



## Historic Preservation Commission

Wednesday, December 06, 2023 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray 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. NOTICE REGARDING PUBLIC COMMENTS\*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

#### V. ADOPTION OF THE AGENDA

#### VI. ADOPTION OF MINUTES

1. October 4, 2023 Minutes

#### VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### VIII. OLD BUSINESS

#### IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building, 1,200 SF restaurant Carriage House structure, and 120 SF commercial garden structure in the Ma Daisy's Porch Development Planed area, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-09-23-018501) (Staff - Katie Peterson)

- 2. Certificate of Appropriateness- Demolition:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-07-23-018245) (Staff - Katie Peterson)
- 3. Certificate of Appropriateness:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,710 SF and a new one-story Carriage House of approximately 705 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-06-23-018189)(Staff - Katie Peterson)
- 4. Adoption of 2024 Historic Preservation Commission Meeting Dates:** (Staff - Katie Peterson)
- 5. Adoption of 2024 Historic Preservation Review Committee Meeting Dates:** (Staff - Katie Peterson)

#### **X. DISCUSSION**

- 1.** Historic District Monthly Update. (Staff)

#### **XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, January 3, 2024**

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*“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](mailto: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

Wednesday, October 04, 2023 at 6:00 PM

## MINUTES

### I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

### II. ROLL CALL

#### PRESENT

Commissioner Kerri Schmelter  
Chairman Evan Goodwin  
Commissioner Will Guenther  
Commissioner Debbie Wunder  
Commissioner Jim Hess  
Commissioner Joe DePauw

#### ABSENT

Vice Chairwoman Carletha Frazier

### III. ADOPTION OF THE AGENDA

Commissioner Schmelter made a motion to adopt the agenda as written.

Seconded by Commissioner Wunder.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

### IV. ADOPTION OF MINUTES

#### 1. September 6, 2023 Minutes

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

Seconded by Commissioner DePauw.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

### V. OLD BUSINESS

### VI. NEW BUSINESS

- Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the approval of a Certificate of Appropriateness - HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-06-23-018375) (Staff - Katie Peterson)

Chairman Goodwin recused himself. Vice Chairwoman Frazier was absent therefore the Commission elected a temporary Chairperson. Commissioner Wunder elected Commissioner Schmelter.

Seconded by Commissioner Guenther.

Voting Yea: Commissioner Schmelter, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and Commissioner Schmelter acted as Chair for the New Business agenda item 1.

Staff presented. The applicant was in attendance. There was discussion about the amount of brackets on each side of the structure.

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

Seconded by Commissioner Wunder.

Voting Yea: Commissioner Schmelter, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

- 2. Certificate of Appropriateness:** A request by Shifting Tides, LLC on behalf of the owner, May River Project, LLC, for a review of a Certificate of Appropriateness - HD to renovate the Contributing Resource, known as Nathaniel Brown's Cottage, to include enclosing the rear porch, replacing windows, renovating the front porch, and adding a side patio with ramp, and the renovation of the CMU Carriage House Structure to include removing the shed-roof side addition, and replacing windows and updating the structure. The site is located at 1268 May River Road, in the Old Town Bluffton Historic District and is zoned Neighborhood General - HD. (COFA-06-23-018141) (Staff - Katie Peterson)

Chairman Goodwin returned to the dais.

Staff presented. The applicant was in attendance. There was discussion about the difference in the windows, the battens and columns on the rear elevation, which parts of the building were considered a contributing resource and if the appropriate use of plywood on the structure.

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

1. Should the window configuration of the Andersen 400 series be unable to meet the lite pane configuration shown on the Architectural Drawings, the Applicant will need to bring alternate window information to Town Staff for review and approval prior to installation.
2. The HPC must determine the appropriateness of the use of plywood for the soffit repairs, which matches the existing soffit material of the Contributing Resource but is not permitted by UDO Section 5.15.6.P. of the UDO.
3. Correct window on the right rear addition to a 2/2 lite to match the rest of the rear elevation.
4. Revise the Carriage House drawings to match the existing window opening sizes.
5. Remove windows on the rear elevation to match existing conditions.

6. Frame in the existing porch battens on the rear elevation so they do not sit proud of the foundation and read as the same opening pattern as historically was there.

Seconded by Commissioner Guenther.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

## VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the Site Feature Report for the previous month.

The Commission asked about 1255 May River Road. Staff discussed the deconstruction of the Deer Tongue Warehouse and reviewed the new buildings proposed changes which will go through the Certificate of Appropriateness process.

## VIII. ADJOURNMENT

Commissioner Guenther made a motion to adjourn.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

The meeting was adjourned at 6:48pm.



# HISTORIC PRESERVATION COMMISSION

## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	December 6, 2023
<b>PROJECT:</b>	Chef B's Eatz and Bakery - Revised – New Construction: Restaurant Use
<b>APPLICANT:</b>	Pearce Scott Architects
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Pearce Scott Architects, on behalf of the owner, Billy Watterson, requests that the Historic Preservation Commission approve the following application:

1. **COFA-09-23-018501.** A Certificate of Appropriateness to allow the construction of a new 3,517 SF 2-story restaurant building and a 1,200 SF restaurant Carriage House structure identified as Buildings 1 and 2 in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

**INTRODUCTION:** The Applicant is proposing the construction of a commercial structure (restaurant use) building within the Old Town Bluffton Historic District. The proposed building, of approximately 3,517 SF, is reviewed as an Additional Building Type in accordance with the Neighborhood General-HD zoning district. In addition to the primary structure, the Applicant is proposing a Carriage House structure of approximately 1,200 SF, which will function as a bakery (restaurant use) and meets the design standards for a Carriage House Building Type, and a Garden Structure of 120 SF.

The two-story primary structure is a forward-facing gable roof. It features a one-story shed roofed porch which wraps the front and left elevation. There are six dormers on the left elevation and a porch under a balcony containing service items on the rear elevation. The Right elevation has a service yard, exterior stair access to the second story, and kitchen hoods on the roof towards the rear of the structure. It features Hardie board and batten walls, standing seam metal roofs on the porches and asphalt shingles on the primary mass. The Carriage House, which has a forward-facing gable roof with shed dormers on either side, features the same materials as the primary structure, a shed roofed porch on the left elevation, an exterior stair between the two buildings, and a kitchen hood on the right side of the roof towards the rear of the structure. The

Garden Structure proposes a gable roof, corrugated metal siding to match the service yard area and asphalt shingles.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 9, 2023 meeting and comments were provided to the Applicant (See Attachment 6).

**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.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.18.3.A.** Consistency with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
  - a. *Finding.* As the request is for new construction, this criterion does not apply.
2. **Section 3.18.3.B.** Consistency with the principles set forth in the Old Town Master Plan.
  - a. *Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

- The Applicant proposes to construct a new restaurant structure and Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings, if the items in Section 3 of this report have been met, will have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.
- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 3 of this Section are met.
- c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed commercial structure and Carriage House adds to the district as well as helps to provide completeness to the neighborhood and overall district.
3. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
- a. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:
- 1) Section .5.15.6.E.8 Chimneys, Roof Appurtenances, and Roof Penetrations. Roof penetrations for service elements, including but not limited to hood vents, sewer vents, and air vents, shall be located so that they either are not visible from the street or are concealed within an architectural feature. Where this is not possible, they shall match the color of the roof. The elevations must show the service platforms for the hood systems to ensure this requirement is met. The detail provided will be unable to service the hood systems on the main structure as currently configured. Further, to reduce the visual impact of the service platforms, guards are not required where restraint anchorage connector devices that comply with ANSI/ASSP Z359.1 are installed. Revise detail to include anchors rather than guard railings where possible.
  - 2) Section 5.15.6.3.b. Permitted Configurations. Windows may be single-hung, double-hung, casement, industrial, tilt, or fixed frame in operation. Window F, in the Window Table, is proposed as a sliding window and must be revised to a permitted operation.

- 3) Section 5.15.6.G.2. Building Walls. As required for all buildings except single-family houses, an expression line shall delineate the division between the first story and the second story. There is no expression line proposed on the accessory structure. An expression line between the first and second story must be provided.
  - 4) Section 5.15.6.G.3. Building Walls. Walls are permitted to be wood, cement fiber siding, concrete masonry units with tabby stucco, reinforced concrete with stucco, shingle, and vertical board and batten. Wherever possible, green building materials shall be used in the construction of building walls, including siding composed of reclaimed or recycled materials. The Garden Structure proposes the use of corrugated metal siding, which as a new material is not permitted. Provide additional detail on the metal siding to ensure it is either reclaimed from the site or recycled material.
  - 5) Section 5.15.6.H. Columns, Arches, Piers, Railings, Balustrades. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). The columns on the Carriage House structure are spaced 9 foot 2 inches and 9 foot 5 inches apart and are 9 feet in height. The column spacing on the Carriage House must be revised so they are spaced no farther apart than they are tall.
  - 6) Parking and Landscaping items must be addressed through the Development Plan Amendment review process. All site and landscape plans must be consistent with the approved development plan (DP-02-22-016417).
4. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

*Finding.* Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structures are appropriate for their location and the architectural detailing, with revisions to address the items in section 3 above, will be sensitive to the neighboring properties.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture.
- a. *Finding.* As the request is for new construction, this criterion does not apply.
6. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.



*Finding.* The Applicant seeks approval for the construction of new structures in the Old Town Bluffton Historic District. If the conditions of section 3 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.

7. Section 3.18.3.G. For an application to demolish, either in whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider the additional criteria as indicated in Section 3.18.3.G. of the UDO.

- a. *Finding.* As the request is for new construction, this criterion does not apply.

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

*Finding.* The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete, however, the following items must still be addressed as separate applications required prior to approval.

A Development Plan Amendment addressing the modifications to the Landscape Plan and Site Plan has been submitted and will be reviewed prior to this meeting, however, at the time of publication for this report, has not yet been heard by the Development Review Committee. As such, any comments or conditions associated with the Development Plan Amendment (DP-02-22-016417) must be addressed, and the Development Plan Amendment approved prior to issuance of a Certificate of Appropriateness.

It should be noted that no signage has been reviewed as a portion of this application and any proposed signage must be reviewed through the Site Feature- HD application process.

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

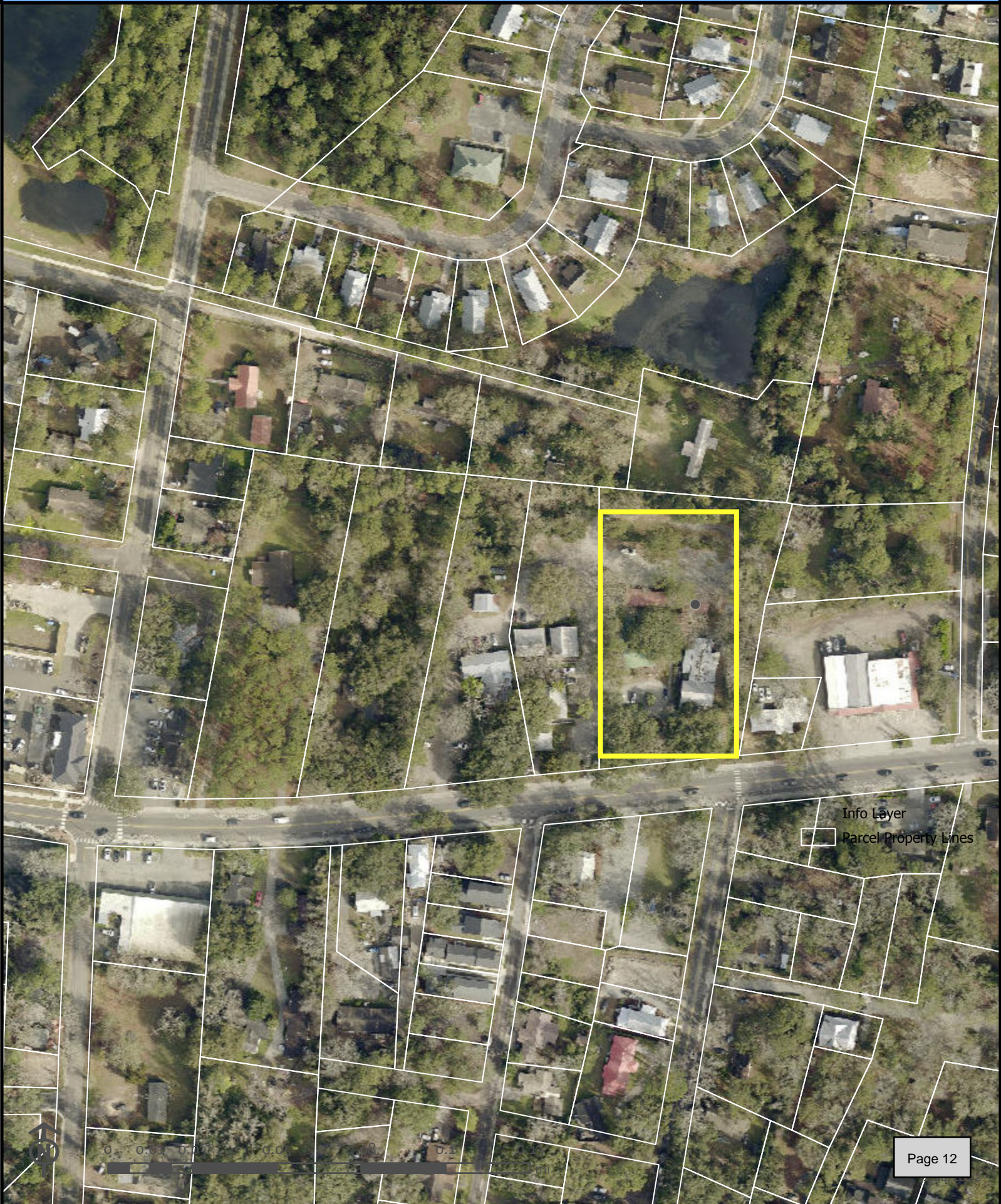
1. Per Section 3.10 of the UDO, all conditions of the Development Plan Amendment review (DP-02-22-016417) must be addressed, and the

- Development Plan Amendment approved prior to issuance of a Certificate of Appropriateness.
2. Per Section 5.15.6.G.2. of the UDO, as required for all buildings except single-family houses, an expression line shall delineate the division between the first story and the second story of the accessory structure proposed.
  3. Per Section 5.15.6.H.1.a. of the UDO, the column spacing on the Carriage House must be revised so they are spaced no farther apart than they are tall.
  4. Per Section 5.15.6.3.b. of the UDO, Window F is proposed as a sliding window and must be revised to a permitted operation.
  5. Per the Applications Manual, any proposed signage requires separate Site Feature-HD approval.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan & Elevations
5. Landscape Plan & Canopy Coverage
6. HPRC Report
7. Front Build-to, Parking and Placement Email

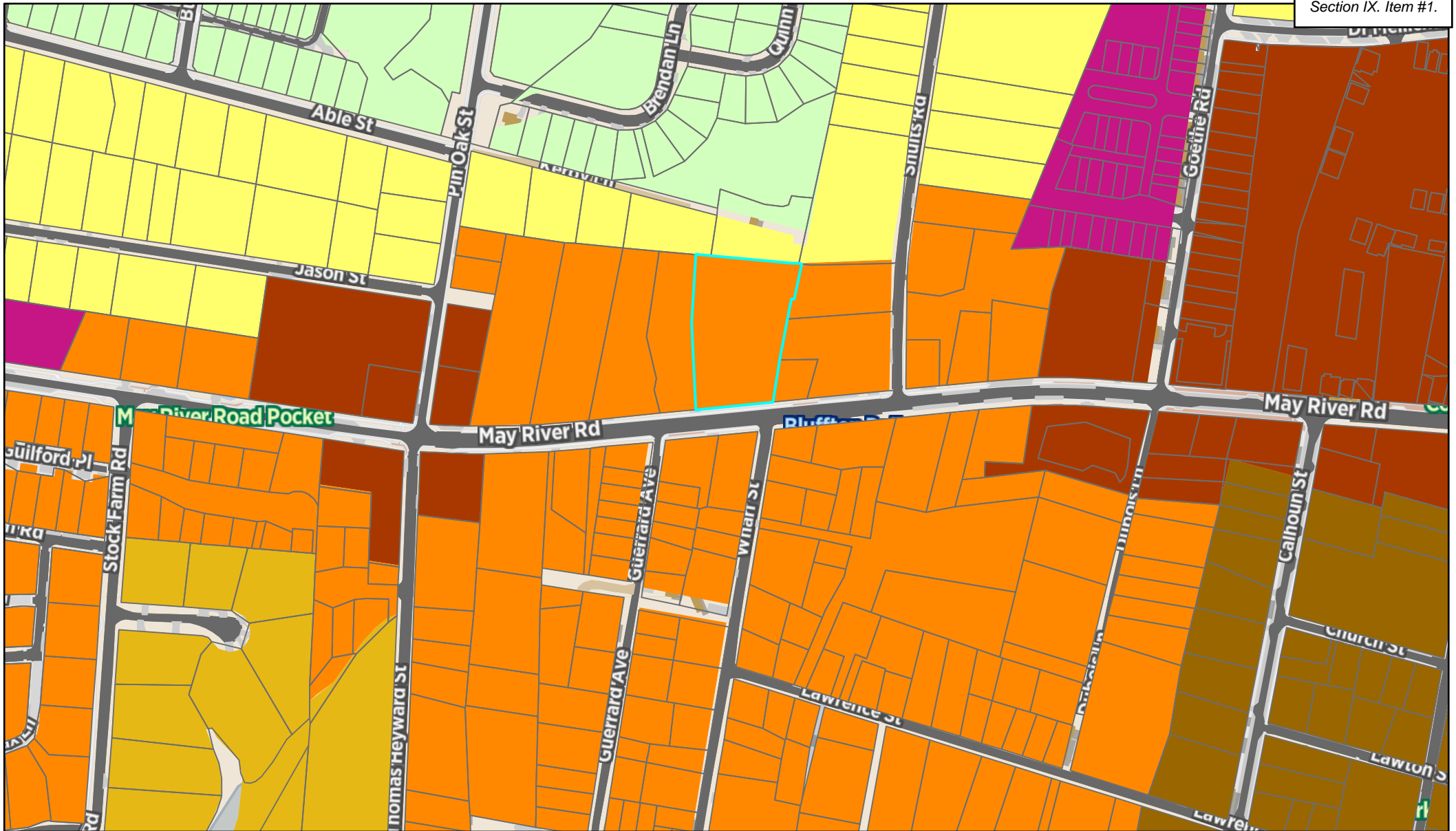






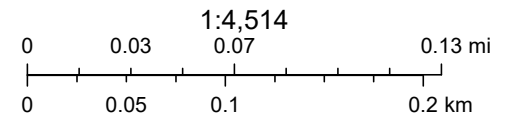
# Attachment 2- Zoning Map

Section IX. Item #1.



9/28/2022, 5:10:46 PM

- |                           |                              |                          |
|---------------------------|------------------------------|--------------------------|
| Parcel Property Lines     | NEIGHBORHOOD CONSERVATION-HD | NEIGHBORHOOD GENERAL-HD  |
| Bluffton Zoning Districts | NEIGHBORHOOD CORE            | Planned Unit Development |
| NEIGHBORHOOD CENTER-HD    | NEIGHBORHOOD CORE-HD         | Residential General      |



# ATTACHMENT 3



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

Growth Management Customer

Section IX. Item #1.

20 Bridge Street  
Bluffton, SC 29910  
(843)706-4522

[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Pearce Scott Architects		Name: Billy Watterson	
Phone: 843.837.5700		Phone: 815.353.8387	
Mailing Address: 6 State of Mind Street, Ste. 200 Bluffton, SC 29910		Mailing Address: 1227 May River Road Bluffton, SC 29910	
E-mail: amanda@pscottarch.com		E-mail: billy.watterson@wattersonbrands.com	
Town Business License # (if applicable):			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/gis/">http://www.townofbluffton.us/gis/</a> )			
Project Name: Chef B's Eatz		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Location: 1255 May River Road		Application for:	
Zoning District: NG - HD		<input checked="" type="checkbox"/> New Construction	
Acreage: 0.89		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
Tax Map Number(s): R610 039 00A 0235 0000		<input type="checkbox"/> Relocation or Demolition	
Project Description: New Restaurant and Accessory Building			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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.</b>			
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: 11.07.23	
Applicant Signature:		Date: 11.07.23	
<b>For Office Use</b>			
Application Number: 018501		Date Received: 11/7/23	
Received By:		Date Approved:	



# ATTACHMENT 3

## TOWN OF BLUFFTON

### CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

Section IX. Item #1.

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.

<b>1. DESIGN REVIEW PHASE</b>		<b>CONCEPTUAL REVIEW</b> <input checked="" type="checkbox"/>		<b>FINAL REVIEW</b> <input type="checkbox"/>	
<b>2. SITE DATA</b>					
Identification of Proposed Building Type (as defined in Article 5): Additional building type					
Building Setbacks	Front: 10-20	Rear: 25	Rt. Side: 10	Lt. Side: 10	
<b>3. BUILDING DATA</b>					
<b>Building</b>	<b>Description</b> (Main House, Garage, Carriage House, etc.)	<b>Existing Square Footage</b>		<b>Proposed Square Footage</b>	
Main Structure	Main	n/a		3517	
Ancillary	CH	n/a		1200	
Ancillary					
<b>4. SITE COVERAGE</b>					
<b>Impervious Coverage</b>			<b>Coverage (SF)</b>		
Building Footprint(s)			Main 2000 Accessory 800		
Impervious Drive, Walks & Paths			500		
Open/Covered Patios			Main 1717 Accessory 300		
<b>A.TOTAL IMPERVIOUS COVERAGE</b>			4985		
<b>B.TOTAL SF OF LOT</b>			44045		
<b>% COVERAGE OF LOT (A/B= %)</b>			11.3%		
<b>5. BUILDING MATERIALS</b>					
<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>	<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>		
Foundation	Concrete Slab	Columns	Wood		
Walls	Hardie Board & Batten	Windows	Clad		
Roof	Asphalt Shingle / Standing Se	Doors	Metal Clad		
Chimney	n/a	Shutters	n/a		
Trim	Wood / Hardie	Skirting/Underpinning	n/a		
Water table	n/a	Cornice, Soffit, Frieze	Wood / Hardie		
Corner board	Hardie	Gutters	Metal		
Railings	Wood	Garage Doors	n/a		
Balusters	n/a	Green/Recycled Materials			
Handrails	Wood				



# ATTACHMENT 3

## TOWN OF BLUFFTON

### CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

Section IX. Item #1.

**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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION:</b> A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	<b>PROPERTY OWNER CONSENT:</b> 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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROJECT NARRATIVE:</b> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>DEED COVENANTS/RESTRICTIONS:</b> A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>ADDITIONAL APPROVALS:</b> 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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROPERTY SURVEY:</b> Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> <li>• All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s);</li> <li>• 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;</li> <li>• All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways;</li> <li>• 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;</li> <li>• Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and</li> <li>• North arrow, graphic scale, and legend identifying all symbology.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>SITE PLAN:</b> Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> <li>• All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);</li> <li>• Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;</li> <li>• 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</li> <li>• Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.</li> </ul>





# ATTACHMENT 3

Section IX. Item #1.

## TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>PHOTOS:</b> 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.
<b>Concept</b>	<b>Final</b>	<b>ARCHITECTURAL INFORMATION.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CONCEPTUAL ARCHITECTURAL SKETCHES:</b> Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>FLOOR/ROOF PLANS:</b> Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ELEVATIONS:</b> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ARCHITECTURAL DETAILS:</b> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>MANUFACTURER'S CUT SHEET/SPECIFICATIONS:</b> Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
<b>Concept</b>	<b>Final</b>	<b>LANDSCAPE INFORMATION.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>TREE REMOVAL PLAN:</b> A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LANDSCAPE PLAN:</b> 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.
<b>Concept</b>	<b>Final</b>	<b>ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>PRELIMINARY DEVELOPMENT PLAN APPLICATION:</b> Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

### SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

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

11.07.23

Date

Billy Watterson

Printed Name



November 6, 2023

1255 May River Road  
Lot A, Chef B's EatZ

#### Narrative

On behalf of the owner Billy Watterson, we would like to submit a Final application for 1255 May River Road.

This project was previously approved for the Final COFA on October 5, 2022. Since then, we have completed the structural and MEP engineering. Due to the cost of materials, we have had to value engineer the building components.

The main building will be the restaurant and the accessory building will have a bakery on the first floor and storage on the second floor. Parking will be provided on site.

The main building, Chef B's EatZ, will have a kitchen, bar, and dining area. The second floor will have additional dining, storage and an office. Customers will also be able to enjoy a generous porch for outdoor dining.

The building footprint is 2,000 square feet. The building has 3,517 heated square feet.

The façade of the main building will be board and batten. Exterior trim and siding materials will be made of hardie or wood. The main roof will be asphalt shingle and the porch roof will be standing seam metal. Columns will be made of wood. The main building will be placed on a slab foundation that sits 18" above grade. An ADA accessible ramp with metal handrails will be added to the southern side (May River Road) of the building.

The accessory building will have 800 heated square feet (building footprint) on the first floor and 400 heated square feet on the second floor. The accessory building will be placed on a slab foundation that sits 6" above grade.

The façade of the accessory building will be board and batten with wood or hardie trim. The roof will be asphalt shingle. Columns will be made of wood. The previously approved design of the accessory building has not changed.

A garden structure will house a 10x12 cooler. The garden structure will be clad in the same materials as the service yard.



Below is a list of our responses from the Conceptual HPC meeting:

## Growth Management Comments:

1. The side setbacks have been updated on the site plan and landscape plans.
2. An expression line, Hardie Band Board is shown.
3. The second floor rear porch will screen the mechanical units. The rear deck mechanical systems have been modeled and can best be show on view 1/A503. The deck railing is 42" high and will screen the mechanical units, 7/A703.
4. The sliding windows on the left side elevation were previously approved due to the intended restaurant use. We ask for a deviation from the UDO regarding the sliding windows. The windows are located towards the rear of the building and are under a 15'-6" deep porch.
5. The Service yards and Garden Structure will be made of wood / hardie and Re-purposed metal panels. We are asking for a deviation from the UDO regarding the metal. The intension is to use the existing metal panels that were persevered from the existing buildings.
6. A copy of the Landscape Plan has been provided.

## HPRC Comments:

1. Details have been provided.

## Bluffton Township Fire Department:

1. Sample Details and imagery have been provided for the kitchen exhaust safety platform. The safety platform will adhere to the local codes.

Thank you for your consideration,

Amanda Jackson Denmark,  
Project Manager







# ATTACHMENT 3

Section IX. Item #1.



PEARCE SCOTT ARCHITECTS | 843.837.5700  
14 Promenade St. Suite 303 Bluffton, SC 29910  
pearce@pscottarch.com | pscottarch.com



# NEW RESTAURANT: CHEF B's EATZ 1255 May River Road, Lot A Final HPC Review - 11.07.23

## GENERAL NOTES

1. The contractor is responsible for compliance, and shall construct, to all applicable local, state, and federal codes and regulations, in conformance to all industry standards and methods of construction, and per manufacturer's recommended installations. Contractor to file all required certificates of insurance, permits, bonds, and fees prior to commencement of work.
2. All materials will be new, unless otherwise specified. All materials, finishes, and workmanship will meet accepted industry standards, and will be consistent with the plans regarding sizes. A reasonable allowance on all dimensions is allowed according to normal industry standards.
3. For dimensions not shown or in question, the contractor will notify Architect of any discrepancies or conflicts before proceeding.
4. For discrepancies or conflicts between the architectural and engineering drawings, the contractor shall request clarification from the Architect before proceeding.
5. Contractor shall verify all existing field conditions. Any discrepancies shall be brought to the attention of the Architect.
6. Contractor to provide a sample board of exterior materials, finishes and colors for final approval by Owner.
7. Contractor to provide a job sign in accordance with the neighborhood/development regulations.
8. The site is to be kept clean at all times for the duration of the project.
9. The design documents are instruments of professional service and shall remain the property of Pearce Scott Architects. Such instruments shall not be used by the client, or others, for any other purposes without the prior written consent of the Architect. The documents are a one-time only use.
10. The design documents are to be used for design intent and in coordination with supplemental engineering documents. See note 5.
11. All walls are dimensioned to the face of stud or masonry unless noted otherwise. Existing walls are dimensioned to finished surface.
12. See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.
13. The design documents do not indicate required drainage and other site related work requirements. See landscape, civil, or other supplemental drawings.
14. When the Architect is contracted for construction observation services by the owner, the Contractor will coordinate with the Architect for progress visits based on the schedule and availability of both parties. Pay applications, if applicable, shall be provided to the Architect prior to the meeting to allow site review of work within the billing cycle.



## PROJECT DESCRIPTION

This project is part of the Ma Daisy Development Plan which includes a total of 3 adjacent properties. These properties will share outdoor spaces and some plumbing fixture requirements.

This lot includes a restaurant (primary) building and a bakery (accessory) building. The restaurant building will be sprinkled, the bakery will be un-sprinkled.

## LOCATION MAP



## PROJECT TEAM

**OWNER:**  
Daisy's Legacy, LLC  
Billy Watterson  
1227 May River Road, Suite 300  
Bluffton, SC 29910  
P: 843.757.2957  
billy.watterson@watersonbrands.com

**ARCHITECT:**  
Pearce Scott Architects  
Sarah S. Kepple  
6 State of Mind Street, Suite 200  
Bluffton, SC 29910  
P: 843.837.5700  
sarah@pscottarch.com

**GENERAL CONTRACTOR:**  
Shoreline Construction  
Kyle Barnes  
3087 Argent Blvd.  
Ridgeland SC, 29936  
P: 843.548.2130  
C: 843.247.0157  
kyle@shoreline-commercial.com

**CIVIL:**  
Ward Edwards Engineering  
Conor Blaney  
119 Palmetto Way, Suite C  
PO Box 381  
Bluffton, SC 29910  
P: 843.837.5250  
C: 757.814.0824  
cblaney@wardedwards.com

**LANDSCAPE ARCHITECT:**  
Witmer-Jones-Keefer, Ltd.  
Caleb King  
23 Promenade St., Suite 201  
Bluffton, SC 29910  
P: 843.757.7411  
C: 843.290.2623  
caleb@wjkltd.com

**STRUCTURAL ENGINEER:**  
Shearlock Engineering  
Jake Eavenson, PE, SE  
110 Traders Cross, Suite 232  
Okatie, SC 29909  
P: 843.473.8767  
C: 706.498.6175  
jake@shearlockeng.com

**ELECTRICAL ENGINEER:**  
Sustainable Design Consultants, LLC  
Warren R. Law, P.E., RCDD, LEED AP  
1 Diamond Causeway, Suite 7  
Savannah, GA 31406  
P: 912.677.7716  
C: 912.660.9079  
wlaw@sdcsav.com

**PLUMBING & MECH. ENGINEER:**  
Clements Engineering Services, LLC  
Warren H. Clements, PE  
100 Brampton Ave, 2D  
Statesboro, GA 30458  
P: 912.212.6117  
warren.clementseng.com

**INTERIOR DESIGNER:**  
Martha's Vineyard Interior Design  
Liz Stiving  
56 Main Street / PO Box 1182  
Vineyard Haven, MA 02568  
P: 508.687.9555  
C: 508.418.6802  
liz@mvidesign.com

## PROJECT INFORMATION

PROJECT ANALYSIS		
ZONING DISTRICT:	Neighborhood General HD	
BUILDING TYPE:	Additional Building Type	
USE OF PROPERTY:	Assembly, Restaurant & Bakery	
GROSS SITE AREA:	43,397 s.f.	
** REFER TO LANDSCAPE DRAWINGS FOR PARKING SUMMARY CALCULATIONS **		
<hr/>		
FRONT, SOUTH BUILD-TO ZONE: (May River Road) Requesting deviation per site and parking conditions. Locating the building at the same angle as previous building on this lot. This will allow us to protect the tree canopy.	20'	
REAR, NORTH SETBACK: (Parking Lot)	25'	
SIDE, EAST SETBACK: (Ditch)	5'	
SIDE, WEST SETBACK:	10'	
<hr/>		
SITE ALLOWABLES:	ALLOW:	CURRENT:
MIN. FINISH PAD ELEV.:		25.5' amsl
MAX. BUILDING FT.PRINT:	2,000 s.f.	2,000 s.f.
MAX. BUILDING STORIES	1-2.5 Stories	2 Stories

(checked 09/02/22 by SSK)

AREA CALCULATIONS	
MA DAISY'S RESTAURANT	
FIRST FLOOR HEATED:	2,000 S.F.
SECOND FLOOR HEATED:	1,517 S.F.
TOTAL HEATED:	3,517 S.F.
FIRST FL. PORCHES:	1,744 S.F.
SECOND FL. MECH:	155 S.F.
UNDER ROOF:	5,416 S.F.
ACCESSORY STRUCTURE	
FIRST FLOOR HEATED:	800 S.F.
SECOND FLOOR HEATED:	400 S.F.
TOTAL HEATED:	1,200 S.F.
FIRST FL. PORCH:	280 S.F.
UNDER ROOF:	1,480 S.F.
GARDEN STRUCTURE:	120 S.F.
OVERALL PROJECT	
GROSS HEATED:	4,717 S.F.
GROSS UNDER ROOF:	7,016 S.F.

(checked 09/20/23 by SSK)

OCCUPANCY CALCULATIONS	
MA DAISY'S RESTAURANT	
A-2 TABLES+CHAIRS**:	2,742 S.F.
A-2 COMM. KITCHEN:	941 S.F.
BUSINESS:	158 S.F.
ACCESSORY STRUCTURE	
A-2 TABLES & CHAIRS**:	204 S.F.
A-2 STANDING SPACE:	183 S.F.
A-2 COMM. KITCHEN:	510 S.F.
STORAGE:	399 S.F.
**NOTE: OCCUPANCY CALCS. INCLUDE OUTDOOR SPACES COVERED BY A ROOF, PER CODE.	

(checked 09/07/23 by SSK)

DO NOT SCALE FROM DRAWING										Section IX, Item #1.	
										SSK	INITIAL
										11.07.23	DATE
										05.26.23	
										FINAL HPC REVIEW	
										RELEASED FOR PERMIT	
										DESCRIPTION / REVISION LOG	
										NO.	

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NEW RESTAURANT FOR:

"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER:	2181.02
DATE:	11.07.23
DRAWN BY:	SSK
CHECKED BY:	AWB

## COVER SHEET

SHEET NO.

.CVR

24x36 PAPER SIZE

FIRE PROTECTION				
FP-1	FIRE SPRINKLER SITE PLAN	05.03.23		
FP-2	FIRE SPRINKLER, LOT A	05.03.23		
FP-3	FIRE SPRINKLER, LOT B	05.03.23		

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24x36 PAPER SIZE



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CODE RESEARCH: Primary Building

checked XXXX/23 by SSK

I. GENERAL

- A. Property Address: 1255 May River Road  
Lot A, Primary Structure  
Bluffton, SC 29910
- B. Gross Project Area: first fl. heated: 2,000 s.f.  
second fl. heated: 936 s.f.  
total heated: 2,936 s.f.
- C. Building Height in Stories: 2 Story

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):

2021 International Building Code  
2021 International Fire Code  
2021 International Plumbing Code  
2021 International Mechanical Code  
2020 National Electric Code  
2009 International Energy Conservation Code  
2017 ICC/ANSI 117.1 Accessibility Code  
2021 NFPA 101 Life Safety Code

B. Occupancy Classification:

Assembly A-2 (restaurant)

C. Construction Type:

1. Type V-B protected - (IBC Section 602.2)  
of any materials permitted by code, sprinkler
2. Allowable Building Height: (IBC Table 504.3)  
Assembly A-2: 60' max 35'-0" actual
3. Maximum Number of Stories: (IBC Table 504.4)  
  
Assembly A-2: allowed 2 / actual 2
4. Allowable Area: (IBC Table 506.2)  
  
Sprinkler, required per 903.2.1.2,  
occupant load of more than 100  
  
Assembly A-2:  
allowed: 34,500 s.f. actual: 2,936 s.f.

D. Construction Protection (type V-B)

1. Fire Protection of Structural Elements (IBC Table 601)  
Structural Frame: 0-hr Required  
Bearing Walls - Exterior: 0-hr Required  
Bearing Walls - Interior: 0-hr Required  
Non-Bearing Walls: 0-hr Required  
Floor/Ceiling construction: 0-hr Required  
Roof/Ceiling construction: 0-hr Required
2. Fire Separation Requirements (IBC 602)  
Fire resistance rating requirements for exterior walls  
based on separation distance:  
Type V-B:  $10 \leq X < 30 = 0$  hr.
3. Fire and Smoke Protection Features (IBC Ch. 7)  
Automatic sprinklers

E. Occupancy Load (IBC Table 1004.5)

Assembly A-2  
un-concentrated tables & chairs:  $2,357 \text{ s.f.} / 15 = 158 \text{ occ.}$   
(includes 1st fl., 2nd fl., front porch, side porch)

commercial kitchen:  $941 \text{ s.f.} / 200 = 5 \text{ occupants}$

Business B  $156 \text{ s.f.} / 150 = 2 \text{ occupants}$   
  
= 165 occupants

F. Means of Egress (Chapter 10 IBC)

1. Stairs: (IBC 1011.2): Required - 36" min. Provided - 48" min.  
(exception: occupant load less than 50)
- Doors: (IBC 1010.1.1): Required - 32" min. Provided - 34" min.
- Corridors: (IBC 1020.2): Required - 36" min. Provided - n/a  
(exception: occupant load less than 50)
- Ramps: (IBC 1012.5.1): Required - 36" min. Provided - 48" min.
2. Number of Exits per Floor for all Occupancies  
(IBC Table 1006.3.2)  
1st Floor:  $117+5=122$  occupants Required: 2 Provided: 2  
2nd Floor:  $41+2 = 43$  occupants Required: 2 Provided: 2
3. Travel Distance to Exits  
(two or more egress - IBC Table 1017.2)  
With Sprinkler System  
Assembly A-2: Allowed: 250'-0" max.
4. Common Path of Egress Travel Distance,  
space with one exit (IBC Table 1006.2.1)  
Max Occupant Load of space = 49  
Max Common path of travel distance with sprinkler = 75
5. Dead End Corridor (IBC 1020.4)  
Exit access shall be arranged such that dead end corridors  
do not exceed 20 feet in length.
6. Corridor Fire Resistance Rating (IBC 1020.1)  
Assembly, Occupant Load Served greater than 30,  
requires 0-hour rating with sprinkler system

G. Marking Means of Egress (IBC 1008 & 1025)  
Means of egress shall have signs in accordance with  
IBC section 1008 Exits, other than main exterior exit  
doors shall be marked by an approved sign readily  
visible from any direction of exit access.

H. Plumbing (Table IBC 2902.1)

Minimum number of required plumbing fixtures based on occupancy  
classification:

Water Closets:  
Assembly A-2:  
1 per 75  
 $165 \text{ occupants} = 2.2$  3 water closets req.

Lavatories:  
1 per 200  
 $165 \text{ occupants} = 1$  sinks

Drinking Fountain:  
1 per 500\*\*  
\*\*substitution: where restaurants provide drinking water in a  
container free of charge, drinking fountain not required.  
(International Plumbing Code, section 410)

Service Sink:  
1 required

Total Required: 3 water closets Provided: 2 toilets  
2 lavatories 2 sinks  
1 service sink 1 service sinks  
1 urinal

I. Interior Finishes (IBC Chapter 8)

Wall and Ceiling Finishes in Exit Corridor: n/a  
Wall and Ceiling Finishes: Class C  
Floor Finish: n/a

CODE RESEARCH: Accessory Building

checkedd XXXX/23 by SSK

I. GENERAL

- A. Property Address: 1255 May River Road  
Lot A, Accessory Structure  
Bluffton, SC 29910
- B. Gross Project Area: first fl. heated: 800 s.f.  
second fl. heated: 400 s.f.  
total heated: 1,200 s.f.
- C. Building Height in Stories: 2 Story

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):

2021 International Building Code  
2021 International Fire Code  
2021 International Plumbing Code  
2021 International Mechanical Code  
2020 National Electric Code  
2009 International Energy Conservation Code  
2017 ICC/ANSI 117.1 Accessibility Code  
2021 NFPA 101 Life Safety Code

B. Occupancy Classification:

Assembly A-2 (restaurant)

C. Construction Type:

1. Type V-B protected - (IBC Section 602.2)  
of any materials permitted by code
2. Allowable Building Height: (IBC Table 504.3)  
Assembly A-2: 60' max 35'-0" actual
3. Maximum Number of Stories: (IBC Table 504.4)  
  
Assembly A-2: allowed 2 / actual 2
4. Allowable Area: (IBC Table 506.2)  
  
Non-Sprinkler, not required per 903.2.1.2  
  
Assembly A-2:  
allowed: 34,500 s.f. actual: 1,200 s.f.

D. Construction Protection (type V-B)

1. Fire Protection of Structural Elements (IBC Table 601)  
Structural Frame: 0-hr Required  
Bearing Walls - Exterior: 0-hr Required  
Bearing Walls - Interior: 0-hr Required  
Non-Bearing Walls: 0-hr Required  
Floor/Ceiling construction: 0-hr Required  
Roof/Ceiling construction: 0-hr Required
2. Fire Separation Requirements (IBC 602)  
Fire resistance rating requirements for exterior walls  
based on separation distance:  
Type V-B:  $10 \leq X < 30 = 0$  hr.

E. Occupancy Load (IBC Table 1004.5)

Assembly A-2  
un-concentrated tables & chairs:  $204 \text{ s.f.} / 15 = 14 \text{ occupants}$   
(porch)

standing space:  $183 \text{ s.f.} / 5 = 37 \text{ occupants}$

commercial kitchen:  $510 \text{ s.f.} / 200 = 3 \text{ occupants}$

Storage  $399 \text{ s.f.} / 300 = 2 \text{ occupants}$   
  
= 56 occupants

F. Means of Egress (Chapter 10 IBC)

1. Stairs: (IBC 1011.2): Required - 36" min. Provided - 48" min.  
(exception: occupant load less than 50)
- Doors: (IBC 1010.1.1): Required - 32" min. Provided - 34" min.
2. Number of Exits per Floor for all Occupancies  
(IBC Table 1006.3.2)  
1st Floor:  $37+3=40$  occupants (inside) Required: 1 Provided: 2  
2nd Floor: 2 occupants Required: 1 Provided: 1
3. Travel Distance to Exits  
(two or more egress - IBC Table 1017.2)  
Without Sprinkler System  
Assembly A-2: Allowed: 200'-0" max.
4. Common Path of Egress Travel Distance,  
space with one exit (IBC Table 1006.2.1)  
Max Occupant Load of space = 49  
Max Common path of travel distance with sprinkler = 75
5. Dead End Corridor (IBC 1020.4)  
Exit access shall be arranged such that dead end corridors  
do not exceed 20 feet in length.
6. Corridor Fire Resistance Rating (IBC 1020.1)  
Assembly, Occupant Load Served greater than 30,  
requires 1-hour rating without sprinkler system

G. Marking Means of Egress (IBC 1008 & 1025)  
Means of egress shall have signs in accordance with  
IBC section 1008 Exits, other than main exterior exit  
doors shall be marked by an approved sign readily  
visible from any direction of exit access.

H. Plumbing (Table IBC 2902.1)

Minimum number of required plumbing fixtures based on occupancy  
classification:

Water Closets:  
Assembly A-2:  
1 per 75  
 $54 \text{ occupants} = 1$  water closets

Lavatories:  
1 per 200  
 $54 \text{ occupants} = 1$  sinks

Drinking Fountain:  
1 per 500\*\*  
\*\*substitution: where restaurants provide drinking water in a  
container free of charge, drinking fountain not required.  
(International Plumbing Code, section 410)

Service Sink:  
1 required

Total Required: 1 water closets Provided: 1 toilets  
1 lavatories 1 sinks  
1 service sink 1 service sinks

I. Interior Finishes (IBC Chapter 8)

Wall and Ceiling Finishes in Exit Corridor: n/a  
Wall and Ceiling Finishes: Class C  
Floor Finish: n/a

DO NOT SCALE FROM DRAWING

Section IX, Item #1.

SSK  
11.07.23  
05.26.23  
DATE

FINAL HPC REVIEW  
RELEASED FOR PERMIT  
NO. DESCRIPTION / REVISION LOG

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NEW RESTAURANT FOR:

"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2181.02  
DATE: 11.07.23  
DRAWN BY: SSK  
CHECKED BY: AWB

CODE  
RESEARCH  
SHEET NO.

G002.1

24x36 PAPER SIZE

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GENERAL CODE NOTES

1. Approved numbers or addresses shall be provided in a position that is visible and legible from the street or roadway. Letters and numbers shall be a minimum of 4 inches in height with a minimum 0.5 inch stroke. (501.2)

2. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. (1104.5)

3. The minimum ramp width is 44 inches. If a ramp serves an occupant load of 50 or less, it may be 36 inches wide. If the ramp is serving a high occupant load, check exit requirements above for required width. (1012.5.1 & Table 1020.2) 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. (1012.2)

4. 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 inches in the direction of travel. (1012.6.3) The surface shall of slip-resistant materials that are securely attached. (1012.7.1) Handrails shall be per stair requirements. (1012.8) A curb, rail, wall or barrier shall be provided that prevents the passage of a 4-inch diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface. (1012.10.1) complying with Section 1009.4
5. Portable fire extinguishers are required to meet all criteria listed in IBC section 906.

6. Toilet rooms to have a smooth, hard non absorbent surface, extending min. 4" onto walls. (1210.2.1)

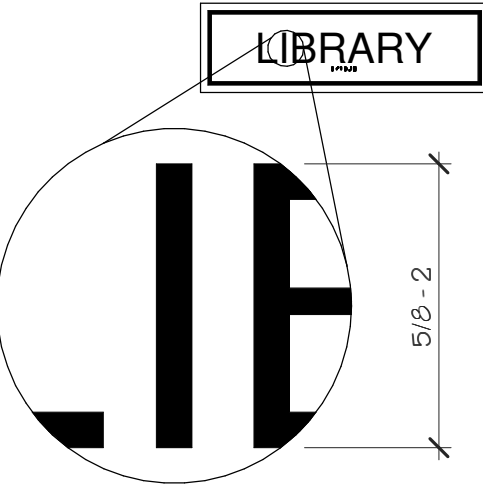
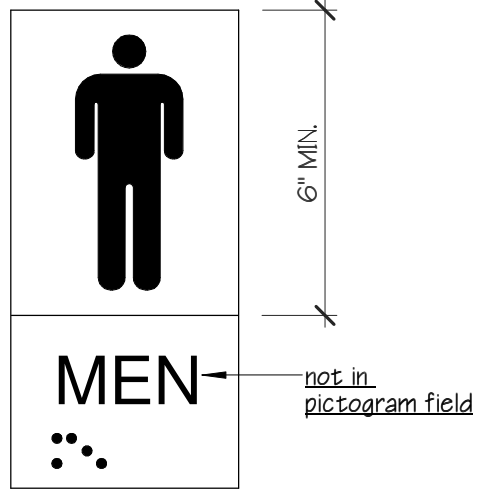
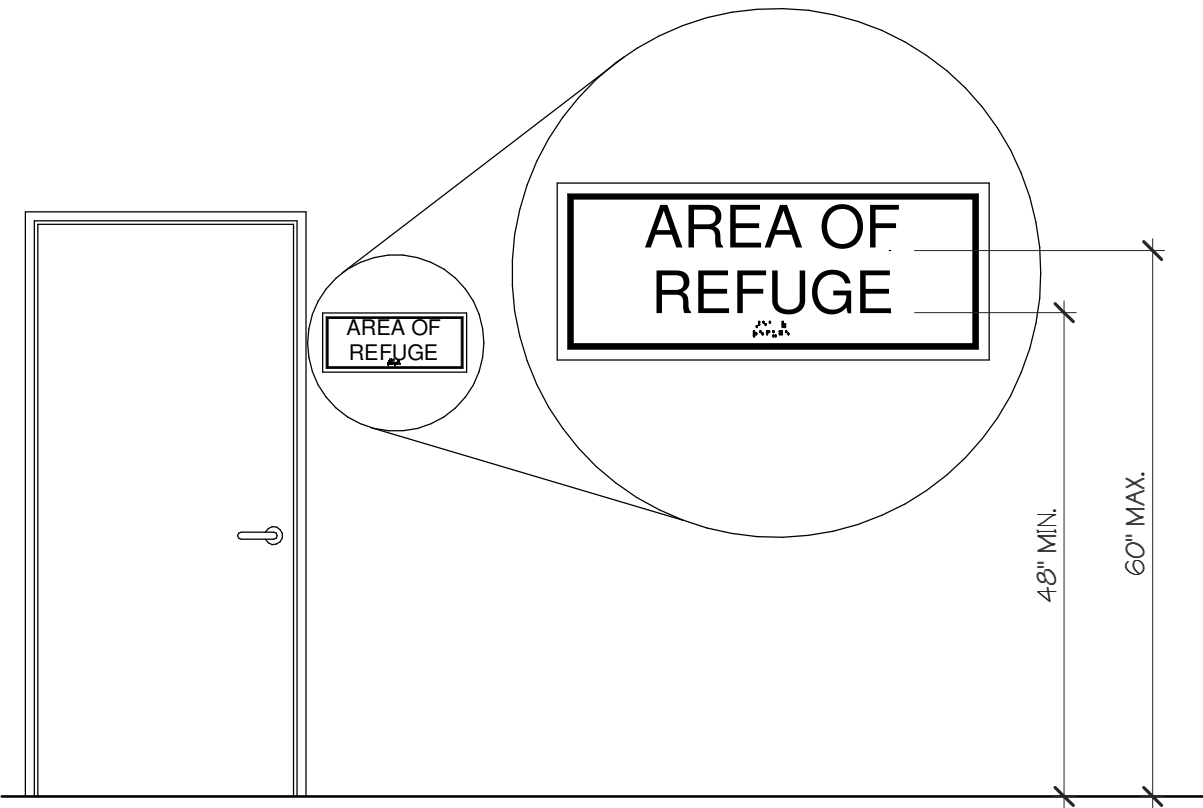
7. Walls within 2 feet of urinals and water closets to be covered with a smooth, hard nonabsorbent surface to a height of 4 feet.

8. The maximum rise of a step is 7" and the maximum tread is 11 inches. (1011.5.2)

9. The minimum headroom vertically from nosing line is 6 feet 8 inches (80 inches). (1011.3)

10. If the elevator is to be the accessible exit all aspects of section 1009.4 shall be met.

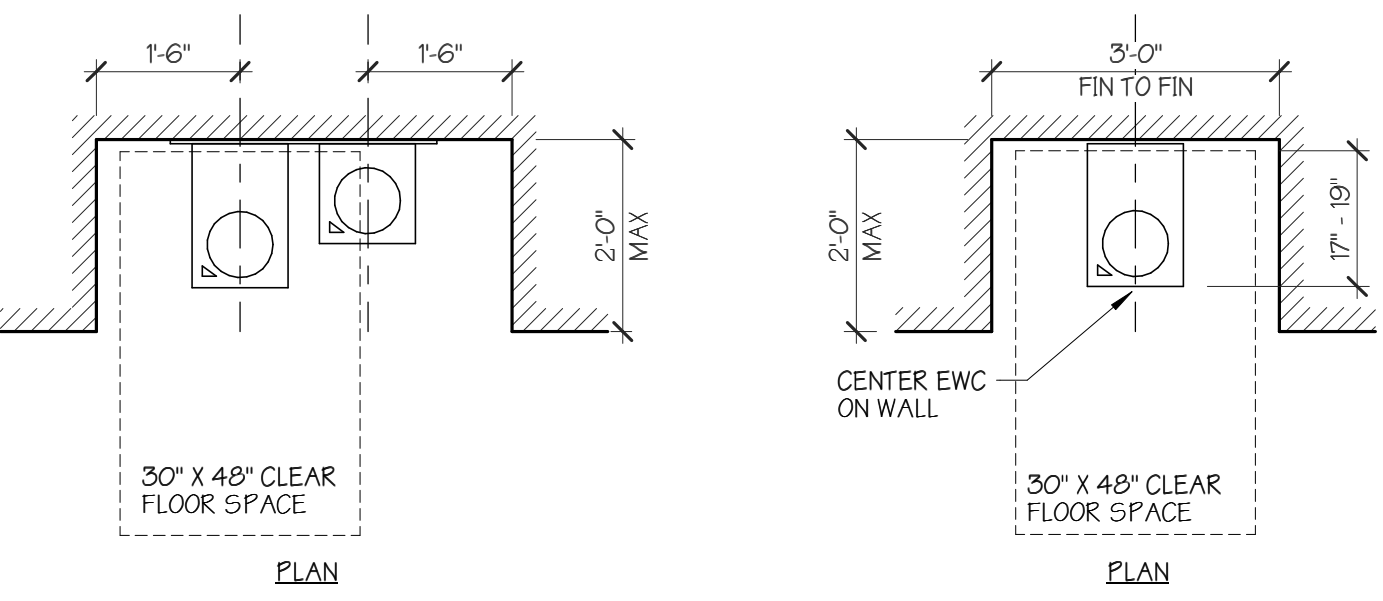
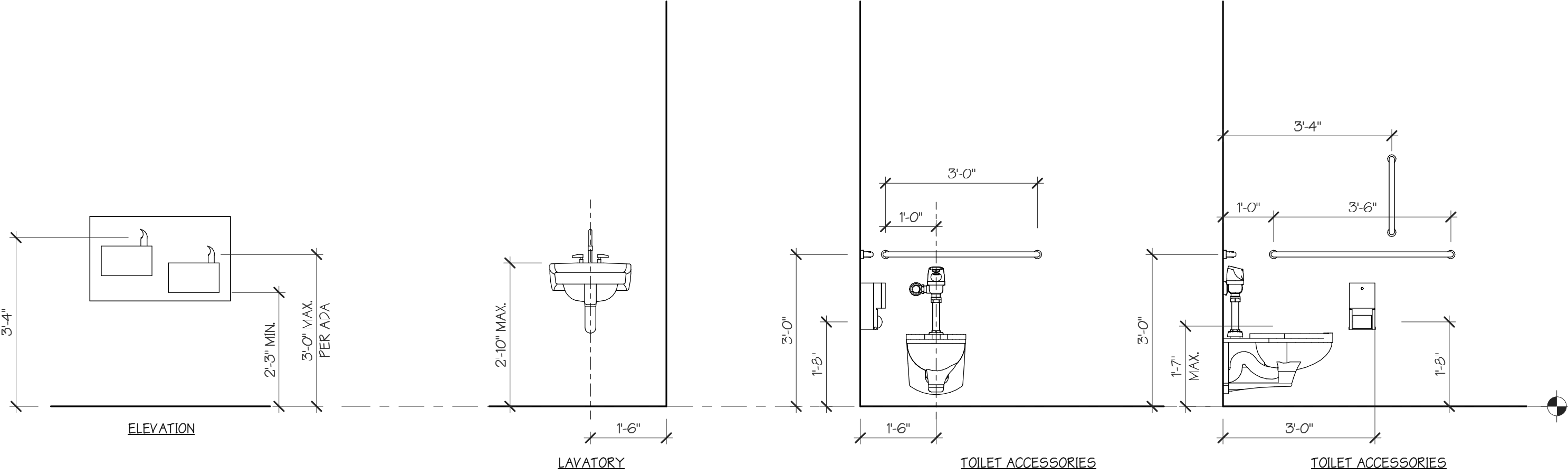
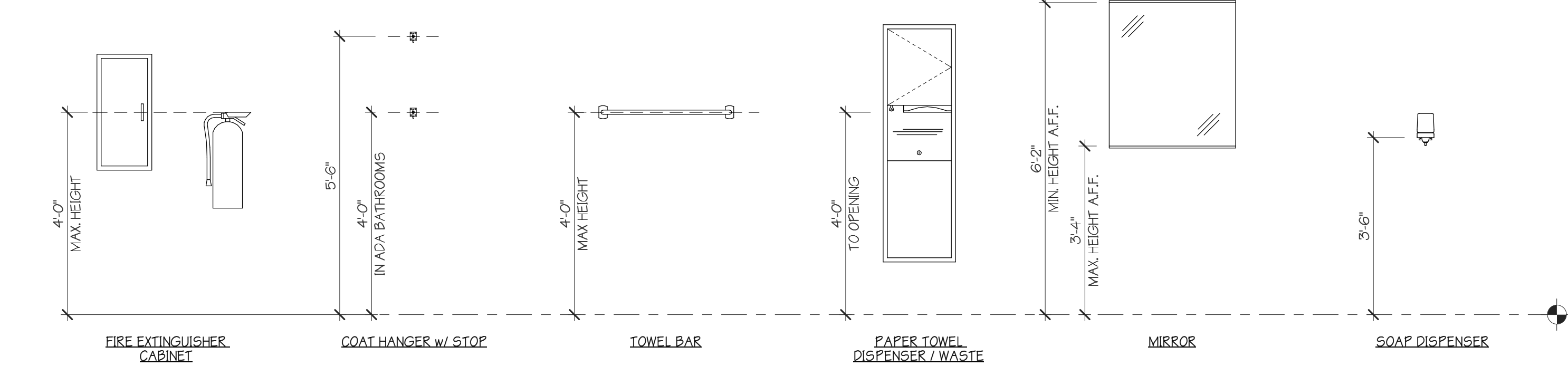
11. Approved signs must be posted on all floors adjacent to elevators reading,  
IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (3002.3)  
Exception: The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1009.4



PICTOGRAM FIELD  
DARK ON LIGHT

HEIGHT OF RAISED  
CHARACTERS

NOTE:  
PROVIDE ICC/ANSI A117.1-2009 COMPLIANT  
"UNISEX" SIGNAGE W/ BRAILLE.



FOUNTAIN/COOLER HI-LO - EWC2

FOUNTAIN/COOLER BUILT-IN - EWC1

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										FINAL HPC REVIEW	RELEASED FOR PERMIT	
										NO.	DESCRIPTION / REVISION LOG	

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NEW RESTAURANT FOR:  
"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

NOT FOR CONSTRUCTION

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CHECKED BY:	AWB

CODE  
RESEARCH  
SHEET NO.

