interviews, and attendance at meetings organized by the Town to introduce the project to the community and present survey findings and recommendations. We understand that the Consultant will participate in a brief driving tour of the community with persons knowledgeable about the history of the survey area.

The project will include background research and a historic context statement to guide fieldwork and evaluations. The context will incorporate information garnered from stakeholder and community input and primary and secondary sources. The context will focus primarily on the developmental history of the survey area. It will be organized thematically and chronologically and will provide information on themes of importance to the development of the Town.

In this proposal, we have presented a methodology that we believe will maximize value to the Town. We will discuss and refine the approach based on further discussion with the Town and consideration of the available budget.

STANTEC'S RECOMMENDED APPROACH

Stantec is committed to the success of this project. To demonstrate our interest in providing these services to the Town of Bluffton, we have already obtained and analyzed tax assessor data for the survey area; over 500 parcels are in the survey area. The below table presents our preliminary analysis of these parcels and their improvements.

Date of Recorded Improvements	Number of Parcels	Notes
No construction date listed	246	In our experience, improvements are often present on some percentage of parcels that do not have a construction date in the tax assessor office data. These parcels often have schools and religious facilities that may be tax exempt. Parcels in the survey area with improvements that are not captured in the rows below are likely.
1979 and earlier	134	This figure represents resources within the survey period of the prior surveys of Bluffton completed in 2008 and 2019. The 2019 survey documented 131 resources in the survey area, indicating some resources 40-years of age at the time of the survey were

Date of Recorded Improvements	Number of Parcels	Notes
		excluded or some parcels with construction dates of 1979 and earlier were inaccurately classified in assessor data.
1980–1986	14	This figure represents resources that became 40 years old since the 2019 survey. The total number of resources built between 1980 and 1986 may be higher, as some parcels may have multiple resources and some parcels with no construction date listed may have improvements from this time period.

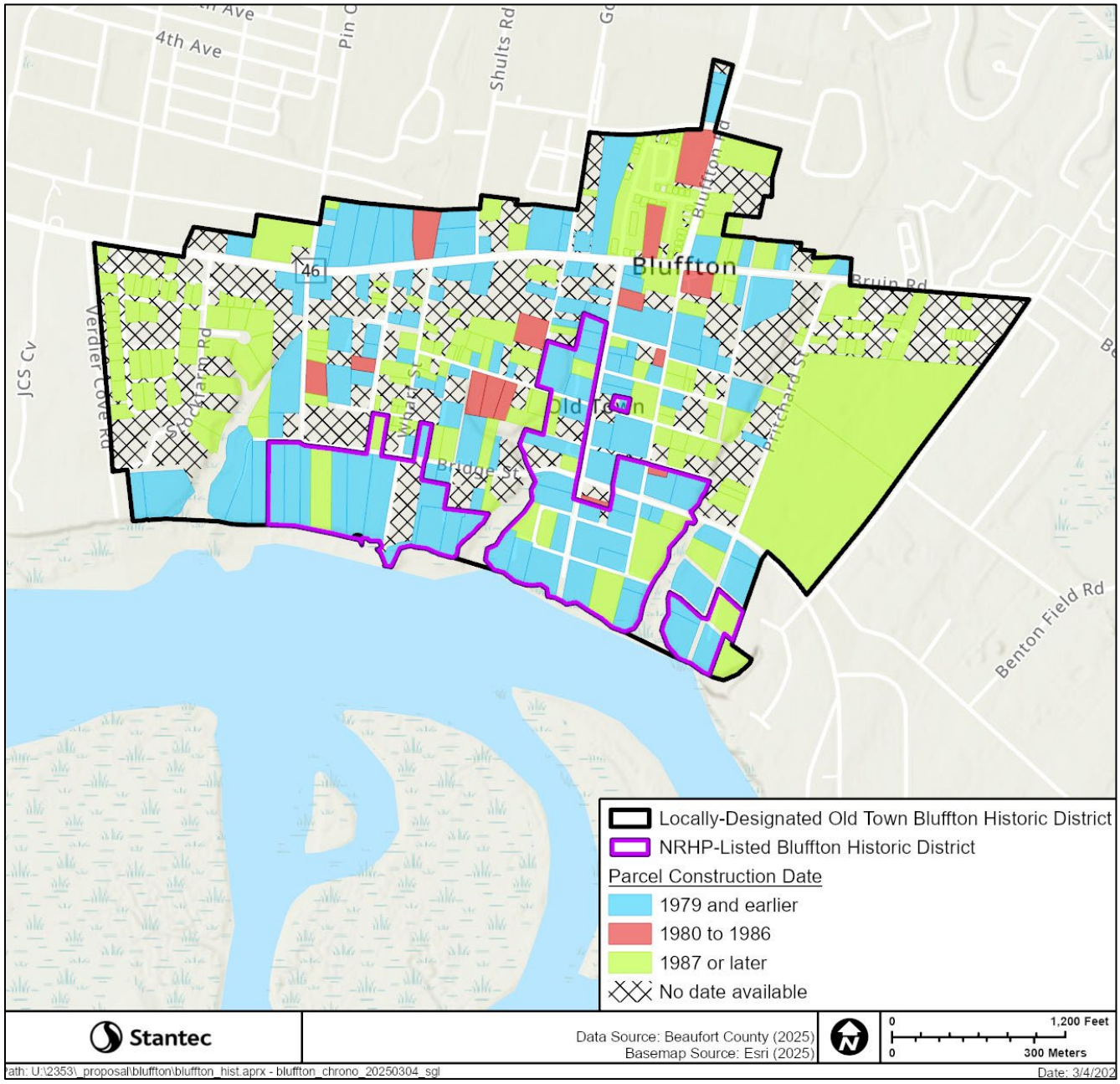


Figure 1. This figure displays the earliest tax assessor improvement date for each parcel in the survey area. Assessor improvement dates are not always accurate, and some parcels do not have date information; however, the data can be used to analyze general trends.

Given the goals of the project and our preliminary analysis, Stantec has custom-designed the following proposed scope, intended to maximize value for the Town within the assumed budget of $60,000. The proposed scope is summarized below and detailed in the Work Plan that follows.

- Historic context for the Town of Bluffton building on prior scholarship
- Community engagement and outreach
    1. Attendance at public meetings to share information about the project, solicit input, and share results and recommendations
    2. Promote the project and encourage public participation through social media posts, a newspaper press release, and a flyer; provide an email address for stakeholders and members of the community to use to submit information about potential historic resources in the survey area
    3. Conduct up to five (5) virtual oral history interviews to identify potential historic significance in the survey area
- Survey
    1. Attend a driving tour with one to two community stakeholders
    2. Windshield Survey
        - Methodically drive the survey area to identify resources with potential historic significance and integrity, including all resources currently contributing or potentially contributing to the NRHP and local historic districts
        - Review resources identified by the community and stakeholders to consider potential significance and integrity
    3. Intensive-Level Survey
        - Document up to 200 resources with significance and integrity at the intensive level on SCDAH survey forms, or an otherwise agreed upon number based on the available budget
- Draft and final report

WORK PLAN

TASK 1. PROJECT INITIATION AND PROJECT MANAGEMENT

Upon selection as the firm to complete the project for the Town of Bluffton, Stantec will collaborate with Town staff during a virtual meeting to clarify project goals and objectives, review the previous survey materials, discuss our recommended approach to the project and develop a final scope and schedule, identify key community leaders and organizers as potential project stakeholders, and prepare for the project. We will also discuss resources that may be available from the Town and SCDAH, such as:

- Final survey area boundary
- Current GIS parcel boundaries and county tax assessor office data for parcels in survey area, if different from what we have already obtained
- The available format of prior survey data and photographs
- GIS points for previously recorded resources
- GIS shapefiles of historically significant resources, including locally significant and NRHP-eligible and -listed properties and districts
- Local historic district designation nomination
- Building footprint GIS layer
- Georeferenced historical aerial images
- High resolution current aerial basemap
- Format needed to integrate survey data into the Town’s GIS system and SCDAH GIS system
- Historical building records, photographs, and other archival material, if available

- Plat maps
- Identification of key community liaisons and resources

The decisions reached during this collaboration phase of the project with the Town will be documented with an accompanying schedule. Stantec will submit this written document to the Town prior to project commencement.

To ensure survey data can be seamlessly integrated into SCDAH's databases, Stantec will obtain from SCDAH a blank Microsoft Access database file that includes all required data fields, tables, forms, and reports needed to compile and present survey data and a shapefile template for survey results.

Throughout the course of the project, Stantec's project manager will be the Town's primary point of contact. They will ensure the project is progressing according to the schedule and budget and in consideration of the Town's goals.

TASK 2. RESEARCH AND HISTORIC CONTEXT DEVELOPMENT

Stantec's team of professional historians and architectural historians will prepare a historic context of Bluffton built upon information received from the community, digital research, and oral history interviews. The historic context will be organized thematically and chronologically and will provide the basis for understanding the significance of surveyed resources. Stantec's team of historians are not only disciplined and experienced researchers and writers, but we also possess a great deal of knowledge about economic, social, transportation, cultural, and population trends in southern history, architecture, and community development. We are expertly capable of striking the needed balance between conducting thorough research, understanding key trends and development patterns, and presenting a concise document appropriate for justifying the significance of resources recommended eligible for the NRHP.

At the onset of the project, we will coordinate with Town staff and SCDAH to gather previous surveys of the town and other pertinent documents, such as plat maps. We will conduct research on primary and secondary sources to aid the development of the historic context. Potentially relevant sources and digital repositories include issues of newspapers through our subscriptions to Newspaperarchive.com and Newspapers.com; fire insurance maps; historic-period topographic maps; high resolution historical aerial images; relevant NRHP nominations; Historical Markers in Bluffton; locations in Bluffton with important associations with African American history from the SCDAH's *African American Historic Places in South Carolina* report; digitally available materials available from local and state repositories, including the Bluffton Branch of the Beaufort County Library, the Beaufort District Collection at the main branch library, the Historic Bluffton Foundation's Caldwell Archives, and The Heritage Library collections; the South Carolina Information Highway's (SCIWAY) South Carolina African-American History and Culture collection; the Lowcountry Digital Library, including digital collections of the South Carolina Historical Society; the Lowcountry Digital History Initiative collection; the South Carolina State Library Digital Collections; the SCDAH Digital Collections, including the Beaufort County Historic Record collection; the University of South Carolina Libraries Digital Collections, including historical newspapers and the South Carolinian Library Map Collection, South Carolina Film and Video Collection, and Sanborn Fire Insurance Maps of South Carolina collection, among others; publications and maps of equalization schools in the survey area; sites identified in the *Greenbook of South Carolina*; and our prior historic resources studies in the county.

Information obtained during public input activities and oral history collection, described in the next section, will be incorporated as appropriate. We will compile an ArcGIS Online map to analyze the survey area. It will depict the study boundaries and parcels in the survey area categorized by the decade of earliest building activity and georeferenced high-resolution historical aerial images and maps aligned with current aerial images, providing our team with an understanding of development over time and comparison with current trends. We will map known locations of designated historic properties, including contributing resources to the local and NRHP historic districts; potentially historically significant resources; and previously unrecorded resources identified during contextual

development in the survey area to ensure their consideration during the historic resources survey. The ArcGIS Online map will serve as the foundation for the project's digital fieldwork map.

Stantec's historic context will synthesize the history of the survey area. The context will provide a framework for understanding the key events, patterns, and people associated with the development of the survey area's built environment. The document will be of sufficient breadth and complexity to illustrate key information, and the text will be direct, to the point, and easily understood by the public. It will include relevant photographs, tables, and maps to supplement the text. Before submission of the survey report, the context will go through Stantec's QA/QC process and technical editing.

To maximize value to the Town and streamline the project schedule, we will prepare a draft historic context using available online sources and information from our prior historic context statements in Beaufort County before conducting fieldwork. During our fieldwork visit, we will conduct additional research at local repositories and will then finalize the historic context study.

TASK 3. COMMUNITY ENGAGEMENT AND OUTREACH

Our experience has proven that public outreach is an incredibly valuable tool for survey projects. Stantec's approach to public outreach for the Town of Bluffton project will have three primary goals: distribute information about the project, gather information about potential historic resources, and promote an appreciation for Bluffton's history.

We understand that the Town wishes to identify project stakeholders and engage the community at large to identify important historic resources. To achieve this goal, Stantec recommends adopting a multi-faceted public outreach plan, incorporating stakeholder engagement, social media and newspaper blasts, community meetings, and a flyer to distribute during fieldwork. At the project kick-off meeting, Stantec will coordinate with Town staff to identify key historic preservation stakeholders and organizations serving the survey area. Stantec will provide draft public outreach content to the Town to finalize, including an email blast to stakeholders and two social media posts and a flyer regarding the project. The stakeholder email blast will notify identified stakeholders of the project scope, purpose, and schedule, and encourage stakeholders to attend the public meetings and share their knowledge of the survey area with the Consultants. The social media content will be tailored to platforms the Town uses and will include draft text, images, and hashtags promoting the project, soliciting information from the public, and providing project updates. The flyer will be designed for fieldworkers to disseminate to interested members of the public encountered during fieldwork. It will include information about the project and how members of the public can participate.



A social media post from Stantec's recent survey of unincorporated areas of Beaufort County.

As part of the public outreach, Stantec will conduct up to five (5) oral history interviews. These interviews will be completed prior to the commencement of fieldwork. Stantec will coordinate with the Town to identify the oral history participants and will hold the interviews virtually via phone calls or video calls. Stantec's historians will ask



Stantec historian presenting survey results and recommendations to members of the public.

participants a predetermined list of questions, focusing on local history, the survey area, and important places, people, and events. During the interviews, Stantec historians will augment the predetermined questions to ensure each interview is tailored to the individual participant. Information garnered from the oral history interviews will inform the historic context and be included as appropriate. Specific important locations discussed in the interviews will be digitally mapped to ensure they are considered during fieldwork.

We understand that the County wishes to hold public meetings about the project and gather information from members of the community about local history and potential historic resources. Stantec recommends that to the achieve this goal, the Town schedule a public meeting that coincides with the beginning of fieldwork and a meeting at the end of the project to present results and recommendations. The purpose of the first meeting would be to introduce the project to the public and solicit input. The Stantec team would explain the purpose of historic resources surveys in public friendly language and describe the project's goals, methodology, and timeline. We would direct attendees to share information about important historic resources in the survey area via email and encourage interaction before and after the presentation. We recommend that the second public meeting coincide with a regularly scheduled Historic Preservation Commission (HPC) meeting. In consideration of the project budget, Stantec proposes presenting virtually, and the Town's recording of the event should be made available online for interested parties to watch at their leisure after the live event. During this presentation, we will describe the project approach, the results of research and public outreach, the survey findings and recommendations, and how community members can view the final survey report and data.

TASK 4. SURVEY

As outlined in the recommended approach section, Stantec's suggested survey methodology involves a windshield survey of the survey area to identify resources with potential significance and integrity, paying particular attention to resources identified by stakeholders and the community, resources currently contributing to the NRHP and local historic districts, and resources that achieved 40-years of age after the 2019 survey. Resources identified during the windshield survey as having potential significance, both individually and as contributing resources, and retaining historic integrity will be revisited and surveyed at the intensive level. These survey activities require careful fieldwork preparation, field investigations, and data processing and QA/QC. All survey procedures and deliverables would conform to SCDAH's *Survey Manual*.

Fieldwork Preparation

Stantec will prepare for fieldwork through a series of tasks described next, including GIS analysis, development of a survey plan, database and map development and testing, and fieldwork training.

WHAT IS A WINDSHIELD SURVEY?

A windshield survey is a cost-effective methodology that allows for coverage of a broad geographic region in a short amount of time and the identification and documentation of a survey area's most important resources. To illustrate, surveyors may review over 3,000 properties during one day of windshield survey fieldwork (depending on conditions such as street grid, parcel size, and number of historic-age resources) and determine that, of those properties, 10 individual resources and 1 district have potential historic significance and integrity and should be documented at the intensive level on a survey form and evaluated for NRHP eligibility.

GIS Analysis

Stantec will conduct an analysis of GIS data to inform our survey plan. We will prepare an ArcGIS Online map of the survey area with the latest SC ArchSite data, GIS data for contributing resources in the NRHP and local historic districts, individually listed NRHP properties, historical topographic maps and high-resolution historical aerial imagery, subdivision boundaries, and resources identified during contextual development as having potential for historic significance and those identified by members of the community. Using the latest tax assessor office parcel and building improvement GIS data, we will identify parcels with improvement dates of 1979 and earlier, coinciding with the cut-off of the 2019 survey, and 1980 to 1986, encompassing resources that have reached historic-age since the prior survey.

Database and Field Map Development

During this task, Stantec's technical staff will set up our existing South Carolina ArcGIS Survey123 data collection system for fieldwork in Bluffton. The Survey123 database has data fields and data selection options mirroring the SCDAH's Access database and survey form. It will be connected to an ArcGIS Field Maps application for the project, allowing fieldworkers to see their location on a high-resolution aerial image, click on the location of the built resource they are documenting, and launch a Survey123 form. They will fill out the required fields and take high-resolution digital photographs of the resource. Once a resource is documented it displays as "complete" on the digital map and the survey data, photographs, and GIS point are automatically connected to each other and backed up to our server. Surveyors will be able to toggle historical aerial photographs and maps on and off to help identify the age of built resources.

Our FileMaker Pro database will receive the Survey123 photographs and data in the same format in which the data was collected. The Stantec project team will use the FileMaker Pro database to view survey photographs in large format, compare documented resources, finalize the data and NRHP recommendations, and review the data for accuracy during the QA/QC process (described more below). Our FileMaker Pro databases are designed to automate the renaming of survey photographs according to SHPO standards, reducing project costs. They are also designed so that the data can be seamlessly exported from FileMaker Pro and imported into the SCDAH Access database and directly converted to a GIS geodatabase (GDB).

The project's Survey123 and FileMaker Pro databases and the ArcGIS Field Map will be tested before deployment.

Fieldwork Training

Stantec's project manager will lead a fieldwork training session with the fieldwork team prior to their deployment. The purpose of the training will be to ensure that each fieldworker understands the goals of the project, survey methodology, and safety procedures, and has tested Survey123 and ArcGIS Field Map on their tabular device.

Fieldwork Investigations

Staffing

Stantec's fieldwork team would comprise two architectural historians or historians meeting the SOI professional qualification standards for history and/or architectural history. Because properties with historic significance and integrity will need to be identified during field investigations, the fieldwork team will be led by Stantec's project manager or another senior architectural historian or historian with expertise in identifying historic properties and assessing integrity. Both members of the fieldwork team will have reviewed the historic context statement developed for the project in advance of fieldwork.

Stakeholder Driving Tour and Windshield Survey

At the onset of fieldwork, Stantec's fieldwork team will drive the survey area with one or two stakeholders familiar with the history of the area. The stakeholders will share information about properties with potential historic significance that may not be readily available in the public records. Stantec will record notes on our tablet devices in the FieldMaps application, digitally tying the stakeholder information to the property.

Following the stakeholder driving tour, Stantec will conduct a full windshield survey of the survey area. The fieldworkers will methodologically drive all publicly accessible streets in the survey area and note properties of interest with potential historic significance and integrity and the boundaries of potential districts. Driving would be conducted at a slow enough speed that surveyors can view resources visible from the right-of-way and categorize each parcel as documentation recommended, documentation not recommended, or right-of-entry needed for assessment.

The windshield survey would include targeted review of properties with higher potential to have historic resources. Surveyors would pay special attention to the types of properties listed below by driving by these properties more slowly and more carefully looking at each property's built resources.

- Parcels with tax assessor dates of 1979 and earlier, corresponding to resources within the scope of the prior surveys
- Resources currently contributing to the NRHP or local historic districts
- Parcels with tax assessor dates of 1980 to 1986, corresponding to resources that have reached 40-years of age since the prior surveys
- Resources identified during contextual development that may have potential for historic significance
- Properties and areas identified by members of the public during the community questionnaire

While one member of the fieldwork team drives, a navigator/notetaker will record on the GIS field map which parcels should be revisited and documented on survey forms because they appear to possess significance and integrity, which parcels would need right-of-entry to complete an assessment as part of a future project, and which parcels do not need to be revisited. Potential new historic districts will be recorded in the map as polygons. All work during the windshield survey will be completed from a vehicle. While in the field, the fieldwork team would consult with the project manager to review and refine the windshield survey data and, if needed, finalize the list of new properties to document at the intensive level on survey forms based on the available budget.

Intensive-Level Documentation

Intensive-level documentation would consist of documenting identified resources from the windshield survey with potential historic significance and integrity, including resources recommended contributing to the NRHP and local historic districts. Fieldworkers would use Stantec's GIS-based data collection system to photograph and record information about each property from the public right-of-way. For potential historic districts, the boundaries would be confirmed, and representative photographs would be taken showing the general character of the area.



Stantec historian documenting a residence on a tablet using Survey123.

Our team is trained in field safety precautions and will follow established field investigations protocols. They are also trained in how to interact with members of the public encountered during field investigations in a friendly, informative, and courteous way. Naturally, people are curious about why we are taking photographs. We will explain the project in straightforward terms and in consideration of the

Town's preferred communication messaging, and we will provide a business card and project flyer to those who express interest.

Before leaving Bluffton, the fieldwork team will confirm that all data has been collected for each surveyed resource and that photographs are clear, in-focus, and capture necessary details.

Data Processing and QA/QC

Once field investigations are complete, our team will finalize the data and prepare deliverables. As part of Stantec's quality control process, the survey record for each resource will be reviewed for completeness and accuracy by the staff member who documented the resource and finalized. They may conduct additional desktop analysis to finalize the resource's date of construction, historic associations, and integrity assessment. The historic context will provide the framework for evaluating each resource for historic significance. A second historian or architectural historian will review each record, followed by review from a senior architectural historian or historian. Senior members of our team and the project manager will participate in round table discussions to consider and finalize NRHP recommendations. Our process ensures accurate, complete, and consistent documentation and thoughtful recommendations.

TASK 5. REPORTING

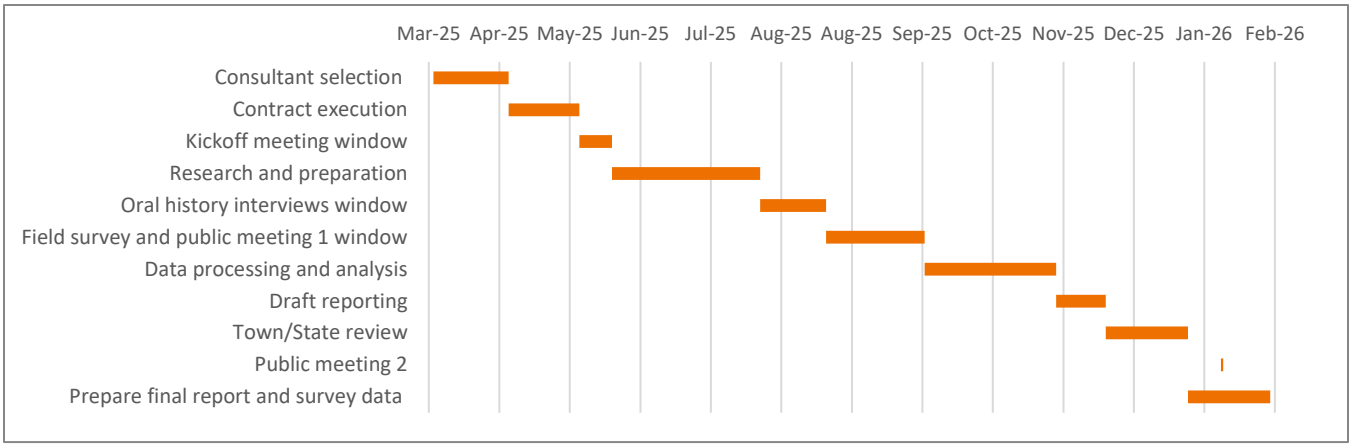
Following completion of our data QA/QC process, we will prepare draft project deliverables. The report will be prepared in accordance with SCDAH and NPS standards. It will include a table of contents, executive summary, the historic context, methodological description, and key findings. It will include a discussion of architectural styles in the survey area and recommendations, including recommendations for individual resources with potential to be eligible for listing in the NRHP, whether an expanded period of significance is warranted for the NRHP or local historic district, contributing and noncontributing resources to the NRHP and local historic districts in consideration of the current or expanded period of significance; and recommendations for future work. Appendices will include SCDAH survey forms, a summary inventory table of surveyed resources, and results figures. The report will go through our three-part QA/QC process and review by our technical editor. Stantec will submit one electronic draft of the deliverable for the Town and SCDAH review and comment. The Towns's representative will distribute the draft as desired, review comments, and compile a final refined set of substantive comments into a comment matrix.

Upon receipt of consolidated comments, a final draft of the deliverables will be prepared. The final deliverables will include the revised report and appendices, the SCDAH Access database, TIFF format digital photographs named according to SCDAH naming conventions, and a GIS geodatabase with attached data in a fully compatible format with the Towns's GIS database. Electronic and printed deliverables would be prepared according to the requirements in the RFP and SCDAH's *Survey Manual*.

TIMELINE

This schedule presents our suggestion for the project but could be adjusted as necessary following Stantec's selection as the vendor. We understand that contract shall be effective for one year following the date of execution; however, we propose project completion within less than 10 months from contract execution.

Task	Working Days' Duration	Start	Finish	Calendar days	Notes
Consultant selection	22	March 6, 2025	April 7, 2025	32	
Contract execution	22	April 7, 2025	May 7, 2025	30	
Kickoff meeting window	10	May 7, 2025	May 21, 2025	14	
Research and preparation	45	May 21, 2025	July 23, 2025	63	
Oral history interviews window	20	July 23, 2025	August 20, 2025	28	
Field survey and public meeting 1 window	30	August 20, 2025	October 1, 2025	42	
Data processing and analysis	40	October 1, 2025	November 26, 2025	56	
Draft reporting	15	November 26, 2025	December 17, 2025	21	
Town/State review	25	December 17, 2025	January 21, 2026	35	
Public meeting 2	1	February 4, 2026	February 4, 2026	1	HPC meets 1st Wednesday of every month
Prepare final report and survey data	25	January 21, 2026	February 25, 2026	35	



3. LOCAL PREFERENCE AND MINORITY AND DISADVANTAGED BUSINESS ENTERPRISE STATUS

Stantec is not a Certified Local Vendor or a Minority or Disadvantaged Business.

4. PRICING SCHEDULE

Stantec estimates a budget of **$59,985**. A breakdown of labor and non-labor expenses is provided below. The project would be structured as a lump sum, to be billed on a percent complete basis monthly or on an agreed upon milestone schedule (such as 50% upon completion of fieldwork and 100% upon completion of final deliverables). Should the Town of Bluffton request additional services during the project, the hourly fee schedule provided in the budget would be applicable.

FEE ESTIMATE - Town of Bluffton Historic Resources Survey

	Project Manager/Senior Architectural Historian	Senior Architectural Historian	Architectural Historian	GIS Manager	GIS Specialist	Technical Editor	Administrative	Flight	Airport Parking or Transportation	Rental Vehicle	Fuel for Rental Vehicle	Lodging	Per Diem
Project Billing Rate	$155.00	$190.00	$130.00	$160.00	$130.00	$135.00	$125.00	$325.00	$125.00	$200.00	$50.00	$130.00	$68.00
Total Units	108.00	6.00	256.00	2.00	28.00	12.00	4.00	2.00	1.00	1.00	1.00	8.00	10.00
Fee	$16,740.00	$1,140.00	$33,280.00	$320.00	$3,640.00	$1,620.00	$500.00	$650.00	$125.00	$200.00	$50.00	$1,040.00	$680.00

Project Summary			
Hours	**Labor**	**Expense**	**Total**
416.00	$57,240.00	$2,745.00	**$59,985.00**

Task Code	Task Name	Units													Hours	Labor	Expense	Total
1	Project Management/Administrative	8.00						4.00							12.00	$1,740.00	$0.00	$1,740.00
2	Research and Historic Context Development	8.00		50.00											58.00	$7,740.00	$0.00	$7,740.00
3	Community Engagement and Outreach (2 meetings; up to 5 oral history interviews; email, social media, press release, and flyer content)	8.00		30.00											38.00	$5,140.00	$0.00	$5,140.00
4	Survey Preparation and Fieldwork	48.00		60.00	2.00	16.00			2.00	1.00	1.00	1.00	8.00	10.00	126.00	$17,640.00	$2,745.00	$20,385.00
5	Data Preparation and Draft Report	30.00	4.00	100.00		8.00	8.00								150.00	$20,530.00	$0.00	$20,530.00
6	Final Draft	6.00	2.00	16.00		4.00	4.00								32.00	$4,450.00	$0.00	$4,450.00

5. RESUMES OF KEY STAFF

Stantec



Sandy Shannon MHC

Senior Architectural Historian

11 years of experience · Arlington, Virginia

Sandy is a Senior Architectural Historian who specializes in municipally sponsored historic resources surveys and large-scale projects. Her experience includes surveying, assessing, and documenting historical properties and evaluating eligibility for local and National Register of Historic Places (NRHP) designation; archival research; local landmark and NRHP nominations; historic preservation and survey plans; historic context development; and creation of digital survey databases. She regularly serves as Project Manager for a variety of project types and clients, and has worked in the Gulf Coast, Midwest, West Coast, Southeast, and Mid-Atlantic regions of the U.S. She meets the Secretary of the Interior's professional qualifications for Architectural History.

PROJECT EXPERIENCE

Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey | Beaufort County | South Carolina | 2024–2025 | Project Manager

Project Manager for a historic resources survey of the unincorporated areas of the County south of the Broad River and on Saint Helena Island. The goals of the project were to document and reassess pre-1950 resources previously determined eligible for the NRHP but not subsequently listed, and, with a focus on Black history, to make NRHP eligibility recommendations for resources built between 1950 and 1979. Stantec developed a custom methodology to achieve the County's goals within their budget and timeline consisting of a thematic historic context and community engagement designed to identify and map historical places in advance of the survey, and a windshield survey of the entire survey area followed by documentation of resources with the potential to be eligible for the NRHP on SCDAH survey forms. Stantec conducted archival research at local repositories and documented resources on tablet computers using a Survey123 data collection platform mirroring the state's survey forms. Among the resources Stantec recommended eligible were late eighteenth century ruins; industrial, religious, and commercial resources associated with the survey area's Black heritage; and a collection of modernist dwellings. SCDAH concurred with Stantec's recommendations without substantive comment.

Graham Historic District Re-Survey and NRHP Amendment | City of Graham | Graham, Alamance County, NC | 2021–2022 | Project Manager

Project Manager for a historic resources survey of the Graham Historic District and its surrounds, comprising nineteenth and twentieth century commercial, institutional, and residential properties. The district was listed in the NRHP in 1983 under Criterion A in the areas of Commerce, Industry and Politics/Government, and under Criterion C in the area of Architecture and had not been re-documented since. Stantec completed a historic resources survey and prepared a Study List application, the North Carolina SHPO's determination of eligibility request process, for a revised boundary and period of significance. The Study List was approved and Stantec prepared an official amendment to the nomination with an updated context, list of contributing and noncontributing resources, boundary, and period of significance.

Historic Resources Survey Update of the Hendrix College Addition NRHP District | City of Conway | Conway, Faulkner County, AR | 2022 | Project Manager

Project Manager for a historic resources re-survey of the Hendrix College Addition NRHP Historic District. The district was listed in the NRHP in 2007 under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture. One of the city's first platted subdivisions, Hendrix College Addition has a variety of architectural styles popular during the period of significance, 1903 to 1957, and housed many academics associated with nearby Hendrix College. CMEC historians carefully compared prior survey documentation, historical maps and aerial images, and current conditions to update the prior documentation. The project also required city directory and property owner research to identify past residents and their histories. In total, Stantec recorded 81 primary resources and 54 ancillary resources and recommended a contributing or noncontributing status for each. Deliverables were prepared in accordance with Arkansas SHPO and NPS standards and reviewed by SHPO staff.

Historic Resources Survey Update of the Conway Commercial NRHP District | City of Conway, AR | Conway, Faulkner County, AR | 2011–2022 | Project Manager

Project Manager for a historic resources survey of the Hendrix College Addition NRHP Historic District to redocument its properties on Arkansas SHPO survey forms. The district was listed in the NRHP in 2007 under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture. One of the city's first platted subdivisions, Hendrix College Addition has a variety of architectural styles popular during the period of significance, 1903 to 1957, and housed many academics associated with nearby Hendrix College. Stantec historians carefully compared prior survey documentation, historical maps and aerial images, and current conditions to update the prior documentation. The project also required city directory and property owner research to identify past residents and their histories. In total, CMEC recorded 81 primary resources and 54 ancillary resources and recommended a contributing or noncontributing status for each. Deliverables were prepared in accordance with Arkansas SHPO standards and reviewed by SHPO staff.

Old West Lawrence Historic District Re-Survey and NRHP Update | Lawrence, Douglas County, KS | 2021–2022 | Project Manager

Project Manager for a re-survey of the Old West Lawrence (OWL) NRHP Historic District and update to the district's NRHP nomination. OWL was listed in the NRHP in 1972 for its collection of mid-nineteenth to early twentieth century residential architecture and the listing had not been updated since. Stantec documented the district's properties using a GIS- and tablet-based data collection system based on the state historic preservation office's Kansas Historic Resources Inventory (KHRI) database. They conducted archival research at local repositories; digitized prior survey data, incorporated it into the survey record, and compared each property's current appearance with its prior documented appearance; conducted property research; and participated in a public meeting to introduce the project to members of the community and collect property histories. In total, 127 residences and 121 secondary resources were documented in KHRI. Additionally, Stantec recommended five houses individually eligible for the NRHP under Criterion C for their architecture. Ms. Shannon co-authored an NRHP update that documents the current condition of the district, identifies contributing and noncontributing resources, expands the architectural statement of significance, and re-lists the district under the Historic Resources of Lawrence, Douglas County, Kansas NRHP Multiple Property Documentation Form.

Historic Resources Survey Update of the Belle Grove NRHP District | Fort Smith, Sebastian County, AR | 2021–2022 | Project Manager

Project Manager for a re-survey the Belle Grove NRHP District, listed in the NRHP in 1973 under Criterion A in the area of Community Planning and Development as one of Fort Smith's earliest neighborhoods and Criterion C for its collection of architectural styles popular from the mid- to late-1800s to 1945, including Queen Anne, Folk Victorian, Craftsman, Revival-era, and other styles. The survey area comprised 156 properties, most of which were single-family residences. Multi-family dwellings, the 1886 Belle Grove School, four commercial buildings, churches, and other resource types were also documented. Each resource was documented on an Arkansas SHPO survey form and assigned a recommended contributing or noncontributing status informed by its existing NRHP status and changes since prior documentation. Deliverables were prepared in compliance with SHPO AND NPS standards and reviewed by SHPO staff.

Historic Building Survey for North Loop, Hancock, and Upper Boggy Creek Neighborhoods | City of Austin, Travis County, TX | 2019–2022 | Project Manager

Project Manager for survey of over 4,000 resources constructed prior to 1974 in the northeast half of North Central Austin. Field survey and photo documentation was conducted on tablets using a custom GIS-enabled survey database. The project included archival research, historic context development, survey documentation, public outreach, oral history interviews, and public meetings. As a result of the study, Stantec made individual and district NRHP recommendations and local landmark and local historic district recommendations. They also reevaluated an existing NRHP historic district and made contributing and noncontributing recommendations based on changes since the listing, identified potential heritage tourist destinations, and made recommendations for future preservation planning work.

Hillcrest NRHP Historic District Survey Update | City of Little Rock | Little Rock, Pulaski County, AR | 2021 | Senior Architectural Historian

Stantec was retained to conduct a historic resources re-survey of a portion of the Hillcrest NRHP Historic District in preparation for a future NRHP amendment. The district was listed in the NRHP in 1990 under Criteria A and C in the areas of Community Planning and Development and Architecture as an example of a streetcar suburb in Little Rock with a collection of architectural styles popular from the turn of the century to World War II. The survey area comprises approximately 500 resources, most of which required incorporation and comparison of previous survey data. The project was completed in accordance with Arkansas SHPO and NPS standards and reviewed by SHPO staff. As the project’s Senior Architectural Historian, Ms. Shannon led QA/QC and the production of deliverables and recommendations.

Historic Resources Survey of Guthrie National Historic Landmark District | City of Guthrie | Guthrie, Logan County, OK | 2019 | Architectural Historian

The City of Guthrie, Oklahoma retained Stantec to resurvey its downtown National Historic Landmark district to provide documentation for an update to the NRHP form for the district. The survey included 127 commercial resources constructed in a variety of styles and met Oklahoma Architectural/Historic Survey requirements. Ms. Shannon supported the preparation of survey forms.

Historic Resources Survey for City of Covington and NRHP Update | City of Covington | Covington, St. Tammany Parish, LA | 2017–2019, 2022–2023 | Architectural Historian

Stantec was retained to conduct a reconnaissance-level survey of a local historic district and select properties in adjacent neighborhoods (300 resources total) and a windshield survey of a residential neighborhood. The project required the preparation of a custom, tablet-based data-collection platform based on the Louisiana SHPO’s survey form and incorporation of the results of prior surveys. Deliverables included a historic context; survey report; documentation of resources within an existing local and NRHP district; and recommendations for potential district boundary changes, contributing/noncontributing resources, and potentially-NRHP eligible individual properties and districts. A walking tour with local stakeholders and presentations at public meetings were among the public engagement activities. Following the survey, the City retained Stantec to prepare an update to the NRHP nomination. The nomination establishes periods of significance, revises the areas and level of significance, decreases the boundary, and updates the inventory of contributing and noncontributing resources in the district. Ms. Shannon participated in fieldwork and deliverable preparation for the survey and was the lead author of the NRHP update.

Historic Resources Survey for City of Seguin | City of Seguin | Seguin, Guadalupe County, TX | 2018–2019 | Lead Architectural Historian

Senior Architectural Historian for a reconnaissance survey of 200 resources in the Seguin Downtown NRHP District and surrounds. The primary goal of the project was to re-evaluate the district’s boundaries, period of significance, and contributing and noncontributing resources. The project also required re-evaluation of the City’s local historic district; and local landmark, individual NRHP, and new NRHP and local district recommendations. Stantec conducted community outreach and presented the results of the project at a public meeting. The project was conducted in compliance with Texas SHPO survey methodologies and was approved by SHPO staff.



Althea Wunderler-Selby M.S.

Architectural Historian

6 years of experience · Atlanta, Georgia

Althea has experience in regulatory compliance, preservation planning, advocacy and outreach, and hands-on technical preservation. She has acted as the lead Architectural Historian during the production of technical reporting in compliance with the National Historic Preservation Act and state regulations, as well as Architectural Survey Reports, Conditions Assessment Reports, and National Register of Historic Places nominations. Althea has assisted or led the execution of architectural history projects in Alabama, Alaska, Arizona, Arkansas, California, Florida, Georgia, Michigan, Missouri, Oregon, South Carolina, and Texas. She is knowledgeable of the criteria of the National Register of Historic Places and has worked with various clients in the public sector, including local governments, counties, the National Park Service, and the U.S. Army Corps of Engineers, as well as the private sector.

PROJECT EXPERIENCE

Beaufort County South of the Broad River and St. Helena Island Historic Resources Survey | Beaufort County | South Carolina | 2024–2025 | Architectural Historian

Beaufort County retained Stantec to conduct a historic resources survey of the unincorporated portions of the County south of the Broad River and on Saint Helena Island. The goals of the project were to document and reassess pre-1950 resources previously determined eligible for the NRHP in a 1998 survey but not subsequently listed, and, with a focus on Black history, to make NRHP eligibility recommendations for resources built between 1950 and 1979. Stantec developed a custom methodology to achieve the County's goals within their budget and timeline consisting of a thematic historic context and community engagement designed to identify and map historical places in advance of the survey, and a windshield survey of the entire survey area followed by documentation of only those resources with the potential to be eligible for the NRHP. As a result of the survey, Stantec recommended that four of the six properties previously determined eligible for listing in the NRHP remain eligible, and five newly documented properties and districts built between 1950 and 1979 are eligible for listing in the NRHP. Among them are late eighteenth century ruins; industrial, religious, and commercial resources associated with the survey area's Black heritage; and a collection of modernist Pavilion-style dwellings. SCDAH concurred with Stantec's recommendations. Ms. Wunderler-Selby was the project's lead historian. She co-authored the historic context, led research efforts, participated in fieldwork, and was the primary survey report author.

Tarpon Springs Union Academy Cultural Resources Survey | City of Tarpon Springs, FL | Pinellas County, FL | 2023 | Senior Architectural Historian and Project Manager*

Senior architectural historian and project manager for the survey of the Union Academy and Crosstown neighborhoods of Tarpon Springs, Florida. These neighborhoods are historically Black communities, and the project was funded through the African American Cultural Heritage Fund program. With a former employer, Ms. Wunderler-Selby was responsible for project initiation, planning and fieldwork supervision, reporting and deliverables production, and client communication. The project results in the documentation and assessment of approximately 350 historic resources.

Town of Atlantic Beach National Register of Historic Places Nomination | Horry County | Atlantic Beach, South Carolina | 2023 | Senior Architectural Historian and Project Manager*

Senior architectural historian and project manager for a National Register of Historic Places nomination for the historic Black resort community of Atlantic Beach, South Carolina. With a former employer, Ms. Wunderler-Selby was responsible for project initiation, client communication, the supervision of fieldwork, and co-authoring the nomination. The Atlantic Beach Historic District was listed in the NRHP in 2025.

Seminole Tribe of Florida Historic Structures Survey | Florida | 2023 | Senior Architectural Historian and Project Manager*

Senior architectural historian and project manager for the survey of the Brighton, Big Cypress, and Hollywood Seminole Tribe of Florida Reservations conducted by Chronicle Heritage. Supervised the review of historical aerial photographs to determine historic-age resources, organized and supervised fieldwork, and led reporting efforts. Acted as the client point of contact and performed QA/QC on all data entry and reporting. The project resulted in the documentation and assessment of 200 historic resources.

*Projects completed with a previous employer

Eastside Historic Resources Survey Update and National Register Nomination | LIFT Jax | Duval County, FL | 2021-2023 | Architectural Historian*

Led fieldwork, reporting, and client communication for an architectural survey of the Eastside neighborhood of Jacksonville, Florida—encompassing approximately 750 historic resources—with a former employer. The Eastside is the most intact historically Black neighborhood in Jacksonville's urban core and has ties to the Gullah Geechee community. In addition to producing a survey report, Ms. Wunderler-Selby was responsible for the completion of an NRHP district nomination for the Eastside, which was listed in the NRHP in July 2023.

Southwest Arcadia Historic Resources Survey | City of Arcadia, FL | DeSoto County, FL | 2022 | Architectural Historian*

Lead architectural historian for a Florida Division of Historical Resources small matching grant-funded architectural survey of the southwest portion of Arcadia, Florida, while with a former employer. This area encompassed the city's historically Black neighborhood and had been previously unsurveyed. The survey resulted in the documentation of 250 historic resources and the recommendation of several NRHP-eligible historic resources and an NRHP-eligible historic district.

Lakeland Historic Districts Resurvey Phase I | City of Lakeland, FL | Polk County, FL | 2022 | Senior Architectural Historian*

Lead architectural historian for a Florida Division of Historical Resources grant-funded re-survey of two historic districts in Lakeland while with a former employer. The project resulted in the documentation and assessment of approximately 1,040 historic resources. With a former employer, Ms. Wunderler-Selby was the client point of contact for the project and was responsible for project initiation, planning, fieldwork, and reporting.

Wakulla County Wide Historic Structure Survey | Florida Department of State | Wakulla County, FL | 2022 | Senior Architectural Historian*

Ms. Wunderler-Selby was the lead architectural historian and client point of contact for a county-wide survey conducted by a former employer that resulted in the documentation of approximately 1,400 historic resources. She was responsible for the planning and supervision of a two-week fieldwork mobilization, reporting, and the completion of deliverables.

Alabama Historical Commission Architectural Survey and NRHP Nominations | Alabama Historical Commission | Geneva, Henry, and Houston Counties, AL | 2021-2023 | Architectural Historian*

The Alabama Historical Commission Architectural Survey of Geneva, Henry, and Houston Counties was a project consisting of a multi-county architectural survey and six NRHP nominations. With a former employer, Ms. Wunderler-Selby assisted in pre-survey research to aid in the writing of a historical context for each county. Ms. Wunderler-Selby also led fieldwork, reporting, and co-authored NRHP nominations for the Bank of Columbia and the Ashford Commercial Historic District, listed in 2024 and 2025, respectively.

National Register of Historic Places Nominations for the Amended Cheraw Historic District and Proposed Coulter Memorial Academy Historic District | Town of Cheraw, SC | Cheraw, SC | 2021-2023 | Architectural Historian*

Ms. Wunderler-Selby led fieldwork and reporting for this NRHP nomination and amended nomination completed by a former employer. The Cheraw Historic District was originally listed in the NRHP in 1974 with a limited historic context and period of significance. She completed fieldwork in the district and produced an amended section 7 of the NRHP nomination form. The Coulter Memorial Academy is a historically Black educational and religious facility. Ms. Wunderler-Selby completed fieldwork in the proposed district and produced all sections of the NRHP nomination form with the exception of Section 8. Both the amended Cheraw Historic District and Coulter Memorial Academy Historic District were approved for listing in the NRHP.

Historic Properties Survey of Hastings | St. Johns County, FL | Hastings, St. Johns County, FL | 2021 | Architectural Historian*

The Hastings architectural survey was a survey of historic buildings located in Hastings, Florida. The survey encompassed 350 buildings, and each building was assessed for eligibility in the NRHP. With a former employer, Ms. Wunderler-Selby assisted in finalizing the list of surveyed structures, wrote architectural narratives, and assisted in the production of the final report.

Avon Park Architectural Survey of Historic Lakeside Resources | Highlands County Board of County Commissioners | Avon Park, Highlands County, FL | 2021 | Architectural Historian*

The Avon Park architectural survey was a survey of historic resources located around six lakes in Avon Park, Florida. The survey encompassed 58 historic buildings, and each building was assessed for NRHP eligibility. With a former employer, Ms. Wunderler-Selby assisted with compiling the final survey report and addressing client-requested edits.

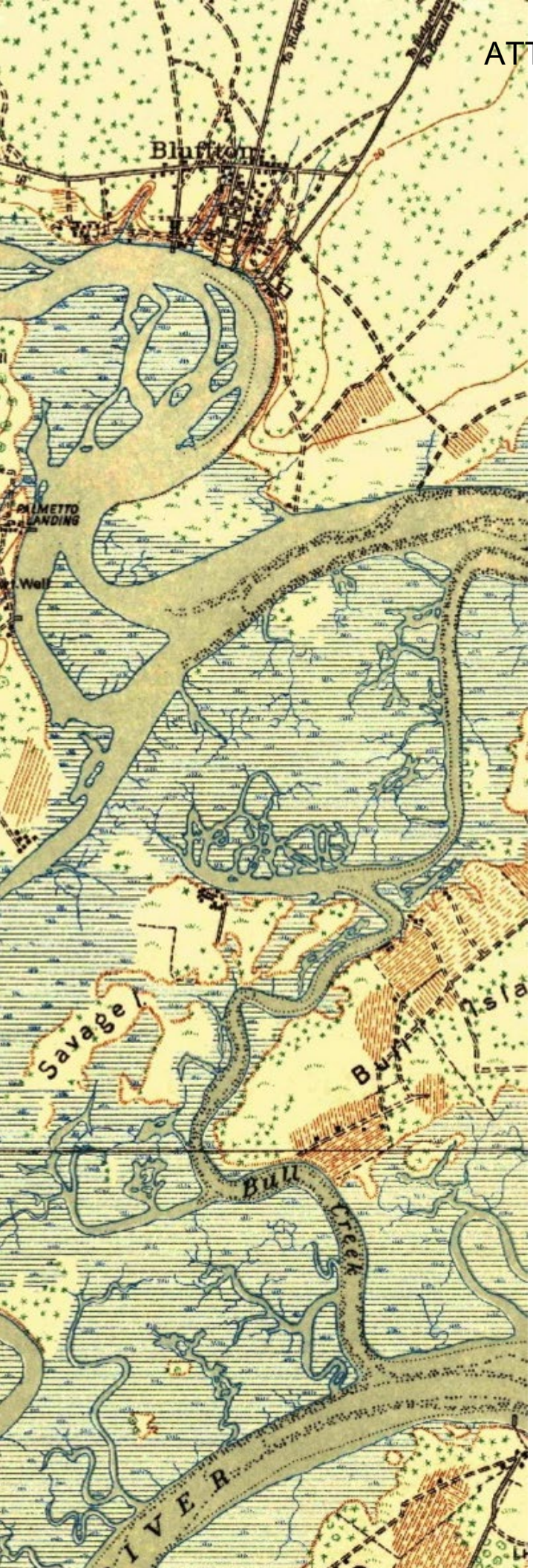
Downtown Winter Garden Historic Survey | City of Winter Garden, FL | Winter Garden, Orange County, FL | 2021 | Architectural Historian*

The Downtown Winter Garden survey was a survey of the existing Downtown Historic District and adjacent areas. The survey encompassed 206 buildings, and each building was assessed for NRHP eligibility. With a former employer, Ms. Wunderler-Selby assisted with the production of architectural narratives and addressed client-requested edits.

Wakulla County Coastal Resources Survey | Wakulla County, FL | Wakulla County, FL | 2021 | Architectural Historian*

The Wakulla County Coastal Resources Architectural survey was a survey of historic buildings located in the coastal communities of Wakulla County. The survey encompassed 226 buildings, and each building was assessed for NRHP eligibility. With a former employer Ms. Wunderler-Selby assisted in finalizing the list of surveyed structures, made determinations of eligibility, and coordinated and produced the survey report.

*Projects completed with a previous employer



Stantec

Public Involvement Materials

For the Town of Bluffton Historic Resources Survey Update

June 27, 2025

Prepared for:
Town of Bluffton, South Carolina

Prepared by:
Stantec Consulting Services, Inc.

PUBLIC INVOLVEMENT MATERIALS
Town of Bluffton Historic Resources Survey Update

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1.0 INTRODUCTION

The Town of Bluffton, South Carolina (Town), engaged Stantec Consulting Services, Inc. (Stantec) to complete a historic resources survey update of the locally designated Old Town Bluffton Historic District. This effort will include a windshield survey of the survey area and intensive-level documentation of resources built in 1986 or earlier with historic significance and integrity.

This document contains draft social media content, email content, a press release, and a flyer, for the Town to finalize and post/distribute. It also includes questions for oral history interviews. The primary objectives of the outreach are:

- Distribute information about the survey and its goals,
- Gather information about the resources in the survey area and the history of the community, and
- Promote an appreciation for the historic built environment.

2.0 COMMUNICATION METHOD

Social Media Posts

Draft text for social media posts is provided below. Raw images are provided under separate cover.

Post 1



Timing: August 13, 2025.

Facebook, Nextdoor, and Instagram

The Town of Bluffton is conducting a study to document historic places in the Old Town Bluffton Historic District. The results of the study will help Bluffton plan for the future, while honoring and celebrating its history. You can contribute to the project by emailing BlufftonHistory@stantec.com to tell us about important historical places, people, and events in Old Town. If you want to learn more about this important project, we encourage you to attend the Historic Preservation Commission meeting on September 3rd at 6pm at Town Hall, 20 Bridge Street. Can't make it? Watch it live or on demand.

Photo Credit: Jennifer D. Brown, Bluffton Historic District National Register Nomination, Bluffton, Beaufort County, South Carolina, 1995.

X (formerly Twitter)

Passionate about Bluffton history? Us too. Learn more about our latest public history project at the Sept. 3 Historic Preservation Commission meeting. If you can't make it, watch it live or on demand. Photo: Jennifer D. Brown 1995

Post 2



Timing: September 2, 2025, day before public meeting.

Facebook, Nextdoor, and Instagram

Our study of historic places in the local Old Town Bluffton Historic District is underway! Make sure to email BlufftonHistory@stantec.com to tell us about important historical places in Old Town by September

5th. Your responses will be used as part of the ongoing study to identify and document historic places in Bluffton. If you want to know more about the project, attend **tomorrow's** Historic Preservation Commission meeting at 6pm at Town Hall, 20 Bridge Street. If you can't make it, watch it live or on demand.

Photo Credit: Facebook.com, Bluffton Then and Now.

X

Learn about our Old Town Bluffton Historic District documentation project tomorrow at the Historic Preservation Commission meeting (4pm, Town Hall, 20 Bridge Street). Can't make it? Watch it live or on demand. Photo: Facebook.com, Bluffton Then and Now.

Stakeholder Email Blast

The Town will distribute emails to identified stakeholders and stakeholder groups for this project (e.g., Historic Preservation Commission members, the Historic Bluffton Foundation, the Bluffton Gullah Cultural Heritage Center, Greater Bluffton Chamber of Commerce, etc.). Draft text is provided below.

Email

Timing: August 13, 2025, when the first social media post is published.

Subject: Help us prepare for a historic resources survey of Bluffton's Old Town Historic District

The Town of Bluffton is conducting a historic resources survey of the local Old Town Bluffton Historic District. The town has retained professional historians and architectural historians from Stantec Consulting Inc. to complete the project. Historic resource surveys are an important planning tool. This project will ensure the town has a full inventory of its historic resources in Old Town, help the town prepare for future preservation projects, and honor and celebrate Bluffton's heritage. This study will focus on properties built in or before 1986 that are still standing. Survey fieldwork is planned for September 2025 and will consist of taking photographs, noting architectural features, and mapping properties in Old Town, all from the public right-of-way.

As an initial step, we ask community members to email BlufftonHistory@stantec.com to tell us about the important historical places, people, and events in Old Town. You can contribute to the success of the project by helping us identify places that we should know about. We want to tell the full story of our community, so we are particularly interested in places that may not have received much attention from historians in the past. Community input is essential to documenting historic resources, and we encourage you to share the BlufftonHistory@stantec.com email with other community members. We will be receiving emails until September 5, 2025.

If you would like to learn more about the project's purpose and scope, we encourage you to attend the September 3rd Historic Preservation Commission meeting. The meeting will be held at 6:00 p.m. at Town Hall, 20 Bridge Street, Bluffton. If you are unable to attend the meeting, you can watch it live on Beaufort County TV (BCTV) or view a recording on demand at: https://www.beaufortcountysc.gov/bctv/. Following the completion of the survey, the project's results and recommendations will be presented at the February 4, 2026, Historic Preservation Commission meeting.

Sincerely,

Glen Umberger
Historic Preservationist
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910
gumberger@townofbluffton.com

Newspaper Press Release

The Town will publish a press release in local newspaper(s) before the first public meeting and fieldwork. Draft text is provided below.

The Town of Bluffton (Town) has initiated a survey of the local Old Town Bluffton Historic District. The project will update two prior surveys of the historic district, completed in 2008 and 2019, and provide the Town with an updated inventory of historic properties built in 1986 and earlier. The goal of the project is to document Old Town's important historical trends, people, and events and the surviving places that tell Bluffton's story. Ultimately, the project will help the Town prepare for future historic preservation projects and honor and preserve Old Town Bluffton's heritage.

The Town contracted Stantec Consulting Inc. (Stantec) to conduct the survey of the Old Town Bluffton Historic District. Architectural historians from Stantec will conduct survey fieldwork in September 2025. They will take photographs of properties from the public right of way and record details about architectural style, exterior materials, and alterations on tablet computers. The team will be wearing neon vests and will have business cards and a project flyer to present to interested members of the community.

Stantec architectural historians will give a short informational presentation about the project during the Town's September 3rd Historic Preservation Commission meeting. The meeting will be held at 6:00 p.m. at Town Hall, 20 Bridge Street, Bluffton. If you are unable to attend the meeting, you can watch it live on Beaufort County TV (BCTV) or view a recording on demand at: https://www.beaufortcountysc.gov/bctv/. Following the survey, Stantec will present their results and recommendations at the February 4, 2026, Historic Preservation Commission meeting.

Fieldwork Flyer

During fieldwork, Stantec's team of architectural historians will carry a flyer to distribute to interested members of the community. The flyer will include a brief overview of the project's purpose, tasks, and schedule, and provide contact information for questions and comments from the public. A draft flyer is provided below.



Documenting Old Town Bluffton's Historic Places

The Town of Bluffton is conducting a study to document historic places in the Old Town Bluffton Historic District. To identify important historical places in the district, our consultant, Stantec Consulting Services Inc, has produced a history of Old Town and gathered information from public outreach.

Stantec's team will conduct fieldwork in Old Town between September 8th and 12th. Fieldwork consists of driving and walking public roads, photographing properties, and taking notes on architectural features. All fieldwork will be completed from the public right-of-way.

This project is funded by the Town of Bluffton. If you have questions, reach out to: Glen Umberger, Town of Bluffton Historic Preservationist, gumberger@townofbluffton.com.

May to August 2025
Prepare draft history of the study area and conduct public outreach

September 3, 2025 | 6:00 PM
Historic Preservation Commission Meeting
Introduce the project
Town Hall, 20 Bridge Street, Bluffton, SC 29910

September 8 to 12, 2025
Fieldwork

October to November 2025
Prepare draft report of the study results

February 4, 2026 | 6:00 PM
Historic Preservation Commission Meeting
Present study findings
Town Hall, 20 Bridge Street, Bluffton, SC 29910

January to February 2026
Submit final report

Scan here to watch the Historic Preservation Commission Meeting on Beaufort County TV

Stantec

Oral History Interviews

Stantec will conduct up to five (5) oral history interviews approximately 30 to 45 minutes in length with candidates identified by the Town. Participants will be asked a predetermined list of questions, drafted below, focusing on local history, the survey area, and important places, people, and events in Bluffton's history. The predetermined question will be augmented to ensure each interview is tailored to the individual participant.

Introduction:

The Town of Bluffton contracted Stantec to conduct a study of historic buildings and places in Old Town Bluffton. The project will update two prior studies of Old Town and will help the town prepare for future historic preservation and public history projects. As part of the project, we are conducting oral history interviews with residents. We will be asking about your experiences in Bluffton generally, as well as questions focused on Old Town Bluffton before 1986. Part of our study is to document historical buildings; when we discuss a specific place, it will be helpful to know its location, such as the street corner or address if you know it. This ensures we know where a building is and can document it during the next phase of the project. Our interview will be approximately 30 to 45 minutes long and will be recorded so that we can just chat and I don't have to slow things down by taking notes. I will ask you a list of questions, but this is an informal interview, so we can skip any questions you don't wish to answer.

Interview Questions:

1. Can you please introduce yourself? [Full name and the years in which you have lived in Bluffton]
2. What is your connection to Bluffton; were you born in Bluffton, or did you move here? [Follow up questions: Tell me about your family's origins and ties to Bluffton. OR: In what year did you move here? Why did you move here?]
3. How has Bluffton changed during the time you've lived here?
4. What drove the town's economy when you [grew up here OR first moved here]?
5. What did you/Bluffton residents do for fun when you [were growing up here OR first moved here]? Were there any places that were popular for recreation, like clubhouses, parks?
6. Who were the important people in Bluffton [when you were growing up here OR during your time here]? (e.g., an influential teacher, pastor, civic leader, etc.)
7. Can you think of any major events that took place in Bluffton during the time you've lived here?
8. If you were to walk me around Old Town Bluffton, what places would you point out to me and why?
9. Can you think of any places in Old Town Bluffton that people wouldn't realize were once very important to the community?
10. *If of age*, do you remember when places were segregated in Bluffton?

a. Thinking of Old Town Bluffton specifically, were there places where segregation was enforced? What about places Black people could visit?
b. Were there people or groups in the community that fought against segregation?

11. Do you know of historical events, people, buildings, or places associated with Bluffton's Black or Gullah Geechee community?

12. Is there anything else you'd like to discuss or buildings in Old Town you think are important to document during our survey efforts?

From: Szpanka, Debbie
To: Szpanka, Debbie
Subject: The Town of Bluffton needs your help -- Do you own or know of a historic resource in Old Town? The Town needs your help in documenting historic resources -- See email for details
Date: Tuesday, August 19, 2025 8:50:55 AM

Subject: Help Document Bluffton's Story: Old Town Historic Resource Survey

The Town of Bluffton is launching a historic resources survey of the Old Town Bluffton Historic District—an important step in preserving our shared story.

By creating a complete, accurate inventory of historic resources in Old Town, we can better protect them, plan future preservation projects, and ensure Bluffton's heritage is honored for generations to come. Knowing *what* we have is the first step toward making sure it is protected.

Why this matters:

Historic resource surveys help communities:

- Protect and maintain their unique character
- Support heritage tourism
- Provide historical context for future planning decisions
- Build a shared understanding of the community's past

This survey will focus on properties built in or before 1986 that are still standing. Fieldwork is planned for September 8-12, 2025 and will include photographing buildings, noting architectural details, and mapping properties in Old Town—all from the public right-of-way.

The Town has hired professional historians and architectural historians from Stantec Consulting Inc. to complete the work. But for this to truly reflect Bluffton's history, we need your help.

How you can participate:

Email: (BlufftonHistory@stantec.com) with stories, places, people, or events in Old Town that you believe should be part of this record. Please share this request with your neighbors—emails will be accepted until September 5, 2025.

We especially welcome information about places that may not have received much attention from historians in the past. Your insight will help ensure the survey reflects the *full* story of our community.

Learn more:

Join us at the Historic Preservation Commission meeting on September 3, 2025, at 6:00 p.m. at Town Hall, 20 Bridge Street, Bluffton.

- Watch live on Beaufort County TV (BCTV) or view later at: https://www.beaufortcountysc.gov/bctv/.
- Following the survey's completion, results and recommendations will be presented at the February 4, 2026 Historic Preservation Commission meeting.

Together, we can ensure that Bluffton's history is documented, preserved, and celebrated.

Sincerely,

Glen Umberger
Historic Preservationist
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910
gumberger@townofbluffton.com

Disclaimer from Town of Bluffton: This email message (including all attachments) is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged information and material that may be protected by HIPAA, the Electronic Communications Privacy Act, and other federal and state confidentiality laws. Communications sent to or from the Town of Bluffton are subject to the SC Freedom of Information Act. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited and punishable to the fullest extent of the law. If you are not the intended recipient, please contact the sender by return email and destroy all copies of the original message.

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	September 3, 2025
PROJECT:	COFA-05-18-011989 27 Bridge Street – Amendment to an Approved COFA
APPLICANT:	Jason Broene (Court Atkins Architects, Inc.)
PROPERTY OWNERS:	Mike Nerhaus and Jessica Foley
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

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

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

Note: This application was tabled at the August 6, 2025 meeting by the Applicant after discussion by the HPC concluded that the foundation, which was installed contrary to the approved plan, needed reconsideration by the Applicant.

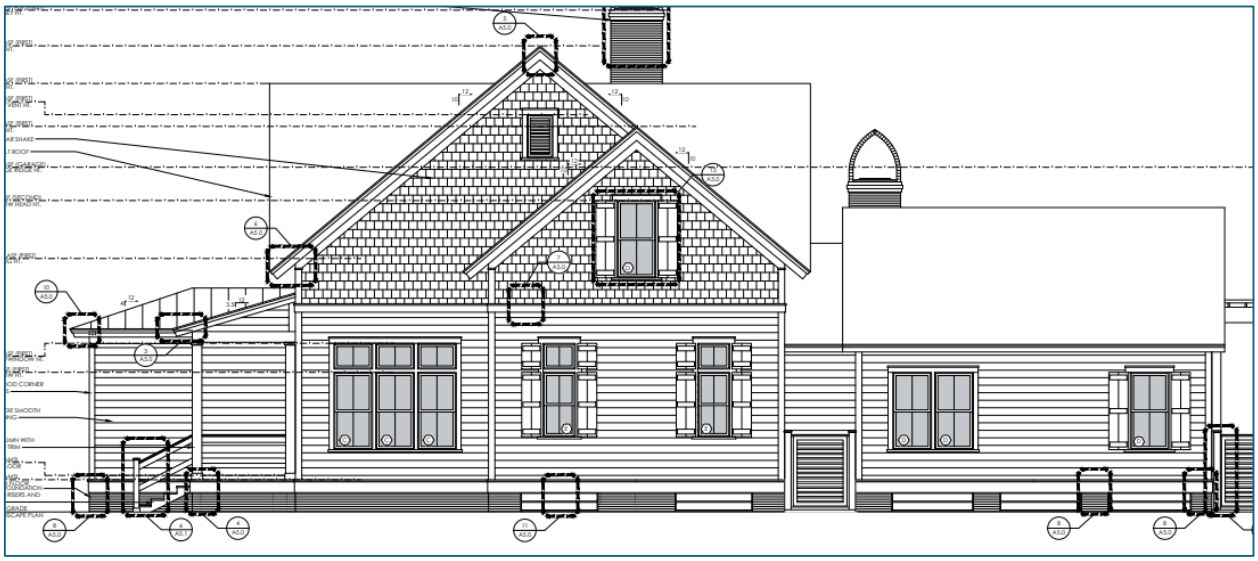
BACKGROUND: On April 7, 2022, the HPC approved a COFA-HD with conditions for construction of a 4,120 SF 1.5 story single-family residence and a 1,188 SF Carriage House at 27 Bridge Street. The Final Plan was stamped by Town staff on July 10, 2023.

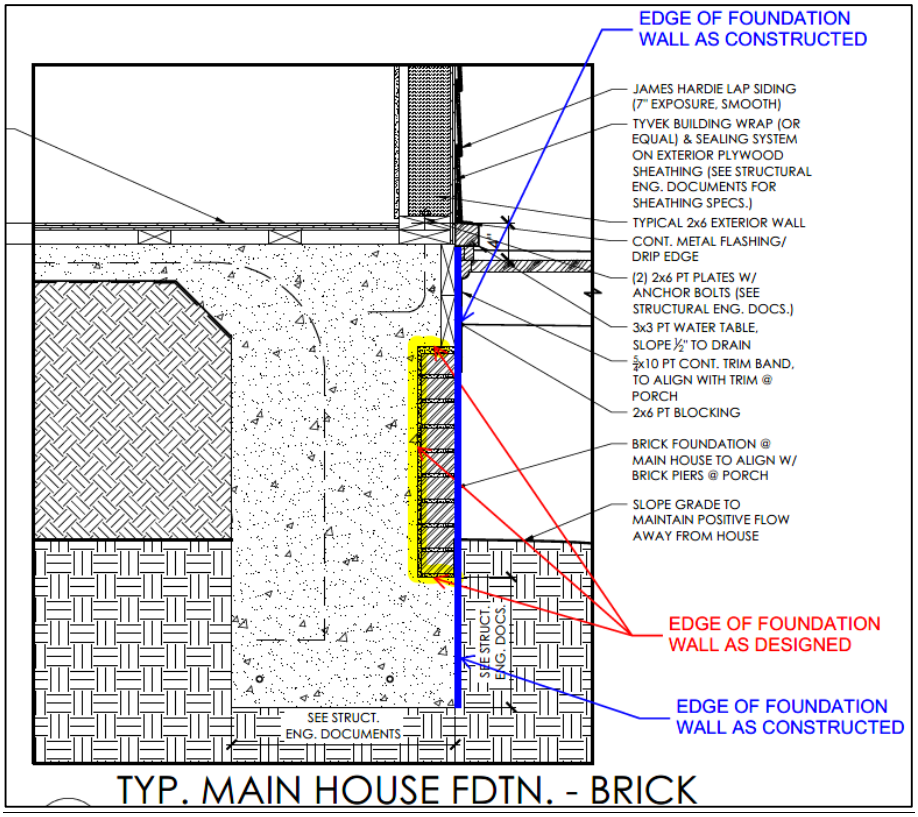
Since the initial COFA approval, there have been Staff-approved amendments to change windows from double-hung to a casement operation and to add a wood front porch railing (September 3, 2024), as well as a change of roof material from asphalt shingles to 5-V crimp (September 10, 2024). Since September 2024, additional changes have been made or are sought, some of which require review and approval. Shutters are no longer desired (and are not required by the UDO), a side yard service area was expanded and constructed, and a backyard pool will not be installed and is to be replaced with a basketball half-court. The front porch stairs and decking were changed from wood to brick.

A concrete foundation (slab on grade with a turn down footing) was approved in 2022 with a combination of brick and hog pen louver skirting (see graphic on next page). However, the foundation was constructed incorrectly (see detail on the next page). The inset area between

the false piers was later finished with brick and a brick rowlock sill was added contrary to the approved plan (see photo on page 3).

