



## Historic Preservation Commission Meeting

Wednesday, June 05, 2024 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on [BCTV](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. NOTICE REGARDING ADJOURNMENT

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

#### IV. ADOPTION OF MINUTES

- [1.](#) April 03, 2024 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS

- [1.](#) **Certificate of Appropriateness:** A request by RFD Construction, on behalf of the owner, Hunter H Hansen and Sue A Hansen, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district. (COFA-03-24-019041)(Staff - Katie Peterson)
- [2.](#) **Certificate of Appropriateness:** A request by William R. Court of Court Atkins Group on behalf of the owner, William Gary Roe Residential Property Trust, acting on behalf of prospective owners, Chris and Christine Murphy, for approval of a Certificate of Appropriateness-HD to relocate and partially demolish the Contributing Resource known as the Tyson-Derst Cottage, located at 113 Bridge Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-04-24-019080)(Staff - Glen Umberger)
3. Change July 2024 Meeting Date. (Staff)

**VIII. DISCUSSION**

1. Historic District Monthly Update. (Staff)

**IX. ADJOURNMENT**

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

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

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

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

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

*Public comment is limited to 3 minutes per speaker.*



# Historic Preservation Commission Meeting

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

April 03, 2024

## I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

## II. ROLL CALL

### PRESENT

Chairman Evan Goodwin

Vice Chairman Joe DePauw

Commissioner Carletha Frazier

Commissioner Jim Hess

Commissioner Kerri Schmelter

Commissioner Debbie Wunder

## III. ADOPTION OF THE AGENDA

Commissioner Schmelter made a motion to adopt the agenda.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

## IV. ADOPTION OF MINUTES

### 1. February 7, 2024 Minutes

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

Seconded by Commissioner Schmelter.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

## V. PUBLIC COMMENT

## VI. OLD BUSINESS

## VII. NEW BUSINESS

- 1. Public Project:** A Public Project to include improvements to the drainage and streetscape along Pritchard Street between Bruin Road and Bridge Street, to include Stormwater Best Management Practices (BMPs), sidewalk installation, streetlight installation, and parking lot improvements to the existing parking lot adjacent to the Beaufort County Public Pool building. (DP-03-22-019022)(Staff - Katie Peterson)

Staff presented the improvements proposed for the Pritchard Street Streetscape project. Commissioners discussed the warmth of the streetlights, location of streetlights, drainage concerns and environmental impacts of drainage.

They had no comments for the UDO Administrator.

There was no action to be taken.

## **VIII. DISCUSSION**

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

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

## **IX. ADJOURNMENT**

Commissioner Hess made the motion to adjourn.

Seconded by Commissioner Schmelter.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed. The meeting was adjourned at 6:11pm.



# HISTORIC PRESERVATION COMMISSION

## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	June 5, 2024
<b>PROJECT:</b>	28 Stock Farm Road, Lot 33- New Construction: Single-Family Residential
<b>APPLICANT:</b>	RFD Construction
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, RFD Construction, on behalf of the owners, Hunter and Sue Hansen, requests the Historic Preservation Commission approve the following application:

1. **COFA-03-24-019041.** A Certificate of Appropriateness-HD to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General-HD zoning district.

**INTRODUCTION:** The Applicant has proposed the construction of a one and a half-story single-family structure and two-story attached Carriage House in the Old Town Bluffton Historic District. The proposed primary structure, of approximately 2,619 SF has some characteristics of a Vernacular House, but does not feature a full-length front porch, so it has been classified as an Additional Building Type within the Neighborhood General-HD zoning district, however, the setbacks are determined by the Stock Farm Development Plan.

The primary structure features a two-story main mass with a side-facing gable and a one-story addition on the south with a side-facing gable, forward facing gabled ell, and a small, shed roof addition. To the north, the primary structure connects to an attached Carriage House via a one-story gable roof. The Carriage House features a double side-facing gable roof, and both structures have shed dormers along the front and rear elevations. The materials include a combination of horizontal cement board lap siding and vertical cement board and batten siding, standing seam roofs, and a Tabby Stucco foundation and chimney. The Carriage House, of approximately 1,123 SF, features many of the same details including the materials, and similar columns and trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 8, 2024 meeting and comments were provided to the Applicant (See Attachment 6).

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

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

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

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

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.
  - a. *Finding.* The Old Town Master Plan initiatives include the adoption of a form-based code that includes architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
  - b. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the residential structure and Carriage House will add to the district and help provide completeness to the neighborhood and overall district.
2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

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

1. Section 5.15.5.F.1.c. General Standards. Residential structures shall have a first finished floor height raised a minimum of 3' above average adjacent sidewalk grade. The finished floor height is proposed at approximately 30" above average adjacent sidewalk grade and must be revised to meet the minimum height requirement.
2. Section 5.15.5.F.4. Building Composition (Proportion, Alignment, Rhythm, and Spacing) and Traditional Construction Patterns Section 32. Overall building proportions and individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form. The application proposes the use of 10 different types of windows and doors with 10 different windowpane proportions. Windowpane proportions should be limited to a few similar proportions. A reasonable and achievable standard for the windows is a maximum variation for vernacular designs is 20 percent in pane size (12 percent for classical architectural design). The number of windows and the pane proportion variation must be reduced to provide a better proportional relationship with one another.
3. Section 5.15.6.E.5. Porches. Porches shall have a minimum height of 30" from grade to top of stairs. The porch is proposed at approximately 26" and must be revised to meet the minimum height requirement.
4. Section 5.15.6.I.2.b. Windows and Doors. Doors are permitted to be wood, metal, or metal clad. All of the exterior doors, except the main front door, are proposed to be Marvin Fiberglass clad doors. Revise to a permitted material.
5. Section 5.15.6.N.7. Corners and Water Tables. Drip boards and skirt boards shall be a minimum of 5/4 stock. The sections for both the primary structure and carriage house have the drip boards and skirt boards drawn as a 1x material. Revise the drip board and skirt boards to a minimum of 5/4 stock.
6. Section 5.15.6.P.10. Cornice, Soffit and Frieze. Rough sawn wood and/or plywood are not permitted materials for soffit or

cornice detailing. The areas with open rafter soffits are proposed as T1-11 tongue in groove, which is a rough sawn wood material. Revise soffit to a permitted material.

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.
  - a. *Finding.* Town Staff finds that if the architectural and landscaping items in Section 2 have been met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
4. 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.
  - a. *Finding.* The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.
5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.
  - a. *Finding.* The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

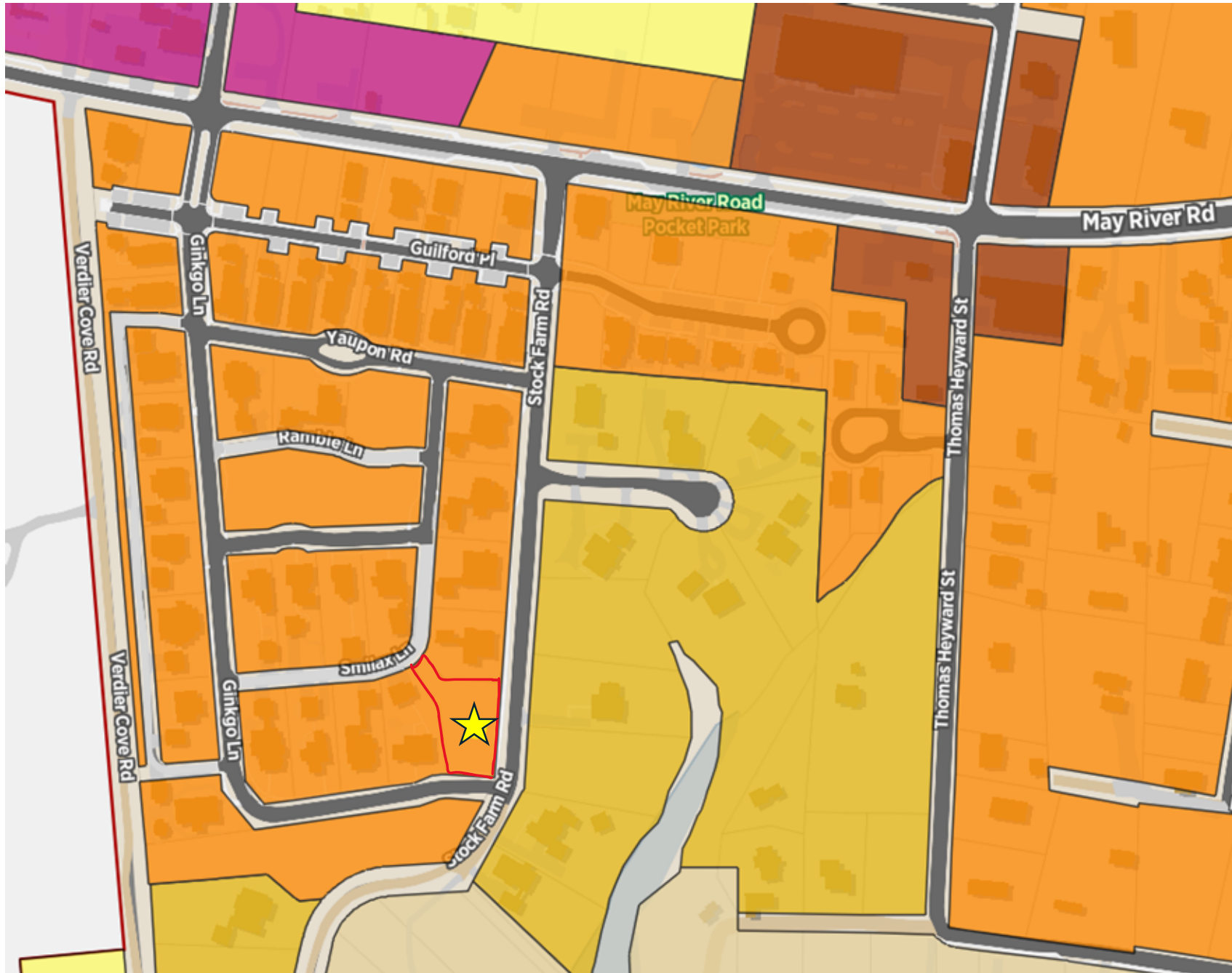
**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth Section 2.2.6.E.2.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

1. Per UDO Section 5.15.5.F.1.c., the first finished floor height must be raised to meet the minimum height requirement of 3' above average adjacent sidewalk grade.
2. Per Section 5.15.5.F.4. of the UDO, the number of windows and the pane proportion variation must be reduced to provide a better proportional relationship with one another.
3. Per UDO Section 5.15.6.E.5., the porch shall be raised to have a minimum height of 30" from grade to top of stairs.

4. Per UDO Section 5.5.6.P.10., revise the soffit material from T1-11 T&G to a permitted material.
5. Per UDO Section 5.15.6.I.2.b., revise all exterior doors to be wood, metal or metal clad.
6. Per UDO Section 5.15.6.N.7., revise the drip board and skirt boards to be a minimum of 5/4 stock.

**ATTACHMENTS:**

1. Location Map and Zoning Maps
2. Application and Narrative
3. Site Plan & Elevations
4. Landscape Plan & Canopy Coverage
5. ARB Letter
6. HPRC Comments







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

Applicant		Property Owner	
Name: RFD Construction		Name: Suzi & Hunter Hansen + <i>SUE HANSEN</i>	
Phone: 704-728-2617		Phone: 239-300-8800	
Mailing Address: PO Box 1842. Walterboro, SC 29488		Mailing Address: 1030 US Hwy 1. Apt 112. North Palm Beach, FL 33408	
E-mail: kritter@rfd.construction		E-mail: hansenhuntersuzi@gmail.com	
Town Business License # (if applicable): LIC-08-22-046854			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: Hansen Residence		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Address: 28 Stock Farm Road.		Amendment: <input type="checkbox"/>	
Zoning District: Neighborhood General Historic District (NG-HD)		Application for:	
Acreage: 0.40		<input checked="" type="checkbox"/> New Construction	
Tax Map Number(s): R610-039-000-1510-0000		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation	
Project Description: Build new residential home			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s). <input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s). <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> 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: <i>[Signature]</i>		Date: 04/26/2024	
Applicant Signature: <i>[Signature]</i>		Date: 04/26/2024	
<b>For Office Use</b>			
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.

<b>1. DESIGN REVIEW PHASE</b>		<b>CONCEPTUAL REVIEW</b> <input type="checkbox"/>		<b>FINAL REVIEW</b> <input checked="" type="checkbox"/>	
<b>2. SITE DATA</b>					
Identification of Proposed Building Type (as defined in Article 5):					
Building Setbacks	Front: 25'	Rear: 10'	Rt. Side: 15'	Lt. Side: 30'	
<b>3. BUILDING DATA</b>					
<b>Building</b>	<b>Description</b> (Main House, Garage, Carriage House, etc.)	<b>Existing Square Footage</b>		<b>Proposed Square Footage</b>	
Main Structure	Main House			3,455 SF Under Roof	
Ancillary	Carriage House			1,123 SF Under Roof	
Ancillary					
<b>4. SITE COVERAGE</b>					
<b>Impervious Coverage</b>			<b>Coverage (SF)</b>		
Building Footprint(s)			3,636		
Impervious Drive, Walks & Paths			400		
Open/Covered Patios			836		
<b>A. TOTAL IMPERVIOUS COVERAGE</b>			4,105		
<b>B. TOTAL SF OF LOT</b>			17,421		
<b>% COVERAGE OF LOT (A/B= %)</b>			23.56%		
<b>5. BUILDING MATERIALS</b>					
<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>	<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>		
Foundation	Tabby Shell Ivory Buff Stucco	Columns	KDAT		
Walls	7" cement board smooth siding	Windows	Alum. Clad		
Roof	Standing Seem Metal	Doors	Alum. Clad / Wood		
Chimney	Tabby Shell Stucco	Shutters	N/A		
Trim	Cement Board	Skirting/Underpinning	Cement Board		
Water table	Cement Board	Cornice, Soffit, Frieze	Cement Board		
Corner board	Cement Board	Gutters	TBD		
Railings	PT Wood	Garage Doors	Steel Overlay		
Balusters	PT Wood	Green/Recycled Materials			
Handrails	PT Wood				





## TOWN OF BLUFFTON

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

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

Concept	Final	BACKGROUND INFORMATION.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:</b> A completed and signed application providing general project and contact information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>PROPERTY OWNER CONSENT:</b> If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROJECT NARRATIVE:</b> A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>DEED COVENANTS/RESTRICTIONS:</b> A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ADDITIONAL APPROVALS:</b> A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROPERTY SURVEY:</b> Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> <li>• All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s);</li> <li>• Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary;</li> <li>• All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways;</li> <li>• Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property;</li> <li>• Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and</li> <li>• North arrow, graphic scale, and legend identifying all symbology.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>SITE PLAN:</b> Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> <li>• All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);</li> <li>• Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;</li> <li>• Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and</li> <li>• Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.</li> </ul>





## TOWN OF BLUFFTON

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

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

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

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

*[Signature]*  
Signature of Property Owner or Authorized Agent

04/26/2024  
Date

HUNTER H and SUE A HANSEN  
Printed Name of Property Owner or Authorized Agent

*[Signature]*  
Signature of Applicant

04/26/2024  
Date

KATRYNA RITTER  
Printed Name of Applicant





**Applicant:**

RFD Construction  
PO Box 1842  
Walterboro, SC 29488

**Updated Date: 04/29/2024**

**Owner:**

Suzi & Hunter Hansen  
1030 US Hwy 1. Apt 112.  
North Palm Beach, FL 33408

**Project Address:**

28 Stock Farm Road.  
Bluffton, SC 29910

**Project Narrative:**

Build a New Single Family home in the Stock Farm Community. The new home will be 2,619 square foot heated and 3,455 SF under roof with a Carriage House that is 427 SF heated, 696 SF main level, and 1,123 SF gross under roof. The new home will have a 312 SF front porch, a 138 SF back porch with a 386 SF screen porch. The home will be built with a metal standing seem roof, cement board siding, over a monolithic slab foundation with a tabby stucco veneer.



THE HANSEN RESIDENCE

26 APRIL 2024

FINAL SUBMITTAL SET, NOT FOR CONSTRUCTION



Markalunas

Architecture Group, LLC

www.marchitecturegroup.com

P. 864 - 233 - 6800  
307 FALLS STREET, SUITE A  
GREENVILLE, SC 29601  
COPYRIGHT 2024 MARKALUNAS ARCHITECTURE GROUP, LLC

NOTE:  
INCOMPLETE - FOR INTERIM REVIEW ONLY AND NOT  
INTENDED FOR BIDDING, PROCUREMENT, PERMIT, OR  
CONSTRUCTION PURPOSES.

HANSEN RESIDENCE  
STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

NOTE TO CONTRACTOR:  
THE USE OF THESE PLANS SHALL BE RESTRICTED TO  
THE ORIGINAL PROJECT FOR WHICH THEY WERE  
PREPARED - ANY AMBIGUITIES, DISCREPANCIES,  
INCONSISTENCIES, OR OMISSIONS DISCOVERED  
BETWEEN THE DRAWINGS, SPECIFICATIONS, OR SITE  
CONDITIONS SHALL BE REPORTED IMMEDIATELY TO  
THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT  
OF SUCH OR FAILURE TO NOTIFY THE ARCHITECT OF  
CHANGES MADE FROM THESE PLANS SHALL RELIEVE  
THE ARCHITECT FROM RESPONSIBILITY FOR ALL  
RESULTING CONSEQUENCES.

DATE: 12 DEC. 2023  
PROJECT NO. 2023-27

REVISIONS

REVIEW SET	29 FEB. 2024
HD APPLICATION	08 MAR. 2024
FOR REVIEW	21 MAR. 2024
FINAL SUBMITTAL	26 APR. 2024

REVIEW SET  
NOT FOR  
CONSTRUCTION

TITLE SHEET

T1

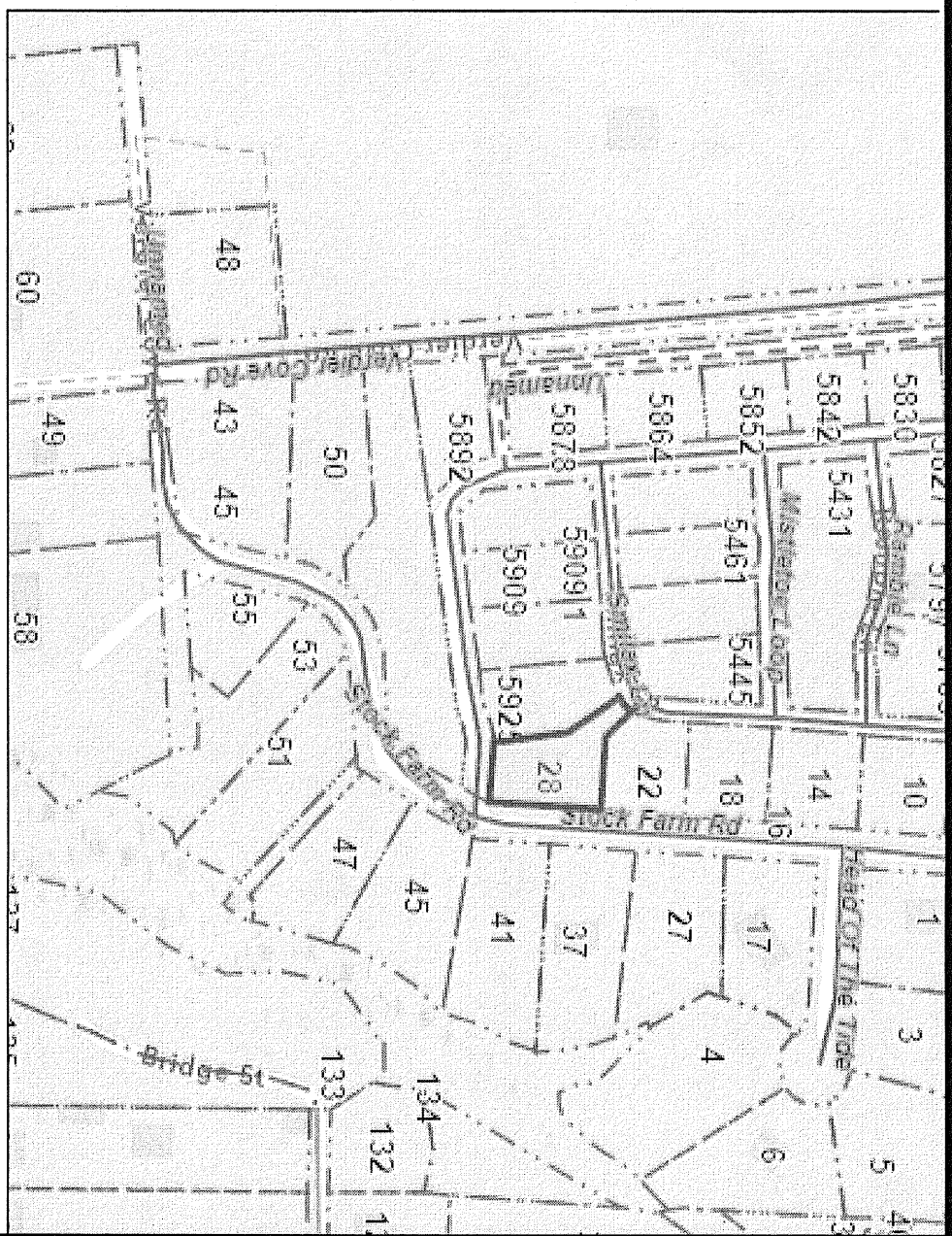
SHEET INDEX	PROJECT TEAM	GRAPHIC STANDARDS	PROJECT INFO	
T1 TITLE SHEET SITE AND LANDSCAPE A1.0 SURVEY C5 LANDSCAPE COVER SHEET & NOTES L1 PLANT REMOVAL AND PROTECTION PLAN L2 KEY SHEET AND LAYOUT PLAN L3 GRADING PLAN L4 LIGHTING AND PLANTING PLAN L5 PLANT SCHEDULE AND DETAILS L6 DETAILS L7  ARCHITECTURAL A2.0 FOUNDATION LAYOUT PLAN A2.1 MAIN LEVEL FLOOR PLAN A2.2 UPPER LEVEL FLOOR PLAN A2.3 ROOF PLAN A3.1 MAIN LEVEL REFLECTED CEILING PLAN A3.2 UPPER LEVEL REFLECTED CEILING PLAN A4.0 ELEVATION A4.1 ELEVATION A4.2 ELEVATION A4.3 ELEVATION A5.0 BUILDING SECTIONS A5.1 WALL SECTIONS A5.2 WALL SECTIONS A6.0 DETAILS A6.0 WINDOW & DOOR SCHEDULE AE2.1 MAIN LEVEL ELECTRICAL PLAN AE2.2 UPPER LEVEL ELECTRICAL PLAN  STRUCTURAL S100 COVER SHEET & GENERAL NOTES S101 FOUNDATION PLAN S201 DETAILS S301 DETAILS S302 DETAILS	OWNER HUNTER H. & SUZI A. HANSEN  DESIGNER MARKALUNAS ARCHITECTURE GROUP 307 FALLS ST., SUITE A GREENVILLE, SC 29601 PHONE: 864.233.6800  CONTRACTOR   LANDSCAPE ARCHITECT WITMER JONES AND KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 PHONE: 843.751.7411  STRUCTURAL SOUTHERN CONSULTING AND ENGINEERING 105 CENTRAL AVE. STE. 200B GOOSE CREEK, SC 29445 PHONE: 843.710.2525  SURVEYOR T-SQUARE SURVEYING 154 BURNET CHURCH ROAD BLUFFTON, SC 29910 PHONE: 843.751.5758	<div><div></div>CONCRETE</div> <div><div></div>UNDISTURBED EARTH OR COMPACTED FILL</div> <div><div></div>COMPACTED FILL</div> <div><div></div>POROUS FILL (GRAVEL)</div> <div><div></div>STEEL</div> <div><div></div>RIGID INSULATION</div> <div><div></div>GLASS (IN ELEVATION)</div> <div><div></div>BATT INSULATION</div> <div><div></div>IN-FLOOR HEAT</div> <div><div></div>WOOD STUD PARTITION</div> <div><div></div>STONE</div> <div><div></div>FINISH WOOD</div> <div><div></div>ROUGH WOOD</div> <div><div></div>PLYWOOD</div> <div><div></div>ONE HOUR FIRE SEPARATION</div>	<b>SQUARE FOOTAGES</b> MAIN HOUSE:  MAIN LEVEL FINISHED: 1,740 SQFT. UPPER LEVEL FINISHED: 879 SQFT. MAIN HOUSE FINISHED: 2,619 SQFT.  FRONT PORCH: 312 SQFT. SCREEN PORCH: 366 SQFT. BACK PORCH: 138 SQFT. MAIN HOUSE GROSS UNDER ROOF: 3,455 SQFT.  CARRIAGE HOUSE:  UPPER LEVEL FINISHED: 421 SQFT. CARRIAGE HOUSE FINISHED: 421 SQFT.  GARAGE (MAIN LEVEL): 616 SQFT. CARRIAGE HOUSE GROSS UNDER ROOF: 1,123 SQFT.  TOTAL PROJECT FINISHED: 3,046 SQFT. TOTAL PROJECT GROSS UNDER ROOF: 4,578 SQFT.  <b>SETBACKS</b>  MIN. FRONT YARD SETBACK 25.0' - ACTUAL SETBACK 26.1'  MIN. REAR YARD SETBACK 10.0' - ACTUAL SETBACK 15.1'  MIN. RIGHT YARD SETBACK 15.0' - ACTUAL SETBACK 15.6'  MIN. LEFT YARD SETBACK 30.0' - ACTUAL SETBACK 36.9'  <b>ELEVATIONS</b>  HOME FINISHED FLOOR HEIGHT (100'-0")= 26.5' NAVD  GARAGE FLOOR HEIGHT (98'-6")= 25.0' NAVD  BUILDING HEIGHT IS MEASURED FROM FINISHED GRADE TO A POINT AT THE AVERAGE HEIGHT OF THE HIGHEST ROOF HAVING A PITCH.  BUILDING HEIGHT = 26'-1 1/4"	FOUNDATION:  PORCH SURFACE:  PORCH BORDER AND STEP TREADS:  EXTERIOR BOARD AND BATTEN SIDING:  EXTERIOR LAP SIDING:  EXTERIOR TRIM:  PORCH CEILING:  FRONT PORCH RAILING:   SOFFIT W/ EXPOSED RAFTER TAILS:  CLOSED SOFFIT:  EXTERIOR COLUMNS:  EXTERIOR BEAMS:  WINDOWS:  FRONT DOOR:  EXTERIOR CLAD DOORS:   EXTERIOR PAINT (SIDING, TRIM):  EXTERIOR PAINT (SIDING, TRIM):  EXTERIOR PAINT (PORCH CEILING):  CLAD DOORS AND WINDOWS COLOR:  ROOFING & ROOF FLASHING:  TRIM FLASHING:  CHIMNEY CAP:   TABBY STUCCO, "SAVANNAH IVORY", SMALL/MEDIUM SHELL MIX  TABBY CONCRETE, SMALL SHELL MIX  BRICK, "SAVANNAH GRAY" PAVER, OLD CAROLINA BRICK, SAVANNAH IVORY MORTAR  CEMENT BOARD, SMOOTH, BOARD AND BATTEN SIDING 12" O.C. (PAINTED)  CEMENT BOARD, SMOOTH LAP SIDING 1" EXPOSURE (PAINTED)  CEMENT BOARD, SMOOTH- RE: DETAILS (PAINTED)  1X6, SMOOTH, WOOD, TONGUE AND GROOVE, (PAINTED)  2X WOOD, SMOOTH, CUSTOM PER PLANS (PAINTED)   PRESSURE TREATED T 1 - 1 1 SOFFIT WITH EXPOSED 2X RAFTER TAILS (PAINTED)  CEMENT BOARD, SMOOTH NON-VENTED SOFFIT PANEL (PAINTED)  KDAT WOOD BOX COLUMN 9"X9" (PAINTED)  CEMENT BOARD, SMOOTH TRIM WRAPPED (PAINTED)  SIERRA PACIFIC, CLAD WOOD, CASEMENT & DOUBLE HUNG, SDL  CUSTOM, SAPELE WOOD, DP RATED, STAINED  SIERRA PACIFIC, CLAD WOOD, HINGED, DP RATED, SDL   SHERWIN WILLIAMS "ALABASTER" SW- 1008  SHERWIN WILLIAMS "ALABASTER" SW- 1008  SHERWIN WILLIAMS "RAIN" SW-62 1 9  SIERRA PACIFIC "GULL GRAY"  METAL, STANDING SEAM, MCELROY METALS "GALVALUME" - ROOF FLASHING TO MATCH  METAL TO MATCH/BLEND TO EXTERIOR PAINT COLOR  CUSTOM, BISHOP'S ARCH, TABBY STUCCO FINISH ON NON-COMBUSTIBLE STRUCTURE

PLAN NOTES

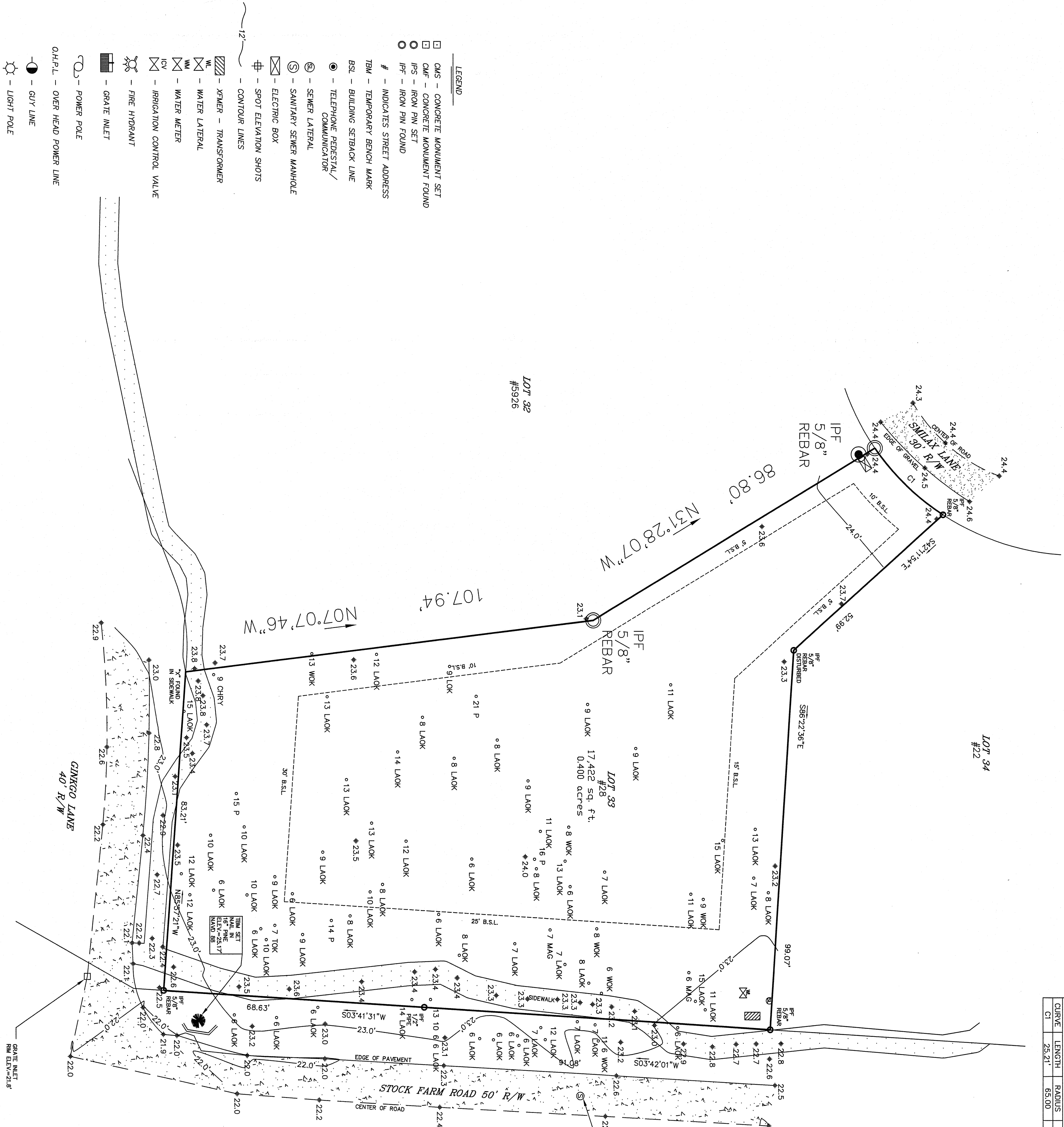
- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CONFIRM ALL CODES, RESTRICTIONS, AND GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- IT IS REQUIRED THAT THE SERVICES OF A REGISTERED SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE ON THE PROPERTY.
- REFER TO THE SITE PLAN AND LANDSCAPE DRAWINGS FOR THE EXTENT OF PATIOS, WALKS, DRIVEWAYS, RETAINING WALLS, AND OTHER SITE/LANDSCAPE ELEMENTS.
- DIMENSIONS INDICATED ARE TO FACE OF FOUNDATION, FACE OF FRAMING/STRUCTURAL MEMBER, OR CENTER OF WINDOW OR DOOR OPENING.
- DIMENSIONS FROM INTERIOR DOOR ROUGH-OPENING TO ADJACENT WALL IS 4 1/4" OR CENTERED IN WALL, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL MEMBERS, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND FRAMING, MUST BE DESIGNED, SIGNED, AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE THAT THE PROJECT IS BEING CONSTRUCTED.
- STRUCTURAL AN BUILDING COMPONENTS SHALL BE DESIGNED, CONSTRUCTED, AND/OR LISTED TO MEET ALL WIND LOADING REQUIREMENTS AND PROTECTION FOR THE AREA/REGION THAT THE PROJECT IS CONSTRUCTED.
- ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED.
- ALL SHEATHING AND DECKING EXPOSED TO ELEMENTS DURING CONSTRUCTION AND/OR ON EXTERIOR ENVELOPE SHALL BE "EXTERIOR GRADE"
- CONTRACTOR TO VERIFY LOCATION AND REQUIREMENTS OF RATED ASSEMBLIES PRIOR TO CONSTRUCTING.
- PROVIDE FIRE-BLOCKING AND SEAL/DAMPER/FIRE-STOP ALL PENETRATIONS THROUGH RATED ASSEMBLIES AND/OR BLOCKING AS REQUIRED TO MAINTAIN CONTINUOUS FIRE RATINGS SET FORTH BY THE APPLICABLE CODE(S).
- PROVIDE MOLD RESISTANT DRYWALL AT ALL WET OR HIGH-HUMIDITY AREAS, INCLUDING WALLS AND CEILINGS.
- PROVIDE CONCRETE FIBER-BOARD UNDER ALL TILE FLOORS, AND AT TILE WALLS AND TILE CEILINGS OF ALL SHOWERS AND/OR TUB ENCLOSURES.
- REFER TO WINDOW AND DOOR MANUFACTURER'S LITERATURE FOR ROUGH-OPENING DIMENSIONS AND INSTALLATION INSTRUCTIONS.
- TAG DENOTES WINDOW TYPE, SEE SHEET A6.0 FOR WINDOW AND DOOR SCHEDULE.
- MINIMUM ROOF INSULATION SHALL BE PER LOCAL CODE STANDARDS - ROOF R30 AND EXTERIOR WALLS R20
- PROVIDE R11 SOUND-BATT INSULATION AT ALL INTERIOR WALLS AND R20 SOUND-BATT INSULATION BETWEEN LEVELS AT MID-FLOOR STRUCTURE.
- PROVIDE SOLID BLOCKING AS NECESSARY AT ALL STAIR HANDRAILS, BATHROOM ACCESSORIES, GRAB BARS, CLOSET SHELVES/RODS, CABINETS, AND AT ANY OTHER LOCATIONS REQUIRED FOR ADEQUATE SUPPORT.
- ALIGN WINDOW AND DOOR HEADERS, BASED ON FINISH TRIM CONDITIONS.
- CABINET LAYOUTS AS SHOWN ON THE DRAWINGS ARE REPRESENTATIONAL ONLY, EXACT LAYOUT/DESIGN TO BE APPROVED BY OWNER AND ARCHITECT BASED ON SHOP DRAWINGS SUBMITTED BY CONTRACTOR AND CABINET MAKER.
- VERIFY ALL CEILING UNDER-FRAMING AND SOFFIT CONDITIONS IN FIELD WITH OWNER AND/OR ARCHITECT.
- MECHANICAL AND ELECTRICAL LAYOUTS TO BE REVIEWED AND VERIFIED IN THE FIELD WITH OWNER/ARCHITECT AND APPLICABLE SUB-CONTRACTORS DURING CONSTRUCTION.
- PROVIDE ADEQUATE ACCESS AND CLEARANCES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, AND ATTIC/CRAWL SPACES PER APPLICABLE CODES.





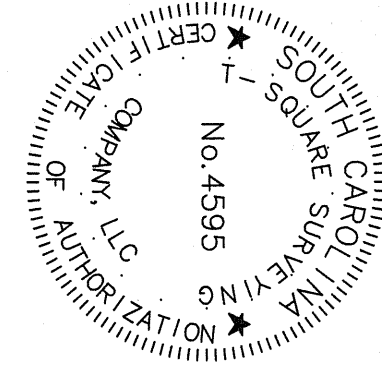
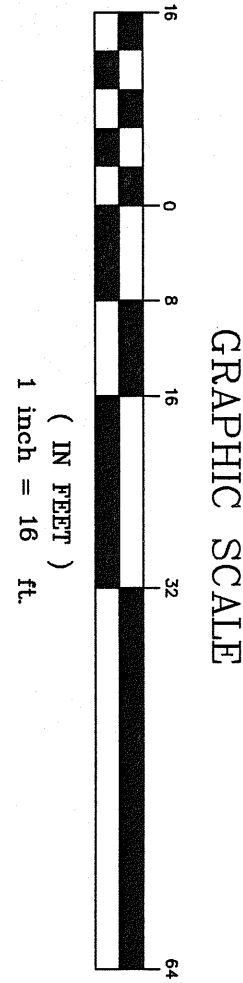


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	25.21'	65.00'	25.06'	N47°50'06"E
				221°33'51"



- TREE LEGEND
- WH/OAK - WHITE OAK
  - LAOK - LAUREL OAK
  - LOK - LIVE OAK
  - WOK - WATER OAK
  - FOK - 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

- LEGEND
- CMS - CONCRETE MONUMENT SET
  - CMS - CONCRETE MONUMENT FOUND
  - IPS - IRON PIN SET
  - IPF - IRON PIN FOUND
  - # - INDICATES STREET ADDRESS
  - TBM - TEMPORARY BENCH MARK
  - BEL - BUILDING SETBACK LINE
  - TEL - TELEPHONE POST/COMMUNICATOR
  - SEL - SEWER LATERAL
  - SMS - SANITARY SEWER MANHOLE
  - EBX - ELECTRIC BOX
  - SES - SPOT ELEVATION SHOTS
  - CON - CONTOUR LINES
  - KTR - KRAER - TRANSFORMER
  - WAL - WATER LATERAL
  - WMT - WATER METER
  - ICV - IRRIGATION CONTROL VALVE
  - FHY - FIRE HYDRANT
  - GIN - GRATE INLET
  - POW - POWER POLE
  - OHP - OVER HEAD POWER LINE
  - GL - GUY LINE
  - LP - LIGHT POLE
  - SDM - STORM DRAIN MANHOLE
  - FMB - FIBEROPTICS MANHOLE



DRAWN BY: B.M.S.

APPROVED BY: W.L.S.

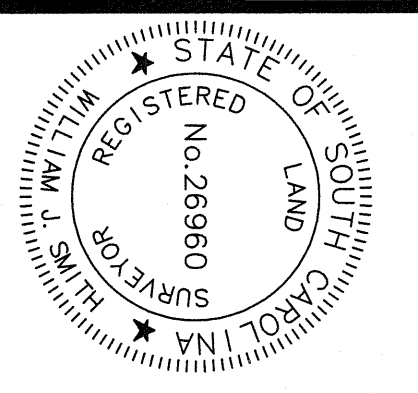
PARTY CHIEF: W.L.S.

DATE: OCTOBER 26, 2022

**SQUARE SURVEYING**

PROFESSIONAL LAND SURVEYORS

P.L. Brewer, 330  
139 Old Oak Road  
Bluffton, S.C. 29910  
tsquarethography.com  
Phone 843-757-3650 Fax 843-757-5758  
JDB No. 14-3111



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THAT THE FOREGOING SURVEY AND MAP WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF 1968, AND THAT I AM A duly Licensed Professional Land Surveyor in the State of South Carolina.

WILLIAM I. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

PAT MASON

A TREE & TOPOGRAPHIC SURVEY OF LOT 33 STOCK FARM ROAD, BLUFFTON, SOUTH CAROLINA, DEVELOPMENT SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1510

Notes:

1. According to FEMA Flood Insurance Rate Map # 450324H560, this lot appears to be in a Federal Flood Plain Zone X, Minimum Required Elevation 14 ft. 6 in. (14' 6").
2. The survey was performed without the benefit of a wetland delineation and other facts that may be revealed by a complete title search.
3. The survey was performed without the benefit of a wetland delineation and other facts that may be revealed by a complete title search.
4. All building setbacks requirements should be verified with the proper authorities prior to design and construction.

PLAT BOOK 125 AT PAGE 176





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HANSEN RESIDENCE  
STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

NOTE TO CONTRACTOR:  
THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. ANY AMBIGUITIES, DISCREPANCIES, INCONSISTENCIES, OR OMISSIONS DISCOVERED BETWEEN THE DRAWINGS, SPECIFICATIONS, OR SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF SUCH OR FAILURE TO NOTIFY THE ARCHITECT OF CHANGES MADE FROM THESE PLANS SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL RESULTING CONSEQUENCES.

DATE: 12 DEC. 2023  
PROJECT NO. 2023-27

REVISIONS

REVIEW SET	29 FEB. 2024
HD APPLICATION	08 MAR. 2024
FOR REVIEW	21 MAR. 2024
FINAL SUBMITTAL	26 APR. 2024

REVIEW SET  
NOT FOR  
CONSTRUCTION

SITE  
PLAN

A 1.0

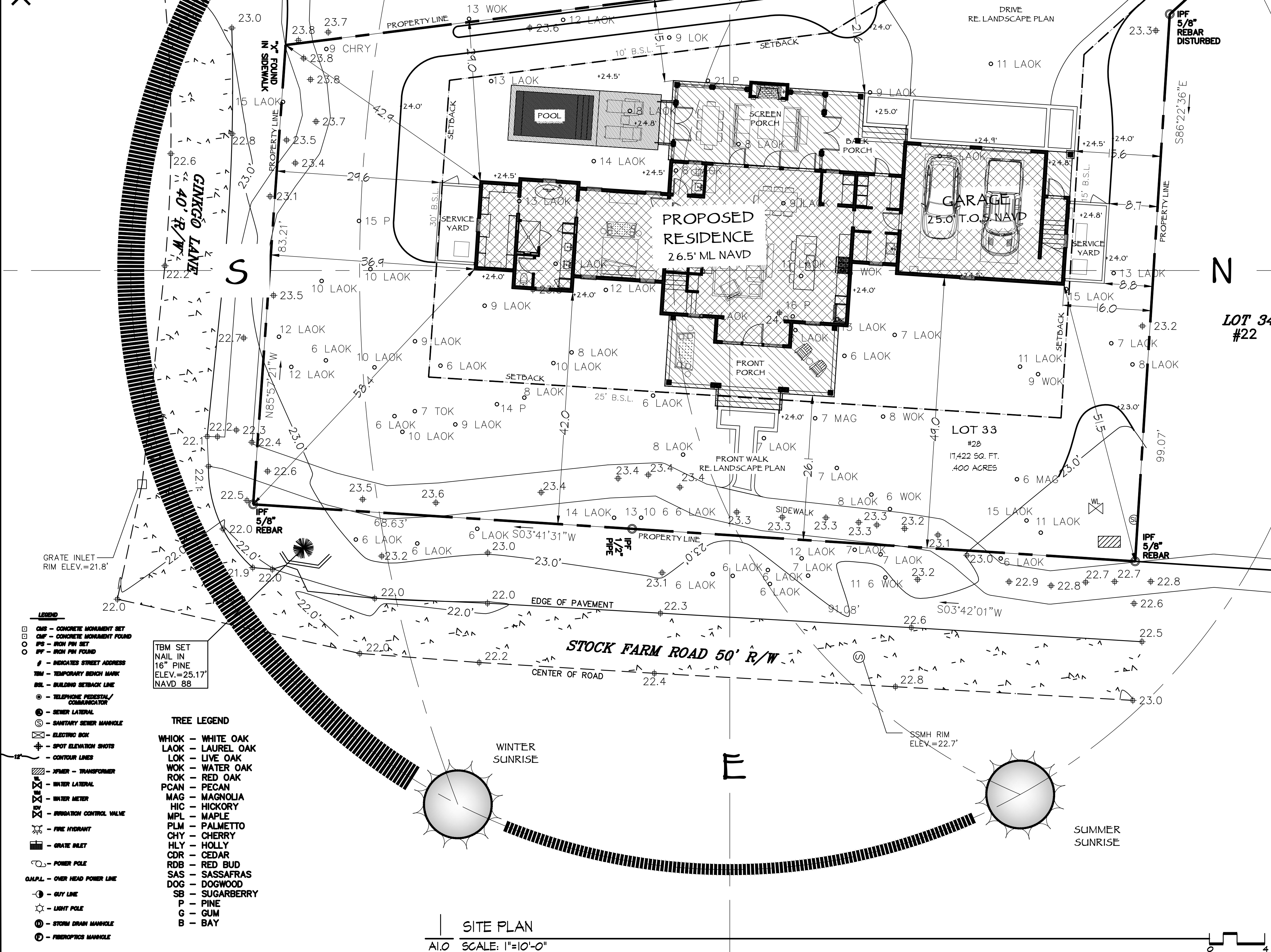
# ATTACHMENT 3

## GENERAL SITE NOTES:

CONTRACTOR SHALL VERIFY GRADE ELEVATIONS PRIOR TO CONSTRUCTION.  
FINISHED FLOOR ELEVATIONS SHALL BE SET AT A MINIMUM OF 2'-6" ABOVE THE HIGHEST FINISHED GRADE AT THE FRONT EDGE OF THE BUILDING FOOTPRINT OR 3'-0" ABOVE THE SURVEYED FLOOD ZONE ELEVATION.  
FINISHED GRADE SHALL BE A MINIMUM OF 8" BELOW ROAD SIDING, OR SILL PLATE.  
FINISHED GRADE SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE RESIDENCE FOR A MINIMUM OF 12' FOR DRAINAGE.  
CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS TOWARDS EXISTING DRAIN INLETS, SHALES, OR ROADS.  
CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND NATURAL AREAS AND TREES TO REMAIN DURING CONSTRUCTION.  
CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR STAKE CORNERS OF RESIDENCE DRIVES, REQUIRED SITE ELEMENTS AND FLAG ALL TREES FOR REMOVAL FOR REVIEW BY THE OWNER PRIOR TO CONSTRUCTION.  
CONTRACTOR SHALL HAVE A LICENSED SURVEYOR LOCATE FOUNDATION ELEMENTS PRIOR TO FORMING FOR CONCRETE, TO ASSURE THAT THE HOME IS LOCATED IN ACCORDANCE WITH THE PLANS AND THAT THE HOME DOES NOT ENCROACH INTO ANY SETBACKS.  
CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AND LANDSCAPED AREAS DAMAGED DURING CONSTRUCTION. REFER TO SITE SPECIFIC LANDSCAPE PLAN FOR PLANTINGS, IRRIGATION, LIGHTING, SITE DRAINS, AND SITE IMPROVEMENTS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	25.21'	65.00	25.06	N44°25'06"E
				22°13'31"

X INDICATES TREE TO BE REMOVED



LOCATION MAP NOT TO SCALE

### PROPOSED RESIDENCE ELEVATIONS (NAVD):

• GARAGE:	+25.0' (98'-6")
• MAIN LEVEL:	+26.5' (100'-0")
• UPPER LEVEL:	+38.0' (111'-5 1/8")

### FRONT YARD SETBACK - STOCK FARM ROAD:

• MINIMUM SETBACK:	25.0'
• PROPOSED SETBACK TO HOUSE:	26.1'

### RIGHT SIDE SETBACK:

• MINIMUM SETBACK:	15.0'
• PROPOSED SETBACK TO HOUSE:	15.6'

### LEFT SIDE SETBACK - GINGKO LANE:

• MINIMUM SETBACK:	30.0'
• PROPOSED SETBACK TO HOUSE:	36.9'

### REAR YARD SETBACK - TO LOT 32:

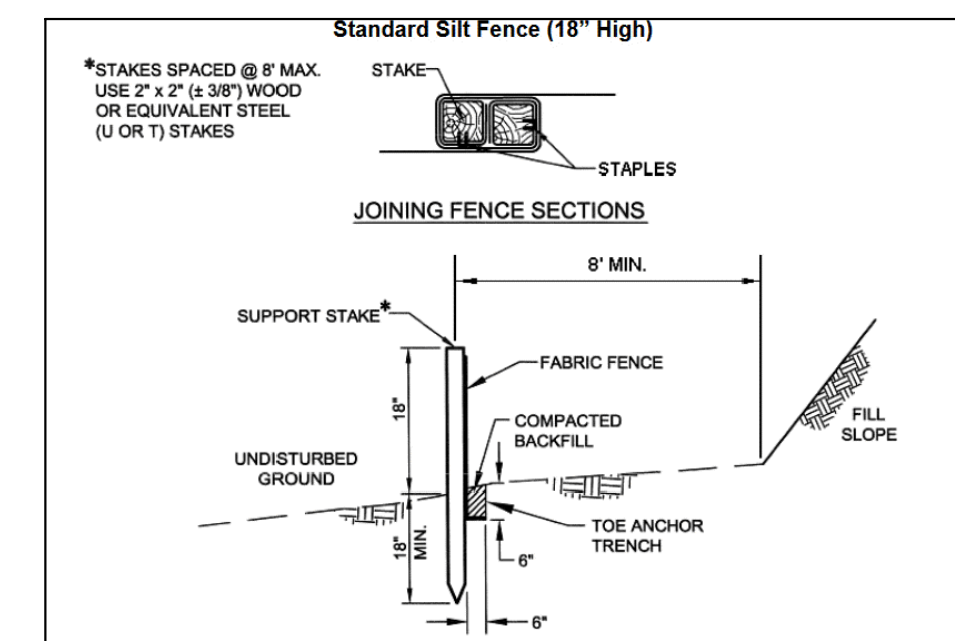
• MINIMUM SETBACK:	10.0'
• PROPOSED SETBACK TO HOUSE:	15.1'

### MAXIMUM SITE COVERAGE:

MAXIMUM BUILDING SF:

MAXIMUM BUILDING HEIGHT:

SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION FOR HOUSE AND/OR SITE WORK TO CONTROL RUNOFF. ADDITIONAL MEASURES SUCH AS SECONDARY ROWS OF SILT FENCE AND CATCH BASINS SHALL BE INSTALLED AS NEEDED. SILT FENCE SHALL BE REGULARLY CLEANED OUT AS CONDITIONS WARRANT.



SITE PLAN

SCALE: 1"=10'-0"





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NOTE:  
INCOMPLETE - FOR INTERIM REVIEW ONLY AND NOT  
INTENDED FOR BIDDING, PROCUREMENT, PERMIT, OR  
CONSTRUCTION PURPOSES.

HANSEN RESIDENCE  
STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

NOTE TO CONTRACTOR:  
THE USE OF THESE PLANS SHALL BE RESTRICTED TO  
THE ORIGINAL PROJECT FOR WHICH THEY WERE  
PREPARED. ANY AMBIGUITIES, DISCREPANCIES,  
INCONSISTENCIES, OR OMISSIONS DISCOVERED  
BETWEEN THE DRAWINGS, SPECIFICATIONS, OR SITE  
CONDITIONS SHALL BE REPORTED IMMEDIATELY TO  
THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT  
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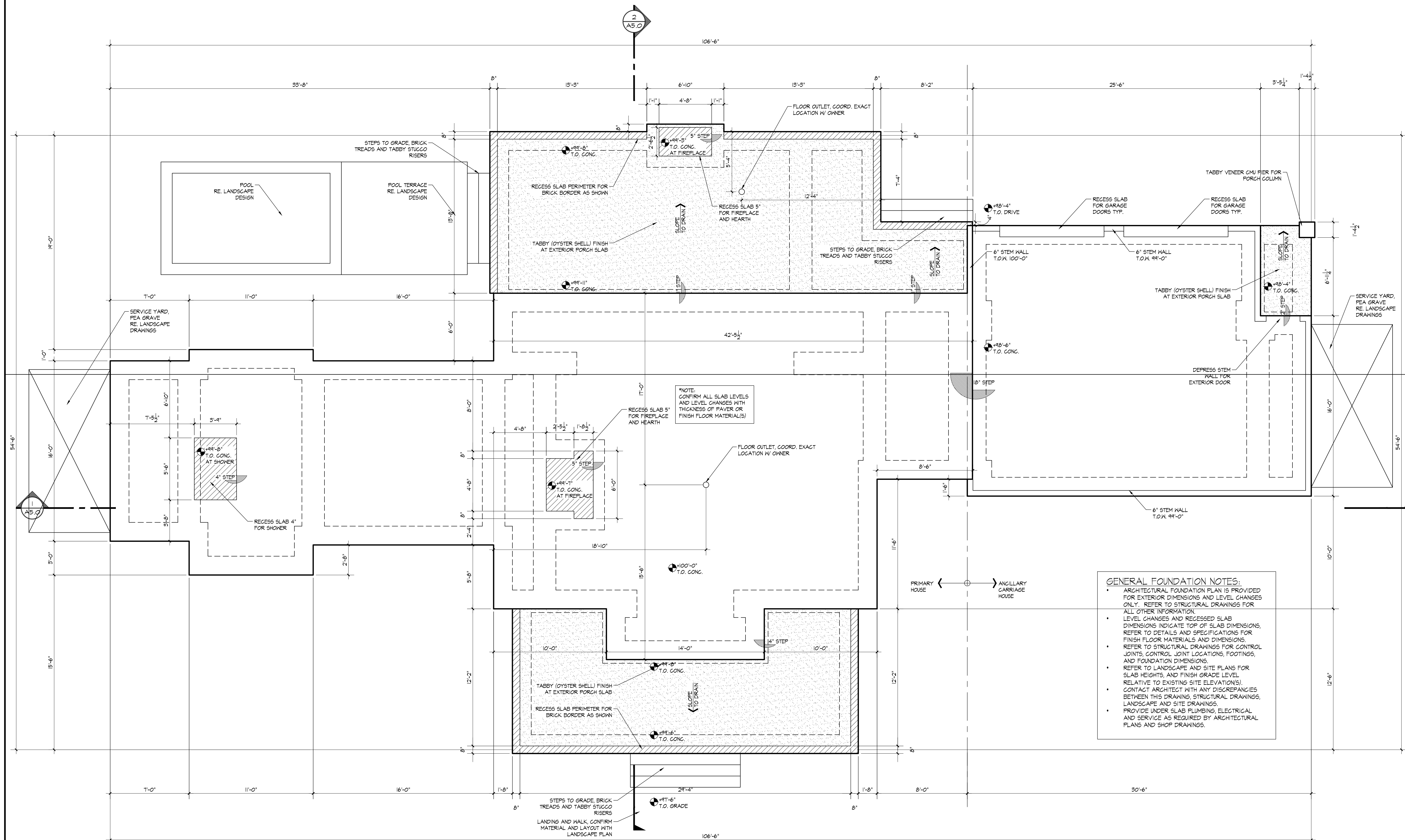
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REVIEW SET  
NOT FOR  
CONSTRUCTION

FOUNDATION  
LAYOUT PLAN

A 2.0



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



NOTE:  
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LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

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PROJECT NO. 2023-27

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## A 2.1



A2.1 SCALE: 1/4"=1'-0"



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BLUFFTON, SC 29910

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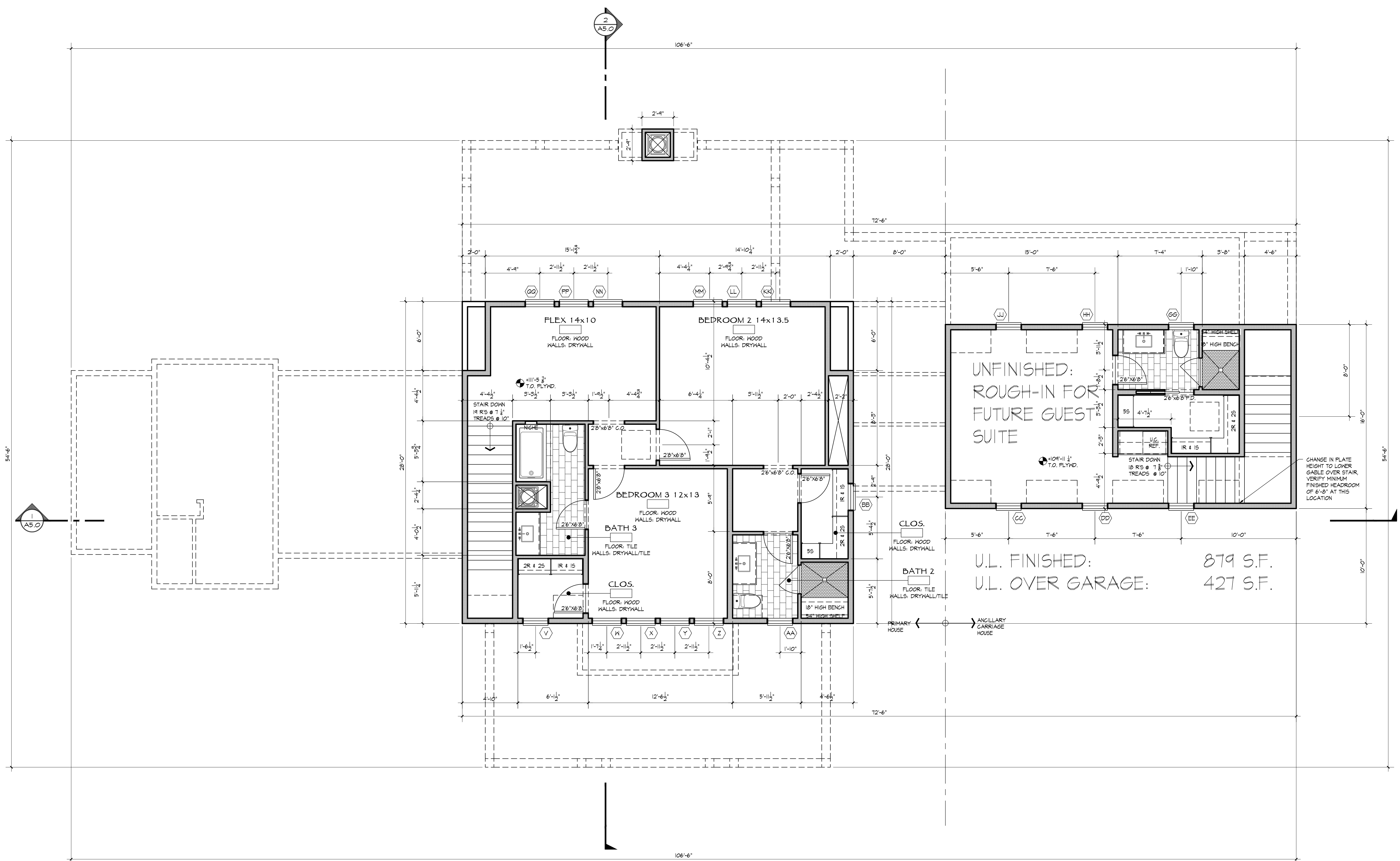
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REVIEW SET  
NOT FOR  
CONSTRUCTION

UPPER LEVEL  
FLOOR PLAN

A 2.2



UPPER LEVEL FLOOR PLAN  
A2.2 SCALE: 1/4"=1'-0"





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HANSEN RESIDENCE  
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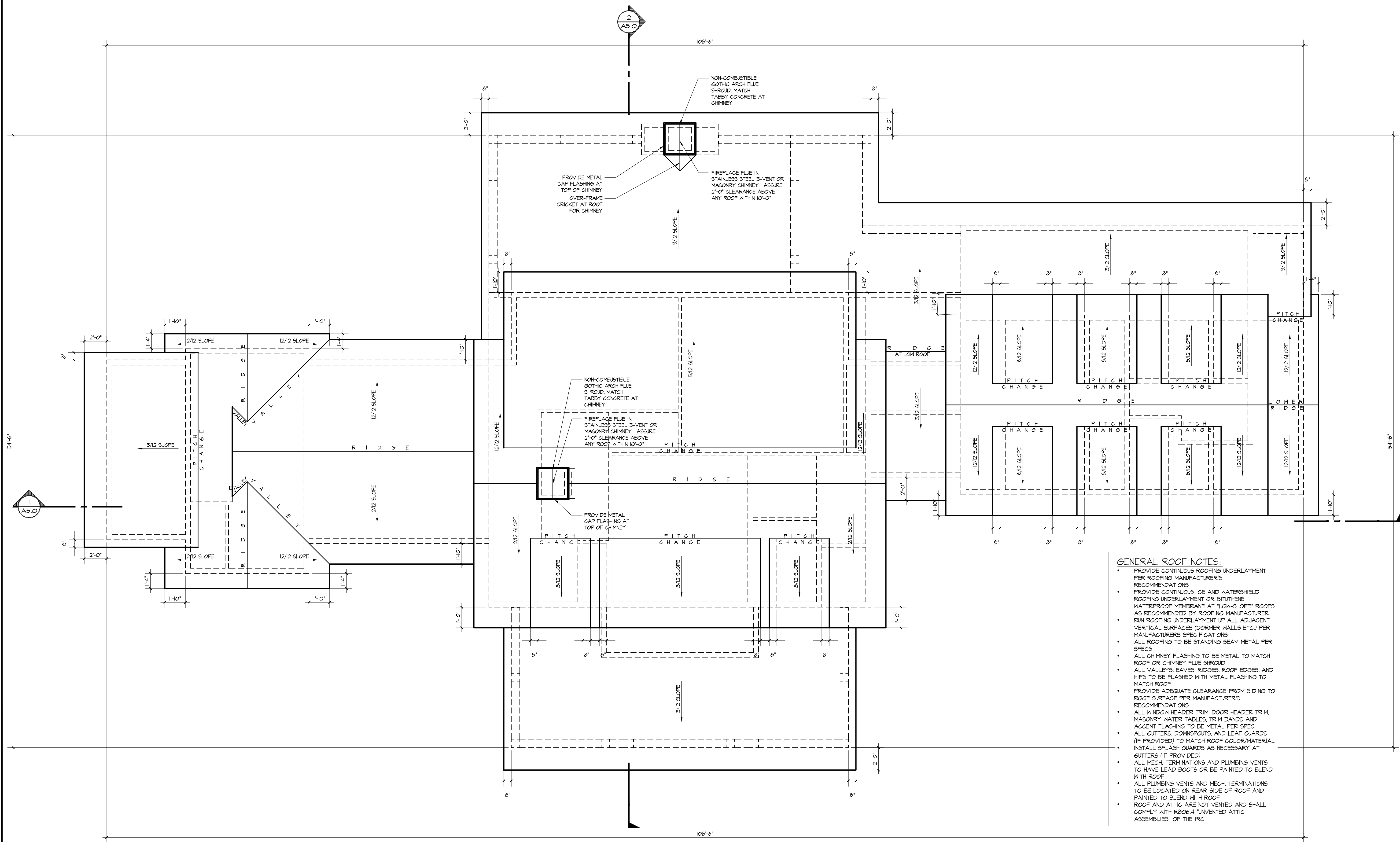
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REVIEW SET  
NOT FOR  
CONSTRUCTION

ROOF PLAN

A 2.3



- GENERAL ROOF NOTES:
- PROVIDE CONTINUOUS ROOFING UNDERLAYMENT PER ROOFING MANUFACTURER'S RECOMMENDATIONS
  - PROVIDE CONTINUOUS ICE AND WATERSHIELD ROOFING UNDERLAYMENT OR BITUTHENE WATERPROOF MEMBRANE AT 'LOW-SLOPE' ROOFS AS RECOMMENDED BY ROOFING MANUFACTURER
  - RUN ROOFING UNDERLAYMENT UP ALL ADJACENT VERTICAL SURFACES (DORMER WALLS ETC.) PER MANUFACTURER'S SPECIFICATIONS
  - ALL ROOFING TO BE STANDING SEAM METAL PER SPECS
  - ALL CHIMNEY FLASHING TO BE METAL TO MATCH ROOF OR CHIMNEY FLUE SHROUD
  - ALL VALLEYS, EAVES, RIDGES, ROOF EDGES, AND HIPS TO BE FLASHED WITH METAL FLASHING TO MATCH ROOF
  - PROVIDE ADEQUATE CLEARANCE FROM SIDING TO ROOF SURFACE PER MANUFACTURER'S RECOMMENDATIONS
  - ALL WINDOW HEADER TRIM, DOOR HEADER TRIM, MASONRY WATER TABLES, TRIM BANDS AND ACCENT FLASHING TO BE METAL PER SPEC
  - ALL GUTTERS, DOWNSPOUTS, AND LEAF GUARDS (IF PROVIDED) TO MATCH ROOF COLOR/MATERIAL
  - INSTALL SPLASH GUARDS AS NECESSARY AT GUTTERS (IF PROVIDED)
  - ALL MECH. TERMINATIONS AND PLUMBING VENTS TO HAVE LEAD BOOTS OR BE PAINTED TO BLEND WITH ROOF
  - ALL PLUMBING VENTS AND MECH. TERMINATIONS TO BE LOCATED ON REAR SIDE OF ROOF AND PAINTED TO BLEND WITH ROOF
  - ROOF AND ATTIC ARE NOT VENTED AND SHALL COMPLY WITH R806.4 'UNVENTED ATTIC ASSEMBLIES' OF THE IRC

