



## Historic Preservation Commission Meeting

Wednesday, December 03, 2025 at 6:00 PM

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

### AGENDA

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

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. NOTICE REGARDING ADJOURNMENT

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

#### IV. ADOPTION OF MINUTES

- [1.](#) November 5, 2025 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS

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

#### VIII. DISCUSSION

- [1.](#) Historic District Monthly Update. (Staff)

#### IX. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, January 7, 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](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

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

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

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

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

# Historic Preservation Commission Meeting

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

November 05, 2025

## I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

## II. ROLL CALL

### PRESENT

Chairman Evan Goodwin

Vice Chairman Joe DePauw

Commissioner Carletha Frazier

Commissioner Tim Probst

Commissioner Debbie Wunder

Commissioner Lisa Sulka

### ABSENT

Commissioner Jim Hess

## III. ADOPTION OF MINUTES

### 1. October 10, 2025 Minutes

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

Seconded by Commissioner Sulka.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

## IV. PUBLIC COMMENT

## V. OLD BUSINESS

## VI. NEW BUSINESS

- 54 Stock Farm Road:** A request by Amanda Denmark (Pearce Scott Architects), Applicant, on behalf of Erik and Paige Blechinger, Owners, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 54 Stock Farm Road. The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019626) (Staff - Charlotte Moore)

Chairman Goodwin recused himself.

Staff presented. The applicant was present. There was discussion regarding the vent detail. The commissioners shared thoughts on the material being used for the railings on the stairs and the chimney cap. The Commission asked for clarification if the gate around the service yard was permitted by the utility company.

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

1. If waste receptacles are not stored in the Carriage House, an additional or expanded service yard will be required.
2. A service yard gate is allowed unless the Town of Bluffton receives documentation from the utility company stating otherwise.
3. Identify the material(s) to be used for all posts and columns, as well as all trim pieces in the porch detail to show compliance with UDO Sec. 5.15.6.H. and UDO Sec. 5.15.6.P.
4. Provide door operations and label exterior doors to match doors provided in the door schedule; the schedule must also be updated to show door materials (UDO Sec. 5.15.6.I.).
5. Provide a detail of the vent(s).
6. For various details (Sheets A501 and A502), provide applicable missing materials and dimensions, which must be shown to show compliance with applicable UDO Sections, including UDO Sections 5.15.6.N., O. and P.
7. A Tree Permit will be required to remove trees that are 14 or more inches in diameter at breast height (UDO Sec. 3.22.2.B.3.)

And determinations:

1. The powder-coated metal handrails are accepted.
2. The chimney cap design is accepted but the cap must be concrete instead of brick.
3. The Landscape Plan is accepted as submitted.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

2. **36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of an amended Certificate of Appropriateness-HD to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-03-25-019657) (Staff - Charlotte Moore)

Chairman Goodwin returned to the dais.

Staff present. The applicant was present. The commission asked for clarification on the height of the structure compared to what was previously approved. There was discussion regarding the front elevation and if the roof over the garage should be extended to fit across the whole elevation. The commissioners questioned the bracket detail and what material is being used for the soffit.

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



1. The band between the board and batten siding and horizontal lap siding is to be raised to just above the bracketed roof. The brackets must be moved within six inches of the wall, the diagonal shortened, and the top part of the bracket must be 4x6.
2. Identify door and window materials in the door and window schedules.
3. Show that a minimum of 75% tree canopy coverage at maturity will be provided for the entire lot, not to include roofs (UDO Sec.5.3.3.G.1.).

Seconded by Commissioner Sulka.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

3. Adoption of 2026 Historic Preservation Commission Meeting Dates: (Staff - Charlotte Moore)

Commissioner Sulka made a motion to adopt the 2026 Historic Preservation Commission meeting dates.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

4. Adoption of 2026 Historic Preservation Review Committee Meeting Dates: (Staff - Charlotte Moore)

Commissioner Sulka made a motion to adopt the 2026 Historic Preservation Review Committee meeting dates.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

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 Sulka made a motion to adjourn.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed. The meeting adjourned at 6:54pm.

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	December 3, 2025
<b>PROJECT:</b>	COFA-10-25-019966 5 Garfields Way Main Residence and Carriage House (New Construction)
<b>APPLICANT:</b>	Scott Middleton (Southern Coastal Homes)
<b>PROPERTY OWNER:</b>	5 Garfields Way, LLC
<b>PROJECT MANAGER:</b>	Charlotte Moore, AICP, Principal Planner

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

A Certificate of Appropriateness-HD (COFA-HD) for construction of a new 2-story main house (an Additional Building Type) of approximately 2,648 SF and a 1-story detached Carriage House (garage) of approximately 264 SF to be constructed at 5 Garfields Way in the Moss Oaks Subdivision within Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD (NG-HD).

**INTRODUCTION:** The subject property, 0.16 acres, is located in Moss Oaks, a small residential subdivision development that is accessed via Lawrence Street to the south and Wharf Street to the west.

The main building, with an approximate 1,909 SF footprint (1,508 SF heated and 500 SF front/side porches and uncovered patio) is not typical of any of the specific building types within the Neighborhood General-HD zoning district and is, therefore, classified as an Additional Building Type but will include materials that are traditional to Old Town. Compliance with the development standards (front build-to zone, side yard setback, and height requirements) is shown for the Additional Building Type (Attachment 5). However, a portion of the side yard porch encroaches into the 25-foot rear yard setback. A variance must be obtained from the Board of Zoning Appeals to allow the encroachment, or the porch must be redesigned. The carport structure of approximately 264 SF footprint complies with the development standards for the Carriage House Building Type.

The 2-story main building would be constructed on a raised tabby foundation under a cross-gable roof (architectural asphalt shingles) with a partial façade front porch under a standing-seam metal shed roof. The building features horizontal lap siding (Hardi), vertical board and

batten (Hardi), 2/1 single-hung windows (vinyl), casement and French doors (wood), porch columns (wood), deep eaves, and wood or Hardi trim elements. A screened porch is proposed on the left elevation. The right elevation would include a 1-story “wing” that has a lean-to appearance from the front elevation. A utility service yard would also be located on this elevation. The rear elevation features a stoop along the entirety of the ground floor, four feet in depth, with brick steps along its length that provide access to a swimming pool and surrounding paver decking.

The Carriage House is a 1-story, 1-bay garage with a front-facing gable that has similar details to the main building, including an exposed tabby foundation, board and batten siding (Hardi) and wood trim. On its right elevation, a trellis (wood) and service yard are proposed. See Attachment 6 for architectural plans.

This project was presented to the Historic Preservation Review Committee (HPRC) for conceptual review at the October 27, 2025 meeting. HPRC comments are provided as Attachment 11.

The Moss Oaks Subdivision Architectural Review Board (ARB) provided comments dated October 2, 2025 (Attachment 10).

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

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

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

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

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

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

a. *Finding.* Town Staff finds that if the conditions noted below are met or otherwise approved by the HPC, the proposed residence and Carriage House will be in conformance with applicable provisions provided in Article 5:

- 1) **Rear Yard Setback:** A portion of the side porch encroaches into the 25-foot rear yard setback required for the NG-HD district. A variance from the Town of Bluffton Board of Zoning Appeals will be required to maintain the porch in its proposed location, or the porch must be redesigned to remove it from the rear yard.
- 2) **Left Elevation of Main Structure:** The left elevation of the main structure is partially hidden by the screened porch and must be provided.
- 3) **Porch Screen:** The porch screen detail (Sheet A-8, 4), appears to show screen placement on the outside of an aluminum frame. The elevations suggest that the porch frame is to be wood. Per UDO Sec. 5.15.6.E.5.f., any architectural expression, such as posts and railings, must occur on the outside of the screen. The frame should be wood to be consistent with other trim materials.
- 4) **Wall Section:** The wall section (Sheet A-7, 1) lacks some details, including soffit material and type (v-groove or tongue and groove) per UDO Sec. 5.15.6.P., frieze board (shown on the elevations but not the detail), and fascia material. Corner boards must be beaded or have ¼ round inset trim mold. This is not shown on the wall section (UDO Sec. 5.15.6.N.3.). Further, there is inconsistency between some materials provided on the Final Plan application (Hardi is noted for some trim but shown as wood on the plans, such as the corner board). Likewise, some details for foundation sill (2), porch column (3), and corner board (4) are missing.
- 5) **Fence:** A 6'-0" tall pressure-treated wood dog-ear fence is proposed along the rear property line and exceeds the opacity allowed by the UDO. UDO Sec. 5.15.6.K. requires that fences have a minimum opacity of 25%. A 4'-0" tall wood living fence with hog-wire infill will extend from the dog-ear fence to the rear of both the main structure and carport structure to enclose the pool area. This fence requires a top rail per UDO Sec. 5.15.6.K.3.g.
- 6) **Brick:** Brick is proposed to be used for portions of all stoops and porches, but the specific brick type has not been provided. To ensure that the brick

to be used is consistent with brick used elsewhere in Old Town, it should be a greyish-brownish brick (Savannah Grey or similar) that is recycled, salvaged or locally produced unless otherwise approved by the HPC (UDO Sec. 5.15.6.G.).

- 7) **Tree Removal Permit:** Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required to remove trees with a diameter at breast height(dbh) that is 14 or more inches.

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

*Finding.* The proposed structures are visually compatible with surrounding buildings, possessing similar characteristics, including such as mass, scale, and height.

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

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

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

1. A variance must be obtained from the Board of Zoning Appeals to allow a portion of the side porch to encroach into the rear yard setback or the porch redesigned to remove the encroachment.
2. The entire left elevation of the main structure must be shown fully visible and not obscured by the side porch screen.
3. Per UDO Sec. 5.15.6.E.5.f., all architectural expressions must be located on the outside of the porch screen, and the porch framework should be wood to match other trim.
4. Update the wall section to show all required details, materials, and required configurations per Sec. 5.15.6.N. (corners and water tables), Sec. 5.15.6.O. (skirting), and Sec. 5.15.6.P. (soffit and frieze) that comply with the UDO.

5. Per UDO Sec. 5.15.6.K., the rear yard dog-ear fence must have a minimum opacity of 25%, and the living fence must include a top rail.
6. Provide a cut sheet or sample of the brick to be used, which must be a greyish-brown color, (e.g., Savannah Grey).
7. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required to be approved before removal of any tree that is 14 or more inches diameter at breast height.

**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:

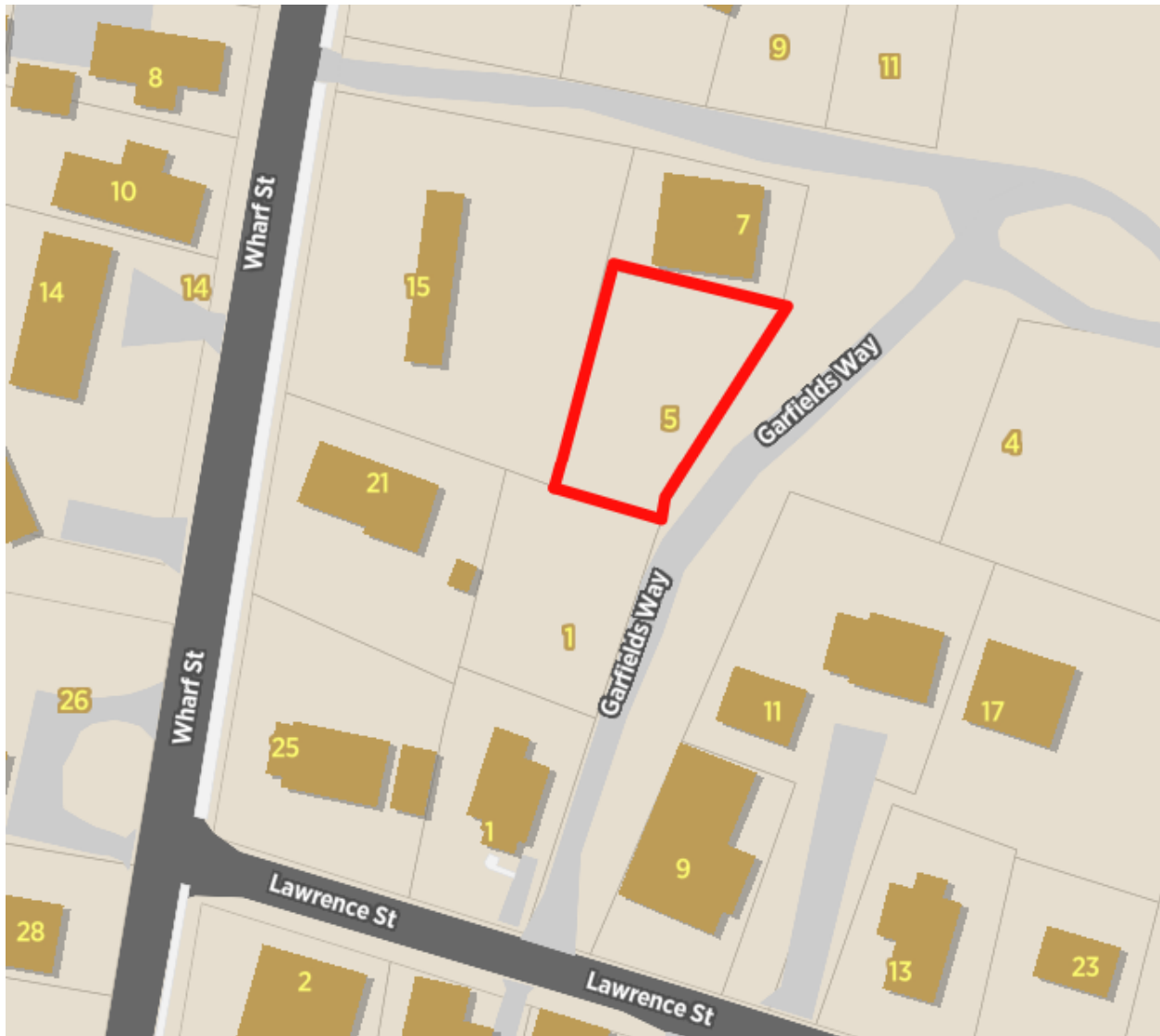
1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

**ATTACHMENTS:**

1. Location Map
2. Application
3. Narrative
4. Photos
5. Site Plan
6. Architectural Plan
7. Landscape Plan
8. Door Cut Sheets
9. Window Cut Sheets
10. Moss Oaks Subdivision ARB Approval Letter
11. HPRC Comments (10.27.2025)

# LOCATION MAP

## 5 GARFIELDS WAY







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

Section VII. Item #1.

