Historic Preservation Commission Meeting

Wednesday, January 07, 2026 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. December 3, 2025 Minutes

V. 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.

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. **36 Bruin Road:** An amendment to an approved Certificate of Appropriateness to allow certain changes for 2-story commercial building of approximately 3,130 SF at 36 Bruin Road in Old Town Bluffton Historic District, and within the Neighborhood General-HD (NG-HD) zoning district. (COFA-05-25-019766) (Staff - Charlotte Moore)
2. **2 Blue Crab Street, Lot 52:** A request by William Court of Court Atkins Group (Applicant) on behalf of Blue Crab Bluffton, LLC (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2.5-story main house (an Additional

Building Type) of approximately 3,839 SF and an attached carriage house of approximately 880 SF at 2 Blue Crab Street. The property is located in the Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25-019925) (Staff - Charlotte Moore)

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

4. **6 Blue Crab Street, Lot 50:** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,846 SF and an attached carriage house of approximately 884 SF at 2 Blue Crab Street, Lot 50. The property is in Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25- 019628) (Staff - Charlotte Moore)

5. **8 Blue Crab Street, Lot 49:** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,741 SF and an attached carriage house of approximately 933 SF at 8 Blue Crab Street, Lot 49. The property is in Tabby Roads Development in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25- 019929) (Staff - Charlotte Moore)

IX. DISCUSSION

1. Historic District Monthly Update. (Staff)

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 4, 2026

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

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

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

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

Historic Preservation Commission Meeting

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

December 03, 2025

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Evan Goodwin
Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Debbie Wunder
Commissioner Lisa Sulka

III. ADOPTION OF MINUTES

1. November 5, 2025 Minutes

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

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

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

Norma Cooley, 15 Wharf St, Bluffton - Ms. Cooley owns property abutting 5 Garfields Way. She shared that a fence was encroaching into her rear yard and was seeking assistance for its removal.

V. OLD BUSINESS

VI. NEW BUSINESS

1. **5 Garfields Way:** A request by Scott Middleton of Southern Coastal Homes (Applicant) on behalf of 5 Garfields LLC (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story 2,621 SF main house (an Additional Building Type) and a 1-story 264 SF carriage house at 5 Garfields Way. The property is located in the Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-10-25-019966) (Staff - Charlotte Moore)

   Staff presented. The applicant was present. There was discussion regarding the rear property line, the location of an existing fence in relation to the property, and the opacity of the proposed fence. The Commission had questions regarding the main structure foundation and the proposed foundation recesses, including whether infill material was necessary for the recesses. The Commission asked for clarification on the materials to be used for the stairs and

sofa. The side yard porch of the main structure was discussed in relation to the rear yard setback line. There were concerns regarding the length of the diagonal for the brackets on the rear elevation. There was discussion regarding the size of the lot and the footprint of what is being proposed.

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

1. Update the wall section to show required UDO details, including soffit material and configuration, frieze board and fascia material, corner boards with a beaded or ¼ round inset trim mold, and provide details for the foundation sill and porch columns.

2. Add a top board to the wood hog-wire infill fence (UDO Sec. 5.15.6.K.3.g.).

3. Obtain an approved Tree Removal Permit from the Town before removing any tree that is 14 or more inches in diameter at breast height (Applications Manual).

4. For the main house foundation, remove the recesses to create a flat, solid surface.

5. For the rear elevation brackets, increase the length of the diagonal.

6. For the foundation sill, place the band at the bottom of the sill or remove it.

7. The property owners of 15 Wharf Street and 5 Garfield's Way are to meet with Town Staff to agree that their individual surveys align with the property lines.

And determinations:

1. The 6’-0” dog-ear fence along the rear property line complies with the Unified Development Ordinance (UDO).

2. The creation of a rear porch elevation that is asymmetrical is appropriate to avoid encroachment into the rear yard setback.

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

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

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

VIII. ADJOURNMENT

Commissioner Frazier made a motion to adjourn.

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

All were in favor and the motion passed. The meeting adjourned at 7:13pm.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	January 7, 2026
PROJECT:	COFA-05-25-019766 36 Bruin Road – Amendment to an Approved COFA
APPLICANT:	James Atkins (Court Atkins Group)
PROPERTY OWNER:	ABPAL, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

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

> An amendment to an approved Certificate of Appropriateness to allow certain changes for 2-story commercial building of approximately 3,130 SF at 36 Bruin Road in Old Town Bluffton Historic District, and within the Neighborhood General-HD (NG-HD) zoning district.

INTRODUCTION: On August 6, 2025, HPC approved a COFA to allow the construction of a new commercial building (ABPAL Shell Building) with yet to be determined businesses. The proposed structure, approximately 3,130 SF, has characteristics of both a Main Street Building Type and a Live-Work Sideyard Building Type but was reviewed as an Additional Building Type as the NG-HD zoning district does not allow Main Street Buildings, and an upper-story residence will not be provided as is typical of a Live-Work Sideyard Building.

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

The Development Plan for the subject property was approved by the Planning Commission on March 26, 2025 (DP-12-24-019469). The proposal included the subdivision of a 1.22 acre-lot into two lots, Lot 1 (the existing office building and parking lot for Court Atkins Group) and Lot 2 (a portion of the existing parking area for the subject structure).

Depending on the overall use of the building, parking may require reevaluation of the development plan.

The amendment is requested, based on the narrative (Attachment 2), to make changes due to "potential tenant requirements, additional mechanical needs," as well as other minor changes. The proposed changes include:

- The addition of a rooftop well for mechanical equipment that will be screened with a parapet wall (left elevation);
- The removal of second story windows between brackets on the left elevation, and a respacing of brackets;
- The removal of the ground level rear porch screen;
- The addition of brick pavers to the front porch (right elevation);
- The revision of the second story rear porch railing from pickets to louvers for improved screening;
- The relocation of a second story rear door to be centered in the porch; and,
- The change of a single door to a double door at the porch on the right elevation (not visible from the exterior).

With the exception of the roof well addition and removal of the windows, the proposed alterations are minor and consistent with applicable UDO requirements. The roof well and windows are specifically addressed in #2 of this report.

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

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

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

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

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

   a. *Findings.*

   (1) Removal of Windows: The removal of two second-story windows at the left elevation will create more blank space in the left elevation. Their removal is proposed as the area behind the wall is a storage area.

   UDO Sec. 5.15.5.F.3.a. states that "[b]uildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings." This requirement is further reinforced by UDO Sec. 5.15.5.F.1.2.d. which states that "[l]ong unarticulated masses shall be avoided." With the addition of the roof well in the shed roof just above the second story, the blankness of the left elevation is further emphasized and should be reconsidered unless deemed appropriate by the HPC.

   (2) Addition of a Roof Well: The roof well on the left shed roof would include the addition of a gutter with an awkward configuration. Screening material would be Hardie horizontal lap siding to match the main structure and would include boral trim material (which is not a permitted UDO material and would require HPC approval).

   While the UDO does not specifically address roof wells, it functions as a service area. UDO Sec. 5.15.5.F.9. requires service yards to be located in rear or side yards not facing a street, away from all public vantages, and screened from view. The HPC may approve alternate locations and screening for utilities if they are unable to be located within the service yard. Roof mounted equipment must be **"**low-profile and located at the side or rear elevations to not be visible from the street." The height of the roof well is approximately 5'-3".

   As the approved speculative structure was not designed for the more intensive use of the building now desired, a roof well suggests that the overall design may need reconsideration. This is not a retrofit of an existing building. A determination of appropriateness by HPC is necessary.

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

   Finding. The mass and scale of the structure was deemed appropriate for its location and the architectural detailing sensitive to the neighboring properties. The

proposed window removal and roof well addition, however, do require a determination of appropriateness by HPC to ensure the building remains consistent with the nature and character of the surrounding area.

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

   Finding. Whether the removal of two windows and addition of a roof well will meet the spirit of the UDO, as noted in #2, and not be a detriment to the public interest is to be determined by HPC

5. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**
   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

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

Conditions:

1. Approval of the proposed changes requested as part of this application (removal of ground level rear porch screen, addition of brick pavers to the front porch, revision of the second story rear porch railing from pickets to louvers; relocation a second story rear door to be centered in the porch; and, change of a single door to a double door at the porch).

Determinations: The determinations below must be considered for their appropriateness. If not acceptable, the HPC must provide an alternative or deny the request.

1. The removal to two windows in the second-story left elevation.

2. The addition of a roof well at the left shed roof and the proposed gutter configuration. If approved a gutter detail will be required to show compliance with UDO Sec. 5.15.6.J.

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

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

ATTACHMENTS:

1. Application
2. Narrative
3. Location & Zoning Map
4. Plat
5. Survey & Photos
6. Amended Architectural Plans
7. Approved Final COFA (08.06.2025)

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

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

Applicant	Property Owner
Name: Court Atkins Group	Name: ABPAL,LLC
Phone: 843-815-2557	Phone: 843-815-2557
Mailing Address: PO Box 3978 Bluffton, SC 29910	Mailing Address: PO Box 3978 Bluffton, SC 29910
E-mail: james.atkins@courtatkins.com	E-mail:
Town Business License # (if applicable): 25-03-7115	

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

Project Name: ABPAL Shell Building	Conceptual: ☐	Final: ☐	Amendment: ☑
Project Address: 36 Bruin Rd	Application for:		
Zoning District: NG-HD	☑ New Construction		
Acreage: 1.220 (0.311 FUTURE PARCEL)	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 039 000 0274 0000	☐ Relocation		

Project Description: Minor exterior changes prior to construction due to mechanical needs, tenant requests, and neighbor requests.

Minimum Requirements for Submittal

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

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

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

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

Property Owner Signature: Date: 12/3/25

Applicant Signature: Date: 12/3/25

For Office Use

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

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

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

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

2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5)	Additional Building Type			
Building Setbacks	Front: 10'-20'	Rear: 25'	Rt. Side: 10'	Lt. Side: 10'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	no change	NA	No change
Ancillary			
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	no change
Impervious Drive, Walks & Paths	no change
Open/Covered Patios	no change
A. TOTAL IMPERVIOUS COVERAGE	no change
B. TOTAL SF OF LOT	no change
% COVERAGE OF LOT (A/B= %)	no change

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	no change	Columns	no change
Walls	no change	Windows	no change
Roof	no change	Doors	no change
Chimney	no change	Shutters	no change
Trim	no change	Skirting/Underpinning	no change
Water table	no change	Cornice, Soffit, Frieze	no change
Corner board	no change	Gutters	no change
Railings	no change	Garage Doors	no change
Balusters	no change	Green/Recycled Materials	no change
Handrails	no change		

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

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

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

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

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

_____ 12/3/2025

Signature of Property Owner or Authorized Agent — Date

James C. Atkins

Printed Name of Property Owner or Authorized Agent

_____ 12/3/2025

Signature of Applicant — Date

James C. Atkins

Printed Name of Applicant

COURT ATKINS
GROUP

December 2, 2025

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

Re: Amendment Submittal Request for ABPAL Shell COFA-05-25-019766

Charlotte,

As we move towards permitting/construction in January, we want to be proactive in a few minor changes to the building shell. Please see attached documents for requested design changes to the ABPAL Shell Building at 32/36 Bruin Road. Due to potential tenant requirements, additional mechanical needs, and other minor design changes, we are respectively requesting an administrative review of the following items:

1. Roof mechanical well has been added with a screen parapet wall to hide the mechanical equipment
2. The second story windows on the left elevation have been removed in between the brackets. The brackets have been re-spaced.
3. The rear porch screening has been removed.
4. Brick added to the front porch
5. The upper porch railing has been revised to provide additional screening for the neighbor (per their request).
6. Centered rear upper door on rear porch.
7. Changed a single door to a double door on the porch.

If additional review by HPC is necessary, perhaps an HPRC meeting would be permitted rather than waiting until the January HPC meeting. Please advise.

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

Court Atkins Architects, Inc.



James C. Atkins, Founding Principal

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

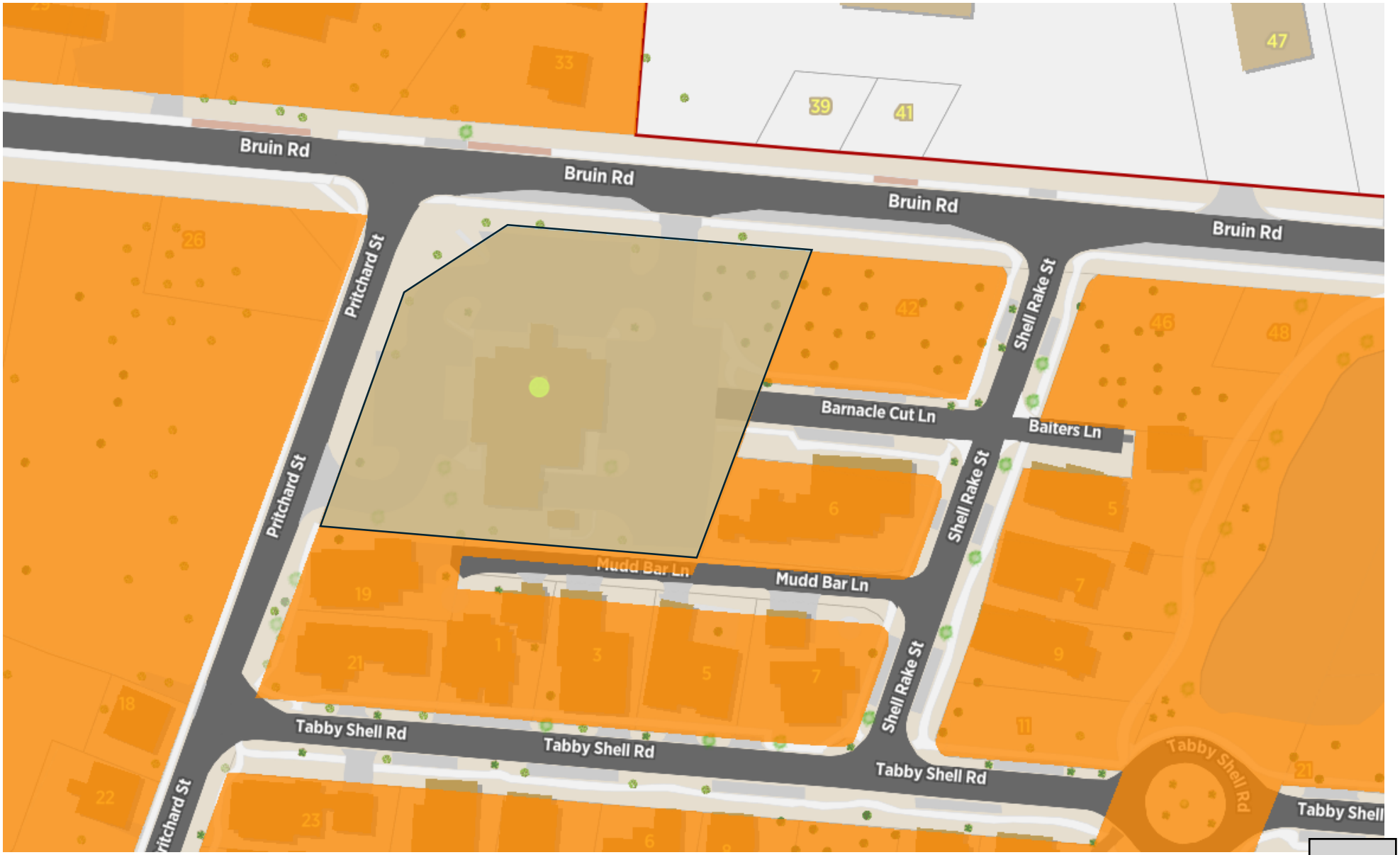
RESIDENTIAL | COMMERCIAL | INTERIORS

ATTACHMENT 1

LOCATION & ZONING MAP

32 Bruin Road

Neighborhood General-HD District



NOTES

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

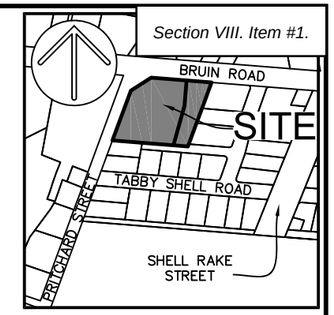
REFERENCES

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

NORTH
SC GRID (NAD 83) (2011)

LEGEND

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



VICINITY MAP NOT TO SCALE

BRUIN ROAD 50' R/W

S85°23'04"E 200.07'(TOTAL)
116.92'
NEW 5' UTILITY EASEMENT
5.00'
40.00'
11.00'
XS
11.00'
83.15'
XF
NEW 22' SHARED ACCESS EASEMENT
S84°13'38"E 125.77'(TIE)
1/2" RBF
1/2" RBF
N56°59'04"E 79.29'
3X3" CMF
N: 146,855.411'
E: 2,044,168.994'

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

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

N04°36'56"E 83.22'
NEW PROPERTY LINE
XS
N15°39'20"E 136.80'
NEW PROPERTY LINE

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

PREPARED FOR:
ABPAL, LLC.

A SUBDIVISION PLAT OF

PARCEL 274
#32 BRUIN ROAD

TAX PARCEL No. R610 039 000 0274 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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

PRITCHARD STREET 40' R/W

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

N19°23'24"E 174.97'

NEW 22' SHARED ACCESS EASEMENT

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

217.44'
225.00'(TOTAL)
S19°29'09"W

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

3x3" CMF
198.13'
N85°24'51"W 249.74'(TOTAL)
1/2" RBF
51.61' 7.56'
RBS
MUDD BAR LANE 15' R/W

S19°40'32"W 95.35'(TIE)

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

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

1/2" RBF

40 20 0 40 80
GRAPHIC SCALE

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

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

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

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

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

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

PERMIT SET

LAPBA SHELL BUILDING

36 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

PROJECT INFORMATION:

NAME OF PROJECT:	LAPBA SHELL BUILDING
ADDRESS:	36 BRUIN ROAD BLUFFTON, SOUTH CAROLINA 29910
PROPOSED USE:	BUSINESS (B) & ASSEMBLY (A-2) UNSEPARATED
OWNER CONTACT:	JAMES ATKINS
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER OF RECORD: _____

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	WARREN LAW	SC #20698	(912)677-7716
PLUMBING/FIRE PROTECTION	JOHN DUFFIELD	SC #35628	(843) 263-8977
MECHANICAL	JOHN DUFFIELD	SC #35628	(843) 263-8977
STRUCTURAL	TONY AUSTIN	SC #13542	(843) 718-2525
CIVIL	BRADLEY BUSS	SC # 36429	(843) 837-5250
LAND PLANNING/ LANDSCAPE	DAN KEEFER	XX #XXXX	(843) 757-7411

PROJECT TEAM:

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

STRUCTURAL ENGINEER
SOUTHERN CONSULTING AND ENGINEERING INC.
105 CENTRAL AVE 200-B
GOOSE CREEK, SC
(843) 718-2525 PH

MECHANICAL PLUMBING & FIRE PROTECTION
H & H ENGINEERING OF HAMPTON
1011 BAY STREET
BEAUFORT, SC 29902
(843) 263-8997

ELECTRICAL ENGINEER
SUSTAINABLE DESIGN CONSULTANTS, LLC
1 DIAMOND CAUSEWAY, SUITE 7
SAVANNAH, GA 31406
(912) 677-7716

INTERIOR DESIGNER
COURT ATKINS INTERIORS, LLC
32 BRUIN ROAD
P.O. BOX 3978
BLUFFTON, SC 29910
(843) 815-2557 PH
(843) 815-2547 FAX

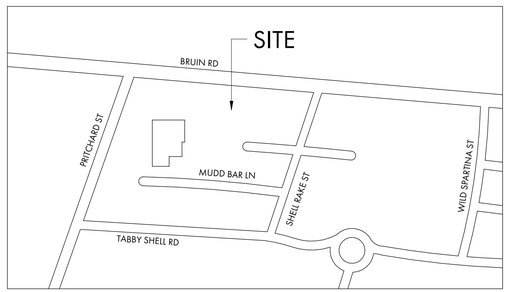
ARCHITECT
COURT ATKINS ARCHITECTS, INC.
32 BRUIN ROAD
P.O. BOX 3978
BLUFFTON, SC 29910
(843) 815-2557 PH
(843) 815-2547 FAX

GENERAL CONTRACTOR
GENESIS CONSTRUCTION
33 BOUNDARY STREET
BLUFFTON, SOUTH CAROLINA 29910
(843) 757-8220 PH

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

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

VICINITY MAP - N.T.S.



GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COURT ATKINS GROUP

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BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LAPBA SHELL BUILDING
36 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.02.2025

Project No.
25-001

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

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.

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

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

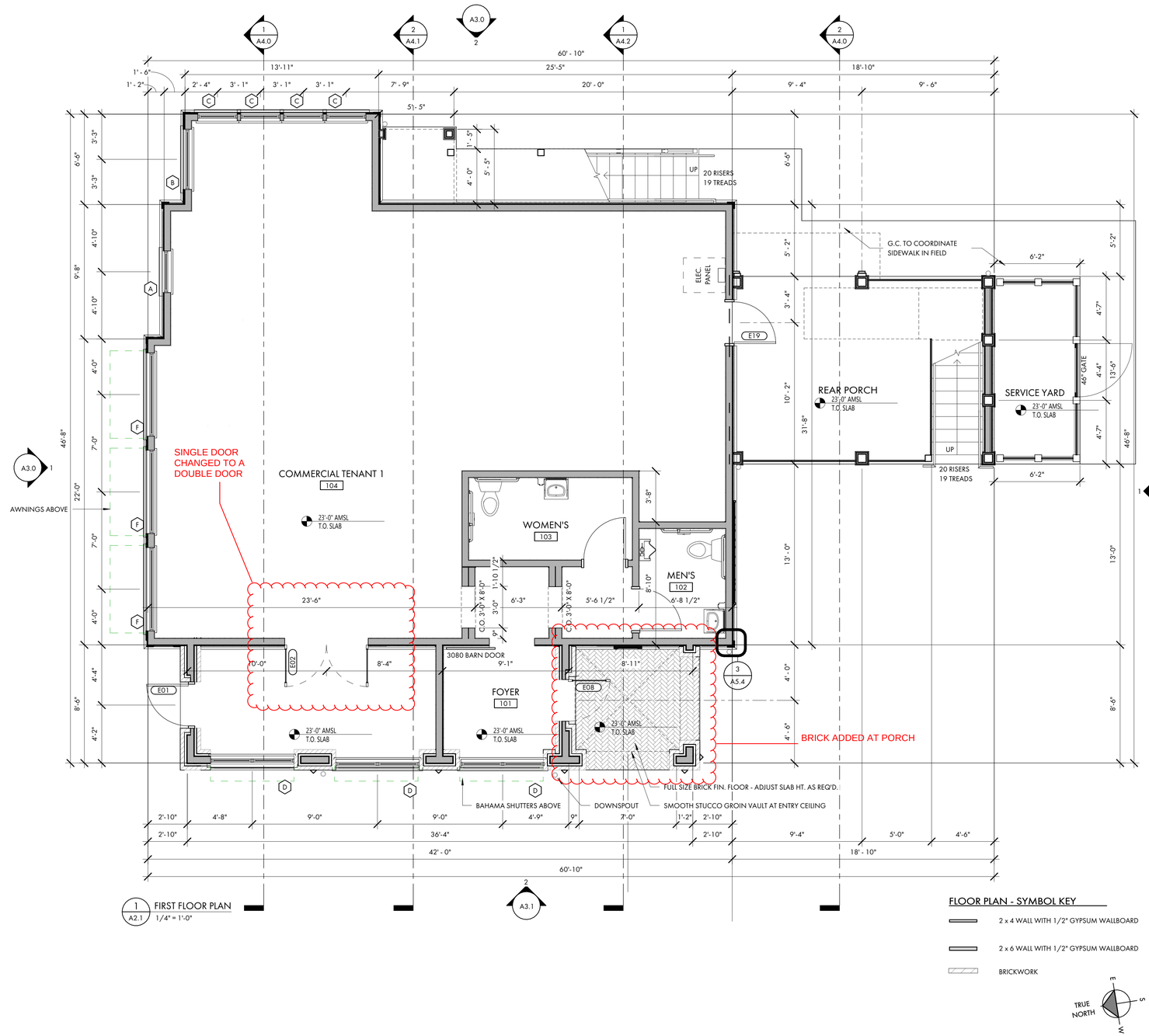
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

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

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

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



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

FLOOR PLAN - SYMBOL KEY

- 2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD
- 2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD
- BRICKWORK

TRUE NORTH

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Project No.
25-001

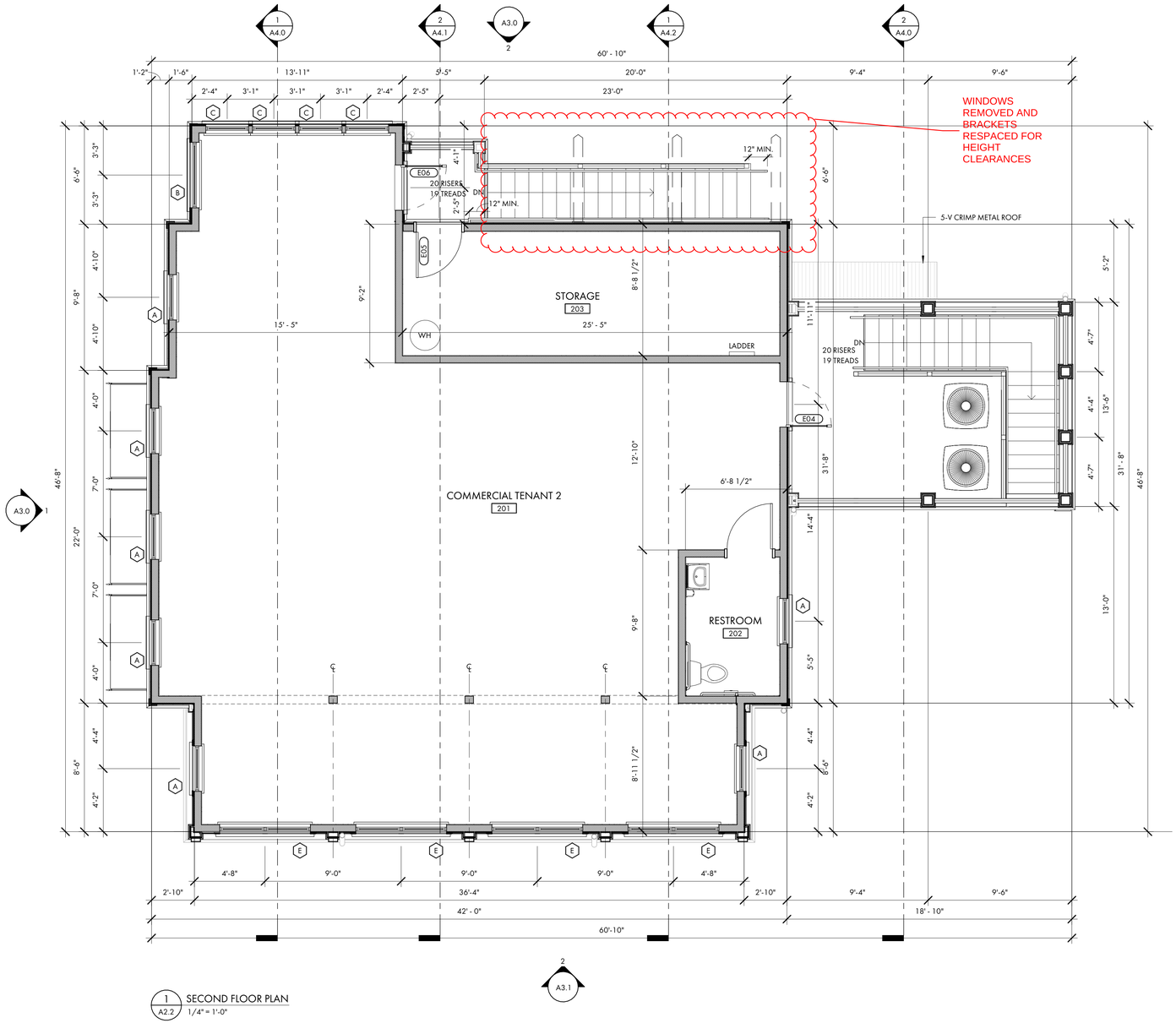
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1



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

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12.02.2025

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25-001

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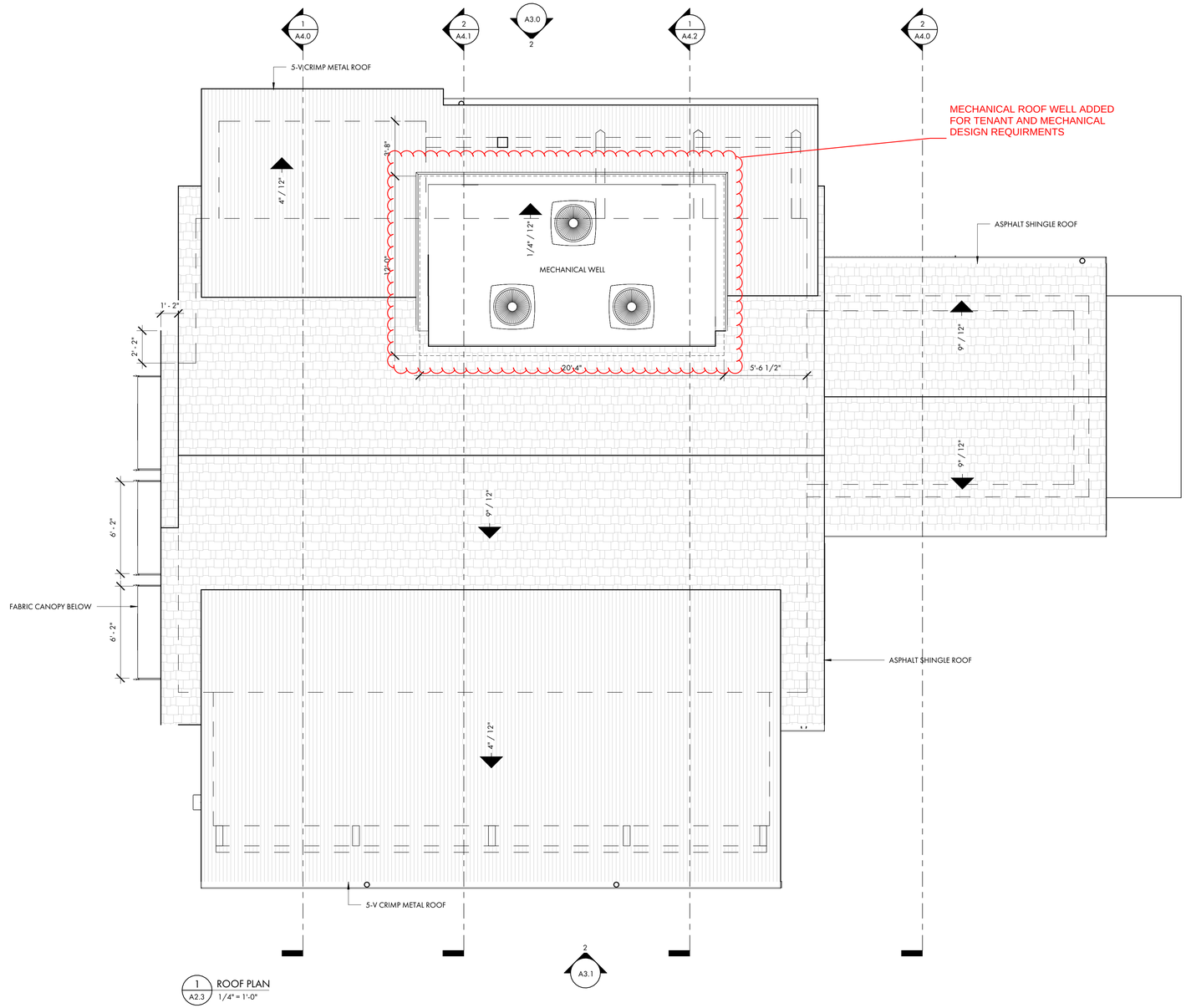
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

A2.2



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

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PROJECT INFO

Date
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Project No.
25-001

ISSUE

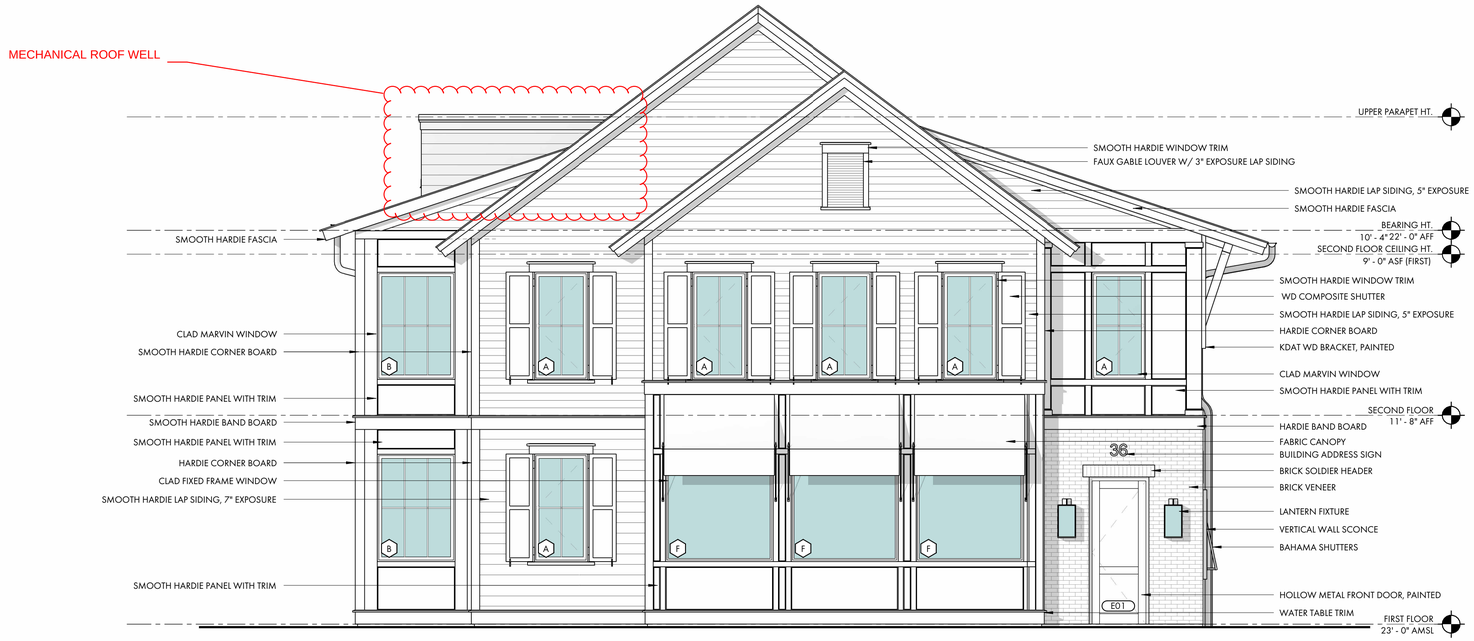
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

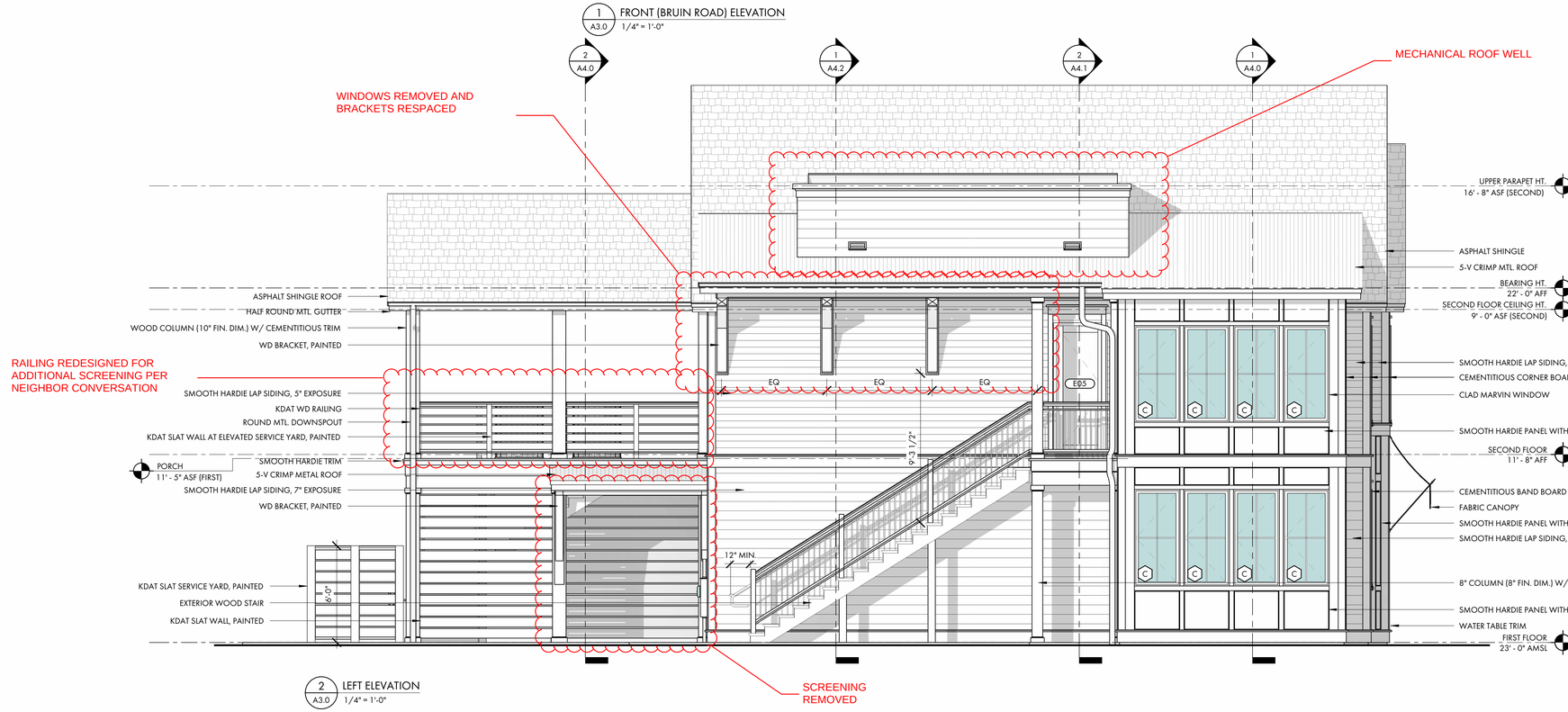
ROOF PLAN

A2.3

TRUE NORTH



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



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

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Date
12.02.2025

Project No.
25-001

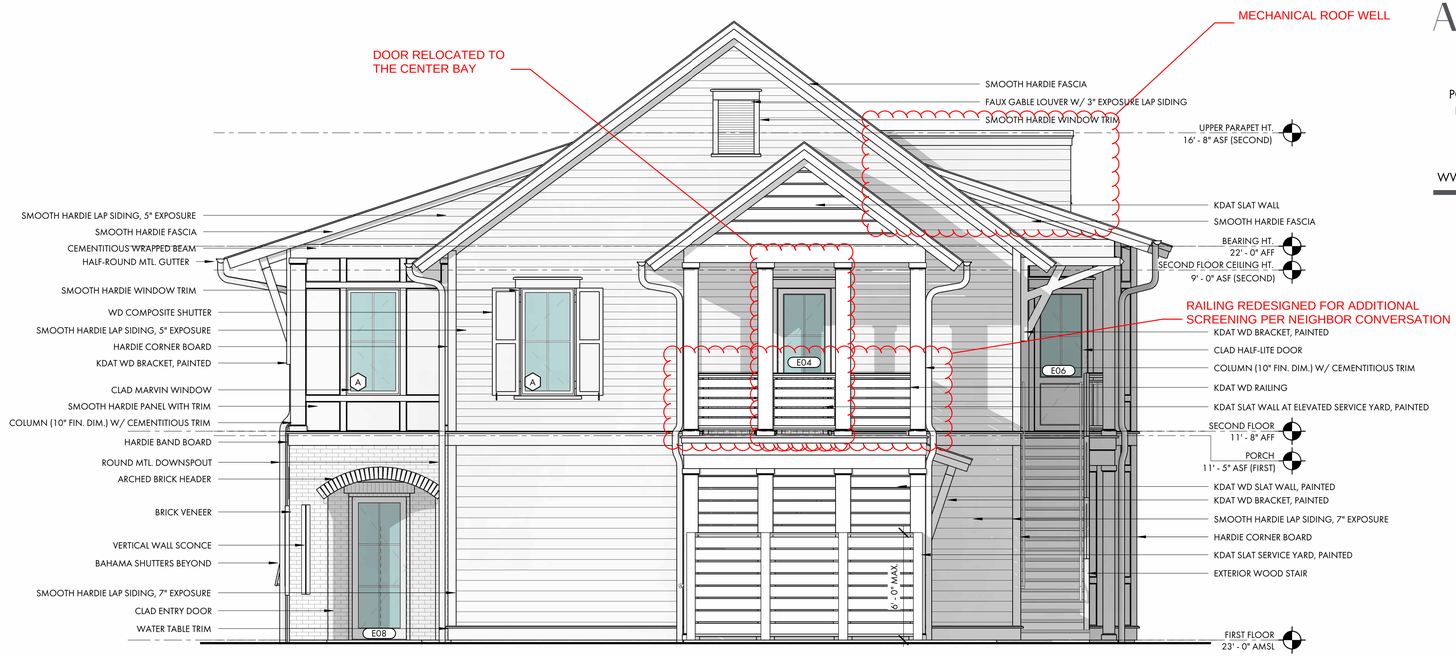
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.0



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



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

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PROJECT INFO

Date
12.02.2025

Project No.
25-001

ISSUE

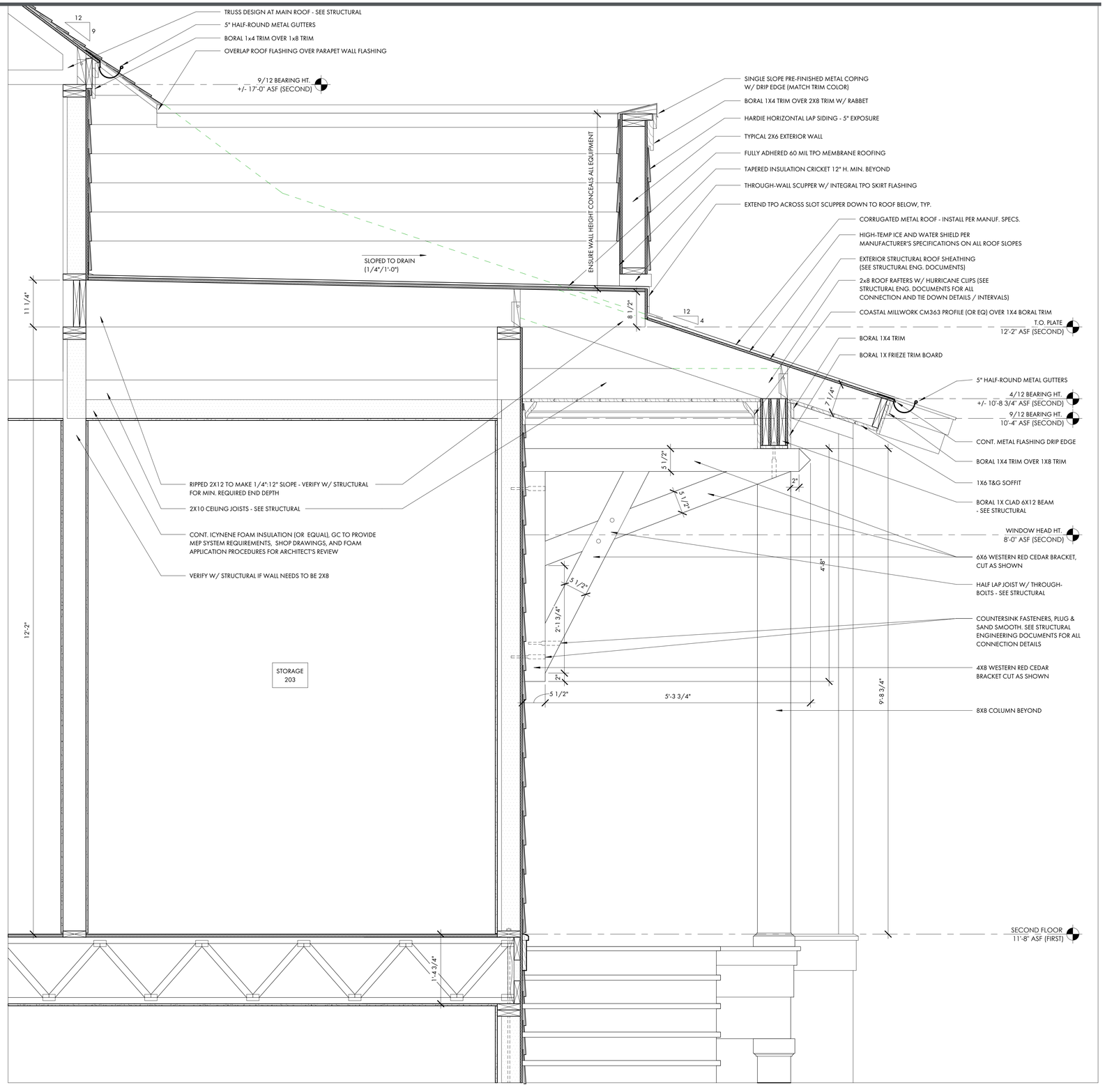
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1

MECHANICAL ROOF WELL
DETAIL ADDED



2 / A5.2 FLAT ROOF & BRACKET DETAIL
1" = 1'-0"

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CAROLINA 29910

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PROJECT INFO

Date
12.02.2025

Project No.
25-001

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DETAILS

A5.2



5. OFFICE FRONT VIEW



6. OFFICE ENTRY VIEW



7. OFFICE ENRTY VIEW 2



1. WEST VIEW



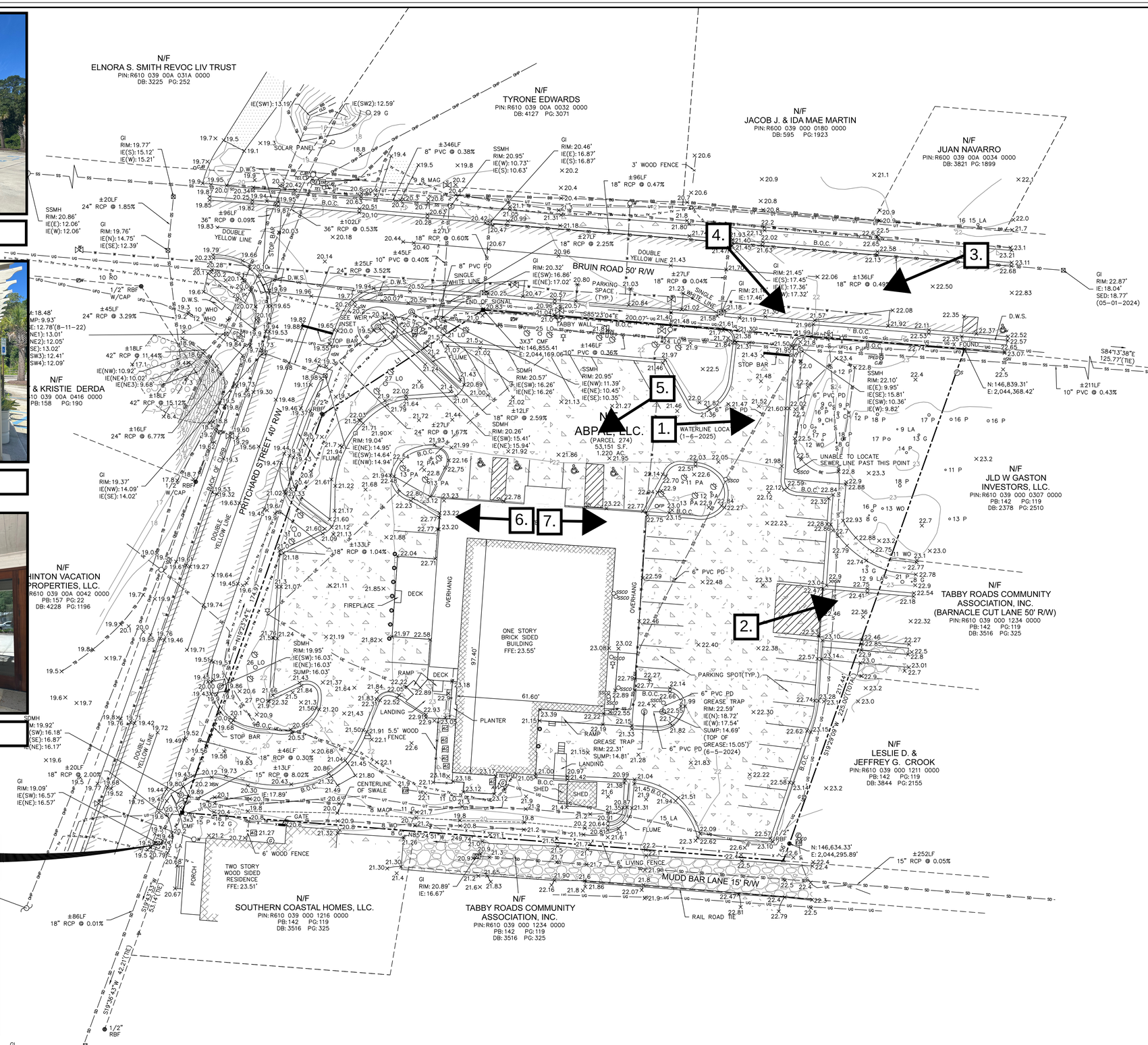
2. SOUTHWEST VIEW



3. NORTHEAST / BRUIN RD VIEW



4. NORTHWEST / BRUIN RD VIEW



COFA RESUBMITTAL

ABPAL SHELL BUILDING

32 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Charlotte Moore

A proposed shutter sample must be submitted to the HPRC for review and approval.

SHEET INDEX:

SHT. #	SHEET NAME	05.23.2025 CONCEPT HPRC SUBMITTAL	07.08.2025 FINAL HPC SUBMITTAL	08.13.2025 COFA RESUBMITTAL
A0.0	COVER	X	X	X
A2.0	FIRST FLOOR PLAN	X	X	X
A2.1	SECOND FLOOR PLAN	X	X	X
A2.2	ROOF PLAN	X	X	X
A3.0	EXTERIOR ELEVATIONS	X	X	X
A3.1	EXTERIOR ELEVATIONS	X	X	X
A4.0	BUILDING SECTIONS		X	X
A4.1	BUILDING SECTIONS		X	X
A5.0	WALL SECTIONS		X	X
A5.1	DETAILS		X	X
A6.0	DOOR TYPES / SCHEDULE		X	X
A9.4	PERSPECTIVES	X		X
LANDSCAPE	SEE SEPARATE DRAWING SET	X	X	X

PROJECT INFORMATION:

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

DESIGNER OF RECORD:

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

PROJECT TEAM:

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

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

STRUCTURAL ENGINEER
TBD

GENERAL CONTRACTOR
TBD

MECHANICAL, PLUMBING & FIRE PROTECTION
TBD

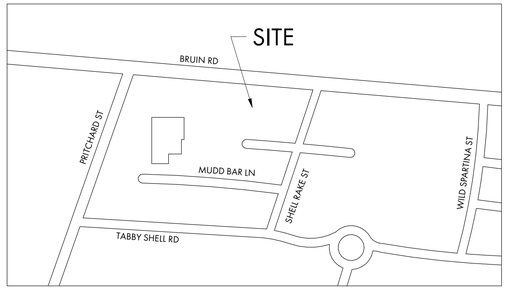
LANDSCAPE ARCHITECT
WITMER JONES KEEFER LTD.
23 PROMENADE STREET
SUITE 201
BLUFFTON, SC 29910
(843) 757-7411 PH

ELECTRICAL ENGINEER
TBD

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

INTERIOR DESIGNER
TBD

VICINITY MAP - N.T.S.



GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COURT ATKINS GROUP

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PROJECT INFO

Date
08.13.2025

Project No.
25-001

ISSUE

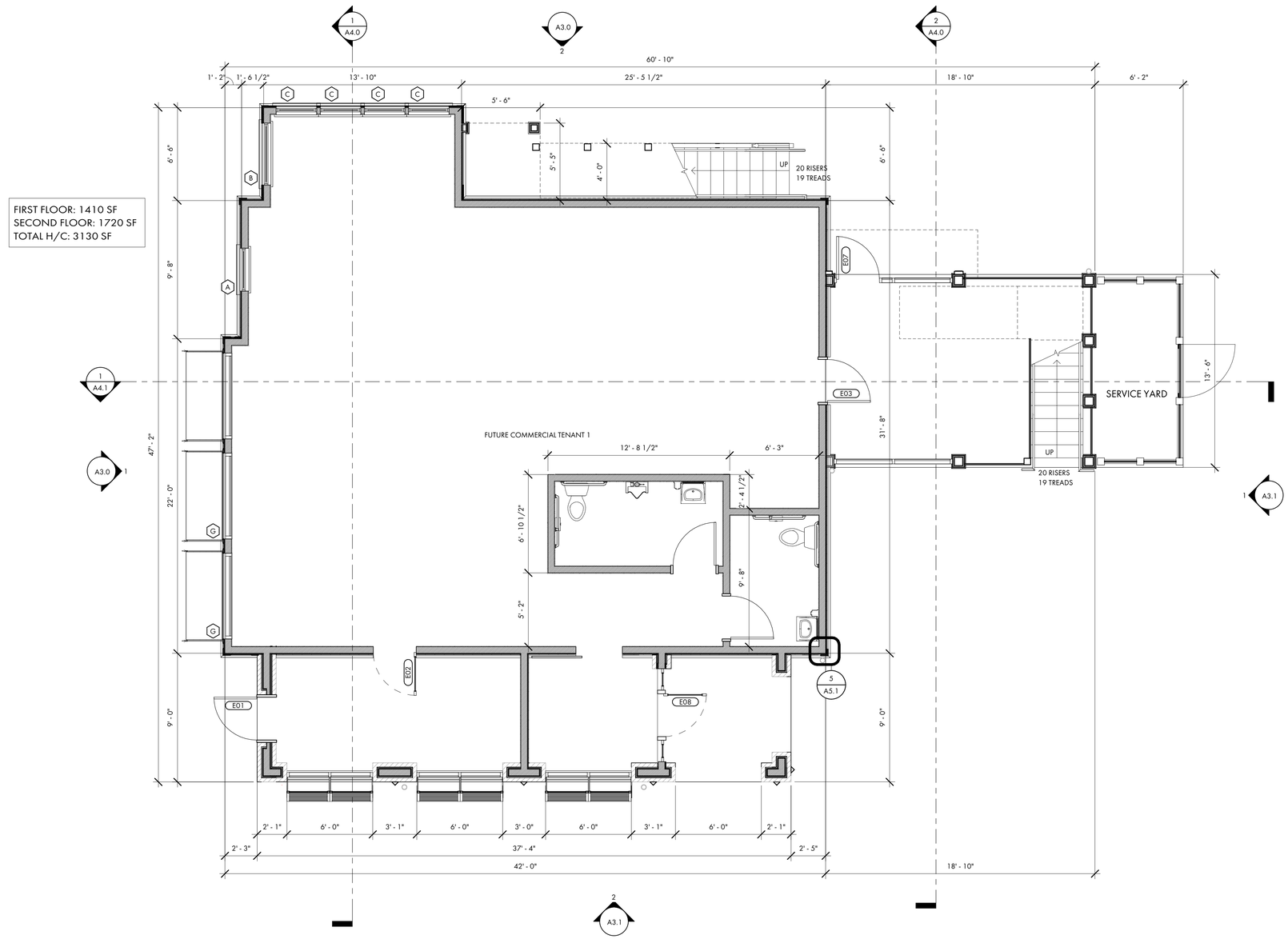
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Charlotte Moore



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

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FIRST FLOOR PLAN

A2.0

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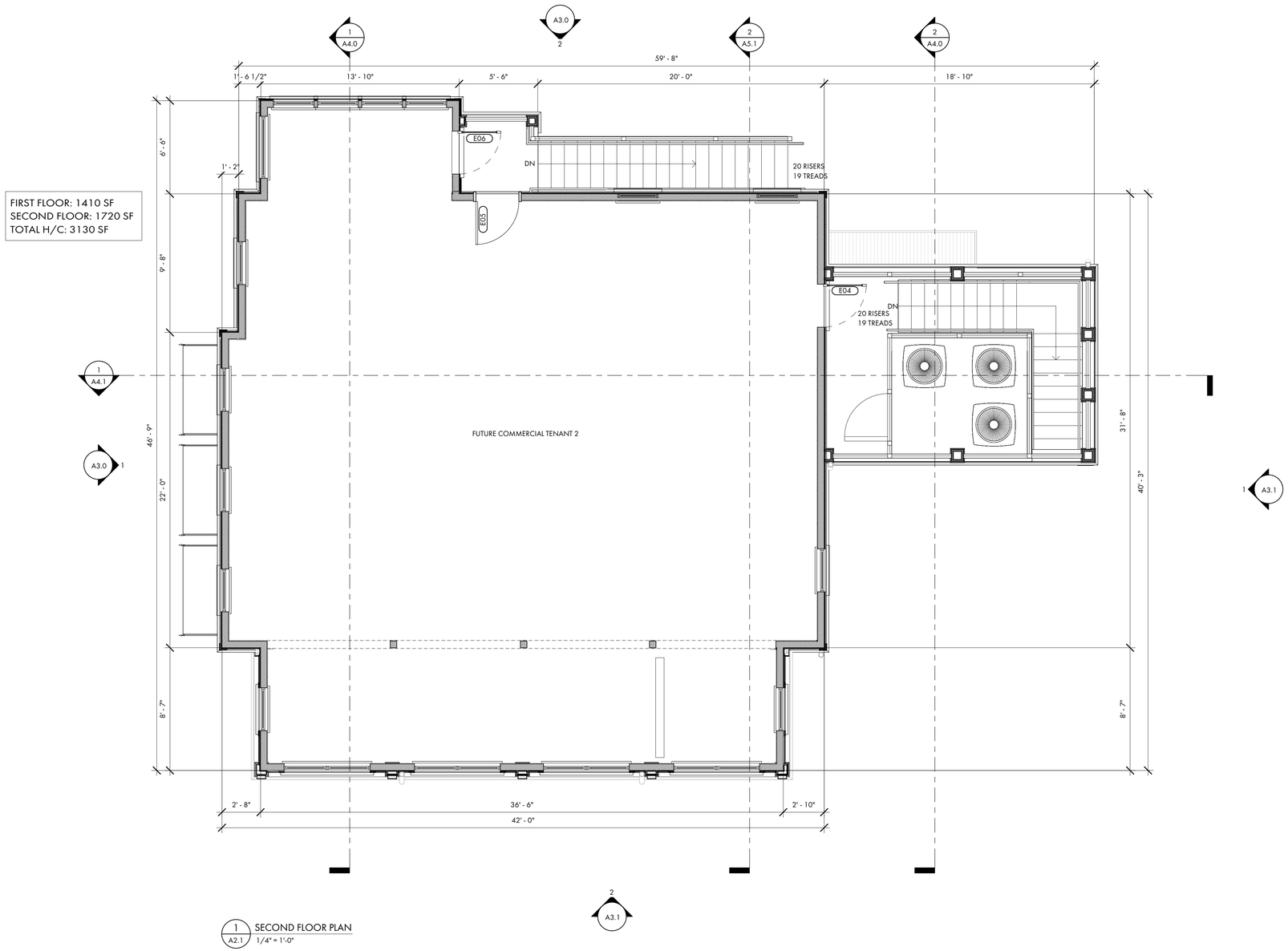

1 A2.1 SECOND FLOOR PLAN
1/4" = 1'-0"

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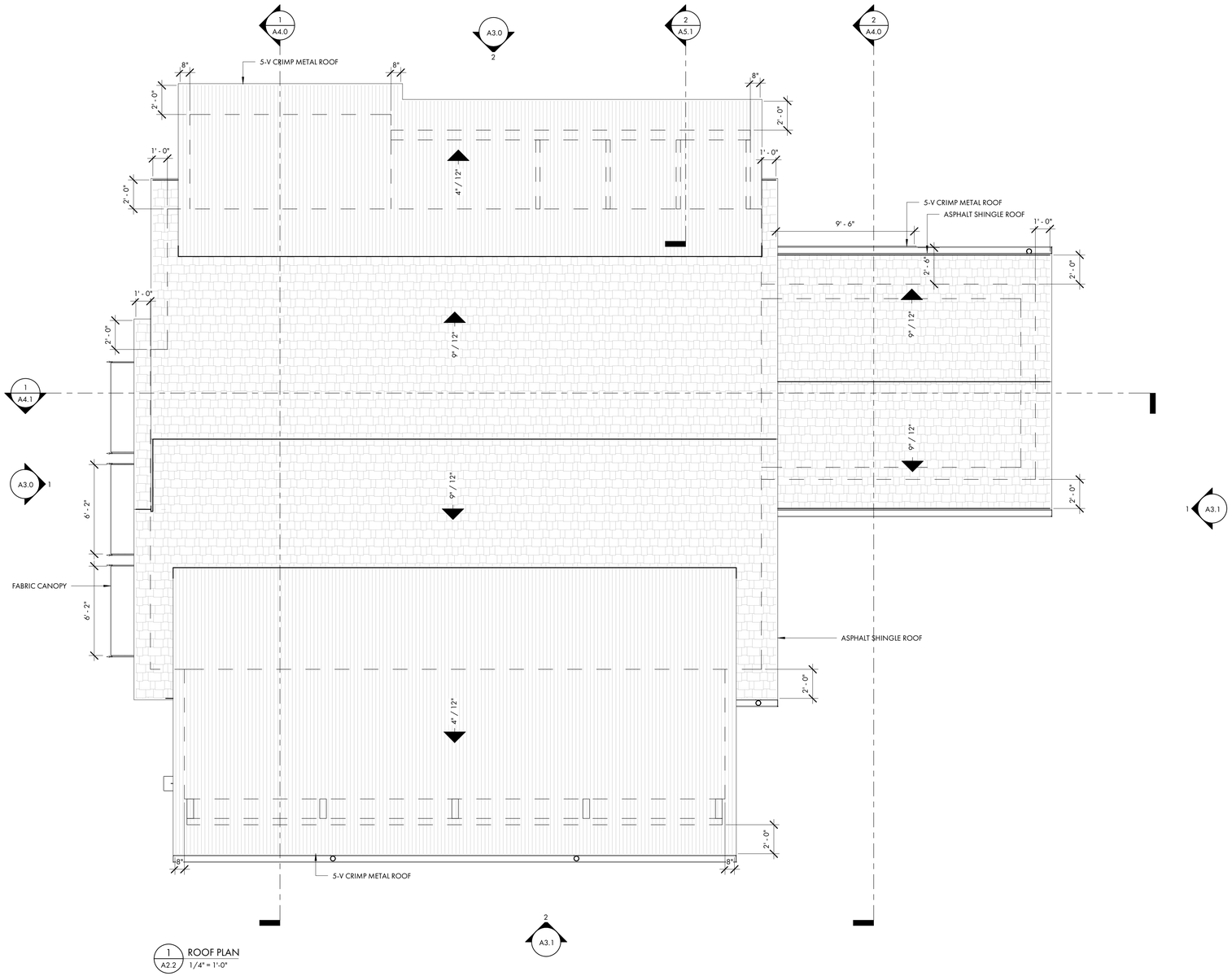
SECOND FLOOR PLAN

A2.1

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Charlotta Moore



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

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ROOF PLAN

A2.2

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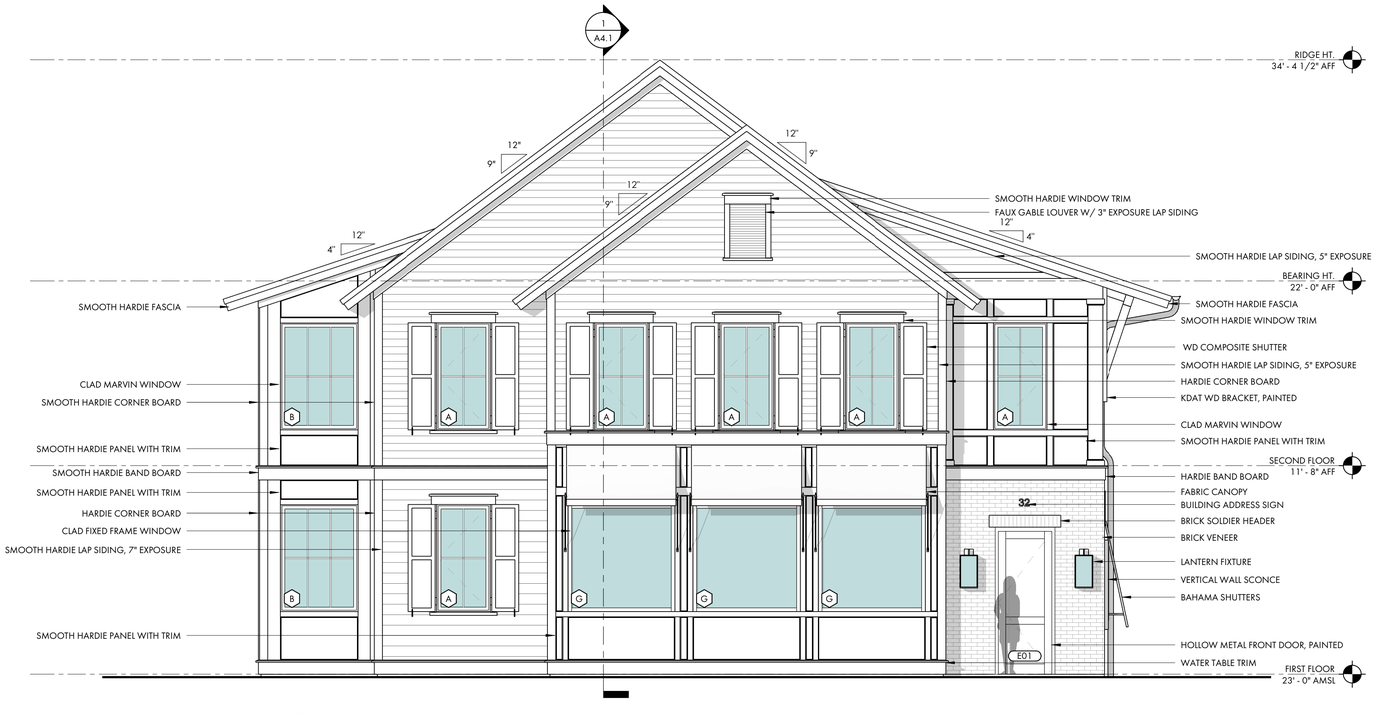
HPC APPROVAL DATE: August 6, 2025
Charlotte Moore



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



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

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EXTERIOR ELEVATIONS

A3.0

APPROVED FINAL PLAN
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HPC APPROVAL DATE: August 6, 2025
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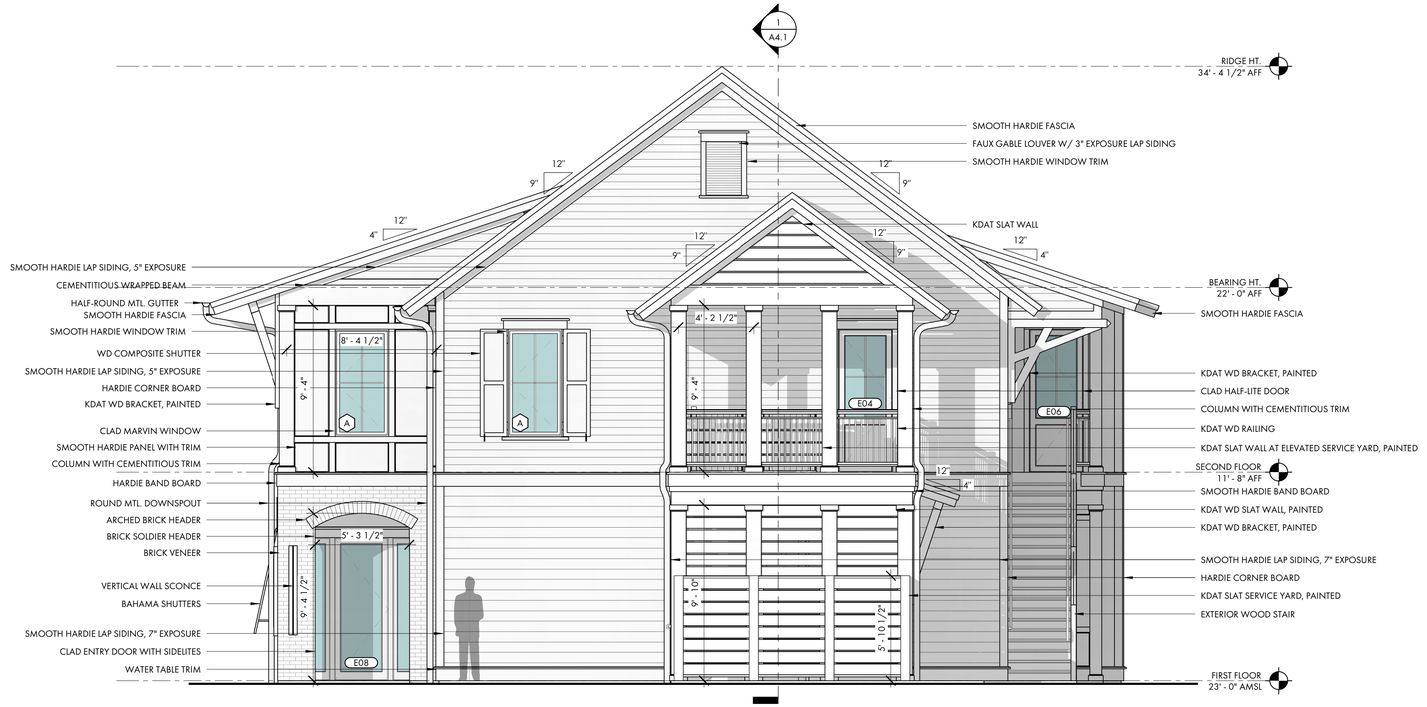

1 A3.1 REAR ELEVATION
1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

A3.1

APPROVED FINAL PLAN
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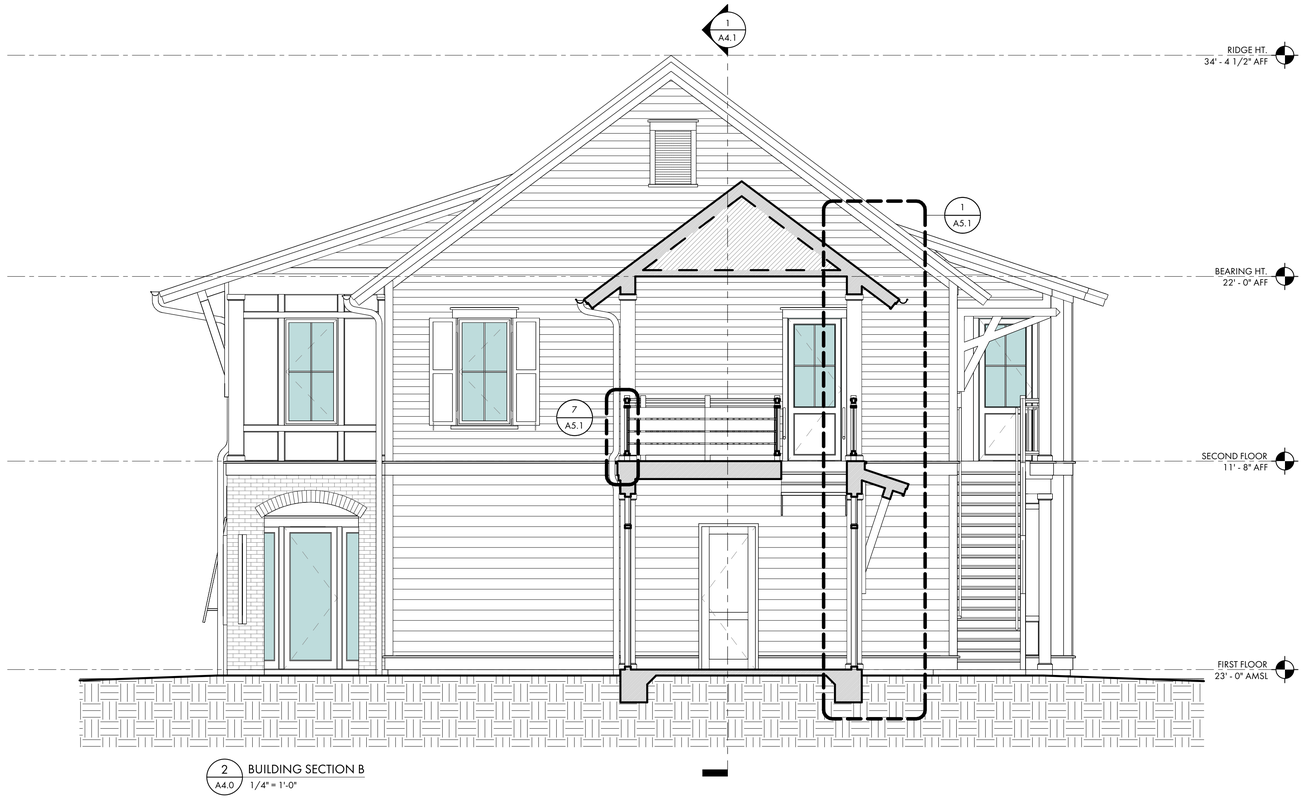
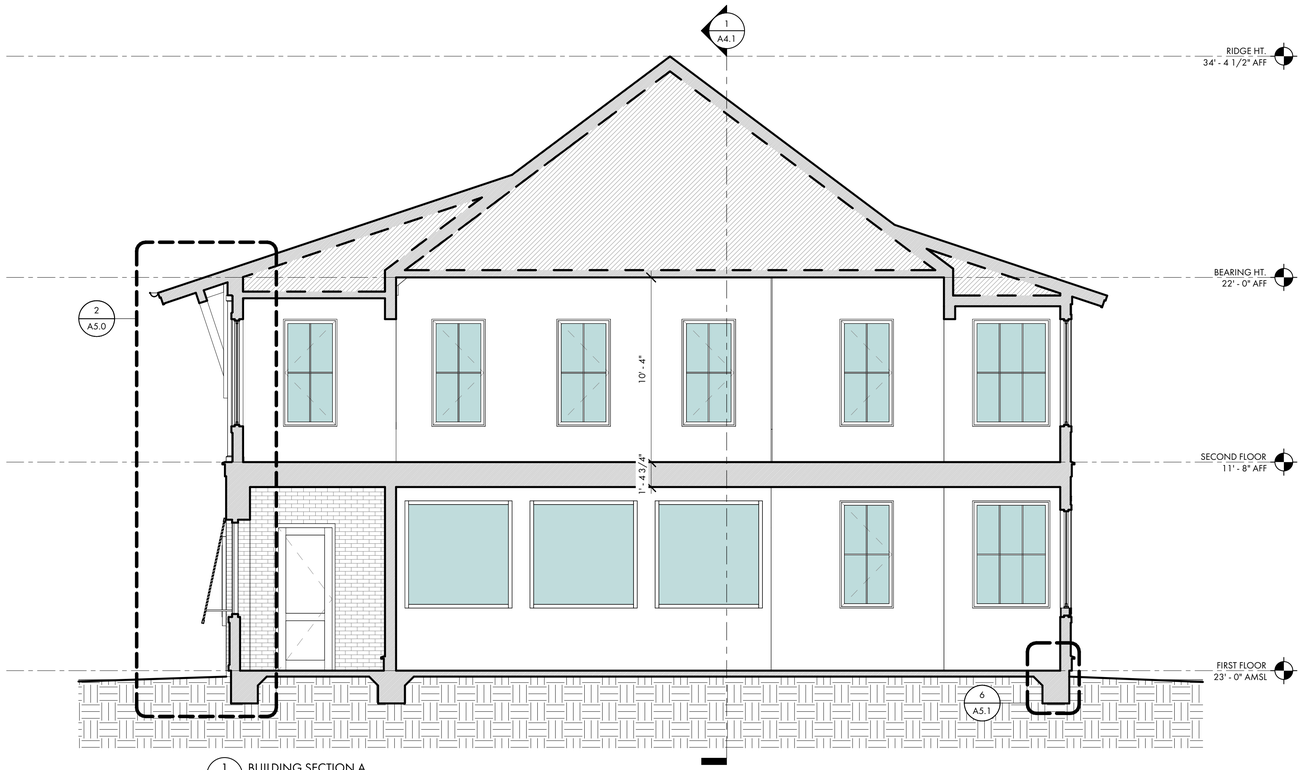
Charlotte Moore



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



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

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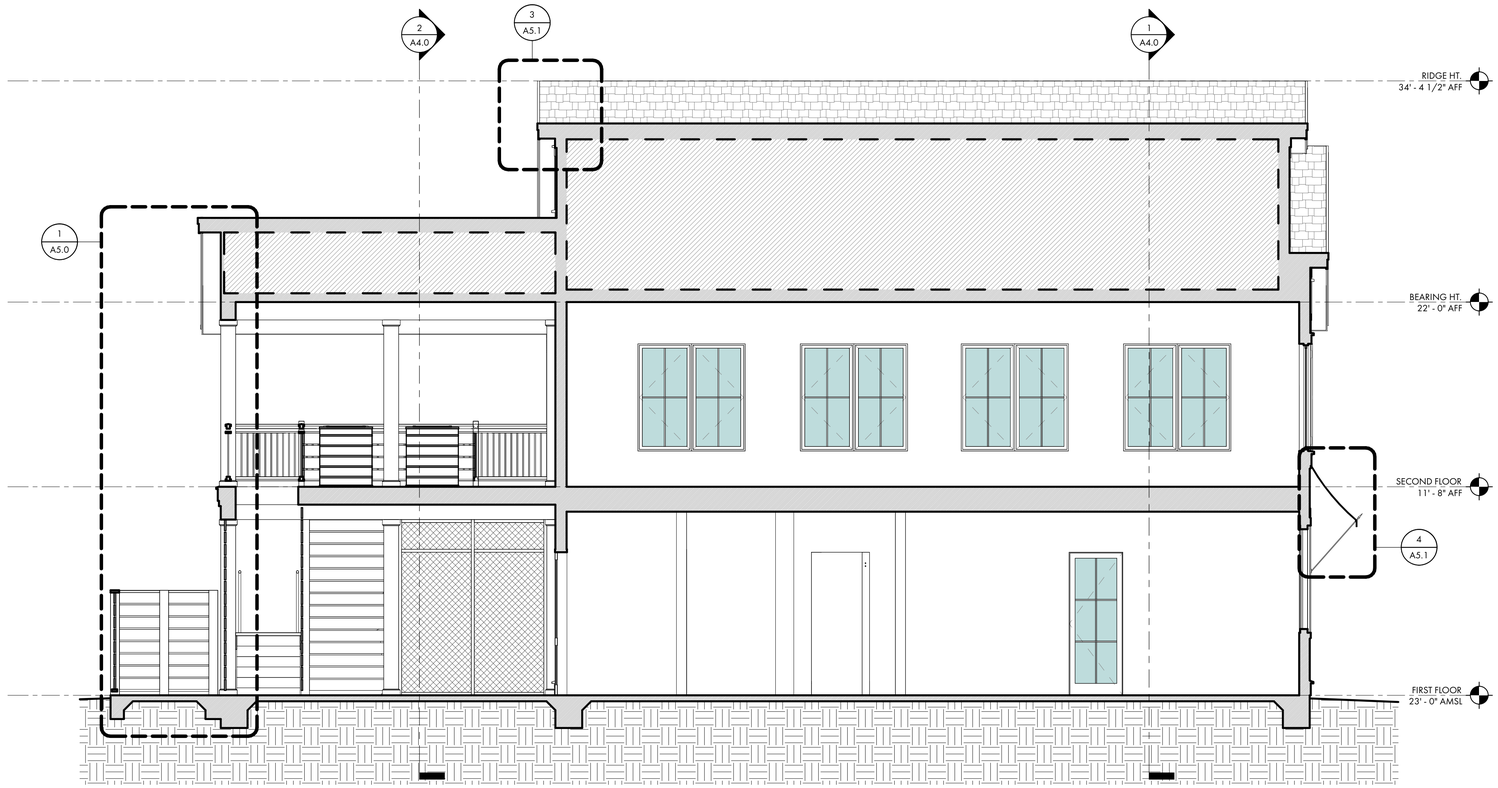
BUILDING SECTIONS

A4.0

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Charleta Moore



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

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BUILDING SECTIONS

A4.1

APPROVED FINAL PLAN
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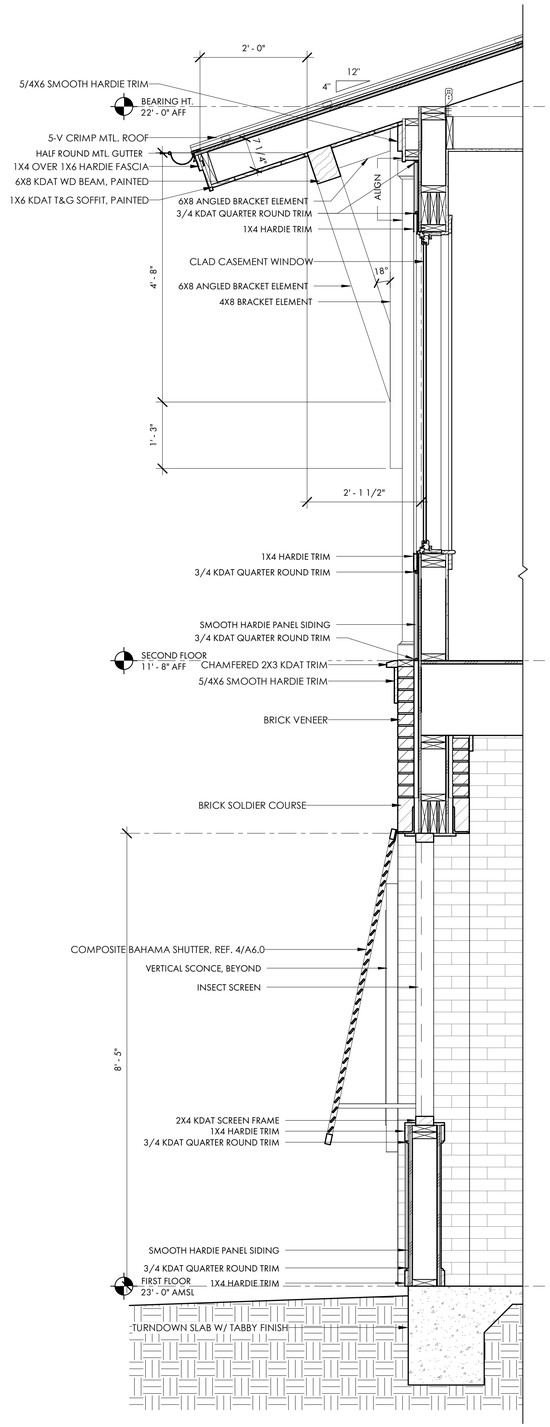
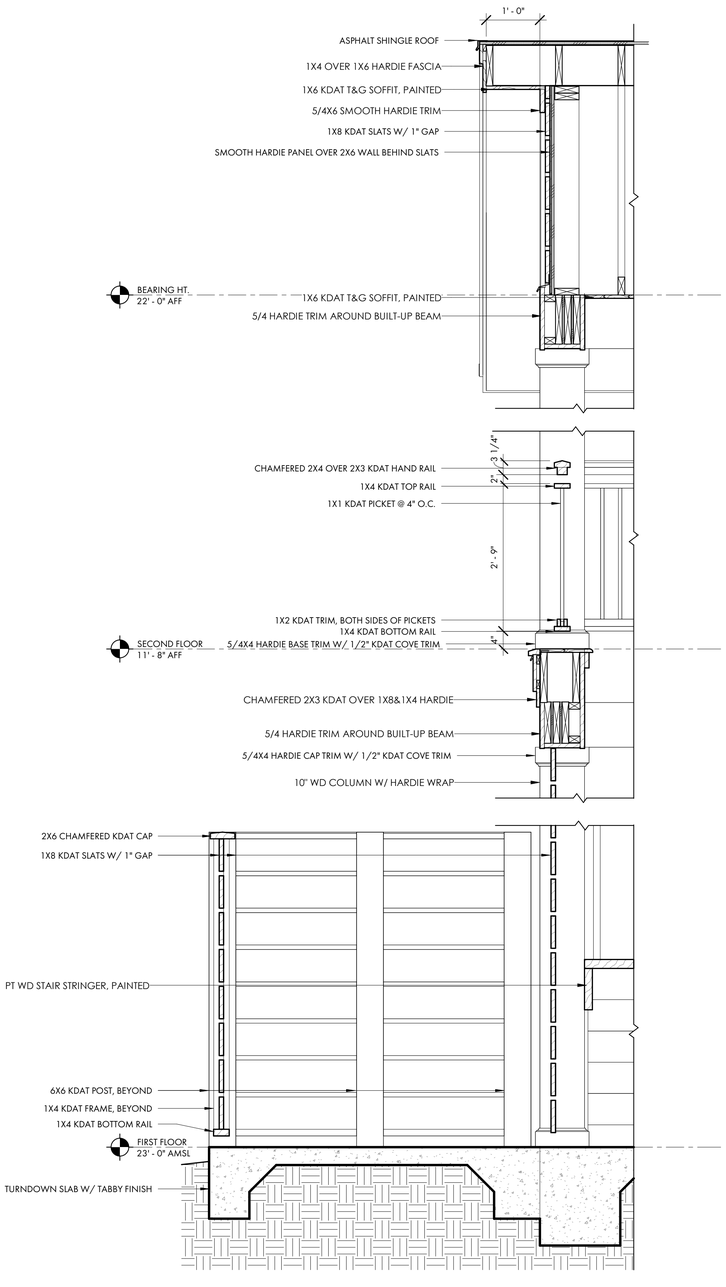


2 A5.0 MAIN PORCH WALL SECTION
3/4" = 1'-0"



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

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PROJECT INFO

Date
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Project No.
25-001

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

WALL SECTIONS

A5.0

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
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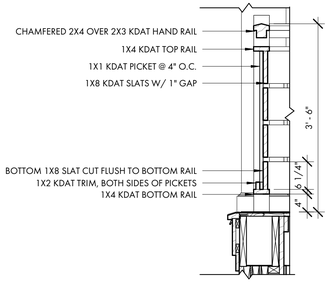
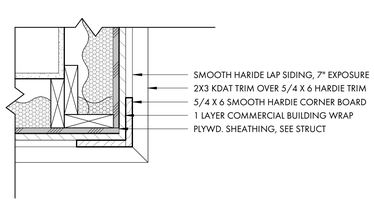
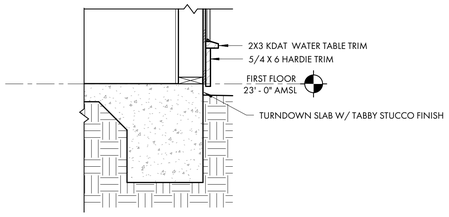


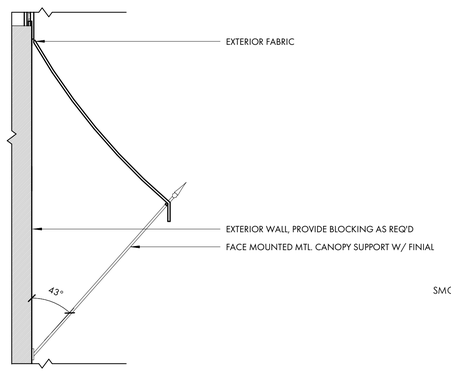
7 / A5.1 SERVICE YARD GUARDRAIL SCREENING DETAIL
3/4" = 1'-0"



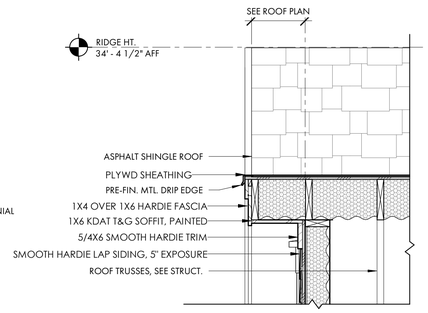
5 / A5.1 TYP. CORNER BOARD DETAIL
1 1/2" = 1'-0"



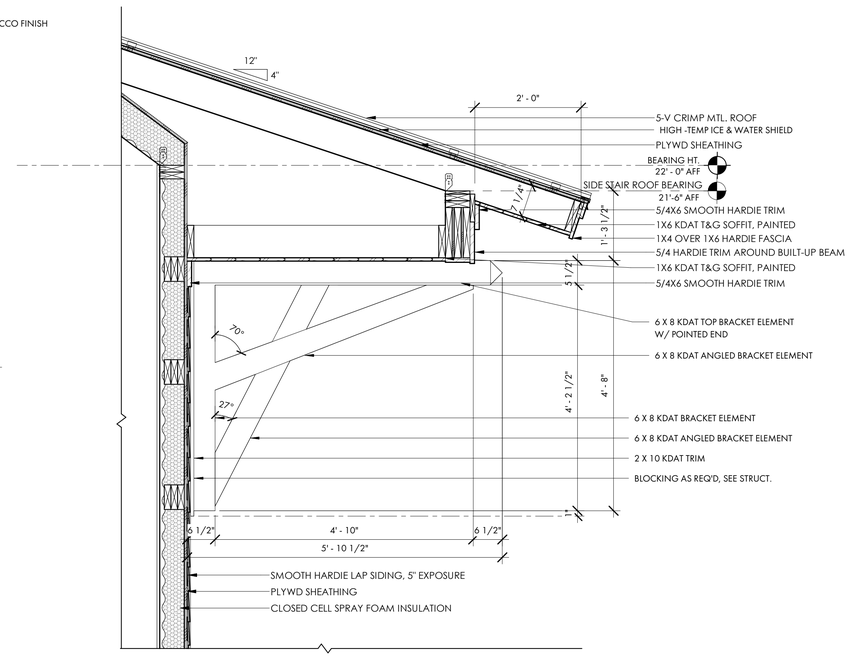
6 / A5.1 WATER TABLE TRIM DETAIL
3/4" = 1'-0"



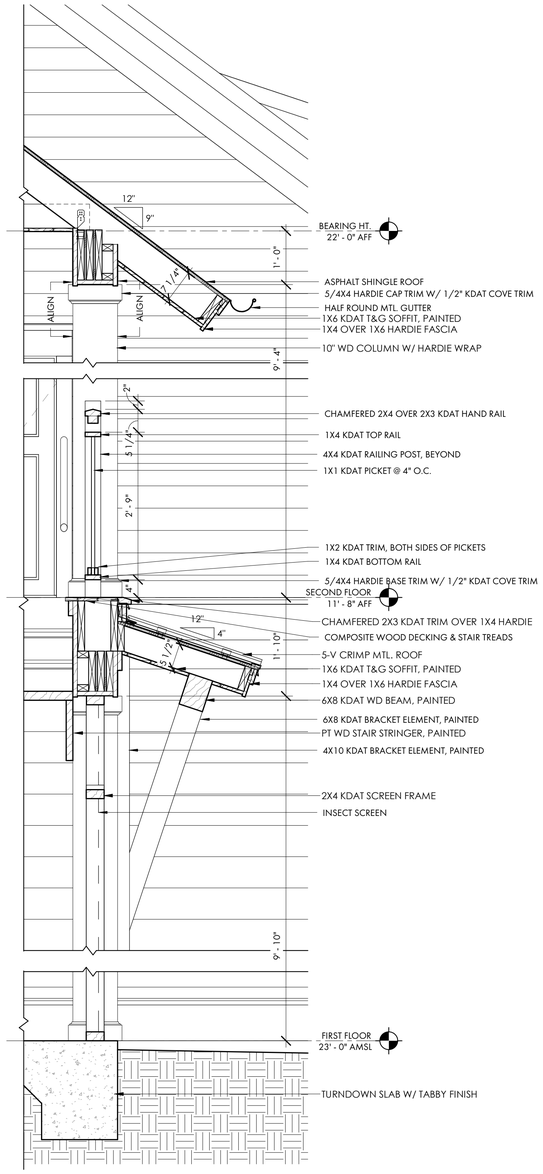
4 / A5.1 FABRIC CANOPY DETAIL
3/4" = 1'-0"



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



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



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

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SHEET TITLE

DETAILS

A5.1

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Marcella Moore

GENERAL DOOR / DOOR SCHEDULE, STOREFRONT & WINDOW NOTES:

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

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

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

D. DOOR SWING PER FLOOR PLANS

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

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

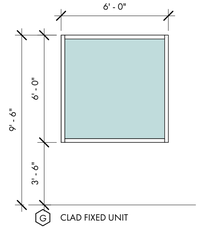
G. DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.

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

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

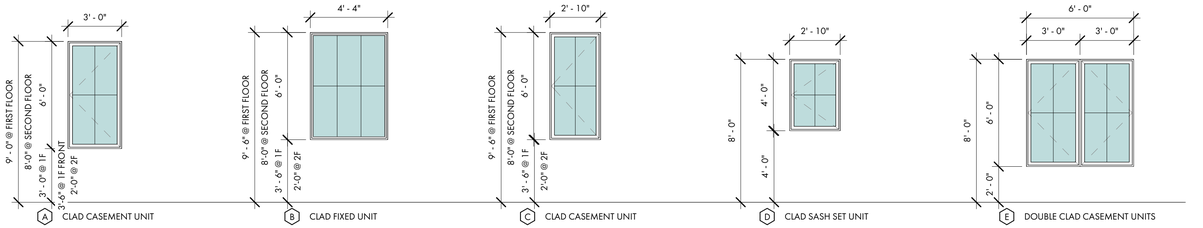
J. GLAZING TYPES:
1. IG - IMPACT GLAZING
2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)

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



G CLAD FIXED UNIT

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



A CLAD CASEMENT UNIT

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

B CLAD FIXED UNIT

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

C CLAD CASEMENT UNIT

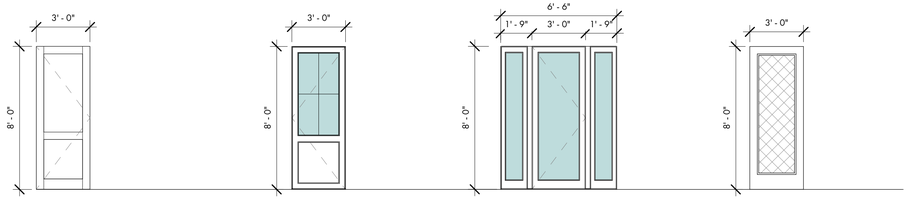
2'-10" x 6'-0"
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
B.O.D. MARVIN ELEVATE

D CLAD SASH SET UNIT

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

E DOUBLE CLAD CASEMENT UNITS

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



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

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

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

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

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

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

E07 KDAT WD SCREEN DOOR
3'-0" X 8'-0"

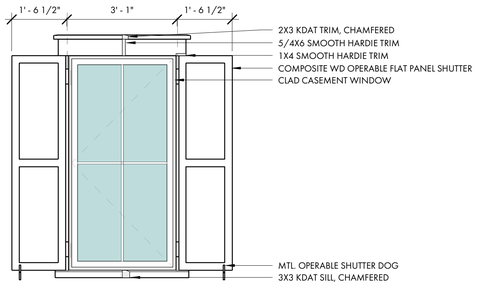
MANUFACTURER T.B.D. BY G.C. / OWNER

WINDOW SCHEDULE

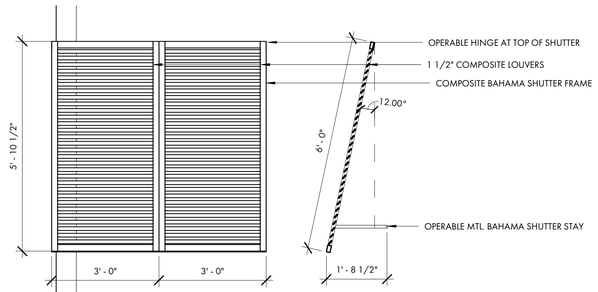
MARK	WINDOW TYPE	DESCRIPTION	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	COMMENTS
A	CLAD CASEMENT UNIT	3'-0" X 6'-0"	3' - 0"	6' - 0"	<varies>	MARVIN ELEVATE / FIBERGLASS
B	CLAD FIXED UNIT	4'-4" X 6'-0"	4' - 4"	6' - 0"	<varies>	MARVIN ELEVATE / FIBERGLASS
C	CLAD CASEMENT UNIT	2'-10" X 6'-0"	2' - 10"	6' - 0"	<varies>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

DOOR SCHEDULE

DOOR NO.	ROOM	SIZE W	SIZE H	DOOR MATERIAL	FRAME MATERIAL	REMARKS
E01	SCREENED PORCH	3' - 0"	8' - 0"	HOLLOW METAL	HM	
E02	SCREENED PORCH	3' - 0"	8' - 0"	CLAD / WD	HM	
E03		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E04		3' - 0"	8' - 0"	CLAD / WD	HM	
E05		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E06		3' - 0"	8' - 0"	CLAD / WD	HM	
E07		3' - 0"	8' - 0"	WD / SCREEN	WD	
E08	FOYER	3' - 0"	8' - 0"	CLAD / WD	HM	



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



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

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

ABPAL SHELL BUILDING
32 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
08.13.2025

Project No.
25-001

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

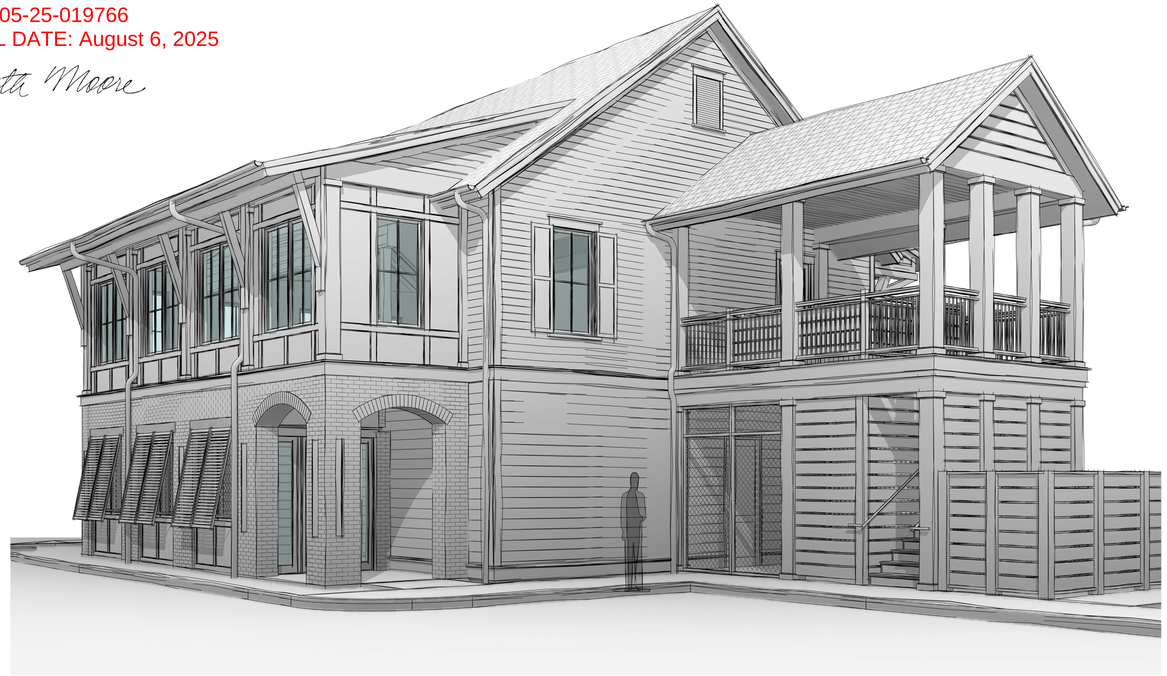
DOOR TYPES / SCHEDULE

A6.0

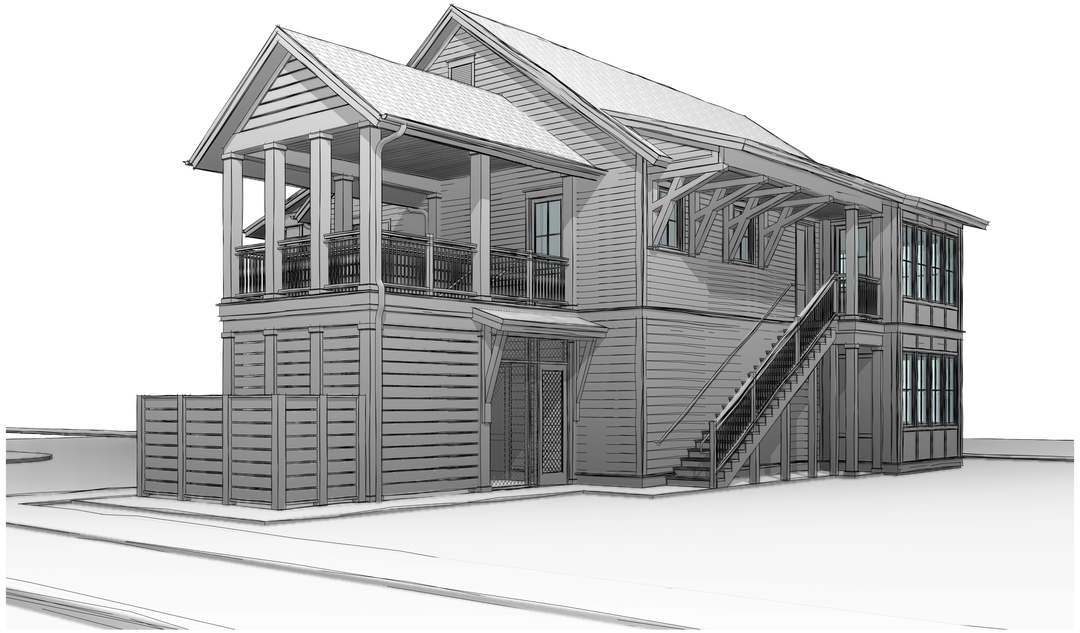
APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025
Marcela Moore



1 A9.4 PERSPECTIVE A



4 A9.4 PERSPECTIVE D



2 A9.4 PERSPECTIVE B



3 A9.4 PERSPECTIVE C

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PROJECT INFO

Date
08.13.2025

Project No.
25-001

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

PERSPECTIVES

A9.4

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	January 7, 2026
PROJECT:	COFA-09-25-019925 2 Blue Crab Street, Lot 52 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

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

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,839 SF and a 2-story attached Carriage House of approximately 880 SF to be constructed at 2 Blue Crab Street, Lot 52, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

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

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

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

The 2.5-story main structure will have a 1,968 SF footprint (1,480 SF heated and 488 SF front and rear porches). It is unclear if the half-story is accessible. The attached carriage house will have a 540 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

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

Materials on the main structure include smooth Hardie lap-siding with 9-inch exposure on the ground floor, and Hardie shingles on the second floor. Hardie board and batten siding is proposed for the carriage house. All windows will be 2-over-2 casement and are shown to be "clad" with no reference to the specific cladding material or manufacturer. Door materials are identified as mahogany and "clad" without reference to cladding material or manufacturer. The garage door will be steel and "clad overlay." The chimney will be tabby shell with a bishop's cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second story front and rear porches and rear ground story porch) and pool gate; and, 2) boral trim in various locations (front/rear porch columns, sills, drip caps, panel cap adjacent to the cricket roof at the second story rear porch, and certain elements of the service yard gates). The HARB will require that the proposed composite material shutters and faux louvered vents be changed to "sturdy wood." The brackets for the shed roofs over the garage door and the side man door are identified as cedar or "sim" material.

The yard will include a brick fence that will extend from the right front elevation of the main structure, adjacent to the eastern property line, and wrap around a proposed pool in the rear yard. The service yard, in the right side yard, will be partially enclosed by a brick fence and include two hog fence gates with louvered boral material. The brick fence will vary in height from approximately 5'-2" to 6'-2". Side and rear yard fences cannot be taller than 6'-0". As this fence will also serve as the screen the service yard on the adjacent property, it must of a height to effectively screen mechanicals and other stored items.

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

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting. HPRC comments are provided as Attachment 7.

The Tabby Roads Habitat Architectural Review Board (HARB) provided comments dated December 9, 2025 (Attachment 7).

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

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

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

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

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

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

    a. *Finding.* Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Building Walls:** Three types of Hardieboard siding are proposed—horizontal lap board and shingles for the main structure, and board and batten for the carriage house. The use of three types of siding on one structure does not reflect simple Lowcountry vernacular architecture. It is recommended that the shingles used on the second floor of the main

structure be changed to Hardie board and batten or horizontal lap siding as shingled wall cladding is atypical of Old Town Bluffton.

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

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch (the balusters include a picket and "square web" combination); 2) at the front porch stairs (a handrail on both sides of the stairs are without pickets); 3) the rear porches and stairs (with picket balusters); and, 4) the pool gate enclosure. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

   Handrails in the front porch stoop must include pickets, and the handrail on the left should be repositioned to be in front of the innermost column to be in arm's reach. Additionally, a porch rail will be required as the porch height is 34" (a railing is required at 30").

4) **Windows:** Windows are identified only as "clad." UDO Sec. 5.15.6.I.2.a. requires windows to be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass. Window cladding material must be identified in the window schedule to confirm compliance with the UDO.

5) **Doors:** Doors are identified as mahogany and "clad." The garage door will be "steel clad/overlay." UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. Door cladding materials must be identified in the door schedule to confirm compliance with the UDO.

6) **Gutters:** Half-round gutters will be installed but the gutter material and gauge are not identified in the gutter detail. Per UDO Sec. 5.15.6.J.2.c., gutters must be copper, galvanized steel or aluminum, 14-18 gauge.

7) **Fence: UDO Sec. 5.15.6.K.**
   a) A brick fence/wall is proposed adjacent to the right/eastern property line, the service area, and around the pool in the rear yard. The type of brick to be used will be a Savannah Grey type brick (per an email from the applicant). The UDO permits "[w]herever possible, green

building materials…including…salvaged masonry brick or block, and locally produced stone or brick." Non-salvaged or local bricks have been permitted elsewhere in Old Town that is similar to Savannah Grey brick, a greyish brown tumbled brick. This same or similar brick should be used for the fence, and also in the front and rear stoop at the main structure. The driveway and sidewalk pavers will be a combination of the colors below:



UNILOCK

Town Hall Heritage Clay



UNILOCK

Town Hall Heritage Red

8) **Shutters:**

a) Composite material shutters are proposed, but the HARB will require "sturdy wood." Wood complies with UDO Sec. 5.15.6.M.1.e.

b) Shutters must be sized to match openings (Sec. 5.15.6.M.1.a.) The shutters on the double windows at the right and left elevations of the carriage house, and the shutters on the double windows at the main structure do not match the opening. Per an email communication with HARB (post Final Plan submission), the shutters must be applied to these windows and be "full width." All shutters must be fully operable per UDO Sec. 5.15.6.M.1.b.

c) The far-left shutter on the second floor of the front elevation is not placed over an opening nor is it operable shutter and, therefore, should be removed. Shutters must be hinged and operable per Sec. 5.15.6.M.1. b.

9) **Trim**:

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

b) A corner board detail must be provided to show compliance with UDO Sec. 5.15.6.P.

c) The soffit configuration is not shown. Soffits must be beaded or v-groove, tongue and groove per UDO Sec. 5.15.6.P.

d) Tabby Roads HARB requires a water table on the carriage house structure to match the water table of the main structure.

10) **Landscape Plan**:

a) A total of 10 protected trees will be removed (a combination of pines, live oaks, and gums) that require mitigation either due to size (eight inches or more in diameter at breast height) and/or species (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is 17 (or 42.5 calipers). Two live oaks (2.5 calipers each) will be planted; however, a larger caliper will help with mitigation. Any replacement tree that is a minimum of four (4) inches caliper can be counted as two (2) replacement trees and any replacement tree that is a minimum of six (6) inches caliper can be counted as three (3) replacement trees. (UDO Sec. 5.3.3.G.3.). At least 80% of the required 75% tree canopy coverage must be hardwoods. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

b) Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required as trees with a diameter of 14 or more inches are proposed to be removed from the lot.

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

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

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

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

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

met and recommends that the Historic Preservation Commission approve the application with the following conditions and determinations:

Conditions:

1. If the half-story is to be accessible, show how it will be accessed and provide the floor plan.
2. Change the wall cladding style on the second floor of the main structure from shingles to board and batten or horizontal lap siding.
3. Provide pickets for the handrail at the front porch stairs and relocate the handrail to be within arm's reach.
4. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
5. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
6. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
7. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
8. Revise the fence height to be no taller than 6'-0"(UDO Sec. 5.15.6.K.2.b.).
9. Remove the inoperable shutter on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.).
10. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
11. Update the Landscape Plan to show how 15 trees (or 37.5 calipers) will be mitigated (UDO Sec. 5.3.3).
12. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.

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

1. Boral is an acceptable alternate material for the porch columns, cornerboards, drip caps, fascia, vents, top rail at the second-story rear porch, service yard gate elements (as shown on the plan) and sills.
2. Powder-coated aluminum is an acceptable alternate material for the porch handrails, porch balustrades, and pool gate.
3. A non-locally produced Savannah Grey brick or similar color is an acceptable brick for the porch stairs and brick fence.

Additionally, the following will be required by HARB:

1. "Sturdy" wood shutters unless an alternative design is submitted and approved.
2. Wood shutters, including full width shutters on windows not shown with shutters on the plans.
3. A water table on the carriage house that matches the main structure water table.

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

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

ATTACHMENTS:

1. Application & Narrative
2. Vicinity Maps and Photos
3. HARB Approval Letter (12.09.2025)
4. Composite Views
5. Architectural Plans
6. Landscape Plans
7. Response to HPRC Comments (12.09.2025)
8. Manufacturer's Info (Boral, Shutters, Railings)
9. Color Board

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

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

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

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

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

Project Description: Construction of a new single family, 2-story home, with an attached carriage house.

Minimum Requirements for Submittal

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

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

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

Property Owner Signature:	Blue Crab Bluffton LLC Patrick Mason	**Date:** 11.05.2025
Applicant Signature:		**Date:** 11.05.2025

For Office Use

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

ATTACHMENT 1

TOWN OF BLUFFTON

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

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

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Center Hall House and Carriage House				
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 5ft	**Lt. Side:** 6ft

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

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

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

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

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

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

TOWN OF BLUFFTON

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

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

Blue Crab Bluffton ,LLL Patrick Mason _____ **Date** 11/05/25

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

11.05.2025

Date

William Court

Printed Name of Applicant

COURT ATKINS GROUP

November 05, 2025

Property owner consent for-Certificate of Appropriateness –
Old Town Bluffton Historic District
Attn: HPC
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC 29910

Re: Lots 49, 50, 51, and 52 Blue Crab Street

This letter authorizes William Court, Architect- Court Atkins Group, to act as applicant of Blue Crab Bluffton LLC in pursuit of the Certificate of Appropriateness. Authorization is given by the authorized agent of Blue Crab Bluffton LLC, Patrick Mason.

Authorizing signature 

RESIDENTIAL | COMMERCIAL | INTERIORS

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

COURT ATKINS GROUP

December 10 2025

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

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure** based on the **Center Hall House** type of approximately **3,839 square feet**, along with an attached **Carriage House** of approximately **880 square feet**, located at 2 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

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

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

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

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

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

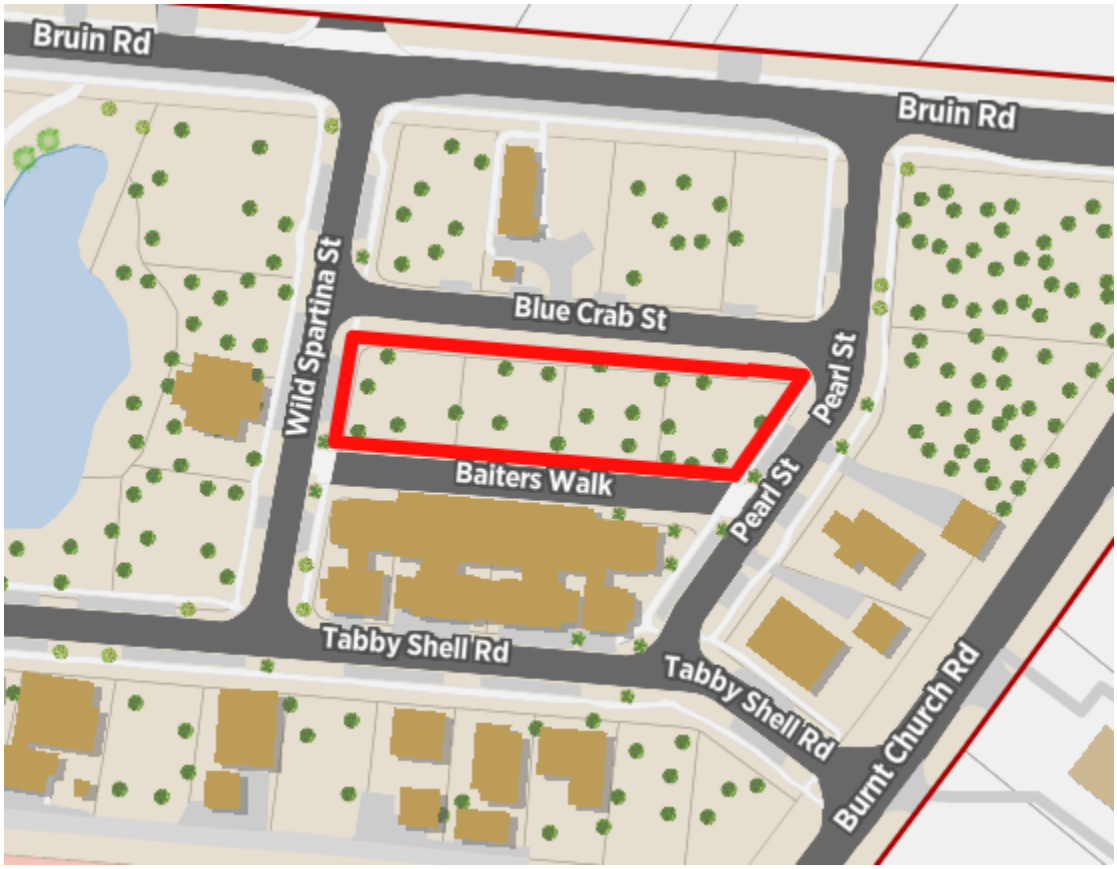
RESIDENTIAL | COMMERCIAL | INTERIORS

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

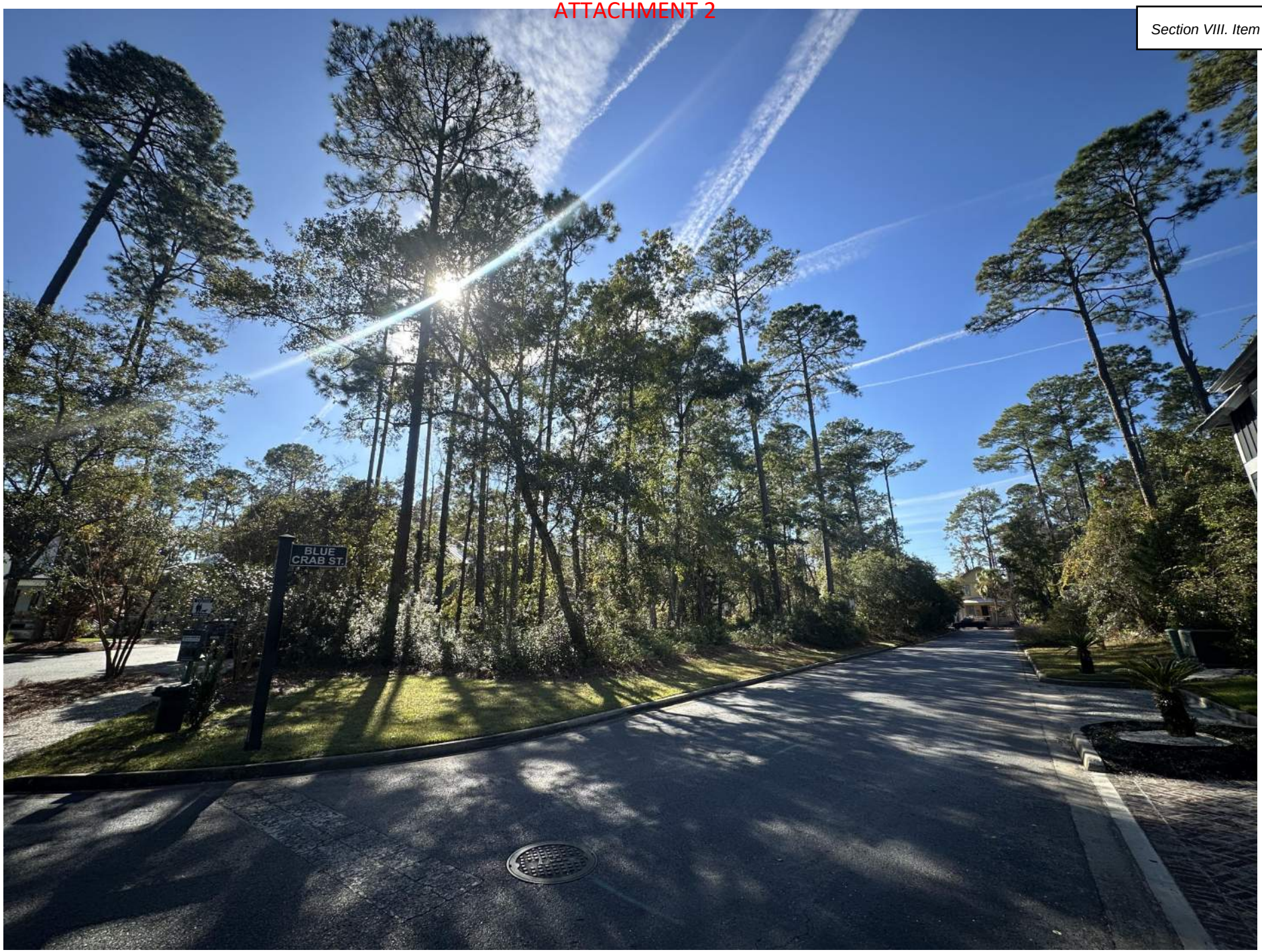
VICINITY MAP

BLUE CRAB STREET HOUSES

CERTIFICATE OF APPROPRIATENESS-HD




WILD
SPARTINA ST.
BLUE
TAB ST


BLUE
CRAB ST.



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Dec 9, 2025

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

To whom it may concern,

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

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

2025.12.04 Lot 52_exterior fixtures.pdf

2025.12.04 Lot 52_Garage Door Cutsheet.pdf

2025.12.4_2 Blue Crab Street_ HARB Cover Letter.pdf

2025.12.4_Lot 52_2 Blue Crab Street _ HARB Final Drawings.pdf

120325 Lot 52 Blue Crab Street Final LS Development Plans.pdf

Lot 49_Blue Crab_Final HARB_Color Board.pdf

This approval is based upon the following items of clarification:

- Per UDO, Shutters must be made from “sturdy wood”. Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.
- If gutters are installed, downspouts should terminate at French drains.
- The garage door sloped/angled center trims are flipped and so do not match the cut sheet.
- On the base of the garage, water table trim matching the main house is required.