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



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HANSEN RESIDENCE

STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

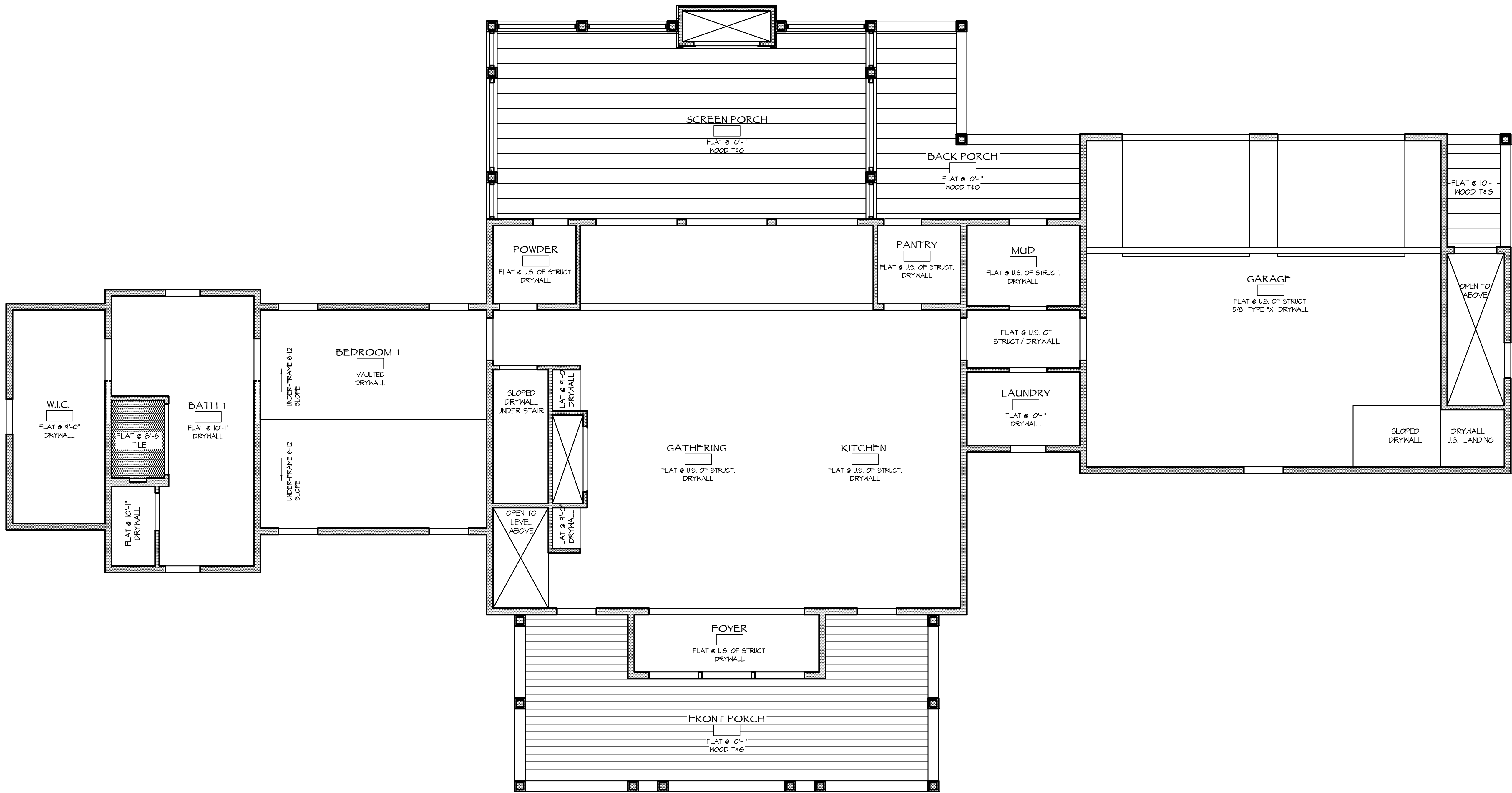
NOTE TO CONTRACTOR:  
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DATE: 12 DEC. 2023  
PROJECT NO. 2023-27

REVISIONS	
REVIEW SET	29 FEB. 2024
HD APPLICATION	08 MAR. 2024
FOR REVIEW	21 MAR. 2024
FINAL SUBMITTAL	26 APR. 2024

REVIEW SET  
NOT FOR  
CONSTRUCTION  
MAIN LEVEL  
REFLECTED CEILING  
PLAN

A3.1



MAIN LEVEL REFLECTED CEILING PLAN  
A3.1 SCALE: 1/4"=1'-0"



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28 STOCK FARM ROAD

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NOT FOR  
CONSTRUCTION

UPPER LEVEL  
REFLECTED CEILING  
PLAN

A3.2



UPPER LEVEL REFLECTED CEILING PLAN  
A3.2 SCALE: 1/4"=1'-0"





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**HANSEN RESIDENCE**  
**STOCK FARM**

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

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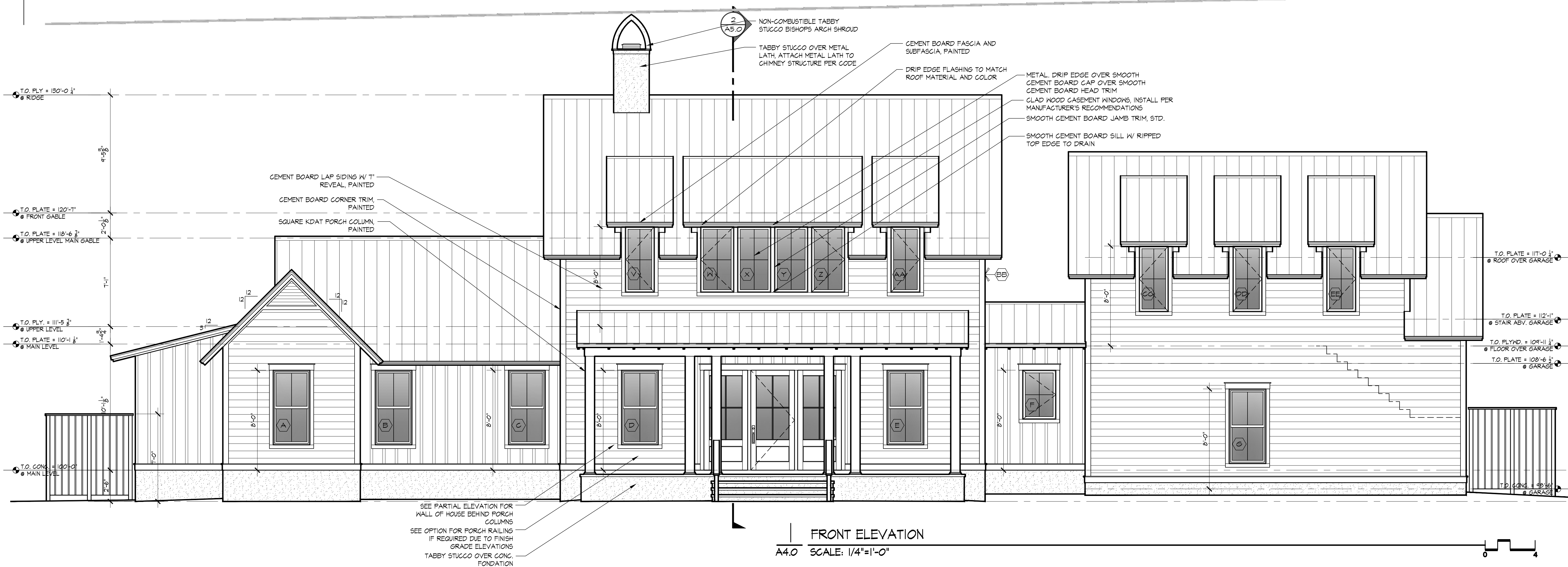
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**REVIEW SET**  
**NOT FOR**  
**CONSTRUCTION**

FRONT ELEVATION

**A 4.0**







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HANSEN RESIDENCE  
STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

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REVIEW SET  
NOT FOR  
CONSTRUCTION

REAR ELEVATION

A 4.1







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HANSEN RESIDENCE  
STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
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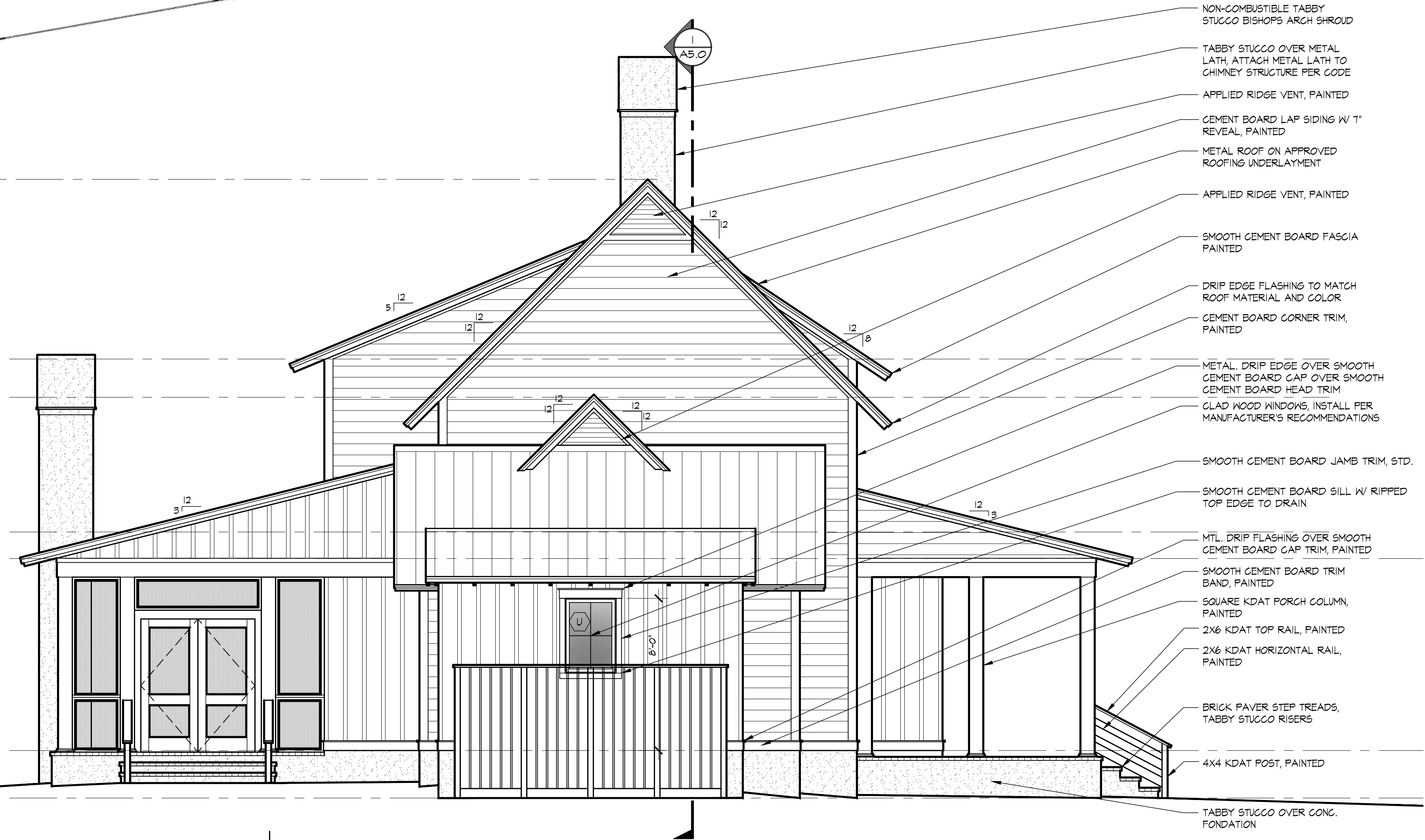
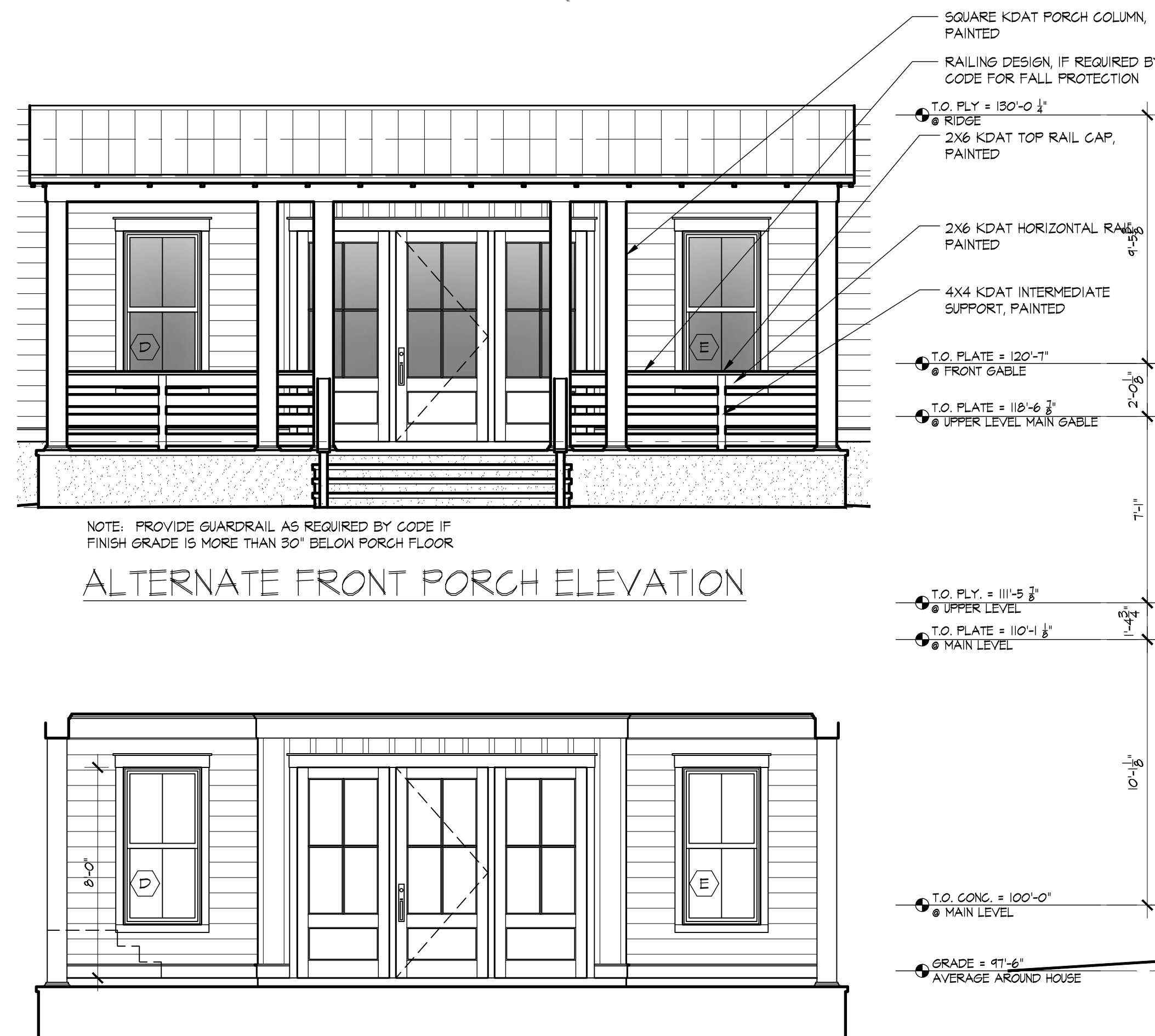
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REVIEW SET  
NOT FOR  
CONSTRUCTION

LEFT ELEVATION

A 4.2



LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"







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# HANSEN RESIDENCE STOCK FARM

LOT 33  
28 STOCK FARM ROAD  
BLUFFTON, SC 29910

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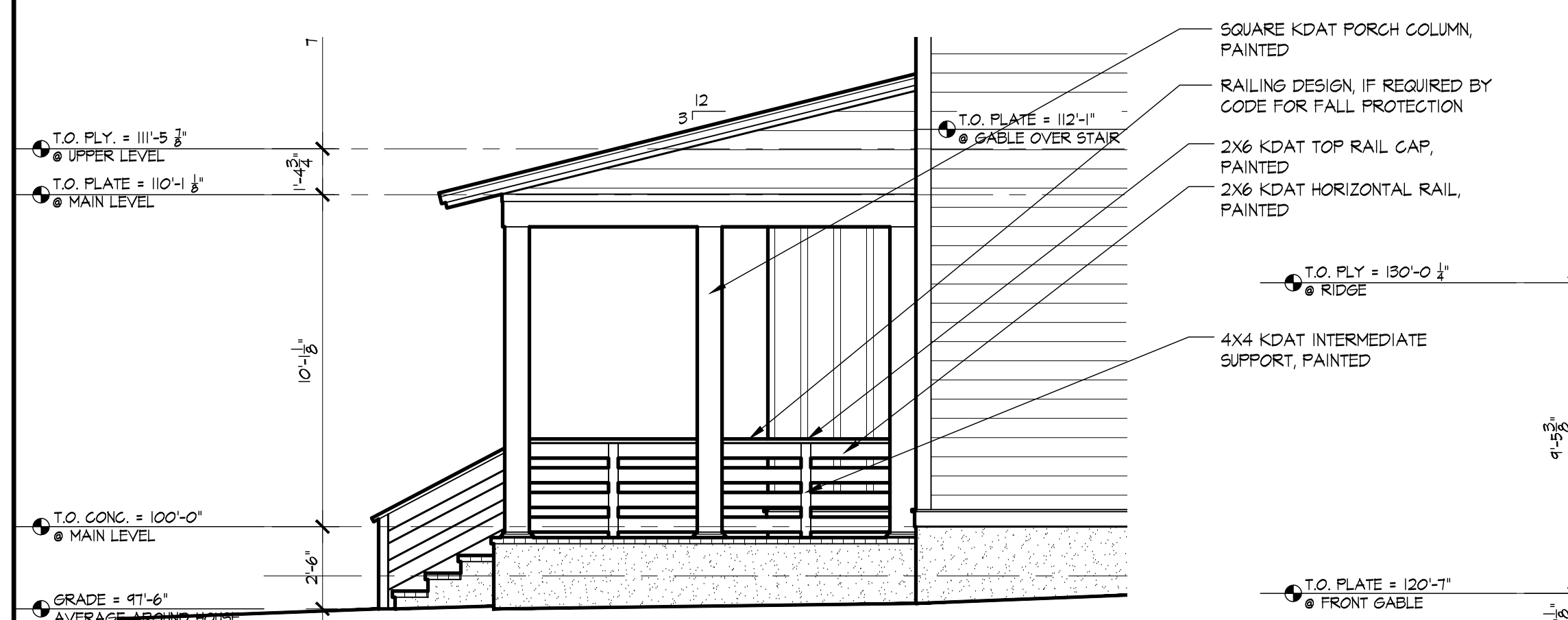
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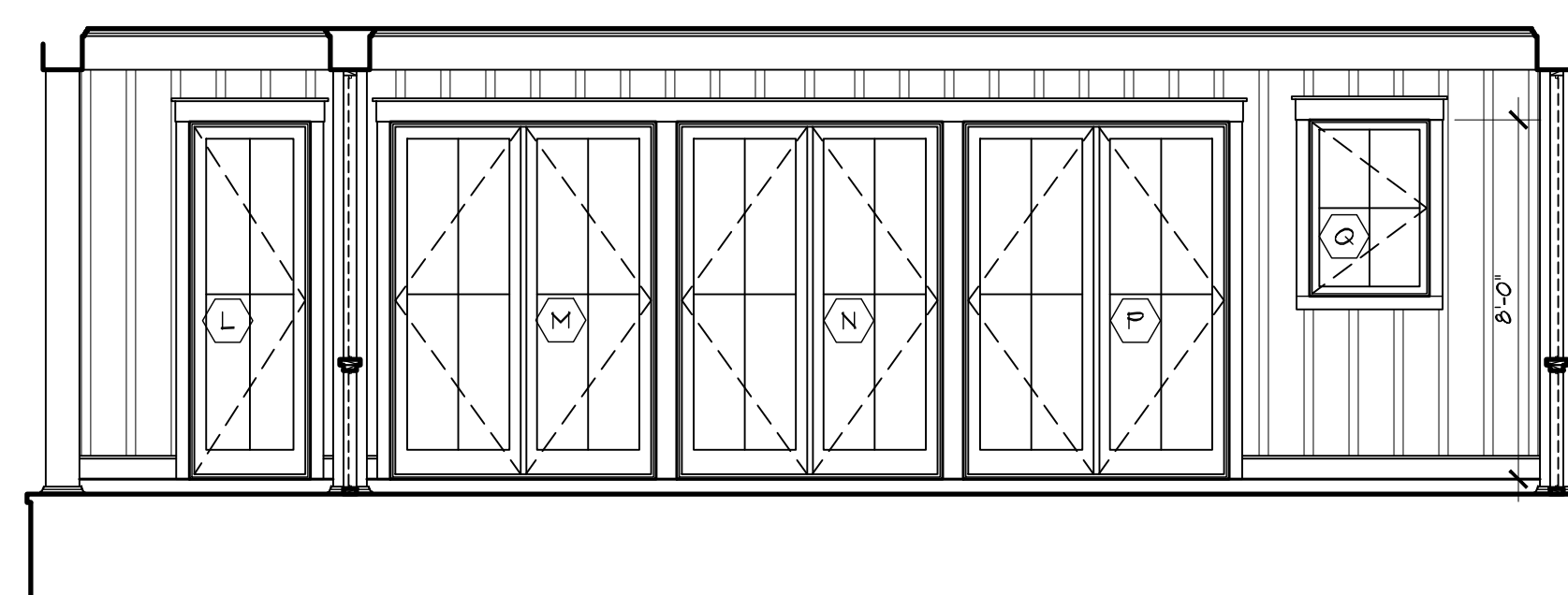
RIGHT ELEVATION

## A 4.3

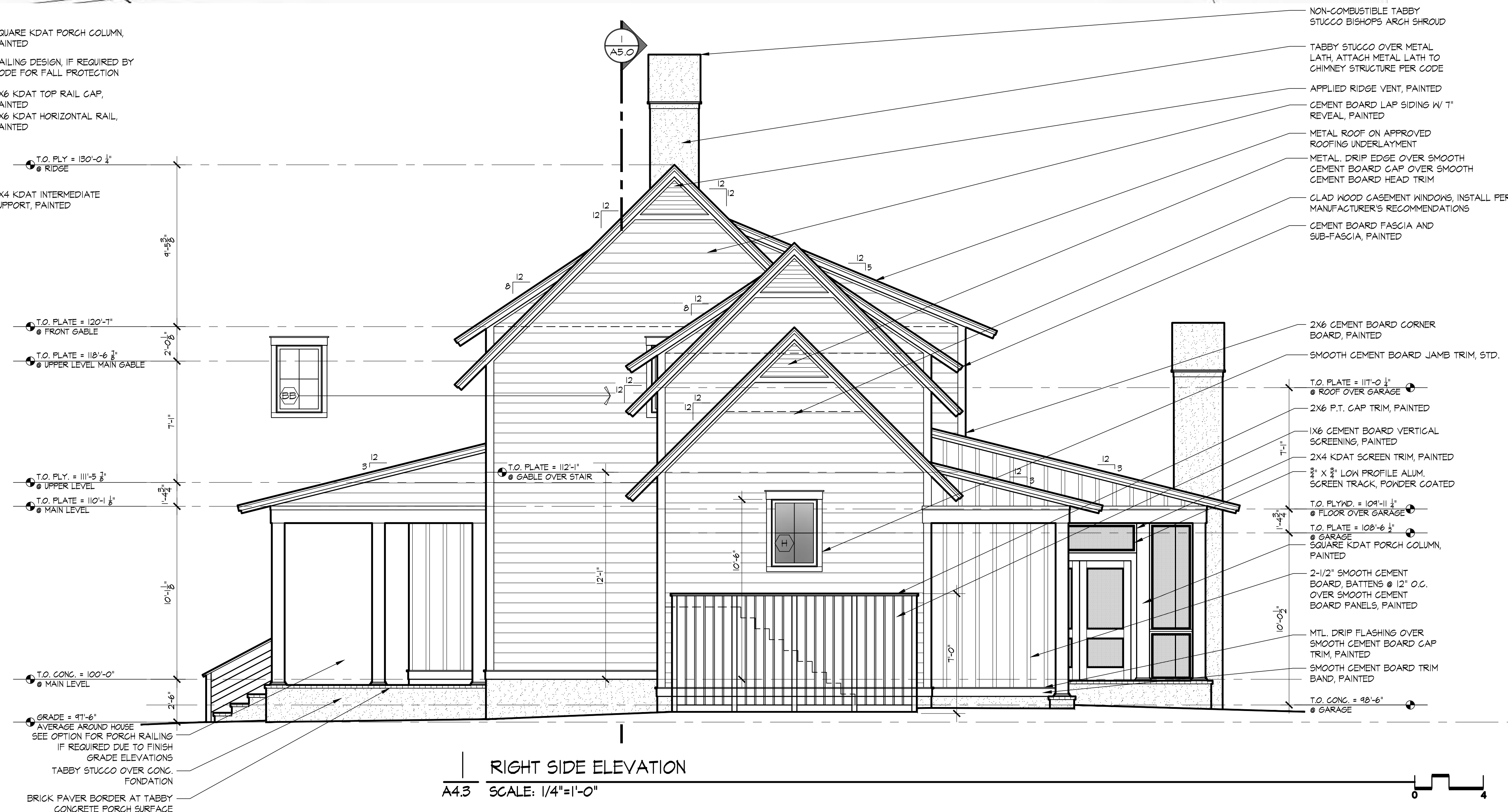


NOTE: PROVIDE GUARDRAIL AS REQUIRED BY CODE IF  
FINISH GRADE IS MORE THAN 30" BELOW PORCH FLOOR

ALTERNATE FRONT PORCH SIDE ELEVATION



### PARTIAL SCREEN PORCH ELEVATION



RIGHT SIDE ELEVATION

A4.3 SCALE: 1/4"=1'-0"



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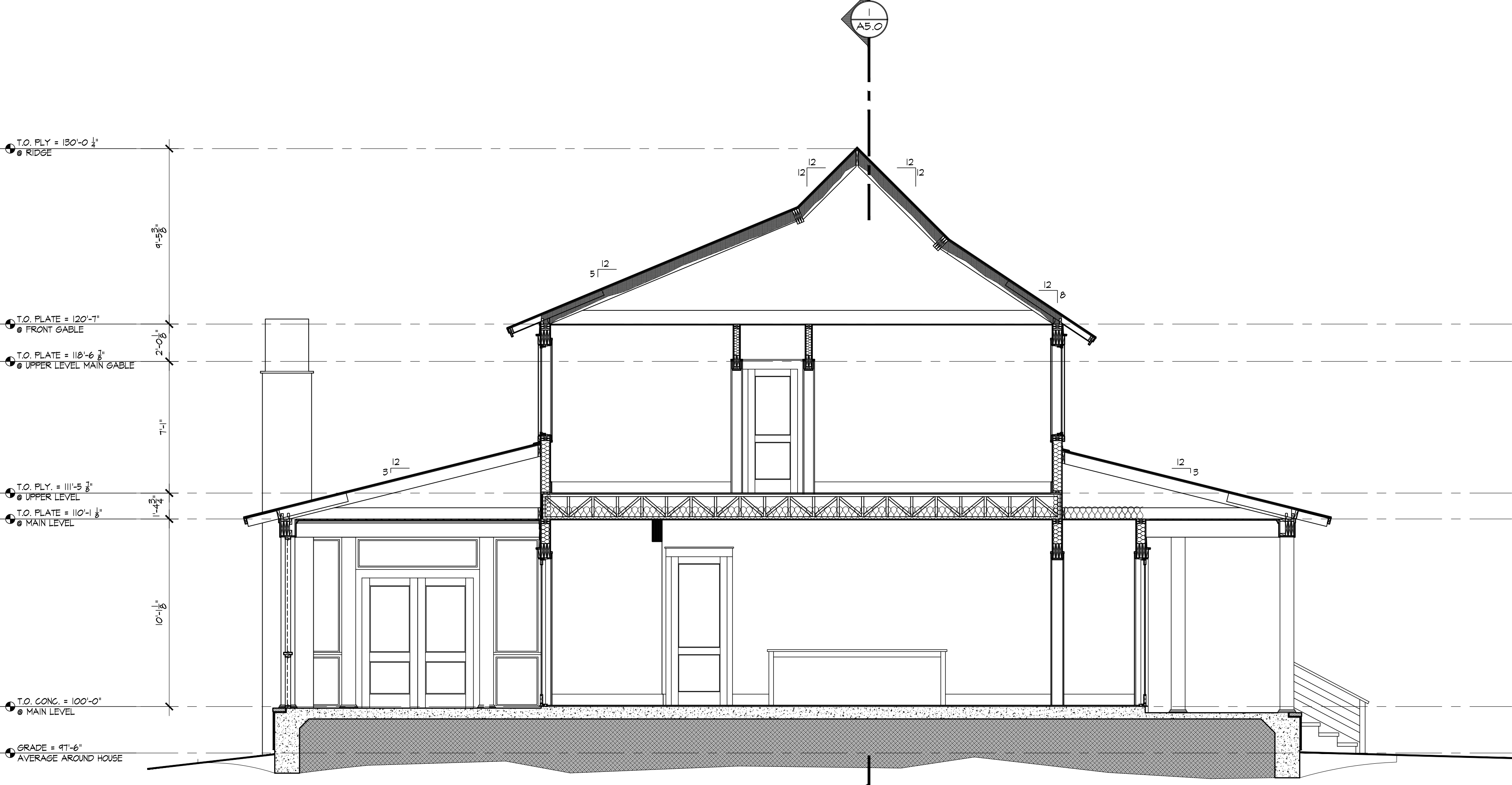
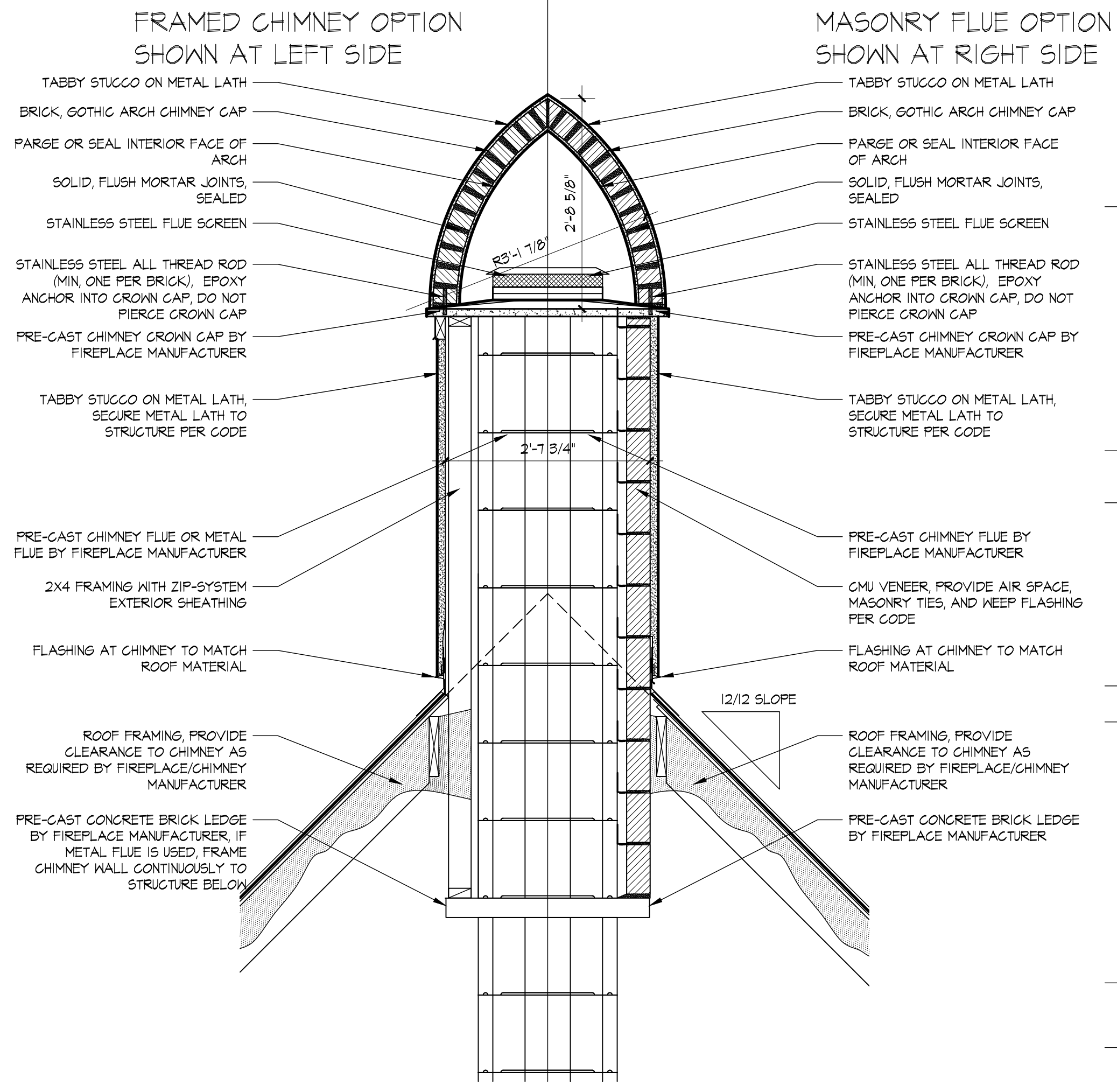
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BUILDING SECTIONS

A 5.0



**3 CHIMNEY CAP DETAIL**  
A5.0 SCALE: 3/4" = 1'-0"

**2 BUILDING SECTION**  
A5.0 SCALE: 1/4" = 1'-0"

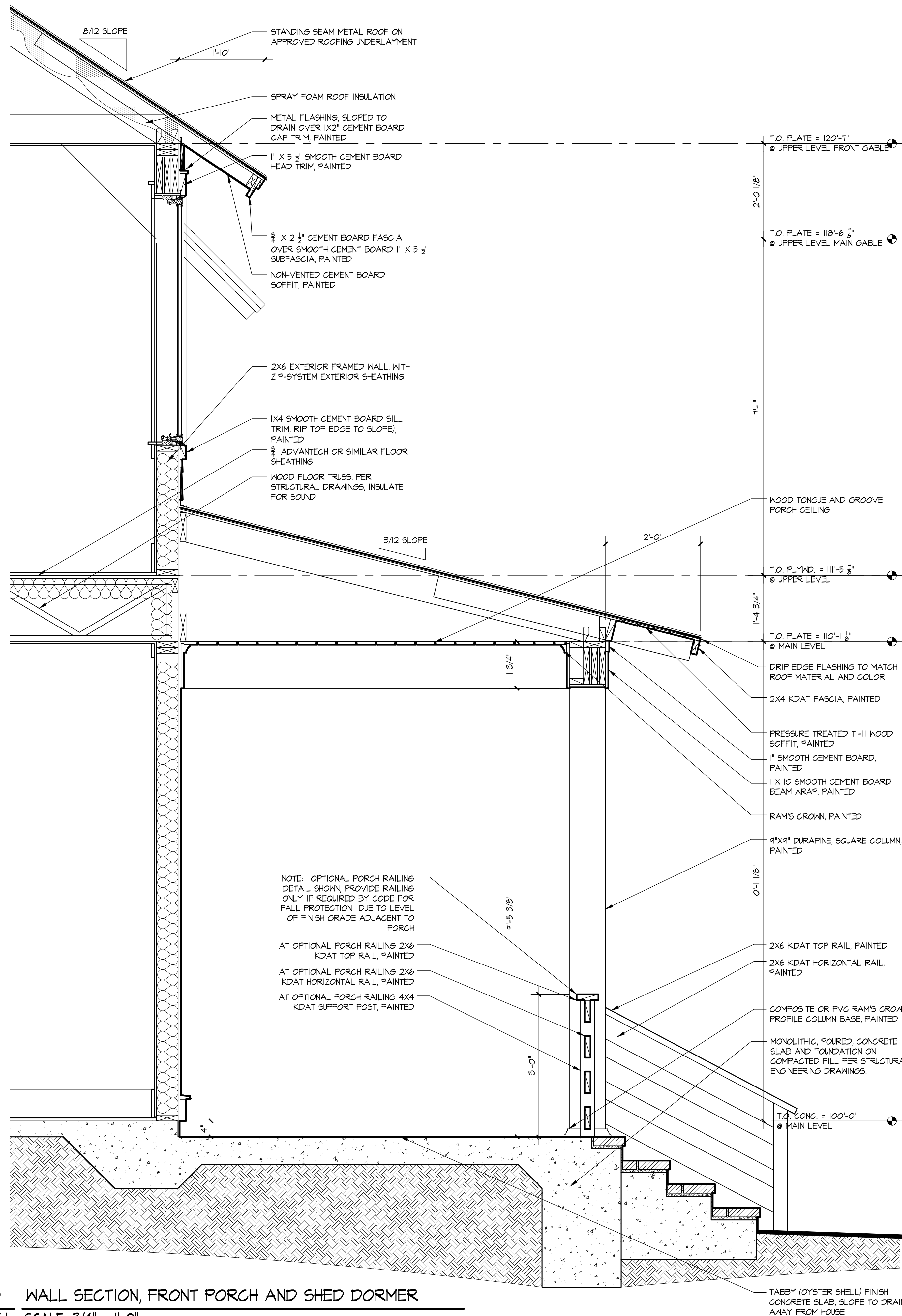


**BUILDING SECTION**  
A5.0 SCALE: 1/4" = 1'-0"

NOTE:

UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

- THE UNVENTED ATTIC ASSEMBLY SHALL BE COMPLETELY WITHIN THE THERMAL ASSEMBLY.
- DO NOT INSTALL VAPOR RETARDERS AT THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY.
- PROVIDE INSULATION PER SECTION R806.5.5.2 OF THE 2018 IRC

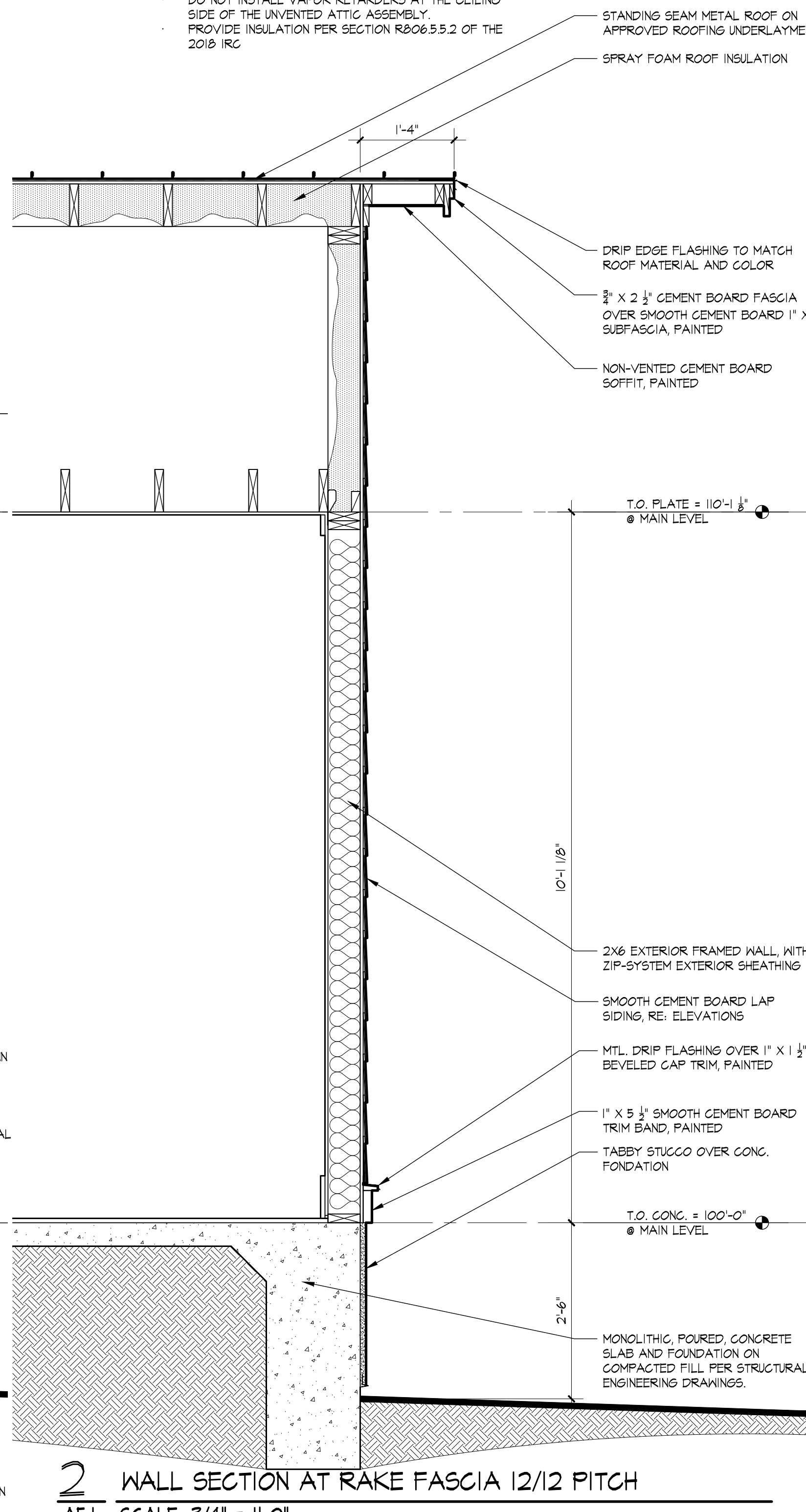


**3** WALL SECTION, FRONT PORCH AND SHED DORMER  
A5.1 SCALE: 3/4" = 1'-0"

NOTE:

UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

- THE UNVENTED ATTIC ASSEMBLY SHALL BE COMPLETELY WITHIN THE THERMAL ASSEMBLY.
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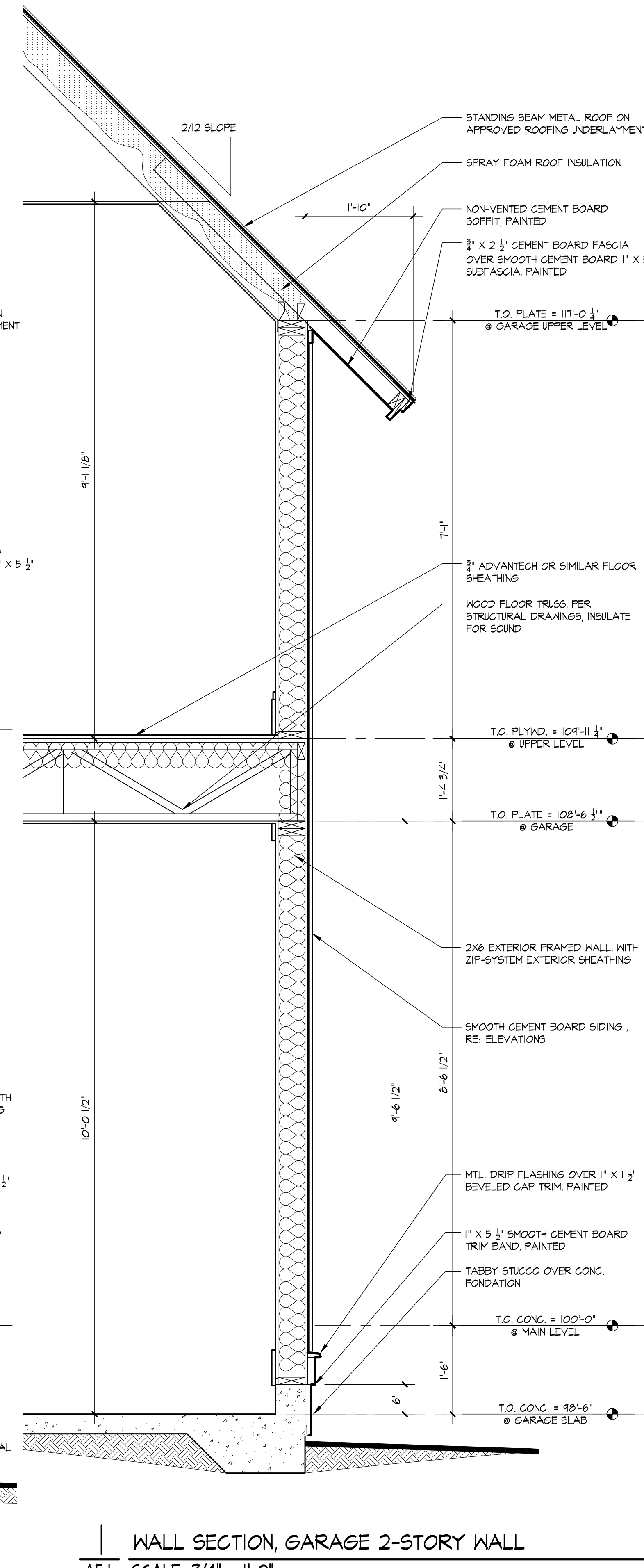


**2** WALL SECTION AT RAKE FASCIA 12/12 PITCH  
A5.1 SCALE: 3/4" = 1'-0"

NOTE:

UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

- THE UNVENTED ATTIC ASSEMBLY SHALL BE COMPLETELY WITHIN THE THERMAL ASSEMBLY.
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- PROVIDE INSULATION PER SECTION R806.5.5.2 OF THE 2018 IRC



**A5.1** WALL SECTION, GARAGE 2-STORY WALL  
SCALE: 3/4" = 1'-0"



NOTE:

UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

- THE UNVENTED ATTIC ASSEMBLY SHALL BE COMPLETELY WITHIN THE THERMAL ASSEMBLY.
- DO NOT INSTALL VAPOR RETARDERS AT THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY.
- PROVIDE INSULATION PER SECTION R806.5.5.2 OF THE 2018 IRC

NOTE:

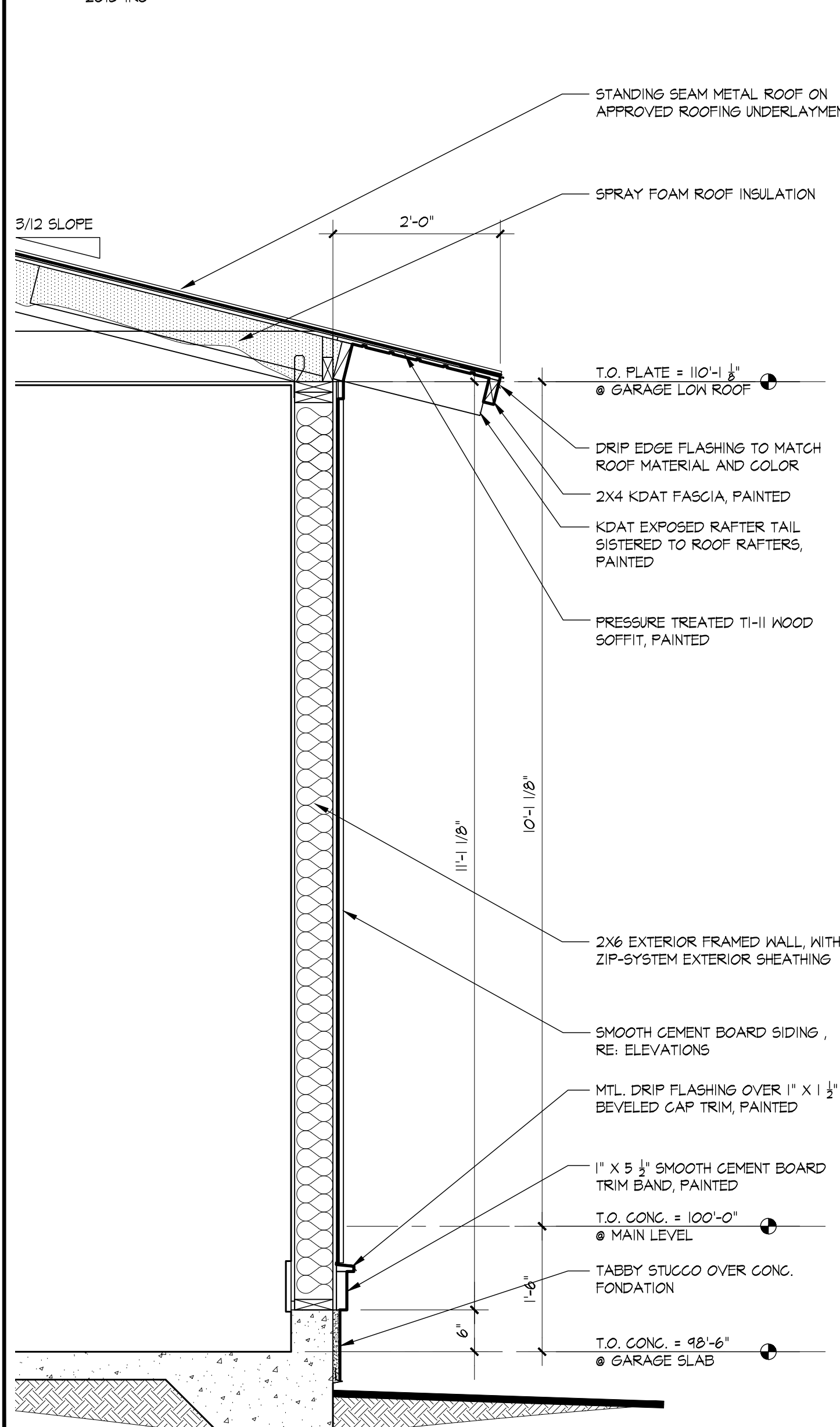
UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

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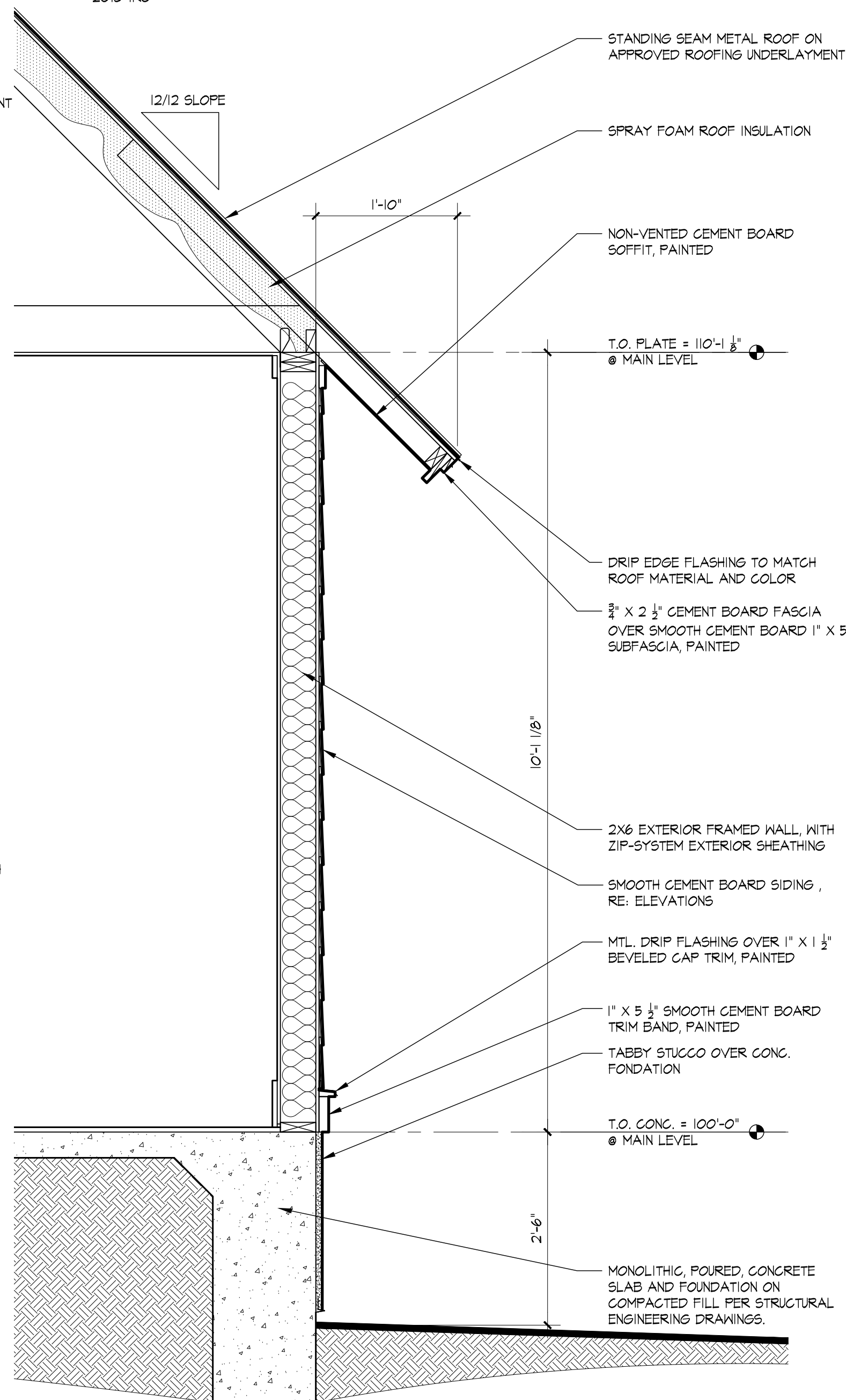
UNVENTED ATTIC TYPICAL PER SECTION R806.5 2018 IRC

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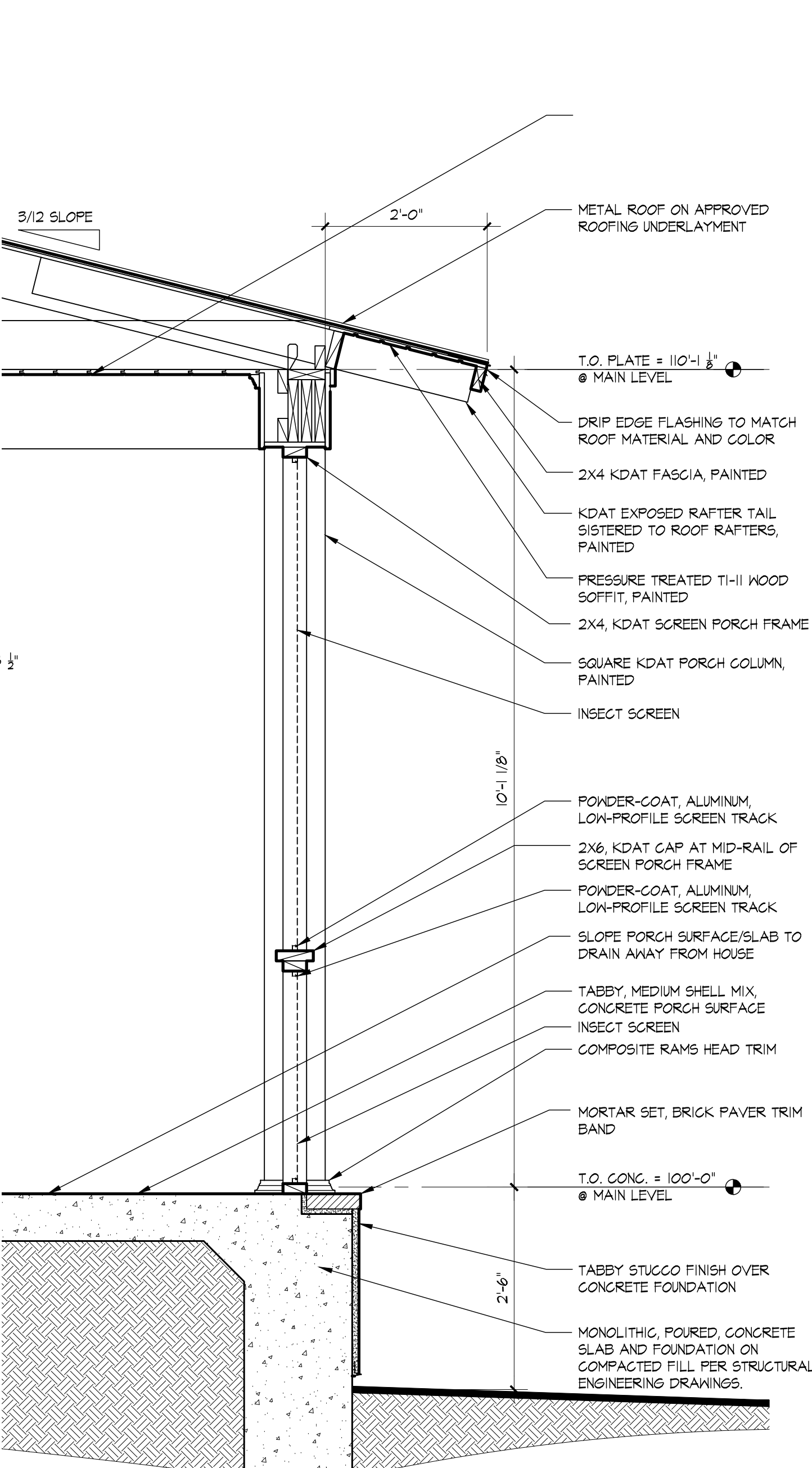
**4** WALL SECTION 3:12 PITCH AT GARAGE

A5.2 SCALE: 3/4" = 1'-0"



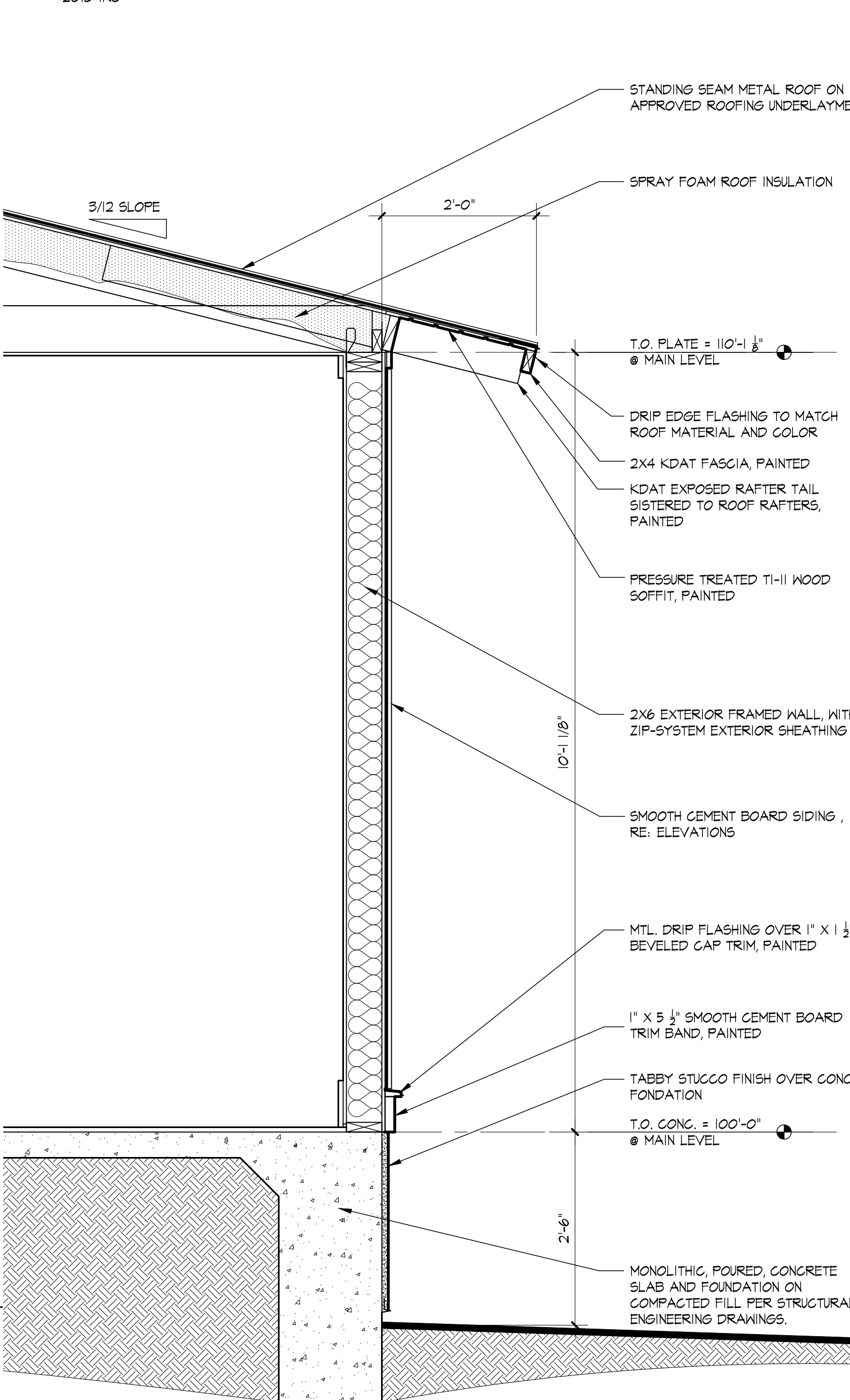
**3** WALL SECTION 12:12 ROOF PITCH

A5.2 SCALE: 3/4" = 1'-0"



**2** WALL SECTION SCREEN PORCH

A5.2 SCALE: 3/4" = 1'-0"



**1** WALL SECTION: 3:12 ROOF PITCH

A5.2 SCALE: 3/4" = 1'-0"

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LOT 33  
28 STOCK FARM ROAD  
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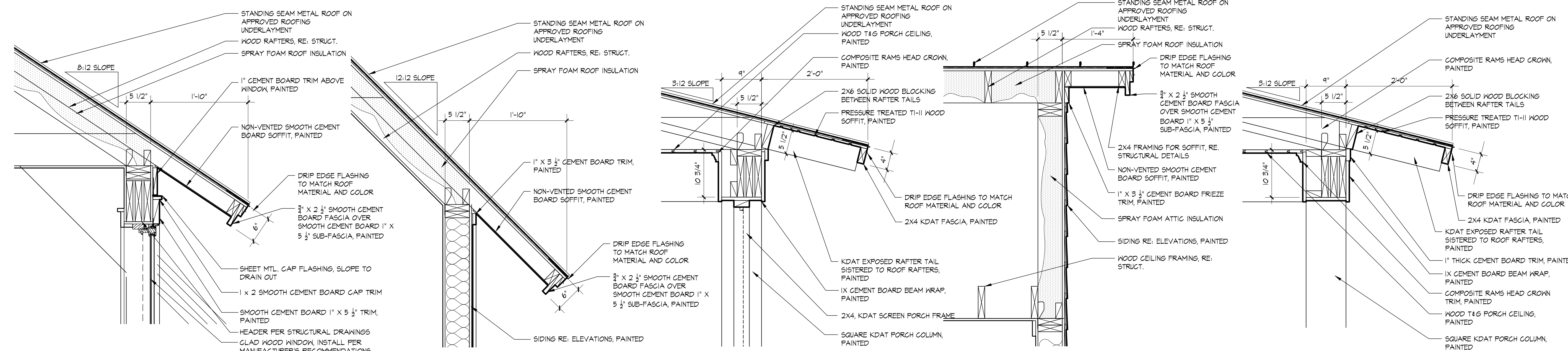
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REVIEW SET  
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CONSTRUCTION

DETAILS

A 6.0



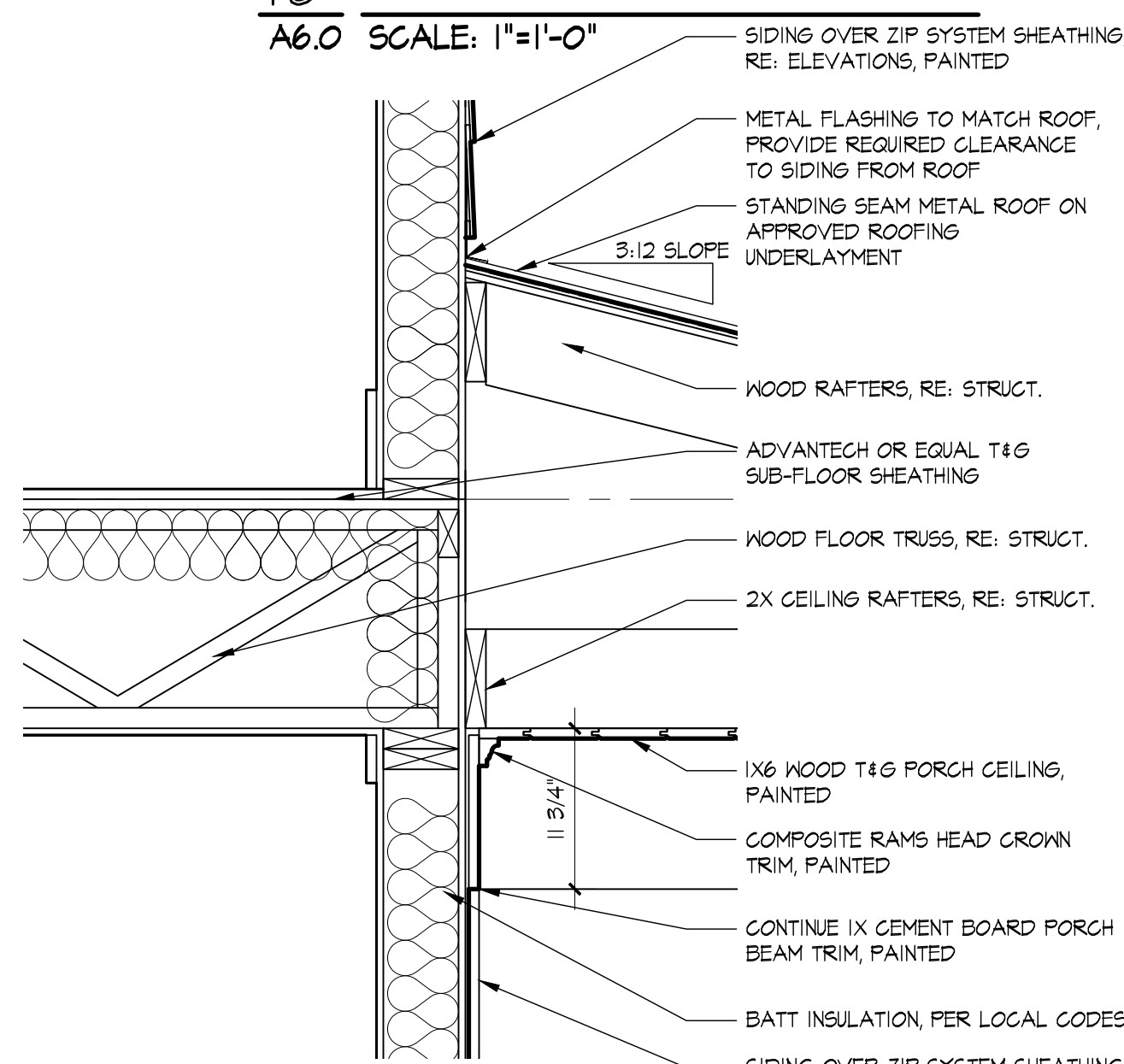
5 8:12 EAVE DETAIL  
A6.0 SCALE: 1"=1'-0"

4 12:12 EAVE DETAIL  
A6.0 SCALE: 1"=1'-0"