Approved April 2022 Plan (Bridge Street Elevation)





October 2024 Google Street View (Bridge Street Elevation)



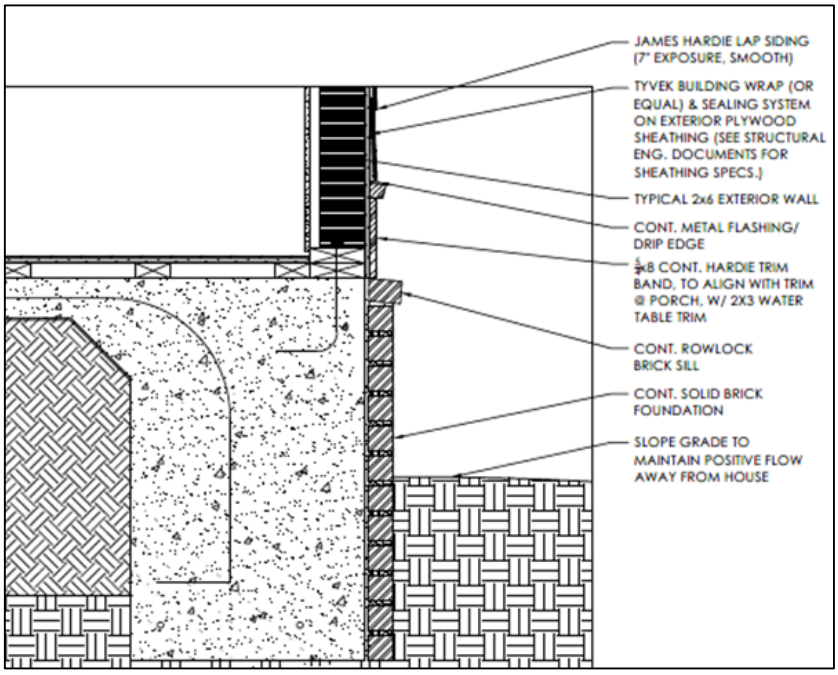
Brick Skirting and Rowlock Sill as Constructed

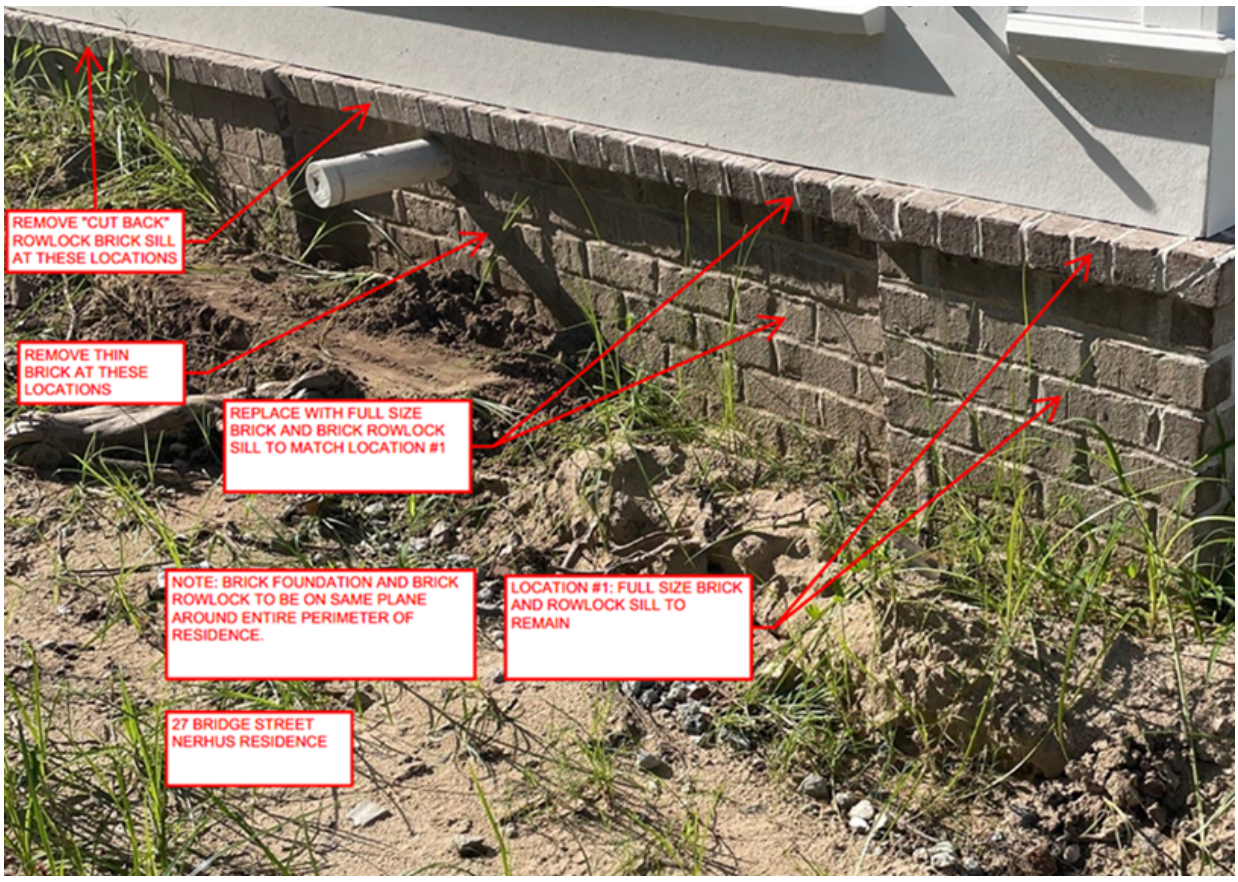


Proposed Configuration & Material Changes

The Applicant proposes to correct the foundation by: 1) retaining the full-size brick and rowlock sill used at the “piers”; and 2) removing the thin brick and brick rowlock sill for area in between the piers to allow replacement with full size brick and a rowlock sill with full brick.

This reconfiguration will allow for a brick foundation and rowlock that will be on the same plane around the entire perimeter of the residence. See the following graphic and photo for details.





Other Changes

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

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

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

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

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

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

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

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

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

1) **Foundation (UDO Sec. 5.15.6.O.):** The foundation of the main house was constructed contrary to the approved plan and the UDO. As mentioned in the background section of this report, a new configuration is proposed as an alternative to retaining the constructed foundation. *The HPC must determine if the new all-brick configuration is acceptable, as well as the brick type*.

2) **Fence Height:** The Landscape Plan shows that a fence is proposed around a portion of the lot perimeter. Two fence types are proposed. In the front and side yards, the fence will be a 3'-6" tall wood post fence with hogwire. In the rear yard, a 6'-0" tall wood louvered privacy fence is proposed. The Landscape Plan shows a 6'-0" *minimum* height for the privacy fence; the word "MIN" must be removed as it is the maximum height.

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

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

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

4. Compliance with applicable requirements in the Applications Manual.

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

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

Determination:

A determination from the HPC is needed regarding:

1. The appropriateness of the reconfigured all-brick foundation, including the brick type.

Conditions:

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

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

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

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

ATTACHMENTS:

1. Location & Zoning Map
2. Application
3. Narrative (Revised)
4. Plans (Amendment)
5. Landscape Plan (Amendment)
6. Initial COFA Approval 2022
7. Exhibit A-Original Foundation Details
8. Exhibit B-Proposed Brick Foundation Detail
9. Exhibit C-Photo with Explanation of Proposed Changes
10. Exhibit D-82 Pritchard Street Foundation Example
11. Exhibit E-1 Promenade Street Foundation Example

ATTACHMENT 1

LOCATION & ZONING MAP

27 Pritchard Street

Neighborhood Conservation-HD District



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

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

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

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

Project Name: Nerhus Residence

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

Project Address: 27 Bridge Street

Zoning District: Neighborhood Conservation - HD

Acreage: .588

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

Application for:

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

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

Minimum Requirements for Submittal

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

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

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

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

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

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

For Office Use

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

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

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

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

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

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

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

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

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

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

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

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

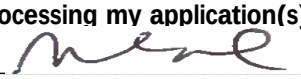
Concept	Final	BACKGROUND INFORMATION.
☐	☐	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☐	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property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

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

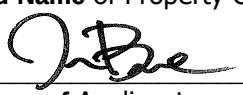
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



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

Mike Nerhus

Printed Name of Property Owner or Authorized Agent



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

Jason Broene

Printed Name of Applicant

COURT ATKINS GROUP

August 25, 2025

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

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

Charlotte,

Please see additional documents for the Nerhus Residence Amendment 4 request following the Tabled discussion during the August 6, 2025 HPC Meeting.

1. The concrete foundation (slab on grade with turn down footing) was not constructed as originally designed. See Exhibit A.

2. We are requesting the appropriate solution to "fix" the exposed foundation wall is to change the entire foundation material to a solid brick foundation wall with a brick rowlock sill. See Exhibits B and C. Additionally, foundation landscape plantings and yard fencing will help to soften the continuous brick foundation.

3. Please see two other examples of continuous brick foundations with rowlock brick sills within the Historic District. Exhibits D and E.

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

Court Atkins Architects, Inc.

Jason Broene, Studio Manager

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

RESIDENTIAL | COMMERCIAL | INTERIORS

PERMIT SET

THE NERHUS RESIDENCE

27 BRIDGE STREET, BLUFFTON, SOUTH CAROLINA 29910

SHEET INDEX

A0.0 COVER PAGE
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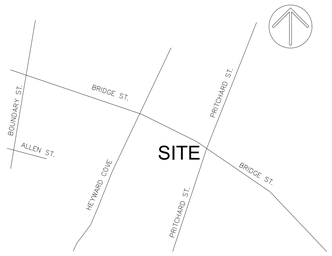
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SURVEY

VICINITY MAP - N.T.S.



REFERENCE SYMBOLS

TITLE MARK



SECTION MARK

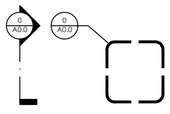


ELEVATION MARK



CUT LINE

DETAIL MARK



WALL DESIGNATION



DOOR NUMBER

WINDOW TAG

EQUIPMENT TAG

REVISION TAG

DATUM POINT



NORTH ARROW



GENERAL NOTES

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

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

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

R-3 RESIDENTIAL

REGULATION 11-12.8.4 AND 5 STATE:

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

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

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

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

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

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

ABBREVIATIONS

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

BUILDING CODE SUMMARY

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

DESIGNER OF RECORD:

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

BUILDING DATA:

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

GROSS BUILDING AREA:

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



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THE NERHUS RESIDENCE
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STATE OF SOUTH CAROLINA
COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 100019
REGISTERED ARCHITECTS

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

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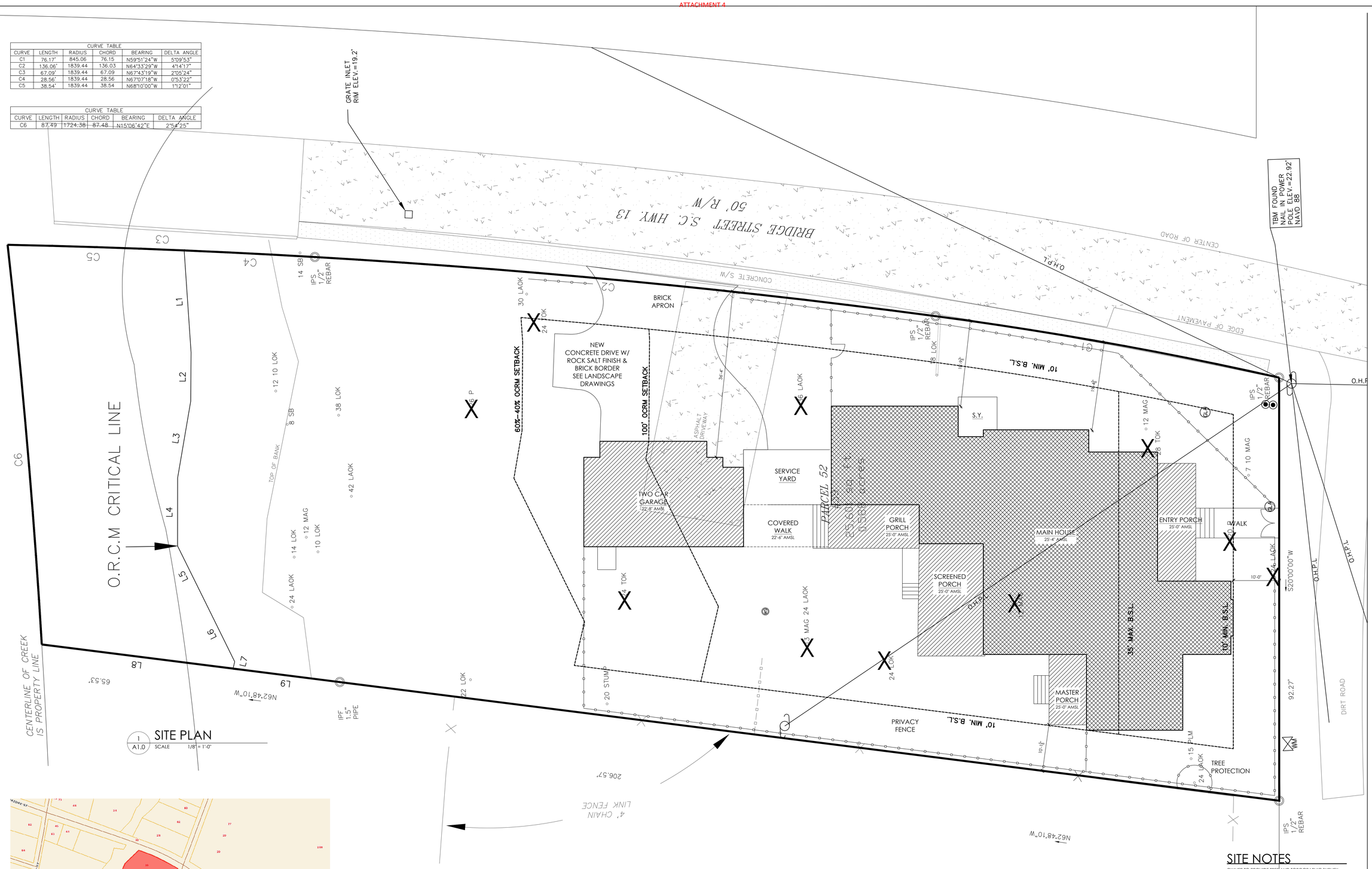
ISSUE	DATE	DESCRIPTION

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

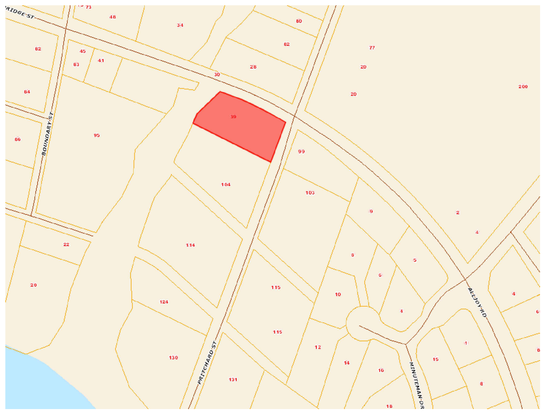
COVER
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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	76.17'	845.06	76.15	N59°51'24"W	5°09'53"
C2	136.06'	1839.44	136.03	N64°33'29"W	4°14'17"
C3	67.09'	1839.44	67.09	N67°43'19"W	2°05'24"
C4	28.56'	1839.44	28.56	N67°07'18"W	0°53'22"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

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



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



LOCATION MAP NOT TO SCALE

TREE LEGEND

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

LEGEND

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

SITE NOTES

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

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

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

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

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

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

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

CALCULATIONS

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

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

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ISSUE	DATE	DESCRIPTION

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

SITE PLAN
A1.0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEY

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

ENG. BEAM BY OTHERS TYP.

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

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

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

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

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

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

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

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

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

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

FRAMING IS TO BE AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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.

KEY

- 6" WALL
- 4" WALL

ENG. BEAM BY OTHERS TYP.

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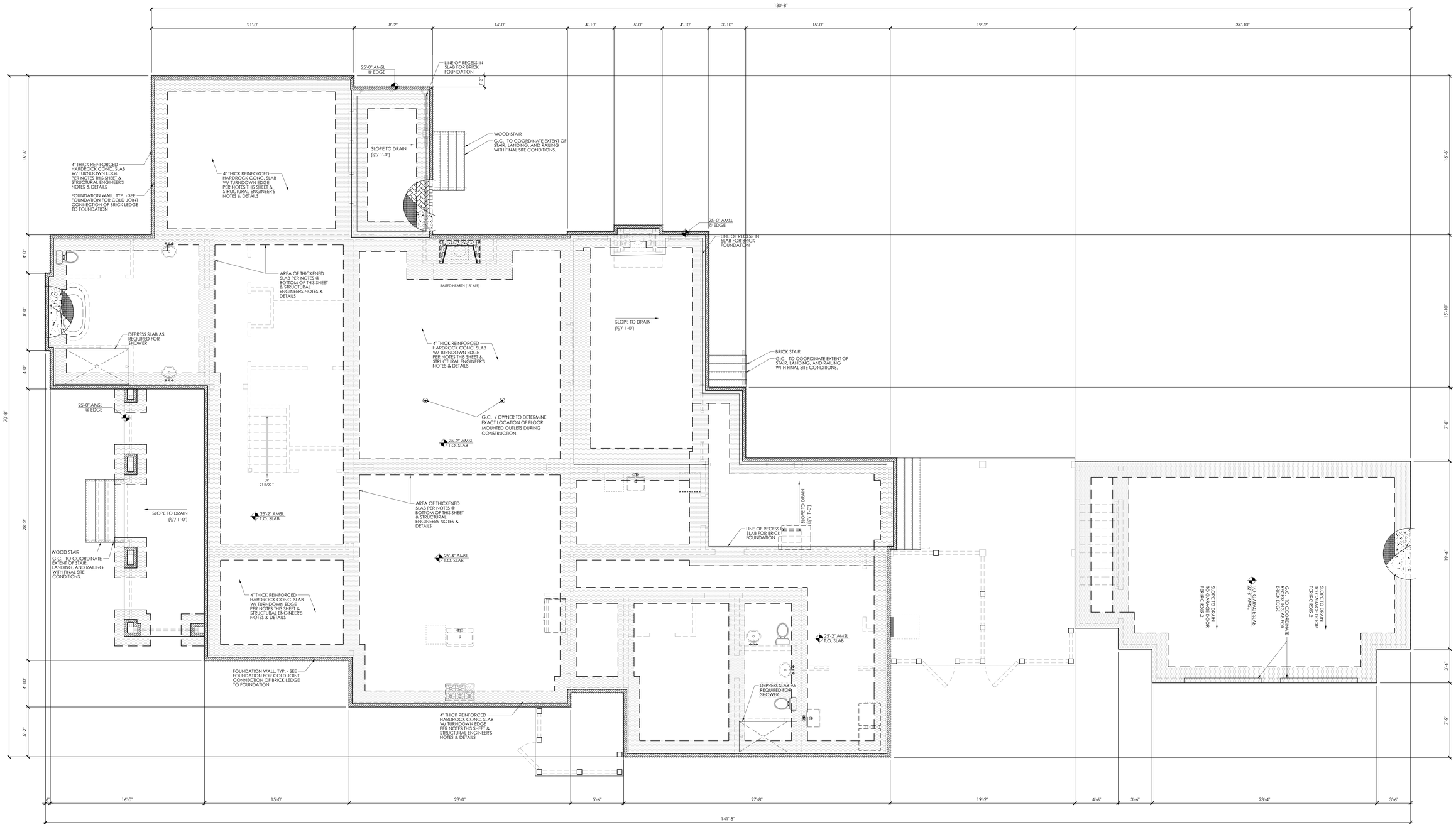
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ISSUE	DATE	DESCRIPTION

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

FOUNDATION & FLOOR PLAN NOTES

A1.1



1 A2.0 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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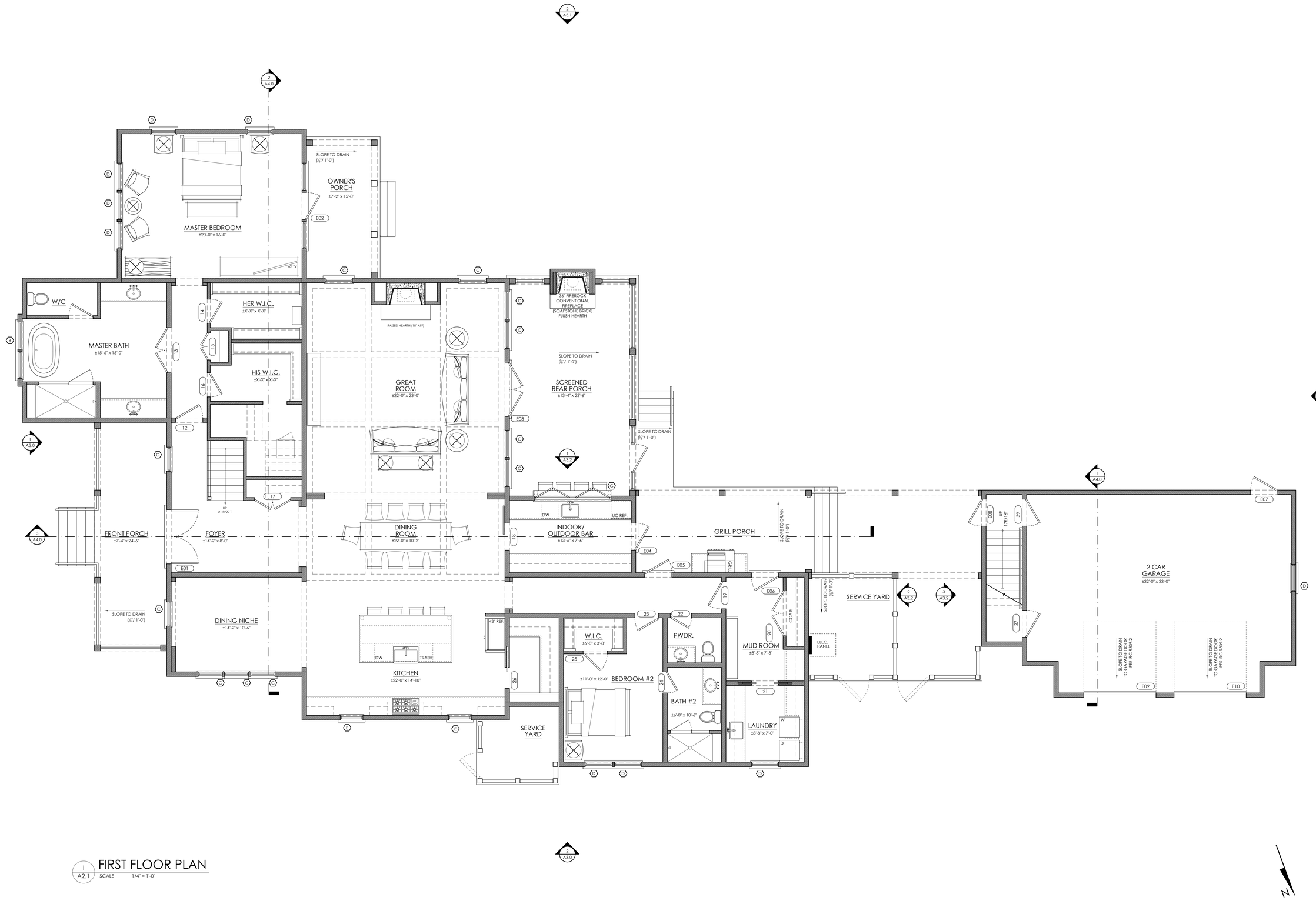
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FOUNDATION PLAN

A2.0



1 A2.1 FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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

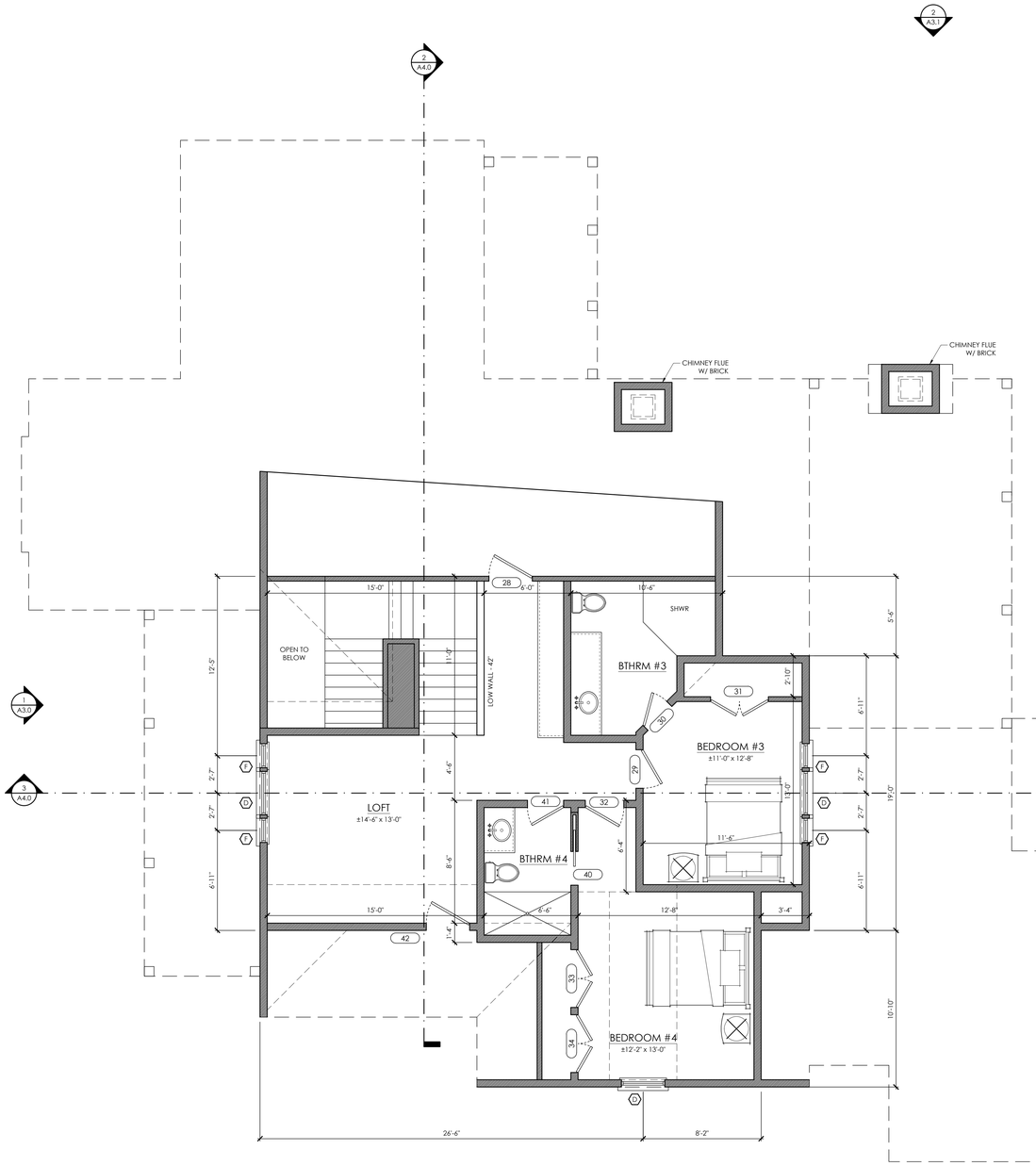
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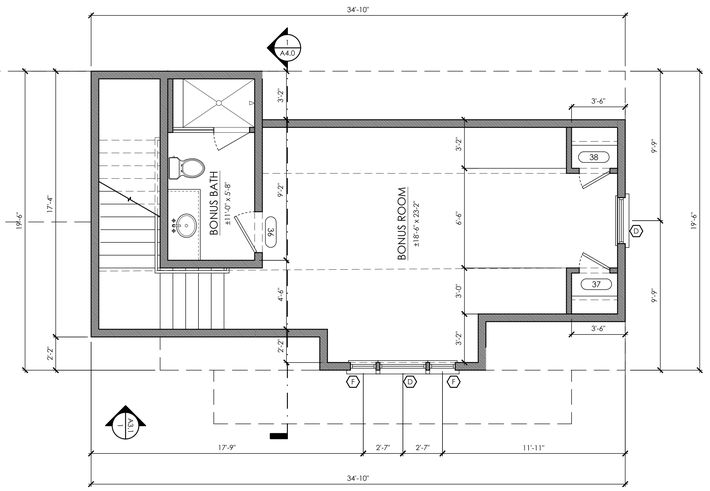
ISSUE	DATE	DESCRIPTION

PROJECT # : 21-132
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FIRST FLOOR PLAN

A2.1





1 A2.2 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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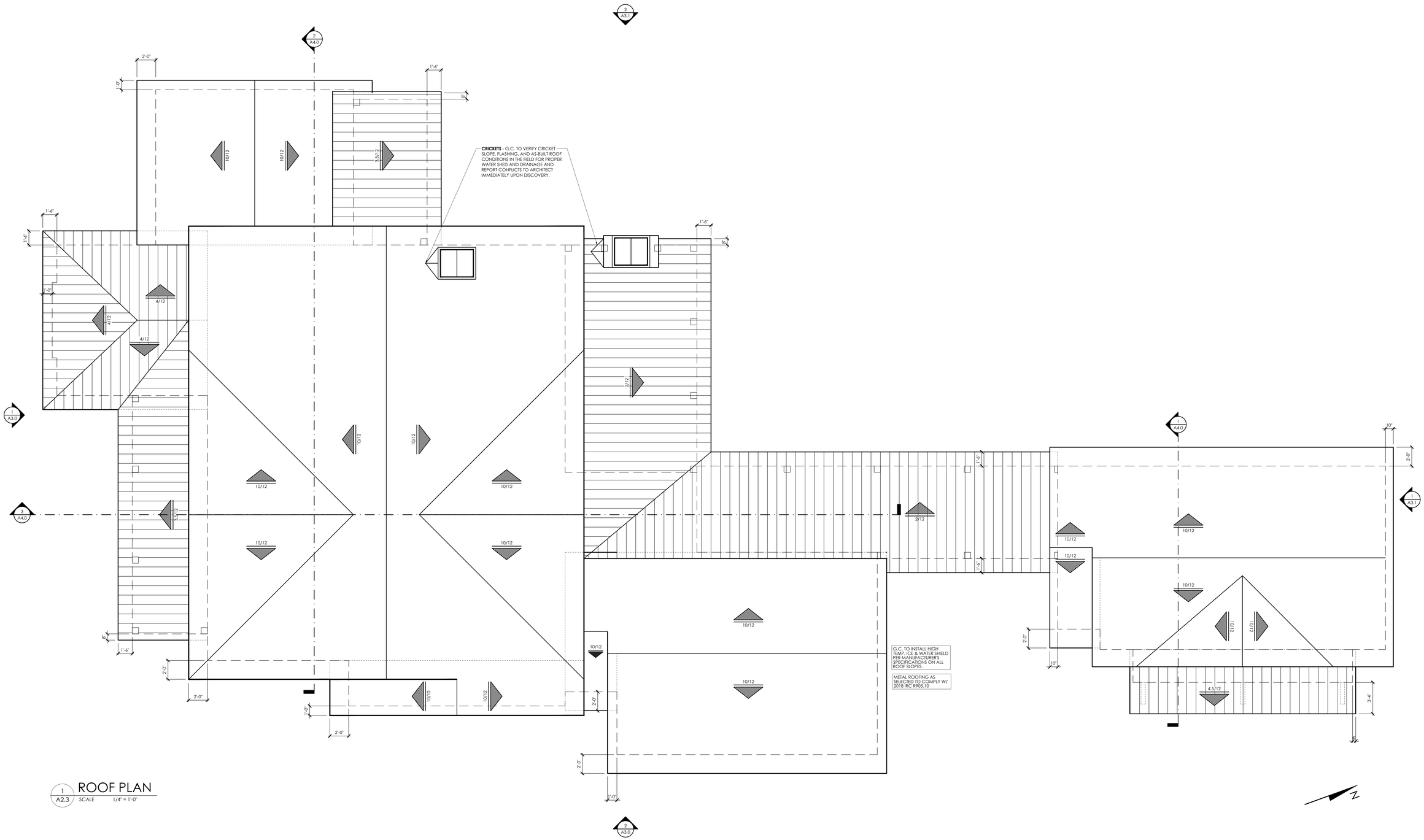
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SECOND FLOOR PLAN

A2.2



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

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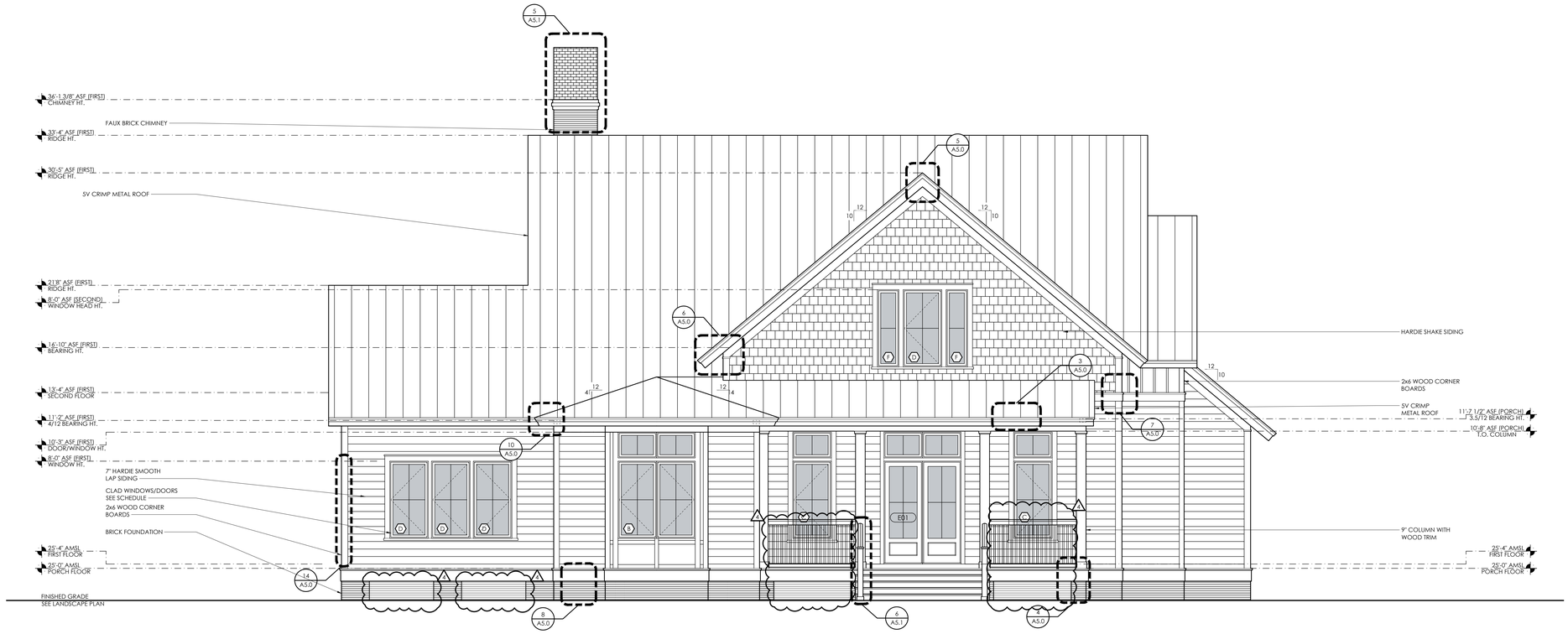
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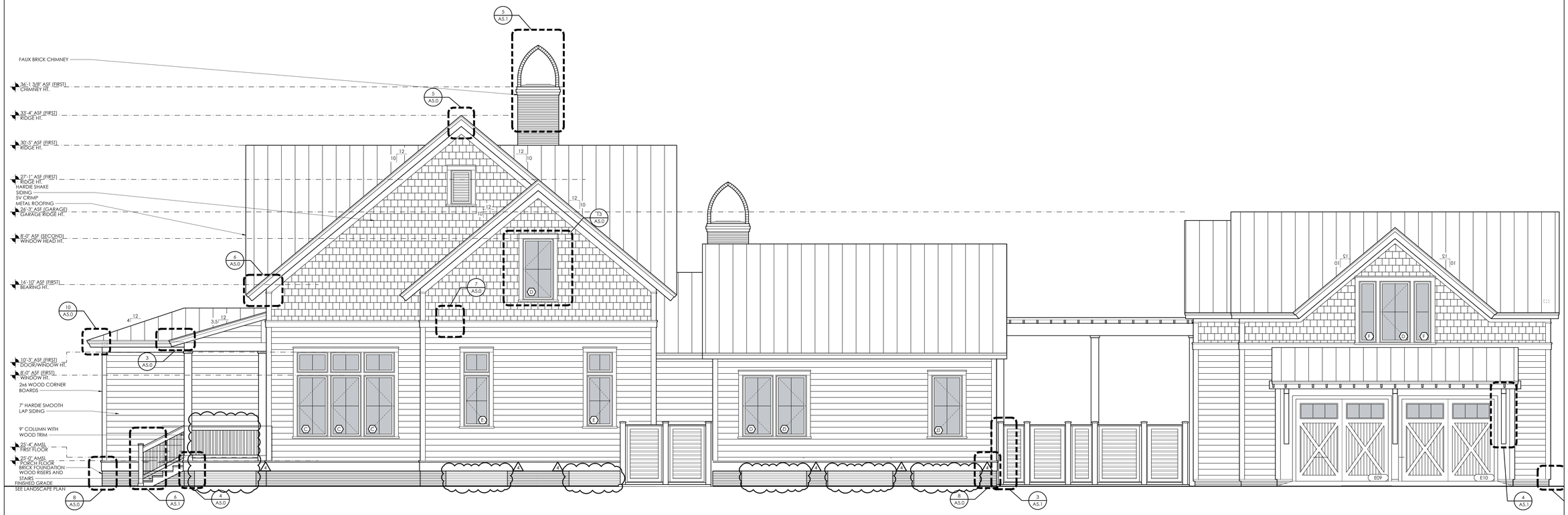
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PROJECT CONTACT : JCA
DATE: 07/10/2023

ROOF PLAN
A2.3



1 A3.0 FRONT ELEVATION

SCALE 1/4" = 1'-0"



2 A3.0 RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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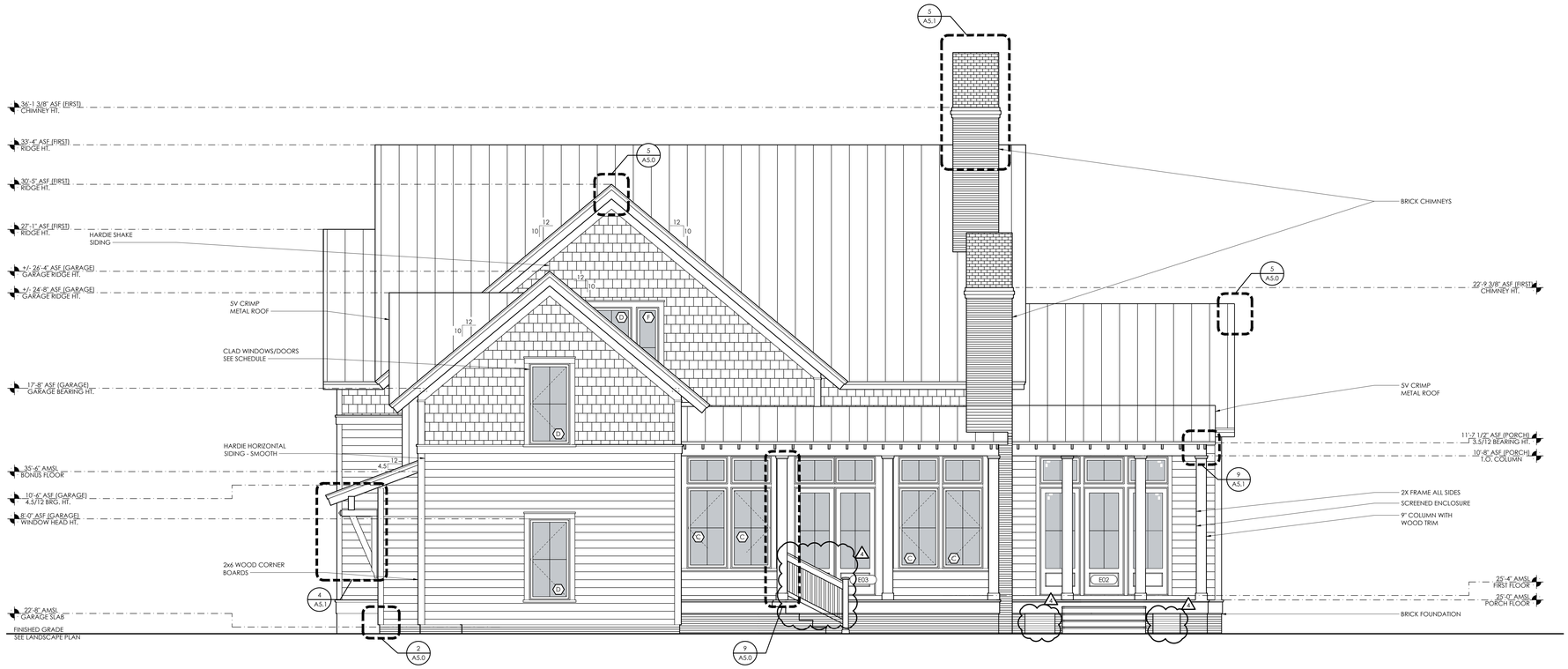
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ISSUE	DATE	DESCRIPTION
1	07/09/25	COFA AMEND. 4

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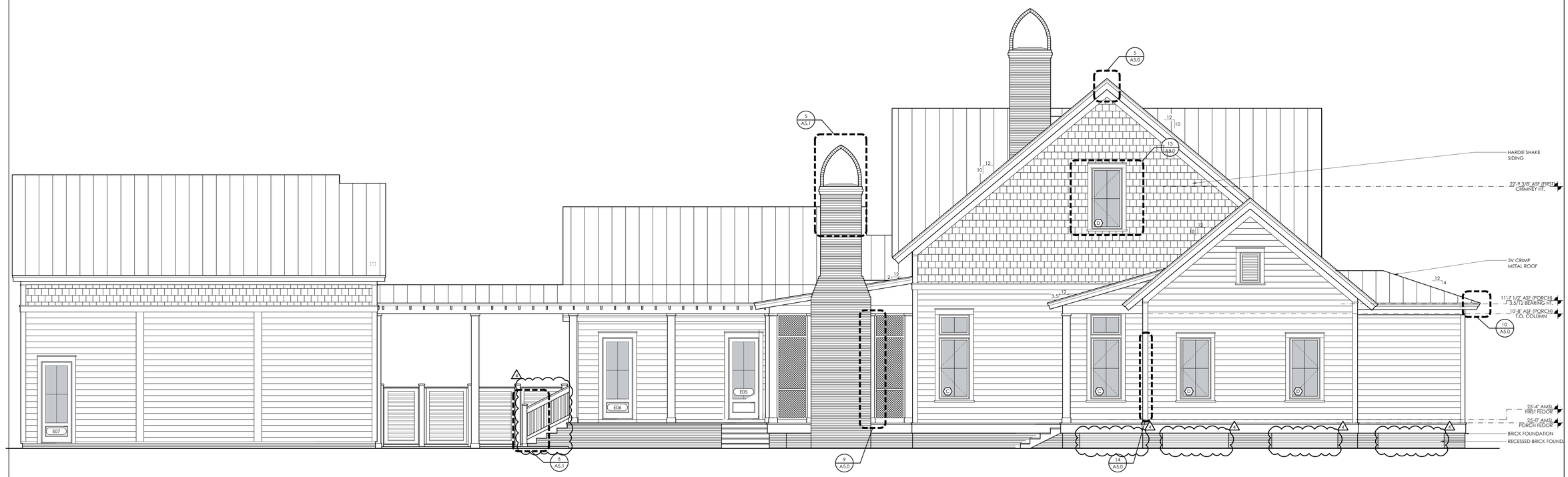
EXTERIOR ELEVATIONS

A3.0



1 A3.1 REAR ELEVATION

SCALE 1/4" = 1'-0"



2 A3.1 LEFT ELEVATION

SCALE 1/4" = 1'-0"

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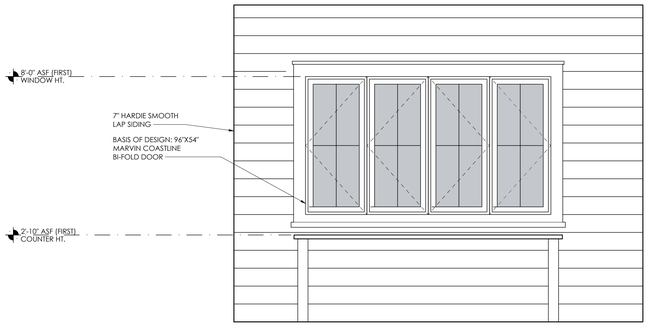
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ISSUE	DATE	DESCRIPTION
1	07/09/25	COFA AMEND 4

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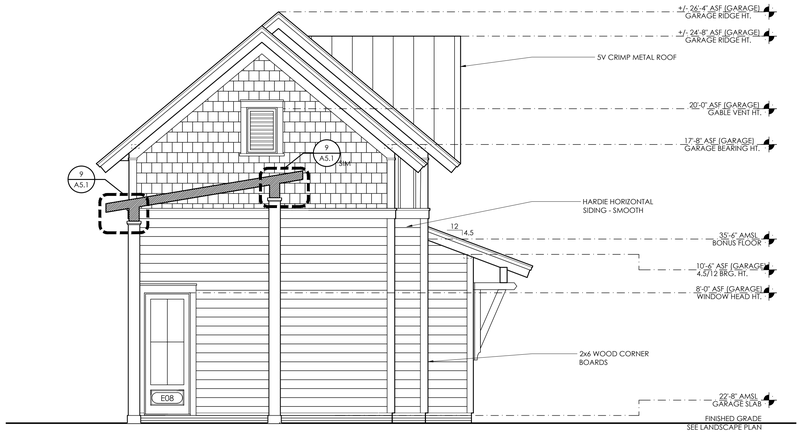
EXTERIOR ELEVATIONS

A3.1



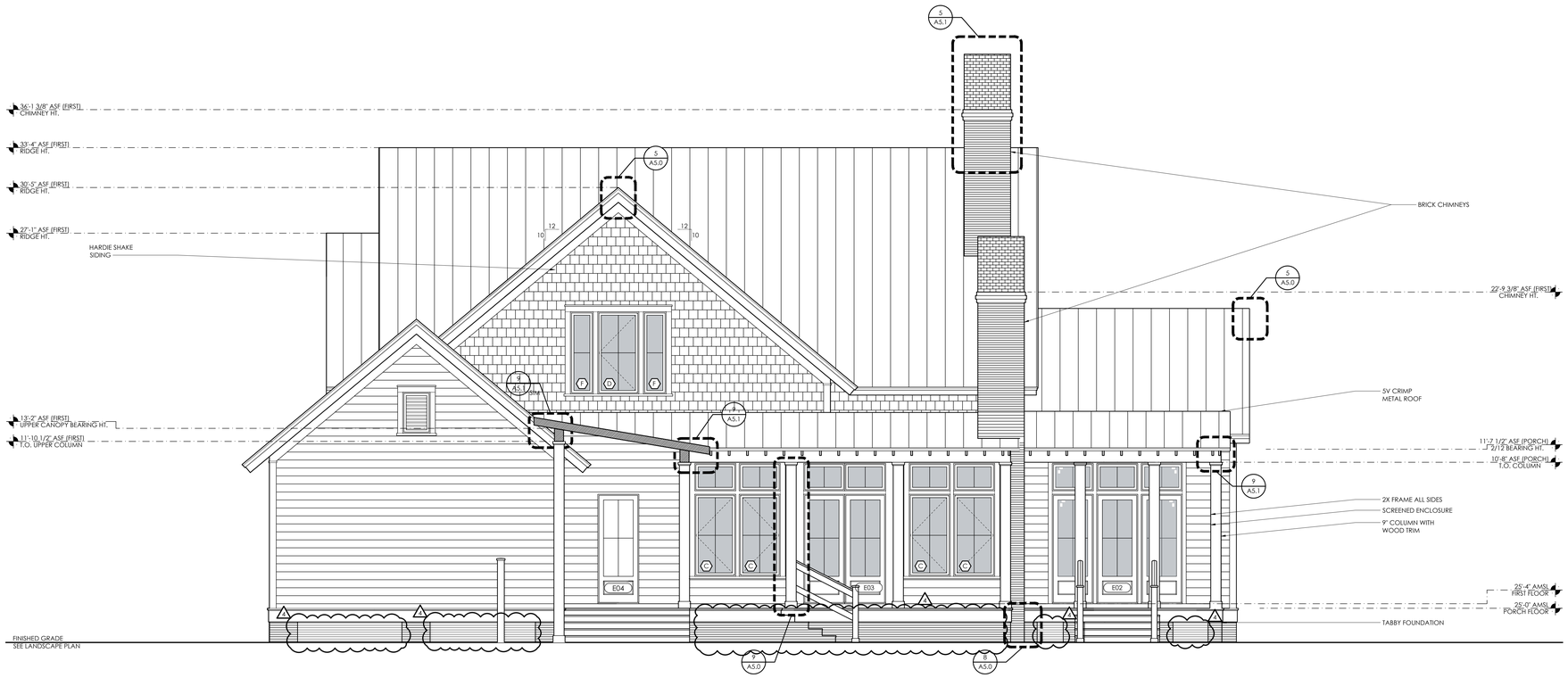
1 A3.2 MINOR SOUTH ELEVATION

SCALE 1/2" = 1'-0"



3 A3.2 MINOR EAST ELEVATION

SCALE 1/4" = 1'-0"



2 A3.2 MINOR WEST ELEVATION

SCALE 1/4" = 1'-0"

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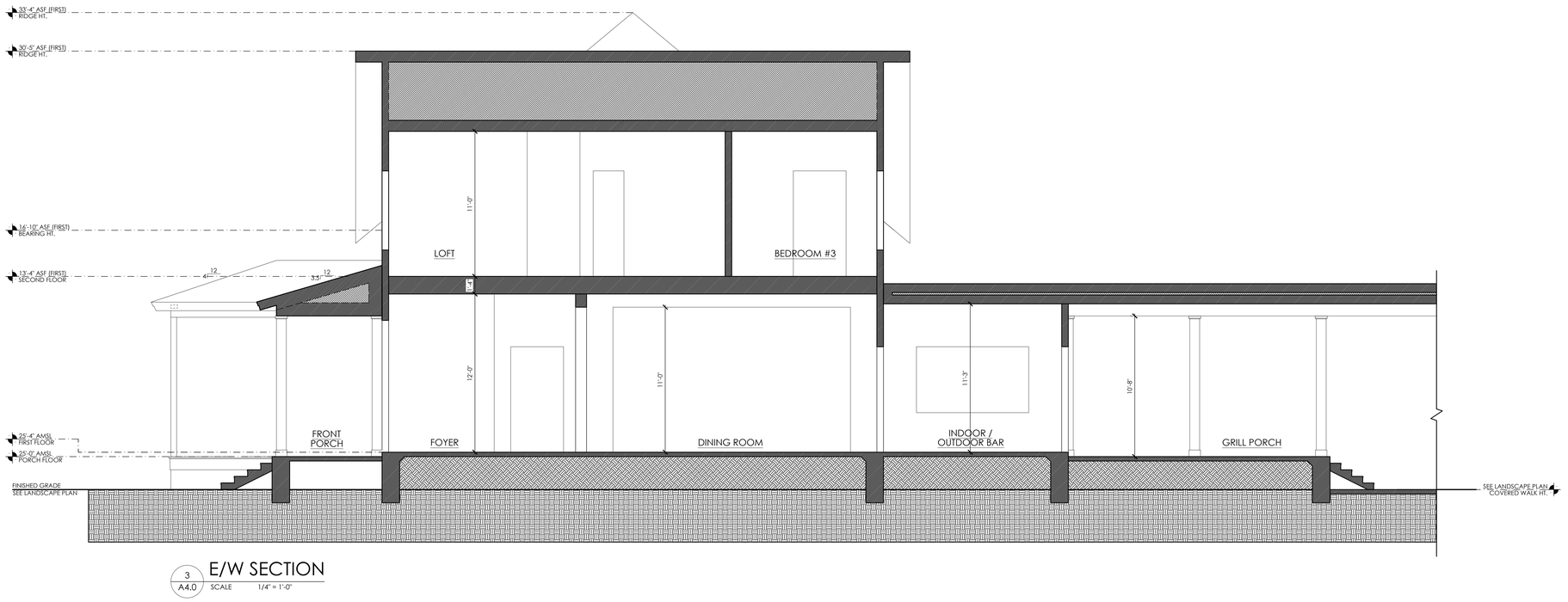
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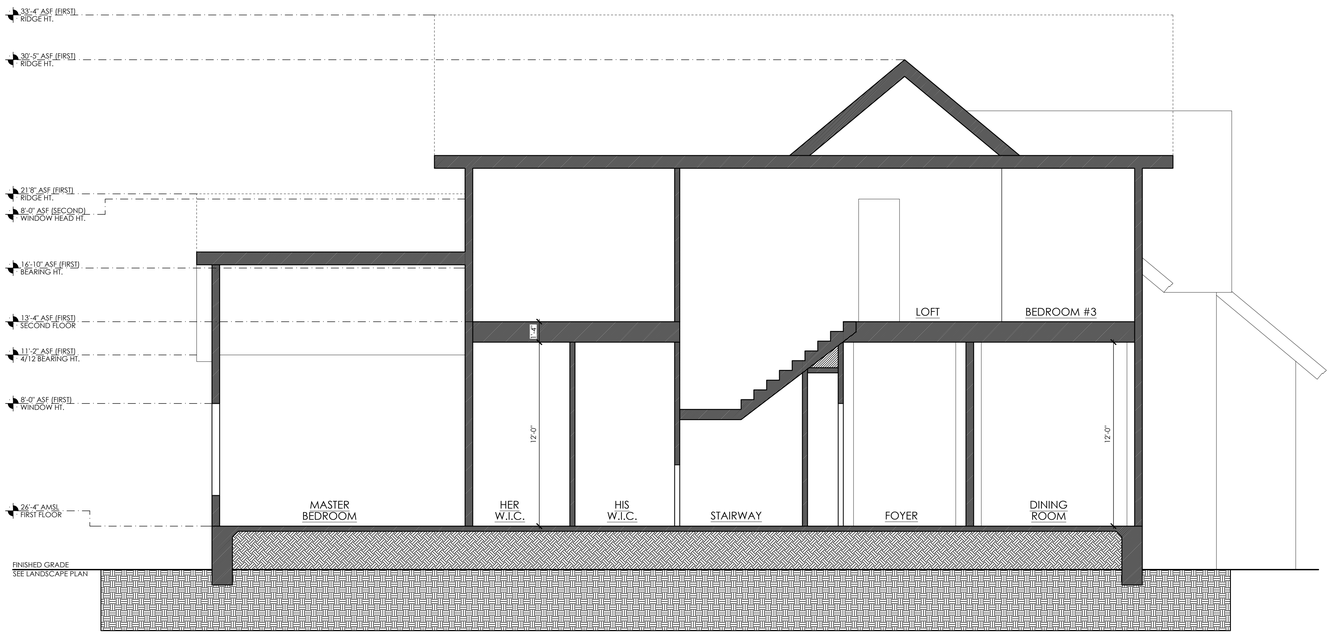
MINOR EXTERIOR ELEVATIONS

A3.2



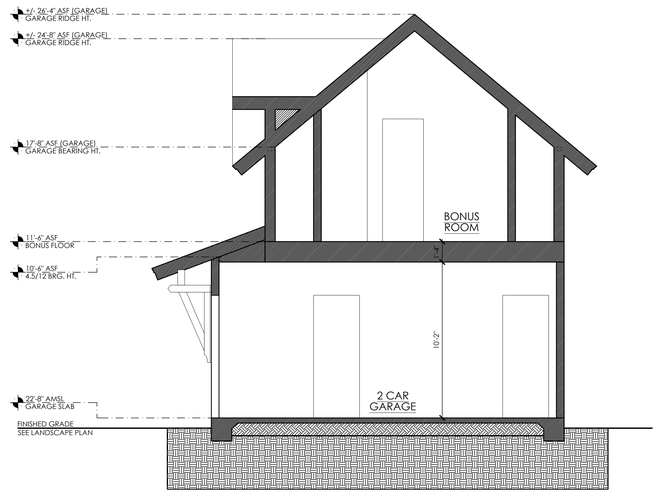
3 A4.0 E/W SECTION

SCALE 1/4" = 1'-0"



2 A4.0 N/S SECTION

SCALE 1/4" = 1'-0"



1 A4.0 GARAGE SECTION

SCALE 1/4" = 1'-0"

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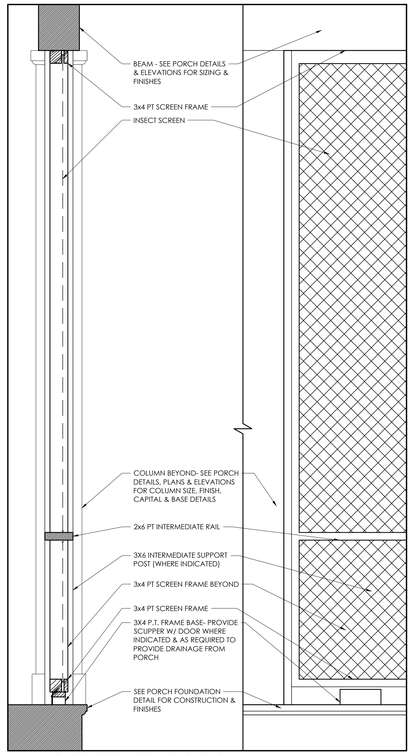
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BUILDING SECTIONS

A4.0

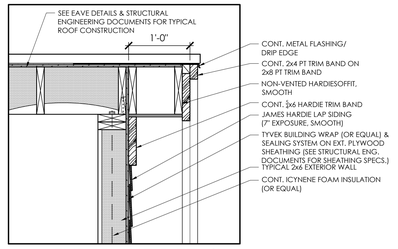
NOT USED

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



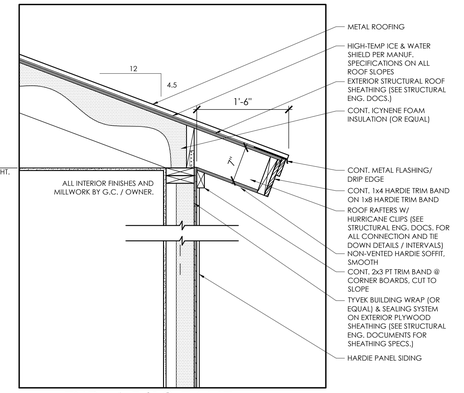
SCREENED PORCH

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



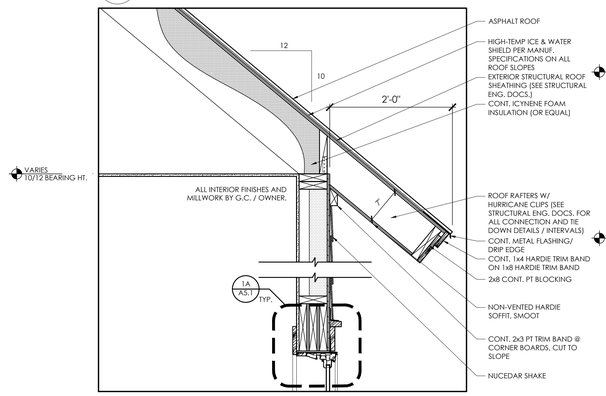
TYP. RAKE DETAIL

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



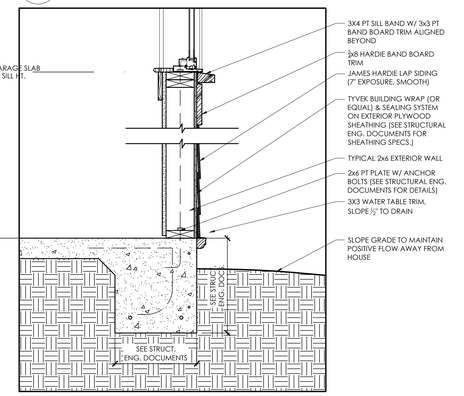
TYP. 4.5/12 EAVE

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



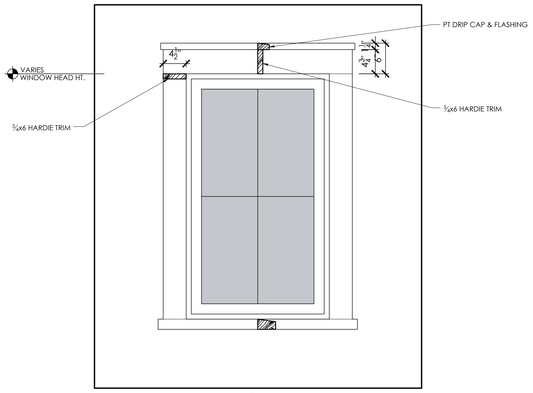
TYP. 10/12 EAVE

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



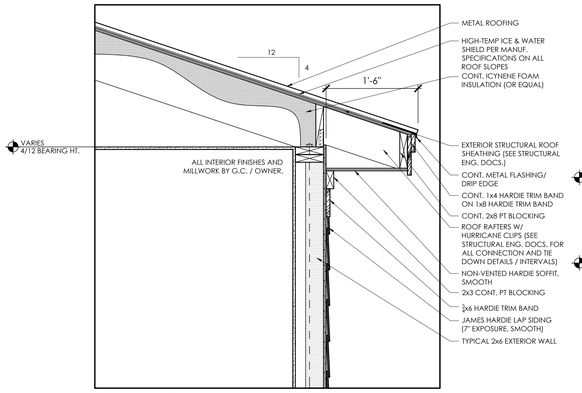
TYP. GARAGE FOUNDATION

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



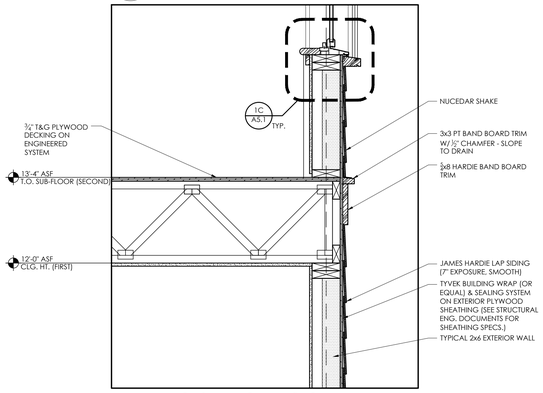
TYP. WINDOW DETAIL

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



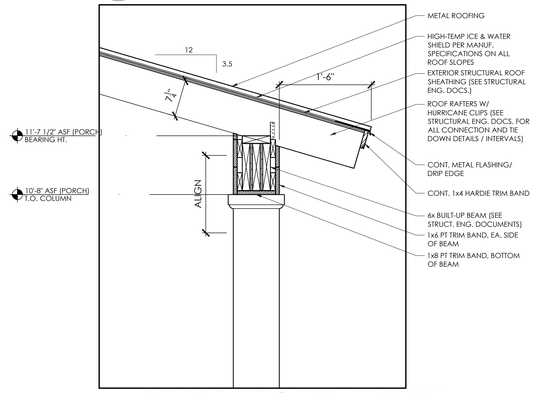
TYP. 4/12 EAVE

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



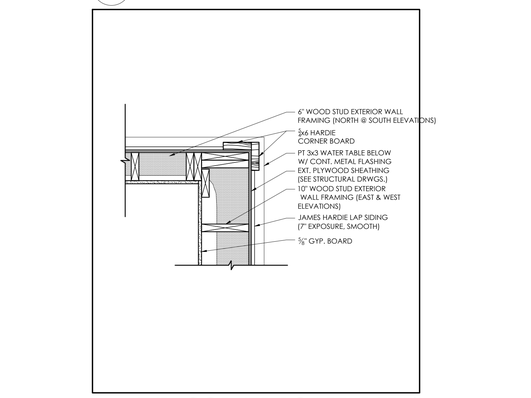
FLOOR TO FLOOR DETAIL

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



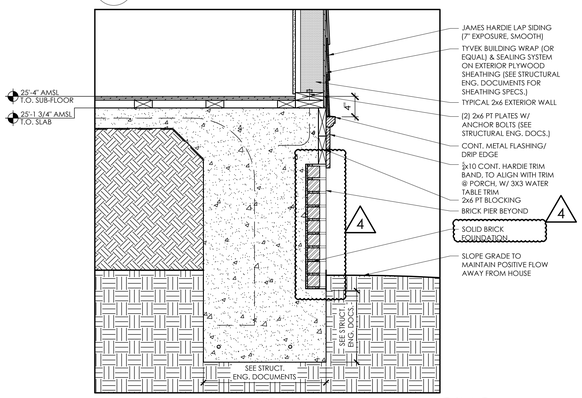
3.5/12 EAVE @ FRONT PORCH

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



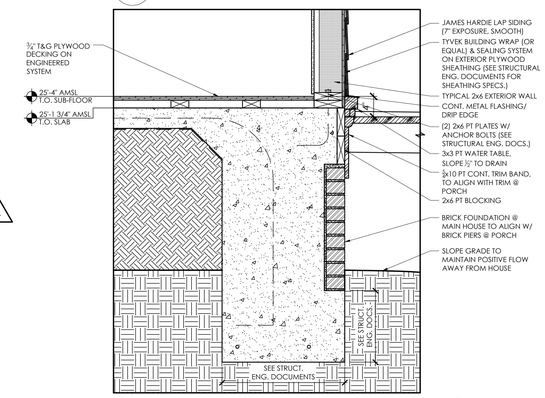
TYP. CORNER BOARD DETAIL

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



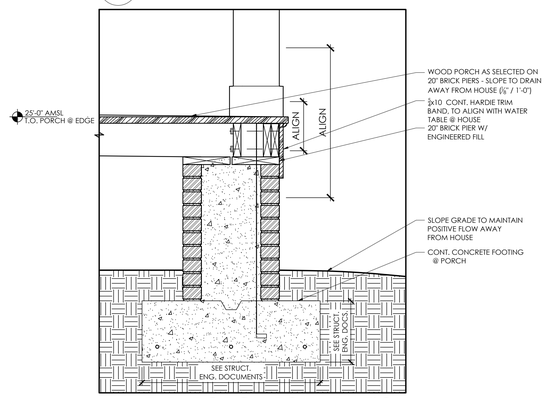
TYP. MAIN HOUSE FDTN. - FENCING

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



TYP. MAIN HOUSE FDTN. - BRICK

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



TYP. PORCH FOUNDATION

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

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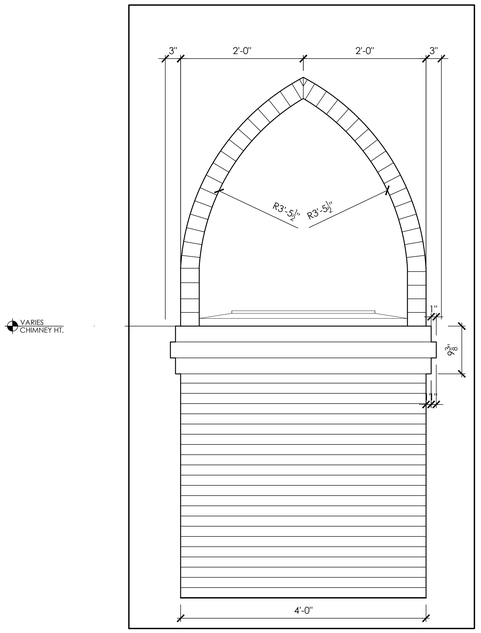
STATE OF SOUTH CAROLINA
JAMES C. ATKINS
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REGISTERED ARCHITECT

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

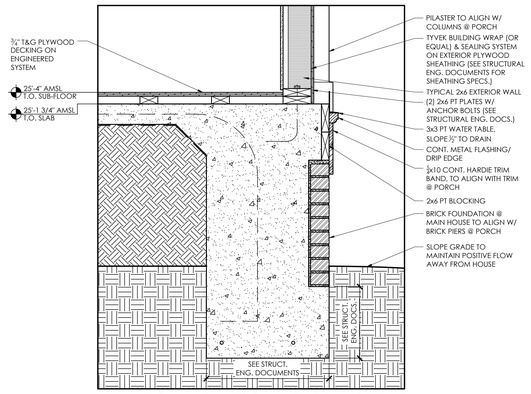
PROJECT # : 21-132
PROJECT CONTACT : JCA
DATE: 07/10/2023

