Historic Preservation Commission Meeting

Wednesday, June 03, 2026 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. May 6, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Certificate of Appropriateness (95 Green Street):** A request by Glenda Mikulak Roberts, Applicant and Owner, for review of a Certificate of Appropriateness-HD to construct a new 1.5-story house of approximately 2,342 SF at 95 Green Street in OId Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-08-24-019275)(Staff-Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)
2. Discussion regarding proposed amendments to non-contributing structures in Old Town Bluffton Historic District. No attachments. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 1, 2026

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

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

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

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

Historic Preservation Commission Meeting

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

May 06, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Joe DePauw
Vice Chair Carletha Frazier
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Lisa Sulka
Commissioner Michael Sutcliffe

ABSENT
Commissioner Debbie Wunder

III. ADOPTION OF MINUTES

1. March 4, 2026 Minutes

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

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

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. **Certificate of Appropriateness (204 Bluffton Road):** A request by Thomas Michaels, Jr. (SM7 Design, LLC), Applicant, on behalf of 204 Bluffton Road, LLC, Owner, for approval of a Certificate of Appropriateness to allow the construction of a 3-story 3,978 SF Main Street Building at 204 Bluffton Road. The property is in the Promenade development in Old Town Historic District and zoned Neighborhood Core-Historic District (NC-HD). (COFA-12-25-020072) (Staff-Charlotte Moore)

   Staff presented. The applicant was present. The commissioners had questions regarding column spacing on the front porch, which the UDO requires to be wider than tall. The commissioners discussed window placement on the side elevations, transom window operability, door configurations on upper floors, and windowsill details. There was discussion regarding the service yard door, brick material selection, and electric meter screening.

DRAFT

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

1. Show all windows by type (i.e., label windows).

2. Show all doors by type (i.e., label doors).

3. Identify the roof configuration (mentioned to be standing seam metal at the HPC meeting).

4. Revise plan to show porch ceilings with pressure-treated wood or cementitious board.

5. Provide railing details (for porches and the staircase).

6. Identify the brick to be used for the front porch columns and ground-floor wall cladding (mentioned to be Savannah Grey at the HPC meeting).

7. If electric meters must be relocated, they must be screened with landscaping or another screening method as determined by the HPRC.

8. Provide proof of a Right-of-Way encroachment permit for South Carolina Department of Transportation for any work within Bluffton Road right-of-way.

9. The columns and posts must be redesigned and reviewed by the Historic Preservation Review Committee (HPRC) for approval.

and the following were determined to be appropriate:

1.The use of powder-coated aluminum for the porch railings, balusters and handrails.

2. The use of Glastra material for windows and doors.

3. The placement of windows on the right and left elevations.

Seconded by Commissioner Hess.

Chairman DePauw made a motion to amend the motion to include the following conditions:

1. For all porch doors with a panel door, install door hardware to give the appearance of an operable door.

2. Provide sills for all window casings.

and include that the following is determined to be appropriate:

1. The use of fixed transom windows on the right and left elevations.

Seconded by Commissioner Sulka.
Voting Yea to amend the motion: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

Voting Yea to the amended motion: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

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

VIII. ADJOURNMENT

Commissioner Hess made a motion to adjourn.

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

All were in favor and the motion passed. The meeting adjourned at 6:46pm.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	June 3, 2026
PROJECT:	COFA-08-24-019275 95 Green Street – New Construction of Single-family House
APPLICANT:	Glenda Mikulak Roberts
PROPERTY OWNER:	Glenda Mukulak Roberts
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant and Property Owner, Glenda Mikulak Roberts, requests that the Historic Preservation Commission (HPC) approve the following application:

> A Certificate of Appropriateness to construct a 1.5-story single-family residence of approximately 2,342 SF at 95 Green Street in Old Town Bluffton Historic District, and within the Neighborhood General-HD (NG-HD) zoning district.

INTRODUCTION: The house will be located at 95 Green Street, an unpaved road without sidewalks, on a 0.33-acre double-frontage lot that includes an existing carriage house that was constructed about 2014. The house will front Green Street and the rear yard will be adjacent to Hickory Trace, also an unpaved road. A 36-inch live oak tree is located in the middle of the lot and will be preserved.

The existing 1.5-story carriage house features a side-gable 5-V metal roof, inset balcony, 2/2 window configurations, square wood columns with bases and capitals, fiber cementitious horizontal lap siding with board and batten siding underneath the gables, and operable wood shutters (Attachment 10).

The proposed main structure has characteristics of a Vernacular House Building Type with a roof ridge that is parallel to the front façade, includes side-facing gables, and a full-façade front porch. However, the footprint is larger than is permitted by the Unified Development Ordinance (1,800SF maximum vs. 1,912SF proposed) and the massing is inconsistent with this building type, particularly the middle block that extends above the Green Street-facing block. As the structure is not characteristic of other building types permitted in the NG-HD District, it is reviewed as an Additional Building Type in accordance with UDO Sec. 5.15.5.C.

The main structure has similar characteristics to the carriage house with some variations. The structure will be located on a raised concrete slab with tabby stucco coating. The front

porch and rear stoop will be located on CMU piers with unspecified brick veneer that will be inset with pressure-treated wood horizontal boards. Wall cladding, including the gables, will be Hardie board and batten (12" o.c.). A full-façade front porch on the Green Street elevation features square wood columns with bases and capitals and a wood balustrade, as does the inset porch on the left elevation. All windows are 2/2 fiberglass double-hung except for shed dormer casement windows in the middle block and one in the rear elevation. Exterior doors are a combination of metal clad, mahogany wood with a ¾ glass inset, and fiberglass (which is not a permitted material).

In addition to the main structure, a swimming pool, pool deck with pavers, and living and privacy fences are proposed.

A Concept Plan was reviewed twice for this project. The Historic Preservation Review Committee dates are September 3, 2024 and February 23, 2026. A response to the more recent HPRC comments is provided in Attachment 9.

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

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

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

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

    Old Town Bluffton Historic District is a locally designated historic district. The main structure has been designed to be sympathetic to the architectural character of neighboring structures and will enhance the neighborhood by adding architectural variety provided that the conditions noted in #2 of this Section are met and determinations by HPC made. However, the massing of the middle block is of concern as it is taller than the block facing Green Street.

b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction will be in conformance with those standards if the conditions noted in #2 of this Section are met and determinations by HPC made.

c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of new buildings contributes to the district as well as helps to 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. *Findings.* Town Staff finds that if the conditions noted below are met and/or approved by the HPC, the proposed structure will be in conformance with applicable provisions provided in Article 5:

(1) Service Yard (UDO Sec. 5.15.5.F.9.): Utility meters must be screened from public view per the UDO; however, the electric utility requires that the screening enclosure not include a gate. Therefore, the gate must be removed or, alternatively, landscaping may be used to screen the meter.

(2) Chimney (UDO Sec. 5.15.6.E.8.c. and d.): The chimney is proposed to have a bishop's cap. While this is a traditional style for Old Town, a single bishop's cap applied to residential dwellings is increasingly disproportionately large. Therefore, it is recommended that at least two bishop's caps be applied to the chimney. Additionally, the spark arrestor must be concealed with the within the chimney.

(3) Building Walls (UDO Sec. 5.15.6.G.3.): Hardie board and batten is proposed for building walls, including underneath the gable. The carriage house has board and batten cladding but horizontal lap siding underneath the gables. For consistency, it is recommended that this pattern also be applied to the main structure. If a metal roof is proposed, this would also break up the verticality of the structure (Note: shingle material is mentioned in the application and the plan set, but a metal roof is shown).

(4) Brick (UDO Sec. 5.15.6.G.3.h.): UDO states that for the use of brick, "[w]herever possible, green building materials…including recycled content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally produced stone or brick" should be used.

Information regarding the proposed brick has not been provided for the piers. In the recent past, Savannah Grey or similar tumbled brownish-grey brick has been approved by the HPC. It is recommended that a sample brick or cut sheet be provided for Historic Preservation Review Committee approval.

(5) Doors (UDO Sec. 5.15.5.6.I.2.b.): The door on the rear elevation is proposed to be fiberglass. The UDO permits only wood, metal or metal-clad.

(6) Windows (UDO Sec. 5.15.6.I.3.b.): For the main house, fixed windows are proposed on the Right and Rear elevations, which is not a permitted configuration. These windows must be changed to a casement operation unless otherwise approved by HPC.

(7) Roof (UDO Sec. 5.15.6.J.): The UDO permits both metal (galvanized, copper, aluminum, zinc-alum) and shingles (metal, dimensional asphalt, slate and composite slate) roofs. The project analysis sheet and the flashing details sheet suggest that asphalt shingles will be used; however, the drawings show a metal roof. The correct roof must be shown and include the specific material and configuration per UDO Sec. 5.15.6.J.).

(8) Trim: Certain trim pieces on the Front Door Elevation and Sill details (Sheet A6.1) show "hardie plan or azek." Azek is not a UDO permitted material. The inclusion of this material may be an error based on the Applicant's response to HPRC comments (Attachment 9).

(9) Shutters (UDO Sec. 5.15.6.M.): Shutters are not a requirement, but they are provided on the carriage house. While the structure includes adequate fenestration, there are portions of wall area that lack visual interest and/or spacing between windows is wide (such as the front porch). Therefore, it is recommended that shutters be provided that are consistent with UDO Sec. 5.15.6.M.

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**
   Finding. The mass and scale of the main structure is appropriate for its location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties. However, the mass and scale of the Carriage House appears disproportionately larger than the main house.

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

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

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

Conditions:

1. Remove the gate for the utility meter screening fence or, alternatively, provide landscaping to screen the meter.
2. Provide two bishop's caps for the chimney cap and conceal the spark arrestor within the chimney.
3. Provide horizontal lap siding underneath the gables to match the cladding of the carriage house.
4. Provide the source and type of brick proposed to be used for review and approval by the HPRC.
5. Provide a rear elevation door that is wood, metal or metal-clad.
6. Change fixed windows to casement windows (or other window configuration that may be approved by HPC).
7. Consistent with UDO Sec. 5.15.6.J., provide the exact roof material and configuration.
8. Remove references to Azek material (unless otherwise approved by the HPC as an alternate material).
9. Provide shutters that are consistent with UDO Sec. 5.15.6.M.

Determination:

A determination from the HPC is needed regarding the appropriateness of the following:

1. The massing of the middle block of the structure, as it is taller than the Green Street front elevation block.

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

1. Approve the application as submitted by the Applicant;

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

ATTACHMENTS:

1. Application
2. Location & Zoning Map
3. Photos
4. Survey
5. Site Plan
6. Narrative
7. Architectural Plans
8. Landscape Plan
9. Response to HPRC Comments
10. Carriage House Plans (2013)

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

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

Applicant	Property Owner
Name: Glenda Mikulak Roberts	Name: Glenda Mikulak Roberts
Phone: 703-969-5558	Phone: 703-969-5558
Mailing Address:	Mailing Address: 95 Green Street Bluffton Sc 29910
E-mail: glenda2222@comcast.net	E-mail: glenda2222@comcast.net
Town Business License # (if applicable):	

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

Project Name: Mikulak- Roberts	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Address: 95 Green Street	Application for:		
Zoning District: NG-HD	☑ New Construction		
Acreage: .334	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610-039-00A-0347-0000	☐ Relocation		

Project Description: The owners would like to build a home on this site. The garage/bonus was built previously in 2015

Minimum Requirements for Submittal

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

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

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

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

Property Owner Signature: Glenda Mikulak Roberts Date: 5/5/26

Applicant Signature: Glenda Mikulak Roberts Date: 5/5/26

For Office Use

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

ATTACHMENT 1

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

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

1. DESIGN REVIEW PHASE			**CONCEPTUAL REVIEW** ☐	**FINAL REVIEW** ☑
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5):				
Building Setbacks	Front: 15'	Rear: 10'	Rt. Side: 10'	Lt. Side: 10'

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main		2342
Ancillary	existing garage	720	0
Ancillary	existing living above garage	517.8	0

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	(ex. 720 sf) new 1912 sf heated
Impervious Drive, Walks & Paths	2289
Open/Covered Patios	430 sf (unheated)
A. TOTAL IMPERVIOUS COVERAGE	5351
B. TOTAL SF OF LOT	14549.04
% COVERAGE OF LOT (A/B= %)	36.8%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	Slab	Columns	wood box columns
Walls	stud wall/horz. hardie plank	Windows	fiberglass clad
Roof	fiberglass shingles	Doors	wood front door/mtl clad
Chimney	tabby stucco	Shutters	none
Trim	1 x s4s hardie plk sq edge	Skirting/Underpinning	1x6 pt/2 x 4 pt frame
Water table	2 x /1 x profile	Cornice, Soffit, Frieze	hardie plank/beaded soffit
Corner board	none	Gutters	n/a
Railings	2 x pt railing	Garage Doors	na/
Balusters	pt 1.5 x 1.5 sq	Green/Recycled Materials	n/a
Handrails	2 x pt railing		

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

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

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

ATTACHMENT 1

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

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

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

Glenda Mikulak Roberts — Signature of Property Owner or Authorized Agent — Date: 5/5/26

Glenda Mikulak Roberts — Printed Name of Property Owner or Authorized Agent

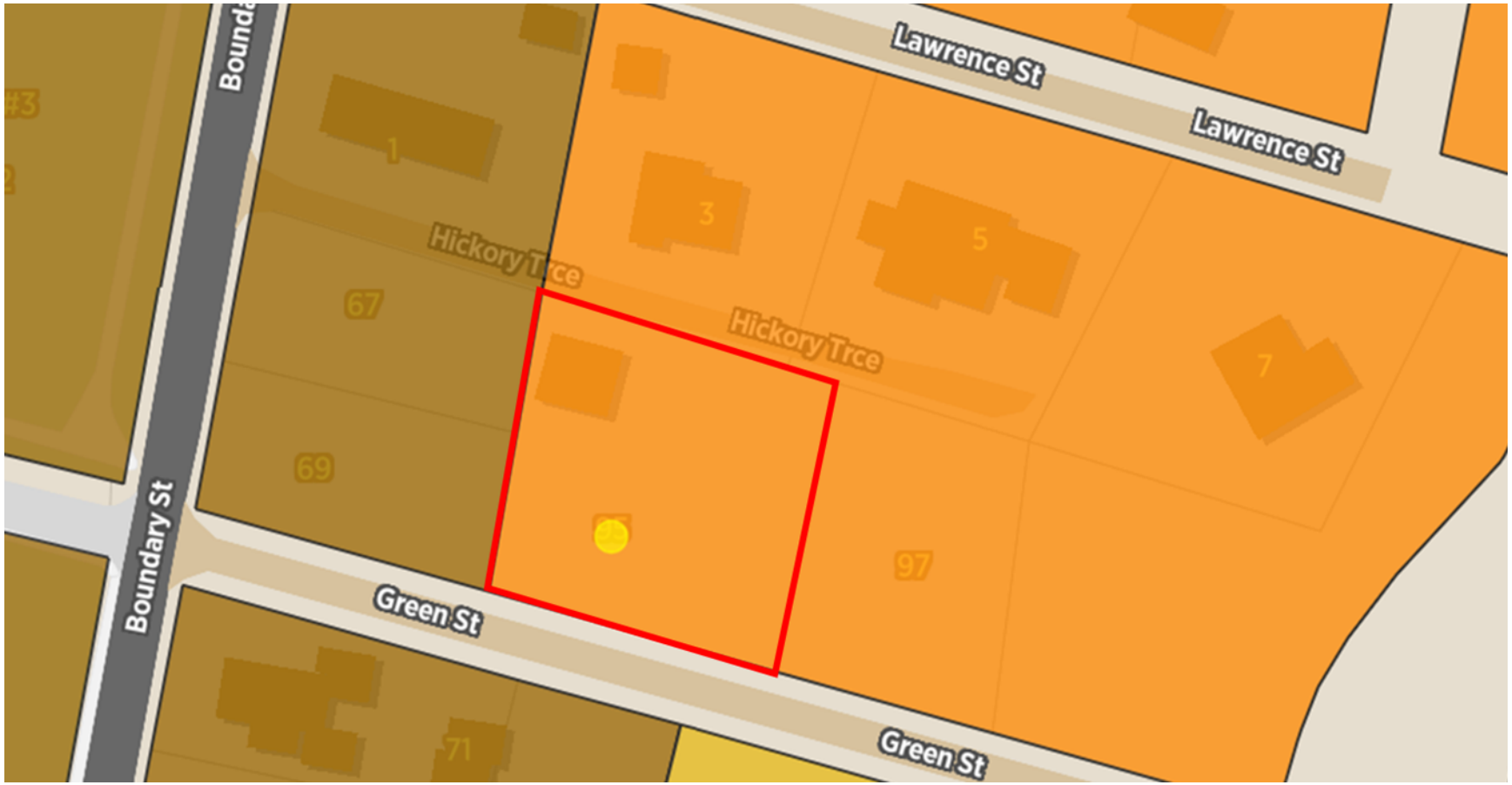
Glenda Mikulak Roberts — Signature of Applicant — Date: 5/5/26

Glenda Mikulak Roberts — Printed Name of Applicant

LOCATION & ZONING MAP

95 Green Street

Neighborhood General-HD District



LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT

INITIALS

OWNERS _____ BUILDER_____

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A | B D
® Professional Member of American Institute of Building Design

23 Plantation Park Drive
Bldg 100 -Suite 103
Bluffton SC 29910
Ph. 843.815.9575
Certified Professional Building Designer
Certified Green Professional

LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL-SUBMITTAL

DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:

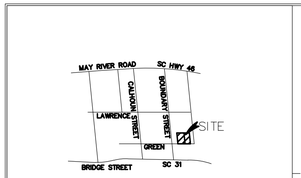
06.04.2024
08.05.2024
12.09.2025
05.06.2026

DESIGNED BY
Designer

DRAWN BY
Author

PROJECT
24-033

SHEET
A0.6



VICINITY MAP
N.T.S.

PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4

20' UTILITY EASEMENT (AS PER REFERENCE PLAT #1)

ROCK ROAD — CENTERLINE

HICKORY TRACE
15' UTILITY & ACCESS EASEMENT (AS PER REFERENCE PLAT #2)

10' BUILDING SETBACK LINE (AS PER REFERENCE PLAT #1)

I.O. 1/2" REBAR

9.51'
14.21'
101.36'
S 73°01'40" E — 120.00' (TOTAL)
4.43'
S 73°01'40" E — 88.23' (TOTAL)

T.B.M. NAIL SET IN 32" HICKORY
ELEVATION = 27.00'
NGVD 1929

H 32 | LO 38 | LO 35 | MAG 30 | LA 40 | PLM 10 | PLM 12 | LO 41 | LO 42

10' B.S.L. | 30' B.S.L. | 15' B.S.L. | 5' LINE

14.52'
10.06'
5.86'
30.00'
15.27'
3.01'

SEE SEPTIC TANK DRAWING FOR DRAIN FIELD & TANK LOCATION

GRAVEL DRIVE

WATER SPIGOT (2)

TOP OF BERM | TOE OF BERM

S 11°13'20" W — 121.63'

LOT 1 | LOT 3

PROPOSED DRIVEWAY LOT 2A

0.334 Acres
ADDRESS: GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0347-0000

LOT 2
0.245 Acres
ADDRESS: #95 GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0061-0000

BRICK PAVERS BY LOT 2 PROJECTS INTO LOT 3 BY 0.8'

BRICK PAVERS

N 11°13'20" E — 126.63'
75.41'
104.12' (N.T.S.)
120.00'
88.23'
208.23' — N 73°01'40" W (TOTAL)

BOUNDARY STREET

GREEN STREET — 30' R/W

EARTHEN ROAD — CENTERLINE

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0001A, COMMUNITY NO. 450251, MAP DATED 9/29/86, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

23.5	SPOT ELEVATION
	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
I.O.	IRON PIN, OLD (FOUND)
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
H	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PLM	PALM

REFERENCE PLAT:

1) SUBDIVISION PLAT OF LOTS 2, GREEN STREET, A PORTION OF THE FORMER SARA SULLIVAN ARMSTRONG PROPERTY, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/18/2010, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 131, PG. 120, 11/02/2010.

2) A BOUNDARY DIVISION AND TREE & TOPOGRAPHIC SURVEY OF A 1.17 ACRE PARCEL, AT THE INTERSECTION OF GREEN STREET & BOUNDARY STREET, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: OCTOBER 22, 1998; REVISED: 4/15/99, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 71, PG. 193, 10/19/1999.

PREPARED FOR: GLENDA MIKULAK

SOUTH CAROLINA — SURVEYING CONSULTANTS, INC. No.C00835 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED LAND SURVEYOR 11059 — TERRY G. HATCHELL

GRAPHIC SCALE
0 10 20 30

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOTS 2 & 2A, GREEN STREET

A PORTION OF
THE FORMER
SARA SULLIVAN ARMSTRONG PROPERTY
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' **DATE:** 10/18/2012 **JOB NO:** SC940199H.3

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
CHECK: JC/TS
CAD: BRW

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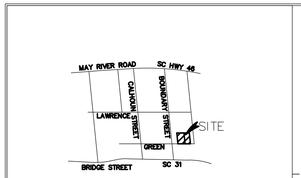

VICINITY MAP
N.T.S.

PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4

(AS PER REFERENCE PLAT #1) 20' UTILITY EASEMENT

ROCK ROAD — CENTERLINE

HICKORY TRACE
15' UTILITY & ACCESS EASEMENT (AS PER REFERENCE PLAT #2)

10' BUILDING SETBACK LINE (AS PER REFERENCE PLAT #1)

I.O. 1/2" REBAR

S 73°01'40" E — 220.00' (TOTAL)

S 73°01'40" E — 88.23' (TOTAL)

T.B.M. NAIL SET IN 32" HICKORY
ELEVATION = 27.00'
NGVD 1929

EXISTING CARRIAGE HOUSE

SEE SEPTIC PLAN FOR LOCATION OF TANK AND DRAIN FIELD

15' x 35' POOL

RAMP

TC 24.25

TC 24.00

FG 24.00

Dumpster Location

Material Staging

HOUSE
26'-00" AMSL

WATER SPIGOT (2)

GRAVEL DRIVE

10' B.S.L.

15' B.S.L.

5' LINE

TOE OF BERM

LOT 1

LOT 3

S 11°32'20" W — 121.63'

N 11°32'20" E — 121.63'

LOT 2
0.245 Acres
ADDRESS: #60 GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0061-0000

LOT 2A
0.334 Acres
ADDRESS: GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0347-0000

BRICK PAVERS BY LOT 2 PROJECTS INTO LOT 3 BY 0.8'

BRICK PAVERS

208.23' — N 73°01'40" W (TOTAL)

88.23'

EARTHEN ROAD — CENTERLINE

GREEN STREET – 30' R/W

REVISIONS-
10.15.2024
12.09.2025
05.06.2026

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LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

9.5	SPOT ELEVATION
9	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
I.O.	IRON PIN, OLD (FOUND)
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
H	HICKORY
LA	LAUREL OAK
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2) A BOUNDARY DIVISION AND TREE & TOPOGRAPHIC SURVEY OF A 1.17 ACRE PARCEL, AT THE INTERSECTION OF GREEN STREET & BOUNDARY STREET, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: OCTOBER 22, 1998; REVISED: 4/15/99, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 71, PG. 193, 10/19/1999.

Site Calculations	
TOTAL LOT AREA	14,549.04 S.F.
TOTAL IMPERVIOUS AREA ON LOT	5351 S.F.
TOTAL IMPERVIOUS AS A % LOT AREA	36.7%
TOTAL BUILDABLE AREA WITHIN SETBACKS	9109.57 S.F.
TOTAL IMPERVIOUS AREA IN BUILDABLE AREA	5351 S.F.
TOTAL IMPERVIOUS AREA IN BUILDABLE AREA AS % OF BUILDABLE AREA	58.7%

DRIVEWAY GRAVEL EXISTING-	501 SF
PROPOSED DRIVEWAY GRAVEL LANDING AND POOL	1788 SF

PREPARED FOR: GLENDA MIKULAK

Building Calculations	
FIRST FLOOR HEATED	1912 S.F.
BONUS ROOM HEATED	34 S.F.
TOTAL CONDITIONED SPACE	1946 S.F.
ATTIC FLOOR	516 S.F.
GARAGE existing	720.S.F.
Guest cottage existing	517.8 S.F.
Guest cottage covered porch existing	58 S.F.
COVERED AREA, SCREEN PORCH	430 S.F.
SERVICE YARDS	51 S.F.

