

### **Historic Preservation Commission Meeting**

Wednesday, February 07, 2024 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on BCTV, on 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. ADOPTION OF THE AGENDA

- V. ADOPTION OF MINUTES
  - 1. January 3, 2024 Minutes

### VI. ELECTION OF OFFICERS

- 1. Election of Historic Preservation Commission Chair
- 2. Election of Historic Preservation Commission Vice Chair
- 3. Election of Two Historic Preservation Review Committee members.

### **VII. PUBLIC COMMENT**

### VIII. OLD BUSINESS

### **IX. NEW BUSINESS**

- 1. Certificate of Appropriateness: A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for approval of a Certificate of Appropriateness - HD to allow the construction of a new 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-12-23-018754) (Staff - Katie Peterson)
- 2. Certificate of Appropriateness: A request by Charlie Wetmore for a review of a Certificate of Appropriateness HD to construct a new 2-story attached Carriage House of approximately

1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018662) (Staff - Katie Peterson)

3. Certificate of Appropriateness: A request by Court Atkins Architects, Inc. on behalf of the owner, TripleBCo, LLC for approval of a Certificate of Appropriateness - HD to construct a new 1.5-story commercial building of approximately 2,315 SF for Hair and So On Salon to be located at 5818 Guilford Place, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018646) (Staff - Katie Peterson)

#### X. DISCUSSION

1. Historic District Monthly Update

### XI. ADJOURNMENT

#### NEXT MEETING DATE: Wednesday, March 6, 2024

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

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

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

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

### **Historic Preservation Commission**

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

**Council Chambers** 

#### January 03, 2024

#### I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

#### II. ROLL CALL

PRESENT

Chairman Evan Goodwin Vice Chairwoman Carletha Frazier Commissioner Joe DePauw Commissioner Will Guenther Commissioner Kerri Schmelter

ABSENT Commissioner Jim Hess Commissioner Debbie Wunder

#### **III. ADOPTION OF THE AGENDA**

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

Seconded by Vice Chairwoman Frazier. Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

#### **IV. ADOPTION OF MINUTES**

1. December 6, 2023 Minutes

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

Seconded by Vice Chairwoman Frazier. Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

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

#### VI. OLD BUSINESS

#### **VII. NEW BUSINESS**

1. Certificate of Appropriateness: A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan, for approval of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 754 SF, to be located at 4 Tabby Shell Road, Lot ,4 in

the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. (COFA-11-23-018622) (Staff - Katie Peterson)

Commissioner DePauw recused himself. Staff presented. The applicant was in attendance. There was discussion about the brackets and the panel under the window.

Commissioner Schmelter made a motion to approve with the following conditions:

1. Per Section 5.15.6.F. of the UDO, provide a better relationship between the proposed Carriage House and primary structure through consistency in the detailing by removing the panel below the windows.

2. Update Slat Application Concept to indicate left elevation, as reflected on elevations.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

2. Certificate of Appropriateness: A request by Nicki Jacoby on behalf of the owner, King Tide Custom Homes, for approval of a Certificate of Appropriateness - HD to construct a new 2-story mixed-use building of approximately 2,894 SF for office use on the first floor and one dwelling unit above, to be located at 10 Carroll Court, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. (COFA-09-23-018484) (Staff - Katie Peterson)

Commissioner DePauw returned to the dais. Staff presented. The applicant was in attendance. There was discussion about the louvers, shutters, and materials being used.

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

1. Provided updated Site Coverage calculations to include impervious and porch area calculations on the application.

2. Per the Applications Manual, no signage may be displayed without a Site Feature – HD approval.

3. A Certificate of Construction Compliance must be issued to ensure infrastructure related to the approved Development Plan has been adequately installed prior to issuance of a Final-HD inspection approval.

4. Per UDO Section 5.3.3., indicate the Tree Protection Zone surrounding the two large trees at the rear of the lot on the Landscape Plan, and indicate fence installation practices which will most effectively protect the root systems of the protected trees.

5. Per UDO Section 5.3.7.A., revise the Sassafras trees to a large canopy overstory tree for the required street tree and include minimum height at time of planting.

6. Per UDO Section 5.15.6.G., the louvered wall must be revised to a permitted wall material or boral, with even proportions on both elevations.

7. The HPC determined the use of Powder Coated Aluminum was an appropriate substitute for those materials listed in Section 5.15.6.H. of the UDO, with traditional finials, traditionally profiled top rail, and enclosed base, or the railing, balusters and handrails may be revised to a permitted material to be reviewed by Staff.

8. Per UDO Section 5.15.6.J., provide additional information on the location and profile of the gutters to ensure compliance.

9. Per UDO Section 5.15.6.K., the Low Brick Wall must be increased to meet the 24" minimum height requirement, and the Brick Column Detail revised to meet the height requirement and be consistent across all portions of the plan.

10. Update the porch section to either be an 8x10 and 10x10 at the box beam or add a third trim board so it sits in front of the beam.

Seconded by Commissioner Guenther.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

3. Certificate of Appropriateness: A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for approval of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,717 SF for office use on the first floor and one dwelling unit above, to be located at 213 Goethe Road, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. (COFA-09-23-018463) (Staff - Katie Peterson)

Staff presented. The applicant was in attendance. There was discussion about the Architectural Review Board condition.

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

1. Update floor plans to specifically indicate residential use only for the Cart Garage, as the square footage is indicated, but not which portions of the floor plan it incorporates. This will ensure it is maintained after the drawings have been separated from the narrative for construction.

2. Per the Applications Manual, a letter of approval from the May River Road subdivision Architectural Review Board is required, or as the ARB has been non-responsive, upon receipt of attempted correspondence from the Applicant, the material may be brought before the UDO Administrator for the request of a determination on the ability to waive this condition.

3. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.

4. Per the Applications Manual, no signage may be displayed without a Site Feature – HD approval.

5. Per UDO Section 5.3.3.G. a canopy coverage plan, including required street tree, must be provided showing the minimum 75% canopy lot coverage has been provided.

6. Live Oak must be relocated outside of the Access Easement.

7. Per UDO Section 5.15.6.M., shutter material must be revised to durable wood.

8. Per UDO Section 5.15.6.M., a shutter dog detail must be provided to ensure the profile is appropriate.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

4. Certificate of Appropriateness: A request by William Court, on behalf of the owners, David and Susan Sewell, for approval of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family residential structure of approximately 2,477 SF and a new 2-story Carriage House of approximately 905 SF to be located at 26 Tabby Shell Road, Lot 14 in the Tabby Roads development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-23-018547)(Staff - Katie Peterson)

Staff presented. The applicant was in attendance. There was discussion about the dormers, porch detail, and shutter material.

Commissioner Schmelter made a motion to approve with the following conditions:

1. Update floor plans to specifically indicate residential use only for the Cart Garage, as the square footage is indicated, but not which portions of the floor plan it incorporates. This will ensure it is maintained after the drawings have been separated from the narrative for construction.

2. Per the Applications Manual, a letter of approval from the May River Road subdivision Architectural Review Board is required, or as the ARB has been non-responsive, upon receipt of attempted correspondence from the Applicant, the material may be brought before the UDO Administrator for the request of a determination on the ability to waive this condition.

3. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.

4. Per the Applications Manual, no signage may be displayed without a Site Feature – HD approval.

5. Per UDO Section 5.3.3.G. a canopy coverage plan, including required street tree, must be provided showing the minimum 75% canopy lot coverage has been provided.

6. Live Oak must be relocated outside of the Access Easement.

7. Per UDO Section 5.15.6.M., shutter material must be revised to durable wood.

8. Per UDO Section 5.15.6.M., a shutter dog detail must be provided to ensure the profile is appropriate.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed.

### **VIII. DISCUSSION**

1. Discussion Regarding Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance (UDO) Relating to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District (Staff - Charlotte Moore)

There was discussion about the proposed amendments and Staff clarified points for the Commission. Next steps were reviewed.

### IX. ADJOURNMENT

Commissioner Schmelter made a motion to adjourn.

Seconded by Commissioner Guenther.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Guenther, Commissioner Schmelter

All were in favor and the motion passed. The meeting adjourned at 7:50pm.

Section IX. Item #1.

## HISTORIC PRESERVATION COMMISSION



### STAFF REPORT Department of Growth Management

| MEETING DATE:    | February 7, 2024  |
|------------------|---|
| PROJECT:         | 24 Ma Daisy's Way- New Construction-<br>Commercial/Retail |
| APPLICANT:       | Pearce Scott Architects, Amanda Denmark                   |
| PROJECT MANAGER: | Katie Peterson, AICP, Senior Planner                      |

<u>APPLICATION REQUEST</u>: The Applicant, Amanda Denmark of Pearce Scott Architects, on behalf of the Owner, Billy Watterson, requests the Historic Preservation Commission approve the following application:

1. **COFA-12-23-018754.** A Certificate of Appropriateness- HD for the construction of a new 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.

**INTRODUCTION:** The Applicant has proposed the construction of a new commercial retail building within the Old Town Bluffton Historic District. The proposed building, of approximately 1,999 SF, is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General – HD zoning district.

The one-story structure is under a forward-facing gable roof with bracketed shed roofs over the front and rear door openings. The main roof is asphalt shingles with the shed roofs clad in standing seam metal. The right and left sides of the structure each have three large openings with knee walls and sliding shutters to enclose. It features Hardie Board and Batten siding.

This project was presented to the Historic Preservation Review Committee for conceptual review at the January 8, 2024, meeting and comments were provided to the Applicant (See Attachment 5).

**<u>HISTORIC PRESERVATION COMMISSION ACTIONS</u>**: 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.

**<u>REVIEW CRITERIA & ANALYSIS</u>**: 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. <u>Section 3.18.3.B.</u> 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 the structure will add to the district and help provide completeness to the neighborhood and overall district.
  - 2. <u>Section 3.18.3.C.</u> 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 building will be in conformance with applicable provisions provided in Article 5:
      - 1. Section 5.15.6.F.2. Architectural Elements. Electric utility meters, air conditioning compressors, systems equipment etc. shall be in rear yards or in side-yards not facing side streets, with approved screening. A service yard has been provided. Should all items be interior, no action required, however, if any exterior mechanicals will be associated with the building, a service yard location and detailing is required for review.

- 2. Section 5.15.6.J. Roofs and Gutters. Downspouts are to match gutters in material and finish. Rain chains may be used. Half Round Gutters are shown on the structure, but additional information regarding downspouts or rain chain profiles and locations as requested at HPRC must be provided.
- 3. Section 5.15.6.M.1.e. Shutters. Shutters shall be hinged and operable. Single-hinged, double-hinged, or Bermuda-type shutters are acceptable. Shutters may be louvered, paneled, board and batten, or plank construction used with the standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. Sliding shutters have been proposed. Revise operation to be hinged and provide hardware detail to ensure compliance with this section.
- 3. <u>Section 3.18.3.D.</u> 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.
  - a. *Finding*. Town Staff finds that if the architectural items in Section 2 are met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
- 4. <u>Section 3.18.3.F.</u> 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.
  - a. *Finding*. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be 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. <u>Section 3.18.3.H.</u> The application must comply with applicable requirements in the Applications Manual.
  - a. *Finding*. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

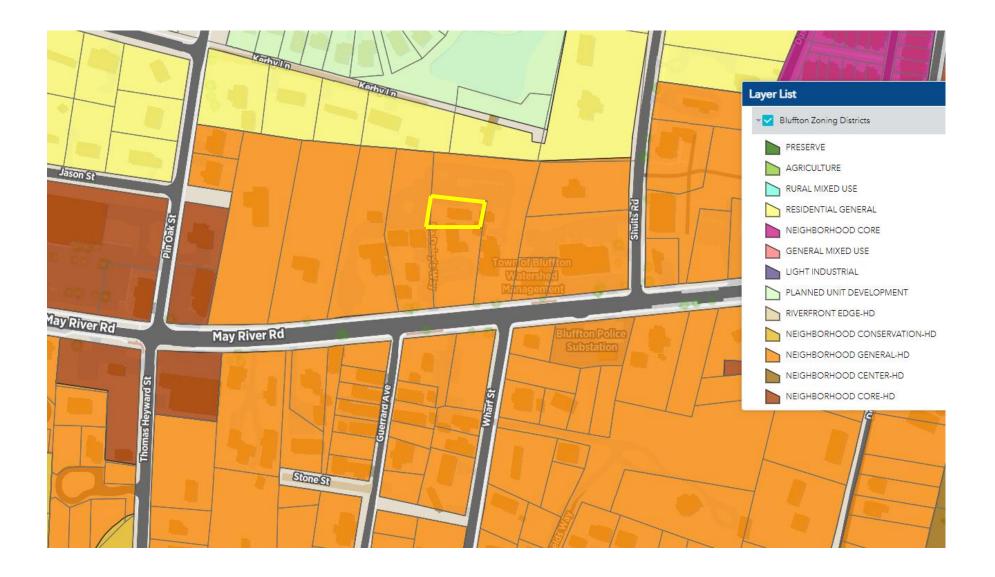
**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2.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

Historic Preservation Commission approve the application with the following conditions:

- 1. Per Section 5.15.6.F.2. of the UDO, if any exterior mechanicals will be associated with the building, a service yard location and screening detailing is required for review. Otherwise, no exterior mechanical equipment is permitted.
- 2. Per Section 5.15.6.J, additional information regarding downspouts or rain chain profiles and locations must be provided.
- 3. Per UDO Section 5.15.6.M.1.e., revise shutter operation to be hinged and provide hardware detail to ensure compliance with this section.

- 1. Location Map and Zoning Maps
- 2. Application and Narrative
- 3. Site Plan & Elevations
- 4. Landscape Plan & Canopy Coverage Sheets for 24 Ma Daisy Way
- 5. HPRC Comments

### ATTACHMENT 1 – Location and Zoning Map 24 Ma Daisy's Way



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Section IX. Item #1. **Growth Management Custom** 

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**CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON** 

HISTORIC DISTRICT (HD) APPLICATION

**TOWN OF BLUFFTON** 

Bluffton, SC 29910 (843)706-4522 www.townofbluffton.sc.gov applicationfeedback@townofbluffton.com

| Applicant  | Property Owner   |  |  |  |
|--|--|--|--|--|
| Name:Pearce Scott Architects, Amanda Denmark   | Name:Billy Watterson   |  |  |  |
| Phone:843.837.5700   | Phone:815.353.8387   |  |  |  |
| Mailing Address: <sub>6</sub> State of Mind Street, Ste. 200<br>Bluffton, SC 29910   | Mailing Address: <sub>1227 May</sub> River Road<br>Bluffton, SC 29910  |  |  |  |
| E-mail:amanda@pscottarch.com E-mail:billy.watterson@wattersonbrands.com  |  |  |  |  |
| Town Business License # (if applicable):   |  |  |  |  |
| Project Information (tax map info ava  | ailable at http://www.townofbluffton.us/gis/)  |  |  |  |
| Project Name:De Maket, Lot B   | Conceptual: 🗌 Final: 🗹 Amendment: 🗌  |  |  |  |
| Project Location:24 Ma Daisy's Way   | Application for:   |  |  |  |
| Zoning District:NG - HD  | New Construction   |  |  |  |
| Acreage: 0.89  | Renovation/Rehabilitation/Addition   |  |  |  |
| Tax Map Number(s):     Relocation or Demolition  |  |  |  |  |
| Project Description:New Open Air Building  |  |  |  |  |
| Minimum Requirem   | ents for Submittal   |  |  |  |
| <ul> <li>3. Project Narrative describing reason for application ar</li> <li>5. All information required on the attached Application</li> </ul> | Plan(s). One (1) set for Conceptual, two (2) sets for Final nd compliance with the criteria in Article 3 of the UDO. |  |  |  |
| Note: A Pre-Application Meeting is requir  | ed prior to Application submittal.   |  |  |  |
|  | egal or financial liability to the applicant or any<br>g the plans associated with this permit.                      |  |  |  |
| I hereby acknowledge by my signature below that the fore<br>the owner of the subject property. As applicable, I authorized                     |  |  |  |  |
| Property Owner Signature:  | Date: 01.10.24   |  |  |  |
| Applicant Signature: Amanda J.Denmark  | Date: 01.04.24   |  |  |  |
| For Off  | ice Use  |  |  |  |
| Application Number:  | Date Received:   |  |  |  |
| Received By:   | Date Approved:   |  |  |  |



### ATTACHMENT 2 TOWN OF BLUFFTON Certificate of Appropriateness – Historic District 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.

| <b>1. DESIGN REVIEV</b>                                | V PHASE         |                            | CONCEPTUAL REVIEW                      | <b>FINAL REVIEW</b>                     |  |  |
|--|-----------------|----------------------------|--|---|--|--|
| 2. SITE DATA   |                 |                            |  |   |  |  |
| Identification of Prop                                 | osed Building T | ype (as defined in         | n Article 5): Additional building type |   |  |  |
| Building Setbacks                                      | Front:10-20     | Rear:25                    | Rt. Side:10 Lt. Side:10                |   |  |  |
| 3. BUILDING DATA                                       |                 |                            |  |   |  |  |
| Building (Main House, Garage, Carriage<br>House, etc.) |                 | Existing Square<br>Footage | Proposed Square<br>Footage             |   |  |  |
| Main Structure Main                                    |                 | n/a                        | 1,997 unheated                         |   |  |  |
| Ancillary  | ncillary        |                            |  |   |  |  |
| Ancillary  |                 |                            |  |   |  |  |
| 4. SITE COVERAGE                                       |                 |                            |  |   |  |  |
| Imper  | vious Coverag   | je                         | Covera                                 | nge (SF)                                |  |  |
| Building Footprint(s)                                  |                 |                            | 1,997                                  |   |  |  |
| Impervious Drive, Walks & Paths                        |                 |                            |  |   |  |  |
| Open/Covered Patios                                    |                 |                            |  |   |  |  |
| A.TOTAL IMPERVIOUS COVERAGE                            |                 |                            | 1,997                                  |   |  |  |
|  | B.TO            | TAL SF OF LOT              | 12,486                                 |   |  |  |
| % C0   | OVERAGE OF L    | .OT (A/B= %)               | 16 %                                   |   |  |  |
| 5. BUILDING MATE                                       | RIALS           |                            |  | -                                       |  |  |
| <b>Building Element</b>                                |                 | , Dimensions,<br>Operation | <b>Building Element</b>                | Materials, Dimensions,<br>and Operation |  |  |
| Foundation   | Concrete Sla    | b                          | Columns                                | n/a                                     |  |  |
| Walls  | Hardie Board    | & Batten                   | Windows                                | n/a                                     |  |  |
| Roof   | Asphalt Shing   | gle / Standing Se          | Doors                                  | Metal Clad                              |  |  |
| Chimney  | n/a             |                            | Shutters                               | n/a                                     |  |  |
| Trim   | Wood / Hardi    | e                          | Skirting/Underpinning                  | n/a                                     |  |  |
| Water table  | n/a             |                            | Cornice, Soffit, Frieze                | Wood / Hardie                           |  |  |
| Corner board   | Hardie          |                            | Gutters                                | Metal                                   |  |  |
| Railings   | n/a             |                            | Garage Doors                           | n/a                                     |  |  |
| Balusters  | n/a             |                            | Croon/Docuolad Matoriala               |   |  |  |
| Handrails  | n/a             |                            | Green/Recycled Materials               |   |  |  |

Section IX. Item #1.



### ATTACHMENT 2 TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT 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.   |
|---------|-------|---|
|         |       | <b>COMPLETED CEFTIFICATE OF APPROPRIATENESS-HD APPLICATION:</b> A competed and signed application providing general project and contact information.  |
|         |       | <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.   |
|         | •     | <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.  |
|         |       | <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.   |
|         |       | <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.  |
|         | ✓     | <b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.   |
|         |       | <ul> <li>PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to:</li> <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> </ul> |

- North arrow, graphic scale, and legend identifying all symbology.
- SITE PLAN: Showing layout and design indicating, but not limited to:
  All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);
  - Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;
- Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and
- Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

1



### ATTACHMENT 2 TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

|         |       | <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.  |  |  |  |  |  |
| Concept | Final | ARCHITECTURAL INFORMATION.  |  |  |  |  |  |
|         |       | CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details,  |  |  |  |  |  |
|         |       | renderings, and/or additional product information to relay design intent.   |  |  |  |  |  |
|         |       | FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all  |  |  |  |  |  |
|         | ✓     | proposed uses, walls, door & window locations, overall dimensions and square footage(s).  |  |  |  |  |  |
|         |       | ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior  |  |  |  |  |  |
|         |       | appearance of all sides of the building(s). Describe all exterior materials and finishes and  |  |  |  |  |  |
|         |       | include all building height(s) and heights of appurtenance(s) as they relates to adjacent   |  |  |  |  |  |
|         |       | grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and   |  |  |  |  |  |
|         |       | finish grades for each elevation.   |  |  |  |  |  |
|         |       | ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the  |  |  |  |  |  |
|         |       | configuration and operation of all doors, windows, shutters as well as the configuration  |  |  |  |  |  |
|         |       | and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, |  |  |  |  |  |
|         |       | colonnades, arcades, stairs, porches, stoops and railings.  |  |  |  |  |  |
|         |       | MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building  |  |  |  |  |  |
|         |       | elements and materials not expressly permitted by Article 5 of the UDO with sizes and   |  |  |  |  |  |
|         |       | finishes noted.   |  |  |  |  |  |
| Concept | Final | LANDSCAPE INFORMATION.  |  |  |  |  |  |
|         |       | TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing  |  |  |  |  |  |
|         |       | trees and trees to be removed.  |  |  |  |  |  |
|         |       | LANDSCAPE PLAN: Plan must include proposed plant materials including names,   |  |  |  |  |  |
|         |       | quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting,   |  |  |  |  |  |
|         |       | water features, extent of lawns, and areas to be vegetated. Plant key and list to be  |  |  |  |  |  |
|         |       | shown on the landscape plan as well as existing and proposed canopy coverage  |  |  |  |  |  |
| _       |       | calculations.   |  |  |  |  |  |
| Concept | Final | ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).   |  |  |  |  |  |
|         |       | PRELIMINARY DEVELOPMENT PLAN APPLICATION: 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).

01.10.24

Signature of Property Owner or Authorized Agent

Date

**Billy Watterson** 

Printed Name



January 10, 2024

24 Ma Daisy's Way Lot B, "De Maket"

Narrative

On behalf of the owner Billy Watterson, we would like to submit a Final application for 24 Ma Daisy's Way.

Going forward we will reference this property as Lot B, "De Maket".

On-site parking will be provided.

The building footprint is 1,997 square feet, unheated.

The one-story building open-air building will be a market.

The openings on the North and South Elevations will have shutters that extend to the ground. The shutters will slide across the openings when needed to close off the building. We ask for a deviation from hinged shutters as the required 8' foundation plantings (Section 5.3.7.4.E) may be eliminated if the shutters are hinged. This building sits behind Lot C. The South side of the building faces the rear of Lot C. The North side faces the parking lot.

The front of the building will face West. We ask for a deviation from the front build to line, as there is an existing road and parking. The southern façade will be parallel to May River Road and the relocated Deer Tongue Warehouse (Bluffton Gullah Cultural Heritage Center).

The building will be placed on a slab foundation that sits 6" above grade.

The façade of the 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 smaller bracketed roofs will be standing seam metal.

Thank you for your consideration,

Amanda Jackson Denmark Project Manager Pearce Scott Architects EARCE SCOTT ARCHITECTS | 843 837 5700 tate of Mind Street Ste 200 Bluffton, SC 29910 perform www.pscottarch.com

### **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.

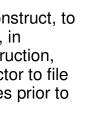
12. See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.

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.

## ATTACHMENT 3

# **NEW OPEN-AIR MARKET:** "DE MAKET" 24 Ma Daisy's Way, Lot B Final HPC Submittal - 01.10.24





### **PROJECT DESCRIPTION**

This project is a new 1,997 square foot, open-air Merchandise space.

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

## 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

### 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

**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

|   |   | DO NOT SCALE FROM DRAV Section IX. Item #1.  |
|---|---|--|
|   | <b>PROJECT INFORMATION</b>  | SSK<br>SSK<br>INITIAL  |
|   | PROJECT ANALYSIS<br>ZONING DISTRICT: Neighborhood General HD<br>BUILDING TYPE: Additional Building Type   | 01.10.24<br>C 05.26.23<br>LOG DATE   |
|   | USE OF PROPERTY: Merchandise<br>GROSS SITE AREA: 12,486 s.f.<br>** REFER TO LANDSCAPE DRAWINGS FOR  | HPC FINAL REVIEW<br>RELEASED FOR PERMIT<br>DESCRIPTION / REVISION LOG  |
|   | PARKING SUMMARY CALCULATIONS **<br>FRONT, WEST BUILD-TO ZONE: 10'-20'<br>(New Road)<br>Requesting deviation per site and<br>Requesting deviation  | HPC FINAL A<br>DESCRIPTION   |
|   | parking conditions<br>REAR, EAST SETBACK: 25'<br>SIDE, NORTH SETBACK: 10'<br>(Parking Lot)<br>SIDE, SOUTH SETBACK: 10'  | © 2024 PEARCE SCOTT ARCHITECTS   |
|   | SITE ALLOWABLES:ALLOW.:CURRENT:MIN. FINISH PAD ELEV.:24.5' amslMAX. BUILDING FT.PRINT:2,000 s.f.MAX. BUILDING STORIES1-2.5 Stories1 Story(checked 12/06/23 by SSK)                            |  |
|   | AREA CALCULATIONS   FIRST FLOOR UN-HEATED:   1,997 S.F.   Checked 11/28/23 by BH)   OCCUPANCY CALCULATIONS MERCANTILE: 1,842 S.F. Checked 11/28/23 by BH)                                     | NEW OPEN-AIR MARKET:<br>"DE MAKET"<br>"DE MAKET"<br>DAISY'S LEGACY, LLC<br>24 MA DAISY'S WAY, LOT B<br>BLUFFTON, SC 29910  |
| ARCHITECT:<br>Pearce Scott Architects<br>Sarah S. Kepple<br>6 State of Mind Street, Suite 200<br>Bluffton, SC 29910<br>P: 843.837.5700<br>sarah@pscottarch.com                                      | GENERAL CONTRACTOR:<br>Shoreline Construction<br>Kyle Barnes<br>3087 Argent Blvd.<br>Ridgeland SC, 29936<br>P: 843.548.2130<br>C: 843.247.0157<br>kyle@shoreline-commercial.com               | PEARCE<br>SCOTT  |
| LANDSCAPE ARCHITECT:<br>Witmer-Jones-Keefer, Ltd.<br>Caleb King<br>23 Promenade St., Suite 201<br>Bluffton, SC 29910<br>P: 843.757.7411<br>C: 843.290.2623<br>caleb@wjkltd.com                      | STRUCTURAL ENGINEER:<br>Shearlock Engineering<br>Jake Eavenson, PE, SE<br>110 Traders Cross, Suite 232<br>Okatie, SC 29909<br>P: 843.473.8767<br>C: 706.498.6175<br>jake@shearlockeng.com     | ARCHITECTS<br>6 STATE OF MIND STREET<br>SUITE 200<br>BLUFFTON, SC 29910<br>843.837.5700<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOLONUS<br>NOL |
| PLUMBING & MECH. ENGINEER:<br>Clements Engineering Services, LLC<br>Warren H. Clements, PE<br>841 Buckhead Dr., Ste 3<br>Statesboro, GA 30458<br>P: 912.259.9779<br>warren.clements@clementseng.com | INTERIOR DESIGNER:<br>Martha's Vineyard Interior Design<br>Liz Stiving<br>56 Main Street / PO Box 1182<br>Vineyard Haven, MA 02568<br>P: 508.687.9555<br>C: 508.418.6802<br>Iiz@mvidesign.com | NOT FOR CONST  |

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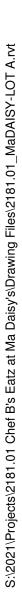
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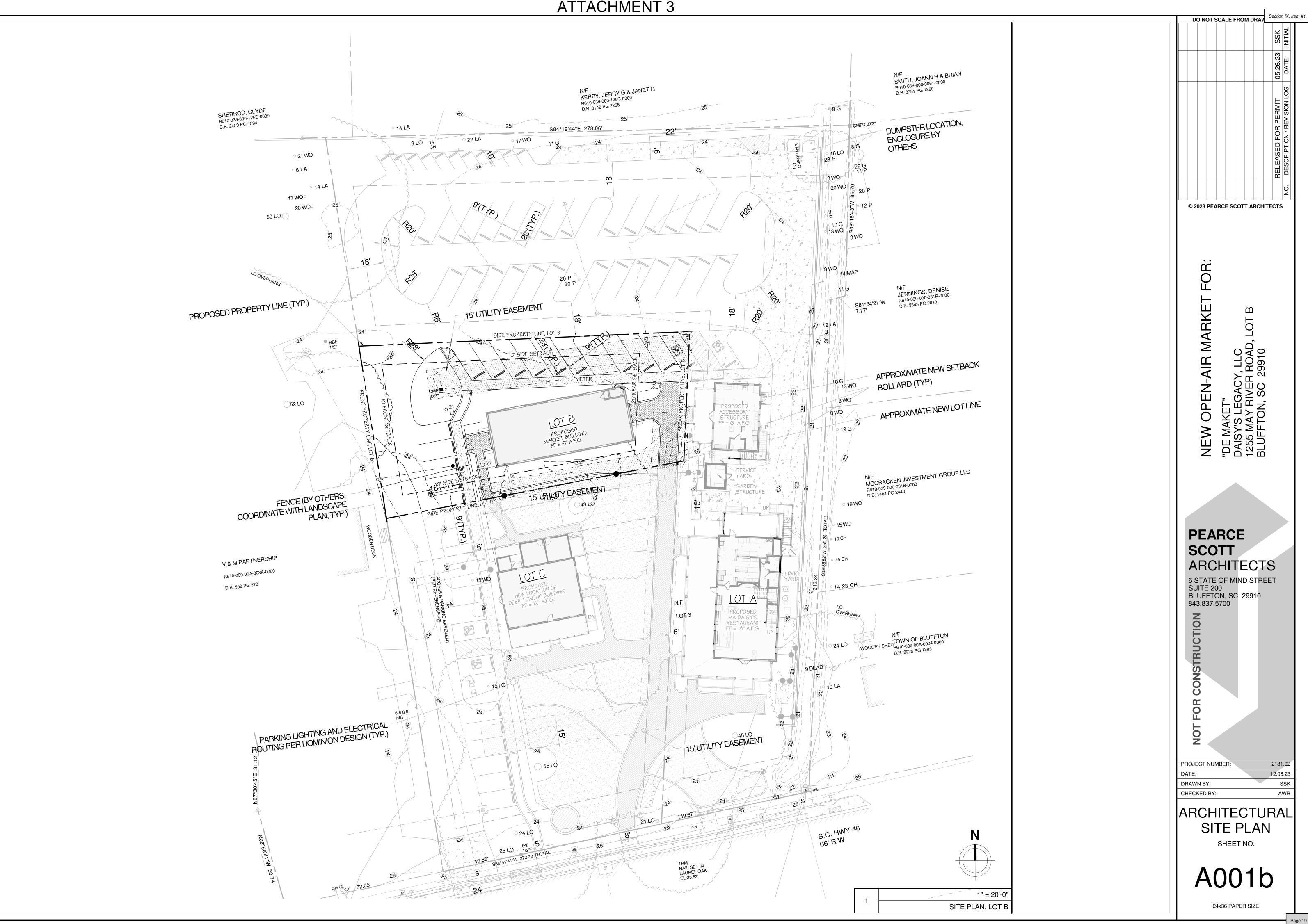
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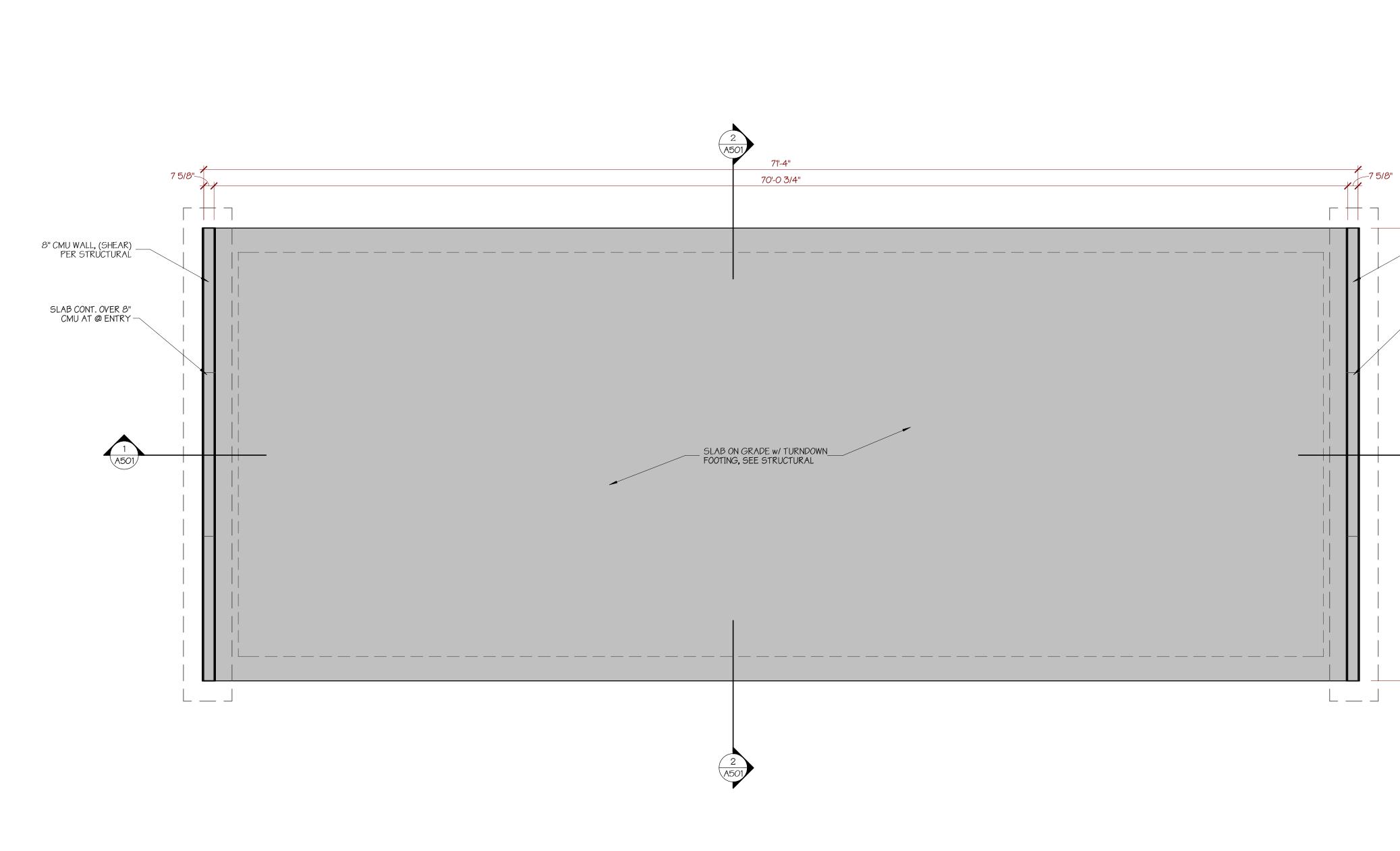
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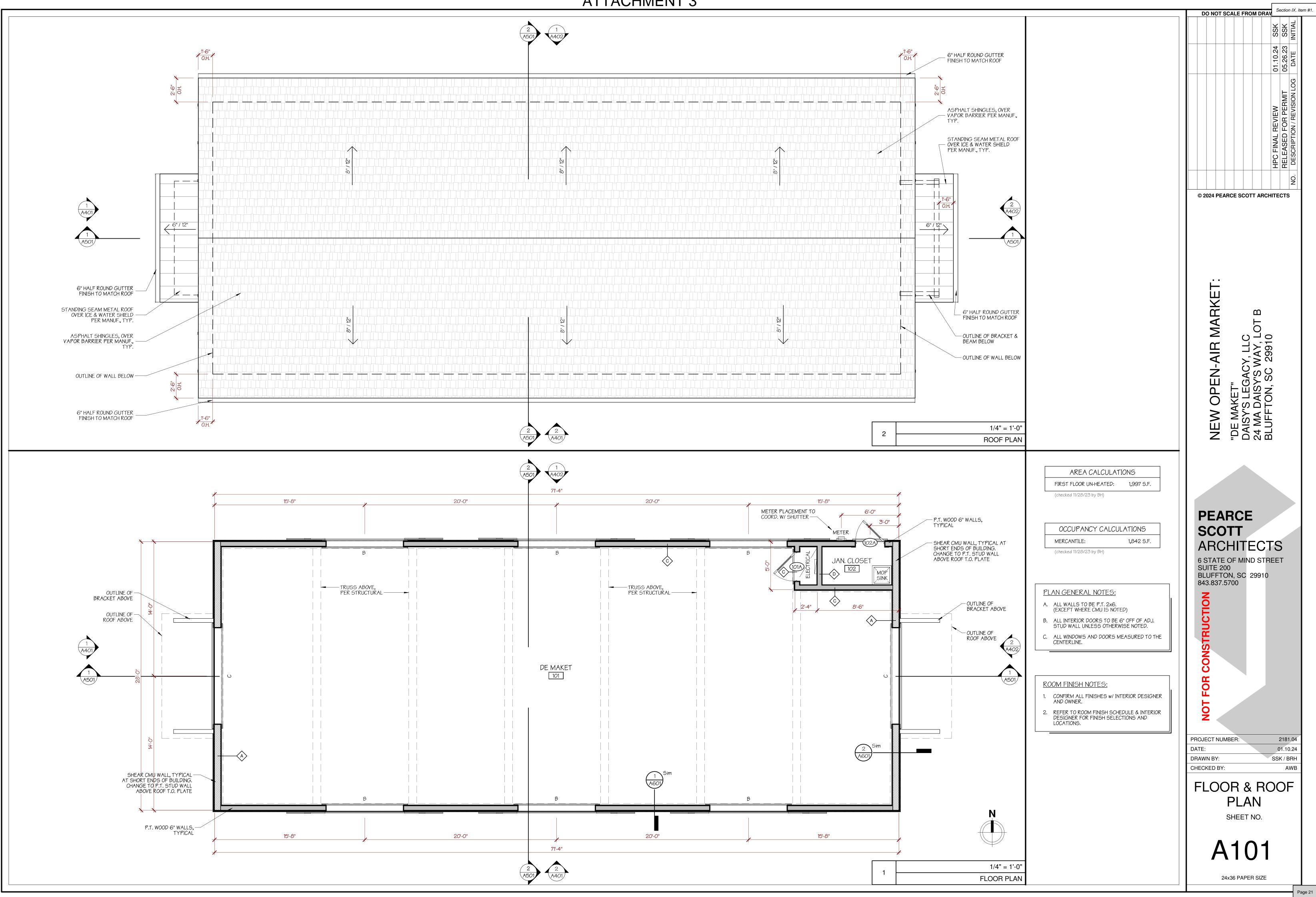


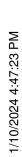


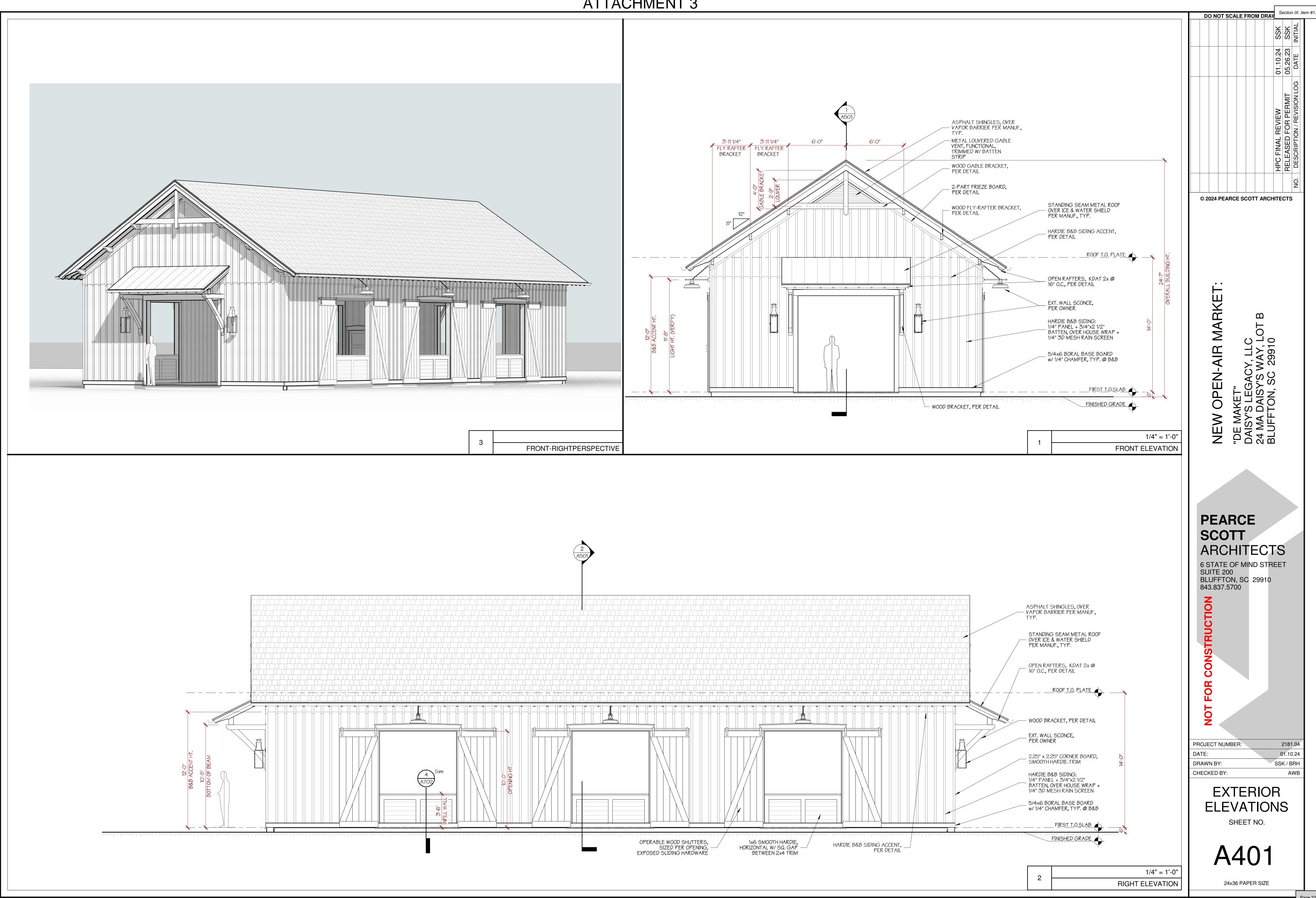




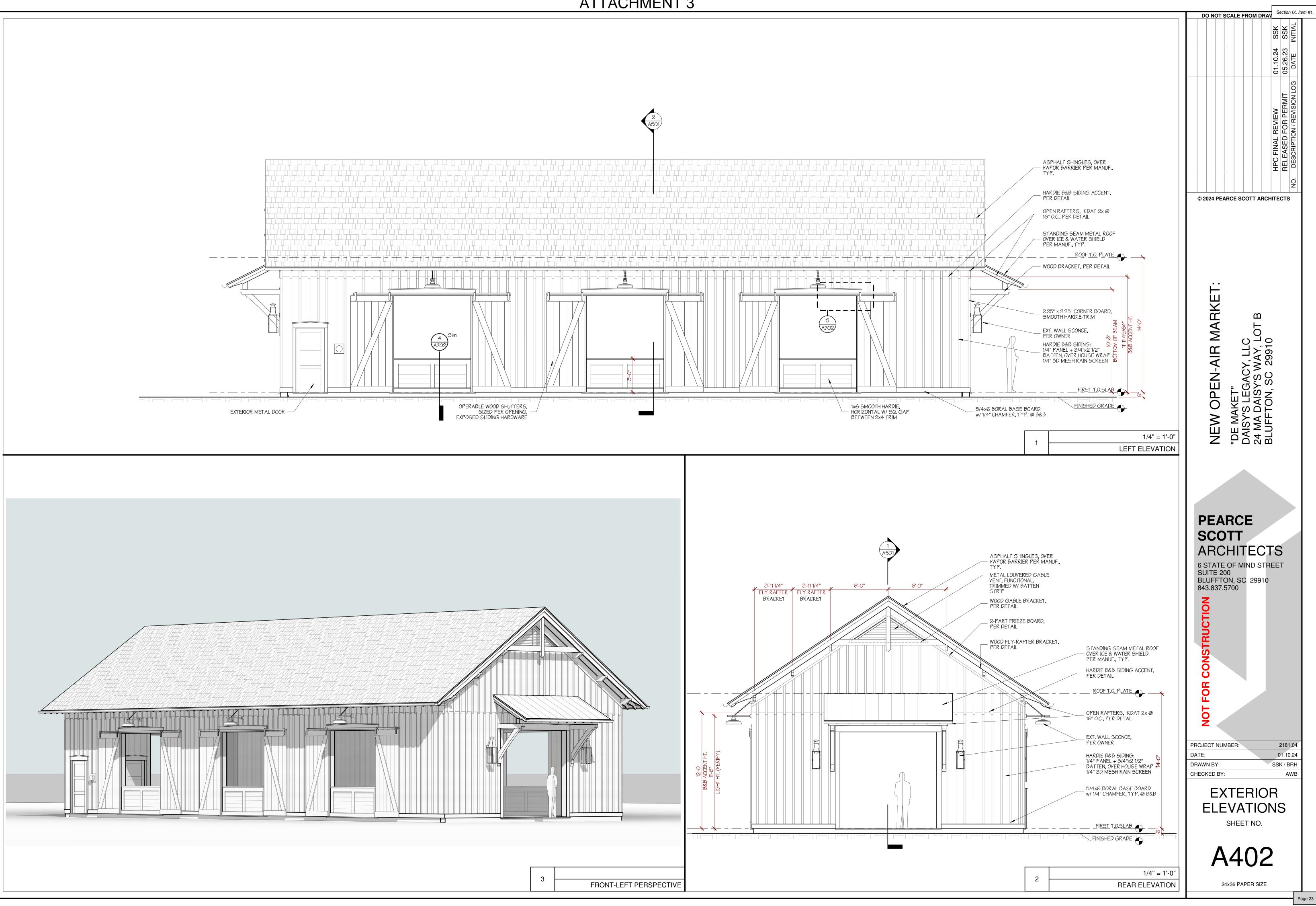
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|--|---|
| - 8" CMU WALL, (SHEAR)<br>PER STRUCTURAL | NEW OPEN-AIR MARKET:<br>"DE MAKET"<br>"DE MAKET"<br>DAISY'S LEGACY, LLC<br>24 MA DAISY'S WAY, LOT B<br>BLUFFTON, SC 29910   |
| SLAB CONT. OVER B'<br>CHU AT WENTRY      | PEARCE<br>SCOTT<br>ARCHITECTS6 STATE OF MIND STREET<br>SUITE 200<br>BLUFFTON, SC 29910<br>843.837.5700NOTONESTON<br>BUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>DOUSSON<br>   |
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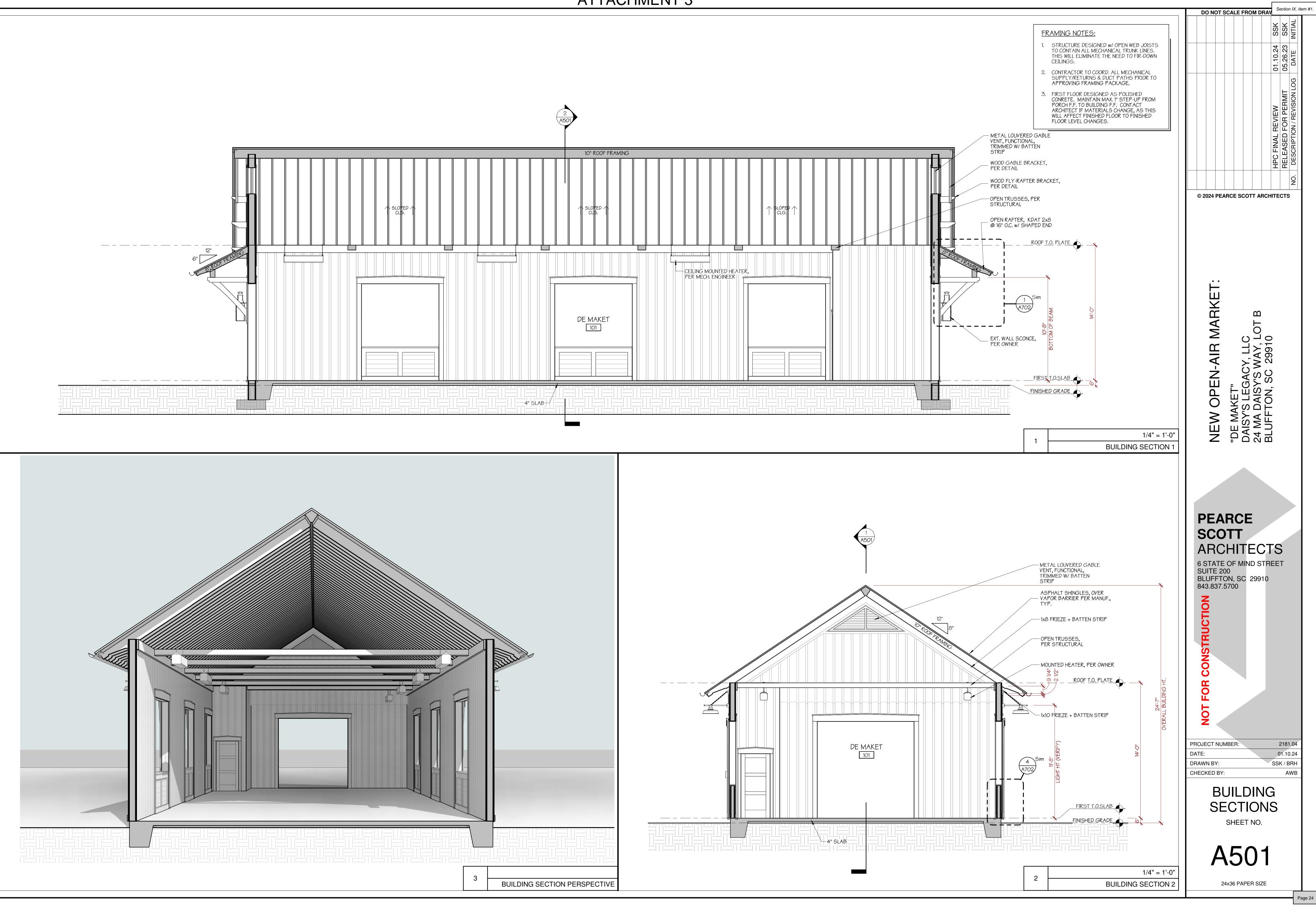