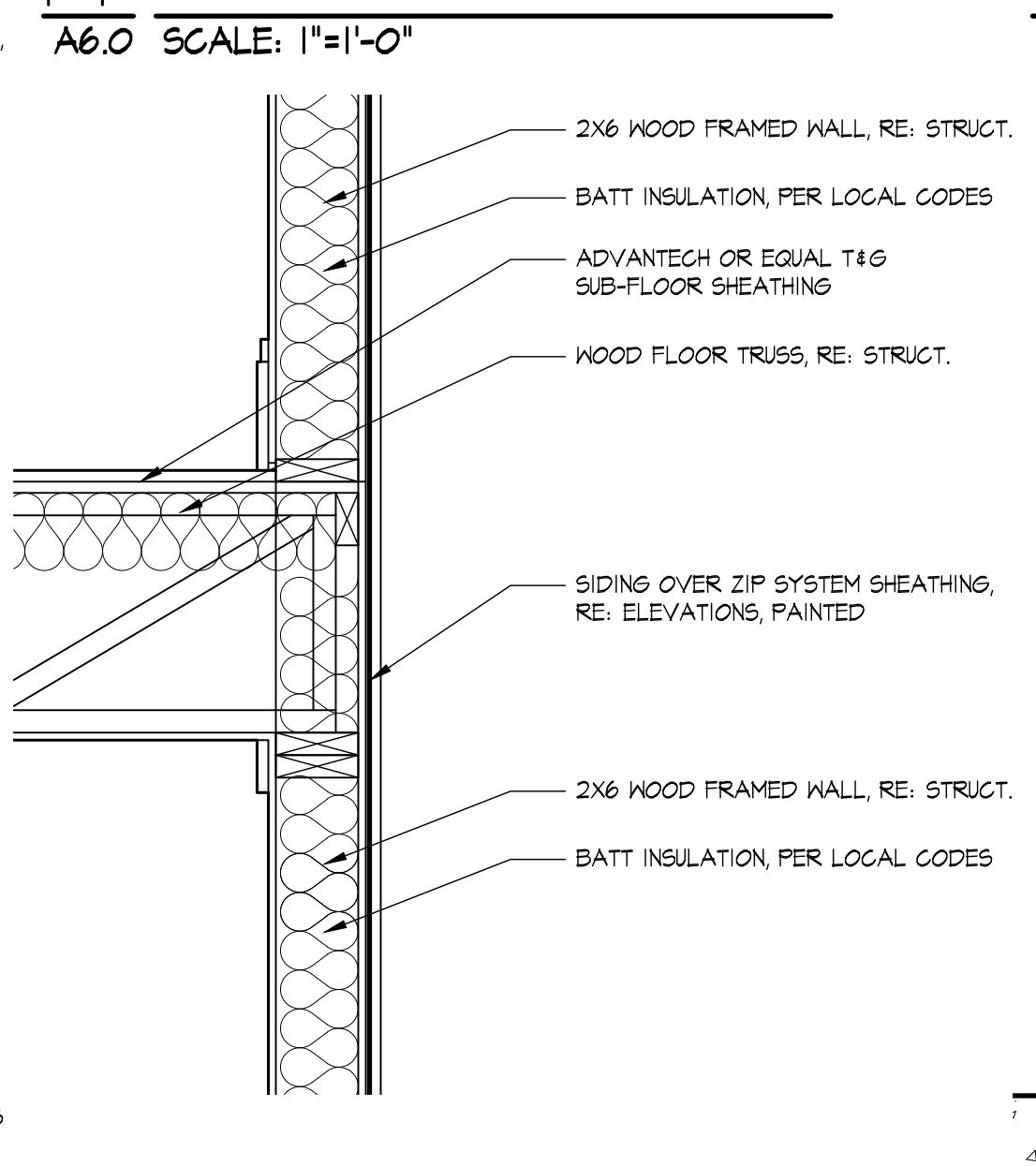
3 3:12 EAVE DETAIL @ SCREEN PORCH  
A6.0 SCALE: 1"=1'-0"

2 TYP. RAKE EAVE DETAIL  
A6.0 SCALE: 1"=1'-0"

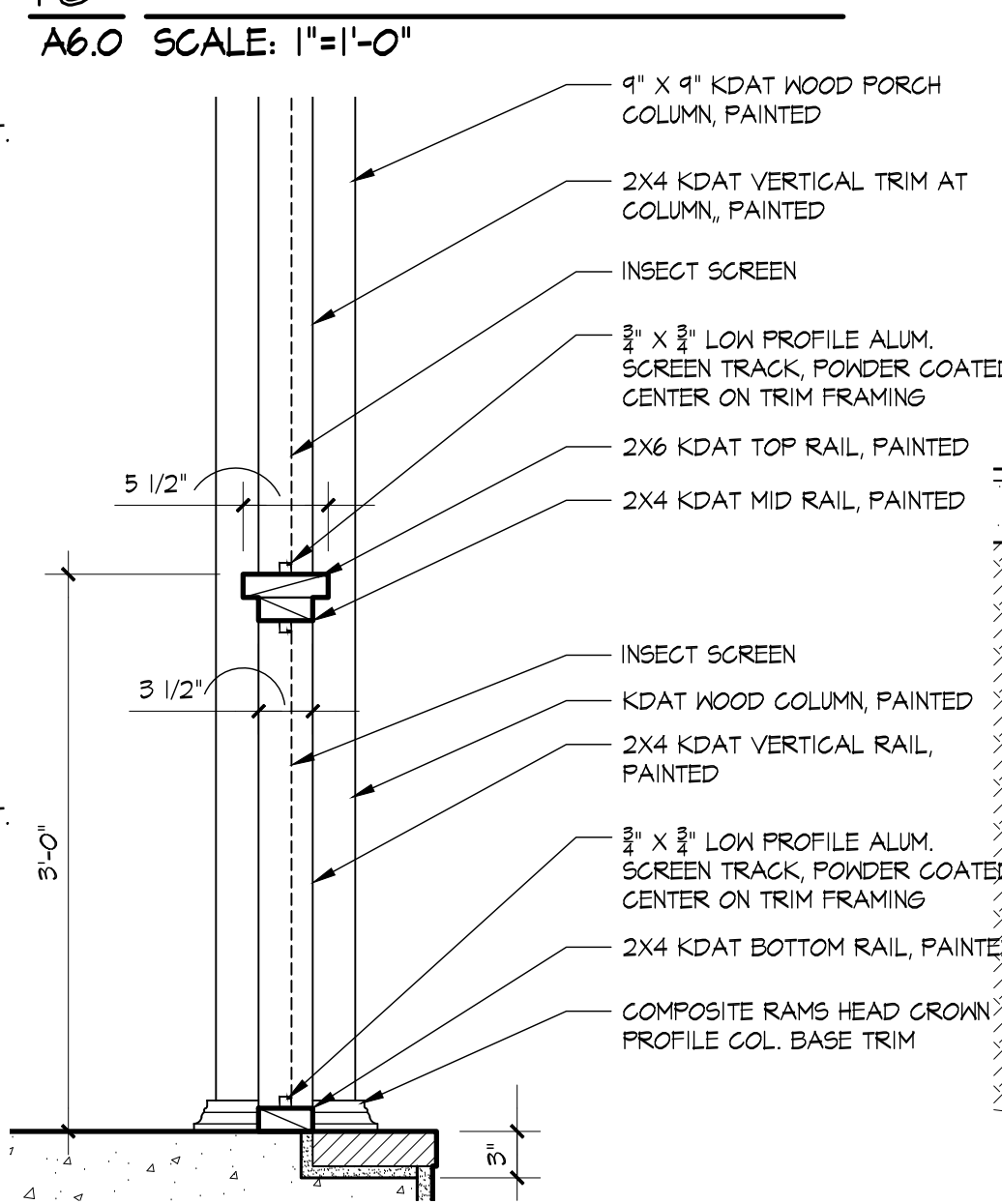
11 FRONT PORCH 3:12 EAVE DETAIL  
A6.0 SCALE: 1"=1'-0"



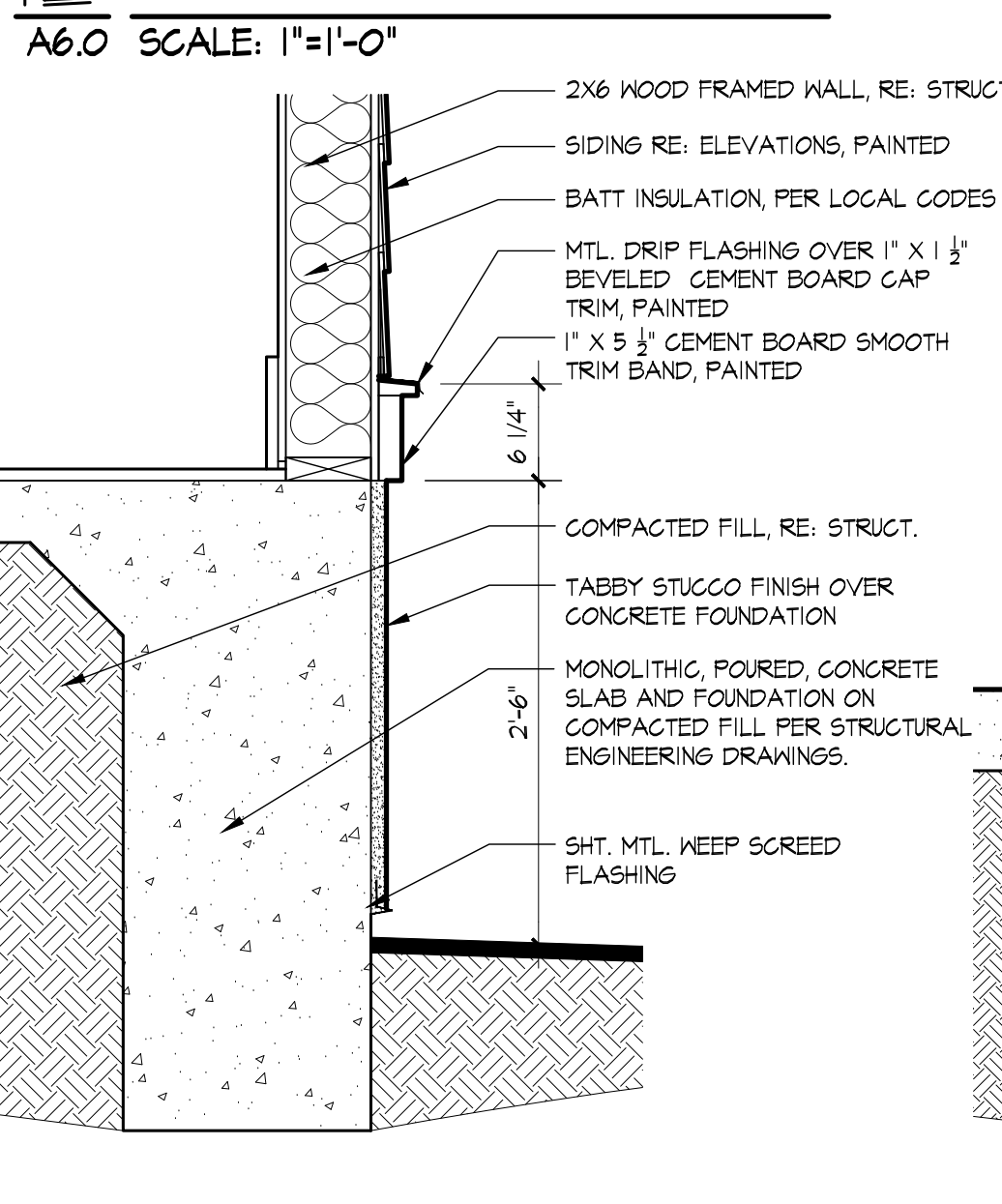
10 PORCH CEILING DETAIL  
A6.0 SCALE: 1"=1'-0"



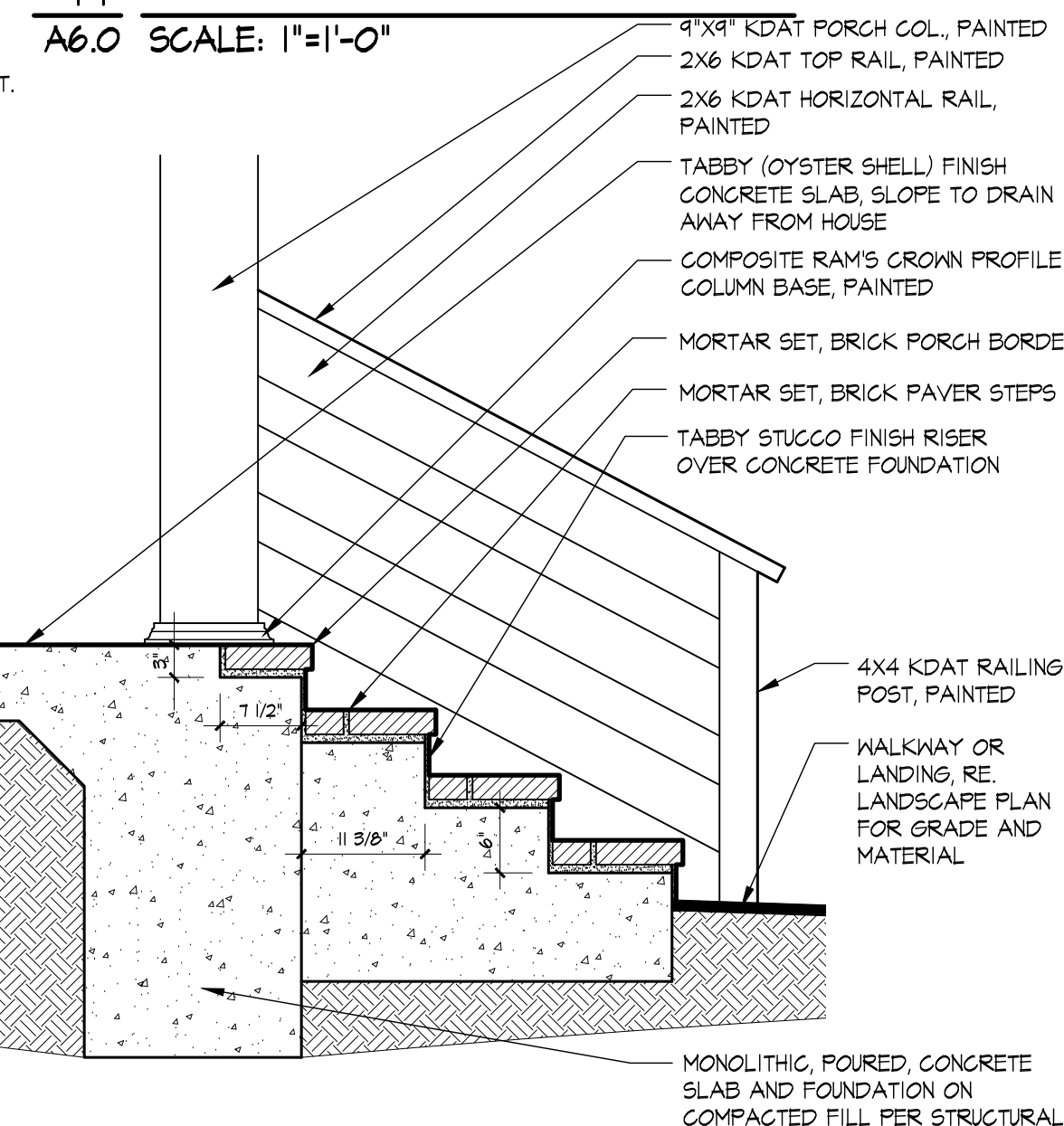
9 GARAGE MID-FLOOR DETAIL  
A6.0 SCALE: 1"=1'-0"



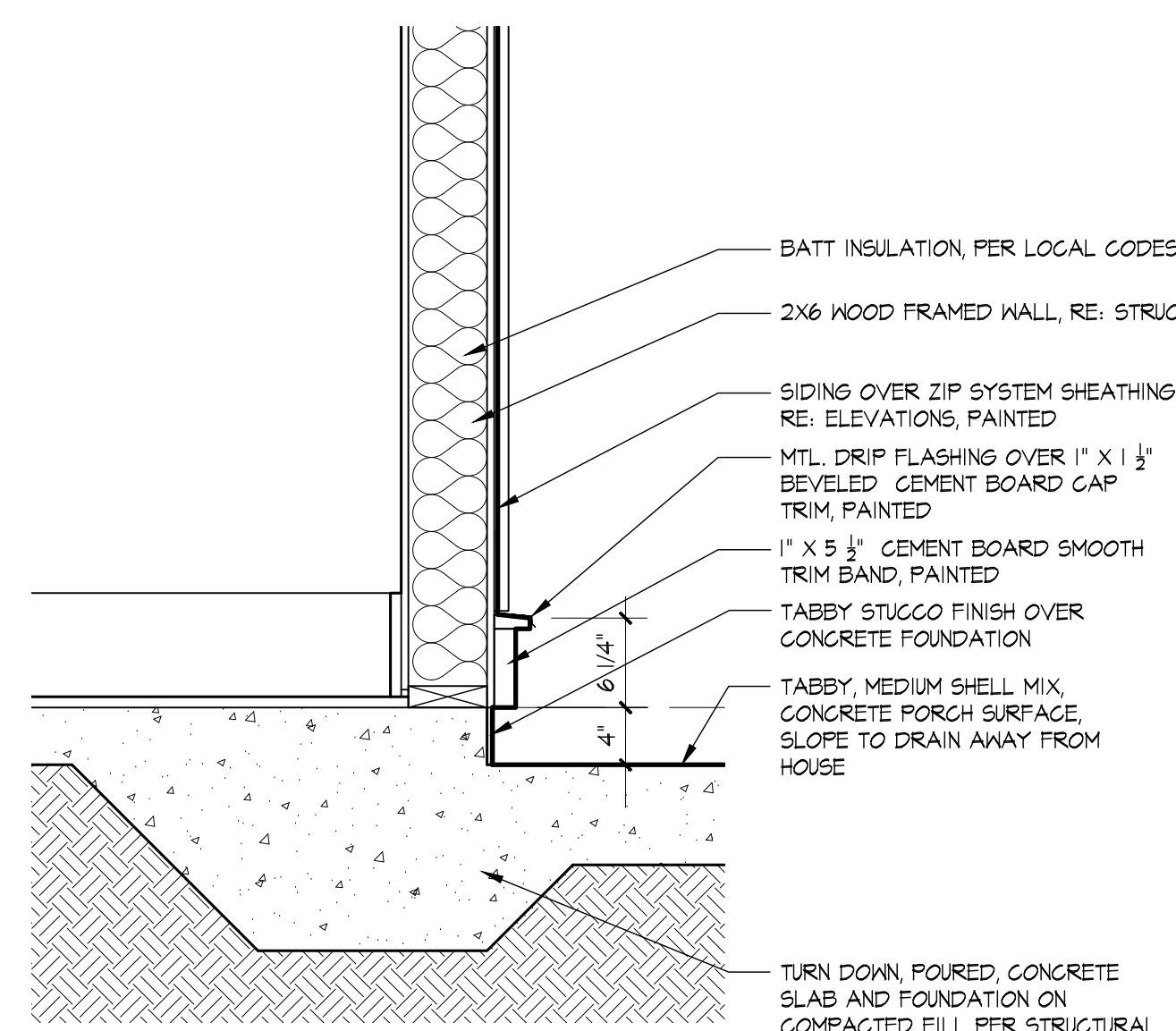
8 SCREEN PORCH FRAME DETAIL  
A6.0 SCALE: 1"=1'-0"



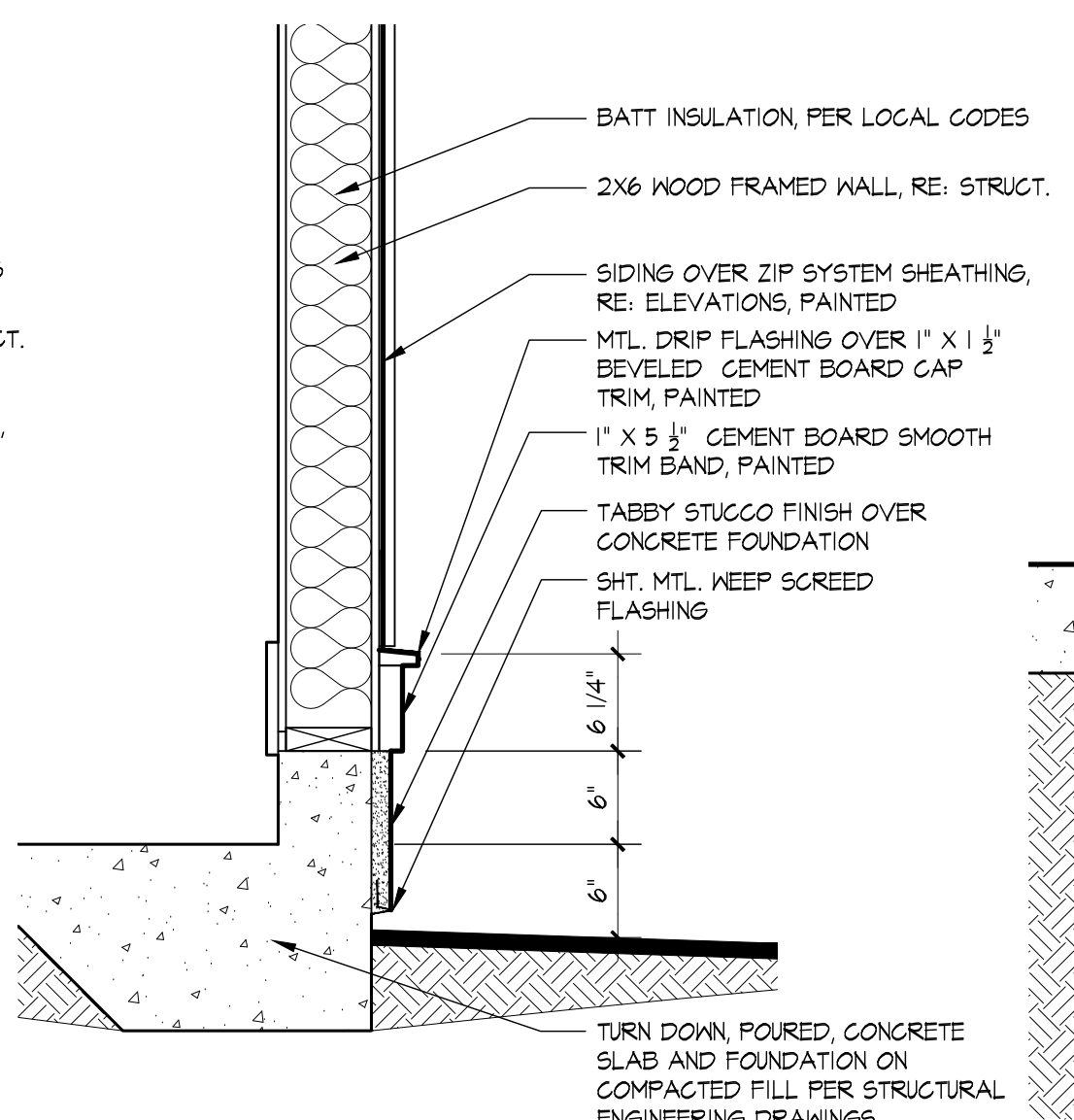
7 TYP. FOUNDATION DETAIL  
A6.0 SCALE: 1"=1'-0"



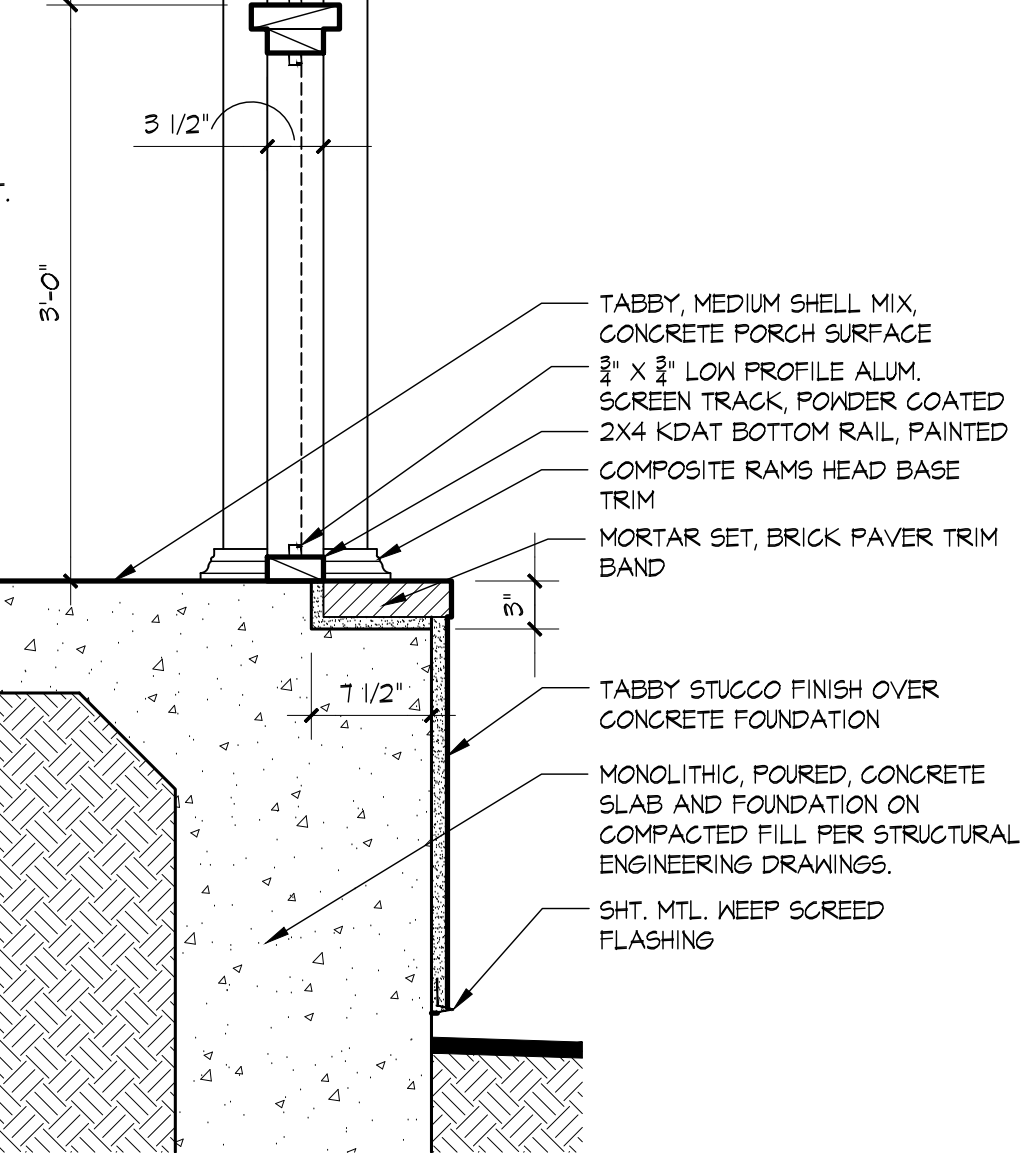
6 FRONT PORCH STEPS DETAIL  
A6.0 SCALE: 3/4"=1'-0"



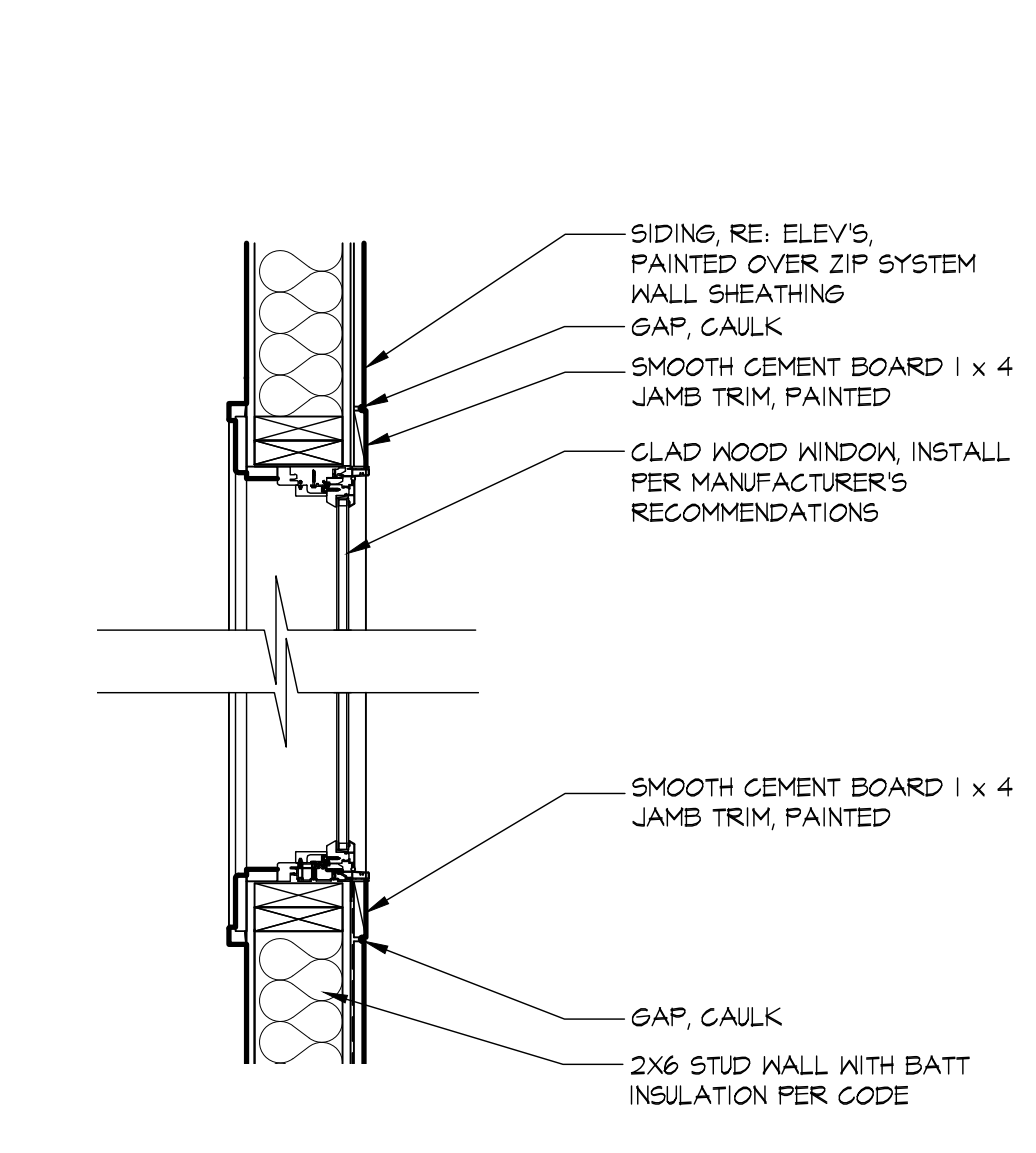
5 FRONT PORCH FOUNDATION DETAIL  
A6.0 SCALE: 1"=1'-0"



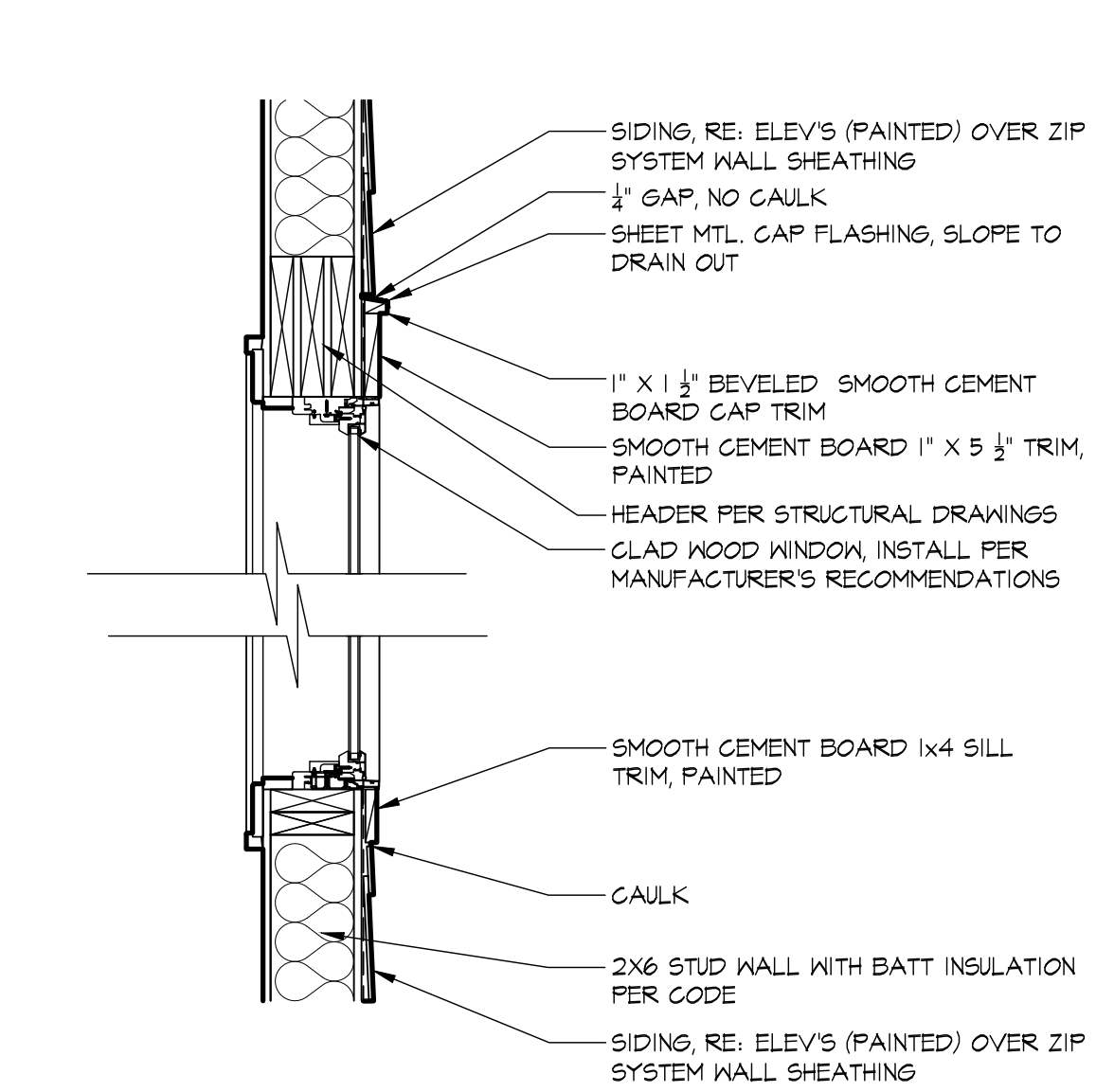
4 FOUNDATION DETAIL @ GARAGE  
A6.0 SCALE: 1"=1'-0"



3 FOUNDATION DETAIL @ SCREEN PORCH  
A6.0 SCALE: 1"=1'-0"

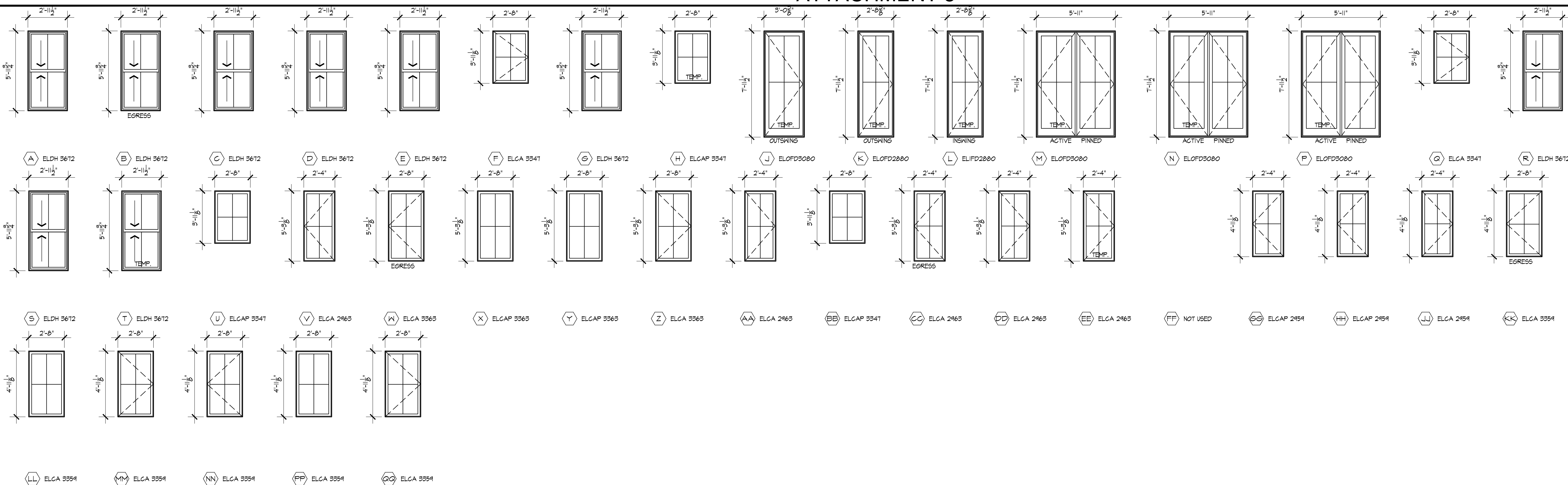


2 HORIZONTAL WINDOW SECTION  
A6.0 SCALE: 1"=1'-0"

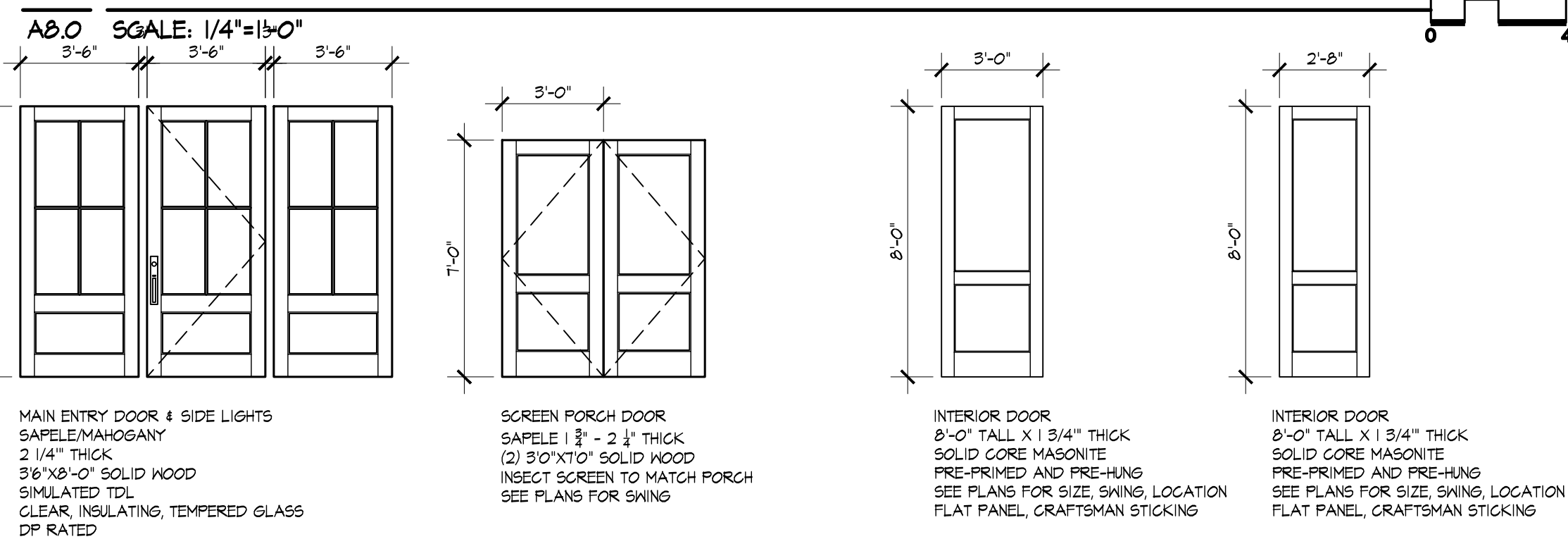


1 VERTICAL WINDOW SECTION  
A6.0 SCALE: 1"=1'-0"





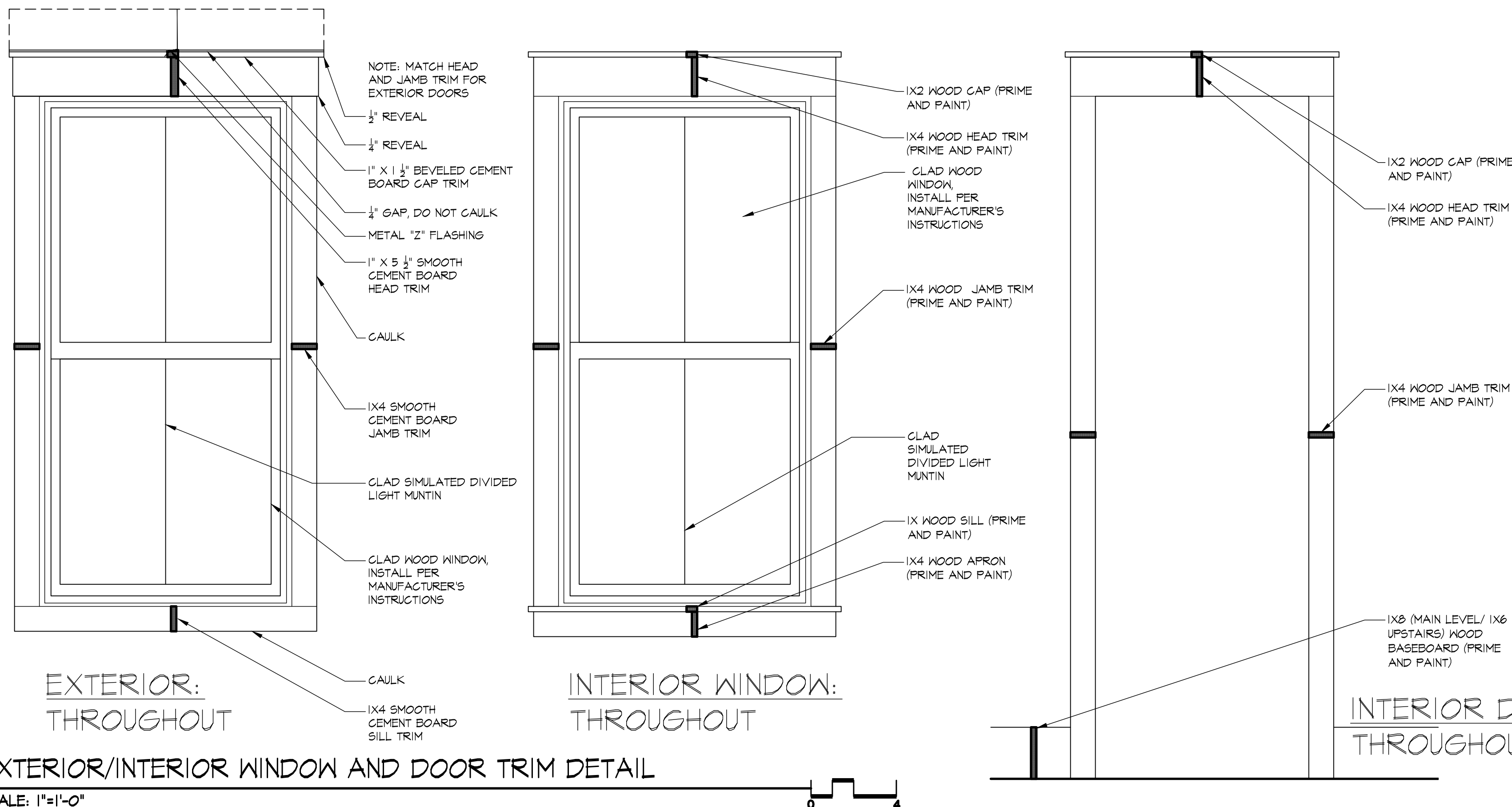
## CLAD WINDOW &amp; DOOR SCHEDULE



## 2 CUSTOM DOOR SCHEDULE



1. ALL WINDOWS TO BE DOUBLE HUNG, CASEMENT, OR CASEMENT PICTURE UNLESS NOTED OTHERWISE.
2. INSTALL AND FLASH ALL WINDOWS AND DOORS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS
3. DIMENSIONS ARE NOMINAL FRAME SIZES-VERIFY ACTUAL FRAME SIZES AND ROUGH OPENINGS W/ WINDOW MANUFACTURER
4. WINDOWS AND ALL GLAD EXTERIOR DOORS TO BE MARVIN ELEVATE GLAD OR APPROVED EQUAL, UNLESS NOTED OTHERWISE
5. ALL DIVIDED LIGHTS TO BE SIMULATED TRUE DIVIDED LIGHT WITH GLAD GRILL AT EXTERIOR, WOOD GRILL AT INTERIOR, AND SPACER BAR BETWEEN PANES OF GLASS.
6. CONFIRM OPERABLE WINDOW LOCATIONS ADJACENT TO MECHANICAL/FIREPLAGE VENTS PER CODE
7. WINDOWS LABELED "EGRESS" ARE REQUIRED TO MEET MINIMUM EGRESS REQUIREMENTS PER I.B.C.
8. PROVIDE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE IN EACH SLEEPING ROOM OR BASEMENT OPENING SHALL COMPLY WITH ALL OF THE FOLLOWING: - MAXIMUM SILL HEIGHT-44" - MINIMUM NET CLEAR OPENING HEIGHT-24" - MINIMUM NET CLEAR OPENING WIDTH-20" - MINIMUM TOTAL NET CLEAR OPENING-5.7 S.F.
9. PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATIONS (PER IBC):
- 9.1. GLASS SHOWER DOORS
- 9.2. WINDOWS LESS THAN 60" ABOVE TUB DECK
- 9.3. WINDOWS WITHIN A 24" ARC OF EITHER DOOR EDGE (DOOR IN CLOSED POSITION) WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR
- 9.4. ANY GLASS GREATER THAN 4 S.F. IN AREA WITHIN 18" OF THE FLOOR AND SPANNING ABOVE 36" A.F.F.
- 9.5. GLAZING IN WALLS ENCLOSING STAIRWAYS LESS THAN 60" A.F.F.
10. COORDINATE ALL JAMB WIDTHS WITH ADJACENT WALL STRUCTURE
11. REFER TO PLANS FOR INTERIOR DOOR SIZES
12. WINDOW TAG LETTERS "1" AND "10" NOT USED
13. PER IRC SECTION 312.2.2: FOR WINDOW FALL PROTECTION, PROVIDE WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH ASTM F 2090 WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.1.1

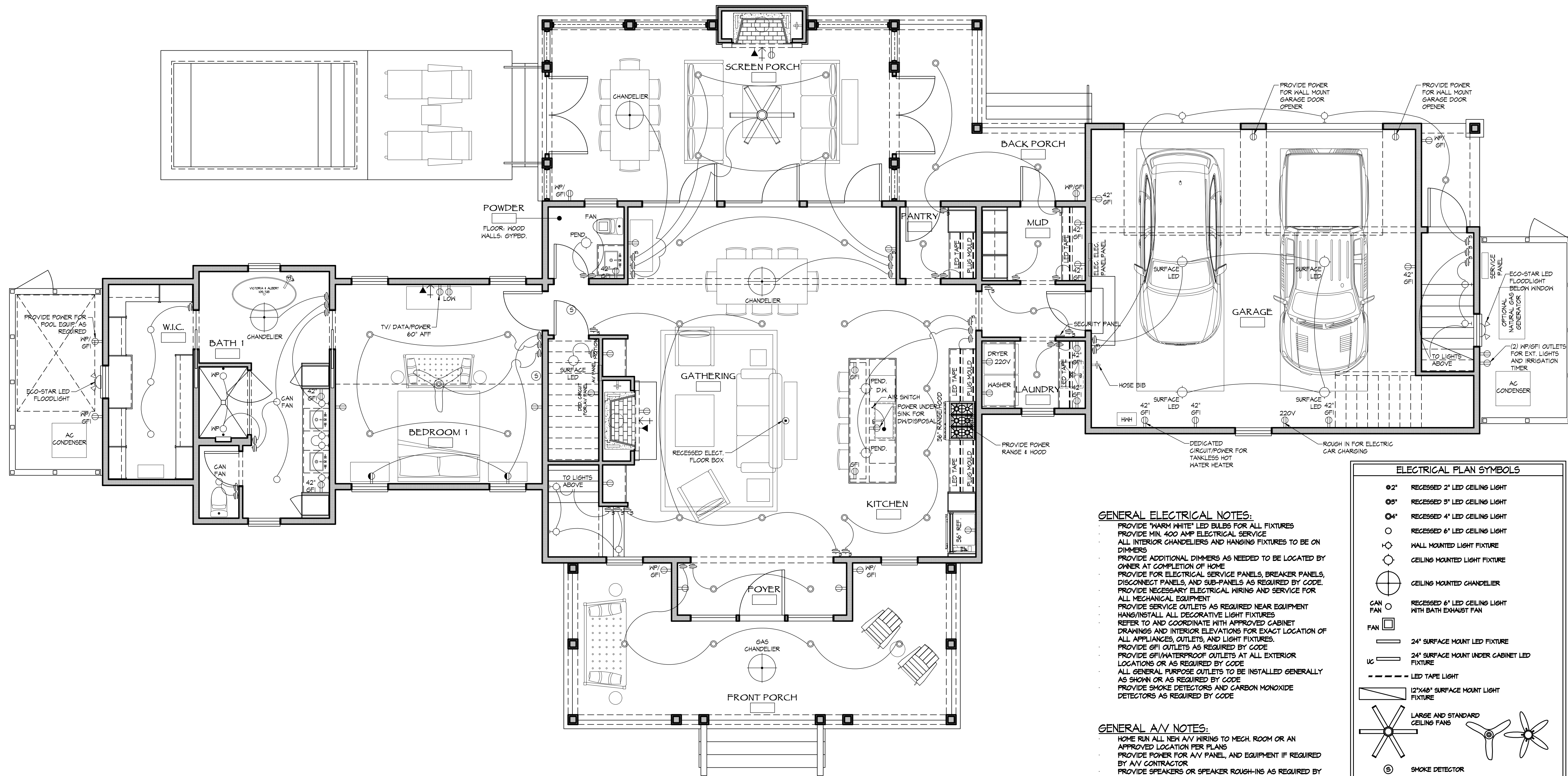


## 3 EXTERIOR/INTERIOR WINDOW AND DOOR TRIM DETAIL

A8.0 SCALE: 1"=1'-0"

## REVISIONS

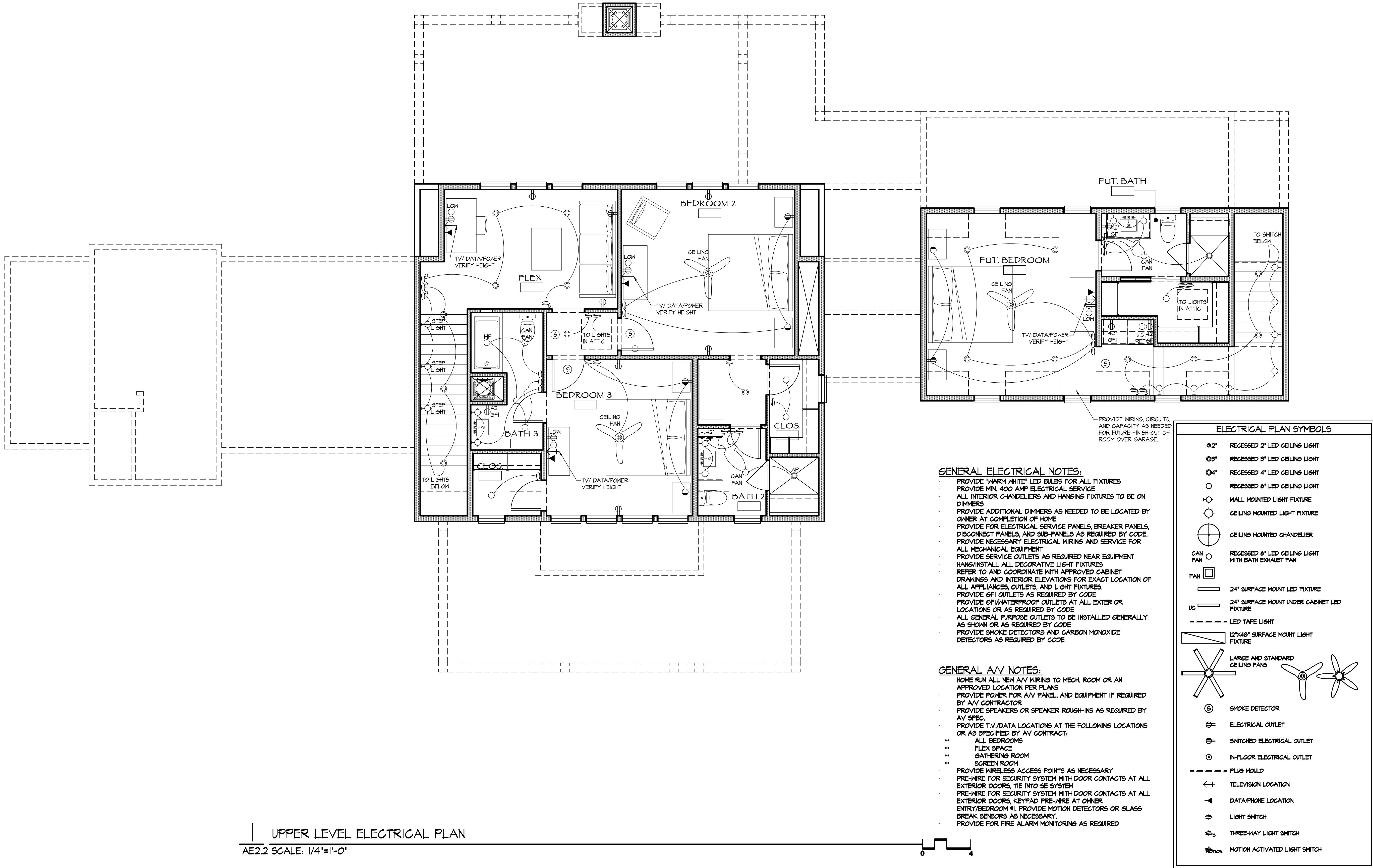
REVIEW SET	29 FEB. 2024
HD APPLICATION	08 MAR. 2024
FOR REVIEW	21 MAR. 2024
FINAL SUBMITTAL	26 APR. 2024



MAIN LEVEL ELECTRICAL PLAN  
AE2.1 SCALE: 1/4"=1'-0"

ELECTRICAL PLAN SYMBOLS	
⊙ 2"	RECESSED 2" LED CEILING LIGHT
⊙ 3"	RECESSED 3" LED CEILING LIGHT
⊙ 4"	RECESSED 4" LED CEILING LIGHT
⊙ 6"	RECESSED 6" LED CEILING LIGHT
⊙	WALL MOUNTED LIGHT FIXTURE
⊙	CEILING MOUNTED LIGHT FIXTURE
⊙	CEILING MOUNTED CHANDELIER
⊙	RECESSED 6" LED CEILING LIGHT WITH BATH EXHAUST FAN
⊙	24" SURFACE MOUNT LED FIXTURE
⊙	24" SURFACE MOUNT UNDER CABINET LED FIXTURE
---	LED TAPE LIGHT
---	12"x48" SURFACE MOUNT LIGHT FIXTURE
⊙	LARGE AND STANDARD CEILING FANS
⊙	SMOKE DETECTOR
⊙	ELECTRICAL OUTLET
⊙	SWITCHED ELECTRICAL OUTLET
⊙	IN-FLOOR ELECTRICAL OUTLET
---	PLUG MOLD
⊙	TELEVISION LOCATION
⊙	DATA/PHONE LOCATION
⊙	LIGHT SWITCH
⊙	THREE-WAY LIGHT SWITCH
⊙	MOTION ACTIVATED LIGHT SWITCH





ABBREVIATION LEGEND

T/	— TOP OR TOP OF
FTG	— FOOTING
SF	— STEP FOOTING (LOCATION)
CONC	— CONCRETE
WWM	— WELDED WIRE MESH
CMU	— CONCRETE MASONRY UNIT ( CONCRETE BLOCK)
WCJ	— MASONRY / CONCRETE WALL CONTROL JOINT
STL	— STRUCTURAL STEEL OR STEEL
O.C.	— ON CENTER (SPACING)
PSI	— POUNDS PER SQUARE INCH (STRENGTH)
TYP	— TYPICAL
X	— READ AS 'BY'
CLR	— CLEAR
SQ	— SQUARE
DEG	— DEGREE OR DEGREES
E.W.	— EACH WAY
UNO	— UNLESS NOTED OTHERWISE
TD	— TREATED, PRESSURE TREATED PER AWPB SPECS, GROUND CONTACT WITHIN 1000 YRS FOR WATER, MARINE EXPOSURE.
CONT	— CONTINUOUS
W/	— WITH
W/OUT	— WITH OUT
A. BOLTS	— ANCHOR BOLTS OR BOLT
⊙	— READ AS 'AT'
PL	— PLATE
REINF	— REINFORCING
SHTHG	— SHEATHING, GENERALLY PLYWOOD
DIA	— DIAMETER

GEOTECHNICAL REPORTS: IF A SPECIFIC REPORT IS NOT ADDRESSED HEREIN THE PLANS HAVE BEEN DESIGNED BASED ON ASSUMPTIONS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO RETAIN A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO INSURE THAT THE SOIL CONDITIONS ARE AT LEAST THAT WHICH ARE REQUIRED HEREIN.

ANY AND ALL FILL SHALL BE ENGINEERED FILL AND PLACED IN STRICT ADHERENCE WITH THE PROJECT GEOTECHNICAL ENGINEERS REQUIREMENTS. FILL CAN AND WILL INDUCE SETTLEMENTS. PLACING FILL WITHOUT THE DIRECTION OF A GEOTECHNICAL ENGINEER IS PROHIBITED. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO WITHIN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PROCEEDING WITH THE NEXT LIFT.

ALL SLABS ON GRADE, UNLESS NOTED OR REQUIRED OTHERWISE BY THE PROJECT GEOTECHNICAL ENGINEER, SHALL BE PLACED ON COMPACTED FILL OR SUBGRADE. ALL SLABS SHALL BE PLACED OVER MIN 10 MIL VAPOR BARRIER (VB). VB SHALL BE INSTALLED IN A SMOOTH CONDITION, LAP ENDS NOT LESS THAN 12 INCHES. REPAIR ANY AND ALL PUNCTURES PRIOR TO CONC. PLACEMENT.

THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED SURVEYOR WHO SHALL VERIFY ALL SITE AND BUILDING ELEVATIONS. THE GENERAL CONTRACTOR SHALL INSURE THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS ABOVE ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR CLEARANCE AND FLOOD ZONE RELATED ISSUES.

SEE ARCH'L DRAWINGS FOR ISSUES RELATED TO HYDROSTATIC VENTING, OPEN SIZES AND LOCATIONS. WHERE NOT SHOWN IN ARCH'L DRWGS ALLOW FOR THE MOST STRINGENT AND COSTLY APPROACH IN BASE BID AND AWAIT FURTHER DIRECTION FROM ARCHITECT.

FOR STRUCTURES LOCATED WITHIN A "V" FLOOD ZONE, ALL PERIMETER WALLS SHALL BE OF BREAKAWAY CONSTRUCTION, UNLESS THEY ARE SPECIFICALLY NOTED AS SHEAR WALLS HEREIN.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING TRADES UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCING STEEL, STRUCTURAL STEEL, ENGINEERED LUMBER AND TRUSSES. ALL SHOP DRAWINGS SHALL BE REVIEWED AND ALL OUTSTANDING ISSUES RELATED TO COORDINATION AND DIMENSIONS RESOLVED PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL STAMP ALL SHOP DRAWINGS "APPROVED" PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.

CONTRACTOR SHALL SUBMIT TO ENGINEER A SITE PLAN AND A LOCATION PLAN CLEARLY NOTING WHERE THE SITE IS GEOGRAPHICALLY LOCATED WITH RESPECT TO MEAN LOW WATER AND OTHER OPEN AREAS OR FEATURES THAT MAY IMPACT THE SITE EXPOSURE. ALONG WITH THE ABOVE, SUBMIT DP RATING OF SPECIFIC WINDOWS PROPOSED FOR THE PROJECT FOR REVIEW BY ENGINEER.

COPIES OF ALL WINDOW AND DOOR DP RATING LABELS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

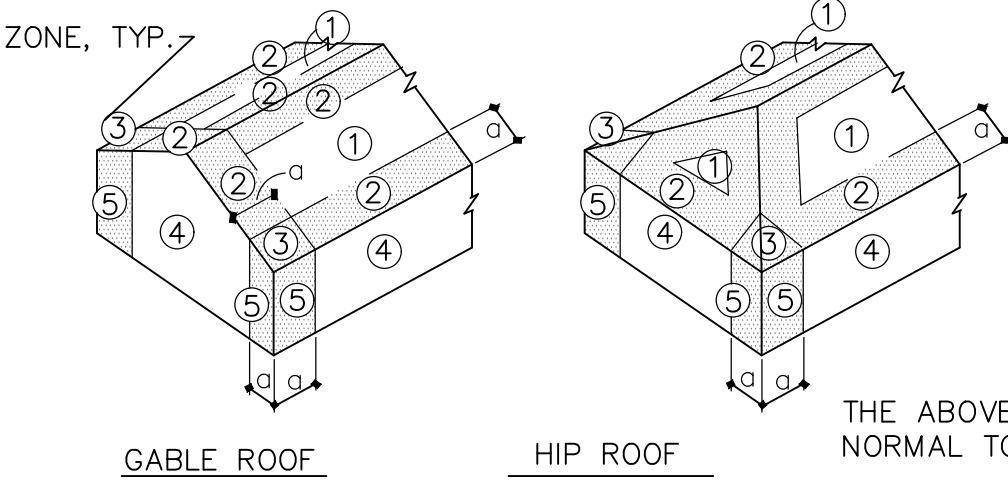
SEE THE ARCHITECTURAL DRAWINGS FOR ANY AND ALL DIMENSIONS AND CONDITIONS NOT NOTED HEREIN. WHERE DIMENSIONAL DIFFERENCES ARE FOUND, THE ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL COORDINATE ALL TOP OF BEAM, TOP OF CMU AND TOP OF STEEL ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

WATER HEATERS AND MASONRY CHIMNEYS SHALL BE ANCHORED/STRAPPED TO THE MAIN STRUCTURE PER IRC R301.2.2.9 AND R301.2.2.10, RESPECTIVELY

THE GENERAL CONTRACTOR SHALL MAKE NO SUBSTITUTIONS FROM THOSE ITEMS SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

WIND LOADING DATA / NOTES

FOR THE BUILDER/OWNERS USE IN SELECTING AND ATTACHING COMPONENT AND CLADDING RELATED ITEMS, THE FOLLOWING WIND LOADING PRESSURES ARE PROVIDED. NOTIFY ENGINEER OF ANY CONDITION OR MATERIAL THAT ARE NOT CLEARLY ADDRESSED HEREIN.



BASIC WIND SPEED – 138 MPH  
END ZONE WIDTH (a) – 4 FT.

ZONE 1 –	50 PSF
ZONE 2 –	60 PSF
ZONE 3 –	75 PSF
ZONE 4 –	50 PSF
ZONE 5 –	70 PSF

THE ABOVE LOAD SHOULD BE APPLIED OUTWARD NORMAL TO THE FACE OF BUILDING OR ROOF.

GENERAL NOTES

1. Structural drawings shall be used in conjunction with architectural and mechanical drawings and drawings relating to other trades. Contractor shall be responsible for checking and coordinating dimensions, clearances, etc. with the work of other trades. In case of conflict between drawings, the more stringent requirement shall govern.
2. In case of conflict between the drawings, notes and specifications, the specifications shall govern.
3. Work not indicated on or a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Review all project documents prior to fabrication and start of construction. Report any discrepancies to the project Architect prior to proceeding with work.
5. It is the contractor's responsibility to protect existing facilities, structures and utility lines from all damage during construction.
6. Coordinate structural and other drawings that are part of the contract documents for anchored, embedded or supported items which may affect the structural drawings.
7. All details and sections on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project except where a separate detail is shown.
8. Use of contract drawings reproduced in whole or any part in shop drawing shall not relieve the contractor nor subcontractors from their responsibility to accurately layout, coordinate, detail, fabricate and install a complete structure.
9. Review all shop drawings for conformance with the contract documents and for completeness and answer all contractor related questions. Stamp and initial all sheets as Approved prior to submitting shop drawings to Architect for review.

FOUNDATION NOTES

1. Backfill and fill material shall be placed in thin successive layers, 8" loose measurement, and each layer shall be compacted to at least 95% of maximum laboratory density.
2. Backfill material shall consist of sand clay soil as directed and approved by the project geotechnical engineer.
3. Soil to be stripped, compacted and tested in accordance with the recommendations of the soils engineer.
4. Center all footings under their respective columns or walls unless otherwise shown on plans. Maximum misplacement or eccentricity – 2".
5. Horizontal joints in footings will not be permitted.
6. Where vertical construction joints occur in continuous footings, provide a minimum continuous 2" x 4" keyway across joint for each 12" of depth.
7. Notify Architect if soil conditions are uncovered that prevent the required soil bearing pressure from being obtained.
8. Coordinate plumbing and foundation elevations to minimize interference. Where plumbing interferes with footing, step footing down as directed by engineer.
9. Excavating under or near in-place footings/foundations which disturbs the compacted soil beneath the footings/foundations will not be permitted.
10. Reinforcing shall be supported on precast concrete pads or metal chairs.

CONCRETE NOTES

1. Typical 28 day concrete compressive strength (f'c).

LOCATION:	f'c (psi)
Slab On Grade	3000
Footings	3000
- NOTE: All concrete shall be normal weight unless noted otherwise.
2. Reinforcing steel: ASTM A 615, grade 60. Minimum lap shall be 40 bar diameters or 24 inches, U.N.O.
3. Welded wire fabric: ASTM A 185 or ASTM A 497. Lap all edges 1'-0" mesh minimum.
4. Concrete cover: Footings 3", slabs 1 1/2" (U.N.O.)
5. All footings shall rest either on undisturbed soil or a manually operated vibratory sled or tamper should be used to densify any soils in the bottom of the footing trenches loosened during the excavation operation.
6. Contractor is responsible for adequately protecting all excavation slopes.
7. No backfilling against foundation walls shall be done until concrete has attained 75% of its 28 day strength. Provide temporary bracing for walls sustaining more than 3'-6" of earth pressure. This bracing to remain until slabs on grade or floor framing supporting the wall have been poured and set.
8. All continuous horizontal reinforcing and vertical wall reinforcing shall be lapped according to lap splice and embedment requirements per ACI 318, latest edition.
9. Reinforcement shall be securely held in place while placing concrete. If required, additional bars and stirrups shall be provided by the contractor to furnish support for bars.
15. For waterproofing details and locations, see architectural drawings.
16. Dowels shall match wall reinforcing.
13. Contractor shall make no deviations from design drawings without written approval of the Project Architect.
19. Structural concrete shall conform to ACI 301 and have the following slumps and aggregate requirements

Location	Slump	Max.	Aggregate
Footings	3"	1"	ASTM #57
Slabs	4"		ASTM #57
- All course granite shall be crushed granite.
20. All reinforcing steel shall be detailed, fabricated and installed in accordance with ACI 318 and ACI detailing manual, ACI-315 latest edition.
21. Not used.