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C000835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE
0 10 20 30

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOTS 2 & 2A, GREEN STREET

A PORTION OF

THE FORMER
SARA SULLIVAN ARMSTRONG PROPERTY

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' **DATE:** 10/18/2012 **JOB NO:** SC940199H.3

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775

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LOW TIDE
DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

May 5, 2026

Town of Bluffton
Historic District (HD)Application
RE: Mikulak Residence
95 Green Street

Town of Bluffton-
On behalf of the Owner Glenda Mikulak, we would like to submit final plans for the new residence located at 95 Green Street.

This residence is proposed to be located on a small house lot. The carriage house has already been built. This took place back in 2015.

The material used for the project will conform to the UDO, a tabby foundation for the house which will sit on a slab, the porches will sit on brick piers, and the floors will be pressure treated decking.
The first floor is 1912 heated square feet with 34 sq ft heated at the top of the stairs and 516 unheated in the attic. This totals to 2462 sq. ft.

Note that we are designing the house around the 36" live oak that is located to the west of the proposed project entrance.

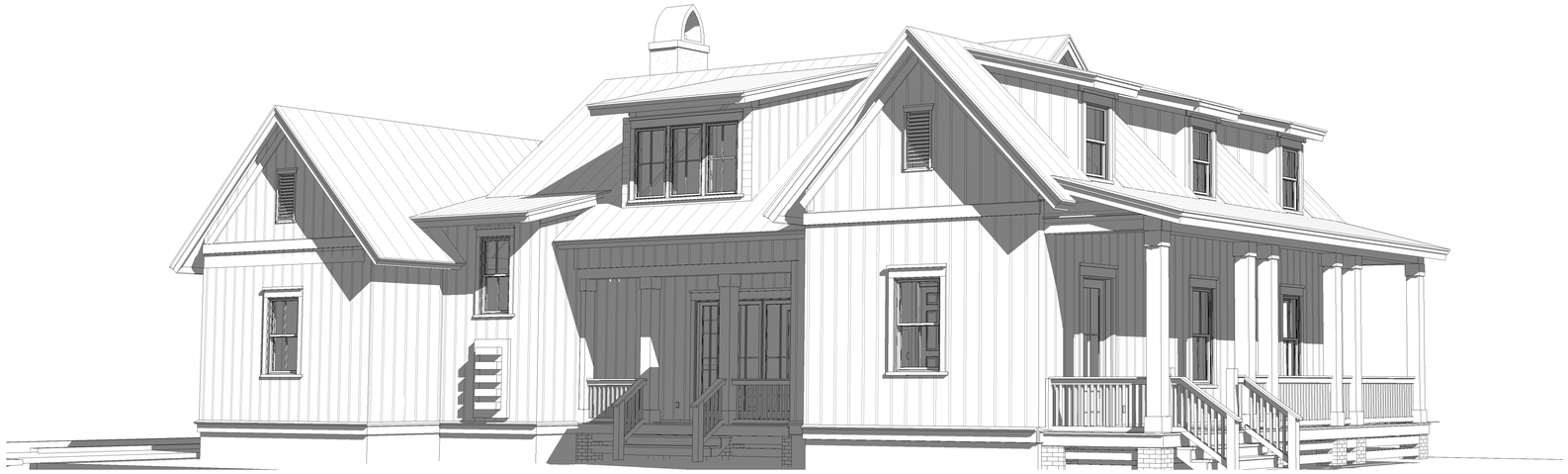
If you have any questions, please do not hesitate to contact me 843-815-9575.

Sincerely,

Sam Liberti, FAIBD, CGP, HERS

AIBD
23 PLANTATION PARK DRIVE • BLDG 100 SUITE 103 • BLUFFTON, SC • 29910
(OFFICE) 843.815.9575

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT



1 3D FRONT VIEW 1-COVER

GENERAL NOTES

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION MANAGEMENT OR OBSERVATION ON THIS PROJECT.

- NOTES TO GENERAL CONTRACTORS:
THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICE AGREEMENT BETWEEN THE OWNER AND LOW TIDE DESIGNS. THEY ARE TO BE USED IN CONJUNCTION WITH STRUCTURAL AND OTHER ENGINEERING REQUIREMENTS FOR A BUILDING PERMIT.
- THESE DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS THAT ARE REQUIRE BY CODE. CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION AND TIE DOWN REQUIREMENTS
- SEPARATE MECHANICAL AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH WOULD INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE RESIDENTIAL DESIGNERS BASIC LAYOUT AND SELECTIONS
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE ADDITIONAL SITE PREP PLANNING, AND DRAINAGE.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/OWNERS REPRESENTATIVE OR BUILDER..
- BY APPLYING FOR A BUILDING PERMIT AND /OF CONSTRUCTING THE PROJECT REPRESENTED HER IN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE RESIDENTIAL DESIGNER TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER OR CLAIMS OF EXPENSE FOR ANY SUCH ITEMS TO THE RESIDENTIAL DESIGNERS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE RESIDENTIAL DESIGNER AND HAVE BEEN PREPARED SPECIFICALLY AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE RESIDENTIAL DESIGNER. REPRODUCTION IS STRICTLY PROHIBITED. THE RESIDENTIAL DESIGNER SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LOW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPY RIGHT.
- THIS WRITTEN NOTICE BY THE SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE RESIDENTIAL DESIGNER AT LOW TIDE DESIGNS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE RESIDENTIAL DESIGN BEFORE PROCEEDING.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPTS HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH THE ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATIONS FROM THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.

SHEET LIST

SHEET NUMBER	SHEET NAME
CS	COVER SHEET
A0.0	ORIGINAL SITE PLAN
A0.1	SITE PLAN
A0.2	DRAINAGE
A0.3	STREETSCAPE
A0.5	STORM WATER INFORMATION
LS	LANDSCAPING
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	3D EXTERIOR VIEWS
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.4	DETAILS
A4.5	FLASHING DETAILS
A5.0	WINDOW & DOOR SCHEDULE
A5.1	WINDOW DETAILS
A5.2	WINDOW DETAILS
A6.1	DOOR DETAILS
E2.1	FIRST FLOOR ELECTRICAL PLAN
E2.2	SECOND FLOOR ELECTRICAL PLAN
S0.1	STRUCTURAL

BUILDING CODE SUMMARY

NAME OF PROJECT:	GLENDA AND BILLY MIKULAK
ADDRESS:	LOT #2 AND 2A GREEN STREET BLUFFTON, SOUTH CAROLINA
PROPOSED USE:	RESIDENTIAL
OWNER/CONTACT:	GLENDA MIKULAK
CODE ENFORCEMENT JURISDICATION:	TOWN OF BLUFFTON, SC

DESIGNER OF RECORD

DESIGNER	LOW TIDE DESIGNS	BLUFFTON, SC 29910	843-815-9575
ELECTRICAL	_____	_____	_____
PLUMBING	_____	_____	_____
MECHANICAL	_____	_____	_____
STRUCTURAL	_____	_____	_____
CIVIL	_____	_____	_____
LANDSCAPER	MICHAEL BROCK RLA	PORT ROYAL SC	843.540.6407

BUILDING DATA

OCCUPANCY CLASSIFICATION	RESIDENTIAL R-3
MIXED OCCUPANCY	NO SEPARATION
CONSTRUCTION TYPE	I-A I-B II-B III-A III-B IV V-A V-B
MIXED CONSTRUCTION	NO TYPE
SPRINKLERED	NO
FIRE DISTRICT	NO
BUILDING HEIGHT 24'-2 13/16"	BUILDING STORIES 1.5

INITIALS

OWNERS _____ BUILDER_____

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A|I|B|D
® Professional Member of American Institute of Building Design

23 Plantation Park Drive
Bldg 100 -Suite 103
Bluffton SC 29910
Ph. 843.815.9575
Certified Professional Building Designer
Certified Green Professional

LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL-SUBMITTAL

DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:

06.04.2024
08.05.2024
12.09.2025
05.06.2026

DESIGNED BY
S. LIBERTI

DRAWN BY
SAL

PROJECT
24-033

SHEET
CS

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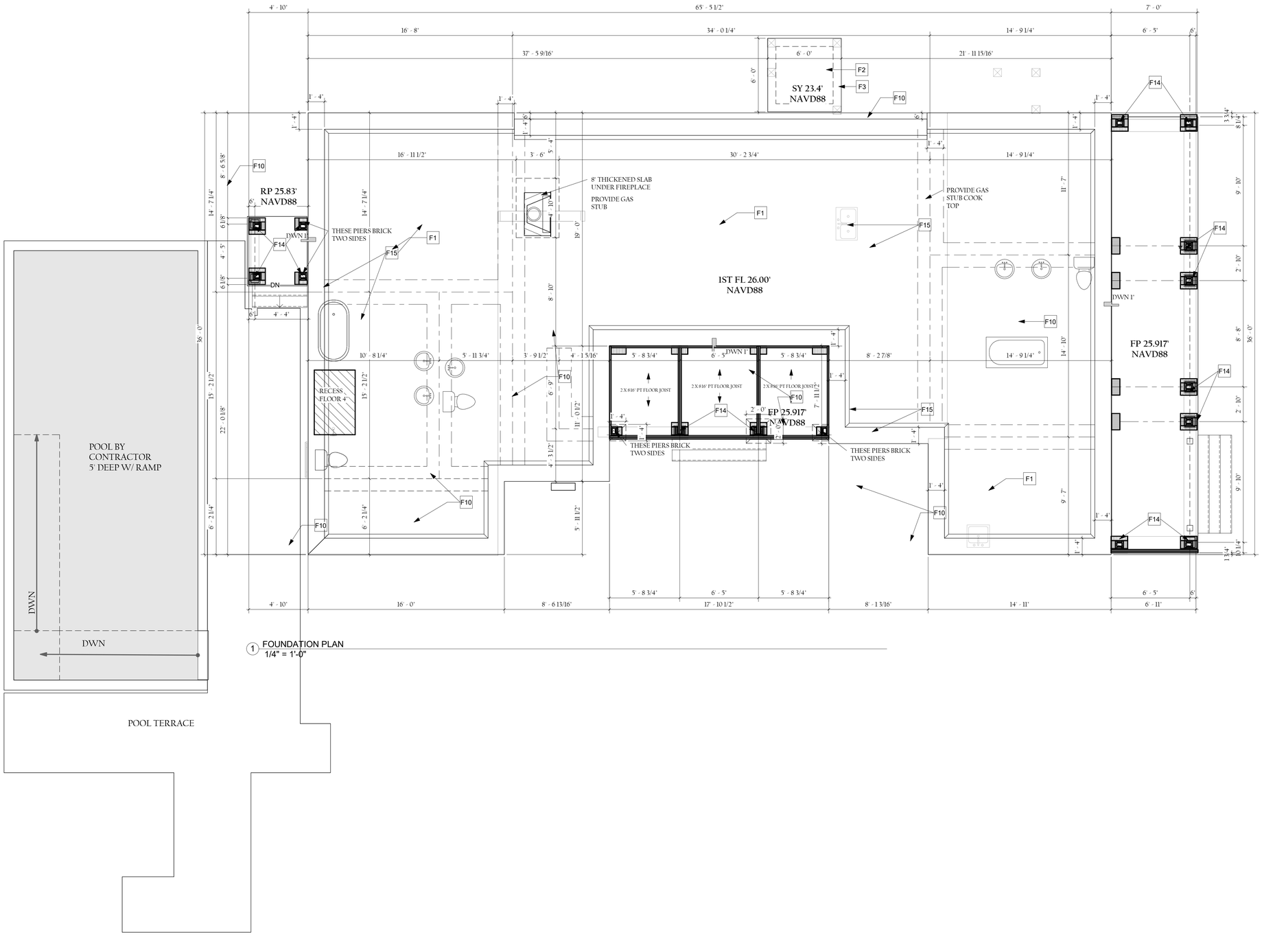


1 FOUNDATION PLAN
1/4" = 1'-0"

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT

MASTER NOTE SCHEDULE	
NOTE NUMBER	NOTE
F1	4" THICK 3,000 PSI CONCRETE SLAB REINF. W/ 6X6 #10/#10 W.W.M. ON 6 MIL POLYETHYLENE VAPOR BARRIER ON CLEAN, DRY, COMPACTED, TERMITE TREATED EARTH FILL.
F2	8" WIDE X 12" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONC. SLAB INTO FOOTING.
F3	4" THICK, 3,000 PSI CONCRETE SLAB REINF. W/ 6X6 #10/#10 W.W.M. ON CLEAN, DRY, TREATED, COMPACTED EARTH FILL.
F4	16" X 16" CMU PIER ON 3' X 3' X 18" CONCRETE FOOTING WITH (3) 5/8" REBAR EACH WAY. (2) 5/8" VERTICAL RODS. FILL PIER W/ 3000 PSI GROUT.
F5	16" X 16" CMU PIER ON 3' X 3' X 18" CONCRETE FOOTING WITH (3) 5/8" REBAR EACH WAY. (2) 5/8" VERTICAL RODS. FILL PIER W/ 3000 PSI GROUT.
F6	8" X 16" CMU WALL W/5/8" VERTICAL REBAR IN EACH CORNER @32"O.C.. FILL CMU WALL WITH CONCRETE GOUT 2500 PS FILL WITH TREATED COMPACTED SOIL. 32" WIDE X 16" DEEP CONCRETE FOOTING WITH (3) 5/8" REBAR OVERLAP 40 X DIA.
F7	DEPRESS SLAB AT SLIDING DOOR 1-3/4" TO ACCEPT DOOR SILL. SEE FLOOR PLAN FOR LOCATION OF SLIDING DOORS.
F8	PROVIDE SOLID MASONRY STUCCO TRIM, SURROUND & PILASTERS NO QUIK-R, B-BOARD SHALL BE USED ON RESIDENCE.
F9	ANY WOOD, PLYWOOD OR FIBROUS MATERIAL INSTALLED AGAINST A MASONRY SURFACE SHALL BE OF A PRESSURE TREATED NATURE. ANY MATERIAL INSTALLED BELOW FLOOD SHALL BE NON-SOLUBLE. NO EXCEPTIONS.
F10	16" WIDE X 36" +/- DEEP 3,000 PSI MONOLITHIC CONC. FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING
F11	NOT USED.
F12	16" WIDE X 20" +/- DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING.
F13	24" WIDE X 20" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING.
F14	20" WIDE X 20" DEEP, 3,000 PSI MONOLITHIC CONCRETE FOOTING W/ #5 BAR CONT. OVERLAP ENDS 40X DIA. MIN., EXTEND 6X6 #10/#10 W.W.M. FROM CONCRETE SLAB INTO FOOTING. BRICK VENEER OVER 8 X 8 X 8 CMU PIER FILLED SOLID
F15	24" WIDE X 12" DEEP, 3,000 PSI MONOLITHIC CONCRETE GRADE BEAM W/ #5 BAR CONT. OVER LAP ENDS 40X

D1	
1	

INITIALS

OWNERS _____ BUILDER_____

A|B|D
® Professional Member of American Institute of Building Design

23 Plantation Park Drive
Bldg 100 -Suite 103
Bluffton SC 29910
Ph. 843.815.9575
Certified Professional Building Designer
Certified Green Professional

LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL SUBMITTAL

DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

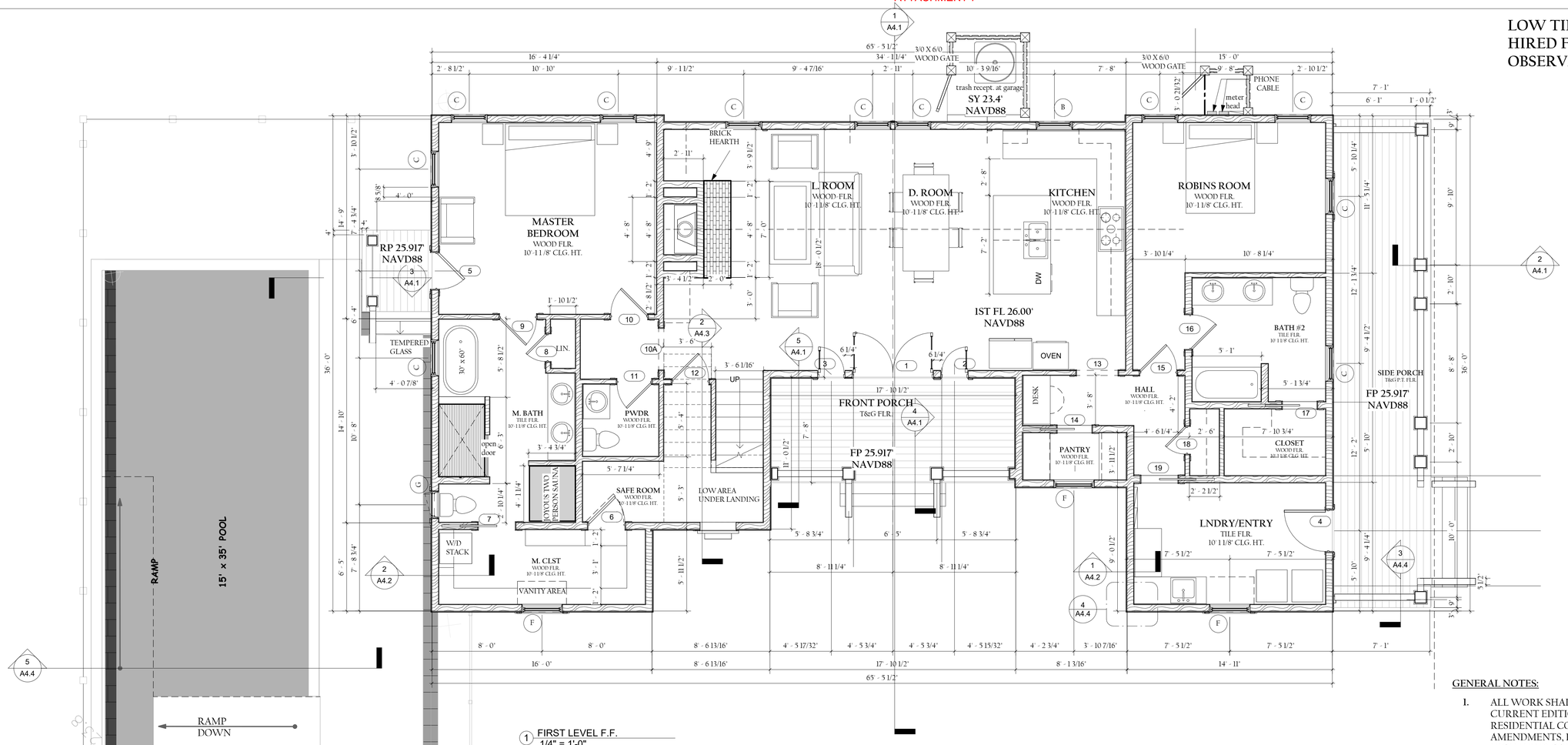
REVISION:

06.04.2024
08.05.2024
12.09.2025
05.06.2026

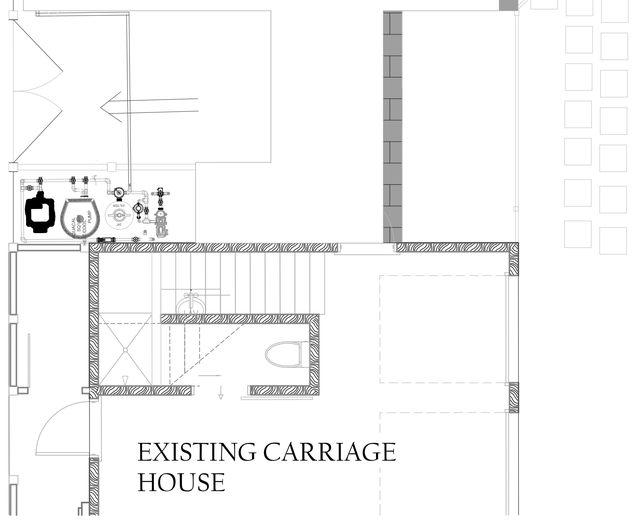
DESIGNED BY
S. LIBERTI
DRAWN BY
MAB
PROJECT
24-033
SHEET

A1.1

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT



1 FIRST LEVEL F.F.
1/4" = 1'-0"



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 20121 I.R.C. (INTERNATIONAL RESIDENTIAL CODE), WITH SOUTH CAROLINA AMENDMENTS, IECC 2009 ENERGY CODE AND ICC 600 HIGH WIND CONSTRUCTION
2. PROVIDE HURRICE CLIPS AT ALL RAFTERS AND JOISTS. AT ALL EXTERIOR DECK FLOOR JOISTS PROVIDE GALVANIZED HURRICANE CLIPS.
3. ALL PLUMBING WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD PLUMBING CODE. USE WATER EFFICIENT FIXTURES AND LOCATE HOT WATER HEATERS CLOSE TO LARGE USAGE FIXTURES TO MINIMIZE LOADING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LOCAL OR PRIVATE UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO EXISTING UTILITIES.
5. THE TOP HEAD OF EXTERIOR DOORS AND WINDOWS TO BE AT THE SAME HEIGHT ABOVE THE FINISH FLOOR U.N.O.
6. ALL EXTERIOR WALLS ARE 2x6, U.N.O.
7. ALL INTERIOR WALLS ARE 2x4, EXCEPT WHERE NOTED.
8. ANY MATERIAL IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
9. ALL MATERIAL BELOW FLOOD SHALL BE NON-SOLUBLE MATERIAL.
10. CONTRACTOR AND SUBS SHALL REVIEW PLANS PRIOR TO CONSTRUCTION. CONTACT DESIGNER IF QUESTIONS ARISE BEFORE BUILDING.
11. PROVIDE INSULATION BEHIND ALL TUBS. INSTALL WITH NO VOIDS.
12. 5/8" TYP 'WR & X' AT CLG OF GARAGE

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Certified Professional Building Designer
Certified Green Professional

LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL-SUBMITTAL

DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:

06.04.2024
08.05.2024
12.09.2025
05.06.2026

DESIGNED BY
S. LIBERTI

DRAWN BY
MAB

PROJECT
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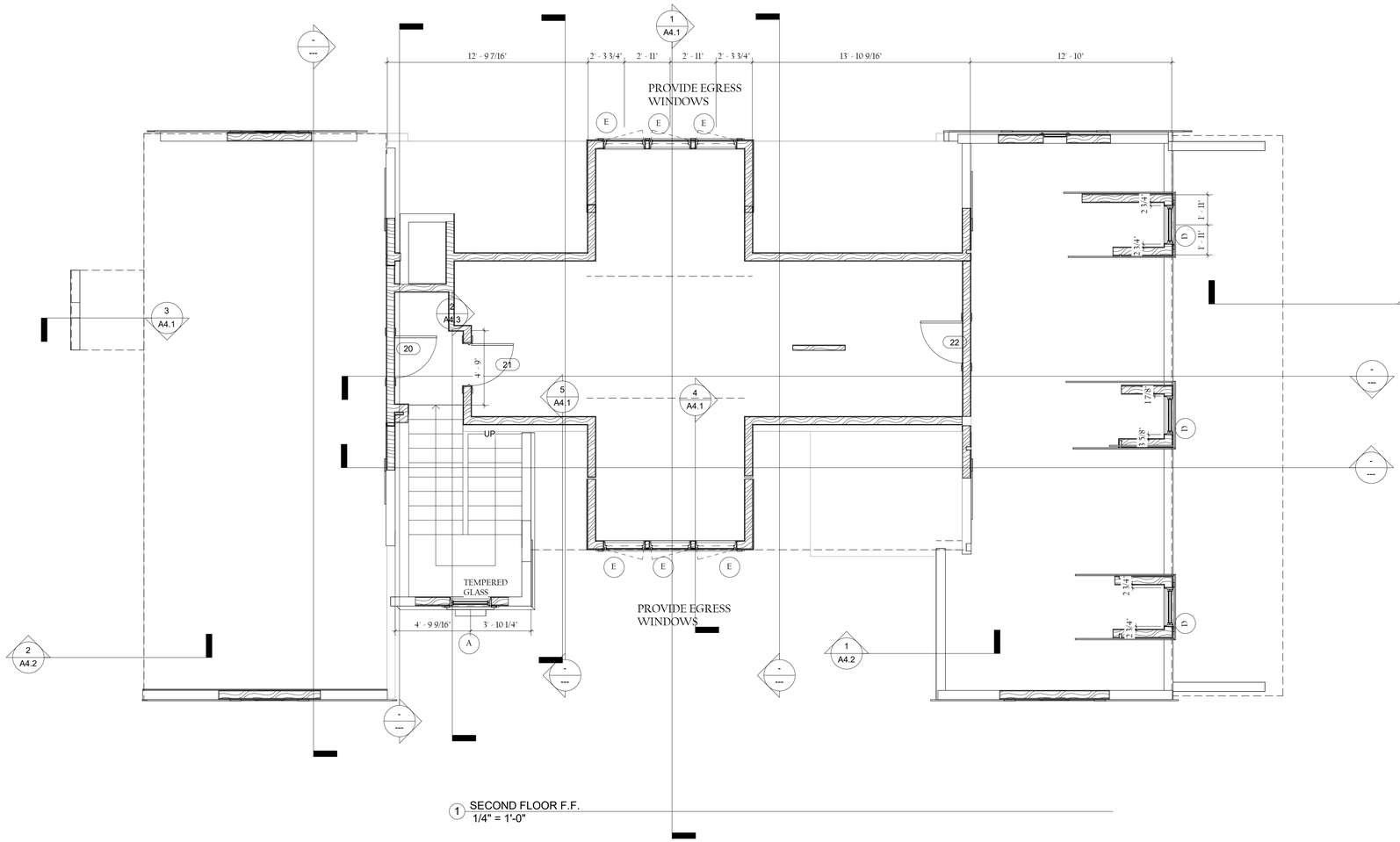