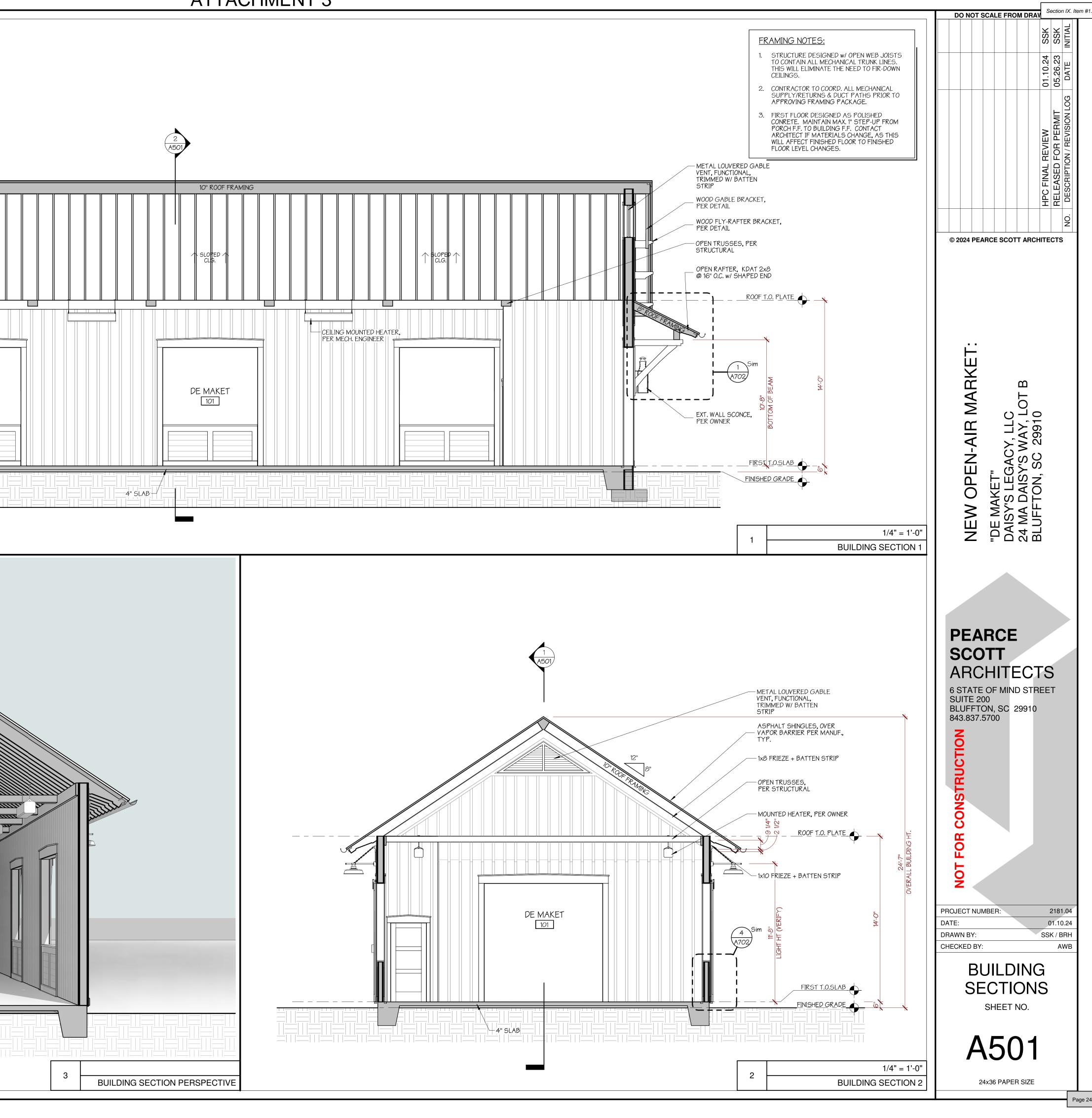




Page 22

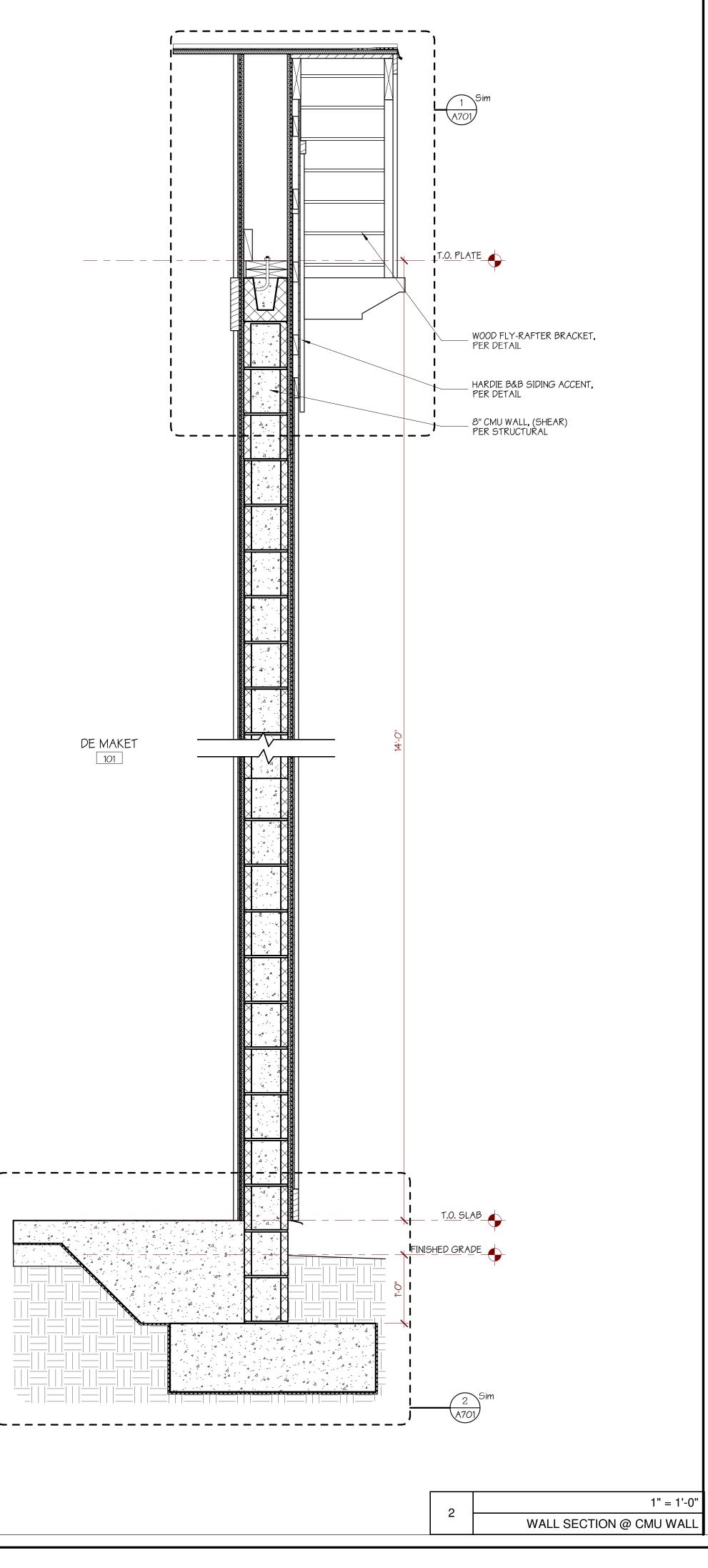


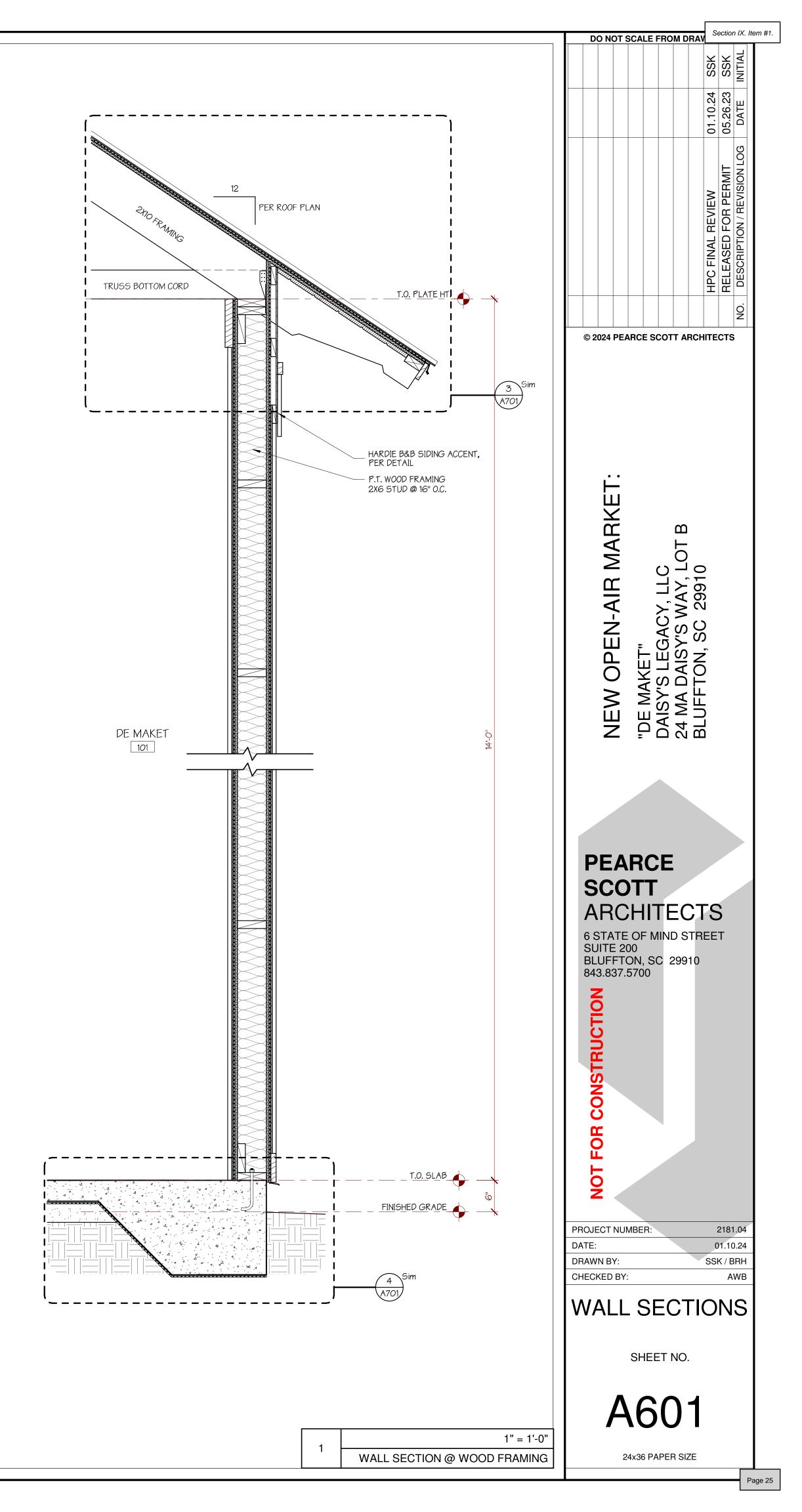


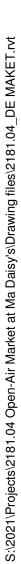


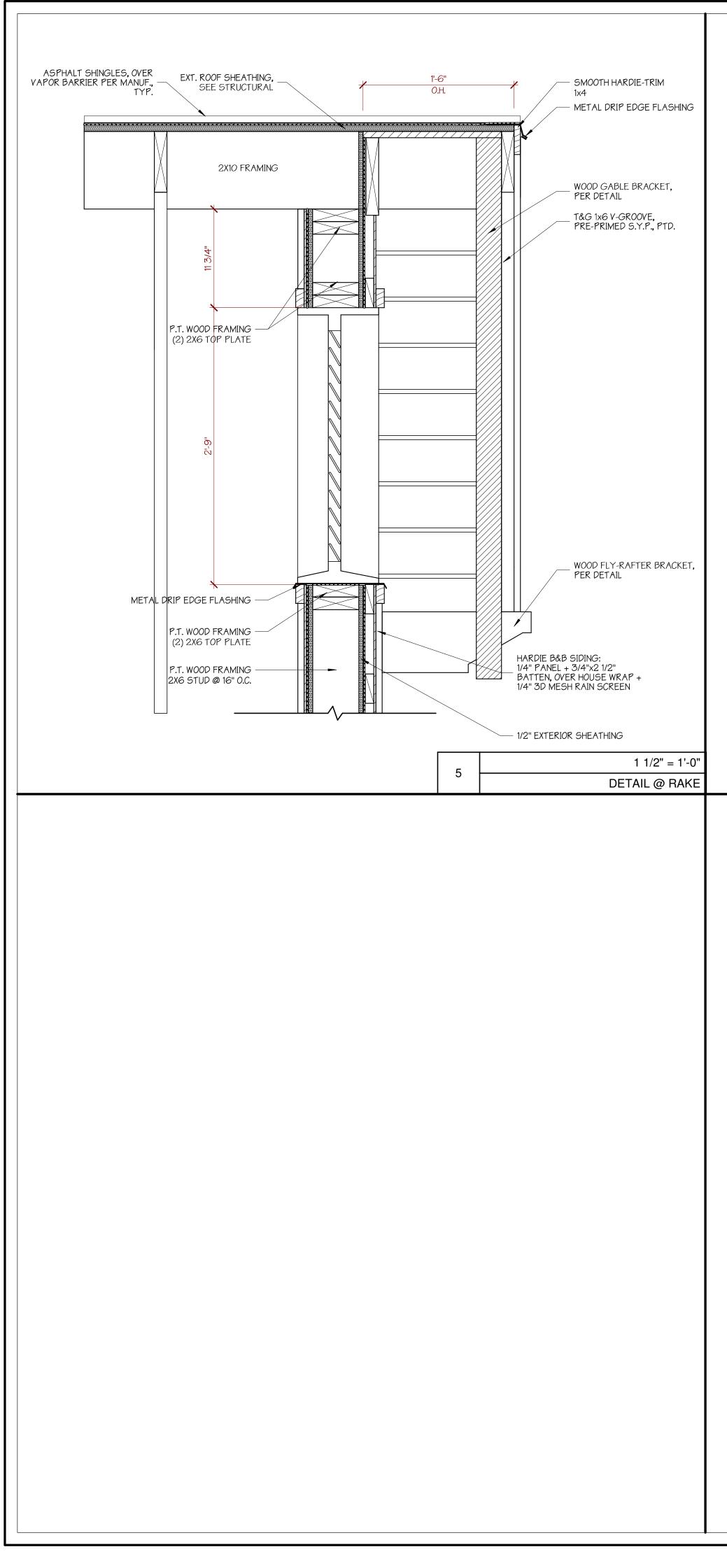
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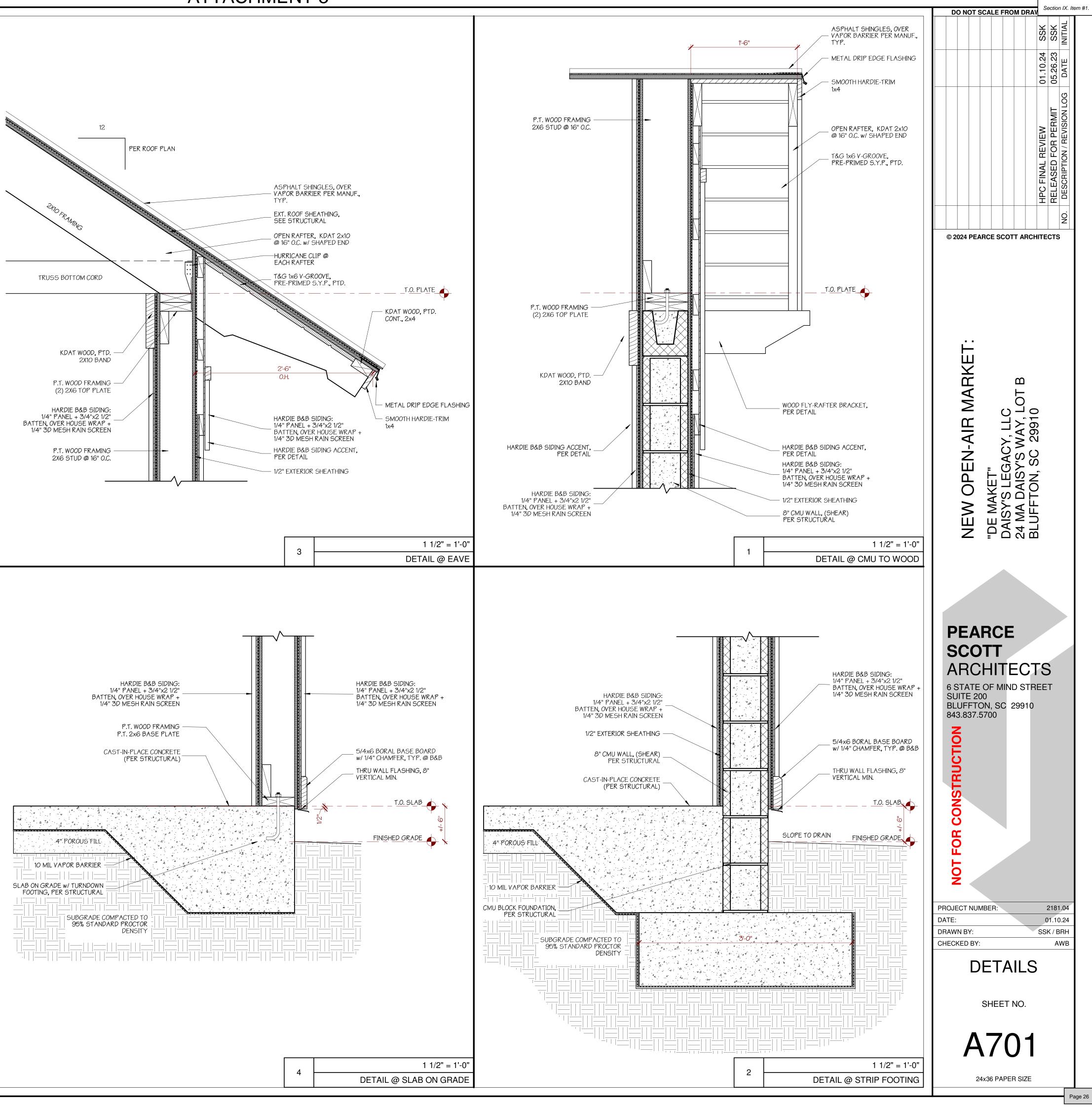


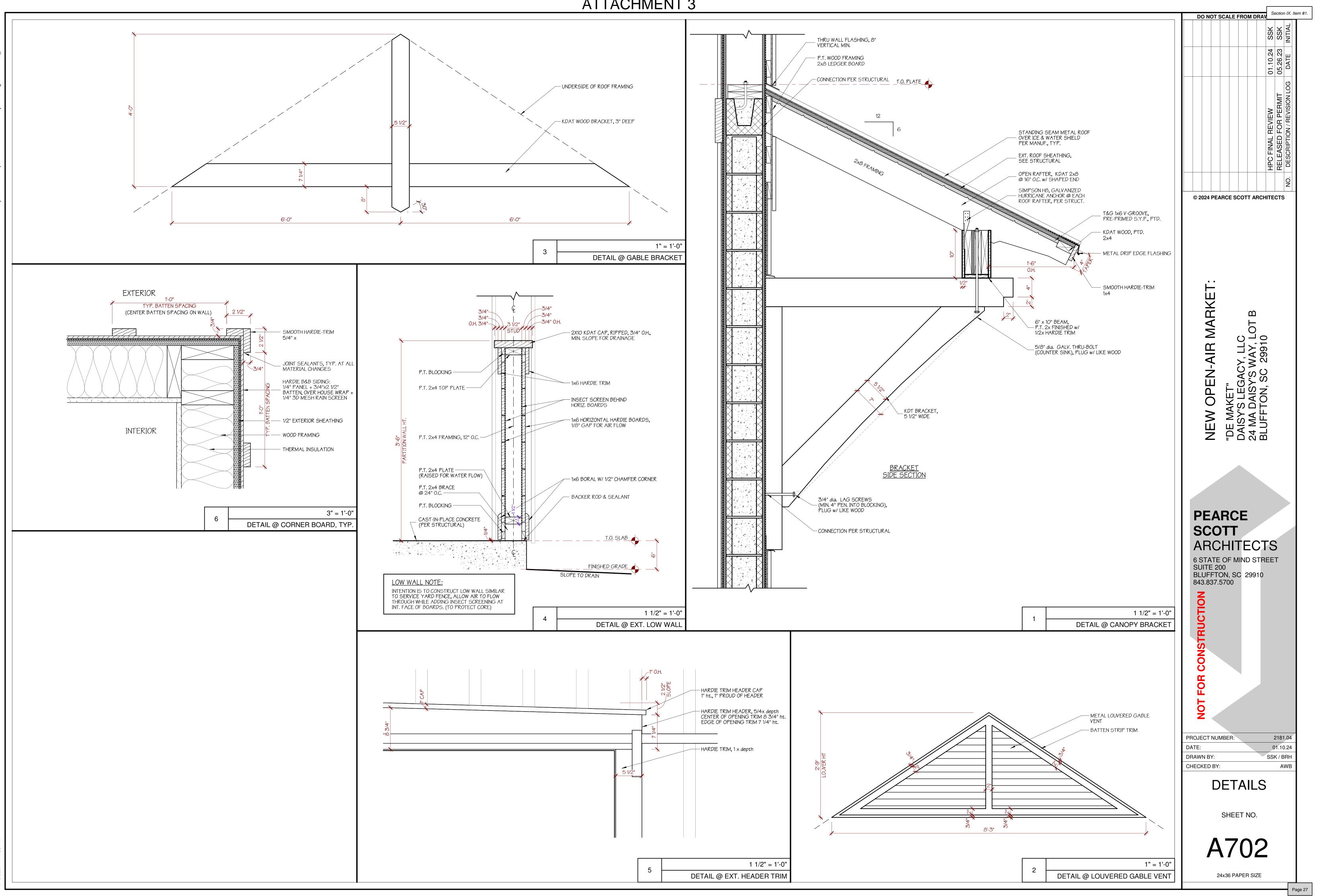




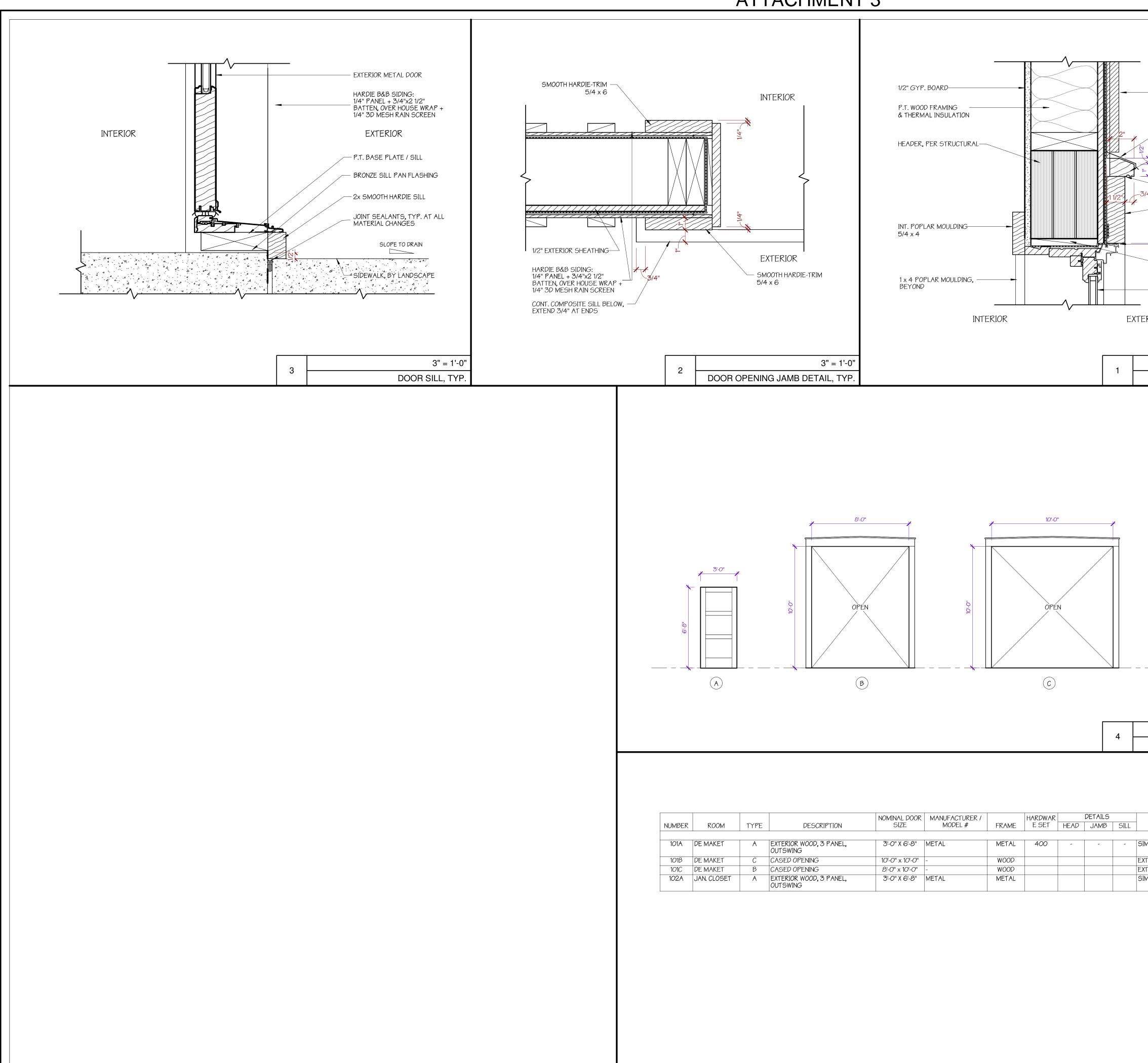


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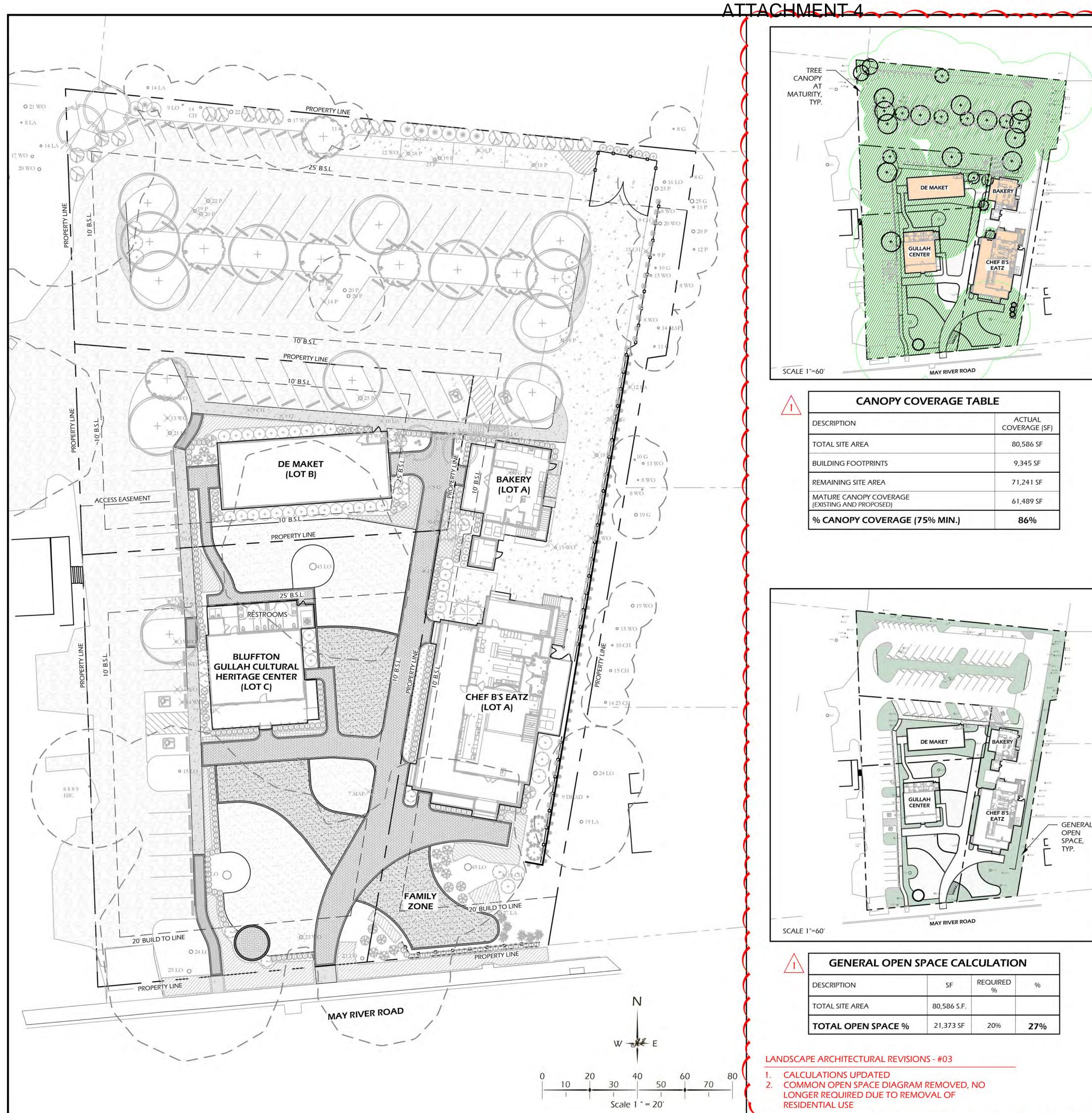


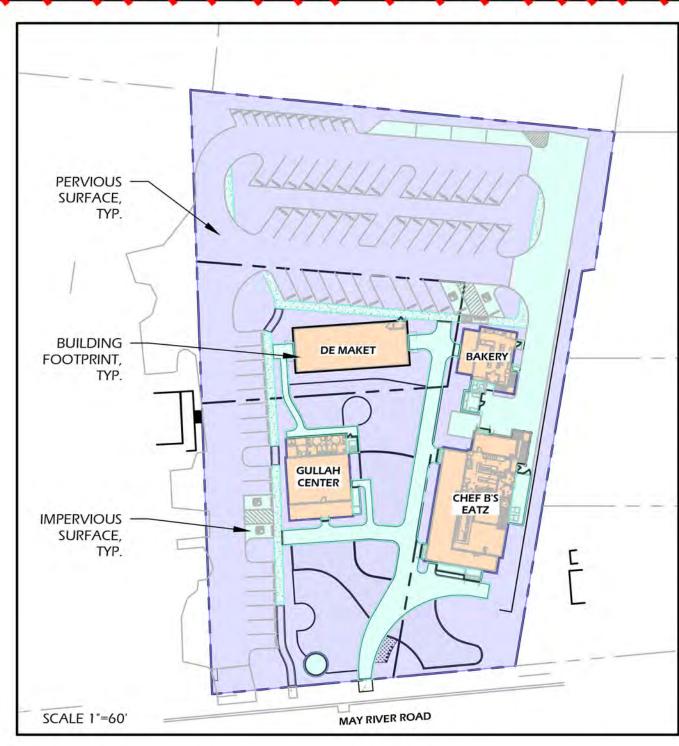


(2021/Projects/2181.04 Open-Air Market at Ma Daisy's/Drawing files/2181.04\_DE MAKET.rvt



| •  |   | DO NOT SCALE FROM DRAV  |
|--|---|---|
| HARDIE B&B SIDING:<br>1/4" PANEL + 3/4"x2 1/2"<br>BATTEN, OVER HOUSE WRAP +<br>1/4" 3D MESH RAIN SCREEN<br>METAL DRIP EDGE FLASHING  | <ul> <li><u>GENERAL WINDOW / DOOR NOTES:</u></li> <li>1. IF DIFFERENT MANUFACTURER THAN SPECIFIED<br/>IS USED, CONTACT ARCHITECT IMMEDIATELY<br/>FOR COORDINATION.</li> <li>2. IF WINDOW/DOOR SIZES OR LOCATIONS ARE<br/>DIFFERENT FROM SCHEDULE, CONTACT<br/>ARCHITECT IMMEDIATELY FOR COORDINATION.</li> <li>3. WINDOW/DOOR PACKAGES TO BE SUBMITTED<br/>TO ARCHITECT FOR APPROVAL BEFORE<br/>ORDERING.</li> </ul>  | 01.10.24 SSK 05.26.23 SSK DATE INITIAL  |
| KDAT WOOD, PTD.<br>SHAPED 1.5X2 +MILLED DRIP,<br>3/4" OVERHANG AT ENDS, TYP.<br>JOINT SEALANTS, TYP. AT ALL<br>MATERIAL CHANGES<br>SMOOTH HARDIE-TRIM<br>2 × 6, SHAPED<br>JOINT SEALANTS, TYP. AT ALL<br>MATERIAL CHANGES<br>P.T. SHIM, THERMAL<br>INSULATION B/W SHIMS<br>EXTERIOR METAL DOOR | <ul> <li>DOOR NOTES:</li> <li>EXTERIOR FIR DOORS DESIGN BASED ON<br/>MARVIN CLAD DOORS (STILES, RAILS, &amp;<br/>MULLS). ALL GLAZING TO HAVE SIMULATED<br/>DIVIDED LITES W/ SPACER BARS (SDLS).</li> <li>REFER TO MANUFACTURER'S SPECIFICATIONS<br/>FOR VARIOUS INTERIOR AND EXTERIOR DOOR<br/>ROUGH OPENING REQUIREMENTS.</li> <li>PROVIDE TEMPERED GLAZING AS REQUIRED BY<br/>CODE, SEE DOOR ELEVATIONS FOR LOCATIONS<br/>OF TEMPERED GLAZING IN DOORS.</li> <li>METAL DOOR TO BE A MIN. OF 18 GUAGE<br/>MATERIAL.</li> <li>REINFORCE HOLLOW METAL JAMBS AT HINGE<br/>LOCATIONS.</li> <li>INTERIOR TRUSTILE DOOR:<br/>3-PANEL - TS3000, 1 3/8" THICK MDF, STILES &amp;<br/>RAILS TO BE PAINT GRADE ENG.<br/>CONSTRUCTION, 7/8" RAISED MDF PANEL,<br/>SQUARE STICKING W/ FLAT PANEL, FACTORY<br/>PRIME INT. PRE-FINISH.</li> </ul> | © 2024 PEARCE SCOTT ARCHITECTS  |
| 3" = 1'-0"   |   |   |
|  | <ul> <li><u>GENERAL HARDWARE NOTES:</u></li> <li>ALL EXTERIOR DOORS ARE TO BE KEYED ALIKE.</li> <li>REINFORCE JAMBS WITH WOOD BLOCKING.</li> <li>WHERE EGRESS DOORS ARE USED IN PAIRS,<br/>THE UNLATCHING OF THE LEAF SHALL NOT<br/>REQUIRE MORE THAN ONE OPERATION.</li> <li>CONTOLS AND OPERATIONG MECHANISMS<br/>SHALL BE LEVER-TYPE (OR EQUAL) PROVIDING<br/>OPERATION WITH ONE HAND, PER CODE.</li> <li>THRESHOLDS AT EGRESS DOORS SHALL BE<br/>NO MORE THAN 1/2" (MAX.) HEIGHT AFF.</li> <li>HARDWARE COMPANY TO COORDINATE AND<br/>SUBMIT ALL PROPOSED HARDWARE. CONFIRM<br/>ALL DOOR HARDWARE AND KEYING WITH<br/>OWNER.</li> </ul>   | NEW OPEN-AIR MARK<br>"DE MAKET"<br>"DE MAKET"<br>DAISY'S LEGACY, LLC<br>24 MA DAISY'S WAY, LOT B<br>BLUFFTON, SC 29910        |
| <br><br>1/4" = 1'-0"   | HDW # 100 (EXT. PASSAGE DOOR, 6'-8" HT.)<br>4 HINGES, FULL MORTISE<br>1 KEYED SET W/ LEVER HANDLE<br>1 THRESHOLD<br>1 GASKETING / WEATHERSTRIPPING<br>1 SWEEP<br>HDW # 200 (EXT. ENTRY DOOR, 8'-0 HT.)<br>4 HINGES, FULL MORTISE<br>1 KEYED SET W/ LEVER HANDLE<br>1 DEADBOLT<br>1 BASE WALL STOP<br>1 THRESHOLD<br>1 GASKETING / WEATHERSTRIPPING<br>1 SWEEP   | <b>PEARCE<br/>SCOTT<br/>SCOTT<br/>ARCHITECTS</b><br>6 STATE OF MIND STREET<br>SUITE 200<br>BLUFFTON, SC 29910<br>843.837.5700 |
| REMARKS         MPLE 1x4 TRIM AT INT. SIDE         KT. TRIM, BOTH SIDES         KT. TRIM, BOTH SIDES         MPLE 1x4 TRIM AT INT. SIDE  |   | PROJECT NUMBER:       2181.04         DATE:       01.10.24         DRAWN BY:       SSK / BRH         CHECKED BY:       AWB    |
| N.T.S.<br>DOOR SCHEDULE  |   | WIN. & DOOR<br>SCHED.&DETAILS<br>SHEET NO.<br>A801<br>24x36 PAPER SIZE  |





| $\overline{1}$ | PROPOSED SITE COVERAGE TABLE |                         |  |  |
|----------------|------------------------------|-------------------------|--|--|
|                | DESCRIPTION                  | ACTUAL<br>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%                     |  |  |

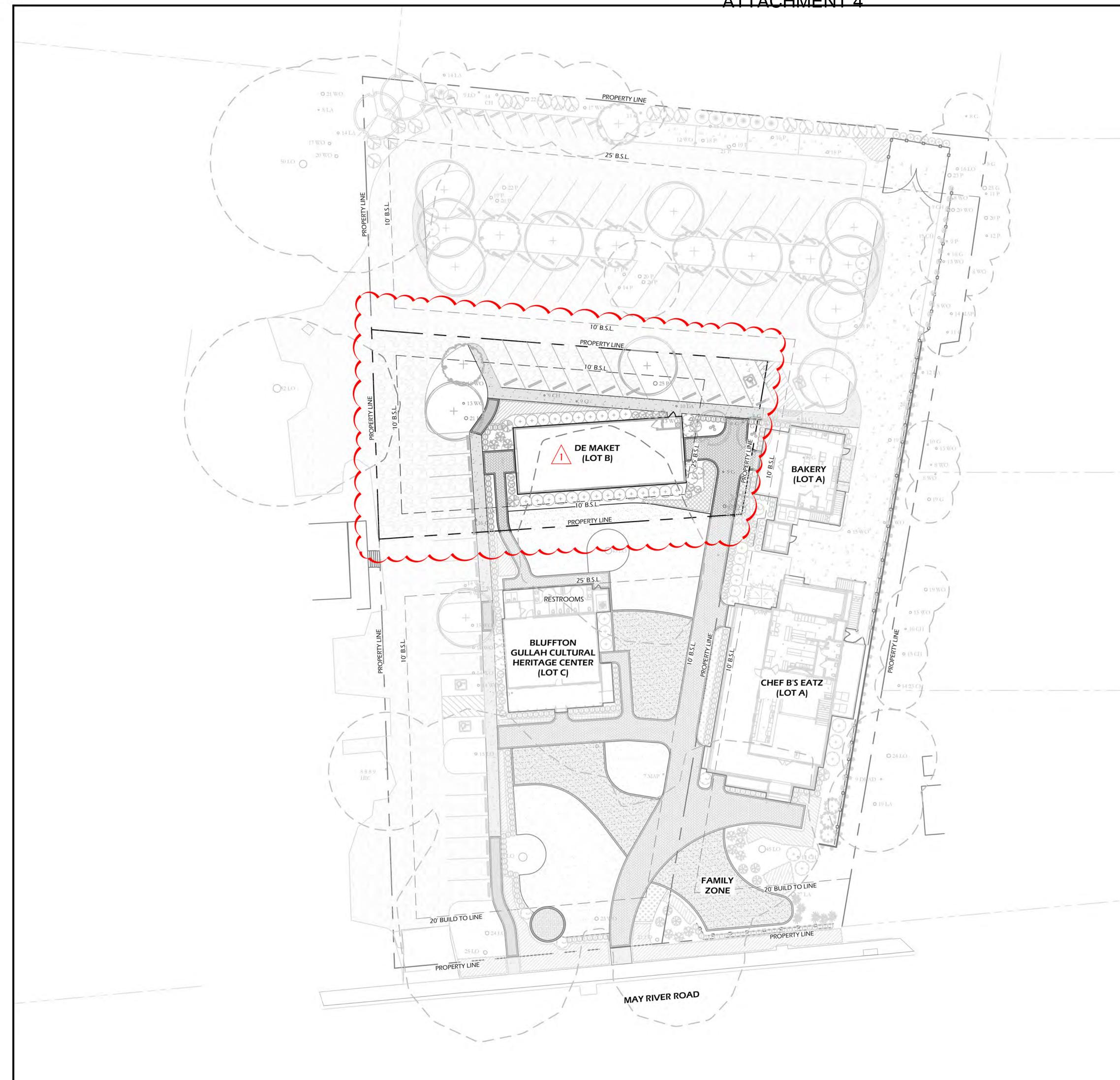


| COMMON OPEN SPACE CALCULATION |             |               |     |  |  |
|-------------------------------|-------------|---------------|-----|--|--|
| DESCRIPTION                   | SF          | REQUIRED<br>% | %   |  |  |
| TOTAL SITE AREA               | 80,586 S.F. |               |     |  |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

2

AAMAMAA



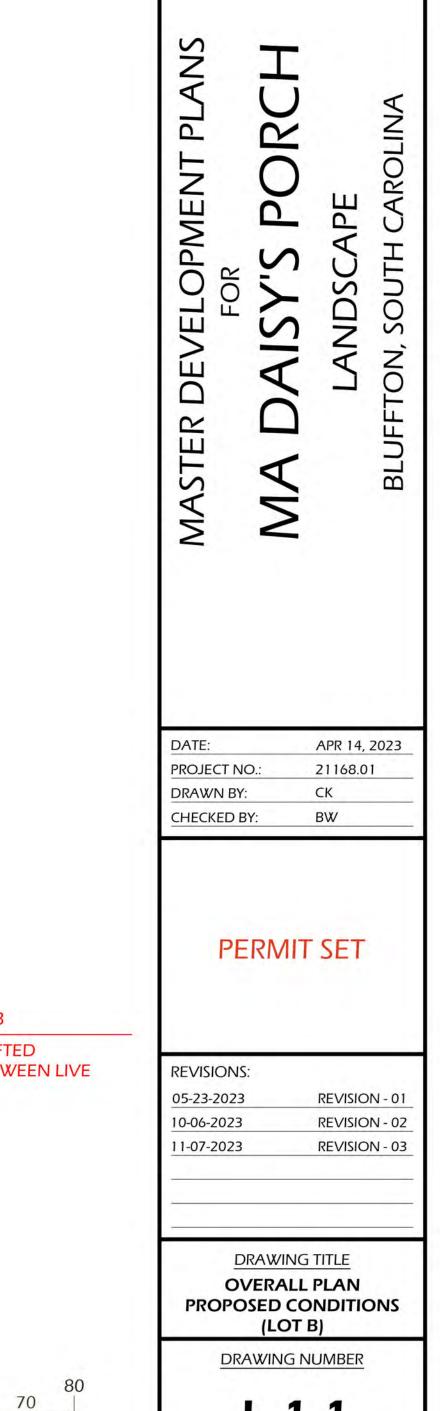


| REQUIRED PARKING |            |                     |                   |  |  |
|------------------|------------|---------------------|-------------------|--|--|
| DESCRIPTION      | s.f./UNITS | REQUIREMENTS        | PARKING<br>SPACES |  |  |
| COMMERCIAL SERV. | 1,997      | 2 SPACES/1,000 S.F. | 4                 |  |  |
| RESIDENTIAL      | 3          | 2 SPACES/UNIT       | 6                 |  |  |
| TOTAL REQUIRE    | D SPACES   |                     | 10                |  |  |

| PARKING SUMMARY      |                   |  |
|----------------------|-------------------|--|
| DESCRIPTION          | PARKING<br>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).