DETAILS
A5.0



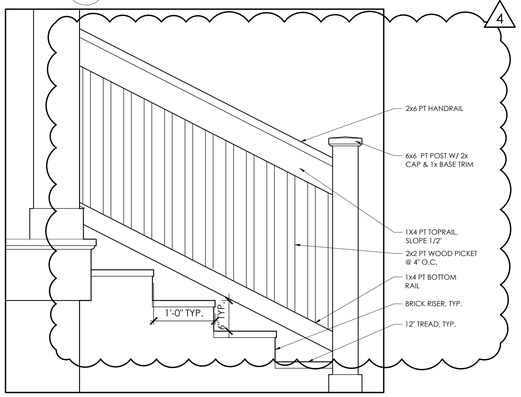
TYP. CHIMNEY DETAIL

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



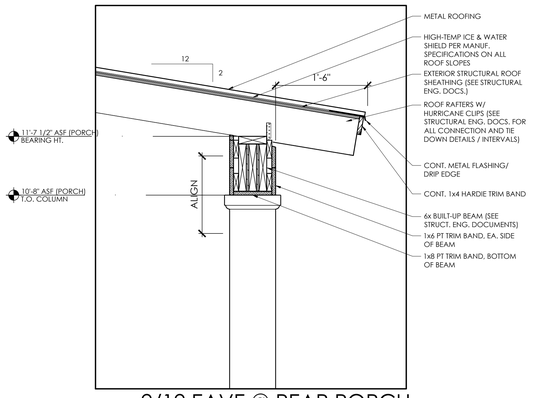
FOUNDATION @ PILASTERS

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



TYP. WOOD STAIR & HANDRAIL

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

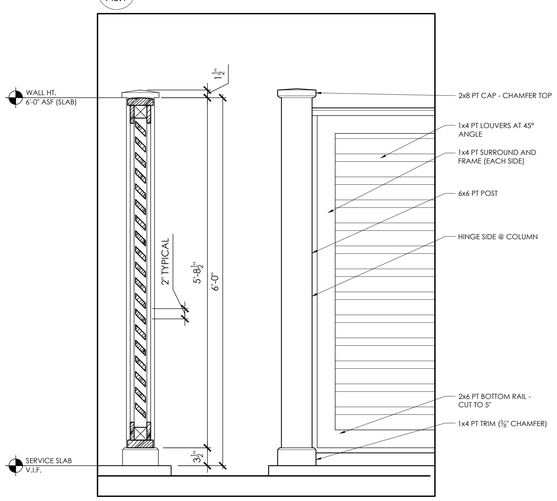


2/12 EAVE @ REAR PORCH

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

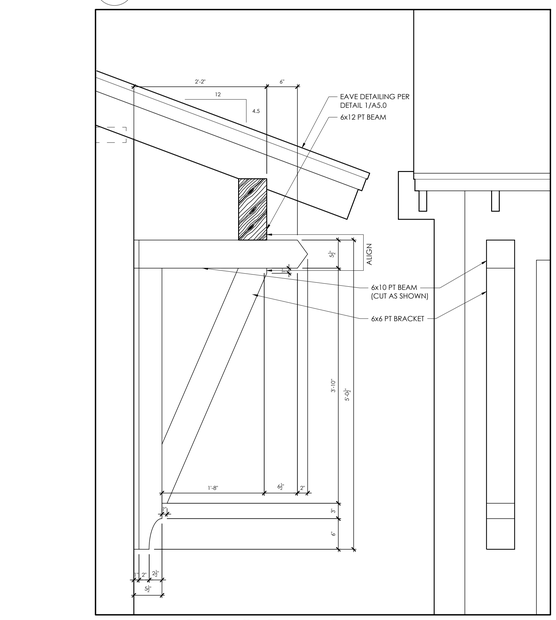
NOT USED

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



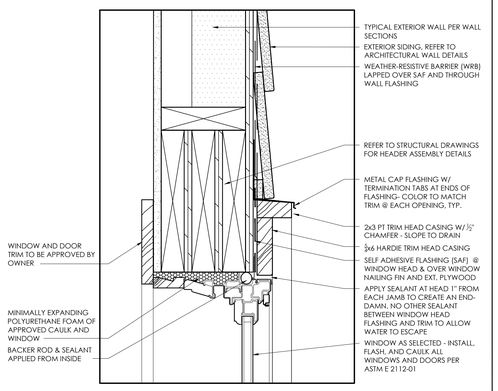
SERVICE YARD

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



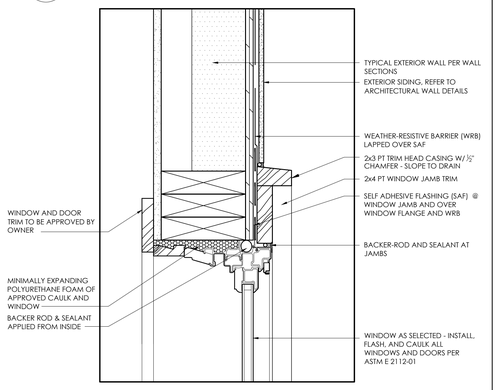
BRACKET @ GARAGE

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



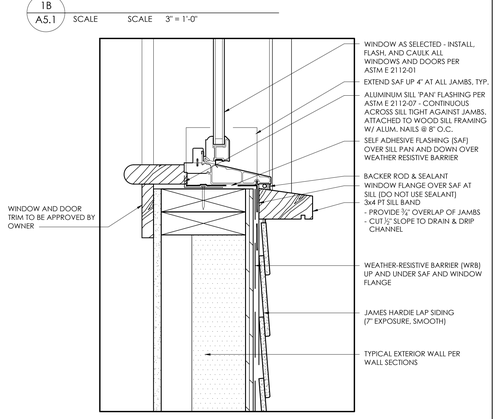
TYP. WINDOW HEADER

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



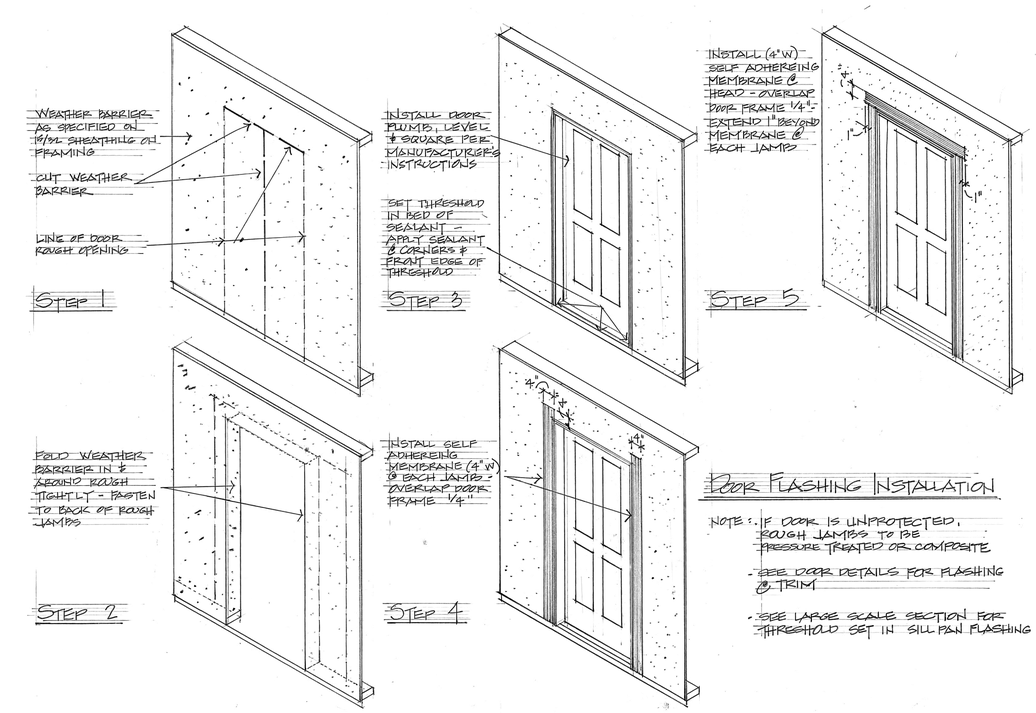
TYP. WINDOW JAMB

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



TYP. WINDOW SILL

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



DOOR FLASHING INSTALLATION

NOTE: - IF DOOR IS UNPROTECTED, ROUGH JAMBS TO BE PRESSURE TREATED OR COMPOSITE
- SEE DOOR DETAILS FOR FLASHING & TRIM
- SEE LARGE SCALE SECTION FOR THRESHOLD SET IN SILL PAN FLASHING

DOOR FLASHING DETAILS

8 A5.1 SCALE N.T.S.

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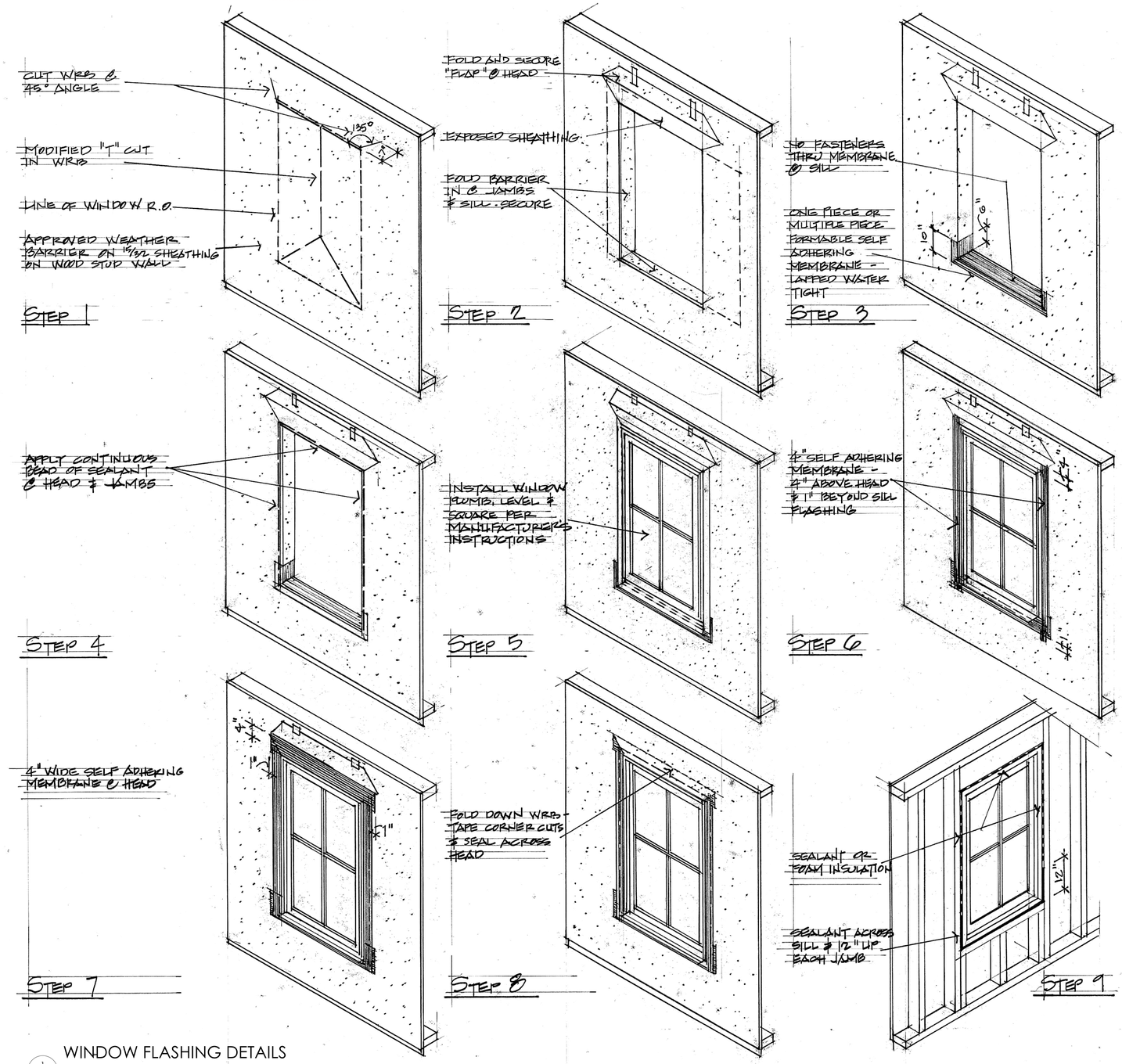
STATE OF SOUTH CAROLINA REGISTERED ARCHITECT — JAMES C. ATKINS CHAPPELL, SC No. 6343

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ISSUE	DATE	DESCRIPTION
1	7/09/25	OWNER CHANGES

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

DETAILS
A5.1



1 / A5.2 WINDOW FLASHING DETAILS

SCALE N.T.S.

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ISSUE	DATE	DESCRIPTION

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

DETAILS
A5.2

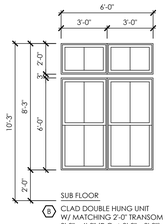
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

WINDOW SCHEDULE

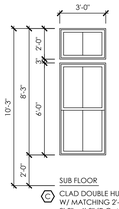
MARK	DESCRIPTION	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	HEAD HEIGHT	DESIGN PRESSURE	ENERGY CODE	REMARKS
A	NOT USED	--	--	--	DP 50 RATING OR APPROVED EQUIVALENT BY G.C. STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.	U-VALUE AND SOLAR HEAT GAIN FACTOR TO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

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

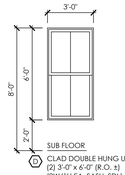
A NOT USED



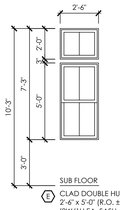
B CLAD DOUBLE HUNG UNIT
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ± 3'-0" x 8'-3")
(2W/1H EA. SASH, SDL)
(2W/1H SDL TRANSOM)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



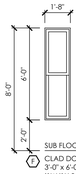
C CLAD DOUBLE HUNG UNIT
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ± 3'-0" x 8'-3")
(2W/1H EA. SASH, SDL)
(2W/1H SDL TRANSOM)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



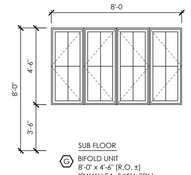
D CLAD DOUBLE HUNG UNIT
(2) 3'-0" x 6'-0" (R.O. ±)
(2W/1H EA. SASH, SDL)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT
EGRESS



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



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



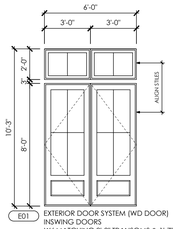
G BIFOLD UNIT
8'-0" x 4'-6" (R.O. ±)
(2W/1H EA. SASH, SDL)
BOD: MARVIN COASTLINE BI-FOLD DOOR
DP RATING 50 OR APPROVED EQUIVALENT

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

DOOR SCHEDULE

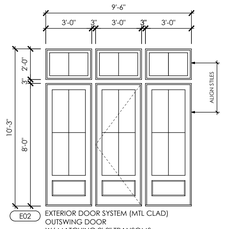
DOOR NUMBER	SIZE W	SIZE H	SIZE T	MATERIAL	DOOR TYPE	HEAD HEIGHT	DESIGN PRESSURE (EXTERIOR)	ENERGY CODE (EXTERIOR)	REMARKS
E01	(2) 3'-0" (R.O.±6'-0")	8'-0" (R.O.±10'-3")	2 1/4"	WD	EXTERIOR DOORS	10'-3"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C. STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING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

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



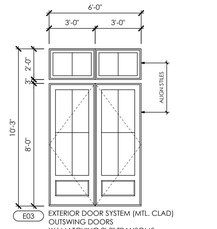
E01 EXTERIOR DOOR SYSTEM (WD DOOR)
INSWING DOORS
W/ MATCHING 2'-0" TRANSOMS & 1'-7" SIDELIGHTS
3'-0" x 8'-0" (R.O. ±6'-0" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



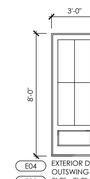
E02 EXTERIOR DOOR SYSTEM (MTL CLAD)
OUTSWING DOOR
W/ MATCHING 2'-0" TRANSOMS
& 3'-0" FIXED UNITS
3'-0" x 8'-0" (R.O. ±9'-6" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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

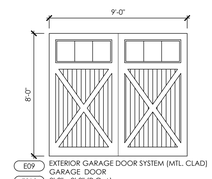


E03 EXTERIOR DOOR SYSTEM (MTL CLAD)
OUTSWING DOORS
W/ MATCHING 2'-0" TRANSOMS
3'-0" x 8'-0" (R.O. ±6'-0" x 10'-3")
(2W/2H SDL)
(2W/1H SDL TRANSOMS)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



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



E09 EXTERIOR GARAGE DOOR SYSTEM (MTL. CLAD)
GARAGE DOOR
E010 8'-0" x 9'-0" (R.O. ±)
(5W/1H SDL)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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

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COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

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

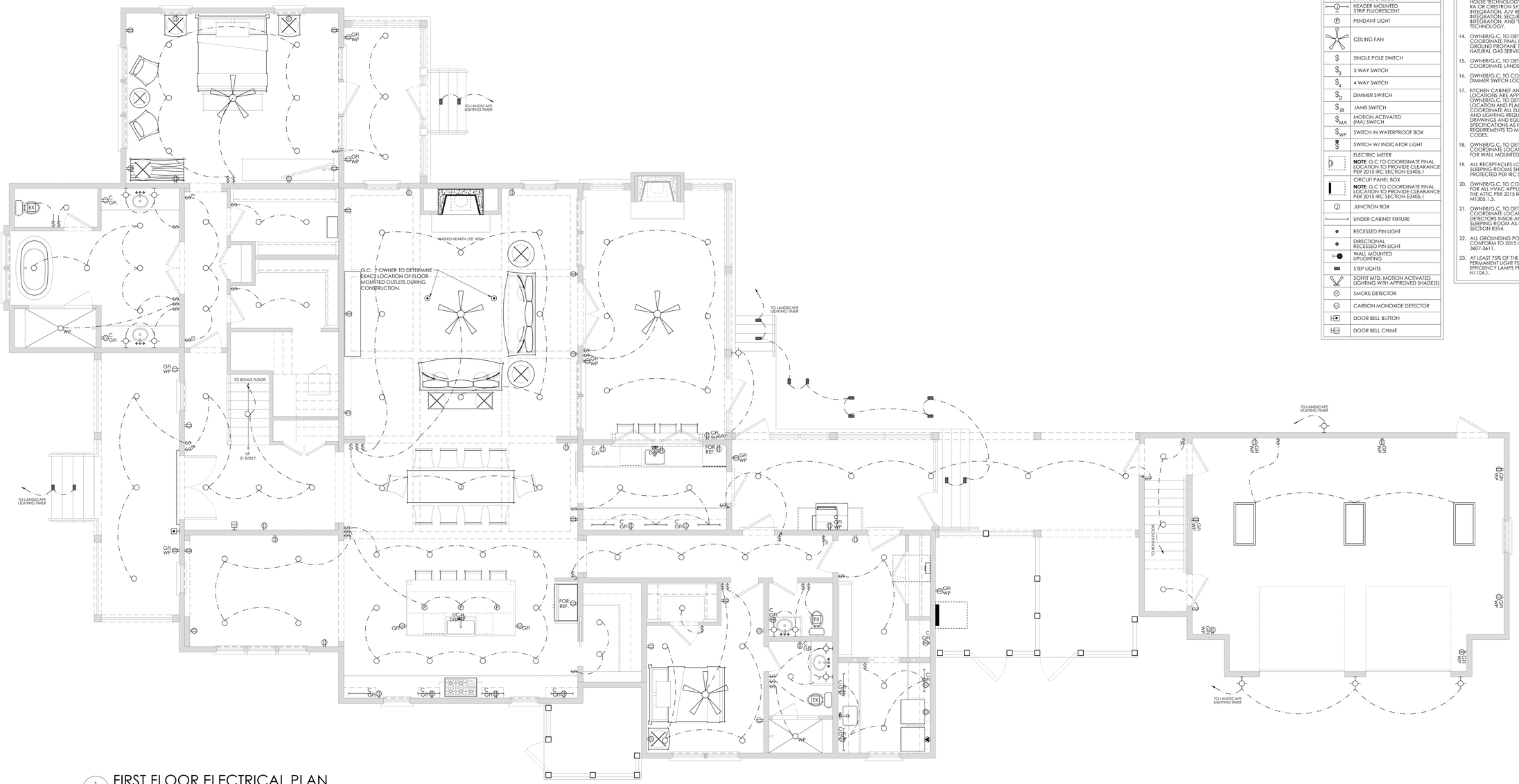
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ISSUE	DATE	DESCRIPTION

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

DOOR AND WINDOW SCHEDULE

A6.0



1 / E2.1 FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

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

ELECTRICAL NOTES

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

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STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS — COURT ATKINS ARCHITECTS, INC. BLUFFTON, SC No. 10009

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

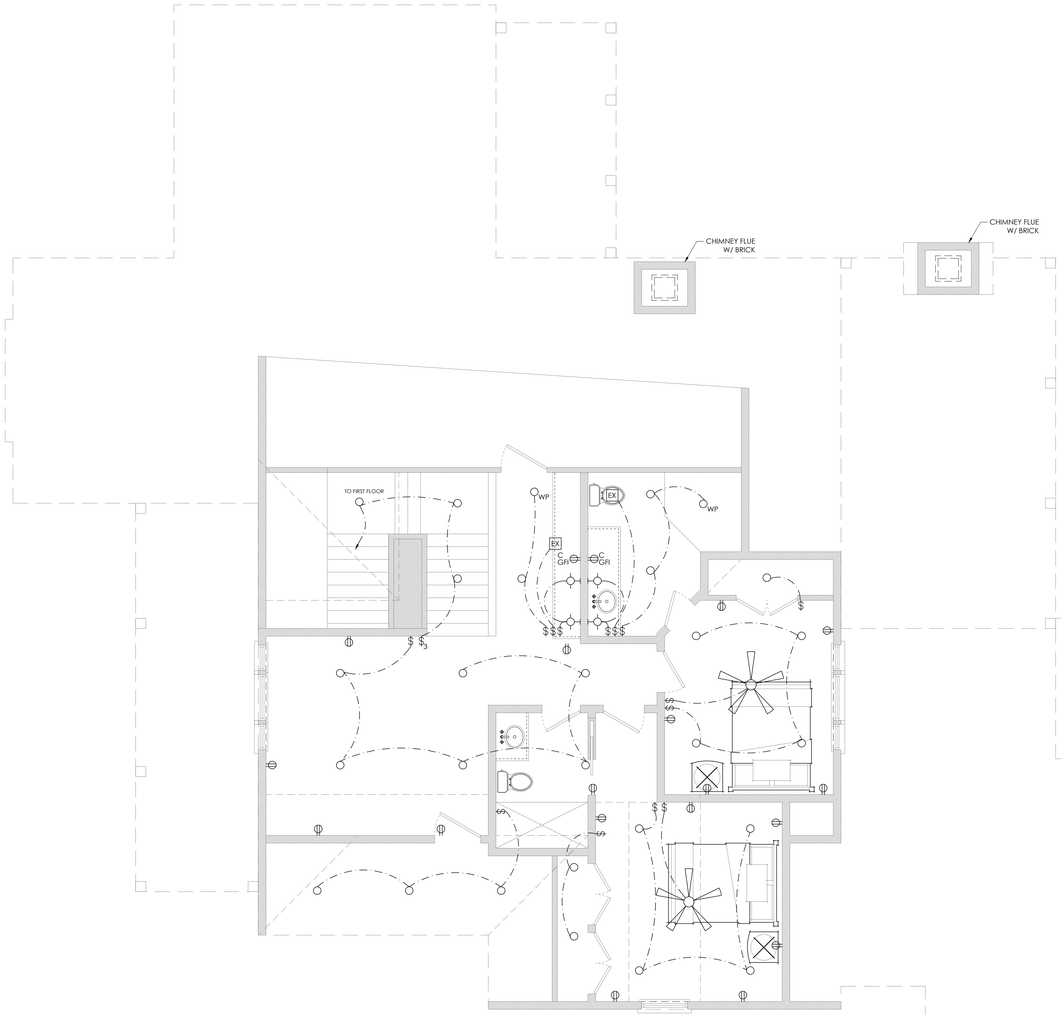
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ISSUE	DATE	DESCRIPTION

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

FIRST FLOOR ELECTRICAL PLAN

E2.1



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

SECOND FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

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

ELECTRICAL NOTES

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

N

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No. 10019
REGISTERED ARCHITECTS

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

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ISSUE	DATE	DESCRIPTION

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

SECOND FLOOR ELECTRICAL PLAN

E2.2

GENERAL NOTES:

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

DEMOLITION NOTES:

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

GENERAL DISTURBANCE NOTES:

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

LAYOUT NOTES:

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

GRADING NOTES:

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

LIGHTING NOTES:

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

CONSTRUCTION NOTES:

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

PLANTING NOTES:

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

SOIL AMENDMENT NOTES:

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

TURF AND GRASSING NOTES:

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

IRRIGATION NOTES:

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

****CAUTION****

UTILITY PROTECTION CENTER

3 DAYS BEFORE DIGGING
CALL TOLL FREE
1-888-721-7877

A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

SHEET INDEX

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

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

PROJECT TEAM

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

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

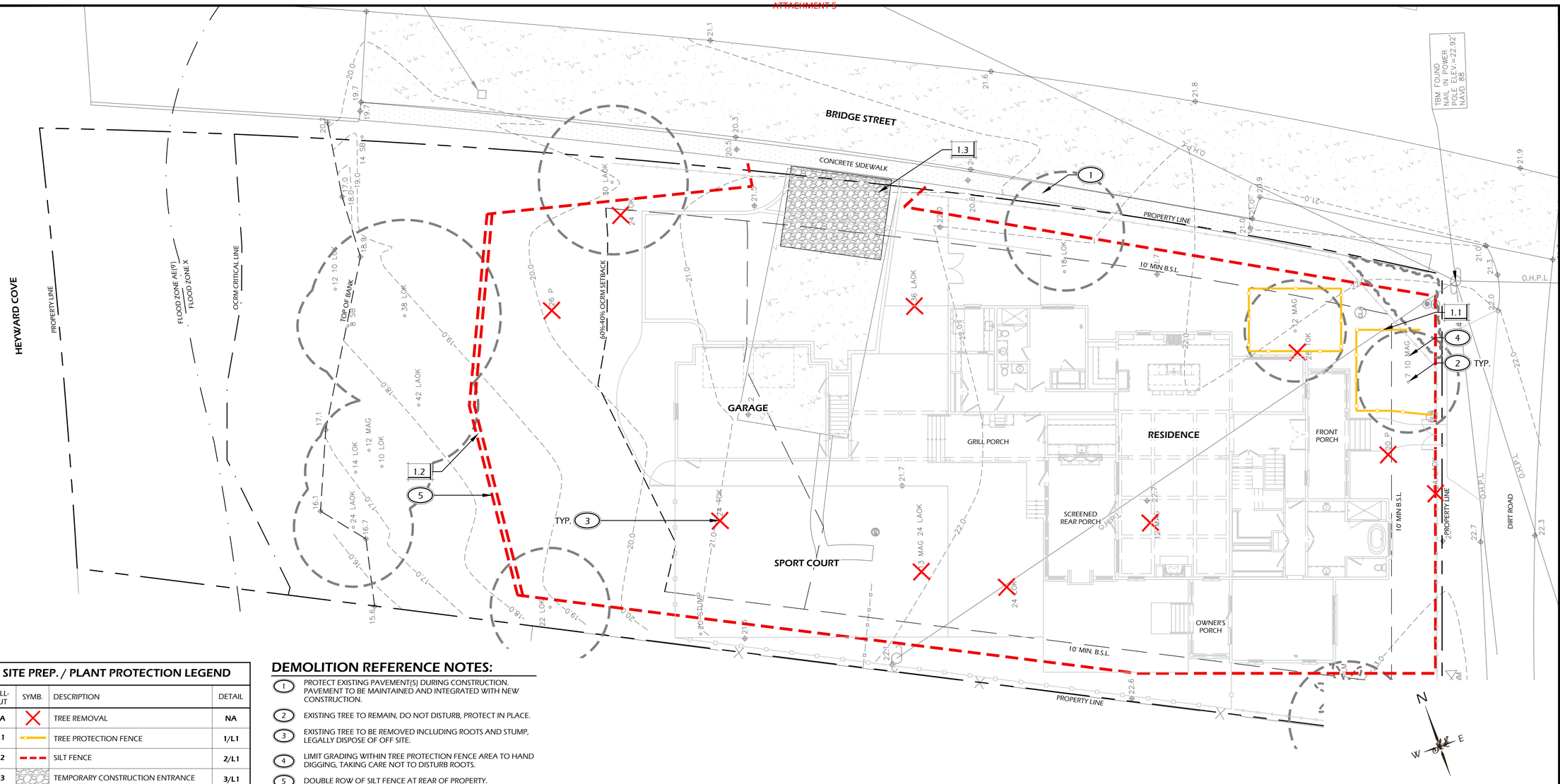
COURT ATKINS ARCHITECTS
BLUFFTON, SC.
(843) 815.2557

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

T SQUARE SURVEYING
BLUFFTON, SC.
(843) 757.2650

PROJECT REQUIREMENTS

SITE COVERAGE



0 5 10 20 30 40

Scale 1" = 10'

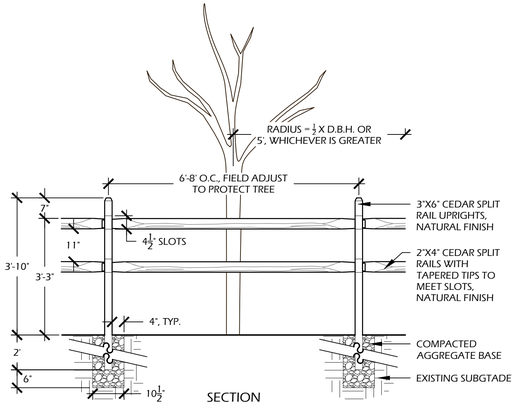
SITE PREP. / PLANT PROTECTION LEGEND

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

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

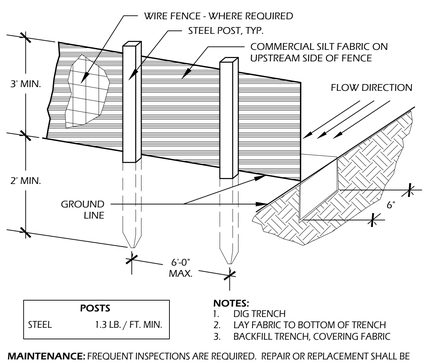
DEMOLITION REFERENCE NOTES:

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



SECTION

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

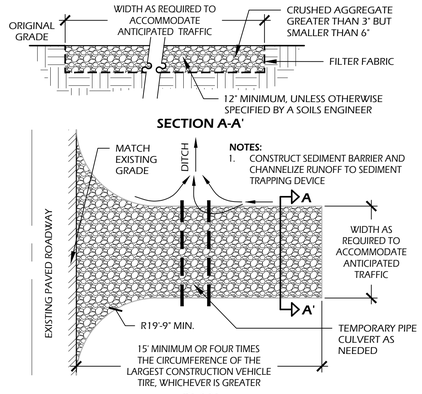


POSTS	
STEEL	1.3 LB. / FT. MIN.

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

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

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

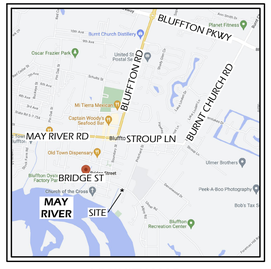


3 / L6 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: N.T.S.

PROJECT NARRATIVE:

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

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



VICINITY MAP



LOCATION MAP IN TOWN OF BLUFFTON

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THIS SHEET TO SCALE AT: 24"X36"

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

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

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 837 DANIEL PATRICK KEEFER

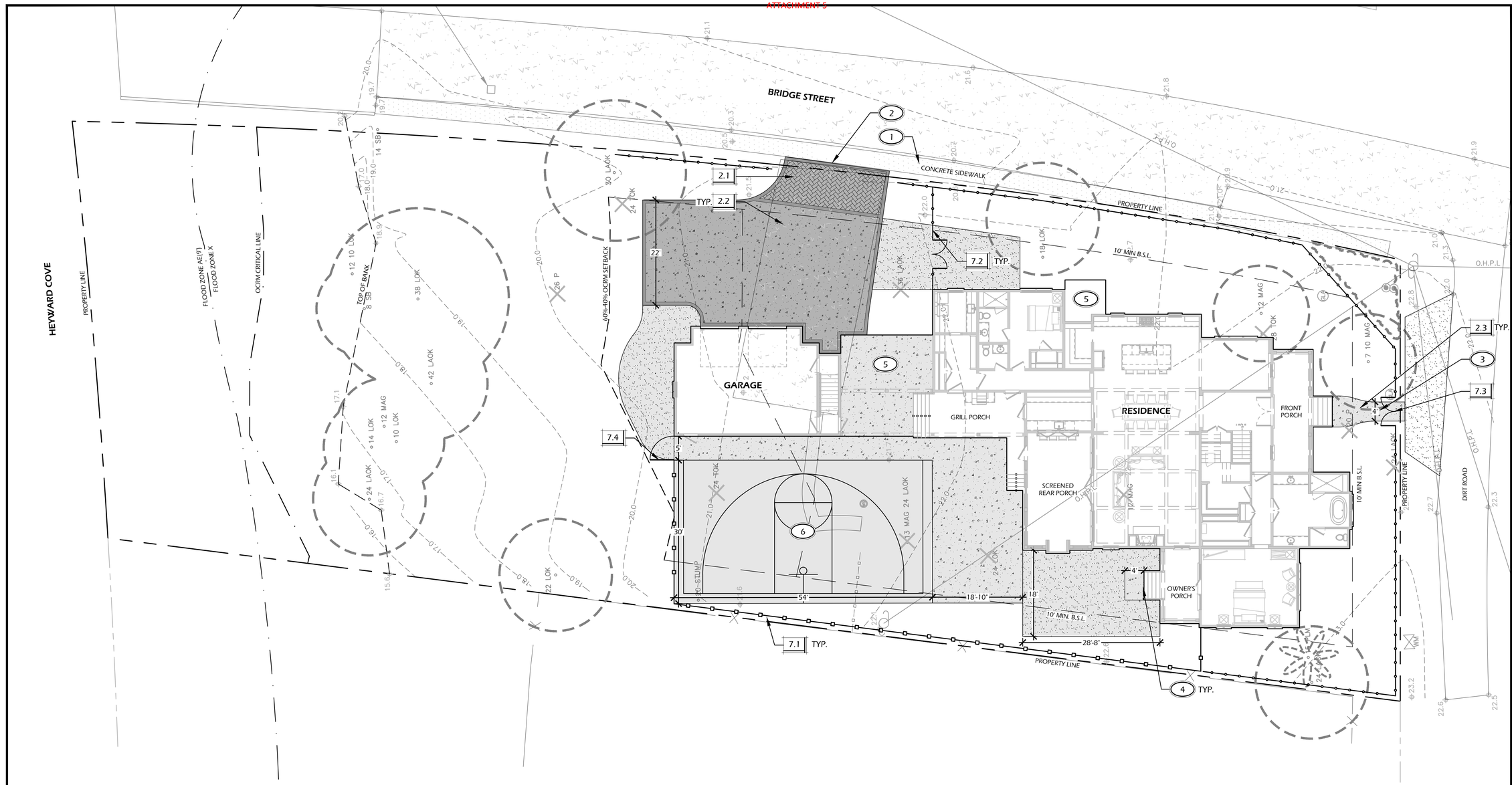
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REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
SWPP PLAN

DRAWING NUMBER
L1



PAVING SCHEDULE

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

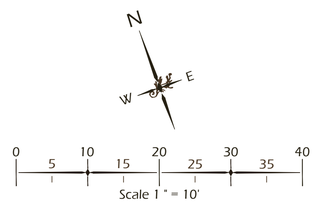
NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND

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

KEY SHEET REFERENCE NOTES:

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



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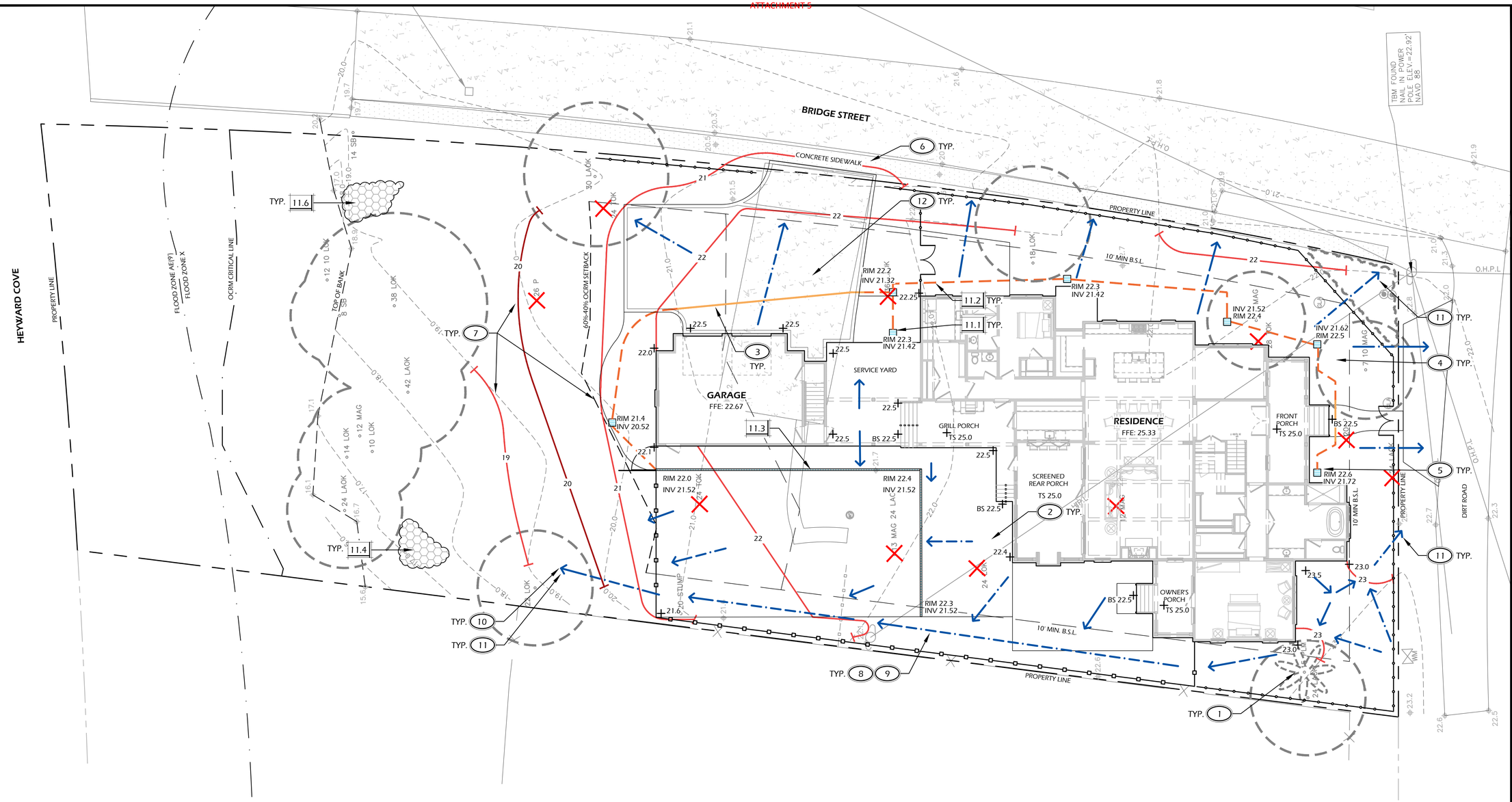
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REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
KEY SHEET AND LAYOUT PLAN

DRAWING NUMBER
L2



DRAINAGE LEGEND

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

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

GRADING LEGEND

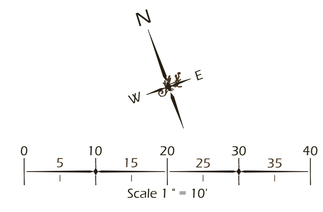
SYMB.	DESCRIPTION
+	SPOT GRADE
←	DRAINAGE ARROW
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING GRADE

GRADING ABBREVIATIONS

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

GRADING REFERENCE NOTES:

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



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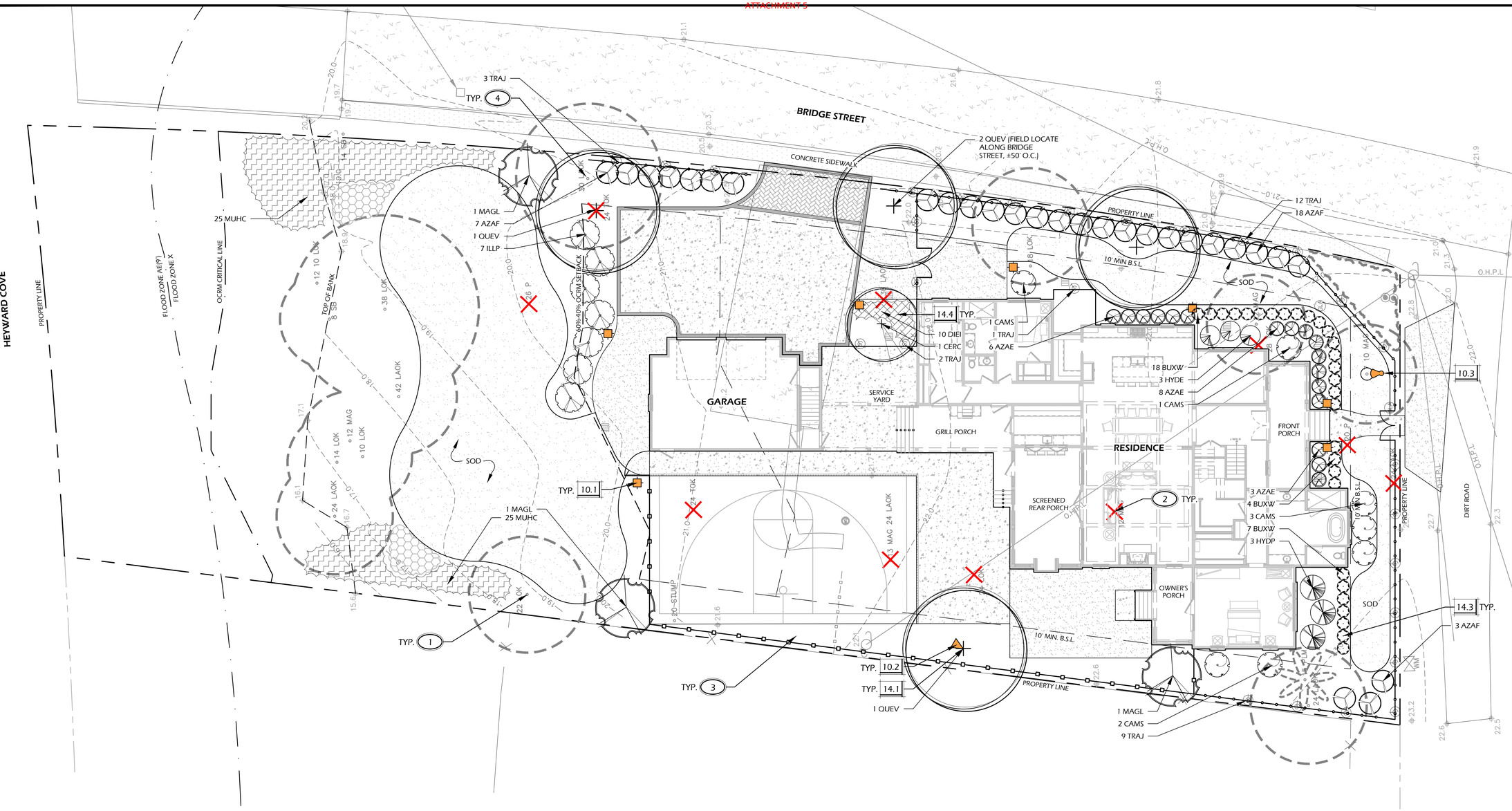
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REVISIONS:

07-08-2025	REVISION - 01

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER
L3



PLANTING DETAILS

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

LIGHTING SCHEDULE

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

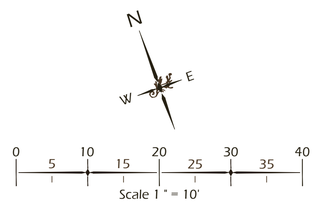
NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PLANT KEY LEGEND

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

PLANTING REFERENCE NOTES:

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



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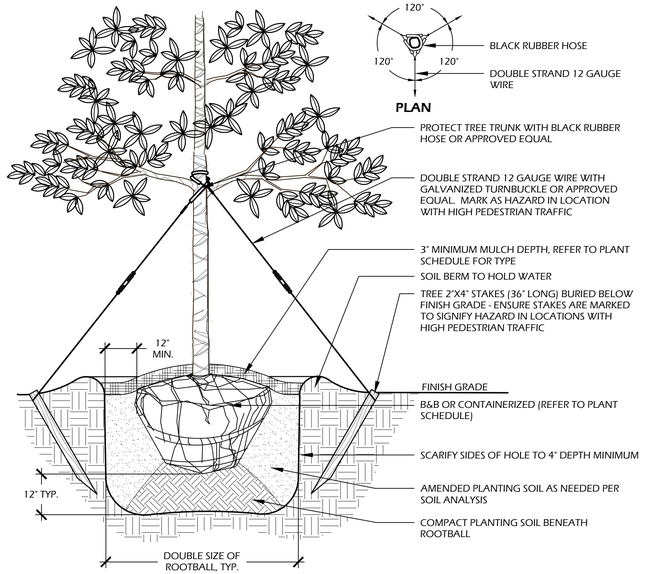
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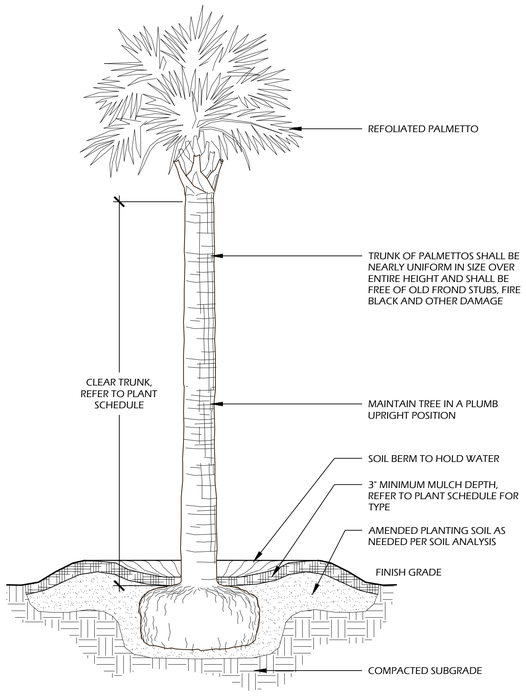
DRAWING TITLE
LIGHTING AND PLANTING PLAN

DRAWING NUMBER
L4



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

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



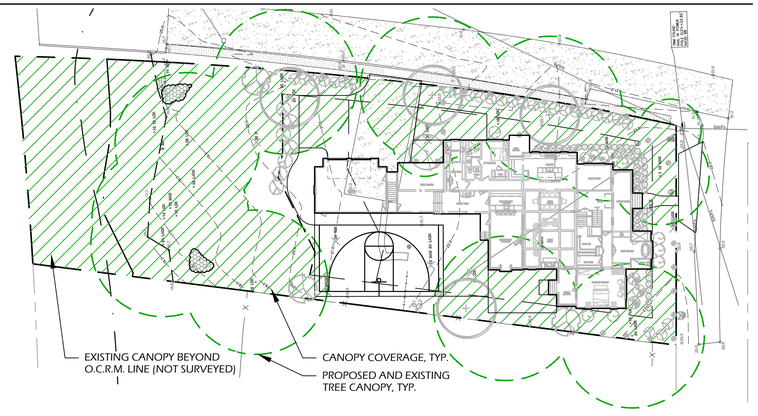
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE,
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

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

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
4	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
1	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
3	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
17	AZAE	Azalea x encore	Encore Azalea	24"-30"	24"-30"	7 gal.	-	Full
28	AZAF	Azalea indica 'Formosa'	Formosa Azalea	30"-36"	24"-30"	7 gal.	-	Full
29	BUXW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	12"-18"	12"-18"	7 gal.	-	Full
7	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
3	HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24"-30"	24"-30"	7 gal.	-	Full
3	HYDP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24"-30"	24"-30"	7 gal.	-	Full
7	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
50	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
10	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
27	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4"-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
3,850	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,050	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY DIAGRAM:

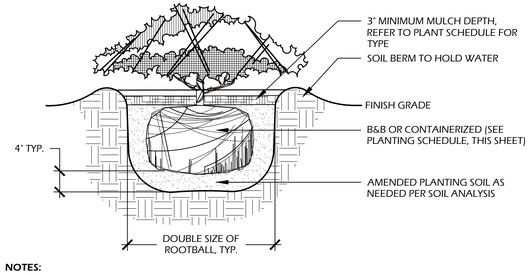




SCALE: 1" - 30'-0"

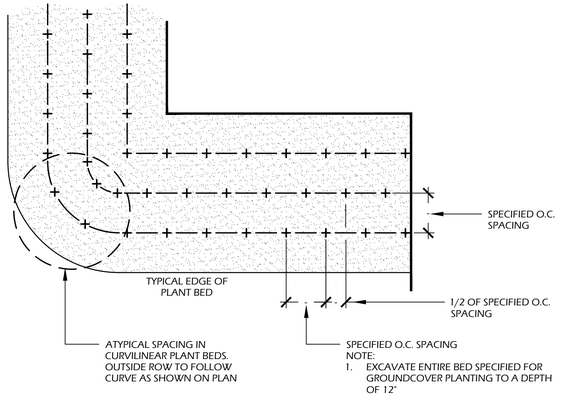
CANOPY COVERAGE TABLE

DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	25,601 S.F.
BUILDING FOOTPRINT	±5,386 S.F.
REMAINING SITE AREA	20,215 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	16,576 S.F.
% CANOPY COVERAGE (75% MIN.)	**81.9%**



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

3 // L5 SHRUB PLANTING
SCALE: N.T.S.



4 // L5 GROUND COVER PLANTING
SCALE: N.T.S.

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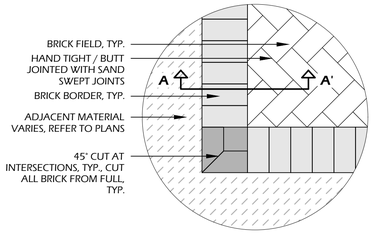
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REVISIONS:

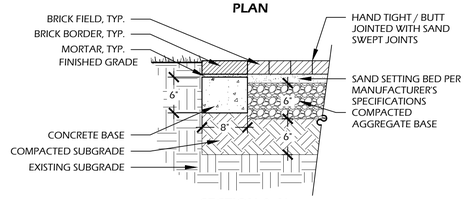
07-08-2025	REVISION - 01

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L5



PLAN



SECTION A-A'

BRICK MANUFACTURER INFORMATION:

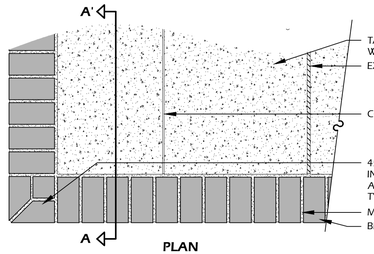
MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L2**, FOR DIRECTION)
WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

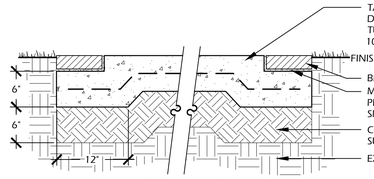
OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF DRIVE AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

BRICK MANUFACTURER INFORMATION:

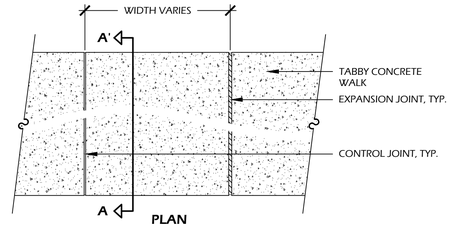
MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: SINGLE HEADER COURSE BORDER
JOINTS: TO MATCH ARCHITECTURE

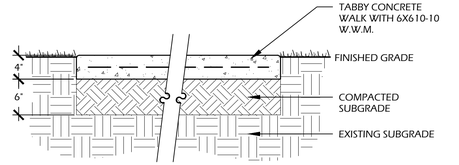
SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF DRIVE.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



PLAN



SECTION A-A'

CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:

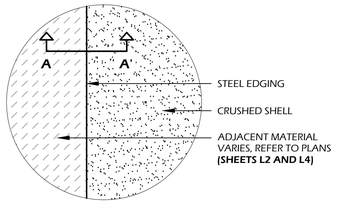
SOIL COMPACTION: 95% STANDARD PROCTOR

TABBY SPEC:
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

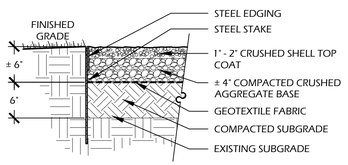
NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L2)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L6 BRICK APRON

SCALE: 1" - 1'-0"



PLAN



SECTION A-A'

EDGING AND STAKE INFORMATION:

MANUFACTURER:
BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDER CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3/16" X 4" X 16'
STAKES: STANDARD STAKE 3/16" THICK X 15" LONG (6 PER 16')
COLOR: BLACK

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

SHELL INFORMATION:

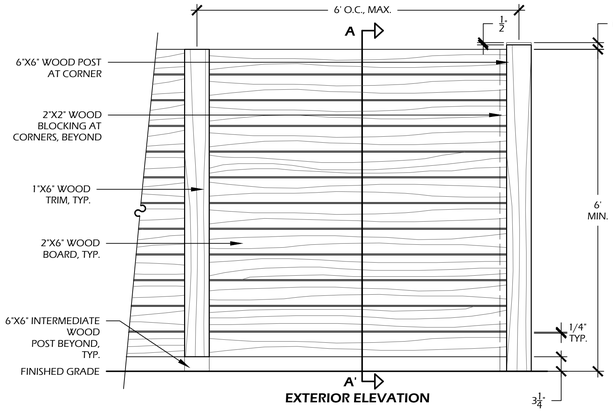
SHELL: EQUAL MIX OF CRUSHED #3 AND #4 SHELL

OTHER INFORMATION:

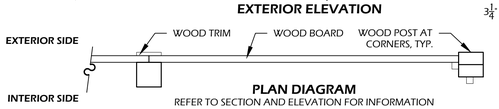
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

2 // L6 ROCK SALT CONCRETE DRIVE

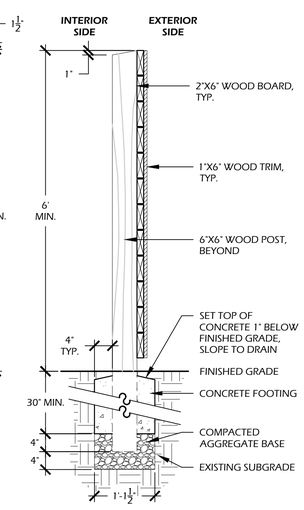
SCALE: 1" - 1'-0"



EXTERIOR ELEVATION



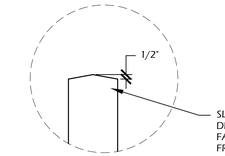
PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION



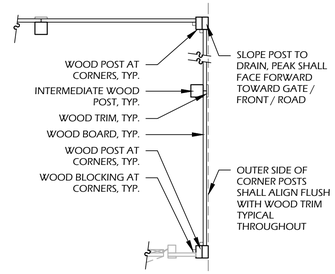
SECTION - A

3 // L6 ROCK SALT CONCRETE WALK

SCALE: 1" - 1'-0"



CORNER POST DETAIL
N.T.S.



SAMPLE PLAN DIAGRAM
N.T.S.

MATERIAL SPECIFICATION:

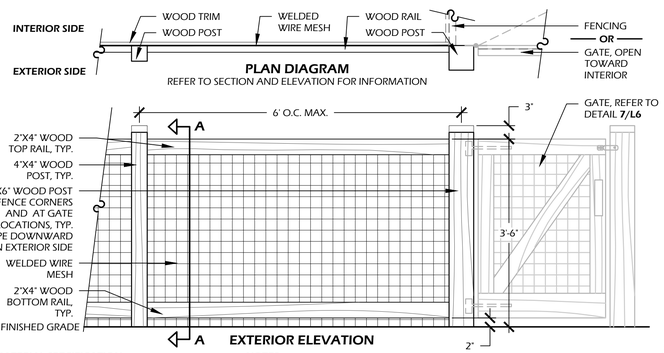
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN OR TO MATCH ARCHITECTURE TRIM

CONCRETE: 3,000 P.S.I. @ 28 DAYS

NOTES:
1. SLOPE ALL INTERMEDIATE WOOD POSTS DOWNWARD ON INTERIOR SIDE TO DRAIN. SLOPE ALL CORNER POSTS AS SHOWN TO DRAIN
2. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

4 // L6 STONE POOL DECK

SCALE: 1" - 1'-0"



PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION

EXTERIOR ELEVATION

MATERIAL SPECIFICATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN

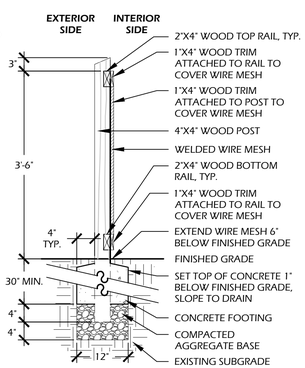
WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN

CONCRETE: 3,000 P.S.I. @ 28 DAYS

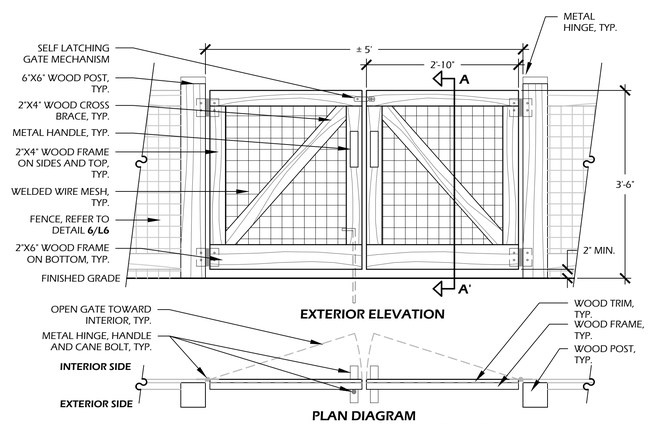
NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. WELDED WIRE MESH SHALL RUN CONTINUOUS ON INTERIOR SIDE OF FENCE. SEAMS, IF ANY SHALL BE COVERED BY WOOD TRIM PER DETAIL.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

5 // L6 PRIVACY FENCE

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



SECTION - A



EXTERIOR ELEVATION

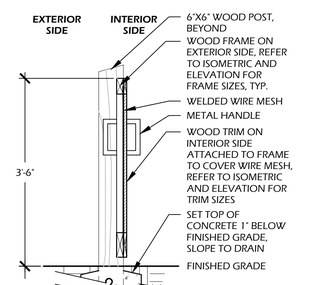
PLAN DIAGRAM
REFER TO SECTION AND ELEVATION FOR INFORMATION

MATERIAL SPECIFICATION:

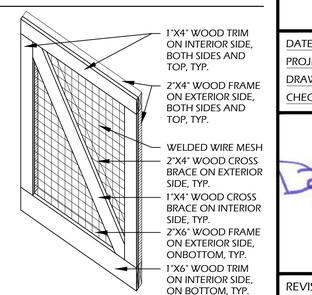
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN
WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN
CONCRETE: 3,000 P.S.I. @ 28 DAYS

LATCH AND HINGE INFORMATION:

LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE / GATE
HANDLE: (METAL), BLACK IN COLOR, MODEL BY OWNER, MOUNT ON BOTH SIDES OF GATE
CANE BOLT: (METAL), BLACK IN COLOR, BY OWNER, MOUNT ON INTERIOR SIDE OF GATE



SECTION - A



ISOMETRIC DIAGRAM
N.T.S.

NOTES:
1. REFER TO PLANS FOR GATE LOCATIONS.
2. SLOPE WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. CONTRACTOR SHALL PROVIDE SAMPLES OF LATCH, HINGE AND HANDLE FOR APPROVAL BY OWNER PRIOR TO ORDERING.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POST PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
6. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

6 // L6 LVING FENCE

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

7 // L6 GATE TYPE 1

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

Miller Jones Reefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

© 2022 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

NERHUS RESIDENCE

BRIDGE STREET / PARCEL 52 (#27)
BLUFFTON, SOUTH CAROLINA

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

SOUTH CAROLINA
No. 837
REGISTERED
PATRICK KEEFER

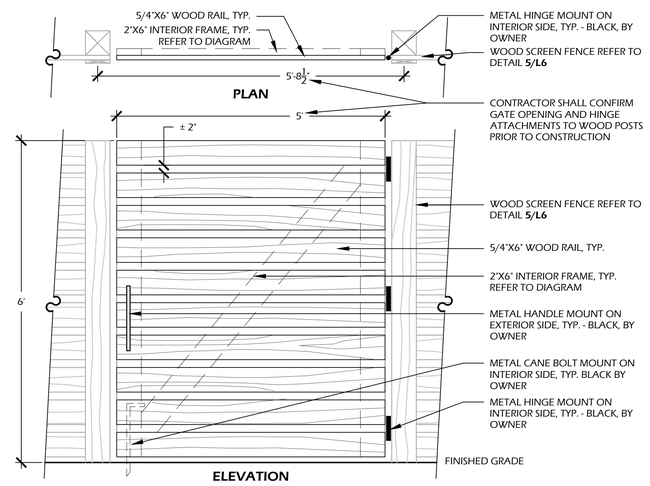
PERMIT SET

REVISIONS:

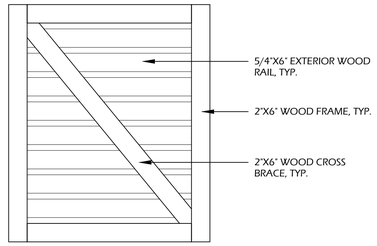
07-08-2025	REVISION - 01

DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER
L6



NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE. STAIN CHARLESTON GREEN OR TO MATCH ARCHITECTURE(COLOR TO BE APPROVED BY OWNER).
2. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

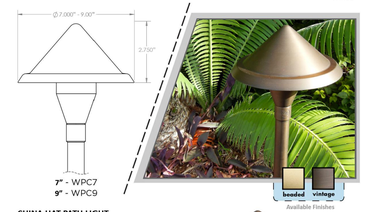


INTERIOR FRAME DIAGRAM (N.T.S.)

1 // L7 GATE TYPE 2
SCALE: 3/4" = 1'-0"

COASTAL SOURCE
DEFYING THE ELEMENTS

CHINA HAT PATH LIGHT
WIRED



CHINA HAT PATH LIGHT
STAKE MOUNTED AREA LIGHT

7" Size (H x W): 23in x 7in **Weight:** 5 Lbs
9" Size (H x W): 23in x 9in **Weight:** 5.5 Lbs
Construction: Solid Brass **Voltage:** 10-18V

Finish: Beaded, Vintage
Riser Length: 17"
Shroud: Reflective Powder Coat Interior
Lamp: MR16 (LED Recommended)
Wattage: Max 50 Watts (Max 3W G3 MR16)
Lens: Clear Convex Glass
Mounting: 8" Brass Stake
Wire: Marine-Grade Tinned Wire
Warranty: 5-Year Limited Warranty*

*Lifetime Warranty for certified installations. See terms and conditions of sale for details.



CS OFFICE LOCATIONS

New Jersey
1270 Glen Avenue
Moorestown, NJ 08057

Florida
11450 Overseas Highway
Marathon, FL 33050

Please visit **coastalsource.com** for more information or call us at **1-800-719-1996**. You will always be pleased you purchased a Coastal Source product.

www.coastalsource.com

MANUFACTURER INFORMATION:
COASTAL SOURCE
1270 GLEN AVENUE
MOORESTOWN, NJ 08057
PHONE: (800) 719.1996
WEB: WWW.COASTALSOURCE.COM

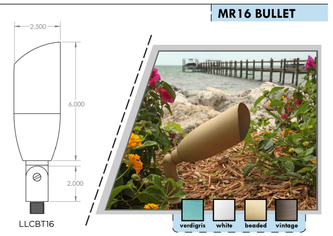
MODEL: 7" CHINA HAT PATH LIGHT
FINISH: VINTAGE BRASS
BULB: MR16 LED
WATTAGE: 6 WATTS
TEMPERATURE: 3000K
MOUNTING: STAKE

OR APPROVED EQUAL

2 // L7 PATH LIGHT
SCALE: N.T.S.

COASTAL SOURCE
DEFYING THE ELEMENTS

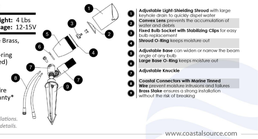
MR16 BULLET



MR16 BULLET
DIRECTIONAL UP/DOWN LIGHT

Size (H x W): 9.5in x 2.5in **Weight:** 4 Lbs
Construction: Solid Brass **Voltage:** 12-15V

Finish: Beaded Natural, Vintage Brass, & White
Shroud: 360 Rotational with O-ring
Bulb: MR16 (LED Recommended)
Wattage: Maximum 50 Watts
Lens: Clear Convex Glass
Mounting: 8" Brass Stake
Wire: Marine-Grade Tinned Wire
Warranty: 5-Year Limited Warranty*



Larry C Toomer
Mayor
Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager

Council Members
Fred Hamilton
Bridgette Frazier
Emily Burden
Marcia Hunter
Town Clerk

September 3, 2024

Court Atkins Architects, Inc.
32Bruin Road
Bluffton, SC 29910

Dear Mr. Broene:

On April 7, 2022 the Town of Bluffton Historic Preservation Commission approved the Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 4,120 SF and a Carriage House structure of approximately 1,188 SF located at 27 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD (COFA-05-18-011989) with the following conditions:

1. Per Section 5.3.3.C. of the UDO, the structure shall be reconfigured to allow the 12-inch Southern Magnolia near the northeast corner of the house to survive and protect the existing tree canopy for the site, and if an Arborist Report determines the 18-inch Live Oak along the northern property line is in good health, consideration shall be given to its existing canopy as well.
2. Per Section 5.3.7.A.1. of the UDO, the Landscape Plan must be updated to show large canopy street trees no greater than 50 feet apart along Bridge Street.
3. Per Section 5.3.7.D.1. of the UDO, the Landscape Plan will need to be updated to reflect the canopy coverage should any tree from the arborist report currently proposed to be saved be removed.
4. Section 5.15.5.F.1.c. of the UDO, the finished floor height must be raised to no less than 3’ above average adjacent sidewalk grade or the elevations marked to show it has been met.
5. Per Section 5.15.6.N. of the UDO, the water table must be revised to be a minimum of 5/4 stock.
6. A deviation may be granted to allow the folding “service” type window, as it is located on a rear elevation which is not visible from any public street, if additional information, including window specifications and elevations showing the space, is

provided to show that when closed, they will appear to be four double-hung windows as permitted in Section 5.15.6.I. of the UDO, to be reviewed by the HPRC.

7. Per the Applications Manual, a front elevation of the Carriage House and portion of the left elevation in the porch has not been provided and must be provided for review and be found to be in compliance with the applicable standards prior to approval of the Certificate of Appropriateness.
8. Per the Applications Manual, approval of Town of Bluffton Tree Removal Permit is required prior to issuance of this Certificate of Appropriateness and all conditions of that approval met prior to passing a Final Historic District Inspection.

As you have submitted revised materials addressing the conditions above, Town Staff has stamped the architectural plan set dated 07/10/2023, Landscape Plan dated July 10, 2023 in association with TREE-05-23-1326 and issued a final approval.

Following the approval, an amendment application to add wood railings and gate to the front porch, change all double hung windows to casement windows (materials, size and location to remain as originally approved). As these items do not substantially alter the approval issued by the HPC, Town Staff as stamped revised sheets A3.0, A3.1 and A3.2 received 7/5/2024 and issued the amendment.

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur within 30 days.

Upon issuance, a Certificate of Appropriateness (COA) remains valid for two (2) years from this approval date (04/07/2022). If the project is not substantially complete within the time limit, the COA expires.

Please be advised that a COA is not a permit to begin construction. All necessary permits and licenses prior shall be obtained prior to commencing construction. Please contact the Town of Bluffton Customer Service Center at (843) 706-4522 if you have any questions.

Sincerely,

Katie Peterson, AICP
Senior Planner
Department of Growth Management

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

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

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

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

Project Name: Nerhus Residence

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

Project Address: 27 Bridge Street

Zoning District: Neighborhood Conservation - HD

Acreage: .588

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

Application for:

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

Project Description: Changing window type from double hung to casement and adding wood railing and wood gate to front porch.

Minimum Requirements for Submittal

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

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

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

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

Property Owner Signature:  **Date:** 7/5/2024

Applicant Signature:  **Date:** 7/5/2024

For Office Use

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

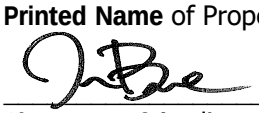
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent — **Date** 7/5/2024

Mike Nerhus

Printed Name of Property Owner or Authorized Agent



Signature of Applicant — **Date** 7/5/2024

Jason Broene

Printed Name of Applicant

COURT ATKINS
GROUP

July 5, 2024

Town of Bluffton
Ms. Katie Peterson, Senior Planner
20 Bridge Street
Bluffton, South Carolina 29910
kpeterson@townofbluffton.com

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

Katie,

Please see attached documents for an amendment to the Nerhus Residence. Documents include application form and exterior elevations. Changes being submitted for review and staff approval are; adding to wood railing and gate to the front porch and changing out all double hung windows to casements windows (window opening / sizes and locations to remain the same and window material to be vinyl clad). If you have any questions or need any additional information please let me know.