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GENERAL NOTES:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2018 INTERNATIONAL RESIDENTIAL CODE), WITH SOUTH CAROLINA AMENDMENTS, IECC 2009 ENERGY CODE AND ICC 600 HIGH WIND CONSTRUCTION
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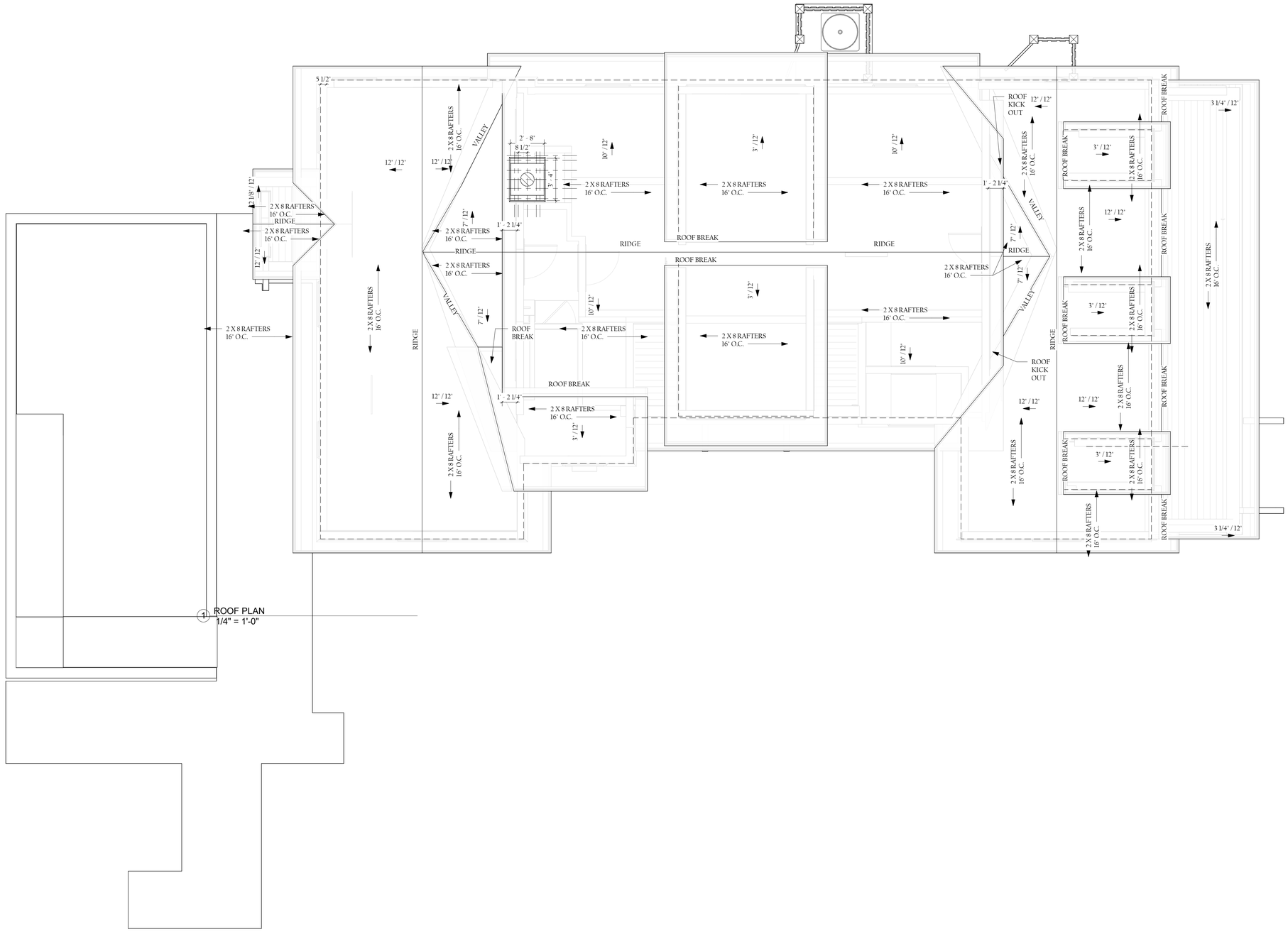
NOTE:
ALL RIDGES ARE TO BE CONTINUOUS MEMBERS WHERE POSSIBLE USING AVAILABLE STANDARD LUMBER SIZES



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

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

2 REAR ELEVATION
1/4" = 1'-0"

LOW TIDE DESIGNS HAS NOT BEEN HIRED FOR CONSTRUCTION OR OBSERVATION MANAGEMENT

FLASHING NOTES:

1. PROVIDE ISOLATION MATERIAL BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC REACTION.
2. PROVIDE PREFINISHED CONCEALED METAL FLASHING AT ALL WINDOWS AND DOORS.
3. PROVIDE PREFINISHED OR CONCEALED METAL FLASHING AT ROOF TO WALL APPLICATIONS. IF WALL IS RUNNING AT AN ANGLE, PROVIDE STEP FLASHING. INSTALL PER BUILDING CODE.

LEGEND

ROOF	FIBERGLASS ARCHITECTURAL SHINGLES
ROOF	5V METAL ROOF
WALL	HARDIE HORIZONTAL PLANK SIDING
WALL	TABBY STUCCO

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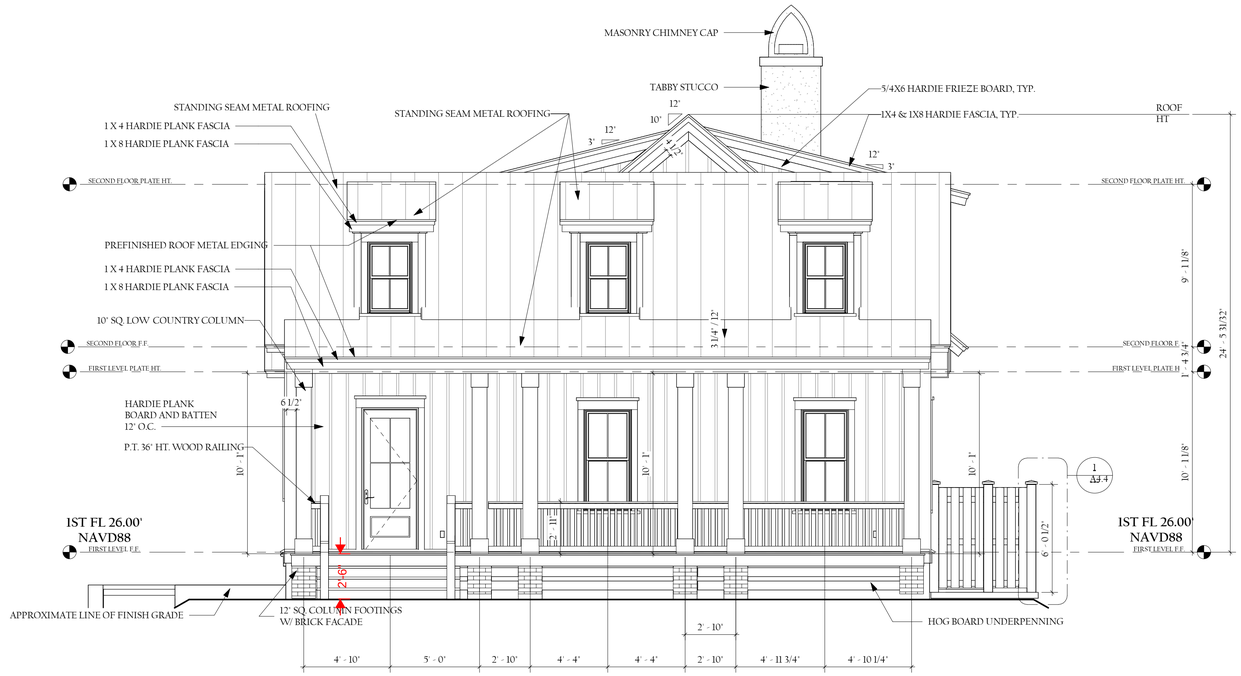
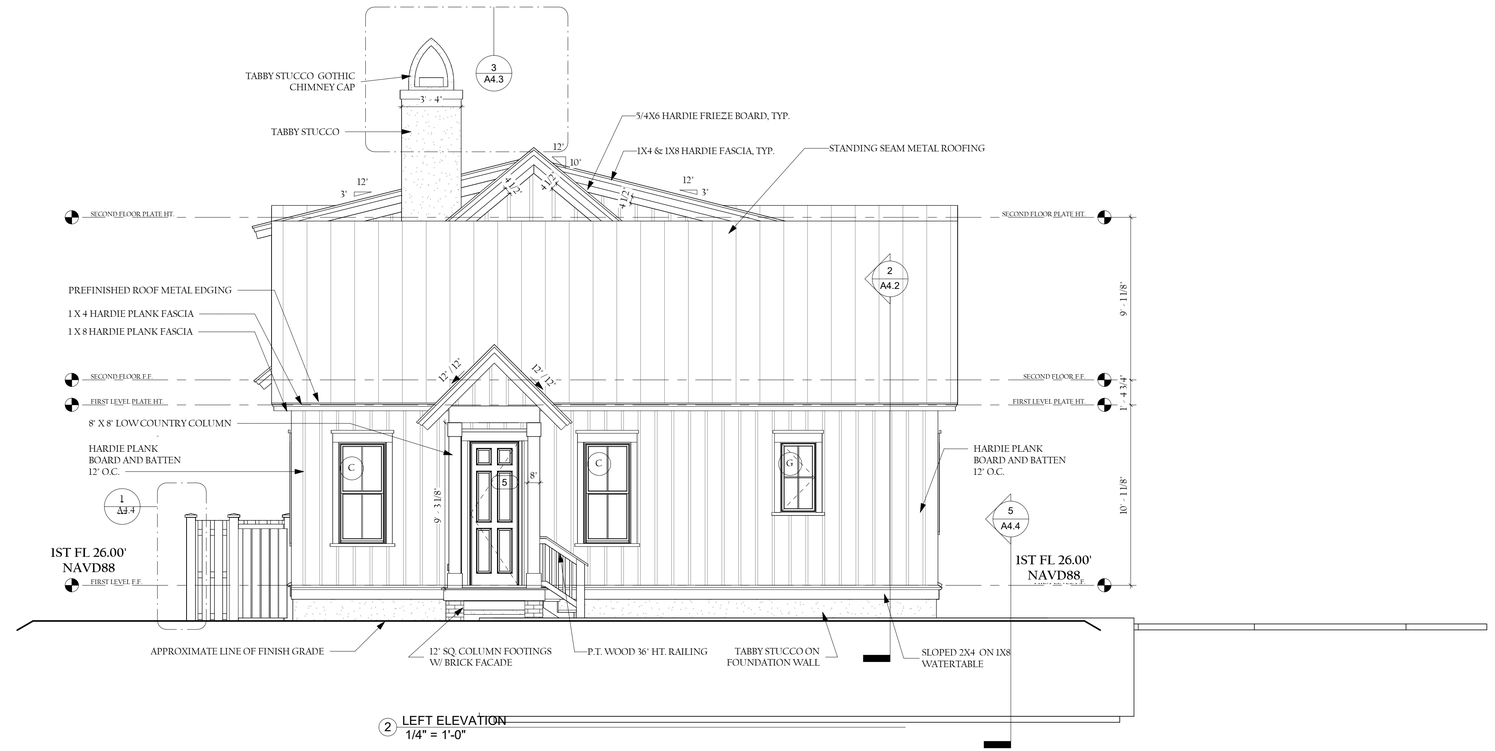


1 RIGHT ELEVATION
1/4" = 1'-0"



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

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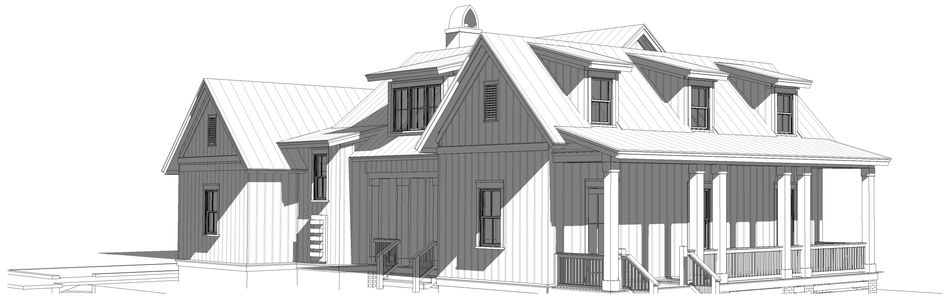
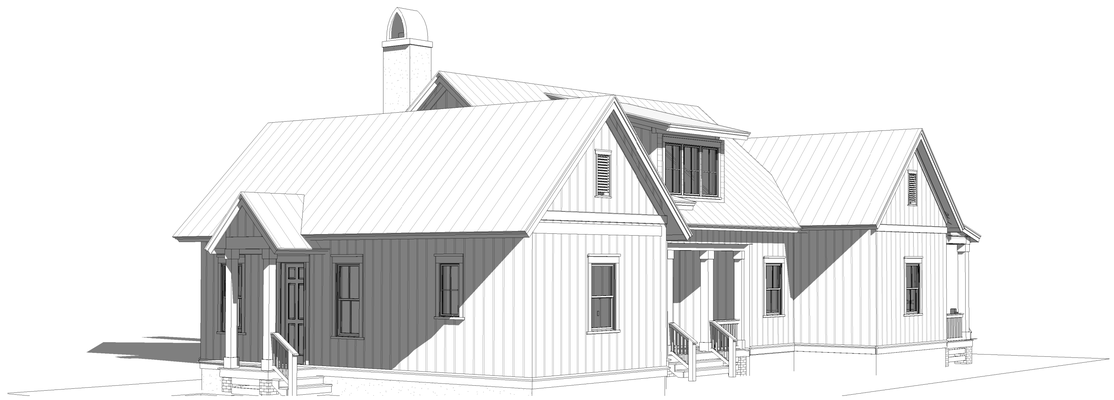
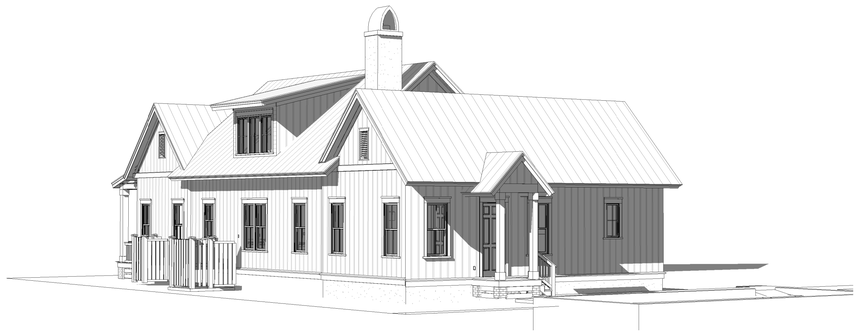
2 3D FRONT VIEW 2



1 3D FRONT VIEW 1



4 3D REAR VIEW 2



3 3D REAR VIEW 1

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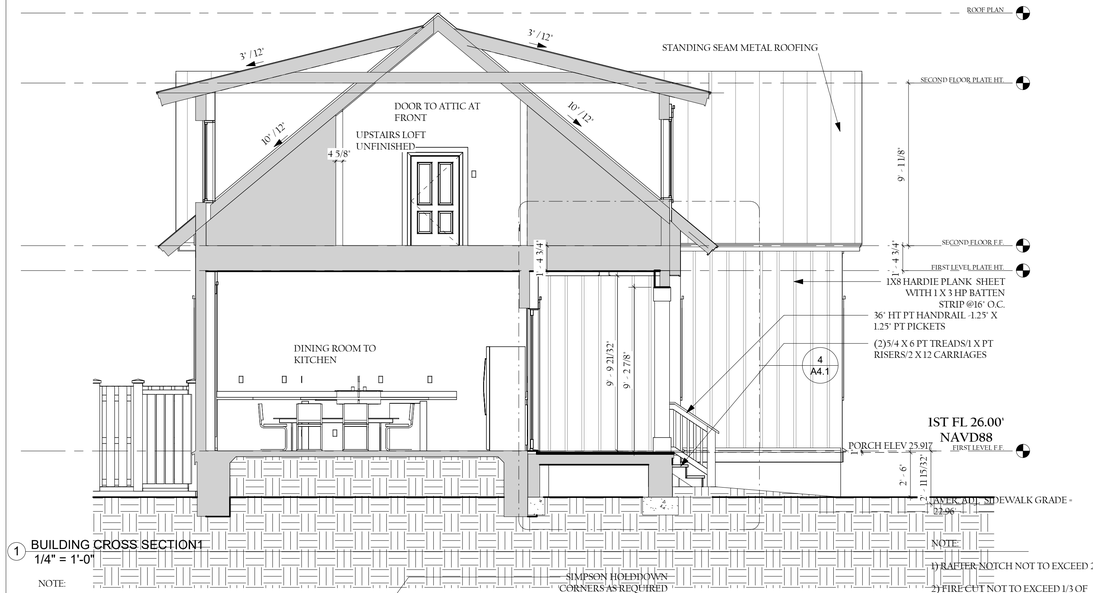
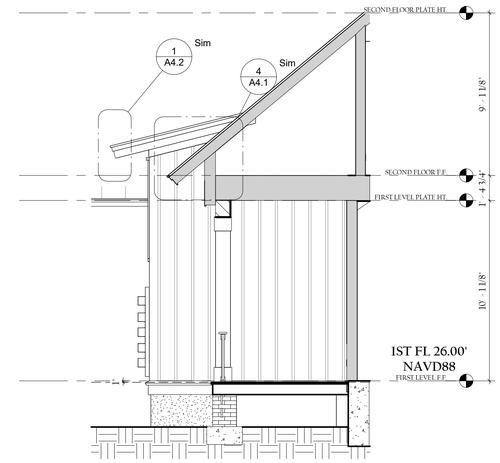


1 BUILDING CROSS SECTION1
1/4" = 1'-0"

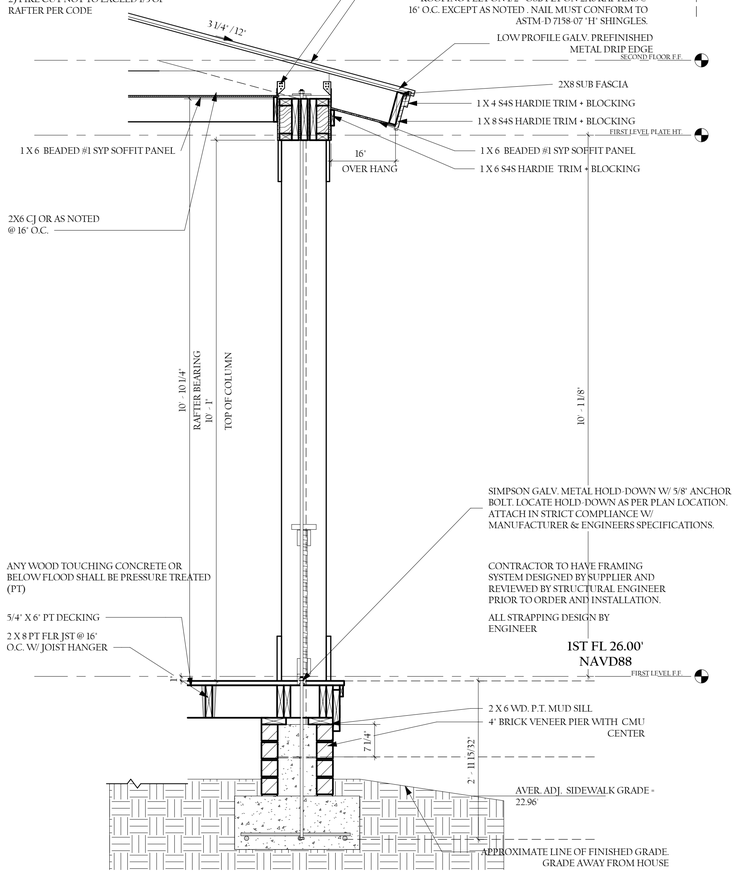
NOTE:

1) RAFTER NOTCH NOT TO EXCEED 25%

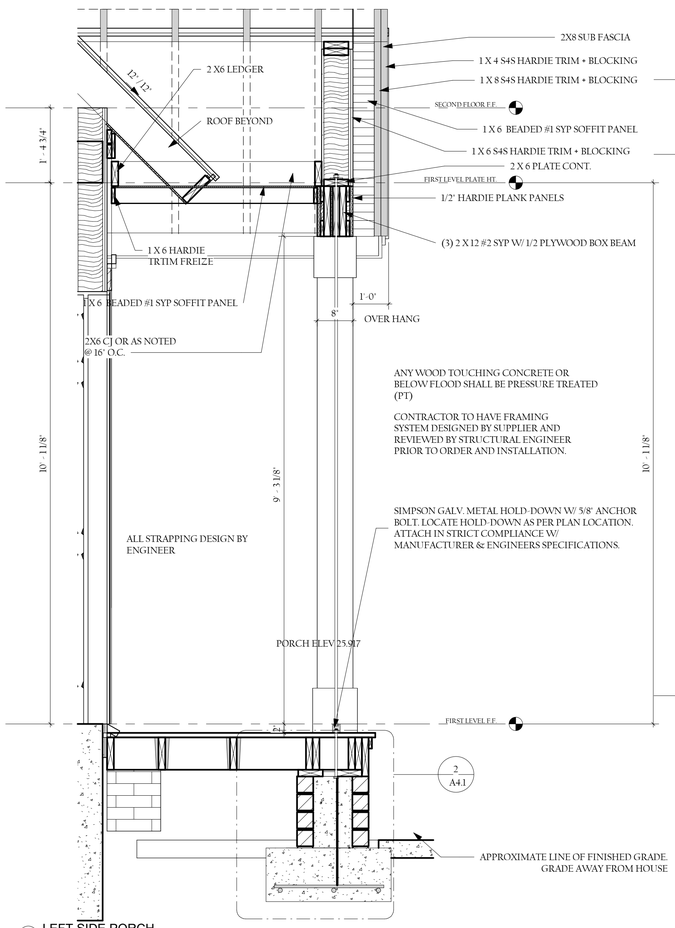
2) FIRE CUT NOT TO EXCEED 1/3 OF RAFTER PER CODE



5 ELEVATION/SECTION OF LEFT WING AT FRONT PORCH
1/4" = 1'-0"



2 FRONT PORCH SECTION
3/4" = 1'-0"

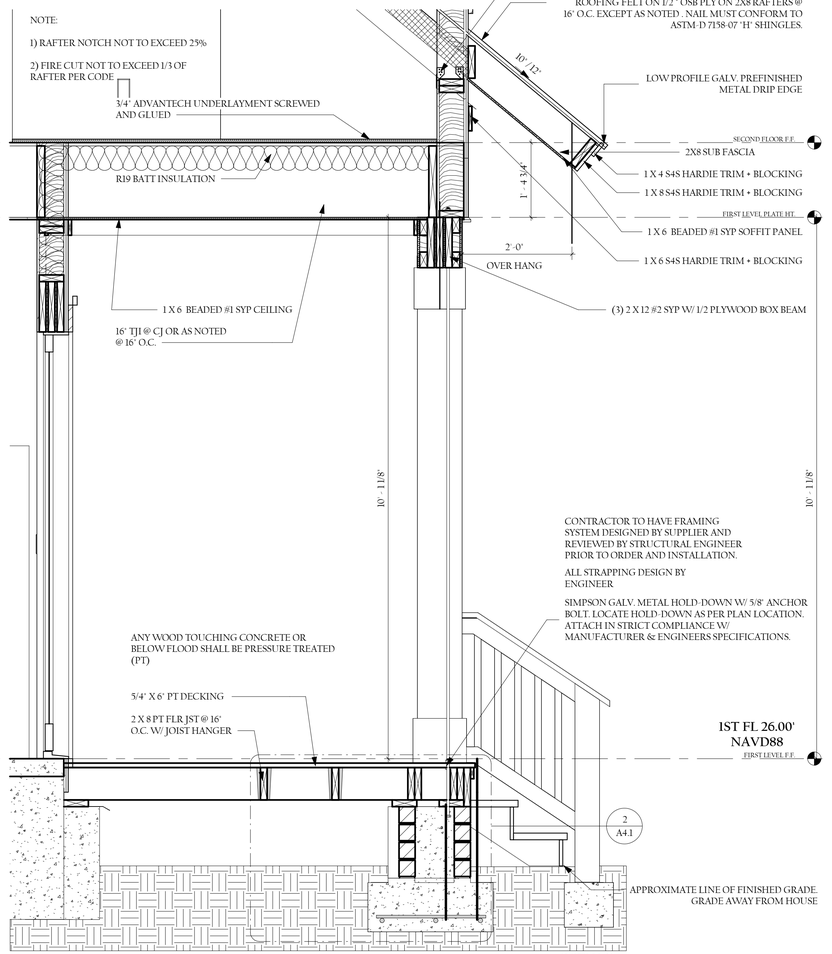


3 LEFT SIDE PORCH
3/4" = 1'-0"

NOTE:

1) RAFTER NOTCH NOT TO EXCEED 25%

2) FIRE CUT NOT TO EXCEED 1/3 OF RAFTER PER CODE



4 LIVING ROOM PORCH
3/4" = 1'-0"

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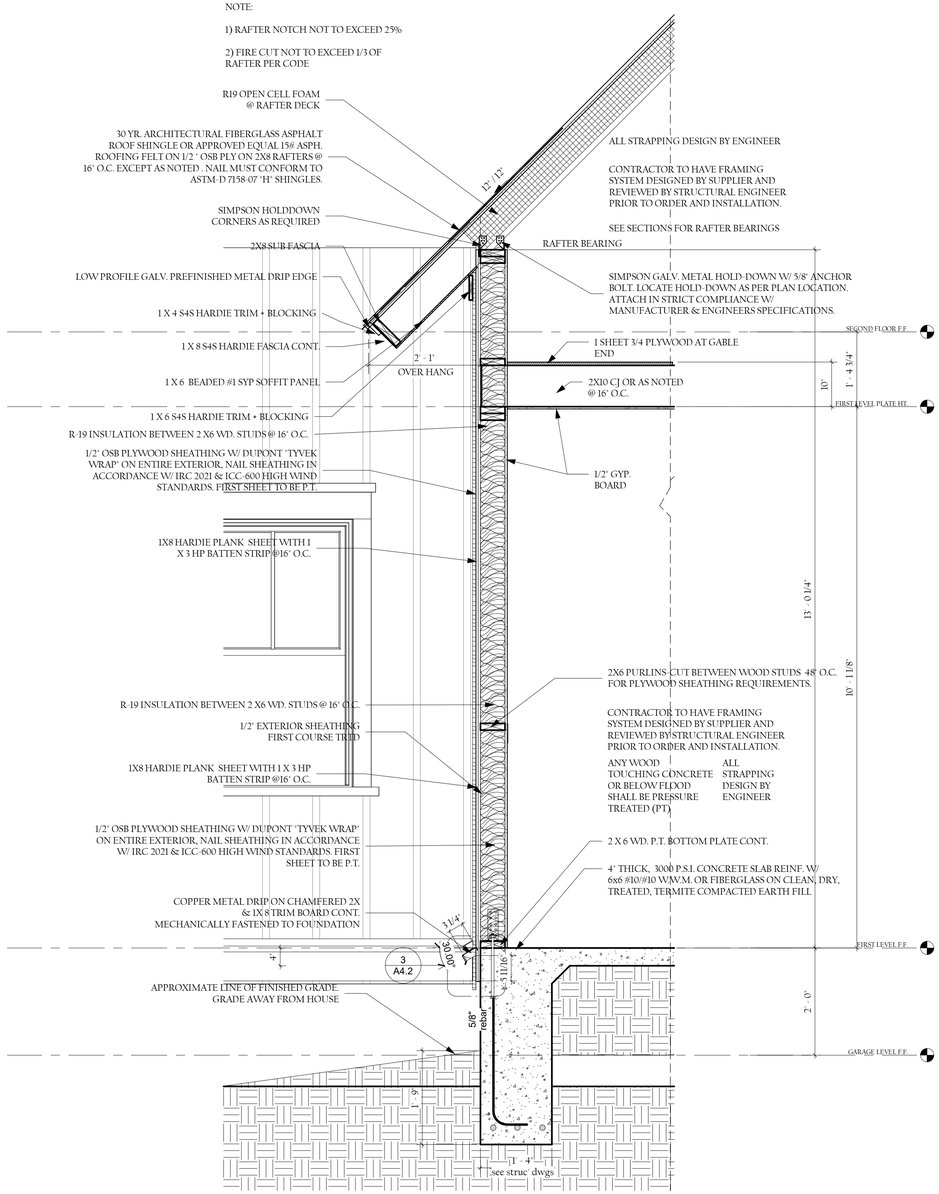
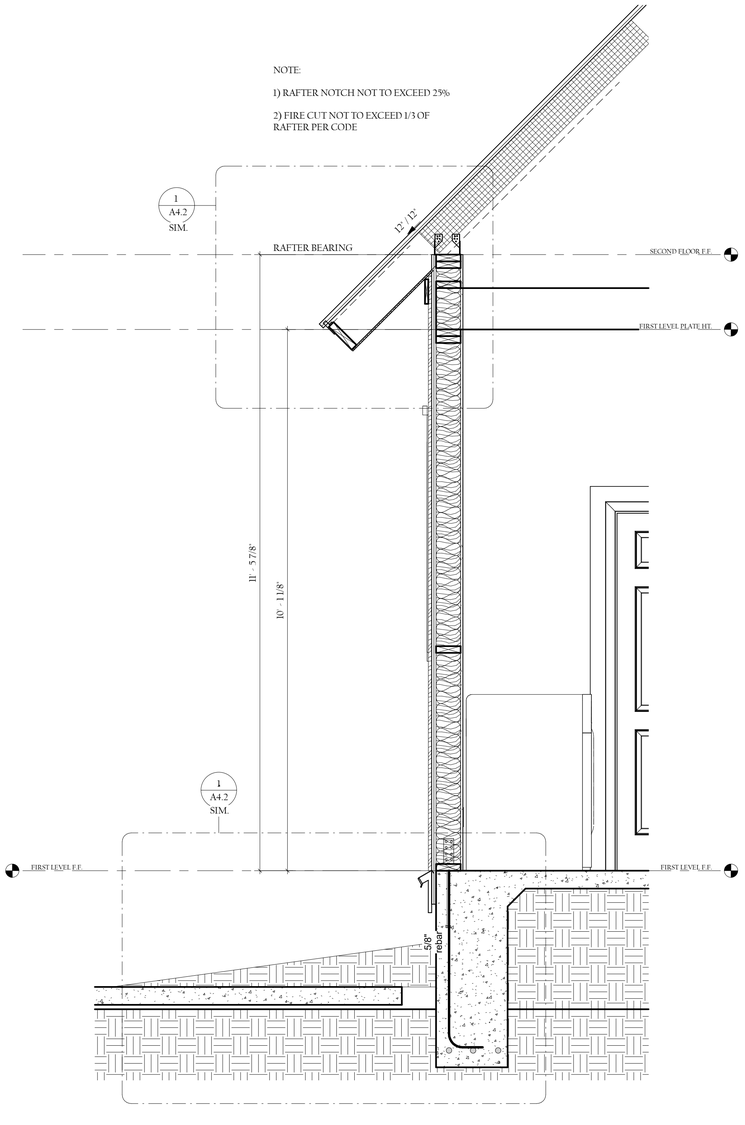
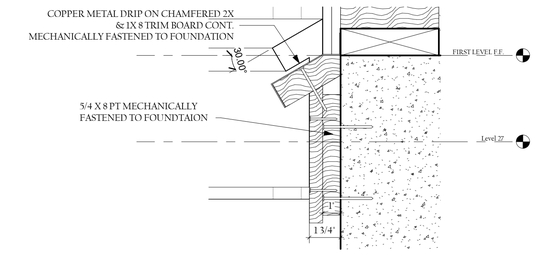


1 LAUNDRY ROOM WALL SECTION
3/4" = 1'-0"



2 MASTER BATH WALL SECTION 2
3/4" = 1'-0"



3 TYPICAL WATER TABLE
3" = 1'-0"

NOTES:

ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 150 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDIING CODES INCLUDING IRC 20121 W/SOUTH CAROLINA AMENDMENTS & 2009 IECC ENERGY CODES.

CONTRACTOR TO HAVE FRAMING SYSTEM DESIGNED BY SUPPLIER AND REVIEWED BY STRUCTURAL ENGINEER PRIOR TO ORDER AND INSTALLATION.

ALL STRAPPING DESIGN BY ENGINEER.

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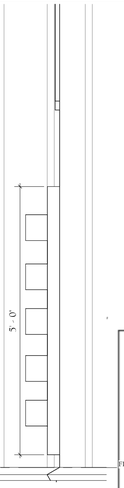
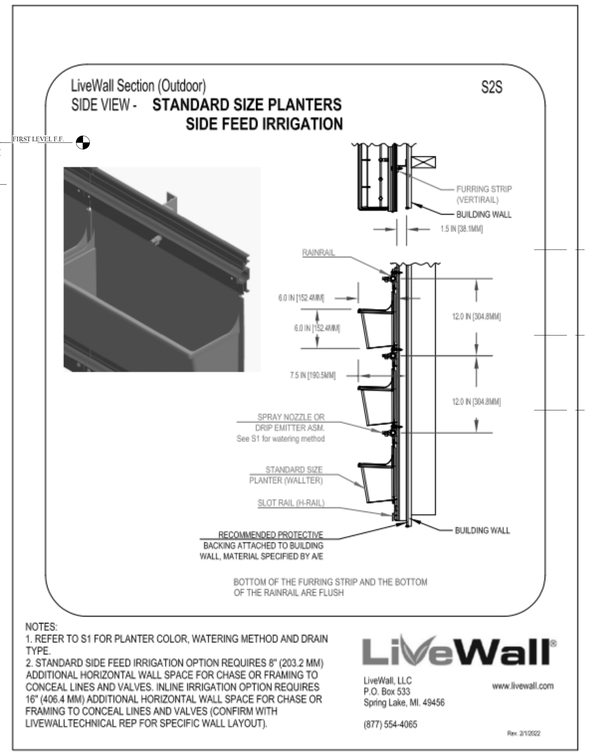
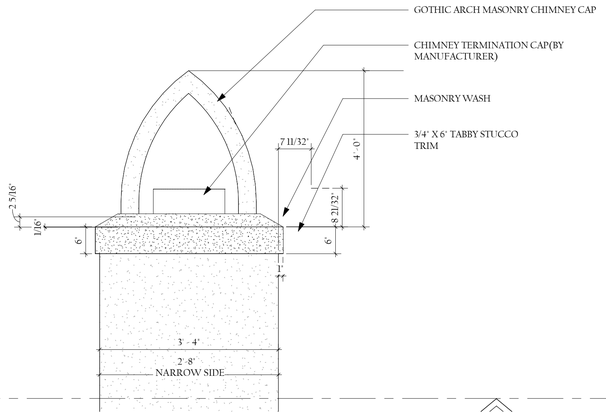
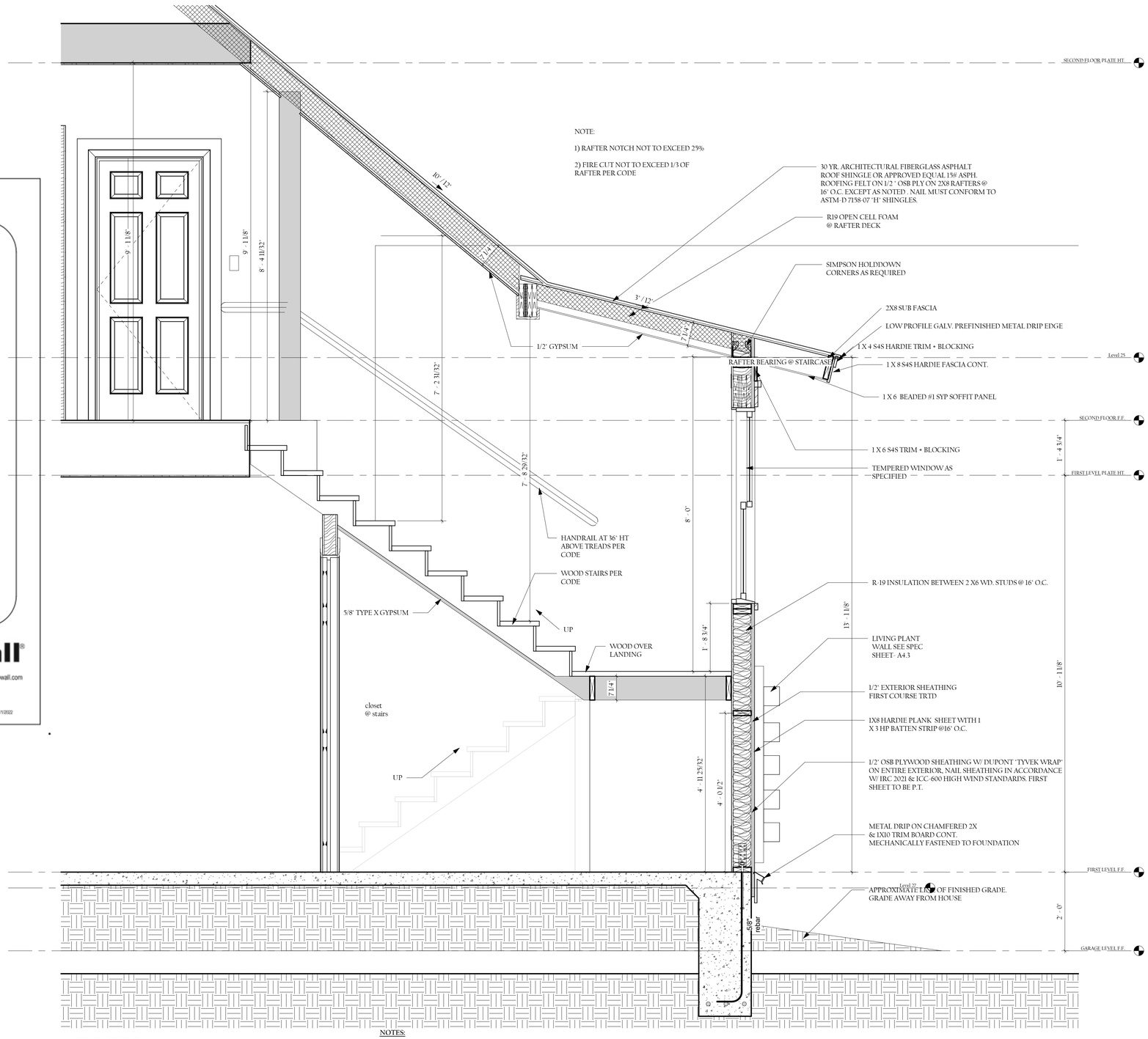


1 TRELLIS DETAIL
3/4" = 1'-0"





3 MASONRY TABBY STUCCO CHIMNEY CAP
3/4" = 1'-0"



2 STAIR SECTION
3/4" = 1'-0"

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ALL STRAPPING DESIGN BY ENGINEER.

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Designer

DRAWN BY
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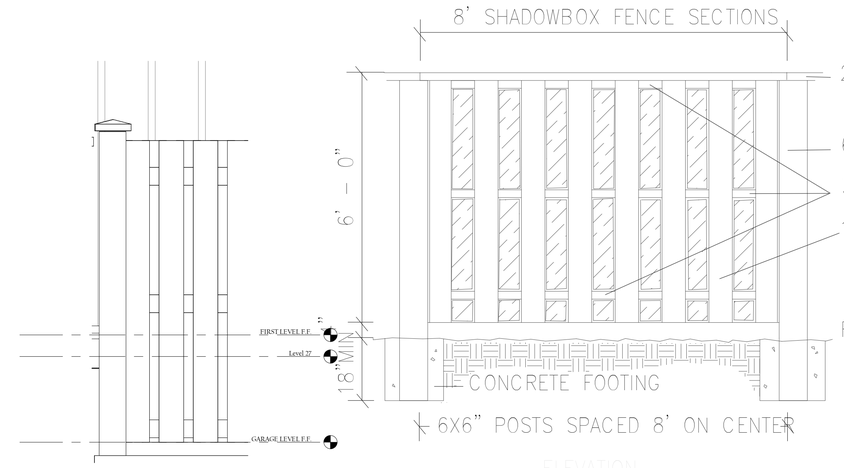
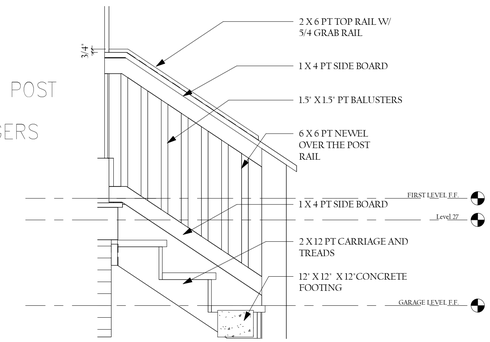


1 SERVICE YARD DETAILS
3/4" = 1'-0"



2 STAIR-HANDRAIL DETAIL
3/4" = 1'-0"

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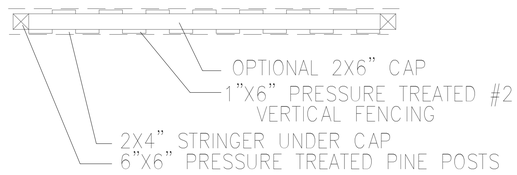
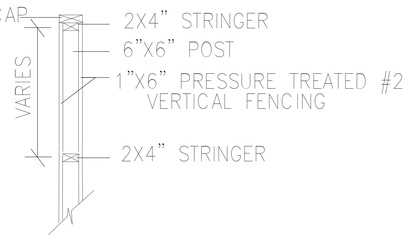
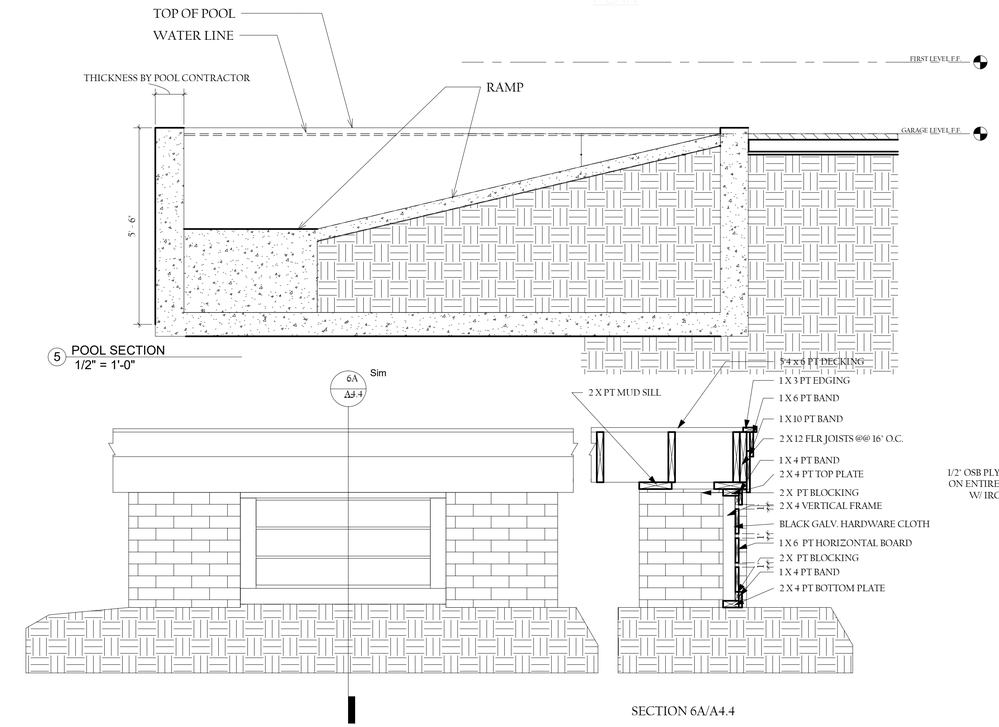
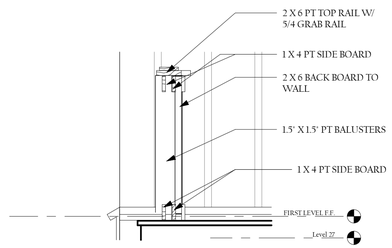
OLD WORLD TABBY PAVERS





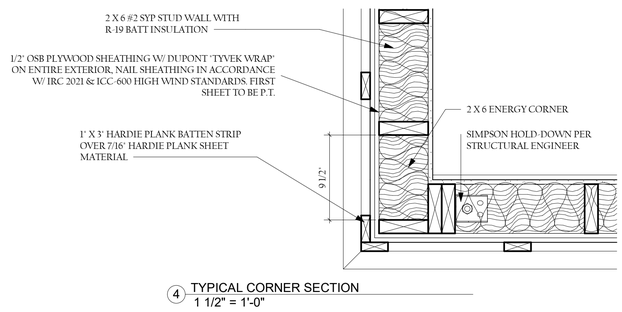


5 POOL SECTION
1/2" = 1'-0"



3 HANDRAIL SECTION
3/4" = 1'-0"

SECTION 6A/A4.4



4 TYPICAL CORNER SECTION
1 1/2" = 1'-0"

6 HOG BOARD UNDERPINNING DETAIL
3/4" = 1'-0"

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LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

FINAL SUBMITTAL

DESIGN FOR
GLENDA AND BILLY MIKULAK
LOT#2 X 2A " GREEN STREET"
BEAUFORT COUNTY, BLUFFTON SOUTH CAROLINA

DATE: 05.01.2024

REVISION:

06.04.2024
08.05.2024
12.09.2025
05.06.2026

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S. LIBERTI

DRAWN BY
MAB

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A4.4

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WINDOW SCHEDULE

SYM.	Width	Height	Description	DP RATING	U-FACTOR	SHGC
A	2' - 7 1/2"	4' - 11 3/4"	3260 FIBERGLASS CLAD DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
B	2' - 7 1/2"	4' - 3 3/4"	3252 FIBERGLASS DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
C	2' - 7 1/2"	5' - 7 3/4"	3268 FIBERGLASS DBHG MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
D	2' - 5 1/2"	3' - 11 3/4"	3048 FIBERGLASS DBHG MARVIN ELEVATE W/LOW E GLASS - SDL MUNTINS	40/45	.29	.29
E	2' - 8"	4' - 7 1/8"	3371 FIBERGLASS CSMT MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29
F	2' - 11 1/2"	5' - 0"	3252 FIBERGLASS DBHG MARVIN ELEVATE W/LOW E GLASS - SDL MUNTINS	40/45	.29	.29
G	2' - 0"	3' - 11 1/8"	2547 FIBERGLASS CSMT MARVIN ELEVATE W/ LOW E GLASS AND SDL MUNTINS	40/45	.29	.29

WINDOWS ARE MARVIN ELEVATE

NOTE

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS.

ALL GLASS TO BE LOW E GLASS. WINDOW SUPPLIER SHALL CONFORM TO ALL CODES DESIGNATED. TEMPERED GLASS SHALL BE INSTALLED AS DICTATED BY CODE. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING. ALL WINDOWS SHALL MEET THE ENERGY STAR GUIDELINES AS A MINIMUM SUPPLIER TO FURNISH BUILDER WITH R.O. SCHEDULE

DOOR SCHEDULE

Tag Number	Door Size			Door Type	DESCRIPTION	DP RATING	U-FACTOR	SHGC
	Width	Height	Thickness					
1	5' - 11"	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN PR 3/0 FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
2	2' - 0"	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
3	2' - 0"	7' - 11 1/2"	1 3/4"		METAL CLAD MARVIN FR DOOR W/ SDL AND LOW E GLASS	40/45	.29	.29
4	3' - 0"	8' - 0"	1 3/4"		3/4 GLASS OVER SINGLE PANEL MAHOGANY DOOR- SDL LOWE GLASS	40/45	.29	.29
5	2' - 8"	8' - 0"	1 3/4"		6 PANEL FIBERGLASS DOOR EXTERIOR DOOR UNIT	40/45	.29	.29
6	2' - 8"	8' - 0"	1 3/4"		6 PANEL METAL DOOR UNIT REINFORCE FRAME			
7	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
8	2' - 0"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
9	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
10	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
10A	3' - 0"	8' - 0"	0"		CASED OPENING			
11	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
12	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
13	3' - 0"	8' - 0"	0"		CASED OPENING			
14	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
15	2' - 8"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
16	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
17	2' - 6"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
18	2' - 0"	8' - 0"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
19	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE POCKET DOOR UNIT			
20	2' - 8"	5' - 0"	1 3/8"		4 PANEL MDF SOLID CORE UNIT CUT DOWN			
21	2' - 8"	6' - 8"	1 3/8"		6 PANEL MDF SOLID CORE UNIT			
22	2' - 8"	5' - 0"	1 3/8"		4 PANEL MDF SOLID CORE UNIT CUT DOWN			

NOTE

ALL DOOR SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH OPENINGS.