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Page 30

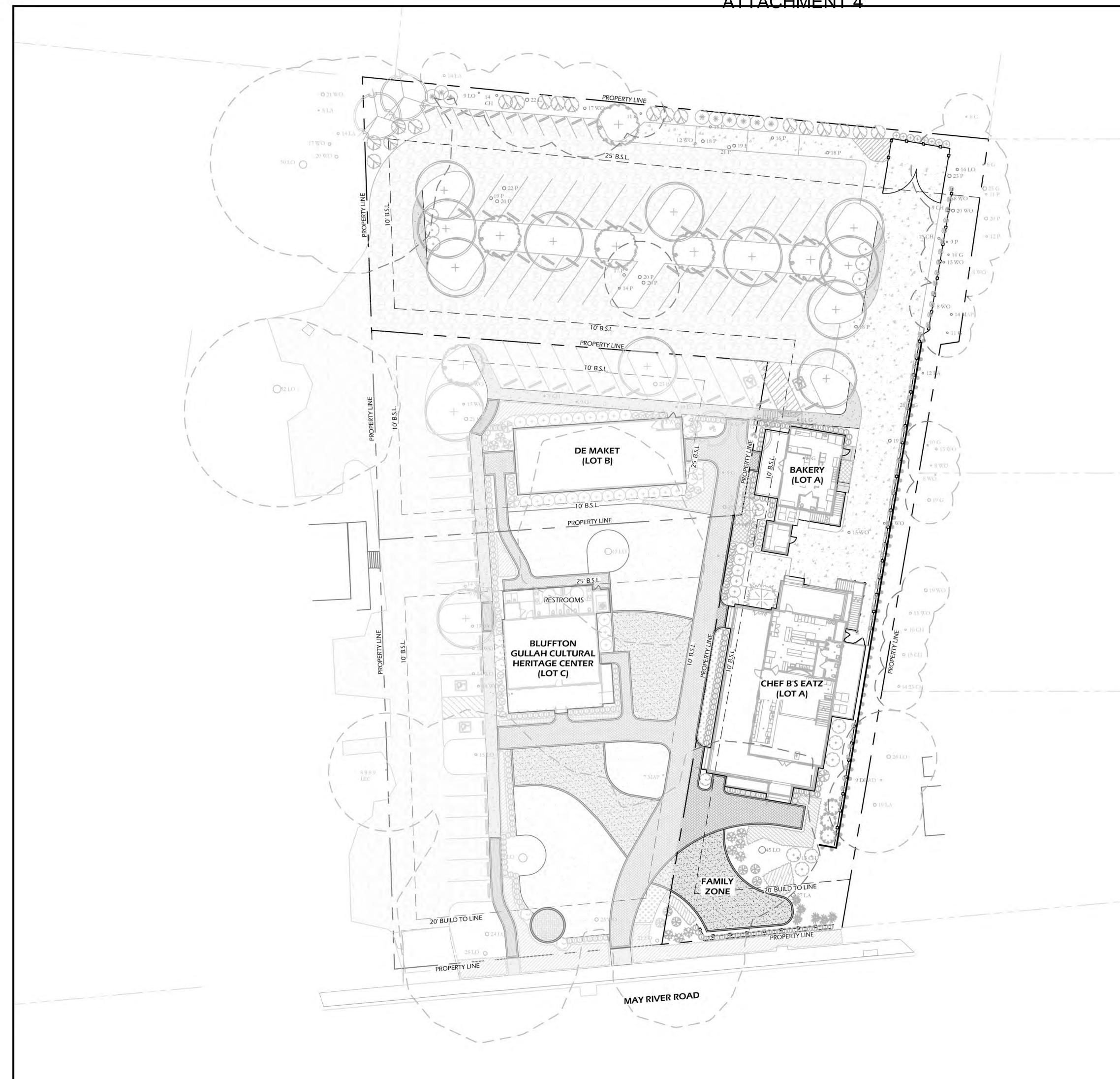
LANDSCAPE ARCHITECTURAL REVISIONS - #03

BUILDING FOOTPRINT REVISED AND SHIFTED NORTHWARD TO GIVE MORE ROOM BETWEEN LIVE OAK

N

W E

Scale 1 " = 20'



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

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

| PARKING SUMMARY      |                   |  |  |
|----------------------|-------------------|--|--|
| DESCRIPTION          | PARKING<br>SPACES |  |  |
| CAR                  | 31                |  |  |
| ACCESSIBLE CAR / VAN | 1                 |  |  |
| GOLF CART            | 11                |  |  |
| TOTAL PARKING SPACES | 43                |  |  |

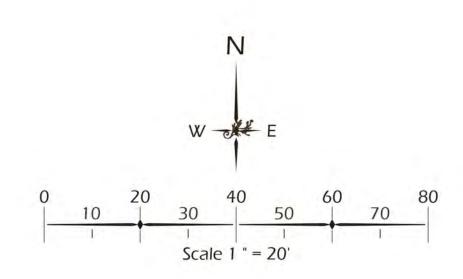
NOTE:
1. UP TO 25% OF ALL PARKING AREAS MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).



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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"

| DATE: APR 14, 2023<br>PROJECT NO.: 21168.01<br>DRAWN BY: CK | MASTER DEVELOPMENT PLANS<br>FOR<br>MA DAISY'S PORCH    | LANDSCAPE<br>BLUFFTON, SOUTH CAROLINA |
|---|--|---------------------------------------|
| CHECKED BY: BW  | DATE:<br>PROJECT NO.:<br>DRAWN BY:                     | APR 14, 2023<br>21168.01<br>CK        |
|   | DRAWING<br>OVERALI<br>PROPOSED CO<br>(LOT<br>DRAWING N | - PLAN<br>ONDITIONS<br>A)             |



### **GENERAL NOTES:**

- ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
- REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS 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
- 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.
- THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF
- THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES 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
- 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.
- 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
- 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 CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
- . 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
- 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.
- . 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.
- 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.
- 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:

- 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.
- ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER BEAUFORT COUNTY CODE(S)
- THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES. 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 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.
- OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT
- 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.
- 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.
- 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:**

- ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- OTHER CONSTRUCTION ACTIVITIES.
- THE NEXT STORM EVENT IF PRACTICAL.
- STABILIZED.
- REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED. REG. 72-300 ET SEQ. AND SCR100000.
- SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- SOURCE IN STORMWATER DISCHARGES.
- 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND
- 11.2.

### LAYOUT NOTES:

- CONSTRUCTION.
- NOTES.
- ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
- REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

### GRADING NOTES:

- REPRESENTATIVE OF DISCREPANCIES.
- HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6". OF THE DESIGN.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES. WALLS. OR ROADS.
- ON PLANTING PLANS.
- 9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
- INSTALLATION.

### ATTACHMENT 4

LIGHTING NOTES:

2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL

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

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

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALI 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

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

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.

TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND / OR TO DIVERT

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

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

CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL

WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION

MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

### ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO

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

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

CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S

CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.

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

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

CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.

WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS

7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED

8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.

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

CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND 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 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.

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 FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO

GIVE FINAL APPROVAL. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO

HARDSCAPE INSTALLATION. 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. 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. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS 16 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 THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER. AND OTHER TOWN AUTHORITIES. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE
- OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. OWNER'S REPRESENTATIVE.
- ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA

TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.

- . LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND DURING CONSTRUCTION. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SO. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE IN SIXTY DAYS.
- APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE 10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL ALL WELDS TO BE CONTINUOUS. GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
- 9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH. BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER 10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS SEVEN CALENDAR DAYS.
- AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES 12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR 8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S 11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME 13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL
  - TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT. PRIME 14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
  - 12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING. 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
- CLAY-SILT CONTENT THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
- TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).

2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL. 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 PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
- IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
- 6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

### PLANTING NOTES:

- 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 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. 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.
- 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. 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:

- 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.
- SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS, ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE
- GRASSED WITH TEMPORARY GRASS 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. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.

### IRRIGATION NOTES:

- 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,
- 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. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
- 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.
- ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
- 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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### PERMIT SET

**REVISIONS: REVISION - 01** 05-23-2023 10-06-2023 **REVISION - 02** 1-07-2023 **REVISION - 03** 

> DRAWING TITLE **PROJECT NOTES**

DRAWING NUMBER

Page 32

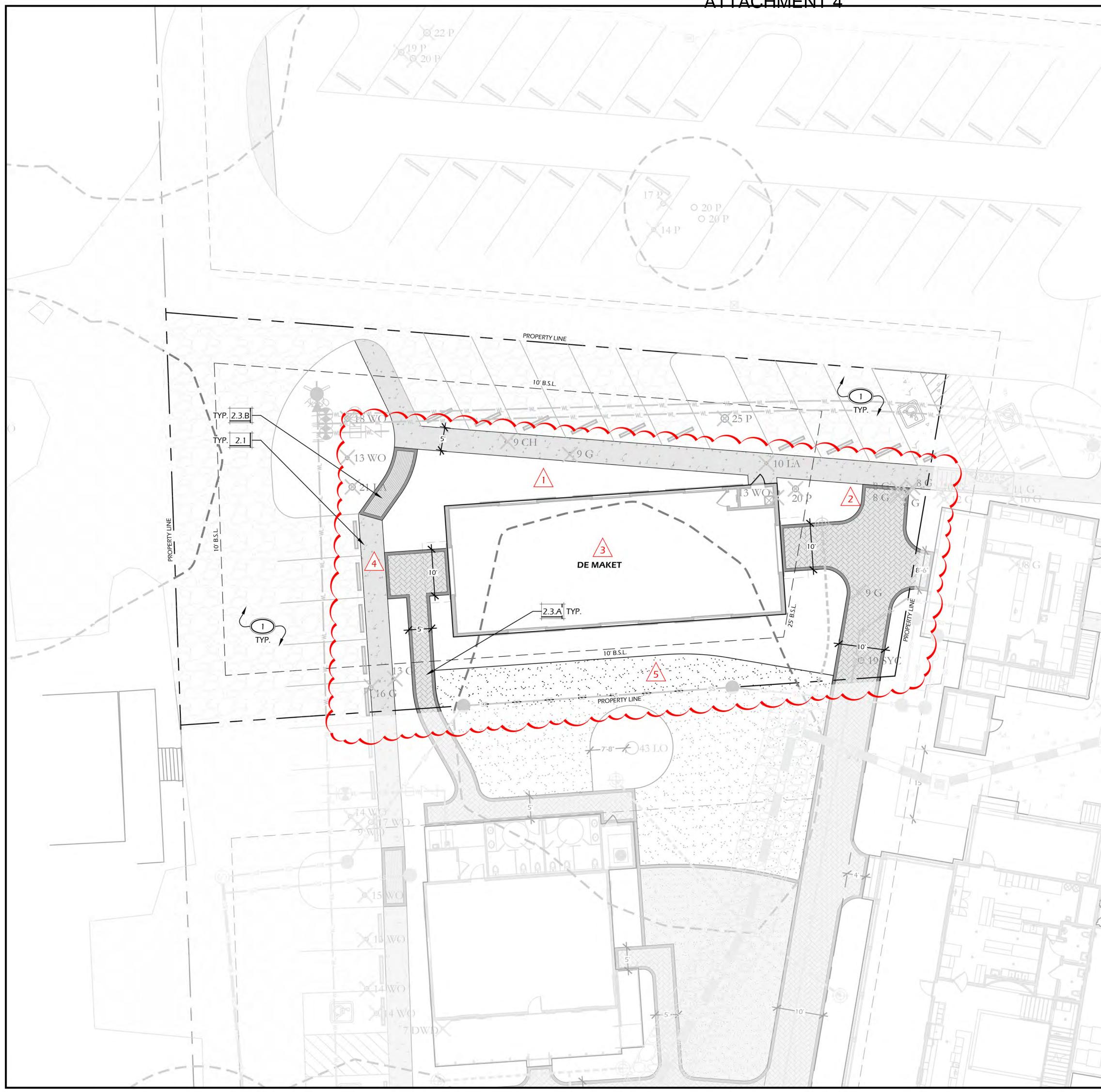
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UTILITY PROTECTION CENTER

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

A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



|              |              | PAVING SCHEDULE                              |        |
|--------------|--------------|--|--------|
| CALL-<br>OUT | SYMB.        | DESCRIPTION                                  | DETAIL |
| 2.1          | 4 9 4<br>4 9 | TABBY CONCRETE WALK                          | 1/L600 |
| 2.2          |              | AGGREGATE WALK                               | 2/L600 |
| 2.3          |              | PAVER WALK A: HERRINGBONE<br>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 LEG | IEND   |
|--------------|------------------|--------|
| CALL-<br>OUT | DESCRIPTION      | DETAIL |
| 6.1          | BRICK COLUMN     | 7/L600 |
|              |                  |        |

### **KEY SHEET REFERENCE NOTES:**

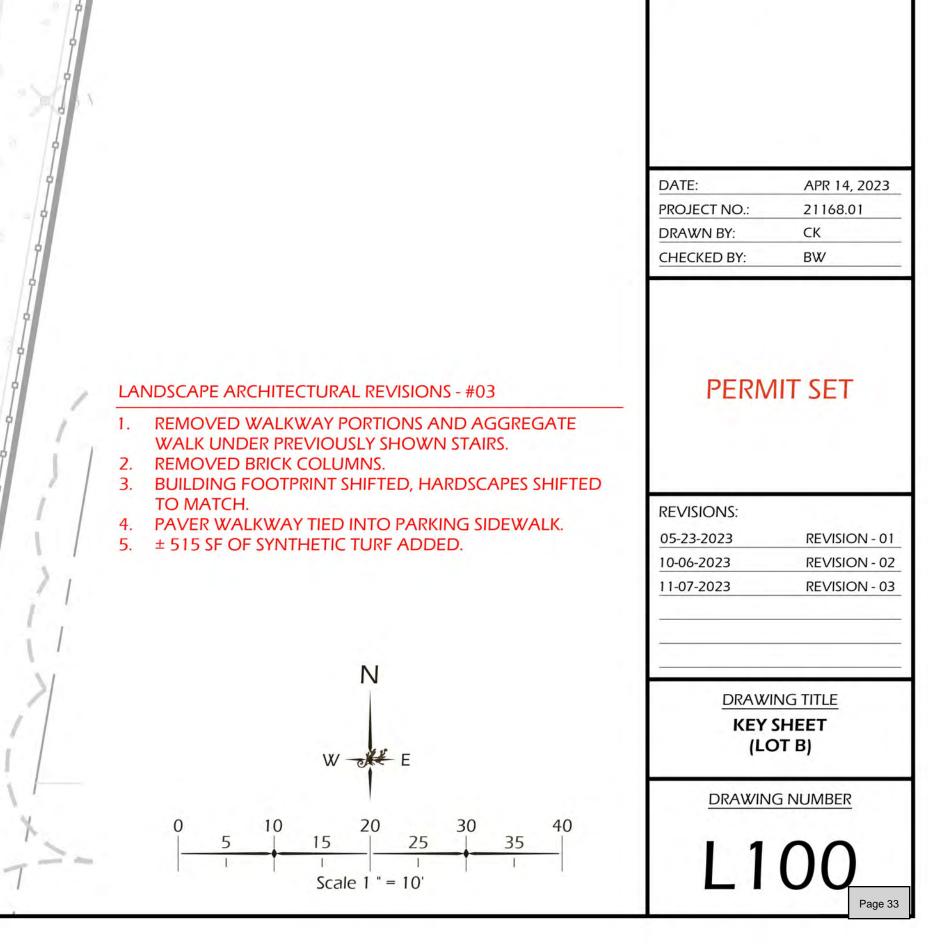
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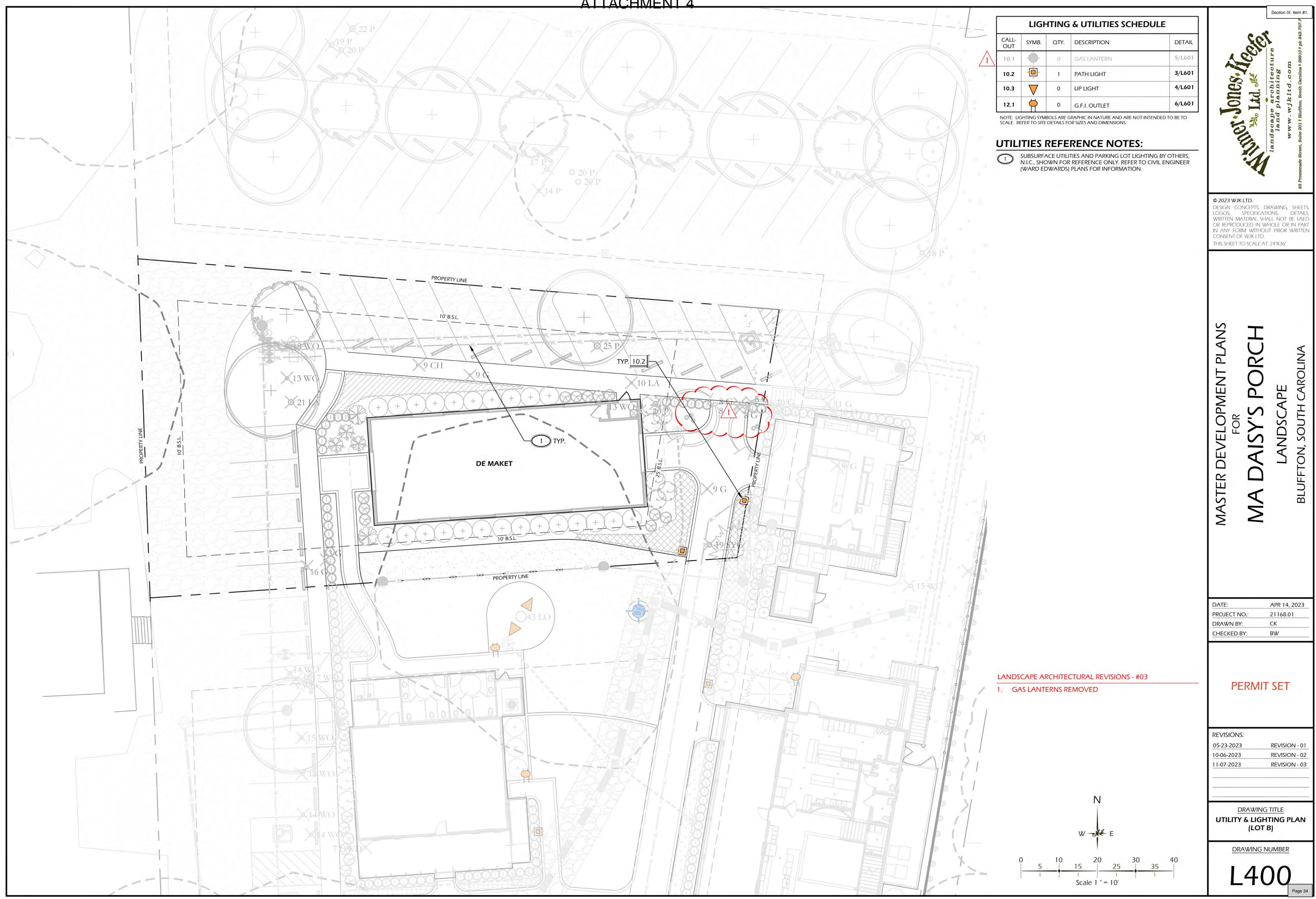
PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER (WARD EDWARDS) PLANS FOR ROAD, PARKING LOT, AND GRADING INFORMATION.

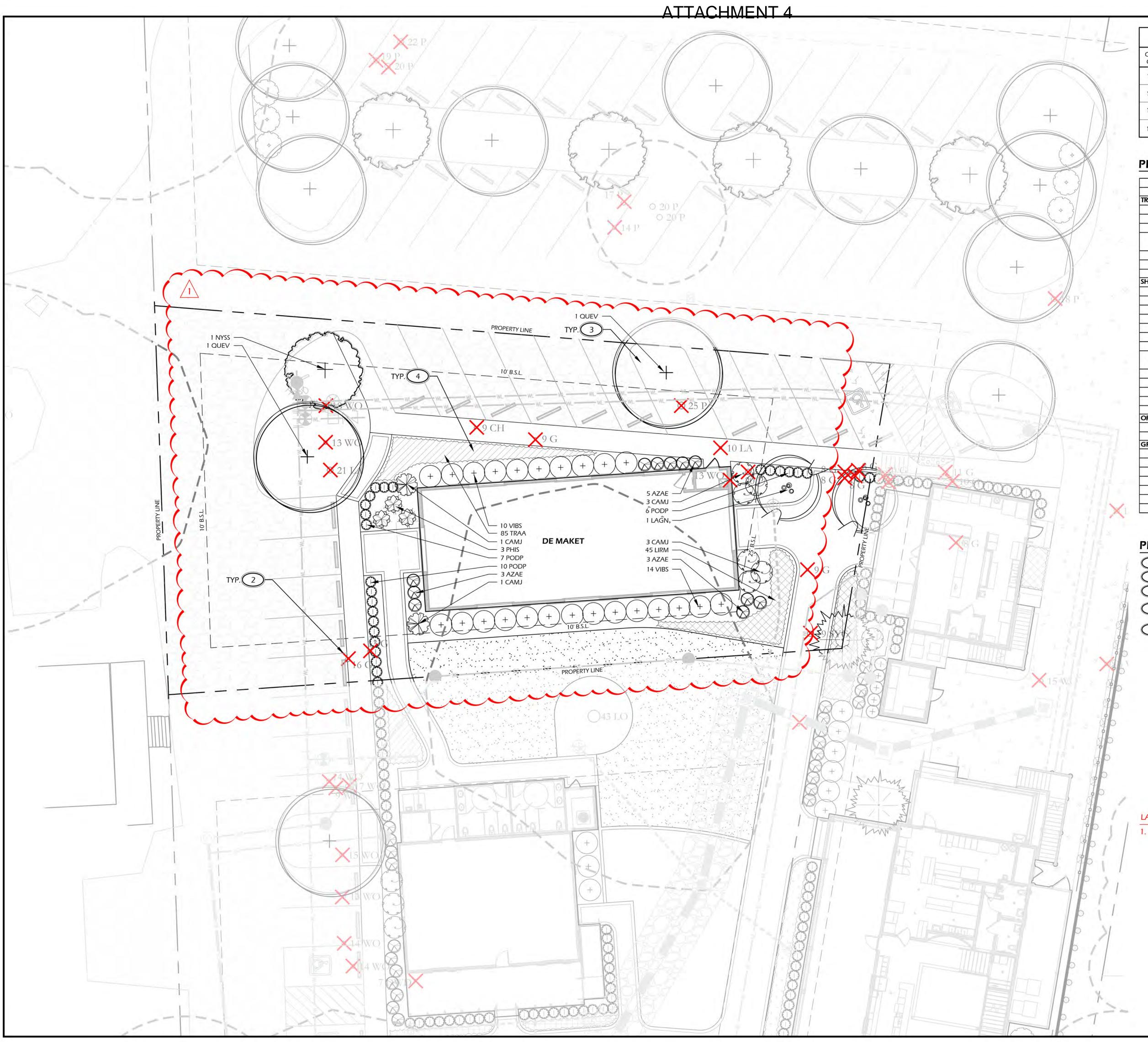


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MASTER DEVELOPMENT PLANS FOR MA DAISY'S PORCH LANDSCAPE BLUFFTON, SOUTH CAROLINA







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

### PLANT KEY LEGEND

| <u>Abbrev</u> | Botanical Name                              | Common Name             |
|---------------|---|-------------------------|
| TREES         |   |                         |
| QUEV          | Quercus virginiana                          | Live Oak                |
| ILEE          | llex x attenuata 'East Palatka'             | East Palatka Holly      |
| JUBR          | Juniperus virginiana 'Brodie'               | Brodie Juniper          |
| LAGN          | Lagerstroemia indica x fauriei<br>'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 sasanqua                           | Sasanqua Camellia       |
| ILLF          | Illicium floridanum                         | Florida Anise           |
| ILLP          | Illicium parviflorum                        | Yellow Anise            |
| PODM          | Podocarpus macrophyllus                     | Podocarpus              |
| PODP          | Podocarpus macrophyllus 'Pringles<br>Dwarf' | Dwarf Podocarpus        |
| SERR          | Serenoa repens                              | Saw Palmetto            |
| VIBO          | Viburnum odoratissimum                      | Sweet Viburnum          |
| VIBS          | Viburnum suspensum                          | Sandankwa Viburnum      |
| PHIS          | Philodendron selloum                        | Cut-Leaf Philodendron   |
| ORNAMENT      | AL GRASSES & FERNS                          |                         |
| DRYE          | Dryopteris erythrosora                      | Autumn Fern             |
| GROUND CO     | OVERS, VINES & PERENNIALS                   |                         |
| 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.
- 2 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.

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Scale 1 " = 10'

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Section IX. Item #1

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VELOPMENT PLANS FOR PORCH CAROLINA РП LANDSCA S IS ~ BLUF Ž

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MASTER

| DATE:        | APR 14, 2023 |
|--------------|--------------|
| PROJECT NO.: | 21168.01     |
| DRAWN BY:    | СК           |
| CHECKED BY:  | BW           |

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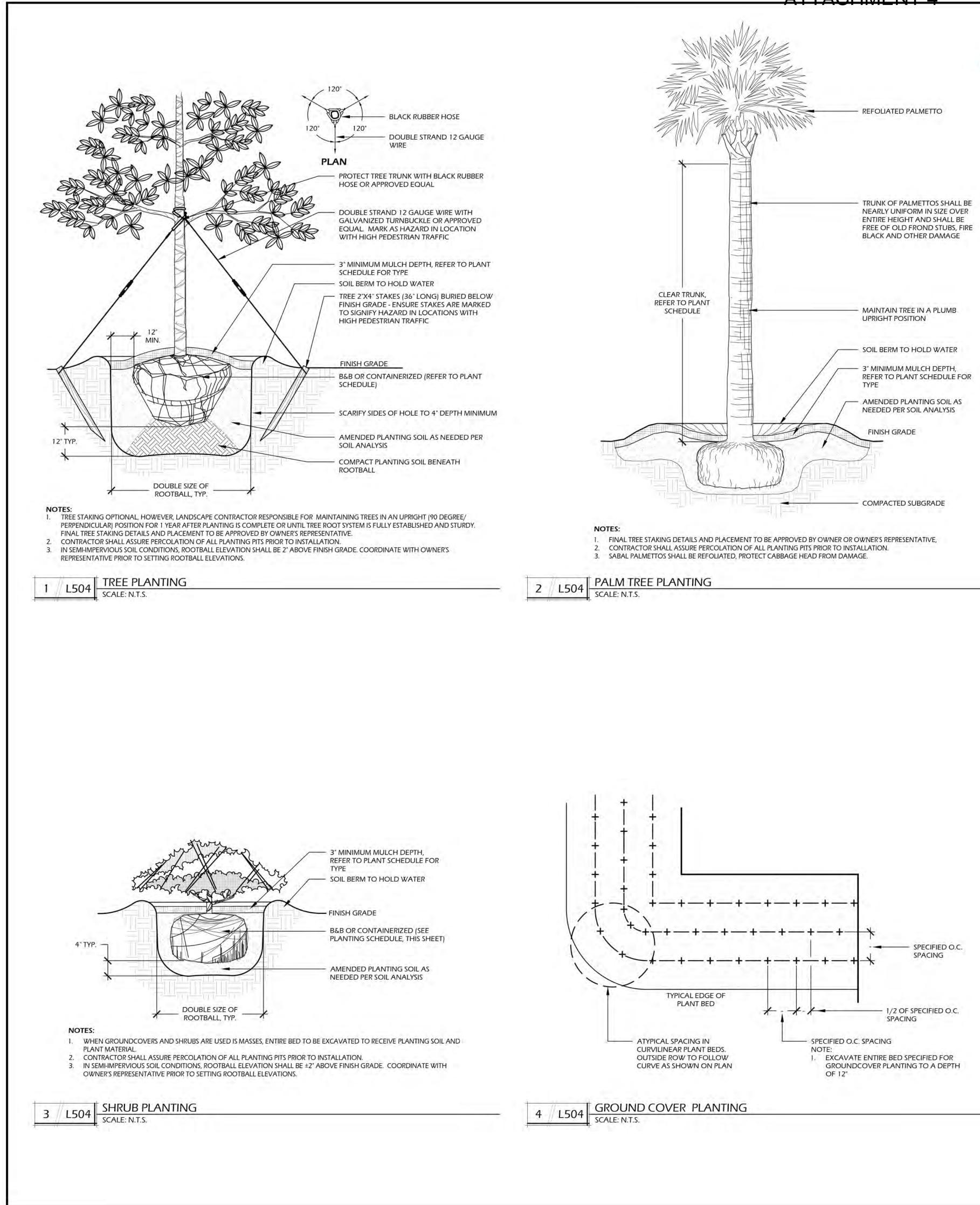
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| 05-23-2023        | <b>REVISION - 01</b> |
| 10-06-2023        | <b>REVISION - 02</b> |
| 11-07-2023        | <b>REVISION - 03</b> |

DRAWING TITLE PLANTING PLAN (LOT B)

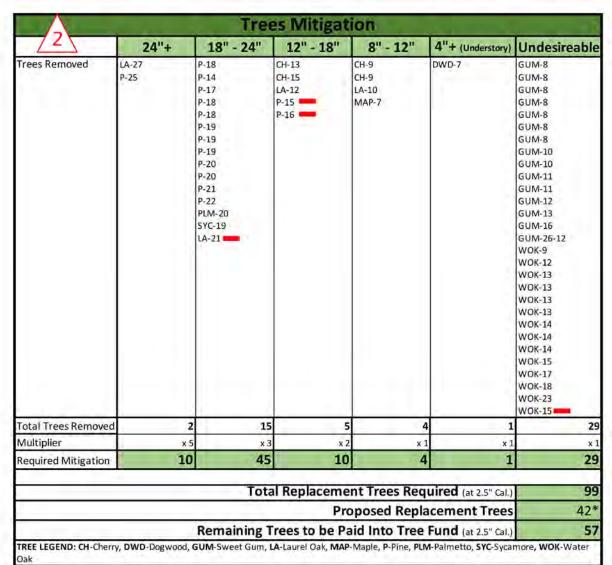
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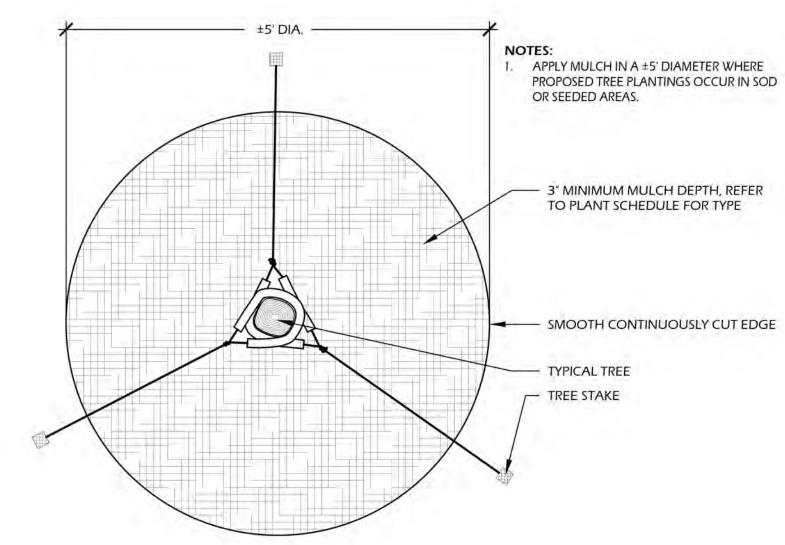
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| Quantity   | Abbrev        | Botanical Name                              | Common Name                   | Height  | Spread      | Container | Cal/Spacing                               | Notes             |
|------------|---------------|---|-------------------------------|---------|-------------|-----------|---|-------------------|
| TREES      |               |   |                               |         |             |           |   |                   |
| 13         | QUEV          | Quercus virginiana                          | Live Oak                      | 14'-16' | 6'-8'       | Cont.     | 4"  | Full              |
| 2          | ILEE          | llex x attenuata 'East Palatka'             | East Palatka Holly            | 6'-8'   | 3'-5'       | 30 gal.   |   | Full, Single Trui |
| 3          | JUBR          | Juniperus virginiana 'Brodie'               | Brodie Juniper                | 5'-7'   | 2'-3'       | 30 gal.   |   | Full to ground    |
| 2          | LAGN          | Lagerstroemia indica x fauriei<br>'Natchez' | Natchez Crape Myrtle          | 10'-12' | 5'-6'       | 45 gal.   | Coi-o                                     | 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              |
| SHRUBS     |               |   |                               |         |             |           |   |                   |
| 35         | AZAE          | Azalea x encore                             | Encore Azalea                 | 24"-30" | 24"-30"     | 7 gal.    |   | Full              |
| 6          | CALA          | Callicarpa americana                        | Beauty Berry                  | 24"-30" | 24"-30"     | 7 gal.    | 5   | 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.   | 1. 1                                      | Full              |
| 12         | ILLF          | Illicium floridanum                         | Florida Anise                 | 30"-36" | 24"-30"     | 7 gal.    | 1   | Full              |
| 19         | ILLP          | Illicium parviflorum                        | Yellow Anise                  | 30"-36" | 24"-30"     | 7 gal.    | 2 - 2 - 2 - 2                             | Full              |
| 13         | PODM          | Podocarpus macrophyllus                     | Podocarpus                    | 36"-42" | 24"-30"     | 15 gal.   |   | Full              |
| 206        | PODP          | Podocarpus macrophyllus 'Pringles<br>Dwarf' | Dwarf Podocarpus              | 18"-24" | 16"-20"     | 7 gal.    | l rà 🗌                                    | Full              |
| 6          | SERR          | Serenoa repens                              | Saw Palmetto                  | 24"-30" | 24"-30"     | 15 gal.   | 1 - 2 - C - C - C - C - C - C - C - C - C | Full              |
| 9          | VIBO          | Viburnum odoratissimum                      | Sweet Vibumum                 | 30"-36" | 24"-30"     | 7 gal.    | 1   | 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              |
| ORNAMENTA  | L GRASSES &   | FERNS                                       |                               |         |             | 1.0.0     |   |                   |
| 75         | DRYE          | Dryopteris erythrosora                      | Autumn Fem                    | 10"-12" | 8"-12"      | 1 gal.    | 24" O.C.                                  | Full              |
| GROUND CO  | VERS, VINES & | & PERENNIALS                                |                               |         |             |           |   | 1.1               |
| - 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         | DIAV          | 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              |
| SOD & MULC | н             |   |                               |         |             |           |   |                   |
| 20,250     | MULCH-SF      | Hardwood                                    | Triple Shedded                | 1       |             | 1.00      | 2   | 71                |
|            |               | Trees Mitigation                            |                               |         |             |           |   |                   |
|            | 24"+          | 18" - 24" 12" - 18" 8" - 12"                | 4"+ (Understory) Undesireable |         |             |           |   |                   |



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



TREE STAKING 5 L504 SCALE: N.T.S.



THIS SHEET TO SCALE AT: 24"X36"

RC

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CAROLINA

SOUTH

TON,

BLUFF

APR 14, 2023

21168.01

CK

BW

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ELOPMENT

D

MASTER

DATE:

PROJECT NO .:

DRAWN BY: CHECKED BY:

OR

1

LANDSCAPE ARCHITECTURAL REVISIONS - #03 1. PLANT QUANTITIES UPDATED TREE MITIGATION CHART UPDATED TO REFLECT 4 ADDITIONAL TREES REMOVED

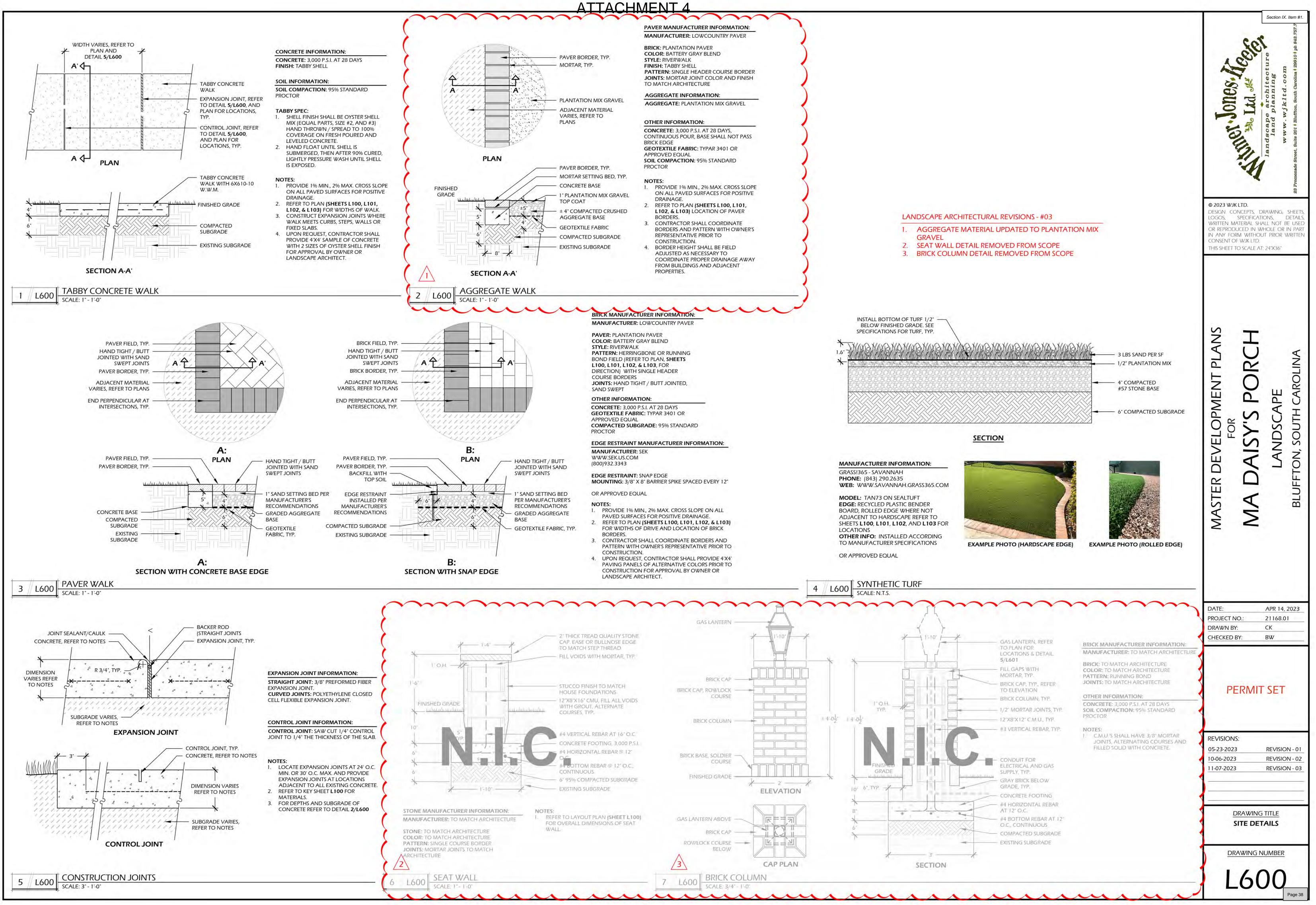
**REVISIONS:** 05-23-2023 **REVISION - 01** 10-06-2023 **REVISION - 02** 11-07-2023 **REVISION - 03** 

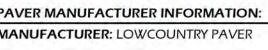
PERMIT SET

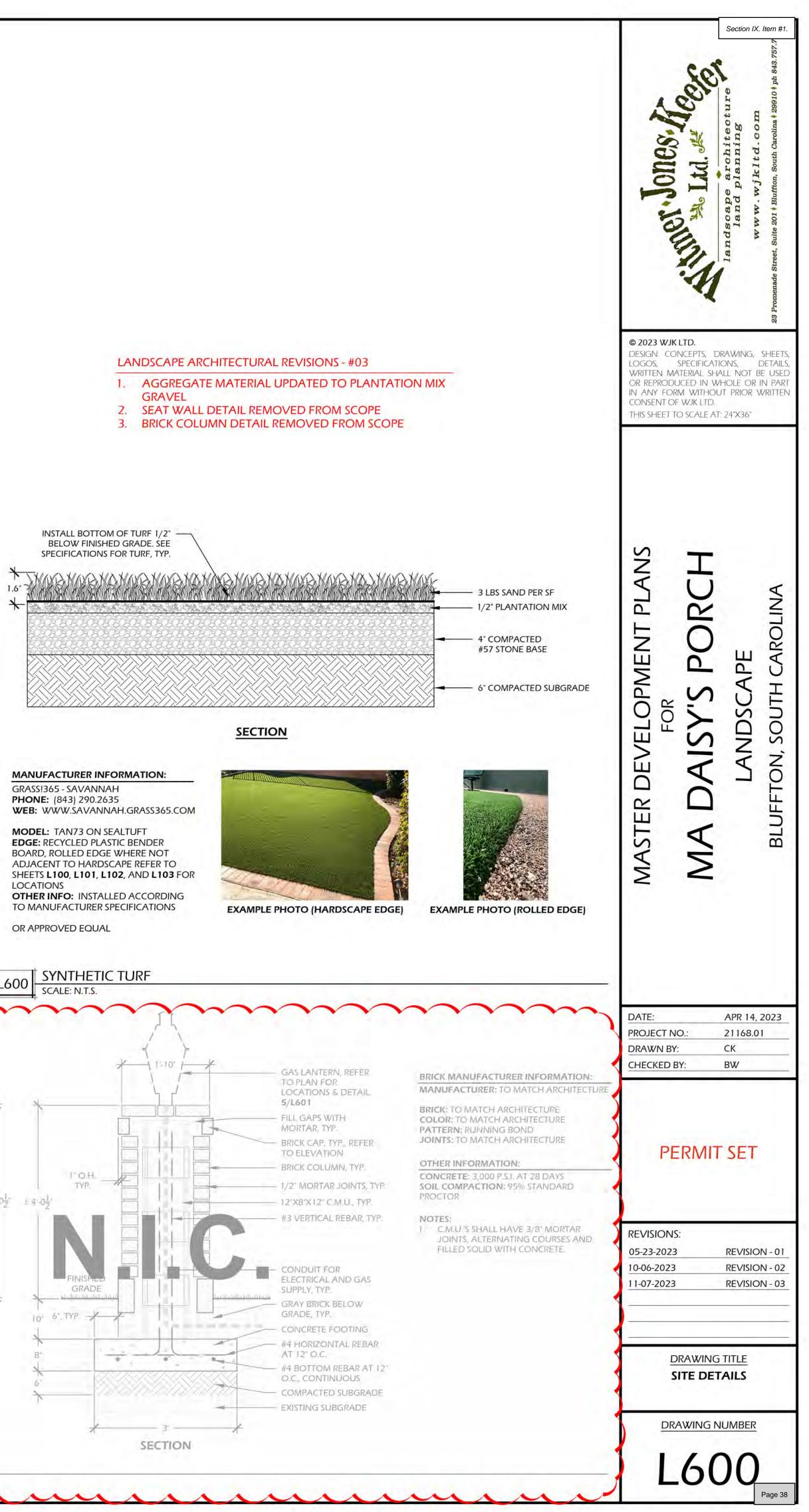
PLANT SCHEDULE & DETAILS

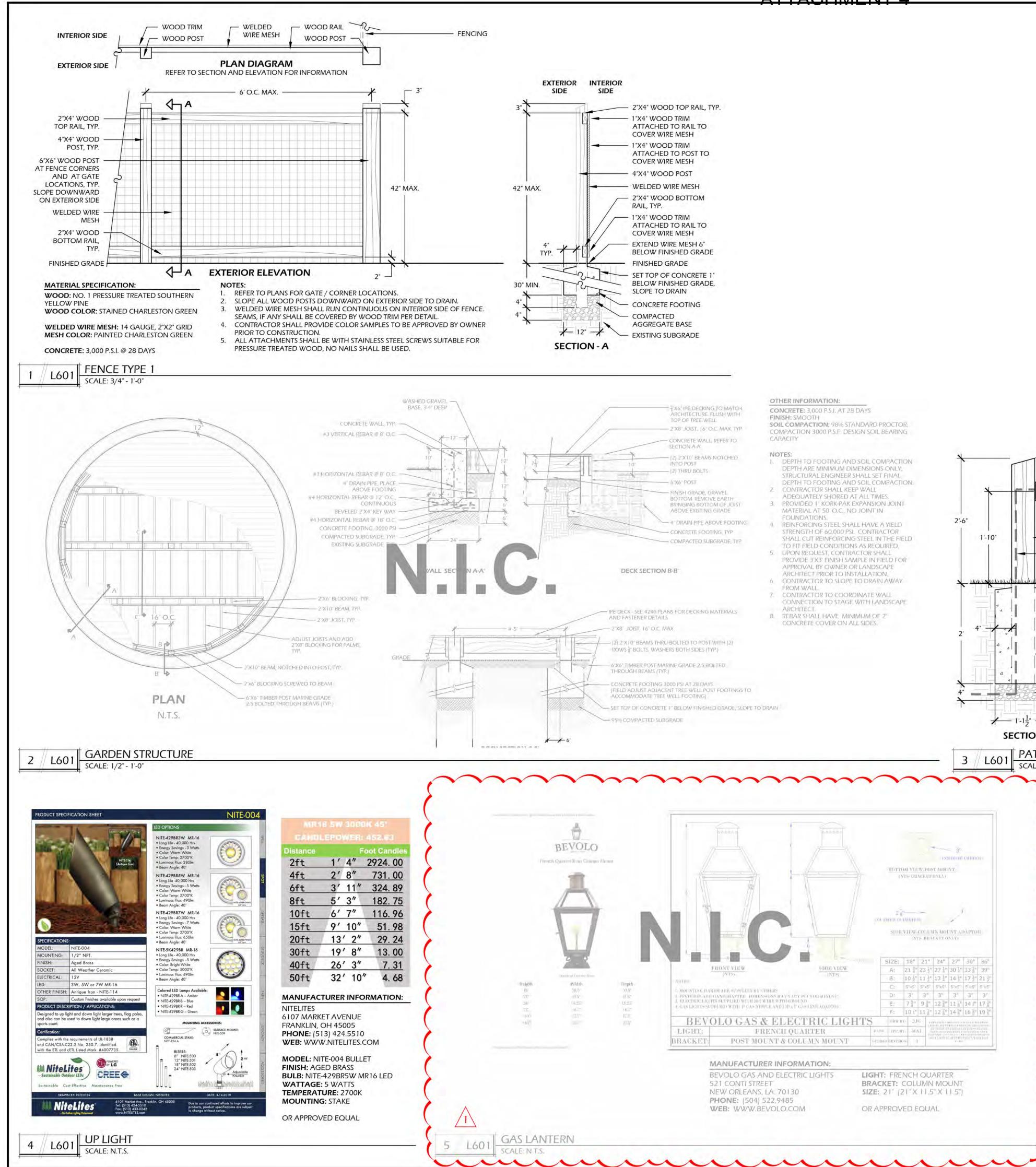
DRAWING TITLE DRAWING NUMBER











OTHER INFORMATION:

FOUNDATIONS.

FROM WALL

FRONT VIEW

FINISH: SMOOTH

CAPACITY

NOTES:

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

SOIL COMPACTION: 98% STANDARD PROCTOR.

COMPACTION 3000 P.S.F. DESIGN SOIL BEARING

1. DEPTH TO FOOTING AND SOIL COMPACTION

DEPTH ARE MINIMUM DIMENSIONS ONLY.

STRUCTURAL ENGINEER SHALL SET FINAL

CONTRACTOR SHALL KEEP WALL

ADEQUATELY SHORED AT ALL TIMES.

MATERIAL AT 50' O.C., NO JOINT IN

3. PROVIDED 1" KORK-PAK EXPANSION JOINT

REINFORCING STEEL SHALL HAVE A YIELD

STRENGTH OF 60,000 PSI. CONTRACTOR

TO FIT FIELD CONDITIONS AS REQUIRED, UPON REQUEST, CONTRACTOR SHALL

PROVIDE 3'X3' FINISH SAMPLE IN FIELD FOR

CONNECTION TO STAGE WITH LANDSCAPE

APPROVAL BY OWNER OR LANDSCAPE

ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO COORDINATE WALL

8. REBAR SHALL HAVE MINIMUM OF 2"

CONCRETE COVER ON ALL SIDES.

SIDE VIEW

MANA

FRENCH QUARTER

MANUFACTURER INFORMATION:

521 CONTI STREET

AA

NEW ORLEANS, LA. 70130

WEB: WWW.BEVOLO.COM

PHONE: (504) 522,9485

BEVOLO GAS AND ELECTRIC LIGHTS

6 CONTRACTOR TO SLOPE TO DRAIN AWAY

SHALL CUT REINFORCING STEEL IN THE FIELD

DEPTH TO FOOTING AND SOIL COMPACTION.

