Historic Preservation Commission Meeting

Wednesday, February 04, 2026 at 6:00 PM

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

AGENDA

This meeting can be viewed live on BCTV, on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. January 7, 2026 Minutes

V. PUBLIC COMMENT

VI. PRESENTATIONS

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

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. **Certificate of Appropriateness (28 Wharf Street):** A request by Malcolm Claxton (Applicant), on behalf of JRA Holdings, LLC (Owner), for review of a Certificate of Appropriateness-Historic District, to allow the renovation and minor expansion of an existing 1-story house of 1,157 SF to 1,508 SF and construction of a new 2-story detached Carriage House of approximately 768 SF located at 28 Wharf Street. The property is located in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-08-25-019913) (Staff - Charlotte Moore)

IX. DISCUSSION

1. Historic District Monthly Update. (Staff)

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 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

January 07, 2026

I. CALL TO ORDER

Vice Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Tim Probst
Commissioner Lisa Sulka

Commissioner Michael Sutcliffe

ABSENT
Commissioner Jim Hess
Commissioner Debbie Wunder

III. ADOPTION OF MINUTES

1. December 3, 2025 Minutes

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

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

   All were in favor and the motion passed.

IV. ELECTION OF OFFICERS

1. Election of Historic Preservation Commission Chair

   Commissioner Sulka made a motion to elect Joe DePauw as chair.

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

   All were in favor and the motion passed.

2. Election of Historic Preservation Commission Vice Chair

   Commissioner Sulka made a motion to elect Carletha Frazier as Vice Chairman.

   Seconded by Chairman DePauw.
   Voting Yea: Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

   All were in favor and motion passed.

DRAFT

3. Election of Two Historic Preservation Review Committee members.

   Chairman DePauw made a motion to elect Tim Probst and Lisa Sulka to the Historic Preservation Review Committee.

   Seconded by Vice Chairwoman Frazier.
   Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

   All were in favor and the motion passed.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. 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)

   Staff presented. The applicant was present. There was discussion regarding the proposed roof well on the rear elevation and the purpose it served. The commissioners discussed the removal of windows on the rear elevation that was previously approved.

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

   1. The roof well must include detailing that is similar to the porch railing.
   2. The two second-story windows must remain and can be “blacked out.”

   and the following were determined as acceptable:

   1. Removal of the ground level rear porch screen
   2. Addition of brick pavers to the front porch
   3. Revision of the second story rear porch railing from pickets to space boards
   4. Relocation of second story rear door to be centered in the porch
   5. Change of a single door to a double door at the porch

   Seconded by Commissioner Sulka.
   Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

   All were in favor and the motion passed.

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)

Staff presented. The applicant was present. There were questions about the HARB requirements that were not being met. There was discussion regarding the use of multiple wall materials. The commissioners discussed the streetscape and the project's scale in comparison to neighboring structures. The commissioners had questions regarding the building type. There was discussion regarding the fence height shown on the plans. The commissioners shared concerns about the placement of the handrail and the inconsistency of shutters.

Commissioner Sulka made a motion to table the item.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

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)

Chairman DePauw made a motion to remove attachments 1-9 from the packet for consideration.

Seconded by Vice Chairman Frazier.
Voting Yea: Chairman DePauw, Vice Chairman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Michael Sutcliffe

All were in favor and the motion passed.

Chairman DePauw made a motion to include the correct attachments as provided by staff for consideration. (See attachments starting on page 6)

Seconded by Vice Chairman Frazier.
Voting Yea: Chairman DePauw, Vice Chairman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Michael Sutcliffe

All were in favor and the motion passed.

Staff presented. The applicant was present. There were questions about the HARB requirements that were not being met. There was discussion regarding the use of multiple wall materials. The commissioners discussed the streetscape and the project's scale in comparison to neighboring structures. The commissioners had questions regarding the building type. There was discussion regarding the fence height shown on the plans. The Commission had questions regarding the bracket detail and the brick wall being used to screen the service yard.

Commissioner Sulka made a motion to table the item.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

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)

   Staff presented. The applicant was present. There were questions about the HARB requirements that were not being met. There was discussion regarding the use of multiple wall materials. The commissioners discussed the streetscape and the project's scale in comparison to neighboring structures. The commissioners had questions regarding the building type. There was discussion regarding the fence height shown on the plans.

   Vice Chairwoman Frazier made a motion to table the item.

   Seconded by Commissioner Sulka.

   Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

   All were in favor and the motion passed.

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)

   Staff presented. The applicant was present. There were questions about the HARB requirements that were not being met. There was discussion regarding the use of multiple wall materials. The commissioners discussed the streetscape and the project's scale in comparison to neighboring structures. The commissioners had questions regarding the building type. There was discussion regarding the fence height shown on the plans.

   Vice Chairwoman Frazier made a motion to table the item.

   Seconded by Commissioner Probst.

   Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

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

IX. ADJOURNMENT

Commissioner Sulka made a motion to adjourn.

Seconded by Vice Chairwoman Frazier
Voting Yea: Chairman DePauw, Vice Chairwoman Frazier, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed. The meeting adjourned at 8:09pm.

DRAFT

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

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

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

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

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

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

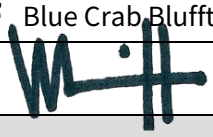
Minimum Requirements for Submittal

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

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

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

Property Owner Signature: Blue Crab Bluffton, LL Patrick Mason **Date:** 12.05.2025

Applicant Signature:  **Date:** 12.05.2025

For Office Use

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

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

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

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

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

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

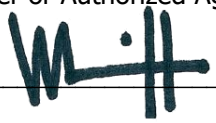
By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Blue Crab Bluffton ,LLL Patrick Mason 12.05.2025

Signature of Property Owner or Authorized Agent

Patrick Mason

Printed Name of Property Owner or Authorized Agent



12.05.2025

Signature of Applicant **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 51, 4 Blue Crab Street, Tabby Roads, Bluffton SC 29910
Zoning: Neighborhood General-HD

Narrative Summary:
The proposed project involves the construction of a **new two-story , single-family residential structure** based on the **Center Hall House** type of approximately **3,800 square feet**, along with an attached **Carriage House** of approximately **866 square feet**, located at 4 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

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

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

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

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

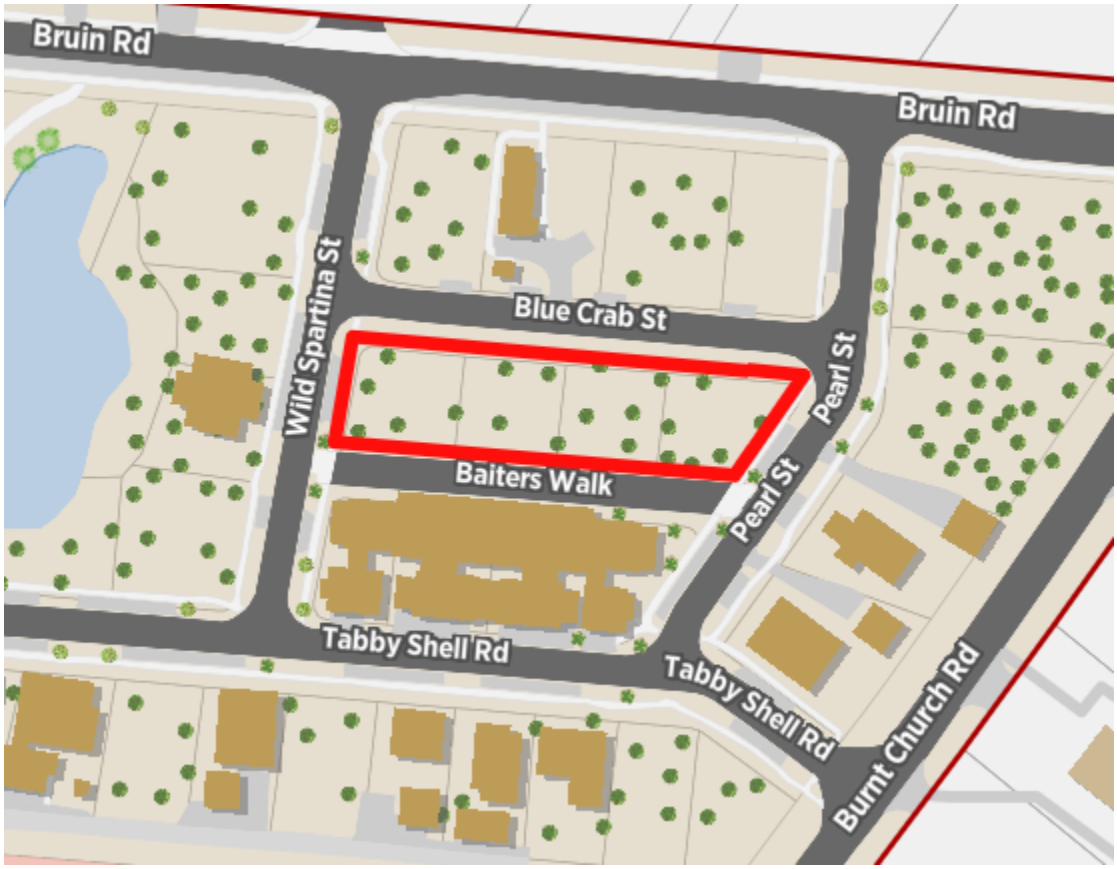
The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness-HD process.

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

VICINITY MAP

BLUE CRAB STREET HOUSES

CERTIFICATE OF APPROPRIATENESS-HD




WILD
SPARTINA ST.


BLUE
CRAB ST.




WILD
SPARTINA ST.


BLUE
CRAB ST.



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

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"

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

PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

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PATRICK MASON CUSTOM HOMES - BLUE CRAB RESIDENCES

12.04.2025

COURT ATKINS GROUP

ISSUED FOR HPC REVIEW

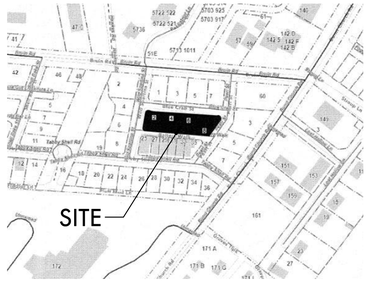
LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

SHEET INDEX:

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

VICINITY MAP - N.T.S.



BUILDING AREA:

MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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



N.T.S.

PROJECT INFORMATION:

NAME OF PROJECT:	LOT 51 - BLUE CRAB PRIVATE RESIDENCE
ADDRESS:	4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER / CONTACT PERSON:	PATRICK MASON
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL RESIDENTIAL CODE (IRC):	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009

DESIGNER OF RECORD:

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

BUILDING DATA:

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

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

MIXED CONSTRUCTION:	Yes _____	No X Type _____
SPRINKLERED:	Yes _____	No X
FIRE DISTRICT:	Yes _____	No X
BUILDING HEIGHT:	30'-6" A.F.F	Number of Stories: 2
MEZZANINE:	Yes _____	No X
HIGH RISE:	Yes _____	No X

GENERAL NOTES:

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

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

CONSTRUCTION ADMIN.:

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

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 51 - BLUE CRAB PRIVATE RESIDENCE

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

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.03.2025

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

INTERIOR ELEVATION SYMBOL

BUILDING SECTION

WALL SECTION

DETAIL SECTION CALLOUT

ENLARGED PLAN/ DETAIL CALLOUT

COLUMN GRID REFERENCE

LEVEL/ELEVATION REFERENCE

ROOM TAG

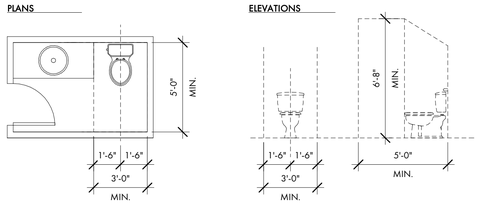
WINDOW TAG

DOOR TAG

REVISION CLOUD & TAG

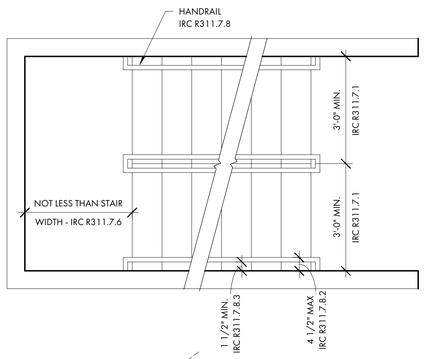
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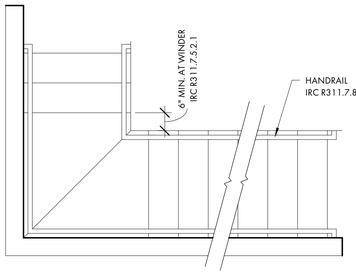
MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.
THIS INFORMATION IS FOR REFERENCE ONLY-
SEE PLAN FOR ACTUAL DIMENSIONS

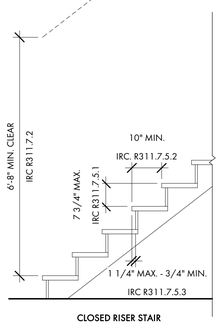


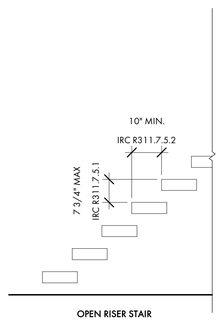
STAIR CRITERIA

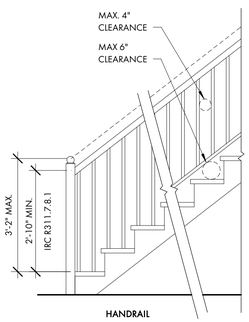
MINIMUM CRITERIA FOR INTERIOR STAIRS
THIS INFORMATION IS FOR REFERENCE PURPOSES









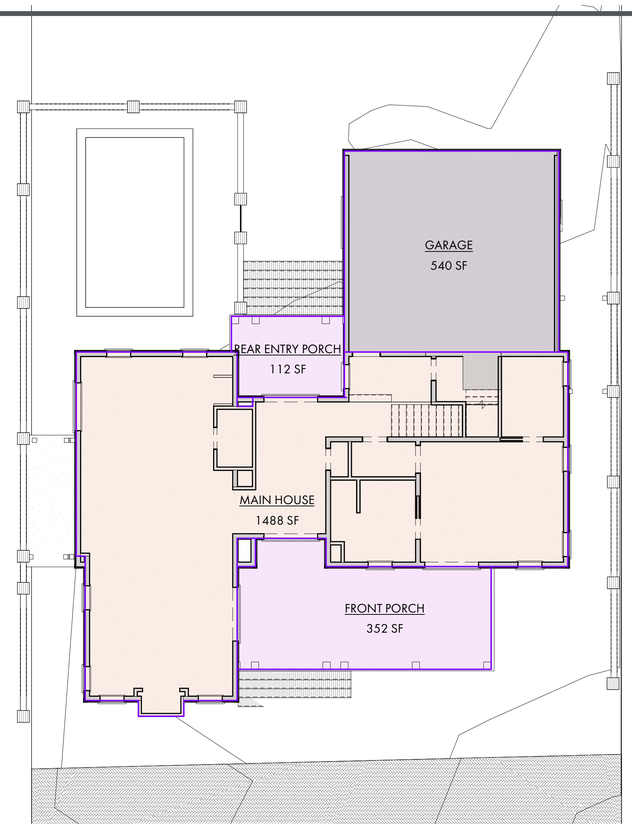


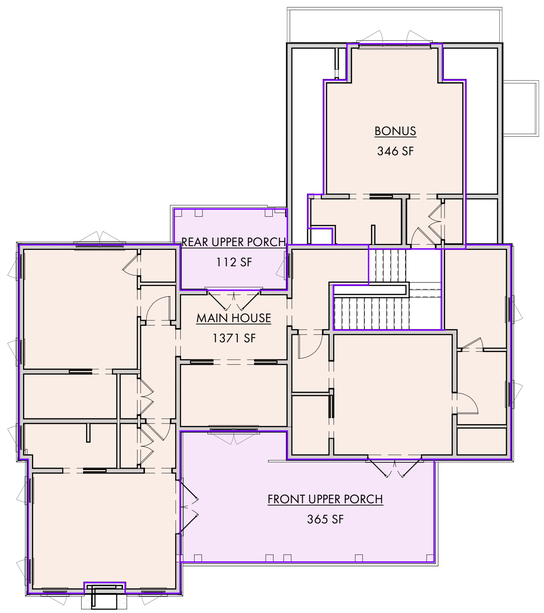
MAIN HOUSE TOTAL SF

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

CARRIAGE HOUSE TOTAL SF

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





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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.03.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

GENERAL NOTES

A0.1

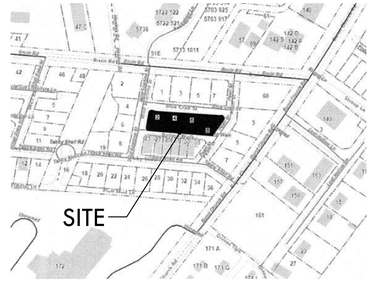
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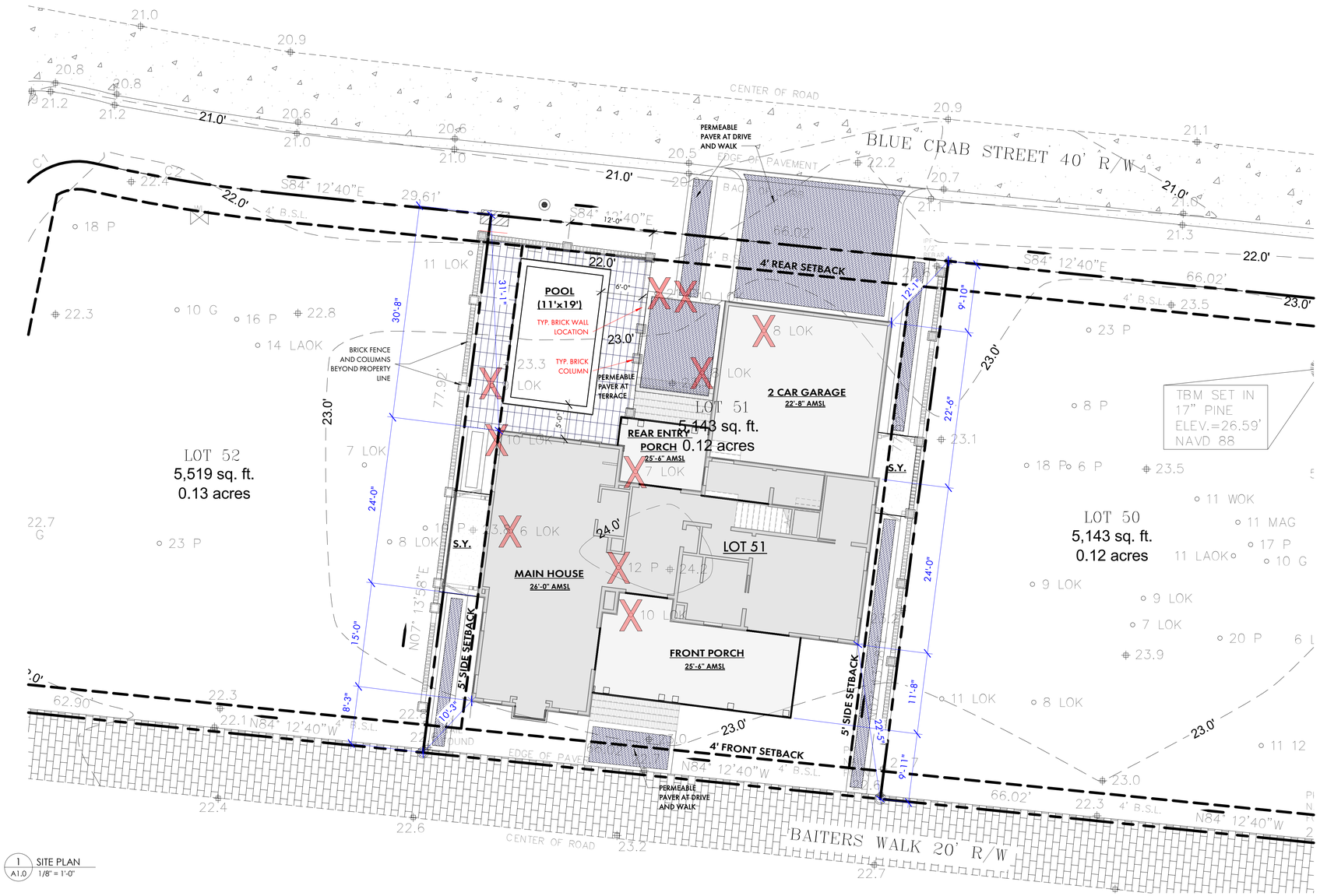
- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- - TELEPHONE PEDESTAL/ COMMUNICATOR
- - SEWER LATERAL
- - SANITARY SEWER MANHOLE
- - ELECTRIC BOX
- - SPOT 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 A1.0 SITE PLAN
1/8" = 1'-0"

SITE PLAN CALCS:

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

SITE PLAN NOTES:

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

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

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

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

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

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

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

TREE LEGEND

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

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25-072

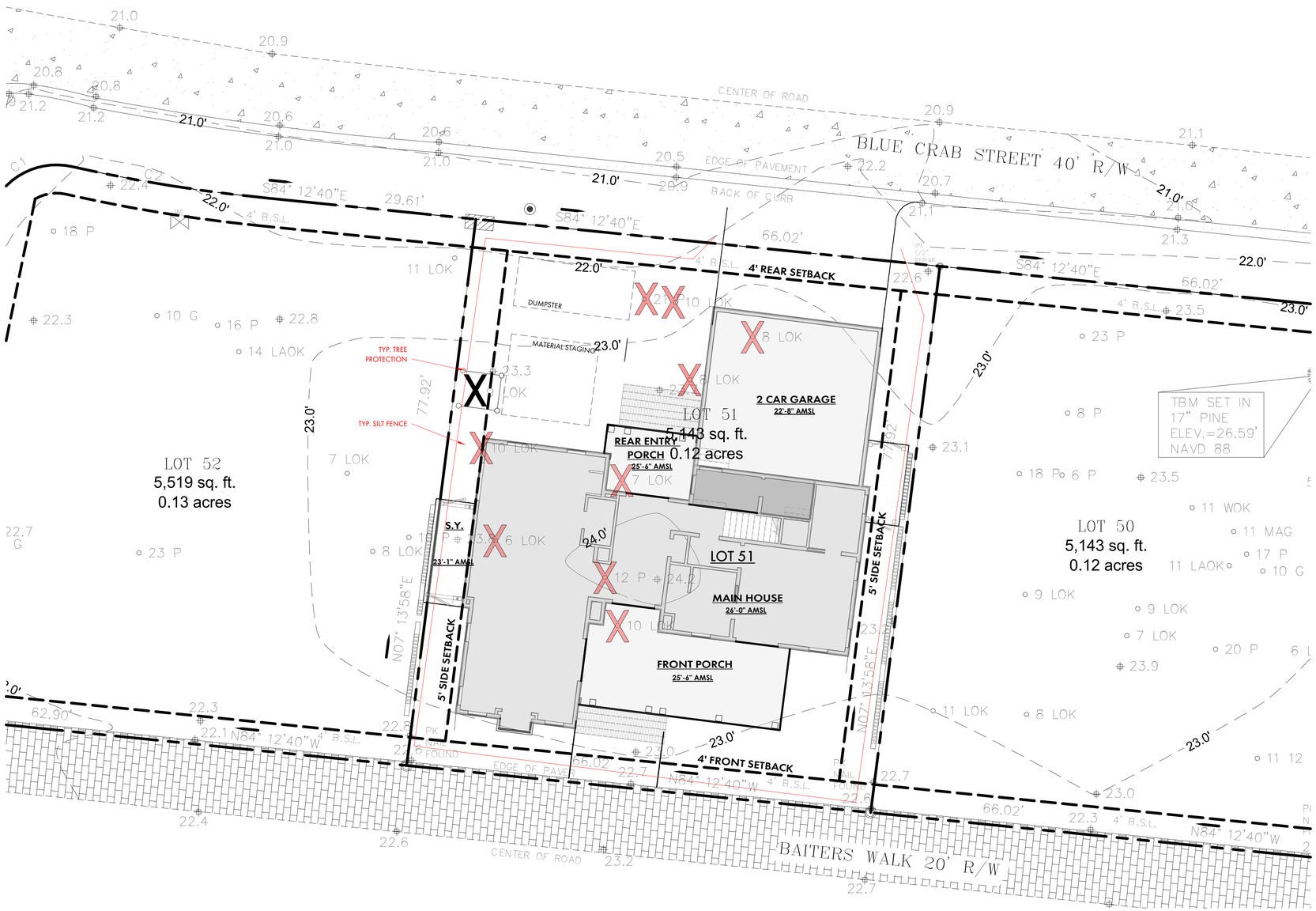
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SITE PLAN

A1.0



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

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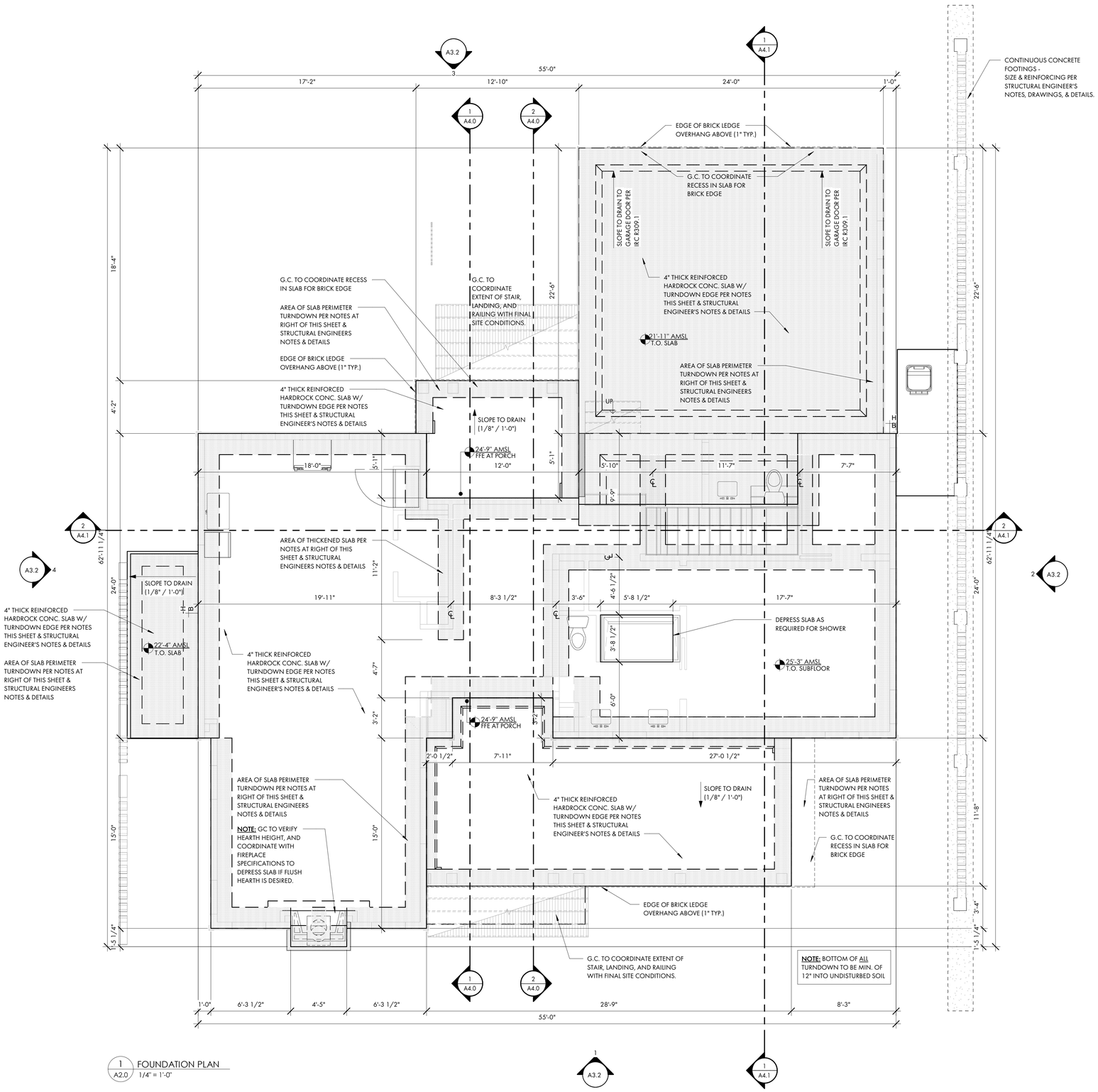
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SHEET TITLE

SITE PLAN - MOBILIZATION

A1.1



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

FOUNDATION PLAN NOTES:

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

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

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

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

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

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

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

TYPICAL THICKENED SLAB:
SEE STRUCTURAL ENGINEERING DOCUMENTS.

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

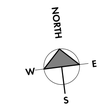
TYPICAL PIERCED BRICK LANDSCAPE WALL:
FOOTINGS AT PIERCED BRICK LANDSCAPE WALL ARE TO BE 12" DEEP x 32" WIDE (MAINTAIN 12" CLEAR FROM OUTSIDE EDGE OF BLOCK TO OUTSIDE EDGE OF FOOTING ON BOTH SIDES). SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4

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

FOUNDATION PLAN - SYMBOL KEY

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB



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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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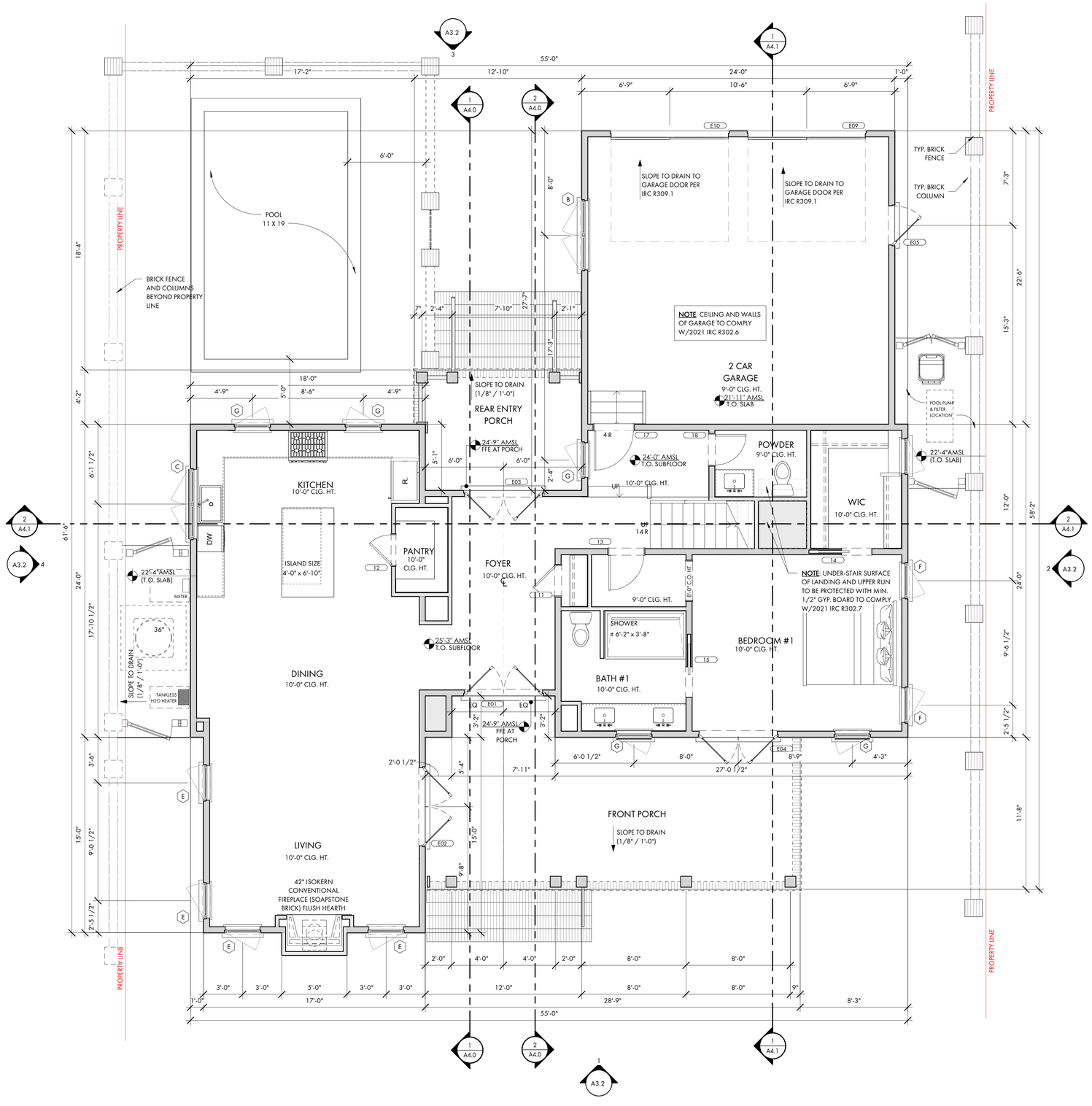
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SHEET TITLE

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.