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FINAL-SUBMITTAL

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PROJECT
24-033

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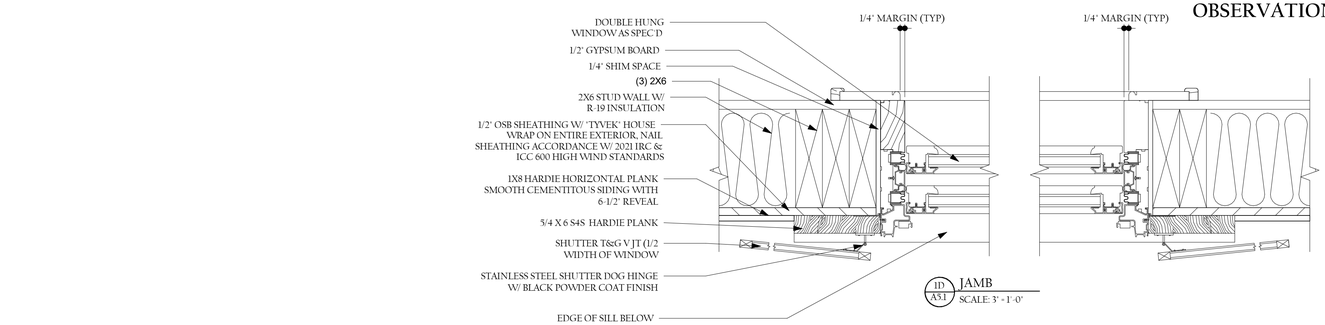
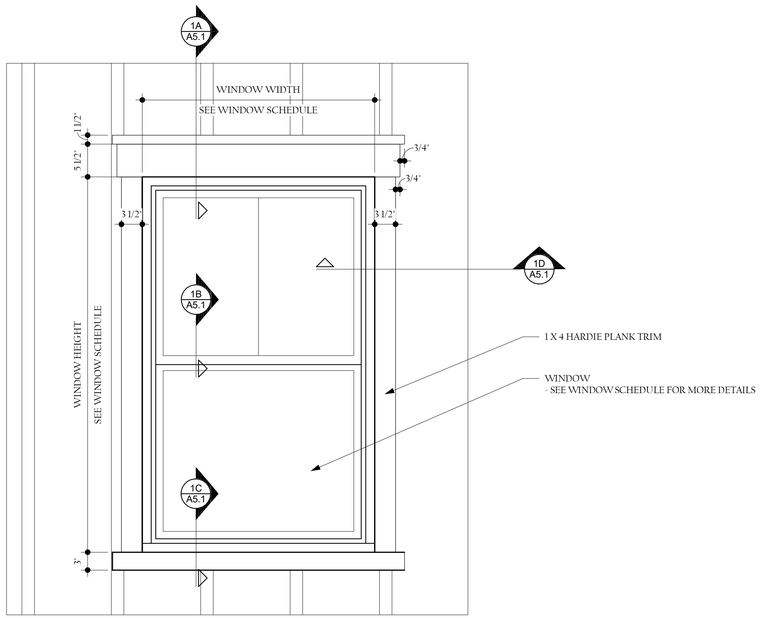
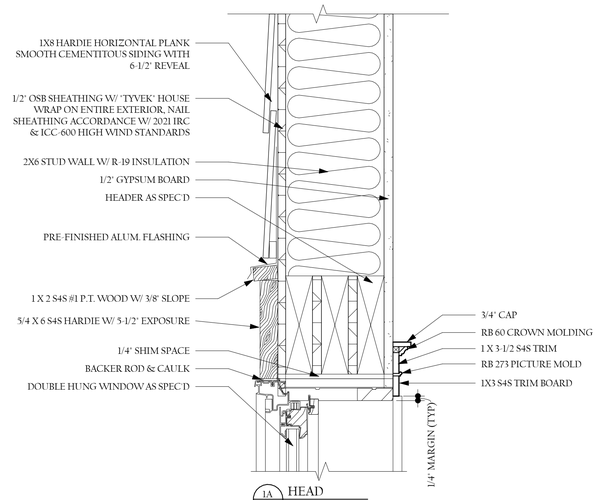


1D / A5.1 JAMB
SCALE: 3" = 1'-0"

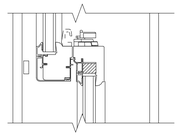


1 / A5.1 DOUBLE HUNG WINDOW DETAIL
SCALE: 1"= 1'-0"

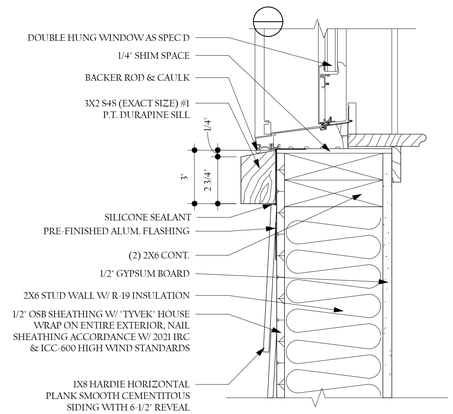
1 WINDOW & SHUTTER DETAILS - 1" SCALE
1" = 1'-0"



1A / A5.1 HEAD
SCALE: 3" = 1'-0"



1B / A5.1 MEETING RAIL
SCALE: 3" = 1'-0"



1C / A5.1 SILL
SCALE: 3" = 1'-0"

2 WINDOW & SHUTTER DETAILS HARDIE SIDING- 3" SCALE
3" = 1'-0"

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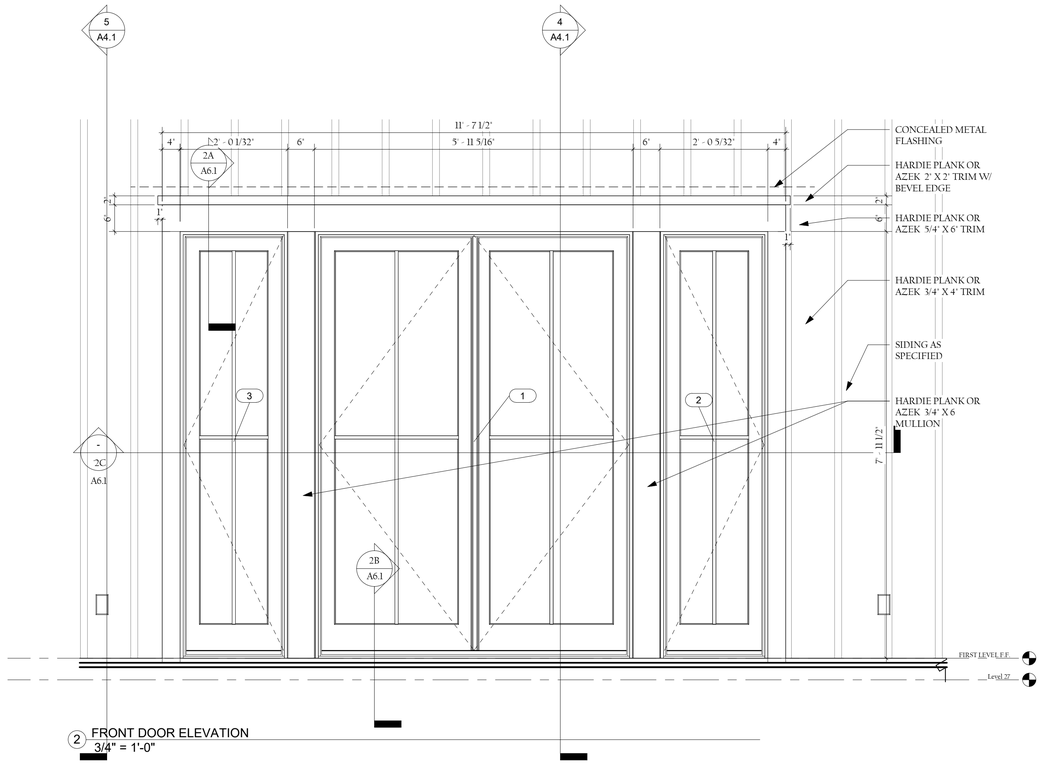
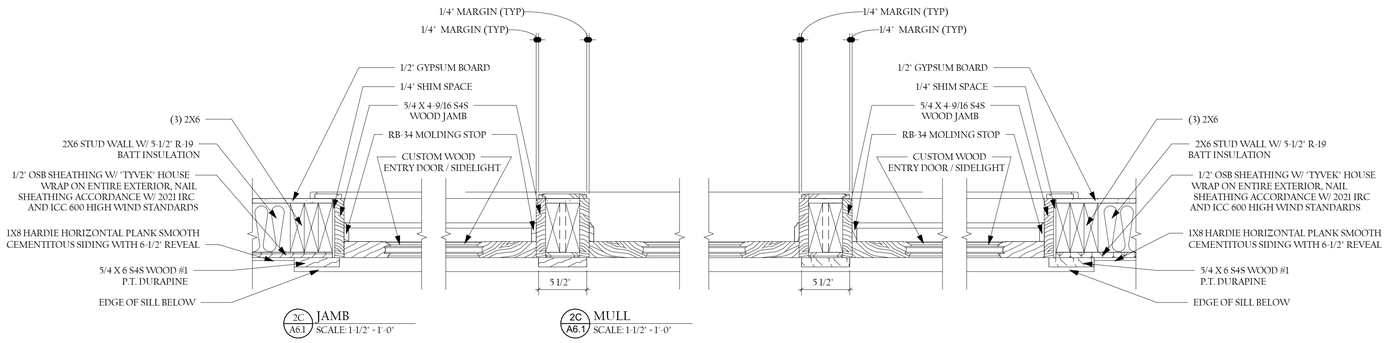
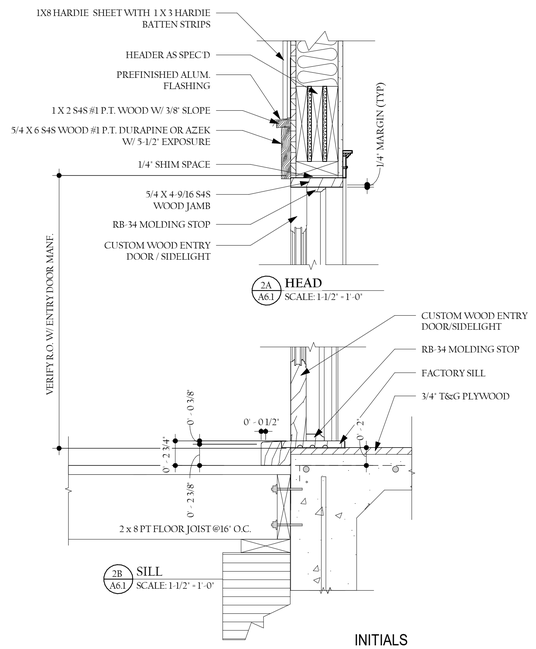


2 FRONT DOOR ELEVATION
3/4" = 1'-0"





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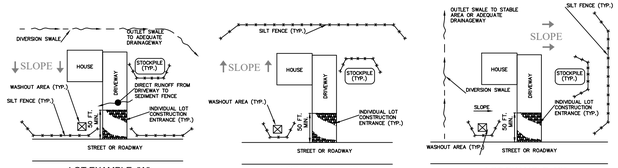
INDIVIDUAL RESIDENTIAL LOT CONTROLS



LOT EXAMPLE "A"
SLOPES TO FRONT

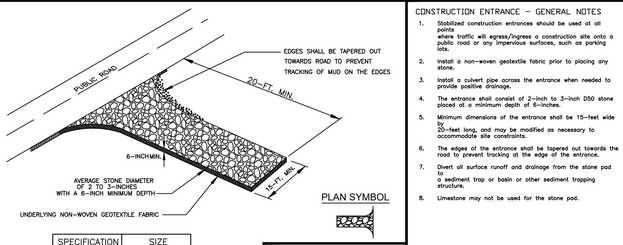
LOT EXAMPLE "B"
SLOPES TO REAR

LOT EXAMPLE "C"
SLOPES TO SIDE

NOTES

1. THE KEY TO FUNCTIONAL INDIVIDUAL LOT BMPS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. NO MORE THAN ¼ ACRE TO DRAIN TO 100 L.F. OF SILT FENCE.
3. SEE INDIVIDUAL LOT CONSTRUCTION ENTRANCE, SILT FENCE, CONCRETE WASHOUT & STOCKPILE DETAILS FOR ADDITIONAL INFORMATION.
4. ADDITIONAL BMPS, SUCH AS INLET PROTECTION, ROCK CHECKS, SEDIMENT TUBES & SILT FENCE ROCK OUTLETS, MAY BE NECESSARY ON A LOT-TO-LOT BASIS. ADDITIONAL BMPS SHOULD BE IMPLEMENTED AS NOTED ON PLANS OR DIRECTED UPON SITE INSPECTIONS.
5. CONCRETE WASHOUTS MAY NOT NEED TO BE PROVIDED ON EACH INDIVIDUAL LOT WHEN A WASHOUT AREA HAS BEEN DESIGNATED AND IMPLEMENTED WITHIN THE DEVELOPMENT FOR COMMON USE.
6. PROPER WASTE DISPOSAL TECHNIQUES MUST BE IMPLEMENTED ON EACH LOT TO PREVENT STORMWATER RUNOFF CONTACT WITH EXPECTED WASTE MATERIALS (SUCH AS EXCESS BUILDING MATERIALS, TRASH, AND OTHER POTENTIAL POLLUTANTS).

South Carolina Department of Health and Environmental Control
INDIVIDUAL LOTS
RESIDENTIAL BMPS CONTROLS
STANDARD DRAWING NO. SC-09 Page 1 OF 1
NOT TO SCALE — FEBRUARY 2014 DATE



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	15 FEET
ROCK PAD LENGTH	20 FEET
ROCK PAD STONE SIZE	D50 = 2-3 INCHES

South Carolina Department of Health and Environmental Control
RESIDENTIAL LOT
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06A PAGE 1 OF 2
NOT TO SCALE — FEBRUARY 2014 DATE

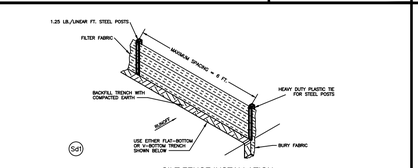
CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 15-feet wide by 50-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

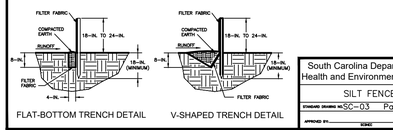
CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

South Carolina Department of Health and Environmental Control
RESIDENTIAL LOT
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06A PAGE 2 OF 2
GENERAL NOTES — FEBRUARY 2014 DATE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL — V-SHAPED TRENCH DETAIL

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 3
APPROVED BY: ____ AUGUST, 2005 DATE

SILT FENCE DETAIL

When and Where to Use It
Silt fence is applicable in areas:

Where the maximum sheet or overland flow path length to the fence is 100–feet.
Where the maximum slope steepness (normal [perpendicular] to fence line) is 2H:1V.
That do not receive concentrated flows greater than 0.5 cfs.

Do not place silt fence across channels or use it as a velocity control BMP.

Materials

Steel Posts
Use 48–inch long steel posts that meet the following minimum physical requirements:
Composed of high strength steel with minimum yield strength of 50,000 psi.
Have a standard "T" section with a nominal face width of 1.38–inches and nominal "T" length of 1.48–inches.
Weigh 1.25 pounds per foot (± 8%).
Have a soil stabilization plate with a minimum cross section area of 17–square inches attached to the steel posts.
Painted with a water based baked enamel paint.

Use steel posts with a minimum length of 4–feet, weighing 1.25 pounds per linear foot (± 8%) with projections to aid in fastening the fabric. Except when heavy clay soils are present on site, steel posts will have a metal soil stabilization plate welded near the bottom such that when the post is driven to the proper depth, the plate will be below the ground level for added stability.
The soil plates should have the following characteristics:
Be composed of minimum 15 gauge steel.
Have a minimum cross section area of 17–square inches.

Geotextile Filter Fabric
Filter fabric is:
Composed of fibers consisting of long chain synthetic polymers composed of at least 85% by weight of polyolefins, polyesters, or polyamides. Formed into a network such that the filamenta or yarns retain dimensional stability relative to each other. Free of any treatment or coating which might adversely alter its physical properties after installation. Free of defects or flaws that significantly affect its physical and/or filtering properties. Cut to a minimum width of 36 inches.

Use only fabric appearing on SCDOT Approval Sheet #34 meeting the requirements of the most current edition of the SCDOT Standard Specifications for Highway Construction.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 2 of 3
APPROVED BY: ____ AUGUST, 2005 DATE

SILT FENCE DETAIL

Installation
Excavate a trench approximately 6–inches wide and 6–inches deep when placing fabric by hand. Place 12–inches of geotextile fabric into the 6–inch deep trench, extending the remaining 6–inches towards the upslope side of the trench. Backfill the trench with soil or gravel and compact.Buy 12–inches of fabric into the ground when pedestrically installing silt fence with a sliding method. Purchase fabric in continuous rolls and cut to the length of the barrier to avoid joints. When joints are necessary, overlap the fabric together at a support post with both ends fastened to the post, with a 6–inch minimum overlap before the next support post. Space steel posts a maximum of 6–feet apart. Drive steel posts into the ground a minimum of 4–feet at the post above the ground. Space posts a maximum 6–feet centers. Attach fabric to wood posts using staples made of heavy–duty wire at least 1½–inch long, spaced a maximum of 6–inches apart. Staple a 2–inch wide lathe over the filter fabric to securely fasten it to the upslope side of wooden posts. Attach fabric to the steel posts using heavy–duty plastic ties that are evenly spaced and placed in a manner–duty prevent sagging or tearing of the fabric. In cold cases, ties should be affixed in no less than 4 places. Install the fabric a minimum of 24–inches above the ground surface. Allow for a 6–inch flap of fabric to be placed on the ground in the direction of the anticipated runoff. Bury the flap with soil. Maintain 8–inches of the exposed post height. Post spacing whereneath the same and extra height fabric will be 4–, 5–, or 6–feet tall. Locate silt fence checks every 100 feet maximum and at low points. Install the fence perpendicular to the direction of flow and place the fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.

Inspection and Maintenance
Inspect every seven calendar days and within 24–hours after each rainfall event that produces ½–inches or more of precipitation. Check for sediment buildup and fence integrity. Check where runoff has eroded a channel beneath the fence, or where the fence has sagged or collapsed by fence overtopping. Repair the fence if any of these conditions are found. Check the fence fabric for tears, holes, or other damage.
Remove sediment accumulated along the fence when it reaches 1/3 the height of the fence, especially if heavy rains are expected.
Remove trapped sediment from the site or stabilize it on site.
Remove silt fence within 30 days after final stabilization is achieved or after temporary best management practices (BMPs) are no longer needed.
Permanently stabilize disturbed areas resulting from fence removal.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 3 of 3
APPROVED BY: ____ AUGUST, 2005 DATE

SITE GRADING PLAN NOTES:

1. VERIFY ALL BUILDING SETBACKS, BUFFERS AND LOT LINES PRIOR TO CONSTRUCTION. NO OFFSITE CONSTRUCTION IS PROPOSED.
2. CONSTRUCT DRIVEWAY AND SIDEWALKS TO ALLOW FOR DRAINAGE FLOW CONSISTENT WITH EXISTING DRAINAGE CONDITIONS.
3. ALL SITE IMPROVEMENTS TO COMPLY WITH APPLICABLE CITY OF BEAUFORT AND COMMUNITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY SITE UTILITY AND STORM-WATER REQUIREMENTS AND ENSURE PROPOSED DRAINAGE COMPLIES WITH ANY PERMIT CONDITIONS. ALL CONSTRUCTION BMP's AND ANY APPLICABLE SCDHEC-OCRM PERMITTING IS ASSUMED TO BE HANDLED BY THE OWNER/CONTRACTOR DIRECTLY.
5. TREE PROTECTION REQUIRED ON ALL TREES TO BE MAINTAINED. SEE DETAIL ON THIS PAGE. EXISTING TREES HAVE BEEN APPROVED FOR GENERAL MAINTENANCE PRUNING FOR THE HEALTH OF THE TREES.
7. PROPOSED HOUSE FFE TO BE 26'-00". EXISTING GARAGE FLOOR FFE 24'-00".
8. ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.
9. SILT FENCING SHALL BE INSTALLED IF CONSTRUCTION OF DRIVE EXCEEDS A 48 HOUR PERIOD.
10. CONTRACTOR TO MAINTAIN STREET DRAIN INLETS DURING ENTIRE CONSTRUCTION PHASE OF PROJECT UNTIL ALL GROUND COVER ESTABLISHED.
11. A RAIN GARDEN IS NOT REQUIRED FOR THIS PHASE OF CELADON PER COUNTY STORM WATER REQUIREMENTS FOR WATER QUALITY.
12. PLAN PREPARED USING THE FOLLOWING REFERENCES:
(A) M Brock Designs LLC- Site Plan, Mobilization, Grading Plan, & Landscape Plan
(B) Surveying Consultants- Surveying
(C) Sam Liberti- Low Tide Designs- Architecture

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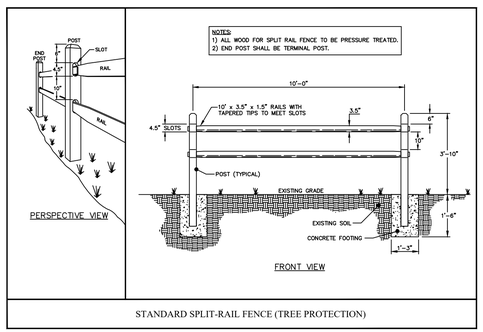
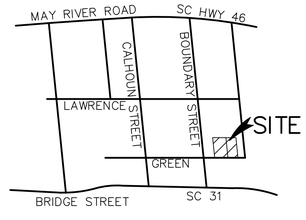


STANDARD SPLIT-RAIL FENCE (TREE PROTECTION)

PROJECT NOTES:

Owner: Glenda Mikulak
Property Address: 95 Green St.
Property Lot Number: 2A
Tax ID Number: R610 039 00A 0347 0000
Property Area: 0.334 Acres



VICINITY MAP
N.T.S.

PLAN SET KEY:

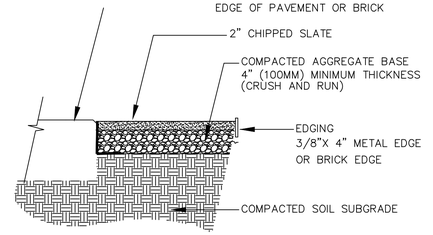
1- TS101-TITLE SHEET- NOTES- DETAILS
2- CS102 MOBILIZATION PLAN
4-CS103- GRADING & DRAINAGE PLAN
5-LS105- LANDSCAPE PLAN

SITE COVERAGE:

Homesite SF Total:		14,549 SF (0.33 Acs)
Building Footprint(s):	Existing-	720 SF
	Proposed-	2,342 SF
Total:		3,062 SF
Impervious:	Existing-	501 SF (Drive)
	Proposed-	1,788 SF (Gravel Drive, Landing, Pool
Total:		2,289 SF
Total Site Coverage:		5,351 SF (36.7%)
Total Open Space:		9,198 SF (63.3%)
Disturbed Area:		7,971 SF (0.18 Acs)

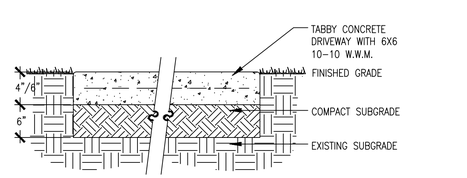
GENERAL NOTES:

1) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0001A, COMMUNITY NO. 450251, MAP DATED 9/29/86, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.



NOTES:
1. THICKNESS OF AGGREGATE BASE WILL VARY WITH TYPE OF SOIL SUBGRADE AND CLIMATE.
2. 3/8" X 6" METAL EDGE IS SUGGESTED FOR DRIVE WAYS OR HIGH TRAFFIC AREAS.