2'-6"

1'-10"

4" /

THE PARTY OF

3 // L601

----- 3"

BUITOM VIEW-POST MOUNT

(NTS-DRACKEF-DNLA)

SIDE VIEW-COLUMN MOUNT ADAPTOR

TNTS BRACKET ONLY)

SIZE: 18" 21" 24" 27" 30" 36"

A: 21 1 23 1 27 1 30 1 33 8 39

B: 10 11 11 13 10 14 17 17 17 21

S ORW BY JJ6 International and structure and

-17-2010 REVISION |

LIGHT: FRENCH QUARTER

BRACKET: COLUMN MOUNT

SIZE: 21' (21"X 11.5" X 11.5")

OR APPROVED EQUAL

TOU THINK OF SMARTEN

185101-01A080C016

10000

PATH LIGHT

SCALE: 1" = 1'-0"

1-1-1-1-1-1-1

SECTION

ATTACHED TO POST TO ATTACHED TO RAIL TO BELOW FINISHED GRADE SET TOP OF CONCRETE 1 BELOW FINISHED GRADE,

|   |  | Anner Jones, Residences  | WWW.WjKltd.com<br>23 Promenade Street, Suite 201 Bluffton, South Carolina (29910) |
|---|--|--|---|
| LANDSCAPE ARCHITECTURAL REVISIO<br>1. GAS LANTERN REMOVED FROM S  |  | © 2023 WJK LTD.<br>DESIGN CONCEPTS, DRAW<br>LOGOS, SPECIFICATIONS,<br>WRITTEN MATERIAL SHALL N<br>OR REPRODUCED IN WHOLI<br>IN ANY FORM WITHOUT PR<br>CONSENT OF WJK LTD.<br>THIS SHEET TO SCALE AT: 24* | 5, DETAILS,<br>NOT BE USED<br>E OR IN PART<br>RIOR WRITTEN                        |
| POST<br>SOUARE RACE WAY,<br>REFER TO NOTE 1<br>PROVIDE SPACING AND<br>CONDUIT FOR<br>ELECTRICAL WIRING<br>REFER TO SECTION FOR<br>LIGHT AND POST INFO<br><b>PLAN DIAGRAM</b><br>OST<br>WOOD INFORMATION:<br>WOOD NO.1 PRESSURE TREATED SOUTHERN<br>YELLOW PINE<br>FOR<br>COLOR: STAINED CHARLESTON GREEN<br>YELLOW PINE<br>CONCRETE 3,000 P.S.I. AT 28 DAYS<br>CONCRETE: 3,000 P.S.I. AT 28 DAYS<br>CONCRETE: 3,000 P.S.I. AT 28 DAYS<br>NOTES:<br>1. CONTRACTOR SHALL PROVIDE SOUARE<br>RACEWAY ON BACK OF POST FOR<br>CONDUIT AND ELECTRICAL WIRING. FILL<br>RACEWAY WITH SOUARE DOWEL FILL ALL<br>IMPERFECTIONS WITH APPROPRIATE<br>WOOD PUTY, AND SAND SMOOTH PRIOR<br>TO STAIN.<br>RADE<br>ASE<br>3. CONTRACTOR SHALL PROVIDE SOUARE<br>RACEWAY WITH SOUARE DOWEL FILL ALL<br>IMPERFECTIONS WITH APPROPRIATE<br>WOOD PUTY, AND SAND SMOOTH PRIOR<br>STAIN.<br>ALL ATTACHMENTS SHALL BE WITH<br>STAINLESS STEEL SCREWS SUITABLE FOR<br>PRESSURE TREATED WOOD, NO NAILS<br>SHALL BE USED.<br>3. CONTRACTOR SHALL PROVIDE COLOR<br>SAMPLES TO BE APPROVED BY OWNER<br>AND LANDSCAPE ARCHITECT | <section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/><image/></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>   | MASTER DEVELOPMENT PLANS<br>FOR<br>MA DAISY'S PORCH  | LANDSCAPE<br>BLUFFTON, SOUTH CAROLINA   |
| SOUARE RACE WAY,<br>REFER TO NOTE 2<br>PROVIDE SPACING<br>AND CONDUIT FOR<br>ELECTRICAL WIRING<br>G.F.C.I. OUTLET AND<br>COVER<br>PLAN DIAGRAM<br>SLOPE TOP OF POST TO<br>DRAIN, TYP.   | G.F.C.I. INFORMATION:<br>MODEL: BY OWNER, G.F.C.I. OUTLET MODEL<br>SHALL COMPLY WITH ALL FEDERAL, STATE<br>AND LOCAL CODES FOR OUTDOOR USE AND<br>WEATHER RESISTANCE.<br>WOOD INFORMATION:<br>WOOD: NO.1 PRESSURE TREATED<br>SOUTHERN YELLOW PINE<br>COLOR: STAINED CHARLESTON GREEN   |  | /   |
| G.F.C.I. OUTLET<br>AND COVER<br>PROVIDE SPACING AND<br>CONDUIT FOR<br>ELECTRICAL WIRING<br>4"X4" WOOD POST<br>FINISHED GRADE<br>COMPACTED<br>AGGREGATE BASE   | <ul> <li>NOTES:</li> <li>G.F.C.I. MANUFACTURER TO PROVIDE<br/>SPECIFICATIONS FOR CONTRACTOR<br/>REFERENCE.</li> <li>CONTRACTOR SHALL PROVIDE SQUARE<br/>RACEWAY ON BACK OF POST FOR<br/>CONDUIT AND ELECTRICAL WIRING.<br/>FILL RACEWAY WITH SQUARE DOWEL.<br/>FILL ALL IMPERFECTIONS WITH<br/>APPROPRIATE WOOD PUTTY, AND SAND<br/>SMOOTH PRIOR TO STAIN.</li> <li>ELECTRICAL CONDUIT SHALL BE BURIED<br/>TO PROPER DEPTH PER ALL FEDERAL,<br/>STATE, AND LOCAL CODES.</li> <li>ALL ATTACHMENTS SHALL BE WITH<br/>STAINLESS STEEL SCREWS SUITABLE FOR<br/>PRESSURE TREATED WOOD, NO NAILS<br/>SHALL BE USED.</li> <li>CONTRACTOR SHALL PROVIDE COLOR<br/>SAMPLES TO BE APPROVED BY OWNER<br/>AND LANDSCAPE ARCHITECT PRIOR TO<br/>CONSTRUCTION</li> </ul> | 10-06-2023 RE  |   |
| SECTION   |  | DRAWING NUM  | IBER  |

Section IX. Item #1.

L60

Page 39

- SLOPE TOP OF POST

6"X6" WOOD POST

PROVIDE SPACING

AND CONDUIT FOR

ELECTRICAL WIRING

- SET CONCRETE 1"

**BELOW FINISHED** GRADE, SLOPE TO

- CONCRETE FOOTING

---- EXISTING SUBGRADE

AGGREGATE BASE

4"X4" WOOD

1'-6"

2'-6"

POST

T TYP.

1

- COMPACTED

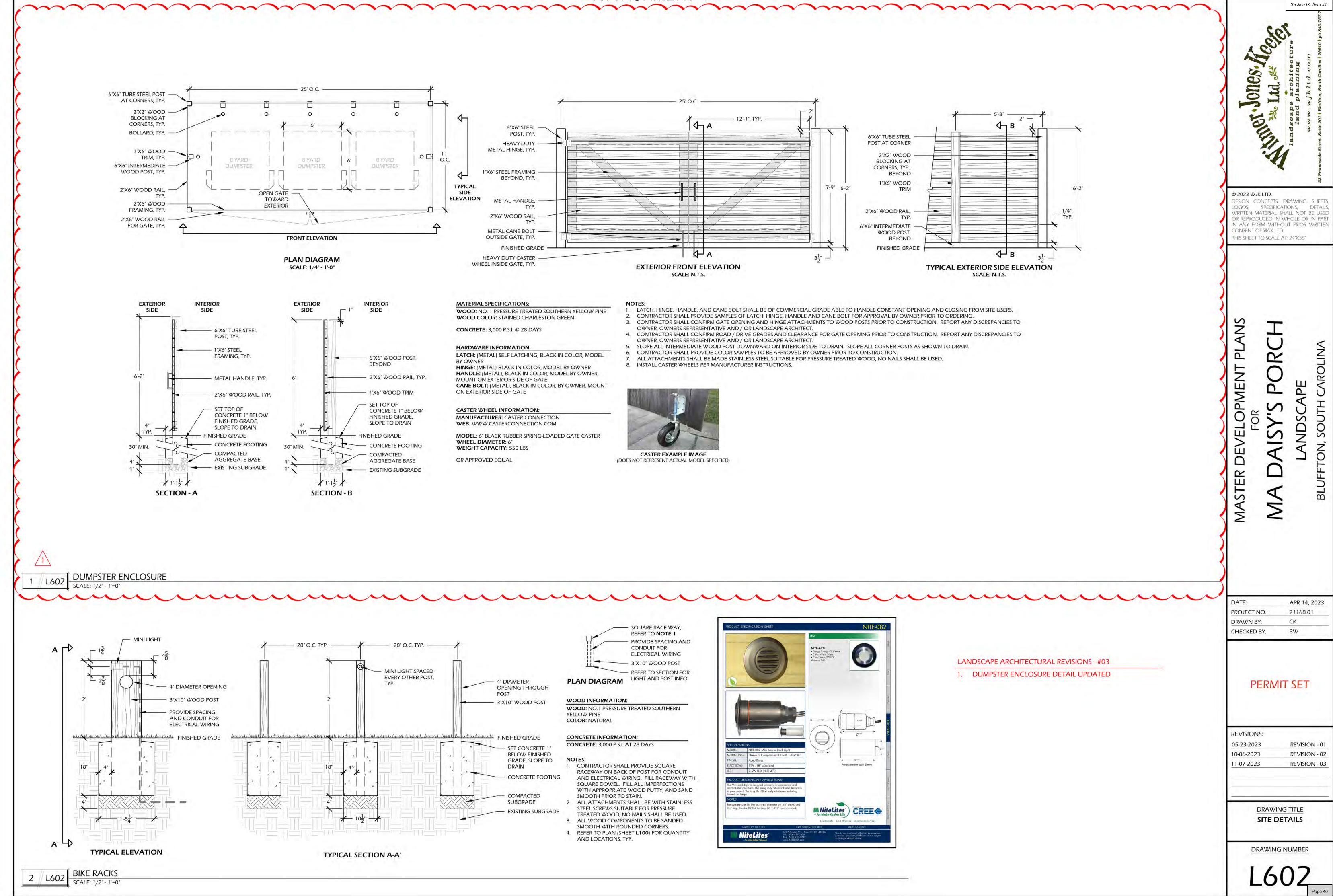
TO DRAIN, TYP.

- NOSE LIGHT

FINISHED GRADE

DRAIN

6 L601 G.F.I. OUTLET



PLAN REVIEW COMMENTS FOR COFA-12-23-018754 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 **Historic District** 12/08/2023 **Plan Type: Apply Date: Plan Status:** Pending Plan Address: 24 100 Ma Daisy'S Way Way BLUFFTON, SC 29910 **Katie Peterson** R610 039 00A 0418 0000 Plan PIN #: **Case Manager: 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 1.999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. Status: The application has been placed on the January 8, 2024 HPRC Agenda. Staff Review (HD) Submission #: 1 Received: 12/08/2023 Completed: 01/05/2024 Reviewing Dept. Complete Date Reviewer Status HPRC Review 01/05/2024 Katie Peterson Approved with Conditions **Comments:** 1. Provide additional information on the proposed shutters. Are they to be hinged? They are rather large and might be suspect to sag over time. 2. For the final application provide a landscape plan noting foundation plantings, street tree locations, and canopy coverage calculations for this lot; as well provide architectural details for the knee wall, ramp, corner board, gutter profile, shutter detail including hinge and shutterdog information, downspout/rain chain locations and section through the eave depicting the material configuration and dimensions. (Applications Manual) 01/05/2024 Approved Beaufort Jasper Water and Sewer James Clardy Review Comments: 1. No comments provided by reviewer. 01/05/2024 Katie Peterson Approved Growth Management Dept Review (HD) **Comments:** See HPRC Comments. Watershed Management Review 01/04/2024 Samantha Crotty Approved Transportation Department 12/22/2023 Approved Megan James Review - HD Comments: No comments Plan Review Case Notes:

## HISTORIC PRESERVATION COMMISSION



### STAFF REPORT Department of Growth Management

| MEETING DATE:    | February 7, 2024   |
|------------------|--|
| PROJECT:         | 48 Lawrence Street- Single Family Residential<br>Remodel and New Construction Attached Carriage<br>House |
| APPLICANT:       | Charlie Wetmore  |
| PROJECT MANAGER: | Katie Peterson, AICP, Senior Planner   |

**<u>APPLICATION REQUEST</u>**: The Applicant, Charlie Wetmore, requests the Historic Preservation Commission approve the following application:

1. **COFA-11-23-018662.** A Certificate of Appropriateness- HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

**INTRODUCTION:** The Applicant has proposed the renovation of the existing two and a half-story single-family residential structure to include the replacement of the garage door with an entry door and stoop and the construction of a new attached two-story Carriage House in the Old Town Bluffton Historic District. The new entry way includes a single casement door with side-lites, and a 5-V metal shed roof supported by wood columns. The Carriage House, which connects to the primary structure at the back left corner, has a hip metal roof to match the existing, horizontal lap siding, and garage doors facing the side property line, accessed through a recorded easement (see Attachment 5).

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 18, 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.

**<u>REVIEW CRITERIA & ANALYSIS</u>**: 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. <u>Section 3.18.3.B.</u> 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 renovation of the residential structure and addition of the attached Carriage House will add to the district and help provide completeness to the neighborhood and overall district.
  - 2. <u>Section 3.18.3.C.</u> 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 5.15.8.F. Carriage Houses. Garages are limited to two cars, with maximum garage door widths of 12-feet each. The application proposes three bays with overhead garage doors. At this time, UDO Text Amendments are being reviewed to allow the addition of a third, 6-foot garage door as a golf cart bay, however, they are not yet approved. The applicant requests a determination on the appropriateness of the third, 6-foot garage bay.
  - 3. <u>Section 3.18.3.D.</u> 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.

- a. *Finding*. Town Staff finds that if the architectural and landscaping items in Section 2 have been met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
- 4. <u>Section 3.18.3.F.</u> 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.
  - a. *Finding*. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be 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. <u>Section 3.18.3.H.</u> The application must comply with applicable requirements in the Applications Manual.
  - a. *Finding*. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

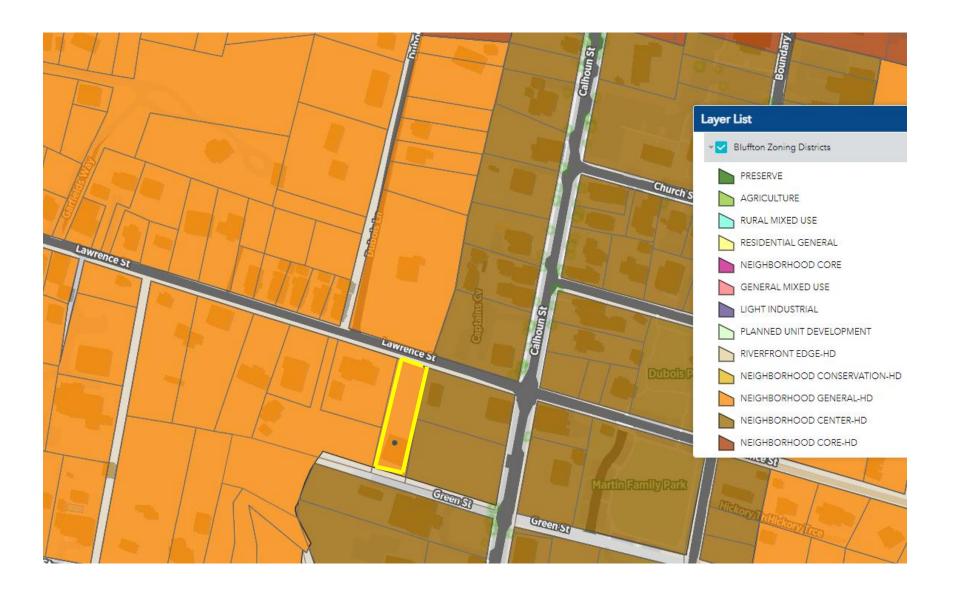
**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2.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

1. A determination on the appropriateness of a third, 6-foot garage door, which exceeds the two doors permitted by Section 5.15.8.F. of the UDO is requested by the Applicant.

- 1. Location Map and Zoning Maps
- 2. Application and Narrative
- 3. Site Plan & Elevations
- 4. Supplemental Images
- 5. Access Easement Documentation
- 6. HPRC Comments

Section IX. Item #2.

## ATTACHMENT 1 – Location and Zoning Map 48 Lawrence Street





TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS-

Section IX. Item #2. **Growth Management Custom** 

> zo onuge oneer Bluffton, SC 29910 (843)706-4500 www.townofbluffton.sc.gov

**OLD TOWN BLUFFTON** applicationfeedback@townofbluffton.com **HISTORIC DISTRICT (HD) APPLICATION** Applicant **Property Owner** Charlie Wetmore Same Name: Name: Phone: 912-228-0002 Phone: 48 Lawrence Street Mailing Address: Mailing Address: Bluffton, SC 29910 E-mail: charliewetmore3@gmail.com E-mail: N/A Town Business License # (if applicable): Project Information (tax map info available at http://www.townofbluffton.us/map/) First Floor doorway & attached Project Name: Conceptual: Final: X Amendment: Carriage House Project Address: 48 Lawrence St, Bluffton, SC Application for: Neighborhood General - HD Zoning District: New Construction Х Renovation/Rehabilitation/Addition Acreage: .43 Tax Map Number(s): R610 039 00A 123B 0000 Relocation Project Description: Create living space for MIL on first floor of existing building & add attached carriage house to recover garage space. **Minimum Requirements for Submittal** 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. 2. Digital files drawn to scale of the Site Plan(s). 3. Digital files of the Architectural Plan(s). 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. 5. All information required on the attached Application Checklist. 🖲 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. Note: A Pre-Application Meeting is required prior to Application submittal. The Town of Bluffton assumes no legal or financial liability to the applicant or any Disclaimer: 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:** Charlie Wetmore Date: 01/02/2024 Charlie Wetmore Date: 01/02/2024 **Applicant Signature:** For Office Use Application Number: Date Received: Received By: Date Approved:

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### ATTACHMENT 2 TOWN OF BLUFFTON Certificate of Appropriateness - Old Town Bluffton Historic District (HD) Application Process Narrative

Section IX. Item #2.

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

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



### ATTACHMENT 2 TOWN OF BLUFFTON

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

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

| 1. DESIGN REVIEW PHASE  |                |   | CONCEPTUAL REVIEW                      | FINAL REVIEW               |  |  |  |  |
|---|----------------|---|--|----------------------------|--|--|--|--|
| 2. SITE DATA  |                |   |  |                            |  |  |  |  |
| Identification of Proposed Building Type (as defined in Article 5): Carriage house (attached) |                |   |  |                            |  |  |  |  |
| Building Setbacks   | Front:         | Rear:5  | Rt. Side:                              | Lt. Side:5                 |  |  |  |  |
| 3. BUILDING DATA  |                |   |  |                            |  |  |  |  |
| Building  | (Main House, C | r <b>iption</b><br>Garage, Carriage<br>e, etc.) | Existing Square<br>Footage             | Proposed Square<br>Footage |  |  |  |  |
| Main Structure  | Main           | House   | 2,250                                  | 3,355                      |  |  |  |  |
| Ancillary C   | arriage hou    | ise (attached)                                  | 0                                      | 1,200                      |  |  |  |  |
| Ancillary   |                |   |  |                            |  |  |  |  |
| 4. SITE COVERAGE  |                |   |  |                            |  |  |  |  |
| Imperv  | vious Coverag  | je  | Covera                                 | ige (SF)                   |  |  |  |  |
| Building Footprint(s)   |                |   | 2,720                                  |                            |  |  |  |  |
| Impervious Drive, Wa  | ks & Paths     |   | 0                                      |                            |  |  |  |  |
| Open/Covered Patios   |                |   | 300                                    |                            |  |  |  |  |
| A. TOTAL IMPERVIOUS COVERAGE  |                |   | 3,020                                  |                            |  |  |  |  |
|   | B. TO          | TAL SF OF LOT                                   | 18,730                                 |                            |  |  |  |  |
| % COVERAGE OF LOT (A/B= %) 16%  |                |   |  |                            |  |  |  |  |
| 5. BUILDING MATE  | RIALS          |   |  |                            |  |  |  |  |
| Building Element Materials, Dimensions,<br>and Operation                                      |                | Building Element                                | Materials, Dimensions<br>and Operation |                            |  |  |  |  |
| Foundation  | Concrete       | e slab  | Columns                                | Wood                       |  |  |  |  |
| Walls   | Hardi-pla      | ank   | Windows                                | Aluminum                   |  |  |  |  |
| Roof  |                |   | Doors Aluminum/Wo                      |                            |  |  |  |  |
| Chimney N/A   |                | Shutters  | N/A                                    |                            |  |  |  |  |
| Trim Wood   |                | Skirting/Underpinning                           | N/A                                    |                            |  |  |  |  |
| Water table Hardie/Wood   |                | Cornice, Soffit, Frieze                         | Hardie/Wood                            |                            |  |  |  |  |
| Corner board Hardie/Wood  |                | Gutters   | N/A                                    |                            |  |  |  |  |
| Railings Wood   |                | Garage Doors                                    | Aluminum                               |                            |  |  |  |  |
| Balusters   | Wood           |   | Green/Recycled Materials               |                            |  |  |  |  |
| Handrails   | Wood           |   |  |                            |  |  |  |  |



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

|          | num, the  | of Appropriateness application information will vary depending on the activities proposed.<br>e following items (signified by a grayed checkbox) are required, as applicable to the  |
|----------|-----------|--|
| Concept  | Final     | BACKGROUND INFORMATION.  |
|          |           | COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION: A competed and signed application providing general project and contact information.  |
| ~        |           | <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.   |
|          |           | <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.   |
|          | $\bullet$ | <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.  |
| 2        |           | ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.  |
| Concept  | Final     | SITE ASSESSMENT.   |
| <b>~</b> |           | <b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.  |
|          |           | <ul> <li>PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to:</li> <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> |
| 2        |           | <ul> <li>SITE PLAN: Showing layout and design indicating, but not limited to:</li> <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>  |



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

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

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

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

### Charlie Wetmore

Signature of Property Owner or Authorized Agent

01/02/2024

01/02/2024

Date

Date

Charlie Wetmore

Printed Name of Property Owner or Authorized Agent

Charlie Wetmore

Signature of Applicant

Charlie Wetmore

Printed Name of Applicant

### Susan & Charlie Wetmore 48 Lawrence Street Bluffton, SC 29910

October 18, 2023

Narrative for COFA application:

Susan and I recently purchased 48 Lawrence Street. As a part of a remodel we are doing to the property, we would like to make the following changes to the exterior of the property and are asking for your approval:

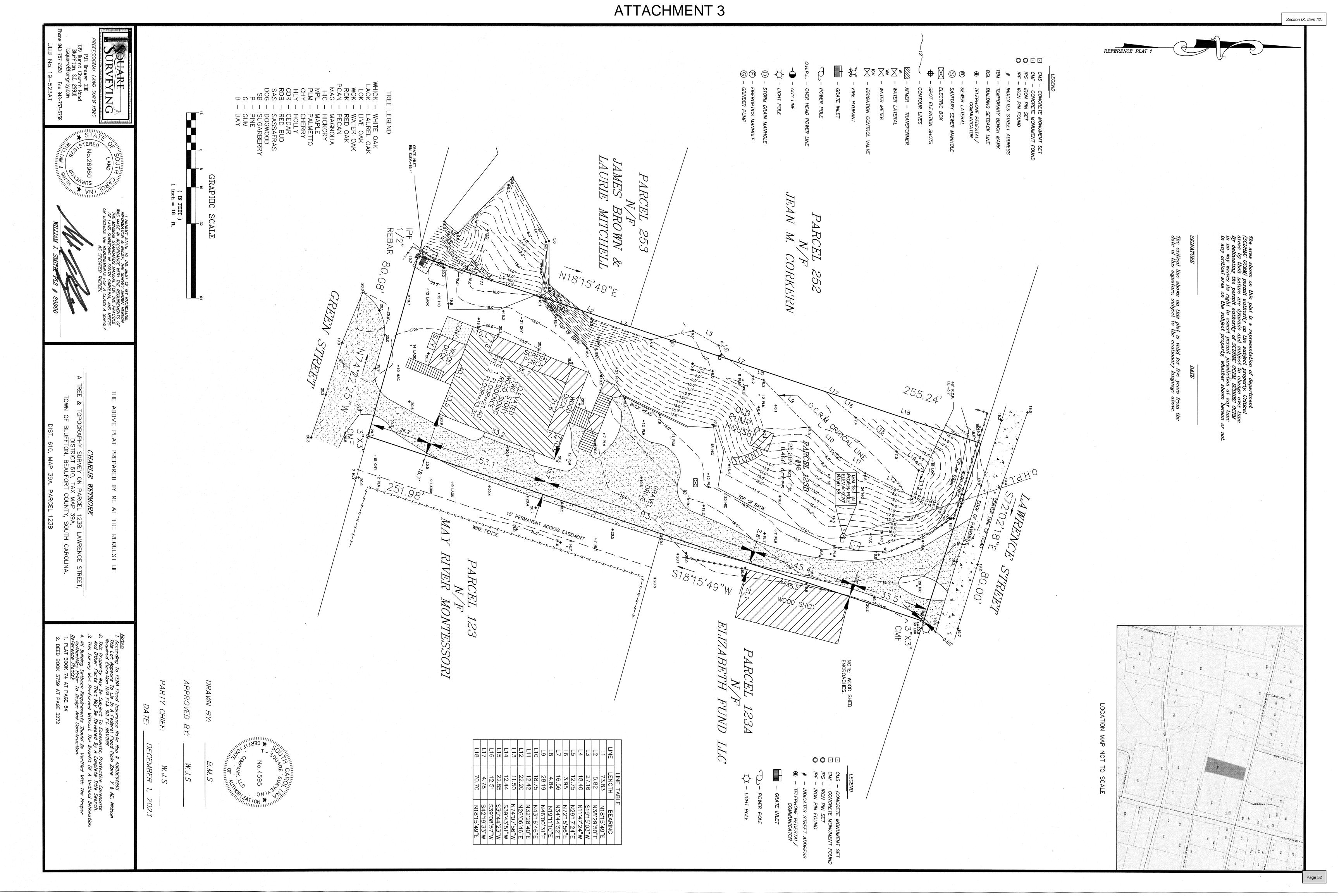
We would like to remove one of the current garage doors on the east side of the building and create a new entryway with a small porch. This will be an entry into space we are remodeling for a relative to live in.

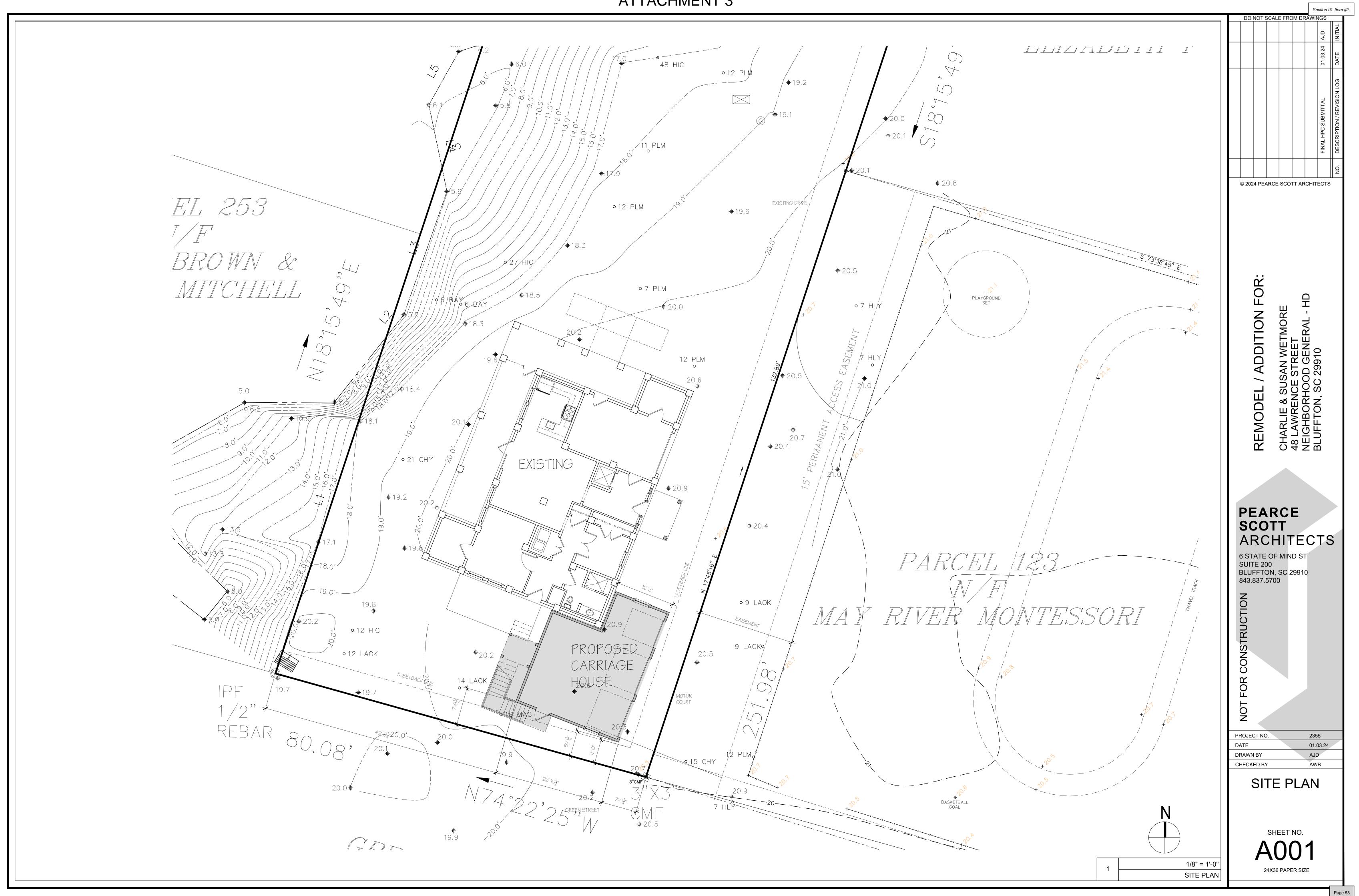
We would also like to put a window to the south of it on the first floor for a new study that will be there inside.

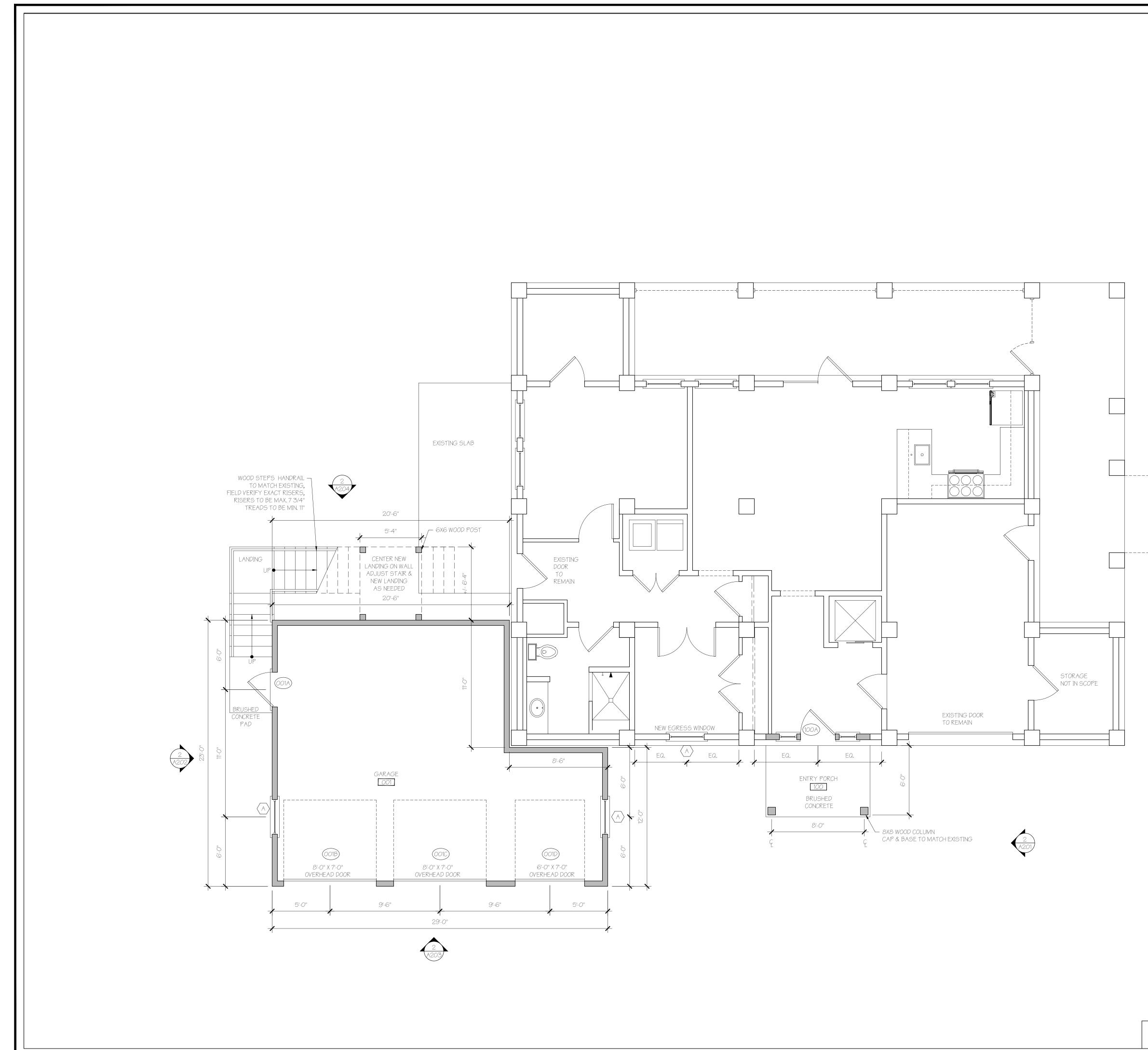
We would like to construct a carriage house (attached) in the back with two full size garages and a gold cart garage. It will have a small, one bedroom suite above it. It will match the architecture of the main house.

We have negotiated an access/driveway easement with the adjacent property owners (May River Montessori) to allow us to have the garages facing eastward and to not impede upon Green street. We did this for two reasons – so that we can use the same driveway for all of our vehicles and to not impede on traffic in and out of the school (safety consideration).

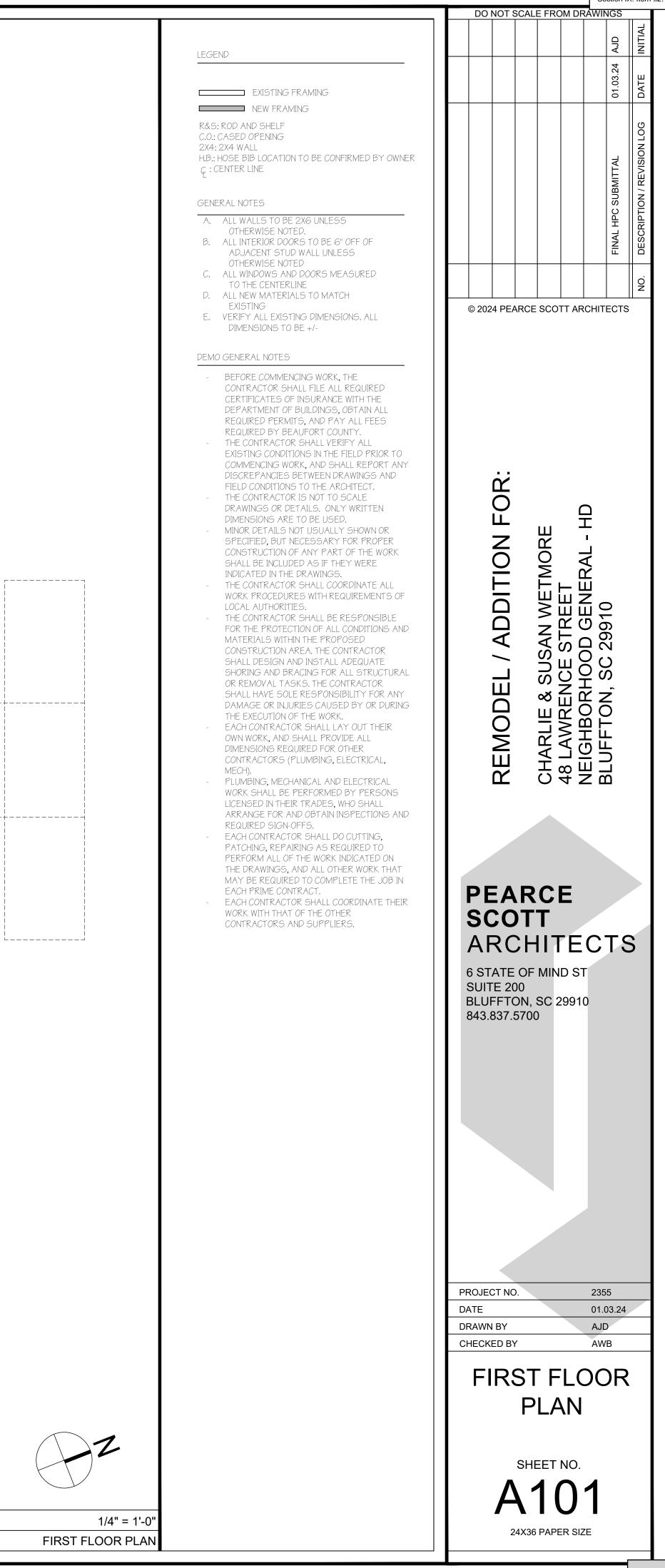
We appreciate your consideration of these plans.



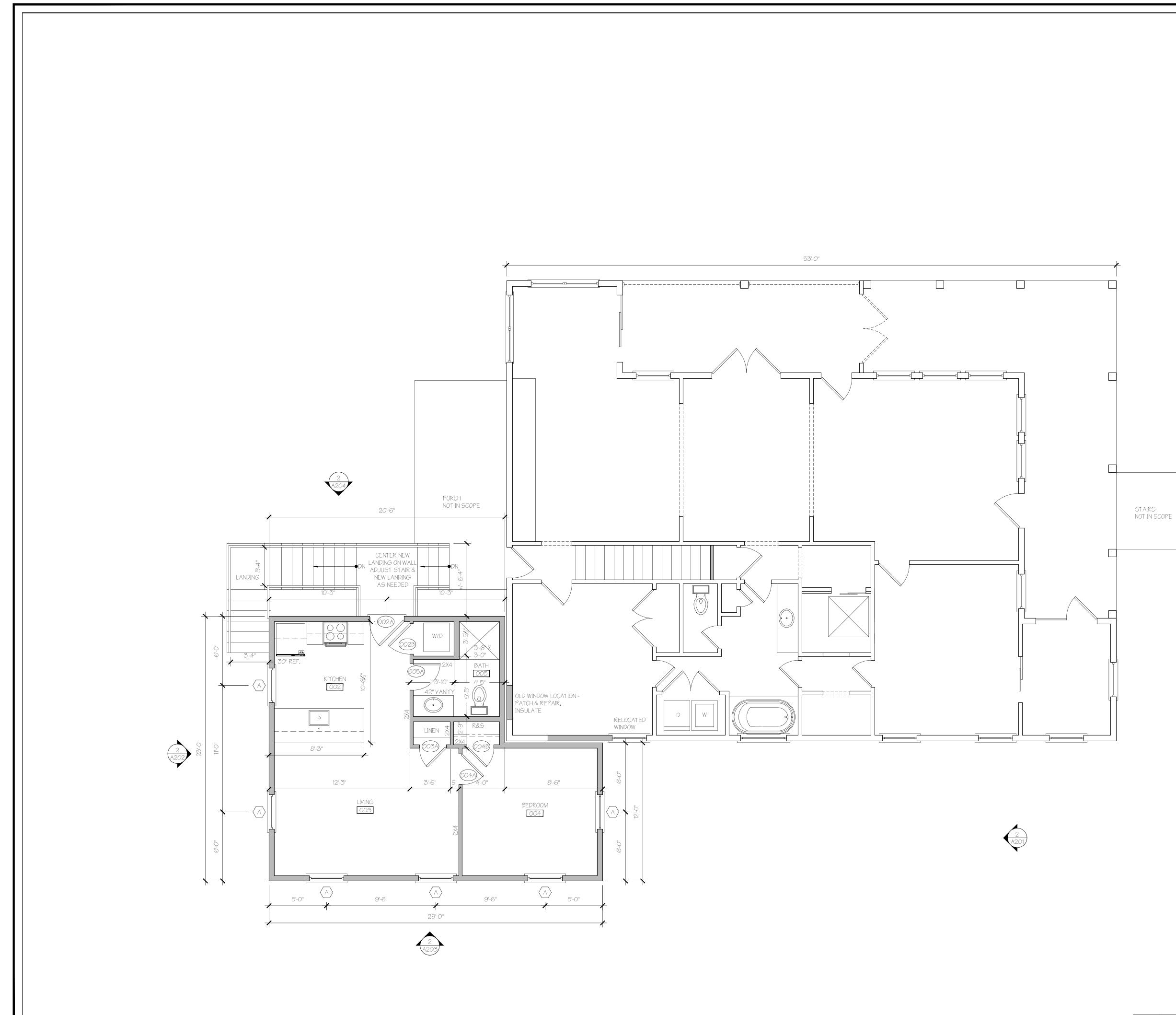




Section IX. Item #2.



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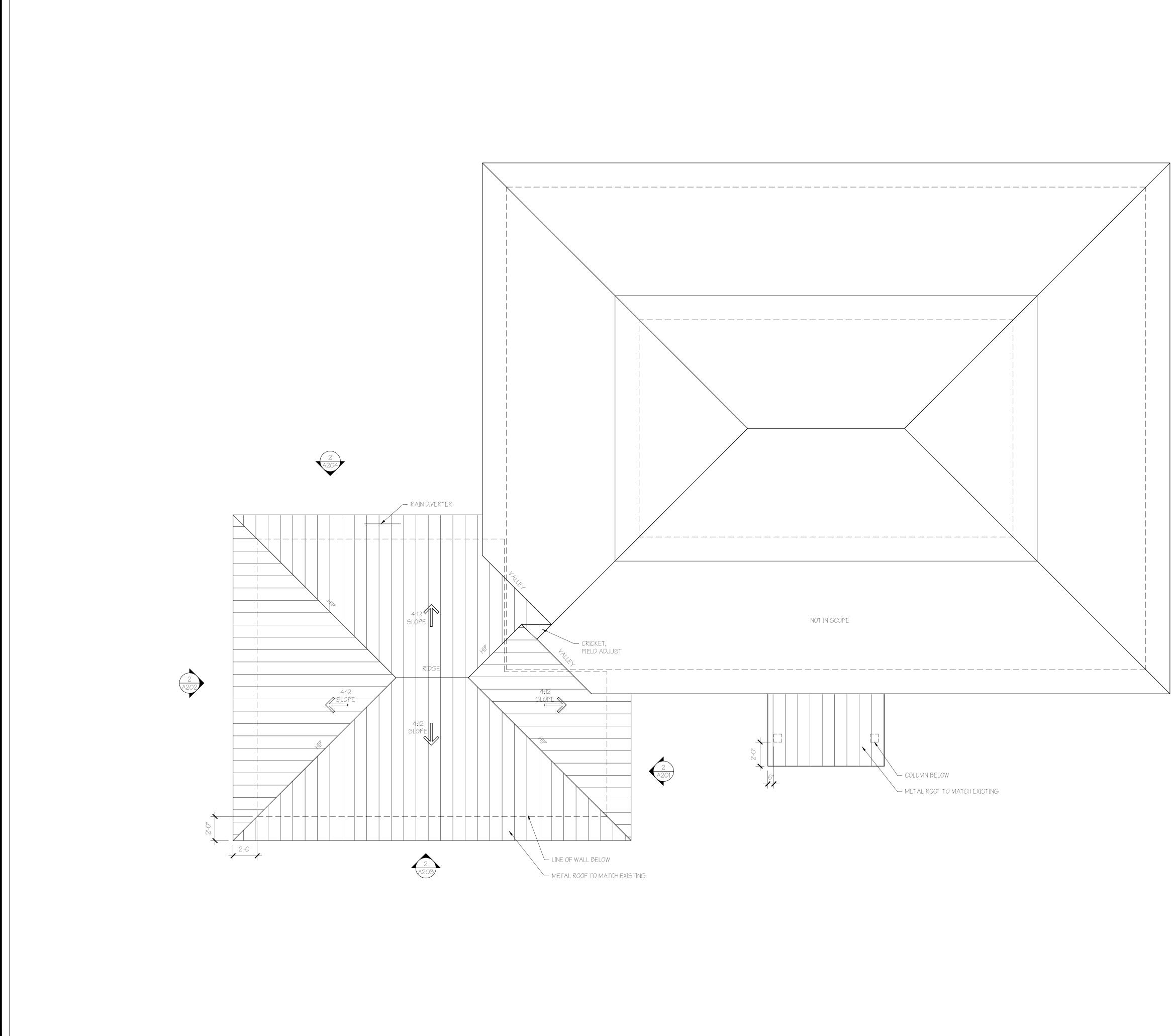


Section IX. Item #2. DO NOT SCALE FROM DRAWINGS LEGEND EXISTING FRAMING NEW FRAMING R&S: ROD AND SHELF C.O.: CASED OPENING 2X4: 2X4 WALL H.B.: HOSE BIB LOCATION TO BE CONFIRMED BY OWNER  $arphi: \mathsf{CENTER} \ \mathsf{LINE}$ GENERAL NOTES A. ALL WALLS TO BE 2X6 UNLESS OTHERWISE NOTED. B. ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED C. ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE D. ALL NEW MATERIALS TO MATCH EXISTING © 2024 PEARCE SCOTT ARCHITECTS E. VERIFY ALL EXISTING DIMENSIONS. ALL DIMENSIONS TO BE +/-DEMO GENERAL NOTES BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY BEAUFORT COUNTY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND . . OR FIELD CONDITIONS TO THE ARCHITECT. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN ЦD CHARLIE & SUSAN WETMORE 48 LAWRENCE STREET NEIGHBORHOOD GENERAL - HE BLUFFTON, SC 29910 ш DIMENSIONS ARE TO BE USED. MINOR DETAILS NOT USUALLY SHOWN OR **ADDITION** SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR  $\overline{}$ SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL REMODEL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. EACH CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER CONTRACTORS (PLUMBING, ELECTRICAL, MECH). PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. EACH CONTRACTOR SHALL DO CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB IN PEARCE EACH PRIME CONTRACT. EACH CONTRACTOR SHALL COORDINATE THEIR SCOTT WORK WITH THAT OF THE OTHER CONTRACTORS AND SUPPLIERS. ARCHITECTS 6 STATE OF MIND ST SUITE 200 BLUFFTON, SC 29910 843.837.5700 PROJECT NO. 2355 01.03.24 DATE AJD DRAWN BY AWB CHECKED BY SECOND FLOOR PLAN SHEET NO. A102

1/4" = 1'-0'

SECOND FLOOR PLAN

24X36 PAPER SIZE



Section IX. Item #2. DO NOT SCALE FROM DRAWINGS 7 © 2024 PEARCE SCOTT ARCHITECTS . .  $\mathbf{C}$ 0 ЦD ш USAN WETMORE E STREET OOD GENERAL - H SC 29910 **ADDITION** CHARLIE & SUS 48 LAWRENCE NEIGHBORHOO BLUFFTON, SC  $\overline{}$ REMODEL PEARCE SCOTT ARCHITECTS 6 STATE OF MIND ST SUITE 200 BLUFFTON, SC 29910 843.837.5700 PROJECT NO. 2355

AWB CHECKED BY **ROOF PLAN** 

DATE

DRAWN BY

01.03.24

AJD



1/4" = 1'-0' ROOF PLAN LEGEND

EXISTING FRAMING NEW FRAMING

A. ALL WALLS TO BE 2X6 UNLESS OTHERWISE NOTED.

OTHERWISE NOTED

TO THE CENTERLINE

EXISTING

DEMO GENERAL NOTES

D. ALL NEW MATERIALS TO MATCH

DIMENSIONS TO BE +/-

B. ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS

C. ALL WINDOWS AND DOORS MEASURED

E. VERIFY ALL EXISTING DIMENSIONS. ALL

BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY BEAUFORT COUNTY. THE CONTRACTOR SHALL VERIFY ALL

EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND

FIELD CONDITIONS TO THE ARCHITECT. THE CONTRACTOR IS NOT TO SCALE

DIMENSIONS ARE TO BE USED.