G002.2

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2	1/2" = 1'-0"
	SIGNAGE MOUNTING HEIGHTS

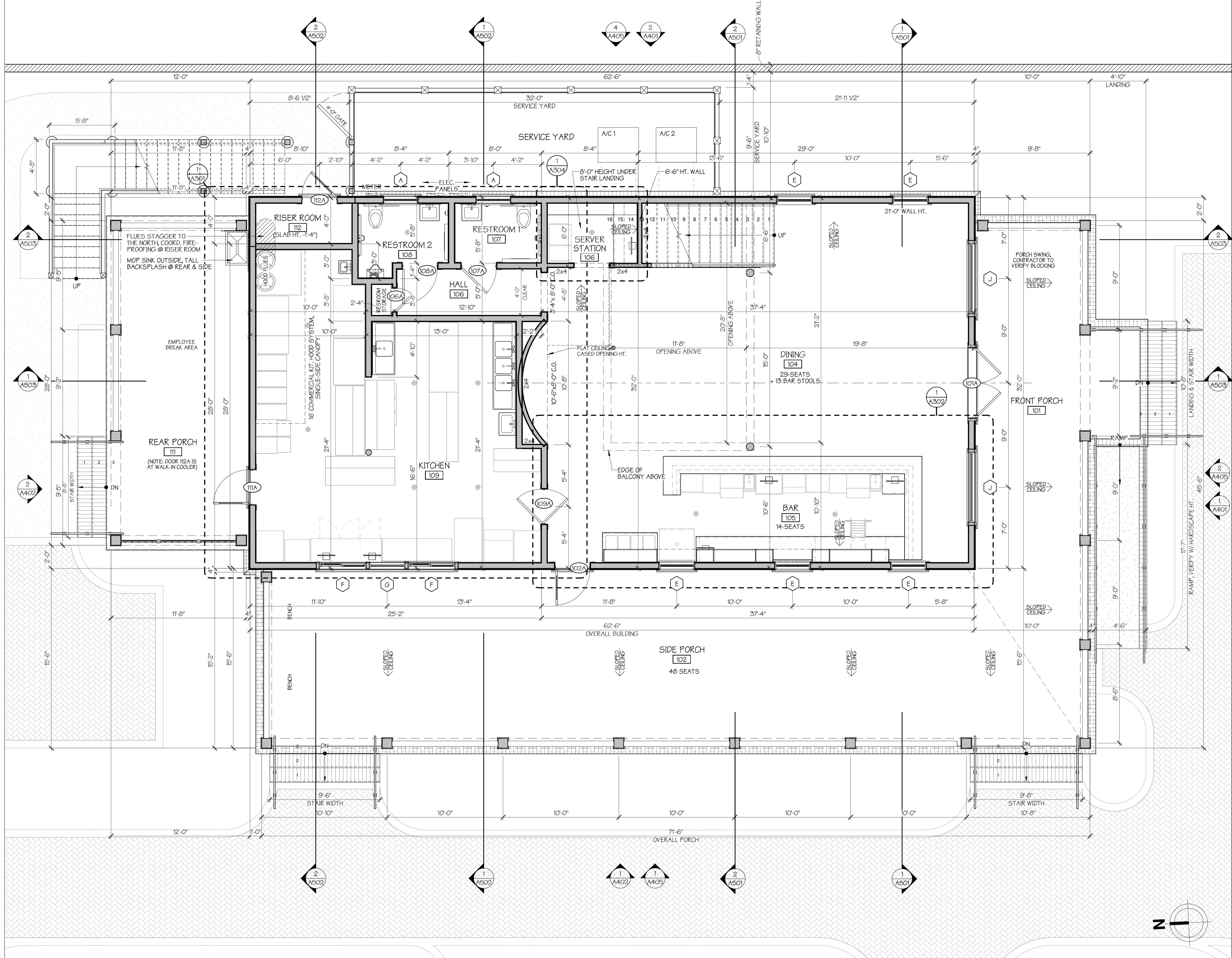
1	1/2" = 1'-0"
	ADA MOUNTING HEIGHTS



2023 PEARCE SCOTT ARCHITECTS

24x36 PAPER SIZE





AREA CALCULATIONS	
MA DAISY'S RESTAURANT	
FIRST FLOOR HEATED:	2,000 S.F.
SECOND FLOOR HEATED:	1,517 S.F.
TOTAL HEATED:	3,517 S.F.
FIRST FL. PORCHES:	1,744 S.F.
SECOND FL. MECH:	155 S.F.
UNDER ROOF:	5,416 S.F.
ACCESSORY STRUCTURE	
FIRST FLOOR HEATED:	800 S.F.
SECOND FLOOR HEATED:	400 S.F.
TOTAL HEATED:	1,200 S.F.
FIRST FL. PORCH:	280 S.F.
UNDER ROOF:	1,480 S.F.
GARDEN STRUCTURE:	
OVERALL PROJECT	
GROSS HEATED:	4,717 S.F.
GROSS UNDER ROOF:	7,016 S.F.

OCCUPANCY CALCULATIONS	
MA DAISY'S RESTAURANT	
A-2 TABLES+CHAIRS**:	2,742 S.F.
A-2 COMM. KITCHEN:	941 S.F.
BUSINESS:	158 S.F.
ACCESSORY STRUCTURE	
A-2 TABLES & CHAIRS**:	204 S.F.
A-2 STANDING SPACE:	183 S.F.
A-2 COMM. KITCHEN:	510 S.F.
STORAGE:	399 S.F.

- PLAN GENERAL NOTES:
- ALL INTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED.
  - ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED.
  - ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.

- ROOM FINISH NOTES:
- CONFIRM ALL FINISHES w/ INTERIOR DESIGNER AND OWNER.
  - ALL GYPSUM BOARD FINISHES TO BE "SMOOTH FINISH"
  - PROVIDE SOUND ABSORBENT ACOUSTI-MAT UNDERLAYMENT BETWEEN SUBFLOOR & FINISHES WOOD FLOOR THROUGHOUT THE SECOND FLOOR.
  - REFER TO ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH SELECTIONS AND LOCATIONS.

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				05.26.23	
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NEW RESTAURANT FOR:  
"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

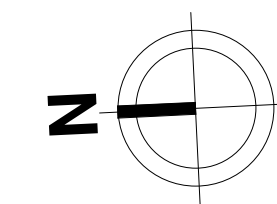
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FIRST FLOOR  
PLAN  
SHEET NO.

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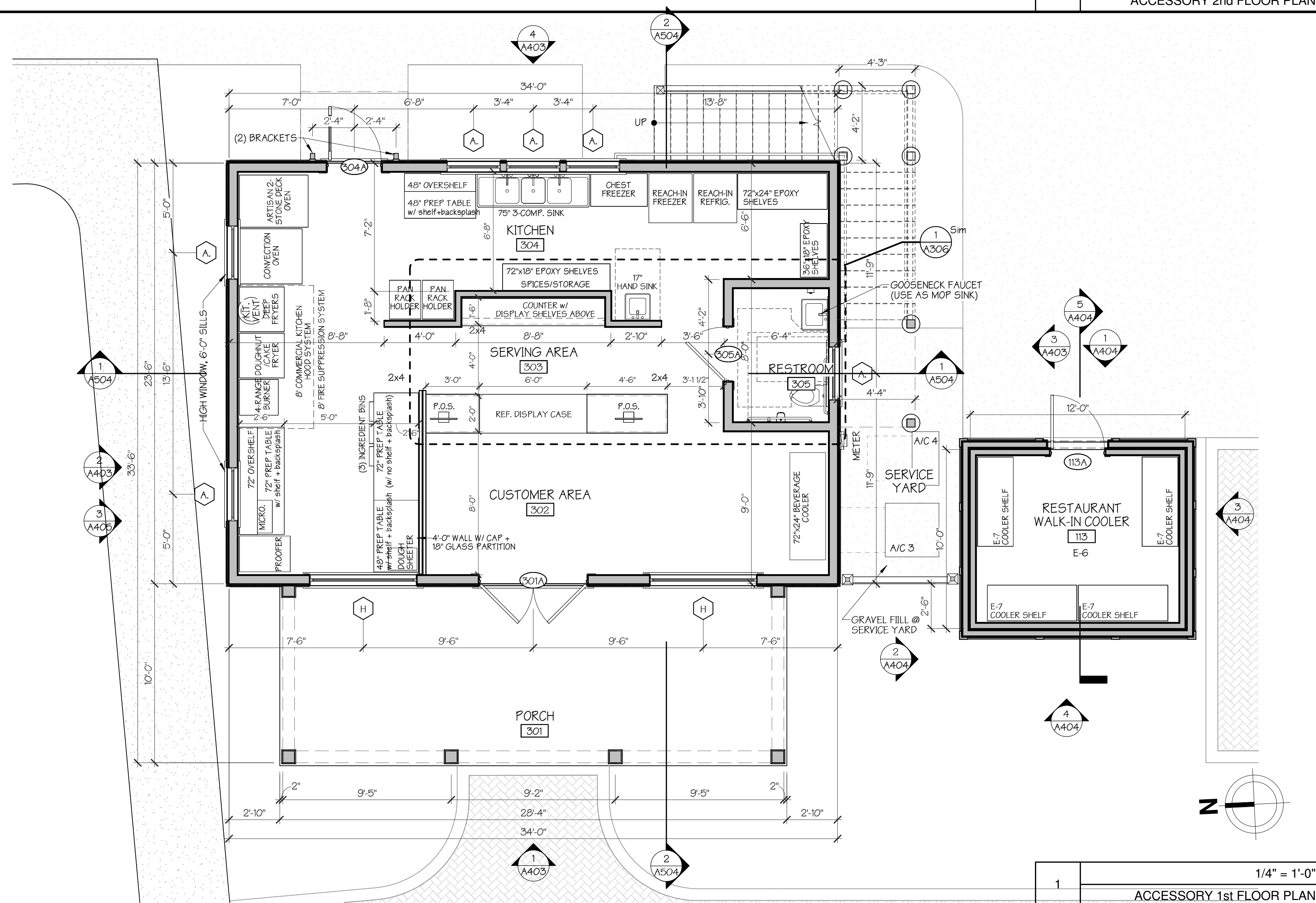
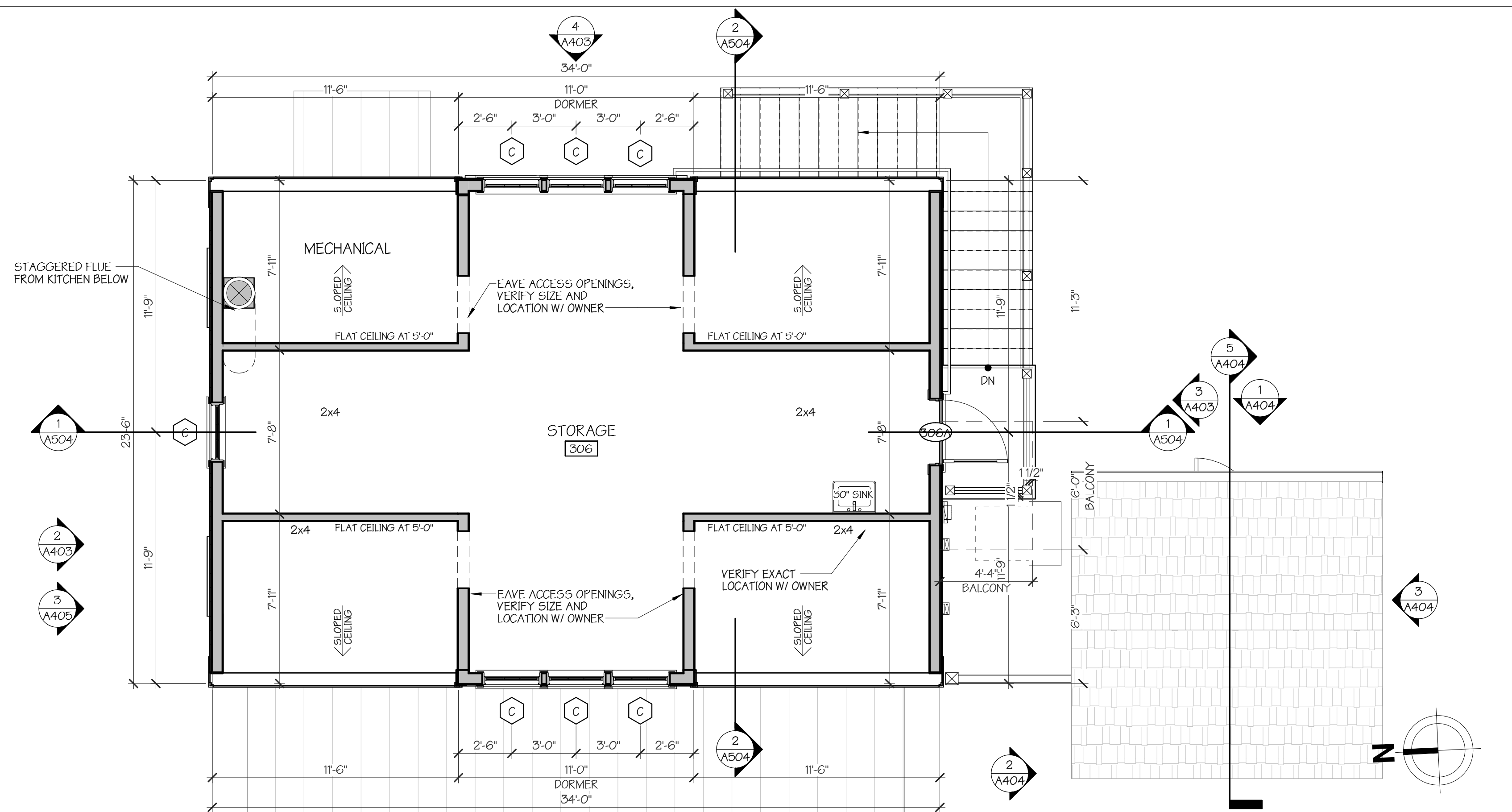
1/4" = 1'-0"

SECOND FLOOR PLAN

### ROOM FINISH NOTES:

1. CONFIRM ALL FINISHES w/ INTERIOR DESIGNER AND OWNER.
2. ALL GYPSUM BOARD FINISHES TO BE "SMOOTH FINISH"
3. PROVIDE SOUND ABSORBENT ACOUSTI-MAT UNDERLAYMENT BETWEEN SUBFLOOR & FINISHES WOOD FLOOR THROUGHOUT THE SECOND FLOOR.
4. REFER TO ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH SELECTIONS AND LOCATIONS.

24x36 PAPER SIZE



AREA CALCULATIONS	
<u>MA DAISSY'S RESTAURANT</u>	
FIRST FLOOR HEATED:	2,000 S.F.
SECOND FLOOR HEATED:	1,517 S.F.
TOTAL HEATED:	3,517 S.F.
FIRST FL. PORCHES:	1,744 S.F.
SECOND FL. MECH:	195 S.F.
UNDER ROOF:	5,416 S.F.
<u>ACCESSORY STRUCTURE</u>	
FIRST FLOOR HEATED:	800 S.F.
SECOND FLOOR HEATED:	400 S.F.
TOTAL HEATED:	1,200 S.F.
FIRST FL. PORCH:	280 S.F.
UNDER ROOF:	1,480 S.F.
GARDEN STRUCTURE:	120 S.F.
<u>OVERALL PROJECT</u>	
GROSS HEATED:	4,717 S.F.
GROSS UNDER ROOF:	7,016 S.F.

OCCUPANCY CALCULATIONS	
<u>MA DAISSY'S RESTAURANT</u>	
A-2 TABLES+CHAIRS**:	2,742 S.F.
A-2 COMM. KITCHEN:	941 S.F.
BUSINESS:	158 S.F.
<u>ACCESSORY STRUCTURE</u>	
A-2 TABLES & CHAIRS**:	204 S.F.
A-2 STANDING SPACE:	183 S.F.
A-2 COMM. KITCHEN:	510 S.F.
STORAGE:	399 S.F.
**NOTE: OCCUPANCY CALCS. INCLUDE OUTDOOR SEATING COVERED BY A ROOF, PER CODE.	

- PLAN GENERAL NOTES:
- A. ALL INTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED.
  - B. ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED.
  - C. ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.

- ### ROOM FINISH NOTES:
1. CONFIRM ALL FINISHES w/ INTERIOR DESIGNER AND OWNER.
  2. ALL GYPSUM BOARD FINISHES TO BE "SMOOTH FINISH"
  3. PROVIDE SOUND ABSORBENT ACOUSTI-MAT UNDERLAYMENT BETWEEN SUBFLOOR & FINISHES WOOD FLOOR THROUGHOUT THE SECOND FLOOR.
  4. REFER TO ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH SELECTIONS AND LOCATIONS.

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NEW RESTAURANT FOR:  
"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

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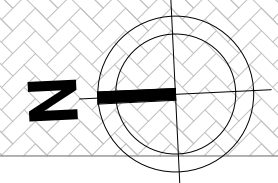
## ACCESSORY FLOOR PLANS

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ROOF PLAN

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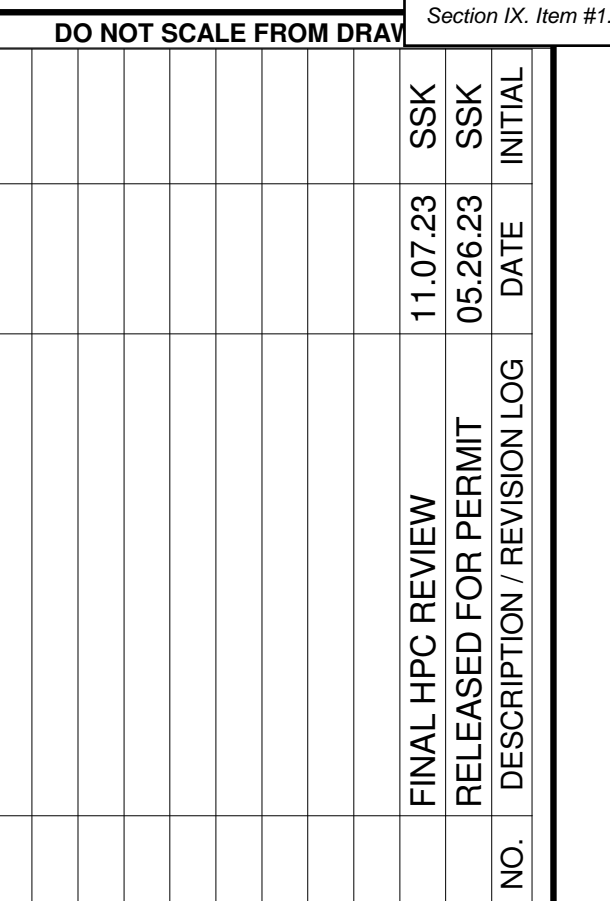
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DAISY'S LEGACY, LLC  
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BLUFFTON, SC 29910

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ARCHITECTS**

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EXTERIOR  
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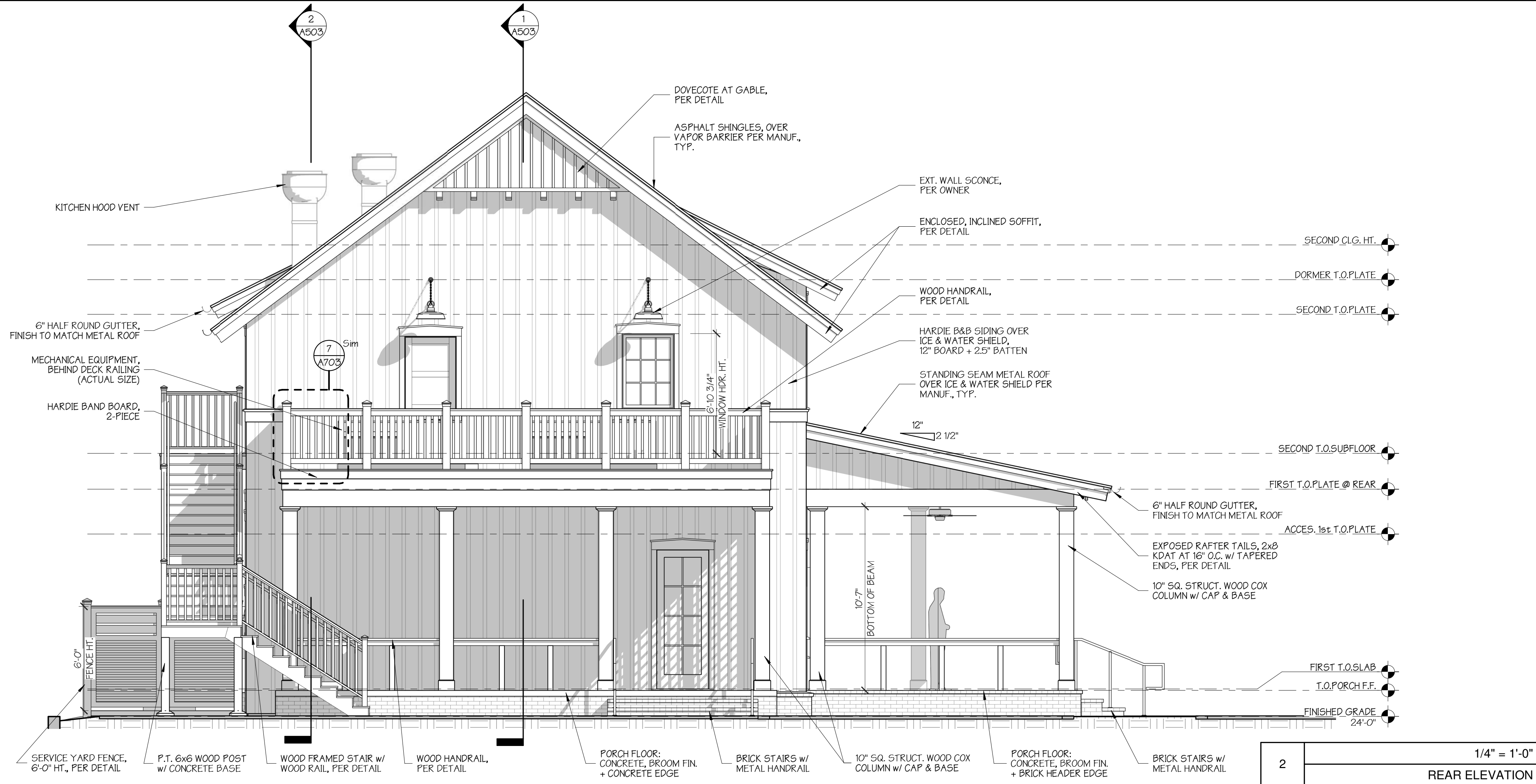
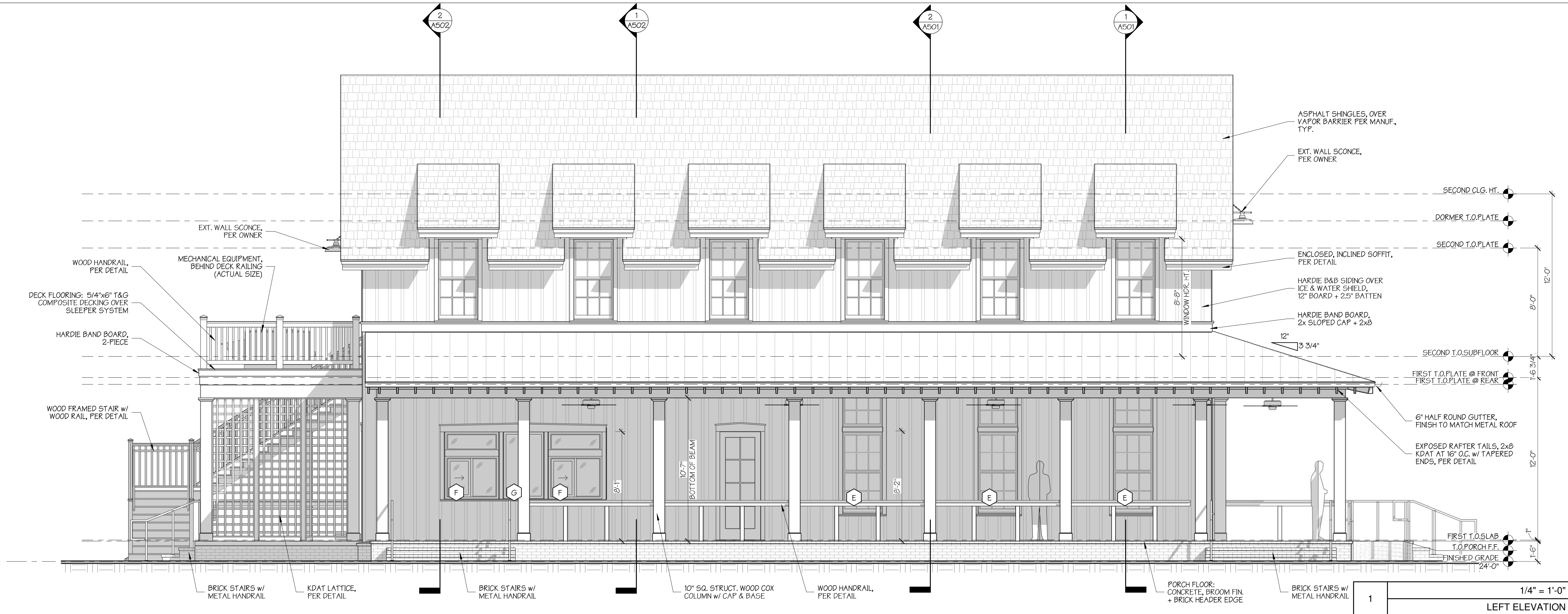
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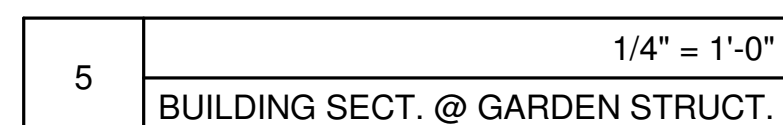
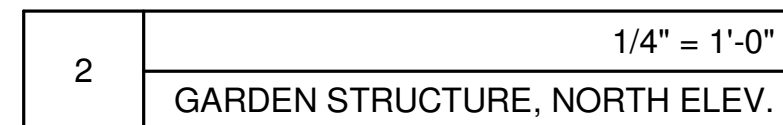
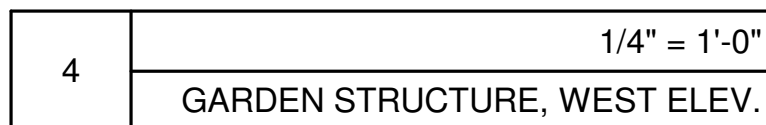
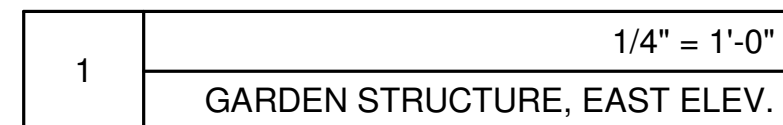
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NEW RESTAURANT FOR:  
"CHEF B'S EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

**NOT FOR CONSTRUCTION**

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"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

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1	FRONT-LEFT PERSPECTIVE
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2	FRONT-RIGHT PERSPECTIVE
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DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
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6 STATE OF MIND STREET  
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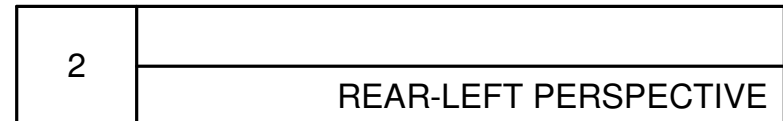
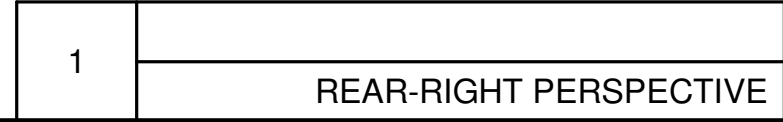
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FRONT  
PERSPECTIVES  
SHEET NO.

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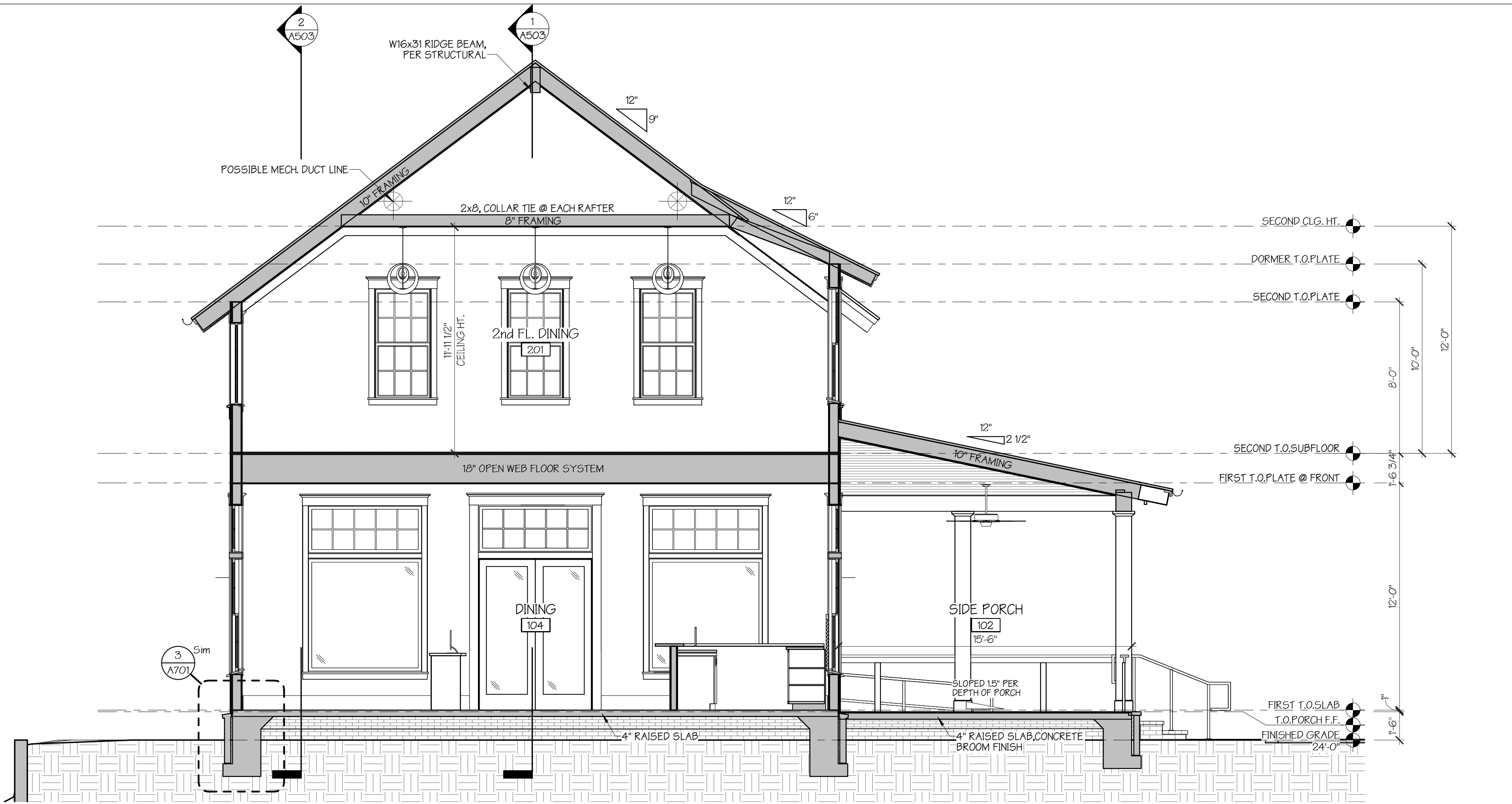


NEW RESTAURANT FOR:  
"CHEF B'S EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

**NOT FOR CONSTRUCTION**

REAR  
PERSPECTIVES  
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FRAMING NOTES:

1. STRUCTURE DESIGNED W/ OPEN WEB JOISTS TO CONTAIN ALL MECHANICAL TRUNK LINES. THIS WILL ELIMINATE THE NEED TO FIR-DOWN CEILINGS.
2. CONTRACTOR TO COORD. ALL MECHANICAL SUPPLY/RETURNS & DUCT PATHS PRIOR TO APPROVING FRAMING PACKAGE.
3. FIRST FLOOR DESIGNED AS SEALED SLAB. AS THIS WILL AFFECT FINISHED FLOOR TO PORCH FINISHED FLOOR LEVEL CHANGES.

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NEW RESTAURANT FOR:  
"CHEF B's EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

PEARCE  
SCOTT  
ARCHITECTS

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

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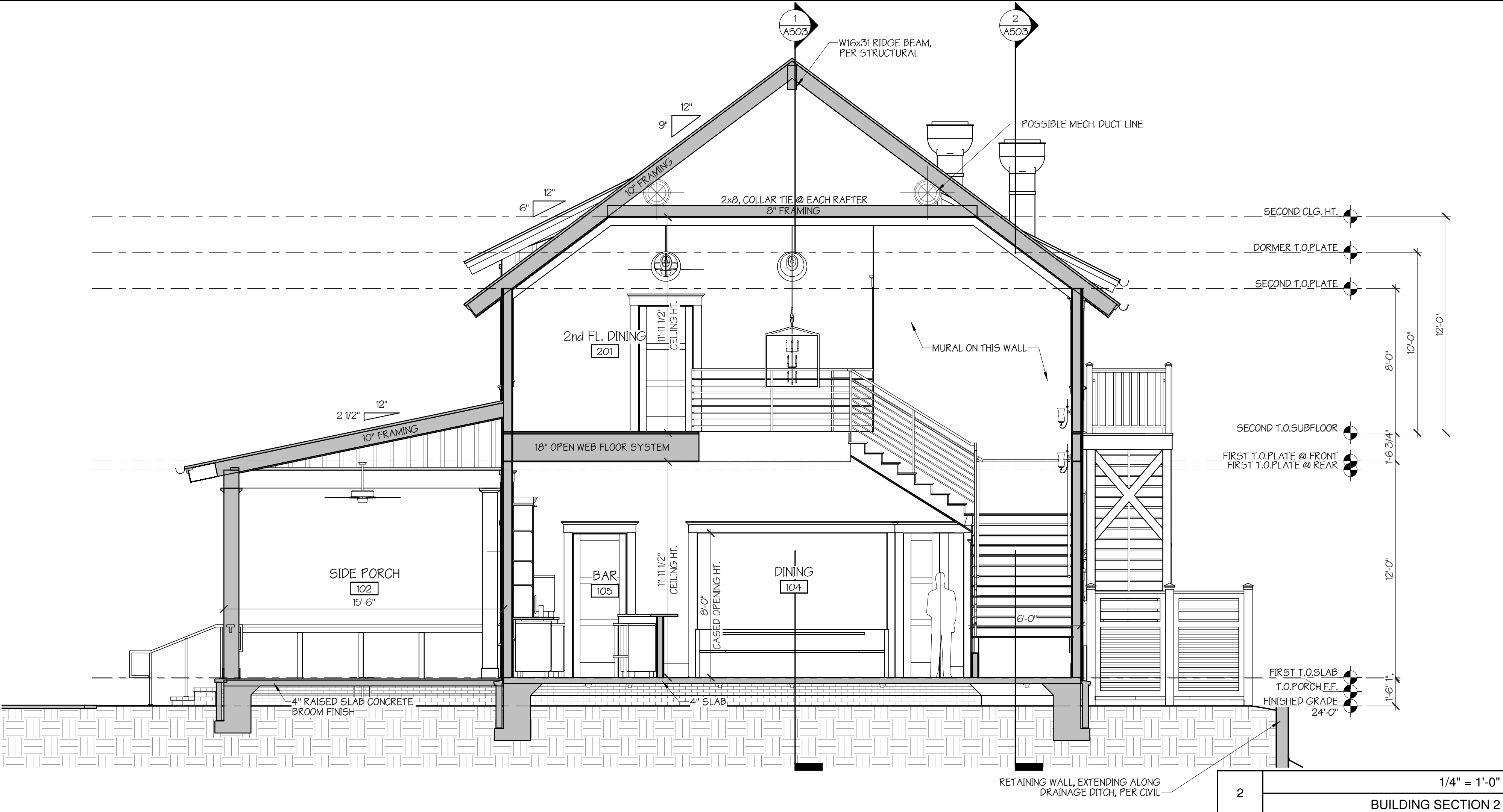
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DATE: 11.07.23  
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BUILDING  
SECTIONS

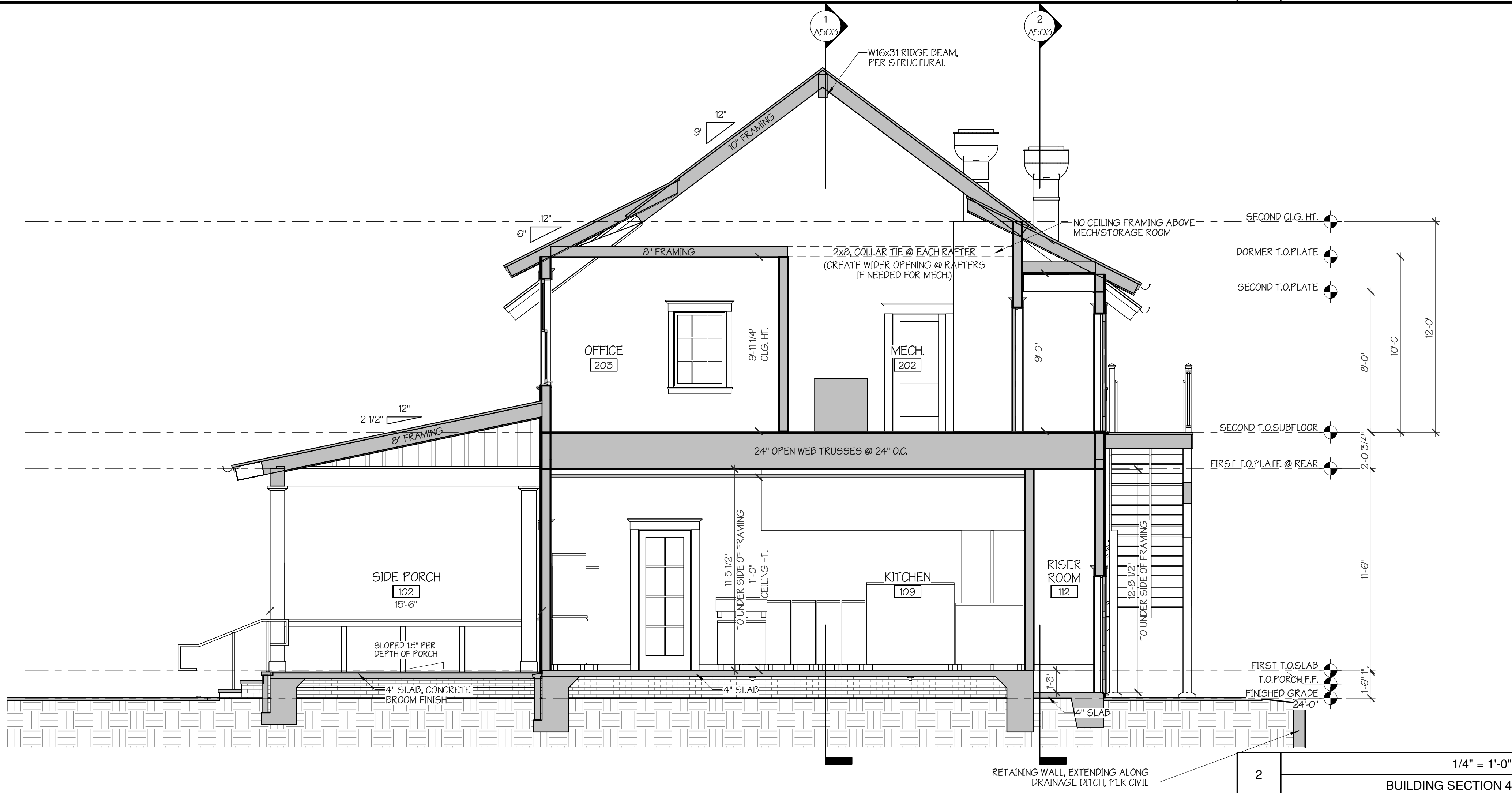
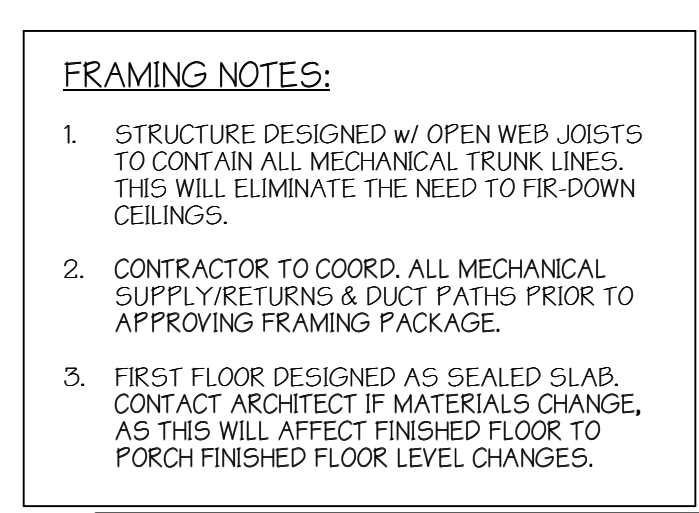
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NEW RESTAURANT FOR:  
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DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

**PEARCE  
SCOTT  
ARCHITECTS**

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

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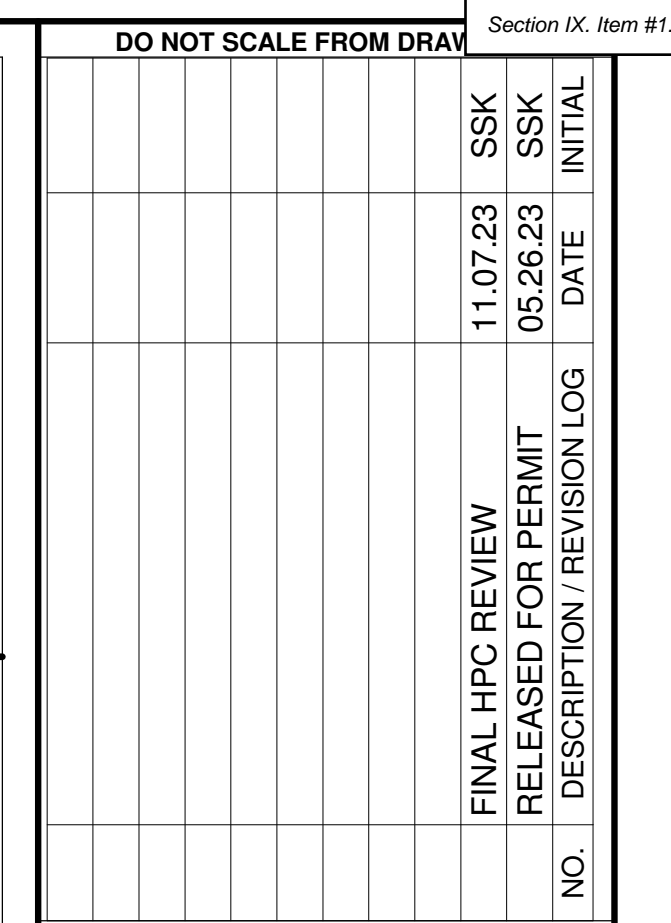
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## BUILDING SECTIONS

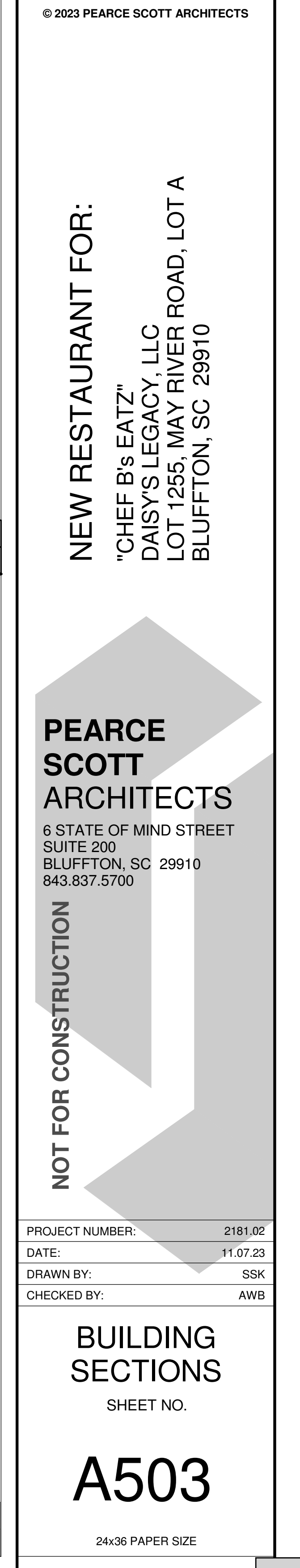
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"CHEF B'S EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910



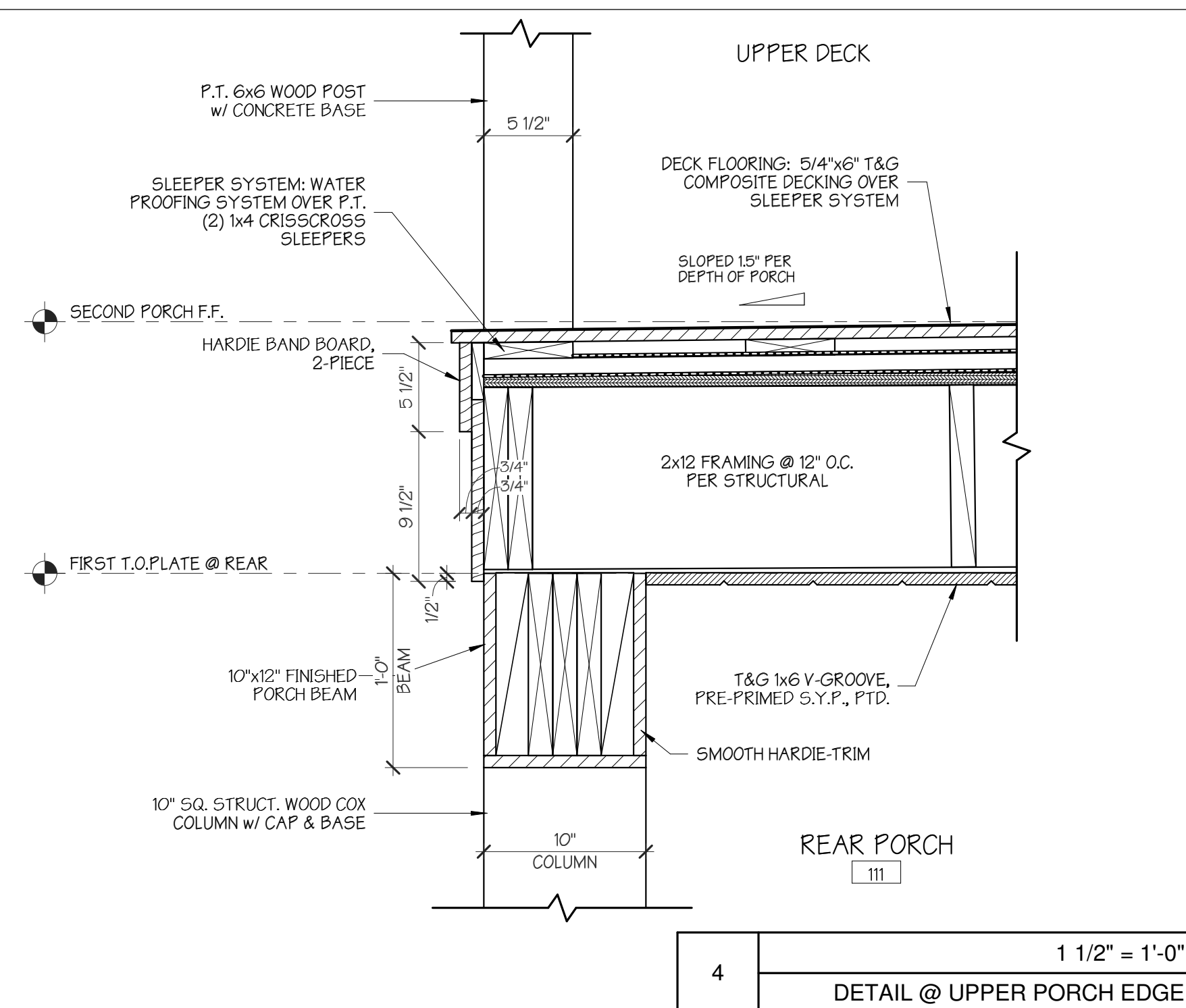
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NEW RESTAURANT FOR:  
"CHEF B'S EATZ"  
DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

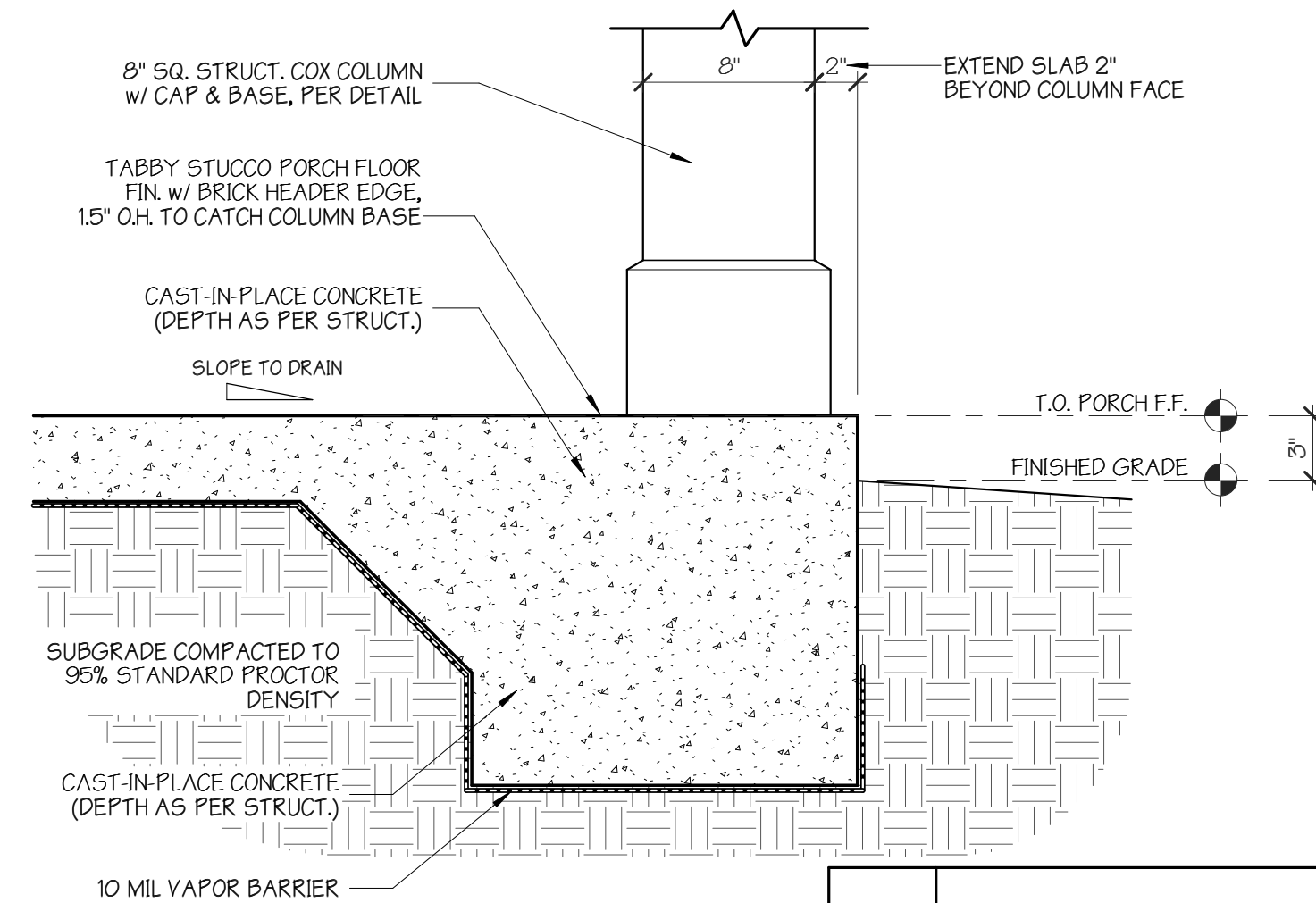
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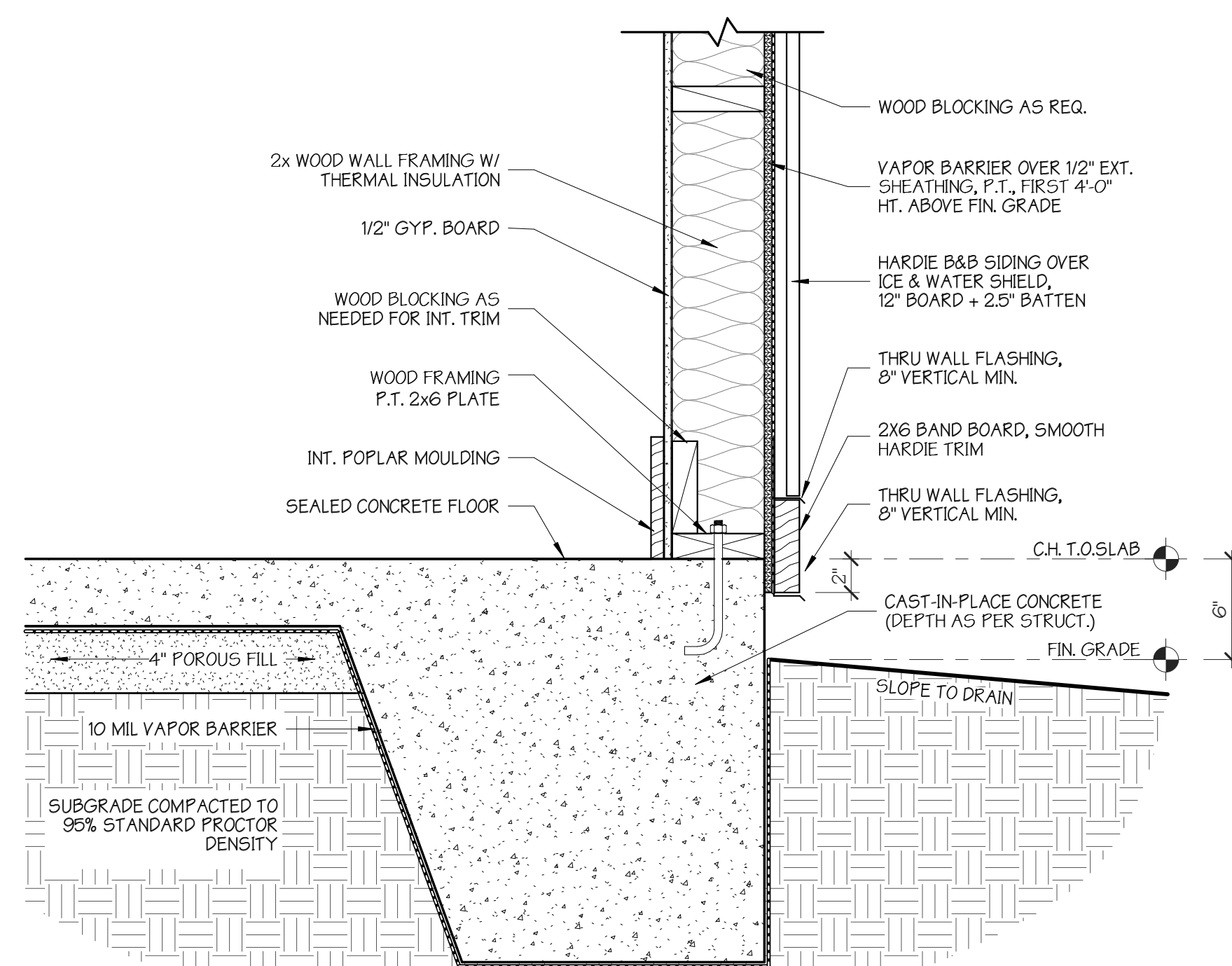




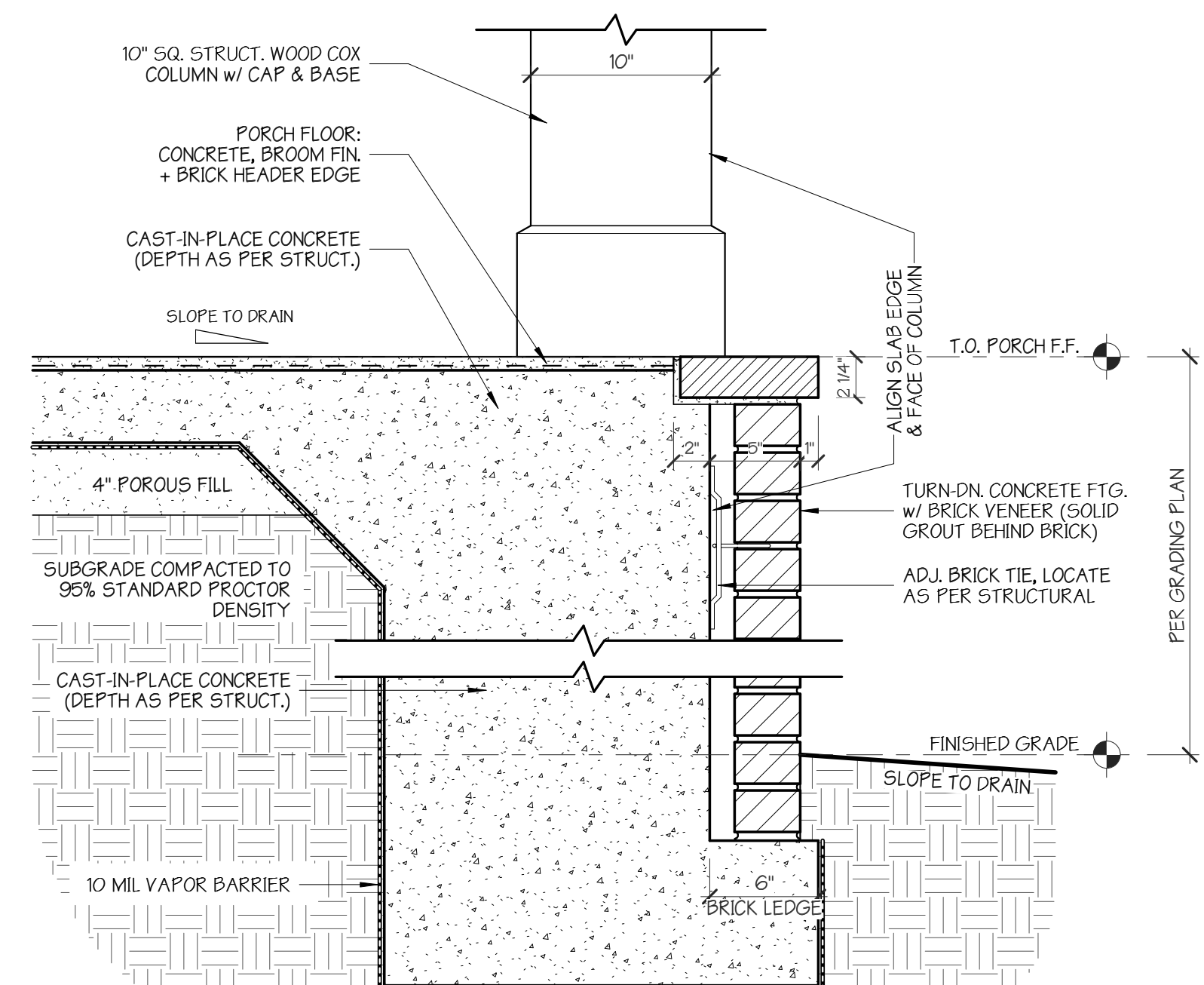
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	DETAIL @ UPPER PORCH EDGE



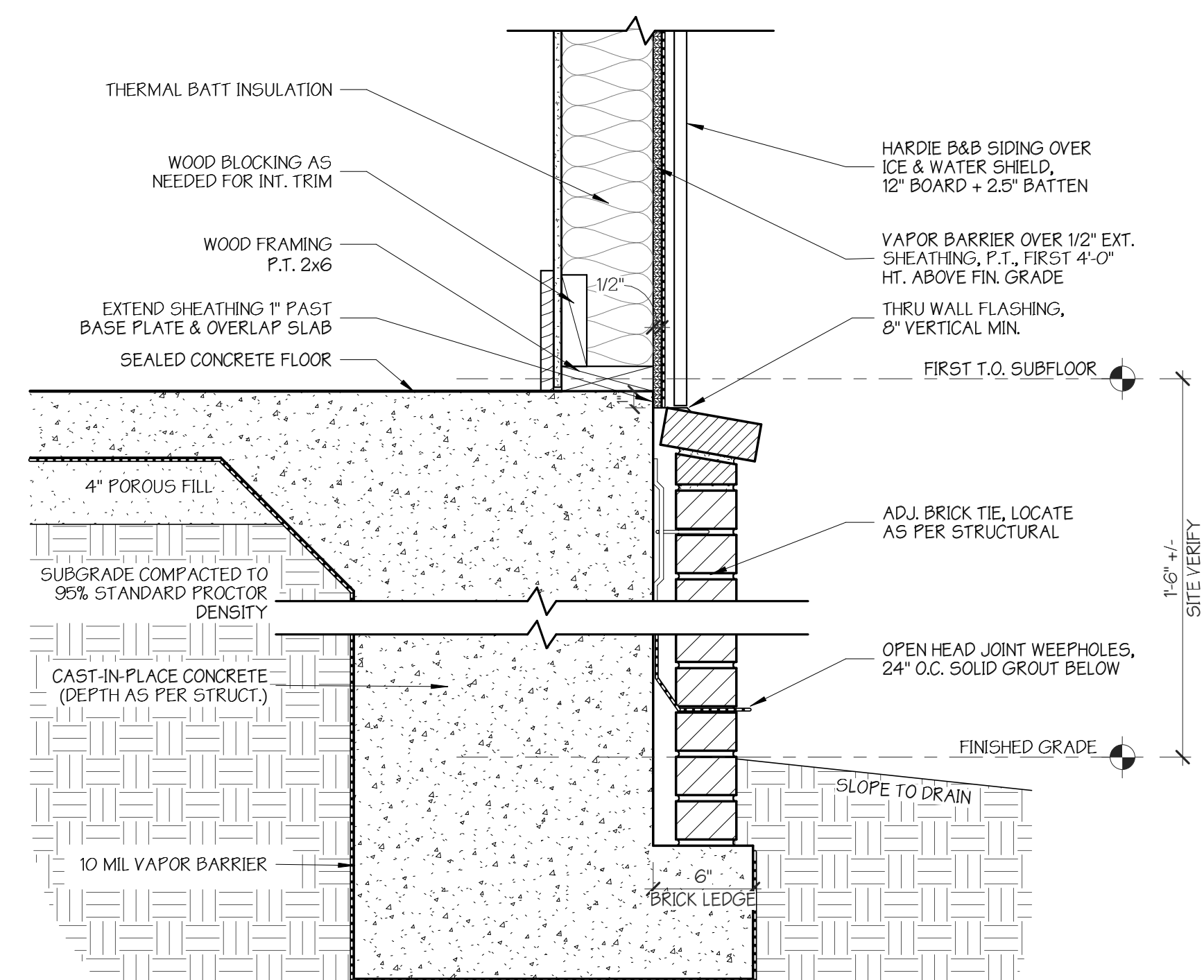
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	DETAIL @ ACCES. PORCH EDGE



6	1 1/2" = 1'-0"
	DETAIL @ BOARD & BATTEN FND.