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

Applicant		Property Owner	
Name: Southern Coastal Homes		Name: Paula Stewart	
Phone: 843-815-0100		Phone: 704-907-5583	
Mailing Address: 19 Pritchard Street Bluffton, SC 29910		Mailing Address: 3 Audubon Pond Rd HHI, SC 29928	
E-mail: <a href="mailto:bailye@southerncoastalhomes.com">bailye@southerncoastalhomes.com</a>		E-mail: <a href="mailto:toddandpaula@gmail.com">toddandpaula@gmail.com</a>	
Town Business License # (if applicable): 25-02-6236			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: Stewart residence		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Address: 5 Garfields Way		Amendment: <input type="checkbox"/>	
Zoning District: NG-HD		Application for:	
Acreage: .16		<input checked="" type="checkbox"/> New Construction	
Tax Map Number(s): R610 039 00A 0407 0000		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation	
Project Description: New residential build (additional building type for the main house and carriage house building type for the garage)			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 11/15/25	
Applicant Signature:		Date: 11/5/25	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	





## TOWN OF BLUFFTON

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

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

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



# TOWN OF BLUFFTON

## CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON

### HISTORIC DISTRICT (HD) PROJECT ANALYSIS

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

<b>1. DESIGN REVIEW PHASE</b>			<b>CONCEPTUAL REVIEW</b> <input type="checkbox"/>	<b>FINAL REVIEW</b> <input checked="" type="checkbox"/>
<b>2. SITE DATA</b>				
Identification of Proposed Building Type (as defined in Article 5): additional building type and carriage house				
Building Setbacks	Front: 10'	Rear: 25'	Rt. Side: 10'	Lt. Side: 10'
<b>3. BUILDING DATA</b>				
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage	
Main Structure	Main House	0	2648	
Ancillary	Carrigage House (garage)	0	264	
Ancillary				
<b>4. SITE COVERAGE</b>				
<b>Impervious Coverage</b>		<b>Coverage (SF)</b>		
Building Footprint(s)		2173		
Impervious Drive, Walks & Paths		50		
Open/Covered Patios		200		
<b>A. TOTAL IMPERVIOUS COVERAGE</b>		2644		
<b>B. TOTAL SF OF LOT</b>		7168		
<b>% COVERAGE OF LOT (A/B= %)</b>		37.5%		
<b>5. BUILDING MATERIALS</b>				
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation	
Foundation	Tabby	Columns	Wood	
Walls	Hardi	Windows	Vinyl	
Roof	Asphalt	Doors	Wood	
Chimney	Tabby	Shutters	N/A	
Trim	Hardi	Skirting/Underpinning	Hardi	
Water table	Hardi	Cornice, Soffit, Frieze	Hardi	
Corner board	Hardi	Gutters	N/A	
Railings	N/A	Garage Doors	Steel	
Balusters	Metal	Green/Recycled Materials	N/A	
Handrails	Wood			



## TOWN OF BLUFFTON

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

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

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



# TOWN OF BLUFFTON

## CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON

### HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

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

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

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

Signature of Property Owner or Authorized Agent

Date

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

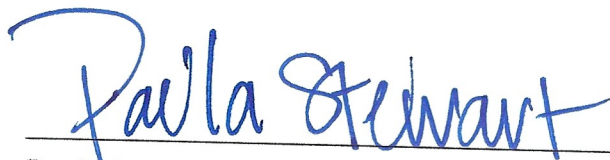
Date

Printed Name of Applicant

October 28, 2025

To whom it may concern,

5 Garfields LLC is the true and lawful owner of the real property located at 5 Garfields Way in Bluffton, SC. Paula Stewart is the sole member of 5 Garfields LLC and therefore is authorized to represent owner as it relates to matters concerning submissions to the Bluffton HPC and the Town of Bluffton.



Paula Stewart  
5 Garfields LLC  
Member

11.01.25  
Date





## **Project Narrative**

### **Stewart Residence**

Old Town Bluffton

5 Garfields Way | Lot 2

Southern Coastal Homes would like to build a 2,648 square foot main house (additional building type) and a 264 garage (carriage house building type) for Paula Stewart. The home will be located at 5 Garfields Way (lot 2).

Due to the size and shape of the lot, we could not conform to the typical building types listed in the UDO so that is the reason we had to go under the additional category. The Stewart Residence is an additional building type (per UDO) designed by Koontz Jones Design + V3. The architectural design of the home includes elements of the Old Town Bluffton Historic District Unified Development Ordinance. The details for this home, including all construction materials, are included in the application.

The heated area of the 1st floor is 1,508 sq. ft. with 500 sq. ft. of porches. The upper level has 1,140 sqft of heated cooled space. The garage is 264 sqft.

The entire home site will be fully landscaped with native and regionally appropriate plant species.



**MOSS OAKS SUBDIVISION**  
**ARCHITECTURAL REVIEW BOARD**  
PO Box 433, Bluffton, South Carolina 29910  
(843) 227-8615

---

October 2, 2025

Mr. Todd and Mrs. Paula Stewart  
5 Garfields Way  
Bluffton, South Carolina 29910

RE: Stewart Residence & Single-Car Garage ARB Approval

Dear Mr. and Mrs. Stewart:

The ARB has approved the architectural plans and elevations of your proposed home and detached garage located on Lot #2 – 5 Garfields Way, Bluffton, SC 29910 dated September 30, 2025 as submitted by Southern Coastal Homes on October 1, 2025.

The color scheme of this home as previously described by Mrs. Stewart will be an all-white colored facade which will be clad with a combination of horizontal cement siding and cement board & batten accents, the main roof will be covered with dark brown or black asphalt shingles and standing seam metal roofing on the front & side screen porches and over the first floor master bedroom and the raised foundation will be finished with stucco with brick accents on the porches, raised planter and steps. The detached garage will have a wood overhead trellis structure attached on the right side and will have cement board & batten siding on the facade, dark brown or black asphalt shingles to match the main house structure and a raised base finished with stucco.

Please reach out to us once you have selected a shutter color.

Thank you for your support and cooperation with the Architectural Review Board. If you have any questions or comments, please do not hesitate to contact me at [garmoss@yahoo.com](mailto:garmoss@yahoo.com) or (843) 227-8615.

Sincerely,

A handwritten signature in blue ink that reads "Garfield Moss".

Garfield Moss  
Chair, ARB

## **Stewart Residence**

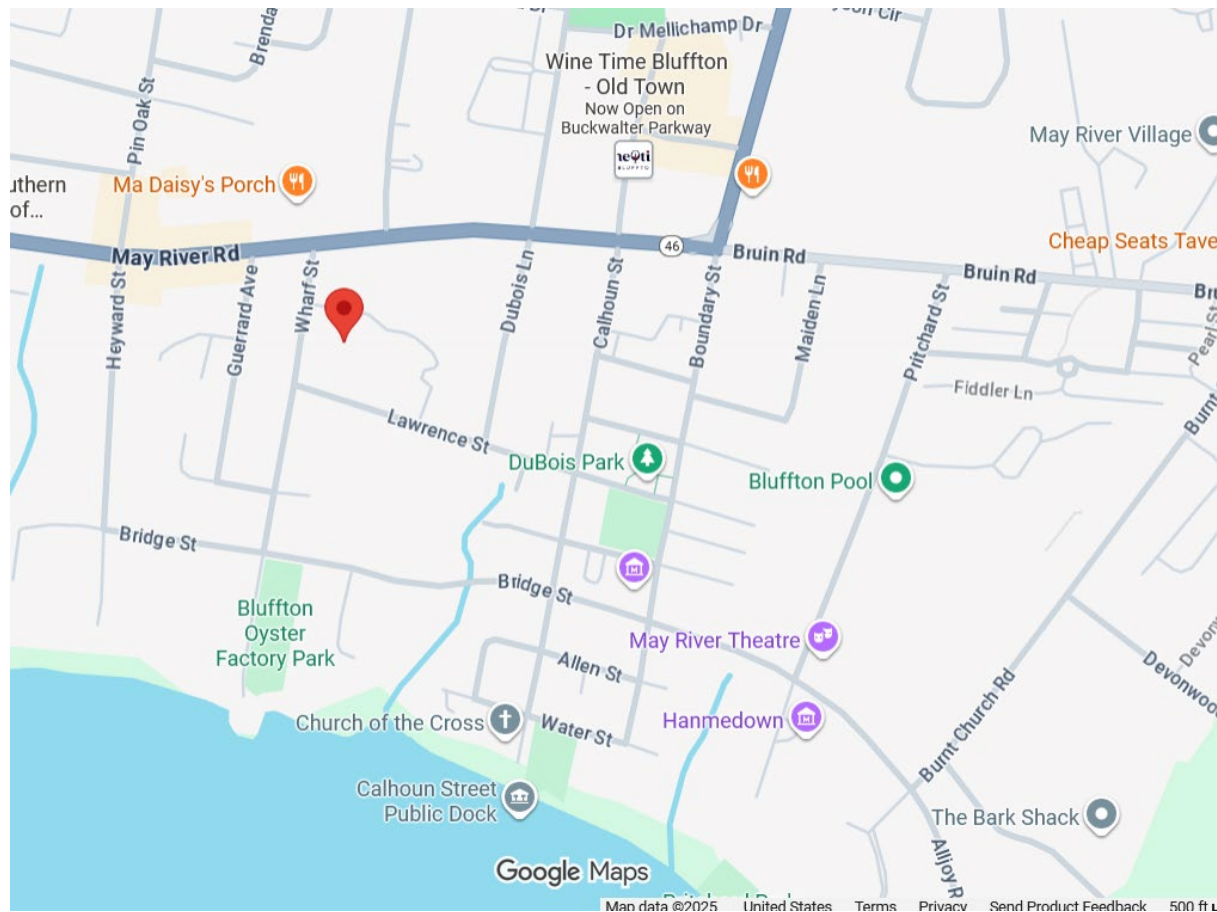
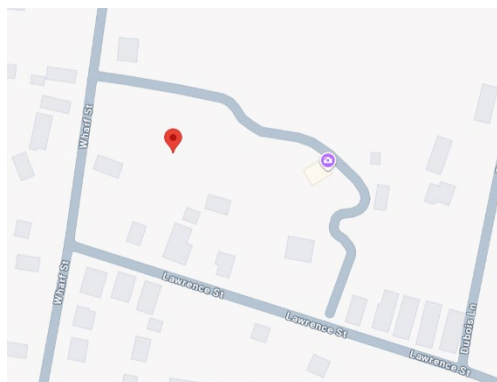
*5 Garfields Way | Lot 2*





## LOCATION MAP

5 Garfield Ways | Lot 2





Americas's Favorite Doors®

## Your EZDoor Summary

Door Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

\*Additional options available, please contact your local dealer.

Based upon your Zip Code, you may require a WindCode® configuration.

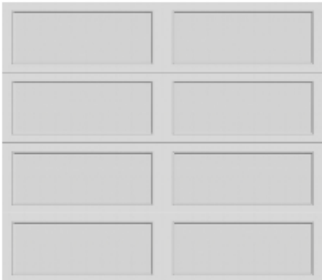
†Configuration values recommended by EZDoor.



Americas's Favorite Doors®

Your Completed Doors

1. Garage Door



Bridgeport™ Steel - Value Plus Series

<b>Size</b> 9'0" x 8'0"	<b>Windcode *</b> W0
<b>Model</b> BD4EV	<b>Design</b> Extended Panel
<b>Construction</b> 2-layer 1 5/16" Polystyrene Ins 24 Ga Shiplap Jnt R-value 6.3	<b>Base Color</b> Standard White
<b>Top Section</b> Extended Solid	<b>Glass Type</b> Not Applicable With Solid Top Section.
<b>Spring +</b> Coated Torsion	<b>Track Size +</b> 2" Assembled
<b>Track Type +</b> Standard	<b>Mount Type +</b> Bracket
<b>Track Radius +</b> 15	<b>Roof Pitch +</b>
<b>Handles</b> Standard Handles Included	<b>Lock +</b> Inside Slide Lock
<b>Lock Options +</b> No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3	

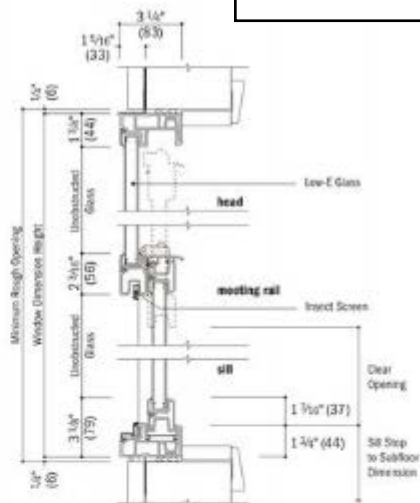
## Section VII. Item #1.