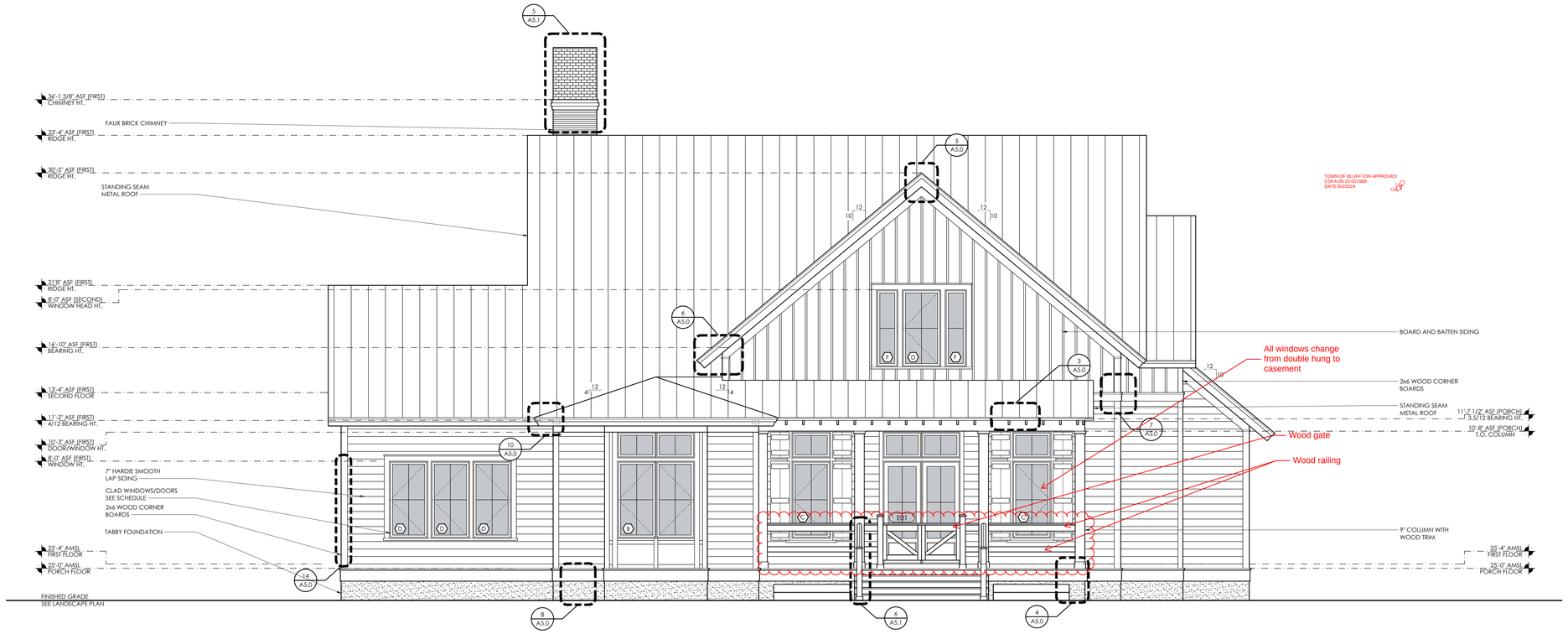
Court Atkins Architects, Inc.



Jason Broene, Studio Manager

TOWN OF BLUFFTON APPROVED
COFA-05-22-011989
DATE:9/3/2024

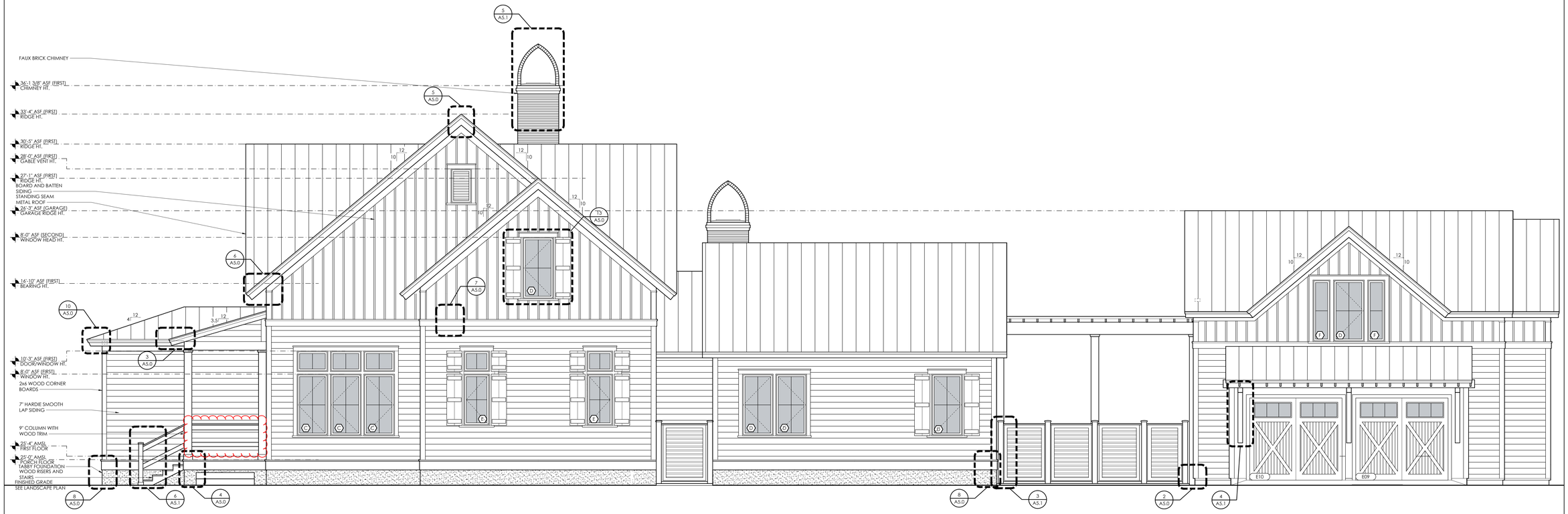
RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557



1 A3.0 FRONT ELEVATION

SCALE 1/4" = 1'-0"

TOWN OF BLUFFTON APPROVED
COFA-09-22-013889
DATE 9/3/2024



2 A3.0 RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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

THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

COURT ATKINS ARCHITECTS, INC. BLUFFTON, SC No. 10007B
STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS

JAMES C. ATKINS BLUFFTON, SC No. 10043
STATE OF SOUTH CAROLINA REGISTERED ARCHITECT

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ISSUE	DATE	DESCRIPTION

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

EXTERIOR ELEVATIONS

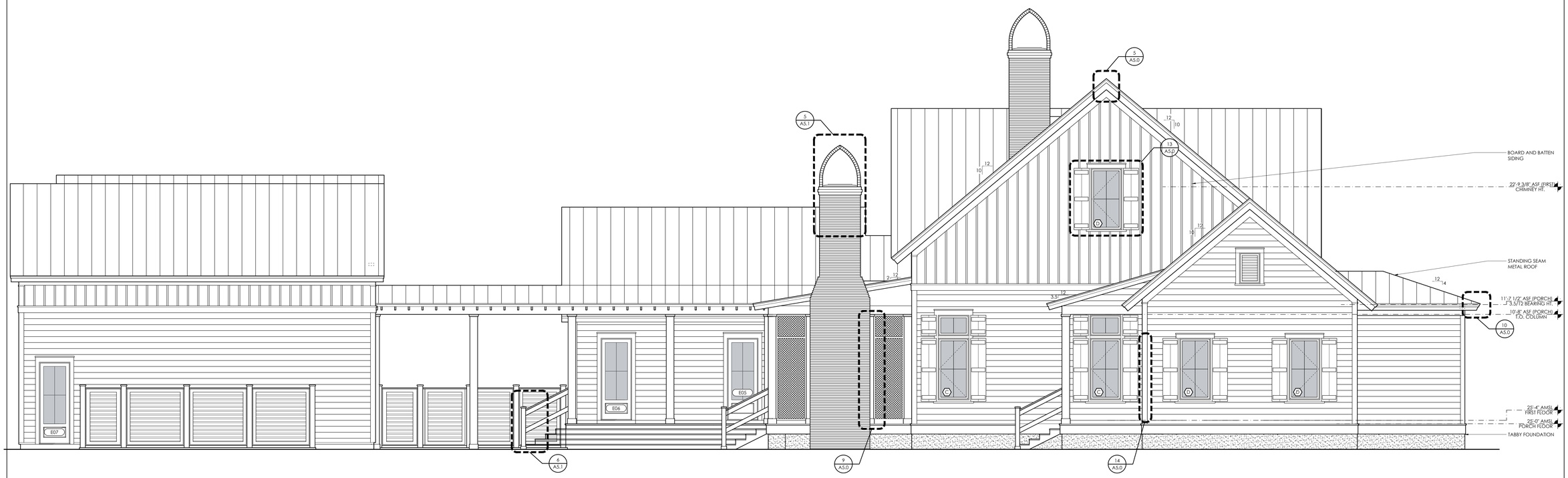
A3.0



1 A3.1 REAR ELEVATION

SCALE 1/4" = 1'-0"

TOWN OF BLUFFTON APPROVED
COA-05-22-011869
DATE:9/3/2024



2 A3.1 LEFT ELEVATION

SCALE 1/4" = 1'-0"

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THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

STATE OF SOUTH CAROLINA
COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
JAMES C. ATKINS
BLUFFTON, SC
No. 24415
REGISTERED ARCHITECT

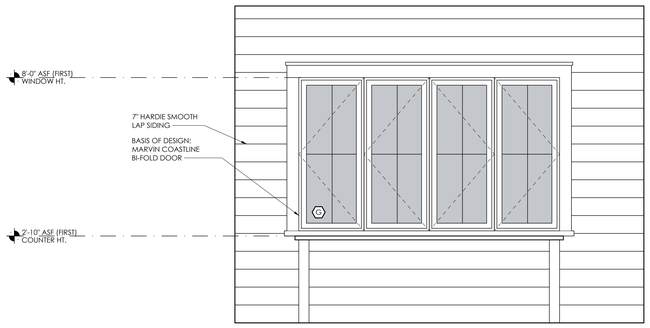
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ISSUE	DATE	DESCRIPTION

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

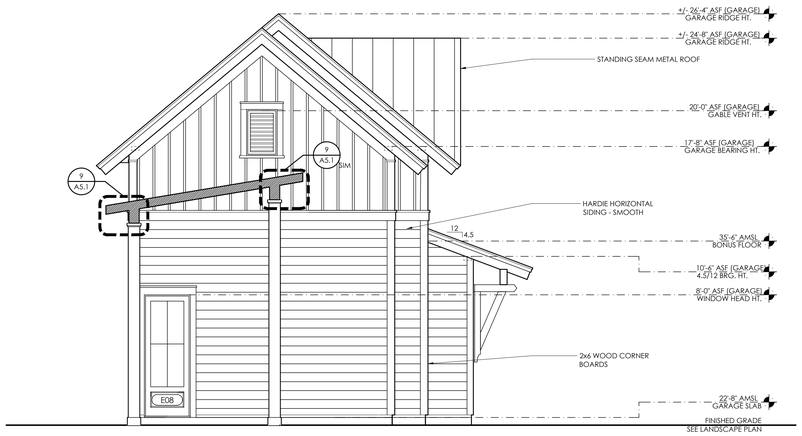
EXTERIOR ELEVATIONS

A3.1

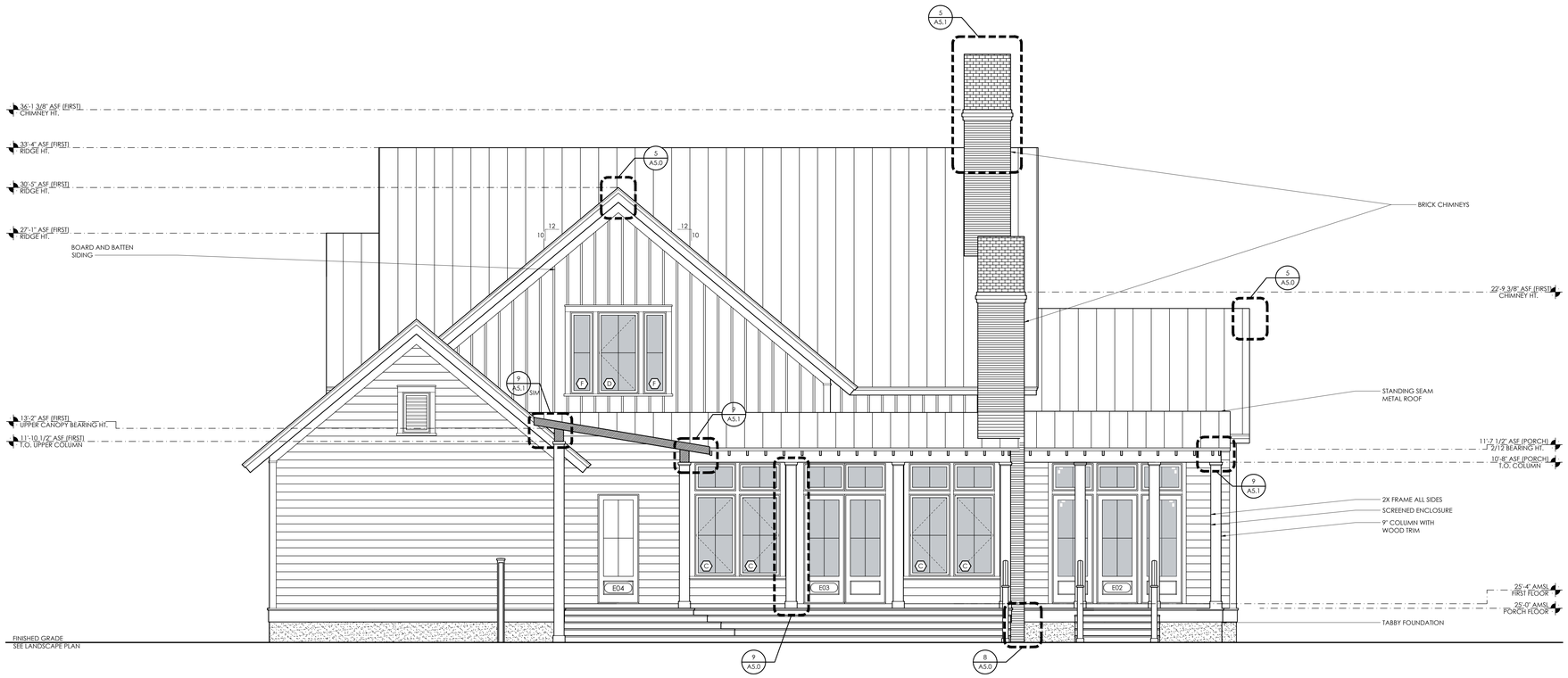


1 A3.2 MINOR SOUTH ELEVATION
SCALE 1/2" = 1'-0"

TOWN OF BLUFFTON APPROVED
COA-05-22-011989
DATE:9/3/2024



3 A3.2 MINOR EAST ELEVATION
SCALE 1/4" = 1'-0"



2 A3.2 MINOR WEST ELEVATION
SCALE 1/4" = 1'-0"

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

THE NERHUS RESIDENCE

27 BRIDGE STREET
BLUFFTON, SC 29910

COURT ATKINS ARCHITECTS, INC.
BLUFFTON, SC
No. 10009
REGISTERED ARCHITECTS

JAMES C. ATKINS
BLUFFTON, SC
No. 6045
REGISTERED ARCHITECT

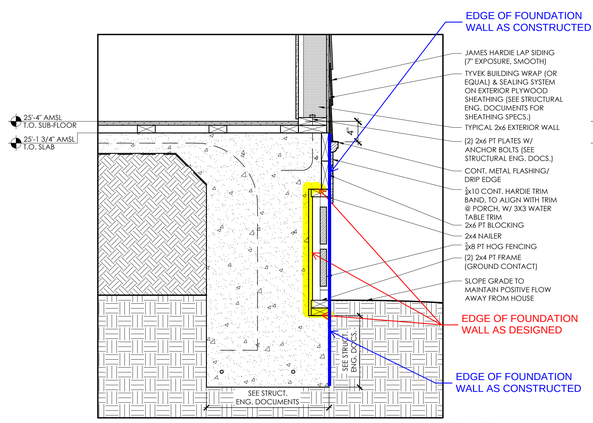
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ISSUE	DATE	DESCRIPTION

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

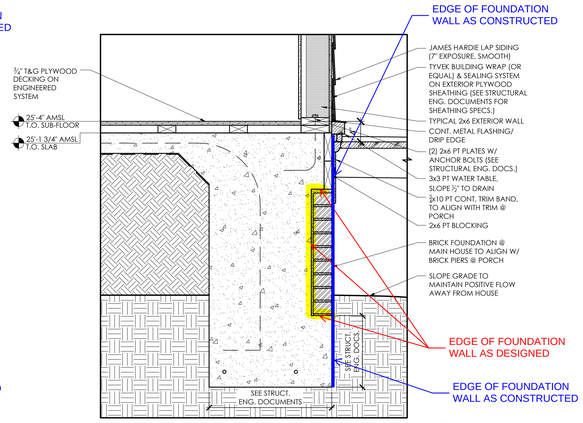
MINOR EXTERIOR ELEVATIONS

A3.2



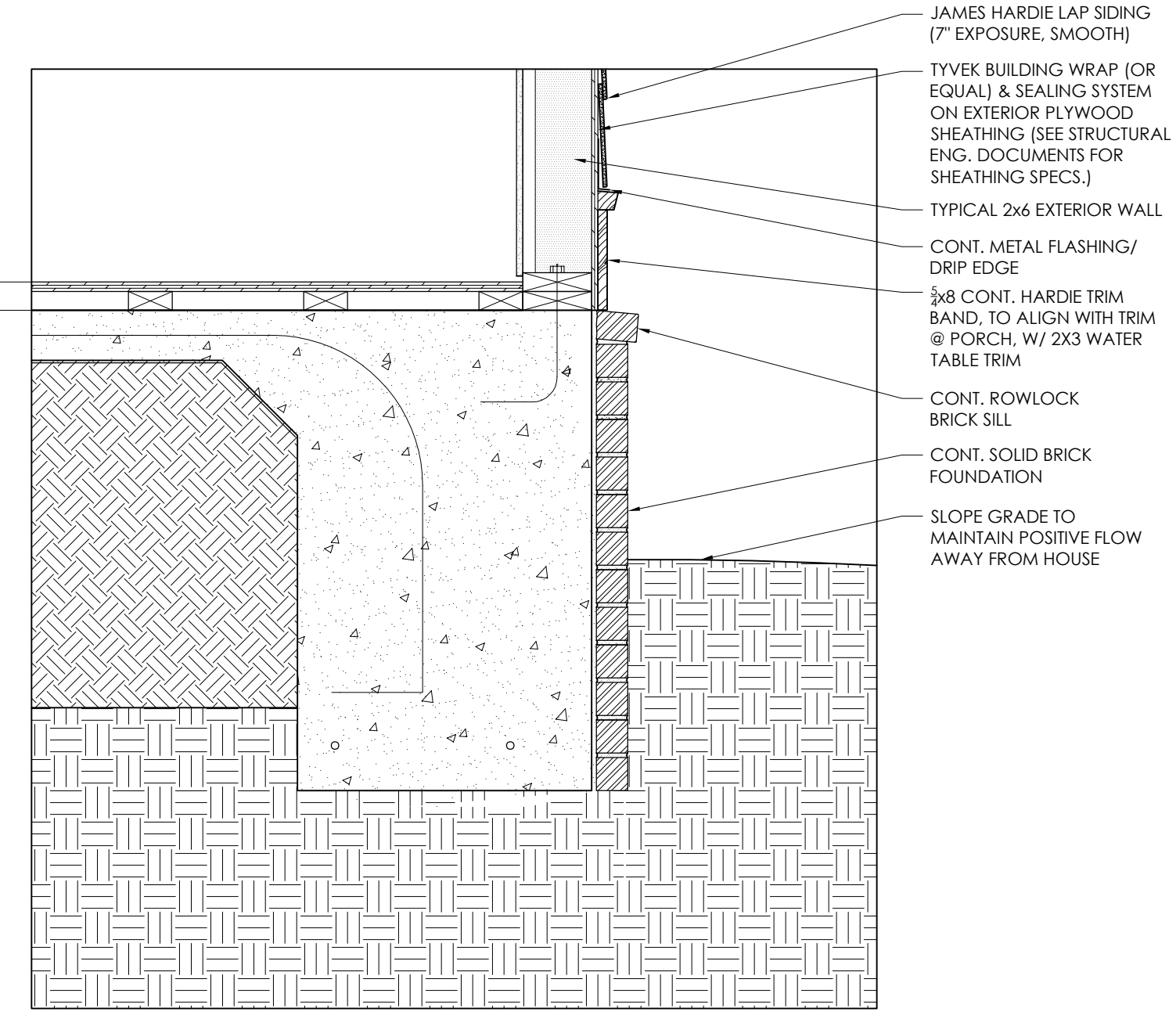
11 A5.0 TYP. MAIN HOUSE FDTN. - FENCING

SCALE 1"=1'-0"



8 A5.0 TYP. MAIN HOUSE FDTN. - BRICK

SCALE 1"=1'-0"



TYP. MAIN HOUSE FDTN. - REVISED

11
A5.0

SCALE 1"=1'-0"

PROJECT	DESCRIPTION	REF SHEET:	DATE:	08/25/2025
THE NERHUS RESIDENCE	HOUSE FOUNDATION DETAIL - REVISED	A5.0	JOB NO:	21-132
		SI. NO.: 1	SUPPLEMENTAL INSTRUCTION DWG: CL 1-1	

COURT ATKINS GROUP

REMOVE "CUT BACK" ROWLOCK BRICK SILL AT THESE LOCATIONS

REMOVE THIN BRICK AT THESE LOCATIONS

REPLACE WITH FULL SIZE BRICK AND BRICK ROWLOCK SILL TO MATCH LOCATION #1

NOTE: BRICK FOUNDATION AND BRICK ROWLOCK TO BE ON SAME PLANE AROUND ENTIRE PERIMETER OF RESIDENCE.

LOCATION #1: FULL SIZE BRICK AND ROWLOCK SILL TO REMAIN

27 BRIDGE STREET
NERHUS RESIDENCE

ATTACHMENT 10 (EXHIBIT D)




CONT. BRICK FOUNDATION
CONT. ROWLOCK BRICK SILL
1 PROMENADE STREET

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	September 3, 2025
PROJECT:	COFA-04-25-019719 Nellie and Leroy Brown Cottage, 34 Thomas Heyward Street – The Demolition of a Contributing Resource
APPLICANT:	Jason Alexander, Owner
PROJECT MANAGER:	Glen Umberger, Historic Preservationist

APPLICATION REQUEST: The Applicant, Jason Alexander as owner, requests that the Historic Preservation Commission approve the following application:

> A Certificate of Appropriateness to allow the demolition of the approximate 1,054 SF Contributing Resource known as the Nellie and Leroy Brown Cottage, located at 34 Thomas Heyward Street (Tax Parcel R610-039-00A-0223-0000) in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

INTRODUCTION: The Applicant has proposed the demolition of the existing "Nellie and Leroy Brown Cottage," a Contributing Resource; a proposal to construct a new structure at the location will be determined under a separate, future COFA-HD application. The Resource was first surveyed in September 2001 as part of the South Carolina Statewide Historic Resources Survey (Site #046-0100) (Attachment 5) and was subsequently surveyed in 2008 when it was listed as "Contributing" to the locally designated Old Town Bluffton Historic District (Attachment 6). In 2019, the Resource was again surveyed as part of the *Town of Bluffton Historic Resources Update* (Attachment 7).

The cottage was constructed in 1942 by Nelson and Nora Brown, who served as the butler and maid at Grove Point Plantation in Savannah that was purchased by George and Bessie Mercer that same year. George Mercer, who was the half-brother of musician Johhny Mercer, also owned the nearby "Mercer House" at 127 Bridge Street. In 1949, the Browns' son, Leroy acquired the property with his wife Nellie. Leroy was employed by Great Dane Trailers in Savannah and Nellie worked for the Long Family, who owned the nearby Hancock-Long House at 123 Bridge Street. According to family sources, the cottage has not been altered since it was constructed. The property was acquired by the Applicant in March 2025. The Applicant has provided an as-built survey of the parcel (Attachment 8).

The Applicant has also provided a structural report prepared by Thomas & Reel dated April 7, 2025, which states that "the structure was boarded up and barricaded due to a previous environmental issue and deemed a biohazard by others and considered unsafe to enter (Attachment 9). In addition, the report found that the roof, wood framing, floor, and foundation all showed significant signs of structural deterioration. The Applicant also provided a mold report, dated May 6, 2024, stating an "unhealthy indoor environment" and an "abnormal condition" of fungal growth (Attachment 10). Further, the Applicant also provided a limited asbestos bulk sampling report, dated April 21, 2025, which states that "an immediate danger and hazardous condition to human health does exist [and] noted that roof structure and floor system was collapsing and unsafe conditions were present" (Attachment 11). A wood infestation report, dated March 18, 2025, has also been provided by the Applicant (Attachment 12).

This Application was heard at the regularly scheduled meeting of the Historic Preservation Commission (HPC) on July 2, 2025, during which the HPC elected in a 5-0 vote to postpone a decision pursuant to Section 3.18.5.B.2. of the UDO for sixty days and requested that the Applicant secure a conditions assessment report prepared by an architectural conservator. The Applicant engaged Meadors, Inc. to provide documentation on the feasibility of preserving the Contributing Resource, which is included in this updated staff report as Attachment 15.

HISTORIC PRESERVATION COMMISSION ACTIONS: As described in UDO Section 5.15.1, Old Town Bluffton Historic District Intent, the regulatory requirements, design guidelines and materials are not intended to "discourage creativity or force the replication of historic models" but to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. It is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

As granted by the powers and duties set forth in Section 2.2.6.E.4. of the UDO, 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; or
4. Pursuant to Section 3.18.5.B.2., the HPC may find that the preservation and protection of the Contributing Resource and the public interest will be best served by postponing a decision for a designated period not to exceed 180 days.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.5.B. of the UDO, as adopted April 9, 2024, in assessing an application for a Certificate of

Appropriateness – Historic District (HD) for the Demolition of a Contributing Resource. The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.5.B.1. The Historic Preservation Commission shall consider the following in its consideration of an application for a Certificate of Appropriateness-HD for the demolition of a Contributing Resource, either in whole or in part:

    a. The construction date, history of ownership, development, use(s), and other pertinent history of the Contributing Resource, and the reason for the request;

        Finding. Based on the information and materials submitted, Staff believes this criterion has been met.

    b. A report prepared by a State of South Carolina registered professional structural engineer with demonstrated experience in historic preservation detailing the structural soundness of the Contributing Resource supported by findings, including clear and convincing evidence that demolition is necessary, in whole or in part, to alleviate a threat to public health or public safety;

        Finding. Based on the information and materials submitted, Staff believes this criterion has been met.

    c. Evidence that demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the property and that no other reasonable alternatives to demolition exist, including but not limited to relocation. If exceptional practical difficulty or undue hardship is claimed, evidence shall be provided to demonstrate that the applicant did not have the opportunity to discover the nature of the difficulty or undue hardship, and that application of standards would deprive the applicant of reasonable use and economic return on the property;

        Finding. The Applicant has provided documentation that the property is uninsurable (Attachment 13). Staff believes this criterion has been met.

    d. Consistency with applicable principles set forth in the Old Town Bluffton Master Plan and Town of Bluffton Comprehensive Plan;

        Finding. Based on the information and materials submitted, Staff believes this criterion has been met.

    e. Compliance with all applicable requirements in the Applications Manual.

Finding. Based on the information and materials submitted, Staff believes this criterion has been met.

2. Section 3.18.5.B.2. In considering the criteria for demolition, the Historic Preservation Commission may find that the preservation and protection of the Contributing Resource and the public interest will be best served by postponing a decision for a designated period not to exceed 180 days. During the period of postponement, the HPC shall consider what alternatives to demolition may exist. Consideration by the HPC shall include:

    a. Alternatives for preservation of the structure, either in whole or in part, including consultation with civic groups, interested private citizens, and other boards or agencies (both private and public);

    Finding. The Applicant has provided letters in support of demolition by interested private citizens, including Nellie Brown's "daughter," Jane Hancock Long (Attachment 14). The Historic Bluffton Foundation ("HBF") provided public testimony during the July 2, 2025 HPC meeting in support of the demolition. Further, HBF requested that they be permitted to document the Contributing Resource before demolition and place that documentation in the Caldwell Archives for future reference. Staff believes this criterion has been met.

    b. If other alternatives for preservation cannot be identified, including relocation, and the preservation of the Contributing Resource is clearly in the interest of the general welfare of the community, investigation of the potential of the Town to acquire the property.

    Finding. Based on the information and materials submitted, Staff believes this criterion has been met.

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 following requirements of Section 3.18.3.A. and Section 3.18.5.1. of the Unified Development Ordinance will need to be met:

1. Per Section 3.18.3.A., any future buildings on the property will require a Certificate of Appropriateness-HD approval prior to construction.

2. Per Section 3.18.5.B.3.b., in granting a Certificate of Appropriateness-HD for demolition, the Historic Preservation Commission may impose such reasonable and additional conditions, which may include deconstruction of historic building components for re-use.

3. Per Section 3.18.5.B.3.b., the process for demolishing a Contributing Resource, including documentation to be provided, shall comply with demolition guidelines approved by Town Council.

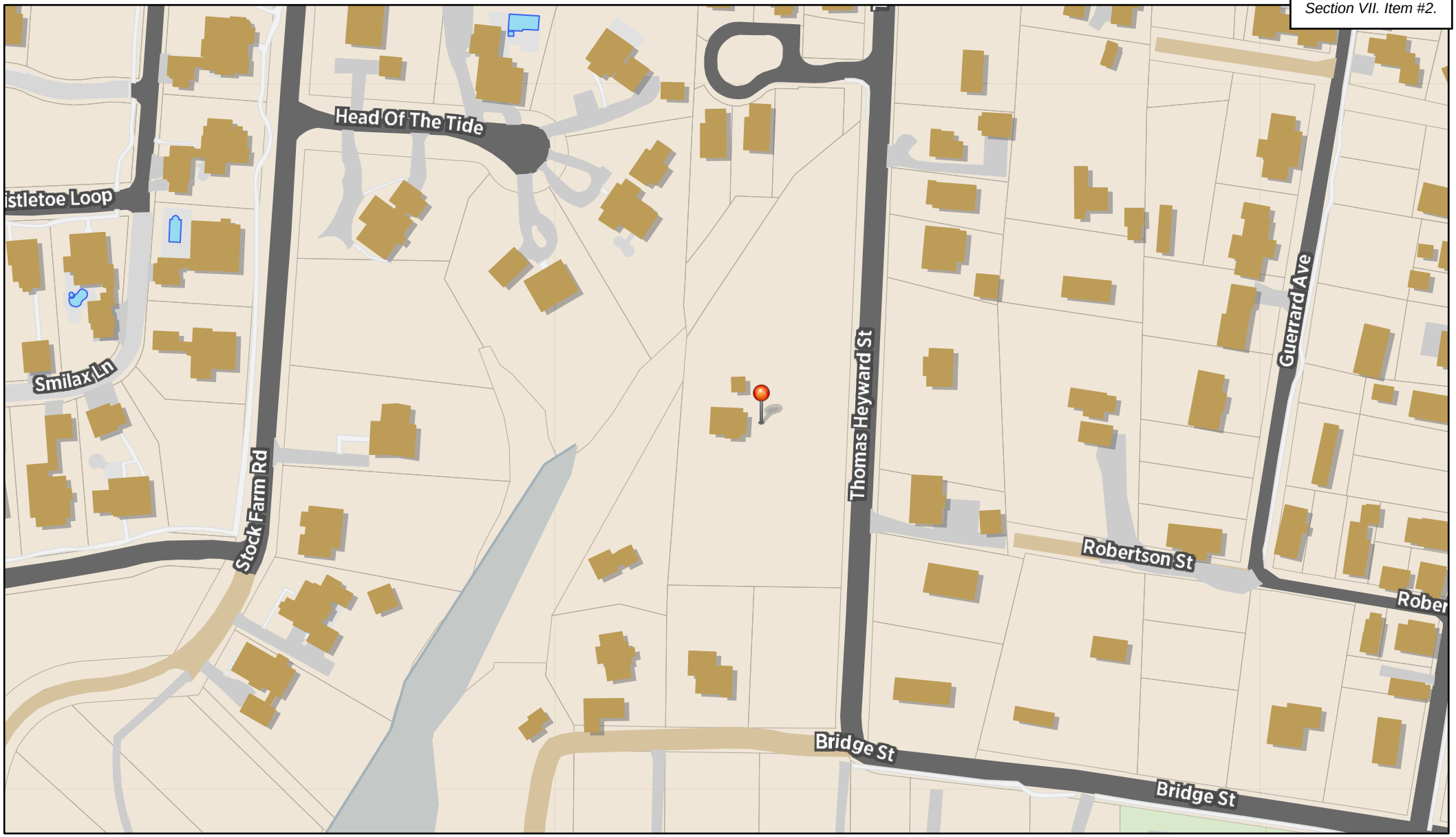
4. Per Section 3.25.4., the demolition of a Contributing Resource does not remove its designation as a Contributing Resource to the Old Town Bluffton Historic District. Town Council alone has the authority to remove the Contributing Resource designation.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative, including Exhibits
4. HPRC Comments, dated May 27, 2025
5. 2001 Survey Sheets (046-0100)
6. 2008 Survey Sheets (046-0100)
7. 2019 Survey Sheets (046-0100), edited
8. As Built Survey rev. 07/16/2024
9. Structural Engineer Report
10. Mold Report
11. Asbestos Report
12. Wood Infestation Report
13. Insurance Denial Letter
14. Letters of Support
15. Meadors, Inc. Assessment Report, dated 08/20/2025

ATTACHMENT 1

34 Thomas Heyward Street Location Map



5/29/2025, 9:54:40 AM

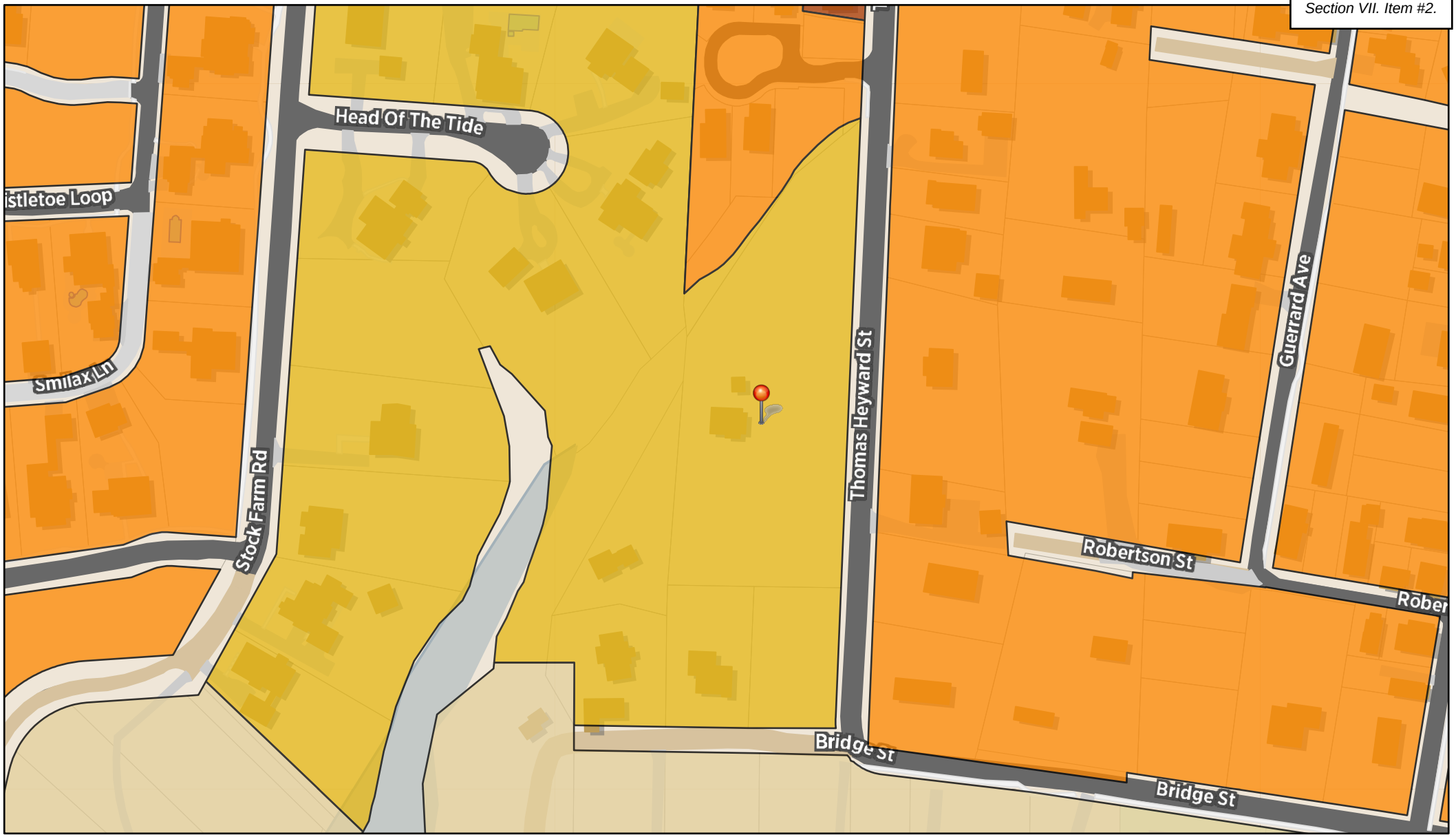
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

ATTACHMENT 2

34 Thomas Heyward Street Zoning Map



5/29/2025, 9:57:11 AM

Bluffton Zoning Districts

- RIVERFRONT EDGE-HD
- NEIGHBORHOOD CONSERVATION-HD
- NEIGHBORHOOD GENERAL-HD
- NEIGHBORHOOD CORE-HD

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

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

Applicant	Property Owner
Name: Jason Alexander	Name: Jason & Carrie Alexander
Phone: (205) 777-8967	Phone: (205) 777-8967
Mailing Address: 316 Greenwood St. Homewood, AL 35209	Mailing Address: 316 Greenwood St. Homewood, AL 35209
E-mail: jasoncarrie94@gmail.com	E-mail: jasoncarrie94@gmail.com
Town Business License # (if applicable): N/A	

Project Information

Project Name: Nellie Brown House	Acreage: 2.07 acres
Project Location: 34 Thomas Heyward St.	Contributing Structure: ☒ Yes ☐ No
Zoning District: Neighborhood Conservation - HD	
Tax Map Number(s): R610 039 00A 0223 0000	
Project Description: Demolition of contributing structure located at 34 Thomas Heyward St.	

Minimum Requirements for Submittal

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

Note:	**A Pre-Application Meeting is required prior to Application submittal.**
Disclaimer:	**The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

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

Property Owner Signature: [signature]	Date: 04/22/25
Applicant Signature: [signature]	Date: 04/22/25

For Office Use

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

ATTACHMENT 3

Project Narrative
Demolition Application

Property: 34 Thomas Heyward Street
Bluffton, SC 29910
Tax Map Number - R610 039 00A 0223 0000

Applicant/Owner: Jason & Carrie Alexander
1 Head of the Tide
Bluffton, SC 29910

We, the applicant/owner, entered into a purchase agreement on April 22, 2024 to purchase the property located at 34 Thomas Heyward Street for purposes of building our primary residence. To be more specific, our desire was to divide the 2+ acre property into 4 parcels, with the intent to retain at least 3 of the parcels for ourselves and our two adult children.

Our initial plan was to renovate the existing contributing structure to serve as our secondary residence while our primary home was being built, and maintain it as a guest cottage in the long-term (Note: The Seller did not grant access to the property until a Purchase Agreement was submitted and accepted, so the condition of the contributing structure was not initially known).

During the Due Diligence period, it was discovered that the structure was in complete disrepair and that significant mold issues were present. A Baseline IAQ Mold Assessment Report was conducted by Vance Consulting Services on May 6, 2024, which concluded that it was unsafe to enter the property due to the extensive water damage and presence of heavy fungal growth. While we were no longer confident with our plan to ever occupy the contributing structure, we did move forward with the purchase of the property on March 19, 2025.

A structural engineer was engaged on April 7, 2025 to assess the structural integrity of the contributing structure. Due to the aforementioned unsafe conditions, the engineer was unfortunately not able to access the interior of the structure. Their exterior assessment determined that the roof showed signs of deterioration, the foundation was not on permanent footings, there were no straps or hold devices to support the structure, and all of the wood floor framing members needed to be replaced.

Vance Consulting Services was subsequently reengaged on April 21, 2025 to test for asbestos and to determine what, if anything, could be done to establish a safe environment to further assess the structure. Despite noting that the roof structure and floor systems were collapsed and created unsafe conditions, they were able to safely collect samples for testing. Their laboratory findings included concerning levels of asbestos in the joint compound in the back bedroom and in the VFC/backing in the living room closet, bathroom, and kitchen. Their assessment was that the mold hazards and structural integrity of the roof and subfloor system,

coupled with the presence of asbestos containing materials, created an unsafe structure and that one should assume that immediate danger and hazardous conditions to human health exists. To paraphrase their findings, it would not be safe to enter the property to conduct the necessary asbestos remediation work, and the mold and structural issues would still require the removal of the majority of the remaining materials even if the asbestos could be safely remediated. For those reasons, Vance Consulting Services recommended that the building be categorized as a “razed structure or an emergency demolition structure in which the residential structure is considered an Environmental Hazardous Condition that also contains compromised asbestos containing materials.” They, of course, also recommended that the appropriate safety steps should be taken upon demolition.

We are fully supportive of the Town’s efforts to preserve the historical character of the community, and realize that that is what makes Bluffton so special - It’s why we chose to move here. We also fully understand the sensitivity of this being a contributing structure, but there is just no indication that the structure can be safely salvaged and there would be little to no original materials remaining even if it could be safely salvaged.

While we would still like to proceed with the overall plan of dividing the property into 4 parcels and retaining most, if not, all of the parcels for our personal use, we are requesting approval to demolish the contributing structure due to its inability to be rehabilitated per the results of the mold report, the structural engineering report, and the asbestos report.

It is important to note that we have not been able to obtain liability insurance coverage for the property due to the condition of the contributing structure, and we are very concerned about our significant risk exposure. Therefore, we are respectfully requesting that the demolition approval be granted as soon as possible.

PLAN REVIEW COMMENTS FOR COFA-04-25-019719

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 - Demolition
Apply Date: 04/23/2025
Plan Status: Active
Plan Address: 34 Thomas Heyward St Street BLUFFTON, SC 29910
Case Manager: Glen Umberger
Plan PIN #: R610 039 00A 0223 0000
Plan Description: **A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District-Demolition, to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0223 0000). The cottage is a Contributing Resource to the Old Town Bluffton Historic District and is known as the Nellie and Leroy Brown Cottage. The property is zoned Neighborhood Conservation-Historic District (NCV-HD).**
STATUS (05.15.2025): Concept Plan to be reviewed by the HPRC on May 27.

Staff Review (HD)

Submission #: 1 Recieved: 04/23/2025 Completed: 05/20/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Watershed Management Review	05/20/2025	William Baugher	Not Required
Beaufort Jasper Water and Sewer Review	05/20/2025	Matthew Michaels	Approved with Conditions

Comments:
No comments at this time.

Growth Management Dept Review (HD)	05/20/2025	Glen Umberger	Approved with Conditions

Comments:
1. The HPC shall consider the construction date, history of ownership, development, use(s), and other pertinent history of the Contributing Resource, and the reason for the request (3.18.5.B.1.a.).

2. In considering the criteria for demolition, the Historic Preservation Commission may find that the preservation and protection of the Contributing Resource and the public interest will best be served by postponing a decision for a designated period not to exceed 180 days. During the period of postponement, the Historic Preservation Commission shall consider what alternatives to demolition may exist (3.18.5.B.2.).

3. In granting a Certificate of Appropriateness-HD for demolition, the Historic Preservation Commission may impose such reasonable and additional conditions, which may include deconstruction of historic building components for re-use (3.18.5.B.3.a.).

4. The process for demolishing a Contributing Resource, including documentation to be provided, shall comply with demolition guidelines approved by Town Council (3.18.5.B.3.b.).

5. Any future buildings on the property will require a Certificate of Appropriateness-HD approval prior to construction (3.18.3.A.).

6. Demolition of the Contributing Resource does not remove its designation as a Contributing Resource to the Old Town Bluffton Historic District. Only Town Council has the authority to remove the Contributing Resource designation (3.25.4.).

HPRC Review	05/20/2025	Charlotte Moore	Approved

Comments:
No comments.

Transportation Department Review - HD	05/20/2025	Mark Maxwell	Approved

Plan Review Case Notes:

Statewide Survey of Historic Resources

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

Control Number:U/1
Status County Site No.
Quadrangle Name: 046

Tax Number:R 610 039 00A 0223 0000

Intensive Survey Form

Identification

Historic Name: Brown house

Common Name:

Address/Location: 34 Heyward St

City: Bluffton

County: Beaufort

Vicinity of:

Ownership: ☒ Private ☐ State ☐ Corporate ☐ Federal ☐ City ☐ Unknown/Other ☐ County

Category: ☒ Building ☐ Site ☐ Structure ☐ Object

Historical Use: ☒ single dwelling ☐ commercial ☐ multi dwelling ☐ other

Current Use: ☒ single dwelling ☐ commercial ☐ multi dwelling ☐ other

SHPO National Register Determination of Eligibility:
☐ Eligible ☐ Potentially Eligible
☐ Not Eligible ☐ Listed
☐ Contributes to Eligible District ☐ Determined Eligible/Owner Objection
☐ Contributes to Listed District ☐ Removed from NR

Other Designation:

Property Description

Construction Date: c. 1910

Alteration Date: c. 1960, c. 1980

Commercial Form:

Stories:
☐ 1 ½ Stories
☐ 2 Stories
☐ 2 ½ Stories
☐ Stories
☒ Other: 1 Story

Construction Method:
☒ Frame
☐ Log
☐ Steel
☐ Other:

Historic Core Shape:
☒ Rectangular ☐ H
☐ Square ☐ Octagonal
☐ L ☐ Irregular
☐ T ☐ Other:
☐ U

Exterior Walls:
☐ Weatherboard ☐ Tabby ☐ Asphalt roll
☐ Beaded Weatherboard ☐ Brick ☒ Synthetic siding
☐ Shiplap ☐ Brick Veneer ☐ Asbestos shingle
☐ Flushboard ☐ Stone Veneer ☐ Pigmented Structural Glass
☐ Wood Shingle ☐ Cast-Stone ☐ Other:
☐ Stucco ☐ Marble

Roof Features
Materials: raised seam metal
Shape: gable, lateral

Foundation:
☐ Not Visible ☐ Stuccoed Masonry ☐ Slab Construction
☐ Brick Pier ☐ Stone Pier ☐ Basement
☐ Brick Pier with Fill ☐ Stone ☐ Raised Basement
☐ Brick ☐ Concrete Block ☒ Other: Concrete piers

Porch Features
Width: full facade
Shape: hip

Significant Architectural Features: front porch and rear addition – open eaves with exposed rafters; int. brick chimney

South Carolina Statewide Survey of Historic Resources

Intensive Survey Form

Alterations: porch screened and rear addition added – c.1960; orig. windows replaced with dbl-hung horiz. 2/2 and synthetic siding added over orig. weatherboard – c.1980

Architect(s)/Builder(s): Building constructed for Eugene and Cornelia Brown, parents of owner Ms. Nellie Brown

Historical Information

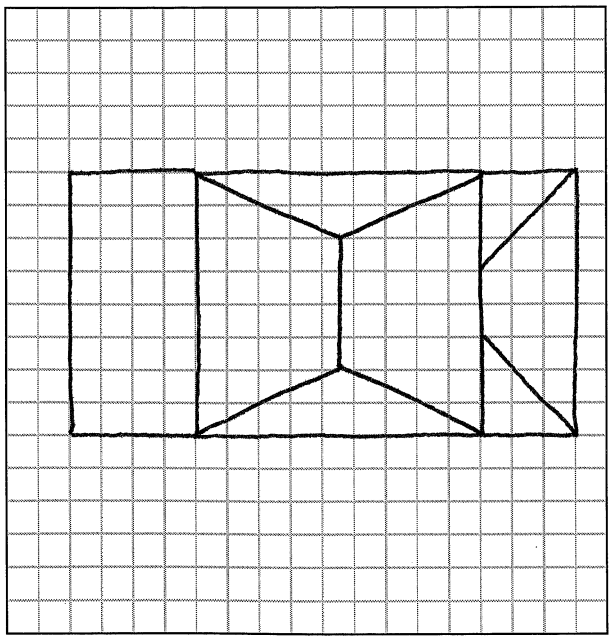
Historical Information: Property purchased by Eugene and Cornelia Brown on April 28, 1910 from J. W. Guerard. Their daughter, Nellie Brown, now owns and resides on the property.

Source of Information: Beaufort County Deeds Office / Nellie Brown (owner)

Photographs

Roll No.	Neg. No.	View of
2	36	East Elevation
2	35	Northeastern Oblique

Use Grid for Sketching



Attach Photographs Here

Program Management

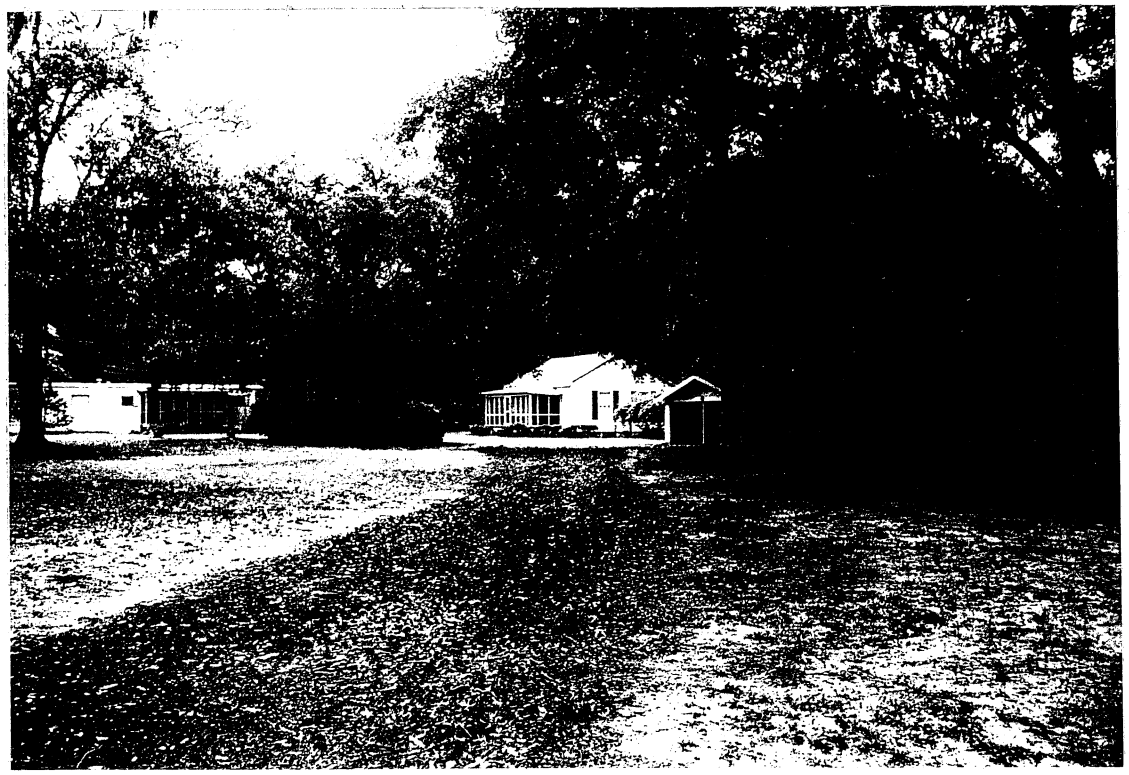
Recorded by: Margaret E. Martin

PRESCON Consulting

Date Recorded: 19 September 2001



Roll No. 2, Neg. No. 36 – East Elevation



Roll No. 2, Neg. No. 35 – Northeastern Oblique

Statewide Survey of Historic Properties

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13
Status County No. Site No.

Quadrangle Name: Bluffton

Tax Number: 39A-223

Intensive Survey Form

Identification

Historic Name: _____

Common Name: _____

Address/Location: 34 A Heyward Street

City: Bluffton

County: Beaufort

Vicinity of: _____

Ownership:
1 Private
2 Corporate
3 City
4 County
5 State
6 Federal
0 Unknown/Other

Category:
1 Building
2 Site
3 Structure
4 Object

Historical Use:
1 single dwelling
2 multi dwelling
3 commercial
4 other

Current Use:
1 single dwelling
2 multi dwelling
3 commercial
4 other

SHPO National Register Determination of Eligibility:
1 Eligible
2 Not Eligible
3 Contributes to Eligible District
4 Contributes to Listed District
5 Potentially Eligible
6 Listed
7 Determined Eligible/Owner Objection
8 Removed from NR

Other Designation: _____

Property Description

Construction Date: _____

Alteration Date: _____

Commercial Form: _____

Stories:
1 1 Story
2 1 ½ Stories
3 2 Stories
4 2 ½ Stories
5 3 Stories
0 Other: _____

Construction Method:
1 Masonry
2 Frame
3 Log
4 Steel
0 Other: _____

Historic Core Shape:
1 Rectangular
2 Square
3 L
4 T
5 U
6 H
7 Octagonal
8 Irregular
0 Other: _____

Exterior Walls:
1 Weatherboard
2 Beaded Weatherboard
3 Shiplap
4 Flushboard
5 Wood Shingle
6 Stucco
7 Tabby
8 Brick
9 Brick Veneer
10 Stone Veneer
11 Cast-Stone
12 Marble
13 Asphalt roll
14 Synthetic siding
15 Asbestos shingle
16 Pigmented Structural Glass
17 Other: _____

Roof Features
Shape: Gable front to back
Materials: Green raised metal seam

Foundation:
1 Not Visible
2 Brick Pier
3 Brick Pier with Fill
4 Brick
5 Stuccoed Masonry
6 Stone Pier
7 Stone
8 Concrete Block
9 Slab Construction
10 Basement
11 Raised Basement
12 Other: _____

Porch Features
Width: Entrance
Shape: Flat, screened

Significant Architectural Features: _____

South Carolina Statewide Survey of Historic Properties

Intensive Survey Form

Site No.: U / 13 / 046-0100

Alterations: Garage added to lot, windows replaced with wood horizontal pane. Porch either added or foundation shor up with concrete.

Architect(s)/Builder(s):

Historical Information

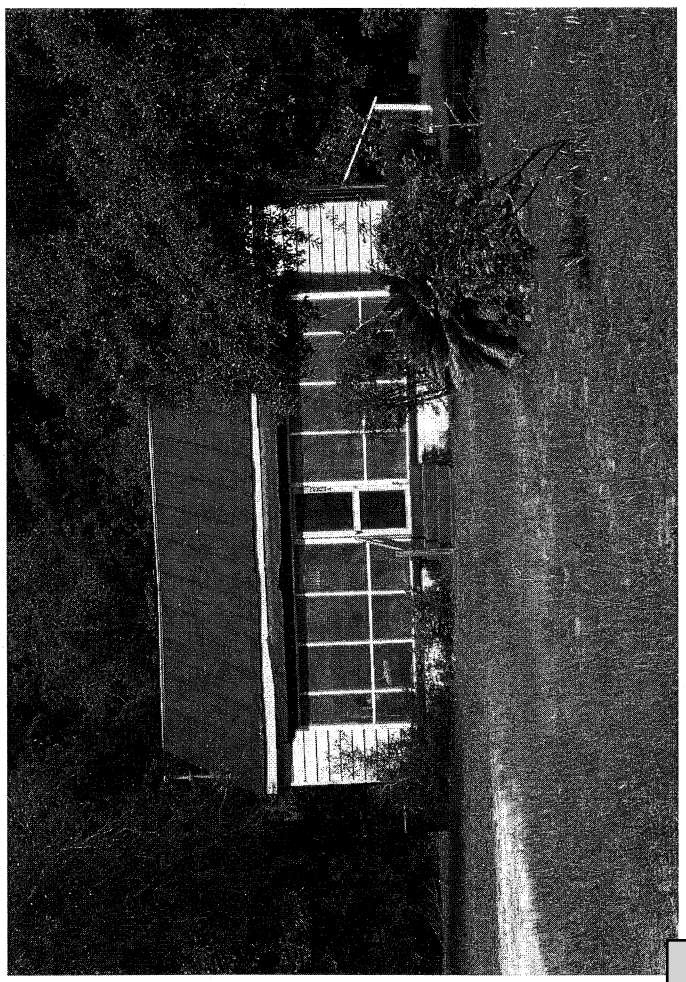
Historical Information:

Source of Information:

Photographs

Roll No. Neg. No. View of

Use Grid for Sketching



Program Management

Recorded by: Will Thompson

Maggie O'Brien

Date Recorded: July 1, 2008

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

U / 046-0100 Revisit: ☑
Status Site No.
Quadrangle Name: Bluffton
Tax Map No.: R610 039 00A 0223 0000

Survey Form

Identification

Historic Name: House
Common Name: NELLIE & LEROY BROWN
Address/Location: 34 Thomas Heyward Street

City: Bluffton Vicinity of ☐ County: Beaufort

Ownership: Private Category: Building
Historical Use: Domestic Historical Use (if Other):
Current Use: Domestic Current Use (if Other):
SHPO National Register Determination of Eligibility:

Property Description

Construction Date: ~~c.1940~~ 1942

Construction:	Frame	Construction (if Other)
Historic Core Shape:	Rectangular	Historic Core Shape (if Other):
Exterior Walls:	Weatherboard	Exterior Walls (if Other):
Foundation:	Not visible	Foundation (if Other):
Commercial Form:		Commercial Form (if Other):
Roof Shape:	Gable, lateral	Roof Shape (if Other)
Roof Materials:	Raised seam metal	Roof Materials (if Other)
Stories:	1 story	Stories (if Other):
Porch Width:	Over 1 bay but < full facade	Porch Width (if Other):
Porch Shape:	Shed	Porch Shape (if Other)

Description/Significant Features:

NONE. where?

Alterations (include date(s), if known: Possibly later alteration of vinyl siding and closed soffits. Historic shed roof rear addition. Detached wood frame garage with 2 open bays has exposed rafters and appears to be weatherboard.

Architect(s)/Builder(s):

BUILT BY
NELSON AND NORA BROWN
(BUTLER AND MAID AT GROVE
POINT PLANTATION —
OWNED BY GEORGE MERCER
(SEE MERCER HOUSE
127 BRIDGE ST.)

South Carolina Statewide Survey of Historic Properties
Survey Form

Historical Information

Historical Information:

SON, LEROY BROWN & WIFE NELLIE ACQUIRED PROPERTY IN 1949.

BROWN EMPLOYED BY GREAT DANE TRAILERS NELLIE WORKED FOR LONG FAMILY (046-0128)

NO ALTERATIONS SINCE 1942

Source of Information:

Digital Photo ID(s):

Digital Photo ID 01:	100001	Digital Photo ID 06:	
View 01	facing W	View 06	
Digital Photo ID 02:	100004	Digital Photo ID 07:	
View 02	facing NW	View 07	
Digital Photo ID 03:	100007	Digital Photo ID 08:	
View 03	facing SW	View 08	
Digital Photo ID 04:		Digital Photo ID 09:	
View 04		View 09	
Digital Photo ID 05:		Digital Photo ID 10:	
View 05		View 10	

Program Management

Recorded by: Lannie Kittrell Organization: Brockington
Date Recorded: 1/18/2019

The area shown on this plat is a representation of department permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of the department, the department in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

SIGNATURE *DATE*

The certified line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

Please note, although T-Square Surveying, llc is confident in its assessments, DES-BCM is the only agency that can make final decisions regarding critical line delineations; therefore, all preliminary determinations are subject to change. Until verification is received from DES-BCM, no reliance may be made in this preliminary determination. T-Square Surveying, llc strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

REFERENCE PLAT

LANDON OAK S/D

LOT 1 #15

LOT 5 #35

LOT 6 #25

OPEN SPACE

IPF 1/2" REBAR

30' DRAINAGE EASEMENT

104.02'
N49°41'14"E

S01°08'00"W

287.0'

COVE / OPEN SPACE

226.32'

N32°49'14"E

ZONE X

PARCEL 223
#34
88,176 sq. ft.
2.02 acres

COVE

ZONE AE(9')

APPROXIMATE LOCATION OF FLOOD ZONE LINE

100.0'

28.2'
22.8'
CAR PORT

120.7'

122.2'

22.8'

49.4'

100' DES-BCM SETBACK

DES-BCM CRITICAL LINE LOCATED ON 7/16/2024

33.8'

131.9'

31.7'

132.7'

ONE STORY VINYL SIDING RESIDENCE

(TIE LINE)

173.34'
N02°54'55"E

IPF 1/2" REBAR

95.18'
N00°53'32"E

WIRE FENCE

IPF 1/2" REBAR DISTURBED

DOG HOUSE

172.4'

563.29'

WV

IPF 1/2" REBAR

WIRE FENCE

99.28'
N84°35'42"W

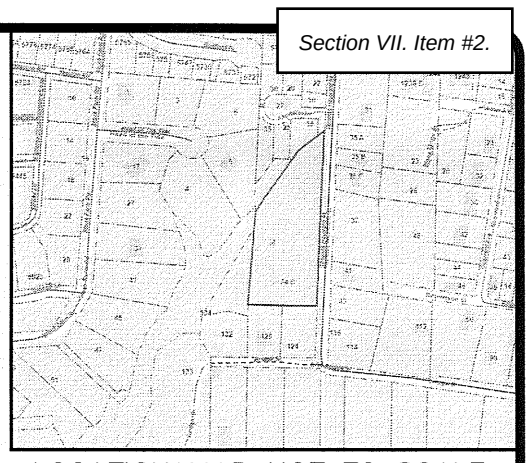
103.20'
N84°35'42"W

PARCEL 198A
N/F
CHAD T. MCRORIE &
KELLEY S. MCRORIE

PARCEL 222
N/F
LYNDA STRONG

PARCEL 221
N/F
SUSAN G. WELSH

THOMAS HEYWARD STREET 40' R/W



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
- P – PROPANE TANK

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	N01°21'23"E
L2	6.33	N01°21'52"E
L3	84.30	S45°00'00"E
L4	9.02	N62°48'27"E
L5	15.42	N48°07'32"E
L6	21.95	N23°23'18"E
L7	16.84	N42°41'13"E
L8	24.08	N50°49'14"E
L9	20.73	N29°32'48"E
L10	14.69	N21°38'04"E
L11	15.40	N56°45'29"E
L12	21.33	N30°41'41"E
L13	13.54	N49°10'21"E
L14	14.01	S41°05'05"E
L15	5.17	S30°40'36"E
L16	10.21	S43°07'19"W
L17	21.28	S23°36'17"W
L18	18.24	S29°28'32"W
L19	8.27	S65°11'28"W
L20	10.76	S13°05'28"W
L21	5.99	S65°44'17"W
L22	11.26	S34°15'16"W

GRAPHIC SCALE
30' 0' 30' 60' 120'
1 INCH = 60 FEET

NOTES:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zones AE & X, Minimum Required Elevation 9 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. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 610, MAP 39A, PARCEL 223

REFERENCE PLAT(S):

A PLAT OF PARCEL 223 BY WILLIAM H. GRAY, JR., PREPARED FOR NELLIE BROWN, DATED 5/6/2008.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

KAREN CORNISH

AN AS-BUILT SURVEY OF PARCEL 223 THOMAS HEYWARD STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

REVISED 7/16/2024 TO LOCATE DES-BCM FLAGS WEST OF THE PROPERTY.

DATE: SEPTEMBER 14, 2023

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.

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960

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

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

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM
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 # 23-428AR

Thomas & Reel
Engineering Consultants, Inc.

April 7,2025 **Reference**: 34 Thomas Heyward Street
Bluffton,SC

For the referenced address;

A site visit was made to view the structural condition of an existing structure.

The structure was boarded up and barricaded due to a previous environmental issue and deemed a bio hazard by others and considered unsafe to enter.

The metal roof showed significant signs of deterioration and was tarped

The crawlspace was examined .The foundation is made of pre cast pier blocks without evidence of a permanent footing .In addition there are no straps or hold down devises to secure the structure .The wood framing of the floor showed of structural deterioration.The foundation should be re built on a permanent footing and pier system and all wood floor framing member to be re built.





Respectfully,
Thomas & Reel Engineering Consultants, Inc. Michael I. Thomas, P.E.

President/Owner

Mthomas@thomasreel.com www.thomasreel.com

4-7-2025

Structural, Civil, Mechanical and Forensic Engineering
9100 White Bluff Road, Building 300, Suite 306, Savannah, Georgia 31406
Post Office Box 15818, Savannah, Georgia 31416
Tel: 912-920-0950 / Fax: 912-920-0948
Offices: Savannah, Bluffton, Charlotte

Invoice VC24-06
Vance Consulting Services

May 6, 2024

Attention: Ms. Catherine Donaldson
Daniel Ravenel Sotheby's International Realty
Bluffton, South Carolina 29910

Baseline IAQ Mold Assessment Report

34 Thomas Heyward Residence
Bluffton, SC
VC24-06

Field Services	$150.00
Air Surface Sampling Fee	$420.00
Reporting Services	$250.00
TOTAL AMOUNT DUE	**$820.00**

Please make payment by **Zelle**
Barry J Vance, 843-505-0416

8 Buckingham Plantation Drive
Bluffton, SC 29910
Office: (843) 505-0416

Vance Consulting, LLC.
8 Buckingham Plantation Drive
Bluffton, South Carolina 29910
Mobile: 843-505-0416
Email: bvance.sacs23@gmail.com

May 6, 2024

Attention: Ms. Catherine Donaldson
Daniel Ravenel Sotheby's International Realty
Bluffton, South Carolina 29910

Subject: **Baseline IAQ Mold Assessment Report**
Residence at 34 Thomas Heyward
Bluffton, South Carolina 29910
VC24-06

Vance Consulting Services, LLC is please to present this Baseline IAQ Mold Assessment Report for the above-referenced project.

Purpose

At the request of Ms. Donaldson, we were to document the current conditions and obtain indoor air quality samples from randomly selected interior areas to determine the current airborne fungal spore concentrations. In addition, we were to obtain surface samples from randomly selected areas that contained visible evidence of fungal colonization to determine the absence/presence of fungal growth. Based on our laboratory results, we were to offer our professional opinion whether an "**abnormal or impaired**" airborne fungal spore and mold condition exists within the indoor environment.

Report Qualifications

This report represents the condition of the property at the time the work was performed and may not represent the condition of the property at a later date. It should be noted that no building envelope evaluation, structural assessments, invasive inspections, or other types of inspections/sampling was performed. Our work was not intended to perform a comprehensive study to locate interior or exterior physical damage or defects. Also, it should be noted that microbial/biological growth, humidity conditions, and moisture will vary within the home due to HVAC cooling or heating operations, building conditions, and changes to the outdoor environmental conditions. **We are not liable** for failure to discover any hidden mold conditions related to this sampling event.

The following paragraphs summarize our work, findings, results, and recommendations.

Summary of Findings

Mr. Barry J Vance, Certified Indoor Air Quality Professional (CIAQP), License # 595 (expires December 31, 2023) visited the subject property on May 2, 2024 to document the current conditions and perform the require IAQ and mold sampling. At the time of our visit, Ms. Donaldson and the current homeowner granted us access to the home and showed us the interior areas.

Visual Inspection: Our observations of the interior building components (i.e. walls and ceilings) revealed evidence of water damage, water staining and heavy fungal growth throughout the interior. Water damage and fungal growth was most present on the interior ceilings, which would suggest the exterior roof assembly has been severely compromised, see photographs in **Appendix A**.

Occupancy/Building Hazard: Due to the extensive water damage materials and presence of heavy fungal growth, an **unhealthy indoor environment** is present. In our professional opinion, it is possible that allergenic symptoms, inhalation issues, and dermal exposure, could affect or impair the human health of the individuals who occupy the home.

Surface Sampling: From review of our laboratory results, **evidence of Chaetomium and Stachybotrys water damage mold spores, growth, and hyphal fragments** were detected. In addition, other mold species such as Aspergillus/Penicillium/Cladosporium were also detected. In our professional opinion, the reported fungal growth on interior surfaces is considered an **"abnormal condition"**.