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

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

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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 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.)
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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
W E
S

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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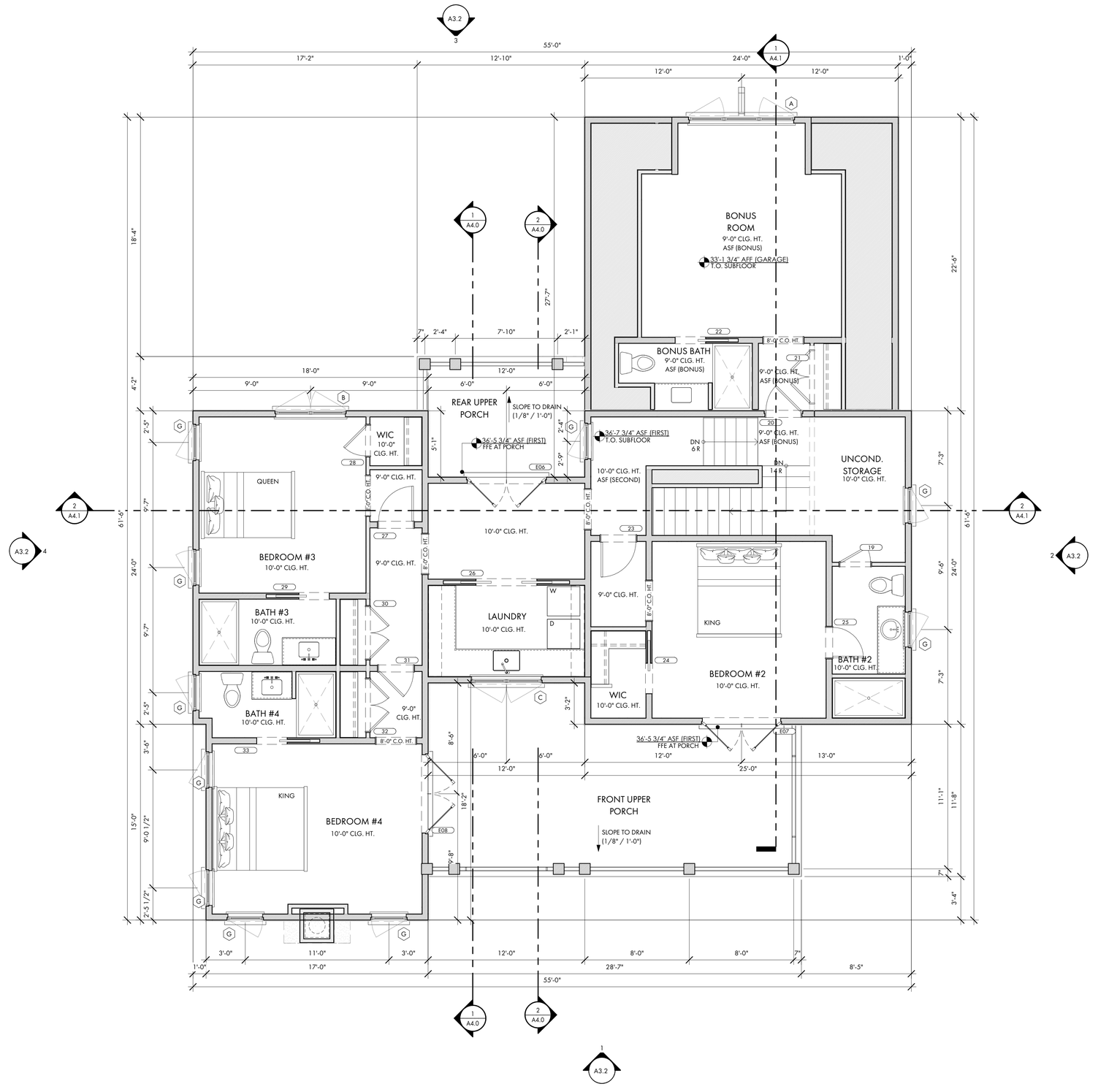
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SHEET TITLE

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

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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

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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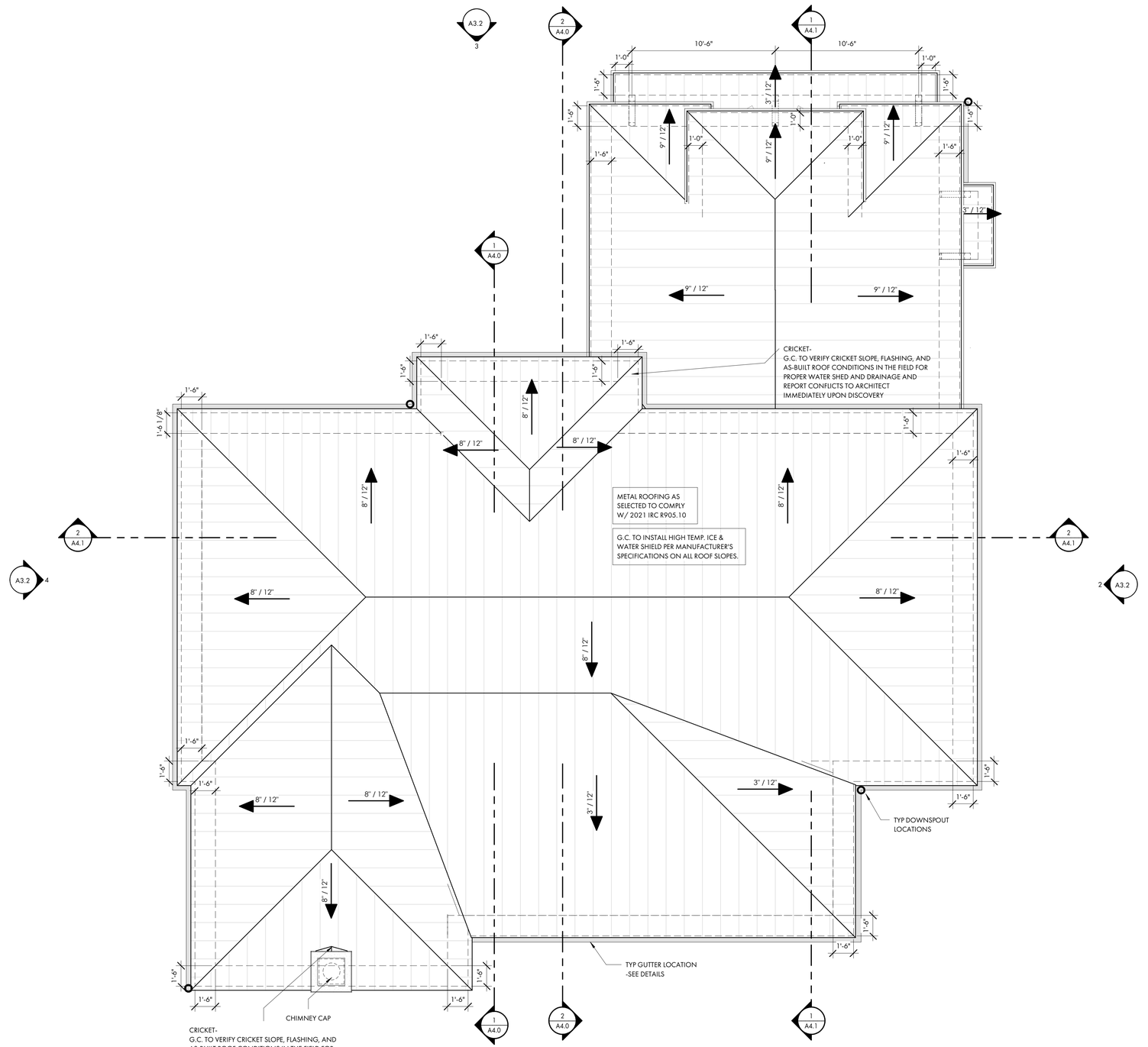
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NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

A2.2



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

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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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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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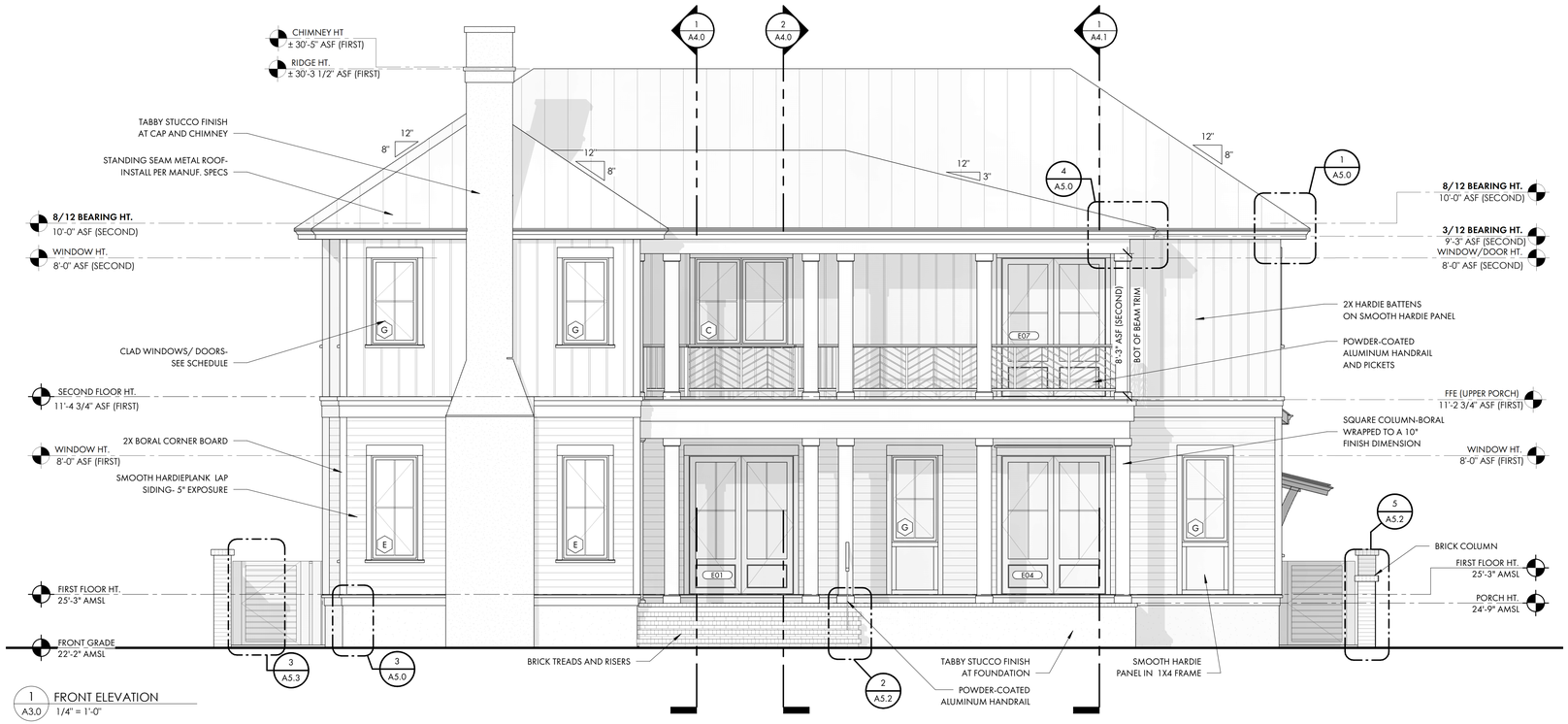
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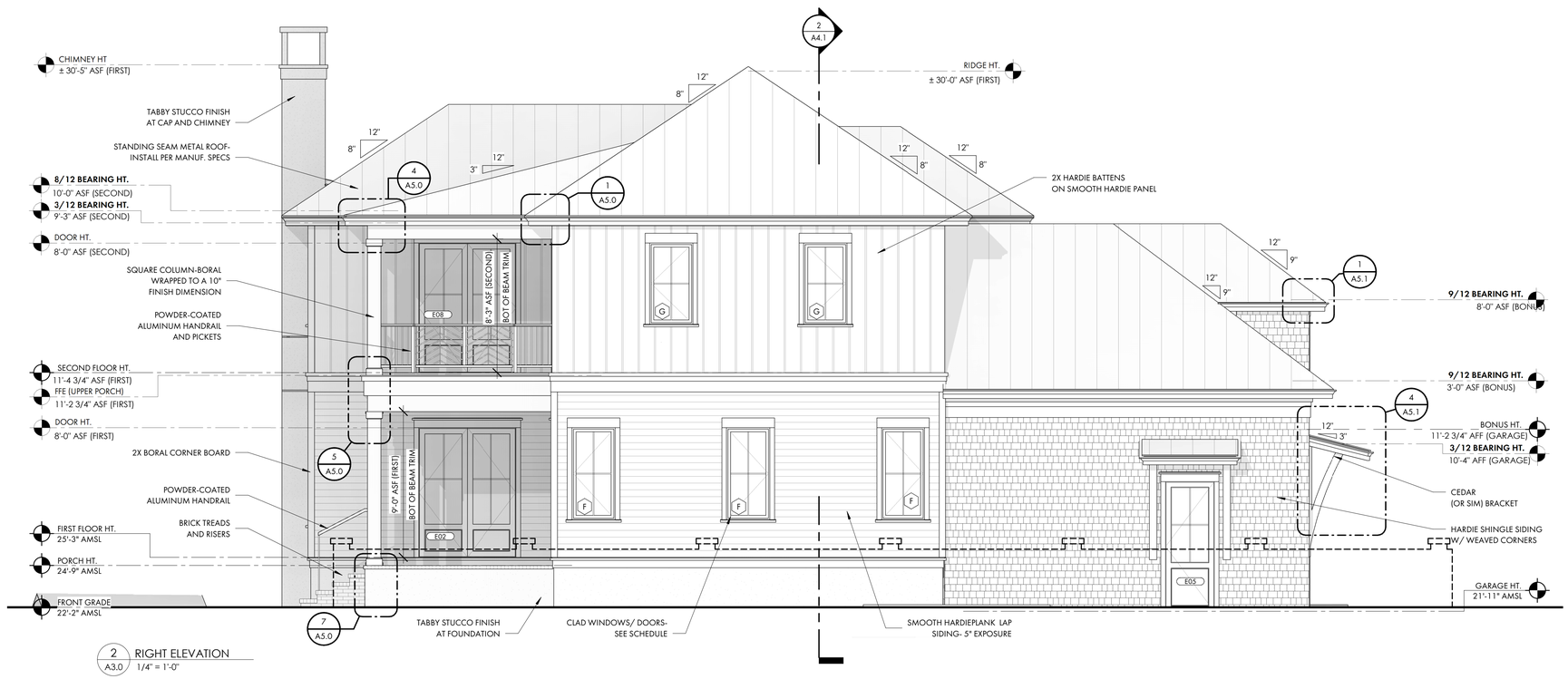
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SHEET TITLE

ROOF PLAN

A2.3





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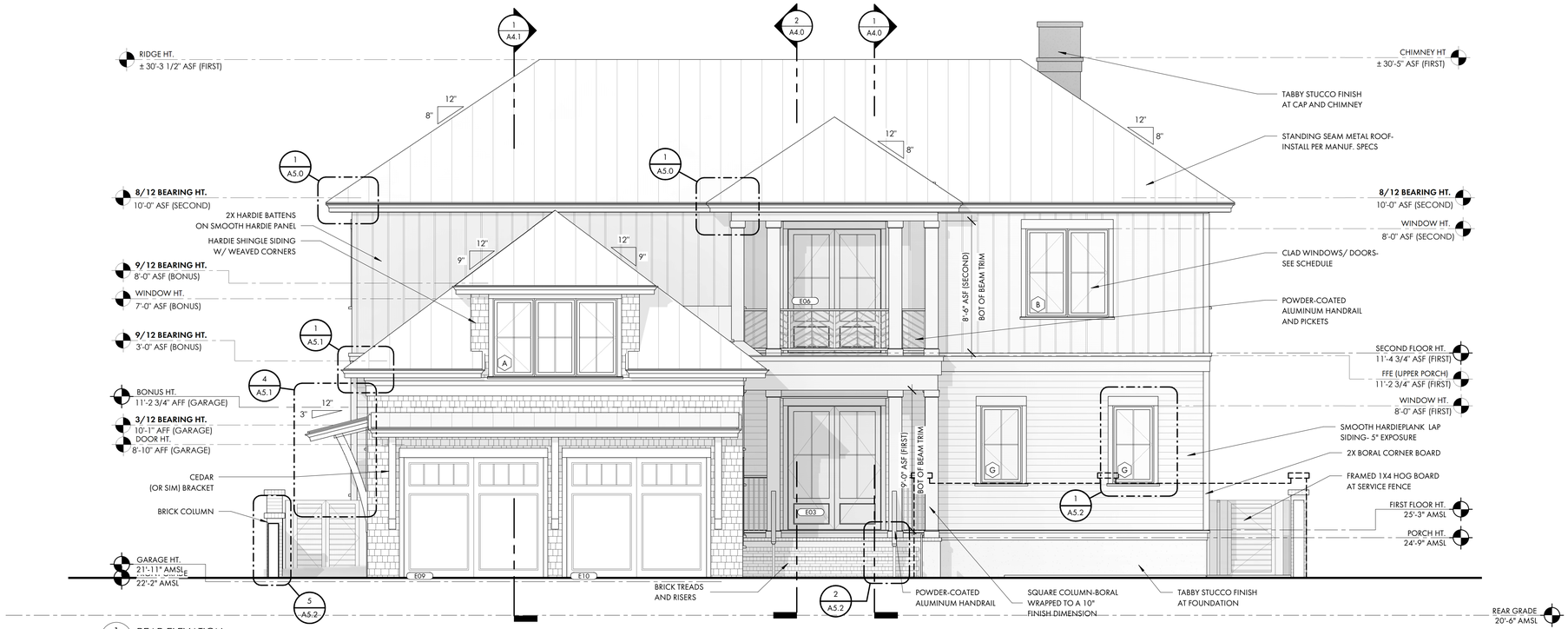
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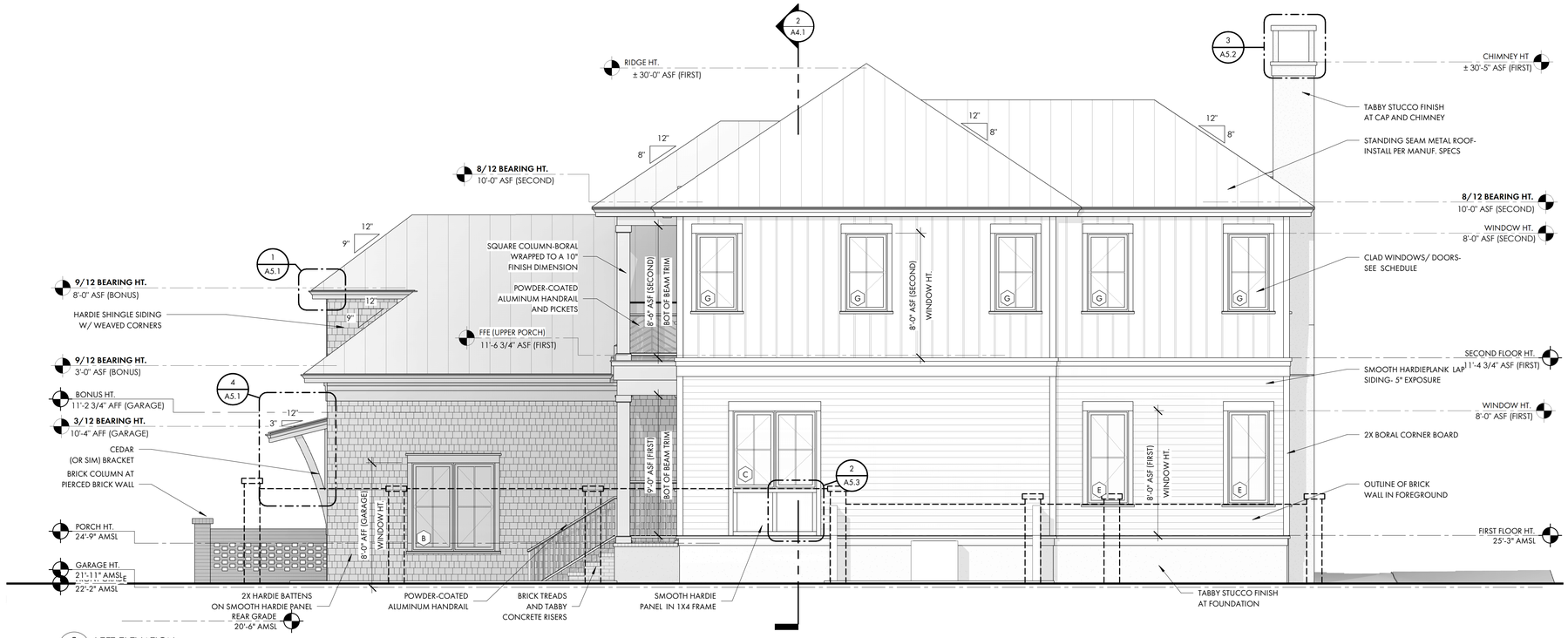
SHEET TITLE

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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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.03.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS

A3.1



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



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



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



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

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ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS
WITH BRICK FENCE

A3.2





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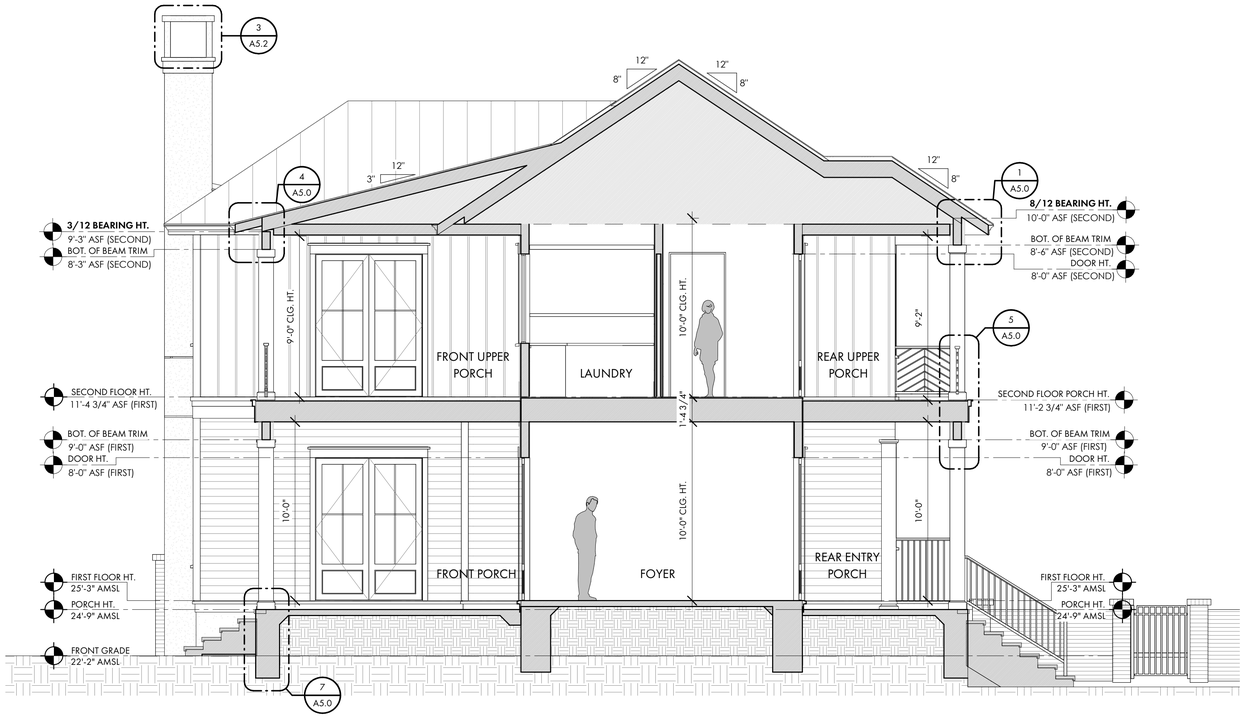
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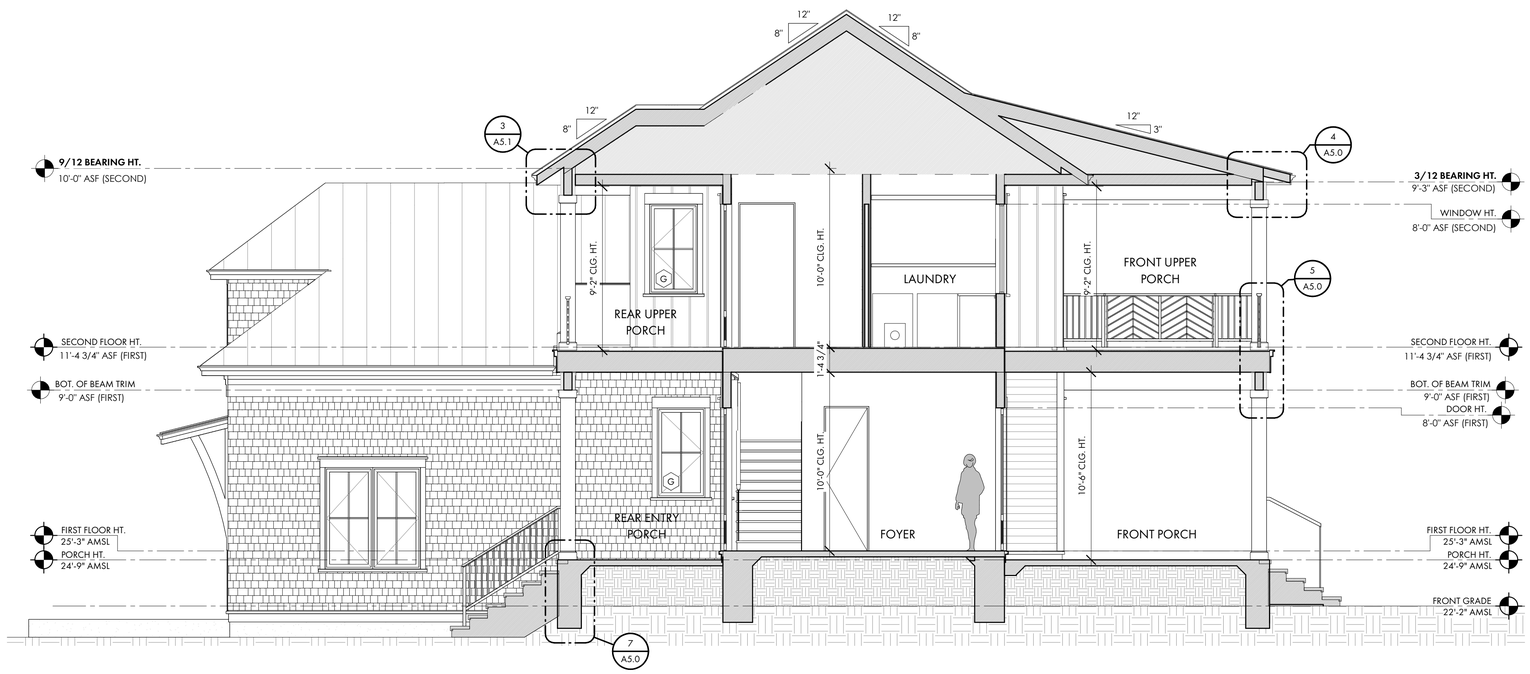
SHEET TITLE

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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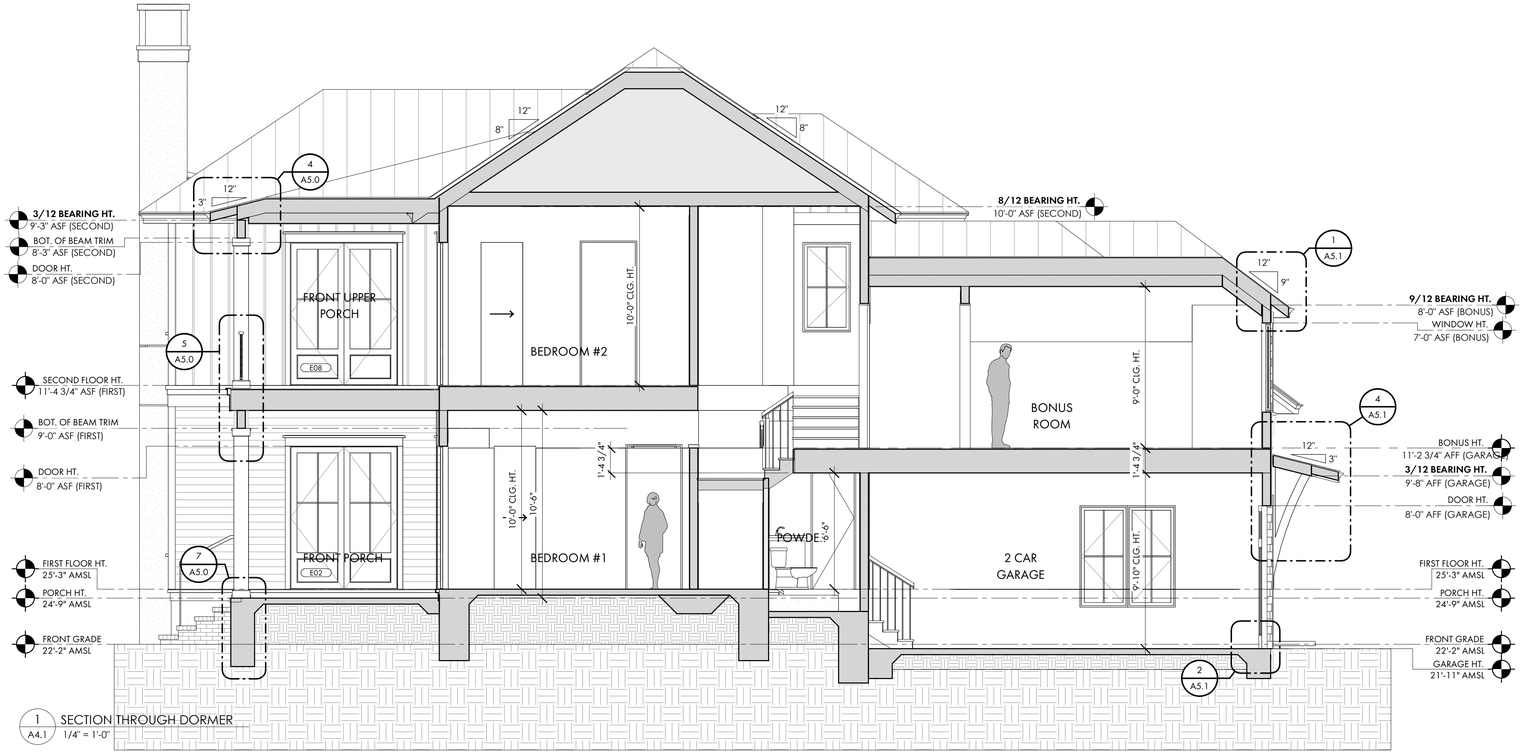
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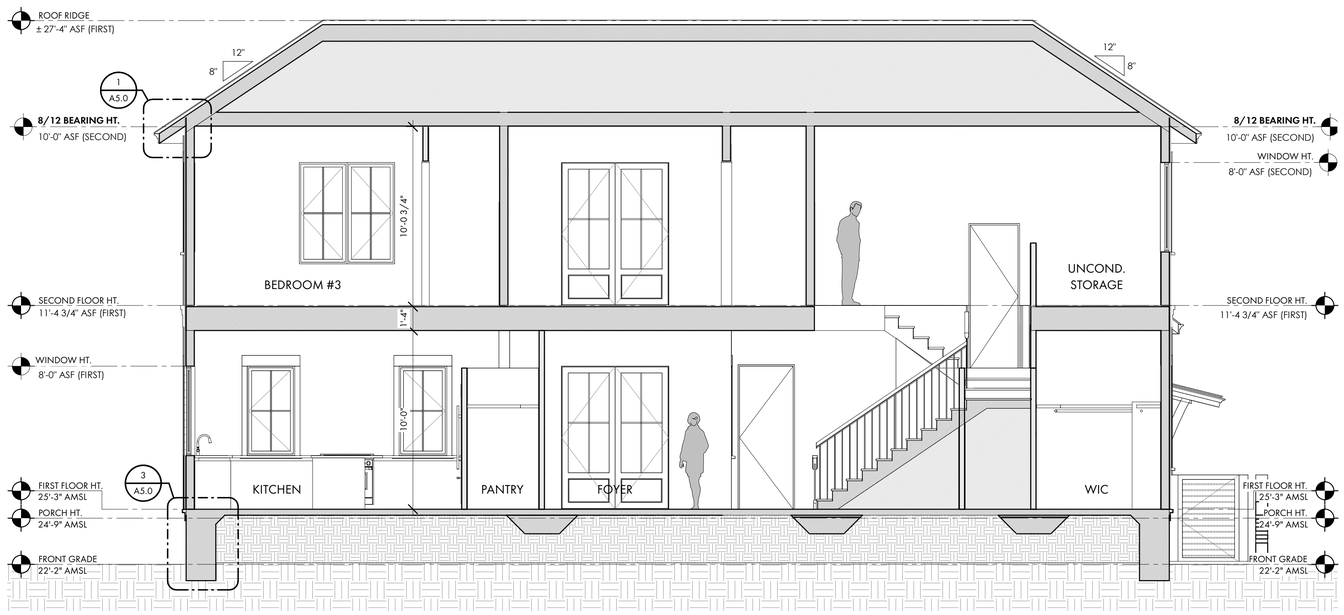
SHEET TITLE

BUILDING SECTIONS

A4.0



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



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

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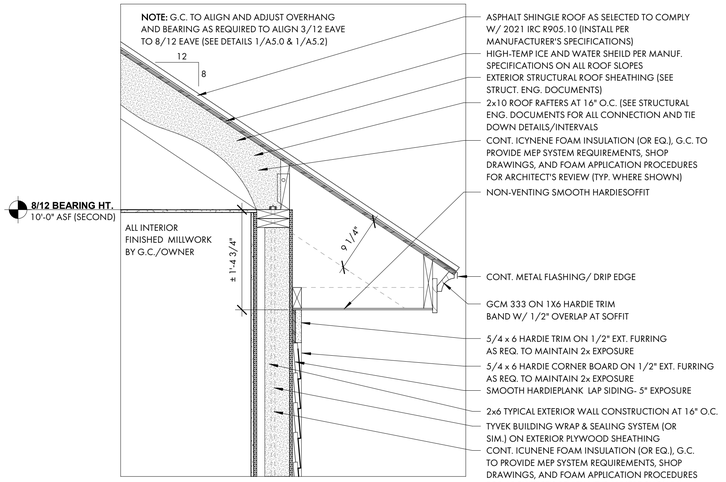
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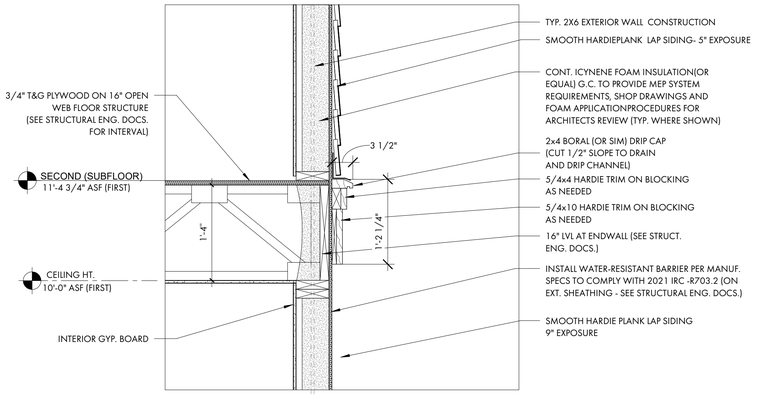
SHEET TITLE

BUILDING SECTIONS

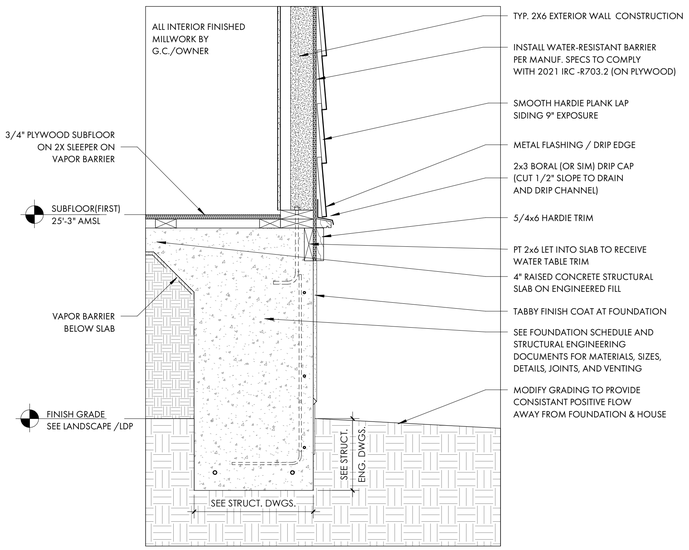
A4.1



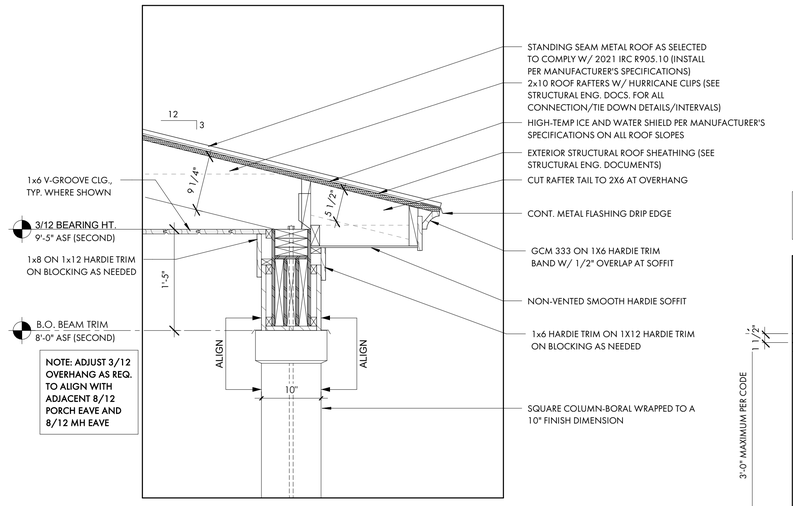
1 A5.0 TYP 8/12 ROOF EAVE DETAIL
1" = 1'-0"



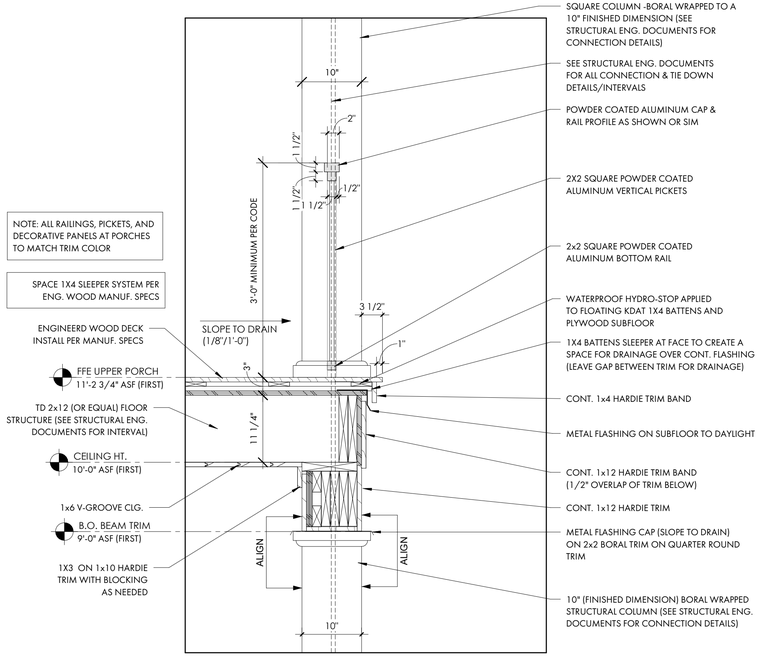
2 A5.0 TYP. SECOND FLOOR DETAIL
1" = 1'-0"



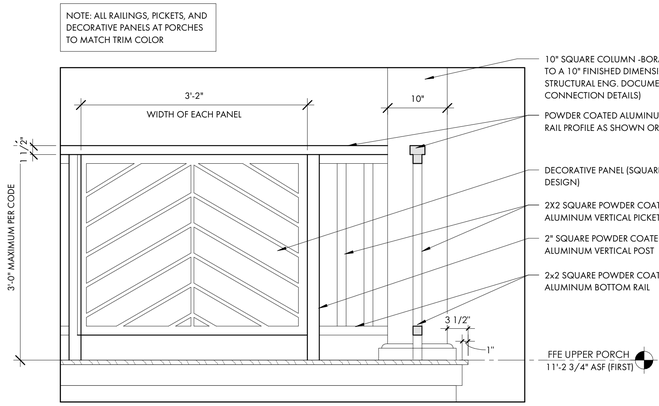
3 A5.0 TYP. FOUNDATION AT MAIN HOUSE
1" = 1'-0"



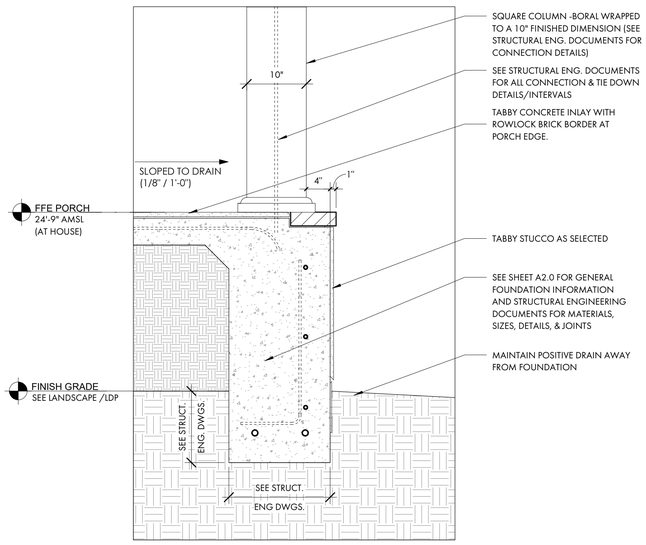
4 A5.0 3/12 FRONT UPPER PORCH EAVE DETAIL
1" = 1'-0"



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



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



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

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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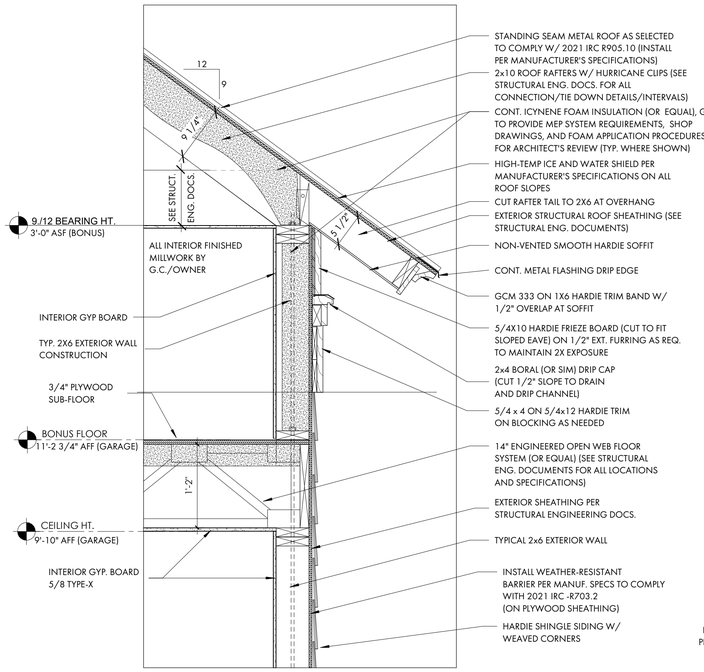
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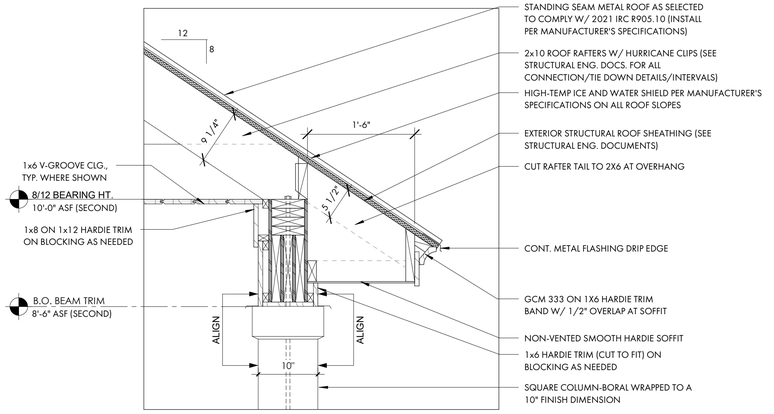
SHEET TITLE