Scale  $1\frac{1}{2}''$  (38) =  $1'-0''$  (305) = 1:8

Technical drawing of a window assembly showing dimensions and components. The drawing includes labels for 'Clear Opening', 'Low-E Glass', 'Insist Sere', 'Jamb', 'Drabst Glass', 'Window Dimension Width', and 'Minimum Rough Opening'. Dimensions are provided in both inches and millimeters (e.g., 3 1/2" (83), 1 5/8" (33), 1 1/16" (43), 3 1/4" (79), 1/4" (6)).

### Horizontal Section

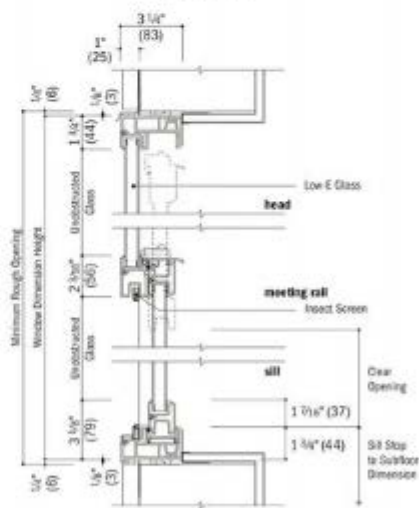
#### Arch Single-Hung



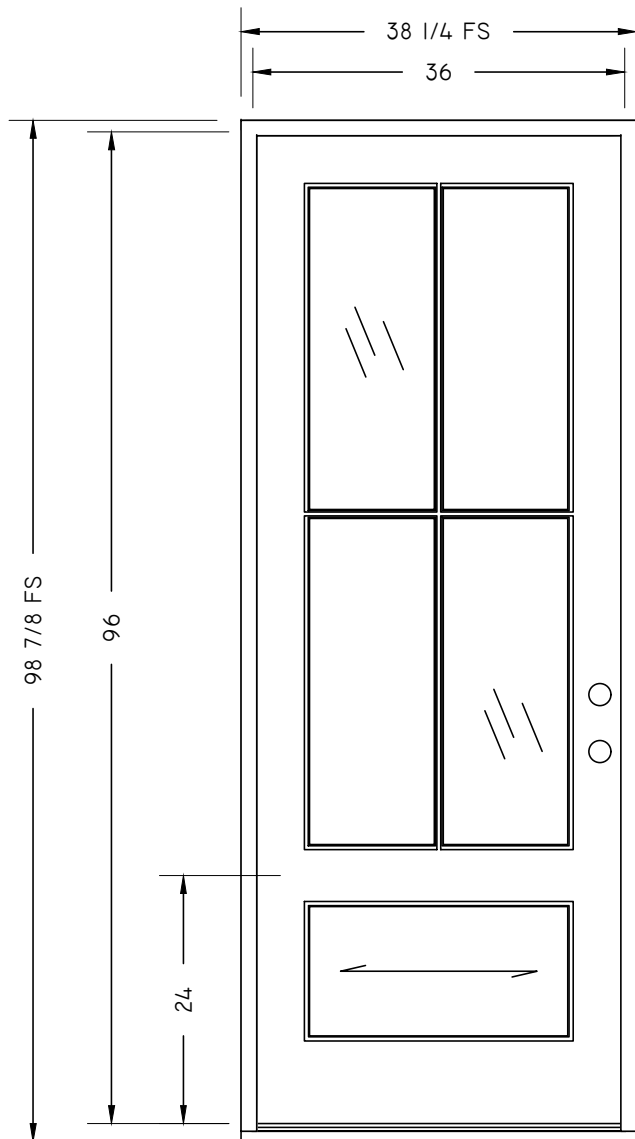
### Vertical Section

Figure 1: Typical window rough opening dimensions. The diagram shows a cross-section of a window unit. The total height of the unit is 3 1/2" (89). The clear opening height is 1 1/16" (43). The jamb width is 1/8" (3). The minimum rough opening height is 1 5/8" (41). The window dimension width is 3 1/8" (79). The glass is labeled as Low-E Glass. The insulation screen is labeled as Insult Screen.

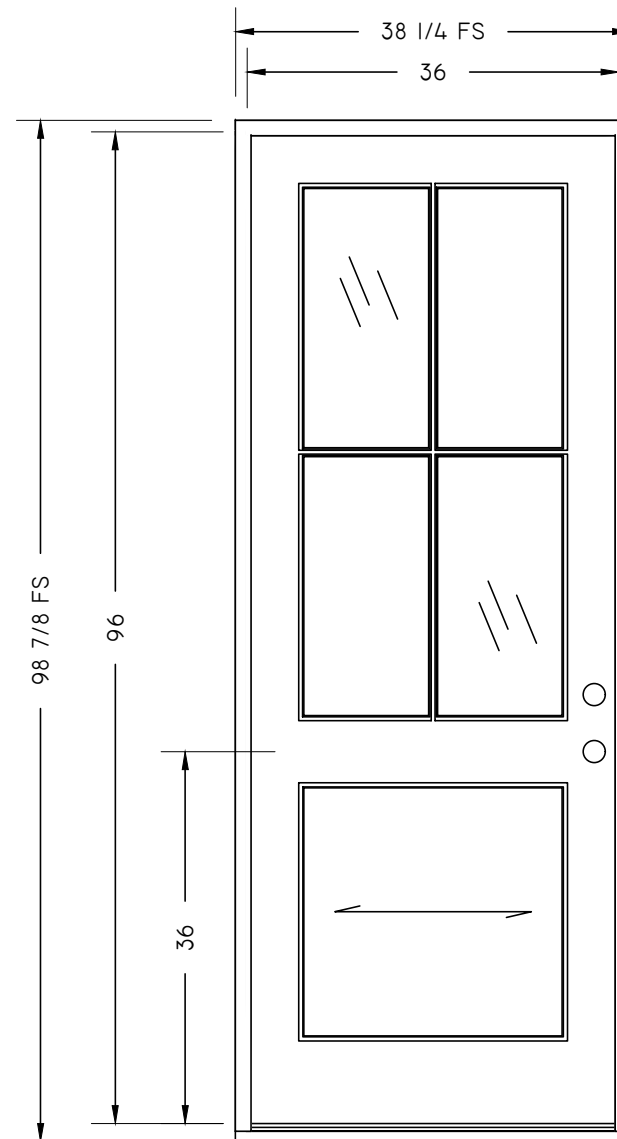
**Horizontal Section**  
Arch Single-Hung, Stucco Exterior



**Vertical Section**  
Arch Single-Marg, Spoon Exterior



SAPELE, ENTRY  
 1 3/4 (9545), LHS, 6 9/16 JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE ADJ SILL



SAPELE, GARAGE  
 1 3/4 (9545), LHS, 6 9/16 JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE ADJ SILL

Section VII. Item #1.

DATE: 11-3-25

PG:1/2

☐ - NO EXCEPTIONS

☐ - EXCEPTIONS NOTED, RESUBMITTAL NOT REQUIRED

☐ - EXCEPTIONS NOTED, REVISE AND RESUBMIT

SCH\_STEWART  
 QUOTE# 2510-29910

I APPROVE THE DESIGN AS DRAWN AND DIMENSIONED ON THIS  
 PAGE AND ACKNOWLEDGE THAT THIS PRODUCT IS SPECIAL  
 ORDER AND NOT RETURNABLE FOR CREDIT.

X \_\_\_\_\_ DATE \_\_\_\_\_

**GRAYCO**

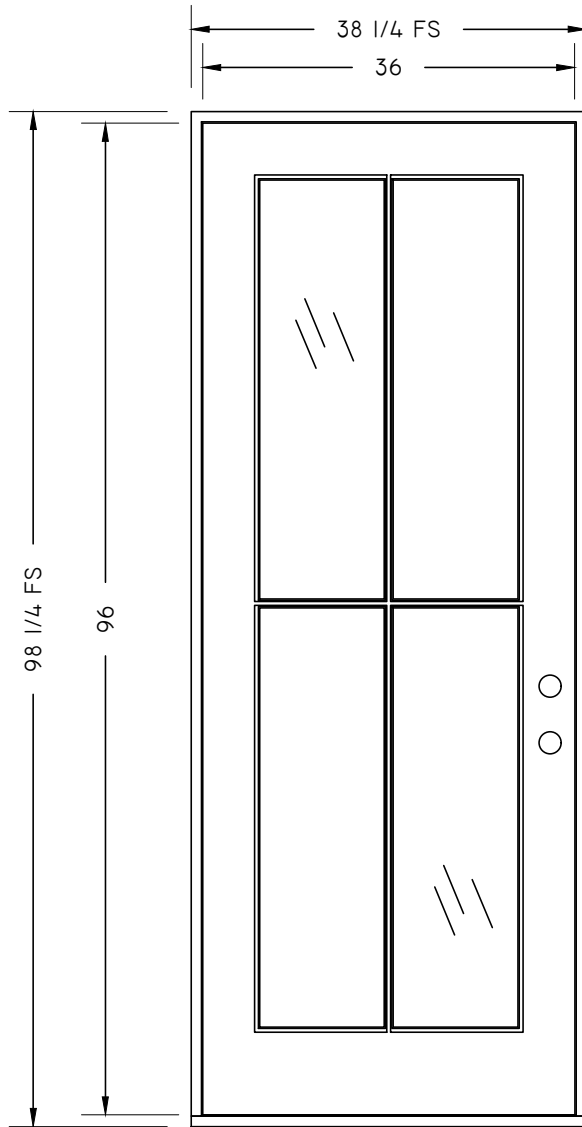
**BUILDING CENTER**

345 BUCK ISLAND ROAD BLUFFTON, SC

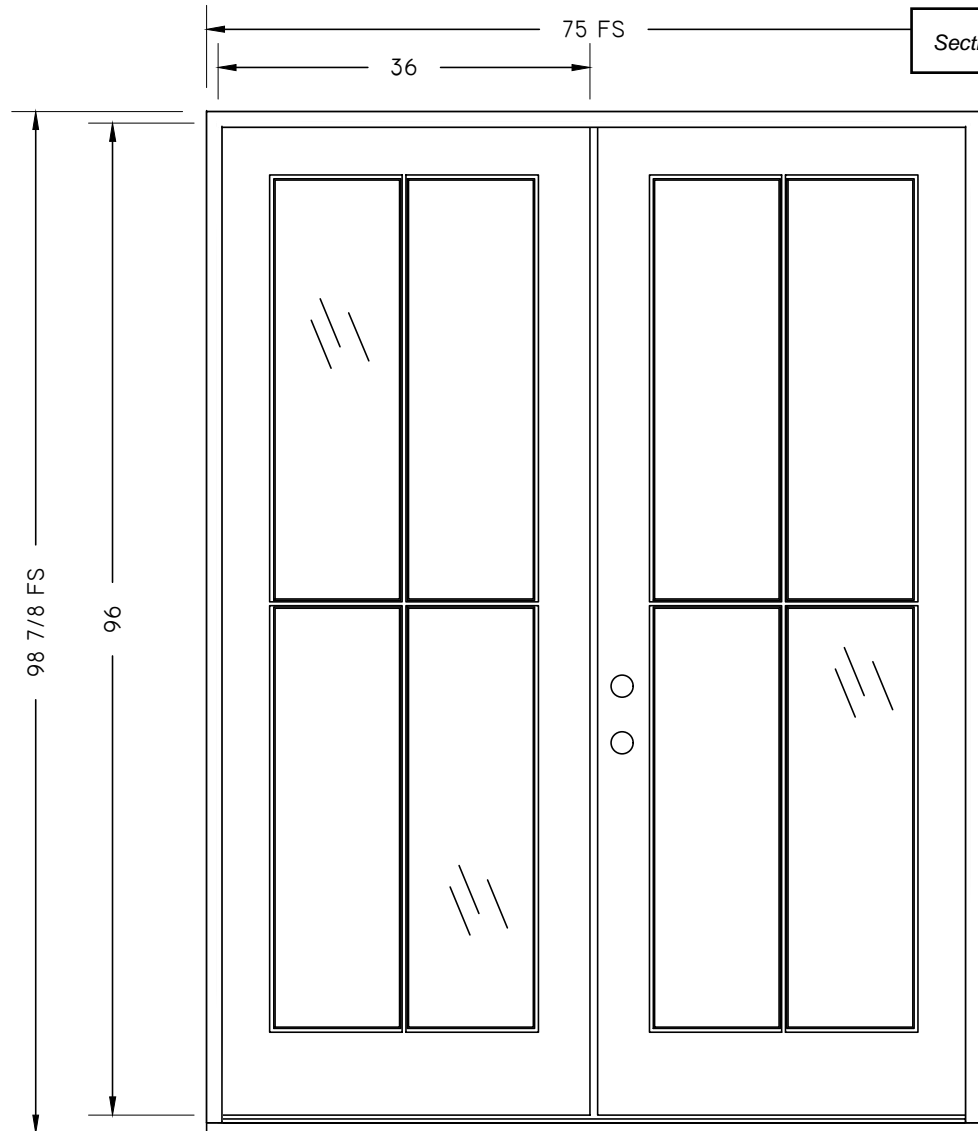
PHONE: (843) 815-5788

FAX: (843) 815-5799

Page 25



SAPELE, LIV  
 1<sup>3</sup>/<sub>4</sub> (9545), RHOS, 6<sup>9</sup>/<sub>16</sub> JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE BUMPER SILL



Section VII. Item #1.

SAPELE, LIV/MBR  
 2 - RHIS  
 2 - LHIS  
 1<sup>3</sup>/<sub>4</sub> (9545), 6<sup>9</sup>/<sub>16</sub> JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 H&F BOLTS, BRONZE ADJ SILL

DATE: 11-3-25

PG:2/2

☐ - NO EXCEPTIONS

☐ - EXCEPTIONS NOTED, RESUBMITTAL NOT REQUIRED

☐ - EXCEPTIONS NOTED, REVISE AND RESUBMIT

SCH\_STEWART  
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 ORDER AND NOT RETURNABLE FOR CREDIT.