INDICATED IN THE DRAWINGS.

LOCAL AUTHORITIES.

DRAWINGS OR DETAILS. ONLY WRITTEN

MINOR DETAILS NOT USUALLY SHOWN OR

SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE

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REQUIRED SIGN-OFFS.

EACH PRIME CONTRACT.

WORK WITH THAT OF THE OTHER CONTRACTORS AND SUPPLIERS.

MECH).

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EACH CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL

PLUMBING, MECHANICAL AND ELECTRICAL

EACH CONTRACTOR SHALL DO CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB IN

EACH CONTRACTOR SHALL COORDINATE THEIR

WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND

H.B.: HOSE BIB LOCATION TO BE CONFIRMED BY OWNER

R&S: ROD AND SHELF C.O.: CASED OPENING 2X4: 2X4 WALL

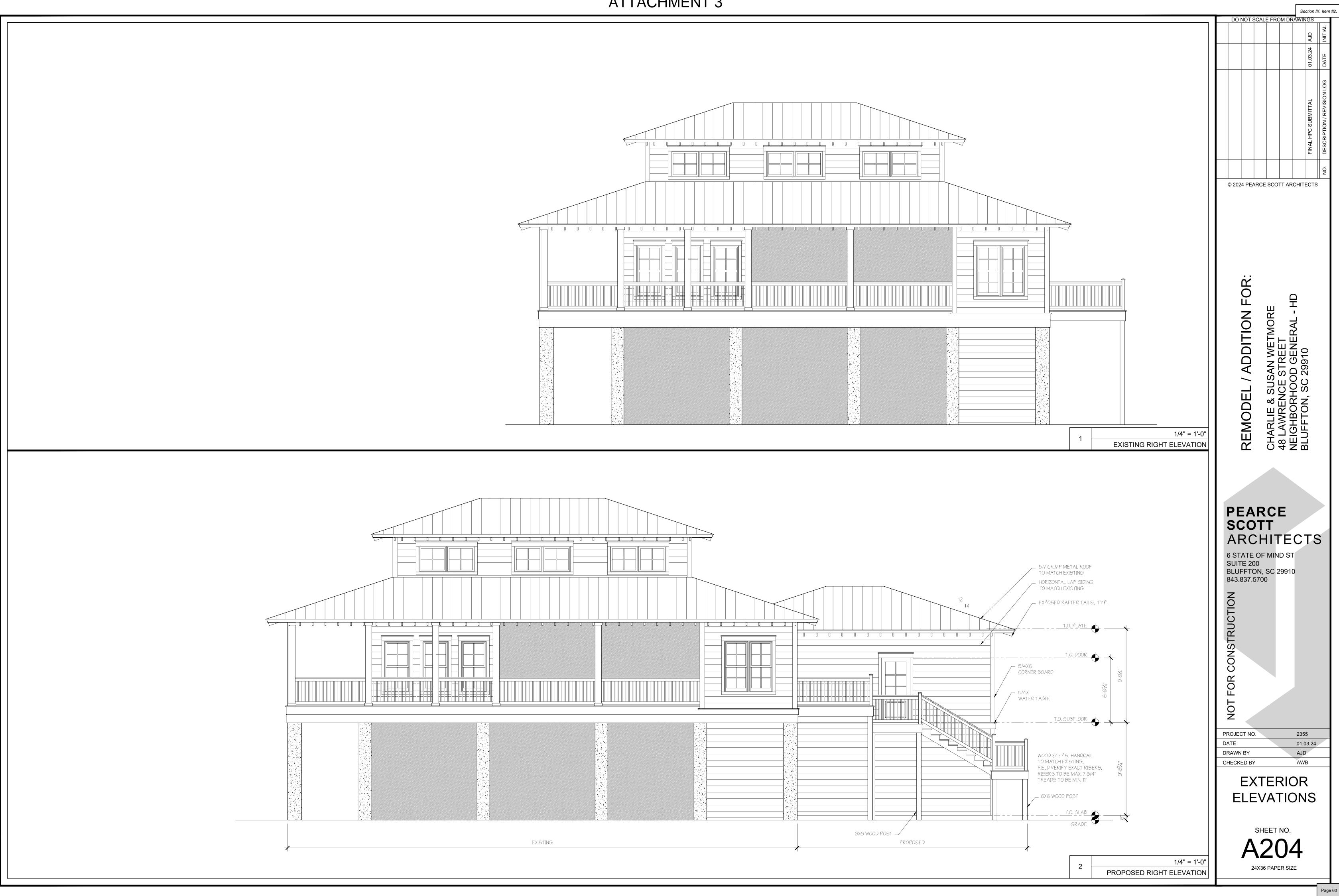
 $\varphi$  : CENTER LINE

GENERAL NOTES

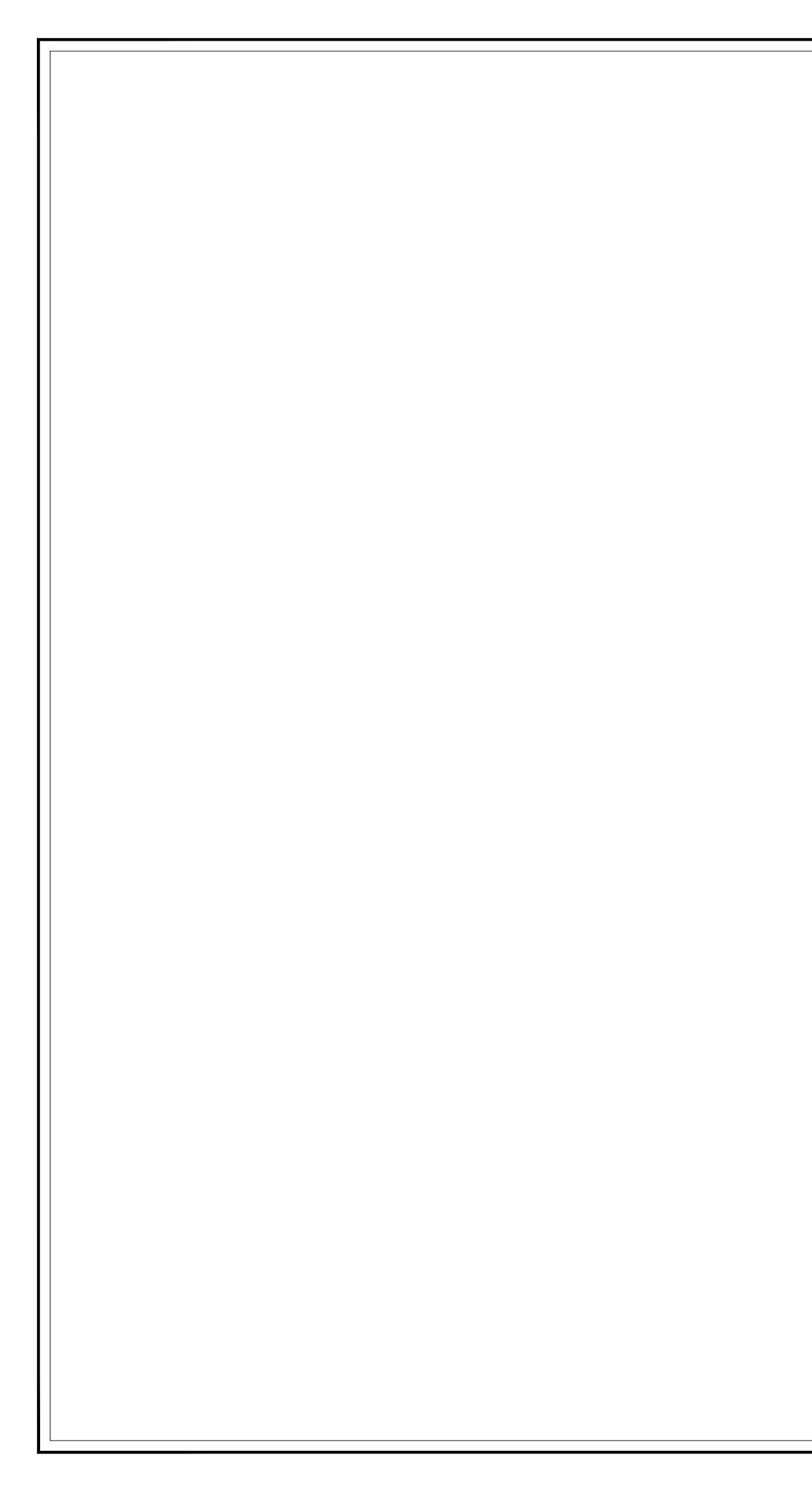


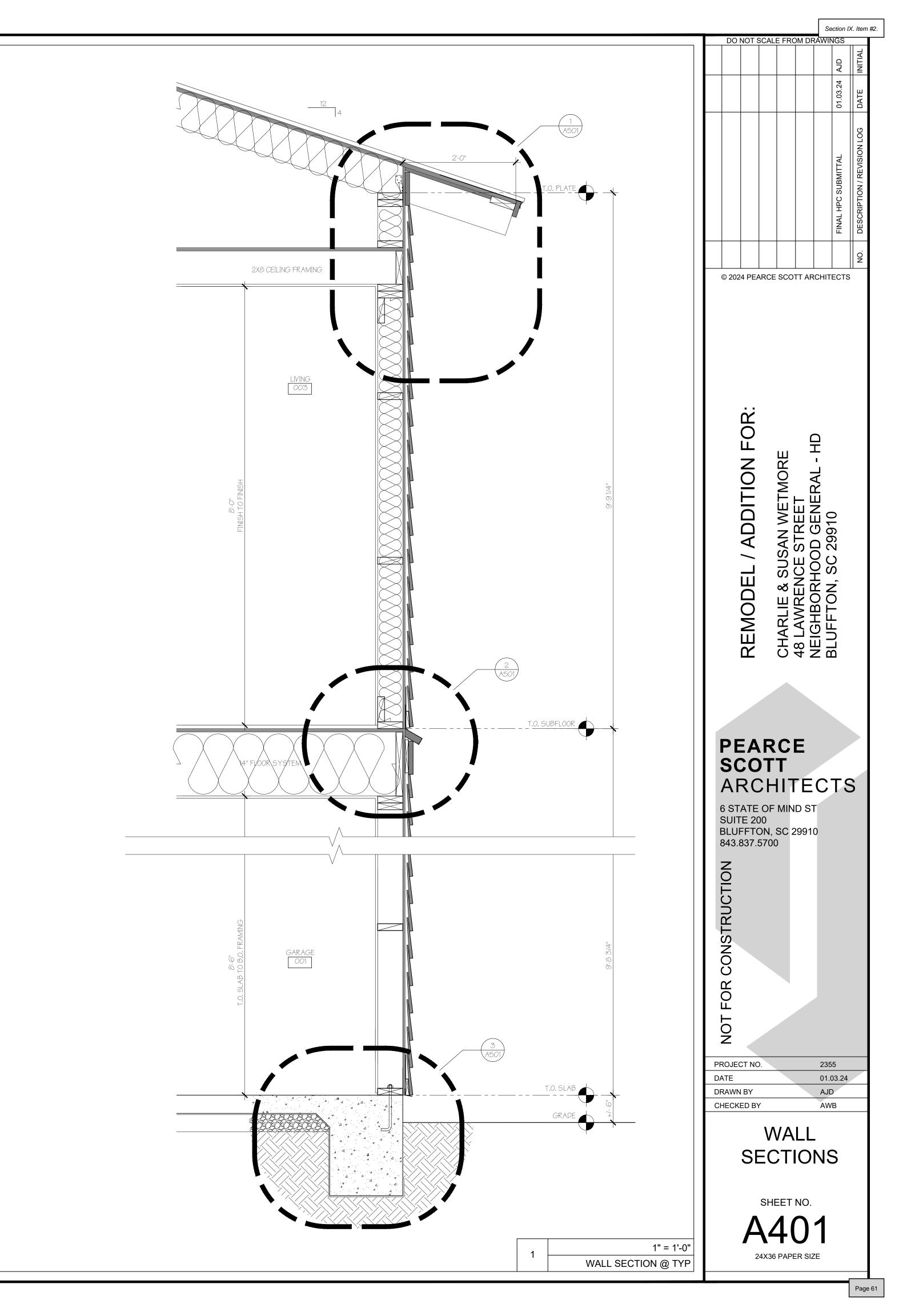


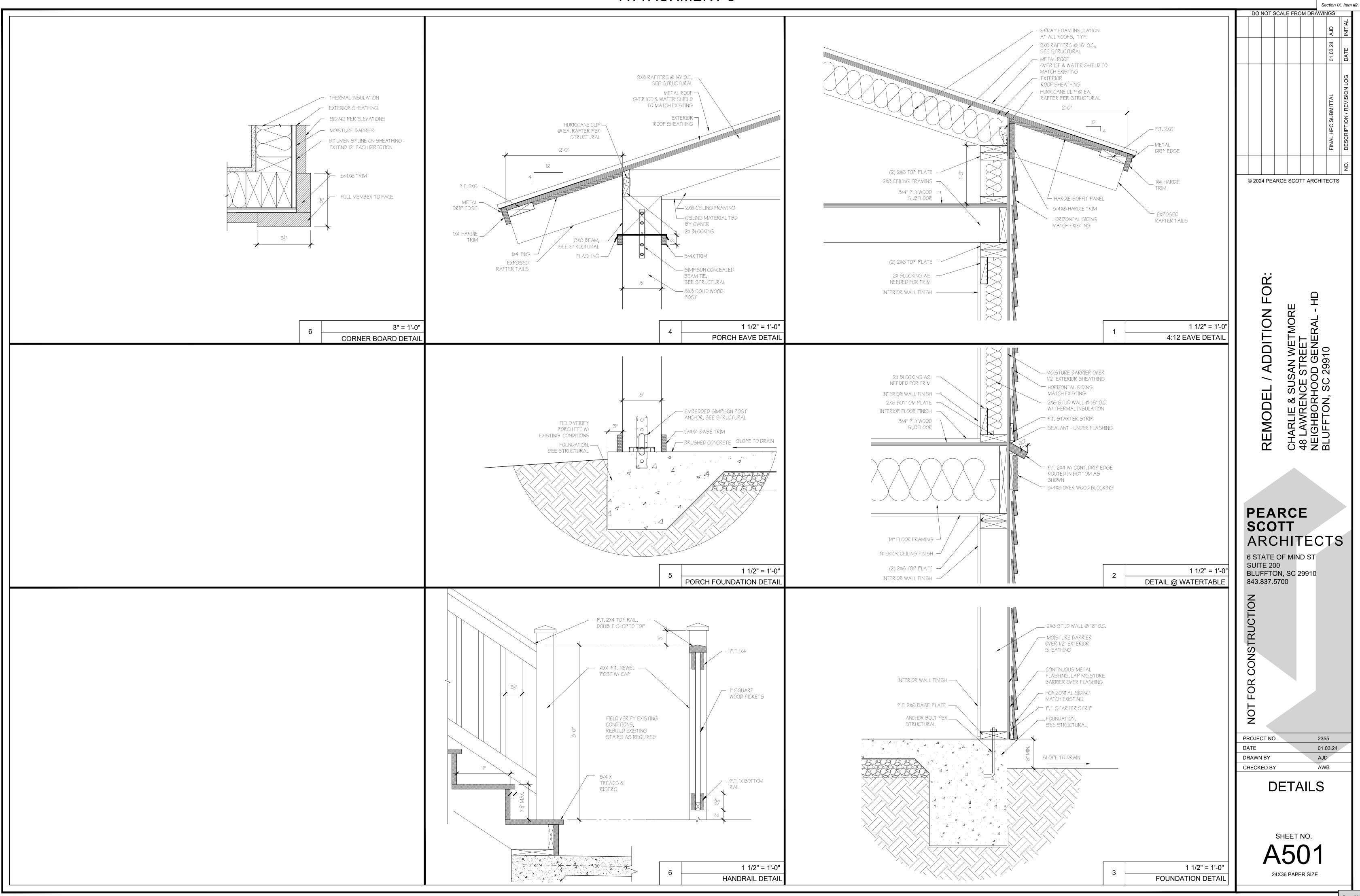


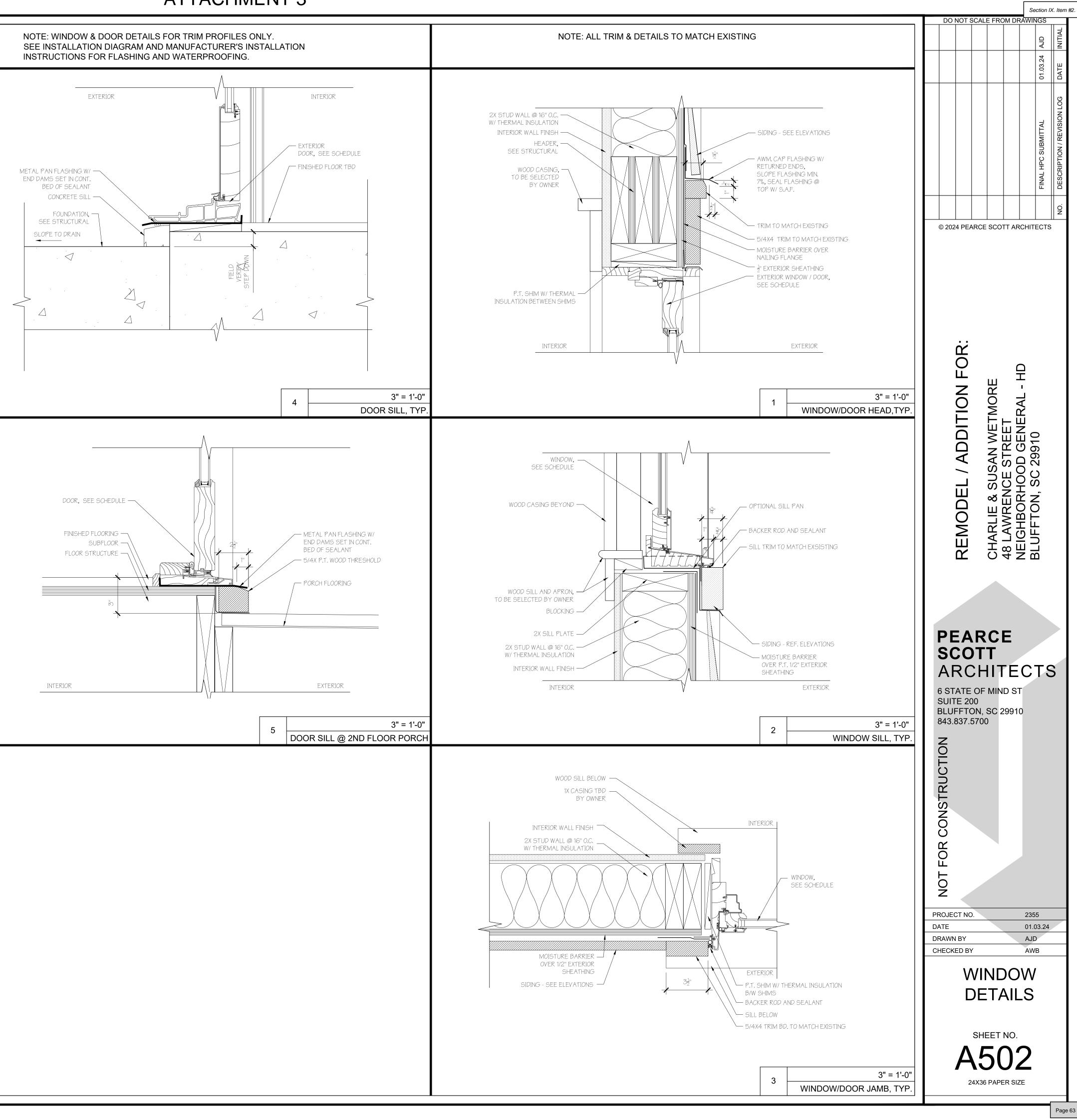












| WINDOW | WINDOW     |                 |                |                        | TRANSOM      |           |            |  |
|--------|------------|-----------------|----------------|------------------------|--------------|-----------|------------|--|
| TYPE   | MODEL NO.  | FRAME SIZE      | MANUF.         | DESCRIPTION            | LITE CONFIG. | MODEL NO. | FRAME SIZE |  |
| A      | ELCA3347 E | 2'-8'' X 4'-0'' | MARVIN ELEVATE | EXTERIOR CLAD CASEMENT | 6 LITE       |           |            |  |
|        |            |                 |                |                        |              |           |            |  |

NOTES:

1. DESIGN BASED ON MARVIN ELEVATE WINDOWS & DOORS. ALL WINDOWS & DOORS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS (SDLS). 2. ALL WINDOWS ARE TO BE IMPACT-RATED OR CONTRACTOR TO INSTALL PERMANENT FASTENERS FOR HURRICANE PROTECTION AS REQUIRED BY CODE.

3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQUIREMENTS. 4. \*VERIFY THAT SELECT WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.

5. ALL WINDOWS TO BE OPERABLE UNLESS OTHERWISE NOTED.

6. IF MANUFACTURER CHANGES, COORDINATE WITH ARCHITECT AS IT MAY HAVE AN IMPACT ON DESIGN.

7. IF WINDOWS ARE GROUPED, MAINTAIN MULL AS PER DETAIL.

| DOOR         | ROOM NAME   | TYPE | DESCRIPTION                            | MANUF. / MATERIAL     | NOMIMAL DOO     |
|--------------|-------------|------|--|-----------------------|-----------------|
| 001A         | GARAGE      | F    | EXTERIOR INSWING DOOR W/GLASS (6 LITE) | WOOD                  | 3'-0" X 6'-8"   |
| 001B         | GARAGE      | A    | OVERHEAD GARAGE DOOR W/ GLASS & PANELS | OVERHEAD DOOR / METAL | 8'-0'' X 7'-0'' |
| 001C         | GARAGE      | A    | OVERHEAD GARAGE DOOR W/ GLASS & PANELS | OVERHEAD DOOR / METAL | 8'-0'' X 7'-0'' |
| 001D         | GARAGE      | В    | OVERHEAD GARAGE DOOR - PANELED         | OVERHEAD DOOR / METAL | 6'-0'' X 7'-0'' |
| 002A         | KITCHEN     | F    | EXTERIOR INSWING DOOR W/GLASS (6 LITE) | WOOD                  | 3'-0" X 6'-8"   |
| 002B         | KITCHEN     | С    | INTERIOR MDF DOOR                      |                       | 2'-8" X 6'-8"   |
| 003A         | LIVING      | D    | INTERIOR MDF DOOR                      |                       | 2'-4" X 6'-8"   |
| 004A         | BEDROOM     | С    | INTERIOR MDF DOOR                      |                       | 2'-8" X 6'-8"   |
| 004B         | BEDROOM     | D    | INTERIOR MDF DOOR                      |                       | 2'-4" X 6'-8"   |
| <i>00</i> 5A | BATH        | D    | INTERIOR MDF DOOR                      |                       | 2'-4" X 6'-8"   |
| 100A         | ENTRY PORCH | E    | EXTERIOR INSWING DOOR W/GLASS (6 LITE) | CUSTOM / WOOD         | 3'-0" X 6'-8"   |

NOTES:

1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.

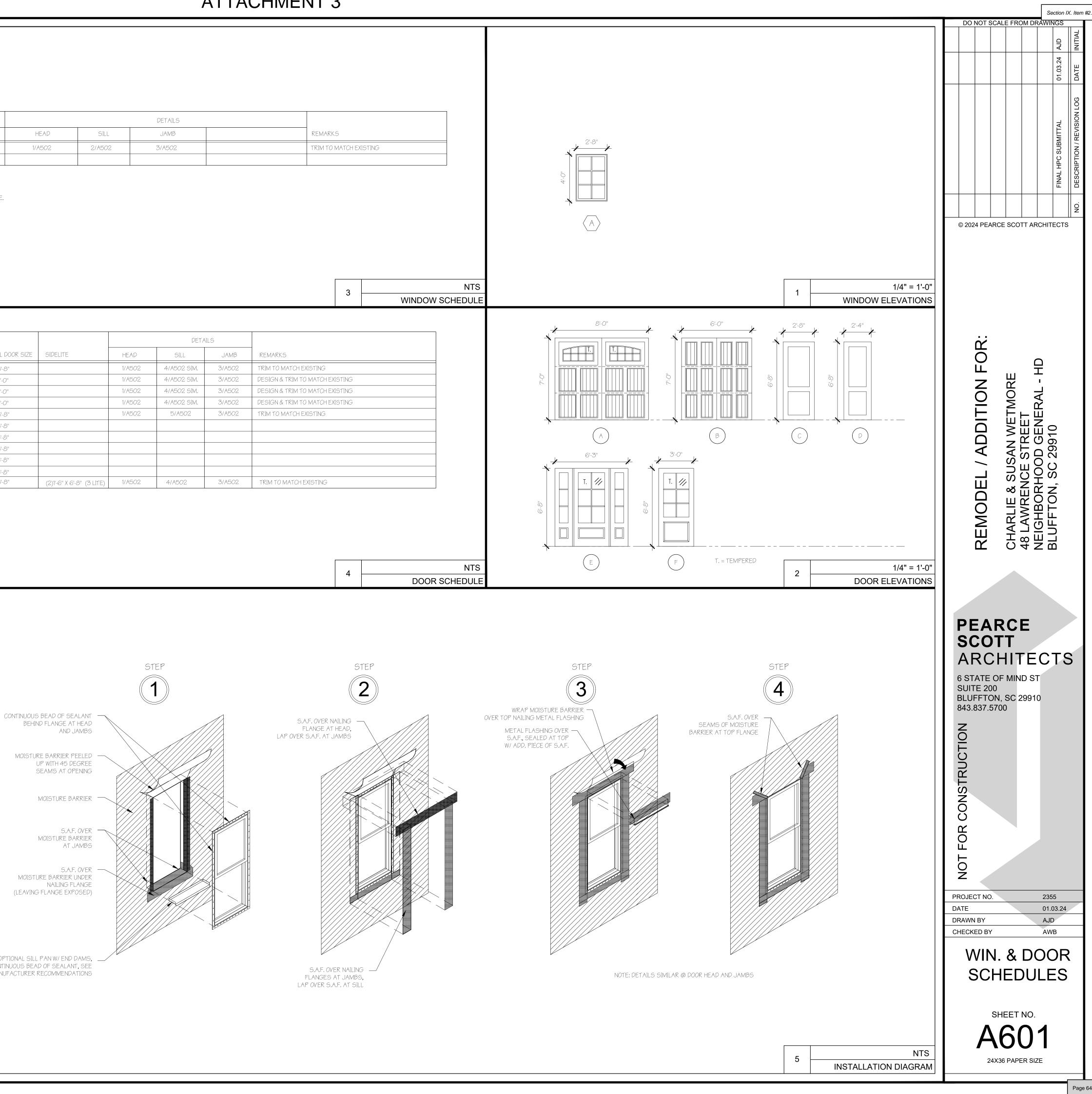
2. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE. SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS.

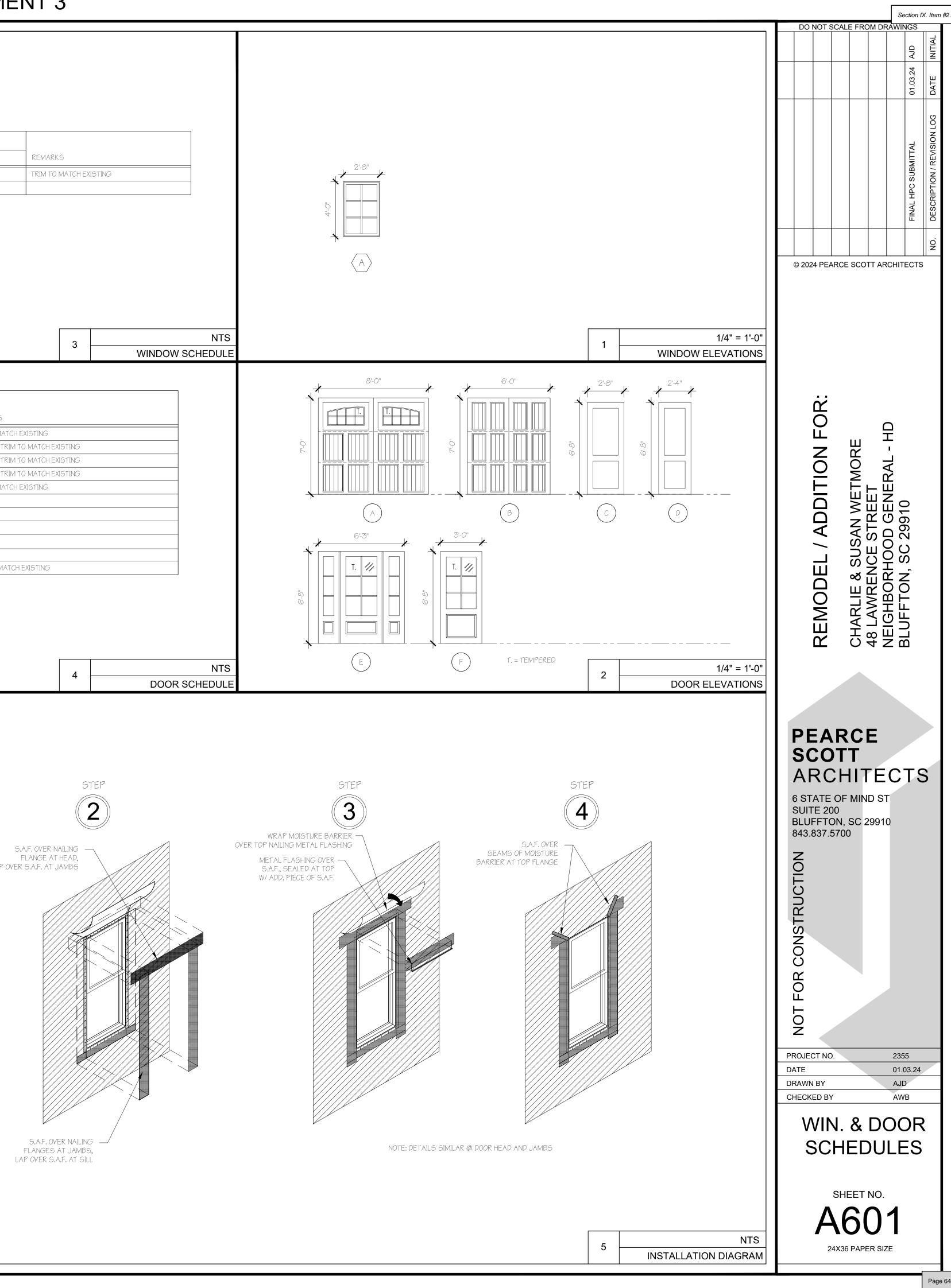
3. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT, SEE SPECIFICATIONS FOR IMPACT REQUIREMENTS.

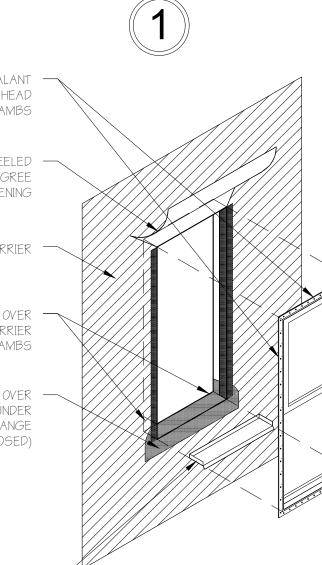
4. POCKET DOORS TO HAVE FOUR WHEEL HEAVY DUTY TRACK ASSEMBLY BY JOHNSON HARDWARE OR SIMILAR.

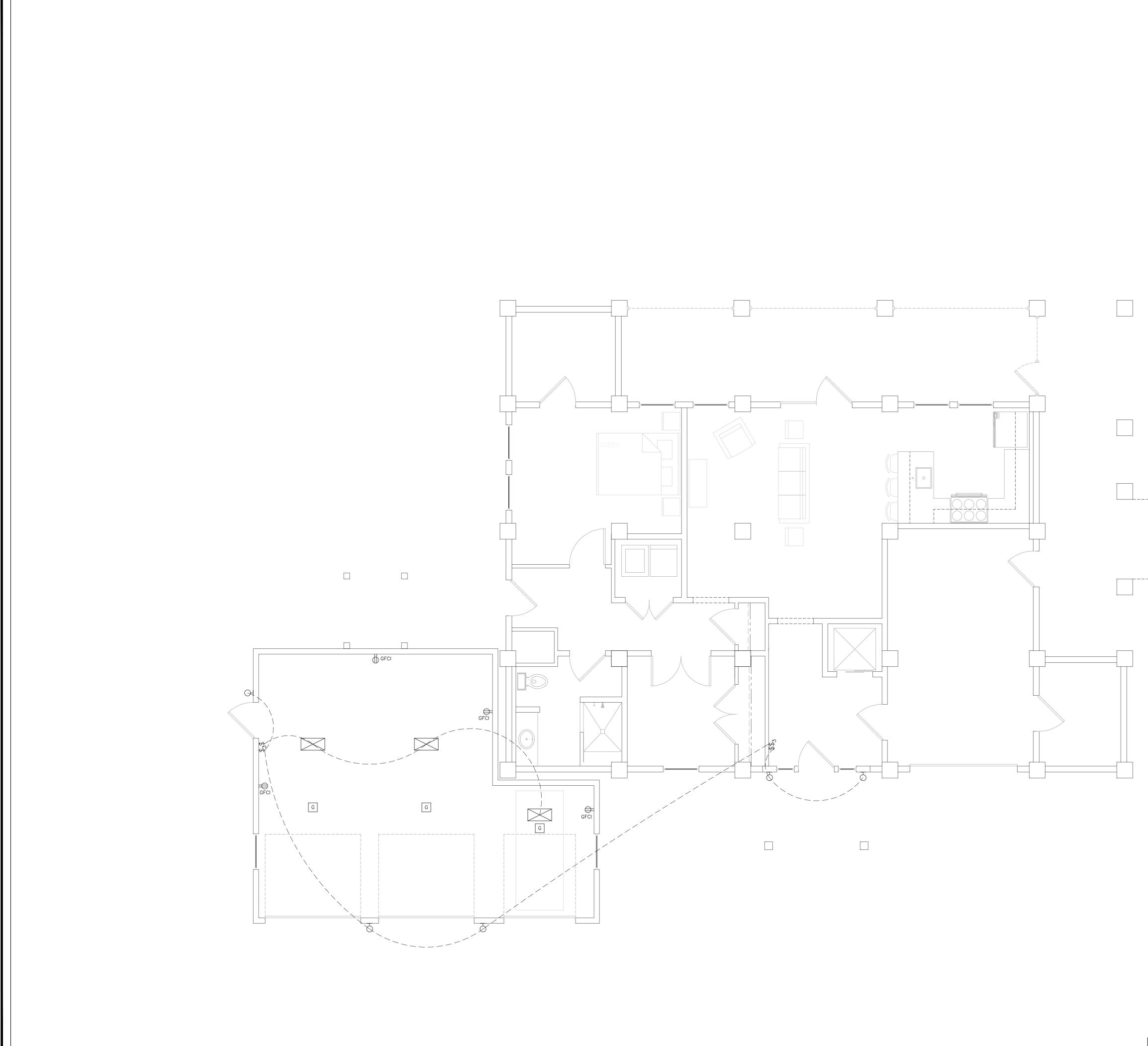
5. INTERIOR DOOR STYLE TBD BY OWNER.

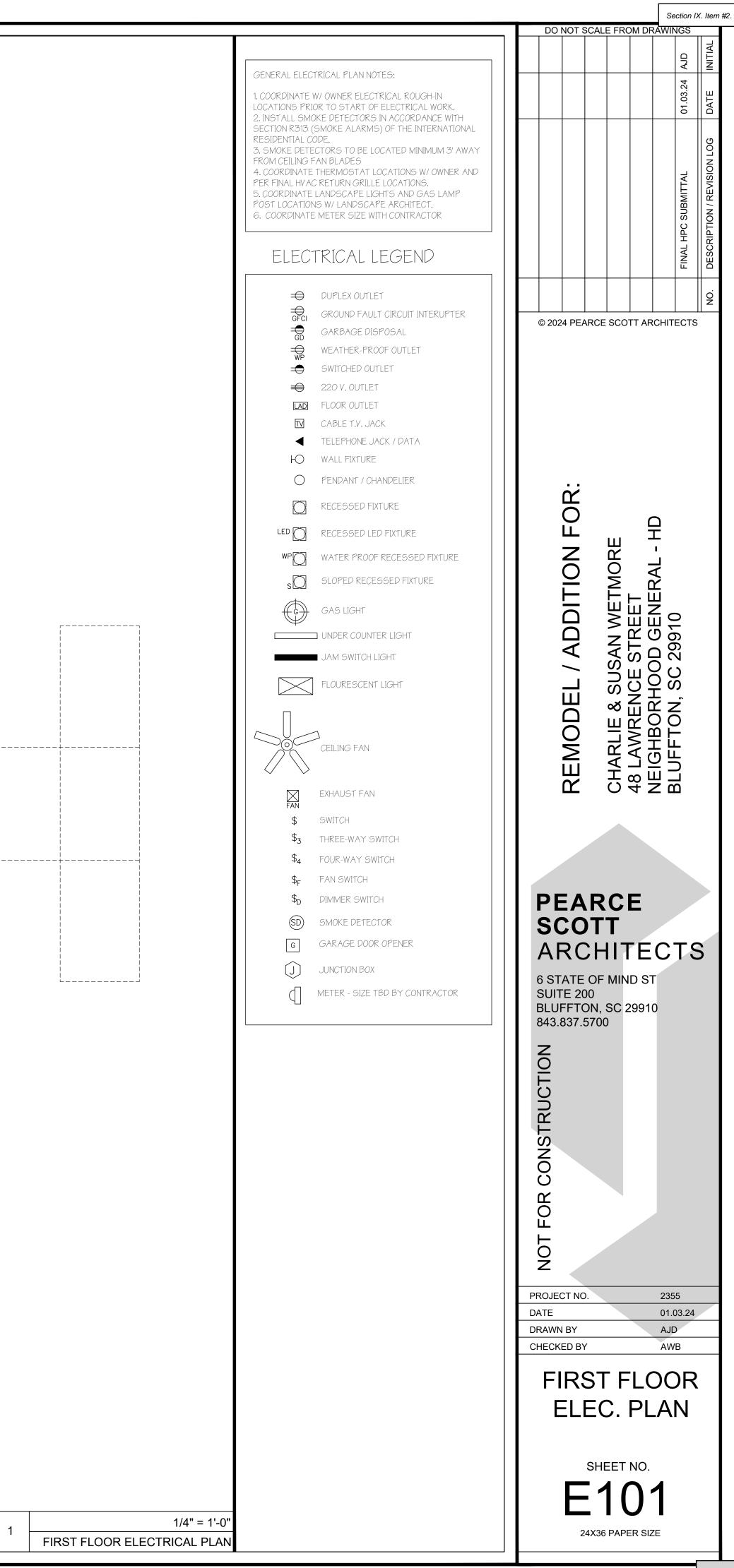
OPTIONAL SILL PAN W/ END DAMS, \_ SET IN CONTINUOUS BEAD OF SEALANT, SEE WINDOW MANUFACTURER RECOMMENDATIONS

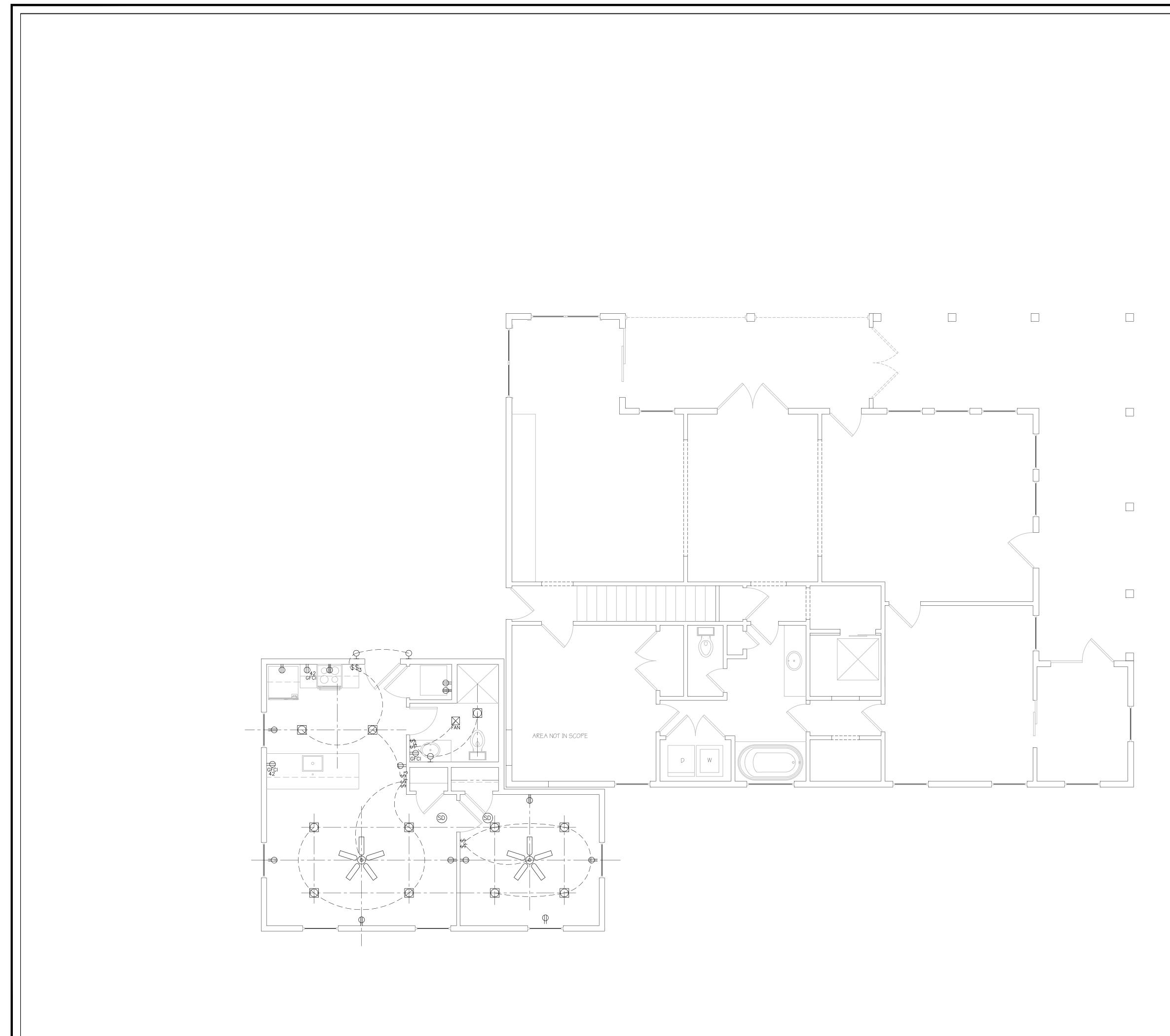


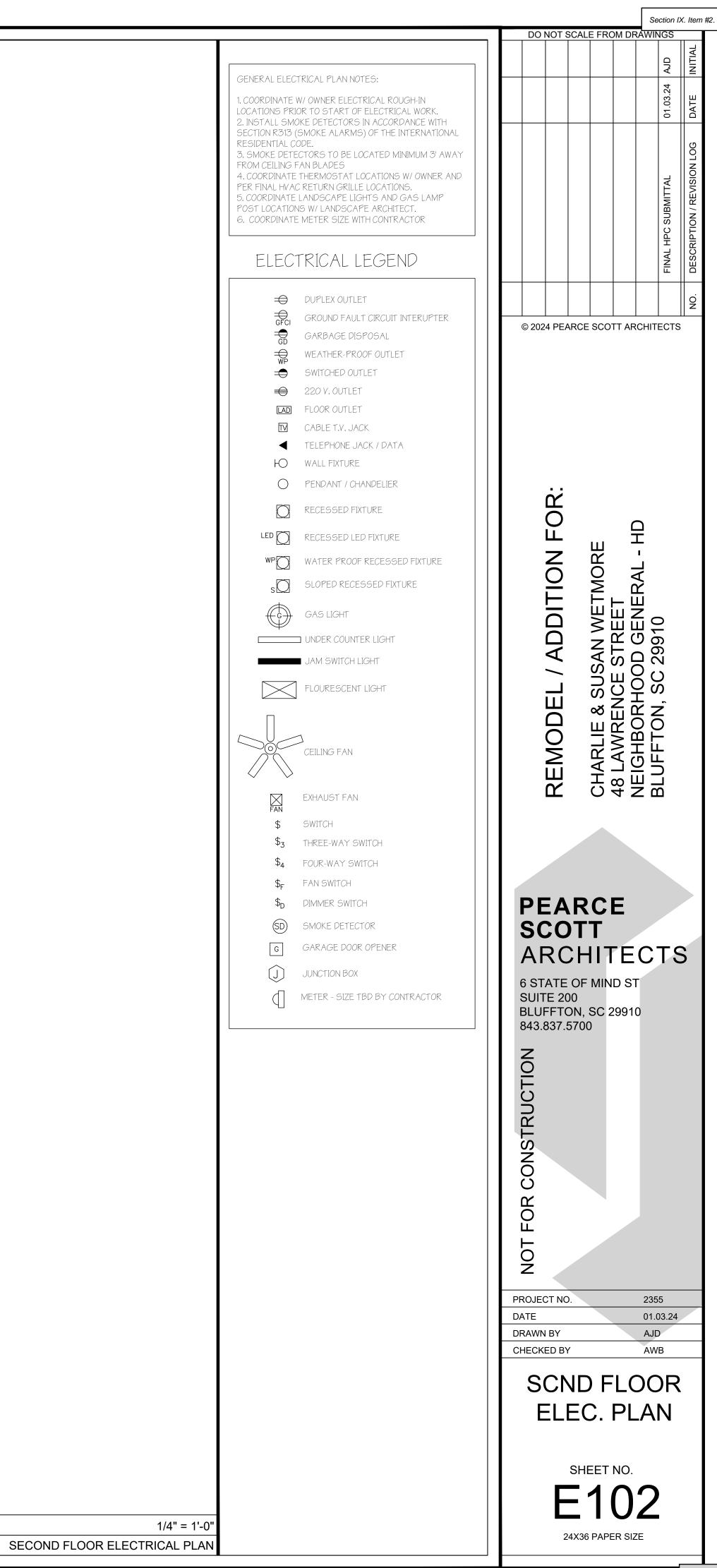
















BEAUFORT CO BK 4278 Pgs 02 Section IX. Item #2. 2023045294 AGT 09/26/2023 03:59:59 PM RCPT# 1145162 RECORDING FEES 25.00

Prepared by (without the Benefit of Title) and When Recorded, Return To: Butler & College, LLC 152 State Street, Ste. 201 Bluffton, SC 29910

(Space above this line for recorders use) STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

#### AGREEMENT AND GRANT OF EASEMENT

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into on this  $2^{1/2}$  day of  $3^{1/2}$ , 2023, (hereinafter, the "Effective Date") by and between May River Montessori, Inc., a South Carolina non-profit corporation (hereinafter, whether singular or plural, the "Grantor") and Charles C. Wetmore and Susan H. Wetmore (hereinafter, whether singular or plural, the "Grantce").

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#### WITNESSETH:

WHEREAS, the Grantor is the record owner of a of Parcel 123, commonly known as the May River Montessori school located at 60 Calhoun Street, Bluffton, SC, 29910 as shown on the certain plat attached hereto as Exhibit A, and to be filed in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter, the "Property").