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

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

Thank you for your understanding.
Best regards,

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

Cc: Charlotte Moore
Town of Bluffton

COMPOSITE PLANS
LOTS 49-52



FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

December 10, 2025

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

0 5 10 20 40

Scale: 1” = 10’

Prepared By:
Maria Drawdy, PLA

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



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

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



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

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

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

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

COURT ATKINS GROUP





PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

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ISSUED FOR HPC REVIEW

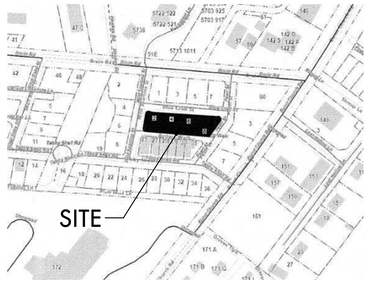
LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

SHEET INDEX:

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

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 52 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B
III-A III-B IV V-A V-B

MIXED CONSTRUCTION:	Yes _____	No X	Type _____
SPRINKLERED:	Yes _____	No X	
FIRE DISTRICT:	Yes _____	No X	
BUILDING HEIGHT:	± 33'-1" A.F.F.		Number of Stories: 2
MEZZANINE:	Yes _____	No X	
HIGH RISE:	Yes _____	No X	

GENERAL NOTES:

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

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

CONSTRUCTION ADMIN.:

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

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

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

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

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

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

LOT 52 - BLUE CRAB PRIVATE RESIDENCE
2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

ABBREVIATIONS

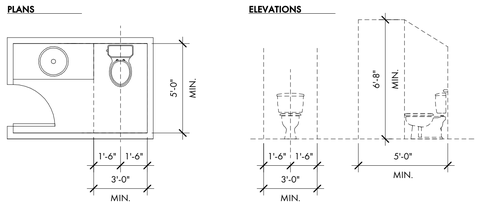
AB	ANCHOR BOLT	JNT	JOINT
ABV	ABOVE	KS	KNEE SPACE
AFF	ABOVE FINISH FLOOR	LAM	LAMINATE
ASF	ABOVE SUBFLOOR	LL	LIVE LOAD
A/C	AIR CONDITIONER	LT	LIGHT
AHU	AIR HANDLING UNIT	LIN	LINEN
ALUM	ALUMINUM	MA	MASONITE
AMSL	ABOVE MEAN SEA LEVEL	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
A/V	AUDIO/VISUAL	MECH	MECHANICAL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

REFERENCE SYMBOLS

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

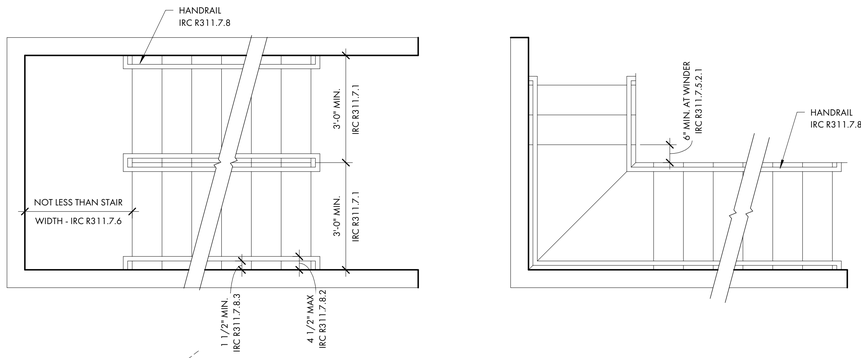
TYP. RESTROOM CLEARANCES

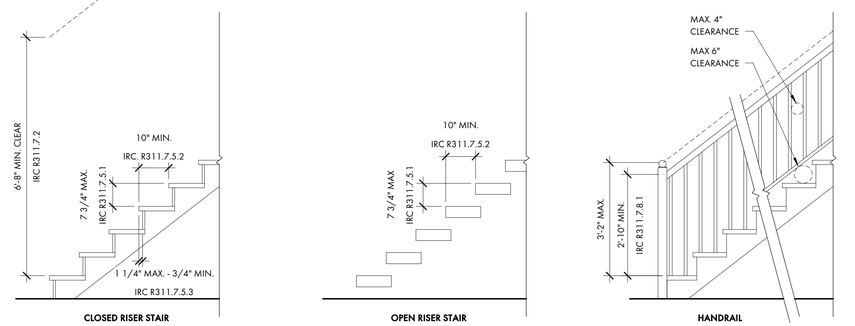
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS



STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



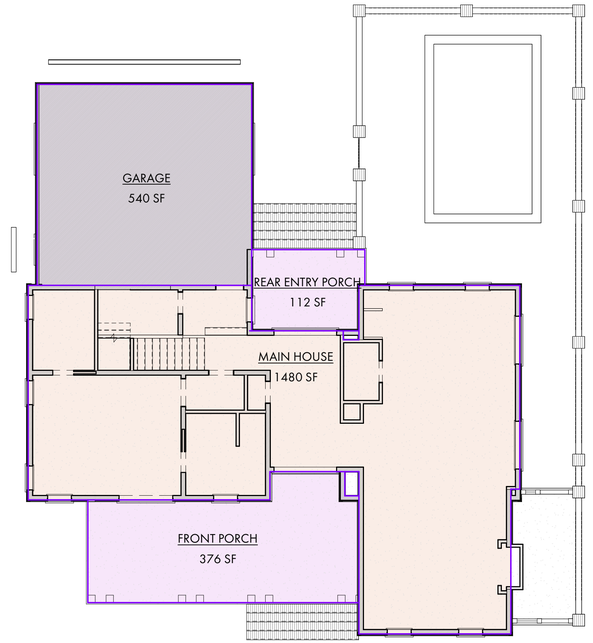


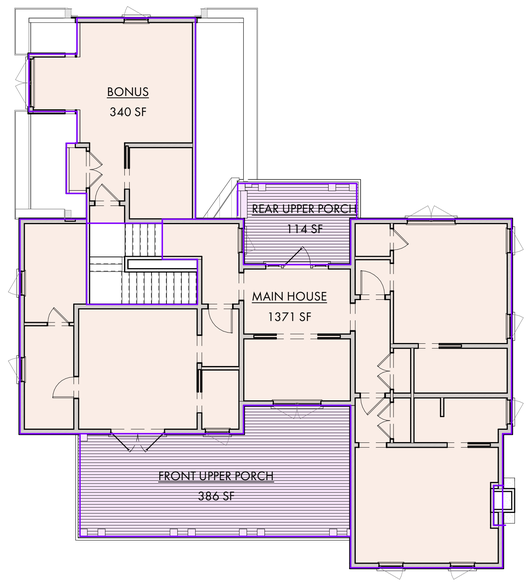
MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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





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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

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Project No.
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SHEET TITLE

GENERAL NOTES AND AREA PLANS

A0.1

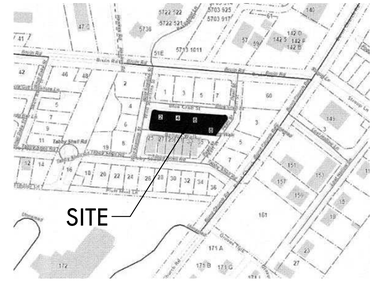
LEGEND

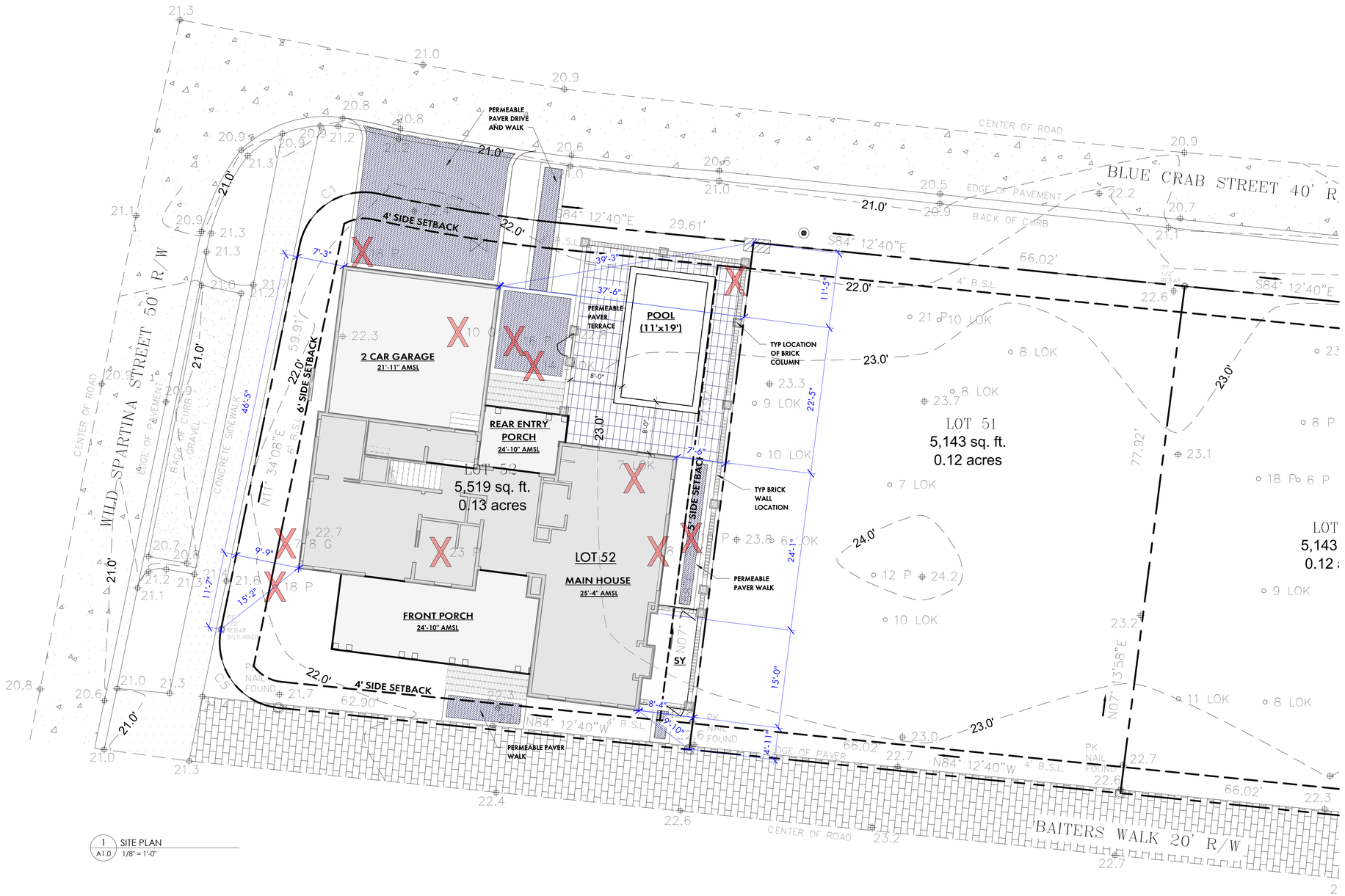
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION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

Notes:

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

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119





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

SITE PLAN CALCS:

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

SITE PLAN NOTES:

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

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

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

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

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

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

SEE LANDSCAPE PLANS FOR FINAL:

- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

TREE LEGEND

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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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SITE PLAN

A1.0

LEGEND

- CMS - CONCRETE MONUMENT SET
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- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
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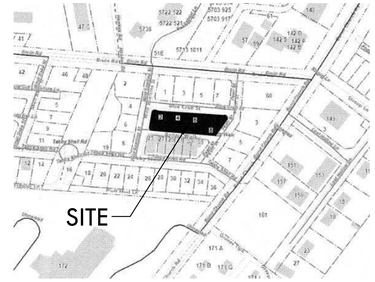

TREE LEGEND

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LAOK - LAUREL OAK
LOK - LIVE OAK
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ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
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CDR - CEDAR
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DOG - DOGWOOD
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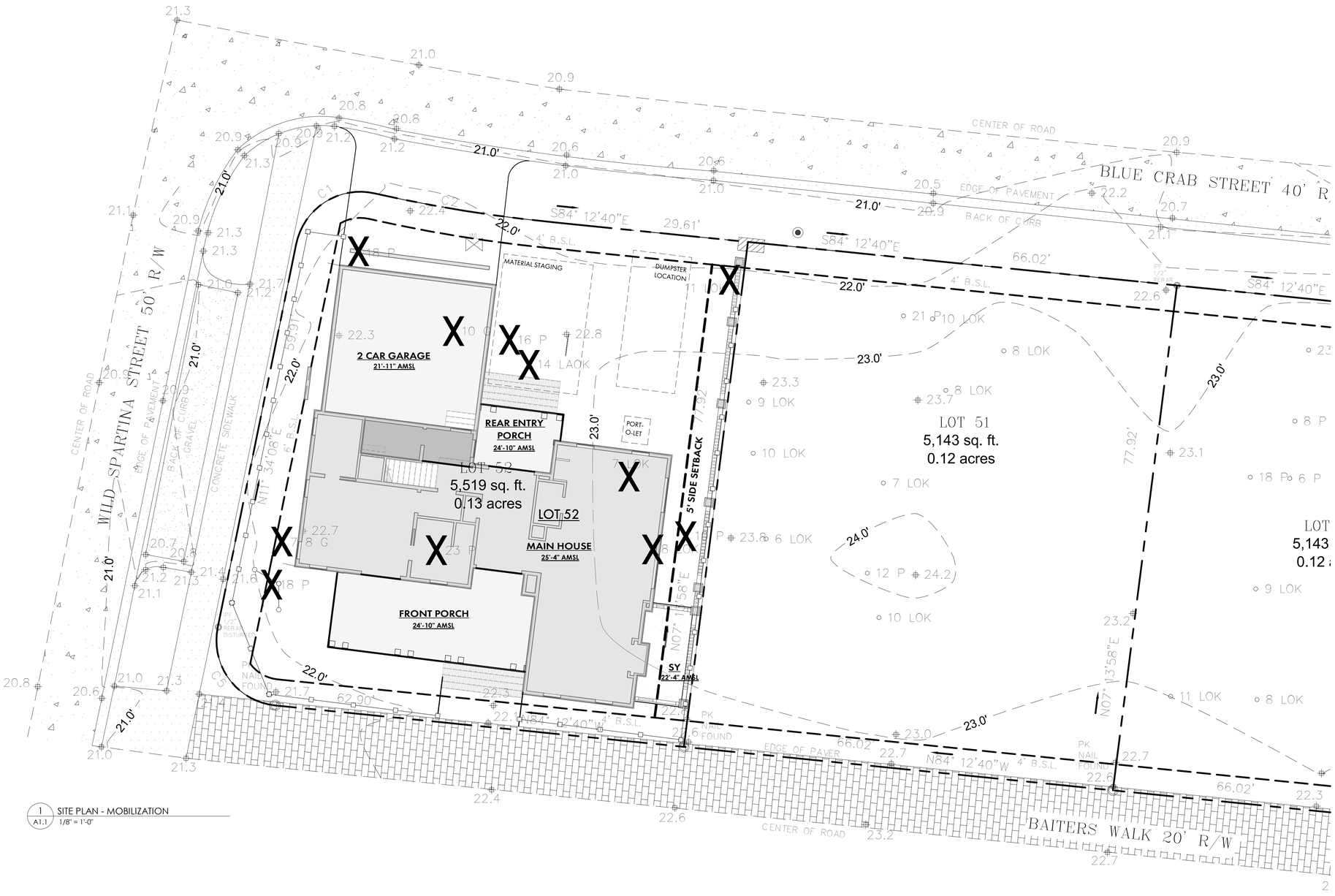

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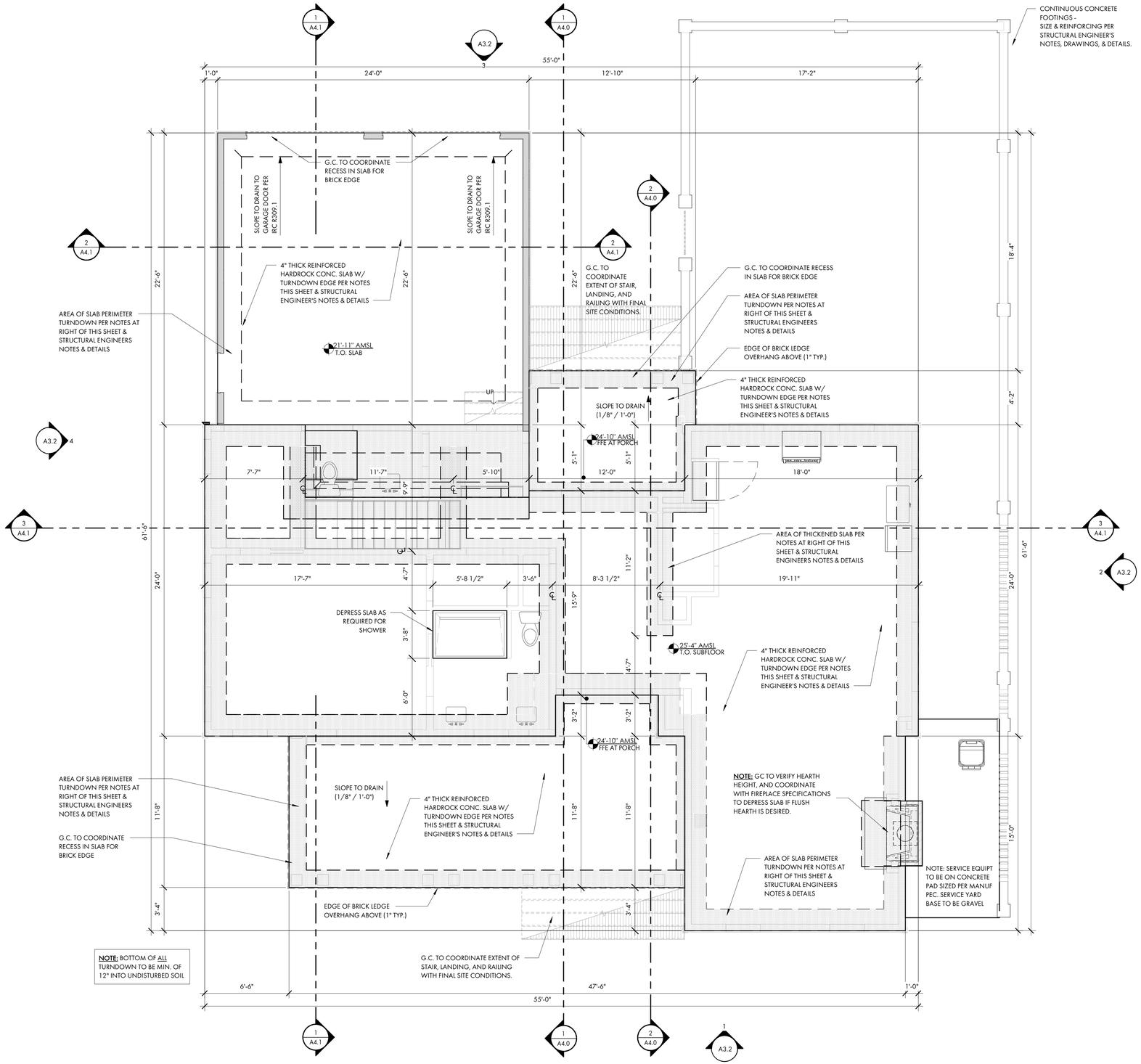
SHEET TITLE

SITE PLAN - MOBILIZATION

A1.1



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

FOUNDATION PLAN NOTES:

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

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

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

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

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

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

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

TYPICAL THICKENED SLAB:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

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

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

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

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH

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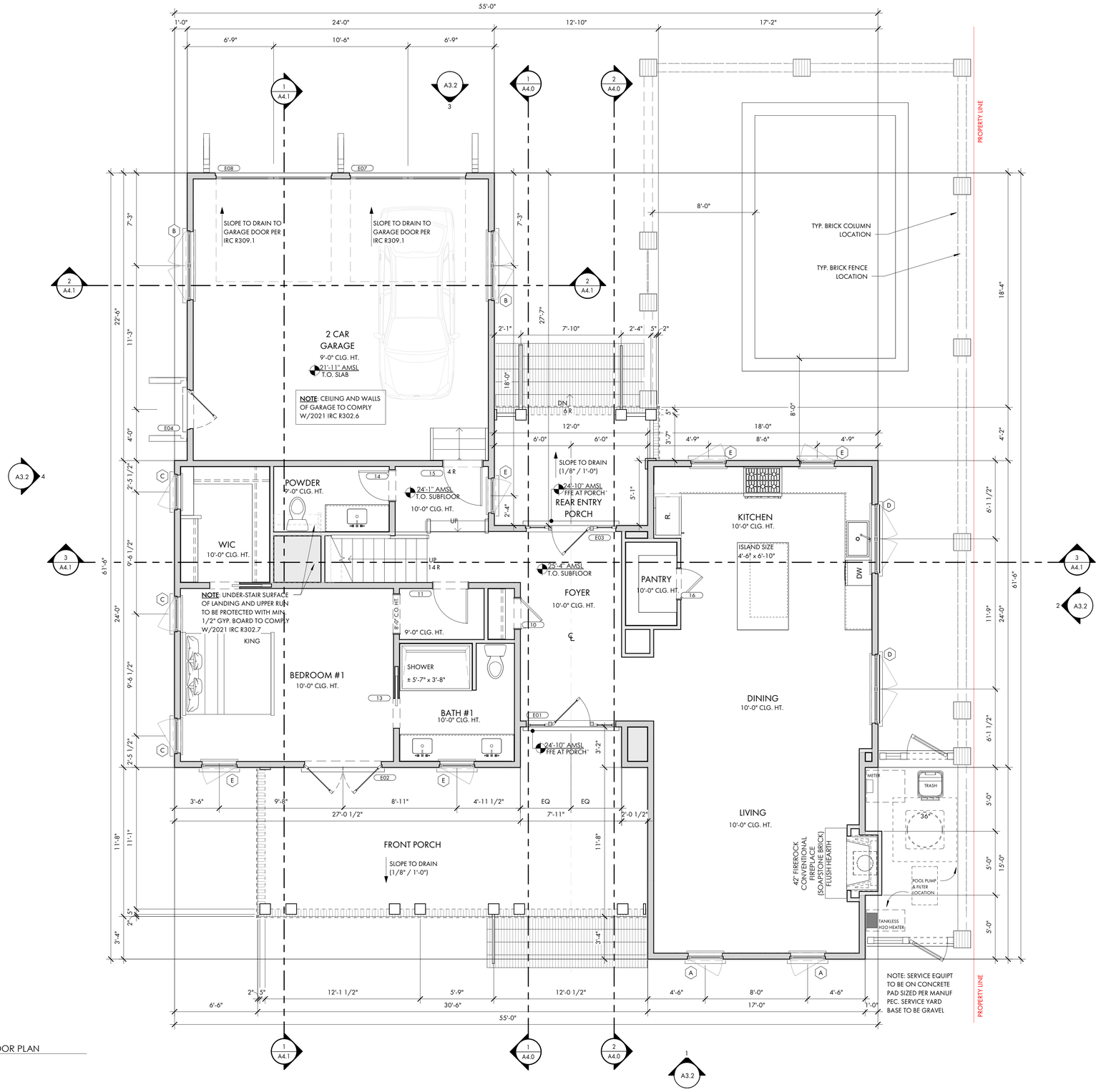
FOUNDATION PLAN

A2.0



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

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

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

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

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

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

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

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

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

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

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

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

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

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

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

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

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

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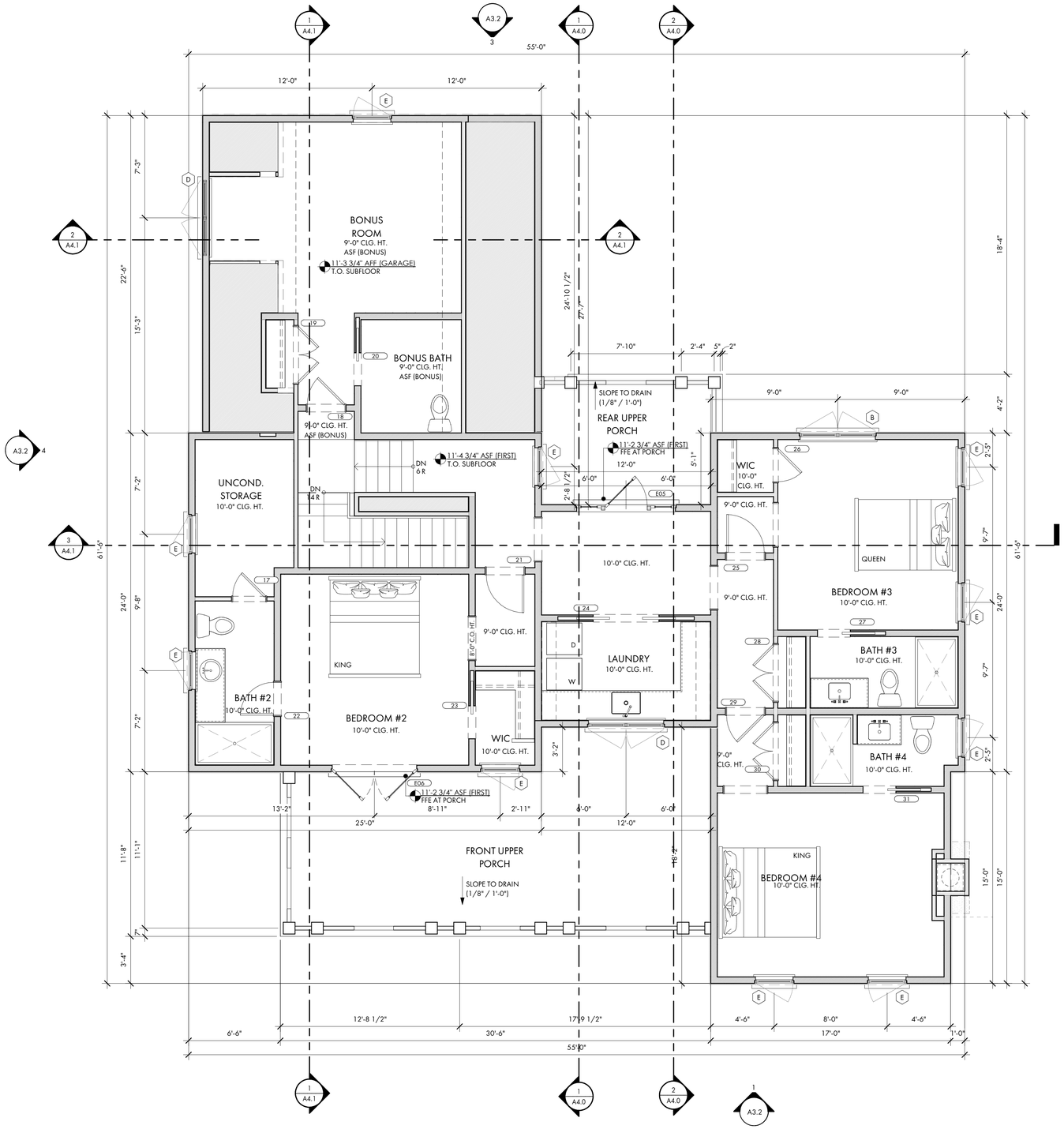
FIRST FLOOR PLAN

A2.1



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

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

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

DIMENSION NOTES:
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DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

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

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

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

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

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

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

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

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

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

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

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

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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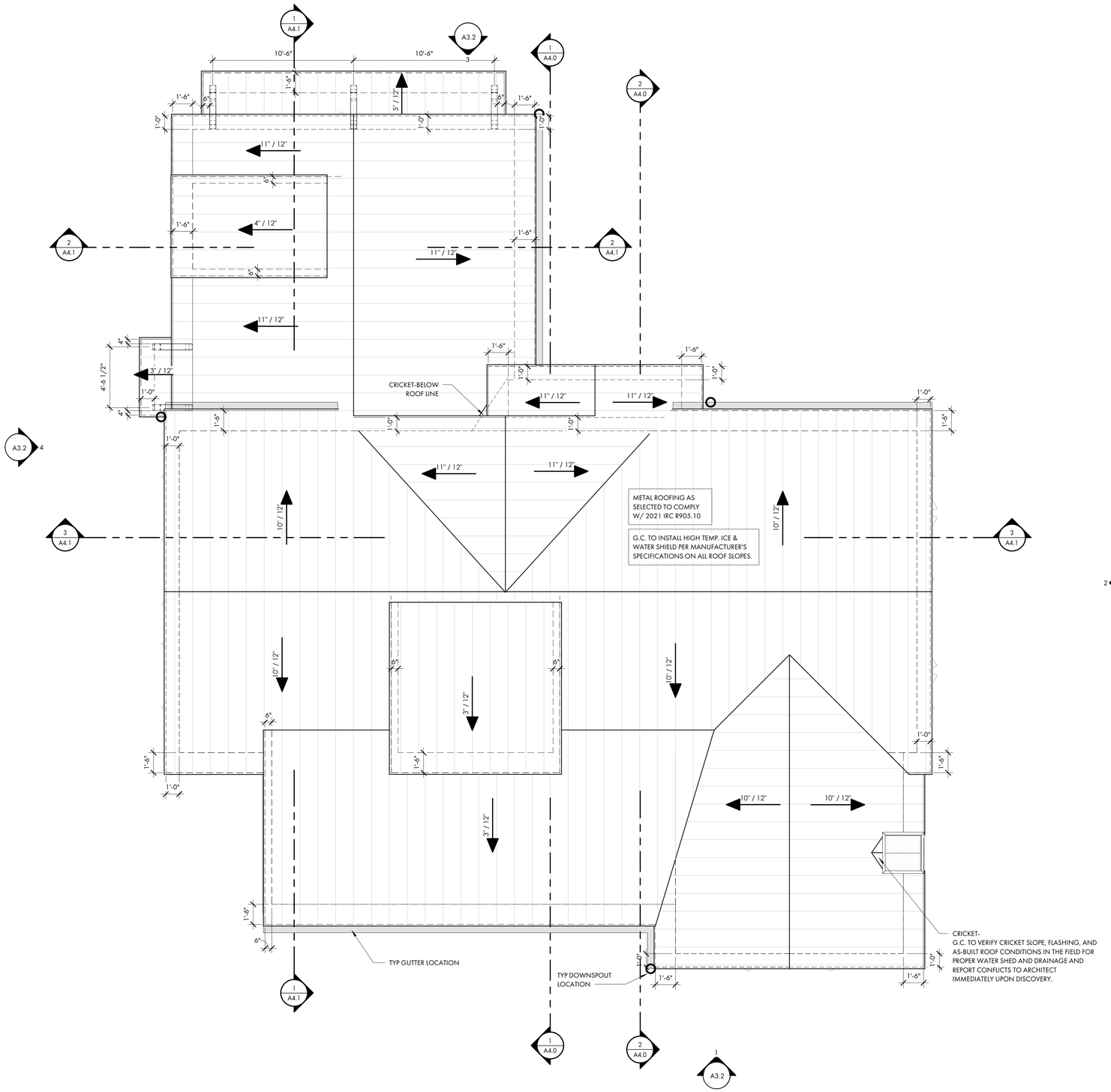
SECOND FLOOR PLAN

A2.2



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

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

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

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

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

CABINET & EQUIPMENT NOTES:
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FLOOR PLAN - SYMBOL KEY

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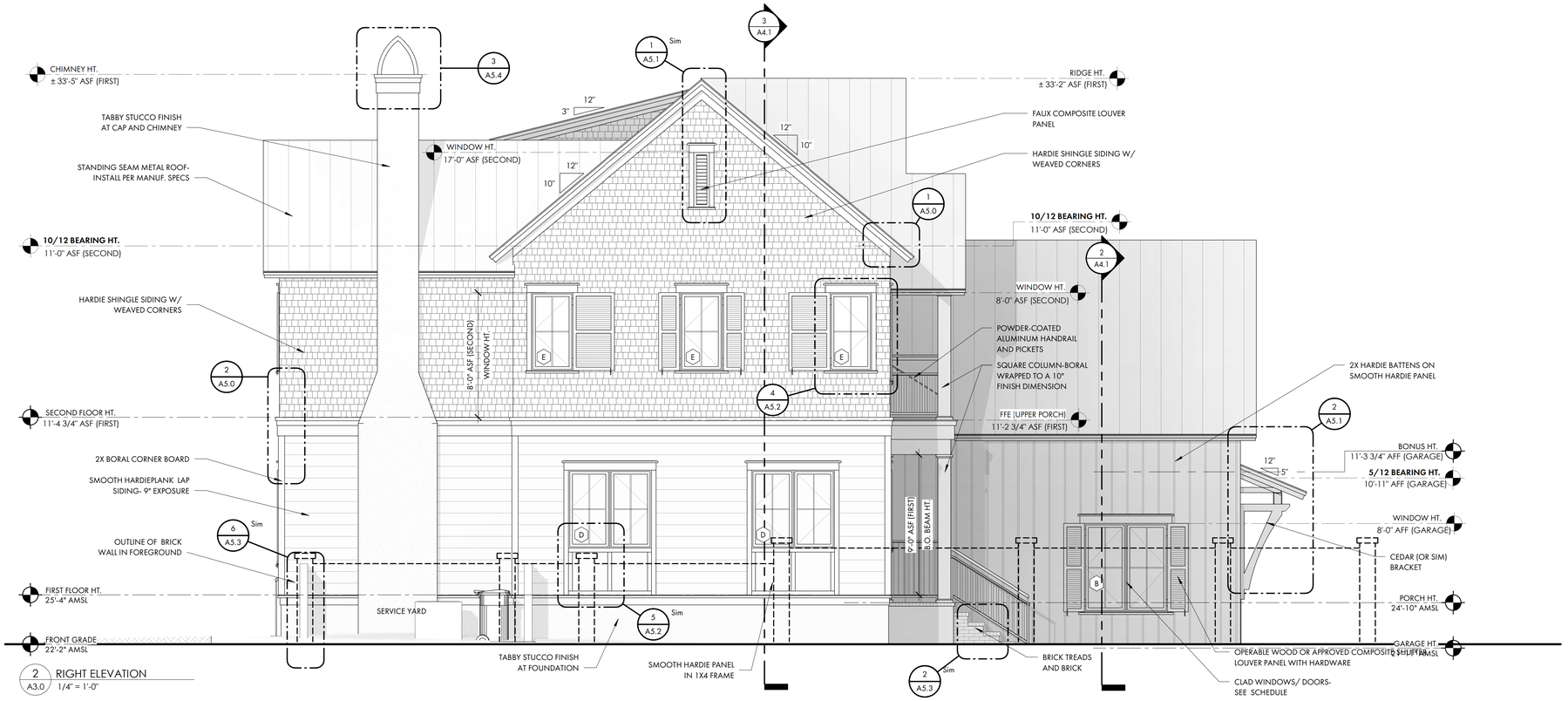
ROOF PLAN

A2.3



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



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

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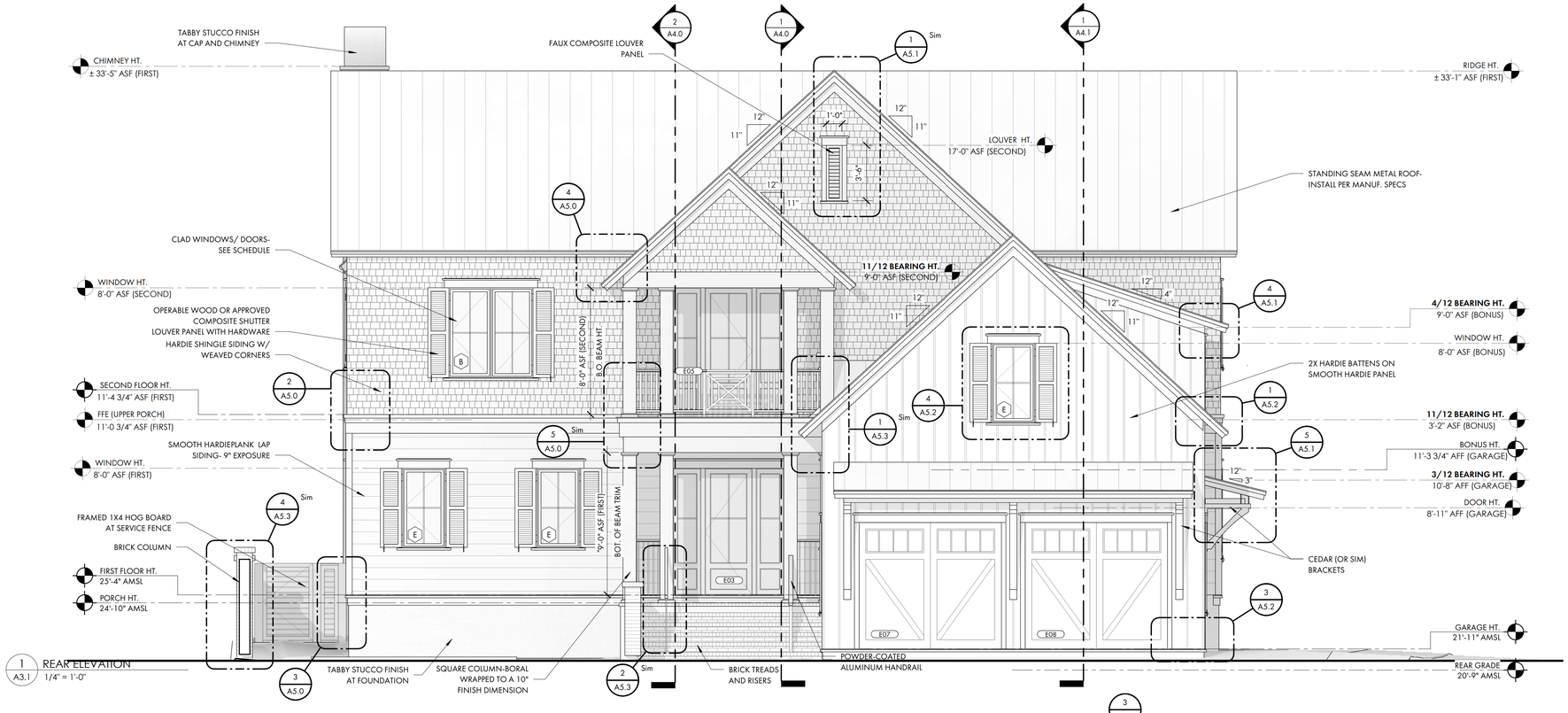
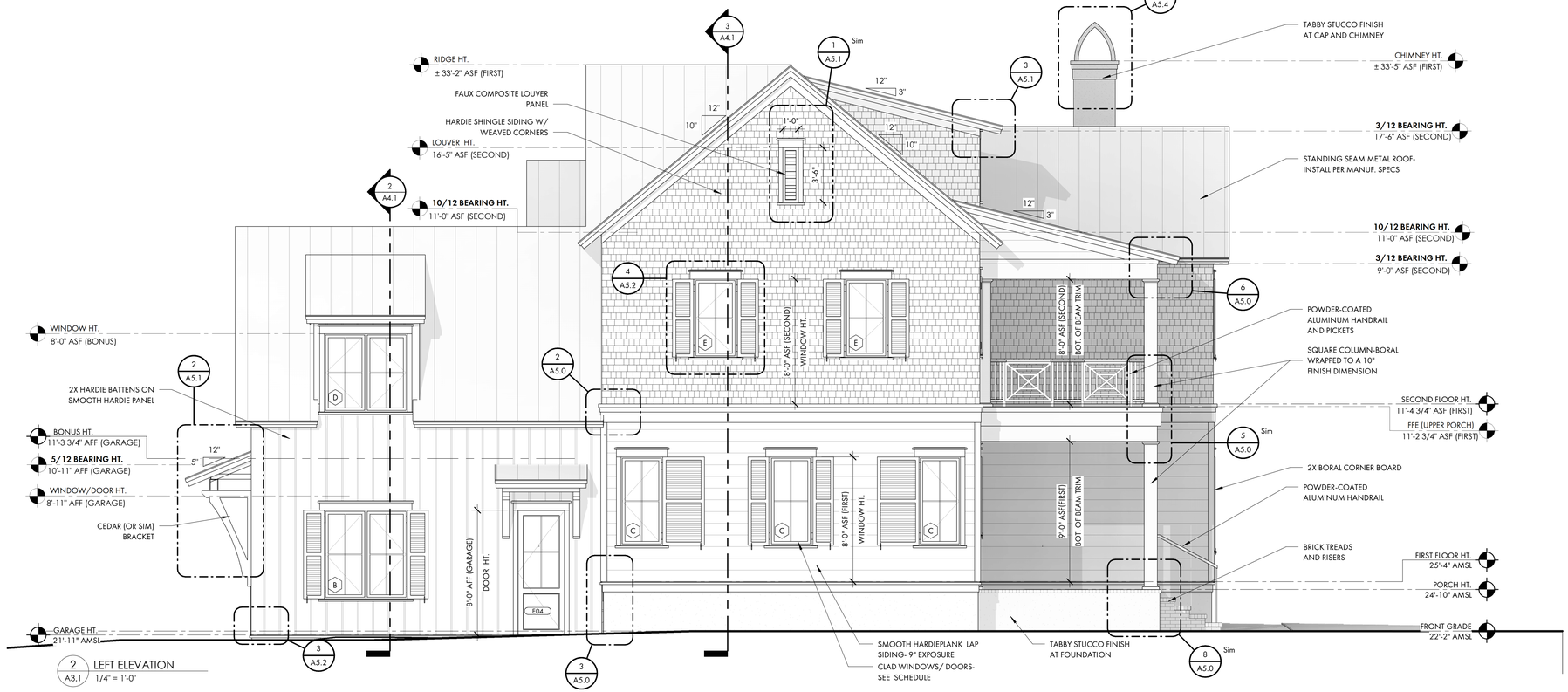
SHEET TITLE

BUILDING ELEVATIONS

A3.0



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



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

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BUILDING ELEVATIONS

A3.1



SERVICE GATE

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



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



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



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

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SHEET TITLE

BUILDING ELEVATIONS WITH BRICK FENCE

A3.2





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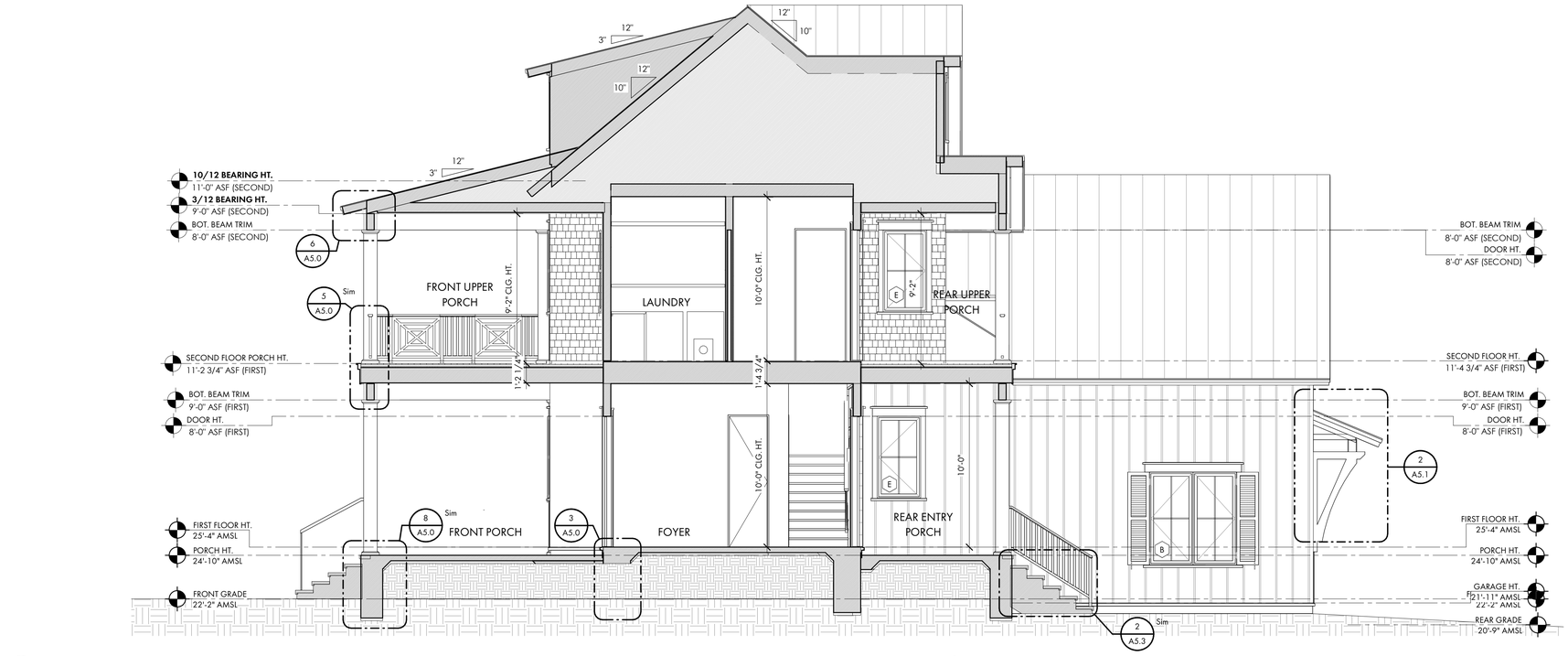
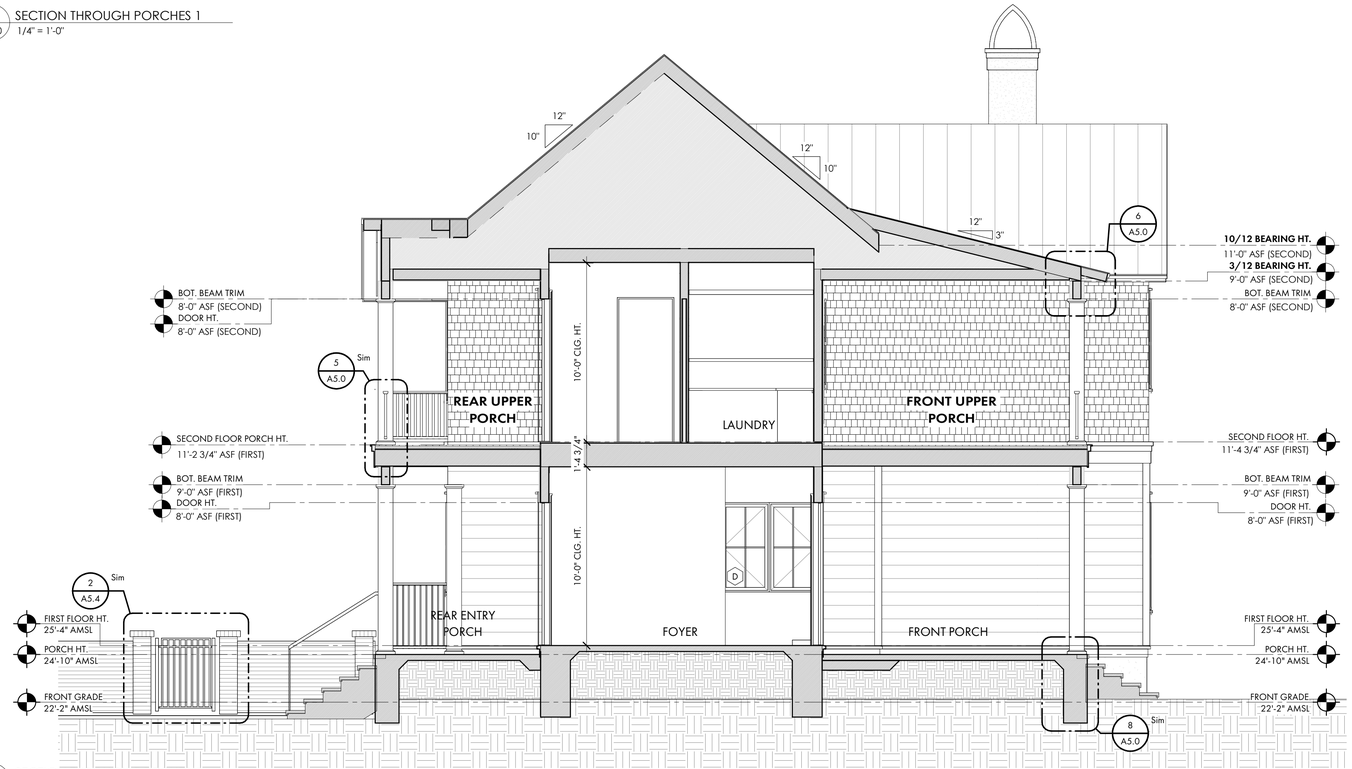
SHEET TITLE

BUILDING 3D VIEWS

A3.3



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



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

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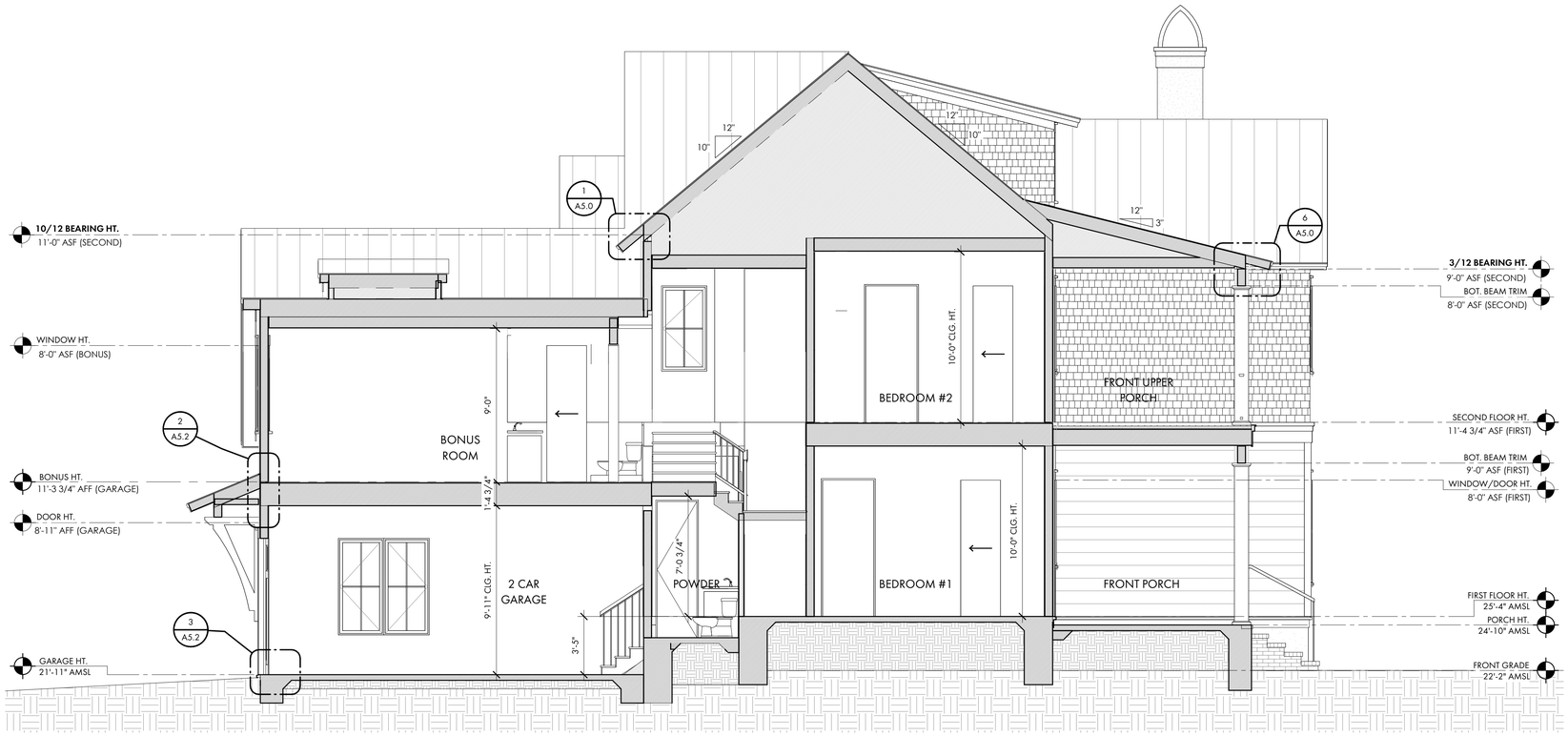
BUILDING SECTIONS

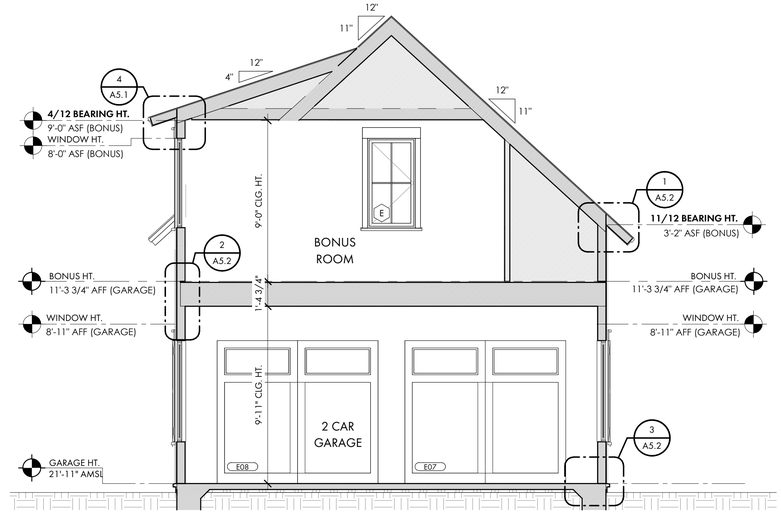
A4.0



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



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



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

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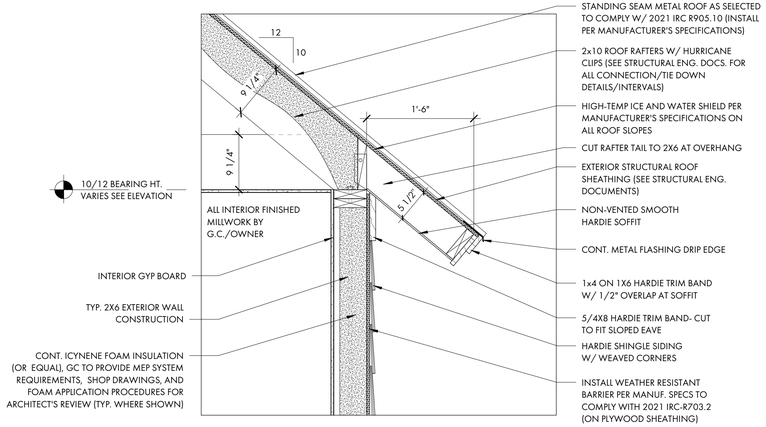
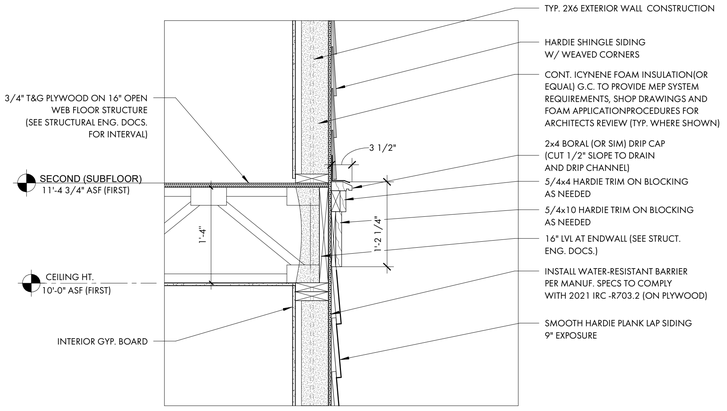
BUILDING SECTIONS

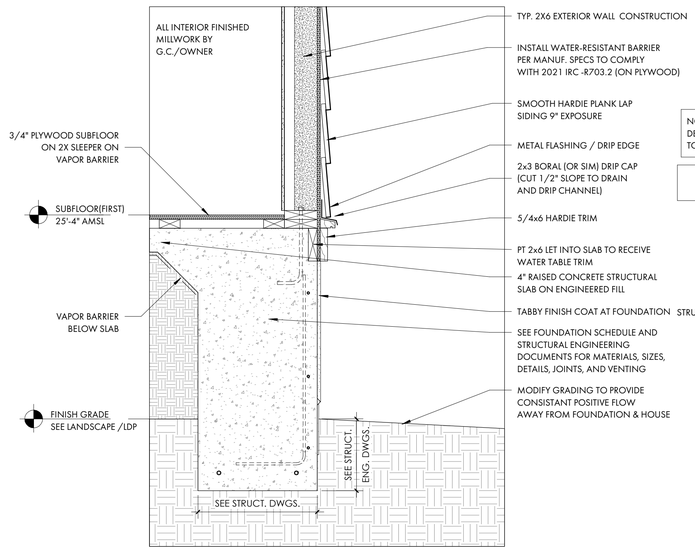
A4.1



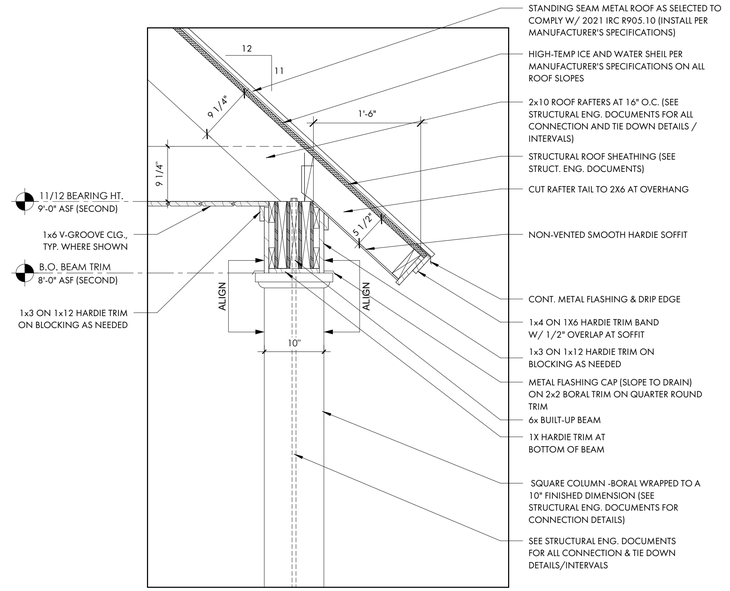
1 A5.0 TYP. 10/12 ROOF EAVE DETAIL
1" = 1'-0"



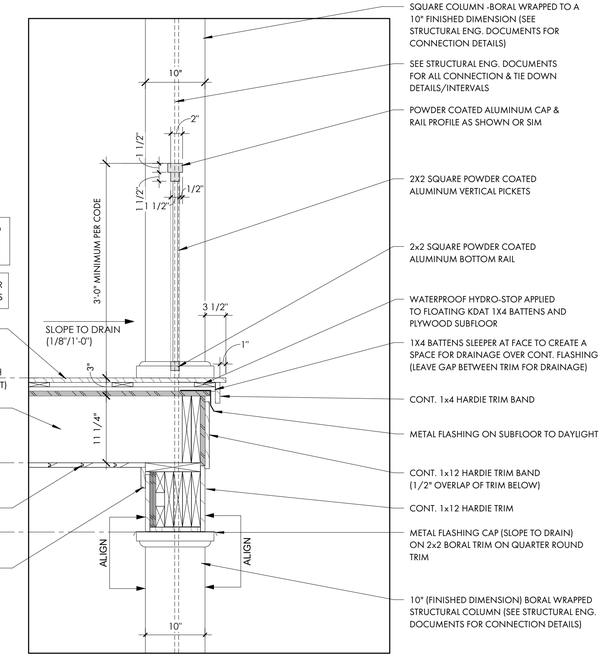
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



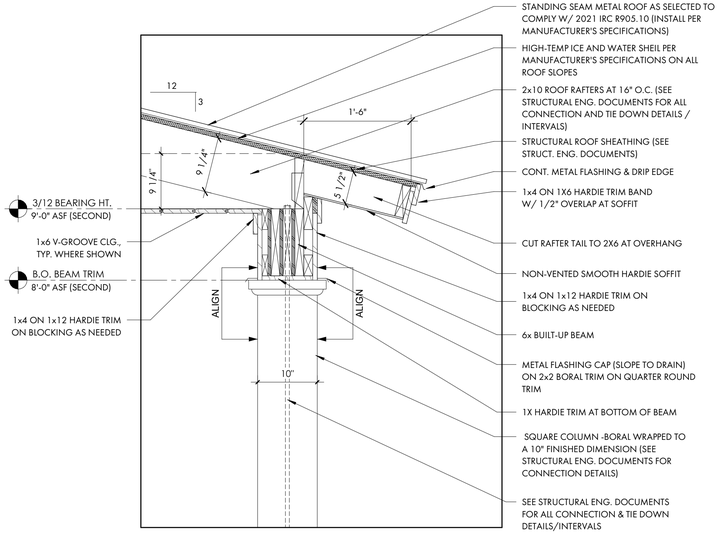
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



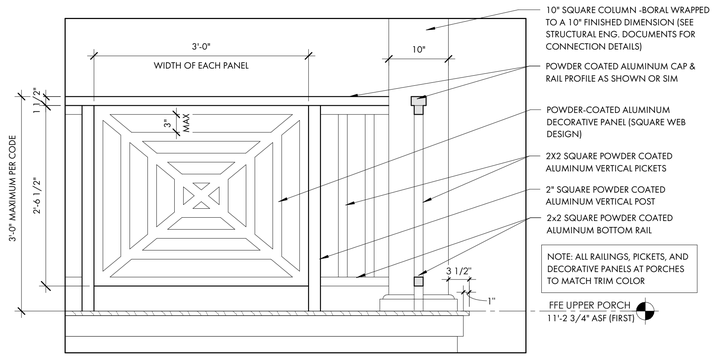
4 A5.0 11/12 PORCH EAVE DETAIL
1" = 1'-0"



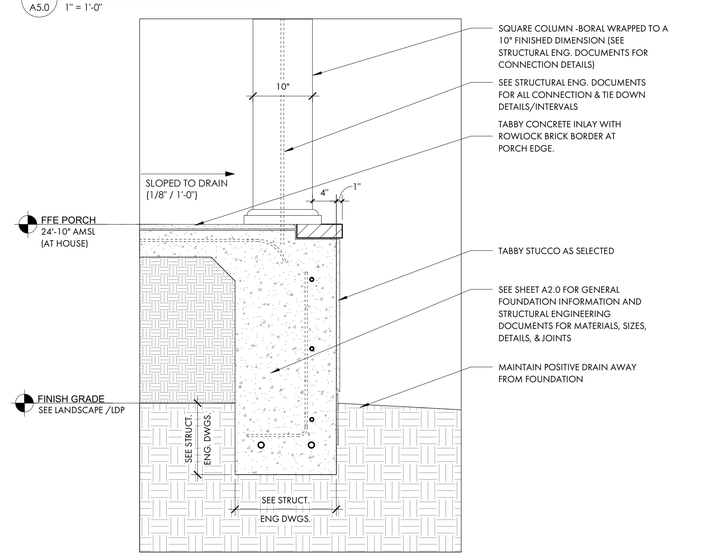
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



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



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



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

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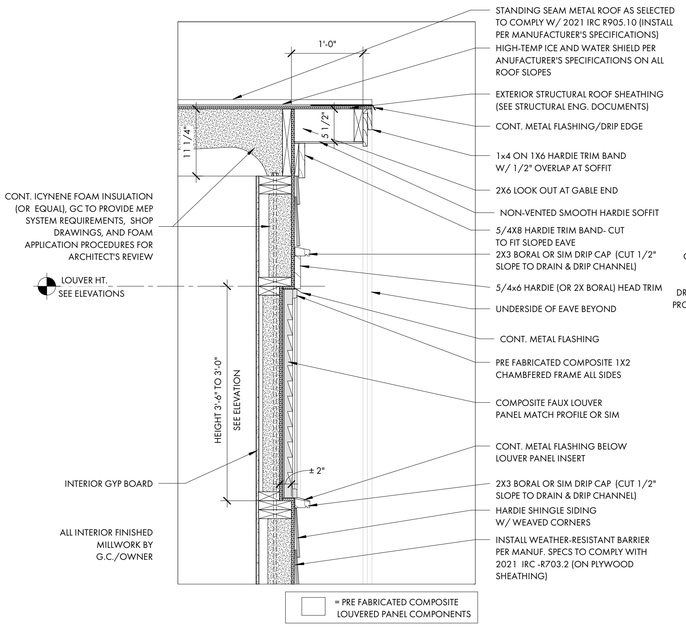
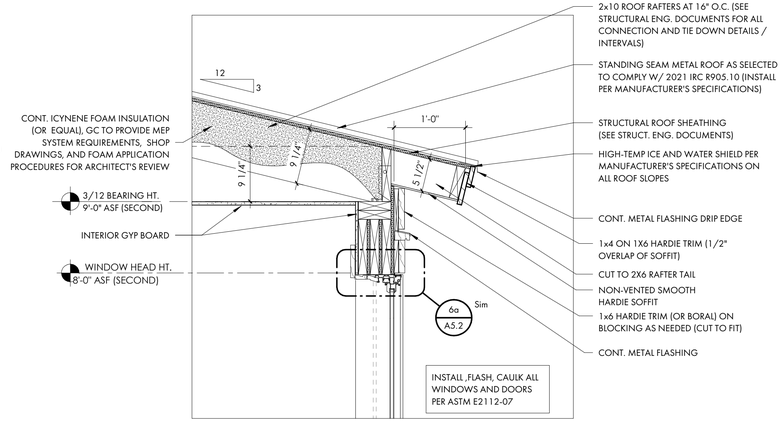
DETAILS

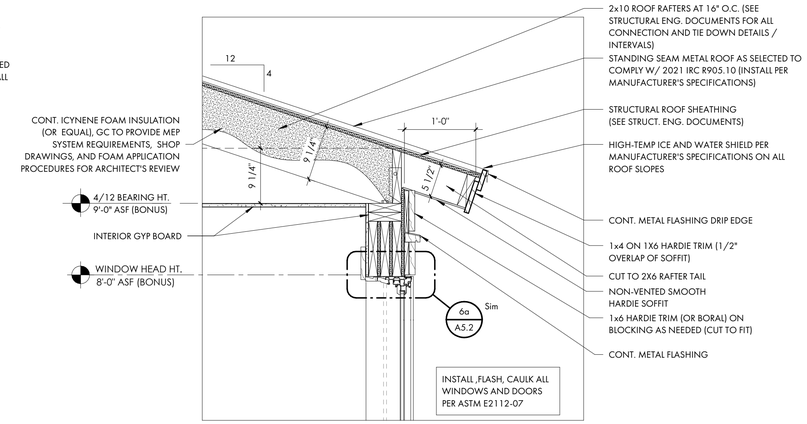
A5.0



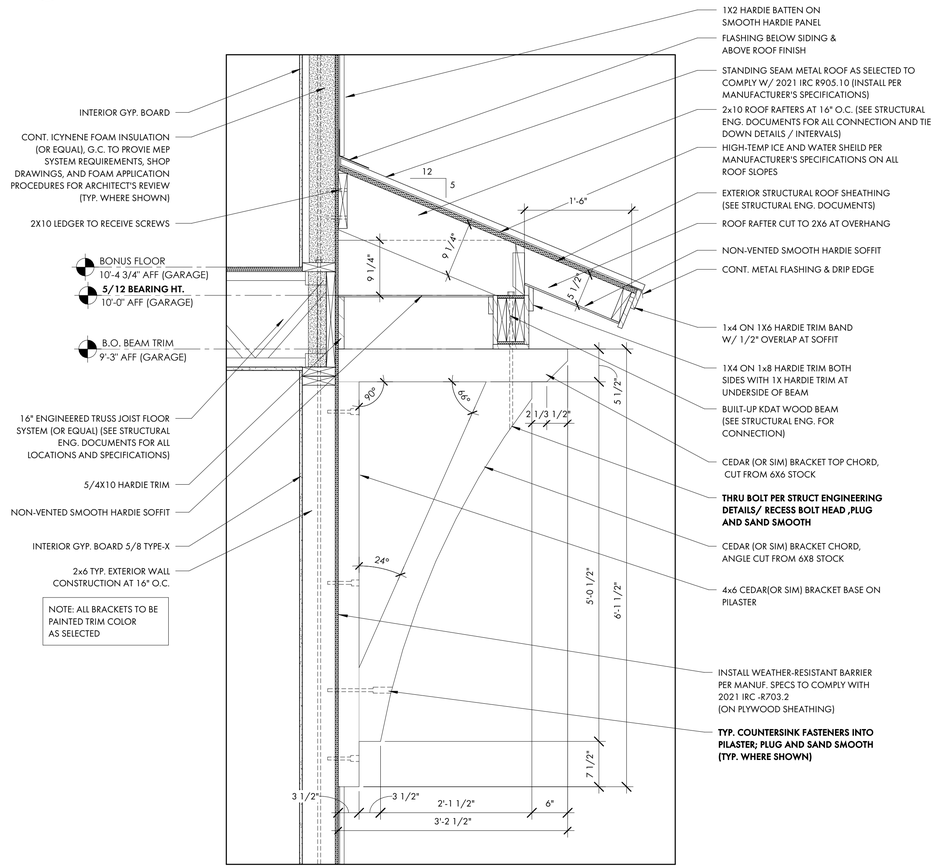
1 A5.1 GABLE VENT DETAIL AT RAKE
1" = 1'-0"



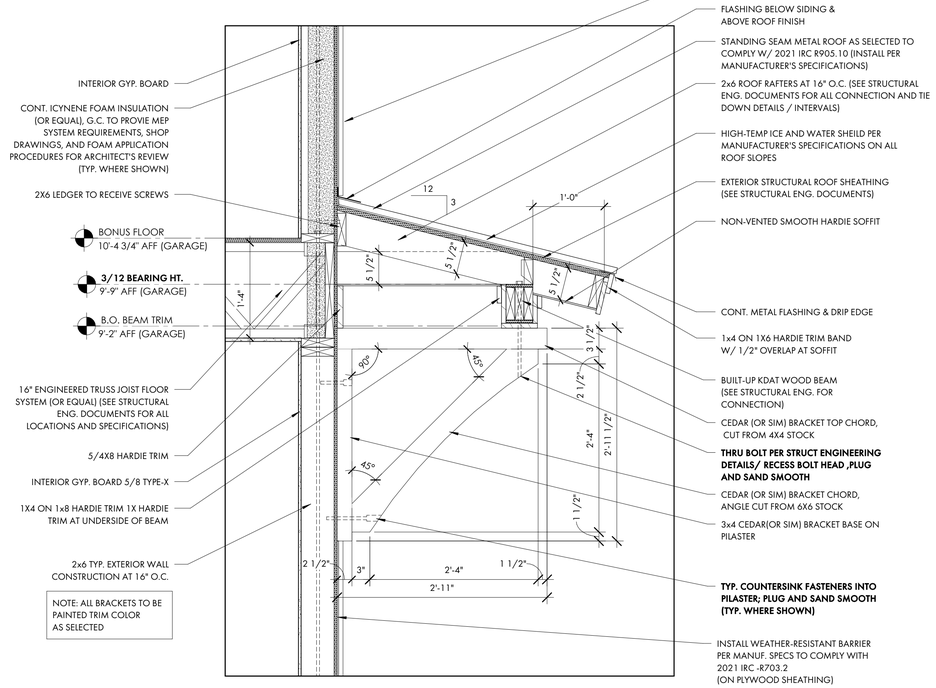
3 A5.1 3/12 DORMER EAVE DETAIL
1" = 1'-0"



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



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



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

Section VIII. Item #2.

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

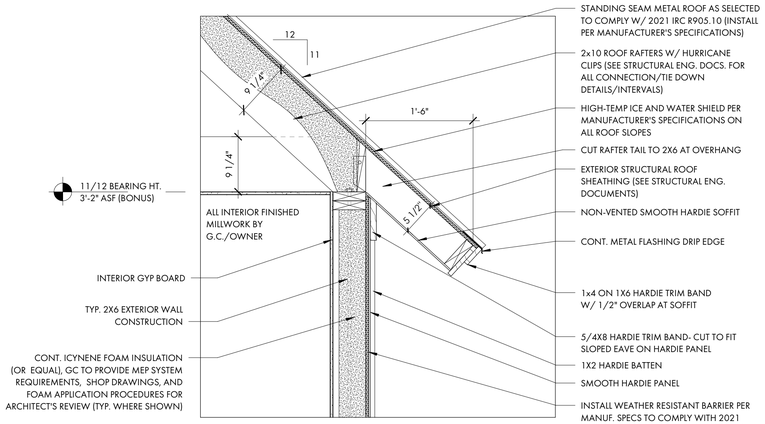
ISSUE

NO.	REV. DATE	DESCRIPTION

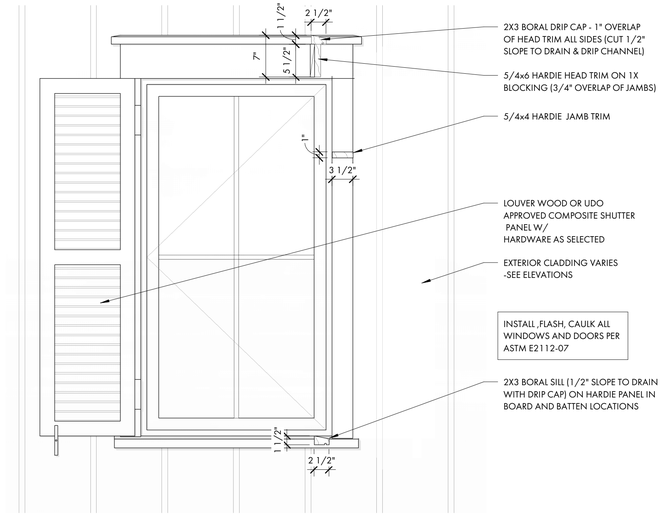
SHEET TITLE

DETAILS

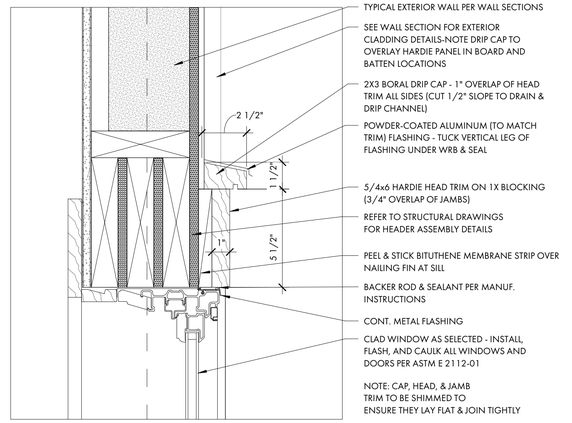
A5.1



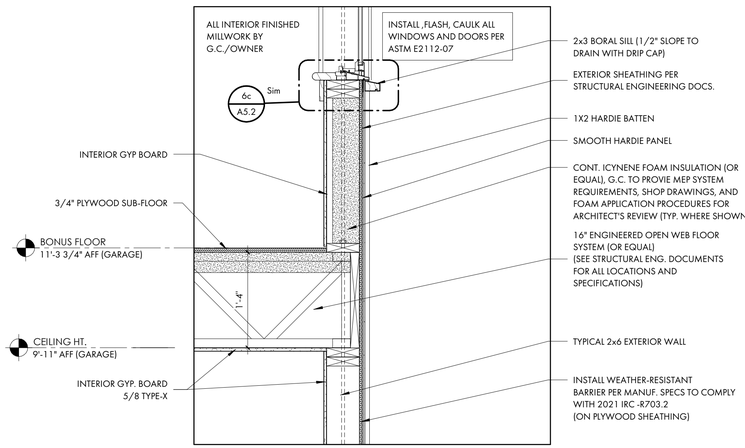
1 A5.2 TYP. 11/12 ROOF EAVE DETAIL
1" = 1'-0"



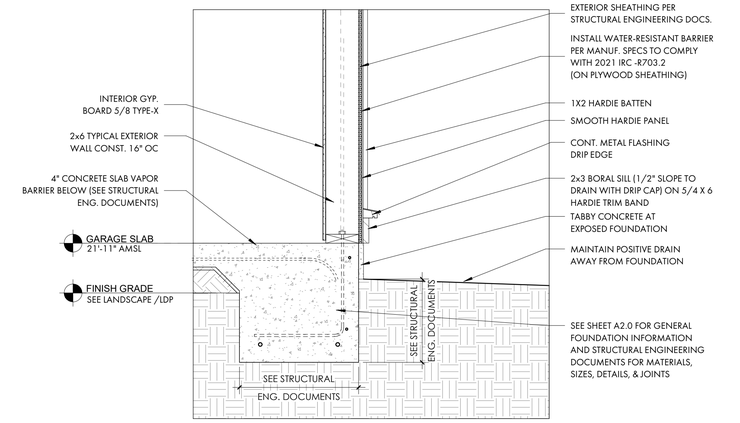
4 A5.2 WINDOW TRIM AND SHUTTER DETAIL
1" = 1'-0"



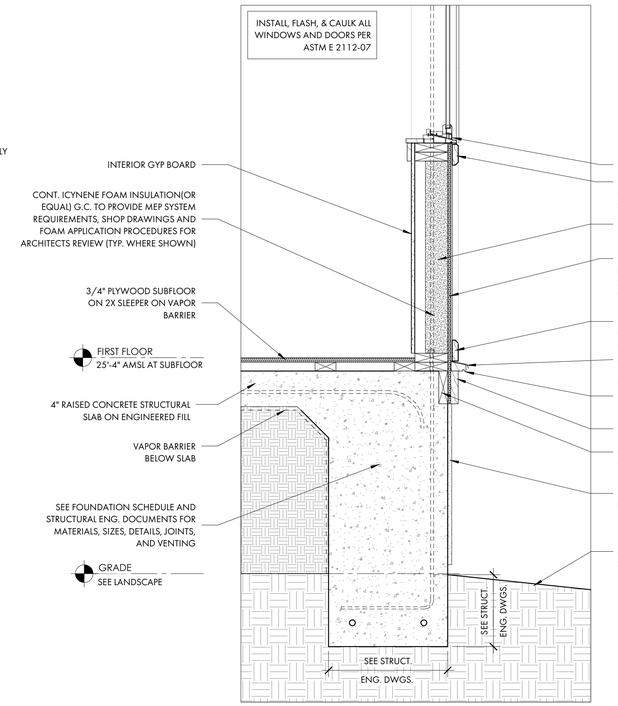
6a A5.2 WINDOW HEAD DETAIL
3" = 1'-0"



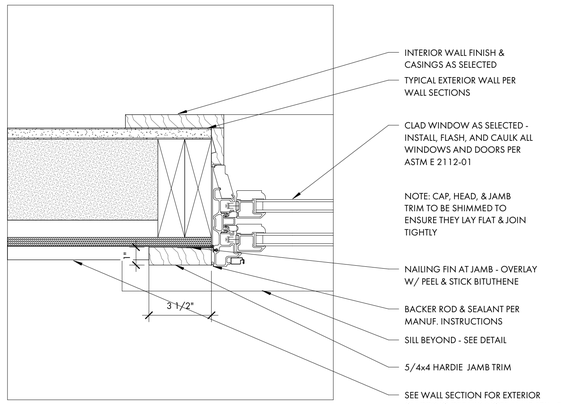
2 A5.2 TYP. BONUS FLOOR DETAIL
1" = 1'-0"



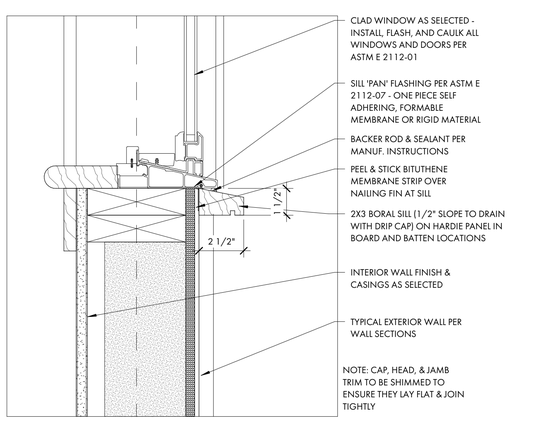
3 A5.2 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



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



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



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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

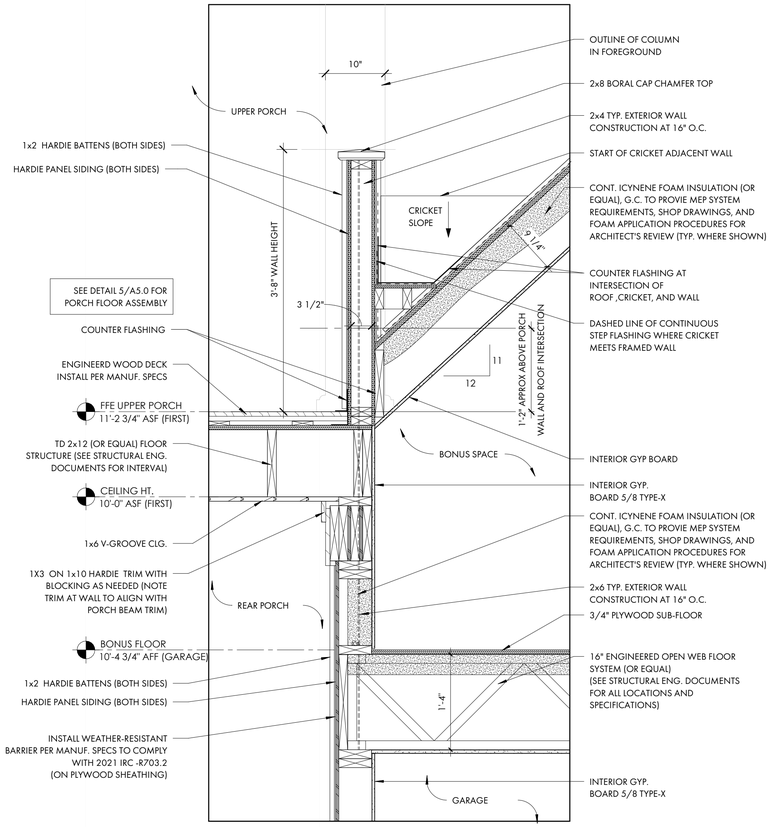
ISSUE

NO. REV. DATE DESCRIPTION

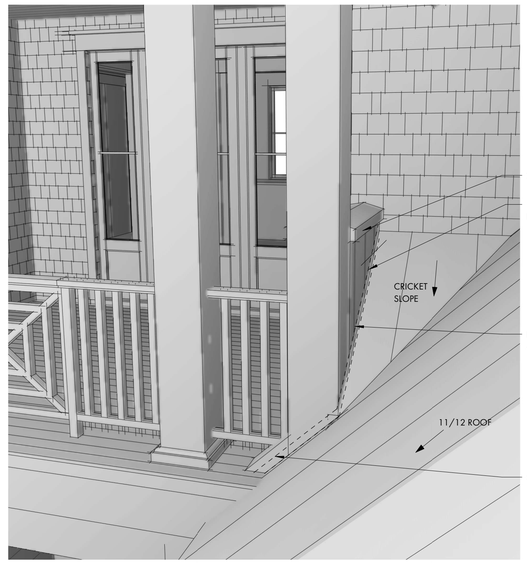
SHEET TITLE

DETAILS

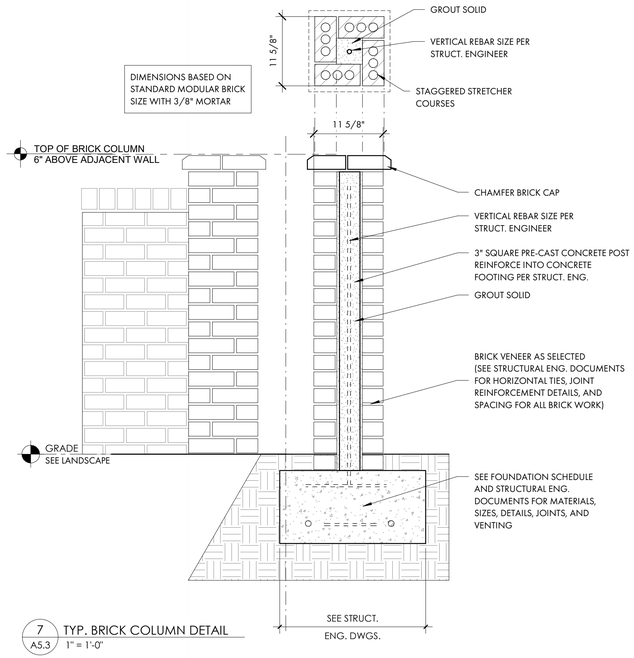
A5.2



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

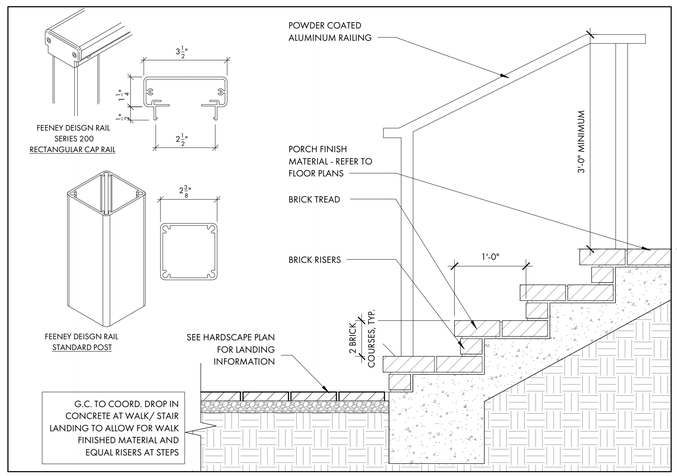


NOTE: ALL RAILINGS, PICKETS, AND DECORATIVE PANELS AT PORCHES TO MATCH TRIM COLOR

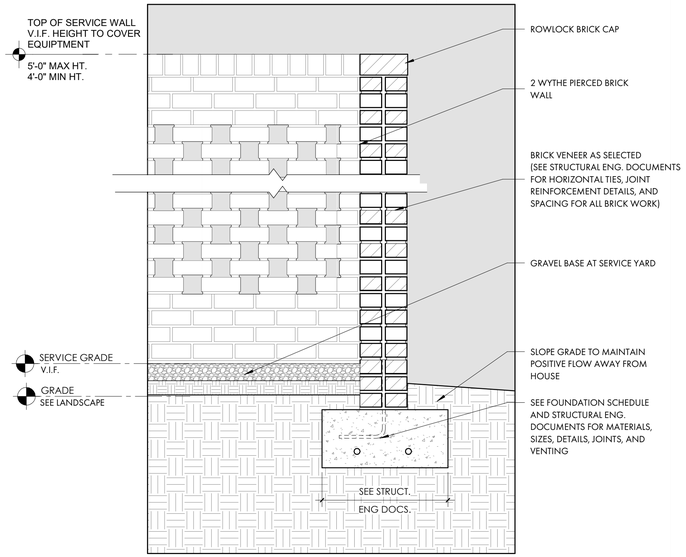


7 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"

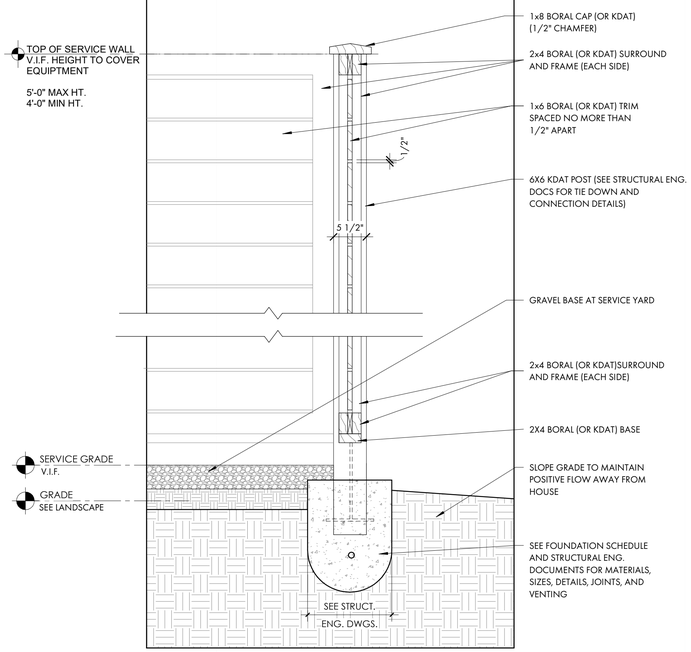
NOTE: HANDRAIL COLOR TO BE BRONZE AT FRONT AND LOWER REAR STEPS



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



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



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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

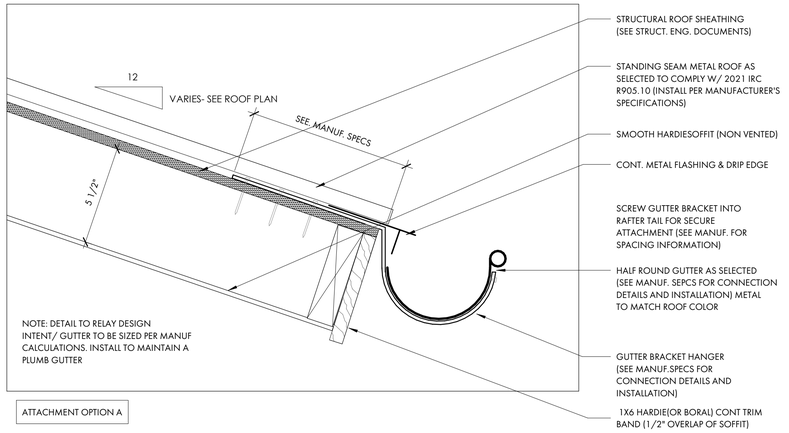
ISSUE

NO.	REV. DATE	DESCRIPTION

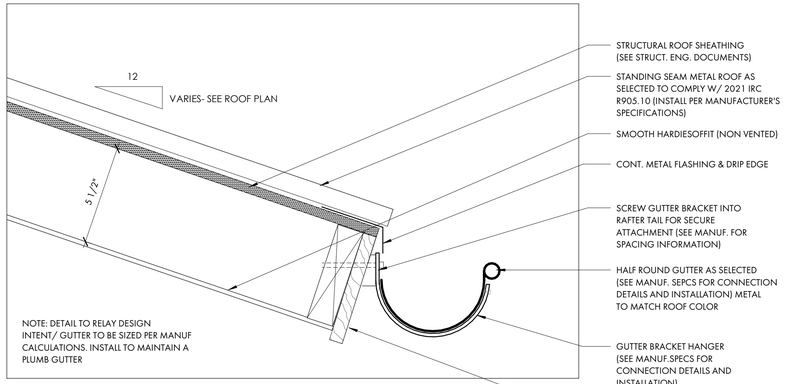
SHEET TITLE

DETAILS

A5.3

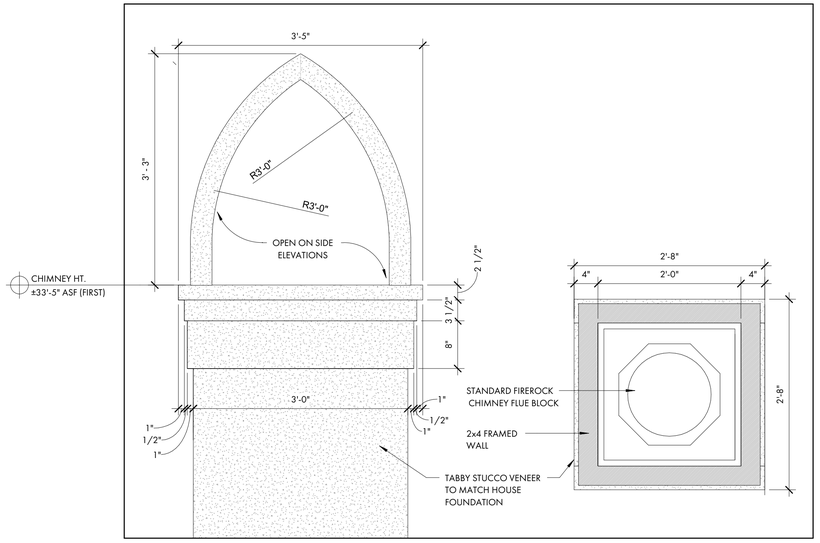


ATTACHMENT OPTION A



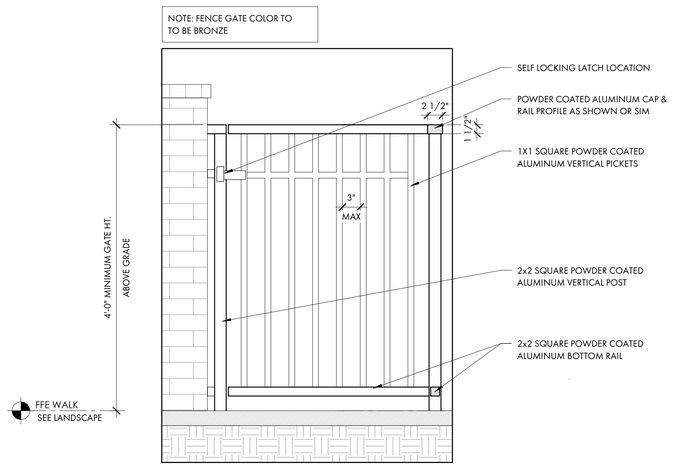
ATTACHMENT OPTION B

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

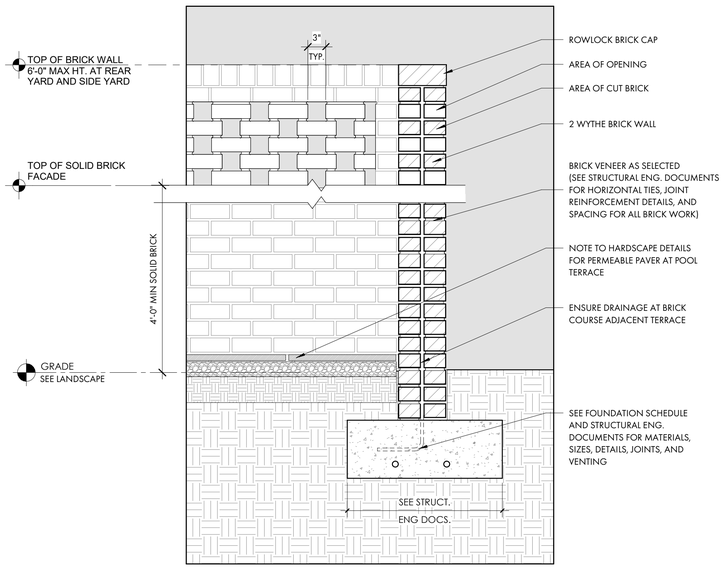


3 A5.4 STUCCO CHIMNEY CAP
1" = 1'-0"

NOTE: FENCE GATE COLOR TO TO BE BRONZE



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



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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

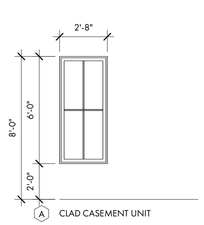
DETAILS

A5.4

CAG - WINDOW SCHEDULE						
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30						
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.						
Type Mark	Window Type	Description	Frame Opening		Head Height	Comments
			Frame Width	Frame Height		
A	CLAD CASEMENT UNIT	2'-8" x 6'-0"	2'-8"	6'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	CLAD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
F	CLAD CASEMENT UNITS	(4) 2'-4" - 4'-0"	9'-4"	4'-0"	17'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

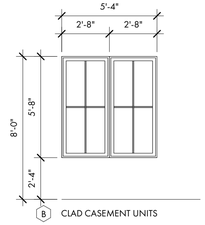
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

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



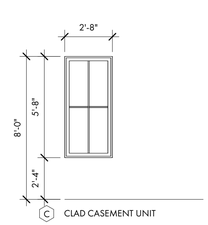
A CLAD CASEMENT UNIT

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



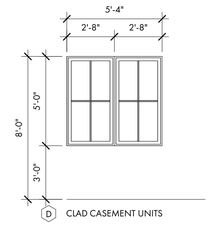
B CLAD CASEMENT UNITS

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



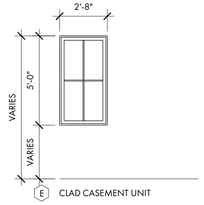
C CLAD CASEMENT UNIT

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



D CLAD CASEMENT UNITS

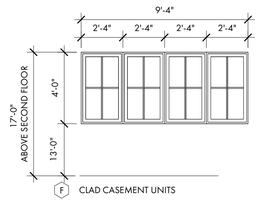
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



E CLAD CASEMENT UNIT

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

EGRESS AT BEDROOMS 3 & 4 AND BONUS ROOM



F CLAD CASEMENT UNITS

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

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

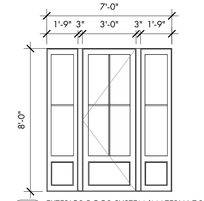
DP 50 RATING OR APPROVED EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENT

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

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

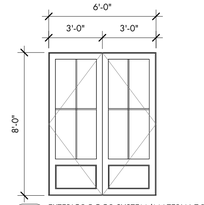
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

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



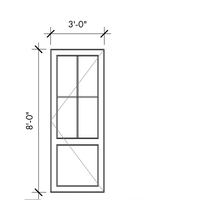
E01 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



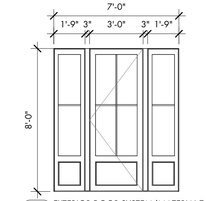
E02 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E06 OUTSWING DOOR
(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



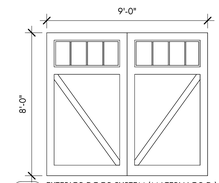
E04 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E05 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E07 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E08 GARAGE DOOR
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

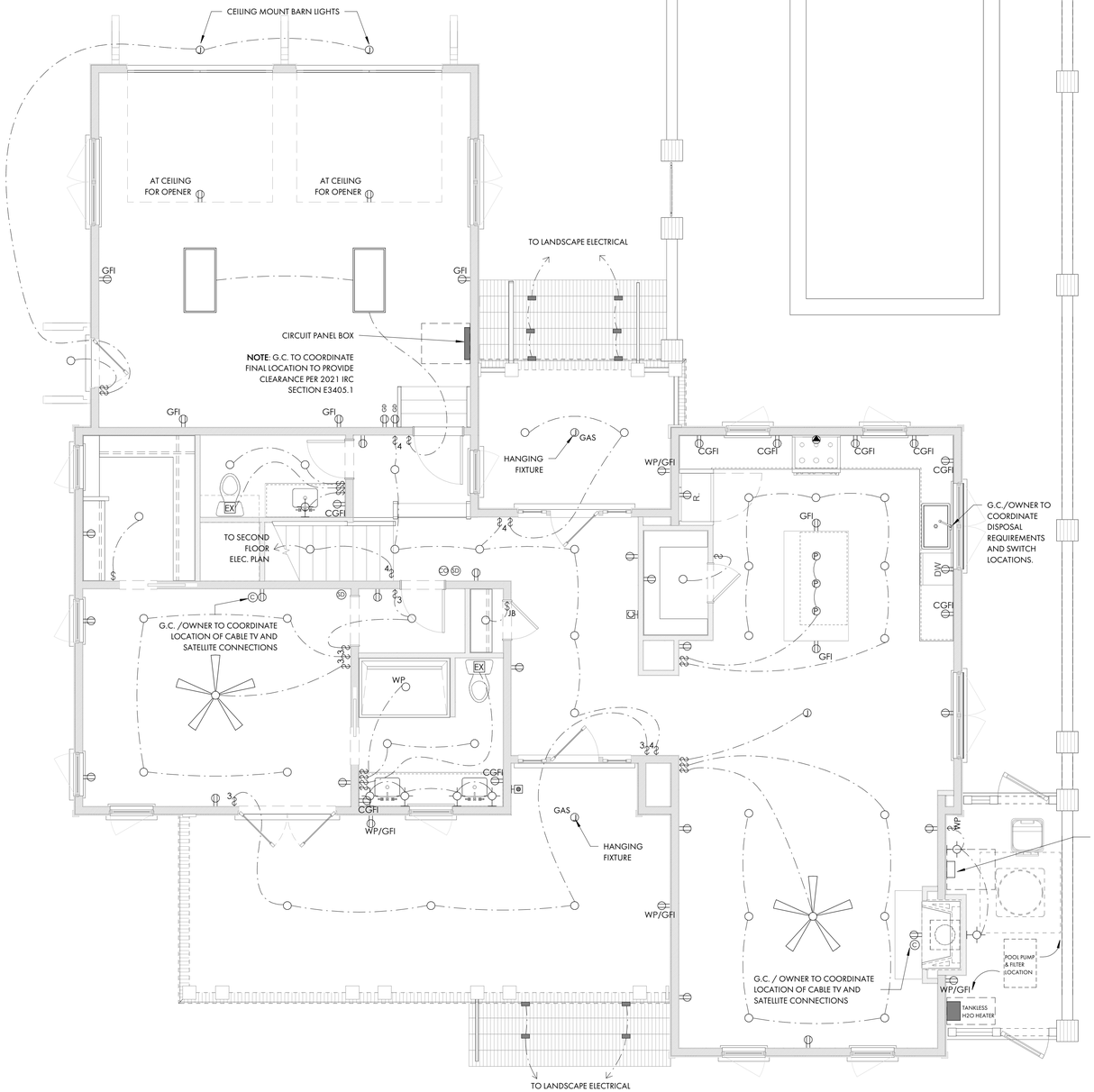
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



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

ELECTRICAL PLAN - SYMBOL KEY

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

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

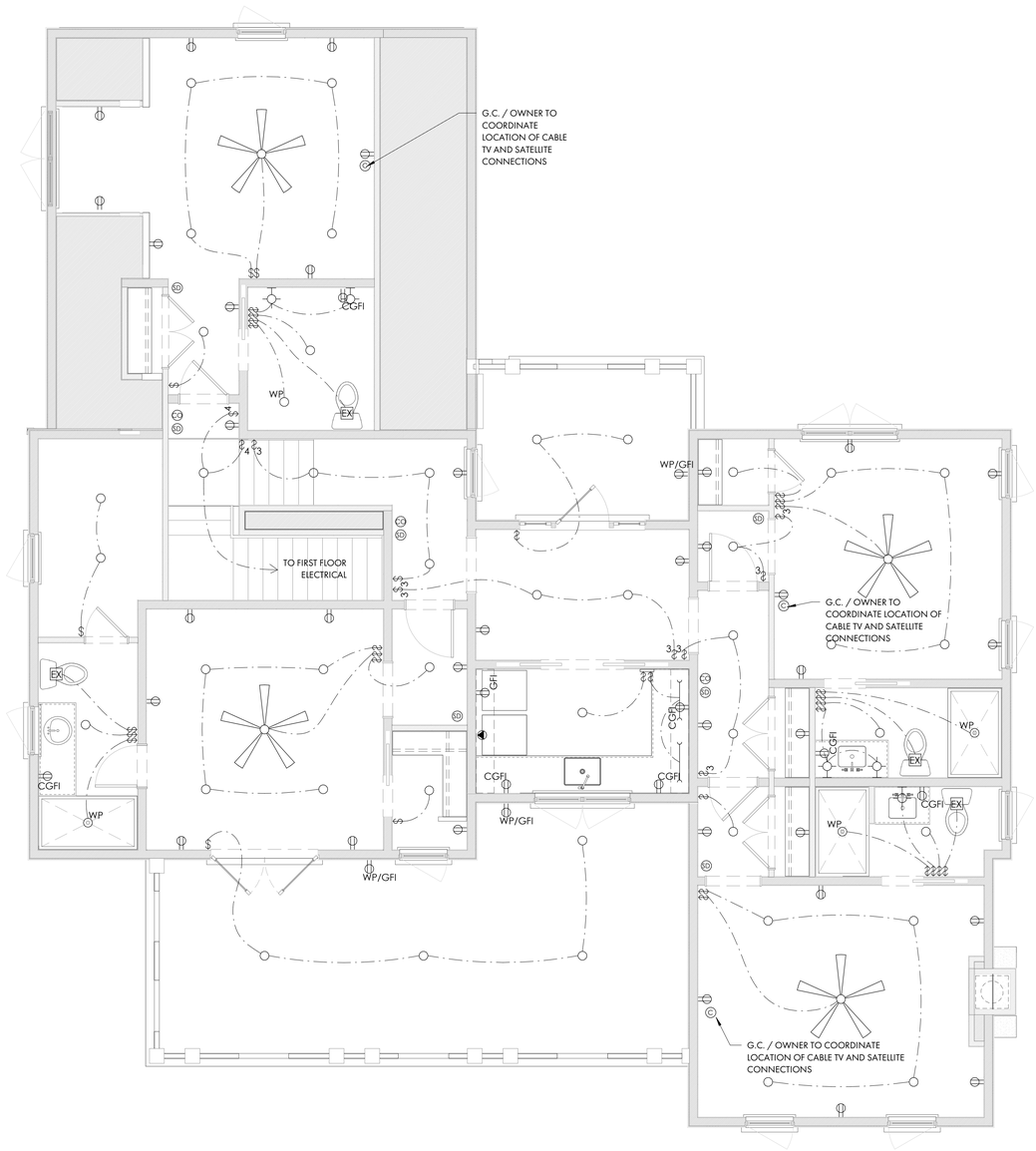
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



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

ELECTRICAL PLAN - SYMBOL KEY

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

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6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
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21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

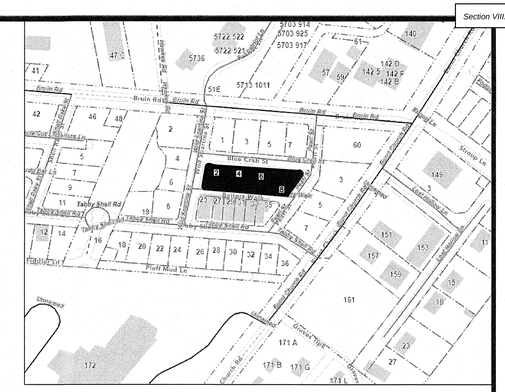
E2.2

REFERENCE PLAT

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

TREE LEGEND

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


Bruin Rd
Bruin Rd E
Bruin Rd W
Bruin Cyds Ct
Bruin Cyds Dr
Bruin Cyds Ln
Bruin Cyds Rd
Bruin Cyds Trail
Bruin Cyds Way
Bruin Cyds Wy
Bobby Small Rd
Bobby Small Rd E
Bobby Small Rd W
Bobby Small Trail
Bobby Small Trail E
Bobby Small Trail W
Bobby Small Trail Ln
Bobby Small Trail Rd
Bobby Small Trail Rd E
Bobby Small Trail Rd W
Bobby Small Trail Way
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Bobby Small Trail Wy SW W
Bobby Small Trail Wy N E
Bobby Small Trail Wy N W
Bobby Small Trail Wy S E
Bobby Small Trail Wy S W

COVER SHEET

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

SHEET INDEX

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

Original Submittal: November 5, 2025

REVISIONS

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

Submittal Documents
Not for Construction

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

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

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

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

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

0 5 10 20 40
Scale: 1” = 10’

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

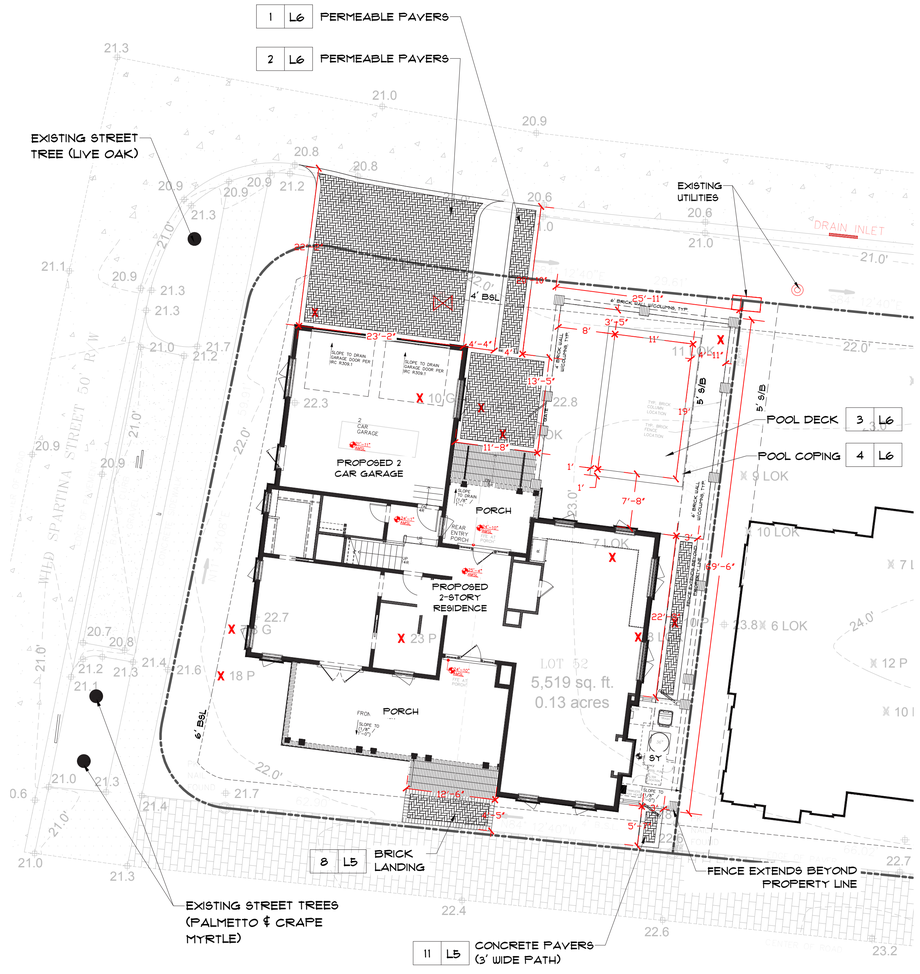
Lot 52 Blue Crab Street
Bluffton, SC

Revised: December10, 2025

Prepared By:
Maria Drawdy, PLA

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

SITE & LAYOUT PLAN



Submittal Documents
Not for Construction

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No. 1663
MARIA DRAWDY

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

L2

FINAL LANDSCAPE DEVELOPMENT PLANS
For
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Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

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GRADING & DRAINAGE PLAN



LEGEND

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

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

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

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

L3

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

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(843) 816-2565

LANDSCAPE PLAN

TREE CANOPY SUMMARY

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

AERIAL IMAGE OF SITE:
5,519 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,258 SF



SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,600 SF



SCALE: 1"= 50'



PLANT IMAGERY


ABELIA 'ROSE CREEK'


AUGUST BEAUTY GARDENIA


BLACK-EYED SUSAN


ENCORE AZALEA


GREEN MOUNTAIN BOXWOOD


LIRIOPE


LITTLE LIME HYDRANGEA


LIVE OAK


PRINGLE'S DWARF' PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


RED CLUSTER BOTTLEBRUSH TREE


SEA HOLLY 'BIG BLUE'


VANITY VERBENA

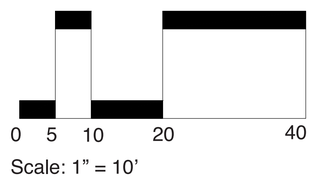

WHITE MUHLYGRASS

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		Mitigation
Shrub								
5	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'			
8	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'			
5	Green Mountain Boxwood	Buxus 'Green Mountain'	7 gal.	2'	1.5'			
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'			White Flowering
5	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'			
24	Pringle's Dwarf' Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
3	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'			Standard
Perennials/G-Cover								
10	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'			
125	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'			
9	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"			
9	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"			
7	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'			
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas						







L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

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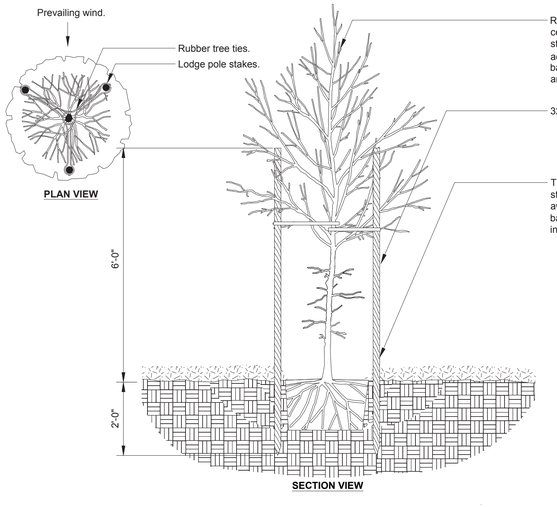
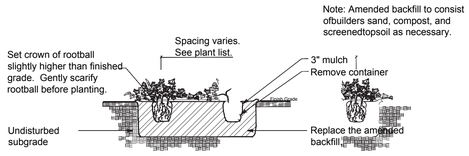
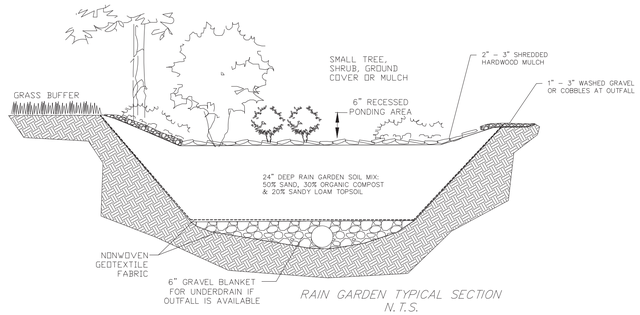
DETAILS & CUT SHEETS



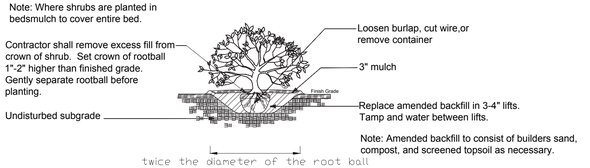
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



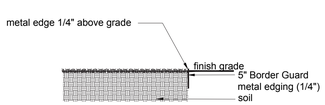
2 L5 Groundcover Planting
Not to Scale



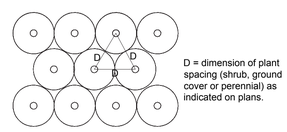
3 L5 Rain Garden
Scale NTS



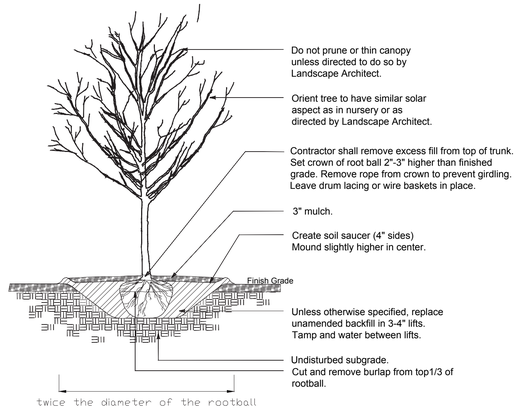
4 L5 Shrub Planting
Not to Scale



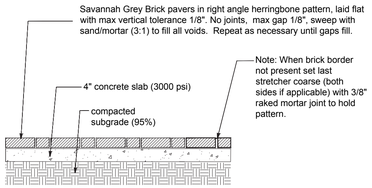
5 L5 Metal Edge
Scale NTS



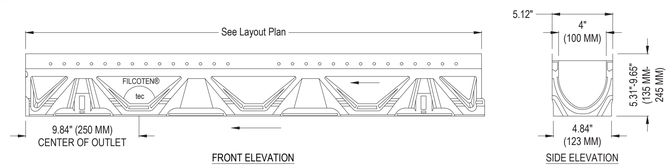
6 L5 Typical Plant Spacing
Not to Scale



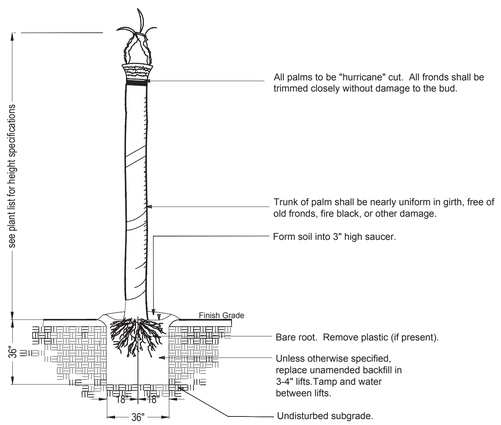
7 L5 Deciduous Tree Planting
Not to Scale



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



9 L5 Trench Drain
Scale NTS



10 L7 Palm Tree Planting
Not to Scale



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

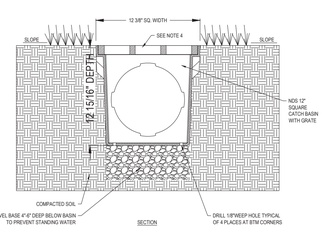
12 L5 Step Light
Scale NTS



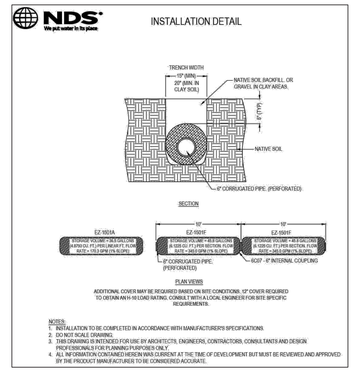
Model: 15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 10
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

13 L5 Path Light
Scale NTS



14 L5 Area Drain
Scale NTS



16 L5 French Drain
Scale NTS

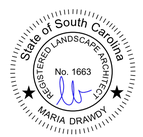
L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025





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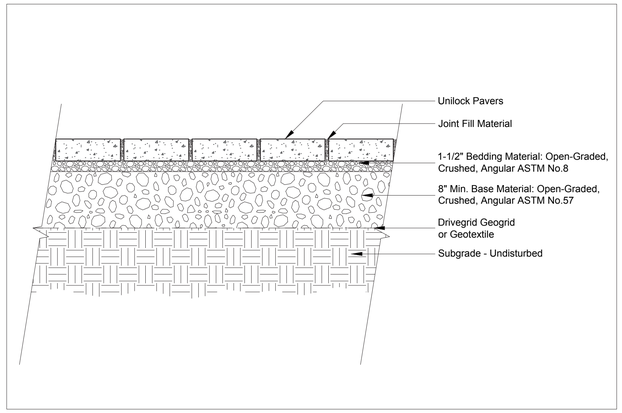
Permeable Sidewalk (Non–Vehicular)



Note:

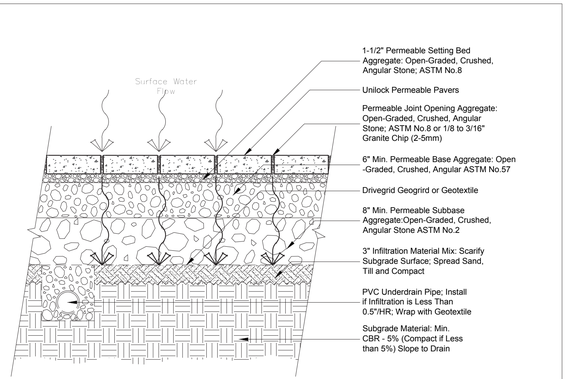
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

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

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





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



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

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

RECLAIM
Cast from historic brick

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

DRIVE FRIENDLY
Can handle vehicular loads

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

Internal Use Only. TWN ON

TWP_PA_01_2025

UNILOCK

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

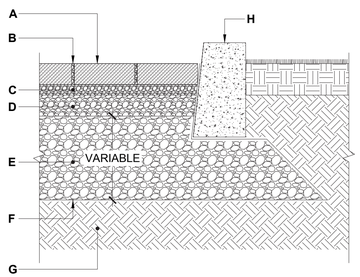
DETAILS & CUT SHEETS

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

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

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

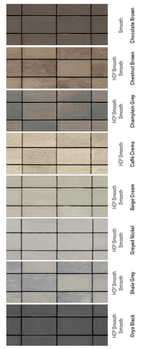


BLU 60 mm (6" × 13")
DESCRIPTION: Slab **TEXTURE:** Smooth and HD² Smooth

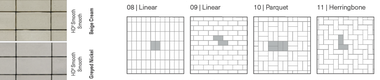


Specifications per pallet		Imperial	Metric
	Product dimension L x W x H	6 ½ × 13 × 2 ⅜	165 × 330 × 60
	Cubing	116.06 ft³	10.78 m³
	Approx. Weight Smooth	3 138 lbs	1 423 kg
	Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
	Number of rows	11	
	Coverage per row	10.55 ft²	0.98 m²
Lin. coverage per row	Depth	19.5 lin. ft	5.94 lin. m
	Length	9.75 lin. ft	2.97 lin. m

Pallet Overview



Laying Patterns Options



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

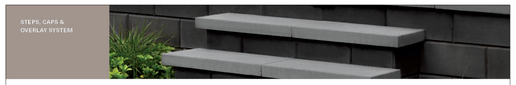
NOTES

See page 6 for icons description.
See page 18 for more information about applications.
See page 28 to 29 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ¾" (7 mm)
% OF SURFACE OPENING: 4.9%
INFILTRATION RATE: 670 in./hr (14 475 mm/hr)
*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

35

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

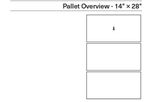


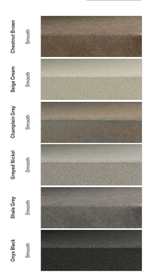
RAFFINATO 14" × 28"
DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

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

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

Pallet Overview - 14" × 28"





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



NOTES

See page 6 for icons description.
COMPATIBLE WALLS
See page 242 for product compatibility.
COMPATIBLE PILLARS
Pillar 24 (Mini-Cress 3" & 6"), Pillar 24" (Mini-Cress 6" Architectural), Manchester, Prescott 2.25 & 4.5, Raffinato 90 mm & 140 mm smooth.

270

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

L6

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COURT ATKINS GROUP

December 10, 2025

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

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

We are writing on behalf of Patrick Mason agent of Blue Crab Bluffton LLC to address HPRC staff comments received on 10.05.2025 and HARB comments received on 12.10.2025. Please comments listed below with our responses in bold.

Growth Management Dept Review

1. Ownership/Applicant Authorization: The owner is shown as Pat Mason on the application, but Beaufort County records show Blue Crab Bluffton LLC. Update the application to show the correct property owner and provide written and signed authorization that William Court is serving as the agent/applicant.
   - **The application has been updated to reflect the correct owner and Patrick Mason as the owner agent. Please see the accompanying letter authorizing William Court as the applicant**

2. Setbacks: Show the front and rear yard setback on the Composite Site Plan and the individual Site Plan.
   - **All setbacks are now shown on the site plan and composite site plans**

3. Building Type: "Single Family Residential" is shown as the proposed building type, which is not a building type per the Unified Development Ordinance. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to "perpetuate the character that makes Bluffton distinctive" (UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why.
   - **We have updated the application to suggest the Center Hall House building type with accompanying narrative identifying why we reference this building type**

4. Carriage House / Square Footage: As Old Town Bluffton is regulated by a form-based development code, the garage/bonus room is a carriage house and must comply with the carriage house building-type requirements of UDO Sec. 5.15.8.F. An attached carriage house "must be clearly incidental to…and distinguished from the principal building form." Provide the individual square footage (footprint and total) for both the main structure and the carriage house. The carriage house is an ancillary structure, and it should be better differentiated from the main structure (on the eastern elevation, the wall is recessed only one foot from the main structure wall). Related to square footage, explain why the "storage room" on the second floor of the main structure is unconditioned.

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
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cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

- We have provided a narrative to note how the carriage house design complies with the UDO sec 5.15.8.F. We have adjusted architectural detailing and material to help distinguish the carriage house from the main house. Desired program and site limitations prevent additional distance between the house and garage. The second floor storage space is now absorbed in the conditioned space

5. Materials/Dimensions/Operations: In Section 5 of the application (Materials), for each element, provide the required materials, dimensions and operations. This information must also be shown on the architectural plans and be consistent. Some materials are not permitted per the UDO, including boral, powder-coated aluminum and composite. Your narrative, which is required with the Final Plan submission, must provide reasoning why these alternative materials are proposed and how they are the same or better in appearance and performance as permitted materials.

- Please refer to the accompanying project narratives and product cutsheets

6. Photos: Photos were not provided as required for a Concept Plan Review (COFA Application).

- Please see the accompanying site photos and surrounding context

7. On-street Parking: At the pre-application meeting, we discussed removal of the proposed on-street parking spaces. Was the plan not updated, or is it the intent to provide them? The Site Plan (P.02) and Sheet A2.1 do not match.

- We have omitted the on-street parking from the site plans as discussed

8. Screening Wall: A brick wall is shown on the east side of the house, but details are not provided. If the wall extends across property lines, an easement may be necessary that also identifies the party/parties responsible for maintenance. It appears that the wall exceeds the permitted height in the front yard; per UDO Sec. 5.15.6.K., wall height cannot exceed 42 inches and posts can be taller. Is the wall intended to serve as screen for the service yard? Consider moving the service yard farther into the property or in the rear.

- Yes, the brick wall adjacent the service yard is meant to screen the services. We have provided details in relation to the brick wall style and heights. The brick wall locations have been clarified on the site plan to show clearly where the wall and columns lie in relation to the property lines

9. Foundation Height: The main structure foundation is 2'-0". UDO Sec. 5.15.5.F.1.c. requires residential structure to have a "first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade."

- The foundation height has been adjusted accordingly to raise the finish floor 3ft above the average sidewalk grade

10. Roofline: The left elevation, which will be visible from Wild Spartina, shows a variety of rooflines that is inconsistent with UDO Sec. 5.15.5.F., which states that "[r]ooflines shall be simple [and] correspond to the major massing of the building;...complicated rooflines are to be avoided."

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11. Rear Double Porch Detail: Show the interior elevations of the porch that are not visible.

- **Please see accompanying building sections on sheet A4.0 and A4.1 showing interior areas of the porches**

12. Windows: Fixed windows are not permitted as shown on the left ground floor elevation. Per UDO Sec. 5.15.5.I.3.b. Consider changing this window to match the adjacent kitchen windows.

- **We have changed the referenced windows to casements**

13. Shutters: Some windows that can accept shutters do not have them.

- **We have added shutters to all windows that can accept them**

14. Gutters: Gutters are indicated on the application but not shown.

- **We have included a half-round gutter detail and suggested locations on the roof plan**

15. Second Concept Plan Review: Given the number of comments, a second Concept Plan review will be required.

- **We were able to address many of these design comments and submit back to the HPRC staff for cursory review. We were approved to move forward with final HPC submittal. Please see the attached staff response email dated 10.23.2025**

16. Final Submission: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.) and architectural details of the railings and balusters, door and window schedules, corner board/pilaster trim detail and sections through the eave and wall depicting the material and dimensions (Applications Manual). A response to all Concept Plan comments must be provided.

- **We are providing landscape plans and tree canopy coverage for this lot and adjacent related lots. Please refer to our A5 sheets for architectural details**

<u>HPRC Review</u>

1. This is the same model home four times in a row with very slight roof form differences and a nominal difference in siding application. The chimney is in two different locations, but it is prominently in the same location twice. All have the exact same porch including the front door – window – bedroom door arrangement. Each home should take on a more unique character to provide variety on the streetscape. Use the porch detailing to further separate these homes. Vary column spacing, column design, handrails, door design, fenestration, etc. to create variety along the streetscape. Per UDO Sec. 5.15.5.3.a.: "Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. Examples include but are not limited to offsets, recessed entrances, arcades, awnings and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."

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- We have taken these comments into consideration with current drawings reflecting more variation in design related to porch column layout while following UDO sec 5.15.3.a proportions. We have varies window lite patterns, shutter placements, bracket details, railing details, chimney caps, and trim conditions

2. Modify the front porch column spacing to comply with UDO 5.15.6.H.1.a: "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")."

- Columns have been modified to ensure that they are no farther apart than they are tall

3. The dormers on the front elevation lack sufficient scale. They are too widespread, which creates an uncomfortable, unfinished appearance. Restudy the spacing of these dormers in conjunction with the columns. Consider three dormers with a tighter relationship or a single larger dormer. Vary the design from 6 Blue Crab.

- We have re-studied and altered this dormer to a single dormer and varied from the 6 Blue Crab home

4. The window in the dormer on the left carriage house elevation appears to go into the roof.

- This error has been clarified and corrected please see sheet A3.1

5. The chimney floating in the middle of the front roof forms is uncomfortable and lacks intention. Flip the chimney to the side property line or provide alternate venting solutions for the fireplace.

- This chimney has been flipped to the side property line

6. Consider folding shutters on the left side ground floor elevation for the two outer shutters to avoid an inconsistent appearance with other shutters on the same elevation.

- We would prefer the bi-fold shutter on these windows as suggested. However HARB indicated in recent comments that bi-fold shutter will not be approved

7. Consider adding gable vents on front and right elevations; the other two elevations have windows in those areas to help with that empty space.

- We have added gable vents as indicated on sheets A3.0 and A3.1

8. Review the window muntin designs for consistency. There is a mix of 4-lite and 6-lite windows that do not relate well to each other.

- We are maintaining a consistent window and door lite pattern on this home. We are maintaining 4 lite patter per HARB comments , please refer to the attached cover letter dated 12/04.

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9. UDO 5.15.8.F "An attached [carriage house] structure must be clearly incidental to, smaller than, and distinguished from the principal building form." The garage element is not distinguished from the principal building form. Redesign the carriage house to provide definition between these two forms that is more than just "glueing" the garage onto the rear of the house. The relationship of the carriage house and porch is haphazard. It does not appear consideration was given to how these two forms interact.

- **Due to site limitations and program requirements, we are utilizing varied architectural elements and materiality to better distinguish the carriage house from the main house. Also since adjusting the main house FFE to be 3ft above grade, the carriage house is overall 1ft lower than the main house**

• Per UDO, Shutters must be made from "sturdy wood". Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.

We are requesting approval from the HPC for composite shutters from the Atlantic shutter company. Should This request be denied, a sturdy wood shutter will be specified.

• If gutters are installed, downspouts should terminate at French drains.

Please see Landscape sheet L3 indicating locations where downspouts terminate into French drains

The garage door sloped/angled center trims are flipped and so do not match the cut sheet.

We have updated the cutsheet to match the garage door elevations

• On the base of the garage, water table trim matching the main house is required.

We have updated the garage water table detail to suggest a 5/4x6 versus 5/4 x 4 trim band to match the main house. See sheet A5.1

Sincerely,

William Court
Founding Principal
Court Atkins Group, Inc.

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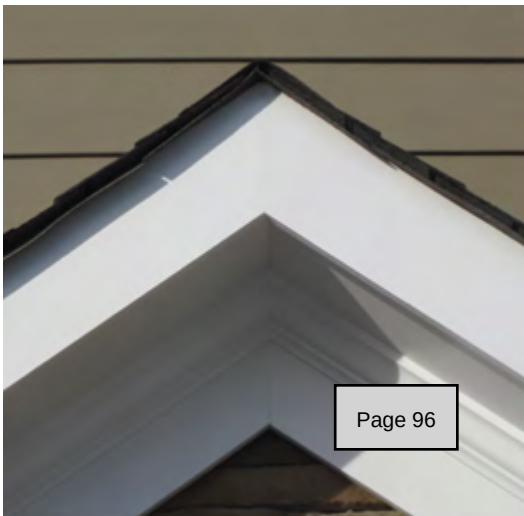
Boral **TruExterior® Trim**

PRODUCT & INSTALLATION GUIDE









About Boral®

Boral **Bricks**



Boral **Roofing**



Cultured Stone® by Boral®



Boral **TruExterior® Trim**



Boral Limited

Boral is an international building and construction materials group, headquartered in Sydney, Australia. With annual sales over $5.0 billion, Boral has roughly 14,000 employees working across over 580 operating sites. Boral produces and distributes a broad range of Construction Materials including quarry products, cement, fly ash, pre-mix concrete and asphalt; and Building Products including clay brick, clay and concrete roof tiles, masonry products, plasterboard, windows and timber. Boral serves customers in the building and construction industries in three key geographical markets - Australia, the USA and Asia.

Boral USA

Headquartered in Roswell, Georgia, Boral USA has been in operation for more than 30 years—with a focus on being a leading manufacturer and supplier of building products and construction materials.

- Boral USA currently holds a variety of leadership positions in the building products and construction materials markets.
- The company is active in categories that show long-term growth opportunities.
- Boral USA is a leading manufacturer and marketer of:

  Boral Bricks – #1 brand of clay brick

  Boral Roofing – Largest manufacturer of clay & concrete roof tiles in the U.S.

  Cultured Stone® by Boral® – #1 brand of manufactured stone veneer

  Boral Material Technologies – A leading marketer of fly-ash

  Boral Composites - Producer of Boral TruExterior® Trim and other innovative poly-ash products



Boral TruExterior® Trim has created an entirely new category of exterior trim, bringing new levels of performance, features, and benefits. It truly is like no other.

A New Category of Exterior Trim

A New Category of Exterior Trim

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

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

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

Unlike Wood, Boral TruExterior® Trim…

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

Unlike most other trim products, Boral TruExterior® Trim…

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



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

Like No Other

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

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

Superior Workability

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

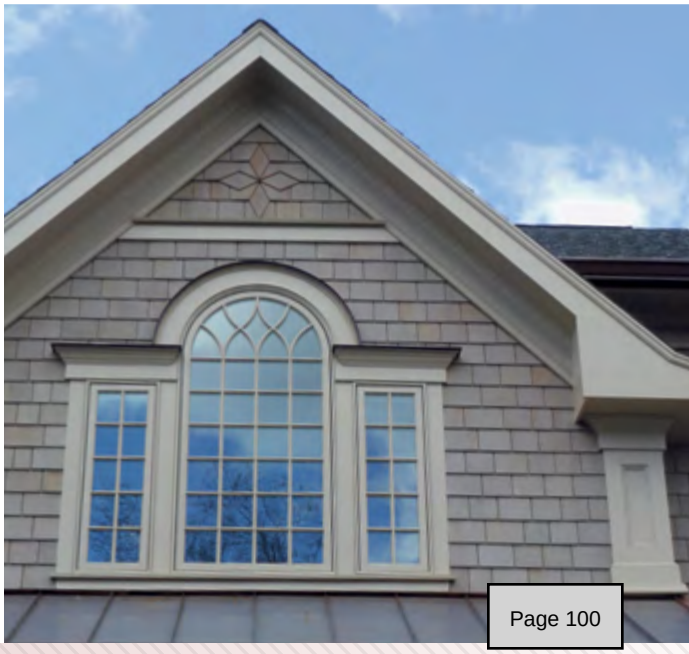
Applications

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

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







Boral TruExterior® Beadboard











Boral TruExterior® Beadboard

Complimenting the 1x and 5/4 profiles, Boral TruExterior® Beadboard offers the traditional look of wood beadboard without the problems that plague wood products, such as rotting, cupping and twisting. Boral TruExterior® Beadboard can be installed in either parallel, perpendicular, or diagonal directions. And its high level of dimensional stability[+] allows fastening up to 24” on center without the need for additional support backing.

Boral TruExterior® Beadboard is designed for non-structural applications and is ideal for soffits, porch ceilings, decorative wall applications and other moisture-prone areas.

Boral TruExterior® Beadboard Facts

- Maintains high level of dimensional stability[†]
- No need to prime end or field cuts
- Easily accepts paint of any color
- Reversible edge & center bead and V-groove profiles
- Workability exceeds wood beadboard
- Resists rot and termite attacks[†]
- Installs with standard woodworking tools and methods
- No cracking or splitting from moisture
- Accepts a wide variety of fasteners
- Spans up to 24” on center and can be ran parallel to the house for soffit applications
- Made in the USA
- 20-year limited warranty

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

Boral TruExterior® Trim

Available Sizes

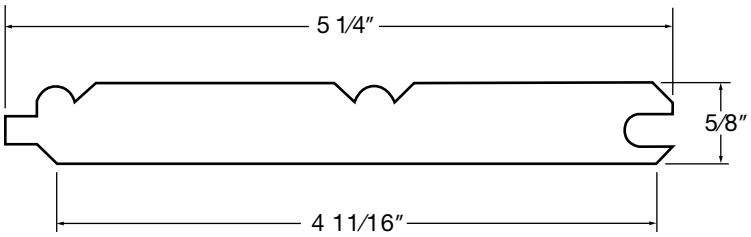
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness *nominal size*	3/4" Actual Thickness *actual size*	5/4 Nominal Thickness *nominal size*	1" Actual Thickness *actual size*	2" Nominal Thickness *nominal size*	1 1/2" Actual Thickness *actual size*
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

*Subject to regional availability.

Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'





The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

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

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

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

The Sustainable Solution

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

SILVER

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

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

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

MINIMUM 70% RECYCLED CONTENT
PRE-CONSUMER

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

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

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

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

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



Warranty

This express Limited Product Warranty ("Warranty") covers performance of trim product ("Trim Product") manufactured by Boral Composites Inc. ("BCI"). This Warranty extends only to the original owner of the structure in which the Trim Product is installed ("Qualified Owner").

BCI warrants to the Qualified Owner that each Trim Product will be free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Boral TruExterior® Trim Product Data Sheet, as amended from time to time, which is located at the www.BoralTruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved BCI vendor. This warranty is conditioned on and subject to the additional terms and conditions set forth below.

To make a Warranty claim, the Qualified Owner must: (1) notify BCI in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide BCI an opportunity to investigate and approve the claim, and (3) provide BCI an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the original purchaser. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty.

If BCI finds that any of your Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, BCI will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Qualified Owner's exclusive remedies for breach of warranty. BCI shall not be responsible for labor costs and shall not be liable for any other losses or damages.

Specific Exclusions: This Warranty does not cover (a) damage to the Trim Product caused during installation; (b) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; (c) damage caused due to failure to follow painting guidelines provided by BCI; (d) intentional or unintentional misuse of or damage to the Trim Product; (e) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; (f) movement, settlement, distortion, warping or cracking of the Trim Product's structural supports or accessories used in connection therewith; (g) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; (h) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product. This Warranty also does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

This is the entire Warranty between BCI and the Qualified Owner with respect to Trim Product. This Warranty supercedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. Statements contained in BCI's advertising materials do not constitute a warranty. THIS WARRANTY IS THE SOLE WARRANTY GIVEN BY BCI WITH RESPECT TO THE TRIM PRODUCTS. BCI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU LIVE IN A STATE WHERE THE DISCLAIMER OF IMPLIED WARRANTIES IS NOT ALLOWED, THEN THE DURATION OF ANY IMPLIED WARRANTY IS HEREBY LIMITED TO THE DURATION OF THE EXPRESS WARRANTIES. OTHERWISE, THIS WARRANTY IS THE QUALIFIED OWNER'S SOLE AND EXCLUSIVE REMEDY.

BCI reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

BCI shall in no event be liable under any circumstances for incidental, punitive, consequential, exemplary or other damages, or for any damages to any structure or its contents or its occupants, whether any such claim is based upon theories of contract, warranty, negligence, tort, strict liability or otherwise. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

This Warranty gives the Qualified Owner specific legal rights, and the Qualified Owner may have other rights which may vary from state to state.

For further information concerning this Warranty or to report claims, contact:

Boral Composites Inc.
Attention: Director of Sales and Marketing
200 Mansell Court East, Suite 305
Roswell, Georgia 30076

Installation Guidelines

The following information offers typical installation techniques when working with Boral TruExterior® Trim. This product should never be used in structural or load bearing applications. These directions are guidelines. As with installing any building material, care should be taken to adhere to local code requirements and construction best practices to ensure installation is adequate for each specific application.

Storage and Handling

Boral TruExterior® Trim should be stored on a flat, level surface. Pallets are shipped from the manufacturing facility in a protective covering and each board has a factory applied primer, so care should be taken to keep the board covered and free of dirt and debris. If the board gets dirty, make sure to clean and dry it prior to painting.

Working With Boral TruExterior® Trim

This product is an excellent replacement for wood trim and can be installed using proven woodworking tools and methods. For ease of use, consider the following before working:

- **Cutting** – Boral TruExterior® Trim can be cut using standard saw blades. However, for longer tool life carbide tipped blades are recommended.
- **Routing & Drilling** – Boral TruExterior® Trim can be drilled and routed using standard woodworking tools, but a carbide tipped router and drill bits are recommended.
- **Fastening**
  - Use fasteners designed for exterior trim and siding
  - Use 2 fasteners per every framing member and 3 fasteners for all 12” wide boards.
  - Fasteners should be installed every 24" OC or less. For best results, place fasteners within 2" of the edge of each board.

For 2x applications:

- Use a fastener that is long enough to penetrate a solid wood substrate a minimum of 1 1/2"
- Fasteners should penetrate a framing member. Sheathing alone may not provide adequate support or holding power.

- **Safety** – In working with any product that may cause airborne debris such as nuisance dust, be sure to take proper measures to protect against eye and inhalation hazards.

Standard nail guns and screws can be used to install Boral TruExterior® Trim as it takes a variety of fasteners with ease and does not mushroom at the screw head nor require pre-drilling.

Boral TruExterior® Trim is a non-structural building material and should never be used in load-bearing or structural applications. Fasteners should be installed every 24” OC or less. For best results, be sure to place fasteners within 2” of the end of every board. Proper care should be taken to understand the desired application and ensure that proper framing and fasteners are adequate for the installation.

Expansion and Contraction – Boral TruExterior® Trim is very stable[+] during periods of temperature and moisture change; no special precautions are necessary to control or limit movement.

Use at Grade – Since Boral TruExterior® Trim is virtually impervious to water absorption, termite attacks and won’t rot[+], it is approved for ground contact.

Nail Holes and Repair – Filling nail and screw holes or repairing any minor damage caused by handling may be done using high-grade acrylic caulk or wood fillers.

Painting Boral TruExterior® Trim is a requirement, and failure to do so will void the warranty. As in preparing for any painting project, be sure the surface of the product is free of dirt, debris or other contaminants prior to paint application. Boral TruExterior® Trim can be painted using any high grade exterior paint. Make sure to follow the paint manufacturer’s application recommendations.

More information can be found in Boral's technical bulletin for paint or in the product warranty. Both documents can be found at www.BoralTruExterior.com.

Boral TruExterior® Trim may be painted any color without special precaution as the product is not prone to excessive movement due to heat buildup.[+]

Boral TruExterior® Trim is virtually impervious to moisture[+], so there is no need to prime or paint end-cuts or field-cut edges.

Moisture cycling is a primary cause for paint failure on wood products. Since Boral TruExterior® Trim is resistant to this moisture cycling[+]; paint will perform better.

[+]Please see the Boral TruExterior® Trim Product Data Sheet at www.BoralTruExterior.com for property test results.

Download a QR Code reader app for your smartphone, then take a photo to visit our website

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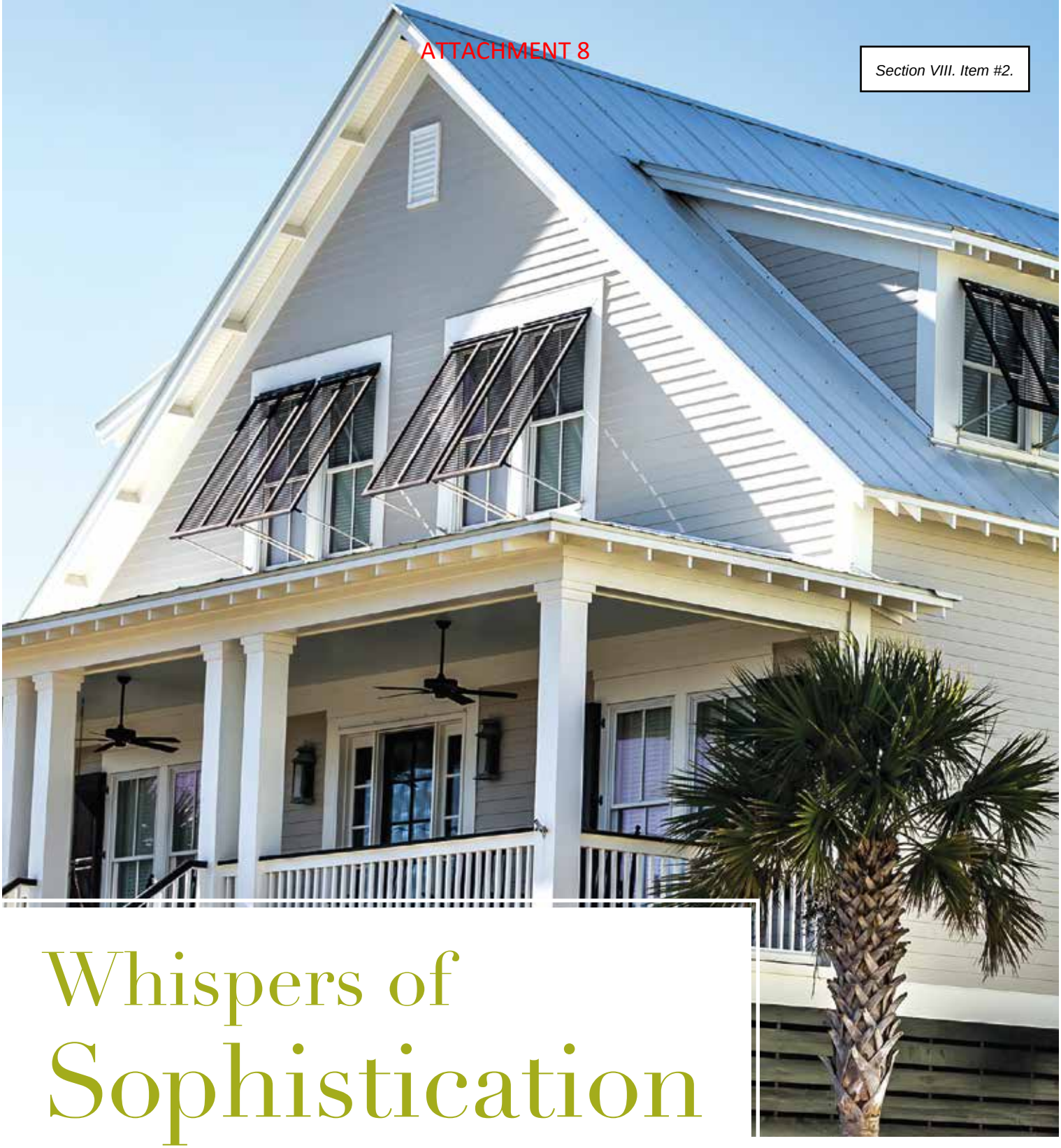
BRICKS
STONE
TRIM
ROOFING

Atlantic Premium Shutters®



BECAUSE EVERY HOME

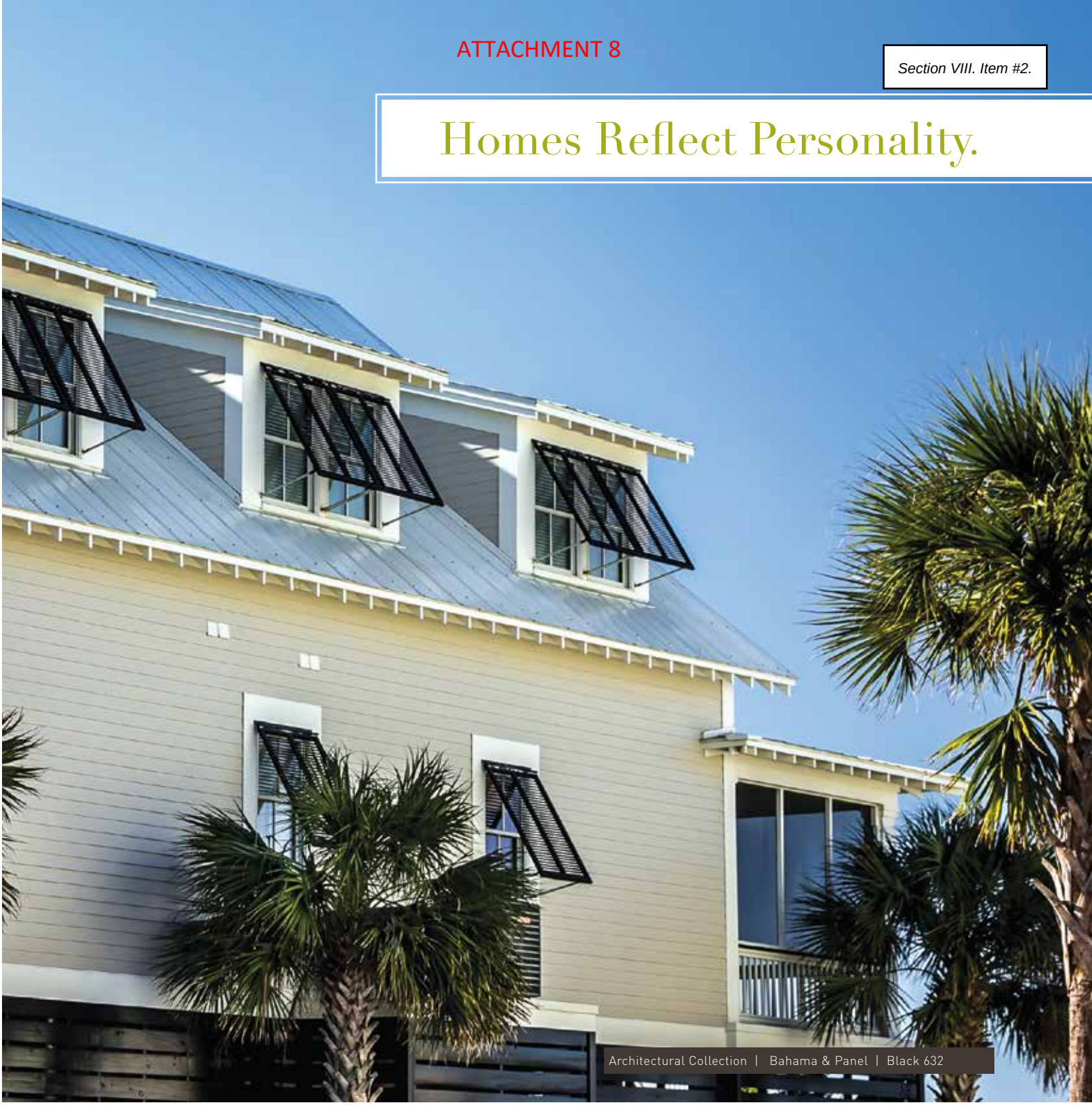
TELLS A STORY.