X \_\_\_\_\_ DATE \_\_\_\_\_

**GRAYCO**

BUILDING CENTER

345 BUCK ISLAND ROAD BLUFFTON, SC

PHONE: (843) 815-5788

FAX: (843) 815-5799

Page 26



## **Project Narrative**

### **Stewart Residence**

Old Town Bluffton

5 Garfields Way | Lot 2

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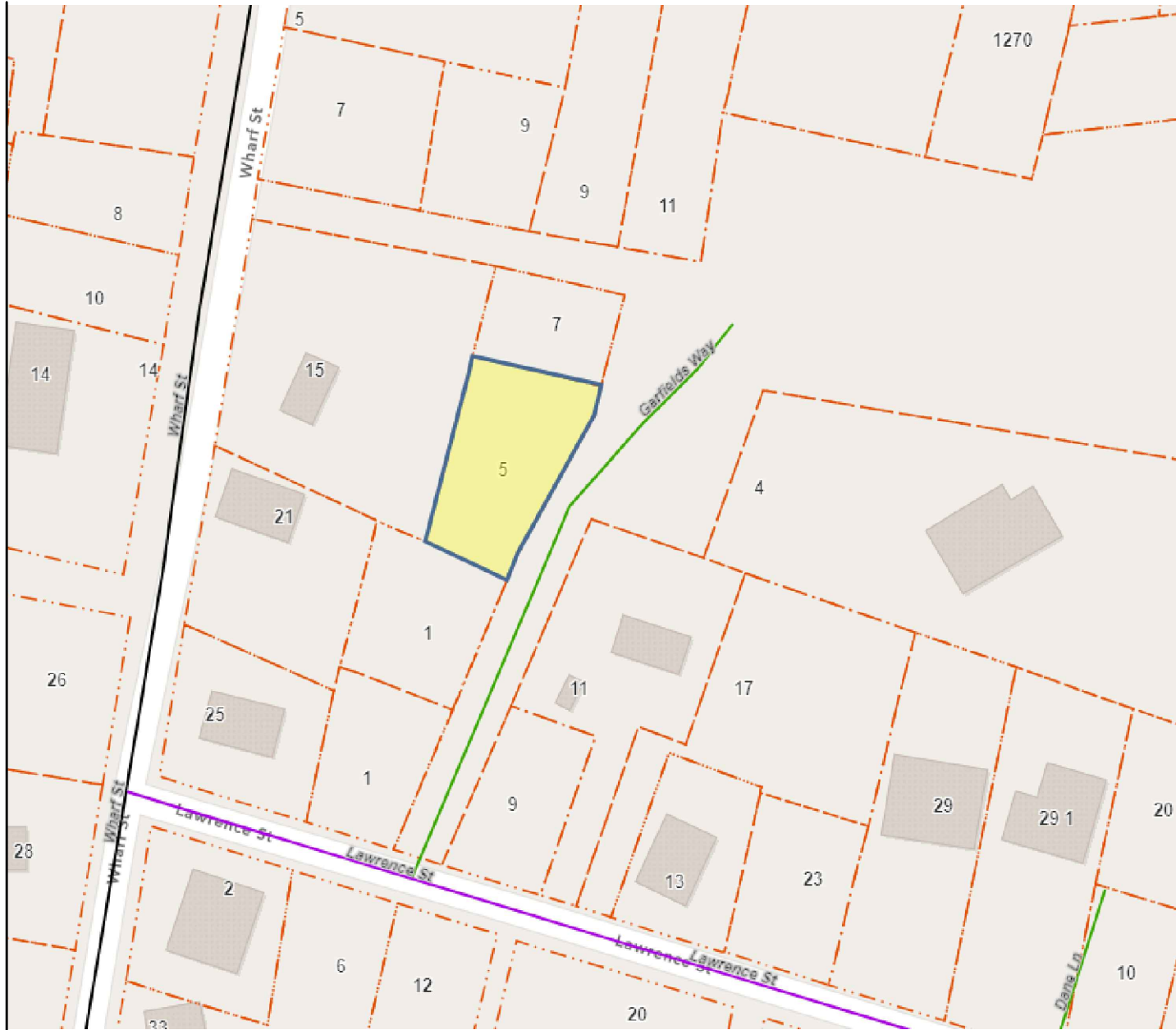


## **Stewart Residence**

*5 Garfields Way | Lot 2*







LOCATION MAP NOT TO SCALE

1.0 GENERAL NOTES

1.1 PROVIDE 36" HT. SILT FENCE ALONG ALL PROPERTY LINES. FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED. FENCE POSTS TO BE SPACED 7'-8' APART AND REINFORCED WITH HEAVY NYLON CHORD AND FENCE TO BE 36" BLACK FILTER FABRIC AND EXTEND 6" INTO EXISTING SOIL.

1.2 CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.

1.3 IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

1.4 CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION, AND REFERENCE POINTS, AS INDICATED ON THE DRAWINGS.

1.5 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS, AND TOWARDS DRAINAGE INLETS, SWALES, OR ROADS.

2.0 TREE PROTECTION

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

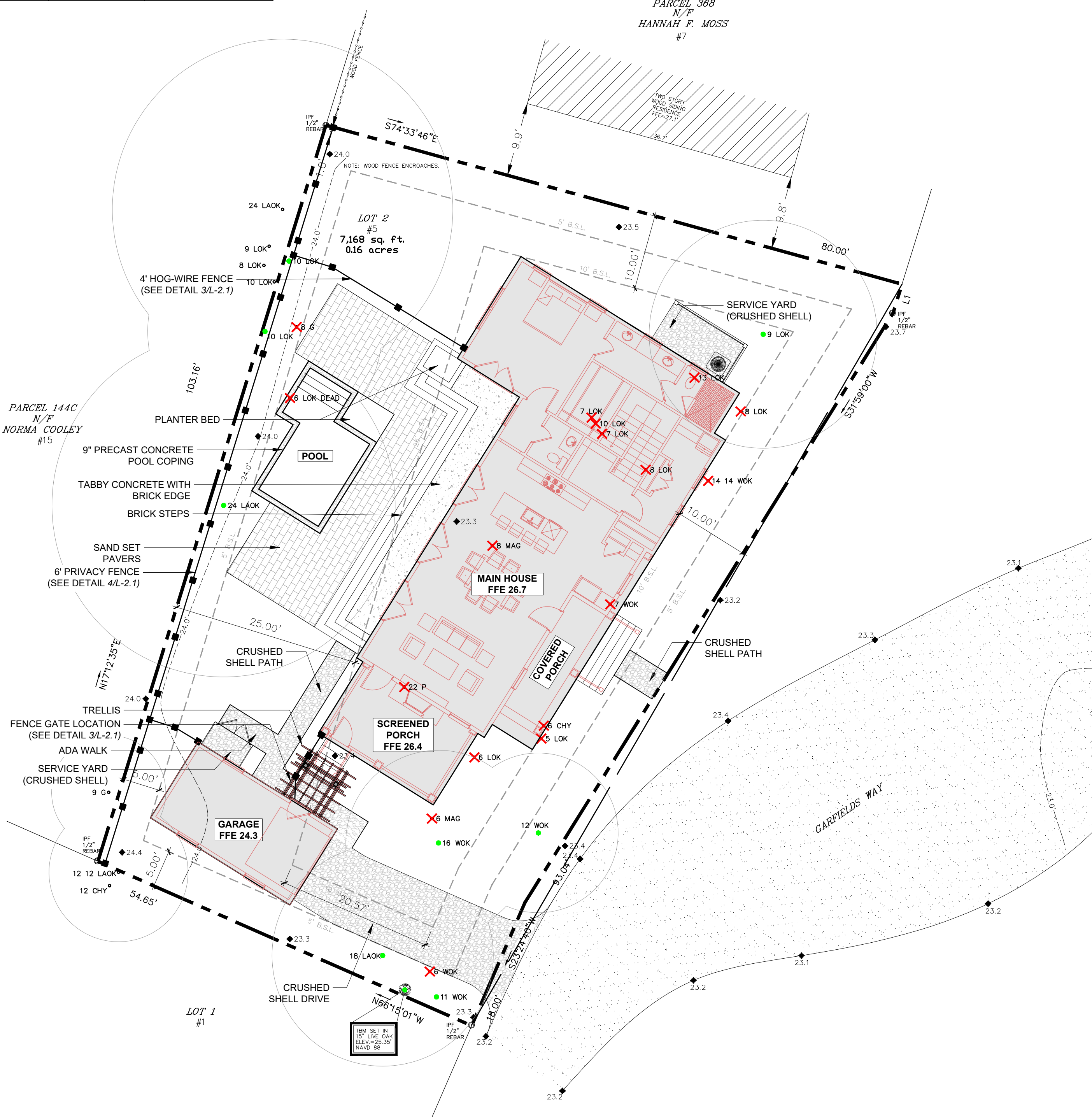
2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

2.4 ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

2.5 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.

2.6 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N17°12'35"E



LOT AREA:  
±7,168 SF (0.16 AC)

IMPERVIOUS CALCULATIONS

HOUSE FOOTPRINT	±1,909 SF
GARAGE FOOTPRINT	± 264 SF
BACK TERRACE	±321 SF
POOL	±200 SF
<b>TOTAL:</b>	<b>±2,694 SF (37.5% IMPERVIOUS)</b>

LEGEND:

- 20 WOK TREE TO REMAIN
- ✗ 20 WOK TREE TO BE REMOVED
- TREE CANOPY

LEGEND

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

TREE LEGEND

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

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

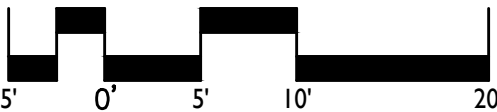
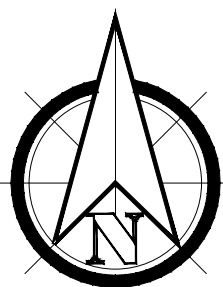
REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HRC COMMENTS - 10/24/2025)

STEWARD RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
SITE PLAN

DATE: 2025-09-30  
DESIGNED BY: KBJ  
DRAWN BY: COH  
CHECKED BY: KBJ  
SCALE: 1" = 10'  
PROJECT #: 250601  
SHEET NUMBER: L-1.0



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



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

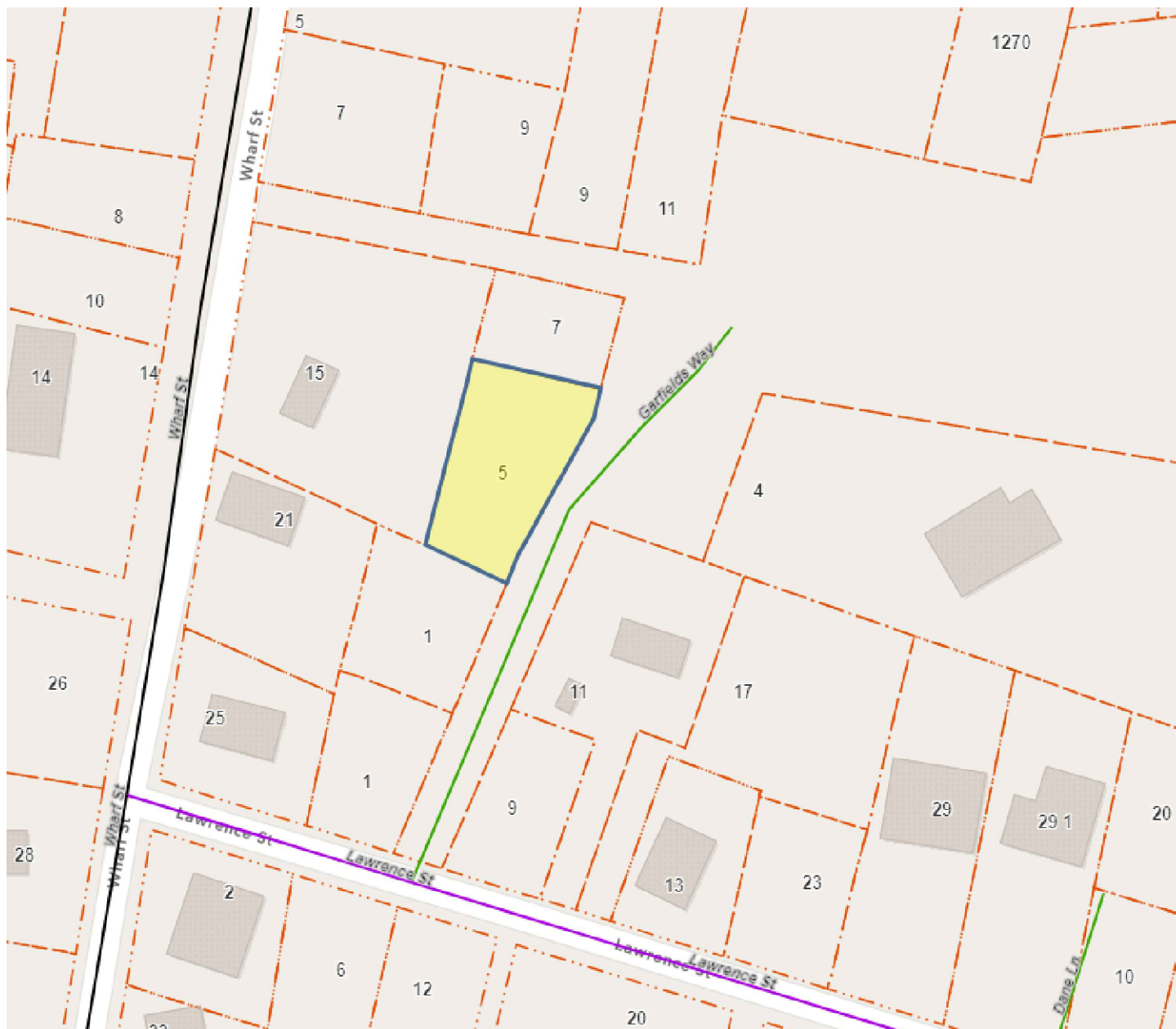
A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,  
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88.
  2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
  3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
  4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.
- Reference Plat(s):  
PLAT BOOK 155 AT PAGE 148





LOCATION MAP NOT TO SCALE

1.0 LANDSCAPE NOTES

1.1 THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

1.2 UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. PLEASE CALL BEFORE YOU DIG. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

1.3 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DISCREPANCIES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

1.4 ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

1.5 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGES IN KIND RESULTING FROM HIS/HER FAILURE TO COMPLY.