DETAILS

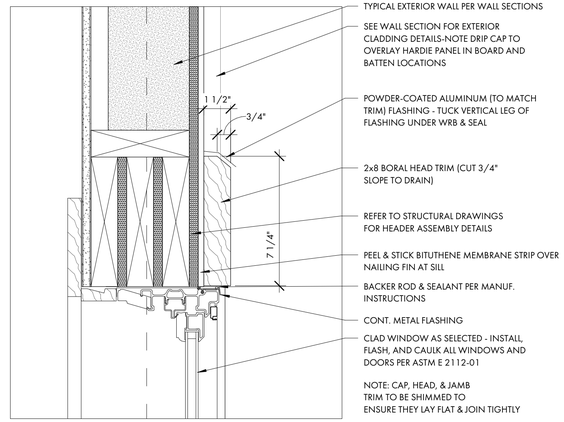
A5.0



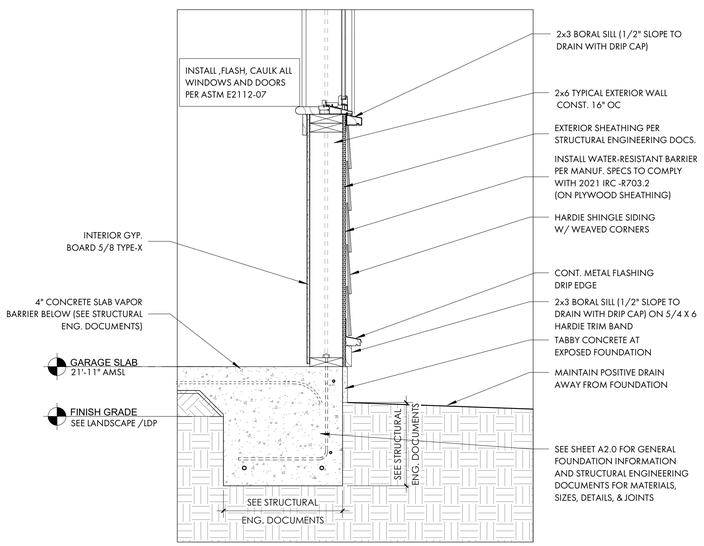
1 A5.1 TYP. 9/12 ROOF EAVE AND BONUS FLOOR DETAIL
1" = 1'-0"



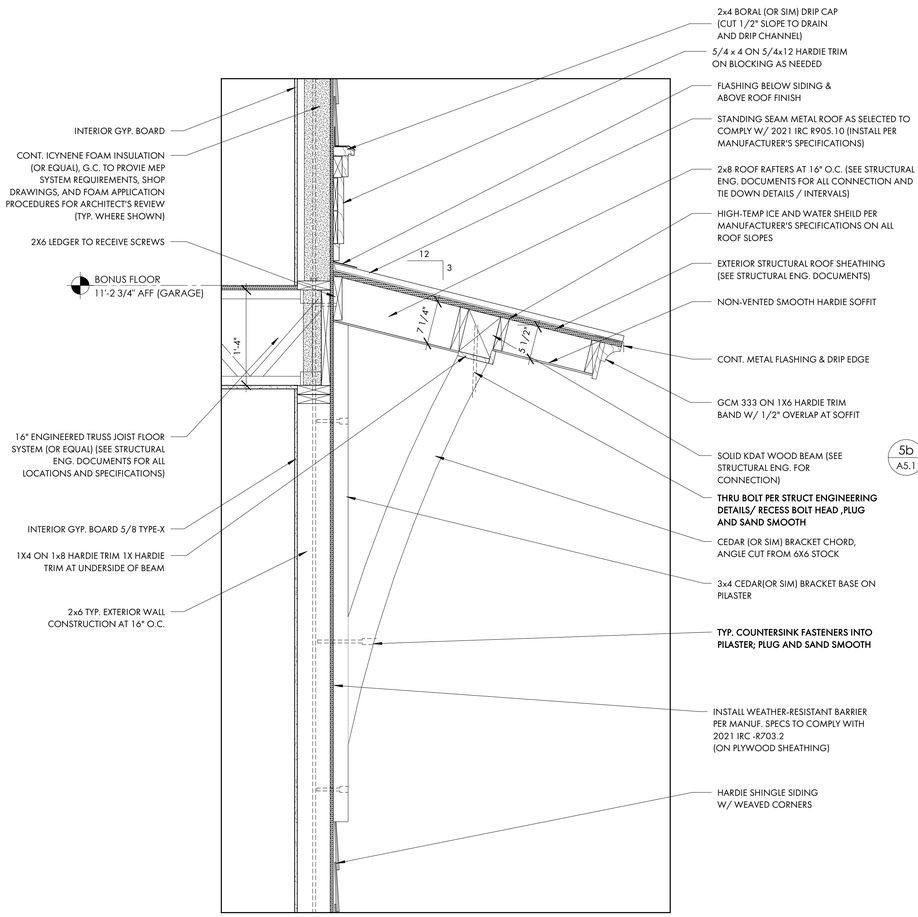
3 A5.1 TYP. 8/12 REAR UPPER PORCH EAVE DETAIL
1" = 1'-0"



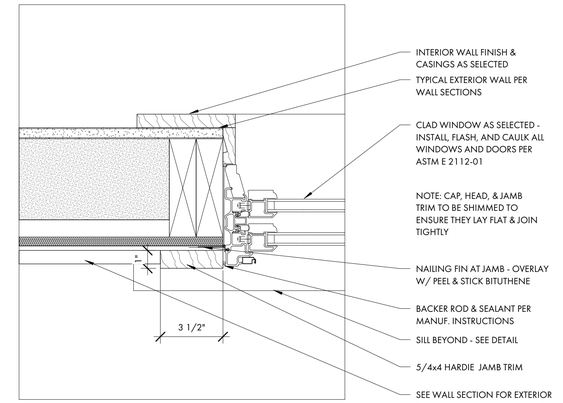
5a A5.1 WINDOW HEAD DETAIL
3" = 1'-0"



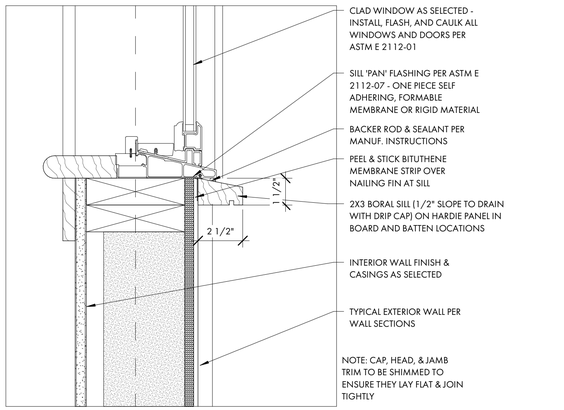
2 A5.1 TYP. FOUNDATION AT GARAGE
1" = 1'-0"



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



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



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

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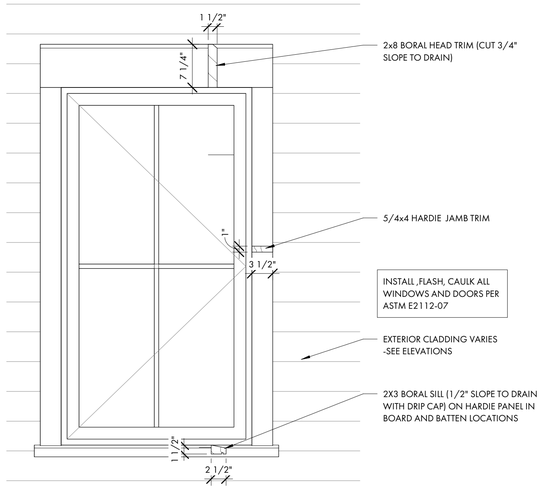
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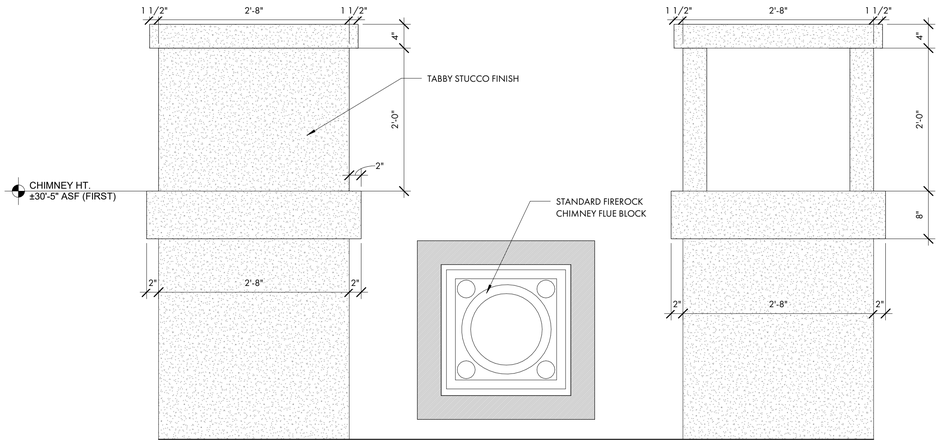
SHEET TITLE

DETAILS

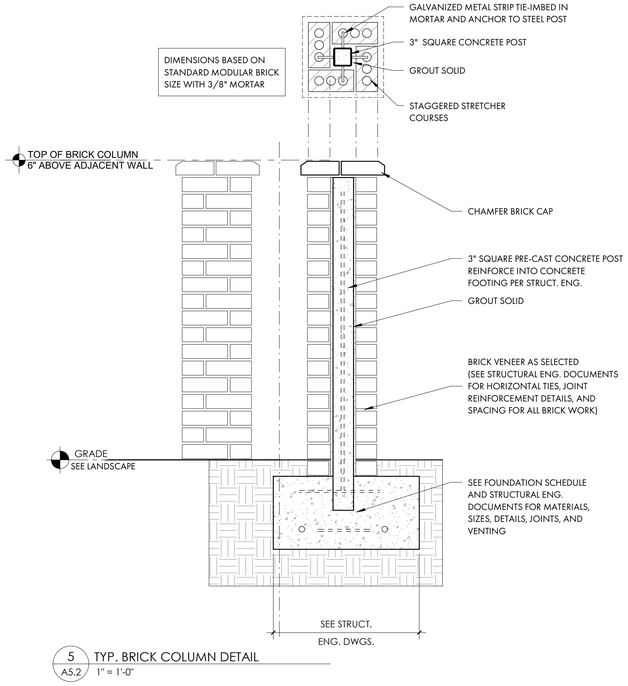
A5.1



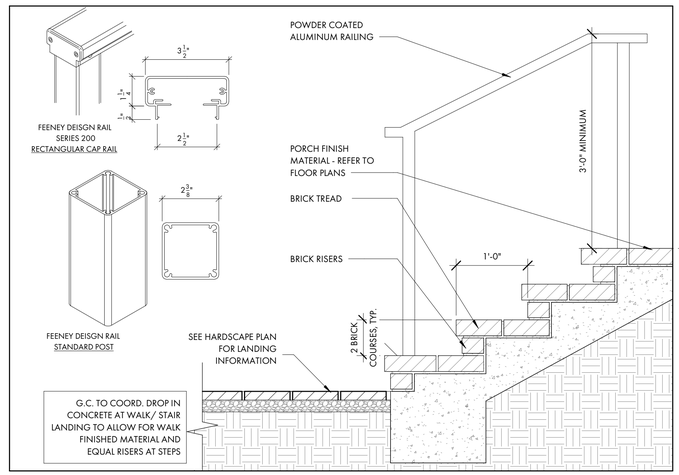
1 A5.2 WINDOW TRIM DETAIL
1" = 1'-0"



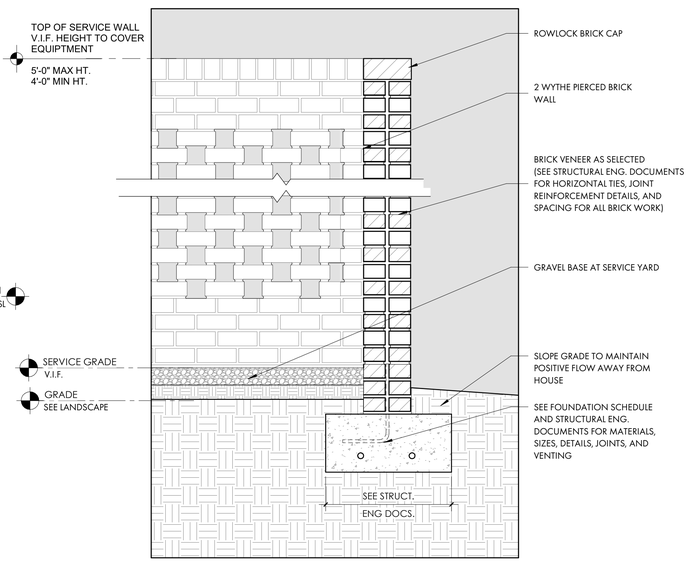
3 A5.2 TYP. CHIMNEY CAP DETAIL
1" = 1'-0"



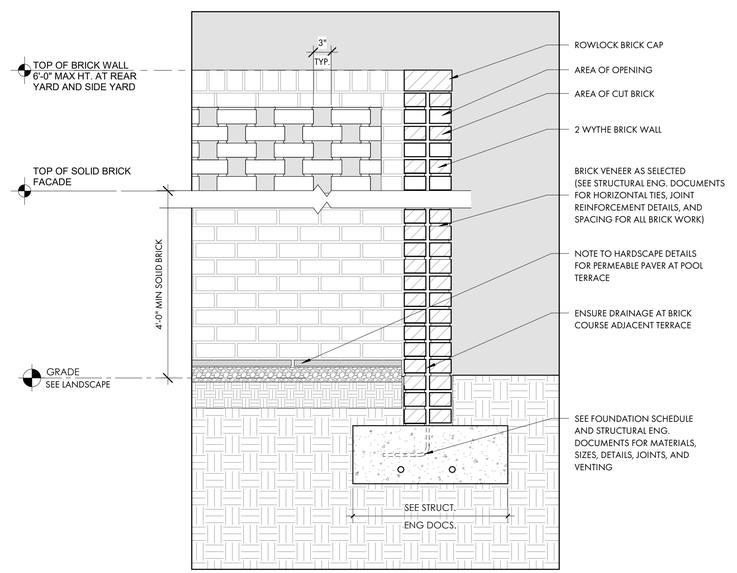
5 A5.2 TYP. BRICK COLUMN DETAIL
1" = 1'-0"



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



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



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

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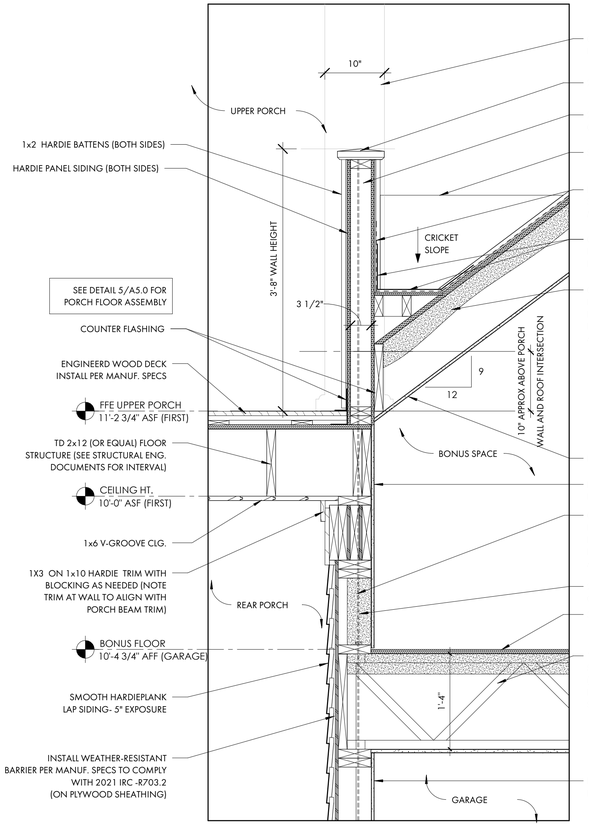
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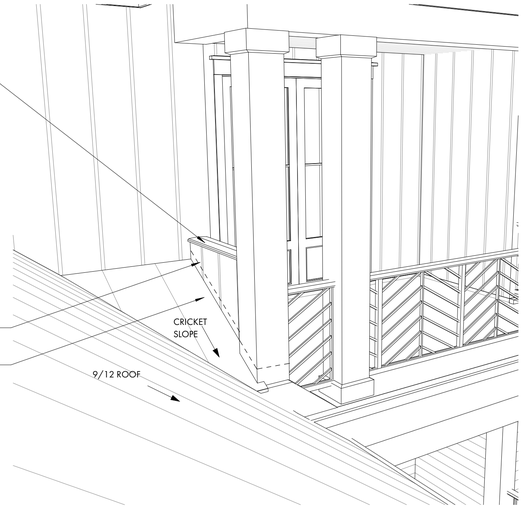
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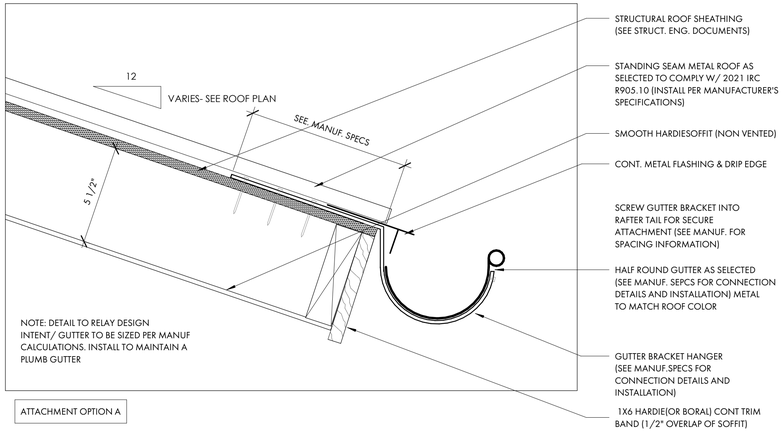
DETAILS

A5.2

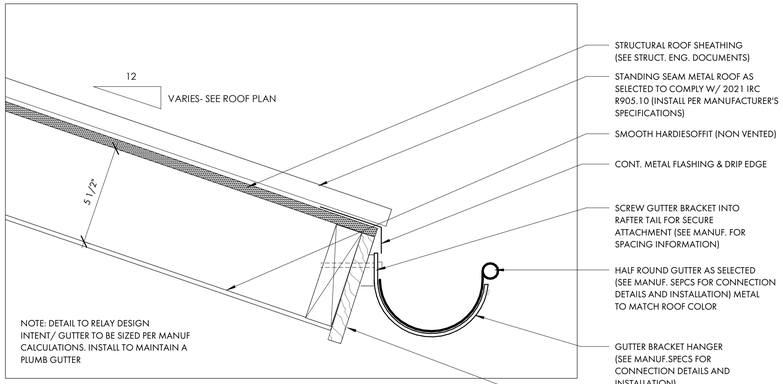


1 A5.3 KNEE WALL AT UPPER PORCH DETAIL
1" = 1'-0"



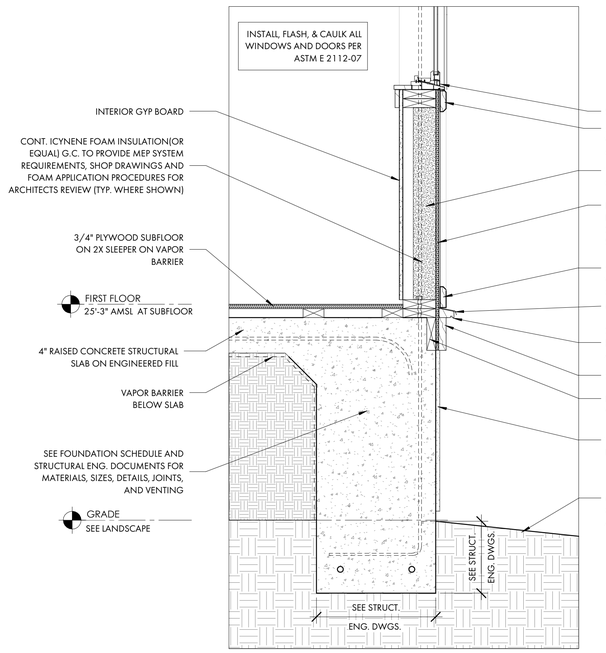


ATTACHMENT OPTION A

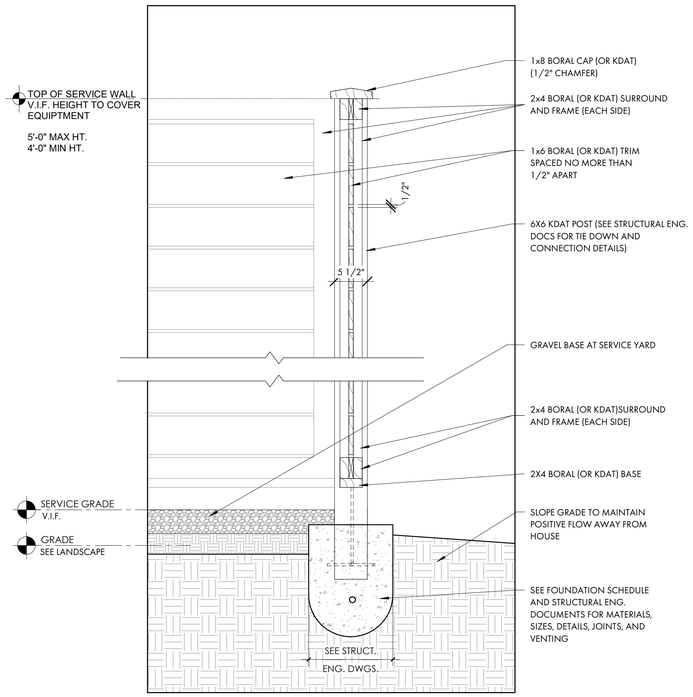


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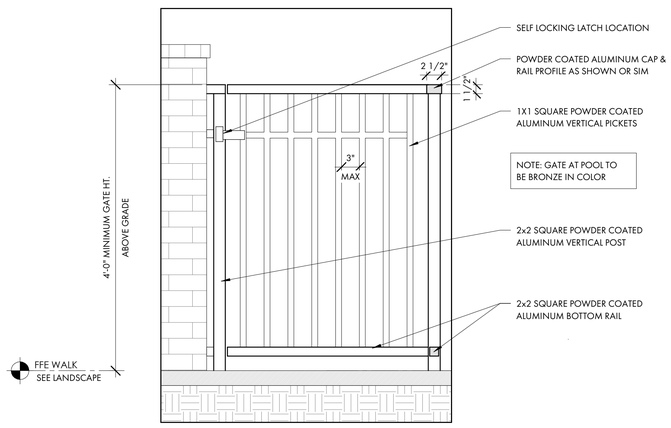
4 A5.3 TYP. GUTTER DETAIL
3" = 1'-0"



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



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



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

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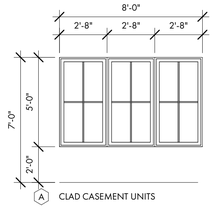
DETAILS

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" - 5'-0"	8'-0"	5'-0"	7'-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.
E	CLAD CASEMENT UNIT	2'-8" x 6'-0"	2'-8"	6'-0"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
F	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"	8'-0"	TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
G	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.

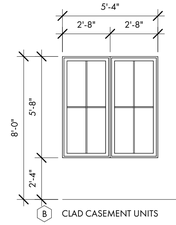
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.



A CLAD CASEMENT UNITS

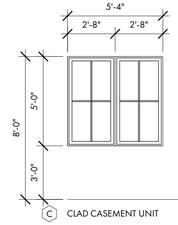
(3) 2'-8" x 5'-0" (R.O. ± 8'-0" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

EGRESS AT BONUS ROOM



B CLAD CASEMENT UNITS

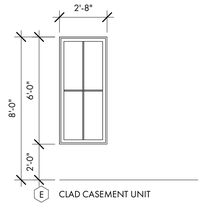
(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



C CLAD CASEMENT UNIT

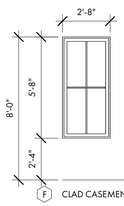
(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

D NOT USED



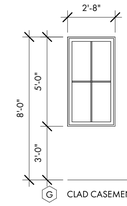
E CLAD CASEMENT UNIT

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



F CLAD CASEMENT UNITS

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



G 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

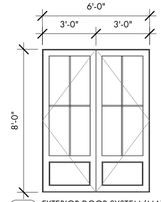
EGRESS AT BEDROOMS #3 AND #4

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

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

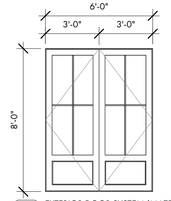
G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

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



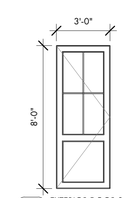
E01 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E03 INSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



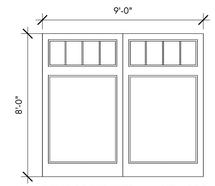
E02 EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
E04 OUTSWING DOOR
E07 (2) 3'-0" x 8'-0" (R.O. ±6'-0" x 8'-0")
E08 SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
E06 MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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. ±)
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

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



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

COURT ATKINS GROUP

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LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

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PROJECT INFO

Date
12.03.2025

Project No.
25-072

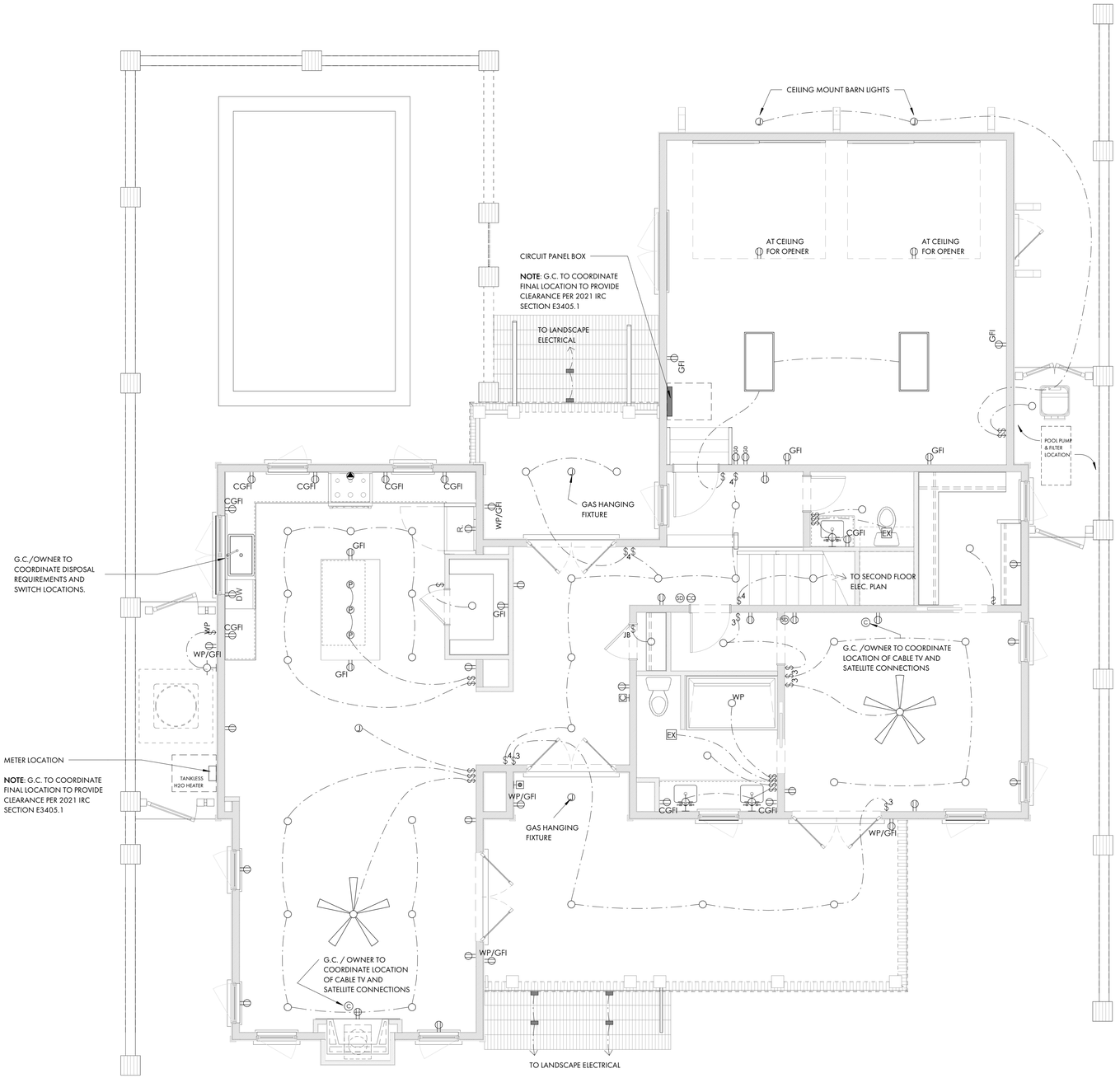
ISSUE

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
- 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
- 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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PROJECT INFO

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Project No.
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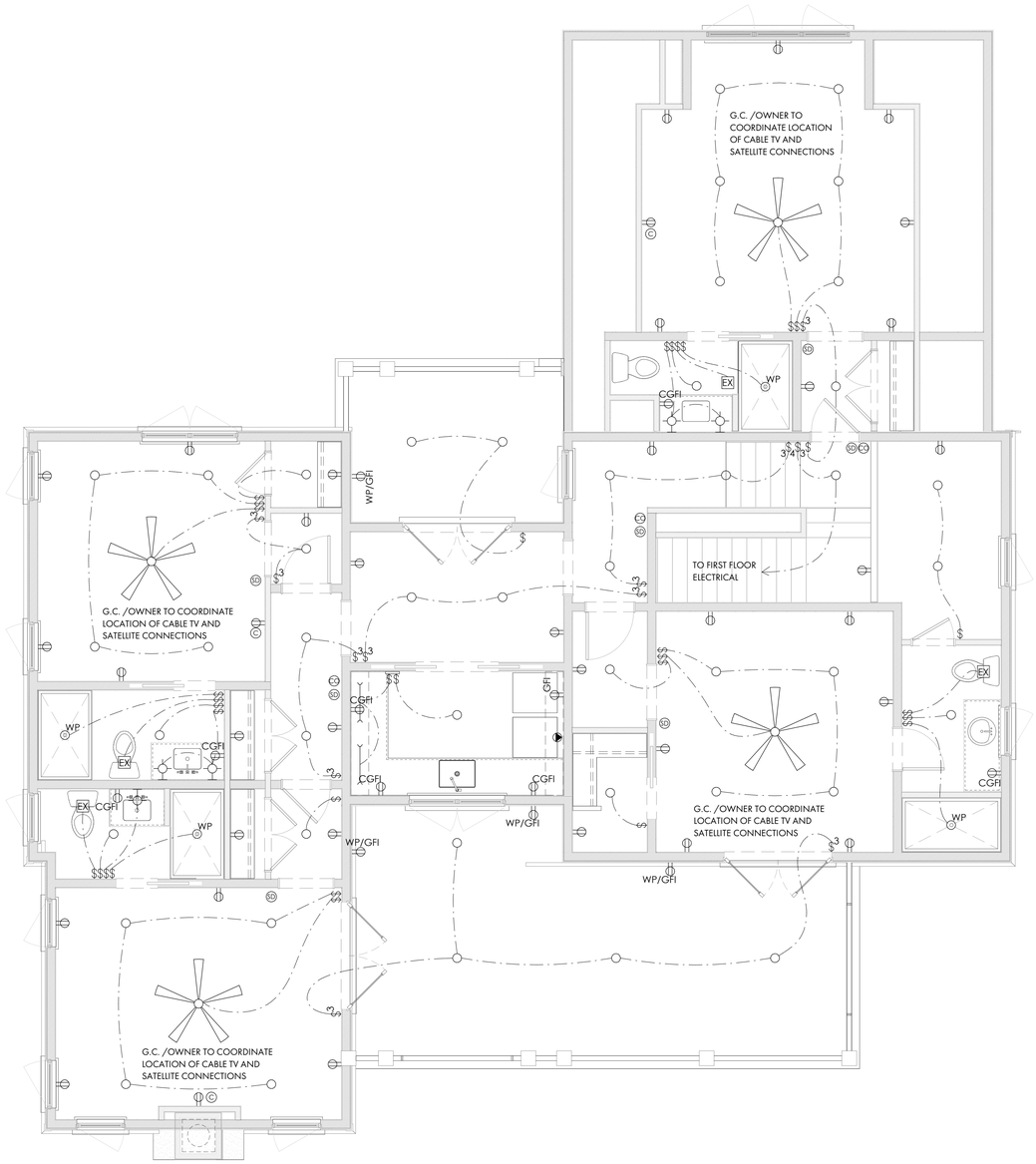
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR ELEC. PLAN

E2.1



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

ELECTRICAL PLAN - SYMBOL KEY

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

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

- CIRCUIT PANEL BOX

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

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

COURT ATKINS GROUP

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BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 51 - BLUE CRAB PRIVATE RESIDENCE

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

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
12.03.2025

Project No.
25-072

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR ELEC. PLAN

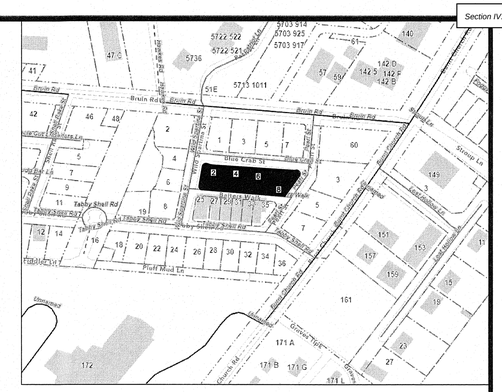
E2.2

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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COVER SHEET

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

SHEET INDEX

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

Original Submittal: November 5, 2025

REVISIONS

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

Submittal Documents
Not for Construction

CS

FINAL LANDSCAPE
DEVELOPMENT PLANS
For

Patrick Mason Custom Homes

Lot 51 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

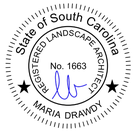
TREE REMOVAL & TREE PROTECTION PLAN

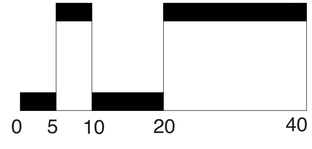

EXISTING UTILITIES
DRAIN INLET
BLUE CRAB STREET 40' R/W
CENTER OF ROAD
BACK OF CURB
EDGE OF PAVEMENT
4' BSL
5' S/B
PROPOSED 2 CAR GARAGE
2 CAR GARAGE
SLOPE TO DRIVE (GARAGE DOOR PER ARC RSN'S)
PORCH
SLOPE TO "LVR" PROPOSED 2-STORY RESIDENCE
SLOPE TO PORCH
SLOPE TO WALK
SLOPE TO DRIVE
SLOPE TO GRADE
SLOPE TO GRADE (TYP.)
SLOPE TO DRIVE
SLOPE TO GRADE
SLOPE TO GRADE (TYP.)

SITE & LAYOUT PLAN



Submittal Documents
Not for Construction





Scale: 1" = 10'

L2

FINAL LANDSCAPE DEVELOPMENT PLANS

For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
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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.