Whispers of Sophistication

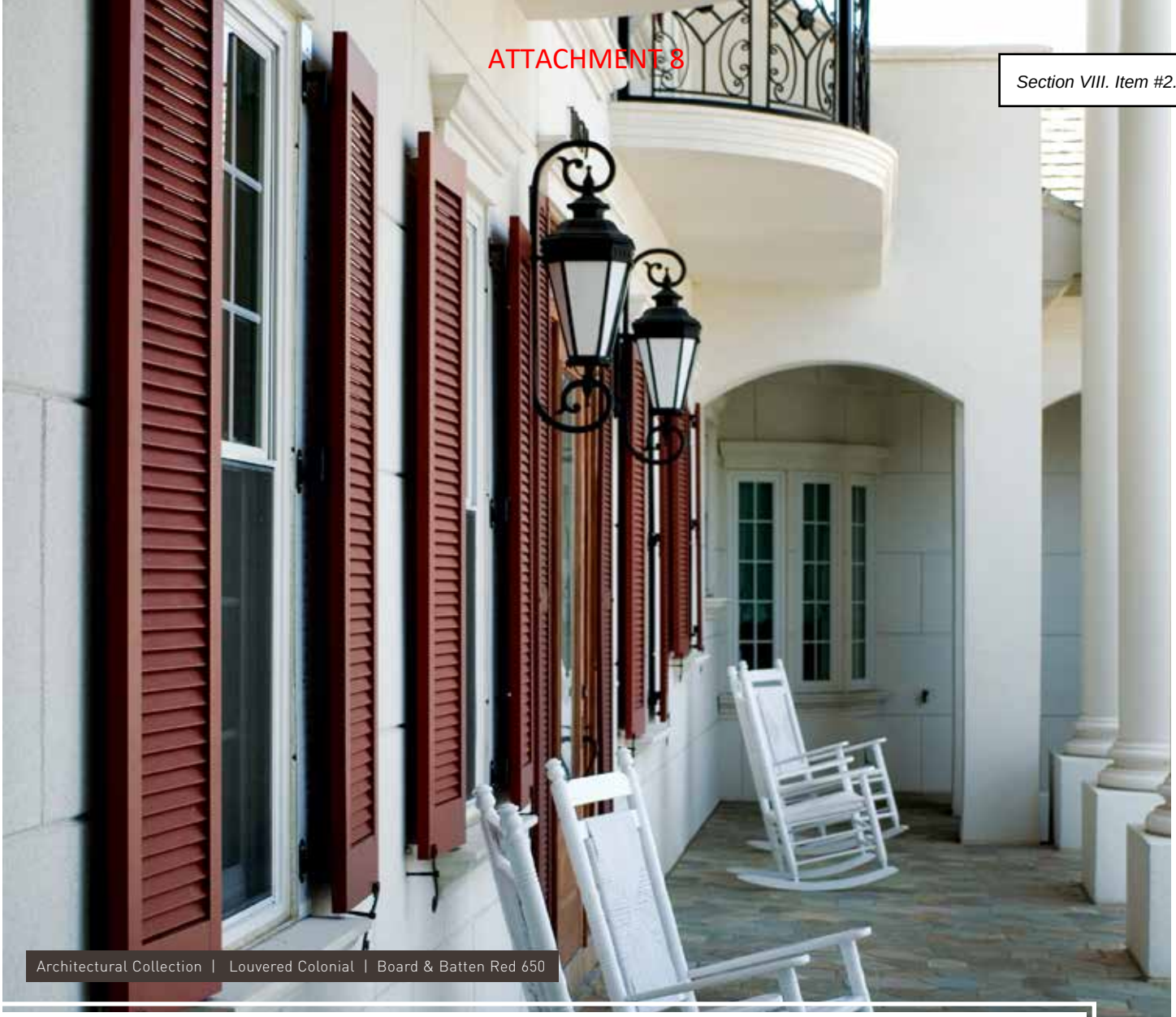
Combining style, craftsmanship and durability, Atlantic Premium Shutters are as customizable as they are timeless. They offer a broad choice of styles that are architecturally and historically accurate - from classically traditional to uncommonly elegant to boldly adventurous.

Homes Reflect Personality.



Architectural Collection | Bahama & Panel | Black 632

In a cookie cutter world, Atlantic Premium Shutters can help your home, or your project, stand out. All while standing up to the inevitable wear and tear of time. With Atlantic Premium Shutters, you can make sure that personality is heard loud and clear.



Architectural Collection | Louvered Colonial | Board & Batten Red 650

The Architectural Collection

Repeating history, accurately and beautifully.

Uncompromisingly Durable

The shutters of the Architectural Collection beautifully reflect the time-honored look and functionality of traditional shutter design. Made with superior-quality materials, these shutters provide a lifetime of classic exterior charm without any maintenance required. The fully-functional shutters of the Architectural Collection are comprised of our Panel, Louvered Colonial, Combination and Bahama shutter styles.

Hand-crafted Quality

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

Durable Down to the Last Detail

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

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

Finishing Touches

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



Panel | Midnight Sky 639

Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Architectural Collection



Panel & Louvered Colonial | Forest Green 633



Single Panel with Vertical Cut Profile



Chamfered Panel



Flat Panel



V-Groove Flat Panel



Louvered Colonial | Black 632

Louvered Colonial

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



Standard



Additional Rail



Faux Tilt Rod

The Architectural Collection



Louvered Colonial & Bahama | Tempest Blue 666



Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge



Combination | Custom Color

Combination

Combination shutters provide the creative outlet for homeowners and architects with a passion for the utmost in unique style. These shutters enable the full creativity of combining design elements of Raised Panel and Louvered Colonial shutters. Allowing a wide spectrum of personalized details, our Combination shutters can exceptionally enhance historical themes or create a signature look that's exclusively your own.



Standard



Extra Panel



Additional Rail



Faux Tilt Rod



Custom Top or Bottom

The Architectural Collection



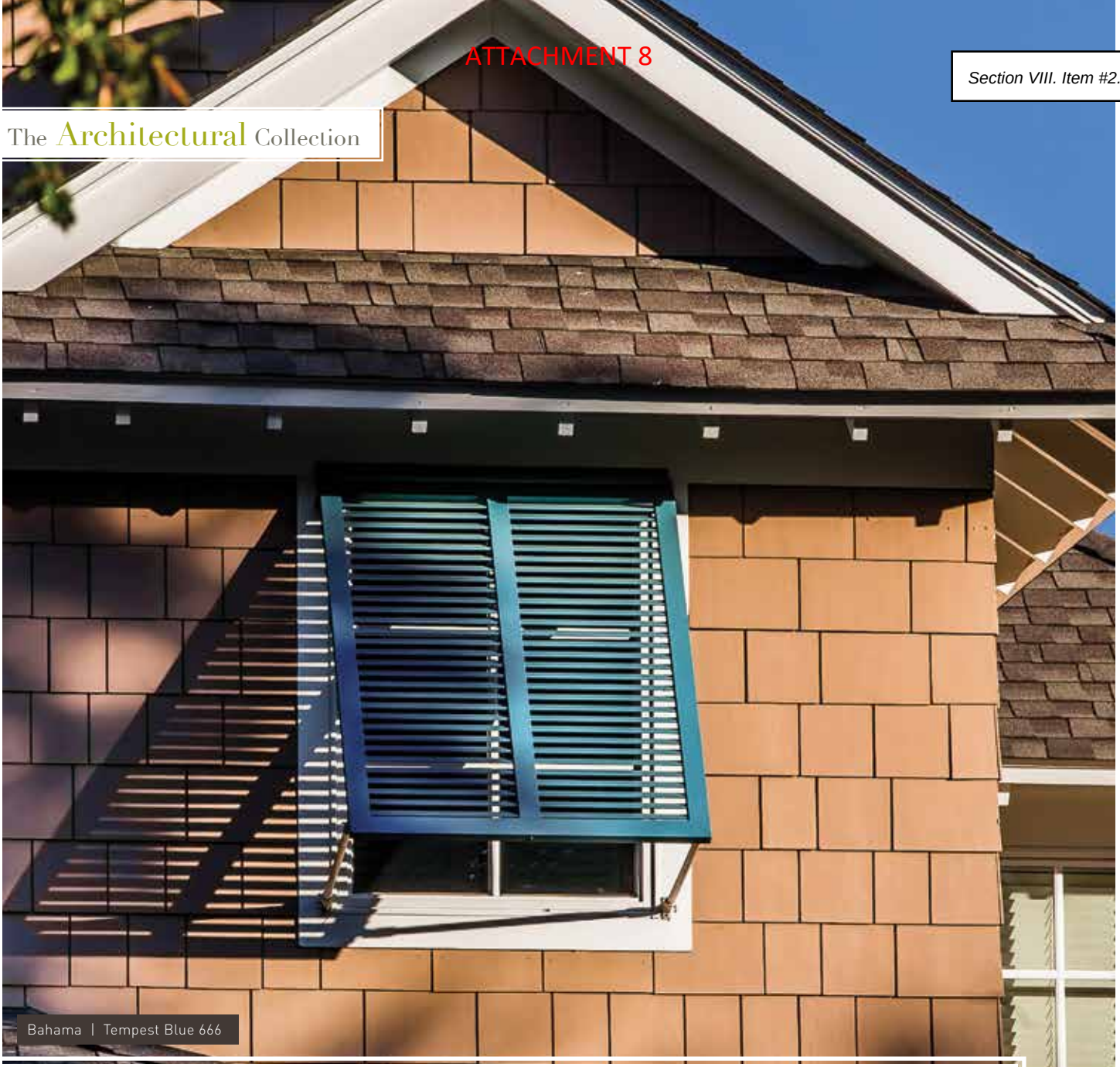
Combination | Roycraft Copper Red 668



Solid Panel
Arch Top



Rabbeted Edge



Bahama | Tempest Blue 666

Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

The Architectural Collection



Bahama | Black 632



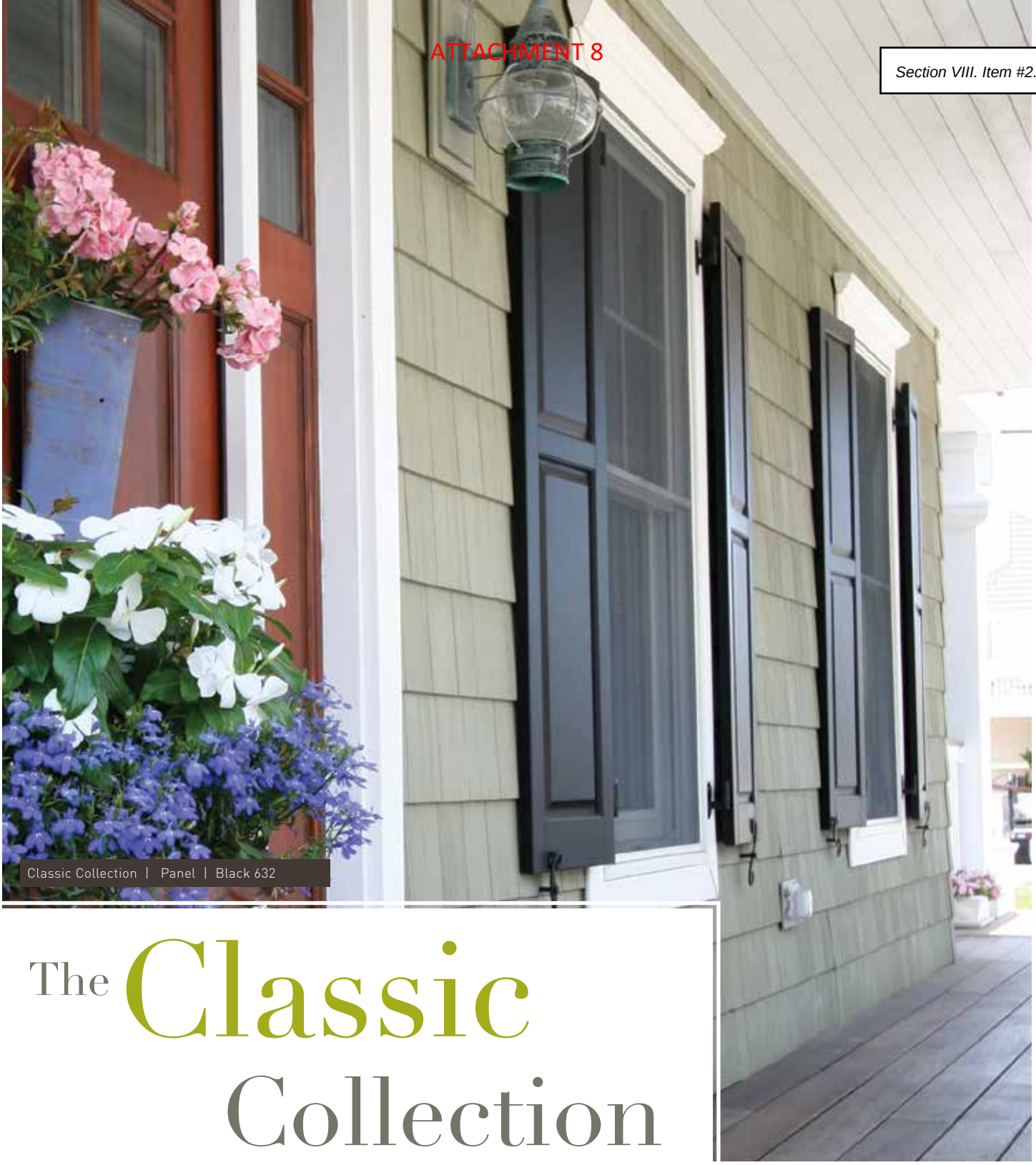
Standard



Additional Rail



Additional Vertical Mullion



Classic Collection | Panel | Black 632

The Classic Collection

Dimension that truly helps you stand out.

Skillfully Handcrafted

Whether operable or fixed to the home, Classic Collection shutters give any home eye-catching dimensions that truly let it stand out. Skillfully handcrafted, these shutters are available in the popular Board and Batten, Panel and Faux Louver designs.

Uncompromising Craftsmanship

Classic Collection shutters are hand-crafted from our proprietary, exterior grade composite wood, including panels, stiles, rails and closed louvers. Components are machine and hand sanded, then hand assembled using tongue and groove joinery techniques that have been employed by skilled craftsmen for ages.

Enduring Beauty

An exclusive finishing process ensures the color you select holds its richness. It begins with two coats of durable, marine-grade primer, followed by specially-formulated industrial-grade 2-part urethane finish paint. Atlantic's unique oven-curing process hardens the finish paint into a protective shell with deep, vibrant color, permanently bonding the shutter material for extreme durability.



Panel | Roycraft Copper Red 668

Panel

Classic Collection Panel shutters are an ideal accent for giving a home intimate character and attractive warmth. Their traditional design offers eye-catching dimension for a complete range of designs and exterior materials. Classic Collection Panel shutters are offered with numerous options. An extra panel creates unmistakably rich texture; a single panel provides stately, crisp lines; popular arch or radius tops perfectly complement shaped windows for scenic custom looks.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Classic Collection



Panel | Pine 644



Flat Panel



V-Groove Flat Panel



Faux Louver | Deep Sea Blue 637

Faux Louver

Atlantic's Faux Louver shutters use a unique patented process that delivers a beautiful louvered appearance. These shutters add a classic, traditional look with rhythmic, clean lines. Enhancing a variety of home styles, Faux Louver shutters offer the popular option of an additional rail, accentuating both horizontal and vertical appeal. Rails also accommodate optional sliding-bolt hardware for a more handsome operable-shutter application. Arch and radius top shutters are also available to match this popular window design.



The Classic Collection



Faux Louver | Custom Color



Standard



Additional Rail



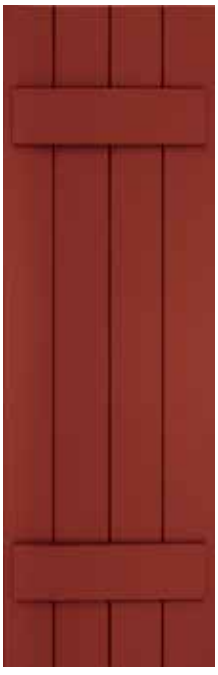
Arch top



Board and Batten | Custom Color

Board and Batten

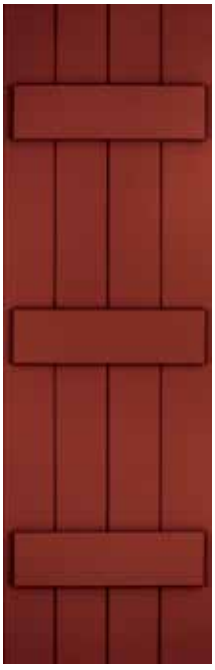
With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



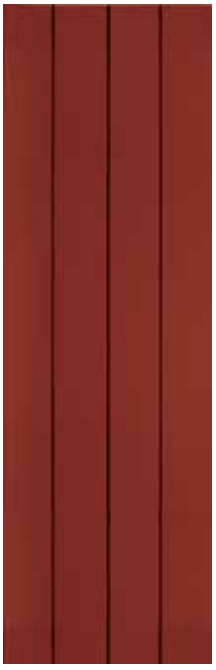
Standard



Z-Bar



Extra Batten



No Battens



Arch or Radi



Board and Batten | Walnut 641

The ProSeries

Atlantic's ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries Shutters come ready to be painted with any high-quality exterior paint of your choice.



Louver



Raised Panel

Stand out from the crowd

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength.

Each ProSeries shutter is machine sanded and finished with a single coat of marine-grade primer, reducing your time in applying a finish coat of paint.

The choice for versatility, custom color and outstanding charm.



Flat Panel



Board and Batten

Versatile

ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 84" in inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications and are backed by a 3-year structural warranty.

Unique Cut-outs

Anything but cookie-cutter.



Nothing provides warmth like a personal touch. With our standard and custom cut-out capabilities, you can enhance your home with inviting charm and a singular, beautiful look.

From stars to crescent moons and palm trees, cut-outs add eye-catching dimension and uncommon style, while at the same time letting your individuality shine through.

Standard cut-outs

Palm, Moon, Pineapple, Anchor, Star, Heart, Tree, Diamond and Sailboat.

Unique Cut-outs



Classic Collection | Raised Panel | Anchor Cut-out | Harbor 645

Authentic Hardware



A detail no one will miss.

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

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

Authentic Hardware









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

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

Impact-Resistant Storm Shutters



Bahama Storm System
Can be locked from the inside and outside



"U" Locking Storm Bar System
Locks from the inside



Horizontal Storm Bar System
Locks from the outside

You can count on Atlantic's Impact-Resistant storm shutters to protect your coastal home. Atlantic's Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural shutters in Louver or Raised Panel styles (does not apply to arch and radius top shutters, cut-outs, combination styles, flat panel, or v-groove). When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm.

Impact-Resistant Storm Shutters

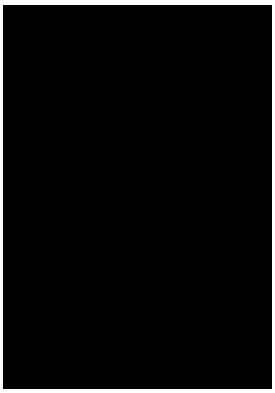


High Level of Home Protection

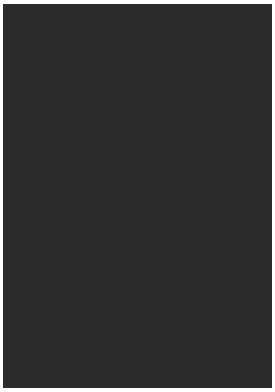
The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics. A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter. With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.

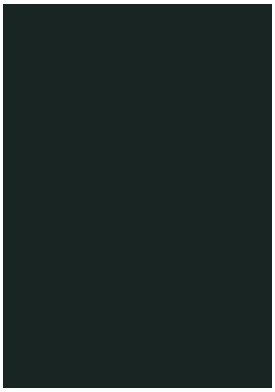
Color



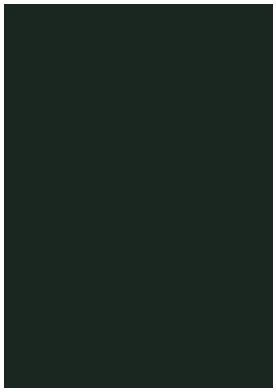
Black
632



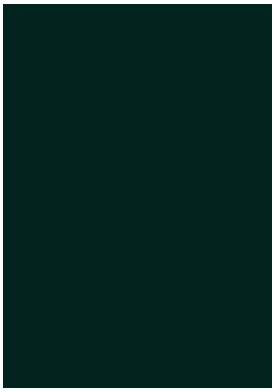
Charleston Green
653



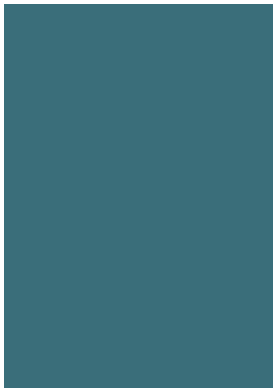
Rookwood Shutter Green
654



Roycraft Bottle Green
655



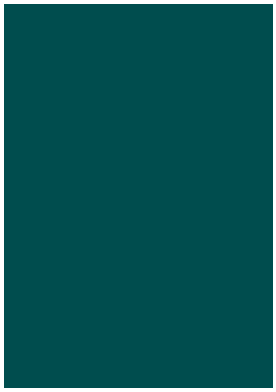
Evergreen
638



Hamilton Blue
667



Harbor
645



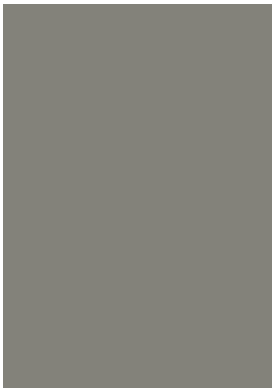
Cascade
647



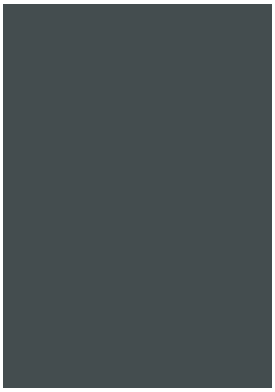
Roycraft Copper Red
668



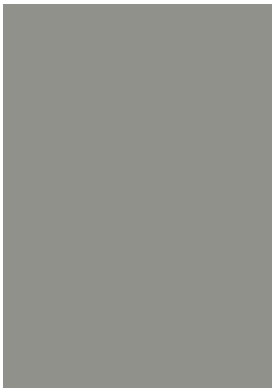
Board & Batten Red
650



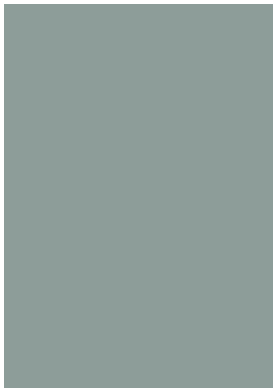
Hammered Silver
661



Roycraft Pewter
663



Pewter
646

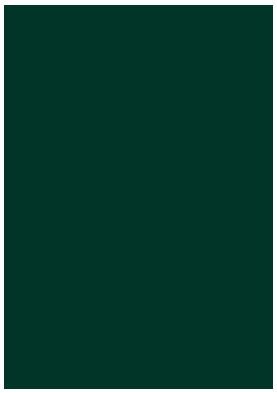


Chelsea Gray
662

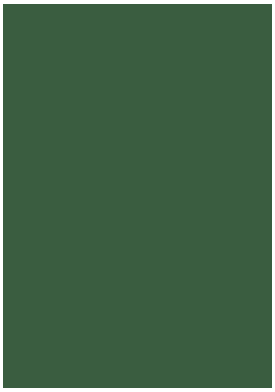
White
631

Actual colors may vary from printed representation.

Visually Striking Colors to Set You Apart.



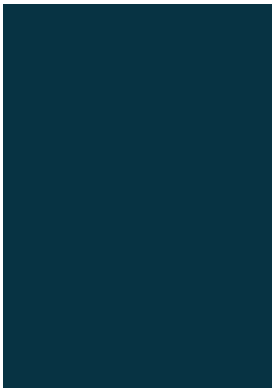
Forest Green
633



Pine
644



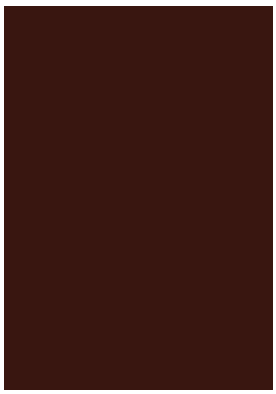
Midnight Sky
639



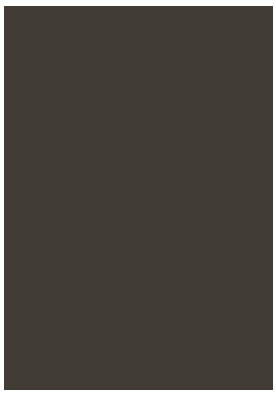
Deep Sea Blue
637



Tempest Blue
666



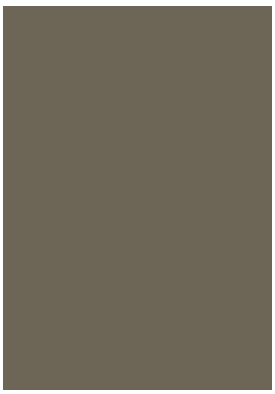
Polished Mahogany
657



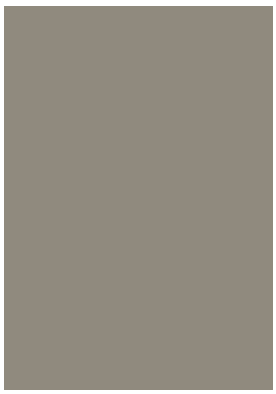
Federal Brown
635



Walnut
641



Weathered Shingle
660



Sand
642

Don't see what you're looking for? Try out our custom color program.
Our partnership with the world leader in finishes allows us to match almost any color!

SPECIFICATIONS

CAD Dra
online at: c

ARCHITECTURAL COLLECTION

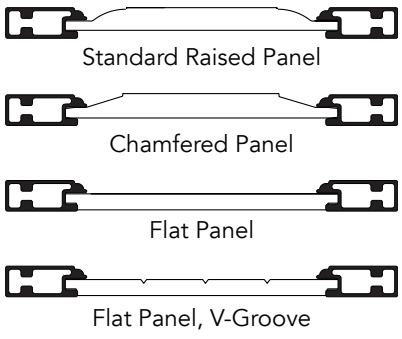
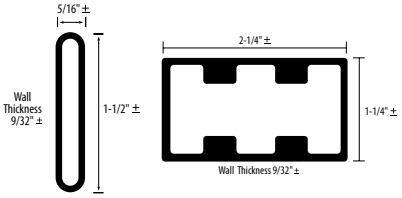
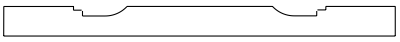
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

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

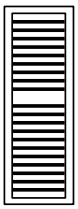
Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

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

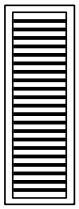
Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

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

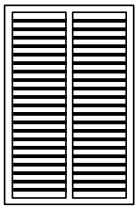
ARCHITECTURAL COLLECTION



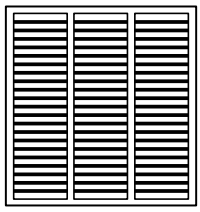
Less than 30"
With Mid-Rail



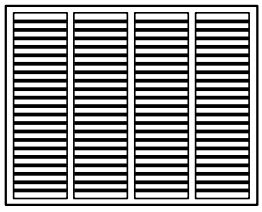
Less than 30"



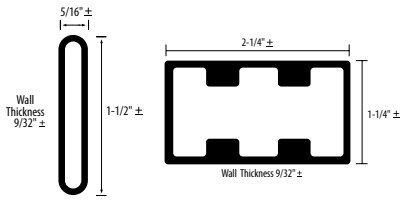
Widths from
30"– 59.875" require
1 vertical mullion
(automatically added).

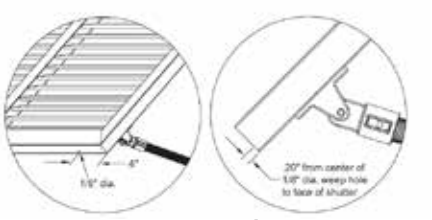


Widths from
60" – 89.875" require
2 vertical mullions
(automatically added).



Widths from
90" – 119" require
3 vertical mullions
(automatically added).

	BAHAMA
	
Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12"-119" (in 1/8" increments)
Height	18-1/2"-119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°



Optional:
Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

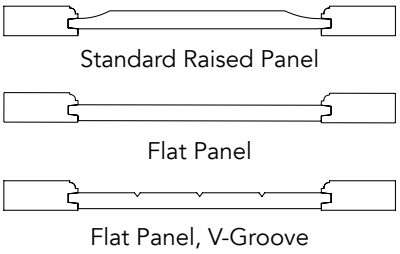
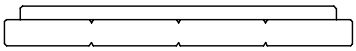
Available Bahama Shutter Heights (Inches)											
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

CLASSIC COLLECTION

Installation: To be installed in a fixed or operable application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. Classic Raised Panel and Louver only can be installed operable.

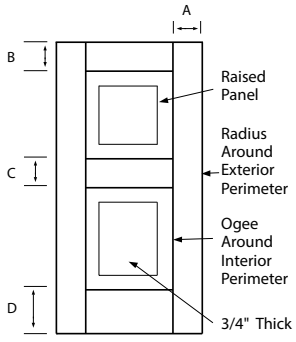
Hardware: Clear polycarbonate mounting brackets for fixed mounting. Black powder coated stainless steel for operable mounting.

Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	FAUX LOUVER	BOARD AND BATTEN
	 Standard Raised Panel Flat Panel Flat Panel, V-Groove	IMAGE NOT AVAILABLE	
Rails	Proprietary Exterior Grade Composite Wood		
Panels			
Stiles			
Primer	Marine Grade		
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	—	—	1", Batten is 1/2"
Width	12"– 24" (in 1/8" increments)	9"–24" (in 1/8" increments)	
Height	13-1/2"–96" (in 1/8" increments)		13-1/2"–84" (in 1/8" increments)
Batten Height	—	—	4"
Batten Width	—	—	1-1/2" Less than shutter width
Board Width	—	—	Grooves are cut approx. every 4"

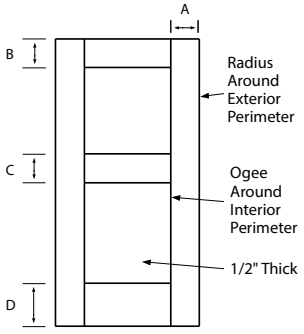
RAISED PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



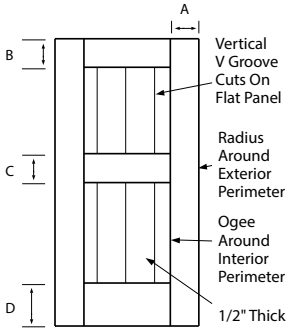
FLAT PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



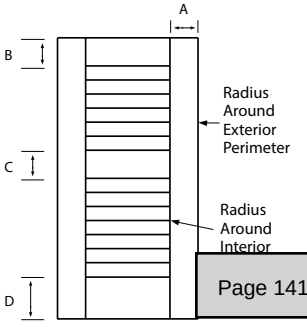
PANEL, V-GROOVE

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



LOUVER

Thickness: 1-1/4"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 2-3/4"– 4"
Louver Angle: 22°



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

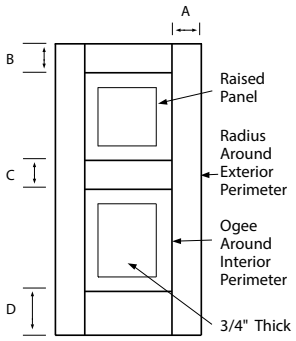
ProSeries shutters are available in the following sizes.

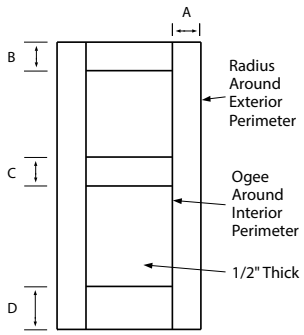
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

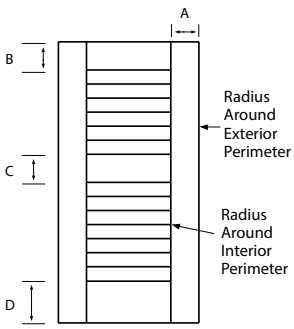
ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.
ProSeries shutters are backed by a 3-year structural warranty.







TRADITIONAL HARDWARE



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

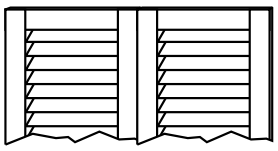


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

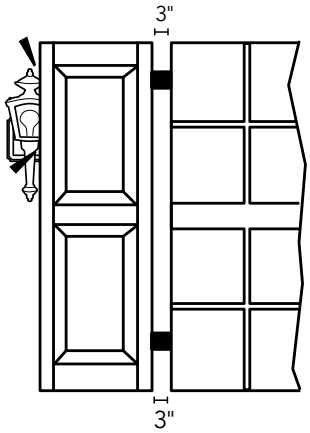
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

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

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



Shutters in closed position



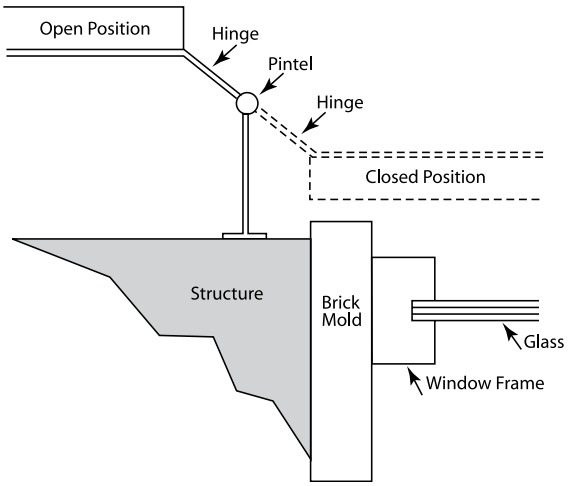
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

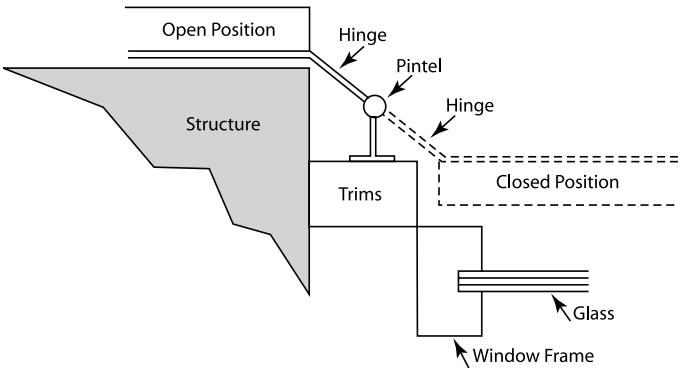
HINGE REQUIREMENTS

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

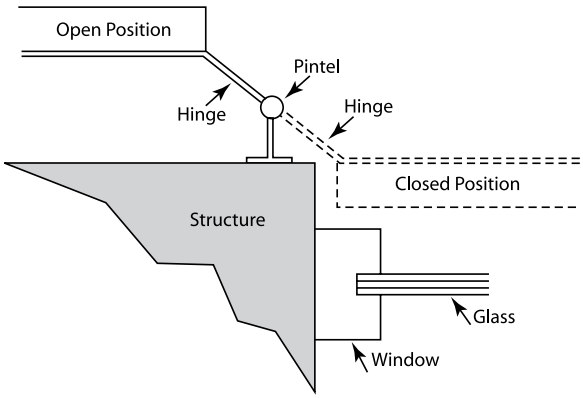
Projected



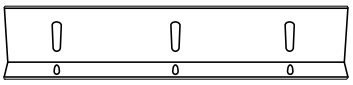
Recessed



Flush



FIXED MOUNTING HARDWARE

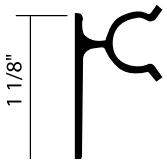


Fixed Mounting Bracket

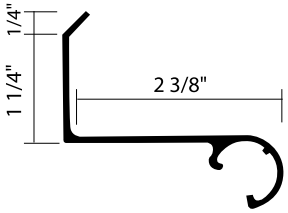
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

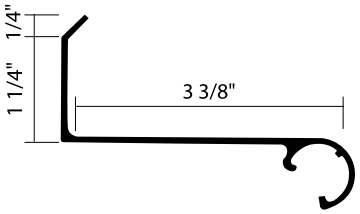
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge

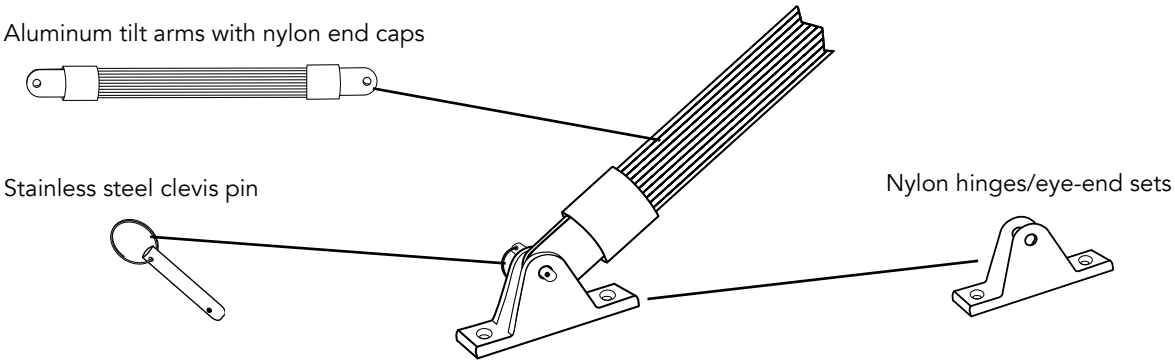


2 - 3/8" Female Hinge

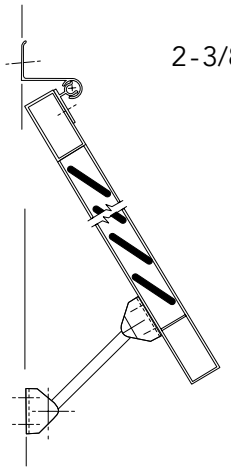


3 - 3/8" Female Hinge

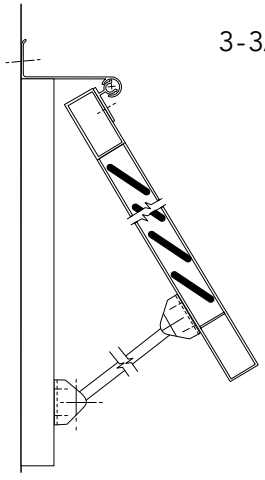
TILT ARM COMPONENT PARTS



Examples of Common Installation Options - Bahama Hardware



2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set

IMPACT RESISTANT STORM SHUTTER HARDWARE & STORM BAR SYSTEMS



Inside Locking "U" Shaped Storm Bar System

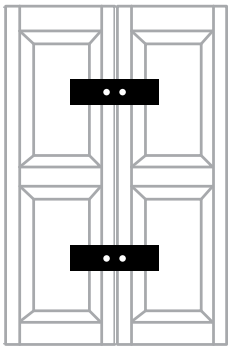
The Inside Locking "U" Shaped Storm Bar System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

- Available for Architectural Collection Louver and Raised Panel shutters. Does not apply to arch and radius top shutters, cutouts, combination, bi-folds, flat-panel, or v-groove.
- Shutters can be ordered in 1/8" increments to a maximum size of 30" width and 96" length per shutter leaf.
- Each shutter leaf has a clear (1/8" thick) polycarbonate panel fastened to the back.

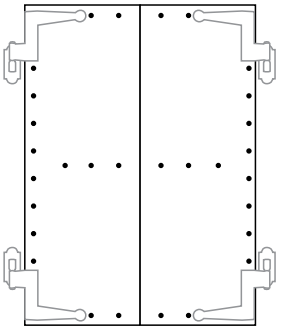
If shutter is over 46 inches, 2 Inside Locking "U" Shaped Storm Bars are required per shutter pair.

-Storm bar length 6", height 2", thickness 1/8", projection 1"
-Storm bars require installation by the shutter installer.
-Bolts and wing nuts are provided.

If Shutter is under 46 inches, it only requires 1 Inside locking "U" Shaped Storm Bar.



"U" Shaped Storm Bar



Polycarbonate Panel

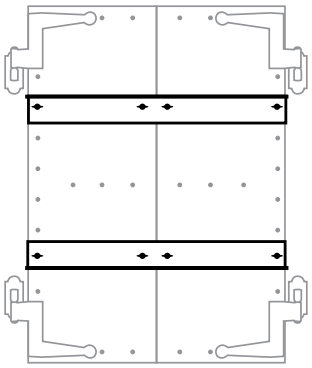
Horizontal Storm Bar System

Can be ordered in 1/8" increments to a maximum size of 60" w x 96" h window opening (shutter width of 30").

If shutter is over 46 inches, 2 Horizontal Storm Bars required per shutter pair.

- Storm bar length needs to match the total width of the shutter pair.
- Storm bars require installation by shutter installer.
- Bolts and wing nuts are provided.

If shutter is under 46 inches, it only requires 1 Horizontal Storm Bar.



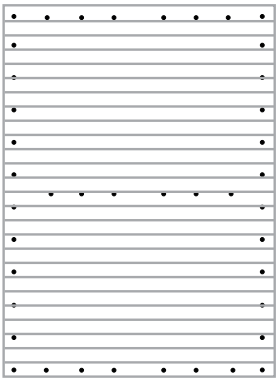
Horizontal Storm Bar

Bahama Storm System

The Bahama Storm System meets the State of Florida Building Code 2010.

- Architectural Collection Bahama style shutter.
- Shutters can be ordered in 1/8" width and 1-1/2" height increments to a maximum of 60" w x 103" h.
- Each shutter has a clear (1/8" thick) polycarbonate panel fastened to the back.

A camelback locking system is installed along the sides of the shutter, provided at no charge.



Bahama



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

Westlake
Royal Building Products™

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Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

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

Railing System Comparison Chart

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



Beauty meets strength. Elegance meets distinction. Masterpiece meets innovative engineering. Westbury® Aluminum Railing is designed with these essential elements in mind.

With a variety of designs, colors, and textures, you have the power to decide what fits your home. Whether you are adding railing to your front porch, a back yard or multi-level deck, a balcony, or to the interior of your home, Westbury® Aluminum Railing can transform your home into a welcoming retreat.

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ALUMINUM COLORS

Textured Colors

Westbury® Aluminum Railing is available in 12 standard AAMA 2604 colors to compliment your project; from satin colors to textured colors.

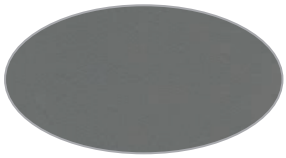
Custom colors and AAMA 2605 colors are available by special order.


Black Fine Texture


Bronze Fine Texture


Brown Fine Texture

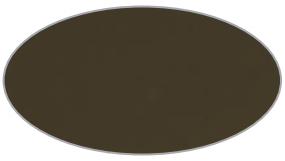

White Fine Texture


Grey Fine Texture

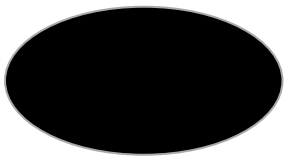
Non Textured Colors

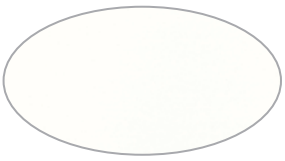

Gloss Beige


Chocolate


Ninety Bronze


Sandy Shore


Satin Black


Gloss White


Speckled Walnut

Colors shown are a close approximation of the true color.
Please consult actual samples for accurate powder coating colors.

POWDER COATING PROCESS

Exclusive DSI Powder Coating Process

DSI's proprietary 10 step powder coating process provides an uncompromising quality created by state-of-the-art technology. Our system is certified by the Powder Coating Institute providing peace of mind in your investment. Our powder coating is verified by the American Architectural Manufacturers Association and is covered by a Lifetime Limited Warranty.

1



The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.

2



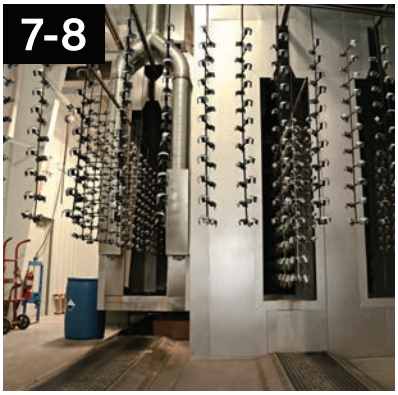
The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.

3-6



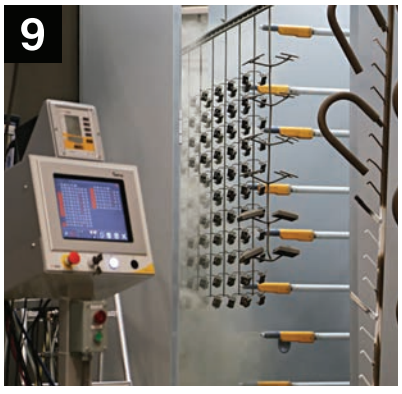
Clean: City water rinse.
Cleaner: Recycling reverse osmosis water rinse
Cleanest: Pure reverse osmosis water rinse
Sealer: Dried-in-place aluminum sealer

7-8



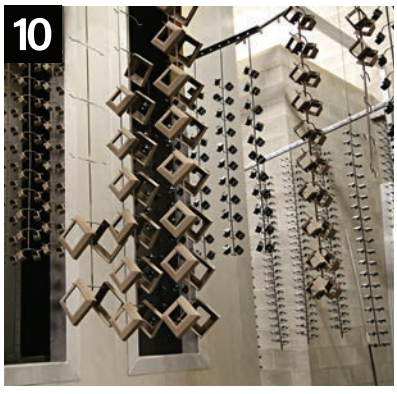
A 200 MPH air blast removes water drops from the pre-treated aluminum.
A convection oven completes the dry-off process.

9



Powder is applied with 18 automated and 2 manual spray guns. Compressed process air is dried to -35°F Dew Point for superior adhesion.

10



The powder coating is then bonded and adhered to the aluminum substrate in a 400 degree cure stage.





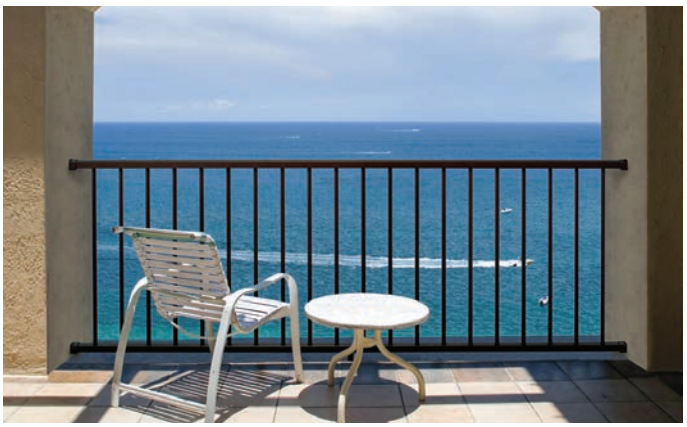
TUSCANY SERIES



Tuscany Aluminum Railing



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Tuscany Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Tuscany (C10) Assembled Specifications

Assembled sections (square balusters) are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight		•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair			•		•	•	•



Welded Corner



Radius Section





VERANDA



Veranda Aluminum Railing



Veranda (C70)
Rail Kits with Gasket for 1/4″ Tempered Glass
1/4″ Glass Panels Ordered Separately



Veranda (C70)
Rail Kits with Gasket for 3/8″ Glass
3/8″ Glass Not Available Through DSI

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

Veranda Boxed Rail Kit Specifications

Boxed Kits Include: Rails, Mounts (4), and Installation Instructions. Glass Panels are ordered separately.



Section Type	Length 4′	5′	6′	Height 36″	42″
Straight	•	•	•	•	•
Stair	All Stair Sections are Special Order				

1/4″ Tempered Glass Panel Specifications

Glass Panels are ordered separately.

Panel Type	Length 4′ (42-1/4″)	5′ (54-1/4″)	6′ (66-1/4″)	Height 36″ (32-1/4″)	42″ (38-1/4″)	Color Clear	Grey	Bronze
Straight	•	•	•	•	•	•	Special Order	Special Order
Stair	All Stair Panels are Special Order							

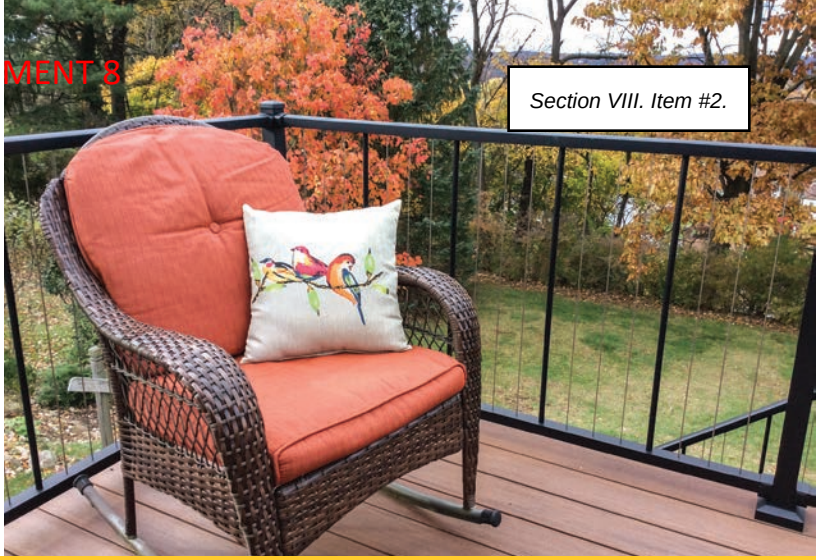


Grey or Bronze Special Order Glass Panels Available



Special Order Glass Panels for Stair Sections





VERTICABLE®



VertiCable® Aluminum Railing



VertiCable (C80) **with Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

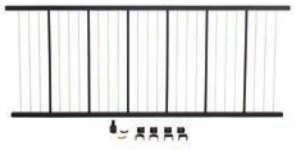


VertiCable (C80) **without Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

VertiCable (C80) Section with Mounts Specifications

Sections Include: Factory Assembled Section, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Straight w/Stainless Steel Balusters	•	•	•				•
Stair w/Stainless Steel Balusters	•	•	•			•	•

VertiCable (C80) Section without Mounts Specifications

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



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Stair w/Stainless Steel Balusters	•		•			•	





MONTEGO SERIES



Montego Aluminum Railing



Montego (C20)
Two Rail
3/4" x 3/4" Architectural Baluster



Montego II (C23)
Three Rail
3/4" x 3/4" Architectural Baluster

Montego Series Aluminum Railing has NOT been tested for any building codes.

Montego (C20) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Montego II (C23) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



Two Rail Radius Section



Three Rail Radius Section





RIVIERA SERIES



Riviera Aluminum Railing



Riviera (C30)
3/4″ x 3/4″ Square Baluster

Riviera (C301)
3/4″ Round Baluster



Riviera R (C30R)
3/4″ x 3/4″ Square Baluster

Riviera R (C301R)
3/4″ Round Baluster



Riviera I (C31)
3/4″ x 3/4″ Square Baluster

Riviera I (C311)
3/4″ Round Baluster



Riviera II (C32)
3/4″ x 3/4″ Square Baluster

Riviera II (C321)
3/4″ Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4′ through 6′ Sections.
For code compliance information visit *westburyrailing.com*

RIVIERA SERIES



Riviera III (C33)
3/4" x 3/4" Square Baluster

Riviera III (C331)
3/4" Round Baluster



Riviera IV (C34)
3/4" x 3/4" Square Baluster

Riviera IV (C341)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•





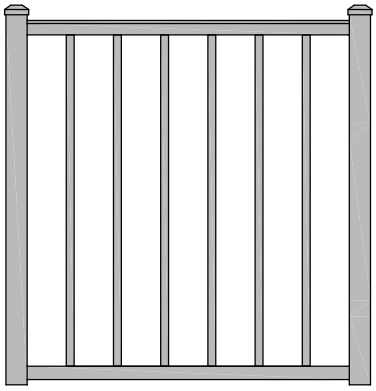
Radius Sections

GATES & HARDWARE

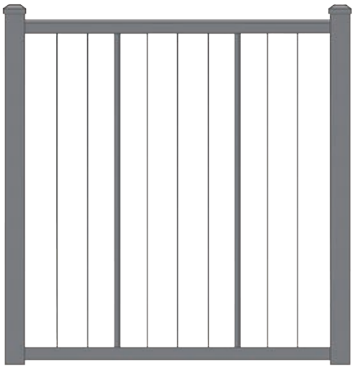
DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate),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



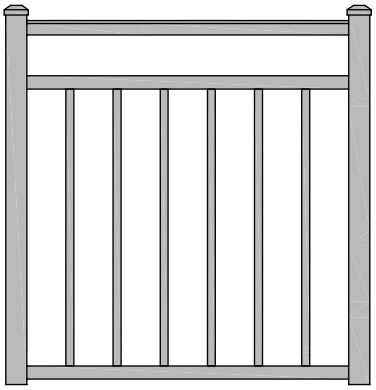
Adjustable Gates



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

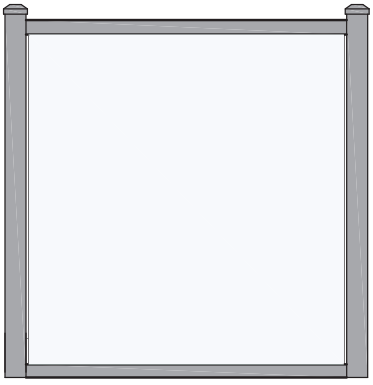


VertiCable®
36"W, 48"W, and 60"W Openings



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

Welded Gates



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

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

DRINK RAIL ADAPTER

Turn your Westbury® Top Rail into the perfect spot for your morning cup of coffee or cool afternoon drink while enjoying your outdoor living space.

This sturdy adapter is ready to install with pre-drilled holes, allowing for a fast installation. Once attached just add the material of your choice and you are ready to enjoy your new space.





Supports Wood or Composite Deck Board
(Deck Board Not Included)



Underside view of the Seamless Integration of the Drink Rail system



Solid Wall Construction for Strength & Durability



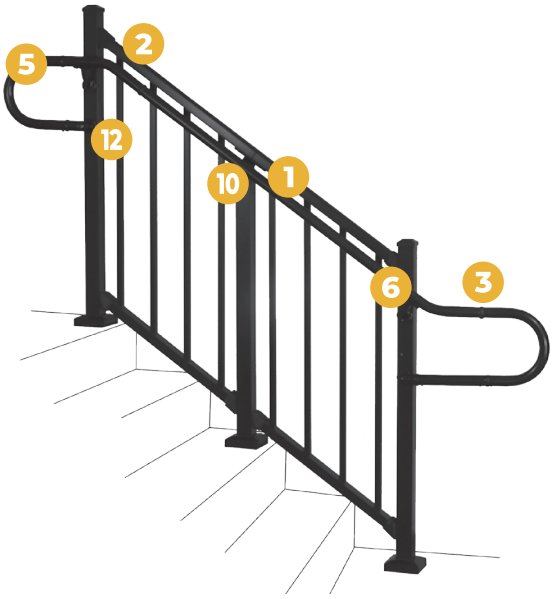


ADA CONTINUOUS HANDRAIL

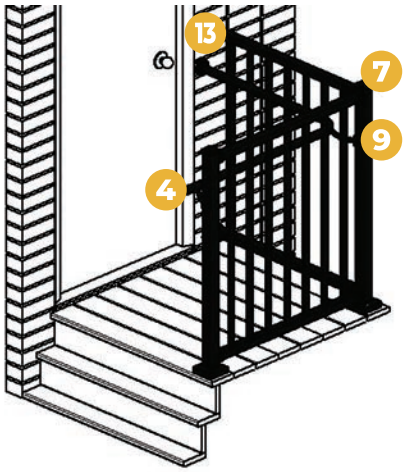
ADA Continuous Handrail is designed to assist individuals with accessibility and mobility concerns. This system offers versatile components and accessories providing the perfect safety solution for stairways, ramps, and decks. ADA Continuous Handrail is easy to install on any surface and is compatible with new or existing railing systems.
Available in 12 DSI Colors (shown on page 2).



Stair Application

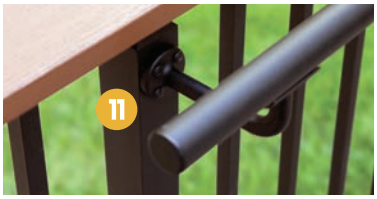


Deck Application





Inside Corner Mount
& 90º Elbow Detail

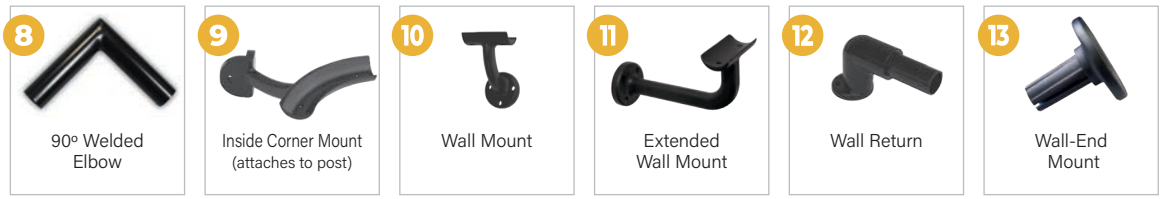


Extended Wall Mount Detail



90º Welded Elbow Detail





SCREENRAIL

Expand your living area and enjoy the outdoors without the insects. Westbury® ScreenRail is offered as a structural balcony railing system, a heavy-duty kick panel system, or a mid-rail system allowing you to customize ScreenRail to fit your needs.

Features include easy to assemble sections, assembled universal door (right or left hand hinge) with heavy-duty frame, and durable flat spline to secure the screen.

With a Lifetime Limited Warranty, ScreenRail is a premium system designed to expand your living area by bringing the outdoors into your home.





Balcony Railing System



Heavy Duty Kick Panel System



Mid-Rail System





RAIL MOUNTS

Standard Wall Mounts:

1-4 pack or 1-6 pack is included with each straight railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Mount

Standard Stair Mounts:

1-4 pack or 1-6 pack is included with each stair railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Up Mount



Top Rail Down Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Up Mount



Mid/Bottom Rail Down Mount

For Stair Racking information visit *westburyrailing.com*

Optional Specialty Mounts:

Stair Double Swivel Mounts

Available as a 2 pack or 3 pack. These mounts are not included with sections.

A 2 pack contains
(1) top mount,
(1) bottom mount,
and screws.



Top Rail Mount

A 3 pack contains
(1) top mount,
(1) mid mount,
(1) bottom mount, and screws.



Mid Rail Mount



Bottom Rail Mount

Angle Swivel Mounts

Available as a 4 pack or 6 pack. These mounts are not included with sections.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Top Rail Mount



Mid/Bottom Rail Mount

Stair Swivel Mounts



Top Rail Mount



Mid Rail Mount



Bottom Rail Mount

45º Angle Mounts



Top Rail Right Mount



Top Rail Left Mount



Mid/Bottom Rail Right Mount



Mid/Bottom Rail Left Mount

Round Column Adapter Kits:

Available as a 4 pack or 6 pack. These adapter kits are not included with sections.

A 4 pack contains
(2) top adapters
(2) bottom adapters

A 6 pack contains
(2) top adapters
(4) mid/bottom adapters

Smooth



Level Rail 8″, 10″



Stair Rail 8″, 10″

Fluted



Level Rail 6″, 8″



Stair Rail 6″, 8″

POST KITS

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

Kits Include:

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

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

Assembled Kits Include:

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



Assembled Post Kit

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

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



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

*Caps are not included with Crossover Post Kits.

POSTS WITH PLATES







	Residential 2″ Post (.090″ wall)	Residential 2″ Crossover Post (.090″ wall)	Residential 2″ Corner Crossover Post (.090″ wall)	2″ Heavy Duty Post (.093″ wall)	2″ Heavy Duty Crossover Post (.093″ wall)
Heights	37″, 43″, 47″, 53″	36″, 42″	36″, 42″	37″, 43″, 47″, 53″	36″, 42″
Post Kit Available	✓	✓	✓	✓	✓
Code Compliance				IRC Approved	IRC Approved







	2″ Heavy Duty Corner Crossover Post (.093″ wall)	2-1/2″ Post (.125″ wall)	2-1/2″ Power Post (.125″ wall)	2-1/2″ Crossover Power Post (.125″ wall)	2-1/2″ Corner Crossover Power Post (.125″ wall)
Heights	36″, 42″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	36″, 42″	36″, 42″
Post Kit Available	✓		✓	✓	✓
Code Compliance	IRC Approved		IBC and Miami Dade Approved	IBC and Miami Dade Approved	IBC and Miami Dade Approved







	3″ Post (.095″ wall)	4″ Post (.125″ wall)	4″ Deco Post (.090″ wall)	6″ Post (.110″ wall)	6″ Deco Post (.090″ wall)
Heights	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″
Post Kit Available	✓	✓			
Code Compliance	IRC Approved	IBC Approved			

CORE DRILL POSTS & POST SLEEVES

Core Drill Posts



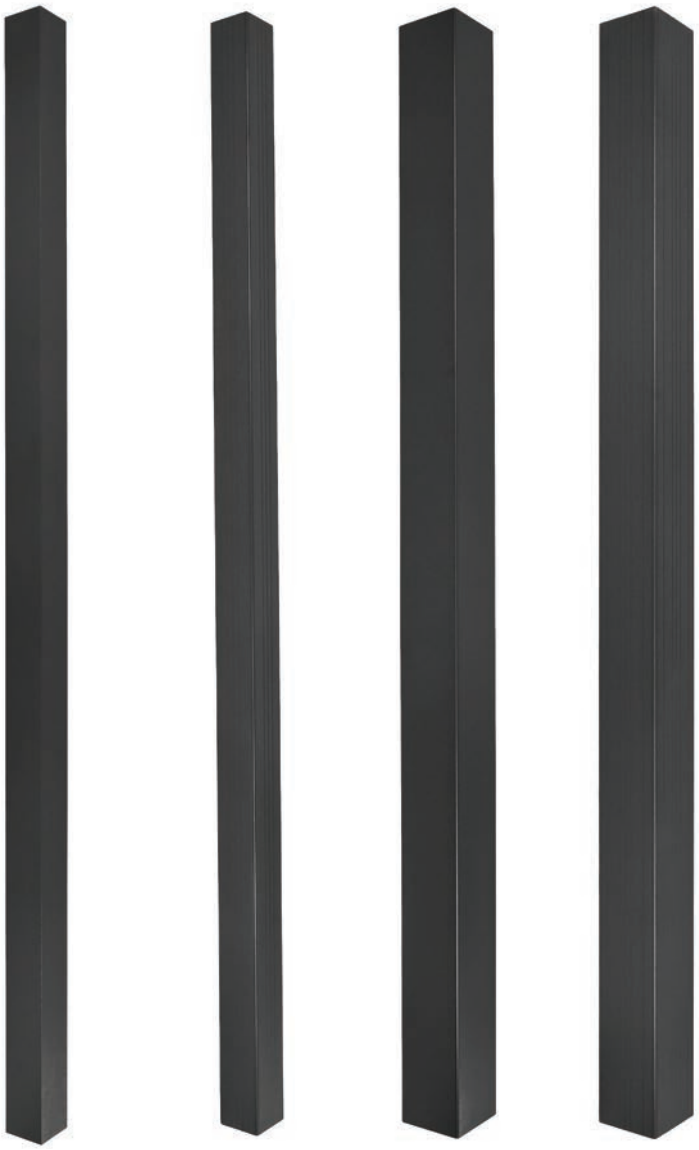
	Residential 2" Post (.090" wall)	Residential 2" Crossover Post (.090" wall)	2" Heavy Duty Post (.093" wall)	2" Heavy Duty Crossover Post (.093" wall)	2-1/2" Power Post (.125" wall)	2-1/2" Crossover Power Post (.125" wall)
Heights	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"

Post Sleeves



	4" Post (.125" wall)	4" Deco Post (.065" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"

SUPPORT POSTS



	4" Post (.125" wall)	4" Deco Post (.090" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	8-1/2', 10', 11'	8', 9', 10'	8', 9', 10'	8', 9', 10'
ASD Capacity* (Allowable Axial Loads)	8-1/2' = 17,738 lbf 10' = 16,644 lbf 11' = 14,305 lbf	8' = 13,531 lbf 9' = 12,751 lbf 10' = 11,970 lbf	8' = 25,093 lbf 9' = 25,093 lbf 10' = 25,093 lbf	8' = 16,543 lbf 9' = 16,543 lbf 10' = 16,543 lbf

*Weight values are Actual Calculated Allowable Loads

POST ACCESSORIES

Caps

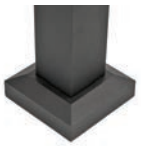


Flat Cap
2″, 2-1/2″, 3″, 4″, 6″



Ball Cap
2″, 2-1/2″, 4″

Flair



Flair (2-piece)
2″, 2-1/2″, 3″, 4″, 6″

Accessories



Top Rail
End Cap



Top Rail End Cover
for Crossover Post



Adjustable
Rail Support



2″ Heavy Duty Post
Backer Plate
For IRC Code Approved
wood deck installation



Bracket Mounting
Template (for 2″, 2-1/2″,
3″, & 4″ Posts)



Fascia Mount Kit
for 2″ Heavy Duty Post



Fascia Mount Support
Bracket



Tie Down Bracket
with Cover (Set of 2)



Touch Up Paint

Crossover Adapters for 2″ Posts



Level Crossover†



Corner Crossover†



Stair Crossover†

†Patent No. 8,998,175

MAGENA STAR® LIGHTING

Bring your outdoor living space to life with Magena Star® lighting products from Digger Specialties, Inc.

Take comfort in our low-maintenance, precision-made lights offering quality rust-resistant architectural grade powder coating and a five year warranty.

Discover the quality of Magena Star® Ornamental Lighting.



LED Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"



Combo
Post Cap Light
2", 2-1/2", 3", 4"



Side Light



Tear Drop
Side Light

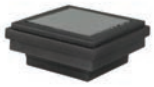


Riser Light

Solar Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"





INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

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



Special Welded Corners



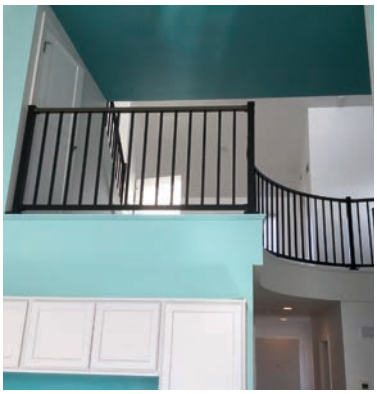
Multiple Color Rails and Balusters



Tuscany Carribean Railing

More Than Just Outdoors

Westbury® Aluminum Railing can also be used inside your home or business.



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METAL ROOF
McElroy Metals - Ash Gray

FRONT DOOR
Mahogany Wood

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

SHUTTERS & LOUVERS
Sherwin Williams - Iron Ore (SW7069)

FOUNDATION & CHIMNEY
Tabby Stucco

SHINGLE SIDING & LAP SIDING
Sherwin Williams - Grecian Ivory (SW7541)

WINDOWS
Marvin - Ebony

BOARD & BATTEN
Sherwin Williams - Shoji White (SW7042)

BRICK
Savannah Gray



LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
10.22.2025

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	January 7, 2026
PROJECT:	COFA-09-25-019927 4 Blue Crab Street, Lot 51 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

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

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,800 SF and a 2-story attached Carriage House of approximately 886 SF to be constructed at 4 Blue Crab Street, Lot 51, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

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

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

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

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

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

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

All windows will be 2-over-2 simulated divided lite casement and are shown to be "clad" with no reference to the specific cladding material or manufacturer. Door materials are identified as mahogany and "clad" without reference to cladding material or manufacturer. The garage door will be steel and "clad overlay." The chimney will be tabby shell with a flat tabby shell cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and front/rear second-story porches and rear first-story porch) and pool gate; and, 2) boral trim in various locations (front/rear porch columns, cornerboards, sills, drip caps, and certain service yard fence/screen elements). The HARB will require that the proposed composite material shutters be changed to "sturdy wood." The brackets for the shed roofs over the garage door and the side man door are identified as cedar wood or "sim" material.

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

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

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting. HPRC comments are provided as Attachment 7.

The Tabby Roads Habitat Architectural Review Board (HARB) provided comments dated December 9, 2025 (Attachment 3).

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

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

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

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

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

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

    a. *Finding.* Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Building Walls:** Three types of Hardieboard siding are proposed—horizontal lap board and board and batten for the main structure, and shingles for the carriage house. While these styles are permitted, the use of three types of siding on one structure does not reflect simple Lowcountry vernacular architecture. It is recommended that the shingles used on the carriage house structure be changed to board and batten or

horizontal lap siding as shingled wall cladding is atypical of Old Town Bluffton.

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

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch (with picket balusters); 2) at the front porch stairs (a handrail on the right side of the stairs without pickets); 3) the rear porches and stairs (with picket balusters); and, 4) the pool gate enclosure. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

   Handrails in the front porch stoop must include pickets, and the handrail should be repositioned to be in front of the innermost column to be in arm's reach. Additionally, a porch rail will be required as the porch height is 34" (a railing is required at 30").

4) **Windows:** Windows are identified only as "clad." UDO Sec. 5.15.6.I.2.a. requires windows to be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass. Window cladding material must be identified in the window schedule to confirm compliance with the UDO.

5) **Doors:** Doors are identified as mahogany and "clad." The garage door will be "steel clad/overlay." UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. Door cladding materials must be identified in the door schedule to confirm compliance with the UDO.

6) **Gutters:** Gutters will be installed but the gutter material and gauge are not identified in the gutter detail. Per UDO Sec. 5.15.6.J.2.c., gutters must be copper, galvanized steel or aluminum, 14-18 gauge.

7) **Fence:** A brick fence/wall is proposed adjacent to the right elevation property line, the service area, and around the pool in the rear yard. The type of brick to be used as not been identified. The UDO permits "[w]herever possible, green building materials…including…salvaged masonry brick or block, and locally produced stone or brick." Non-

salvaged or local bricks have been permitted elsewhere in Old Town that is similar to Savannah Grey brick, a greyish brown tumbled brick. This same or similar brick should be used for the fence, and also in the front and rear stoop at the main structure. The driveway and sidewalk pavers will be a combination of the colors below:



UNILOCK

Town Hall Heritage Clay



UNILOCK

Town Hall Heritage Red

8) **Shutters:** Composite material shutters are proposed, but the HARB will require "sturdy wood," which complies with UDO Sec. 5.15.6.M.1.e.

9) **Trim**:

   a) Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. Some details include a notation indicating Hardie "or" boral material. The following are proposed to be boral: 1) cornerboards (detail not provided); 2) drip caps; 3) fascia; 4) top "rail" at second-story rear porch; 5) certain elements of the service yard gates; and, 6) sills. A determination as to the appropriateness of this alternate material is required.

   b) A corner board detail must be provided to show compliance with UDO Sec. 5.15.6.P.

   c) The soffit configuration is not shown. Soffits must be beaded or v-groove, tongue and groove per UDO Sec. 5.15.6.P.

   d) Tabby Roads HARB requires a water table on the carriage house structure to match the water table of the main structure.

10) **Landscape Plan**:

   a) A total of eight (8) trees will be removed (a combination of pines and live oaks) that require mitigation due to size (eight inches or more in diameter at breast height) (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is 10 (or 25 calipers). One live oak (2.5 calipers) will be planted; however, a larger caliper will help with mitigation. A replacement tree that is a minimum of four (4) inches caliper can be counted as two (2) replacement trees and any replacement tree that is a minimum of six (6) inches caliper can be counted as three (3) replacement trees. (UDO Sec. 5.3.3.G.3.). At

least 80% of the required 75% tree canopy coverage must be hardwoods. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

b) Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required as trees with a diameter of 14 or more inches are proposed to be removed from the lot.

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

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

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

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

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

Conditions:

1. Change the wall cladding style on the carriage house from shingles to board and batten or horizontal lap siding.
2. Provide pickets for the handrail at the front porch stairs and relocate the handrail to be within arm's reach (UDO Sec. 5.15.6.H.3.d.).
3. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
4. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
5. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
6. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).

7. Revise the height of the brick wall to screen the service yard on the subject property and adjacent property to be no taller than six feet.
8. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
9. Update the Landscape Plan to show how 9 trees (or 22.5 calipers) will be mitigated (UDO Sec. 5.3.3).
10. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.

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

1. Boral is an acceptable alternate material for the porch columns, cornerboards, drip caps, fascia, top rail at the second-story rear porch, service yard gate elements (as shown on the plan) and window sills.
2. Powder-coated aluminum is an acceptable alternate material for the porch handrails, porch balustrades, and pool gate.
3. A non-locally produced Savannah Grey brick or similar color is an acceptable brick for the porch stoops and brick fence.

Additionally, the following will be required by HARB:

1. "Sturdy" wood shutters unless an alternative design is submitted and approved.
2. A water table on the carriage house that matches the main structure water table.

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

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

ATTACHMENTS:

1. Application & Narrative
2. Vicinity Maps and Photos
3. HARB Approval Letter (11.09.2025)
4. Composite Views
5. Architectural Plans
6. Landscape Plans
7. Response to HPRC, HARB Comments (12.09.2025)
8. Manufacturer's Info (Boral, Shutters, Railings)
9. Color Board

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

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

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

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

Project Name: Lot 52 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐

Project Address: 2 Blue Crab Street, Tabby Roads, Bluffton

Zoning District: Neighborhood General-HD

Acreage: .13

Tax Map Number(s): R610 039 000 1232 0000

Application for:

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

Project Description: Construction of a new single family, 2-story home, with an attached carriage house.

Minimum Requirements for Submittal

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

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

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

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

Property Owner Signature: Blue Crab Bluffton LLC Patrick Mason **Date:** 11.05.2025

Applicant Signature:  **Date:** 11.05.2025

For Office Use

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

ATTACHMENT 1

TOWN OF BLUFFTON

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

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

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Center Hall House and Carriage House				
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 5ft	**Lt. Side:** 6ft

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

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

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

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

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

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

TOWN OF BLUFFTON

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

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

Blue Crab Bluffton ,LLL Patrick Mason **Date** 11/05/25

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

11.05.2025

Date

William Court

Printed Name of Applicant

COURT ATKINS
GROUP

November 05, 2025

Property owner consent for-Certificate of Appropriateness –
Old Town Bluffton Historic District
Attn: HPC
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC 29910

Re: Lots 49, 50, 51, and 52 Blue Crab Street

This letter authorizes William Court, Architect- Court Atkins Group, to act as applicant of Blue Crab Bluffton LLC in pursuit of the Certificate of Appropriateness. Authorization is given by the authorized agent of Blue Crab Bluffton LLC, Patrick Mason.

Authorizing signature 

RESIDENTIAL | COMMERCIAL | INTERIORS

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

COURT ATKINS GROUP

December 10 2025

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

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure** based on the **Center Hall House** type of approximately **3,839 square feet**, along with an attached **Carriage House** of approximately **880 square feet**, located at 2 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

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

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

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

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

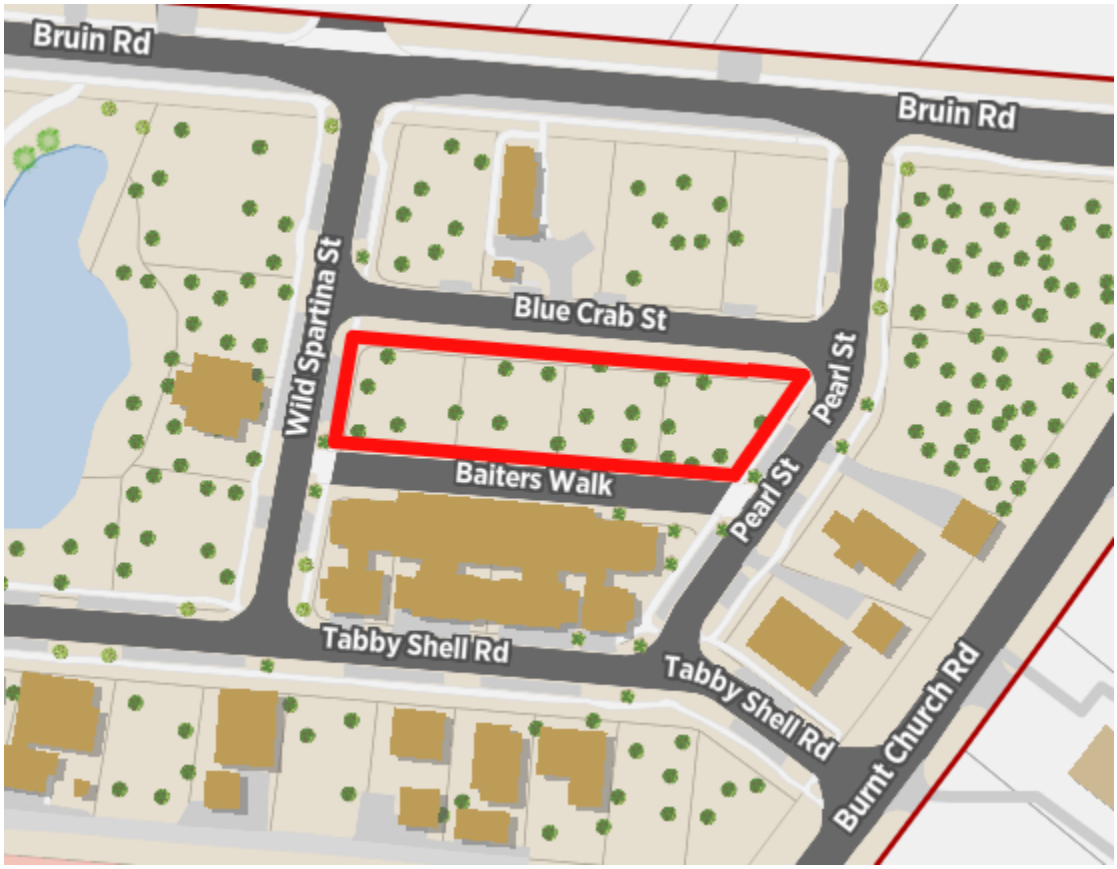
The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

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

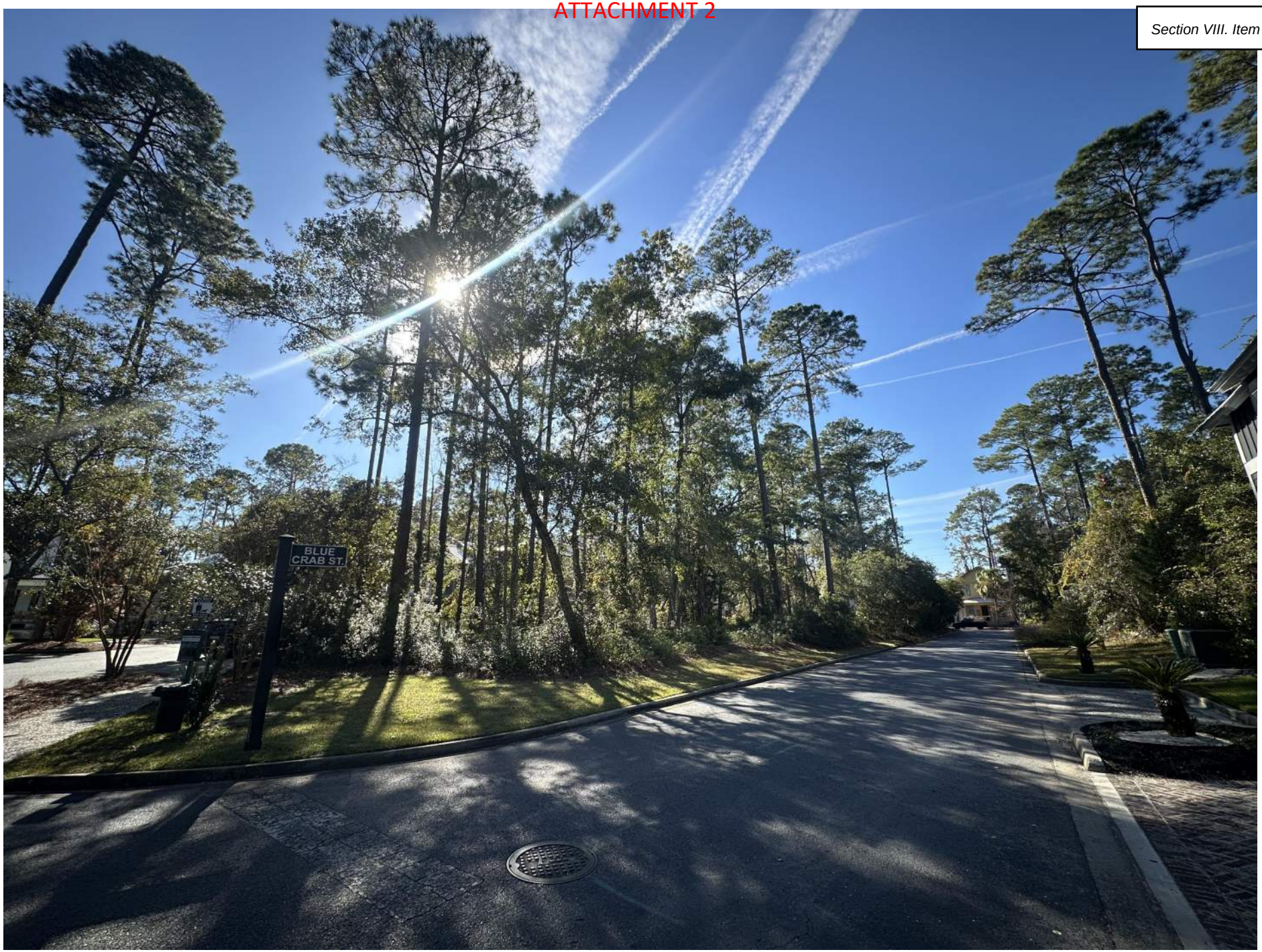
VICINITY MAP

BLUE CRAB STREET HOUSES

CERTIFICATE OF APPROPRIATENESS-HD




WILD
SPARTINA ST.


BLUE
CRAB ST.



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Dec 9, 2025

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

To whom it may concern,

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

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

2025.12.04 Lot 52_exterior fixtures.pdf

2025.12.04 Lot 52_Garage Door Cutsheet.pdf

2025.12.4_2 Blue Crab Street_ HARB Cover Letter.pdf

2025.12.4_Lot 52_2 Blue Crab Street _ HARB Final Drawings.pdf

120325 Lot 52 Blue Crab Street Final LS Development Plans.pdf

Lot 49_Blue Crab_Final HARB_Color Board.pdf

This approval is based upon the following items of clarification:

- Per UDO, Shutters must be made from “sturdy wood”. Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.
- If gutters are installed, downspouts should terminate at French drains.
- The garage door sloped/angled center trims are flipped and so do not match the cut sheet.
- On the base of the garage, water table trim matching the main house is required.

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

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

Thank you for your understanding.
Best regards,

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

Cc: Charlotte Moore
Town of Bluffton

COMPOSITE PLANS
LOTS 49-52



FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

December 10, 2025

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

0 5 10 20 40

Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

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



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

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



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

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

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

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COURT ATKINS GROUP





PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

COURT ATKINS GROUP
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RESIDENTIAL | COMMERCIAL | INTERIORS

ISSUED FOR HPC REVIEW

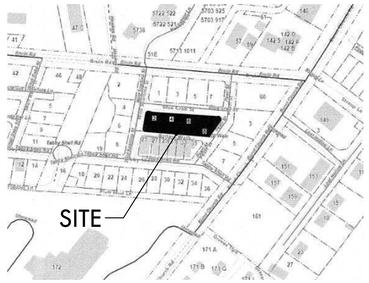
LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

SHEET INDEX:

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

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 52 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B
III-A III-B IV V-A V-B

MIXED CONSTRUCTION:	Yes _____	No X	Type _____
SPRINKLERED:	Yes _____	No X	
FIRE DISTRICT:	Yes _____	No X	
BUILDING HEIGHT:	± 33'-1" A.F.F.		Number of Stories: 2
MEZZANINE:	Yes _____	No X	
HIGH RISE:	Yes _____	No X	

GENERAL NOTES:

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

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

CONSTRUCTION ADMIN.:

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

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

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

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

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

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

ABBREVIATIONS

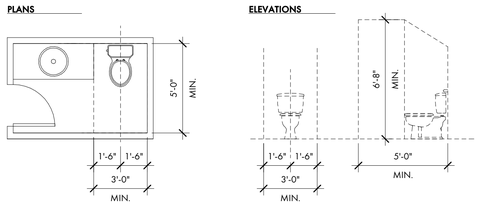
AB	ANCHOR BOLT	JNT	JOINT
ABV	ABOVE	KS	KNEE SPACE
AFF	ABOVE FINISH FLOOR	LAM	LAMINATE
ASF	ABOVE SUBFLOOR	LL	LIVE LOAD
A/C	AIR CONDITIONER	LT	LIGHT
AHU	AIR HANDLING UNIT	LIN	LINEN
ALUM	ALUMINUM	MA	MASONITE
AMSL	ABOVE MEAN SEA LEVEL	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
A/V	AUDIO/VISUAL	MECH	MECHANICAL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

REFERENCE SYMBOLS

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

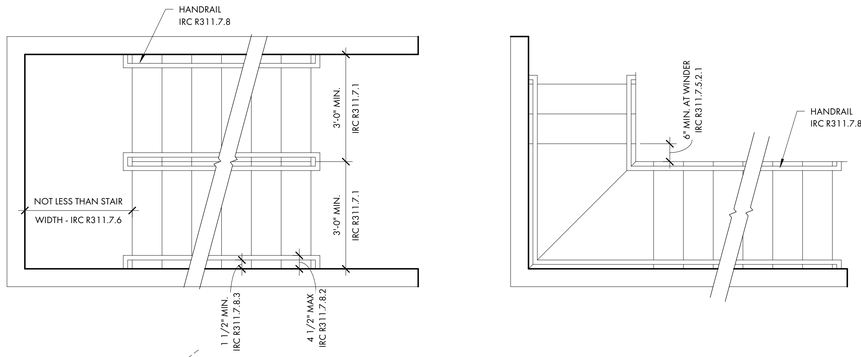
TYP. RESTROOM CLEARANCES

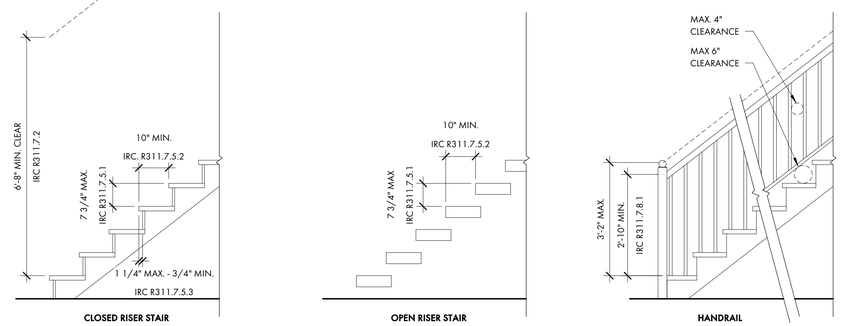
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS



STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



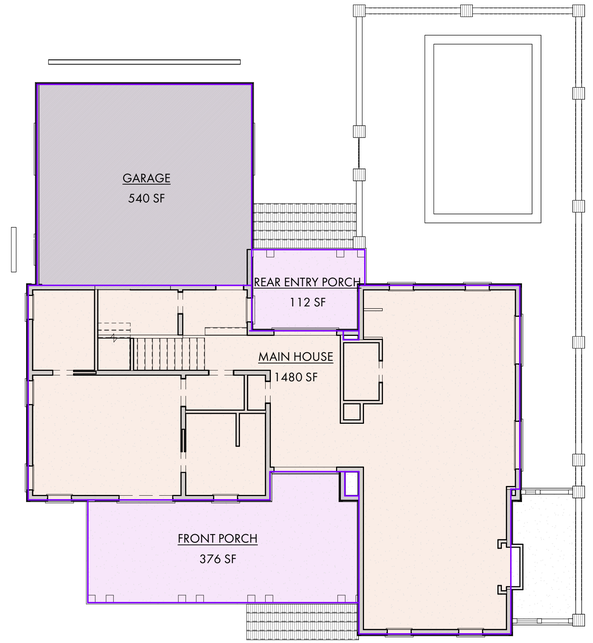


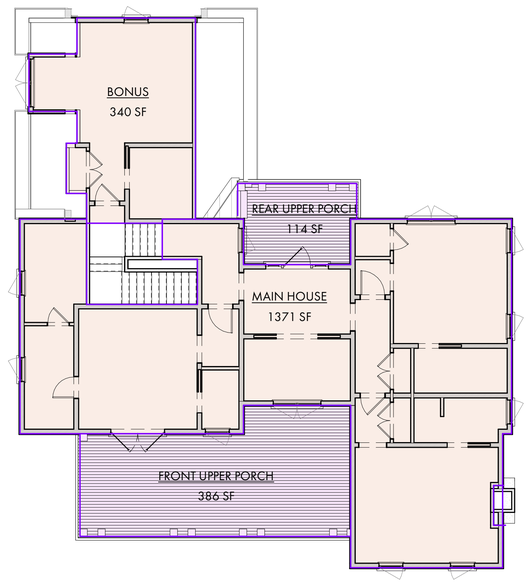
MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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





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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES AND AREA PLANS

A0.1

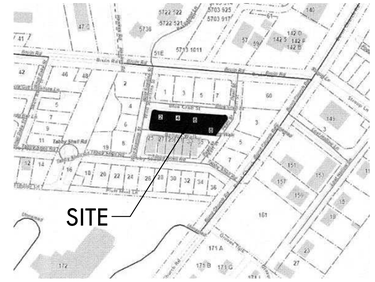
LEGEND

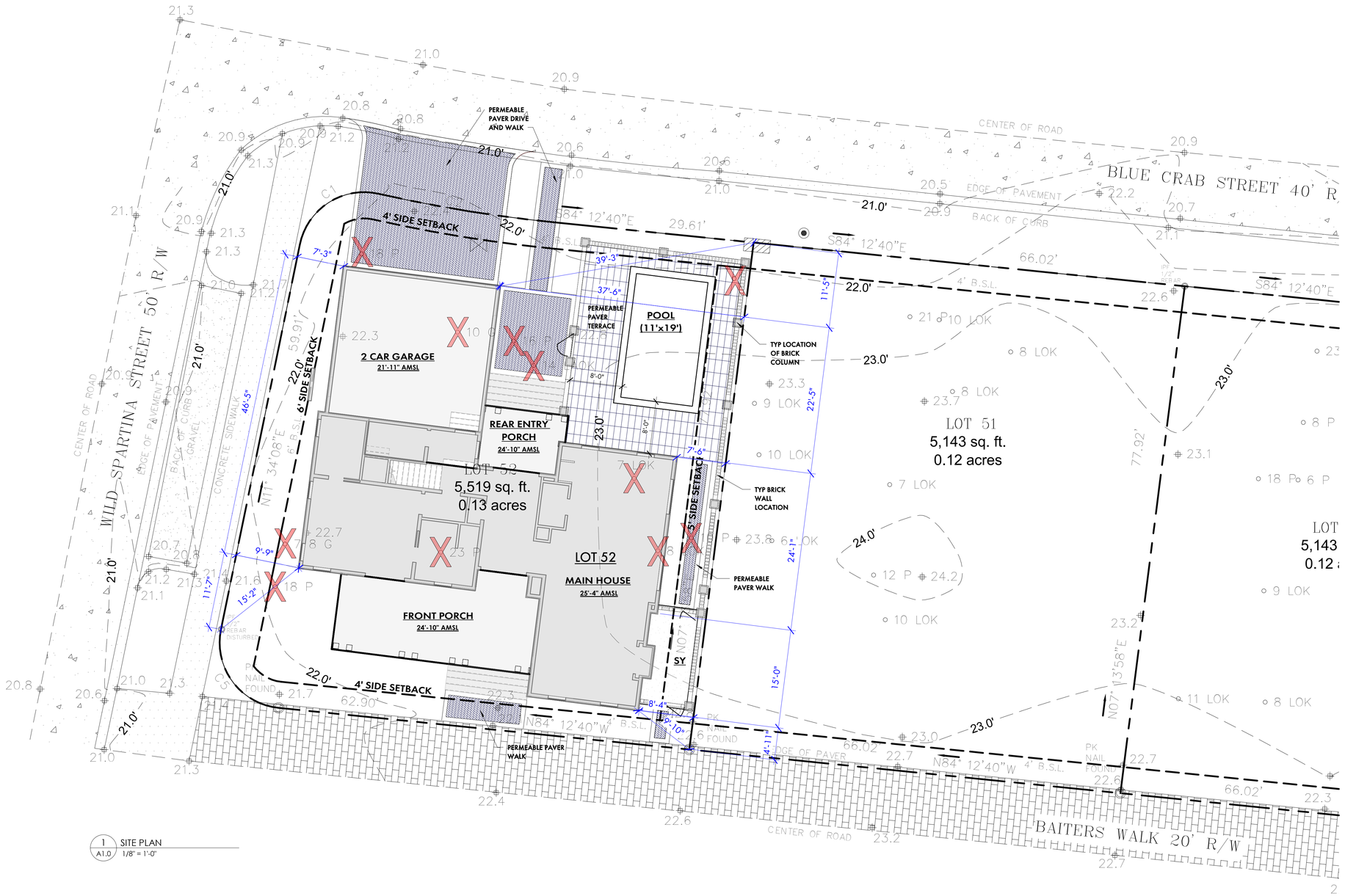
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- - TELEPHONE PEDESTAL/ COMMUNICATOR
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT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

Notes:

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

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119





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

SITE PLAN CALCS:

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

SITE PLAN NOTES:

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

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

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

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

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

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

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

TREE LEGEND

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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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SHEET TITLE

SITE PLAN

A1.0

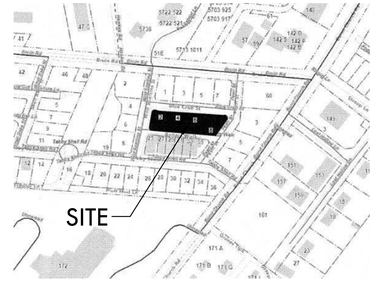
LEGEND

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

Notes:

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

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119



TREE LEGEND

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LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
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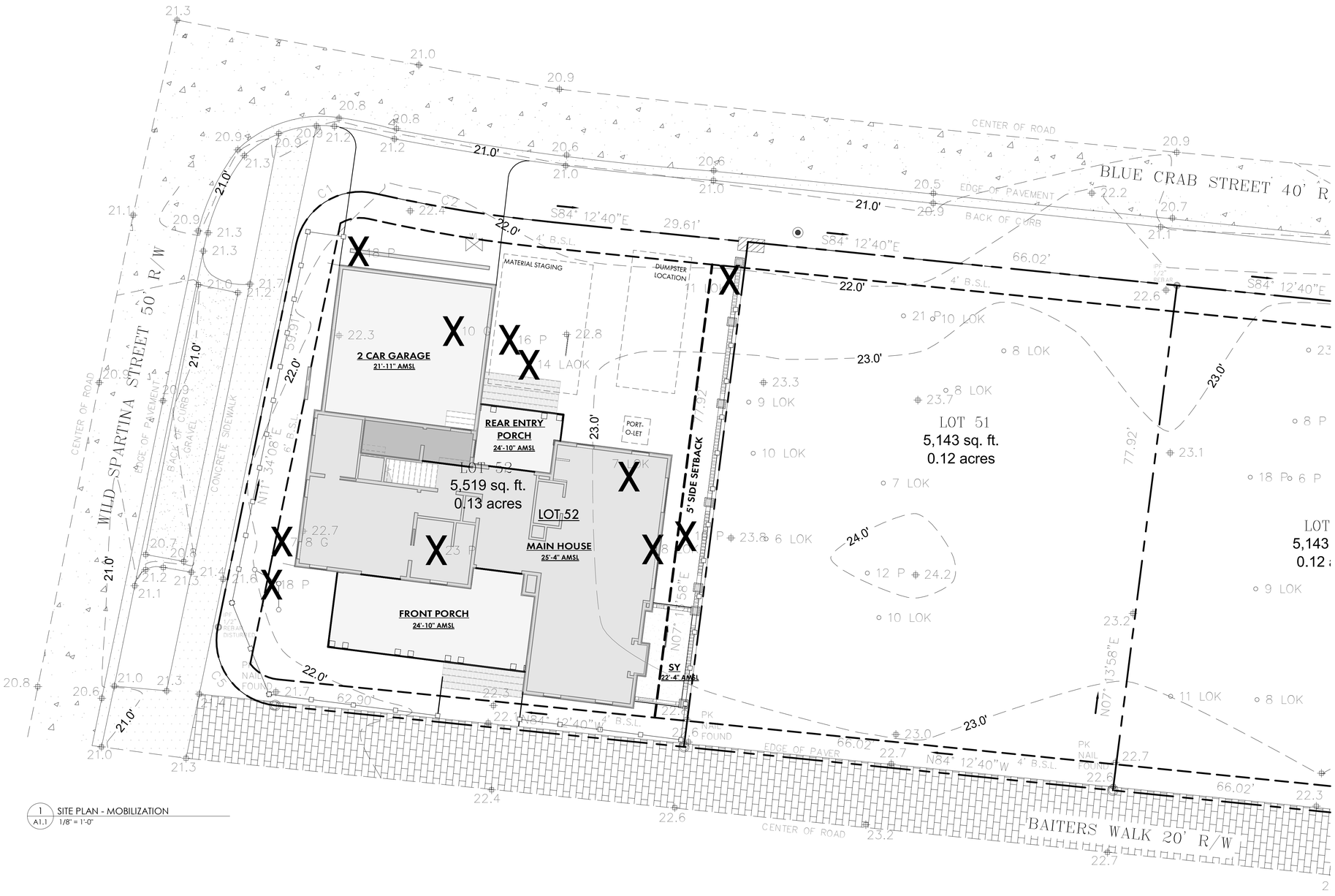
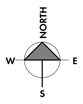


1 A1.1 SITE PLAN - MOBILIZATION
1/8" = 1'-0"



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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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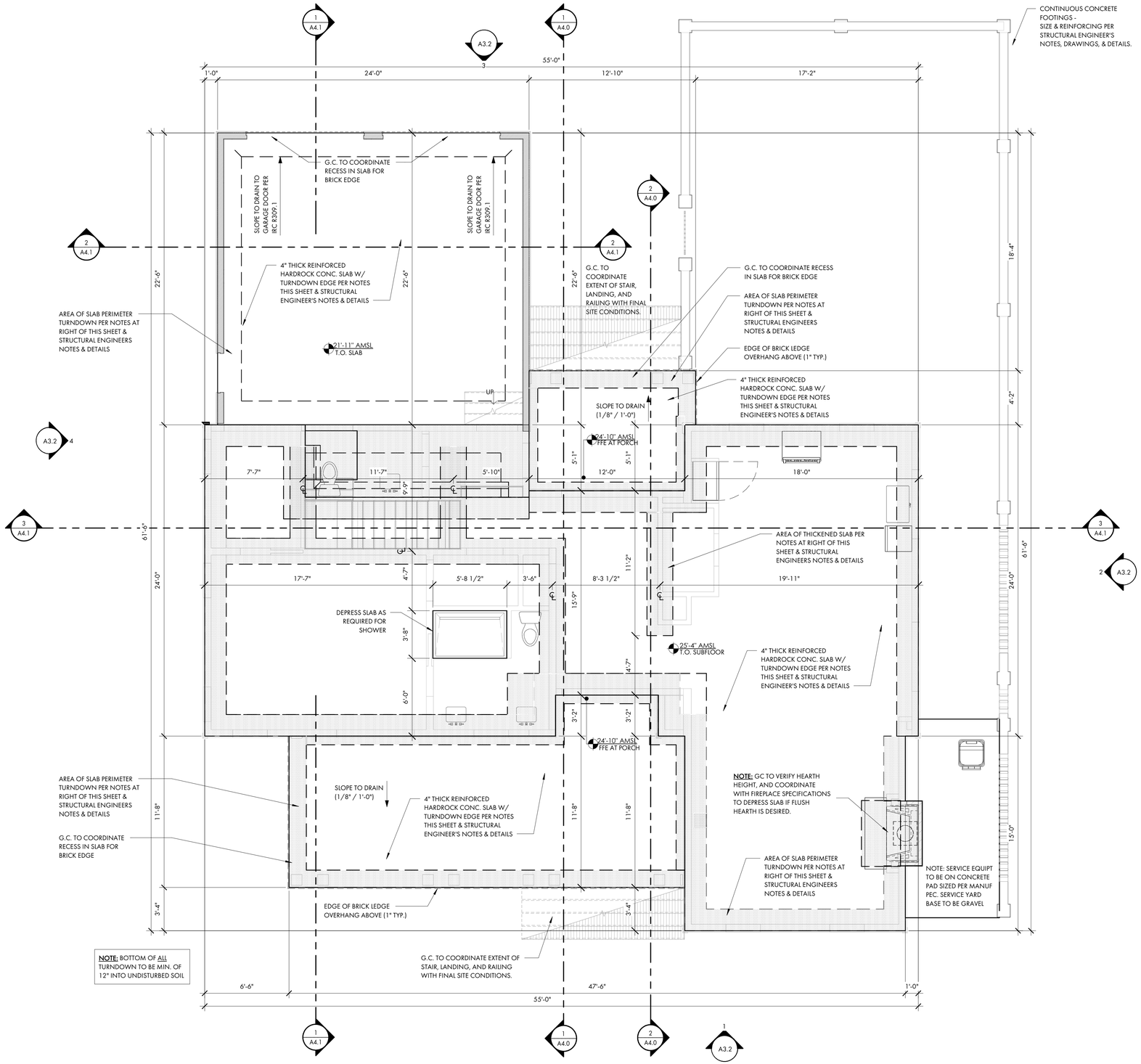
SITE PLAN - MOBILIZATION

A1.1



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

FOUNDATION PLAN NOTES:

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

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

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

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

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

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

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

TYPICAL THICKENED SLAB:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

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

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

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

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH

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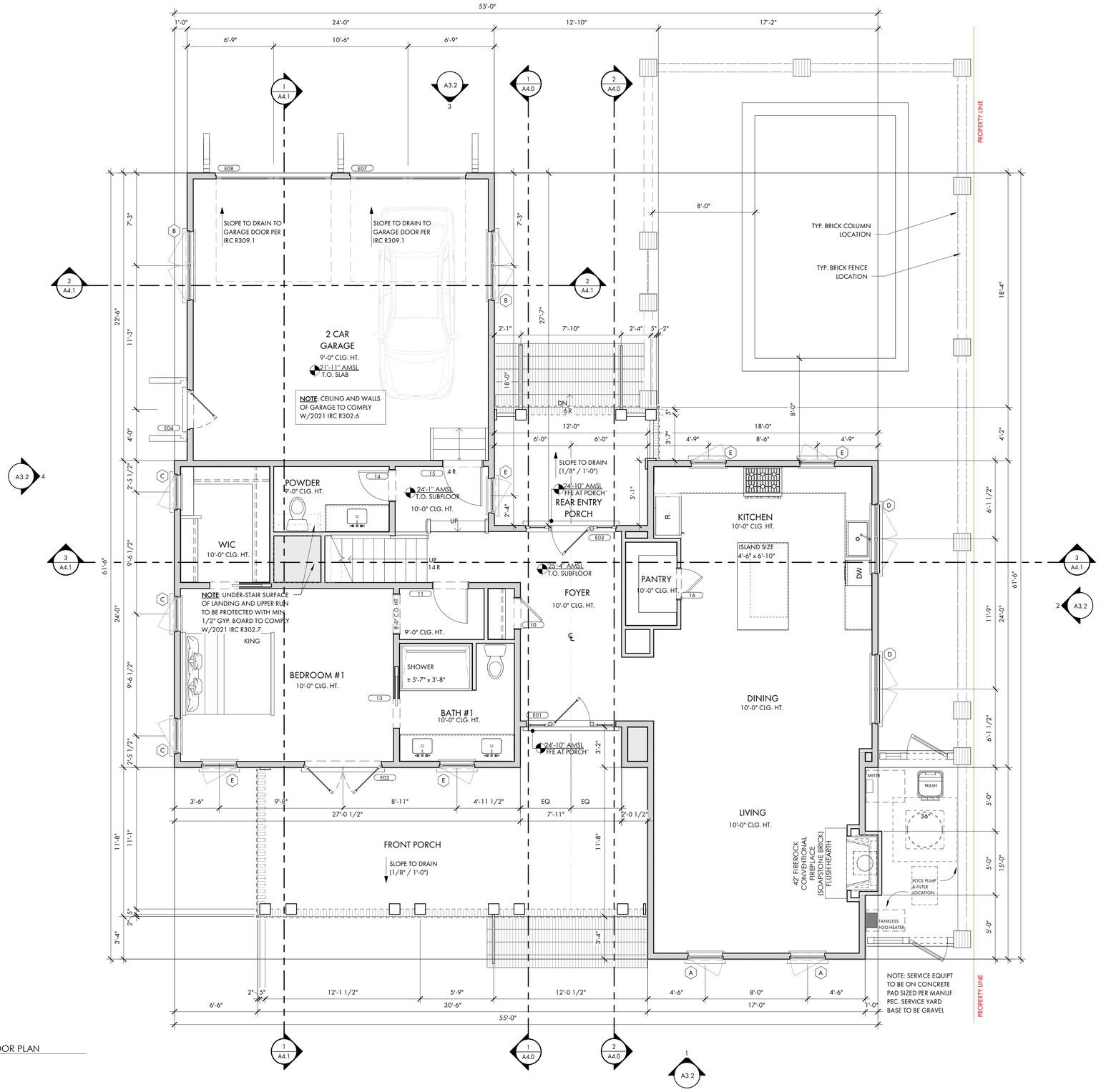
FOUNDATION PLAN

A2.0



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

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

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

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

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

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

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

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

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

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

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

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

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

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

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

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

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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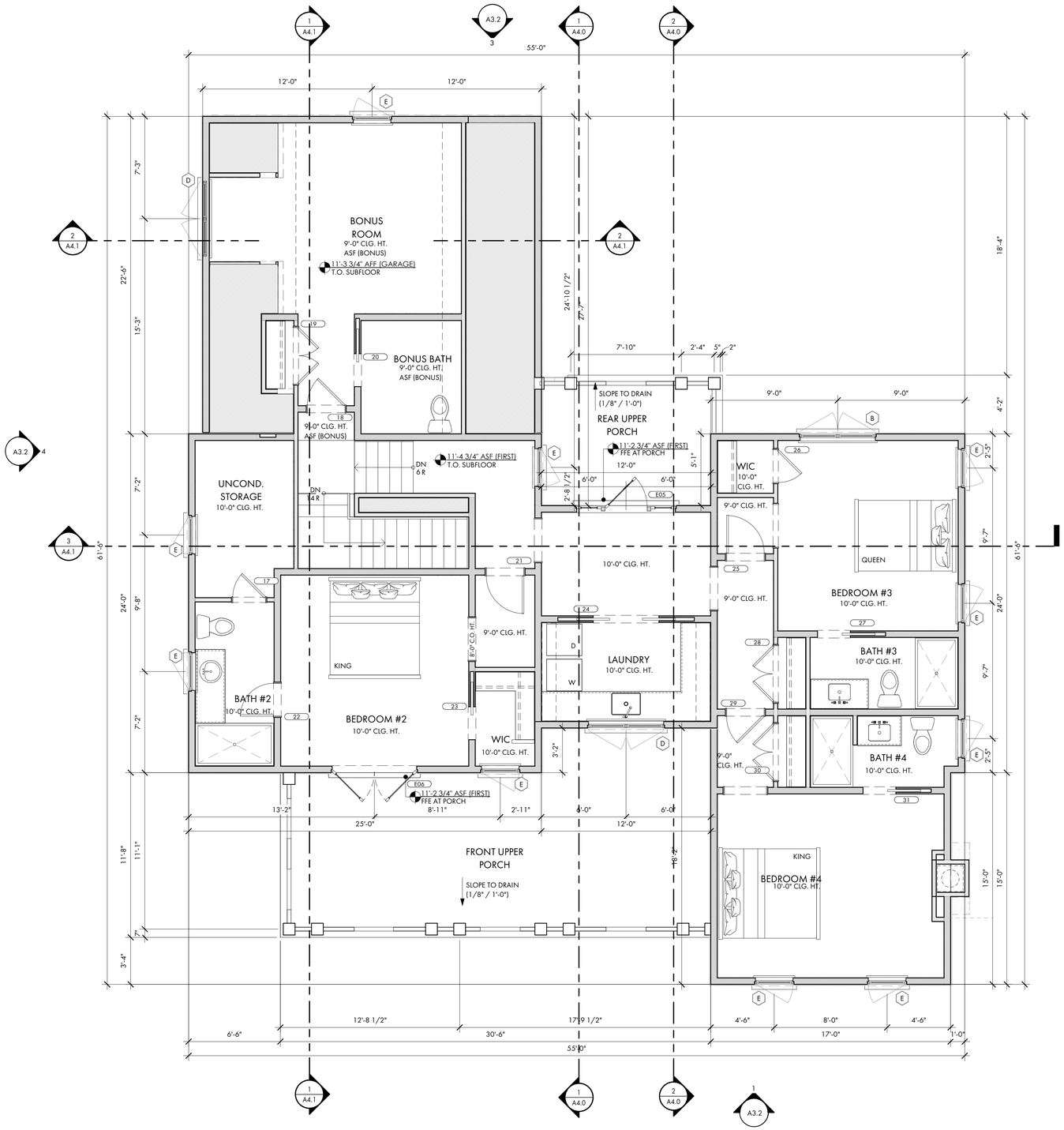
FIRST FLOOR PLAN

A2.1



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

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

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

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

DIMENSION NOTES:
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.O.N.,
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CABINET & EQUIPMENT NOTES:
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FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

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

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

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

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FRAMING IS TO BE AS FOLLOWS:

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

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

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PORCH FLOOR SYSTEM:
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BONUS ROOM FLOOR SYSTEM:
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ROOF RAFTERS:
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FLOOR PLAN - SYMBOL KEY

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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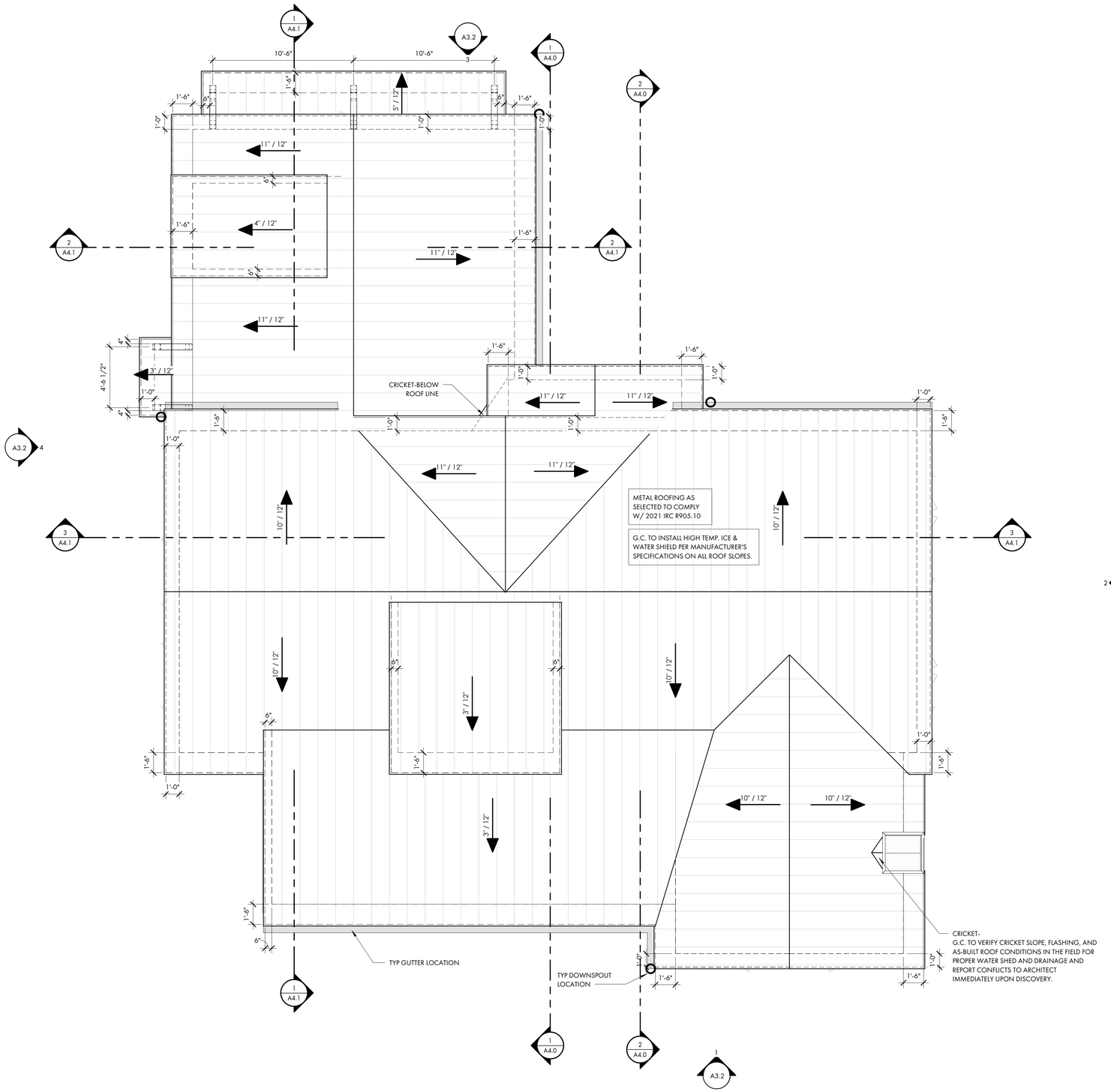
SECOND FLOOR PLAN

A2.2



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

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

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

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

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

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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

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

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

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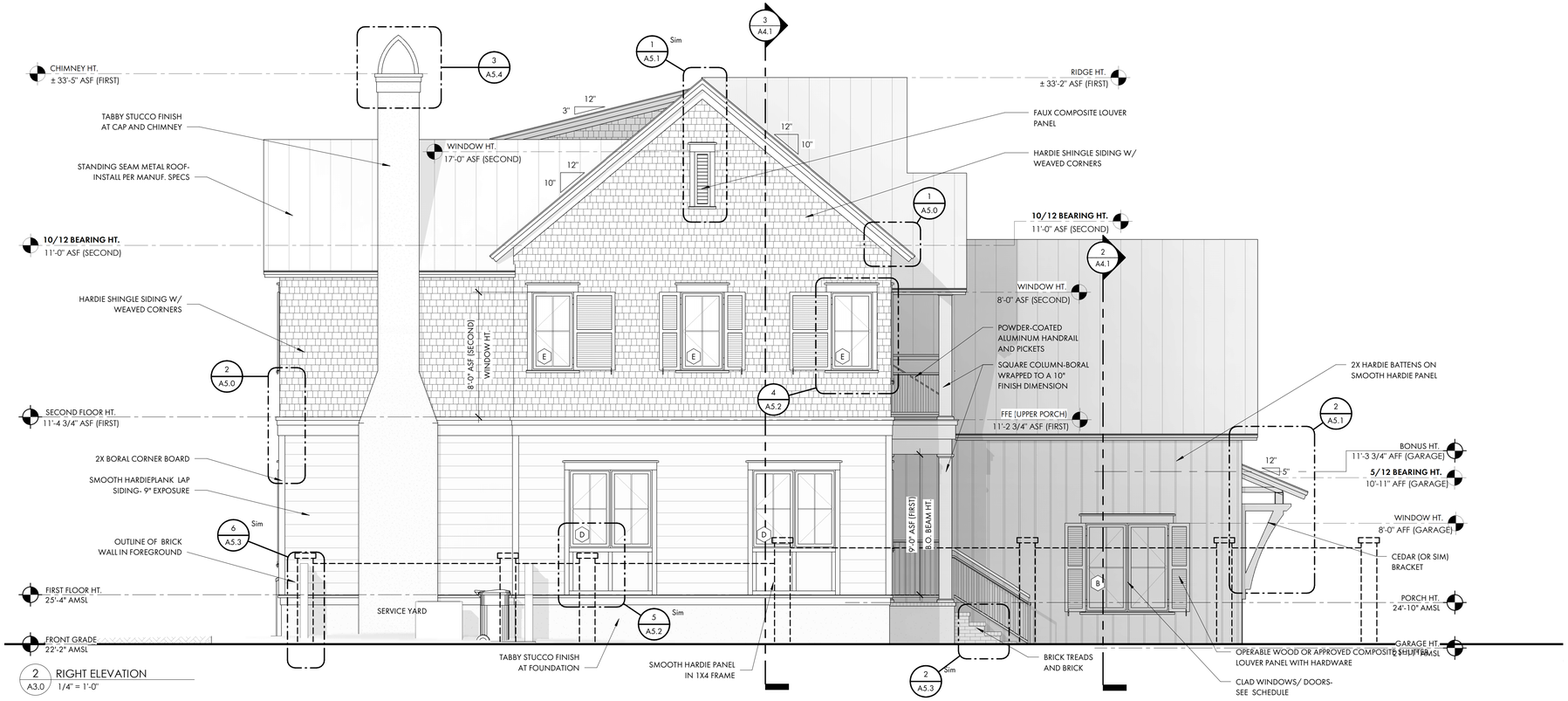
ROOF PLAN

A2.3



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



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

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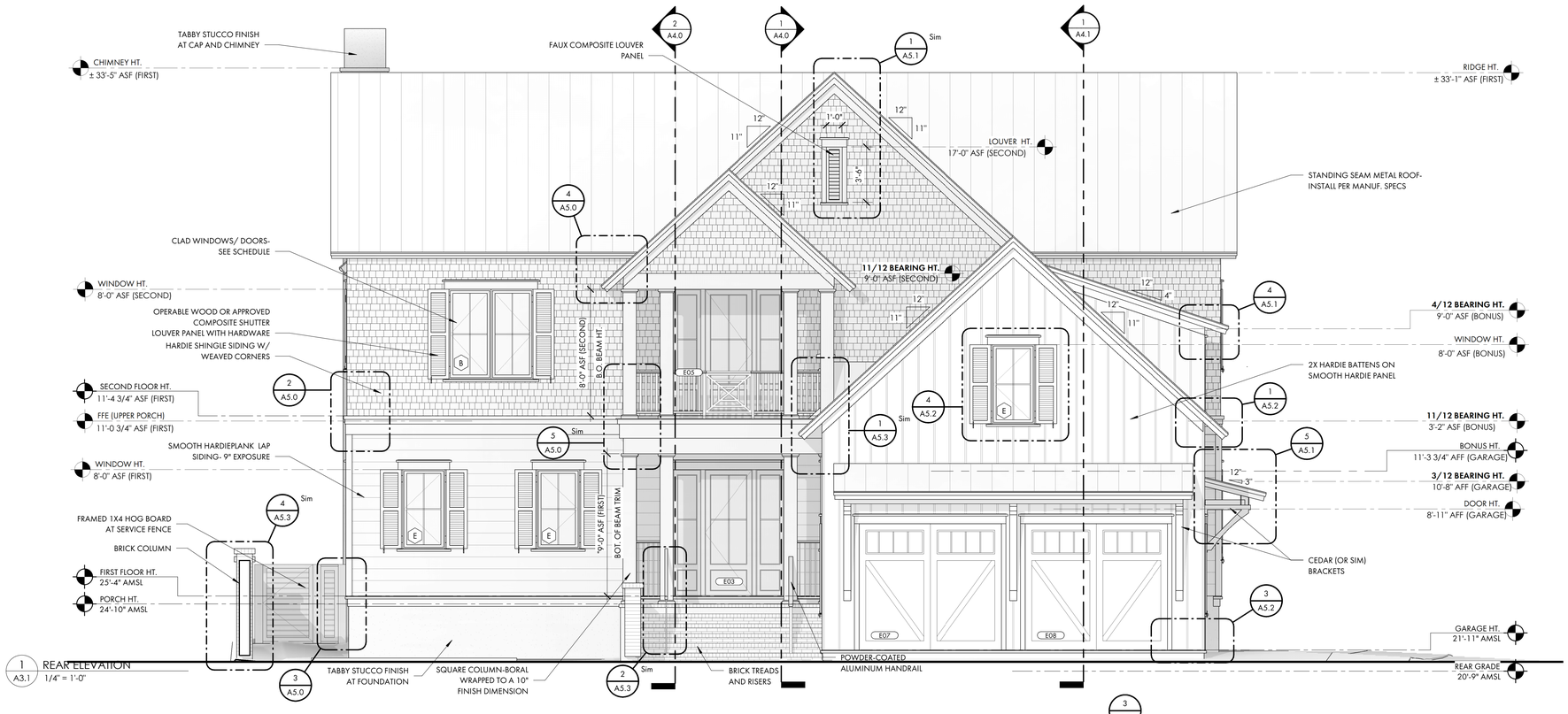
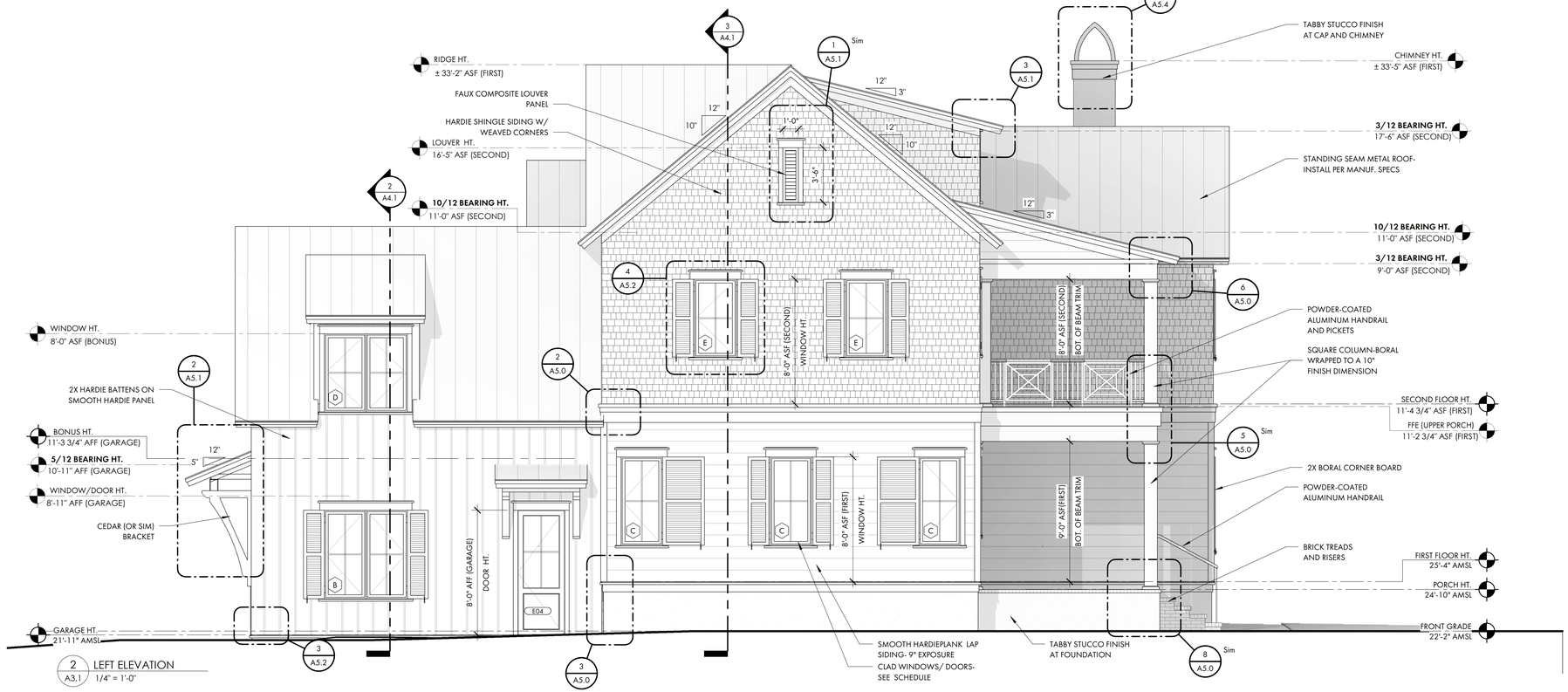
BUILDING ELEVATIONS

A3.0



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



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

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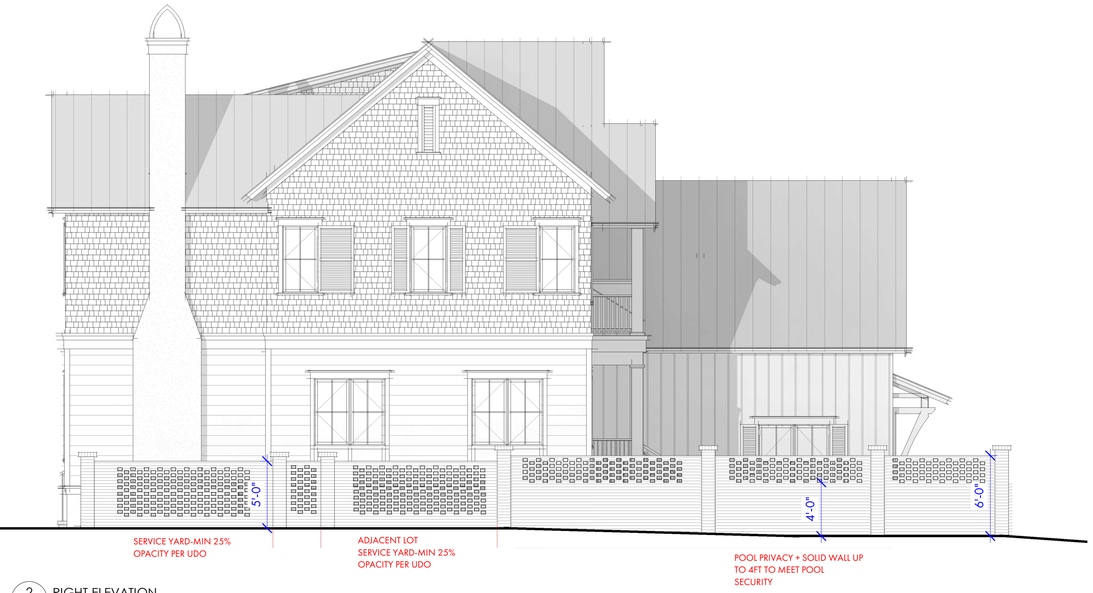
BUILDING ELEVATIONS

A3.1



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



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



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



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

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BUILDING ELEVATIONS WITH BRICK FENCE

A3.2





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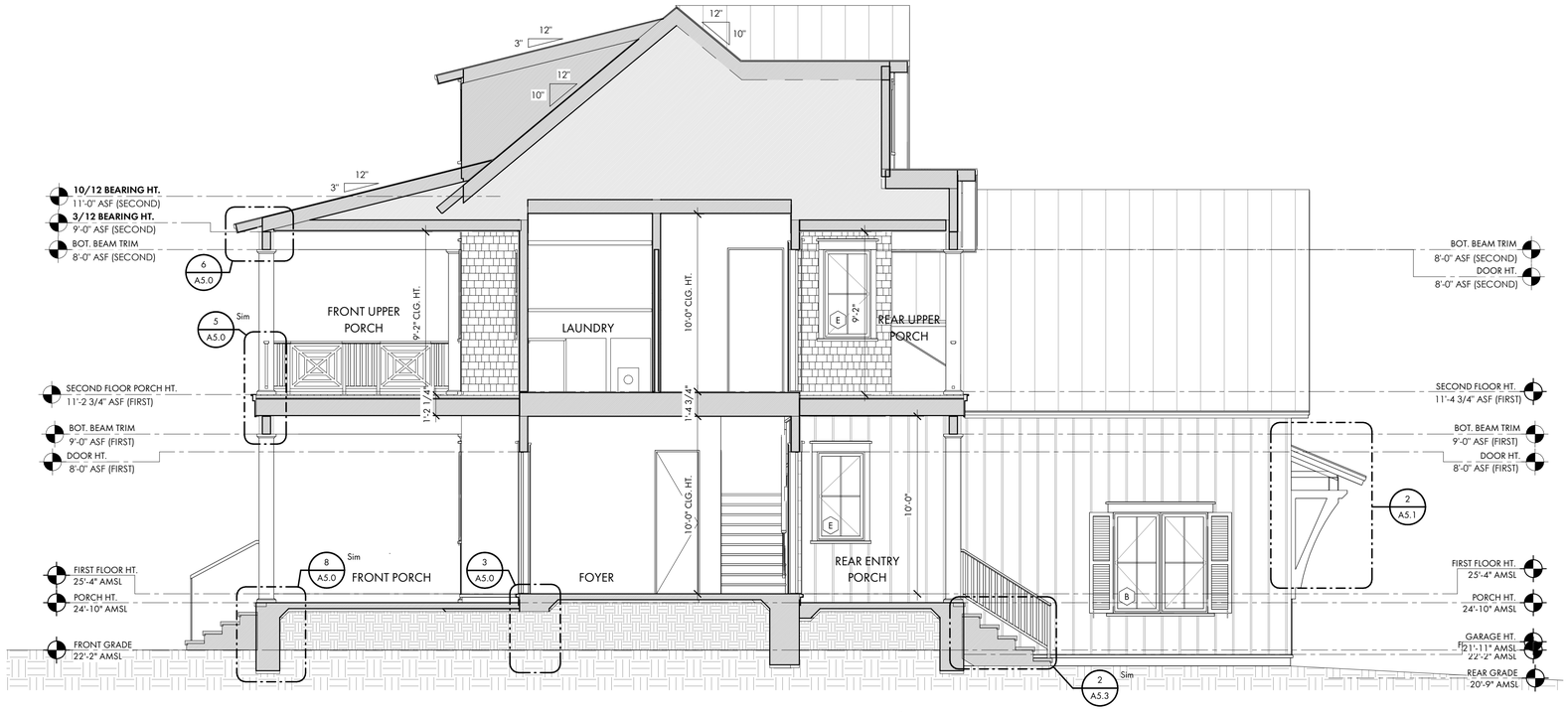
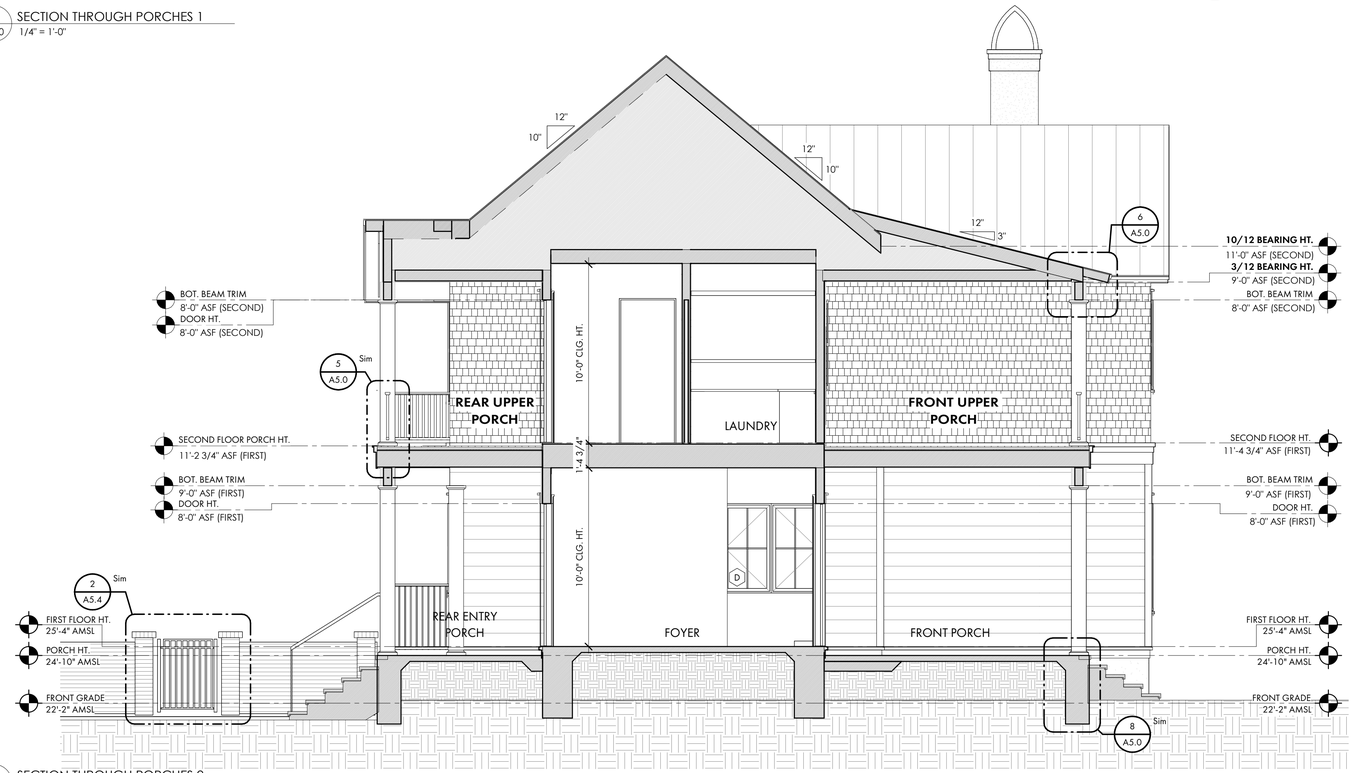
BUILDING 3D VIEWS

A3.3



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



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

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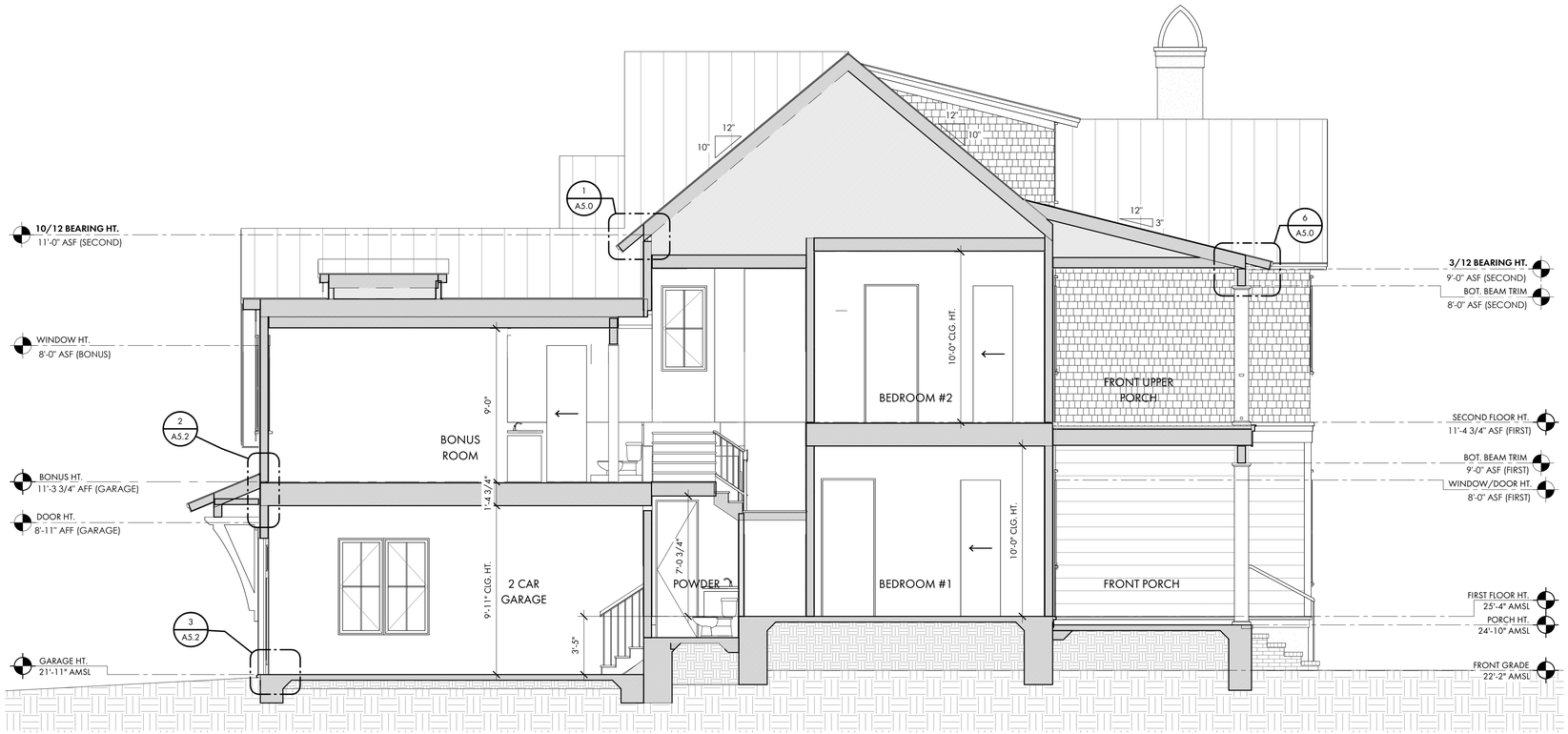
BUILDING SECTIONS

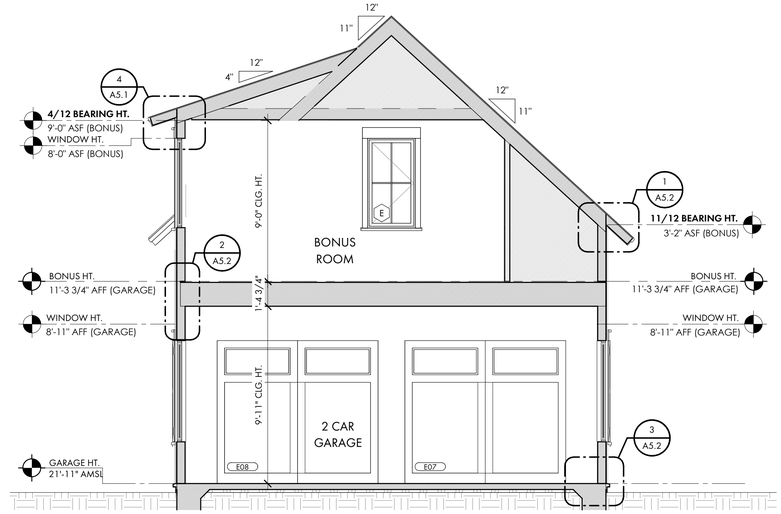
A4.0



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



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



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

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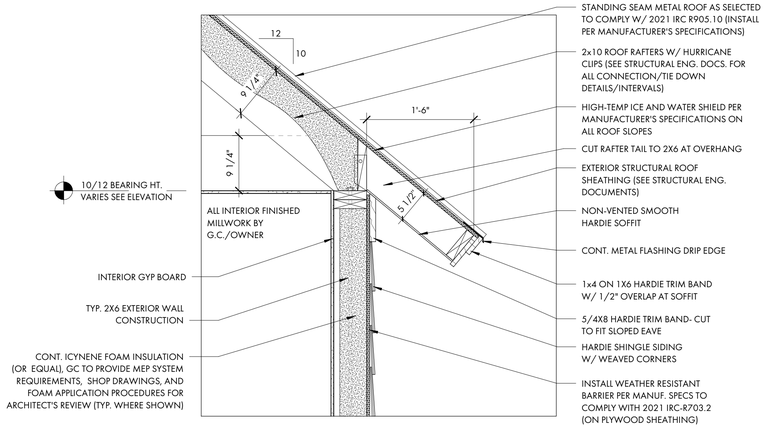
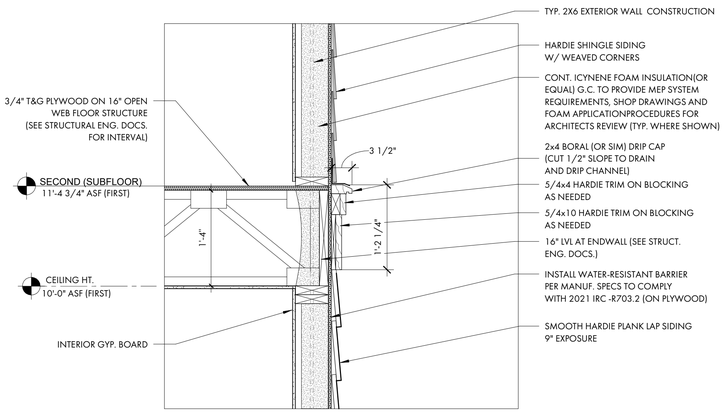
BUILDING SECTIONS

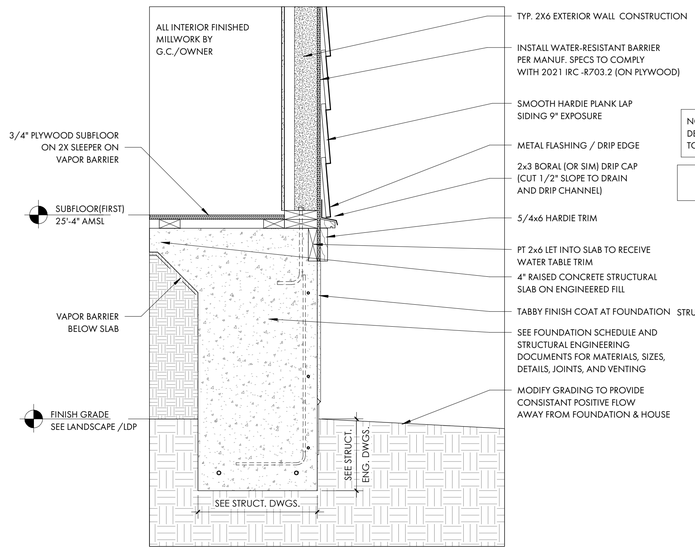
A4.1



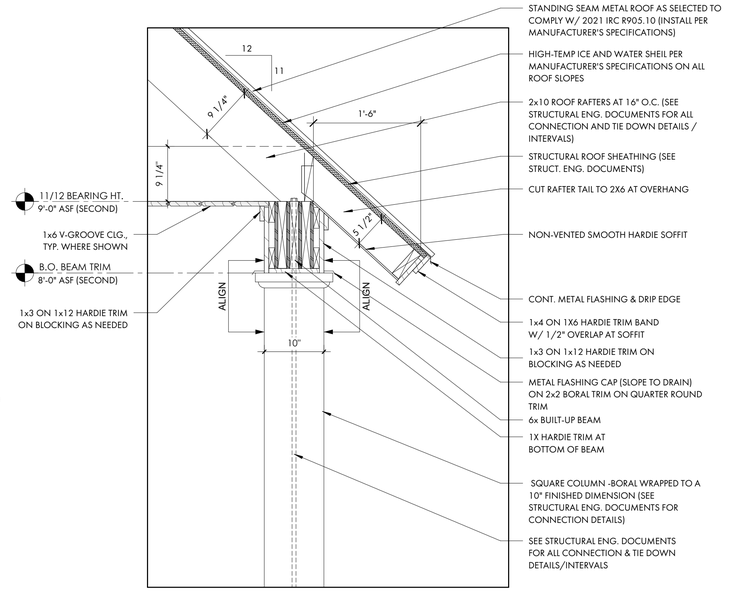
1 A5.0 TYP. 10/12 ROOF EAVE DETAIL
1" = 1'-0"



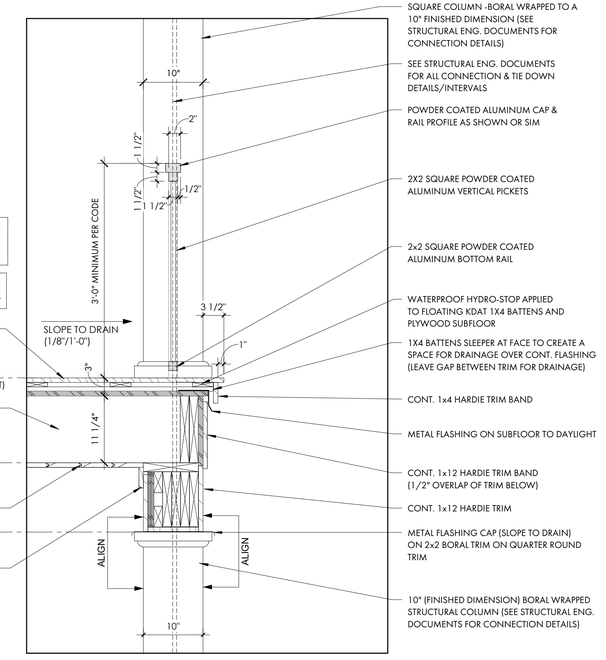
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



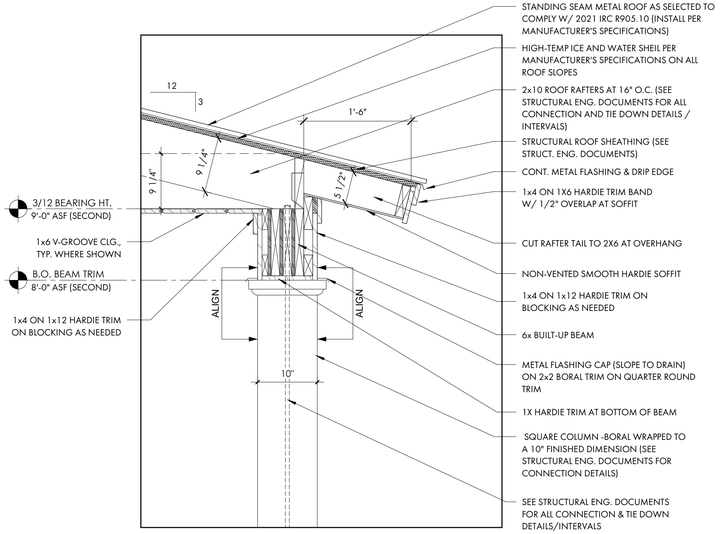
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



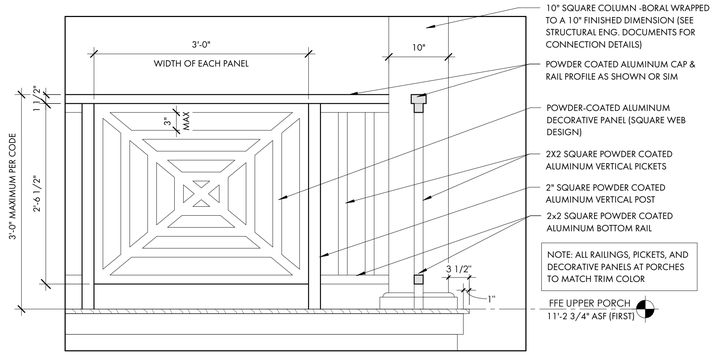
4 A5.0 11/12 PORCH EAVE DETAIL
1" = 1'-0"



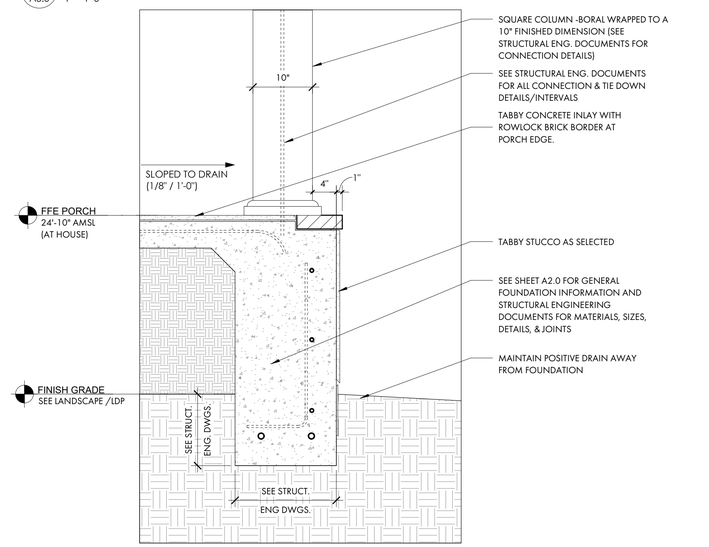
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



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



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



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

Section VIII. Item #3.