WHEREAS, the Grantee is the record owner of the parcel of real property located in Beaufort County, South Carolina, commonly known as 48 Lawrence Street as shown on the certain plat or various plats files or to be filed in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter, the "Dominant Property"), which real property is more specifically described as:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, and having the following boundaries and measurements, to wit: Bound on the North by Lawrence Street and measuring thereon a distance of 80', more or less; on the East by land now or formerly of the heirs of Jesse D. Peeples and measuring thereon 250', more or less; on the South by lands nor or formerly of W.J. Fripp and measuring thereon 80, more or less; on the West by lands now or formally of the heirs of Benjamin Peterson and measuring thereon 250°, more less.

This being the same property conveyed to the within Grantor by deed of Peter A. Palladino and Deborah M. Palladino dated May 13, 2019 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on May 15, 2019 in Book 3759 at Page 3272-3273.

This is the same property described as:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, and having the following boundaries and measurements, to wit: Beginning at an iron pin found (IPF) on the Southwest Corner of Parcel 123B and running N 18°15'49"E for a distance of 255.24 feet to a point; thence running South 72°02°18"E for a distance of 80.00 feet to a point; thence running North

Page 69

74°22'25" \West for a distance of 80.08" to the point of beginning, as shown on a drawing prepared by T-Square Surveying Company, LLC by William J. Smith, PLS#26960, said drawing being dated January 30, 2019, a copy of which is attached as Exhibit "A-1" and incorporated herein by reference.

WHEREAS, the Grantee has requested a perpetual, non-exclusive easement, which the Grantor has agreed to grant pursuant to the terms herein;

WHEREAS, the Parties hereto desire to execute this Agreement to clarify and/or set forth the scope of the Easement granted to the Grantee; and

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that Grantor, for good and valuable consideration, of which entails Grantees agreement to join Grantor in requesting the Town of Bluffton to close Green Street, the receipt of sufficiency of which are acknowledged, and no other monetary consideration to the Grantor in hand paid for the easements granted hereunder, by these presents does hereby bargain, grant and sell to the Grantee, its successors and assigns, a perpetual, non-exclusive easement upon, over, along, across, through, and under the Property for the purposes and as more full set forth herein, to wit:

- 1. **Incorporation of Recitals.** The above recitals are hereby incorporated herein as if restated fully and are hereby made an integral part hereof so that their contents are a substantive part of this Agreement.
- 2. Consideration and Waiver of Just Compensation. Grantor hereby desires and agrees to convey the Easement to the Grantee for no monetary consideration. Further, Grantor acknowledges that the Grantor has been fully informed of Grantor's right to receive just compensation for the Easement.
- 3. Grant of Permanent Easement. The Grantor hereby grants and conveys to the Grantee, its successors, assigns, contractors, agents, invitees, and licensees, and employees, a fifteen (15) foot easement running along the western property line of Parcel 123, running along the eastern property line of the Dominant Property as shown on Exhibit A attached hereto (hereinafter the "Easement"). The Easement shall be non-exclusive, perpetual, transferrable, irrevocable right-of-way for ingress and egress for residential purposes on the Dominant Property, including cutting timber, clearing land, building driveways, and providing the utilities thereto, so long as they are underground. Said Easement rights include, but are not limited to, the right from time to time to remove, cut, trim or clear and keep clear trees, underbrush, structures and obstructions upon said easement, provided however, that nothing herein shall create a duty of Grantee to remove said items or keep clear or maintain said easement. Furthermore, Grantor and Grantor's heirs, successors, and assigns will have full use of the surface area of the easement; provided, however, that neither Grantor, nor Grantor's heirs, successors, or assigns shall construct, build, or place any permanent structure over the surface of easement which impedes the ingress or egress from the dominate estate. This easement shall run with the land and shall be binding upon and inure to the benefit of the Grantor and the Grantee and their respective heirs, successors, and assigns.

TOGETHER with all the rights and privileges necessary or convenient for the full enjoyment or use of said easement, including without limitation, the right of ingress to and egress from the Dominant Property.

TO HAVE AND TO HOLD, subject to the conditions and limitations set forth herein, all and singular, the rights, privileges, and easements aforesaid unto the Grantee, its successors and assigns.

AND, the Grantor does hereby bind themselves and their heirs, successors, and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its heirs, successors, and assigns against Grantor and Grantor's heirs, successors, and assigns and against every person whomsoever claiming or to claim the same or any part thereof.

- 4. **Modifications.** The terms of this Agreement may not be changed, modified, waived, discharged or terminated orally, but only by an instrument in writing, signed by each party hereto, and recorded in the Beaufort County Register of Deeds.
- 5. **Construction of Agreement.** Each Party acknowledges that is has participated in the negotiation and drafting of this Agreement. No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party hereto or thereto by any court by reason of such party having or being deemed to have structed, dictated, or drafted any provision of this Agreement.
- 6. Maintenance of Easement. The Grantees shall be responsible for the maintenance and upkeep of the easement.
- 7. Successors and Assigns. All provisions of this Agreement shall run with the land and bind and inure to the benefit of each party and each party's respective heirs, executors, legal representatives, successors, successors in title and assigns. The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.
- 8. Merger Provision. This Agreement contains the entire agreement between the Parties with respect to the issues set forth herein. All other discussions, proposals, agreements or offers are merged into this Agreement.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, sealed and delivered by its duly authorized representative this the 21 day of 500, 2023.

SIGNED, SEALED AND DELIVERED May River Montessori, Inc., IN THE PRESE a South Carolina non-profit corporation By: Catherine Its: May River Davo Dawn R Miller May River Board Chair STATE OF SOUTH CAROLINA ) ACKNOWLEDGMENT ) COUNTY OF Beaufort ) oefor **aon-profi** UNIVER 4C THE FOREGOING instrument was acknowledged before me Catherine Rt by for May River Montessori, Inc., a South Carolina non-profit corporation, on this the 215 day of Secol. , 2023. Dawn rel Notary Public for South-Carolina My Commission Expires: 02-20-2030 SOUTH COUTH

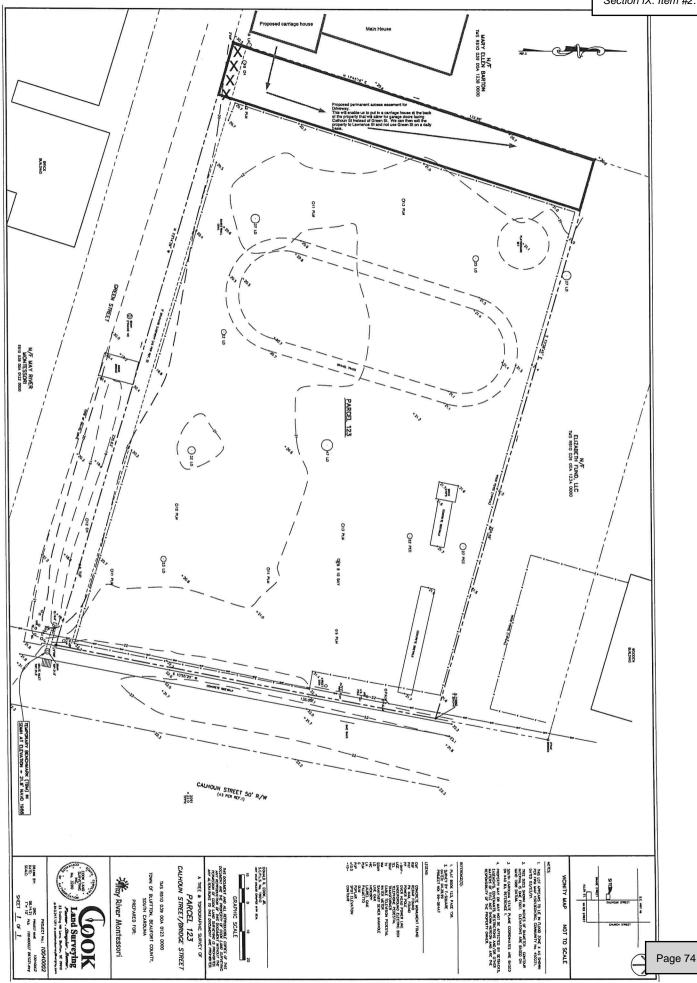
IN WITNESS WHEREOF, the Grantee has caused this instrument to be signed, sealed and

delivered by its duly authorized representative this the 19 day of Further , 2023. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Witness **Charles C. Wetmore** Susan H. Wetmore Vitness STATE OF SOUTH CAROLINA ) ACKNOWLEDGMENT ) COUNTY OF BRANFOLA Natalia Chardier ) 23 9/18 THE FOREGOING instrument was acknowledged before me by for Charles C. Wetmore and Susan H. Wetmore, on this the 18 day of , 2023. Notary Public for South Carolina 9 30 2031 My Commission Expires: munning



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Section IX. Item #2.



#### ATTACHMENT 6 PLAN REVIEW COMMENTS FOR COFA-11-23-018662

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:                         | 11/13/2023  |
|-------------------|--|-------------------------------------|---|
| Plan Status:      | Active   | Plan Address:                       | 48 Lawrence St Street<br>BLUFFTON, SC 29910   |
| Case Manager:     | Katie Peterson   | Plan PIN #:                         | R610 039 00A 123B 0000  |
| Plan Description: | A request by Charlie Wetmore for a review of a Ce<br>attached Carriage House of approximately 1,200 S<br>structure to include window and door modificatio<br>stairs, to be located at 48 Lawrence Street, in the<br>General- HD zoning District. | SF, and renovations, porch addition | n of the existing single family residential<br>n, and modification to the rear exterior |

Status: The Application is being reviewed and is slated to be heard at the December 18, 2023 HPRC Agenda. (Moved from Dec. 11 Agenda at Applicant's request)

| Staff Review (HD) |                      |                       |  |
|-------------------|----------------------|-----------------------|--|
| Submission #: 1   | Received: 11/13/2023 | Completed: 12/15/2023 |  |

| Reviewing Dept.                       | Complete Date | Reviewer       | Status                   |  |
|---------------------------------------|---------------|----------------|--------------------------|--|
| Growth Management Dept Review<br>(HD) | 12/15/2023    | Katie Peterson | Approved with Conditions |  |
| Comments:<br>See HPRC Comments.       |               |                |                          |  |
| HPRC Review                           | 12/15/2023    | Katie Peterson | Approved with Conditions |  |

#### Comments:

1. Provide additional information on the existing stairs on the front elevation. Are they proposed to remain or be removed?

2. The existing home looks to have double hung window and the proposed addition has casement units. It would be nice if the windows types matched.

3. Garages are limited to 2 cars, with maximum garage door widths of 12' each. Carriage House addition proposes three. Reduce the number of bay on the Carriage House. (UDO 5.15.8.F.)

4. Columns and porch posts shall be spaced no farther apart than they are

tall as measured from the centerlines of the columns ("o.c"). Piers shall be placed directly below the columns or posts which they support. Column Proportions shall be consistent with those found in the American Vignola: A Guide to the Making of Classical Architecture, by William Ware. The The columns proposed to support the shed roof over the new entry on the left side elevation, are spaced further apart than they are tall. Further, they do not appear to be sized correctly for the width of the opening. They appear to be 6x and 8x8 would be more appropriate and appear they would then match the column size that is on the existing raised front porch. (UDO 5.15.6.H.)

5. Consider revising the shed roof at the revised left side entry to be tucked in under the existing water table/band board.

Transportation Department12/01/2023Megan JamesApproved with ConditionsReview - HD

#### Comments:

1. Applicant needs to verify whether they intend to tie into Green Street at any time in the future.

2. Applicant needs to be aware of that the Town intends to remove and replace the existing drainage outfall pipe within Green Street and extending along applicant's southern property to the Huger Cove. This storm outfall replacement may impact the proposed stairs to the addition. This work is anticipated to occur with the Calhoun Street Streetscape project in FY 25-26.

Watershed Management Review 11/28/2023 Samantha Crotty Approved with Conditions

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

Beaufort Jasper Water and Sewer 12/15/2023 Review James Clardy

Approved

Comments:

No comments provided by reviewer.

Plan Review Case Notes:

## HISTORIC PRESERVATION COMMISSION



#### STAFF REPORT Department of Growth Management

| MEETING DATE:    | February 7, 2024   |
|------------------|--|
| PROJECT:         | 5818 Guilford Place, Lot 13- New Construction:<br>Commercial |
|                  | Court Atkins Architects, Inc.                                |
| PROJECT MANAGER: | Katie Peterson, AICP, Senior Planner                         |

**<u>APPLICATION REQUEST</u>**: The Applicant, Court Atkins Architects, Inc., on behalf of the owner, TripleBCo, LLC, requests the Historic Preservation Commission approve the following application:

1. **COFA-11-23-018646.** A Certificate of Appropriateness- HD to construct a new 1.5-story commercial structure of approximately 2,315 SF, to be located at 5818 Guilford Place, Lot 13 in the Stock Farm Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

**INTRODUCTION:** The Applicant has proposed the construction of a one and a halfstory commercial structure for Hair and So On, a salon, in the Old Town Bluffton Historic District. The proposed structure, of approximately 2,315 SF has some characteristics of a Main Street Building Type. But as it is located within the Neighborhood General – HD zoning district, it has been classified as an Additional Building Type. The setbacks for the site, which are determined by the Stock Farm Development Plan, have been met.

The primary structure features a side-facing gable roof and a second-story shed roofed balcony over a front entry stoop. It has a forward-facing gabled single-story addition to the rear, and a shed roofed two-story porch on the right side which encloses the stairs. The right elevation features a Tabby Stucco entry façade with monument stairs, and a ramp for access from the rear (internal development). It proposes a combination of Hardie Board and Batten siding, horizontal lap siding, and Tabby Stucco, has standing seam metal roofs, and half-round gutters.

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 11, 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.

**<u>REVIEW CRITERIA & ANALYSIS</u>**: 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. <u>Section 3.18.3.B.</u> 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 the structure will add to the district and help provide completeness to the neighborhood and overall district.
  - 2. <u>Section 3.18.3.C.</u> 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.H.2.d. Railings and Balusters. Railings and Balusters are permitted to be wood (termite resistant), wrought or cast iron (painted or natural). The application indicates the use of powder coated aluminum. To meet this requirement, railing and baluster material must be revised to a permitted material.

- 2. Section 5.15.6.M.1.e. Shutters. Shutters shall be constructed of durable wood. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for shutters provided the UDO Administrator determines that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The Applicant has proposed wood composite shutters on the second-floor porch only. All other shutters are proposed as KDAT wood shutters. The applicant requests a determination on the appropriateness of the use of wood composite shutters for this location. As they are out of reach and wood composite shutters in this location.
- 3. <u>Section 3.18.3.D.</u> 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.
  - a. *Finding*. Town Staff finds that if the architectural and landscaping items in Section 2 have been met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
- 4. <u>Section 3.18.3.F.</u> 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.
  - a. *Finding*. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be 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. <u>Section 3.18.3.H.</u> The application must comply with applicable requirements in the Applications Manual.
  - a. *Finding*. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete; however, as 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.

Finally, as the site is for commercial use, all signs must be reviewed through the Site Feature- HD 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

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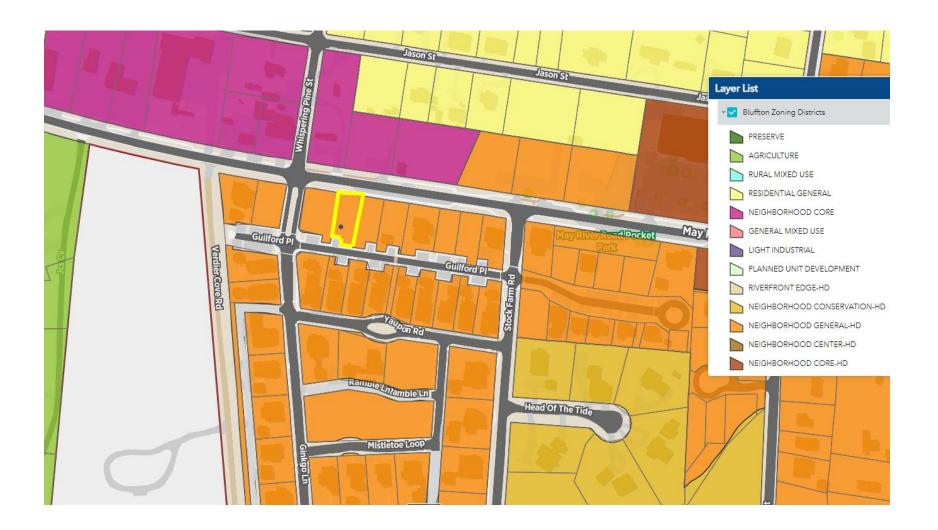
by the powers and duties set forth Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

- 1. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
- 2. Per Section 3.19 of the UDO, a Site Feature-HD is required for any signs proposed on the site.
- 3. Per Section 5.15.6.H.2.d., the railing and baluster material must be revised to a permitted material.
- 4. Per UDO Section 5.15.6.M., a determination on the use of wood composite Bahama shutters on the second floor porch only, must be made.

#### ATTACHMENTS:

- 1. Location Map and Zoning Maps
- 2. Application and Narrative
- 3. Site Plan & Architectural Plans
- 4. Landscape Plan & Canopy Coverage
- 5. POA Letter
- 6. HPRC Comments 12.11.2023

#### ATTACHMENT 1 – Location and Zoning Map 5818 Guilford Place





## ATTACHMENT 2 TOWN OF BLUFFTON

**CERTIFICATE OF APPROPRIATENESS-**

HISTORIC DISTRICT (HD) APPLICATION

**OLD TOWN BLUFFTON** 

Growth Management Custom Section IX. Item #3.

Leo Bruge Street Bluffton, SC 29910 (843)706-4500 www.townofbluffton.sc.gov applicationfeedback@townofbluffton.com

| Applicant  | Property Owner  |  |  |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|--|--|
| Name:Court Atkins Architects, Inc.   | Name:TripleBCo, LLC   |  |  |  |  |  |  |  |  |
| Phone:843-815-2557   | Phone: (843) 368-0120   |  |  |  |  |  |  |  |  |
| Mailing Address:P.O. Box 3978<br>Bluffton, SC 29910  | Mailing Address:133 Mt. Pelia Road<br>Bluffton, SC 29910  |  |  |  |  |  |  |  |  |
| E-mail:jacob.woods@courtatkins.com   | E-mail:Cjanehatch@gmail.com   |  |  |  |  |  |  |  |  |
| Town Business License # (if applicable):LIC-04-19-028962   |   |  |  |  |  |  |  |  |  |
| Project Information (tax map info available at http://www.townofbluffton.us/map/)  |   |  |  |  |  |  |  |  |  |
| Project Name: Hair and So On Salon   | Conceptual: 🗌 Final: 🗹 Amendment: 🗌   |  |  |  |  |  |  |  |  |
| Project Address: 5818 Guilford Place   | Application for:  |  |  |  |  |  |  |  |  |
| Zoning District: Neighborhood General-HD   | ✓ New Construction  |  |  |  |  |  |  |  |  |
| Acreage: 17  | Renovation/Rehabilitation/Addition  |  |  |  |  |  |  |  |  |
| Tax Map Number(s): R610 039 000 1488 0000  | Relocation  |  |  |  |  |  |  |  |  |
| Project Description: A 2 story building for use by Hair and So On Salon with a mix of Lap, Board & Batten and Tabby Stucco Siding.   |   |  |  |  |  |  |  |  |  |
| Minimum Requirem   | nents for Submittal   |  |  |  |  |  |  |  |  |
| <ul> <li>Information recipient of the recipient of th</li></ul> |   |  |  |  |  |  |  |  |  |
| Note: A Pre-Application Meeting is requir  | ed prior to Application submittal.  |  |  |  |  |  |  |  |  |
|  | egal or financial liability to the applicant or any<br>g the plans associated with this permit. |  |  |  |  |  |  |  |  |
| I hereby acknowledge by my signature below that the foregoing the owner of the subject property. As applicable, I authorized   |   |  |  |  |  |  |  |  |  |
| Property Owner Signature:  | Date: 12/18/2023  |  |  |  |  |  |  |  |  |
| Applicant Signature: Jacob Woods   | Date: 12/18/2023  |  |  |  |  |  |  |  |  |
| For Off.   | ice Use   |  |  |  |  |  |  |  |  |
| Application Number:  | Date Received:  |  |  |  |  |  |  |  |  |
| Received By:   | Date Approved:  |  |  |  |  |  |  |  |  |
|  | Page 82   |  |  |  |  |  |  |  |  |



#### ATTACHMENT 2 TOWN OF BLUFFTON Certificate of Appropriateness - Old Town Bluffton Historic District (HD) Application Process Narrative

Section IX. Item #3.

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

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



#### ATTACHMENT 2 TOWN OF BLUFFTON

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

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

| 1. DESIGN REVIEW           | PHASE              |   | CONCEPTUAL REVIEW 🔄 FINAL REVIEW 🖌        |   |  |  |  |  |  |  |
|----------------------------|--------------------|---|---|---|--|--|--|--|--|--|
| 2. SITE DATA               |                    |   |   |   |  |  |  |  |  |  |
| Identification of Propo    | sed Building T     | ype (as defined ir                              | in Article 5): Additional Building Type   |   |  |  |  |  |  |  |
| 9                          | Front:15'          | Rear:36.5'                                      | Rt. Side:11.5'                            | Lt. Side:10'                            |  |  |  |  |  |  |
| 3. BUILDING DATA           |                    |   | ſ   |   |  |  |  |  |  |  |
| Building                   | (Main House, C     | r <b>iption</b><br>Garage, Carriage<br>e, etc.) | Existing SquareProposed SquFootageFootage |   |  |  |  |  |  |  |
| Main Structure             | Main E             | Buidling  |   | 2315 SF                                 |  |  |  |  |  |  |
| Ancillary                  |                    |   |   |   |  |  |  |  |  |  |
| Ancillary                  |                    |   |   |   |  |  |  |  |  |  |
| 4. SITE COVERAGE           |                    |   |   |   |  |  |  |  |  |  |
| Imperv                     | ious Coveraç       | je  | Covera                                    | ige (SF)                                |  |  |  |  |  |  |
| Building Footprint(s)      |                    |   | 1480 SF                                   |   |  |  |  |  |  |  |
| Impervious Drive, Wal      | ks & Paths         |   | 915 SF                                    |   |  |  |  |  |  |  |
| <b>Open/Covered Patios</b> |                    |   | 448 SF                                    |   |  |  |  |  |  |  |
| Α. ΤΟΤΑ                    | L IMPERVIO         | US COVERAGE                                     | 2843 SF                                   |   |  |  |  |  |  |  |
|                            | В. ТО <sup>-</sup> | TAL SF OF LOT                                   | 7350 SF                                   |   |  |  |  |  |  |  |
| % CO                       | VERAGE OF L        | .OT (A/B= %)                                    | 38.7                                      |   |  |  |  |  |  |  |
| 5. BUILDING MATE           | RIALS              |   |   |   |  |  |  |  |  |  |
| Building Element           |                    | , Dimensions,<br>Operation                      | Building Element                          | Materials, Dimensions,<br>and Operation |  |  |  |  |  |  |
| Foundation                 | Concrete w         | / Tabby Stucco                                  | Columns                                   | WD. w/ Cement. Trim                     |  |  |  |  |  |  |
| Walls                      | Cement. Lap Sidi   | ng & Board and Batten                           | Windows                                   | Alum. Clad                              |  |  |  |  |  |  |
| Roof                       | Standing           | Seam  | Doors                                     | Alum. Clad                              |  |  |  |  |  |  |
| Chimney                    | N/A                |   | Shutters                                  | Composite WD. & KDAT WD.                |  |  |  |  |  |  |
| Trim                       | Cementi            | tious   | Skirting/Underpinning                     | N/A                                     |  |  |  |  |  |  |
| Water table                | KDAT Cha           | amfered 2X3                                     | Cornice, Soffit, Frieze                   | KDAT WD.                                |  |  |  |  |  |  |
| Corner board               | Cementi            | tious   | Gutters                                   | N/A                                     |  |  |  |  |  |  |
| Railings                   | Powder C           | oated Alum.                                     | Garage Doors                              | N/A                                     |  |  |  |  |  |  |
| Balusters                  | Powder C           | oated Alum.                                     | 1. Croop (Decycled Materials              |   |  |  |  |  |  |  |
| Handrails                  | Powder C           | oated Alum.                                     | - Green/Recycled Materials                |   |  |  |  |  |  |  |



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

|         | num, the | of Appropriateness application information will vary depending on the activities proposed.<br>following items (signified by a grayed checkbox) are required, as applicable to the  |
|---------|----------|--|
| Concept | Final    | BACKGROUND INFORMATION.  |
|         |          | COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION: A competed and signed application providing general project and contact information.  |
|         |          | <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.   |
|         | •        | <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.   |
|         |          | <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.  |
|         |          | ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.  |
| Concept | Final    | SITE ASSESSMENT.   |
|         |          | <b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.  |
|         | ✓        | <ul> <li>PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to:</li> <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> |
|         | ✓        | <ul> <li>SITE PLAN: Showing layout and design indicating, but not limited to:</li> <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>  |



## CHMENT 2

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

|         |  | <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.  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|
| Concept | Final  | ARCHITECTURAL INFORMATION.   |  |  |  |  |  |  |
|         |  | <b>CONCEPTUAL ARCHITECTURAL SKETCHES:</b> Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.  |  |  |  |  |  |  |
|         | FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include a proposed uses, walls, door & window locations, overall dimensions and square footage(s) |  |  |  |  |  |  |  |
|         | <b>~</b>   | <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. |  |  |  |  |  |  |
|         | •  | <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.  |  |  |  |  |  |  |
|         |  | MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.   |  |  |  |  |  |  |
| Concept | Final  | LANDSCAPE INFORMATION.   |  |  |  |  |  |  |
|         |  | <b>TREE REMOVAL PLAN:</b> A site plan indicating location, species, and caliper of existing trees and trees to be removed.   |  |  |  |  |  |  |
|         | <b>~</b>   | LANDSCAPE PLAN: Plan must include proposed plant materials including names,<br>quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting,<br>water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown<br>on the landscape plan as well as existing and proposed canopy coverage calculations.   |  |  |  |  |  |  |
| Concept | Final  | ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).  |  |  |  |  |  |  |
|         |  | <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 precessing ny application(

ty Owne **Authorized Agent** Signature of P 0

12/18/2023 Date

12/18/2023

Date

Caitlin Hatch

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

Jacob Woods

Printed Name of Applicant



December 22, 2023

Katie Peterson, Senior Planner Town of Bluffton 20 Bridge Street P.O. Box 386 Bluffton, SC 29910

Project: Hair and So On Salon (5818 Guilford Place)

Subject: Project Narrative for Certificate of Appropriateness - HPC Final Review

Katie,

#### Project Description

The Hair and So On Salon is a proposed 2 Story Building in the Neighborhood General Historic District in Bluffton, located in the Stock Farm development.

#### **Existing Conditions**

Currently, 5818 Guilford Place is an empty lot with trees and foliage. It is flanked on both sides by empty lots and residential construction on the other side of Guilford Place.

#### **Proposed Building Construction**

The proposed architectural program for the project is a single 2 story building, used under a business occupancy for Hair and So On Salon. The ground floor totals 1,480 SF, with an exterior stair leading to the second story. There is an entry off of May River Road, as well as a side main entry along the right side of the building. There is a large two-story porch off of the main entrance. The 835 SF Second Story provides a generous balcony facing May River Road.

The architectural massing of the building includes simple roof forms with standing seam metal roofing. The exterior materials for the building will be cementitious fiber siding (Lap, Board and Batten & Hardie Panel), with a tabby stucco foundation and entry element. The porch railing will be metal.

The building is likely to be wood construction, Type V-B.

The building is considered an "Additional Building Type" per the Town of Bluffton Unified Development Ordinance (UDO)

#### **Growth Management Review Comments & Responses**

- Rear setback per DPA-05-17-10936 is 36.5' for Lot 13. Remove the 16' BSL line shown on the Site Plan and revise building placement to be no less than 36.5' from the rear property line in all locations. it is currently 34' 6" from the property line behind the parking spaces. (Front 15, Left and Right 10') See revised site plan.
- 2. Provide breakdown of square footage. Calculating from the leader lines provided 2,876 SF, the narrative indicates 2,237 SF, site plan shows 2,290 SF. Maximum Square footage permitted by the DP/CC&Rs is 2,315 SF.

Final conditioned square footage is 2,315. First floor totals 1,480 SF & Second floor totals 835 SF.

- At time of final submittal, provide detail for Composite Bahama shutter to be located on second floor. Note- must be wood composite. (UDO 5.15.6.M)
   See A5.1 for wood composite Bahama shutter detail.
- 4. Note: Signs are reviewed under a separate Site Feature permit. As currently drawn, it appears the panel behind the sign is intended as a portion of the architectural design. If so, provide detail. Please note it appears that if configured in this manner, the sign SF would include the full panel. **Acknowledged.**

#### **HPRC Review Comments & Responses**

- Building is an Additional Building type. Main Street Building is not a permitted within the Neighborhood General-HD zoning District. Revise narrative for Final submittal. (UDO 5.15.5.C.) Narrative has been revised to Additional Building Type.
- Provide additional information on the material for the handrails and guardrails noted as metal at time of final submittal.
   See revised detail sheets and application. Material to be powder coated aluminum.
- 3. At time of final submittal, provide architectural details of the railings and balusters, window detail, window and door tables, shutter dog profile, corner board trim, a typical wall section, and a wall section through the eave depicting the material configuration and dimensions. Further, provide a landscape plan showing foundation plantings, canopy coverage calculations, and street tree locations. (Applications Manual)

See detail sheets for all above mentioned details. See landscape plan.

- 4. Consider moving the first floor water table down to the level of the first finished floor. We prefer to leave the water table as is.
- 5. There appears to be a small space between the ramp and the service yard that could collect water and prove hard to drain appropriately. The roof above also might prove to be problematic if draining directly onto the ramp. Consider adding a gutter and downspout to manage water above the ramp, and potentially expanding the ramp and raising the adjacent service yard. If gutters are added, provide detail at final.

Ramp has been shifted against the building.

#### **Building Safety Review Comments & Responses**

1. The handrails on the monumental stairs must be located within three feet of the normal walking path of the exit door per IBC section 1014.9.

Handrails have been adjusted to comply. Please see revised Floor Plan.

Regards,

Jacob Woods

Jacob Woods, Project Designer

## SHEET INDEX:

| SHT. # | SHEET NAME                                 | 7/28/23 SCHEMATIC DESIGN | 8/31/2023 DESIGN DEVELOPMENT | 10/06/2023 CONCEPT STOCK FARM ARB | 12/15/2023 CONSTRUCTION DOCS | 12/22/2023 FINAL HPC SUBMITTAL |
|--------|--|--------------------------|------------------------------|-----------------------------------|------------------------------|--------------------------------|
| A0.0   | COVER                                      | Х                        | Х                            | Х                                 | Х                            | Х                              |
| A0.1   | GENERAL NOTES AND CODE SUMMARY             | X                        | Х                            |                                   | Х                            |                                |
| A0.2   | ABBREVIATIONS, SYMBOLS & ACCESS. DIAGS.    | X                        | X                            |                                   | X                            |                                |
| A0.3   | LIFE SAFETY PLAN                           |                          | Х                            |                                   | Х                            |                                |
| A0.5   | WALL TYPES                                 |                          |                              |                                   | Х                            |                                |
| A1.0   | ARCHITECTURAL SITE PLAN                    | X                        | Х                            | Х                                 | Х                            | Х                              |
| A2.0   | FIRST FLOOR PLAN                           | Х                        | Х                            | Х                                 | Х                            | Х                              |
| A2.1   | SECOND FLOOR PLAN                          | Х                        | Х                            | Х                                 | Х                            | Х                              |
| A2.2   | ROOF PLAN                                  | X                        | Х                            | Х                                 | Х                            | Х                              |
| A3.0   | EXTERIOR ELEVATIONS                        | Х                        | Х                            | Х                                 | Х                            | Х                              |
| A3.1   | EXTERIOR ELEVATIONS                        |                          | Х                            | Х                                 | Х                            | Х                              |
| A4.0   | BUILDING SECTIONS                          |                          | Х                            |                                   | Х                            | Х                              |
| A4.1   | BUILDING SECTIONS                          |                          |                              |                                   | Х                            | Х                              |
| A5.0   | WALL SECTIONS                              |                          | Х                            |                                   | Х                            | Х                              |
| A5.1   | DETAILS                                    |                          |                              |                                   | Х                            | Х                              |
| A6.0   | DOOR TYPES / SCHEDULE                      |                          | Х                            |                                   | Х                            | Х                              |
| A7.0   | VERTICAL CIRCULATION                       |                          | Х                            |                                   | Х                            |                                |
| A7.1   | ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS |                          |                              |                                   | Х                            |                                |
| A7.2   | INTERIOR ELEVATIONS & FINISH SCHEDULE      |                          |                              |                                   | Х                            |                                |
| A8.0   | FIRST FLOOR RCP                            |                          | х                            |                                   | Х                            |                                |
| A8.1   | SECOND FLOOR RCP                           |                          | X                            |                                   | X                            |                                |
| A9.4   | PERSPECTIVES                               | Х                        | Х                            | X                                 | Х                            | Х                              |
| -      | SURVEY                                     |                          | Х                            | Х                                 | Х                            | Х                              |
|        |  | 1                        |                              |                                   | ~                            |                                |

# FINAL HPC SUBMITTAL HAIR AND SO ON SALON

## 5818 GUILFORD PLACE BLUFFTON, SC 29910 LOT 13, STOCK FARM DEVELOPMENT

## **PROJECT INFORMATION:**

NAME OF PROJECT: ADDRESS:

PROPOSED USE: OWNER CONTACT: CODE ENFORCEMENT JURISDICTION: INTERNATIONAL BUILDING CODE (IBC): INTERNATIONAL MECHANICAL CODE: INTERNATIONAL PLUMBING CODE: THE NATIONAL ELECTRICAL CODE: INTERNATIONAL FUEL GAS CODE: INTERNATIONAL FIRE CODE: INTERNATIONAL ENERGY CONSERVATION CODE: ICC/ANSI A117.1:

DESIGNER OF RECORD

DESIGNER ARCHITECTURAL ELECTRICAL PLUMBING/FIRE PROTECTION MECHANICAL STRUCTURAL CIVIL LAND PLANNING/ landscape

#### NAME JAMES C. ATKINS RYAN YOCCO **BILL QUANTE BILL QUANTE** JAKE EAVENSON N/A DAN KEEFER

LICENSE NO. SC #6743 SC #26988 SC #27271 SC #27271 SC #33500

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hair and so on salon

5818 GUILFORD PLACE

BLUFFTON, 29910

TOWN OF BLUFFTON

BUSINESS (B)

2021

2021

2021

2020

2021

2021

2009

2017

CAITLIN HATCH

## **PROJECT TEAM:**

OWNER CONTACT hair and so on CAITLIN HATCH 1253 MAY RIVER ROAD, COTTAGE B BLUFFTON, SC 29910 (843) 368-0120 PH

STRUCTURAL ENGINEER JAKE EAVENSON SHEARLOCK ENGINEERING, LLC 110 TRADERS CROSS OKATIE, SC 29909 (706) 498-6175 PH

MECHANICAL & PLUMBING **BILL QUANTE** ISLANDS ENGINEERING, P.C. 110 HOLCOMB STREET SAVANNAH, GA 31406 (912) 386-9035 PH

ELECTRICAL ENGINEER RYAN YOCCO CDDC P.O. BOX 2864

BLUFFTON, SC 29910

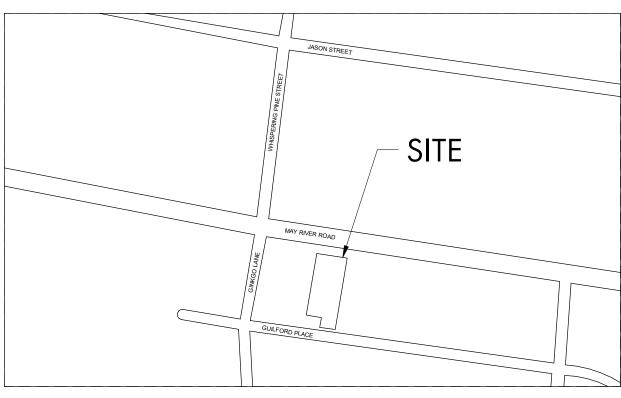
ARCHITECT COURT ATKINS ARCHITECTS, INC. 32 BRUIN ROAD P.O. BOX 3978 BLUFFTON, SC 29910 (843) 815-2557 PH (843) 815-2547 FAX

**GENERAL CONTRACTOR** CONTRACTOR NAME ADDRESS LINE ADDRESS LINE 2 (###) ###-#### PH

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

**CIVIL ENGINEER** N/A

## VICINITY MAP - N.T.S.





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## **GENERAL NOTES:**

- NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN Α. PRODUCEDUNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'SREPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USEDFOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION B. DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL C. CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- G BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM Ι. CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL J. REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- Κ. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF L. RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- М. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE N. CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- О. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

## **CONSTRUCTION ADMIN.:**

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

BUSINESS (B) OCCUPANCY

REGULATION 11-12.B.4 AND 5 STATE:

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

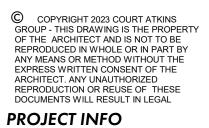
(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND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

WWW.COURTATKINS.COM









12.22.2023

Project No.

Date

23-044

ISSUE

NO. REV. DATE DESCRIPTION

#### SHEET TITLE

COVER



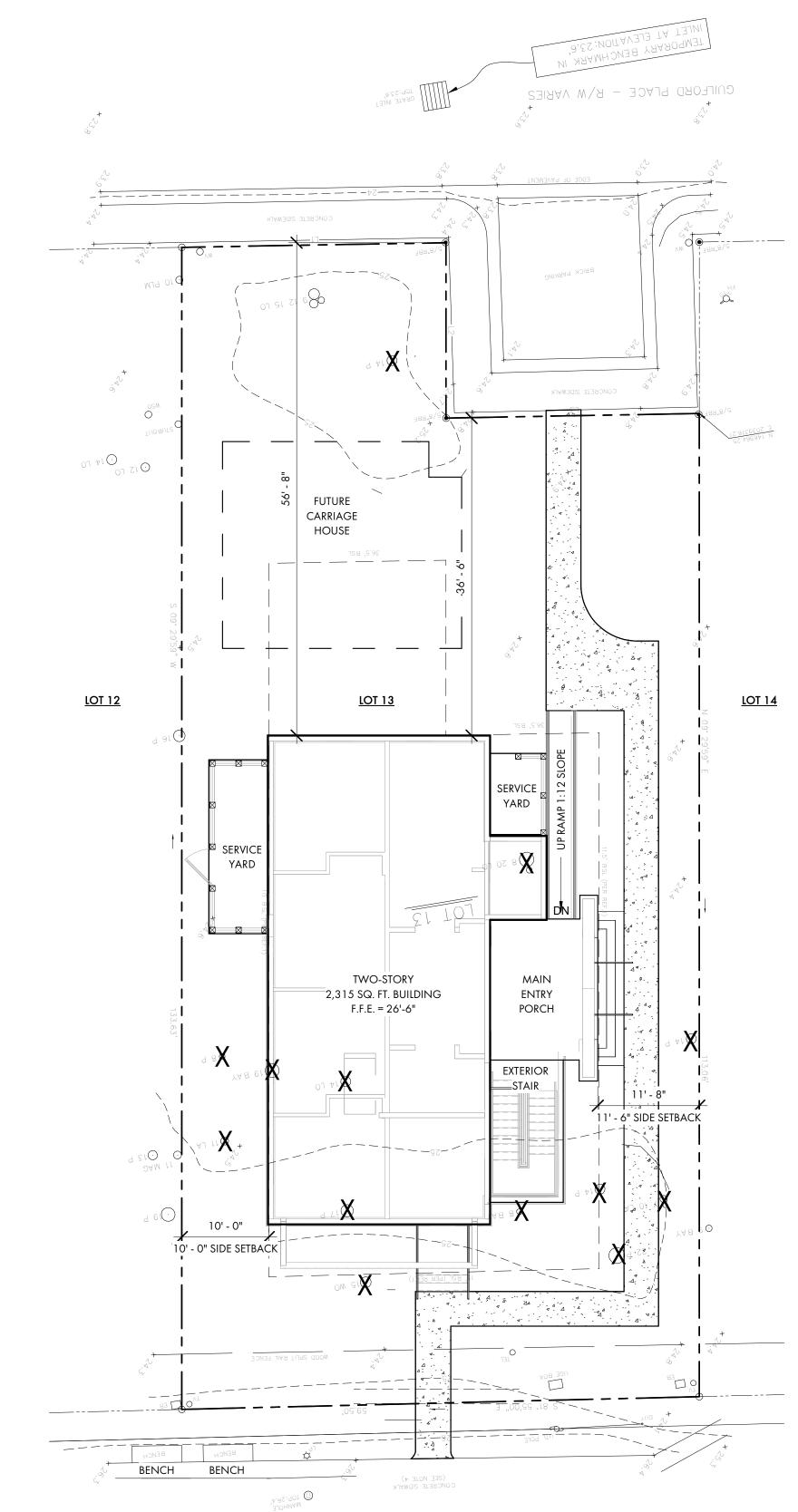
(843) 384-4731 (912) 386-9035 (912) 386-9035 (706) 498-6175 -----(843) 757-7411

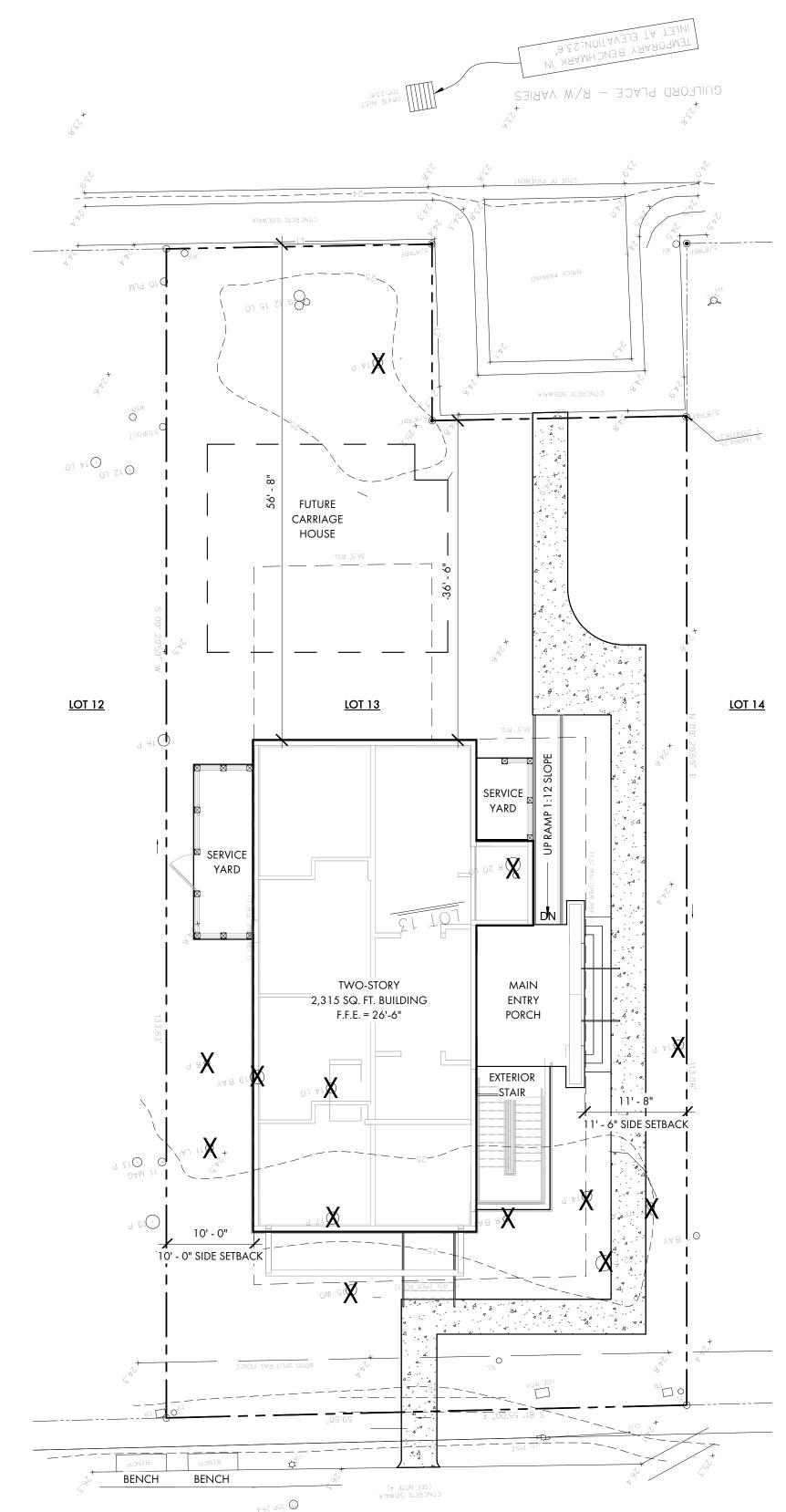
TELEPHONE NO.