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 51 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

Submittal Documents
Not for Construction

Prepared By:
Maria Drawdy, PLA

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

LANDSCAPE PLAN

TREE CANOPY SUMMARY

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

AERIAL IMAGE OF SITE:
5,143 SF



SCALE: 1"= 50'

EXISTING TREE CANOPY:
+/- 1,035 SF

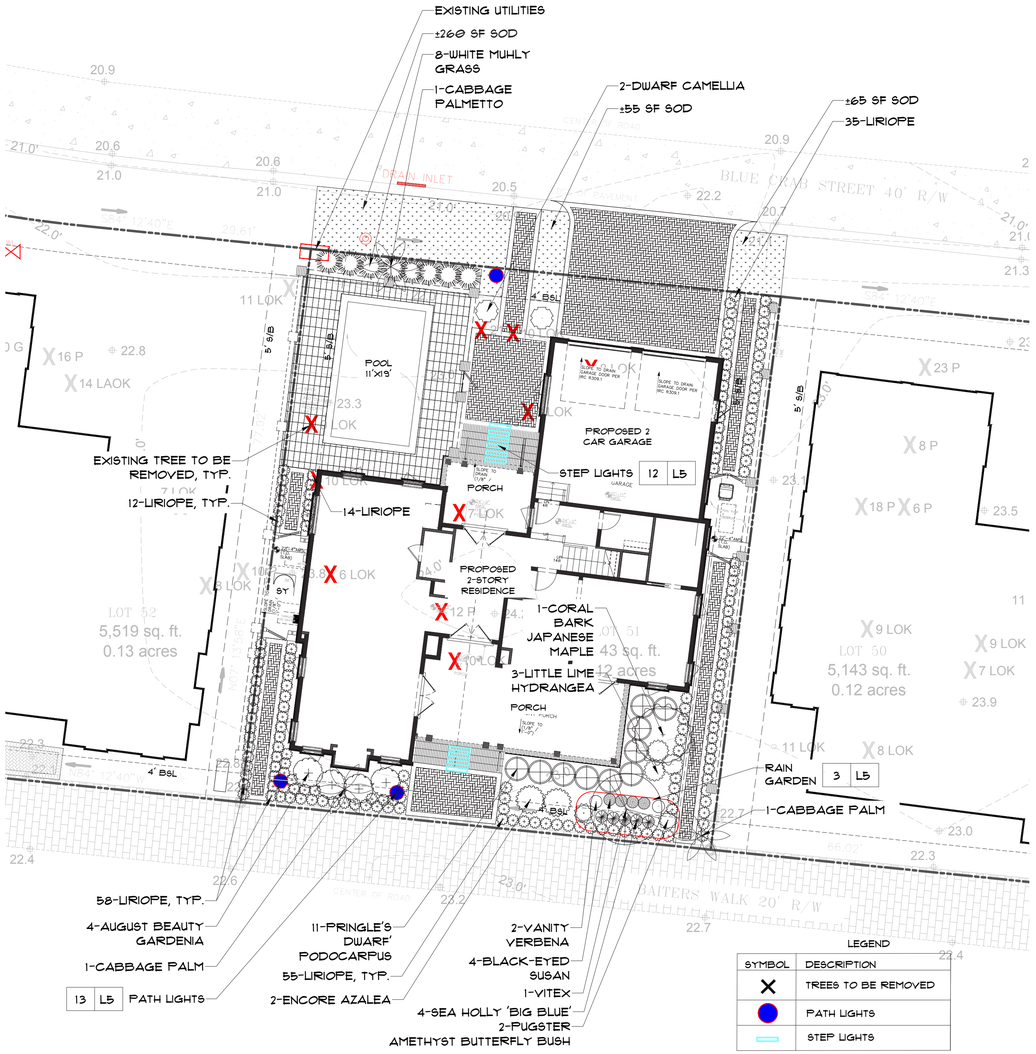


SCALE: 1"= 50'

PROPOSED TREE CANOPY:
+/- 1311 SF



SCALE: 1"= 50'



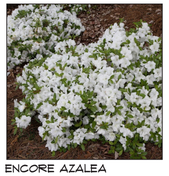
PLANT IMAGERY


AUGUST BEAUTY GARDENIA


BLACK-EYED SUSAN


CABBAGE PALM


CORAL BARK JAPANESE MAPLE


ENCORE AZALEA


LIRIOPE


LITTLE LIME HYDRANGEA


LIVE OAK


PRINGLE'S DWARF PODOCARPUS


PUGSTER AMETHYST BUTTERFLY BUSH


SEA HOLLY 'BIG BLUE'


VANITY VERBENA


VITEX


WHITE MUHLYGRASS


WILL FLEMING YAUPON HOLLY (MALE)

PLANT SCHEDULE

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

L4

FINAL LANDSCAPE DEVELOPMENT PLANS
For
Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025

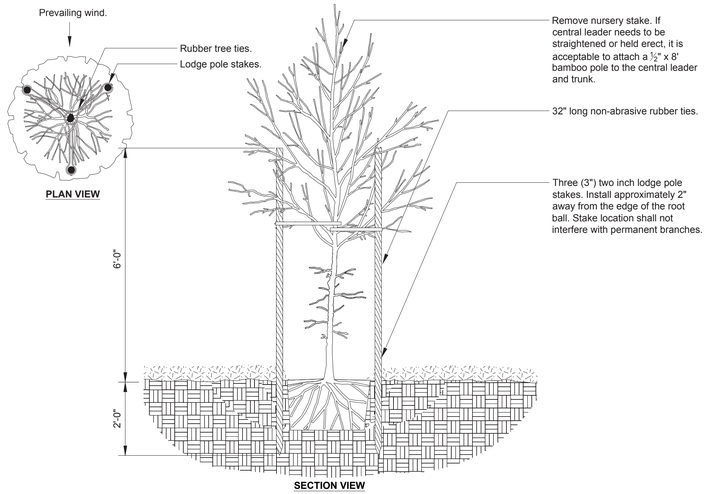
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State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

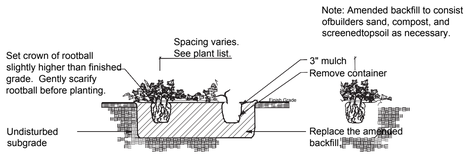
0 5 10 20 40
Scale: 1" = 10'

Prepared By:
Maria Drawdy, PLA

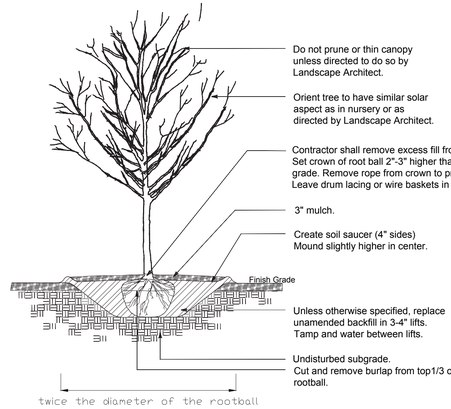
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565



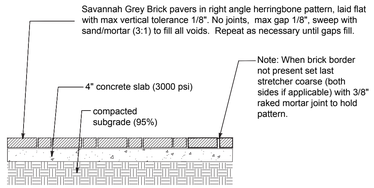
1 L5 Tree Staking - Lodge Poles (3)
Scale NTS



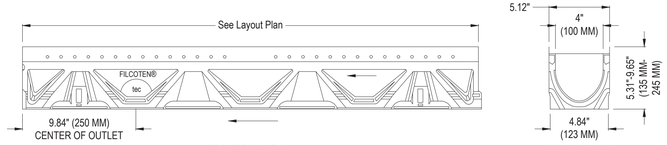
2 L5 Groundcover Planting
Not to Scale



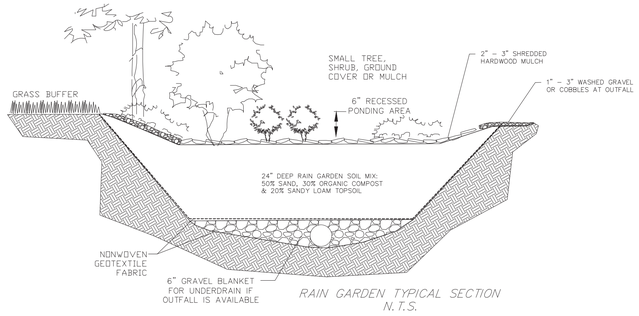
7 L5 Deciduous Tree Planting
Not to Scale



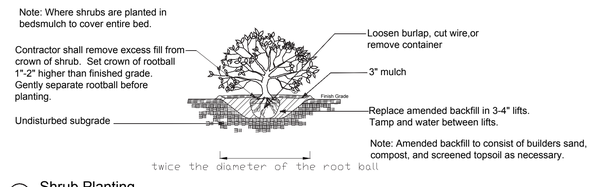
8 L5 Pedestrian Brick Paving on Slab
Scale 1" =1'-0"



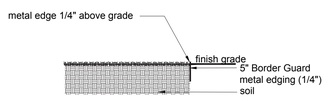
9 L5 Trench Drain
Scale NTS



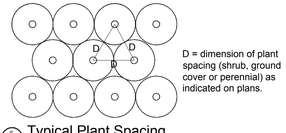
3 L5 Rain Garden
Scale NTS



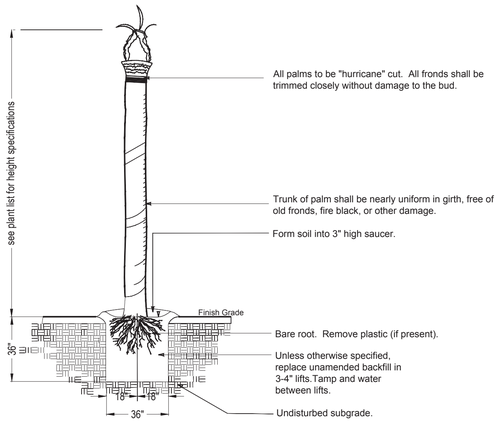
4 L5 Shrub Planting
Not to Scale



5 L5 Metal Edge
Scale NTS



6 L5 Typical Plant Spacing
Not to Scale



10 L7 Palm Tree Planting
Not to Scale



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

Or Approved Equal

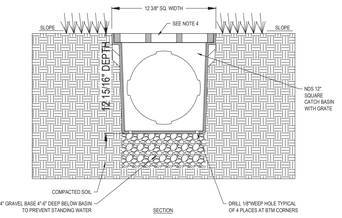
11 L5 Step Light
Scale NTS



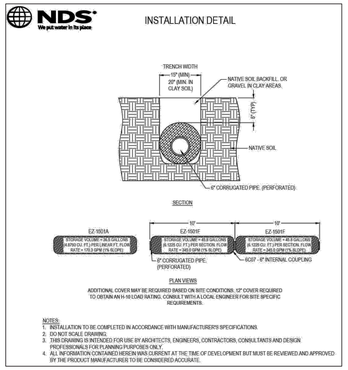
Model: 15014SK-LL - ATLANTIS
SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 4
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

12 L5 Path Light
Scale NTS



13 L5 Area Drain
Scale NTS



14 L5 French Drain
Scale NTS

DETAILS & CUT SHEETS

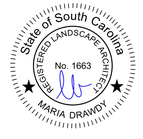
L5

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For
Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

Revised: December 10, 2025



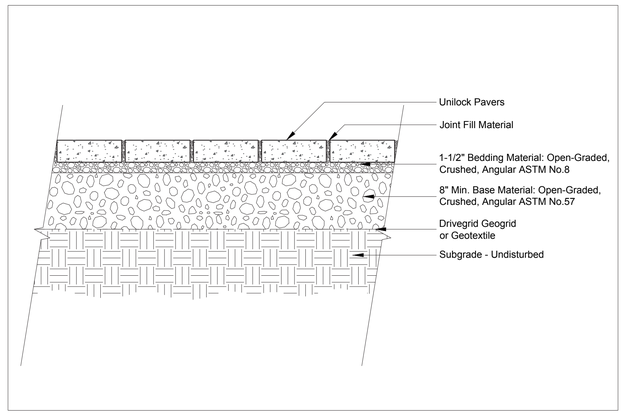


Prepared By:
Maria Drawdy, PLA

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

CROSS SECTION

Permeable Sidewalk (Non-Vehicular)



Note:

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

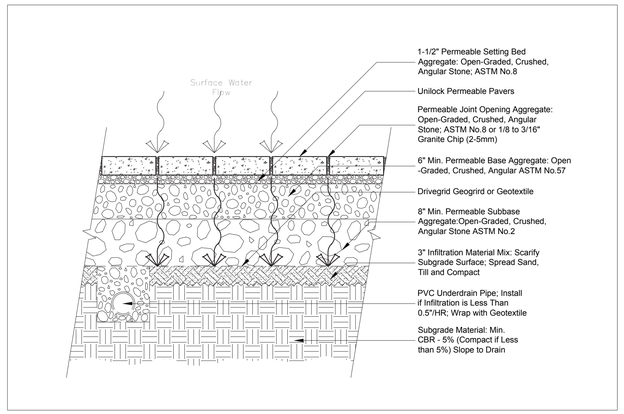
UNILOCK.COM | 1-800-UNILOCK

UNILOCK® PAVERS & WALLS

6 Non Vehicular Permeable Paving
Scale NTS

CROSS SECTION

Permeable Driveway (Medium Duty)



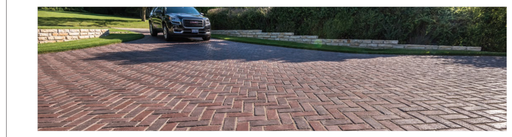
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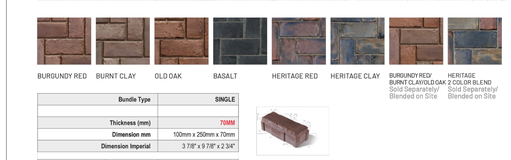
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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UNILOCK® PAVERS & WALLS

2 L6 Medium Duty Permeable Paving
Scale NTS





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

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

ADVANTAGES

PERMEABLE
Can be installed to allow water to flow through

REALA™
Cast from historic brick

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

DRIVE FRIENDLY
Can handle vehicular loads

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

Internal Use Only. TWN ON

UNILOCK

TWN_DS_15_2023

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

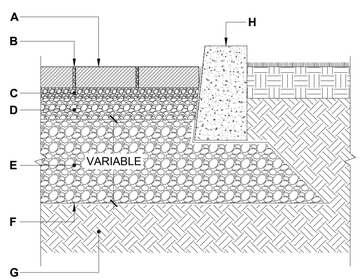
DETAILS & CUT SHEETS

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

Or Approved Equal

TECHO—BLOC

SEGMENTAL
PERMEABLE PAVEMENT
FULL INFILTRATION



CASE No 1 - FULL INFILTRATION

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



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

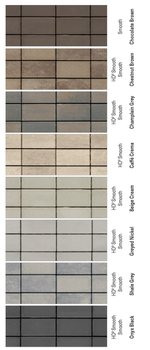
Pallet Overview



Specifications per pallet

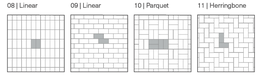
198 units / pallet

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



Laying Patterns Options

08 | Linear 09 | Linear 10 | Parquet 11 | Herringbone



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

NOTES

See page 6 for icons description.

See page 16 for more information about applications.

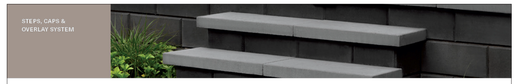
See page 28 to 28 for more technical information. When used in a permeable pavement application, see page 93 to 102 for more technical information.

JOINT WIDTH: ¾" (7 mm)
% OF SURFACE OPENING: 4.8%
INFILTRATION RATE: 670 in./hr (14 475 mm/hr)

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

35

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



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

90 mm

Specifications per pallet	Imperial	Metric
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

60 mm

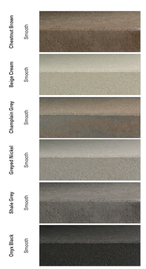
Specifications per pallet	Imperial	Metric
24 units / pallet — Product dimension (L × D × H)	28 × 14 × 2 ⅜	711 × 356 × 60
Cubing	24 units	24 units
Approx. Weight	1 843 lbs	836 kg
Number of rows	8	
Linear coverage per pallet	56 lin. ft	17.07 lin. m
Linear coverage per row	7 lin. ft	2.13 lin. m

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



Pallet Overview - 14" × 28"





NOTES

See page 6 for icons description.

COMPATIBLE WALLS
See page 242 for product compatibility.

COMPATIBLE PILLARS
Pillar 24 (Mini-Creta 3" & 6"), Pillar 24" (Mini-Creta 8" Architectural), Manchester, Prescott 3,25 & 4,5, Raffinato 90 mm & 180 mm smooth.

270

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

L6

Submittal Documents
Not for Construction

FINAL LANDSCAPE DEVELOPMENT PLAN
For

Patrick Mason Custom Homes

Lot 51 Blue Crab Street
Bluffton, SC

Revised: December 10, 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-09-25-019927
Lot 51,4 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. Please see sheet A3.2 showing 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. 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.

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- We have changed the referenced windows to casements

12. Porch Facia: The front and rear porch appear to have two fascia boards with a space in between—it's not clear why. What is the material? Porch ceiling material must be identified.

- Please see detail sheet A5.0 clarifying the porch fascia details and identity of the porch ceiling material

13. 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

14. 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. 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

2. The small nib of hipped roof of the front elevation should be eliminated or further extruded into an appropriately scaled element. Consider simplifying the main roof mass so that the fascia matches.

- We have simplified the main roof mass to omit the "nib" and suggest aligned fascias please see A3 sheets

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 and suggesting a 4-lite pattern. Please refer to the attached cover letter dated 12/04 that addressed HARB comments related to design.

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

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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 final comments

· 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

· 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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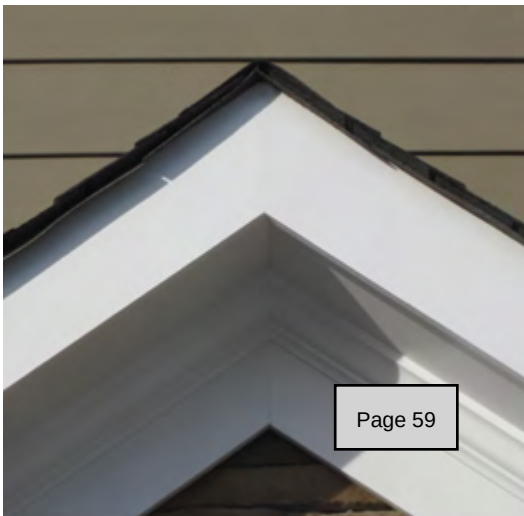
Boral **TruExterior® Trim**

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.

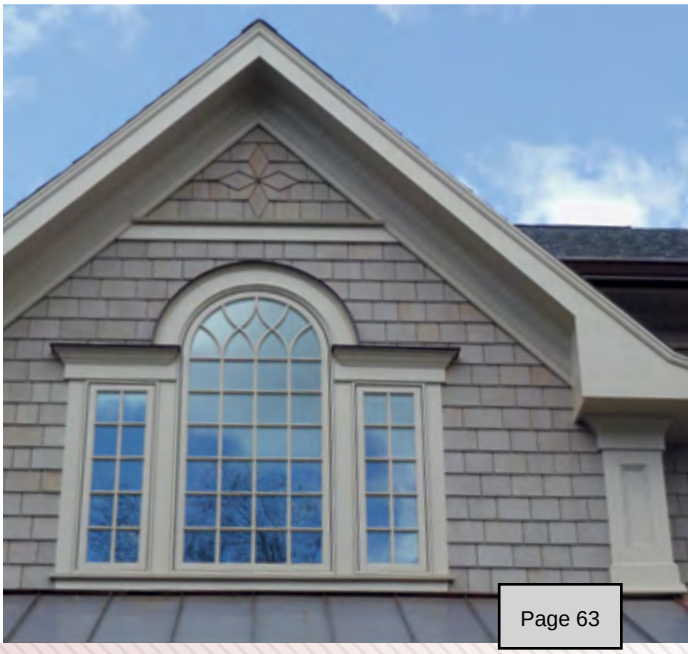
Applications

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

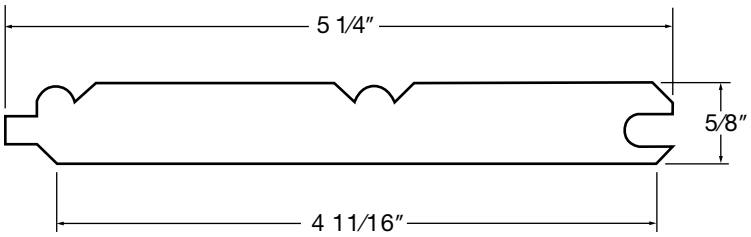
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

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.

- 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®

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.

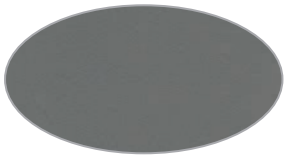
Custom colors and AAMA 2605 colors are available by special order.


Black Fine Texture


Bronze Fine Texture


Brown Fine Texture

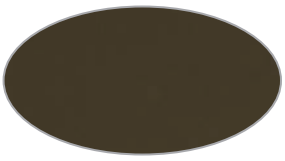

White Fine Texture


Grey Fine Texture

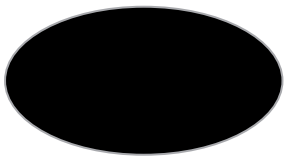
Non Textured Colors

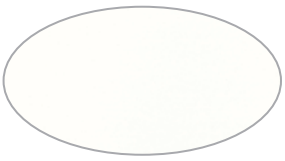

Gloss Beige


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.



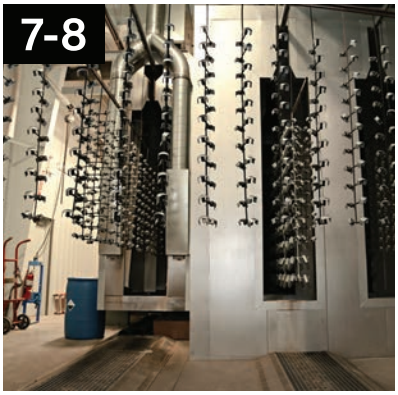
The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.



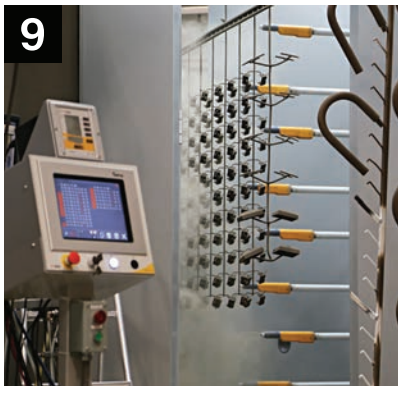
The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.



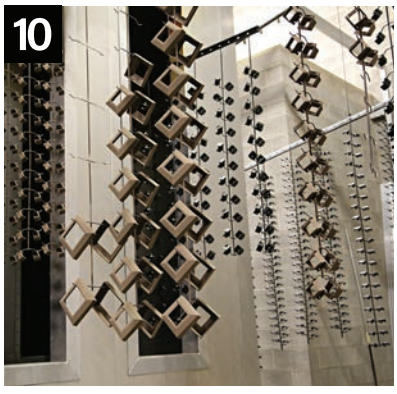
Clean: City water rinse.
Cleaner: Recycling reverse osmosis water rinse
Cleanest: Pure reverse osmosis water rinse
Sealer: Dried-in-place aluminum sealer



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



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



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

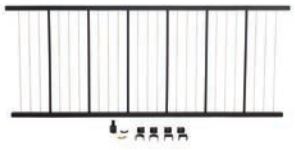


VertiCable (C80) **without Mounts**
5/8″ Round Baluster
1/8″ Stainless Steel Cable

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

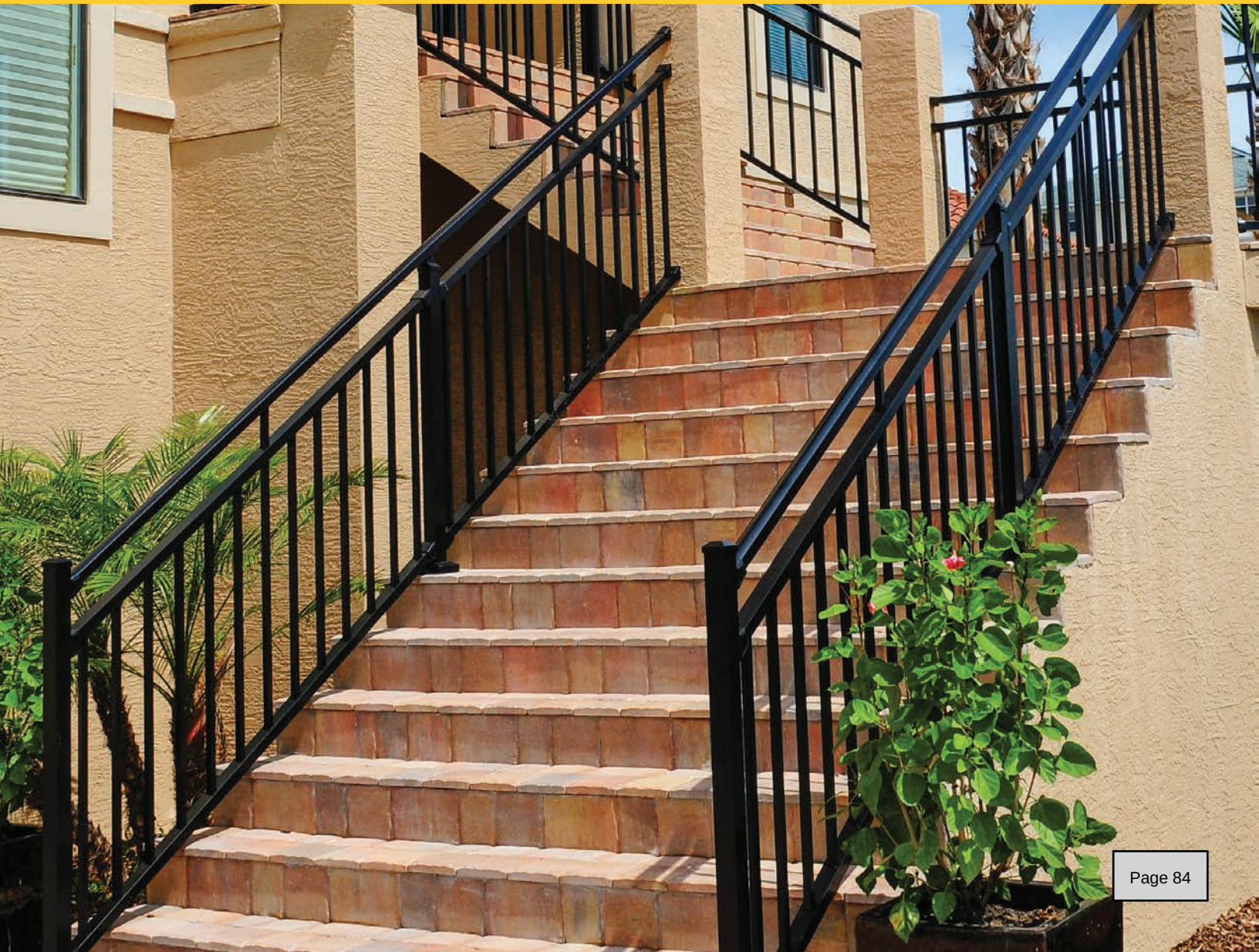


Three Rail Radius Section





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	•	•	•	•	•	•	•





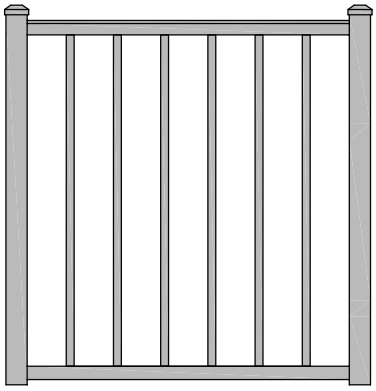
Radius Sections

GATES & HARDWARE

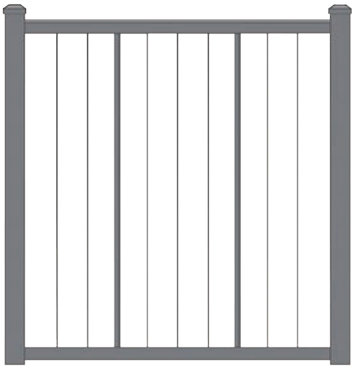
DSI offers matching gates for most Westbury® Aluminum Railing styles*. Gates allow the flexibility to "enclose" your railing area, keeping your family safe from stair hazards and your pets limited to your deck or patio area. All Westbury® C Series gates, with the exception of Veranda (a welded gate),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



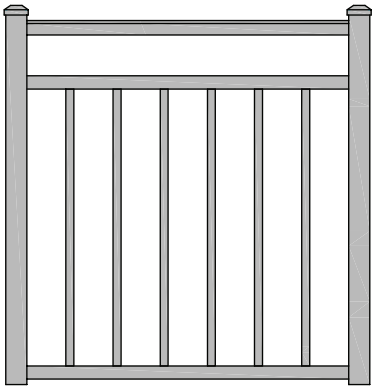
Adjustable Gates



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

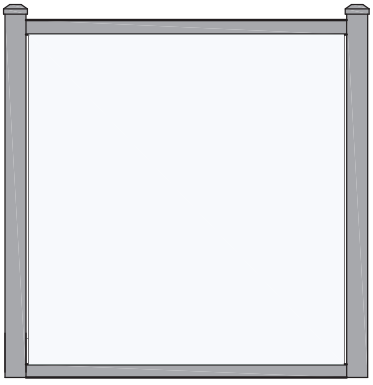


VertiCable®
36"W, 48"W, and 60"W Openings



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



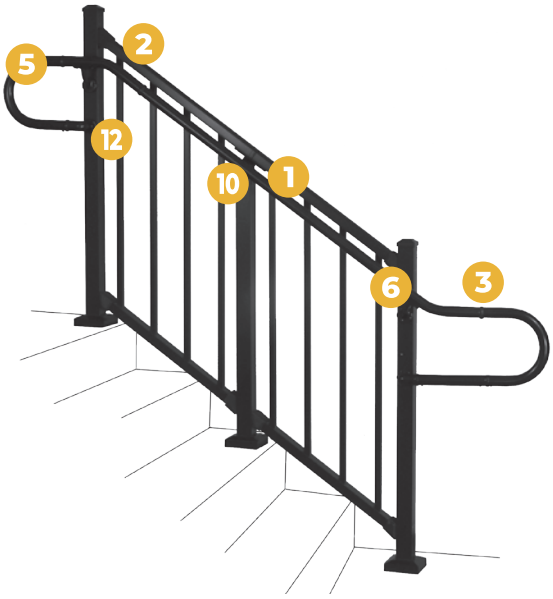


ADA CONTINUOUS HANDRAIL

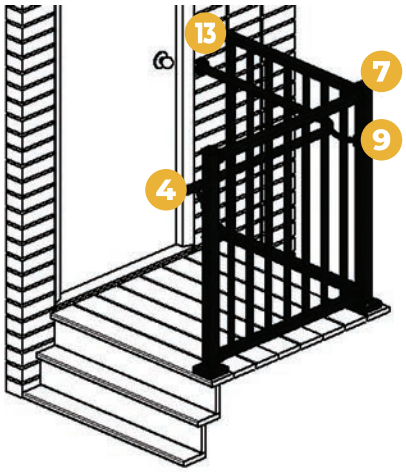
ADA Continuous Handrail is designed to assist individuals with accessibility and mobility concerns. This system offers versatile components and accessories providing the perfect safety solution for stairways, ramps, and decks. ADA Continuous Handrail is easy to install on any surface and is compatible with new or existing railing systems.
Available in 12 DSI Colors (shown on page 2).



Stair Application

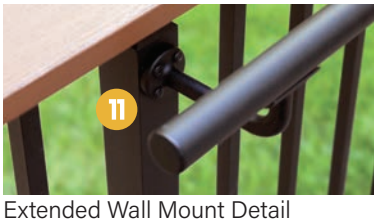


Deck Application





Inside Corner Mount
& 90º Elbow Detail

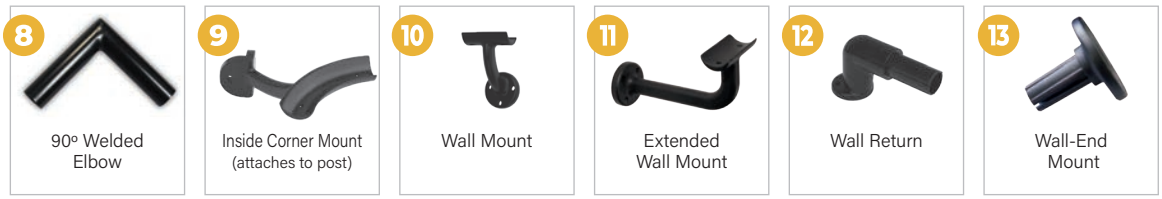


Extended Wall Mount Detail



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.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.


Top Rail Mount


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.

A 6 pack contains
(2) top mounts,
(4) mid/bottom mounts, and screws.

For Stair Racking information visit *westburyrailing.com*


Top Rail Up Mount


Top Rail Down Mount


Mid/Bottom Rail Up Mount


Mid/Bottom Rail Down Mount

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.

A 3 pack contains
(1) top mount,
(1) mid mount,
(1) bottom mount, and screws.


Top Rail Mount


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



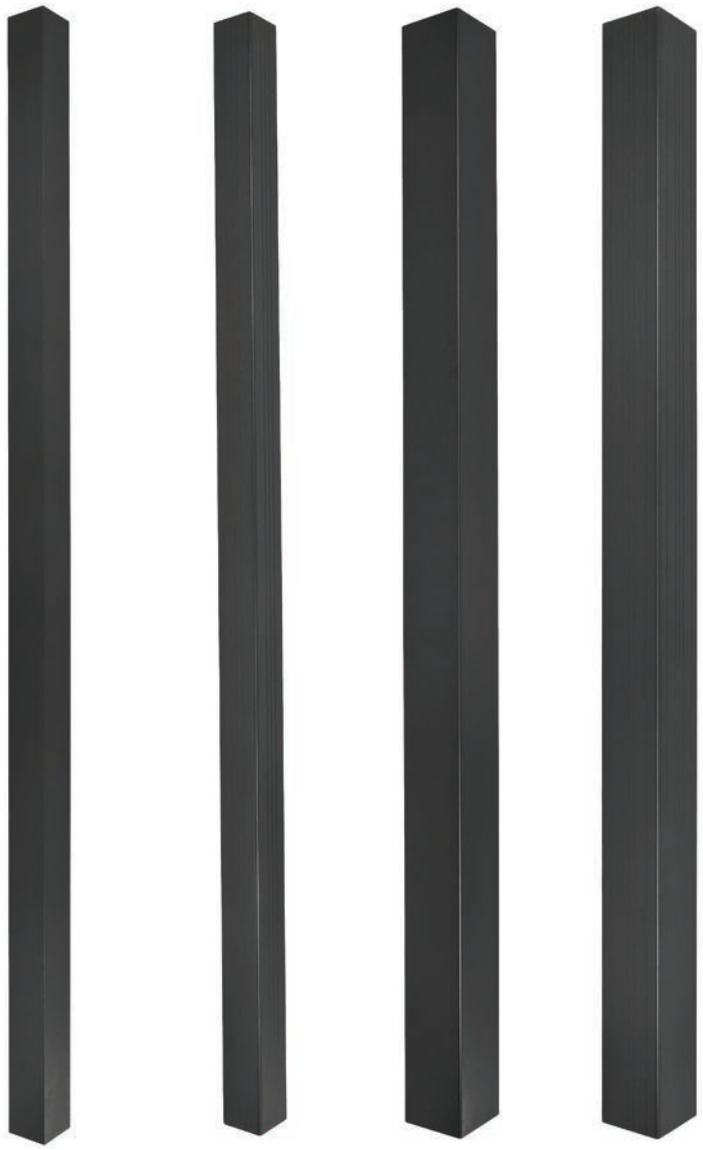
	Residential 2" Post (.090" wall)	Residential 2" Crossover Post (.090" wall)	2" Heavy Duty Post (.093" wall)	2" Heavy Duty Crossover Post (.093" wall)	2-1/2" Power Post (.125" wall)	2-1/2" Crossover Power Post (.125" wall)
Heights	45", 51", 55", 61"	42", 48"	45", 51", 55", 61"	42", 48"	45", 51", 55", 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

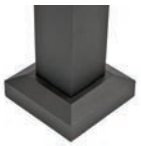


Flat Cap
2″, 2-1/2″, 3″, 4″, 6″



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

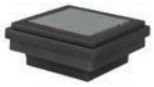


Riser Light

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



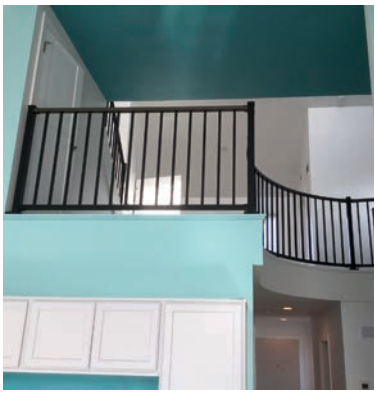
Multiple Color Rails and Balusters



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

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MADE IN THE USA

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ATTACHMENT 9

METAL ROOF
McElroy Metals - Dark Bronze

FRONT DOOR
Mahogany Wood

COLUMNS, TRIM, FASCIA & GARAGE DOOR
Sherwin Williams - Pure White (SW7005)

BRICK
Savannah Gray

FOUNDATION & CHIMNEY
Tabby Stucco

BOARD & BATTEN & LAP SIDING
Sherwin Williams - Snowbound (SW7004)

WINDOWS
Marvin - Bronze

SHINGLE SIDING
Sherwin Williams - Knitting Needles (SW7672)



LOT 51 - BLUE CRAB PRIVATE RESIDENCE

4 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910
BUILDING ELEVATIONS
10.03.2025

COURT ATKINS GROUP

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	February 4, 2026
PROJECT:	COFA 08-25-019913 28 Wharf Street Main Residence (Remodel & Addition) Carriage House (New Construction)
APPLICANT:	Malcolm Claxton
PROPERTY OWNER:	JRA Holdings, LLC
PROJECT MANAGER:	Charlotte Moore, 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 renovation and minor expansion of an existing 1-story house of approximately 1,157 SF to 1,508 SF and construction of a new 2-story detached Carriage House of approximately 768 SF located at 28 Wharf Street in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD).

INTRODUCTION: The subject property includes an existing 1-story house that, according to Beaufort County property records, was built about 1960. The house features stucco-coated exterior walls on a vented pier foundation and includes a covered partial façade front porch underneath a hip roof.

The proposed plan would preserve the house and expand it by approximately 473 SF from the front façade, including an approximately 122 SF covered porch. The structure has characteristics of a Medium House building type but exceeds the maximum footprint of 1,300 SF by approximately 200 SF. Therefore, the main structure is reviewed as an Additional Building Type.

The main structure will continue to have a vented pier foundation, but the roof style will change to a front-facing gable with shed roof extensions at the front and rear gables. The structure features Hardie horizontal lap siding, Hardie trim, wood columns, and 2-over-2 single hung/awning vinyl windows with wood shutters.

The Carriage House will be a 2-story structure underneath a side-facing gable roof constructed in the rear of the main structure. A residential unit will be located over a single

bay garage and be accessed via an exterior staircase. The Carriage House features materials that are consistent with the main structure and will have a combination of Hardie horizontal lap siding and board and batten siding, as well as wood doors and a metal (aluminum) garage door. The shed roof over the garage will be 5-V crimp supported by pressure treated wood brackets.

A new oyster shell driveway will be installed at the north side of the property which will require the relocation of existing utilities. A conceptual landscape plan was provided but must be updated to show the relocated utilities, existing trees, any trees to be removed, as well as compliance with applicable sub-sections of UDO Sec. 5.3. to include foundation plantings for the main structure (UDO Sec. 5.3.7.E.).

This project was presented to the Historic Preservation Review Committee for conceptual review at the September 29, 2025 and December 22, 2025 meetings and comments were provided to the Applicant (See Attachment X for most recent comments).

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

      Old Town Bluffton Historic District is a locally designated historic district. The proposed expansion of the existing structure and new construction has been designed to be sympathetic to the architectural character of the neighboring structures and the Old Town Bluffton Historic District.

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

of the UDO. The new construction will be in conformance with those standards if the conditions noted in #2 of this Section are met.

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

   a. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

      1) **Meter Screens:** In place of meter screens, the use of appropriate landscaping to screen the meters at the main structure and carriage is recommended to serve as a "softer" screen and to allow better access for servicing.

      2) **Porch Skirting and Vents:** The infill material between the porch piers is not identified on the plans but may be Hardie board (as noted on the COFA application). Clarification is needed. Vents to be used in the panels are proposed to be louvered aluminum or steel. While the UDO does not specify required materials, metal vents are not characteristic of Old Town Historic District (UDO Sec. 5.15.6.O.). The HPC is requested to make a determination of appropriateness regarding this material.