1.6 THE CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES OF PLANTS SHOWN BY LANDSCAPE SYMBOLS SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.

1.7 NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND MUNICIPAL REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIAL SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

2.0 TREE PROTECTION

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

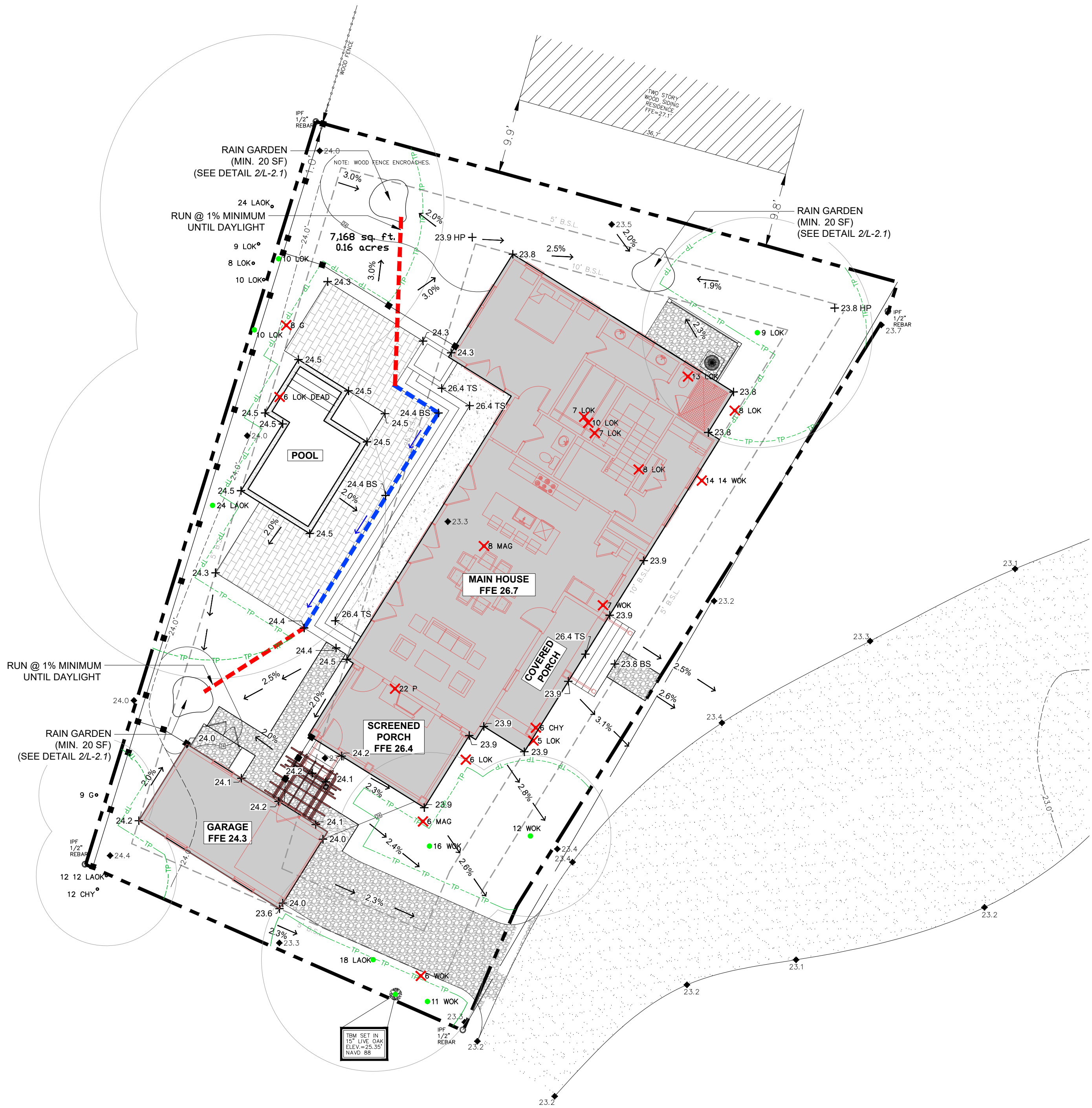
2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

2.4 ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

2.5 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.

2.6 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N17°12'35"E



LOT AREA:  
±7,168 SF (0.16 AC)

LEGEND:

- 20 WOK TREE TO REMAIN
- ✗ 20 WOK TREE TO BE REMOVED
- TREE CANOPY
- TREE PROTECTION FENCING
- 6" DRAIN PIPE
- CHANNEL DRAIN (SEE DETAIL 1/L-2.1)

LEGEND

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

TREE LEGEND

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,  
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

Notes:

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

Reference Plat(s):

PLAT BOOK 155 AT PAGE 148

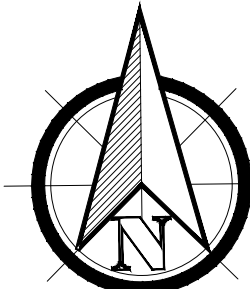
TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



PROFESSIONAL LAND SURVEYORS

P.D. Brower 330  
139 Burnt Church Road  
Bluffton, S.C. 29910  
tsquare@hargray.com

Phone 843-757-2650 Fax 843-757-5758



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWARD RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
GRADING PLAN

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CWN  
CHECKED BY: TH  
SCALE: N/A  
PROJECT #: 250601

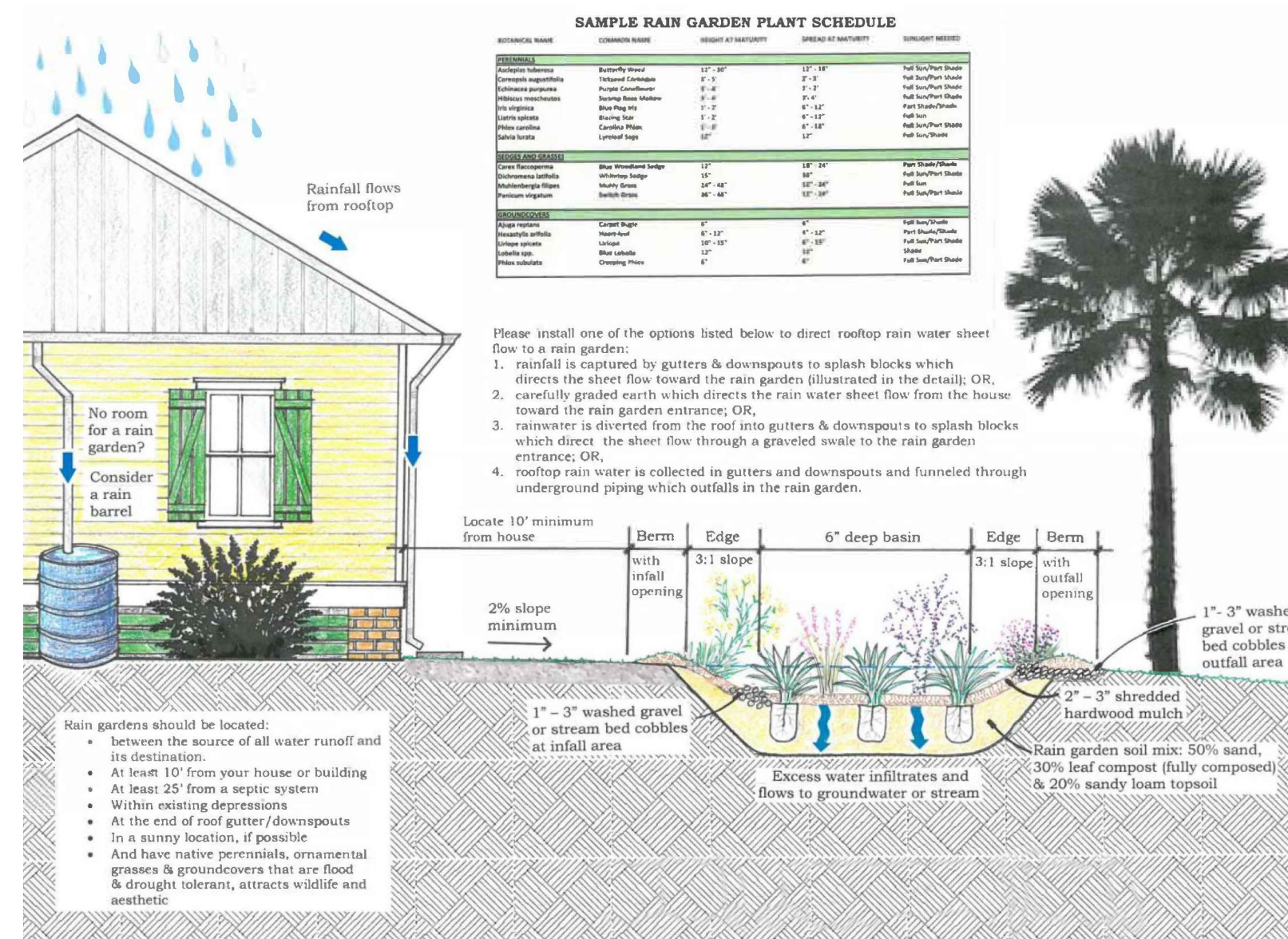
SHEET NUMBER#:  
L-2.0





MODEL:  
MANUFACTURER: NDS  
MODEL: MICRO CHANNEL DRAIN AND  
INTEGRATED GRATE - PN #8001, #8002 OR  
#8003  
COLOR: WHITE, SAND, OR GRAY MATERIAL  
PLASTIC