(843) 815-2557

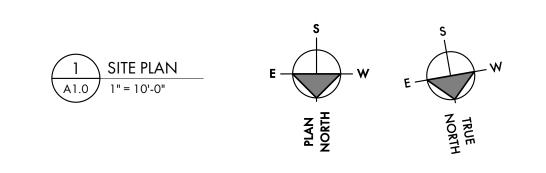
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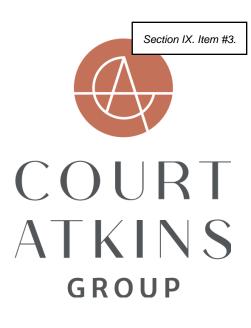
F





S.C. HIGHWAY 46 (MAY RIVER ROAD)





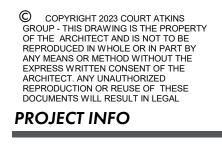
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www.courtatkins.com

# HAIR AND SO ON SALON 5818 GUILFORD PLACE BLUFFTON, SC 29910







Date

12.22.2023

Project No. 23-044

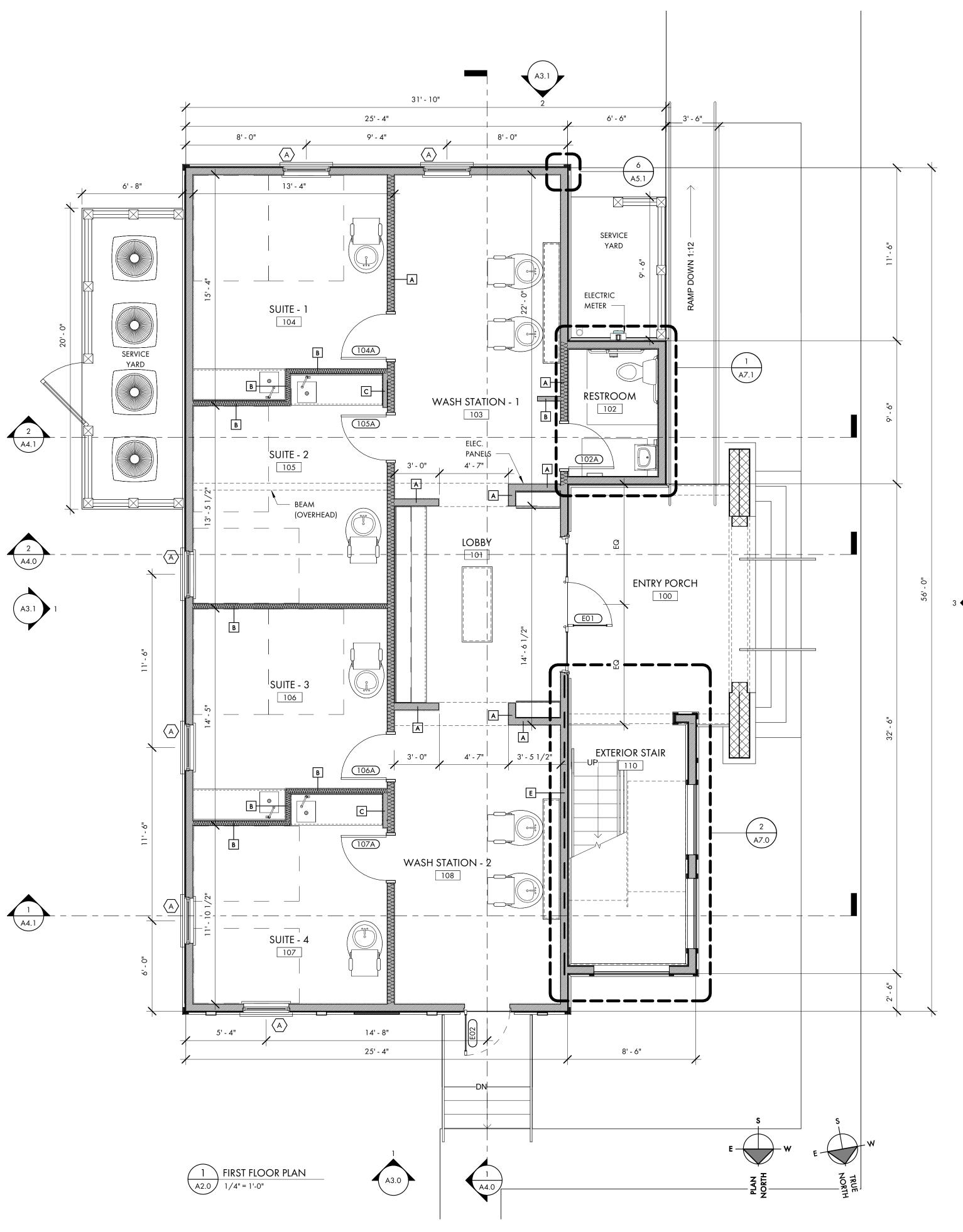
ISSUE

NO. REV. DATE DESCRIPTION

#### SHEET TITLE

ARCHITECTURAL SITE PLAN





A3.0

## GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR D. CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING F REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. F. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- U.N.O. WALL TYPE SHALL BE TYPE 'A' H.
- DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE dimensioned.
- WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON J. THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

## FLOOR PLAN - SYMBOL KEY

3.5" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD 5.5" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD sound batt insulation 1 HOUR FIRE RATED WALL ——(A) WINDOW TAG \_\_\_\_01 WALL TAG 100 DOOR TAG

## SQUARE FOOTAGES:

FIRST FLOOR PLAN: 1,480 SF SECOND FLOOR PLAN 835 SF



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#### Date

12.22.2023

Project No. 23-044

#### ISSUE

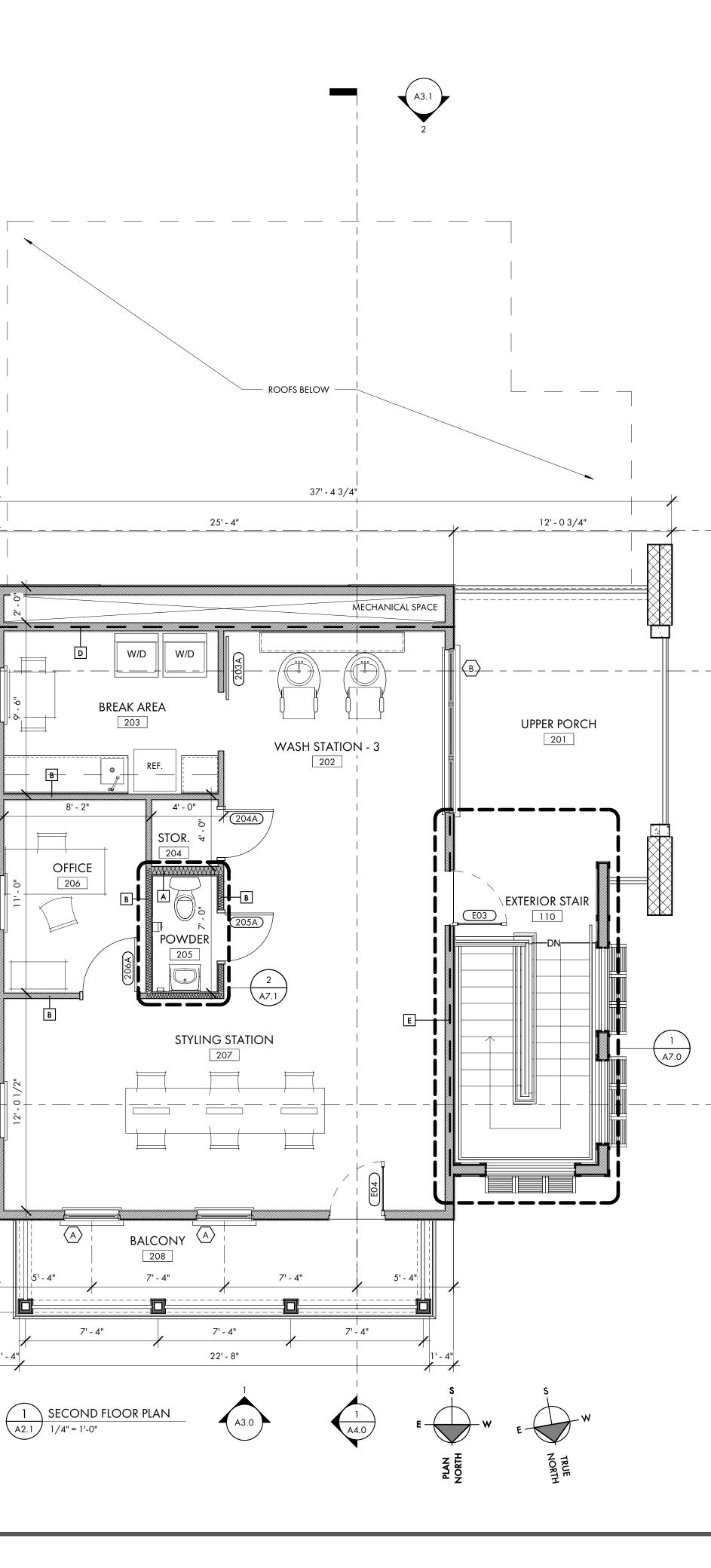
NO. REV. DATE DESCRIPTION

#### SHEET TITLE

FIRST FLOOR PLAN



12/22/2023 11:21:10 AM



2 A4.1

2 A4.0

A3.1

1 A4.1 0

23'

 $\langle A \rangle$ 

2"

 $\langle A \rangle$ 

## GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- E. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'A'
- I. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- J. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

## FLOOR PLAN - SYMBOL KEY

|     | 3.5" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD |
|-----|---|
|     | 5.5" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD |
|     | SOUND BATT INSULATION                         |
| — — | 1 HOUR FIRE RATED WALL                        |
|     | WINDOW TAG                                    |
| 01  | WALL TAG                                      |
| 100 | DOOR TAG                                      |
|     |   |

## SQUARE FOOTAGES:

FIRST FLOOR PLAN:1,480 SFSECOND FLOOR PLAN835 SF



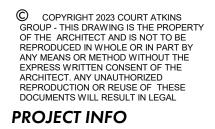
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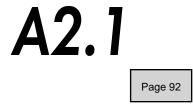
Project No. 23-044

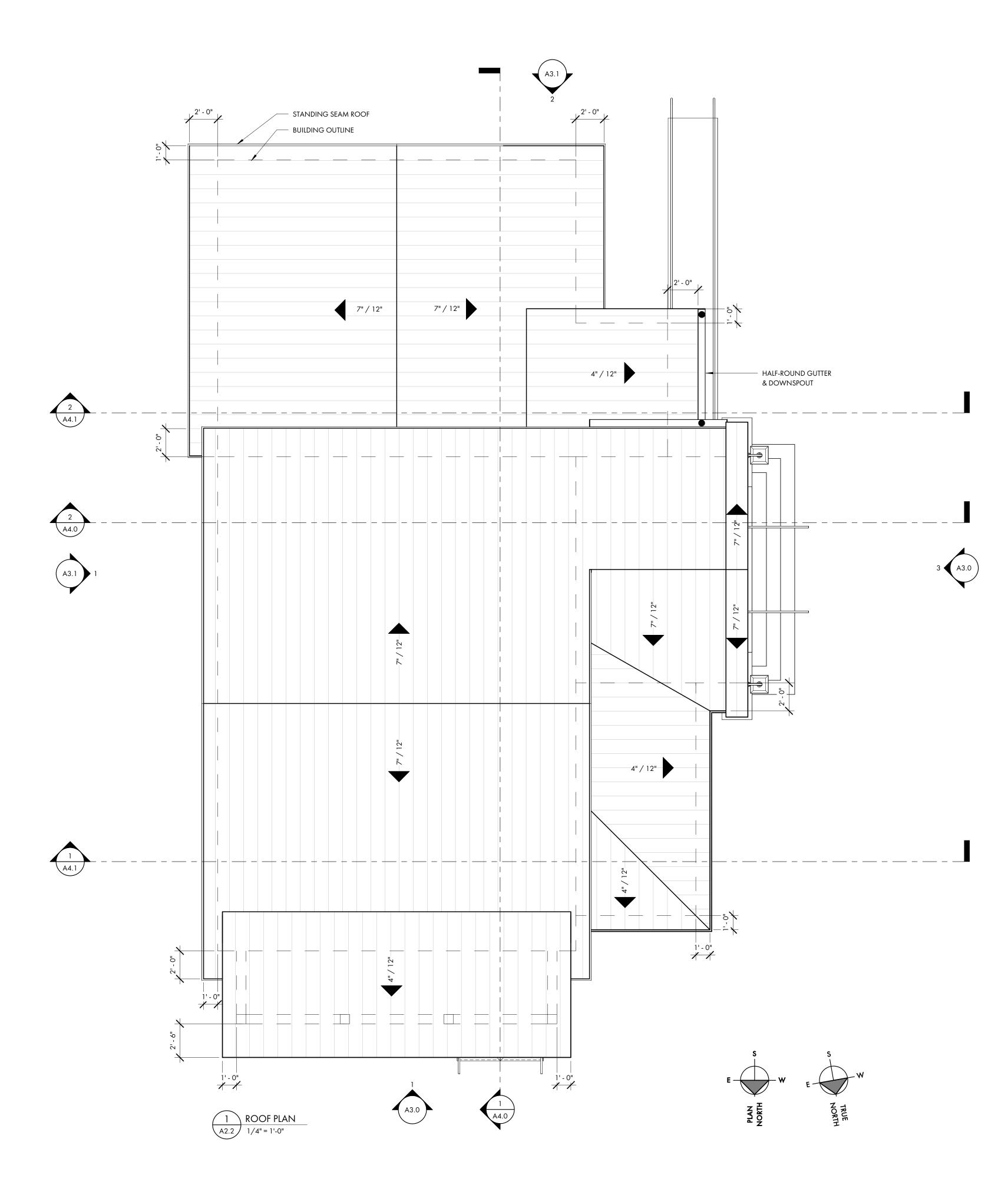
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SHEET TITLE

SECOND FLOOR PLAN





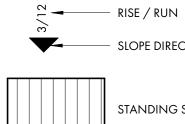
## GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY В.
- VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS. C.

#### INSTALLATION NOTE:

ALL MATERIALS & SYSTEMS TO BE INSTALLED PER MANUF'S INSTALL INSTRUCTIONS & SPECIFICATIONS. INFORMATION PROVIDED IS FOR DESIGN INTENT ONLY.

#### <u>ROOF PLAN LEGEND</u>



SLOPE DIRECTION

STANDING SEAM METAL ROOF



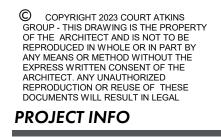
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**ROOF PLAN** 







HARDIE FASCIA TRIM MECHANICAL LOUVER W/ HARDIE TRIM HARDIE BOARD & BATTEN SIDING

Standing seam metal roof  $\,-\,$ 

8" SQUARE COLUMN, W/HARDIE TRIM COMPOSITE BAHAMA SHUTTERS

(AT UPPER FLOOR PORCH ONLY) POWDER COATED ALUM. GUARDRAIL

HARDIE TRIM BAND

HARDIE CORNER BOARD

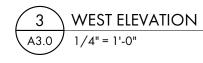
HARDIE LAP SIDING, 7" EXPOSURE

KDAT SLATS @ STAIR -KDAT BRACKETS

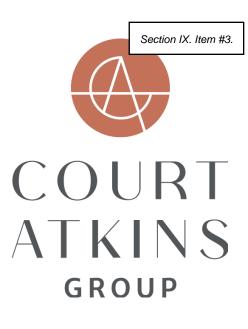
hardie panelw/trim

KDAT WATER TABLE TRIM -

TABBY STUCCO FOUNDATION POWDER COATED ALUM. HANDRAIL



## ATTACHMENT 3



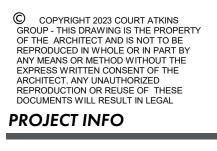
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SHEET TITLE

EXTERIOR ELEVATIONS



## \_\_\_\_\_

## STANDING SEAM METAL ROOF

HARDIE BOARD\_& BATTEN SIDING\_-

#### COMPOSITE BAHAMA SHUTTERS (AT UPPER FLOOR PORCH ONLY)

MECHANICAL LOUVER W/ HARDIE TRIM

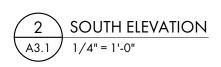
POWDER COATED ALUM. GUARDRAIL

HALF-ROUND GUTTER & DOWNSPOUT

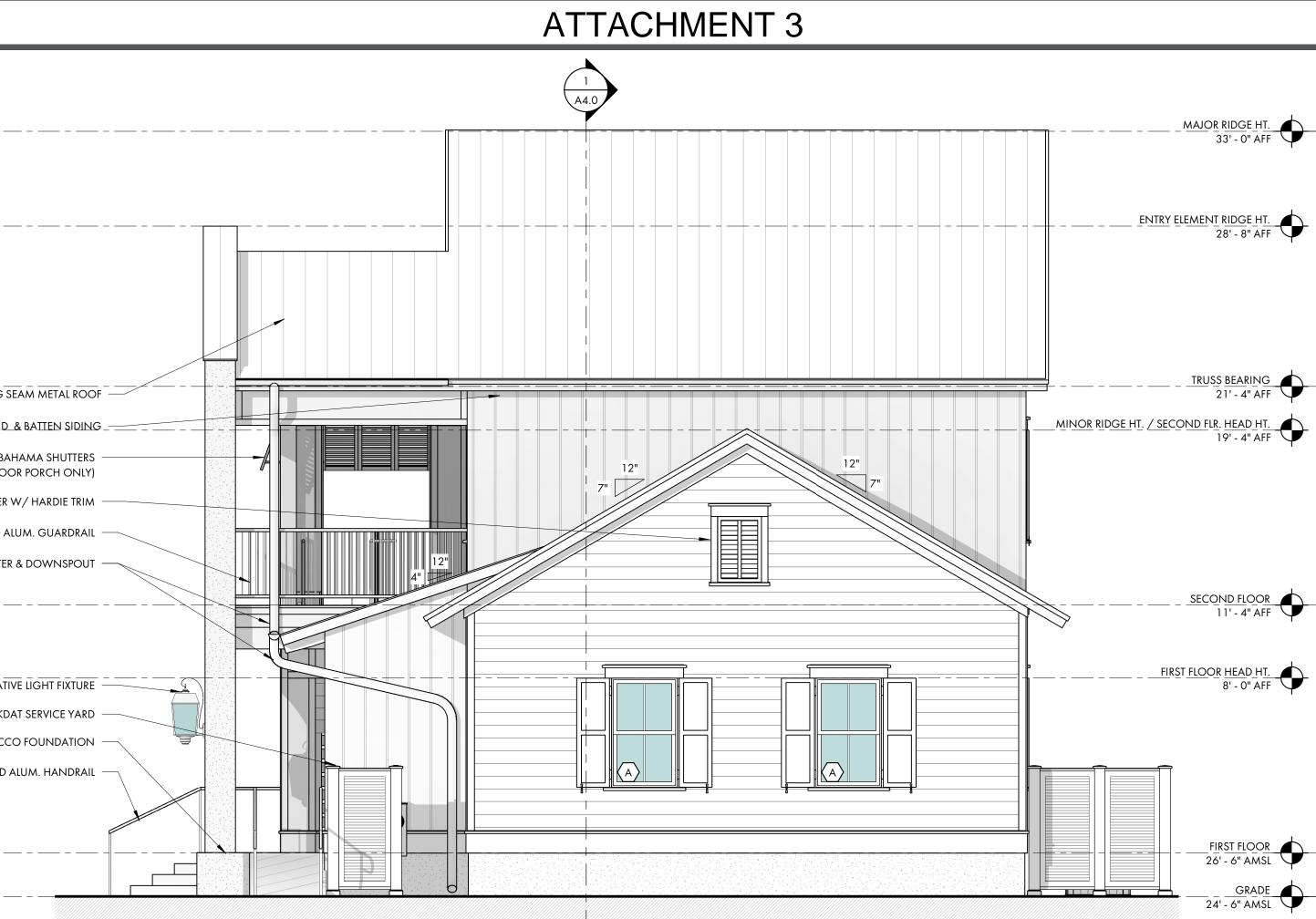
\_\_\_\_\_

DECORATIVE LIGHT FIXTURE KDAT SERVICE YARD TABBY STUCCO FOUNDATION POWDER COATED ALUM. HANDRAIL

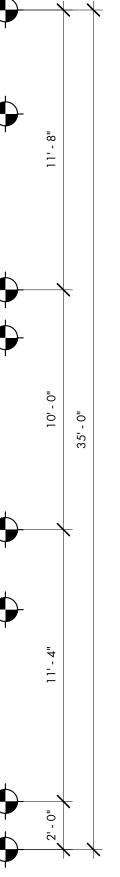
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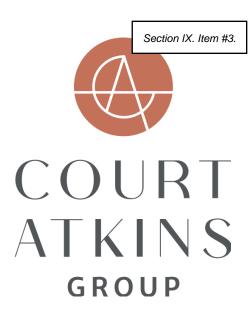






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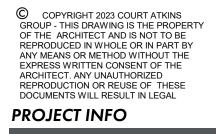
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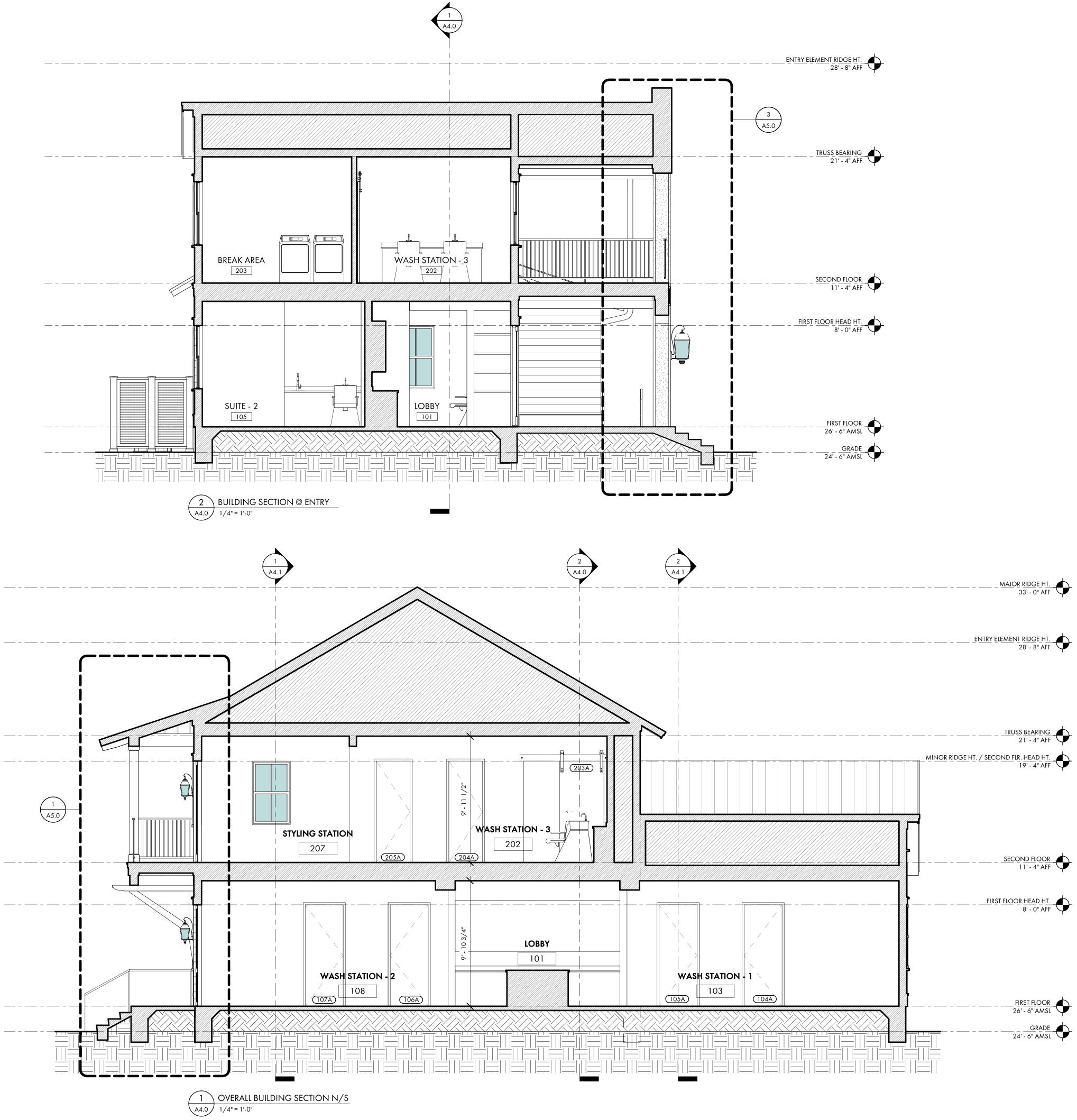
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SHEET TITLE

EXTERIOR ELEVATIONS



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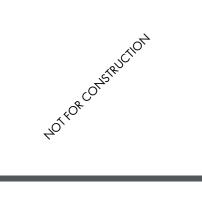




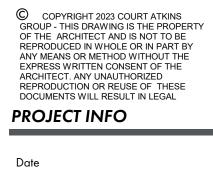
\_\_\_\_\_

## ATTACHMENT 3









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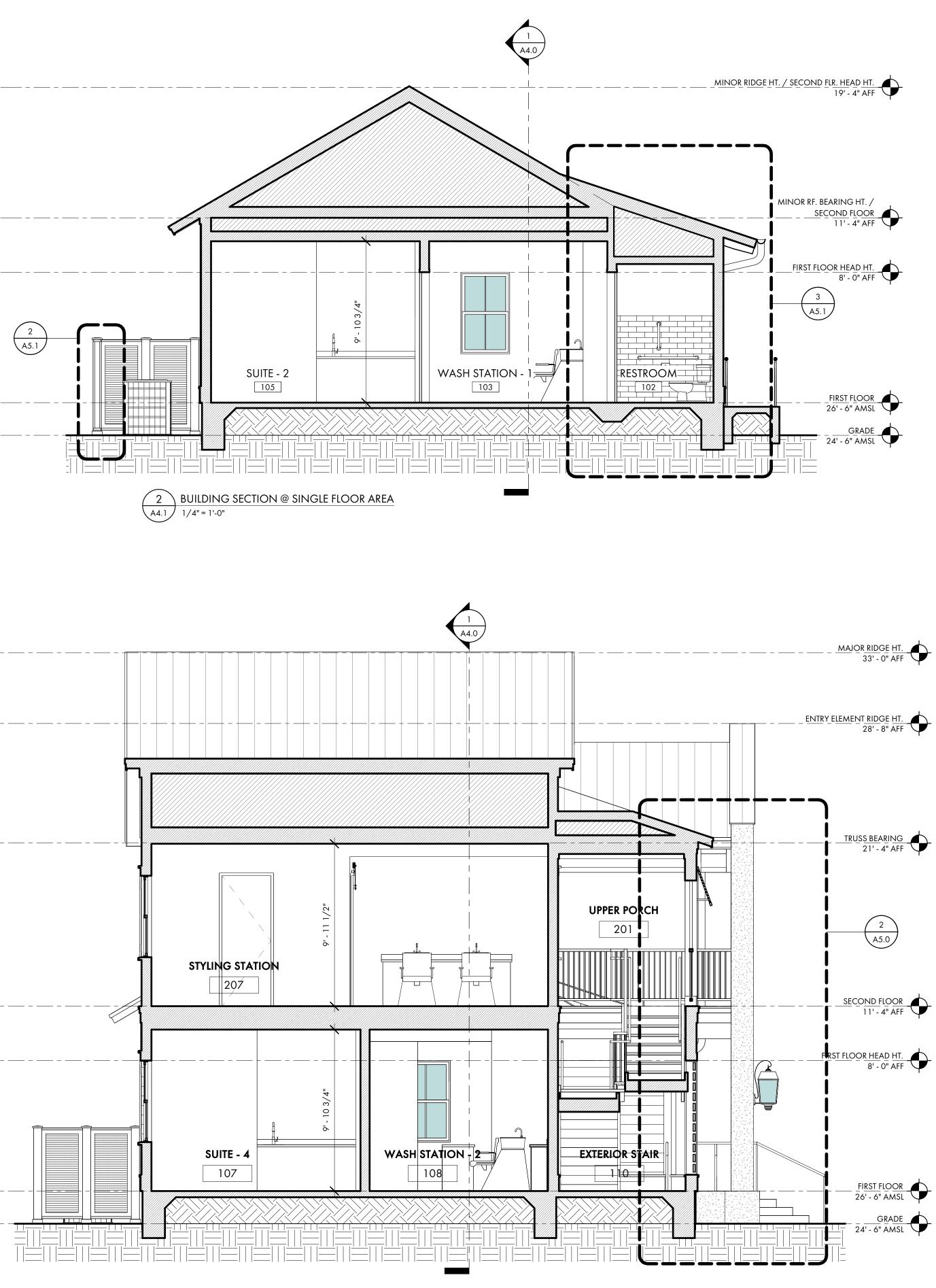
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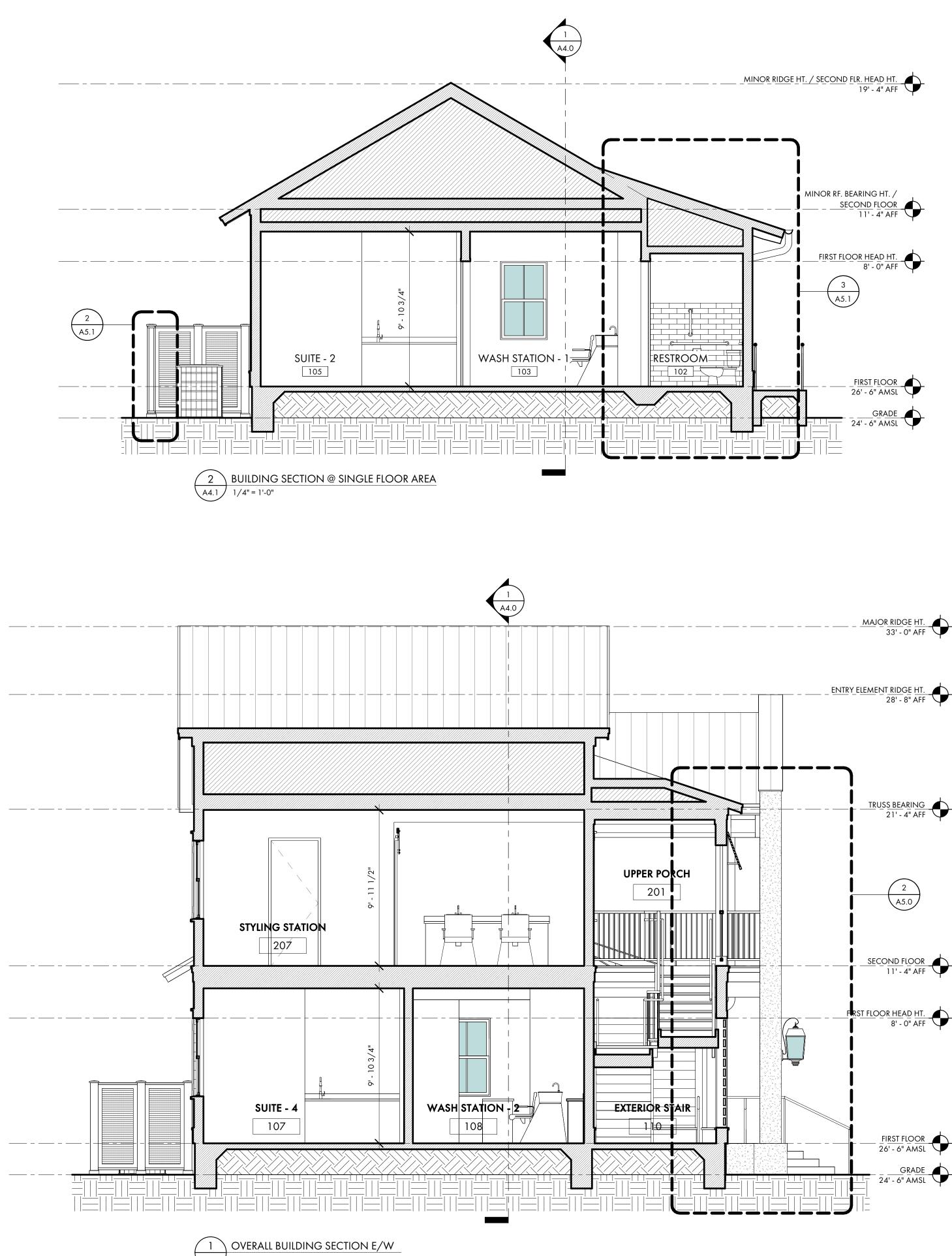
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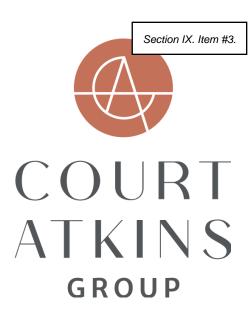
BUILDING SECTIONS







1 OVERALL BUILDING SECTION E/W A4.1 1/4" = 1'-0"



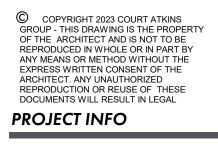
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# HAIR AND SO ON SALON 5818 GUILFORD PLACE BLUFFTON, SC 29910







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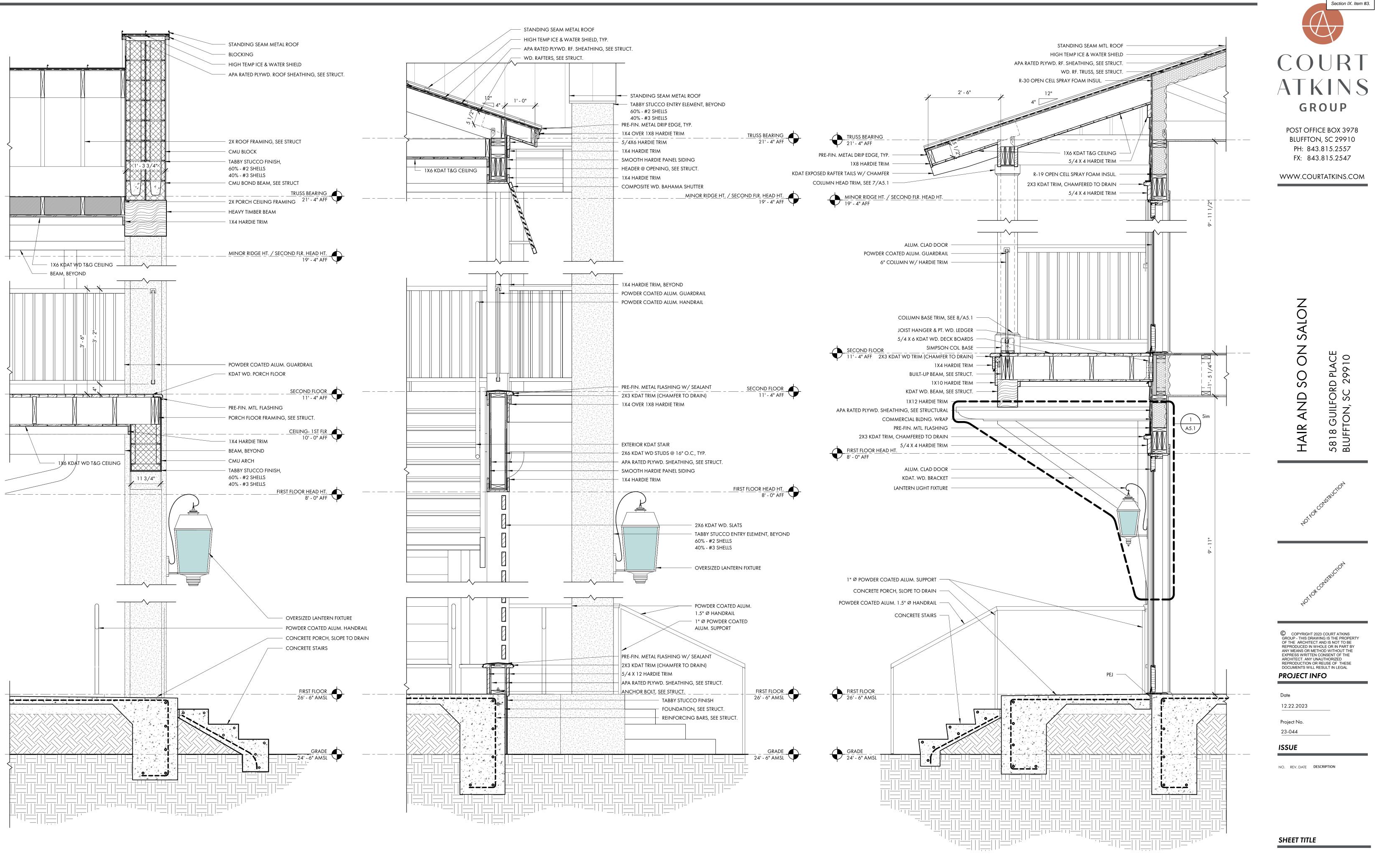
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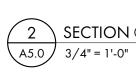
SHEET TITLE

**BUILDING SECTIONS** 









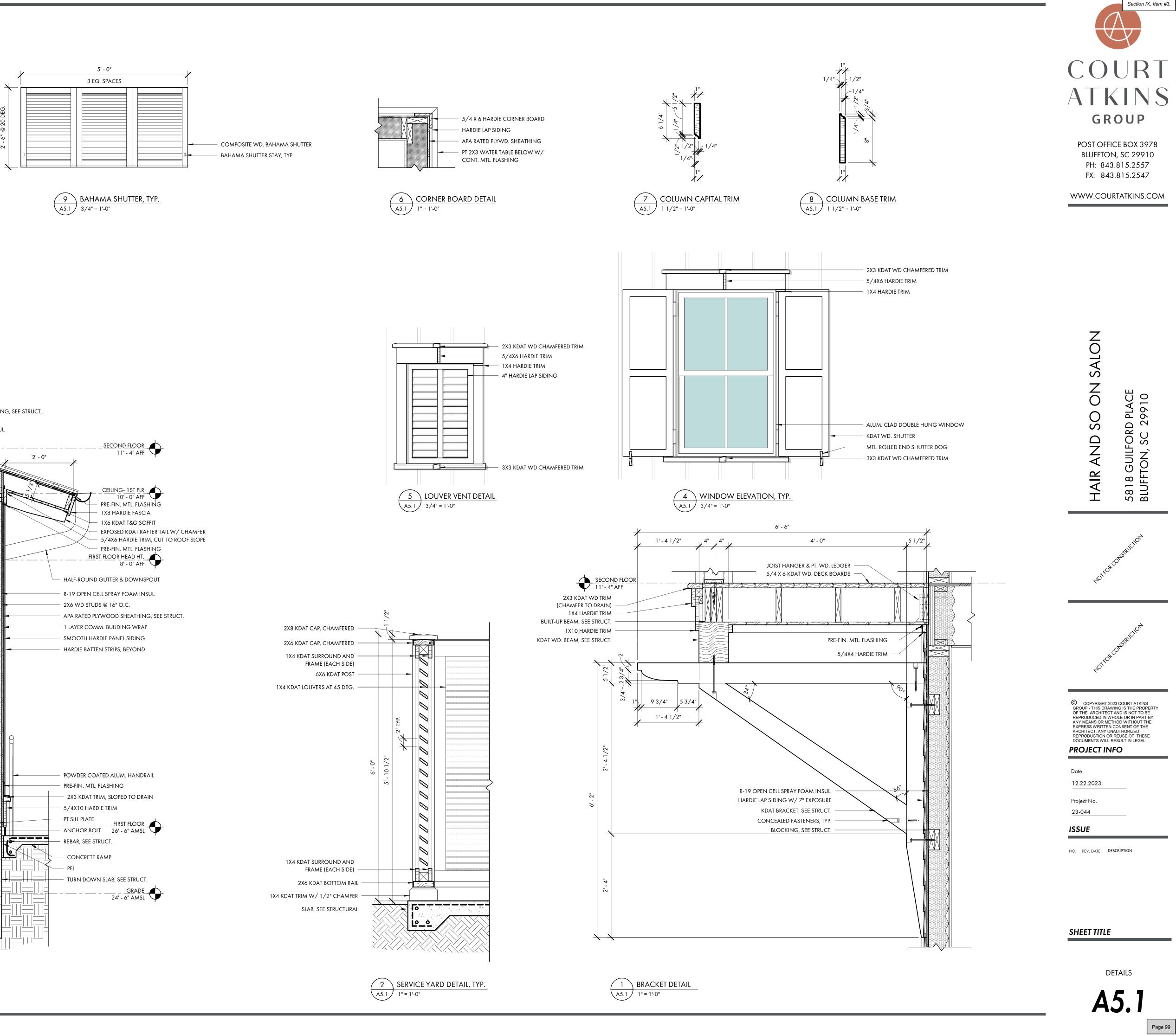
2 SECTION @ EXTERIOR STAIR ENCLOSURE

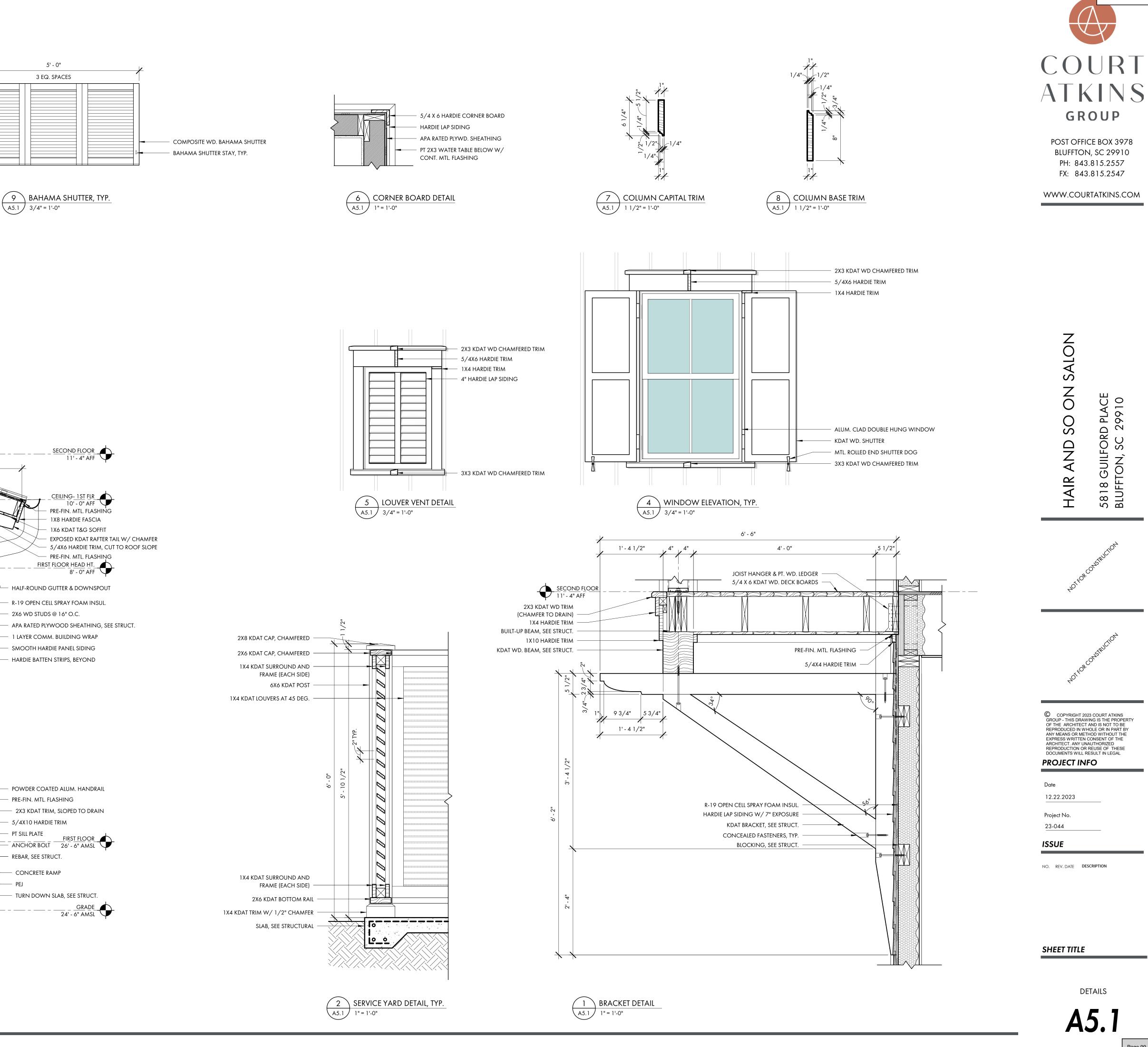
WALL SECTION @ SIDE PORCH WALL

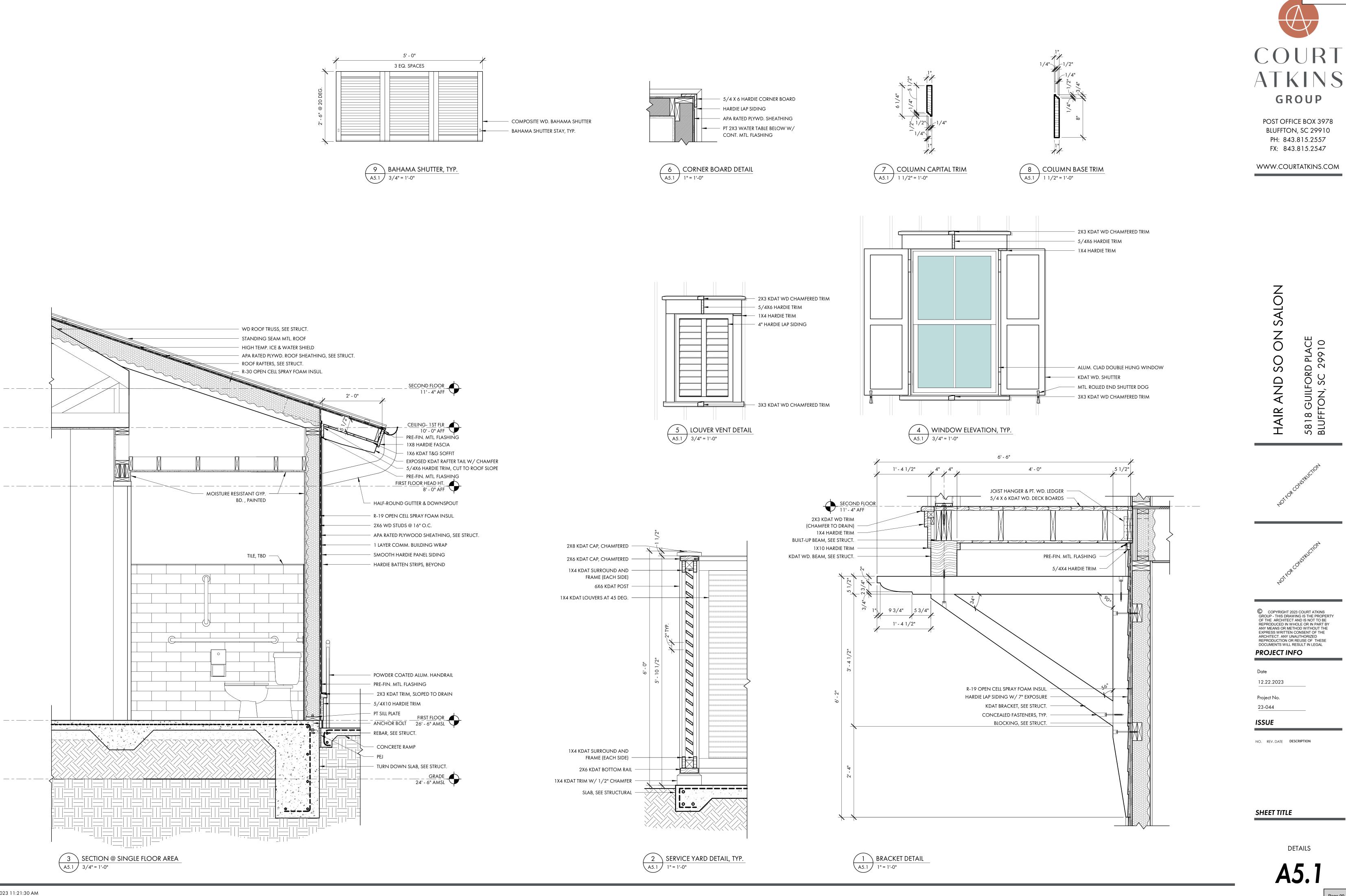
A5.0 3/4" = 1'-0"

**J.U** Page 98

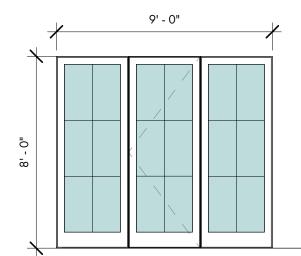
WALL SECTIONS



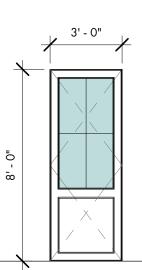




|      |                  |         |         |        |          |       | DOOR SCI    | IEDULE |      |               |         |          |      |      |       |        |
|------|------------------|---------|---------|--------|----------|-------|-------------|--------|------|---------------|---------|----------|------|------|-------|--------|
| DOOR |                  | SIZE    |         |        | DOOR     |       | FRAME       |        | DETA | AILS          |         | HARDWARE |      |      |       |        |
| NO.  | ROOM             | W       | Н       | Т      | MATERIAL | ELEV. | FRAME WIDTH | JAMB   | HEAD | SILL /THRESH. | RATING  | LOCK     | CLO. | STOP | PANIC | REMARK |
|      |                  |         |         |        |          |       |             |        |      |               |         |          |      |      |       |        |
| 102A | RESTROOM         | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         | Х        |      |      |       |        |
| 104A | SUITE - 1        | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 105A | SUITE - 2        | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 106A | SUITE - 3        | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 107A | SUITE - 4        | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 203A | BREAK AREA       | 3' - 3" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 204A | STOR.            | 2' - 8" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         |          |      |      |       |        |
| 205A | POWDER           | 2' - 8" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         | Х        |      |      |       |        |
| 206A | OFFICE           | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         | Х        |      |      |       |        |
| EO 1 | LOBBY            | 9' - 0" | 8' - 0" | 1 3/4" | SCWD     |       |             |        |      |               |         | Х        | Х    |      | Х     |        |
| E02  | WASH STATION - 2 | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         | Х        | Х    |      | Х     |        |
| EO3  | UPPER PORCH      | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               |         | Х        | Х    |      | Х     |        |
| E04  | STYLING STATION  | 3' - 0" | 8' - 0" | 1 1/2" | SCWD     |       |             |        |      |               | 60 MIN. | Х        | Х    |      |       |        |

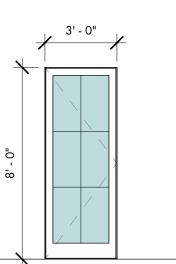


E01 EXTERIOR ALUM CLAD DOOR SYSTEM OUTSWING DOOR W/ SIDELITES AND TRAMSOM 3'-0" x 8'-0" (R.O. ±9'-0" x 8'-0") SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN) MANUFACTURER T.B.D. BY G.C. / OWNER DP RATING 50 OR APPROVED EQUIVALENT



E02 EXTERIOR ALUM CLAD DOOR SYSTEM OUTSWING DOOR 3'-0" x 8'-0" (R.O. ±) SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

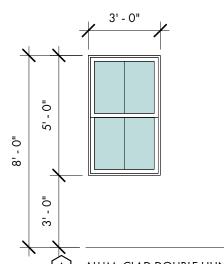
MANUFACTURER T.B.D. BY G.C. / OWNER DP RATING 50 OR APPROVED EQUIVALENT



E03 EXTERIOR ALUM CLAD DOOR SYSTEM E04 OUTSWING DOOR 3'-0" × 8'-0" (R.O. ±) SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

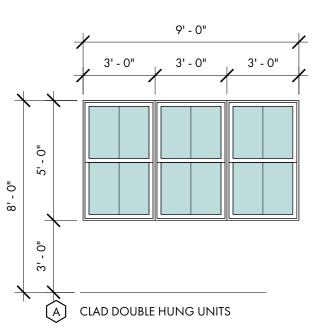
MANUFACTURER T.B.D. BY G.C. / OWNER DP RATING 50 OR APPROVED EQUIVALENT

| WINDOW SCHEDULE  |                        |                   |         |         |         |          |          |  |
|------------------|------------------------|-------------------|---------|---------|---------|----------|----------|--|
| R.O. HEAD DESIGN |                        |                   |         |         |         |          |          |  |
| TYPE MARK        | WINDOW TYPE            | DESCRIPTION       | WIDTH   | HEIGHT  | HEIGHT  | PRESSURE | COMMENTS |  |
|                  |                        |                   |         |         |         |          |          |  |
| A                | CLAD DOUBLE HUNG UNIT  | 3'-0" x 5'-0"     | 3' - 0" | 5' - 0" | 8' - 0" |          |          |  |
| В                | CLAD DOUBLE HUNG UNITS | (3) 3'-0" x 5'-0" | 3' - 0" | 5' - 0" | 8' - 0" |          |          |  |



A ALUM. CLAD DOUBLE HUNG UNIT

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



(3) 3'-8" x 6'-4" (R.O. ± 8'-0" x 6'-4") SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN) MANUFACTURER T.B.D. BY G.C. / OWNER DP RATING 50 OR APPROVED EQUIVALENT

## GENERAL DOOR / DOOR SCHEDULE, STOREFRONT & WINDOW NOTES:

|    | _ |
|----|---|
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|    |   |

- B. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017.
- C.
- DOOR SWING PER FLOOR PLANS D.
- Ε.
- G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW. F.
- G.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS. Η.
- G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07. I.
- GLAZING TYPES: J. 1. IG - IMPACT GLAZING
- K. GLAZING TO MEET THE FOLLOWING CRITERIA: 1. SHGC - 0.29 2. U-FACTOR - 0.55

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

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

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

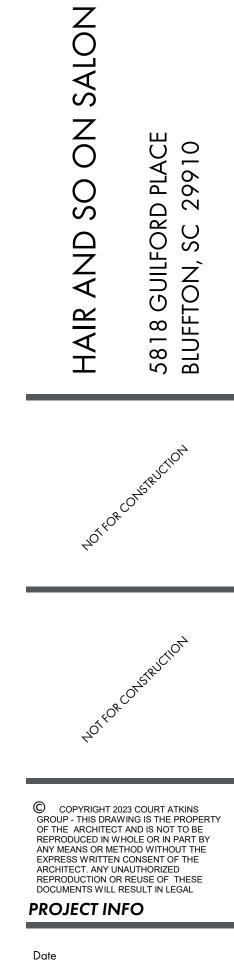
DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.