Occupancy/Building Hazard: Due to the extensive water damage materials and presence of heavy fungal growth, an **unhealthy indoor environment** is present. In our professional opinion, it is possible that allergenic symptoms, inhalation issues, and dermal exposure, could affect or impair the human health of the individuals who occupy the home.

Indoor Air Quality Criteria: In general, there will always be airborne fungal spores present in "normal" indoor environments and currently, there are no state or federal "official" standards for airborne fungal spores, or other microorganisms (bacterial-bioaerosols). However, some professional organizations have expressed an opinion that the following concentrations and criteria are **acceptable;**

~Residential Structures should have total indoor volumetric spore concentrations **below** 2,000 spores/m³. In addition, Aspergillus/Penicillium/Cladosporium concentrations should be **below** 700 spores/m³. All other opportunistic spores should be equal to or less than outdoors;

~No evidence of water damaged molds such as **Chaetomium, Stachybotrys, Ulocladium, Fusarium, and Memnoniella** should be present or detected.

From review of our indoor air quality results, the current indoor airborne fungal spore concentrations obtained from interior sampled areas are considered **high and acceptable.** The total indoor volumetric spore concentrations were **significantly above** 2,000 spores/m³ and the Aspergillus/Penicillium/Cladosporium fungal spore concentrations were **significantly above** 700 spores/m³. In addition, some other opportunistic spores **higher** inside than those found outdoors.

Occupancy/Building Hazard: Due to the extensive water damage materials, presence of heavy fungal growth, and an "impaired or abnormal" indoor airborne fungal spore concentration does exist within the indoor environment and the current indoor air quality is considered **unhealthy**. In our professional opinion, it is possible that allergenic symptoms, inhalation issues, and dermal exposure, could affect or impair the human health of the individuals who occupy the home.

Sampling Procedures

Surface Sampling: **Three (3)** surface samples were obtained from interior building components that showed evidence of fungal colonization. The surface samples were obtained by two different surface sampling methods: (1) Sterile Tape Lift Plastic Slide, and (2) A HealthLink two-tip rayon sterile swab.

The surface samples were placed in the laboratory-prepared plastic containers, chilled, and shipped to Aerobiology Laboratory Associates, Inc. in Smyrna, Georgia. To document the required sample possession, a chain-of-custody record accompanied the samples to the laboratory.

Indoor Air Quality Sampling: The Aero-Spore Trap devise was used to collect the air samples. The Aero-Spore Trap is designed to collect/trap spores onto a grease-coated receiver (slide). The Aero-Spore Trap Device was set at normal breathing levels (approximately 5-6 feet above floor) and we proceeded to obtain **two (2)** indoor air samples from the following areas: **(1) Living/Dining Room, and (2) Hallway between bathroom and back bedroom.** In addition, **one (1)** outdoor air sample was collected approximately 75 feet away from the home to serve as a control/background sample.

In accordance with the Indoor Environmental Standard Organization (IESO), we used the recommended sampling time--**Active conditions, evidence of fungal growth, dust and debris, sampling time of 5 minutes.** Based on these conditions, we pre-calibrated the aero-trap sampler to an air-flow rate of 15 liters/minute and collected over duration of **5 minutes** for a total of 75 liters of air. Once the sampling was completed, the air samples were placed in laboratory-prepared plastic containers and shipped to a third-party National Voluntary Laboratory Accreditation Program (NVLAP) laboratory (i.e. Aerobiology Laboratories) in Smyrna, Georgia. All fungal structures (including spores and hyphal fragments) are counted and identified.

Results

Surface Sampling: From review of our laboratory results, **evidence of Chaetomium and Stachybotrys water damage mold spores, growth, and hyphal fragments** were detected. In addition, other mold species such as Aspergillus/Penicillium/Cladosporium were also detected. Results are shown in **Appendix B**.

Results-Indoor Air Quality: From review of our laboratory results, the total indoor volumetric spore concentrations were **significantly above** 2,000 spores/m^3 and the Aspergillus/Penicillium/Cladosporium fungal spore concentrations were **significantly above** 700 spores/m^3.

In addition, some other opportunistic spores **higher** inside than those found outdoors. A summary of the lab results are shown below and the laboratory data is presented in **Appendix A**.

Total Spore Concentrations	Acceptable Levels 2000 spores/m³	Current Levels
Living/Dining Room		6,547 spores/m³
Hallway between bathroom and back bedroom		36,693 spores/m³
Average Total Indoor Spores		**21,620 spores/m³**
Outside		**7,200 spores/m³**

Aspergillus/Penicillium/Cladosporium	Acceptable Levels 700 spores/m³	Current Levels
Living/Dining Room		3,000 spores/m³
Hallway between bathroom and back bedroom		30,613 spores/m³
Average Total Indoor Spores		**16,807 spores/m³**
Outside		**3,480 spores/m³**

Occupancy/Building Hazard: As building and indoor quality consultants, we cannot evaluate the individual's health exposures or risks associated with these different microorganisms, exposure, or their concentrations. However, we have listed the following associated mold hazards:

In general, **Chaetomium and Stachybotrys spores/growth** is usually found indoors when a prolonged wet, damp, or major water event has taken place. **Stachybotrys** is usually the cause of the **"Sick Building Syndrome"** and this mold is not known to compete well with other molds. Stachybotrys can become the dominant mold when there is a high level and constant availability of water over an extended period of time. In most cases, Stachybotrys can grow and colonize within 3-6 weeks under the right environment and the availability of a wet surface.

In addition, **Aspergillus/Penicillium spores/growth** were found inside the home at high concentrations. **Chaetomium, Stachybotrys and some Aspergillus/Penicillium species** can produce toxins called "mycotoxins".

These mycotoxins are produced in the spores, hyphal fragments, and the main fruiting bodies and these spores can contaminate the interior air space through physical disturbance. In addition, "mycotoxins" can cause individuals to suffer general allergy related symptoms, as well as, cause prolong health related problems. Some health related symptoms are listed below:

- Respiratory problems, eye irritation, and throat irritations;
- Skin inflammation;
- Nausea & Headaches;
- Cold or flu type symptoms or recurring colds;
- Fever and Vomiting.

Conclusions

In our professional opinion, we would not advise individuals to occupy or enter the home located at 34 Thomas Heyward as these current mold conditions and their concentrations are **unhealthy**. Any individual that occupy or enters the home are likely to be exposed to elevated fungal spores or other possible microorganisms that could impair human health or affect sensitive individuals. However, whether or not allergenic symptoms develop in individuals is dependent upon the nature of the fungus, the amount of exposure (i.e. inhalation, physically contacted (dermal exposure) or ingested), and the susceptibility of the exposed person. As indoor air quality consultants, we cannot evaluate the individual's health exposures or risks associated with these different microorganisms, exposure, or their concentrations.

Assessment Limitations and Closure

Vance Consulting Services, LLC has analyzed and evaluated the information collected during this sampling event using what we believe to be sound industrial hygiene sampling procedures and applicable knowledge of basic building science. **Vance Consulting Services, LLC** assumes no liability from other parties involved in losses sustained as a result of decisions made based on interpretations of this report. Reliance on this report is governed by our client **(Ms. Donaldson)** for whom our services were performed.

If any information in this report is found to be incorrect or if new information or differing conditions are found in the future, we should be contacted so that we can assess the potential impact of that information. There are no warranties, or representations, either expressed or implied, regarding the comments made in this report.

If you have any questions or comments concerning this report, please do not hesitate to contact Mr. Barry J Vance at 843-505-0416.

Sincerely,

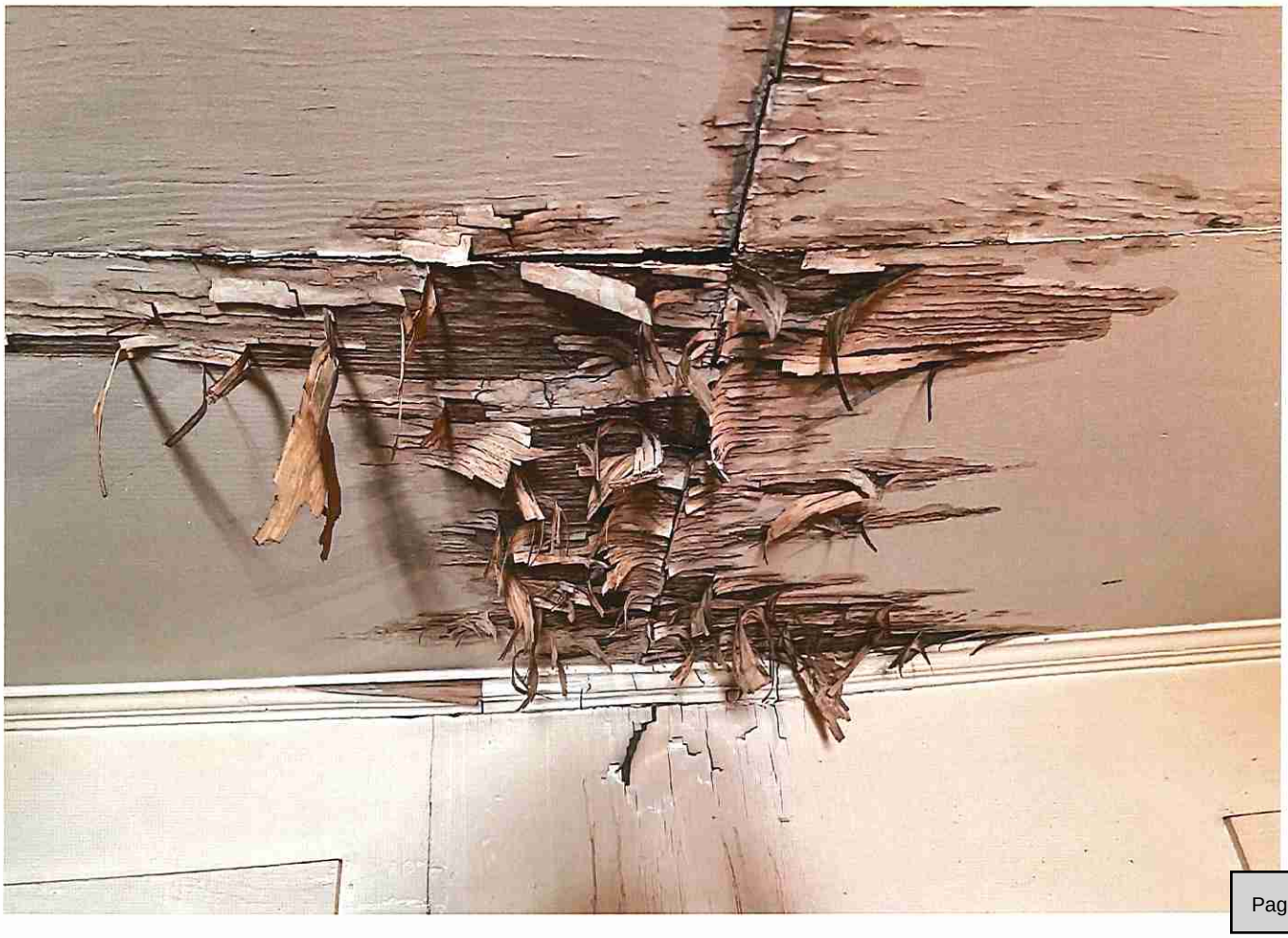
Barry J. Vance

Barry J. Vance, IH
Certified Indoor Air Quality Professional, CIAQP #595
Vance Consulting Services, LLC
Managing Principal

APPENDIX A

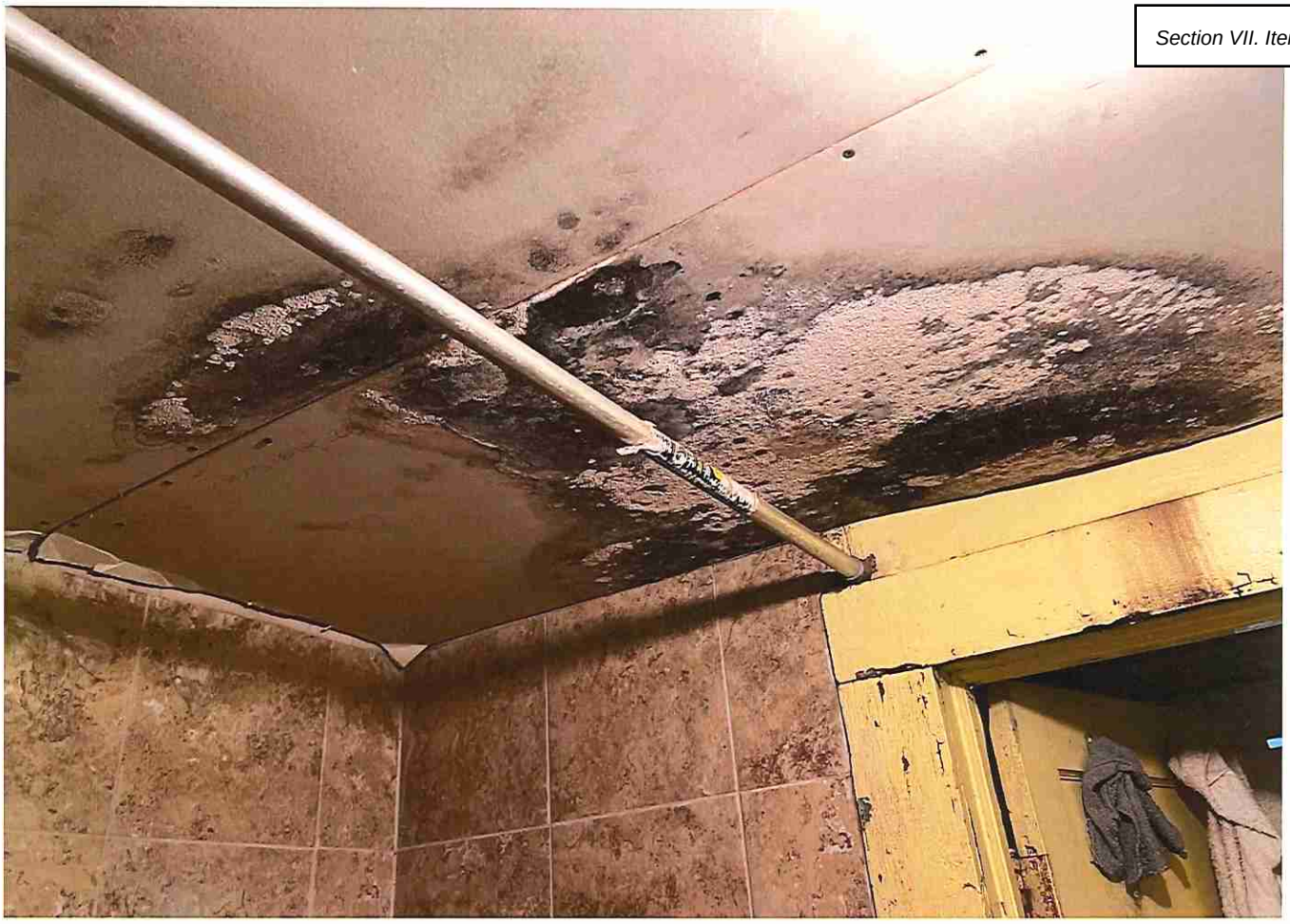
ATTACHMENT 10

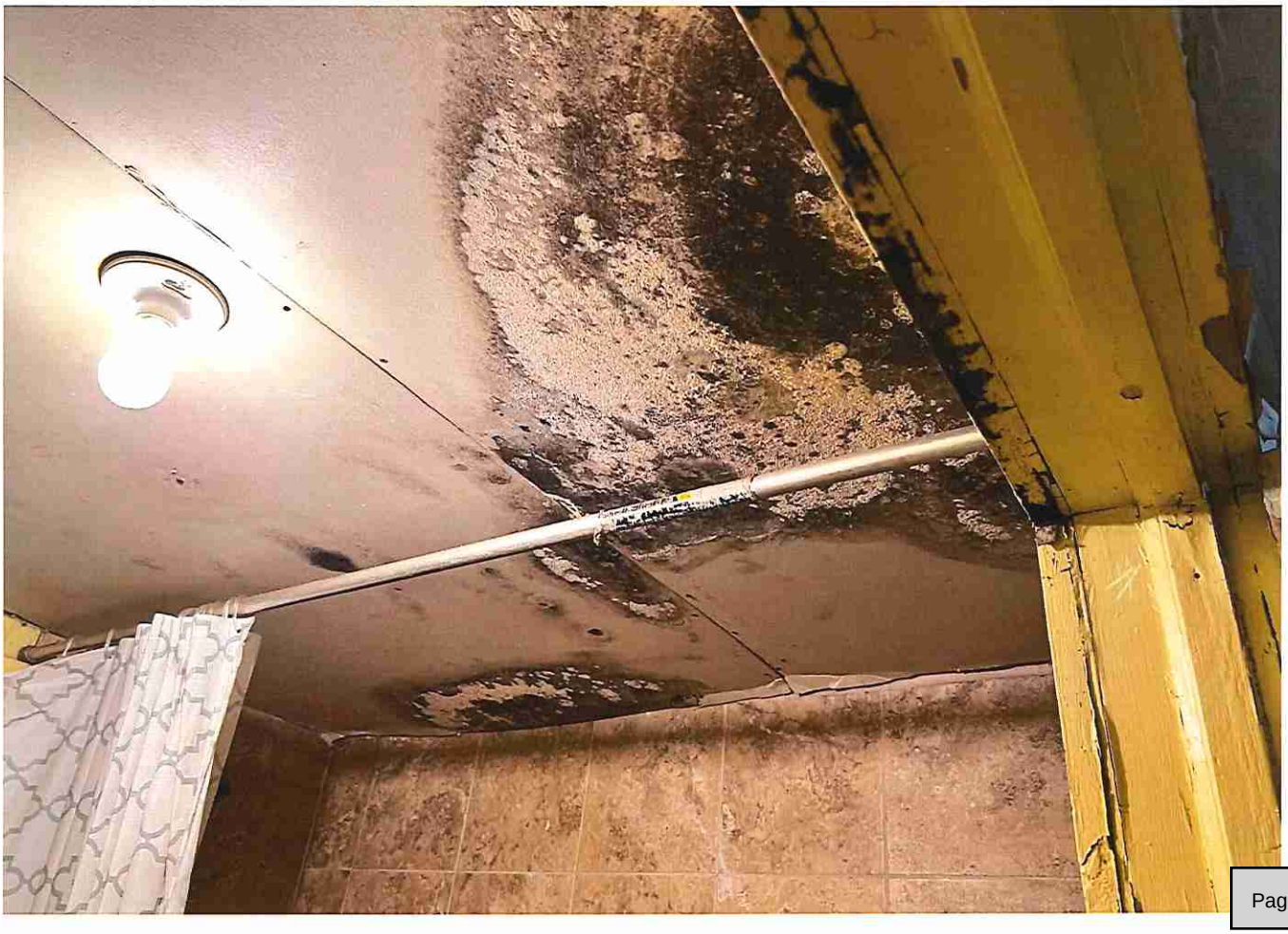






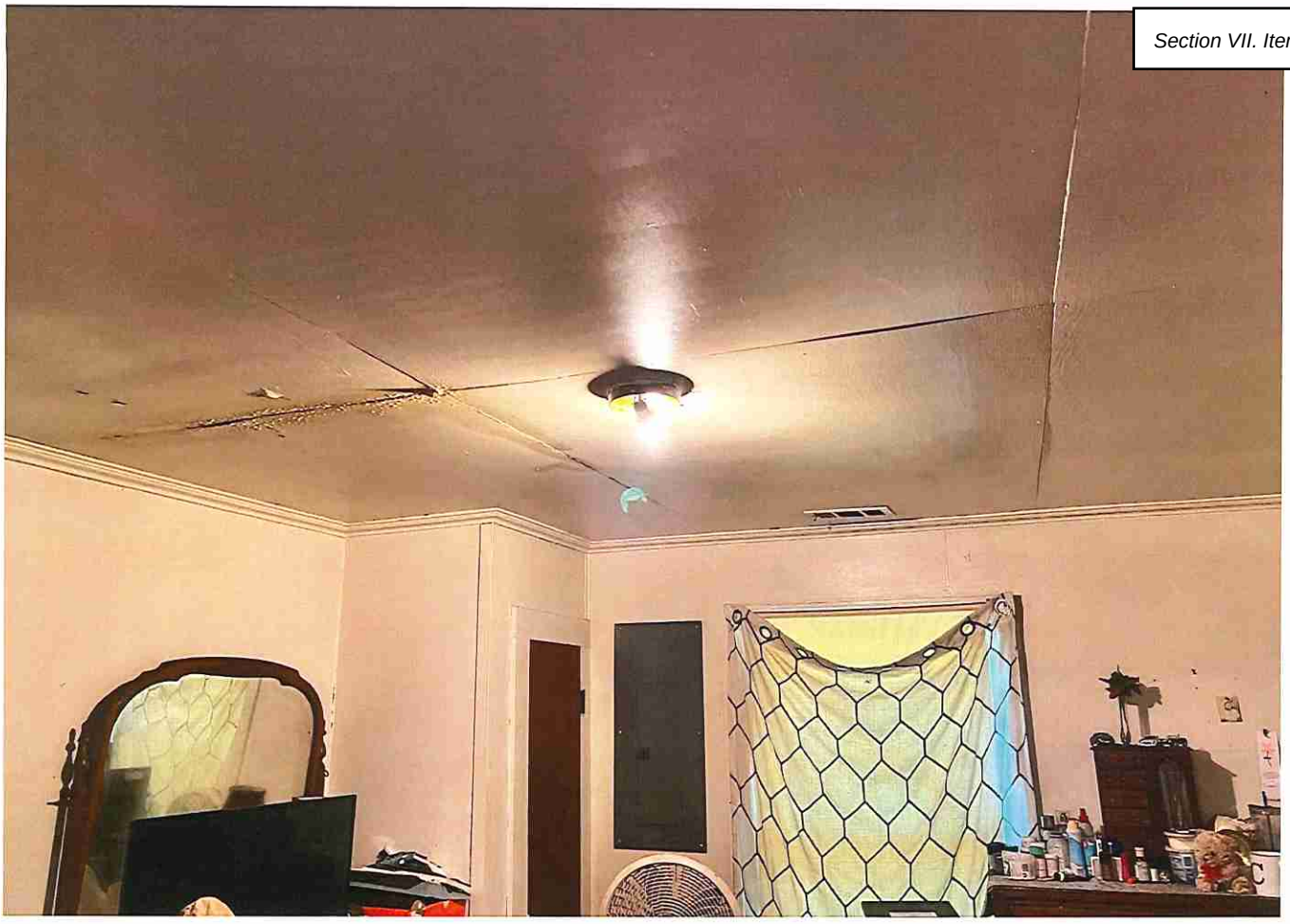






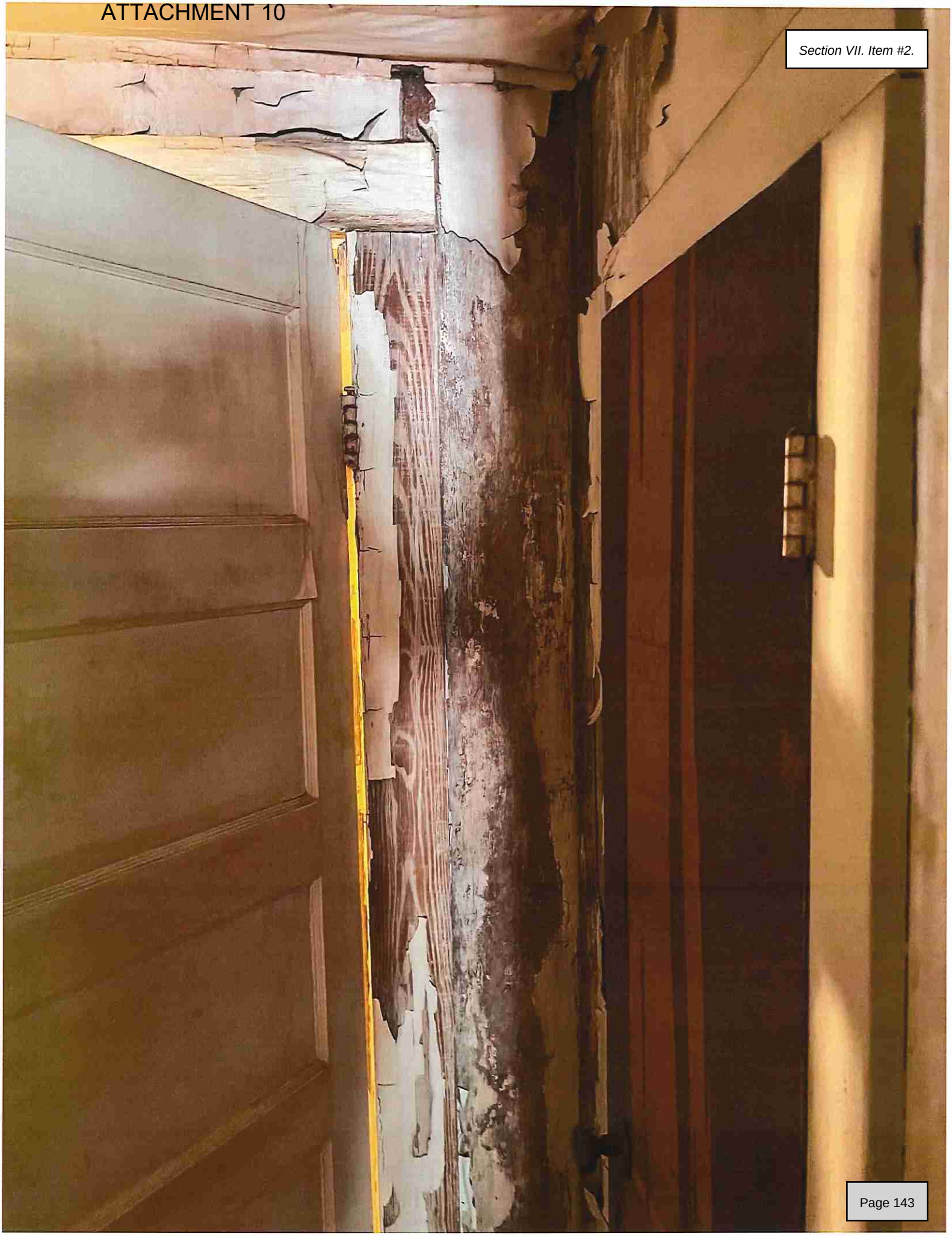


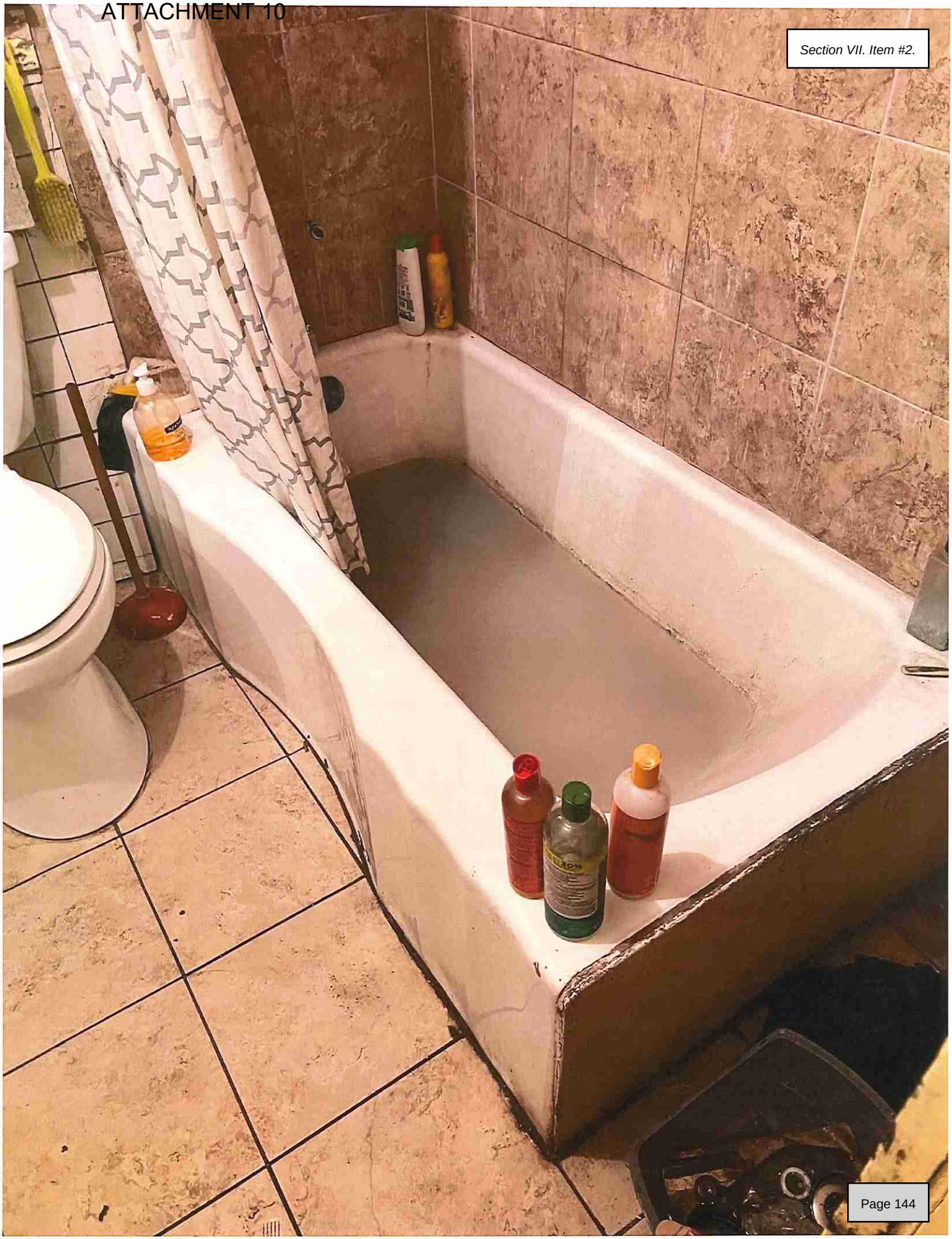






ATTACHMENT 10





APPENDIX B

Aerobiology Laboratory Associates, Incorporated
A Pace® Laboratory

Certificate of Analysis
AIHA LAP EMLAP# 163063

Smyrna , GA 30080
7709472828

SACS, Inc.
8 Buckingham Plantation Drive
Bluffton SC , 29910
Attn: Barry Vance
Project: **34 Thomas Heyward**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected:	5/2/2024
Date Received:	5/3/2024
Date Analyzed:	5/3/2024
Date Reported:	5/6/2024
Project ID:	24015472

1054 Spore Trap Analysis SOP 3.8: 24hr TAT

Client Sample #	#1				#3			
Sample Location	Living/Dining Room (middle of interior)				Outdoor			
Sample Volume (L)	75				75			
Lab Sample #	24015472-001				24015472-003			
Spore Identification	RawCt	spr/m^3	%Ttl	I/O	RawCt	spr/m^3	%Ttl	I/O
Alternaria	1	13	<1	1/2	2	27	<1	-
ascospores	5	67	1	1/5	25	333	5	-
basidiospores	86	1,147	18	1/2	49	2,613	36	-
Cercospora	1	13	<1	1/1	1	13	<1	-
Chaetomium	-	-	-	-	23	307	4	-
Cladosporium	124	1,653	25	1/2	229	3,053	42	-
Curvularia	8	107	2	8/1	1	13	<1	-
Drechslera/Bipolaris group	2	27	<1	2/1	1	13	<1	-
Epicoccum	-	-	-	-	2	27	<1	-
Gliomastix	1	13	<1	-	-	-	-	-
hyphal elements	157	2,093	32	8/1	19	253	4	-
Penicillium/Aspergillus group	101	1,347	21	3/1	32	427	6	-
Pithomyces	-	-	-	-	1	13	<1	-
Smuts,Periconia,Myxomycetes	3	40	<1	1/3	8	107	1	-
Torula	2	27	<1	-	-	-	-	-
	Debris Rating **4**				Debris Rating **3**			
Analytical Sensitivity	Analytical Sensitivity: **13** spr/m^3				Analytical Sensitivity: **13** spr/m^3			
Comments	Spore count may be underestimated due to heavy particulate. A single Penicillium conidiophore seen.							
Total *See Footnotes	491	6,547	~100%	1/1	393	7,200	~100%	-

Client Sample #	#2				#3			
Sample Location	Hallway between bathroom and back bedroom				Outdoor			
Sample Volume (L)	75				75			
Lab Sample #	24015472-002				24015472-003			
Spore Identification	RawCt	spr/m^3	%Ttl	I/O	RawCt	spr/m^3	%Ttl	I/O
Alternaria	-	-	-	-	2	27	<1	-
ascospores	8	107	<1	1/3	25	333	5	-
basidiospores	57	3,040	8	1/1	49	2,613	36	-
Cercospora	-	-	-	-	1	13	<1	-
Chaetomium	53	707	2	2/1	23	307	4	-
Cladosporium	76	4,053	11	1/1	229	3,053	42	-
Curvularia	11	147	<1	11/1	1	13	<1	-
Drechslera/Bipolaris group	1	13	<1	1/1	1	13	<1	-
Epicoccum	-	-	-	-	2	27	<1	-
hyphal elements	152	2,027	6	8/1	19	253	4	-
Penicillium/Aspergillus group	249	26,560	72	62/1	32	427	6	-
Pestalotiopsis	1	13	<1	-	-	-	-	-
Pithomyces	-	-	-	-	1	13	<1	-
Smuts,Periconia,Myxomycetes	2	27	<1	1/4	8	107	1	-
	Debris Rating **4**				Debris Rating **3**			
Analytical Sensitivity	Analytical Sensitivity: **13** spr/m^3				Analytical Sensitivity: **13** spr/m^3			
Comments	Spore count may be underestimated due to heavy particulate.							
Total *See Footnotes	610	36,693	~100%	5/1	393	7,200	~100%	

Aerobiology Laboratory Associates, Incorporated
A Pace® Laboratory

Certificate of Analysis
AIHA LAP EMLAP# 163063

Smyrna , GA 30080
7709472828

SACS, Inc.
8 Buckingham Plantation Drive
Bluffton SC , 29910
Attn: Barry Vance
Project: **34 Thomas Heyward**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 5/2/2024
Date Received: 5/3/2024
Date Analyzed: 5/3/2024
Date Reported: 5/6/2024
Project ID: 24015472

Client Sample #: #1 Tape
Sample Location: Bathroom Ceiling
Lab Sample #: 24015472-004

Test: 1051-24H Surface, Tape - Qualitative Direct Microscopic Exam SOP 3.7: 24hr TAT

Results:	Observation
Numerous Chaetomium spores seen	3-4 per field (minimum)
Numerous Chaetomium hyphae seen	3-4 per field (minimum)
Numerous Chaetomium perithecia seen	3-4 per field (minimum)
Numerous Cladosporium spores seen	3-4 per field (minimum)
Moderate Cladosporium hyphae seen	1 per 5 fields
Occasional Cladosporium conidiophores seen	1-5 per cover slip
Numerous Penicillium/Aspergillus group spores seen	3-4 per field (minimum)
Moderate Penicillium/Aspergillus group hyphae seen	1 per 5 fields

Debris Rating: 1

Client Sample #: #2 SS
Sample Location: Living Room above interior ceiling
Lab Sample #: 24015472-005

Test: 1051-24H Surface, Swab - Qualitative Direct Microscopic Exam SOP 3.7: 24hr TAT

Results:	Observation
Occasional Alternaria spores seen	1-5 per cover slip
Moderate Cladosporium spores seen	1 per 5 fields
Occasional Curvularia spores seen	1-5 per cover slip
Occasional Drechslera/Bipolaris group spores seen	1-5 per cover slip
Occasional Penicillium conidiophores seen	1-5 per cover slip
Numerous Penicillium/Aspergillus group spores seen	3-4 per field (minimum)
Numerous Penicillium/Aspergillus group hyphae seen	3-4 per field (minimum)
Occasional Stachybotrys spores seen	1-5 per cover slip
Numerous hyphal elements seen	3-4 per field (minimum)

Debris Rating: 4

Client Sample #: #3 SS
Sample Location: Back bedroom ceiling
Lab Sample #: 24015472-006

Test: 1051-24H Surface, Swab - Qualitative Direct Microscopic Exam SOP 3.7: 24hr TAT

Results:	Observation
Moderate Chaetomium spores seen	1 per 5 fields
Moderate Chaetomium hyphae seen	1 per 5 fields
Few Cladosporium spores seen	5 per cover slip
Few Penicillium/Aspergillus group spores seen	5 per cover slip

Debris Rating: 4

Aerobiology Laboratory Associates, Incorporated
A Pace® Laboratory

Certificate of Analysis
AIHA LAP EMLAP# 163063

Smyrna , GA 30080
7709472828

SACS, Inc.
8 Buckingham Plantation Drive
Bluffton SC , 29910
Attn: Barry Vance
Project: **34 Thomas Heyward**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected:	5/2/2024
Date Received:	5/3/2024
Date Analyzed:	5/3/2024
Date Reported:	5/6/2024
Project ID:	24015472
	Page 3 of 3

Footnotes and Additional Report Information

Debris Rating Table

1	Minimal (<5%) particulate present	Reported values are minimally affected by particulate load.
2	5% to 25% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
3	26% to 75% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
4	75% to 90% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
5	Greater than 90% of the trace occluded with particulate	Quantification not possible due to large negative bias. A new sample should be collected at a shorter time interval or other measures taken to reduce particulate load.

Aerobiology Laboratory Associates, Inc. shall be responsible for all the information provided in the report, except when information is provided by the customer. Data provided by a customer can affect the validity of results and shall be clearly identified. Results apply to the samples as received. Aerobiology Laboratory Associates, Inc. is not responsible for the sampling activity, such as air and water volume, area, and mass unit. The report shall not be reproduced except in full without the approval of the laboratory to ensure that parts of a report are not taken out of context. Data interpretation of this report will be the client responsibility based on their sampling.

1. Penicillium/Aspergillus group spores are characterized by their small size, round to ovoid shape, being unicellular, and usually colorless to lightly pigmented. There are numerous genera of fungi whose spore morphology is similar to that of the Penicillium/Aspergillus type. Two common examples would be Paecilomyces and Acremonium. Although the majority of spores placed in this group are Penicillium, Aspergillus, or a combination of both. Keep in mind that these are not the only two possibilities.

2. Ascospores are sexually produced fungal spores formed within an ascus. An ascus is a sac-like structure designed to discharge the ascospores into the environment, e.g. Ascobolus.

3. Basidiospores are typically blown indoors from outdoors and rarely have an indoor source. However, in certain situations a high basidiospore count indoors may be indicative of a wood decay problem or wet soil.

4. The colorless group contains colorless spores which were unidentifiable to a specific genus. Examples of this group include Acremonium, Aphanocladium, Beauveria, Chrysosporium, Engyodontium microconidia, yeast, some arthrospores, as well as many others.

5. Hyphae are the vegetative mode of fungi. Hyphal elements are fragments of individual Hyphae. They can break apart and become airborne much like spores and are potentially allergenic. A mass of hyphal elements is termed the mycelium. Hyphae in high concentration may be indicative of colonization.

6. Dash (-) in this report, under raw count column means 'not detected (ND)'; otherwise 'not applicable' (NA).

*7. The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; for this reason the sum of the calculated counts may be less than the positive hole corrected total.

8. Due to rounding totals may not equal 100%.

9. Analytical Sensitivity for each spores is different for Non-viable sample when the spores are read at different percentage. Analytical Sensitivity is calculated as spr/m ^{3} divided by raw count. spr/m ^{3} = raw counts x (100/ % read) x (1000/Sample volume). If Analytical Sensitivity is 13 spr/m ^{3} at 100% read, Analytical Sensitivity at 50% read would be 27 spr/m ^{3}, which is 2 times higher. Analytical Sensitivity provided on the report is based on an assumed 100% of the trace being analyzed.

*10. Minimum Reporting Limits (MRL) for BULKS, DUSTS, SWABS, and WATER samples are a calculation based on the sample size and the dilution plate on which the organism was counted. Results are a compilation of counts taken from multiple dilutions and multiple medias. This means that every genus of fungi or bacteria recovered can be counted on the plate on which it is best represented.

*11. If the final quantitative result is corrected for contamination based on the blank, the blank correction is stated in the sample comments section of the report.

12. The results in this report are related to this project and these samples only as received.

13. For samples with an air volume of < 100L, the number of significant figures in the result should be considered (2) two. For samples with air volumes between 100-999L, the number of significant figures in the result should considered (3) three. For example, a sample with a result of 55,443 spr/m^3 from a 75L sample using significant figures should be considered 55,000. The same result of 55,443 from a 150L sample using significant figures should be considered 55,400 spr/m ^{3}.

14. If the In/Out ratio is greater than 100 times it is indicated >100/1, rather than showing the real value.

Terminology Used in Direct Exam Reporting

Conidiophores are a type of modified hyphae from which spores are born. When seen on a surface sample in moderate to numerous concentrations they may be indicative of fungal growth.

***: Applicable to the reported data for culture testing**

Suzanne Blevins
Laboratory Director

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Aerobiology Laboratory Associates, Incorporated
Expertise Since 1997

Lab Use:
24 015472

ELITE
AZ, CA, CO, GA, NJ, VA, FL

NVLAP
NVLAP Lab Code 200860-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
NVLAP Lab Code 201076-1 (CA)
197683 (CO) 153063 (GA)
102977 (VA) 210229 (AZ)
102747 (NJ) 218981 (CA)
228303 (FL)

Aerobiology Client	SACS, Inc			Collected By/Date: 5/2/24		Relinquished By/Date: BJV	
Field Contact	Barry J Vance			Relinquished By/Date:		Received By/Date: LS 5/3 10:30	
Reporting Address				Sampler Type	Andersen___	SampleAire___	Other___
Billing Address					SAS___	AeroTrap___	BioCulture___
Phone/Fax	843-505-0416			PO#/Job#:			
Reporting Email (s)	bvance.sacs23@gmail.com			Project Name: 34 Thomas Heyward			
Routine	24 Hour	Same Day	4 Hour / 2 Hour	5 Day (Asbestos Only)	Notes:		
SAMPLING LOCATION ZIP CODE				CC Info:			

	Sample No.	Test Code	Sample Location	Total Volume/Area
1	#1	1054	Living/Dining Room (middle of interior)	75L
2	#2	1054	Hallway between bathroom and back bedroom	75 L
3	#3	1054	Outdoor	75L
4				
5	#1 Tape	1051	Bathroom Ceiling	1sqin
6	#2 SS	1051	Living Room above interior ceiling	2sqin
7	#3 SS	1051	Back bedroom ceiing	2sqin.
8				
9				
#				
#				
#				
#				
#				

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

Washington, D.C. (877) 648-9150 | Atlanta, GA (770) 947-2828 | Denver, CO (303) 232-3746 | Phoenix, AZ (602) 441-3700 | Cherry Hill, NJ (856) 486-1177 | Los Angeles, CA (714) 895-8401 | Ft. Lauderdale, FL (954) 451-3725

The Association of Energy Engineers

certifies that

Barry J. Vance

has completed the prescribed standards for certification, has demonstrated a high level of competence and ethical fitness, and is hereby granted the title of

Certified Indoor Air Quality Professional

ASSOCIATION OF ENERGY ENGINEERS CORPORATE SEAL 1977

Valid: January 1, 2024 - December 31, 2026 | Certification ID: 595

William Kent
Executive Director

Francine Seskin
Certification Director

CIAQP™

ATTACHMENT 10

CONESTOGA-ROVERS & ASSOCIATES

CERTIFICATE OF TRAINING

THIS IS TO CERTIFY THAT

Barry J. Vance

HAS SUCCESSFULLY COMPLETED A THREE DAY COURSE IN MOLD IDENTIFICATION TITLED: ON-SITE IDENTIFICATION, RISK AND ANALYSIS OF COMMON INDOOR FUNGI

George P. White

George P. White

JANUARY 2024–2026

ATTACHMENT 10

Vance Consulting, LLC.
8 Buckingham Plantation Drive
Bluffton, South Carolina 29910
Mobile: 843-505-0416
Email: bvance.sacs23@gmail.com

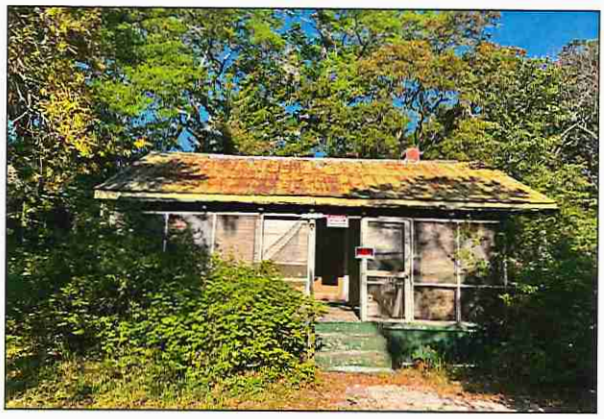
April 21, 2025

Attention: Mr. Jason Alexander

Subject: **Limited Asbestos Bulk Sampling Report**
Residence located at 34 Thomas Heyward
Bluffton, South Carolina 29910
Project #:VC25-23

Vance Consulting Services, LLC is pleased to present this Limited Asbestos Bulk Sampling Report. Our sampling was intended to determine the absence/presence of asbestos containing materials (ACM) associated with exterior and interior building components. The following report summarizes our understanding of the project information, the results of our field and laboratory work, and conclusions.

General Synopsis-Project Information



The residential structure is located at 34 Thomas Heyward in Bluffton, South Carolina and we understand that structure is currently schedule for renovation or possible demolition. Therefore, due to the age of the home and potential suspect asbestos containing materials (ACM), you have requested that an asbestos survey with bulk sampling be performed to determine the absence/presence of asbestos containing materials (ACM).

The home is a one-story wood-framed structure, approximately 900 square feet, and is supported on individual concrete masonry units (CMUs) piers with no evidence of a stable footing or foundation. The **exterior** contains metal corrugated roof panels over wooden cross planks and the building envelope contains wood siding that is currently covered with 5-inch aluminum siding panels. The **interior** building materials consist of wood panel walls/ceilings, wallboard (gypsum board) walls/ceilings, and various floor covering materials such as: carpet, hardwood planks, ceramic floor tile, vinyl floor covering, and vinyl floor tile.

Previous Inspection Reports and Information

Environmental Mold Inspection and Testing: We understand that an environmental mold inspection and testing was performed in May 2024 to determine whether an "**abnormal or impaired**" airborne fungal spore or mold condition exists within the indoor environment.

From review of that report, we understand that an **Occupancy/Building Hazard (unhealthy indoor environment/condition)** was stated due to the extensive water damage materials, presence of heavy fungal growth, evidence of water damage molds that produce **"mycotoxins"**, and indoor air quality conditions that could cause allergenic symptoms, inhalation issues, or dermal exposure issues. The report also stated that these mold conditions and concentrations could affect or impair human health of the individuals who occupy or enter the home.

Structural Assessment Report: We understand that a limited structural assessment was performed in April 2025 and stated that the structure was unsafe to enter due the **Occupancy/Building Hazard (unhealthy indoor mold environment/condition).** However, the report did state that the roof condition showed significant damage and deterioration from long term water intrusion events. In addition, the crawlspace floor and sub floor components showed evidence of sagging floor system and structural deterioration, see **Appendix A.**

Summary of Asbestos Bulk Sampling Results

Based on our PLM laboratory results, the following building materials contained **Asbestos "Chrysotile" Mineral Fibers:**

- **Back Bedroom Joint Compound**-2 percent, approximately 200 sqft;
- **Living Room Closet VFC/Backing**-15 percent, approximately 15 sqft;
- **Bathroom VFC/Backing**-80 percent, approximately 60 sqft;
- **Kitchen Middle Layer VFC/Backing**-20 percent, 150 sqft;
- **Kitchen Bottom Layer VFT/Backing**-10 percent, approximately 150 sqft.

Asbestos Survey and Bulk Sampling of Building Materials

On April 15, 2025, Vance Consulting mobilized an AHERA Certified Building Inspector and Building Scientist to perform the required asbestos survey with bulk sampling. Our survey was performed in accordance with the SCDHEC Regulations 61-86.1 and applicable sections of the National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations and the EPA Regulations. The regulations require that a Certified AHERA Inspector categorize any suspect asbestos containing building materials into homogenous areas, meaning those, which are similar in age, appearance, color and texture. In addition, the regulations require sampling of materials so as to declassify the materials as presumed asbestos containing building material. **Asbestos** is a generic name that refers to the following family of naturally occurring fibrous hydrated silicate minerals such as: chrysotile, amosite, crocidolite, anthophyllite, tremolite and actinolite.

At the time of our visit, the residential structure was open to our inspection and all exterior and interior areas were accessible to our inspection. However, it should be noted that roof structure and floor system was collapsing and unsafe conditions were present. During our visit, a physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials. Site photographs of the suspect building materials were taken and these are shown in **Appendix B.**

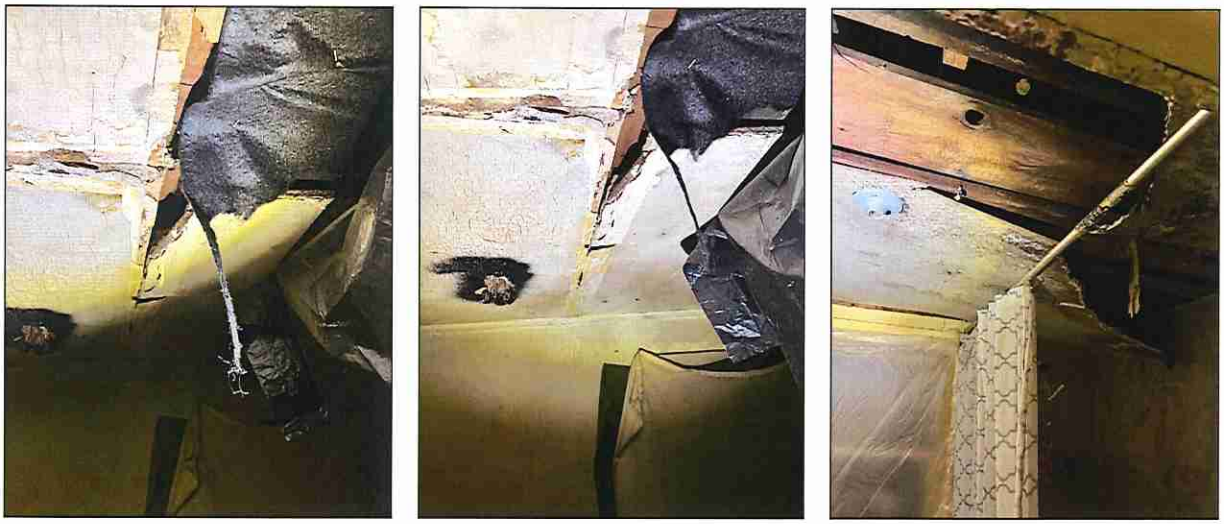
From our visual inspection of the residential structure, the following homogenous building materials were identified as potential ACM miscellaneous and surface materials:

Exterior Building Components

No building materials were identified as potential ACM.

Interior Building Components

- Back Bedroom/Bathroom Wallboard;
- Back Bedroom Joint Compound;
- Living Room Closet VFC/Backing;
- Bathroom VFC/Backing (note VFC was under ceramic floor tile);
- Kitchen Middle Layer VFC/Backing;
- Kitchen Bottom Layer VFT/Backing.



View back bedroom wallboard and joint compound and bathroom wallboard



View of living room, bathroom, and kitchen ACM floor covering

Sampling and Analysis (PLM)

Once the various homogeneous areas are delineated, the material is categorized by the following types: surfacing (S), thermal system insulation (TSI) or miscellaneous (Misc.). Depending on the material type, the SCDHEC and EPA dictate a minimum number of samples as follows:

Surfacing Material (S);

- Less than 1,000 ft.^{2} requires at least 3 samples;
- Thermal system insulation (TSI) requires either 3 samples or that number sufficient to determine whether the material is or is not ACM per patch, elbows, and gaskets;
- Miscellaneous (Misc.) materials require at least that number of samples sufficient to determine whether the material is or is not ACM.

As shown in our Laboratory Report, **30 PLM samples** were analyzed by Polarized Light Microscopy (PLM) analysis. Our laboratory results are presented in **Appendix C.**

Conclusions

Based on our PLM laboratory results, the following building materials contained **Asbestos "Chrysotile" Mineral Fibers:**

- **Back Bedroom Joint Compound**-2 percent, approximately 200 sqft;
- **Living Room Closet VFC/Backing**-15 percent, approximately 15 sqft;
- **Bathroom VFC/Backing**-80 percent, approximately 60 sqft;
- **Kitchen Middle Layer VFC/Backing**-20 percent, 150 sqft;
- **Kitchen Bottom Layer VFT/Backing**-10 percent, approximately 150 sqft.

In accordance with state and federal regulations, ACM **above 1%** would require proper removal and disposal prior to any physical renovations or demolition activities.

Due to the **compromised (poor) condition** of these regulated asbestos building materials, we would categorize these ACMs as a "friable condition". We have estimated the total quantities of ACM listed above to be **approximately 575 sqft**.

Recommendations

HAZARDOUS CONDITION: Based on the previous environmental mold assessment and structural reports, it is our opinion that the current **mold hazards and structural integrity of the roof and sub floor system** would categorize this as an unsafe structure. In addition, it may be prudent to assume that an **immediate danger and hazardous condition to human health does exist.**

Based on our asbestos survey, the asbestos containing materials (ACMs) wallboard/joint compound would **constitute a hazardous and unsafe condition due to the heavy fungal growth and partial collapse of back bedroom and bathroom ceiling/roofing components.** In addition, **due to the kitchen sagging floor system** the removal of the various ACM flooring materials would be considered an **unsafe condition.**

Therefore, based on the interior mold hazards and overall structural integrity of the residential home, we would recommend this home be categorize as a **"razed structure"** or an **"emergency demolition"**, in which the residential structure is considered an **Environmental "Hazardous" Condition that also contains compromised asbestos containing materials**.

It should be noted that prior to any demolition work, the certified asbestos abatement contractor would need to apply for SCDHEC Asbestos Permit and potentially a demolition permit from the Town of Bluffton.

Prior to the demolition of the structure, we would recommend that the structure be pre-wetted (using an amended water). During the demolition stage, wetting (using amended water) of the structure should continue to suppress potential dust/debris particulate matter, as well as, any release of environmental hazardous such as "mycotoxin mold spores" or "asbestos mineral fibers".

All building materials and approximately 1 foot of surface soils within the demolition footprint should be containerized in lined dumpsters, wrapped with 10 ml poly plastic, and securely seal with duct tape for the an immediate Hazardous Transportation to a Registered Landfill.

Assessment Limitations

Vance Consulting, LLC has analyzed and evaluated the information collected during this asbestos sampling event using what we believe to be sound industrial hygiene techniques and applicable knowledge of asbestos sampling procedures. Reliance on or use of this report by any third party without explicit authorization from **Vance Consulting, LLC** and/or our Primary Client **(Mr. Jason Alexander)** does not make any third party a beneficiary to our contract with its Primary Client. Any unauthorized reliance on, or use of, this report, including its information or conclusions, will be solely at the third party's risk. There are no warranties regarding the work conducted or comments made in this report.

Closure

Vance Consulting Services, LLC is pleased to have the opportunity to assist you on this phase of your project and if you have any questions or comments concerning this report, please do not hesitate to contact us at 843-505-0416.

Barry J. Vance

Barry J. Vance, IH
Managing Principal
Certified Asbestos Building Inspector-SCDHEC BI-01247
AHERA Certification #10-6971

Vance Consulting Services, LLC

APPENDIX A

Thomas & Reel
Engineering Consultants, Inc.

April 7,2025

Reference: 34 Thomas Heyward Street
Bluffton,SC

For the referenced address;

A site visit was made to view the structural condition of an existing structure.

The structure was boarded up and barricaded due to a previous environmental issue and deemed a bio hazard by others and considered unsafe to enter.

The metal roof showed significant signs of deterioration and was tarped

The crawlspace was examined .The foundation is made of pre cast pier blocks without evidence of a permanent footing .In addition there are no straps or hold down devises to secure the structure .The wood framing of the floor showed of structural deterioration.The foundation should be re built on a permanent footing and pier system and all wood floor framing member to be re built.

SOUTH CAROLINA THOMAS & REEL ENGINEERING CONSULTANTS, INC. No. 3624 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.24188 MICHAEL I. THOMAS

Respectfully,
Thomas & Reel Engineering Consultants, Inc. Michael I. Thomas, P.E.

President/Owner

Mthomas@thomasreel.com www.thomasreel.com

4-7-2025

Structural, Civil, Mechanical and Forensic Engineering
9100 White Bluff Road, Building 300, Suite 306, Savannah, Georgia 31406
Post Office Box 15818, Savannah, Georgia 31416
Tel: 912-920-0950 / Fax: 912-920-0948
Offices: Savannah, Bluffton, Charlotte

APPENDIX B

Pace ANALYTICAL SERVICES

NVLAP TESTING NVLAP LAB CODE 200090-0

Pace Analytical Services, LLC - Woburn
22 Cummings Park
Woburn, MA 01801
(781) 935-3212
www.pacelabs.com

Client:
Vance Consulting LLC

Attn: Barry J. Vance

Certificate of Analysis

Project Name: Residential Structure @ 34 Thomas Heyward

Proiect ID: 25012669

Date Collected: 04/15/25
Date Received: 04/16/25
Date Analyzed: 04/16/25
Date Reported: 04/17/25
Job ID: VC25-23

Test Requested: **Asbestos Bulk Analysis, Polarized Light Microscopy (PLM):** EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

Sample Identification		Physical Description of Sample/Layer	Homo-geneous (Y/N)	Layer Percentage	Asbestos		Non-Asbestos		
Client	Lab Sample Number				Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition
WB-1	25012669-001-A	Multicolored Wallboard	N	100	ND	0	5	95	CELL
WB-2	25012669-002-A	Multicolored Wallboard	N	100	ND	0	5	95	CELL
WB-3	25012669-003-A	Multicolored Wallboard	N	100	ND	0	10	90	CELL
JC-1	**25012669-004-A**	**Tan Joint Compound**	**Y**	**100**	**CHRY**	**2**	**0**	**98**	
JC-2	**25012669-005-A**	**Tan Joint Compound**	**Y**	**100**	**CHRY**	**2**	**0**	**98**	
JC-3	25012669-006-A	Tan Joint Compound	Y	100	ND	0	0	100	
VFC+Backing-1	**25012669-007-A**	**Tan Vinyl Flooring W/ Backing**	**N**	**100**	**CHRY**	**15**	**5**	**80**	**CELL**
VFC+Backing-2	**25012669-008-A**	**Tan Vinyl Flooring W/ Backing**	**N**	**100**	**CHRY**	**15**	**5**	**80**	**CELL**
VFC+Backing-3	**25012669-009-A**	**Tan Vinyl Flooring W/ Backing**	**N**	**100**	**CHRY**	**15**	**5**	**80**	**CELL**
VFC+Backing-1	**25012669-010-A**	**Tan Vinyl Flooring W/ Backing**	**Y**	**95**	**CHRY**	**80**	**0**	**20**	

Dan Pine
Analyst

Aimee Cormier
Lab Manager

A Amosite
AC Actinolite
AN Anthophyllite
CHRY Chrysotile
CR Crocidolite
TR Tremolite
Trace Less Than 1%
ND None Detected

Q Quartz
C Carbonates
G Gypsum
M Mica
T Tar
P Perlite
B Binder
D Diatoms

CELL Cellulose
MW Mineral Wool
FBG Fiberglass
SYN Synthetic
WO Wollastonite
FT Fibrous Talc
AH Animal Hair
NAC Non-Asbestiform AC
NTR Non-Asbestiform TR

Pace Analytical Services, LLC - Woburn
22 Cummings Park
Woburn, MA 01801
(781) 935-3212
www.pacelabs.com

Client:
Vance Consulting LLC

Attn: Barry J. Vance

Certificate of Analysis

Project Name: Residential Structure @ 34 Thomas Heyward

Proiect ID: 25012669

Date Collected: 04/15/25
Date Received: 04/16/25
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Job ID: VC25-23

Test Requested: **Asbestos Bulk Analysis, Polarized Light Microscopy (PLM):** EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

Sample Identification		Physical Description of Sample/Layer	Homo-geneous (Y/N)	Layer Percentage	Asbestos		Non-Asbestos		
Client	Lab Sample Number				Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition
VFC+Backing-1	25012669-010-B	Dark Brown Mastic	Y	5	ND	0	0	100	
VFC+Backing-2	**25012669-011-A**	**Tan Vinyl Flooring W/ Backing**	**Y**	**95**	**CHRY**	**80**	**0**	**20**	
	25012669-011-B	Dark Brown Mastic	Y	5	ND	0	0	100	
VFC+Backing-3	**25012669-012-A**	**Tan Vinyl Flooring W/ Backing**	**Y**	**95**	**CHRY**	**80**	**0**	**20**	
	25012669-012-B	Dark Brown Mastic	Y	5	ND	0	0	100	
VFC+Backing-1	25012669-013-A	Tan Vinyl Flooring W/ Backing	N	100	ND	0	0	100	
VFC+Backing-2	25012669-014-A	Tan Vinyl Flooring W/ Backing	N	100	ND	0	0	100	
VFC+Backing-3	25012669-015-A	Tan Vinyl Flooring W/ Backing	N	100	ND	0	0	100	
VFC+Backing-1	**25012669-016-A**	**Multicolored Vinyl Flooring W/ Backing**	**N**	**95**	**CHRY**	**20**	**0**	**80**	
	25012669-016-B	Tan Mastic	Y	5	ND	0	0	100	

Dan Pine
Analyst

Aimee Cormier
Lab Manager

A Amosite
AC Actinolite
AN Anthophyllite
CHRY Chrysotile
CR Crocidolite
TR Tremolite
Trace Less Than 1%
ND None Detected

Q Quartz
C Carbonates
G Gypsum
M Mica
T Tar
P Perlite
B Binder
D Diatoms

CELL Cellulose
MW Mineral Wool
FBG Fiberglass
SYN Synthetic
WO Wollastonite
FT Fibrous Talc
AH Animal Hair
NAC Non-Asbestiform AC
NTR Non-Asbestiform TR

Pace ANALYTICAL SERVICES

NVLAP TESTING NVLAP LAB CODE 200090-0

Pace Analytical Services, LLC - Woburn
22 Cummings Park
Woburn, MA 01801
(781) 935-3212
www.pacelabs.com

Client:
Vance Consulting LLC

Attn: Barry J. Vance

Certificate of Analysis

Project Name: Residential Structure @ 34 Thomas Heyward

Proiect ID: 25012669

Date Collected: 04/15/25
Date Received: 04/16/25
Date Analyzed: 04/16/25
Date Reported: 04/17/25
Job ID: VC25-23

Test Requested: **Asbestos Bulk Analysis, Polarized Light Microscopy (PLM):** EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

Sample Identification		Physical Description of Sample/Layer	Homo-geneous (Y/N)	Layer Percentage	Asbestos		Non-Asbestos		
Client	Lab Sample Number				Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition
VFC+Backing-2	**25012669-017-A**	**Multicolored Vinyl Flooring W/ Backing**	**N**	**95**	**CHRY**	**20**	**0**	**80**	
	25012669-017-B	Tan Mastic	Y	5	ND	0	0	100	
VFC+Backing-3	**25012669-018-A**	**Multicolored Vinyl Flooring W/ Backing**	**N**	**95**	**CHRY**	**20**	**0**	**80**	
	25012669-018-B	Tan Mastic	Y	5	ND	0	0	100	
VFT+Mastic-1	**25012669-019-A**	**Tan Vinyl Tile W/ Backing**	**Y**	**98**	**CHRY**	**10**	**0**	**90**	
	25012669-019-B	Black Mastic	Y	2	ND	0	0	100	
VFT+Mastic-2	**25012669-020-A**	**Tan Vinyl Tile W/ Backing**	**Y**	**98**	**CHRY**	**10**	**0**	**90**	
	25012669-020-B	Black Mastic	Y	2	ND	0	0	100	
VFT+Mastic-3	**25012669-021-A**	**Tan Vinyl Tile W/ Backing**	**Y**	**98**	**CHRY**	**10**	**0**	**90**	
	25012669-021-B	Black Mastic	Y	2	ND	0	0	100	

Dan Pine
Analyst

Aimee Cormier
Lab Manager

A Amosite
AC Actinolite
AN Anthophyllite
CHRY Chrysotile
CR Crocidolite
TR Tremolite
Trace Less Than 1%
ND None Detected

Q Quartz
C Carbonates
G Gypsum
M Mica
T Tar
P Perlite
B Binder
D Diatoms

CELL Cellulose
MW Mineral Wool
FBG Fiberglass
SYN Synthetic
WO Wollastonite
FT Fibrous Talc
AH Animal Hair
NAC Non-Asbestiform AC
NTR Non-Asbestiform TR

Pace Analytical Services, LLC - Woburn
22 Cummings Park
Woburn, MA 01801
(781) 935-3212
www.pacelabs.com

Client:
Vance Consulting LLC

Attn: Barry J. Vance

Certificate of Analysis

Project Name: Residential Structure @ 34 Thomas Heyward

Project ID: 25012669

Date Collected: 04/15/25
Date Received: 04/16/25
Date Analyzed: 04/16/25
Date Reported: 04/17/25
Job ID: VC25-23

General Notes

* **ND** indicates no asbestos was detected; the method detection limit is 1%.

* **Trace** or "<1" indicates asbestos was identified in the sample, but the concentration is less than 1%.

* All regulated asbestos minerals (i.e. chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite) were sought in every layer of each sample, but only those asbestos minerals detected are listed. Amosite is the common name for the asbestiform variety of the minerals cummingtonite and grunerite. Crocidolite is the common name used for the asbestiform variety of the mineral riebeckite.

* Tile, vinyl, foam, plastic, and fine powder samples may contain asbestos fibers of such small diameter (< 0.25 microns in diameter) that these fibers cannot be detected by PLM. For such samples, more sensitive analytical methods (e.g. TEM, SEM, and XRD) are recommended if greater certainty about asbestos content is required. Semi-quantitative bulk TEM floor tile analysis is accepted under NESHAP regulations.

* These results are submitted pursuant to Aerobiology Laboratory Associates, Inc.'s current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted.

* Unless notified in writing to return the samples covered by this report, Aerobiology Laboratory Associates, Inc. will store the samples for a minimum period of thirty (30) days before discarding. A shipping and handling charge will be assessed for the return of any samples.

* Aerobiology does not guarantee the results of tape lifts, microvacs, wipe, and/or debris samples. Accurate analysis cannot be performed due to particle size, media used, and/or amount of material given. Analysis of these materials should be performed by a TEM. A result of ND does not indicate that the sample area does not contain asbestos. It means the analyst could not identify asbestos in the specific sample for the reasons listed above.

Notes Required by NVLAP

* Aerobiology Laboratory shall be responsible for all the information provided in the report, except when information is provided by the customer. Aerobiology Laboratory is not responsible for the sampling activity.

* This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.

* This test report relates only to the items tested or calibrated.

* This report is not valid unless it bears the name of a NVLAP-approved signatory.