NOTE:  
1. SEE GRADING PLAN FOR LOCATIONS

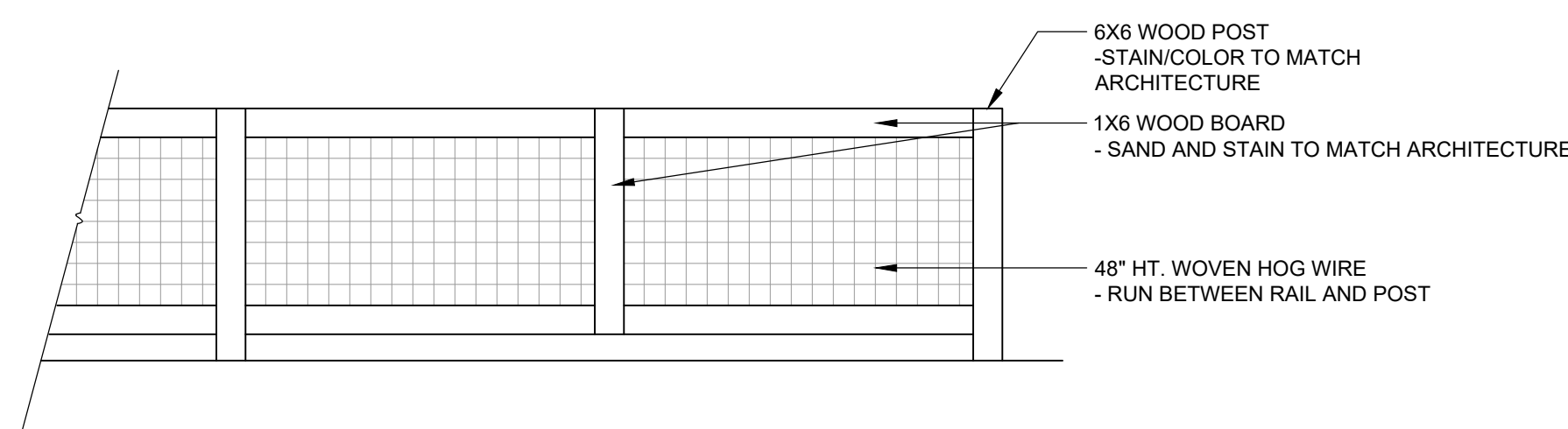
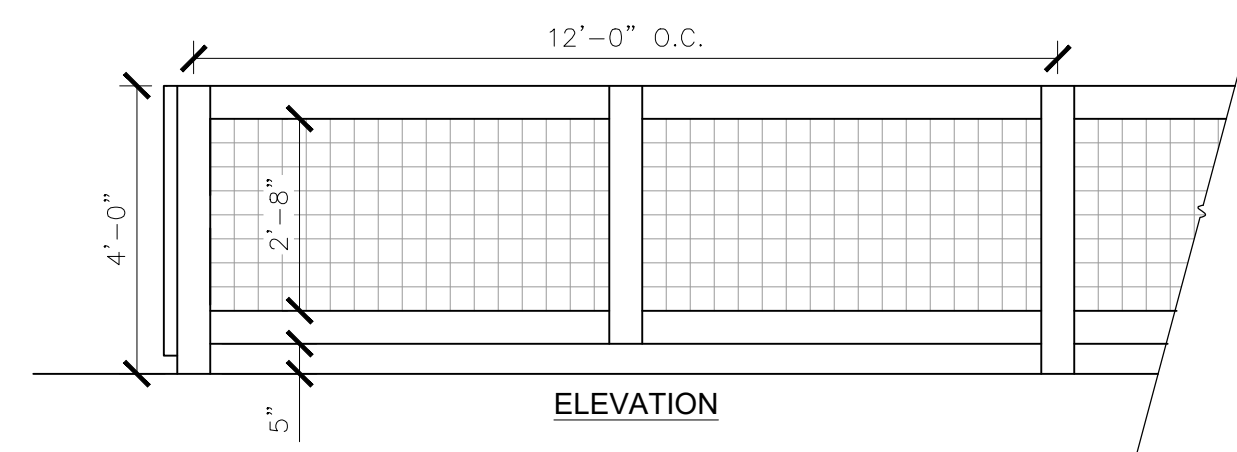
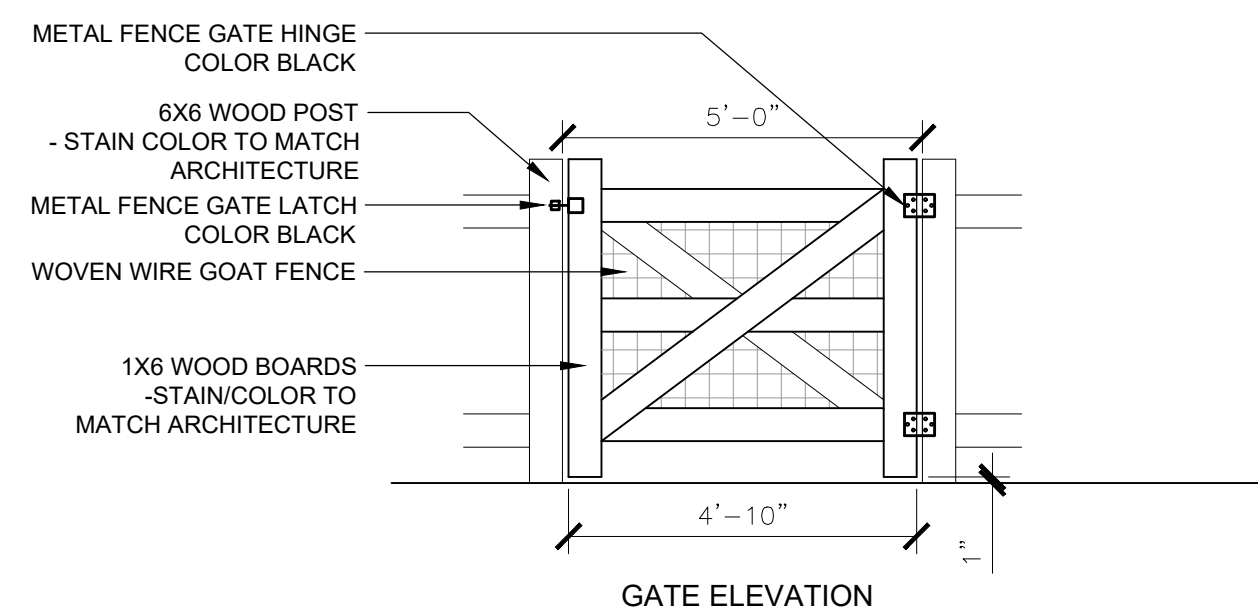


 NDS MICRO CHANNEL DRAIN

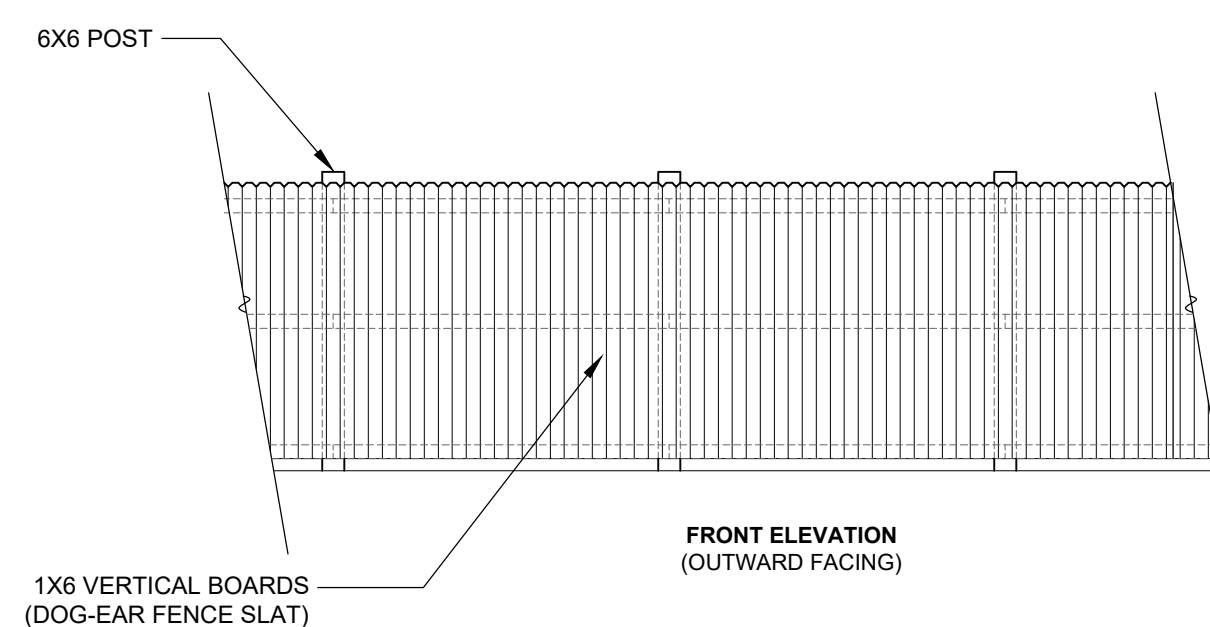
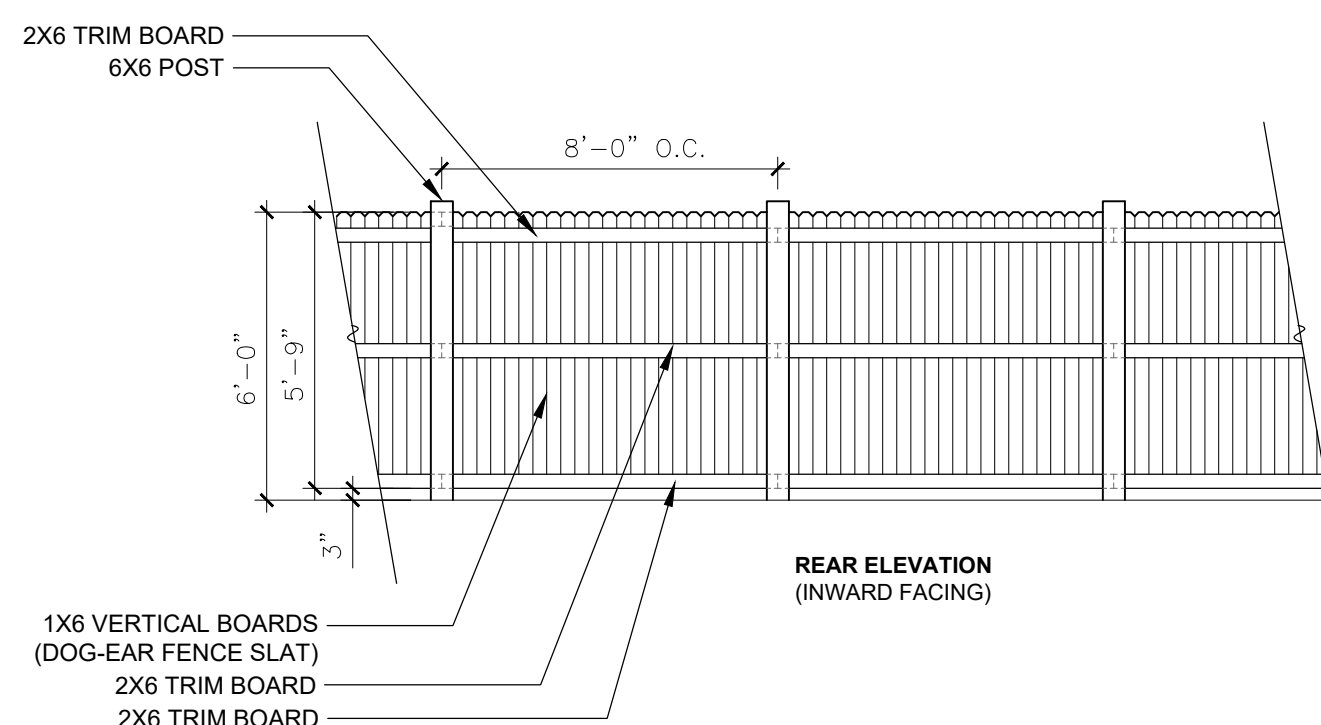
NTS

NOTES:

- NOTES:
1. HOG WIRE FENCE MUST BE 4" X 4", HIGH-TENSILE WOVEN WIRE.
  2. REFER TO SITE / LAYOUT PLANS FOR LOCATION OF FENCING
  3. CONFEDERATE JASMINE TO BE PLANTED ALONG FENCE BASE AS NOTED ON LANDSCAPE PLAN.

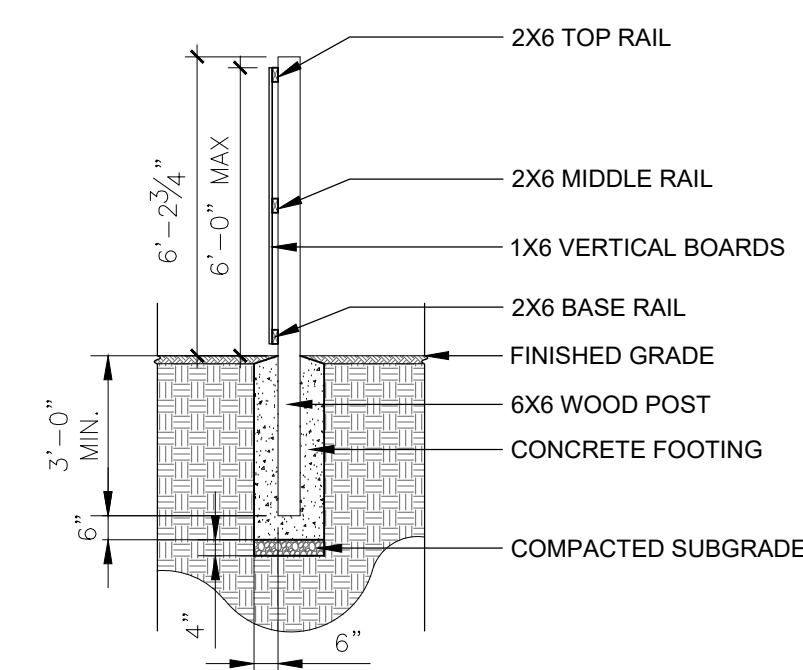


② HOG-WIRE FENCE

$$3/8" = 1'-0"$$


NOTES:

- NOTES:**  
1. WOOD TO BE PRESSURE TREATED, SANDED AND STAINED TO MATCH ARCHITECTURE.  
2. ASSEMBLE AND ATTACH W/ HIGH QUALITY WOOD SCREWS.



4 6' HEIGHT PRIVACY FENCE

1/4" = 1'-0"



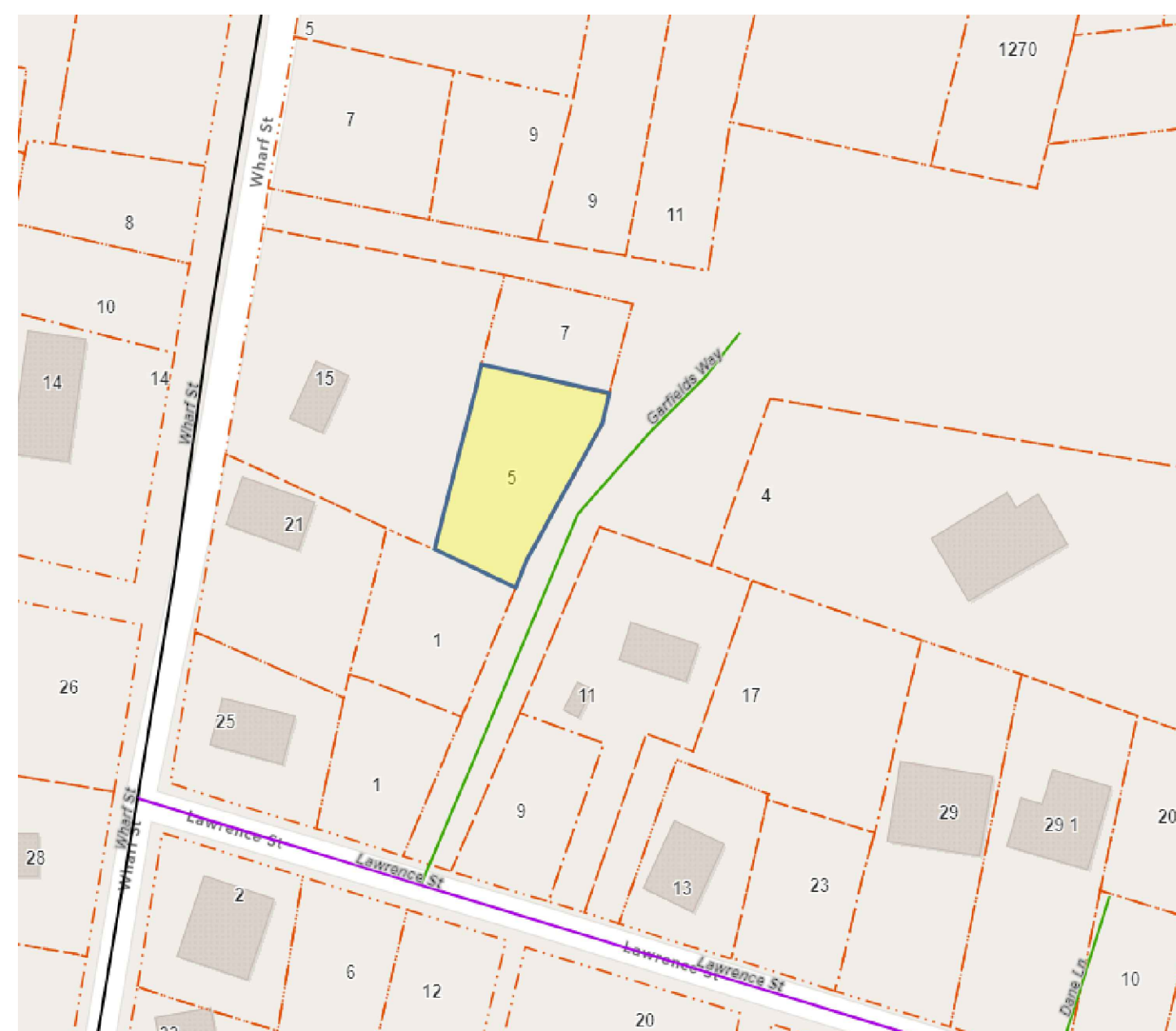
REVISONS:  
)) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
LANDSCAPE SCHEDULE