2 / TS101 CRUSHED GRANITE DRIVE ON COMPACTED BASE



SECTION A-A'

1 / TS101 TABBY CONCRETE APRON DETAIL

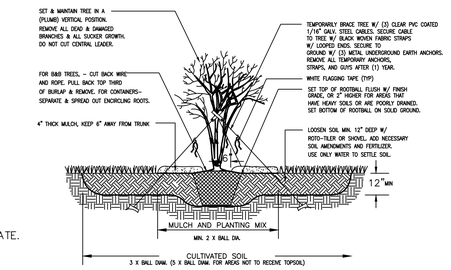
LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BE SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING "NO CUTS" 72 HOURS BEFORE INSTALLATION.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS AREAS AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH QC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

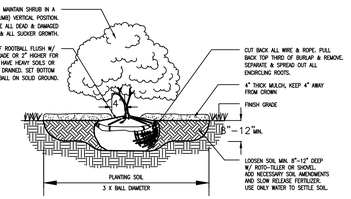
DRAINAGE:
SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

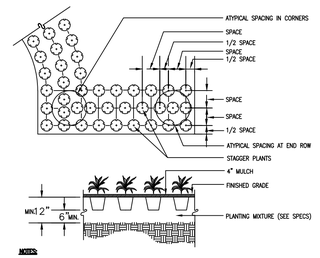


NOTES:
1. IF TREE IS MULT-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

3 / TS101 MULTI-TRUNK TREE PLANTING DETAIL
N.T.S.

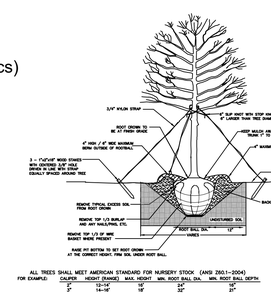


4 / TS101 SHRUB PLANTING DETAIL
N.T.S.



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

5 / TS101 GROUNDCOVER PLANTING DETAIL
N.T.S.



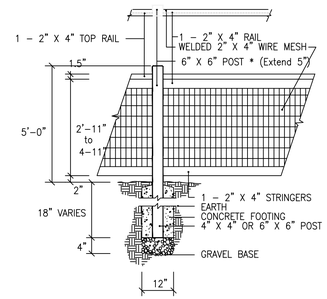
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12'–14'	18'	32"	24"
	3"	14'–16'	18'	32"	24"

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

6 / TS101 TREE INSTALLATION DETAIL
N.T.S.

NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- WIRE MESH TO BE GALVANIZED AND FASTENED TO STRINGERS WITH 3/4" U STAPLES
- POSTS AND STRINGERS TO BE WOLMANIZED PINE GRADE C OR BETTER
- WOOD TO MATCH HOUSE TRIM



7 / TS101 LIVING FENCING - 31 LF / 1 Gates
"LIVING FENCE" WIRE AND WOOD FENCE
N.T.S.

No.	Issue / Revision Description	Date
1	Site Coverage	050426
2		

SUBMITTAL
12/25

Site Development Plans For
Mikulak Residence
95 Green St.
Bluffton, SC

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE – LAND PLANNING
J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	10.08.25
Chk'd By:	M. Brock
Project ID:	25004

Title Page

Sheet No.
tS-101

SHEET 1 OF 4

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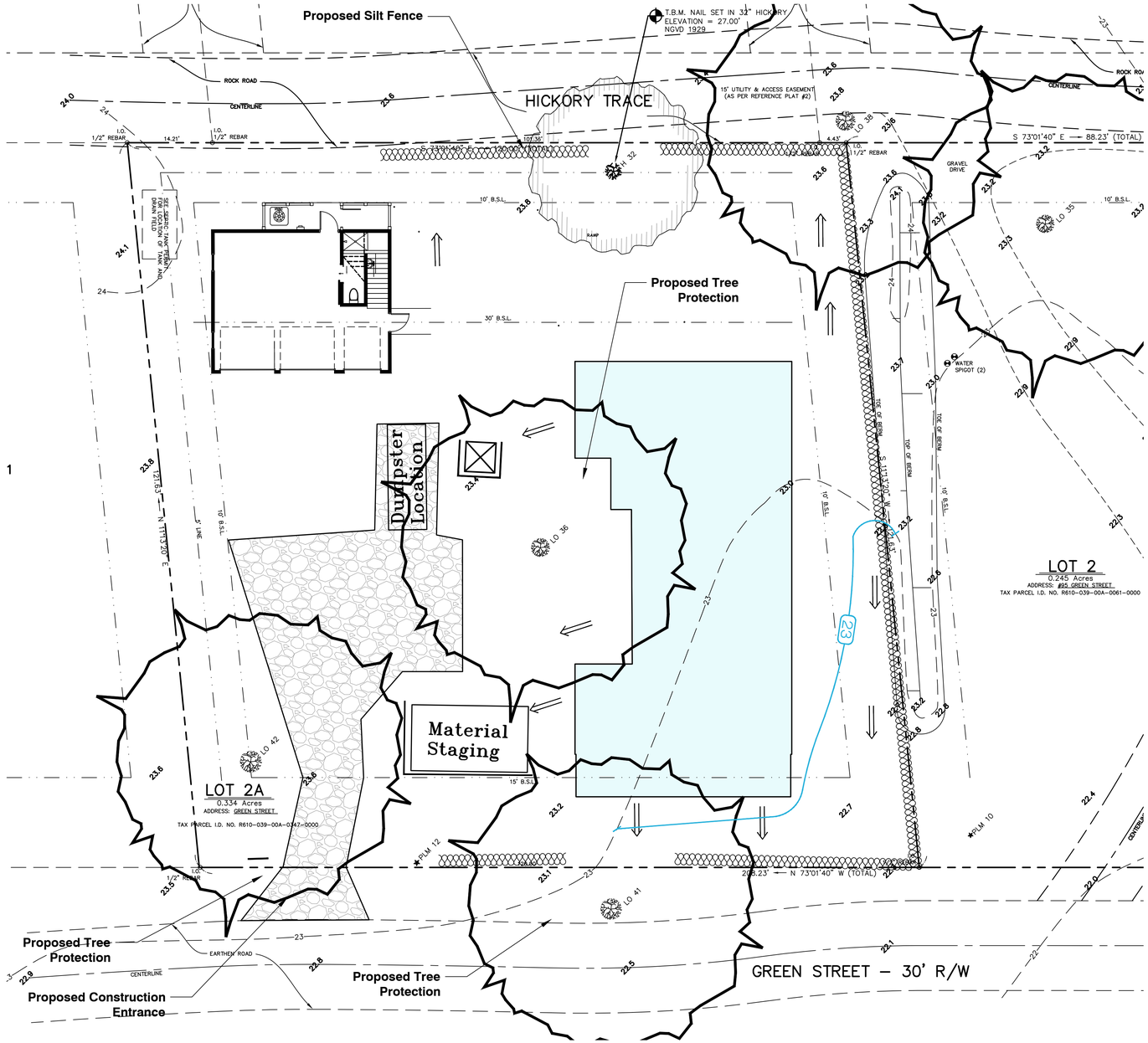


*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES SETBACKS, EASEMENTS, FEMA REQUIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR NOTE:
- ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.

MBD

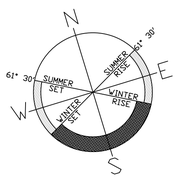
MOBILIZATION PLAN

1" =10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



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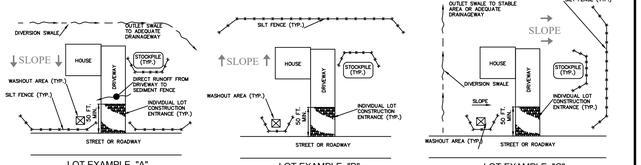
PROJECT NOTES:

Owner: Glenda Mikulak
Property Address: 95 Green St.
Property Lot Number: 2A
Tax ID Number: R610 039 00A 0347 0000
Property Area: 0.334 Acres

SITE COVERAGE:

Homesite SF Total:		14,549 SF (0.33 Acs)
Building Footprint(s):	Existing-	720 SF
	Proposed-	2,342 SF
Total:		3,062 SF
Impervious:	Existing-	501 SF (Drive)
	Proposed-	1,788 SF (Gravel Drive, Landing, Pool
Total:		2,289 SF
Total Site Coverage:		5,351 SF (36.7%)
Total Open Space:		9,198 SF (63.3%)
Disturbed Area:		7,971 SF (0.18 Acs)

INDIVIDUAL RESIDENTIAL LOT CONTROLS



LOT EXAMPLE "A" SLOPES TO FRONT

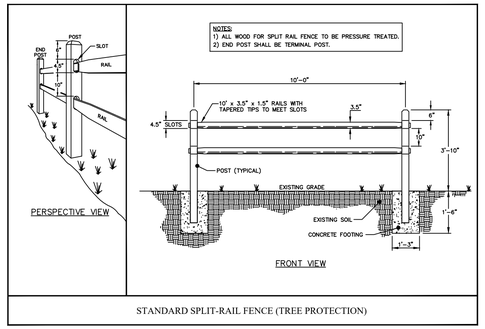
LOT EXAMPLE "B" SLOPES TO REAR

LOT EXAMPLE "C" SLOPES TO SIDE

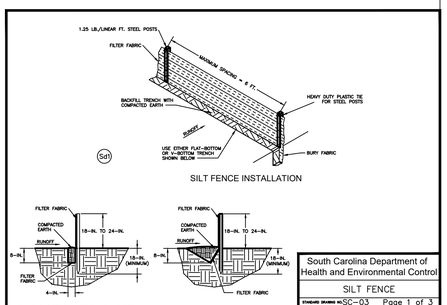
NOTES

1. THE KEY TO FUNCTIONAL INDIVIDUAL LOT BMPS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. NO MORE THAN ¼ ACRE TO DRAIN TO 100 L.F. OF SILT FENCE.
3. SEE INDIVIDUAL LOT CONSTRUCTION ENTRANCE, SILT FENCE, CONCRETE WASHOUT & STOCKPILE DETAILS FOR ADDITIONAL INFORMATION.
4. ADDITIONAL BMPS, SUCH AS INLET PROTECTION, ROCK CHECKS, SEDIMENT TUBES & SILT FENCE ROCK OUTLETS, MAY BE NECESSARY ON A LOT–TO–LOT BASIS. ADDITIONAL BMPS SHOULD BE IMPLEMENTED AS NOTED ON PLANS OR DIRECTED UPON SITE INSPECTIONS.
5. CONCRETE WASHOUTS MAY NOT NEED TO BE PROVIDED ON EACH INDIVIDUAL LOT WHEN A WASHOUT AREA HAS BEEN DESIGNATED AND IMPLEMENTED WITHIN THE DEVELOPMENT FOR COMMON USE.
6. PROPER WASTE DISPOSAL TECHNIQUES MUST BE IMPLEMENTED ON EACH LOT TO PREVENT STORMWATER RUNOFF CONTACT WITH EXPECTED WASTE MATERIALS (SUCH AS EXCESS BUILDING MATERIALS, TRASH, AND OTHER POTENTIAL POLLUTANTS).

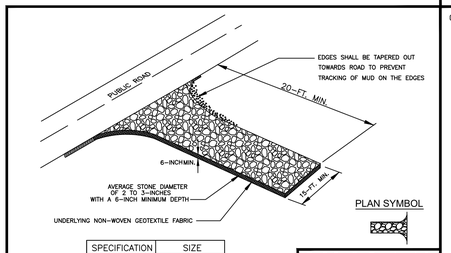
South Carolina Department of Health and Environmental Control
INDIVIDUAL LOTS
RESIDENTIAL BMPS CONTROLS
STANDARD DRAWING NO. RC-09 Page 1 of 1
NOT TO SCALE FEBRUARY 2024



STANDARD SPLIT-RAIL FENCE (TREE PROTECTION)



South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 3
APPROVED BY: AUGUST, 2005



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	15 FEET
ROCK PAD LENGTH	20 FEET
ROCK PAD STONE SIZE	D50 = 2–3 INCHES

South Carolina Department of Health and Environmental Control
RESIDENTIAL LOT CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06A PAGE 1 of 2
NOT TO SCALE FEBRUARY 2024

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non–woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2–inch to 3–inch D50 stone placed at a minimum depth of 6–inches.
5. Minimum dimensions of the entrance shall be 15–feet wide and 20–feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off–site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post–construction.

South Carolina Department of Health and Environmental Control
RESIDENTIAL LOT CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06A PAGE 2 of 2
GENERAL NOTES

SUBMITTAL
12/25

No.	Issue / Revision Description	Date
1	Site Coverage	050426
2		

Site Development Plans For
Mikulak Residence
95 Green St.
Bluffton, SC

M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	10.08.25
Chk'd By:	M. Brock
Project ID:	25004

Mobilization Plan

Sheet No.

CS-102

SHEET 2 OF 4

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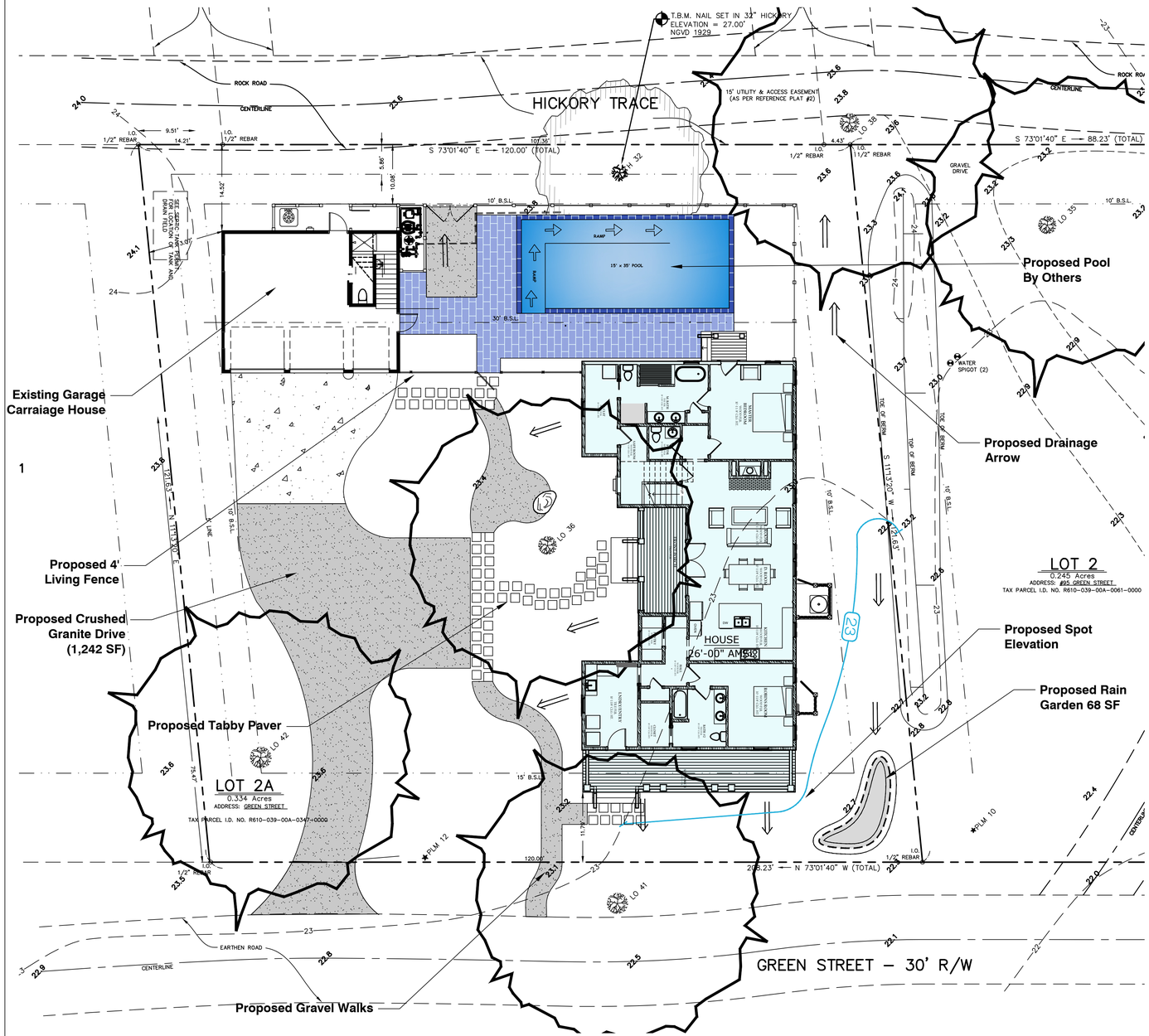

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MBD

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(IN FEET)
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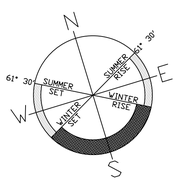

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Total Open Space:		9,198 SF (63.3%)
Disturbed Area:		7,971 SF (0.18 Acs)

STORMWATER INFORMATION:

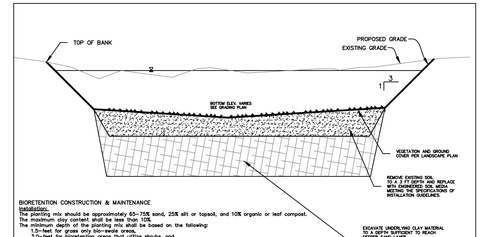
Stormwater Runoff Calculation:
6,153.65 gallons (total impervious surface)

First Runoff— Imp: 2,675
Runoff Area— 4,599
Disconnect Impervious Ratio— 0.58

Second Runoff— Imp: 2,676
Runoff Area— 4,599
Disconnect Impervious Ratio— 0.58
Unaddressed— 5,351
Total Credit— 5,607.85
Runoff to raingarden—545.8
Rain Garden Size: 67.8 SF
Raingarden credit— 545.8

SITE GRADING PLAN NOTES:

1. VERIFY ALL BUILDING SETBACKS, BUFFERS AND LOT LINES PRIOR TO CONSTRUCTION. NO OFFSITE CONSTRUCTION IS PROPOSED.
2. CONSTRUCT DRIVEWAY AND SIDEWALKS TO ALLOW FOR DRAINAGE FLOW CONSISTENT WITH EXISTING DRAINAGE CONDITIONS.
3. ALL SITE IMPROVEMENTS TO COMPLY WITH APPLICABLE CITY OF BEAUFORT AND COMMUNITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY SITE UTILITY AND STORM-WATER REQUIREMENTS AND ENSURE PROPOSED DRAINAGE COMPLIES WITH ANY PERMIT CONDITIONS. ALL CONSTRUCTION BMP's AND ANY APPLICABLE SCDHEC-OCRM PERMITTING IS ASSUMED TO BE HANDLED BY THE OWNER/CONTRACTOR DIRECTLY.
5. TREE PROTECTION REQUIRED ON ALL TREES TO BE MAINTAINED. SEE DETAIL ON THIS PAGE. EXISTING TREES HAVE BEEN APPROVED FOR GENERAL MAINTENANCE PRUNING FOR THE HEALTH OF THE TREES.
7. PROPOSED HOUSE FFE TO BE 26'-00". EXISTING GARAGE FLOOR FFE 24'-00".
8. ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.
9. SILT FENCING SHALL BE INSTALLED IF CONSTRUCTION OF DRIVE EXCEEDS A 48 HOUR PERIOD.
10. CONTRACTOR TO MAINTAIN STREET DRAIN INLETS DURING ENTIRE CONSTRUCTION PHASE OF PROJECT UNTIL ALL GROUND COVER ESTABLISHED.
11. A RAIN GARDEN IS NOT REQUIRED FOR THIS PHASE OF CELADON PER COUNTY STORM WATER REQUIREMENTS FOR WATER QUALITY.
12. PLAN PREPARED USING THE FOLLOWING REFERENCES:
    (A) M Brock Designs LLC- Site Plan, Mobilization, Grading Plan, & Landscape Plan
    (B) Surveying Consultants- Surveying
    (C) Sam Liberti- Low Tide Designs- Architecture



TYPICAL BIORETENTION (RAIN GARDEN)
CROSS SECTION

TREE CANOPY CALCULATION:

Total Limit of Work Area:	14,549 SF
Building Footprint:	3,336 SF
Remaining Site Area:	11,213 SF
Mature Canopy Coverage: (Existing & Proposed)	11,290 SF
% Canopy Coverage (75% Mln.)	77.59 %

Tree Canopy Coverage

STATE OF SOUTH CAROLINA
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN MICHAEL BROCK

SUBMITTAL
12/25

No.	Issue / Revision Description	Date
1	Site Coverage	050426
2		

Site Development Plans For
Mikulak Residence
95 Green St.
Bluffton, SC

M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	10.08.25
Chk'd By:	M. Brock
Project ID:	25004

Grading & Drainage Plan

Sheet No.
CS-103

SHEET 3 OF 4

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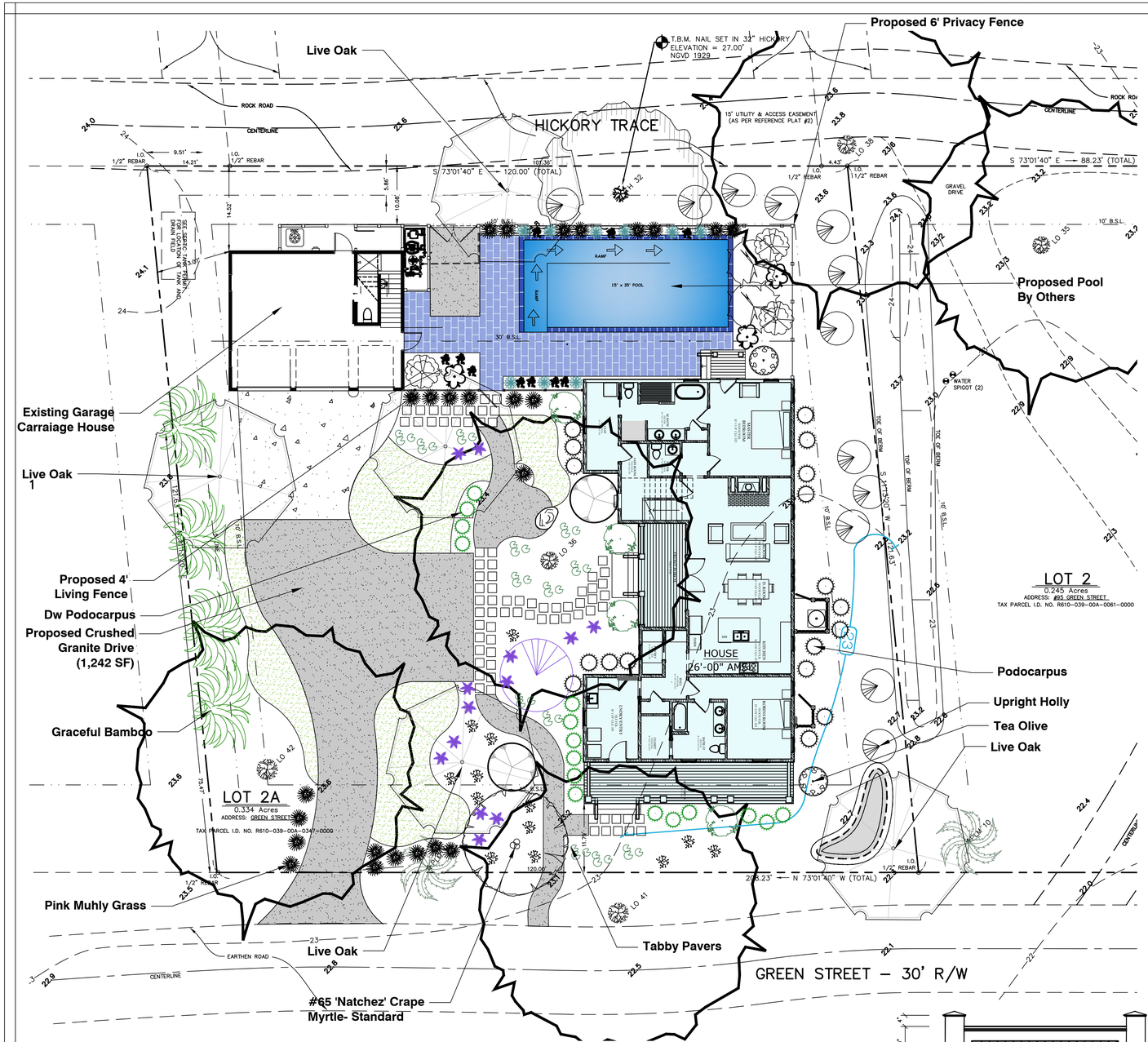


*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES SETBACKS, EASEMENTS, FEMA REQUIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR NOTE:
- ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.

MBD

LANDSCAPE PLAN

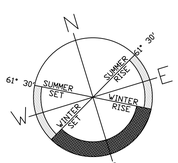
1" =10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



South Carolina 811

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IT'S THE LAW

CONTRACTOR NOTE:
- ALL STORM WATER DRAINAGE TO REMAIN ON SITE AND SHALL NOT AFFECT NEIGHBORING PROPERTIES.