2	1 1/2" = 1'-0"
	DETAIL @ PORCH EDGE



3	1 1/2" = 1'-0"
	DETAIL @ BRICK FOUNDATION, TYP.

DO NOT SCALE FROM DRAW										Section IX, Item #1.	
										SSK	SSK
										11.07.23	05.26.23
										DATE	INITIAL
										FINAL HPC REVIEW	
										RELEASED FOR PERMIT	
										NO. DESCRIPTION / REVISION LOG	

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NEW RESTAURANT FOR:  
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DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

**PEARCE  
SCOTT  
ARCHITECTS**

6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

**NOT FOR CONSTRUCTION**

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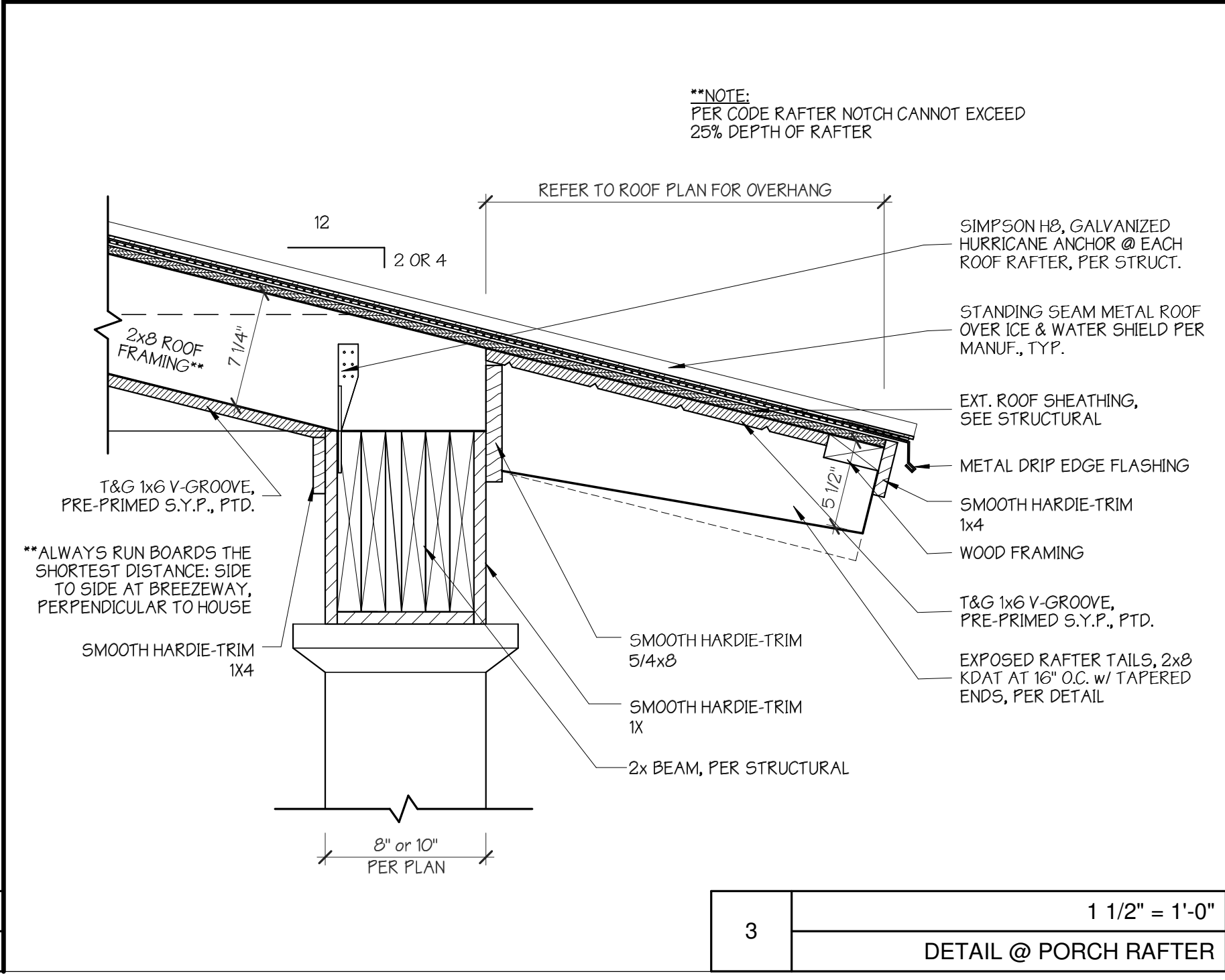
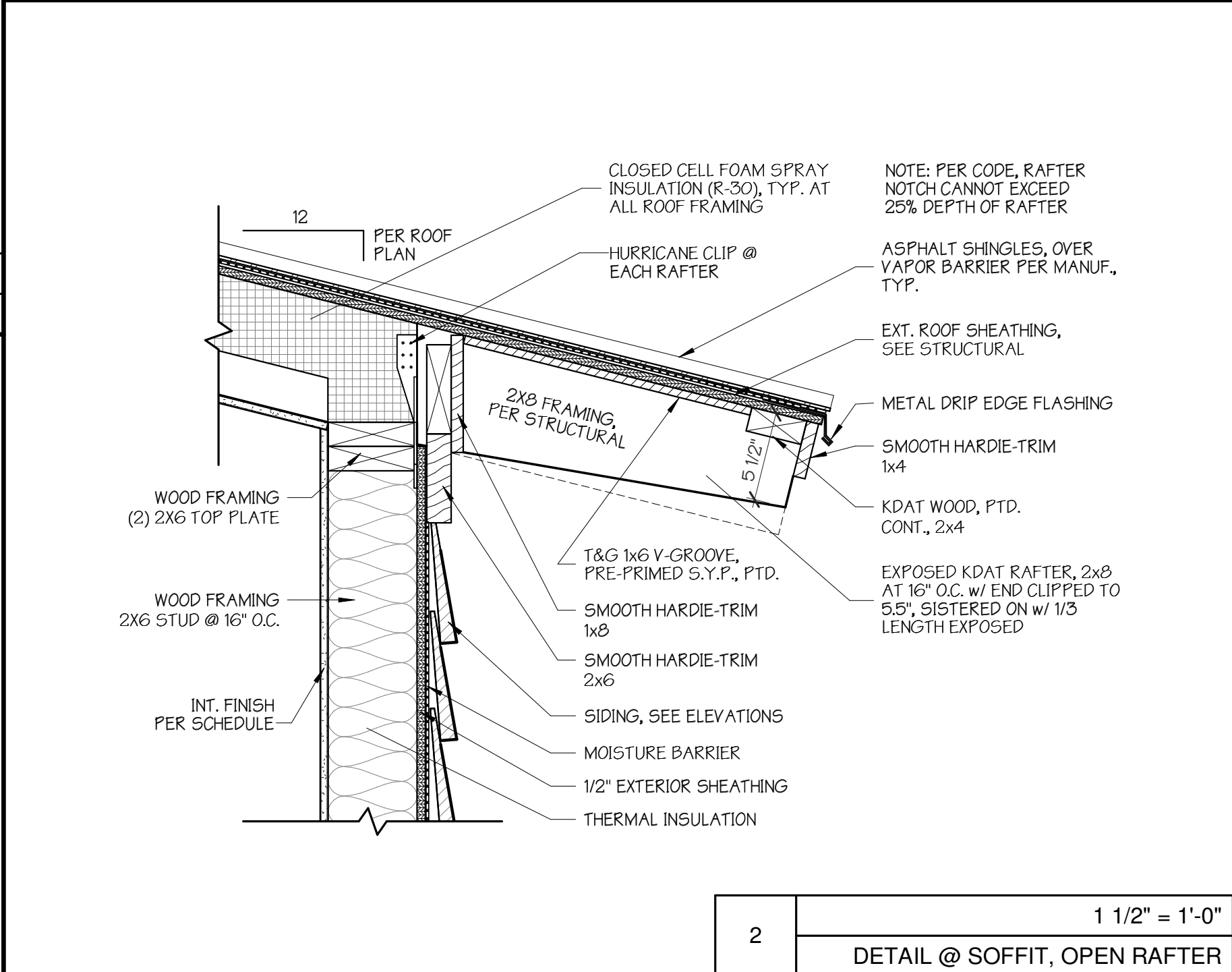
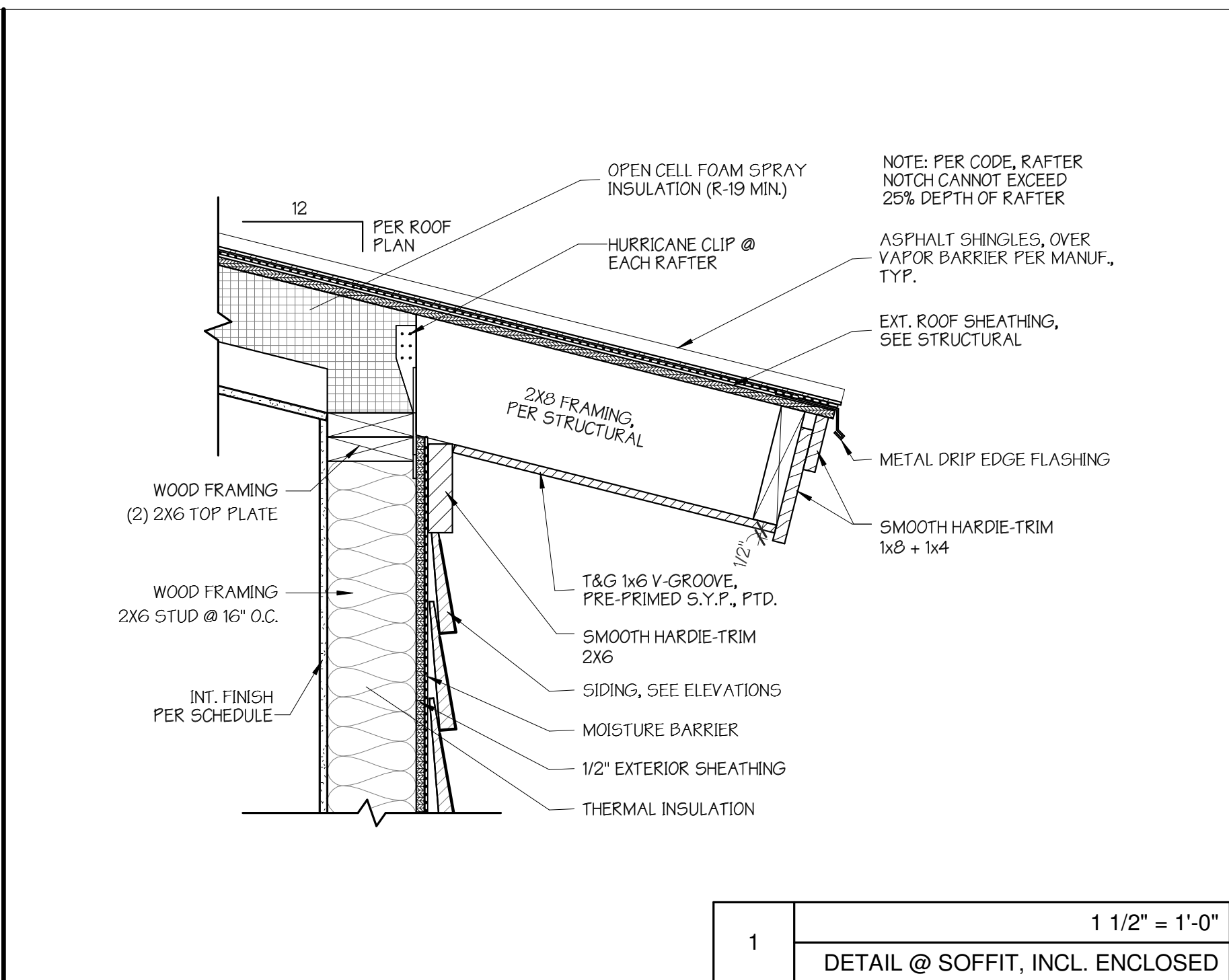
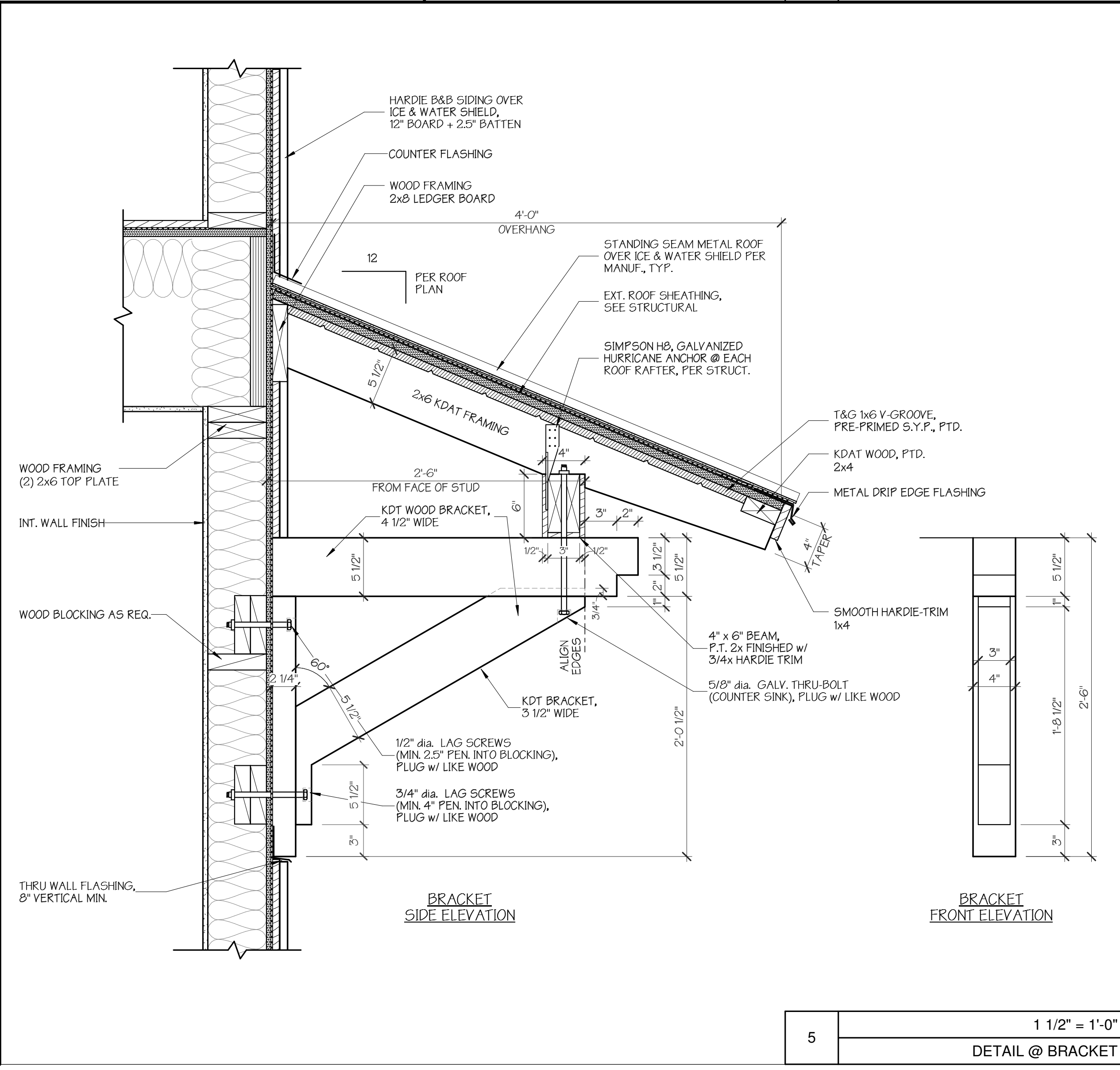
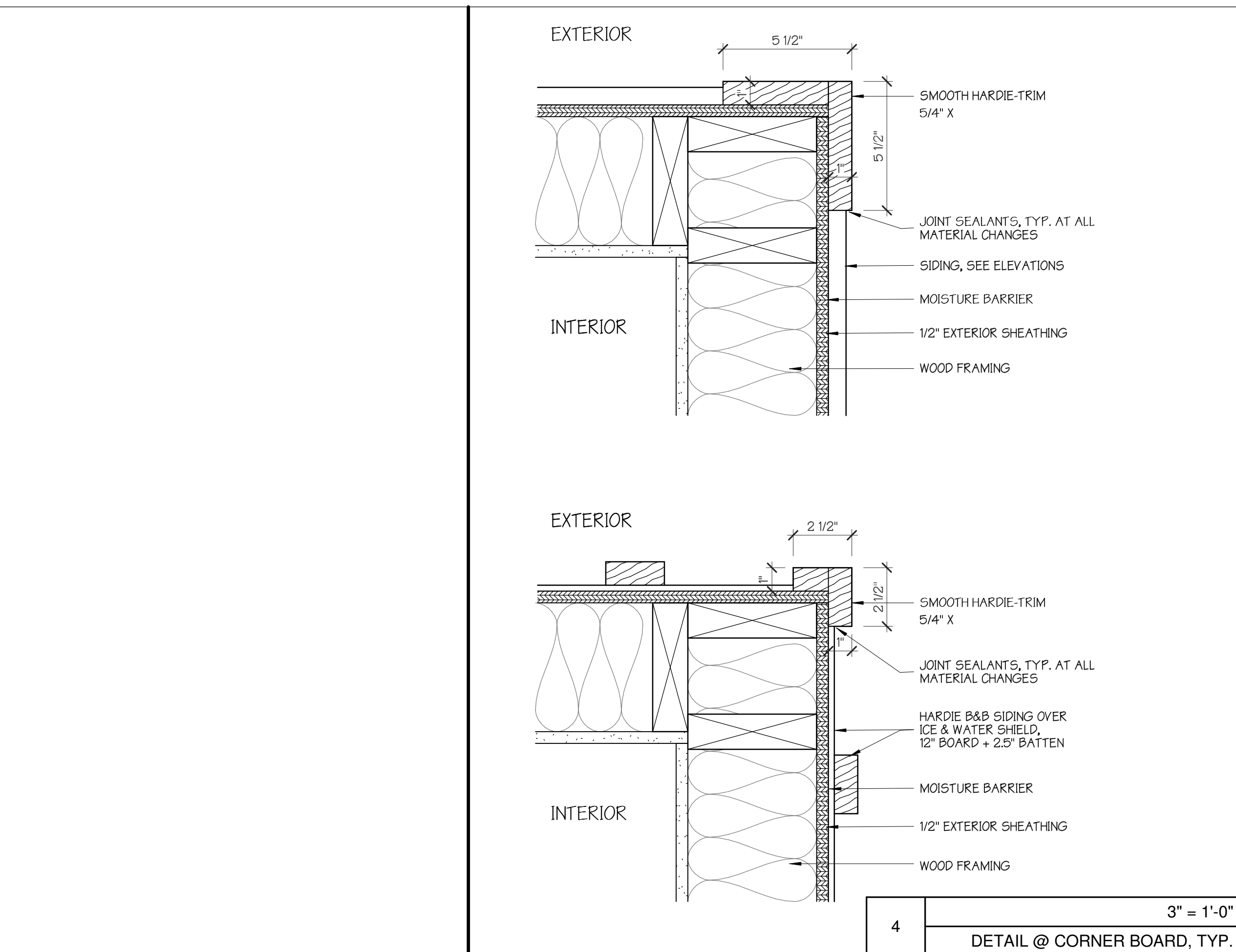
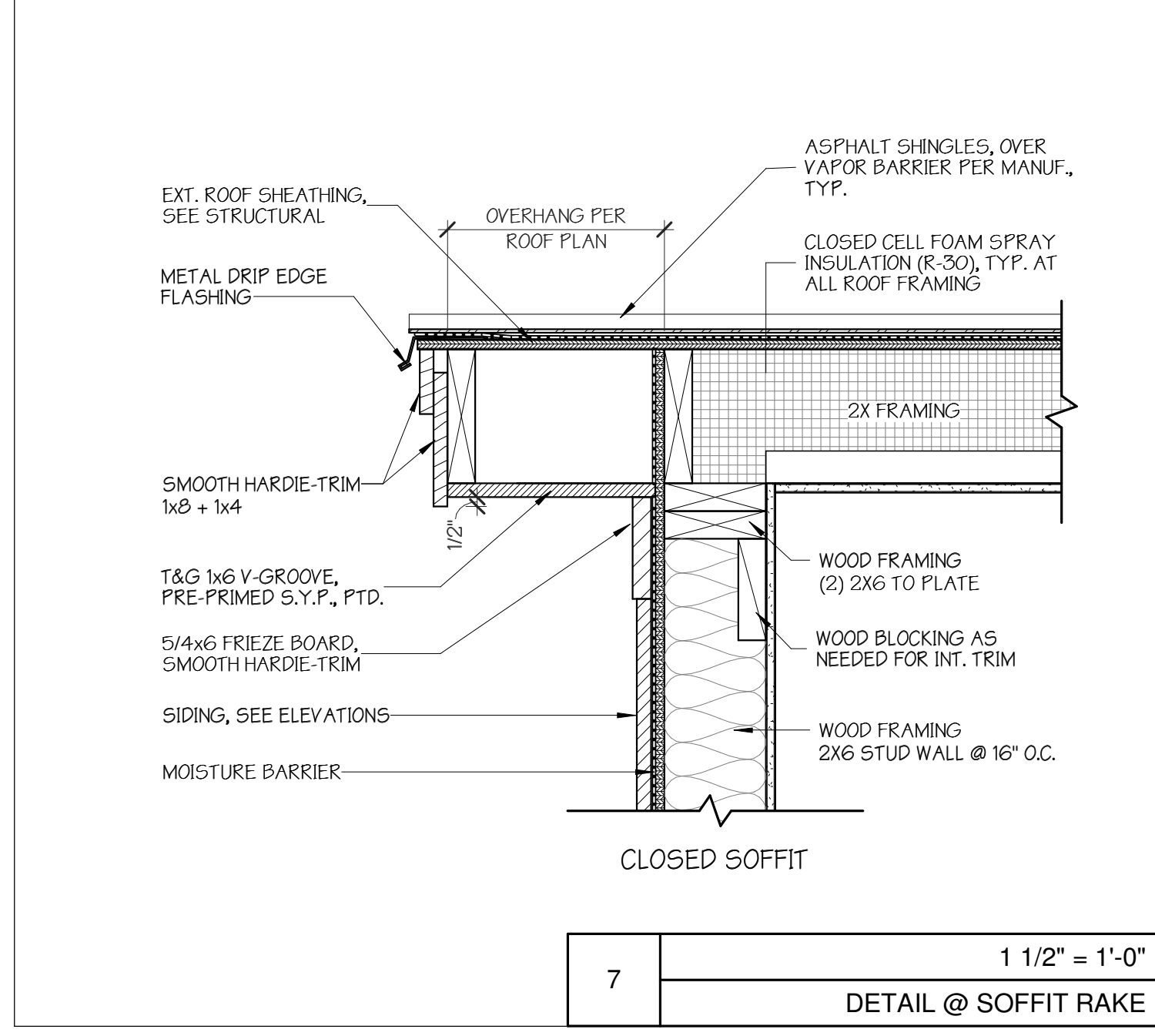
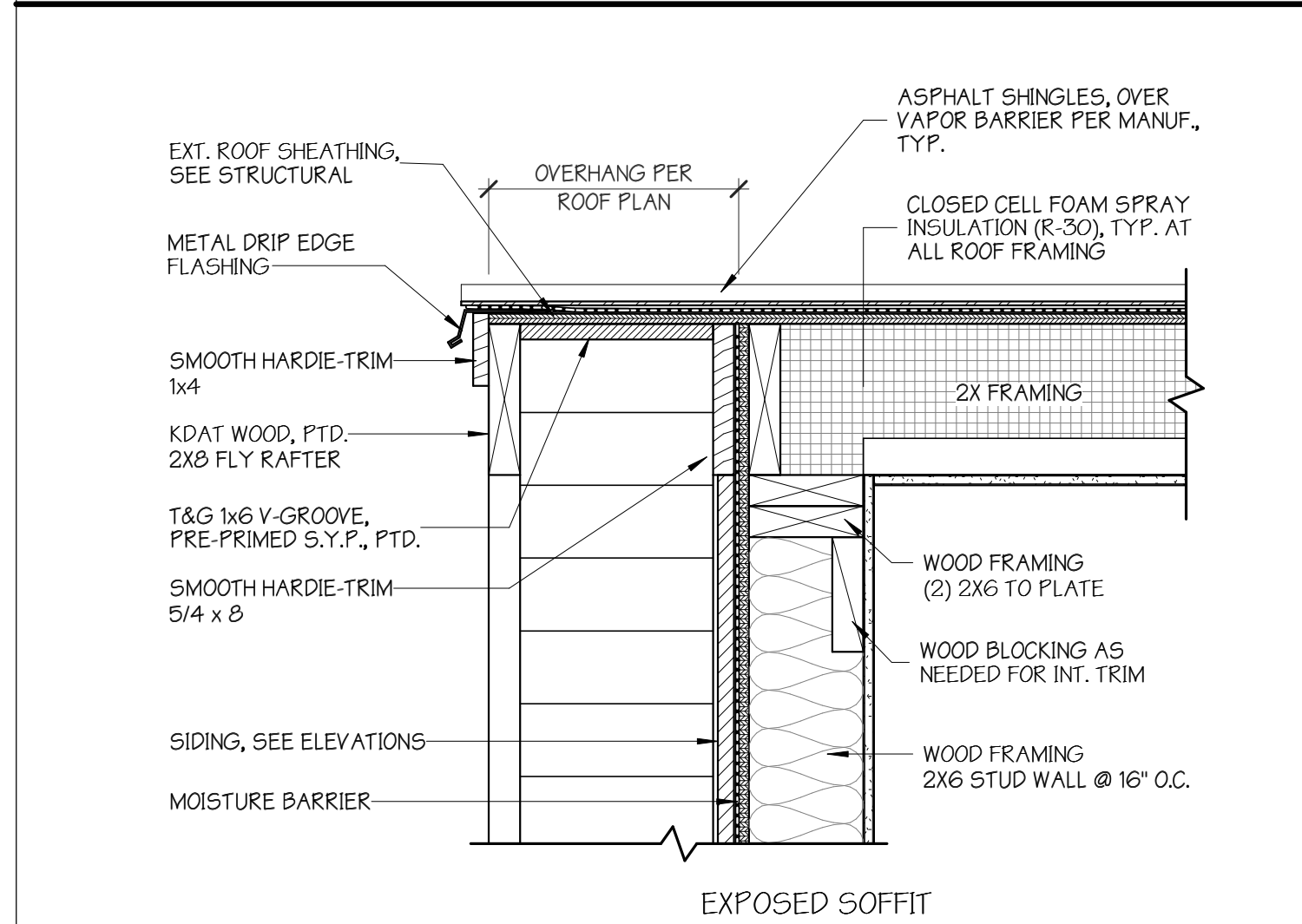
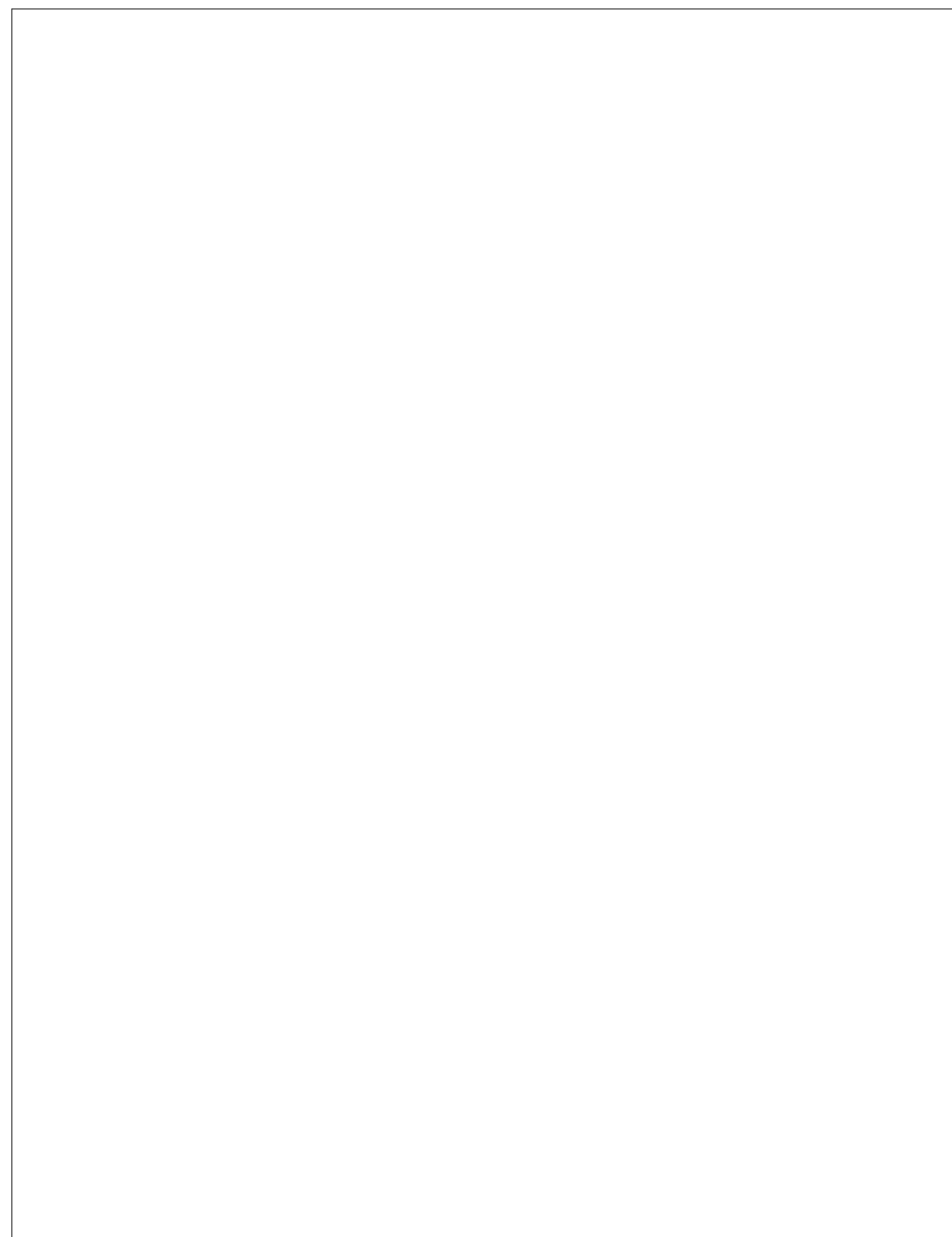
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DAISY'S LEGACY, LLC  
LOT 1255, MAY RIVER ROAD, LOT A  
BLUFFTON, SC 29910

**PEARCE  
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ARCHITECTS**  
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SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

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PROJECT NUMBER: 2181.02  
DATE: 11.07.23  
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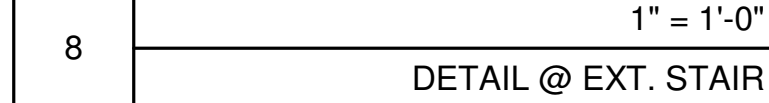
DETAILS

SHEET NO.

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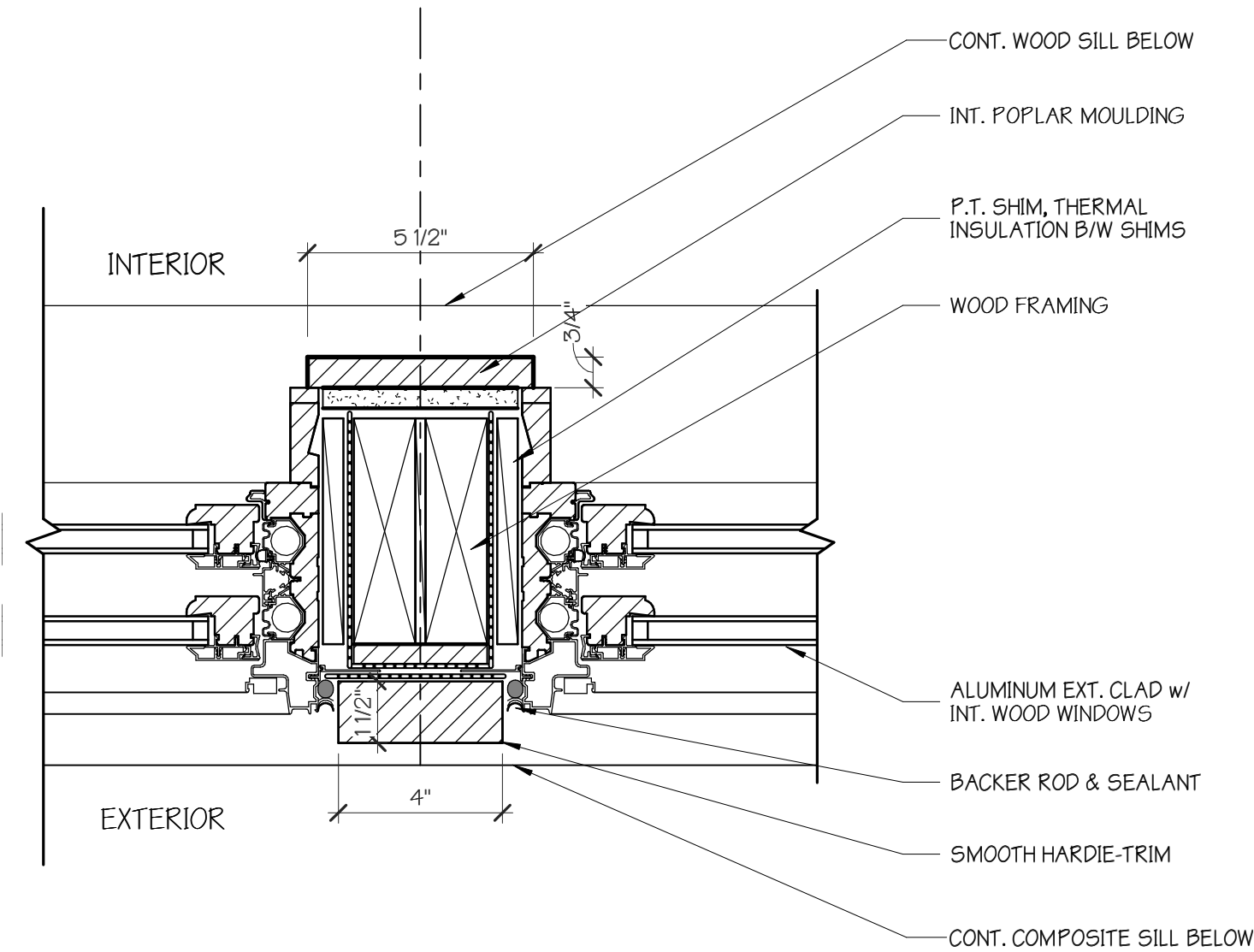
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SUITE 200  
BLUFFTON, SC 29910  
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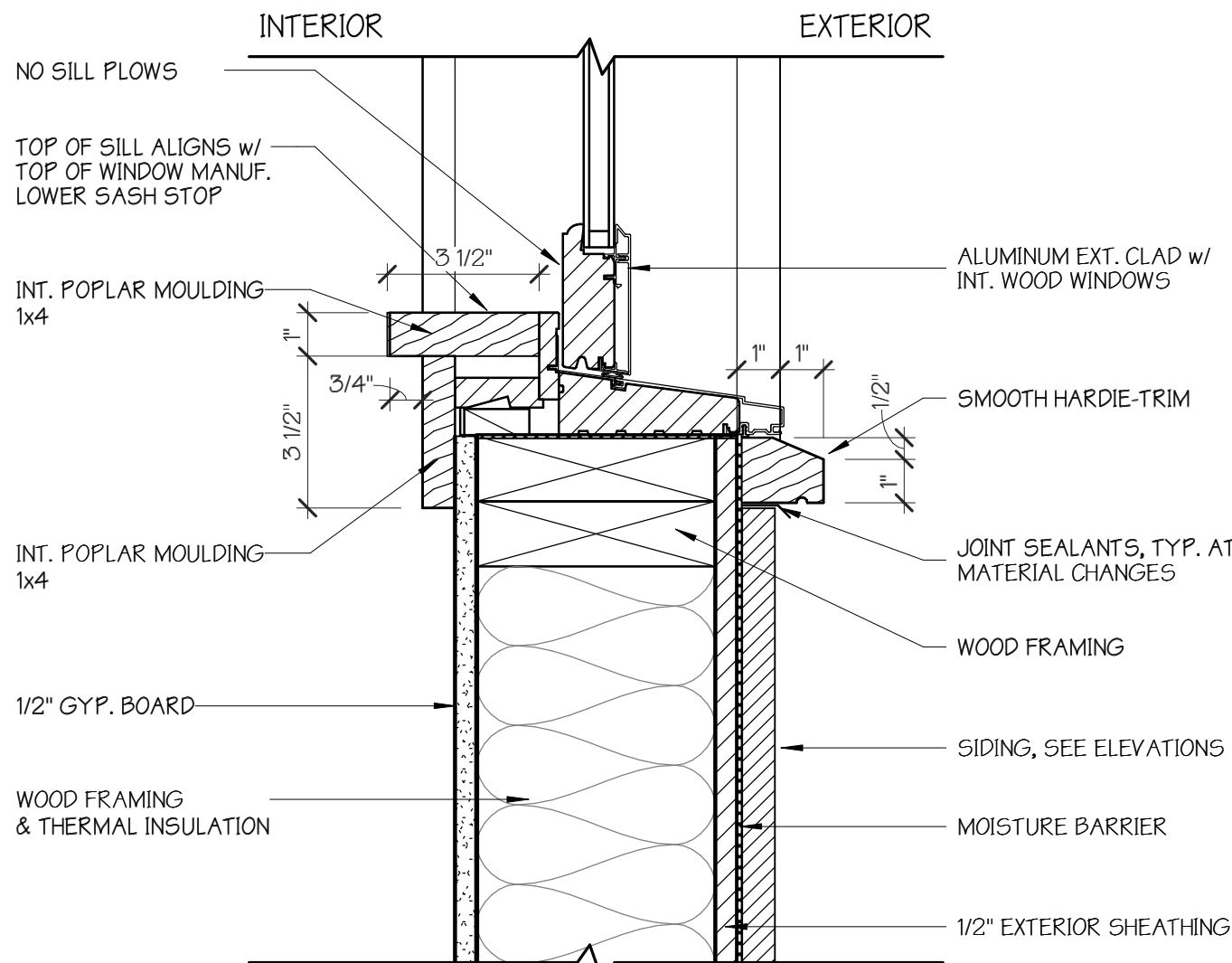
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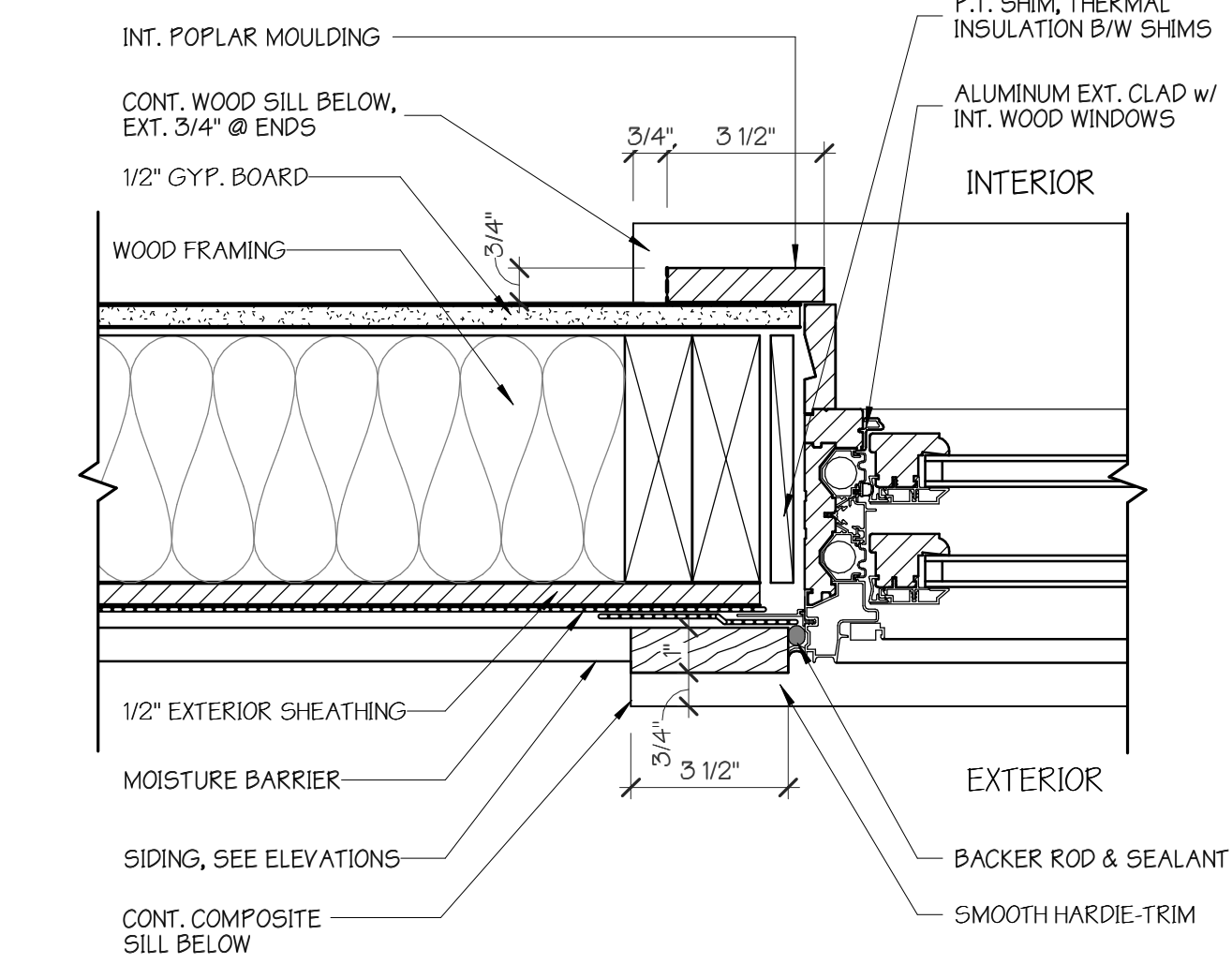
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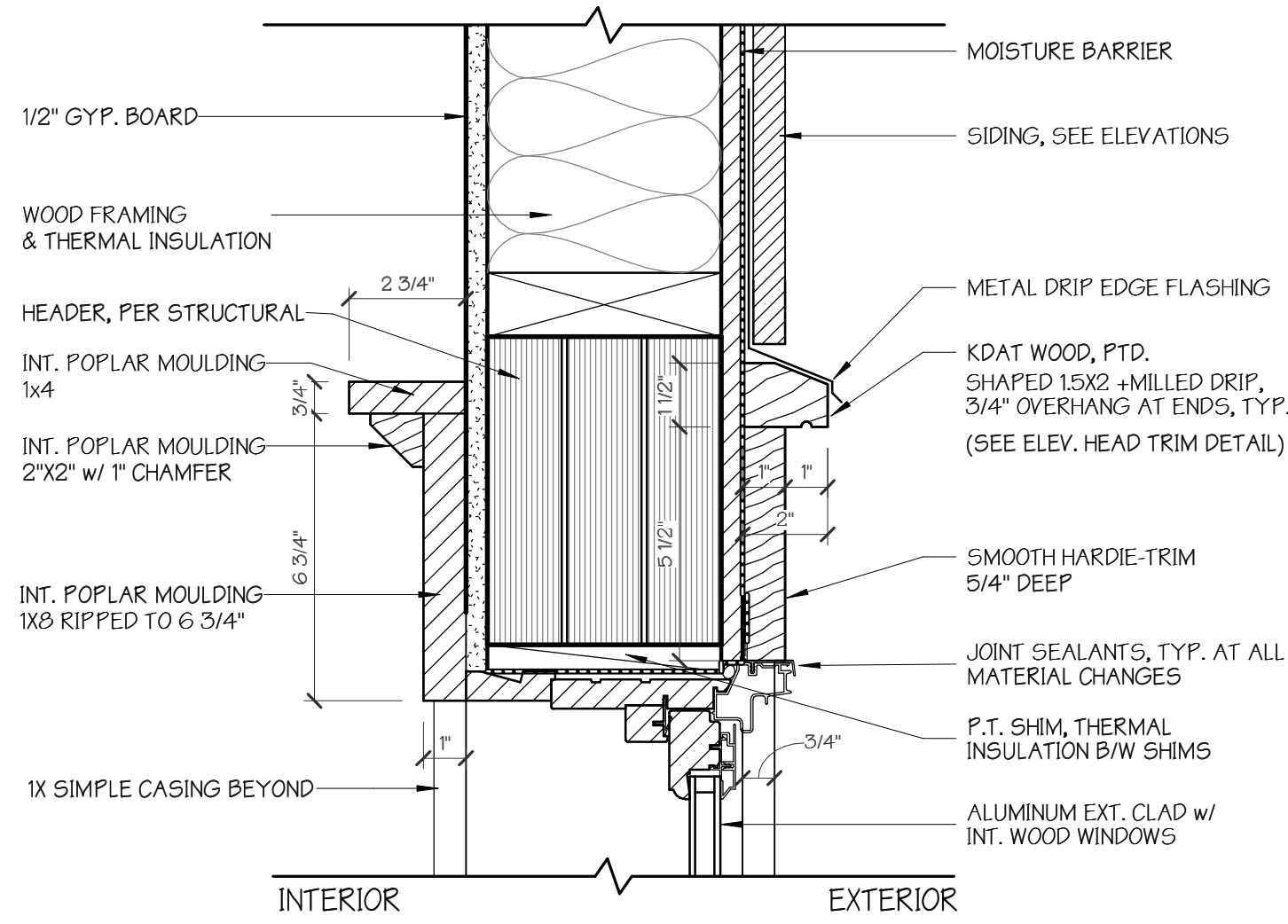
6 3" = 1'-0"  
VERT. MULL. TYP.



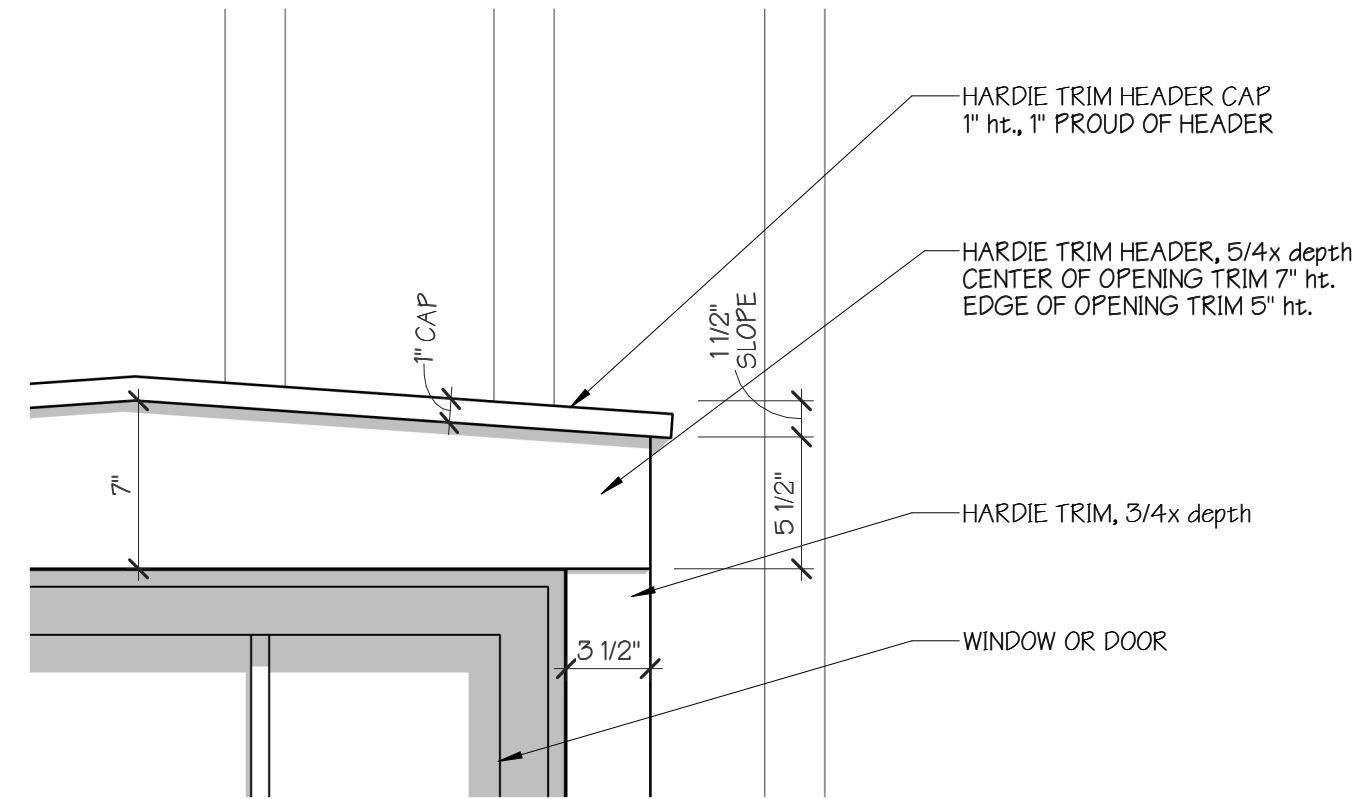
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WINDOW SILL, @ B&B



4 3" = 1'-0"  
WINDOW/DOOR JAMB DETAIL, @ B&B



3 3" = 1'-0"  
WINDOW/DOOR HEAD DETAIL, @ B&B



1 1 1/2" = 1'-0"  
DETAIL @ EXT. HEADER TRIM

- WINDOW & DOOR HEADER NOTES:**
- WINDOW & DOOR DETAILS FOR TRIM PROFILES ONLY. SEE INSTALLATION DIAGRAM AND MANUF.'S INSTALLATION INSTRUCTIONS FOR FLASHING AND WATERPROOFING.
  - GROUPED WINDOWS & DOORS TO HAVE FIELD-APPLIED MULLS & CONT. HEADER & SILLS.
  - SHIM TRIM AS REQUIRED FOR SQUARE INSTALLATION w/ NAILING FLANGE.
  - BRONZE SILL PAN AT EACH WINDOW.

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				SSK	INITIAL
				SSK	DATE
				11.07.23	05.26.23
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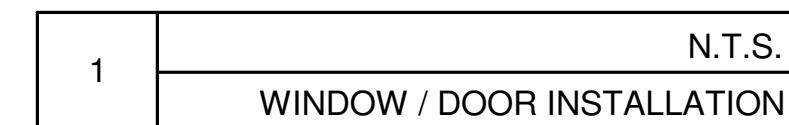
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DATE: 11.07.23  
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CHECKED BY: AWB

WIN. & DOOR  
DETAILS  
SHEET NO.

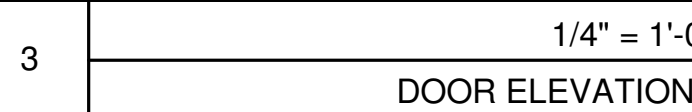
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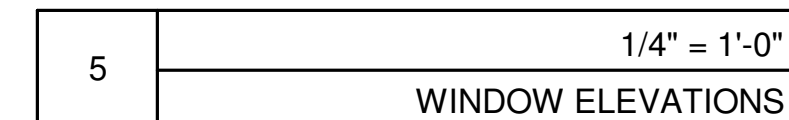
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2	N.T.S.
	DOOR SCHEDULE



4	N.T.S
	WINDOW SCHEDULE



- [illegible]

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6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700

PROJECT NUMBER:	2181.02
DATE:	11.07.23
DRAWN BY:	SSK
CHECKED BY:	AWB

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# ATTACHMENT 4

***Kitchen  
Stainless  
Hoods***

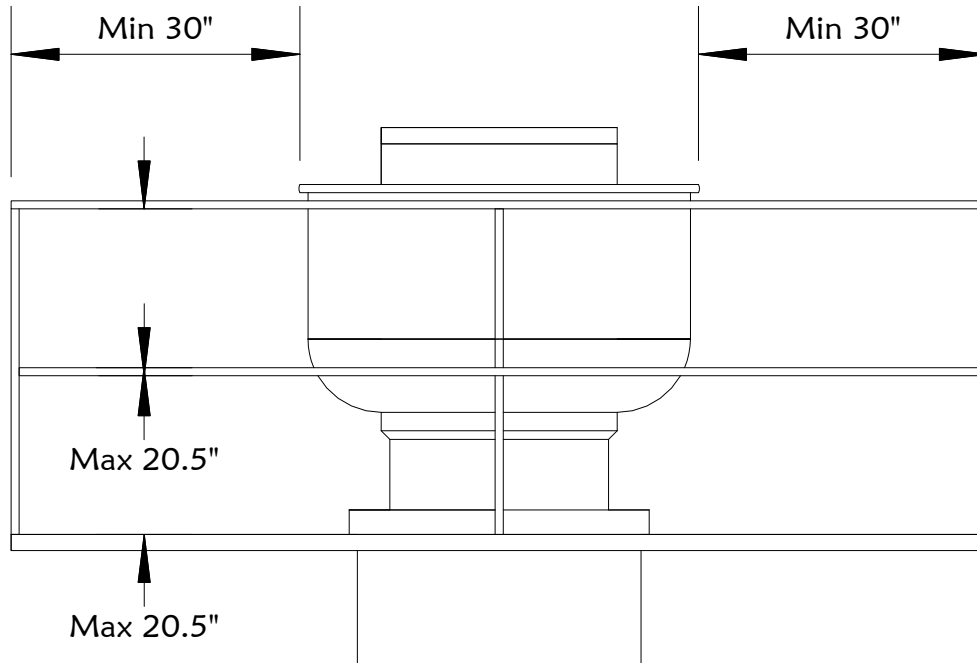
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Canton, Ohio 44711  
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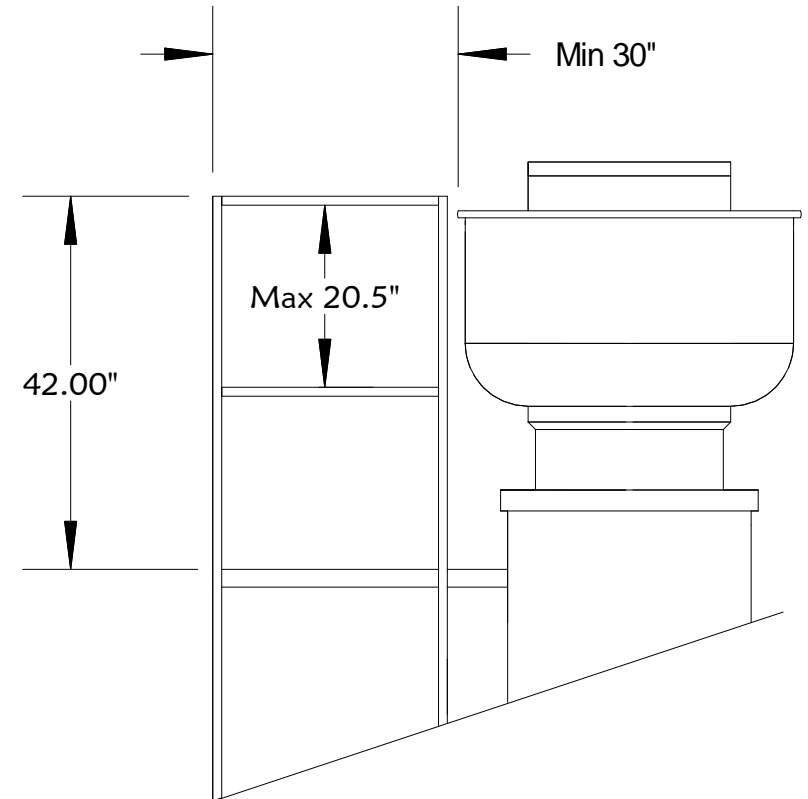
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Model # 612108

Section IX. Item #1.