      3) **Eaves:** Enclosed eaves are proposed for the main structure and carriage house. Hardi board beaded soffits are proposed for the main structure; "cedar milled vented soffit[s]" are proposed for the carriage house and the configuration is not noted. The carriage house soffit should match the main structure soffit.

      4) **Carriage House Wall Cladding:** A combination of horizontal lap siding and board and batten is proposed. As the carriage house is a small structure, it is recommended that the board and batten siding be changed to horizontal lap siding.

      5) **Trees and Landscaping**: The landscape plan does not include an existing tree survey, show trees that may be removed, nor does it demonstrate compliance with the foundation plantings required by UDO Sec. 5.3. The Landscape Plan must also demonstrate 75% tree canopy coverage at maturity.

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

Finding. Town Staff finds the nature and character of the remodel and new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale are appropriate for the location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties.

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

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

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete 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 noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Replace the wood panels with appropriate landscaping to screen the meters.
2. Identify the material for the infill panels between the porch piers.
3. Change the carriage house soffit to match the main structure soffit.
4. Change the board and batten siding on the carriage house to horizontal lap siding.
5. Provide a revised landscape plan that includes a tree survey, trees to be removed, compliance with required foundation plantings, and demonstration that 75% tree canopy coverage at maturity will be provided (UDO Sec. 5.3).

Additionally, the HPC is requested to make a determination regarding the appropriateness of the following:

1. Metal foundation vents at the main structure.

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

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

ATTACHMENTS:

1. Application & Narrative
2. Location Map
3. Photos
4. Survey and Site Plan
5. Architectural Plan
6. Landscape Plan
7. Manufacturer's Cut Sheet
8. HPRC Comments 12.22.2025

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

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

Applicant	Property Owner
Name: Malcolm Claxton	Name: David Meeder
Phone: 843-469-5201	Phone: 843-384-5028
Mailing Address: 9 Hidden Lakes Ln Bluffton, S.C 29910	Mailing Address:
E-mail: claxtons1248@gmail.com	E-mail: dbmeeder@gmail.com
Town Business License # (if applicable):	

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

Project Name: 28 Wharf St. - Remodel	Conceptual: ☐	Final: ☐	Amendment: ☐
Project Address: 28 Wharf Street	Application for:		
Zoning District: Neighborhood General - HD	☐ New Construction		
Acreage: 0.13 acres	☑ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610039000A01820000	☐ Relocation		

Project Description: A full exterior and interior renovation of the existing residence, including structual additions and a garage carriage house w/ driveway

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: DB Meeder Date: 12/10/25

Applicant Signature: Malcolm Clax Date: 12/10/25

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):	single family home		
Building Setbacks	Front:	Rear:	Rt. Side:	Lt. Side:

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	1157 sqft	1629 sqft
Ancillary	Carriage House	n/a	538 sqft
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	2167
Impervious Drive, Walks & Paths	40
Open/Covered Patios	included in Building footprint
A. TOTAL IMPERVIOUS COVERAGE	2207
B. TOTAL SF OF LOT	5759
% COVERAGE OF LOT (A/B= %)	38%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	foundation walls / tabby CMU piers	Columns	6x6 PT w/ James Hardie trim
Walls	James Hardie Siding	Windows	YKK - vinyl - SH
Roof	Architectural Asphalt Shingles	Doors	Hemlock Fir Wood
Chimney	n/a	Shutters	wood
Trim	James Hardie trim	Skirting/Underpinning	tabby wall foundation / cmu piers, Hardie board
Water table	James Hardie / aluminum flashing	Cornice, Soffit, Frieze	James Hardie
Corner board	James Hardie	Gutters	none
Railings	wood PT	Garage Doors	aluminum / steel
Balusters	wood PT	Green/Recycled Materials	none
Handrails	wood PT		

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.

N/A

N/A

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

Concept	Final	
☑	☐	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☑	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☑	☐	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☑	☐	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☑	☐	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☑	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☒ N/A	☒	**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).**
☒ N/A	☒	**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).

Malcolm Claxton — 12/10/25

Signature of Property Owner or Authorized Agent — Date

Malcolm Claxton

Printed Name of Property Owner or Authorized Agent

Malcolm Claxton — 12/10/25

Signature of Applicant — Date

Malcolm Claxton

Printed Name of Applicant

JRA Holdings LLC

1 Estill Beach Lane

Bluffton SC 29910

EIN # 57-107-0562

RE: 28 Wharf. Bluffton SC 29910

To whom it may concern,

JRA Holdings, LLC is owned and managed by David B. Meeder so he can act as owner for decisions regarding the LLC's property at 28 Wharf St Bluffton SC.

Further Malcolm Claxton has been granted authority to aid with planning and permitting the remodeling of the property with the Town of Bluffton. Malcolm can therefore speak for David Meeder in his absence.

If there are any question or if you need any additional information or documentation please email me dbmeeder@gmail.com

Or my cell is (843) 384-5028

Thanks so much

David B. Meeder 1-28-26

28 Wharf St, Bluffton, S.C 29910
Construction Remodel Narrative

This construction project located at 28 Wharf St involves a full exterior and interior renovation of the existing residence, including structural additions, exterior/interior upgrades, and landscaping enhancements. The scope of work includes the following key components:

1. **Exterior Renovation**
   The existing stucco tabby exterior will be fully removed and replaced with new **James Hardie fiber cement siding** to improve both the aesthetic appeal and long-term durability of the home. The new siding will be installed in accordance with manufacturer specifications to ensure weather resistance and proper ventilation.
2. **Addition of Third Bedroom & Porch Extension**
   A new addition will be constructed to create a **third bedroom**, increasing the home's livable square footage and functionality. This addition will be integrated seamlessly into the existing structure and will bring the home's footprint forward to match the culture of the street.
3. **Roof Replacement**
   The existing roof will be completely removed and replaced with a **new asphalt shingle roof** featuring **30-year architectural shingles**. The new roofing system will include updated underlayment, flashing, and ventilation components to meet current building codes and improve energy efficiency.
4. **New Driveway Installation**
   A **new shell driveway** will be constructed on the **right side of the property**, providing additional off-street parking and improved access to the home. Grading and drainage will be addressed to ensure proper water runoff and prevent pooling.
5. **Interior Renovation**
   The interior of the home will undergo a comprehensive remodel. This will include updates to flooring, drywall, paint, lighting, and fixtures throughout. Kitchens and bathrooms will be modernized to reflect current design standards and improve functionality.
6. **Landscaping Improvements**
   The entire property will be **re-landscaped** to complement the renovated exterior and new construction. This will include new sod (where needed), planting beds, walkways, and potentially updated irrigation systems to create a cohesive and welcoming outdoor environment.
7. **Garage Addition** A new two-story garage carriage house to be built on the back of the property to create covered parking and additional living space. Matching similar garage builds on Wharf St.

LOCATION MAP

28 Wharf Street

Neighborhood General-HD District





FRONT - 28 Wharf St



FRONT RIGHT CORNER - 28 Wharf St



Back - 28 Wharf st



Back Right Corner - 28 Wharf st



Front Left Corner - 28 Wharf Street

REFERENCE PLAT

PARCEL 181B
N/F
NARISSA CARINE GRANT
#23

GERRARD AVENUE 30' R/W

PARCEL 182A
#27

IPF
1 1/2"
PIPE
DISTURBED

IPS
1/2"
REBAR

WELL TO BE CAPPED & ALL COMPONENTS BE REMOVED

PARCEL 181A
N/F
NARISSA CARINE GRANT
#26

S75°57'23"E 35.4'

OYSTER SHELL DRIVEWAY

PARCEL 182
LOT 1
5,759 sq. ft.
0.13 acres

UTILITIES TO BE RELOCATED

105.00'

58.16'

N09°25'47"E

62.0'

OYSTER SHELL DRIVEWAY

TWO STORY HARDI-PLANK SIDING GARAGE W/ LOFT

ONE STORY HARDI-BOARD SIDING RESIDENCE

CONCRETE WALKWAY

COVERED PORCH

H/P

S79°21'35"E 104.60'

S09°31'20"W 51.92'

WHARF STREET 30' R/W

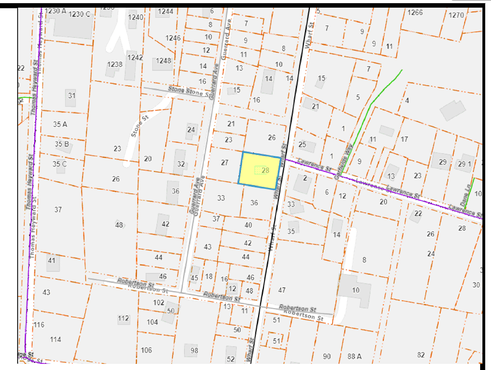
EDGE OF PAVEMENT

CENTER OF ROAD

IPS
1/2"
REBAR

TBM SET
NAIL IN
POWER POLE
ELEV.=24.60'
NAVD 88

PARCEL 424
LOT 2



LOCATION MAP NOT TO SCALE

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- – XFMER – TRANSFORMER
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- H/P – HEAT PUMP
- – GAS VALVE
- – WATER SPIGOT
- – ELECTRIC METER
- – WATER VALVE
- – WATER LATERAL
- – WATER METER
- – IRRIGATION CONTROL VALVE
- – SEWER AIR VACUUM
- – SEWER MAIN
- – SEWER VLAVE
- – METER PANEL
- – 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
- – GRINDER PUMP
- – GRATE INLET
- – GYARD INLET
- – WELL
- – SEWER LATERAL
- – SANITARY SEWER MANHOLE

TREE LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISED 2/20/2024 TO REMOVE SHEDS.

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 24-567-LOT1

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DAVID MEEDER

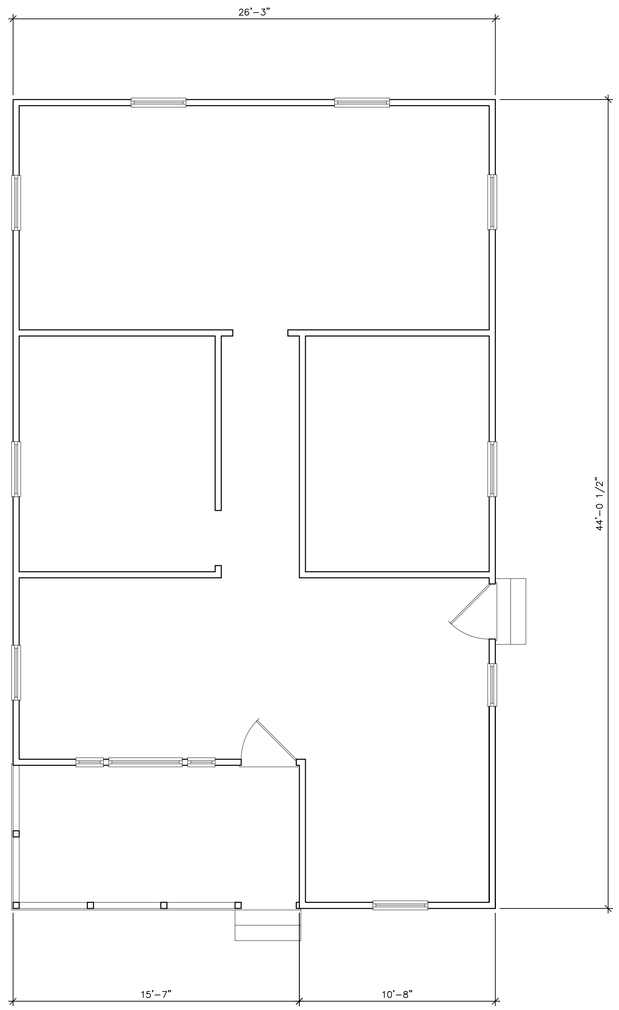
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 182
GUERRARD AVENUE, DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 182

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 Plats:
1.) PLAT BOOK 165 AT PAGE 91

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: FEBRUARY 19, 2025

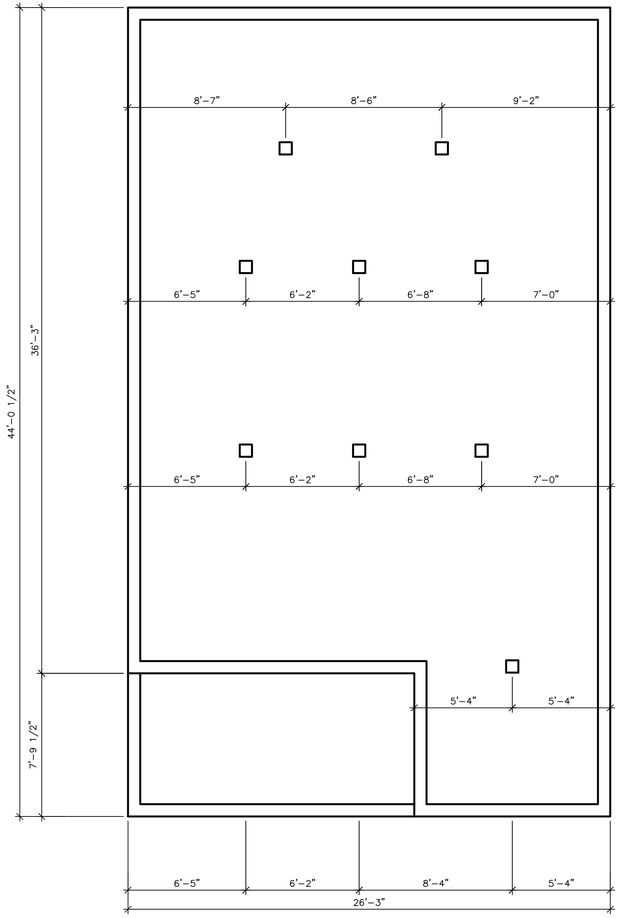


EXISTING FLOOR PLAN

1/4"=1'–0"

SQUARE FOOTAGE SUMMARY

HEATED	1035 S.F.
PORCH	122 S.F.
TOTAL	1157 S.F.



EXISTING FOUNDATION PLAN

1/4"=1'–0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

J. BREWTON DRAFTING
JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843–247–3184

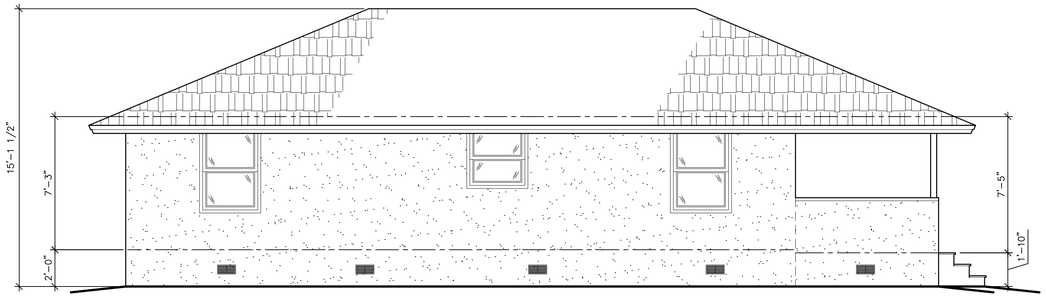
EXISTING FOUNDATION & FLOOR PLAN

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

PROJECT NO: 2513
DRAWN BY: JMB
CHECK'D BY: JMB
SCALE: AS NOTED
DATE: 10–20–25

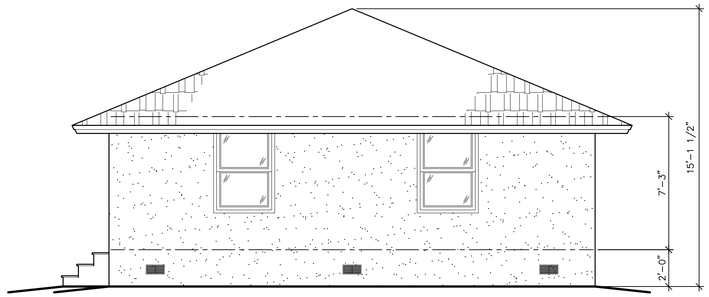
ARCHITECTURAL

1



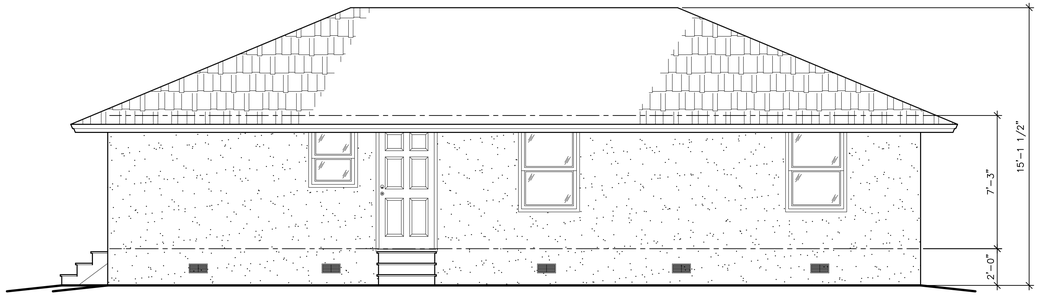
EXISTING LEFT SIDE ELEVATION

1/4"=1'-0"



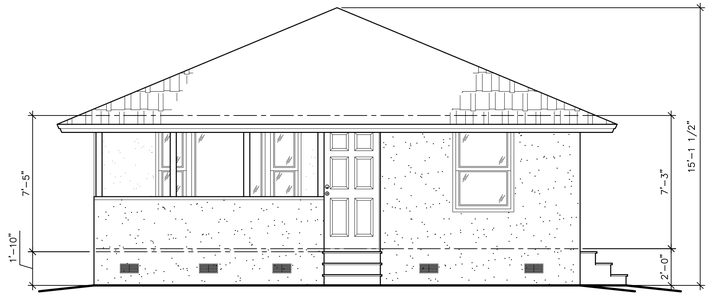
EXISTING REAR ELEVATION

1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4"=1'-0"



EXISTING FRONT ELEVATION

1/4"=1'-0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

J. BREWTON DRAFTING

JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

EXISTING ELEVATIONS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

DRAWN BY: JMB
CHECK'D BY: JMB

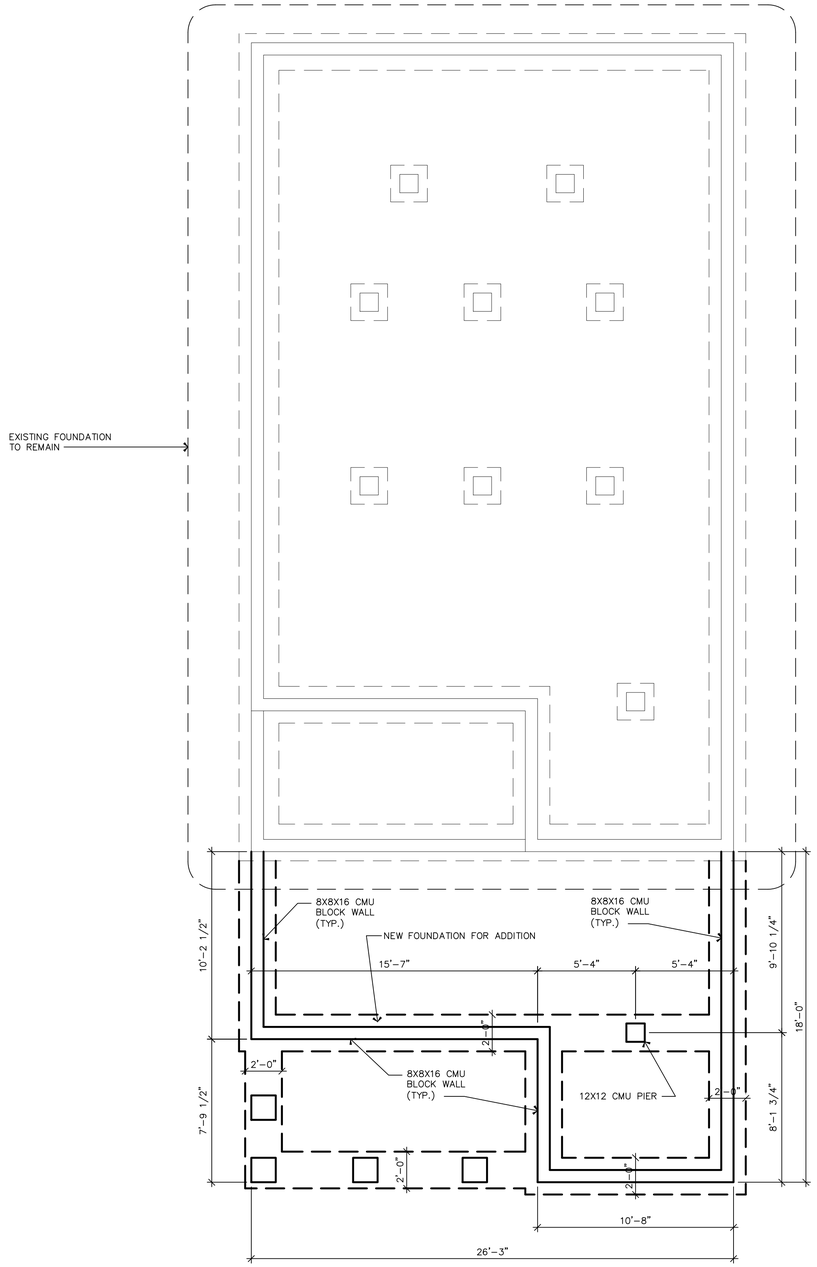
PROJECT NO. 2513

SCALE: AS NOTED

DATE: 10-20-25

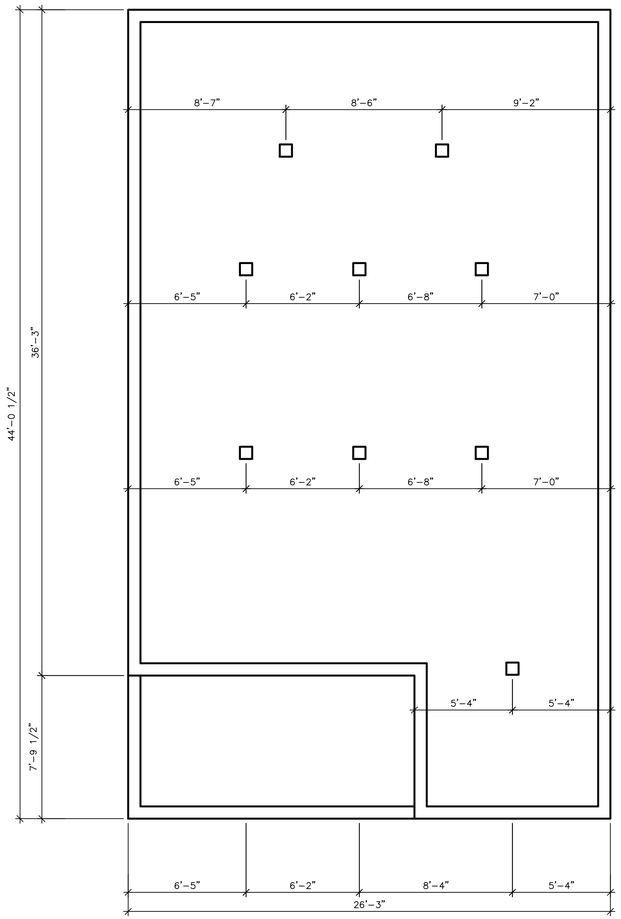
ARCHITECTURAL

2



FOUNDATION PLAN

1/4"=1'-0"



EXISTING FOUNDATION PLAN

1/4"=1'-0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

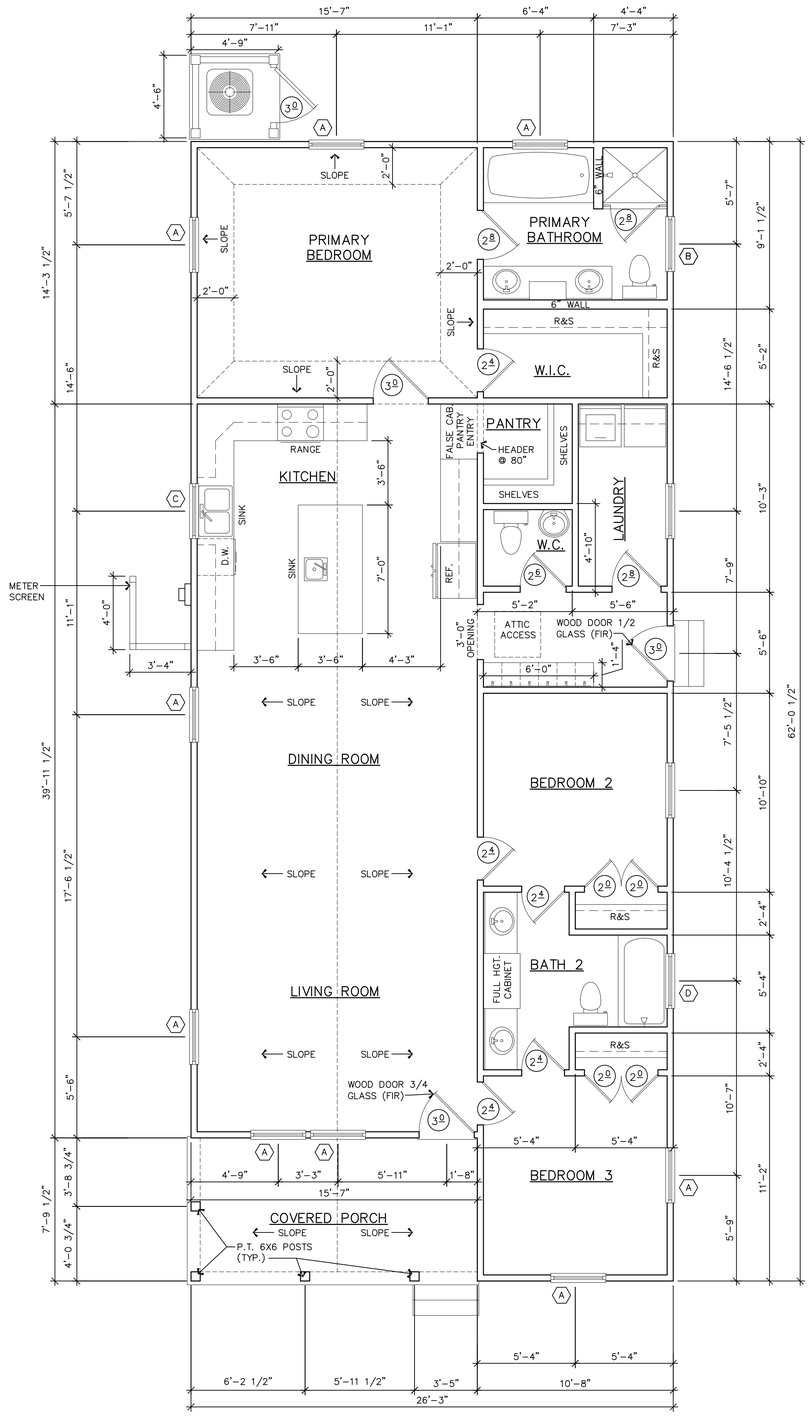
J. BREWTON DRAFTING
JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

EXISTING AND NEW FOUNDATION PLANS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

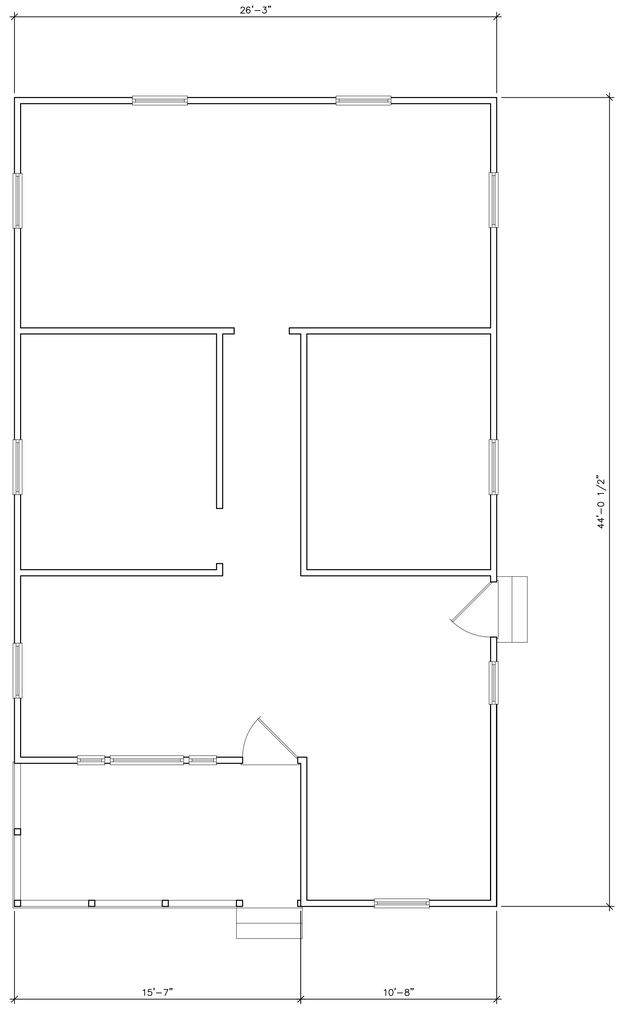
PROJECT NO: 2513
DRAWN BY: JMB
CHECK'D BY: JMB
SCALE: AS NOTED
DATE: 01-03-26

ARCHITECTURAL
3



FLOOR PLAN

1/4"=1'-0"



EXISTING FLOOR PLAN

1/4"=1'-0"

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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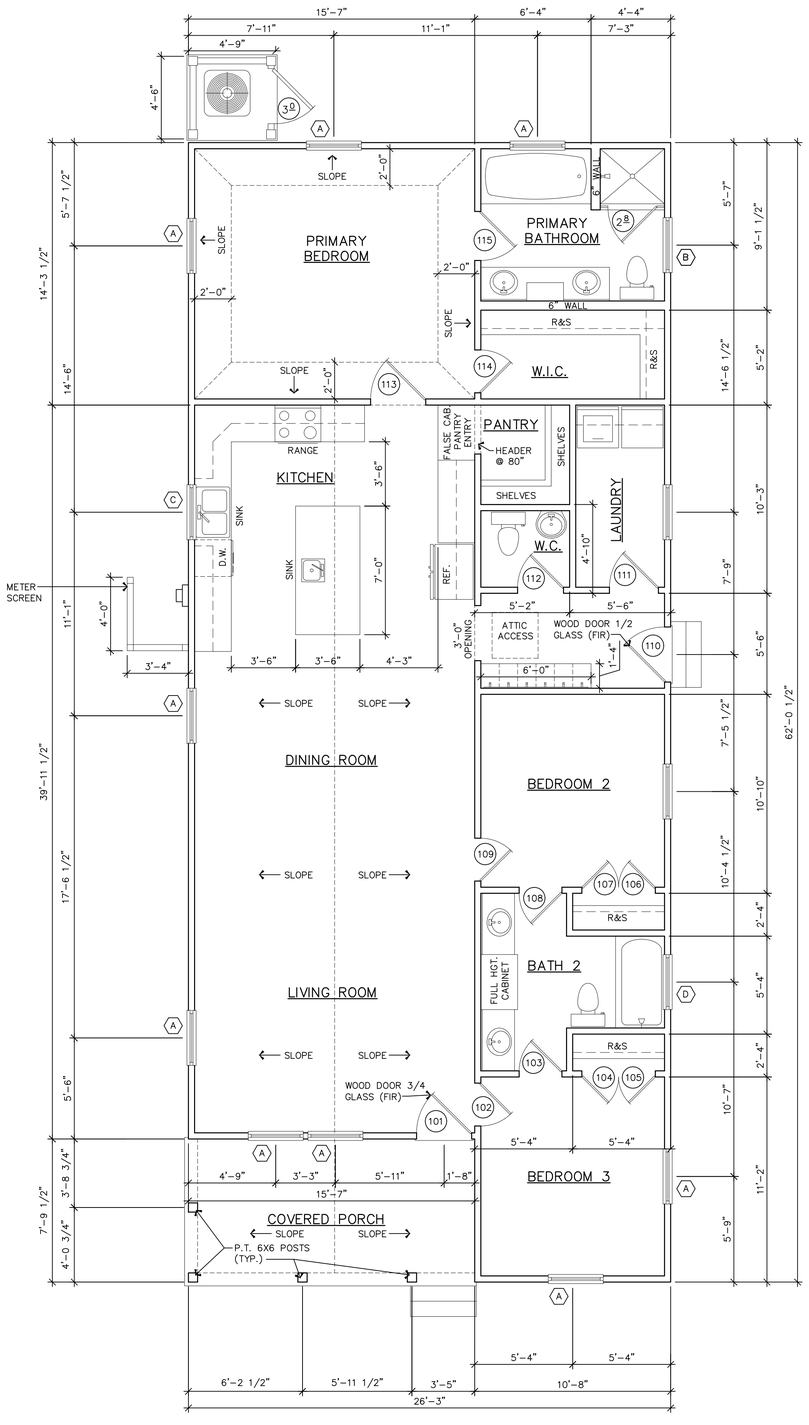
EXISTING AND NEW FLOOR PLANS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

PROJECT NO: 2513
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DATE: 01-03-26

ARCHITECTURAL

4



WINDOW SCHEDULE

MARK	SIZE	STYLE	DP RATING	REMARKS
A	3'-0" X 5'-0"	SINGLE HUNG	60	VINYL
B	3'-0" X 5'-0"	SINGLE HUNG	60	VINYL W/TEMPERED GLASS
C	3'-0" X 3'-0"	SINGLE HUNG	60	VINYL
D	3'-0" X 1'-6"	AWNING	60	VINYL

DOOR SCHEDULE

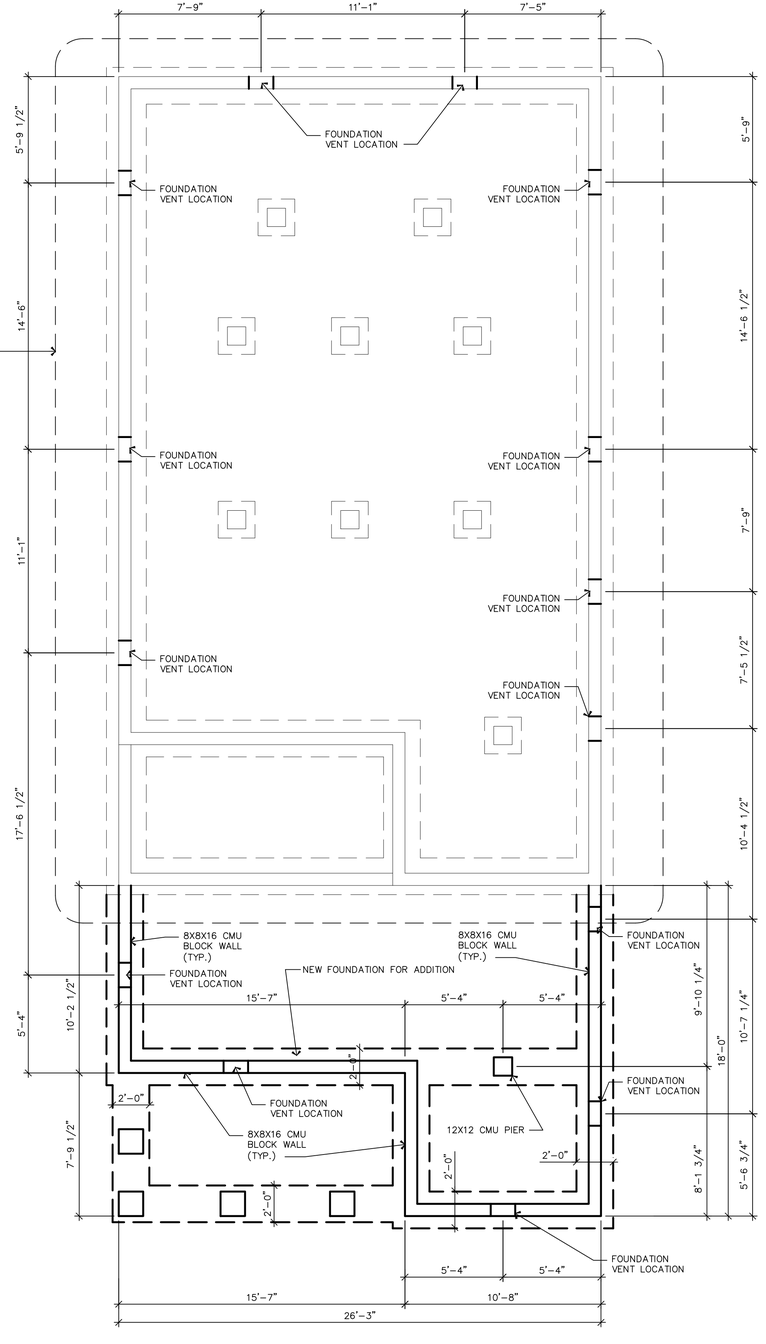
MARK	SIZE	STYLE	DP RATING	REMARKS
101	3'-0" X 6'-8"	ENTRY	60	SOLID CORE, WOOD FIR, 3/4 GLASS
102	2'-4" X 6'-8"	INTERIOR	N/A	ALUMINUM
103	2'-4" X 6'-8"	INTERIOR	N/A	SOLID CORE, WOOD FIR
104	2'-0" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
105	2'-0" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
106	2'-0" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
107	2'-0" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
108	2'-4" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
109	2'-4" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
110	3'-0" X 6'-8"	ENTRY	60	SOLID CORE, WOOD FIR, 1/2 GLASS
111	2'-8" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
112	2'-6" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
113	3'-0" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
114	2'-4" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
115	2'-8" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR

SQUARE FOOTAGE SUMMARY

HEATED	1507 S.F.
PORCH	122 S.F.
TOTAL	1629 S.F.