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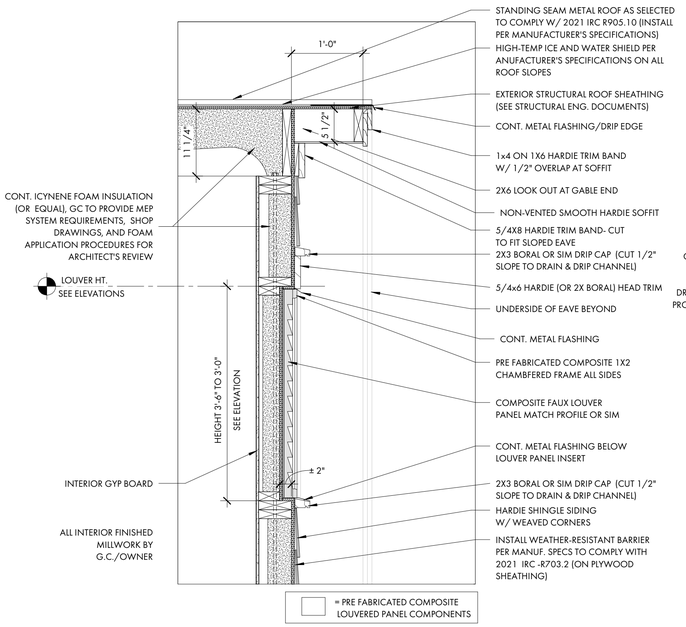
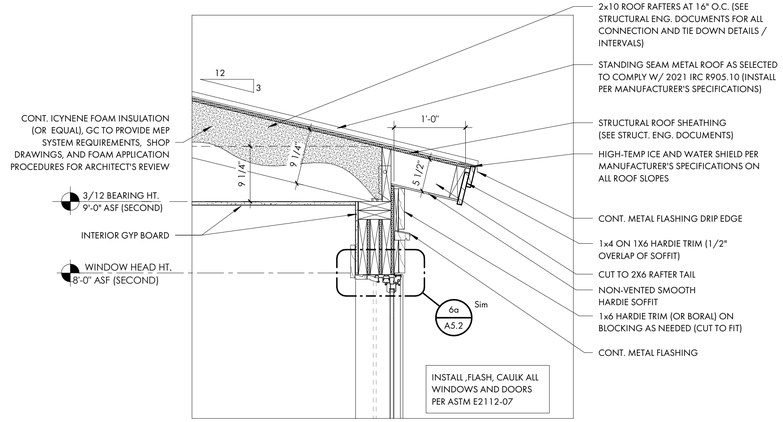
DETAILS

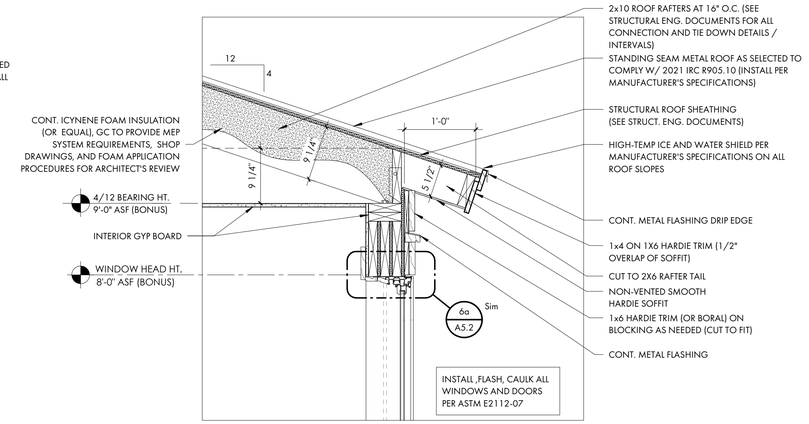
A5.0



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

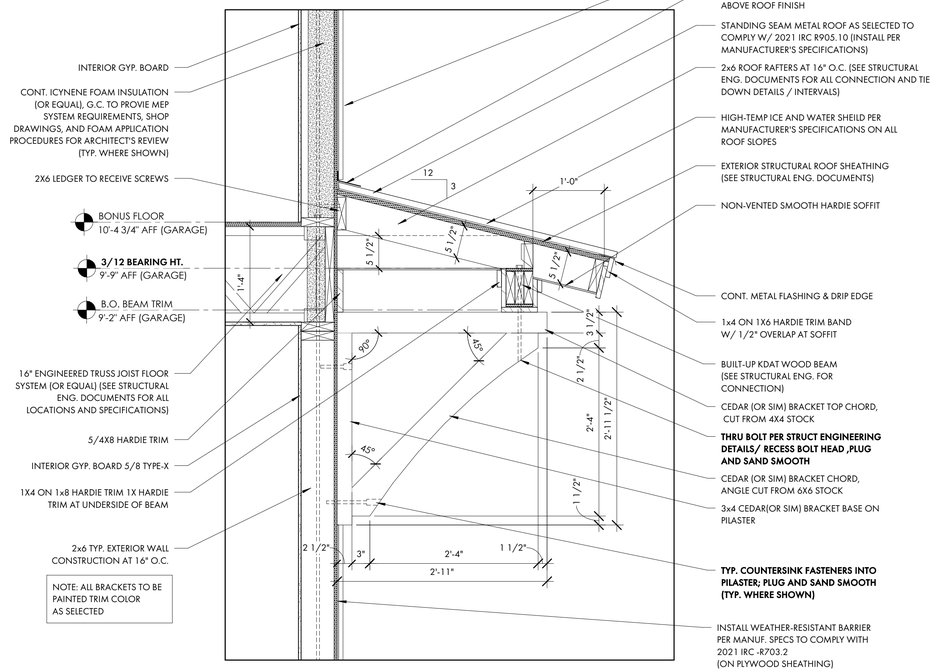


3 A5.1 3/12 DORMER EAVE DETAIL
1" = 1'-0"



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

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



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

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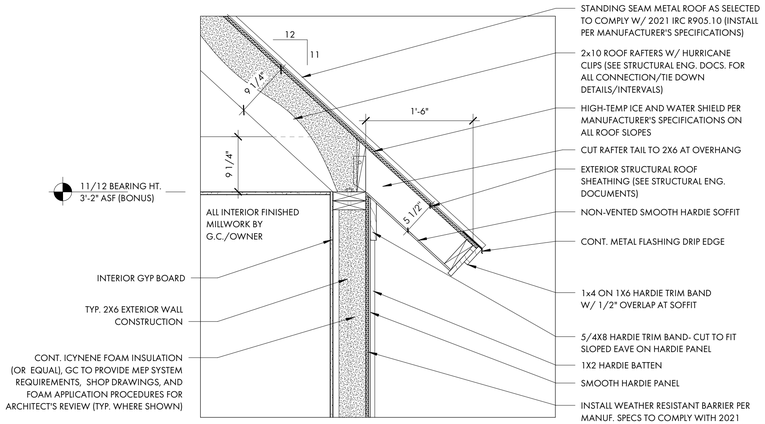
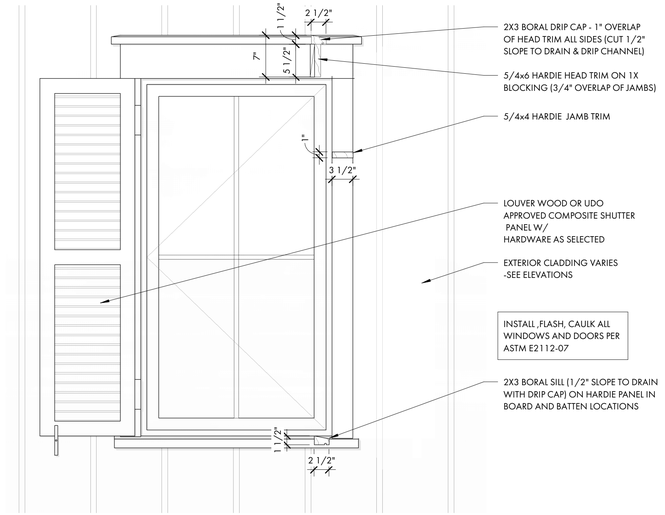
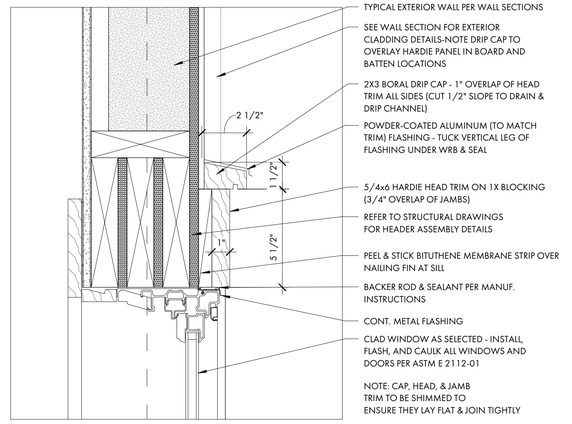
A5.1



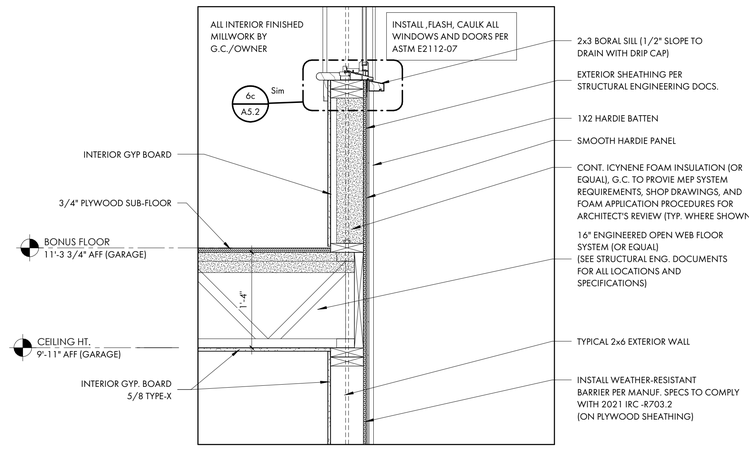
1 / A5.2 TYP. 11/12 ROOF EAVE DETAIL
1" = 1'-0"



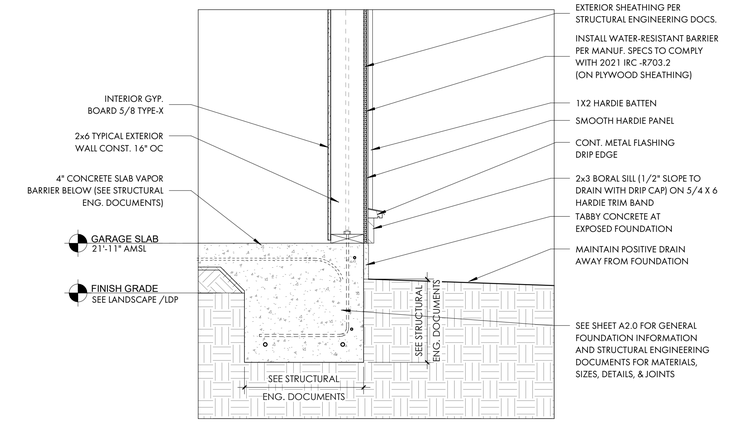
4 / A5.2 WINDOW TRIM AND SHUTTER DETAIL
1" = 1'-0"



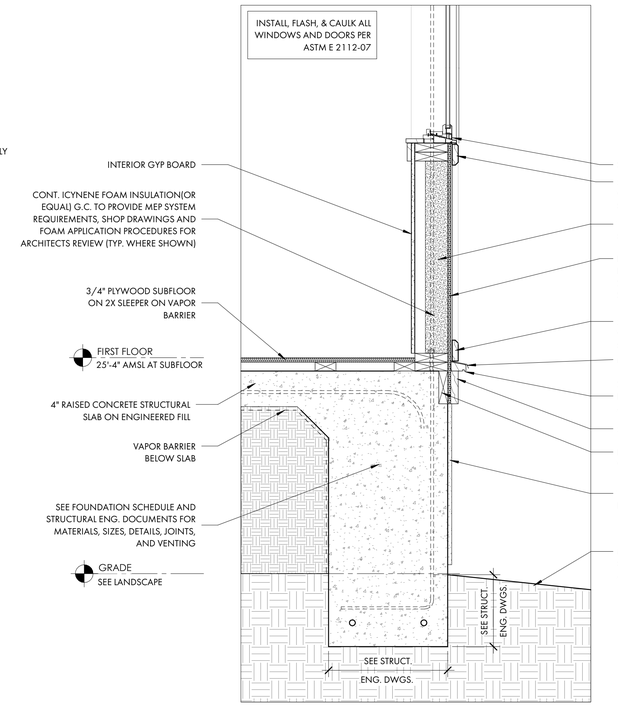
6a / A5.2 WINDOW HEAD DETAIL
3" = 1'-0"



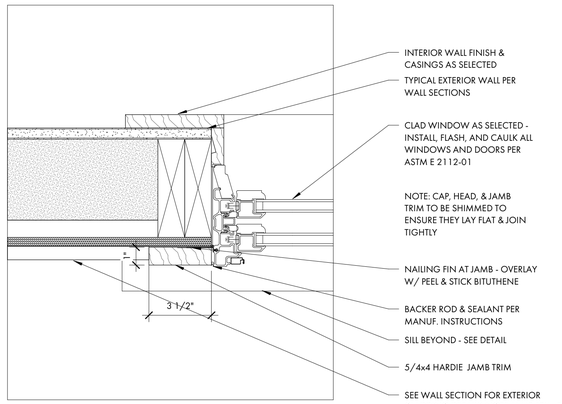
2 / A5.2 TYP. BONUS FLOOR DETAIL
1" = 1'-0"



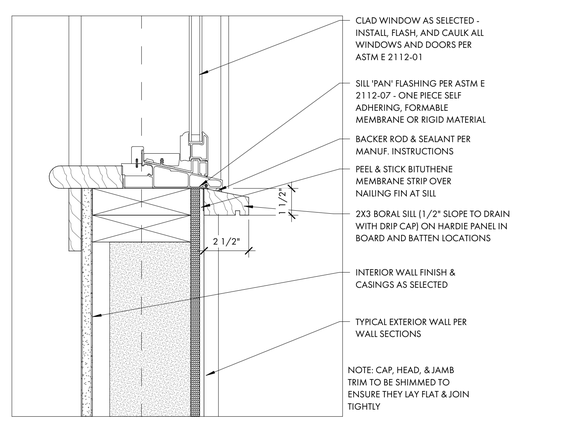
3 / A5.2 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



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



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



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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

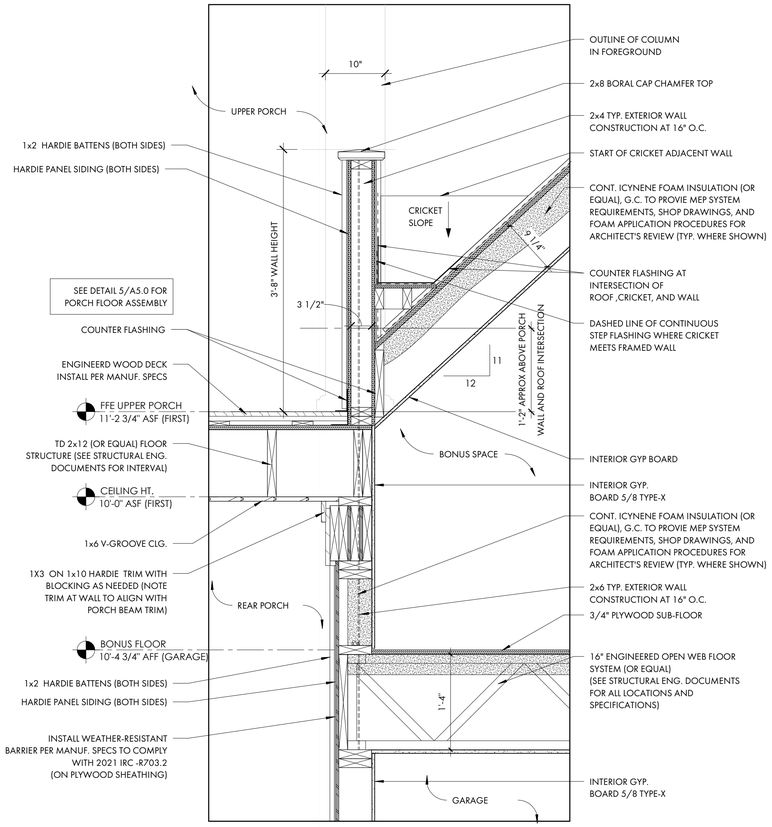
ISSUE

NO. REV. DATE DESCRIPTION

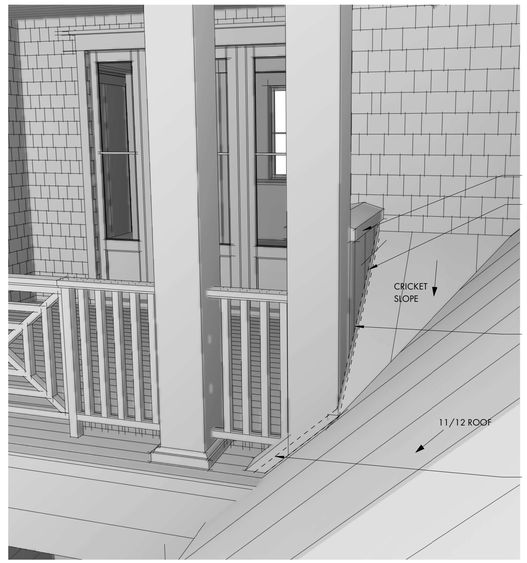
SHEET TITLE

DETAILS

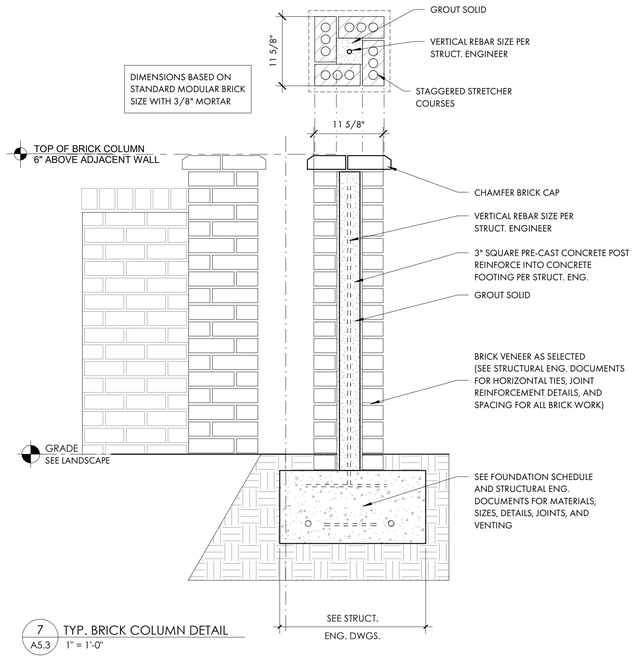
A5.2



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

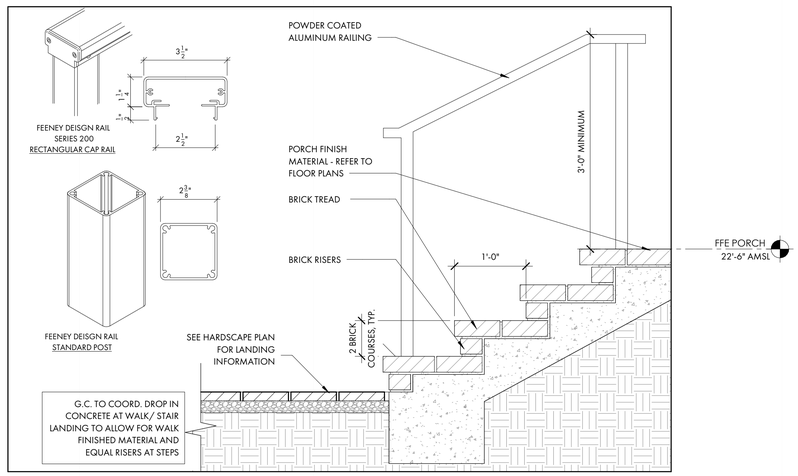


NOTE: ALL RAILINGS, PICKETS, AND DECORATIVE PANELS AT PORCHES TO MATCH TRIM COLOR

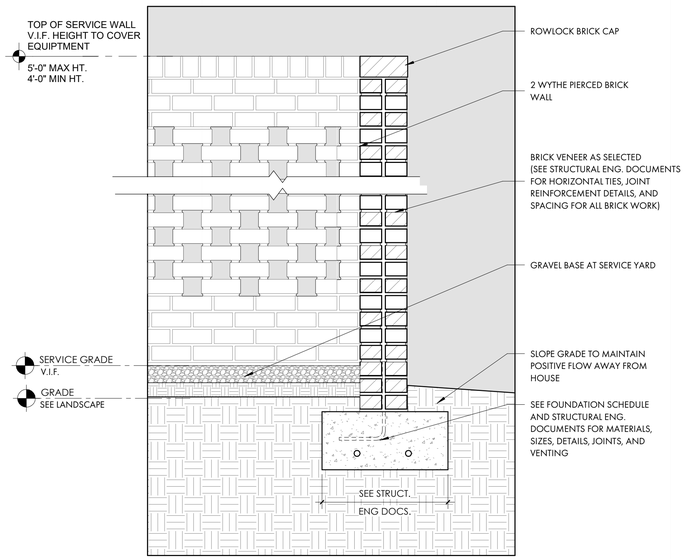


7 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"

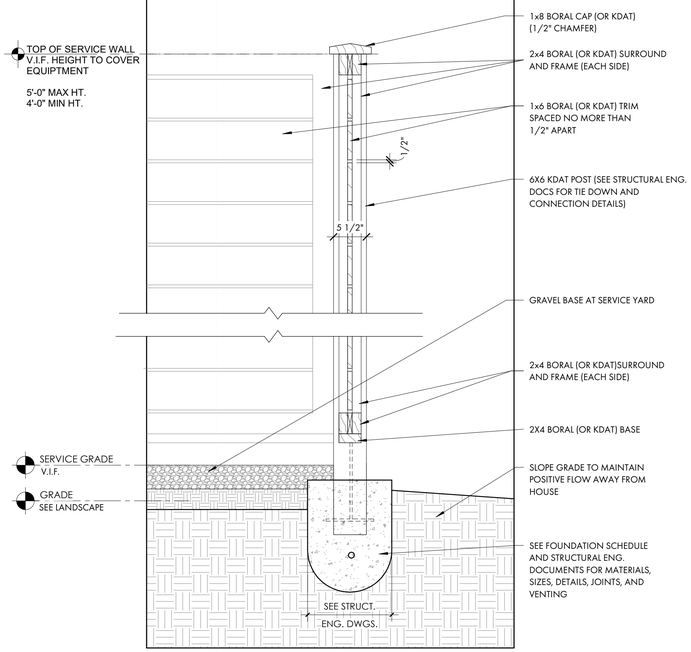
NOTE: HANDRAIL COLOR TO BE BRONZE AT FRONT AND LOWER REAR STEPS



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



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



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

COURT ATKINS GROUP

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BLUFFTON, SC 29910
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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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Date
12.04.2025

Project No.
25-072

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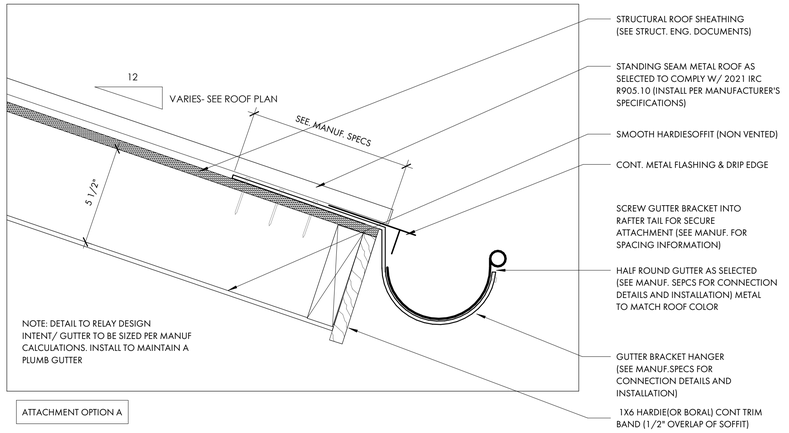
NO.	REV. DATE	DESCRIPTION

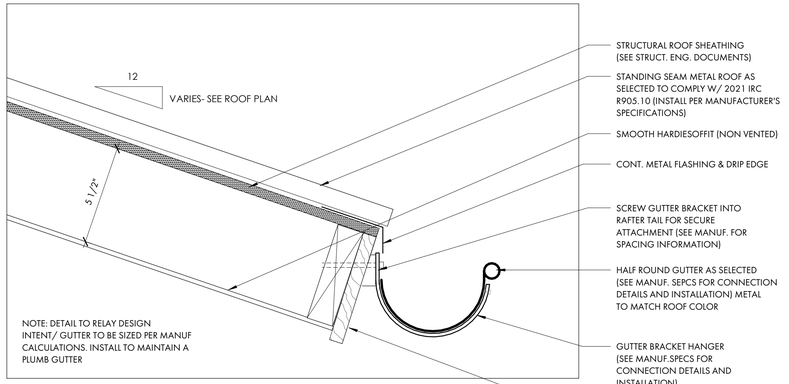
SHEET TITLE

DETAILS

A5.3

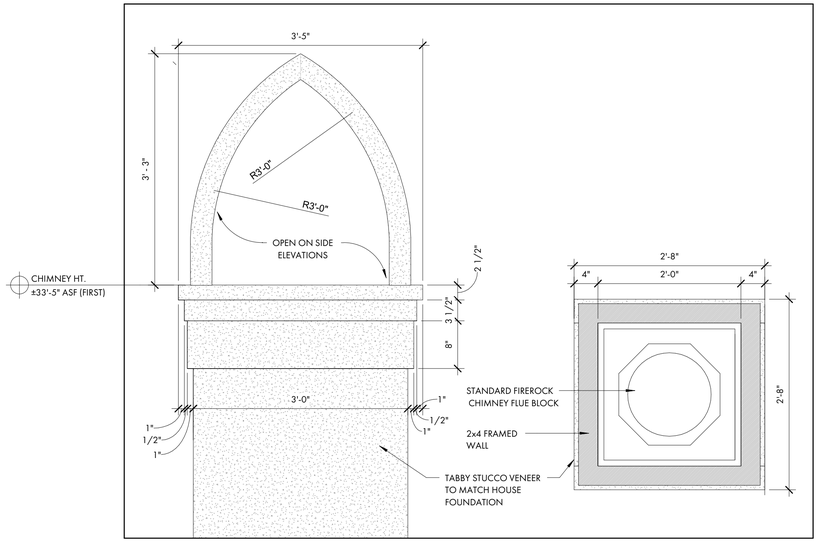


ATTACHMENT OPTION A



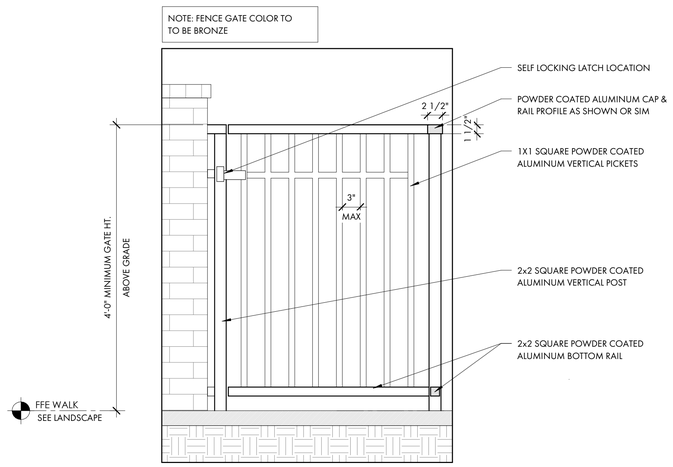
ATTACHMENT OPTION B

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

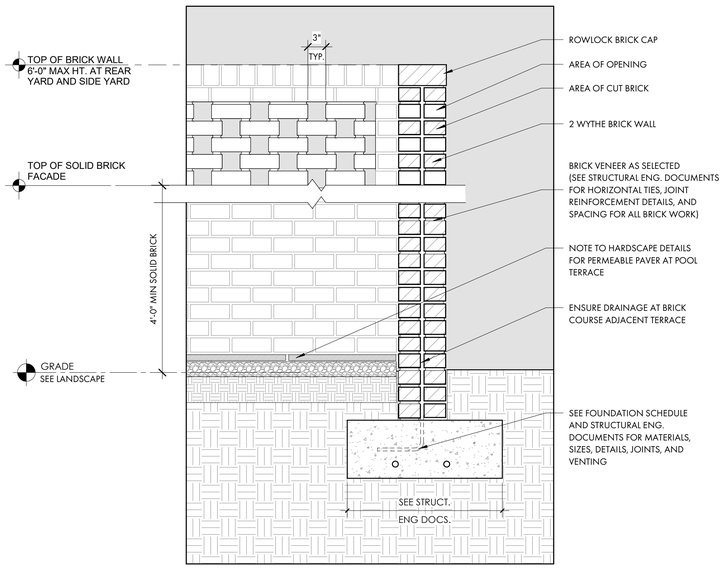


3 A5.4 STUCCO CHIMNEY CAP
1" = 1'-0"

NOTE: FENCE GATE COLOR TO TO BE BRONZE



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



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

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

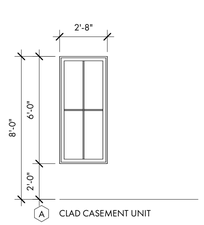
DETAILS

A5.4

CAG - WINDOW SCHEDULE						
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30						
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.						
			Frame Opening			
Type Mark	Window Type	Description	Frame Width	Frame Height	Head Height	Comments
A	CLAD CASEMENT UNIT	2'-8" x 6'-0"	2'-8"	6'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	CLAD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
F	CLAD CASEMENT UNITS	(4) 2'-4" - 4'-0"	9'-4"	4'-0"	17'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

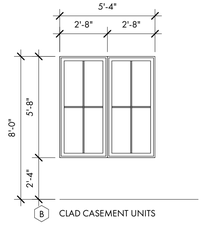
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

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



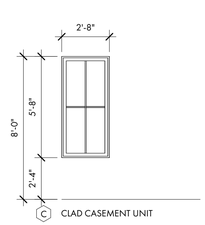
A CLAD CASEMENT UNIT

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



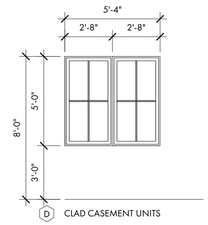
B CLAD CASEMENT UNITS

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



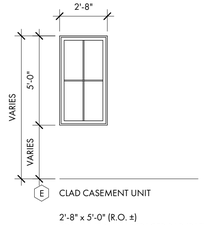
C CLAD CASEMENT UNIT

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



D CLAD CASEMENT UNITS

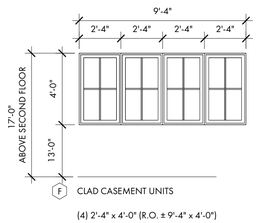
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



E CLAD CASEMENT UNIT

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

EGRESS AT BEDROOMS 3 & 4 AND BONUS ROOM



F CLAD CASEMENT UNITS

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

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

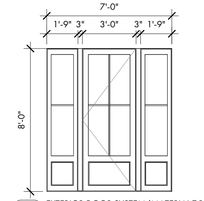
DP 50 RATING OR APPROVED EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENT

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

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

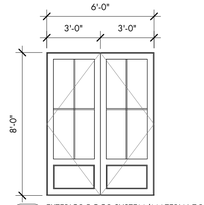
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

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



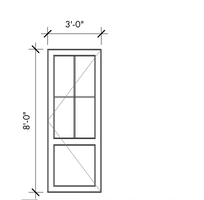
E01 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



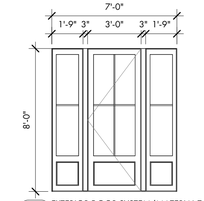
E02 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E06 OUTSWING DOOR
(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



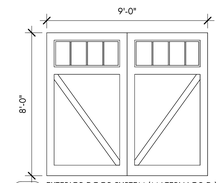
E04 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E05 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



E07 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E08 GARAGE DOOR
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

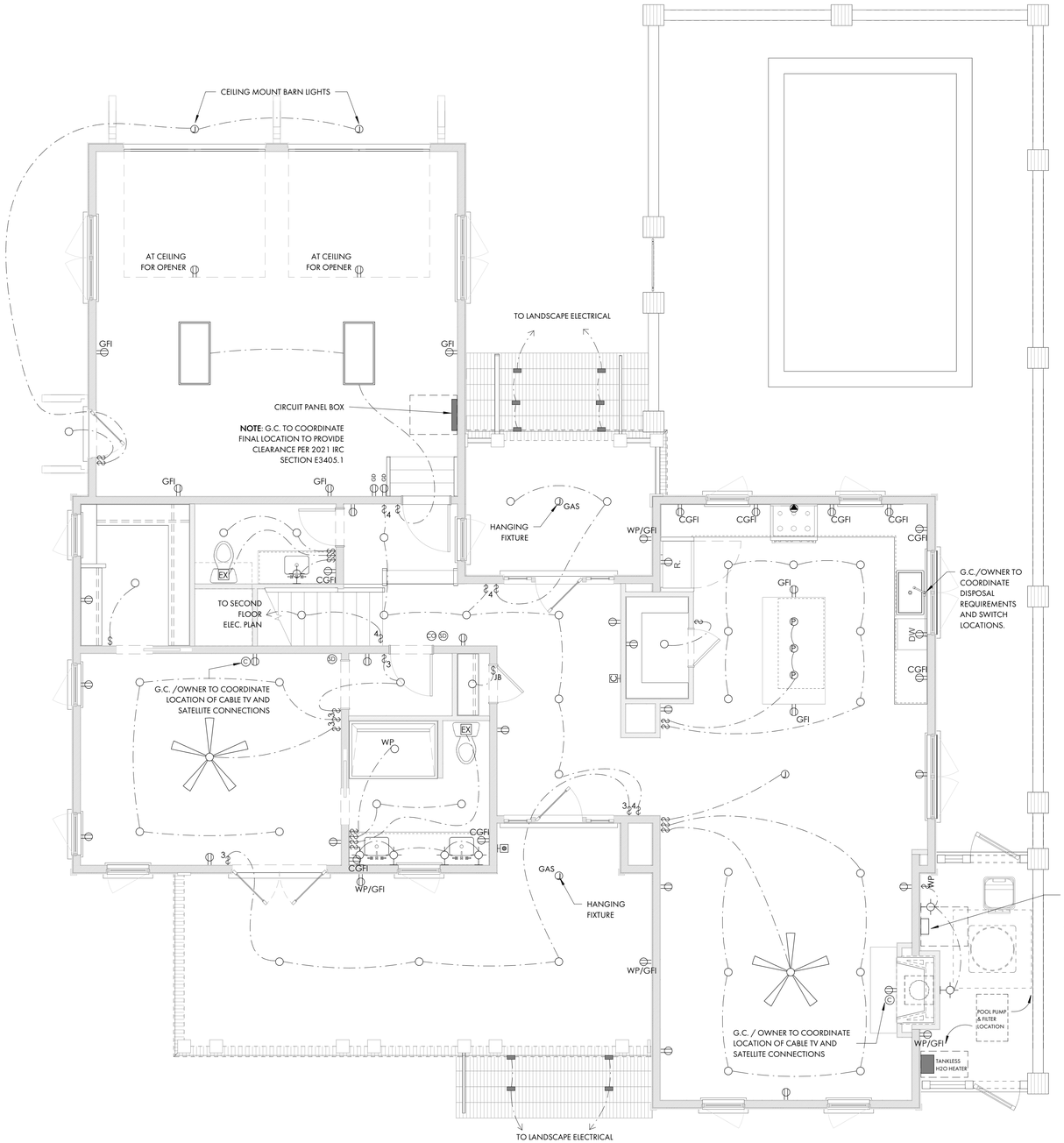
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



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

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER

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

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

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 52 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
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Project No.
25-072

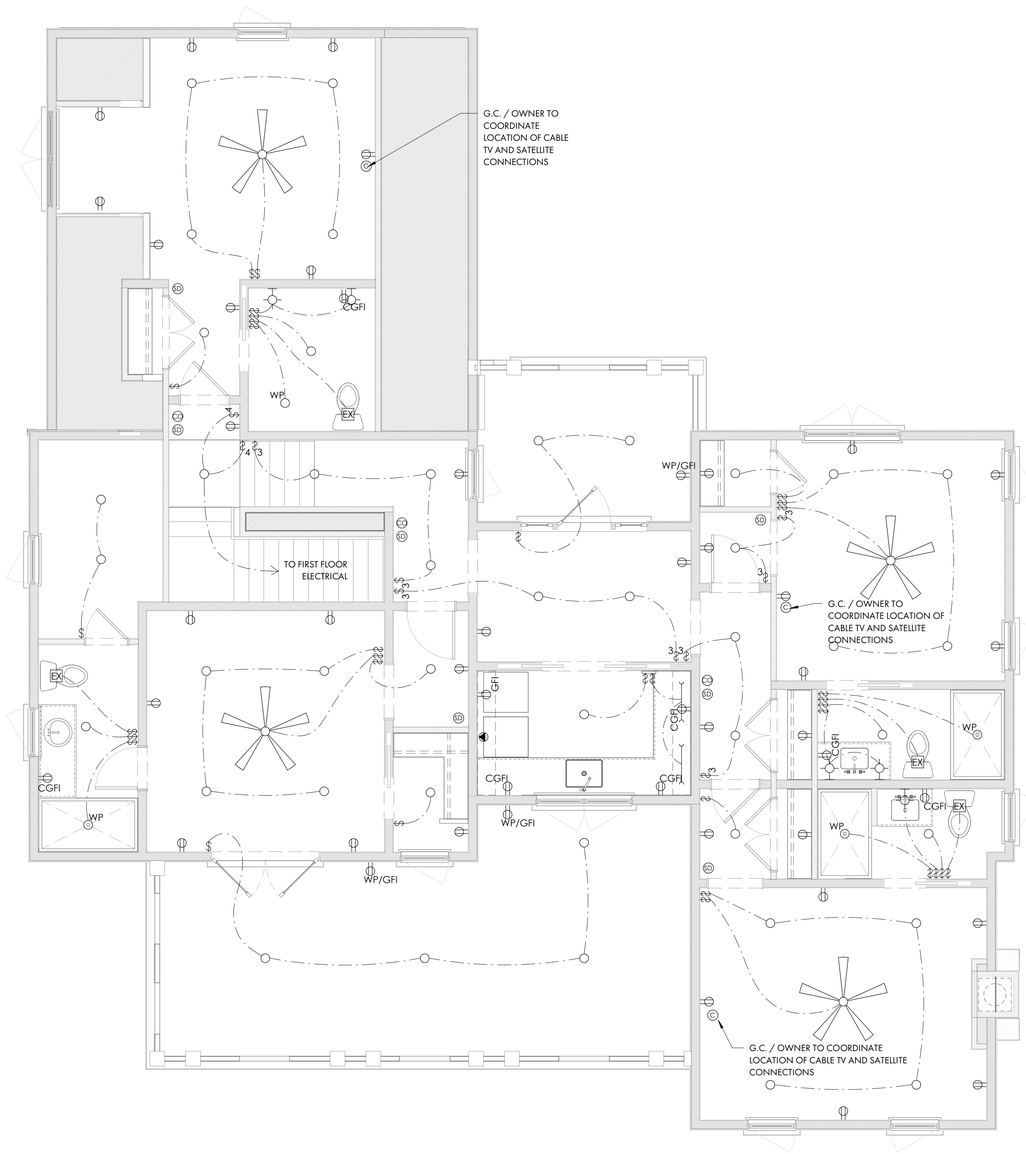
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



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

ELECTRICAL PLAN - SYMBOL KEY

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

Date
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25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

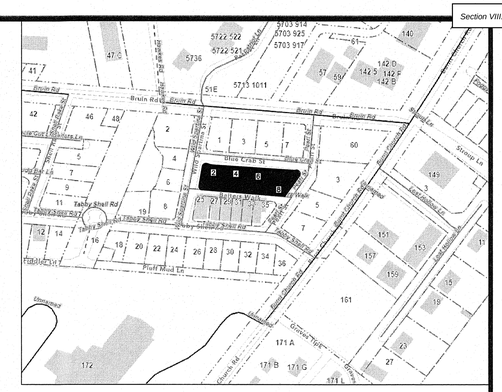
E2.2

REFERENCE PLAT

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

TREE LEGEND

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

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

SHEET INDEX

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

Original Submittal: November 5, 2025

REVISIONS

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

Submittal Documents
Not for Construction

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

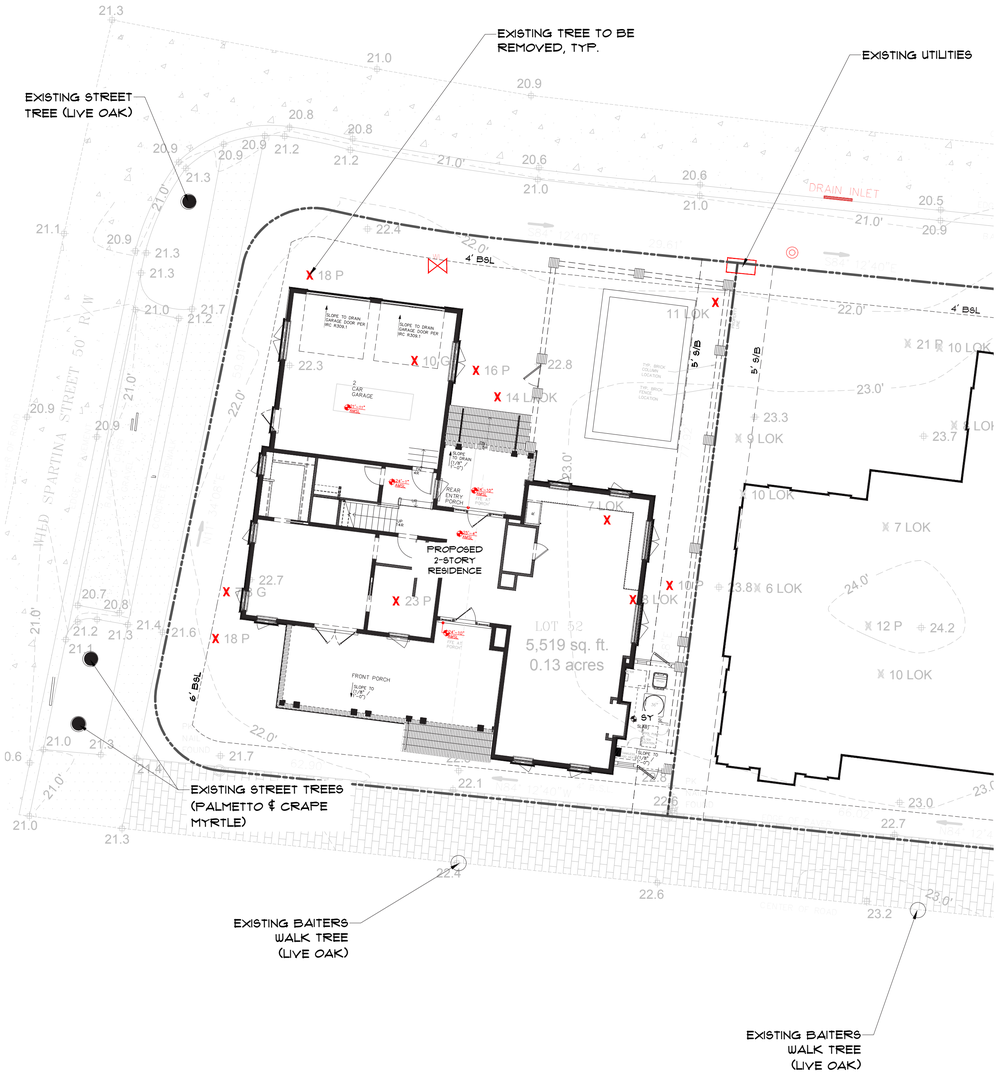
Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

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

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

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

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

0 5 10 20 40

Scale: 1” = 10’

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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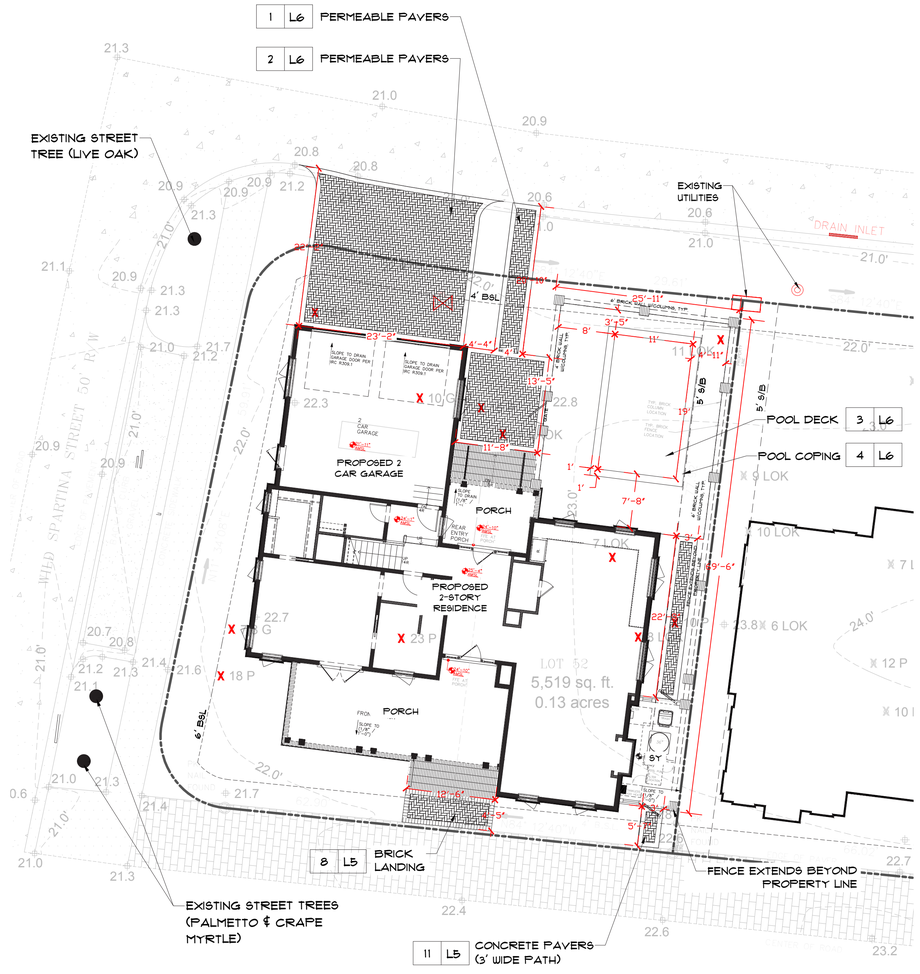
mariaghysdesigns@gmail.com
(843) 816-2565

SITE & LAYOUT PLAN



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Not for Construction

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

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

L2

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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(843) 816-2565

GRADING & DRAINAGE PLAN



LEGEND

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

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

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

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

L3

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

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Prepared By:
Maria Drawdy, PLA

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(843) 816-2565

LANDSCAPE PLAN

TREE CANOPY SUMMARY

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

AERIAL IMAGE OF SITE:
5,519 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,258 SF



SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,600 SF



SCALE: 1"= 50'



PLANT IMAGERY


ABELIA 'ROSE CREEK'


AUGUST BEAUTY GARDENIA


BLACK-EYED SUSAN


ENCORE AZALEA


GREEN MOUNTAIN BOXWOOD


LIRIOPE


LITTLE LIME HYDRANGEA


LIVE OAK


PRINGLE'S DWARF' PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


RED CLUSTER BOTTLEBRUSH TREE

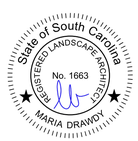

SEA HOLLY 'BIG BLUE'


VANITY VERBENA

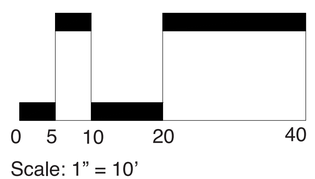

WHITE MUHLYGRASS

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		Mitigation
Shrub								
5	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'			
8	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'			
5	Green Mountain Boxwood	Buxus 'Green Mountain'	7 gal.	2'	1.5'			
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'			White Flowering
5	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.	1.5'	1.5'			
24	Pringle's Dwarf' Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
3	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'			Standard
Perennials/G-Cover								
10	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'			
125	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25'			
9	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"			
9	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"			
7	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'			
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas						







Scale: 1" = 10'

L4

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December10, 2025

Submittal Documents
Not for Construction

Prepared By:
Maria Drawdy, PLA

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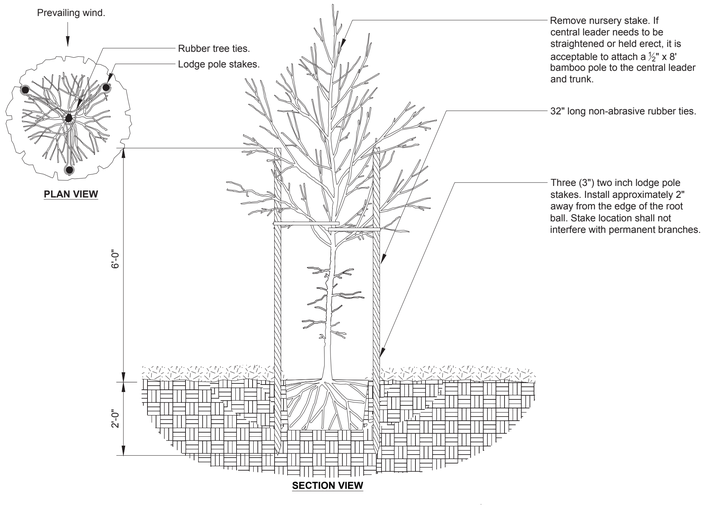
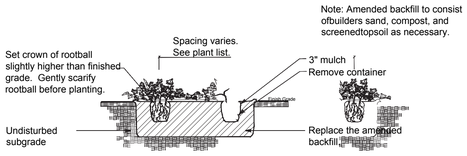
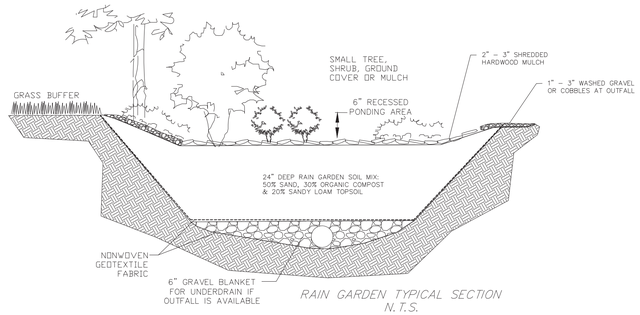


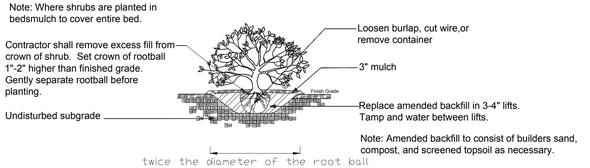
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



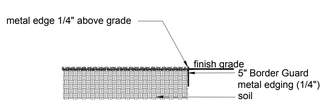
2 L5 Groundcover Planting
Not to Scale



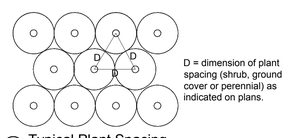
3 L5 Rain Garden
Scale NTS



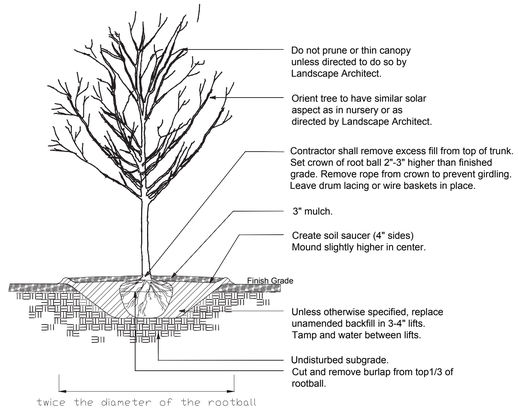
4 L5 Shrub Planting
Not to Scale



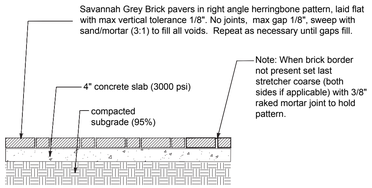
5 L5 Metal Edge
Scale NTS



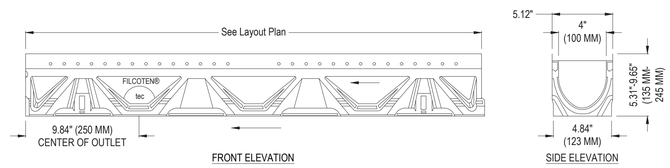
6 L5 Typical Plant Spacing
Not to Scale



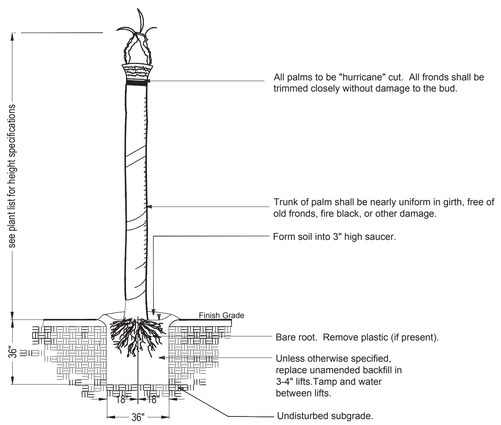
7 L5 Deciduous Tree Planting
Not to Scale



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



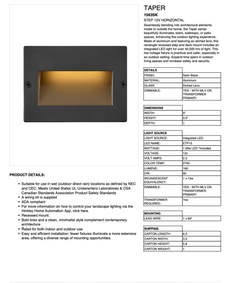
9 L5 Trench Drain
Scale NTS



10 L7 Palm Tree Planting
Not to Scale

Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal



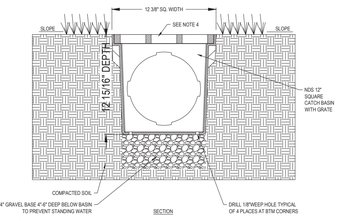
12 L5 Step Light
Scale NTS

Model: 15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 10
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

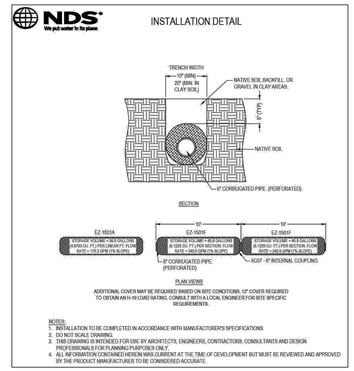


13 L5 Path Light
Scale NTS



14 L5 Area Drain
Scale NTS

DETAILS & CUT SHEETS



16 L5 French Drain
Scale NTS

L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

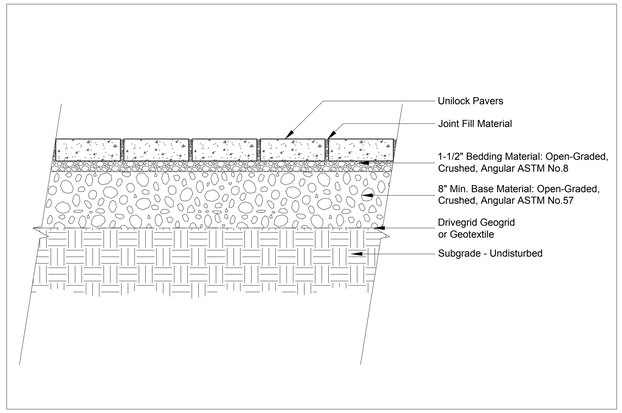




Prepared By:
Maria Drawdy, PLA

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

Permeable Sidewalk (Non–Vehicular)



Note:

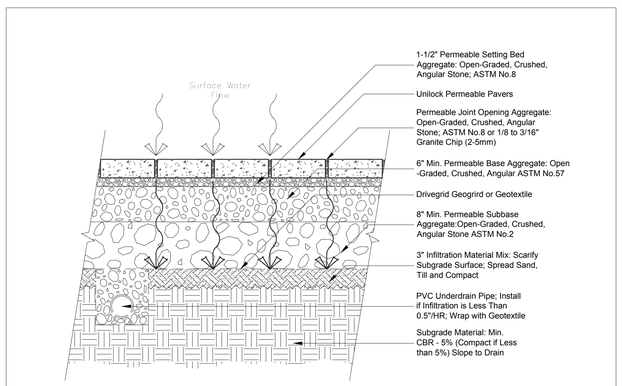
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

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

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





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



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

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

RELAL™
Cast from historic brick

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

DRIVE FRIENDLY
Can handle vehicular loads

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

Internal Use Only. TWN ON

UNILOCK

TWP_PA_01_2025

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

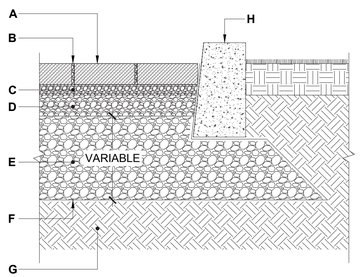
DETAILS & CUT SHEETS

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

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

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



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

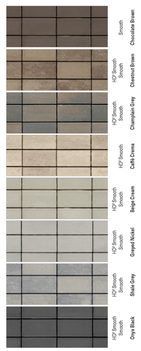
Pallet Overview



Specifications per pallet

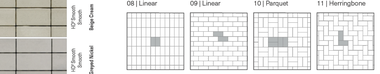
198 units / pallet

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



Laying Patterns Options

08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone



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

NOTES

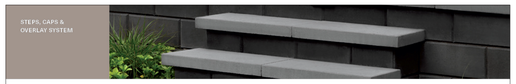
See page 6 for icons description.
See page 18 for more information about applications.
See page 28 to 29 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ¾" (7 mm)
% OF SURFACE OPENING: 4.9%
INFILTRATION RATE: 670 in./hr (14 475 mm/hr)

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

35

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



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

90 mm

Specifications per pallet

24 units / pallet

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

60 mm

Specifications per pallet

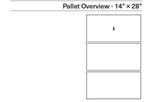
24 units / pallet

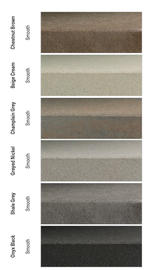
	Imperial	Metric
Product dimension L x D x H	28 x 14 x 2 ⅜	711 x 356 x 60
Cubing	24 units	24 units
Approx. Weight	1 843 lbs	836 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

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



Pallet Overview - 14" × 28"





NOTES

See page 6 for icons description.
COMPATIBLE WALLS
See page 242 for product compatibility.
COMPATIBLE PILLARS
Pillar 24 (Mini-Cresta 3" & 6"), Pillar 24" (Mini-Cresta 6" Architectural), Manchester, Prescott 2.25 & 4.5, Raffinato 90 mm & 140 mm smooth.

270

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

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Patrick Mason Custom Homes

Lot 52 Blue Crab Street
Bluffton, SC

Revised: December10, 2025

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

Prepared By:
Maria Drawdy, PLA

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

COURT ATKINS GROUP

December 10, 2025

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

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

We are writing on behalf of Patrick Mason agent of Blue Crab Bluffton LLC to address HPRC staff comments received on 10.05.2025 and HARB comments received on 12.10.2025. Please comments listed below with our responses in bold.

Growth Management Dept Review

1. Ownership/Applicant Authorization: The owner is shown as Pat Mason on the application, but Beaufort County records show Blue Crab Bluffton LLC. Update the application to show the correct property owner and provide written and signed authorization that William Court is serving as the agent/applicant.
   - **The application has been updated to reflect the correct owner and Patrick Mason as the owner agent. Please see the accompanying letter authorizing William Court as the applicant**
2. Setbacks: Show the front and rear yard setback on the Composite Site Plan and the individual Site Plan.
   - **All setbacks are now shown on the site plan and composite site plans**
3. Building Type: "Single Family Residential" is shown as the proposed building type, which is not a building type per the Unified Development Ordinance. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to "perpetuate the character that makes Bluffton distinctive" (UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why.
   - **We have updated the application to suggest the Center Hall House building type with accompanying narrative identifying why we reference this building type**
4. Carriage House / Square Footage: As Old Town Bluffton is regulated by a form-based development code, the garage/bonus room is a carriage house and must comply with the carriage house building-type requirements of UDO Sec. 5.15.8.F. An attached carriage house "must be clearly incidental to…and distinguished from the principal building form." Provide the individual square footage (footprint and total) for both the main structure and the carriage house. The carriage house is an ancillary structure, and it should be better differentiated from the main structure (on the eastern elevation, the wall is recessed only one foot from the main structure wall). Related to square footage, explain why the "storage room" on the second floor of the main structure is unconditioned.

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

- We have provided a narrative to note how the carriage house design complies with the UDO sec 5.15.8.F. We have adjusted architectural detailing and material to help distinguish the carriage house from the main house. Desired program and site limitations prevent additional distance between the house and garage. The second floor storage space is now absorbed in the conditioned space

5. Materials/Dimensions/Operations: In Section 5 of the application (Materials), for each element, provide the required materials, dimensions and operations. This information must also be shown on the architectural plans and be consistent. Some materials are not permitted per the UDO, including boral, powder-coated aluminum and composite. Your narrative, which is required with the Final Plan submission, must provide reasoning why these alternative materials are proposed and how they are the same or better in appearance and performance as permitted materials.

- Please refer to the accompanying project narratives and product cutsheets

6. Photos: Photos were not provided as required for a Concept Plan Review (COFA Application).

- Please see the accompanying site photos and surrounding context

7. On-street Parking: At the pre-application meeting, we discussed removal of the proposed on-street parking spaces. Was the plan not updated, or is it the intent to provide them? The Site Plan (P.02) and Sheet A2.1 do not match.

- We have omitted the on-street parking from the site plans as discussed

8. Screening Wall: A brick wall is shown on the east side of the house, but details are not provided. If the wall extends across property lines, an easement may be necessary that also identifies the party/parties responsible for maintenance. It appears that the wall exceeds the permitted height in the front yard; per UDO Sec. 5.15.6.K., wall height cannot exceed 42 inches and posts can be taller. Is the wall intended to serve as screen for the service yard? Consider moving the service yard farther into the property or in the rear.

- Yes, the brick wall adjacent the service yard is meant to screen the services. We have provided details in relation to the brick wall style and heights. The brick wall locations have been clarified on the site plan to show clearly where the wall and columns lie in relation to the property lines

9. Foundation Height: The main structure foundation is 2'-0". UDO Sec. 5.15.5.F.1.c. requires residential structure to have a "first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade."

- The foundation height has been adjusted accordingly to raise the finish floor 3ft above the average sidewalk grade

10. Roofline: The left elevation, which will be visible from Wild Spartina, shows a variety of rooflines that is inconsistent with UDO Sec. 5.15.5.F., which states that "[r]ooflines shall be simple [and] correspond to the major massing of the building;...complicated rooflines are to be avoided."

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11. Rear Double Porch Detail: Show the interior elevations of the porch that are not visible.

- **Please see accompanying building sections on sheet A4.0 and A4.1 showing interior areas of the porches**

12. Windows: Fixed windows are not permitted as shown on the left ground floor elevation. Per UDO Sec. 5.15.5.I.3.b. Consider changing this window to match the adjacent kitchen windows.

- **We have changed the referenced windows to casements**

13. Shutters: Some windows that can accept shutters do not have them.

- **We have added shutters to all windows that can accept them**

14. Gutters: Gutters are indicated on the application but not shown.

- **We have included a half-round gutter detail and suggested locations on the roof plan**

15. Second Concept Plan Review: Given the number of comments, a second Concept Plan review will be required.

- **We were able to address many of these design comments and submit back to the HPRC staff for cursory review. We were approved to move forward with final HPC submittal. Please see the attached staff response email dated 10.23.2025**

16. Final Submission: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.) and architectural details of the railings and balusters, door and window schedules, corner board/pilaster trim detail and sections through the eave and wall depicting the material and dimensions (Applications Manual). A response to all Concept Plan comments must be provided.

- **We are providing landscape plans and tree canopy coverage for this lot and adjacent related lots. Please refer to our A5 sheets for architectural details**

<u>HPRC Review</u>

1. This is the same model home four times in a row with very slight roof form differences and a nominal difference in siding application. The chimney is in two different locations, but it is prominently in the same location twice. All have the exact same porch including the front door – window – bedroom door arrangement. Each home should take on a more unique character to provide variety on the streetscape. Use the porch detailing to further separate these homes. Vary column spacing, column design, handrails, door design, fenestration, etc. to create variety along the streetscape. Per UDO Sec. 5.15.5.3.a.: "Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. Examples include but are not limited to offsets, recessed entrances, arcades, awnings and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."

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- We have taken these comments into consideration with current drawings reflecting more variation in design related to porch column layout while following UDO sec 5.15.3.a proportions. We have varies window lite patterns, shutter placements, bracket details, railing details, chimney caps, and trim conditions

2. Modify the front porch column spacing to comply with UDO 5.15.6.H.1.a: "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")."

- Columns have been modified to ensure that they are no farther apart than they are tall

3. The dormers on the front elevation lack sufficient scale. They are too widespread, which creates an uncomfortable, unfinished appearance. Restudy the spacing of these dormers in conjunction with the columns. Consider three dormers with a tighter relationship or a single larger dormer. Vary the design from 6 Blue Crab.

- We have re-studied and altered this dormer to a single dormer and varied from the 6 Blue Crab home

4. The window in the dormer on the left carriage house elevation appears to go into the roof.

- This error has been clarified and corrected please see sheet A3.1

5. The chimney floating in the middle of the front roof forms is uncomfortable and lacks intention. Flip the chimney to the side property line or provide alternate venting solutions for the fireplace.

- This chimney has been flipped to the side property line

6. Consider folding shutters on the left side ground floor elevation for the two outer shutters to avoid an inconsistent appearance with other shutters on the same elevation.

- We would prefer the bi-fold shutter on these windows as suggested. However HARB indicated in recent comments that bi-fold shutter will not be approved

7. Consider adding gable vents on front and right elevations; the other two elevations have windows in those areas to help with that empty space.

- We have added gable vents as indicated on sheets A3.0 and A3.1

8. Review the window muntin designs for consistency. There is a mix of 4-lite and 6-lite windows that do not relate well to each other.

- We are maintaining a consistent window and door lite pattern on this home. We are maintaining 4 lite patter per HARB comments , please refer to the attached cover letter dated 12/04.

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9. UDO 5.15.8.F "An attached [carriage house] structure must be clearly incidental to, smaller than, and distinguished from the principal building form." The garage element is not distinguished from the principal building form. Redesign the carriage house to provide definition between these two forms that is more than just "glueing" the garage onto the rear of the house. The relationship of the carriage house and porch is haphazard. It does not appear consideration was given to how these two forms interact.

- **Due to site limitations and program requirements, we are utilizing varied architectural elements and materiality to better distinguish the carriage house from the main house. Also since adjusting the main house FFE to be 3ft above grade, the carriage house is overall 1ft lower than the main house**

• Per UDO, Shutters must be made from "sturdy wood". Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.

We are requesting approval from the HPC for composite shutters from the Atlantic shutter company. Should This request be denied, a sturdy wood shutter will be specified.

• If gutters are installed, downspouts should terminate at French drains.

Please see Landscape sheet L3 indicating locations where downspouts terminate into French drains

The garage door sloped/angled center trims are flipped and so do not match the cut sheet.

We have updated the cutsheet to match the garage door elevations

• On the base of the garage, water table trim matching the main house is required.

We have updated the garage water table detail to suggest a 5/4x6 versus 5/4 x 4 trim band to match the main house. See sheet A5.1

Sincerely,

William Court
Founding Principal
Court Atkins Group, Inc.

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

RESIDENTIAL | COMMERCIAL | INTERIORS

Boral **TruExterior® Trim**

PRODUCT & INSTALLATION GUIDE









About Boral®

Boral **Bricks**



Boral **Roofing**



Cultured Stone® by Boral®



Boral **TruExterior® Trim**



Boral Limited

Boral is an international building and construction materials group, headquartered in Sydney, Australia. With annual sales over $5.0 billion, Boral has roughly 14,000 employees working across over 580 operating sites. Boral produces and distributes a broad range of Construction Materials including quarry products, cement, fly ash, pre-mix concrete and asphalt; and Building Products including clay brick, clay and concrete roof tiles, masonry products, plasterboard, windows and timber. Boral serves customers in the building and construction industries in three key geographical markets - Australia, the USA and Asia.

Boral USA

Headquartered in Roswell, Georgia, Boral USA has been in operation for more than 30 years—with a focus on being a leading manufacturer and supplier of building products and construction materials.

- Boral USA currently holds a variety of leadership positions in the building products and construction materials markets.
- The company is active in categories that show long-term growth opportunities.
- Boral USA is a leading manufacturer and marketer of:

  Boral Bricks – #1 brand of clay brick

  Boral Roofing – Largest manufacturer of clay & concrete roof tiles in the U.S.

  Cultured Stone® by Boral® – #1 brand of manufactured stone veneer

  Boral Material Technologies – A leading marketer of fly-ash

  Boral Composites - Producer of Boral TruExterior® Trim and other innovative poly-ash products



Boral TruExterior® Trim has created an entirely new category of exterior trim, bringing new levels of performance, features, and benefits. It truly is like no other.

A New Category of Exterior Trim

A New Category of Exterior Trim

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

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

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

Unlike Wood, Boral TruExterior® Trim…

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

Unlike most other trim products, Boral TruExterior® Trim…

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



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

Like No Other

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

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

Superior Workability

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

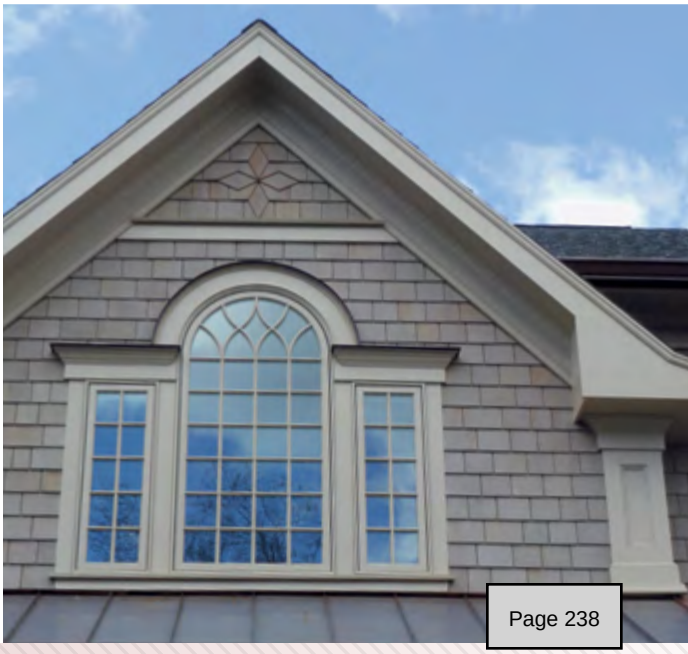
Applications

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

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







Boral TruExterior® Beadboard







Boral TruExterior® Beadboard

Complimenting the 1x and 5/4 profiles, Boral TruExterior® Beadboard offers the traditional look of wood beadboard without the problems that plague wood products, such as rotting, cupping and twisting. Boral TruExterior® Beadboard can be installed in either parallel, perpendicular, or diagonal directions. And its high level of dimensional stability[+] allows fastening up to 24” on center without the need for additional support backing.

Boral TruExterior® Beadboard is designed for non-structural applications and is ideal for soffits, porch ceilings, decorative wall applications and other moisture-prone areas.



Boral TruExterior® Beadboard Facts

- Maintains high level of dimensional stability[†]
- No need to prime end or field cuts
- Easily accepts paint of any color
- Reversible edge & center bead and V-groove profiles
- Workability exceeds wood beadboard
- Resists rot and termite attacks[†]
- Installs with standard woodworking tools and methods
- No cracking or splitting from moisture
- Accepts a wide variety of fasteners
- Spans up to 24” on center and can be ran parallel to the house for soffit applications
- Made in the USA
- 20-year limited warranty



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

Boral TruExterior® Trim

Available Sizes

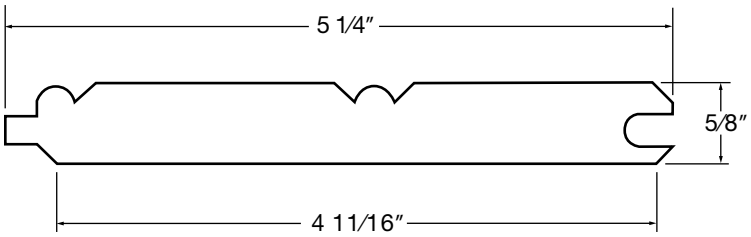
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness *nominal size*	3/4" Actual Thickness *actual size*	5/4 Nominal Thickness *nominal size*	1" Actual Thickness *actual size*	2" Nominal Thickness *nominal size*	1 1/2" Actual Thickness *actual size*
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

*Subject to regional availability.

Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'





The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

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

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

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

The Sustainable Solution

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

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

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

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

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

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

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

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

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



Warranty

This express Limited Product Warranty ("Warranty") covers performance of trim product ("Trim Product") manufactured by Boral Composites Inc. ("BCI"). This Warranty extends only to the original owner of the structure in which the Trim Product is installed ("Qualified Owner").

BCI warrants to the Qualified Owner that each Trim Product will be free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Boral TruExterior® Trim Product Data Sheet, as amended from time to time, which is located at the www.BoralTruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved BCI vendor. This warranty is conditioned on and subject to the additional terms and conditions set forth below.

To make a Warranty claim, the Qualified Owner must: (1) notify BCI in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide BCI an opportunity to investigate and approve the claim, and (3) provide BCI an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the original purchaser. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty.

If BCI finds that any of your Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, BCI will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Qualified Owner's exclusive remedies for breach of warranty. BCI shall not be responsible for labor costs and shall not be liable for any other losses or damages.

Specific Exclusions: This Warranty does not cover (a) damage to the Trim Product caused during installation; (b) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; (c) damage caused due to failure to follow painting guidelines provided by BCI; (d) intentional or unintentional misuse of or damage to the Trim Product; (e) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; (f) movement, settlement, distortion, warping or cracking of the Trim Product's structural supports or accessories used in connection therewith; (g) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; (h) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product. This Warranty also does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

This is the entire Warranty between BCI and the Qualified Owner with respect to Trim Product. This Warranty supercedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. Statements contained in BCI's advertising materials do not constitute a warranty. THIS WARRANTY IS THE SOLE WARRANTY GIVEN BY BCI WITH RESPECT TO THE TRIM PRODUCTS. BCI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU LIVE IN A STATE WHERE THE DISCLAIMER OF IMPLIED WARRANTIES IS NOT ALLOWED, THEN THE DURATION OF ANY IMPLIED WARRANTY IS HEREBY LIMITED TO THE DURATION OF THE EXPRESS WARRANTIES. OTHERWISE, THIS WARRANTY IS THE QUALIFIED OWNER'S SOLE AND EXCLUSIVE REMEDY.

BCI reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

BCI shall in no event be liable under any circumstances for incidental, punitive, consequential, exemplary or other damages, or for any damages to any structure or its contents or its occupants, whether any such claim is based upon theories of contract, warranty, negligence, tort, strict liability or otherwise. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

This Warranty gives the Qualified Owner specific legal rights, and the Qualified Owner may have other rights which may vary from state to state.

For further information concerning this Warranty or to report claims, contact:

Boral Composites Inc.
Attention: Director of Sales and Marketing
200 Mansell Court East, Suite 305
Roswell, Georgia 30076

Installation Guidelines

The following information offers typical installation techniques when working with Boral TruExterior® Trim. This product should never be used in structural or load bearing applications. These directions are guidelines. As with installing any building material, care should be taken to adhere to local code requirements and construction best practices to ensure installation is adequate for each specific application.

Storage and Handling

Boral TruExterior® Trim should be stored on a flat, level surface. Pallets are shipped from the manufacturing facility in a protective covering and each board has a factory applied primer, so care should be taken to keep the board covered and free of dirt and debris. If the board gets dirty, make sure to clean and dry it prior to painting.

Working With Boral TruExterior® Trim

This product is an excellent replacement for wood trim and can be installed using proven woodworking tools and methods. For ease of use, consider the following before working:

- **Cutting** – Boral TruExterior® Trim can be cut using standard saw blades. However, for longer tool life carbide tipped blades are recommended.
- **Routing & Drilling** – Boral TruExterior® Trim can be drilled and routed using standard woodworking tools, but a carbide tipped router and drill bits are recommended.
- **Fastening**
  - Use fasteners designed for exterior trim and siding
  - Use 2 fasteners per every framing member and 3 fasteners for all 12” wide boards.
  - Fasteners should be installed every 24" OC or less. For best results, place fasteners within 2" of the edge of each board.

For 2x applications:

- Use a fastener that is long enough to penetrate a solid wood substrate a minimum of 1 1/2"
- Fasteners should penetrate a framing member. Sheathing alone may not provide adequate support or holding power.

- **Safety** – In working with any product that may cause airborne debris such as nuisance dust, be sure to take proper measures to protect against eye and inhalation hazards.

Standard nail guns and screws can be used to install Boral TruExterior® Trim as it takes a variety of fasteners with ease and does not mushroom at the screw head nor require pre-drilling.

Boral TruExterior® Trim is a non-structural building material and should never be used in load-bearing or structural applications. Fasteners should be installed every 24” OC or less. For best results, be sure to place fasteners within 2” of the end of every board. Proper care should be taken to understand the desired application and ensure that proper framing and fasteners are adequate for the installation.

Expansion and Contraction – Boral TruExterior® Trim is very stable[+] during periods of temperature and moisture change; no special precautions are necessary to control or limit movement.

Use at Grade – Since Boral TruExterior® Trim is virtually impervious to water absorption, termite attacks and won’t rot[+], it is approved for ground contact.

Nail Holes and Repair – Filling nail and screw holes or repairing any minor damage caused by handling may be done using high-grade acrylic caulk or wood fillers.

Painting Boral TruExterior® Trim is a requirement, and failure to do so will void the warranty. As in preparing for any painting project, be sure the surface of the product is free of dirt, debris or other contaminants prior to paint application. Boral TruExterior® Trim can be painted using any high grade exterior paint. Make sure to follow the paint manufacturer’s application recommendations.

More information can be found in Boral's technical bulletin for paint or in the product warranty. Both documents can be found at www.BoralTruExterior.com.

Boral TruExterior® Trim may be painted any color without special precaution as the product is not prone to excessive movement due to heat buildup.[+]

Boral TruExterior® Trim is virtually impervious to moisture[+], so there is no need to prime or paint end-cuts or field-cut edges.

Moisture cycling is a primary cause for paint failure on wood products. Since Boral TruExterior® Trim is resistant to this moisture cycling[+]; paint will perform better.

[+]Please see the Boral TruExterior® Trim Product Data Sheet at www.BoralTruExterior.com for property test results.

Download a QR Code reader app for your smartphone, then take a photo to visit our website

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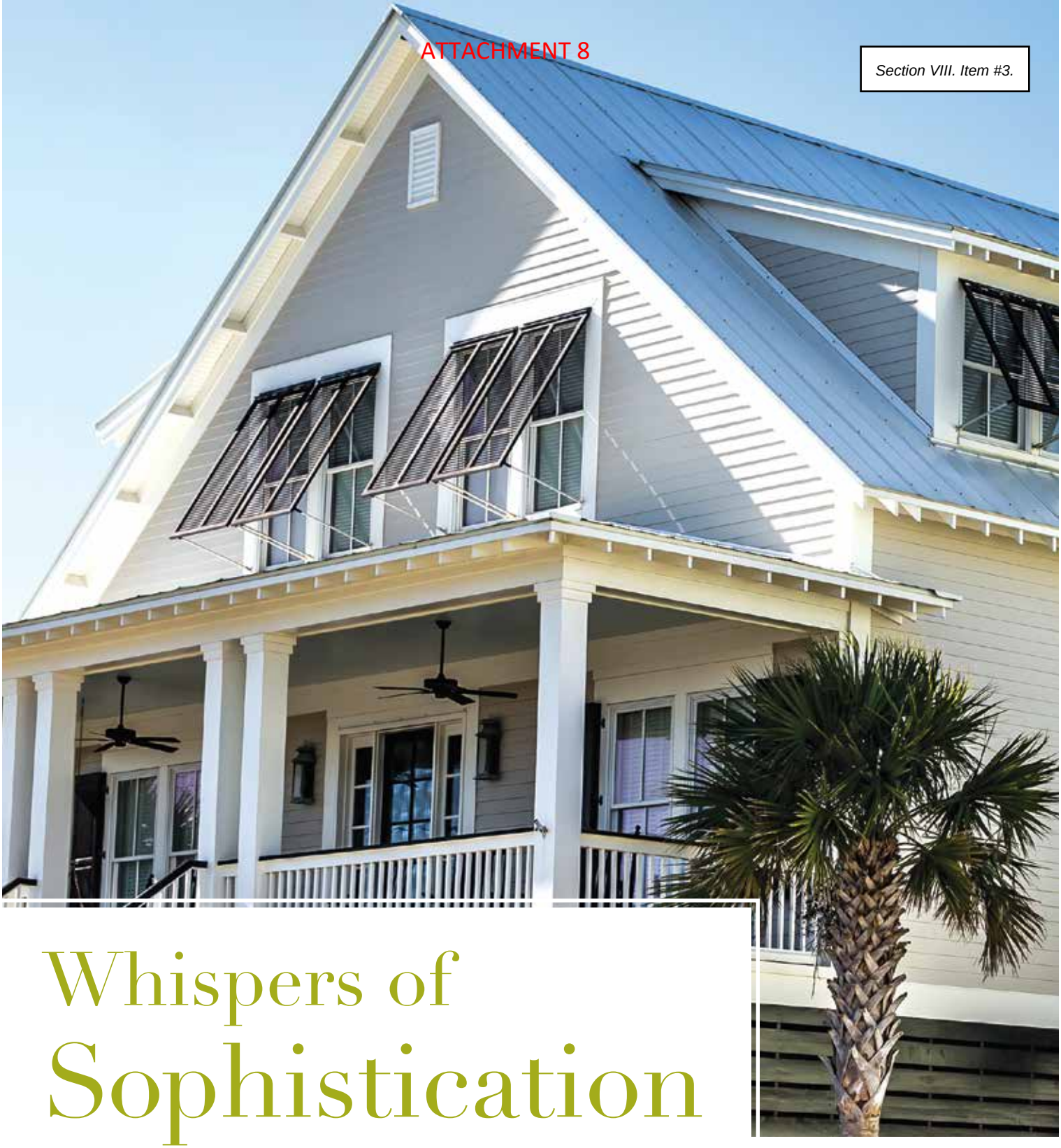
BRICKS
STONE
TRIM
ROOFING

Atlantic
Premium Shutters®



BECAUSE EVERY HOME

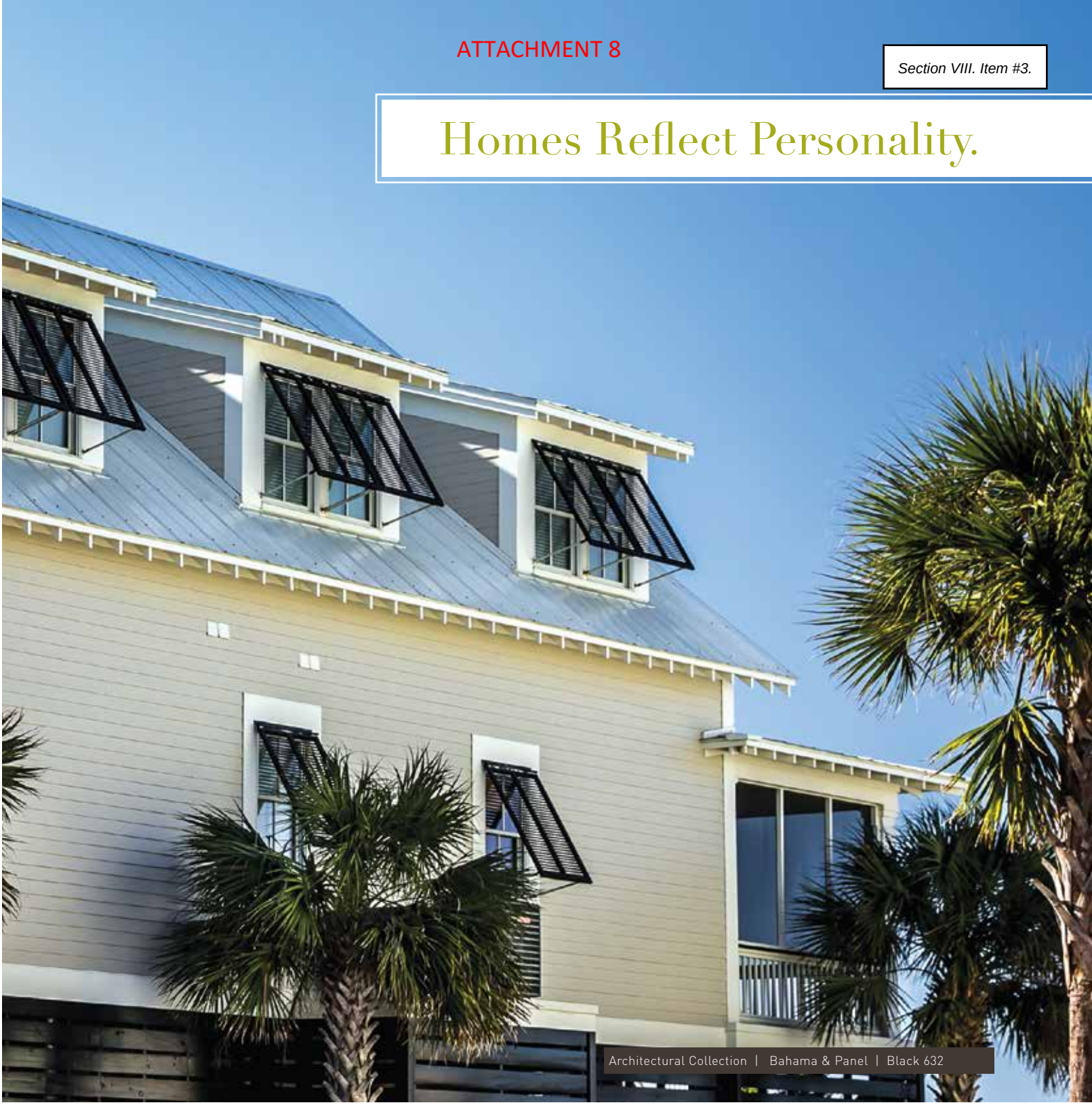
TELLS A STORY.



Whispers of Sophistication

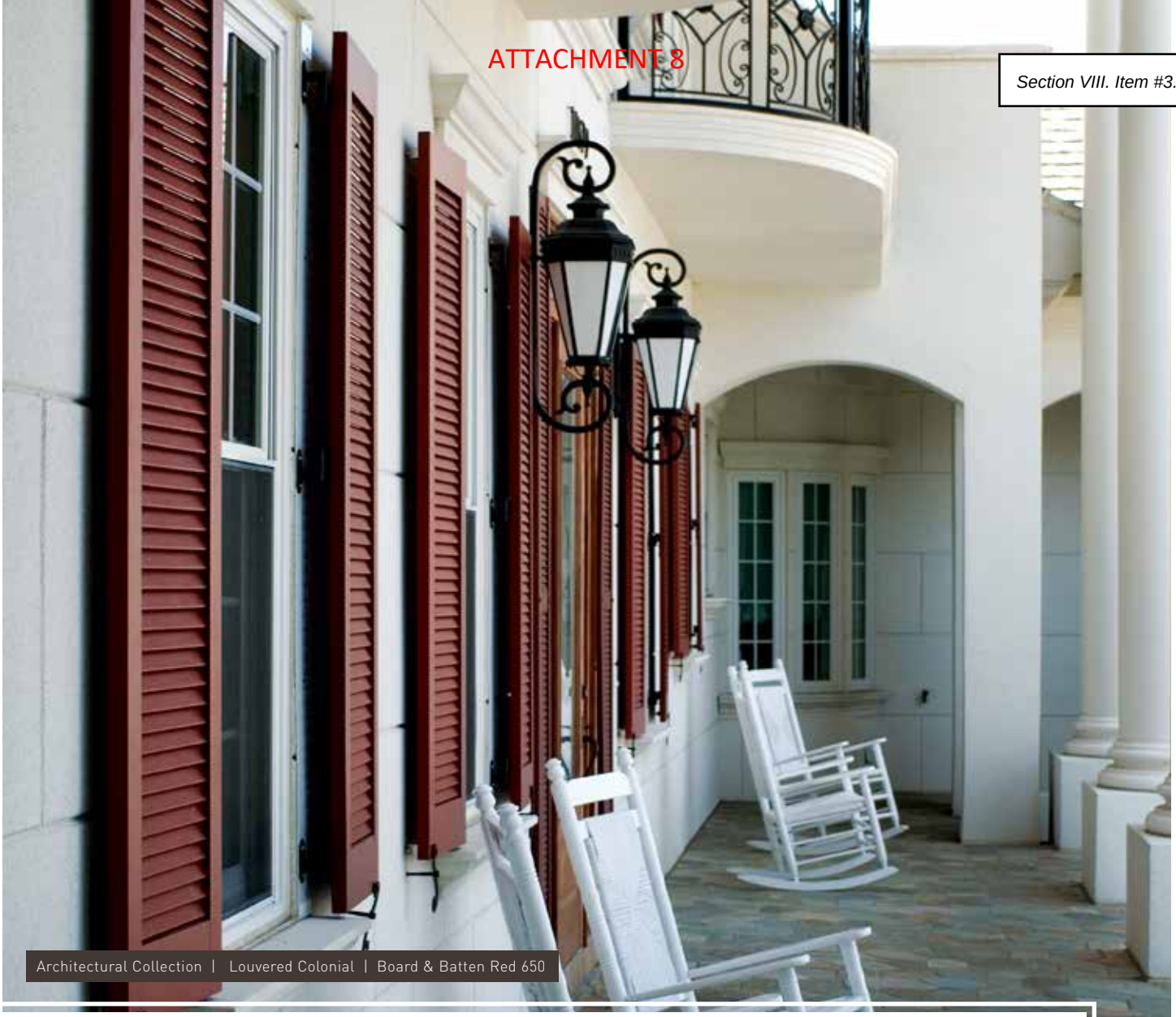
Combining style, craftsmanship and durability, Atlantic Premium Shutters are as customizable as they are timeless. They offer a broad choice of styles that are architecturally and historically accurate - from classically traditional to uncommonly elegant to boldly adventurous.

Homes Reflect Personality.



Architectural Collection | Bahama & Panel | Black 632

In a cookie cutter world, Atlantic Premium Shutters can help your home, or your project, stand out. All while standing up to the inevitable wear and tear of time. With Atlantic Premium Shutters, you can make sure that personality is heard loud and clear.



Architectural Collection | Louvered Colonial | Board & Batten Red 650

The Architectural Collection

Repeating history, accurately and beautifully.

Uncompromisingly Durable

The shutters of the Architectural Collection beautifully reflect the time-honored look and functionality of traditional shutter design. Made with superior-quality materials, these shutters provide a lifetime of classic exterior charm without any maintenance required. The fully-functional shutters of the Architectural Collection are comprised of our Panel, Louvered Colonial, Combination and Bahama shutter styles.

Hand-crafted Quality

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

Durable Down to the Last Detail

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

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

Finishing Touches

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



Panel | Midnight Sky 639

Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Architectural Collection



Panel & Louvered Colonial | Forest Green 633



Single Panel with Vertical Cut Profile



Chamfered Panel



Flat Panel



V-Groove Flat Panel



Louvered Colonial | Black 632

Louvered Colonial

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



Standard



Additional Rail



Faux Tilt Rod

The Architectural Collection



Louvered Colonial & Bahama | Tempest Blue 666



Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge



Combination | Custom Color

Combination

Combination shutters provide the creative outlet for homeowners and architects with a passion for the utmost in unique style. These shutters enable the full creativity of combining design elements of Raised Panel and Louvered Colonial shutters. Allowing a wide spectrum of personalized details, our Combination shutters can exceptionally enhance historical themes or create a signature look that's exclusively your own.



Standard



Extra Panel



Additional Rail



Faux Tilt Rod



Custom Top or Bottom

The Architectural Collection

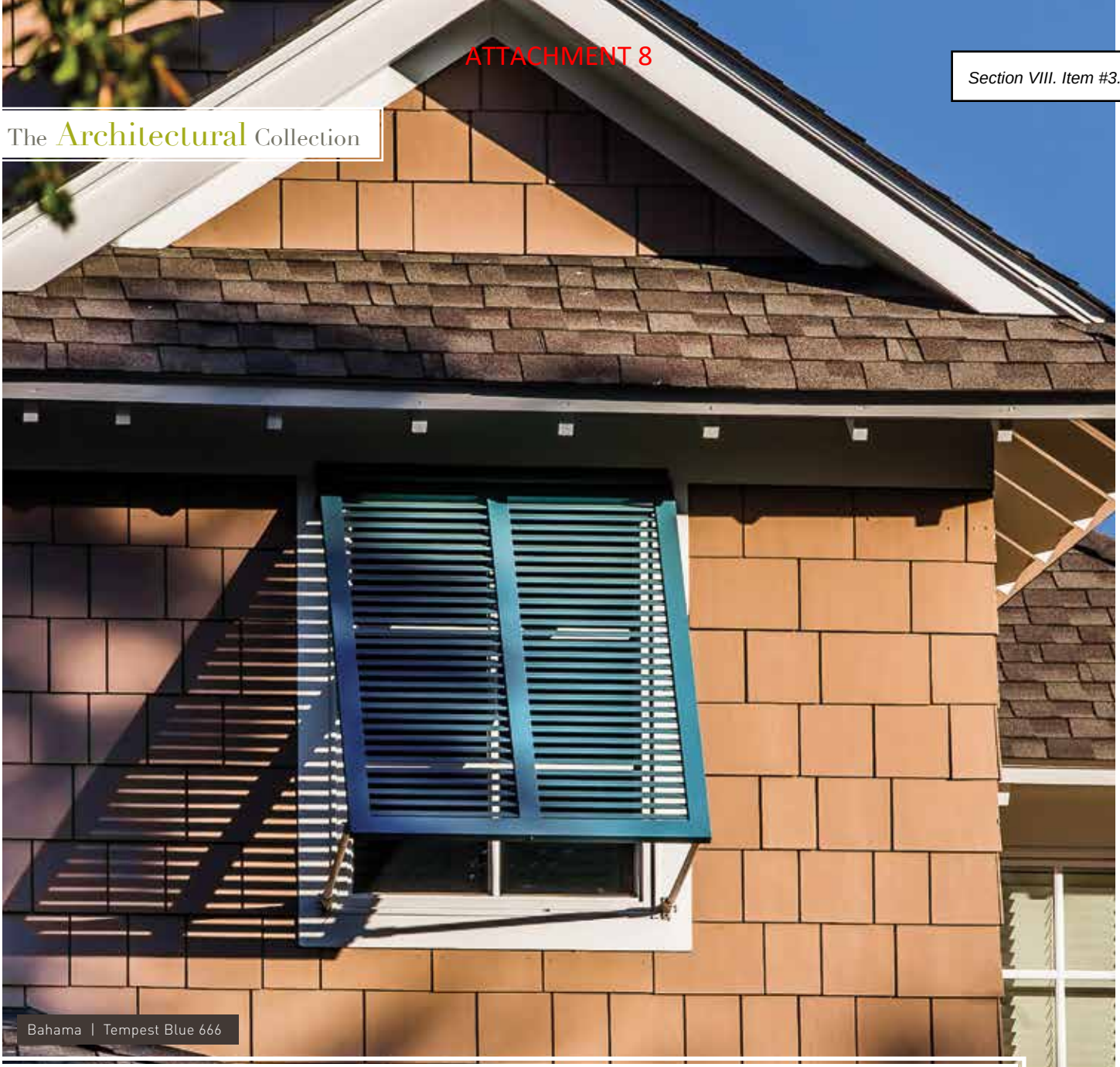
Combination | Roycraft Copper Red 668



Solid Panel
Arch Top



Rabbeted Edge



Bahama | Tempest Blue 666

Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

The Architectural Collection



Bahama | Black 632



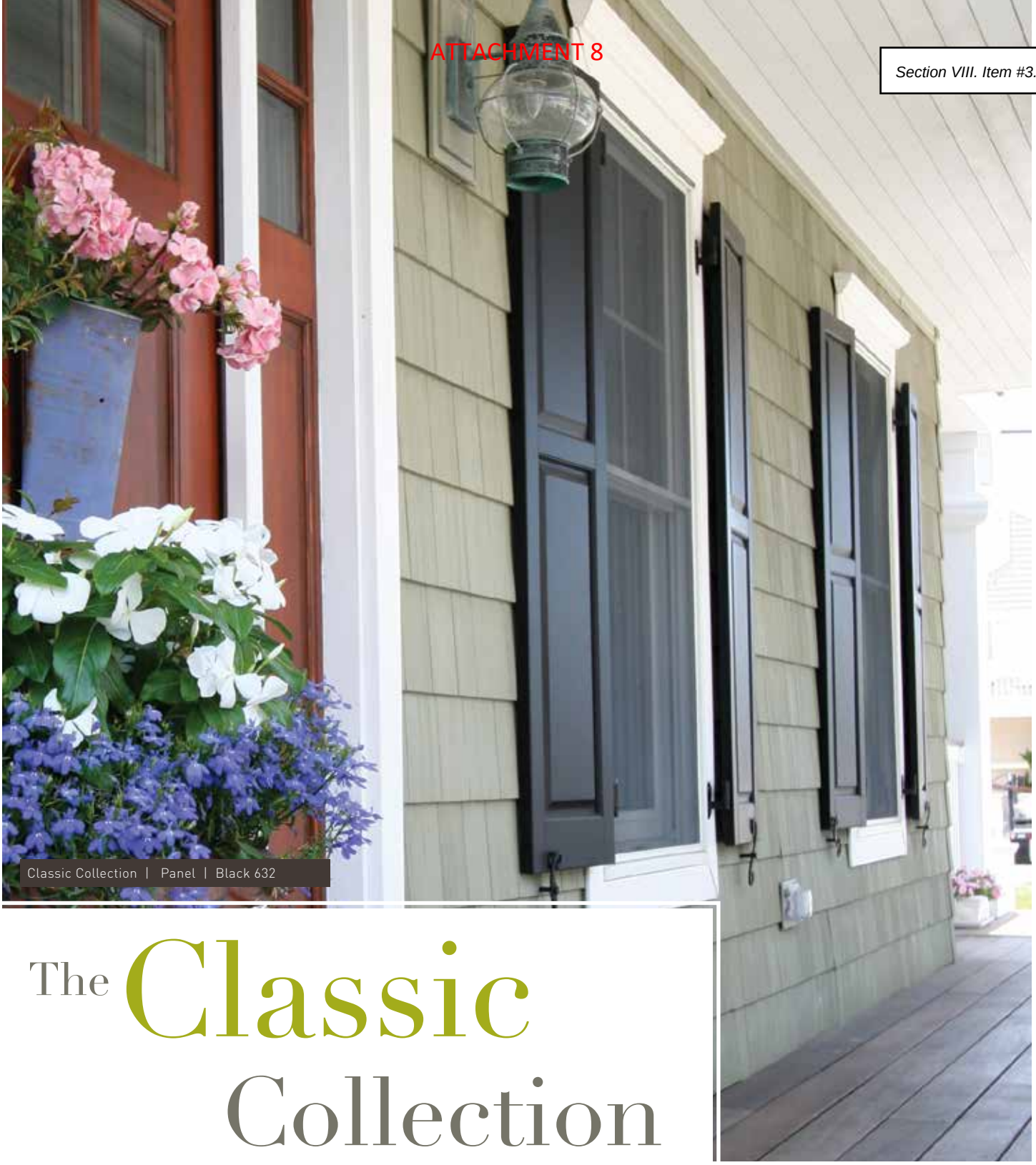
Standard



Additional Rail



Additional Vertical Mullion



Classic Collection | Panel | Black 632

The Classic Collection

Dimension that truly helps you stand out.

Skillfully Handcrafted

Whether operable or fixed to the home, Classic Collection shutters give any home eye-catching dimensions that truly let it stand out. Skillfully handcrafted, these shutters are available in the popular Board and Batten, Panel and Faux Louver designs.

Uncompromising Craftsmanship

Classic Collection shutters are hand-crafted from our proprietary, exterior grade composite wood, including panels, stiles, rails and closed louvers. Components are machine and hand sanded, then hand assembled using tongue and groove joinery techniques that have been employed by skilled craftsmen for ages.

Enduring Beauty

An exclusive finishing process ensures the color you select holds its richness. It begins with two coats of durable, marine-grade primer, followed by specially-formulated industrial-grade 2-part urethane finish paint. Atlantic's unique oven-curing process hardens the finish paint into a protective shell with deep, vibrant color, permanently bonding the shutter material for extreme durability.



Panel | Roycraft Copper Red 668

Panel

Classic Collection Panel shutters are an ideal accent for giving a home intimate character and attractive warmth. Their traditional design offers eye-catching dimension for a complete range of designs and exterior materials. Classic Collection Panel shutters are offered with numerous options. An extra panel creates unmistakably rich texture; a single panel provides stately, crisp lines; popular arch or radius tops perfectly complement shaped windows for scenic custom looks.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top



Panel | Pine 644



Flat Panel



V-Groove Flat Panel



Faux Louver | Deep Sea Blue 637

Faux Louver

Atlantic's Faux Louver shutters use a unique patented process that delivers a beautiful louvered appearance. These shutters add a classic, traditional look with rhythmic, clean lines. Enhancing a variety of home styles, Faux Louver shutters offer the popular option of an additional rail, accentuating both horizontal and vertical appeal. Rails also accommodate optional sliding-bolt hardware for a more handsome operable-shutter application. Arch and radius top shutters are also available to match this popular window design.



The Classic Collection



Faux Louver | Custom Color



Standard



Additional Rail



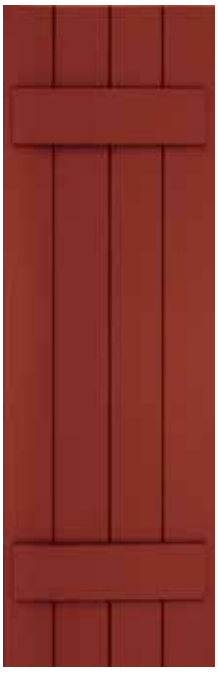
Arch top



Board and Batten | Custom Color

Board and Batten

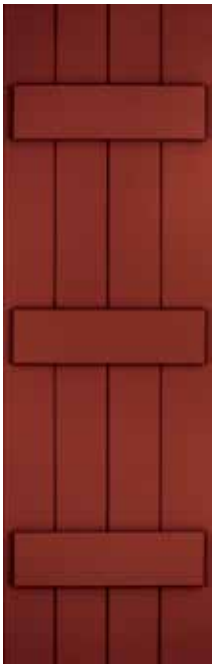
With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



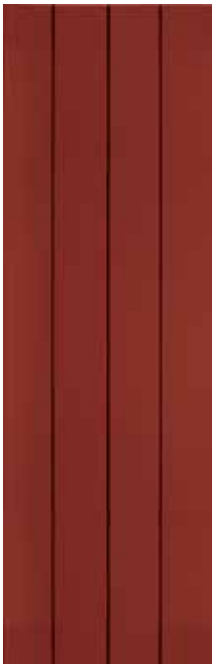
Standard



Z-Bar



Extra Batten



No Battens



Arch or Radi



Board and Batten | Walnut 641

The ProSeries

Atlantic's ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries Shutters come ready to be painted with any high-quality exterior paint of your choice.



Louver



Raised Panel

Stand out from the crowd

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength.

Each ProSeries shutter is machine sanded and finished with a single coat of marine-grade primer, reducing your time in applying a finish coat of paint.

The choice for versatility, custom color and outstanding charm.



Flat Panel



Board and Batten

Versatile

ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 84" in inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications and are backed by a 3-year structural warranty.

Unique Cut-outs

Anything but cookie-cutter.



Nothing provides warmth like a personal touch. With our standard and custom cut-out capabilities, you can enhance your home with inviting charm and a singular, beautiful look.

From stars to crescent moons and palm trees, cut-outs add eye-catching dimension and uncommon style, while at the same time letting your individuality shine through.

Standard cut-outs

Palm, Moon, Pineapple, Anchor, Star, Heart, Tree, Diamond and Sailboat.

Unique Cut-outs



Classic Collection | Raised Panel | Anchor Cut-out | Harbor 645

Authentic Hardware



A detail no one will miss.

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

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

Authentic Hardware









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

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

Impact-Resistant Storm Shutters



Bahama Storm System
Can be locked from the inside and outside



"U" Locking Storm Bar System
Locks from the inside



Horizontal Storm Bar System
Locks from the outside

You can count on Atlantic's Impact-Resistant storm shutters to protect your coastal home. Atlantic's Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural shutters in Louver or Raised Panel styles (does not apply to arch and radius top shutters, cut-outs, combination styles, flat panel, or v-groove). When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm.

Impact-Resistant Storm Shutters

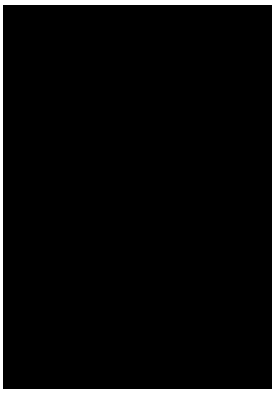


High Level of Home Protection

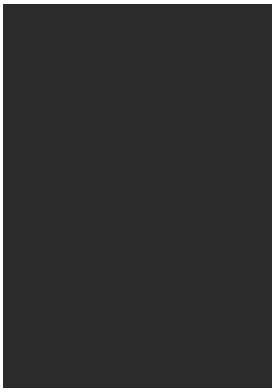
The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics. A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter. With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.

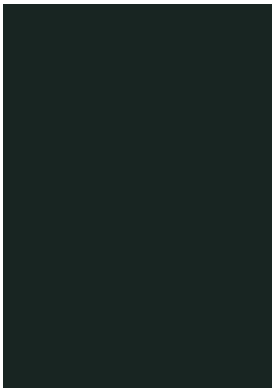
Color



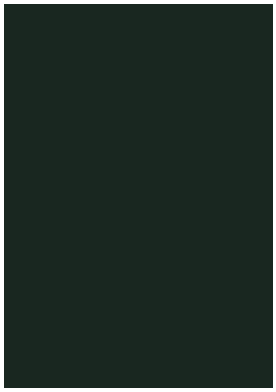
Black
632



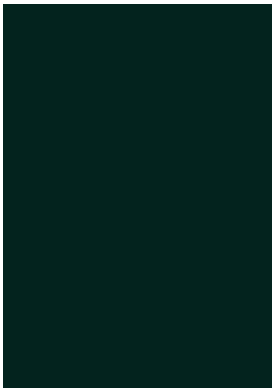
Charleston Green
653



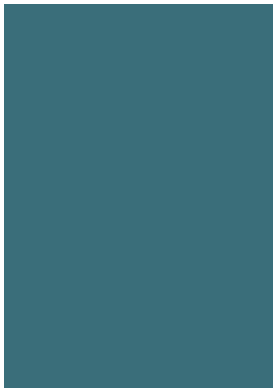
Rookwood Shutter Green
654



Roycraft Bottle Green
655



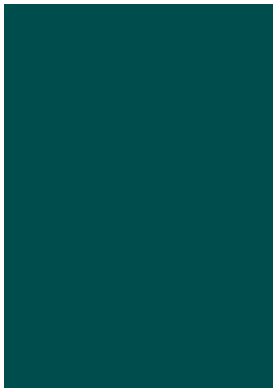
Evergreen
638



Hamilton Blue
667



Harbor
645



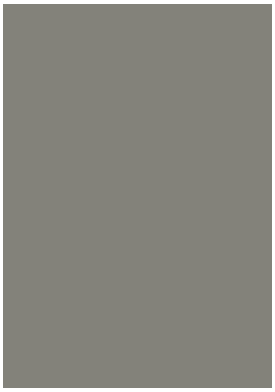
Cascade
647



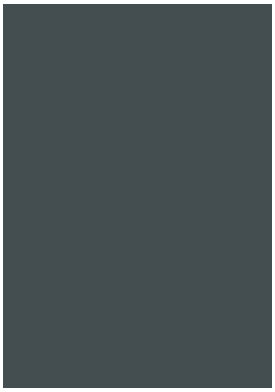
Roycraft Copper Red
668



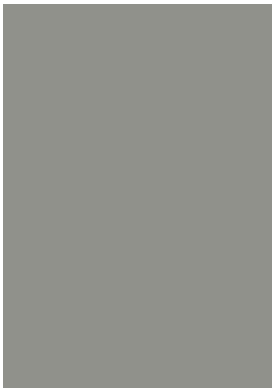
Board & Batten Red
650



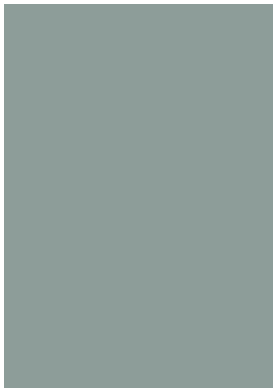
Hammered Silver
661



Roycraft Pewter
663



Pewter
646

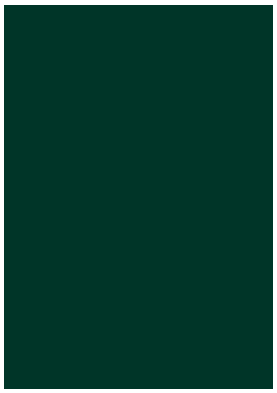


Chelsea Gray
662

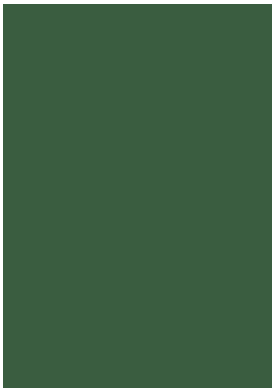
White
631

Actual colors may vary from printed representation.

Visually Striking Colors to Set You Apart.



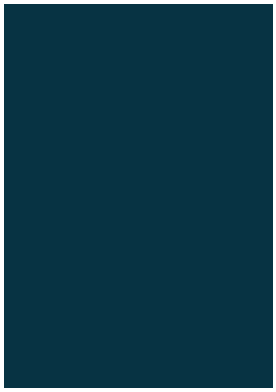
Forest Green
633



Pine
644



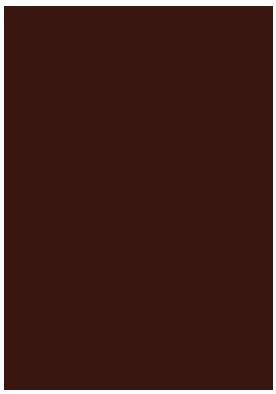
Midnight Sky
639



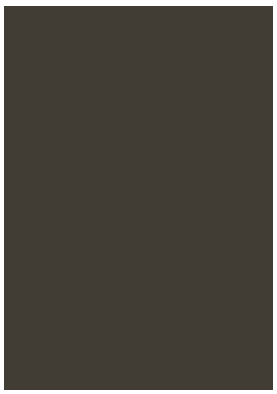
Deep Sea Blue
637



Tempest Blue
666



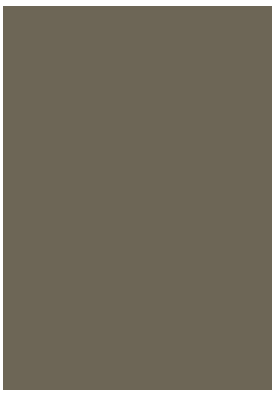
Polished Mahogany
657



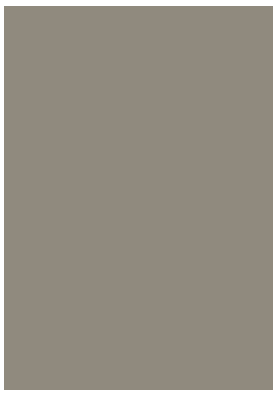
Federal Brown
635



Walnut
641



Weathered Shingle
660



Sand
642

Don't see what you're looking for? Try out our custom color program.
Our partnership with the world leader in finishes allows us to match almost any color!

SPECIFICATIONS

CAD Dra
online at: c

ARCHITECTURAL COLLECTION

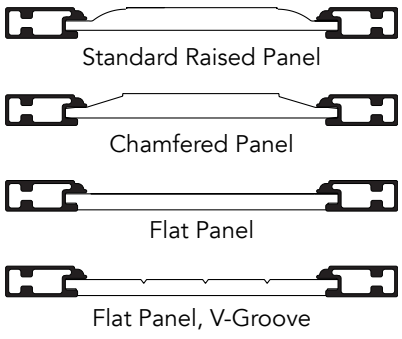
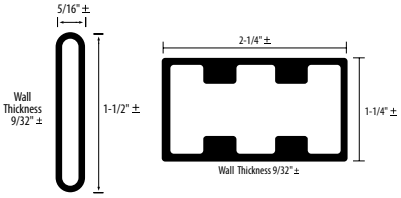
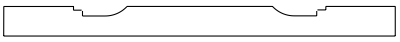
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

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

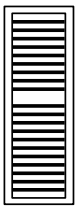
Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

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

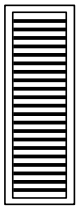
Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

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

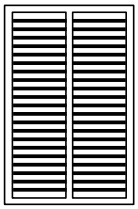
ARCHITECTURAL COLLECTION



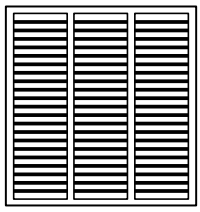
Less than 30"
With Mid-Rail



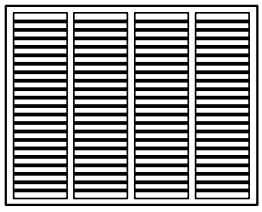
Less than 30"



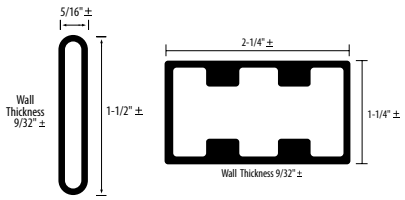
Widths from
30"– 59.875" require
1 vertical mullion
(automatically added).