Front View



Right Side View

6:12









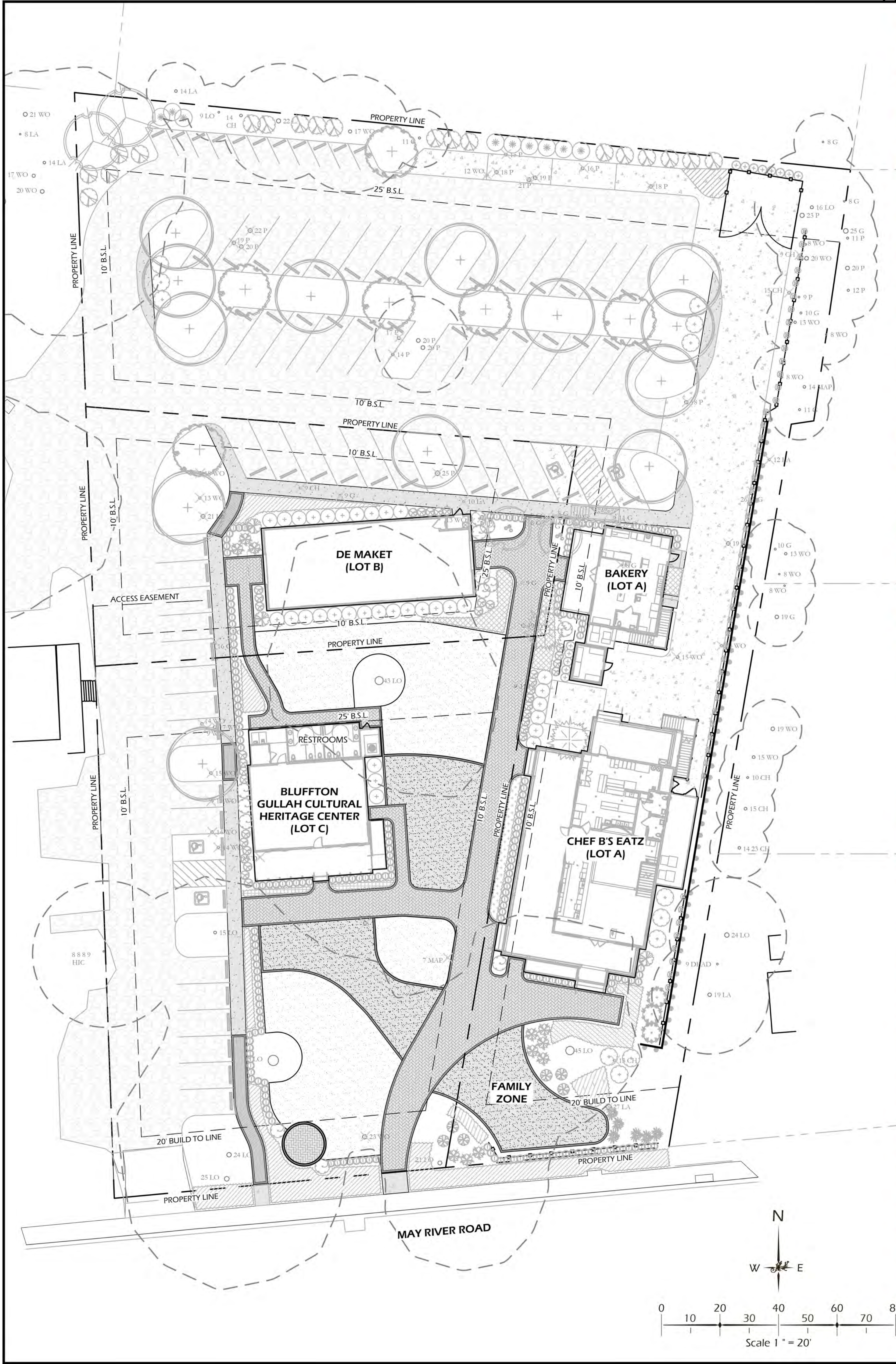


# ATTACHMENT 4

Section IX. Item #1.







1

CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL SITE AREA	80,586 SF
BUILDING FOOTPRINTS	9,345 SF
REMAINING SITE AREA	71,241 SF
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	61,489 SF
% CANOPY COVERAGE (75% MIN.)	86%



1

PROPOSED SITE COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	9,345 SF
IMPERVIOUS SURFACES	15,604 SF
TOTAL IMPERVIOUS	24,949 SF
TOTAL SITE AREA	80,586 SF
% SITE COVERAGE	31%



1

GENERAL OPEN SPACE CALCULATION			
DESCRIPTION	SF	REQUIRED %	%
TOTAL SITE AREA	80,586 S.F.		
TOTAL OPEN SPACE %	21,373 SF	20%	27%



2

COMMON OPEN SPACE CALCULATION			
DESCRIPTION	SF	REQUIRED %	%
TOTAL SITE AREA	80,586 S.F.		
TOTAL OPEN SPACE %	18,698 SF	10%	23%

LANDSCAPE ARCHITECTURAL REVISIONS - #03

1. CALCULATIONS UPDATED
2. COMMON OPEN SPACE DIAGRAM REMOVED, NO LONGER REQUIRED DUE TO REMOVAL OF RESIDENTIAL USE

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MASTER DEVELOPMENT PLANS  
FOR  
MA DAISY'S PORCH  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
CHECKED BY: BW

PERMIT SET

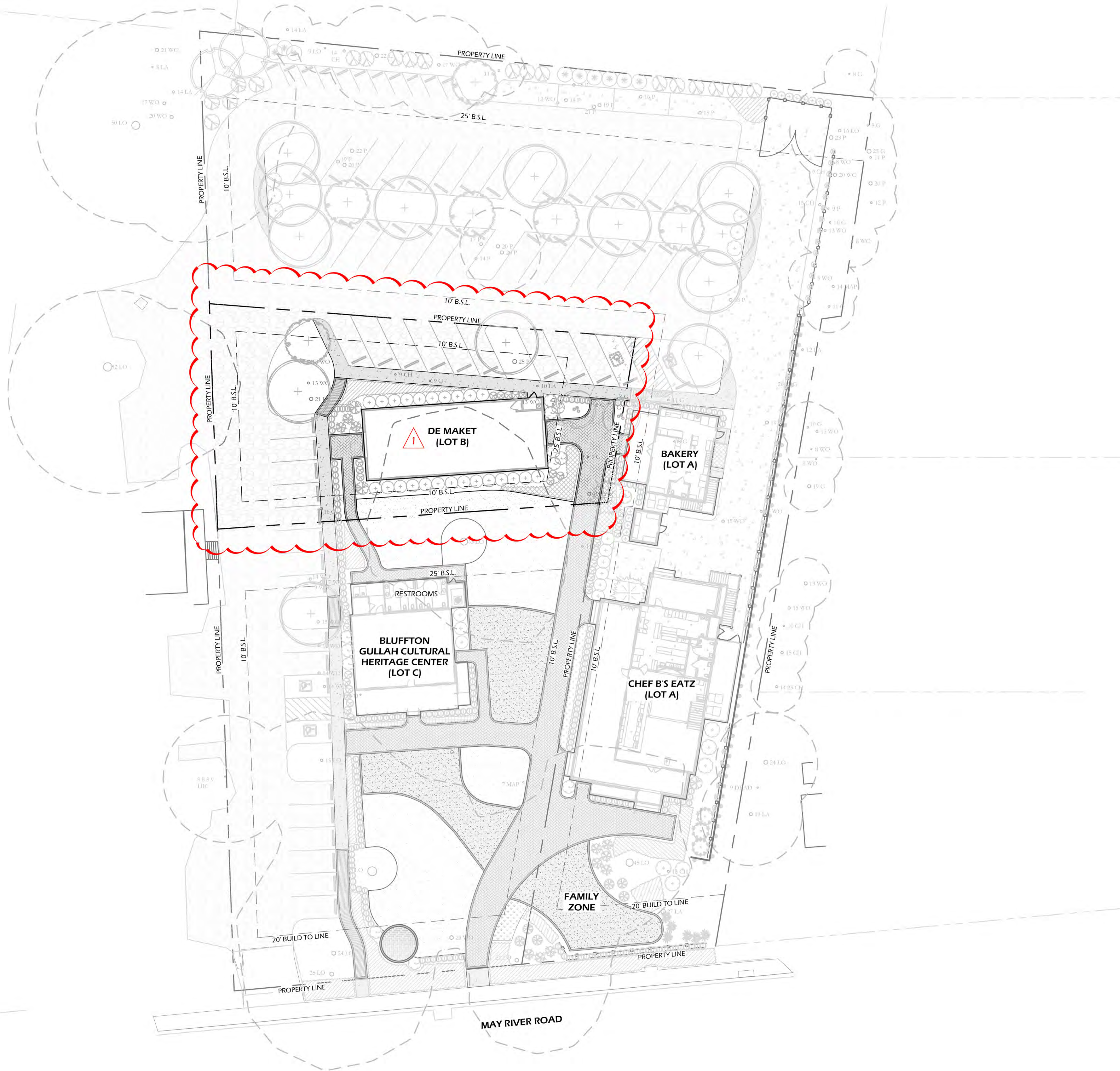
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MASTER DEVELOPMENT  
PLAN

DRAWING NUMBER  
L10

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REQUIRED PARKING			
DESCRIPTION	S.F./UNITS	REQUIREMENTS	PARKING SPACES
COMMERCIAL SERV.	1,997	2 SPACES/1,000 S.F.	4
RESIDENTIAL	3	2 SPACES/UNIT	6
TOTAL REQUIRED SPACES			10

PARKING SUMMARY		
DESCRIPTION	PARKING SPACES	
CAR	14	
ACCESSIBLE CAR / VAN	0	
GOLF CART	0	
TOTAL PARKING SPACES		14

NOTE:  
1. UP TO 25% OF ALL PARKING AREAS MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).  
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).

Section IX, Item #1.

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MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
DRAWN BY:	CK
CHECKED BY:	BW

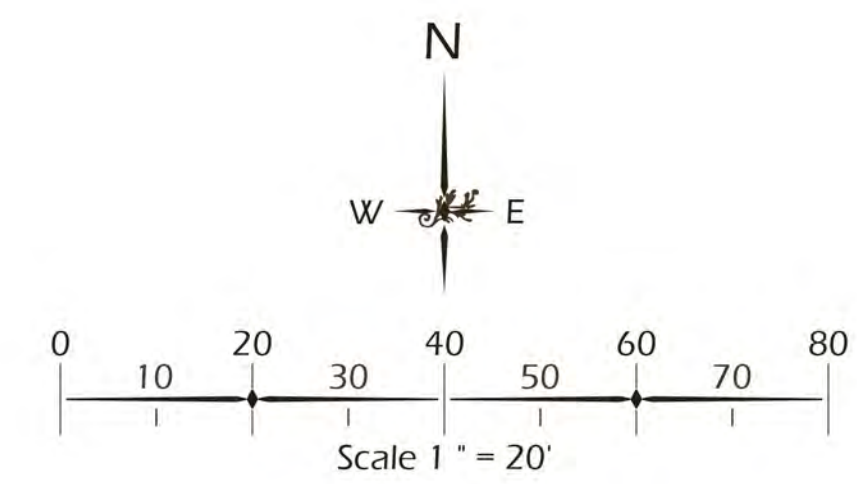
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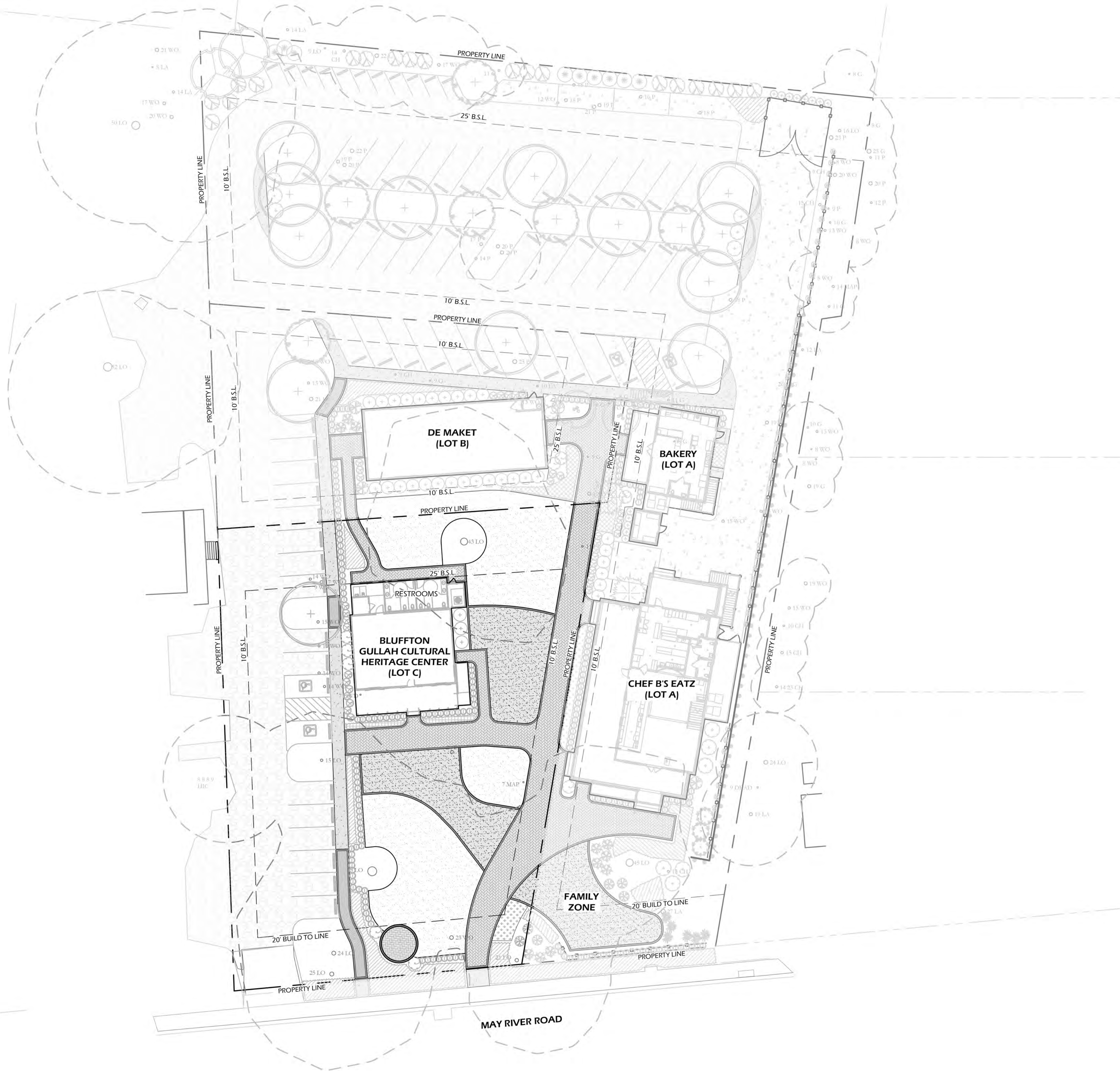
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**OVERALL PLAN  
PROPOSED CONDITIONS  
(LOT B)**

DRAWING NUMBER  
**L11**

LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. BUILDING FOOTPRINT REVISED AND SHIFTED NORTHWARD TO GIVE MORE ROOM BETWEEN LIVE OAK







REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
ASSEMBLY/CIVIC	2,018	1 SPACES/1,000 S.F.	2
TOTAL REQUIRED SPACES			2

PARKING SUMMARY		
DESCRIPTION	PARKING SPACES	
CAR	11	
ACCESSIBLE CAR / VAN	2	
GOLF CART	0	
TOTAL PARKING SPACES		13

NOTE:  
1. UP TO 25% OF ALL PARKING AREAS MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).  
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).

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MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

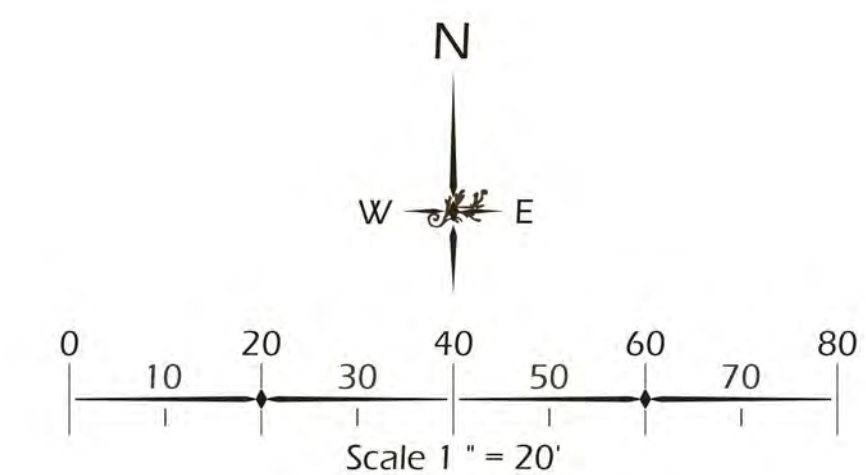
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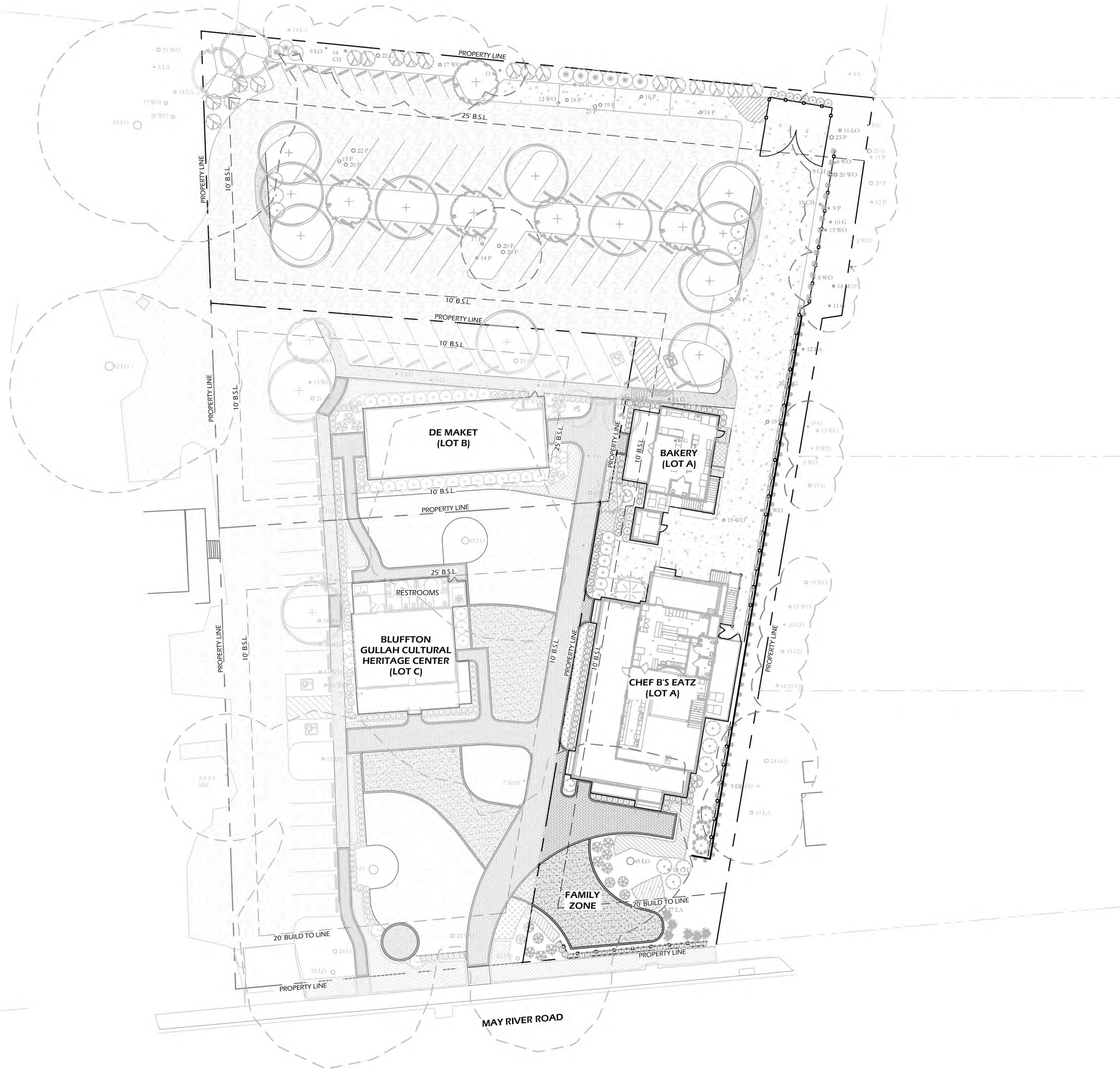
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**OVERALL PLAN  
PROPOSED CONDITIONS  
(LOT C)**

DRAWING NUMBER  
**L12**







REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
RESTAURANT (MAIN)	5,416	6 SPACES/1,000 S.F.	33
RESTAURANT (BAKERY)	1,600	6 SPACES/1,000 S.F.	10
TOTAL REQUIRED SPACES			43

NOTE:  
1. CALCULATED AREAS INCLUDE PORCHES, GARDEN STRUCTURE, AND BUSINESS RELATED AREAS OF THE RESTAURANT AND BAKERY.

PARKING SUMMARY		
DESCRIPTION	PARKING SPACES	
CAR	31	
ACCESSIBLE CAR / VAN	1	
GOLF CART	11	
TOTAL PARKING SPACES		43

NOTE:  
1. UP TO 25% OF ALL PARKING AREAS MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).  
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).

Section IX, Item #1.

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MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

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**OVERALL PLAN  
PROPOSED CONDITIONS  
(LOT A)**

DRAWING NUMBER

**L13**



GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. 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.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 CONSTRUCTION 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.
11. 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.
12. 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.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. 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.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. 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 UPSLOPE 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-DISTURBING 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 LEVELS 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. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
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. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9% UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. 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.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. 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.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. 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. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. 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.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. INSTALLING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

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.

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, TARRIED 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 STOCKPIILING 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 PAVED, SYNTHETIC TURF, PREVIOUS 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.

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.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. 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.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. 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.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED 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.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEDING, 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.
10. 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.
11. 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.
12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEIOUS MATTER.

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.



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WRITTEN MATERIAL SHALL NOT BE USED  
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CONSENT OF WJK LTD.  
THIS SHEET TO SCALE AT 24"x36"

MASTER DEVELOPMENT PLANS  
FOR  
MA DAISY'S PORCH  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
CHECKED BY: BW

PERMIT SET

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10-06-2023 REVISION - 02  
11-07-2023 REVISION - 03

DRAWING TITLE  
PROJECT NOTES

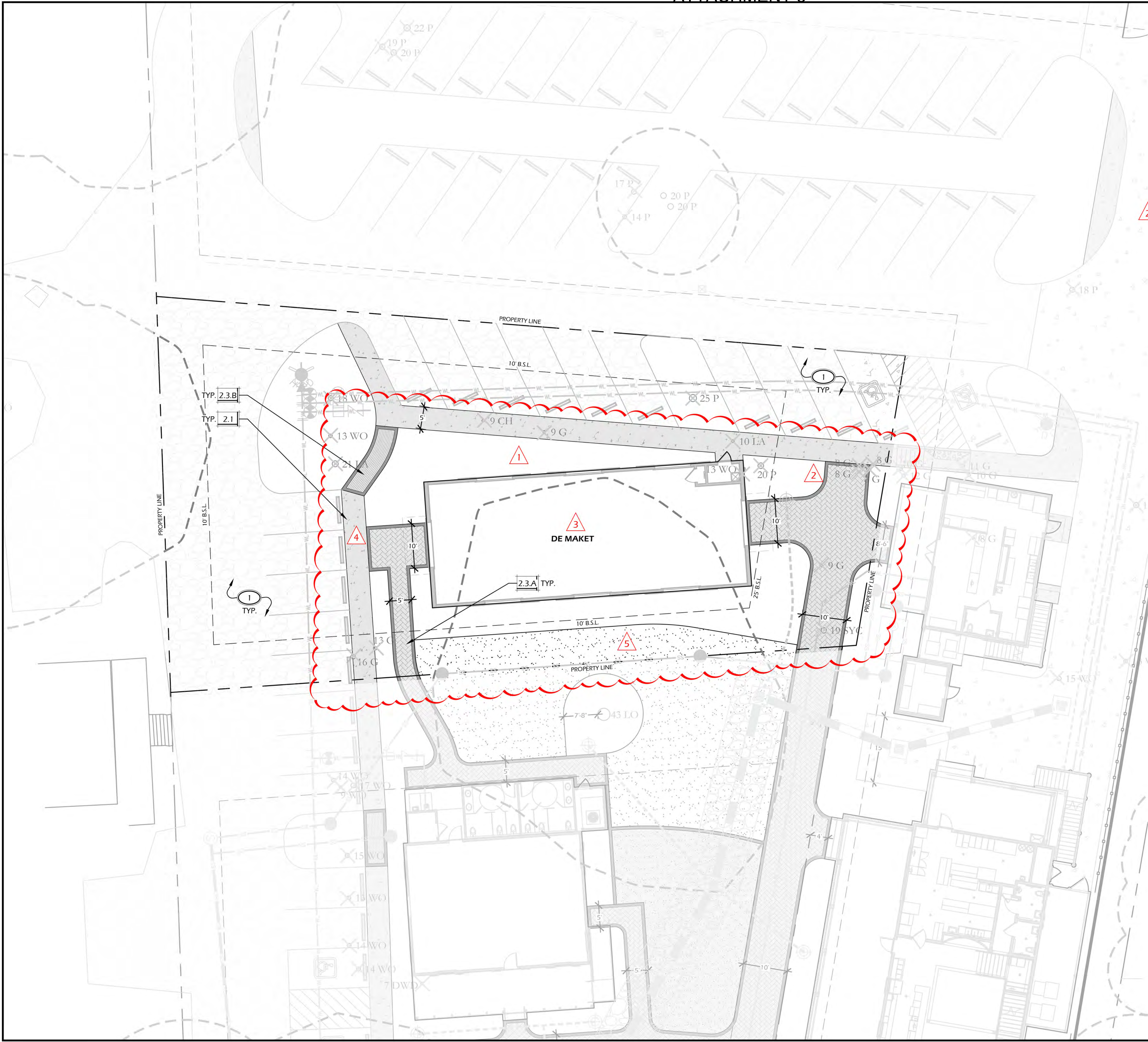
DRAWING NUMBER

L30

\*\*\*\*CAUTION\*\*\*\*







PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		TABBY CONCRETE WALK	1/L600
2.2		AGGREGATE WALK	2/L600
2.3		PAVER WALK A: HERRINGBONE B: RUNNING BOND	3/L600
NA		BORDERS (REFER TO DETAILS 2/L600 & 3/L600)	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.

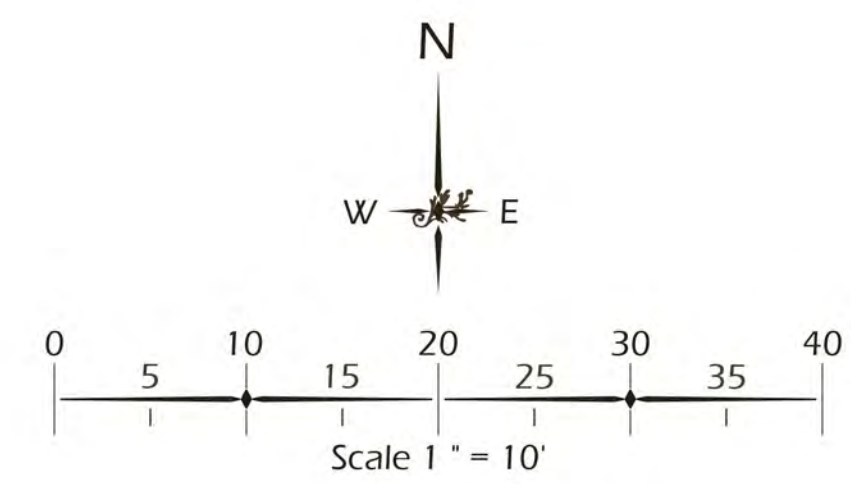
SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
6.1	BRICK COLUMN	7/L600

KEY SHEET REFERENCE NOTES:

- 1 PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR ROAD, PARKING LOT, AND GRADING INFORMATION.

LANDSCAPE ARCHITECTURAL REVISIONS - #03

1. REMOVED WALKWAY PORTIONS AND AGGREGATE WALK UNDER PREVIOUSLY SHOWN STAIRS.
2. REMOVED BRICK COLUMNS.
3. BUILDING FOOTPRINT SHIFTED, HARDSCAPES SHIFTED TO MATCH.
4. PAVER WALKWAY TIED INTO PARKING SIDEWALK.
5. ± 515 SF OF SYNTHETIC TURF ADDED.



Section IX, Item #1.

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MASTER DEVELOPMENT PLANS  
FOR  
MA DAISY'S PORCH  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
DRAWN BY:	CK
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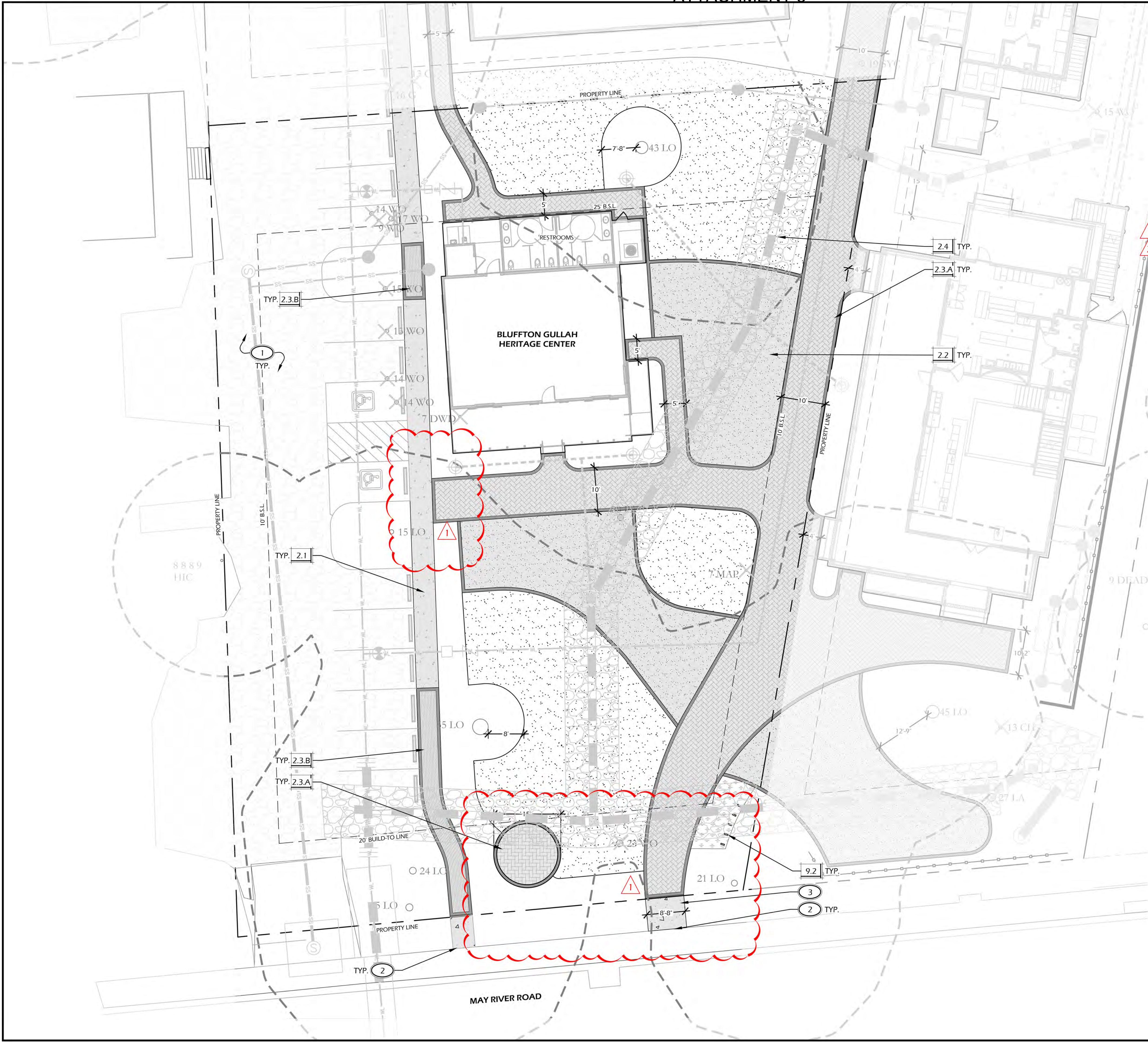
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11-07-2023	REVISION - 03

DRAWING TITLE  
KEY SHEET  
(LOT B)

DRAWING NUMBER  
L100





PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		TABBY CONCRETE WALK	1/L600
2.2		AGGREGATE WALK	2/L600
2.3		PAVER WALK A: HERRINGBONE B: RUNNING BOND	3/L600
2.4		SYNTHETIC TURF	4/L600
NA		BORDERS (REFER TO DETAILS 2/L600, 3/L600, & 4/L600)	NA

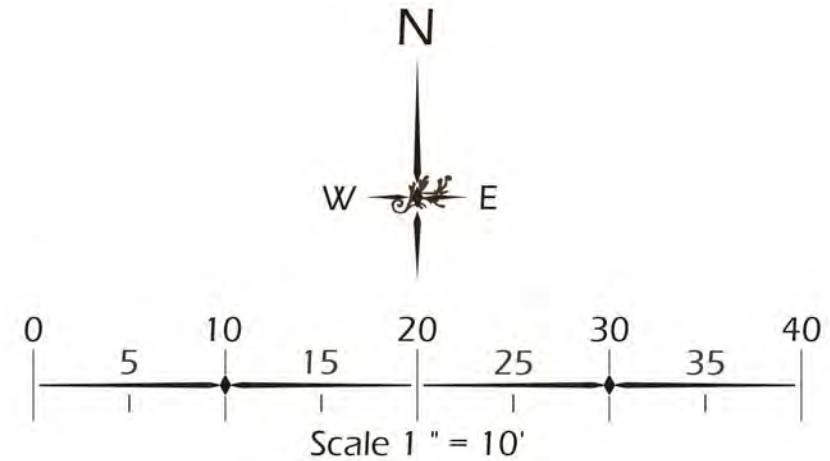
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SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
6.1	BRICK COLUMN	7/L600
9.1	GARDEN STRUCTURE	1/L603
9.2	BIKE RACKS (QTY: 5)	2/L602

- KEY SHEET REFERENCE NOTES:**
- PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR ROAD, PARKING LOT, AND GRADING INFORMATION.
  - TIE THE PROPOSED CONCRETE INTO EXISTING CONCRETE SIDEWALK SMOOTHLY AND EVENLY.
  - THIS SECTION OF CONCRETE WALK TO MATCH FINISH OF EXISTING SIDEWALK ALONG MAY RIVER ROAD.

**LANDSCAPE ARCHITECTURAL REVISIONS - #03**

- REMOVED BRICK COLUMNS
- GARDEN STRUCTURE REMOVED FROM SCOPE, REPLACED WITH PAVER WALK



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MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
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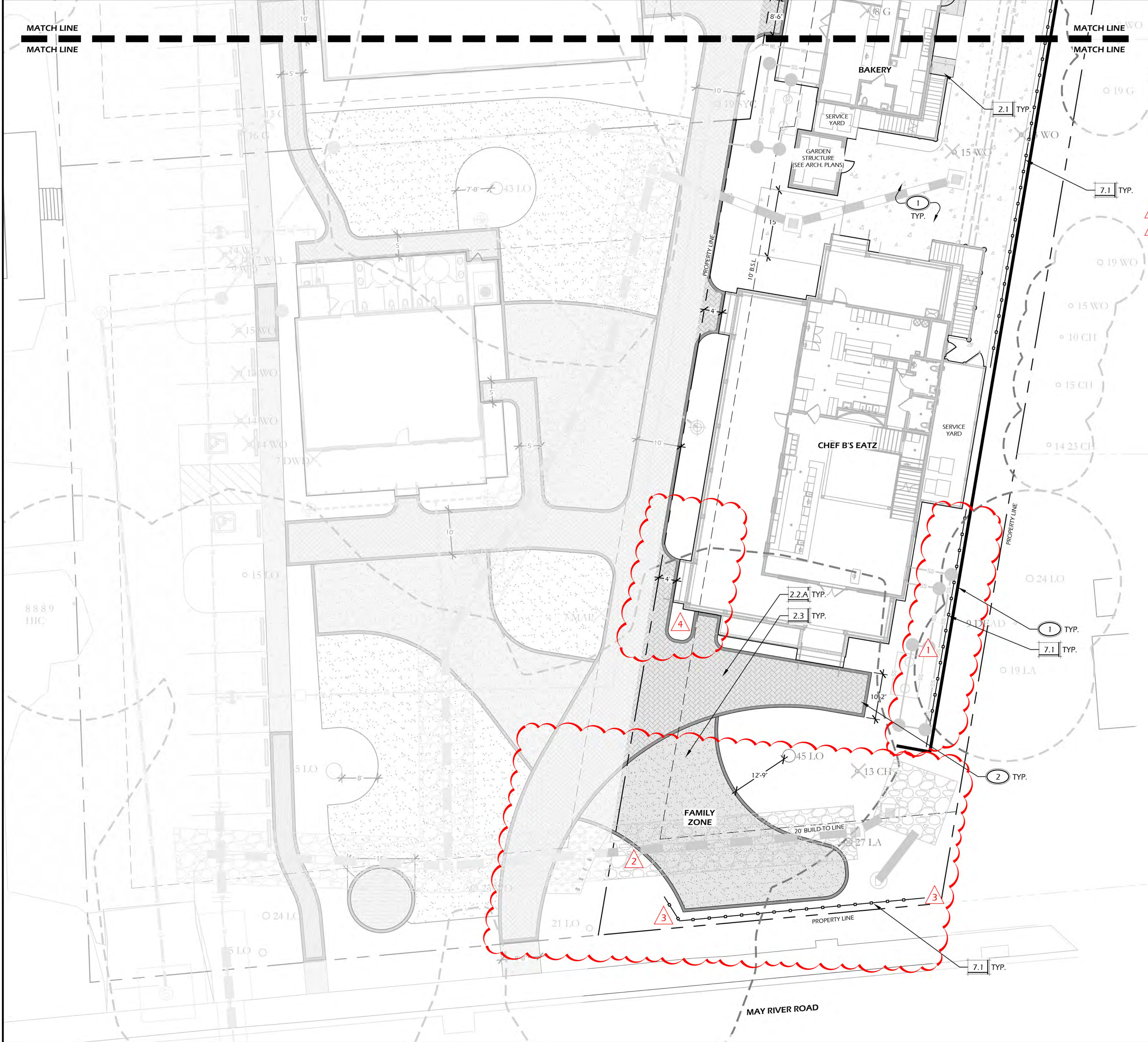
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DRAWING TITLE  
**KEY SHEET  
(LOT C)**

DRAWING NUMBER  
**L101**





PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		TABBY CONCRETE WALK	1/L600
2.2		PAVER WALK A: HERRINGBONE B: RUNNING BOND	3/L600
2.3		AGGREGATE WALK	2/L600
NA		BORDERS (REFER TO DETAILS 2/L600, 3/L600, & 4/L600)	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.

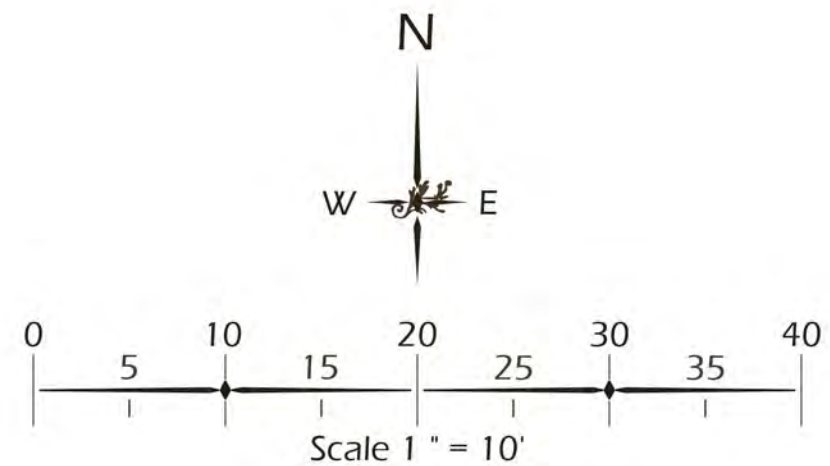
SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
6.1	SEAT WALL	6/L600
6.2	BRICK COLUMN	7/L600
7.1	FENCE (TYPE 1)	1/L601

KEY SHEET REFERENCE NOTES:

- PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR ROAD, PARKING LOT, RETAINING WALL, AND GRADING INFORMATION.
- SITE FURNISHINGS TO BE PROVIDED BY OWNER.

LANDSCAPE ARCHITECTURAL REVISIONS - #03

- FENCE ADDED ALONG TOP OF RETAINING WALL
- SEAT WALL REMOVED ON EAST SIDE OF FAMILY ZONE
- BRICK COLUMNS REMOVED FROM PLAN
- PAVER WALK SHAPE CHANGED IN RESPONSE TO ARCHITECTURE CHANGE



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BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
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DRAWING TITLE  
**KEY SHEET  
(LOT A-1)**

DRAWING NUMBER  
**L102**



SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
7.1	DUMPSTER ENCLOSURE	1/L602
7.2	FENCE (TYPE 1)	1/L601

**KEY SHEET REFERENCE NOTES:**

1 PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR ROAD, PARKING LOT, AND GRADING INFORMATION.

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BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
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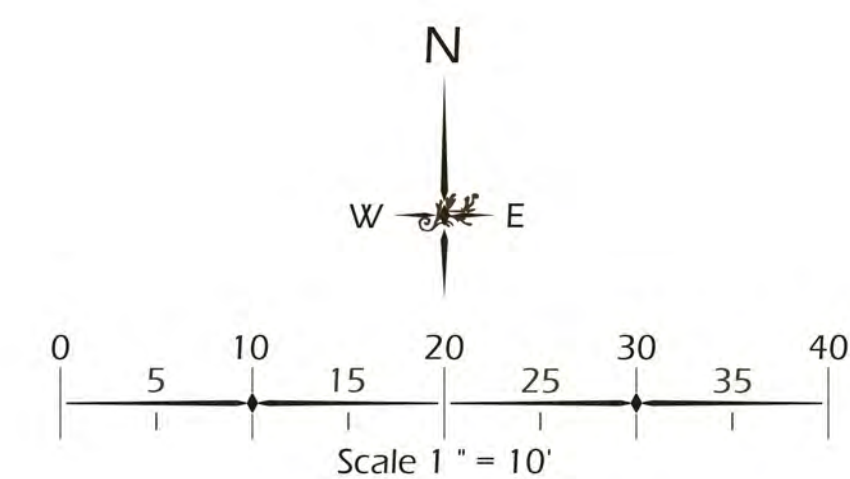
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11-07-2023	REVISION - 03

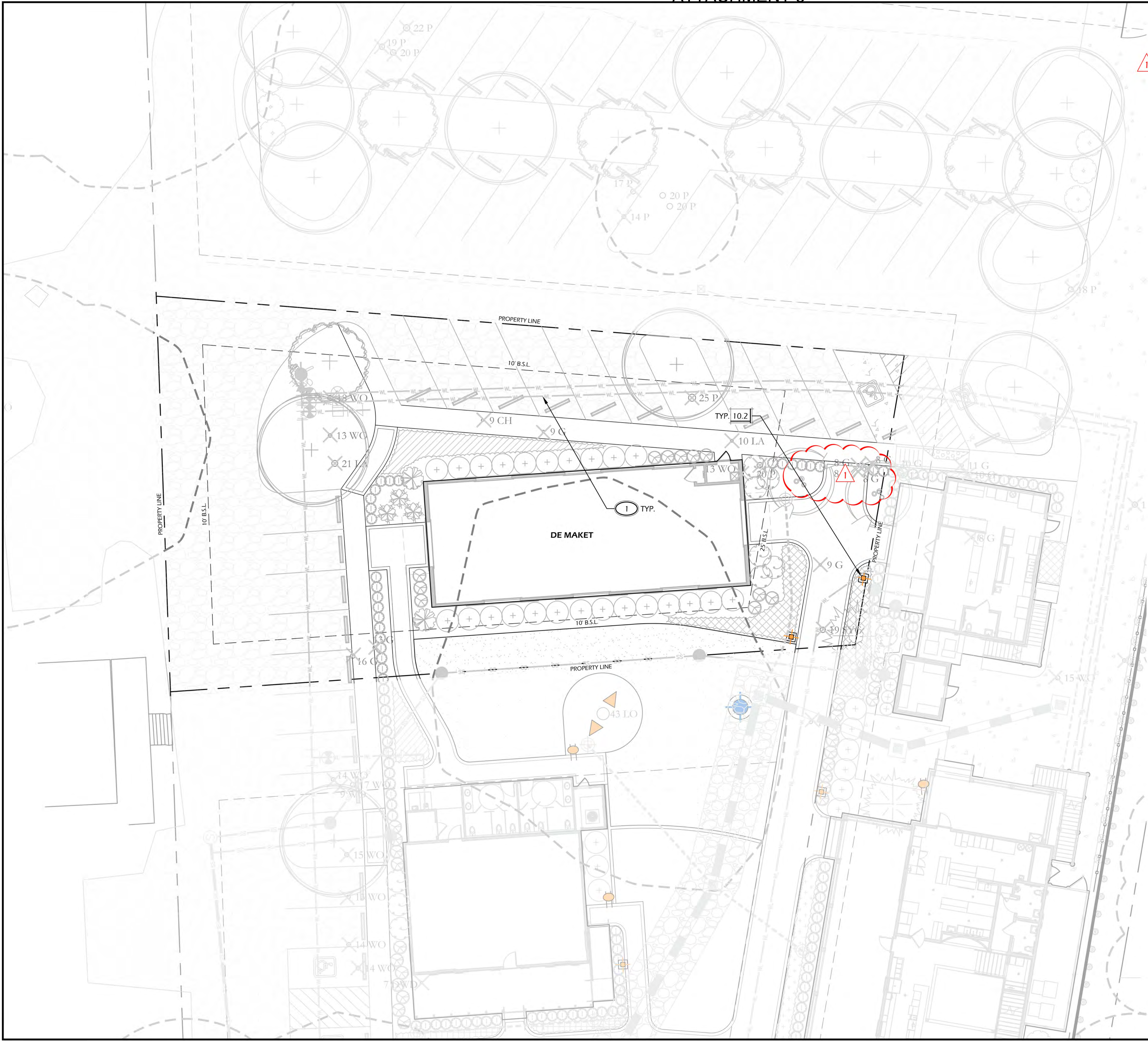
DRAWING TITLE  
**KEY SHEET  
(LOT A-2)**

DRAWING NUMBER

# L103







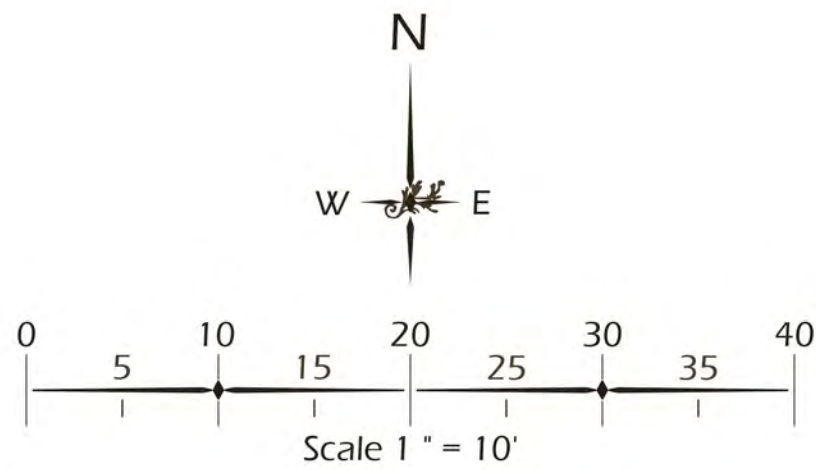
LIGHTING & UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		0	GAS LANTERN	5/L601
10.2		1	PATH LIGHT	3/L601
10.3		0	UP LIGHT	4/L601
12.1		0	G.F.I. OUTLET	6/L601

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

UTILITIES REFERENCE NOTES:

- 1 SUBSURFACE UTILITIES AND PARKING LOT LIGHTING BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR INFORMATION.

LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. GAS LANTERNS REMOVED



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FOR  
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LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
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REVISIONS:	
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DRAWING TITLE  
**UTILITY & LIGHTING PLAN  
(LOT B)**

DRAWING NUMBER

**L400**





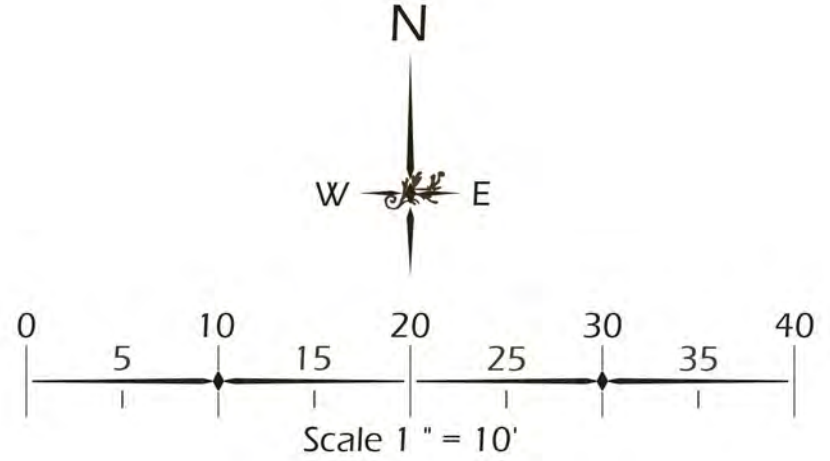
LIGHTING & UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		0	GAS LANTERN	5/L601
10.2		2	PATH LIGHT	3/L601
10.3		4	UP LIGHT	4/L601
12.1		5	G.F.I. OUTLET	6/L601
10.4		3	BIKE RACK LIGHTS	2/L602

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

UTILITIES REFERENCE NOTES:

- 1 SUBSURFACE UTILITIES AND PARKING LOT LIGHTING BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR INFORMATION.
- 2 BOTTLE TREE ART FIXTURE BY OTHERS., CONTRACTOR TO PROVIDE POWER SUPPLY FOR ILLUMINATION.
- 3 REMOVE ANY EXISTING LIGHTING FROM FROM EXISTING TREES TO REMAIN

LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. GAS LANTERNS REMOVED



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FOR  
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LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
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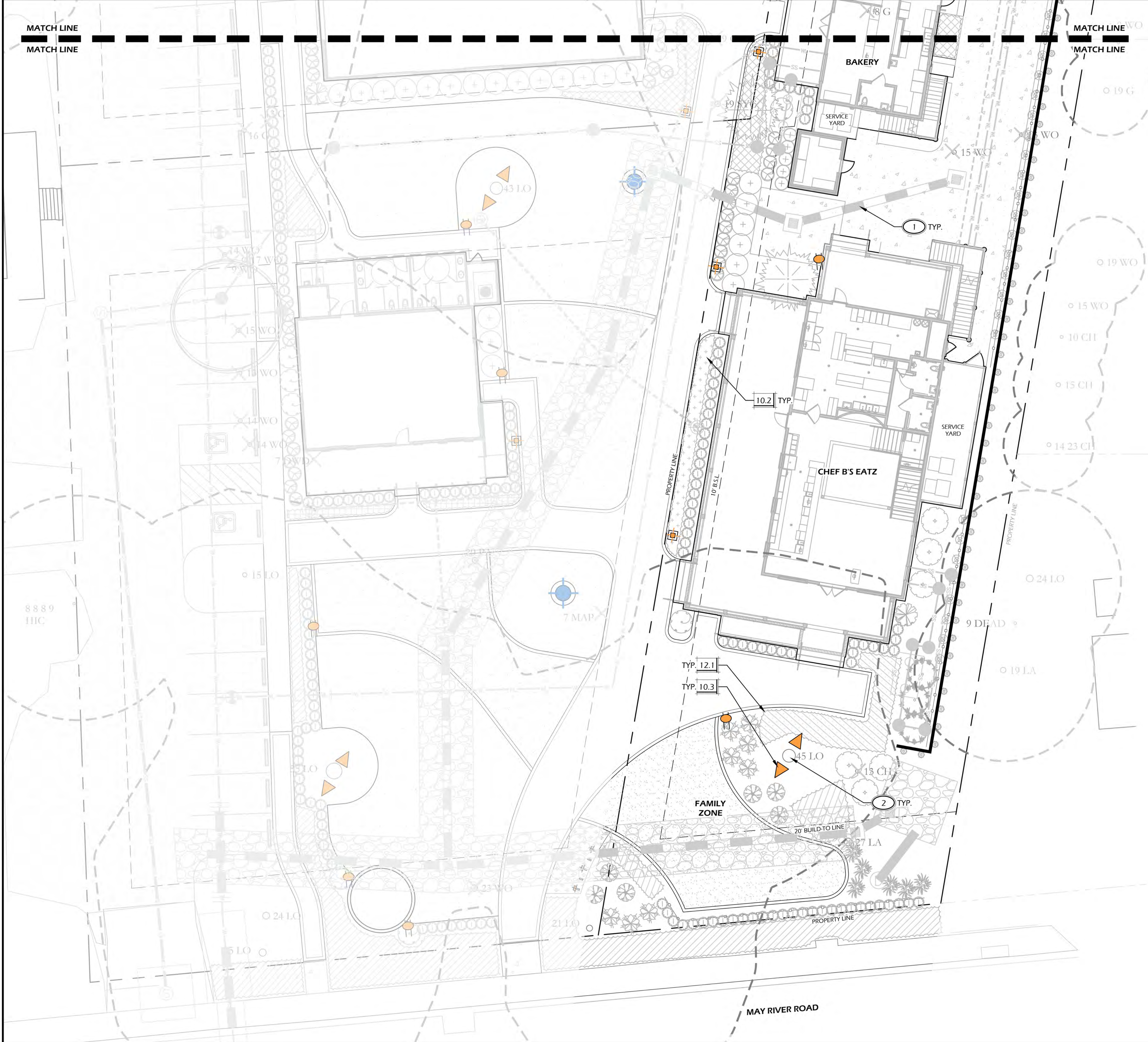
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DRAWING TITLE  
**UTILITY & LIGHTING PLAN  
(LOT C)**

DRAWING NUMBER  
**L401**



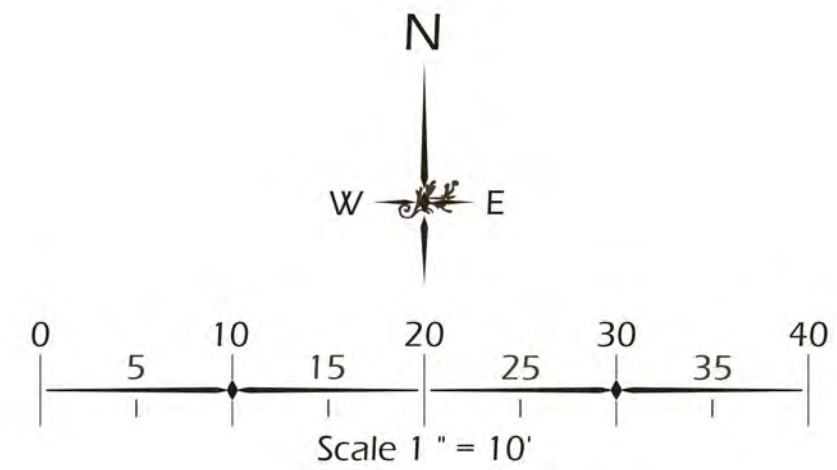


LIGHTING & UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		0	GAS LANTERN	5/L601
10.2		3	PATH LIGHT	3/L601
10.3		2	UP LIGHT	4/L601
12.1		2	G.F.I. OUTLET	6/L601

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

UTILITIES REFERENCE NOTES:

- SUBSURFACE UTILITIES AND PARKING LOT LIGHTING BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR INFORMATION.
- REMOVE ANY EXISTING LIGHTING FROM EXISTING TREES TO REMAIN.



Section IX, Item #1.