FLOOR PLAN

1/4"=1'-0"



FOUNDATION PLAN

1/4"=1'-0"

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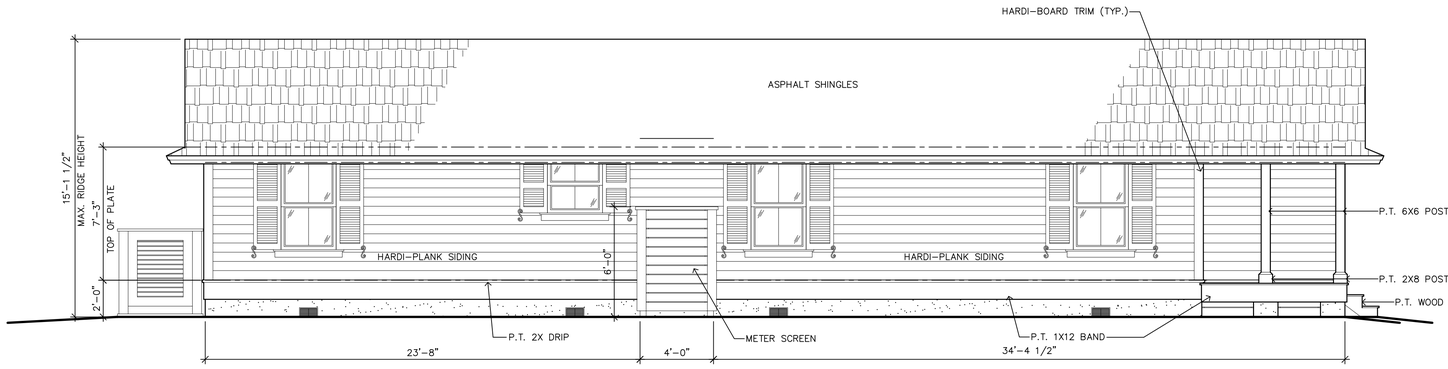
J. BREWTON DRAFTING
JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

NEW FOUNDATION AND NEW FLOOR PLANS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

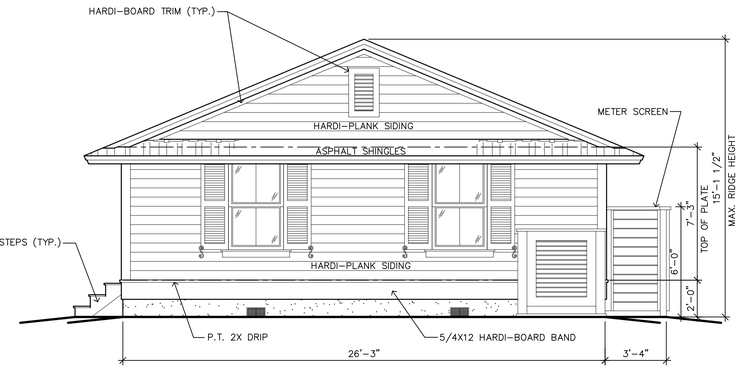
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5



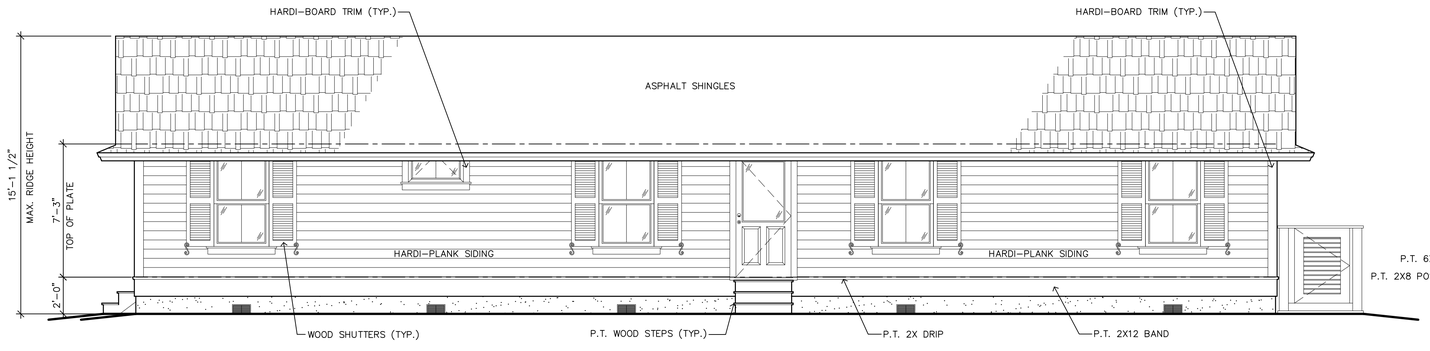
LEFT SIDE ELEVATION

1/4"=1'–0"



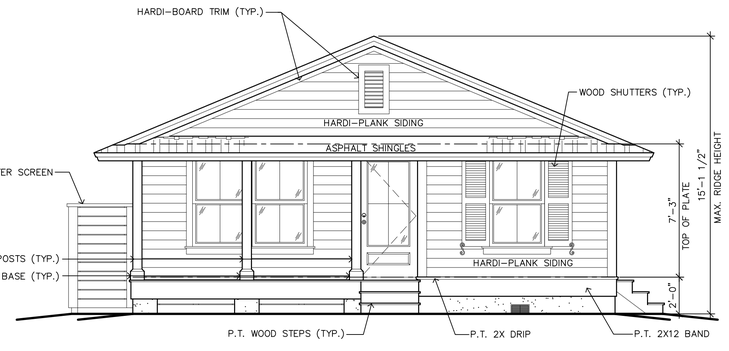
REAR ELEVATION

1/4"=1'–0"



RIGHT SIDE ELEVATION

1/4"=1'–0"



FRONT ELEVATION

1/4"=1'–0"

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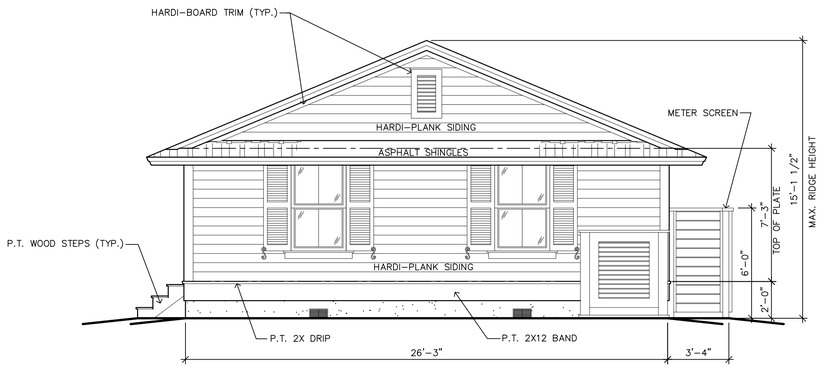
NEW ELEVATIONS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

PROJECT NO: 2513
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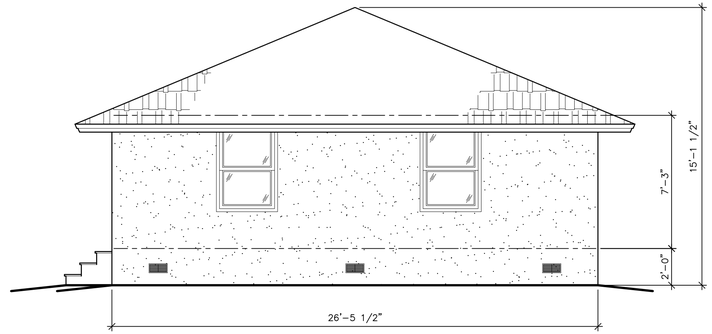
ARCHITECTURAL

6



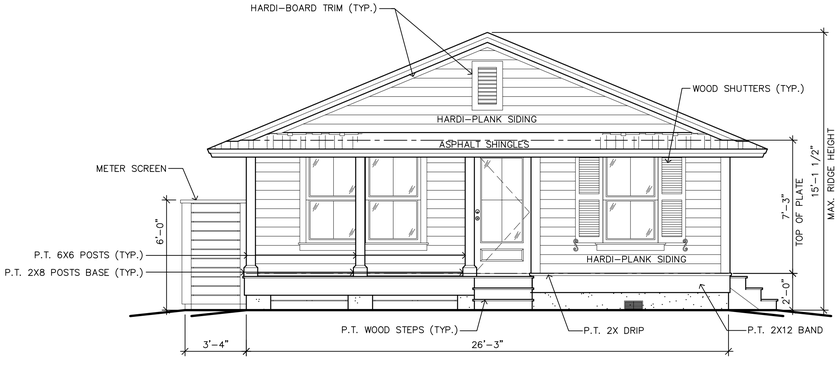
PROPOSED REAR ELEVATION

1/4"=1'-0"



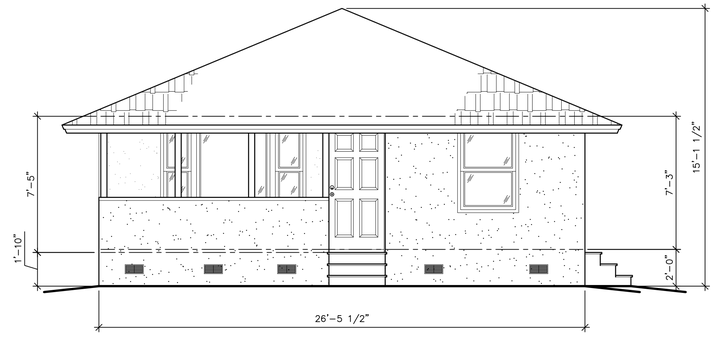
EXISTING REAR ELEVATION

1/4"=1'-0"



PROPOSED FRONT ELEVATION

1/4"=1'-0"



EXISTING FRONT ELEVATION

1/4"=1'-0"

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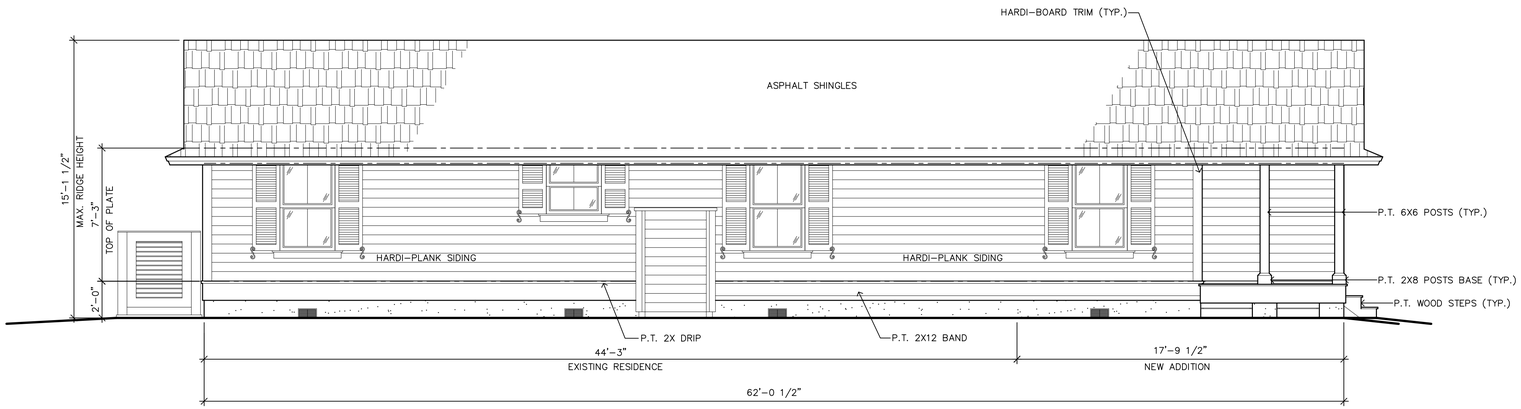
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JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

EXISTING AND NEW FRONT AND REAR ELEVATIONS

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

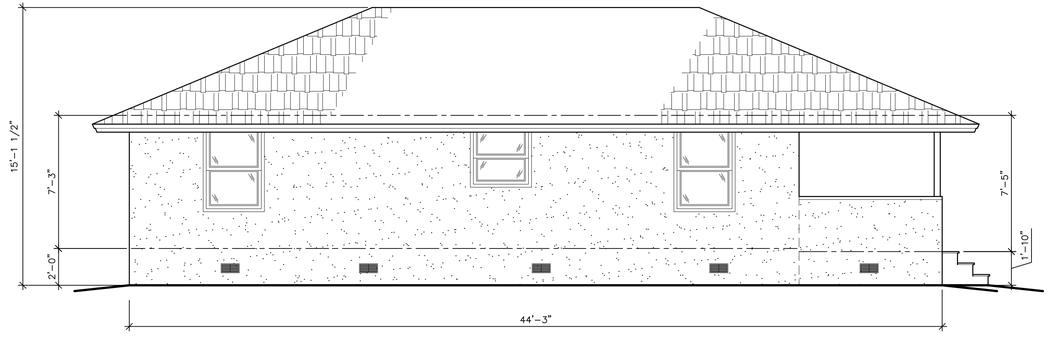
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7



PROPOSED LEFT SIDE ELEVATION

1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION

1/4"=1'-0"

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EXISTING AND NEW LEFT SIDE ELEVATIONS

A NEW CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

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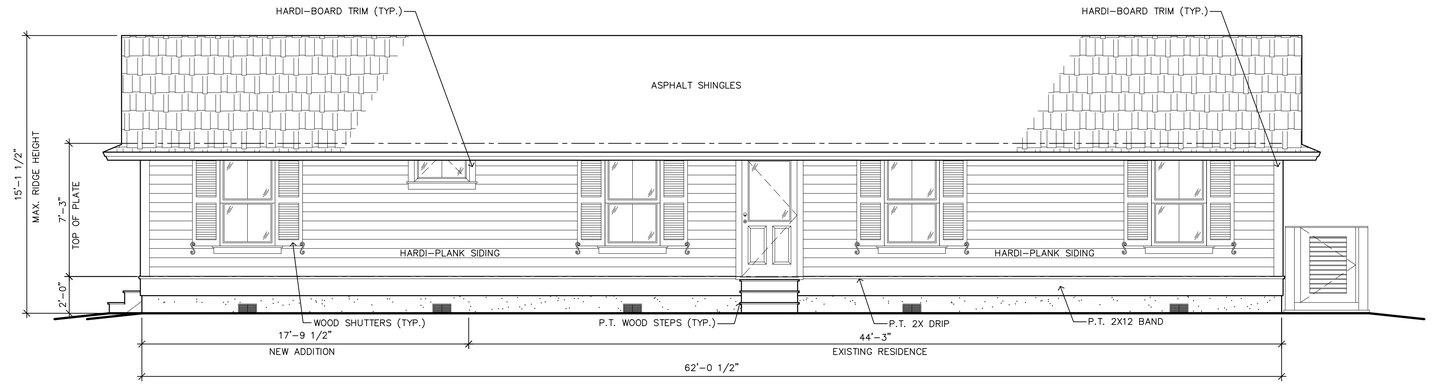
PROJECT NO: 2513

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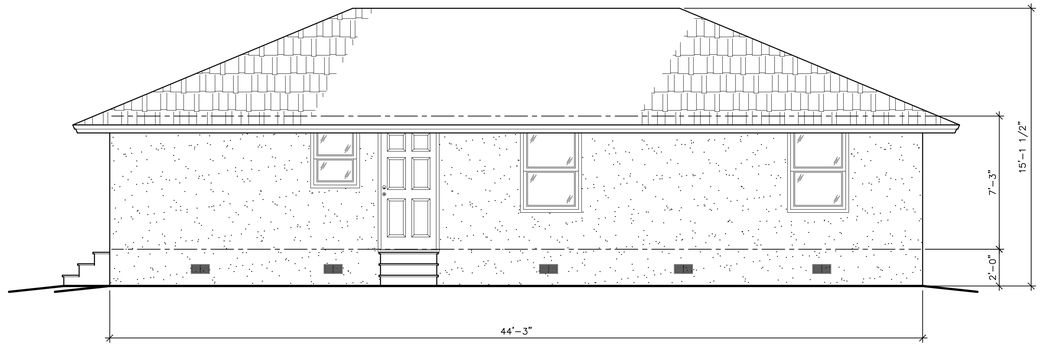
ARCHITECTURAL

8



PROPOSED RIGHT SIDE ELEVATION

1/4"=1'–0"



EXISTING RIGHT SIDE ELEVATION

1/4"=1'–0"

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843–247–3184

EXISTING AND NEW RIGHT SIDE ELEVATIONS

A NEW CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

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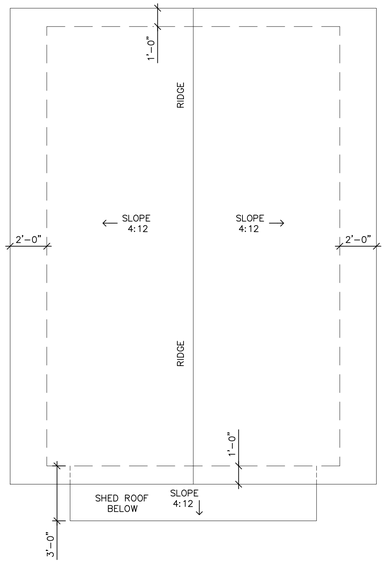
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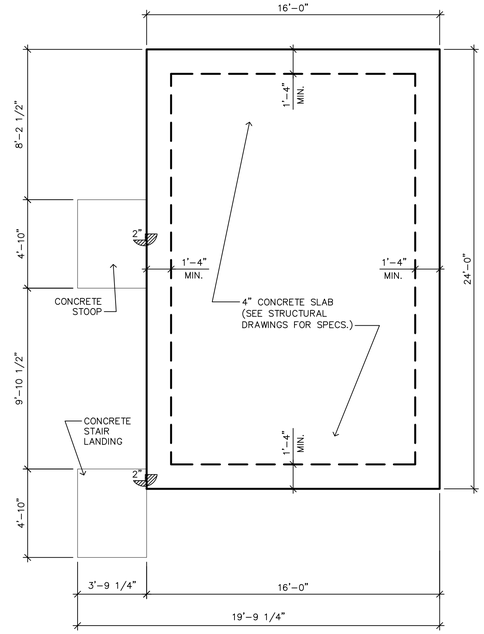
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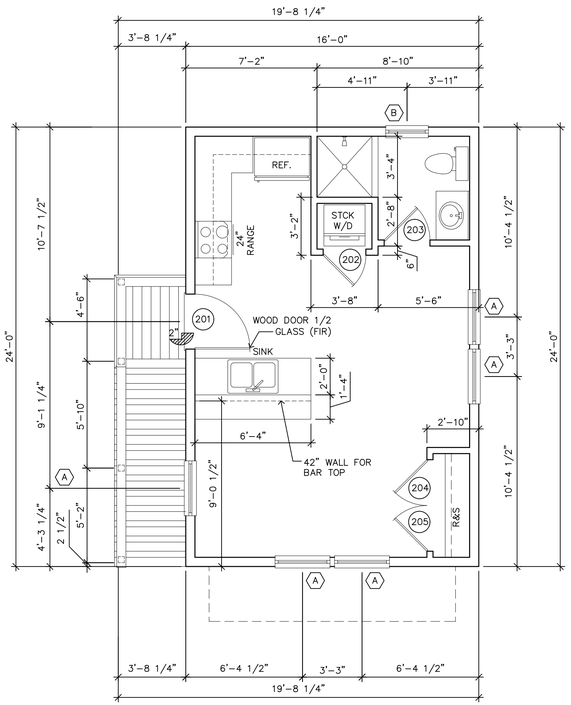
ROOF PLAN
1/4"=1'-0"

DOOR SCHEDULE				
MARK	SIZE	STYLE	DP RATING	REMARKS
101	3'-0" X 6'-8"	ENTRY	60	SOLID CORE, WOOD FIR, 1/2 GLASS
102	9'-0" X 7'-0"	GARAGE	60	ALUMINUM
201	3'-0" X 6'-8"	ENTRY	60	SOLID CORE, WOOD FIR, 1/2 GLASS
202	2'-4" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
203	2'-6" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
204	2'-6" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR
205	2'-6" X 6'-8"	INTERIOR	N/A	HOLLOW CORE, WOOD FIR

WINDOW SCHEDULE				
MARK	SIZE	STYLE	DP RATING	REMARKS
A	3'-0" X 5'-0"	SINGLE HUNG	60	VINYL
B	2'-4" X 4'-0"	SINGLE HUNG	60	VINYL



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



SECOND FLOOR
1/4"=1'-0"

SQUARE FOOTAGE SUMMARY

FIRST FLOOR	384 S.F.
SECOND FLOOR	384 S.F.
TOTAL	768 S.F.

FIRST FLOOR
1/4"=1'-0"

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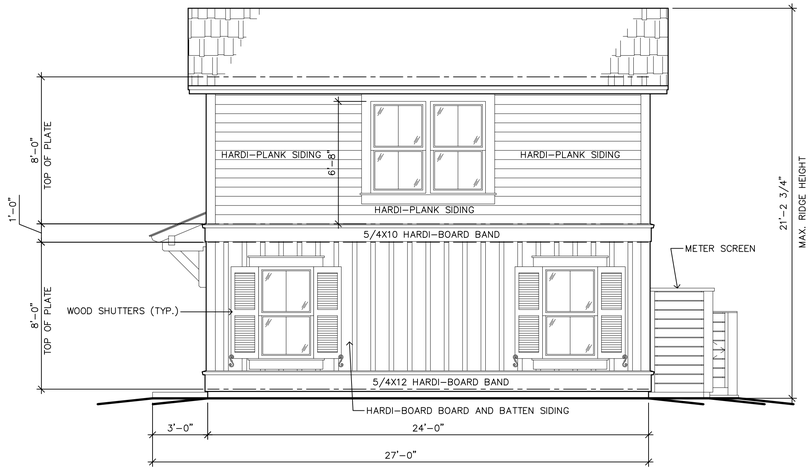
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JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

FOUNDATION, FIRST FLOOR, SECOND FLOOR AND ROOF PLANS

A NEW ADDITION AND CARRIAGE HOUSE FOR:
DAVID MEEDER
26 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

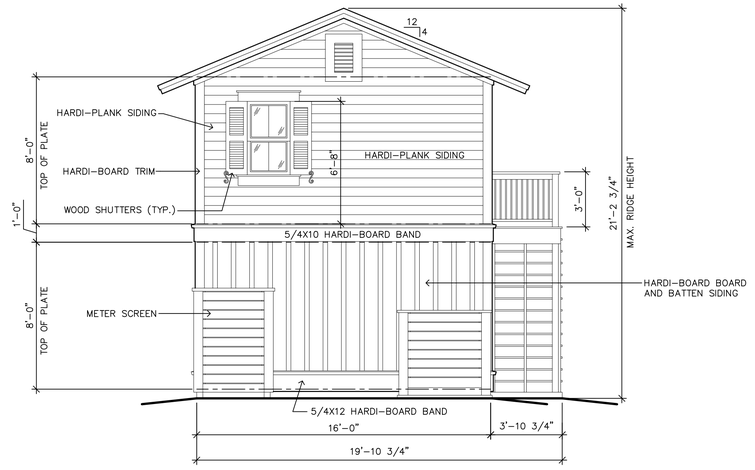
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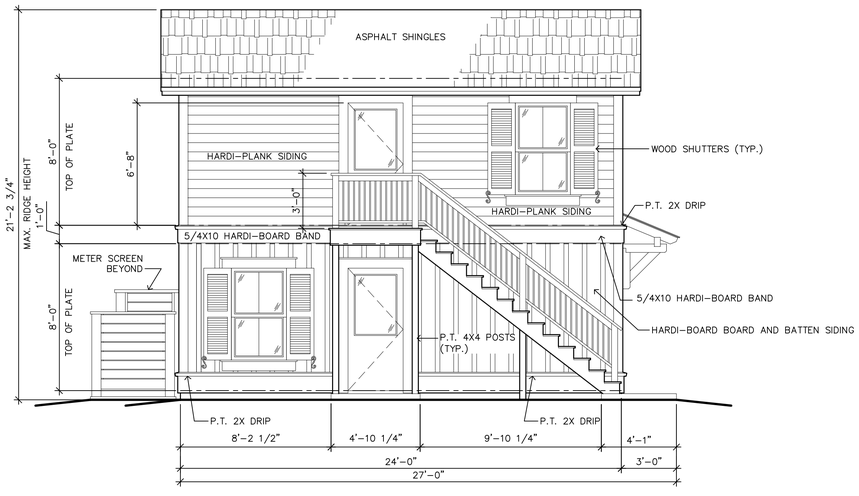
REAR ELEVATION

1/4"=1'–0"



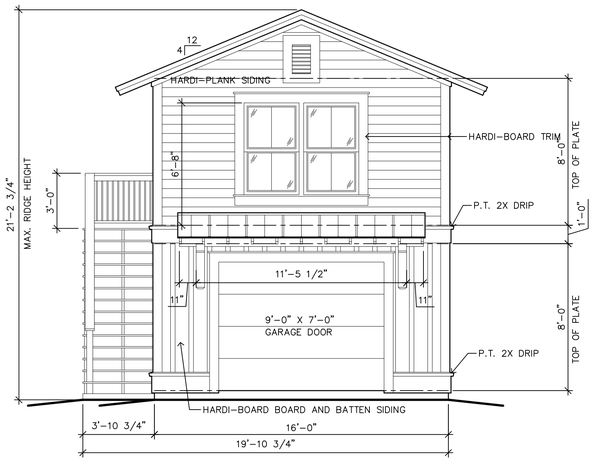
LEFT SIDE ELEVATION

1/4"=1'–0"



FRONT ELEVATION

1/4"=1'–0"



RIGHT SIDE ELEVATION

1/4"=1'–0"

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REVISIONS

J. BREWTON DRAFTING
JOHN M. BREWTON
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Bluffton, SC 29910
843–247–3184

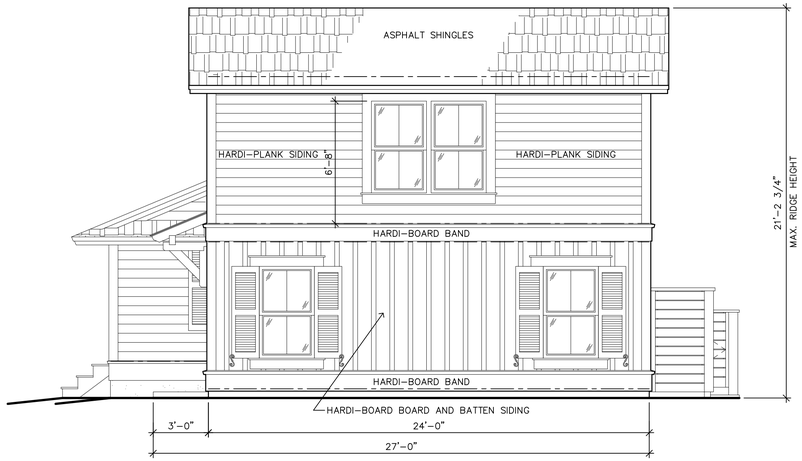
ELEVATIONS

A NEW ADDITION AND CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

PROJECT NO. 2513
DRAWN BY: JMB
CHECK'D BY: JMB
SCALE: AS NOTED
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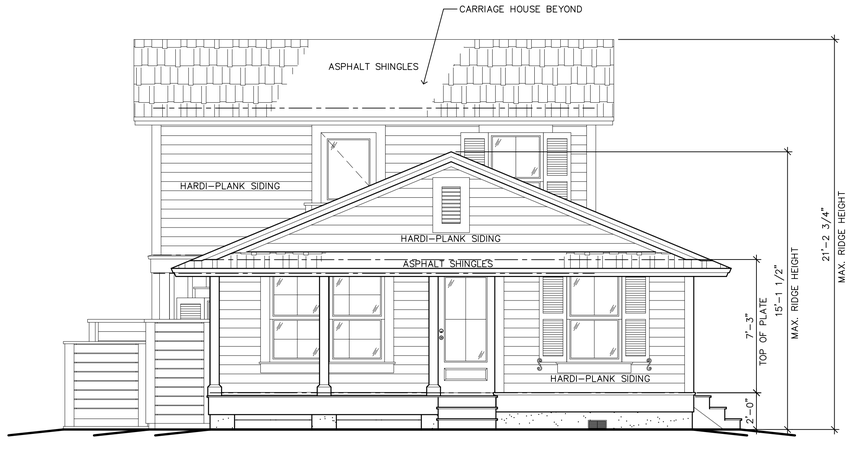
ARCHITECTURAL

11



REAR ELEVATION

1/4"=1'–0"



FRONT ELEVATION

1/4"=1'–0"

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JOHN M. BREWTON
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843–247–3184

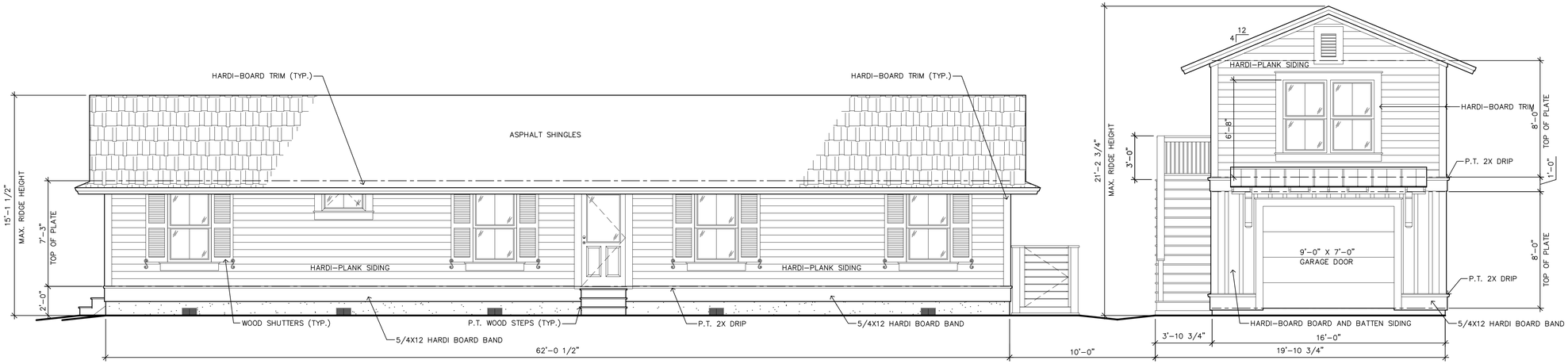
FRONT AND REAR ELEVATIONS WITH CARRIAGE HOUSE

A NEW ADDITION AND CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

DATE: 01–03–26
SCALE: AS NOTED
DRAWN BY: JMB
CHECK'D BY: JMB
PROJECT NO. 2513

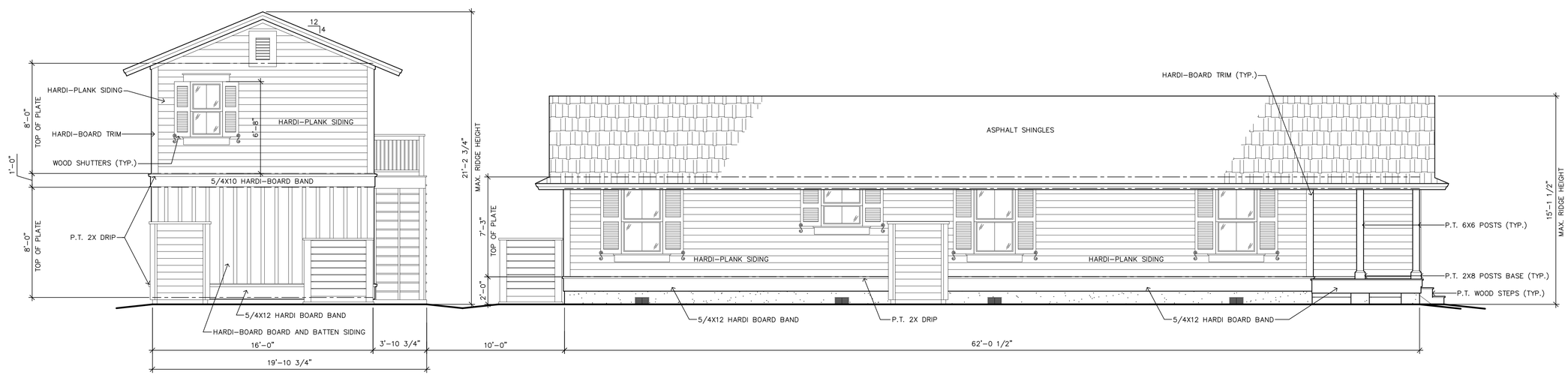
ARCHITECTURAL

12



RIGHT SIDE ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

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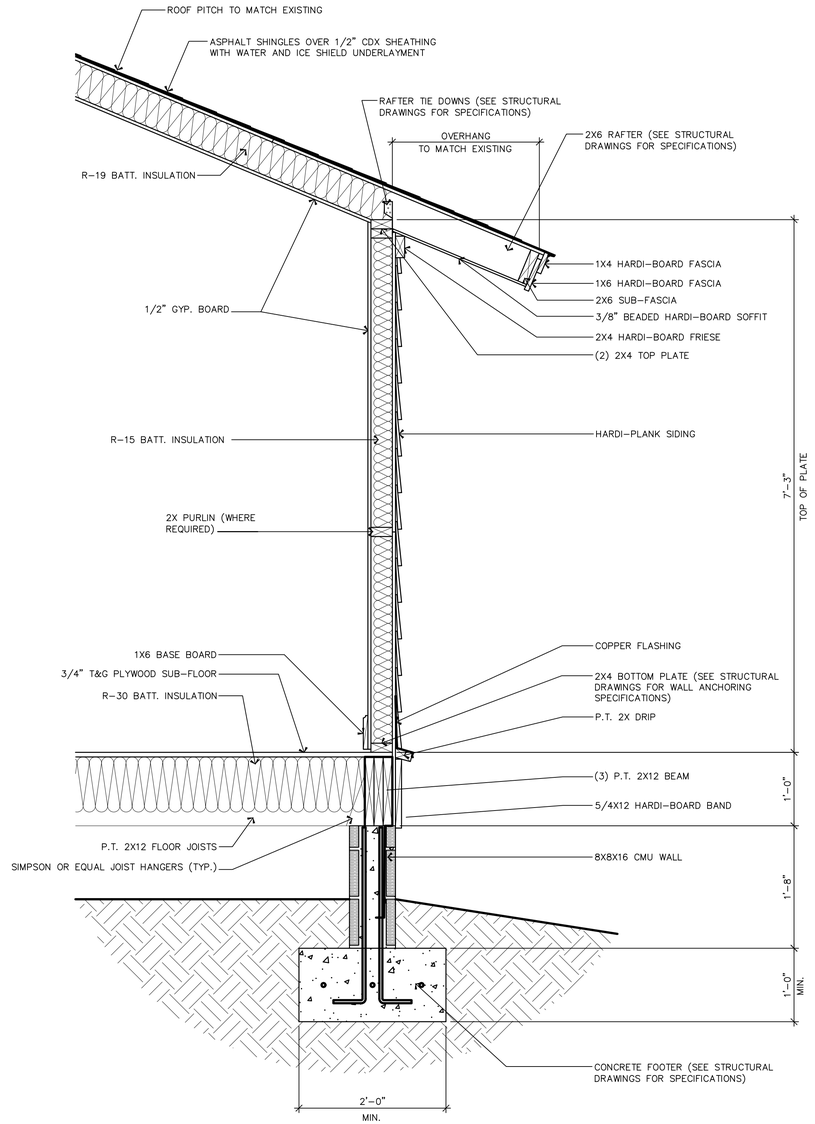
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JOHN M. BREWTON
191 ALLJOY ROAD
Bluffton, SC 29910
843-247-3184

LEFT AND RIGHT SIDE ELEVATIONS WITH CARRIAGE HOUSE

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28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

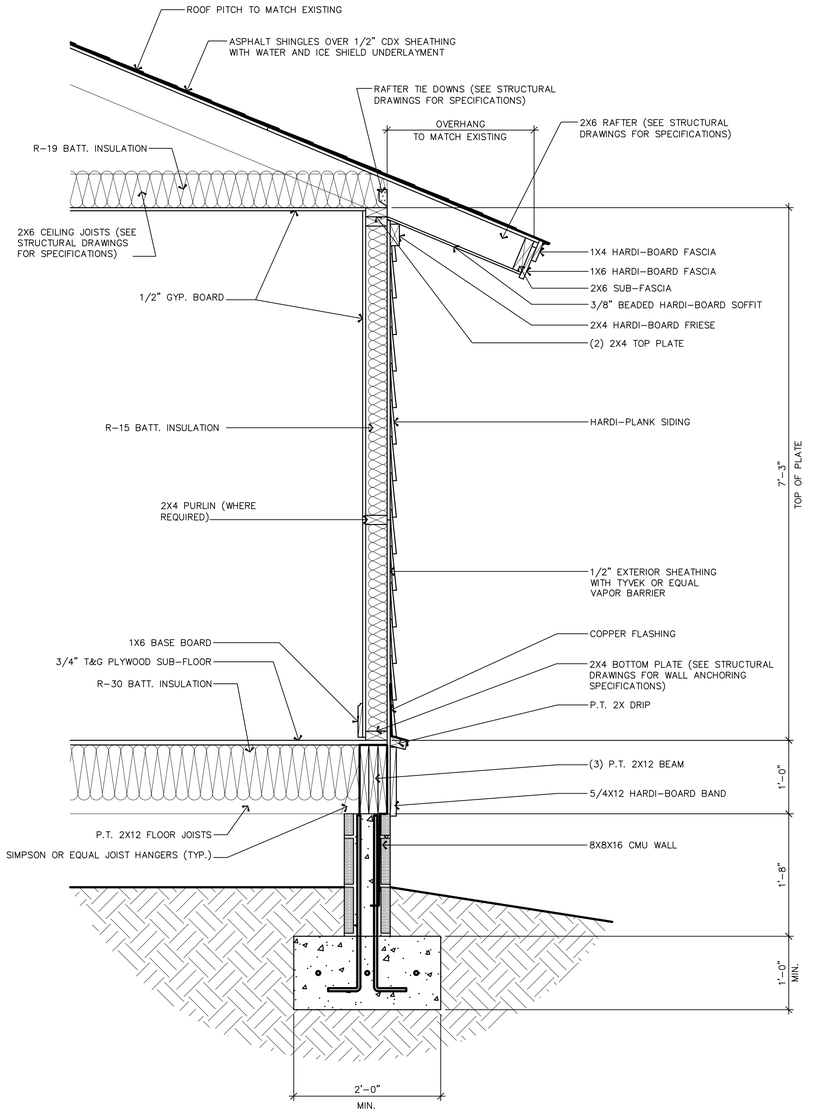
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DATE: 01-03-26

ARCHITECTURAL
13



LIVING ROOM WALL SECTION

1"=1'-0"



TYPICAL WALL SECTION

1"=1'-0"