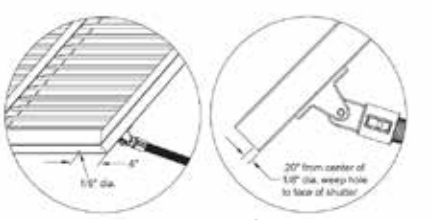


Widths from
60" – 89.875" require
2 vertical mullions
(automatically added).



Widths from
90" – 119" require
3 vertical mullions
(automatically added).

	BAHAMA
	
Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12"-119" (in 1/8" increments)
Height	18-1/2"-119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°



Optional:
Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

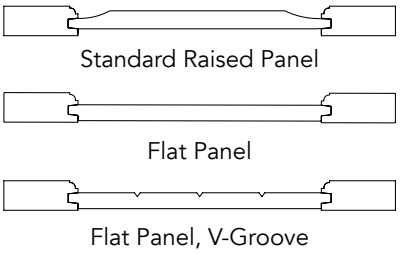
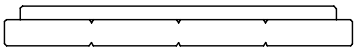
Available Bahama Shutter Heights (Inches)											
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

CLASSIC COLLECTION

Installation: To be installed in a fixed or operable application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. Classic Raised Panel and Louver only can be installed operable.

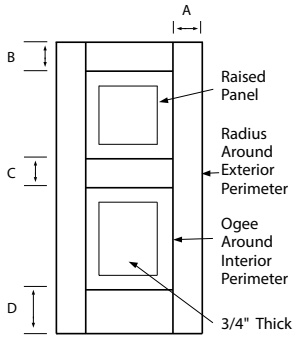
Hardware: Clear polycarbonate mounting brackets for fixed mounting. Black powder coated stainless steel for operable mounting.

Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	FAUX LOUVER	BOARD AND BATTEN
	 Standard Raised Panel Flat Panel Flat Panel, V-Groove	IMAGE NOT AVAILABLE	
Rails **Panels** **Stiles**	Proprietary Exterior Grade Composite Wood		
Primer	Marine Grade		
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	—	—	1", Batten is 1/2"
Width	12"– 24" (in 1/8" increments)	9"–24" (in 1/8" increments)	
Height	13-1/2"–96" (in 1/8" increments)		13-1/2"–84" (in 1/8" increments)
Batten Height	—	—	4"
Batten Width	—	—	1-1/2" Less than shutter width
Board Width	—	—	Grooves are cut approx. every 4"

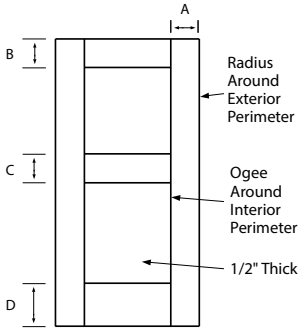
RAISED PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



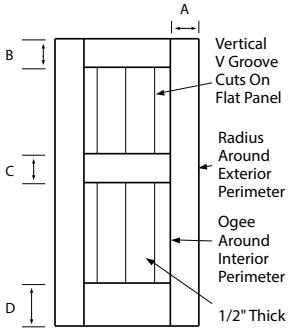
FLAT PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



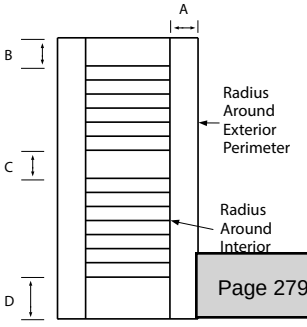
PANEL, V-GROOVE

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



LOUVER

Thickness: 1-1/4"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 2-3/4"– 4"
Louver Angle: 22°



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

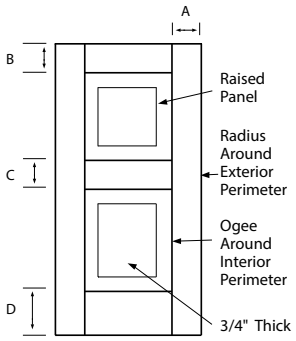
ProSeries shutters are available in the following sizes.

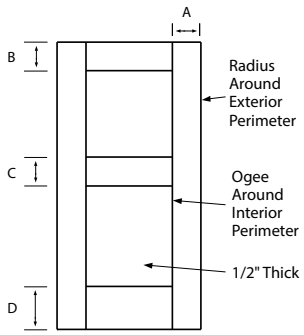
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

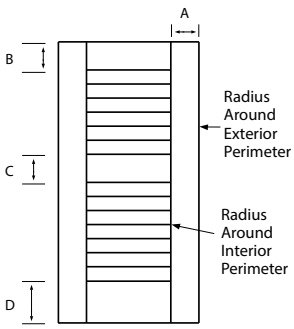
ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.
ProSeries shutters are backed by a 3-year structural warranty.







TRADITIONAL HARDWARE



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

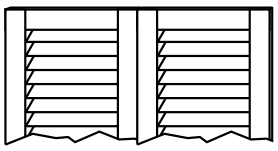


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

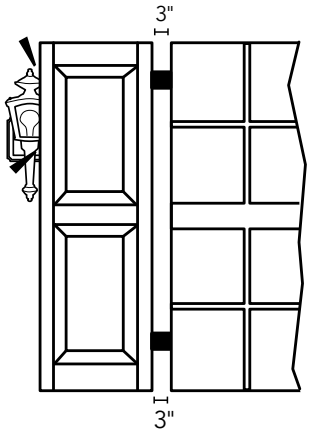
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

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

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



Shutters in closed position



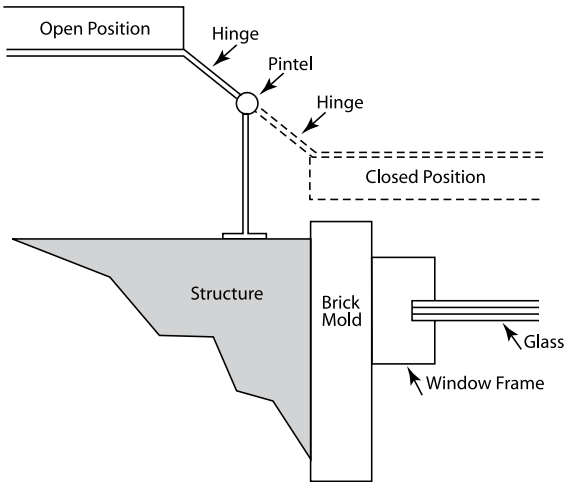
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

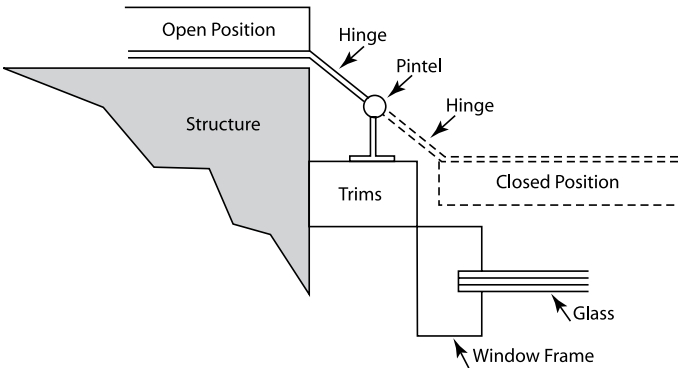
HINGE REQUIREMENTS

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

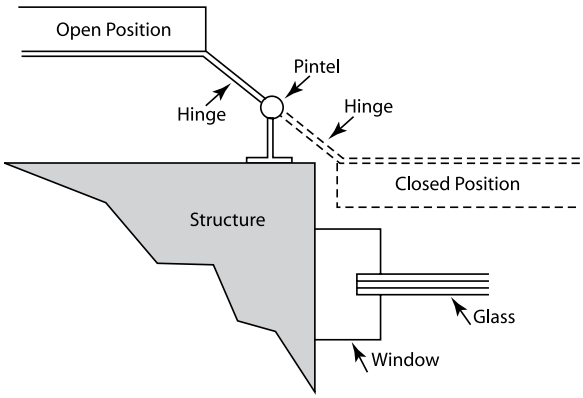
Projected



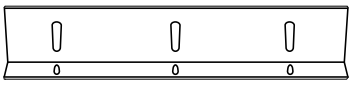
Recessed



Flush



FIXED MOUNTING HARDWARE

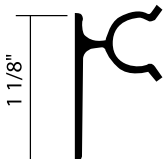


Fixed Mounting Bracket

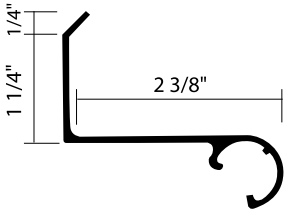
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

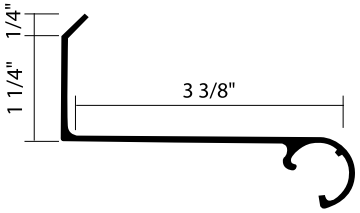
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge



2 - 3/8" Female Hinge



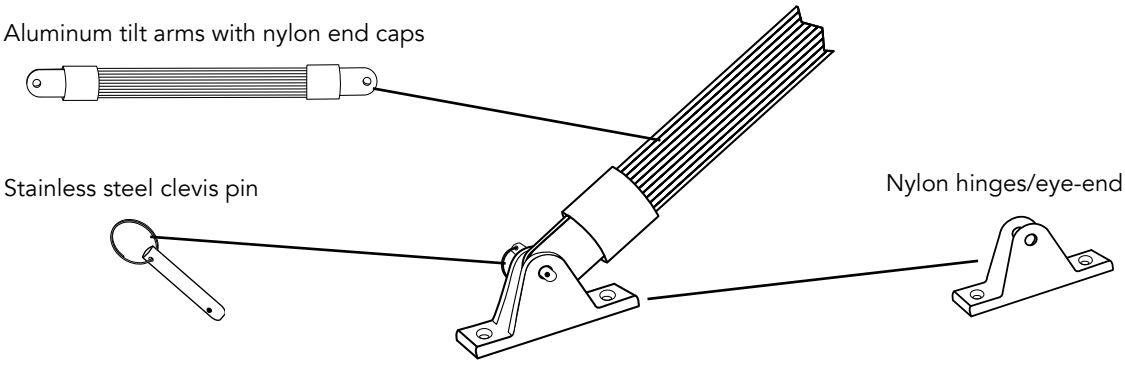
3 - 3/8" Female Hinge

TILT ARM COMPONENT PARTS

Aluminum tilt arms with nylon end caps

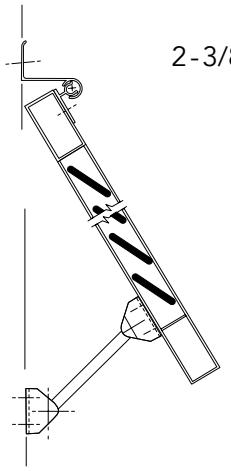
Stainless steel clevis pin

Nylon hinges/eye-end sets

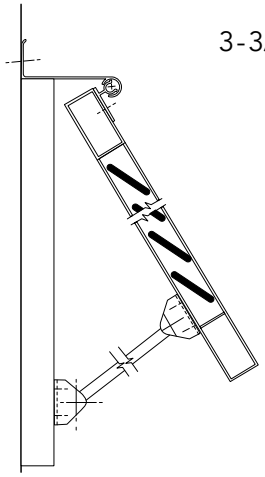


Examples of Common Installation Options - Bahama Hardware

2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set



IMPACT RESISTANT STORM SHUTTER HARDWARE & STORM BAR SYSTEMS



Inside Locking "U" Shaped Storm Bar System

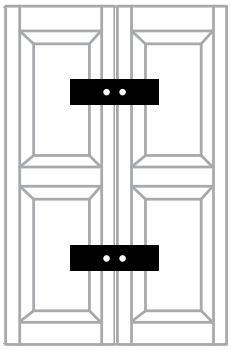
The Inside Locking "U" Shaped Storm Bar System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

- Available for Architectural Collection Louver and Raised Panel shutters. Does not apply to arch and radius top shutters, cutouts, combination, bi-folds, flat-panel, or v-groove.
- Shutters can be ordered in 1/8" increments to a maximum size of 30" width and 96" length per shutter leaf.
- Each shutter leaf has a clear (1/8" thick) polycarbonate panel fastened to the back.

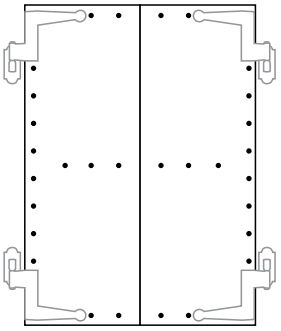
If shutter is over 46 inches, 2 Inside Locking "U" Shaped Storm Bars are required per shutter pair.

-Storm bar length 6", height 2", thickness 1/8", projection 1"
-Storm bars require installation by the shutter installer.
-Bolts and wing nuts are provided.

If Shutter is under 46 inches, it only requires 1 Inside locking "U" Shaped Storm Bar.



"U" Shaped Storm Bar



Polycarbonate Panel

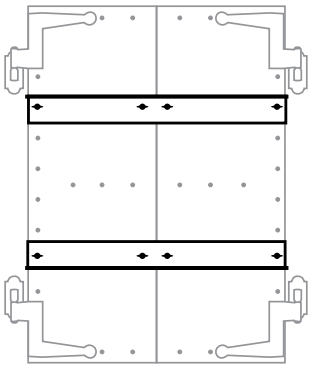
Horizontal Storm Bar System

Can be ordered in 1/8" increments to a maximum size of 60" w x 96" h window opening (shutter width of 30").

If shutter is over 46 inches, 2 Horizontal Storm Bars required per shutter pair.

- Storm bar length needs to match the total width of the shutter pair.
- Storm bars require installation by shutter installer.
- Bolts and wing nuts are provided.

If shutter is under 46 inches, it only requires 1 Horizontal Storm Bar.



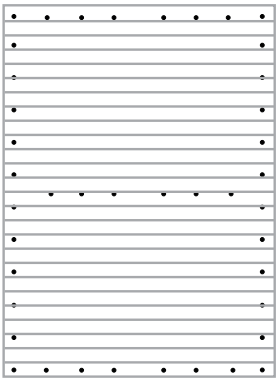
Horizontal Storm Bar

Bahama Storm System

The Bahama Storm System meets the State of Florida Building Code 2010.

- Architectural Collection Bahama style shutter.
- Shutters can be ordered in 1/8" width and 1-1/2" height increments to a maximum of 60" w x 103" h.
- Each shutter has a clear (1/8" thick) polycarbonate panel fastened to the back.

A camelback locking system is installed along the sides of the shutter, provided at no charge.



Bahama



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

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Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

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

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•



Beauty meets strength. Elegance meets distinction. Masterpiece meets innovative engineering. Westbury® Aluminum Railing is designed with these essential elements in mind.

With a variety of designs, colors, and textures, you have the power to decide what fits your home. Whether you are adding railing to your front porch, a back yard or multi-level deck, a balcony, or to the interior of your home, Westbury® Aluminum Railing can transform your home into a welcoming retreat.

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ALUMINUM COLORS

Textured Colors

Westbury® Aluminum Railing is available in 12 standard AAMA 2604 colors to compliment your project; from satin colors to textured colors.

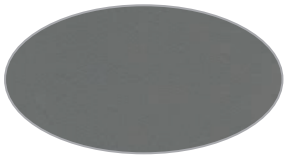
Custom colors and AAMA 2605 colors are available by special order.


Black Fine Texture


Bronze Fine Texture


Brown Fine Texture

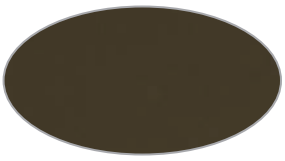

White Fine Texture


Grey Fine Texture

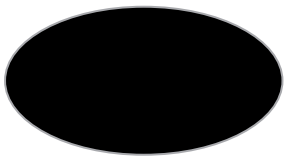
Non Textured Colors

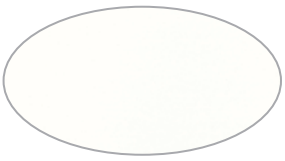

Gloss Beige


Chocolate


Ninety Bronze


Sandy Shore


Satin Black


Gloss White


Speckled Walnut

Colors shown are a close approximation of the true color.
Please consult actual samples for accurate powder coating colors.

POWDER COATING PROCESS

Exclusive DSI Powder Coating Process

DSI's proprietary 10 step powder coating process provides an uncompromising quality created by state-of-the-art technology. Our system is certified by the Powder Coating Institute providing peace of mind in your investment. Our powder coating is verified by the American Architectural Manufacturers Association and is covered by a Lifetime Limited Warranty.

1



The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.

2



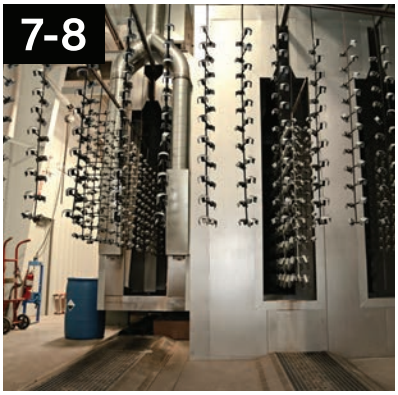
The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.

3-6



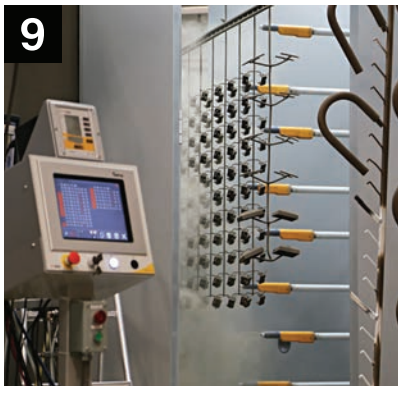
Clean: City water rinse.
Cleaner: Recycling reverse osmosis water rinse
Cleanest: Pure reverse osmosis water rinse
Sealer: Dried-in-place aluminum sealer

7-8



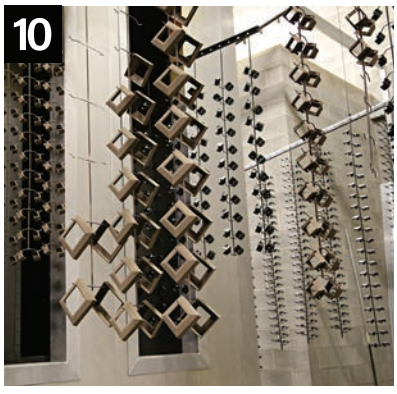
A 200 MPH air blast removes water drops from the pre-treated aluminum.
A convection oven completes the dry-off process.

9



Powder is applied with 18 automated and 2 manual spray guns. Compressed process air is dried to -35°F Dew Point for superior adhesion.

10



The powder coating is then bonded and adhered to the aluminum substrate in a 400 degree cure stage.





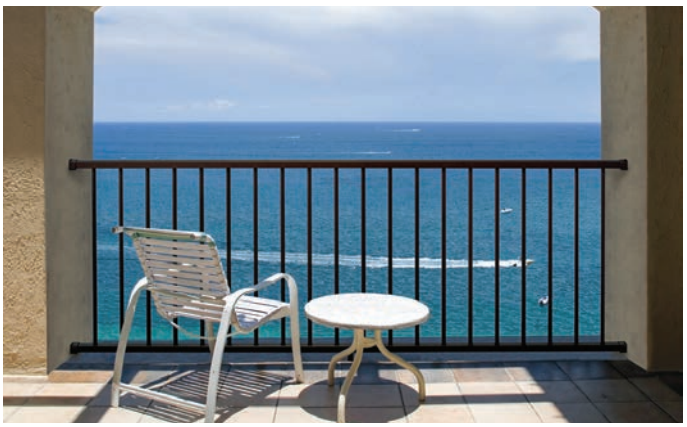
TUSCANY SERIES



Tuscany Aluminum Railing



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4′ through 6′ Sections.
For code compliance information visit *westburyrailing.com*

Tuscany Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Tuscany (C10) Assembled Specifications

Assembled sections (square balusters) are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight		•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair			•		•	•	•



Welded Corner



Radius Section





VERANDA



Veranda Aluminum Railing



Veranda (C70)
Rail Kits with Gasket for 1/4″ Tempered Glass
1/4″ Glass Panels Ordered Separately



Veranda (C70)
Rail Kits with Gasket for 3/8″ Glass
3/8″ Glass Not Available Through DSI

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

Veranda Boxed Rail Kit Specifications

Boxed Kits Include: Rails, Mounts (4), and Installation Instructions. Glass Panels are ordered separately.



Section Type	Length 4′	5′	6′	Height 36″	42″
Straight	•	•	•	•	•
Stair	All Stair Sections are Special Order				

1/4″ Tempered Glass Panel Specifications

Glass Panels are ordered separately.

Panel Type	Length 4′ (42-1/4″)	5′ (54-1/4″)	6′ (66-1/4″)	Height 36″ (32-1/4″)	42″ (38-1/4″)	Color Clear	Grey	Bronze
Straight	•	•	•	•	•	•	Special Order	Special Order
Stair	All Stair Panels are Special Order							

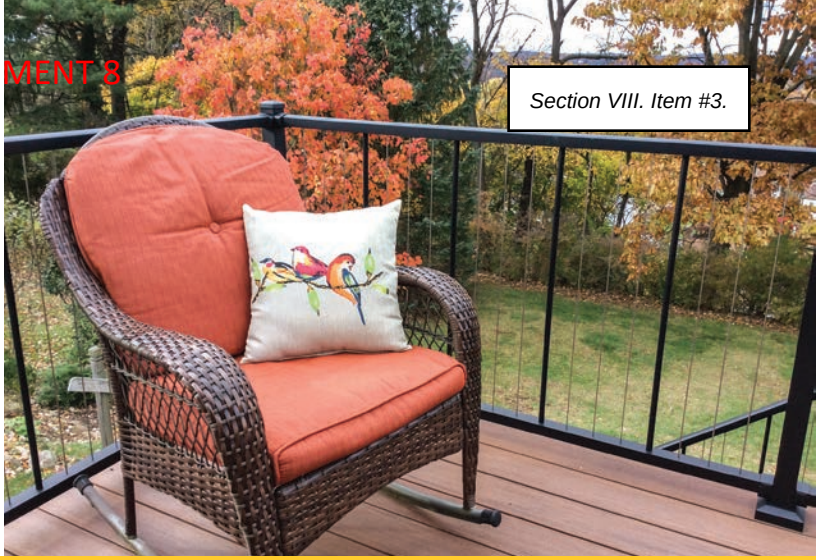


Grey or Bronze Special Order Glass Panels Available



Special Order Glass Panels for Stair Sections





VERTICABLE®



VertiCable® Aluminum Railing



VertiCable (C80) **with Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

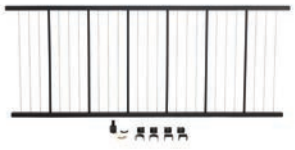


VertiCable (C80) **without Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

VertiCable (C80) Section with Mounts Specifications

Sections Include: Factory Assembled Section, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Straight w/Stainless Steel Balusters	•	•	•				•
Stair w/Stainless Steel Balusters	•	•	•			•	•

VertiCable (C80) Section without Mounts Specifications

Sections are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Stair w/Stainless Steel Balusters	•		•			•	





MONTEGO SERIES



Montego Aluminum Railing



Montego (C20)
Two Rail
3/4" x 3/4" Architectural Baluster



Montego II (C23)
Three Rail
3/4" x 3/4" Architectural Baluster

Montego Series Aluminum Railing has NOT been tested for any building codes.

Montego (C20) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Montego II (C23) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



Two Rail Radius Section



Three Rail Radius Section





RIVIERA SERIES



Riviera Aluminum Railing



Riviera (C30)
3/4" x 3/4" Square Baluster

Riviera (C301)
3/4" Round Baluster



Riviera R (C30R)
3/4" x 3/4" Square Baluster

Riviera R (C301R)
3/4" Round Baluster



Riviera I (C31)
3/4" x 3/4" Square Baluster

Riviera I (C311)
3/4" Round Baluster



Riviera II (C32)
3/4" x 3/4" Square Baluster

Riviera II (C321)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

RIVIERA SERIES



Riviera III (C33)
3/4" x 3/4" Square Baluster

Riviera III (C331)
3/4" Round Baluster



Riviera IV (C34)
3/4" x 3/4" Square Baluster

Riviera IV (C341)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•





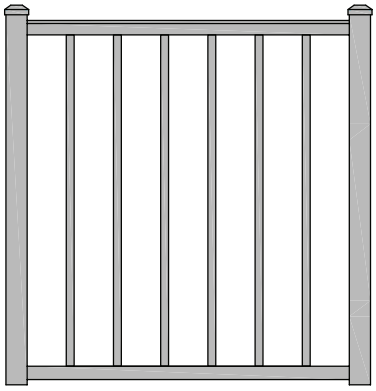
Radius Sections

GATES & HARDWARE

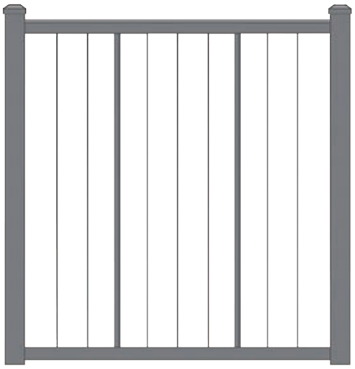
DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.



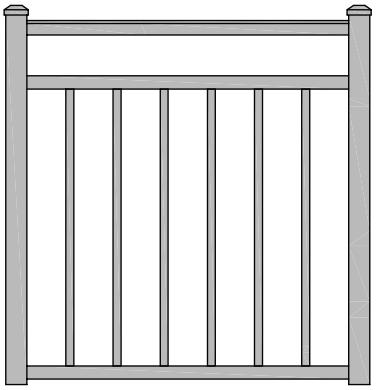
Adjustable Gates



Tuscany Series
36"W, 48"W, and 60"W Openings

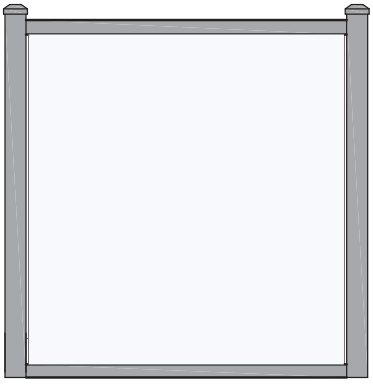


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

DRINK RAIL ADAPTER

Turn your Westbury® Top Rail into the perfect spot for your morning cup of coffee or cool afternoon drink while enjoying your outdoor living space.

This sturdy adapter is ready to install with pre-drilled holes, allowing for a fast installation. Once attached just add the material of your choice and you are ready to enjoy your new space.





Supports Wood or Composite Deck Board
(Deck Board Not Included)



Underside view of the Seamless Integration of the Drink Rail system



Solid Wall Construction for Strength & Durability



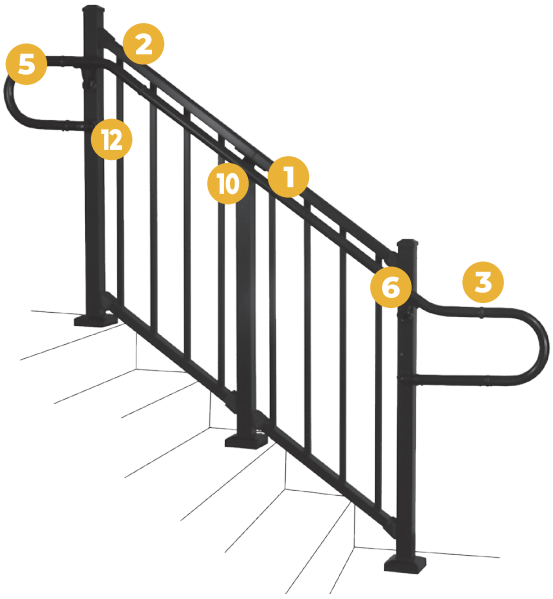


ADA CONTINUOUS HANDRAIL

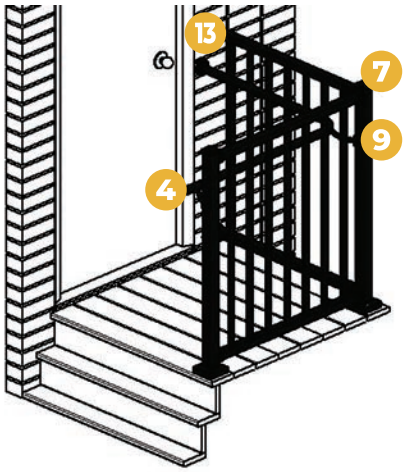
ADA Continuous Handrail is designed to assist individuals with accessibility and mobility concerns. This system offers versatile components and accessories providing the perfect safety solution for stairways, ramps, and decks. ADA Continuous Handrail is easy to install on any surface and is compatible with new or existing railing systems.
Available in 12 DSI Colors (shown on page 2).



Stair Application

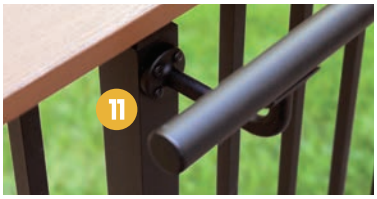


Deck Application





Inside Corner Mount
& 90º Elbow Detail



Extended Wall Mount Detail



90º Welded Elbow Detail



1-3/8" Handrail
(8', 10' & 16')



Internal
Connector



Collar Rings
(to cover splice)



Internal
End Cap



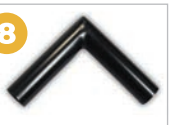
180° Elbow



Adjustable
Elbow



90° Elbow



90º Welded
Elbow



Inside Corner Mount
(attaches to post)



Wall Mount



Extended
Wall Mount



Wall Return



Wall-End
Mount

SCREENRAIL

Expand your living area and enjoy the outdoors without the insects. Westbury® ScreenRail is offered as a structural balcony railing system, a heavy-duty kick panel system, or a mid-rail system allowing you to customize ScreenRail to fit your needs.

Features include easy to assemble sections, assembled universal door (right or left hand hinge) with heavy-duty frame, and durable flat spline to secure the screen.

With a Lifetime Limited Warranty, ScreenRail is a premium system designed to expand your living area by bringing the outdoors into your home.





Balcony Railing System



Heavy Duty Kick Panel System



Mid-Rail System





RAIL MOUNTS

Standard Wall Mounts:

1-4 pack or 1-6 pack is included with each straight railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Mount

Standard Stair Mounts:

1-4 pack or 1-6 pack is included with each stair railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Up Mount



Top Rail Down Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Up Mount



Mid/Bottom Rail Down Mount

For Stair Racking information visit *westburyrailing.com*

Optional Specialty Mounts:

Stair Double Swivel Mounts

Available as a 2 pack or 3 pack. These mounts are not included with sections.

A 2 pack contains
(1) top mount,
(1) bottom mount,
and screws.



Top Rail Mount

A 3 pack contains
(1) top mount,
(1) mid mount,
(1) bottom mount, and screws.



Mid Rail Mount



Bottom Rail Mount

Angle Swivel Mounts

Available as a 4 pack or 6 pack. These mounts are not included with sections.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Top Rail Mount



Mid/Bottom Rail Mount

Stair Swivel Mounts



Top Rail Mount



Mid Rail Mount



Bottom Rail Mount

45º Angle Mounts



Top Rail Right Mount



Top Rail Left Mount



Mid/Bottom Rail Right Mount



Mid/Bottom Rail Left Mount

Round Column Adapter Kits:

Available as a 4 pack or 6 pack. These adapter kits are not included with sections.

A 4 pack contains
(2) top adapters
(2) bottom adapters

A 6 pack contains
(2) top adapters
(4) mid/bottom adapters

Smooth



Level Rail 8″, 10″



Stair Rail 8″, 10″

Fluted



Level Rail 6″, 8″



Stair Rail 6″, 8″

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

POSTS WITH PLATES







	Residential 2″ Post (.090″ wall)	Residential 2″ Crossover Post (.090″ wall)	Residential 2″ Corner Crossover Post (.090″ wall)	2″ Heavy Duty Post (.093″ wall)	2″ Heavy Duty Crossover Post (.093″ wall)
Heights	37″, 43″, 47″, 53″	36″, 42″	36″, 42″	37″, 43″, 47″, 53″	36″, 42″
Post Kit Available	✓	✓	✓	✓	✓
Code Compliance				IRC Approved	IRC Approved







	2″ Heavy Duty Corner Crossover Post (.093″ wall)	2-1/2″ Post (.125″ wall)	2-1/2″ Power Post (.125″ wall)	2-1/2″ Crossover Power Post (.125″ wall)	2-1/2″ Corner Crossover Power Post (.125″ wall)
Heights	36″, 42″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	36″, 42″	36″, 42″
Post Kit Available	✓		✓	✓	✓
Code Compliance	IRC Approved		IBC and Miami Dade Approved	IBC and Miami Dade Approved	IBC and Miami Dade Approved







	3″ Post (.095″ wall)	4″ Post (.125″ wall)	4″ Deco Post (.090″ wall)	6″ Post (.110″ wall)	6″ Deco Post (.090″ wall)
Heights	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″
Post Kit Available	✓	✓			
Code Compliance	IRC Approved	IBC Approved			

CORE DRILL POSTS & POST SLEEVES

Core Drill Posts



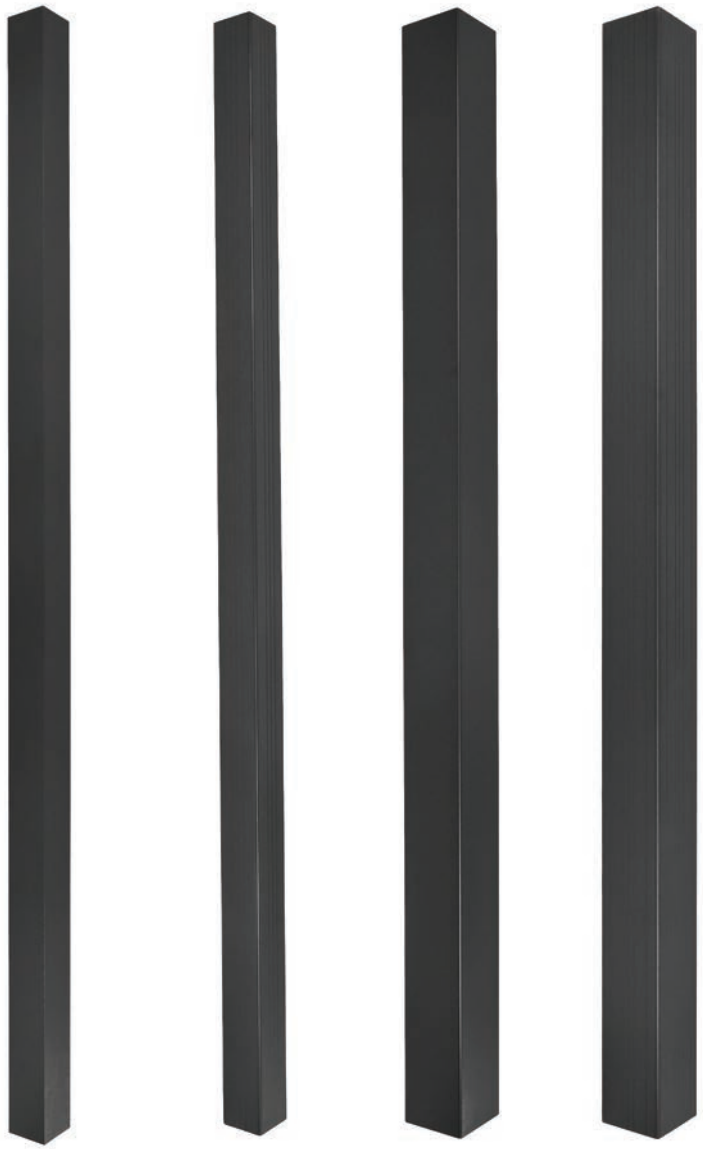
	Residential 2" Post (.090" wall)	Residential 2" Crossover Post (.090" wall)	2" Heavy Duty Post (.093" wall)	2" Heavy Duty Crossover Post (.093" wall)	2-1/2" Power Post (.125" wall)	2-1/2" Crossover Power Post (.125" wall)
Heights	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"

Post Sleeves



	4" Post (.125" wall)	4" Deco Post (.065" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"

SUPPORT POSTS



	4" Post (.125" wall)	4" Deco Post (.090" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	8-1/2', 10', 11'	8', 9', 10'	8', 9', 10'	8', 9', 10'
ASD Capacity* (Allowable Axial Loads)	8-1/2' = 17,738 lbf 10' = 16,644 lbf 11' = 14,305 lbf	8' = 13,531 lbf 9' = 12,751 lbf 10' = 11,970 lbf	8' = 25,093 lbf 9' = 25,093 lbf 10' = 25,093 lbf	8' = 16,543 lbf 9' = 16,543 lbf 10' = 16,543 lbf

*Weight values are Actual Calculated Allowable Loads

POST ACCESSORIES

Caps

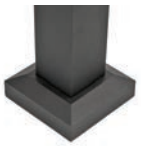


Flat Cap
2″, 2-1/2″, 3″, 4″, 6″



Ball Cap
2″, 2-1/2″, 4″

Flair



Flair (2-piece)
2″, 2-1/2″, 3″, 4″, 6″

Accessories



Top Rail
End Cap



Top Rail End Cover
for Crossover Post



Adjustable
Rail Support



2″ Heavy Duty Post
Backer Plate
For IRC Code Approved
wood deck installation



Bracket Mounting
Template (for 2″, 2-1/2″,
3″, & 4″ Posts)



Fascia Mount Kit
for 2″ Heavy Duty Post



Fascia Mount Support
Bracket



Tie Down Bracket
with Cover (Set of 2)



Touch Up Paint

Crossover Adapters for 2″ Posts



Level Crossover†



Corner Crossover†



Stair Crossover†

†Patent No. 8,998,175

MAGENA STAR® LIGHTING

Bring your outdoor living space to life with Magena Star® lighting products from Digger Specialties, Inc.

Take comfort in our low-maintenance, precision-made lights offering quality rust-resistant architectural grade powder coating and a five year warranty.

Discover the quality of Magena Star® Ornamental Lighting.



LED Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"



Combo
Post Cap Light
2", 2-1/2", 3", 4"



Side Light



Tear Drop
Side Light

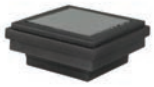


Riser Light

Solar Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"





INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.



Special Welded Corners



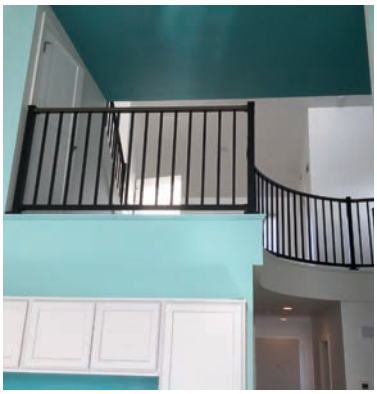
Multiple Color Rails and Balusters



Tuscany Carribean Railing

More Than Just Outdoors

Westbury® Aluminum Railing can also be used inside your home or business.



Residential Balcony
Tuscany Railing



Retail Balcony
Veranda Railing



Ballet Barre
ADA Continuous Handrail

DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™

diggerspecialties.com

Stay Connected

MADE IN THE USA

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ATTACHMENT 9

METAL ROOF
McElroy Metals - Ash Gray

FRONT DOOR
Mahogany Wood

COLUMNS, TRIM, FASCIA & GARAGE DOORS
Sherwin Williams - Pu

SHUTTERS & LOUVERS
Sherwin Williams - Iron Ore (SW7069)

FOUNDATION & CHIMNEY
Tabby Stucco

SHINGLE SIDING & LAP SIDING
Sherwin Williams - Grecian Ivory (SW7541)

WINDOWS
Marvin - Ebony

BOARD & BATTEN
Sherwin Williams - Shoji White (SW7042)

BRICK
Savannah Gray



LOT 52 - BLUE CRAB PRIVATE RESIDENCE

2 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
10.22.2025

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	January 7, 2026
PROJECT:	COFA-09-25-019628 6 Blue Crab Street, Lot 50 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2.5-story main house (an Additional Building Type) of approximately 3,846 SF and a 2-story attached Carriage House of approximately 884 SF to be constructed at 6 Blue Crab Street, Lot 50, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

INTRODUCTION: The subject property of 0.12 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter, with conditions, is provided as Attachment 3.

Lot 50 is located mid-block on the south side of Blue Crab Street between Wild Spartina Street and Pearl Street. Blue Crab Street serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing townhouses.

The proposed house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 5). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2.5-story main structure will have a 1,974 SF footprint (1,486 SF heated and 488 SF front and rear porches). It is unclear if the half-story is accessible. The attached carriage house will have a 540 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure features a cross-gable roof of standing seam metal with three dormers required by Tabby Roads HARB, as well as a double-story front porch underneath a shed roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal gable roof that includes a shed dormer. The ground floor will include a double-bay garage; the second floor is a “bonus room.” Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include smooth Hardie lap-siding with a 9-inch exposure on the ground floor and a 5-inch exposure on the second floor. Hardie board and batten siding is proposed for the carriage house. All windows will be 2-over-2 simulated divided lite casement and are shown to be “clad” with no reference to the specific cladding material or manufacturer. Door materials are identified as mahogany and “clad” without reference to cladding material or manufacturer. The garage door will be steel and “clad overlay.” The chimney will be tabby shell with a tabby bishop’s cap.

Certain proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second floor porch) and pool gate (all painted to match the main structure trim); 2) boral trim in various locations (front/rear porch columns, sills, drip caps, portions of the service yard hog fence, second floor porch knee wall cap).

The brackets for the shed roofs over the garage door and the side man door are identified as cedar wood or “sim” material. As “sim” is an unknown material, the identified material is the reviewed material.

The yard will include a brick fence that will extend from behind the right front elevation of the main structure, adjacent to the eastern property line, and wrap around a proposed pool in the rear yard. The right side yard service yard will be partially enclosed by the fence and include two hog fence gates with louvered boral material. As this fence will also serve as the screen for the service yard on the adjacent property, it must of a height to screen mechanicals and other stored items on that property.

Elevations and architectural details are provided in Attachment 6. The Landscape Plan is provided as Attachment 7.

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting. HPRC comments are provided as Attachment 8.

The Tabby Roads Habitat Architectural Review Board (HARB) provided comments dated December 9, 2025 (Attachment 3).

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Consistency with the principles set forth in the Old Town Master Plan and Town of Bluffton Comprehensive Plan.**

    a. *Finding*. The Old Town Master Plan states that "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The addition of new structures that comply with the Unified Development Ordinance allow for a more complete built environment within Old Town Bluffton Historic District.

2. **The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

    a. *Finding.* Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Columns:** The 10-inch columns are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but not for columns. A determination for use of this material is required.

2) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the front and rear porch; 2) at the front stairs (the handrail is without pickets); and, 3) the rear porch and stairs. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

   The handrails at the front porch stairs must include pickets. The handrail detail must show a top rail of at least 2-3/4". Additionally, a porch rail will be required as the porch height is 32" (a railing is required at 30").

3) **Windows:** Windows are identified only as "clad" without further information other than the manufacturer (Marvin) and color (ebony). UDO Sec. 5.15.6.I.2.a. requires windows to be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass. Window cladding material must be identified in the window schedule to confirm compliance with the UDO.

4) **Doors:** Doors are identified as "clad" and "swing." The garage door will be "steel clad/overlay." UDO Sec. 5.15.6.I.2.b. requires doors to be wood, metal, or metal-clad. Door cladding materials must be identified in the door schedule to confirm compliance with the UDO.

5) **Gutters:** Half-round gutters will be installed but the gutter material and gauge are not identified in the gutter detail. Per UDO Sec. 5.15.6.J.2.c., gutters must be copper, galvanized steel or aluminum, 14-18 gauge.

6) **Fence: UDO Sec. 5.15.6.K.**
   a) A brick fence/wall is proposed adjacent to the right/eastern property line, the service area, and around the pool in the rear yard. The type of brick to be used will be a Savannah Grey type brick (Attachment 10). The UDO permits "[w]herever possible, green building materials…including…salvaged masonry brick or block, and locally produced stone or brick." Non-salvaged or local bricks have been permitted elsewhere in Old Town that is similar to Savannah Grey brick, a greyish brown tumbled brick. This same or similar brick should be used for the fence, and also in the front and rear stairs at the main structure. The driveway and sidewalk pavers will be a combination of the colors below:



UNILOCK

Town Hall Heritage Clay



UNILOCK

Town Hall Heritage Red

7) **Trim**:

a) Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. Some details include a notation indicating Hardie "or" boral material. The following are proposed to be or possibly be boral: 1) cornerboards (detail not provided); 2) drip caps; 3) dormer fascia; 5) sills; 6) the top "rail" at the second-story rear porch; and 7) the cap of the knee wall at the second-story rear porch. A determination as to the appropriateness of this alternate material is required.

b) A corner board detail must be provided to show compliance with UDO Sec. 5.15.6.P.

c) The soffit configuration is not shown. Soffits must be beaded or v-groove, tongue and groove per UDO Sec. 5.15.6.P.

d) Tabby Roads HARB requires a water table on the carriage house structure to match the water table of the main structure. A detail should be provided to demonstrate compliance.

8) **Landscape Plan**:

a) A total of 16 protected trees will be removed (a combination of pines, live oaks, water oaks, gum and magnolia) that require mitigation either due to size (eight inches or more in diameter at breast height) and/or species (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is 23 (or 57.5 calipers). One live oak (2.5 calipers) will be planted; however, a larger caliper will help with mitigation. Any replacement tree that is a minimum of four (4) inches caliper can be counted as two (2) replacement trees and any replacement tree that is a minimum of six (6) inches caliper can be counted as three (3) replacement trees. (UDO Sec. 5.3.3.G.3.). At least 80% of the required 75% tree canopy coverage must be hardwood. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

b) Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required as trees with a diameter of 14 or more inches are proposed to be removed from the lot.

3. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. The proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, including such as mass, scale, and height.

4. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2.

Conditions:

1. If the half-story is to be accessible, show how it will be accessed and provide the floor plan.
2. Change the wall cladding style on the carriage house from shingles to one of the cladding styles to be used on the main structure.
3. Provide pickets for the handrails at the front porch stairs.
4. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
5. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
6. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
7. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).
8. Remove the inoperable shutter on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.).
9. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
10. Update the Landscape Plan to show how 25 trees (or 62.5 calipers) will be mitigated (UDO Sec. 5.3.3).
11. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.

Determinations: The determinations below must be considered. If not acceptable, the HPC must provide an appropriate alternative.

1. Boral is an acceptable alternate material for the porch columns, cornerboards, drip caps, fascia, knee wall cap, service yard gate elements (as shown on the plan) and windowsills.
2. Powder-coated aluminum is an acceptable alternate material for the porch handrails, porch balustrades, and pool gate.
3. A non-locally produced Savannah Grey brick or similar color is an acceptable brick for the porch stairs and brick fence.

Additionally, the following will be required by HARB:

1. "Sturdy" wood shutters unless an alternative design is submitted and approved.
2. A water table on the carriage house that matches the main structure water table.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Application & Narrative
2. Vicinity Map
3. HARB Approval Letter (12.09.2025)
4. Photos
5. Composite Views
6. Architectural Plans
7. Landscape Plan
8. Response to HPRC Comments (12.09.2025)
9. Manufacturer's Info (Boral, Shutters, Railings)
10. Color Board

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custor
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Lot 50 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐

Project Address: 6 Blue Crab Street, Tabby Roads, Bluffton

Zoning District: Neighborhood General-HD

Acreage: .12

Tax Map Number(s): R610 039 000 1230 0000

Application for:

- ☑ **New Construction**
- ☐ **Renovation/Rehabilitation/Addition**
- ☐ **Relocation**

Project Description: Construction of a new single family, 2-story home, with an attached carriage house.

Minimum Requirements for Submittal

- ☑ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.**

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Blue Crab, LLC Patrick Mason **Date:** 12.10.2025

Applicant Signature:  **Date:** 12.10.2025

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

ATTACHEMENT 1

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE	**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5): Center Hall House and Carriage House

Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 5ft	**Lt. Side:** 5ft

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	n/a	3,846
Ancillary	Carriage House	n/a	884
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	Main House (2,046sf) Carriage House (540sf)
Impervious Drive, Walks & Paths	538
Open/Covered Patios	599
A. TOTAL IMPERVIOUS COVERAGE	3,685
B. TOTAL SF OF LOT	5,143
% COVERAGE OF LOT (A/B= %)	63%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Tabby Stucco Finish	Columns	Boral wrapped
Walls	Lap / board and batten	Windows	Clad, casements
Roof	standing seam metal	Doors	clad, swing
Chimney	tabby stucco finish	Shutters	n/a
Trim	boral / hardie	Skirting/Underpinning	n/a
Water table	boral/ hardie	Cornice, Soffit, Frieze	boral/ hardie trim
Corner board	boral	Gutters	half round
Railings	powder-coated aluminum	Garage Doors	steel/ clad overlay
Balusters	powder-coated aluminum	Green/Recycled Materials	
Handrails	powder-coated aluminum		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☑	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☑	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☑	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☑	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☑	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☑	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☑	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☑	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Blue Crab Bluffton ,LLL Patrick Mason 12.10.2025

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant 12.10.2025 **Date**

William Court

Printed Name of Applicant

COURT ATKINS GROUP

November 05, 2025

Property owner consent for-Certificate of Appropriateness –
Old Town Bluffton Historic District
Attn: HPC
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC 29910

Re: Lots 49, 50, 51, and 52 Blue Crab Street

This letter authorizes William Court, Architect- Court Atkins Group, to act as applicant of Blue Crab Bluffton LLC in pursuit of the Certificate of Appropriateness. Authorization is given by the authorized agent of Blue Crab Bluffton LLC, Patrick Mason.

Authorizing signature 

RESIDENTIAL | COMMERCIAL | INTERIORS

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

COURT ATKINS GROUP

December 10, 2025

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 50, 6 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure** based on the **Center Hall House** type of approximately **3,846 square feet**, along with an attached **Carriage House** of approximately **884 square feet**, located at 6 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design.
The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 55'-0" wide
- Building footprint (without porches) is 1486 sf
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint is 540sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

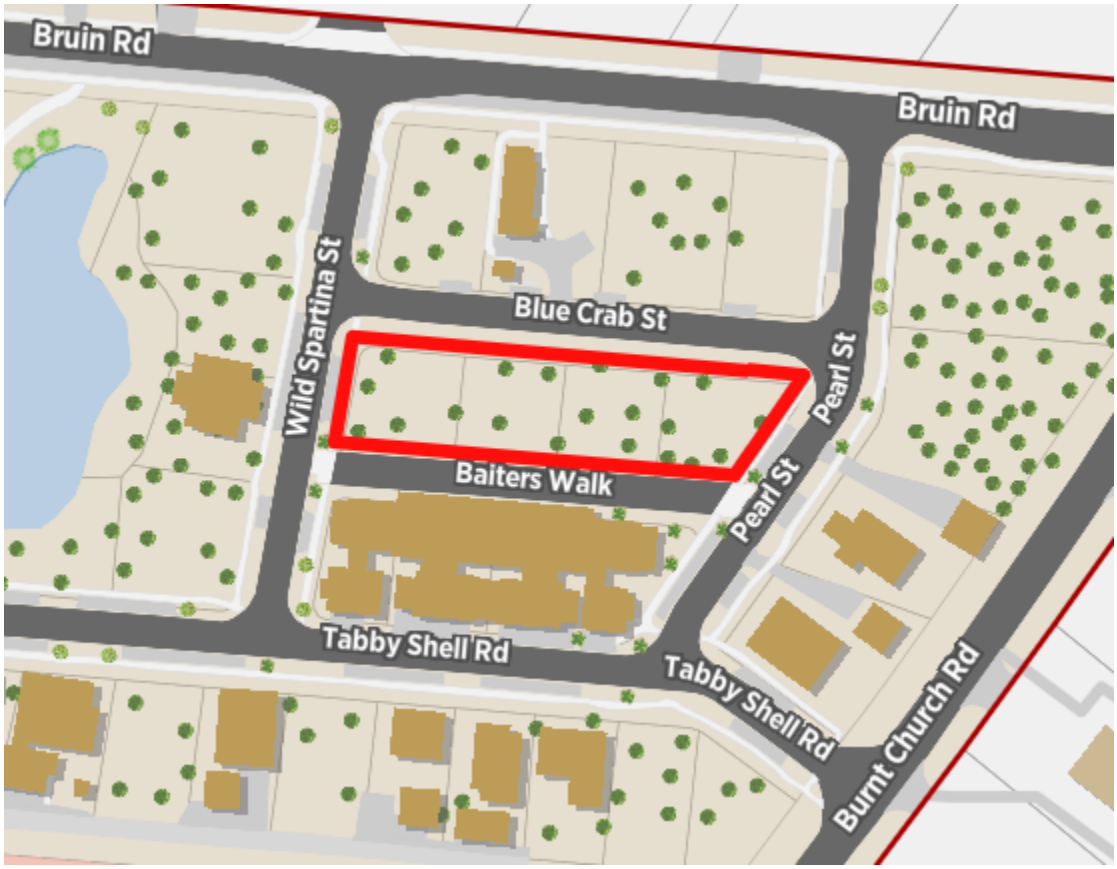
The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

VICINITY MAP

BLUE CRAB STREET HOUSES

CERTIFICATE OF APPROPRIATENESS-HD



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Nov 9, 2025

Lot 51, 4 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval with conditions for the planned single-family residence to be built on lot 51, 4 Blue Crab Plans within the following files titled below are the basis for these comments:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 51_exterior fixtures.pdf

2025.12.04 Lot 51_Garage Door Cutsheet.pdf

2025.12.4_4 Blue Crab Street_ HARB Cover Letter.pdf

2025.12.4_Lot 51_4 Blue Crab Street _ HARB Final Drawings.pdf

120325 Lot 51 Blue Crab Street Final LS Development Plans.pdf

Lot 51_Blue Crab_Final HARB_Color Board.pdf

This approval is based upon the following items of clarification:

- Per UDO, Shutters must be made from “sturdy wood”. Composite shutters are not permitted
- If gutters are installed, downspouts should terminate at French drains.
- On the base of the garage, water table trim matching the main house is required.

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

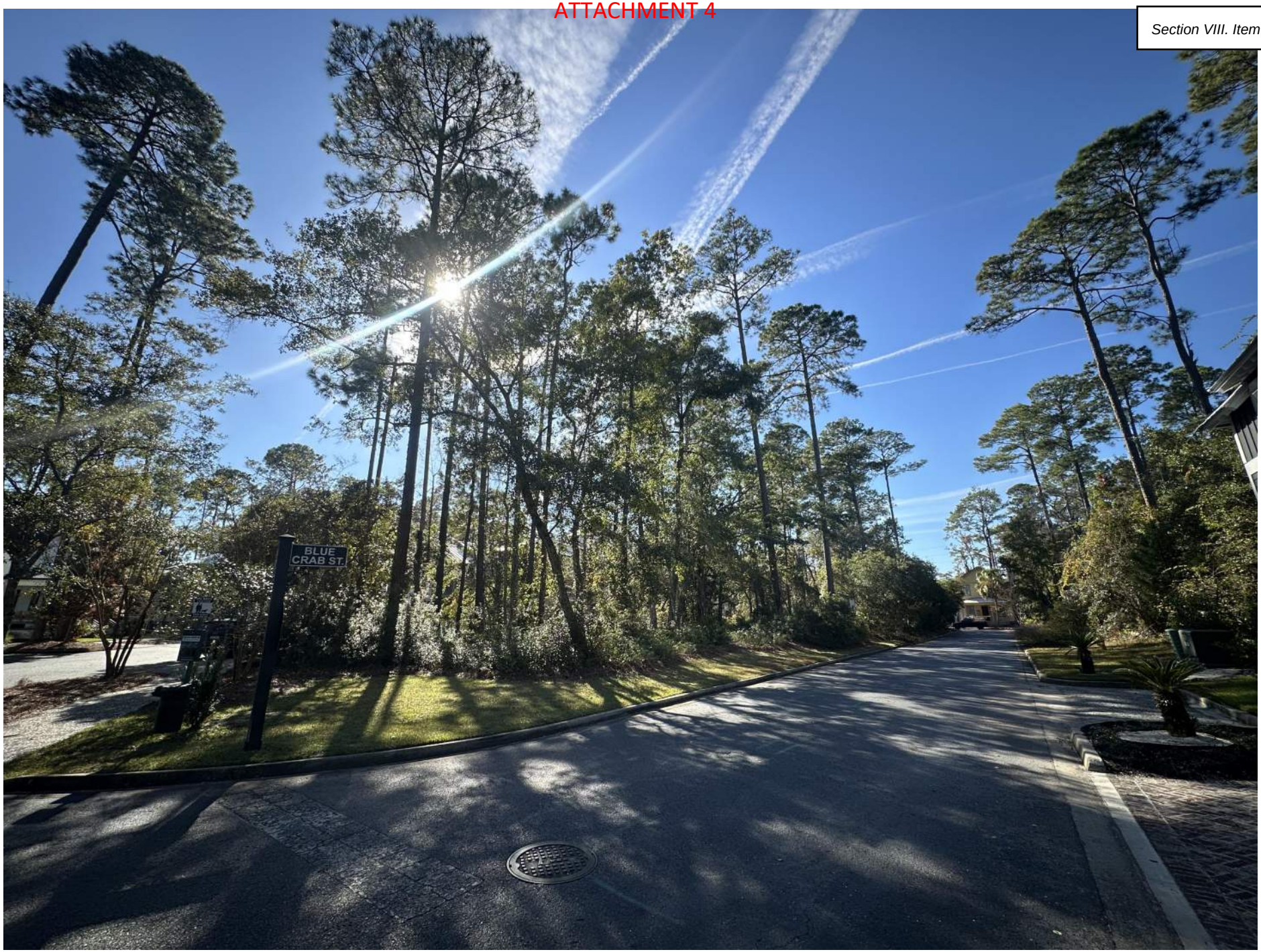
We are sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton


WILD
SPARTINA ST.


BLUE
CRAB ST.





LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51- 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

THESE DRAWINGS ARE THE PROPERTY OF COURT ATKINS GROUP AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF COURT ATKINS GROUP





PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

COURT ATKINS GROUP

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32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

COMPOSITE PLANS
LOTS 49-52



FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

December 10, 2025

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40

Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

ISSUED FOR HPC REVIEW

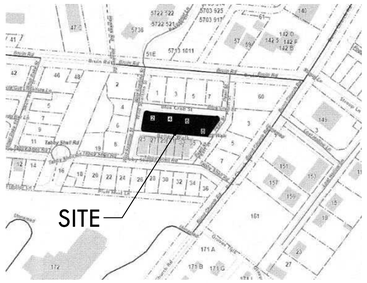
LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES
A1.0	SITE PLAN
A1.1	MOBILIZATION PLAN
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A3.3	BUILDING 3D VIEWS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,486 sq.ft.
Covered and Enclosed:	488 sq.ft.
Second Floor	
Heated and Cooled:	1,374 sq.ft.
Covered and Enclosed:	498 sq.ft.
Total Gross Area:	3,846 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	344 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	884 sq.ft.



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 50 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B
III-A III-B IV V-A V-B

MIXED CONSTRUCTION:	Yes _____	No X Type _____
SPRINKLERED:	Yes _____	No X
FIRE DISTRICT:	Yes _____	No X
BUILDING HEIGHT:	33'-1" A.F.F.	Number of Stories: 2
MEZZANINE:	Yes _____	No X
HIGH RISE:	Yes _____	No X

GENERAL NOTES:

NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCEDUNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'SREPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USEDFOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE,CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICEAND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECTS BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/ OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECTS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

ABBREVIATIONS

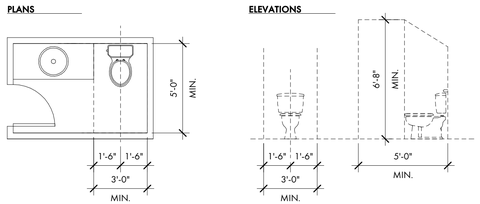
AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ASF	ABOVE SUBFLOOR
A/C	AIR CONDITIONER
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
A/V	AUDIO/VISUAL
BD	BOARD
BF	BI-FOLD
BLKG	BLOCKING
BLDG	BUILDING
B.O.	BOTTOM OF
BOD	BASIS OF DESIGN
BRG	BEARING
BTW	BETWEEN
CAB	CABINET
CANT	CANTILEVER
CEN	CENTER
CJ	CEILING JOIST
CL	CENTERLINE
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FIRST FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIX	FIXTURE
FIXT	FIXTURE
FLUOR	FLUORESCENT
FLR	FLOOR
FRZ	FREEZER
FRMG	FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDTIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
JST	JOIST
JNT	JOINT
KS	KNEE SPACE
LAM	LAMINATE
LL	LIVE LOAD
LT	LIGHT
LIN	LINEN
MA	MASONITE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PEMB	PRE-ENGINEERED METAL BLDG
PL	PLATE
PNL	PANEL
PNT	PAINT
PR	PAIR
PT	PRESSURE TREATED
PVC	POLYVINLYCHLORIDE
PVMT	PAVEMENT
PLY	PLYWOOD
PWDR	POWDER ROOM
R	RISER
R & S	ROD & SHELF
RAG	RETURN AIR GRILL
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
RV	RIDGE VENT
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE FEET
STD	STANDARD
STL	STEEL
STOR	STORAGE
SYS	SYSTEM
T	TREAD
T.B.D.	TO BE DETERMINED
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
T.O.	TOP OF
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCOUNTER
UNFIN	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VER	VERIFY
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
W/D	WASHER-DRYER
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

REFERENCE SYMBOLS

- EXTERIOR ELEVATION SYMBOL (1 / A3.0)
- INTERIOR ELEVATION SYMBOL (1 / A7.0)
- BUILDING SECTION (1 / A4.0)
- WALL SECTION (1 / A5.0)
- DETAIL SECTION CALLOUT (1 / A5.0)
- ENLARGED PLAN/ DETAIL CALLOUT (1 / A5.0)
- COLUMN GRID REFERENCE (A)
- LEVEL/ELEVATION REFERENCE (LEVEL 1, 100' - 0")
- ROOM TAG (ROOM NAME, 101)
- WINDOW TAG (X)
- DOOR TAG (101.1)
- REVISION CLOUD & TAG (1)

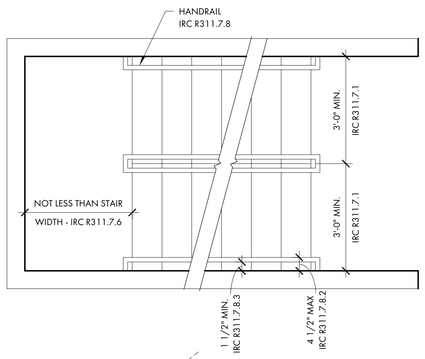
TYP. RESTROOM CLEARANCES

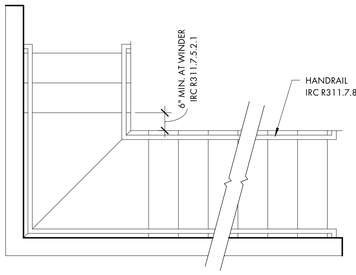
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS

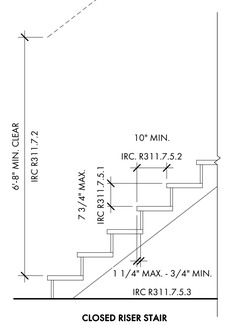


STAIR CRITERIA

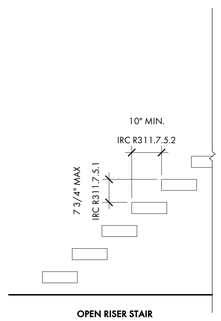
MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES



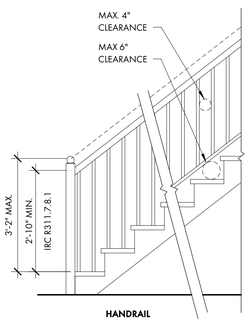




CLOSED RISER STAIR



OPEN RISER STAIR



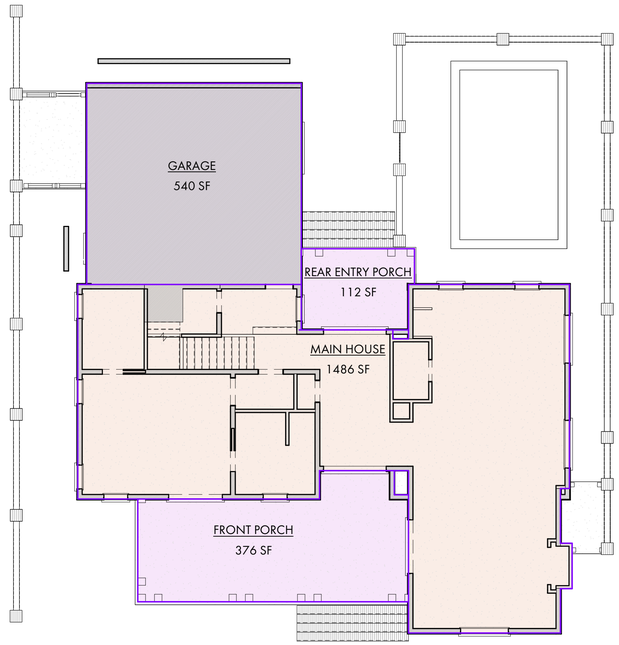
HANDRAIL

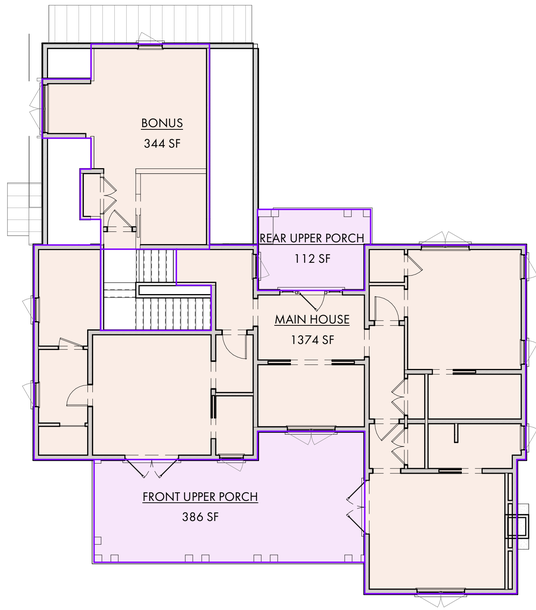
MAIN HOUSE TOTAL SF

First Floor		
	Heated and Cooled:	1,486 sq.ft.
	Covered and Enclosed:	488 sq.ft.
Second Floor		
	Heated and Cooled:	1,374 sq.ft.
	Covered and Enclosed:	498 sq.ft.
	Total Gross Area:	3,846 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	344 sq.ft.
Garage-Covered and Enclosed:	540 sq.ft.
Total Gross Area:	884 sq.ft.





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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES

A0.1

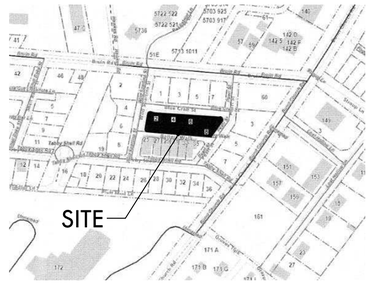
LEGEND

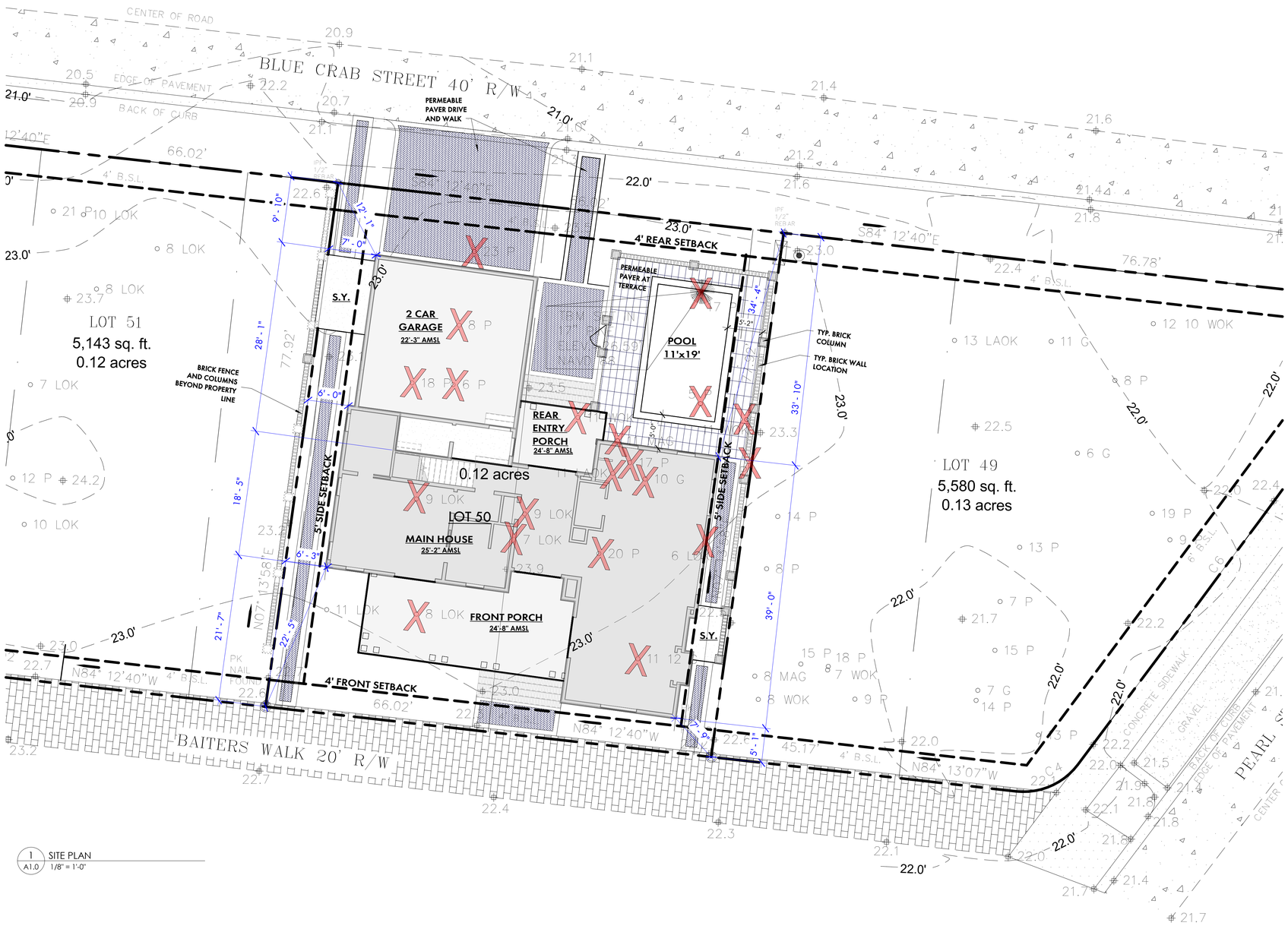
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- CONTOUR LINES
- XFMER - TRANSFORMER
- WATER LATERAL
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE
- PROPANE TANK

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119





1 SITE PLAN
A1.0 1/8" = 1'-0"

SITE PLAN CALCS:

TOTAL LOT AREA	5,143SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,548 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	385 SQ. FT.
BRICK WALKS (IMPERVIOUS)	153 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	599 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,685 SQ. FT.
IMPERVIOUS TO LOT RATIO	63%

SITE PLAN NOTES:

OWNER TO PROVIDE TREE AND TOPOGRAPHIC SURVEY W/ FLOOD PLAIN INFORMATION UNDER SEPARATE COVER.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GRADING INFORMATION IS INCLUDED FOR SCHEMATIC REFERENCE ONLY. LANDSCAPE ARCHITECT TO PROVIDE GRADING AND DRAINAGE PLANS IN ACCORDANCE WITH NEIGHBORHOOD GUIDELINES.

SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE. G.C. TO COORDINATE ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

TREE BARRICADE PROCEDURES:
ALL TREES TO BE PROTECTED WITH A 5'-0" HIGH FENCE FRAMED WITH 2x4'S AND ORANGE PROTECTION MATERIAL (ALL TREES WHERE BARRICADING IS INDICATED).

SEE LANDSCAPE PLANS FOR FINAL:
- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

TREE LEGEND

WHIOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY

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SITE PLAN

A1.0

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- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT ELEVATION SHOTS
- 12' - CONTOUR LINES
- - XFMER - TRANSFORMER
- - WATER LATERAL
- - WATER METER
- - IRRIGATION CONTROL VALVE
- - FIRE HYDRANT
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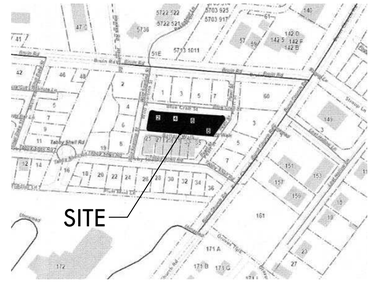
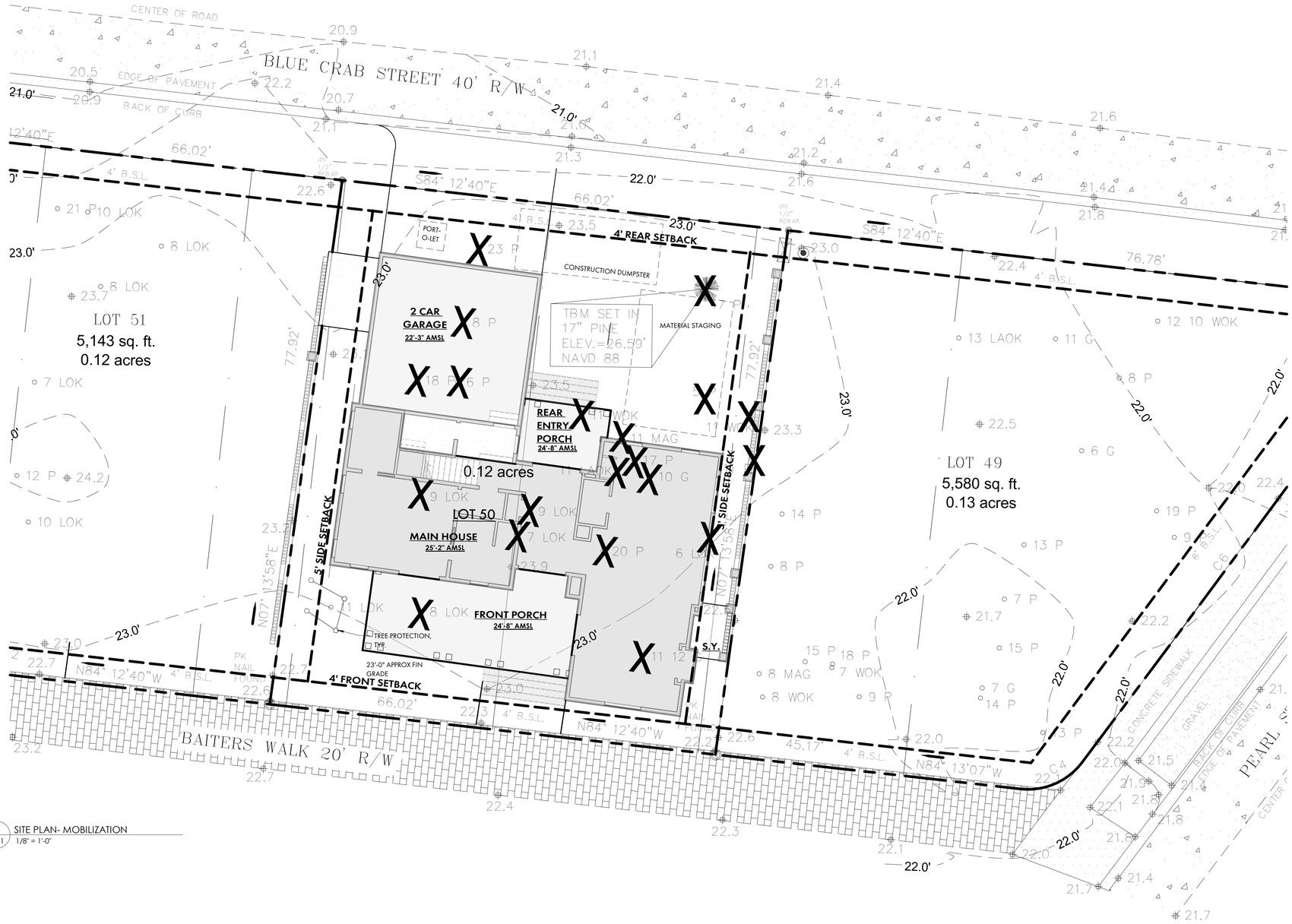


TREE LEGEND

WHIOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY



1 / A1.1 SITE PLAN- MOBILIZATION
1/8" = 1'-0"

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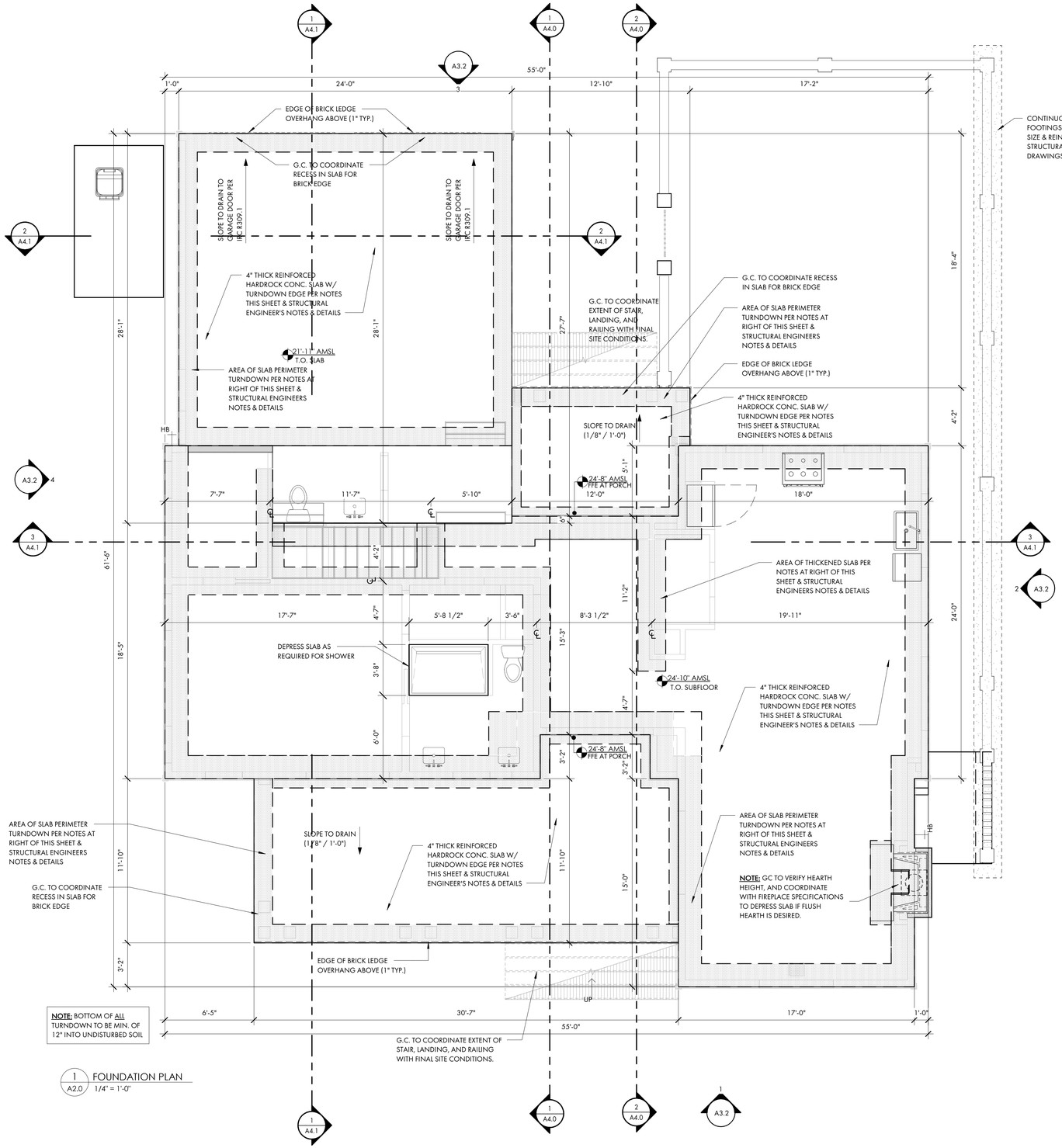
SHEET TITLE

MOBILIZATION PLAN

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
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DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERCEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

AT ALL RETAINING/FOUNDATION WALL LOCATIONS WITH FILL, WALLS TO BE CMU WITH BITUMINOUS COATING AND VERTICAL DRAINAGE MAT (ENKADRAIN) ON THE DIRT SIDE, GRAVEL BASE, AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/DRAINAGE TO EXTERIOR OF RETAINING WALL.

TYPICAL THICKENED SLAB:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

TYPICAL PIERCED BRICK LANDSCAPE WALL:
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4

NOTE: ALL TOP OF WALL NOTES ARE TO THE TOP OF BLOCK WALLS, U.N.O. (SEE DETAILS FOR FINISHES)

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

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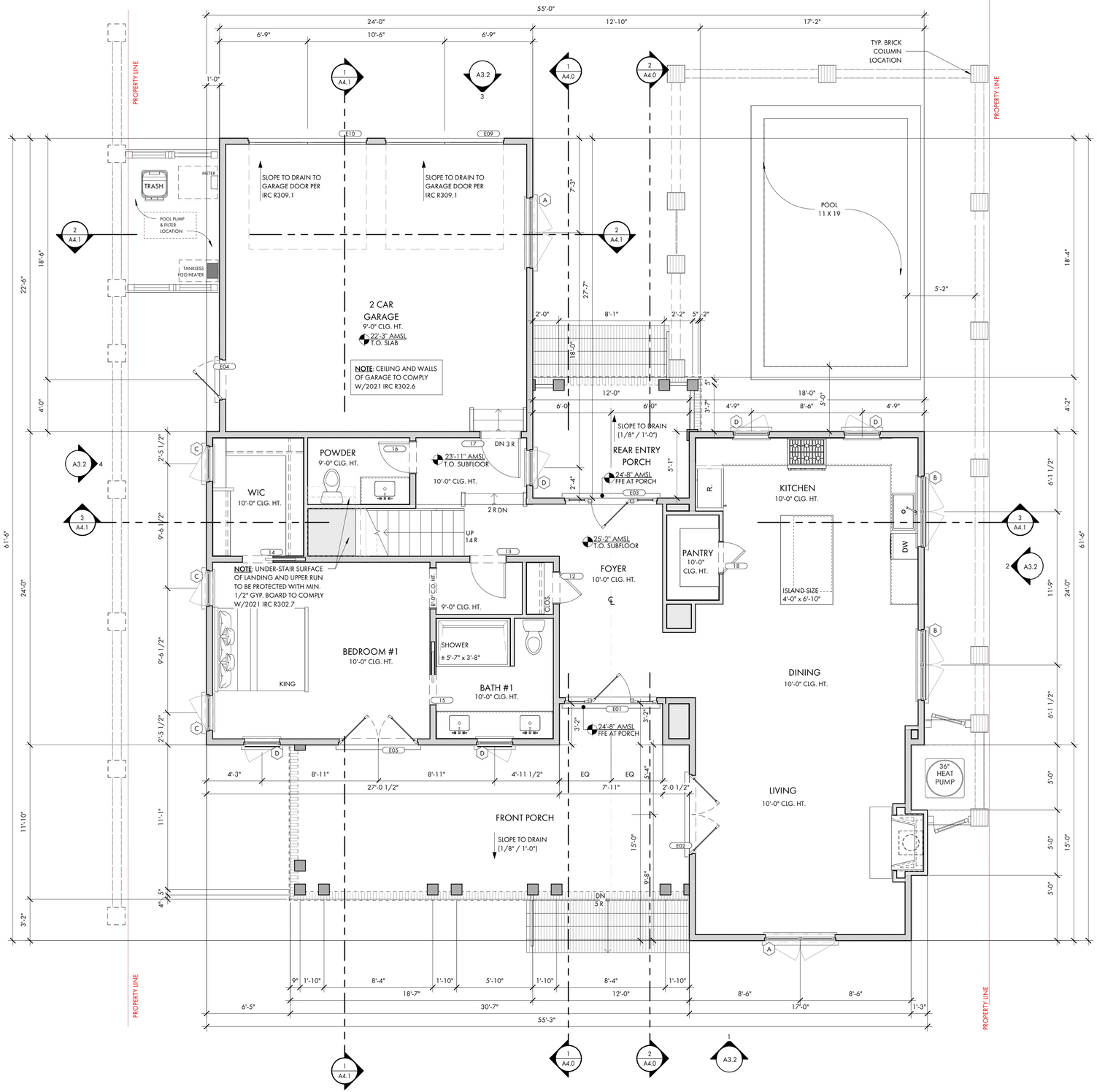
SHEET TITLE

FOUNDATION PLAN

A2.0



1 A2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:
G.C./ OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

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INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN. SEE STRUCTURAL ENG. DOC'S. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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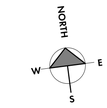
FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD



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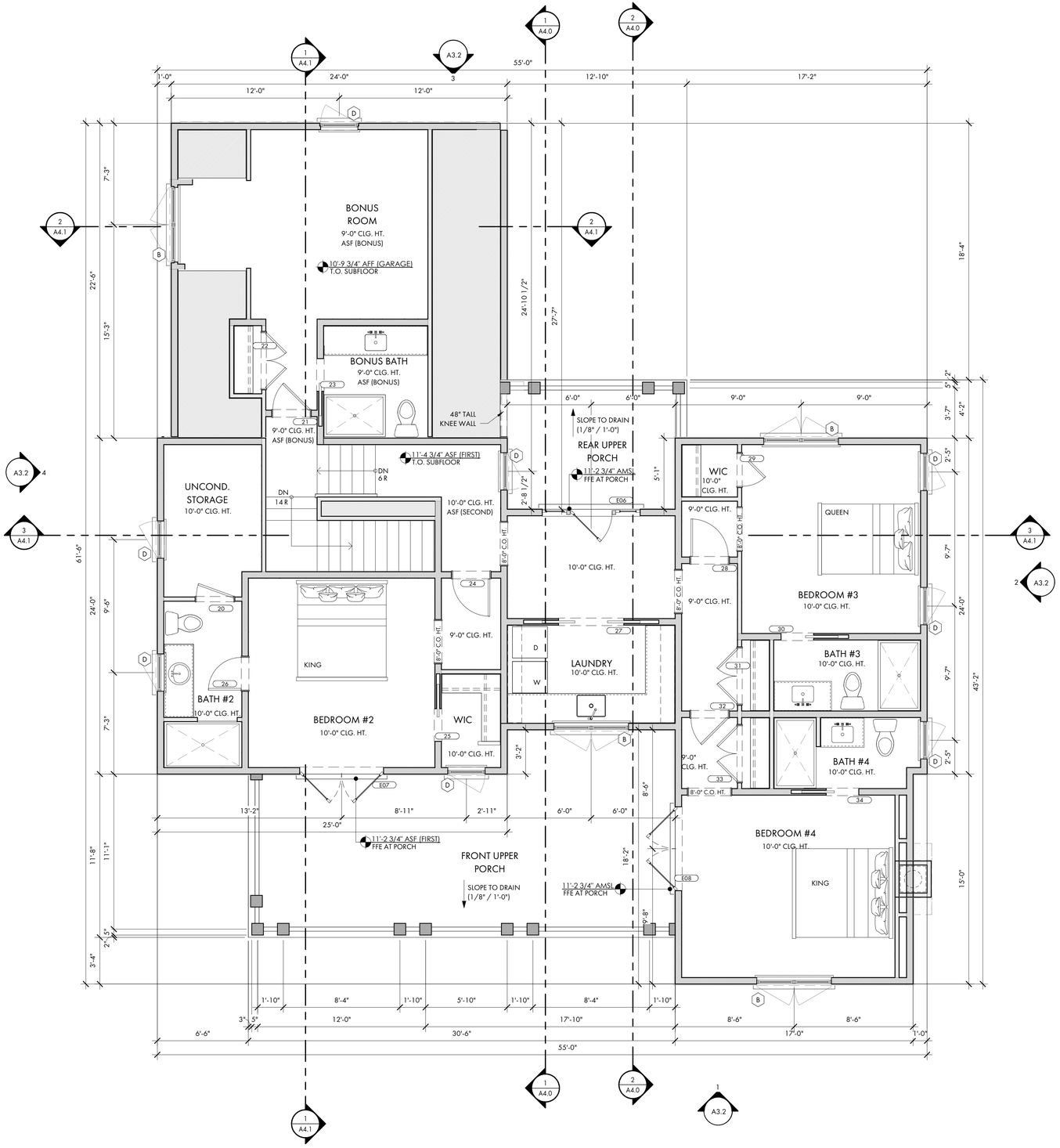
SHEET TITLE

FIRST FLOOR PLAN

A2.1



1 SECOND FLOOR PLAN
A2.2 1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
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2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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25-072

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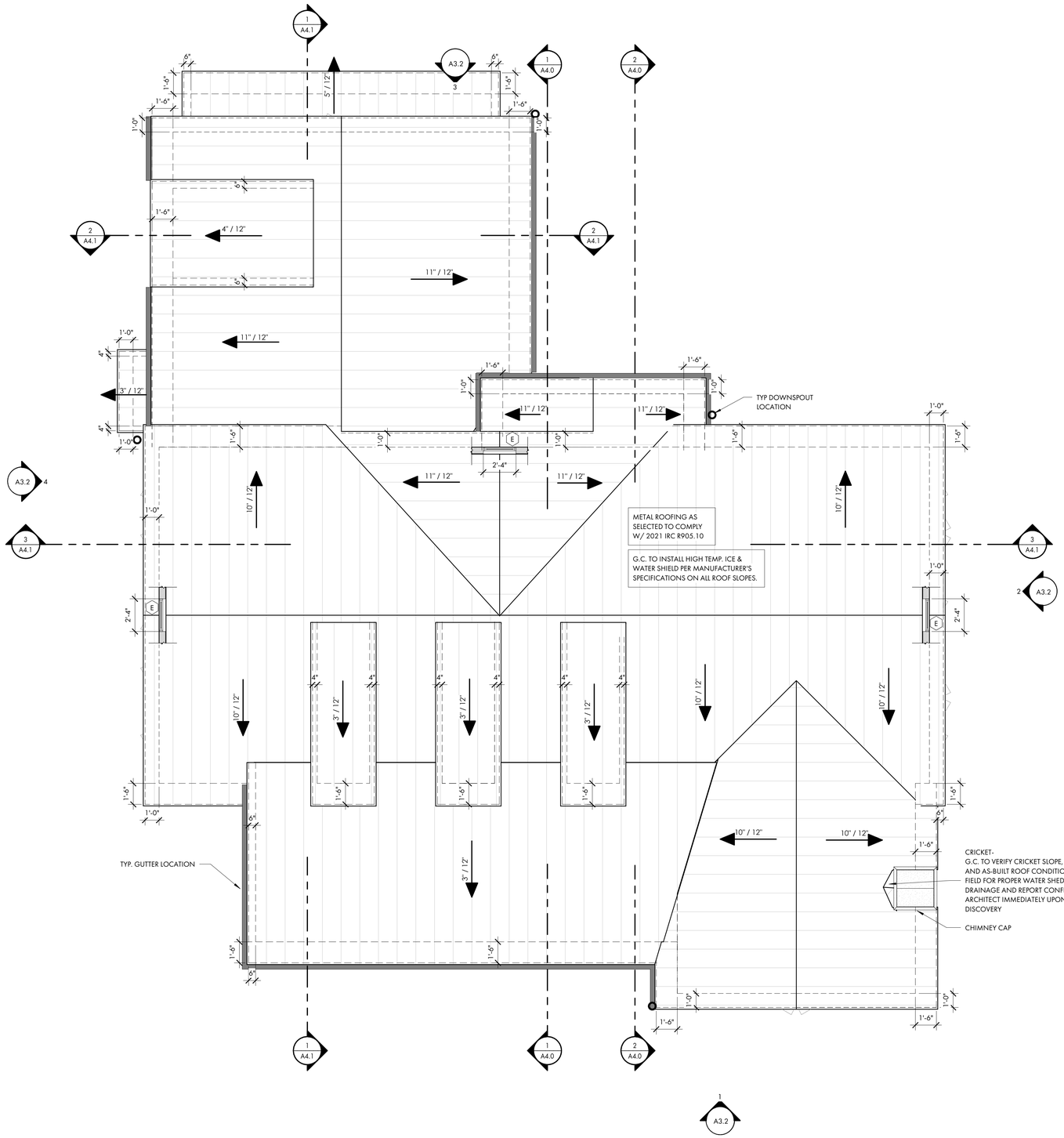
SHEET TITLE

SECOND FLOOR PLAN

A2.2



1 A2.3 ROOF PLAN
1/4" = 1'-0"

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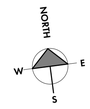
FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD



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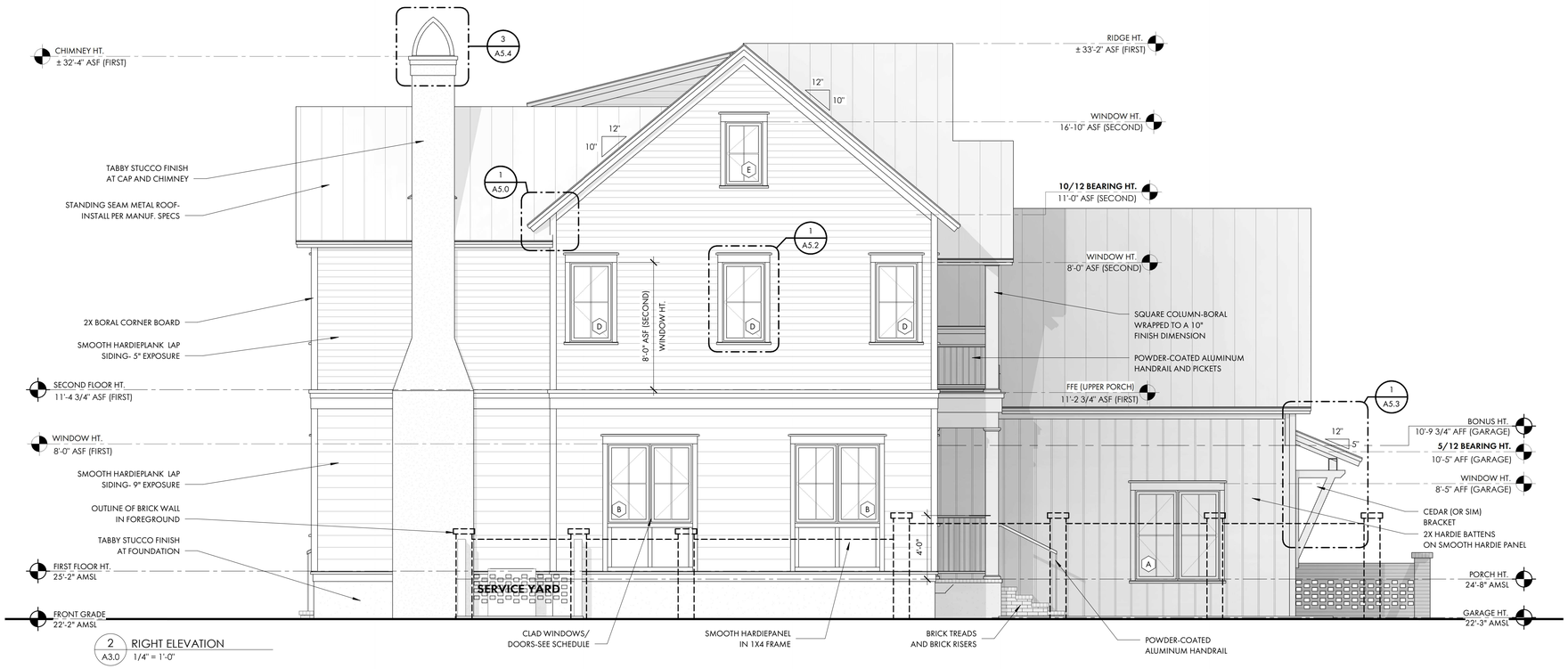
SHEET TITLE

ROOF PLAN

A2.3



1 A3.0 FRONT ELEVATION
1/4" = 1'-0"



2 A3.0 RIGHT ELEVATION
1/4" = 1'-0"

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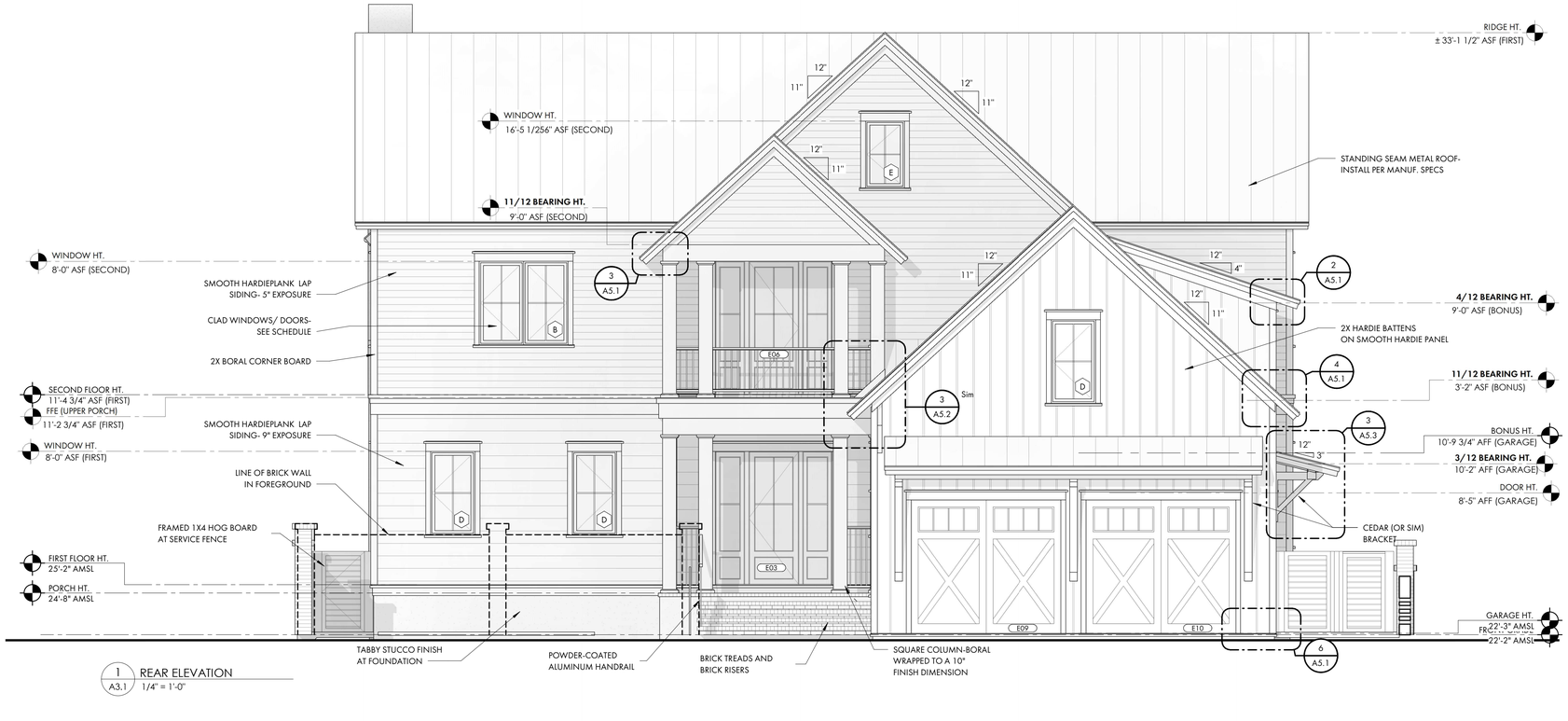
SHEET TITLE

BUILDING ELEVATIONS

A3.0



1 A3.1 REAR ELEVATION
1/4" = 1'-0"



2 A3.1 LEFT ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

A3.1



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS WITH BRICK FENCE

A3.2





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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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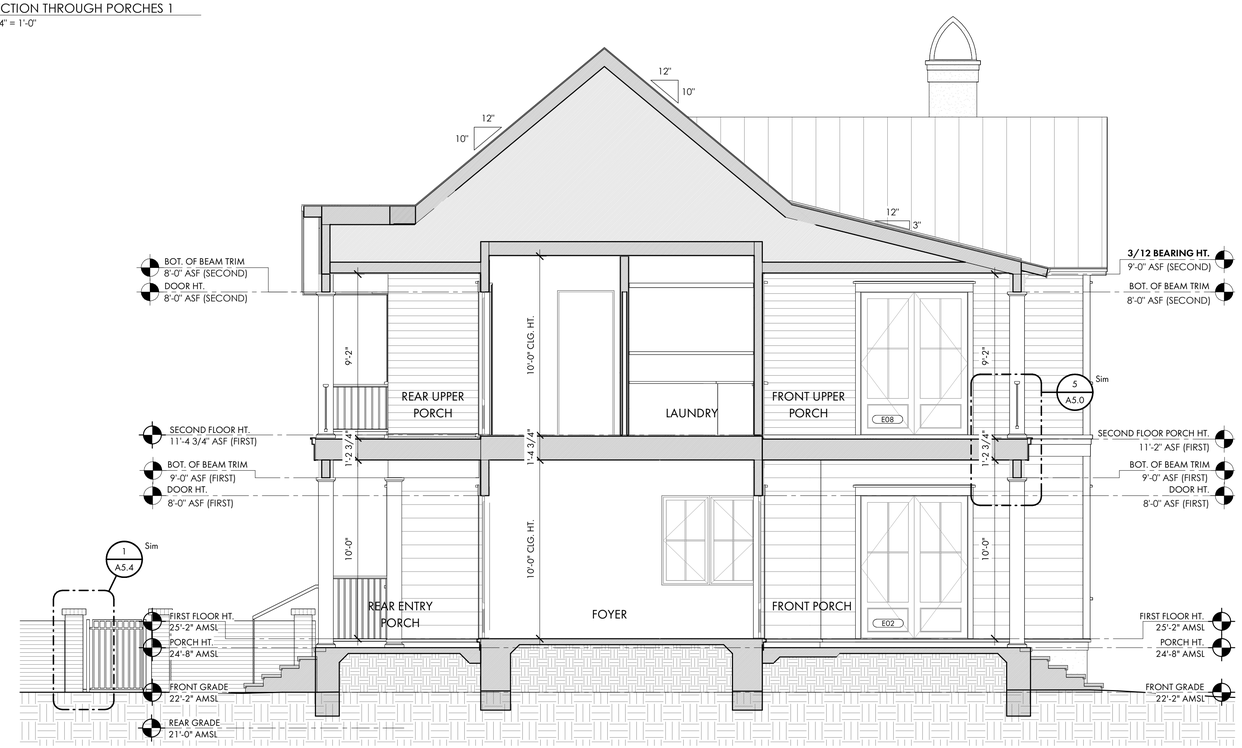
SHEET TITLE

BUILDING 3D VIEWS

A3.3



1 A4.0 SECTION THROUGH PORCHES 1
1/4" = 1'-0"



2 A4.0 SECTION THROUGH PORCHES 2
1/4" = 1'-0"

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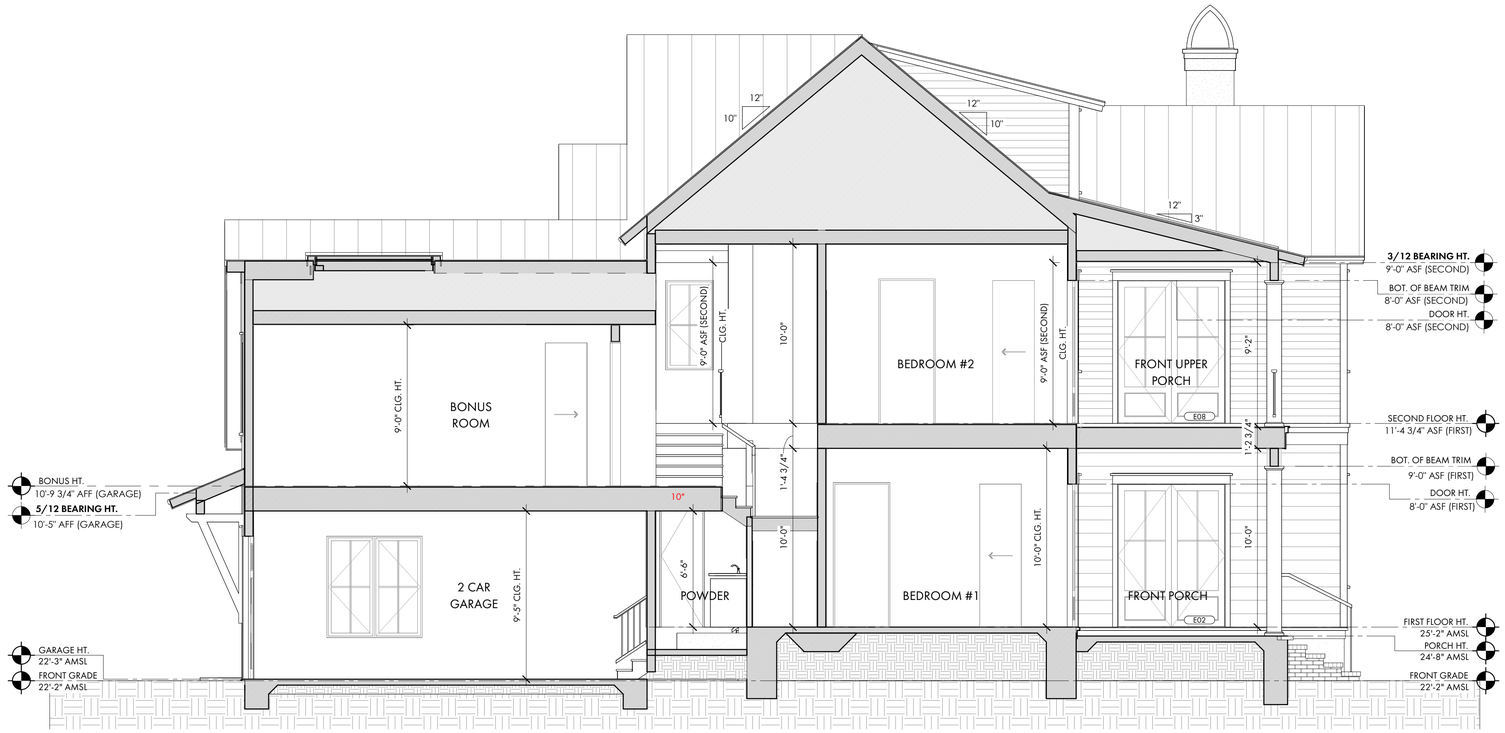
BUILDING SECTIONS

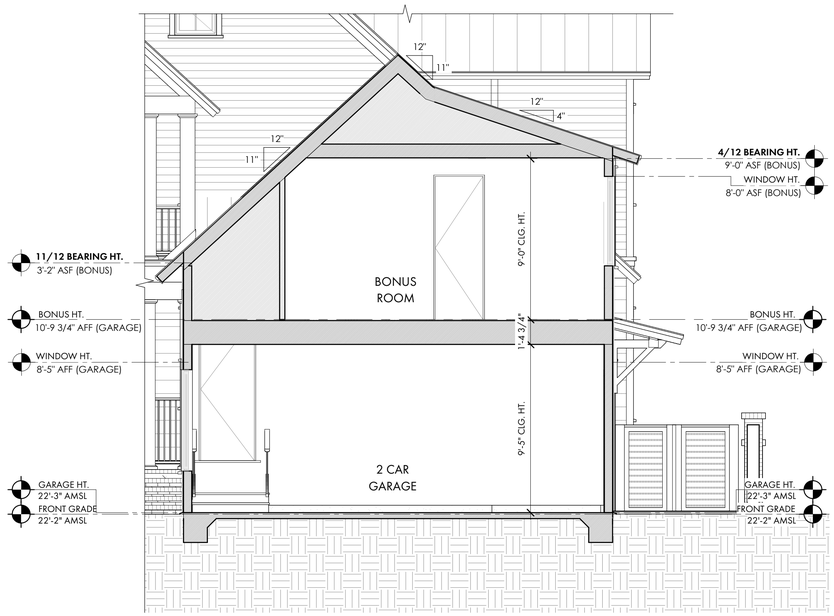
A4.0



1 SECTION AT GARAGE
A4.1 1/4" = 1'-0"



3 SECTION THROUGH STAIR
A4.1 1/4" = 1'-0"



2 SECTION THROUGH DORMER
A4.1 1/4" = 1'-0"

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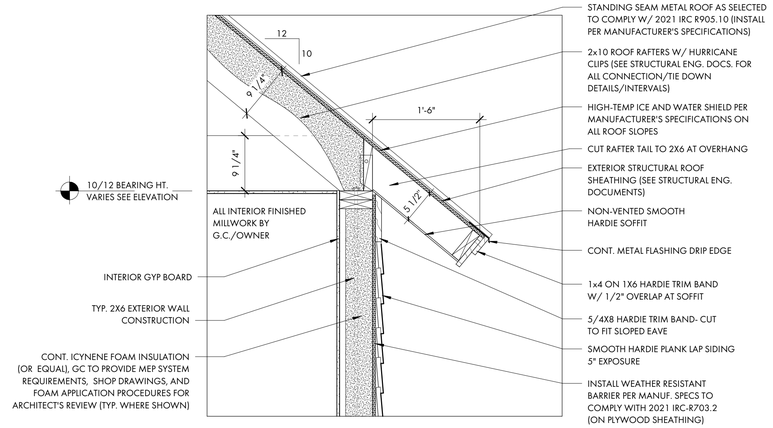
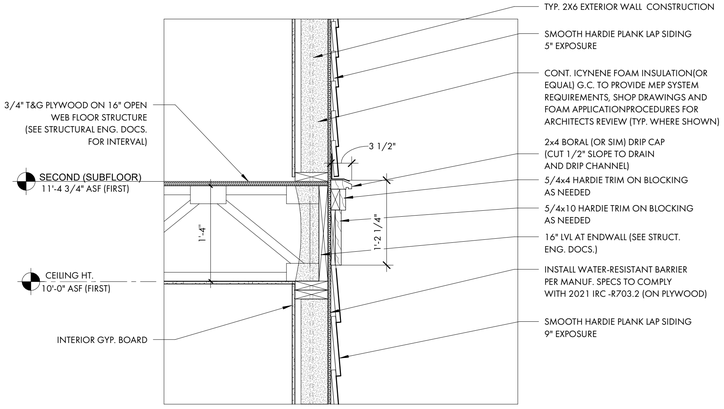
BUILDING SECTIONS

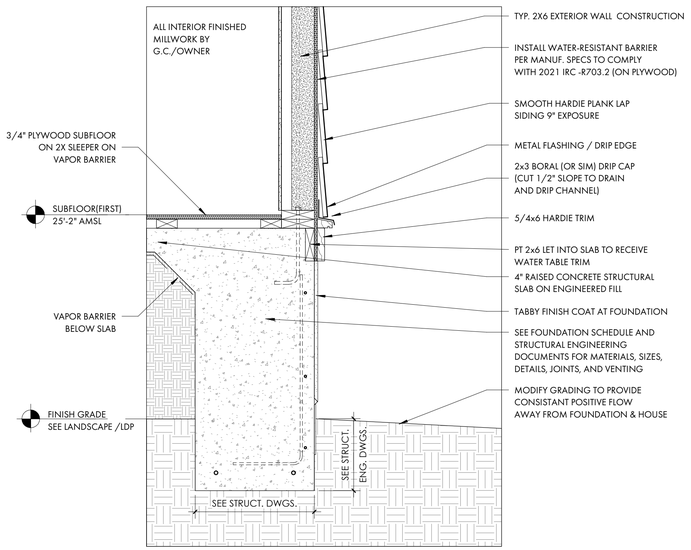
A4.1



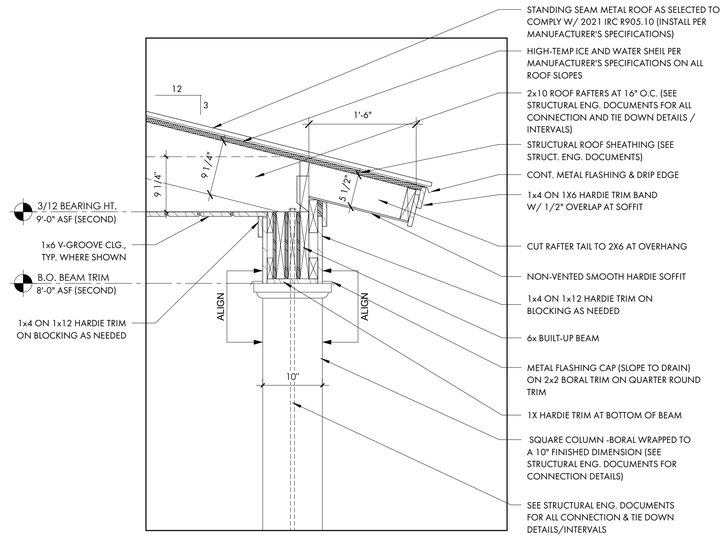
1 A5.0 TYP. 10/12 ROOF EAVE DETAIL
1" = 1'-0"



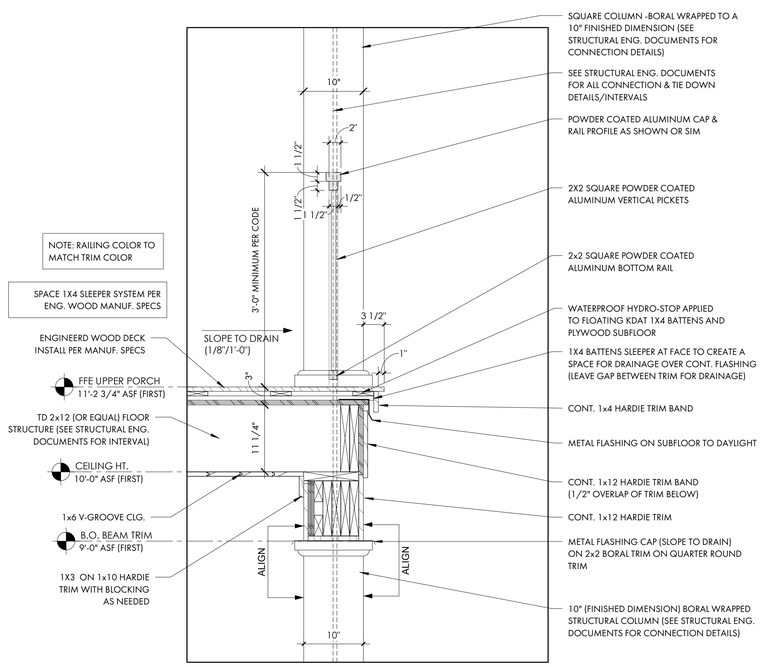
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



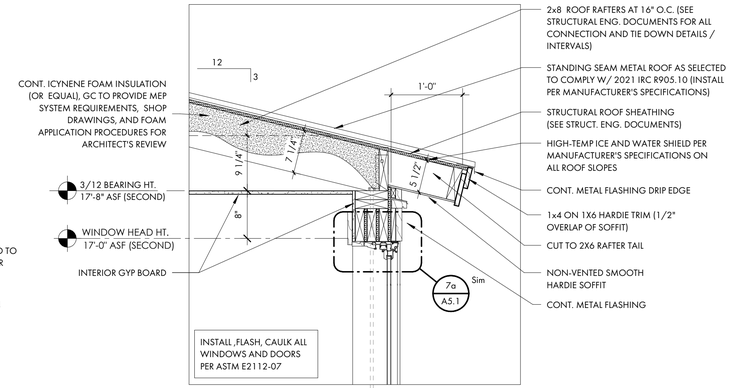
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



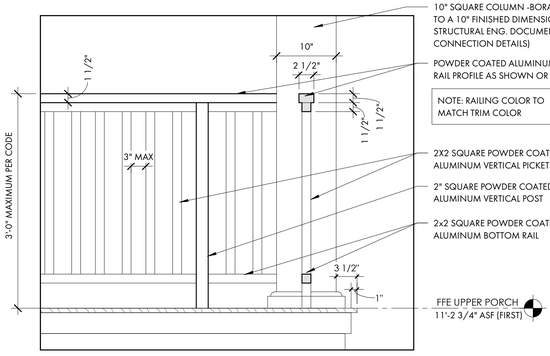
4 A5.0 3/12 PORCH EAVE DETAIL
1" = 1'-0"



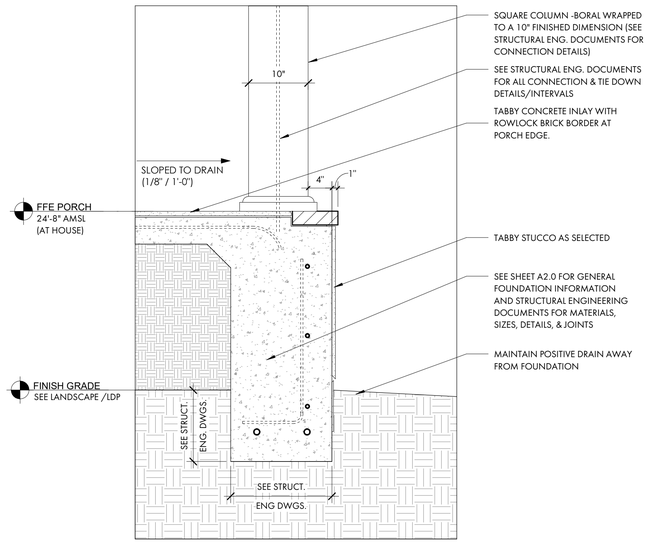
5 A5.0 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"



6 A5.0 3/12 DORMER EAVE DETAIL
1" = 1'-0"



7 A5.0 RAILING AND PICKET DETAIL
1" = 1'-0"



8 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

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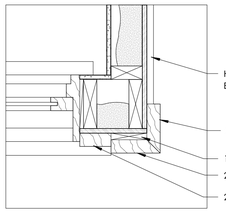
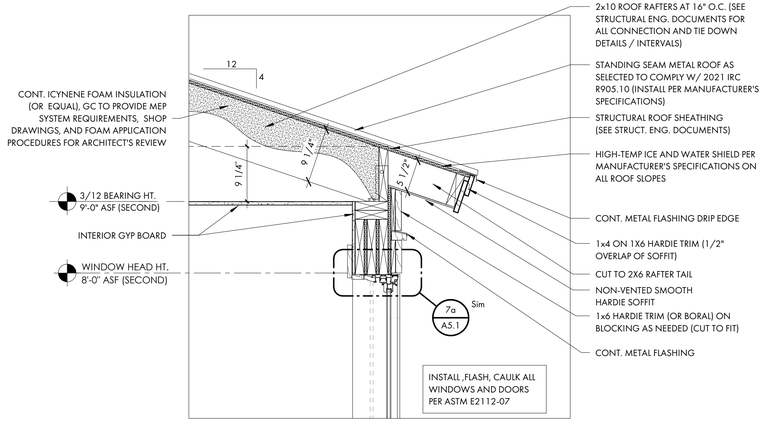
DETAILS

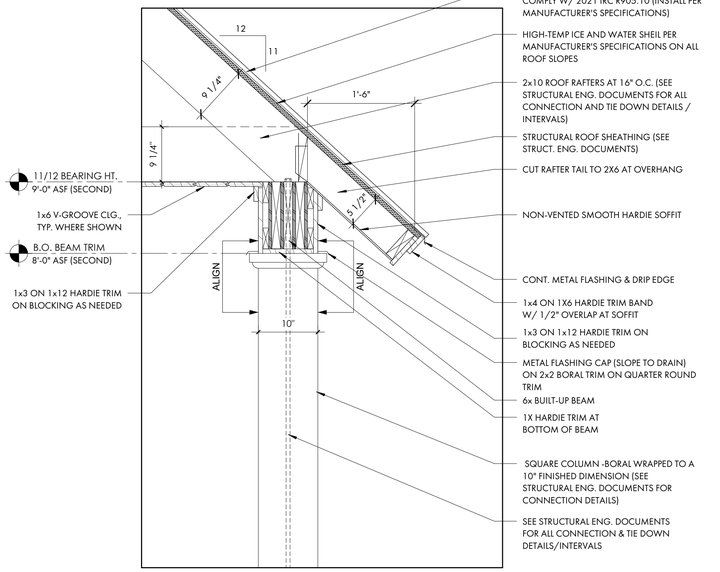
A5.0



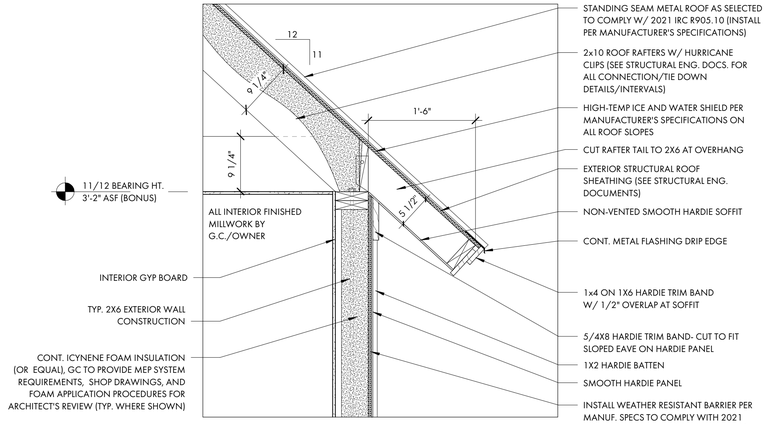
1 A5.1 DORMER CORNER DETAIL
1 1/2" = 1'-0"



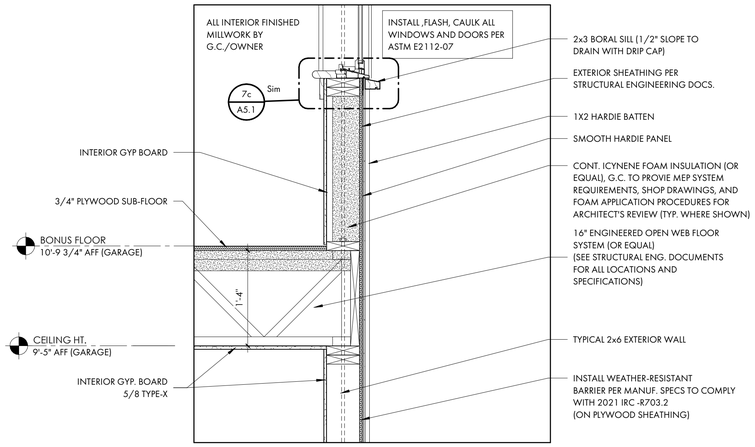
2 A5.1 4/12 DORMER EAVE DETAIL
1" = 1'-0"



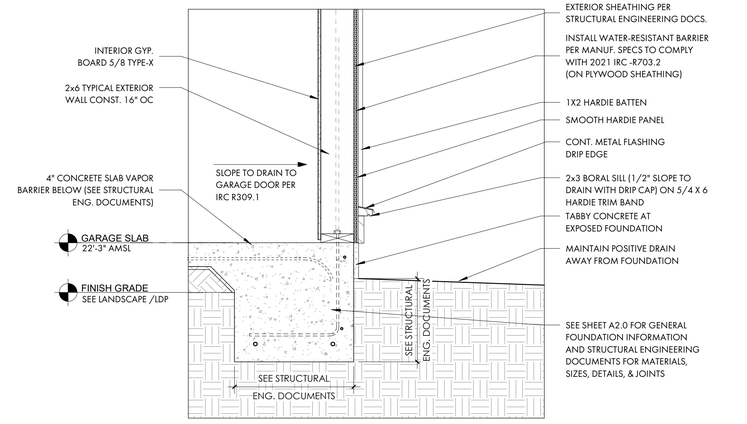
3 A5.1 11/12 PORCH EAVE DETAIL
1" = 1'-0"



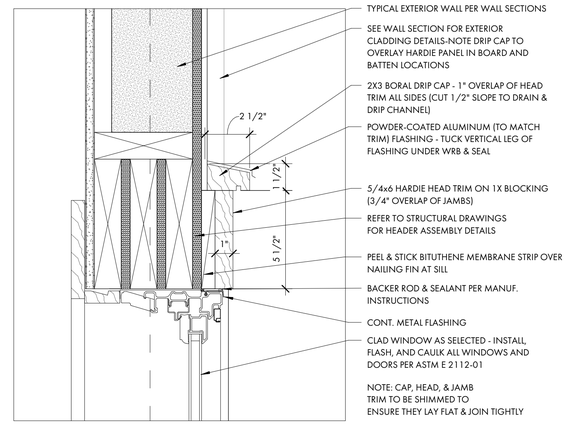
4 A5.1 TYP. 11/12 ROOF EAVE DETAIL
1" = 1'-0"



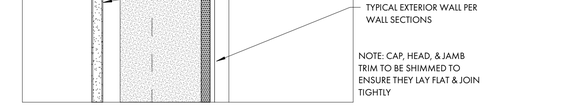
5 A5.1 TYP. BONUS FLOOR DETAIL
1" = 1'-0"



6 A5.1 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



7a A5.1 WINDOW HEAD DETAIL
3" = 1'-0"



7b A5.1 WINDOW JAMB DETAIL
3" = 1'-0"

7c A5.1 WINDOW SILL DETAIL
3" = 1'-0"

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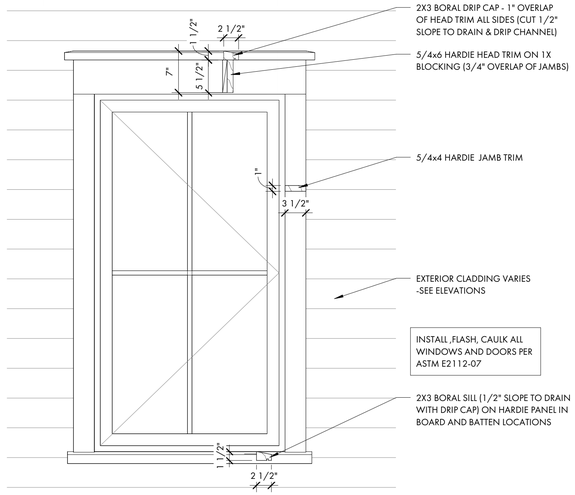
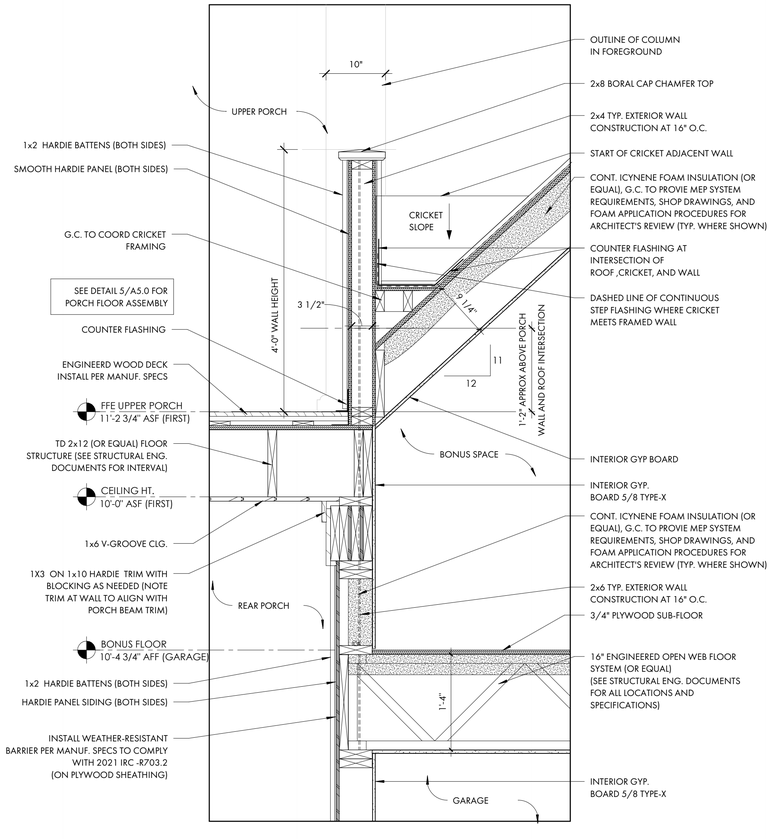
SHEET TITLE

DETAILS

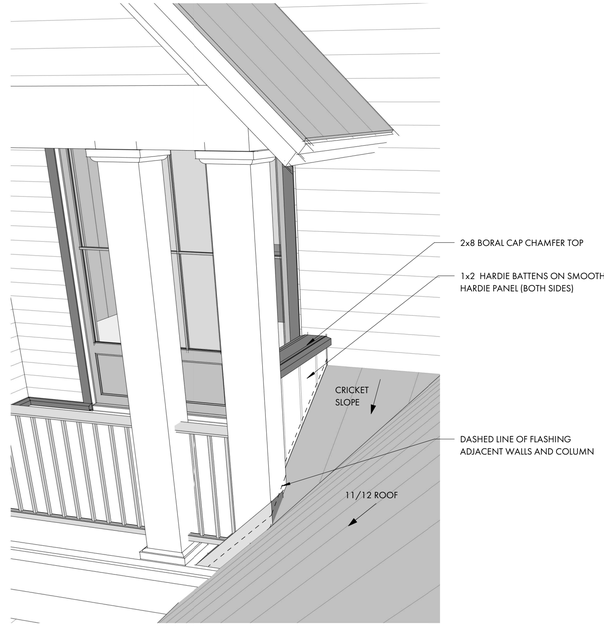
A5.1



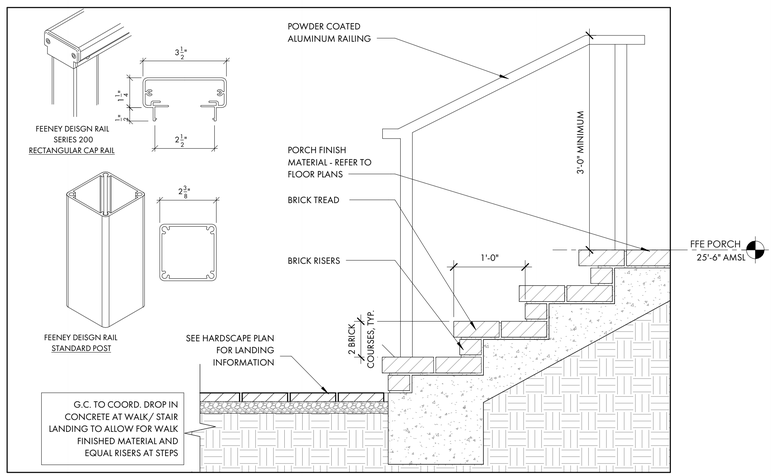
1 A5.2 WINDOW TRIM DETAIL
1" = 1'-0"



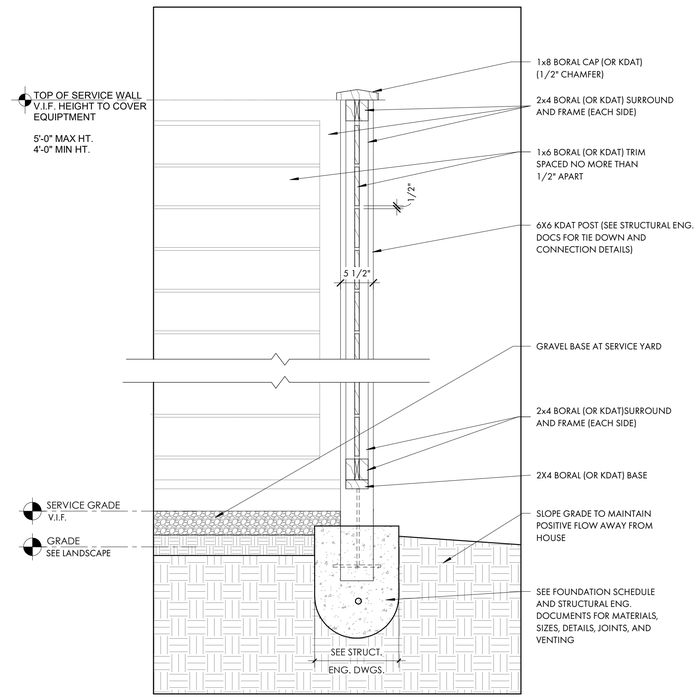
3 A5.2 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"



2 A5.2 TYP. PANEL BELOW WINDOW
1" = 1'-0"



4 A5.2 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



5 A5.2 HOG FENCE AT SERVICE YARD
1" = 1'-0"

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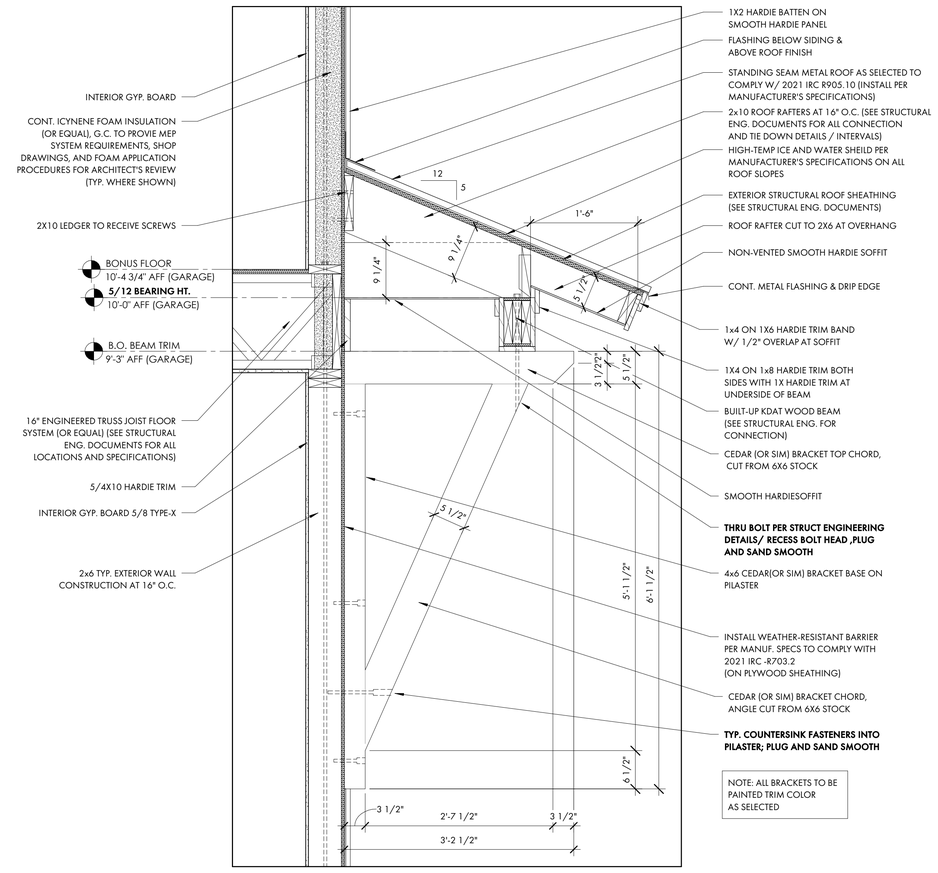
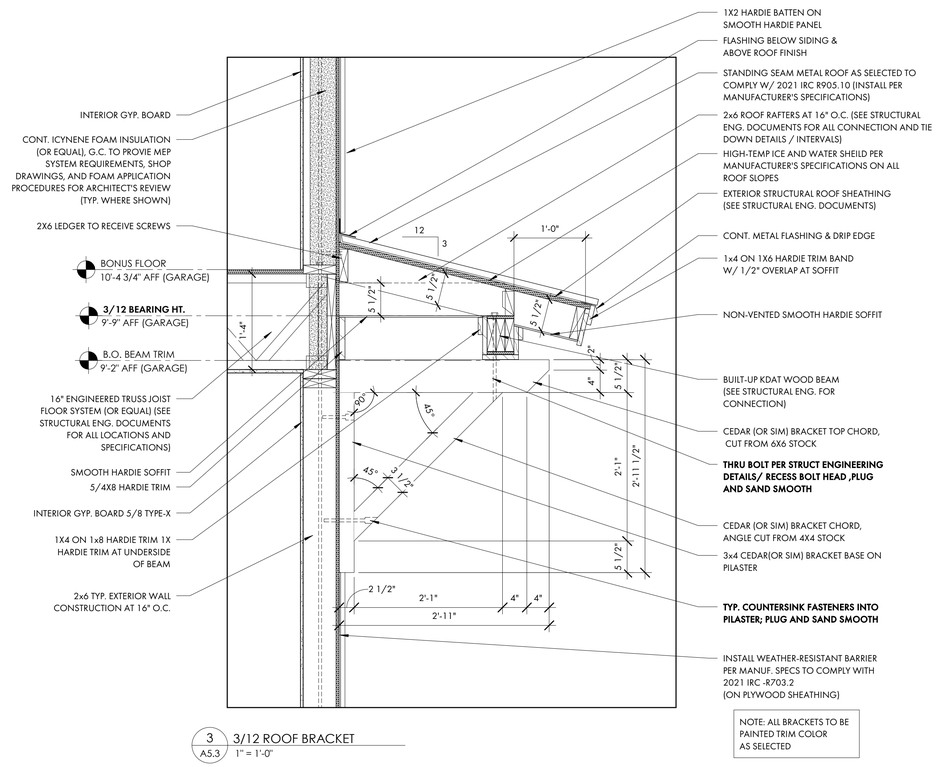
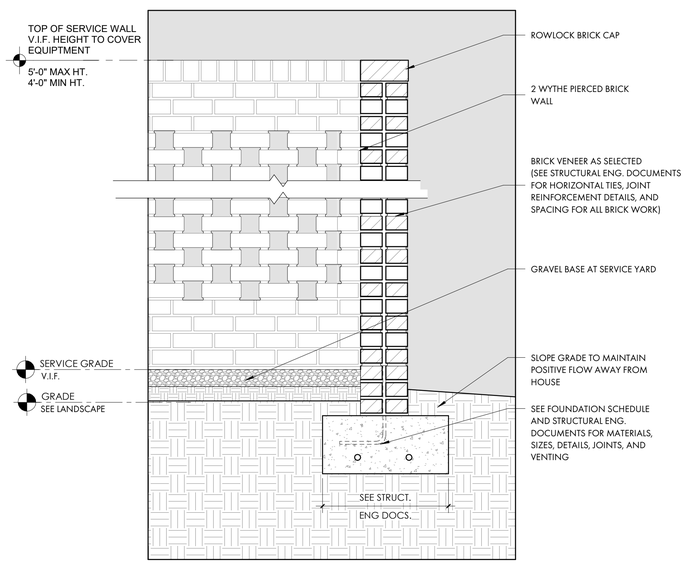
A5.2



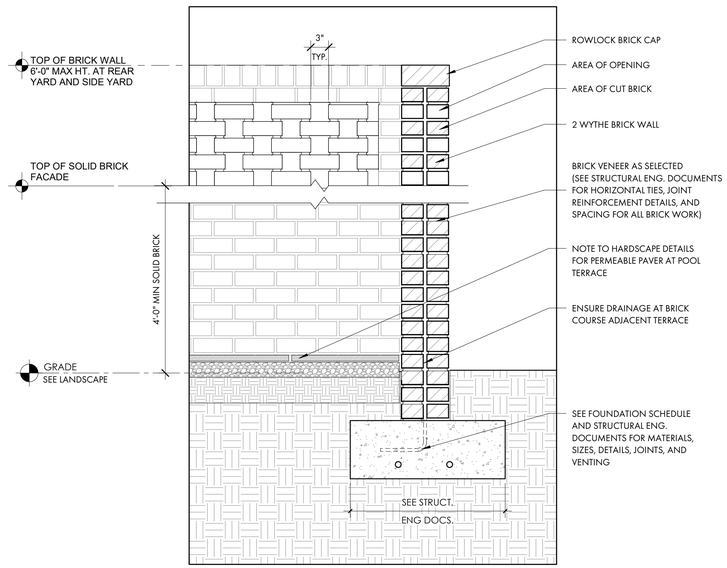
1 A5.3 5/12 ROOF BRACKET
1" = 1'-0"



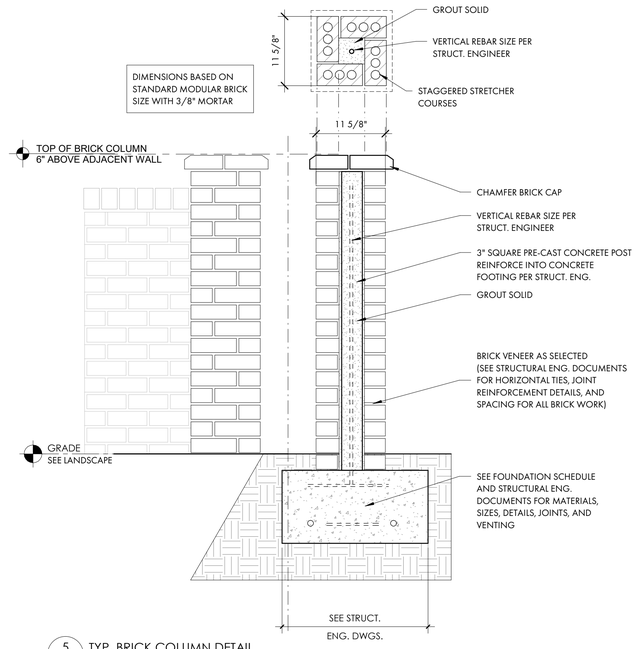
3 A5.3 3/12 ROOF BRACKET
1" = 1'-0"



2 A5.3 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



4 A5.3 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"



5 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"

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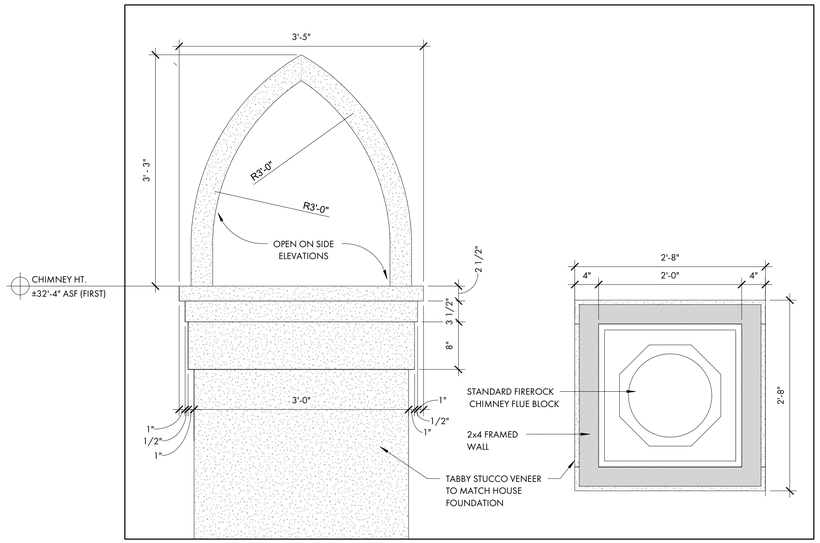
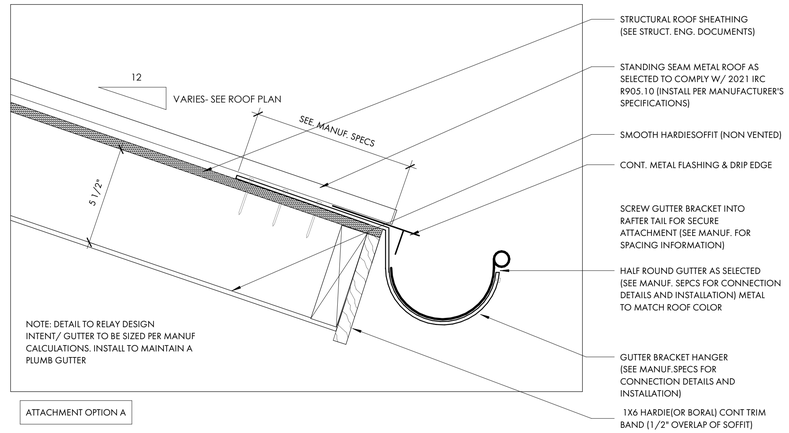
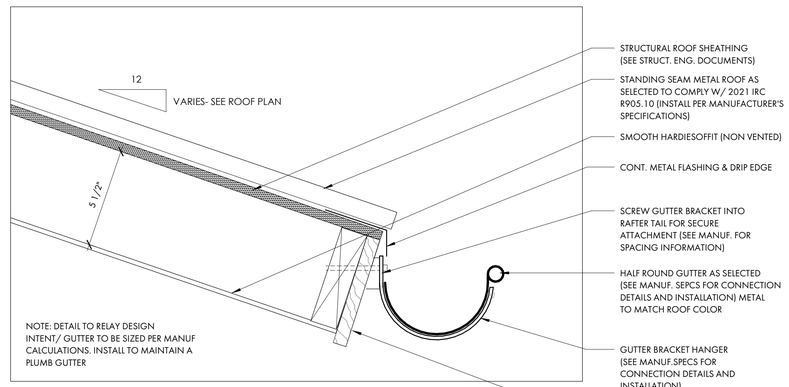
A5.3



3 A5.4 STUCCO CHIMNEY CAP
1" = 1'-0"



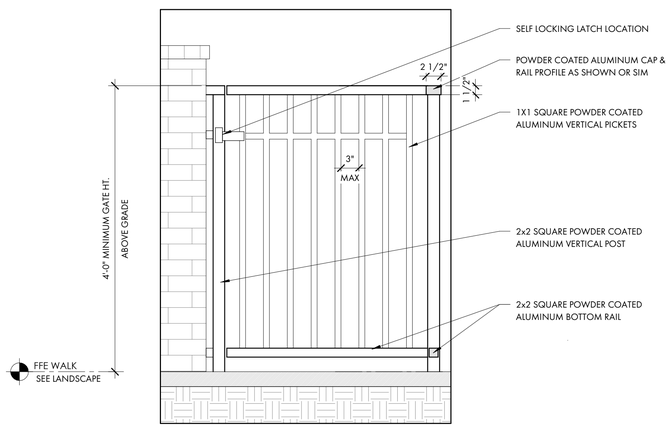
ATTACHMENT OPTION A



ATTACHMENT OPTION B

2 A5.4 TYP. GUTTER DETAIL
3" = 1'-0"

NOTE: GATE COLOR TO BE BRONZE



1 A5.4 GATE AT POOL ENCLOSURE
1" = 1'-0"

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Section VIII. Item #4.