22. Shop drawings for placement shall be submitted for review prior to rebar fabrication unless approved otherwise by project Architect.
23. No reinforcing bars shall be cut to accommodate the installation of anchors, embeds or other items.
24. Use the structural drawings including revisions and addenda in conjunction with reviewed shop drawings for placement of reinforcing.
25. At changes in direction of concrete walls, beams and strip footings, provide corner bars of same size and quantity (U.N.O.) as horizontal steel. Refer to typical detail.
26. Place concrete per ACI 304. Use internal mechanical vibration for all concrete. Limit maximum free fall drop of concrete to 6'-0" for #57 aggregate and 8'-0" for #8 aggregate. All precautions should be taken to avoid segregation of concrete during placement.
27. Saw cut all slabs not less than 1/4 slab depth. Cut shall be made as soon as possible without dislodging the course aggregate, same day as placement. ACI 302

MASONRY NOTES

1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1), except as amended below.
2. Obtain copy of masonry code and specifications for reference at the job site.
4. Use type "S" mortar with minimum compressive strength of 1800 psi.
5. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on net section, to provide net area compressive strength of masonry (F'm) of 1500 psi.
6. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
7. Provide full mortar bedding around all filled cells with vertical reinforcing.
8. Reinforcing for filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 24" #5 Bars 30"
9. Reinforce wall with ladder type reinforcement in bed joints at 16" o.c. measured vertically. Lap splice all horizontal wall reinforcing 6". Provide prefabricated "tee" or corner sections at all intersecting walls.
10. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean-out holes at base of filled cell when the concrete pour exceeds 5 feet in height.
11. Concrete for filled cells shall be vibrated during placement using a "pencil" type vibrator.
12. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
14. The use of solid load bearing masonry units is prohibited on this project.
15. Masonry wall construction requires expansion/contraction joints. Locate these joints as directed by the project Architect not more than 40 feet on center. Avoid locations near windows and doors or other geometry that would lend to the formation of expansion cracks.
16. All lintels over masonry openings shall be Cast-Crete Lintels. Cast-Crete lintels are available from General Materials, Inc.
17. Provide seismically rated brick ties for all brick veneer in accordance with manf'r install instructions.

STRUCTURAL STEEL NOTES

1. Structural Steel materials shall conform to the following ASTM specification (U.N.O.):

Angles, plates, misc. steel	ASTM A36, Fy=36 ksi
Tubes	ASTM A500, Grade B
Anchor Bolts	ASTM A449
2. Provide temporary bracing or guys to provide lateral support until permanent lateral bracing is installed.
3. The contractor shall coordinate the bottom of base plate elevation with the top of concrete and masonry elevation. In case of conflict, the contractor shall make allowance in his bid for the more stringent requirement.
4. All steel details and connections shall be in accordance with the requirement of the AISC SPECIFICATIONS (Latest Edition), including all supplements and revisions.
5. Shop connections not specifically detailed on the drawings may be welded or bolted. Field connections not specifically detailed on the drawing shall be bolted.
6. Fabrication and erection of structural steel shall conform to the AISC "Manual of Steel Construction," and the AISC "Specification for Structural Steel Buildings," latest Editions.
7. All bolts cast in concrete shall conform to ASTM A-36 or A-307.
8. Beams shall be supported on columns by tab plates welded through the center line of the column unless specifically shown otherwise herein.
9. All beams shall be punched for two rows of bolts for the attachment of wood blocking. Blocking shall be placed along the top flange, along the web and along the bottom flange unless specified otherwise. Bolts shall be two rows at 16" o.c. staggered.

TIMBER FRAMING NOTES

1. All timber construction shall be in accordance with AITC specifications and requirements.
2. All timber framing, unless noted otherwise, shall be not less than #2 SYP or SPF kiln dried with minimum properties of: (Fb=1300 psi, Ft=675 psi, Fc=1200 psi).
3. All engineered timber shall have minimum properties of: (Fb=2800 psi, Ft=2600 psi, Fc=2400 psi).
4. Any and all timbers exposed to the earth, weather or in contact with concrete or masonry components or within eight (8) inches of exposed grade shall be treated in accordance with AWPB standards.
5. All connectors shall be by the simpson company unless approved otherwise by the project Architect, G90 finishes.
6. All floor/roof bracing, blocking and connections shall be by the truss or Engineered component manufacturer.
7. All multiple ply girders shall be glued and nailed together with three rows of 16d nails at 8" o.c. per row and per layer or ply.
8. Provide a double joist below all parallel walls not shown otherwise. Provide a double joist adjacent to all changes in span to minimize differential settlement.
9. Layout all plumbing line and fixture locations and space joists to avoid cutting of joists. Where a joist must be cut provide an additional joist on each side of the cut joist, as close as possible. If cut joists supports more than standard floor loadings notify engineer for review.
10. Support all joists and beams on joist and beam hangers. Nailers shall not be permitted without prior authorization from engineer.
11. Provide simpson CS16 X 24" straps across all ridges and valleys at 32" o.c. Install to prevent against uplift forces (i.e. across tops of ridges), or collar ties at the same spacing.
12. Solid blocking that matches the depth of the floor joists, shall be installed between joists along all interior and exterior walls. Additional blocking shall be installed between joists at 1/3 points for 2x joist framing.
14. All walls supporting two floors and a roof shall be 2x6's at 16" o.c., 2x4's at 8" o.c. or 3x4's at 12" o.c.
15. The GC shall anticipate and provide furring strips or blocking as may be required to provide a smooth surface for the application of sheetrock. This requirement primarily occurs at, but is not limited to, vaulted ceilings and other such special conditions.
16. The framing and foundations shown herein are based on normal carpet and vinyl floor finishes, normal weight cabinets and counter tops. If heavier materials are used notify engineer and await framing modifications prior to proceeding.
17. Where roof trusses are used, provide uplift connectors with uplift ratings in excess of the uplift reactions listed within the roof truss shop drawings. Contact engineer for specific directions if required.
18. Top plates, drag struts, shall be nailed together with two rows of 16d nails at 12" o.c. staggered.
19. Bottom plate splices shall have attachments on either side. Where the plate is attached to concrete you can provide 1/2" dia exp'n bolt with 12" ea. side of ea. splice, or you may provide two powder driven fasteners within 8" ea. side of ea. splice. Plates attached to timber framing shall have two 16d nails driven into the supporting framing within 6" ea. side of ea. splice.
20. Provide min 3" x 3" x 1/4" square plate washers between TD bottom wall plates and the nut for anchor bolts.
21. Steel beams and columns shall not bear on timber framing. Provide embeded weld plates and steel columns bearing directly on concrete or masonry as necessary for proper support.
22. All timber framing, unless addressed otherwise herein, shall be installed in accordance with the current edition of the Wood Framed Construction Manual.

DESIGN CRITERIA

DESIGN BASED ON THE 2021 IRC (WIND/SEISMIC: ASCE-7/16)

DEAD LOADINGS ACTUAL SELF WEIGHT	
DESIGN LOADS & INFORMATION	
BASIC WIND SPEED	138 MPH
WIND EXPOSURE CAT.	EXPOSURE C
SEISMIC DESIGN INFORMATION	ASCE-7
RISK CATEGORY	II
Sds	.56
Sd1	.43
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
SEISMIC FORCE RESIST. SYSTEM	LT. FRAMEWALL/SHEAR PANELS
DESIGN BASE SHEAR	29,000 LBS
ANALYSIS PROCEDURE	SIMPLE STATIC
FLOOR LL	40 PSF
FLOOR DL	25 PSF
ROOF LL	20 PSF
ROOF DL	20 PSF
DECKS & PORCHES LL	60 PSF
DECKS & PORCHES DL	15 PSF
STAIRS LL	40 PSF
GROUND SNOW LOAD	5 PSF

WHERE REQUIRED, WINDOWS AND DOORS SHALL HAVE A MINIMUM RATING AS NOTED. HOWEVER, THE GEOGRAPHICAL LOCATION OF A GIVEN BUILDING MAY REQUIRE THAT A HIGHER DP RATING BE USED. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING OFFICIAL THE REQUIRED DP RATING FOR THE SPECIFIC SITE OF THIS STRUCTURE.

(ASD PRESSURES SHOWN)		138 MPH EXPOSURE C
GLAZING SIZE AREA (SQ FT)	WITHIN 48" CORNERS	INTERIOR ZONES
0 TO 10	+40/-47	+40/-40
11 TO 20	+40/-47	+40/-40
21 TO 50	+40/-47	+40/-40
51 TO 100	+35/-35	+35/-35

WHERE WIND BORN DEBRI PROTECTION IS REQUIRED, PROVIDE REMOVABLE IMPACT PANELS. THESE PANELS MAY BE COMMERCIALY MANUFACTURED PANELS INTENDED FOR THIS SPECIFIC PURPOSE OR CONSTRUCTED FROM 7/16" OSB PLYWOOD.

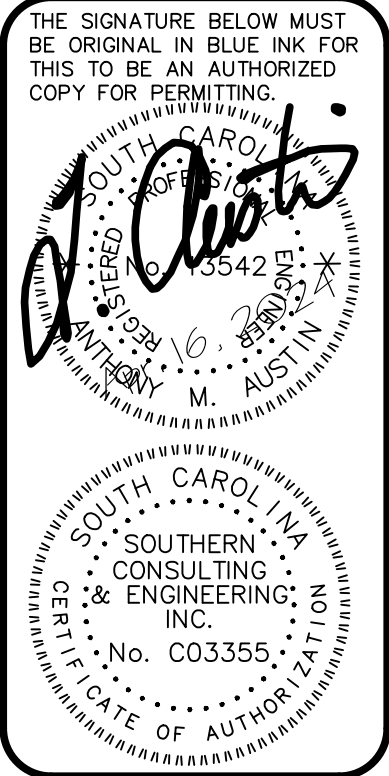
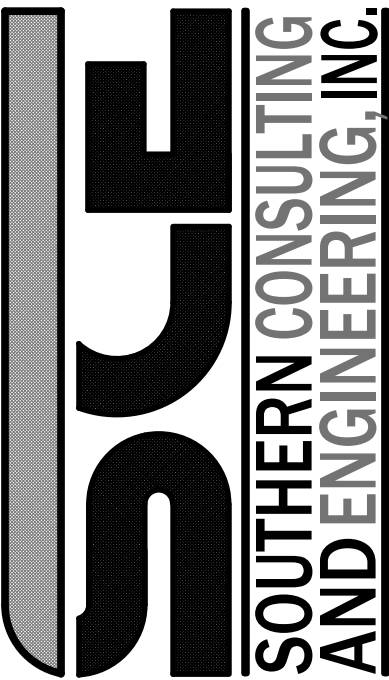
Section VII, Item #1.	
REV. BY	DATE

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**Southern Consulting & Engineering, Inc.**  
**Structural Engineering**  
**105 Central Ave 200-B**  
**Goose Creek, South Carolina**

**Bus(843) 718-2525**  
**Fax (843) 718-2776**

**www.sci-engng.com**



**Hansen Residence**  
**Lot 33, 28 Stock Farm Road**  
**Bluffton, SC**

DATE
April 16, 2024
SCALE
SEE PLAN
JOB NO.
24247-0
SHEET

**S100**





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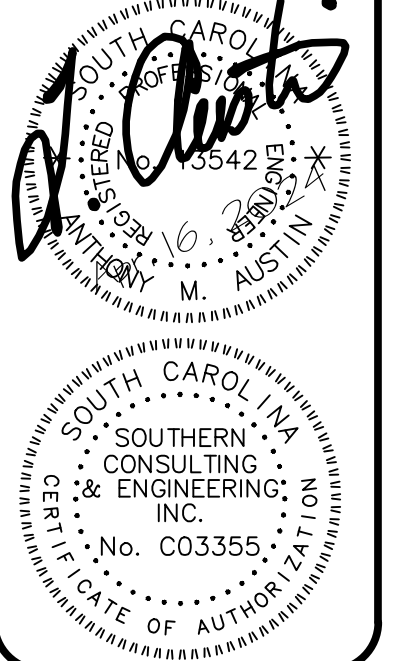
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S201



HEADER / LINTEL SCHEDULE

SINGLE STORY OR SECOND FLOOR

SPAN	SIZE / DEPTH	JACK STUDS	KING STUDS
0' TO 3'-2"	2 - 2X8'S 3.5X6 LVL/PSL	1	1
3'-3" TO 6'-2"	2 - 2X8'S 3.5X7.25 LVL/PSL	1	2
6'-3" TO 8'-0"	2 - 2X10'S 3.5X9.25 LVL/PSL	1	2
8'-1" TO 10'-0"	(2)1.75X10 LVL	2	3

FIRST FLOOR W/ FLOOR ABOVE

SPAN	SIZE / DEPTH	JACK STUDS	KING STUDS
0' TO 3'-2"	2 - 2X8'S	1	1
3'-3" TO 6'-2"	2 - 2X10'S	2	2
6'-3" TO 8'-0"	2 - 2X12'S	2	2
8'-1" TO 10'-0"	(2)1.75X12 LVL	2	3

ALL LINTELS SHALL BEAR ON NOT LESS THAN DOUBLE CUT JACK STUDS. JACK STUDS SHALL BE NAILED TO SUPPORTING DOUBLE KING STUDS WITH 2 ROWS OF 16D NAILS AT 12 O.C. STAGGERED.

FOR 2X6 WALLS, ADD AN ADDITIONAL PLY OF LINTEL MATERIAL.

SEE STRAPPING DETAIL FOR UPLIFT CONNECTIONS AROUND WINDOWS AND DOORS.

THE ABOVE LINTELS/HEADERS ARE INTENDED FOR OPENINGS SUPPORTING ONE FLOOR AND ROOF LOADS ONLY. CONSULT WITH ENGINEER FOR OPENINGS THAT SUPPORT TWO FLOORS AND/OR ROOF LOADS AND FOR THOSE THAT ARE SUPPORTING A POINT OR BEAM LOADING.

THE HEADER SIZES ABOVE DO NOT ALLOW FOR POINT LOADS OR IF A BEAM OR OTHER HEAVILY LOADED ELEMENT FALLS OVER HEADER SHOWN.

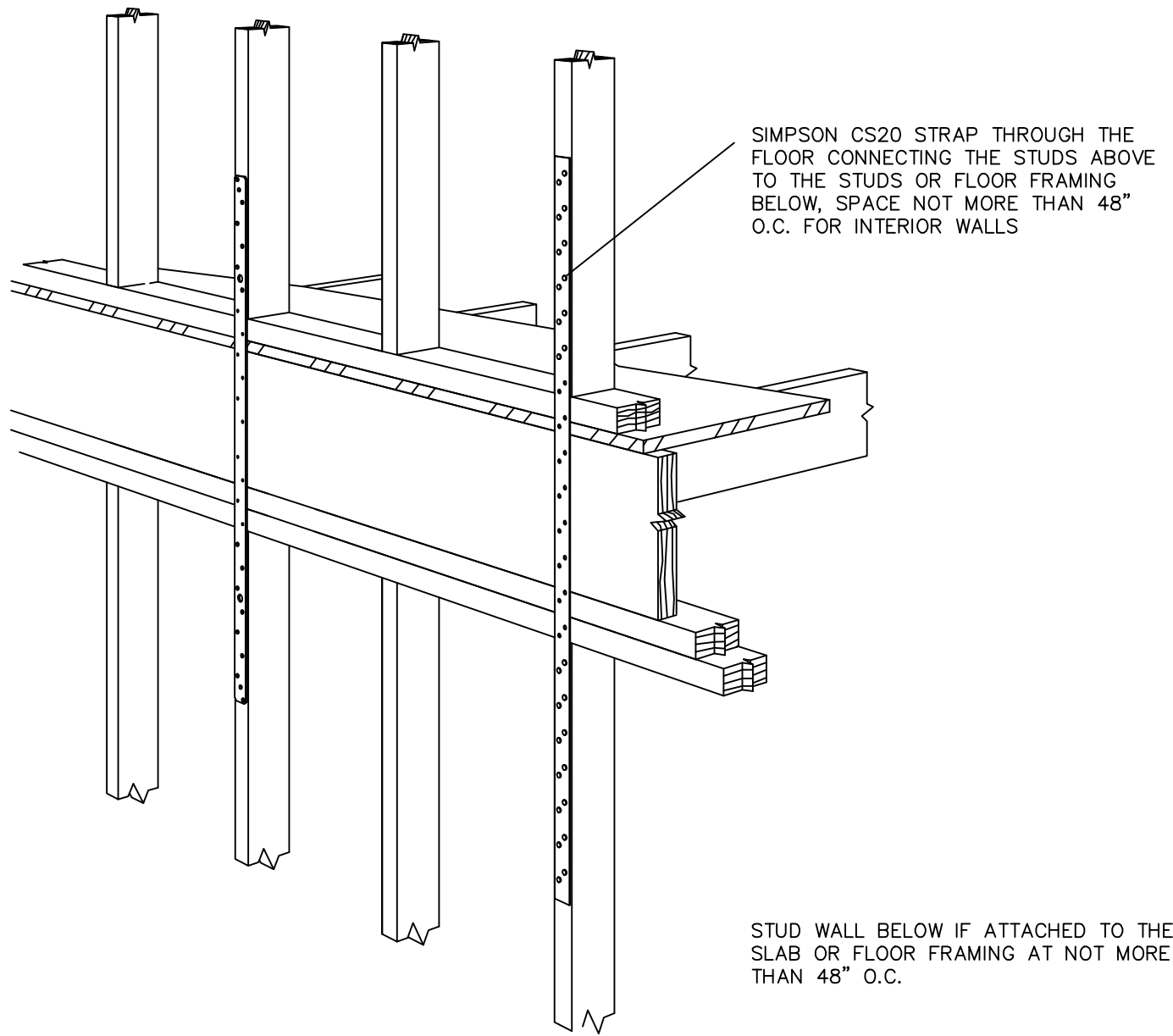
MULTI-PLY HEADERS ARE SIZED WITH THE ANTICIPATION OF PLYWOOD OR OSB MATERIAL INSTALLED IN BETWEEN EACH PLY.

FOR HEADER WIDTHS LESS THAN THE THICKNESS OF THE WALL FRAMING SHIFT HEADER TO OUTSIDE FACE OF WALL.

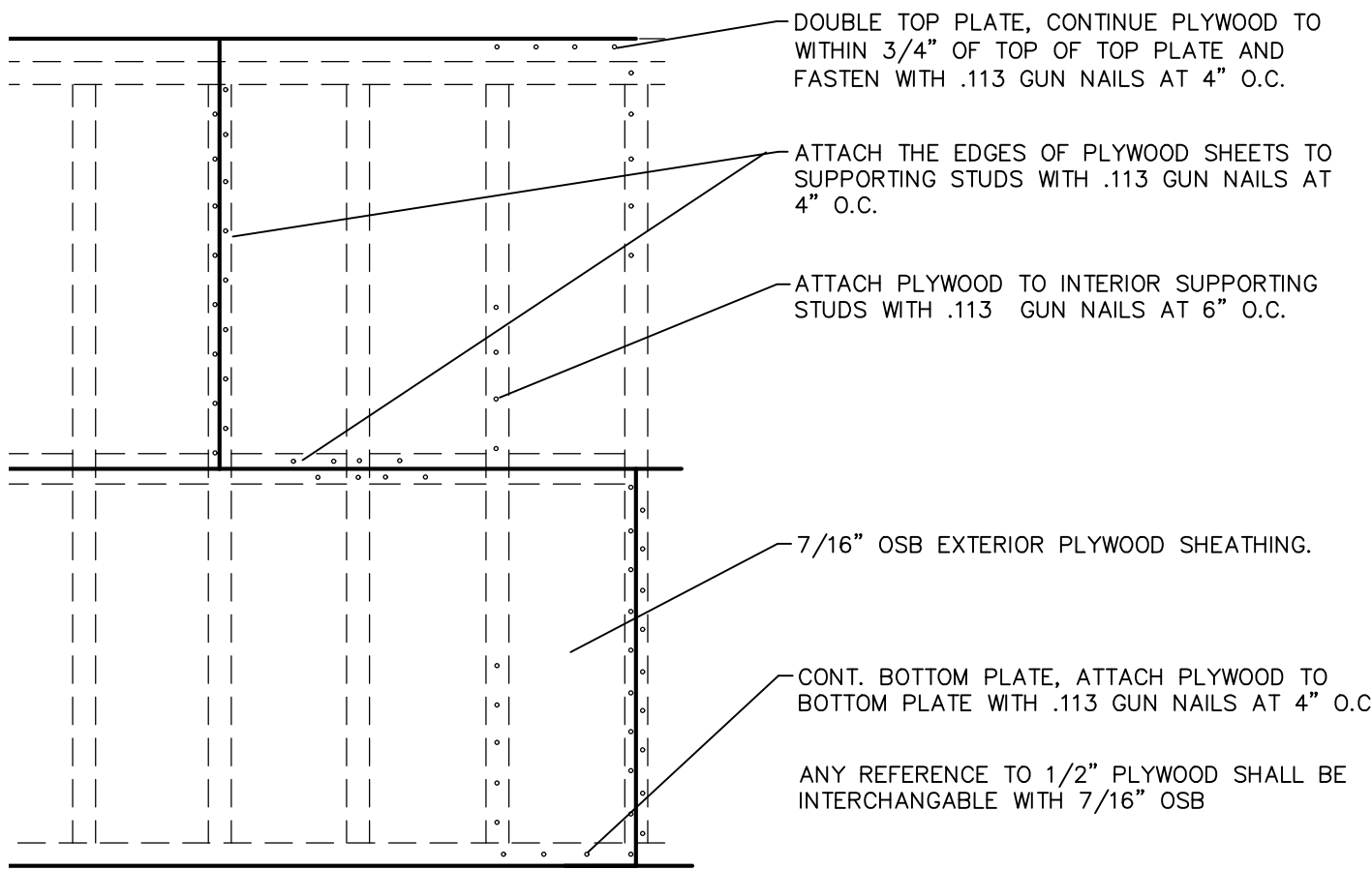
Multiple LVL Attachment Schedule

FASTENER	(2) PLY LVL	(3) PLY LVL	(4) PLY LVL <sup>(1)</sup>	(5) PLY LVL <sup>(1)</sup>
16d Nails	3 ROWS 12" O.C.	3 ROWS 12" O.C. EACH SIDE		
1/4"x3.5" SCREWS	3 ROWS 16" O.C.	3 ROWS 16" O.C. EACH SIDE	3 ROWS 16" O.C. EACH PLY	
1/2" DIA THRU BOLTS	2 ROWS 24" O.C.	2 ROWS 24" O.C.	2 ROWS 16" O.C. STAGGERED	2 ROWS 18" O.C.
1/4"x7" SCREWS			3 ROWS 24" O.C. EACH SIDE STAGGERED	3 ROWS 16" O.C. STAGGERED

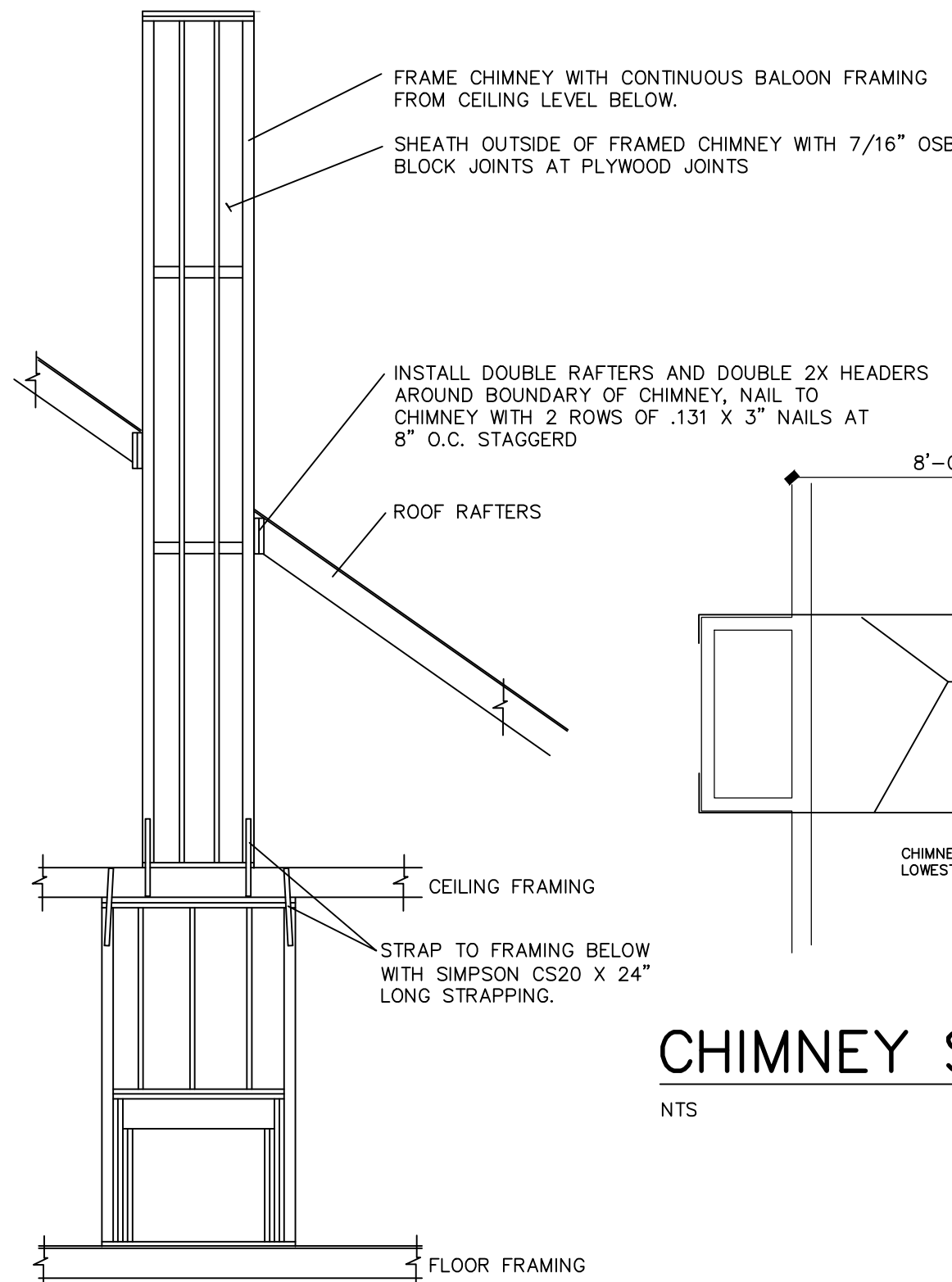
1. FASTENER ROWS ARE TO BE STAGGERED
2. FOR LVL BEAMS 17" OR MORE IN DEPTH, INSTALL AN ADDITIONAL ROW OF THE FASTENER SHOWN ABOVE. IE. 3 ROWS BECOME 4 ROWS.
3. WHERE THE MULTIPLE LVL SUPPORTS A PERPENDICULAR BEAM, INSTALL 2 1/2"Ø THROUGH BOLTS WITHIN 8" EACH SIDE OF PERPENDICULAR BEAM.
4. 4 PLY AND 5 PLY BEAMS ARE TO BE TOP LOADED ONLY AND SHOULD NOT BE SIDE LOADED WITHOUT A CLEAR AND SPECIFIC DETAIL FROM TRUSS PROVIDER OR ENGINEER.



INTERIOR WALL WITH ROOF LOADS



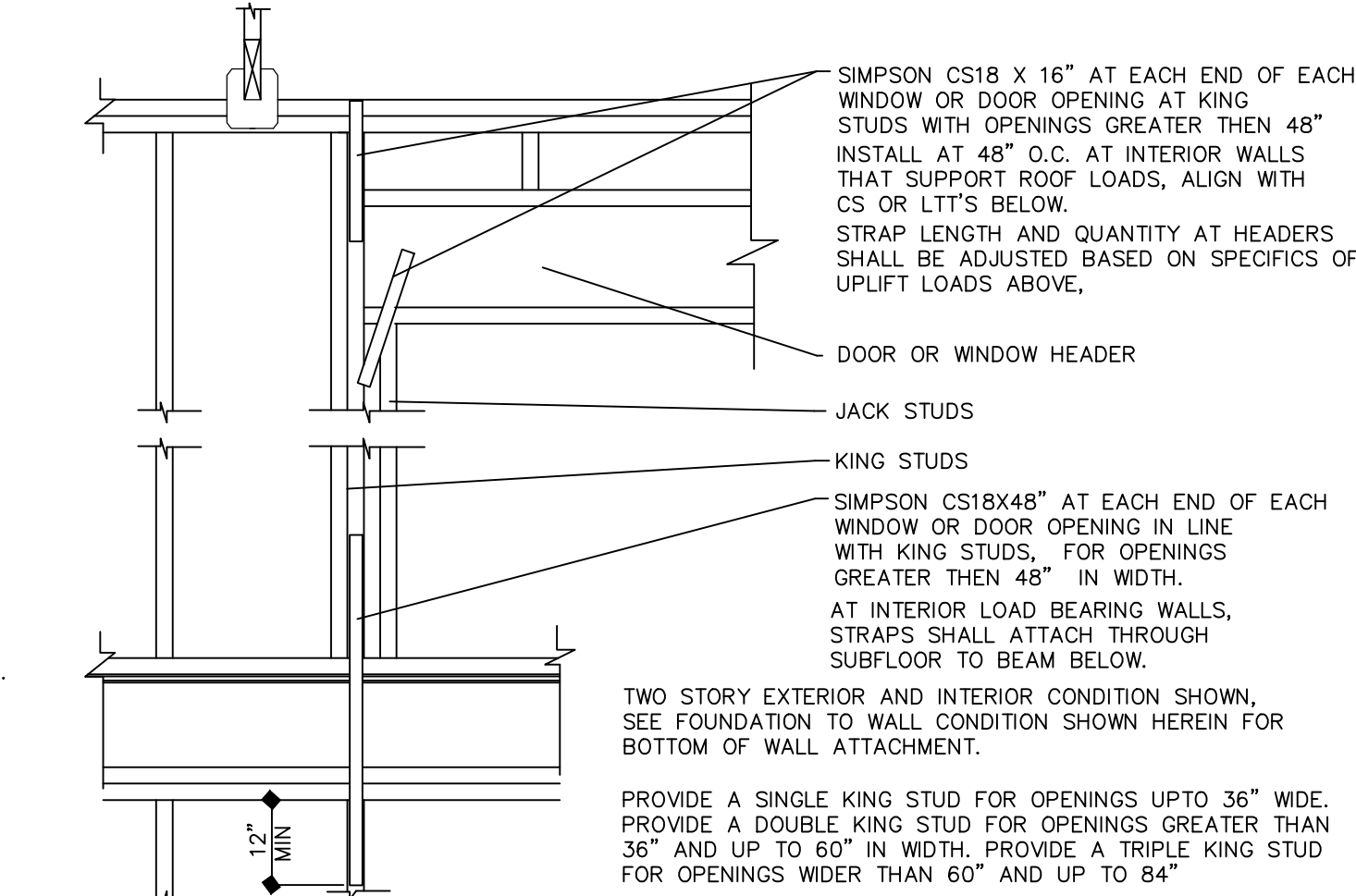
PLYWOOD NAILING PATTERN



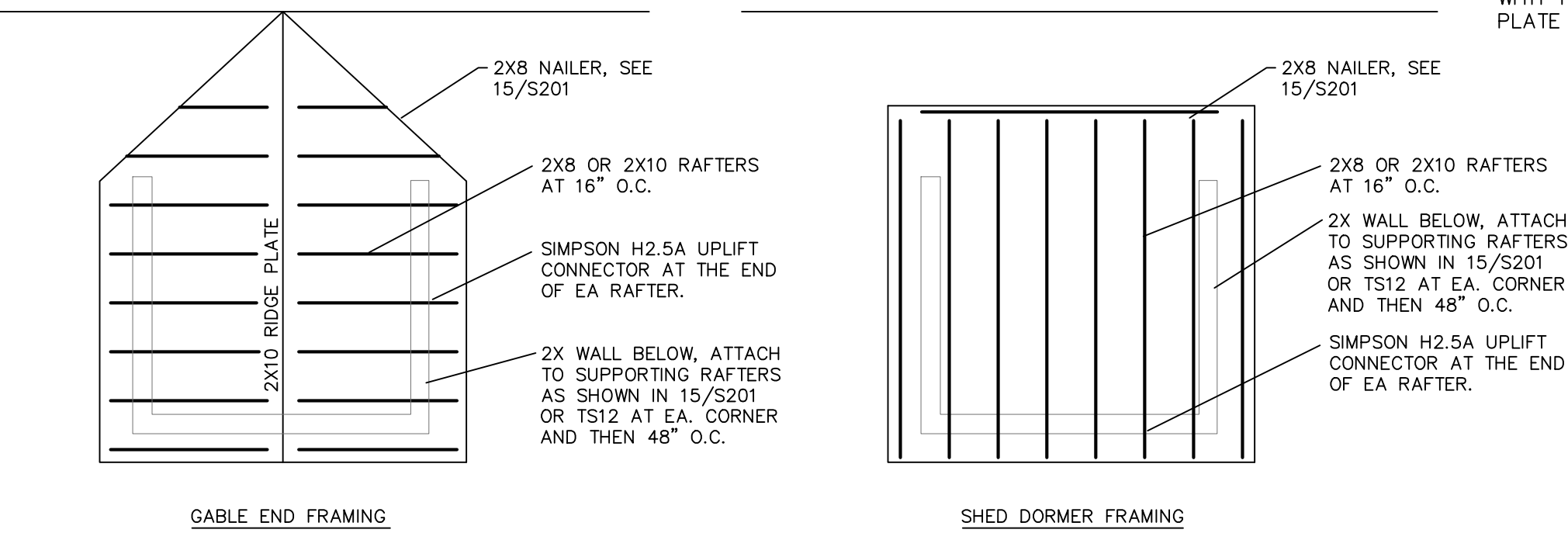
CHIMNEY FRAMING ELEVATION

CHIMNEY STRAPPING

NTS

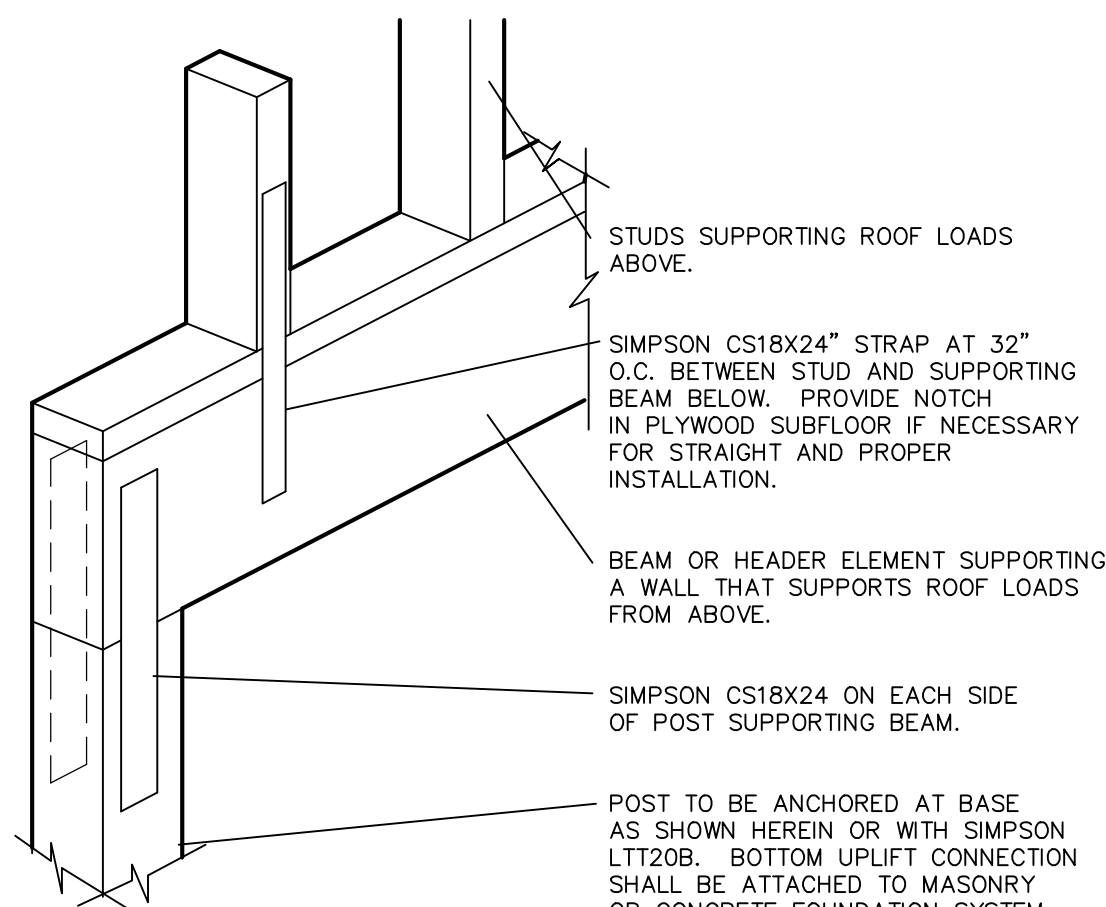


WALL OPENING STRAPPING DETAIL

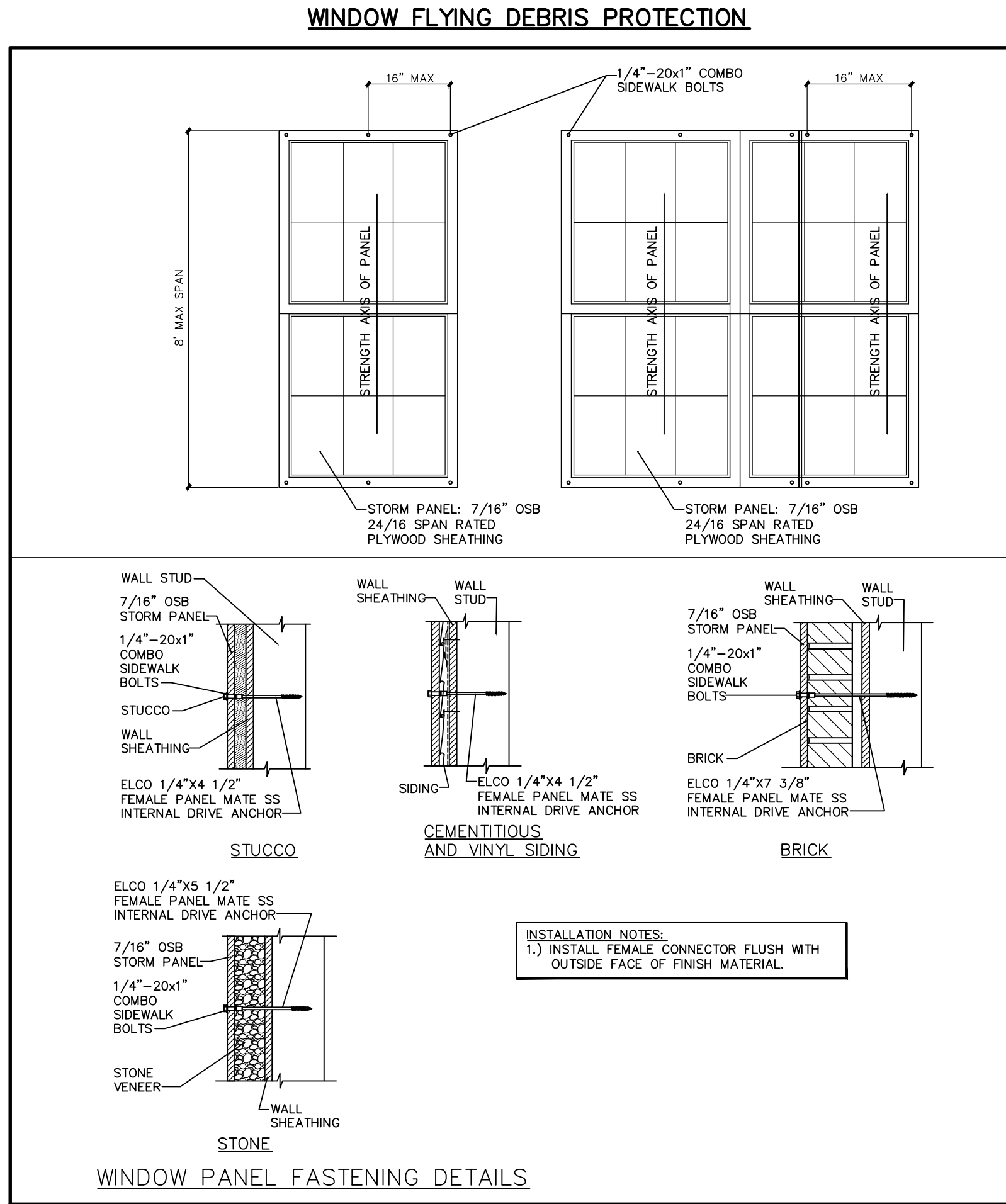


DORMER FRAMING DETAIL

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



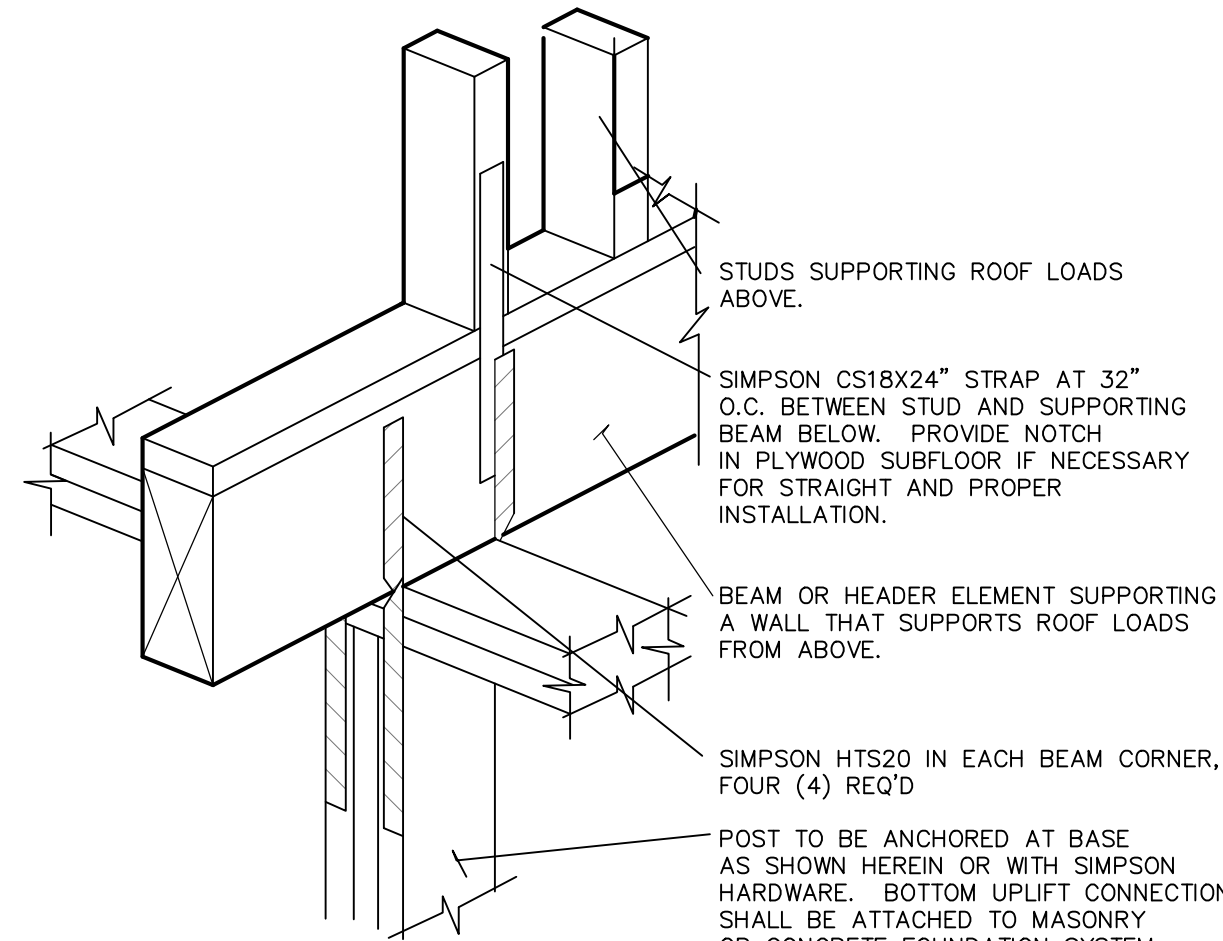
BEAM STRAPPING DETAIL



BEAM / TRUSS HOLD DOWN

SCALE: NTS

WHERE A BEAM OR GIRDER TRUSS SUPPORT ROOF FRAMING AND UPLIFT LOADS FROM ABOVE, EACH END OF THE BEAM SHALL BE ANCHORED BY ONE OF THE APPROACHES SHOWN HEREIN ABOVE.



BEAM STRAPPING DETAIL

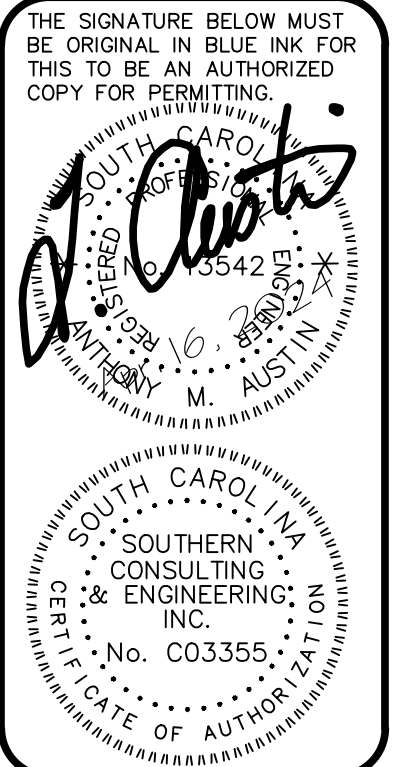
REV. BY	DATE

THE USE OF THESE DRAWINGS IS NOT WITHOUT LIMITATION. THESE DRAWINGS ARE PROVIDED IN ACCORDANCE WITH OUR STANDARD "TERMS OF USE." A COPY OF THESE "TERMS OF USE" IS AVAILABLE ON OUR WEBSITE AT WWW.SCI-ENG.COM. USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THESE TERMS BY THE CLIENT, PROJECT ARCHITECT, PROJECT OWNER, CONTRACTOR OR ANY OTHER PARTY WHO MAY HAVE AN INTEREST IN OR THE NEED TO USE THESE DRAWINGS.

Southern Consulting & Engineering, Inc.  
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105 Central Ave 200-B  
Goose Creek, South Carolina

Bus(843) 718-2525  
Fax (843) 718-2776

www.sci-engng.com



Hansen Residence  
Lot 33, 28 Stock Farm Road  
Bluffton, SC

DATE
April 16, 2024
SCALE
SEE PLAN
JOB NO.
24247-0
SHEET

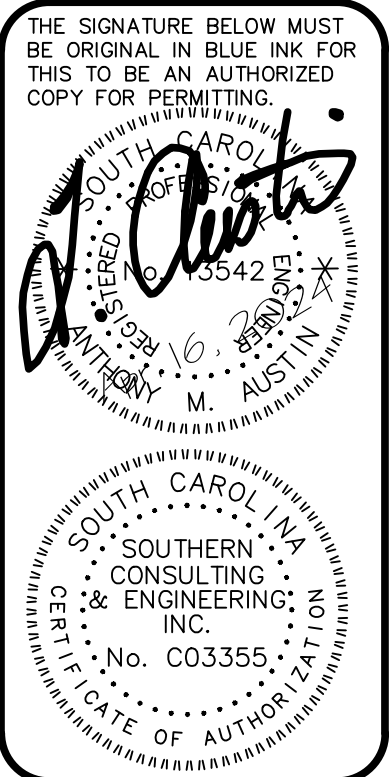
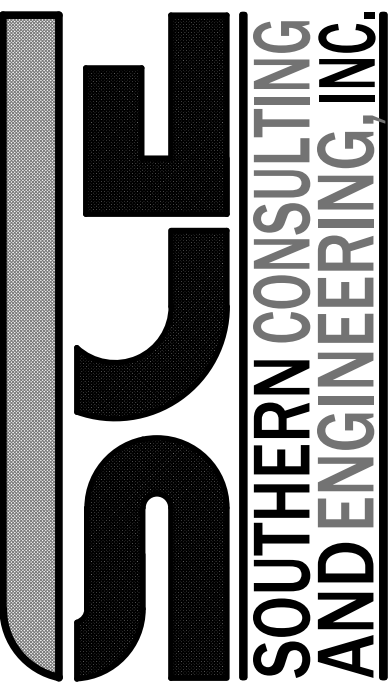
S301

REV.	BY	DATE

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**S302**

GABLE END BRACING

STICK FRAMED GABLE ENDS

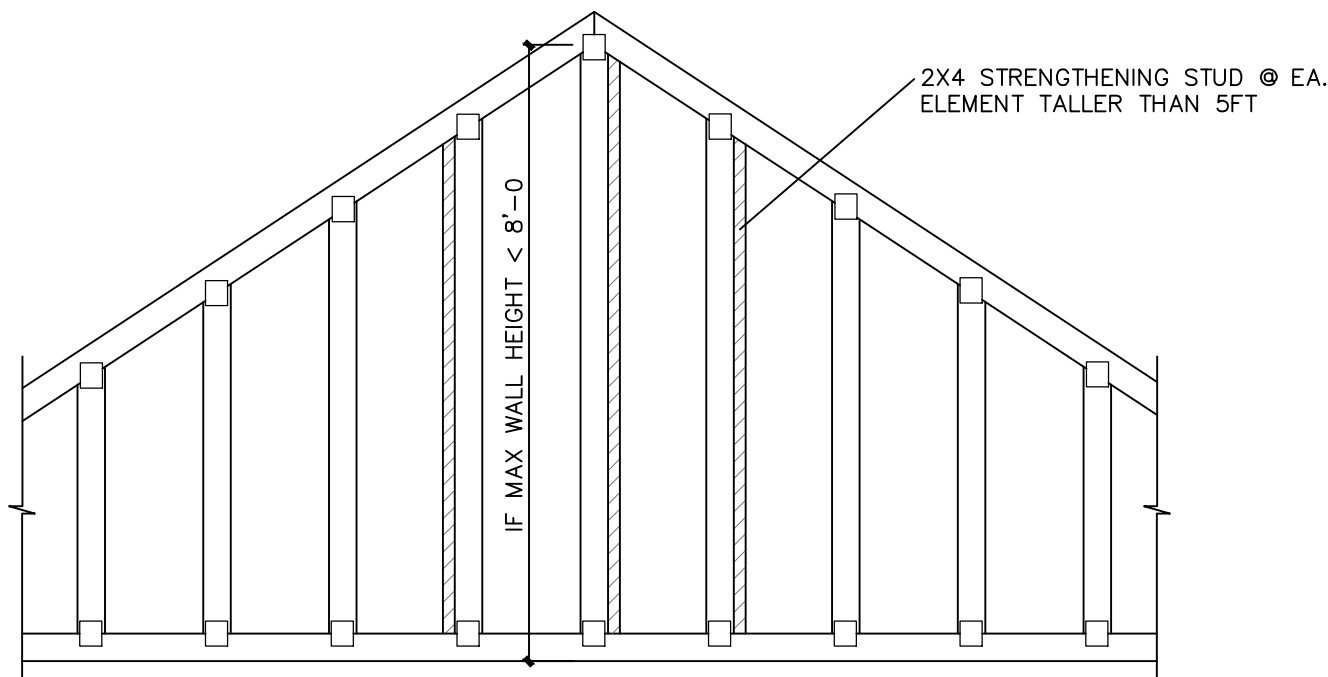
STICK FRAMED GABLE ENDS REQUIRE NO LATERAL BRACING WHEN INSTALLED WITHIN HEIGHT LIMITS IN THE WALL FRAMING SCHEDULE.

WHEN STICK FRAMED GABLE END HEIGHT EXCEEDS THAT SHOWN IN THE WALL FRAMING SCHEDULE, INSTALL BRACING AS SHOWN HEREIN, AT THOSE ELEMENTS EXCEEDING ALLOWABLE HEIGHT.

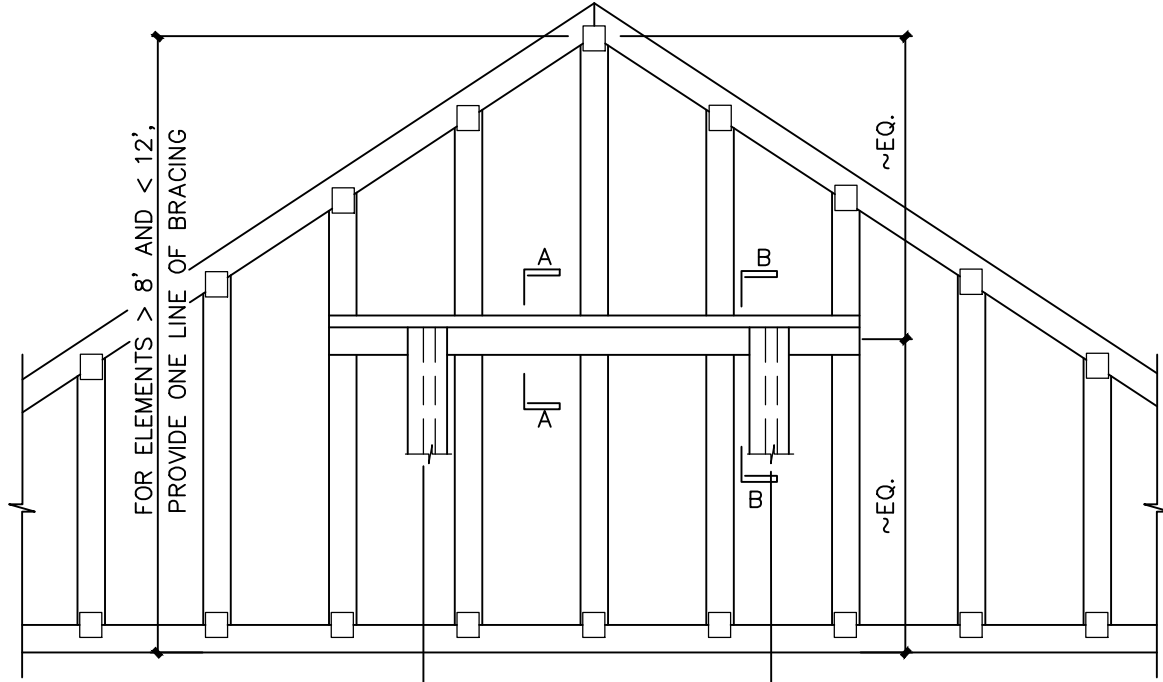
TRUSS ROOF GABLE ENDS

A. SHORT SPAN GABLE ENDS

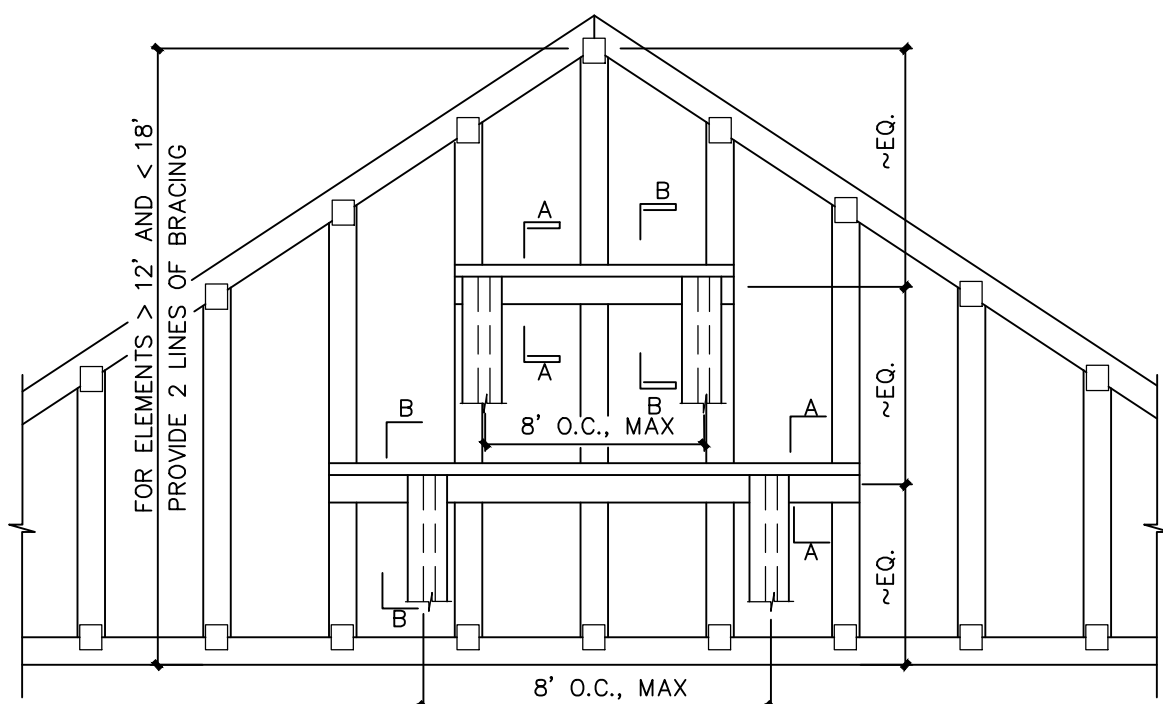
1. FOR GABLE END TRUSSES LESS THAN FIVE (5) FEET IN HEIGHT, NO GABLE END BRACING IS REQUIRED
2. GABLE END TRUSS ELEMENTS GREATER THAN FIVE (5) FEET AND LESS THAN EIGHT (8) FEET, INSTALL STRENGTHENING STUDS AS SHOWN IN GABLE END TRUSS ELEVATION A.
3. GABLE END TRUSS ELEMENTS GREATER THAN EIGHT (8) FEET SHALL REQUIRE GABLE END BRACING AS SHOWN IN GABLE END TRUSS ELEVATION B AND C. ELEMENTS LESS THAN 5' TALL REQUIRE NO BRACING.
4. WHERE GABLE END TRUSS ELEMENTS ARE TALLER THAN TWELVE (12) FEET, TWO ROWS OF HORIZONTAL BRACING WILL BE REQ'D FOR ELEMENTS TALLER THAN 18 FT, CONSULT WITH ENGINEER.