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DRAWING TITLE  
**UTILITY & LIGHTING PLAN  
(LOT A-1)**

DRAWING NUMBER  
**L402**



**UTILITIES REFERENCE NOTES:**

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LANDSCAPE  
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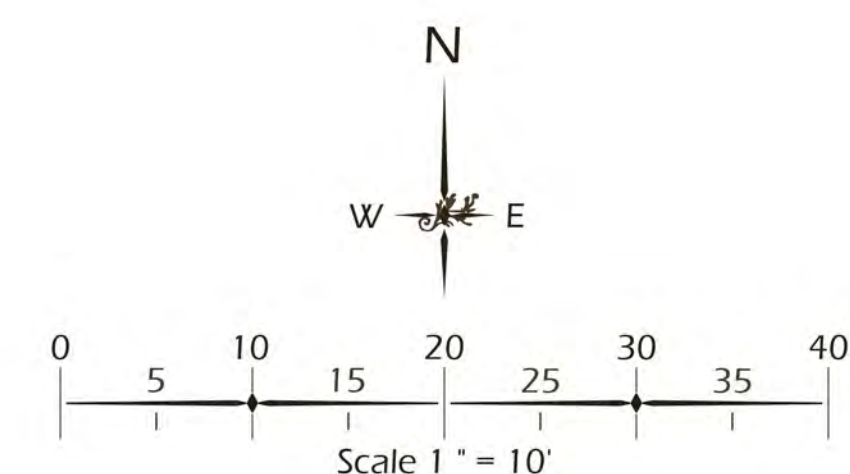
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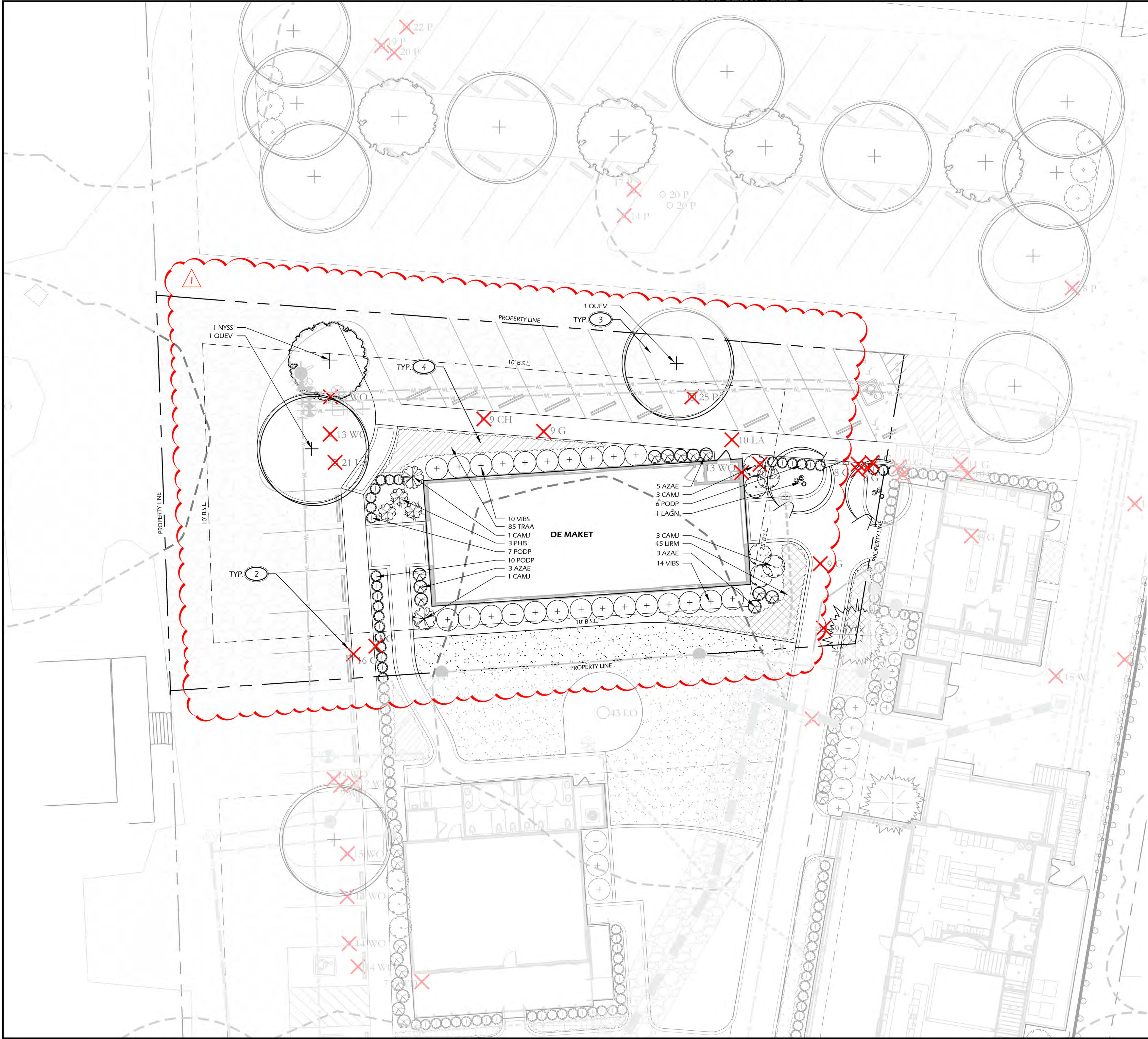
DRAWING TITLE  
**UTILITY & LIGHTING PLAN  
(LOT A-2)**

DRAWING NUMBER

# L403







PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L504
14.2	PALM TREE PLANTING	2/L504
14.3	SHRUB PLANTING	3/L504
14.4	GROUND COVER PLANTING	4/L504

PLANT KEY LEGEND

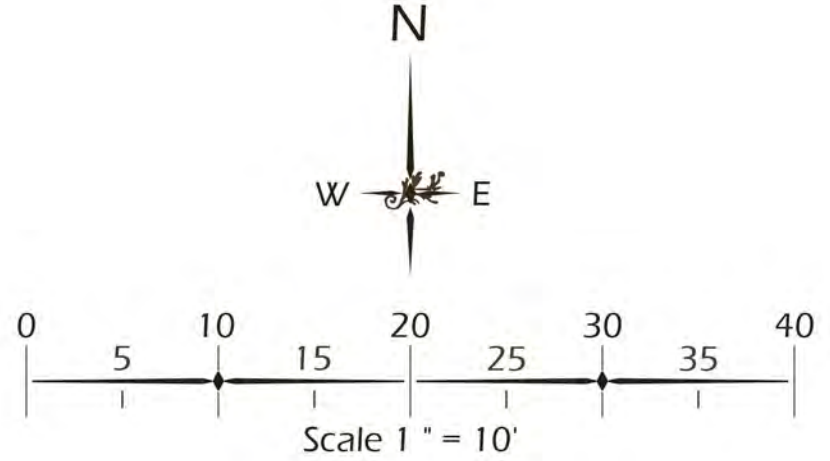
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
QUEV	Quercus virginiana	Live Oak
ILEE	Ilex x attenuata 'East Palatka'	East Palatka Holly
JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGG	Magnolia grandiflora	Southern Magnolia
NYSS	Nyssa sylvatica	Black Gum
<b>SHRUBS</b>		
AZAE	Azalea x encore	Encore Azalea
CALA	Callicarpa americana	Beauty Berry
CAMJ	Camellia japonica	Japanese Camellia
CAMS	Camellia sasanqua	Sasanqua Camellia
ILLF	Illicium floridanum	Florida Anise
ILLP	Illicium parviflorum	Yellow Anise
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
PHIS	Philodendron selloum	Cut-Leaf Philodendron
<b>ORNAMENTAL GRASSES &amp; FERNS</b>		
DRYE	Dryopteris erythrosora	Autumn Fern
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
ALPZ	Alpinia zerumbet	Variegated Shell Ginger
ASPE	Aspidistra elatior	Cast Iron Plant
DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily
FICP	Ficus pumila	Creeping Fig
LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope
TRAA	Trachelospermum asiaticum	Asiatic Jasmine
TRAJ	Trachelospermum jasminoides	Confederate Jasmine

PLANTING REFERENCE NOTES:

- EXISTING TREES TO REMAIN.
- EXISTING TREES TO BE REMOVED.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
- COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (WARD EDWARDS).

LANDSCAPE ARCHITECTURAL REVISIONS - #03

- PLANTING SCHEME CHANGED TO REFLECT ARCHITECTURAL AND SITE PLAN CHANGES.



Section IX, Item #1.

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MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
DRAWN BY:	CK
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DRAWING TITLE  
**PLANTING PLAN  
(LOT B)**

DRAWING NUMBER  
**L500**



### PLANT KEY LEGEND

**PLANTING REFERENCE NOTES:**

- 1 EXISTING TREES TO REMAIN.
- 2 EXISTING TREES TO BE REMOVED.
- 3 MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- 4 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- 5 COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
- 6 PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
- 7 COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (WARD EDWARDS).
- 8 KEEP HARDWOOD MULCH CLEAR AROUND BIKE RACKS.

LANDSCAPE ARCHITECTURAL REVISIONS - #03

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1. PLANTING SCHEME CHANGED TO REFLECT ARCHITECTURAL AND SITE PLAN CHANGES.

MASTER DEVELOPMENT PLANS  
FOR  
MA DAISY'S PORCH  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

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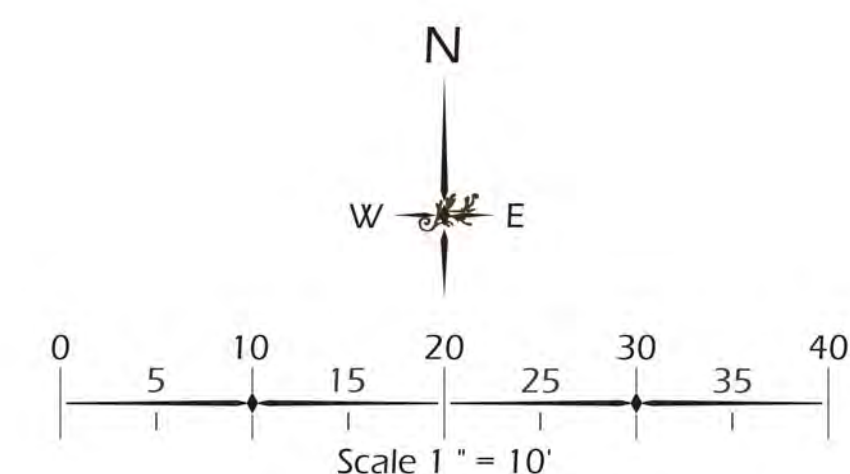
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DRAWING TITLE  
**PLANTING PLAN  
(LOT C)**

DRAWING NUMBER

**L50 1**





MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

PERMIT SET

DRAWING TITLE  
**PLANTING PLAN  
(LOT A-1)**

L502

### PLANT KEY LEGEND

<u>Abbrev</u>	<u>Botanical Name</u>	<u>Common Name</u>
<b>TREES</b>		
QUEV	Quercus virginiana	Live Oak
ILEE	Ilex x attenuata 'East Palatka'	East Palatka Holly
JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGG	Magnolia grandiflora	Southern Magnolia
NYSS	Nyssa sylvatica	Black Gum

SHRUBS		
AZAE	Azalea x encore	Encore Azalea
CALA	Callicarpa americana	Beauty Berry
CAMJ	Camellia japonica	Japanese Camellia
CAMS	Camellia sasanguka	Sasanqua Camellia
ILFL	Illicium floridanum	Florida Anise
ILLP	Illicium parviflorum	Yellow Anise
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
PHIS	Philodendron sellowii	Cut-Leaf Philodendron

<b>ORNAMENTAL GRASSES &amp; FERNS</b>		
Drye	<i>Dryopteris erythrosora</i>	Autumn Fern

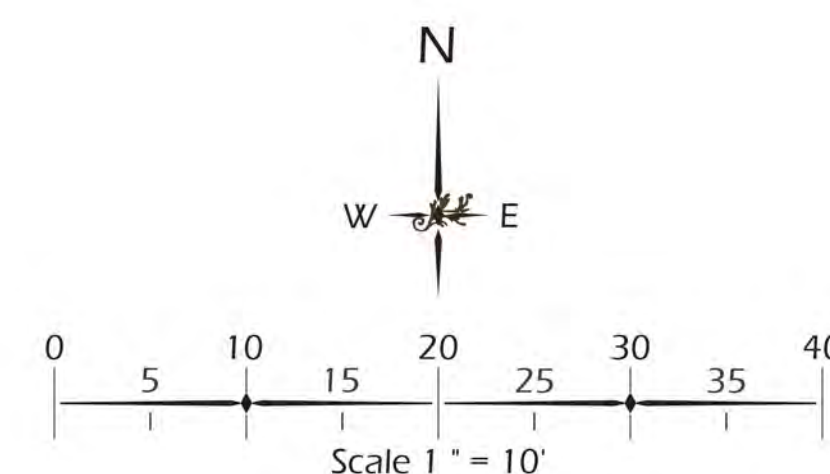
GROUND COVERS, VINES & PERENNIALS		
ALPZ	Alpinia zerumbet	Variegated Shell Ginger
ASPE	Aspidistra elatior	Cast Iron Plant
DIAY	Dianella tasmanica 'Variegata'	Variegated Flax Lily
FICP	Ficus pumila	Creeeping Fig
LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope
TRAA	Trachelospermum asiaticum	Asiatic Jasmine
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 SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
5. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
6. PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
7. COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (WARD EDWARDS).
8. FIELD ADJUST PLANTINGS AROUND EXISTING TREE ROOTS.

## LANDSCAPE ARCHITECTURAL REVISIONS - #03

- ### 1. PLANTING SCHEME CHANGED TO REFLECT ARCHITECTURAL AND SITE PLAN CHANGES





### PLANT KEY LEGEND

**PLANTING REFERENCE NOTES:**

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.
3. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
4. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
5. COORDINATE SHRUB AND TREE LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
6. FIELD ADJUST BUFFER PLANTINGS AS NECESSARY TO FILL IN GAPS IN EXISTING VEGETATION AND PROVIDE THE MOST SCREENING PRACTICABLE.
7. COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (WARD EDWARDS).
8. PRUNE ANY LOW HANGING OR ENCRORCHING LIMBS ALONG BACK BUFFER TO ALLOW FOR VEHICULAR CLEARANCE.

MASTER DEVELOPMENT PLANS  
FOR  
MA DAISY'S PORCH  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
DRAWN BY:	CK
CHECKED BY:	BW

PERMIT SET

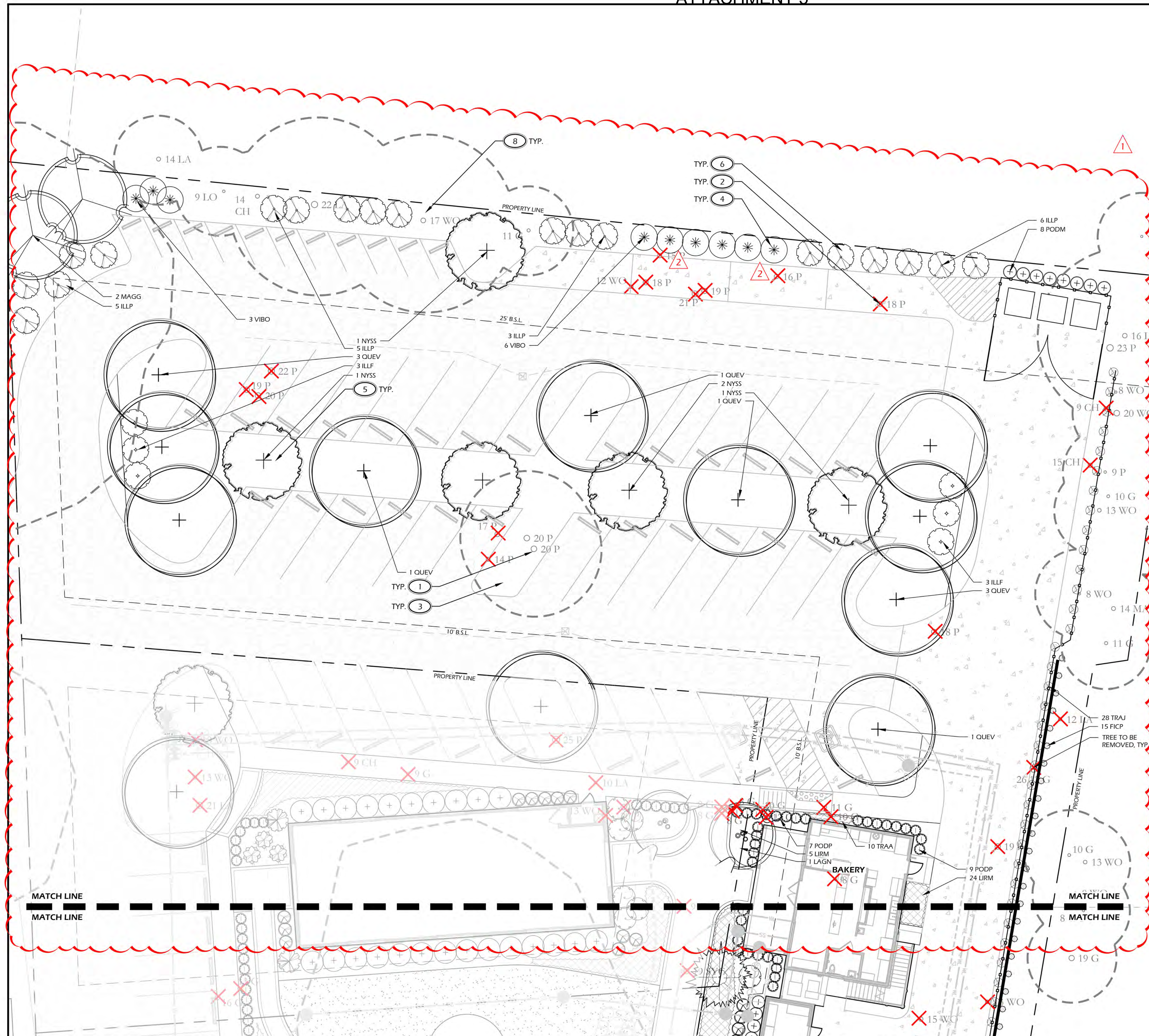
REVISIONS:	
05-23-2023	REVISION - 01
10-06-2023	REVISION - 02
11-07-2023	REVISION - 03

DRAWING TITLE  
**PLANTING PLAN  
(LOT A-2)**

DRAWING NUMBER

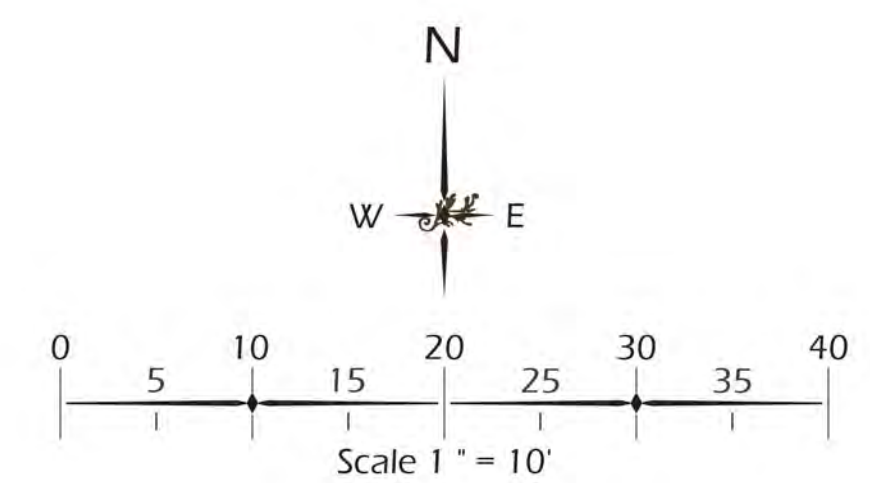
503

Page 67

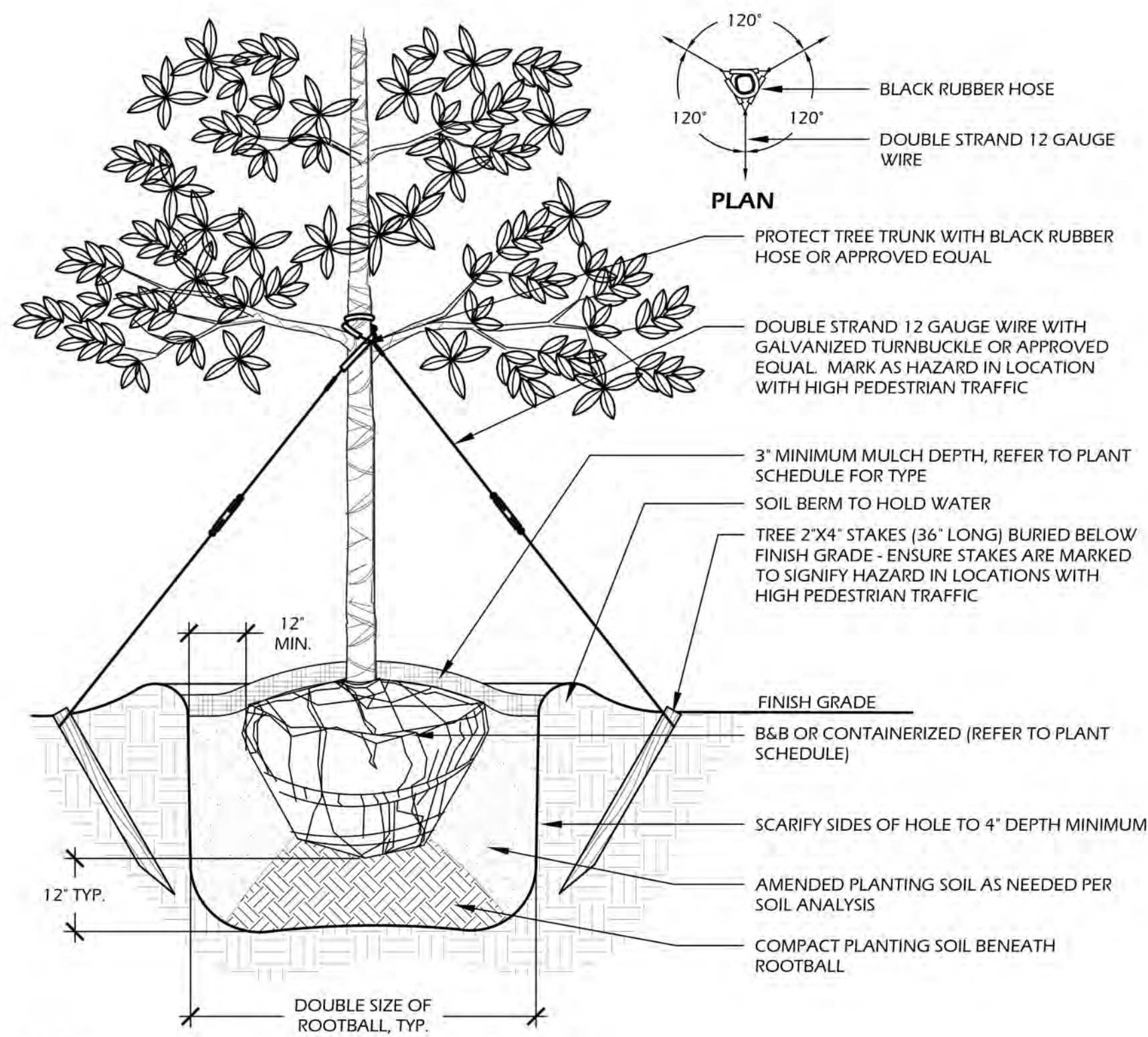


**LANDSCAPE ARCHITECTURAL REVISIONS - #03**

1. PLANTING SCHEME CHANGED TO REFLECT ARCHITECTURAL AND SITE PLAN CHANGES.
2. ADDITIONAL TREES REMOVED





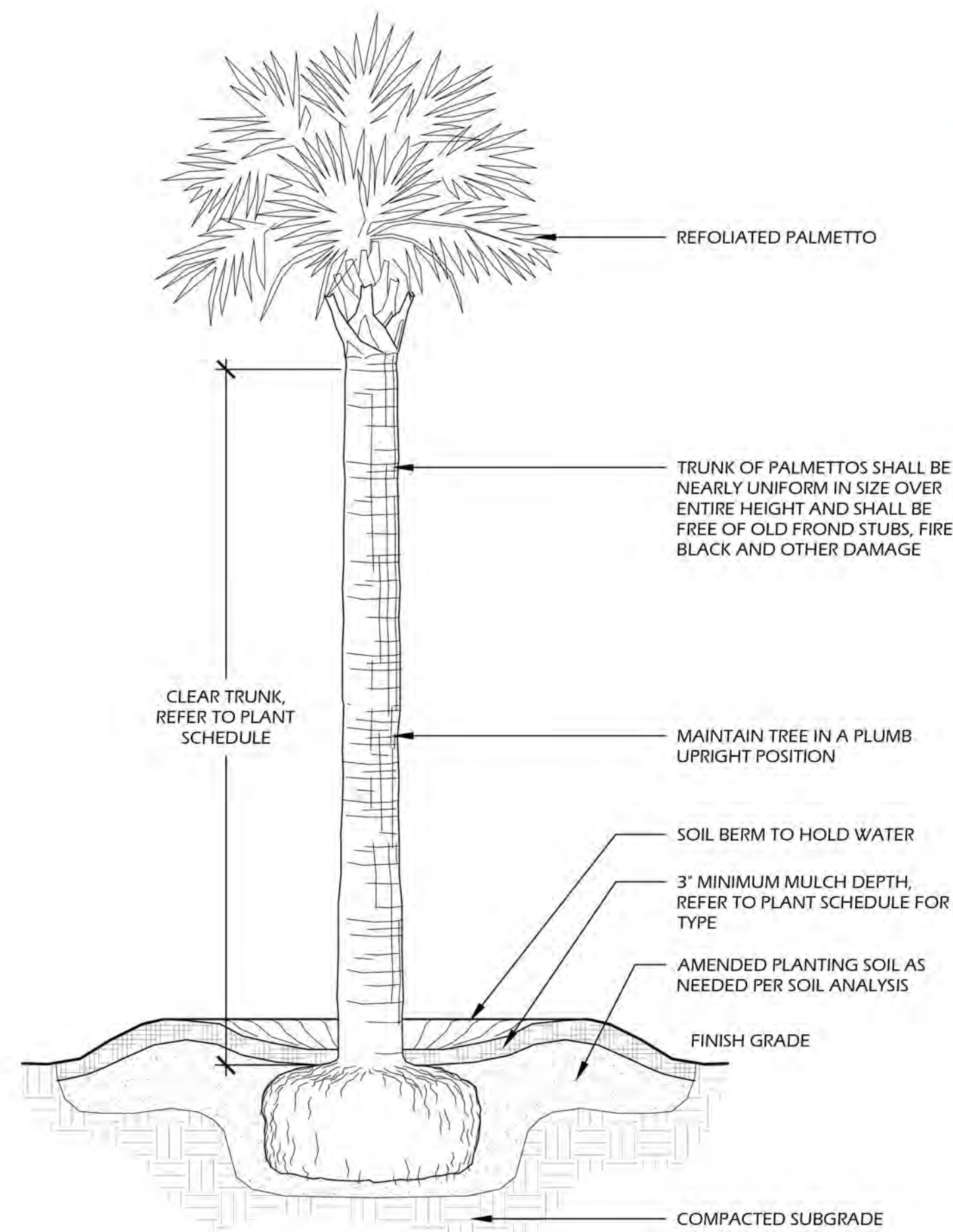


## NOTES:

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 L504 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 REFOOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

# 2 L504 PALM TREE PLANTING

SCALE: N.T.S.

## PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
<b>TREES</b>								
13	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
2	ILEE	Ilex x attenuata 'East Palatka'	East Palatka Holly	6'-8'	3'-5'	30 gal.	-	Full, Single Trunk
3	JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper	5'-7'	2'-3'	30 gal.	-	Full to ground
2	L'AGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
2	MAGG	Magnolia grandiflora	Southern Magnolia	14'-16'	6'-7'	Cont.	4"	Full to ground
6	NYSS	Nyssa sylvatica	Black Gum	14'-16'	6'-7'	Cont.	4"	Full
<b>SHRUBS</b>								
35	AZAE	Azalea x encore	Encore Azalea	24'-30"	24'-30"	7 gal.	-	Full
6	CALA	Calliopsis americana	Beauty Berry	24'-30"	24'-30"	7 gal.	-	Full
3	CAMJ	Camellia japonica	Japanese Camellia	3'-4'	2'-3'	15 gal.	-	Full
13	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
12	ILLF	Illicium floridanum	Florida Anise	30'-36"	24'-30"	7 gal.	-	Full
19	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
13	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	24'-30"	15 gal.	-	Full
206	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
6	SERR	Serehoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
9	VIBO	Viburnum odoratissimum	Sweet Viburnum	30'-36"	24'-30"	7 gal.	-	Full
33	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
11	PHIS	Philodendron selloum	Cut-Leaf Philodendron	24'-30"	24'-30"	7 gal.	-	Full
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
75	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>								
38	ALPZ	Alpinia zerumbet	Variegated Shell Ginger	12'-18"	8'-12"	1 gal.	30" O.C.	Full
0	ASPE	Aspidistra elatior	Cast Iron Plant	12'-18"	8'-12"	1 gal.	24" O.C.	Full
43	DI'AV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	12'-18"	12'-18"	1 gal.	18" O.C.	Full
57	FICP	Ficus pumila	Creeping Fig	4'-6"	8'-12"	1 gal.	6" O.C.	Full
95	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
645	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
51	TRAJ	Trachelospermum jasminoides	Confederate Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
<b>SOD &amp; MULCH</b>								
20,250	MULCHSF	Hardwood	Triple Shredded	-	-	-	-	-

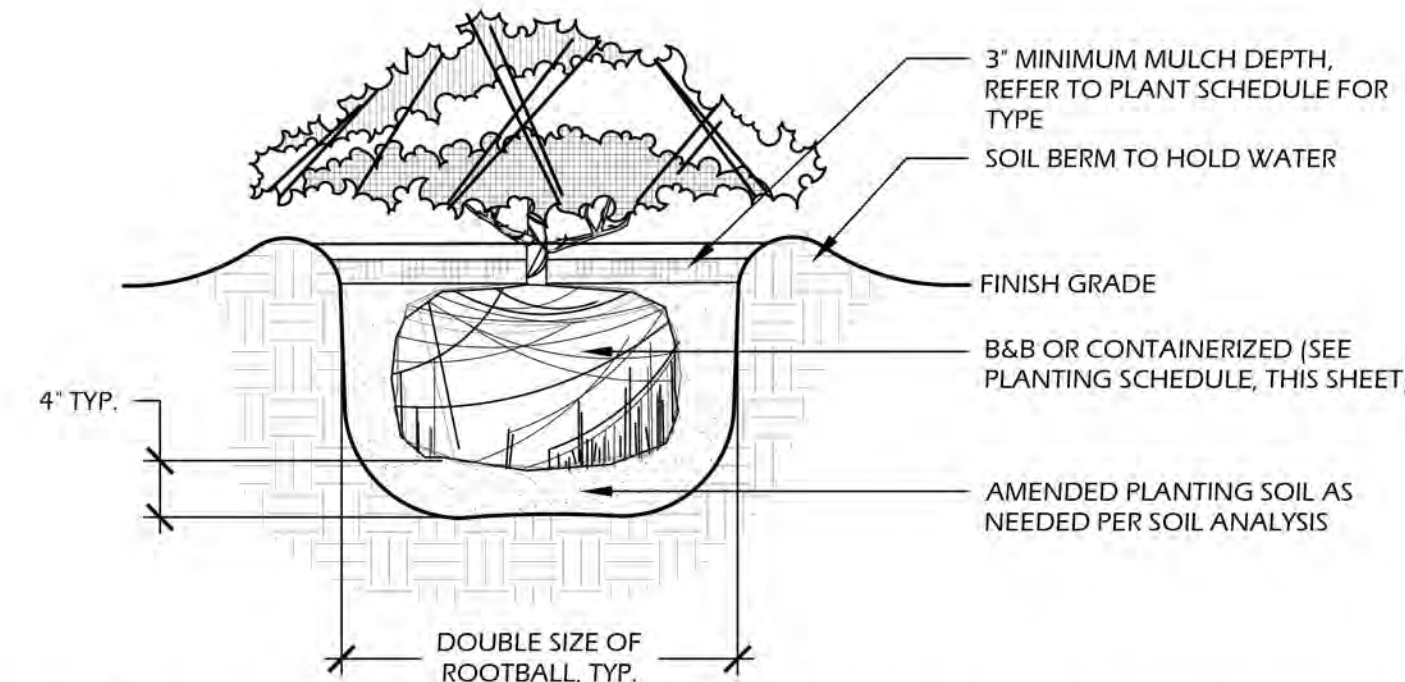
Trees Mitigation						
	24"+	18" - 24"	12" - 18"	8" - 12"	4"+ (Understory)	Undesireable
Trees Removed	LA-27 P-25	P-18 P-16 P-17 P-18 P-18 P-19 P-19 P-20 P-20 P-21 P-22 PLM-20 SYC-19 LA-21	CH-13 CH-15 LA-12 P-15 P-16	CH-9 CH-9 LA-10 MAP-7	DWD-7	GUM-8 GUM-8 GUM-8 GUM-8 GUM-8 GUM-8 GUM-10 GUM-10 GUM-11 GUM-11 GUM-12 GUM-13 GUM-16 GUM-26/12 WOK-9 WOK-12 WOK-13 WOK-13 WOK-13 WOK-13 WOK-14 WOK-14 WOK-14 WOK-15 WOK-17 WOK-18 WOK-23 WOK-15
Total Trees Removed	2	15	5	4	1	29
Multiplier	x 5	x 3	x 2	x 1	x 1	x 1
Required Mitigation	10	45	10	4	1	29
Total Replacement Trees Required (at 2.5" Cal.)						99
Proposed Replacement Trees						42*
Remaining Trees to be Paid Into Tree Fund (at 2.5" Cal.)						57

TREES LEGEND: CH-Cherry, DWD-Dogwood, GUM-Sweet Gum, LA-Laurel Oak, MAP-Maple, P-Pine, PLM-Palmetto, SYC-Sycamore, WOK-Water Oak

\* (4" TREES COUNT AS 2); 21 PROPOSED MITIGATION TREES AT 4" CAL. EACH = 42 TREE CREDITS

## LANDSCAPE ARCHITECTURAL REVISIONS - #03

1. PLANT QUANTITIES UPDATED
2. TREE MITIGATION CHART UPDATED TO REFLECT 4 ADDITIONAL TREES REMOVED

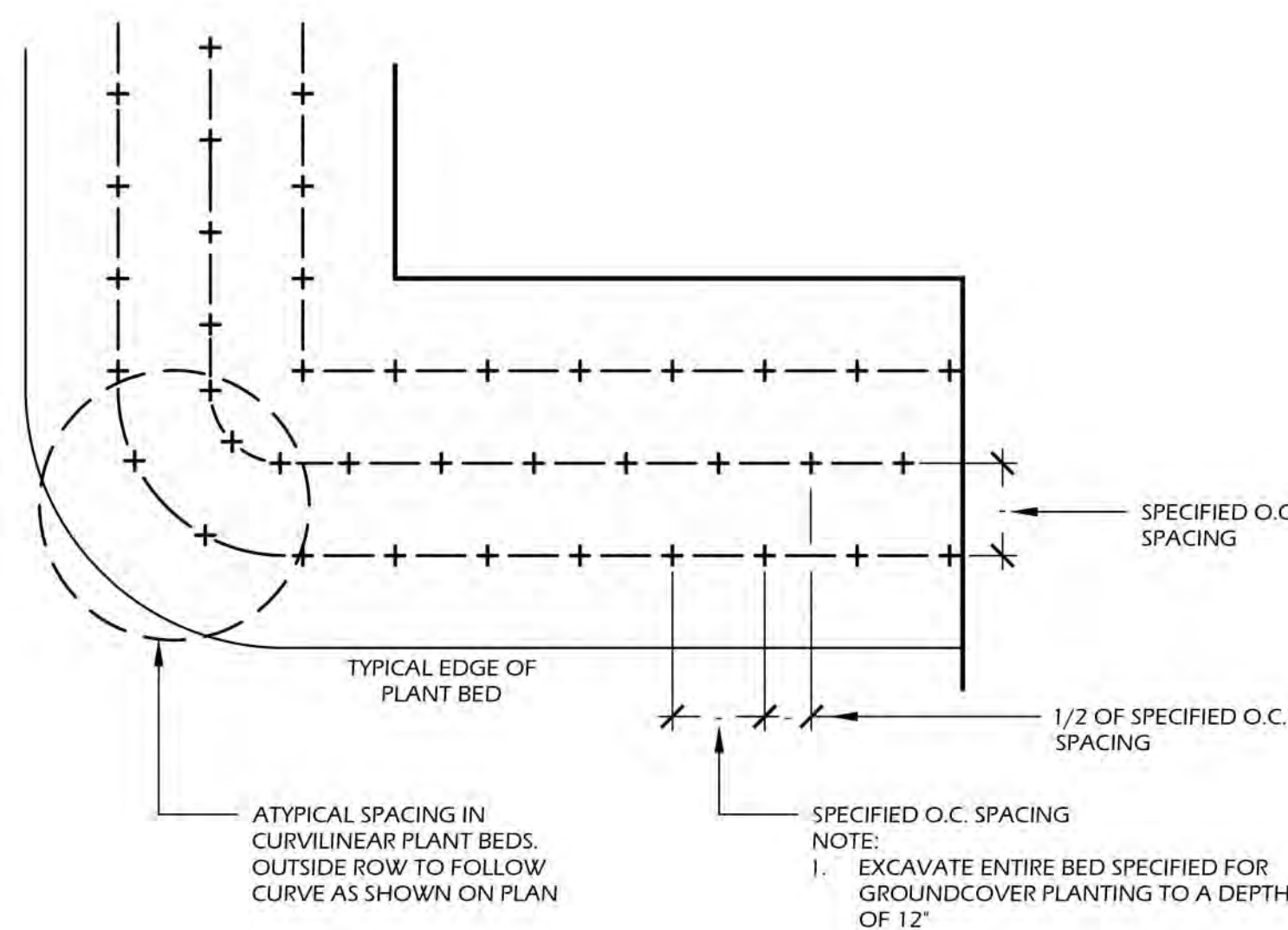


## NOTES:

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.

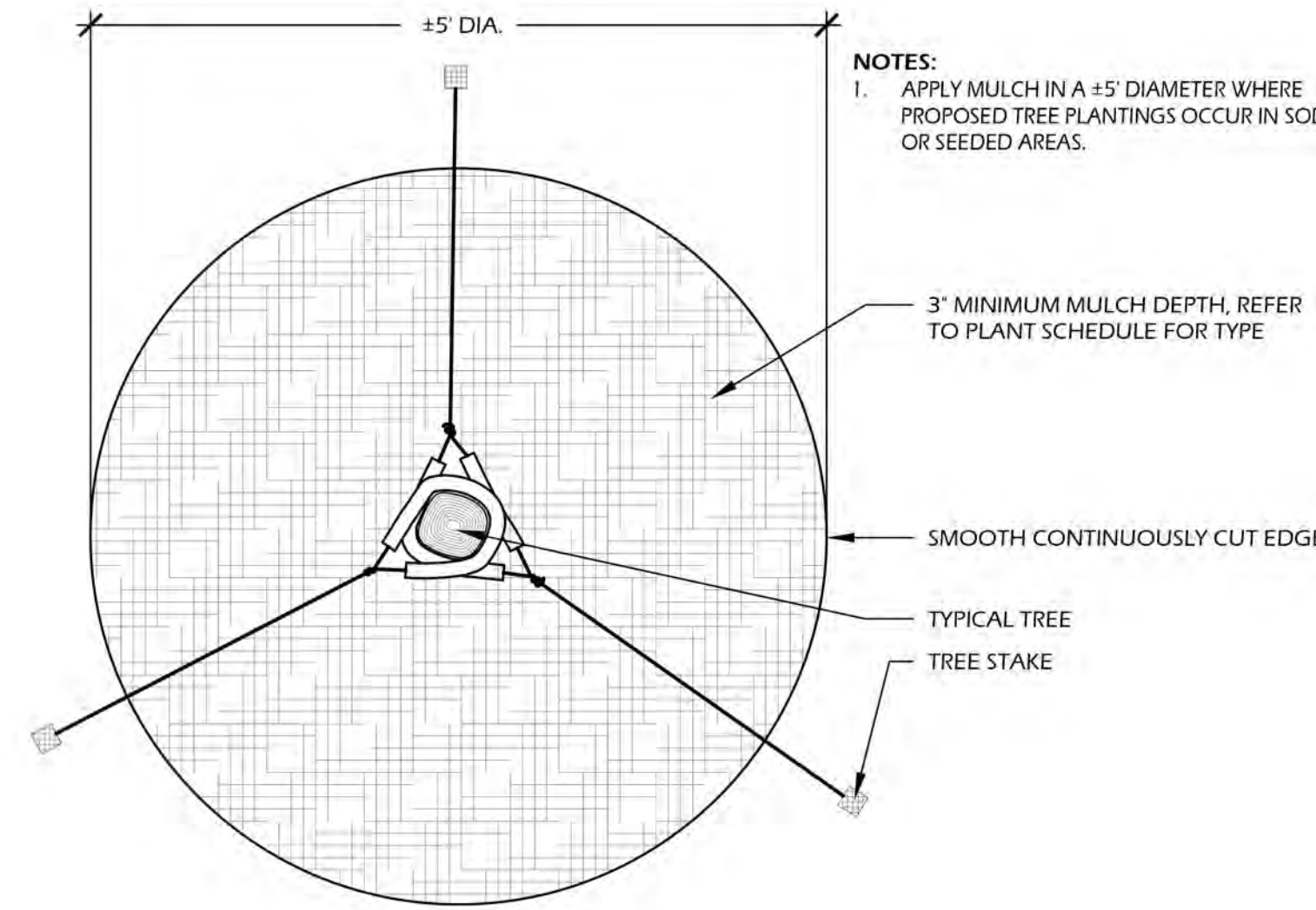
# 3 L504 SHRUB PLANTING

SCALE: N.T.S.



# 4 L504 GROUND COVER PLANTING

SCALE: N.T.S.



## NOTES:

1. APPLY MULCH IN A +5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDING AREAS.

# 5 L504 TREE STAKING

SCALE: N.T.S.

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THIS SHEET TO SCALE AT 24"X36"

# MASTER DEVELOPMENT PLANS FOR MA DAISY'S PORCH LANDSCAPE BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
CHECKED BY: BW

## PERMIT SET

REVISIONS:  
05-23-2023 REVISION - 01  
10-06-2023 REVISION - 02  
11-07-2023 REVISION - 03

DRAWING TITLE  
PLANT SCHEDULE & DETAILS

DRAWING NUMBER

L504





LANDSCAPE SITE WORK NOTES	
	TRIM TREES OF ANY DEAD WOOD AND REMOVE ANY AREAS OF EXCESSIVE SPANISH MOSS BUILDUP, ROOT FERTILIZE TREES TWO TIMES PER YEAR DURING CONSTRUCTION.
	PRUNE TREES AND UNDERSTORY VEGETATION TO REMAIN, REMOVE ANY UNSIGHTLY AND INVASIVE VEGETATION. LANDSCAPE CONTRACTOR TO FIELD VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO CLEARING
	REMOVE ALL UNDERSTORY VEGETATION AND EXISTING GROUNDCOVER, MULCH AREA WITH HARDWOOD MULCH

Section IX, Item #1.

Winters Jones-Keefe

landscape architecture  
land planning

www.wjkltd.com

28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.797.7

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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"

MASTER DEVELOPMENT PLANS  
FOR  
**MA DAISY'S PORCH**  
LANDSCAPE  
BLUFFTON, SOUTH CAROLINA

LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. 4 ADDITIONAL TREES REMOVED.

DATE:	APR 14, 2023
PROJECT NO.:	21168.01
DRAWN BY:	CK
CHECKED BY:	BW

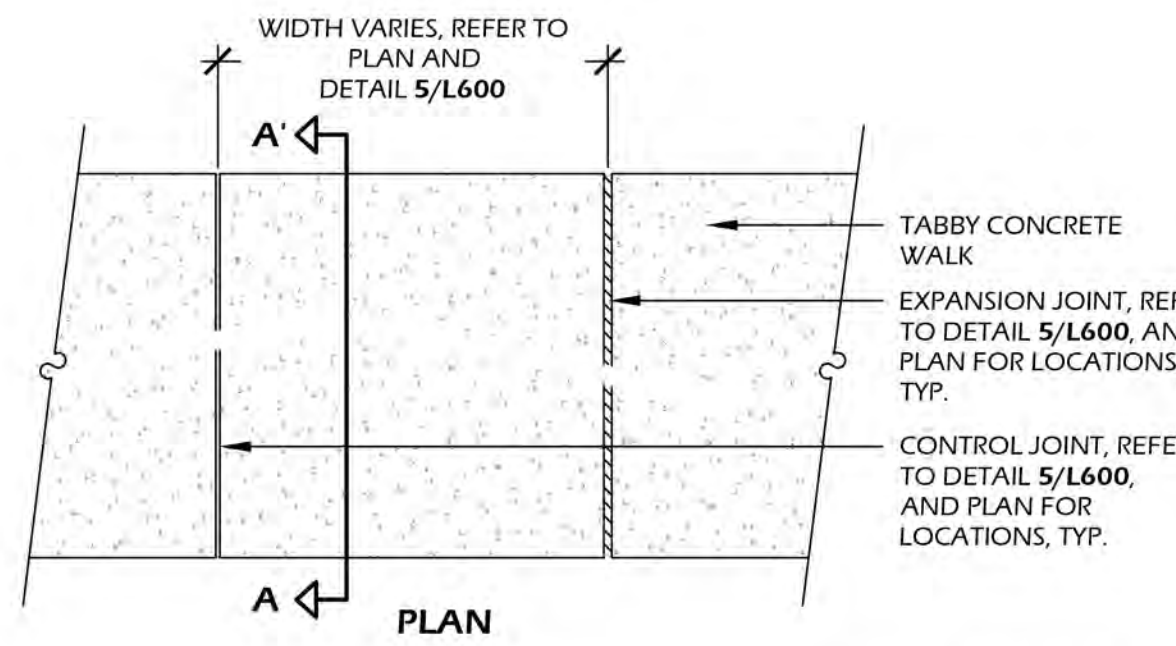
PERMIT SET

REVISIONS:	
05-23-2023	REVISION - 01
10-06-2023	REVISION - 02
11-07-2023	REVISION - 03

DRAWING TITLE  
**LANDSCAPE SITE WORK  
(OVERALL)**

DRAWING NUMBER  
**L505**



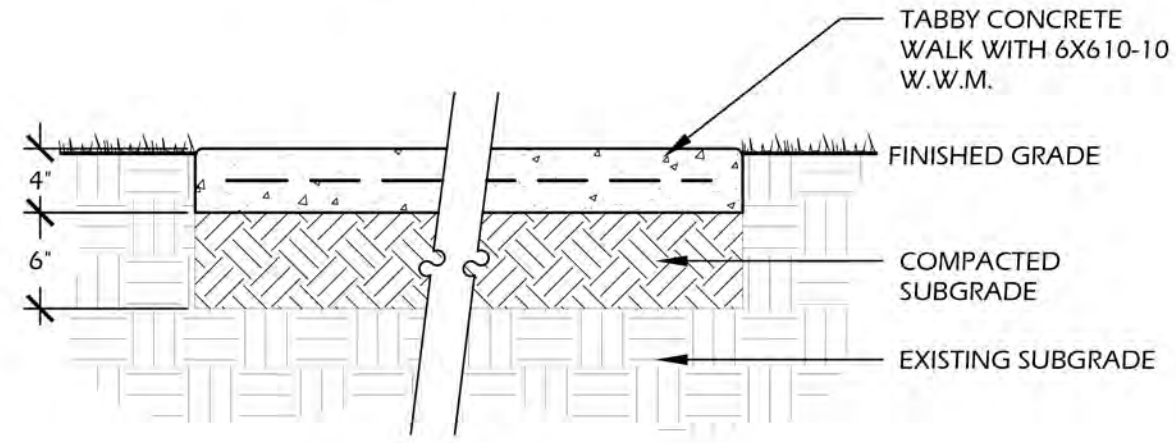


**CONCRETE INFORMATION:**  
CONCRETE: 3,000 P.S.I. AT 28 DAYS  
FINISH: TABBY SHELL

**SOIL INFORMATION:**  
SOIL COMPACTION: 95% STANDARD PROCTOR

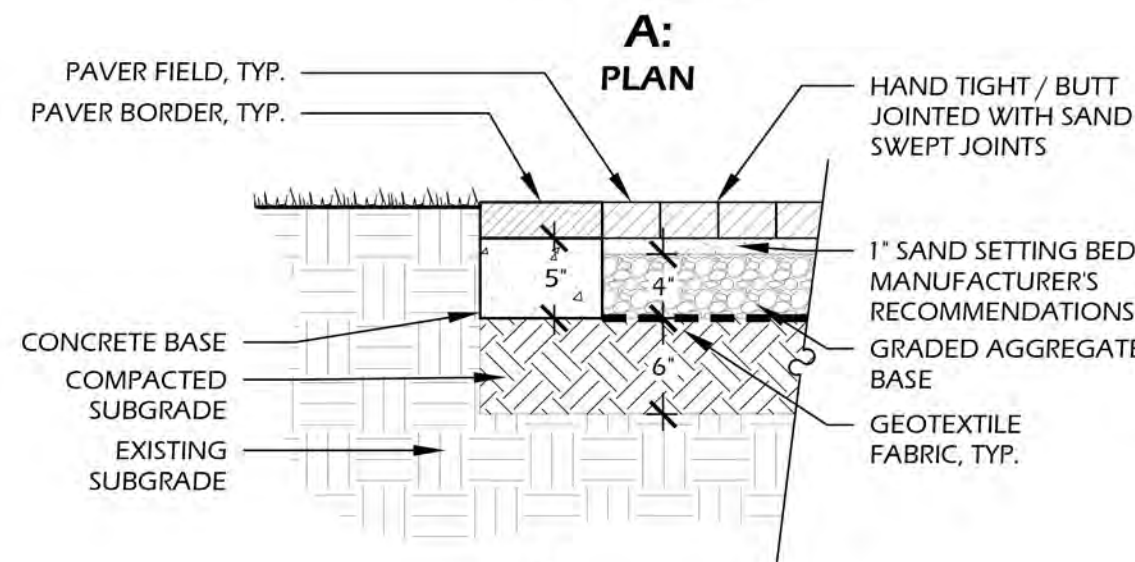
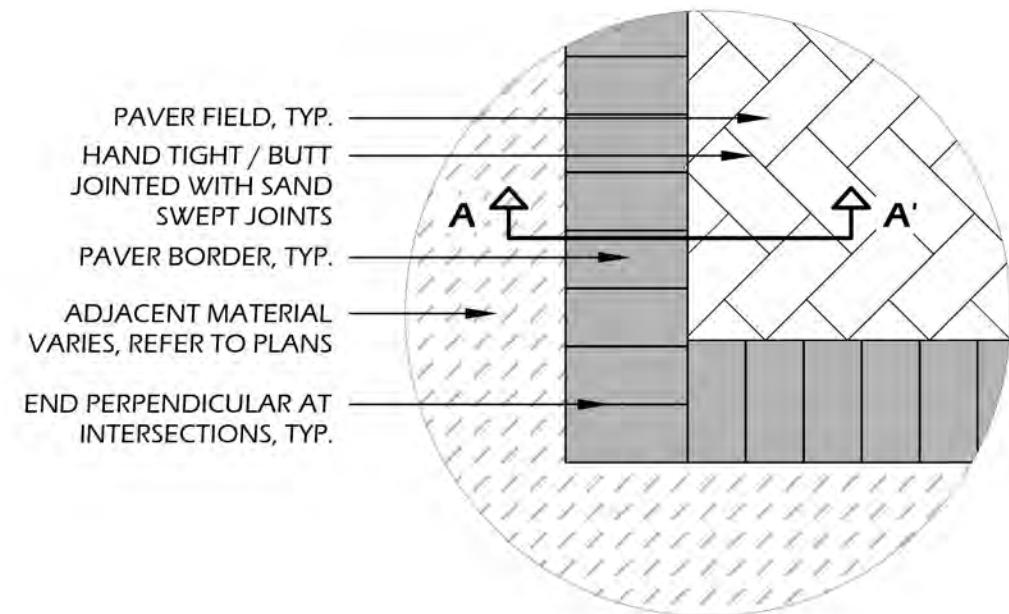
**TABBY SPEC:**  
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.  
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

**NOTES:**  
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.  
2. REFER TO PLAN [SHEETS L100, L101, L102, & L103] 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.

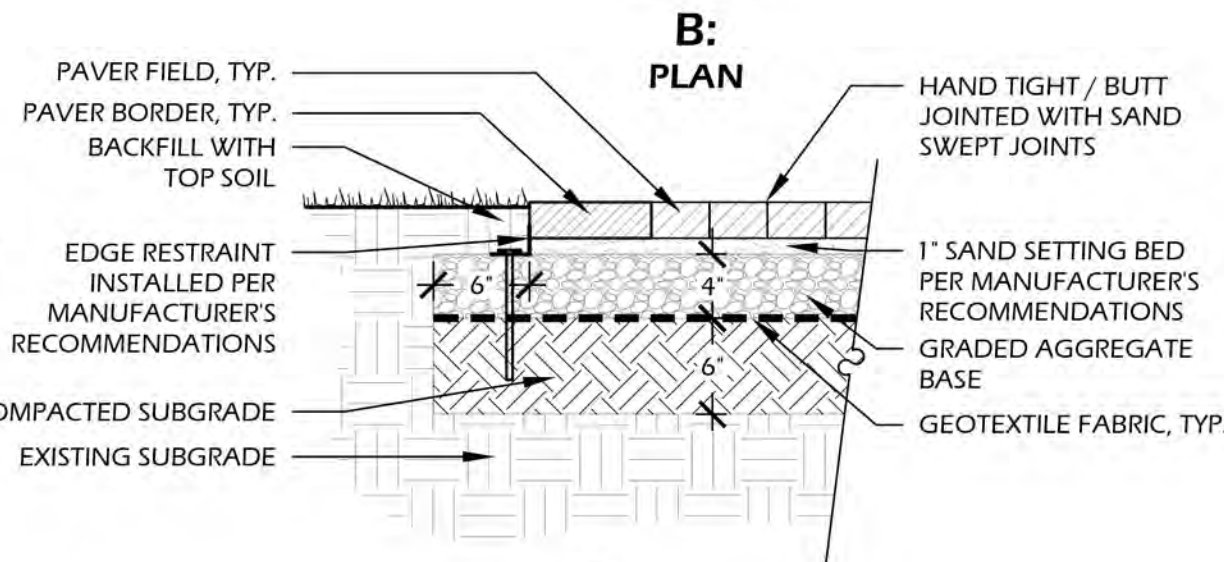
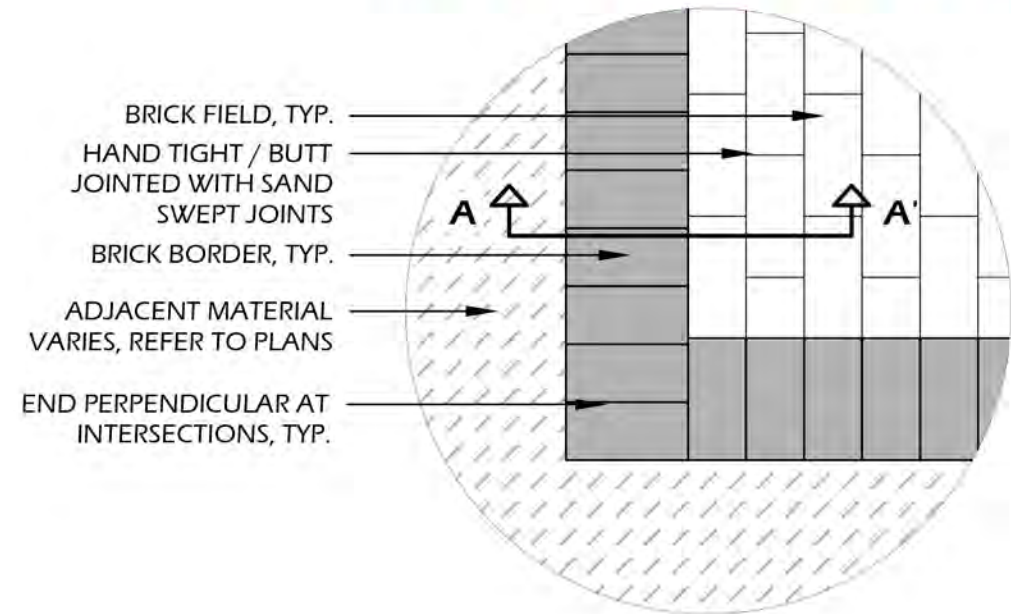


SECTION A-A'

1 L600 TABBY CONCRETE WALK  
SCALE: 1" = 1'-0"

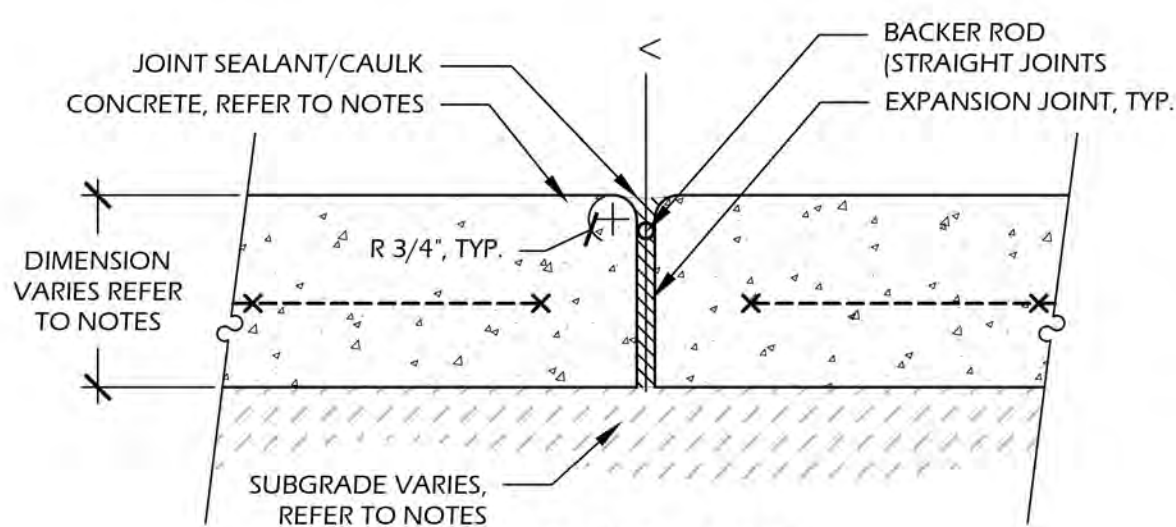


SECTION WITH CONCRETE BASE EDGE

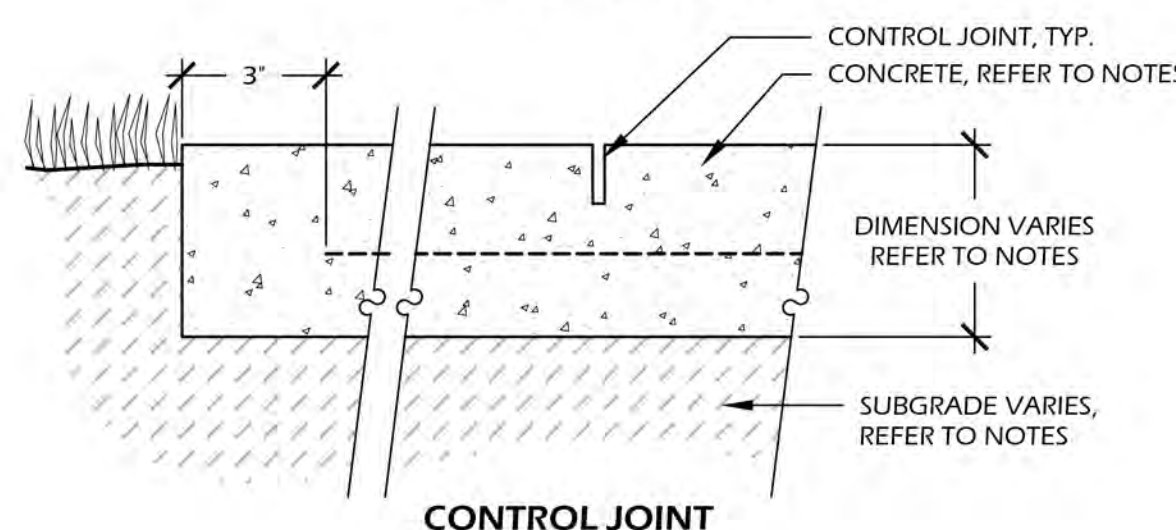


SECTION WITH SNAP EDGE

3 L600 PAVER WALK  
SCALE: 1" = 1'-0"



EXPANSION JOINT



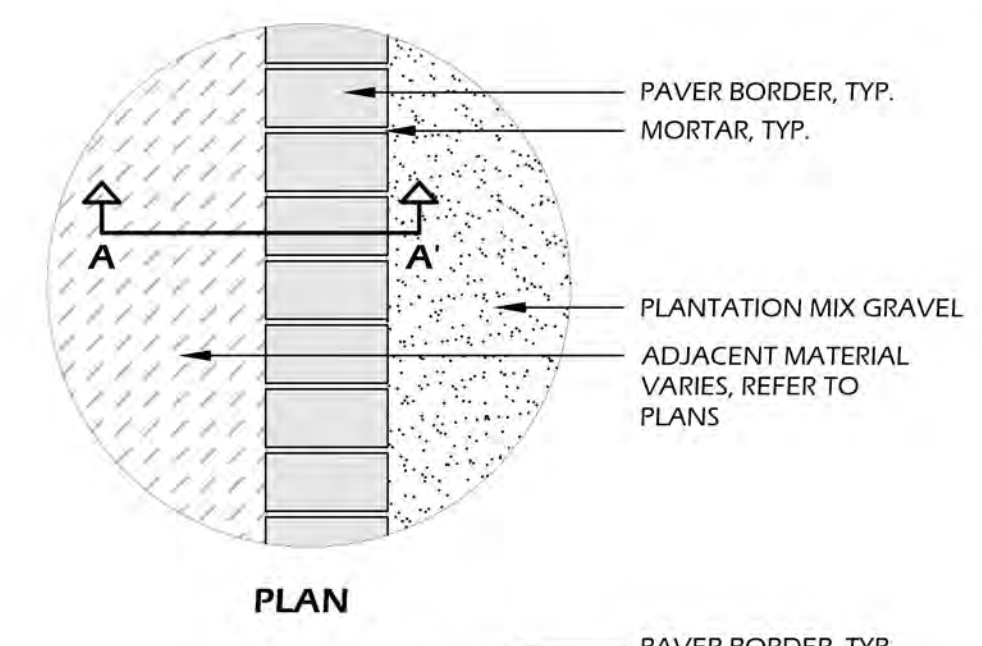
CONTROL JOINT

**EXPANSION JOINT INFORMATION:**  
**STRAIGHT JOINT:** 3/8" PREFORMED FIBER EXPANSION JOINT.  
**CURVED JOINTS:** POLYETHYLENE CLOSED CELL FLEXIBLE EXPANSION JOINT.