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CMN  
CHECKED BY: TH  
Q.C. BY: TH  
SCALE: N/A  
PROJECT #: 250601

SHEET NUMBER:  
**L-2.1**





LOCATION MAP NOT TO SCALE

## 1.0 LANDSCAPE NOTES

1.1 THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

1.2 UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. PLEASE CALL BEFORE YOU DIG. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

1.3 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DISCREPANCIES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

1.4 ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.

1.5 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGES IN KIND RESULTING FROM HIS/HER FAILURE TO COMPLY.

1.6 THE CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES OF PLANTS SHOWN BY LANDSCAPE SYMBOLS SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.

1.7 NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND MUNICIPAL REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIAL SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

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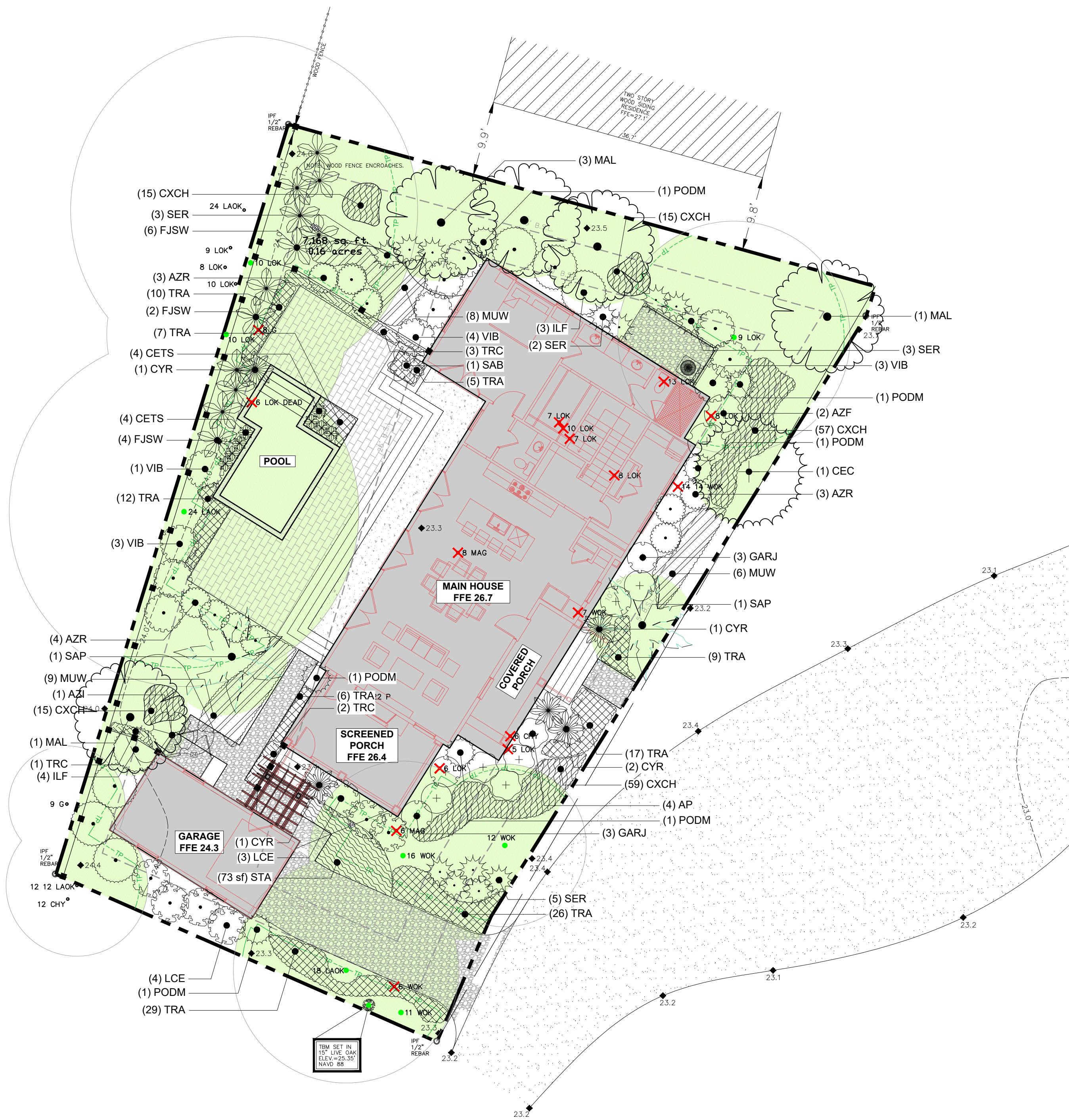
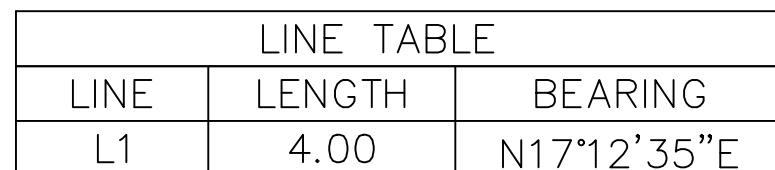
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THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

*SOUTHERN COASTAL HOMES*

A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,  
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

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PLAT BOOK 155 AT PAGE 148

LEGEND

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	CMF - CONCRETE MONUMENT FOUND
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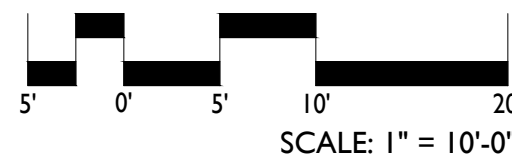
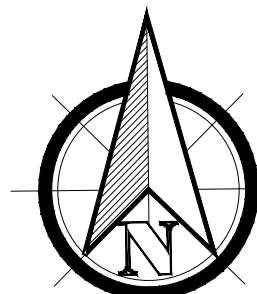
TREE LEGEND

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ROK - RED OAK  
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PLM - PALMETTO  
CHY - CHERRY  
HLY - HOLLY  
CDR - CEDAR  
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SAS - SASSAFRAS  
DOG - DOGWOOD  
SB - SUGARBERRY  
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G - GUM  
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TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



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Bluffton, S.C. 29910  
tsquare@hargray.com  
Phone 843-757-2650 Fax 843-757-5753



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

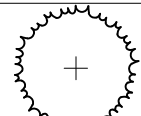


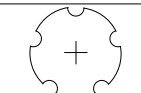
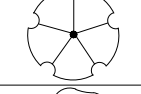
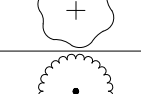
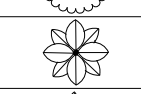
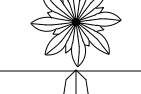
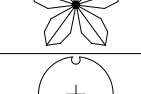
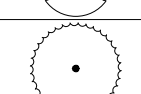

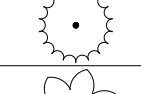
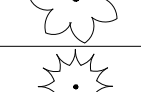
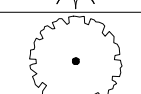


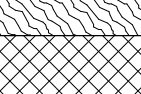





REVISIONS:  
11/2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

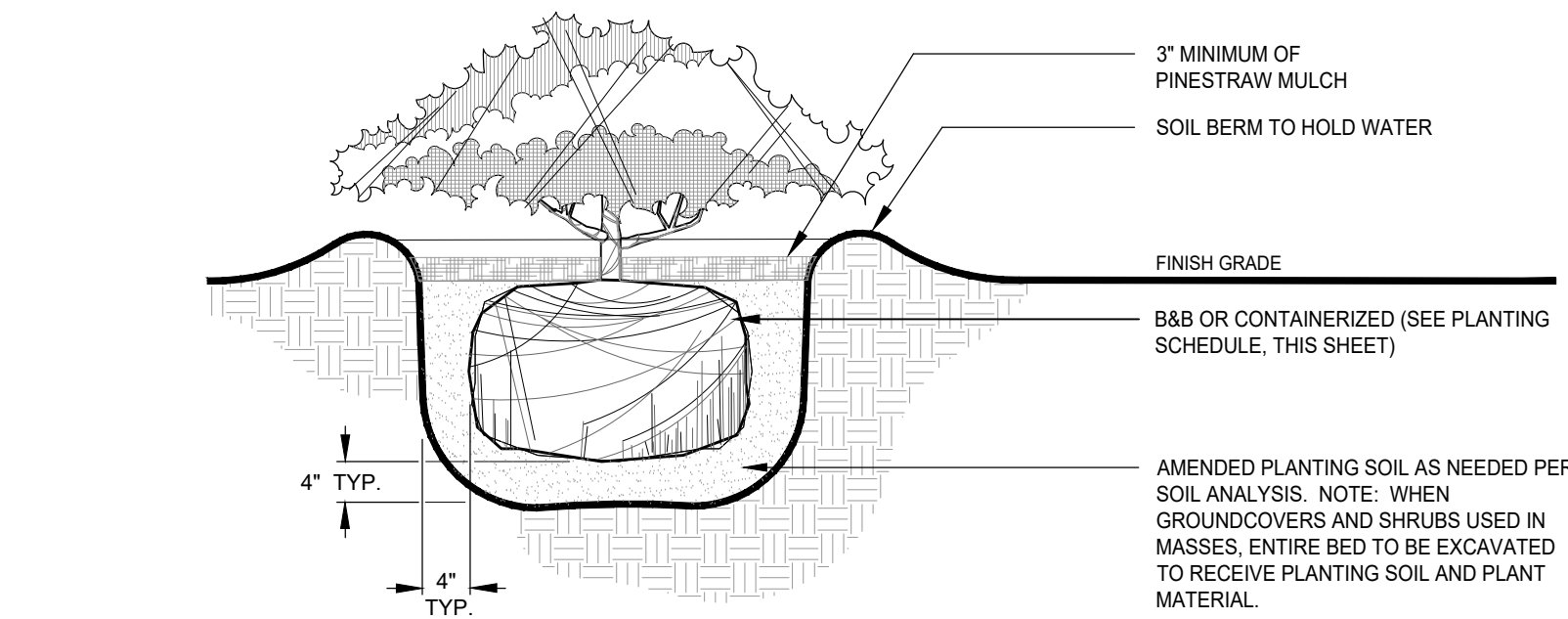
STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
LANDSCAPE PLAN

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CMN  
CHECKED BY: TH  
Q.C. BY: TH  
SCALE: N/A  
PROJECT #: 250601