LOT 50 - BLUE CRAB PRIVATE RESIDENCE

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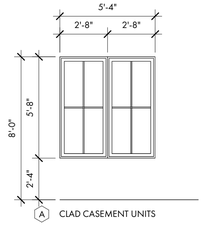
A5.4

CAG - WINDOW SCHEDULE							
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30							
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.							
Type Mark	Window Type	Description	Frame Opening		Design Pressure	Head Height	Comments
			Frame Width	Frame Height			
A	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	CLAD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"		8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	CLAD CASEMENT UNIT	2'-4" X 4'-0"	2'-4"	4'-0"		<varies>	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.; HEAD HT. VARIES

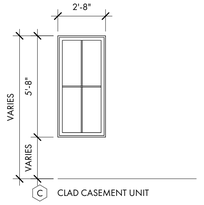
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.



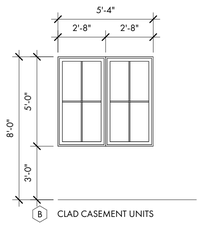
A CLAD CASEMENT UNITS

(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



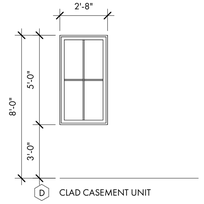
C CLAD CASEMENT UNIT

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



B CLAD CASEMENT UNITS

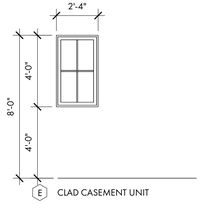
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



D CLAD CASEMENT UNIT

2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BONUS ROOM AND BEDROOM #3



E CLAD CASEMENT UNIT

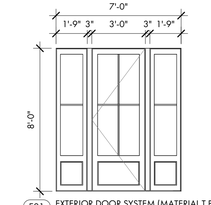
2'-4" x 4'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR
(PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

CAG - DOOR SCHEDULE - EXT.									
Mark	Door Type	Description	R.O.		Head Height	Thickness	Design Pressure	Energy Code	Type Comments
			Rough Width	Rough Height					
E01	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	EXTERIOR CLAD DOOR	3'-0" x 8'-0'	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E09	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	T.B.D.			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E10	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	T.B.D.			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
12	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
13	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
16	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
17	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. **20-MIN. FIRE-RATED DOOR**
18	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
32	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
33	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
34	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

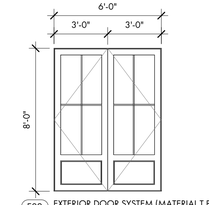
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



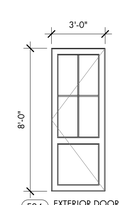
E01 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
INSWING DOOR
E03 3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



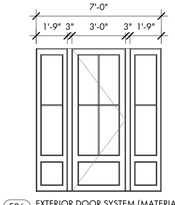
E02 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
E05 (2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
E07 SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
E08 MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



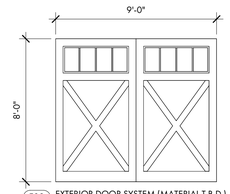
E04 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E06 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E08 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
GARAGE DOOR
E09 9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

COURT ATKINS GROUP

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

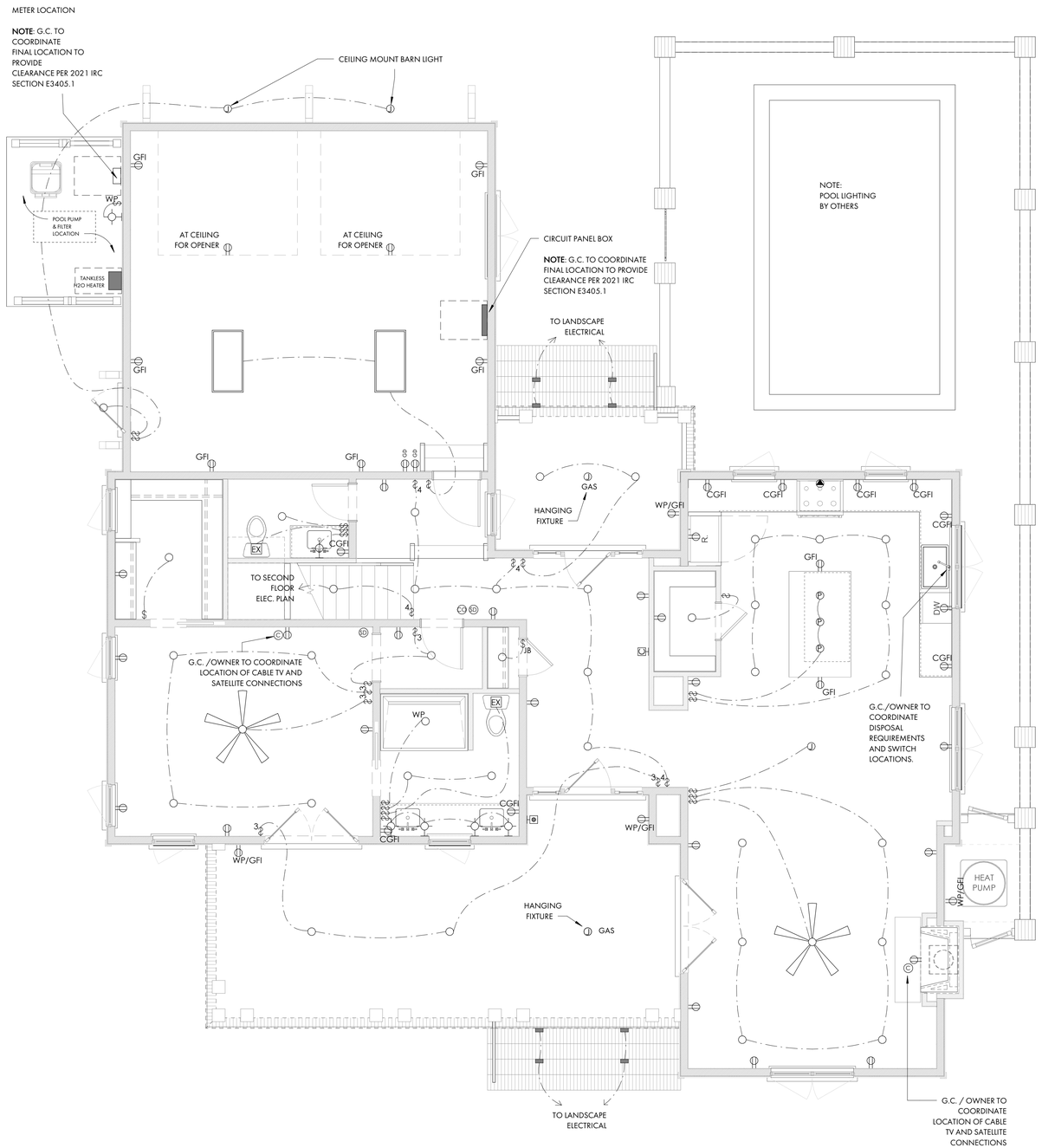
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DB DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CELING FAN
- ELECTRIC METER
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

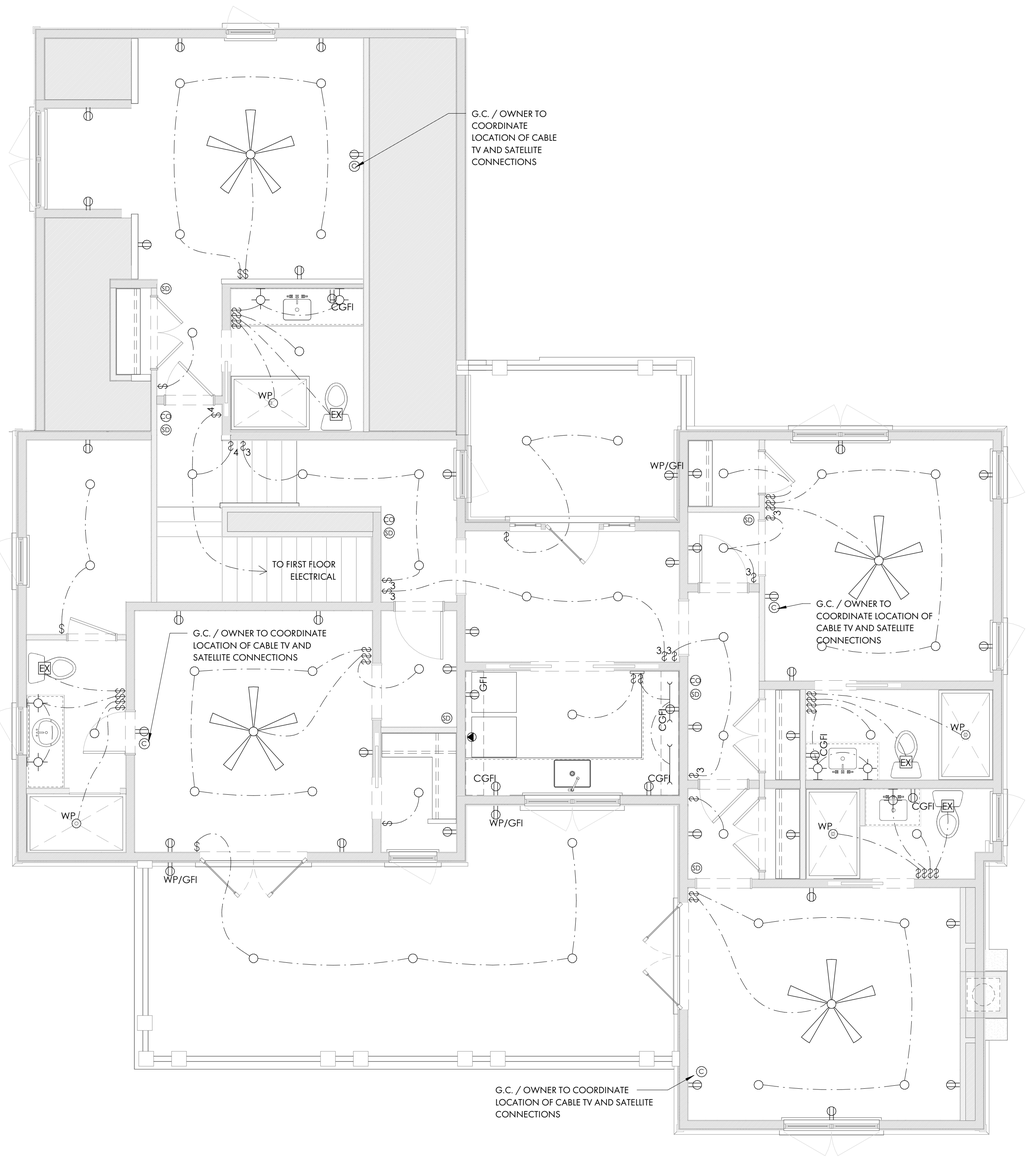
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



1 E2.2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER

  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX

  NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

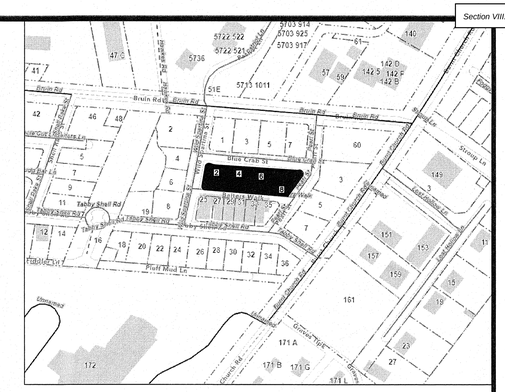
E2.2

REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY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Bobby Small Trail Yard

COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 50 Blue Crab Street
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

Original Submittal: November 5, 2025

REVISIONS

Date	Sheets Affected	Description
12/03/25	L1-L5	Revisions per HARB comments recieved 10/29/25
12/10/25	L4	Updates to Plant Schedule

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

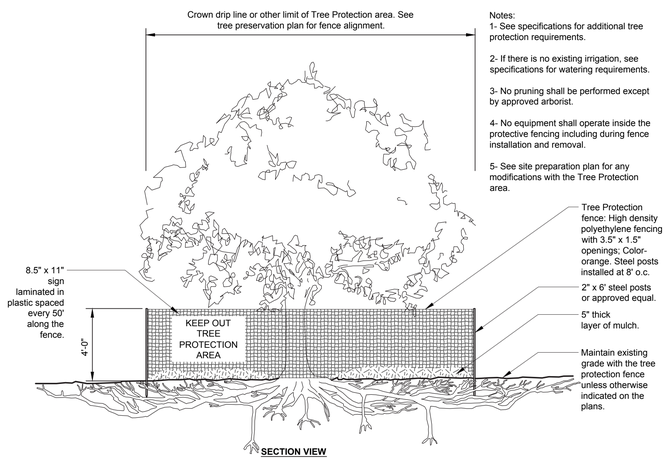
Lot 50 Blue Crab Street
Bluffton, SC
Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

TREE REMOVAL & TREE PROTECTION PLAN





Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

1 / L1 TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

SITE & LAYOUT PLAN



L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	TRENCH DRAIN
	DOWN SPOUT

DRAINAGE NOTES:

1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

L3

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40

Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

LANDSCAPE PLAN

TREE CANOPY SUMMARY

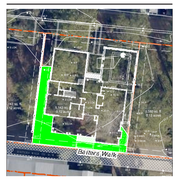
TOTAL LOT ACREAGE: 5,143 SF
TOTAL ROOF SF: +/- 2,571 SF
5,143 - 2,571 = 2,572 SF
2,572 SF X 75% = +/- 1,929 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 1,929 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 927 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,489 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,416 SF

AERIAL IMAGE OF SITE:
5,143 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 927 SF

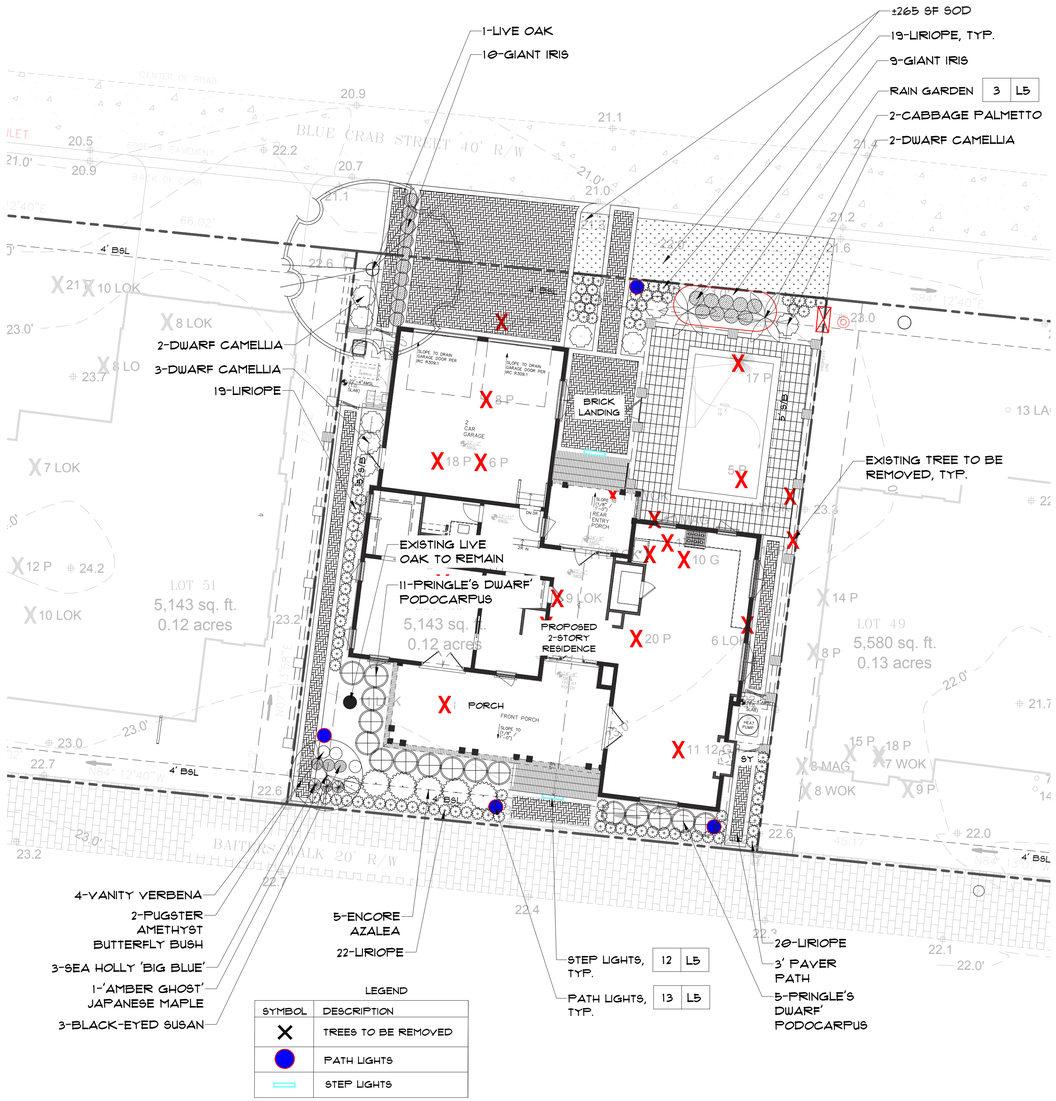


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,489 SF

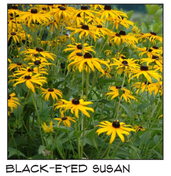


SCALE: 1"= 50'



PLANT IMAGERY


AUTUMN MOON JAPANESEMAPLE


BLACK-EYED SUSAN


ENCORE AZALEA


LIRIOPE


LIVE OAK


PRINGLE'S DWARF' PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


SLIM BOTTLEBRUSH

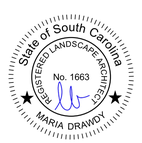

VANITY VERBENA


WHITE MUHLYGRASS

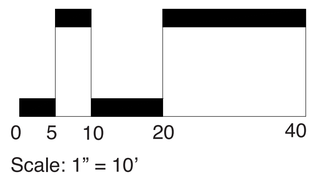
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
1	'Amber Ghost' Japanese Maple	Acer palmatum 'Amber Ghost'	15 gal.					Or similar variety that tolerates afternoon sun
2	Cabbage Palm	Sabal Pametto		8'-10'			Refoliated	
1	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		Mitigation
Shrub								
5	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553					White Flowering	
5	Encore Azalea	Rhododendron Encore	7 gal.	2'-2.5'	2'			White Flowering
19	Giant Blue Iris	Iris giganticaerulea	3 gal.					
16	Pringle's Dwarf' Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
Perennials/G-Cover								
3	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'			
60	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
2	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25			
3	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"			
4	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"			

Submittal Documents
Not for Construction







Scale: 1" = 10'

L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

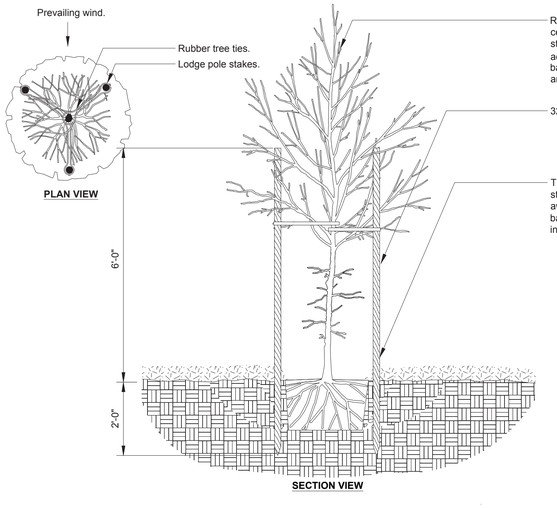
Lot 50 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

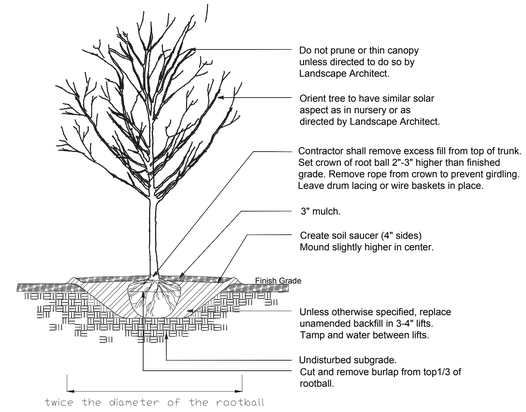
Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

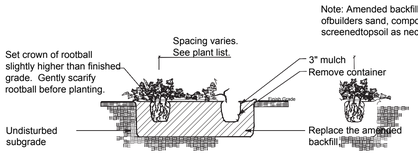
DETAILS & CUT SHEETS



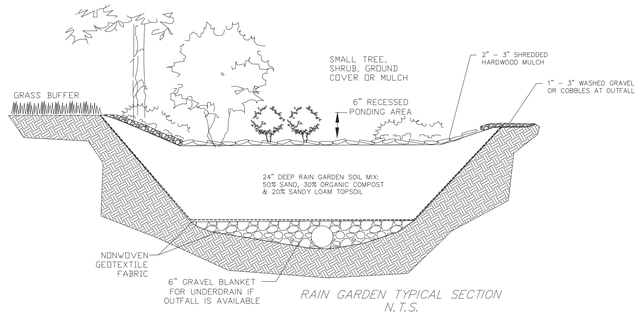
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



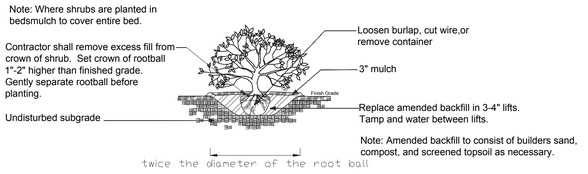
7 L5 Deciduous Tree Planting
Not to Scale



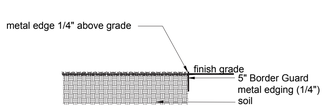
2 L5 Groundcover Planting
Not to Scale



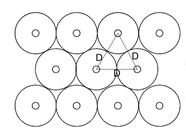
3 L5 Rain Garden
Scale NTS



4 L5 Shrub Planting
Not to Scale

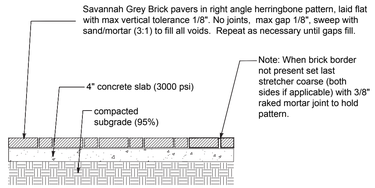


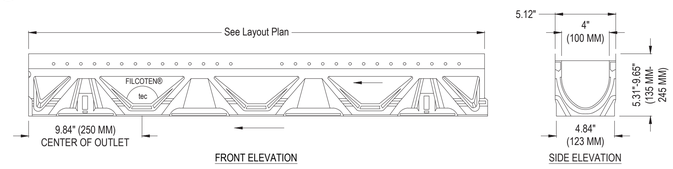
5 L5 Metal Edge
Scale NTS



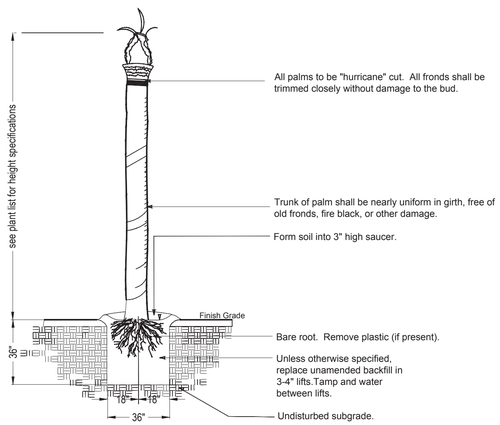
6 L5 Typical Plant Spacing
Not to Scale

8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"





9 L5 Trench Drain
Scale NTS



10 L7 Palm Tree Planting
Not to Scale



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 11
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

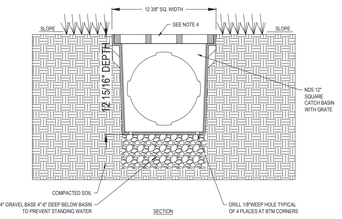
11 L5 Step Light
Scale NTS



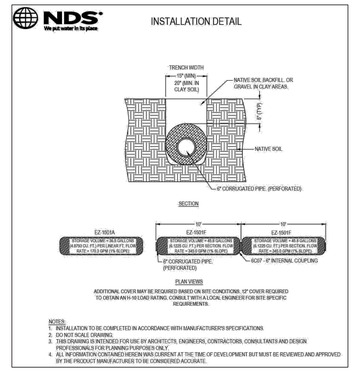
Model: 15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

12 L5 Path Light
Scale NTS



13 L5 Area Drain
Scale NTS



14 L5 French Drain
Scale NTS

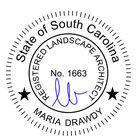
L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

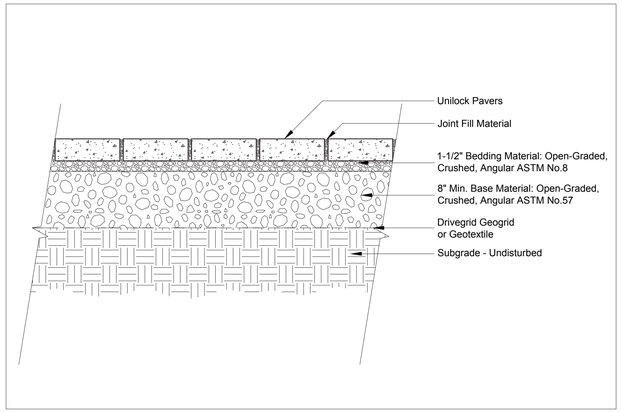
Revised: December 10, 2025



Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Permeable Sidewalk (Non–Vehicular)



Note:

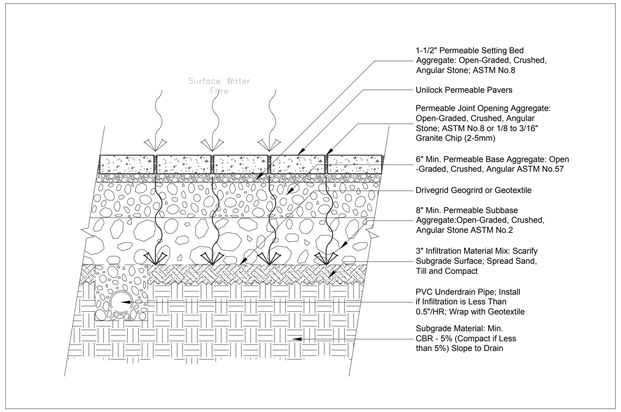
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





	Bundle Type	SINGLE
	Thickness (mm)	70MM
	Dimension mm	100mm x 250mm x 70mm
	Dimension Imperial	3 7/8" x 9 7/8" x 2 3/4"
SQFT PER	Bundle	88.41
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	1.19
	Section	-
	Layer	13.12
	Bundle	104.99
SAILOR LNFT PER	SqFt	2.97
	Section	-
	Layer	32.81
	Bundle	262.47
UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888



STANDARD
9⅞ x 3⅞ x 2¾"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

REALA™
Cast from historic brick

ULTIMA™
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Notes: SOLD IN FULL BUNDLES ONLY and is produced and sold on a required, refundable skid. Important: A urethane rubber paver mat must be used to prevent scuffing when compacting. For permeable installations, Unilock recommends using granite chips for joint fillers. For traditional applications, please refer to the Pavement Sand Bed: Practices and Important Notice in the Product Data Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only. TWN ON

UNILOCK

TWN_CP_PL_2201

1&2 L6 Non Vehicular & Med. Duty Permeable Paving
Scale NTS

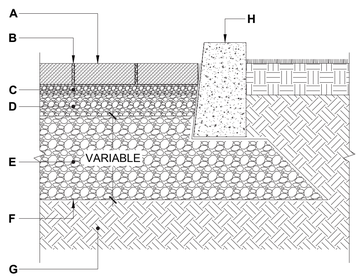
DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

- **A.** PERMEABLE PAVER FROM TECHO-BLOC
- **B.** JOINT FILLING MATERIAL
  ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- **C.** BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)
  ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- **D.** BASE COURSE, 4" (100 mm)
  ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- **E.** SUBBASE COURSE
  ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- **F.** GEOTEXTILE
- **G.** SUBGRADE



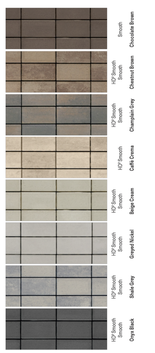
BLU 60 mm (6" × 13")

DESCRIPTION: Slab **TEXTURE:** Smooth and HD² Smooth

Pallet Overview

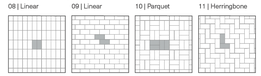


Specifications per pallet		Imperial	Metric
198 units / pallet	Product dimension (L×W×H)	6 ⅛ × 13 × 2 ⅜	165 × 330 × 60
	Cubing	116.05 ft³	10.78 m³
	Approx. Weight Smooth	3 138 lbs	1 423 kg
	Approx. Weight HD² Smooth	3 147 lbs	1 427 kg
	Number of rows	11	
	Coverage per row	10.55 ft²	0.98 m²
	Lin. coverage per row Depth	19.5 lin. ft	5.94 lin. m
	Lin. coverage per row Length	9.75 lin. ft	2.97 lin. m



Laying Patterns Options

08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

NOTES

See page 6 for icons description.

See page 18 for more information about applications.

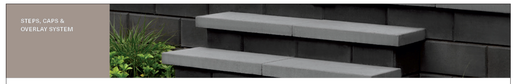
See page 26 to 28 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ¾" (7 mm)
% OF SURFACE OPENING: 4.8%
INFILTRATION RATE: 675 l/s.ha (14.475 mm/hr)

*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

36

Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:



RAFFINATO 14" × 28"

DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

90 mm

Specifications per pallet		Imperial	Metric
24 units / pallet	Product dimension (L×D×H)	28 × 14 × 3 ⅝	711 × 356 × 90
	Cubing	24 units	24 units
	Approx. Weight	2 783 lbs	1 262 kg
	Number of rows	8	
	Linear coverage per pallet	56 lin. ft	17.07 lin. m
	Linear coverage per row	7 lin. ft	2.13 lin. m

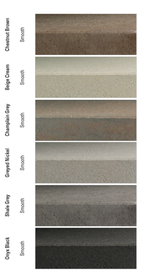
Pallet Overview - 14" × 28"

60 mm

Specifications per pallet		Imperial	Metric
24 units / pallet	Product dimension (L×D×H)	28 × 14 × 2 ⅜	711 × 356 × 60
	Cubing	24 units	24 units
	Approx. Weight	1 843 lbs	836 kg
	Number of rows	8	
	Linear coverage per pallet	56 lin. ft	17.07 lin. m
	Linear coverage per row	7 lin. ft	2.13 lin. m

By placing two units side by side, you will obtain a 28" pillar cap.





NOTES

See page 6 for icons description.

COMPATIBLE WALLS
See page 242 for product compatibility.

COMPATIBLE PILLARS
Pillar 24 (Mini-Creta 3" & 6"), Pillar 24" (Mini-Creta 6" Architectural), Manchester, Prescott (L25 & 4,5), Raffinato 90 mm & 180 mm smooth.

270

Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:
Name: Techo Bloc

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Patrick Mason Custom Homes

Lot 50 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

December 10, 2025

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019928
Lot 50, 6 Blue Crab Road – Tabby Roads

We are writing on behalf of Patrick Mason agent of Blue Crab Bluffton LLC to address HPRC staff comments received on 10.03.2025 and HARB comments dated 12.09.2025. Please comments listed below with our responses in bold.

Growth Management Dept Review

1. Ownership/Applicant Authorization: The owner is shown as Pat Mason on the application, but Beaufort County records show Blue Crab Bluffton LLC. Update the application to show the correct property owner and provide written and signed authorization that William Court is serving as the agent/applicant.
   - **The application has been updated to reflect the correct owner and Patrick Mason as the owner agent. Please see the accompanying letter authorizing William Court as the applicant**

2. Setbacks: Show the front and rear yard setback on the Composite Site Plan and the individual Site Plan.
   - **All setbacks are now shown on the site plan and composite site plans**

3. Building Type: "Single Family Residential" is shown as the proposed building type, which is not a building type per the Unified Development Ordinance. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to "perpetuate the character that makes Bluffton distinctive" (UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why.
   - **We have updated the application to suggest the Center Hall House building type with accompanying narrative identifying why we reference this building type**

4. Carriage House / Square Footage: As Old Town Bluffton is regulated by a form-based development code, the garage/bonus room is a carriage house and must comply with the carriage house building-type requirements of UDO Sec. 5.15.8.F. An attached carriage house "must be clearly incidental to…and distinguished from the principal building form." Provide the individual square footage (footprint and total) for both the main structure and the carriage house. The carriage house is an ancillary structure, and it should be better differentiated from the main structure (on the eastern elevation, the wall is recessed only one foot from the main structure wall). Related to square footage, explain why the "storage room" on the second floor of the main structure is unconditioned.

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

- We have provided a narrative to note how the carriage house design complies with the UDO sec 5.15.8.F. We have adjusted architectural detailing and material to help distinguish the carriage house from the main house. Desired program and site limitations prevent additional distance between the house and garage. The second floor storage space is now absorbed in the conditioned space

5. Materials/Dimensions/Operations: In Section 5 of the application (Materials), for each element, provide the required materials, dimensions and operations. This information must also be shown on the architectural plans and be consistent. Some materials are not permitted per the UDO, including boral, powder-coated aluminum and composite. Your narrative, which is required with the Final Plan submission, must provide reasoning why these alternative materials are proposed and how they are the same or better in appearance and performance as permitted materials.

- Please refer to the accompanying project narratives and product cutsheets

6. Photos: Photos were not provided as required for a Concept Plan Review (COFA Application).

- Please see the accompanying site photos and surrounding context

7. On-street Parking: At the pre-application meeting, we discussed removal of the proposed on-street parking spaces. Was the plan not updated, or is it the intent to provide them? The Site Plan (P.02) and Sheet A2.1 do not match.

- We have omitted the on-street parking from the site plans as discussed

8. Screening Wall: A brick wall is shown on the east side of the house, but details are not provided. If the wall extends across property lines, an easement may be necessary that also identifies the party/parties responsible for maintenance. It appears that the wall exceeds the permitted height in the front yard; per UDO Sec. 5.15.6.K., wall height cannot exceed 42 inches and posts can be taller. Is the wall intended to serve as screen for the service yard? Consider moving the service yard farther into the property or in the rear.

- Yes, the brick wall adjacent the service yard is meant to screen the services. We have provided details in relation to the brick wall style and heights. The brick wall locations have been clarified on the site plan to show clearly where the wall and columns lie in relation to the property lines. Please see sheet A3.2 diagraming the brick wall heights and design

9. Foundation Height: The main structure foundation is 2'-0". UDO Sec. 5.15.5.F.1.c. requires residential structure to have a "first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade."

- The foundation height has been adjusted accordingly to raise the finish floor 3ft above the average sidewalk grade

10. Roofline: The left elevation shows a variety of rooflines that appears inconsistent with UDO Sec. 5.15.5.F., which states that "[r]ooflines shall be simple [and] correspond to the major massing of the building; [and]…complicated rooflines are to be avoided.

- We have straightened the main house roof ridge in effort to "clean up" the roof line. However, we are consistently suggesting gable roof on primary massing and shed roof on dormers and porches.

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11. Double Porch Detail: Show the interior elevations of the porch that are not visible.
- **Please see accompanying building sections on sheet A4.0 and A4.1 showing interior areas of the porches**

12. Windows: Fixed windows are not permitted as shown on the left ground floor elevation. Per UDO Sec. 5.15.5.I.3.b. Consider changing this window to match the adjacent kitchen windows.
- **We have changed the referenced windows to casements**

13. Gutters: Gutters are indicated on the application but not shown.
- **We have included a half-round gutter detail and suggested locations on the roof plan**

14. Second Concept Plan Review: Given the number of comments, a second Concept Plan review will be required.
- **We were able to address many of these design comments and submit back to the HPRC staff for cursory review. We were approved to move forward with final HPC submittal. Please refer to response email dated 10.23.2025**

15. Final Submission: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.) and architectural details of the railings and balusters, door and window schedules, corner board/pilaster trim detail and sections through the eave and wall depicting the material and dimensions (Applications Manual). A response to all Concept Plan comments must be provided.
- **We are providing landscape plans and tree canopy coverage for this lot and adjacent related lots. Please refer to our A5 sheets for architectural details**

<u>HPRC Review</u>

1. This is the same model home four times in a row with very slight roof form differences and a nominal difference in siding application. The chimney is in two different locations, but it is prominently in the same location twice. All have the exact same porch including the front door – window – bedroom door arrangement. Each home should take on a more unique character to provide variety on the streetscape. Use the porch detailing to further separate these homes. Vary column spacing, column design, handrails, door design, fenestration, etc. to create variety along the streetscape. Per UDO Sec. 5.15.5.3.a.: "Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. Examples include but are not limited to offsets, recessed entrances, arcades, awnings and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."
- **We have taken these comments into consideration with current drawings reflecting more variation in design related to porch column layout while following UDO sec 5.15.3.a proportions. We have varied, shutter placements,**

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bracket details, railing details, chimney caps, and trim conditions. Please refer to the cover letter dated 12/05 for how we addressed HARB comments related to design

2. Modify the front porch column spacing to comply with UDO 5.15.6.H.1.a: "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")."

- Columns have been modified to ensure that they are no farther apart than they are tall

3. The dormers on the front elevation lack sufficient scale. They are too widespread, which creates an uncomfortable, unfinished appearance. Restudy the spacing of these dormers in conjunction with the columns. Consider three dormers with a tighter relationship or a single larger dormer. Vary the design from 2 Blue Crab.

- We have re-studied these dormers to be three dormer and varied from the 2 Blue Crab home

4. The window in the dormer on the left carriage house elevation appears to go into the roof.

- This error has been clarified and corrected please see sheet A3.1

3. Review the window muntin designs for consistency. There is a mix of 4-lite and 6-lite windows that do not relate well to each other.

- We are maintaining a consistent window and door lite pattern on this home

4. Change the lower roof of the garage to a shed roof to match the roof over the man door.

- This roof has been changed to match

5. Per UDO 5.15.8.F.: "An attached [carriage house] structure must be clearly incidental to, smaller than, and distinguished from the principal building form." The garage element is not distinguished from the principal building form. Redesign the carriage house to provide definition between these two forms that is more than just "glueing" the garage onto the rear of the house. The relationship between the carriage house and porch appears haphazard and more consideration is necessary regarding how these two forms interact.

- Due to site limitations and program requirements, we are utilizing varied architectural elements and materiality to better distinguish the carriage house from the main house. Also since adjusting the main house FFE to be 3ft above grade, the carriage house is overall 1ft lower than the main house

<u>HARB final comments</u>

• Per UDO, Shutters must be made from "sturdy wood". Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.

We are requesting approval from the HPC for composite shutters from the Atlantic shutter company. Should This request be denied, a sturdy wood shutter will be specified.

• If gutters are installed, downspouts should terminate at French drains.

Please see Landscape sheet L3 indicating locations where downspouts terminate into French drains

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• On the base of the garage, water table trim matching the main house is required.
We have updated the garage water table detail to suggest a 5/4x6 versus 5/4 x 4 trim band to match the main house. See sheet A5.1

Sincerely,



William Court
Founding Principal
Court Atkins Group, Inc.

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Boral **TruExterior® Trim**

PRODUCT & INSTALLATION GUIDE









About Boral®

Boral **Bricks**



Boral **Roofing**



Cultured Stone® by Boral®



Boral **TruExterior® Trim**



Boral Limited

Boral is an international building and construction materials group, headquartered in Sydney, Australia. With annual sales over $5.0 billion, Boral has roughly 14,000 employees working across over 580 operating sites. Boral produces and distributes a broad range of Construction Materials including quarry products, cement, fly ash, pre-mix concrete and asphalt; and Building Products including clay brick, clay and concrete roof tiles, masonry products, plasterboard, windows and timber. Boral serves customers in the building and construction industries in three key geographical markets - Australia, the USA and Asia.

Boral USA

Headquartered in Roswell, Georgia, Boral USA has been in operation for more than 30 years—with a focus on being a leading manufacturer and supplier of building products and construction materials.

- Boral USA currently holds a variety of leadership positions in the building products and construction materials markets.
- The company is active in categories that show long-term growth opportunities.
- Boral USA is a leading manufacturer and marketer of:

  Boral Bricks – #1 brand of clay brick

  Boral Roofing – Largest manufacturer of clay & concrete roof tiles in the U.S.

  Cultured Stone® by Boral® – #1 brand of manufactured stone veneer

  Boral Material Technologies – A leading marketer of fly-ash

  Boral Composites - Producer of Boral TruExterior® Trim and other innovative poly-ash products



Boral TruExterior® Trim has created an entirely new category of exterior trim, bringing new levels of performance, features, and benefits. It truly is like no other.

A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

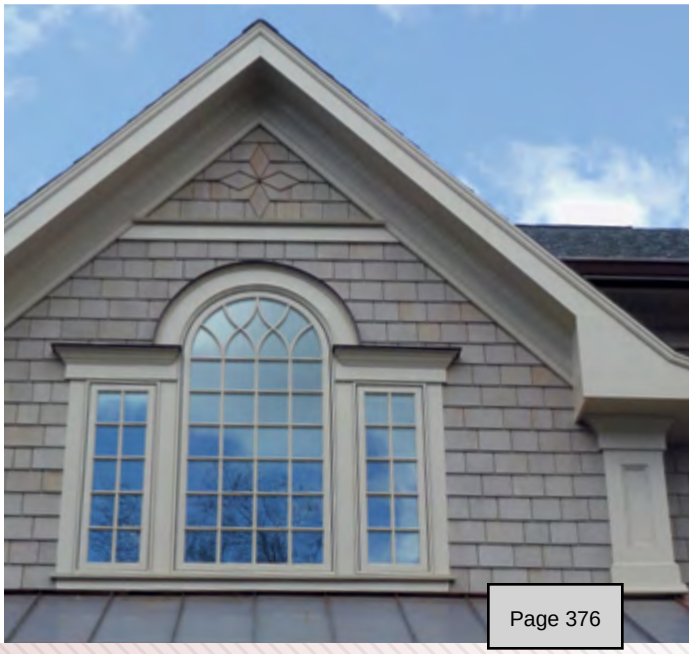
Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







Boral TruExterior® Beadboard











Boral TruExterior® Beadboard

Complimenting the 1x and 5/4 profiles, Boral TruExterior® Beadboard offers the traditional look of wood beadboard without the problems that plague wood products, such as rotting, cupping and twisting. Boral TruExterior® Beadboard can be installed in either parallel, perpendicular, or diagonal directions. And its high level of dimensional stability[+] allows fastening up to 24” on center without the need for additional support backing.

Boral TruExterior® Beadboard is designed for non-structural applications and is ideal for soffits, porch ceilings, decorative wall applications and other moisture-prone areas.

Boral TruExterior® Beadboard Facts

- Maintains high level of dimensional stability[†]
- No need to prime end or field cuts
- Easily accepts paint of any color
- Reversible edge & center bead and V-groove profiles
- Workability exceeds wood beadboard
- Resists rot and termite attacks[†]
- Installs with standard woodworking tools and methods
- No cracking or splitting from moisture
- Accepts a wide variety of fasteners
- Spans up to 24” on center and can be ran parallel to the house for soffit applications
- Made in the USA
- 20-year limited warranty

[+]Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Boral TruExterior® Trim

Available Sizes

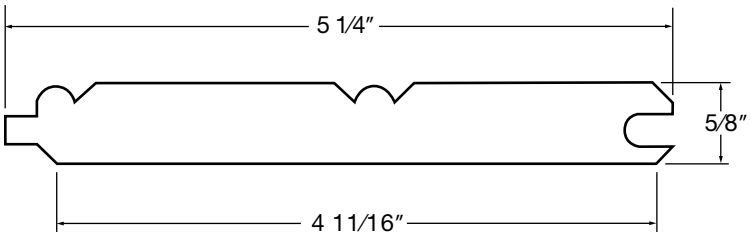
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness *nominal size*	3/4" Actual Thickness *actual size*	5/4 Nominal Thickness *nominal size*	1" Actual Thickness *actual size*	2" Nominal Thickness *nominal size*	1 1/2" Actual Thickness *actual size*
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

*Subject to regional availability.

Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'





The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



Warranty

This express Limited Product Warranty ("Warranty") covers performance of trim product ("Trim Product") manufactured by Boral Composites Inc. ("BCI"). This Warranty extends only to the original owner of the structure in which the Trim Product is installed ("Qualified Owner").

BCI warrants to the Qualified Owner that each Trim Product will be free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Boral TruExterior® Trim Product Data Sheet, as amended from time to time, which is located at the www.BoralTruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved BCI vendor. This warranty is conditioned on and subject to the additional terms and conditions set forth below.

To make a Warranty claim, the Qualified Owner must: (1) notify BCI in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide BCI an opportunity to investigate and approve the claim, and (3) provide BCI an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the original purchaser. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty.

If BCI finds that any of your Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, BCI will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Qualified Owner's exclusive remedies for breach of warranty. BCI shall not be responsible for labor costs and shall not be liable for any other losses or damages.

Specific Exclusions: This Warranty does not cover (a) damage to the Trim Product caused during installation; (b) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; (c) damage caused due to failure to follow painting guidelines provided by BCI; (d) intentional or unintentional misuse of or damage to the Trim Product; (e) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; (f) movement, settlement, distortion, warping or cracking of the Trim Product's structural supports or accessories used in connection therewith; (g) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; (h) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product. This Warranty also does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

This is the entire Warranty between BCI and the Qualified Owner with respect to Trim Product. This Warranty supercedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. Statements contained in BCI's advertising materials do not constitute a warranty. THIS WARRANTY IS THE SOLE WARRANTY GIVEN BY BCI WITH RESPECT TO THE TRIM PRODUCTS. BCI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU LIVE IN A STATE WHERE THE DISCLAIMER OF IMPLIED WARRANTIES IS NOT ALLOWED, THEN THE DURATION OF ANY IMPLIED WARRANTY IS HEREBY LIMITED TO THE DURATION OF THE EXPRESS WARRANTIES. OTHERWISE, THIS WARRANTY IS THE QUALIFIED OWNER'S SOLE AND EXCLUSIVE REMEDY.

BCI reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

BCI shall in no event be liable under any circumstances for incidental, punitive, consequential, exemplary or other damages, or for any damages to any structure or its contents or its occupants, whether any such claim is based upon theories of contract, warranty, negligence, tort, strict liability or otherwise. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

This Warranty gives the Qualified Owner specific legal rights, and the Qualified Owner may have other rights which may vary from state to state.

For further information concerning this Warranty or to report claims, contact:

Boral Composites Inc.
Attention: Director of Sales and Marketing
200 Mansell Court East, Suite 305
Roswell, Georgia 30076

Installation Guidelines

The following information offers typical installation techniques when working with Boral TruExterior® Trim. This product should never be used in structural or load bearing applications. These directions are guidelines. As with installing any building material, care should be taken to adhere to local code requirements and construction best practices to ensure installation is adequate for each specific application.

Storage and Handling

Boral TruExterior® Trim should be stored on a flat, level surface. Pallets are shipped from the manufacturing facility in a protective covering and each board has a factory applied primer, so care should be taken to keep the board covered and free of dirt and debris. If the board gets dirty, make sure to clean and dry it prior to painting.

Working With Boral TruExterior® Trim

This product is an excellent replacement for wood trim and can be installed using proven woodworking tools and methods. For ease of use, consider the following before working:

- **Cutting** – Boral TruExterior® Trim can be cut using standard saw blades. However, for longer tool life carbide tipped blades are recommended.
- **Routing & Drilling** – Boral TruExterior® Trim can be drilled and routed using standard woodworking tools, but a carbide tipped router and drill bits are recommended.
- **Fastening**
  - Use fasteners designed for exterior trim and siding
  - Use 2 fasteners per every framing member and 3 fasteners for all 12” wide boards.
  - Fasteners should be installed every 24" OC or less. For best results, place fasteners within 2" of the edge of each board.

For 2x applications:

- Use a fastener that is long enough to penetrate a solid wood substrate a minimum of 1 1/2"
- Fasteners should penetrate a framing member. Sheathing alone may not provide adequate support or holding power.

- **Safety** – In working with any product that may cause airborne debris such as nuisance dust, be sure to take proper measures to protect against eye and inhalation hazards.

Standard nail guns and screws can be used to install Boral TruExterior® Trim as it takes a variety of fasteners with ease and does not mushroom at the screw head nor require pre-drilling.

Boral TruExterior® Trim is a non-structural building material and should never be used in load-bearing or structural applications. Fasteners should be installed every 24” OC or less. For best results, be sure to place fasteners within 2” of the end of every board. Proper care should be taken to understand the desired application and ensure that proper framing and fasteners are adequate for the installation.

Expansion and Contraction – Boral TruExterior® Trim is very stable[+] during periods of temperature and moisture change; no special precautions are necessary to control or limit movement.

Use at Grade – Since Boral TruExterior® Trim is virtually impervious to water absorption, termite attacks and won’t rot[+], it is approved for ground contact.

Nail Holes and Repair – Filling nail and screw holes or repairing any minor damage caused by handling may be done using high-grade acrylic caulk or wood fillers.

Painting Boral TruExterior® Trim is a requirement, and failure to do so will void the warranty. As in preparing for any painting project, be sure the surface of the product is free of dirt, debris or other contaminants prior to paint application. Boral TruExterior® Trim can be painted using any high grade exterior paint. Make sure to follow the paint manufacturer’s application recommendations.

More information can be found in Boral's technical bulletin for paint or in the product warranty. Both documents can be found at www.BoralTruExterior.com.

Boral TruExterior® Trim may be painted any color without special precaution as the product is not prone to excessive movement due to heat buildup.[+]

Boral TruExterior® Trim is virtually impervious to moisture[+], so there is no need to prime or paint end-cuts or field-cut edges.

Moisture cycling is a primary cause for paint failure on wood products. Since Boral TruExterior® Trim is resistant to this moisture cycling[+]; paint will perform better.

[+]Please see the Boral TruExterior® Trim Product Data Sheet at www.BoralTruExterior.com for property test results.

Download a QR Code reader app for your smartphone, then take a photo to visit our website

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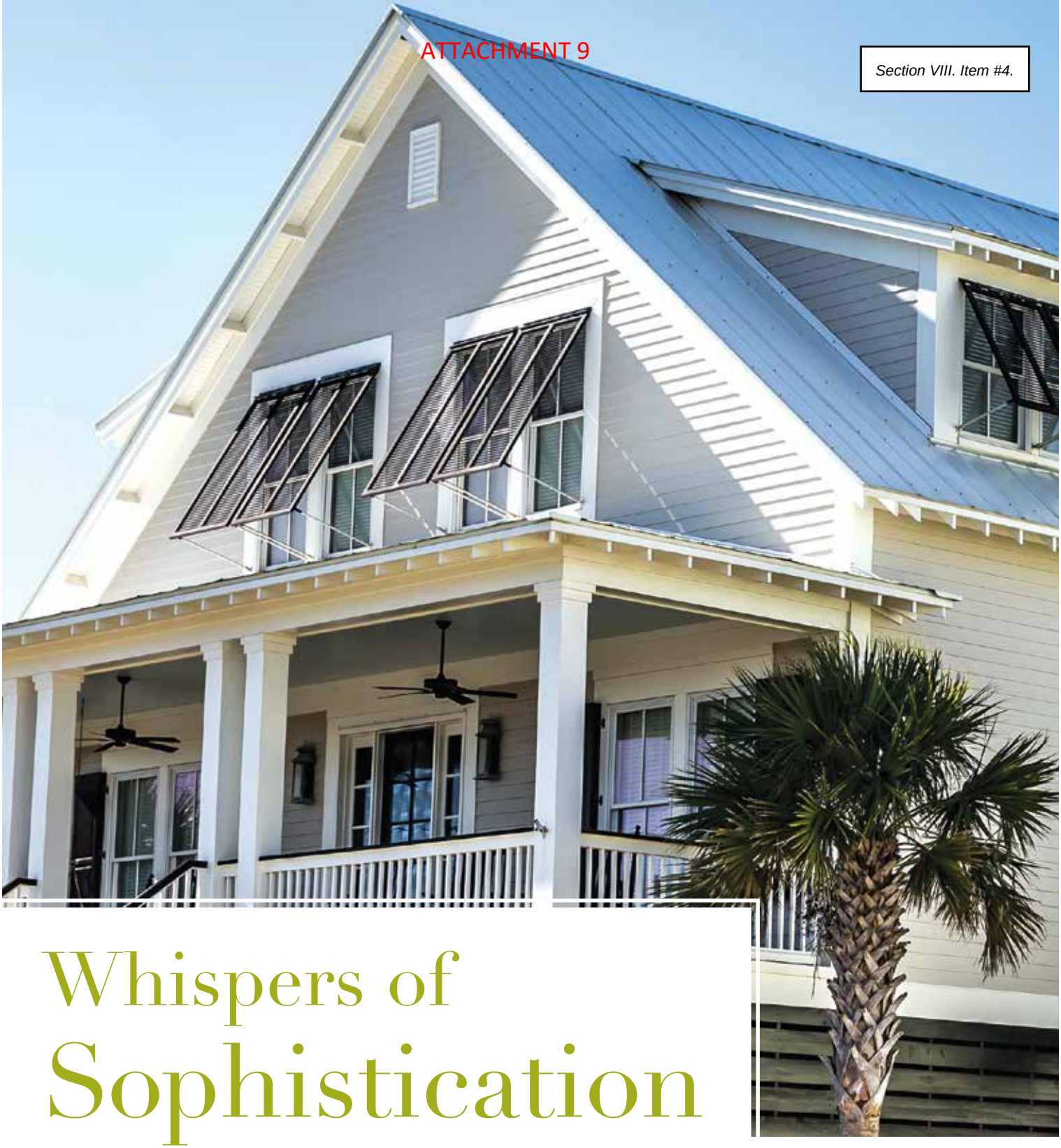
BRICKS
STONE
TRIM
ROOFING

Atlantic
Premium Shutters®



BECAUSE EVERY HOME

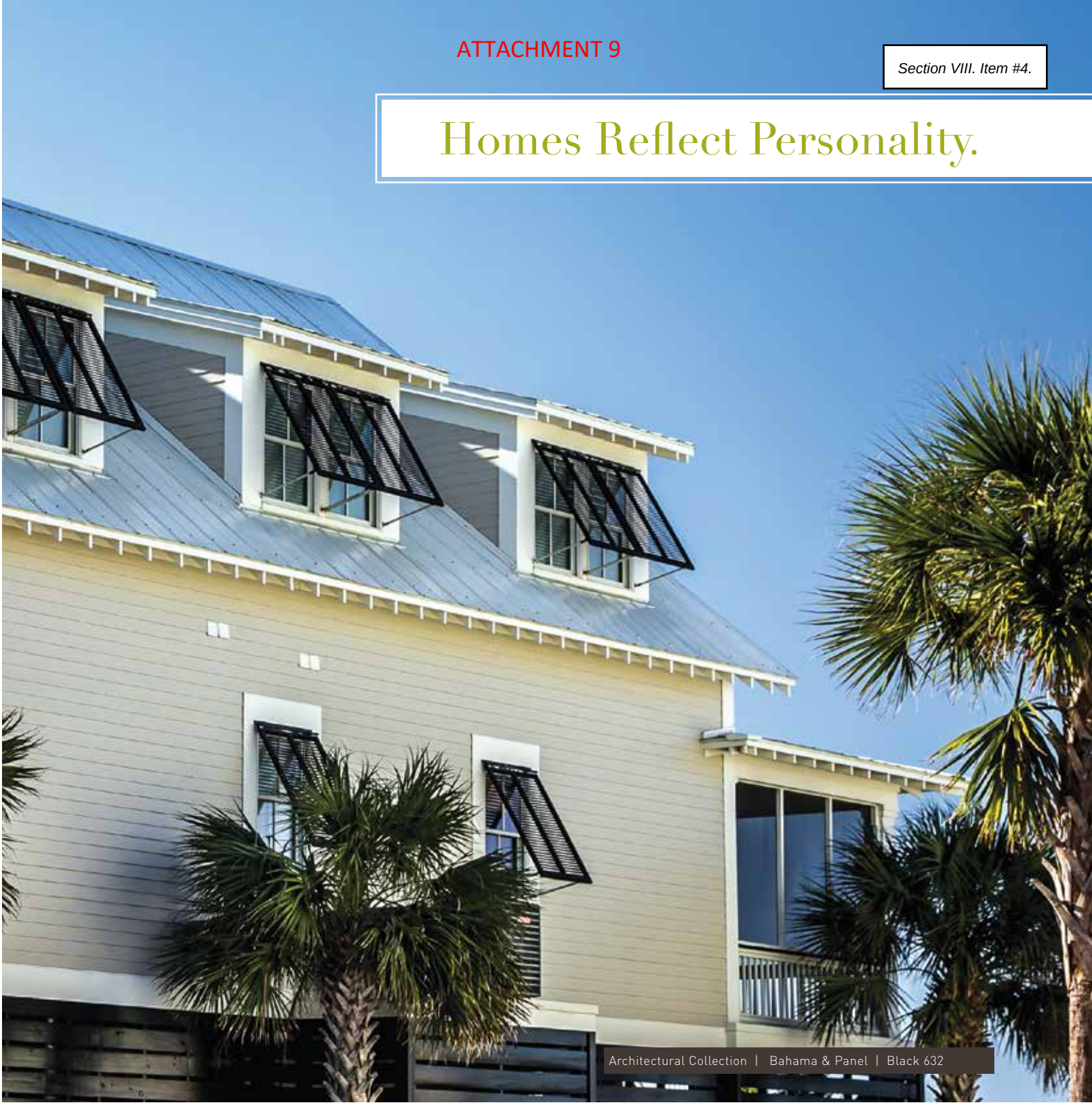
TELLS A STORY.



Whispers of Sophistication

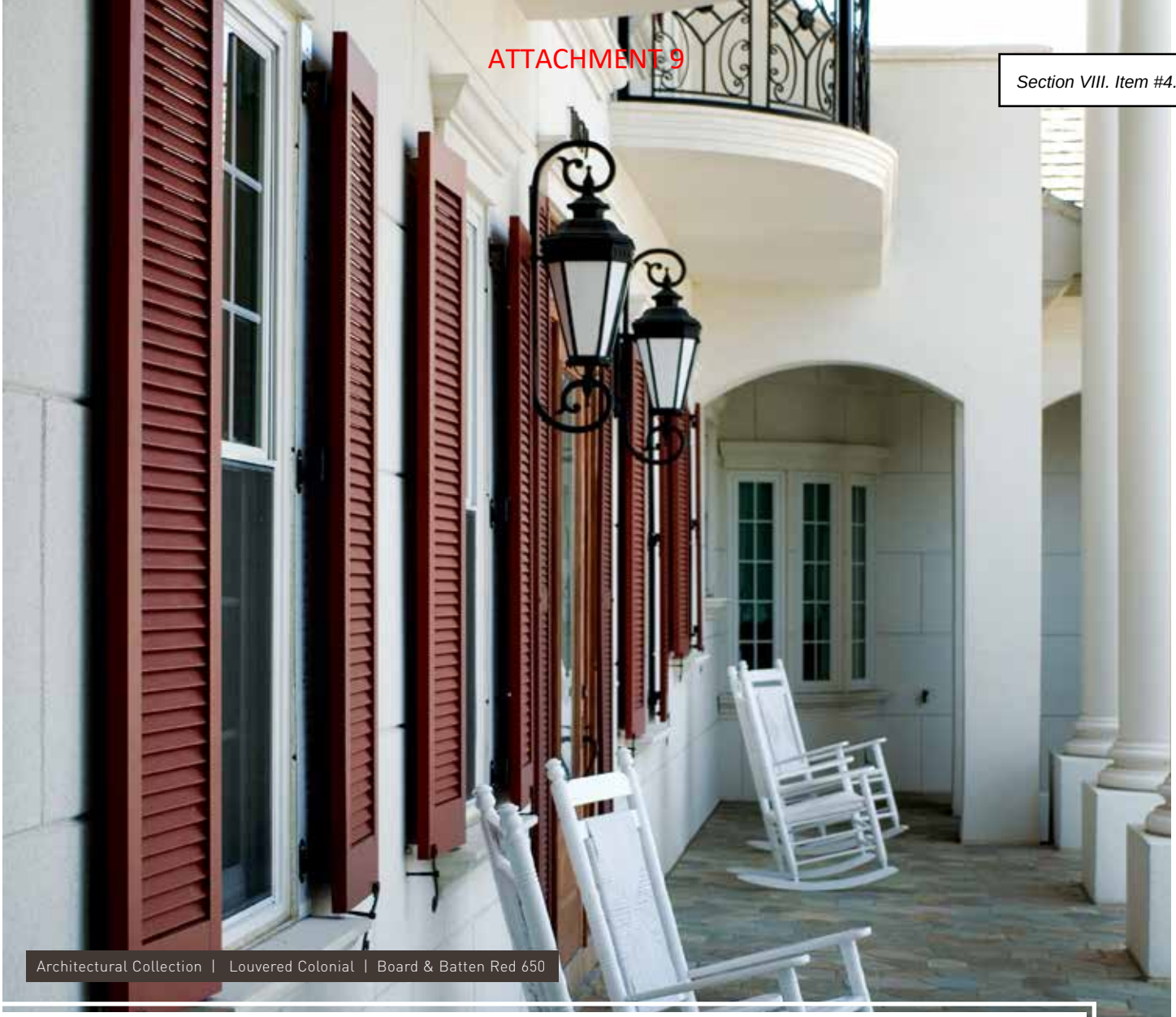
Combining style, craftsmanship and durability, Atlantic Premium Shutters are as customizable as they are timeless. They offer a broad choice of styles that are architecturally and historically accurate - from classically traditional to uncommonly elegant to boldly adventurous.

Homes Reflect Personality.



Architectural Collection | Bahama & Panel | Black 632

In a cookie cutter world, Atlantic Premium Shutters can help your home, or your project, stand out. All while standing up to the inevitable wear and tear of time. With Atlantic Premium Shutters, you can make sure that personality is heard loud and clear.



Architectural Collection | Louvered Colonial | Board & Batten Red 650

The Architectural Collection

Repeating history, accurately and beautifully.

Uncompromisingly Durable

The shutters of the Architectural Collection beautifully reflect the time-honored look and functionality of traditional shutter design. Made with superior-quality materials, these shutters provide a lifetime of classic exterior charm without any maintenance required. The fully-functional shutters of the Architectural Collection are comprised of our Panel, Louvered Colonial, Combination and Bahama shutter styles.

Hand-crafted Quality

The Architectural Collection uses modern materials with a centuries-old technique of mortise and tenon joinery to provide the strongest structural joint. And our shutters are hand-cut and hand-assembled to meet your exact specifications.

Durable Down to the Last Detail

Architectural Collection shutter frames feature unsurpassed durability due to the strength of the marine-grade fiberglass used in our proprietary stile and louver designs.

We use our own proprietary, exterior grade composite wood to manufacture solid, sturdy shutter panels. The shutter rails are crafted from single-sheet, structural-grade PVC delivering strength and stability, and allowing for custom rail sizing in combination and louver style only. The specialized tooling of each of our selected materials enables the creation of fine, historically-correct detail.

Finishing Touches

Our advanced finishing process gives you enduring, vibrant colors that last a lifetime and our partnership with the world leader in finishes allows us to match almost any color. Meaning you can find the color you seek. And be sure you won't have to go through the agony of locating it ever again.



Panel | Midnight Sky 639

Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Architectural Collection



Panel & Louvered Colonial | Forest Green 633



Single Panel with Vertical Cut Profile



Chamfered Panel



Flat Panel



V-Groove Flat Panel



Louvered Colonial | Black 632

Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard



Additional Rail



Faux Tilt Rod

The Architectural Collection



Louvered Colonial & Bahama | Tempest Blue 666



Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge



Combination | Custom Color

Combination

Combination shutters provide the creative outlet for homeowners and architects with a passion for the utmost in unique style. These shutters enable the full creativity of combining design elements of Raised Panel and Louvered Colonial shutters. Allowing a wide spectrum of personalized details, our Combination shutters can exceptionally enhance historical themes or create a signature look that's exclusively your own.



Standard



Extra Panel



Additional Rail



Faux Tilt Rod



Custom Top or Bottom Rail Si...

The Architectural Collection

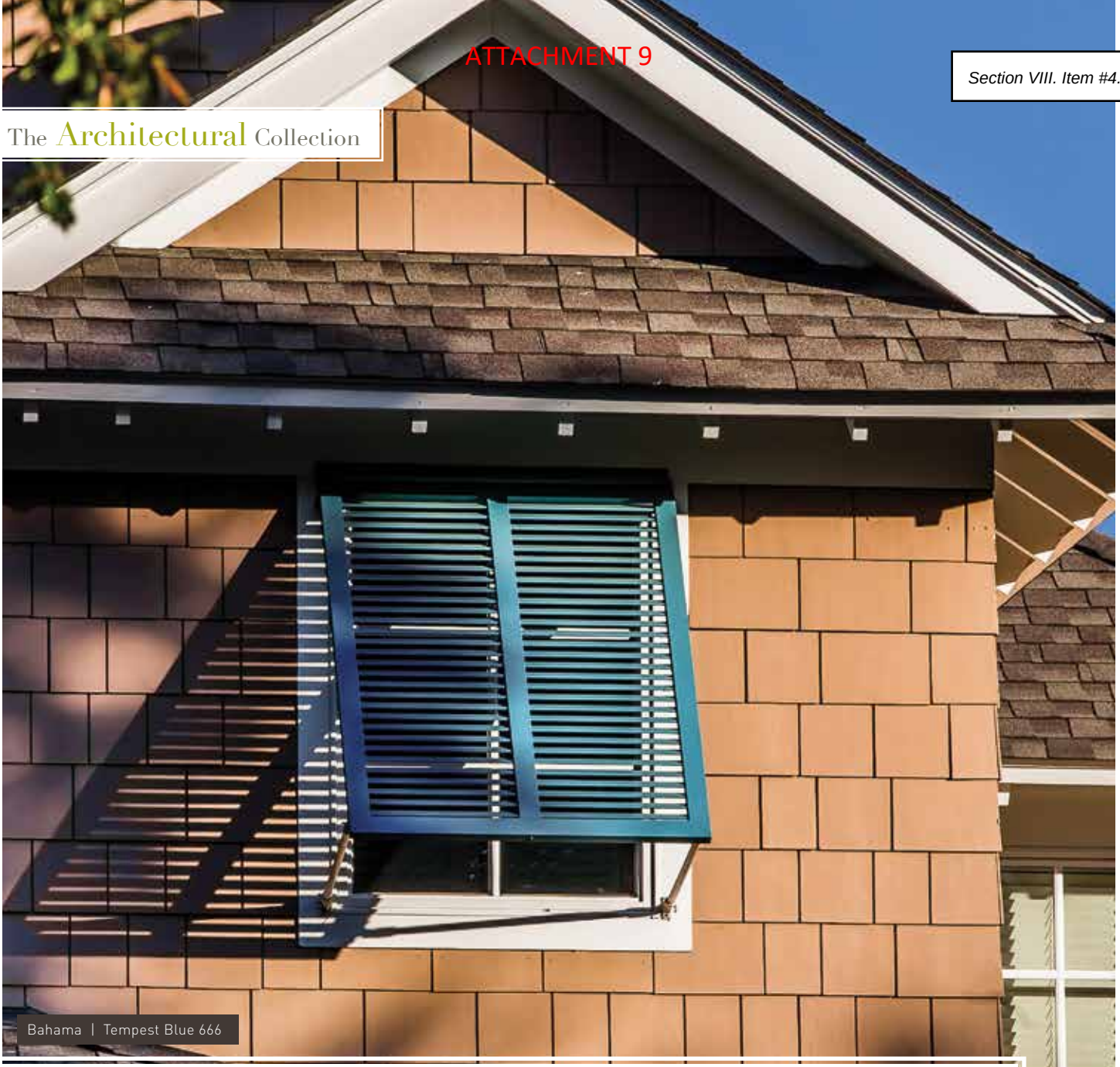
Combination | Roycraft Copper Red 668



Solid Panel
Arch Top



Rabbeted Edge



Bahama | Tempest Blue 666

Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

The Architectural Collection



Bahama | Black 632



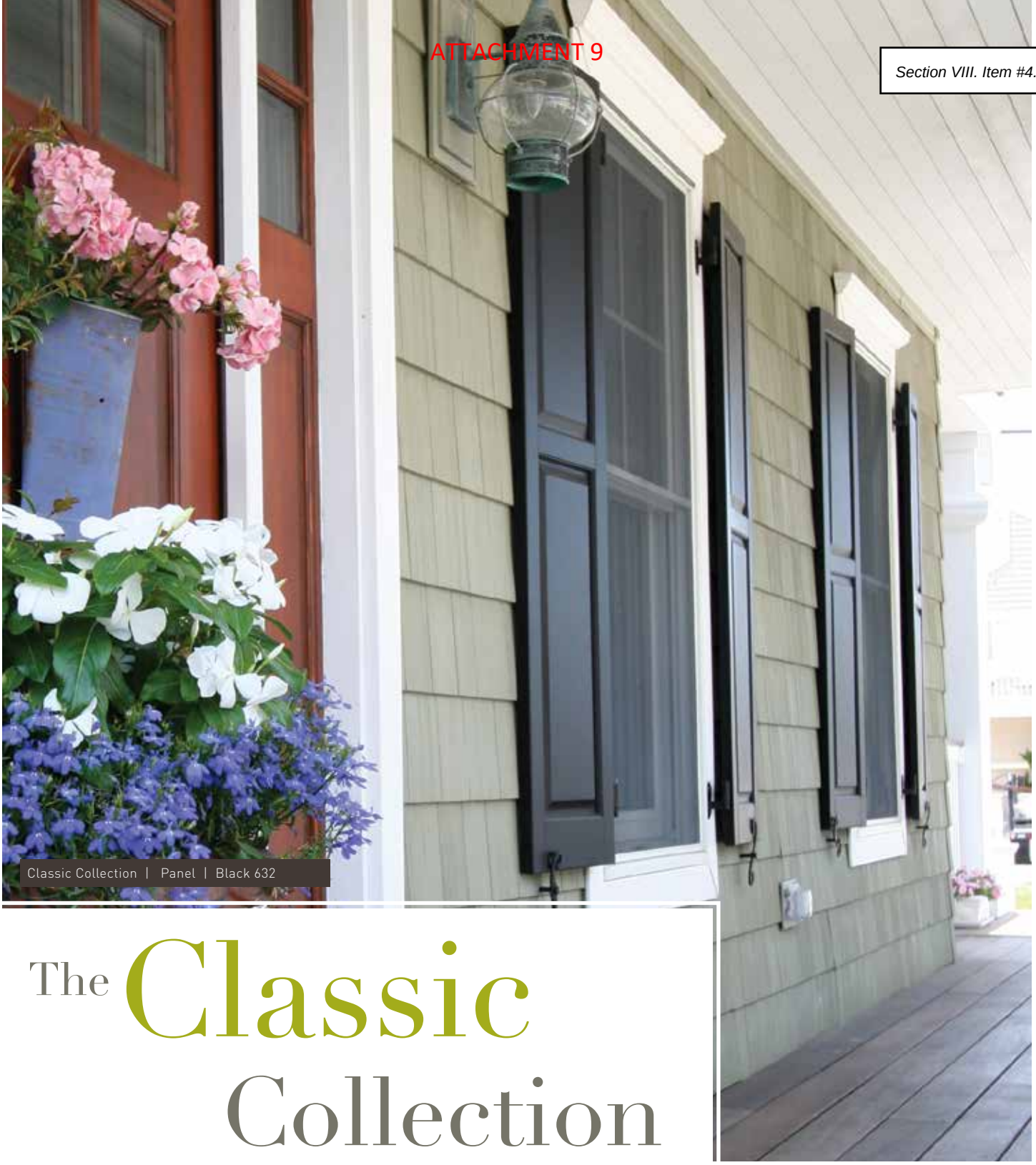
Standard



Additional Rail



Additional Vertical Mullion



Classic Collection | Panel | Black 632

The Classic Collection

Dimension that truly helps you stand out.

Skillfully Handcrafted

Whether operable or fixed to the home, Classic Collection shutters give any home eye-catching dimensions that truly let it stand out. Skillfully handcrafted, these shutters are available in the popular Board and Batten, Panel and Faux Louver designs.

Uncompromising Craftsmanship

Classic Collection shutters are hand-crafted from our proprietary, exterior grade composite wood, including panels, stiles, rails and closed louvers. Components are machine and hand sanded, then hand assembled using tongue and groove joinery techniques that have been employed by skilled craftsmen for ages.

Enduring Beauty

An exclusive finishing process ensures the color you select holds its richness. It begins with two coats of durable, marine-grade primer, followed by specially-formulated industrial-grade 2-part urethane finish paint. Atlantic's unique oven-curing process hardens the finish paint into a protective shell with deep, vibrant color, permanently bonding the shutter material for extreme durability.



Panel | Roycraft Copper Red 668

Panel

Classic Collection Panel shutters are an ideal accent for giving a home intimate character and attractive warmth. Their traditional design offers eye-catching dimension for a complete range of designs and exterior materials. Classic Collection Panel shutters are offered with numerous options. An extra panel creates unmistakably rich texture; a single panel provides stately, crisp lines; popular arch or radius tops perfectly complement shaped windows for scenic custom looks.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

Panel | Pine 644



Flat Panel



V-Groove Flat Panel



Faux Louver | Deep Sea Blue 637

Faux Louver

Atlantic's Faux Louver shutters use a unique patented process that delivers a beautiful louvered appearance. These shutters add a classic, traditional look with rhythmic, clean lines. Enhancing a variety of home styles, Faux Louver shutters offer the popular option of an additional rail, accentuating both horizontal and vertical appeal. Rails also accommodate optional sliding-bolt hardware for a more handsome operable-shutter application. Arch and radius top shutters are also available to match this popular window design.



The Classic Collection



Faux Louver | Custom Color



Standard



Additional Rail



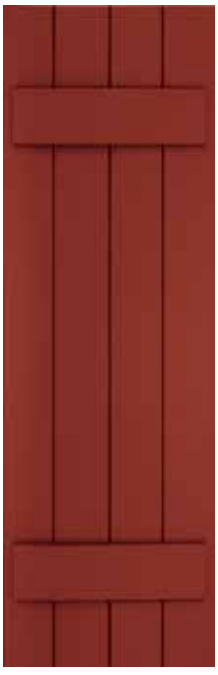
Arch top



Board and Batten | Custom Color

Board and Batten

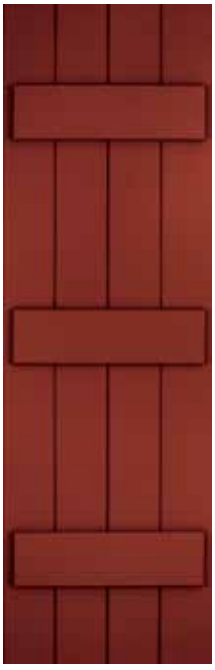
With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



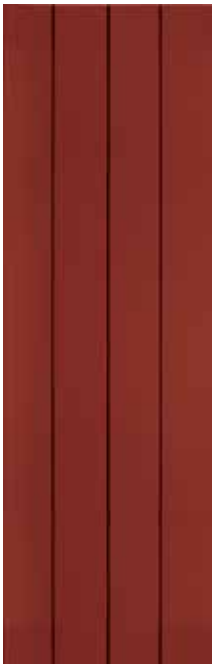
Standard



Z-Bar



Extra Batten



No Battens



Arch or Radi



Board and Batten | Walnut 641

The ProSeries

Atlantic's ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries Shutters come ready to be painted with any high-quality exterior paint of your choice.



Louver



Raised Panel

Stand out from the crowd

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength.

Each ProSeries shutter is machine sanded and finished with a single coat of marine-grade primer, reducing your time in applying a finish coat of paint.

The choice for versatility, custom color and outstanding charm.



Flat Panel



Board and Batten

Versatile

ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 84" in inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications and are backed by a 3-year structural warranty.

Unique Cut-outs

Anything but cookie-cutter.



Nothing provides warmth like a personal touch. With our standard and custom cut-out capabilities, you can enhance your home with inviting charm and a singular, beautiful look.

From stars to crescent moons and palm trees, cut-outs add eye-catching dimension and uncommon style, while at the same time letting your individuality shine through.

Standard cut-outs

Palm, Moon, Pineapple, Anchor, Star, Heart, Tree, Diamond and Sailboat.

Unique Cut-outs



Classic Collection | Raised Panel | Anchor Cut-out | Harbor 645

Authentic Hardware



A detail no one will miss.

Our architecturally-correct and historically accurate hardware is a small detail that speaks volumes to the attentive style of your home. An ornament in themselves, they evoke the craftsmanship of a blacksmith forging clean, elegantly simple architectural elements.

For fixed mounting applications, a clean finish is possible by using our clear polycarbonate L-brackets. Bahama shutters use aluminum hardware that is available in a mill or anodized aluminum black finish.

Authentic Hardware









Providing full utility, our durable hardware is forged from 304 series stainless steel with a matte black, powder coat finish. From depth-enhancing Slide Bolts to smoothly attractive "S" Holdbacks and Rat-tail Holdbacks, hardware pieces amplify style with endearing simplicity.

When shutters are in the open position, our traditional hardware adds beautiful dimension by setting the shutters off from the home, allowing a hint of exterior cladding to be visible between each shutter leaf and the structure for a noticeable fine touch.

Impact-Resistant Storm Shutters



Bahama Storm System
Can be locked from the inside and outside



"U" Locking Storm Bar System
Locks from the inside



Horizontal Storm Bar System
Locks from the outside

You can count on Atlantic's Impact-Resistant storm shutters to protect your coastal home. Atlantic's Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural shutters in Louver or Raised Panel styles (does not apply to arch and radius top shutters, cut-outs, combination styles, flat panel, or v-groove). When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm.

Impact-Resistant Storm Shutters

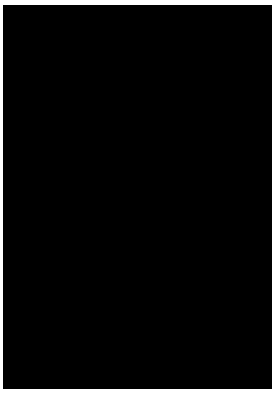


High Level of Home Protection

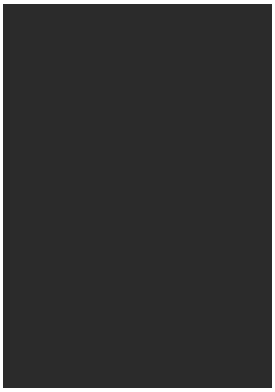
The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics. A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter. With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.

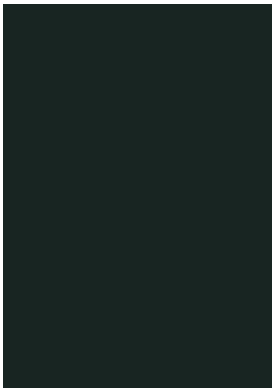
Color



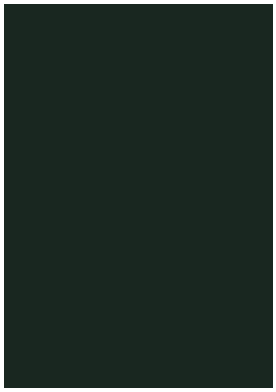
Black
632



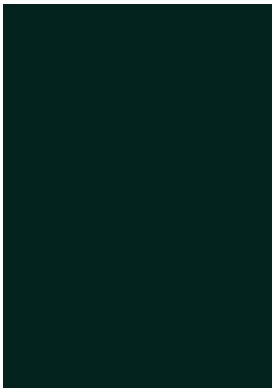
Charleston Green
653



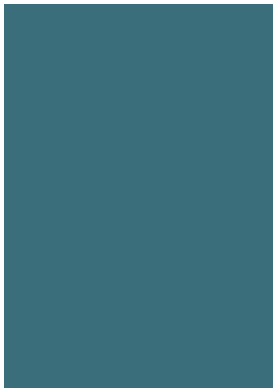
Rookwood Shutter Green
654



Roycraft Bottle Green
655



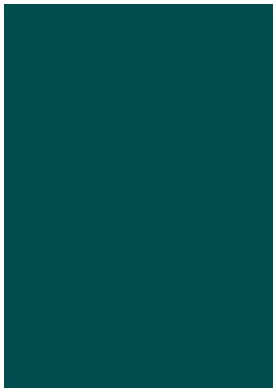
Evergreen
638



Hamilton Blue
667



Harbor
645



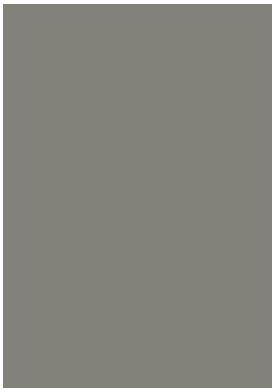
Cascade
647



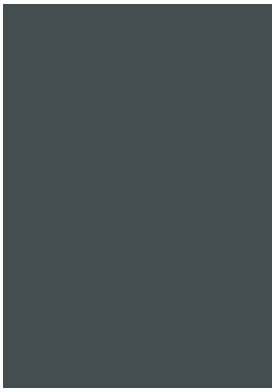
Roycraft Copper Red
668



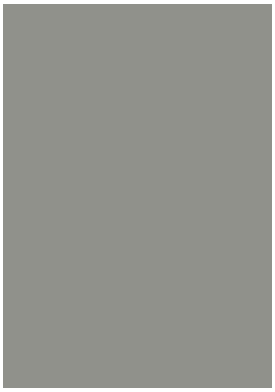
Board & Batten Red
650



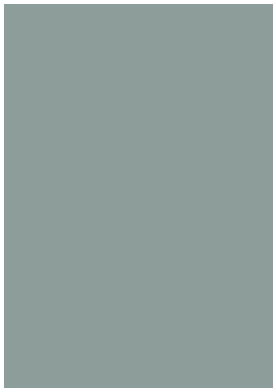
Hammered Silver
661



Roycraft Pewter
663



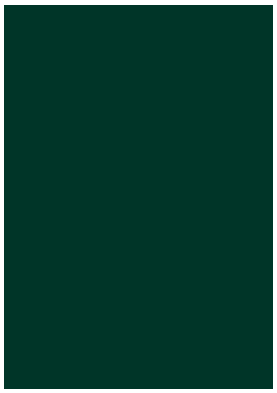
Pewter
646



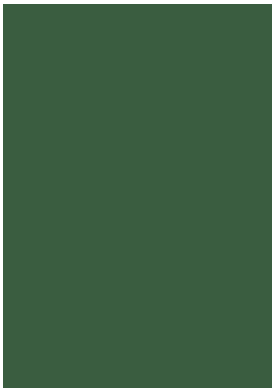
Chelsea Gray
662

White
631

Visually Striking Colors to Set You Apart.



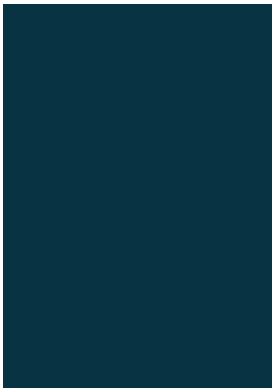
Forest Green
633



Pine
644



Midnight Sky
639



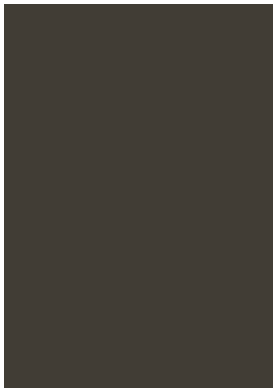
Deep Sea Blue
637



Tempest Blue
666



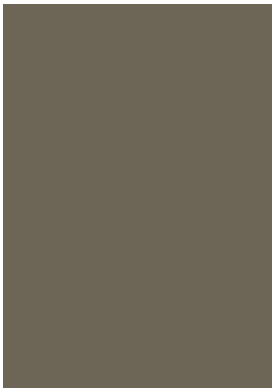
Polished Mahogany
657



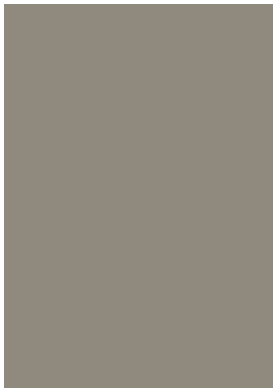
Federal Brown
635



Walnut
641



Weathered Shingle
660



Sand
642

Don't see what you're looking for? Try out our custom color program.

Our partnership with the world leader in finishes allows us to match almost any color!

SPECIFICATIONS

CAD Dra
online at: [redacted]

ARCHITECTURAL COLLECTION

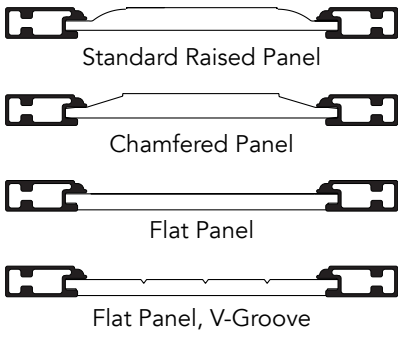
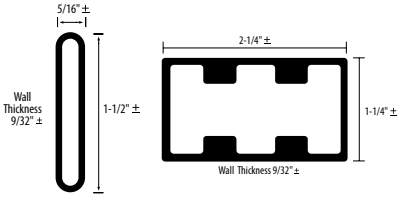
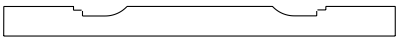
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

Hardware – Colonial style shutters: Black powder coated stainless steel, all other fasteners also to be stainless steel.

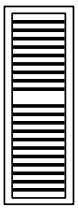
Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

Performance: All fiberglass louvers and side rails to be thermally stable from –100˚F to +200˚F.

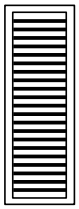
Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	LOUVERED COLONIAL	COMBINATION
			 Consists of louver and panel components
Rails	Structural PVC with smooth outer skin		
Panels	Proprietary exterior grade composite wood materials	N/A	Structural PVC with smooth outer skin
Louvers	N/A	Pultruded Structural Fiberglass	
Stiles	Pultruded Structural Fiberglass		
Primer	Entire product primed	N/A	Entire product primed
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	1"	1-1/4"	1-1/4"
Width	12"- 30" (in 1/8" increments)	9"- 30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*	12"-30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*
Height	24"-119" (in 1/8" increments)	13-1/2"-119" (in 1/8" increments)	24"-119" (in 1/8" increments)
Vertical Stile	2-1/4"	2-1/4"	2-1/4"
Top Rail	3"	Standard 4"	4"
Middle Rail	3"	Standard 3-3/8"	4"
Bottom Rail	3"	Standard 4" (may vary)	4"
Custom Rail Height	N/A	Available 1-1/4" increments from standard rail	
Louver Angle	N/A	25°	
Addl Rail	N/A	3-3/8" or may vary 1-1/4" increments	3-3/8" or may vary 1-1/4" increments

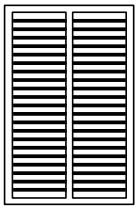
ARCHITECTURAL COLLECTION



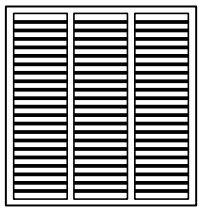
Less than 30"
With Mid-Rail



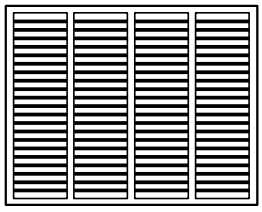
Less than 30"



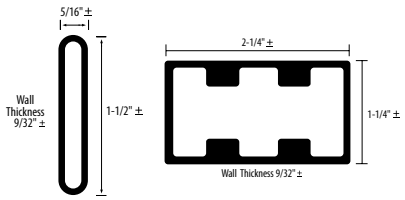
Widths from
30"– 59.875" require
1 vertical mullion
(automatically added).

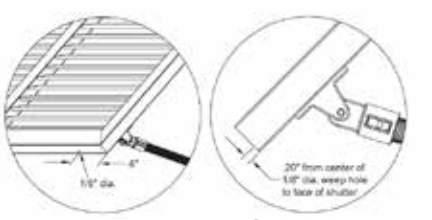


Widths from
60" – 89.875" require
2 vertical mullions
(automatically added).



Widths from
90" – 119" require
3 vertical mullions
(automatically added).

	BAHAMA
	
Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12"-119" (in 1/8" increments)
Height	18-1/2"-119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°



Optional:
Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

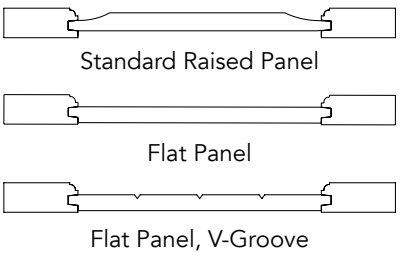
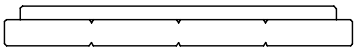
Available Bahama Shutter Heights (Inches)											
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

CLASSIC COLLECTION

Installation: To be installed in a fixed or operable application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. Classic Raised Panel and Louver only can be installed operable.

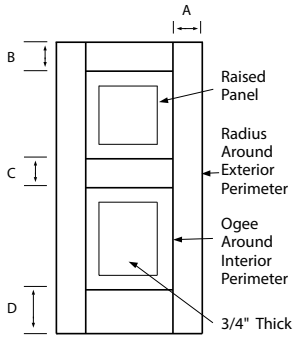
Hardware: Clear polycarbonate mounting brackets for fixed mounting. Black powder coated stainless steel for operable mounting.

Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	FAUX LOUVER	BOARD AND BATTEN
	 Standard Raised Panel Flat Panel Flat Panel, V-Groove	IMAGE NOT AVAILABLE	
Rails	Proprietary Exterior Grade Composite Wood		
Panels			
Stiles			
Primer	Marine Grade		
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	—	—	1", Batten is 1/2"
Width	12"– 24" (in 1/8" increments)	9"–24" (in 1/8" increments)	
Height	13-1/2"–96" (in 1/8" increments)		13-1/2"–84" (in 1/8" increments)
Batten Height	—	—	4"
Batten Width	—	—	1-1/2" Less than shutter width
Board Width	—	—	Grooves are cut approx. every 4"

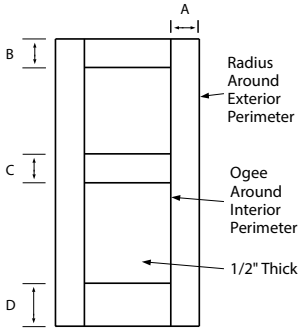
RAISED PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



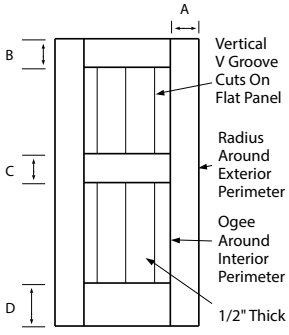
FLAT PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



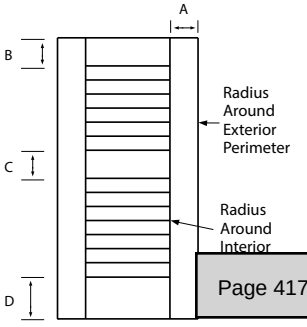
PANEL, V-GROOVE

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



LOUVER

Thickness: 1-1/4"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 2-3/4"– 4"
Louver Angle: 22°



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

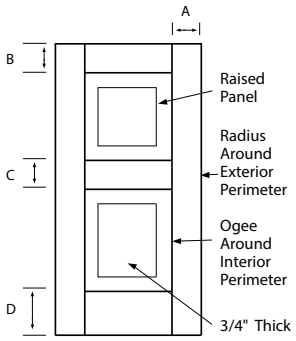
ProSeries shutters are available in the following sizes.

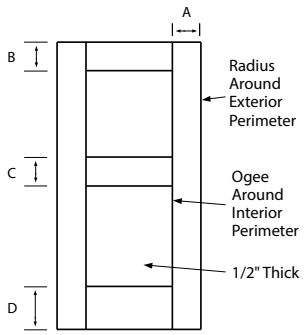
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

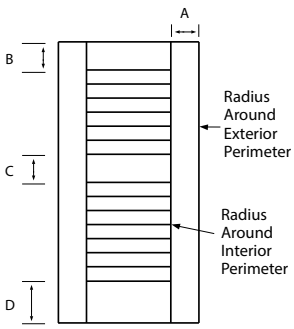
ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.
ProSeries shutters are backed by a 3-year structural warranty.







TRADITIONAL HARDWARE



Pintel on Plate
- Sold in pairs
- Pintel plate - 1-1/2" x 3-1/2" x 1/8" Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1", 2"



4" Lag Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim
- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



6" L-Hinge with Throw
- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge with Throw
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



No Throw 6" L-Hinge
- Sold in same size pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



No Throw Flat Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



Strap Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Two sizes, 10" and 12"
  10" Offsets: 0", 1/2", 1-1/2", 2-1/4"
  12" Offsets: 1/2", 1-1/2"



Decorative Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Non-operable
- Two sizes, 10" and 12"



6" Lag Bolt
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish
- Two options, standard and locking



Acorn Holdback
- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback
- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

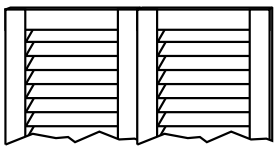


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

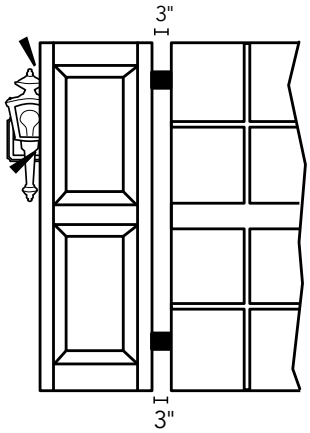
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

Shutter swing is 3" per shutter from the edge of the open shutter to the edge of the window opening when the shutter is closed; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position.

Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position.



Shutters in closed position



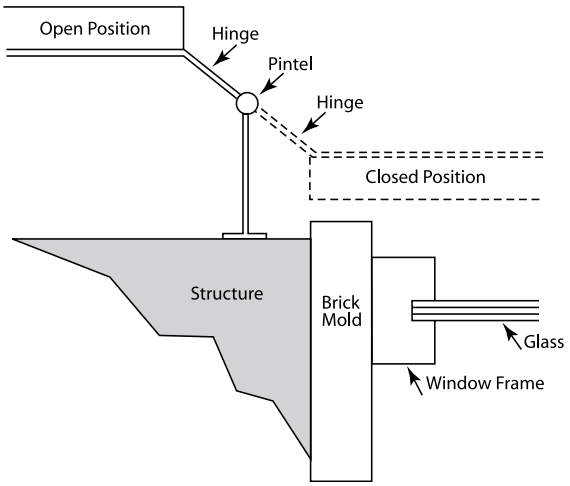
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

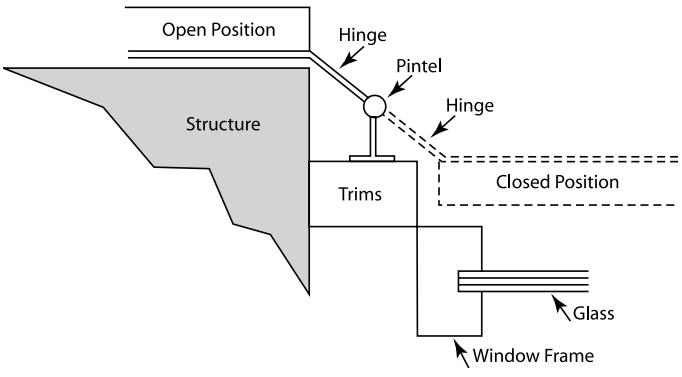
HINGE REQUIREMENTS

Shutter Height	12" to 48"	49" to 96"	97" to 108"
Hinge Requirement	2	3	4

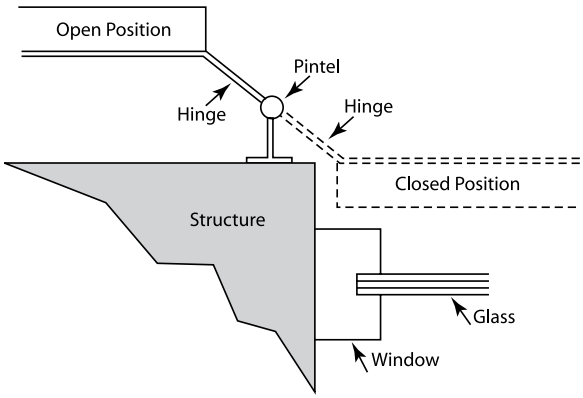
Projected



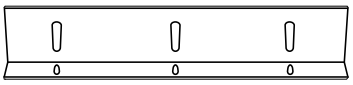
Recessed



Flush



FIXED MOUNTING HARDWARE

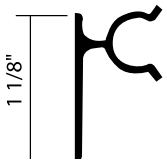


Fixed Mounting Bracket

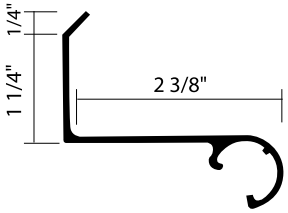
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

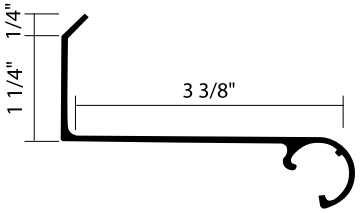
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge

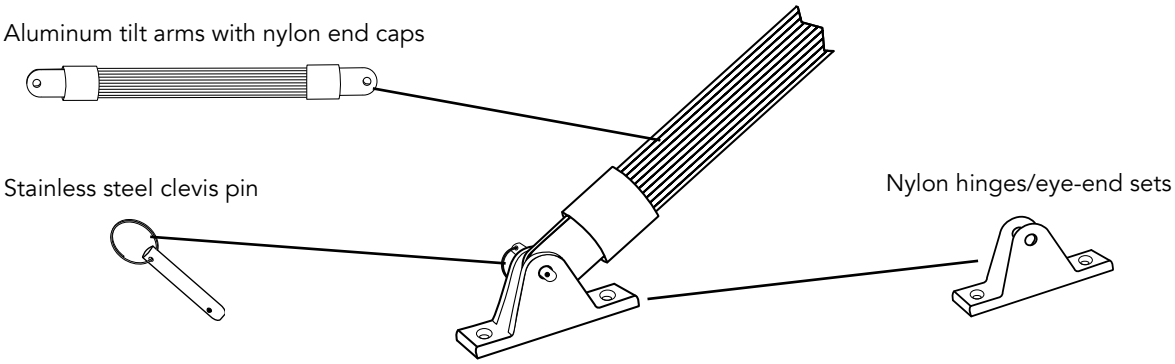


2 - 3/8" Female Hinge

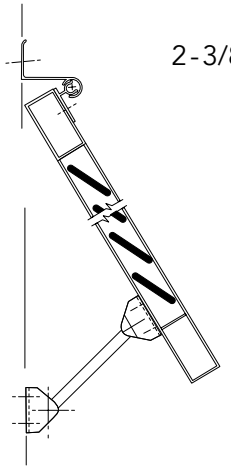


3 - 3/8" Female Hinge

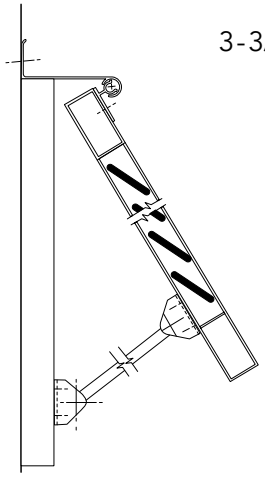
TILT ARM COMPONENT PARTS



Examples of Common Installation Options - Bahama Hardware



2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set

IMPACT RESISTANT STORM SHUTTER HARDWARE & STORM BAR SYSTEMS



Inside Locking "U" Shaped Storm Bar System

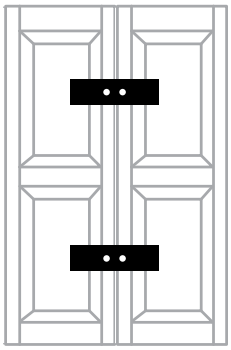
The Inside Locking "U" Shaped Storm Bar System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

- Available for Architectural Collection Louver and Raised Panel shutters. Does not apply to arch and radius top shutters, cutouts, combination, bi-folds, flat-panel, or v-groove.
- Shutters can be ordered in 1/8" increments to a maximum size of 30" width and 96" length per shutter leaf.
- Each shutter leaf has a clear (1/8" thick) polycarbonate panel fastened to the back.

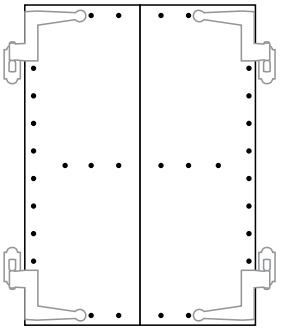
If shutter is over 46 inches, 2 Inside Locking "U" Shaped Storm Bars are required per shutter pair.

-Storm bar length 6", height 2", thickness 1/8", projection 1"
-Storm bars require installation by the shutter installer.
-Bolts and wing nuts are provided.

If Shutter is under 46 inches, it only requires 1 Inside locking "U" Shaped Storm Bar.



"U" Shaped Storm Bar



Polycarbonate Panel

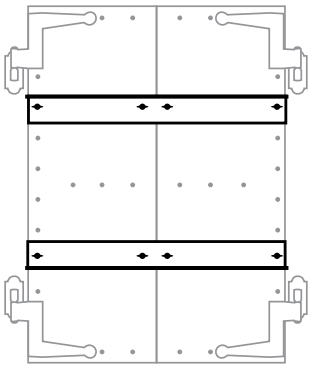
Horizontal Storm Bar System

Can be ordered in 1/8" increments to a maximum size of 60" w x 96" h window opening (shutter width of 30").

If shutter is over 46 inches, 2 Horizontal Storm Bars required per shutter pair.

- Storm bar length needs to match the total width of the shutter pair.
- Storm bars require installation by shutter installer.
- Bolts and wing nuts are provided.

If shutter is under 46 inches, it only requires 1 Horizontal Storm Bar.



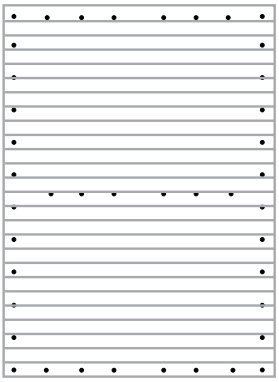
Horizontal Storm Bar

Bahama Storm System

The Bahama Storm System meets the State of Florida Building Code 2010.

- Architectural Collection Bahama style shutter.
- Shutters can be ordered in 1/8" width and 1-1/2" height increments to a maximum of 60" w x 103" h.
- Each shutter has a clear (1/8" thick) polycarbonate panel fastened to the back.

A camelback locking system is installed along the sides of the shutter, provided at no charge.



Bahama



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

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- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•



Beauty meets strength. Elegance meets distinction. Masterpiece meets innovative engineering. Westbury® Aluminum Railing is designed with these essential elements in mind.

With a variety of designs, colors, and textures, you have the power to decide what fits your home. Whether you are adding railing to your front porch, a back yard or multi-level deck, a balcony, or to the interior of your home, Westbury® Aluminum Railing can transform your home into a welcoming retreat.

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ALUMINUM COLORS

Textured Colors

Westbury® Aluminum Railing is available in 12 standard AAMA 2604 colors to compliment your project; from satin colors to textured colors.

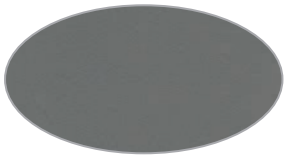
Custom colors and AAMA 2605 colors are available by special order.


Black Fine Texture


Bronze Fine Texture


Brown Fine Texture

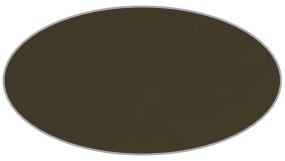

White Fine Texture


Grey Fine Texture

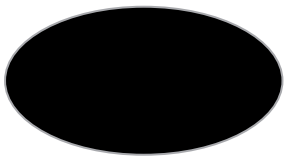
Non Textured Colors

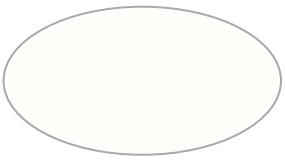

Gloss Beige


Chocolate


Ninety Bronze


Sandy Shore


Satin Black


Gloss White


Speckled Walnut

Colors shown are a close approximation of the true color.
Please consult actual samples for accurate powder coating colors.

POWDER COATING PROCESS

Exclusive DSI Powder Coating Process

DSI's proprietary 10 step powder coating process provides an uncompromising quality created by state-of-the-art technology. Our system is certified by the Powder Coating Institute providing peace of mind in your investment. Our powder coating is verified by the American Architectural Manufacturers Association and is covered by a Lifetime Limited Warranty.

1



The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.

2



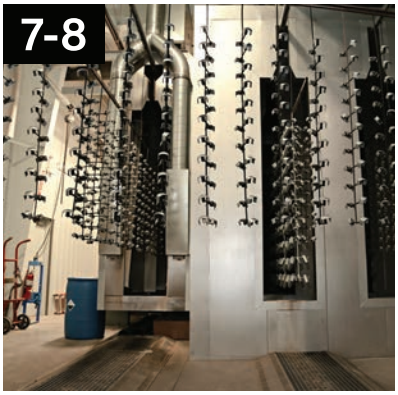
The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.

3-6



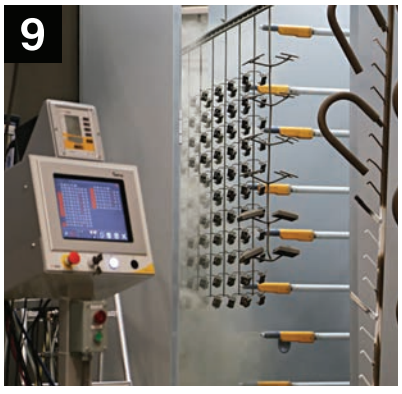
Clean: City water rinse.
Cleaner: Recycling reverse osmosis water rinse
Cleanest: Pure reverse osmosis water rinse
Sealer: Dried-in-place aluminum sealer

7-8



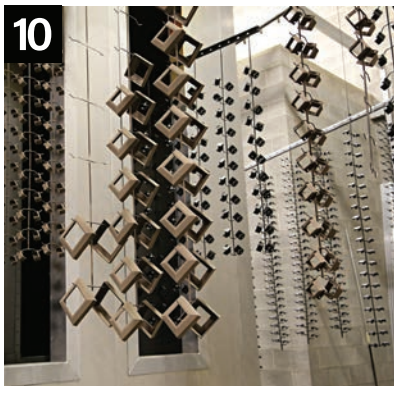
A 200 MPH air blast removes water drops from the pre-treated aluminum.
A convection oven completes the dry-off process.

9



Powder is applied with 18 automated and 2 manual spray guns. Compressed process air is dried to -35°F Dew Point for superior adhesion.

10



The powder coating is then bonded and adhered to the aluminum substrate in a 400 degree cure stage.





TUSCANY SERIES



Tuscany Aluminum Railing



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Tuscany Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Tuscany (C10) Assembled Specifications

Assembled sections (square balusters) are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight		•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair			•		•	•	•



Welded Corner



Radius Section





VERANDA



Veranda Aluminum Railing



Veranda (C70)
Rail Kits with Gasket for 1/4″ Tempered Glass
1/4″ Glass Panels Ordered Separately



Veranda (C70)
Rail Kits with Gasket for 3/8″ Glass
3/8″ Glass Not Available Through DSI

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

Veranda Boxed Rail Kit Specifications

Boxed Kits Include: Rails, Mounts (4), and Installation Instructions. Glass Panels are ordered separately.



Section Type	Length 4′	5′	6′	Height 36″	42″
Straight	•	•	•	•	•
Stair	All Stair Sections are Special Order				

1/4″ Tempered Glass Panel Specifications

Glass Panels are ordered separately.

Panel Type	Length 4′ (42-1/4″)	5′ (54-1/4″)	6′ (66-1/4″)	Height 36″ (32-1/4″)	42″ (38-1/4″)	Color Clear	Grey	Bronze
Straight	•	•	•	•	•	•	Special Order	Special Order
Stair	All Stair Panels are Special Order							

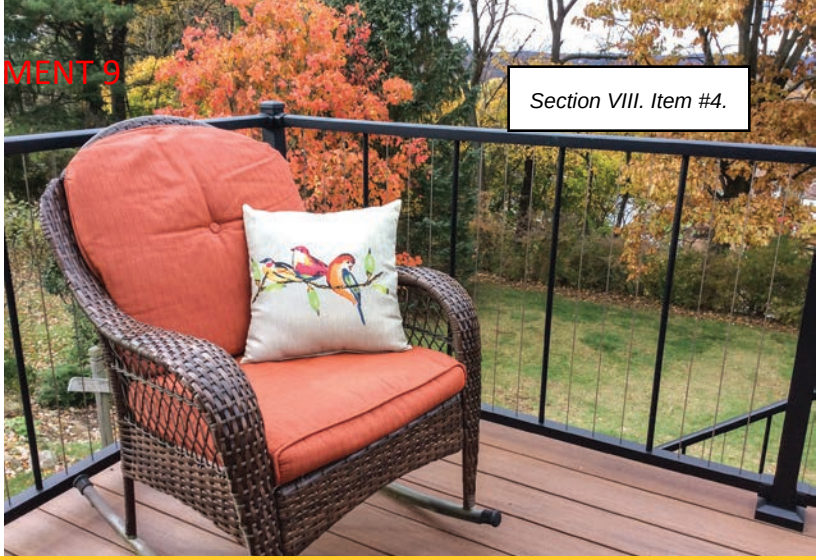


Grey or Bronze Special Order Glass Panels Available



Special Order Glass Panels for Stair Sections





VERTICABLE®



VertiCable® Aluminum Railing



VertiCable (C80) **with Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

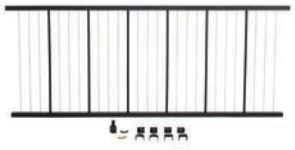


VertiCable (C80) **without Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

VertiCable (C80) Section with Mounts Specifications

Sections Include: Factory Assembled Section, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Straight w/Stainless Steel Balusters	•	•	•				•
Stair w/Stainless Steel Balusters	•	•	•			•	•

VertiCable (C80) Section without Mounts Specifications

Sections are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Stair w/Stainless Steel Balusters	•		•			•	





MONTEGO SERIES



Montego Aluminum Railing



Montego (C20)
Two Rail
3/4" x 3/4" Architectural Baluster



Montego II (C23)
Three Rail
3/4" x 3/4" Architectural Baluster

Montego Series Aluminum Railing has NOT been tested for any building codes.

Montego (C20) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Montego II (C23) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



Two Rail Radius Section



Three Rail Radius Section





RIVIERA SERIES



Riviera Aluminum Railing



Riviera (C30)
3/4" x 3/4" Square Baluster

Riviera (C301)
3/4" Round Baluster



Riviera R (C30R)
3/4" x 3/4" Square Baluster

Riviera R (C301R)
3/4" Round Baluster



Riviera I (C31)
3/4" x 3/4" Square Baluster

Riviera I (C311)
3/4" Round Baluster



Riviera II (C32)
3/4" x 3/4" Square Baluster

Riviera II (C321)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

RIVIERA SERIES



Riviera III (C33)
3/4" x 3/4" Square Baluster

Riviera III (C331)
3/4" Round Baluster



Riviera IV (C34)
3/4" x 3/4" Square Baluster

Riviera IV (C341)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•





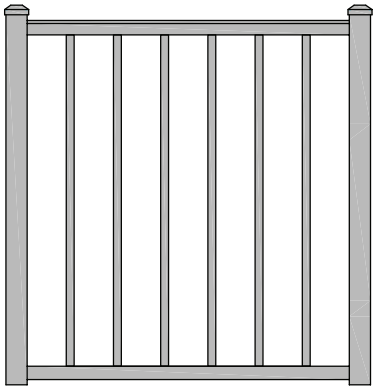
Radius Sections

GATES & HARDWARE

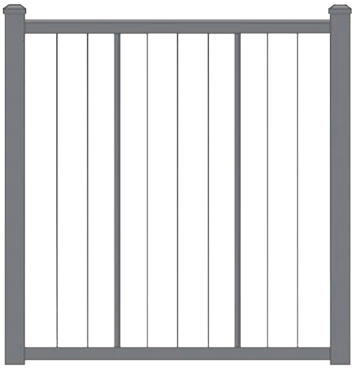
DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.



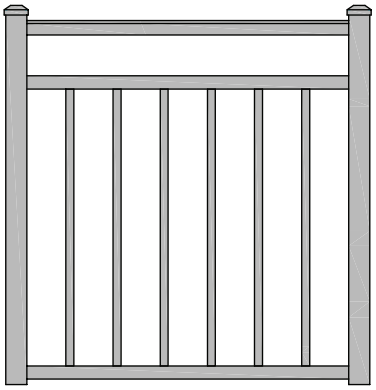
Adjustable Gates



Tuscany Series
36"W, 48"W, and 60"W Openings

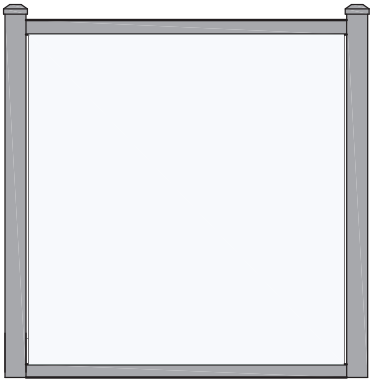


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

DRINK RAIL ADAPTER

Turn your Westbury® Top Rail into the perfect spot for your morning cup of coffee or cool afternoon drink while enjoying your outdoor living space.

This sturdy adapter is ready to install with pre-drilled holes, allowing for a fast installation. Once attached just add the material of your choice and you are ready to enjoy your new space.





Supports Wood or Composite Deck Board
(Deck Board Not Included)



Underside view of the Seamless Integration of the Drink Rail system



Solid Wall Construction for Strength & Durability



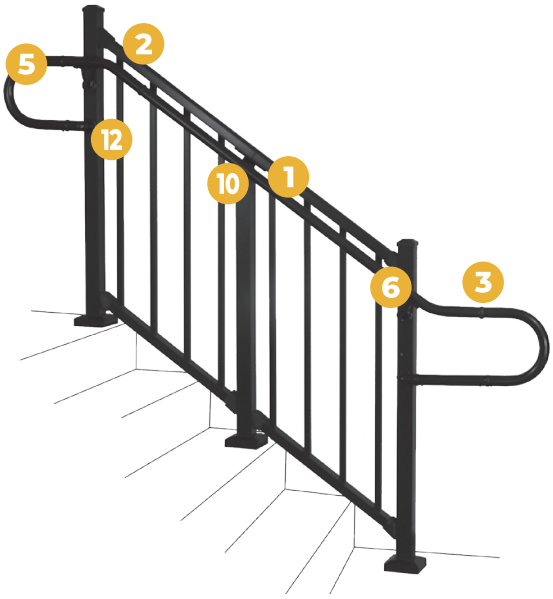


ADA CONTINUOUS HANDRAIL

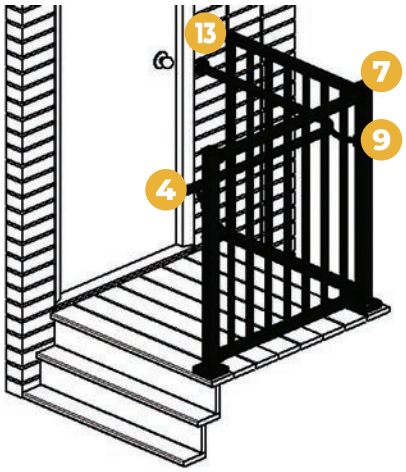
ADA Continuous Handrail is designed to assist individuals with accessibility and mobility concerns. This system offers versatile components and accessories providing the perfect safety solution for stairways, ramps, and decks. ADA Continuous Handrail is easy to install on any surface and is compatible with new or existing railing systems.
Available in 12 DSI Colors (shown on page 2).



Stair Application

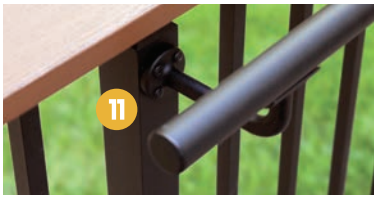


Deck Application





Inside Corner Mount
& 90º Elbow Detail



Extended Wall Mount Detail



90º Welded Elbow Detail



1-3/8" Handrail
(8', 10' & 16')



Internal
Connector



Collar Rings
(to cover splice)



Internal
End Cap



180° Elbow



Adjustable
Elbow



90° Elbow



90º Welded
Elbow



Inside Corner Mount
(attaches to post)



Wall Mount



Extended
Wall Mount



Wall Return



Wall-End
Mount

SCREENRAIL

Expand your living area and enjoy the outdoors without the insects. Westbury® ScreenRail is offered as a structural balcony railing system, a heavy-duty kick panel system, or a mid-rail system allowing you to customize ScreenRail to fit your needs.

Features include easy to assemble sections, assembled universal door (right or left hand hinge) with heavy-duty frame, and durable flat spline to secure the screen.

With a Lifetime Limited Warranty, ScreenRail is a premium system designed to expand your living area by bringing the outdoors into your home.





Balcony Railing System



Heavy Duty Kick Panel System



Mid-Rail System





RAIL MOUNTS

Standard Wall Mounts:

1-4 pack or 1-6 pack is included with each straight railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Mount

Standard Stair Mounts:

1-4 pack or 1-6 pack is included with each stair railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Up Mount



Top Rail Down Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Up Mount



Mid/Bottom Rail Down Mount

For Stair Racking information visit *westburyrailing.com*

Optional Specialty Mounts:

Stair Double Swivel Mounts

Available as a 2 pack or 3 pack. These mounts are not included with sections.

A 2 pack contains
(1) top mount,
(1) bottom mount,
and screws.



Top Rail Mount

A 3 pack contains
(1) top mount,
(1) mid mount,
(1) bottom mount, and screws.