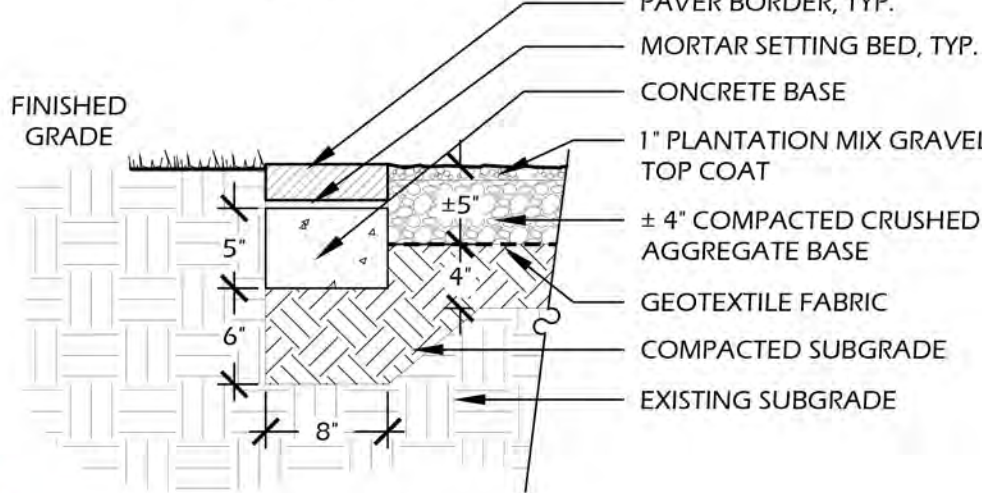
**CONTROL JOINT INFORMATION:**  
**CONTROL JOINT:** SAW CUT 1/4" CONTROL JOINT TO 1/4" THE THICKNESS OF THE SLAB.

**NOTES:**  
1. LOCATE EXPANSION JOINTS AT 24' O.C. MIN. OR 30' O.C. MAX. AND PROVIDE EXPANSION JOINTS AT LOCATIONS ADJACENT TO ALL EXISTING CONCRETE.  
2. REFER TO KEY SHEET L100 FOR MATERIALS.  
3. FOR DEPTHS AND SUBGRADE OF CONCRETE REFER TO DETAIL 2/L600

5 L600 CONSTRUCTION JOINTS  
SCALE: 3" = 1'-0"



PLAN



SECTION A-A'

2 L600 AGGREGATE WALK  
SCALE: 1" = 1'-0"

**PAVER MANUFACTURER INFORMATION:**  
MANUFACTURER: LOW/COUNTRY PAVER

**BRICK:** PLANTATION PAVER  
**COLOR:** BATTERY GRAY BLEND  
**STYLE:** RIVERWALK  
**FINISH:** TABBY SHELL  
**PATTERN:** SINGLE HEADER COURSE BORDER  
**JOINTS:** MORTAR JOINT COLOR AND FINISH TO MATCH ARCHITECTURE

**AGGREGATE INFORMATION:**  
AGGREGATE: PLANTATION MIX GRAVEL

**OTHER INFORMATION:**  
CONCRETE: 3,000 P.S.I. AT 28 DAYS, CONTINUOUS POUR, BASE SHALL NOT PASS BRICK EDGE  
**GEOTEXTILE FABRIC:** TYPAR 3401 OR APPROVED EQUAL  
**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 [SHEETS L100, L101, L102, & L103] LOCATION OF PAVER BORDERS.  
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.  
4. BORDER HEIGHT SHALL BE FIELD ADJUSTED AS NECESSARY TO COORDINATE PROPER DRAINAGE AWAY FROM BUILDINGS AND ADJACENT PROPERTIES.

**BRICK MANUFACTURER INFORMATION:**  
MANUFACTURER: LOW/COUNTRY PAVER

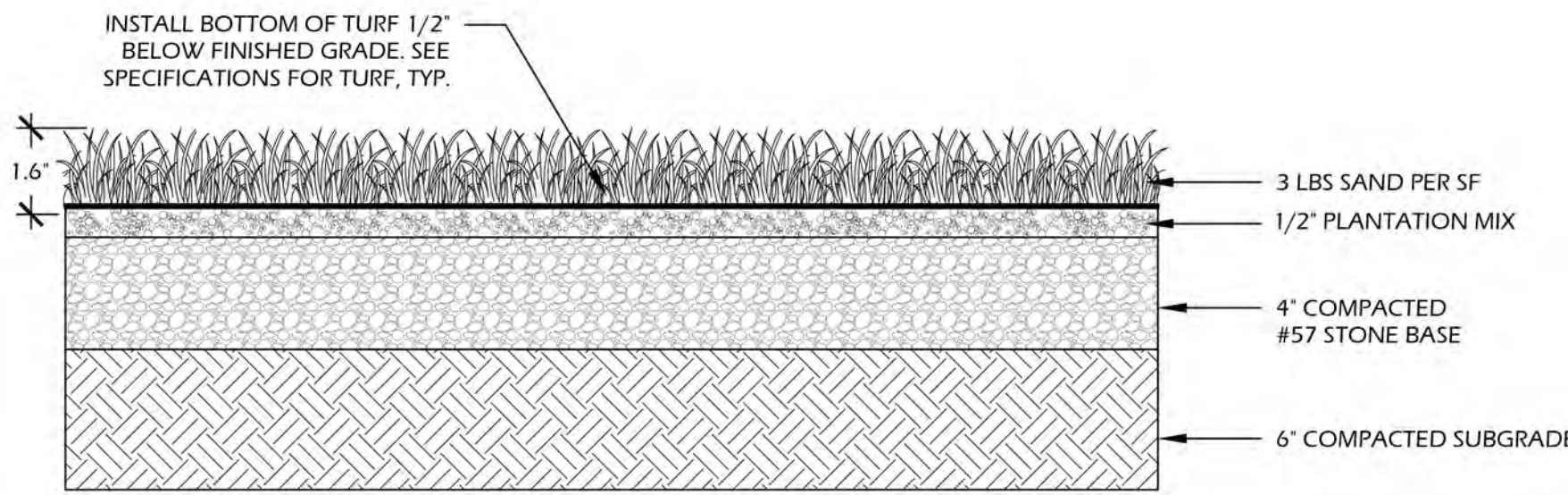
**PAVER:** PLANTATION PAVER  
**COLOR:** BATTERY GRAY BLEND  
**STYLE:** RIVERWALK  
**PATTERN:** HERRINGBONE OR RUNNING BOND FIELD (REFER TO PLAN, SHEETS L100, L101, L102, & L103, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDERS  
**JOINTS:** HAND TIGHT / BUTT JOINTED, SAND SWEEP

**OTHER INFORMATION:**  
CONCRETE: 3,000 P.S.I. AT 28 DAYS  
**GEOTEXTILE FABRIC:** TYPAR 3401 OR APPROVED EQUAL  
**COMPACTED SUBGRADE:** 95% STANDARD PROCTOR

**EDGE RESTRAINT MANUFACTURER INFORMATION:**  
MANUFACTURER: SEK  
WWW.SEK.US.COM  
(800)932.3343

**EDGE RESTRAINT:** SNAP EDGE  
**MOUNTING:** 3/8" X 8" BARRIER SPIKE SPACED EVERY 12" OR APPROVED EQUAL

**NOTES:**  
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.  
2. REFER TO PLAN [SHEETS L100, L101, L102, & L103] 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.



SECTION

**MANUFACTURER INFORMATION:**  
GRASS365 - SAVANNAH  
PHONE: (843) 290.2635  
WEB: WWW.SAVANNAH.GRASS365.COM

**MODEL:** TAN73 ON SEALTUFT  
**EDGE:** RECYCLED PLASTIC BENDER BOARD, ROLLED EDGE WHERE NOT ADJACENT TO HARDSCAPE REFER TO SHEETS L100, L101, L102, AND L103 FOR LOCATIONS  
**OTHER INFO:** INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS

OR APPROVED EQUAL

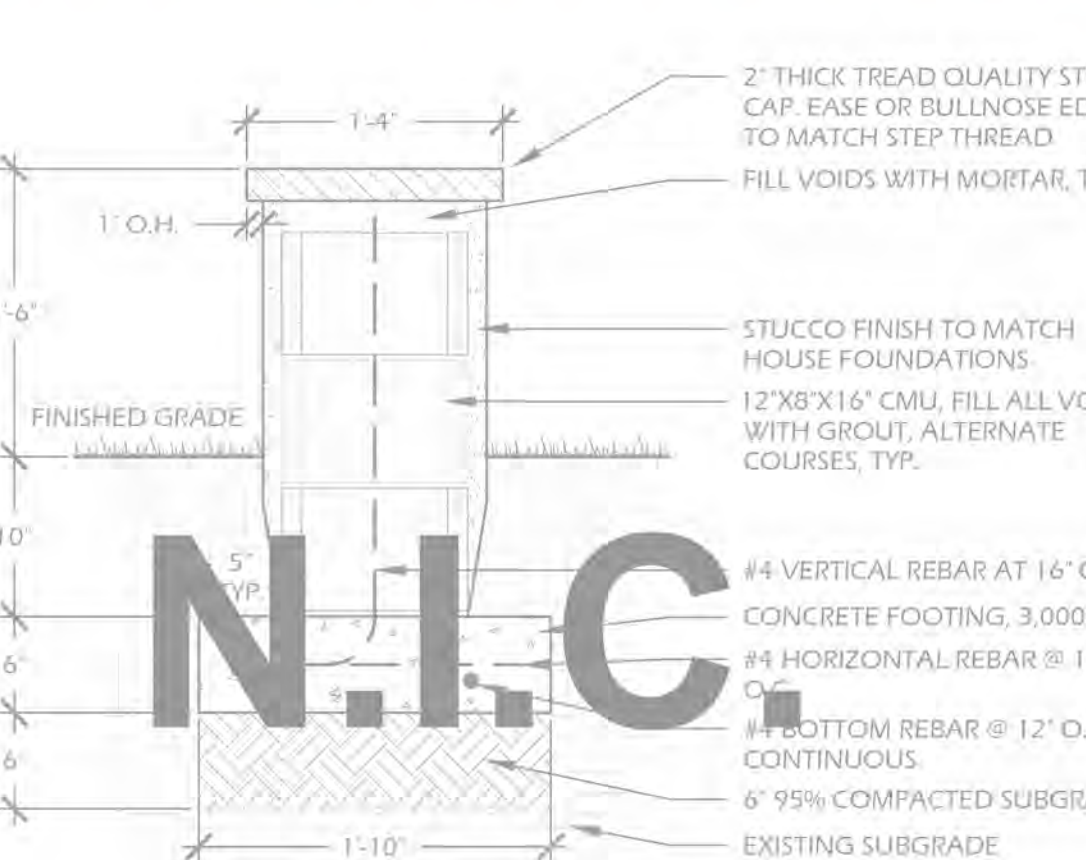


EXAMPLE PHOTO (HARDSCAPE EDGE)



EXAMPLE PHOTO (ROLLED EDGE)

4 L600 SYNTHETIC TURF  
SCALE: N.T.S.

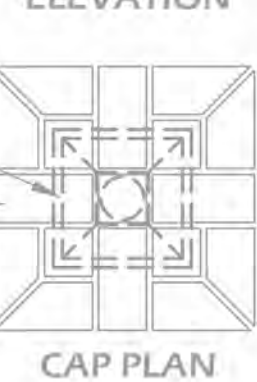
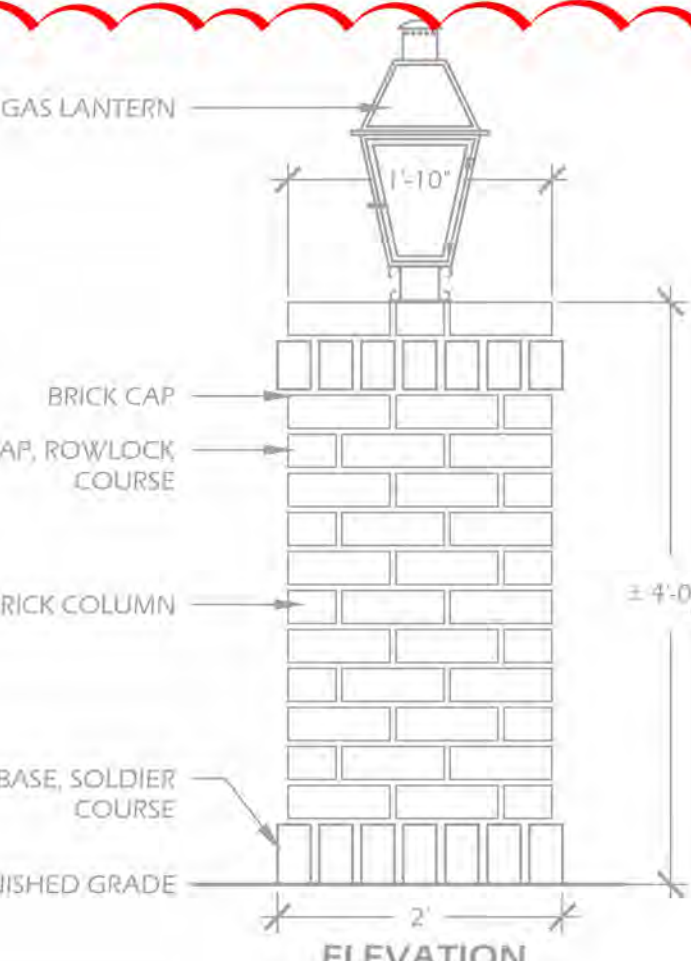


**STONE MANUFACTURER INFORMATION:**  
MANUFACTURER: TO MATCH ARCHITECTURE

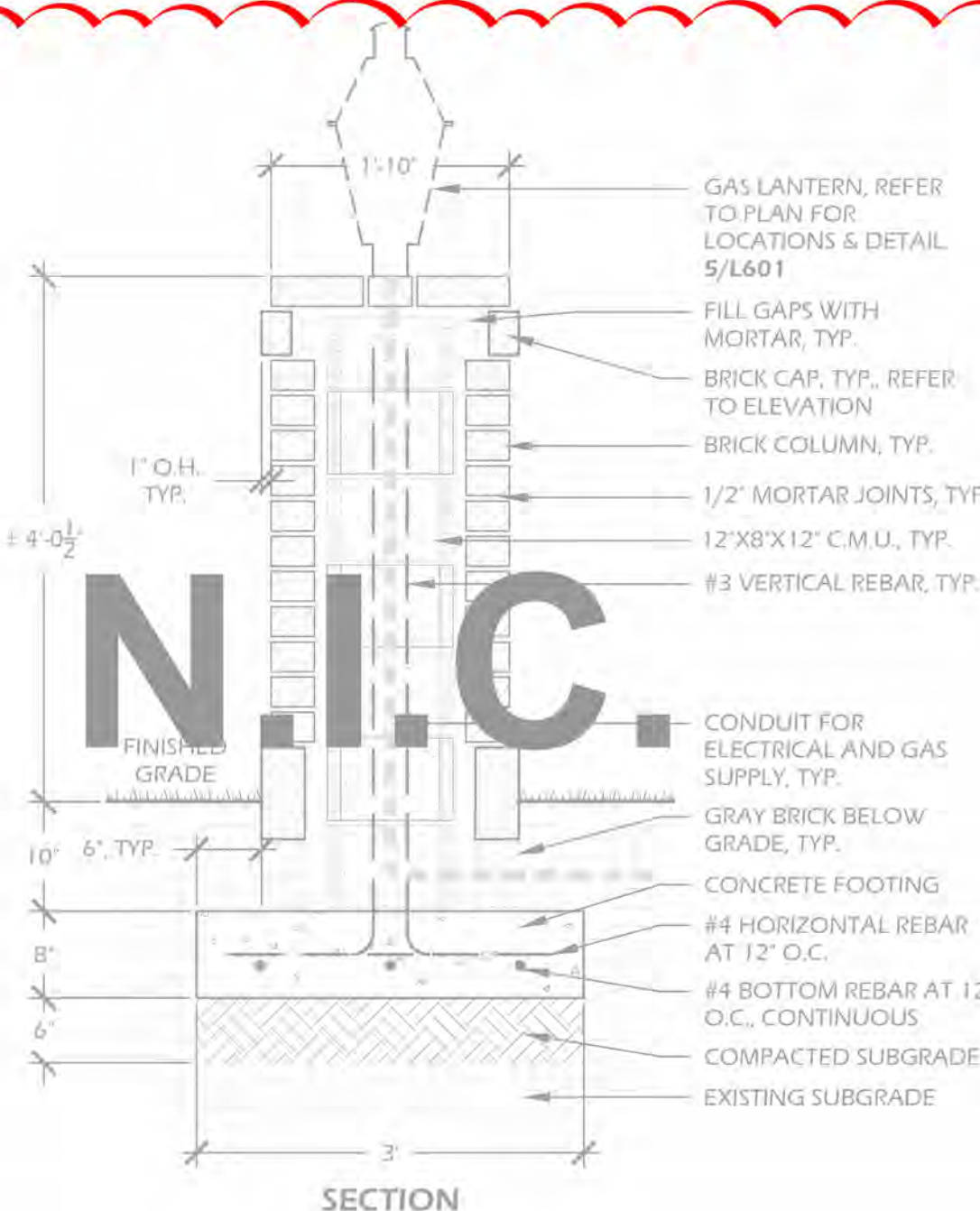
**STONE:** TO MATCH ARCHITECTURE  
**COLOR:** TO MATCH ARCHITECTURE  
**PATTERN:** SINGLE COURSE BORDER  
**JOINTS:** MORTAR JOINTS TO MATCH ARCHITECTURE

**NOTES:**  
1. REFER TO LAYOUT PLAN (SHEET L100) FOR OVERALL DIMENSIONS OF SEAT WALL.

6 L600 SEAT WALL  
SCALE: 1" = 1'-0"



7 L600 BRICK COLUMN  
SCALE: 3/4" = 1'-0"



**BRICK MANUFACTURER INFORMATION:**  
MANUFACTURER: TO MATCH ARCHITECTURE

**BRICK:** TO MATCH ARCHITECTURE  
**COLOR:** TO MATCH ARCHITECTURE  
**PATTERN:** RUNNING BOND  
**JOINTS:** TO MATCH ARCHITECTURE

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

**NOTES:**  
1. C.M.U.'S SHALL HAVE 3/8" MORTAR JOINTS, ALTERNATING COURSES AND FILLED SOLID WITH CONCRETE.

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
CHECKED BY: BW

PERMIT SET

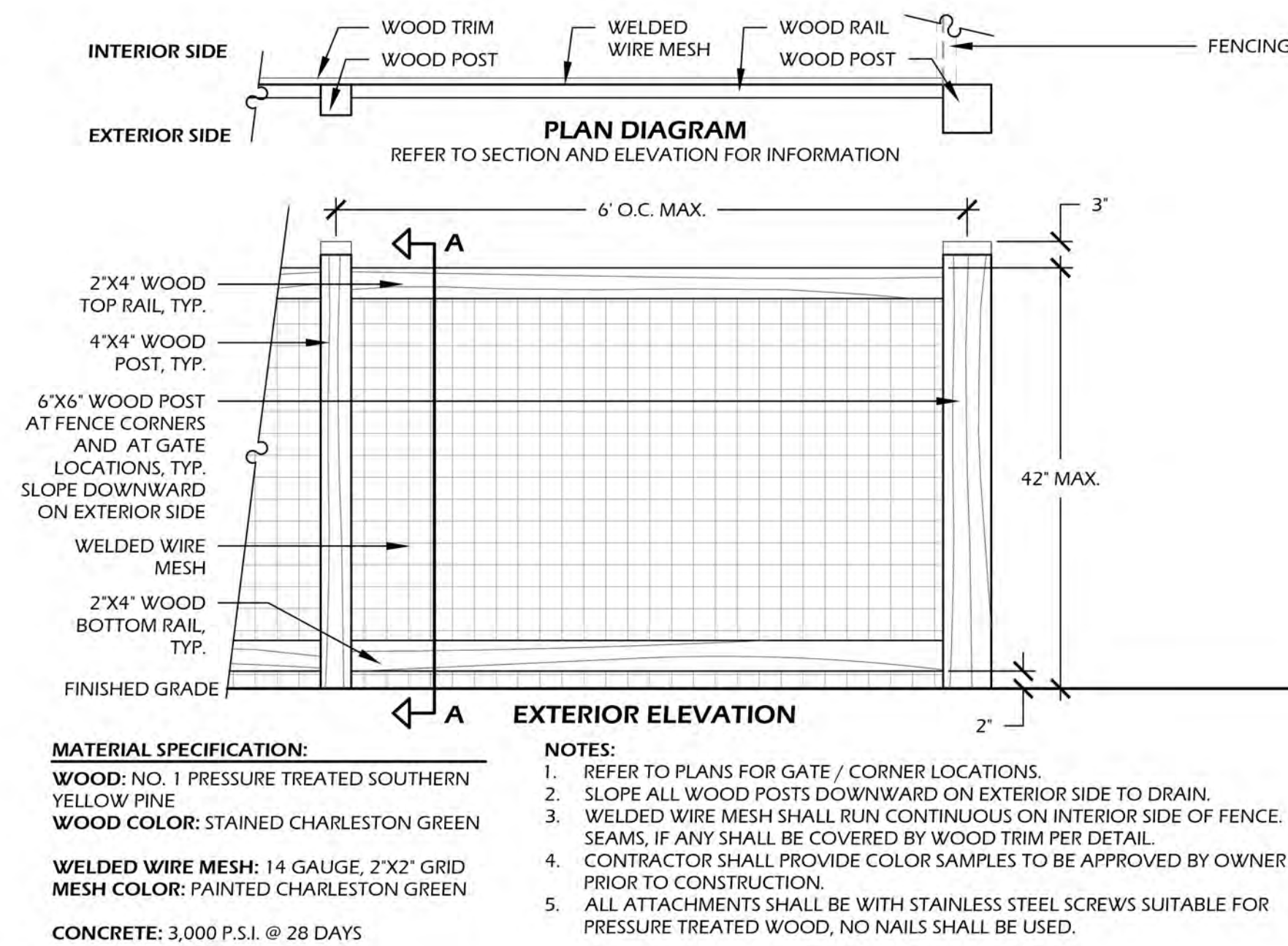
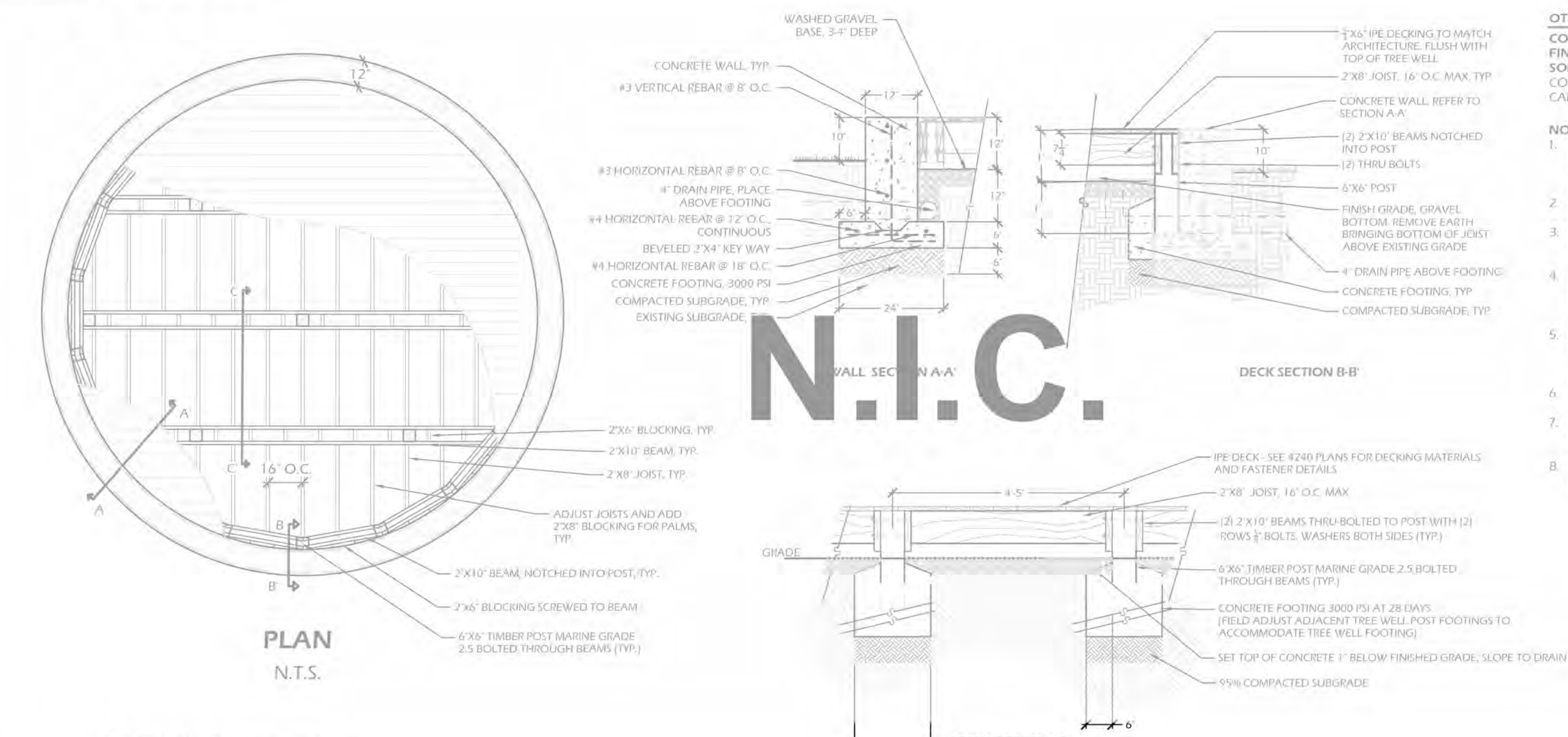
REVISIONS:  
05-23-2023 REVISION - 01  
10-06-2023 REVISION - 02  
11-07-2023 REVISION - 03

DRAWING TITLE  
SITE DETAILS

DRAWING NUMBER

L600



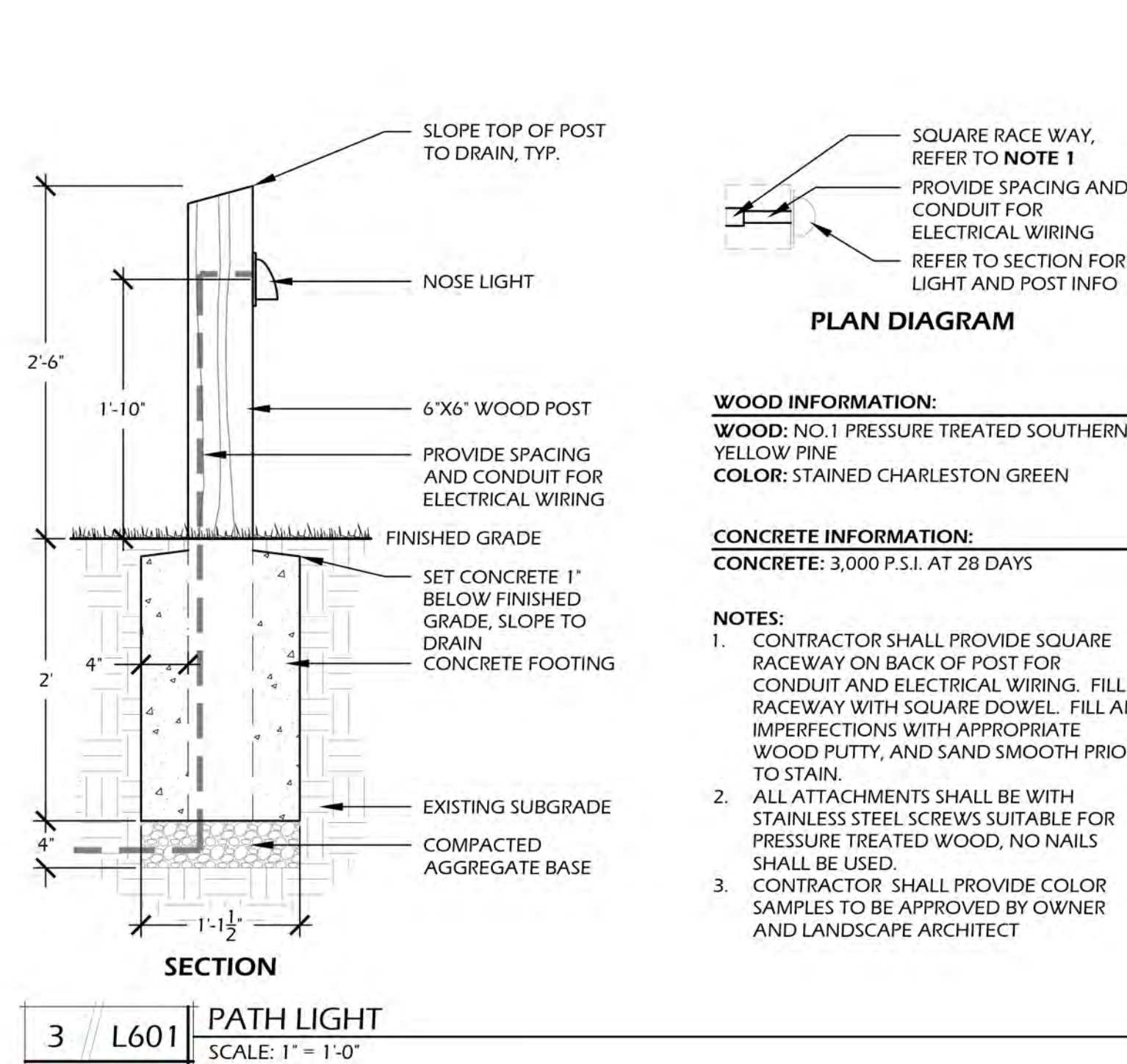
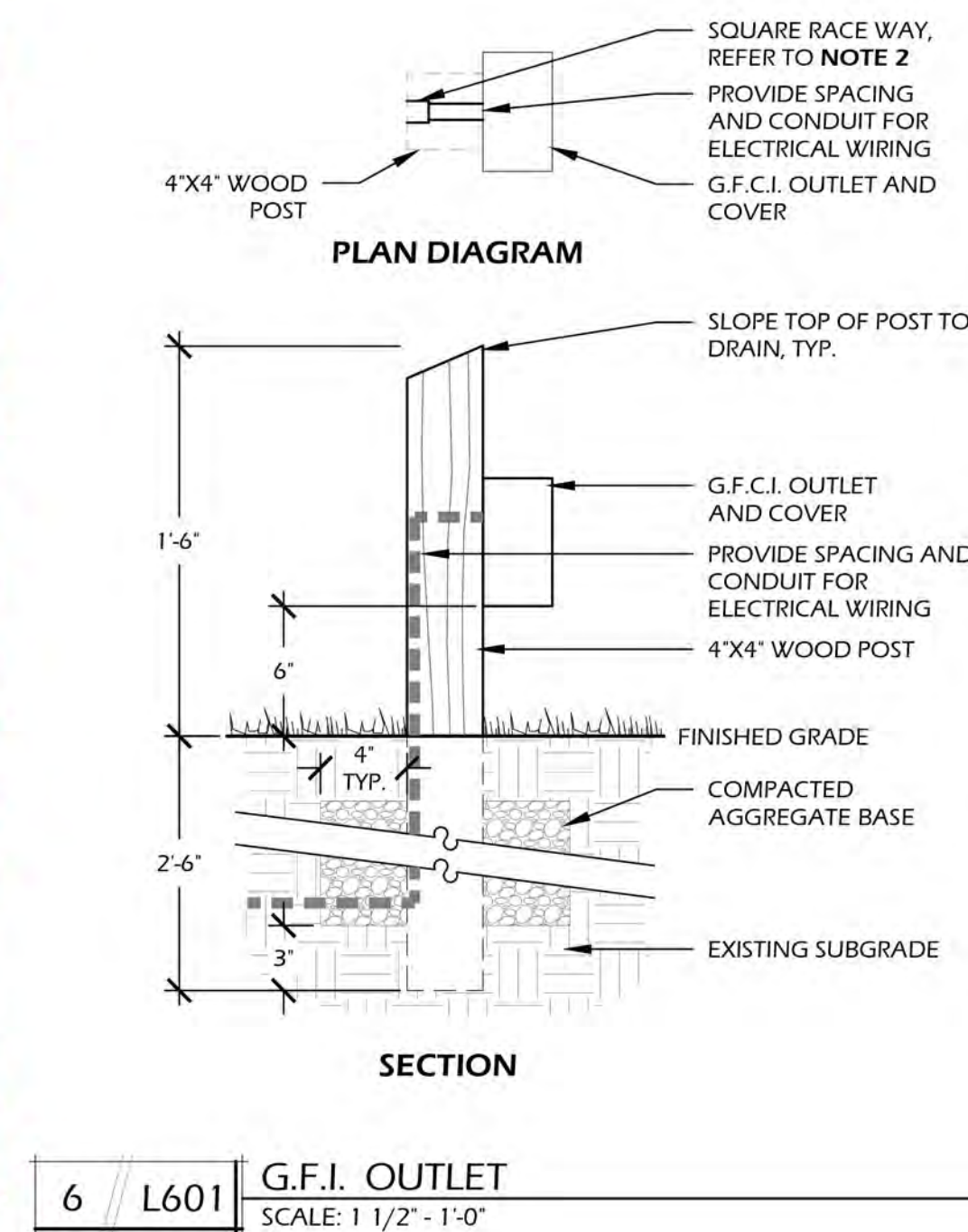
1 L601 FENCE TYPE 1  
SCALE: 3/4" = 1'-0"2 L601 GARDEN STRUCTURE  
SCALE: 1/2" = 1'-0"

Distance	Foot Candles
2ft	1' 4" 2924.00
4ft	2' 8" 731.00
6ft	3' 11" 324.89
8ft	5' 3" 182.75
10ft	6' 7" 116.96
15ft	9' 10" 51.98
20ft	13' 2" 29.24
30ft	19' 8" 13.00
40ft	26' 3" 7.31
50ft	32' 10" 4.68

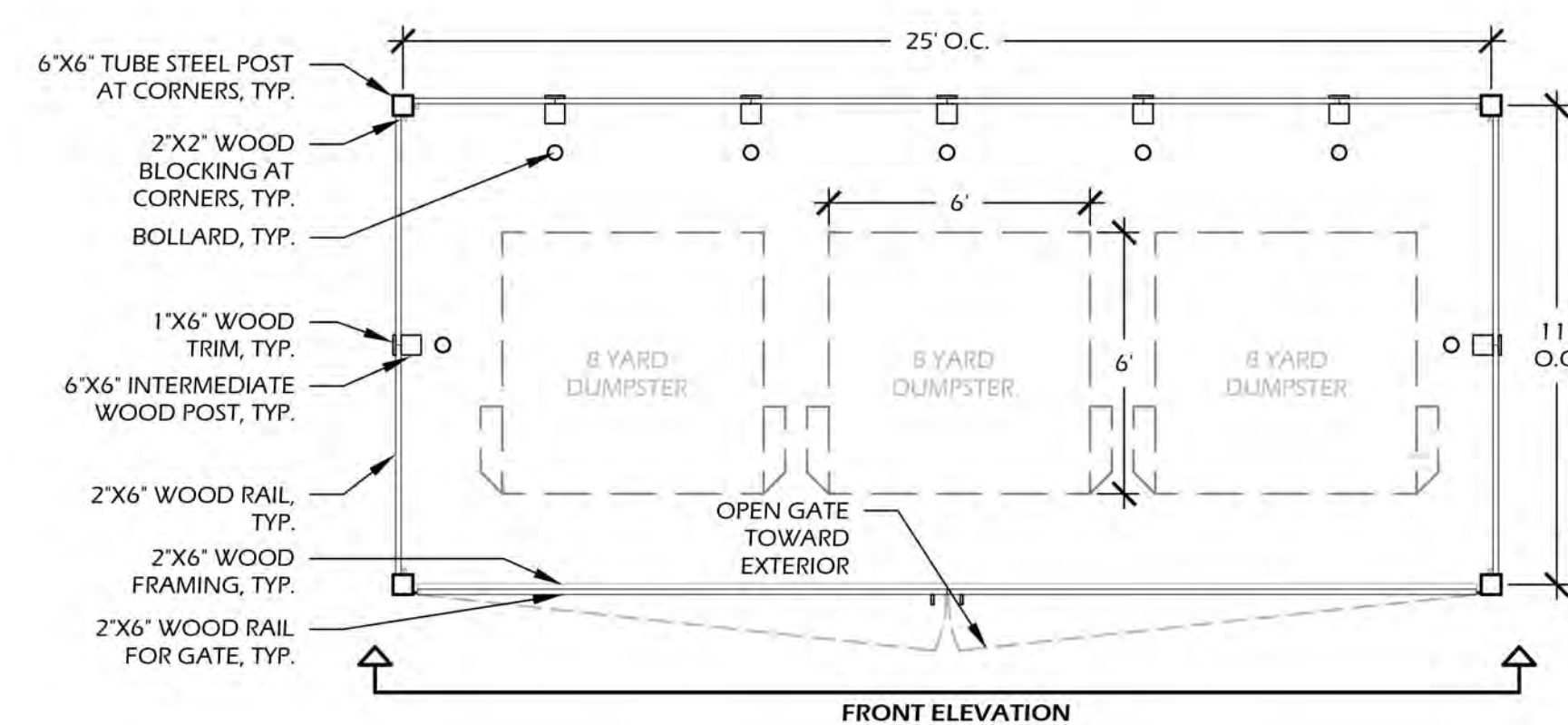
**MANUFACTURER INFORMATION:**  
NITELITES  
6107 MARKET AVENUE  
FRANKLIN, OH 45005  
PHONE: (513) 424-5510  
WEB: WWW.NITELITES.COM

**MODEL:** NITE-004 BULLET  
**FINISH:** AGED BRASS  
**BULB:** NITE-42985W MR16 LED  
**WATTAGE:** 5 WATTS  
**TEMPERATURE:** 2700K  
**MOUNTING:** STAKE

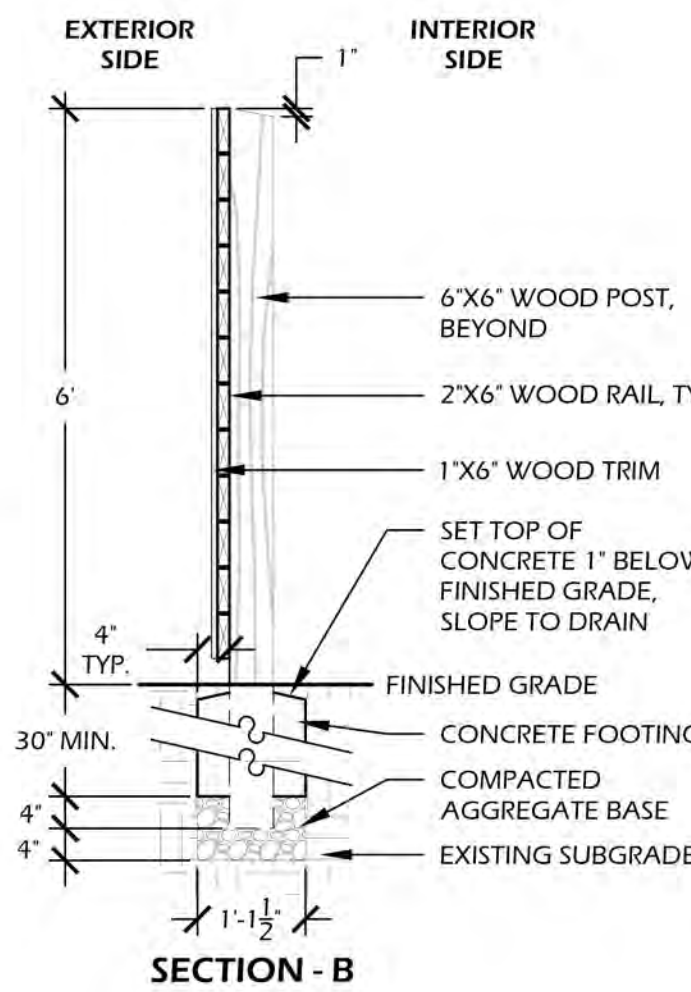
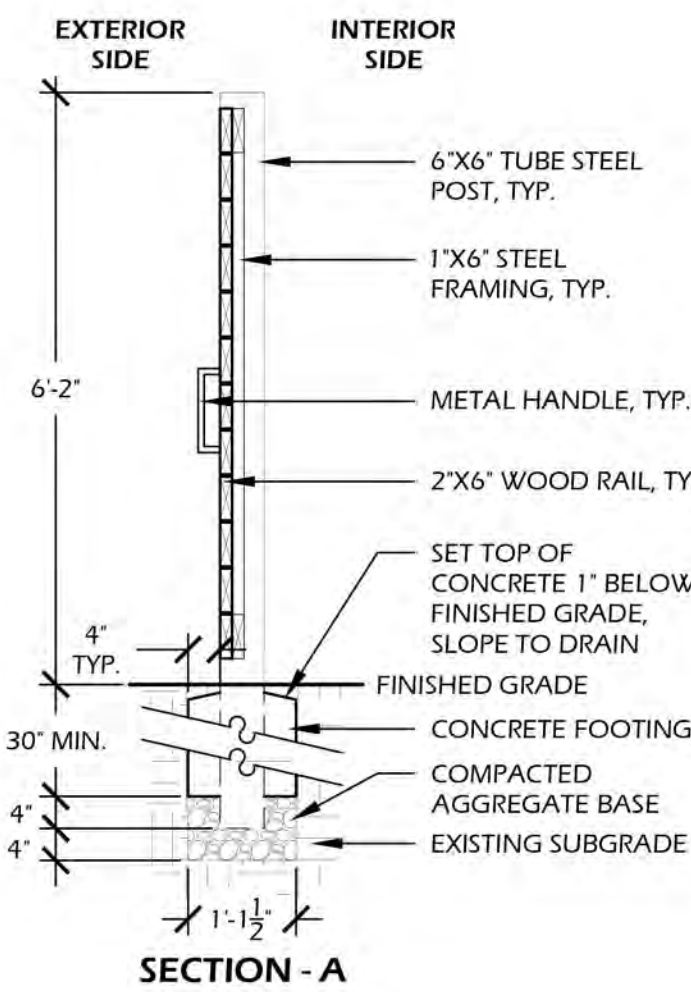
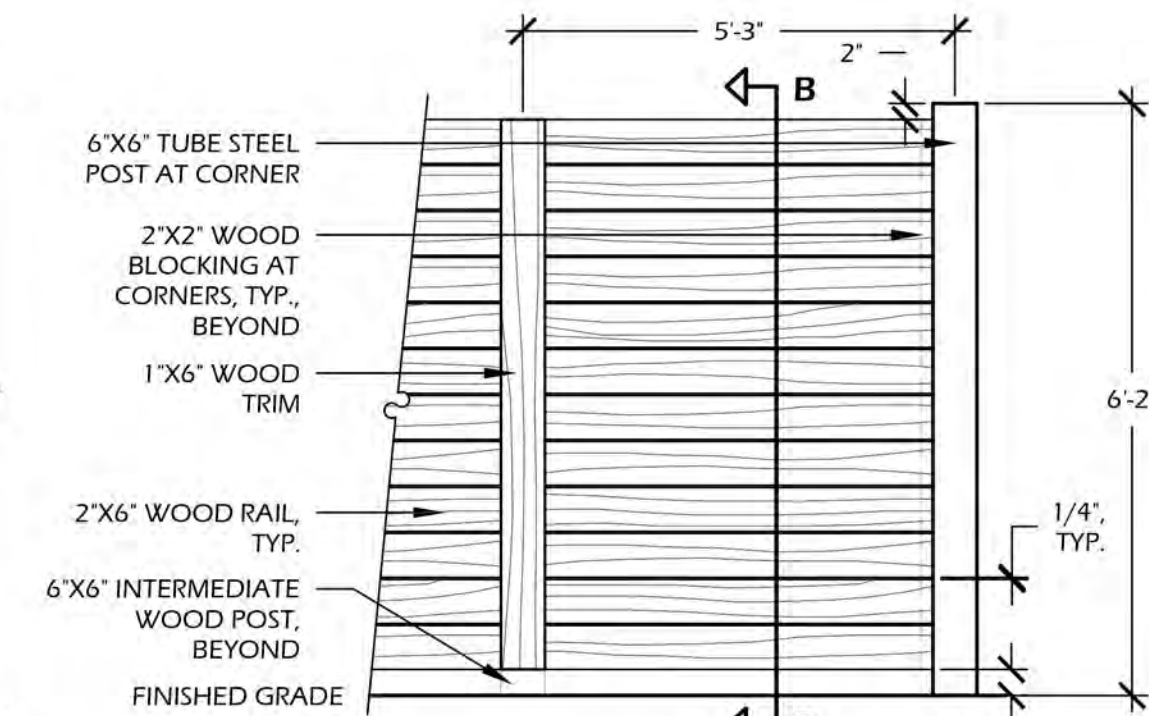
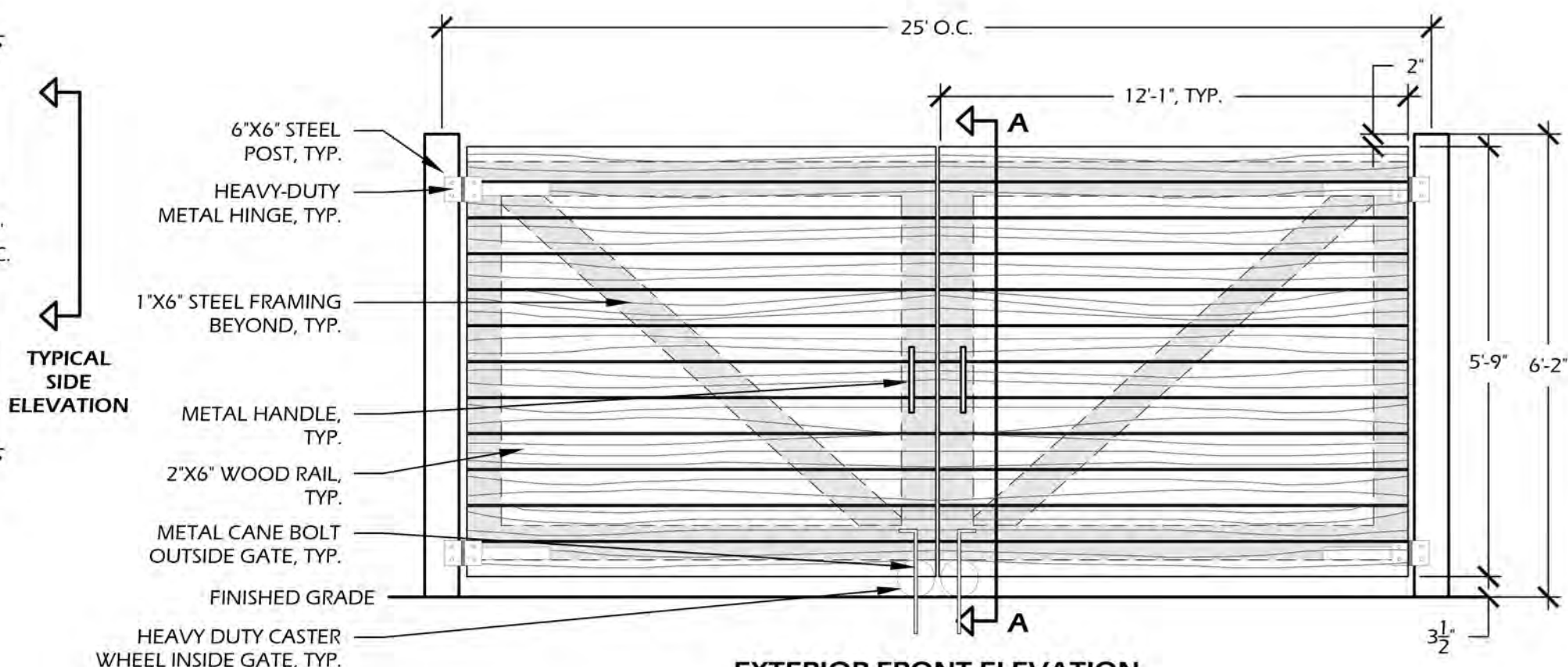
OR APPROVED EQUAL

4 L601 UP LIGHT  
SCALE: N.T.S.5 L601 GAS LANTERN  
SCALE: N.T.S.3 L601 PATH LIGHT  
SCALE: 1" = 1'-0"6 L601 G.F.I. OUTLET  
SCALE: 1/2" = 1'-0"





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



#### MATERIAL SPECIFICATIONS:

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

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

#### HARDWARE INFORMATION:

LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER  
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER  
HANDLE: (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON EXTERIOR SIDE OF GATE  
CANE BOLT: (METAL) BLACK IN COLOR, BY OWNER, MOUNT ON EXTERIOR SIDE OF GATE

#### CASTER WHEEL INFORMATION:

MANUFACTURER: CASTER CONNECTION  
WEB: WWW.CASTERCONNECTION.COM

MODEL: 6" BLACK RUBBER SPRING-LOADED GATE CASTER  
WHEEL DIAMETER: 6"  
WEIGHT CAPACITY: 550 LBS

OR APPROVED EQUAL

#### NOTES:

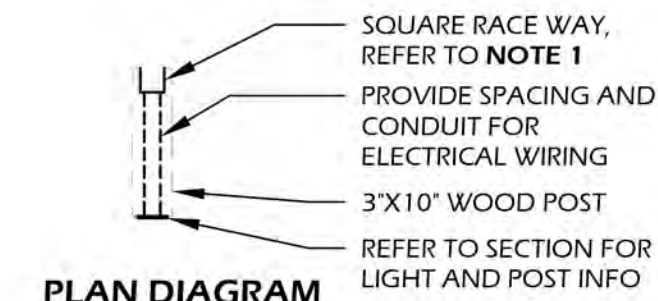
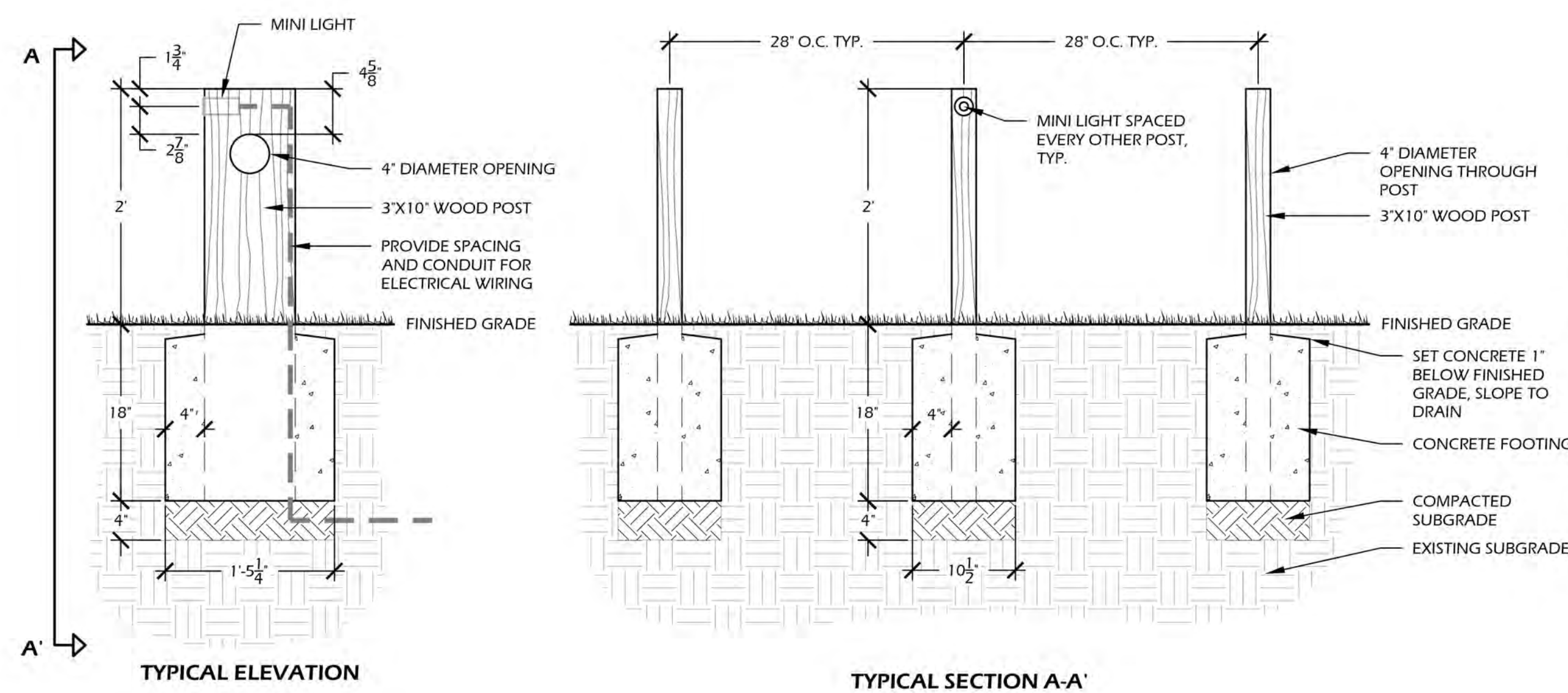
1. LATCH, HINGE, HANDLE, AND CANE BOLT SHALL BE OF COMMERCIAL GRADE ABLE TO HANDLE CONSTANT OPENING AND CLOSING FROM SITE USERS.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF LATCH, HINGE, HANDLE AND CANE BOLT FOR APPROVAL BY OWNER PRIOR TO ORDERING.
3. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POSTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNERS REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL CONFIRM ROAD / DRIVE GRADES AND CLEARANCE FOR GATE OPENING PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNERS REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
5. SLOPE ALL INTERMEDIATE WOOD POST DOWNWARD ON INTERIOR SIDE TO DRAIN. SLOPE ALL CORNER POSTS AS SHOWN TO DRAIN.
6. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
7. ALL ATTACHMENTS SHALL BE MADE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
8. INSTALL CASTER WHEELS PER MANUFACTURER INSTRUCTIONS.



CASTER EXAMPLE IMAGE  
(DOES NOT REPRESENT ACTUAL MODEL SPECIFIED)

## 1 L602 DUMPSTER ENCLOSURE

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



WOOD INFORMATION:  
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE  
COLOR: NATURAL

CONCRETE INFORMATION:  
CONCRETE: 3,000 P.S.I. AT 28 DAYS

- NOTES:
1. CONTRACTOR SHALL PROVIDE SQUARE RACEWAY ON BACK OF POST FOR CONDUIT AND ELECTRICAL WIRING. FILL RACEWAY WITH SQUARE DOWEL. FILL ALL IMPERFECTIONS WITH APPROPRIATE WOOD PUTTY, AND SAND SMOOTH PRIOR TO STAIN.
  2. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED. ALL WOOD COMPONENTS TO BE SANDED SMOOTH WITH ROUNDED CORNERS.
  3. REFER TO PLAN (SHEET L100) FOR QUANTITY AND LOCATIONS, TYP.



LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. DUMPSTER ENCLOSURE DETAIL UPDATED

## 2 L602 BIKE RACKS

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

© 2023 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"

## MASTER DEVELOPMENT PLANS FOR MA DAISY'S PORCH LANDSCAPE BLUFFTON, SOUTH CAROLINA

DATE: APR 14, 2023  
PROJECT NO.: 21168.01  
DRAWN BY: CK  
CHECKED BY: BW

PERMIT SET

REVISIONS:  
05-23-2023 REVISION - 01  
10-06-2023 REVISION - 02  
11-07-2023 REVISION - 03

DRAWING TITLE  
SITE DETAILS

DRAWING NUMBER

L602



© 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  
MASTER DEVELOPMENT PLAN  
FOR MA DAISY'S PORCH  
BLUFFTON, SOUTH CAROLINA

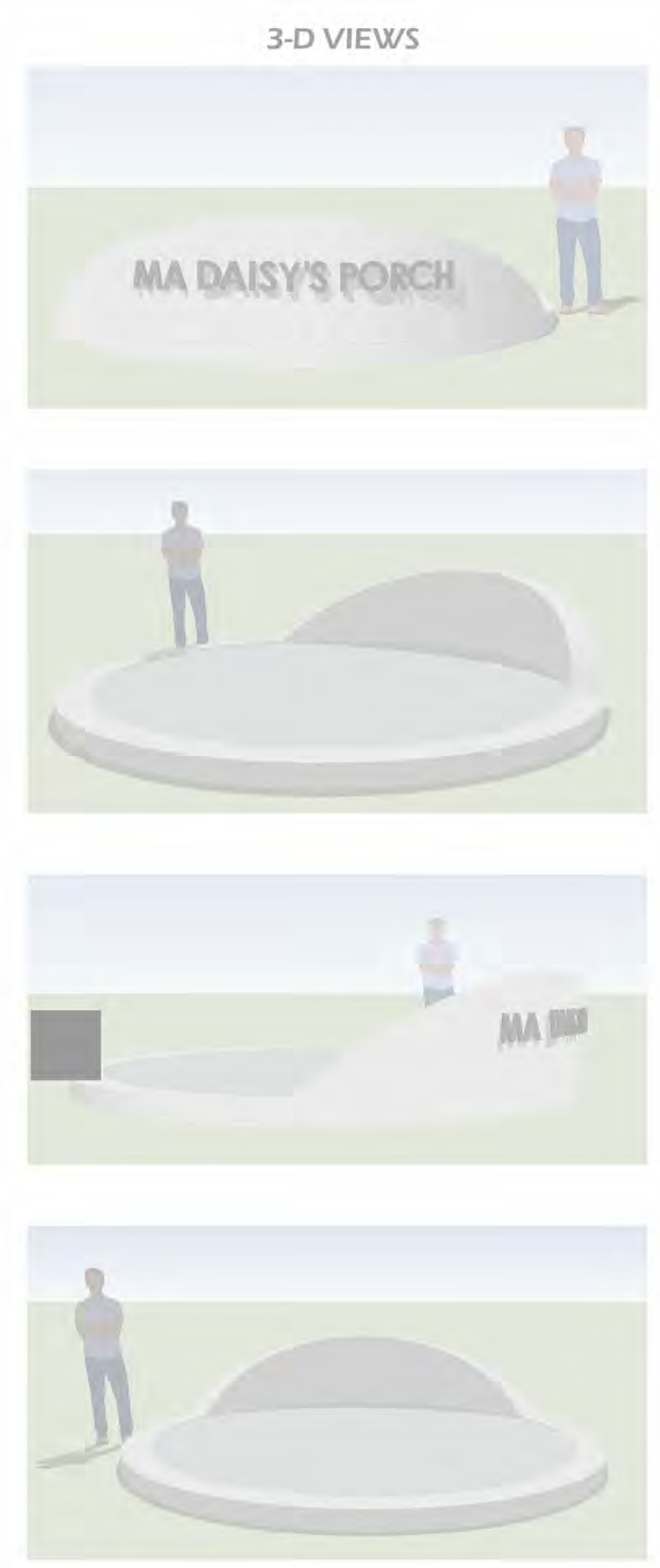
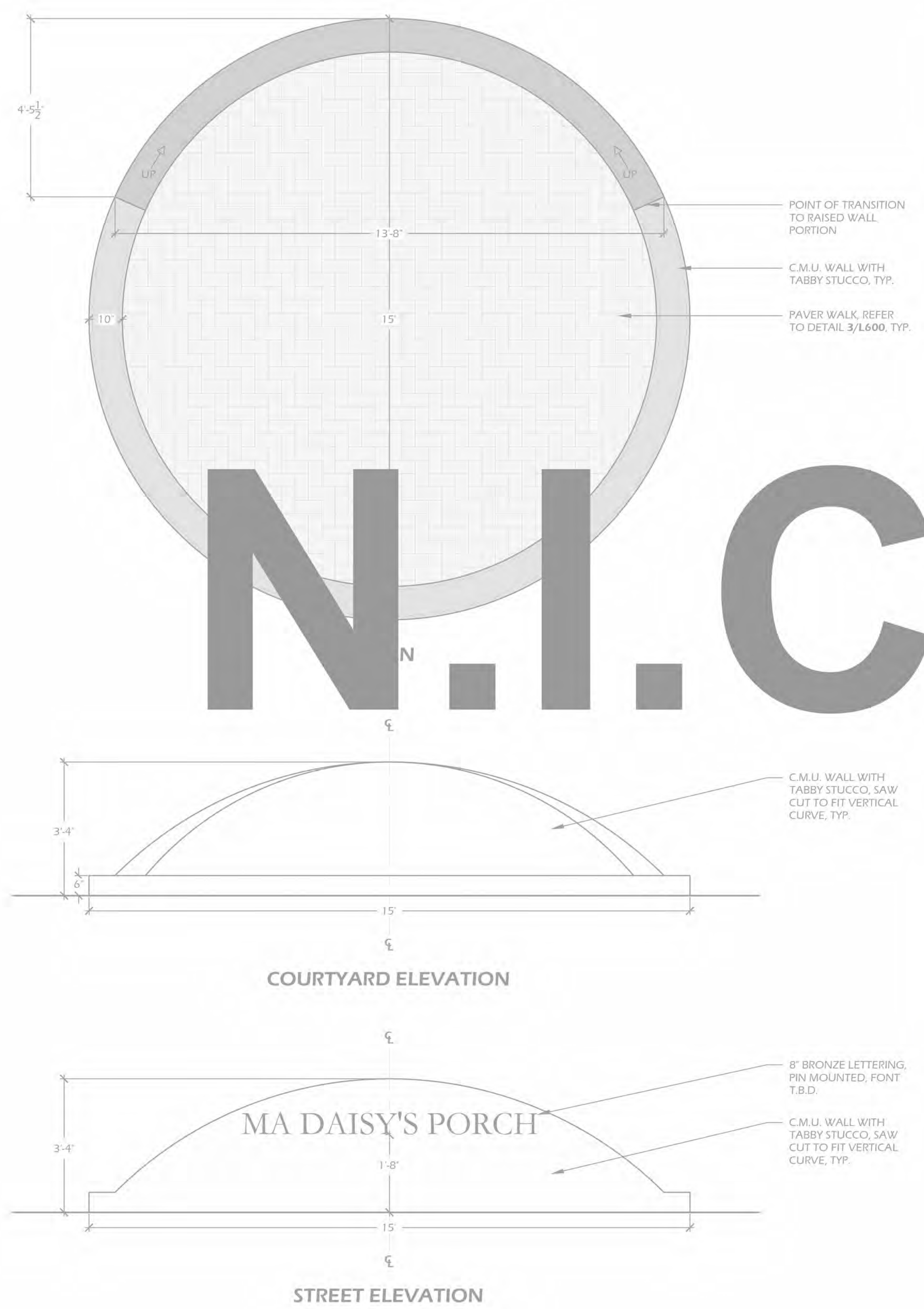
DATE:	DEC. 14, 2022
PROJECT NO.:	21168.01
DRAWN BY:	CK
CHECKED BY:	BW

FINAL SUBMITTAL  
PLAN, NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
SITE DETAILS

DRAWING NUMBER  
L602



\*CONSTRUCTION DETAIL TO BE PROVIDED  
AFTER SIGN PERMIT APPROVAL

LANDSCAPE ARCHITECTURAL REVISIONS - #03  
1. GARDEN STRUCTURE REMOVED FROM SCOPE





# ATTACHMENT 6

## PLAN REVIEW COMMENTS FOR COFA-09-23-018501

Section IX. Item #1.

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

**Plan Type:** Historic District **Apply Date:** 09/22/2023  
**Plan Status:** Active **Plan Address:** 1255 May River Rd Road  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 0235 0000  
**Plan Description:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building and a 1,200 SF restaurant Carriage House structure identified as Buildings 1 and 2 in the Ma Daisy's Porch Development Plan on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.  
**Status:** The Application will be heard at the 10.9.2023 HPRC meeting.

### Staff Review (HD)

**Submission #: 1** Received: 09/22/2023 Completed: 10/04/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	10/04/2023	Richard Spruce	Approved with Conditions

#### Comments:

The hood system exhaust at the roof requires a landing for servicing of this system. Also there may be a requirement for a fixed ladder due to the height of the roof.

Growth Management Dept Review (HD)	10/04/2023	Katie Peterson	Approved with Conditions
------------------------------------	------------	----------------	--------------------------

#### Comments:

1. The side setback for an Additional Building Type is 10' in the Neighborhood General -HD zoning district. Revise the Right side setback to reflect the 10' required side setback. (5.15.5.C.)
2. An expression line shall delineate the division between the first story and the second story. Expression lines shall either be moldings extending a minimum of 2 inches, or jogs in the surface plane of the building wall greater than 2 inches. Provide an expression line on both structures. (5.15.6.G.2.a.)
3. At time of final, provide additional information on the mechanicals located on the rear balcony - specifically the height of mechanicals to ensure they are fully screened, the lattice at the rear porch, and call out all materials on each building.
4. Windows are permitted to be Single- and Double-Hung, Casement, Industrial, Tilt, Fixed Frame (36 square feet max.) in operation. The left elevation proposes the use of two sliding windows. The windows must be revised to meet the permitted configurations. (5.15.6.I.3.a)
5. Permitted materials for building walls include wood (termite resistant, 50-year siding product), cement fiber siding (50-year siding product), reinforced concrete with stucco, shingle, vertical board and batten, recycled-content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block and locally-produced stone or brick. Provide additional information on the service yard and Garden Structure siding material. (5.15.6.G.3.)
6. At time of final, provide a copy of the LS Plan, which should already exist with the previously approved COFA and DP for the site.

HPRC Review	10/04/2023	Katie Peterson	Approved with Conditions
-------------	------------	----------------	--------------------------

#### Comments:

1. At time of final submittal, provide architectural details of the railing and baluster, a typical window detail, window and door table, gutter profile, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)

Watershed Management Review	09/25/2023	Samantha Crotty	Approved with Conditions
-----------------------------	------------	-----------------	--------------------------



**Comments:**

# ATTACHMENT 6

*Section IX. Item #1.*

1. Grading/drainage plans will be reviewed at time of stormwater permit submittal.

Beaufort Jasper Water and Sewer  
Review

10/03/2023

James Clardy

Approved

**Comments:**

No Comment.

Transportation Department  
Review - HD

09/25/2023

Megan James

Approved

**Comments:**

No comments

Bluffton Township Fire Department  
Review

10/03/2023

Dan Wiltse

Approved with Conditions

**Comments:**

1. Provide details on how the kitchen exhaust fan will be serviced. The slope and height of the roof will require a working platform and permanent access to service the exhaust hood.

**Plan Review Case Notes:**



**Katie Peterson**

---

**From:** Icard, Kevin  
**Sent:** Wednesday, September 28, 2022 4:57 PM  
**To:** Katie Peterson  
**Cc:** Colin, Heather  
**Subject:** COFAs 06-22-016823, COFA-06-22-016822 & COFA-06-22-016821

Katie,

The UDO Administrator is granting exceptions for the following Certificate of Appropriateness' - COFA-06-22-016823, COFA-06-22-016822 & COFA-06-22-016821 for the following items.

1. Section 5.15.5.F. The Front Build-to for an Additional Building Type within the Neighborhood General – HD zoning district is 10 feet to 20 feet. The Application proposes the structure (Chef B's Eats COFA-06-22-016823) to be placed approximately 68 feet from the front property line. The UDO Administrator has granted an exception to the Build-to Line to preserve the protected trees and preserve the integrity of the neighboring historic resources (Deer Tongue Warehouse).
2. Section 5.15.5.F. The Front Build-to for an Additional Building Type within the Neighborhood General – HD zoning district is 10 feet to 20 feet. The Application proposes the structure (Gullah Heritage Cultural Center COFA-06-22-016821) to be placed approximately 111 feet from the front property line. The UDO Administrator has granted an exception to the Build-to Line to preserve the protected trees and preserve the integrity of the neighboring historic resources (Deer Tongue Warehouse).
3. Section 5.15.7.D.1 The existing parking which is located in front of the Gullah Heritage Cultural Center – COFA-06-22-016821, may remain in place.
4. Section 5.15.7.D.1 The existing parking which is located in front of the De Maket – COFA-06-22-016822, may remain in place.

Should you have any follow up questions please let me know.

Thanks,

Kevin P. Icard, AICP  
Director of Growth Management

Town of Bluffton  
PO Box 386  
20 Bridge Street  
Bluffton, SC 29910  
(Office) 843-706-4529  
(Cell) 843-540-2183  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)



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# ATTACHMENT

Section IX. Item #1.

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# HISTORIC PRESERVATION COMMISSION

## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	December 6, 2023
<b>PROJECT:</b>	77 Bridge Street - Demolition of Non-contributing Structures
<b>APPLICANT:</b>	Ansley Hester Manuel, Architect
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, requests that the Historic Preservation Commission approve the following application:

1. **COFA-04-23-018245.** A Certificate of Appropriateness-Demolition to allow for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.

**INTRODUCTION:** The property consists of 0.29 acres located on the south side of Bridge Street, two parcels west of Huger Cove within the Neighborhood Conservation – HD zoning district. The structure, built in 1980, is a one-story rectangular structure under a forward-facing gable roof. It has T-111 vertical siding and an asphalt shingle roof. The right side of the structure extends approximately three feet further than the left at the rear of the structure. The 2016 built shed also has a gable roof and T-111 vertical siding. The applicant desires to demolish both structures in their entirety.

The structure was not identified in the 1996 National Register Nomination or the 2008 Historic Resources Survey; therefore, is not classified as a contributing structure. The structure is approximately 816 SF in area and was constructed in 1980 as a residential structure.

This project was presented to the Historic Preservation Review Committee for conceptual review on July 17, 2023, and to the Development Review Committee on July 19, 2023, where comments were provided to the Applicant (See Attachments 4). It should be noted that while there are plans for future construction of a new single family residential structure, the demolition subject to this application must only be reviewed based on the criteria found in Section 3.18 of the Unified Development Ordinance (UDO) and may not take the future plans for the site into consideration.



**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.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date. In this regard, Staff provides the following:

1. Section 3.18.3.A. Consistency with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

*Finding.* For this application, the Standards for Rehabilitation do not apply because the Applicant is seeking to demolish a non-contributing structure.

2. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

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

As noted above, this structure is not listed in either the National Historic District or designated as a contributing structure to the Old Town Bluffton Historic District. Additionally, Town Staff submitted this request to the Historic Bluffton Foundation (HBF), A Call to Action, the Bluffton Township Black History Historical Preservation Society (BTBHHPS), and the Palmetto Bluff Conservancy for their review and opportunity for comment. Due to the timing of the application and the Thanksgiving holiday, Staff will send any comment received to the Commission prior to the meeting on December 6<sup>th</sup> and incorporate it into the minutes accordingly. The Palmetto Bluff Conservancy and Historic Bluffton Foundation both replied prior to publication of this report and had no additional information about the structure or objection to the request.

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

*Finding.* Town Staff finds that this requirement is not applicable to this application as this standard is intended to regulate and guide new construction and not demolitions.



4. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the scale, form and building proportion of the surrounding neighborhood.

*Finding.* Town Staff finds that this requirement is generally not applicable to this application as this standard is intended to regulate and guide new construction and renovations rather than demolitions. However, given that the structure is not considered contributing, removal could provide opportunity for future development that may be more consistent with the character and nature of the surrounding neighborhood.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture.

*Finding.* The building proposed for demolition is not considered a contributing structure and is not listed in the 2008 Historic Resource Survey prepared per Federal and State guidelines and endorsed by the South Carolina State Historic Preservation Office. As such, this criterion does not apply to this application.

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

*Finding.* The historic, architectural, and aesthetic features of this structure have not been found to be "contributing" in the 1996 or 2008 Historic Resource Surveys meaning Town Council has not determined the structures do not substantially add to the integrity, associations, or quality of the Old Town Bluffton Historic District. Therefore, the removal of this structure would not be detrimental to the public interest.

7. Section 3.18.3.G. For an application to demolish, either whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider:

- a. The existing and historical ownership and use and reason for requesting demolition; and
- b. Information that establishes clear and convincing evidence that:
  - i. The demolition of the structure is necessary to alleviate a threat to public health or public safety; and
  - ii. No other reasonable alternatives to demolition exist; and
  - iii. The denial of the application, as a result of the regulations and standards of this Section, deprive the Applicant of reasonable economic use of or return on the property.



*Finding.* The application seeks approval for the demolition of a non-contributing structure, so this review criterion does not apply to the application.

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

*Finding.* The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

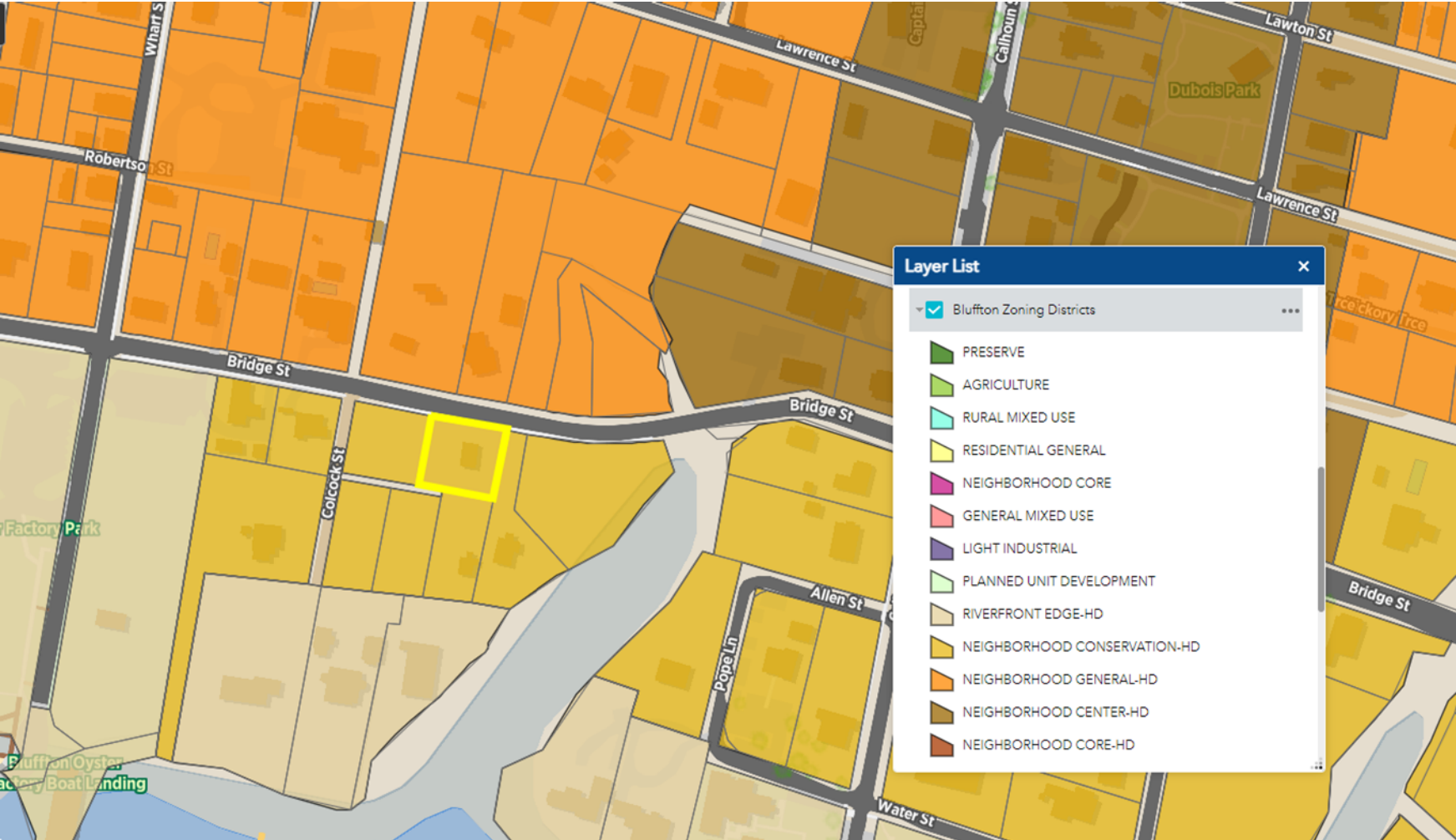
**STAFF RECOMMENDATION:** Town Staff finds that the application meets the requirements of Section 3.18.3 of the Unified Development Ordinance and recommends that the Historic Preservation Commission review the applicable review criteria above and take action as appropriate.

**ATTACHMENTS:**

1. Location and Zoning Map
2. Application and Narrative
3. Survey and Existing Conditions Photos
4. HPRC and DRC Comments



ATTACHMENT 1 – Location and Zoning Map – 77 Bridge Street







## ATTACHMENT 2

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

Growth Management Custom

Section IX. Item #2.

20 Bridge Street

Bluffton, SC 29910

(843)706-4800

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name:	Andley Hester Manuel, Architect	Name:	Sara Harwell Kelly
Phone:	843.338.8932	Phone:	843.384.1995
Mailing Address:	104 Pritchard Street Bluffton, SC 29910	Mailing Address:	P.O. Box 417 Bluffton, SC 29910
E-mail:	manuel.studio@aol.com	E-mail:	merzan.sk@gmail.com
Town Business License # (if applicable): LIC - 03-23-048128			
Project Information			
Project Name:	Kelly Residence	Acreage:	0.29
Project Location:	77 Bridge Street	Contributing Structure:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Zoning District:	Neighborhood Conservation		
Tax Map Number(s):	R61003900A161A0000		
Project Description:	<del>Demolish Existing House @ Relocate Existing Storage Unit @ Build new House and Guest House</del>		
Not for consideration under this application			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 2. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.			
<input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 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:			Date: 11/8/23
Applicant Signature:			Date: 8 November 2023
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	





# ATTACHMENT 2 TOWN OF BLUFFTON

Section IX. Item #2.

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

**Schedule a meeting with staff to review the below checklist for completion.**

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness - Historic District - Demolition application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

**NOTE:** Depending on the activities proposed, Certificate of Appropriateness documentation will vary. At a minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

### General Information:

- ☒ 1. Name and address of property owner(s) and applicant.
- ☒ 2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
- ☐ 3. A detailed narrative describing the existing site conditions and uses; statement of conformance with the UDO; any Local Historic District and/or National Historic District contributing structures including the architectural and/or historic significance of each; and the year any existing structures were built.
- ☐ 4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including detailed description of how the condition will be met.
- ☐ 5. An explanation of why any items on this checklist are not included with the application materials.
- ☐ 6. Project name, building name, and/or name of development.
- ☒ 7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
- ☒ 8. Vicinity map.

### Site and Existing Conditions Documentation:

- ☒ 1. Labeled comprehensive color photograph documentation of all exterior facades and features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
- ☒ 2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
- ☒ 3. Location of all property lines.
- ☒ 4. Location of 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.
- ☒ 5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on the development property.
- ☒ 6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on the development property.
- ☒ 7. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank and protected lands on or within a minimum of 200 feet locations, of the development property.
- ☒ 8. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
- ☒ 9. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
- ☒ 10. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
- ☒ 11. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.





# ATTACHMENT 2 TOWN OF BLUFFTON

Section IX. Item #2.

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

NOTE: Depending on the activities proposed, Certificate of Appropriateness documentation will vary. At a minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

### Demolitions (in whole or in part) of Contributing Structures.

- ☐ 1. A structural engineering report, prepared by a structural engineer licensed in the State of South Carolina having demonstrated qualifications and experience in historic preservation, rehabilitation, or renovation as reviewed and who has been approved by the Town of Bluffton prior to commencement of the report. The report must include a detailed analysis of the structure describing the integrity and quality of the foundation, floor, wall, and roof systems, specifically listing any deficiencies and the possible remedies thereof. The report must also include a detailed assessment of the adaptability of the component systems and overall adaptability for continued use, renovation, restoration, or rehabilitation.
- ☐ 2. Wood destroying pest report, prepared by a qualified professional, identifying any active presence or past evidence of such pests including treatment alternatives for removal, preventative measures to be taken to guard against future impacts, and necessary actions to be taken to repair damage caused by wood destroying pests.
- ☐ 3. Describe the following:
  - a) The historic designation(s) of the property at the time of current property owner acquisition and current designation(s);
  - b) Alterations to the structure, including assessment by a historic preservation professional having demonstrated qualifications and experience in historic preservation, rehabilitation, or renovation that the structure has been altered to such a degree that its historic and architectural character cannot be recaptured through rehabilitation or restoration.
  - c) Available economic incentives for preservation through Federal, State, local, or private programs and statement of whether or not such incentives have been applied for, if not why, and if so the result of the application(s); and,
  - d) Feasible alternative uses for the structure that allow for the preservation, rehabilitation, or restoration of the structure.
- ☐ 4. If applicable, pre- and post-preservation real estate appraisals, detailed construction cost estimates, economic feasibility studies, financial history of the property, and any other information necessary as determined by the UDO Administrator or designee and Historic Preservation Commission to provide Clear and Convincing Evidence of the loss of reasonable economic use or return on the property through the required preservation of the structure.

### SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. 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

*Sara Harwell Kelly*

Printed Name

Date

*11/8/2023*

Signature of Applicant

*Ansley Hester Marvel*

Printed Name

Date

*8 November 2023*



## PROJECT NARRATIVE FOR SARA HARWELL KELLY - 77 Bridge Street

Sara Harwell Kelly acquired and built the current house on the property in the year 1980. The Kellys wish to demolish the existing 800 square foot residence, remove a storage shed and rebuild two new structures -- a main residence and a guesthouse. The property falls in the Neighbor Conservation Zoning District. The building type will fall into the Additional/Other Category.

The existing residence is a slab-on-grade house with T-111 siding, asphalt shingles and no front porch. The storage shed has similar finish materials and is a product commonly purchased at retail hardware stores. Both buildings do not contribute to the vision of the UDO.

~~These proposed improvements along with the existing neighboring structures, including the restoration of the Hooks Cottage, will greatly enhance the visual streetscape. We respectfully ask the board to approve our final submittal.~~

Note: Application is for consideration of demolition only.  
Review Criteria do not include consideration for future use or structures. The demolition of any structure must be reviewed on its own merit. Future proposals must also be reviewed on their own merit.



## ATTACHMENT 2

Section IX. Item #2.

Sara Harwell Kelly  
Post Office Box 427  
Bluffton, South Carolina 29910

22 June 2023

Town of Bluffton Planning Department  
20 Bridge Street  
Bluffton, South Carolina 29910

To Whom It May Concern:

I give Ansley Hester Manuel permission to work with the Town of Bluffton Planning Department for the house and property located at 77 Bridge Street.

A handwritten signature in black ink, appearing to be 'Sara', written over a horizontal line.

Sara Harwell Kelly, Property Owner





May 23, 2023

77 Bridge St

Bluffton, SC 29910

***Subject: Tree inspection and analysis***

This report represents the results of the tree inspection performed at, 77 Bridge Street, Bluffton SC

29910. International Society of Arboriculture Certified Arborist, William Bedingfield, surveyed proposed work site.

***Assigned scope of work:***

Identify trees that are likely to survive future construction efforts.

***Location and identification of trees assessed:***

All trees are located left side home and left rear of home.

20" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

12" DBH Laurel Oak *Quercus laurifolia*

14" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

20" DBH Laurel Oak *Quercus laurifolia*

22" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

17" DBH Laurel Oak *Quercus laurifolia*

20" DBH Water Oak *Quercus nigra*

16" DBH Laurel Oak *Quercus laurifolia*

16" DBH Water Oak *Quercus nigra*

***Level of inspection:***

Level 1; limited visual inspection



***Targets and consequences of failure:***

Single family residential structure; secondary overhead powerlines, outbuildings, ingress / egress for Adjacent SFR structures.

***Site factors considered:***

The trees are unlikely to survive construction. There is not enough space on the lot to build a new home without Removing existing trees. The trees on the property have matured after the home was built and nearly every tree On the property has critical root zone within the foundation area of the existing home.

***Risk assessment and conclusion:***

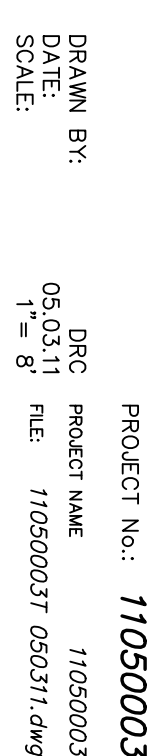
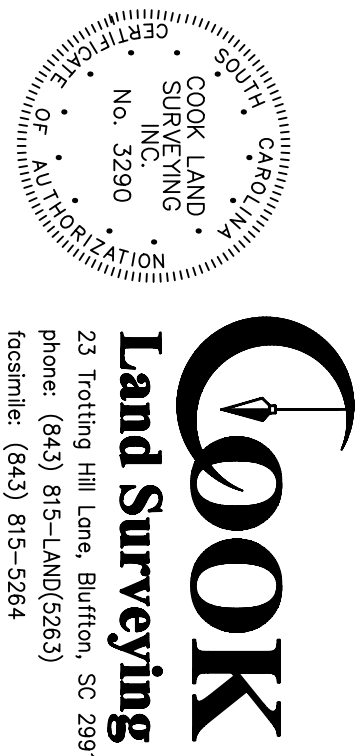
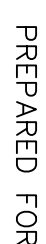
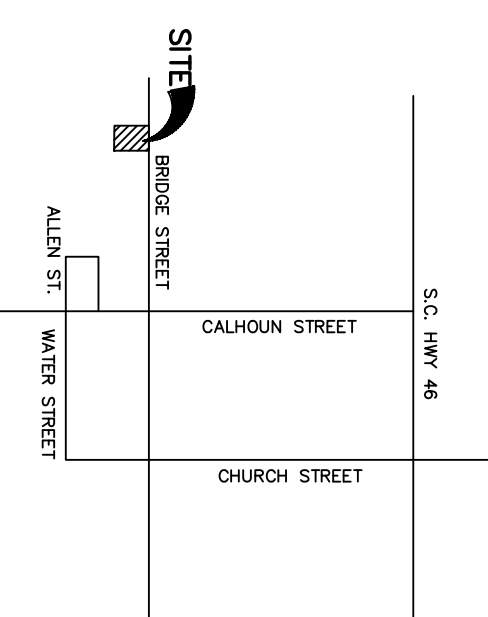
The trees should be removed and mitigated if the owner decides to redevelop the parcel. Mitigation trees will have Far less mortality and the future structures will not have to be designed around existing trees. It is highly unlikely any Of the mature Water and Laurel Oaks will survive construction efforts and will pose complications and issues for the Owners after construction.

Sincerely,

William Bedingfield

ISA Certified Arborist SO-10152A







# ATTACHMENT 3

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# ATTACHMENT 3



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# ATTACHMENT 3

A photograph of a small, grey, single-story building with a blue door and a green light fixture. A wooden fence is in the foreground, and trees are in the background.

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# ATTACHMENT 3

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# ATTACHMENT 3



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# ATTACHMENT 3

A photograph of a residential yard. On the left, several large trees with thick trunks stand in a row. The ground is covered with green grass and fallen brown leaves. In the center background, there is a small wooden shed with a brown roof and a white door. To the right of the shed, a portion of a grey house with a white window is visible. Further right, two green trash bins are placed next to a wooden fence. The overall scene is a typical suburban backyard.

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# ATTACHMENT 4

## PLAN REVIEW COMMENTS FOR COFA-07-23-018245

Section IX. Item #2.

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

HPRC July 17, 2023  
DRC July 19, 2023

**Plan Type:** Historic District - Demolition **Apply Date:** 07/10/2023  
**Plan Status:** Active **Plan Address:** 77 Bridge St Street  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 161A 0000  
**Plan Description:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.  
**STATUS:** The Application will be heard at the July 16, 2023 HPRC meeting.

### Staff Review (HD)

**Submission #: 1** Received: 07/10/2023 Completed: 07/14/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	07/13/2023	James Clardy	Approved
<b>Comments:</b> No comments.			
Growth Management Dept Review (HD)	07/14/2023	Katie Peterson	Approved
<b>Comments:</b> 1. As has been past practice, upon final submittal, the application materials will be sent to the preservation groups for comment. No further comment at this time.			
HPRC Review	07/14/2023	Katie Peterson	Approved
<b>Comments:</b> 1. At time of permitting, ensure all silt fencing locations are shown on the site plan and installed correctly in the field.			
Transportation Department Review - HD	07/12/2023	Megan James	Approved
<b>Comments:</b> No comments			
Watershed Management Review	07/13/2023	Samantha Crotty	Approved

### Plan Review Case Notes:





# HISTORIC PRESERVATION COMMISSION

## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	December 6, 2023
<b>PROJECT:</b>	77 Bridge Street- New Construction: Single-Family and Carriage House
<b>APPLICANT:</b>	Ansley Hester Manuel, Architect
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, requests that the Historic Preservation Commission approve the following application:

1. **COFA-06-23-018189.** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,710 SF and a new one-story Carriage House of approximately 705 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.

**INTRODUCTION:** The Applicant has proposed the construction of a one-story single-family structure and Carriage House in the Old Town Bluffton Historic District. The proposed primary structure, of approximately 1,710 SF has some characteristics of a Cottage building type but exceeds the footprint and therefore has been classified as an Additional Building Type within the Neighborhood Conservation-HD zoning district.

The primary structure features an intersecting gable roof, with a hip roofed porch on the front elevation and a shed roofed service yard area on the rear portion of the left elevation. It features a Tabby stucco foundation with hog board underpinning, 5V metal roof, and vertical board and batten siding. The one-story Carriage House structure features a side-gable roof and the same materials and detailing as the primary structure. It should be noted that this application is dependent on having received approval for the demolition of the structures currently on the site, however, in no way should this application influence the - decision of that review (COFA—07-23-018245).

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 7, 2023 meeting and comments were provided to the Applicant (See Attachment 5).

**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.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.
  - a. *Finding.* The Old Town Master Plan initiatives include the adoption of a form-based code that includes 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 single-family structure and Carriage House adds to the district and helps provide completeness to the neighborhood and overall district.
2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
  - a. *Finding.* Town Staff finds that the proposed structures are in conformance with applicable provisions provided in Article 5.
3. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.



*Finding.* Town Staff finds the nature and character of the new construction is consistent with that of the surrounding neighborhood.

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

*Finding.* The Applicant seeks approval for the construction of a new primary structure and Carriage House in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.

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

*Finding.* The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete; however, there are several trees being proposed for removal which require a tree removal permit which must be submitted, reviewed, and approved prior to issuance of a Certificate of Appropriateness. Further, any mitigation required by the Tree Removal Permit must be installed prior to passing a Final-HD inspection.

**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 conditions:

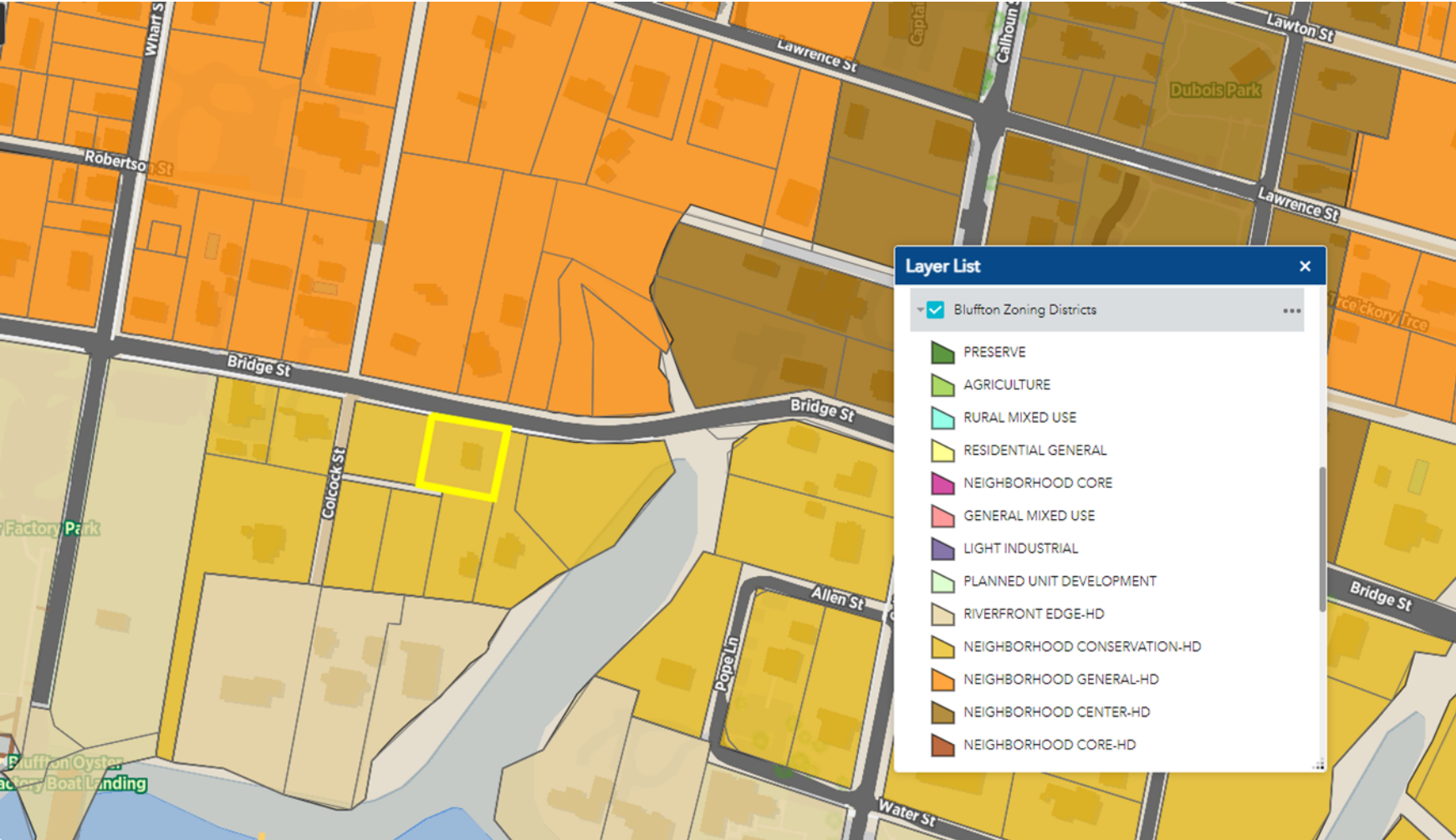
1. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required, and any mitigation associated with the permit satisfied prior to Final-HD inspection approval.

**ATTACHMENTS:**

1. Location Map and Zoning Map
2. Application and Narrative
3. Site Plan & Elevations
4. Landscape Plan & Canopy Coverage
5. HPRC Report



ATTACHMENT 1 – Location and Zoning Map – 77 Bridge Street







# ATTACHMENT 2

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

Growth Management Customer

Section IX. Item #3.

20 Bridge Street  
Bluffton, SC 29910  
(843) 708-4600

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Ansley Hester Manuel, Architect	Name: Sara Harwell Kelly		
Phone: 843.338.8932	Phone: 843.384.1995		
Mailing Address: 109 Pritchard Street Bluffton, S.C. 29910	Mailing Address: Post Office Box 427 Bluffton, S.C. 29910		
E-mail: manuel.studio@aol.com	E-mail: mercan.sk@gmail.com		
Town Business License # (If applicable): LIC - 03-23-048128			
Project Information (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: Kelly Residence	Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Address: 77 Bridge Street	Application for:		
Zoning District: Neighborhood Conservation	<input checked="" type="checkbox"/> New Construction		
Acreage: 0.29	<input type="checkbox"/> Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 D 3900A 161A0000	<input type="checkbox"/> Relocation		
Project Description: Demolish existing house and build new house with guesthouse			
NOT A PORTION OF THIS APPLICATION			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s). <input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s). <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 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: 11/8/23	
Applicant Signature: [Signature]		Date: 8 November 2023	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	





# ATTACHMENT 2 TOWN OF BLUFFTON

Section IX. Item #3.

## 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			<input checked="" type="checkbox"/>
Identification of Proposed Building Type (as defined in Article 5): <i>Additional Building Type</i>			
Building Setbacks	Front: <i>10' 5'</i> Rear: <i>30' 5'</i>	Rt. Side: <i>10' 5'</i>	Lt. Side: <i>10' 5'</i>
3. BUILDING DATA			
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	<i>Main House</i>	<del>786 (to be demolished)</del>	<i>1,703 enclosed</i>
Ancillary	<i>Guest House</i>	<i>0</i>	<del>708 heated 138 porches</del>
Ancillary	<del><i>Attached Shade Main</i></del>	<del><i>0</i></del>	<del><i>143 shed</i></del>
4. SITE COVERAGE			
Impervious Coverage		Coverage (SF) <i>Part of Primary</i>	
Building Footprint(s)		<i>3153</i>	
Impervious Drive, Walks & Paths		<i>220</i>	
Open/Covered Patios			
A. TOTAL IMPERVIOUS COVERAGE		<i>3373</i>	
B. TOTAL SF OF LOT		<i>12,432</i>	
% COVERAGE OF LOT (A/B = %)		<i>27%</i>	
5. BUILDING MATERIALS			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	<i>tabby stucco over CMU</i>	Columns	<i>P.T. 8x8 chamfered pine</i>
Walls	<i>hardie board and batten</i>	Windows	<i>aluminum clad</i>
Roof	<i>5.1 crimp Metal Deck architectural</i>	Floors	<i>aluminum clad</i>
Chimney	<i>stucco finish</i>	Shutters	<i>N/A</i>
Trim	<i>hardie trim</i>	Skirting/Underpinning	<i>P.T. pine louvers</i>
Water table	<i>N/A</i>	Corice, Soffit, Frieze	<i>P.T. 2x4 beaded hardie soffit</i>
Corner board	<i>P.T. 2x4 pine</i>	Gutters	<i>N/A P.T. 1x4 and 1x10 pine</i>
Railings	<i>P.T. 2x4 pine</i>	Garage Doors	<i>N/A</i>
Balusters	<i>P.T. 2x2 pine</i>	Green/Recycled Materials	<i>N/A</i>
Handrails	<i>P.T. 2x4 pine</i>		





# ATTACHMENT 2 TOWN OF BLUFFTON

Section IX. Item #3.

## 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:</b> A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	<b>PROPERTY OWNER CONSENT:</b> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROJECT NARRATIVE:</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<b>DEED COVENANTS/RESTRICTIONS:</b> A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	<b>ADDITIONAL APPROVALS:</b> 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
<input type="checkbox"/>	<input type="checkbox"/>	<b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROPERTY SURVEY:</b> Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> <li>• All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s);</li> <li>• 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;</li> <li>• All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways;</li> <li>• 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;</li> <li>• Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and</li> <li>• North arrow, graphic scale, and legend identifying all symbology.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>SITE PLAN:</b> Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> <li>• All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);</li> <li>• Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;</li> <li>• 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</li> <li>• Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.</li> </ul>





# ATTACHMENT 2 TOWN OF BLUFFTON

Section IX. Item #3.

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

<input type="checkbox"/>	<input type="checkbox"/>	<b>PHOTOS:</b> 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.
<b>Concept</b>	<b>Final</b>	<b>ARCHITECTURAL INFORMATION:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>CONCEPTUAL ARCHITECTURAL SKETCHES:</b> Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>FLOOR/ROOF PLANS:</b> Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ELEVATIONS:</b> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ARCHITECTURAL DETAILS:</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<b>MANUFACTURER'S CUT SHEET/SPECIFICATIONS:</b> Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
<b>Concept</b>	<b>Final</b>	<b>LANDSCAPE INFORMATION:</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>TREE REMOVAL PLAN:</b> A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LANDSCAPE PLAN:</b> 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.
<b>Concept</b>	<b>Final</b>	<b>ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>FINAL DEVELOPMENT PLAN APPLICATION:</b> 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

11/8/23

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

Date

8 November 2023

Printed Name of Applicant



## ATTACHMENT 2

Note: All areas with strike through are not to be considered as a portion of this application.

Section IX. Item #3.

### PROJECT NARRATIVE FOR SARA HARWELL KELLY - 77 Bridge Street

Sara Harwell Kelly acquired ~~and built the current house on the property~~ in 1980. The Kellys wish to ~~demolish the existing 800 square foot residence and rebuild two structures - a main residence and a guesthouse.~~ The property falls in the Neighbor Conservation Zoning District. The building type will fall into the Additional/Other Category.

The concept for the main house layout is to take advantage of the adjoining park and orient the master suite and living areas toward the beautiful views while situating the guest bedroom and utilitarian rooms at the front to provide a privacy buffer from the busy street. The one story house will have a T shape gable roof over the main areas and a hipped roof over entry porch which runs the entire width along the street.

The concept for the guesthouse layout is to take advantage of the opposite corner of the property to provide ample separation between the structures and locate the living areas and front porch on the side buffered by the bedroom and bath. The new one story guesthouse will have a simple gable covering the entire footprint.

~~The existing structure to be demolished is a slab on grade house with T 111 siding and asphalt shingles and without a front porch. It does not contribute to the vision of the UDO.~~

Although some of the descriptive language ruled out any specific building type, both the proposed structures are vernacular in their design of size, form and materials. These proposed improvements along with the existing neighboring structures including the restoration of the Hooks Cottage will greatly enhance the visual streetscape. We respectfully ask the board to approve our ~~conceptual~~ submittal.





May 23, 2023

77 Bridge St

Bluffton, SC 29910

***Subject: Tree inspection and analysis***

This report represents the results of the tree inspection performed at, 77 Bridge Street, Bluffton SC

29910. International Society of Arboriculture Certified Arborist, William Bedingfield, surveyed proposed work site.

***Assigned scope of work:***

Identify trees that are likely to survive future construction efforts.

***Location and identification of trees assessed:***

All trees are located left side home and left rear of home.

20" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

12" DBH Laurel Oak *Quercus laurifolia*

14" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

20" DBH Laurel Oak *Quercus laurifolia*

22" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

17" DBH Laurel Oak *Quercus laurifolia*

20" DBH Water Oak *Quercus nigra*

16" DBH Laurel Oak *Quercus laurifolia*

16" DBH Water Oak *Quercus nigra*

***Level of inspection:***

Level 1; limited visual inspection



***Targets and consequences of failure:***

Single family residential structure; secondary overhead powerlines, outbuildings, ingress / egress for Adjacent SFR structures.

***Site factors considered:***

The trees are unlikely to survive construction. There is not enough space on the lot to build a new home without Removing existing trees. The trees on the property have matured after the home was built and nearly every tree On the property has critical root zone within the foundation area of the existing home.

***Risk assessment and conclusion:***

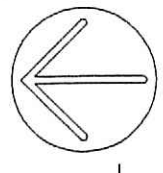
The trees should be removed and mitigated if the owner decides to redevelop the parcel. Mitigation trees will have Far less mortality and the future structures will not have to be designed around existing trees. It is highly unlikely any Of the mature Water and Laurel Oaks will survive construction efforts and will pose complications and issues for the Owners after construction.

Sincerely,

William Bedingfield

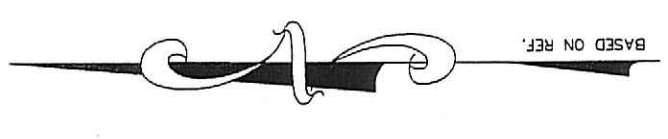
ISA Certified Arborist SO-10152A





SITE

VICINITY MAP  
NOT TO SCALE



BASED ON REF.

N/F TEEL  
TMS R610 039 00A 1611C 0000

0.29 Ac.  
TMS R610 039 00A 161A 0000

N/F GUSCIO  
TMS R610 039 00A 016D 0000

N/F GUSCIO  
TMS R610 039 00A 161D 0000

- LEGEND:
- CONCRETE MONUMENT FOUND
  - TELEPHONE
  - SSAH
  - SSCO
  - CH
  - MA
  - PLA
  - SPOT ELEVATION
  - CONTOUR

NOTES:

- THIS LOT APPEARS TO BE IN FLOOD ZONE C. (EL. N/A). PER FIRM PANEL NO. 1A, COMMUNITY NO. 450251, DATED 12/18/86. BASED ON REFERENCE.
- TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT.
- ELEVATIONS SHOWN BASED ON NOS MONUMENT 865 9103 TIDAL 5 WITH AN ELEVATION OF 21.64 MWD 25 (03/21/85).
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT FOR THE PURPOSE OF TRANSFERRING INTERESTS. THIS SURVEYOR AND IS BASED ONLY ON REFERENCE SHOWN. ANYTHING SHOWN OUTSIDE THE BOUNDARIES OF THIS PARTICULAR PARCEL PLATTED IS FOR INFORMATION ONLY.

REFERENCE(S):

- PLAT BOOK 20, PAGE 61



GRAPHIC SCALE

DONALD R. COOK, JR.  
REGISTERED PROFESSIONAL SURVEYOR  
NOT VALID UNLESS EMPLOYED WITH SEAL

PROJECT No.: 11050003  
PROJECT NAME: 11050003  
DRAWN BY: 06.01.81  
SCALE: 1" = 8'  
SHEET 1 OF 1

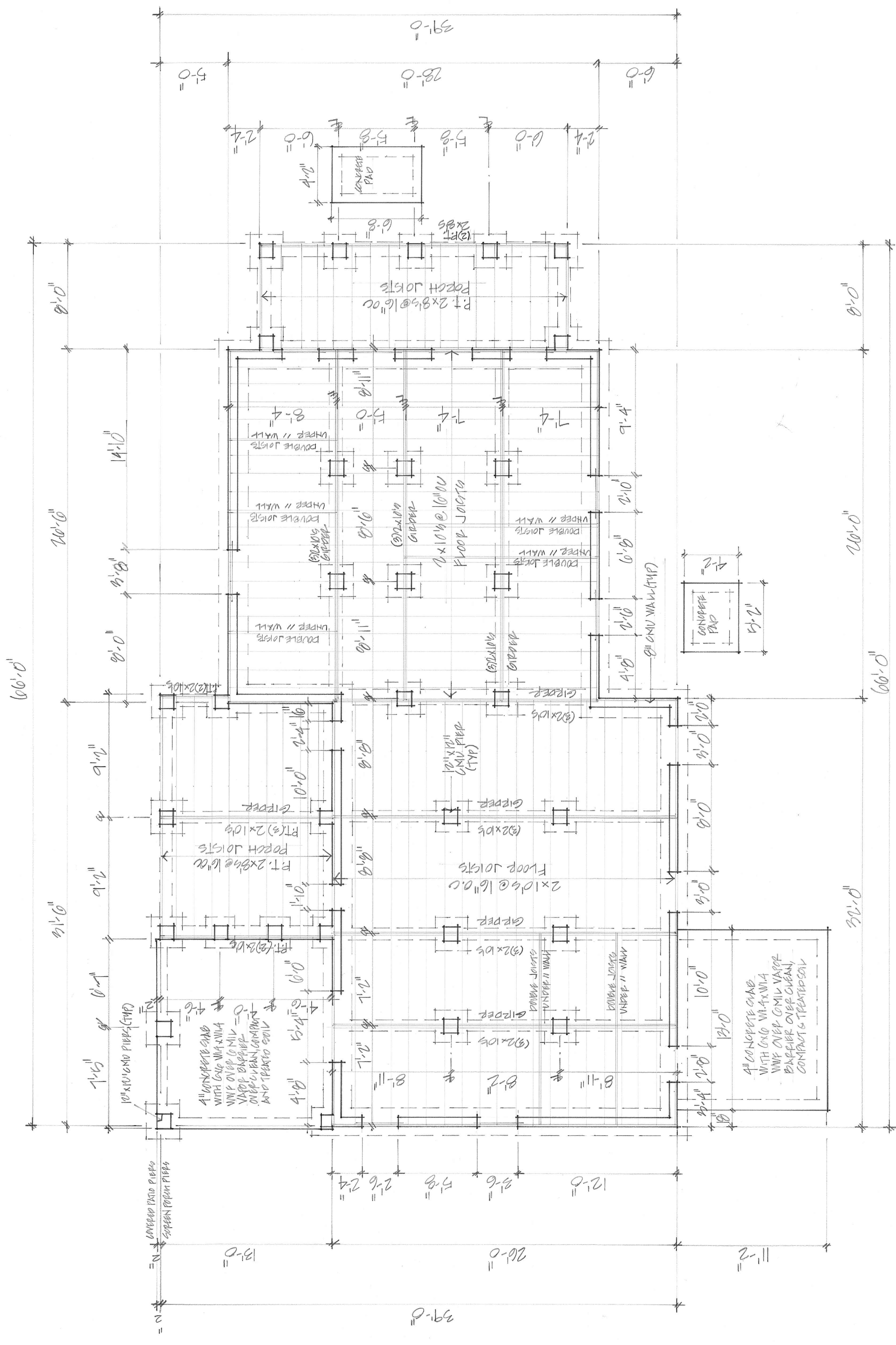
**COOK**  
Land Surveying  
23 Trilling Hill Lane, Bluffton, SC 29910  
phone: (843) 815-5264  
fax: (843) 815-5264  
email: cooklandsurveying@gmail.com

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

A TREE & TOPOGRAPHIC SURVEY OF  
**0.29 Ac.**  
**BRIDGE STREET**

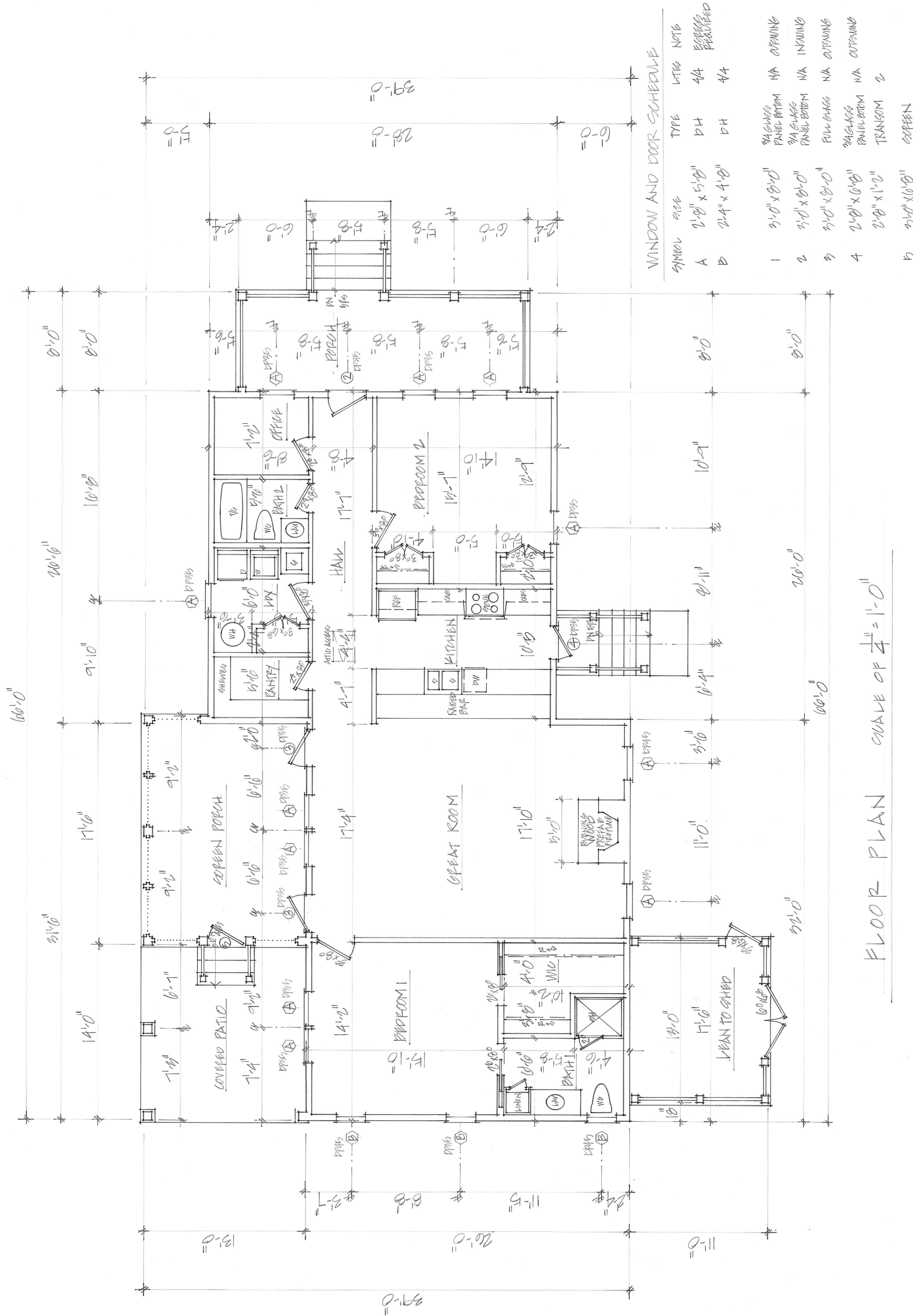
TMS R610 039 00A 161A 0000  
TOWN OF BLUFFTON, BEAUFORT COUNTY,  
SOUTH CAROLINA  
PREPARED FOR:  
**SARA KELLY**





FOUNDATION PLAN SCALE OF 1/4" = 1'-0"





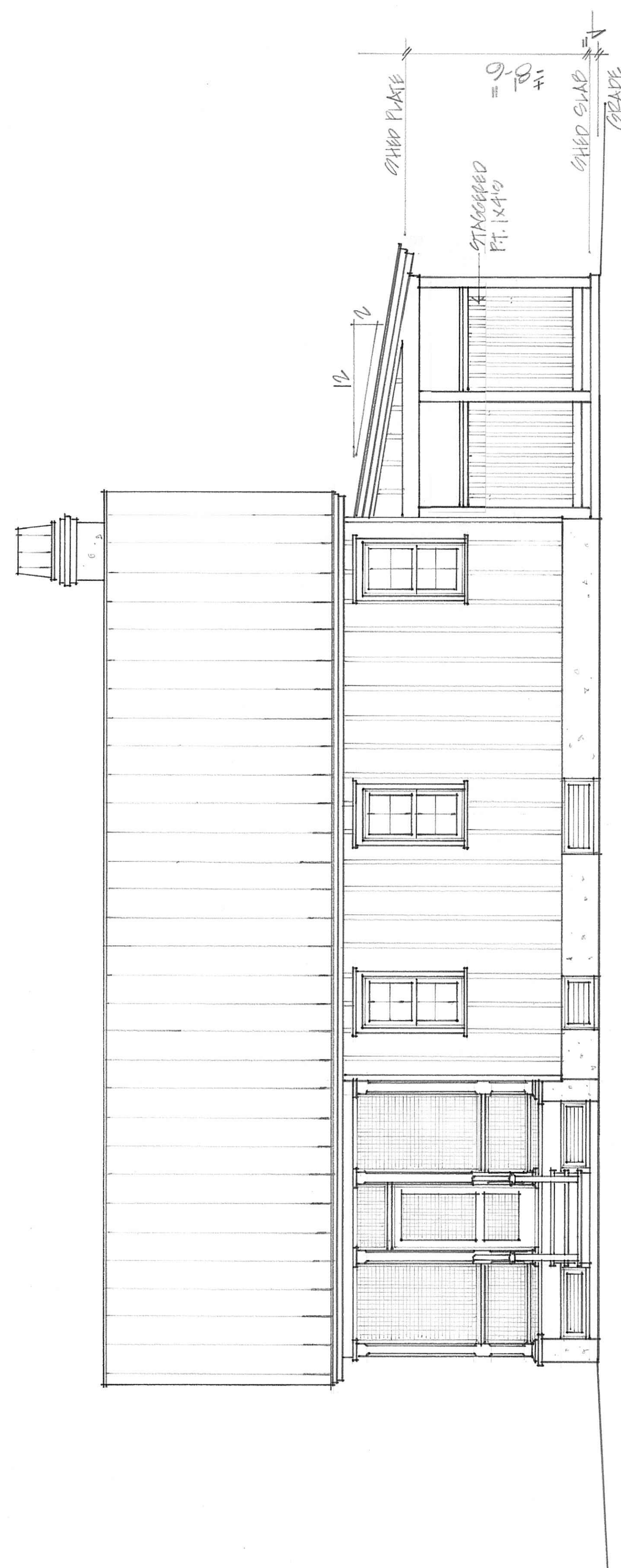
FLOOR PLAN SCALE OF 1/4" = 1'-0"



		28 SEPT 2023 PRICING SET 8 NOVEMBER 2023 FINAL PLANNING	MANUEL STUDIO, LLC ANOLEY HEISTER MANUEL, ARCHITECT 843. 338. 8932	THE KELLY RESIDENCE 11 BRIDGE STREET BLUFFTON, SOUTH CAROLINA	
--	--	--	--	---	--



LEFT ELEVATION SCALE OF 1/4" = 1'-0"



REAR ELEVATION SCALE OF 1/4" = 1'-0"