GABLE END TRUSS ELEVATION - A

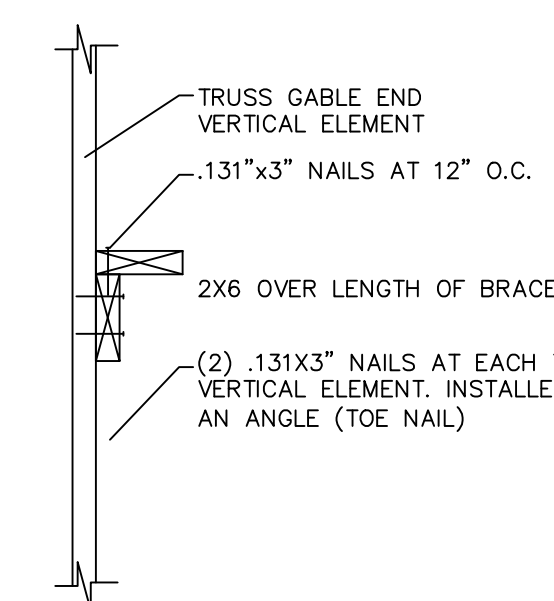


GABLE END TRUSS ELEVATION - B

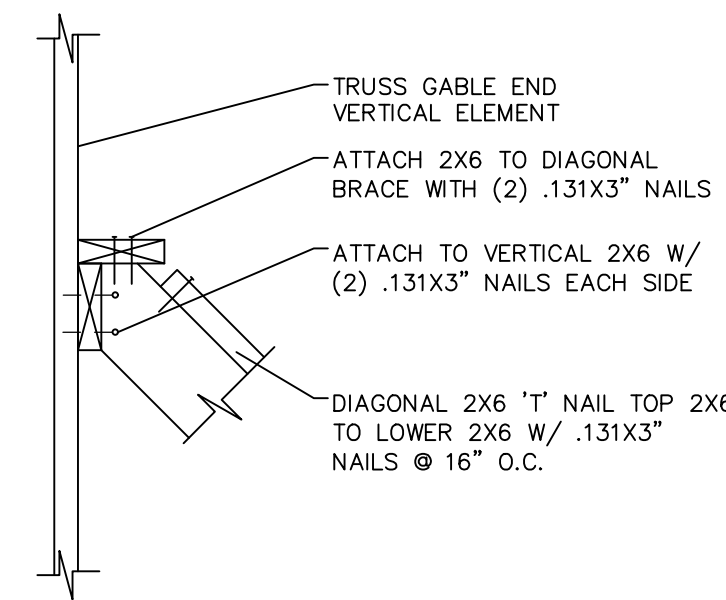


GABLE END TRUSS ELEVATION - C

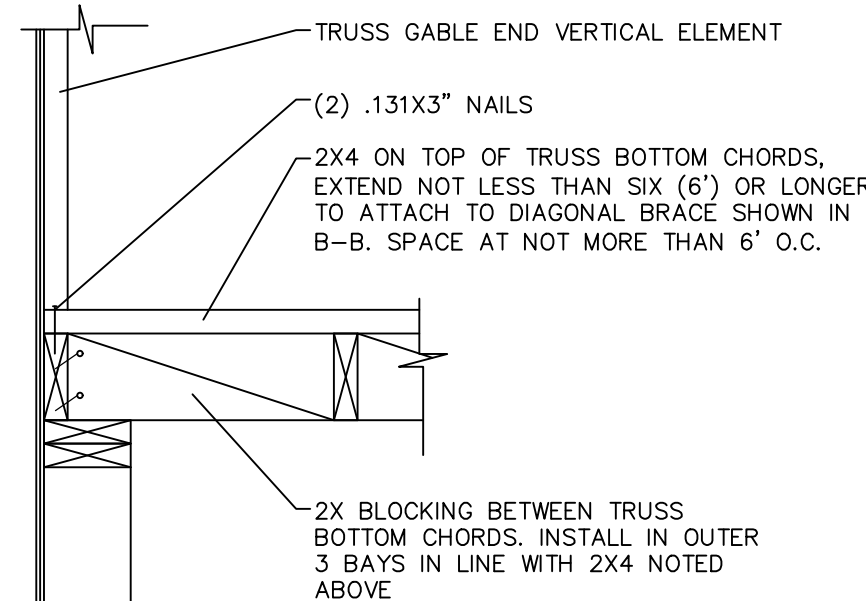
GABLE END BRACING



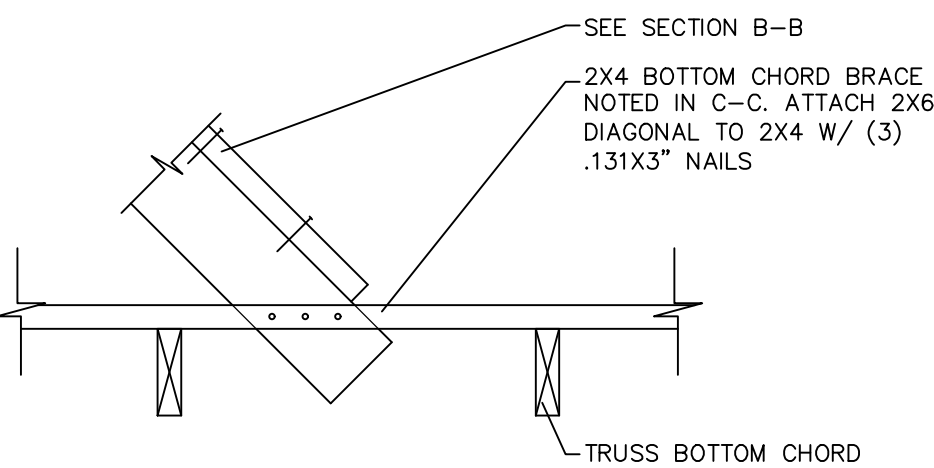
SECTION A-A



SECTION B-B

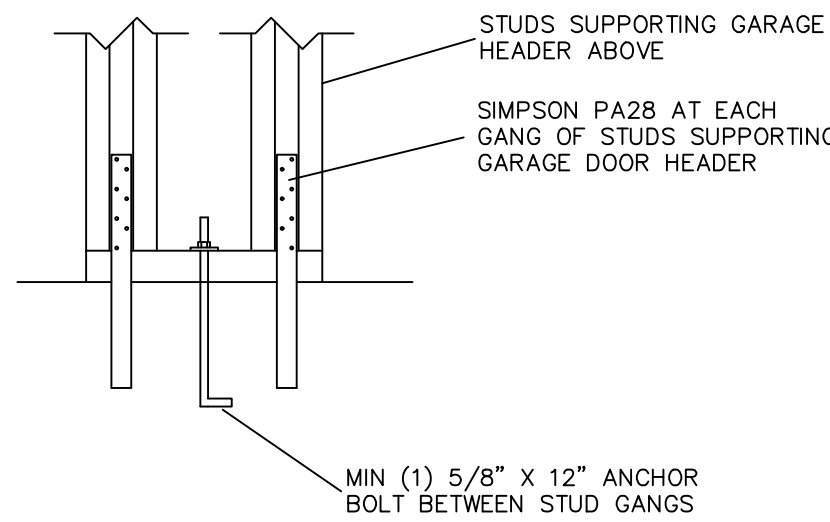


SECTION C-C



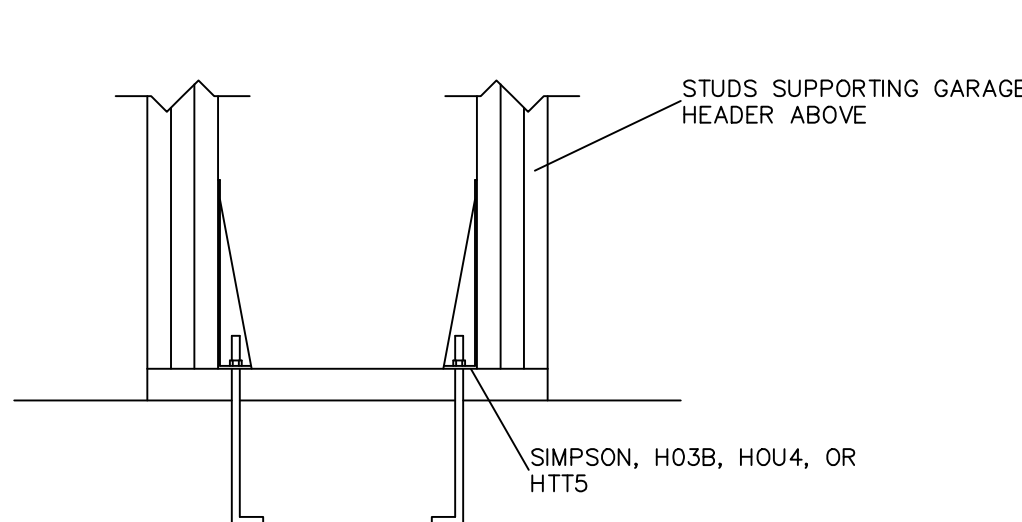
SECTION D-D

THESE DETAILS APPLY AT SHORT WALL SEGMENTS BETWEEN GARAGE DOORS

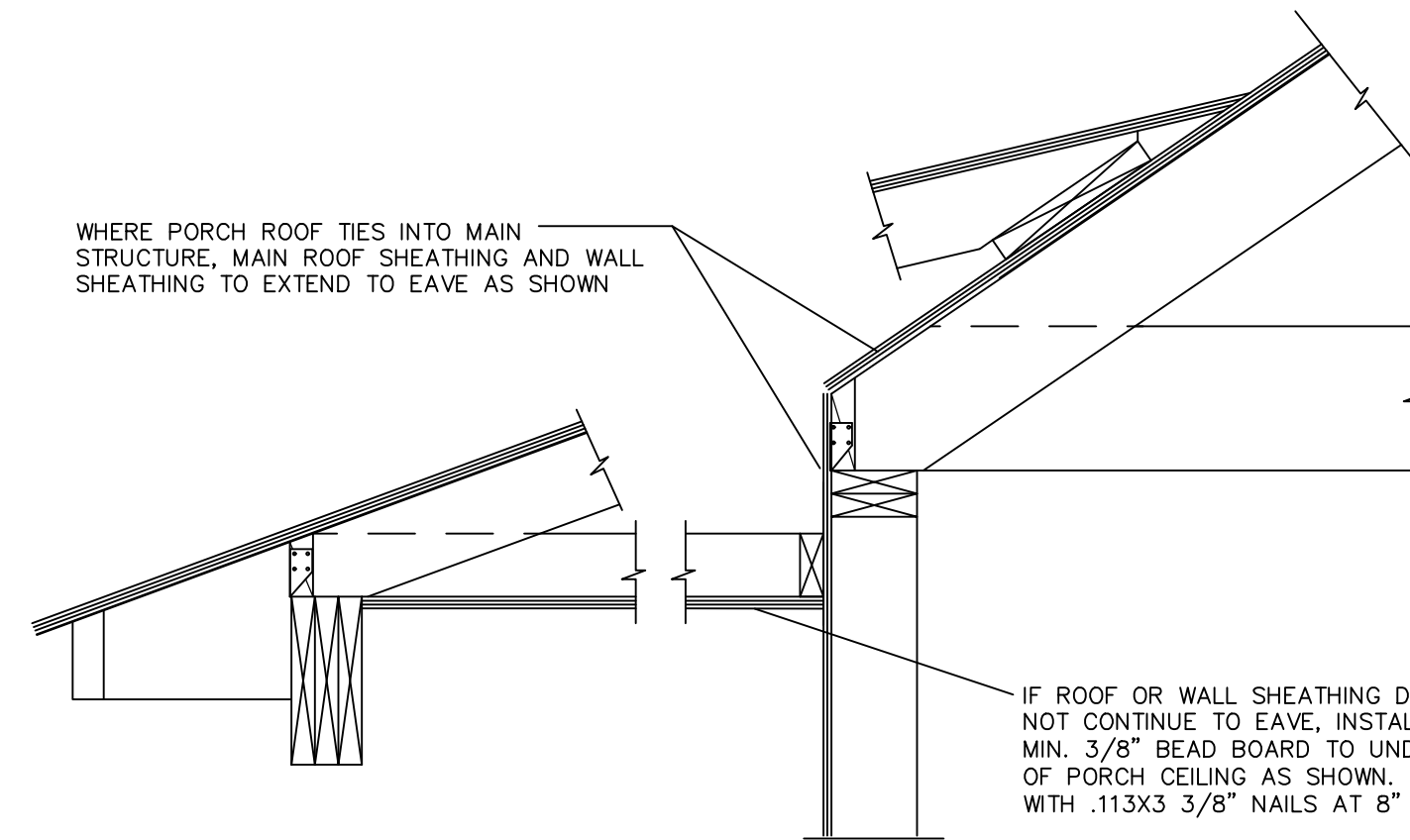


OPTION 1

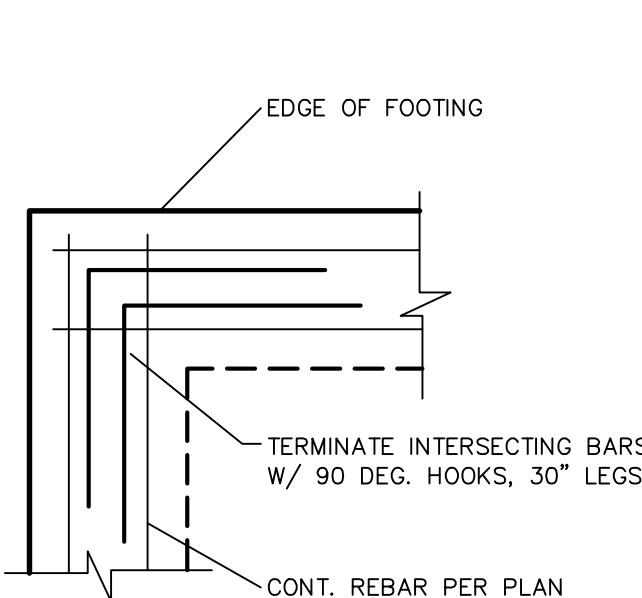
GARAGE HOLD DOWN DETAIL



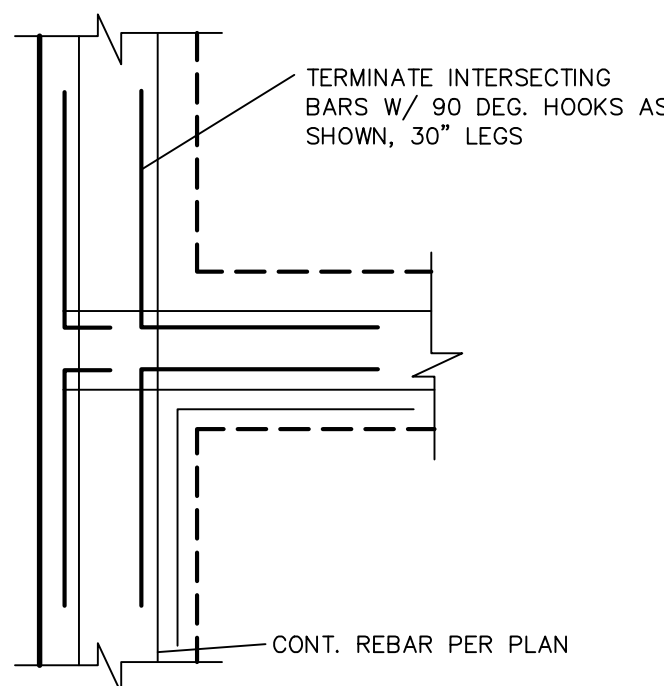
OPTION 2



PORCH CEILING SHEATHING DETAIL

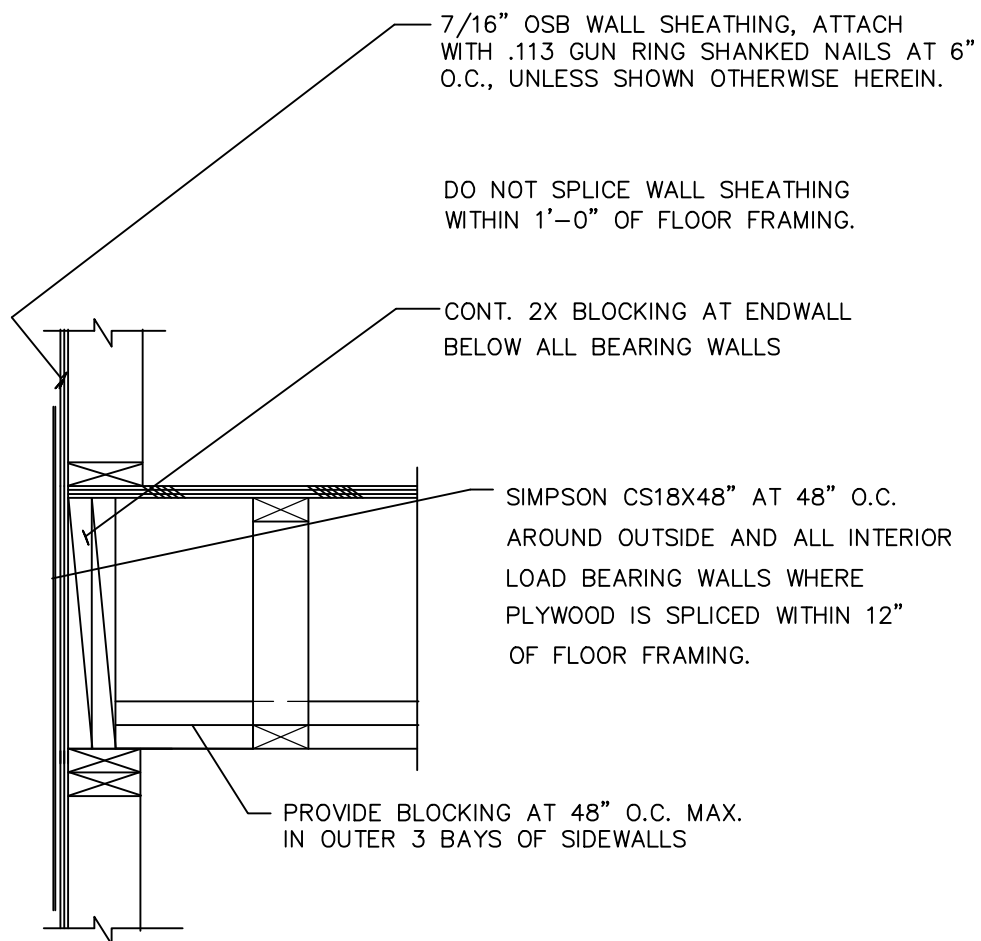


CORNER

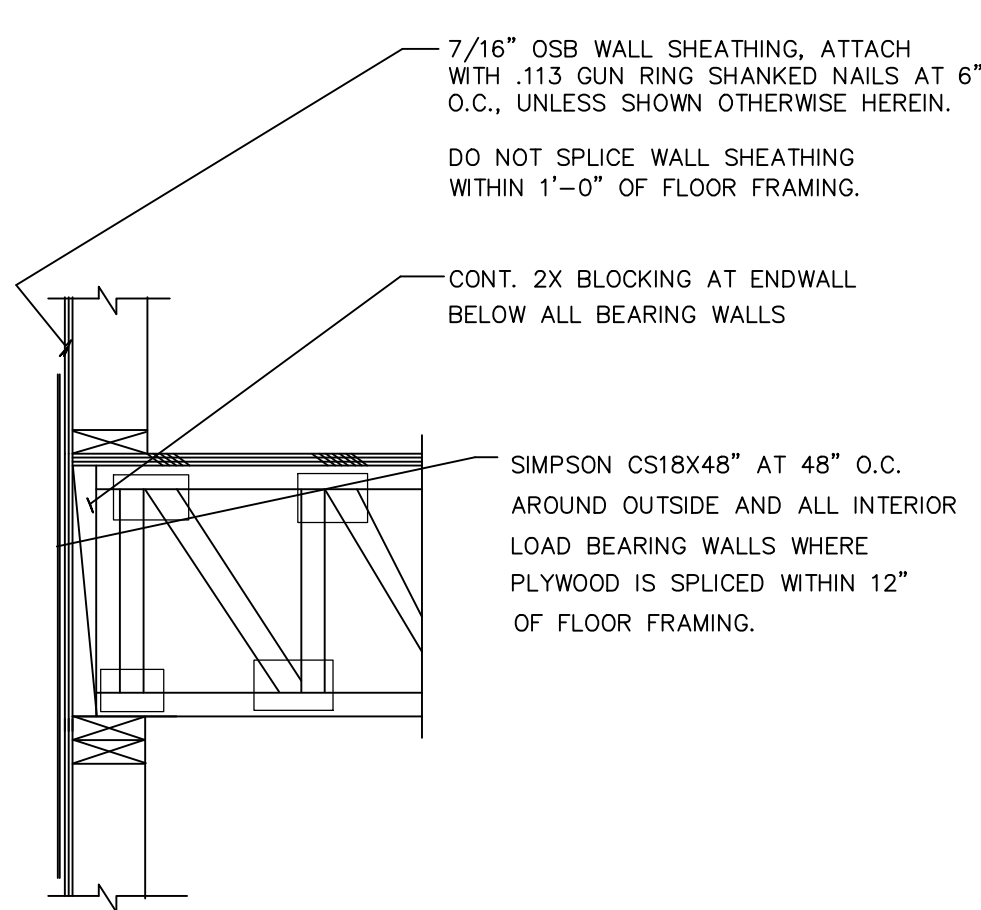


SIDE INTERSECTION

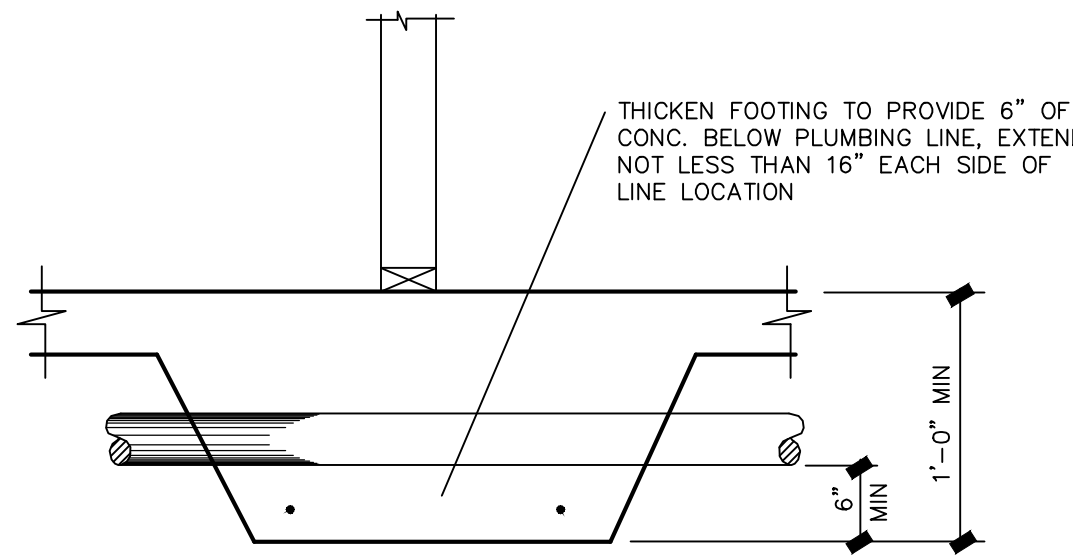
FOOTING INTERSECTION DETAILS



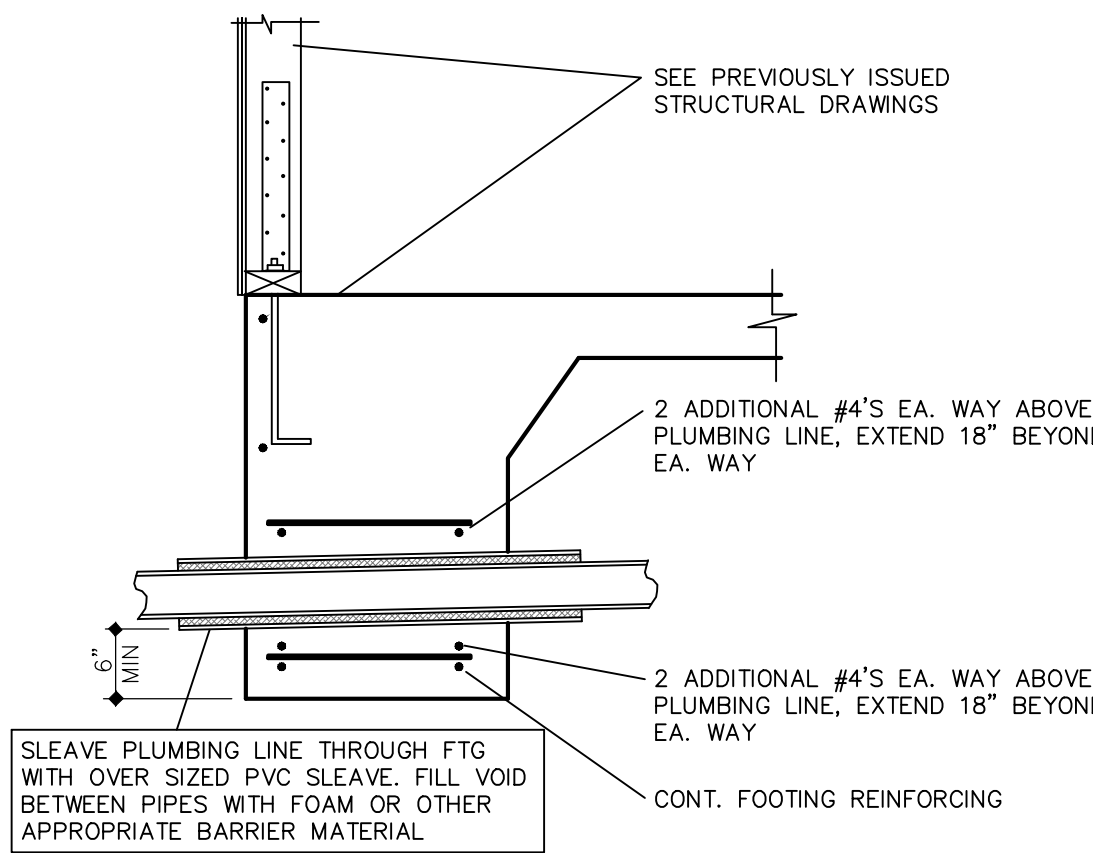
FLOOR TO FLOOR SIDEWALL



FLOOR TO FLOOR DETAIL



PLUMBING THROUGH INTERIOR FOOTING



PLUMBING DRAIN LINE THROUGH FOOTING DETAIL



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

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

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

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

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

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

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

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

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

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

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

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



## SHEET INDEX

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

ISSUED:  
APRIL 17, 2024

## PROJECT TEAM

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

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

MARKALUNAS ARCHITECTUTRE GROUP  
GREENVILLE, SC  
(864) 233.6800

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

T SQUARE SURVEYING  
BLUFFTON, SC  
(843) 757.2650

## PROJECT REQUIREMENTS

SITE COVERAGE		
IMPERVIOUS COVERAGE	ACTUAL COVERAGE (SF)	ALLOWABLE COVERAGE (SF)
BUILDING FOOTPRINT(S)	3,636	
IMPERVIOUS HARDSCAPE	400	
SAND SET BRICK (50%) (138 SF/2 = 69)	69	
TOTAL IMPERVIOUS	4,105	
HOMESITE SF TOTAL	17,421	
% SITE COVERAGE	23.56%	X%

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CONSENT OF WJK LTD.  
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS  
FOR  
**HANSEN RESIDENCE**  
28 STOCK FARM / LOT 33  
BLUFFTON/ SC

DATE:	APR 17, 2024
PROJECT NO.:	24-054-01
DRAWN BY:	JM/ER
CHECKED BY:	DK

FINAL SUBMITTAL  
PLAN, NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
COVER SHEET AND  
PROJECT NOTES

DRAWING NUMBER

CS



SITE PREP. / PLANT PROTECTION LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
NA		TREE REMOVAL	NA
1.1		TREE PROTECTION FENCE	1/L6
1.2		SILT FENCE	2/L6
1.3		TEMPORARY CONSTRUCTION ENTRANCE	3/L6

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

DEMOLITION REFERENCE NOTES:

- PROTECT EXISTING PAVEMENT(S) DURING CONSTRUCTION. PAVEMENT TO BE MAINTAINED AND INTEGRATED WITH NEW CONSTRUCTION.
- EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
- EXISTING TREE TO BE REMOVED INCLUDING ROOTS AND STUMP, LEGALLY DISPOSE OF OFF SITE.

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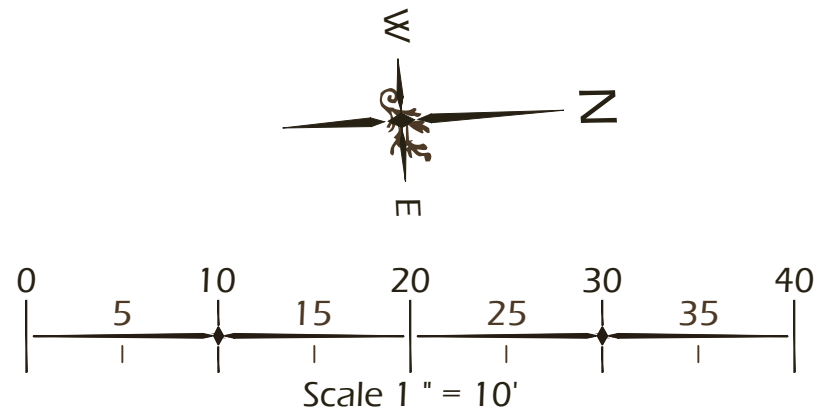
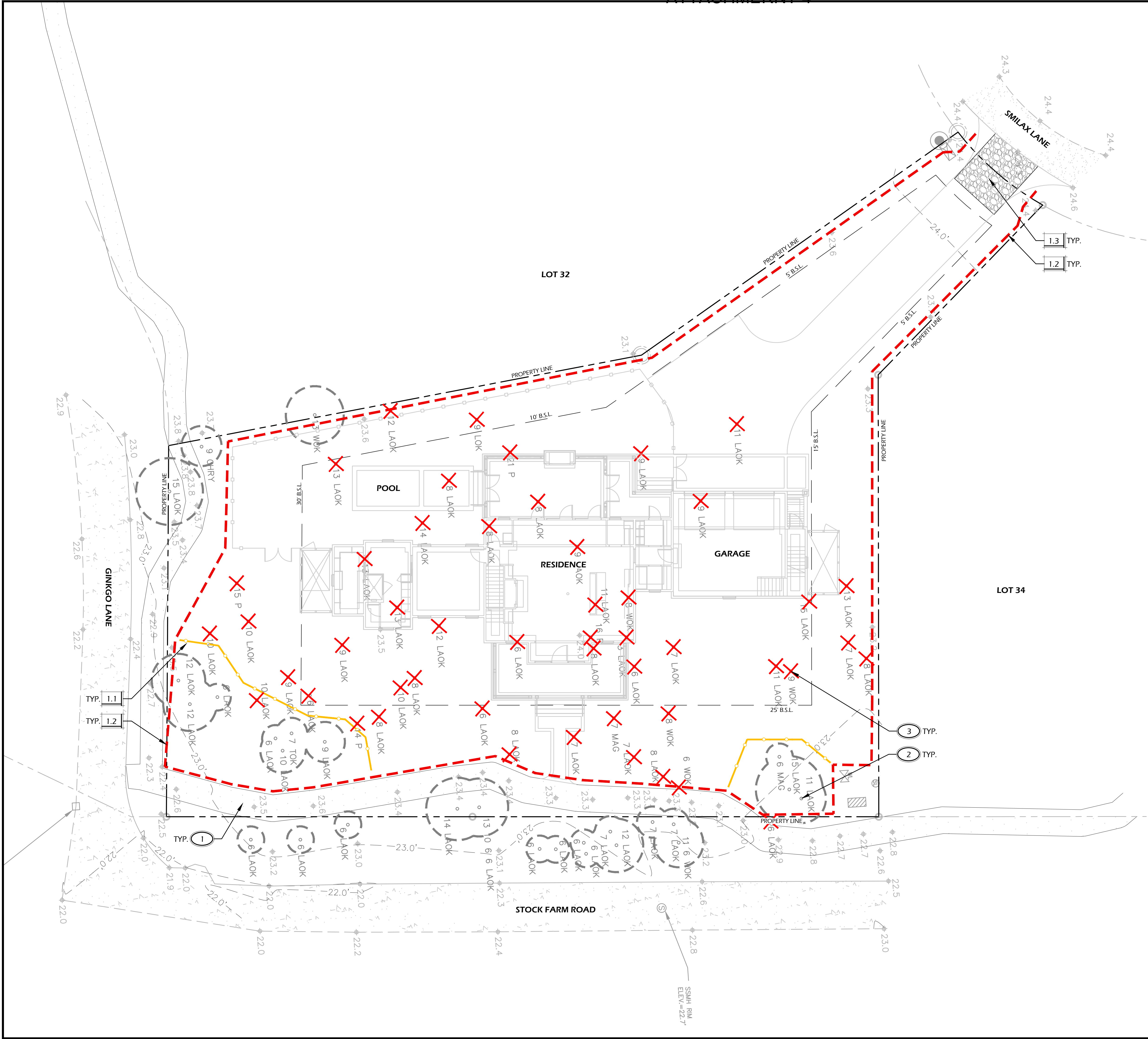
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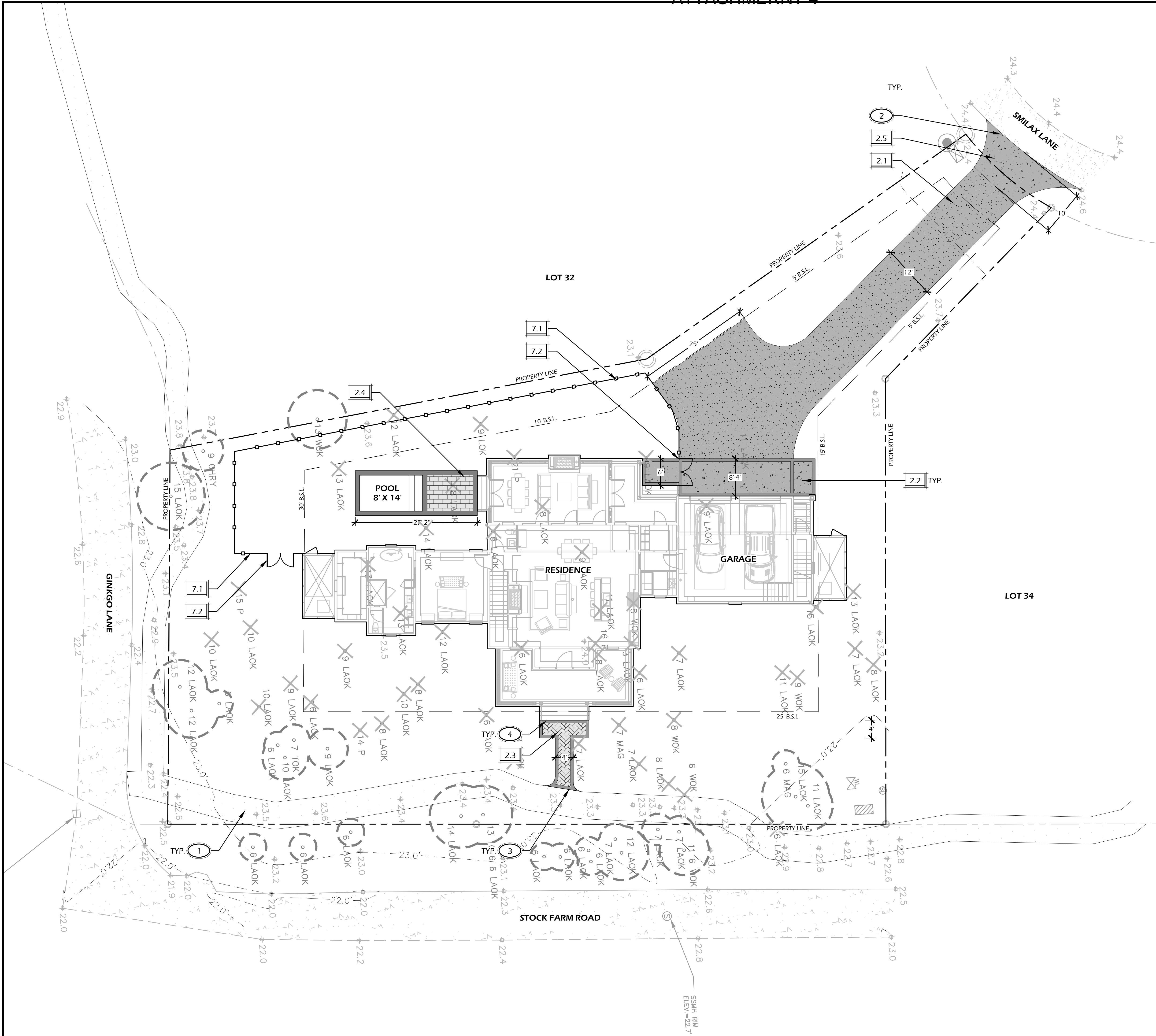
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**PLANT REMOVAL AND  
PROTECTION PLAN**

DRAWING NUMBER  
**L1**







PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		SPRING MIX GRAVEL DRIVE	4/L6
2.2		TABBY APRON WITH BRICK BORDER	5/L6
2.3		BRICK WALK / LANDING	6/L6
2.4		STONE LANDING	7/L6
2.5		TABBY APRON	8/L6
NA		BORDERS, REFER TO DETAIL 5/L6, 6/L6	NA
NA		POOL COPING, BY POOL CONTRACTOR	NA

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

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
7.1	LIVING FENCE	1/L7
7.2	GATE	2/L7

- KEY SHEET REFERENCE NOTES:**
- 1 MAINTAIN EXISTING SIDEWALK, CONTRACTOR RESPONSIBLE FOR REPLACEMENT / REPAIR OF ANY AND ALL DAMAGES.
  - 2 ALIGN EDGE OF DRIVEWAY APRON EVENLY AND SMOOTHLY WITH EXISTING ROAD.
  - 3 ALIGN EDGE OF WALKWAY EVENLY AND SMOOTHLY WITH EXISTING WALK.
  - 4 LANDING WIDTH TO EQUAL WIDTH OF STAIRS.

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SITE DEVELOPMENT PLANS  
FOR  
**HANSEN RESIDENCE**  
28 STOCK FARM / LOT 33  
BLUFFTON/ SC

DATE: APR 17, 2024  
PROJECT NO.: 24-054-01  
DRAWN BY: JM/ER  
CHECKED BY: DK

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**KEY SHEET AND  
LAYOUT PLAN**

DRAWING NUMBER  
**L2**



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SITE DEVELOPMENT PLANS  
FOR  
**HANSEN RESIDENCE**  
28 STOCK FARM / LOT 33  
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DATE: APR 17, 2024  
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FINAL SUBMITTAL  
PLAN, NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
GRADING PLAN

DRAWING NUMBER

L3

DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		6' AREA DRAIN	2/L7
11.2		12' AREA DRAIN TYPE 1	3/L7
11.3		12' AREA DRAIN TYPE 2 (ATRIUM GRATE)	4/L7
11.4		6' FRENCH DRAIN	5/L7
11.5		8' FRENCH DRAIN	6/L7
11.6		RAIN GARDEN	7/L7

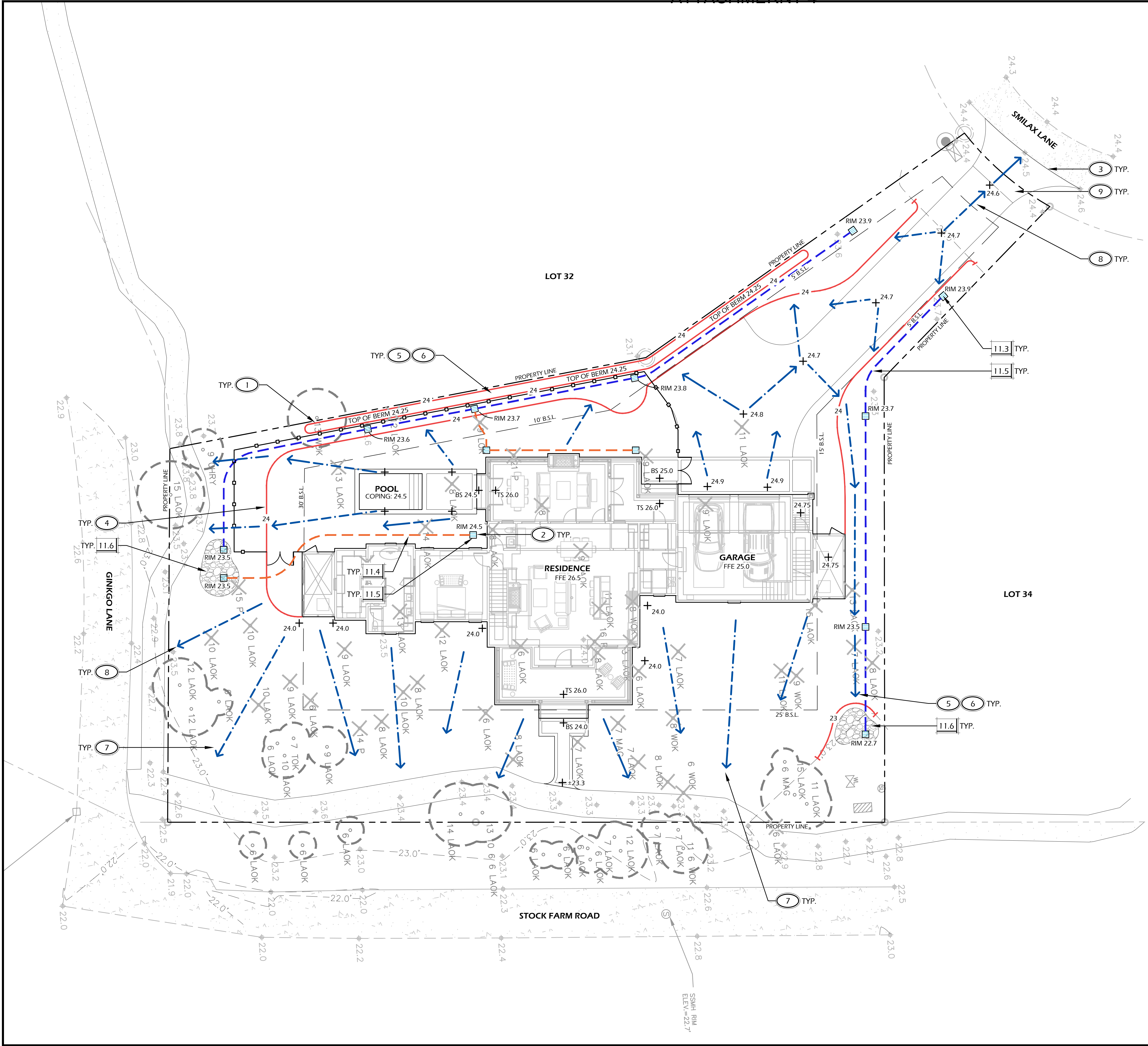
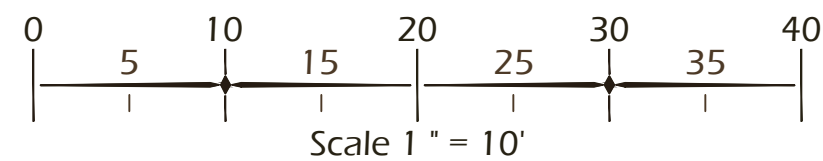
NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS. IF NOT LOCATED ON PLAN AND SUB SURFACE DRAINAGE IS NEEDED, CONTRACTOR SHALL SUPPLY AREA DRAINS, FRENCH DRAINS AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE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

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

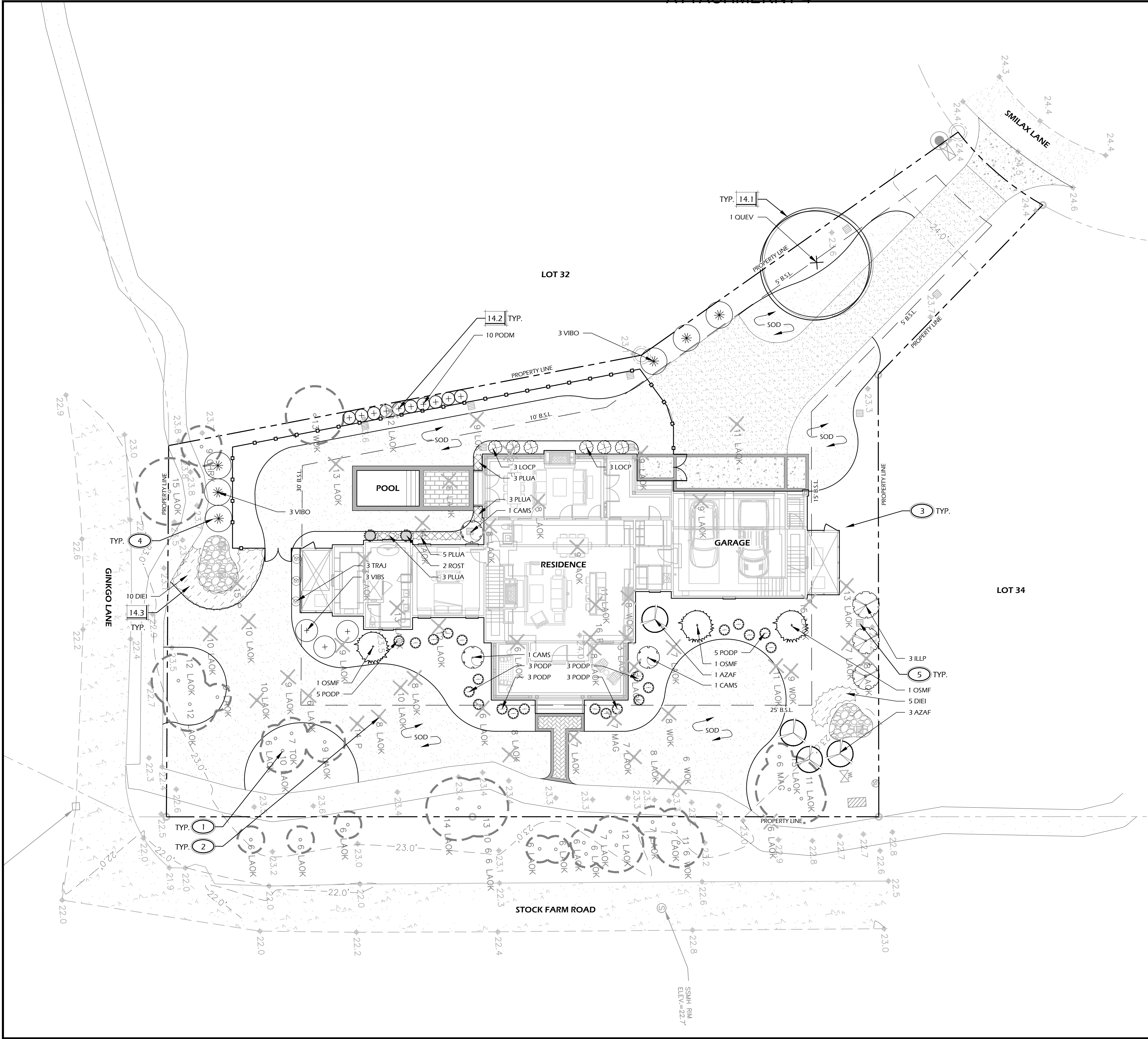
GRADING ABBREVIATIONS			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF COLUMN	HP	HIGH POINT
BOC	BOTTOM OF CURB	RIM	TOP OF DRAIN
BS	BOTTOM OF STEP	TC	TOP OF COLUMN
BW	BOTTOM OF WALL	TOC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT		

GRADING REFERENCE NOTES:

- MINIMIZE DISTURBANCE AROUND TREES TO REMAIN.
- CONTRACTOR SHALL TIE GUTTER DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM WHENEVER POSSIBLE.
- TIE INTO EXISTING GRADE. MEET SMOOTHLY AND EVENLY.
- FEATHER BOTTOM OF SLOPE SMOOTHLY TO MEET EXISTING CONDITIONS.
- CREATE SWALE AND BERM TO DIRECT WATER AWAY FROM HOUSE AND ADJACENT PROPERTIES.
- DRAINAGE SWALE PITCH AT 1% MIN.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND ADJACENT PROPERTY LINES.
- DIRECT STORMWATER TOWARDS STREET. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTY. **CONTRACTOR SHALL PROVIDE SUPPLEMENTAL AREA DRAINS, FRENCH DRAINS, AND DRY WELLS AS REQUIRED TO PROMOTE PROPER STORMWATER DRAINAGE. REFER TO SITE DETAILS.**
- GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUBGRADE FOR DRIVEWAY. CONTRACTOR SHALL ADJUST GRADES TO PROVIDE POSITIVE DRAINAGE TO ROADWAY AND NATURAL AREAS.







PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L5
14.2	SHRUB PLANTING	2/L5
14.3	GROUND COVER PLANTING	3/L5

Abbrev	Botanical Name	Common Name
<b>TREES</b>		
QUEV	Quercus virginiana	Live Oak
<b>SHRUBS</b>		
AZAF	Azalea indica 'Formosa'	Formosa Azalea
CAMS	Camellia sasanqua	Sasanqua Camellia
ILLP	Illicium parviflorum	Yellow Anise
LOCP	Loropetalum chinense 'PPI' PP25471	Purple Daydream Dwarf Loropetalum
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
DIEI	Dietes iridioides	White African Iris
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate Jasmine

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.

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land planning

www.wjkltd.com

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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS  
FOR  
**HANSEN RESIDENCE**  
28 STOCK FARM / LOT 33  
BLUFFTON/ SC

DATE:	APR 17, 2024
PROJECT NO.:	24-054-01
DRAWN BY:	JM/ER
CHECKED BY:	DK

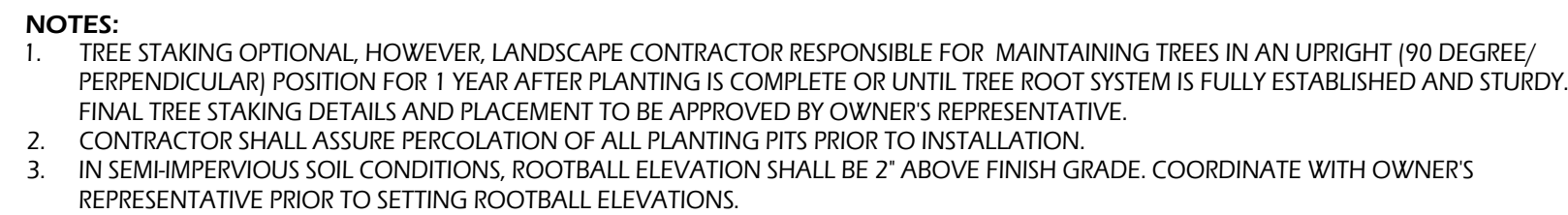
FINAL SUBMITTAL  
PLAN, NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
**LIGHTING AND PLANTING  
PLAN**

DRAWING NUMBER  
**L4**





3" MINIMUM MULCH DEPTH, REFER TO PLANT SCHEDULE FOR TYPE

SOIL BERM TO HOLD WATER

FINISH GRADE

B&B OR CONTAINERIZED (SEE PLANTING SCHEDULE, THIS SHEET)

AMENDED PLANTING SOIL AS NEEDED PER SOIL ANALYSIS

DOUBLE SIZE OF ROOTBALL, TYP.

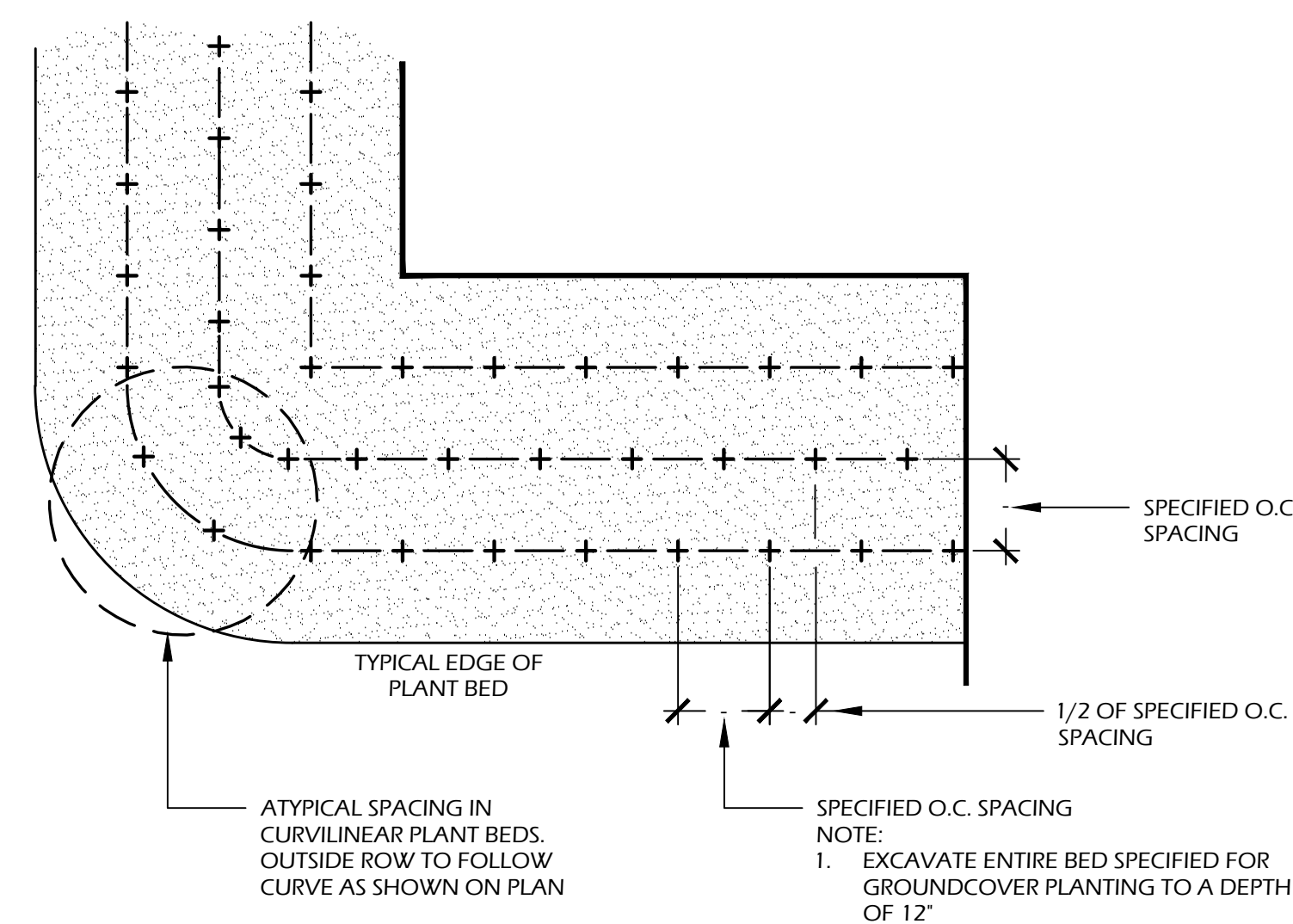
4" TYP.

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

**DIAGRAM:**

CANOPY COVERAGE, TYP.

PROPOSED AND EXISTING TREE CANOPY, TYP.



**NOTES:**

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

3" MINIMUM MULCH DEPTH, REFER TO PLANT SCHEDULE FOR TYPE

SMOOTH CONTINUOUSLY CUT EDGE

TYPICAL TREE

TREE STAKE

$\pm 5'$  DIA.

- NOTES:**
1. APPLY MULCH IN A  $\pm 5'$  DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	17,422 S.F.
BUILDING FOOTPRINT	3,632 S.F.
REMAINING SITE AREA	13,790 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	10,513 S.F.
<b>% CANOPY COVERAGE (75% MIN.)</b>	<b>76.2%</b>

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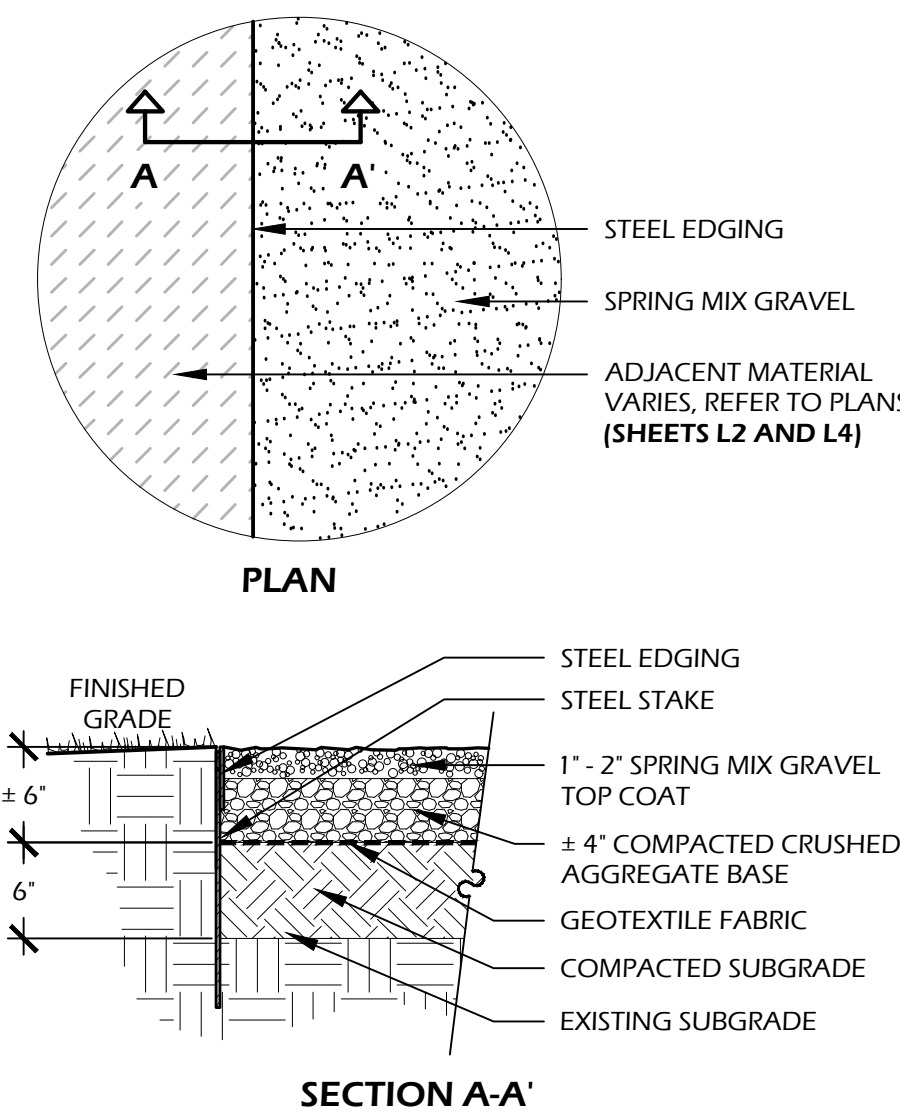
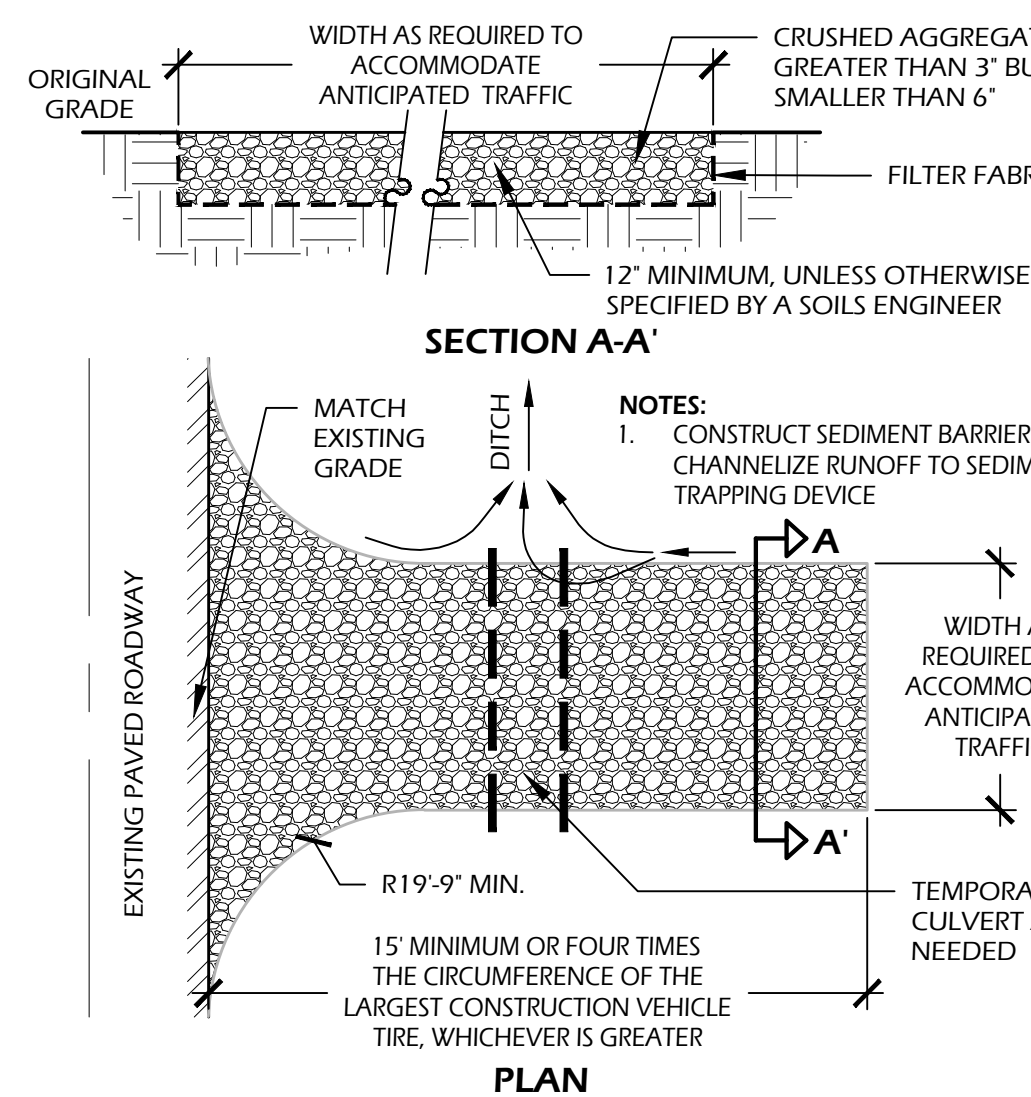
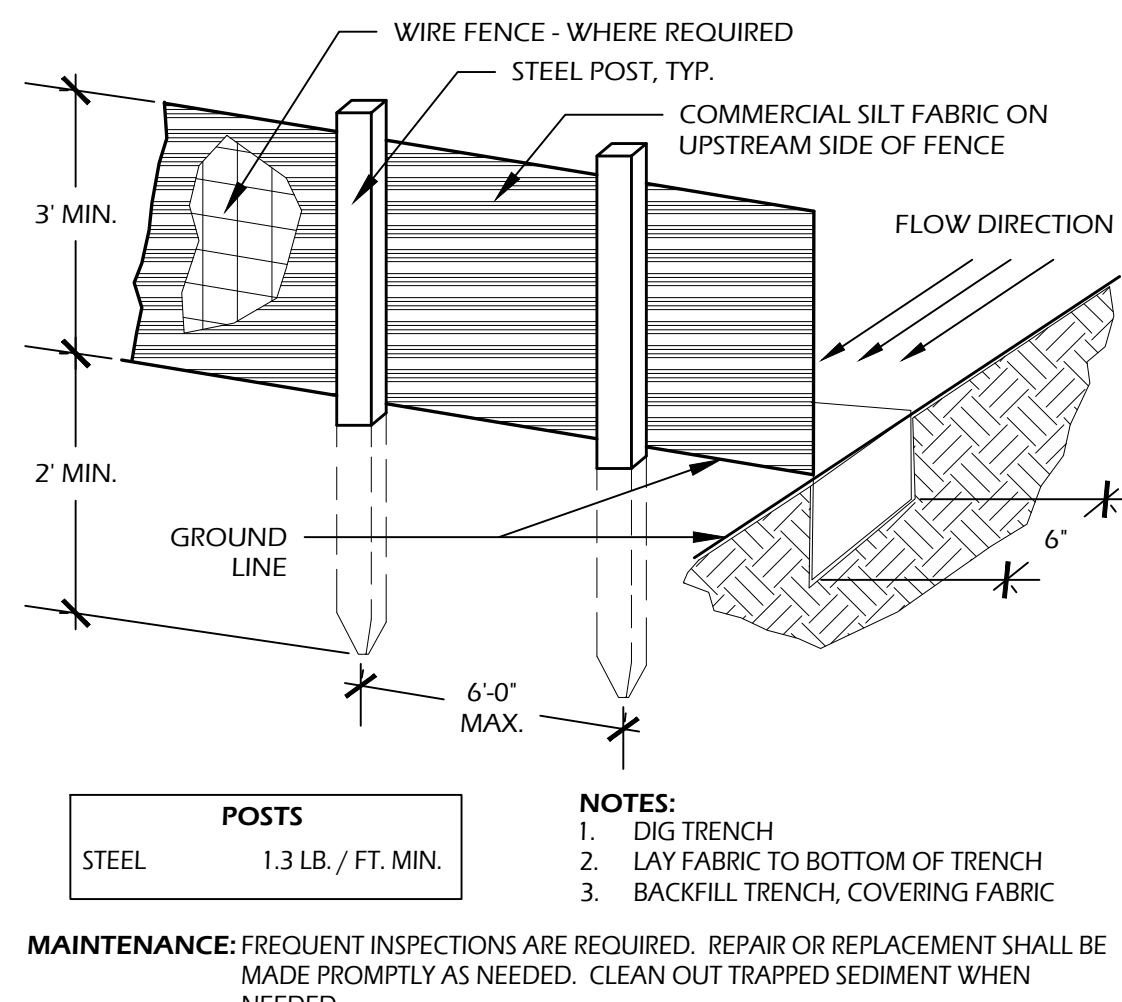
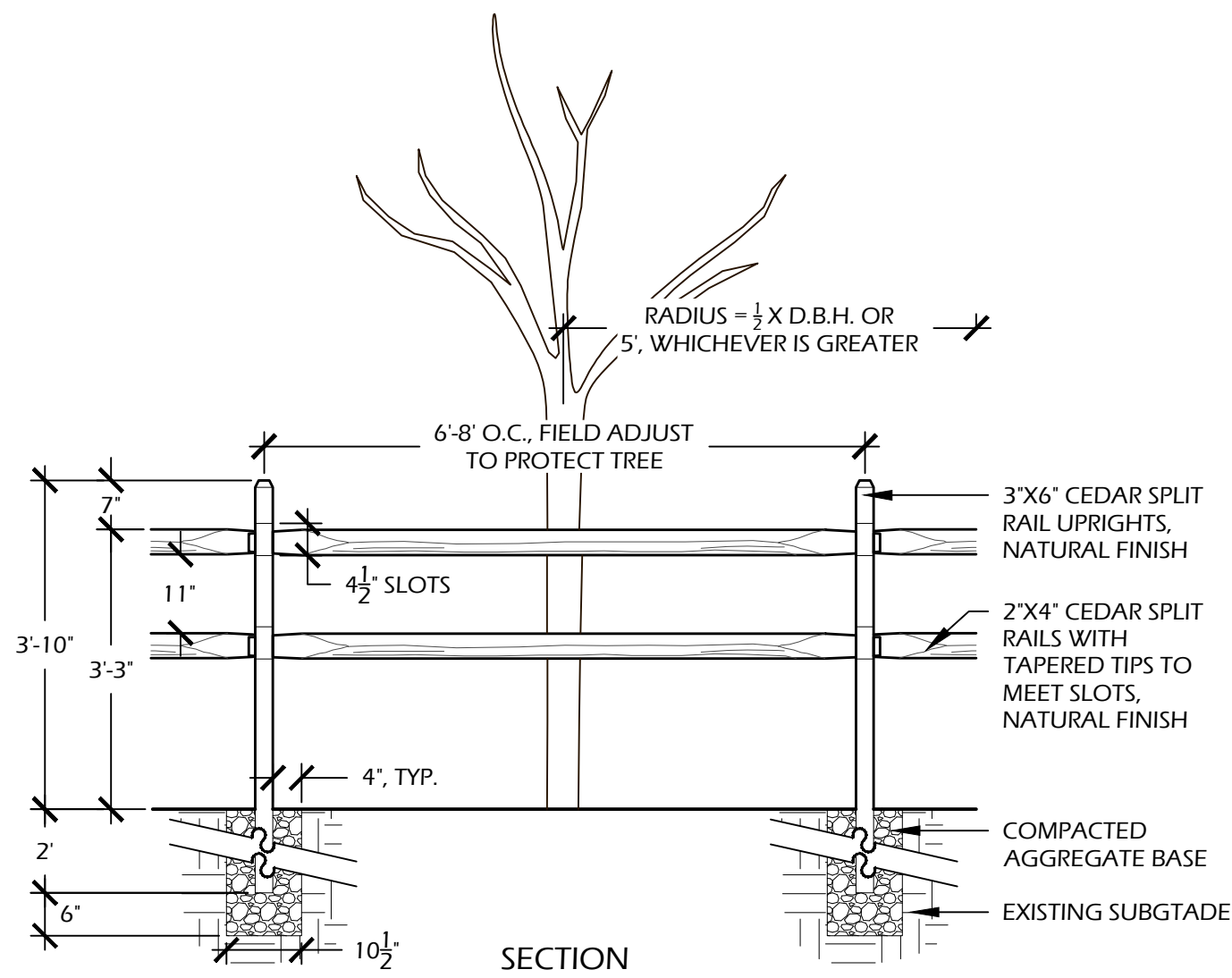
REVISIONS:

DRAWING TITLE  
**PLANT SCHEDULE AND  
DETAILS**

DRAWING NUMBER

**L5**





**EDGING AND STAKE INFORMATION:**

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

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

**NOTE:** INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

**OTHER INFORMATION:**

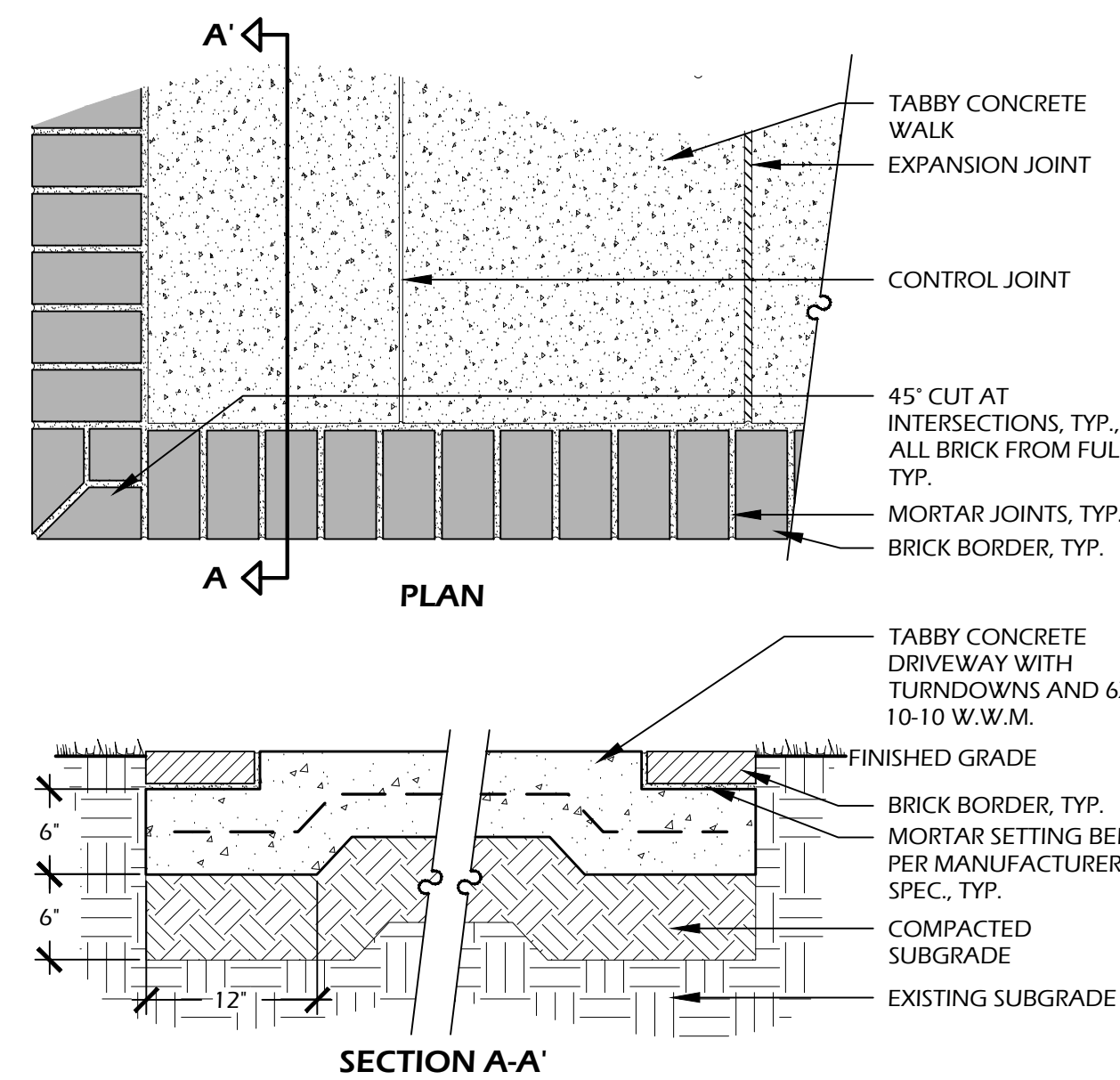
**GEOTEXTILE FABRIC:** TYPAR 3401 OR APPROVED EQUAL  
**SOIL COMPACTION:** 95% STANDARD PROCTOR

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

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

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

4 // L6 SPRING GRAVEL DRIVE  
SCALE: 1" = 1'-0"