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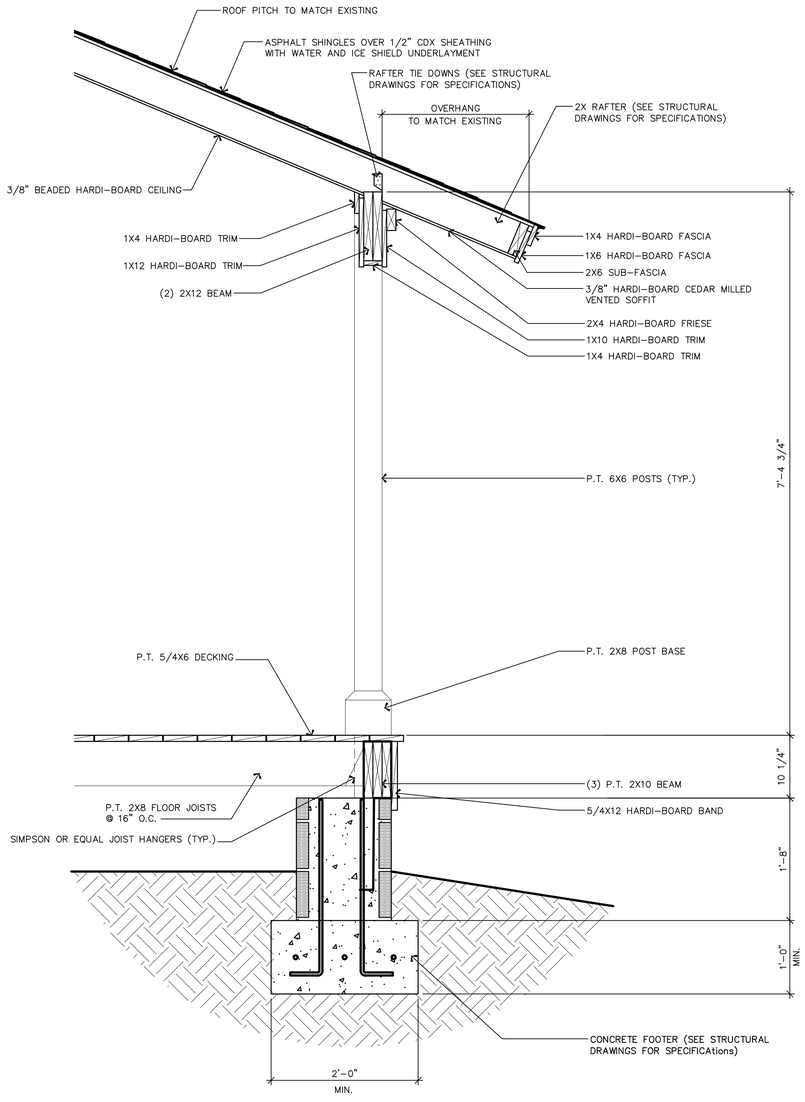
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WALL SECTIONS

A NEW ADDITION AND CARRIAGE HOUSE FOR:
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BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

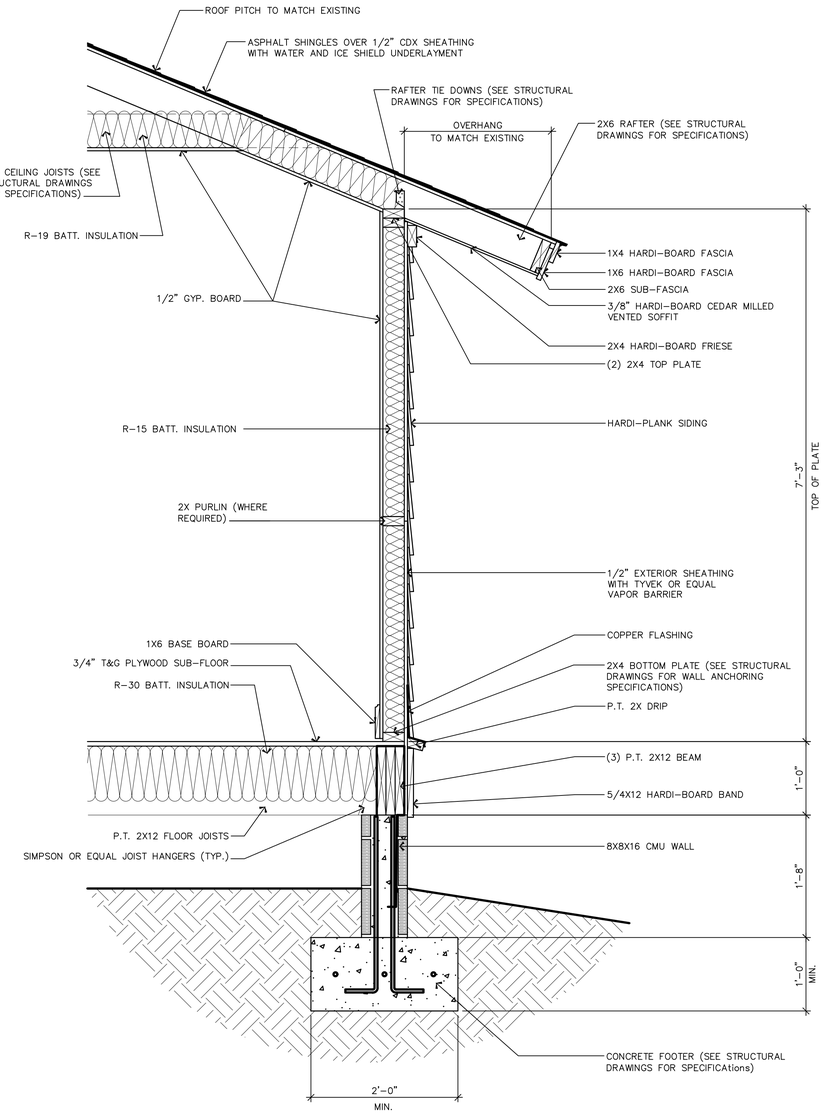
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ARCHITECTURAL
14



PORCH POST SECTION

1"=1'-0"



PRIMARY BEDROOM WALL SECTION

1"=1'-0"

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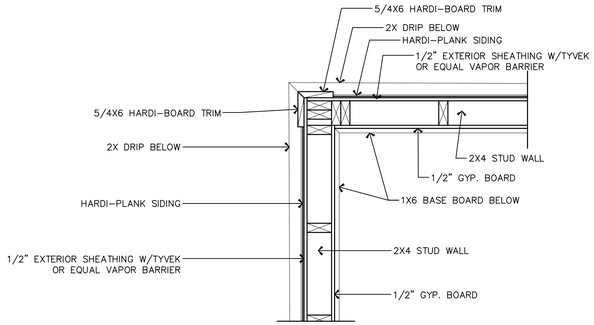
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WALL SECTIONS

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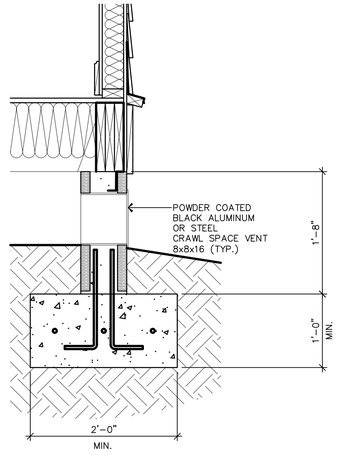
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15



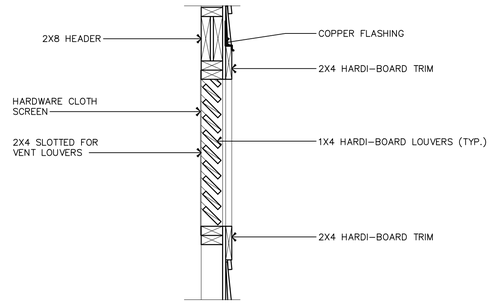
TYPICAL CORNER DETAIL

1"=1'-0"



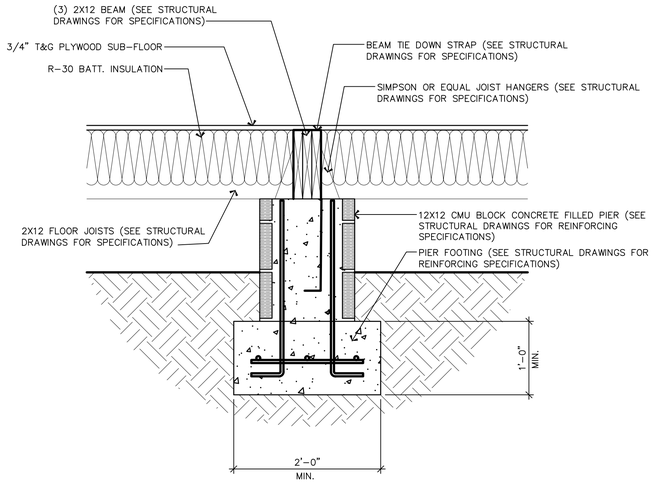
CRAWL SPACE VENT DETAIL

1"=1'-0"



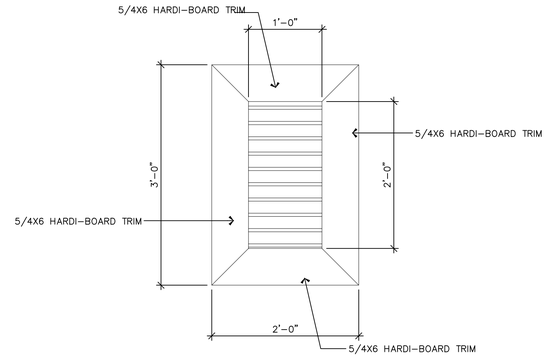
GABLE VENT SECTION

1"=1'-0"



TYPICAL PIER SECTION

1"=1'-0"



GABLE VENT DETAIL

1"=1'-0"

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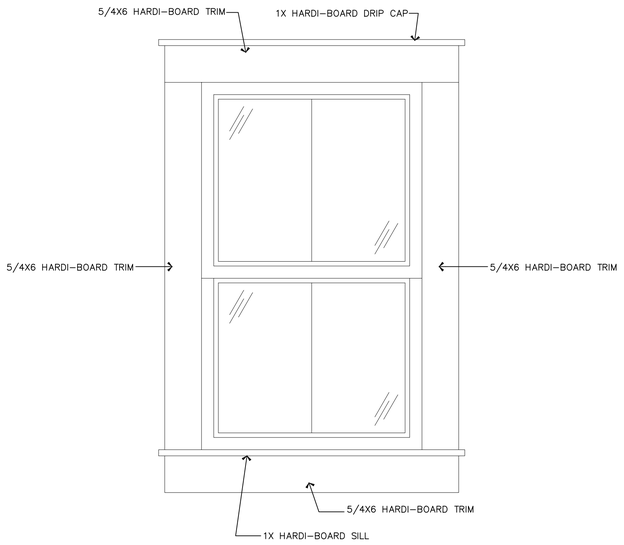
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SECTIONS AND DETAILS

A NEW ADDITION AND CARRIAGE HOUSE FOR:
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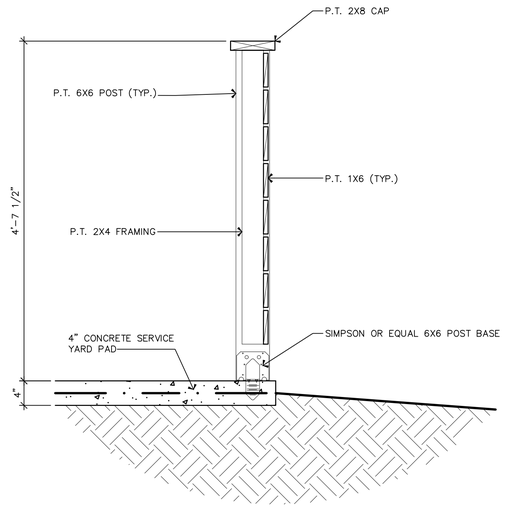
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16



WINDOW TRIM DETAIL

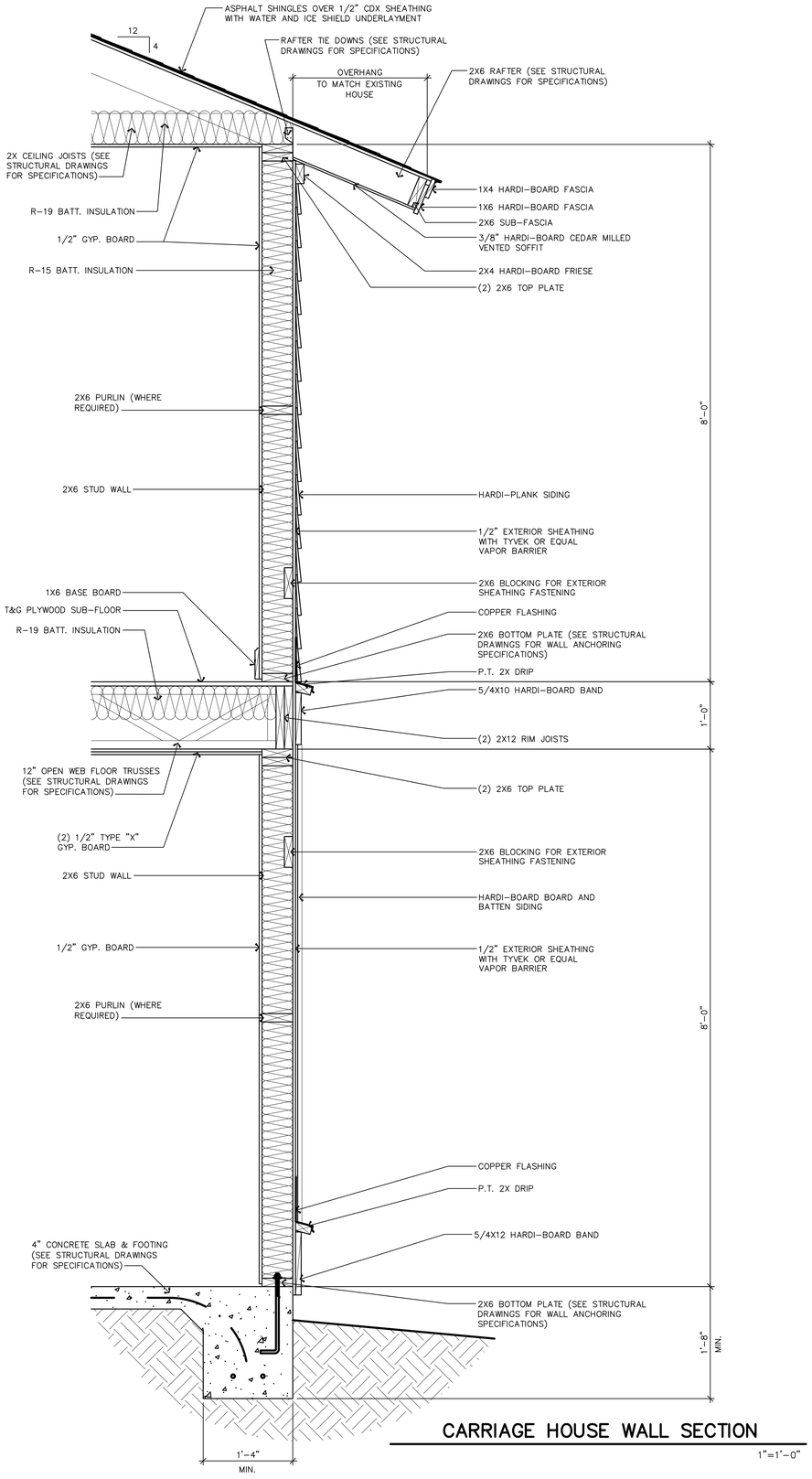
1"=1'-0"



SERVICE YARD FENCE DETAIL

1"=1'-0"

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CARRIAGE HOUSE WALL SECTION

1"=1'-0"

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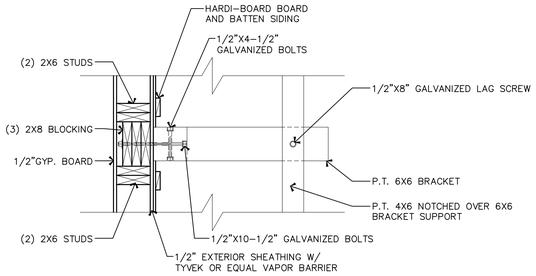
SECTIONS AND DETAILS

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BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

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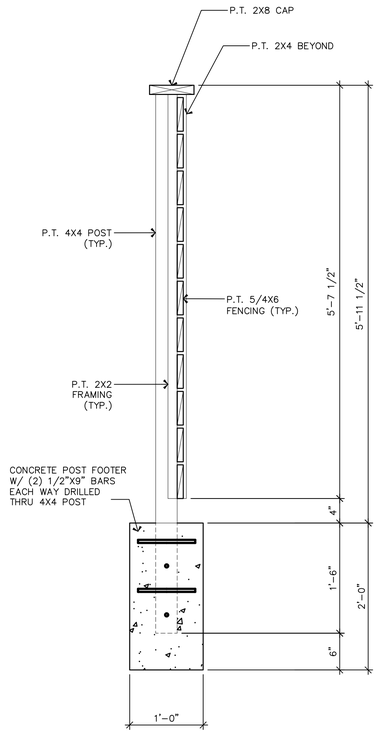
ARCHITECTURAL

17



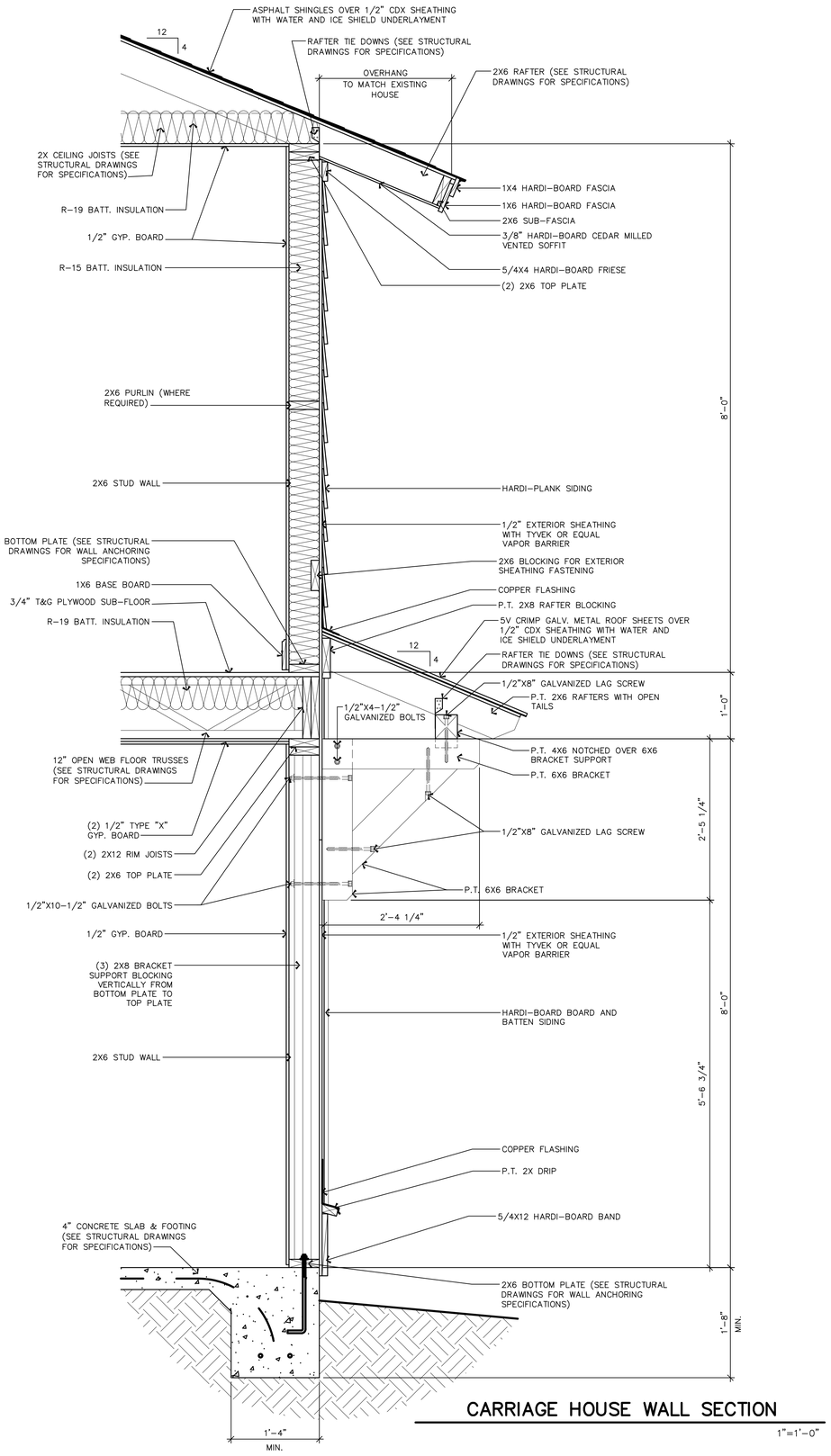
BRACKET ATTACHMENT DETAIL

1"=1'-0"



METER SCREEN DETAIL

1"=1'-0"



CARRIAGE HOUSE WALL SECTION

1"=1'-0"

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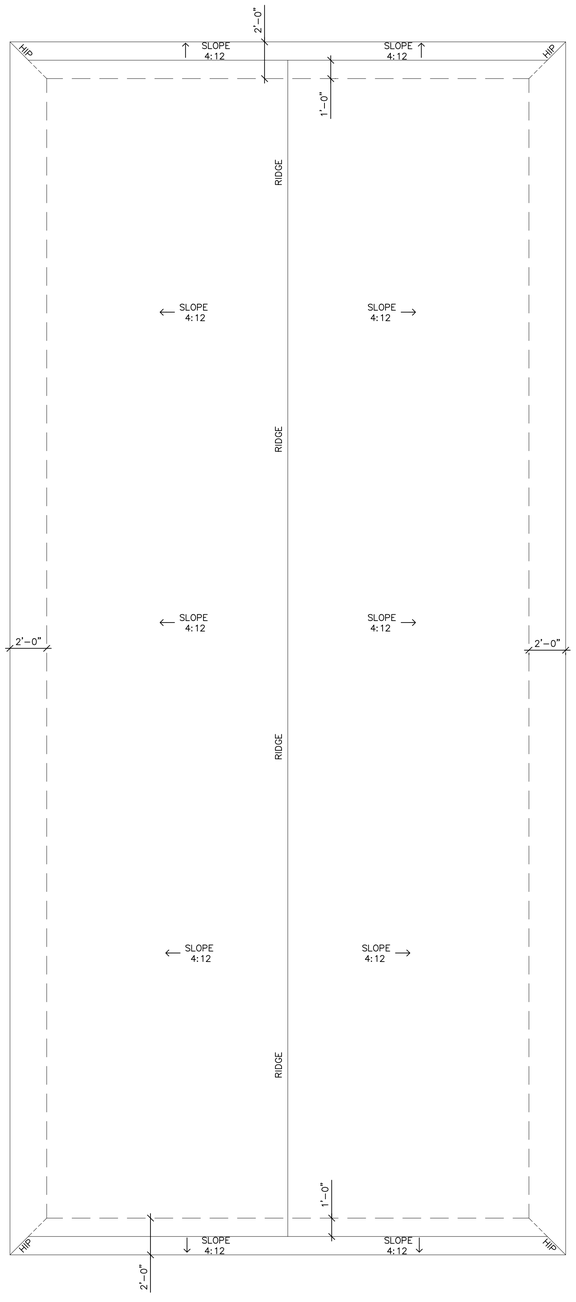
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Bluffton, SC 29910
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SECTIONS AND DETAILS

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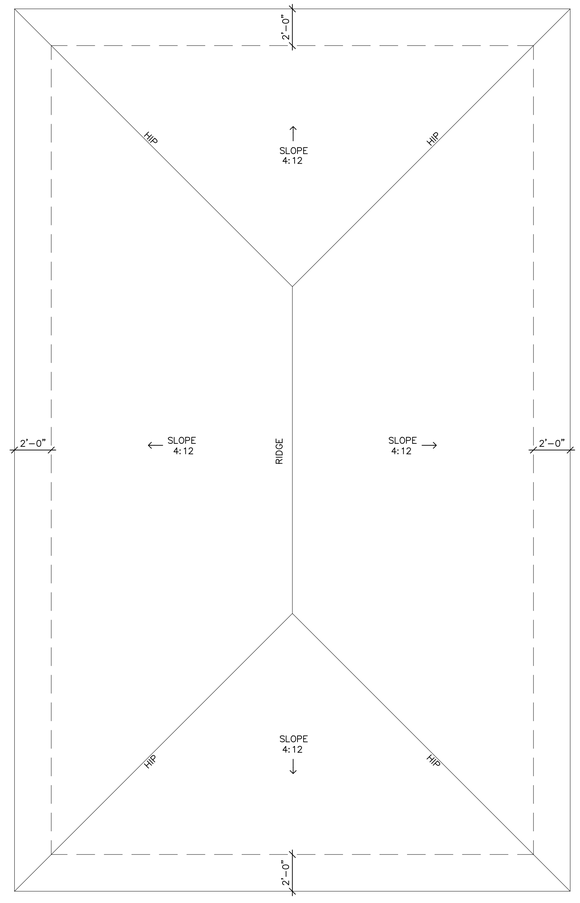
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ARCHITECTURAL
18



NEW ROOF PLAN

1/4"=1'-0"



EXISTING ROOF PLAN

1/4"=1'-0"

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843-247-3184

EXISTING AND NEW ROOF PLANS

A NEW ADDITION AND CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

DATE: 01-03-26
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DRAWN BY: JMB
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PROJECT NO: 2513

ARCHITECTURAL

19

ELECTRICAL LEGEND

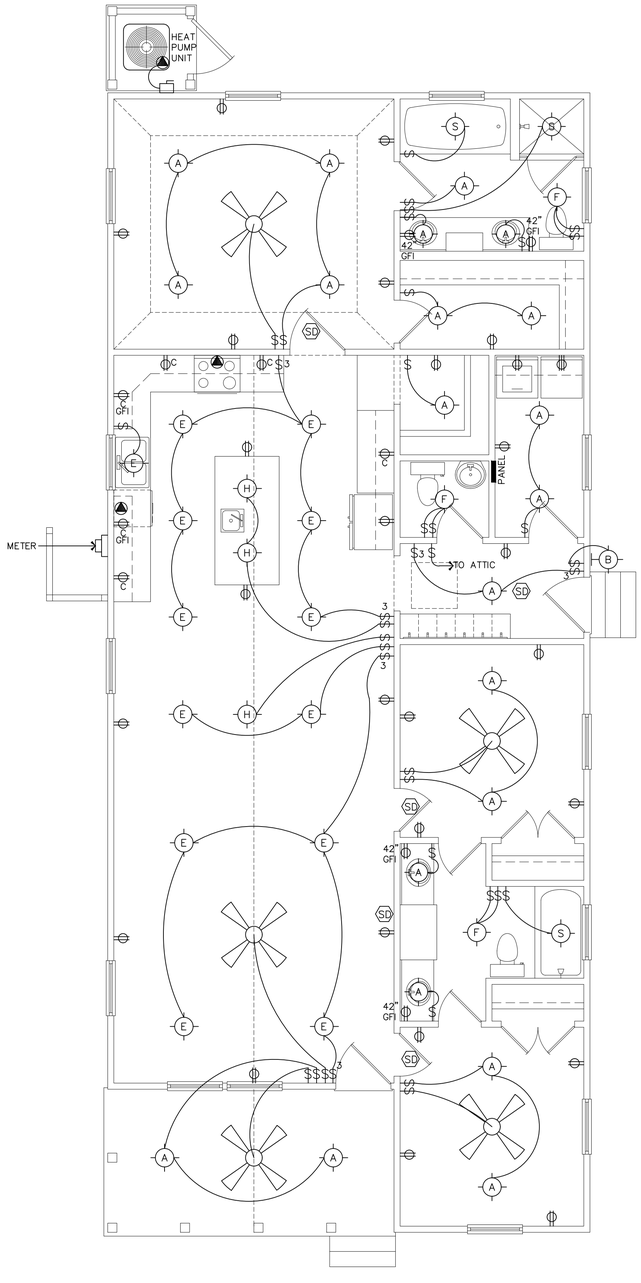
	LIGHT SWITCH
3	3 WAY LIGHT SWITCH
	110V DUPLEX RECEPTACLE
GFI	110V DUPLEX RECEPT. GROUND FAULT INTERUPT
WP	110V DUPLEX RECEPT. WEATHERPROOF
	220V RECEPTACLE
	DIRECT ELECT. CONNECTION
SD	SMOKE DETECTOR

FIXTURE SCHEDULE

A	RECESSED FIXTURE
B	WALL BRACKET
E	RECESSED EYEBALL FIXTURE
F	FAN/LIGHT
H	HANGING FIXTURE
S	SHOWER LIGHT
C	TWIN FLOODS
	PADDLE FAN

PROVIDE WIRING FOR A.H.U. & WATER HEATER
LOCATED IN ATTIC.

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

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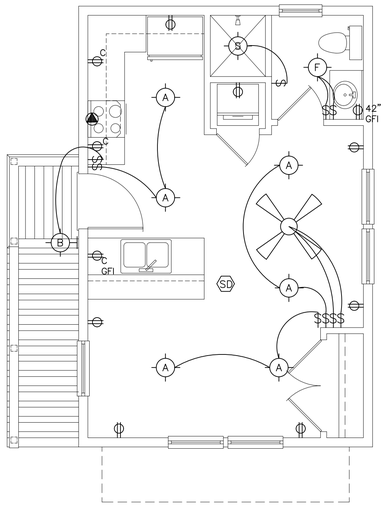
J. BREWTON DRAFTING
JOHN M. BREWTON
P.O. Box 281
Bluffton, SC 29910
843-247-3184

ELECTRICAL PLAN

A NEW ADDITION FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

PROJECT NO: 2513
DRAWN BY: JMB
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SCALE: AS NOTED
DATE: 01-03-26

ELECTRICAL
E1



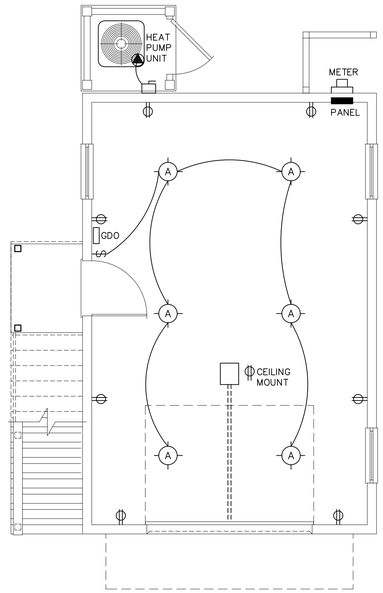
FIXTURE SCHEDULE

A	RECESSED FIXTURE
B	WALL BRACKET
F	FAN/LIGHT
S	SHOWER LIGHT
	PADDLE FAN
	GARAGE DOOR OPENER

PROVIDE WIRING FOR A.H.U. & WATER HEATER LOCATED IN ATTIC.

ELECTRICAL LEGEND

	LIGHT SWITCH
	110V DUPLEX RECEPTACLE
GFI	110V DUPLEX RECEPT. GROUND FAULT INTERUPT
WP	110V DUPLEX RECEPT. WEATHERPROOF
	220V RECEPTACLE
	DIRECT ELECT. CONNECTION
SD	SMOKE DETECTOR



SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

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ELECTRICAL PLAN

A NEW CARRIAGE HOUSE FOR:
DAVID MEEDER
28 WHARF STREET
BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA

DATE: 01-03-26
SCALE: AS NOTED
DRAWN BY: JMB
CHECK'D BY: JMB
PROJECT NO: 2513

ELECTRICAL

E2

REFERENCE PLAT

GERRARD AVENUE 30' R/W

PARCEL 181B
N/F
NARISSA CARINE GRANT
#23

PARCEL 182A
#27

IPF
1 1/2"
PIPE
DISTURBED

IPS
1/2"
REBAR

WELL TO BE CAPPED & ALL COMPONENTS BE REMOVED

S75°57'23"E

35.4'

PARCEL 181A
N/F
NARISSA CARINE GRANT
#26

OYSTER SHELL DRIVEWAY

PARCEL 182
LOT 1
5,759 sq. ft.
0.13 acres

58.16'

N09°25'47"E

UTILITIES TO BE RELOCATED

105.00'

IPS
1/2"
REBAR

S09°31'20"W

51.92'

WHARF STREET 30' R/W

CENTER OF ROAD

EDGE OF PAVEMENT

TWO STORY HARDI-BOARD SIDING CARRIAGE HOUSE

ONE STORY HARDI-BOARD SIDING RESIDENCE

EXISTING RESIDENCE

NEW ADDITION

CONCRETE WALKWAY

CONCRETE PORCH

H/P

S79°21'35"E

104.60'

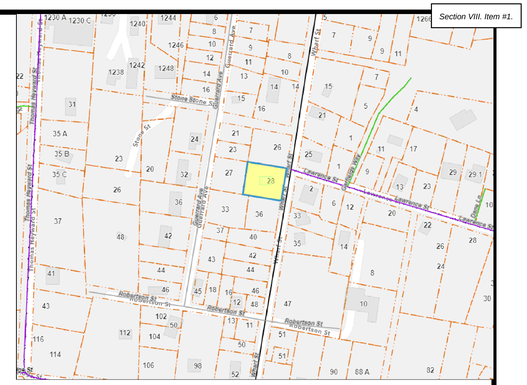
LINE OF EXISTING STRUCTURE

AREA OF NEW CONSTRUCTION

IPS
1/2"
REBAR

TBM SET
NAIL IN
POWER POLE
ELEV.=24.60'
NAVD 88

PARCEL 424
LOT 2



LOCATION MAP NOT TO SCALE

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- – XFMER – TRANSFORMER
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- H/P – HEAT PUMP
- – GAS VALVE
- – WATER SPIGOT
- – ELECTRIC METER
- – WATER VALVE
- – WATER LATERAL
- – WATER METER
- – IRRIGATION CONTROL VALVE
- – SEWER AIR VACUUM
- – SEWER MAIN
- – SEWER VLAVE
- – METER PANEL
- – FIRE HYDRANT
- – GRATE INLET
- – POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- – GUY LINE
- – LIGHT POLE
- (D) – STORM DRAIN MANHOLE
- (F) – FIBEROPTICS MANHOLE
- (P) – PROPANE TANK
- (G) – GRINDER PUMP
- GI – GRATE INLET
- (Y) – GYARD INLET
- (W) – WELL
- SL – SEWER LATERAL
- (S) – SANITARY SEWER MANHOLE

TREE LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISED 2/20/2024 TO REMOVE SHEDS.

T SQUARE SURVEYING

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 24-567-LOT1

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DAVID MEEDER

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 182
GUERRARD AVENUE, DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 182

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):
1.) PLAT BOOK 165 AT PAGE 91

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: FEBRUARY 19, 2025

REFERENCE PLAT

GERRARD AVENUE 30' R/W

PARCEL 181B
N/F
NARISSA CARINE GRANT
#23

PARCEL 182A
#27

PARCEL 424
LOT 2

IPF
1 1/2"
PIPE
DISTURBED

IPS
1/2"
REBAR

S75°57'23"E

PARCEL 181A
N/F
NARISSA CARINE GRANT
#26

WELL TO BE CAPPED & ALL COMPONENTS BE REMOVED

OYSTER SHELL DRIVEWAY

OYSTER SHELL DRIVEWAY

OYSTER SHELL DRIVEWAY

PARCEL 182
LOT 1
5,759 sq. ft.
0.13 acres

UTILITIES TO BE RELOCATED

105.00'

IPS
1/2"
REBAR

58.16'

N09°25'47"E

16.0

24.0

TWO STORY HARDI-BOARD SIDING RESIDENCE

24.0

16.0

H/P

28.2

62.0

ONE STORY HARDI-BOARD SIDING RESIDENCE

54.1

10.4

1.9

H/P

CONCRETE WALKWAY

15.9

COVERED PORCH

S09°31'20"W

51.92'

IPS
1/2"
REBAR

S79°21'35"E

104.60'

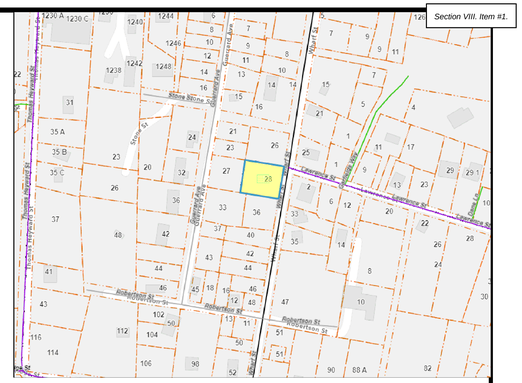
IPS
1/2"
REBAR

TRM SET
NAIL IN
POWER POLE
ELEV.=24.60'
NAVD 88

WHARF STREET 30' R/W

CENTER OF ROAD

EDGE OF PAVEMENT



LOCATION MAP NOT TO SCALE

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- ◉ – TELEPHONE PEDESTAL/ COMMUNICATOR
- ▨ – XFMER – TRANSFORMER
- ⊠ – ELECTRIC BOX
- ⊕ – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- H/P □ – HEAT PUMP
- ⋈ – GAS VALVE
- ⋈ – WATER SPIGOT
- ⋈ – ELECTRIC METER
- ⋈ – WATER VALVE
- ⋈ – WATER LATERAL
- ⋈ – WATER METER
- ⋈ – IRRIGATION CONTROL VALVE
- ⋈ – SEWER AIR VACUUM
- ⋈ – SEWER MAIN
- ⋈ – SEWER VLAVE
- ⋈ – METER PANEL
- ⋈ – 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
- Ⓖ – GRINDER PUMP
- GI – GRATE INLET
- YI – GYARD INLET
- Ⓦ – WELL
- SL – SEWER LATERAL
- Ⓢ – SANITARY SEWER MANHOLE

TREE LEGEND

WHIOK – WHITE OAK
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LOK – LIVE OAK
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ROK – RED OAK
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CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISED 2/20/2024 TO REMOVE SHEDS.