Aerobiology Laboratory Associates, Incorporated
Expertise Since 1997

Lab Use:

AZ, CA, CO, GA, NJ, VA, FL

NVLAP Lab Code 200860-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
NVLAP Lab Code 201076-1 (CA)

192683 (CO) 163063 (GA)
102977 (VA) 210229 (AZ)
102747 (NJ) 218981 (CA)
228303 (FL)

Aerobiology Client	Vance Consulting LLC						
Field Contact	Barry J Vance				Collected By/Date: 4/15/25	Relinquished By/Date: BJV	
Reporting Address					Relinquished By/Date:	Received By/Date: 4/16/25 1000	
Billing Address					Sampler Type	Andersen___ SampleAire___ Other___	
						SAS___ AeroTrap___ BioCulture___	
Phone/Fax	843-505-0416				PO#/Job#: VC25-23		
Reporting Email (s)	bvance.sacs23@gmail.com				Project Name: Residential Structure @ 34 Thomas Heyward		
Routine	24 Hour	Same Day	4 Hour	2 Hour	5 Day (Asbestos Only)	Notes:	
SAMPLING LOCATION ZIP CODE					CC Info:		

	Sample No.	Test Code	Sample Location	Total Volume/Area
1	WB-1	3002	Hallway Bathroom Wallboard	
2	WB-2		Back Bedroom Wallboard	
3	WB-3		Back Bedroom Wallboard	
4	JC-1		Back Bedroom Joint Compound	
5	JC-2		Back Bedroom Joint Compound	
6	JC-3		Back Bedroom Joint Compound	
7	VFC+Backing-1		Living Room Closet VFC+Backing	
8	VFC+Backing-2		Living Room Closet VFC+Backing	
9	VFC+Backing-3		Living Room Closet VFC+Backing	
#	VFC+Backing-1		Bathroom VFC+Backing	
#	VFC+Backing-2		Bathroom VFC+Backing	
#	VFC+Backing-3	↓	Bathroom VFC+Backing	
#				
#				

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- **Swab/Tape**	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- **Bulk**	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

Aerobiology Laboratory Associates, Incorporated
Expertise Since 1997

Lab Use:

AZ, CA, CO, GA, NJ, VA, FL

NVLAP Lab Code 200860-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
NVLAP Lab Code 201076-1 (CA)

192683 (CO) 163063 (GA)
102977 (VA) 210229 (AZ)
102747 (NJ) 218981 (CA)
228303 (FL)

Aerobiology Client	Vance Consulting LLC					
Field Contact	Barry J Vance			Collected By/Date: 4/15/25	Relinquished By/Date: BJV	
Reporting Address				Relinquished By/Date:	Received By/Date:	
Billing Address				Sampler Type: Andersen____ SAS____	SampleAire____ AeroTrap____	Other____ BioCulture____
Phone/Fax	843-505-0416			PO#/Job#: VC25-23		
Reporting Email (s)	bvance.sacs23@gmail.com			Project Name: Residential Structure @ 34 Thomas Heyward		
Routine	24 Hour	Same Day	4 Hour	2 Hour	5 Day (Asbestos Only)	Notes:
SAMPLING LOCATION ZIP CODE					CC Info:	

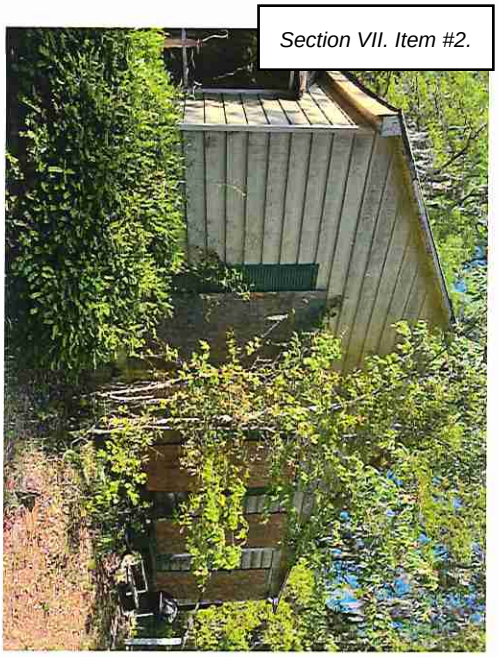
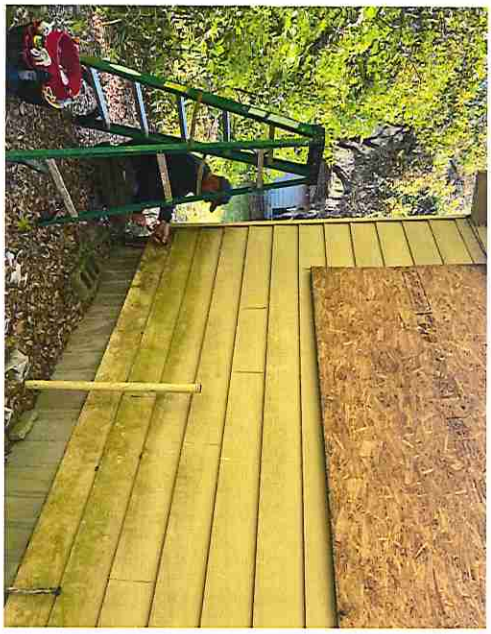
	Sample No.	Test Code	Sample Location	Total Volume/Area
1	VFC+Backing-1	3002	Kitchen Top Layer VFC+Backing	
2	VFC+Backing-2		Kitchen Top Layer VFC+Backing	
3	VFC+Backing-3		Kitchen Top Layer VFC+Backing	
4	VFC+Backing-1		Kitchen Middle Layer VFC+Backing	
5	VFC+Backing-2		Kitchen Middle Layer VFC+Backing	
6	VFC+Backing-3		Kitchen Middle Layer VFC+Backing	
7	VFT+Mastic-1		Kitchen Bottom Layer VFT + Black Mastic	
8	VFT+Mastic-2		Kitchen Bottom Layer VFT + Black Mastic	
9	VFT+Mastic-3		Kitchen Bottom Layer VFT + Black Mastic	
#				
#				
#				
#				
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1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- **Swab/Tape**	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- **Bulk**	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

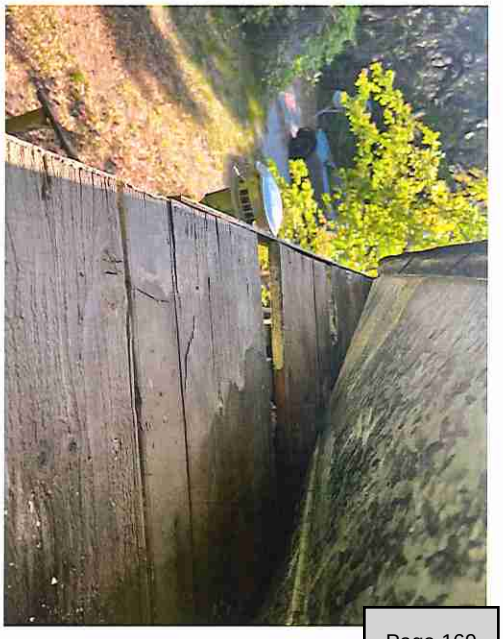
APPENDIX C

ATTACHMENT 11

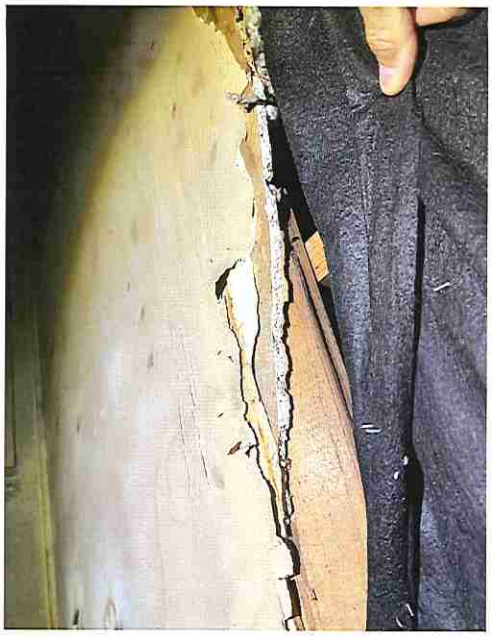


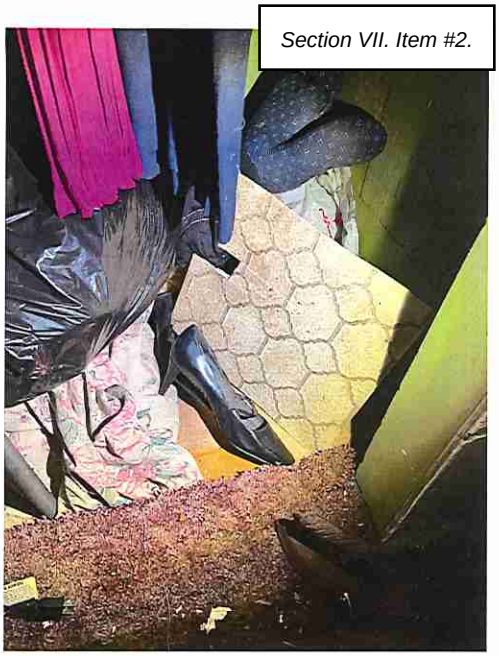



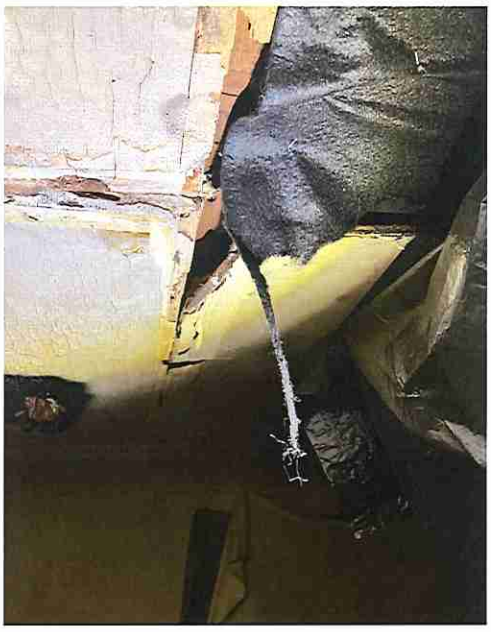


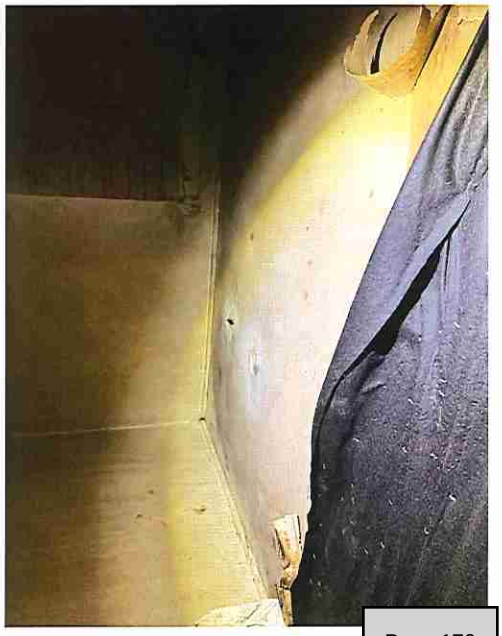



ATTACHMENT 11





ATTACHMENT 12

SERVICE

Ken's CL-100 Inspections LLC
P.O. Box 7985
Hilton Head Island, SC 29938
(843) 384-2967
SC Lic. #CA007411

DATE: 3-18-2025 | TIME: IN _____ OUT _____

☐ REG. ☐ 1-TIME ☐ RES. ☐ COMM. ☐ INDOOR ☐ OUTDOOR

NAME: BROWN (FRASER & ALLEN)

ADDRESS: 34 THOMAS HEYWARD STREET

CITY, STATE,ZIP: BLUFFTON SC 29910 | PHONE:

SERVICES PERFORMED	TARGET PEST(S)	APPLICATION METHOD
☒ INSPECTION		
☐ TREATMENT		
☐ _____		

CHEMICALS USED	AMOUNT	%	EPA NUMBER
ATTN:			
	KERI		

DESCRIPTION / REMARKS	AMOUNT
CL-100	$169.00

SERVICED BY | LIC. NO KEN | TOTAL $169.00

CUSTOMER SIGNATURE

INVOICE:

ATTACHMENT 12

Ken's CL-100 Inspections LLC SC Lic #CA007411 (FRASER

OFFICIAL SOUTH CAROLINA WOOD INFESTATION REPORT Date: 3-18-2025 File #: BROWN

THIS REPORT IS VALID FOR 30 DAYS ONLY. THIS REPORT IS NOT A GUARANTEE OR WARRANTY AGAINST FUTURE INFESTATION OR DAMAGE. IT IS RECOMMENDED BY THE DEPARTMENT OF PESTICIDE REGULATION THAT THE PURCHASER OF THE STRUCTURE, RATHER THAN THE SELLER, OBTAINS THIS WOOD INFESTATION REPORT.

This is to report that a qualified inspector employed by the below named firm has carefully inspected accessible areas, including attics and crawl spaces which permit entry, of the property located at the below address for termites, other wood-destroying organisms, and wood-destroying fungi. The inspection for the presence of wood-destroying fungi is only required to the level below the first main floor as defined in Section 27-1085 K(3)(f) of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act. This report specifically excludes hidden areas, areas not readily accessible, and the undersigned pest control operator disclaims that he has made any inspections of such hidden areas or of such areas not readily accessible.

The inspection described has been made **on the basis of visible evidence, and special attention was given to those accessible areas which experience has shown to be particularly susceptible to attack by wood-destroying organisms. Probing and/or sounding of those areas and other visible and accessible wood members showing evidence of infestation was performed. This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to future infestation.**

If there is evidence of active infestation or past infestation of termites and/or other wood-destroying organisms or fungi, it must be assumed that there is some damage to the building caused by this infestation; however, any visible damage to a wood member in accessible areas has been reported. The below-named firm's inspectors are not engineers or builders, and you may wish to call a qualified engineer, licensed contractor, or expert in the building trade to provide their opinion as to whether there is structural damage to this property.

LOCATION AND DESCRIPTION OF PROPERTY INSPECTED: 34 THOMAS HEYWARD STREET, BLUFFTON SC 29910

If any of the following items are marked YES, describe on the reverse side of this page.

Were any areas of the property obstructed or inaccessible? YES [X] NO [ ]

Infestation:

	Active Infestation YES	Active Infestation NO	Previous Infestation YES	Previous Infestation NO
1. There is visible evidence of:				
a. Subterranean termites	[ ]	[X]	[ ]	[X]
b. Drywood termites	[ ]	[X]	[ ]	[X]
c. Old house borers	[ ]	[X]	[ ]	[X]
d. Powder post beetles	[ ]	[X]	[ ]	[X]
e. Other wood-destroying insects	[ ]	[X]	[ ]	[X]
2. There is visible evidence of prior subterranean termite treatment	YES [ ]		NO [X]	
3. There is evidence below the first main floor of the presence of				
a. Active wood-destroying fungi (wood moisture content ≥ 28%)	YES [ ]		NO [X]	
b. Non-active wood-destroying fungi (wood moisture content < 28%)	YES [ ]		NO [X]	
4. There is evidence of the presence of excessive moisture conditions below the first main floor (20% or above wood moisture content, standing water, etc.)	YES [ ]		NO [X]	

Wood moisture content of the wooden substructure ranged from 10 % to 14 %

Damage: Termite, other wood-destroying insects and fungi (Note: reporting of fungi damage to wood, commonly called water damage, decay or rot, is limited to the area below the first main floor of the structure as defined in 27-1085 K(3)(f) SCRR.)

At the time of our inspection, there were visibly damaged wooden members (e.g. insect damage to columns, sills, joists, plates, door jambs, headers, exterior stairs, porches, or fungi damage below the first main floor)

If the answer is YES, specify causes and location(s) on back. YES [X] NO [ ]

Damage Observed: Damage must be disclosed even if repairs are deemed unnecessary. If visible evidence of active or previous infestation caused by any wood-destroying organism is reported, it must be assumed that some degree of damage is present. Said damage and location(s) must be described on the reverse side of this report. It is recommended that evaluation of damage and any corrections be performed by a licensed contractor or structural engineer approved by the purchaser.

Treatment:

	Check appropriate box
1. The property described was treated by us for the prevention or control of _____ (wood-destroying organism for which treatment was made) _____ (date of treatment)	[ ]
2. An Official Waiver of Standards Form (subterranean termite treatment) has been issued. [NOTE: a signed copy must be attached to this report]	[ ]
3. The property is covered by a warranty associated with the above treatment. The purchaser should contact the company regarding information required to transfer the warranty.	[ ]
4. The property described has not been treated by us for any wood-destroying organisms.	[X]

See other side of this report for additional conditions governing this report.

ATTACHMENT 12

(FRASER &

File #: BROWN

CONDITIONS GOVERNING THIS REPORT

Please read carefully.

This report is based on the observations and opinions of our inspector. It must be noted that all buildings have some wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestation without extensive probing and in some cases actual dismantling of parts of the structure being inspected.

All inspections and reports will be made on the basis of what is visible, and we will not render opinions covering areas that are enclosed or not readily accessible, areas concealed by wall coverings, floor coverings, insulation, furniture, equipment, stored articles, or any portions of the structure in which inspection would necessitate tearing out or marring finished work. We do not move furniture, appliances, equipment, etc. Plumbing leaks may not be apparent at the time of inspection. If evidence of such leaks is disclosed, liability for the correction of such leaks is specifically denied. No opinion can be rendered as to infestation or damage on that portion of sheathing, siding, or other susceptible material which continues below soil grade.

The areas of the substructure and attic that are accessible and open for inspection have been inspected. The substructure is defined as that portion of the building below the first main floor living space.

Detached garages, sheds, lean-tos, fences, or other buildings on the property are not included in this inspection report unless specifically noted.

The company, upon specific request and agreement as to additional charge, will open any inaccessible, concealed, or enclosed area and inspect same and make a report thereon.

This property was not inspected for the presence or absence of health related molds or fungi. This inspection was conducted solely for visible evidence of wood destroying organisms and their damage and was limited to the visible and accessible areas of the structure(s) only. Inspection for the presence of wood-destroying fungi is only required to the level below the first main floor. We are not qualified to and do not render an opinion concerning mold related air quality or any other health related issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be addressed to a properly trained Industrial Hygienist, Physician or Public Health Official.

REMARKS

THIS SPACE IS TO BE USED TO DETAIL ANY "YES" ANSWERS FROM THE FRONT OF THIS FORM. INCLUDE ITEM NUMBER WITH EACH EXPLANATION. CLARIFICATION AND EXPLANATION OF OTHER ITEMS MAY ALSO BE INCLUDED.

Additional pages are attached. YES ☐ NO ☒

34 THOMAS HEYWARD STREET, BLUFFTON SC 29910 3-18-2025 KEN HOUSE

INACCESSIBLE: PARTS OF FOUNDATION DUE TO ABUTTING CEMENT AND DECKING. ATTIC DUE TO SIZE AND LOCATION IN CLOSET. SUBFLOOR DUE TO SIZE. UNDER DECKING DUE TO HEIGHT.

DAMAGE: FUNGI DAMAGE THROUGHOUT THE UNIT. PLEASE HAVE A LICENSED BUILDER INSPECT TO SEE IF REPAIRS ARE NEEDED.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

LICENSE NUMBER OF PERSON SIGNING THIS: CA007411
(MUST BE CERTIFIED IN CATEGORY 7A)
BUSINESS LICENSE NUMBER: B0003896

FIRM: Kens's CL-100 Inspections LLC

BY: Ken Rudd
LICENSEE'S SIGNATURE

ADDRESS: PO BOX 7985 Hilton Head South Carolina 29938

ACKNOWLEDGMENT:

PURCHASER ACKNOWLEDGES THAT A COPY OF THIS REPORT HAS BEEN REVIEWED AND RECEIVED.

DATE ACKNOWLEDGED

PURCHASER'S SIGNATURE

This report and the issuing licensee are regulated by Clemson University's Department of Pesticide Regulation.

USAA Casualty Insurance Company
9800 Fredericksburg Road
San Antonio, TX 78288

INSURANCE REQUEST DENIED

0000536 SP 9253 -C01-P00536-I -04664-555892535263

JASON PAUL ALEXANDER
316 GREENWOOD ST
BIRMINGHAM AL 35209-2012

April 2, 2025

Dear Mr. Alexander,

At this time, we are not accepting your request because there is unrepaired damage that is not cosmetic, and this presents an increased risk of future loss.

We based this decision on information you provided us during the application process.

You may be eligible for coverage through the USAA Insurance Agency. For more information, call us at the number below. If you do not secure coverage through the USAA Insurance Agency, you should contact a local agent for insurance.

How to Contact Us

If you have questions about this decision, please call us at one of the following numbers.

Phone: 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722

This notice is provided by the following company:
USAA Casualty Insurance Company

Thank you,
USAA Casualty Insurance Company

USAA Insurance Agency means USAA Insurance Agency, Inc. or USAA of Texas Insurance Agency (collectively the "Agency"). California License #0D78305, Texas License # 7096. 9800 Fredericksburg Road, San Antonio, TX 78288. The Agency contracts with insurance carriers that are not affiliated with USAA and offers products and services ("third-party insurance products") on their behalf. Third-party insurance products are not underwritten by USAA or its affiliates. The Agency receives a commission on the sale or renewal of third-party insurance products and may receive other performance-based compensation from them. Purchase of third-party insurance products does not establish USAA membership. Product and coverage descriptions are brief. All coverages are subject to the terms and conditions of your policy. Read your policy for details. Product and coverage availability may vary in some locations and all applications for insurance are subject to underwriting by the insurance carrier.

34 Heyward Street Bluffton/Heyward

lynda strong Apr 9

to me

To whom it may concern,

As a resident and property owner in Old Town Bluffton and a direct neighbor to the property located at 34 Heyward Street, I would strongly recommend the removal of the existing structure on the property.

My husband and I have personally witnessed the decline of said structure over the last 20 years. Their is also significant mold, mildew and water damage as well.

Simply stated, I do not feel it bears any historical significance to the town any longer. Please feel free to contact me if you have any questions or concerns.

Sincerely,
Lynda G. Strong
Sent from my iPhone

From: Jane Long <ewojane@gmail.com>
Date: April 1, 2025 at 3:42:25 PM EDT
To: jasoncarrie94@gmail.com
Cc: Barrriescardinobradley@gmail.com
Subject: Nellies house

Suffice it to say that I have known Nellie Brown all my life [79 years] ,and I knew her inside and out!

She was the most caring person I have ever known. She loved and was always faithful and helpful to her church. She was a true Christain in every sense of that word.

I am absolutely sure that she would not want any kind of restoration on her house.She and Leroy had a wonderful life there. It is absolute falling apart, if she saw it now the only would
say is "Please tear it down"

If you want ANYTHING else from me, please feel free to call or email me.

In closing I would like to have some kind of small monument placed there. Everyone in Bluffton loved her.

Nellie's daughter (as I was listed in her obituary)
Jane Hancock Long

Jane Long
404-694-0542 mobile

ATTACHMENT 14

Chad McRorie
134 Bridge Street
Bluffton, SC 29910

April 02, 2025

To Whom it May Concern,

As a tenured resident, business owner and property owner in Old Town Bluffton and a direct neighbor to the property located at 34 Thomas Heyward Street, I would highly recommend and support the condemnation, razing and removal of the existing residential structure on the property.

As a licensed SC Residential Builder and Town of Hilton Head Island Fire Rescue Operations Battalion Chief (Retired), I have determined that the existing residential structure is dilapidated and currently represents a significant health hazard, fire hazard as well as an eyesore to my adjacent home/ property, as well as to Old Town Bluffton generally. The existing structure is not habitable due to structural instability, water intrusion and the presence of significant mold and mildew in the structure's interior.

Since 2017 I have witnessed the poor upkeep and rapid decline of the structure and fail to see the benefit, excepting any unknown historical significance, of allowing the structure to remain standing in place.

Please feel free to contact me regarding any information in this correspondence or for clarification of such information.

Regards,



Chad McRorie

34 Thomas Heyward Street
2025 Assessment Report



Prepared By:

Meadors, Inc.
PO Box 21758
Charleston, SC 29413

Date: 08.20.2025

ATTENTION:

Jason Alexander
316 Greenwood St.
Birmingham, AL 35209-2012
(205) 777-8967
jasoncarrie94@gmail.com

Introduction

The following report identifies the assessment findings of the structure at 34 Thomas Heyward Street, Bluffton, SC.

The findings described in this summary encompass visual observations of the exterior facades and interior spaces of the subject property accomplished during the site inspection performed by Meadors, Inc. on August 12, 2025. The exterior of the structure was assessed visually from ground level and from floor level access on the interior. Limited investigative demolition was undertaken using hand tools (a small pry bar and an awl) where needed for observation. The observed conditions were documented with photographs.

Several reports provided to Meadors, Inc. by the property owner were reviewed, and the information accepted for consideration in this report.

Following is a summary of the findings of the assessment with photographs demonstrating the observed conditions.

Executive Summary

The following is a summary of conditions observed at the subject property located at 34 Thomas Heyward St. in Bluffton, SC. The age of the structure is uncertain, but observations would indicate it was constructed sometime in the 1930s or 1940s. The structure is a single-story, wood framed, side-gable-roofed building with a rear, low-sloped shed-roofed appendage. The roof closure system is face-fastened five-V metal. The street-fronting façade (east facade) has a screened porch set on a concrete deck accessed by concrete stairs. The front porch has a low-slope hip roof. The porch roof closure system is face-fastened five-V metal. There is a single chimney penetrating the roof at the ridge, which served a fireplace or heat stove. The structure has windows set in all four elevations.

Exterior: General Observations

The exterior siding was originally wood lapped siding. The siding thickness appears to be very thin. The extant wood siding has been covered with a vinyl lap siding system. The original corner boards and most

of the original exterior trim details are missing or have been covered with the vinyl system. All the windows and exterior doors except the front entry door have been covered with OSB and were unavailable for inspection from the exterior.

The rear appendage may be a later addition, but there is evidence that, if added after initial construction, it was soon after. The earliest extant windows are in the addition. The original wood siding is the same on the main body of the house and the rear appendage. There is a slight floor height differential (1/2 to 3/4 inch) at the doorway between the main house and the rear appendage. The evidence of when the rear appendage was built is inconclusive.

The front porch framing, ceiling, and screening are modern material and not original to the house. The porch deck is a raised concrete slab accessed by concrete stairs. The age of the deck and stairs was not determined. They could be original to the construction of the house or a later addition, as is the screened front porch.

The exterior vinyl siding and trim system is a later addition and is generally in sound condition.

The house appears to sit reasonably level and plumb on its foundation.

The roof covering system is in a deteriorated condition and has been allowing water intrusion into the structure for some time. This has caused substantial damage to the roof framing, the interior ceiling framing, and the interior floors. At the time of inspection, the interior carpet was wet from water intrusion in the roof.

Windows and Exterior Doors:

As noted above, the exterior of the windows and doors is covered with OSB for security reasons and unavailable for inspection. Interior inspection of the windows revealed that there are two generations of windows. The two windows on the rear elevation in the kitchen appear to be original and earlier than the remainder of the windows in the house. These two windows are unbalanced and do not have jamb liners. The remainder of the windows in the house have aluminum jamb liners with spring balances which are common in windows manufactured after this building's date of construction. It is likely that all but two of the windows in the house have been replaced. The general condition of the windows, as observed from the interior, is poor. The windows have non-operable vinyl shutters applied to the exterior walls adjacent to the windows. The vinyl shutters are modern.

Foundation:

The foundation consists of precast concrete piers spaced at regular intervals around the exterior framed walls of the structure. The structural engineer's report indicated that there was no appropriate footing supporting the piers. The areas between the concrete piers are infilled with metal panels, so access into the crawlspace was extremely limited. Additionally, the height of the crawlspace makes access difficult.

Interior:

The interior of the house consists of a living room, dining room, two bedrooms, a bathroom, and kitchen.

The interior of the house was crowded with furniture and personal belongings left behind when the structure was vacated. This condition limited the level of inspection which could be accomplished but did not have an impact on the general conditions which could be observed. A heavy coating of mold and fungal growth was apparent on all the walls, ceilings, floor coverings, and on the furnishings and items left in the house. These findings are also indicated in the Mold Report provided by the owner, which concluded that this condition created an unhealthy environment in the interior of the house.

Testing for asbestos was conducted prior to Meadors' assessment and the report was provided to Meadors. The kitchen floor is covered with a layer of sheet material and a layer of tile. The Asbestos Report concluded that both materials contained friable asbestos material. The tile in the bathroom was also found to contain asbestos. In addition, the report also stated that friable asbestos material was found in the drywall mud on the gypsum drywall in some walls and ceiling coverings.

The original interior floors are tongue and groove pine flooring boards covered in most areas with carpet. The entire floor of the structure was very wet from water intrusion through the roof. The floor was walkable but noticeably depressed in some areas and not firm when it was stepped on. In depressed areas of the floor water was pooled and standing. The flooring was heavily deteriorated. The condition of the wall sill or bottom plate could not be observed. The structural engineer's report indicated that the entire floor structure of the house was deteriorated. The deteriorated condition of the interior flooring, resulting from water intrusion, substantiates this conclusion.

The wall and ceiling covering is a combination of plywood sheets and gypsum drywall. Several areas of the ceiling covering have failed due to water intrusion through the roof. All the walls and ceilings are covered with visible mold.

The interior trim at the doors and windows is a simple 1 x 6 F4S flat board. The trim, wall and ceiling materials are consistent throughout the interior of the house. All the trim material is covered with visible mold. The flat trim has been replaced with a more ornate profile on a few windows. There is a simple crown molding in all of the rooms.

In the dining room, there is a boxed-in area against the front wall. The chimney is in this area, and the boxed structure likely conceals the area where a fireplace or heating stove existed.

Photographs



Figure 1: East elevation. Cottage at 34 Thomas Heyward Street as viewed from the street.

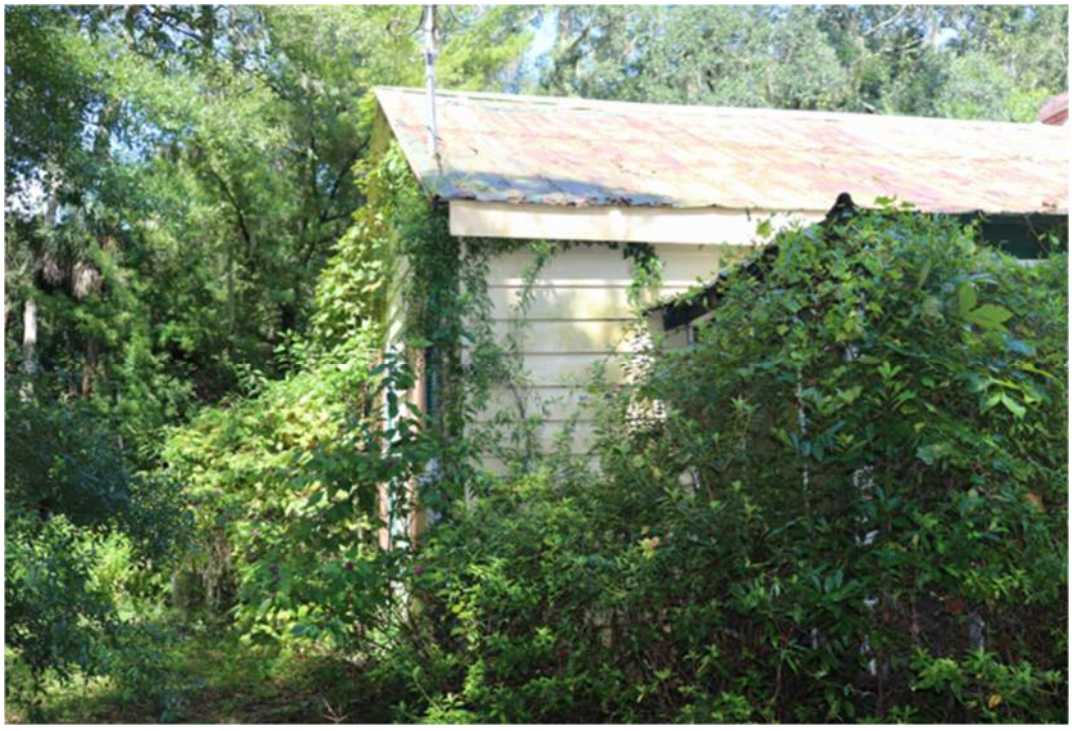


Figure 2: Southeast corner. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.



Figure 3: Southeast corner. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.



Figure 4: South elevation. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.



Figure 5: South elevation. All the windows and doors except the front entrance have been boarded up on the exterior.



Figure 6: North elevation. All the windows and doors except the front entrance have been boarded up on the exterior.



Figure 7: West Elevation. All the windows and doors expect the front entrance have been boarded up on the exterior.





Figure 8: Interior view of the front porch. The framing material of the porch was inspected and determined to be modern and not original to the structure. The porch and the entire interior of the house were filled with abandoned furniture and personal effects. This made the assessment somewhat limited, but did not compromise the final conclusions.



Figure 9: The age of the front porch steps and concrete deck was not determined. The front steps could be original to the structure or a later addition.



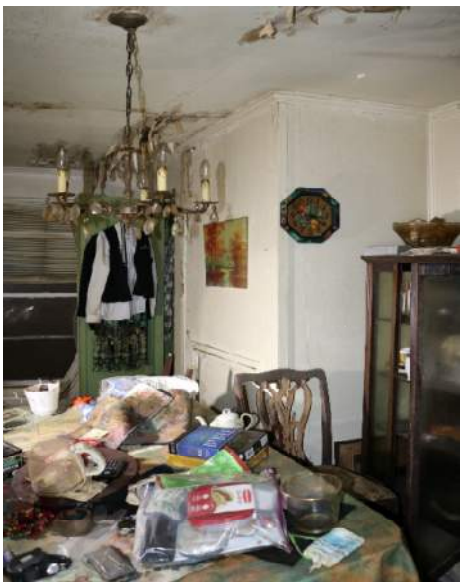


Figure 10: The entire interior of the house was filled with abandoned furniture and personal effects. This made the assessment somewhat limited, but did not compromise the final conclusions. Note the mold apparent on the walls and furnishing.



Figure 11: Note the mold covering the walls. The wall and ceiling covering throughout house is a combination of 4 x 8 sheets of plywood with some gypsum drywall. Note the damage to the ceiling. The roof has been leaking for some time, and there is likely damage to the roof framing due to water intrusion.



Figure 12: Interior of the house: Note the severely damaged ceiling. The roof has been leaking for some time, and there is likely damage to the roof framing due to water intrusion.



Figure 13: Note the mold covering the walls.



Figure 14: Interior of the house: The window is a later two over two which does not match the light configuration of the windows in the back wall of the shed-roofed rear portion of the structure. The window has aluminum jamb liners and spring balances, which are likely dated to post 1940s. All the windows in the side and front elevations of the structure have aluminum jamb liners with spring balances and are later than the construction date of the house. The two windows in the rear wall of the structure are not balanced and have no jamb liners. These are likely the earliest extant windows.



Figure 15: Door trim at the interior of the house. All the door and window trim on the interior of the house is consistent, being S4F 1x6 flat board. The shed-roofed rear portion of the structure maintains this pattern.



Figure 16: A boxed-out area in the dining room at the location of the chimney. This may cover the location of a removed or infilled fireplace or heat stove.



Figure 17: The original siding is in place under the later vinyl siding. The original siding is wood and its condition likely varies from salvageable to completely deteriorated.



Figure 18: The foundation consists of precast concrete piers. The condition of the footings was not observed, but the Engineer's Report indicated that no adequate footing existed.



Figure 19: The floor level at the shed-roofed rear portion of the structure, is approximately ½ to ¾ of an inch lower than the main floor of the house. This difference could indicate that the rear of the house is later. However, the trim details, the wall covering, and the flooring are the same as the main part of the house. Also, the earliest extant windows are in the rear part of the house. If the rear portion of the house is a latter addition, it appears to have been constructed early in the life of the structure.



Figure 20: The architecture of the structures in proximity to the subject house varies in style and size. Several of the houses are newer and are more than one-story.



Figure 21: The architecture of the structures in proximity to the subject house varies in style and size. Several of the houses are newer and are more than one-story.



Figure 22: While there are single story houses on the street nearby, they appear to be newer and are architecturally different from the subject structure.



Figure 23: On the side of the street adjacent to the subject property, much of the land is undeveloped, leaving the subject property with little context.

Conclusions

The house is in a changing area with new construction in proximity to the structure, and little to associate the house with for historic context.

The general condition of the structure is very poor. The areas of greatest concern are the roof closure system and roof framing, the floor framing system, the interior finishes, and foundation. The roof closure has been leaking for some time, and the water intrusion has resulted in structural deterioration of the roof, ceiling, and floor framing systems. The interior of the structure is covered with mold on almost every surface. There is also friable asbestos material in most of the interior rooms. The foundation is without a structurally suitable footer system. It appears that two windows and, perhaps, some wood siding remaining under the vinyl siding are the only material that could be safely salvaged. The remainder of the structure could then be demolished.

The reusable materials are extremely limited and no structural elements are salvageable. The process below is only a brief outline for restoring the structure to habitable condition and is in no way comprehensive or in any sequence for execution. As the entire building would need to be structurally rebuilt, this would be a very costly undertaking for such a small, simple structure.

The general process to correct these deficiencies would require the following:

- Abatement of the asbestos material.
- Removal of all interior finishes including, trim, wall covering, ceiling covering, floor covering, and flooring material.
    - All this material is contaminated with mold and/or asbestos and cannot be salvaged or reused.
- Removal of all MEP including all fixtures and appliances.
- Reframing of the floor system.
- Removal of the roof closure system, removal of the deteriorated roof sheathing and repair of the roof framing.
- Repair of deteriorated ceiling framing.
- Repair of any wall framing found to be deteriorated.
- Lifting of the structure to install a proper footing and pier system.
- Replacing the structure on the new foundation.
- Repair of original windows. (Only two windows are thought to be original)
- Replacing non-original deteriorated fenestration.
- Repair of original fenestration.
- Repair or removal of vinyl siding and trim.
- Repair/replacement of exterior trim.
- Repair /replacement of original wood siding if vinyl siding is removed.
- New MEP complete.
- Painting all disturbed surfaces.

A more practical approach would be to document the structure and remove any salvageable material of historic interest. The remainder of the structure could then be demolished.

If desired, the structure could be recreated, incorporating any salvaged historic material, in the location of the original structure or in a more practical location.

If there is no desire to save the historic size, form, and detail of the original structure, the structure would simply be taken down.

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	September 3, 2025
PROJECT:	COFA-04-25-019686 215 Goethe Road New Construction: Mixed Use Building and Carriage House
APPLICANT:	Phil Madhere
PROPERTY OWNERS:	Leonex Construction Group
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Phil Madhere, on behalf of owners, Leonex Construction Group, requests that the Historic Preservation Commission approve the following application:

> A Certificate of Appropriateness to allow construction of a 3-story mixed use building of approximately 2,900 SF and a Carriage House of approximately 1,060 SF located at 215 Goethe Road within the May River Road development plan in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (NC-HD).

INTRODUCTION: A COFA for this project was approved by the HPC on November 6, 2019 (COFA-07-19-0133313); however, as the plan expired, and new COFA application must be approved. The new application is the same proposal with some minor revisions.

The subject property is in an area referred to as "Goethe Road" development. On June 12, 2006 the Board of Zoning Appeals approved a variance request from the Village Commercial District standards to reduce the minimum lot size from 14,500 SF (residential) and 7,500 SF (commercial) to 5,000 SF for this property adjacent to Goethe Road and spanning from May River Road north to Dr. Mellichamp Drive. On February 6, 2007 the Development Plan was approved establishing the stormwater plan, site design and overall parameters of the development. A Subdivision Plan was approved then on March 9, 2007 and recorded creating 14 lots, establishing the common open space, easements, and on-street parking spaces.

The main structure is a mixed-use building that reflects the vernacular characteristics of Bluffton as well as a Main Street building type. The structure, to be constructed on a slab, will be housed under a front-facing gable roof with gabled dormers within the roofline on either side. A full-length porch under a shed roof is featured on the right (south) elevation at the ground and second floors; an exterior staircase will provide access to the second floor-

residence, which will encompass the entirety of the second and third stories. A full-façade fabric awning will extend the width of the building along the front ground floor elevation. Exterior materials are in keeping with the vernacular of Bluffton.

The Carriage House will be constructed on a slab and will be housed underneath a front-facing gable. A two-bay garage will be at the ground level; an accessory dwelling, to be accessed by an exterior staircase, will be located on the second floor. The service yard will be located underneath the stairs. Surface treatment from the "gravel road" into the garage is not shown. As the Carriage House is in close proximity to a 20'-0" Access Easement, it and any other related improvements cannot encroach into this easement.

This project was initially presented to the Historic Preservation Review Committee for Concept Plan review on April 28, 2025. The Applicant provided a response to all comments. (Attachment 6).

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

    b. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of a proposed mixed-use structure and Carriage House add to the district and helps provide completeness to the neighborhood and overall district.

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

a. *Findings*. Town Staff finds that if the conditions noted below are met, the proposed construction will be in conformance with applicable architectural design provisions provided in Article 5:

1) **Railings:** UDO Section 5.15.6.H.2.d. requires railings to be made of wood (termite resistant), or painted or natural wrought iron. Galvanized wire is proposed as an alternative baluster material. As such, a determination must be made on the appropriateness of the use of galvanized wire as a substitute material.

2) **Building Proportions:** UDO Section 5.15.5.F.4. (Building Composition) and "Traditional Construction Patterns" Section 32 (Window Pane Proportions) emphasize proportionality of features. The UDO states that "Overall building proportions and individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form." Section 32 states that "window panes should be vertically proportioned or square." On the north elevation of the main structure, both vertical and square windows are proposed. Additionally, ground floor vertical window height is taller than the square windows. A determination regarding the appropriateness of the window configuration must be made.

3) **Service Yard:** The service yard for both the main structure and the Carriage House is shown underneath the Carriage House staircase. The Landscape Plan also shows an HVAC unit in the side yard on the north side of the Carriage House, which is not shown on the Site Plan. Both service yards must be screened in compliance with UDO Sec. 5.15.5.F. and the screen can be no taller than 6'-0" (the detail on Sheet A502 shows 6'-5"). The service yard area must be large enough to include HVAC units, utilities and receptacles. Utility meters must also be screened from public view.

4) **Carriage House Ground Floor Door:** The north elevation for the Carriage House shows a door, which is not shown on the Site or Landscape Plans. The applicable plan(s) will need to be revised to show the intended elevation.

5) **Porch Roof Pitch:** The porch roof pitch detail was updated to show a 3/12 pitch, but the elevations and sections shown 2/12. All references to a 2/12 pitch must be updated to show 3/12.

6) **Proximity to Easement:** Improvements cannot be located in or encroach into the rear access easement. On the rear elevation of the carriage house, it appears that the trellis and awning extend into the access easement.

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

   Finding. If the conditions noted in #2 of this report are met, a compatible visual relationship will be demonstrated with surrounding properties, streetscapes and open spaces.

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. Additionally, written approval from the Board of Directors of the Goethe Development will be required to ensure compliance with the private covenants, conditions and restrictions that govern the subject property.

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

Conditions:

1. All service yards, as well as meters visible from the public right-of-way must be screened in compliance with UDO Sec. 5.15.5.F. The screen detail must be revised to show a height no taller than 6’-0”.

2. Revise all plans (site, landscape and elevations) to be consistent.

3. Revise applicable plan sheets to show the main structure porch shed roof with a 3/12 pitch.

4. Remove the trellis and the awning on the rear elevation of the carriage house to prevent encroachment into the access easement.

5. Per the Applications Manual, written approval from the Board of Directors of the Goethe Road Association.

Determinations:
Determinations from the HPC are needed regarding:

1. The use of galvanized wire as a substitute material for the balusters.

2. The proportionality of the windows on the north elevation of the main structure.

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

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

ATTACHMENTS:
1. Location & Zoning Map
2. Application
3. Survey
4. Narrative
5. Site Plan
6. Photos
7. Drawings (Rev 08.15.2025)
8. Response to HPRC Comments (04.28.2025)
9. Landscape Plan (Rev 08.15.2025)

ATTACHMENT 1

LOCATION MAP

215 Goethe Road

Neighborhood Core-HD District



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

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

Applicant	Property Owner
Name: Phil Madhere	Name: Leonex/ Miguel Loarca
Phone: 843-247-3331	Phone: 956-706-9533
Mailing Address: 38 Seabrook landing Drive Hilton Head Island, SC 29926	Mailing Address: 360 Honeysucker Road Hardeeville, SC 29927
E-mail: phil.madhere@hotmail.com	E-mail: loarca2@yahoo.com
Town Business License # (if applicable): N/A	

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

Project Name: 215 Goethe	Conceptual: ☑	Final: ☑	Amendment: ☐
Project Address: 215 Goethe Road	Application for:		
Zoning District: 610	☑ New Construction		
Acreage: .115 AC	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): Dist 610 Map 39A Parcel 289	☐ Relocation		

Project Description: New Construction of Mixed use building with detached carriage house. Main structure will be office below with residential above.

Minimum Requirements for Submittal

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

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

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

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

Property Owner Signature: Date: 3/30/25

Applicant Signature: Phil Madhere Date: 3/30/25

For Office Use

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

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

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

			CONCEPTUAL REVIEW ☑	FINAL REVIEW ☑
Identification of Proposed Building Type (as defined in Article 5): V B				
Building Setbacks	Front: 5	Rear: 20	Rt. Side: 5.5	Lt. Side: 5.5

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Mixed-use office/ Res	n/a	3365
Ancillary	Carriage	n/a	528
Ancillary			

Impervious Coverage	Coverage (SF)
Building Footprint(s)	see sheet LS-101
Impervious Drive, Walks & Paths	see sheet LS-101
Open/Covered Patios	See sheet LS-101
A. TOTAL IMPERVIOUS COVERAGE	2039
B. TOTAL SF OF LOT	5004
% COVERAGE OF LOT (A/B= %)	41%

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Concrete	Columns	PT Wood/ Haride
Walls	Wood	Windows	Clad SDL
Roof	5V Galvanized metal	Doors	Wood
Chimney	N/A	Shutters	N/A
Trim	Hardie/ Wood	Skirting/Underpinning	Brick
Water table	2x10 Hardie Trim	Cornice, Soffit, Frieze	Wood/ hardie
Corner board	Hardie Trim	Gutters	N/A
Railings	PT/ Galvanized wire	Garage Doors	Composite OH door
Balusters	N/A	Green/Recycled Materials	N/A
Handrails	PT Wood		

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).

Signature of Property Owner or Authorized Agent — Date: 3/30/25

Miguel Loarca
Printed Name of Property Owner or Authorized Agent

Signature of Applicant — Date: 3/30/25

Phil Madhere
Printed Name of Applicant

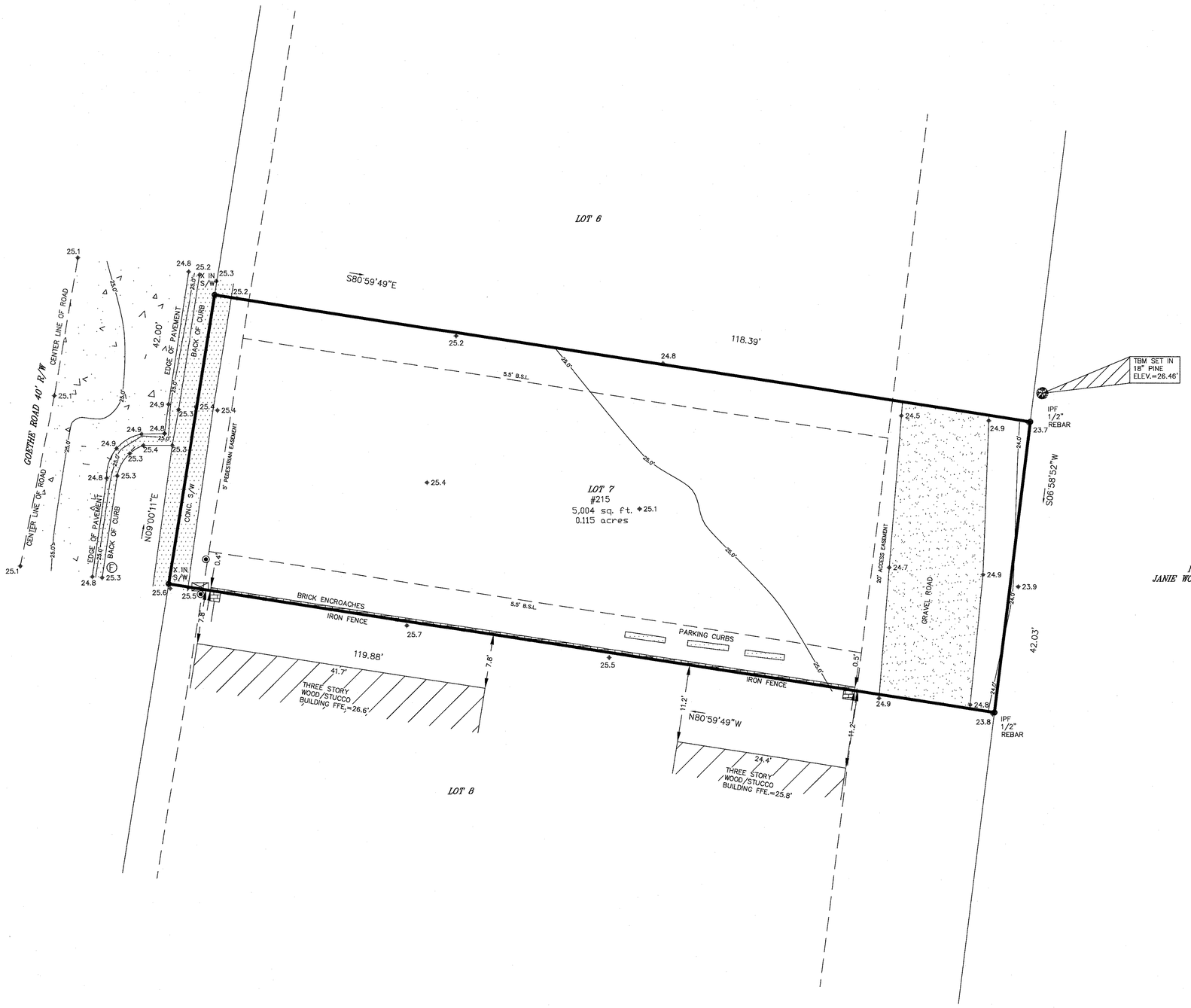
REFERENCE PLAT

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
- CV – 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



Windows OLE Object

LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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. 19-202T

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD, A PORTION OF MAY RIVER ROAD SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:
1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
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 119 AT PAGE 1

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: APRIL 22, 2019

Project Narrative for Certificate of Appropriateness Application for 215 Goethe Road.

April 2, 2025

Dear Town of Bluffton COFA Review committee,

We are pleased to submit this application for a Certificate of Appropriateness (COFA) for a thoughtfully designed new construction project located at 215 Goethe Road, consisting of two complementary structures. This project is in alignment with the architectural character and vision outlined in the Town of Bluffton's Unified Development Ordinance and Historic District Design Principles.

Mixed-Use Main Structure:

The primary structure will feature an office space on the ground floor and a residential living unit above. This building is designed to respect and enhance the historic charm of Bluffton while meeting modern functional needs for a mixed-use space.

Carriage House:

The secondary structure, a carriage house, will house a residential living unit above a designated ground-floor area. The carriage house design draws inspiration from traditional Lowcountry forms and materials, ensuring it harmonizes with the overall aesthetic of the community.

Site and Parking Configuration

The project is self-contained and adequately self-parked within the property boundaries, following the Town of Bluffton's parking requirements. The site layout has been carefully planned to maintain accessibility while preserving the character and integrity of the surrounding neighborhood.

Architectural Harmony and Design

The architectural design of both structures incorporates key features of Lowcountry architecture, such as pitched roofs, porches, galvalume roofing materials, brick, hardie siding, galvanized railings, etc, ensuring they blend seamlessly with the local vernacular. High-quality materials and finishes will be employed to uphold the standard of construction expected within Bluffton.

Environmental and Community Considerations

The proposed development respects the natural topography and existing vegetation of the site. Special care has been taken to retain green space and integrate landscaping that complements the new structures. The project aims to contribute positively to the

surrounding community by enhancing the area with both functional and visually appealing structures.

Conclusion

This project represents a balance between Bluffton's historic charm and the needs of a growing community, offering a mixed-use development that reflects both tradition and progress. We are confident it will be a valuable addition to the Town of Bluffton, and we look forward to your support in granting a Certificate of Appropriateness.

Thank you for your time and consideration. We are happy to provide additional information or address any questions as needed.

Sincerely,



Phil Madhere

843-247-3331



Front view of site



Neighboring properties



Neighboring Properties



Proposed Savannah Grey brick



Garage door example.

Lot 7 215 Goethe Road
Bluffton, SC 29910

CODE ANALYSIS:

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH THE FOLLOWING CODES :
   A. BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA MODIFICATIONS WHICH REFERENCES THE INTERNATIONAL BUILDING CODE (IBC) , 2018 EDITION
   B. IRC: INTERNATIONAL RESIDENTIAL CODE 2018.
   C. PLUMBING: IPC–06 INTERNATIONAL PLUMBING CODE 2018.
   D. MECHANICAL: IMC–06 INTERNATIONAL MECHANICAL CODE 2018.
   E. ELECTRICAL : NATIONAL ELECTRICAL CODE 2017.
2. DESIGN LOADS: S–0
3. BUILDING PLANNING CHAPTER 3
   TOILET, BATH AND SHOWER SPACES SECTION R307
   R307.2 BATHTUB AND SHOWER SPACES : BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE.

   GLAZING SECTION R308
   ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL BE INSTALLED PER SECTION R308.4

   EMERGENCY ESCAPE AND RESCUE OPENINGS SECTION R310
   MINIMUM CLEAR OPENING OF 5.7 S.F., CLEAR OPENING HEIGHT SHALL BE 24 INCHES CLE CLEAR OPENING WIDTH SHALLBE 20 INCHES – OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

   MEANS OF EGRESS SECTION R311
   R311.5.6.3 HANDRAIL GRIP SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
   1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 mm) AND NOT GREATHER THAN 2 (51 mm). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4 INCHES (102 mm) AND NOT GREATER THAN 6 1/4 INCHES (WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES (57 mm).
   2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 m SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 mm) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND AC A DEPTH OF AT LEAST 5/16 INCH (8 mm) WITHIN 7/8 INCH (22 mm) BELOW WIDEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL AE THE RECESS SHAL BE 1 1/4 INCHES (32 mm) TO A MAXIMUM OF 2 3/4 INC EDGES SHALL HAE A MINIMUM RADIUS OF 0.01 INCH (0.25 mm).

   GUARDS SECTION R312
   R312.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 OR MORE IN DIAMETER.
   EXCEPTIONS:
   1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SU A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
   2. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (107 mm) TO PASS THROUGH.

   FLAME SPREAD AND SMOKE DENSITY SECTION R315
   R315.1 WALL AND CEILING
   "WALL AND CEILING FINISHES SHALL HAVE A FLAME–SPREAD CLASSIFICATION OF NOT GREATER THAN 200."
   SMOKE ALARMS SECTION R313
   R313.2 LOCATION
   A SINGLE STATION SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING AREA, STAIRS HALLS, KITCHEN, AND SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATIO OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT, ALL SMOKE DETECTORS SHALL BE HARD WIRED, HAVE A BATTERY BACKUPS, INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

   WALL CONSTRUCTION
   WOOD WALL FRAMING
   R602.8 FIREBLOCKING REQUIRED:
   ALL FIREBLOCKING SHALL BE INSTALLED PER SECTION R602.8, AND ALL AREAS SHALL BE INSPECTED PRIOR TO BEING COVERED UP.

   ROOF – CEILING CONSTRUCTION
   ATTIC ACCESS R807.1 ATTIC ACCESS:
   "THE ROUGH–FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHE

CODE INFORMATION

I. GENERAL

A. Property Address: 215 Goethe Road, Bluffton, SC 29910

B. Gross Project Area:

Main Building	First Floor:
Commercial	966 sq.ft
Porch	327 sq.ft
Total First Floor:	1,293 sq.ft
Second Floor:	923 sq.ft
Porch	263 sq.ft
Total Second Floor:	1,186 sq.ft
Third Floor:	886 sq.ft
Carriage House	Second Floor:
Residential	528 sq.ft
Main building	3 stories
Carriage House	2 stories

C. Building Height in Stories:

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):
2018 International Building Code
2017 National Electric Code
2018 International Mechanical Code
2018 International Plumbing Code
2015 International Fire Code
2018 International Energy Conservation Code
2017 ICC/ANSI 117.1 Accessibility Code
2018 NFPA 101 Life Safety Code
2018 International Residential Code

B. Occupancy Classification:
Business (IBC 304) & (LSC Chapter 38)

C. Fire District Provisions: R3 (Residential) LSC
Applicable

D. Construction Type:
1. Type VB sprinklered and unprotected – (IBC Section 602.5)
2. IBC Table 503
Maximum Number of stories – 3 stories allowed – complies
Allowable Area: 36,000 sq.ft. per floor (sprinklered)
Actual: 3291 Net sq.ft.– complies

E. Construction Protection
1. Fire Protection of Structural Elements (IBC Table 601)

Structural Frame:	0hr Required
Bearing Walls – Exterior:	0hr Required
Bearing Walls – Interior:	0hr Required
Non–bearing Walls:	0hr Required
Floor/Ceiling construction:	0hr Required
Roof/Ceiling construction:	0hr Required

2. Fire Seperation Requirements (LSC 7.1.3.1)
A. Fire Resistance Rating Requirements
for Exterior Walls based Separation Distance
Type VB : 5' ≤ X < 10' – 1 Hour North Wall
B. Tenant Separation:
Floor Fire Separation between First and Second Floor (Separate Tenant)
Floor Fire Separation between Second and Third Floor (Single Tenant)

F. Occupancy Load (LSC Chapter 38)
1. Business: First Floor: 966/100 = 9.6 people
2. R3 Residential Second Floor: 923/100 = 9.3 people
3. R3 Residential Third Floor: 866/100 = 8.8 people
Total = 27.7 people

G. Means of Egress (LSC 7.3.3.1)

1. Stairs(LSC 7.2.2.1):	Required: 36" – Provided: 36" min.
Doors(LSC 7.2.1.2.3):	Required: 32" – Provided: 36"
Corridors:(LSC 38.2.3.2)	Required: 44" – Provided: 46" min.
Ramps:	Not Applicable
2.Number of Exits per Floor (LSC 38.2.4) Required per floor:	1 required (< 30 occupants per floor)
	< 100' travel distance;
3.Common Path of Travel (LSC A 7.6.1 and 38.2.5.3.1) Allowed:	100'–0" max.
Actual:	First Floor: NA
	Second Floor
	Third Floor:
4.Dead-end Corridor (LSC A 7.6.1 and 38.2.5.2.1) Allowed:	50'–0" max.
Actual:	First Floor: NA
	Second Floor: NA
	Third Floor: NA

H. Marking Means of Egress (LSC 38.2.10)
Means of egress shall have signs in accordance with section 7.10 (LSC 7.10.1.2) Exits, other than main exterior exit doors shall be marked by an approved sign readily visible from any direction of exit access.

I. Interior Finishes (LSC 38.3.3)

Wall and Ceiling Finishes in Exit Corridor:	Class A or Class B
Wall and Ceiling Finishes:	Class A, B or C
Floor Finish:	No Requirements

R3 stairwell & elevator per floor 201 SF typical - N/R

Notes A: * Does not Include 327 sq. ft open porch.

LOCATION MAP See Site Plan

PROJECT DESCRIPTION

This project consists of a new 2.5 story commercial/residential building located on Lot 7, Goethe Rd in the Town of Bluffton.

OWNER:
Leonex Construction Group
P.O. Box 349,
Bluffton, SC 29910

DRAWING INDEX

C 100	COVER SHEET & GENERAL DETAILS
LS100	SURVEY
LS101	SITE PLAN
LS102	LANDSCAPE PLAN
A200	FIRST FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	THIRD FLOOR PLAN
A300	EAST & SOUTH ELEVATIONS
A301	WEST & NORTH ELEVATIONS
A400	LONGITUDINAL BUILDING SECTION
A401	TRANSVERSE BUILDING SECTION
A501	DETAILS
A502	DETAILS
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A504	DETAILS
FS100	FIRE SAFETY PLANS

MECHANICAL ENGINEERING PLANS

E100	ELECTRICAL PLANS
M100	MECHANICAL PLANS
P100	SANITARY SEWER PLANS
P200	PLUMBING PLANS

CARRIAGE HOUSE PLANS

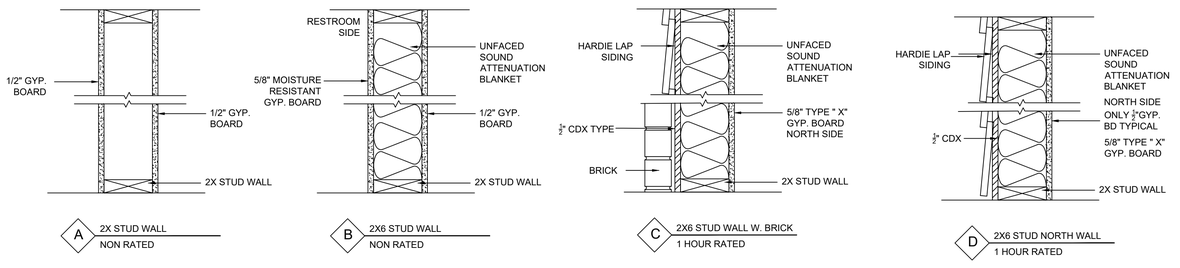
G200	FLOOR PLANS
G300	ELEVATIONS
G400	BUILDING SECTION
GE100	ELECTRICAL
G-M100	MECHANICAL
G-P100	SANITARY SEWER
G-P101	PLUMBING

STRUCTURAL ENGINEERING

S100	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S102	1ST & 2ND FLOOR FRAMING PLANS
S103	ROOF FRAMING PLAN
S104	CARRIAGE HOUSE STRUCTURAL PLANS
S201	STRUCTURAL DETAIL PLANS
S301	MISC. STRAP AND LOAD PLANS

GENERAL NOTES:

1. PENETRATIONS OF FIRE RATED CEILINGS SHALL BE PROTECTED (714.3)
2. ACCESSIBLE TOILETS AREA REQUIRED TO HAVE WHEELCHAIR TURNING SPACE NOT LESS THAN 67" IN DIAMETER (ICC/ANSI A117.1 SEC.603.2.1 & 304.3)
3. PROVIDE LANDING ON BOTH SIDES OF THE DOOR. NOTE: THE STEP AND SIZE REQUIREMENTS (1010.1.5)
4. THE MAXIMUM RISE OF A STEP IS 7" AND THE MINIMUM TREAD IS 11" (1011.5.2)
5. A 42" HIGH GUARD RAIL WITH A MAXIMUM OPENING OF 4" IS REQUIRED WHERE STEP IS GREATER THAN 30" TO FLOOR OR GRADE BELOW (1011.13, 1015.2, 1015.3, & 1015.4)
6. IF THE RAMP IS PART OF THE MEANS OF EGRESS, THE MAXIMUM SLOPE IS 1:12. ALL OTHER RAMPS MAY HAVE A SLOPE OF 1:8 OR LESS (012.2)
7. HANDRAILS SHALL BE PER STAIR REQUIREMENTS
8. LANDINGS SHALL BE PROVIDED AT THE TOP, BOTTOM, POINTS OF TURNING AND AT DOORS (1012.6) LANDINGS SHALL HAVE A LENGTH OF AT LEAST 60" IN THE DIRECTION OF TRAVEL (1012.6.3)
9. THE BATHS SURFACE SHALL BE MADE OF SLIP–RESISTANT MATERIALS THAT ARE SECURELY ATTACHED (1012.7.1)
10. THE GLAZING IN HAZARDOUS LOCATIONS ARE REQUIRED TO BE GLAZED WITH SAFETY MATERIAL (2406.1 & 2406.4)
11. THE GLAZING ON THE WEST WALL MEETS (705.8 AND 706.8); SOUTH WALL TOTAL SURFACE IS 1229 S.F./TOTAL WINDOWS 289 S.F. / WINDOV PERCENTAGE IS 4%
12. AT LEAST 60% BUT NOT LESS THAN ONE ENTRANCE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (1105.1)
13. EXTERIOR WALL UL RATING MODIFIED U379
14. INTERIOR WALL UL RATING UL305
15. FLOOR UL RATING UL501 STC 38
16. WALLS WITHIN 3 FEET OF URINALS AND WATER CLOSETS ARE REQUIRED TO BE COVERED WITH A SMOOTH, HARD NONABSORBANT SURFACE T A HEIGHT OF 4 FEET.
17. THE TOP OF ACCESSIBLE WATER CLOSET SEATS SHALL BE 17" TO 19" ABOVE THE FLOOR. (ICC/ANSI A 117.1 SEC. 604.4)
18. GRAB BARS NEED TO BE SHOWN ON THE PLANS THAT COMPLY WITH ICC/ANSI A 117.1 SEC.603
19. ACCESIBLE TOILETS AND SINKS SHALL HAVE A MAXIMUM HEIGHT OF 34" (ICC/ANSI A 117.1 S
20. PROVIDE AT LEAST ONE MIRROR WITH THE BOTTO WITHIN 40" OF THE FLOOR. (ICC/ANSI A 117.1
21. A CURB RAIL, WALL OR BARRIER SHALL BE PROV THAT PREVENTS THE PASSAGE OF A 4" DIAME SPHERE WHERE ANY PORTION OF THE SPHERE WITHIN 4" OF THE FLOOR OR GROUND SURFAC
22. TOILET ROOMS ARE REQUIRED TO HAVE SMOOTH, HARD NONABSORBENT SURFACE THAT EXTEND LEAST 4" INTO WALLS. (1210.2.1)



R. Stewart Design
DESIGN □ PLANNING □ PRESERVATION
12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843. 816. 4005
P.O. BOX 1813 randolph@rstewartdesigns.com

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects (Licensed in GA, NC, SC & TN)
319 Walnut Street (P.O. Box 1804) Statesboro, Georgia 30458
Phone (912) 225-1313 Fax (912) 489-8696

STAMP:

STAMP:

NO	DATE	REVISION

MIXED – USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
COVER SHEET

SCALE:	SCALE
PROJECT NO:	
DATE:	4.04.2020
DRAWN BY:	RS
CHECKED BY:	RS/TDO
SHEET NO:	C100

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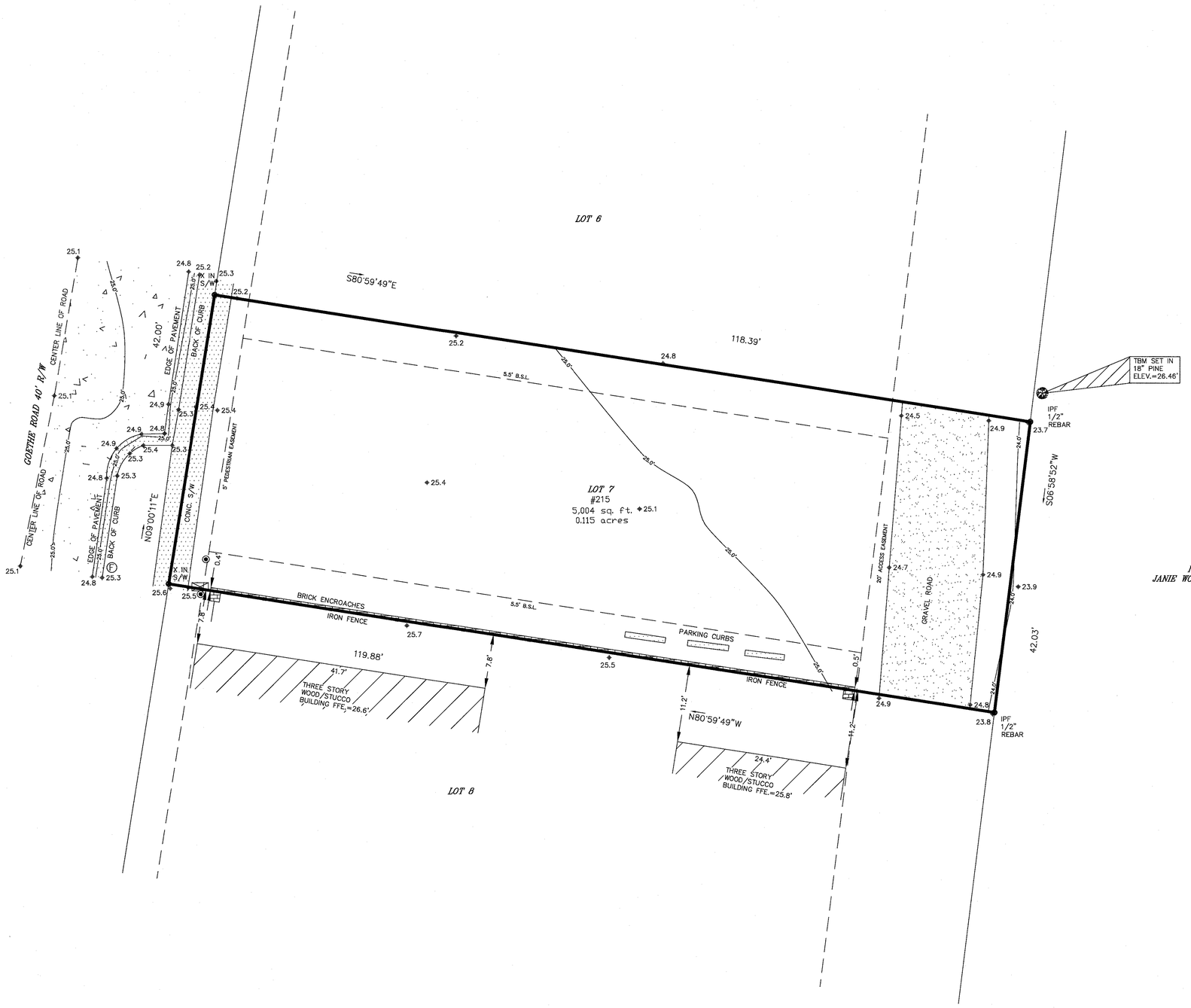
REFERENCE PLAT

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
- WL – WATER LATERAL
- WM – WATER METER
- CV – 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



Windows OLE Object

LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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. 19-202T

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD, A PORTION OF MAY RIVER ROAD SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:
1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGV129
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 119 AT PAGE 1