**CONCRETE INFORMATION:**

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

**TABBY SPEC:**

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

**BRICK MANUFACTURER INFORMATION:**

**MANUFACTURER:** TO MATCH ARCHITECTURE

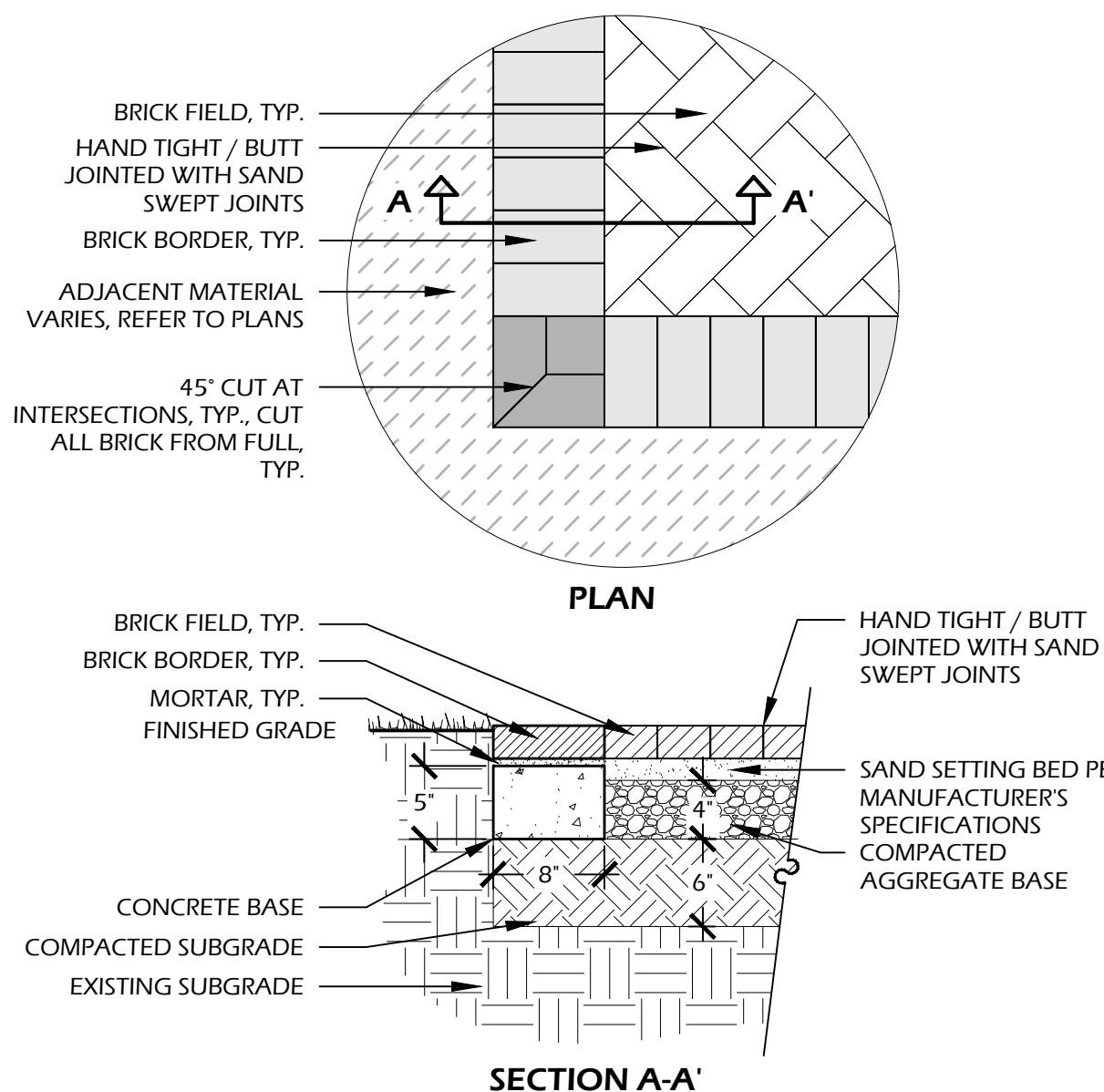
**BRICK:** TO MATCH ARCHITECTURE  
**COLOR:** TO MATCH ARCHITECTURE  
**PATTERN:** SINGLE HEADER COURSE BORDER  
**JOINTS:** TO MATCH ARCHITECTURE

**SOIL INFORMATION:**

**SOIL COMPACTION:** 95% STANDARD PROCTOR

**NOTES:**

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L2) FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"x4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



**BRICK MANUFACTURER INFORMATION:**

**MANUFACTURER:** TO MATCH ARCHITECTURE

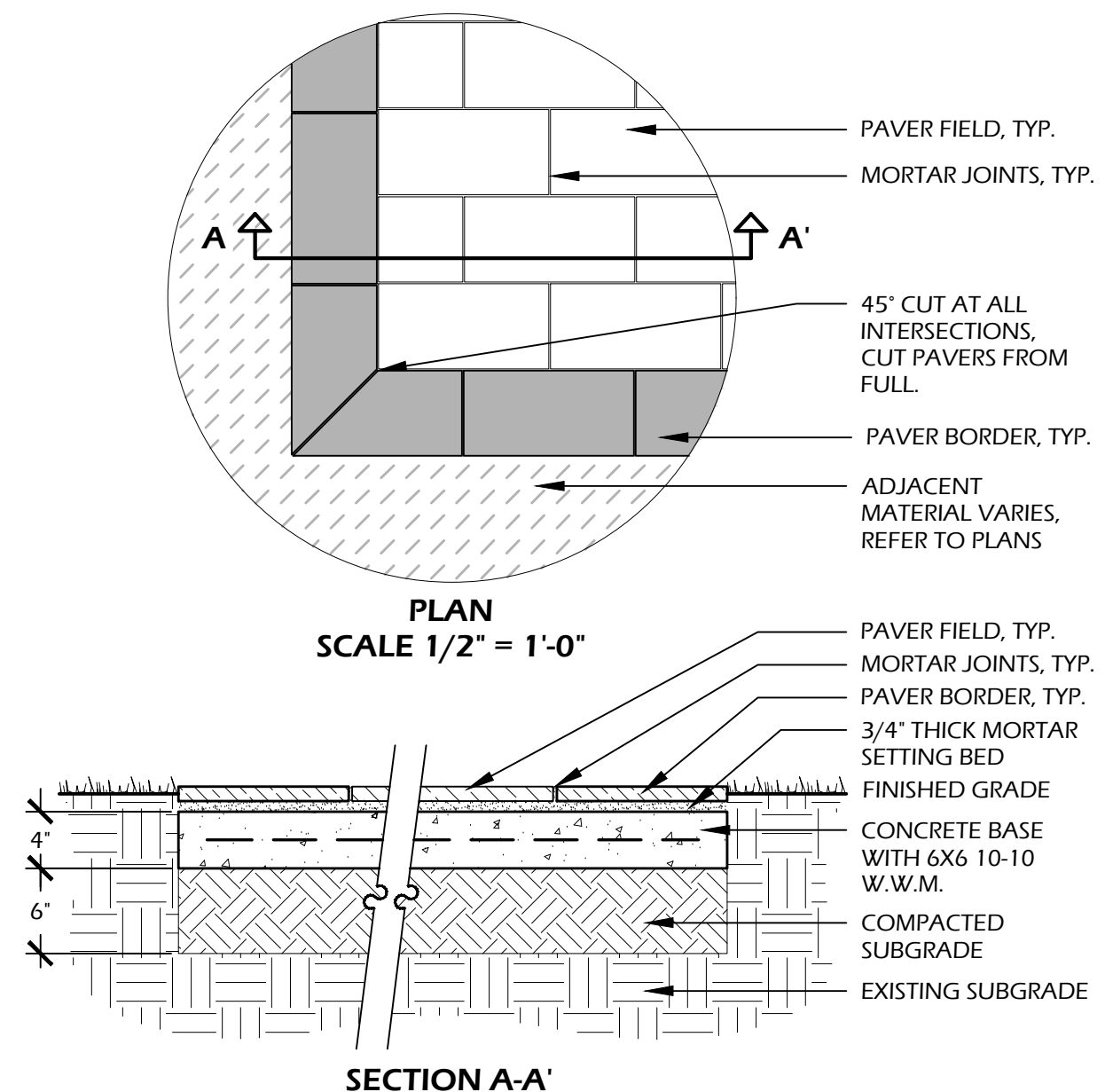
**BRICK:** TO MATCH ARCHITECTURE  
**COLOR:** TO MATCH ARCHITECTURE  
**PATTERN:** HERRINGBONE FIELD (REFER TO PLAN, SHEET L100, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER  
**JOINTS:** HAND TIGHT / BUTT JOINTED, SAND SWEEP

**OTHER INFORMATION:**

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

**NOTES:**

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L100) FOR WIDTHS OF WALKS AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"x4" PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



**PAVER SUPPLIER INFORMATION:**

SAVANNAH HARDSCAPES  
46 MCDOWELL CIRCLE  
HARDEEVILLE, SC. 29927  
**PHONE:** (843) 784.6060  
**WEB:** WWW.SAVANNAHHARDSCAPES.COM

**PAVER:** OLD WORLD TABBY 12"x24" PAVERS, 1" THICK  
**PATTERN:** RUNNING BOND FIELD (REFER TO PLAN, SHEET L2, FOR DIRECTION) WITH SINGLE STRETCHER COURSE BORDER  
**JOINTS:** 1/4" MAX. RAKED FINISH, IVORY BUFF COLOR

**OTHER INFORMATION:**

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

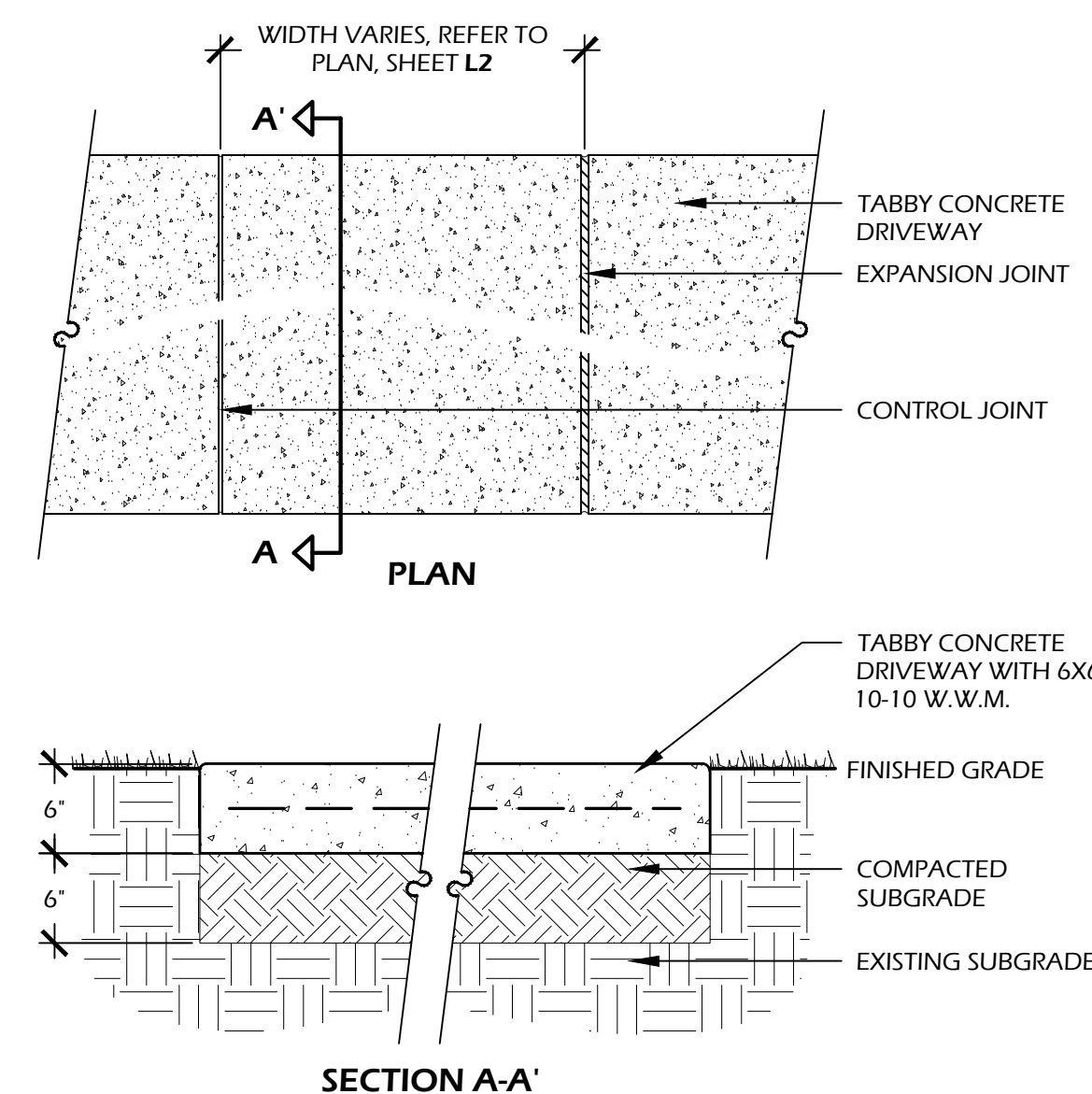
**NOTES:**

1. PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L2) FOR WIDTHS OF WALK AND LOCATION BORDERS.
3. CONTRACTOR SHALL COORDINATE PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE A 4"x4" PAVING PANEL PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

5 // L6 TABBY APRON WITH BRICK BORDER  
SCALE: 1" = 1'-0"

6 // L6 BRICK WALK / LANDING  
SCALE: 1" = 1'-0"

7 // L6 STONE LANDING  
SCALE: 1" = 1'-0"



**CONCRETE INFORMATION:**

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

**SOIL INFORMATION:**

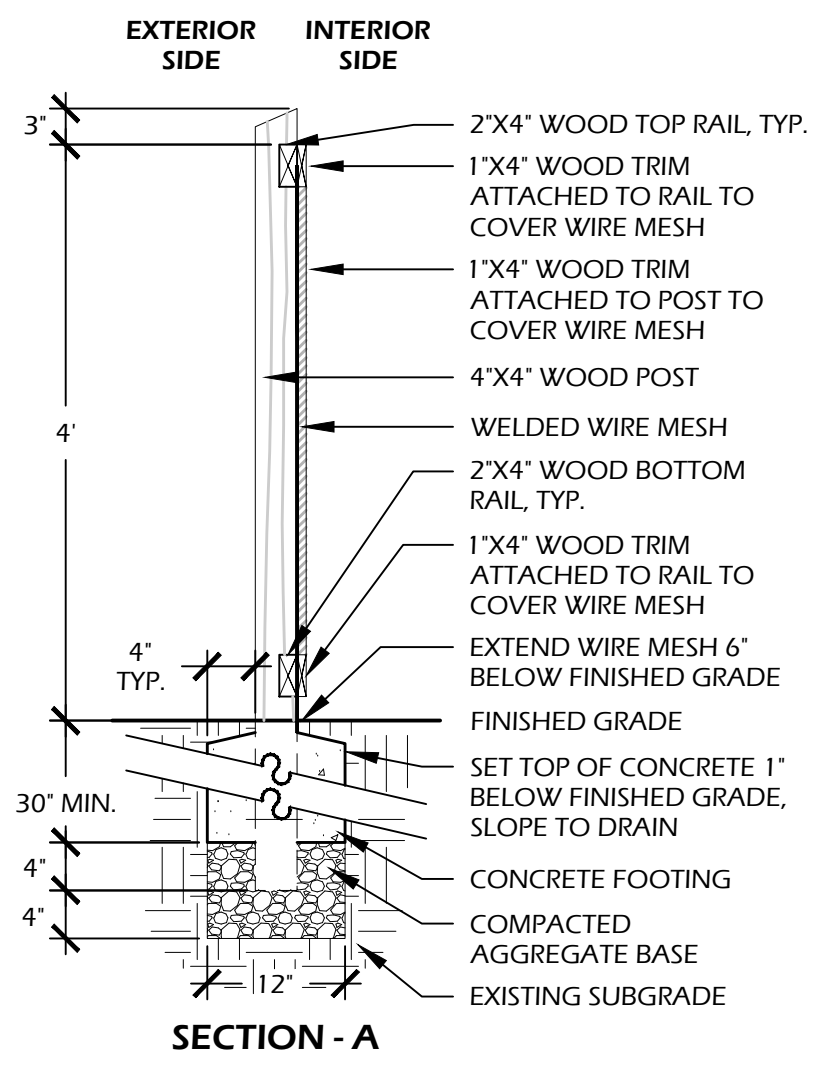
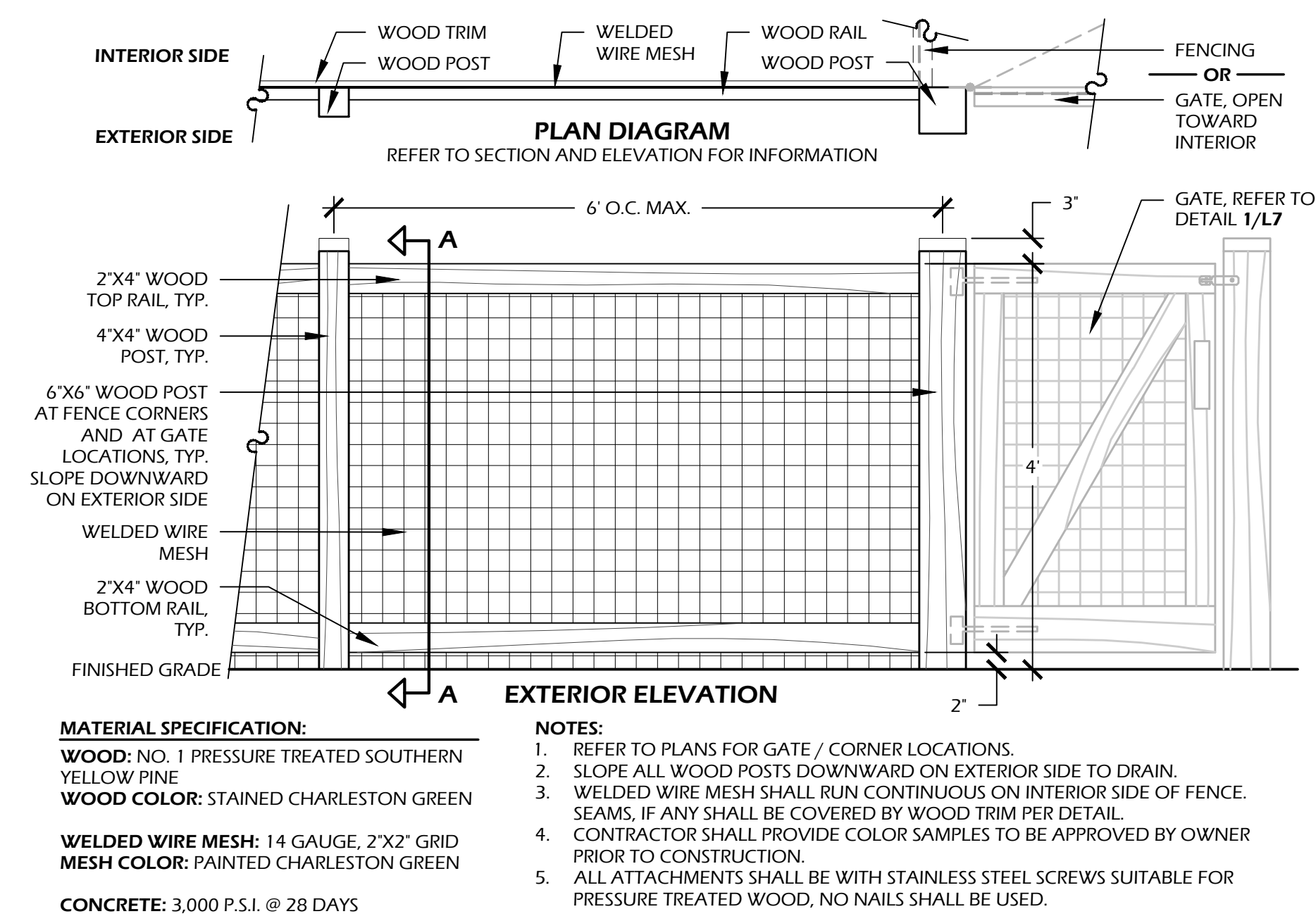
**SOIL COMPACTION:** 95% STANDARD PROCTOR

**TABBY SPEC:**

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

**NOTES:**

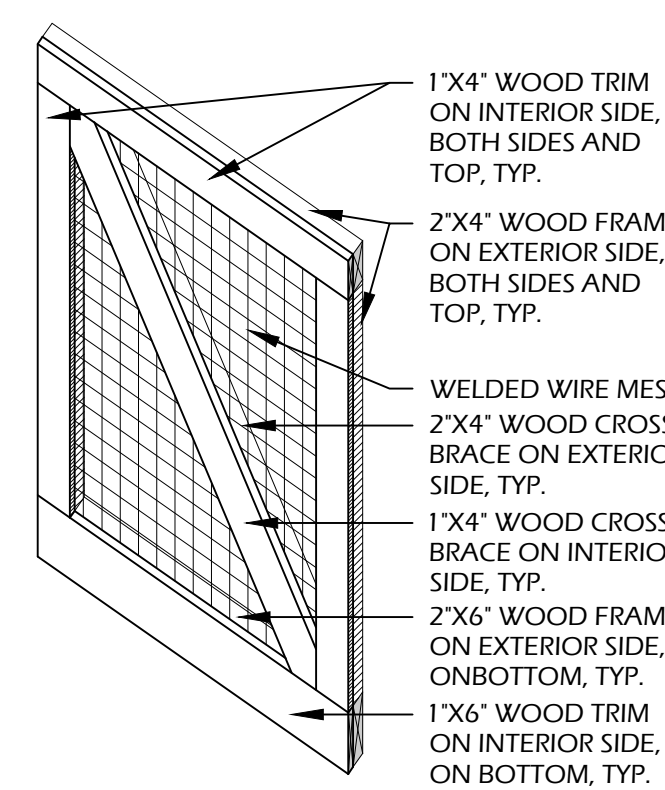
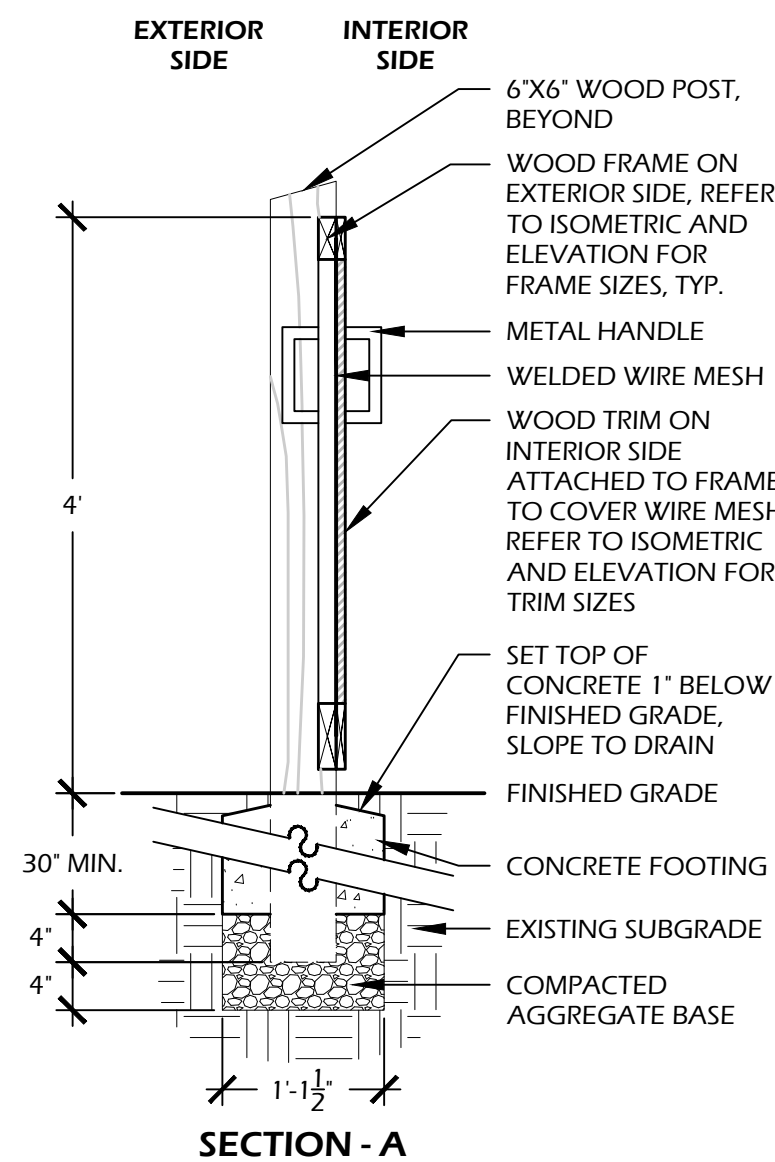
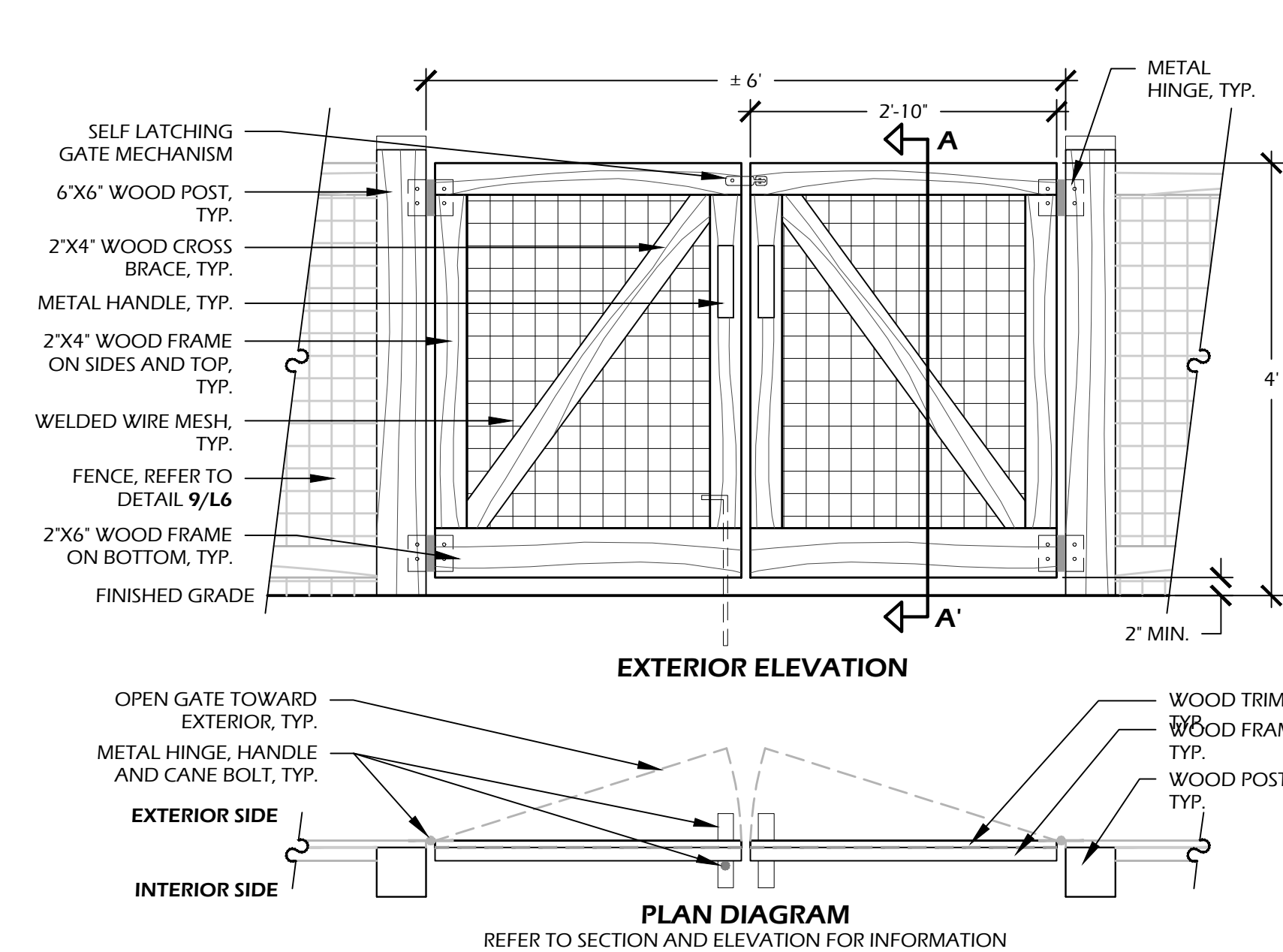
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (SHEET L2) FOR WIDTHS OF DRIVEWAY.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"x4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



8 // L6 TABBY APRON  
SCALE: 1" = 1'-0"

9 // L6 LIVING FENCE  
SCALE: 3/4" = 1'-0"



ISOMETRIC DIAGRAM  
N.T.S.

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

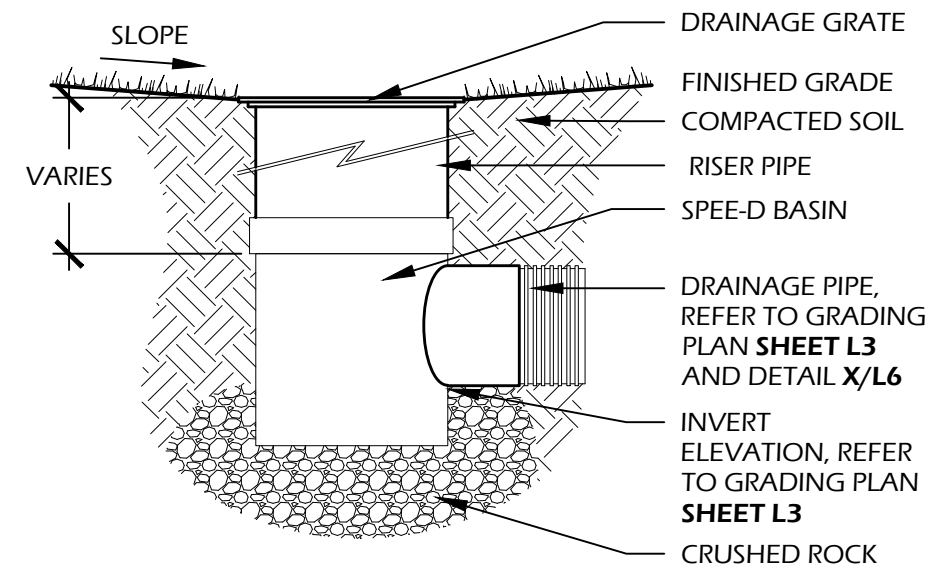
**MATERIAL SPECIFICATION:**

**WOOD:** NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE  
**WOOD COLOR:** STAINED CHARLESTON GREEN  
**WELDED WIRE MESH:** 14 GAUGE, 2'X2' GRID  
**MESH COLOR:** PAINTED CHARLESTON GREEN

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

**LATCH AND HINGE INFORMATION:**

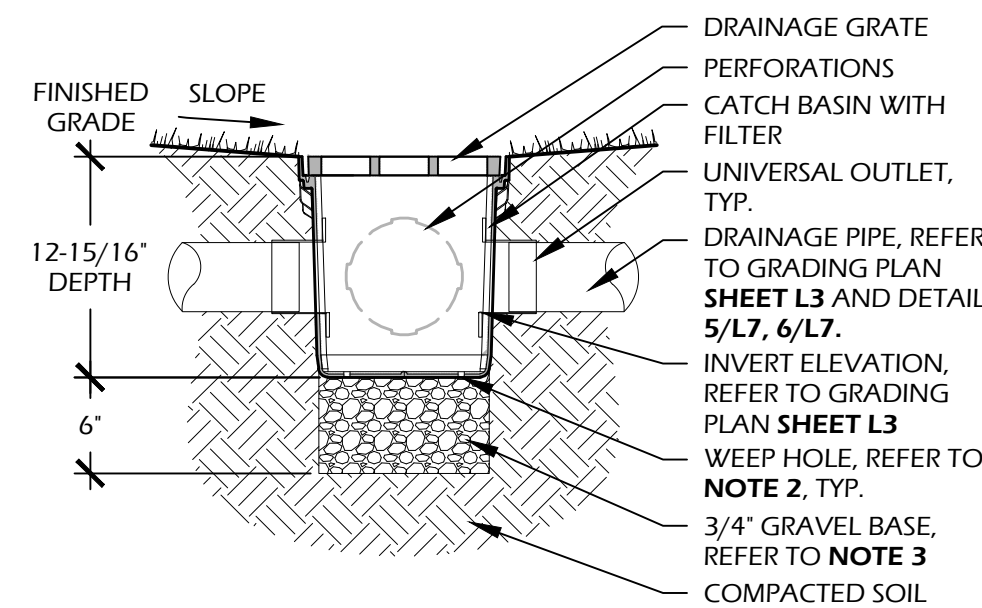
**LATCH:** (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE  
**HINGE:** (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE / GATE  
**HANDLE:** (METAL), BLACK IN COLOR, MODEL BY OWNER, MOUNT ON BOTH SIDES OF GATE  
**CANE BOLT:** (METAL), BLACK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

**NOTES:**

1. INSTALL TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTOR, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [WWW.CADDDETAILS.COM/INFO](http://WWW.CADDDETAILS.COM/INFO) AND ENTER REFERENCE NUMBER 558-206

**MANUFACTURER INFO:**

NATIONAL DIVERSIFIED SALES, INC.  
851 N. HARVARD AVE.  
LINDSAY, CA. 93247  
PHONE: (800) 726.1994  
WEB: [WWW.NDSPRO.COM](http://WWW.NDSPRO.COM)

**DRAINAGE GRATE:** #40, 6' ROUND**PIPE COLOR:** BLACK**PIPE INFO:** STRUCTURAL FOAM POLYOLEFIN GRATE WITH U.V. INHIBITOR**CATCH BASIN:** #101, 6' ROUND SPEED-D BASIN WITH 3" AND 4" LOCKING OUTLET**PIPE COLOR:** BLACK**PIPE INFO:** STYRENE CATCH BASIN WITH LOCKING OUTLET**RISER:** #66, 6" SEWER AND DRAIN RISER PIPE, LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**1 // L7 GATE**  
SCALE: 3/4" = 1'-0"**MANUFACTURER INFO:**

NATIONAL DIVERSIFIED SALES, INC.  
851 N. HARVARD AVE.  
LINDSAY, CA. 93247  
PHONE: (800) 726.1994  
WEB: [WWW.NDSPRO.COM](http://WWW.NDSPRO.COM)

**DRAINAGE GRATE:** #1211, 12'X12' SQUARE GRATE**GRATE COLOR:** BLACK**GRATE INFO:** STRUCTURAL FOAM POLYOLEFIN GRATE WITH U.V. INHIBITOR**CATCH BASIN:** #1200, 12'X12' CATCH BASIN, 2 OPENINGS**PIPE COLOR:** BLACK**PIPE INFO:** POLYETHYLENE SLOTTED DRAIN PIPE SURROUNDED BY 100% RECYCLED POLYSTYRENE AGGREGATE AND ENCLOSED IN 30-SIEVE POLYETHYLENE GEOTEXTILE MESH**PIPE INFO:** LENGTH AND USE AS REQUIRED**NOTES:**

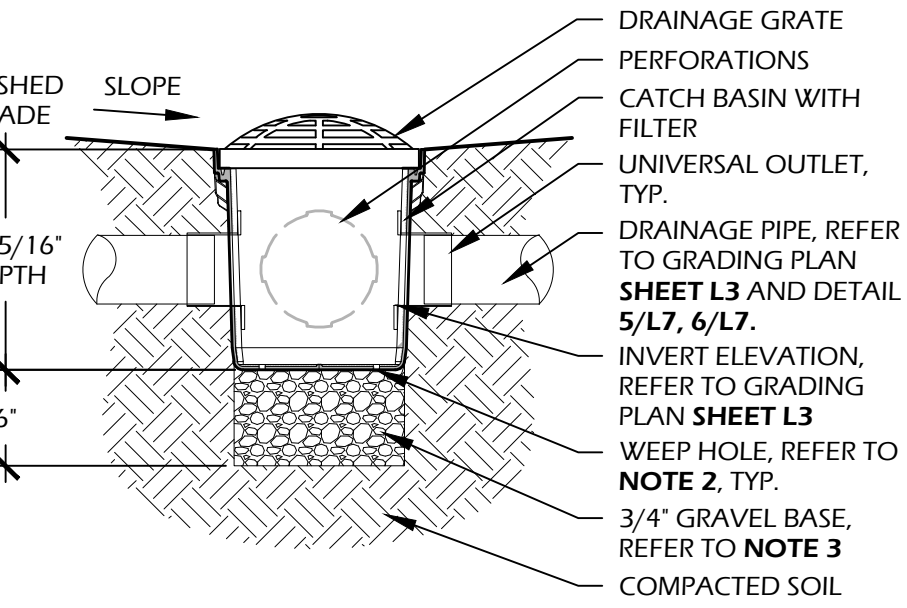
1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION.
2. DRILL WEEP HOLE TYPICAL OF 4 PLACES AT BOTTOM CORNERS.
3. GRAVEL BASE SHALL BE USED TO PREVENT STANDING WATER.
4. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW(S) PROVIDED AT TIME OF INSTALLATION.
5. RISER (IF NEEDED) CAN BE CUT TO ACHIEVE EXACT ELEVATION, DO NOT USE OVER FIVE (5) RISERS WITH CATCH BASIN.
6. N.D.S. ADAPTERS THAT FIT THIS CATCH BASIN ARE AS FOLLOWS: #1242, #1243, #1245, #1266, AND #1889, USE #1206 IF PLUGGING AN OUTLET.
7. PERFORATION ON NON OPEN SIDES AND BOTTOM TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
8. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
9. DO NOT SCALE DRAWING.
10. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
11. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
12. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [WWW.CADDDETAILS.COM/INFO](http://WWW.CADDDETAILS.COM/INFO) AND ENTER REFERENCE NUMBER 558-187 AND / OR 558-192.



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PHONE: (800) 726.1994  
WEB: [WWW.NDSPRO.COM](http://WWW.NDSPRO.COM)

**DRAINAGE GRATE:** #1290, 12'X12' ATRIUM GRATE**GRATE COLOR:** BLACK**GRATE INFO:** STRUCTURAL FOAM POLYOLEFIN DOME ATRIUM GRATE WITH U.V. INHIBITOR**CATCH BASIN:** #1200, 12'X12' CATCH BASIN, 2 OPENINGS**PIPE COLOR:** BLACK**PIPE INFO:** POLYETHYLENE SLOTTED DRAIN PIPE SURROUNDED BY 100% RECYCLED POLYSTYRENE AGGREGATE AND ENCLOSED IN 30-SIEVE POLYETHYLENE GEOTEXTILE MESH**PIPE INFO:** LENGTH AND USE AS REQUIRED**NOTES:**

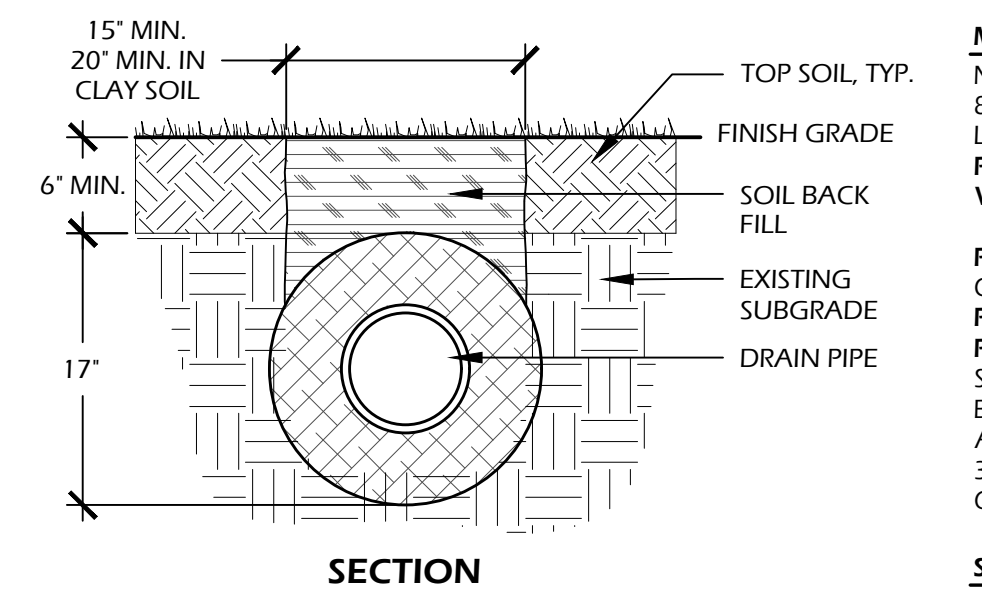
1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION.
2. DRILL WEEP HOLE TYPICAL OF 4 PLACES AT BOTTOM CORNERS.
3. GRAVEL BASE SHALL BE USED TO PREVENT STANDING WATER.
4. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW(S) PROVIDED AT TIME OF INSTALLATION.
5. RISER (IF NEEDED) CAN BE CUT TO ACHIEVE EXACT ELEVATION, DO NOT USE OVER FIVE (5) RISERS WITH CATCH BASIN.
6. N.D.S. ADAPTERS THAT FIT THIS CATCH BASIN ARE AS FOLLOWS: #1242, #1243, #1245, #1266, AND #1889, USE #1206 IF PLUGGING AN OUTLET.
7. PERFORATION ON NON OPEN SIDES AND BOTTOM TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
8. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
9. DO NOT SCALE DRAWING.
10. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
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**3 // L7 12" AREA DRAIN TYPE 1**  
SCALE: N.T.S.**NOTES:**

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADDITIONAL COVER MAY BE REQUIRED BASED ON SITE CONDITIONS. 12" COVER REQUIRED TO OBTAIN AN H-10 LOAD RATING.
3. DO NOT SCALE DRAWING.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [WWW.CADDDETAILS.COM/INFO](http://WWW.CADDDETAILS.COM/INFO) AND ENTER REFERENCE NUMBER 558-028

**MANUFACTURER INFO:**

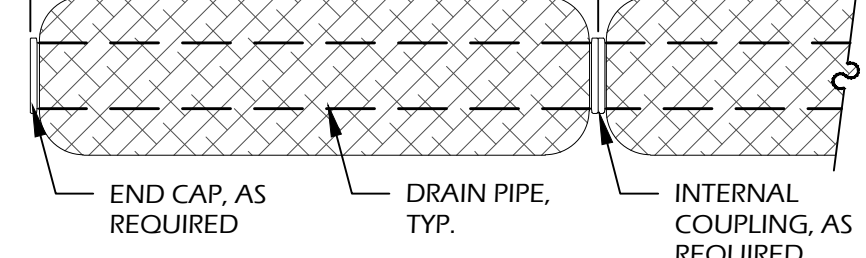
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851 N. HARVARD AVE.  
LINDSAY, CA. 93247  
PHONE: (800) 726.1994  
WEB: [WWW.NDSPRO.COM](http://WWW.NDSPRO.COM)

**PIPE:** 17" MESH WITH 8" CORRUGATED PERFORATED PIPE**PIPE COLOR:** BLACK**PIPE INFO:** POLYETHYLENE SLOTTED DRAIN PIPE SURROUNDED BY 100% RECYCLED POLYSTYRENE AGGREGATE AND ENCLOSED IN 30-SIEVE POLYETHYLENE GEOTEXTILE MESH**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED**PIPE INFO:** LENGTH AND USE AS REQUIRED

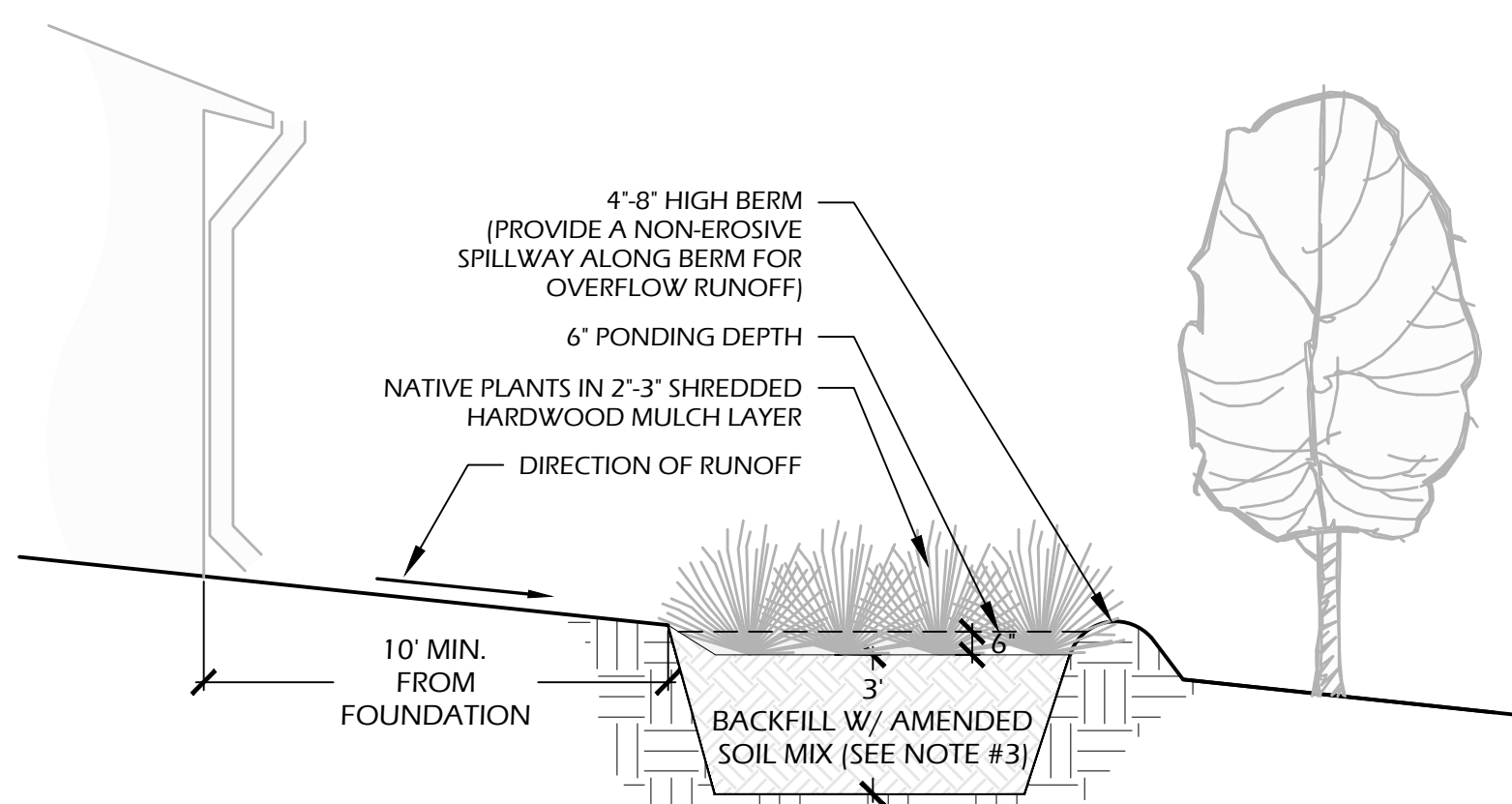
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**SOIL INFO:**

**SOIL BACK FILL:** TOP SOIL BACK FILL, OR GRAVEL WITH 3" TOP SOIL IN CLAY AREAS

**STORAGE AND FLOW INFO:**

STORAGE VOLUME = 45.8 GALLONS  
(6.1225 CU. FT.) PER SECTION. FLOW  
RATE = 345.0 GPM (1% SLOPE)

**6 // L7 8" FRENCH DRAIN**  
SCALE: N.T.S.**4 // L7 12" AREA DRAIN TYPE 2 (ATRIUM GRATE)**  
SCALE: N.T.S.**NOTES:**

1. CALL B-1-1 IN SC BEFORE YOU DIG TO AVOID BURIED CABLES AND PIPES.
2. LOCATE RAIN GARDEN AT LEAST 25 FEET AWAY FROM SEPTIC SYSTEM DRAINFIELDS AND 10 FEET AWAY FROM WELLS.
3. THE RAIN GARDENS IN SC MANUAL BY CLEMSON UNIV. RECOMMENDS THE FOLLOWING BACKFILL MIX FOR HEALTHY SOIL: 20-30% EXISTING SOIL, 20-30% COMPOST, AND 40-60% SAND.

**7 // L7 RAIN GARDEN**  
SCALE: N.T.S.**5 // L7**





## ATTACHMENT 5

Stock Farm Property Owners Assoc

Section VII. Item #1.

PO Box 2314

Bluffton SC 29910

StockFarmPOA@gmail.com

To Whom it May Concern,

This letter addresses the submission for new construction of a single-family residence on Lot 33 or 28 Stock Farm Rd by Suzi and Hunter Hansen. The POA has reviewed the information being submitted and has approved the design. The POA will now defer to the Town for final approval per HPC recommendations. If there are any further questions, please do not hesitate to reach out to the board.

Regards,

Wil Crapps  
POA President





# ATTACHMENT 6 PLAN REVIEW COMMENTS FOR COFA-03-24-019041

Section VII. Item #1.

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

**Plan Type:** Historic District **Apply Date:** 03/11/2024  
**Plan Status:** Active **Plan Address:** 28 Stock Farm Rd Road  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 000 1510 0000  
**Plan Description:** A request by RFD Construction, on behalf of the owner, Hunter H Hansen and Sue A Hansen, for the review of Certificate of Appropriateness-HD to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.  
**Status:** The Application is being reviewed and has been placed on the April 8, 2024 HPRC Agenda.

## Staff Review (HD)

**Submission #: 1** Received: 03/11/2024 Completed: 04/05/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	04/02/2024	Matthew Michaels	Approved with Conditions

### Comments:

1. Water and Sewer services are already installed at property corner. Please reach out to Mandy Anderson (BJWSA's New Service Coordinator) to set up the account and pay for sewer lateral inspection.

Growth Management Dept Review (HD)	04/05/2024	Katie Peterson	Approved with Conditions
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### Comments:

1. Tree removal permit is required prior to issuance of a Certificate of Appropriateness. (UDO 3.22.) Site plan at time of final submittal needs to show which trees are proposed for removal.
2. At time of final submittal, provide landscape plan showing the street trees, canopy coverage calculations, foundation plantings, all hardscape and garden structures including materials, placement, and dimensions.
3. Plywood materials are not permitted in the soffit. T-111, a plywood material, is shown in the soffit. Revise to a permitted material. (UDO 5.15.6.P.)
4. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c."). Column spacing on the front porch at front porch does not meet this requirement. Revise the column spacing. (UDO 5.15.6.H.)
5. Provide detail for the proposed Composite Chimney Pot at time of final submittal.
6. Roof is shown as metal but does not indicate the profile. Standing Seam and 5-V Crimp are permitted for metal roof profiles. At time of final submittal, provide metal roof profile. (UDO 5.15.6.J.)
7. Drip boards shall be a minimum 5/4 stock with a bevel (any exposed flashing must be copper or match color of water table). The water table is shown as a 3/4 drip board. Revise to meet the minimum size. (UDO 5.15.6.N.)

HPRC Review	04/05/2024	Katie Peterson	Approved with Conditions
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### Comments:



# ATTACHMENT 6

Section VII. Item #1.

1. Narrative & Application square footages are inconsistent. Application lists an under-roof area that is in excess of 1,200 sq. ft. allowed for Carriage Houses.  
Update application, narrative and drawings to be consistent and ensure numbers are permissible.  
Note: On the application, Building Data Proposed Square Footages should only include enclosed areas - porches should be included under open/covered patios.
2. At time of final submittal, show hardscapes layout & materials including driveway & front walk.
3. Vertical rhythms should be established in the façade through alignment of windows, openings, pilasters, and columns. The carriage house dormers are visually unbalanced on the prominent street elevation. Restudy the dormer spacing or a break in the roof plane over the stairs to provide balance. (UDO 5.15.5.F.4.a.)

Watershed Management Review	03/28/2024	Samantha Crotty	Approved with Conditions
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**Comments:**  
Comments may be provided at time of building permit/stormwater permit submittal.

Transportation Department Review - HD	03/11/2024	Megan James	Approved
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**Comments:**  
No comments

**Plan Review Case Notes:**



# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	June 5, 2024
<b>PROJECT:</b>	Tyson-Derst Cottage, 113 Bridge Street – The Relocation and Partial Demolition of a Contributing Resource
<b>APPLICANT:</b>	Court Atkins Group
<b>PROJECT MANAGER:</b>	Glen Umberger, Historic Preservationist

**APPLICATION REQUEST:** The Applicant, Court Atkins Group, on behalf of the potential owners, Chris and Christine Murphy with the consent of the current owner, William Gary Roe Residential Property Trust, requests that the Historic Preservation Commission approve the following application:

1. **COFA-04-24-019080.** A Certificate of Appropriateness to allow the relocation and partial demolition of the approximate 2,227 SF Contributing Resource known as the Tyson-Derst Cottage, located at 113 Bridge Street (Tax Parcel R610-039-00A-0192-0000) in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD.

**INTRODUCTION:** The Applicant has proposed the relocation and partial demolition of the existing “Tyson-Derst Cottage,” a Contributing Resource to a location to be determined under a separate, future COFA-HD application. The Resource was first surveyed in August 1994 as part of the South Carolina Statewide Historic Resources Survey (Site #046-0125) and was determined to be “contributing” to the Bluffton Historic District, listed in the National Register of Historic Places in 1996. It was subsequently surveyed in 2008 when it was listed as “Contributing” to the locally designated Old Town Bluffton Historic District. In 2019, the Resource was again surveyed as part of the *Town of Bluffton Historic Resources Update*.

According to *A Guide to Historic Bluffton*:

*Enclosed within this contemporary structure is the original Tyson-Derst Cottage which was built by Lawton Tyson from Savannah. It was then sold to the Derst family from Savannah who owned Derst Bakery.<sup>1</sup>*

Since the time that the Tyson-Derst Cottage was included in the Bluffton Historic District’s successful nomination to the National Register of Historic Places in 1996

<sup>1</sup> The Bluffton Historical Preservation Society, *A Guide to Historic Bluffton* (Bluffton: Bluffton Historical Preservation Society, Inc., 2007), 60.



and its inclusion as a Contributing Resource to the local Old Town Bluffton Historic District in 2008. According to Derst K. Austin, a member of the Austin family who owned the house from 1963 and 1999, the current structure “is unrecognizable after renovations that include expansion, alterations, roof removal and redesign among other changes” (see Attachment 3).

### **HISTORIC PRESERVATION COMMISSION ACTIONS:**

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

As granted by the powers and duties set forth in Section 2.2.6.E.4. of the UDO, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Recommend approval of the application as submitted by the Applicant;
2. Recommend approval of the application with conditions; or
3. Recommend denial of the application as submitted by the Applicant.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO, as amended September 12, 2023 in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. Consistency with the Secretary of the Interior’s *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.*

- A. The following ten (10) Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

*Finding.* Based on the information and materials submitted, Staff believes this Standard has not been met as the relocation and partial demolition of the existing structure while in essence may return the structure to its historic appearance as a summer cottage, relocation of the structure away from its historic environment directly facing the River substantially changes the defining characteristics of the building in relation to its site and environment.



2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*Finding.* Based on the information and materials submitted, Staff believes the proposal meets this Standard only if all historic materials are fully evaluated and repaired or replaced with like in-kind as needed. Any materials which require replacement will need to be identified in the Building Permit drawings for compliance should this Application be approved. Also, the proposed rehabilitation shall retain the defining features and spaces that characterize the Contributing Resource.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*Finding.* Based on the information and materials submitted, Staff believes the proposal meets this Standard as the Applicant proposes to recreate the historic look of the existing Contributing Structure based on photographic evidence through the partial demolition of non-historic alterations and replacement of documented historic architectural elements. Furthermore, the Applicant does not propose to add conjectural features or architectural elements from other buildings.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*Finding.* Since the original cottage has been altered since it was first surveyed in 1994, such alterations have not acquired historic significance and the proposal to remove these alterations via partial demolition meets this Standard.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*Finding.* The Applicant proposes, in part, to remove and replicate the historic roof and reconstruct the front screened porch. Staff finds that based on the information and materials submitted, that the proposed recreations of these distinctive features meets this Standard. In addition, the Applicant proposes to remove and replace windows, shutters, and doors, however, additional information on these elements will need to be provided to ensure that they comply with this Standard.



6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*Finding.* According to the narrative provided, the Applicant proposes that every effort will be made to preserve and reuse as much of the original materials as possible. Further, all materials shall be evaluated and repaired or replaced with like in-kind as needed. Any new materials used to replace deteriorated materials or replicate historic features shall match the old in design, color, texture, and other visual qualities. Additional information must be provided to ensure that the repair or replacement of deteriorated historic features comply with this Standard.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*Finding.* The narrative does not indicate that any surface cleaning of the structure will be undertaken. This Standard, accordingly, does not apply.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*Finding.* No digging is currently being proposed but should any archeological resources be discovered during the project, the proper notifications will need to be made. As currently proposed, this Standard does not apply.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*Finding.* Based on information and materials submitted, as no new additions, exterior alterations, or related new construction is being proposed, Staff finds that this Standard does not apply.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



*Finding.* Based on information and materials submitted, as no new additions and adjacent or related new construction is being proposed, Staff finds that this Standard does not apply.

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

*Finding.* The application is inconsistent with the principles set forth in the *Old Town Master Plan* which states, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced." Since the Applicant proposes to relocate a Contributing Resource within the Old Town Bluffton Historic District, a locally designated historic district, such action does neither protect nor enhance the historic structure. Furthermore, as part of its policy recommendations and regulatory changes, the *Old Town Master Plan* calls for the Town to "provide policy and guidelines for the adaptive reuse of buildings that have become functionally or economically obsolete." It does not call for the relocation of such properties. In this instance, the subject Contributing Resource is neither functionally nor economically obsolete.

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

*Finding.* Town Staff finds that, if the conditions below are met, the proposed relocation and partial demolition will be in conformance with applicable provisions provided in Article 5:

Per Section 5.15.5.E. Riverfront Edge Historic District (RV-HD), only two carriage houses may be built per one primary structure and the carriage houses must be placed between the primary structure and the street (oriented towards the May River). Since there are currently two accessory structures on the lot, if the Contributing Resource remains on the property at a new location, potentially at least one carriage house may be required to be demolished before the Contributing Resource can be relocated.

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

*Finding.* Town Staff finds the nature and character of the relocation to be inconsistent and non-harmonious with that of the surrounding Riverfront Edge zoning district. The structure is an existing Contributing Resource whose direct relationship to the May River and to other historic riverfront cottages is the most important characteristic that should be protected. As such, any relocation of a riverfront cottage is inappropriate.



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

*Finding.* Based on information and materials submitted, Staff finds that the existing building's historic character and architecture may be preserved using the method to partially demolition the non-historic alterations, but the proposed relocation will destroy the Resource's historic character as a riverfront cottage.

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

*Finding.* Based on information and materials submitted, Staff finds that the historic, architectural, and aesthetic features of the Contributing Resource will be preserved however the proposed relocation of the structure away from the riverfront will be detrimental to the public interest.

7. Section 3.18.3.G. Criteria for an application to demolish, either in whole or in part, any Contributing Structure.

*Finding.* The Applicant seeks approval for the relocation and to partially demolish only the non-historic portions of a Contributing Structure. As such, under sub-Section 3.18.3.G.1., while the Application provides the "existing and historical ownership and use" of the property, additional information is required for the "reason for requesting demolition."

*Finding.* The Applicant has not provided sufficient information, under sub-section 3.18.3.G.2.a. "that establishes clear and convincing evidence that the [partial] demolition of the structure is necessary to alleviate a threat to public health or public safety; nor under subsection 3.18.3.G.2.b. that there are "other reasonable alternatives to the [partial] demolition; nor under subsection 3.18.3.G.a.3. that "the denial of the application, as a result of the regulations of [Section 3.18.3.], deprive the Applicant of reasonable economic use of or return on the property."

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

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

Any proposed future subdivision application that would create a lot within the Riverfront Edge-HD zoning district that does not have a river frontage would need to include a zoning map amendment for the new lot or else the proposed subdivision would create a non-conforming lot. In the Riverfront Edge – HD zoning district, the front plane of the structure must be 150' or greater from the OCRM line



(Section 5.15.5.E). The current structure is approximately 35'-40' into the setback, which makes it a legal non-conforming structure (UDO Sections 7.2.1 and 9.2). If the existing Contributing Resource is relocated, any proposed new structure would have to be based on the 150' setback.

**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds the following requirements of Section 3.18.3 of the Unified Development Ordinance have not been met:

1. Per Section 3.18.3.A.2., any materials which require replacement following the relocation and partial demolition will need to be identified in the Building Permit drawings for compliance should this Application be approved;
2. Per Section 3.18.3.A.5., additional information must be provided to ensure the windows, shutters, and doors comply with this Standard;
3. Per Section 3.18.3.A.6, additional information must be provided to ensure that the replacement or repair of deteriorated historic features comply with this Standard;
4. Per Section 3.18.3.G, additional information must be provided regarding the reason for requesting the partial demolition, clear and convincing evidence that that partial demolition is necessary to alleviate a threat to public health or safety, that there are no other reasonable alternatives to the partial demolition, and information that the denial of this application will deprive the Applicant of reasonable economic use of or return on the property; and
5. Per Section 5.15.5.E., additional information must be provided to ensure that any future subdivisions or any new construction conforms to the requirements of the Riverfront Edge-HD zoning district.

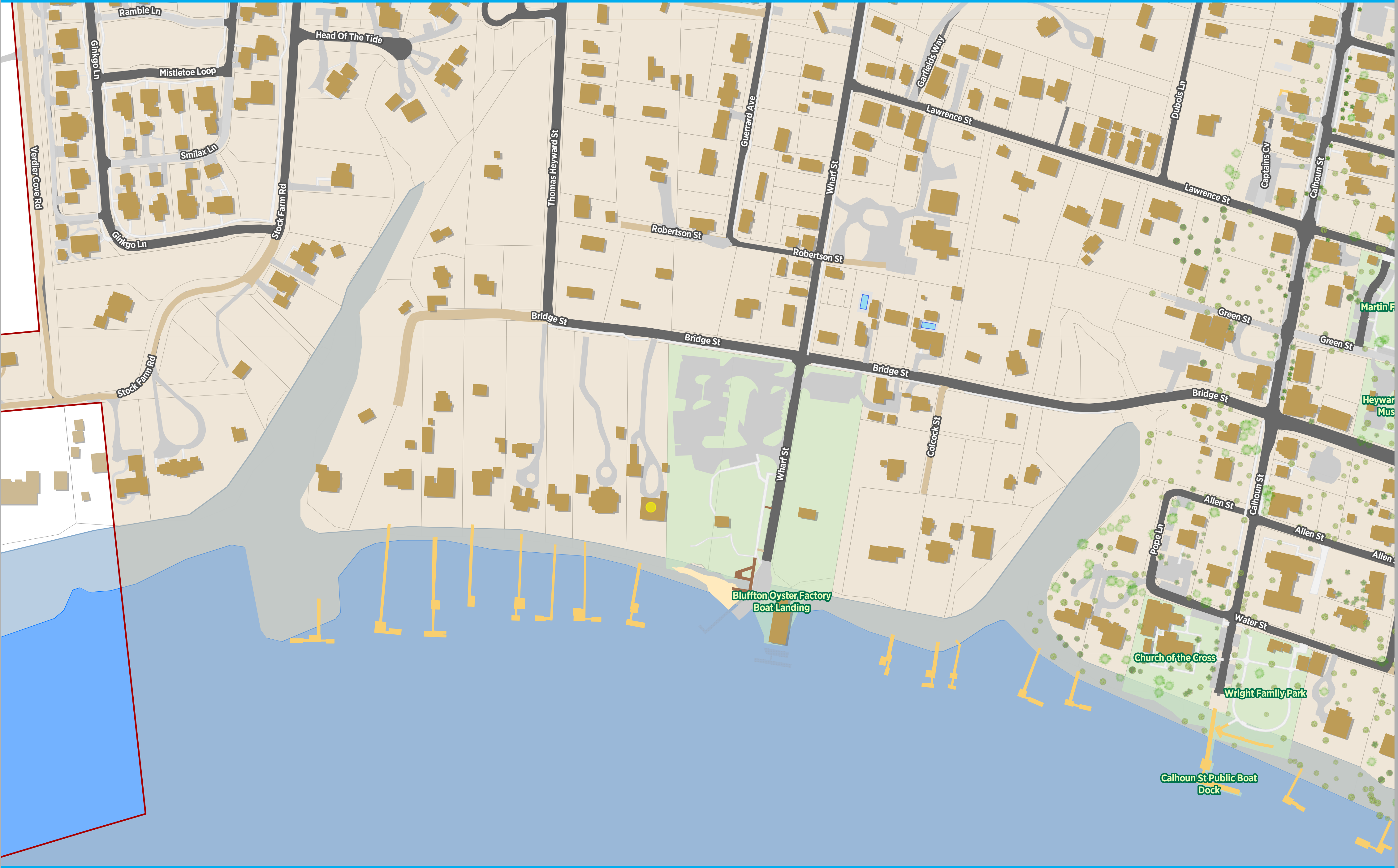
**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Application and Narrative, including Exhibits
4. HPRC Comments



# Location Map

## ATTACHMENT 1



5/22/2024

Map Prepared By:

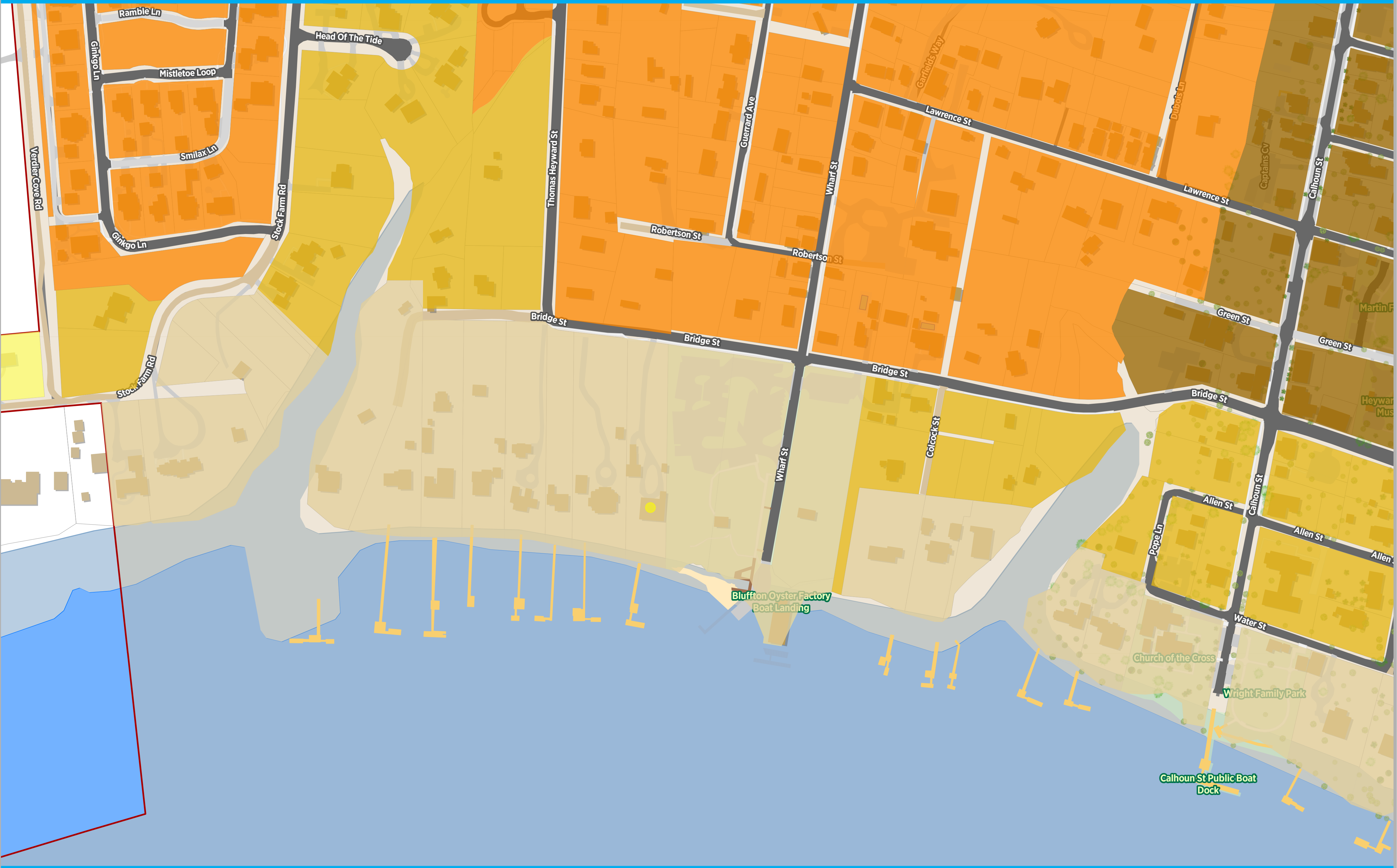
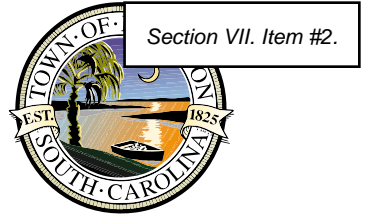


This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any purpose of the information or data contained in or generated from the Town of Bluffton.