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM

T SQUARE SURVEYING
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P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 24–567–LOT1

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

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

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DAVID MEEDER

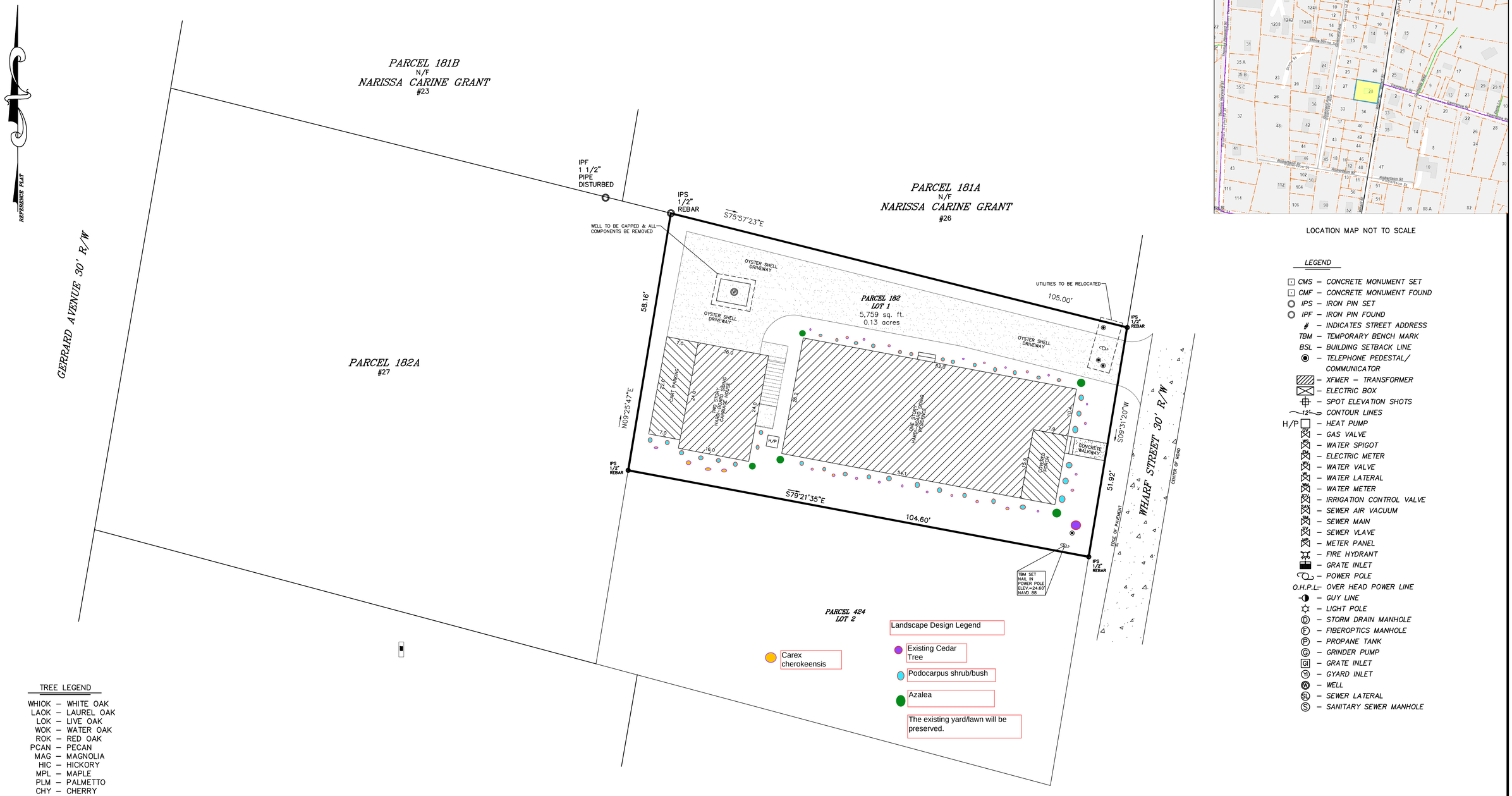
AN AS–BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 182
GUERRARD AVENUE, DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

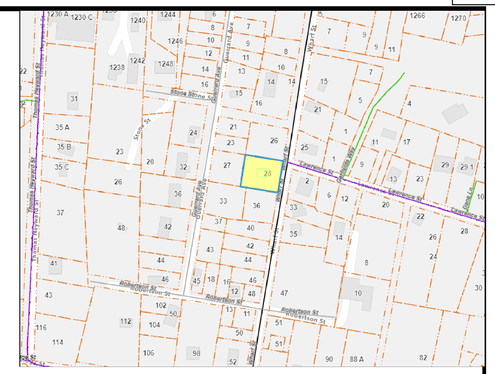
DIST. 610, MAP 39A, PARCEL 182

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
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Reference Plat(s):
1.) PLAT BOOK 165 AT PAGE 91

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: FEBRUARY 19, 2025





LOCATION MAP NOT TO SCALE

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- ◉ – TELEPHONE PEDESTAL/ COMMUNICATOR
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- Ⓟ – PROPANE TANK
- Ⓖ – GRINDER PUMP
- GI – GRATE INLET
- Ⓨ – GYARD INLET
- Ⓦ – WELL
- SL – SEWER LATERAL
- Ⓢ – SANITARY SEWER MANHOLE

Landscape Design Legend

- Carex cherokeensis
- Existing Cedar Tree
- Podocarpus shrub/bush
- Azalea
- The existing yard/lawn will be preserved.

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
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P – PINE
G – GUM
B – BAY

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REVISED 2/20/2024 TO REMOVE SHEDS.

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JOB No. 24-567-LOT1

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

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WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DAVID MEEDER

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 182
GUERRARD AVENUE, DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 182

Notes:
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4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
1.) PLAT BOOK 165 AT PAGE 91

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: FEBRUARY 19, 2025

TREE CANOPY COVERAGE SUMMARY
Town of Bluffton, SC – UDO Compliance (Method A)

SITE AREAS

- Total Lot Area: 5,759 sq ft
- Total Roof Area: 2,350 sq ft
- Non-Roof Ground Area: 3,409 sq ft
- Required Canopy (75%): 2,557 sq ft

EXISTING TREE CANOPY (WITH MATH)

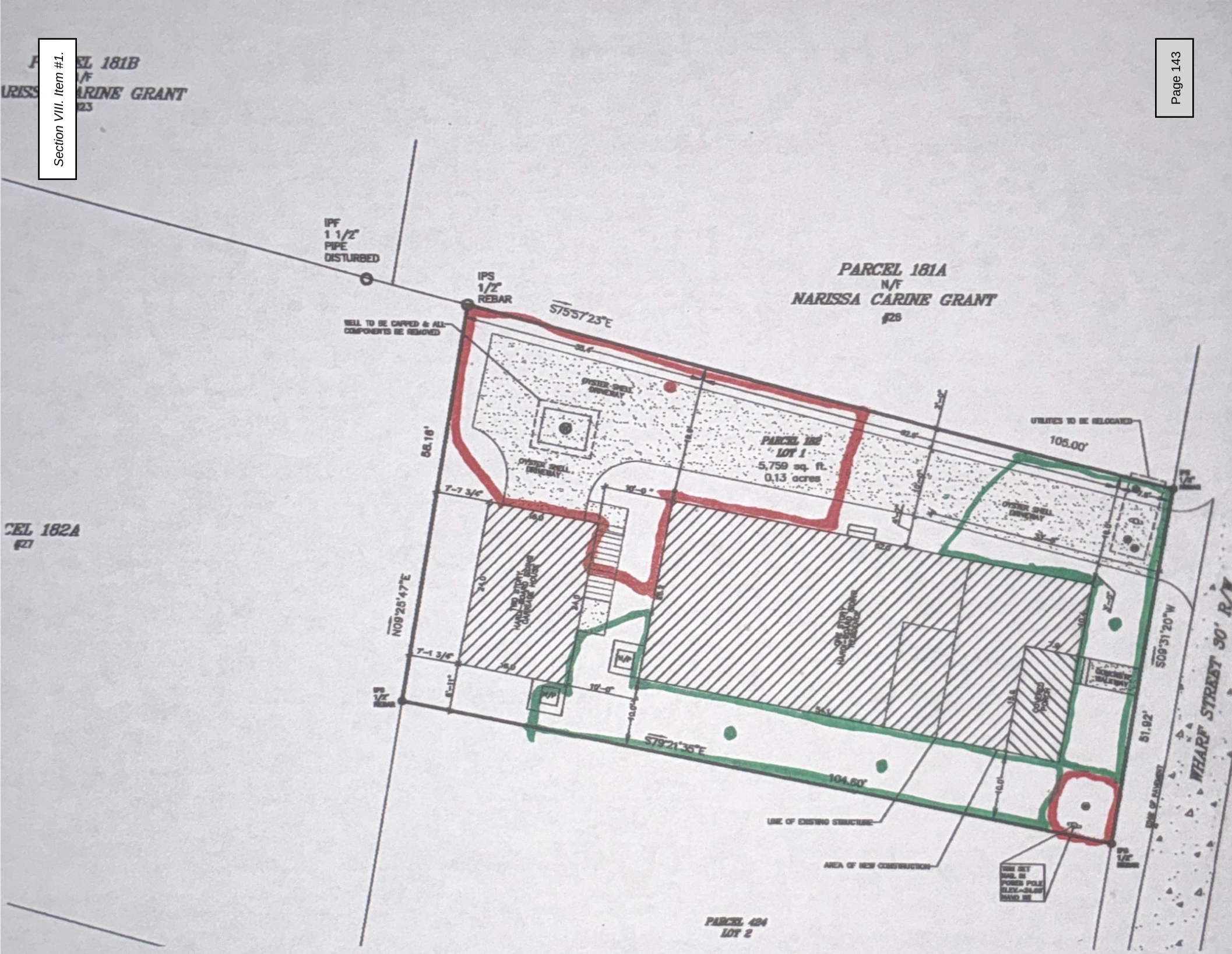
- 36" Live Oak: 60 ft canopy → π × (30)^2 = 2,827 sq ft × 40% = 1,131 sq ft
- 12" Cedar: 15 ft canopy → π × (7.5)^2 = 177 sq ft × 70% = 124 sq ft
- Existing Canopy Total: 1,255 sq ft Rev

PROPOSED TREE CANOPY (USABLE AREAS)

- Front Yard Live Oak: 10 × 45 = 450 sq ft Green
- Side Yard Live Oak #2: 10 × 40 = 400 sq ft Green
- Side Yard Live Oak #3: 10 × 50 = 500 sq ft Green
- Proposed Canopy Total: 1,350 sq ft

TOTAL CANOPY PROVIDED

- Existing Canopy: 1,255 sq ft
- Proposed Canopy: 1,350 sq ft
- Total Credited Canopy: 2,605 sq ft
- Required Canopy: 2,557 sq ft
- Excess Canopy: +48 sq ft (COMPLIANT)


PARCEL 181B
N/F
NARISSA CARINE GRANT
#23
IPF
1 1/2"
PIPE
DISTURBED
IPS
1/2"
REBAR
S75°51'23"E
WELL TO BE CAPPED & ALL COMPONENTS BE REMOVED
PARCEL 181A
N/F
NARISSA CARINE GRANT
#28
UTILITIES TO BE RELOCATED
105.00'
PARCEL 182
LOT 1
5,759 sq. ft.
0.13 acres
OYSTER SHELL DRIVEWAY
58.16'
7'-7 3/6"
10'-9"
N09°26'47"E
S09°31'20"W
51.92'
WHARF STREET 30' R/W
S79°21'35"E
104.60'
LINE OF EXISTING STRUCTURE
AREA OF NEW CONSTRUCTION
PARCEL 424
LOT 2
PARCEL 182A
#27

TREE CANOPY COVERAGE SUMMARY
Town of Bluffton, SC – UDO Compliance (Method A)

SITE AREAS

- Total Lot Area: 5,759 sq ft
- Total Roof Area: 2,350 sq ft
- Non-Roof Ground Area: 3,409 sq ft
- Required Canopy (75%): 2,557 sq ft

EXISTING TREE CANOPY (WITH MATH)

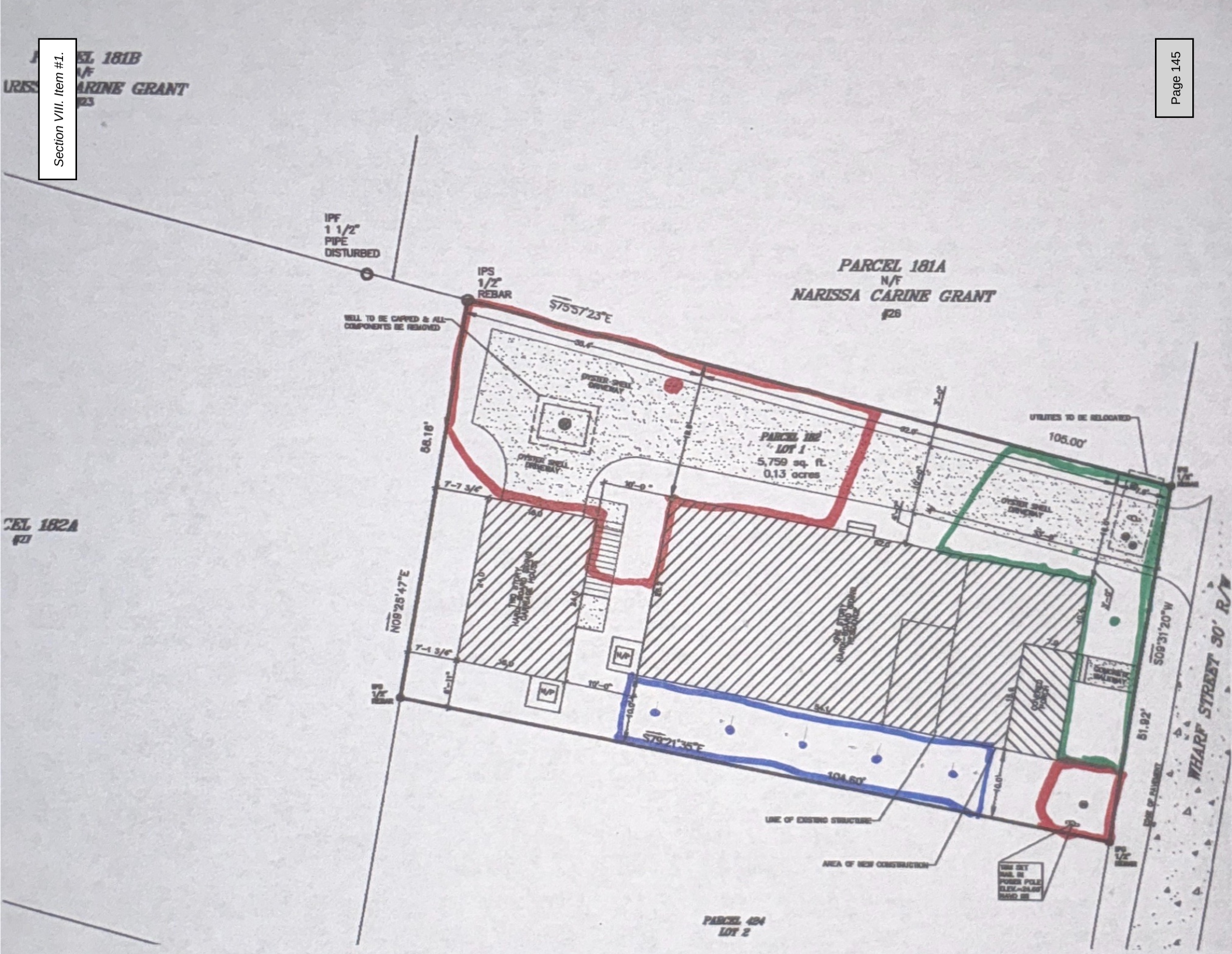
- 36" Live Oak: π × (30 ft)^2 = 2,827 sq ft × 40% = 1,131 sq ft
- 12" Cedar: π × (7.5 ft)^2 = 177 sq ft × 70% = 124 sq ft
- Existing Canopy Total: 1,255 sq ft Red

PROPOSED TREE CANOPY (USABLE AREAS)

- Front Yard Live Oak: 10 × 40 = 400 sq ft
- Front Yard Live Oak (Driveway): 425 sq ft Green
- Front Live Oak Total: 825 sq ft
- 5 Southern Dogwoods: 5 × (10 × 10) = 500 sq ft Blue
- Proposed Canopy Total: 1,325 sq ft

TOTAL CANOPY PROVIDED

- Existing Canopy: 1,255 sq ft
- Proposed Canopy: 1,325 sq ft
- Total Credited Canopy: 2,580 sq ft
- Required Canopy: 2,557 sq ft
- Excess Canopy: +23 sq ft (COMPLIANT)


PARCEL 181B
N/F
NARISSA CARINE GRANT
#23
IPF
1 1/2"
PIPE
DISTURBED
IPS
1/2"
REBAR
S75°55'23"E
WELL TO BE CAPPED & ALL COMPONENTS BE REMOVED
PARCEL 181A
N/F
NARISSA CARINE GRANT
#26
OYSTER SHELL DRIVEWAY
PARCEL 181
LOT 1
5,759 sq. ft.
0.13 acres
UTILITIES TO BE RELOCATED
105.00'
58.16'
N09°25'47"E
S09°31'20"W
51.92'
S79°21'35"E
104.60'
LINE OF EXISTING STRUCTURE
AREA OF NEW CONSTRUCTION
WHARF STREET 30' R/W
PARCEL 182A
#21
PARCEL 424
LOT 2

Quote Only

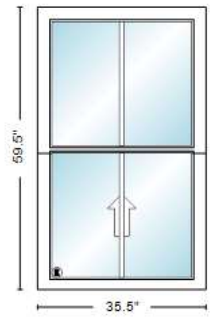
YKK AP America Inc.
100 YKK AP Way
Macon, Ga 31216
Toll Free : 1-866-348-9091 Fax : 1-478-744-6221
Email : ResidentialOrders@ykkap.com

BILL TO:
Howard Lumber & Hardware, Inc.
P.O. Box 726
Statesboro GA 30459
Phone: 912-764-5621 Fax: 912-764-4667

SHIP TO:
Howard Lumber & Hardware, Inc.
600 Gentilly Road
Statesboro GA 30459
Phone: 912-764-5621 Fax: 912-764-4667

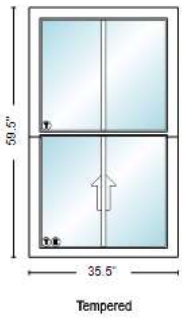
Quote ID: 569842 **Created Date:** 10/21/2025
Quote Name: 28 WHARF HOUSE
Project Name: Unassigned Project **Order Date:** Quote Not Ordered
PO #: **Payment Terms:**

Item: 1-01 Room/Location: A QTY: 10



StyleView +/- 50psf Single Hung Equal White
Rough Opening Size: 36 x 60
Frame Size: 35.5 x 59.5
Glass: Dual Glazed Low-E 366 Annealed
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
One Lock 3/8" Balance
Hardware Finish = White
Screens: Half Screen
Primed 4 9/16" Jambs
Florida Approval ID = 8114.3
CPD = YKK-A-3-02058-00002
U-Factor = 0.34 SHGC = 0.2 NAMI Code = VT = 0.44

Item: 2-01 Room/Location: B - TEMPERED QTY: 2

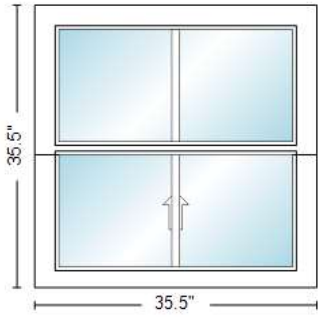


StyleView +/- 50psf Single Hung Equal White
Rough Opening Size: 36 x 60
Frame Size: 35.5 x 59.5
Glass: Dual Glazed Low-E 366 Tempered
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
One Lock 3/8" Balance
Hardware Finish = White
Screens: Half Screen
Primed 4 9/16" Jambs
Florida Approval ID = 8114.3
CPD = YKK-A-3-02060-00002
U-Factor = 0.34 SHGC = 0.2 NAMI Code = VT = 0.44

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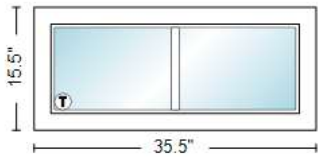
Created Date: 10
Order Date: Quote Not Ordered
Payment Terms:

Item: 3-01 Room/Location: C QTY: 1



StyleView +/- 50psf Single Hung Equal White
Rough Opening Size: 36 x 36
Frame Size: 35.5 x 35.5
Glass: Dual Glazed Low-E 366 Annealed
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
One Lock 1/2" Balance
Hardware Finish = White
Screens: Half Screen
Primed 4 9/16" Jambs
Florida Approval ID = 8114.3
CPD = YKK-A-3-02058-00002
U-Factor = 0.34 SHGC = 0.2 NAMI Code = VT = 0.44

Item: 4-01 Room/Location: D - TEMPERED QTY: 1



Tempered

StyleView +/- 50psf Transom White
Rough Opening Size: 36 x 16
Frame Size: 35.5 x 15.5
Glass: Dual Glazed Low-E 366 Tempered
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
Primed 4 9/16" Jambs
Florida Approval ID = 7829.4
CPD = YKK-A-1-00536-00002
U-Factor = 0.3 SHGC = 0.21 VT = 0.47
NAMI Code =

Signature : _____ Date : _____

Price/Payment Terms :

; subject to credit approval and standard terms and conditions.
FOB factory. Price based on Furnishing Materials only.
Proposal shall remain valid for thirty (30) days from date shown above.

Additional Information :

This Quote is valid for 30 days. This is an estimate only and does not include delivery charges.
I understand that this order will be placed according to these specifications and is non-refundable.

Quote Only

YKK AP America Inc.
100 YKK AP Way
Macon, Ga 31216
Toll Free : 1-866-348-9091 Fax : 1-478-744-6221
Email : ResidentialOrders@ykkap.com

BILL TO:
Howard Lumber & Hardware, Inc.
P.O. Box 726

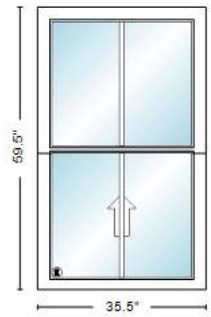
Statesboro GA 30459
Phone: 912-764-5621 Fax: 912-764-4667

SHIP TO:
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600 Gentilly Road

Statesboro GA 30459
Phone: 912-764-5621 Fax: 912-764-4667

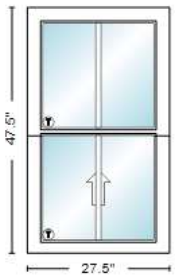
Quote ID: 569844 **Created Date:** 10/21/2025
Quote Name: 28 WHARF CARRIAGE HOUSE
Project Name: Unassigned Project **Order Date:** Quote Not Ordered
PO #: **Payment Terms:**

Item: 1-01 Room/Location: A QTY: 6



StyleView +/- 50psf Single Hung Equal White
Rough Opening Size: 36 x 60
Frame Size: 35.5 x 59.5
Glass: Dual Glazed Low-E 366 Annealed
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
One Lock 3/8" Balance
Hardware Finish = White
Screens: Half Screen
Primed 4 9/16" Jambs
Florida Approval ID = 8114.3
CPD = YKK-A-3-02058-00002
U-Factor = 0.34 SHGC = 0.2 NAMI Code = VT = 0.44

Item: 2-01 Room/Location: C QTY: 1



StyleView +/- 50psf Single Hung Equal White
Rough Opening Size: 28 x 48
Frame Size: 27.5 x 47.5
Glass: Dual Glazed Low-E 366 Tempered
7/8" Thick Simulated Divided Lite w/ Shadow Bar Colonial 2W 1H
One Lock 1/2" Balance
Hardware Finish = White
Screens: Half Screen
Primed 4 9/16" Jambs
Florida Approval ID = 8114.3
CPD = YKK-A-3-01724-00002
U-Factor = 0.33 SHGC = 0.2 NAMI Code = VT = 0.44

Signature : _____ Date : _____

Price/Payment Terms :

; subject to credit approval and standard terms and conditions.
FOB factory. Price based on Furnishing Materials only.
Proposal shall remain valid for thirty (30) days from date shown above.

Quote ID: 569844
Quote Name: 28 WHARF CARRIAGE HOUSE
Project Name: Unassigned Project
PO #:

Created Date: 10
Order Date: Quote Not Ordered
Payment Terms:

Additional Information :

This Quote is valid for 30 days. This is an estimate only and does not include delivery charges.
I understand that this order will be placed according to these specifications and is non-refundable.

Howard Lumber & Hardware

Quote

Phone: (912)536-7387

Quote Number: 98 **Date:** 10/21/2025

Sales Person: Jim Kopotic

Customer Information

Name: 28 WHARF CARRIAGE HOUSE

Address:

Phone 1:

Phone 2:

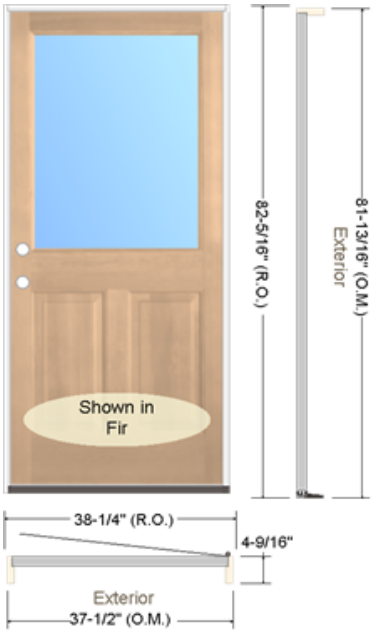
Fax:

Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-13/16"; R.O. = 38-1/4" x 82-5/16"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" - 1-3/4" 7044 36x80 HEMLOCK 2-PNL 1-7/16 DOUBLE HIP RAISED PANEL HALF LITE LOW-E OVOLO ULTRABLOCK French and Sash Hemlock UltraBlock Ovolo Sticking Wood Door w/Low E Glass - Right Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	2
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	2
Set of Ball Bearing - Oil Rubbed Bronze Hinges	2
Primed Dura-Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Oil Rubbed Bronze Adjustable Security Strike Plate (for Lockset only)	2
Bronze Compression Weatherstrip	2
Composite Adjustable - Bronze w/Dark Cap Sill	2
Sill Cover	2

Howard Lumber & Hardware

Quote

Phone: (912)536-7387

Quote Number: 98 **Date:** 10/21/2025

Sales Person: Jim Kopotic

Customer Information

Name: 28 WHARF CARRIAGE HOUSE

Address:

Phone 1:

Phone 2:

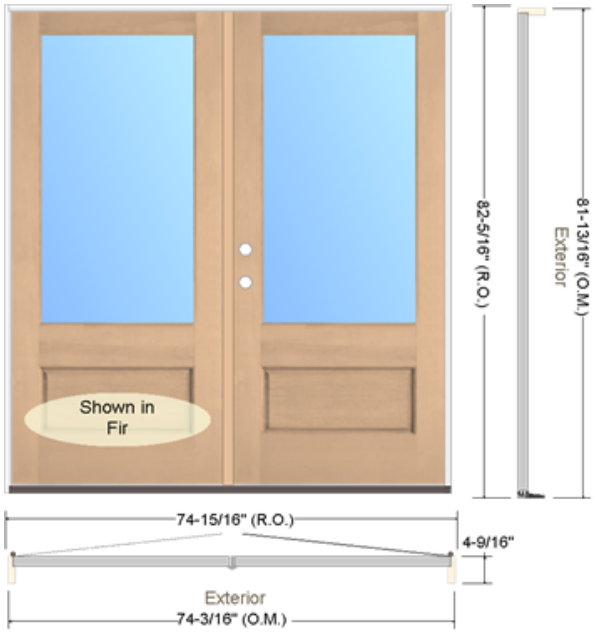
Fax:

Contact:

Job Name:

Specifications

U.D. = 74-3/16" x 81-13/16"; R.O. = 74-15/16" x 82-5/16"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty
6' 0" x 6' 8" - 1-3/4" 7501 36x80 HEMLOCK 1-PNL 1-7/16 DOUBLE HIP RAISED PANEL 3/4 LITE LOW-E OVOLO ULTRABLOCK French and Sash Hemlock UltraBlock Ovolo Sticking Wood Double Door w/Wood w/Colonial Bronze Flush Bolts Astragal w/Low E Glass - Right Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Ball Bearing - Oil Rubbed Bronze Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Oil Rubbed Bronze Adjustable Mullion Strike Plate (for Lockset only)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze w/Dark Cap Sill	1

Howard Lumber & Hardware

Quote

Phone: (912)536-7387

Quote Number: 97 **Date:** 10/21/2025

Sales Person: Jim Kopotic

Customer Information

Name: 28 WHARF HOUSE

Address:

Phone 1:

Phone 2:

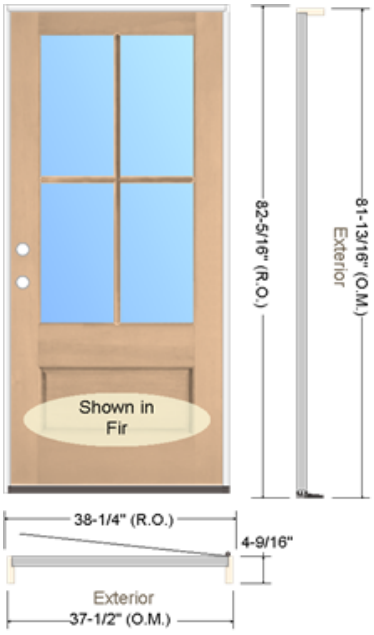
Fax:

Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-13/16"; R.O. = 38-1/4" x 82-5/16"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" - 1-3/4" 7501 36x80 HEMLOCK 1-PNL 1-7/16 DOUBLE HIP RAISED PANEL 3/4 LITE LOW-E OVOLO ULTRABLOCK French and Sash Hemlock UltraBlock Ovolo Sticking Wood Door w/Low E Glass (w/7/8´´ Wide SDL - 2Wx2H Pattern) - Right Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Ball Bearing - Oil Rubbed Bronze Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Oil Rubbed Bronze Adjustable Security Strike Plate (for Lockset only)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze w/Dark Cap Sill	1
Sill Cover	1

Howard Lumber & Hardware

Quote

Phone: (912)536-7387

Quote Number: 97 **Date:** 10/21/2025

Sales Person: Jim Kopotic

Customer Information

Name: 28 WHARF HOUSE

Address:

Phone 1:

Phone 2:

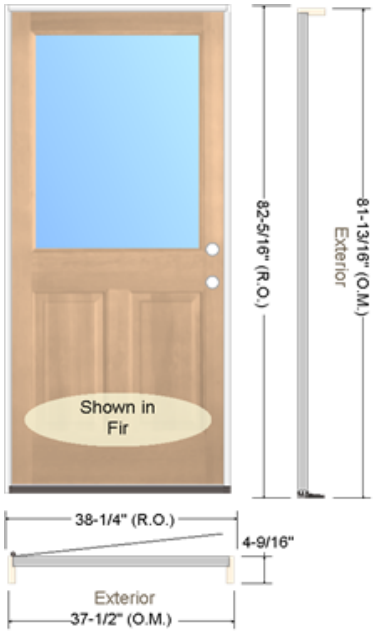
Fax:

Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-13/16"; R.O. = 38-1/4" x 82-5/16"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" - 1-3/4" 7044 36x80 HEMLOCK 2-PNL 1-7/16 DOUBLE HIP RAISED PANEL HALF LITE LOW-E OVOLO ULTRABLOCK French and Sash Hemlock UltraBlock Ovolo Sticking Wood Door w/Low E Glass - Left Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Ball Bearing - Oil Rubbed Bronze Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Oil Rubbed Bronze Adjustable Security Strike Plate (for Lockset only)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze w/Dark Cap Sill	1
Sill Cover	1

PLAN REVIEW COMMENTS FOR COFA-08-25-019913

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

Plan Type:	**Historic District**	**Apply Date:**	**08/29/2025**
Plan Status:	**Active**	**Plan Address:**	**28 Wharf St Street BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0182 0000**

Plan Description: **A request by Malcolm Claxton (Applicant), on behalf of David Meeder (Owner), for review of a Certificate of Appropriateness-Historic District, to allow the renovation and minor expansion of an existing 1-story house o 1,157 SF and construction of a new 2-story detached Carriage House of approximately 538 SF located at 28 Wharf Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).**
STATUS(09.10.2025): The Concept Plan is scheduled for review by the HPRC on September 29, 2025.
STATUS (09.29.2025): HPRC meeting held. A second Concept Plan submission will be required.
STATUS (12.02.2025): Second Concept Plan submitted. HPRC meeting to be held December 8, 2025.

Staff Review (HD)

Submission #: 2 Recieved: 12/05/2025 Completed: 12/05/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	12/05/2025	Charlotte Moore	Approved with Conditions

Comments:

1. On the site plan, show the area of the proposed expansion.
2. The electric meter must be screened from public view. (UDO Sec. 5.15.5.F.9.)
3. Identify materials to be used for the stairs.
4. The window material is identified on the application as vinyl but is not included on the Concept Plan. Show the material on Final Plan.
5. The door material is identified on the application as wood (fir) but is not included on the Concept Plan. Show the material on Final Plan.
6. The shutter material is not identified. Shutters must be wood. Alternatively, a wood composite material may be possible if it is demonstrated that the shutter material is equal or better quality than traditional building materials (UDO Sec. 5.15.6.M.).
7. Cornerboard and water table details are inadequate. Conerboards must be beaded or ¼ round inset trim and have a 5/4 back-banding (UDO Sec. 5.15.6.N.3. and 5.).
8. Revisit the wall section to show UDO compliance with details to include the soffit (configuration must be beaded or v-grooved per UDO Sec. 5.15.6.P.5. and), frieze board (must project beyond the siding per UDO Sec. 5.15.6.P.8.), drip board material (copper or a material that is painted to match the water table trim per UDO Sec.5.15.6.N.7.).
9. Provide foundation vent details to show compliance with UDO Sec. 5.15.6.O. Vents should be aligned with window and door openings where possible.
10. The carriage house balcony has a clearance of 8’-6”; the requirement is 10’-0” (UDO Sec. 5.15.6.E.1.b.)
11. Provide a bracket detail that includes material to be used and dimensions.
12. For the Final Plan, provide an updated COFA application that includes all required Final Plan items identified in the checklist. Additionally, provide a written response to these HPRC comments. The Final Plan will not be scheduled for Historic Preservation Commission review until all required items are received, and are complete.

HPRC Review	12/05/2025	Charlotte Moore	Approved with Conditions

Comments:

1. Foundation: Consider piers under the new porch instead of solid foundation wall. For the foundation wall, identify the material to be used.
2. Porch Columns: Restudy the porch columns; if the ratio works, eliminate one of the columns.
3. Porch: The porch floor needs trim banding finish over the floor beam to provide scale.
4. Windows: Add a sill and drip cap to the window casing detail.
5. Windows and Doors: Window and door grid patterns must match the drawings for final install.
6. Material Sizes: Details must show the sizes of materials; most items are labeled “1x” or “2x”. Provide the width of the boards as well, such as “1x6” or 2x8.
7. Vents: Add gable vents to the garage to match the house.

Submission #: 1 Recieved: 08/29/2025 Completed: 09/25/2025

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	09/25/2025	Charlotte Moore	Revisions Required

Comments:

1. Overall, the Concept Plan lacks sufficient detail to ensure full compliance with the Unified Development Ordinance (UDO). As such, the Concept Plan must be revised for a second review by the HPRC before the Final Plan will be scheduled for Historic Preservation Commission review. The designer must reference UDO Sec. 5.15.5 and 5.15.6. Please submit the plan as one PDF instead of multiple pages and include floor and roof plans for both structures, as well as elevations with existing and finished grades. Provide a response to all applicable comments.

2. Utilities: The power pole and telephone utilities will need to be relocated for the proposed driveway.

3. Setbacks: The carriage house, which includes the cart parking, must be at least 5’-0” from property lines. The rear setback is shown as 3’-2” from the property line and cannot be approved with a variance from the Zoning Appeals Board.

4. Landscape Plan: Landscaping must comply with UDO Sec. 5.3. This includes but is not limited to: 1) A foundation planting area at least 8 feet wide shall be maintained along the front elevation, incorporating a mixture of trees, shrubs, and ground covers in order to soften the building façade (UDO Sec. 5.3.7.E.1.); 2) A street canopy tree must be provided every 50 feet (UDO Sec. 5.3.7.A.1.); and, 3) A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided where land disturbance is proposed for sites less than one (1) acre. Tree canopy is the mature canopy of any existing trees to be saved, including trees located within a required buffer, together with the mature canopy of proposed replacement trees (UDO Sec. 5.3.7.G.1.). This can be provided with the Final Plan.

5. Service Yard: Show the service yards for both the carriage house and the main house. Service yards must be screened as required by UDO Sec. 5.15.5.F.9.

6. Windows: Fixed windows are not permitted (shown on right and rear elevations) (UDO Sec. 5.15.5.6.I.). The rear window should be double hung to match the adjacent window. Provide a window schedule. Consider the addition of shutters to provide visual interest.

7. Doors: Identify the door material for the main house and the garage door. The application states “fir wood” for all doors and the garage door is not identified. The front door shows as a 6-panel door—is this correct?

8. Provide Details: Additional details are needed for both the main structure and the carriage house to ensure compliance with UDO requirements, including: corner board (UDO Sec. 5.15.6.N.), wall section through the eave depicting material configuration and dimension, main structure foundation (application indicates piers/tabby for main structure but hog board is also shown—it isn’t clear how this will be done, UDO Sec. 5.15.6.O.); stair, railing (UDO Sec. 5.15.6.O) and bracket details.

HPRC Review	09/22/2025	Charlotte Moore	Revisions Required

Comments:

1. Include a plan that shows the existing structure and the addition so that it is clear what is changing. Also, provide existing elevations and an elevation of both the main structure and carriage house to view the relationship.
2. The house roof form should be consistent front and rear. If the front elevation is changed to have a gable [illegible], should be a gable as well.
3. Clarify the intent of the gable vent on the main structure. Architectural details in the historic district should be functional or have the appearance of full functionality. A false vent made of lap siding is not an acceptable detail.
4. The existing structure has small vents—will the foundation wall be removed to create piers and add hogboard?
5. The carriage house is both out of scale with the house and of a significantly more complex architecture, including roof lines. Restudy the design with a steeper pitched roof and a low bearing to create 1 ½ story massing with dormers. The tiered nature of the cart parking and the cantilevered bay above is visually uncomfortable and too busy given the simple nature of the home.
6. The bottom of the bay comes through the shed roof on the carriage house. Consider adding a beam and wall at the end to hide this.

Beaufort Jasper Water and Sewer Review	09/22/2025	Matthew Michaels	Approved with Conditions

Comments:
Comments may be provided at time of building permit.

Watershed Management Review	09/22/2025	Samantha Crotty	Approved with Conditions

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

Transportation Department Review - HD	08/29/2025	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes:

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from December 17, 2025, to January 16, 2026

DATE: February 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
23 Promenade St	Woolston Dental Sign	Caroline Luke	Approved
6 Promenade St Unit 1008	Currents Store Sign	Caroline Luke	Approved
11 Lawrence St	Porch remodel	Caroline Luke	Applied
6 Promenade St Unit 1021	Extension of balcony	Caroline Luke	Applied