Mid Rail Mount



Bottom Rail Mount

Angle Swivel Mounts

Available as a 4 pack or 6 pack. These mounts are not included with sections.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Top Rail Mount



Mid/Bottom Rail Mount

Stair Swivel Mounts



Top Rail Mount



Mid Rail Mount



Bottom Rail Mount

45º Angle Mounts



Top Rail Right Mount



Top Rail Left Mount



Mid/Bottom Rail Right Mount



Mid/Bottom Rail Left Mount

Round Column Adapter Kits:

Available as a 4 pack or 6 pack. These adapter kits are not included with sections.

A 4 pack contains
(2) top adapters
(2) bottom adapters

A 6 pack contains
(2) top adapters
(4) mid/bottom adapters

Smooth



Level Rail 8″, 10″



Stair Rail 8″, 10″

Fluted



Level Rail 6″, 8″



Stair Rail 6″, 8″

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

POSTS WITH PLATES







	Residential 2″ Post (.090″ wall)	Residential 2″ Crossover Post (.090″ wall)	Residential 2″ Corner Crossover Post (.090″ wall)	2″ Heavy Duty Post (.093″ wall)	2″ Heavy Duty Crossover Post (.093″ wall)
Heights	37″, 43″, 47″, 53″	36″, 42″	36″, 42″	37″, 43″, 47″, 53″	36″, 42″
Post Kit Available	✓	✓	✓	✓	✓
Code Compliance				IRC Approved	IRC Approved







	2″ Heavy Duty Corner Crossover Post (.093″ wall)	2-1/2″ Post (.125″ wall)	2-1/2″ Power Post (.125″ wall)	2-1/2″ Crossover Power Post (.125″ wall)	2-1/2″ Corner Crossover Power Post (.125″ wall)
Heights	36″, 42″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	36″, 42″	36″, 42″
Post Kit Available	✓		✓	✓	✓
Code Compliance	IRC Approved		IBC and Miami Dade Approved	IBC and Miami Dade Approved	IBC and Miami Dade Approved







	3″ Post (.095″ wall)	4″ Post (.125″ wall)	4″ Deco Post (.090″ wall)	6″ Post (.110″ wall)	6″ Deco Post (.090″ wall)
Heights	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″
Post Kit Available	✓	✓			
Code Compliance	IRC Approved	IBC Approved			

CORE DRILL POSTS & POST SLEEVES

Core Drill Posts



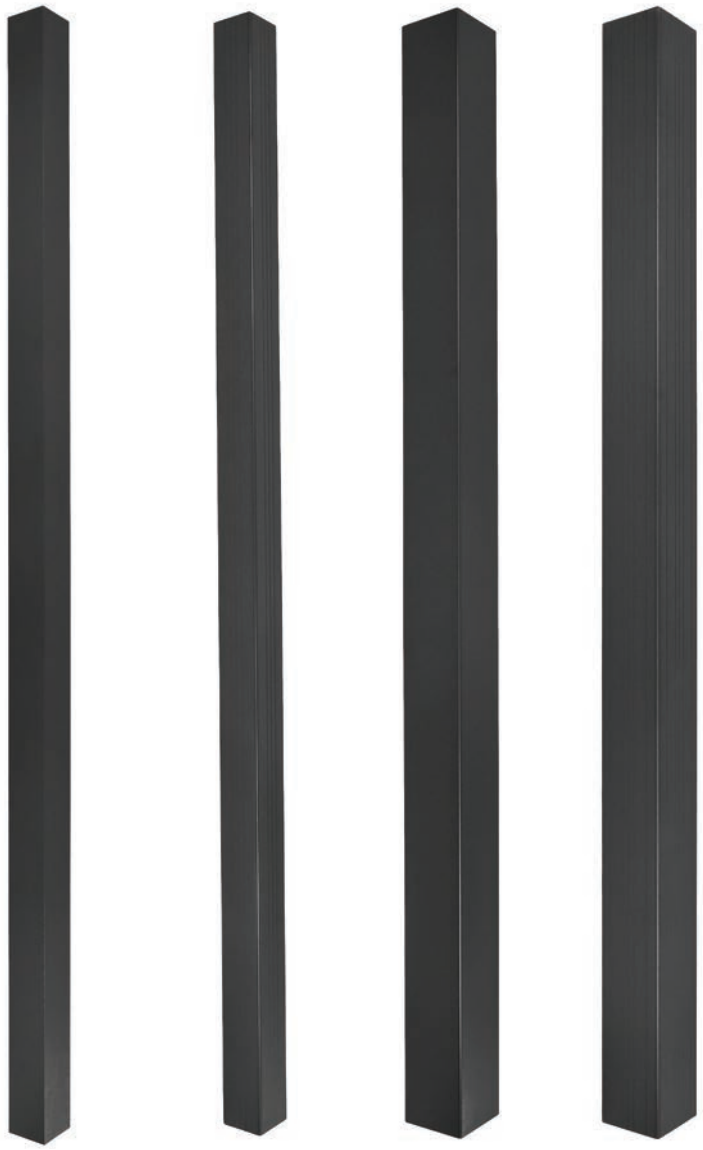
	Residential 2″ Post (.090″ wall)	Residential 2″ Crossover Post (.090″ wall)	2″ Heavy Duty Post (.093″ wall)	2″ Heavy Duty Crossover Post (.093″ wall)	2-1/2″ Power Post (.125″ wall)	2-1/2″ Crossover Power Post (.125″ wall)
Heights	45″, 51″, 55″, 61″	42″, 48″	45″, 51″, 55″, 61″	42″, 48″	45″, 51″, 55″, 61″	42″, 48″

Post Sleeves



	4″ Post (.125″ wall)	4″ Deco Post (.065″ wall)	6″ Post (.110″ wall)	6″ Deco Post (.090″ wall)
Heights	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″

SUPPORT POSTS



	4" Post (.125" wall)	4" Deco Post (.090" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	8-1/2', 10', 11'	8', 9', 10'	8', 9', 10'	8', 9', 10'
ASD Capacity* (Allowable Axial Loads)	8-1/2' = 17,738 lbf 10' = 16,644 lbf 11' = 14,305 lbf	8' = 13,531 lbf 9' = 12,751 lbf 10' = 11,970 lbf	8' = 25,093 lbf 9' = 25,093 lbf 10' = 25,093 lbf	8' = 16,543 lbf 9' = 16,543 lbf 10' = 16,543 lbf

*Weight values are Actual Calculated Allowable Loads

POST ACCESSORIES

Caps

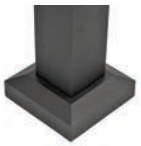


Flat Cap
2″, 2-1/2″, 3″, 4″, 6″



Ball Cap
2″, 2-1/2″, 4″

Flair



Flair (2-piece)
2″, 2-1/2″, 3″, 4″, 6″

Accessories



Top Rail
End Cap



Top Rail End Cover
for Crossover Post



Adjustable
Rail Support



2″ Heavy Duty Post
Backer Plate
For IRC Code Approved
wood deck installation



Bracket Mounting
Template (for 2″, 2-1/2″,
3″, & 4″ Posts)



Fascia Mount Kit
for 2″ Heavy Duty Post



Fascia Mount Support
Bracket



Tie Down Bracket
with Cover (Set of 2)



Touch Up Paint

Crossover Adapters for 2″ Posts



Level Crossover†



Corner Crossover†



Stair Crossover†

†Patent No. 8,998,175

MAGENA STAR® LIGHTING

Bring your outdoor living space to life with Magena Star® lighting products from Digger Specialties, Inc.

Take comfort in our low-maintenance, precision-made lights offering quality rust-resistant architectural grade powder coating and a five year warranty.

Discover the quality of Magena Star® Ornamental Lighting.



LED Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"



Combo
Post Cap Light
2", 2-1/2", 3", 4"



Side Light



Tear Drop
Side Light

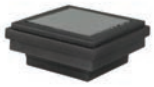


Riser Light

Solar Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"





INSPIRATION

Custom Railing

We put the “special” in Digger Specialties!

Let DSI help solve your unique installation challenges and design needs.



Special Welded Corners



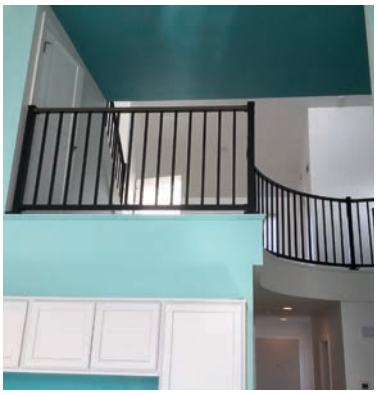
Multiple Color Rails and Balusters



Tuscany Carribean Railing

More Than Just Outdoors

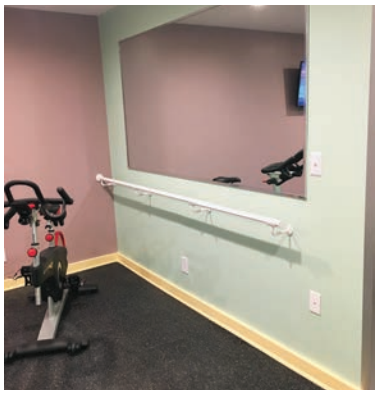
Westbury® Aluminum Railing can also be used inside your home or business.



Residential Balcony
Tuscany Railing



Retail Balcony
Veranda Railing



Ballet Barre
ADA Continuous Handrail

DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™

diggerspecialties.com

Stay Connected

MADE IN THE USA

We have tried to make this brochure comprehensive and factual. We reserve the right to discontinue at any time, without notice, colors, materials, equipme availability. Since some information may have been updated since the time of printing, we are not responsible for typographical or pictorial errors. Materia vary slightly from actual colors. ©Digger Specialties, Inc. 2020/11 99519

METAL ROOF
McElroy Metals - Medium Bronze

FRONT DOOR
Mahogany Wood

COLUMNS, TRIM, FASCIA, & GARA
Sherwin Williams - Pure White (SW7

BRICK
Savannah Gray

FOUNDATION & CHIMNEY
Tabby Stucco

SHINGLE SIDING & LAP SIDING
Sherwin Williams - Accessible Beige (SW7036)

WINDOWS
Marvin - Pebble Grey

BOARD & BATTEN
Sherwin Williams - Origami White (SW7636)



LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
10.22.2025

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	January 7, 2026
PROJECT:	COFA-09-25-019929 8 Blue Crab Street, Lot 49 Main Residence and Carriage House (New Construction)
APPLICANT:	William Court (Court Atkins Group)
PROPERTY OWNER:	Blue Crab Bluffton, LLC
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant requests that the Historic Preservation Commission (HPC) approve the following:

> A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,741 SF and a 2-story attached Carriage House of approximately 933 SF to be constructed at 8 Blue Crab Street, Lot 49, in the Tabby Roads Development within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD). (See Attachments 1 and 2 for application and location/zoning map.)

INTRODUCTION: The subject property of 0.13 acres is located in Tabby Roads, a private community with an approved development plan that includes private covenants that regulate building size and setbacks, as well as certain architectural features. All buildings require approval from the Habitat and Architectural Review Board (HARB). The HARB approval letter, with conditions, is provided as Attachment 3.

The lot is at the southwest corner of the intersection of Pearl Street and Blue Crab Street, the latter of which serves somewhat similar to an alley; the homes on the north side of Blue Crab front Bruin Road and homes proposed on the south side will front Baiters Walk. Vehicular access to these homes is via Blue Crab Street. Baiters Walk is a pedestrian-only walkway, which the proposed house will front. Directly across the Baiters Walk is a row of six existing attached townhouses.

The proposed house is one of four homes proposed by the property owner for the half-block on the south side of Blue Crab Street (Attachment 5). Originally planned for townhome development, both the Tabby Roads and Baiters Walk board of directors approved the future development of four single-family detached houses in 2020.

The 2-story main structure will have a 1,918 SF footprint (1,454 SF heated and 464 SF front and rear porches). The attached carriage house will have a 563 SF footprint. As the main structure is not characteristic of any of the permitted building types within the NG-HD district, the structure is classified as an Additional Building Type. Setbacks established by Tabby Roads are smaller than those required for the Additional Building Type in the NG-HD district.

The main structure features a combination hip/front facing gable roof of standing seam metal, as well as a double-story front porch underneath a partial hip roof. A rear yard carriage house is attached to the main structure and will be underneath a standing seam metal gable roof that includes a shed dormer facing Pearl Street. The ground floor will include a double-bay garage, and the second floor is a "bonus room." Direct access between the main second floor residence and the bonus room will be via a main structure hallway. There will be no external access to the second floor of the carriage house.

Materials on the main structure include Hardie board and batten siding at the first story, and Hardie lap siding with 7-inch exposure at the second story. Hardie shingle siding is proposed for the carriage house.

All windows will be 2-over-2 simulated divided lite casement and are shown to be "clad" with no reference to the specific cladding material or manufacturer. Door materials are identified as "clad" without reference to cladding material or manufacturer. The garage door will be steel and "clad overlay." The chimney will be tabby shell with a flat tabby cap.

Some proposed materials are not permitted by the UDO and would require approval by the HPC. This includes: 1) powder-coated aluminum railings and handrails (front/rear porch stairs and second story front and rear porches and rear ground story porch) and pool gate; and, 2) boral trim in various locations (front/rear porch columns, corner boards, sills, drip caps, knee wall panel cap adjacent to the cricket roof at the second story rear porch, and certain elements of the service yard gates). The HARB will require that the proposed composite material shutters be changed to "sturdy wood." The brackets for the trellis over the garage door and the side wall facing Pearl Street are identified as cedar or "sim" material.

The only service yard will be located in the left side yard, screened by the brick fence on the adjacent property (Lot 50), with two hog board gates. A paver walkway from the service yard to Baiter's Walk and the rear yard are proposed, and a brick fence will surround the pool in the rear yard.

Elevations and architectural details are provided in Attachment 6. The Landscape Plan is provided as Attachment 7.

This project was presented to the Historic Preservation Review Committee (HPRC) for Concept Plan review at the October 13, 2025 meeting. HPRC comments are provided as Attachment 8.

The Tabby Roads Habitat Architectural Review Board (HARB) provided comments dated December 9, 2025 (Attachment 3).

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Consistency with the principles set forth in the Old Town Master Plan and Town of Bluffton Comprehensive Plan.**

    a. *Finding*. The Old Town Master Plan states that "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The addition of new structures that comply with the Unified Development Ordinance and applicable covenants allow for a more complete built environment within Old Town Bluffton Historic District.

2. **The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

    a. *Finding.* Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed main structure and carriage house will be in conformance with applicable provisions provided in Article 5. Conditions follow the order in which they are provided in the UDO.

        1) **Building Walls:** Three types of Hardie board siding are proposed—horizontal lap board and board and batten for the main structure, and shingles for the carriage house. The use of three types of siding on one structure does not reflect simple Lowcountry vernacular architecture. It is recommended that the shingles at the carriage house be changed to board and batten or horizontal lap board as shingled wall cladding is atypical of Old Town Bluffton.

        2) **Columns:** The 10-inch columns are proposed to be wrapped in boral material. UDO Sec. 5.15.6.H.2.a. requires columns to be wood, painted

or natural wrought or cast iron. Boral has been approved elsewhere in Old Town for some trim work, but not for columns. A determination for use of this material is required.

3) **Railings and Balusters:** Railings and balusters are proposed to be powder-coated aluminum in the following locations: 1) at the second-floor front porch; 2) at the front porch stairs (a handrail on both sides of the stairs are without pickets); 3) the rear porches and stairs (a handrail on both sides of the stairs are without pickets); and, 4) the pool gate enclosure. UDO Sec. 5.15.6.H.2.d. requires railings to be balusters to be wood (termite resistant), painted or natural wrought or cast iron. Powder-coated aluminum has been approved for other residential properties in Old Town, but the HPC must determine that it is an appropriate material as it is not permitted by the UDO.

   Handrails at the front and rear porch stairs must include pickets. Additionally, a front porch rail will be required as the porch height is 30" (a railing is required at 30").

4) **Windows:** Windows are identified only as "clad." UDO Sec. 5.15.6.I.2.a. requires windows to be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass. Window cladding material must be identified in the window schedule to confirm compliance with the UDO.

5) **Doors:** Doors are identified as "clad" and "swing." The garage door will be "steel clad/overlay." Door cladding materials must be identified in the door schedule to confirm compliance with the UDO.

6) **Gutters:** Half-round gutters will be installed but the gutter material and gauge are not identified in the gutter detail. Per UDO Sec. 5.15.6.J.2.c., gutters must be copper, galvanized steel or aluminum, 14-18 gauge.

7) **Fence:** A brick fence is proposed around the pool in the rear yard. The type of brick to be used will be a Savannah Grey-type brick (Attachment 10). UDO Sec. 5.15.6.K. allows "[w]herever possible, green building materials…including…salvaged masonry brick or block, and locally produced stone or brick." Non-salvaged or local bricks have been permitted elsewhere in Old Town that is similar to Savannah Grey brick, a greyish brown tumbled brick. This same or similar brick should be used for the front and rear stairs at the main structure. The driveway and sidewalk pavers will be a combination of the colors below:



UNILOCK

Town Hall Heritage Clay



UNILOCK

Town Hall Heritage Red

8) **Shutters:**

a) Composite material shutters are proposed, but HARB requires "sturdy wood." Wood complies with UDO Sec. 5.15.6.M.1.e.

b) On the second-story front elevation, two shutters are proposed that are not placed over an opening nor are they operable (far-right wall and middle porch shutters). Shutters must be hinged and operable per Sec. 5.15.6.M.1.b. or be removed.

9) **Trim**:

a) Trim work is combination of Hardie and boral, the latter of which is not a material permitted by the UDO. Some details include a notation indicating Hardie "or" boral material. The following are proposed to be or possibly be boral: 1) cornerboards (detail not provided); 2) drip caps; 3) sills; 4) the cap of the knee wall at the second-story rear porch; and, 5) various gate elements. A determination as to the appropriateness of this alternate material is required

b) A corner board detail must be provided to show compliance with UDO Sec. 5.15.6.P.

c) The soffit configuration is not shown. Soffits must be beaded or v-groove, tongue and groove per UDO Sec. 5.15.6.P.

d) Tabby Roads HARB requires a water table on the carriage house structure to match the water table of the main structure.

1) **Landscape Plan**:

a) A total of 18 trees will be removed (a combination of pines, live oaks, water oaks, gum and magnolia) that require mitigation either due to size (eight inches or more in diameter at breast height) and/or species (UDO Sec. 5.3.3.F.). The total number of mitigation trees required is 27 (or 67.5 calipers). Two live oaks (2.5 calipers each) will be planted; however, a larger caliper will help with mitigatin. Any replacement tree that is a minimum of four (4) inches caliper can be counted as two (2) replacement trees and any replacement tree that is a minimum of six (6) inches caliper can be counted as three (3) replacement trees.

(UDO Sec. 5.3.3.G.3.). At least 80% of the required 75% tree canopy coverage must be hardwoods. If the UDO Administrator determines that any of the required trees cannot be provided on-site, she may authorize the Applicant to pay a fee-in-lieu of planting (UDO Sec. 5.3.8.).

b) Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required as trees with a diameter of 14 or more inches are proposed to be removed from the lot.

3. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. Applying the requirements of both Tabby Roads and the UDO, the proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, such as mass, scale, and height.

4. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions and determinations:

Conditions:

1. Change the wall cladding style on the second floor of the main structure from shingles to board and batten or horizontal lap siding.
2. Provide pickets for the handrail at the front porch stairs.
3. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).
4. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).
5. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.).
6. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.).

7. Revise the fence height to be no taller than 6'-0" (Per UDO Sec. 5.15.6.K.2.b.).
8. Remove the inoperable shutters on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.).
9. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P.
10. Update the Landscape Plan to show how 25 trees (or 62.5 calipers) will be mitigated (UDO Sec. 5.3.3).
11. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required.

Determinations: The determinations below must be considered. If not acceptable, the HPC must provide an appropriate alternative.

1. Boral is an acceptable alternate material for the porch columns, cornerboards, drip caps, fascia, vents, service yard gate elements (as shown on the plan) and window sills.
2. Powder-coated aluminum is an acceptable alternate material for the porch handrails, porch balustrades, and pool gate.
3. A non-locally produced Savannah Grey brick or similar color is an acceptable brick for the porch stoops and brick fence.

Additionally, the following will be required by HARB:

1. "Sturdy" wood shutters unless an alternative design is submitted and approved.
2. A water table on the carriage house that matches the main structure water table.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Application & Narrative
2. Vicinity Map
3. HARB Approval Letter (12.09.2025)
4. Photos
5. Composite Views
6. Architectural Plans
7. Landscape Plan
8. Response to HPRC Comments (12.09.2025)
9. Manufacturer's Info (Boral, Shutters, Railings)
10. Color Board

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custor
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: William Court	**Name:** Blue Crab Bluffton, LLC (Patrick Mason Agent)
Phone: 843-815-2557	**Phone:** 843-816-1059
Mailing Address: 32 Bruin Road, Bluffton SC 29910	**Mailing Address:** 20 Cherry Hill Lane, Hilton Head, SC 29926
E-mail: william.court@courtatkins.com	**E-mail:** patrickmasoncustomhomes@yahoo.com
Town Business License # (if applicable): 100019	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Lot 49 Blue Crab Private Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address: 8 Blue Crab Street, Tabby Roads, Bluffton	**Application for:**		
Zoning District: Neighborhood General-HD	☑ **New Construction**		
Acreage: .13	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1229 0000	☐ **Relocation**		

Project Description: Construction of a new single family, 2-story home, with an attached carriage house.

Minimum Requirements for Submittal

- ☑ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.**

Note:	**A Pre-Application Meeting is required prior to Application submittal.**
Disclaimer:	**The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: blue Crab Bluffton, LLC Patrick Mason **Date:** 12.10.2025

Applicant Signature: **Date:** 12.10.2025

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

ATTACHMENT 1

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Center Hall House and Carriage House				
Building Setbacks	**Front:** 4ft	**Rear:** 4ft	**Rt. Side:** 6ft	**Lt. Side:** 5ft

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	Main House	n/a	3,741
Ancillary	Carriage House	n/a	933
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	Main House (1,985 sf) Carriage House (563 sf)
Impervious Drive, Walks & Paths	523
Open/Covered Patios	442
A. TOTAL IMPERVIOUS COVERAGE	3,513
B. TOTAL SF OF LOT	5580
% COVERAGE OF LOT (A/B= %)	63%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	tabby stucco finish	**Columns**	Boral wrapped
Walls	Lap / board and batten/ shingle	**Windows**	Clad, casements,
Roof	standing seam metal	**Doors**	clad, swing
Chimney	tabby stucco finish	**Shutters**	operable -sturdy wood or UDO approved composite
Trim	boral / hardie	**Skirting/Underpinning**	n/a
Water table	boral/ hardie	**Cornice, Soffit, Frieze**	boral/ hardie trim
Corner board	boral	**Gutters**	half round
Railings	powder-coated aluminum	**Garage Doors**	steel/ clad overlay
Balusters	powder-coated aluminum	**Green/Recycled Materials**	
Handrails	powder-coated aluminum		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☑	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☑	☐	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☑	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☑	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☑	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☑	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☑	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☑	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☐	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Blue Crab Bluffton ,LLL Patrick Mason 12.10.2025

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant 12.10.2025

Date

William Court

Printed Name of Applicant

COURT ATKINS GROUP

November 05, 2025

Property owner consent for-Certificate of Appropriateness –
Old Town Bluffton Historic District
Attn: HPC
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC 29910

Re: Lots 49, 50, 51, and 52 Blue Crab Street

This letter authorizes William Court, Architect- Court Atkins Group, to act as applicant of Blue Crab Bluffton LLC in pursuit of the Certificate of Appropriateness. Authorization is given by the authorized agent of Blue Crab Bluffton LLC, Patrick Mason.

Authorizing signature 

RESIDENTIAL | COMMERCIAL | INTERIORS

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

COURT ATKINS GROUP

December 10, 2025

Applicant: William Court-Court Atkins Group
Owners: Blue Crab Bluffton LLC
Location: Lot 49, 8 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure** based on the **Center Hall House** type of approximately **3,741 square feet**, along with an attached **Carriage House** of approximately **933 square feet**, located at 8 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.
The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 53'-8" wide
- Building footprint (without porches 1454 sf)
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.
- We would like to suggest a high quality composite wood material for the shutters that are aesthetically similar to sturdy wood shutters. Please see attached supportive product information

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint is 563sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

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COURT ATKINS GROUP

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

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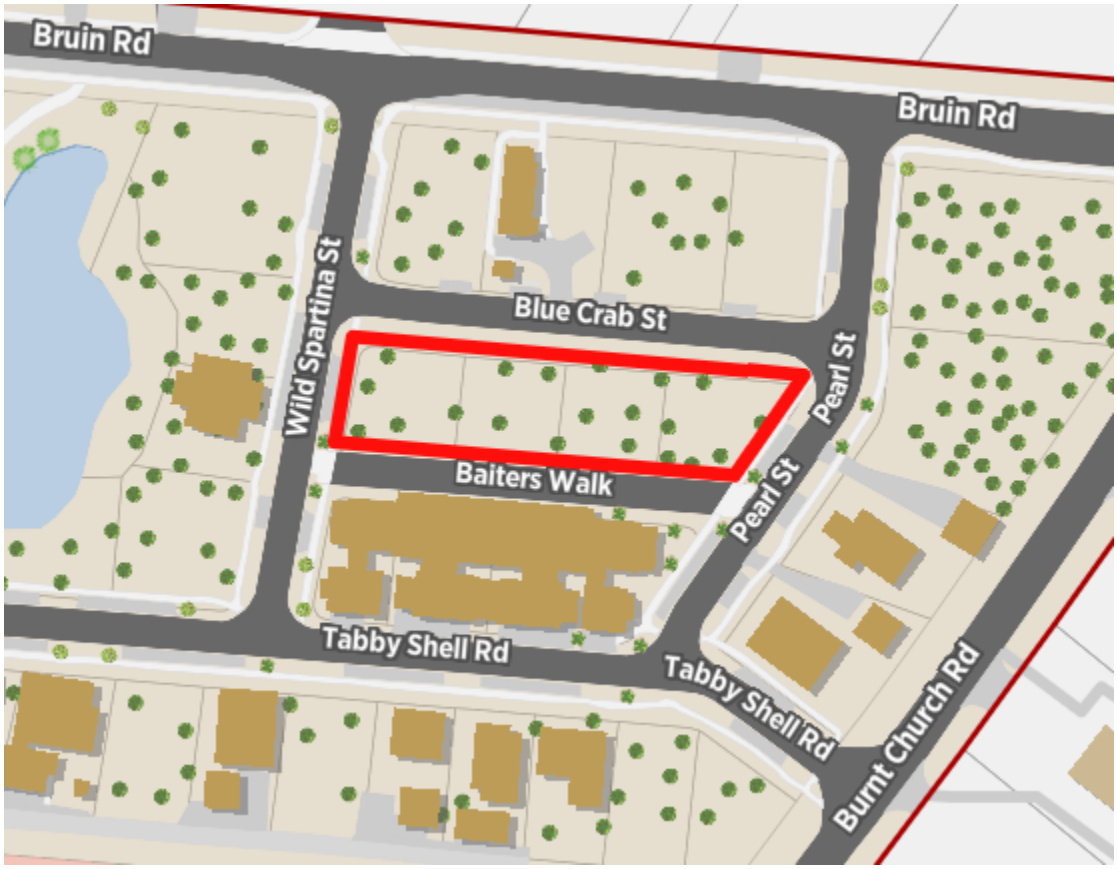
VICINITY MAP

BLUE CRAB STREET HOUSES

CERTIFICATE OF APPROPRIATENESS-HD



ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Dec 9, 2025

Lot 49, 8 Blue Crab, Bluffton, South Carolina 29910
BLUE CRAB BLUFFTON LLC

To whom it may concern,

This revised letter shall serve as approval with conditions for the planned single-family residence to be built on lot 49, 8 Blue Crab. Plans within the following files titled below are the basis for this approval:

2, 4, 6, 8 Blue Crab Road.HARB Review.Application.pdf

2025.12.04 Lot 49_exterior fixtures.pdf

2025.12.04 Lot 49_Garage Door Cutsheet.pdf

2025.12.4_8 Blue Crab Street_ HARB Cover Letter.pdf

2025.12.4_Lot 49_8 Blue Crab Street _ HARB Final Drawings.pdf

120325 Lot 49 Blue Crab Street Final LS Development Plans.pdf

Lot 49_Blue Crab_Final HARB_Color Board.pdf

This approval is based upon the following items of clarification:

- Per UDO, Shutters must be made from “sturdy wood”. Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.
- If gutters are installed, downspouts should terminate at French drains.
- The path lights should be reduced from a quantity of 5 to 4
- On the base of the garage, water table trim matching the main house is required.

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

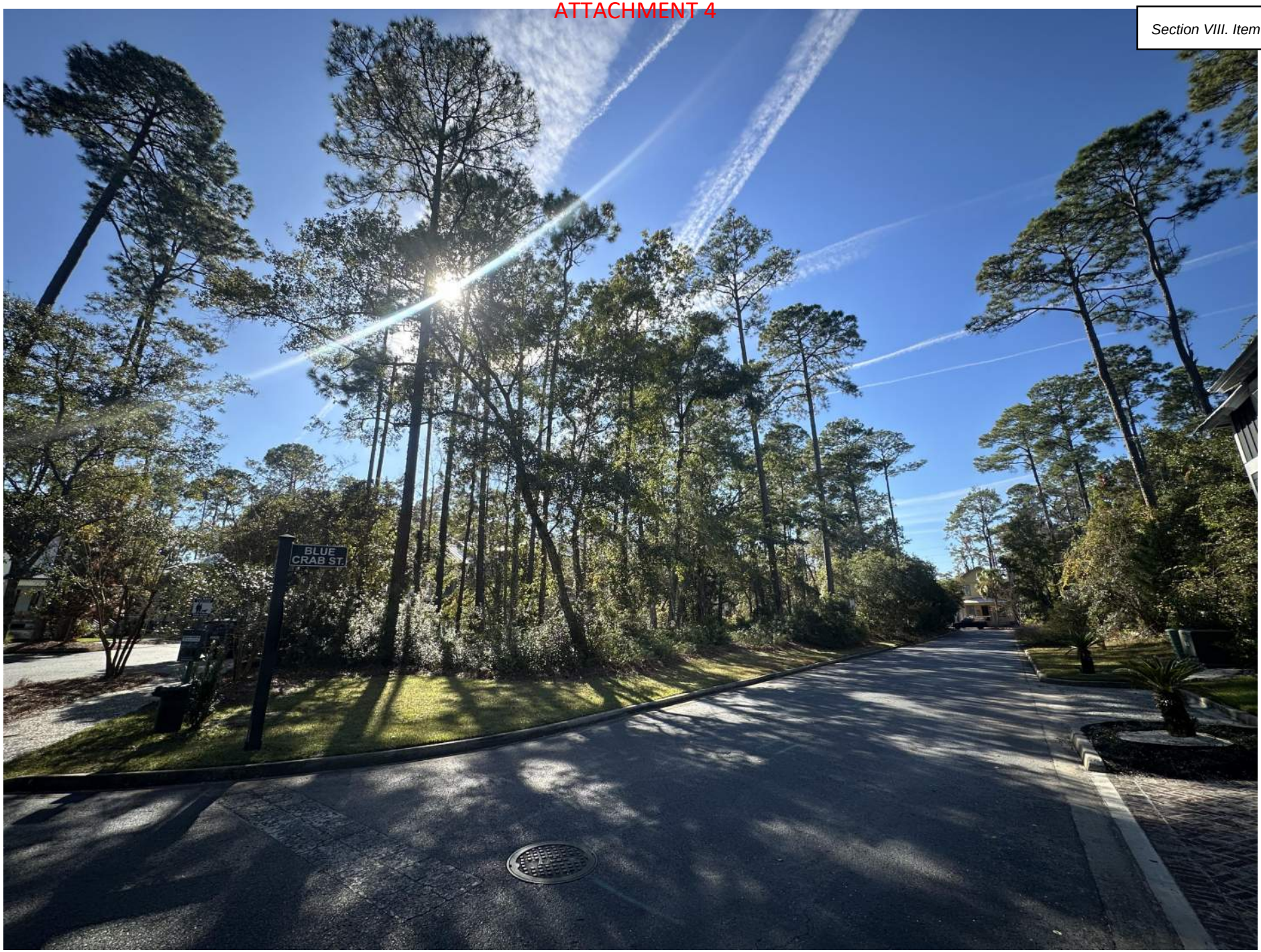
We are sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARC

Cc: Charlotte Moore
Town of Bluffton


WILD
SPARTINA ST.


BLUE
CRAB ST.





LOT #52 - 2 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #49 - 8 BLUE CRAB

1 COMPOSITE FRONT ELEVATION AT BAITERS WALK
1/8" = 1'-0"



LOT #49 - 8 BLUE CRAB | LOT #50 - 6 BLUE CRAB | LOT #51 - 4 BLUE CRAB | LOT #52 - 2 BLUE CRAB

2 COMPOSITE REAR ELEVATION AT BLUE CRAB STREET
1/8" = 1'-0"

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP
32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557





PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

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RESIDENTIAL | COMMERCIAL | INTERIORS

COMPOSITE PLANS
LOTS 49-52



FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

December 10, 2025

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40

Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

ISSUED FOR HPC REVIEW

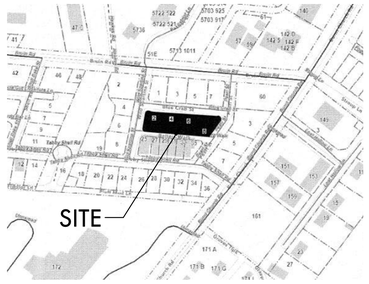
LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES
A1.0	SITE PLAN
A1.1	MOBILIZATION PLAN
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS WITH BRICK FENCE
A3.3	BUILDING 3D VIEWS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A6.0	DOOR AND WINDOW SCHEDULE
E2.1	FIRST FLOOR ELEC. PLAN
E2.2	SECOND FLOOR ELEC. PLAN
SURVEY	

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,454 sq.ft.
Covered and Enclosed:	464 sq.ft.
Second Floor	
Heated and Cooled:	1,346 sq.ft.
Covered and Enclosed:	477 sq.ft.
Total Gross Area:	3,741 sq.ft.

CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	370 sq.ft.
Garage-Covered and Enclosed:	563 sq.ft.
Total Gross Area:	933 sq.ft.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 49 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural			
Civil			
Landscape			

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes _____ No X Separation _____ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B
III-A III-B IV V-A V-B

MIXED CONSTRUCTION:	Yes _____	No X Type _____
SPRINKLERED:	Yes _____	No X
FIRE DISTRICT:	Yes _____	No X
BUILDING HEIGHT:	± 30'-3 1/2" F	Number of Stories: 2
MEZZANINE:	Yes _____	No X
HIGH RISE:	Yes _____	No X

GENERAL NOTES:

NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCEDUNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'SREPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USEDFOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE,CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICEAND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECTS BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/ OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECTS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.



N.T.S.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

ABBREVIATIONS

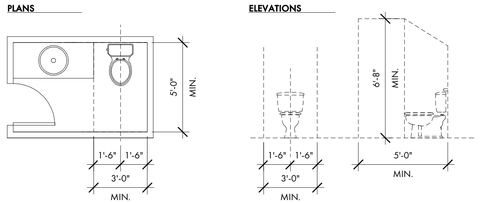
AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ASF	ABOVE SUBFLOOR
A/C	AIR CONDITIONER
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
A/V	AUDIO/VISUAL
BD	BOARD
BF	BI-FOLD
BLKG	BLOCKING
BLDG	BUILDING
B.O.	BOTTOM OF
BOD	BASIS OF DESIGN
BRG	BEARING
BTW	BETWEEN
CAB	CABINET
CANT	CANTILEVER
CEN	CENTER
CJ	CEILING JOIST
CL	CENTERLINE
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FIRST FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIX	FIXTURE
FIXT	FIXTURE
FLUOR	FLUORESCENT
FLR	FLOOR
FRZ	FREEZER
FRMG	FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDTIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
JST	JOIST
JNT	JOINT
KS	KNEE SPACE
LAM	LAMINATE
LL	LIVE LOAD
LT	LIGHT
LIN	LINEN
MA	MASONITE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PEMB	PRE-ENGINEERED METAL BLDG
PL	PLATE
PNL	PANEL
PNT	PAINT
PR	PAIR
PT	PRESSURE TREATED
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
PLY	PLYWOOD
PWDR	POWDER ROOM
R	RISER
R & S	ROD & SHELF
RAG	RETURN AIR GRILL
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
RV	RIDGE VENT
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE FEET
STD	STANDARD
STL	STEEL
STOR	STORAGE
SYS	SYSTEM
T	TREAD
T.B.D.	TO BE DETERMINED
TR	TREAD
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
T.O.	TOP OF
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCOUNTER
UNFIN	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VER	VERIFY
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
W/D	WASHER-DRYER
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

REFERENCE SYMBOLS

- EXTERIOR ELEVATION SYMBOL (1 / A3.0)
- INTERIOR ELEVATION SYMBOL (1 / A7.0)
- BUILDING SECTION (1 / A4.0)
- WALL SECTION (1 / A5.0)
- DETAIL SECTION CALLOUT (1 / A5.0)
- ENLARGED PLAN/ DETAIL CALLOUT (1 / A5.0)
- COLUMN GRID REFERENCE (A)
- LEVEL/ELEVATION REFERENCE (LEVEL 1 / 100' - 0")
- ROOM TAG (ROOM NAME / 101)
- WINDOW TAG (X)
- DOOR TAG (101.1)
- REVISION CLOUD & TAG (1)

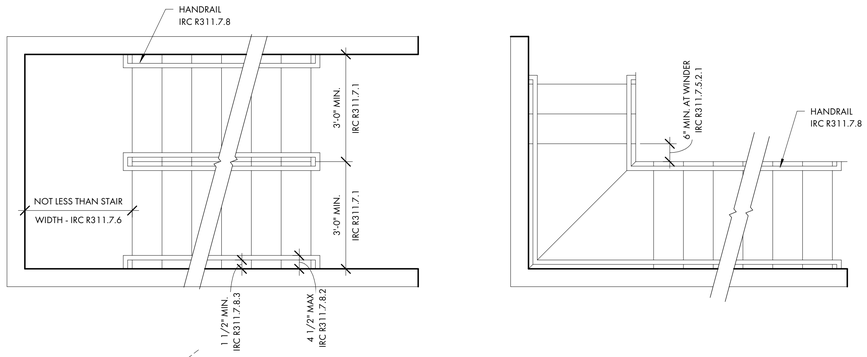
TYP. RESTROOM CLEARANCES

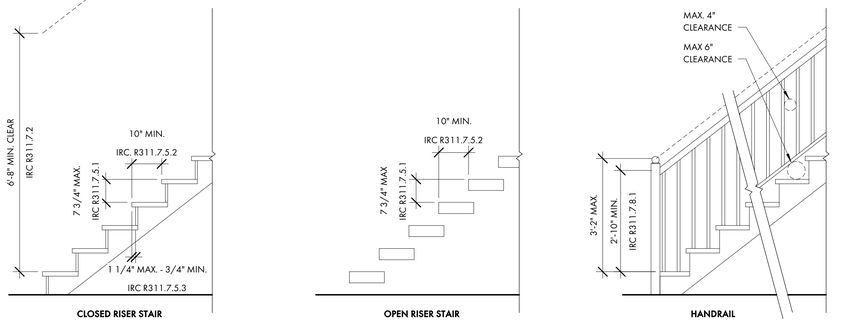
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS



STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES





MAIN HOUSE TOTAL SF

First Floor	
Heated and Cooled:	1,454 sq.ft.
Covered and Enclosed:	464 sq.ft.
Second Floor	
Heated and Cooled:	1,346 sq.ft.
Covered and Enclosed:	477 sq.ft.
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CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled:	370 sq.ft.
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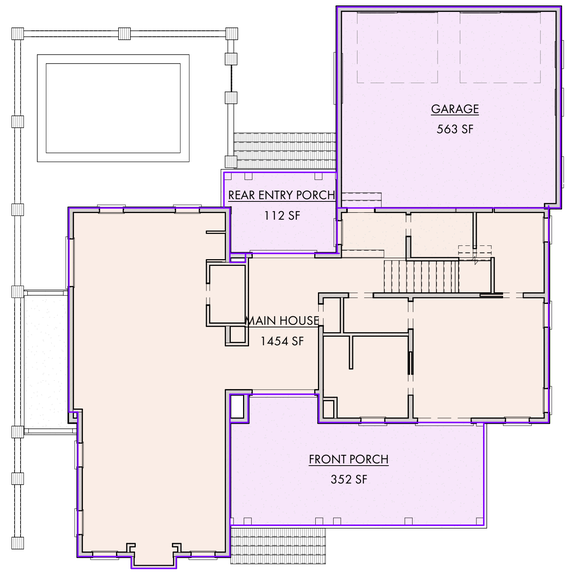

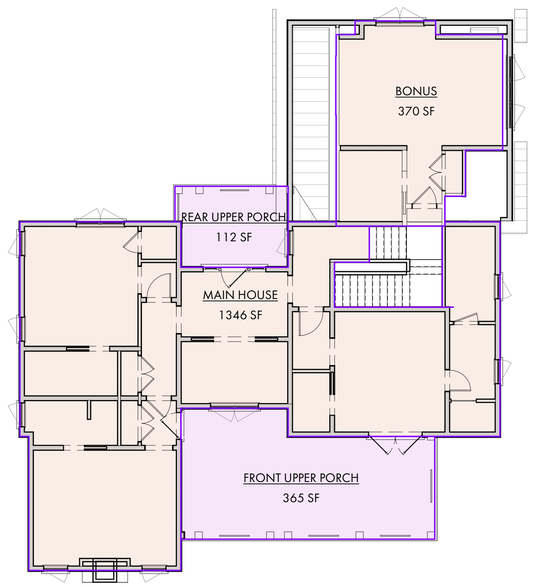

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES

A0.1

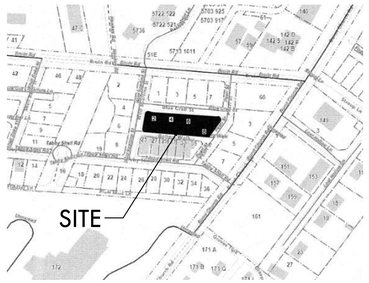
LEGEND

- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- - TELEPHONE PEDESTAL/ COMMUNICATOR
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT ELEVATION SHOTS
- 12' - CONTOUR LINES
- - XFMER - TRANSFORMER
- - WATER LATERAL
- - WATER METER
- - IRRIGATION CONTROL VALVE
- - FIRE HYDRANT
- - GRATE INLET
- - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- – GUY LINE
- - LIGHT POLE
- - STORM DRAIN MANHOLE
- - FIBEROPTICS MANHOLE
- - PROPANE TANK

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119



SITE PLAN CALCS:

TOTAL LOT AREA	5,580 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,548 SQ. FT.
WALKS & DRIVES (50% IMPERVIOUS)	305 SQ. FT.
BRICK WALKS (IMPERVIOUS)	218 SQ. FT.
POOL & TERRACE (IMPERVIOUS)	442 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,513 SQ. FT.
IMPERVIOUS TO LOT RATIO	63%

SITE PLAN NOTES:

OWNER TO PROVIDE TREE AND TOPOGRAPHIC SURVEY W/ FLOOD PLAIN INFORMATION UNDER SEPARATE COVER.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GRADING INFORMATION IS INCLUDED FOR SCHEMATIC REFERENCE ONLY. LANDSCAPE ARCHITECT TO PROVIDE GRADING AND DRAINAGE PLANS IN ACCORDANCE WITH NEIGHBORHOOD GUIDELINES.

SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE. G.C. TO COORDINATE ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

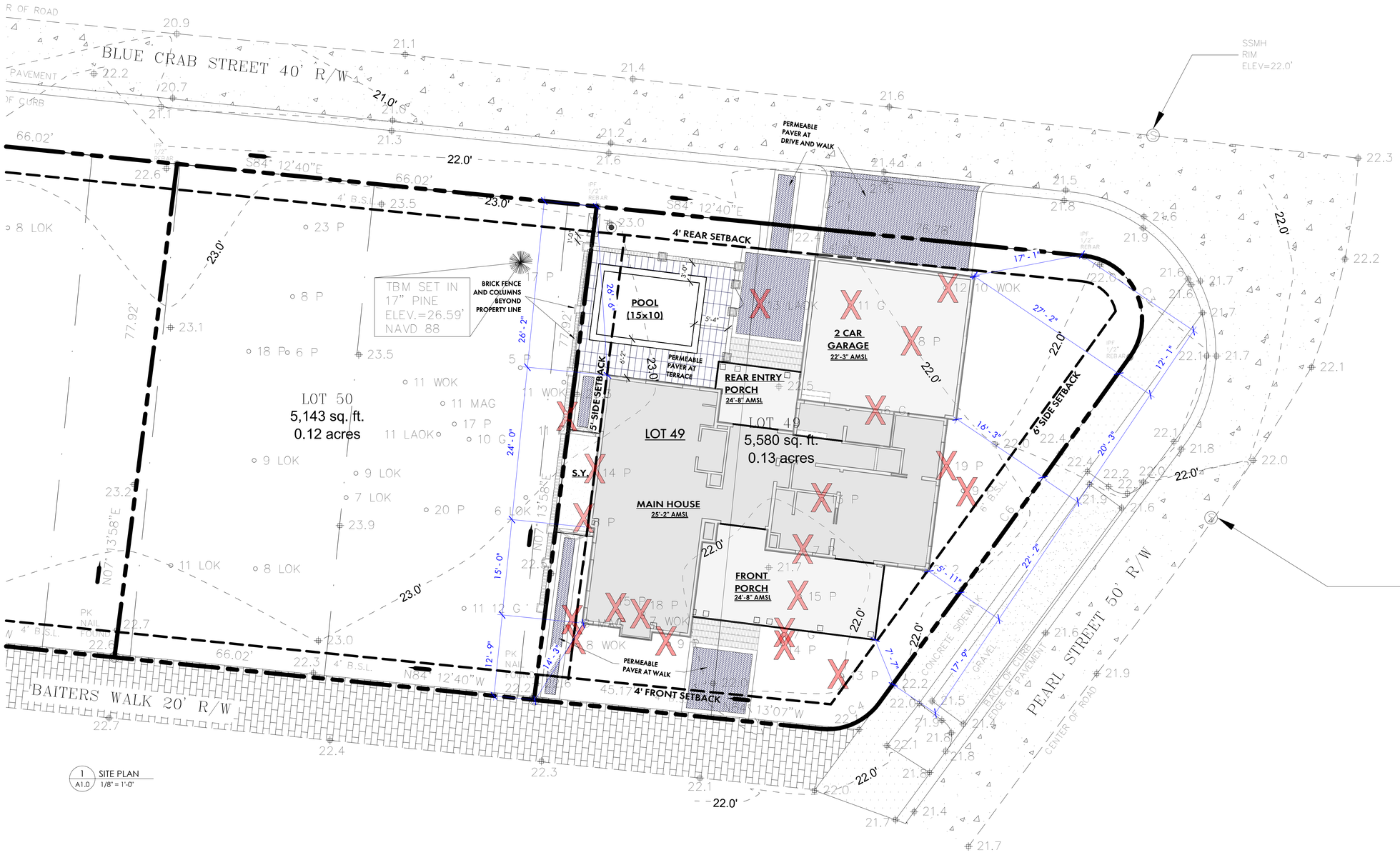
SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

TREE BARRICADE PROCEDURES:
ALL TREES TO BE PROTECTED WITH A 5'-0" HIGH FENCE FRAMED WITH 2x4'S AND ORANGE PROTECTION MATERIAL (ALL TREES WHERE BARRICADING IS INDICATED).

SEE LANDSCAPE PLANS FOR FINAL:
- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

TREE LEGEND

WHIOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY



1 SITE PLAN
A1.0 1/8" = 1'-0"

NORTH

COURT ATKINS GROUP

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SITE PLAN

A1.0

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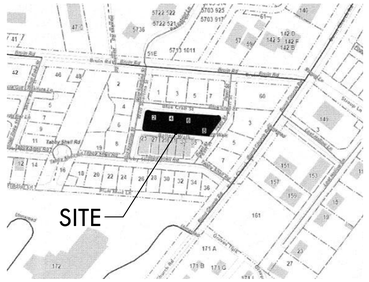
- - PROPANE TANK

Notes:

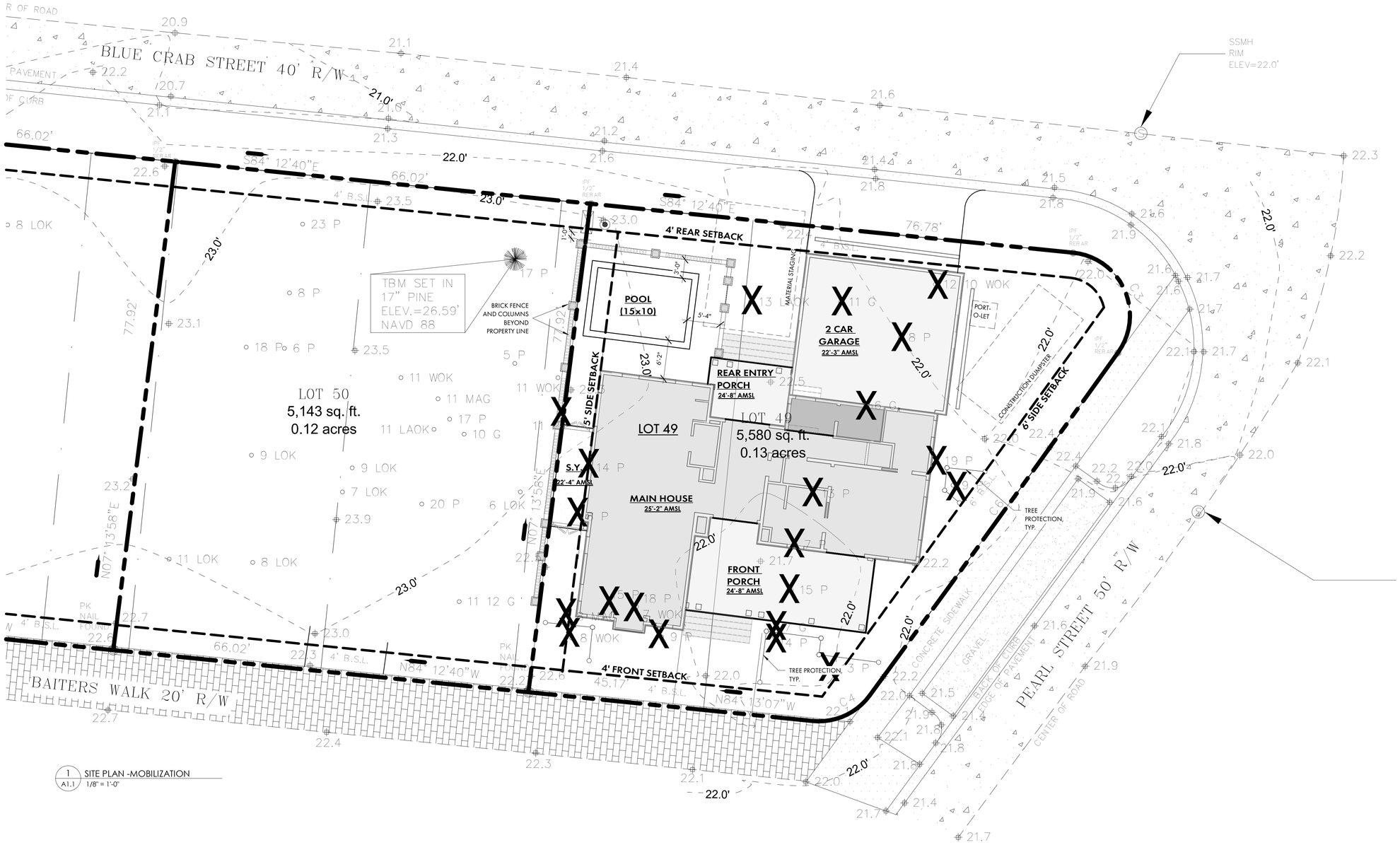
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119



TREE LEGEND

WHIOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY



1 A1.1 SITE PLAN -MOBILIZATION
1/8" = 1'-0"

COURT ATKINS GROUP

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FX: 843.815.2547

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

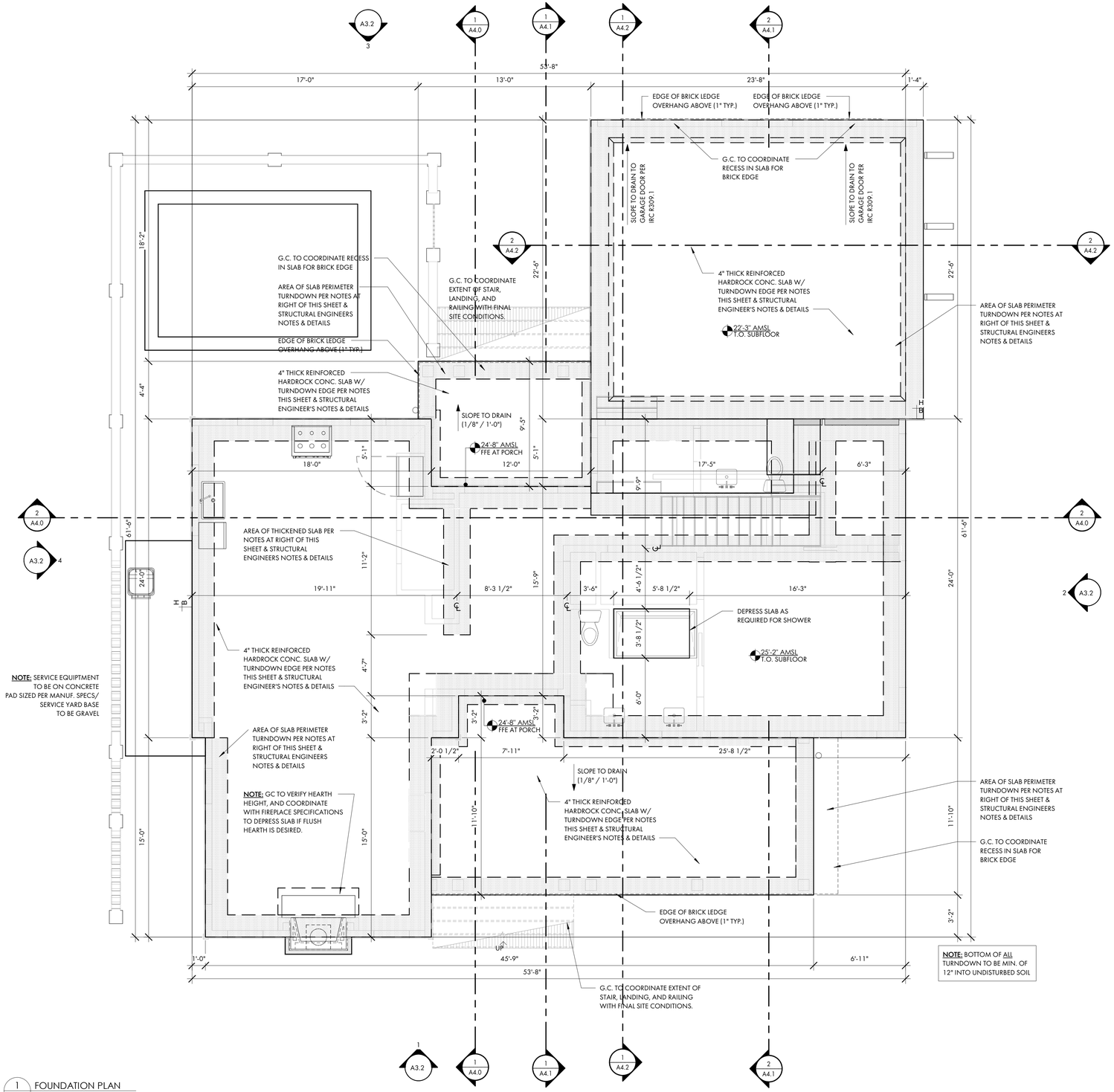
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

MOBILIZATION PLAN

A1.1



1 A2.0 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERCEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

AT ALL RETAINING/FOUNDATION WALL LOCATIONS WITH FILL, WALLS TO BE CMU WITH BITUMINOUS COATING AND VERTICAL DRAINAGE MAT (ENKADRAIN) ON THE DIRT SIDE, GRAVEL BASE, AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/DRAINAGE TO EXTERIOR OF RETAINING WALL.

TYPICAL THICKENED SLAB:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

TYPICAL SLAB ON GRADE:
4" CONCRETE SLAB WITH TURNDOWN EDGE AND RECESSED BRICK BORDER IN SOME LOCATIONS. SEE STRUCTURAL ENGINEERING DOCUMENTS

TYPICAL PIERCED BRICK LANDSCAPE WALL:
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4

NOTE: ALL TOP OF WALL NOTES ARE TO THE TOP OF BLOCK WALLS, U.N.O. (SEE DETAILS FOR FINISHES)

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

NORTH
W E
S

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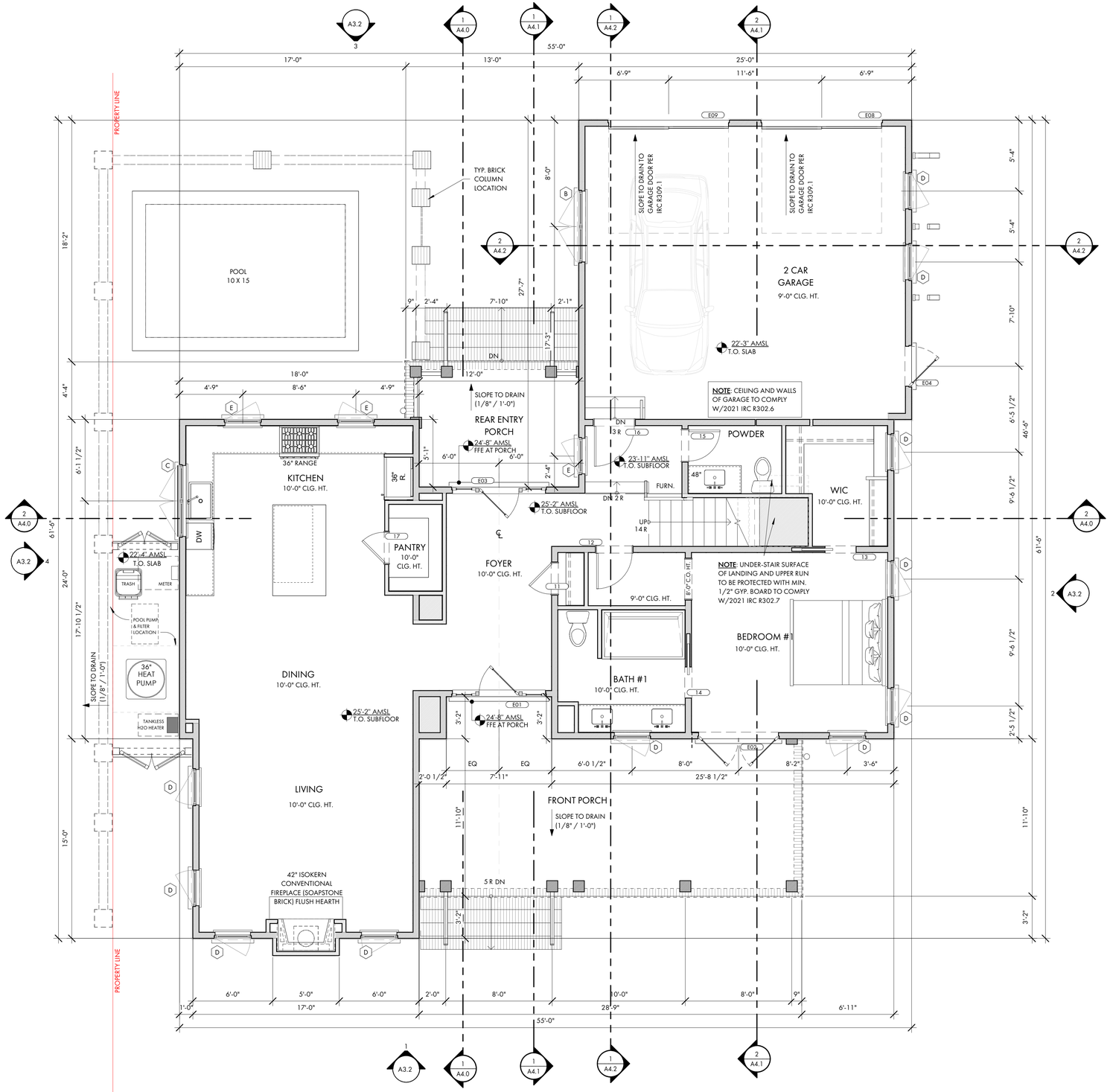
FOUNDATION PLAN

A2.0



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. 1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:
G.C./ OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS. (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN. SEE STRUCTURAL ENG. DOC'S. FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE BARRIER .

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

BONUS ROOM FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH
W E
S

COURT ATKINS GROUP

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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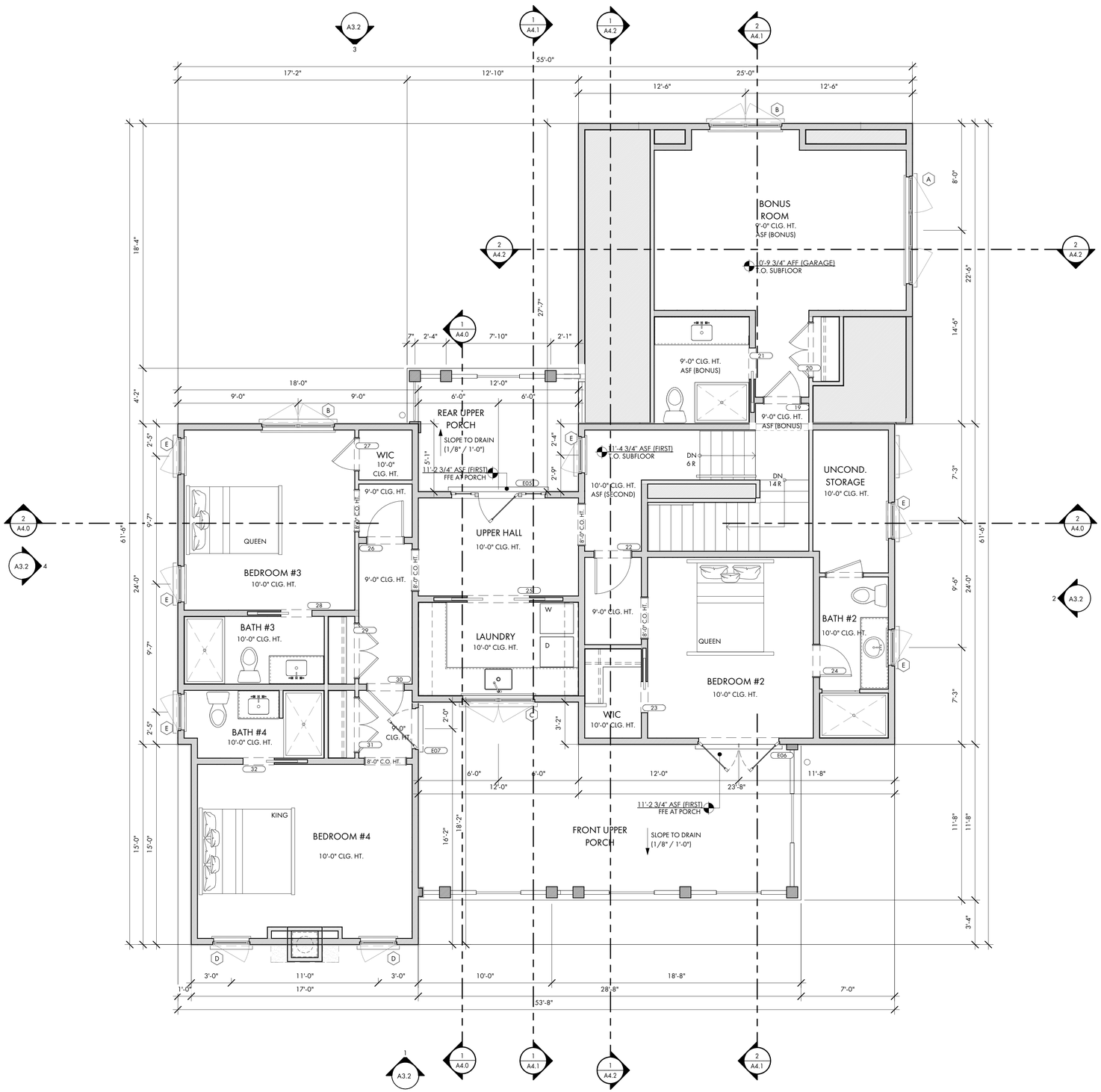
SHEET TITLE

FIRST FLOOR PLAN

A2.1



1 A2.2 SECOND FLOOR PLAN
1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
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FINISH NOTES:
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PLUMBING NOTES:
G.C./ OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

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ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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FLOOR PLAN - SYMBOL KEY

2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

NORTH

COURT ATKINS GROUP

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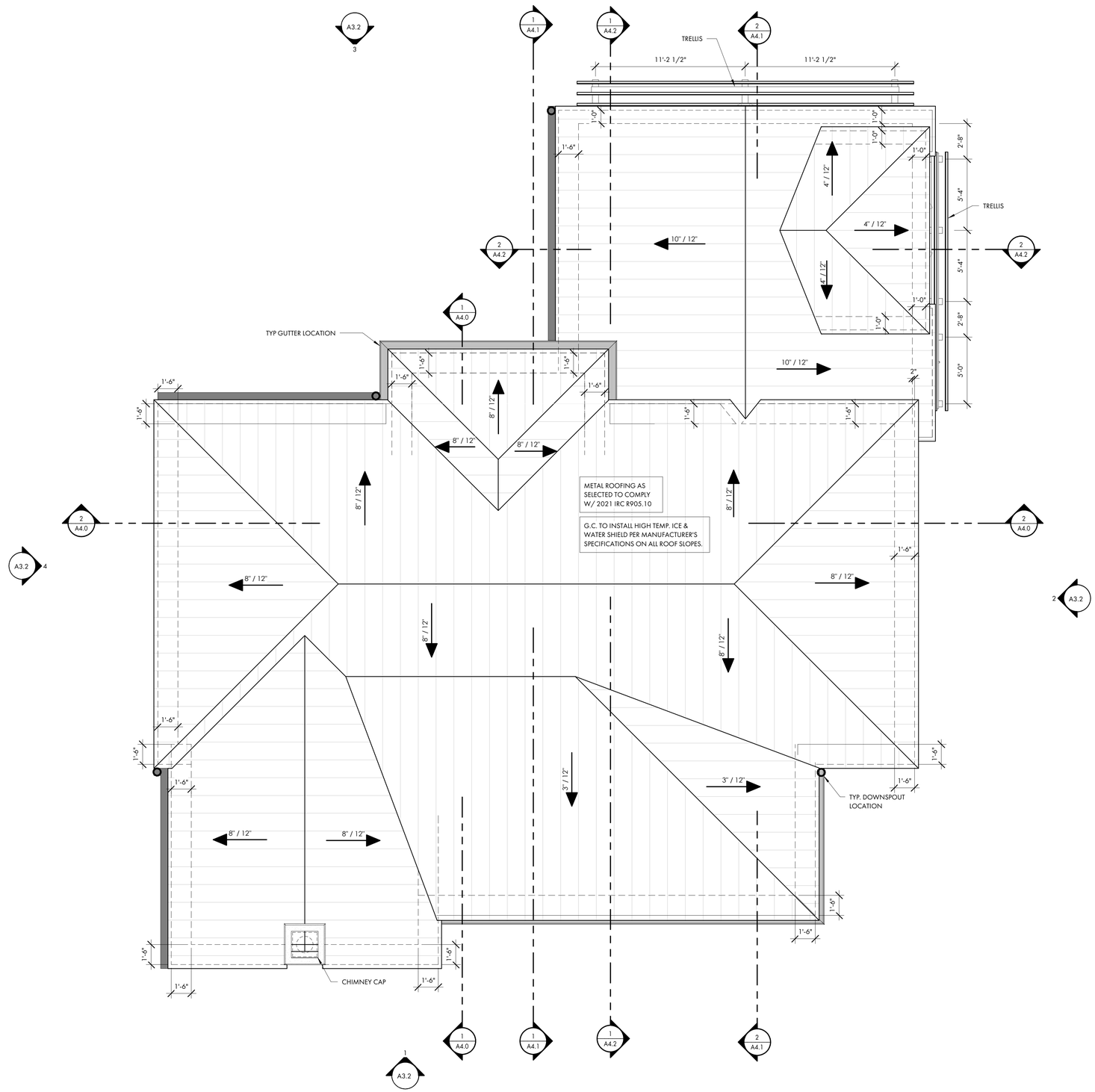
SHEET TITLE

SECOND FLOOR PLAN

A2.2



1 A2.3 ROOF PLAN
1/4" = 1'-0"

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2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

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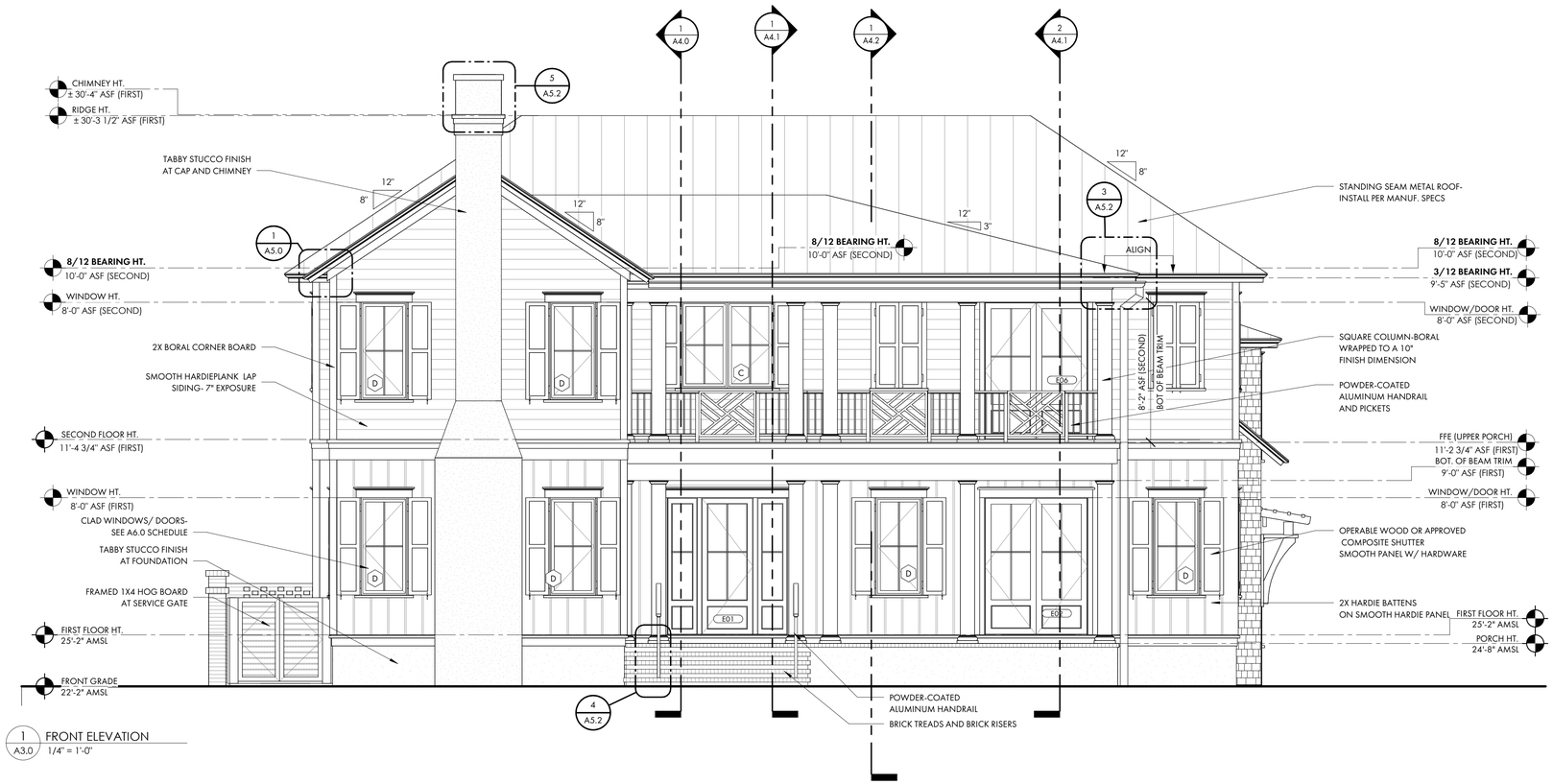
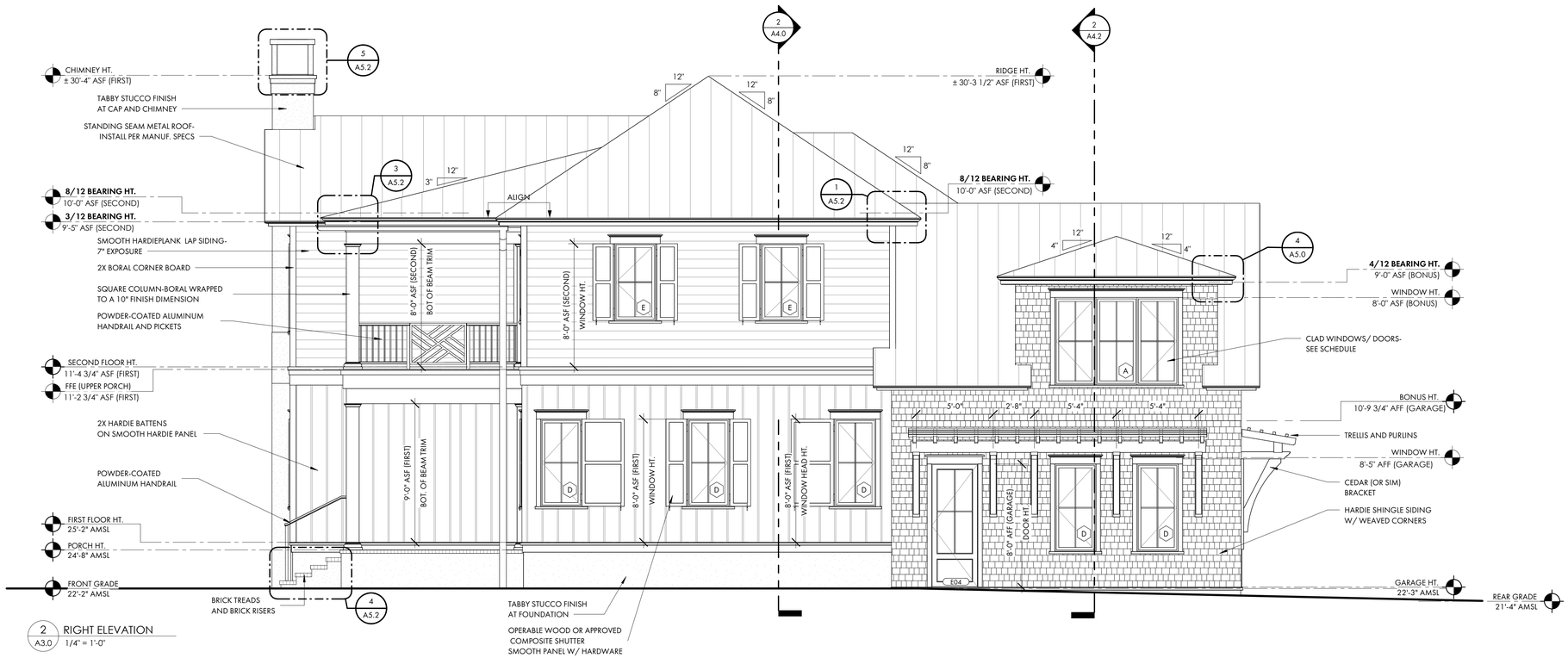
SHEET TITLE

ROOF PLAN

A2.3



1 A3.0 FRONT ELEVATION
1/4" = 1'-0"



2 A3.0 RIGHT ELEVATION
1/4" = 1'-0"

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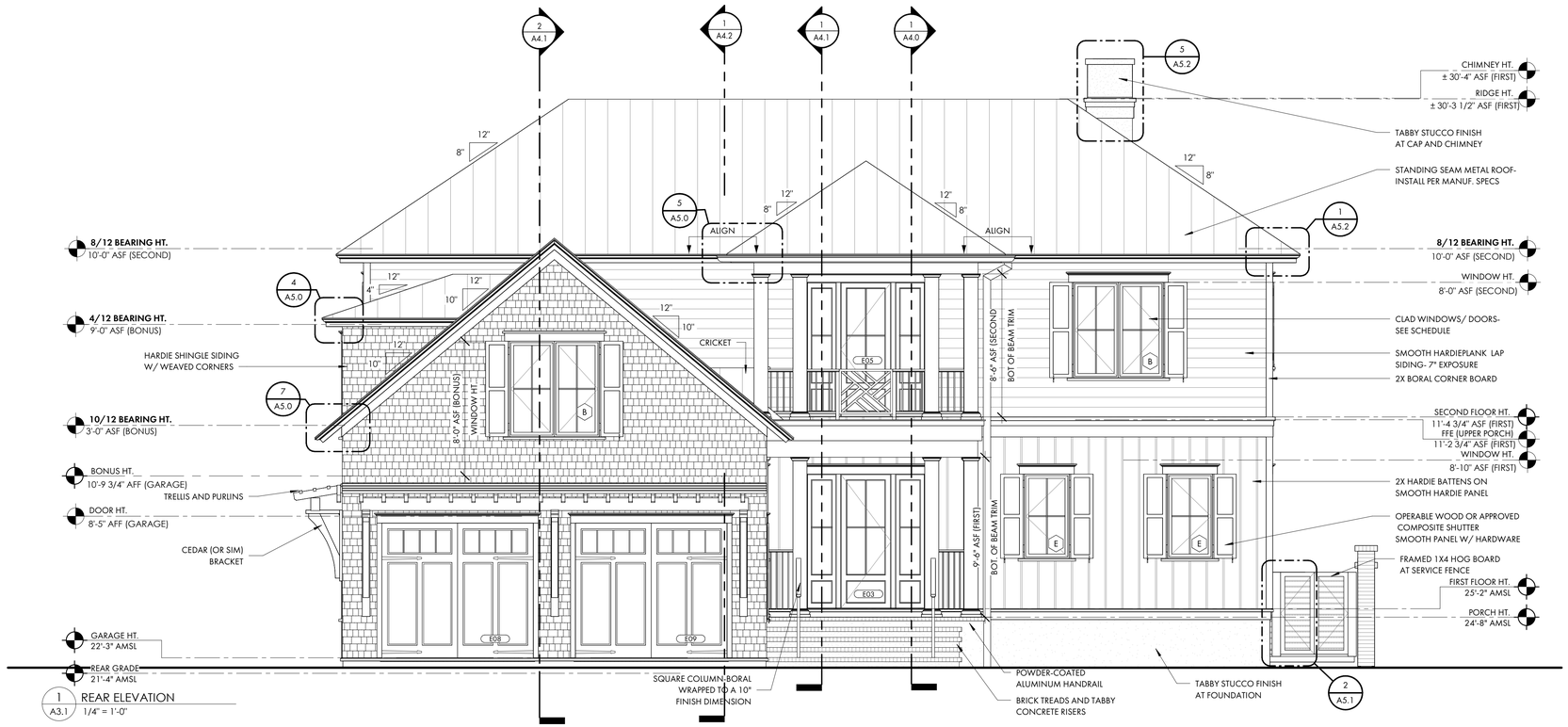
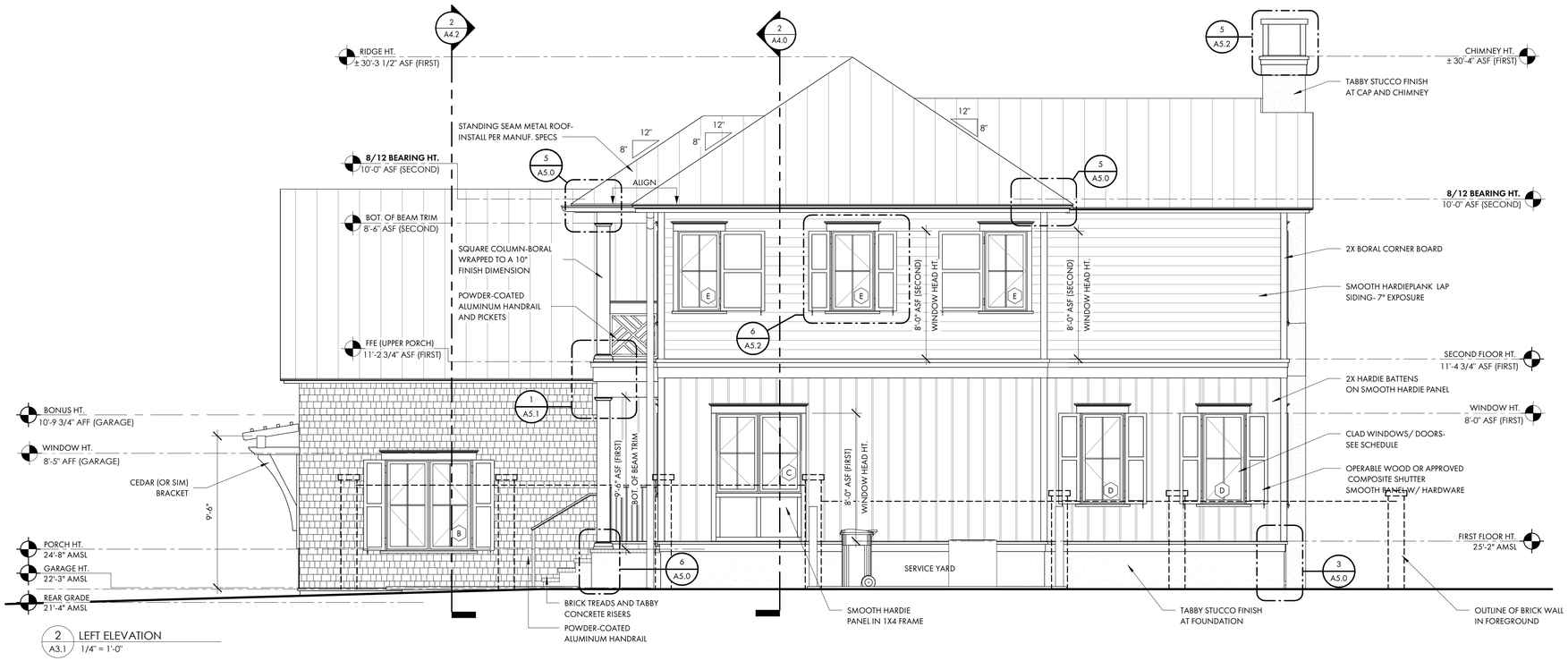
SHEET TITLE

BUILDING ELEVATIONS

A3.0



1 A3.1 REAR ELEVATION
1/4" = 1'-0"



2 A3.1 LEFT ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

A3.1





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BUILDING 3D VIEWS

A3.3



1 A3.2 FRONT ELEVATION
3/16" = 1'-0"



2 A3.2 RIGHT ELEVATION
3/16" = 1'-0"



3 A3.2 REAR ELEVATION
3/16" = 1'-0"



4 A3.2 LEFT ELEVATION
3/16" = 1'-0"

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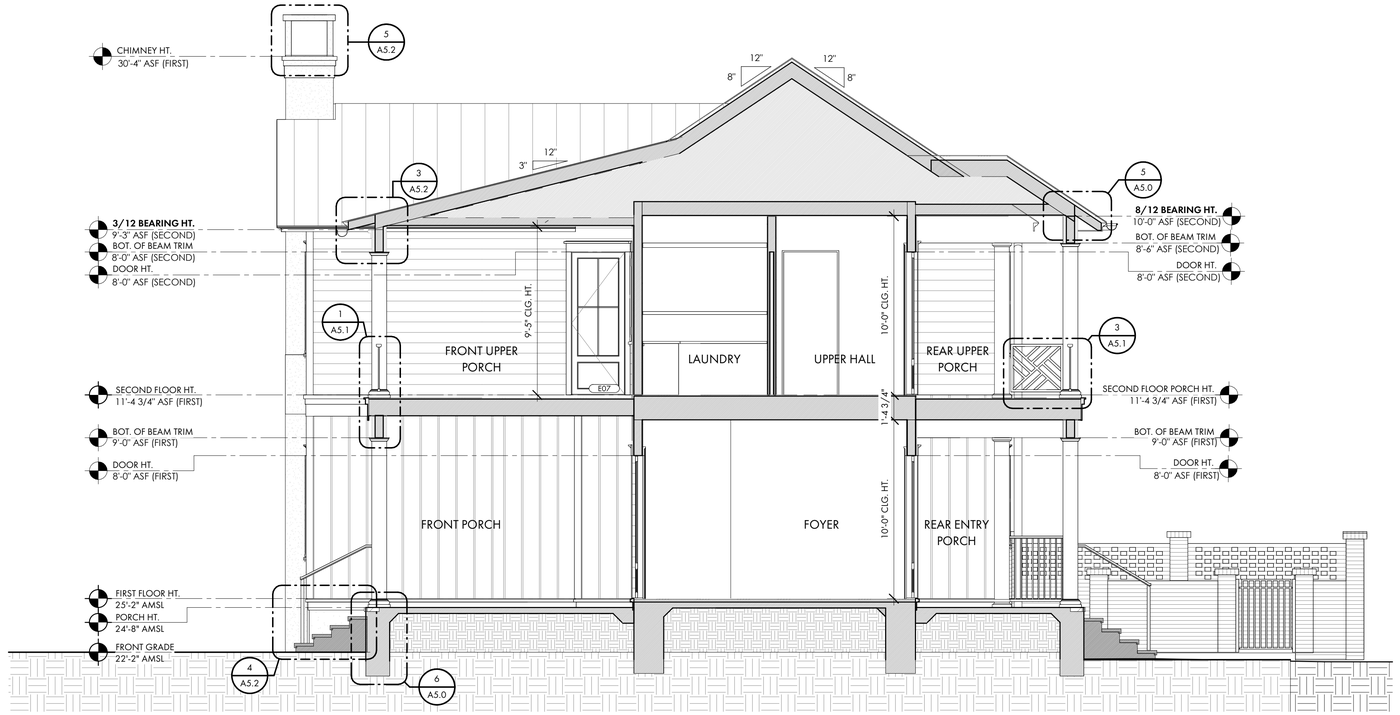
BUILDING ELEVATIONS WITH BRICK FENCE

A3.2



1 A4.0 SECTION AT PORCHES
1/4" = 1'-0"



2 A4.0 SECTION AT STAIR
1/4" = 1'-0"

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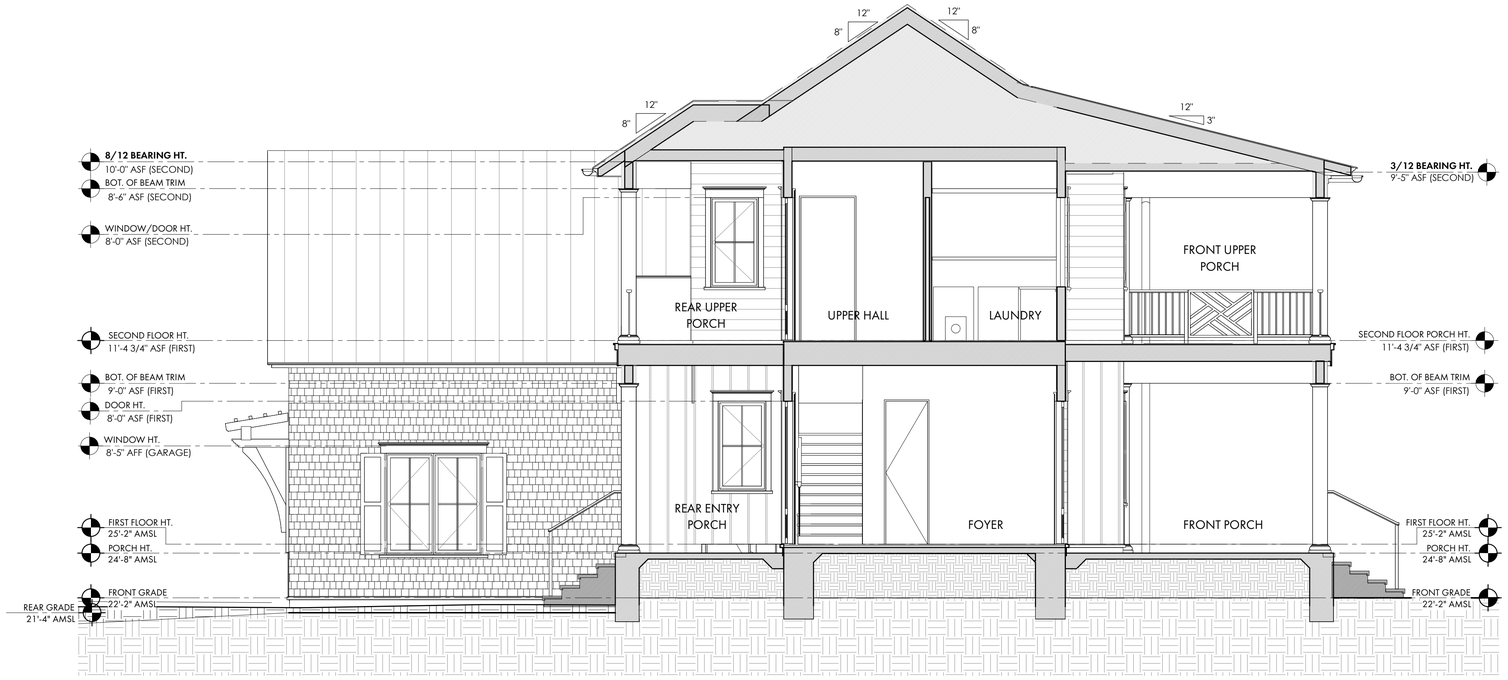
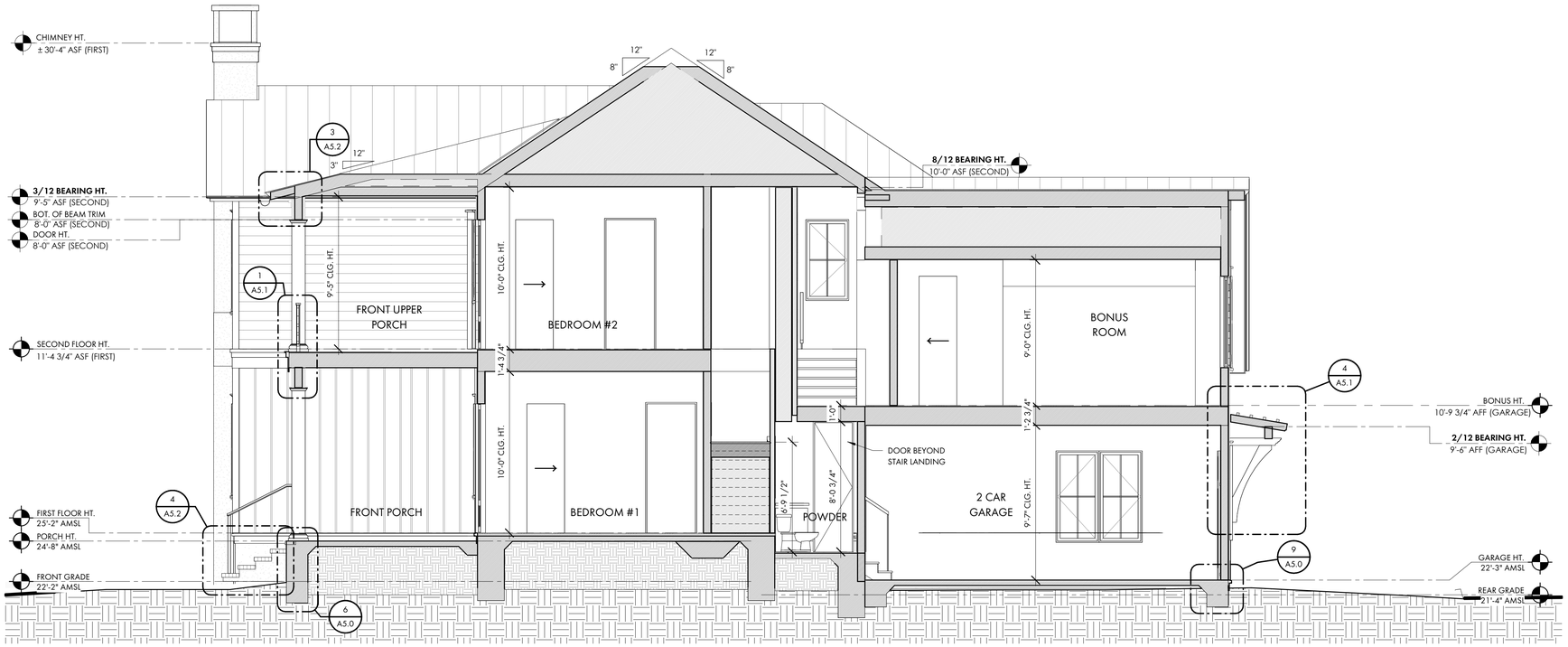
BUILDING SECTIONS

A4.0



1 A4.1 Section 12
1/4" = 1'-0"



2 A4.1 SECTION AT MAIN STAIR
1/4" = 1'-0"

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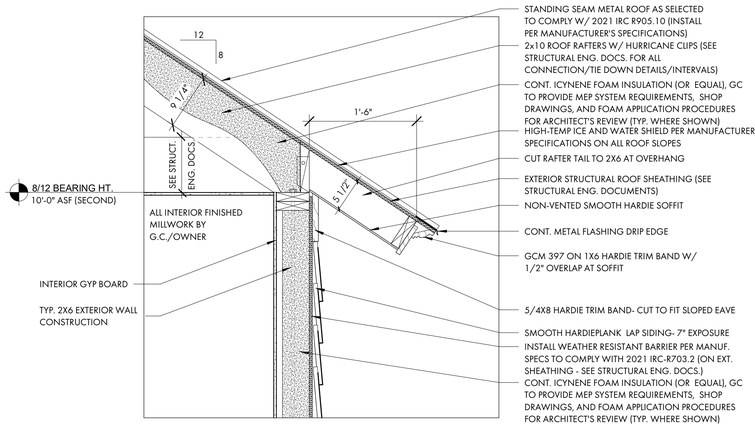
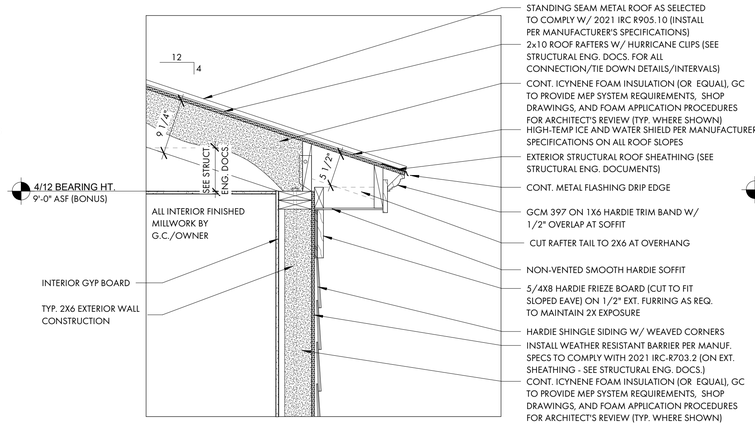
BUILDING SECTIONS

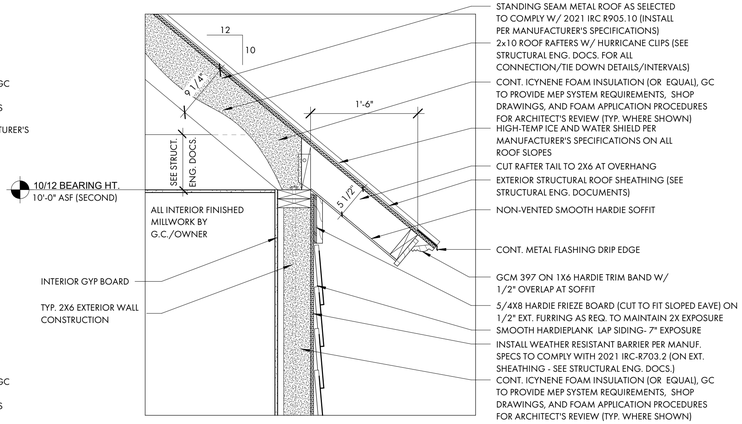
A4.1



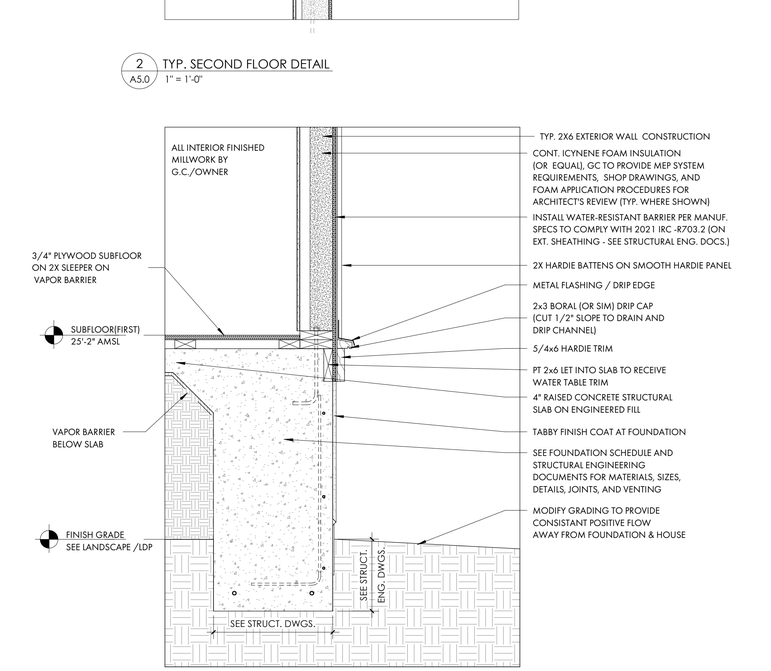
1 A5.0 TYP. 8/12 ROOF EAVE DETAIL
1" = 1'-0"



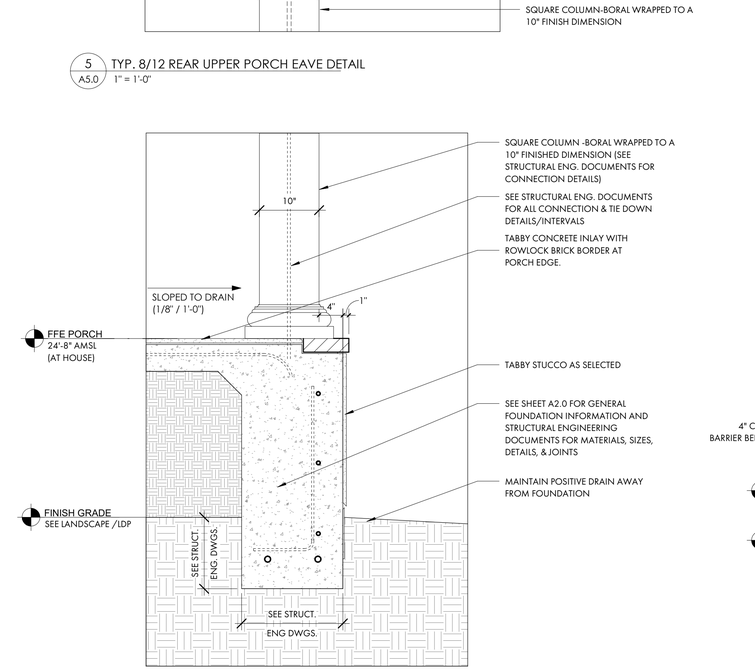
4 A5.0 TYP. 4/12 DORMER ROOF EAVE DETAIL
1" = 1'-0"



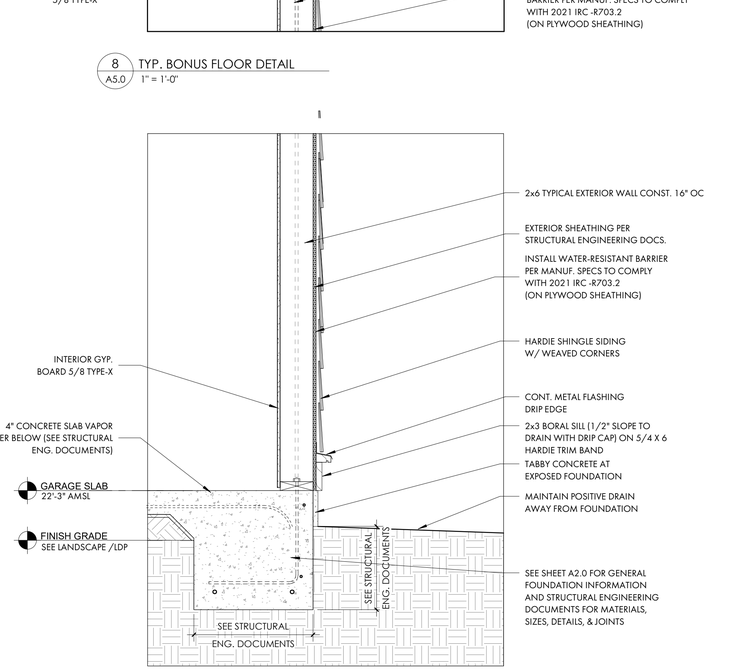
7 A5.0 TYP. 10/12 ROOF EAVE DETAIL AT CARRIAGE HOUSE
1" = 1'-0"



2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



5 A5.0 TYP. 8/12 REAR UPPER PORCH EAVE DETAIL
1" = 1'-0"



8 A5.0 TYP. BONUS FLOOR DETAIL
1" = 1'-0"

3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"

6 A5.0 TYP. FOUNDATION AT PORCH
1" = 1'-0"

9 A5.0 TYP. FOUNDATION AT GARAGE
1" = 1'-0"

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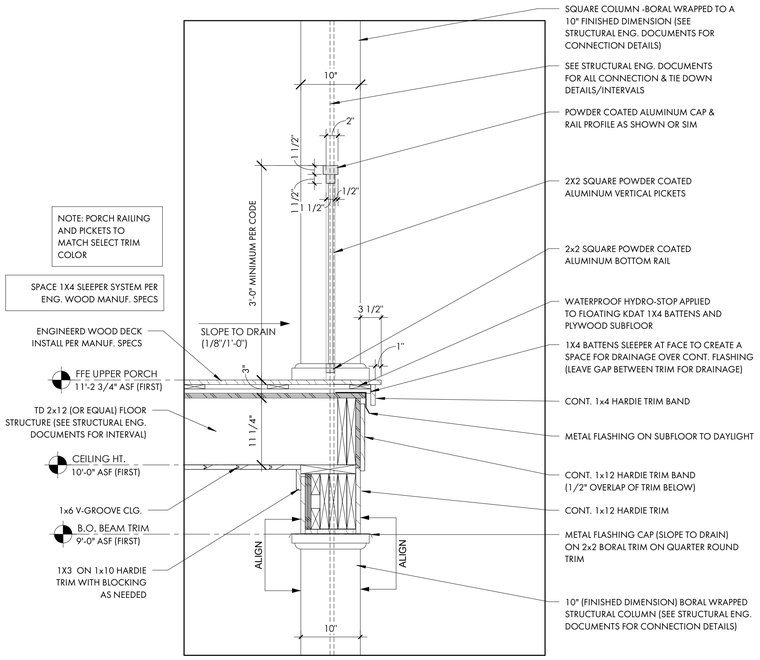
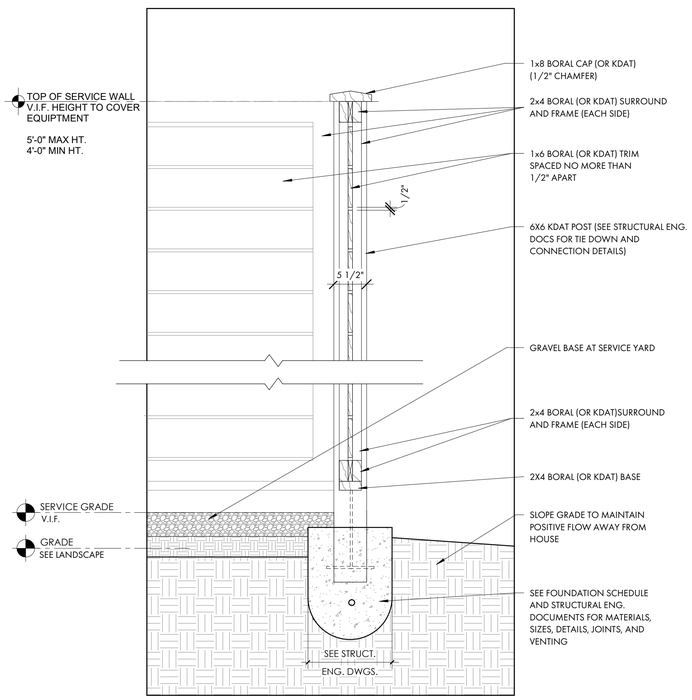
A5.0

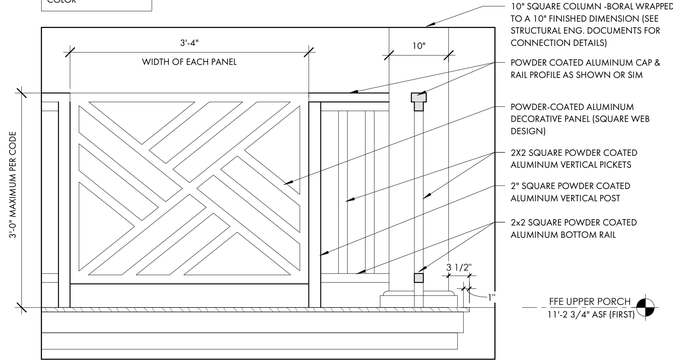


1 A5.1 TYP. UPPER PORCH AND RAILING DETAIL
1" = 1'-0"

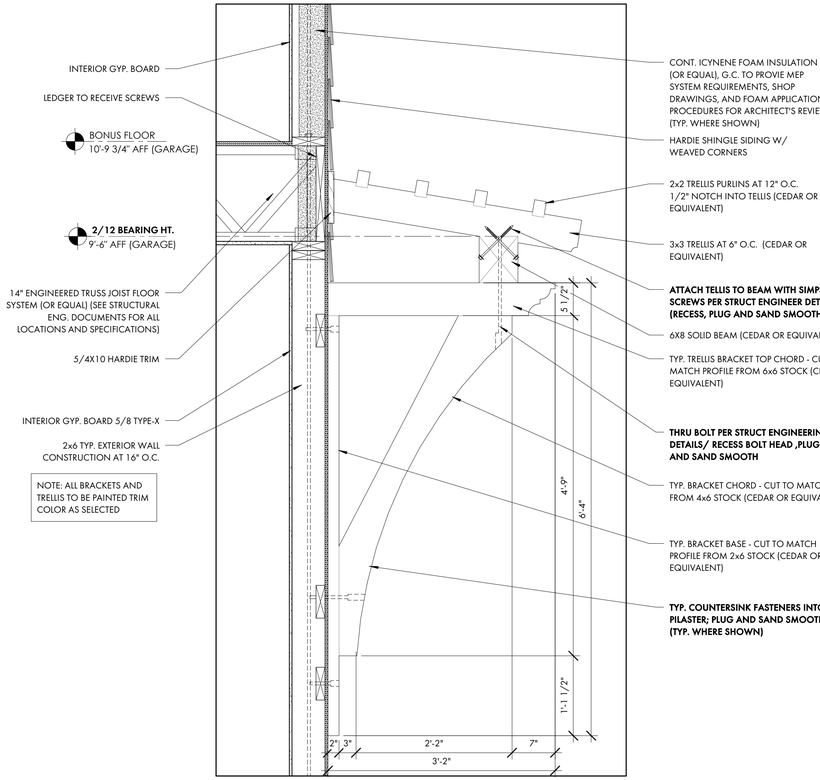


2 A5.1 HOG FENCE AT SERVICE YARD
1" = 1'-0"

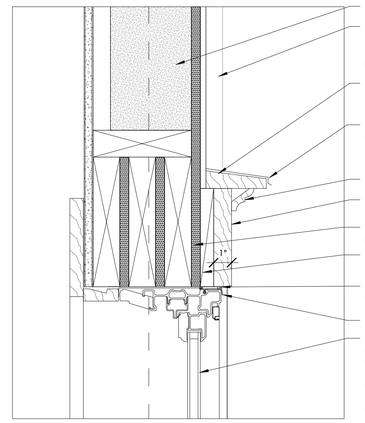
NOTE: PORCH RAILING AND PICKETS TO MATCH SELECT TRIM COLOR



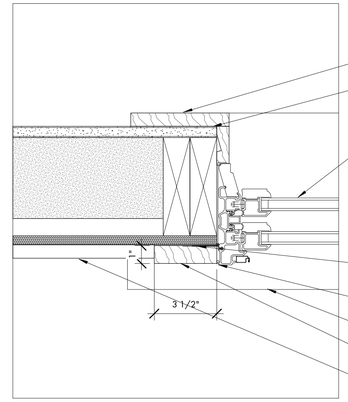
3 A5.1 DECORATIVE PANEL AT RAILING
1" = 1'-0"



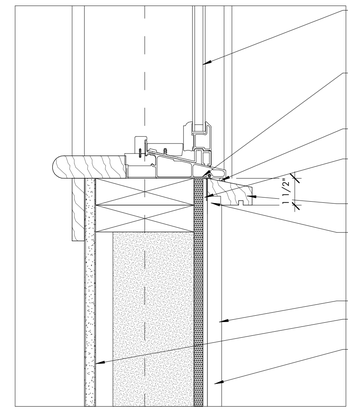
4 A5.1 TRELLIS DETAIL
1" = 1'-0"



5A A5.1 WINDOW HEAD DETAIL
3" = 1'-0"



5B A5.1 WINDOW JAMB DETAIL
3" = 1'-0"



5C A5.1 WINDOW SILL DETAIL
3" = 1'-0"

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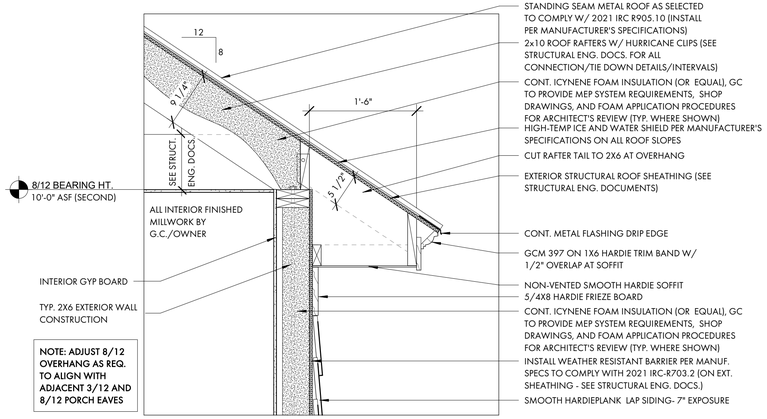
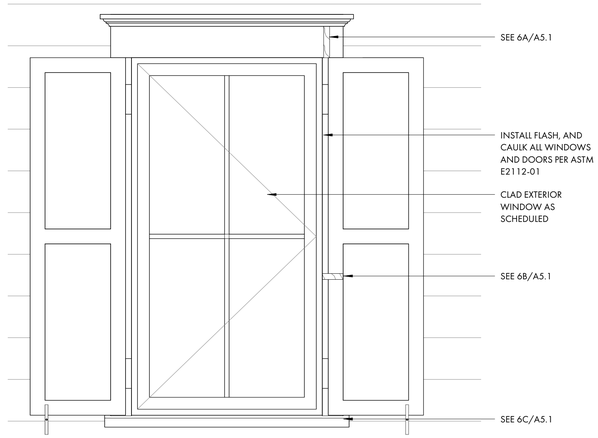
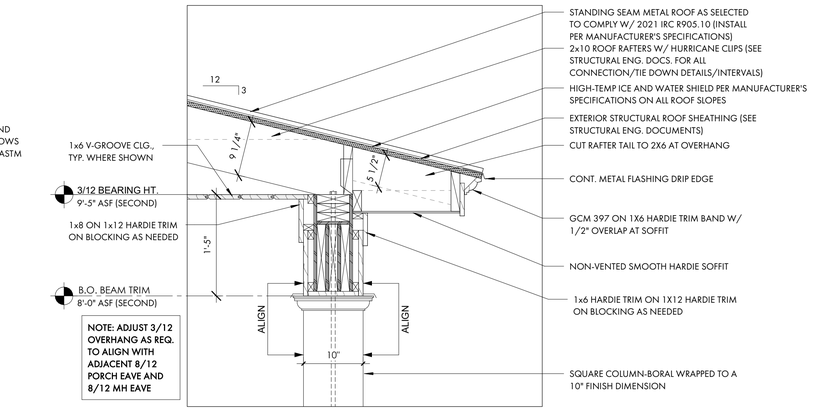
A5.1



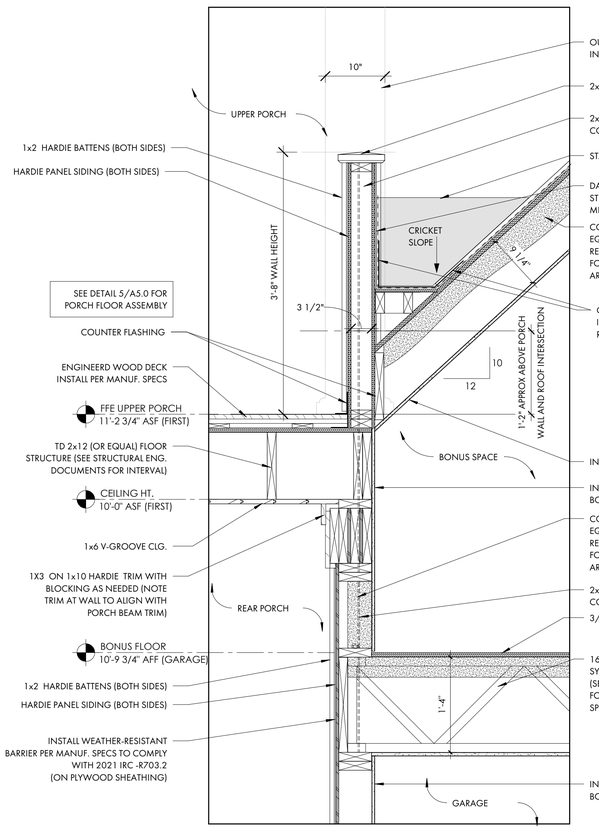
1 A5.2 TYP. 8/12 FLAT SOFFIT ROOF EAVE DETAIL
1" = 1'-0"



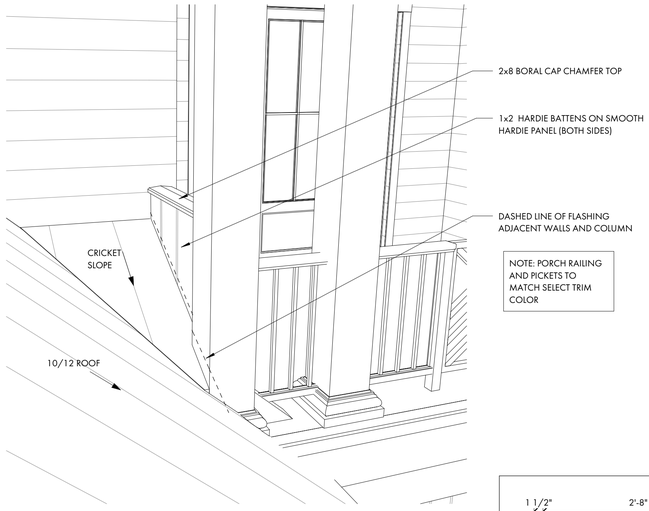
6 A5.2 WINDOW DETAIL, TYP.
1" = 1'-0"

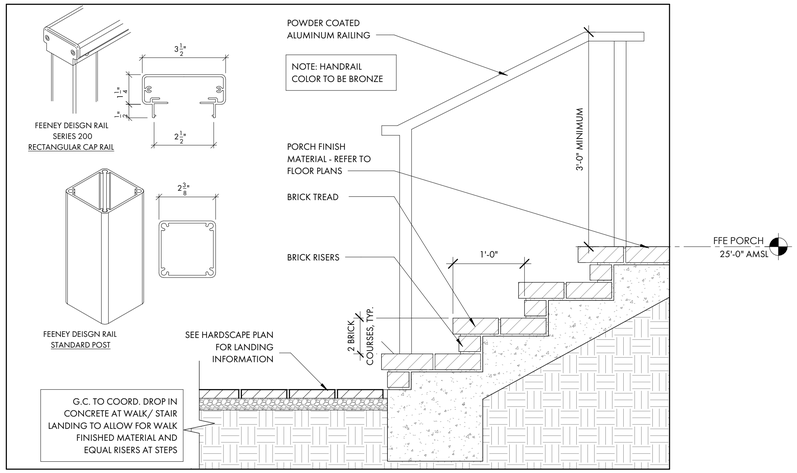


3 A5.2 TYP. 3/12 FRONT UPPER PORCH EAVE DETAIL
1" = 1'-0"

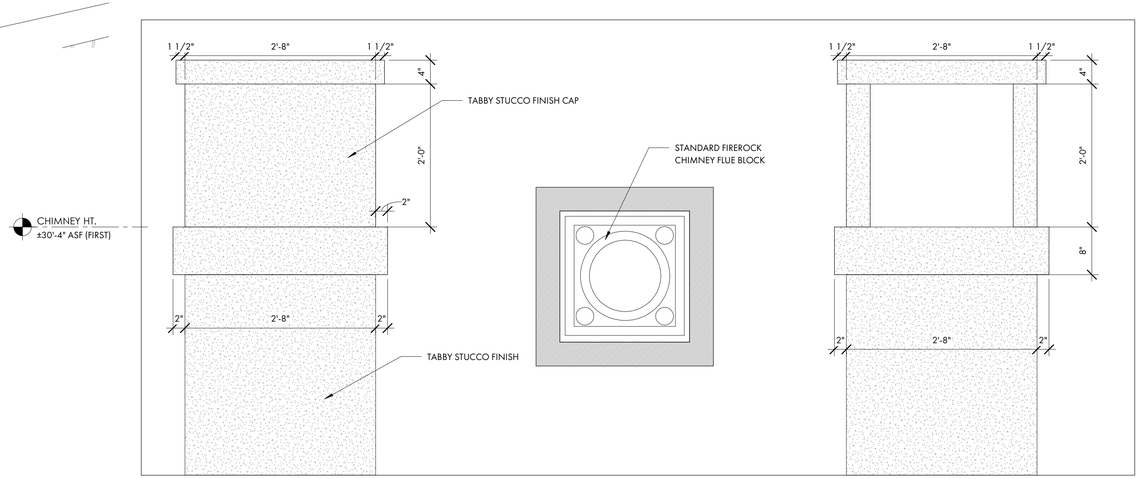


2 A5.2 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"





4 A5.2 TYP. EXTERIOR STAIR DETAIL
1" = 1'-0"



5 A5.2 CHIMNEY CAP DETAIL
1" = 1'-0"

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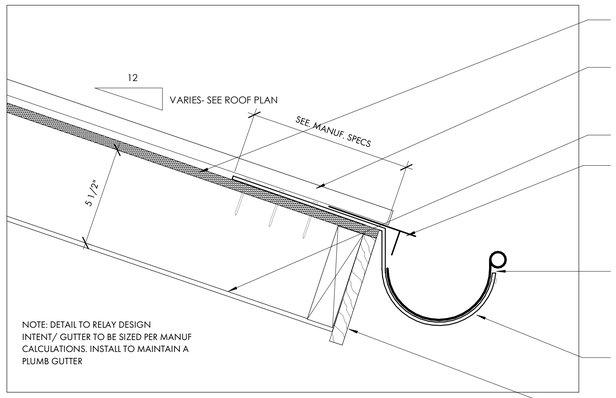
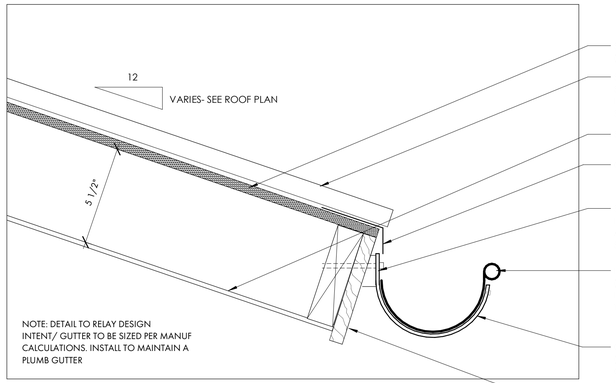
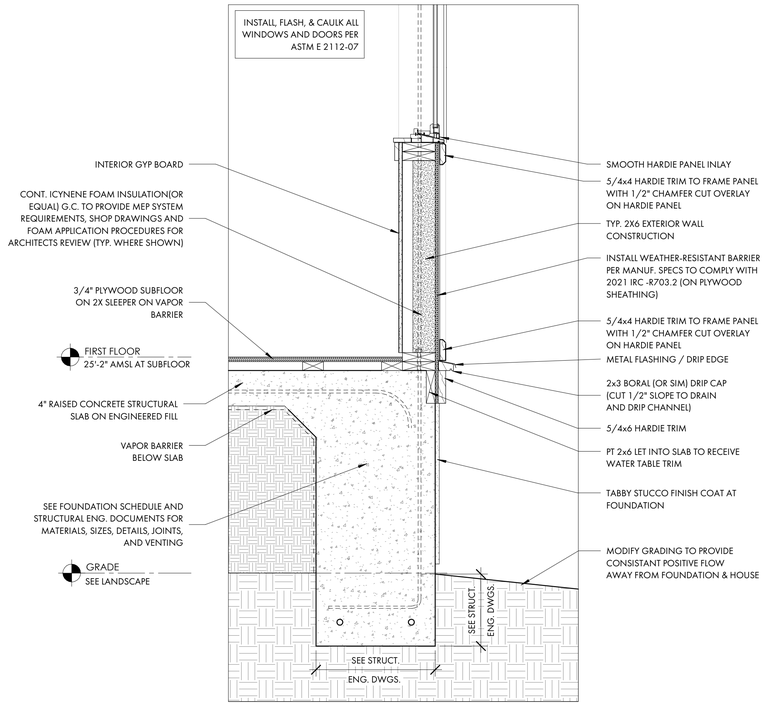


ATTACHMENT OPTION A

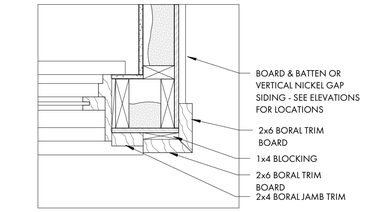


ATTACHMENT OPTION B

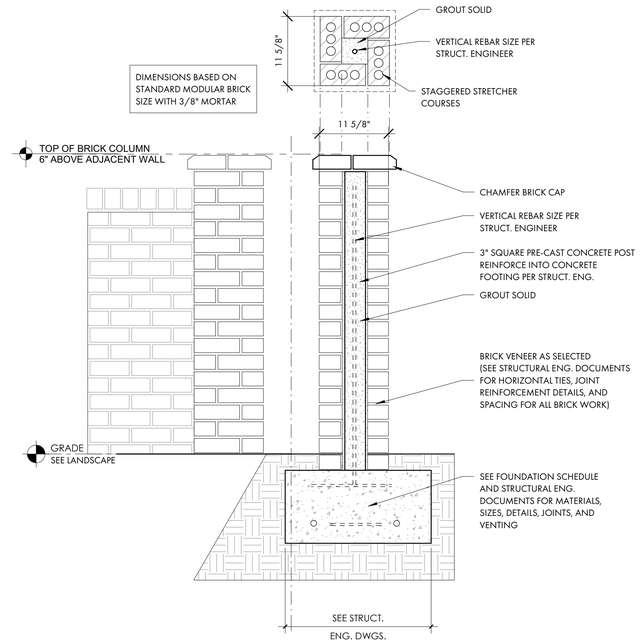
1 A5.3 TYP. GUTTER DETAIL
3" = 1'-0"



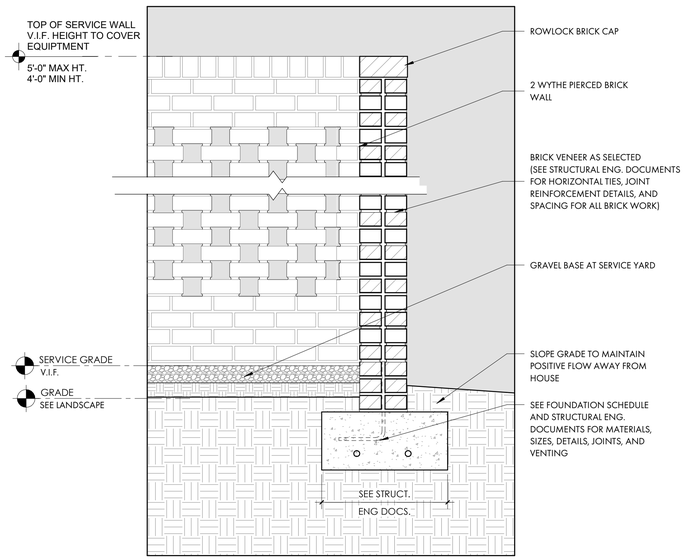
3 A5.3 TYP. PANEL BELOW WINDOW
1" = 1'-0"



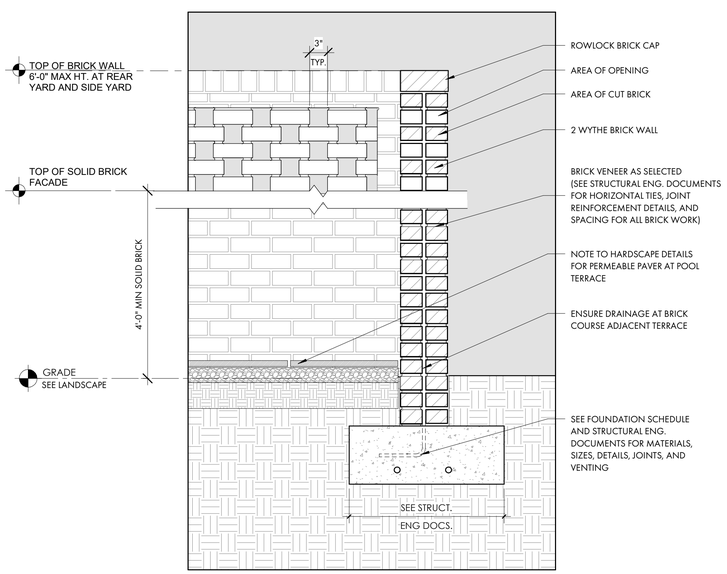
7 A5.3 DORMER CORNER DETAIL
1 1/2" = 1'-0"



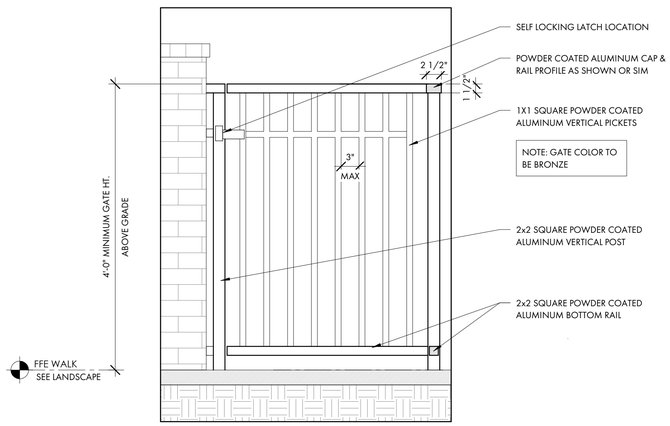
2 A5.3 TYP. BRICK COLUMN DETAIL
1" = 1'-0"



4 A5.3 PIERCED BRICK WALL AT SERVICE YARD
1" = 1'-0"



5 A5.3 PIERCED BRICK PRIVACY WALL AT POOL TERRACE
1" = 1'-0"



6 A5.3 GATE AT POOL ENCLOSURE
1" = 1'-0"

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

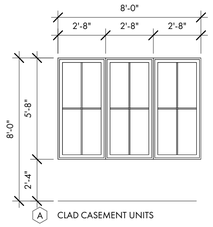
DETAILS

A5.3

CAG - WINDOW SCHEDULE						
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30						
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.						
Type Mark	Window Type	Description	Frame Opening		Head Height	Comments
			Frame Width	Frame Height		
A	CLAD CASEMENT UNITS	(3) 2'-8" x 5'-8"	8'-0"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-8"	5'-4"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	CLAD CASEMENT UNITS	(2) 2'-8" - 5'-0"	5'-4"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	CLAD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

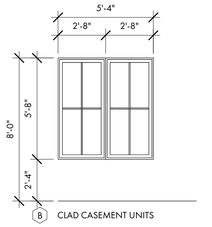
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.



A CLAD CASEMENT UNITS

(3) 2'-8" x 5'-8" (R.O. ± 8'-0" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

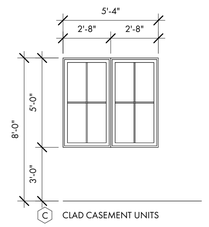
EGRESS AT BONUS ROOM



B CLAD CASEMENT UNITS

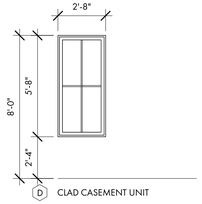
(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BEDROOM #3



C CLAD CASEMENT UNITS

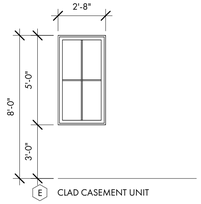
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



D CLAD CASEMENT UNIT

2'-8" x 5'-8" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BEDROOM #4



E CLAD CASEMENT UNIT

2'-8" x 5'-0" (R.O. ±)
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

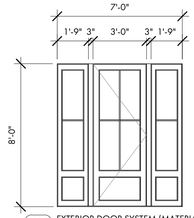
H NOT USED

CAG - DOOR SCHEDULE - EXT.									
Mark	Door Type	Description	R.O. Rough Width	R.O. Rough Height	Head Height	Thickness	Design Pressure	Energy Code	Type Comments
E01	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"	DP 50 RATING OR APPROVED EQUIVALENT BY G.C./STRUCTURAL ENGINEER AND TO COMPLY W/ ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENT	U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E02	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E03	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E04	EXTERIOR CLAD DOOR	3'-0" x 8'-0'	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E05	EXTERIOR CLAD DOOR	3'-0" x 8'-0"	7'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E06	EXTERIOR CLAD DOOR	(2) 3'-0" x 8'-0"	6'-0"	8'-0"	8'-0"	2"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E07	EXTERIOR CLAD DOOR	3'-0" x 8'-0'	3'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E08	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E09	EXTERIOR GARAGE DOOR	9'-0" x 8'-0"	9'-0"	8'-0"	8'-0"	TBD			TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
11	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
12	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
13	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
14	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
15	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	6'-10"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
16	INTERIOR DOOR	3'-0" x 8'-0"	3'-0"	8'-0"	6'-10"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.**20-MIN. FIRE-RATED DOOR**
17	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
18	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
19	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
20	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
21	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
22	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
23	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
24	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
25	INTERIOR DOUBLE POCKET DOOR	(2) 2'-4" x 8'-0"	4'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
26	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
27	INTERIOR DOOR	2'-4" x 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
28	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
29	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
30	INTERIOR DOOR	2'-8" x 8'-0"	2'-8"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
31	INTERIOR DOUBLE DOOR	(2) 2'-0" x 8'-0"	4'-0"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.
32	INTERIOR POCKET DOOR	2'-4" - 8'-0"	2'-4"	8'-0"	8'-0"	1 3/4"			TYPE & FINISH BY G.C./ OWNER.

PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

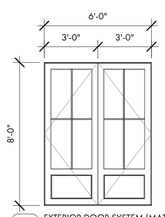
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

NOTE: ADJUST DOOR HEIGHT TO PROVIDE TRUE 8'-0" R.O. TO ALIGN WITH WINDOWS AND EXTERIOR DOORS.