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: APRIL 22, 2019

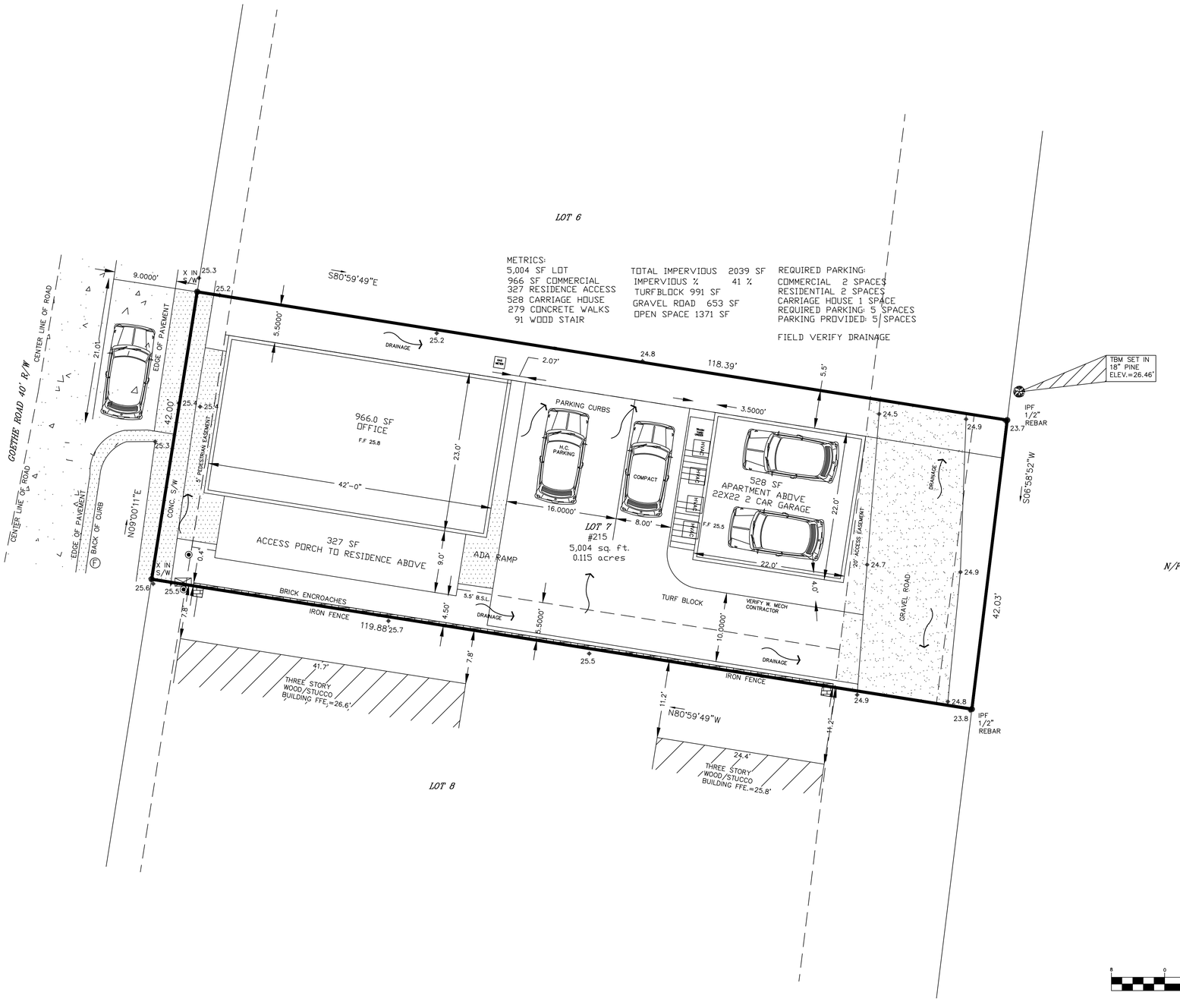
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CDR – CEDAR
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DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY



GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

SITE PLAN PREPARED BY R. STEWART DESIGN, LLC

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,
A PORTION OF MAY RIVER ROAD SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:

1. *According To FEMA Flood Insurance Rate Map # 45025I 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Mininum Required Elevation N/A Ft. NGVD29*
2. *This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.*
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DESIGN □ PLANNING □ PRESERVATION
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P.O. BOX 1813 randolph@rstewartdesigns.com

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Consulting Engineers Planners Land Surveyors
Architects (314-A) Landscape Architects (314-B)
319 Walnut Street Savannah, Georgia 31401 (912) 232-7226
Statesboro, Georgia 30458 (912) 764-6215

STAMP:

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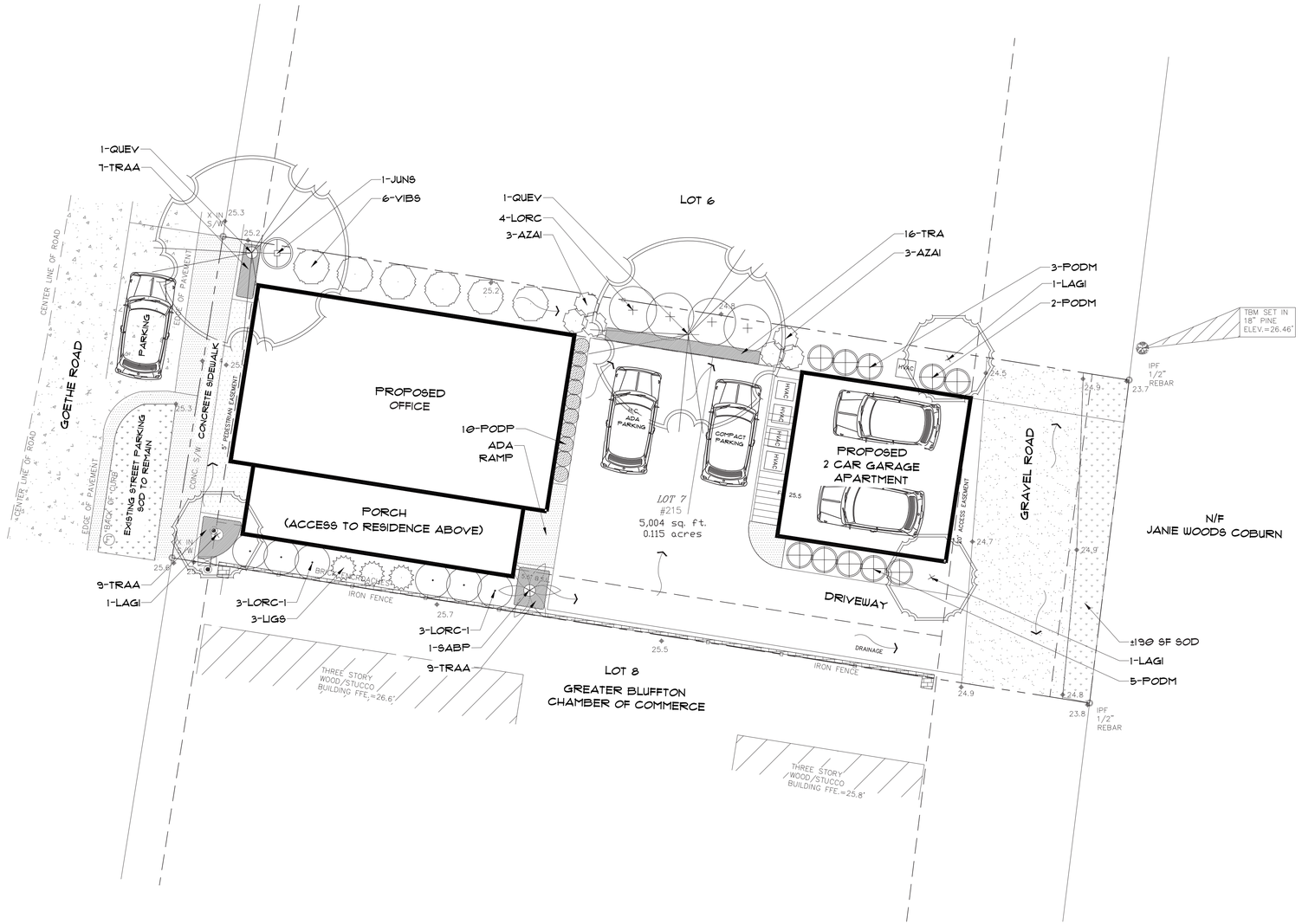
NO	DATE	REV

MIXED – USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
SITE PLAN

SCALE:
PROJECT NO: 0
DATE: 4.04.2020
DRAWN BY: RS
CHECKED BY: RS/TDO
SHEET NO:
LS–101

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Plant Imagery


(AZAI) Azalea 'Vivid'


(SABP) Sabal Pametto


(PODM) Podocarpus macrophyllus


(LAGI) Lagerstroemia indica


(LIGS) Ligustrum sinense 'Sunshine'


(LORC-1) Loropetelum 'Purple Diamond'


(LORC) Loropetalum chinensis 'Plum'


(PODP) Podocarpus macrophyllus 'Pringle's Dwarf'


(QUEV) Quercus virginiana 'Cathedral'


(TRAA) Trachelosper-mum asiaticum


(VIBS) Viburnum odoratissimum 'Brant 01' PPAF

Aerial Image of Site - Total Site Acreage: +/- 5,004 SF


SCALE: 1"= 50'

Site Analysis - Existing Tree Canopies: +/- 829 SF


SCALE: 1"= 50'

Site Analysis - Proposed Tree Canopies: +/- 3,791 SF


SCALE: 1"= 50'

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,004 SF
TOTAL ROOF SF: 1,821 SF
5,004 - 1,821 = 3,183 SF
3,183 SF X 75% = 2,387.25 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,387.25 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 829 SF
TOTAL PROPOSED TREE CANOPY: +/- 3,791 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 4,620 SF

Final Landscape Plan & Tree Mitigation

for

Leonex Construction Group
Lot 7 - 215 Goethe Road
Bluffton, SC

0 4 8 16 32

Scale: 1" = 8'

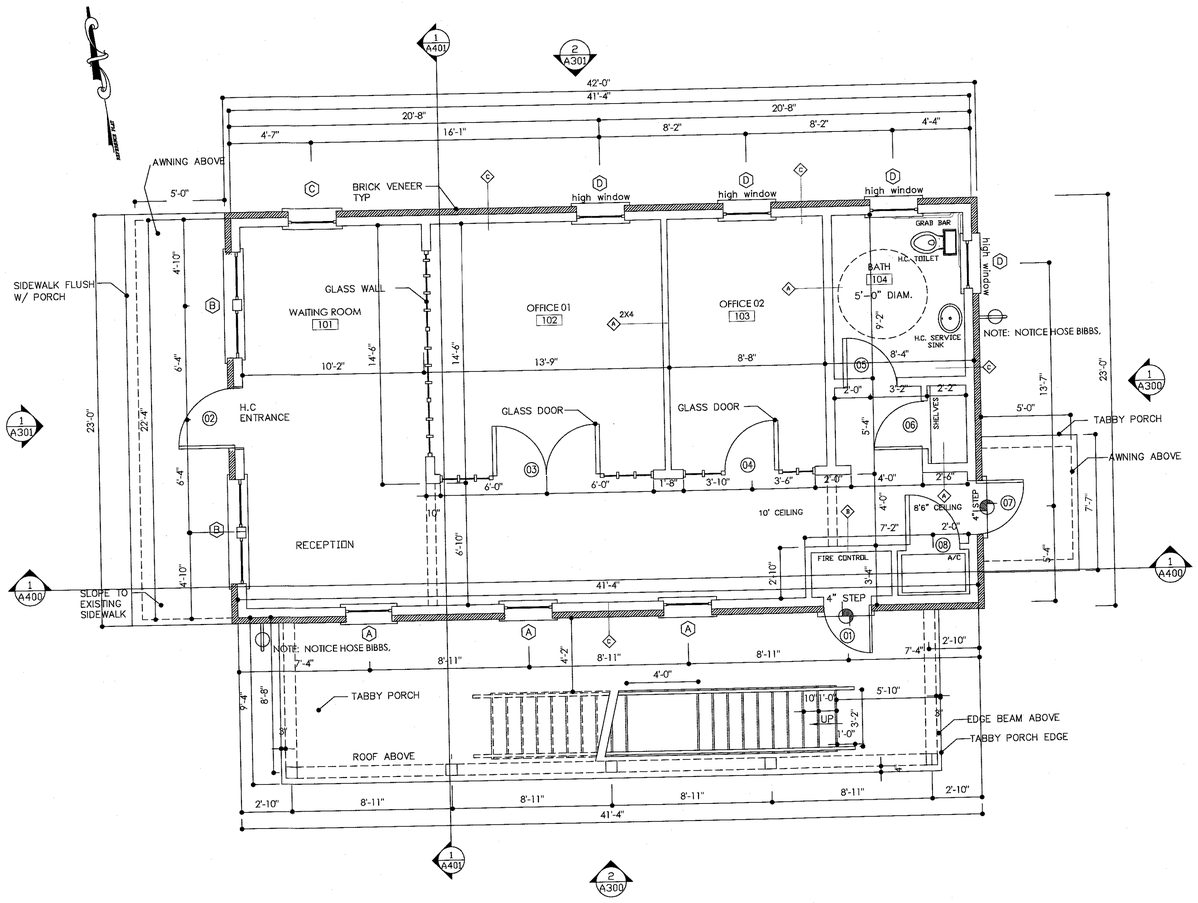
ORIGINAL DESIGN: AUGUST 6, 2019
REVISED SEPTEMBER 12, 2019
REVISED DECEMBER 31, 2019
REVISED MAY 7, 2025
REVISED AUG. 15, 2025

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

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

Plant Schedule

Quantity	Abbreviation	Botanical Name	Common Name	Container	Height	Spread	Notes
Trees							
1	SABP	Cabbage Palm	Sabal Pametto		8'-10'		Refoliated
3	LAGI	Lagerstroemia indica	Crape Myrtle 'Best Red' (or similar variety)	15 gal.	5-6'		Multi Trunk
2	QUEV	Quercus virginiana 'Cathedral'	Cathedral Live Oak	2.5 cal.			
Shrubs							
9	AZAE	Azalea 'Vivid'	Azalea 'Vivid' (or similar variety)	3 gal.	12-15"		Red Flowering
10	PODM	Japanese yew	Podocarpus macrophyllus	15 gal.	4.5'-5'	3'-3.5'	
3	LIGS	Ligustrum sinense 'Sunshine'	Sunshine' Ligustrum	3 gal.	12-18"		
4	LORC	Loropetalum chinensis 'Plum'	Chinese fringe-flower 'Plum'	3 gal.	12-18"		60" O.C.
6	LORC-1	Loropetalum chinense 'Shang-hi' PP18331	Purple Diamond' Semi Dwarf Loropetelum	3 gal.	12-18"		4.5' O.C.
10	PODP	Podocarpus macrophyllus 'Pringle's Dwarf'	Pringle's Dwarf' Podocarpus	3 gal.	12-18"		
6	VIBS	Viburnum odoratissimum 'Brant 01' PPAF	Coppertop Sweet Viburnum (or similar variety)	15 gal.	4-5'		36" O.C.
Vines/Groundcover							
41	TRAA	Trachelospermum asiaticum	Asiatic jasmine	1 gal.	18" O.C.		18"-24" O.C.
190 SF	SOD	Sod	Centipede				
980 SF		Mulch	Pinestraw in Disturbed Areas				



1 A200 FIRST FLOOR

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

FINISH SCHEDULE – MIXED USE BUILDING

ROOM NAME'S	FLOORS: BRICK	FLOORS: WOOD	FLOORS: CARPET	FLOORS: CONCRETE	FLOORS: TILE	FLOORS: TABBY	WALLS: PAINT	WALLS: WOOD	WALLS: TILE	MOLDINGS: BASE	MOLDINGS: DOOR	MOLDINGS: WINDOW	MOLDINGS: WAINSCOT	MOLDINGS: CHAIR RAIL	CEILING: CROWN	CEILING: WOOD	CEILING: PAINT	CEILING: STUCCO	REMARKS
FIRST FLOOR																			
COVERED PORCH						●	●					A	A	A			A		●
FIRST FLOOR STAIR HALL		●										A	A	A			A		●
WAITING ROOM				●								A	A	A			A		●
RECEPTION				●								A	A	A			A		●
A/C CLOSET				●								A	A	A			A		●
FIRE CONTROL CLOSET				●								A	A	A			A		●
OFFICE 01				●								A	A	A			A		●
OFFICE 02				●								A	A	A			A		●
CLOSET				●								A	A	A			A		●
BATHROOM				●								A	A	A			A		●
SECOND FLOOR																			
COVERED PORCH		●										A	A	A			A		●
SECOND FLOOR STAIR HALL		●										A	A	A			A		●
LIVING ROOM		●										A	A	A			A		●
KITCHEN		●										A	A	A			A		●
BEDROOM			●									A	A	A			A		●
CLOSET			●									A	A	A			A		●
GUEST BATHROOM					●							A	A	A			A		●
W/D CLOSET		●										A	A	A			A		●
THIRD FLOOR																			
STAIR HALLWAY		●										A	A	A			A		●
MASTER BEDROOM		●										A	A	A			A		●
MASTER BATHROOM					●							A	A	A			A		●
MASTER CLOSET		●										A	A	A			A		●
BEDROOM 2			●									A	A	A			A		●
CLOSET 2			●									A	A	A			A		●
CLOSET 3			●									A	A	A			A		●
BATHROOM 2					●							A	A	A			A		●
CLOSET 4			●									A	A	A			A		●

NOTE:

Dimensions are from frame not brick.

R. Stewart Design
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P.O. BOX 1813 rmdolph@rstewartdesign.com

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NO	DATE	REVSION

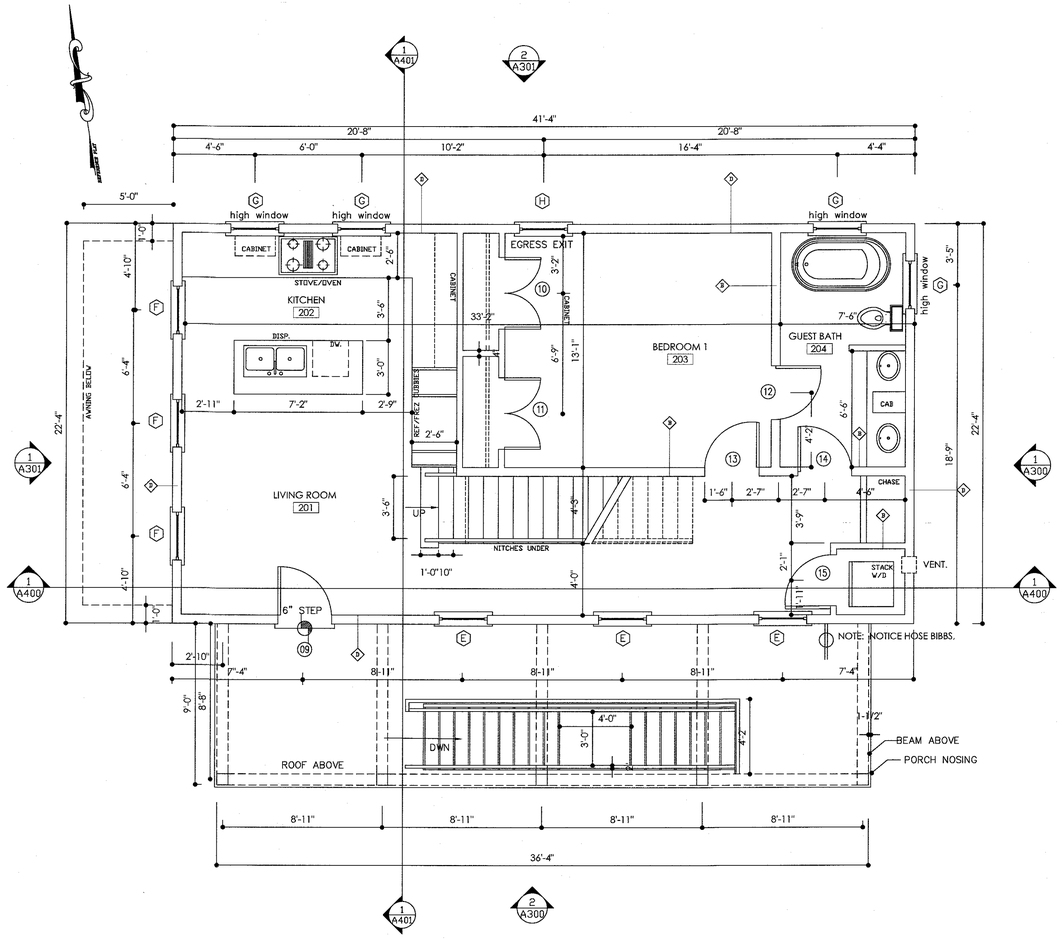
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
BUILDING FIRST FLOOR

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO

SHEET NO:
A200

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1 SECOND FLOOR
A201 SCALE: 1/4"= 1'-0"

DOOR SCHEDULE — CONSULT W/ DESIGNER AND OWNER PRIOR TO ORDER PROVIDE SHOP DRAWINGS				
SYM	SIZE	TYPE	REMARKS	DP RATING
FIRST FLOOR				
1	2'-8" x 8'-0"	CLAD 2 PANEL		
2	3'-4" x 7'-0"	FRENCH	W/ 18" FIXED TRANSON	45
3	(2) 3'-0" x 8'-0"	GLASS		
4	3'-0" x 8'-0"	GLASS		
5	3'-0" x 8'-0"	2 PANEL	SOLID CORE	
6	2'-8" x 8'-0"	2 PANEL	SOLID CORE	
7	3'-0" x 7'-0"	½ FRENCH	CLAD	45
8	3'-0" x 8'-0"	2 PANEL	SOLID CORE	
SECOND FLOOR				
9	3'-0" x 7'-0"	FRENCH	CLAD	45
10	(2) 2'-0" x 7'-0"	2 PANEL		
11	(2) 2'-0" x 7'-0"	2 PANEL		
12	3'-0" x 7'-0"	2 PANEL		
13	3'-0" x 7'-0"	2 PANEL		
14	3'-0" x 7'-0"	2 PANEL		
15	2'-10" x 7'-0"	2 PANEL		
THIRD FLOOR				
16	2'-8" x 7'-0"	2 PANEL		
17	3'-0" x 7'-0"	2 PANEL	SOLID CORE	
18	2'-8" x 7'-0"	2 PANEL	SOLID CORE	
19	(2)4'-0" x 7'-0"	2 PANEL		
20	(2)4'-0" x 7'-0"	2 PANEL		
21	3'-0" x 7'-0"	2 PANEL	SOLID CORE	
22	3'-0" x 7'-0"	2 PANEL	SOLID CORE	
23	3'-0" x 7'-0"	2 PANEL		

NOTE:

All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
All Exter. Doors to have 1 1/2" Sub-Sill
Weather-stripping to be white
Mull Space Bar to be Pewter
Set Doors First
Set Windows to Door Height

R. Stewart Design
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NO	DATE	REVISION

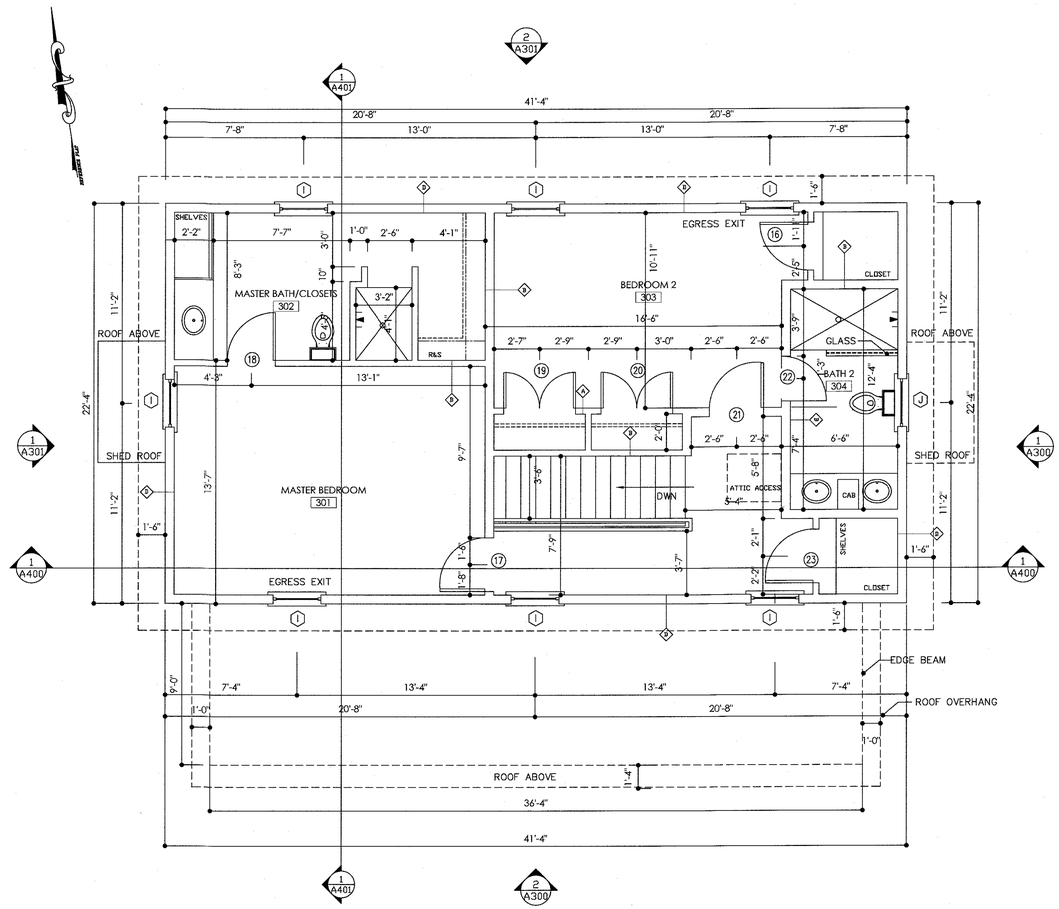
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
BUILDING SECOND FLOOR

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO

SHEET NO: **A201**

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1 / A202 THIRD FLOOR

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

WINDOW SCHEDULE — CONSULT W/ DESIGNER AND OWNER PRIOR TO ORDER PROVIDE SHOP DRAWINGS				
SYM	SIZE	TYPE	REMARKS	DP RATING
FIRST FLOOR				
A	2'–8" x 6'–0"	DH		45
B	(2)2'–8" x 5'–0"	DH 4 LITE	W/ 2'–8" X 1'–6" TRANSOM	45
C	2'–8" x 6'–4"	DH 4 LITE		45
D	2'–8" x 3'–0"	CASEMENT	4 LITE	45
SECOND FLOOR				
E	2'–8" x 5'–0"	DH 4 LITE		45
F	2'–8" x 5'–6"	DH 4 LITE		45
G	2'–8" x 3'–0"	CASEMENT	4 LITE	45
H	2'–10" x 5'–10"	DH 4 LITE	VERIFY EGRESS	45
THIRD FLOOR				
I	2'–10" x 5'–6"	DH 4 LITE	VERIFY EGRESS IMPACT	45
J	2'–8" x 3'–0"	DH 4 LITE		45

NOTE: Verify Egress Window where Applicable
All Mullions to be Simulated Divided Lite
All mullions to be 7/8" Alum.
Clad Brick Mold All Exter. Doors to have 2 1/4"
Sub–Sill Weather–stripping to be white

All Windows to be Insolated clad SDL
Window W. Removable Storm Shutter per Code

See window details
See Brick Mold detail @ Brick Typical A501

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NO	DATE	REVISION

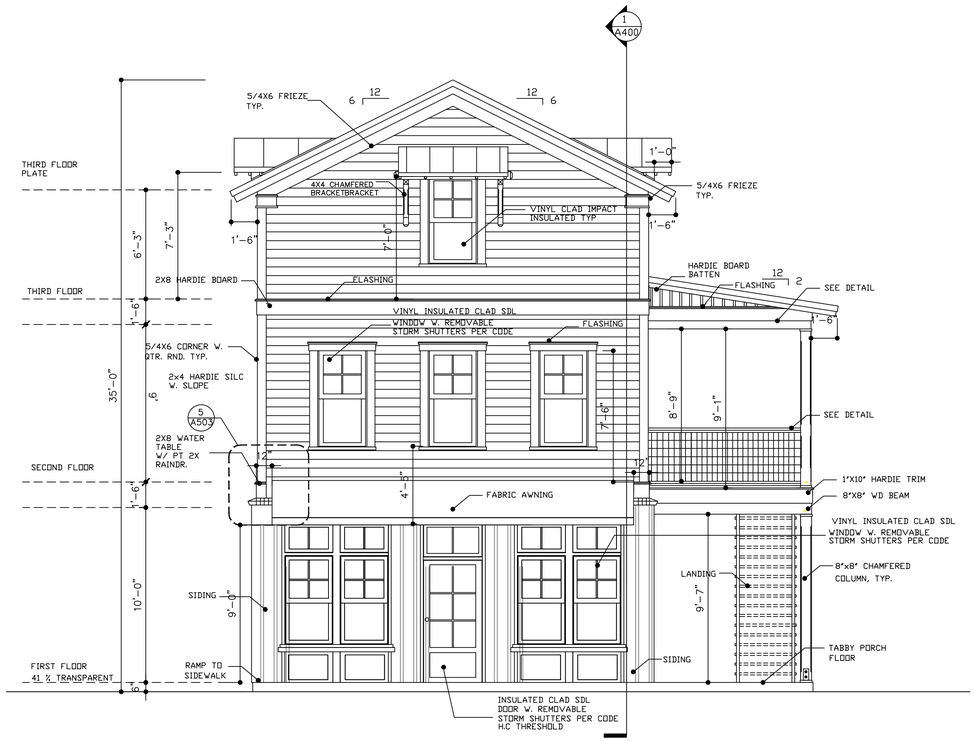
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE: BUILDING THIRD FLOOR

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO

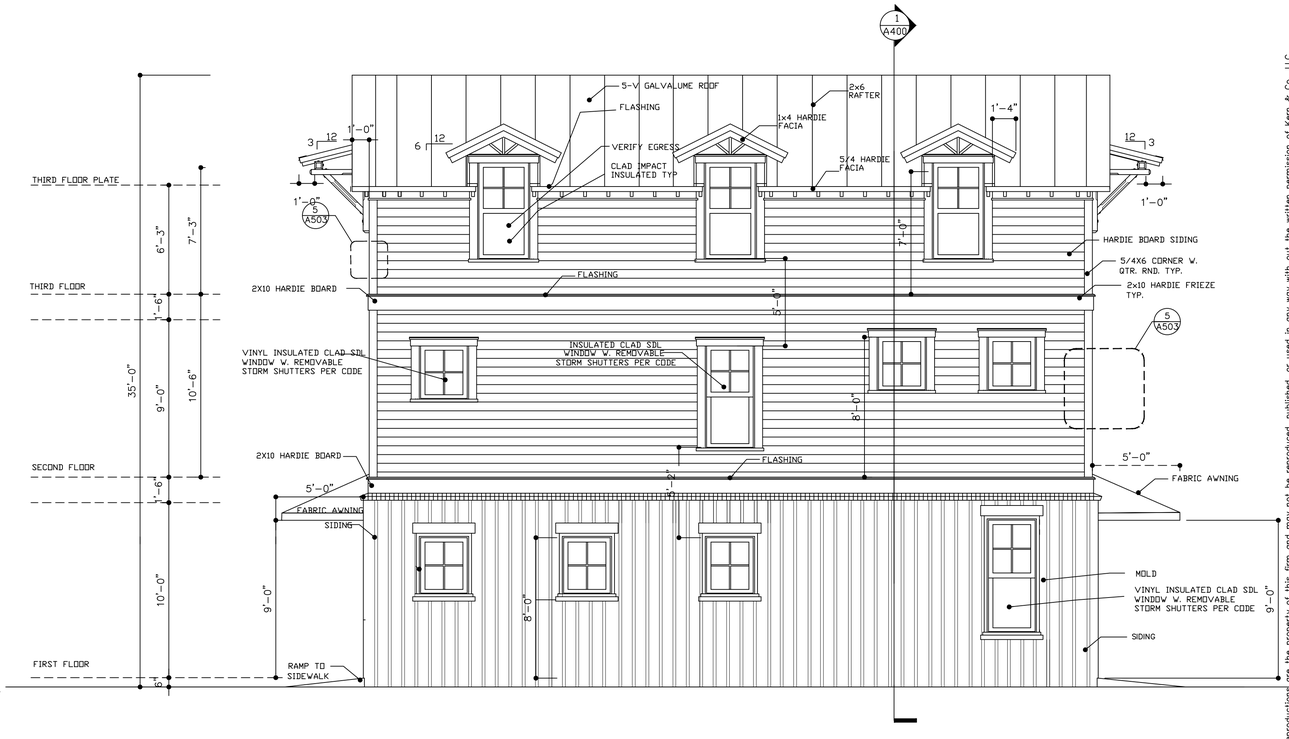
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1 A301 WEST ELEVATION

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



2 A301 NORTH ELEVATION

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

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MIXED – USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

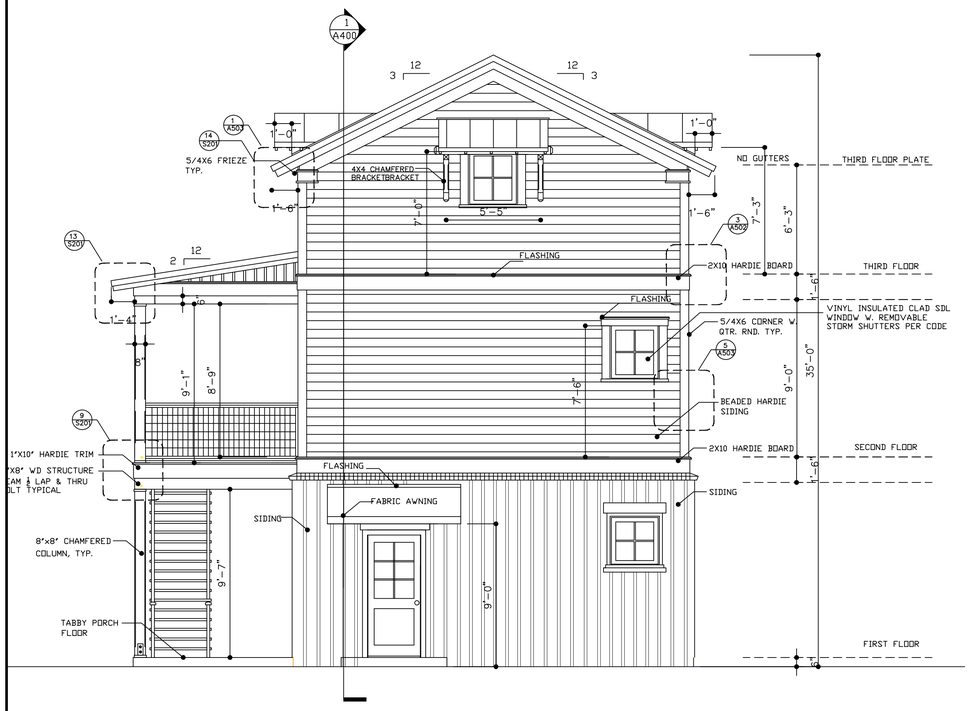
DRAWING TITLE:

WEST AND NORTH ELEVATIONS

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PROJECT NO:	0
DATE:	8.12.25
DRAWN BY:	RS
CHECKED BY:	RS/TDO

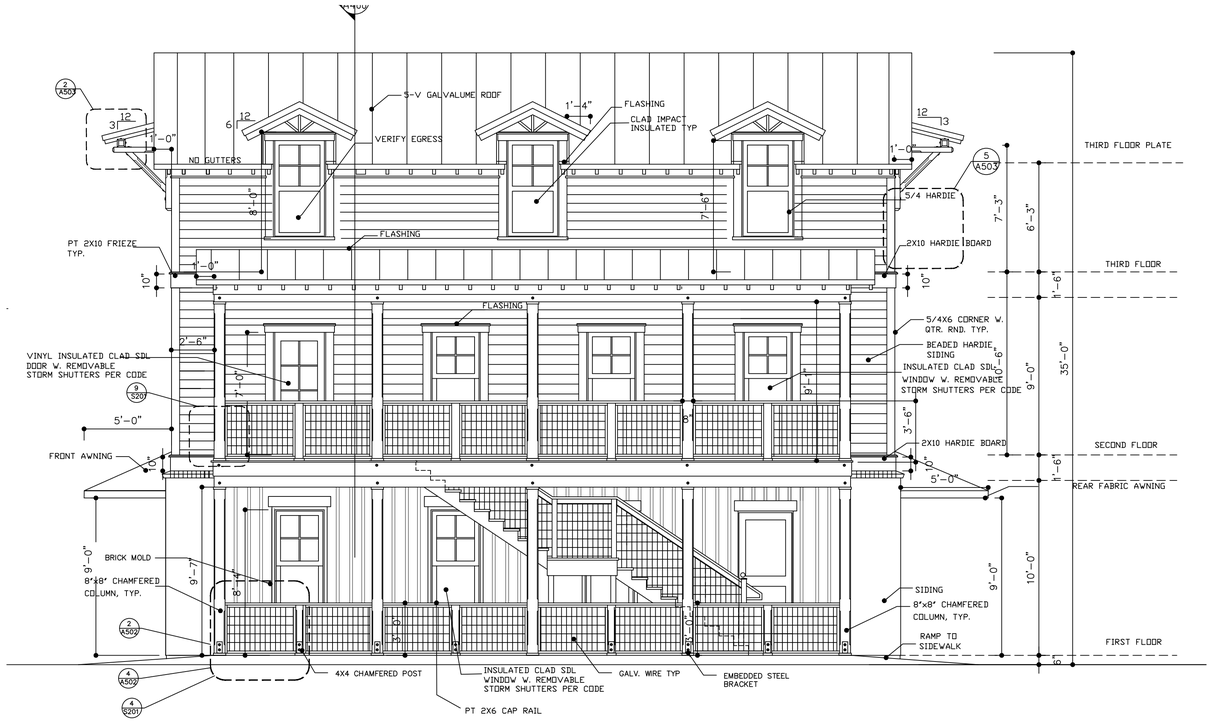
SHEET NO:

A301



1 A300 EAST ELEVATION

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



2 A300 SOUTH ELEVATION

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

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LOT 7 GOETHE ROAD
BLUFFTON, SC

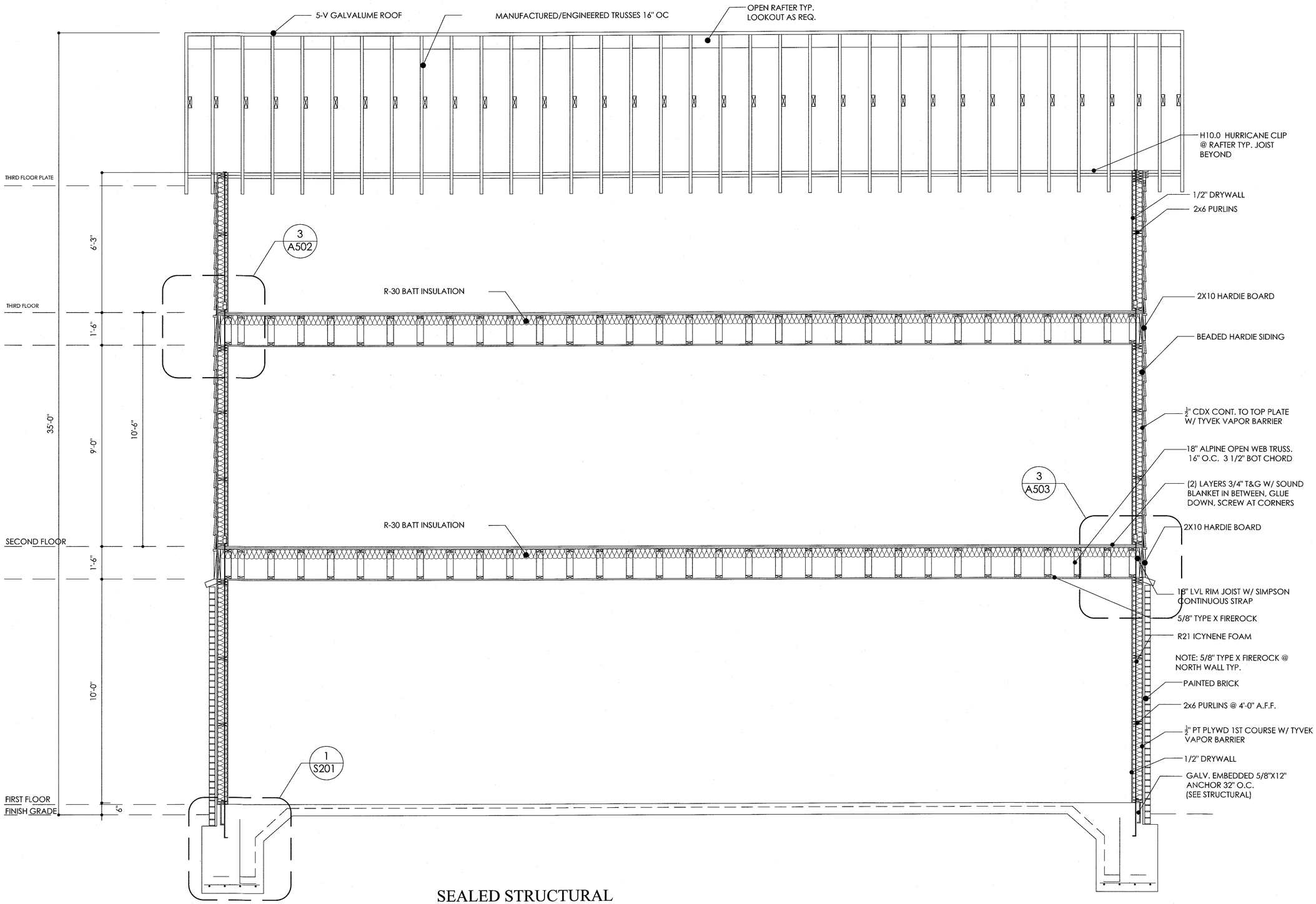
DRAWING TITLE:

EAST AND SOUTH ELEVATIONS

SCALE:	1/4"=1'-0"
PROJECT NO:	0
DATE:	08.12.25
DRAWN BY:	RS
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SHEET NO: A300

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1 / A400 SECTION 1
NORTH SIDE
SCALE: 1/2"= 1'-0"

SEALED STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DETAILS

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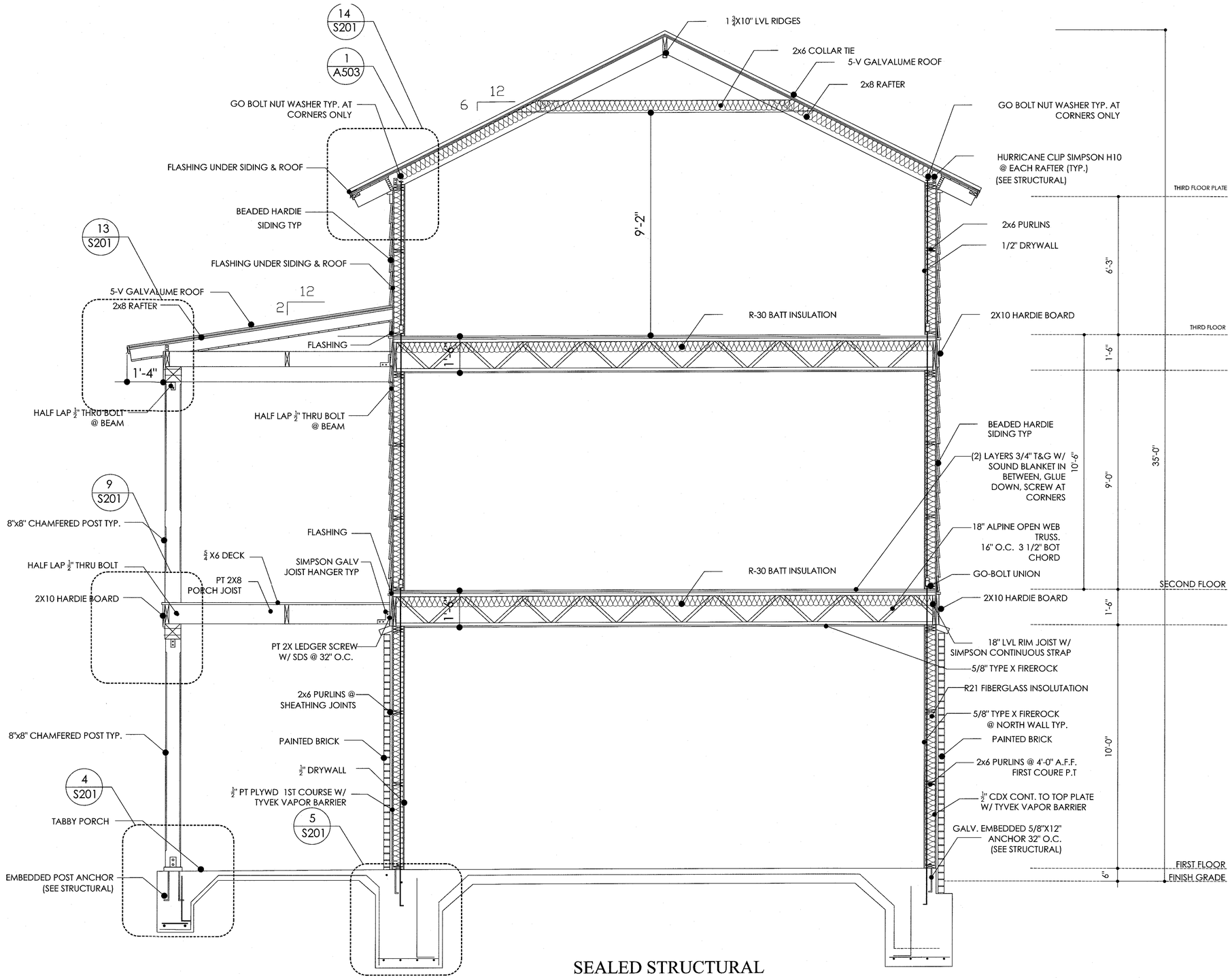
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
BUILDING SECTIONS

SCALE:	1/2"=1'-0"
PROJECT NO:	
DATE:	04.04.2020
DRAWN BY:	RS/TB
CHECKED BY:	RS/TDO

SHEET NO:
A400

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1 A401 SECTION LOOKING WEST

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

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NO	DATE	REVSION

MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:

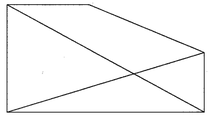
TRANSVERSE BUILDING SECTIONS

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO

SHEET NO:

A401

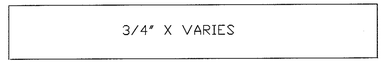
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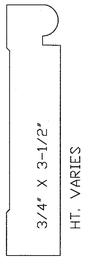
TYPICAL FRIEZE & BIRD BLOCK STOP
PTKDAT
1-1/2" X 2-3/4"
MAY VARY



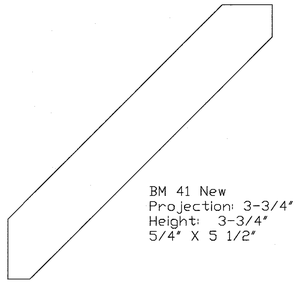
INTERIOR HANDRAIL
(clear heart of pine)



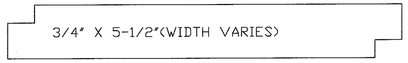
SPACING MULL



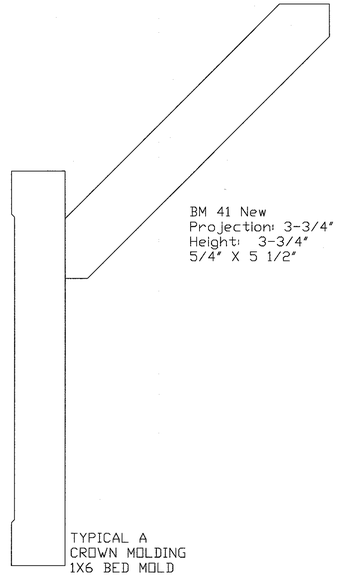
FLOOR BASE
NO SHOE MOLD



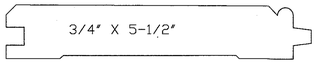
TYPICAL B
CROWN MOLDING



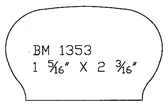
BUTTBOARD



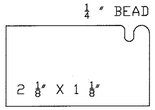
TYPICAL A
CROWN MOLDING
1X6 BED MOLD



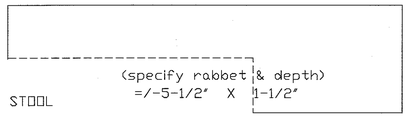
T&G EXPOSED ROOF OVER HANG



INTERIOR HANDRAIL



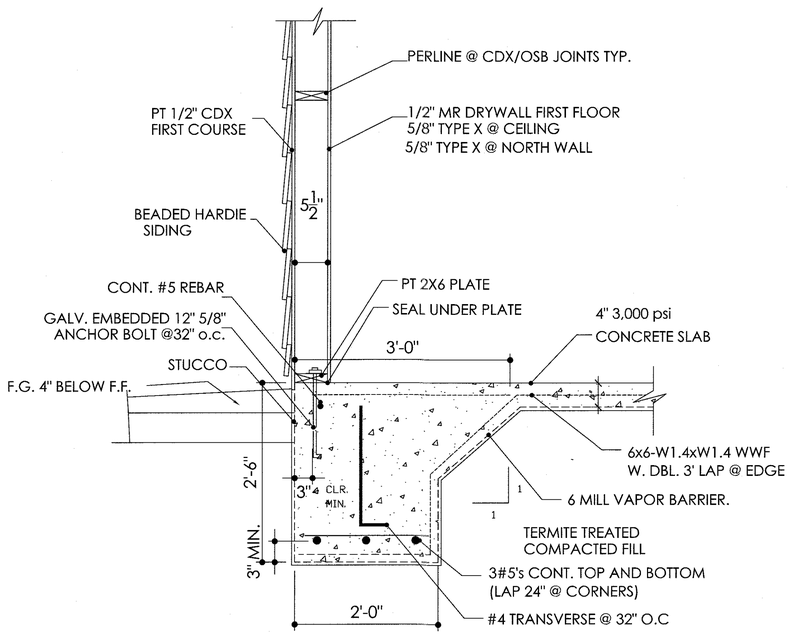
BRICK MOLD DETAIL



STOOL

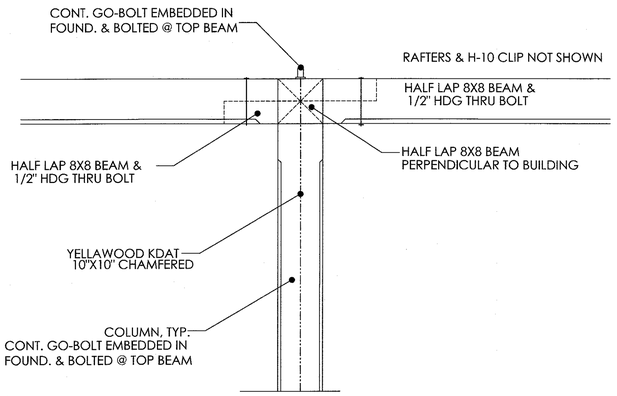
2 / A501 MOLDINGS

SCALE: 1"= 1'-0"



1 / A501 Carriage House Foundation

SCALE: 1"= 1'-0"



13 / S201
3 / A501

COLUMN & BEAM CONNECTION DETAIL

SCALE: 1"= 1'-0"

NOTE: THE SEALED STRUCTURAL DETAILS ARE TO TAKE PRECEDENTS OVER THESE DETAILS WHERE IN CONFLICT.

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NO	DATE	REVISION

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LOT 7 GOETHE ROAD
BLUFFTON, SC

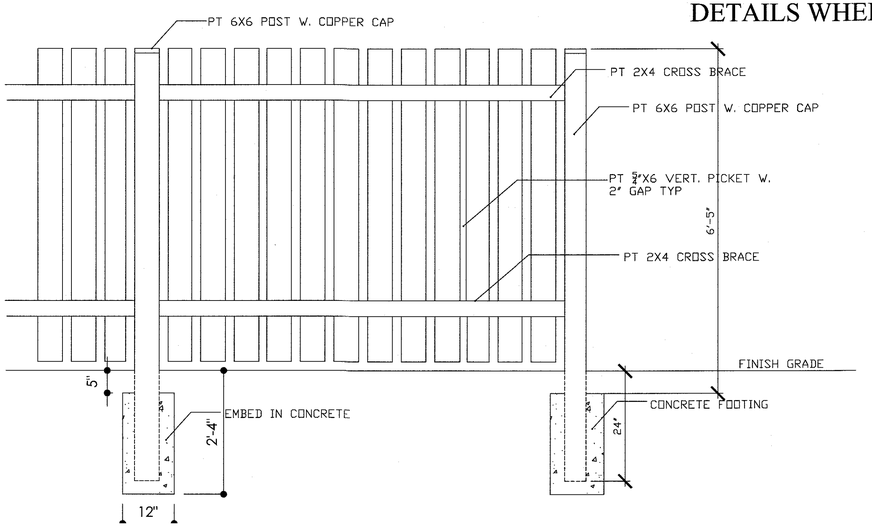
DRAWING TITLE: MOLDINGS

SCALE:	VARIES
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	RS
CHECKED BY:	RS/TDO/JSK

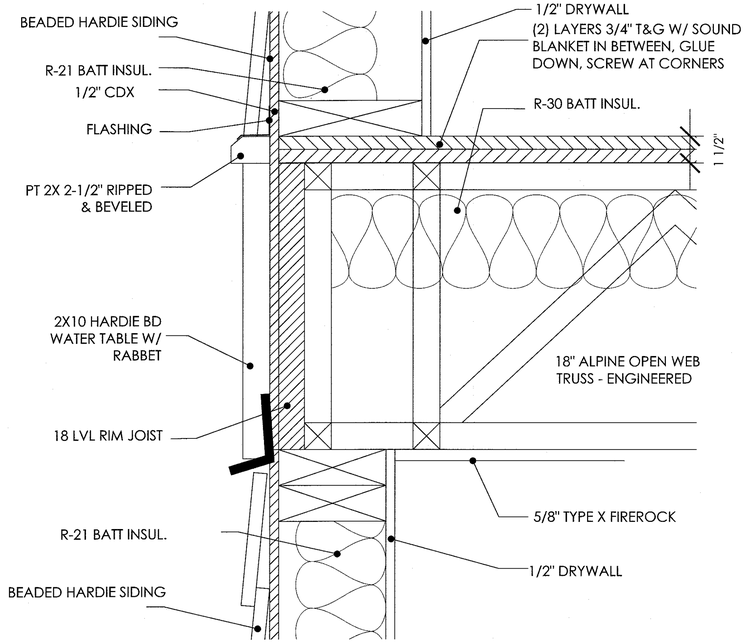
SHEET NO: A501

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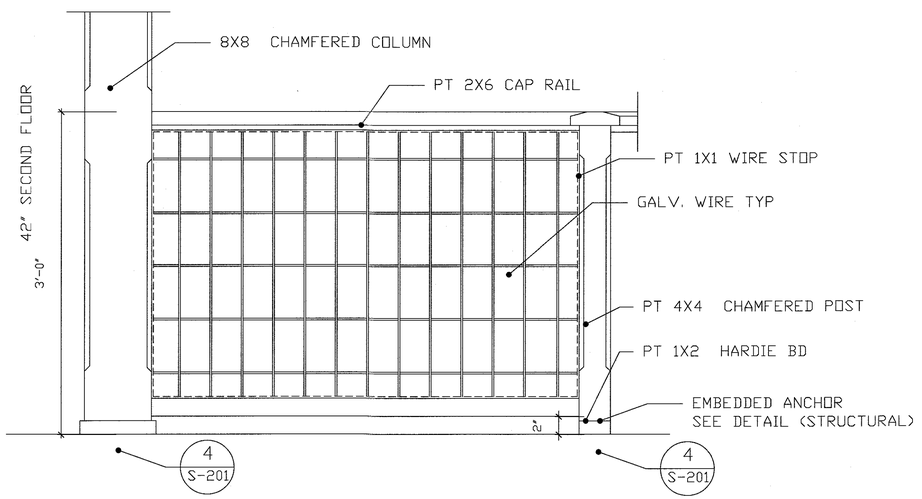
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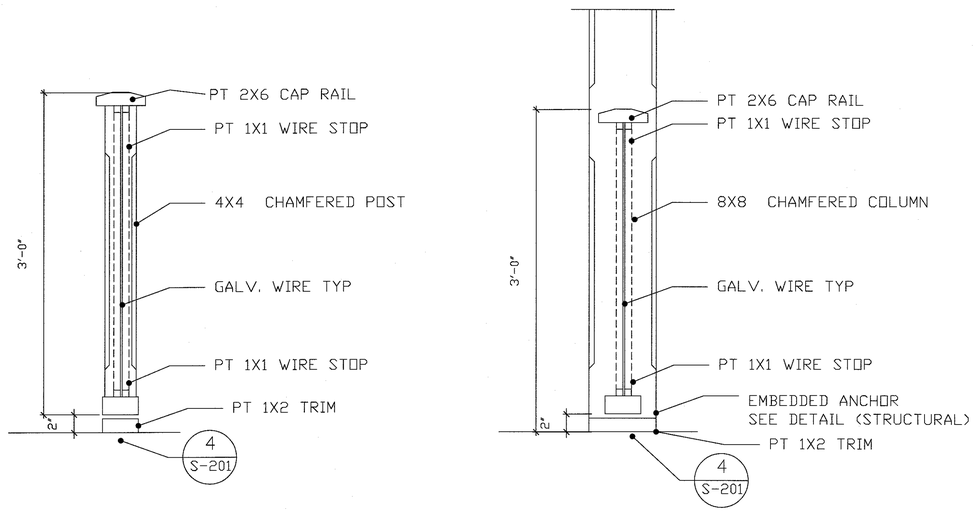
1 / A502 SERVICE YARD
SCALE: 1"= 1'-0"



3 / A502 WALL DETAIL @ THIRD FLOOR
SCALE: 3"= 1'-0"



2 / A502 RAILING DETAIL
SCALE: 1 1/2"= 1'-0"



4 / A502 RAILING DETAIL AT POST & COLUMN
SCALE: 1 1/2"= 1'-0"

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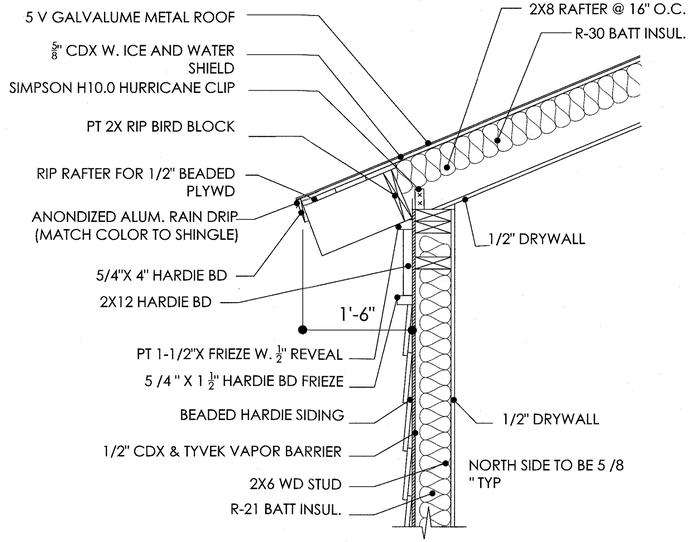
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE: DETAILS

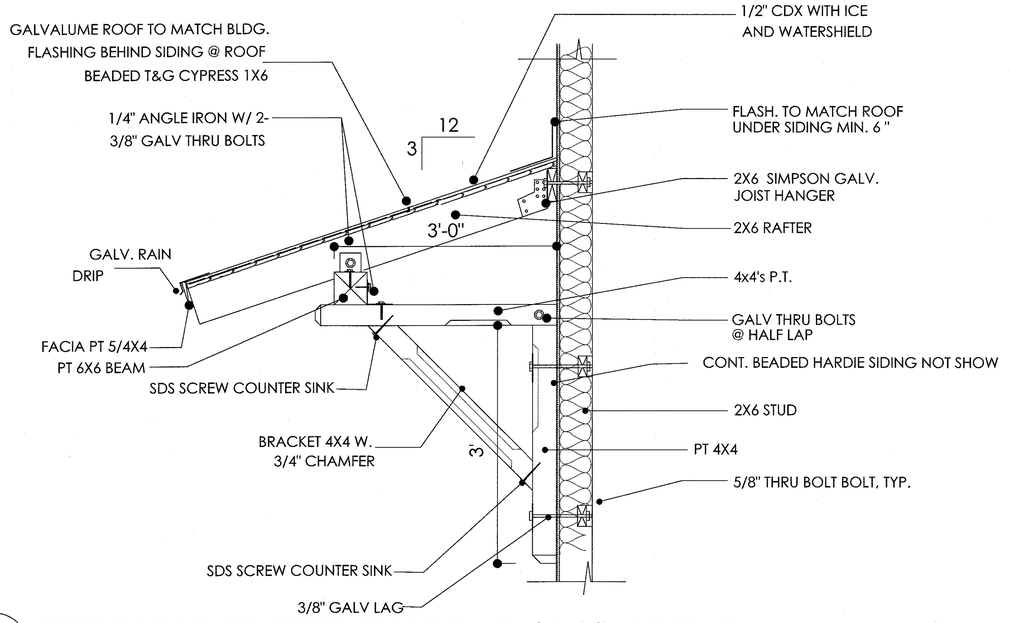
SCALE:	VARIES
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	RS
CHECKED BY:	RS/TDO/JSK
SHEET NO:	A502

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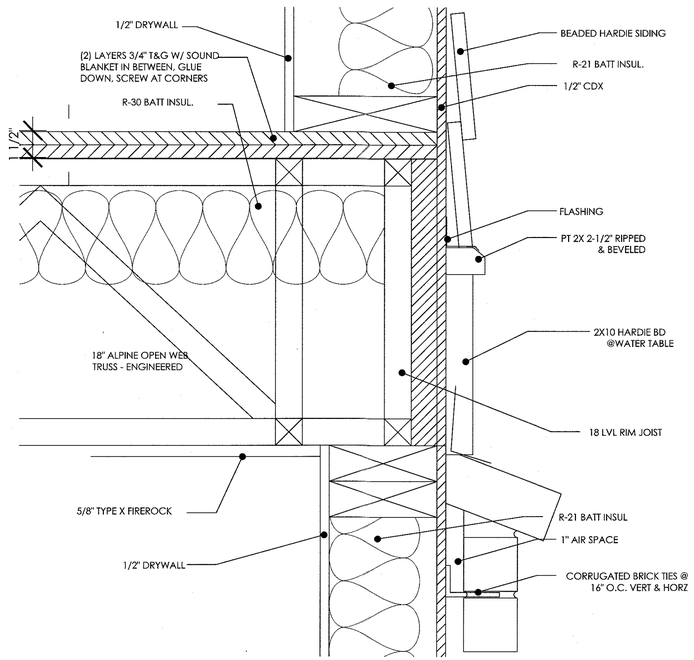
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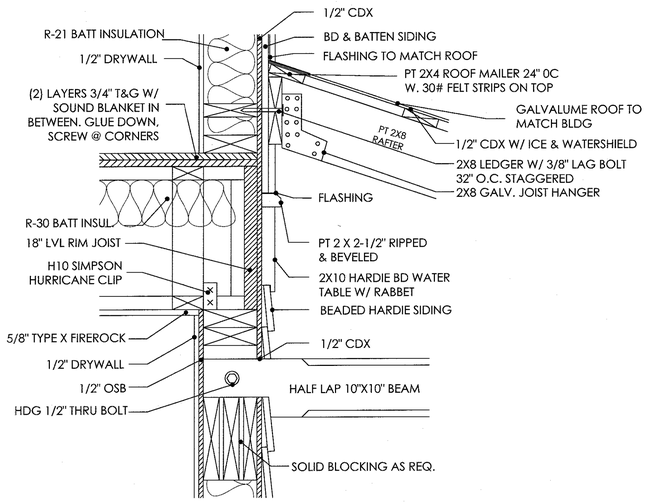
1 A503 WALL SECTION @ KNEE WALL
SCALE: 1"= 1'-0"



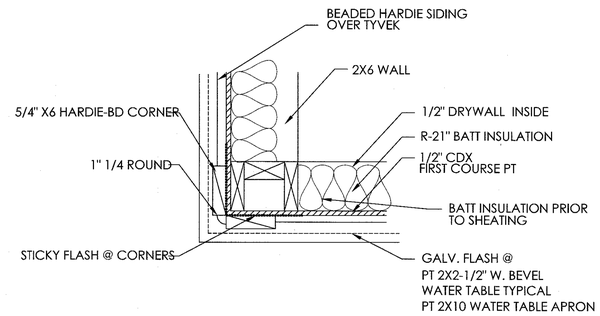
2 A503 SHED ROOF OVER THIRD FLOOR WEST & EAST WINDOW
SCALE: 1"= 1'-0"



3 A503 WALL DETAIL @ SECOND FLOOR
SCALE: 3"= 1'-0"



4 A503 PORCH ROOF DETAIL
SCALE: 1-1/2"= 1'-0"



5 A503 OUTSIDE CORNER DETAIL
SCALE: 1-1/2"= 1'-0"

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NO	DATE	REVISION

MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

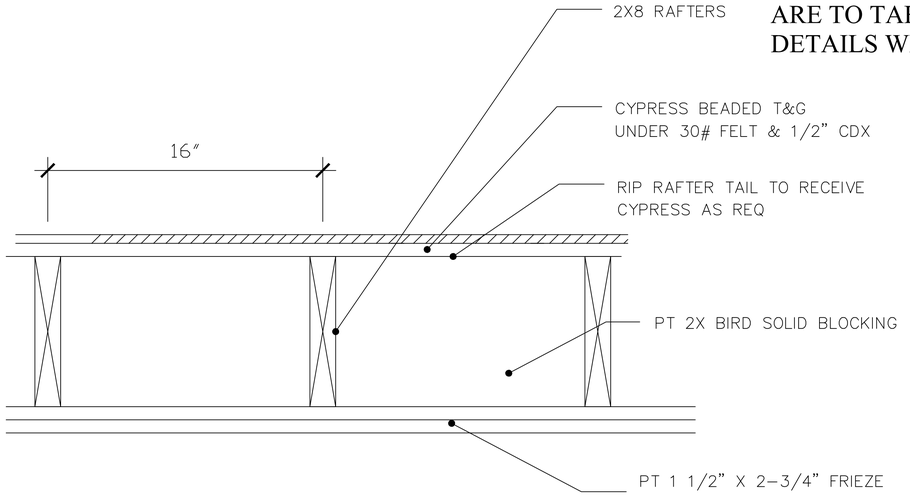
DRAWING TITLE: DETAILS

SCALE:	VARIES
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	RS
CHECKED BY:	RS/TDO/JSK