# Zoning Map

## ATTACHMENT 2



- Residential General
- 
- Riverfront Edge-HD

- 
- Neighborhood General-HD



5/22/2024

Map Prepared By:



This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public, and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any purpose of the information or data contained in or generated from the Town of Bluffton maps.





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


Growth Management Custom

Section VII. Item #2.

20 Bridge Street  
Bluffton, SC 29910  
(843)706-4500

[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: William R Court		Name: William Gary Roe Residential Property Trust, Kellie Kenny - Trustee	
Phone: 843-815-2557		Phone: 908-581-8047	
Mailing Address: 32 Bruin Rd., Bluffton, SC 29910		Mailing Address: 817 Harrison Street, Unit 2302 Frenchtown, NJ 08825	
E-mail: william.court@courtatkins.com		E-mail: kelliakenny99@gmail.com	
Town Business License # (if applicable): LIC-06-23-050528			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: Tison-Derst Cottage		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Address: 113 Bridge Street		Amendment: <input type="checkbox"/>	
Zoning District: Town of Bluffton		Application for:	
Acreage: 1.492		<input type="checkbox"/> New Construction	
Tax Map Number(s): R610 039 00A 0192 000		<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input checked="" type="checkbox"/> Relocation	
Project Description: Partial Demolition and Relocation (and Ultimately Rehabilitation) of an Existing Contributing Structure at 113 Bridge Street.			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 05/08/2024	
Applicant Signature: 		Date: 05/08/2024	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	





# TOWN OF BLUFFTON

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

Section VII. Item #2.

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

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





# TOWN OF BLUFFTON

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

Section VII. Item #2.

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

<b>1. DESIGN REVIEW PHASE</b>			CONCEPTUAL REVIEW <input type="checkbox"/>	FINAL REVIEW <input checked="" type="checkbox"/>
<b>2. SITE DATA</b>				
Identification of Proposed Building Type (as defined in Article 5): <b>Cottage</b>				
Building Setbacks	Front:150'	Rear:20'	Rt. Side:10'	Lt. Side:10'
<b>3. BUILDING DATA</b>				
<b>Building</b>	<b>Description</b> (Main House, Garage, Carriage House, etc.)	<b>Existing Square Footage</b>	<b>Proposed Square Footage</b>	
Main Structure	Tison-Derst Cottage	2,240sf	1,315sf	
Ancillary	Carport/Carriage	980sf	Unchanged	
Ancillary	Shed	227sf	Unchanged	
<b>4. SITE COVERAGE</b>				
<b>Impervious Coverage</b>		<b>Coverage (SF)</b>		
Building Footprint(s)		4,908sf		
Impervious Drive, Walks & Paths		3,212sf		
Open/Covered Patios		350sf		
<b>A. TOTAL IMPERVIOUS COVERAGE</b>		8,470sf		
<b>B. TOTAL SF OF LOT</b>		64,995sf		
<b>% COVERAGE OF LOT (A/B= %)</b>		13%		
<b>5. BUILDING MATERIALS</b>				
<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>	<b>Building Element</b>	<b>Materials, Dimensions, and Operation</b>	
Foundation	Masonry/Brick	Columns	Wood, Square (+/- 8")	
Walls	Wood framed, Wood Siding	Windows	Clad/Wood Double Hungs	
Roof	Metal, 5V Crimp	Doors	Varies, Clad/Glass/Wood	
Chimney	Brick	Shutters	Wood, Crescent Moon Detail	
Trim	Wood	Skirting/Underpinning	Horizontal Board Fencing	
Water table	Wood, Limited to Certain Areas	Cornice, Soffit, Frieze	Enclosed Soffit and Board	
Corner board	Wood, Varies	Gutters	N/A	
Railings	Metal, Wrought Iron, Only at Stairs	Garage Doors	N/A	
Balusters	N/A	Green/Recycled Materials		
Handrails	Metal, Wrought Iron, Only at Stairs			





# TOWN OF BLUFFTON

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

Section VII. Item #2.

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

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:</b> A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROPERTY OWNER CONSENT:</b> If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROJECT NARRATIVE:</b> A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	<b>DEED COVENANTS/RESTRICTIONS:</b> A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	<b>ADDITIONAL APPROVALS:</b> A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>PROPERTY SURVEY:</b> Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> <li>All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s);</li> <li>Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary;</li> <li>All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways;</li> <li>Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property;</li> <li>Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and</li> <li>North arrow, graphic scale, and legend identifying all symbology.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>SITE PLAN:</b> Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> <li>All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);</li> <li>Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;</li> <li>Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and</li> <li>Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.</li> </ul>





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

Section VII. Item #2.

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

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

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

\_\_\_\_\_  
Signature of Property Owner or Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Property Owner or Authorized Agent



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
05/08/2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
William R Court, Architect

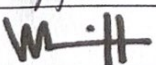
\_\_\_\_\_  
Printed Name of Applicant





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

Applicant		Property Owner	
Name: William R Court		Name: William Gary Roe Residential Property Trust, Kellie Kenny - Trustee	
Phone: 843-815-2557		Phone: 908-581-8047	
Mailing Address: 32 Bruin Rd., Bluffton, SC 29910		Mailing Address: 817 Harrison Street, Unit 2302 Frenchtown, NJ 08825	
E-mail: william.court@courtatkins.com		E-mail: kelliakenny99@gmail.com	
Town Business License # (if applicable): LIC-06-23-050528			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: Tison-Derst Cottage	Conceptual: <input checked="" type="checkbox"/>	Final: <input type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Address: 113 Bridge Street	Application for:		
Zoning District: Town of Bluffton	<input type="checkbox"/> New Construction		
Acreage: 1.492	<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 039 00A 0192 000	<input type="checkbox"/> Relocation		
Project Description: Relocation and Rehabilitation of an Existing Contributing Structure at 113 Bridge Street. Structure to be relocated on site.			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s). <input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s). <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 04/08/2024	
Applicant Signature: 		Date: 04/08/2024	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	





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

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

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

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

Signature of Property Owner or Authorized Agent

04/07/2024

Date

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

04/07/2024

Date

William R Court, Architect

Printed Name of Applicant



# ATTACHMENT 3

Section VII. Item #2.



COURT ATKINS  
GROUP

May 8, 2024

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

**Project:** Relocation and Rehabilitation of the Tison-Derst Cottage  
113 Bridge Street  
Bluffton, SC 29910

**Owner:** William Gary Roe Residential Property Trust

**Agent/Applicant:** Court Atkins Group  
Contact: William Court, Architect  
P.O. Box 3978  
Bluffton, SC 29910  
Tel: (843) 815-2557  
Fax: (843) 815-2547

**Parcel:** R610 039 00A 0192 000

**Zoning:** Riverfront Edge- HD

**Approval sought:** HPC Final Approval for COFA 1 (see below)

Glen,

Please accept this Final HPC COFA application for the June meeting. Per our conversation during the HPRC review earlier this week, we are aware that the proposed scope of work will ultimately require two separate Certificates of Appropriateness (COFA).

The updated application (attached) is specific to gain approval for the partial demolition of portions of work completed on a contributing structure between 1994 and current day (more precisely, likely between 1999 and 2006) and the approval for the proposed relocation of the same contributing structure.

A subsequent COFA would be filed at a future date requesting approval for a specific site location for the proposed relocation and approval of a specific rehabilitation plan.



We are requesting the HPC's approval of the first COFA only, but have provided additional information to share with HPC regarding the proposed second COFA.

**Narrative:**

The Tison-Derst Cottage is a contributing structure and is one of three structures located at 113 Bridge Street. The Owner is allowing this application on behalf of prospective owners Chris and Christine Murphy.

We have compiled a detailed property history report (starting in 1928) for the Tison-Derst Cottage and attached it as Exhibit A to the application. In this exhibit we have also included recent correspondence with the SC State Historic Preservation Office and the original SC Statewide Survey Site Form filed in 1994.

Several structural additions and modifications have been made to the contributing structure since the Survey Site Form (Site# 046-0125) was filed with the SC State Historic Preservation Office on August 10<sup>th</sup>, 1994. We have located several building permits for this work and attached them as Exhibit B to the application.

In addition, we have spoken with the Austin Family (prior owners) and received photos of the prior conditions and a letter of support for the proposed rehabilitation and relocation of the Tison-Derst Cottage (see Exhibit C and Exhibit D).

We have also received an email letter of support from the current owners (The Roe Family) for the proposed rehabilitation and relocation (see Exhibit E).

Using time-stapled photographic slides, we have compiled 9 images that highlight the current architectural conditions of the Tison-Derst Cottage compared to the prior conditions (at or before the time of the SC Survey Site Form in 1994). Please see Exhibit F for before and after conditions.

A recent survey of actual on-site conditions has also been acquired (see Exhibit G).

We have utilized this survey documentation and several on-site evaluations to identify the original dimensions of the Tison-Derst Cottage, which had a 1,315sf footprint. Prior to rehabilitation, there is more architectural analysis and documentation to be completed, but "conceptual" drawings and 3D modeling has been completed. The building footprint has been identified by a combination of surveying and on-site framing dimensions in the attic. See Exhibit H, Exhibit I, and Exhibit J).

Ultimately, it is the intent of the prospective owners to relocate and rehabilitate the existing structure (without need for demolition of the remaining contributing components) and to return the prior architectural footprint and distinct architectural features noted in the Site Survey and supporting photos.



During HPRC review of this application, the following staff comments were provided for review and response.

1. The proposal to relocate the Contributing Resource to the northern end of the lot will require two (2) separate Certificates of Appropriateness–HD to be approved by the HPC: one COFA–HD to relocate the structure and one COFA–HD to place the Resource in its new location (Applications Manual). Approval of the second COFA–HD will require a variance from BZA since it will not comply with zoning requirements set forth in Article 5 of the UDO and the BZA will need to determine if there is a hardship before the Contributing Resource can be moved. Furthermore, if the Contributing Structure is relocated and then reclassified as a “carriage house,” there will be no principal structure on the lot, which does not conform to zoning requirements.
  - a. **The Applicant agrees with the two (2) COFA–HD requirement. The current application focuses only on the approval for the partial demolition of portions of work completed on a contributing structure between 1994 and current day (more precisely, likely between 1999 and 2006) and the approval for the proposed relocation of the same contributing structure. The Applicant understands that the second COFA–HD will focus on the specific relocation positioning and the necessary architectural and structural details of the structural move and Rehabilitation. A proposed location has been provided for discussion only. The Applicant acknowledges that if the relocation takes place on the same lot, variances may be required by the BZA.**
2. If there is no hardship, the Contributing Resource cannot be moved to the proposed location on the current lot; it would need to be moved to another location that is in compliance with the UDO.
  - a. **The Applicant acknowledges that BZA would need to agree with Applicant’s position of hardship related to the importance of maintaining the Contributing Resource. In the event BZA does not agree with the expressed hardship, the Applicant acknowledges that the Contributing Resource may need to be relocated to another location. As a result, the Applicant is also considering options for a possible lot separation to avoid the need for variances (see Exhibit K).**
3. Proposed rehabilitation

Included in this application:

- Cover Letter
- Certificate of Appropriateness Application
- Updated Survey
- Proposed Site Plan (showing proposed relocation)



- Property Report and Timeline
- Copies of Building Permits for Prior Additions
- SC Statewide Survey Site Form
- Correspondence with SC State Historic Preservation Office
- Annotated Photos of Structure (Current)
- Annotated Photos of Structure (Prior Conditions)
- Dated Slides (Prior Conditions)
- Proposed Architectural Plan and Elevation Guidelines

Should you have any questions or concerns please do not hesitate to call or email. The application is a request to relocate the Tison-Derst Cottage approximately 339'-0" to the North and 13'-6" to the East. The cottage stays on 113 Bride Street and would maintain the same orientation to the river.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W. Court', with a stylized horizontal line and vertical strokes.

William Court  
Court Atkins Group, Inc.



**Property Report:** 113 Bridge Street, Bluffton, SC 29910, Parcel ID: **R610 039 00A 0192 0000**

**Recorded Timeline since 1928:**

**1928:** Heyward to Heyward

**1936:** Heyward to Tison for \$1,000

- 1939: Tison builds cottage

**1954:** Tison to Van Rein for \$15,750

**1954:** Van Rein to Hill for \$16,400 (within two months)

**1963:** Hill to Austin for \$21,500

**1982:** Austin rebuilds Guest House

- "Same guest house plan after a builder said termites got to the structure that was there," (Per Derst "Deke Austin in a phone conversation 3.1.24)
- BEAUFORT COUNTY PERMIT #8277 ISSUED 3/2/82

**1994 August 10:** Jennifer D Brown of SC State Historic Preservation Office completed a Survey Site Form (**SITE# 046-0125**) Summary of filing follows:

- Roof Shape: Gable (lateral)
- Porch Roof Shape: Engaged
- Windows: Single, Grouped
- Pane Configuration: 6/6/4/4
- Historic Outbuildings and Structures: None
- Additional Descriptive Comments: 17 (Q) Shutters vertical boards with crescent-shaped cutouts, 17 (H) grouped windows in rear addition
- Alterations: Two symmetrical front gable project forward toward road (N) with small shed roof section connecting them appears historic

**1996:** Bluffton Officially Registered a National Historic Place in National Park Service

- Within the Registration-Submitted by Jennifer D Brown is:
  - #5 Austin House, Bridge Street: Built around 1930, this one-story frame house has a weatherboard exterior and a raised seam metal gable roof. A one-story, full-facade porch stretches across the river facade of the building. The foundation is brick, as are the two chimneys. Two symmetrical gable additions on the rear appear historic. (J.D.BROWN)

**1999:** Austin to Roe for \$658,000

**1999 November 11:** Town of Bluffton- Building Permit \$140,000

- Nancy Roe - Permit # 12? (Number written on top right of single-page doc)

**1999 December 23:** Building Permit (\$159,360)

- Bill Roe
- Beaufort County Permit # 992480
- Builder: Craftmasters Construction Company, Inc.
  - 22 Lansing Ave, Savannah, GA 31406
  - (912) 352-4078
  - (I've reached out to them in an email asking for any plans - 3.4.24)

Several deeds from 1999-2021 are recorded for transfer of Roe deed to JTROS, then to Trust and Trust to Trust.



**My Communication Transcripts with:  
State Historic Preservation Office (SHPO)  
SC Department of Archives & History**

from: **Harness, Virginia** <VHarness@scdah.sc.gov>  
to: "willguscio@gmail.com" <willguscio@gmail.com>  
date: Feb 26, 2024, 11:58 AM  
subject: Re: New Historical Request from Will Guscio  
mailed-by: scdah.sc.gov  
signed-by: scdah.onmicrosoft.com

Hi Mr. Guscio,

Thank you for your inquiry regarding the Austin House in Bluffton. Based on the information you provided, we were able to locate survey photographs for the property, as well as a photo from the National Register nomination for the Bluffton Historic District. I've attached a PDF of the full site card and survey photos, as well as JPEGs of the two survey photos and of the National Register photograph. The survey photos were taken in 1994 and the National Register photo in 1995.

You might also want to reach out to Glen Umberger, who is the Historic Preservationist for the Town of Bluffton (843-706-4504, [gumberger@townofbluffton.com](mailto:gumberger@townofbluffton.com)). The town may have other photos on file and/or Glen may be able to point you towards other local research avenues. My other suggestion would be to check with the Beaufort County Library, as libraries often have local history collections.

I hope this is helpful and please let me know if we can be of further assistance.

All the best,  
-Virginia





Virginia E. Harness  
Architectural Historian & National Register Co-Coordinator  
State Historic Preservation Office (SHPO)  
SC Department of Archives & History  
8301 Parklane Road  
Columbia, SC 29223

**Will Guscio**

<willguscio@gmail.com>

to: EJohnson@scdah.sc.gov  
date: Feb 26, 2024, 10:48 AM  
subject: 113 Bridge Street - Bluffton, SC 29910 Photos  
Request  
mailed-by: GMAIL

Hello Ms. Johnson,

I left a voicemail earlier today in hopes of finding some pictures of a cottage before it was "Improved" or expanded in footprint and scale.

In the online request form I filled out I included the following information:

Trying to locate pictures of

113 Bridge Street, Bluffton, SC 29910.

Control # U, County 13, Census Designation Place 0155,

Site # 046-0125.

Presently dubbed the "Tyson-Derst Cottage". Tyson is to be Tison soon, as a clerical occurred when they misread the Tison family as owners/builder in 1939-1954, then later Derst-Austin from 1963-1999.



Any assistance would be appreciated. This is also on the National Registry and Described-OMB No. 1024-0018,

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET, Section 7 Page \_2\_ Bluffton Historic District