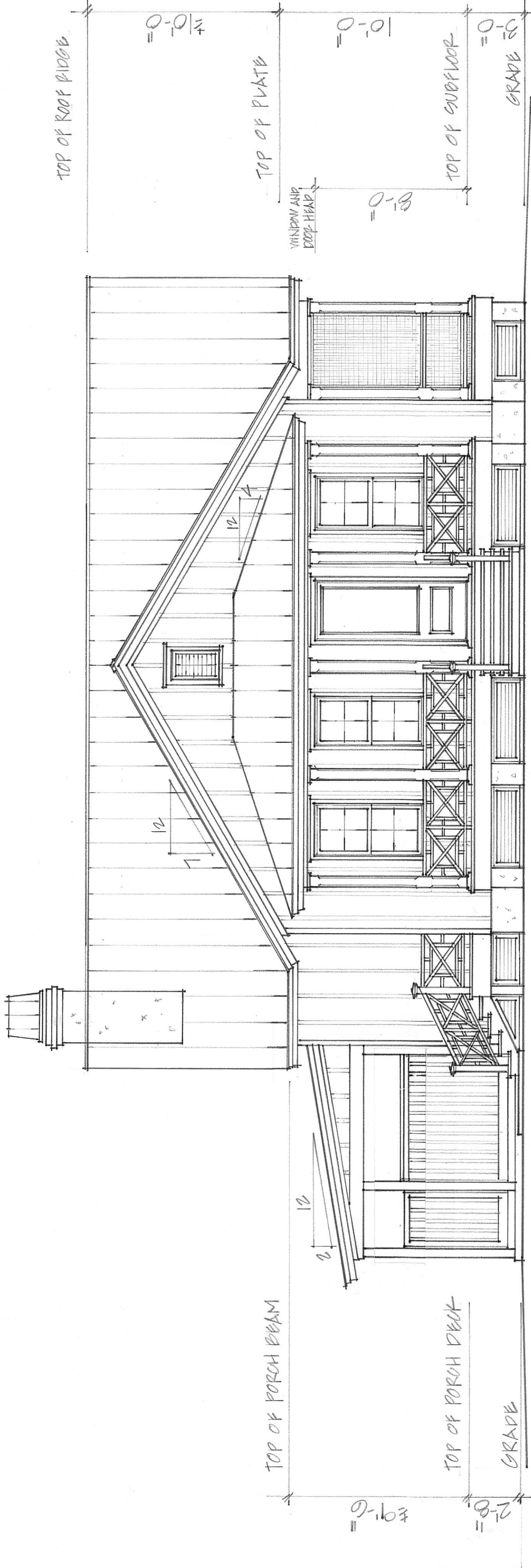


3

THE KELLY RESIDENCE  
17 BRIDGE STREET  
BLUFFTON, SOUTH CAROLINA

MANVEL STUDIO, LLC  
ANGLEY HESTER MANVEL, ARCHITECT  
843.338.8932

18 SEPT 2023  
PRINTING SET  
5 NOVEMBER 2023  
FINAL PLANNING



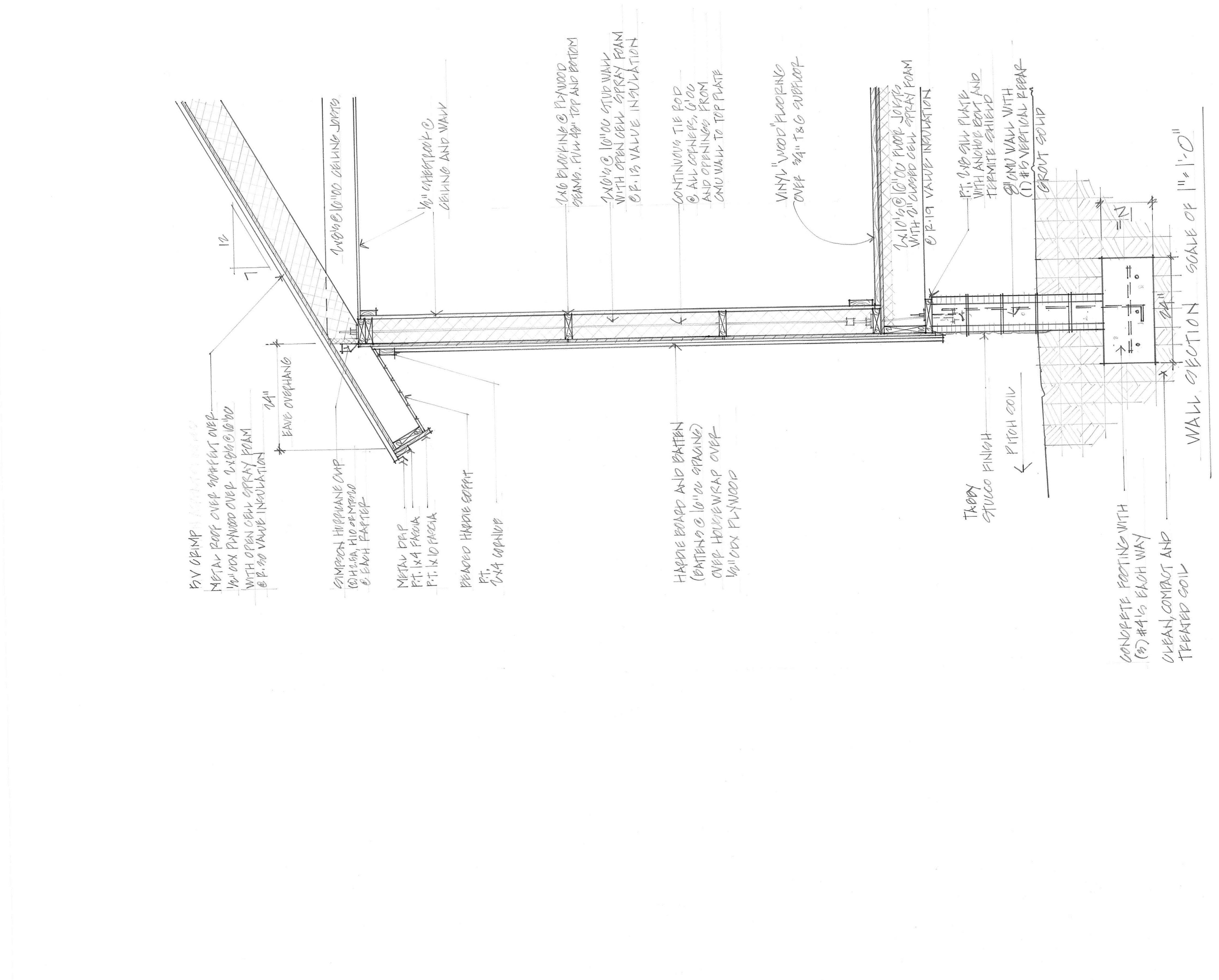
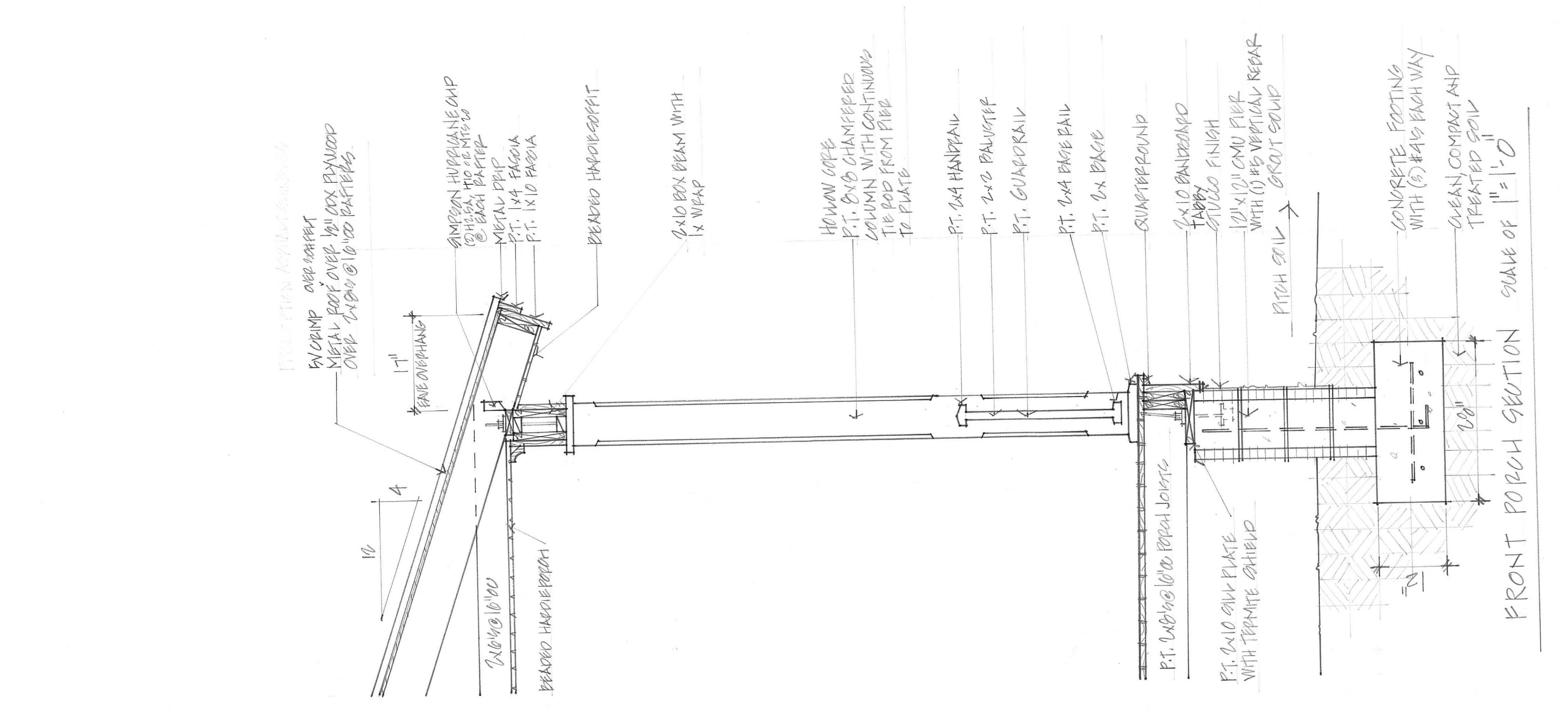


18 SEP 2023  
PRELIMINARY  
8 NOVEMBER 2023  
FINAL PLANNING

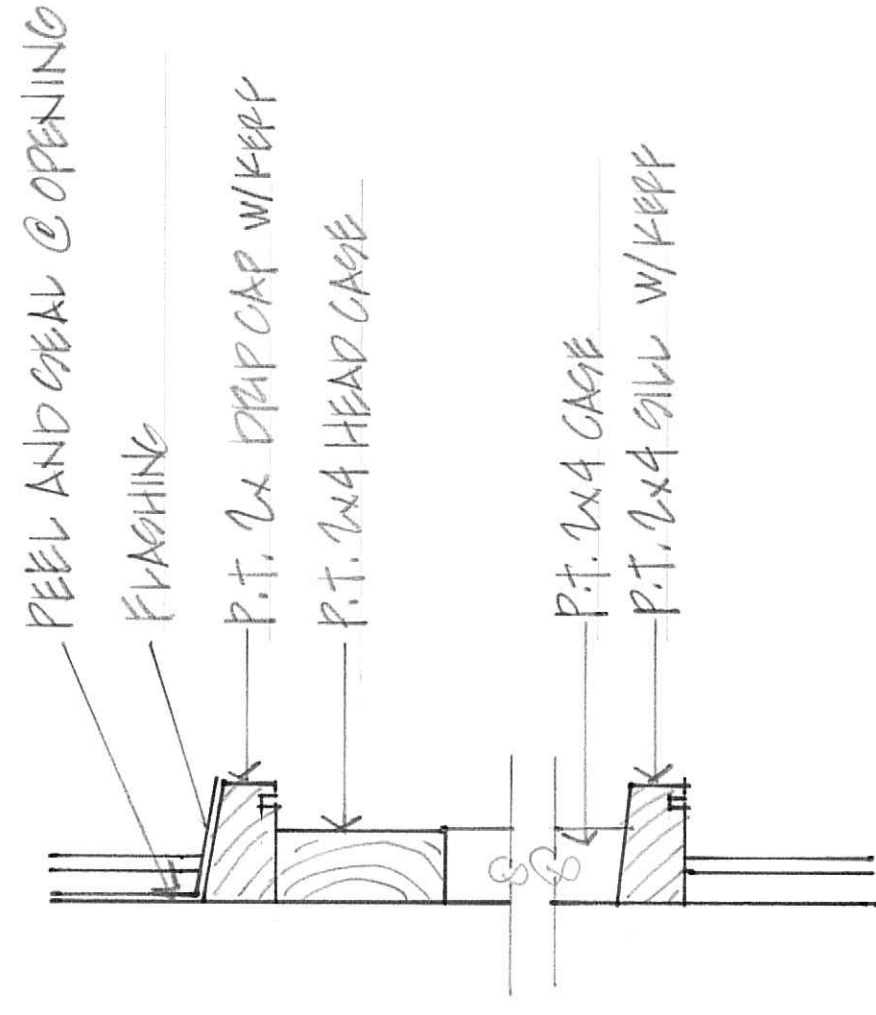
MANUEL STUDIO, LLC  
ANGLEY HEATER MANUEL, ARCHITECT  
843.338.8932

THE KELLY RESIDENCE  
11 BRIDGE STREET  
BLUFFTON, SOUTH CAROLINA

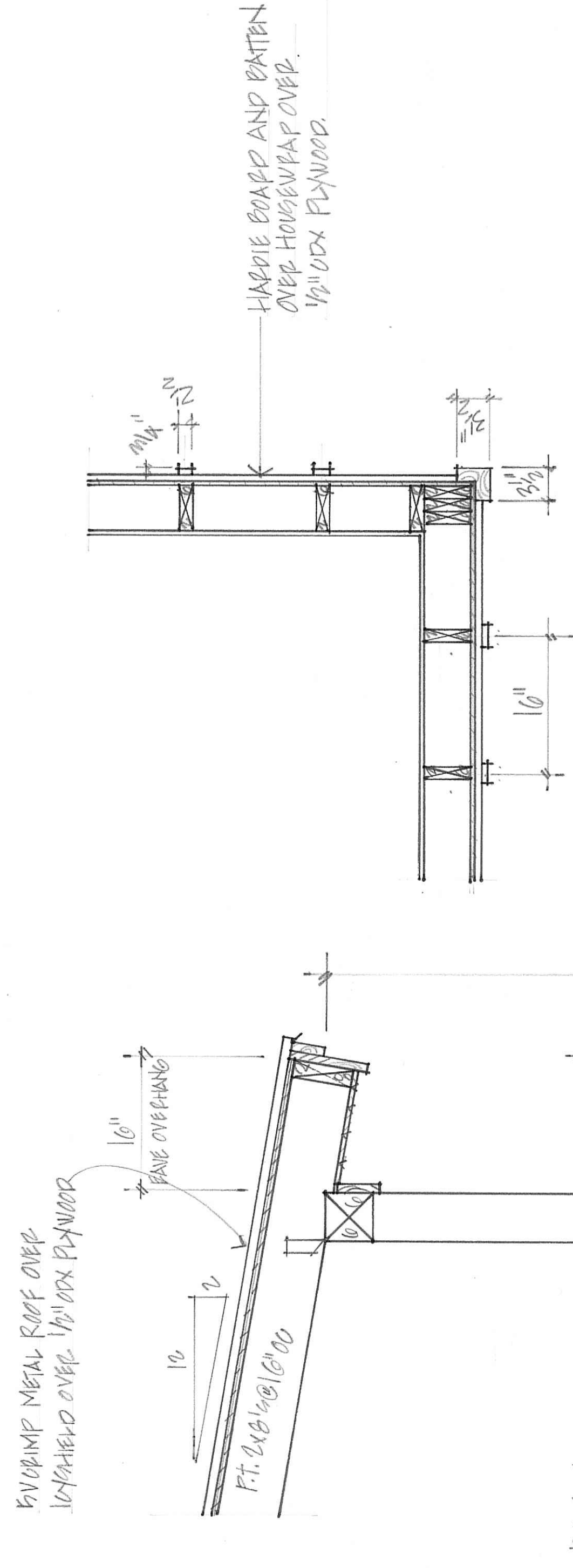
5



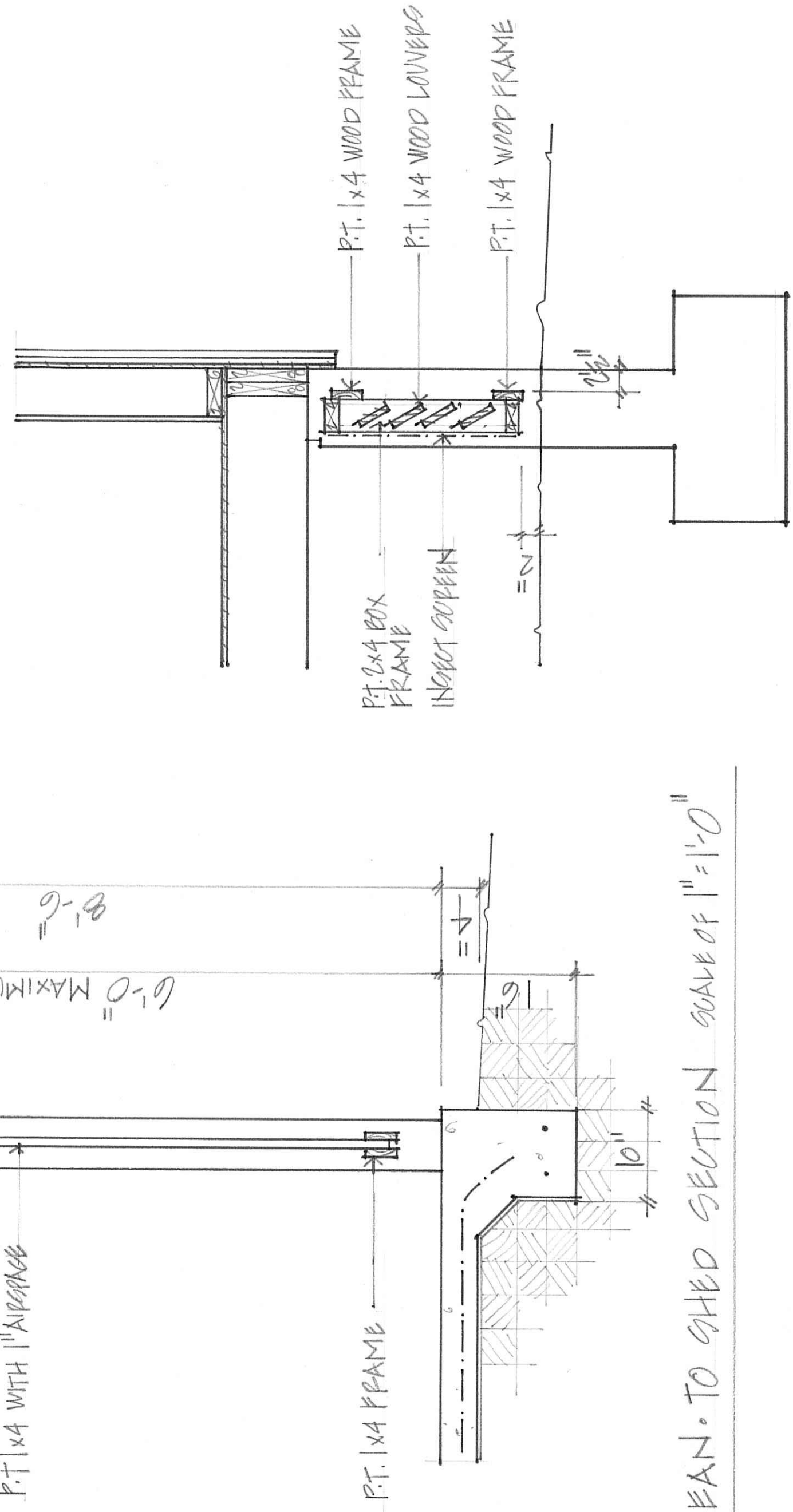




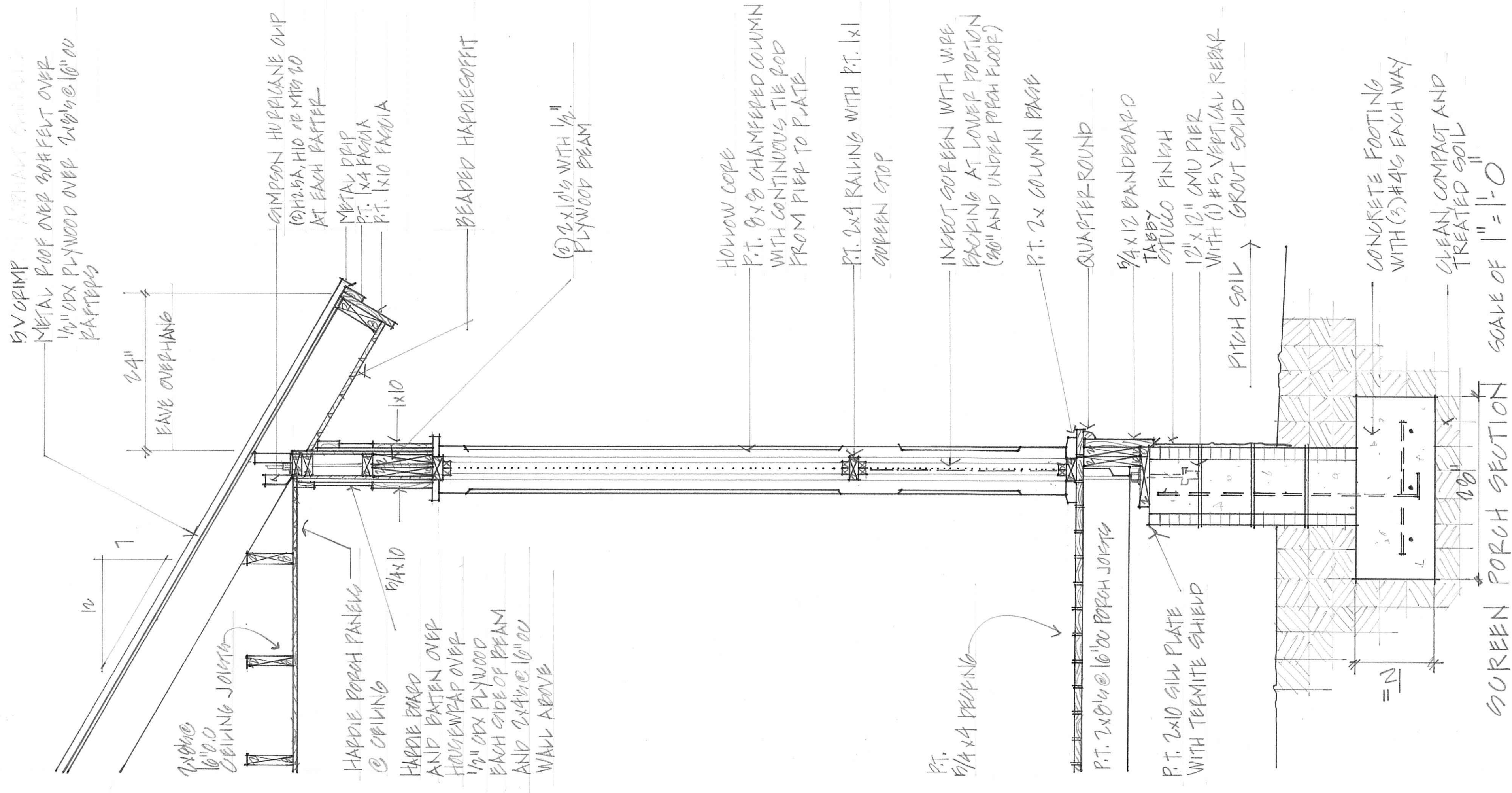
WINDOW TRIM DETAIL SCALE OF 3" = 1'-0"



CORNER DETAIL



























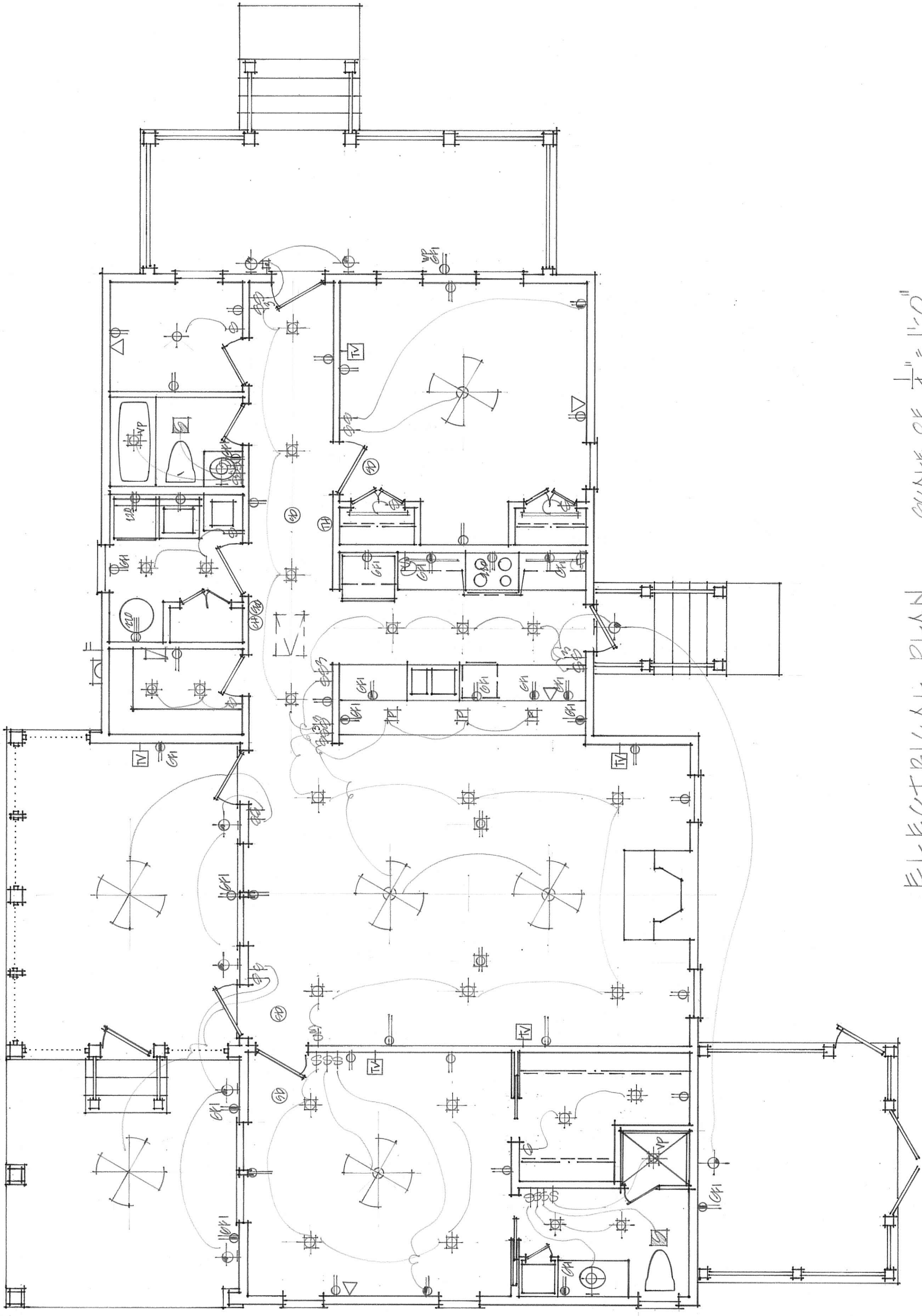
FOUNDATION LOWERED VENT DETAIL  
SCALE OF 1"=1'-0"



SCREEN PORCH SECTION



	INSTANT SWITCH
	3 WAY SWITCH
	ELECTRICAL OUTLET
	220 VOLT
	1/2" SWITCH
	4" HEIGHT GROUND FAULT INTERRUPT
	FLOOR OUTLET
	OUTDOOR SCONCE
	INDOOR SCONCE
	SURFACE MOUNT LIGHT
	VAPOR SEAL CAN LIGHT
	RECESSED CAN LIGHT
	TELEVISION CABLE
	TELEPHONE JACK
	EXHAUST FAN
	CEILING FAN
	CEILING FAN WITH LIGHT
	SMOKE DETECTOR
	DOORBELL CHIME
	SECURITY
	THERMOSTAT
	PANEL
	METER
	DISCONNECT



ELECTRICAL PLAN SCALE OF  $\frac{1}{4}'' = 1'-0''$

THE KELLY RESIDENCE  
77 BRIDGE STREET  
BLUFFTON, SOUTH CAROLINA

MANUEL STUDIO, LLC  
ANSLEY HESTER MANUEL, ARCHITECT  
843.338.8932

28 SEP 2023  
PRICING SET  
8 NOVEMBER 2023  
FINAL PLANNING

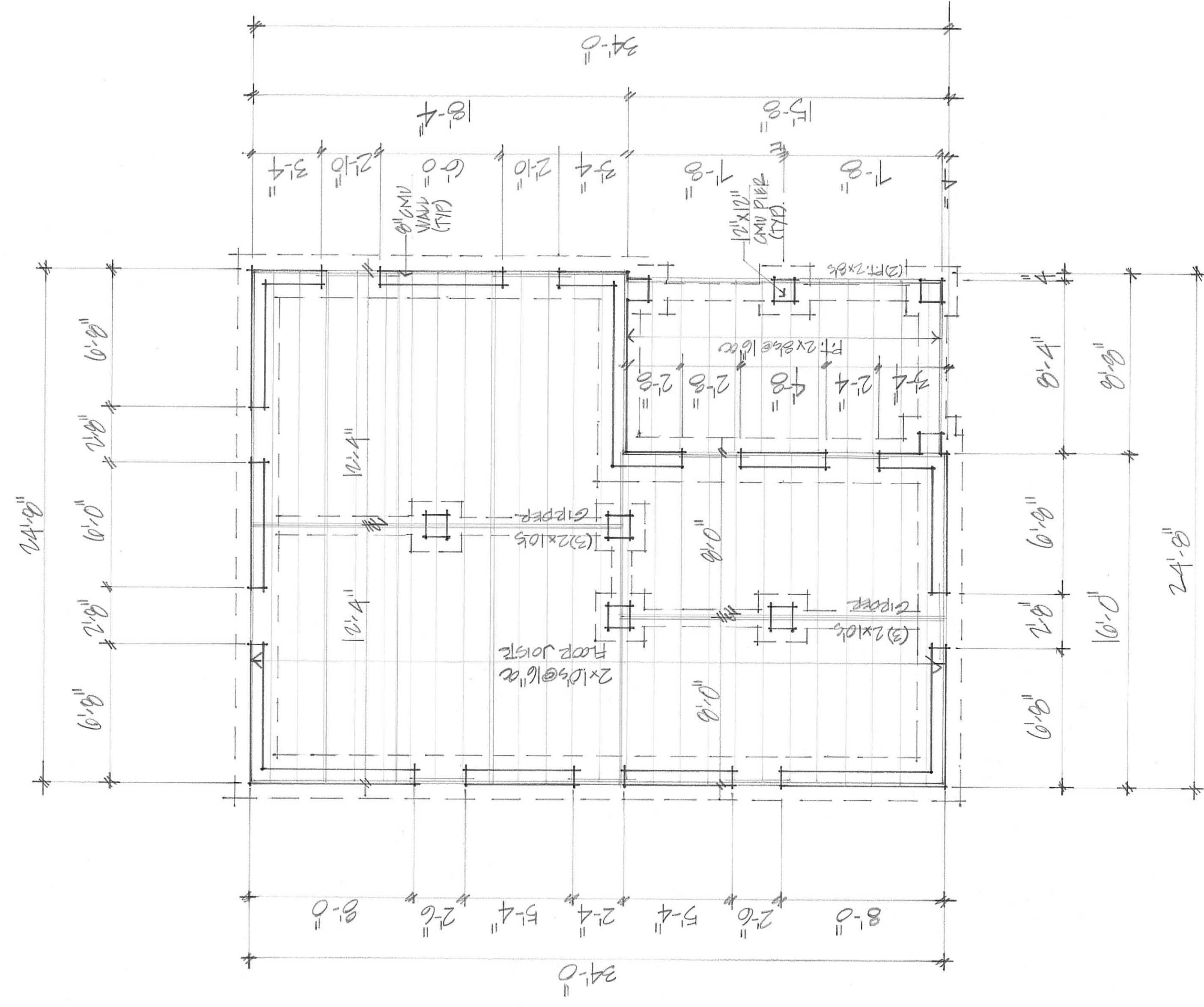


THE KELLY RESIDENCE  
11 BRIDGE STREET  
BLUFFTON, SOUTH CAROLINA

MANUEL STUDIO, LLC  
ANGIE HESTER MANUEL, ARCHITECT  
843.338.8932

28 SEPT 2023  
PRICING SET  
8 NOVEMBER 2023  
FINAL PLANNING

FOUNDATION PLAN SCALE OF 1/4" = 1'-0"





THE KELLY RESIDENCE  
71 BRIDGE STREET  
BLUFFTON, SOUTH CAROLINA

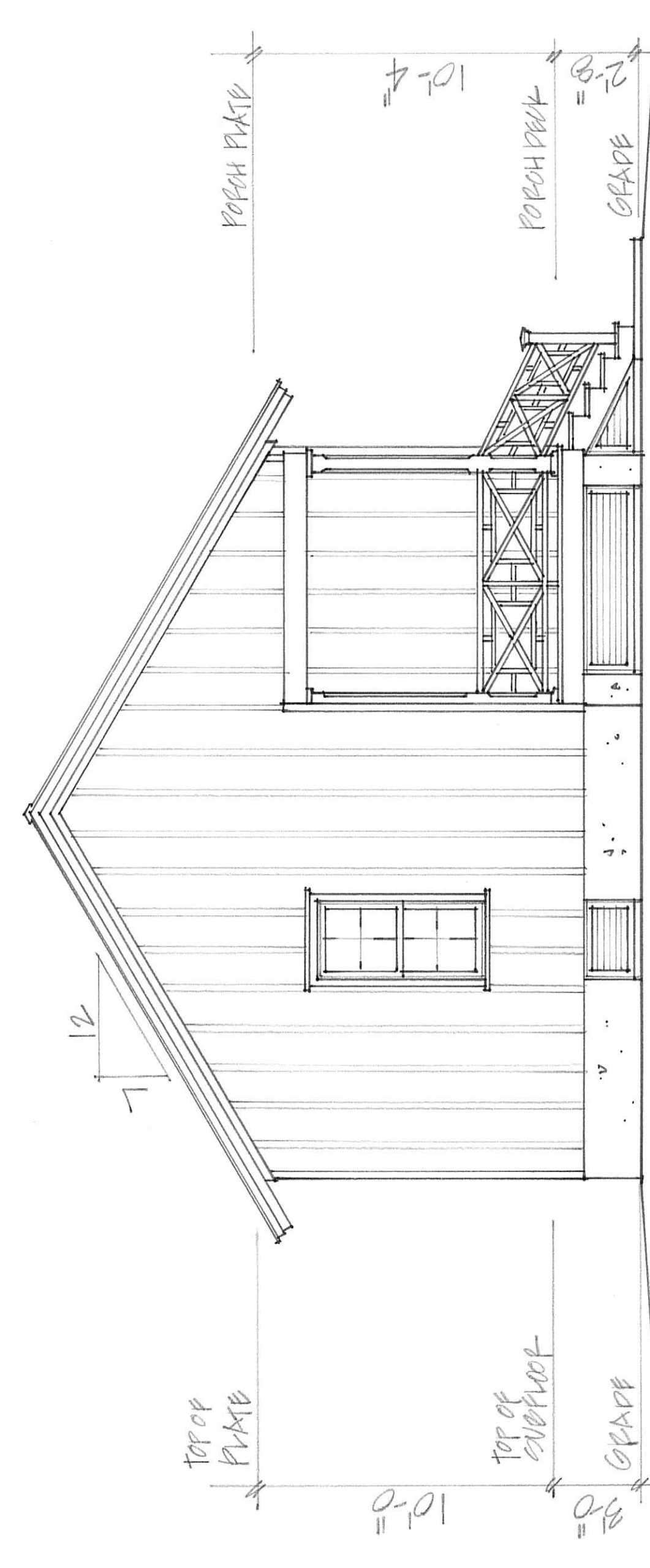
MANUEL STUDIO, LLC  
ANGLEY HEETER MANUEL, ARCHITECT  
843.338.8932

28 SEPT 2023  
PRICING SET  
FINAL PLANNING

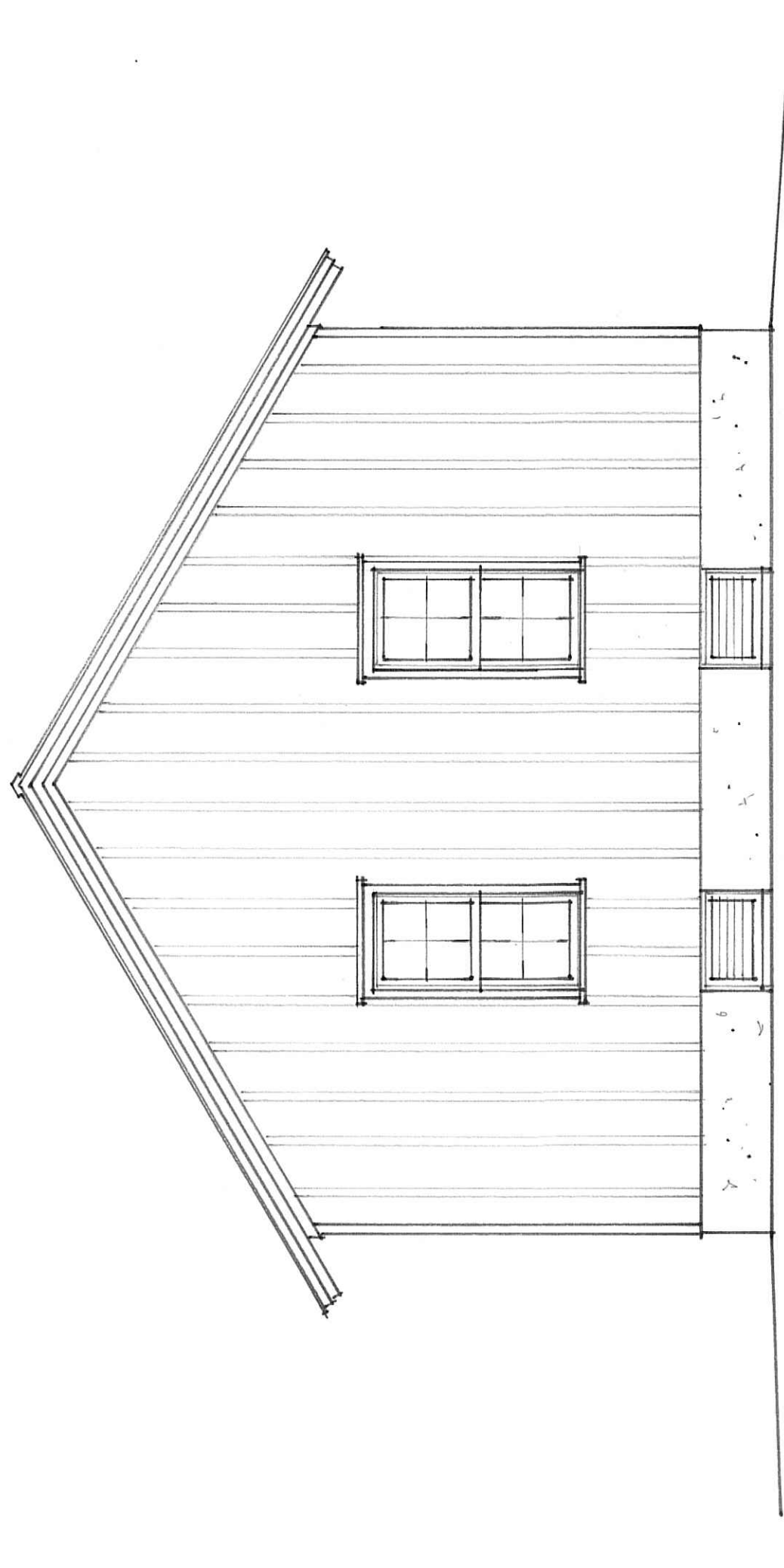
FRONT ELEVATION SCALE OF  $\frac{1}{4}'' = 1'-0''$



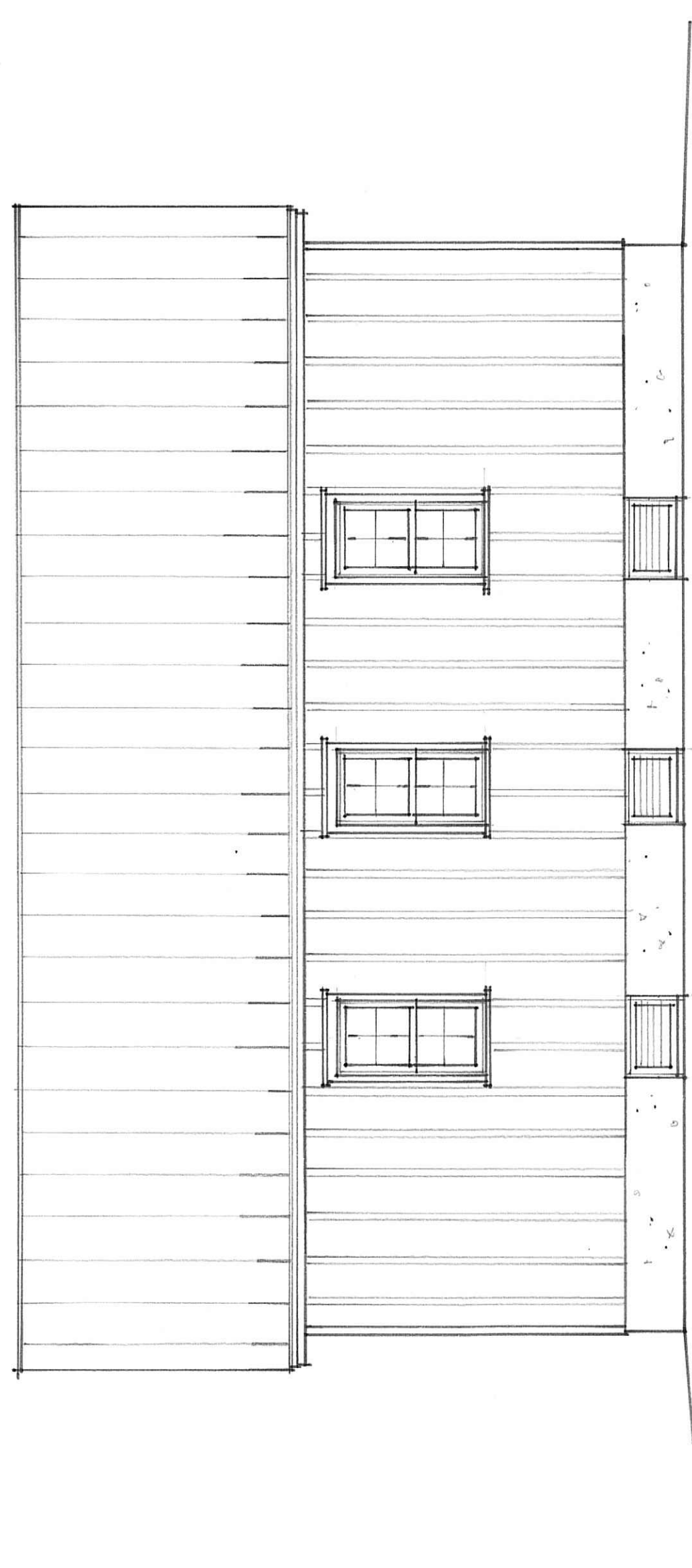
LEFT ELEVATION SCALE OF  $\frac{1}{4}'' = 1'-0''$



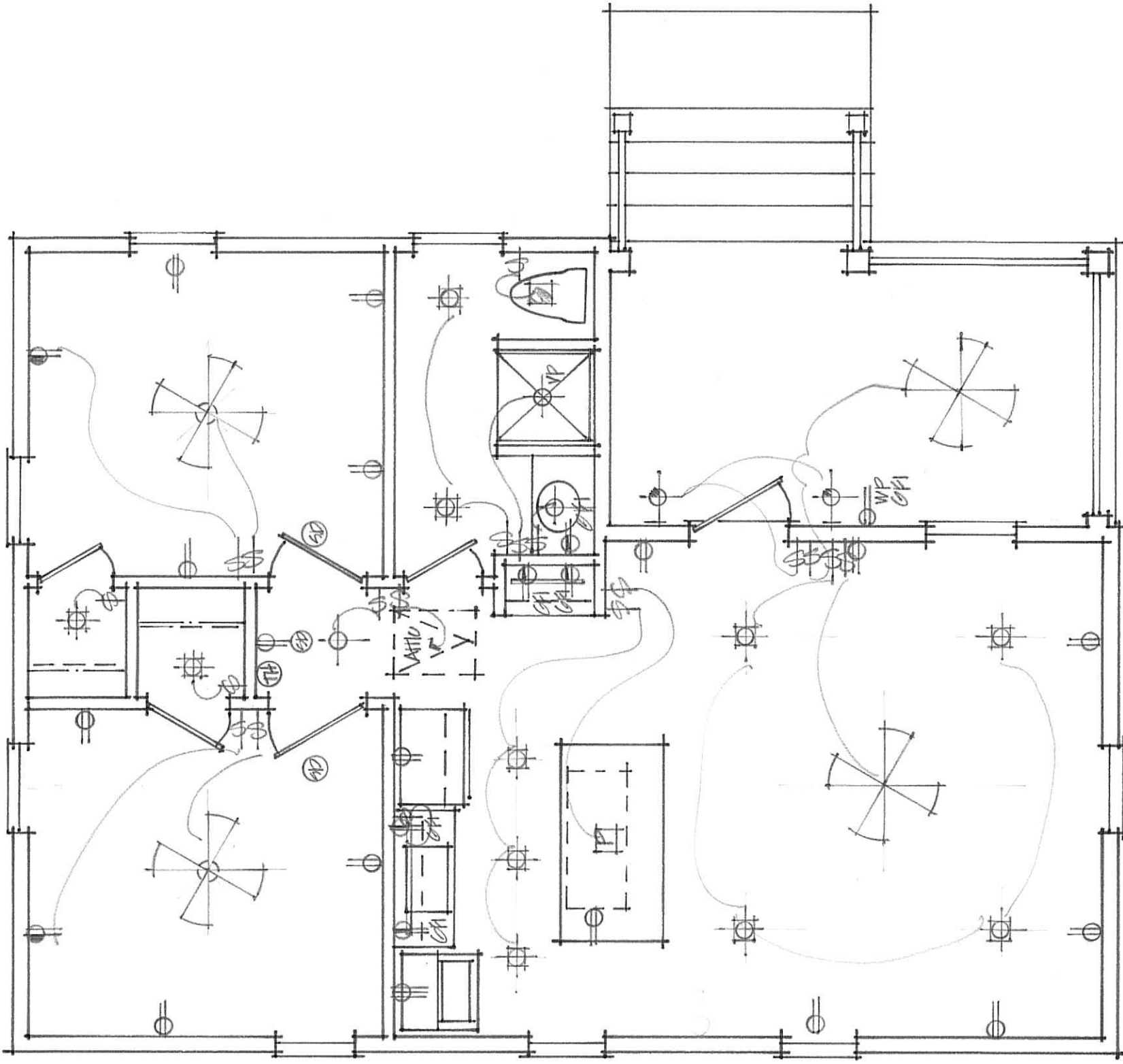
RIGHT ELEVATION SCALE OF  $\frac{1}{4}'' = 1'-0''$



REAR ELEVATION SCALE OF  $\frac{1}{4}'' = 1'-0''$





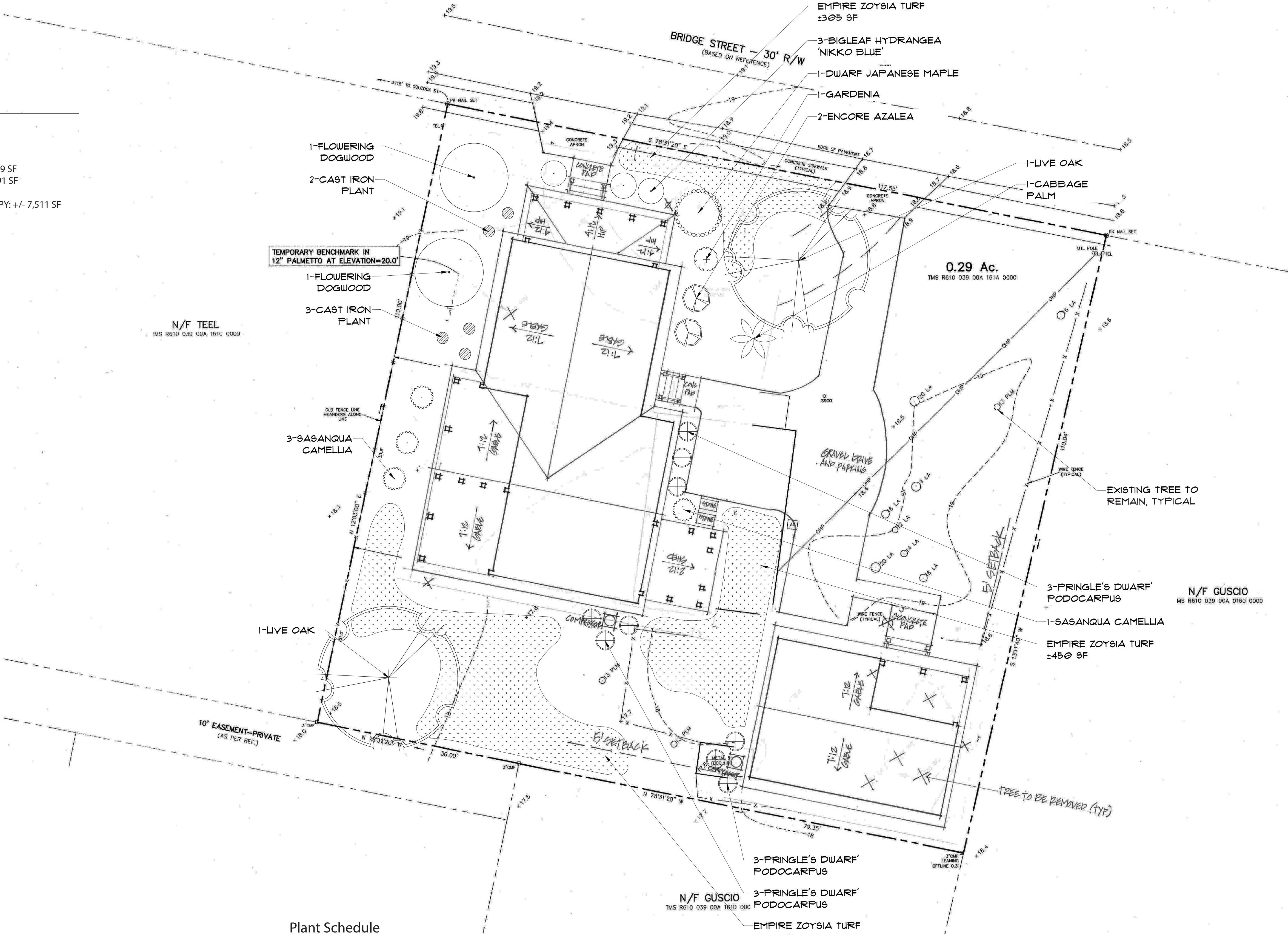


ELECTRICAL PLAN SCALE OF 1/4" = 1'-0"



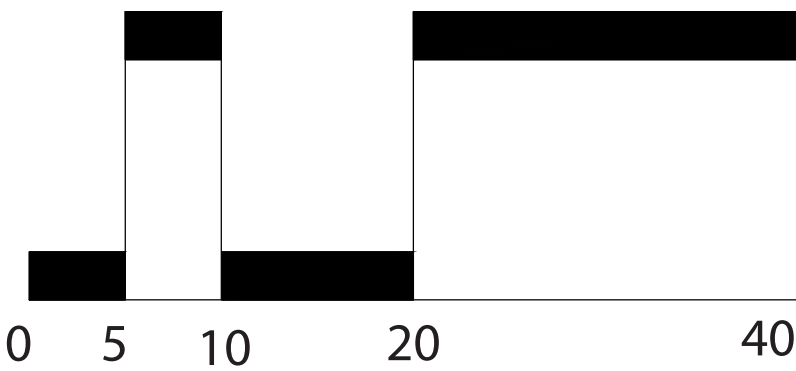
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 12,632 SF  
TOTAL ROOF SF: 3,727 SF  
12,632 - 3,727 = 8,905 SF  
8,905 SF X 75% = 6,679 SF  
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 6,679 SF  
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 3,691 SF  
TOTAL PROPOSED TREE CANOPY: +/- 3,820 SF  
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 7,511 SF



Plant Schedule

Quantity	Common Name	Botanical Name	Container	Height	Spread	Cal/Spacing	Notes
Tree							
1	Cabbage Palm	Sabal Pameffa		10'-12'			
1	Dwarf Japanese Maple	Acer palmatum compacta	15 gal.	5'-6'			
2	Flowering Dogwood	Cornus florida	15 gal.	5'-7'			
2	Live Oak	Quercus virginiana		12' Min		2.5' Cal.	
Shrub							
3	Bigleaf Hydrangea 'Nikko Blue'	Hydrangea macrophylla 'Nikko Blue'	3 gal.	18"-24"	14"-16"		
5	Cast Iron Plant	Aspidistra elatior	1 gal.	18-24"	6"		
2	Encore Azalea	Rhododendron Encore	3 gal.	1.25'-1.5'	1'-1.25'		
1	Gardenia	Gardenia jasminoides	3 gal.	1.5'-1.75'	1.25'-1.5'		
9	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2'-3'	1.5'-1.75'		
4	Sasanqua camellia	Camellia sasanqua	7 gal.	2.5'-3'	1.75'-2'		
Vines/Groundcover							
2,500 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					
558 SF +/-	Empire Zoysia Turf	Empire Zoysia Turf					



Scale: 1" = 10'



Landscape Plan  
for  
Sara Kelly  
77 Bridge Street  
Bluffton, SC  
November 8, 2023





# ATTACHMENT 5

## PLAN REVIEW COMMENTS FOR COFA-06-23-018189

Section IX. Item #3.

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:** 06/23/2023  
**Plan Status:** Active **Plan Address:** 77 Bridge St Street  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 161A 0000  
**Plan Description:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,676 SF and a new one-story Carriage House of approximately 676 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD

**STATUS:** The Application will be heard at the July 17, 2023 meeting of the HPRC.

### Staff Review (HD)

**Submission #: 1** Received: 06/23/2023 Completed: 07/14/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	07/03/2023	Samantha Crotty	Revisions Required

#### Comments:

1. Provide Town of Bluffton Stormwater Affidavit.
2. Provide DHEC Auto-coverage form.
3. Provide grading and drainage plans (subject to article 5 of the UDO).

Growth Management Dept Review (HD)	07/14/2023	Katie Peterson	Approved with Conditions
------------------------------------	------------	----------------	--------------------------

#### Comments:

1. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree , 14 inches in diameter at breast height (DBH) on property used as a single-family detached residential. (UDO Section 3.22.2.)

HPRC Review	07/14/2023	Katie Peterson	Approved with Conditions
-------------	------------	----------------	--------------------------

#### Comments:

1. Double check the distance/height of the chimney with relationship to the roof ridge at time of final submittal.
2. Porches must be a minimum of 30 inches from grade to top of stairs. While the Finished floor height is shown, please include porch height in final submittal to ensure it meets this requirement. (UDO 5.15.6.E.5.)
3. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings, street trees, and canopy coverage calculations. Further, provide details including materials and dimensions for the typical window, door details, railing, corner board, shutter, roof (including profile if metal) and a section through the exterior wall, foundation and eave. (Applications Manual)

Beaufort Jasper Water and Sewer Review	07/14/2023	James Clardy	Approved
--	------------	--------------	----------

#### Comments:

1. No comments.

Transportation Department Review - HD	06/26/2023	Megan James	Approved
---------------------------------------	------------	-------------	----------

#### Comments:

- No comments









## TOWN OF BLUFFTON

### 2024 HISTORIC PRESERVATION COMMISSION

### Meeting and Application Submission Schedule

MEETING DATES	APPLICATION SUBMISSION DEADLINES
January 3, 2024	December 6, 2023
February 7, 2024	January 10, 2024
March 6, 2024	February 7, 2024
April 3, 2024	March 6, 2024
May 1, 2024	April 3, 2024
June 5, 2024	May 8, 2024
July 3, 2024	June 5, 2024
August 7, 2024	July 10, 2024
September 4, 2024	August 7, 2024
October 2, 2024	September 4, 2024
November 6, 2024	October 9, 2024
December 4, 2024	November 6, 2024
**January 8, 2025	December 11, 2024

**REGULAR MEETINGS ARE HELD THE 1<sup>st</sup> WEDNESDAY OF EACH MONTH AT 6:00 P.M.**

**\*\* The January 1, 2025 meeting will be held one week later due to the holiday.**

#### Please Note:

1. For submission requirements and information please consult [www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov) or phone (843) 706-4500.
2. The proper forms and filing fee must accompany all submittals. Incomplete submittals will NOT be accepted.
3. Meetings will be held on scheduled meeting dates unless otherwise advertised with FOIA compliance.
4. All new applications, required revisions and information related to previously submitted applications must be submitted four (4) weeks prior to the meeting date in order to be placed on the agenda.





## TOWN OF BLUFFTON

### 2024 HISTORIC PRESERVATION REVIEW COMMITTEE

### Meeting and Application Submission Schedule

**HPRC MEETINGS ARE HELD EVERY MONDAY FROM 4:00 P.M. – 5:00 P.M.**  
**APPLICATION SUBMISSION DATES ARE FIFTEEN (15) BUSINESS DAYS PRIOR TO HPRC MEETING DATES**

**Please Note:**

1. For applications, submission requirements, and general information please consult [www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov) or call 843.706.4500.
2. No incomplete submittals will be accepted.
3. The proper forms and filing fee must accompany all submittals.
4. Meetings will be held on scheduled meeting dates unless otherwise advertised.
5. Minimum requirements for specific applications are listed on project applications. Applications must be submitted a minimum of fifteen (15) days prior to the HPRC meeting date.

**Meetings are subject to change based on conflicts due to scheduling, meeting locations and observed holidays.**





# MEMORANDUM

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TO: Historic Preservation Commissioners  
FROM: Town of Bluffton Growth Management Staff  
RE: Site Feature Permits from October 15, 2023 to November 15, 2023  
DATE: 12/06/2023

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**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
29 Bruin Road	ADA ramp replacing front stoop & steps	Katie Peterson	Approved
19 Bruin Road	Enclosure to surround water heater	Katie Peterson	Approved
34 Bridge Street	Storage bin for wheeled trash cans	Glen Umberger	Approved
5 Mariana Way Unit 101	Sign installation for Sound View Wealth	Katie Peterson	Approved
1230 May River Road	Installation of commercial hood in rear	Katie Peterson	Approved
34 Bridge Street	Installation of helical piles for stabilization	Glen Umberger	Approved
5730 Guilford Place	Sign installation for Indigo Design	Katie Peterson	Approved