PROJECT NOTES:

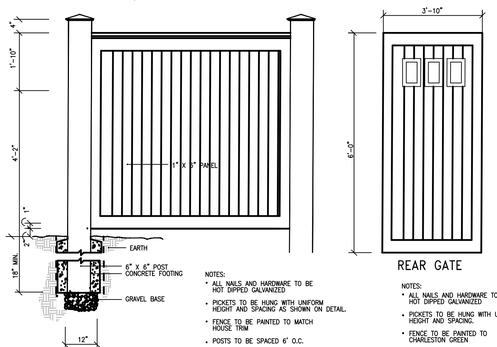
Owner: Glenda Mikulak
Property Address: 95 Green St.
Property Lot Number: 2A
Tax ID Number: R610 039 00A 0347 0000
Property Area: 0.334 Acres

Plant Schedule

Overstory/ Understory Trees	QTY	Common/ Botanical Name	Cont.	Height/Spread
	5	Live Oak/ Quercus virginiana	2.5" Cal. 65 gal.	8–10'
	1	Lavender Chaste Tree/ Vitex angus	2" Cal. 30 gal.	8–10'
	2	Japanese Maple/ Acer palmatum Viridis/ Tamukeyama/ Inaba Shidare/ Crimson Queen/ Red Dragon	30 gal.	4'/5'
	1	Natchez' Crape Myrtle/ Lagerstroemia indica 'Natchez'	2" Cal. 30 gal.	8–10'
	4	Graceful Bamboo/ Bambusa textilis	15 gal.	8'

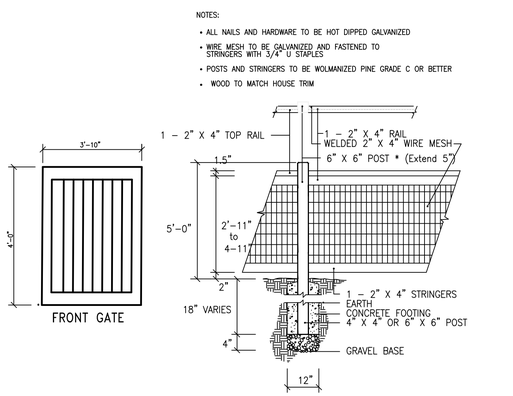
Shrubs	QTY	Common/ Botanical Name	Cont.	Height/Spread
	18	Yew Pine/ Podocarpus macrophylla	7 gal.	4/2'
	3	Camellia 'Yuletide'/ Camelia sasanqua	7 gal.	42"/36"
	17	Pringles Dwarf Yew Pine/ Podocarpus macrophylla	3 gal.	2/2'
	12	Upright Yaupon Holly/ Ilex vomnitoria	15 gal.	4'/3'
	2	Sweet Olive/ Osmanthus fragrans	7 gal.	3–4'
	3	Camellia Espalier / Camellia japonica	7 gal.	42"/36"
	3	Annabell Hydrangea/ Hydrangea arborescens	7 gal.	42"–36"
	3	Nikko blue Hydrangea/ Hydrangea macrophylla	7 gal.	3'/3'
	9	Dwarf Rosemary/ Monstera deliciosa	3 gal.	3'/4'
	2	'Koroneiki' Olive Tree/ Olea europea Sub: Arbequina/ Arbosana	1.5" Cal. 15 gal.	4–5"

Ground Covers/ Grasses	QTY	Common/ Botanical Name	Cont.	Height/Spread
	16	Gulf Muhly Grass Pink/ Muhlenbergia capillaris	1 gal.	2/2'
	13	Giant Leopard Plant/ Farfugium japonicum 'Giganteum'	1 gal.	15"–18"
	21	Blue Daze/Evolvulous 'Blue My Mind'	1 gal.	10"/18"
	12	Autumn Fern/ Dryopteris erythrosora	1 gal.	18"/18"
	10	Getty's White Queen/ Agapanthus	1 gal.	2/2'
	3,150 SF	Korean Grass/ Zoysia japonica 'Zeon'	7 Pallets	SOD



1/LS104 6' PRIVACY FENCING N.T.S.

Approx. 92 LF/ 1- Double Gate



2/LS104 LIVING FENCING - 31 LF / 1 Gates

"LIVING FENCE" WIRE AND WOOD FENCE N.T.S.

SUBMITTAL
12/25

No.	Issue / Revision Description	Date
2	Site Coverage	050426
1		

Site Development Plans For
Mikulak Residence
95 Green St.
Bluffton, SC

M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	11.18.25
Chk'd By:	M. Brock
Project ID:	25004

Landscape Plan

Sheet No.

LS-104

SHEET 4 OF 4

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LOW TIDE
DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

May 6, 2026

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386
Bluffton, SC 29910

RE: 95 Green St. Bluffton Sc 29910
Plan pin # R610 039 00A 0347 0000
HPRC Comments

This is in response to the email on January 27,2026.

1. The "pig-board" material to be used between the porch piers is not identified. Material and placement must be consistent with UDO Sec. 5.15.6.O.
Response: See detail 6/A4.4

2. There are many areas in the details where "trim" is identified but the material is not. Trim materials must comply with applicable sections of the UDO.
Response: Trim has been noted as Hardie Plank

3. Windows and doors aren't labeled. And based on the window and door schedule, the manufacturer's name and window name are included, but materials aren't identified. Manufacturer's cut sheets were not provided. The application references "clad" for windows and "wood front door/clad." With is the cladding? See UDO Sec. 5.15.6.I.
Response: Windows are fiberglass and are noted in the schedule. The exterior doors are metal clad except #4 (Mahogany) and #5 (fiberglass)

4. Windows cannot be fixed; UDO Sec. 5.15.6.I. specifies the permitted window configurations.
Response: All windows to be operable as shown with opening lines on casements.

5. The main house is showing as 1,987SF (and 1,951SF) but does not include the half-story square footage which is identified both as an "attic" and "loft." The loft square footage must be included in the overall square footage even if it is not heated.
Response: With the rear offsets on the first floor, heated square footage is 1907 s.f.. The second floor heated is 34 s.f. equaling 1941 s.f. The loft is 511 s.f. making it a total of 2452 s.f.

6. The chimney is disproportionately large, and the chimney cap is visible (must be concealed from the street). See UDO Sec.5.15.6.E.8.
Response: The chimney has been reduced to 3'4" wide x 2'-8" deep

A|D

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LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

7. We need to see the elevations where the "wings" connect to the middle mass.
Response: See section 1/A4.1 for the right wing and 5/A4.1 for the left wing elevations

8. What is the privacy fence panel material?
Response: See detail 1/A4.4 for service yard details.

Plan Review Comments for COFA-08-24-019275- status 02.20.2026

Growth Management Comments

1) **Square Footage:** The main house is shown as 1,987SF. This does not include the half-story square footage which is identified as an unfinished loft. The loft square footage must be included in the overall square footage even if it is not heated.
Response: With the rear offsets on the first floor, heated square footage is 1912 s.f.. The second floor heated is 34 s.f. equaling 1946 s.f. The loft is 516 s.f. making it a total of 2462 s.f.

2) **Sections:** Label all materials and dimensions on all wall sections.
Response: Have addressed the details. Some sections may refer to other sections for nations or clarity to show meaning only once

3) **First Floor and Porch Height:** Finished floor height must be a minimum of 3'-0" above the average adjacent sidewalk grade (UDO Sec. 5.15.5.F.1.c.) and the porch must be at least 30-0" above the average grade (UDO Sec. 5.15.6.E.5). Because they are lower (2'-0" and 1'-7", respectively), the Green Street elevation seems awkward. Piers are just 1'-2" in height. Railings and handrails are unnecessary at this height; consider removing.
Response: First floor is 3' above the sidewalk grade as established by the Bluffton Zoning Board. We were asked to raise the front porch by 1" which we have done to 25.917' NAVD88. The owner wishes to have the handrail across the street view porch.

4) **Front Porch Columns:** Six columns seem excessive, especially with a width of one foot.
Response: We were asked by the review committee to bring in the porch 2" on each side which we did and adjusted the columns. If we remove two columns we will lose the height to width ratio.

5) **Chimney:** The chimney is disproportionately large for the scale of the main residence. Decrease the width and consider applying two smaller bishop's caps instead of a single, large bishop cap. the chimney cap must not be visible from the street. (UDO Sec. 5.15.6.E.8)
Response: The chimney has been reduced to 3'4" wide x 2'-8" deep

6) **Building Walls:** Gables on left elevation show the rear gable with board and batten and the right gable with horizontal lap siding. Change the left gable to match the right gable.
Response: All exterior material is to be Board and Batten and meet the requirements of the UDO.

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7) **Trim:** Some trim details are identified as Azek, and others are "Hardie Plank or Azek". Azek is not an approved material in the UDO and will require a determination by HPC (UDO Sec. 5.15.6.G.3). Where details state "Hardie Plank or Azek", specify one material.
Response: All trim material is noted Hardie Plank. All Azek noted have been removed.

8) **Windows:** Window material has not been identified. The application references "clad." The window schedule includes the manufacturer's name and window names, but materials aren't identified (UDO Sec. 5.15.6.I.) Additionally, certain windows are fixed, which is not a permitted configuration (e.g., middle dormer window on the front elevation; the window above the living plant wall is unclear). There are also two long windows on both sides of the French door on the left elevation which are fixed.
Response: Windows are fiberglass and are noted in the schedule. The exterior doors are metal clad except #4 (Mahogany) and #5 (fiberglass). The two windows next to the pair of French doors are actually doors. They are noted as operation.

9) **Doors:** Doors are identified as "clad" but material is not provided. Update door schedule to reflect a material permitted by UDO 5.15.6.I.2.b.
Response: Doors have been re-noted in the schedule.

10) **Roof:** Roofing materials are currently labelled as "varies". The application notes that "fiberglass shingles" are proposed, yet standing seam metal is also proposed for the shed roof at the porch and the dormers. Revise to accurately reflect roofing material based on a permitted material in UDO Section 5.15.6.J.2.
Response: Tagging error- has been corrected. All metal roofing is shown.

11) **Skirting & Underpinning:** Skirting is proposed but the application shows "n/a" for material, configuration, and dimensions. Label materials and dimensions on plans and update application when resubmitting. Material and placement must be consistent with UDO Sec. 5.15.6.O.
Response: See detail 6/A4.4

12) **Soffit:** Add soffit configuration on wall section (sheet 1/A4.2). Soffits should be beaded or v-groove tongue & groove (UDO Sec. 5.15.6.P.5). Preliminary application states "n/a" for soffit details.
Response: Material has been changed to 1x6 beaded ceiling syp.

13) **Pavers:** Provide manufacturer cut sheet for proposed tabby pavers.
Response: Will provide cut sheets for pavers. See Sheet A4.4

14) **Final Submission:** The drawings must be revised for the Final Plan submission to the HPC. With the Final Plan, provide a written response to these comments, as well as all items noted in the COFA application checklist. Include dimensions and materials for all building elements. Systems information is unnecessary. The Final Plan will not be scheduled for the HPC until such time as a complete application is provided.

A|B|D

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LOW TIDE
DESIGNS
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Response: Commentary included

HPRC Comments

1) **Sections:** Clarify which part of the main residence is being depicted in Typical Wall Section 2.
Response: Wall section re-noted

2) **Porches:** On the front elevation, bring the header on the right side of the porch down to be even with the left elevation header or bring the entire porch roof down. The current conformation makes it look too tall.
Response: Band on right side lowered to match the left band.

3) **Walls:** The rear elevation wall is too flat and should have some relief, rather than one long, straight wall.
Response: Offsets added on rear to create breaks.

4) **Windows:** a) Elongate the front elevation window (pantry window) to match the dimensions of the laundry/entry room window. b) The windows underneath the gables on the front elevation are too small for the space. Consider adding shutters or replacing them with double windows; and, c) Consider adding another window on the rear elevation to break up blank wall.
Response: Windows on right (laundry), left (m. closet) and pantry have been enlarged.

If you have any questions, please do not hesitate to contact me 843-815-9575.
Sincerely,

Sam Liberti, FAIBD, CGP, HERS

A
B D

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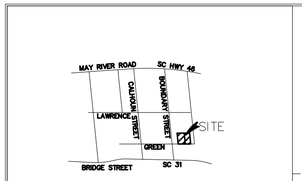
(OFFICE) 843.815.9575



VICINITY MAP
N.T.S.

PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4

(AS PER REFERENCE PLAT #1) 20' UTILITY EASEMENT

ROCK ROAD — CENTERLINE

HICKORY TRACE
15' UTILITY & ACCESS EASEMENT (AS PER REFERENCE PLAT #2)

10' BUILDING SETBACK LINE (AS PER REFERENCE PLAT #1)

I.O. 1/2" REBAR

S 73°01'40" E — 120.00' (TOTAL)

S 73°01'40" E — 88.23' (TOTAL)

T.B.M. NAIL SET IN 32" HICKORY
ELEVATION = 27.00'
NGVD 1929

GRAVEL DRIVE

10' B.S.L.

30' B.S.L.

15' B.S.L.

SEE SEPTIC TANK, PUMP STATION, DRAIN FIELD & TANK AND

WATER SPIGOT (2)

LO 32 | LO 35 | LO 38 | LO 42 | LO 41 | MAG 30 | LA 40 | PLM 12 | PLM 10

LOT 1 | LOT 3

PROPOSED DRIVEWAY

LOT 2A
0.334 Acres
ADDRESS: GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0347-0000

LOT 2
0.245 Acres
ADDRESS: #95 GREEN STREET
TAX PARCEL I.D. NO. R610-039-00A-0061-0000

BRICK PAVERS BY LOT 2 PROJECTS INTO LOT 3 BY 0.8'

BRICK PAVERS

ROCK ROAD — CENTERLINE

BOUNDARY STREET

GREEN STREET – 30' R/W

EARTHEN ROAD — CENTERLINE

5' LINE

TOE OF BERM

9.51'	
14.21'	
101.36'	
4.43'	
5.88'	
10.00'	
14.52'	
3.01'	
30.00'	
15.27'	
75.47'	
104.12' (N.T.S.)	
120.00'	
13.98'	
208.23' — N 73°01'40" W (TOTAL)	
88.23'	
23.12'	
S 11°13'20" W — 121.63'	
N 11°13'20" E — 121.63'	

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0001A, COMMUNITY NO. 450251, MAP DATED 9/29/86, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

0.5 / 9	SPOT ELEVATION
	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
I.O.	IRON PIN, OLD (FOUND)
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
H	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PLM	PALM

REFERENCE PLAT:

1) SUBDIVISION PLAT OF LOTS 2, GREEN STREET, A PORTION OF THE FORMER SARA SULLIVAN ARMSTRONG PROPERTY, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/18/2010, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 131, PG. 120, 11/02/2010.

2) A BOUNDARY DIVISION AND TREE & TOPOGRAPHIC SURVEY OF A 1.17 ACRE PARCEL, AT THE INTERSECTION OF GREEN STREET & BOUNDARY STREET, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: OCTOBER 22, 1998; REVISED: 4/15/99, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 71, PG. 193, 10/19/1999.

PREPARED FOR: GLENDA MIKULAK

SOUTH CAROLINA — SURVEYING CONSULTANTS, INC. No.C00835 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED LAND SURVEYOR — 11059 — TERRY G. HATCHELL

GRAPHIC SCALE
0 10 20 30

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOTS 2 & 2A, GREEN STREET

A PORTION OF

THE FORMER
SARA SULLIVAN ARMSTRONG PROPERTY

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' **DATE:** 10/18/2012 **JOB NO:** SC940199H.3

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775

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CHECK: JK/TS
CAD: BWC

FOUNDATION NOTES

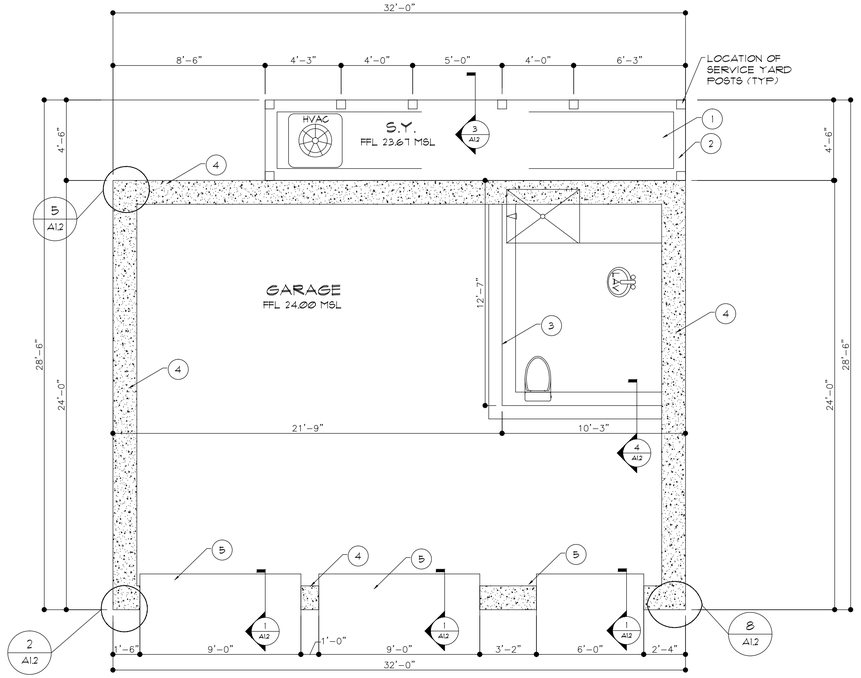
1) 8" WIDE X 12" DEEP, 3000 P.S.I. MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN. EXTEND 6x6 #0/#0 W.W.M. FROM CONC. SLAB INTO FOOTING.

2) 4" THICK, 3000 P.S.I. CONCRETE SLAB REINF. W/ 6x6 #0/#0 W.W.M. ON CLEAN, DRY, TREATED, COMPACTED EARTH FILL.

3) 1'-6" X 1'-0" 3,000 P.S.I. CONC. GRADE BEAM REINF. W/ (3) # 5 RE-ROD CONT. OVERLAP ENDS 40X DIA. SEE DETAIL 1/A12

4) 1'-4" X 1-8" CONCRETE STEM WALL W/4" CONCRETE MONOLITHIC SLAB OVER BUILT UP COMPACTED SOIL. INSTALL #5 VERTICAL BAR @ 18" O.C. MAX., 3000 PSI CONCRETE SLAB W/#5 REBAR CONT. OVERLAP ENDS 40 X DIA. MIN. EXTEND 6 X 6 X #10/#10 W.W.W. FROM CONCRETE SLAB INTO FOOTING

5) 24" WIDE X 20" DEEP, 3000 P.S.I. MONOLITHIC CONCRETE FOOTING W/ #4 BAR CONT. OVERLAP ENDS 40X DIA. MIN. EXTEND 6x6 #0/#0 W.W.M. FROM CONC. SLAB INTO FOOTING.



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Certified Professional Building Designer
Certified Green Professional

LOW TIDE DESIGNS
RESIDENTIAL DESIGN & PLANNING SERVICES

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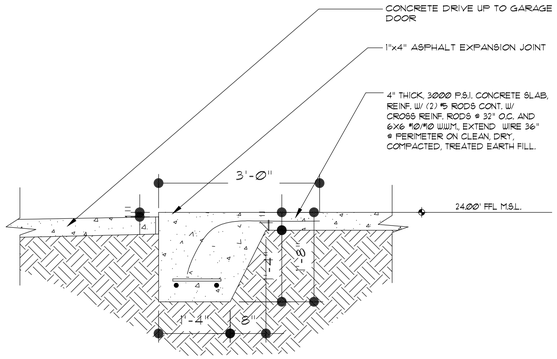
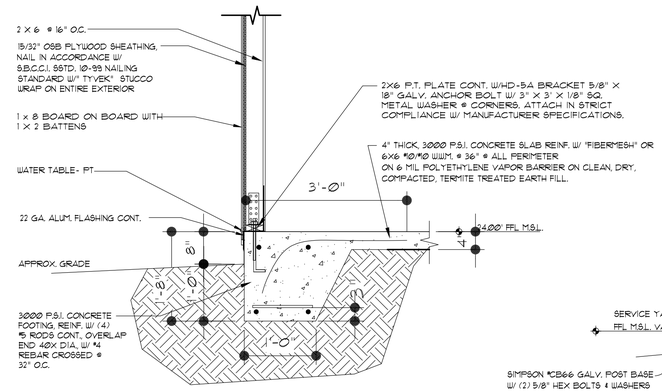
GARAGE RESIDENCE

CRAFTSMAN HOMES
LOT#A GREEN STREET
BEAUFORT COUNTY, BLUFFTON SC 9910

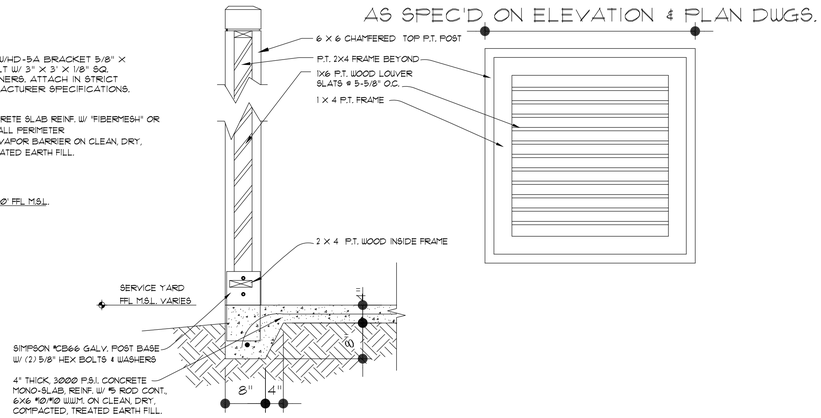
DATE:
NOVEMBER 27 ,2012
REVISION:
01.28.13 03.11.13 03.20.13
DESIGNED BY
S. LIBERTI
DRAWN BY
SAL
PROJECT NUMBER
12-032
SHEET
A1.1



1 / A1.2 GARAGE DOOR SILL DETAIL
SCALE 3/4"=1'-0"

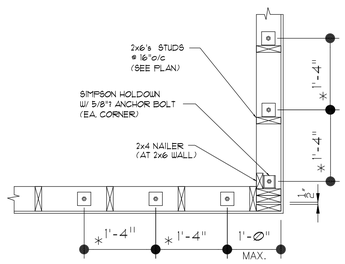


2 / A1.2 FOUNDATION SECTION @ GARAGE WALL
SCALE 3/4"=1'-0"

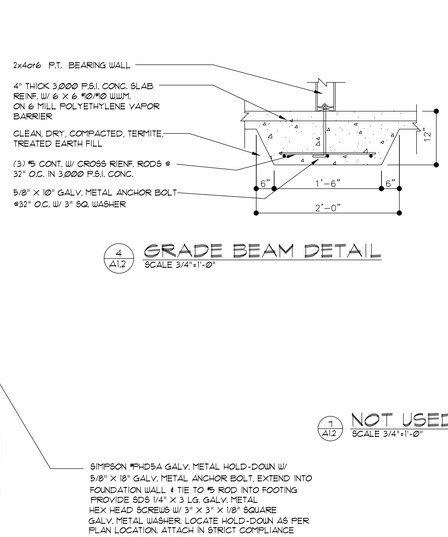


3 / A1.2 SERVICE YARD SECTION
SCALE 3/4"=1'-0"

ANCHOR BOLTS WILL BE 16"o/c AT CONCRETE SLAB FLOOR
ANCHOR BOLTS WILL BE 48"o/c AT WOOD FRAMED FLOOR



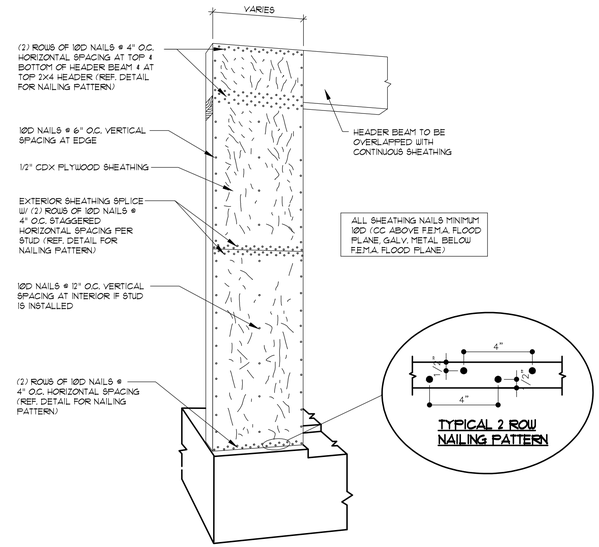
WALL ANCHORAGE AT TYPICAL 90° CORNER
5 / A1.2
SCALE 3/4" = 1'-0"



6 / A1.2 SIMPSON STRONG-TIE #HD5A @ CONCRETE SLAB
N.T.S.