**#5 Austin House**, Bridge Street: Built around 1930, this one-story frame house has a weatherboard exterior and a raised seam metal gable roof. A one-story, full-facade porch stretches across the river facade of the building. The foundation is brick, as are the two chimneys. ***Two symmetrical gable additions on the rear appear historic.***

~~~~~

Hopefully, somewhere there is one clear picture or several available so we may return this cottage to its original size and scope. Anything found may be forwarded to this email.

Thank You,

Will Guscio

**Harrison, Alethea**  
<AHarrison@scdah.sc.gov  
>

Tue, Feb 27,  
10:04 AM (6 days  
ago)

to me,

Elizabeth



These are the pictures that I was able to find in my records. Please let me know if this is what you needed.

Regards,

Alethea Harrison

**From:** Johnson, Elizabeth <[EJohnson@scdah.sc.gov](mailto:EJohnson@scdah.sc.gov)>

**Sent:** Monday, February 26, 2024 11:18 AM

**To:** Harrison, Alethea <[AHarrison@scdah.sc.gov](mailto:AHarrison@scdah.sc.gov)>

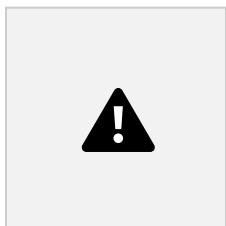
**Subject:** FW: 113 Bridge Street - Bluffton, SC 29910 Photos Request

Alethea,

Can you check in the scanned survey records to see if we have an image for this property in Bluffton? He provides a survey site number.

Thanks,

Elizabeth



Elizabeth M. Johnson

Director, Historical Services, D-SHPO

State Historic Preservation Office

SC Department of Archives & History

8301 Parklane Road

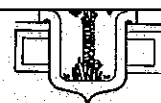
Columbia, SC 29223

Ph: 803.896.6168 Fax: 803.896.6167 <https://scdah.sc.gov/historic-preservation>



South Carolina Statewide Survey Site Form  
State Historic Preservation Office  
P.O. Box 11669 • Columbia • SC • 29211 • (803) 734-8609

Section VII. Item #2.



IDENTIFICATION

1. Control Number U / 13 / 0155 / 046-0125 2. NR Microfiche index # \_\_\_\_\_  
county census designated place site #
3. Historic name(s): \_\_\_\_\_
4. Common name: \_\_\_\_\_
5. Address/location: Bridge St. Tax parcel # 39A-192  
City: Bluffton Vicinity of: \_\_\_\_\_ County: Beaufort
6. Ownership: private (~~X~~) city (2) county (3) state (4) federal (5) 9. Current use(s): single dwelling (~~X~~) multi dwelling (2)  
7. Category: building (~~X~~) site (2) structure (3) object (4) commercial (3) other (0)  
8. Historic use(s): single dwelling (~~X~~) multi dwelling (2) commercial (3) 10. Potential: NR(1) NR historic district (2) archaeological (3)  
other (0)  
11. Status/date: listed individually in National Register   /  /   name \_\_\_\_\_  
\_\_\_\_\_ listed as part of NR historic district   /  /   Name of district \_\_\_\_\_  
\_\_\_\_\_ contributing \_\_\_\_\_ non-contributing  
\_\_\_\_\_ listed individually National Historic Landmark   /  /    
\_\_\_\_\_ determined eligible—owner objection   /  /   \_\_\_\_\_ part of NHL district   /  /    
\_\_\_\_\_ determined NOT eligible   /  /   \_\_\_\_\_ DOE process   /  /    
\_\_\_\_\_ deferred by review board   /  /   \_\_\_\_\_ rejected by review board   /  /    
\_\_\_\_\_ rejected by Washington   /  /   \_\_\_\_\_ removed from NR   /  /    
\_\_\_\_\_ pending federal nomination   /  /   \_\_\_\_\_ removed from survey   /  /    
\_\_\_\_\_ completed Preliminary Information Sheet (PIS)   /  /   \_\_\_\_\_ demolished   /  /    
\_\_\_\_\_ nomination on file/never processed   /  /
12. Number of contributing properties: \_\_\_\_\_

PROPERTY DESCRIPTION: When other (0) is chosen, enter data on reverse side under category 20 or 21.

13. Construction Date c. 1930 14. Alteration Date \_\_\_\_\_ 15. Architectural style or influence \_\_\_\_\_
16. Commercial Form — circle appropriate response(s)  
A) 2-part commercial block D) stacked vertical block G) temple front J) Central block w/wings  
B) 1-part commercial block E) 2-part vertical block H) vault K) arcaded block  
C) enframed window wall F) 3-part vertical block I) enframed block O) other
17. DESCRIPTION: Select as many responses as appropriate.
- |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                               |                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A) HISTORIC CORE SHAPE</b><br>rectangular ( <del>X</del> )<br>square (2)<br>L (3)<br>T (4)<br>U (5)<br>H (6)<br>octagonal (7)<br>irregular (8)<br>other (0)                         | <b>D) ROOF SHAPE</b><br>gable (end to front) (1)<br>gable (lateral) ( <del>2</del> )<br>hip (3)<br>cross gable (4)<br>pyramidal (5)<br>flat (6)<br>truncated hip (7)<br>gambrel (8)<br>mansard (9)<br>salt box (10)<br>jerkinhead (11)<br>gable-on-hip (12)<br>mono-pitch (14)<br>not visible (15)<br>other (0) | <b>F) PORCH ROOF SHAPE</b><br>shed (1)<br>hip (2)<br>gable (3)<br>pedimented gable (4)<br>flat (5)<br>engaged ( <del>6</del> )<br>partially engaged (7)<br>gable-on-hip or shed (8)<br>engaged porte cochere (9)<br>other (0) | <b>H) WINDOWS</b><br>single ( <del>X</del> )<br>double (2)<br>tripartite (3)<br>grouped ( <del>4</del> )<br>decorative (5)<br>display (6)<br>other (0)                      |
| <b>B) STORIES</b><br>1 story ( <del>X</del> )<br>1 1/2 stories (2)<br>2 stories (3)<br>2 1/2 stories (4)<br>3 stories (5)<br>other (0)                                                 | <b>E) PORCH WIDTH</b><br>entrance bay only (1)<br>over 1 bay, less than full<br>facade ( <del>2</del> )<br>full facade (3)<br>facade & left elevation (4)<br>facade & right elevation (5)<br>facade & both elevations (6)<br>other (0)                                                                          | <b>G) NUMBER OF CHIMNEYS</b><br>1 exterior ( <del>X</del> )<br>interior end (2)<br>1 interior ( <del>3</del> )<br>central (4)<br>flue (5)<br>double shouldered (6)<br>not visible (7)<br>other (0)                            | <b>I) PANE CONFIGURATION</b><br>tracied (1)<br>Queen Anne block-glass (2)<br>Prairie/bungalow/craftsman<br>geometric (3)<br>not visible (4)<br>other (0)<br><u>6/6, 4/4</u> |
| <b>PORCH HEIGHT</b><br>1 story ( <del>X</del> )<br>1 story w/deck (2)<br>2 or more stories (3)<br>2 or more with tiers (4)<br>roofed balcony over 1 story<br>hip/shed (5)<br>other (0) |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                               | <b>J) DOORS</b><br><del>X</del> single ( <del>1</del> )<br>double (2)<br>transom (3)<br>fanlight (4)<br>sidelights (5)<br>other (0)                                         |



**K) CONSTRUCTION METHOD**

masonry (1)  
 frame ~~(2)~~  
 log (3)  
 steel (4)  
 other (0)

**L) EXTERIOR WALLS**

weatherboard ~~(1)~~  
 beaded weatherboard (2)  
 shiplap (3)  
 flushboard (4)  
 wood shingle (5)  
 stucco (6)  
 tabby (7)  
 brick (8)  
 brick veneer (9)  
 stone veneer (10)  
 cast-stone (11)  
 marble (12)  
 asphalt roll (13)  
 synthetic siding (14)  
 asbestos shingle (15)  
 pigmented structural glass (16)  
 other (0)

**M) PORCH DETAILS**

chamfered posts (1)  
 turned posts (2)  
 supports on pedestals (3)  
 columns (4)  
 posts ~~(5)~~  
 piers (6)  
 pillars (7)  
 freestanding posts (8)  
 balustrade (9)  
 apron wall (10)  
 turned balusters (11)  
 decorative sawn balusters (12)  
 slat balusters (13)  
 other sawn/turned work (14)  
 insect screening ~~(15)~~  
 porte cochere (16)  
 other (0)

**N) CHIMNEY MATERIAL**

brick ~~(1)~~  
 stuccoed brick (2)  
 stone (3)  
 brick & stone (4)  
 other (0)

**O) ROOF MATERIAL**

composition shingle (1)  
 pressed metal shingle (2)  
 wood shingle (3)  
 slate (4)  
 raised seam metal ~~(5)~~  
 other metal (6)  
 rolled roofing (7)  
 not visible (8)  
 tile (9)  
 other (0)

**P) FOUNDATION**

not visible (1)  
 brick pier (2)  
 brick pier with fill (3)  
 brick ~~(4)~~  
 stuccoed masonry (5)  
 stone pier (6)  
 stone (7)  
 concrete block (8)  
 slab construction (9)  
 basement (10)  
 raised basement (11)  
 other (0)

**Q) DECOR**

**MATERIAL**  
 cast iron (1)  
 pressed metal (2)  
 terra cotta (3)  
 granite (4)  
 marble (5)  
 cast stone (6)  
 brick (7)  
 wood ~~(8)~~  
 pigmented glass (9)  
 stone (10)  
 stucco (11)  
 other (0)

**R) INTERIOR FEATURES (list)****18. HISTORIC OUTBUILDINGS AND STRUCTURES:**

none ~~(1)~~  
 none visible (2)  
 garage (3)  
 garage w/living area (4)  
 shed (5)  
 kitchen (6)

tenant house (7)  
 other house (8)  
 office (9)  
 barn (10)  
 tobacco barn (11)  
 dairy (12)

crib (13)  
 smokehouse (14)  
 slave house (15)  
 privy (16)  
 well (17)  
 springhouse (18)

store (19)  
 windmill (20)  
 chicken coop (21)  
 silo (22)  
 washhouse (23)  
 root cellar (24)  
 other (0)

**19. SURROUNDINGS:** residential ~~(1)~~ residential/commercial (2) commercial (3) rural (4) rural community (5) industrial (6) other (0)

**20. ADDITIONAL DESCRIPTIVE COMMENTS:** 17(a) shutters vertical boards w/crescent shape cut-outs  
17(h) grouped windows in rear addition

**21. ALTERATIONS** 2 symmetrical front gable additions project toward road (N) w/small shed roof section connecting them appears historic

**HISTORICAL INFORMATION**

**22. Theme(s):** \_\_\_\_\_ **23. Period(s):** \_\_\_\_\_ **24. Important persons:** \_\_\_\_\_

**25. Architect(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**26. Builder(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**27. Historical data** \_\_\_\_\_

**28. Informant/Bibliography** \_\_\_\_\_

**PROGRAM MANAGEMENT**

**29. Quadrangle name:** Bluffton **30. Photographs:** prints ~~(1)~~ slides (2) negatives ~~(3)~~

**31. Other documentation:** survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) # \_\_\_\_\_

**32. Recorder name/firm** Jennifer D. Brown **33. Date recorded** 7 / 27 / 94



# South Carolina Statewide Survey Site Form CONTINUATION AND PHOTOGRAPHS

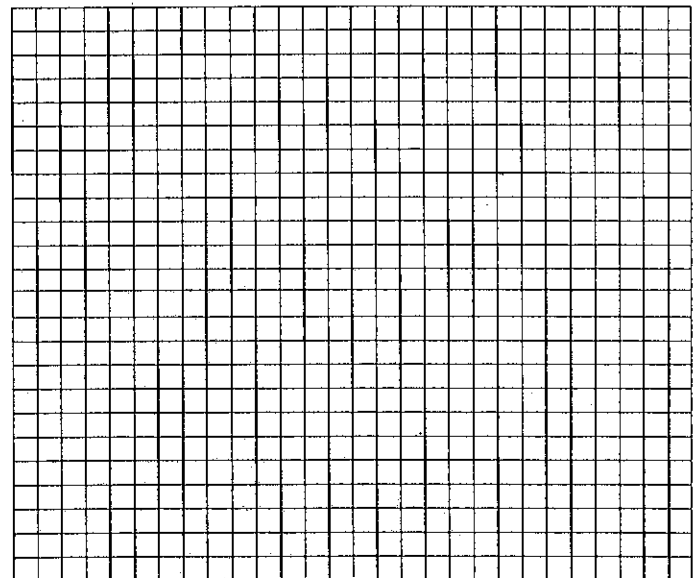
Section VII. Item #2.

Control Number W 13 / 0155 / 046-0125  
county census designated place site #

Continuation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



(Use grid for sketching)



| Photo # | Photo Index #  | View of         | N, S, E, W |
|---------|----------------|-----------------|------------|
| _____   | <u>R6, F25</u> | <u>N Facade</u> | <u>SE</u>  |
| _____   | <u>R7, F1</u>  | <u>S Facade</u> | <u>NW</u>  |
| _____   | _____          | _____           | _____      |
| _____   | _____          | _____           | _____      |
| _____   | _____          | _____           | _____      |

Date Taken/Recorded by: 8-10-94 / JD Brown



TOWN OF BLUFFTON

BUILDING PERMIT

Section VII. Item #2.

TO: Nancy H. Roe  
contractor  
113 Bridge St.  
Bluffton

DATE 11/11/99

FOR LOT NO.: Same as above (or area)

PROPERTY OWNER Same as above

ADDRESS " "

VALUE 140,000

Sandra Linceford  
BY: (Authorized signature)  
For the Town of Bluffton



PMT7A PERMIT FOR CONSTRUCTION IN BEAUFORT COUNTY, SOUTH CAROLINA

Section VII. Item #2.

Department of Inspections

PERMIT FEE: \$565.00

PERMIT NUMBER: 0000992480 - 00

| DISTRICT | TAX MAP SHEET | SUB-MAP | PARCEL | ZONE | DISTRICT | DATE ISSUED |
|----------|---------------|---------|--------|------|----------|-------------|
| 610      | 039           | 00A     | 0192   | SF   |          | 12/22/1999  |

LOCATION OF LOT BLOCK 0000 SUBDIVISION BLUFFTON  
BUILDING STREET 113 BRIDGE ST  
FLOOD ZONE N/A ELEVATION REQUIRED 0 MSL

| NAME                              | MAILING ADDRESS. NO. ST | CITY & STATE | ZIP CODE | TELEPHONE      |
|-----------------------------------|-------------------------|--------------|----------|----------------|
| OWNER   ROE, BILL                 | 30-4-40(a)(2)           | BLUFFTON SC  | 29910    | 30-4-40(a)(2)  |
| GEN   LEO D PELOQUIN/CRAFTMAST 22 | LANSING AVE             | SAVANNAH GA  | 31406    | (912) 352-4078 |
| CONTR.                            |                         |              |          |                |
| FIRE                              |                         |              |          |                |
| DRAIN                             |                         |              |          |                |
| SCHOOL                            |                         |              |          |                |

## COST DATA

BUILDING: \$  
PLUMBING: \$

ELECTRICAL: \$  
HVAC: \$

TOTAL COST OF CONSTRUCTION

\$159,360.00

| TYPE IMPROVEMENT  | BUILDING PERMIT     | OWNERSHIP          | PRIVATE   |
|-------------------|---------------------|--------------------|-----------|
| PROPOSED USE      | ALTERATION          | NUMBER UNITS       | 1         |
| PRINC. TYPE FRAME | WOOD/STEEL STUDS IN | TYPE OF HEATING    | ELECTRIC  |
| TYPE SEWAGE       | SEPTIC              | SEPTIC TANK NO.    | EXISTING  |
| NUMBER-BEDROOMS   | 2                   | NUMBER-BATHROOMS   | 2         |
| NUMBER-STORIES    | 1                   | TOTAL FLOOR SQ. FT | 2,490     |
| CENTRAL A/C       | Y                   | ELEVATOR           | N         |
| INTERIOR WALLS    | DRYWALL, PANELING   | TYPE FLOORING      | TILE WOOD |

## INSPECTIONS REQUIRED

|    |    |    |    |       |     |    |
|----|----|----|----|-------|-----|----|
| TS | FT | RP | FL | SL    | FR  | PL |
| EL | HV | IN | PS | OTHER | CO. |    |

'IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED OWNER OR AGENT THAT THE APPROVAL OF THIS PERMIT DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE BUILDING CODE, ZONING ORDINANCE, OR OTHER ORDINANCES OF THE COUNTY OF BEAUFORT AND THAT ANY OMISSION OF OR MISREPRESENTATION OF FACT WITH OR WITHOUT INTENTION OF THE UNDERSIGNED, OR ANY ALTERATION OR CHANGE FROM THIS PERMIT WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL, SHALL CONSTITUTE SUFFICIENT GROUND FOR THE REVOCATION OF THIS PERMIT. THIS PERMIT DOES NOT AUTHORIZE ANY ENCROACHMENT UPON COUNTY PROPERTY.'

SIGNATURE

Run: 23-DEC-1999 7:55

BUILDING CODES  
Page 1 / 2

Page 81





BEAUFORT COUNTY INSPECTIONS DEPARTMENT  
P.O. Drawer 1228  
Beaufort, SC 29901-1228  
OFFICE (843) 470-2680  
FAX (843) 470-2686

## BUILDING PERMIT

DATE ISSUED : 7 Section VII. Item #2.

Inspections Beaufort (843) 470 2685  
Bluffton (843) 757 1500

SCANNED

DATE 2/2/07 BY REE

PERMIT FEE : \$73.00

PERMIT NUMBER : B-263457

PARCEL ID: R610 039 00A 0192 0000

STORMWATER

LOT: 192

Building 113 BRIDGE ST BLF  
Location:

LOT SQ. FT : 0  
IMPERVIOUS SQ. FT : 0  
PERVIOUS SQ. FT: 0

SUBDIVISION : BLUFFTON

TOTAL SQ.FT 280

EXISTING ZONE :

ELEVATION REQUIRED :  
FLOOD ZONE : C

### Applicant Information

NAME : ROE, BILL & NANCY  
ADDRESS : 30-4-40(a)(2) BLUFFTON, SC

PHONE : 30-4-40(a)(2)

### General Contractor Information

NAME : DAVID DONNELL CONST  
ADDRESS : PO BOXPO 2447 BLUFFTON, SC 29910

PHONE : 8437576550

TYPE OF IMPROVEMENT Addition  
PROPOSED USE : Carport  
PRINC. TYPE FRAME : Wood  
NO. BEDROOMS  
NO. BATHROOMS  
NO. UNITS : 1  
NO. STORIES  
INTERIOR WALLS :

OWNERSHIP : Private - Individual  
SEPTIC TANK # :  
TYPE SEWAGE Existing  
CENTRAL A/C :  
TYPE OF HEATING :  
ELEVATOR :  
TYPE OF FLOORING : Concrete

### IMPACT FEES

FIRE IMPACT FEE : \$0.00  
PARK IMPACT FEE : \$0.00  
ROAD IMPACT FEE : \$0.00  
LIBRARY IMPACT FEE : \$0.00  
DEL WEBB BOAT RAMP IMPACT FEE : \$0.00  
DEL WEBB LIBRARY IMPACT FEE : \$0.00

### COST DATA

HVAC COST : \$0.00  
ELECTRICAL COST : \$0.00  
BUILDING COST : \$8,000.00  
PLUMBING COST : \$0.00  
TOTAL COST OF CONSTRUCTION : \$8,000.00

It is understood and agreed by the undersigned owner or agent that the approval of this permit does not constitute a privilege to violate the building code, zoning ordinance or other ordinances of the County of Beaufort and that any omission of or misrepresentation of fact either with or without intention of the undersigned, or any alteration or change from this permit without the approval of the building official shall constitute sufficient ground for the revocation of this permit. This does not authorize any encroachment upon county property.

SIGNATURE \_\_\_\_\_



May 7, 2024

To Whom It May Concern,

The Austin family previously owned 113 Bridge Street, Bluffton, SC 29910, presently referred to as the Tyson-Derst Cottage, from 1963 until we sold it in 1999. Recently, I was shown the cottage by Will Guscio and it is unrecognizable after renovations that include expansion, alterations, roof removal and redesign among other changes.

If it is possible to save the original structure as it stood from 1939-1999 after our sale, I am in support of the Murphys moving what they can find of it and possibly rehabilitating it close to its original design.

Respectfully,

 *Derst K Austin*

Derst K. Austin, Esq.  
4323 Southcrest Rd  
Dallas TX, 75229















## William Court

---

**Subject:** FW: 113 Bridge Street, Bluffton SC

Begin forwarded message:

**From:** Will Guscio <[southcarolinabroker@gmail.com](mailto:southcarolinabroker@gmail.com)>  
**Date:** May 7, 2024 at 6:24:58 PM EDT  
**To:** Chris Murphy <[cmurph1716@yahoo.com](mailto:cmurph1716@yahoo.com)>, Christine Murphy  
<[cwmurph1716@yahoo.com](mailto:cwmurph1716@yahoo.com)>  
**Subject:** Fwd: 113 Bridge Street, Bluffton SC

On Tue, May 7, 2024 at 5:51 PM Catherine Donaldson <[catkdonaldson@yahoo.com](mailto:catkdonaldson@yahoo.com)> wrote:

Catherine Donaldson  
Principal Partner  
The Donaldson Group  
Daniel Ravenel Sotheby's International Realty  
843-338-2069

Begin forwarded message:

**From:** Kellie Kenny <[kelliekenny99@gmail.com](mailto:kelliekenny99@gmail.com)>  
**Date:** May 7, 2024 at 5:25:13 PM EDT  
**To:** Cat Donaldson <[catkdonaldson@yahoo.com](mailto:catkdonaldson@yahoo.com)>  
**Subject:** 113 Bridge Street, Bluffton SC

**To Whom It May Concern,**

**The Roe Family has owned 113 Bridge Street, Bluffton, SC 29910 since 1999. As the Trustee of the Roe Family and as a family member myself, I/we support the moving of the original structure and rehabilitation of the Tyson-Derst Cottage located on our property.**

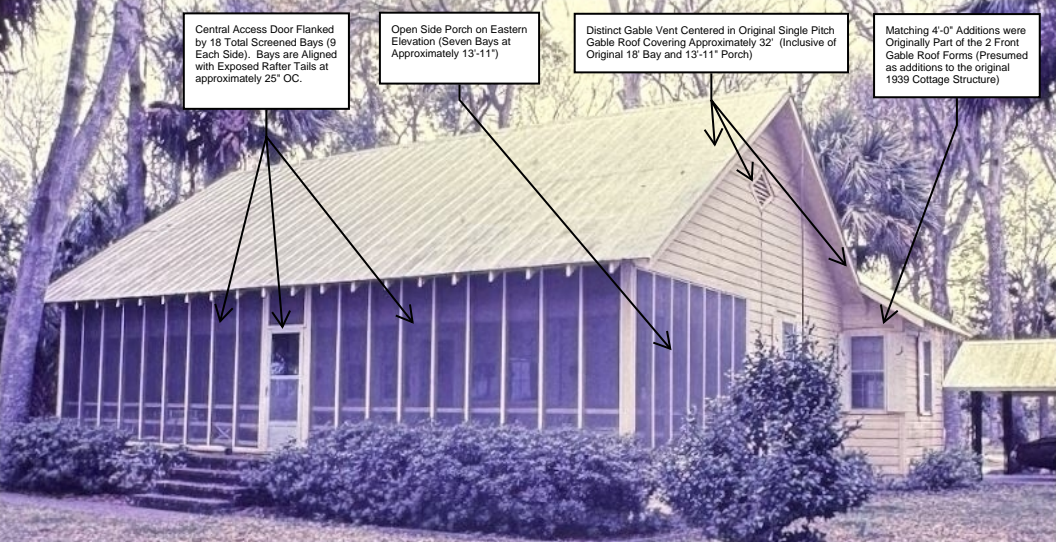


Sincerely,

**Kellie Kenny**

Sent from my iPhone





Central Access Door Flanked by 18 Total Screened Bays (9 Each Side). Bays are Aligned with Exposed Rafter Tails at approximately 25" OC.

Open Side Porch on Eastern Elevation (Seven Bays at Approximately 13'-11")

Distinct Gable Vent Centered in Original Single Pitch Gable Roof Covering Approximately 32' (Inclusive of Original 18' Bay and 13'-11" Porch)

Matching 4'-0" Additions were Originally Part of the 2 Front Gable Roof Forms (Presumed as additions to the original 1939 Cottage Structure)

Proposed Relocation and Rehabilitation of:

## The Tison-Derst Cottage

April 1975 - River Elevation - Photo 1



Matching 4'-0" Additions were Originally Part of the 2 Front Gable Roof Forms (Presumed as additions to the original 1939 Cottage Structure)

Distinct Gable Vent Centered in Original Single Pitch Gable Roof Covering Approximately 32' (Inclusive of Original 18' Bay and 13'-11" Porch)

Open Side Porch on Western Elevation (Seven Bays at Approximately 13'-11")

Central Access Door Flanked by 18 Total Screened Bays (9 Each Side). Bays are Aligned with Exposed Rafter Tails at approximately 25" OC.



Proposed Relocation and Rehabilitation of:

## The Tison-Derst Cottage

April 1975 - River Elevation - Photo 2





Proposed Relocation and Rehabilitation of:

# The Tison-Derst Cottage

April 1975 - River Elevation - Photo 3





Eastern Gable (Presumed an Addition) and Diamond Louver.

Exposed Exterior Brick Element. Presumed a Chimney.

Enclosed Porch or Addition with Extended Overhang at Entrance Door.

Decorative Metal Detail

Original Gable Roof and Porch Roof Intersection at Chimney.

Western Gable (Presumed an Addition) and Diamond Louver

Section

Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**April 1978 - Street Elevation - Photo 1**





Eastern Gable (Presumed an Addition) and Diamond Louver.

Exposed Exterior Brick Element. Presumed a Chimney.

Enclosed Porch or Addition with Extended Overhang at Entrance Door.

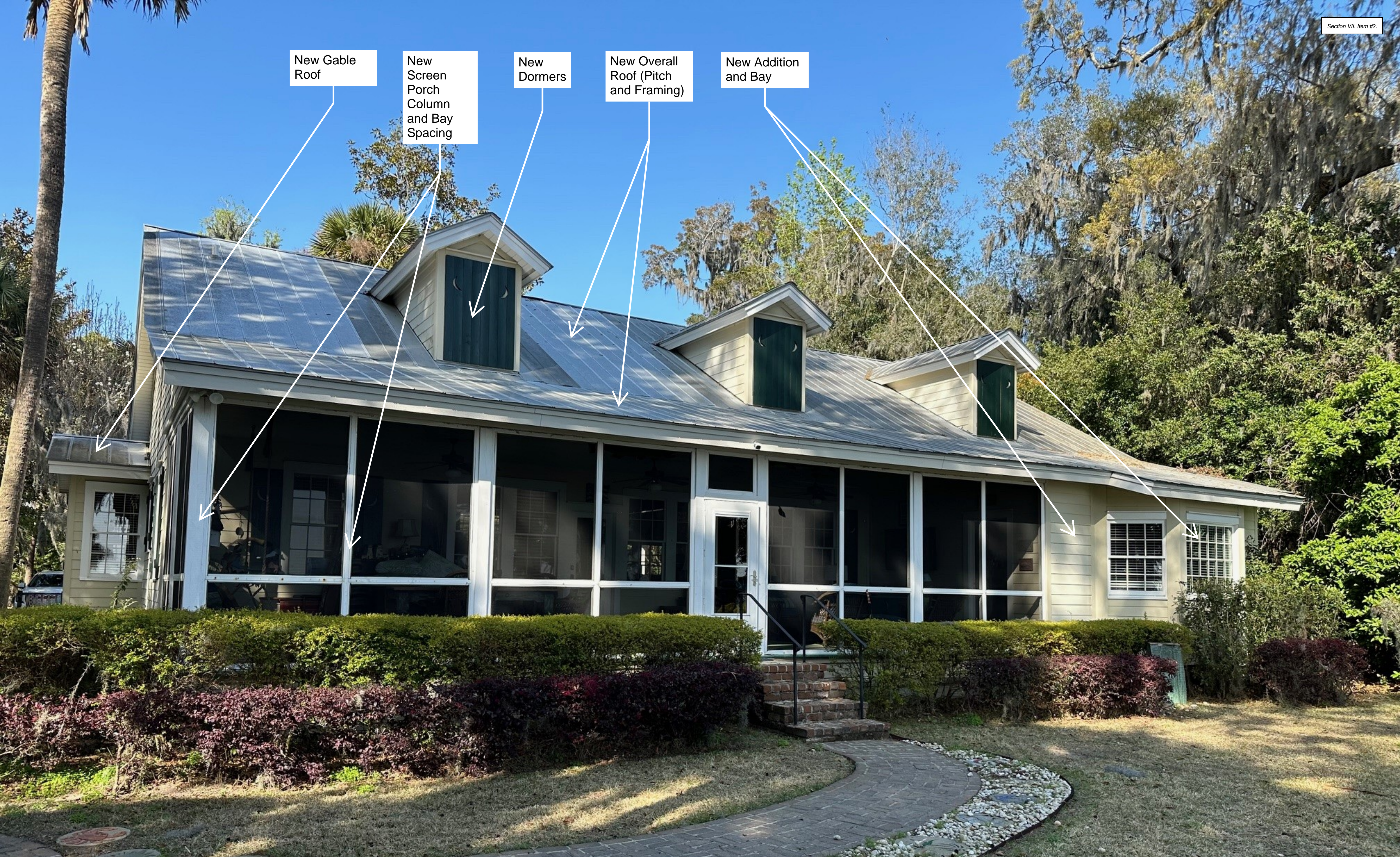
Original Gable Roof.

Western Gable (Presumed an Addition) and Diamond Louver.

Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**April 1978 - Street Elevation - Photo 2**



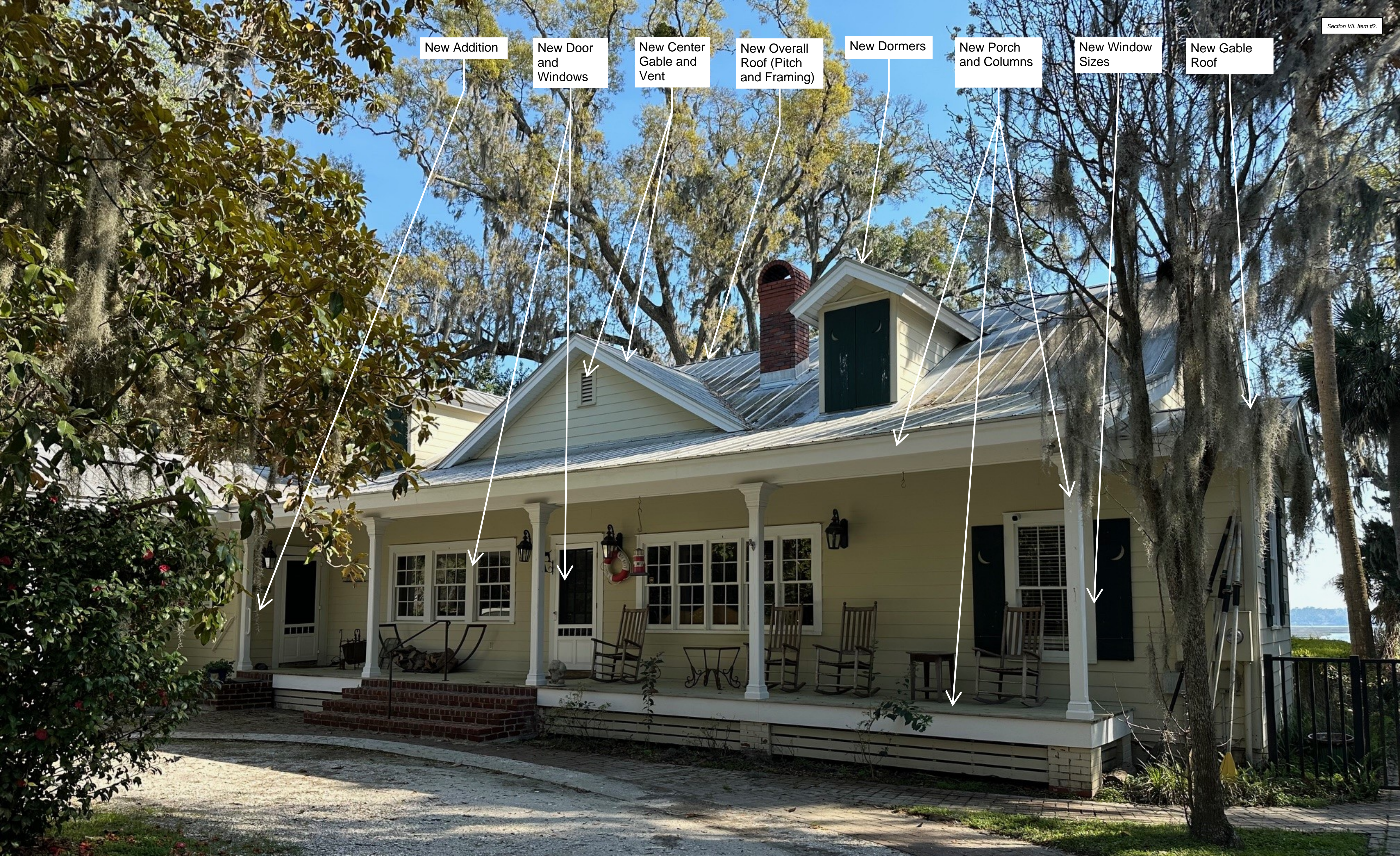


Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**Current River Elevation (Photo 1)**

Photo Date: March 2023



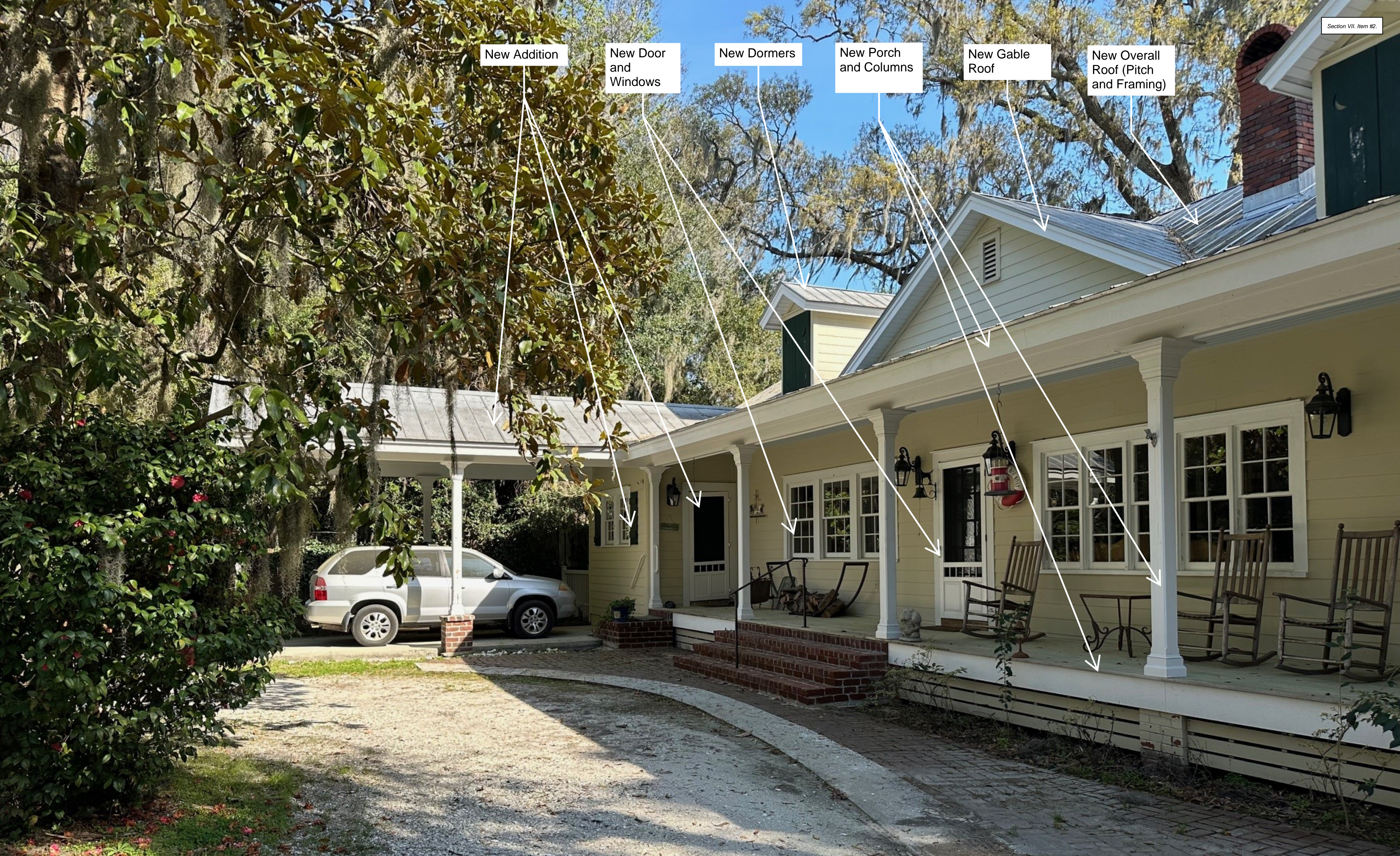


Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**Current Street Elevation (Photo 1)**

Photo Date: March 2023





Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**Current Street Elevation (Photo 2)**

Photo Date: March 2023





Proposed Relocation and Rehabilitation of:  
**The Tison-Derst Cottage**

**Current Street Elevation (Photo 3)**

Photo Date: March 2023



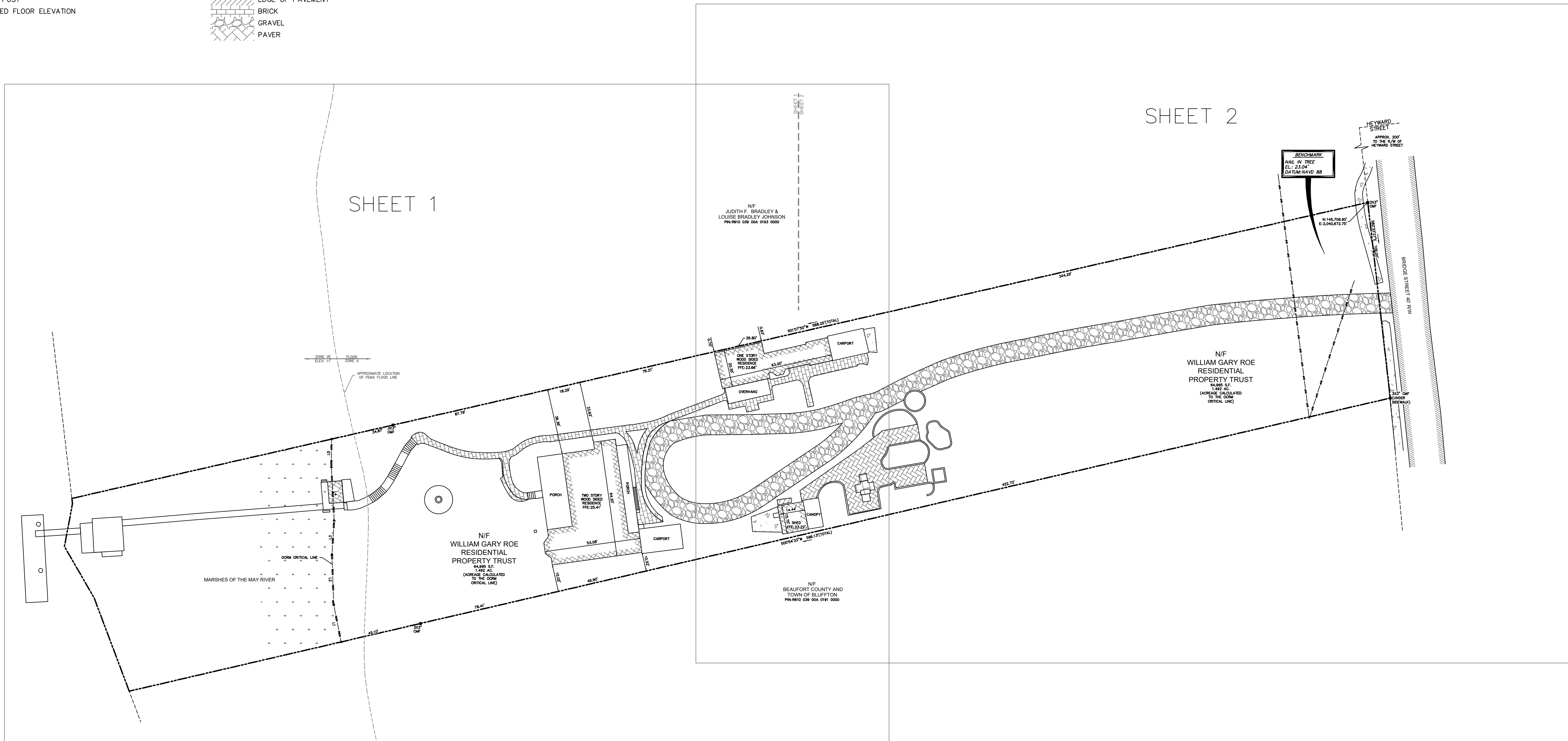
| LEGEND |                             |
|--------|-----------------------------|
| △      | CALC POINT - CORNER NOT SET |
| CMF ■  | CONC. MONUMENT FOUND        |
| ACU    | AIR CONDITIONING UNIT       |
| CJB    | CABLE JUNCTION BOX          |
| CP     | CONTROL PANEL               |
| EO     | ELECTRIC OUTLET             |
| FH     | FIRE HYDRANT                |
| GT     | GAS TANK                    |
| GW     | GUY WIRE                    |
| MG     | MARSHGRASS                  |
| ICV    | IRRIGATION CONTROL VALVE    |
| LP     | LIGHT POLE                  |
| PP     | POWER POLE                  |
| X12.9  | SPOT ELEVATION              |
| SN     | SIGN                        |
| SSCO   | SANITARY SEWER CLEAN OUT    |
| SM     | SANITARY SEWER MANHOLE      |
| SV     | SANITARY SEWER VALVE        |
| TJB    | TELEPHONE JUNCTION BOX      |
| WM     | WATER METER                 |
| WP     | WOOD POST                   |
| FFE    | FINISHED FLOOR ELEVATION    |

| LEGEND |                                     |
|--------|-------------------------------------|
| OCRM   | OCEAN & COASTAL RESOURCE MANAGEMENT |
| BE     | BEECH                               |
| CED    | CEDAR                               |
| CH     | CHERRY                              |
| G      | SWEET GUM                           |
| HIC    | HICKORY                             |
| HO     | HOLLY                               |
| LA     | LAUREL OAK                          |
| LO     | LIVE OAK                            |
| MAG    | MAGNOLA                             |
| PA     | PALMETTO                            |
| PEC    | PECAN                               |
| P      | PINE                                |
| RO     | RED OAK                             |
| WO     | WATER OAK                           |
| 8      | CONTOUR LINE                        |
| X      | FENCE LINE                          |
| OHP    | OVERHEAD POWER LINE                 |
| OCRM   | OCRM CRITICAL LINE                  |
|        | CONCRETE                            |
|        | EDGE OF PAVEMENT                    |
|        | BRICK                               |
|        | GRAVEL                              |
|        | PAVER                               |

SC GRID (NAD 83) NORTH  
(2011)



VICINITY MAP NOT TO SCALE



## NOTES

1. FULL LEGEND & LINE TABLE LOCATED ON COVER SHEET.
2. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 45013C0426G.
3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. VERTICAL DATUM IS NAVD 88.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
7. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

## REFERENCES

1. PB:118 PG:100
2. DB:3957 PG:123
3. DB:118 PG:103

PREPARED FOR:  
KELLIE KENNY

AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF

#113 BRIDGE STREET

TAX PARCEL No. R610 039 00A 0192 0000

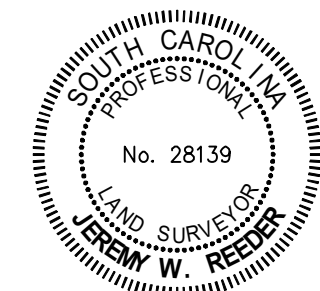
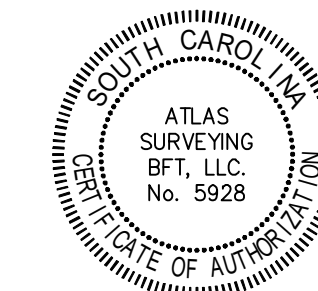
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR  
FIELD CHECK: DTJ  
DRAWN BY: DTJ  
FIELD DATE: 03-28-2024  
PLAT DATE: 04-03-2024  
SCALE: 1"=32'  
PROJECT No.: BFT-24074  
FILE: BFT-24074-A1.DWG

COVER SHEET

**ATLAS**  
SURVEYING, INC.

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



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

| LINE TABLE |              |          |
|------------|--------------|----------|
| LABEL      | BEARING      | DISTANCE |
| L1         | N87°12'28" W | 21.18'   |
| L2         | N77°52'55" W | 27.61'   |
| L3         | N72°24'37" W | 18.93'   |
| L4         | N79°01'00" W | 29.86'   |
| L5         | N75°33'28" W | 15.42'   |

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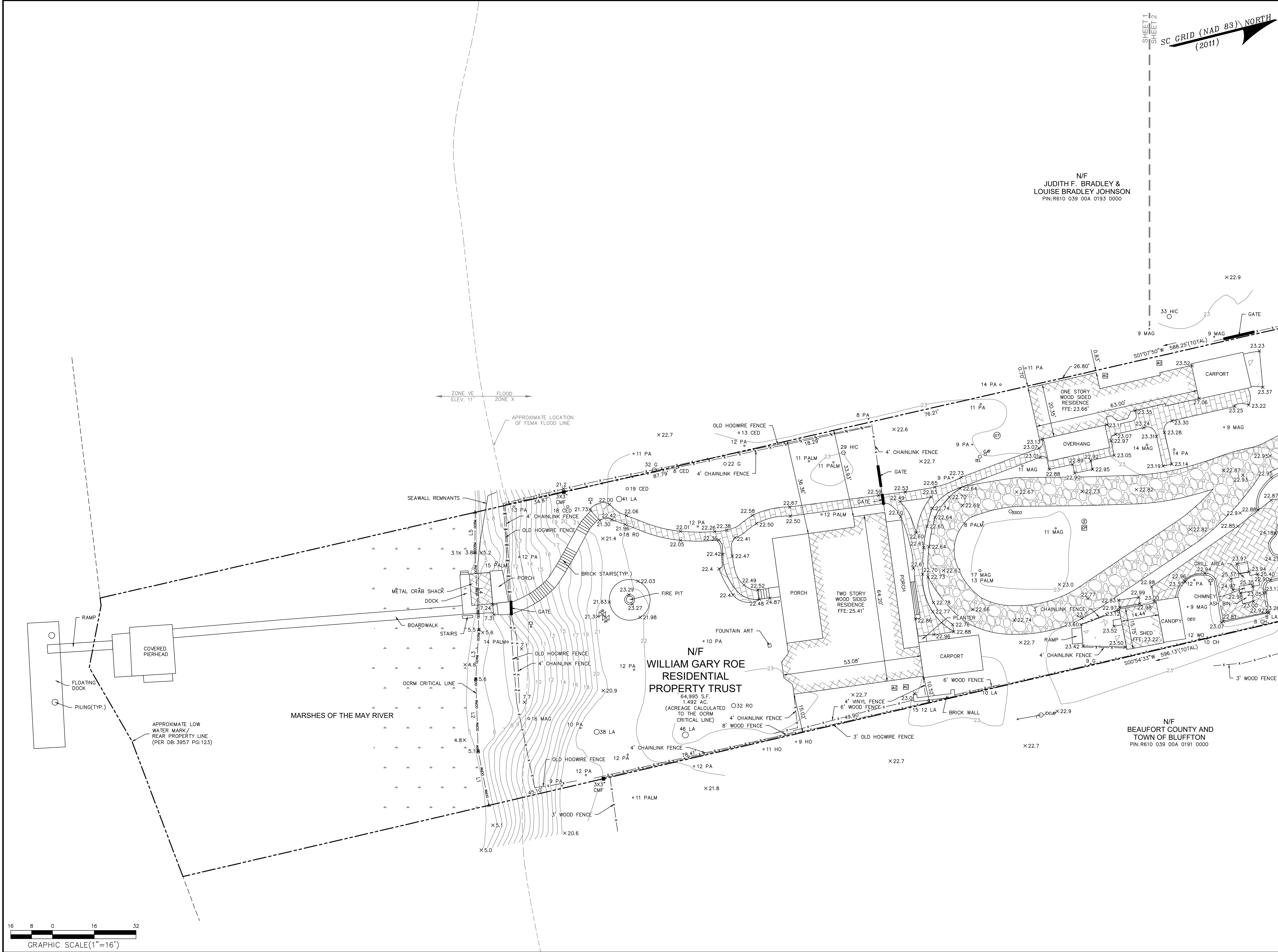
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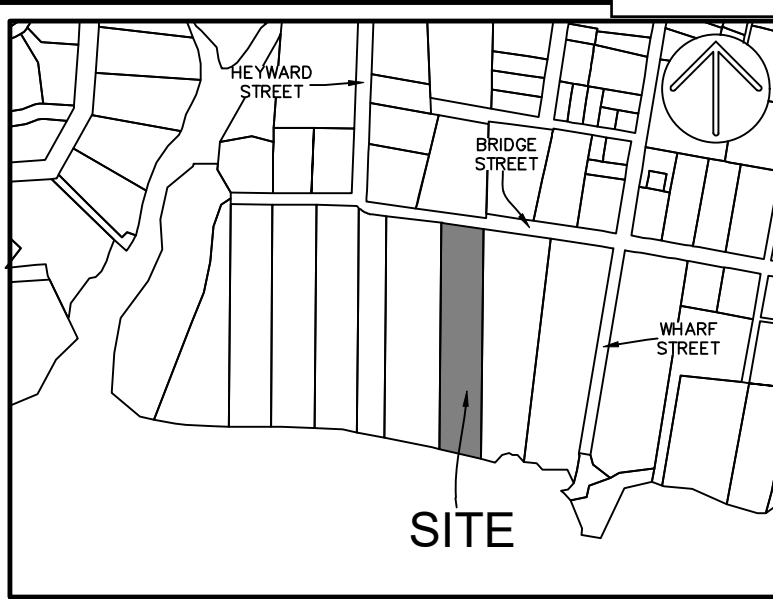


GRAPHIC SCALE(1"=32')





N/F  
JUDITH F. BRADLEY &  
LOUISE BRADLEY JOHNSON  
PIN:R610 039 00A 0193 0000



VICINITY MAP NOT TO SCALE

- NOTES
1. FULL LEGEND & LINE TABLE LOCATED ON COVER SHEET.
  2. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 4501300426G.
  3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  4. VERTICAL DATUM IS NAVD 88.
  5. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
  6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  7. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

- REFERENCES
- |            |        |
|------------|--------|
| 1. PB:118  | PG:100 |
| 2. DB:3957 | PG:123 |
| 3. DB:118  | PG:103 |

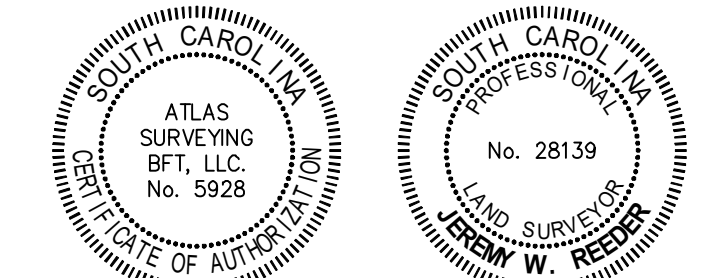
PREPARED FOR:  
KELLIE KENNY  
AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF  
#113 BRIDGE STREET

TAX PARCEL No. R610 039 00A 0192 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA  
FIELD WORK: JWR  
FIELD CHECK: DTJ  
DRAWN BY: DTJ  
FIELD DATE: 03-28-2024  
PLAT DATE: 04-03-2024  
SCALE: 1"=16'  
PROJECT No.: BFT-24074  
FILE: BFT-24074-A1.DWG

SHEET 1 OF 2

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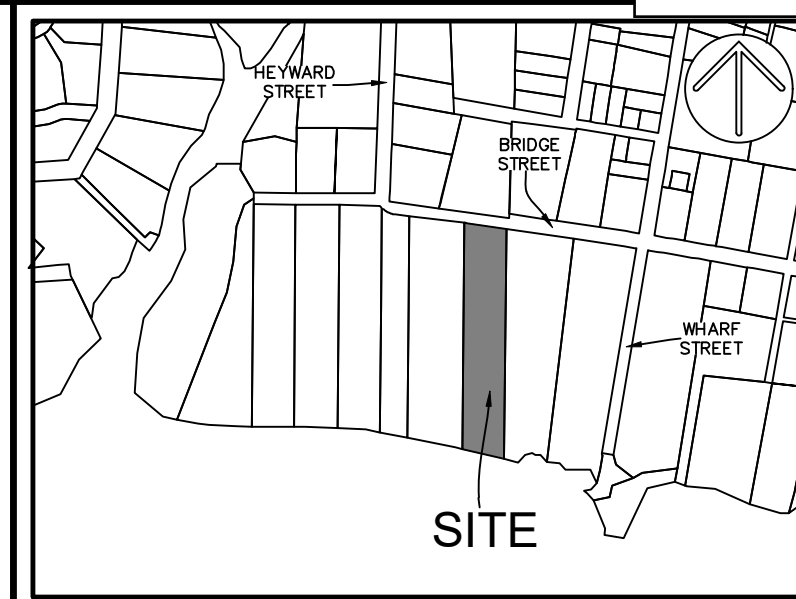
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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
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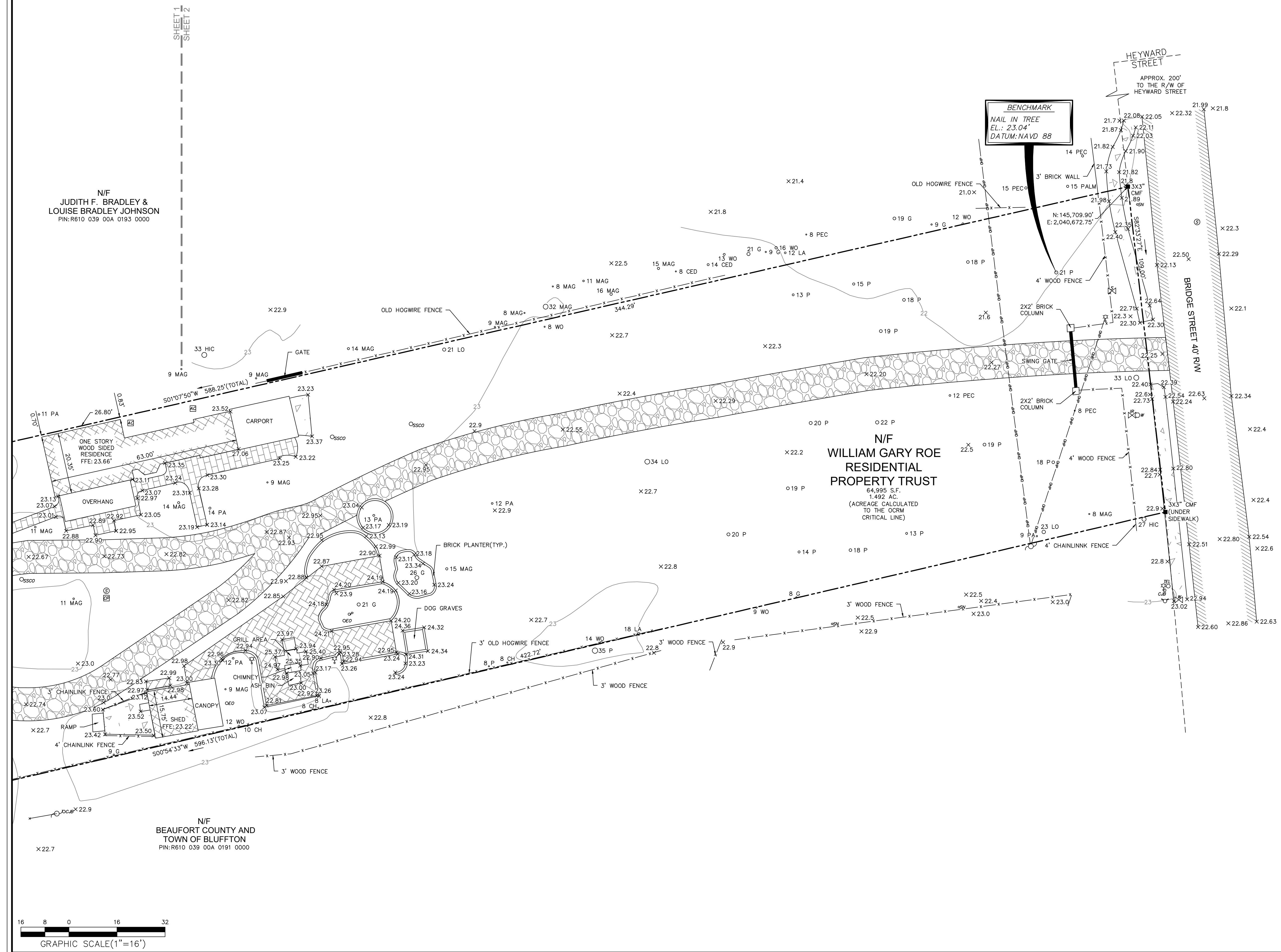
16 8 0 16 32  
GRAPHIC SCALE(1"=16')



SC GRID (NAD 83) NORTH  
(2011)



VICINITY MAP NOT TO SCALE



- NOTES
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  - THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 450130426G.
  - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
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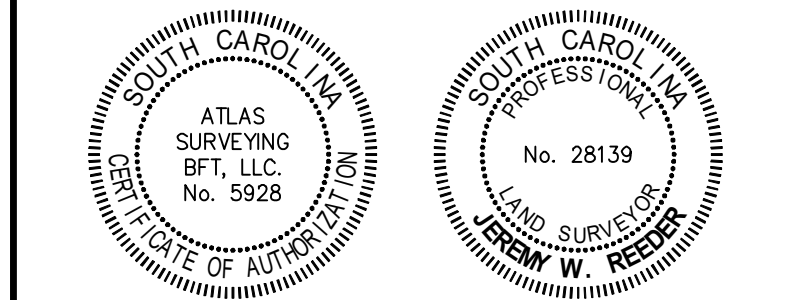
REFERENCES

|            |        |
|------------|--------|
| 1. PB-118  | PG-100 |
| 2. DB-3957 | PG-123 |
| 3. DB-118  | PG-103 |

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SHEET 2 OF 2

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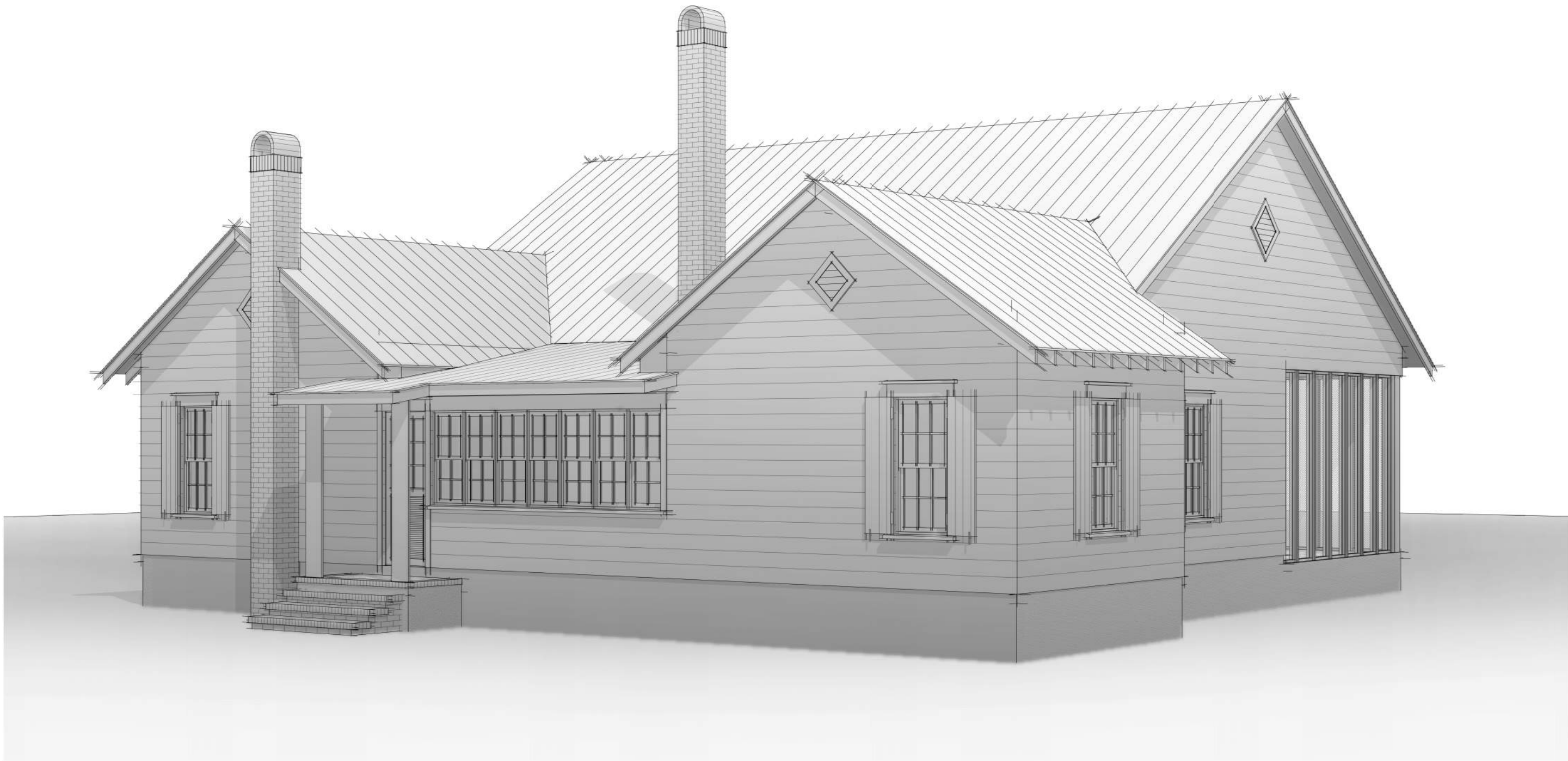


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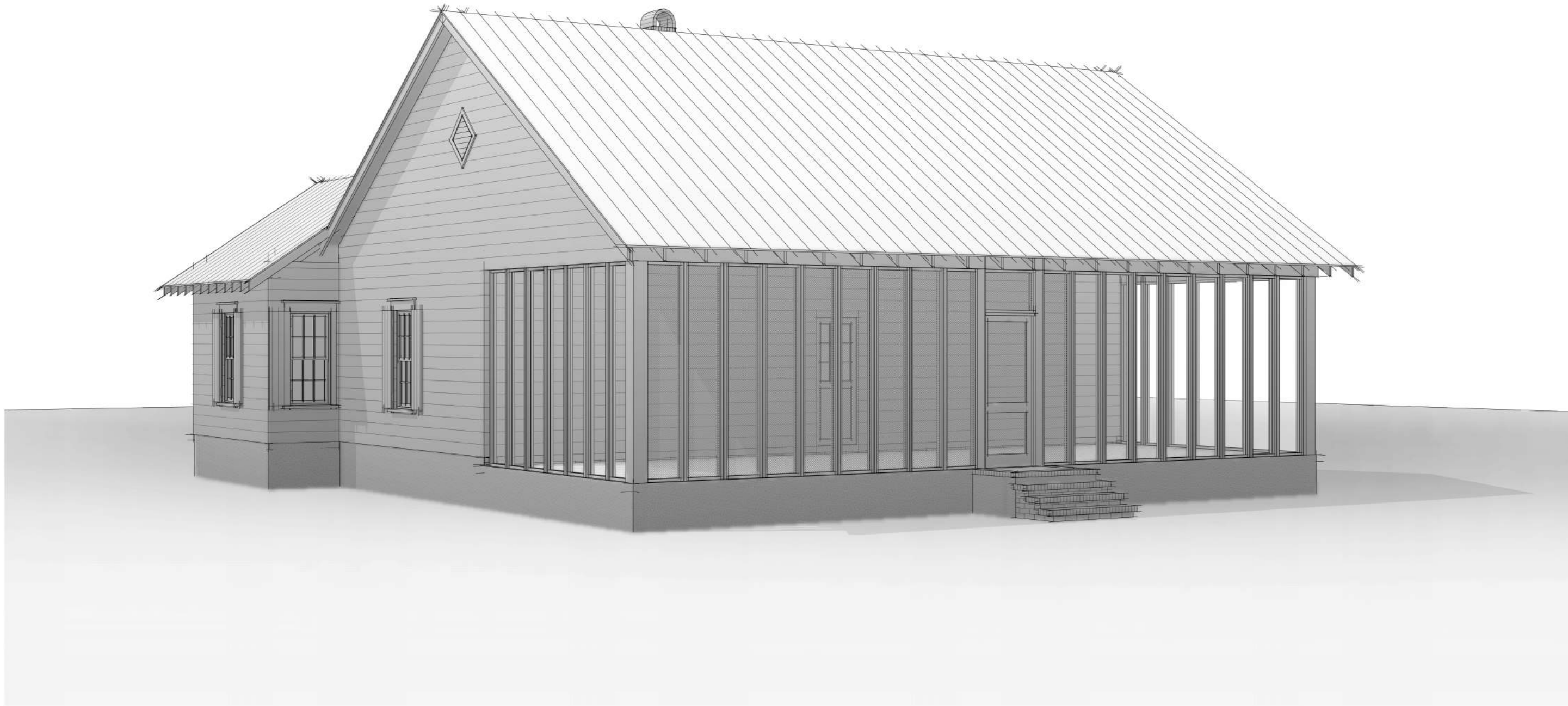


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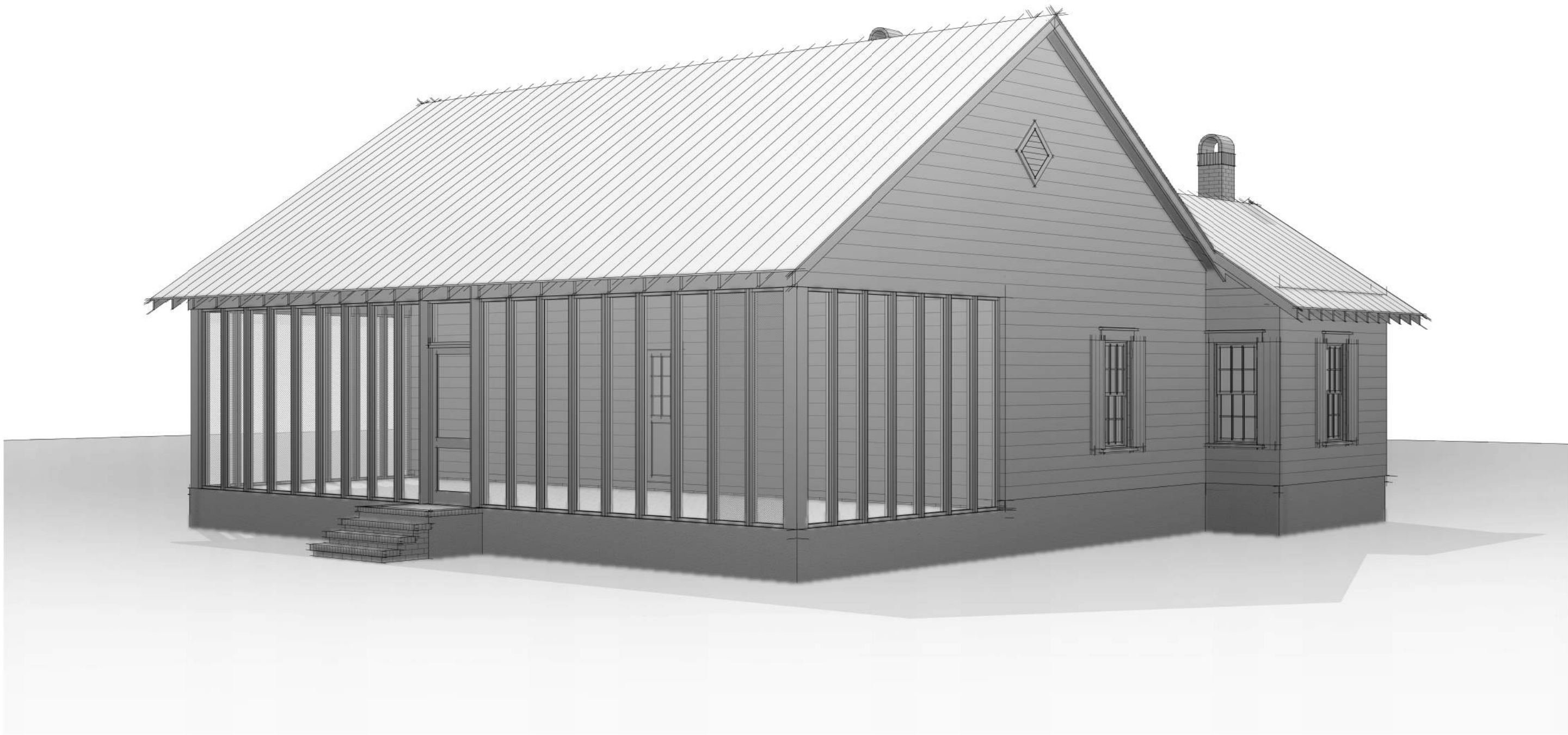
1 FRONT RIGHT

A0.1



2 REAR RIGHT

A0.1



3 REAR LEFT

A0.1



4 FRONT LEFT

A0.1

TISON-DERST COTTAGE

113 BRIDGE STREET  
BLUFFTON, SC 29910

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Project No.  
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| NO. | REV. | DATE | DESCRIPTION |
|-----|------|------|-------------|
|-----|------|------|-------------|

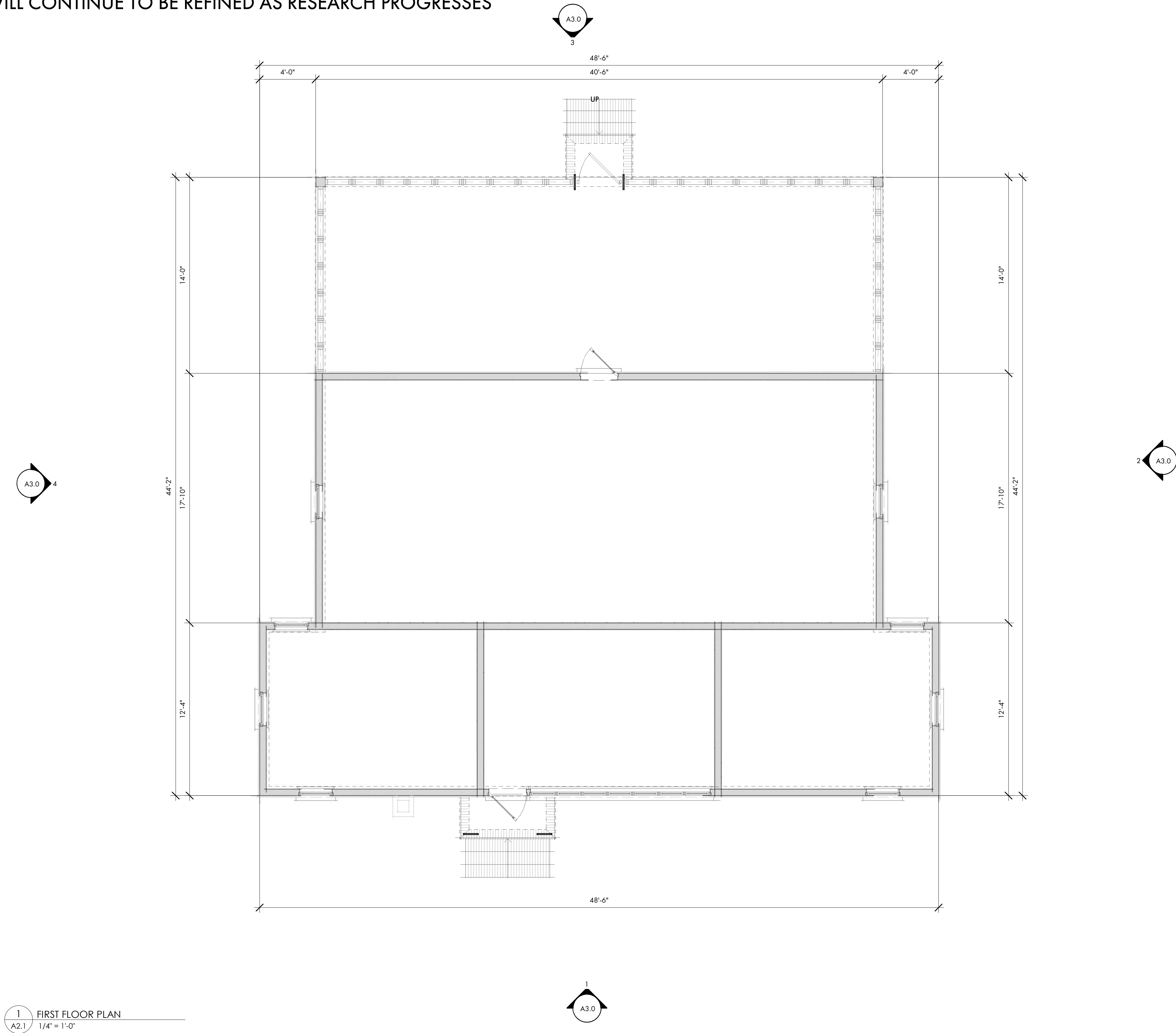
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3D VIEWS

A0.1



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

TISON-DERST COTTAGE  
113 BRIDGE STREET  
BLUFFTON, SC 29910

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FIRST FLOOR PLAN

A2.1



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BLUFFTON, SC 29910  
PH: 843.815.2557  
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00-000

## ISSUE

NO. REV. DATE DESCRIPTION

## SHEET TITLE

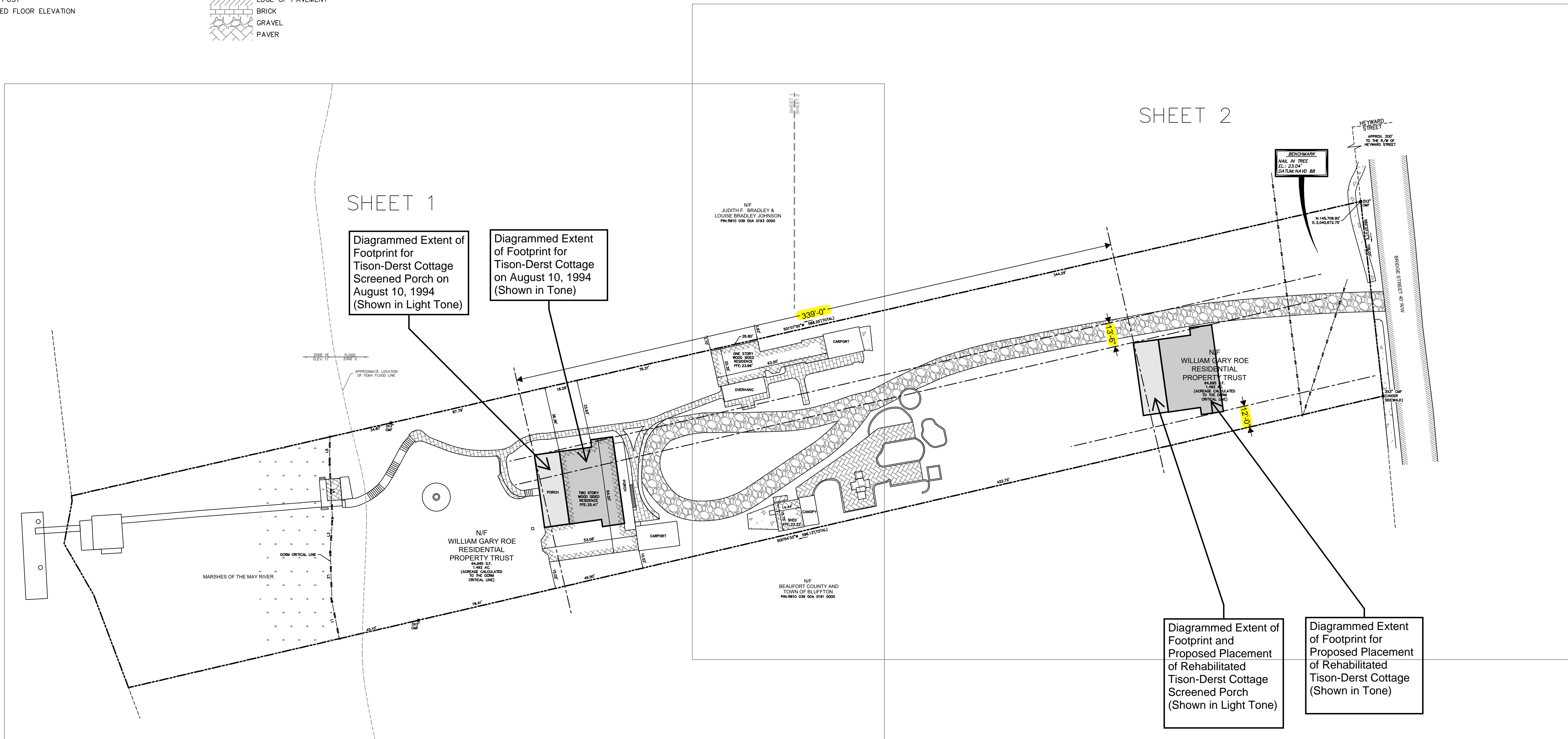
PROPOSED SITE PLAN

A1.0

SC GRID (NAD 83) NORTH  
(2011)

| LEGEND |                             |  |
|--------|-----------------------------|--|
| △      | CALC POINT - CORNER NOT SET |  |
| CMF    | CONC. MONUMENT FOUND        |  |
| ACU    | AIR CONDITIONING UNIT       |  |
| CJB    | CABLE JUNCTION BOX          |  |
| CP     | CONTROL PANEL               |  |
| EO     | ELECTRIC OUTLET             |  |
| FH     | FIRE HYDRANT                |  |
| GT     | GAS TANK                    |  |
| GW     | GUY WIRE                    |  |
| MG     | MARSHGRASS                  |  |
| ICV    | IRRIGATION CONTROL VALVE    |  |
| LP     | LIGHT POLE                  |  |
| PP     | POWER POLE                  |  |
| X12.9  | SPOT ELEVATION              |  |
| SN     | SIGN                        |  |
| SSCO   | SANITARY SEWER CLEAN OUT    |  |
| SM     | SANITARY SEWER MANHOLE      |  |
| SV     | SANITARY SEWER VALVE        |  |
| TJB    | TELEPHONE JUNCTION BOX      |  |
| WM     | WATER METER                 |  |
| WP     | WOOD POST                   |  |
| FFE    | FINISHED FLOOR ELEVATION    |  |

| LEGEND           |                                     |
|------------------|-------------------------------------|
| OCRM             | OCEAN & COASTAL RESOURCE MANAGEMENT |
| BE               | BEECH                               |
| CED              | CEDAR                               |
| CH               | CHERRY                              |
| G                | SWEET GUM                           |
| HIC              | HICKORY                             |
| HO               | HOLLY                               |
| LA               | LAUREL OAK                          |
| LO               | LIVE OAK                            |
| MAG              | MAGNOLA                             |
| PA               | PALMETTO                            |
| PEC              | PECAN                               |
| P                | PINE                                |
| RO               | RED OAK                             |
| WO               | WATER OAK                           |
| B                | CONTOUR LINE                        |
| X                | FENCE LINE                          |
| OHP              | OVERHEAD POWER LINE                 |
| OCRM             | OCRM CRITICAL LINE                  |
| CONCRETE         | CONCRETE                            |
| EDGE OF PAVEMENT | EDGE OF PAVEMENT                    |
| BRICK            | BRICK                               |
| GRAVEL           | GRAVEL                              |
| PAVER            | PAVER                               |



Proposed Relocation and Rehabilitation of:

## The Tison-Derst Cottage

Overall Site Plan

1" = 32'-0"  
April 6th, 2024

| LINE TABLE |              |          |
|------------|--------------|----------|
| LABEL      | BEARING      | DISTANCE |
| L1         | N87°12'28" W | 21.18'   |
| L2         | N77°52'55" W | 27.61'   |
| L3         | N72°24'37" W | 18.93'   |
| L4         | N79°01'00" W | 29.86'   |
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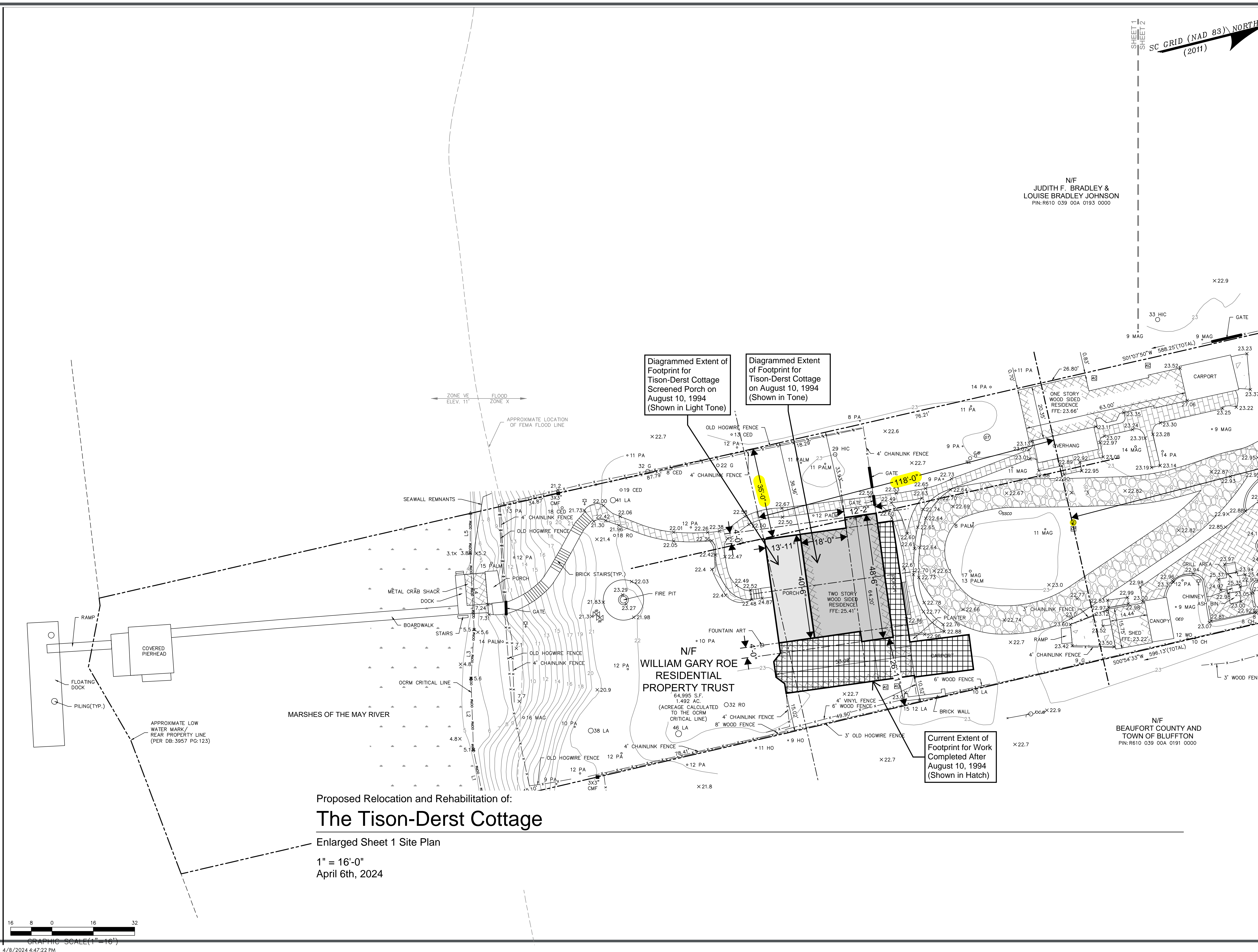
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

32 16 0 32 64

GRAPHIC SCALE(1" = 32')







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Project No.

## ISSUE

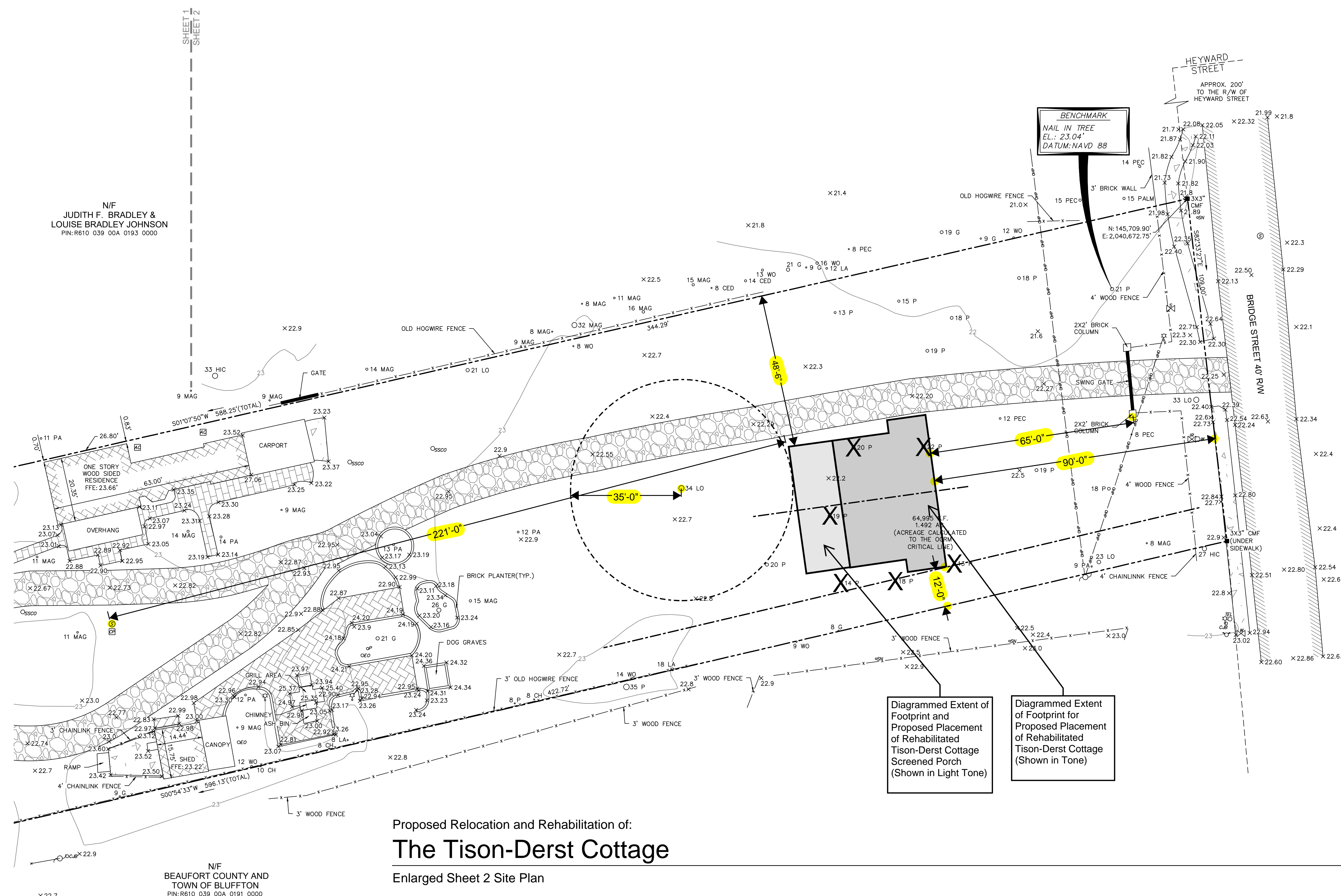
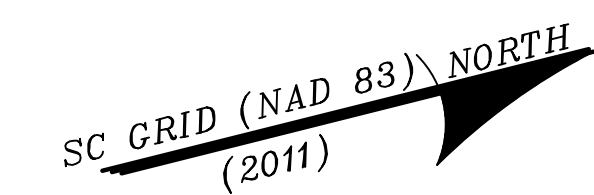
| NO. | REV. | DATE | DESCRIPTION |
|-----|------|------|-------------|
|-----|------|------|-------------|

**SHEET TITLE**

## PROPOSED SITE PLAN

## A1.0

Page 106



Proposed Relocation and Rehabilitation of:

## The Tison-Derst Cottage

Enlarged Sheet 2 Site Plan

1" = 16'-0"  
April 6th, 2024

16 8 0 16 32  
GRAPHIC SCALE(1"=16')  
4/8/2024 4:47:22 PM





























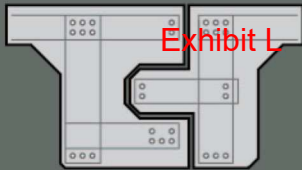
Space-Gard  
HIGH EFFICIENCY  
AIR CLEANER





11M8.2  
S-DRY  
S-P-F





## HISTORIC TISON-DERST COTTAGE

113 Bridge Street, Bluffton, SC 29910



## Structural Conditions Assessment and Code Study

Prepared May 2024



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## EXECUTIVE SUMMARY:

Based on historic research and site/field observations of the existing state and conditions of this structure, the original construction techniques and methods used, as well as our evaluation of current code requirements necessary for ultimate occupancy of the structure, it is our professional opinion that it is feasible to rehabilitate the existing historic structure and/or relocate.

- Overall, the primary structure is currently in use as a single-family residence and is in generally good condition with no obvious signs of loss of strength or degradation.
- Multiple previous additions have occurred to and around the historic cottage, some of which have removed and replaced original components.



## INTRODUCTION:

The one-story residential structure of interest is located at 113 Bridge Street, Bluffton, South Carolina. This building was constructed at an unknown date (possibly 1930s) in its current location as a one room cottage with front and rear porches facing the May River. A representative of ShearLock Engineering, a Professional Engineer registered in the state of South Carolina, performed a structural site conditions survey on May 7, 2024, to observe existing structural conditions and framing layouts, where possible, and record materials used in construction. The assessment was limited to physically accessible components of the building.

The existing structure is a one-story, wood-framed residence over a low crawlspace. The main volume is approximately 30' wide by 48' long with a 14' deep porch on the river facing side. The images and floorplans provided by Court Atkins Group identify the building geometry and layout as of 1975 when it was designated as a historic structure. Since that time, multiple additions have been added to the building including a master-suite wing on one side of the main volume, a full-width front porch, an open carport, and an entirely new roof structure. The elements encompassing these additions are not the focus of this assessment. As such, the components within the 1975 building are primarily addressed.

The site surrounding this structure is generally level with positive drainage.



## QUALIFICATIONS:

ShearLock Engineering, LLC is pleased to provide this structural engineering report for the evaluation of the above structure. This assessment has been conducted under the responsible charge of Jake Eavenson, P.E., S.E., a Principal Engineer with the firm. This firm's members, including the Principal Engineer, are proud to have extensive experience in the local historic districts with multiple creative and challenging projects. The team's qualifications and experience in historic preservation, rehabilitation, and renovation are demonstrated through several key projects within the local community completed by members of this design team while working under previous employment.

- Bluffton United Methodist Church Renovation and Addition
- The Graves House Restoration
- The Rate Restoration
- Vaux, Marscher, Berglind Office Restoration
- Red Dot Liquor Store Restoration
- HWY 46 and DuBois Lane Structural Assessment
- Pepper's Porch/Deer Tongue Barn Structural Assessment

Resumes or additional references can be provided to the town upon request.

## METHODOLOGY:

Plans for the building and its future use are beyond the scope of this assessment. This assessment is based on methodology provided by the current governing codes; the 2021 South Carolina Residential Code (SCRC).

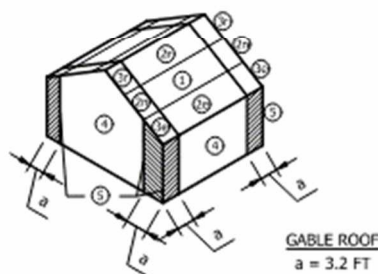
The current design criteria for this structure are based upon the 2021 South Carolina Residential Code. These criteria are listed in Figure 1 below. The structure resides in an area of Seismic Design Category D, and the component and cladding wind pressures listed are a resultant of the design wind event for the region. The Risk Category is a 2, based on its original and continued use as a residential building. It is important to note that the design criteria for which the building was constructed, as well as its various additions/renovations since that time, is likely to differ from the code noted above, with the most significant differences concerning wind pressure. The International Code Council (ICC) that governs over all current code provisions did not come to fruition until 1994 and the first International Building Code (IBC) was



not published until 1997. Therefore, it is likely that there was minimal code governance at the time of construction of this building.

## STRUCTURAL DESIGN CRITERIA

- BUILDING CODE:  
2021 SOUTH CAROLINA RESIDENTIAL CODE (SCRC)
- GRAVITY LOADS (ASCE 7-16):  
 ROOF  
 LL = 20 PSF  
 DL = 20 PSF  
 1ST FLOOR  
 LL = 100 PSF  
 DL = 50 PSF  
 COLLATERAL LOAD  
 CL = 5 PSF
- WIND LOADS (ASCE 7-16/ 2021 SCBC):  
 BASIC DESIGN WIND SPEED,  $V = 140\text{mph}$   
 ALLOWABLE STRESS DESIGN WIND SPEED,  $V_{ASD} = 108.4\text{mph}$   
 RISK CATEGORY II  
 WIND EXPOSURE D  
 INTERNAL PRESSURE COEFFICIENT,  $GC^pi = \pm 0.18$
- SEISMIC LOADS (ASCE 7-16/ 2021 SCBC):  
 RISK CATEGORY II  
 SEISMIC IMPORTANCE FACTOR,  $I_E = 1.00$   
 MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:  
 $S_s = 0.411g$ ;  $S_1 = 0.140g$   
 SITE CLASS D  
 DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:  
 $S_{DS} = 0.403g$ ;  $S_{D1} = 0.216g$   
 SEISMIC DESIGN CATEGORY D  
 BASIC SEISMIC FORCE-RESISTING SYSTEM:  
 EXISTING STRUCTURE
- SNOW LOAD (ASCE 7-16):  
 GROUND SNOW LOAD  $P_g = 0\text{ PSF}$
- RAIN LOAD DATA 2021 SCBC:  
 RAIN INTENSITY  $i = 4.5\text{ in/hr}$



## COMPONENTS & CLADDING WIND PRESSURES (PSF)

|                       | ZONE | AREA (SF) | +P   | -P    | ASD +P | ASD -P |
|-----------------------|------|-----------|------|-------|--------|--------|
| ROOF: 7 TO 45 DEGREES | 1    | 10        | 30.5 | 93.0  | 18.3   | 55.8   |
|                       | 1    | 20        | 27.5 | 93.0  | 16.5   | 55.8   |
|                       | 1    | 50        | 23.5 | 56.6  | 14.1   | 34.0   |
|                       | 1    | 100       | 20.5 | 29.0  | 12.3   | 17.4   |
|                       | 2e   | 10        | 30.5 | 135.7 | 18.3   | 81.4   |
|                       | 2e   | 20        | 27.5 | 117.3 | 16.5   | 70.4   |
|                       | 2e   | 50        | 23.5 | 93.0  | 14.1   | 55.8   |
|                       | 2e   | 100       | 20.5 | 74.6  | 12.3   | 44.8   |
|                       | 2n   | 10        | 30.5 | 135.7 | 18.3   | 81.4   |
|                       | 2n   | 20        | 27.5 | 117.3 | 16.5   | 70.4   |
|                       | 2n   | 50        | 23.5 | 93.0  | 14.1   | 55.8   |
|                       | 2n   | 100       | 20.5 | 74.6  | 12.3   | 44.8   |
|                       | 2r   | 10        | 30.5 | 135.7 | 18.3   | 81.4   |
|                       | 2r   | 20        | 27.5 | 117.3 | 16.5   | 70.4   |
|                       | 2r   | 50        | 23.5 | 93.0  | 14.1   | 55.8   |
|                       | 2r   | 100       | 20.5 | 74.6  | 12.3   | 44.8   |
|                       | 3e   | 10        | 30.5 | 135.7 | 18.3   | 81.4   |
|                       | 3e   | 20        | 27.5 | 117.3 | 16.5   | 70.4   |
|                       | 3e   | 50        | 23.5 | 93.0  | 14.1   | 55.8   |
|                       | 3e   | 100       | 20.5 | 74.6  | 12.3   | 44.8   |
|                       | 3r   | 10        | 30.5 | 161.3 | 18.3   | 96.8   |
|                       | 3r   | 20        | 27.5 | 138.2 | 16.5   | 82.9   |
|                       | 3r   | 50        | 23.5 | 107.6 | 14.1   | 64.6   |
|                       | 3r   | 100       | 20.5 | 84.5  | 12.3   | 50.7   |
| WALLS                 | 4    | 10        | 50.3 | 54.6  | 30.2   | 32.8   |
|                       | 4    | 20        | 48.1 | 52.3  | 28.9   | 31.4   |
|                       | 4    | 50        | 45.1 | 49.4  | 27.1   | 29.6   |
|                       | 4    | 100       | 42.8 | 47.1  | 25.7   | 28.3   |
|                       | 5    | 10        | 50.3 | 67.4  | 30.2   | 40.4   |
|                       | 5    | 20        | 48.1 | 62.9  | 28.9   | 37.7   |
|                       | 5    | 50        | 45.1 | 56.9  | 27.1   | 34.1   |
|                       | 5    | 100       | 42.8 | 52.3  | 25.7   | 31.4   |

FIGURE 1: CURRENT STRUCTURAL DESIGN CRITERIA

In addition to the above-listed building codes, guidance from the following sources was also used:

- Secretary of the interior's standards for the treatment of historic properties.
- Town of Bluffton requirements for Old Town Bluffton Historic District.
- Industry guidance for applicable structural materials to be evaluated.



## ANALYSIS OF EXISTING STRUCTURAL SYSTEMS:

Our site visit on 5/7/2024 consisted of an interior and exterior survey, including the attic and crawlspace. The exterior walls were fully clad and unable to be observed. The observations and analysis of each system is outlined below to describe the integrity and quality.

### Foundation:

- The foundation system for the building consists of masonry piers and continuous walls utilizing multiple material and construction types from at least four different significant construction activities.
- The oldest foundation systems included isolated multi-wythe brick piers over an unknown footing.
- A large multi-wythe brick base was found below the original central fireplace/chimney.
- The second phase of foundation work consisted of a continuous perimeter brick foundation wall and additional interior brick piers.
- Subsequent phases of foundation work included a later type of brick foundation wall elements, as well as traditional CMU block foundations.
- The foundation systems from the original two phases of construction appear to comprise the building footprint from the 1975 basis of the “historical scope of work”.
  - The foundation assemblies within this portion of the existing structure indicate signs of settlement and rotation common for the age but did not indicate the presence of any substantial loss of strength or distress.
- The foundation systems for the portions of the building outside of the phases noted above appeared in good condition with no significant signs of movement or distress.
- Additional supporting members were observed at intermediate floor span locations to provide additional stiffness or support.

### Floor:

- The floor system for the building is a wood-framed joist and girder system.
- The typical assembly appeared to approximately consist of full sawn 4x8 girders supporting 2x8 floor joists with diagonal 1x floor decking above.
- Typical wear and imperfections expected for the age of the building were found.
- Based on general observation, no significant signs of acute degradation or loss of strength were identified and there is no evidence of an inability for this system to safely support typical occupancy loadings.



- Various floor joists and beams were found to have been reconstructed with non-original lumber during some previous renovation.

Wall:

- Walls are assumed to be framed with full sawn wood studs with exterior sheathing updated to modern OSB or Plywood.
- Based on general observation, no signs of degradation or loss of strength was obvious and there is no evidence of an inability for this system to safely support typical occupancy loadings.

Ceiling:

- The ceiling systems were constructed with varying types and directions of wood joists.
- The ceiling framing over the original center portion of the building appeared to be original and consisted of full sawn 2x6 joists spanning approximately sixteen feet.
  - A noticeable deflection occurred under the weight of the Engineer, but no obvious signs of recent movement or destabilization were found.
- Other areas of the ceiling framing varied from solid sawn 2x6 joists to modern 2x8 joists with a combination of 1x and OSB Decking.

Roof:

- The roof system had been replaced in full during the most recent renovation/addition.
- The roof framing elements appeared in good condition and consisted of modern light-framing roof assemblies.

## DETAILED ASSESSMENT OF COMPONENT SYSTEMS:

Foundation:

- For relocation and rehabilitation of this building, a new foundation at the proposed foundation utilizing isolated masonry piers over a shallow concrete foundation with perimeter CMU walls would be required.
- The location of interior piers would be based on the existing pier and girder locations.
- This system shall be designed and detailed by a Professional Engineer licensed in the state of South Carolina.



Floor:

- Reinstallation of the support for the floor would be necessary once the structure is moved, but no repairs or retrofit replacement are anticipated except as noted below:
  - Locations where existing girders are supported by other girders through the use of notches or nails will require the addition of either a dedicated foundation element or retrofit connector.

Walls:

- Work done during previous renovations appear sufficient to provide the necessary capacity for the structure under current code requirements once in its final location.
- Any areas found without OSB sheathing will require the retrofit addition either on the inside or outside face of wall.

Ceiling:

- The original ceiling joists over the central room shall be supplemented in place with additional members designed to provide adequate load-carrying support for the existing condition.
- Other than the element stated above, the work done previously appears to be sufficient to provide the necessary capacity for the structure under current code requirements once in its final location.

Roof:

- The historic roof structure no longer exists, therefore, a new roof constructed with modern light-frame residential construction techniques shall be constructed to match the intended geometry.



## ASSESSMENT AND ADAPTIBILITY OF OVERALL STRUCTURE:

As discussed in the previous section, the roof would require reconstruction, and the limited addition of retrofit members and connectors at noted assemblies would be required after rehabilitation to the historic footprint. These tasks are, in our professional opinion, reasonable and feasible to achieve under the definition of rehabilitation for a historic structure.

Consideration to relocation was evaluated as part of our analysis. We do not foresee any unusual or inordinate risk to achieving this goal. The re-occupancy and residential use of the building after relocation, in our professional opinion is reasonable and feasible to achieve under the definition of rehabilitation for a historic structure.

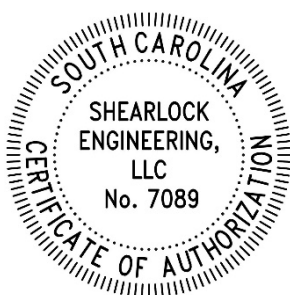
## CONCLUSIONS:

Based on the observations and review of this project, it is our professional opinion that this structure be approved for relocation and re-occupancy with consideration to the structural aspects. Once moved, the structure should require minor structural work to allow for re-occupancy and use as a residential structure.

Thank you for allowing us to provide continued assistance for your engineering needs. If you have any questions regarding this report or if there are any concerns, please let us know.

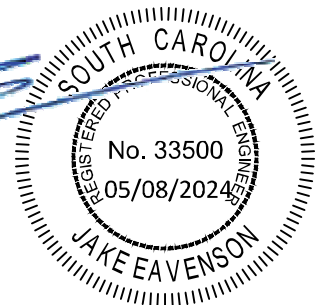
It is our understanding that this report completes the authorized scope of work for this project. We will stand by for any additional work requested.

Sincerely,



A handwritten signature in blue ink, appearing to read "Jake Eavenson".

ShearLock Engineering, LLC  
Jake Eavenson, PE, SE  
Principal Engineer





## Photo Appendix



Figure 1: River-side Elevation



Figure 2: Street-side Elevation





Figure 3: Side Elevation

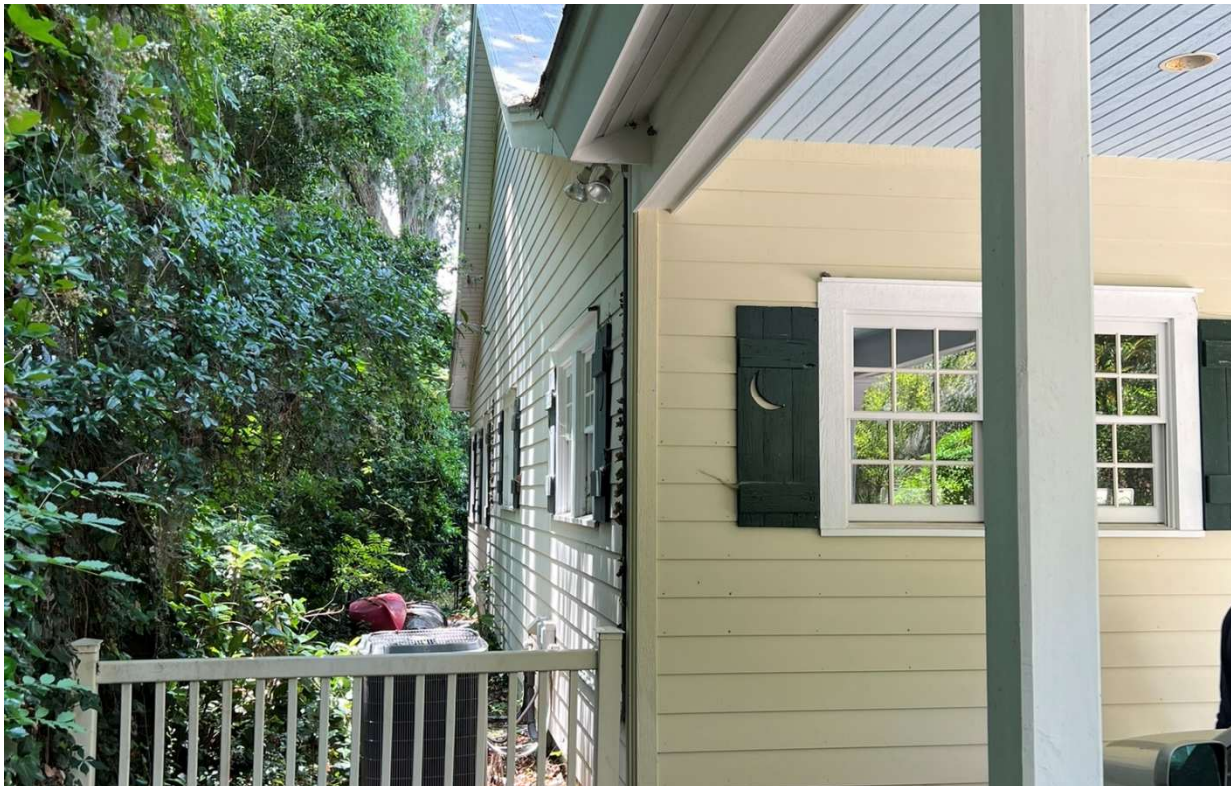


Figure 4: Side Elevation





Figure 5: View of Existing Crawlspace Condition



Figure 6: View of Existing Crawlspace Condition





Figure 7: View of Existing Crawlspace Condition



Figure 8: View of Existing Crawlspace Condition





Figure 9: View of Existing Crawlspace Condition



Figure 10: View of Existing Crawlspace Condition





Figure 11: View of Existing Crawlspace Condition



Figure 12: View of Existing Crawlspace Condition





Figure 13: View of Existing Crawlspace Condition



Figure 14: View of Existing Crawlspace Condition





Figure 15: View of Existing Crawlspace Condition



Figure 16: View of Existing Crawlspace Condition





Figure 17: View of Existing Crawlspace Condition



Figure 18: View of Existing Crawlspace Condition





Figure 19: View of Existing Crawlspace Condition



Figure 20: Attic





Figure 21: Attic



Figure 22: Attic





Figure 23: Attic



Figure 24: Attic





Figure 25: Attic





ATTACHMENT 4  
PLAN REVIEW COMMENTS FOR COFA-04-24-019080

Section VII. Item #2.

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

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------|
| Plan Type:        | Historic District                                                                                                                                                                                                                                                                                                                                                                                                                                           | Apply Date:   | 04/08/2024                              |
| Plan Status:      | Active                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Plan Address: | 113 Bridge Street<br>BLUFFTON, SC 29910 |
| Case Manager:     | Glen Umberger                                                                                                                                                                                                                                                                                                                                                                                                                                               | Plan PIN #:   | R610 039 00A 0192 0000                  |
| Plan Description: | <p>The Tison-Derst Cottage is a contributing structure and is one of several structures located at 113 Bridge Street. The Owner is allowing this application on behalf of prospective owners Chris and Christine Murphy.</p> <p>The application is a request to relocate the Tison-Derst Cottage approximately 339'-0" to the North and 13'-6" to the East. The cottage stays on 113 Bride Street and would maintain the same orientation to the river.</p> |               |                                         |

Staff Review (HD)

Submission #: 1      Recieved: 04/08/2024      Completed: 04/30/2024

| Reviewing Dept.                        | Complete Date | Reviewer         | Status       |
|----------------------------------------|---------------|------------------|--------------|
| Beaufort Jasper Water and Sewer Review | 05/01/2024    | Matthew Michaels | Not Required |
| Watershed Management Review            | 04/29/2024    | Samantha Crotty  | Not Required |

Comments:  
Comments will be provided at time of Stormwater Permit submittal/Building Permit submittal.

|                                    |            |               |                          |
|------------------------------------|------------|---------------|--------------------------|
| Growth Management Dept Review (HD) | 05/01/2024 | Glen Umberger | Approved with Conditions |
|------------------------------------|------------|---------------|--------------------------|

Comments:



1. The proposal to relocate the Contributing Resource to the northern end of the lot will require two (2) separate Certificates of Appropriateness-HD to be approved by the HPC: one COFA-HD to relocate the structure and one COFA-HD to relocate the structure in its new location (Applications Manual). Approval of the second COFA-HD will require a variance from the BZ to comply with zoning requirements set forth in Article 5 of the UDO and the BZA will need to determine if there is a hardship before the Contributing Resource can be moved. Furthermore, if the Contributing Resource is relocated and then reclassified as a "carriage house," there will be no principal structure on the lot, which does not conform to zoning requirements.
2. If there is no hardship, the Contributing Resource cannot be moved to the proposed location on the current lot; it would need to be moved to another location that is in compliance with the UDO.
3. Proposed rehabilitation work will need to comply with the Secretary of Interior's Standards for Treatment of Historic Properties (Rehabilitation) and Guidelines for Rehabilitating Historic Buildings (UDO 3.18.3.). The current proposal seeks to relocate the Contributing Resource which will destroy the historic relationship between the Resource and the historic landscape features, including the relationship between the Resource and the May River.
4. Provide additional information on the location of the materials which are proposed to be replaced with new material on the Contributing Resource after proposed partial demolition and relocation and during rehabilitation. While there may be minor areas where unexpected changes may need to be made once the permit has been approved, the majority of the areas should be identified prior to the approval of a Certificate of Appropriateness to ensure it is in compliance with the criteria found in Section 3.18 of the UDO (UDO 3.18.3.A.7.).
5. Provide additional information as to how the historic integrity of the Resource shall be maintained, which shall be to the greatest extent possible, including, but not limited to, details on the new foundation which shall match the original foundation in height, design, and materials (UDO 3.18.3.A.9.).
6. The proposed rehabilitation is not consistent with the principles set forth in the Old Town Master Plan, specifically that "the historic structures scattered throughout [the District] should be protected and enhanced." In this instance, the proposed relocation does not protect, nor will it enhance the structure as relocation will cause the loss of historic integrity (UDO 3.18.3.B.).
7. Since the relocation of any Contributing Resource is detrimental to the integrity of the Old Town Bluffton Historic District, and in this instance, the Bluffton Historic District (listed in the National Register of Historic Places) as significance of the resource is embodied in location, context, and setting, and the relocation of the Resource may destroy the relationship between the Resource and its surroundings and may create a false sense of historic development, relocation of a Contributing Resource shall not be permitted except in extraordinary circumstances. Accordingly, please provide additional information as to which extraordinary circumstances exist which require relocation of the Contributing Resource (UDO 3.18.4.B. and UDO 3.18.4.B.1.a.).
8. Provide additional information on alternatives to relocation that were explored and why they are not feasible (UDO 3.18.4.B.1.c).
9. Provide additional information through a report prepared by a State of South Carolina registered professional structural engineer with demonstrated experience in historic preservation that the structure can be relocated without irreparable harm, supported by findings (UDO 3.18.4.B.1.e.).
10. Provide additional information as to the method of the proposed relocation to ensure that it is relocated without irreparable harm (UDO 3.18.4.B.1.e).
11. In the Riverfront Edge zoning district, only two carriages houses may be built per one primary structure and the carriage houses must be placed between the primary structure and the street (oriented towards the River). Since there are currently two accessory structures on the lot, one must be demolished before the Contributing Resource could be relocated and potentially reclassified as a "carriage house" (UDO 5.15.5.E).
12. In addition, the proposed 1300 SF "rehabilitated" Contributing Resource is significantly larger than the maximum allowable footprint for a Carriage House (800 SF each) and will require a variance (UDO 5.15.8.F.).

HPRC Review

05/01/2024

Glen Umberger

Approved with Conditions

**Comments:**



The applicants have provided no arguments as to what reasonable hardship exists that would require the structure needs to be removed.

The relocation of the cottage 339'-0" away from the water is inconsistent with the spirit of the historic district in the UDO per the criteria provide under 3.18.3:

- 3.18.3.A Consistency with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;  
 The Secretary of the Interior's Standards for Rehabilitation recommends "Retaining the historic relationship between buildings and the landscape." It identifies "Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape" as a Not Recommended action. Relocating the historic waterfront structure away from the waterfront to the street is inconsistent with the Secretary of Interior's Standards for Rehabilitation.
- 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan;  
 The Old Town Master Plan states "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced." As part of its policy recommendations and regulatory changes it calls for the town to "provide policy and guidelines the adaptive reuse of buildings that have become functionally or economically obsolete." It does not call for the relocation of such properties.
- 3.18.3.E. Preservation of the existing building's historic character and architecture;  
 The structure is a historic waterfront structure on the top edge of the bluff along the May River and is being proposed to be relocated adjacent to the street. This does not preserve the structure in its appropriate context.
- 3.18.3.F. The historic, architectural, and aesthetic features of the resource including the extent to which its alteration or removal would be detrimental to the public interest;  
 It is in the interest of the public to maintain the character of the historic waterfront as part of the National Register Historic District. Relocation of this structure away from the bluff is detrimental to this public interest.

|                           |            |             |          |
|---------------------------|------------|-------------|----------|
| Transportation Department | 04/09/2024 | Megan James | Approved |
| Review - HD               |            |             |          |
| <b>Comments:</b>          |            |             |          |
| No comments               |            |             |          |





## MEMORANDUM

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TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from March 16, 2024 to May 15, 2024

DATE: June 1, 2024

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**SUMMARY:** Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

| Address                 | Description of Application              | Staff          | Status   |
|-------------------------|-----------------------------------------|----------------|----------|
| 2 Pope Lane             | Reroof to match existing roof           | Katie Peterson | Approved |
| 70 Boundary Street      | 8x8 service yard addition               | Glen Umberger  | Applied  |
| 41 Bridge Street        | Garden fence on side of the property    | Katie Peterson | Approved |
| 15 Captains Cove        | Three 10x12 shade structures            | Katie Peterson | Approved |
| 5 Shell Rake Street     | Solar Panels                            | Katie Peterson | Approved |
| 1 Promenade Street #203 | Hanging sign – Mortgage Equity Partners | Katie Peterson | Approved |
| 11 Garfields Way        | 6-foot privacy fence                    | Katie Peterson | Approved |
| 4 Garfields Way         | Addition to existing fence              | Katie Peterson | Approved |
| 209 Goethe Rd Unit 1    | Hanging Sign- Mertius Signature Homes   | Katie Peterson | HOLD     |
| 20 Calhoun Street       | Mounted Sign – Lyndi Leary Art Studio   | Katie Peterson | HOLD     |