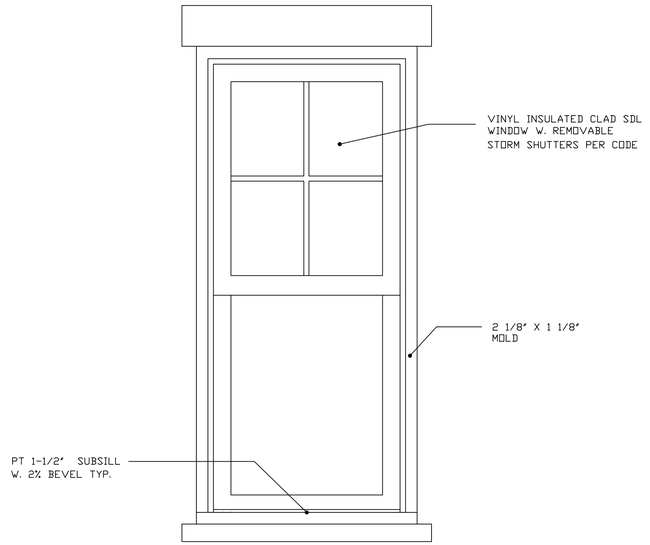
SHEET NO: **A503**

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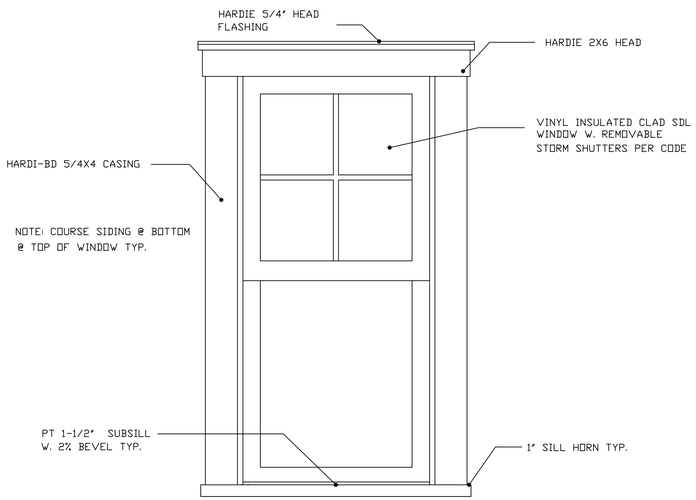
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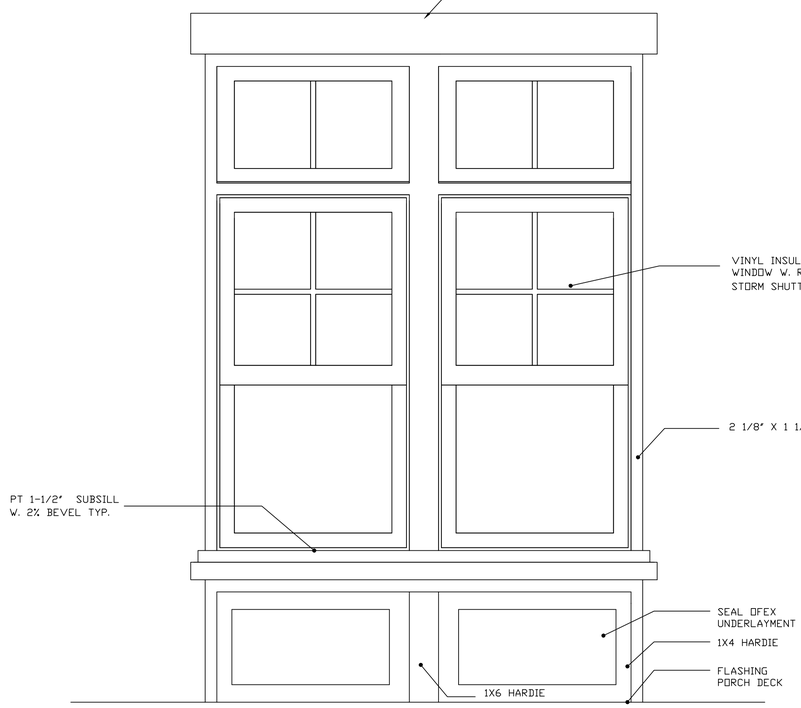
1 A504 BIRD BLOCK DETAIL
SCALE: 3"= 1'-0"



2 A504 WINDOW DETAIL @ BRICK WALL
SCALE: 1 1/2"= 1'-0"



3 A504 WINDOW DETAIL @ SIDING
SCALE: 1 1/2"= 1'-0"



4 A504 WINDOW DETAIL @ BRICK WALL
SCALE: 1 1/2"= 1'-0"

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Post Office Box 1584 Statesboro, Georgia 30458

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STAMP:

NO	DATE	REVISION

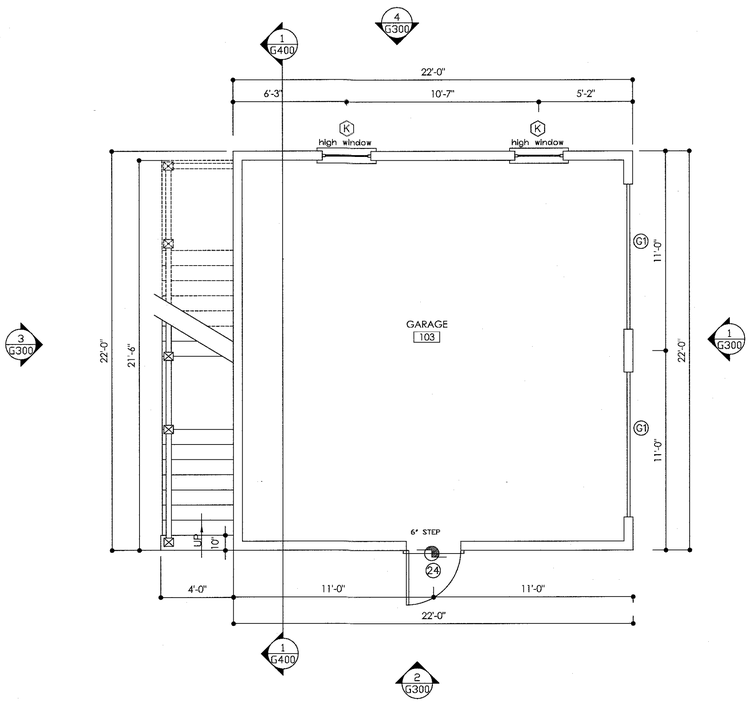
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
DETAILS

SCALE: VARIES
PROJECT NO:
DATE: 08.12.2025
DRAWN BY: FS
CHECKED BY: RS/TDO/JSK

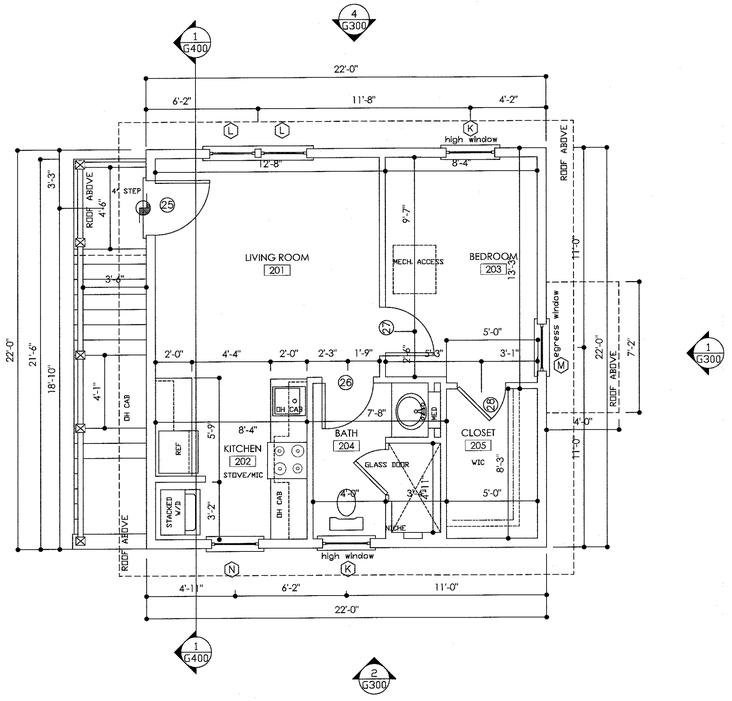
SHEET NO:
A504

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1 G200 FIRST FLOOR

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



2 G200 SECOND FLOOR

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

FINISH - Consult Owner/Designer prior to Installation

ROOM NAMES	FLOORS: WOOD	FLOORS: CONCRETE	FLOORS: TILE	FLOORS: CARPET	WALLS: SHEETROCK/PAINT	MOULDINGS: BASE	MOULDINGS: DOOR	MOULDINGS: WINDOW	MOULDINGS: WAINSCOT	MOULDINGS: CROWN	CEILINGS: SHEETROCK/PAINT	REMARKS
GARAGE		●			●	B	B	B			●	5/8" TYPE X CEILING
SECOND FLOOR												
KITCHEN/LIVING	●				●	B	B	B			●	
BED ROOM				●	●	B	B	B			●	
BATH			●		●	B	B	B			●	
CLOSET				●	●	B	B	B			●	

NOTES:
SHOWER TO HAVE FULL HT. TILE
SEE MOLDING SHEET FOR TRIM TYPES

DOOR SCHEDULE - Carriage House

SYM.	SIZE	TYPE	LITE PATTERN	REMARKS	DP RATING (In Ocean Zone)
	FIRST FLOOR				
24	3'0" x 7'0" x 1-3/4"	METAL CLAD	HALF FRENCH		50
G1	8'X8'	OH DOOR	6 LITE	OPERABLE	50
	SECOND FLOOR				
25	3'0" x 7'0" x 1-3/4"	EXTERIOR	HALF FRENCH		50
26	2'8" x 7'0" x 1-3/4"	SOLID CORE			
27	2'8" x 7'0" x 1-3/4"	SOLID CORE			
28	2'8" x 7'0" x 1-3/4"	SOLID CORE			

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
Weather-stripping to be white

WINDOW SCHEDULE - Consult Designer Prior to Order

SYM.	SIZE	TYPE	LITE PATTERN	REMARKS	DP RATING (In-land Zone)
K	2'6"X3'0"	CASEMENT	4 LITE	IMPACT INSOLATE	50
L	2'8"X5'0"	DBL HUNG	4 OVER 1	DBL. WIN. TEMPER GLASS	50
M	2'6"X5'0"	CASEMENT	4 LITE		
N	2'6"X3'0"	CASEMENT	4 LITE		

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
Weather-stripping to be white
All windows to be insul. glass
Provide impact glass option

R. Stewart Design
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P.O. BOX 1813 rstadolph@stewartdesignsc.com

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NO	DATE	REVISION

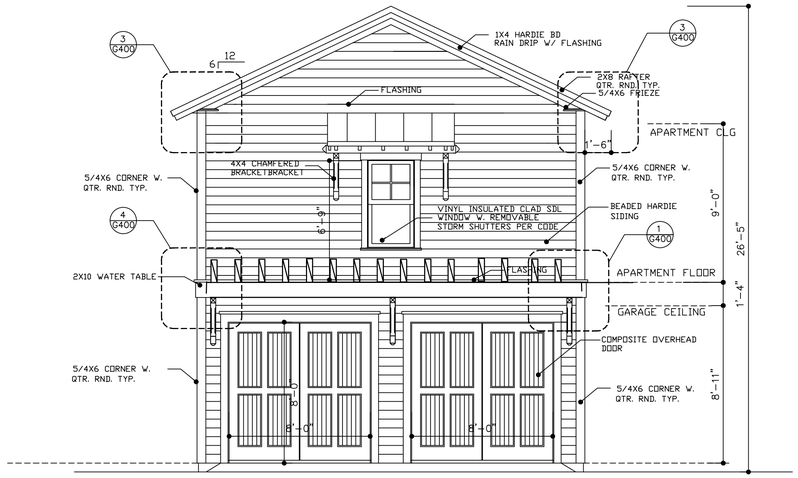
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE HOUSE FLOOR PLANS

SCALE: 1/4"=1'-0"
PROJECT NO:
DATE: 4.4.2020
DRAWN BY:
CHECKED BY: RS/TDO

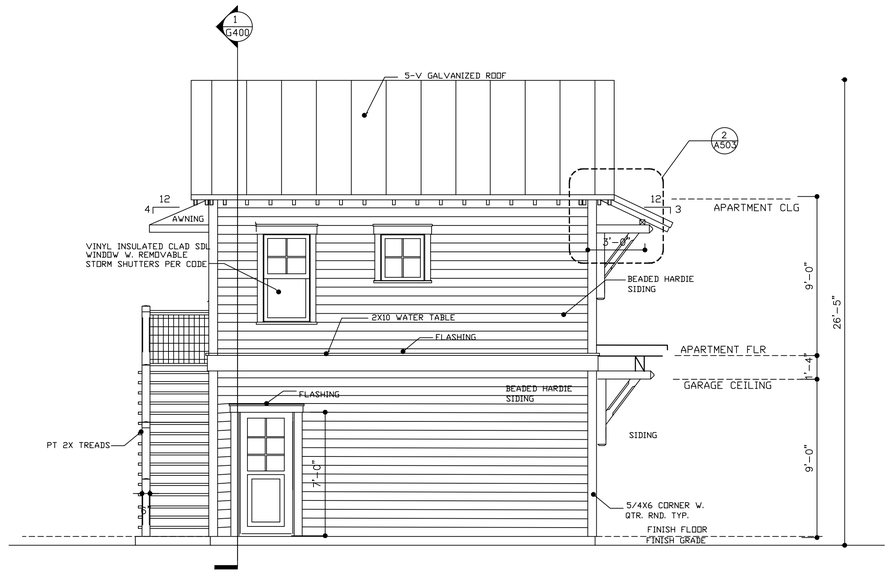
SHEET NO:
G200

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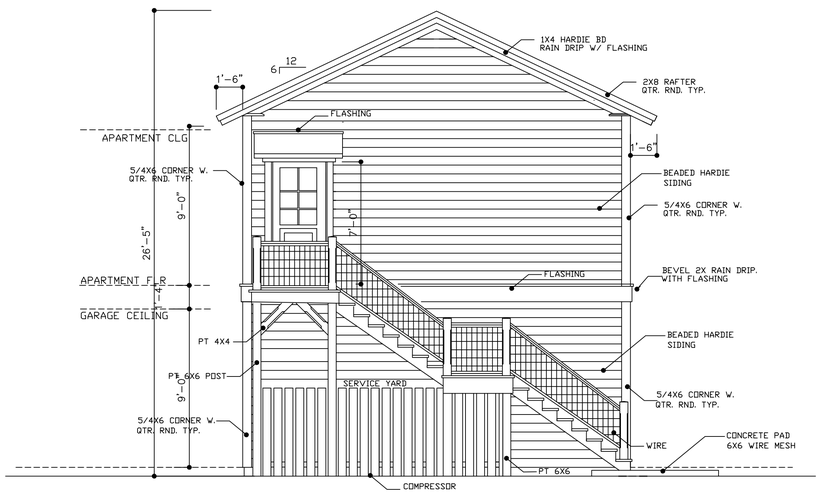
1 G300 EAST

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



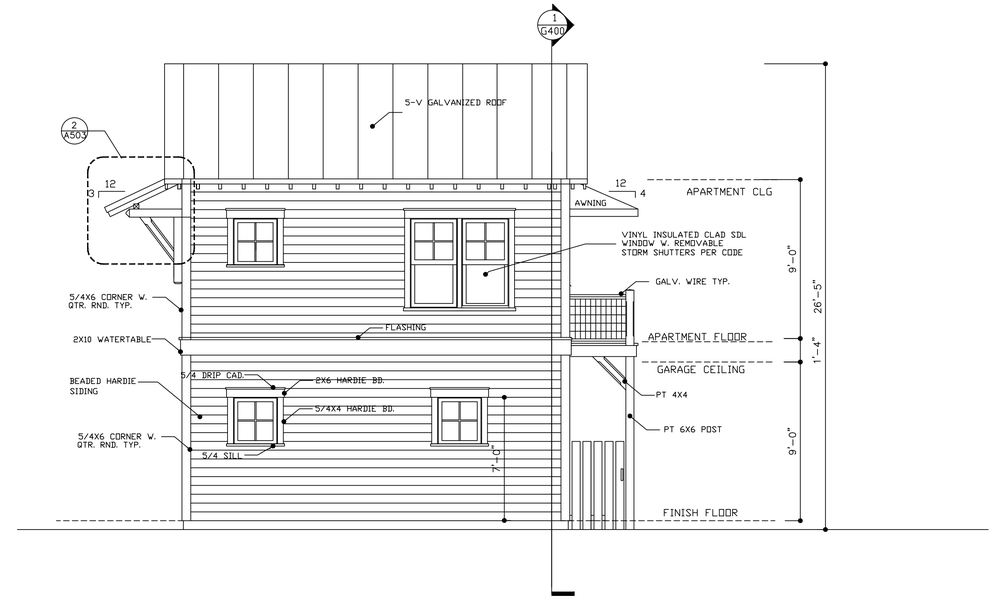
2 G300 SOUTH

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



3 G300 WEST

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



4 G300 NORTH

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

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(912) 234-1300
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NO	DATE	REVISION

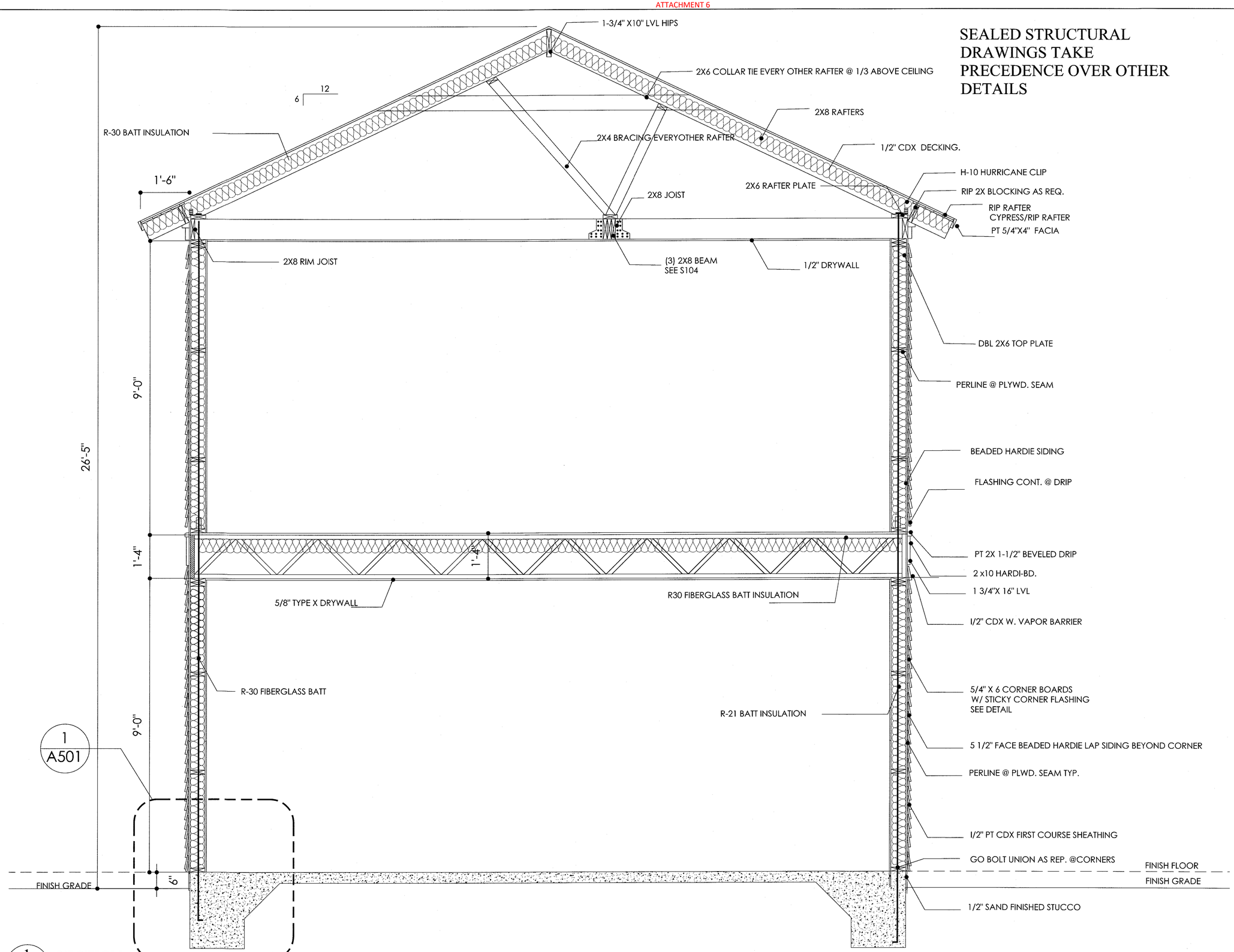
MIXED – USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE HOUSE ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO:
DATE: 8.10.2025
DRAWN BY:
CHECKED BY: RS/TDO
SHEET NO:
G300

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SEALED STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DETAILS



1 / G400 SECTION
SCALE: 3/4"= 1'-0"

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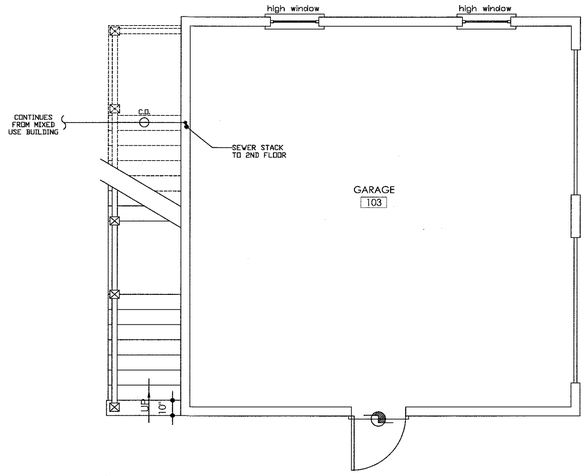
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LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE HOUSE SECTIONS

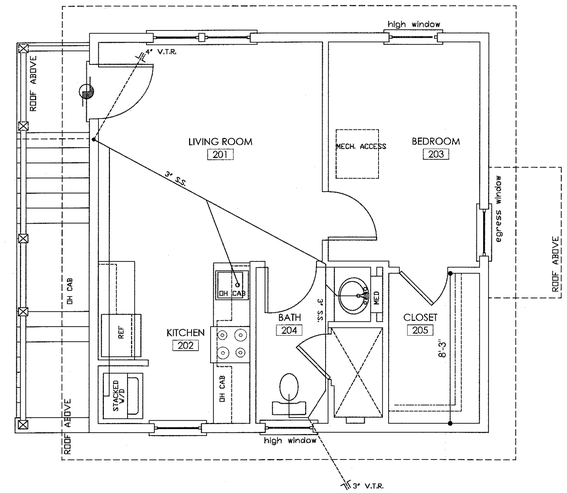
SCALE:	1/4"=1'-0"
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SHEET NO:
G400

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1 FIRST FLOOR
G-P100 SCALE: 1/4"= 1'-0"



2 SECOND FLOOR
G-P100 SCALE: 1/4"= 1'-0"

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DAVID
JOHN S. KERN
LANDSCAPE ARCHITECT

NO	DATE	REVISION

MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE HOUSE SANITARY SEWER

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO

SHEET NO:
G-P100

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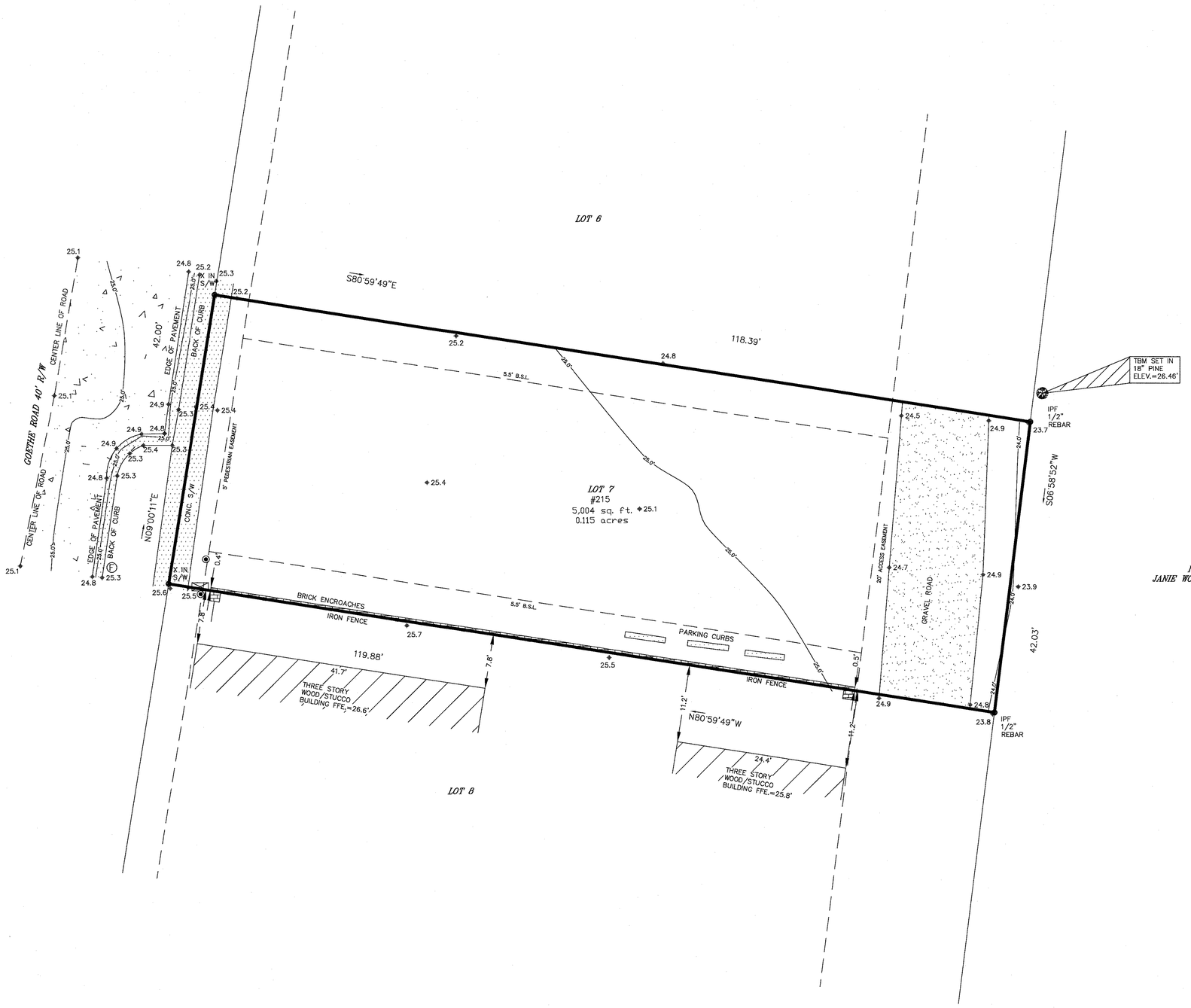
REFERENCE PLAT

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
- CV – 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



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 19-202T

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,
A PORTION OF MAY RIVER ROAD SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:
1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
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 119 AT PAGE 1

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: APRIL 22, 2019

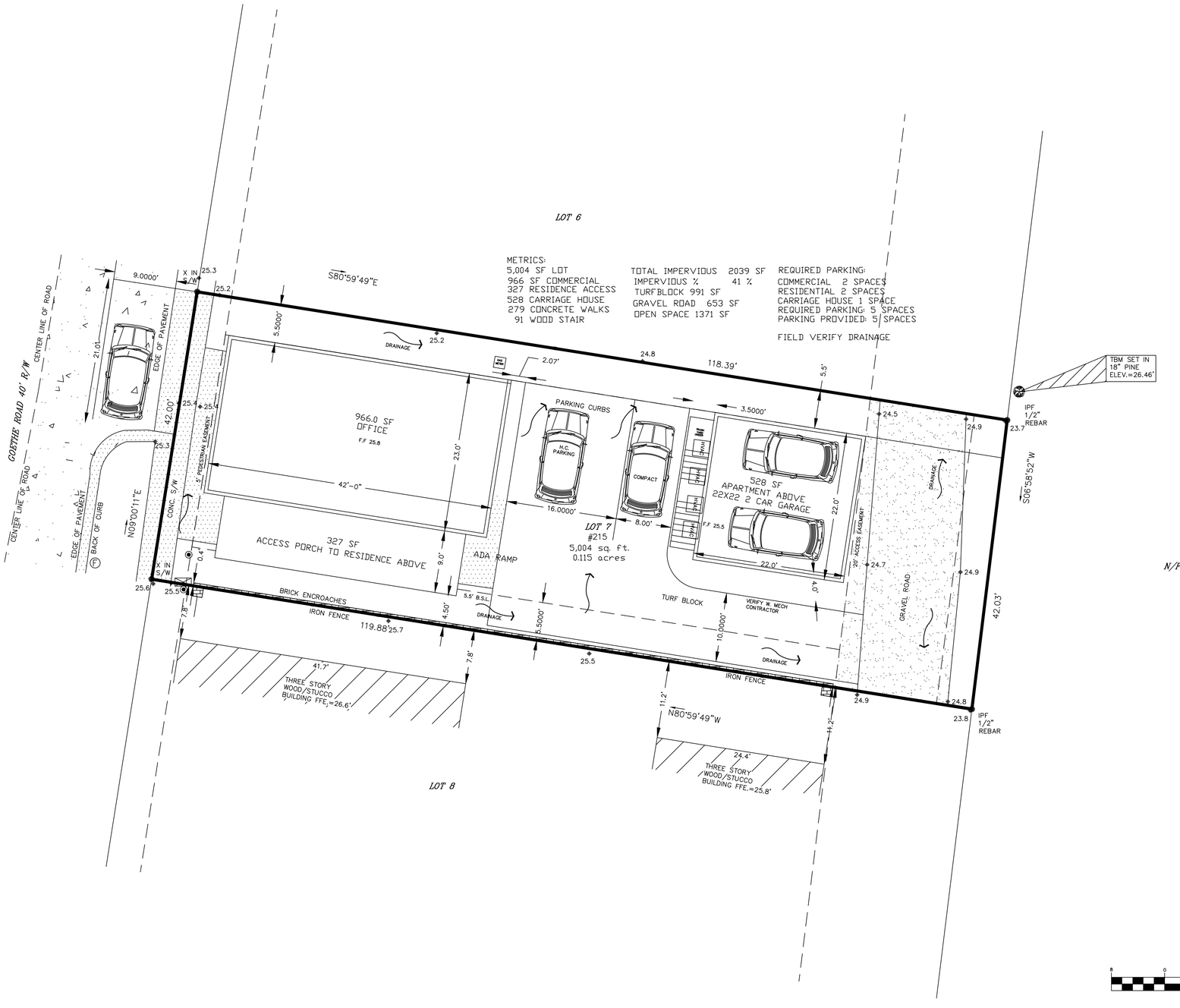
REFERENCE PLAT

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.

SITE PLAN PREPARED BY R. STEWART DESIGN, LLC

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,
A PORTION OF MAY RIVER ROAD SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:
1. According To FEMA Flood Insurance Rate Map # 45025I 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Mininum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
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Reference Plat(s):
PLAT BOOK 119 AT PAGE 1

R. Stewart Design
DESIGN □ PLANNING □ PRESERVATION
12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843. 816. 4005
P.O. BOX 1813 randolph@rstewartdesigns.com

Kern & Co.,
Consulting Engineers Planners Land Surveyors
Architects (31468) Landscape Architects (3144) Environmental
319 Walnut Street Savannah, Georgia 31401 (912) 232-7226
Beaufort, SC Statesboro, Georgia 30458

STAMP:

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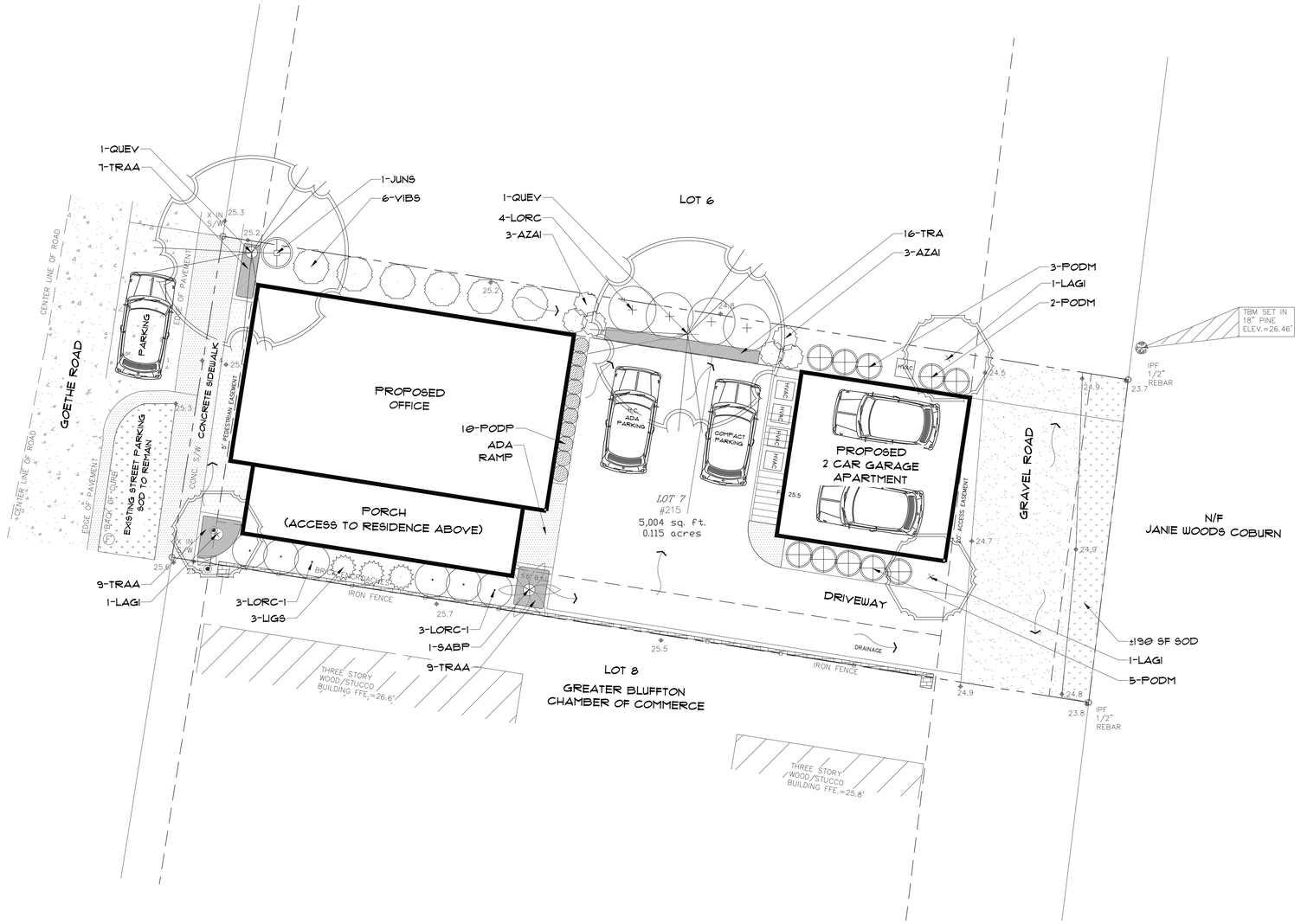
NO	DATE	REV

MIXED – USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
SITE PLAN

SCALE:
PROJECT NO: 0
DATE: 4.04.2020
DRAWN BY: RS
CHECKED BY: RS/TDO
SHEET NO:
LS–101

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Plant Imagery


(AZAI) Azalea 'Vivid'


(SABP) Sabal Pametto


(PODM) Podocarpus macrophyllus


(LAGI) Lagerstroemia indica


(LIGS) Ligustrum sinense 'Sunshine'


(LORC-1) Loropetelum 'Purple Diamond'


(LORC) Loropetalum chinensis 'Plum'


(PODP) Podocarpus macrophyllus 'Pringle's Dwarf'


(QUEV) Quercus virginiana 'Cathedral'


(TRAA) Trachelosper-mum asiaticum


(VIBS) Viburnum odoratissimum 'Brant 01' PPAF

Aerial Image of Site - Total Site Acreage: +/- 5,004 SF


SCALE: 1"= 50'

Site Analysis - Existing Tree Canopies: +/- 829 SF


SCALE: 1"= 50'

Site Analysis - Proposed Tree Canopies: +/- 3,791 SF


SCALE: 1"= 50'

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,004 SF
TOTAL ROOF SF: 1,821 SF
5,004 - 1,821 = 3,183 SF
3,183 SF X 75% = 2,387.25 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,387.25 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 829 SF
TOTAL PROPOSED TREE CANOPY: +/- 3,791 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 4,620 SF

Final Landscape Plan & Tree Mitigation

for

Leonex Construction Group
Lot 7 - 215 Goethe Road
Bluffton, SC

0 4 8 16 32

Scale: 1" = 8'

ORIGINAL DESIGN: AUGUST 6, 2019
REVISED SEPTEMBER 12, 2019
REVISED DECEMBER 31, 2019
REVISED MAY 7, 2025
REVISED AUG. 15, 2025

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

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

Plant Schedule

Quantity	Abbreviation	Botanical Name	Common Name	Container	Height	Spread	Notes
Trees							
1	SABP	Cabbage Palm	Sabal Pametto		8'-10'		Refoliated
3	LAGI	Lagerstroemia indica	Crape Myrtle 'Best Red' (or similar variety)	15 gal.	5-6'		Multi Trunk
2	QUEV	Quercus virginiana 'Cathedral'	Cathedral Live Oak	2.5 cal.			
Shrubs							
9	AZAE	Azalea 'Vivid'	Azalea 'Vivid' (or similar variety)	3 gal.	12-15"		Red Flowering
10	PODM	Japanese yew	Podocarpus macrophyllus	15 gal.	4.5'-5'	3'-3.5'	
3	LIGS	Ligustrum sinense 'Sunshine'	Sunshine' Ligustrum	3 gal.	12-18"		
4	LORC	Loropetalum chinensis 'Plum'	Chinese fringe-flower 'Plum'	3 gal.	12-18"		60" O.C.
6	LORC-1	Loropetalum chinense 'Shang-hi' PP18331	Purple Diamond' Semi Dwarf Loropetelum	3 gal.	12-18"		4.5' O.C.
10	PODP	Podocarpus macrophyllus 'Pringle's Dwarf'	Pringle's Dwarf' Podocarpus	3 gal.	12-18"		
6	VIBS	Viburnum odoratissimum 'Brant 01' PPAF	Coppertop Sweet Viburnum (or similar variety)	15 gal.	4-5'		36" O.C.
Vines/Groundcover							
41	TRAA	Trachelospermum asiaticum	Asiatic jasmine	1 gal.	18" O.C.		18"-24" O.C.
190 SF	SOD	Sod	Centipede				
980 SF		Mulch	Pinestraw in Disturbed Areas				

PLAN REVIEW COMMENTS FOR COFA-04-25-019686

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:**	**04/02/2025**
Plan Status:	**Active**	**Plan Address:**	**215 Goethe Rd Road BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0289 0000**

Plan Description: **A request by Phil Madhere, on behalf of the owner, Miguel Loarca (Leonex Construction Group), for review of Certificate of Appropriateness-Historic District, to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goeth Road (Parcel R610 039 00A 0289 0000). The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD).**
STATUS (04.15.2025): Scheduled for April 28 HPRC meeting.

Staff Review (HD)

Submission #: 1 Recieved: 04/02/2025 Completed: 04/25/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	04/25/2025	Charlotte Moore	Approved with Conditions

Comments:

1. The submitted Concept Plan appears to be a response to the conditions placed on the Final Plan (COFA-07-19-13313) reviewed by the Historic Preservation Commission on November 6, 2019. That COFA expired on November 6, 2021; thus, the 2025 submission is reviewed as a new Concept Plan. Noted.
2. Per the Applications Manual, a letter from the Promenade Board of Directors of the Association must be provided noting approval prior to issuance of a Certificate of Appropriateness. Noted.
3. Provide the correct building footprint square footages for the commercial building and Carriage House, as well as the total square footage for both on the COFA-HD Final Plan (Applications Manual). Cover page has been updated.
4. Brick is proposed on the ground floor of the commercial building. Only salvaged masonry brick or block is permitted, as is locally produced brick per UDO sec. 5.15.6.3.h. Information on the source of the brick must be provided to show compliance. Brick has been replaced with Cementitious Siding panels and battons.
5. Galvanized wire is proposed for the balusters on the commercial building, which is not a permitted material (wood, painted or natural wrought iron) per UDO Sec. 5.15.6.H.2. The HPC in 2019 did approve the wire as an alternate material in 2019; HPC would need to make a new determination. Noted, plans remain the same.
6. The height of the awning on the east elevation must be increased to have a minimum height of 8' clearance (UDO Sec. 5.15.6.E.1.). Plans have been updated to meet minimum height.
7. Where is the service area for the commercial building, including HVAC equipment? HVAC equipment is shown next to the south elevation of the Carriage House on the Landscape Plan but is unscreened (and there is a door on this elevation adjacent to an HVAC unit, according to Sheet G300). Service yards must be screened per UDO Sec. 5.15.5.F.9. and electric meters screened from public view. HVAC units have been relocated to underneath the stairs. HVAC units are screened. Plans have been updated to reflect this change.
8. Composite material is shown for the garage doors; permitted materials include wood, metal or metal clad. The HPC would have to determine if the alternate material is equal or better quality than traditional building materials (UDO Sec. 5.15.6.I.). Garage doors will be metal.
9. The window cladding must be identified. Windows may be wood, aluminum, copper, steel, vinyl, clad wood or fiberglass per UDO Sec. 5.15.6.I.2.a. Windows will be vinyl, plans have been updated to reflect this.Will need information regarding proposed storm shutters. Information on strom Shutters have been provided.
10. The east elevation of the second floor of the commercial building has an area of blank wall that could use a window to break up the expanse. A window cannot be added, we have a bathroom wall at that location.
What material is proposed for the awnings on the commercial buildings? Awnings must comply with UDO Sec. 5.15.6.E.4. Plans updated to reflect Fabrick Awnings.
11. The Landscape Plan will need to be revised as it shows landscaping directly in front of the garage doors. As some landscaping is shown in the access easement, can the building be moved farther west? The proposed live oak adjacent to Goethe Road may conflict with existing utilities. Landscape plans have been updated to correct.

HPRC Review	04/25/2025	Charlotte Moore	Approved with Conditions

Comments:

1. The side porch roof has a low pitch that appears to be too flat. Suggest a 3/12 minimum pitch which could be achieved b
header height of the porch. Plans have been revised to 3/12 pitch and lowered header height.
2. Remove the horizontal grid in the transom of the front porch door so it matches the other transoms. Plans have been corrected.
3. The scale of the brackets appears somewhat big. Suggest bringing in a bit by having the beam 30" out instead of 36". Plans corrected.
4. The height of the Carriage House could be broken by a bracketed roof over the garage doors. This will help it appear less vertical, as
well. Plans have been corrected to add trellis over garage.
5. Consider bringing the plate of the Carriage House down by 1 foot or so. Plans have been updated.

Watershed Management Review	04/25/2025	Samantha Crotty	Approved with Conditions

Comments:

Stormwater comments may be provided at time of building permit submittal.

Beaufort Jasper Water and Sewer Review	04/25/2025	Matthew Michaels	Approved

Comments:

Comments may be provided at time of Final Plan.

Transportation Department Review - HD	04/07/2025	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	September 3, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Angie Castrillon Planner Department of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from the Historic Preservation Commission (HPC) regarding the use of unenclosed carports within Old Town.

PREVIOUS WORKSHOPS: On August 12, 2025, Town Council held a workshop to consider potential amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards: Accessory Buildings. Council requested additional opportunities for the Historic Preservation Commission (HPC) to review and provide feedback on the potential amendments prior to further action.

Workshops on this topic were previously held with both the Planning Commission (PC) and the HPC. However, no clear consensus or direction emerged due to varied perspectives. In April 2025, staff facilitated a workshop with Town Council, during which Council provided general direction to guide future standards.

Overall Intent

- Regulations should be guided by common sense and practicality, without creating undue burdens for residents, particularly long-term homeowners.
- Carports should be classified separately from carriage houses or sheds.
- Any new standards must be sensitive to and supportive of Historic District designation and character of Old Town.

Design and Compatibility

- Design guidelines should address scale, size, and height (measured in feet), ensuring carports do not overwhelm principal structures or disrupt the district's character.
- Visual diversity is encouraged; uniformity should be avoided.
- Screening measures, such as louvers or landscaping, may be appropriate to reduce impacts on adjacent properties.

Functionality and Use

- Carports should be restricted to residential use only, with no commercial activity

permitted.
- Structures should be functional enough to accommodate typical resident needs, e.g., space for two vehicles, a boat, and/or a golf cart.
- Limited utilities, such as lighting and exterior water spigots, may be permitted.
- Access and orientation should be thoughtfully planned; for example, designs that require "sideways" parking may not be practical.

Lot and Zoning Considerations

- Standards should be flexible to address varying lot sizes and configurations, with potential to
- Placement near property lines may be considered where appropriate.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.
- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.

Construction Standards

- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

Community Engagement and Next Steps

- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

ITEMS FOR HPC CONSIDERATION:

Maximum Lot Coverage

- Should carports be subject to maximum lot coverage requirements based on zoning district and building type?
- Lot coverage would include all impervious structures or surfaces, ensuring sufficient open space, stormwater management, and preservation of neighborhood character.

New Building Type – Carport

- Staff seeks HPC input on the following draft standards:
- Allowed only on residential lots with an existing principal structure.
- Maximum footprint of 600 sq. ft., subject to district-specific lot coverage limits.
- Height not to exceed the height of the principal structure or 18 feet, whichever is less.
- No solid walls permitted; a maximum of two sides may be enclosed with louvers

or horizontal panels.
- Limited electrical service permitted; no internal plumbing.
- Placement at the rear of the lot, or at least 20 feet behind the front plane of the principal structure.
- Limited to one carport per lot.

NEXT STEPS: Feedback from the HPC will be incorporated into a draft amendment that will also be reviewed by the Planning Commission. Staff anticipates returning to Town Council with a formal draft for first and second reading. Public engagement opportunities will be integrated throughout this process. Staff will also make every effort to receive public input during these workshops.

ATTACHMENTS:

1. Proposed UDO Edits
2. August 2025 Town Council Workshop Packet

Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based on principal building type

Maximum Footprint: 600 SF

Height: No taller than the principal structure or 18’ whichever is less.

Characteristics:

- No solid walls
- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20’ behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	80%
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	80%
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	75%
Triplex	10'-15'	70'-100'					75%
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	70%
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	80%
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
Additional Building Types	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	80%

Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	**80%**
Commercial Cottage	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	**80%**
Live-Work Sideyard	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	**80%**
Duplex	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	**75%**
Triplex	10'-15'	70'-100'					**75%**
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	10'	2-2.5	**70%**
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	**65%**
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	**65%**
Cottage	10'-15'	50'-60'	N/A	25'	8'	1-1.5	**65%**
Medium House	5'-15'	50'-60'	N/A	25'	8'	1-2	**65%**
Village House	10'-15'	50'-60'	N/A	25'	8'	2-2.5	**65%**
Sideyard House	10'-15'	50'-65'	N/A	25'	8'	2-2.5	**65%**
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5	**65%**
Civic Building	10'-25'	N/A	N/A	N/A	8'	2	**80%**
Additional Building Types	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	**80%**

Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carraige House	See Sec. 5.15.8.F. for Placement and other requirements.			5’	5’	1-2	
Live-Work Sideyard	10’-20’	50’-100’	N/A	25’	10’	1-2.5	**60%**
Commercial Cottage	10’-20	50’-100’	N/A	25’	10’	1-1.5	**60%**
Bungalow Court	10’-20’	60’-100’	N/A	25’	15’	1-1.5	**65%**
Cottage	10’-20’	50’-60’	N/A	25’	10’	1-1.5	**60%**
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	**60%**
Village House	10’-20’	50’-65’	N/A	30’	15’	2-2.5	**60%**
Sideyard House	10’-15’	50’-65’	N/A	30’	5’	2	**60%**
Vernacular House	10’-20’	60’-100’	N/A	30’	15’	1.5	**60%**
Center Hall House	15’-25’	70’-100’	N/A	30’	15’	2-2.5	**60%**
Civic Building	10’-35’	N/A	N/A	N/A	10’	2	**80%**
Additional Building Types	10’-20’	50’-100’	N/A	25’	10’	1-2.5	**70%**

Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carriage House	See. Sec. 5.15.8.F for placement and other requirements			5’	5’	1-2	
Cottage	10’-20’	50’-60’	N/A	30’	10’	1-1.5	**60%**
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	**60%**
Village House	10’-20’	50’-70’	N/A	30’	10’	2-2.5	**60%**
Vernacular House	15’-25’	60’-100’	N/A	30’	10’	1.5	**60%**
Center Hall House	20’-35’	80’-100’	N/A	30’	15’	2-2.5	**60%**
Civic Building	15’-40’	N/A	N/A	N/A	10’	1.5	**80%**
Additional Building Types	10’-35’	50’-100’	N/A	30’	10’	1 - 2.5	**70%**

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements:	Riverfront Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5’	10	1-2	
Cottage	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥60’	N/A	20’	10’	1-1.5	**50%**
Vernacular House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	1.5	**50%**
Center Hall House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	2-2.5	**50%**
River House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	1.5-2	**50%**
Civic Building	15’-50’	≥60’	N/A	N/A	15’	1.5	**80%**
Additional Building Types	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥60’	N/A	20’	20’	1-2.5	**50%**

TOWN COUNCIL

STAFF REPORT
Growth Management

MEETING DATE:	August 12, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

PREVIOUS WORKSHOPS: Workshops have been held by both the Planning Commission (PC) and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

In April 2025, Staff facilitated a workshop with Town Council to discuss and request direction on how to move forward. Council provided valuable insight and gave general directions for staff to move forward. A summary of the comments is listed below.

Overall Intent

- Regulations should be guided by common sense and practicality, ensuring they do not create unnecessary burdens for residents, particularly long-term homeowners.
- There is broad agreement that carports should be treated as a separate building classification, distinct from Carriage Houses or sheds.
- Any regulatory changes must be sensitive to and supportive of the Historic District designation and the character of Old Town.

Design and Compatibility

- Design guidelines should focus on appropriate scale, size, and height (measured in feet rather than stories), ensuring that carports do not overwhelm primary structures or disrupt the neighborhood aesthetic.
- Council expressed a desire to maintain visual diversity and avoid uniformity by allowing carports that reflect the eclectic nature of the district.
- Visual screening, such as louvers or buffer plantings, should be considered to reduce the visual impact on adjacent properties.

Functionality and Use

- Carports must be restricted to residential use only, with no commercial activity permitted.
- Structures should be functional enough to accommodate typical resident needs—e.g., space

for two vehicles, a boat, and/or a golf cart.
- The inclusion of utilities such as electrical outlets for golf carts and water spigots was generally supported.
- Access and orientation should be thoughtfully planned; for example, designs that require "sideways" parking may not be practical.

Lot and Zoning Considerations
- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.

Construction Standards
- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

Community Engagement and Next Steps
- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

Based on the direction provided, staff is proposing the following amendments to the UDO to regulate these structures.

- Does Town Council want to implement a "Maximum Lot Coverage" based in the Building Type and Zoning District that a property is located in?

    - **Lot coverage**. The portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in Article 5, Design Standards.

    - Maximum lot coverage regulations are crucial for maintaining a balance between built and open spaces, promoting environmental sustainability, and preserving neighborhood character. They limit the percentage of a lot that can be covered by buildings and other impervious surfaces, thus ensuring adequate green space, managing stormwater runoff, and preventing overcrowding.

- Does Town Council want to create a new Building Type titled Carport? If so, below is a breakdown of the proposed regulations.

    - Regulated to Residential properties only and must have an existing principal structure on the lot.
    - Have a maximum 600 square foot footprint, however, it cannot exceed the maximum lot coverage based on the principal building type.
    - Carports can be no taller than the principal structure or 18’ whichever is less.
    - No solid walls would be allowed.
    - No more than 2 sides may be enclosed with louvered or horizontal panels or siding.
    - Limited power and no internal plumbing (external hose bib/spigot are acceptable).
    - Carport placement is at the rear of the lot or at a minimum 20’ behind the front plane of the principal structure.
    - No more than one carport allowed on a lot.

NEXT STEPS: If Town Council agrees with the suggested changes, staff will present the proposed amendments to both the HPC and PC at workshops before returning to Town Council for a first reading and public hearing/second reading. While the HPC does not have the authority to make a formal recommendation on edits to the UDO, Town Staff finds it beneficial to received feedback from them. Staff will also make every effort to receive public input during these workshops.

ATTACHMENTS:

1. Proposed UDO Edits
2. April 2025 Town Council Workshop Packet

Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based on principal building type

Maximum Footprint: 600 SF

Height: No taller than the principal structure or 18’ whichever is less.

Characteristics:

- No solid walls
- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20’ behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	80%
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	80%
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	75%
Triplex	10'-15'	70'-100'					75%
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	70%
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	80%
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
Additional Building Types	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	80%

Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	**80%**
Commercial Cottage	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	**80%**
Live-Work Sideyard	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	**80%**
Duplex	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	**75%**
Triplex	10'-15'	70'-100'					**75%**
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	10'	2-2.5	**70%**
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	**65%**
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	**65%**
Cottage	10'-15'	50'-60'	N/A	25'	8'	1-1.5	**65%**
Medium House	5'-15'	50'-60'	N/A	25'	8'	1-2	**65%**
Village House	10'-15'	50'-60'	N/A	25'	8'	2-2.5	**65%**
Sideyard House	10'-15'	50'-65'	N/A	25'	8'	2-2.5	**65%**
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5	**65%**
Civic Building	10'-25'	N/A	N/A	N/A	8'	2	**80%**
Additional Building Types	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	**80%**

Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carraige House	See Sec. 5.15.8.F. for Placement and other requirements.			5’	5’	1-2	
Live-Work Sideyard	10’-20’	50’-100’	N/A	25’	10’	1-2.5	**60%**
Commercial Cottage	10’-20	50’-100’	N/A	25’	10’	1-1.5	**60%**
Bungalow Court	10’-20’	60’-100’	N/A	25’	15’	1-1.5	**65%**
Cottage	10’-20’	50’-60’	N/A	25’	10’	1-1.5	**60%**
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	**60%**
Village House	10’-20’	50’-65’	N/A	30’	15’	2-2.5	**60%**
Sideyard House	10’-15’	50’-65’	N/A	30’	5’	2	**60%**
Vernacular House	10’-20’	60’-100’	N/A	30’	15’	1.5	**60%**
Center Hall House	15’-25’	70’-100’	N/A	30’	15’	2-2.5	**60%**
Civic Building	10’-35’	N/A	N/A	N/A	10’	2	**80%**
Additional Building Types	10’-20’	50’-100’	N/A	25’	10’	1-2.5	**70%**

Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carriage House	See. Sec. 5.15.8.F for placement and other requirements			5’	5’	1-2	
Cottage	10’-20’	50’-60’	N/A	30’	10’	1-1.5	**60%**
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	**60%**
Village House	10’-20’	50’-70’	N/A	30’	10’	2-2.5	**60%**
Vernacular House	15’-25’	60’-100’	N/A	30’	10’	1.5	**60%**
Center Hall House	20’-35’	80’-100’	N/A	30’	15’	2-2.5	**60%**
Civic Building	15’-40’	N/A	N/A	N/A	10’	1.5	**80%**
Additional Building Types	10’-35’	50’-100’	N/A	30’	10’	1 - 2.5	**70%**

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements:	Riverfront Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5’	10	1-2	
Cottage	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥60’	N/A	20’	10’	1-1.5	**50%**
Vernacular House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	1.5	**50%**
Center Hall House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	2-2.5	**50%**
River House	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥75’	N/A	20’	20’	1.5-2	**50%**
Civic Building	15’-50’	≥60’	N/A	N/A	15’	1.5	**80%**
Additional Building Types	≥150’ Perpendicular to, and in a horizontal plane from, the OCRM line	≥60’	N/A	20’	20’	1-2.5	**50%**

TOWN COUNCIL

STAFF REPORT
Growth Management

MEETING DATE:	April 8, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

HISTORY: A property owner within Old Town Bluffton Historic District was cited by the Town of Bluffton for erecting a stand-alone metal canopy/carport without an approved Certificate of Appropriateness-Historic District (COFA-HD) as required by the Unified Development Ordinance (UDO), and without an approved building permit (see below photo). The owner seeks to correct the UDO violation through a separate zoning text amendment as further explained in the Background section of this memo.



PREVIOUS WORKSHOPS: Workshops have been held by both the Planning Commission and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

BACKGROUND: The property receiving the violation includes an existing two-story single-family residence and an existing detached two-story Carriage House in the rear of the property. Over the years, as shown on Google Street View, the area adjacent to the south side of Carriage House and the property line has been used for unenclosed and uncovered storage of vehicles and watercraft. It is

within this area where a metal canopy/carport was installed without Town approval. Per the UDO, this structure requires an approved COFA-HD from the HPC and an approved building permit.

A Notice of Violation by the Town of Bluffton was the impetus for a text amendment application by the property owner. While specific text language was not proposed, the owner would like for Town Council to "…include regulations and guidelines…" to allow carports. The owner provided additional information in a written narrative to support an amendment (Attachment 2).

Photos of some existing metal canopies/carports located in Old Town are provided in Attachment 3. The first photo is the subject property and was provided by Town Staff. Without research on each canopy/carport, it is not possible to know their legal status, including those that are legally non-conforming (i.e., grandfathered). Grandfathered metal carports are those that existed before the UDO was adopted on August 10, 2011.

CARPORTS IN OLD TOWN PRIOR TO ADOPTION OF THE UDO: Throughout Old Town, carports exist that were erected prior to the adoption of the UDO. These carports typically cover passenger vehicles and small boats and size-wise, are small, low in height and unenclosed. They have been part of Old Town's built environment for decades and are less expensive than stick-built fully enclosed structures to erect, especially prefabricated metal carports. The photos below are examples of long-time carports in Old Town provided by the property owner.

When the UDO was adopted in 2011, architectural requirements in Old Town no longer allowed prefabricated structures as shown in the left photo, but the example in the right photo would be allowed. As a building form-based code was adopted for Old Town, the intent was to elevate architectural requirements for Old Town. All buildings are classified as a "building type" and must comply with the related architectural requirements.





HOW THE UDO REGULATES "CARPORTS": In Old Town Historic District, carports are regulated as a Carriage House building type. Within Old Town, a form-based code approach is used to regulate buildings by specified types that vary by zoning district (UDO Sec. 5.15.8). When located in an accessory structure that is 121 to 1,200 square feet, uses such as garages, carports, workshops, and accessory dwelling units (or some combination thereof) are classified as a Carriage House building type. Unenclosed carports with metal roofs would also be classified as a Carriage House and must comply with the design standards in UDO Sec. 5.15. Additionally, only one Carriage House is permitted on a lot that is not within the Riverfront Edge-Historic District zone (where two Carriage Houses are

allowed). The RV-HD zoning district includes most of the large, long, narrow properties on the May River.

Because the property subject to the requested amendment is in the NG-HD district and has an existing Carriage House, a second Carriage House (i.e., the metal carport) is not permitted even if it complies with the applicable design standards of UDO Sec. 5.15.

QUESTIONS FOR TOWN COUNCIL: For over 13 years, there have been established standards for Carriage Houses and compliance by property owners who have completed the application process. Amending the UDO to allow the property owner to maintain the unapproved carport (Carriage House) has policy implications that should be considered. Therefore, Town Staff seeks direction from Council to guide the preparation of possible UDO amendments. Among the questions to be considered:

- Should the existing Carriage House requirements be retained and no action taken by Town Staff?
- Should carports be classified as a separate building type (i.e., no longer subject to the Carriage House requirements)?
- If carports are a separate building type, is it still acceptable to have a Carriage House on the same lot? Presently, a lot may include the main building, a Carriage House, and three other accessory structures (classified as “Garden Sheds” that are less than 121 square feet) on the same lot.
- If carports are desired, are prefabricated structures permissible or must they be stick-built with some minimum design requirements (minimum roof pitch, specified roof materials and posts as shown in the below photo)? Should there be maximum footprint and height requirements?
- Should carports be allowed only in certain zoning districts? Should there be a minimum lot size?
- If prefabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing prefabricated structure that may have been damaged or destroyed or when an upgraded carport is desired?



Source: architecturaldesigns.com

NEXT STEPS: If Town Council desires to allow carports within Old Town, Town Staff will draft UDO based on the guidance received. The amendments will be presented to the HPC and Planning Commission at workshops before returning to Town Council for a first reading and public hearing/second reading. It is anticipated that the first reading would occur in July.

ATTACHMENTS:

1. Narrative from Property Owner Requesting Amendment
2. Photos

Keith Fisher
41 Thomas Heyward Street
Bluffton, SC 29910
Keithfisher.843@gmail.com
843-683-1975
September 20, 2024

Bluffton Town Counsel
Bluffton Town Hall
Bluffton, SC 29910

Dear Members of the Bluffton Town Counsel,

Re: Request for Inclusion of Carports in the Unified Development Ordinance (UDO)

I am writing to formally request that Bluffton Town Counsel consider amending the current Unified Development Ordinance (UDO) in include regulations and guidelines for the construction of the carports with the town limits. As it stands, carports are explicitly addressed in the UDO, creating uncertainty for residents who may wish to construct such structures on their property.

Carports provide an affordable and practical solution for protecting vehicles from weather-related damage while preserving the open aesthetic of a property. I believe that allowing carports with clearly defined guidelines would benefit homeowners, enhance property value and maintain the community's visual appeal.

Key Reason for the Requested Change:

1. **Protection for Property**: Carports provide essential coverage for vehicles, reducing the impact of sun, rain and other elements. This can extend the lifespan of vehicles and reduce maintenance costs for residents.
2. **Affordability**: Compared to enclosed garages, carports are a cost-effective option for homeowners seeking vehicle protection without the expense or space required for a traditional garage.
3. **Aesthetic and Community Impact:** Thoughtful guidelines regarding size, material, and placement can ensure that carports are built in harmony with existing community standards, preserving Bluffton's visual character.

I respectfully ask that the Town Counsel review this proposal and consider drafting provisions within the UDO that would allow the construction of carports under appropriate regulations. I am happy to provide further input, participate in discussions, or attend hearings to support the consideration of this request

Thank you for your time and attention to this matter. I look forward to the opportunity to collaborate in improving the UDO for the benefits of our community. Please feel free to contact me at your earliest convenience if additional information is needed.

Sincerely,

Keith Fisher
41 Thomas Heyward Street
Bluffton, SC 29910
Keithfisher.843@gmail.com
843-683-1975


Subject Property
SOLITUDE









ATTACHMENT 2

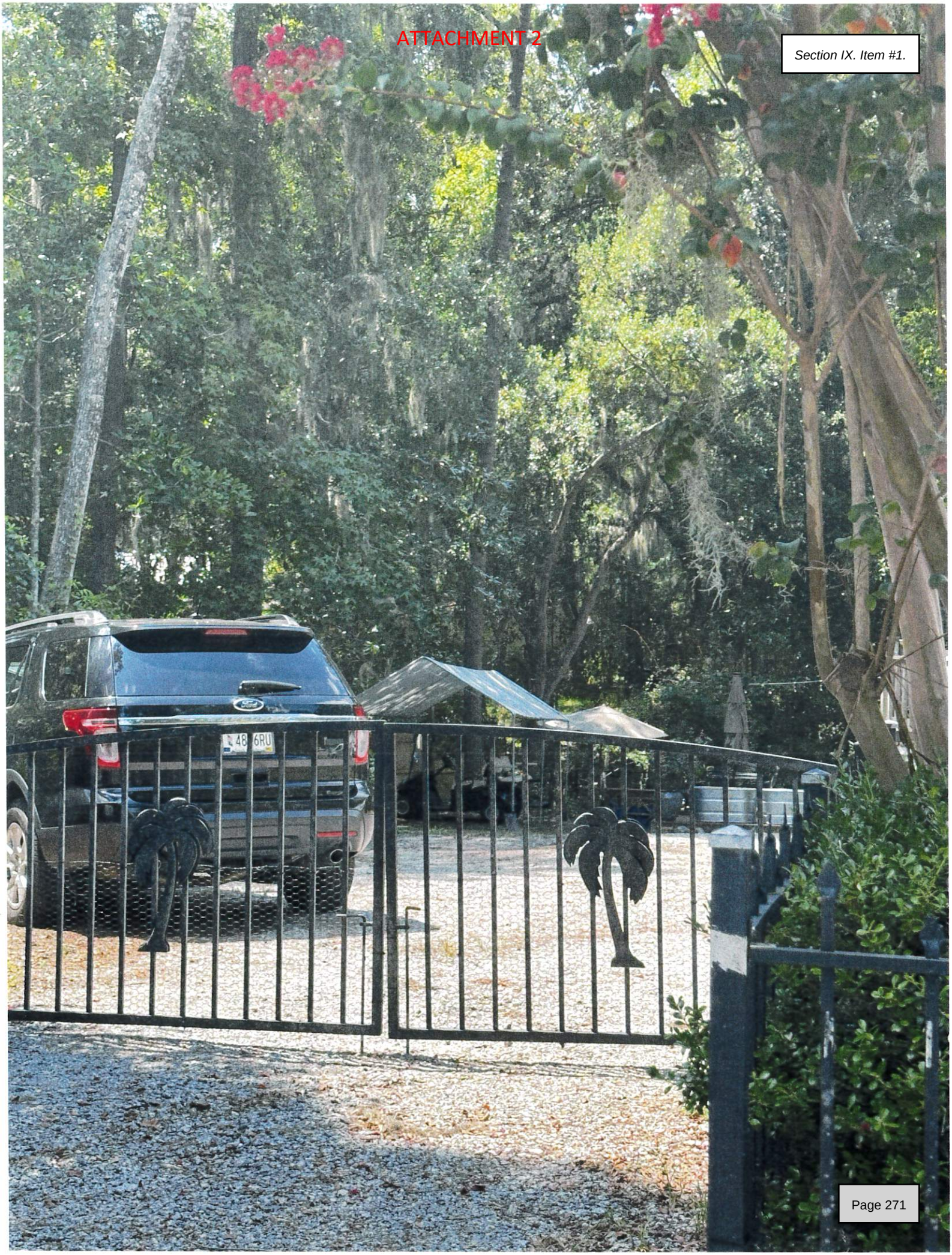





Visitor's Center
Coves


4X4
KJR 365






Google
Image capture: Apr 2022 © 2024 Google United States Terms Privacy

Workshop Regarding Accessory Structures (Carports) in Old Town Bluffton Historic District

April 8, 2025
Department of Growth Management
Kevin Icard, AICP

Issue

An Old Town Bluffton Historic District resident requested a text amendment to the Unified Development Ordinance (UDO) to allow an existing stand-alone metal canopy/carport that was erected without an approved Certificate of Appropriate-Historic District (COFA-HD) or an approved building permit. The resident did not provide proposed text but asks that the UDO “include regulations and guidelines.”

Since adoption of the UDO in 2011, carports that are at least 121 square feet are classified as Carriage Houses and must comply with the requirements of the Carriage House Building Type, including not exceeding the maximum size (1200 sf) and footprint (800 sf), as well as design requirements, which includes being smaller than the main structure.

Carports Prior to UDO Adoption in 2011

- Typical carports were used to cover passenger vehicles and small boats, and often pre-fabricated.
- Size-wise, carports are typically smaller than the main residence, lower in height, and unenclosed.
- Most carports (now referred to as Carriage Houses) existing prior to the UDO adoption are nonconforming as to the design requirements of the UDO.
- The UDO does not provide relief to allow in-kind replacement of pre-2011 carports due to damage or deterioration.





Carports Post UDO Adoption

- Carports referenced as a Carriage House building type (emphasis on design rather than use)
- In all zoning districts except the Riverfront Edge-HD, only one (1) Carriage House is permitted per lot. The subject property is zoned Neighborhood General-HD.
- The subject property already had an existing approved Carriage House (garage and accessory dwelling unit) before the carport was erected.
- A UDO amendment to allow the below scenario would affect the entirety of Old Town and implications must be considered.



Subject Property

Historic Preservation Commission Workshop

November 6, 2024

- Concerns regarding pre-fabricated carports not meeting UDO regulations.
- Discussed that restrictions should be in place for size and materials used.
- Consideration for based details for columns and pitch of roof.
- Consideration is needed to differentiate Carriage House and Carports.
- Unintended consequence, commercial properties creating additional square footage.
- Concerns that the mass and scale will overpower the carriage house.

Planning Commission Workshop

October 23, 2024

- Need to define what is a Carport and clearly state how it's designed.
  - Unenclosed Structure & Canopy Metal
  - Consider restricting the maximum height (single story?), structure must be secondary in nature.
  - Consideration of the location on the lot.
  - Square Footage – less than the footprint of Carriage House, no more than 400 SF
- Concern that we are being overly restrictive.
- Need to limit the number to one, if enclosed, it's a violation.
- Consider regulations that don't allow power or plumbing.

Considerations

1. Compliance with the Carriage House requirements has been achieved by other property owners for over 13 years, should the existing standards be retained?

2. Should unenclosed carports be classified as a separate building type and no longer subject to the Carriage House requirements?

3. How many structures are appropriate per lot? If carports are a separate building type, should it remain acceptable to have a Carriage House on the same lot (in addition to the main structure and up to three buildings (“garden sheds”) that are less than 121 square feet? Could this affect Old Town’s tree canopy?

Considerations

4. Should carports be allowed only in certain zoning districts and on lots of a minimum size?
5. Would pre-fabricated carports be acceptable, or should there be some minimal design requirements?
6. If pre-fabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing, legally non-conforming prefabricated that may need replacement due to deterioration or damage?
7. Any other concerns of Town Council?



Source: architecturaldesigns.com

QUESTIONS & DISCUSSION

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from July 17, 2025 to August 16, 2025

DATE: September 1, 2025

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
40 Pritchard St	Gazebo in backyard	Angie Castrillon	Approved
40 Colcock St	Fence Extension	Angie Castrillon	Approved
35 Thomas Heyward St	Reroof	Angie Castrillon	Approved
70 Boundary St	Structural remodel	Glen Umberger	Approved
26 Calhoun St	Porch Remodel/Repair – HP Grant	Glen Umberger	Applied
26 Calhoun St	Reroof – HP Grant	Glen Umberger	Applied