4 / A1.2 GRADE BEAM DETAIL
SCALE 3/4"=1'-0"

7 / A1.2 NOT USED
SCALE 3/4"=1'-0"



EXTERIOR VIEW OF TYPICAL SHEARWALL PANEL @ CONCRETE SLAB
8 / A1.2 N.T.S.

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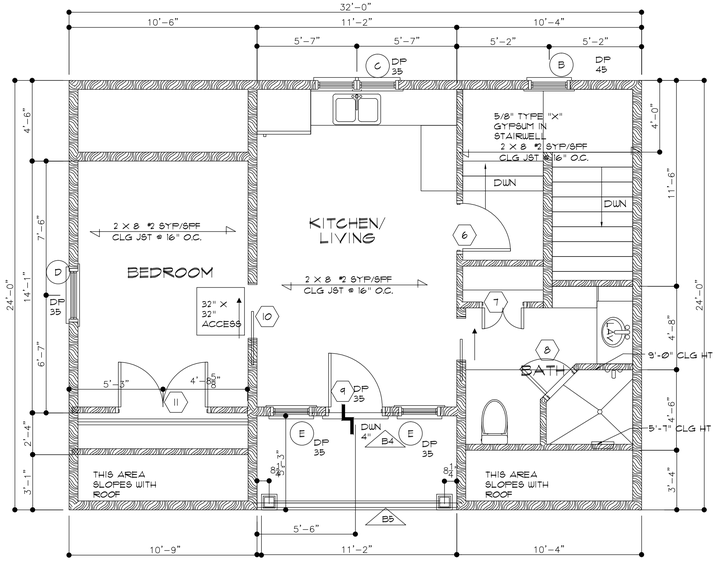
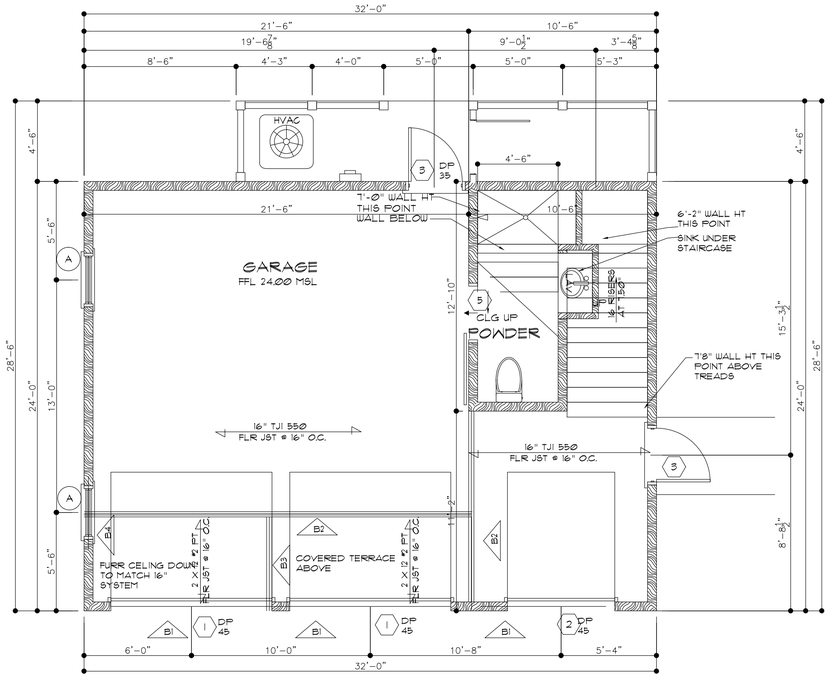


GUEST FLOOR PLAN

SCALE 1/4" = 1'-0"



GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2006 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) WITH SOUTH CAROLINA AMENDMENTS & S.B.C.C.I. SSTD. 10-99, HURRICANE RESISTANT CONSTRUCTION STANDARD, AND IECC 2009
2. NOT USED
3. PROVIDE HURRICANE CLIPS AT ALL RAFTERS & JOISTS. AT ALL EXTERIOR DECK FLOOR JOISTS PROVIDE GALVANIZED HURRICANE CLIPS.
4. ALL PLUMBING WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD PLUMBING CODE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LOCAL OR PRIVATE UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO EXISTING UTILITIES.
6. THE TOP HEAD OF EXTERIOR DOORS AND WINDOWS TO BE AT THE SAME HEIGHT ABOVE THE FINISH FLOOR UNLESS NOTED OTHER WISE.
7. ALL EXTERIOR WALLS ARE 2X6, EXCEPT AT GARAGE. GARAGE ARE 2X4 WALLS.
8. ALL INTERIOR WALLS ARE 2X4, EXCEPT WHERE NOTED.
9. ANY WOOD CONTACTING MASONRY SHALL BE PRESSURE TREATED. ANY AREA BELOW FLOOD SHALL BE COVERED WITH NON-SOLUBLE MATERIALS

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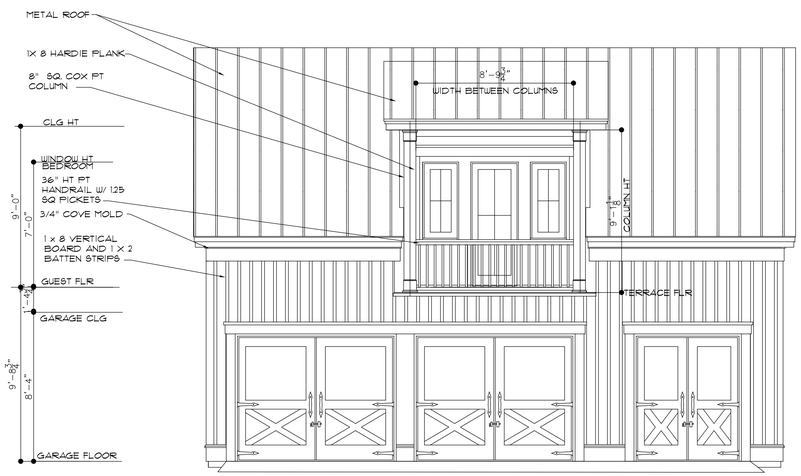
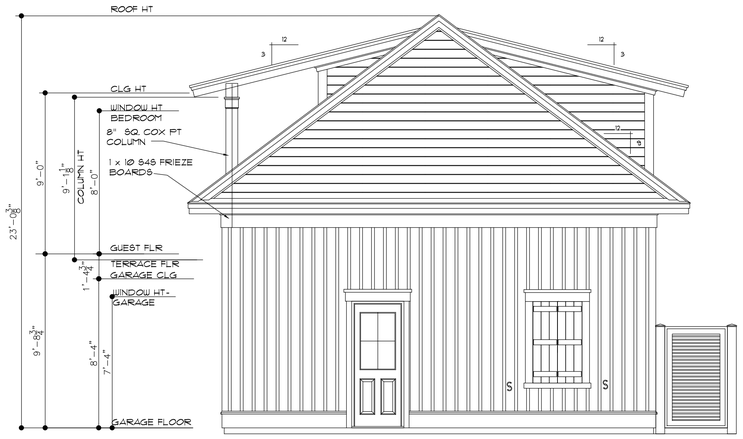


FRONT ELEVATION

SCALE 1/4" = 1'-Ø"

LEFT ELEVATION

SCALE 1/4" = 1'-Ø"



RIGHT ELEVATION

SCALE 1/4" = 1'-Ø"

NOTE:
PROVIDE ISOLATION MATERIAL BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC REACTION

PROVIDE PREFINISHED CONCEALED METAL FLASHING AT ALL WINDOWS AND DOOR

REAR ELEVATION

SCALE 1/4" = 1'-Ø"

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A3.1

FRONT ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION

SCALE 1/4" = 1'-0"

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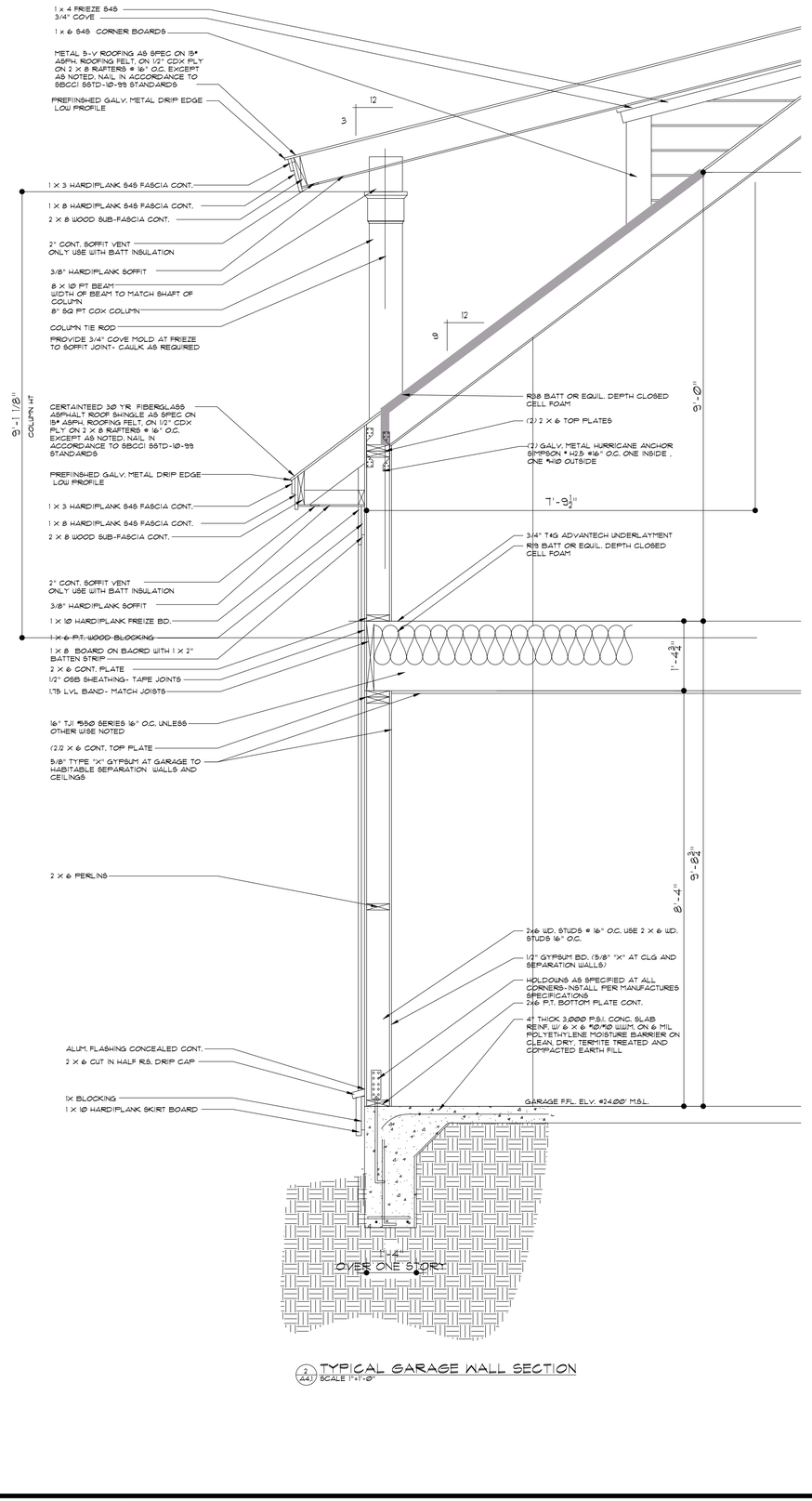

2 / A4.1 TYPICAL GARAGE WALL SECTION
SCALE 1"=1'-0"

DOOR SCHEDULE

SYM.	SIZE		DP RATING	U-VALUE	SHGC	UNIT #
1	9'-0" X 7'-0"	GARAGE DOOR CARRIAGE STYLE	35			
2	6'-0" X 7'-0"	GARAGE DOOR CARRIAGE STYLE	35			
3	3'-0" X 7'-0" X 1-3/4"	4 LT/ 2 PANELED MOLDED SOLID CORE METAL DOOR UNITS	35			
4	NOT USED		45			
5	3'-0" X 6'-8"	CASED OPENING- PROVIDE 3'-4" X 7'0" DOOR SOLID CROSS BUCK				
6	3'-0" X 6'-8" X 1-3/4"	6 PANELED MOLDED SOLID CORE DOOR UNITS				
7	2'-4" X 6'-8" X 1-3/8"	6 PANELED MOLDED SOLID CORE DOOR UNITS (PR 1'2")				
8	2'-0" X 5'-6" X 1/4"	TEMPERED GLASS SHOWER DOOR				
9	3'-0" X 7'-0" X 1-3/4"	METAL CLAD OR CUSTOM WOOD DOOR PER BUILDER SPECS.	35			
10	3'-0" X 6'-8" X 1-3/8"	6 PANELED MOLDED SOLID CORE POCKET DOOR UNIT				
11	5'-0" X 6'-8" X 1-3/8"	6 PANELED MOLDED SOLID CORE DOOR UNITS (PR 2'-6")				

ALL GLASS TO BE LOW E GLASS. DOOR SUPPLIER SHALL CONFORM TO ALL CODES DESIGNATED. TEMPERED GLASS SHALL BE INSTALLED AS DICTATED BY CODE. CONTACT DESIGNER IF ANY DESCREPANCIES ARE FOUND BEFORE ORDERING.

EXPOSURE "B"

WINDOW SCHEDULE

SYM.	SIZE	DESCRIPTION	DP RATING	U-VALUE	SHGC	UNIT #
A	3'-0" X 5'-6"	DBL HUNG VINYL PLYGEM- SEE ELEVATION FOR GRID PATTERN	35/45	.29	.25	
B	2-0" X 2'-0"''	TRANSOM VINYL PLYGEM- SEE ELEVATION FOR GRID PATTERN- TEMPERED	35/45	.29	.25	
C	4'-0" X 3'-6"	CASEMENT VINYL PLYGEM- SEE ELEVATION FOR GRID PATTERN (PR 2/0)	35/45	.29	.25	
D	3'-0" X 4'-0"	CASEMENT VINYL PLYGEM- SEE ELEVATION FOR GRID PATTERN EGRESS	35/45	.29	.25	
E	2'-0" X 4'-6"	CASEMENT VINYL PLYGEM- SEE ELEVATION FOR GRID PATTERN TEMPERED	35/45	.29	.25	
F						

ALL GLASS TO BE LOW E GLASS. DOOR SUPPLIER SHALL CONFORM TO ALL CODES DESIGNATED. TEMPERED GLASS SHALL BE INSTALLED AS DICTATED BY CODE. CONTACT DESIGNER IF ANY DESCREPANCIES ARE FOUND BEFORE ORDERING.

EXPOSURE "B"

BEAM LEGEND

BEAM	SIZE	TYPE	LOCATION	
B1	(3) 1.75 X 16	MICROLLAM	HEADER	
B2	(4) 1.75 X 16	MICROLLAM	IN FLOOR	PROVIDE LVL BEAM HANGER AT INTERSECTION- SIZED BY ENGINEER
B3	(3) 1.75 X 16	MICROLLAM	IN FLOOR	PROVIDE LVL BEAM HANGER AT INTERSECTION- SIZED BY ENGINEER
B4	(3) 2 X 12 W/ (2)1/2 PLYWD	#2 SYP	HEADER	
B5	6 X 12	PT #2 SYP	BEAM	

PROVIDE JOIST HANGERS FOR ALL JOISTS WHERE THEY INTERSECT A BEAM

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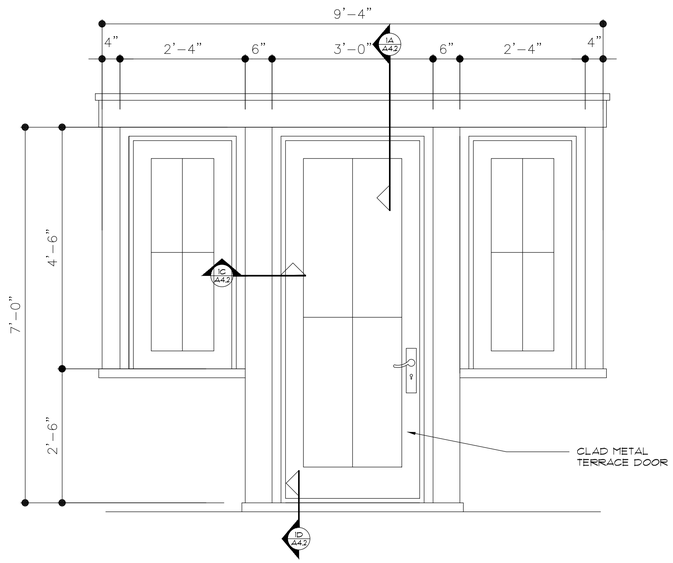
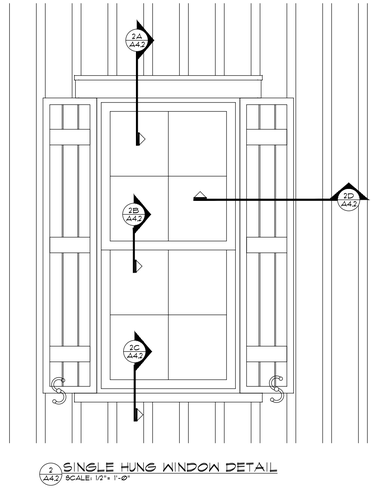
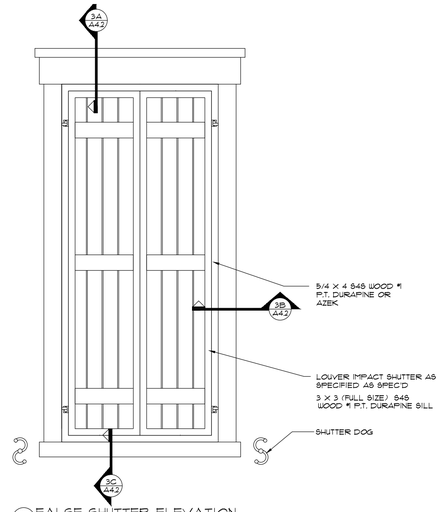


1 A4.2 ENTRY DOOR DETAIL
SCALE: 3/4" = 1'-0"

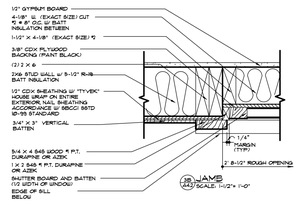


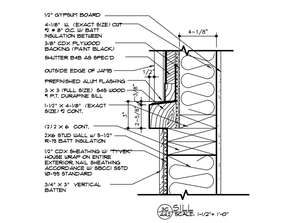
2 A4.2 SINGLE HUNG WINDOW DETAIL
SCALE: 1/2" = 1'-0"



3 A4.2 FALSE SHUTTER ELEVATION
SCALE: 1/2" = 1'-0"

ENTRY DOOR/WINDOW SECTION
SCALE: 1-1/2" = 1'-0"





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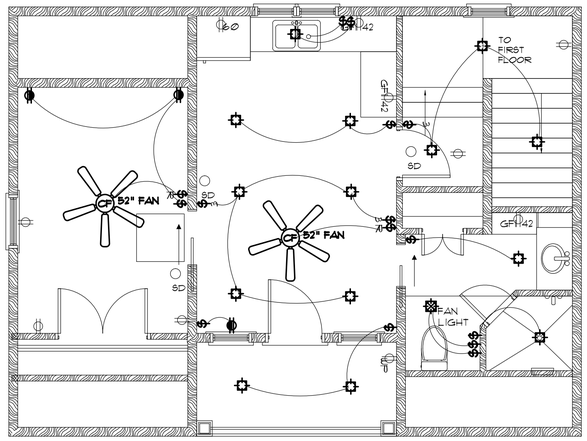
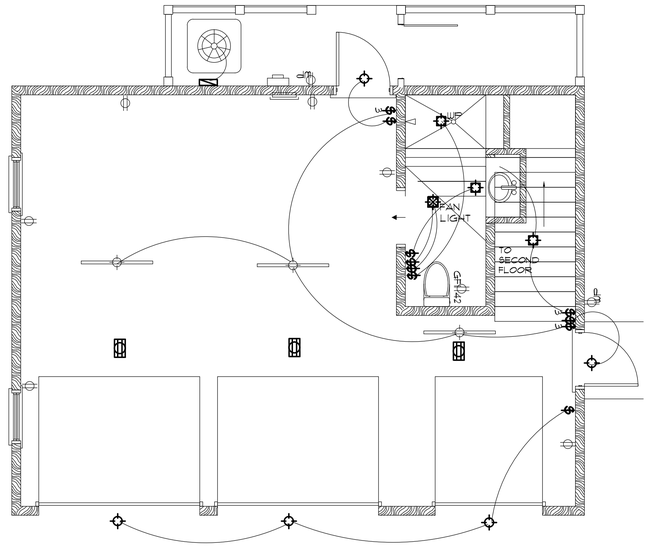


GUEST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



GARAGE ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

SYM	DESCRIPTION
S	SINGLE POLE SWITCH
S_3	THREE WAY SWITCH
S_4	FOUR WAY SWITCH
S_D	DIMMER SWITCH
S_R	REOSTAT SWITCH (SPEED CONTROL)
S_{DS}	DOOR SWITCH
	SURFACE MTD. LIGHT FIXTURE
	CEILING FAN
	RECESSED LIGHT FIXTURE
	HEAT/LIGHT/ FAN FIXTURE
	FLUORESCENT LIGHT FIXTURE
	DUPLEX RECEPTACLE 110V
	DUPLEX CEILING OUTLET 110V
	DUPLEX FLOOR OUTLET 110V
	SWITCH WIRED DUPLEX RECEPT.
	220V RECEPTACLE
	FLOOD LIGHT WATER PROOF
	JUNCTION BOX
LAD	LOCATE AS DIRECTED BY OWNER
WP	WATER PROOF
D.O.	DUPLICATE ORDER
	PHONE OUTLET
T.V.	CABLE T.V. OUTLET
DC	DOOR CHIME
	UNDER CABINET LIGHTING
P	PLUGMOLD 110V

GENERAL ELECTRICAL NOTES

1) GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLAN(S), SHEET NO.A2.1, A2.2 FOR FINISHES, DIMENSIONS, VERIFICATION, ETC.
2) PROVIDE (2) FOUR EA. TELEVISION OUTLETS, LOCATE AS DIRECTED.
3) PROVIDE (2) FOUR EA. TELEPHONE OUTLETS, LOCATE AS DIRECTED.
4) NOT USED
5) PROVIDE GROUND FAULT ARC PER CODE
6) PROVIDE ELEC/BATTERY BACK-UP SMOKE DETECTORS, LOCATE PER CODE REQUIREMENTS INTERCONNECTED 110 VOLT BATTERY BACKUP LOCATED AT EACH SLEEPING AREA AND FLOOR
7) PROVIDE ELECTRICITY TO ALL EQUIPMENT, FIXTURES, ETC. NOT SPECIFICALLY NOTED OR SHOWN.
8) PROVIDE (2) TWO EA. C/O DETECTORS, LOCATE AS DIRECTED.
9) ALL ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD ELECTRICAL CODE
10) GFCI PROTECTION REQUIRED FOR RECEPTACLES IN BATHROOMS, GARAGES OUTDOORS, AND WITHIN 6 FEET OF A SINK.
11) LOCATE ELECTRICAL SERVICE PANEL AS CLOSE AS POSSIBLE TO THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS
12) HEAT PUMP DISCONNECTS, REQUIRED AT ALL AIR HANDLING & CONDENSING UNITS, UNLESS IN VIEW OF PANEL BOX
13) OUTSIDE DISCONNECT REQUIRED WITH 4 WIRE LEAD TO PANEL UNLESS PANEL & METER CAN ARE BACK TO BACK

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MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from April 17, 2026, to May 16, 2026

DATE: June 1, 2026

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

Address	Description of Application	Staff	Status
45 Bridge St	Painting and front door repairs (HP Grant)	Glen Umberger	Approved
216 Bluffton Rd	Signage: Hoof & Hound	Caroline Luke	Approved
8 Church St	Porch Extension	Caroline Luke	Approved
5804 Ginkgo Ln	Residential Reroof	Caroline Luke	Approved
194 Bluffton Rd	Commercial window replacement	Caroline Luke	Approved
101 Calhoun St	Renovations to church entrance	Glen Umberger	Applied
181 Bluffton Rd Unit C101	Signage: Bluffton Tax Advisor	Caroline Luke	Applied
2 Water St	Carport Renovations	Caroline Luke	Applied
6 Church St	Renovations to exterior (pathway, windows, etc.)	Caroline Luke	Applied