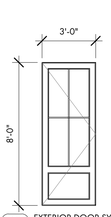
E01 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



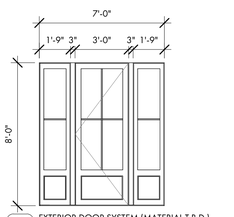
E02 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E06 OUTSWING DOOR
(2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



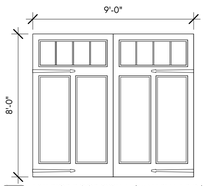
E04 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E07 OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E05 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



E08 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E09 GARAGE DOOR
9'-0" x 8'-0" (R.O. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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LOT 49 - BLUE CRAB PRIVATE
RESIDENCE

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

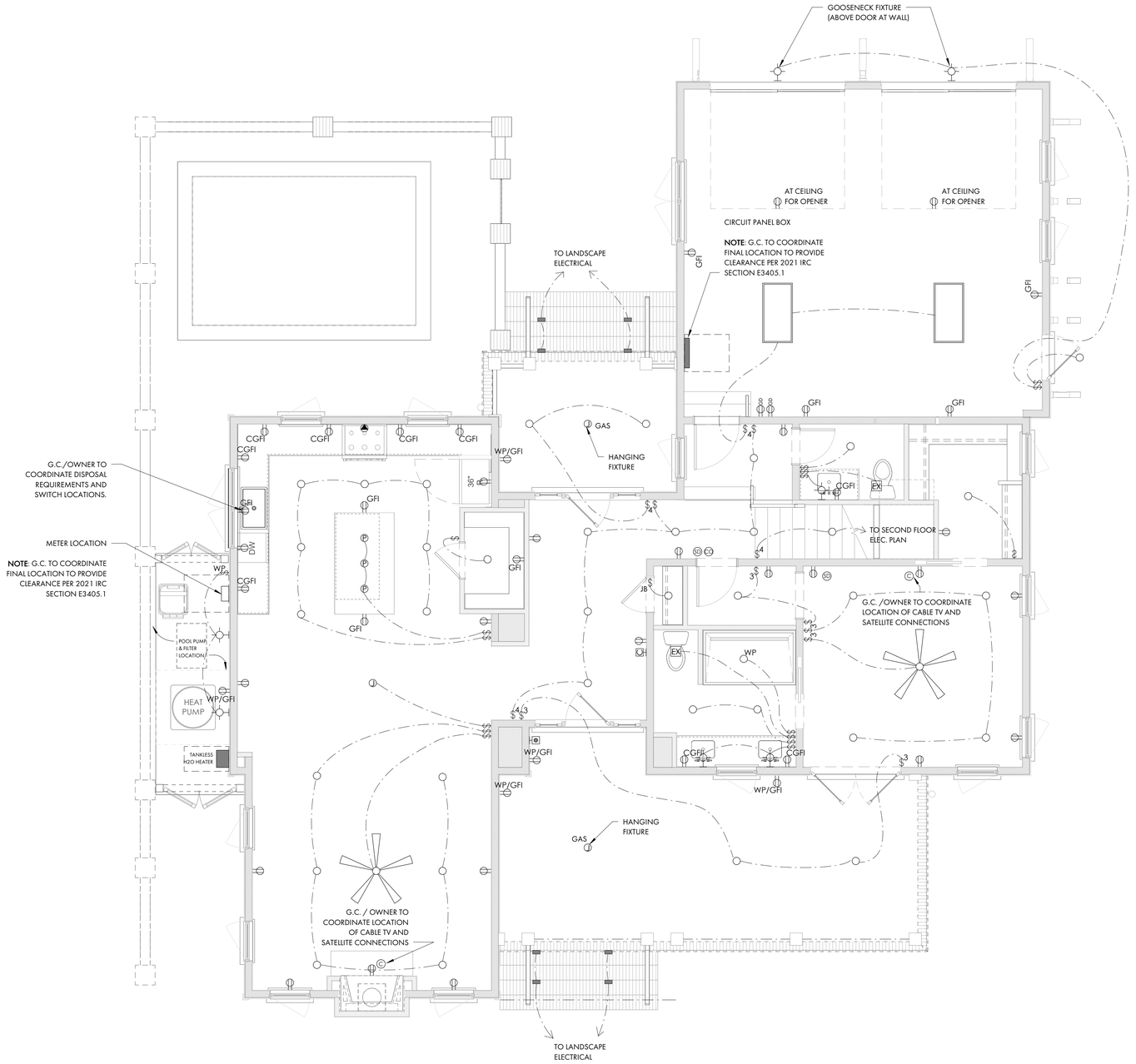
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0



1 E2.1 FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- C GFI COUNTERTOP LEVEL GFI RECEPTACLE
- GFI WP GFI IN WATERPROOF BOX
- UC UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GD GARAGE DOOR OPENER
- $ SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $WP WATERPROOF SWITCH
- $D DIMMER SWITCH
- C CABLE
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WP WATERPROOF CAN LIGHT
- JUNCTION BOX
- P PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EX EXHAUST FAN
- DOOR BELL
- CH DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
- CIRCUIT PANEL BOX
- NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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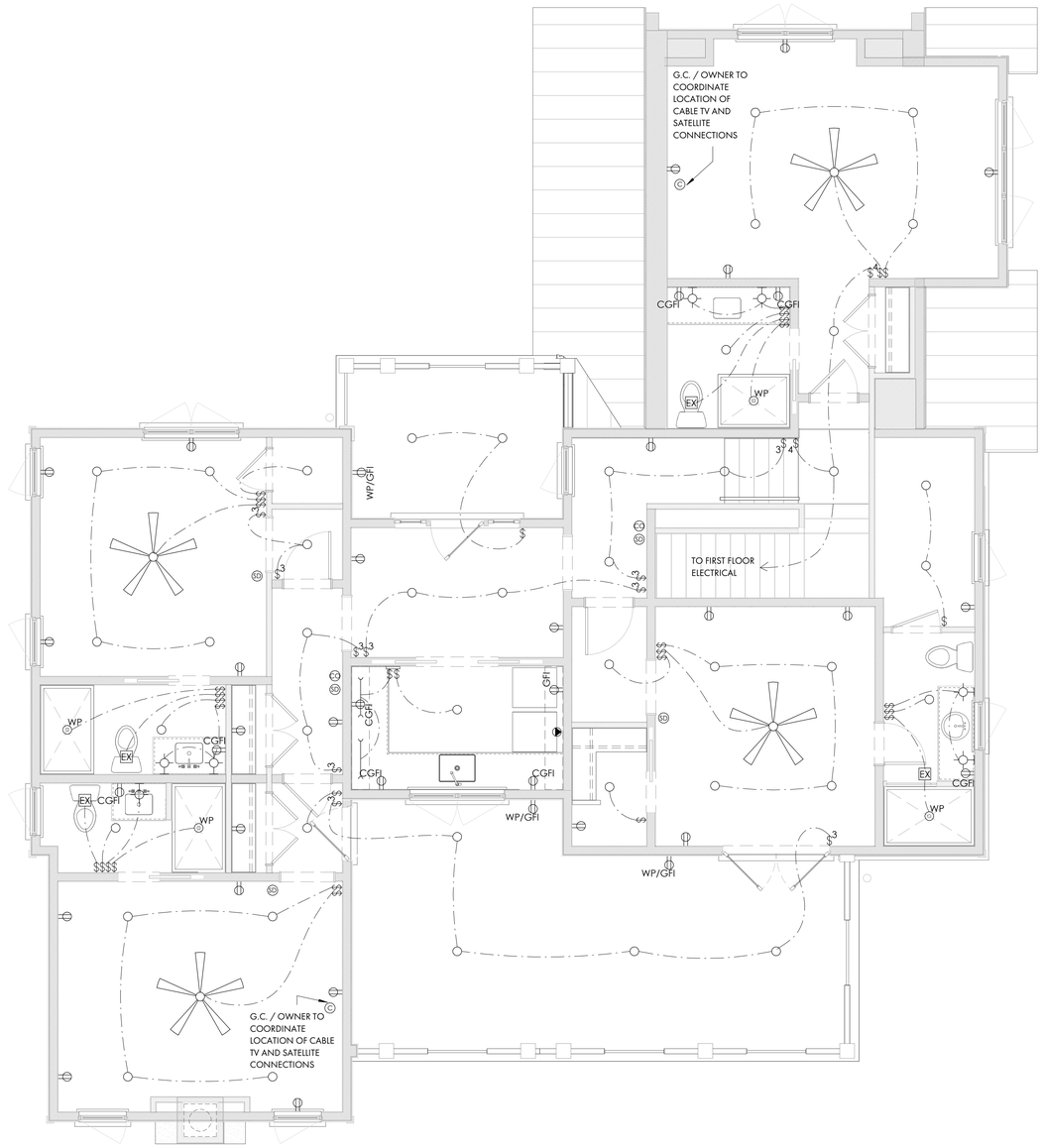
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



1 E2.2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL PLAN - SYMBOL KEY

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- COUNTERTOP LEVEL GFI RECEPTACLE
- GFI IN WATERPROOF BOX
- UNDER-COUNTER RECEPTACLE
- SWITCH DUPLEX RECEPTACLE
- 220V RECEPTACLE
- FLOOR RECEPTACLE
- GARAGE DOOR OPENER
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- WATERPROOF SWITCH
- DIMMER SWITCH
- CABLE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- WATERPROOF CAN LIGHT
- JUNCTION BOX
- PENDANT LIGHT
- WALL SCONCE
- UNDERCABINET LIGHT
- PIN LIGHT
- STEP LIGHT
- EXHAUST FAN
- DOOR BELL
- DOOR BELL CHIME
- 2' X 2' FLUORESCENT
- 2' X 4' FLUORESCENT
- CEILING FAN
- ELECTRIC METER

NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

- CIRCUIT PANEL BOX

NOTE: G.C. TO COORDINATE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS,AND BASEBOARDS WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/G.C. TO DETERMING OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS,AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M1305.1.3.
21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021 IRC SECTION N1104.1.

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LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

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PROJECT INFO

Date
12.04.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

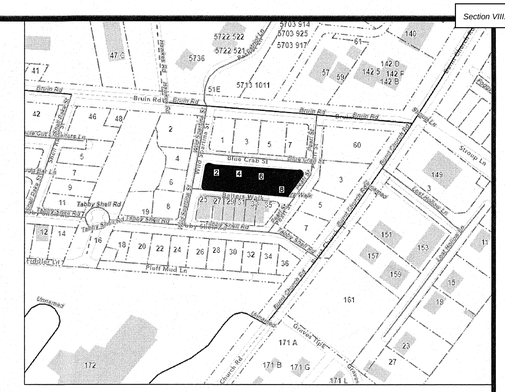
E2.2

REFERENCE PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"W	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	7°18'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

TREE LEGEND

WHOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY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COVER SHEET

SITE & LANDSCAPE DEVELOPMENT PLANS
Lot 49 Blue Crab Street
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Tree Removal & Tree Protection Plan
L2	Layout Plan
L3	Grading, Drainage Plan
L4	Landscape Plan
L5	Site & Planting Details & Cut Sheets
L6	Permeable Paver Details and Cutsheets

10/22/25 Final Landscape Development Plans Submitted to Tabby Roads HARB

REVISIONS

Date	Sheets Affected	Description
12/03/25	L1-L6	Revisions per HARB comments recieved 10/29/25
12/10/25	L4,L5	Revisions per HARB comments recieved 12/09/25

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

TREE REMOVAL & TREE PROTECTION PLAN



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
	TREE PROTECTION FENCE

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

L1

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

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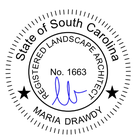
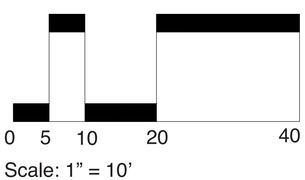
mariaghysdesigns@gmail.com
(843) 816-2565

SITE & LAYOUT PLAN



Submittal Documents
Not for Construction





Scale: 1" = 10'

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
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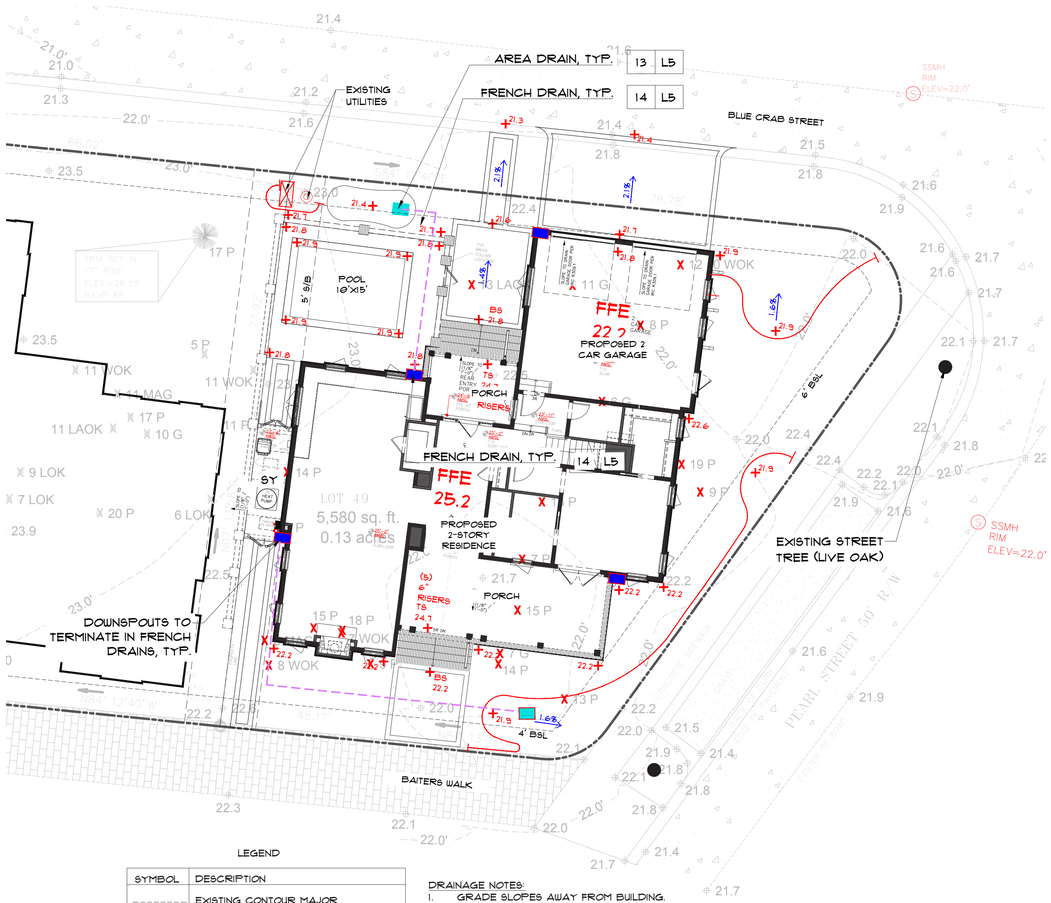
GRADING & DRAINAGE PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	TREES TO BE REMOVED
	FRENCH DRAIN
	AREA DRAIN
	TRENCH DRAIN
	DOWN SPOUT

DRAINAGE NOTES:

1. GRADE SLOPES AWAY FROM BUILDING.
2. INSTALL WALKS/ PATIO WHICH ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
3. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.

L3

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

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Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

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LANDSCAPE PLAN

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 5,580 SF
TOTAL ROOF SF: +/- 2,544 SF
5,580 - 2,544 = 3,036 SF
3,036 SF X 75% = +/- 2,277 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,277 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 956 SF
TOTAL PROPOSED TREE CANOPY: +/- 1,802 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 2,758 SF

AERIAL IMAGE OF SITE:
5,580 SF



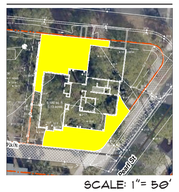
SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 956 SF



SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1,802 SF



SCALE: 1"= 50'



LEGEND

SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
●	PATH LIGHTS
▭	STEP LIGHTS

PLANT IMAGERY


AUTUMN MOON JAPANESEMAPLE


BLACK-EYED SUSAN


ENCORE AZALEA


LIRIOPE


LIVE OAK


PRINGLE'S DWARF PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


SLIM BOTTLEBRUSH


VANITY VERBENA


WHITE MUHLYGRASS

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
2	Cabbage Palm	Sabal Parnetto		8'-10'			Refoliated
3	Colorama™ Scarlet Crapemyrtle	Lagerstroemia 'JM1' PP31585	15 gal.	7'-8'	3'-4'		Standard
1	Coral Bark Japanese Maple	Acer palmatum 'Sango-kaku'	15 gal.	5'-8'	4'-6'		Specimen - Tree Form
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.	Mitigation
Shrub							
4	Abelia 'Rose Creek'	Abelia, Grandiflora 'Rose Creek'	5 gal.	2'-2.5'	2'		
7	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.	3'-3.5'	2'-2.5'		
6	Dwarf Walter's Viburnum 'Ms. Schiller's Delight'	Viburnum obovatum 'Ms. Schiller's Delight'	7 gal.	2'	2.25'		
47	Petite Pillar® Dwarf Boxwood	Buxus sempervirens 'MonAlex' PP #27,647	1 gal.	.75'	.5'		
26	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'		
2	Red Cluster Bottlebrush Tree	Callistemon rigidus	15 gal.	5'-6'	3'-4'		Standard
Perennials/G-Cover							
35	Asiatic jasmine	Trachelospermum asiaticum	1 gal.	0.25	0.25		18" O.C.
14	Black-eyed Susan	Rudbeckia fulgida	1 gal.	1'	1.25'		
84	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.
4	Pugster Amethyst Butterfly Bush	Buddleia x Pugster Amethyst	3 gal.	1.25'	1.25		
14	Sea Holly 'Big Blue'	Eryngium 'Big Blue'	1 gal.	8"	6"		
28	Vanity Verbena	Verbena bonariensis Vanity	1 gal.	18"	12"		
5	White Muhlygrass	Muhlenbergia capillaris	3 gal.	3.25'	2.5'		
990 SF +/-	Palmetto St. Augustine Grass	Palmetto St. Augustine					
1,250 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					

L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Submittal Documents
Not for Construction

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
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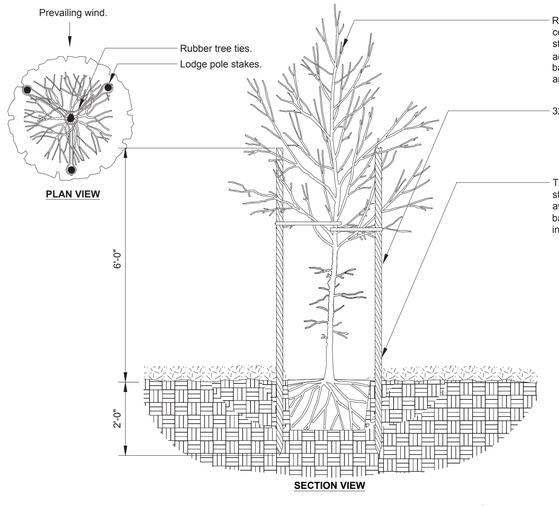
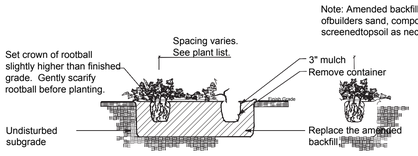
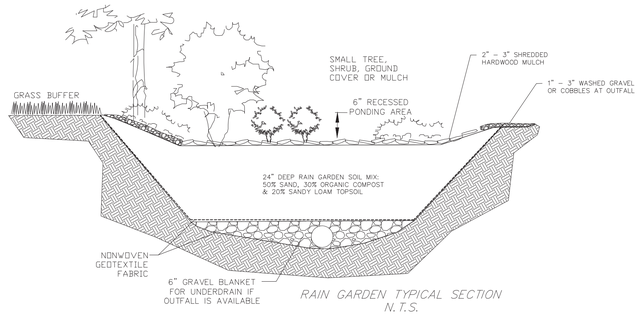
(843) 816-2565



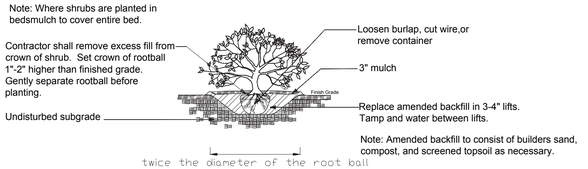
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



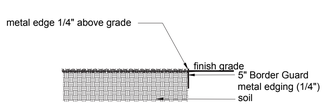
2 L5 Groundcover Planting
Not to Scale



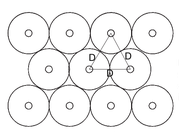
3 L5 Rain Garden
Scale NTS



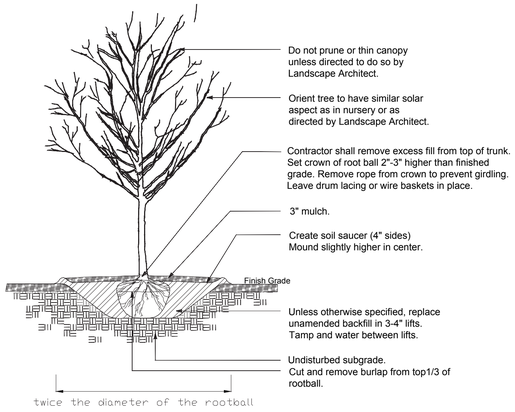
4 L5 Shrub Planting
Not to Scale



5 L5 Metal Edge
Scale NTS



6 L5 Typical Plant Spacing
Not to Scale



7 L5 Deciduous Tree Planting
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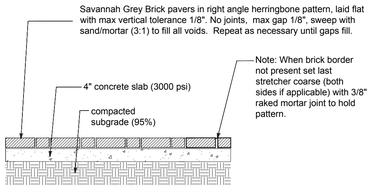
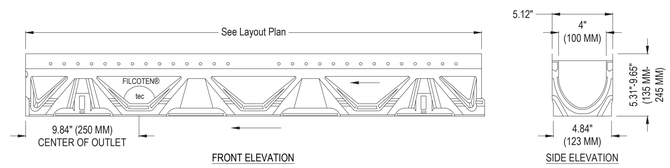
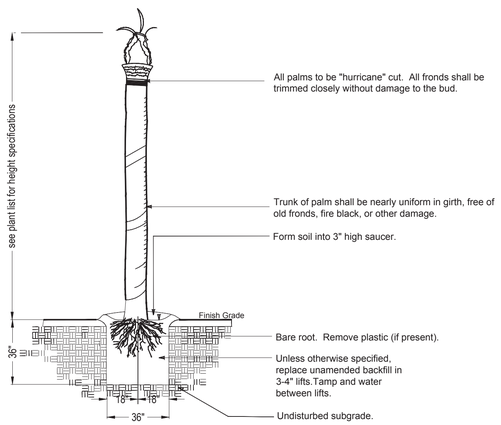


8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



9 L5 Trench Drain
Scale NTS



10 L7 Palm Tree Planting
Not to Scale



Model: 1563SK - Hinkley
TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

12 L5 Step Light
Scale NTS

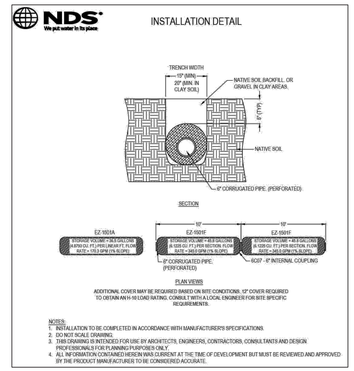


Model: 15014SK-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 10
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

13 L5 Path Light
Scale NTS

14 L5 Area Drain
Scale NTS



16 L5 French Drain
Scale NTS

DETAILS & CUT SHEETS

L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

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No. 1663
MARIA DRAWDY

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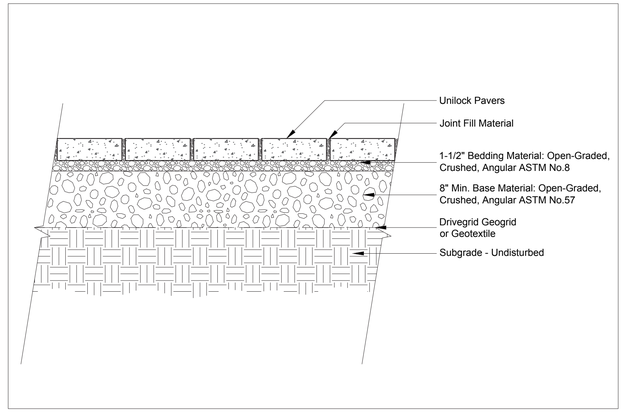
Permeable Sidewalk (Non–Vehicular)



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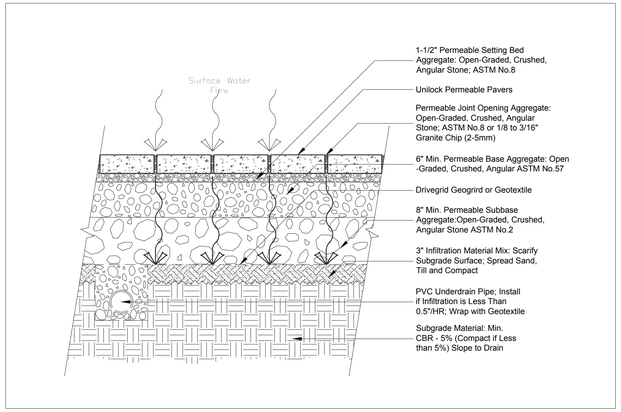
UNILOCK® PAVERS & WALLS

1 L6 Non Vehicular Permeable Paving
Scale NTS

Permeable Driveway (Medium Duty)



Note:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





Bundle Type		SINGLE
Thickness (mm)		70MM
Dimension mm		100mm x 250mm x 70mm
Dimension Imperial		3 7/8" x 9 7/8" x 2 3/4"
SQFT PER	Bundle	88.41
	Layer	11.05000
	Section	-
	Stone	0.28
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	1.19
	Section	-
	Layer	13.12
	Bundle	104.99
SAILOR LNFT PER	SqFt	2.97
	Section	-
	Layer	32.81
	Bundle	262.47
UNITS PER	SqFt	3.62
	Section	-
	Bundle	320.00
LBS PER	Layer	361
	Section	-
	Bundle	2,888



STANDARD
9⅞ x 3⅝ x 2¾"
250 x 100 x 70mm

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

RELA™
Cast from historic brick

ULTIMA™
Up to 4x stronger than poured-in-place concrete

DRIVE FRIENDLY
Can handle vehicular loads

Notes: **SOLD IN FULL BUNDLES ONLY** and is produced and sold on a required, refundable skid. Important: A urethane rubber paver mat must be used to prevent scuffing when compacting. For permeable installations, Unilock recommends using granite chips for joint fillers. For traditional applications, please refer to the Polymeric Sand Best Practices and Important Notice in the Product Data Guide. All measurements are nominal. Contact Unilock for more information.

Internal Use Only: TWN ON

UNILOCK

TWN_CA_DS_2020

1&2 L6 Non Vehicular & Med. Duty Permeable Paving
Scale NTS

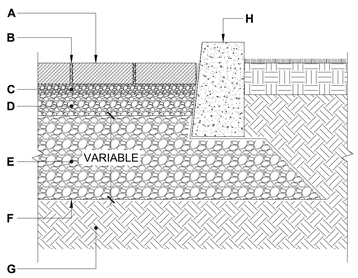
DETAILS & CUT SHEETS

Model: Town Hall 70mm
Color: Heritage 2 Color Blend
Pattern: Herringbone
Size: 3 7/8" x 9 7/8" & 2 3/4"
Manufacturer Info: Unilock
Website: www.unilock.com

Or Approved Equal

TECHO—BLOC

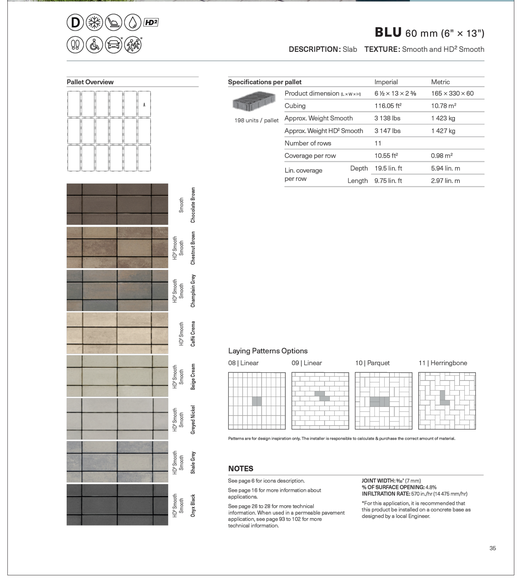
SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



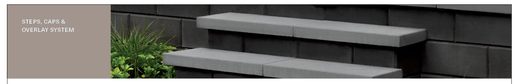
CASE No 1 - FULL INFILTRATION

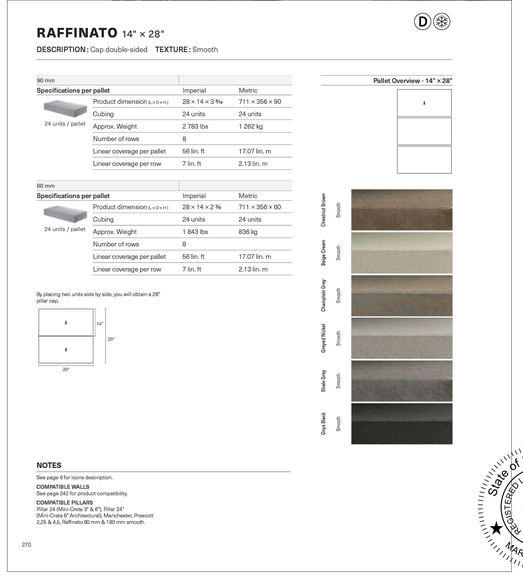
A. PERMEABLE PAVER FROM TECHO-BLOC
B. JOINT FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
C. BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
D. BASE COURSE, 4" (100 mm)
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
E. SUBBASE COURSE
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
F. GEOTEXTILE
G. SUBGRADE





Model: BLU 60 mm
Finish: Smooth
Color: Cafe Crema
Pattern: Linear
Size: 13" x 6 1/2" & 2 3/8"
Manufacturer Info:





Model: Raffinato 60mm
Finish: Smooth
Color: Champagne Grey
Pattern: Linear
Size: 28" x 14" & 2 3/8"
Manufacturer Info:

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Patrick Mason Custom Homes

Lot 49 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

COURT ATKINS GROUP

December 10, 2025

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019929
Lot 49, 8 Blue Crab Road – Tabby Roads

We are writing on behalf of Patrick Mason agent of Blue Crab Bluffton LLC to address HPRC staff comments received on 10.03.2025. We are also including comments addressed per the HARB review letter dated 12.09.2025. Please see comments listed below with our responses in bold.

Growth Management Dept Review

1. Ownership/Applicant Authorization: The owner is shown as Pat Mason on the application, but Beaufort County records show Blue Crab Bluffton LLC. Update the application to show the correct property owner and provide written and signed authorization that William Court is serving as the agent/applicant.
   - **The application has been updated to reflect the correct owner and Patrick Mason as the owner agent. Please see the accompanying letter authorizing William Court as the applicant**

2. Setbacks: Show the front and rear yard setback on the Composite Site Plan and the individual Site Plan.
   - **All setbacks are now shown on the site plan and composite site plans**

3. Building Type: "Single Family Residential" is shown as the proposed building type, which is not a building type per the Unified Development Ordinance. Identify the building type, which must be one that is permitted in the NG-HD District (UDO Sec.5.15.5.C.). The specific building types established by district for the Old Town Bluffton are intended to "perpetuate the character that makes Bluffton distinctive" (UDO Sec. 5.15.1.C.). If an Additional Building Type is selected, identify why.
   - **We have updated the application to suggest the Center Hall House building type with accompanying narrative identifying why we reference this building type**

4. Carriage House / Square Footage: As Old Town Bluffton is regulated by a form-based development code, the garage/bonus room is a carriage house and must comply with the carriage house building-type requirements of UDO Sec. 5.15.8.F. An attached carriage house "must be clearly incidental to…and distinguished from the principal building form." Provide the individual square footage (footprint and total) for both the main structure and the carriage house. The carriage house is an ancillary structure, and it should be better differentiated from the main structure (on the eastern elevation, the wall is recessed only one foot from the main structure wall). Related to square footage, explain why the "storage room" on the second floor of the main structure is unconditioned.

cc: // Patrick Mason Custom Homes LLC, Blue Crab Bluffton LLC

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- We have provided a narrative to note how the carriage house design complies with the UDO sec 5.15.8.F. We have adjusted architectural detailing and material to help distinguish the carriage house from the main house. Desired program and site limitations prevent additional distance between the house and garage. The second floor storage space is now absorbed in the conditioned space

5. Materials/Dimensions/Operations: In Section 5 of the application (Materials), for each element, provide the required materials, dimensions and operations. This information must also be shown on the architectural plans and be consistent. Some materials are not permitted per the UDO, including boral, powder-coated aluminum and composite. Your narrative, which is required with the Final Plan submission, must provide reasoning why these alternative materials are proposed and how they are the same or better in appearance and performance as permitted materials.

- Please refer to the accompanying project narratives and product cutsheets

6. Photos: Photos were not provided as required for a Concept Plan Review (COFA Application).

- Please see the accompanying site photos and surrounding context

7. On-street Parking: At the pre-application meeting, we discussed removal of the proposed on-street parking spaces. Was the plan not updated, or is it the intent to provide them? The Site Plan (P.02) and Sheet A2.1 do not match.

- We have omitted the on-street parking from the site plans as discussed

8. Service Yard: Is the brick wall on the west property line intended to serve as a screening wall for the service yard?

- Yes, the brick wall adjacent the service yard is meant to screen the services. We initially made this wall opaque per UDO 5.15.5F but have revised the wall to pierced brick to meet minimum 25% opacity standards. Please see sheet A3.2 brick wall diagrams

9. Foundation Height: The main structure foundation is 2'-0". UDO Sec. 5.15.5.F.1.c. requires residential structure to have a "first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade."

- The foundation height has been adjusted accordingly to raise the finish floor 3ft above the average sidewalk grade

10. Rear Double Porch Detail: Show the interior elevations of the porch that are not visible.

- Please see accompanying building sections on sheet A4.0 and A4.1 showing interior areas of the porches

11. Windows: Fixed windows are not permitted as shown on the left ground floor elevation. Per UDO Sec. 5.15.5.I.3.b. Consider changing this window to match the adjacent kitchen windows.

- We have changed the referenced windows to casements

12. Second Concept Plan Review: Given the number of comments, a second Concept Plan review will be required.

- We were able to address many of these design comments and submit back to the HPRC staff for cursory review. We were approved to move forward with

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final HPC submittal. Please see the attached staff response email dated 10.23.2025

13. Final Submission: At the time of Final Plan submission, provide a landscape plan showing foundation plantings and 75% tree canopy coverage at maturity (UDO Sec. 5.3.) and architectural details of the railings and balusters, door and window schedules, corner board/pilaster trim detail and sections through the eave and wall depicting the material and dimensions (Applications Manual). A response to all Concept Plan comments must be provided.

- We are providing landscape plans and tree canopy coverage for this lot and adjacent related lots.
- Please refer to our A5 sheets for architectural trim details

HPRC Review

1. This is the same model home four times in a row with very slight roof form differences and a nominal difference in siding application. The chimney is in two different locations, but it is prominently in the same location twice. All have the exact same porch including the front door – window – bedroom door arrangement. Each home should take on a more unique character to provide variety on the streetscape. Use the porch detailing to further separate these homes. Vary column spacing, column design, handrails, door design, fenestration, etc. to create variety along the streetscape. Per UDO Sec. 5.15.5.3.a.: "Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. Examples include but are not limited to offsets, recessed entrances, arcades, awnings and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."

- We have taken these comments into consideration with current drawings reflecting more variation in design related to porch column layout while following UDO sec 5.15.3.a proportions. We have varied bracket details, railing details, chimney caps, and trim conditions. We are maintaining 2/2 lite patterns per HARB request. Please refer to the attached cover letter dated 12/05 to understand how we have addressed design related HARB comments.

2. Modify the front porch column spacing to comply with UDO 5.15.6.H.1.a: "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")."

- Columns have been modified to ensure that they are no farther apart than they are tall

3. Review the window muntin designs for consistency. There is a mix of 4-lite and 6-lite windows that do not relate well to each other.

- We are maintaining a consistent window and door lite pattern on this home. All windows are now 4-lite patterns per HARB

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4. Change the lower roof of the garage to a shed roof to match the roof over the man door.

- **This roof has been changed to match**

5. Per UDO 5.15.8.F.: "An attached [carriage house] structure must be clearly incidental to, smaller than, and distinguished from the principal building form." The garage element is not distinguished from the principal building form. Redesign the carriage
house to provide definition between these two forms that is more than just "glueing" the garage onto the rear of the house. The relationship between the carriage house and porch appears haphazard and more consideration is necessary regarding how these two forms interact.

- **Due to site limitations and program requirements, we are utilizing varied architectural elements and materiality to better distinguish the carriage house from the main house. Also since adjusting the main house FFE to be 3ft above grade, the carriage house is overall 1ft lower than the main house**

HARB Review

• Per UDO, Shutters must be made from "sturdy wood". Composite shutters are not permitted. Until an alternative shutter design is submitted and approved this condition shall remain in place.

We are requesting approval from the HPC for composite shutters from the Atlantic shutter company. Should This request be denied, a sturdy wood shutter will be specified.

• If gutters are installed, downspouts should terminate at French drains.

Please see Landscape sheet L3 indicating locations where downspouts terminate into French drains.

• The path lights should be reduced from a quantity of 5 to 4

Please see landscape sheet L4 . Path lights have been reduced to 4

• On the base of the garage, water table trim matching the main house is required.

We have updated the garage water table detail to suggest a 5/4x6 versus 5/4 x 4 trim band to match the main house. See sheet A5.0

Sincerely,

William Court
Founding Principal
Court Atkins Group, Inc.

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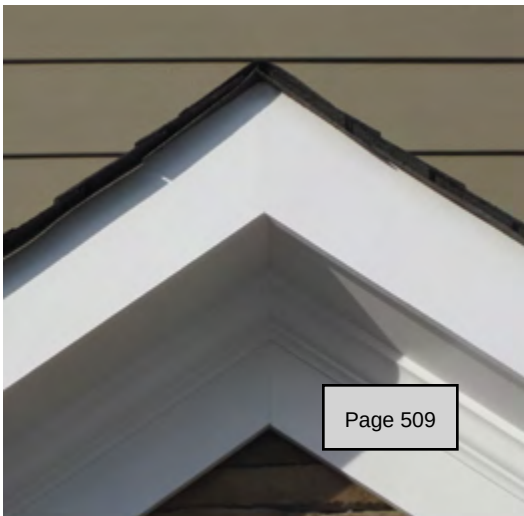
Boral **TruExterior® Trim**

PRODUCT & INSTALLATION GUIDE









About Boral®

Boral **Bricks**



Boral **Roofing**



Cultured Stone® by Boral®



Boral **TruExterior® Trim**



Boral Limited

Boral is an international building and construction materials group, headquartered in Sydney, Australia. With annual sales over $5.0 billion, Boral has roughly 14,000 employees working across over 580 operating sites. Boral produces and distributes a broad range of Construction Materials including quarry products, cement, fly ash, pre-mix concrete and asphalt; and Building Products including clay brick, clay and concrete roof tiles, masonry products, plasterboard, windows and timber. Boral serves customers in the building and construction industries in three key geographical markets - Australia, the USA and Asia.

Boral USA

Headquartered in Roswell, Georgia, Boral USA has been in operation for more than 30 years—with a focus on being a leading manufacturer and supplier of building products and construction materials.

- Boral USA currently holds a variety of leadership positions in the building products and construction materials markets.
- The company is active in categories that show long-term growth opportunities.
- Boral USA is a leading manufacturer and marketer of:

  Boral Bricks – #1 brand of clay brick

  Boral Roofing – Largest manufacturer of clay & concrete roof tiles in the U.S.

  Cultured Stone® by Boral® – #1 brand of manufactured stone veneer

  Boral Material Technologies – A leading marketer of fly-ash

  Boral Composites - Producer of Boral TruExterior® Trim and other innovative poly-ash products



Boral TruExterior® Trim has created an entirely new category of exterior trim, bringing new levels of performance, features, and benefits. It truly is like no other.

A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling+ or expansion and contraction+.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim…

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim…

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites+
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim…

- maintains a high level of dimensional stability during periods of moisture and temperature change+
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

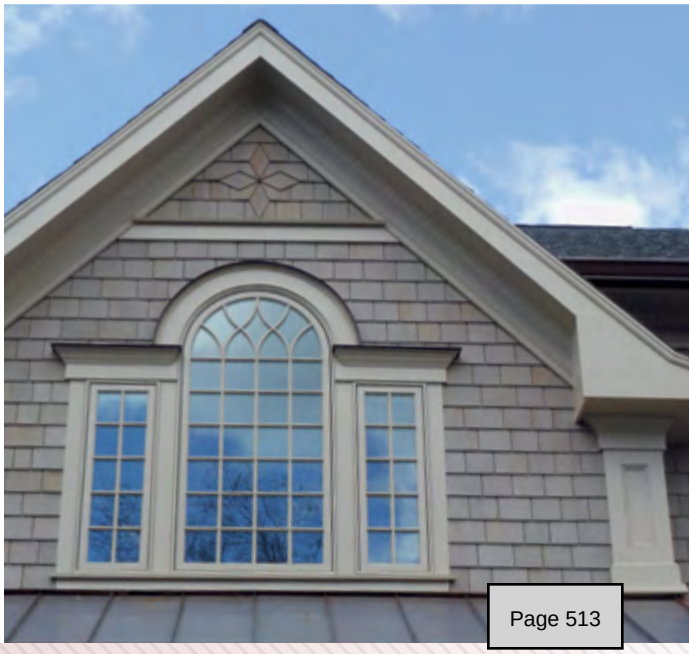
Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**







Boral TruExterior® Beadboard











Boral TruExterior® Beadboard

Complimenting the 1x and 5/4 profiles, Boral TruExterior® Beadboard offers the traditional look of wood beadboard without the problems that plague wood products, such as rotting, cupping and twisting. Boral TruExterior® Beadboard can be installed in either parallel, perpendicular, or diagonal directions. And its high level of dimensional stability[+] allows fastening up to 24” on center without the need for additional support backing.

Boral TruExterior® Beadboard is designed for non-structural applications and is ideal for soffits, porch ceilings, decorative wall applications and other moisture-prone areas.

Boral TruExterior® Beadboard Facts

- Maintains high level of dimensional stability[†]
- No need to prime end or field cuts
- Easily accepts paint of any color
- Reversible edge & center bead and V-groove profiles
- Workability exceeds wood beadboard
- Resists rot and termite attacks[†]
- Installs with standard woodworking tools and methods
- No cracking or splitting from moisture
- Accepts a wide variety of fasteners
- Spans up to 24” on center and can be ran parallel to the house for soffit applications
- Made in the USA
- 20-year limited warranty

[+]Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Boral TruExterior® Trim

Available Sizes

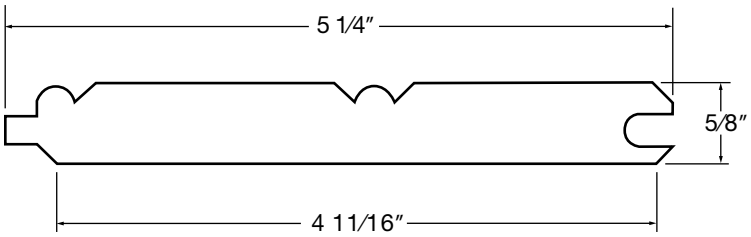
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness *nominal size*	3/4" Actual Thickness *actual size*	5/4 Nominal Thickness *nominal size*	1" Actual Thickness *actual size*	2" Nominal Thickness *nominal size*	1 1/2" Actual Thickness *actual size*
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

*Subject to regional availability.

Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'





The Exterior Trim Landscape

Boral TruExterior® Trim compared to Other Trim Options

	BORAL TRUEXTERIOR® TRIM	WOOD TRIM	CELLULAR PVC TRIM	FIBER CEMENT TRIM	ENGINEERED/ COMPOSITE TRIM
No Special Tools Required	•	•	•		•
Easily Routed	•	•	•	✓	✓
Consistent Density	•		✓	•	
Fasten Close to Edge of Product	•		•		
Readily Accepts Wide Variety of Fasteners	•	✓	✓		
No Special Paint Needed For Light or Dark Colors	•	•		•	•
No Additional Safety Precautions Needed While Cutting	•	•	•		•
Installs the Same Way at All Temperatures	•	•		•	•
No Need to Prime End or Field Cuts	•		•		
No Need for Adhesives to Limit Movement	•	•		•	•
Dimensionally Stable After Installation+	•	✓		•	
Suitable for Ground and Masonry Contact	•		•		
No Cracking or Splitting from Moisture+	•		•	✓	✓
Resistant to Fungal Decay+	•		•		
Over 70% Recycled Content+	•				
Made in the USA	•	✓	✓	✓	✓

● **All in Category** ✓ **Some in Category**

+Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

The Sustainable Solution

In the U.S., Boral continues the company's mission of being a leader in sustainability by engaging in such areas as alternative fuel sources and waste water management systems.

- Boral is committed to global environmental stewardship, which is reflected in Boral TruExterior® Trim – the first and only exterior trim product to be awarded a Cradle to Cradle certification (C2C). C2C is a multi-attribute, eco-label that assesses a product's safety to humans, environment and design for future life cycles. Within the terms of the certification program, this means pursuing the following ideals:
  - Using material that is safe for human health and the environment
  - Designing products and systems for material recovery and reutilization, such as recycling or composting
  - Using renewable energy
  - Efficiently using water and realizing maximum water quality associated with production
  - Instituting strategies for social responsibility

For more information on Cradle to Cradle Certification, please visit www.C2Ccertified.com

Cradle to Cradle Certified℠ is a certification licensed by the Cradle to Cradle Products Innovation Institute.

- Boral TruExterior® Trim boasts the highest recycled content among all exterior trim products with a SCS Global Certified minimum 70% recycled content. The SCS Recycled Content certification is designed to help manufacturers make credible claims about their products by increasing the use of recycled materials which reduces solid waste and natural resource consumption. All claims are certified in accordance with U.S. Federal Trade Commission's Guides for the Use of Environmental Marketing.

For more information on SCS Global, please visit www.SCSglobalservices.com

- Coal Combustion products are endorsed by the U.S. Green Building Council for use in construction materials.

For more information on the U.S. Green Building Council, please visit www.USGBC.org

- Boral TruExterior® Trim is produced in a state of the art LEED Silver Certified facility in East Spencer, NC.



Warranty

This express Limited Product Warranty ("Warranty") covers performance of trim product ("Trim Product") manufactured by Boral Composites Inc. ("BCI"). This Warranty extends only to the original owner of the structure in which the Trim Product is installed ("Qualified Owner").

BCI warrants to the Qualified Owner that each Trim Product will be free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Boral TruExterior® Trim Product Data Sheet, as amended from time to time, which is located at the www.BoralTruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved BCI vendor. This warranty is conditioned on and subject to the additional terms and conditions set forth below.

To make a Warranty claim, the Qualified Owner must: (1) notify BCI in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide BCI an opportunity to investigate and approve the claim, and (3) provide BCI an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the original purchaser. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty.

If BCI finds that any of your Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, BCI will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Qualified Owner's exclusive remedies for breach of warranty. BCI shall not be responsible for labor costs and shall not be liable for any other losses or damages.

Specific Exclusions: This Warranty does not cover (a) damage to the Trim Product caused during installation; (b) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; (c) damage caused due to failure to follow painting guidelines provided by BCI; (d) intentional or unintentional misuse of or damage to the Trim Product; (e) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; (f) movement, settlement, distortion, warping or cracking of the Trim Product's structural supports or accessories used in connection therewith; (g) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; (h) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product. This Warranty also does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

This is the entire Warranty between BCI and the Qualified Owner with respect to Trim Product. This Warranty supercedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. Statements contained in BCI's advertising materials do not constitute a warranty. THIS WARRANTY IS THE SOLE WARRANTY GIVEN BY BCI WITH RESPECT TO THE TRIM PRODUCTS. BCI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU LIVE IN A STATE WHERE THE DISCLAIMER OF IMPLIED WARRANTIES IS NOT ALLOWED, THEN THE DURATION OF ANY IMPLIED WARRANTY IS HEREBY LIMITED TO THE DURATION OF THE EXPRESS WARRANTIES. OTHERWISE, THIS WARRANTY IS THE QUALIFIED OWNER'S SOLE AND EXCLUSIVE REMEDY.

BCI reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

BCI shall in no event be liable under any circumstances for incidental, punitive, consequential, exemplary or other damages, or for any damages to any structure or its contents or its occupants, whether any such claim is based upon theories of contract, warranty, negligence, tort, strict liability or otherwise. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

This Warranty gives the Qualified Owner specific legal rights, and the Qualified Owner may have other rights which may vary from state to state.

For further information concerning this Warranty or to report claims, contact:

Boral Composites Inc.
Attention: Director of Sales and Marketing
200 Mansell Court East, Suite 305
Roswell, Georgia 30076

Installation Guidelines

The following information offers typical installation techniques when working with Boral TruExterior® Trim. This product should never be used in structural or load bearing applications. These directions are guidelines. As with installing any building material, care should be taken to adhere to local code requirements and construction best practices to ensure installation is adequate for each specific application.

Storage and Handling

Boral TruExterior® Trim should be stored on a flat, level surface. Pallets are shipped from the manufacturing facility in a protective covering and each board has a factory applied primer, so care should be taken to keep the board covered and free of dirt and debris. If the board gets dirty, make sure to clean and dry it prior to painting.

Working With Boral TruExterior® Trim

This product is an excellent replacement for wood trim and can be installed using proven woodworking tools and methods. For ease of use, consider the following before working:

- **Cutting** – Boral TruExterior® Trim can be cut using standard saw blades. However, for longer tool life carbide tipped blades are recommended.
- **Routing & Drilling** – Boral TruExterior® Trim can be drilled and routed using standard woodworking tools, but a carbide tipped router and drill bits are recommended.
- **Fastening**
  - Use fasteners designed for exterior trim and siding
  - Use 2 fasteners per every framing member and 3 fasteners for all 12” wide boards.
  - Fasteners should be installed every 24" OC or less. For best results, place fasteners within 2" of the edge of each board.

For 2x applications:

- Use a fastener that is long enough to penetrate a solid wood substrate a minimum of 1 1/2"
- Fasteners should penetrate a framing member. Sheathing alone may not provide adequate support or holding power.

- **Safety** – In working with any product that may cause airborne debris such as nuisance dust, be sure to take proper measures to protect against eye and inhalation hazards.

Standard nail guns and screws can be used to install Boral TruExterior® Trim as it takes a variety of fasteners with ease and does not mushroom at the screw head nor require pre-drilling.

Boral TruExterior® Trim is a non-structural building material and should never be used in load-bearing or structural applications. Fasteners should be installed every 24” OC or less. For best results, be sure to place fasteners within 2” of the end of every board. Proper care should be taken to understand the desired application and ensure that proper framing and fasteners are adequate for the installation.

Expansion and Contraction – Boral TruExterior® Trim is very stable[+] during periods of temperature and moisture change; no special precautions are necessary to control or limit movement.

Use at Grade – Since Boral TruExterior® Trim is virtually impervious to water absorption, termite attacks and won’t rot[+], it is approved for ground contact.

Nail Holes and Repair – Filling nail and screw holes or repairing any minor damage caused by handling may be done using high-grade acrylic caulk or wood fillers.

Painting Boral TruExterior® Trim is a requirement, and failure to do so will void the warranty. As in preparing for any painting project, be sure the surface of the product is free of dirt, debris or other contaminants prior to paint application. Boral TruExterior® Trim can be painted using any high grade exterior paint. Make sure to follow the paint manufacturer’s application recommendations.

More information can be found in Boral's technical bulletin for paint or in the product warranty. Both documents can be found at www.BoralTruExterior.com.

Boral TruExterior® Trim may be painted any color without special precaution as the product is not prone to excessive movement due to heat buildup.[+]

Boral TruExterior® Trim is virtually impervious to moisture[+], so there is no need to prime or paint end-cuts or field-cut edges.

Moisture cycling is a primary cause for paint failure on wood products. Since Boral TruExterior® Trim is resistant to this moisture cycling[+]; paint will perform better.

[+]Please see the Boral TruExterior® Trim Product Data Sheet at www.BoralTruExterior.com for property test results.

Download a QR Code reader app for your smartphone, then take a photo to visit our website

PROUDLY MADE IN THE USA

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BRICKS
STONE
TRIM
ROOFING

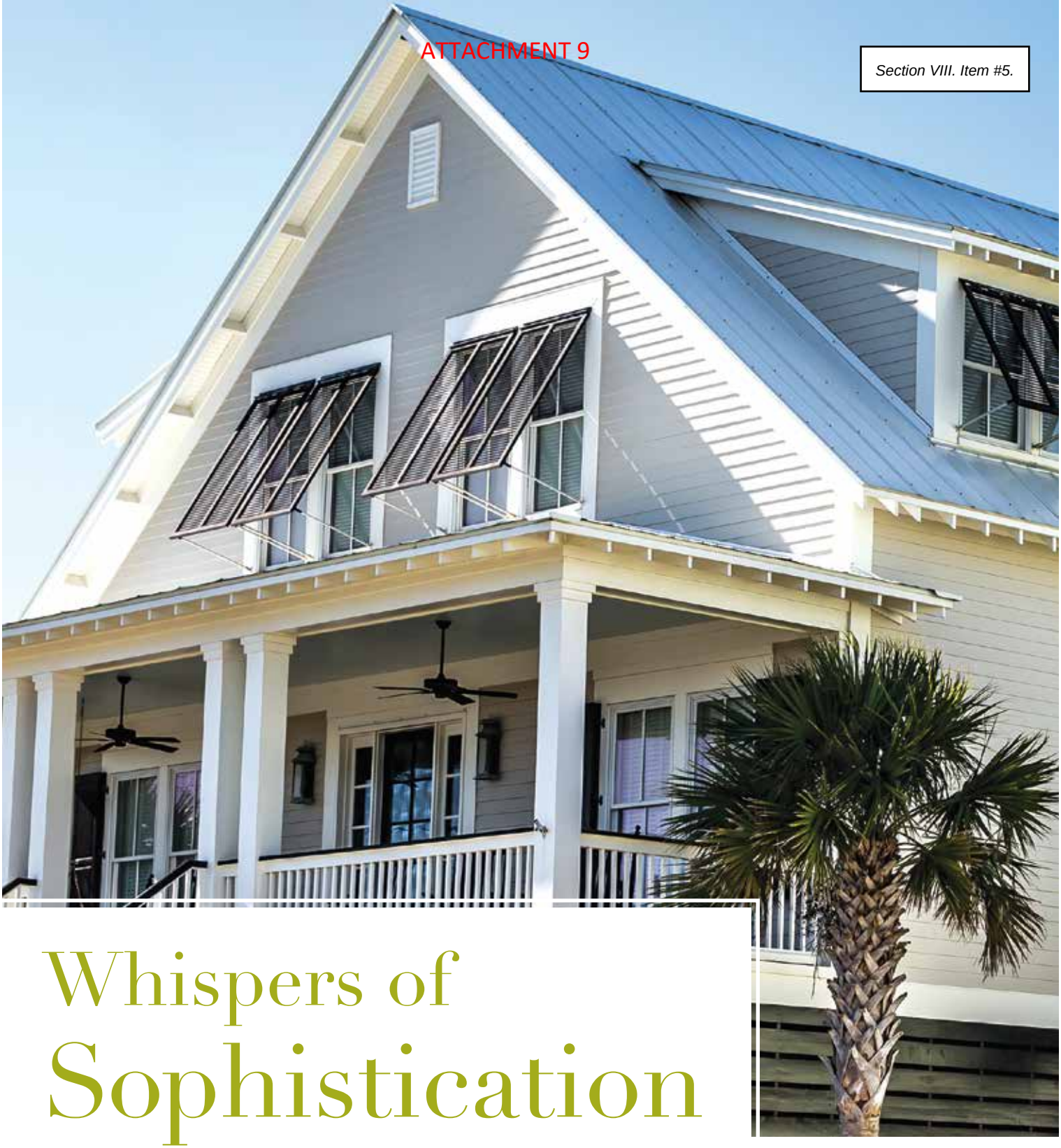
BORAL®

Atlantic
Premium Shutters®



BECAUSE EVERY HOME

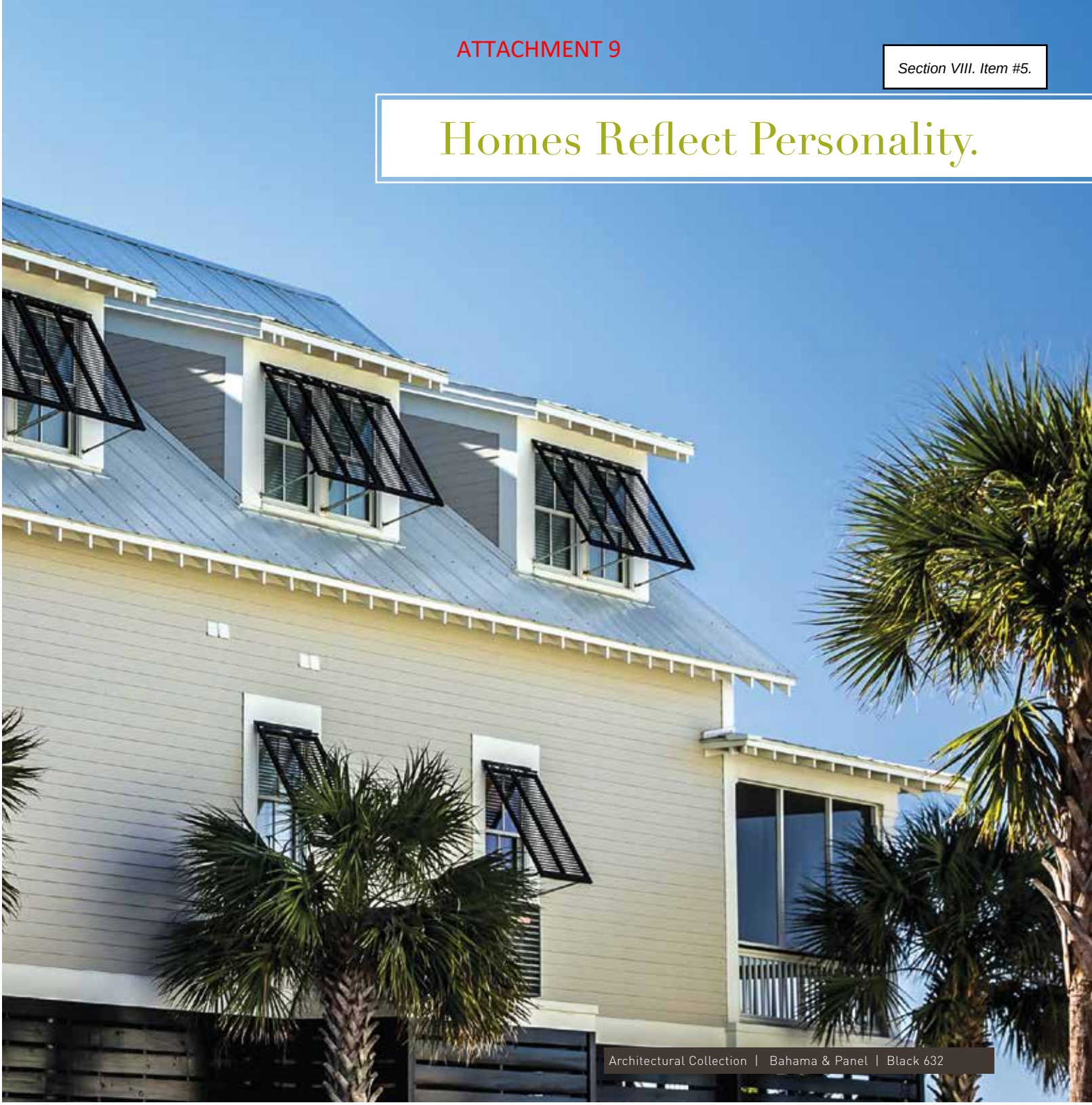
TELLS A STORY.



Whispers of Sophistication

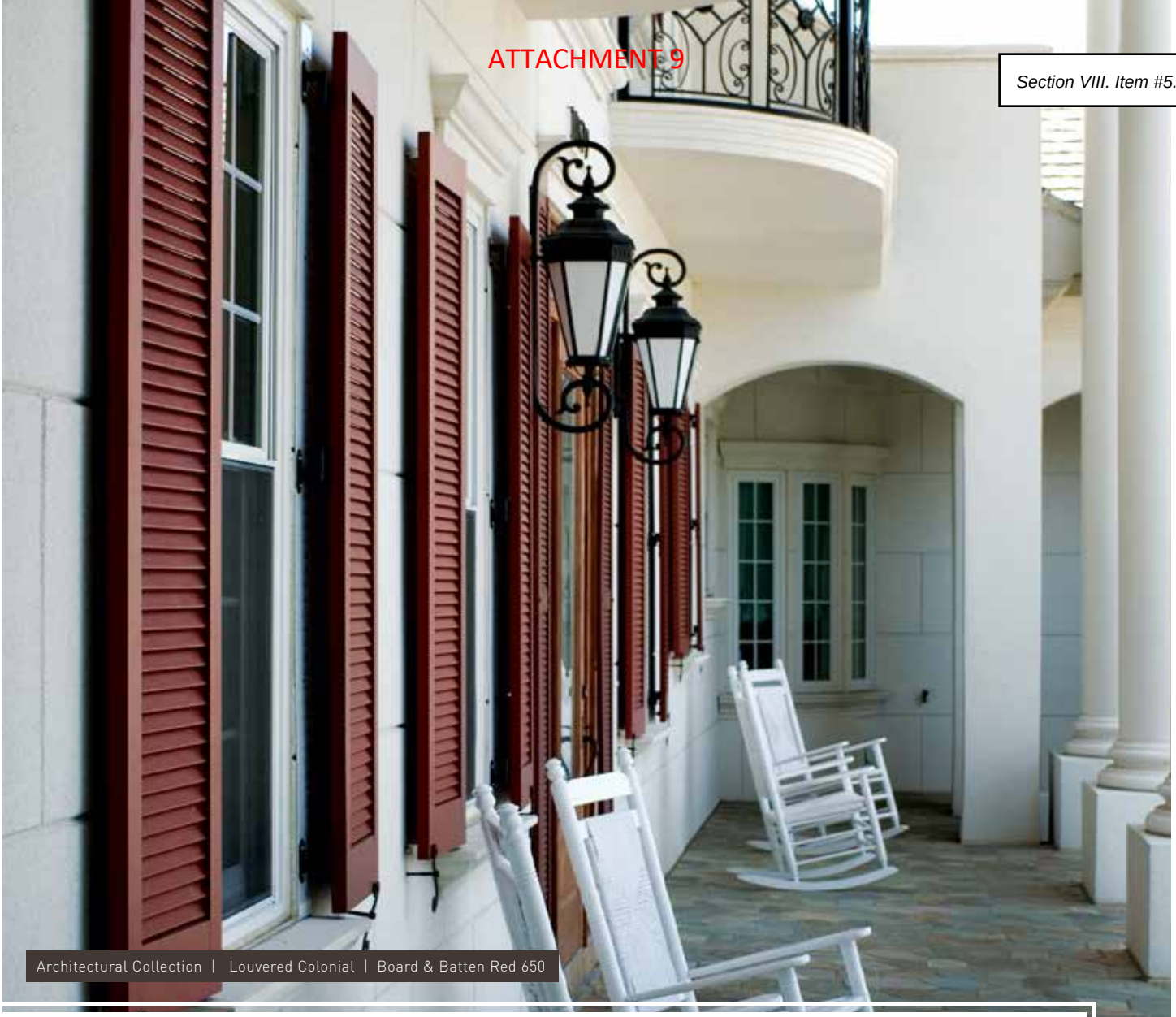
Combining style, craftsmanship and durability, Atlantic Premium Shutters are as customizable as they are timeless. They offer a broad choice of styles that are architecturally and historically accurate - from classically traditional to uncommonly elegant to boldly adventurous.

Homes Reflect Personality.



Architectural Collection | Bahama & Panel | Black 632

In a cookie cutter world, Atlantic Premium Shutters can help your home, or your project, stand out. All while standing up to the inevitable wear and tear of time. With Atlantic Premium Shutters, you can make sure that personality is heard loud and clear.



Architectural Collection | Louvered Colonial | Board & Batten Red 650

The Architectural Collection

Repeating history, accurately and beautifully.

Uncompromisingly Durable

The shutters of the Architectural Collection beautifully reflect the time-honored look and functionality of traditional shutter design. Made with superior-quality materials, these shutters provide a lifetime of classic exterior charm without any maintenance required. The fully-functional shutters of the Architectural Collection are comprised of our Panel, Louvered Colonial, Combination and Bahama shutter styles.

Hand-crafted Quality

The Architectural Collection uses modern materials with a centuries-old technique of mortise and tenon joinery to provide the strongest structural joint. And our shutters are hand-cut and hand-assembled to meet your exact specifications.

Durable Down to the Last Detail

Architectural Collection shutter frames feature unsurpassed durability due to the strength of the marine-grade fiberglass used in our proprietary stile and louver designs.

We use our own proprietary, exterior grade composite wood to manufacture solid, sturdy shutter panels. The shutter rails are crafted from single-sheet, structural-grade PVC delivering strength and stability, and allowing for custom rail sizing in combination and louver style only. The specialized tooling of each of our selected materials enables the creation of fine, historically-correct detail.

Finishing Touches

Our advanced finishing process gives you enduring, vibrant colors that last a lifetime and our partnership with the world leader in finishes allows us to match almost any color. Meaning you can find the color you seek. And be sure you won't have to go through the agony of locating it ever again.



Panel | Midnight Sky 639

Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Architectural Collection



Panel & Louvered Colonial | Forest Green 633



Single Panel with Vertical Cut Profile



Chamfered Panel



Flat Panel



V-Groove Flat Panel



Louvered Colonial | Black 632

Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard



Additional Rail



Faux Tilt Rod

The Architectural Collection



Louvered Colonial & Bahama | Tempest Blue 666



Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge



Combination | Custom Color

Combination

Combination shutters provide the creative outlet for homeowners and architects with a passion for the utmost in unique style. These shutters enable the full creativity of combining design elements of Raised Panel and Louvered Colonial shutters. Allowing a wide spectrum of personalized details, our Combination shutters can exceptionally enhance historical themes or create a signature look that's exclusively your own.



Standard



Extra Panel



Additional Rail



Faux Tilt Rod



Custom Top or Bottom

The Architectural Collection

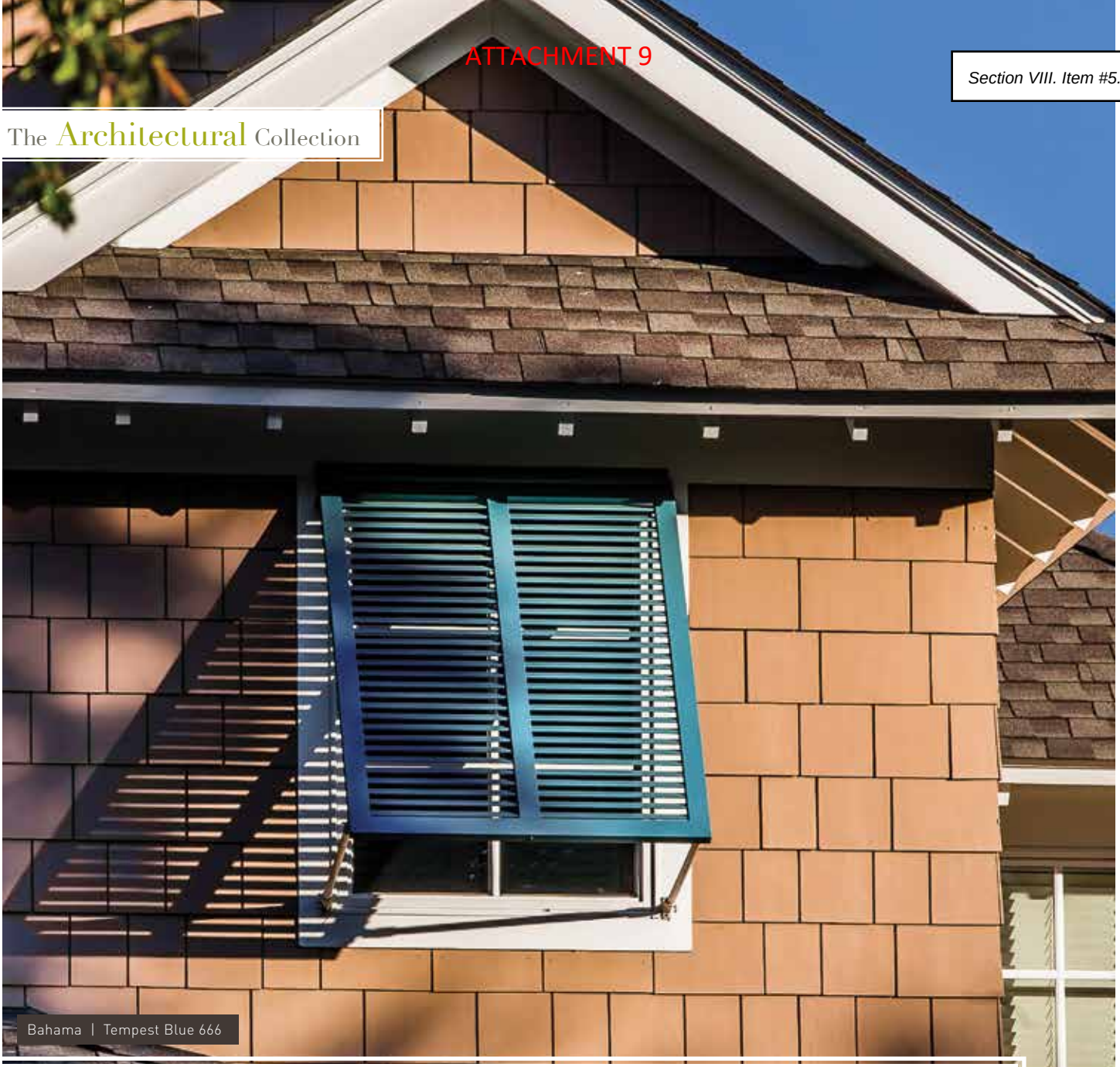
Combination | Roycraft Copper Red 668



Solid Panel
Arch Top



Rabbeted Edge



Bahama | Tempest Blue 666

Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

The Architectural Collection



Bahama | Black 632



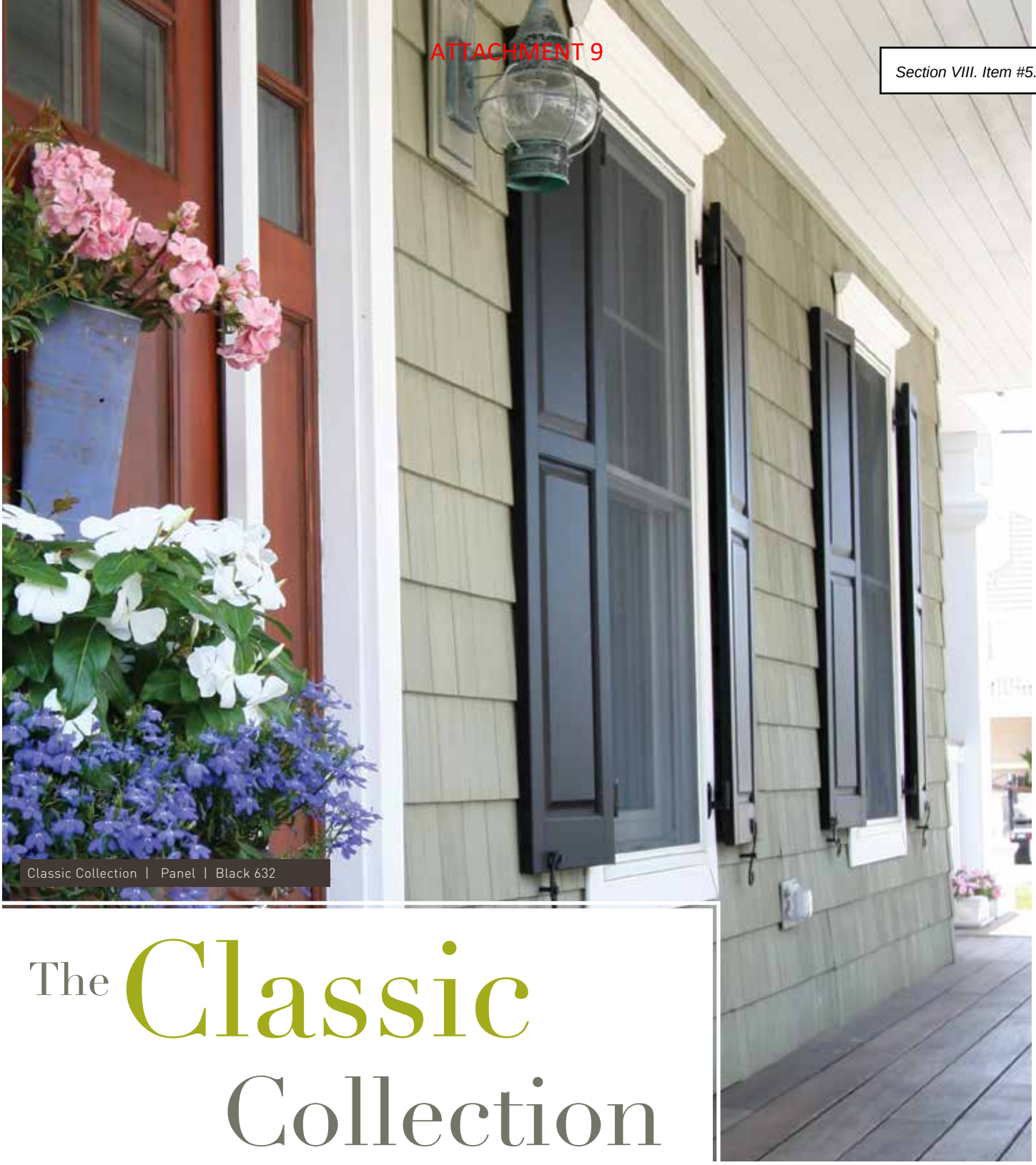
Standard



Additional Rail



Additional Vertical Mullion



Classic Collection | Panel | Black 632

The Classic Collection

Dimension that truly helps you stand out.

Skillfully Handcrafted

Whether operable or fixed to the home, Classic Collection shutters give any home eye-catching dimensions that truly let it stand out. Skillfully handcrafted, these shutters are available in the popular Board and Batten, Panel and Faux Louver designs.

Uncompromising Craftsmanship

Classic Collection shutters are hand-crafted from our proprietary, exterior grade composite wood, including panels, stiles, rails and closed louvers. Components are machine and hand sanded, then hand assembled using tongue and groove joinery techniques that have been employed by skilled craftsmen for ages.

Enduring Beauty

An exclusive finishing process ensures the color you select holds its richness. It begins with two coats of durable, marine-grade primer, followed by specially-formulated industrial-grade 2-part urethane finish paint. Atlantic's unique oven-curing process hardens the finish paint into a protective shell with deep, vibrant color, permanently bonding the shutter material for extreme durability.



Panel | Roycraft Copper Red 668

Panel

Classic Collection Panel shutters are an ideal accent for giving a home intimate character and attractive warmth. Their traditional design offers eye-catching dimension for a complete range of designs and exterior materials. Classic Collection Panel shutters are offered with numerous options. An extra panel creates unmistakably rich texture; a single panel provides stately, crisp lines; popular arch or radius tops perfectly complement shaped windows for scenic custom looks.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top

The Classic Collection



Panel | Pine 644



Flat Panel



V-Groove Flat Panel



Faux Louver | Deep Sea Blue 637

Faux Louver

Atlantic's Faux Louver shutters use a unique patented process that delivers a beautiful louvered appearance. These shutters add a classic, traditional look with rhythmic, clean lines. Enhancing a variety of home styles, Faux Louver shutters offer the popular option of an additional rail, accentuating both horizontal and vertical appeal. Rails also accommodate optional sliding-bolt hardware for a more handsome operable-shutter application. Arch and radius top shutters are also available to match this popular window design.



The Classic Collection



Faux Louver | Custom Color



Standard



Additional Rail



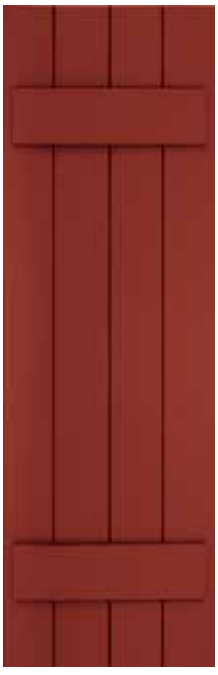
Arch top



Board and Batten | Custom Color

Board and Batten

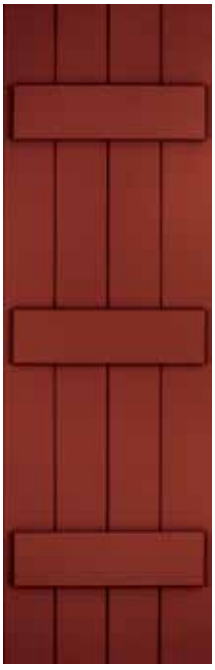
With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



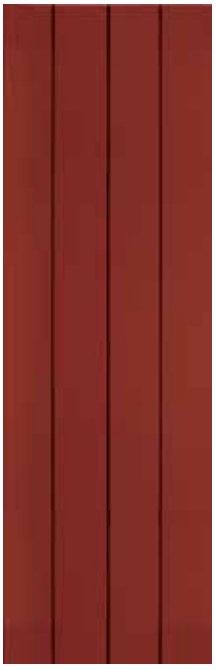
Standard



Z-Bar



Extra Batten



No Battens



Arch or Radi



Board and Batten | Walnut 641

The ProSeries

Atlantic's ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries Shutters come ready to be painted with any high-quality exterior paint of your choice.



Louver



Raised Panel

Stand out from the crowd

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength.

Each ProSeries shutter is machine sanded and finished with a single coat of marine-grade primer, reducing your time in applying a finish coat of paint.

The choice for versatility, custom color and outstanding charm.



Flat Panel



Board and Batten

Versatile

ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 84" in inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications and are backed by a 3-year structural warranty.

Unique Cut-outs

Anything but cookie-cutter.



Nothing provides warmth like a personal touch. With our standard and custom cut-out capabilities, you can enhance your home with inviting charm and a singular, beautiful look.

From stars to crescent moons and palm trees, cut-outs add eye-catching dimension and uncommon style, while at the same time letting your individuality shine through.

Standard cut-outs

Palm, Moon, Pineapple, Anchor, Star, Heart, Tree, Diamond and Sailboat.

Unique Cut-outs



Classic Collection | Raised Panel | Anchor Cut-out | Harbor 645

Authentic Hardware



A detail no one will miss.

Our architecturally-correct and historically accurate hardware is a small detail that speaks volumes to the attentive style of your home. An ornament in themselves, they evoke the craftsmanship of a blacksmith forging clean, elegantly simple architectural elements.

For fixed mounting applications, a clean finish is possible by using our clear polycarbonate L-brackets. Bahama shutters use aluminum hardware that is available in a mill or anodized aluminum black finish.

Authentic Hardware









Providing full utility, our durable hardware is forged from 304 series stainless steel with a matte black, powder coat finish. From depth-enhancing Slide Bolts to smoothly attractive "S" Holdbacks and Rat-tail Holdbacks, hardware pieces amplify style with endearing simplicity.

When shutters are in the open position, our traditional hardware adds beautiful dimension by setting the shutters off from the home, allowing a hint of exterior cladding to be visible between each shutter leaf and the structure for a noticeable fine touch.

Impact-Resistant Storm Shutters



Bahama Storm System
Can be locked from the inside and outside



"U" Locking Storm Bar System
Locks from the inside



Horizontal Storm Bar System
Locks from the outside

You can count on Atlantic's Impact-Resistant storm shutters to protect your coastal home. Atlantic's Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural shutters in Louver or Raised Panel styles (does not apply to arch and radius top shutters, cut-outs, combination styles, flat panel, or v-groove). When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm.

Impact-Resistant Storm Shutters

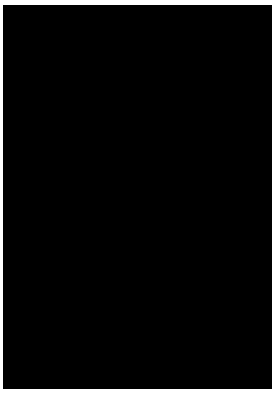


High Level of Home Protection

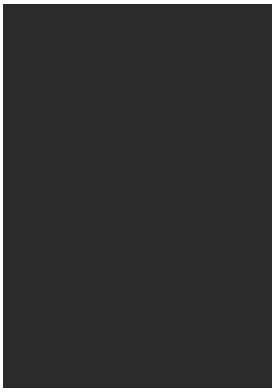
The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics. A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter. With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.

Color



Black
632



Charleston Green
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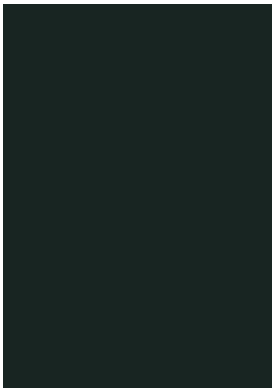

Rookwood Shutter Green
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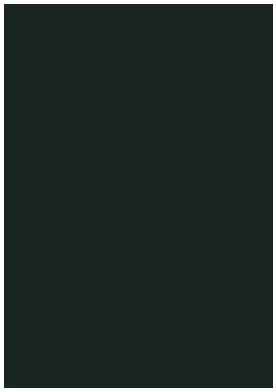
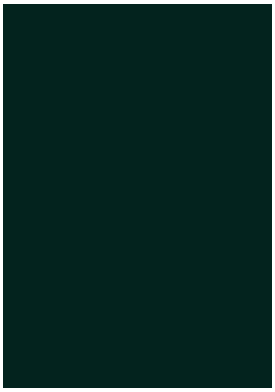


Roycraft Bottle Green
655



Evergreen
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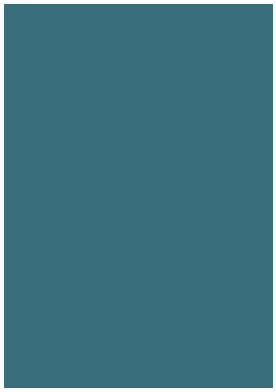

Hamilton Blue
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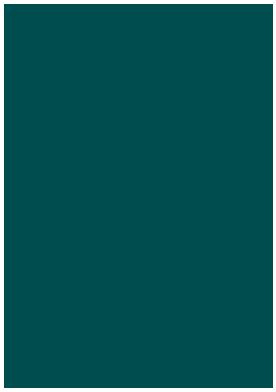
Harbor
645



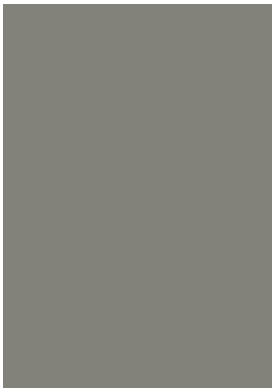
Cascade
647



Roycraft Copper Red
668



Board & Batten Red
650



Hammered Silver
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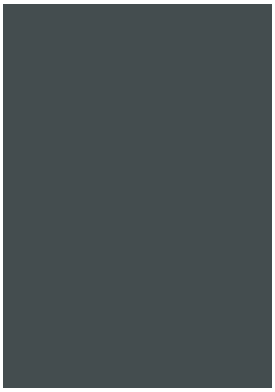

Roycraft Pewter
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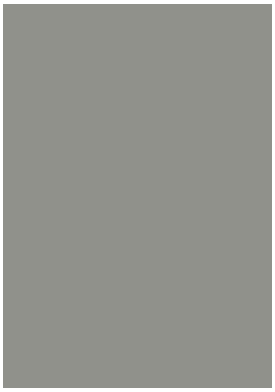

Pewter
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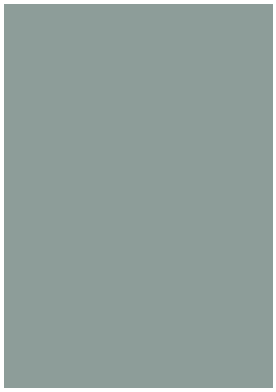
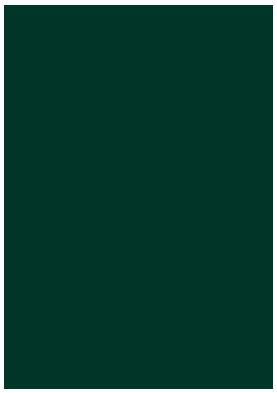


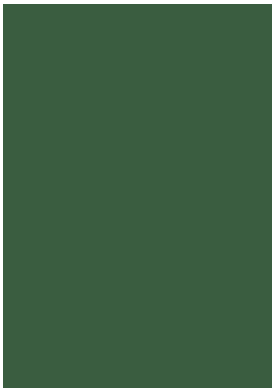
Chelsea Gray
662

White
631

Visually Striking Colors to Set You Apart.



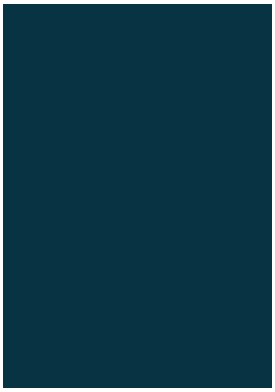
Forest Green
633



Pine
644



Midnight Sky
639



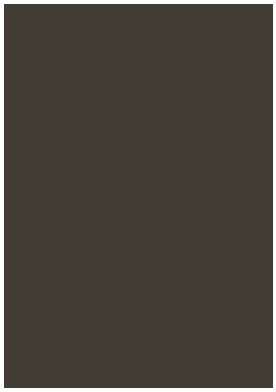
Deep Sea Blue
637



Tempest Blue
666



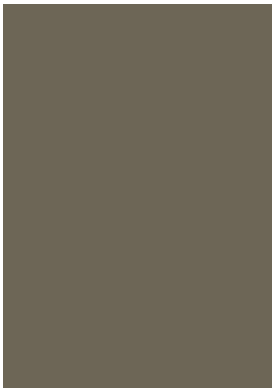
Polished Mahogany
657



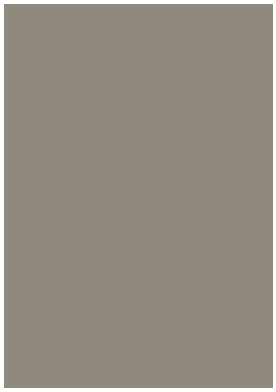
Federal Brown
635



Walnut
641



Weathered Shingle
660



Sand
642

Don't see what you're looking for? Try out our custom color program.

Our partnership with the world leader in finishes allows us to match almost any color!

SPECIFICATIONS

CAD Dra
online at: cadetail.com

ARCHITECTURAL COLLECTION

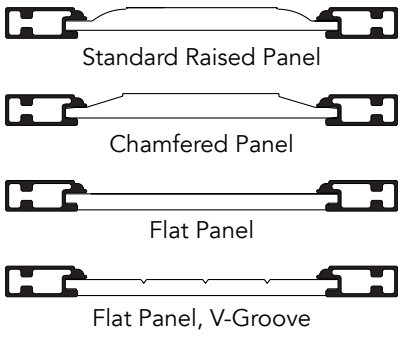
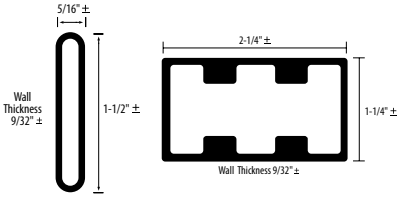
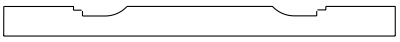
Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

Hardware – Colonial style shutters: Black powder coated stainless steel, all other fasteners also to be stainless steel.

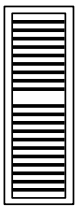
Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

Performance: All fiberglass louvers and side rails to be thermally stable from –100˚F to +200˚F.

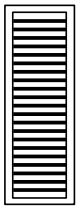
Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	LOUVERED COLONIAL	COMBINATION
			 Consists of louver and panel components
Rails	Structural PVC with smooth outer skin		
Panels	Proprietary exterior grade composite wood materials	N/A	Structural PVC with smooth outer skin
Louvers	N/A	Pultruded Structural Fiberglass	
Stiles	Pultruded Structural Fiberglass		
Primer	Entire product primed	N/A	Entire product primed
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	1"	1-1/4"	1-1/4"
Width	12"- 30" (in 1/8" increments)	9"- 30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*	12"-30" (in 1/8" increments) *Rail widths, if specified, may vary slightly due to louver/slat positioning*
Height	24"-119" (in 1/8" increments)	13-1/2"-119" (in 1/8" increments)	24"-119" (in 1/8" increments)
Vertical Stile	2-1/4"	2-1/4"	2-1/4"
Top Rail	3"	Standard 4"	4"
Middle Rail	3"	Standard 3-3/8"	4"
Bottom Rail	3"	Standard 4" (may vary)	4"
Custom Rail Height	N/A	Available 1-1/4" increments from standard rail	
Louver Angle	N/A	25°	
Addl Rail	N/A	3-3/8" or may vary 1-1/4" increments	3-3/8" or may vary 1-1/4" increments

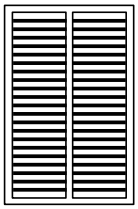
ARCHITECTURAL COLLECTION



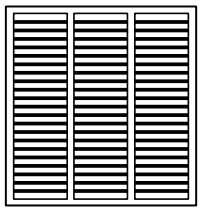
Less than 30"
With Mid-Rail



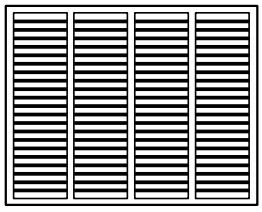
Less than 30"



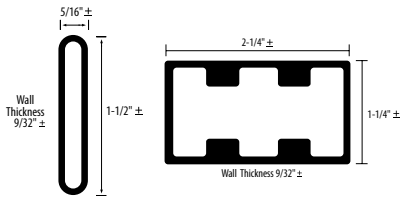
Widths from
30"– 59.875" require
1 vertical mullion
(automatically added).

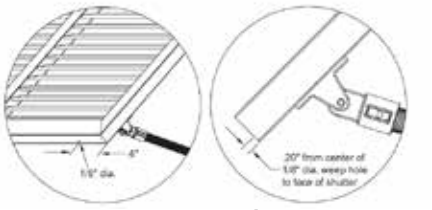


Widths from
60" – 89.875" require
2 vertical mullions
(automatically added).



Widths from
90" – 119" require
3 vertical mullions
(automatically added).

	BAHAMA
	
Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12"-119" (in 1/8" increments)
Height	18-1/2"-119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°



Optional:
Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

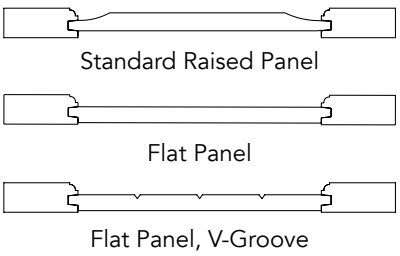
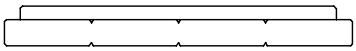
Available Bahama Shutter Heights (Inches)											
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

CLASSIC COLLECTION

Installation: To be installed in a fixed or operable application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. Classic Raised Panel and Louver only can be installed operable.

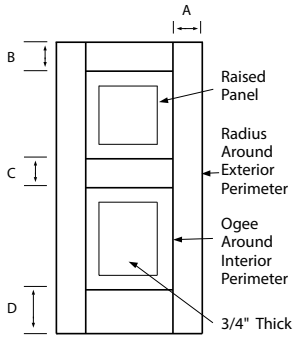
Hardware: Clear polycarbonate mounting brackets for fixed mounting. Black powder coated stainless steel for operable mounting.

Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

	PANEL	FAUX LOUVER	BOARD AND BATTEN
	 Standard Raised Panel Flat Panel Flat Panel, V-Groove	IMAGE NOT AVAILABLE	
Rails **Panels** **Stiles**	Proprietary Exterior Grade Composite Wood		
Primer	Marine Grade		
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	—	—	1", Batten is 1/2"
Width	12"– 24" (in 1/8" increments)	9"–24" (in 1/8" increments)	
Height	13-1/2"–96" (in 1/8" increments)		13-1/2"–84" (in 1/8" increments)
Batten Height	—	—	4"
Batten Width	—	—	1-1/2" Less than shutter width
Board Width	—	—	Grooves are cut approx. every 4"

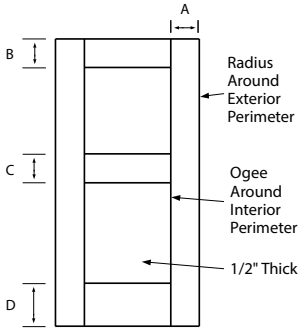
RAISED PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



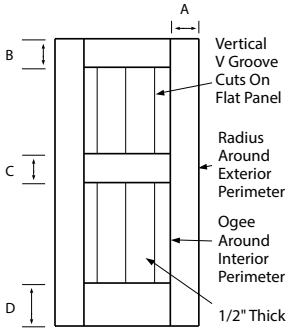
FLAT PANEL

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



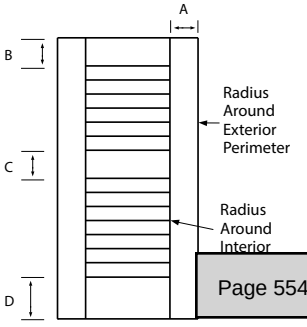
PANEL, V-GROOVE

Thickness: 1"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 4-1/8"



LOUVER

Thickness: 1-1/4"
Vertical Stile Width (A): 2-1/2"
Top Rail Height (B): 2-1/2"
Middle Rail Height (C): 2-1/2"
Bottom Rail Height (D): 2-3/4"– 4"
Louver Angle: 22°



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

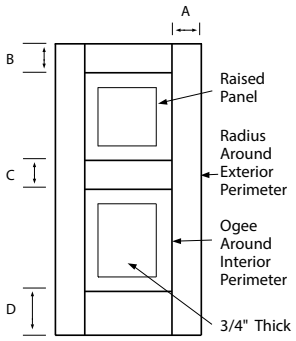
ProSeries shutters are available in the following sizes.

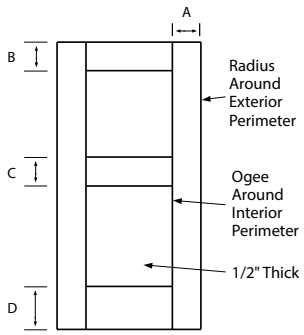
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

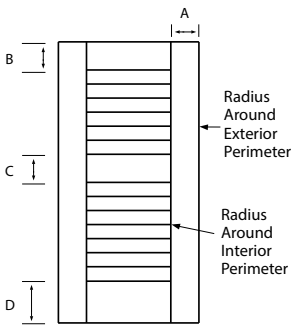
ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.
ProSeries shutters are backed by a 3-year structural warranty.







TRADITIONAL HARDWARE



Pintel on Plate
- Sold in pairs
- Pintel plate - 1-1/2" x 3-1/2" x 1/8" Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1", 2"



4" Lag Pintel
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim
- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



6" L-Hinge with Throw
- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge with Throw
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



No Throw 6" L-Hinge
- Sold in same size pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



No Throw Flat Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



Strap Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Two sizes, 10" and 12"
  10" Offsets: 0", 1/2", 1-1/2", 2-1/4"
  12" Offsets: 1/2", 1-1/2"



Decorative Hinge
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Non-operable
- Two sizes, 10" and 12"



6" Lag Bolt
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish
- Two options, standard and locking



Acorn Holdback
- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback
- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

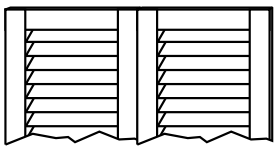


Rat-Tail Holdback
- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

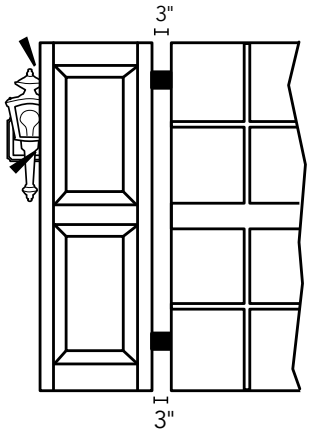
To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

Shutter swing is 3" per shutter from the edge of the open shutter to the edge of the window opening when the shutter is closed; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position.

Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position.



Shutters in closed position



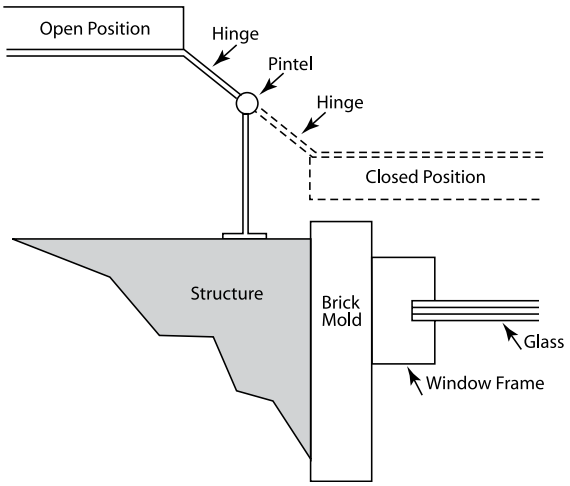
Ensure proper clearance of shutters.

EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

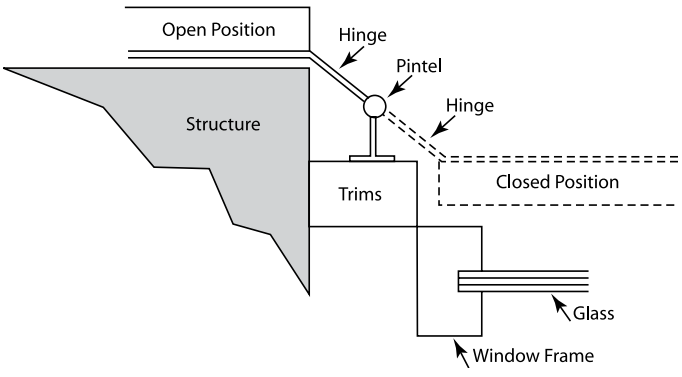
HINGE REQUIREMENTS

Shutter Height	12" to 48"	49" to 96"	97" to 108"
Hinge Requirement	2	3	4

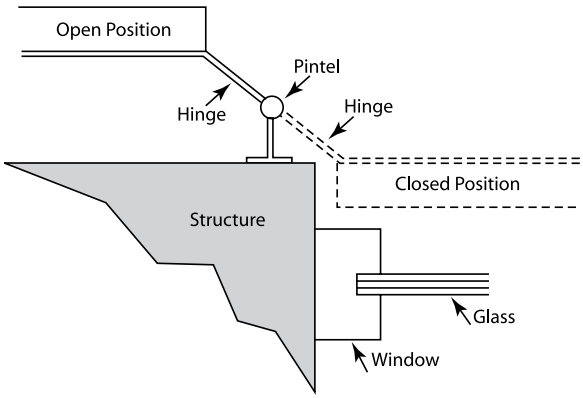
Projected



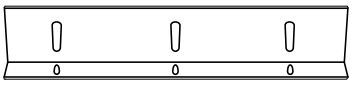
Recessed



Flush



FIXED MOUNTING HARDWARE

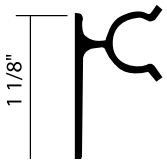


Fixed Mounting Bracket

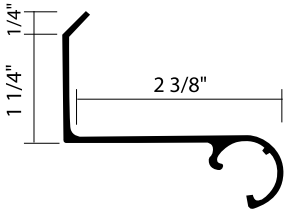
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

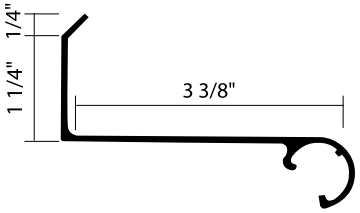
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge

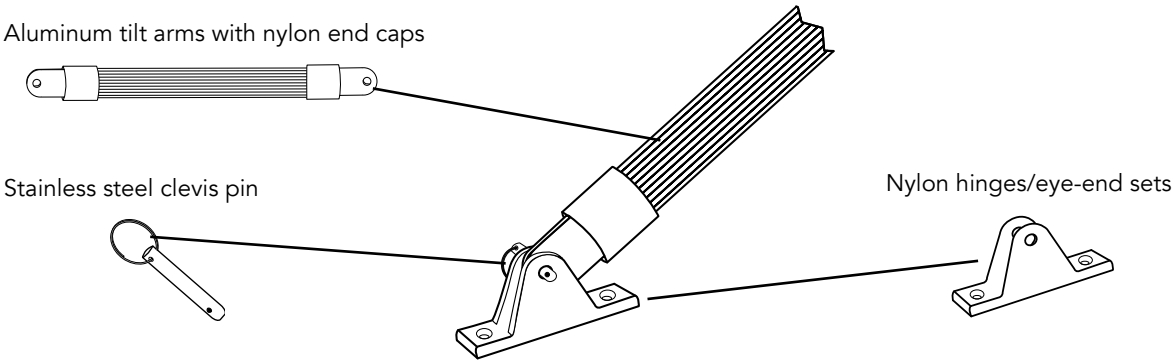


2 - 3/8" Female Hinge

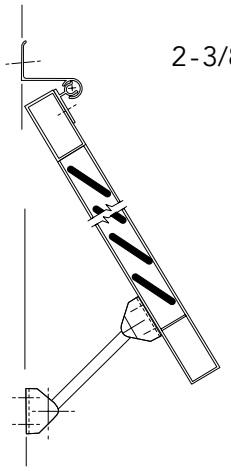


3 - 3/8" Female Hinge

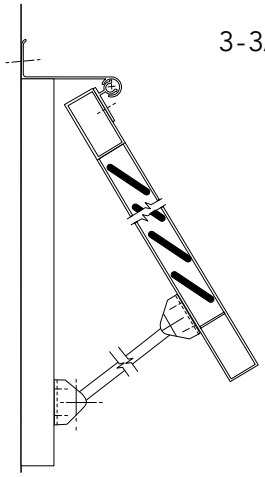
TILT ARM COMPONENT PARTS



Examples of Common Installation Options - Bahama Hardware



2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set

IMPACT RESISTANT STORM SHUTTER HARDWARE & STORM BAR SYSTEMS



Inside Locking "U" Shaped Storm Bar System

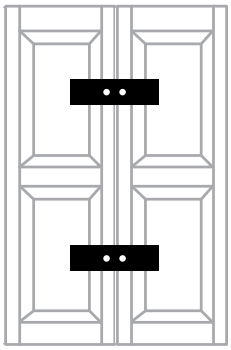
The Inside Locking "U" Shaped Storm Bar System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

- Available for Architectural Collection Louver and Raised Panel shutters. Does not apply to arch and radius top shutters, cutouts, combination, bi-folds, flat-panel, or v-groove.
- Shutters can be ordered in 1/8" increments to a maximum size of 30" width and 96" length per shutter leaf.
- Each shutter leaf has a clear (1/8" thick) polycarbonate panel fastened to the back.

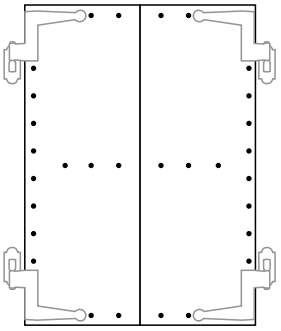
If shutter is over 46 inches, 2 Inside Locking "U" Shaped Storm Bars are required per shutter pair.

-Storm bar length 6", height 2", thickness 1/8", projection 1"
-Storm bars require installation by the shutter installer.
-Bolts and wing nuts are provided.

If Shutter is under 46 inches, it only requires 1 Inside locking "U" Shaped Storm Bar.



"U" Shaped Storm Bar



Polycarbonate Panel

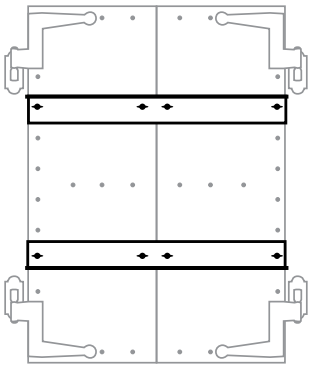
Horizontal Storm Bar System

Can be ordered in 1/8" increments to a maximum size of 60" w x 96" h window opening (shutter width of 30").

If shutter is over 46 inches, 2 Horizontal Storm Bars required per shutter pair.

- Storm bar length needs to match the total width of the shutter pair.
- Storm bars require installation by shutter installer.
- Bolts and wing nuts are provided.

If shutter is under 46 inches, it only requires 1 Horizontal Storm Bar.



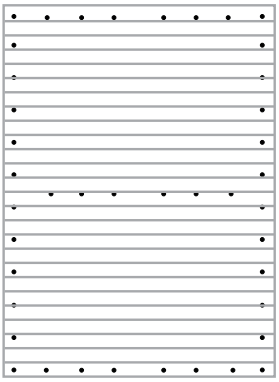
Horizontal Storm Bar

Bahama Storm System

The Bahama Storm System meets the State of Florida Building Code 2010.

- Architectural Collection Bahama style shutter.
- Shutters can be ordered in 1/8" width and 1-1/2" height increments to a maximum of 60" w x 103" h.
- Each shutter has a clear (1/8" thick) polycarbonate panel fastened to the back.

A camelback locking system is installed along the sides of the shutter, provided at no charge.



Bahama



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

Westlake
Royal Building Products™

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Atlantic Premium Shutters
AtlanticPremiumShutters.com | 800-521-8486
Item # 99010 | AT310700 2/25

Westbury®
ALUMINUM RAILING

Welcome Home



DSI Digger Specialties Inc.

Transforming the Outdoor Living Experience™



LIFETIME LIMITED WARRANTY

DSI

Westbury® Aluminum Railing is

Six Ways Better

Than Other Railing Systems:

- Proprietary 10 Step Coating For Permanent Color and Finish
- Available In Stunning Colors and Textures
- Extremely Low Maintenance
- Designer Aesthetics To Enhance Any Deck or Porch
- Fastest Railing System To Install
- Code Approved For Residential or Commercial Construction

Railing System Comparison Chart

Railing System	Permanent Finish	Fade Resistant	Lifetime Limited Warranty	Easy to Install	Low Maintenance	Low Installation Cost
Westbury® Aluminum	•	•	•	•	•	•
Composite	•	•	•		•	
Iron or Steel		•				
Wood						•
Vinyl	•		•	•	•	•



Beauty meets strength. Elegance meets distinction. Masterpiece meets innovative engineering. Westbury® Aluminum Railing is designed with these essential elements in mind.

With a variety of designs, colors, and textures, you have the power to decide what fits your home. Whether you are adding railing to your front porch, a back yard or multi-level deck, a balcony, or to the interior of your home, Westbury® Aluminum Railing can transform your home into a welcoming retreat.

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ALUMINUM COLORS

Textured Colors

Westbury® Aluminum Railing is available in 12 standard AAMA 2604 colors to compliment your project; from satin colors to textured colors.

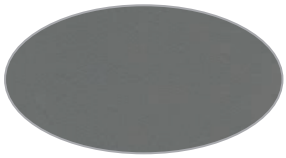
Custom colors and AAMA 2605 colors are available by special order.


Black Fine Texture


Bronze Fine Texture


Brown Fine Texture

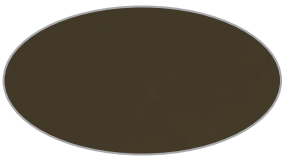

White Fine Texture


Grey Fine Texture

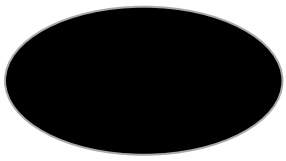
Non Textured Colors

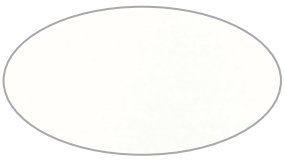

Gloss Beige


Chocolate


Ninety Bronze


Sandy Shore


Satin Black


Gloss White


Speckled Walnut

Colors shown are a close approximation of the true color.
Please consult actual samples for accurate powder coating colors.

POWDER COATING PROCESS

Exclusive DSI Powder Coating Process

DSI's proprietary 10 step powder coating process provides an uncompromising quality created by state-of-the-art technology. Our system is certified by the Powder Coating Institute providing peace of mind in your investment. Our powder coating is verified by the American Architectural Manufacturers Association and is covered by a Lifetime Limited Warranty.

1



The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.

2



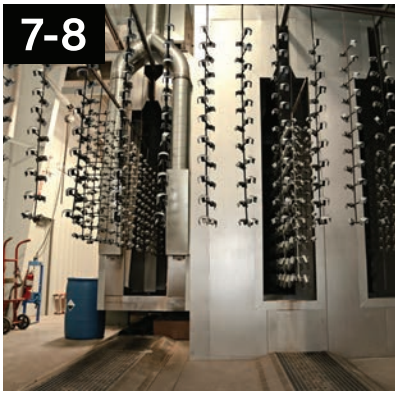
The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.

3-6



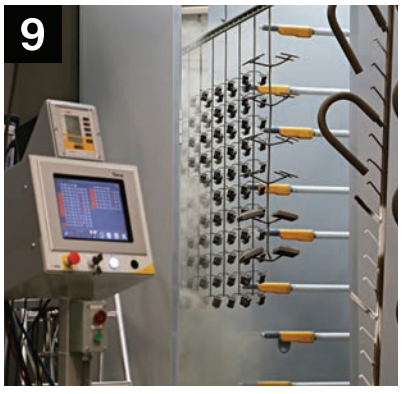
Clean: City water rinse.
Cleaner: Recycling reverse osmosis water rinse
Cleanest: Pure reverse osmosis water rinse
Sealer: Dried-in-place aluminum sealer

7-8



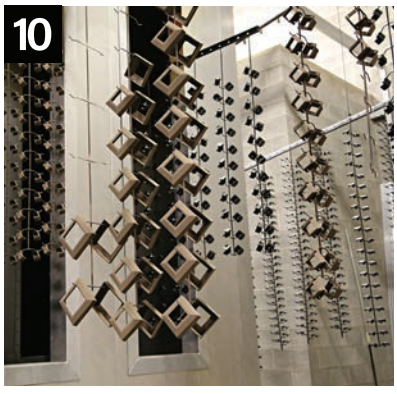
A 200 MPH air blast removes water drops from the pre-treated aluminum.
A convection oven completes the dry-off process.

9



Powder is applied with 18 automated and 2 manual spray guns. Compressed process air is dried to -35°F Dew Point for superior adhesion.

10



The powder coating is then bonded and adhered to the aluminum substrate in a 400 degree cure stage.





TUSCANY SERIES



Tuscany Aluminum Railing



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Tuscany Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Tuscany (C10) Assembled Specifications

Assembled sections (square balusters) are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight		•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair			•		•	•	•



Welded Corner



Radius Section





VERANDA



Veranda Aluminum Railing



Veranda (C70)
Rail Kits with Gasket for 1/4″ Tempered Glass
1/4″ Glass Panels Ordered Separately



Veranda (C70)
Rail Kits with Gasket for 3/8″ Glass
3/8″ Glass Not Available Through DSI

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

Veranda Boxed Rail Kit Specifications

Boxed Kits Include: Rails, Mounts (4), and Installation Instructions. Glass Panels are ordered separately.



Section Type	Length 4′	5′	6′	Height 36″	42″
Straight	•	•	•	•	•
Stair	All Stair Sections are Special Order				

1/4″ Tempered Glass Panel Specifications

Glass Panels are ordered separately.

Panel Type	Length 4′ (42-1/4″)	5′ (54-1/4″)	6′ (66-1/4″)	Height 36″ (32-1/4″)	42″ (38-1/4″)	Color Clear	Grey	Bronze
Straight	•	•	•	•	•	•	Special Order	Special Order
Stair	All Stair Panels are Special Order							

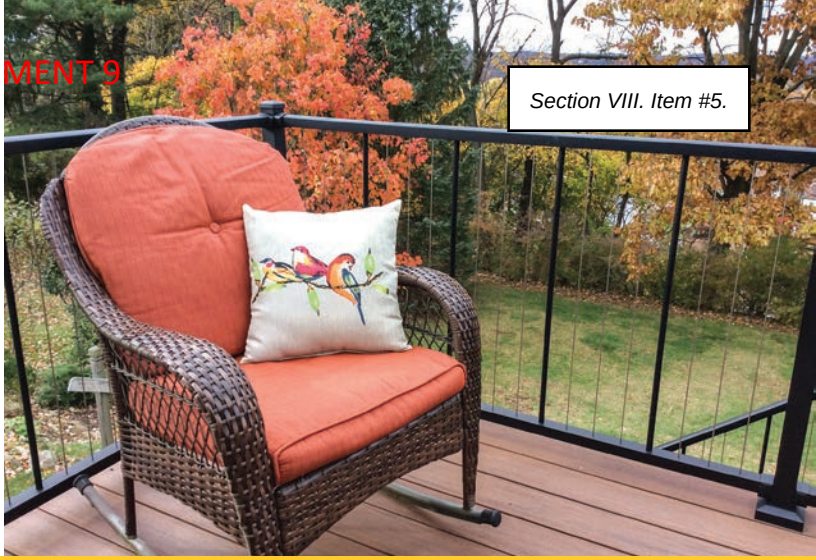


Grey or Bronze Special Order Glass Panels Available



Special Order Glass Panels for Stair Sections





VERTICABLE®



VertiCable® Aluminum Railing



VertiCable (C80) **with Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

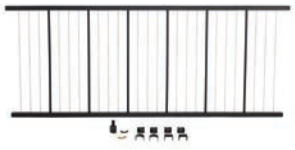


VertiCable (C80) **without Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

CCRR-0163 Complies with IBC, IRC, and FBC. For code compliance information visit *westburyrailing.com*

VertiCable (C80) Section with Mounts Specifications

Sections Include: Factory Assembled Section, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Straight w/Stainless Steel Balusters	•	•	•				•
Stair w/Stainless Steel Balusters	•	•	•			•	•

VertiCable (C80) Section without Mounts Specifications

Sections are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight w/Aluminum Balusters	•	•	•			•	
Straight w/Aluminum Balusters and Rail Support				•	•	•	
Stair w/Stainless Steel Balusters	•		•			•	





MONTEGO SERIES



Montego Aluminum Railing



Montego (C20)
Two Rail
3/4" x 3/4" Architectural Baluster



Montego II (C23)
Three Rail
3/4" x 3/4" Architectural Baluster

Montego Series Aluminum Railing has NOT been tested for any building codes.

Montego (C20) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Montego II (C23) Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



Two Rail Radius Section



Three Rail Radius Section





RIVIERA SERIES



Riviera Aluminum Railing



Riviera (C30)
3/4" x 3/4" Square Baluster

Riviera (C301)
3/4" Round Baluster



Riviera R (C30R)
3/4" x 3/4" Square Baluster

Riviera R (C301R)
3/4" Round Baluster



Riviera I (C31)
3/4" x 3/4" Square Baluster

Riviera I (C311)
3/4" Round Baluster



Riviera II (C32)
3/4" x 3/4" Square Baluster

Riviera II (C321)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

RIVIERA SERIES



Riviera III (C33)
3/4" x 3/4" Square Baluster

Riviera III (C331)
3/4" Round Baluster



Riviera IV (C34)
3/4" x 3/4" Square Baluster

Riviera IV (C341)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit *westburyrailing.com*

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length 4′	5′	6′	7′	8′	Height 36″	42″
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•





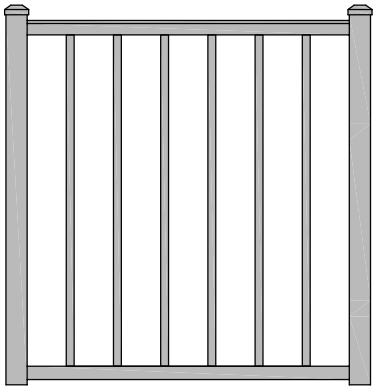
Radius Sections

GATES & HARDWARE

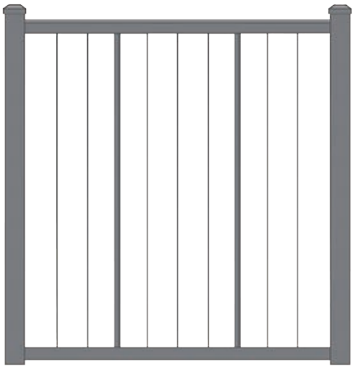
DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate), are adjustable.
*Gates are not available for Montego Series.



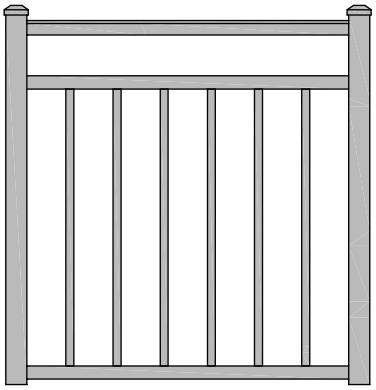
Adjustable Gates



Tuscany Series
36"W, 48"W, and 60"W Openings

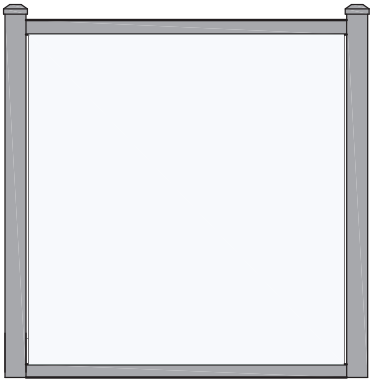


VertiCable®
36"W, 48"W, and 60"W Openings



Riviera Series
36"W, 48"W, and 60"W Openings

Welded Gates



Veranda
36"W, 48"W, and 60"W Openings
1/4" Tempered Glass

Latches



Lokk Latch



Lokk Latch Deluxe



Magna-Latch Vertical Pull



Lokk Latch Magnetic



Gravity Latch

Hinges



Tru Close Hinge



Kwik Fit Hinge



Medium Duty Hinge

Canebolt



Canebolt (Drop Pin Kit)

DRINK RAIL ADAPTER

Turn your Westbury® Top Rail into the perfect spot for your morning cup of coffee or cool afternoon drink while enjoying your outdoor living space.

This sturdy adapter is ready to install with pre-drilled holes, allowing for a fast installation. Once attached just add the material of your choice and you are ready to enjoy your new space.





Supports Wood or Composite Deck Board
(Deck Board Not Included)



Underside view of the Seamless Integration of the Drink Rail system



Solid Wall Construction for Strength & Durability



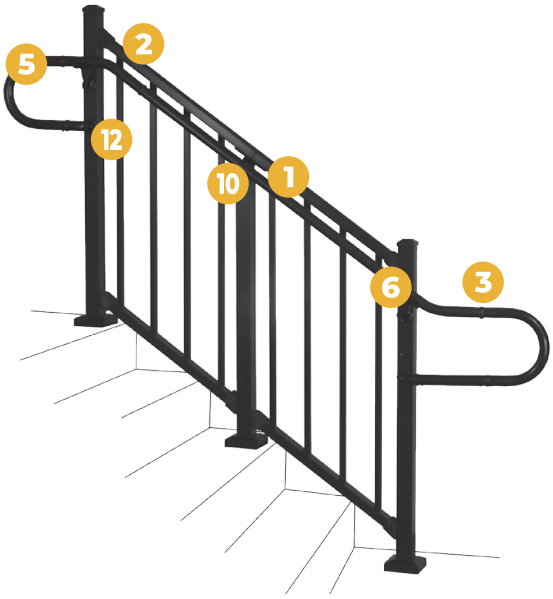


ADA CONTINUOUS HANDRAIL

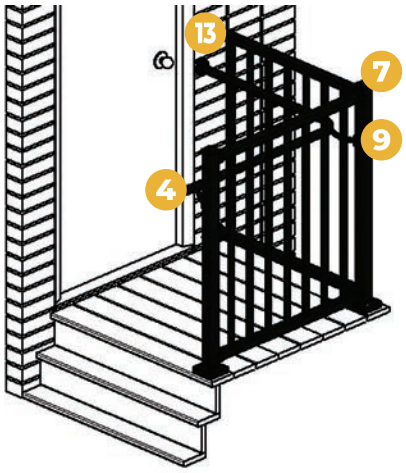
ADA Continuous Handrail is designed to assist individuals with accessibility and mobility concerns. This system offers versatile components and accessories providing the perfect safety solution for stairways, ramps, and decks. ADA Continuous Handrail is easy to install on any surface and is compatible with new or existing railing systems.
Available in 12 DSI Colors (shown on page 2).



Stair Application

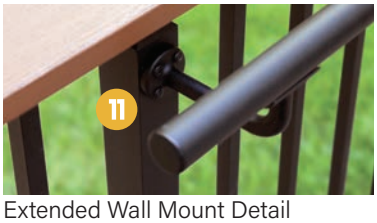


Deck Application





Inside Corner Mount
& 90º Elbow Detail

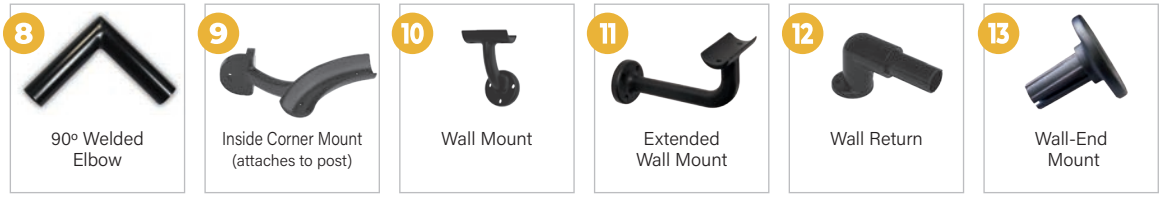


Extended Wall Mount Detail



90º Welded Elbow Detail





SCREENRAIL

Expand your living area and enjoy the outdoors without the insects. Westbury® ScreenRail is offered as a structural balcony railing system, a heavy-duty kick panel system, or a mid-rail system allowing you to customize ScreenRail to fit your needs.

Features include easy to assemble sections, assembled universal door (right or left hand hinge) with heavy-duty frame, and durable flat spline to secure the screen.

With a Lifetime Limited Warranty, ScreenRail is a premium system designed to expand your living area by bringing the outdoors into your home.





Balcony Railing System



Heavy Duty Kick Panel System



Mid-Rail System





RAIL MOUNTS

Standard Wall Mounts:

1-4 pack or 1-6 pack is included with each straight railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Mount

Standard Stair Mounts:

1-4 pack or 1-6 pack is included with each stair railing section.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.



Top Rail Up Mount



Top Rail Down Mount

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Mid/Bottom Rail Up Mount



Mid/Bottom Rail Down Mount

For Stair Racking information visit *westburyrailing.com*

Optional Specialty Mounts:

Stair Double Swivel Mounts

Available as a 2 pack or 3 pack. These mounts are not included with sections.

A 2 pack contains
(1) top mount,
(1) bottom mount,
and screws.



Top Rail Mount

A 3 pack contains
(1) top mount,
(1) mid mount,
(1) bottom mount, and screws.



Mid Rail Mount



Bottom Rail Mount

Angle Swivel Mounts

Available as a 4 pack or 6 pack. These mounts are not included with sections.

A 4 pack contains
(2) top mounts,
(2) bottom mounts,
and screws.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.



Top Rail Mount



Mid/Bottom Rail Mount

Stair Swivel Mounts



Top Rail Mount



Mid Rail Mount



Bottom Rail Mount

45º Angle Mounts



Top Rail Right Mount



Top Rail Left Mount



Mid/Bottom Rail Right Mount



Mid/Bottom Rail Left Mount

Round Column Adapter Kits:

Available as a 4 pack or 6 pack. These adapter kits are not included with sections.

A 4 pack contains
(2) top adapters
(2) bottom adapters

A 6 pack contains
(2) top adapters
(4) mid/bottom adapters

Smooth



Level Rail 8″, 10″



Stair Rail 8″, 10″

Fluted



Level Rail 6″, 8″



Stair Rail 6″, 8″

POST KITS

Westbury® Aluminum Railing Post Kits contain all the components necessary to assemble a railing post. Kits eliminate the need to order post components by providing everything in one box. Kits are available for a variety of post sizes (see charts on page 21).

Kits Include:

- Post
- Flat Cap*
- 2-piece Post Flair

Assembled Post Kits come with mounts attached to the post reducing installation time. These Kits are available for VertiCable® Sections without mounts and Tuscany Assembled Sections. Assembled Post Kits are available for a variety of post types (see chart below).

Assembled Kits Include:

- Post with Sections Mounts Attached
- Flat Cap*
- 2-piece Post Flair



Assembled Post Kit

Assembled Post Kits w/Adjustable Plates 2" x 2" x .090"

Assembled Kits are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



	Line Post	End Post	Corner Post	Crossover Line Post	Crossover End Post	Crossover Corner Post
Heights	37", 43"	37", 43"	37", 43"	36", 42"	36", 42"	36", 42"

*Caps are not included with Crossover Post Kits.

POSTS WITH PLATES







	Residential 2″ Post (.090″ wall)	Residential 2″ Crossover Post (.090″ wall)	Residential 2″ Corner Crossover Post (.090″ wall)	2″ Heavy Duty Post (.093″ wall)	2″ Heavy Duty Crossover Post (.093″ wall)
Heights	37″, 43″, 47″, 53″	36″, 42″	36″, 42″	37″, 43″, 47″, 53″	36″, 42″
Post Kit Available	✓	✓	✓	✓	✓
Code Compliance				IRC Approved	IRC Approved







	2″ Heavy Duty Corner Crossover Post (.093″ wall)	2-1/2″ Post (.125″ wall)	2-1/2″ Power Post (.125″ wall)	2-1/2″ Crossover Power Post (.125″ wall)	2-1/2″ Corner Crossover Power Post (.125″ wall)
Heights	36″, 42″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	36″, 42″	36″, 42″
Post Kit Available	✓		✓	✓	✓
Code Compliance	IRC Approved		IBC and Miami Dade Approved	IBC and Miami Dade Approved	IBC and Miami Dade Approved







	3″ Post (.095″ wall)	4″ Post (.125″ wall)	4″ Deco Post (.090″ wall)	6″ Post (.110″ wall)	6″ Deco Post (.090″ wall)
Heights	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″	37″, 43″, 47″, 53″
Post Kit Available	✓	✓			
Code Compliance	IRC Approved	IBC Approved			

CORE DRILL POSTS & POST SLEEVES

Core Drill Posts



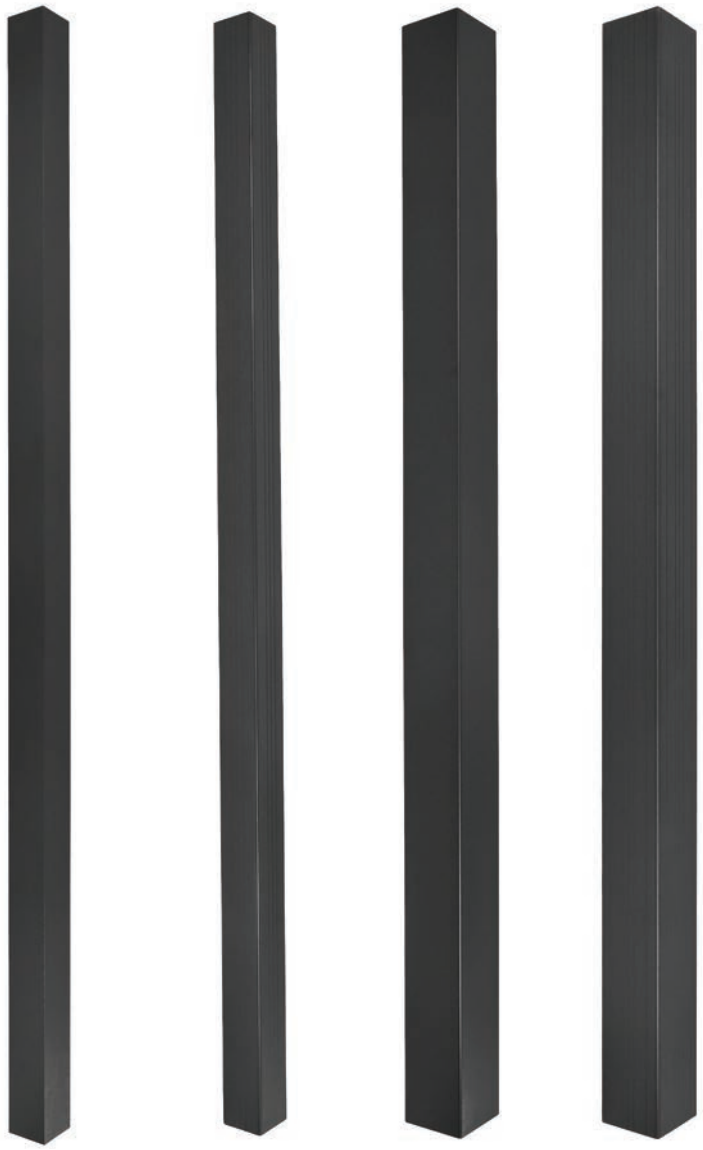
	Residential 2" Post (.090" wall)	Residential 2" Crossover Post (.090" wall)	2" Heavy Duty Post (.093" wall)	2" Heavy Duty Crossover Post (.093" wall)	2-1/2" Power Post (.125" wall)	2-1/2" Crossover Power Post (.125" wall)
Heights	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"

Post Sleeves



	4" Post (.125" wall)	4" Deco Post (.065" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"	37", 43", 47", 53"

SUPPORT POSTS



	4" Post (.125" wall)	4" Deco Post (.090" wall)	6" Post (.110" wall)	6" Deco Post (.090" wall)
Heights	8-1/2', 10', 11'	8', 9', 10'	8', 9', 10'	8', 9', 10'
ASD Capacity* (Allowable Axial Loads)	8-1/2' = 17,738 lbf 10' = 16,644 lbf 11' = 14,305 lbf	8' = 13,531 lbf 9' = 12,751 lbf 10' = 11,970 lbf	8' = 25,093 lbf 9' = 25,093 lbf 10' = 25,093 lbf	8' = 16,543 lbf 9' = 16,543 lbf 10' = 16,543 lbf

*Weight values are Actual Calculated Allowable Loads

POST ACCESSORIES

Caps

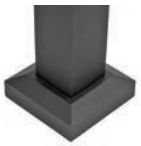


Flat Cap
2″, 2-1/2″, 3″, 4″, 6″



Ball Cap
2″, 2-1/2″, 4″

Flair



Flair (2-piece)
2″, 2-1/2″, 3″, 4″, 6″

Accessories



Top Rail
End Cap



Top Rail End Cover
for Crossover Post



Adjustable
Rail Support



2″ Heavy Duty Post
Backer Plate
For IRC Code Approved
wood deck installation



Bracket Mounting
Template (for 2″, 2-1/2″,
3″, & 4″ Posts)



Fascia Mount Kit
for 2″ Heavy Duty Post



Fascia Mount Support
Bracket



Tie Down Bracket
with Cover (Set of 2)



Touch Up Paint

Crossover Adapters for 2″ Posts



Level Crossover†



Corner Crossover†



Stair Crossover†

†Patent No. 8,998,175

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LED Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"



Combo
Post Cap Light
2", 2-1/2", 3", 4"



Side Light



Tear Drop
Side Light

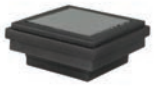


Riser Light

Solar Lighting



Post Cap Light
2", 2-1/2", 3", 4"



Downward
Post Cap Light
2", 2-1/2", 3", 4"





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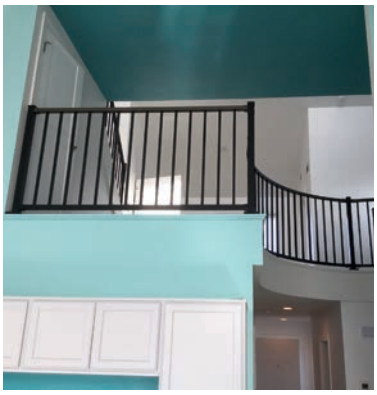
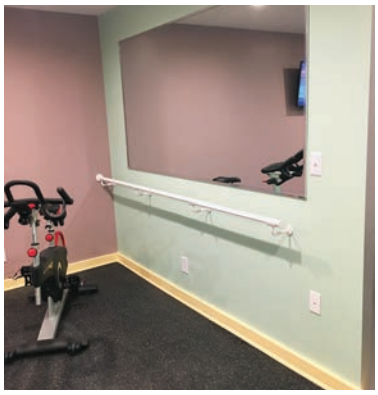


Residential Balcony
Tuscany Railing



Retail Balcony
Veranda Railing



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ADA Continuous Handrail

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Marvin - Stone White

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BRICK

Savannah Gray



LOT 49 - BLUE CRAB PRIVATE RESIDENCE

8 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

BUILDING ELEVATIONS

10.22.2025

COURT ATKINS GROUP

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from November 17, 2025, to December 16, 2025

DATE: January 1, 2026

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
2 Water St	Retaining Wall	Angie Castrillon	Additional Info Requested
6 Promenade St Unit 1021	Front Door Replacement	Caroline Luke	Approved
18 Pritchard St	Window Replacement	Caroline Luke	Approved