2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)



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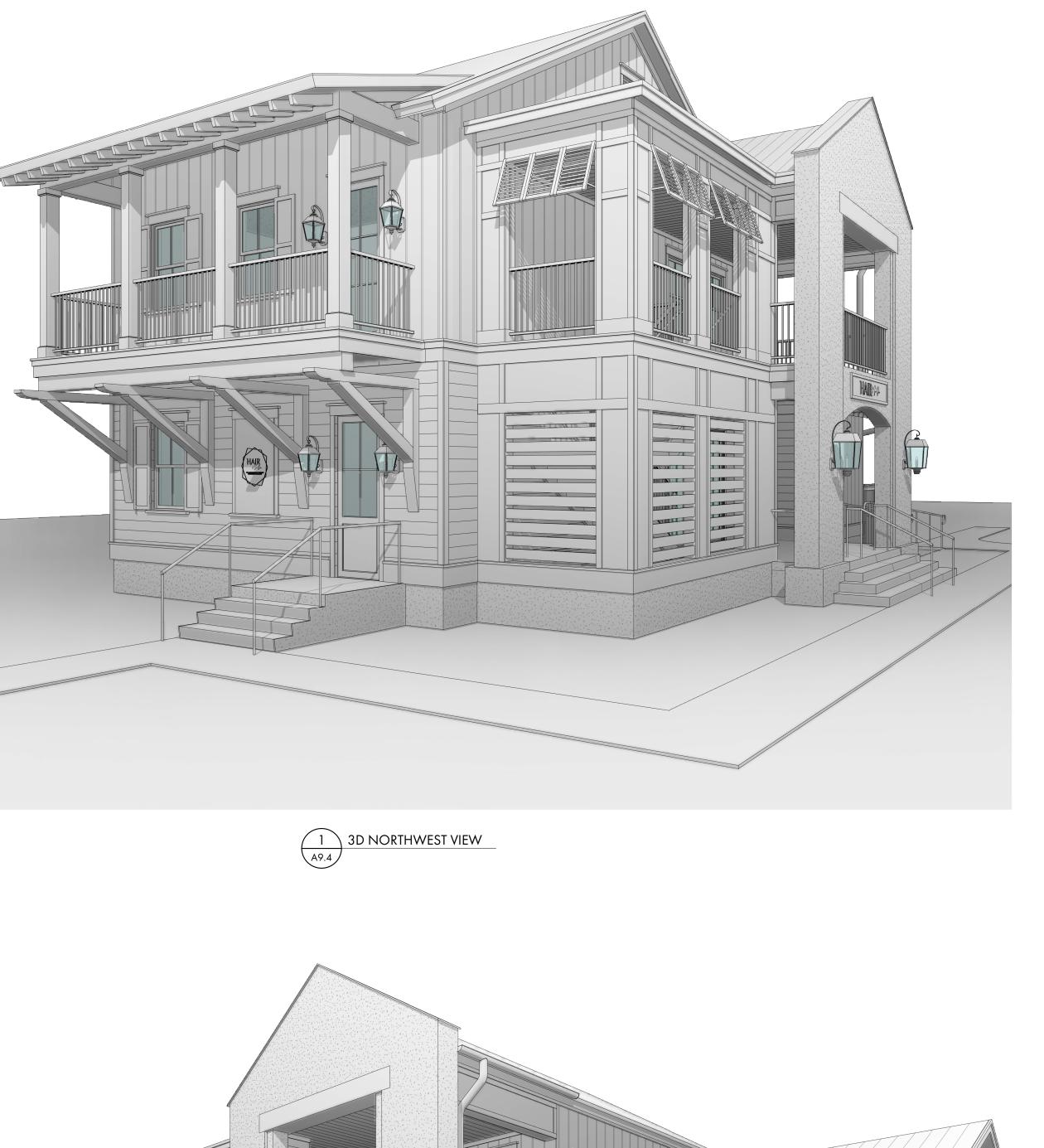
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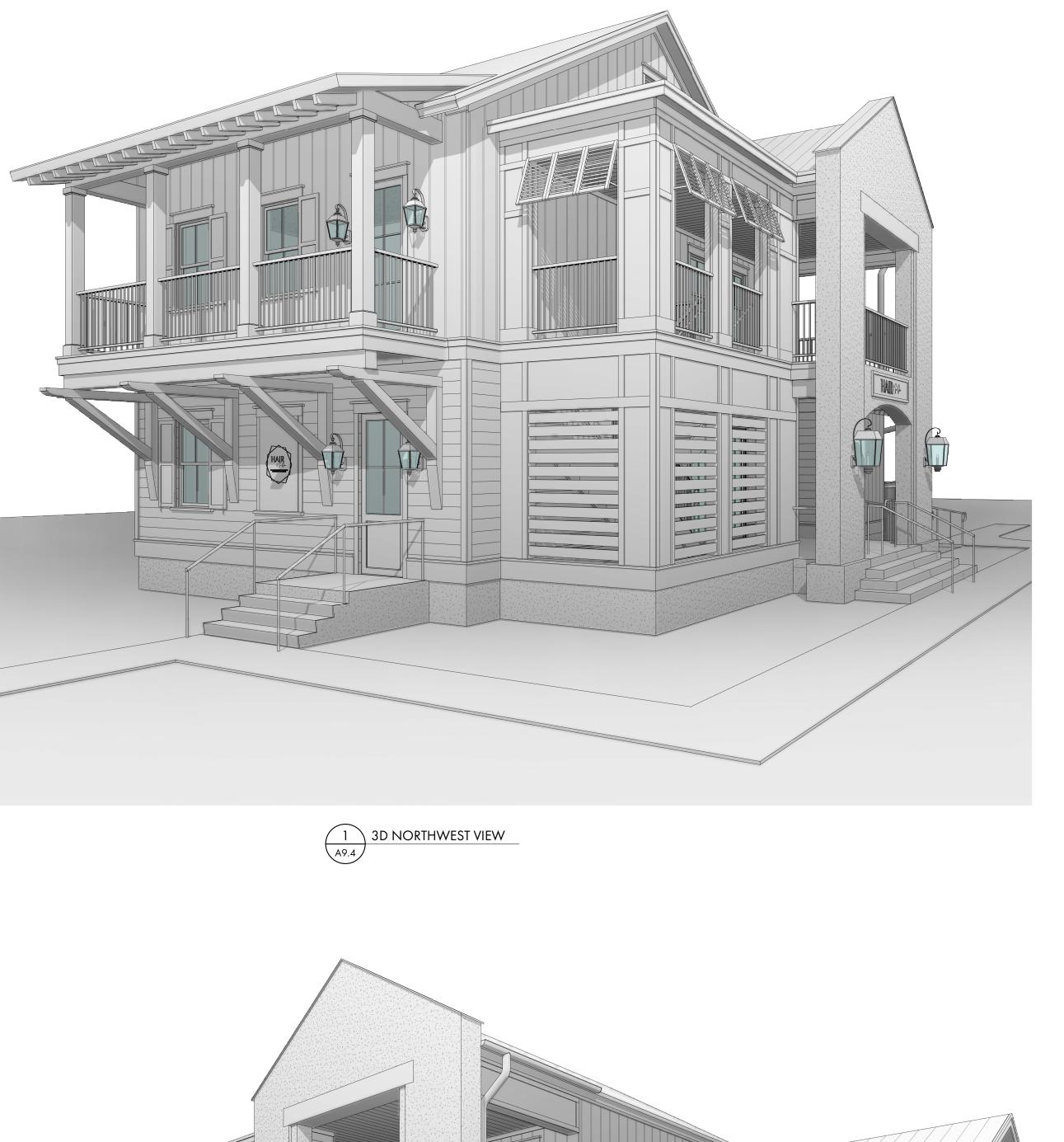
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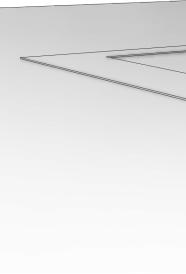
#### SHEET TITLE

DOOR TYPES / SCHEDULE







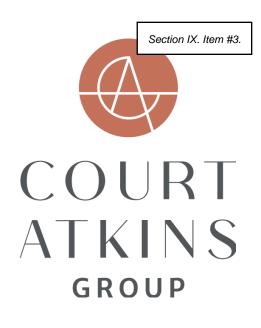


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2 3D SOUTHWEST VIEW



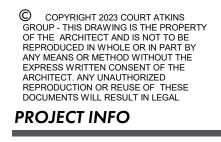
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# HAIR AND SO ON SALON 5818 GUILFORD PLACE BLUFFTON, SC 29910







Date

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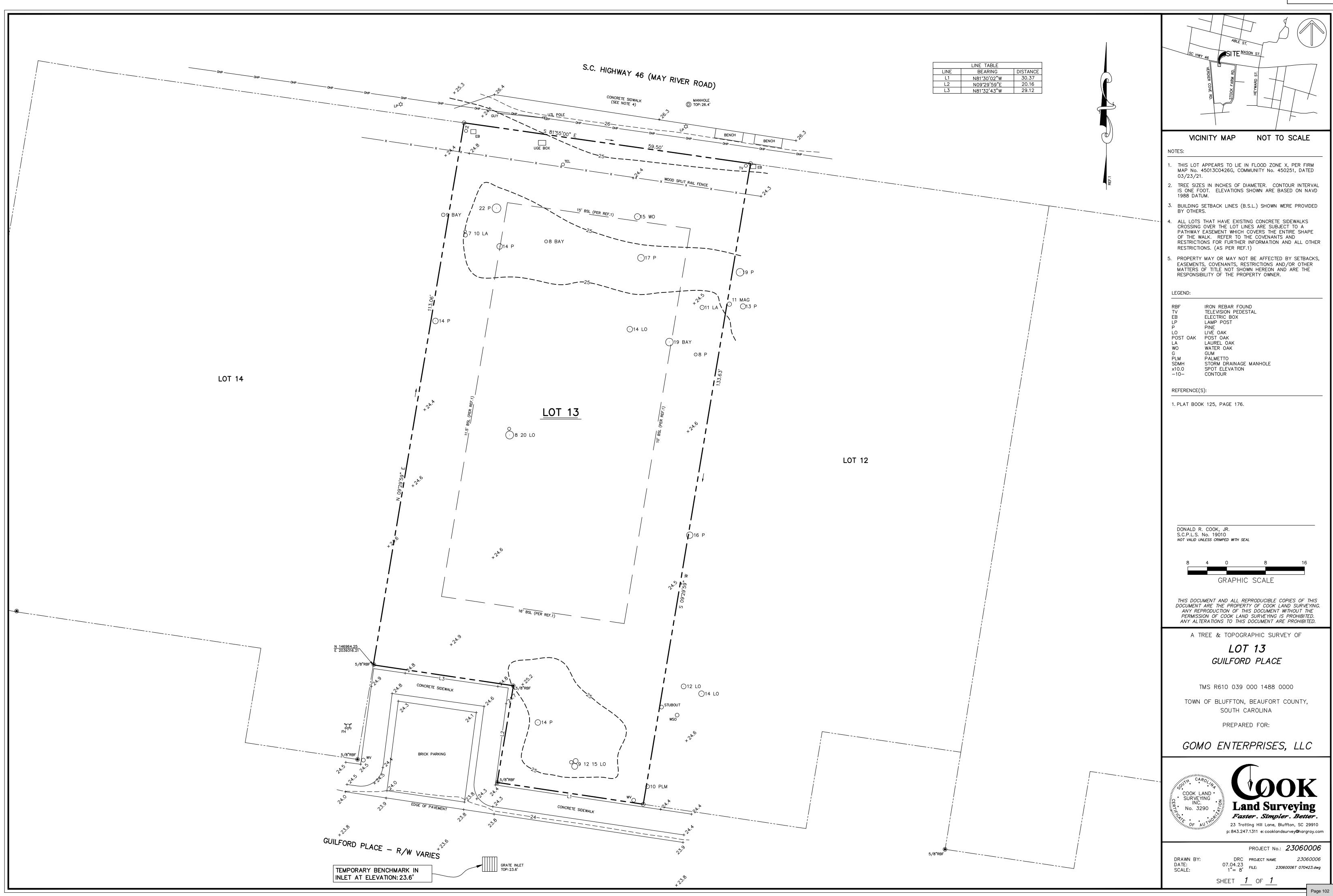
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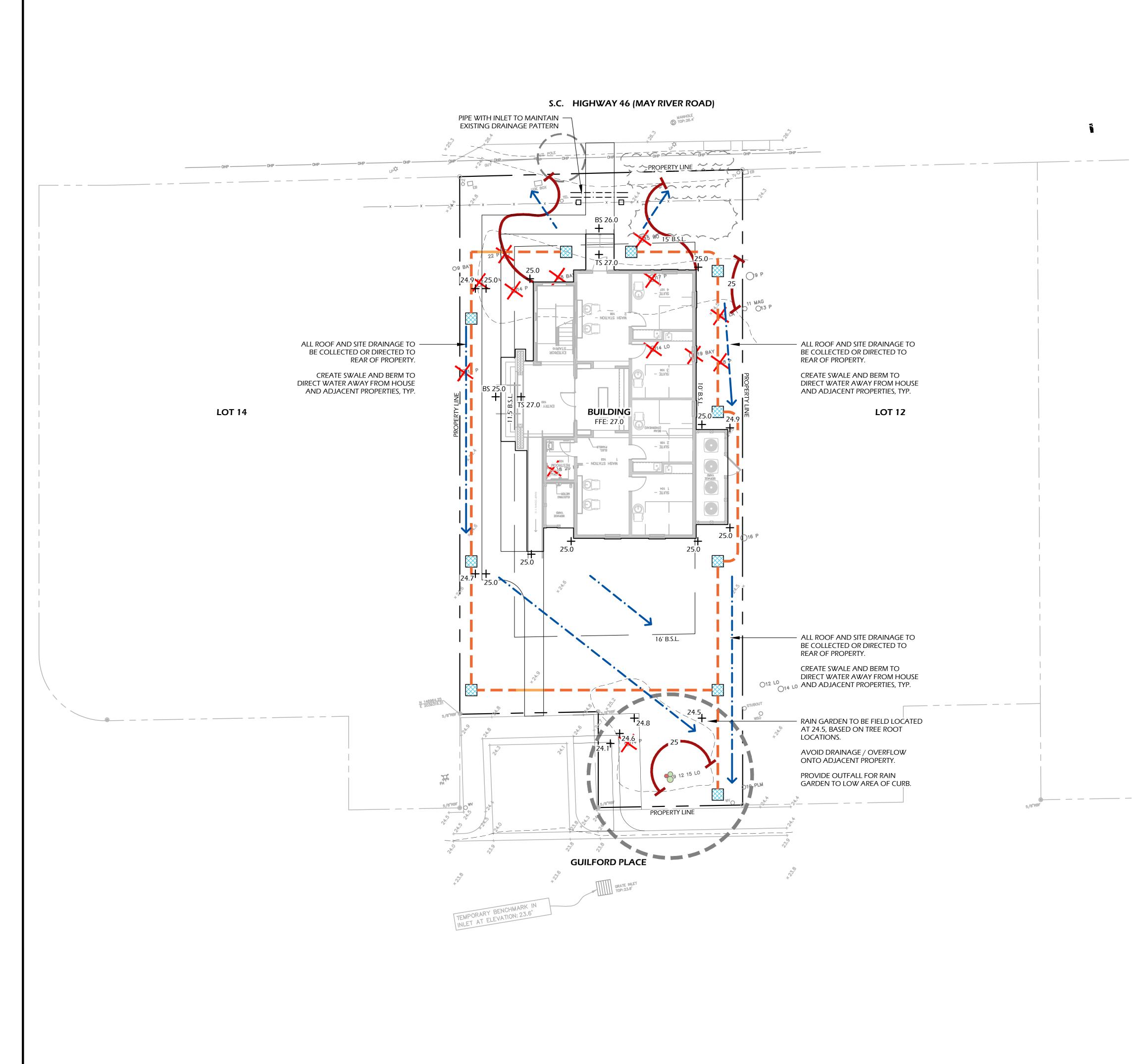
NO. REV. DATE DESCRIPTION

SHEET TITLE

PERSPECTIVES







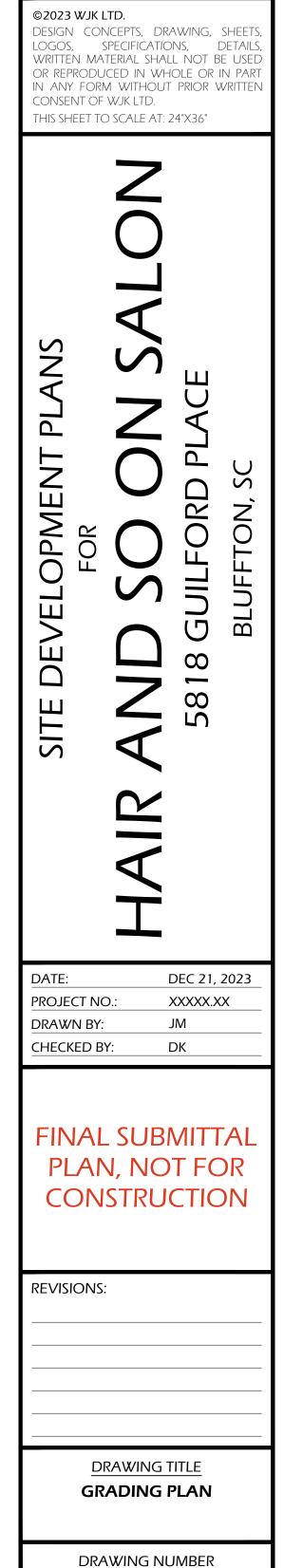
|              |       | DRAINAGE LEGEND                  |        |
|--------------|-------|----------------------------------|--------|
| CALL-<br>OUT | SYMB. | DESCRIPTION                      | DETAIL |
| 11.1         |       | 18" AREA DRAIN                   | NA     |
| 11.2         |       | 12" FRENCH DRAIN                 | NA     |
| NA           |       | 12" SOLID PIPE (UNDER HARDSCAPE) | NA     |
|              |       |                                  |        |
|              |       |                                  |        |



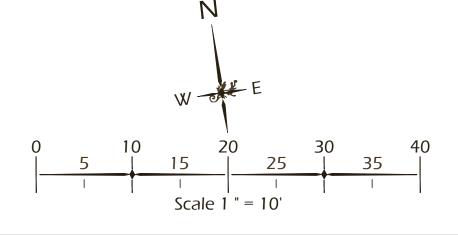
NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

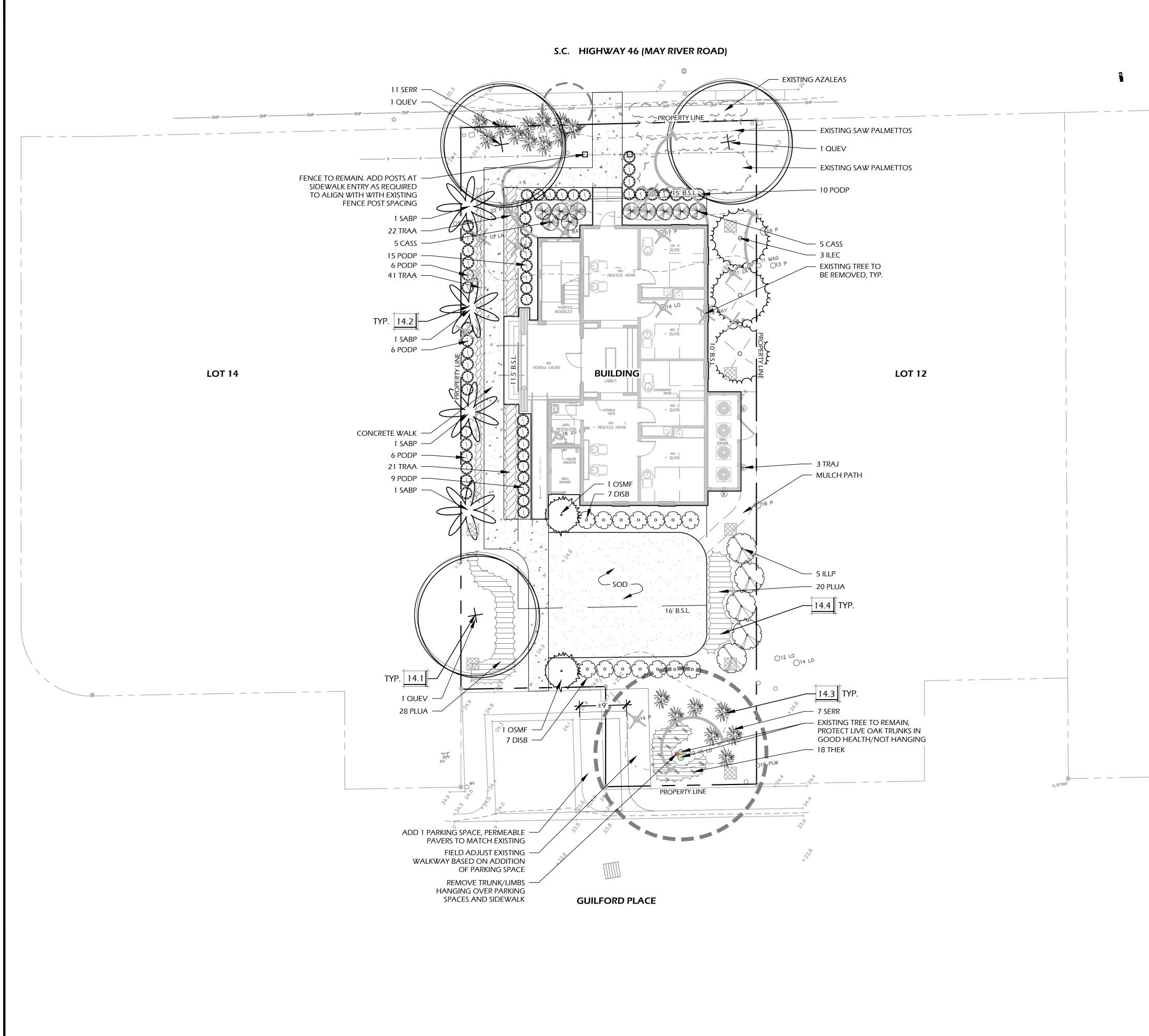
|              | GRADING LEGEND         |  |  |  |  |  |
|--------------|------------------------|--|--|--|--|--|
| SYMB.        | DESCRIPTION            |  |  |  |  |  |
| +            | SPOT GRADE             |  |  |  |  |  |
| $\leftarrow$ | DRAINAGE ARROW         |  |  |  |  |  |
|              | PROPOSED CONTOUR MAJOR |  |  |  |  |  |
|              | PROPOSED CONTOUR MINOR |  |  |  |  |  |
|              | EXISTING GRADE         |  |  |  |  |  |

| GRADING ABBREVIATIONS |                             |       |              |  |  |
|-----------------------|-----------------------------|-------|--------------|--|--|
| ABBR.                 | DESCRIPTION                 | ABBR. | DESCRIPTION  |  |  |
| BC                    | BOTTOM OF CURB              | HP    | HIGH POINT   |  |  |
| BS                    | BOTTOM OF STEP              | RIM   | TOP OF DRAIN |  |  |
| BW/                   | BOTTOM OF WALL              | ТС    | TOP OF CURB  |  |  |
| FFE                   | FINISHED FLOOR<br>ELEVATION | TS    | TOP OF STEP  |  |  |
| FG                    | FINISHED GRADE              | TW/   | TOP OF WALL  |  |  |
| LP                    | LOW POINT                   |       |              |  |  |



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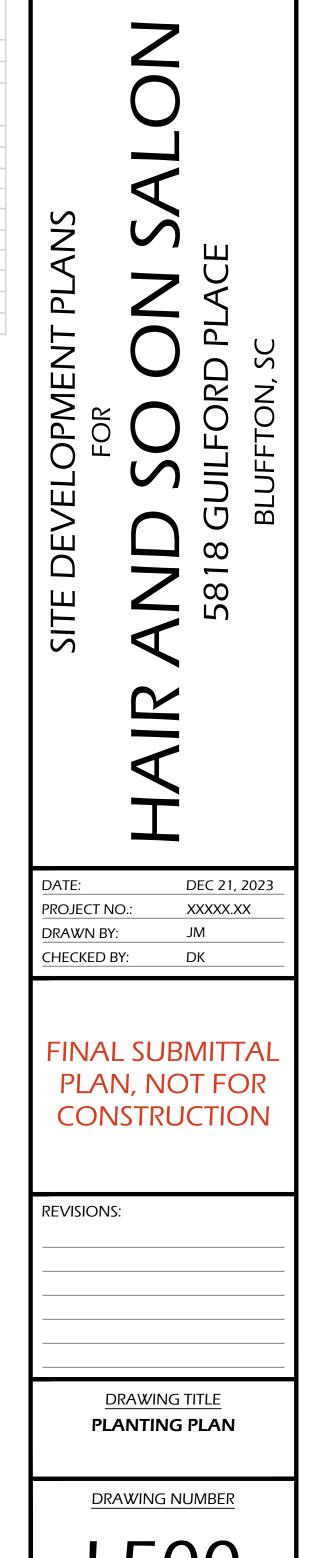
|              | PLANTING DETAILS      |        |  |  |  |  |
|--------------|-----------------------|--------|--|--|--|--|
| CALL-<br>OUT | DESCRIPTION           | DETAIL |  |  |  |  |
| 14.1         | TREE PLANTING         | 1/L501 |  |  |  |  |
| 14.2         | PALM TREE PLANTING    | 2/L501 |  |  |  |  |
| 14.3         | SHRUB PLANTING        | 3/L501 |  |  |  |  |
| 14.4         | GROUND COVER PLANTING | 4/L501 |  |  |  |  |

### PLANT KEY LEGEND

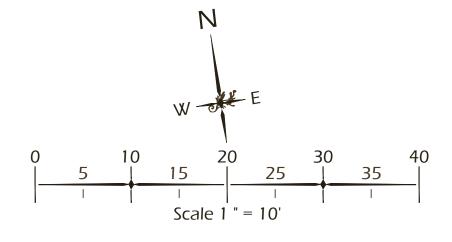
| <u>Abbrev</u> | Botanical Name                                   | <u>Common Name</u>               |
|---------------|--|----------------------------------|
| TREES         |  |                                  |
| QUEV          | Quercus virginiana                               | Live Oak                         |
| SABP          | Sabal palmetto                                   | Cabbage Palm                     |
| UNDERSTOR     | Y TREES  |                                  |
| ILEC          | llex cassine                                     | Dahoon Holly                     |
| SHRUBS        |  |                                  |
| CASS          | Camellia sasanqua "Shishi Gashira'               | Shishi Gashira Dwarf<br>Camellia |
| DISB          | Distylium 'Blue Cascade' (PIIDIST-II<br>PP24409) | Blue Cascade Distylium           |
| ILLP          | Illicium parviflorum                             | Yellow Anise                     |
| OSMF          | Osmanthus fragrans                               | Fragrant Tea Olive               |
| PODP          | Podocarpus macrophyllus 'Pringles<br>Dwarf'      | Dwarf Podocarpus                 |
| SERR          | Serenoa repens                                   | Saw Palmetto                     |
| VIBS          | Viburnum suspensum                               | Sandankwa Viburnum               |
| ORNAMENT      | AL GRASSES & FERNS                               |                                  |
| THEK          | Thelyptuis kunthii                               | Wood Fern                        |
|               | OVERS, VINES & PERENNIALS                        |                                  |
| PLUA          | Plumbago auriculata                              | Plumbago                         |
| TRAA          | Trachelospermum asiaticum                        | Asiatic Jasmine                  |
| TRAJ          | Trachelospermum jasminoides                      | Confederate jasmine              |

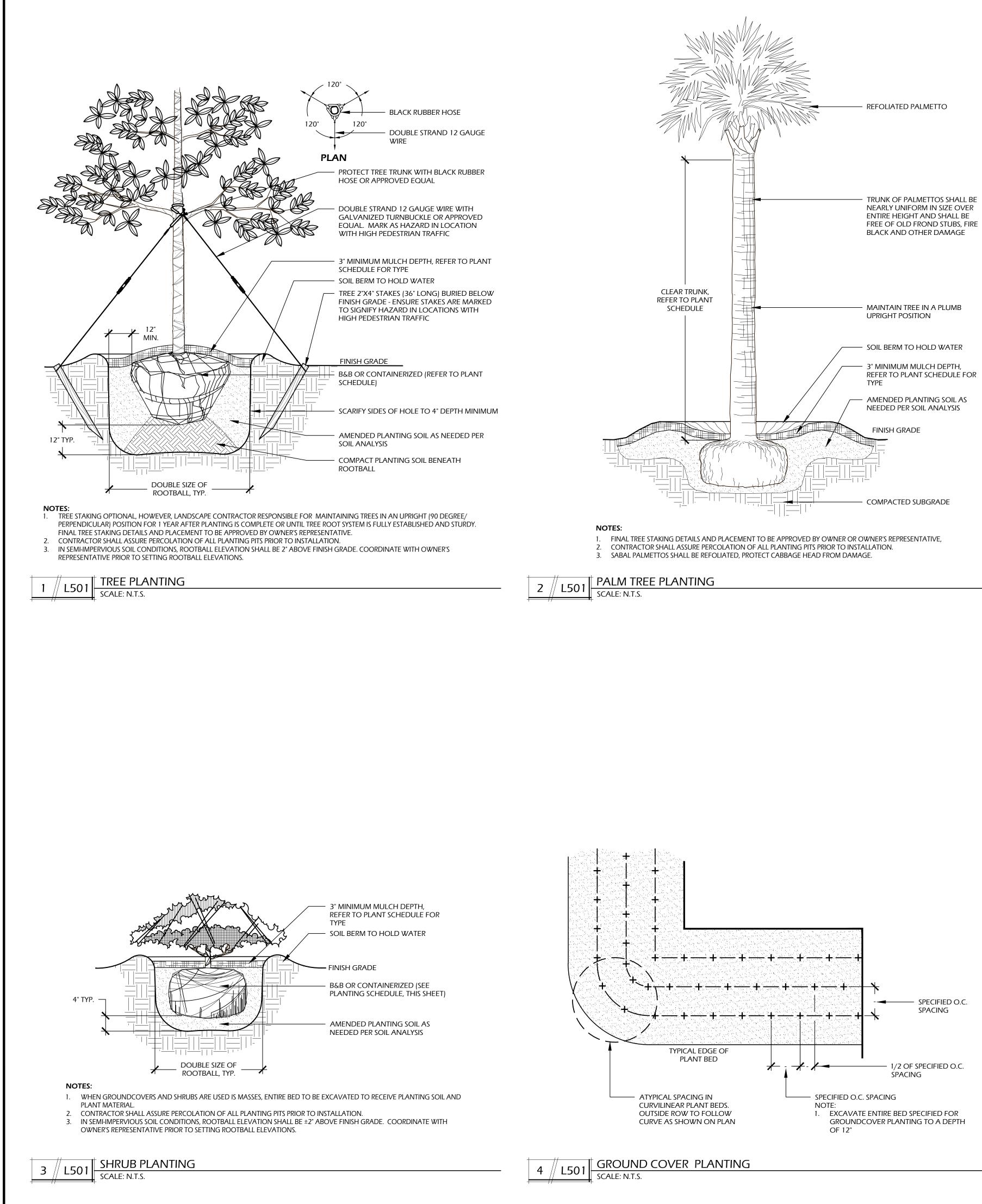


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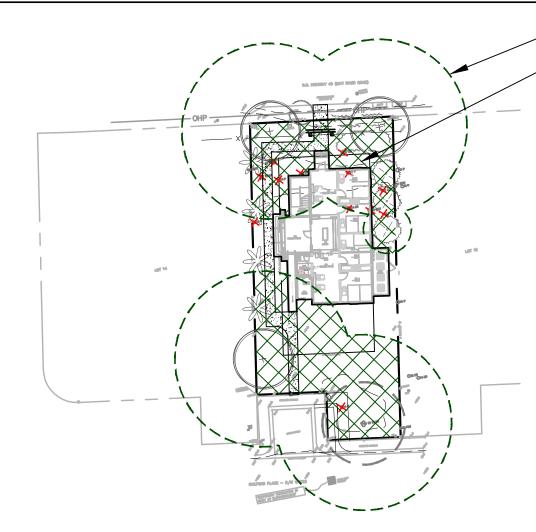


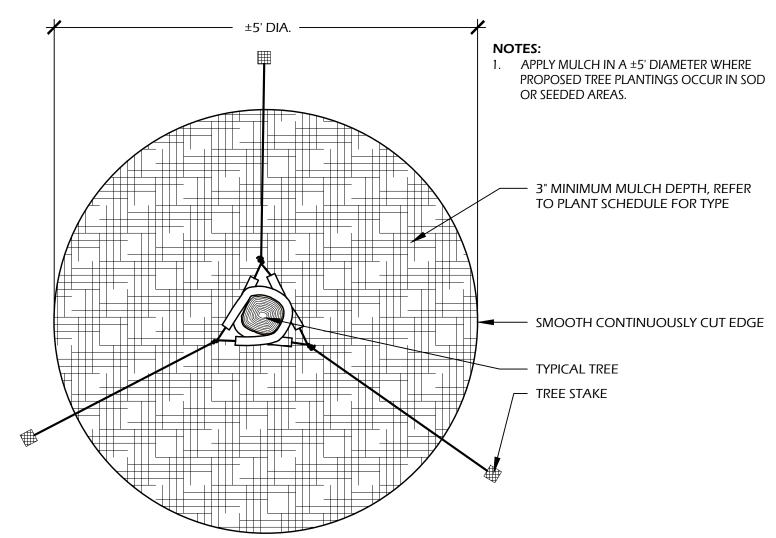


#### PLANT SCHEDULE:

| Quantity  | Abbrev         | Botanical Name                                   | Common Name                      | Height  | Spread      | <u>Container</u> | Cal./Spacing | Notes  |
|-----------|----------------|--|----------------------------------|---------|-------------|------------------|--------------|--|
|           |                |  |                                  |         |             |                  |              |  |
| REES      |                |  |                                  |         |             |                  |              |  |
| 3         | QUEV           | Quercus virginiana                               | Live Oak                         | 14'-16' | 6'-8'       | Cont.            | 4"           | Full   |
| 4         | SABP           | Sabal palmetto                                   | Cabbage Palm                     | 12'-16' | -           | Cont.            | -            | Refoliated, full clear trun<br>refer to plan for height: |
| JNDERSTOR | Y TREES        |  |                                  |         |             |                  |              |  |
| 3         | ILEC           | llex cassine                                     | Dahoon Holly                     | 6'-7'   | 3'-4'       | 15 gal.          | -8           | Full   |
| SHRUBS    |                |  |                                  |         |             |                  |              |  |
| 10        | CASS           | Camellia sasanqua "Shishi Gashira'               | Shishi Gashira Dwarf<br>Camellia | 18"-24" | 2'-3'       | 7 gal.           | -            | Full   |
| 14        | DISB           | Distylium 'Blue Cascade' (PIIDIST-II<br>PP24409) | Blue Cascade Distylium           | 24"-30" | 24"-30"     | 7 gal.           | -            | Full   |
| 5         | ILLP           | Illicium parviflorum                             | Yellow Anise                     | 30"-36" | 24"-30"     | 7 gal.           | -            | Full   |
| 2         | OSMF           | Osmanthus fragrans                               | Fragrant Tea Olive               | 36"-42" | 18"-24"     | 7 gal.           |              | Full   |
| 52        | PODP           | Podocarpus macrophyllus 'Pringles<br>Dwarf       | Dwarf Podocarpus                 | 18"-24" | 16"-20"     | 7 gal.           |              | Full   |
| 18        | SERR           | Serenoa repens                                   | Saw Palmetto                     | 24"-30" | 24"-30"     | 15 gal.          | -2           | Full   |
| 6         | VIBS           | Viburnum suspensum                               | Sandankwa Viburnum               | 30"-36" | 24"-30"     | 7 gal.           |              | Full   |
| ORNAMENT  | AL GRASSES &   | FERNS  |                                  |         |             |                  |              |  |
| 18        | THEK           | Thelyptuis kunthii                               | Wood Fern                        | 2'-3'   | 8"-12"      | 1 gal.           | 24" O.C.     | Full   |
| GROUND CO | OVERS, VINES & | & PERENNIALS                                     |                                  |         |             |                  |              |  |
| 48        | PLUA           | Plumbago auriculata                              | Plumbago                         | 12"-18" | 12"-18"     | 1 gal.           | 24" O.C.     | Blue Flowers, Full                                       |
| 84        | TRAA           | Trachelospermum asiaticum                        | Asiatic Jasmine                  | 4"-6"   | 12" runners | 1 gal.           | 18" O.C.     | Full   |
| 3         | TRAJ           | Trachelospermum jasminoides                      | Confederate jasmine              | 4"-6"   | 12" runners | 1 gal.           | 18" O.C.     | Full   |
| OD & MULO | ЭН             |  |                                  |         |             |                  |              |  |
| 800       | SOD-SF         | -  | Empire Zoysia Sod                | -       | -           |                  | -            | -  |
| 3,100     | MULCH-SF       | Pine Straw - all disturbed areas                 | Pine Straw                       | -       | -           | _                | -            | -  |

#### TREE CANOPY DIAGRAM:





TREE STAKING | 5 // L501 SCALE: N.T.S.

 MATURE TREE CANOPY, TYP. - CANOPY COVERAGE, TYP.

| CANOPY COVERAGE TABLE                             |                         |  |  |  |
|---|-------------------------|--|--|--|
| DESCRIPTION                                       | ACTUAL<br>COVERAGE (SF) |  |  |  |
| TOTAL LIMIT OF WORK AREA                          | ±7,349 S.F.             |  |  |  |
| BUILDING FOOTPRINT                                | ±2,111 S.F.             |  |  |  |
| REMAINING SITE AREA                               | ±5,238 S.F.             |  |  |  |
| MATURE CANOPY COVERAGE<br>(EXISTING AND PROPOSED) | ±4,482 S.F.             |  |  |  |
| % CANOPY COVERAGE                                 | 85.57%                  |  |  |  |



SCALE: 1" - 100'-0"

OR SEEDED AREAS. 3" MINIMUM MULCH DEPTH, REFER TO PLANT SCHEDULE FOR TYPE

SMOOTH CONTINUOUSLY CUT EDGE

— TREE STAKE

Ther ©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" SS ELOPMENT S **BLUFFTON**,  $\mathbb{Z}$ Ο OR U  $\square$  $\infty$ SITE

Section IX. Item #3.

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Ltd.

ones

-

| DATE:        | DEC 21, 2023 |
|--------------|--------------|
| PROJECT NO.: | XXXXX.XX     |
| DRAWN BY:    | JM           |
| CHECKED BY:  | DK           |
|              |              |

### FINAL SUBMITTAL PLAN, NOT FOR CONSTRUCTION

**REVISIONS:** 

DRAWING TITLE PLANT SCHEDULE AND DETAILS

DRAWING NUMBER



Section IX. Item #3.

Stock Farm Property Owners Associ

PO Box 2314 Bluffton SC 29910 StockFarmPOA@gmail.com

To Whom it May Concern,

This letter addresses the submission for new construction at 5818 Guilford Place in Stock Farm. The POA has reviewed the information being submitted and has approved the design. The POA will now defer to the Town for final approval per HPC recommendations. If there are any further questions, please do not hesitate to reach out to the board.

Regards,

Wil Crapps POA President

#### **ATTACHMENT 6** PLAN REVIEW COMMENTS FOR COFA-11-23-018646

Town of Bluffton

Telephone 843-706-4522 STOCK FARM

**Department of Growth Management** 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

| Plan Type:        | Historic District   | Apply Date:                                | 11/08/2023  |
|-------------------|---|--|---|
| Plan Status:      | Pending   | Plan Address:                              | 5818 Guilford Place<br>BLUFFTON, SC 29910   |
| Case Manager:     | Katie Peterson  | Plan PIN #:                                | R610 039 000 1488 0000  |
| Plan Description: | A request by Court Atkins Architects, Inc., on beha<br>of Appropriateness - HD to construct a new 2-stor<br>located at 5818 Guilford Place, Lot 13 in the Stock<br>and zoned Neighborhood General- HD zoning Dist<br>Status: The Application is being reviewed and is s | y commercial str<br>Farm Developm<br>rict. | ructure of approximately 2,290 SF, to be<br>ent, in the Old Town Bluffton Historic distri |

#### d and is slated to be placed on the December 1

Approved with Conditions

#### Staff Review (HD)

| Received: 1    | 1/08/2023     | Completed: 12/08/2023 | 23                       |                               |  |  |
|----------------|---------------|-----------------------|--------------------------|-------------------------------|--|--|
|                | Complete Date | Reviewer              | Status                   |                               |  |  |
| nt Dept Review | 12/08/2023    | Katie Peterson        | Approved with Conditions |                               |  |  |
|                | Received: 1   |                       | Complete Date Reviewer   | Complete Date Reviewer Status |  |  |

#### **Comments:**

1. Rear setback per DPA-05-17-10936 is 36.5' for Lot 13. Remove the 16' BSL line shown on the Site Plan and revise building placement to be no less than 36.5' from the rear property line in all locations. it is currently 34' 6" from the property line behind the parking spaces. (Front 15, Left and Right 10')

2. Provide breakdown of square footage. Calculating from the leader lines provided 2,876 SF, the narrative indicates 2,237 SF, site plan shows 2,290 SF. Maximum Square footage permitted by the DP/CC&Rs is 2,315 SF.

3. At time of final submittal, provide detail for Composite Bahama shutter to be located on second floor. Note- must be wood composite. (UDO 5.15.6.M)

4. Note: Signs are reviewed under a separate Site Feature permit. As currently drawn, it appears the panel behind the sign is intended as a portion of the architectural design. If so, provide detail. Please note it appears that if configured in this manner, the sign SF would include the full panel.

Katie Peterson

| HPRC Review |
|-------------|
|-------------|

#### Comments:

1. Building is an Additional Building type. Main Street Building is not a permitted within the Neighborhood General-HD zoning District. Revise narrative for Final submittal. (UDO 5.15.5.C.)

2. Provide additional information on the material for the handrails and guardrails noted as metal at time of final submittal. 3. At time of final submittal, provide architectural details of the railings and balusters, window detail, window and door tables, shutter dog profile, corner board trim, a typical wall section, and a wall section through the eave depicting the material configuration and dimensions. Further, provide a landscape plan showing foundation plantings, canopy coverage calculations, and street tree locations. (Applications Manual)

4. Consider moving the first floor water table down to the level of the first finished floor.

12/08/2023

5. There appears to be a small space between the ramp and the service yard that could collect water and prove hard to drain appropriately. The roof above also might prove to be problematic if draining directly onto the ramp. Consider adding a gutter and downspout to manage water above the ramp, and potentially expanding the ramp and raising the adjacent service yard. If gutters are added, provide detail at final.

| Watershed Management Review | 11/28/2023 | Samantha Crotty | Approved with Conditions |
|-----------------------------|------------|-----------------|--------------------------|
|-----------------------------|------------|-----------------|--------------------------|

#### Comments:

Comments may be provided at time of building permit application/stormwater permit submittal.

#### **Comments:**

#### 8 Nov 23 - RAS

The handrails on the monumental stairs must be located within three feet of the normal walking path of the exit door per IBC section 1014.9.

| Beaufort Jasper Water and Sewer<br>Review | 12/08/2023 | James Clardy | Approved |
|---|------------|--------------|----------|
| Comments:<br>1. No comment.               |            |              |          |
| Transportation Department<br>Review - HD  | 11/08/2023 | Megan James  | Approved |
| Comments:<br>No comments                  |            |              |          |

#### Plan Review Case Notes:



#### MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from December 15, 2023 to January 15, 2024

DATE: February 7, 2024

**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      |
|-------------------------------|-----------------------------------|----------------|-------------|
| 6 Promenade Street Unit 1005  | Tribus Interior Design Sign       | Katie Peterson | Approved    |
| 6 State of Mind Street        | Pearce Scott Architects Sign      | Katie Peterson | Awaiting    |
|                               |                                   |                | Resubmittal |
| 202 Bluffton Road             | Finch & Co. Sign                  | Katie Peterson | Approved    |
| 181 Bluffton Road Unit F103-2 | The Bluffton Sun Sign             | Katie Peterson | Approved    |
| 29 Tabby Shell Road           | Termite Remediation               | Katie Peterson | Approved    |
| 13 State of Mind Street       | Slider Bar Sign                   | Katie Peterson | Approved    |
| 65 Lawrence Street            | Coast Brokered by eXp Realty Sign | Katie Peterson | Awaiting    |
|                               |                                   |                | Resubmittal |
| 86 Boundary Street            | Re-roof                           | Glen Umberger  | Issued      |