SHEET NUMBER:  
**L-3.0**

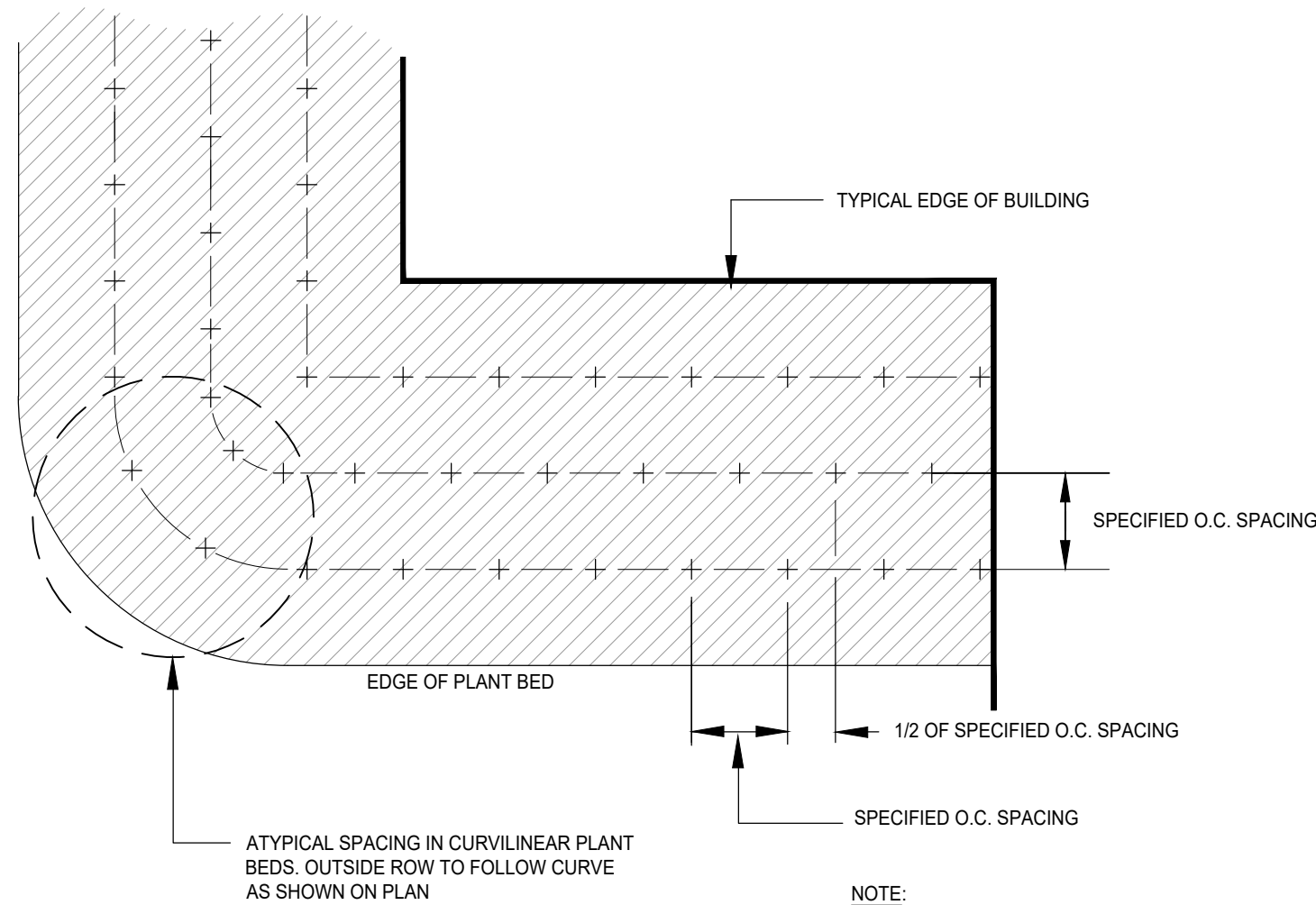


PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES
TREES								
	CEC	1	Cercis canadensis / Eastern Redbud	12' Min.			2" - 2-1/2"	
	SAP	2	Sabal palmetto / Sabal Palm	12' Min.	-	-	2.5" MIN.	
SMALL TREES								
	MAL	5	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	6-8'	-	-	2.5" MIN.	Full to base
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
SHRUBS								
	AZF	2	Azalea indica 'Formosa' / Formosa Azalea	24"	24-30"	7 Gal. min.	-	purple
	AZI	1	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Indica Azalea	40-48"		7 Gal. min.		
	AP	4	Azalea x 'Homlea' / Autumn Dove™ Encore® Azalea	24"	24-30"	7 Gal. min.	-	white
	AZR	10	Azalea x 'Roblec' / Autumn Carnation® Encore® Azalea	36" min	24-30"	7 Gal. min.		pink
	CETS	8	Colocasia esculenta 'Tropical Storm' / Tropical Storm Taro	12"-24"				
	CYR	5	Cycas revoluta / Japanese Sago Palm	30-36"	30-36"	7 Gal. min.	-	
	FJSW	12	Fatsia japonica 'Spider's Web' / Spider's Web Japanese Fatsia	12"-24"		7 Gal. min.		
	GARJ	6	Gardenia jasminoides 'August Beauty' / Gardenia	24-36"	-	7 Gal. min.	-	
	ILF	7	Illicium floridanum / Florida Anise	36"-42"	-	7 Gal. min.		
	LCE	7	Loropetalum chinense 'Ever Red Sunset' / Ever Red Sunset Loropetalum	24-30"	24-30"	7 Gal. min.	-	
	PODM	6	Podocarpus macrophyllus / Yew Pine	24-30"	24-30"	7 Gal.		
	SAB	1	Sabal minor / Dwarf Palmetto	36" min		container		
	SER	13	Serenoa repens / Saw Palmetto	36" min	30-36"	container	-	
	VIB	11	Viburnum suspensum / Sandankwa Viburnum	30-36"	30-36"	7 Gal. min.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES
GROUND COVERS								
	MUW	23	Muhlenbergia capillaris 'White Cloud' / White Muhly Grass	8-12"	6-10"	container	36" O.C.	
	STA	73 sf	Stenotaphrum secundatum / St. Augustine Grass	-				
	TRA	121	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	6-8"	18" runners	container	18" O.C.	
	TRC	6	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	8 - 12"	18"	container	36" O.C.	
GRASS MASSING								
	CXCH	161	Carex cherokeensis / Cherokee Sedge	8-12"		1 Gal.	15" O.C.	



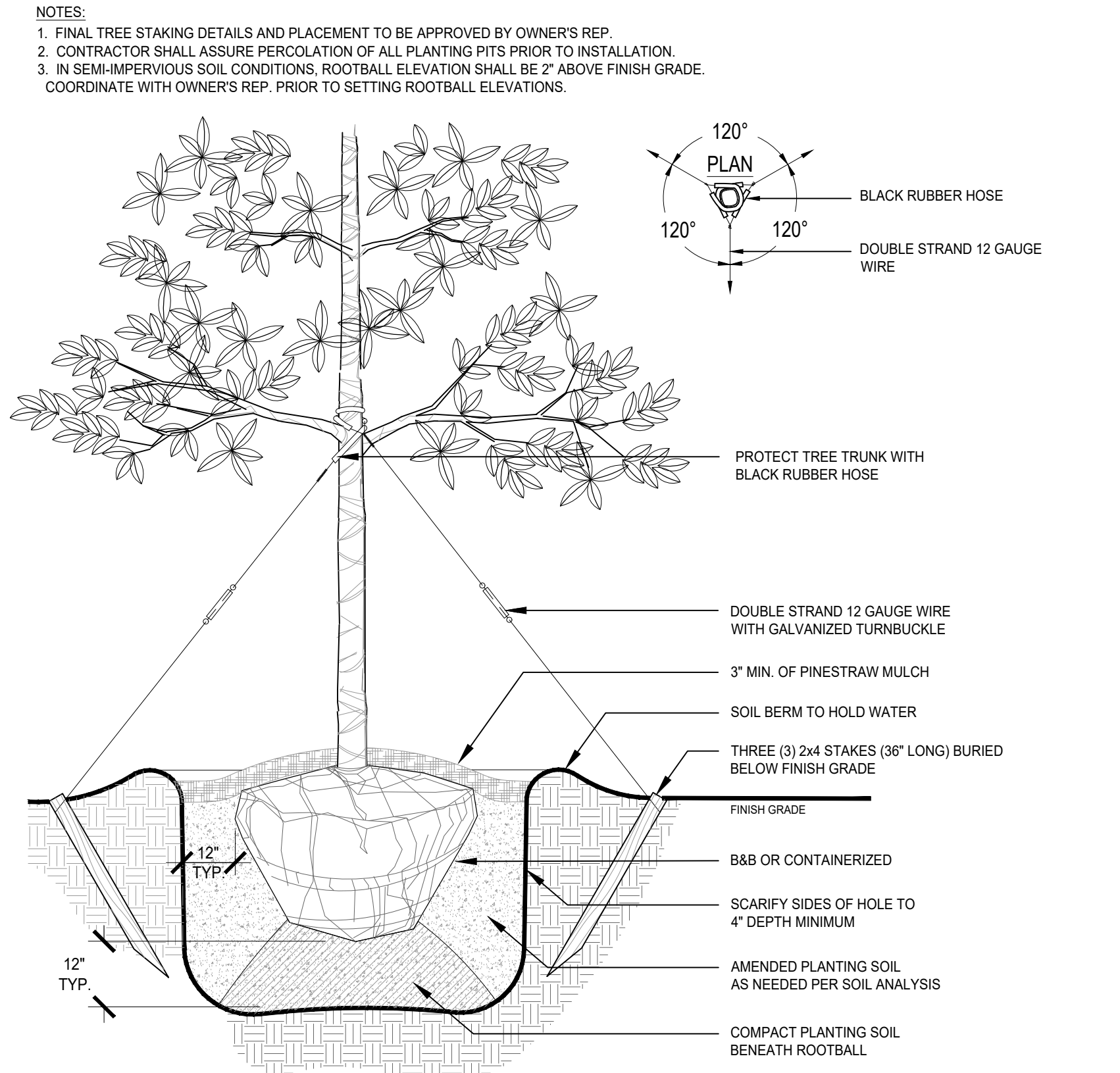
NOTES:  
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.  
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.

SHRUB PLANTING (TYP.)  
SECTION  
NOT TO SCALE

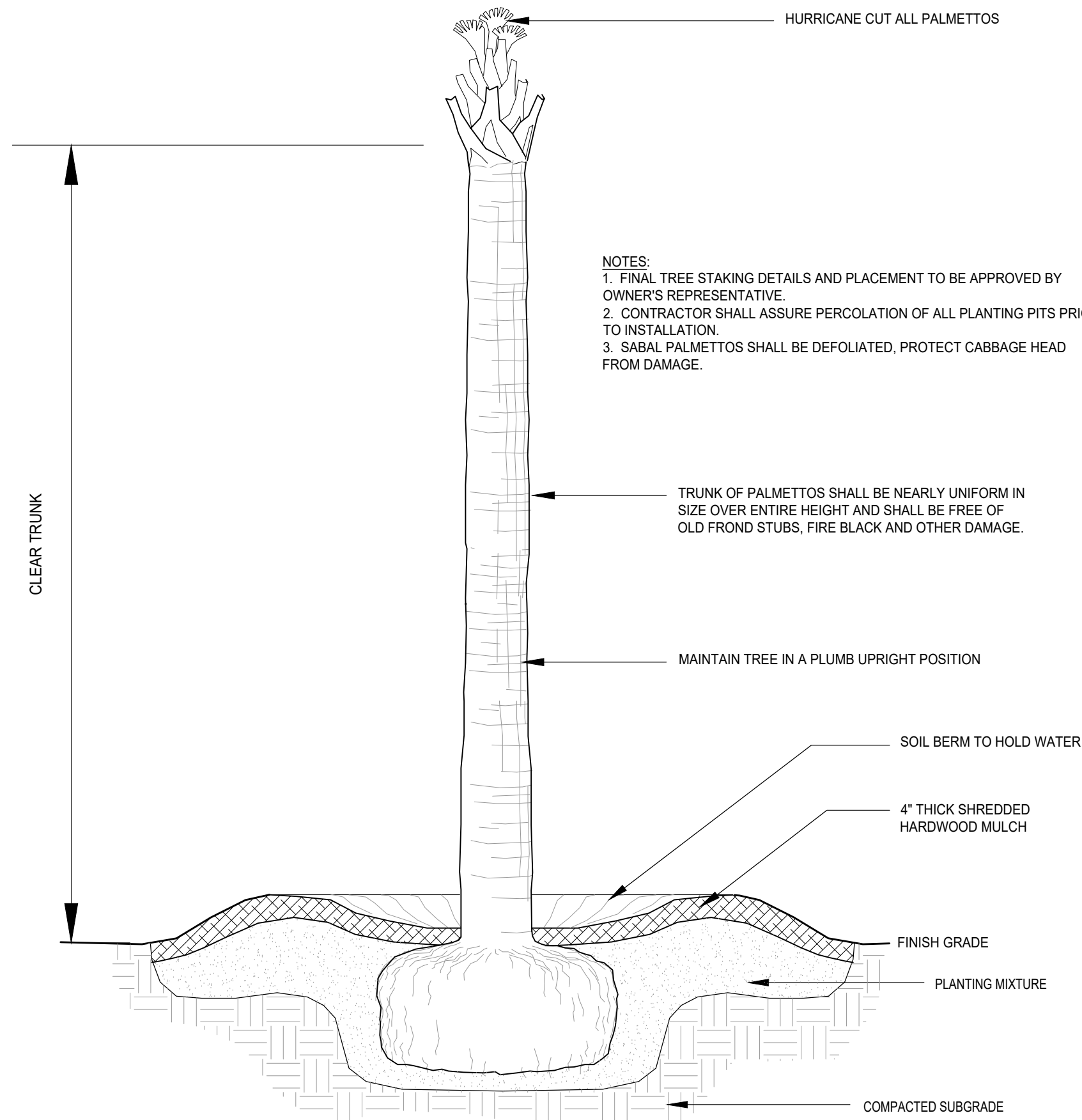


TRIANGULAR SPACING FOR  
SHRUBS AND GROUNDCOVERS

PLAN  
NOT TO SCALE

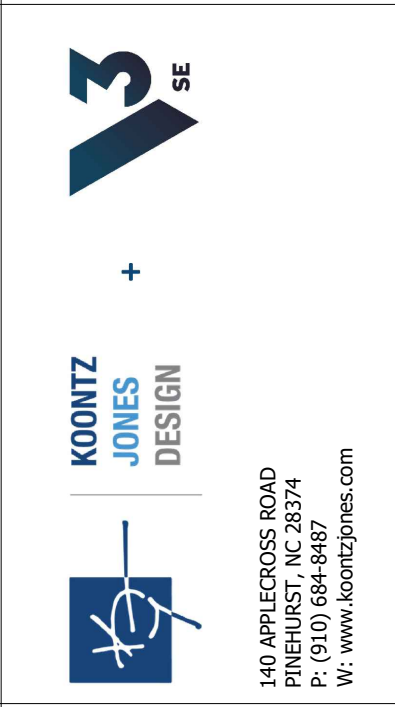


TREE PLANTING (TYP.)  
SECTION  
NOT TO SCALE



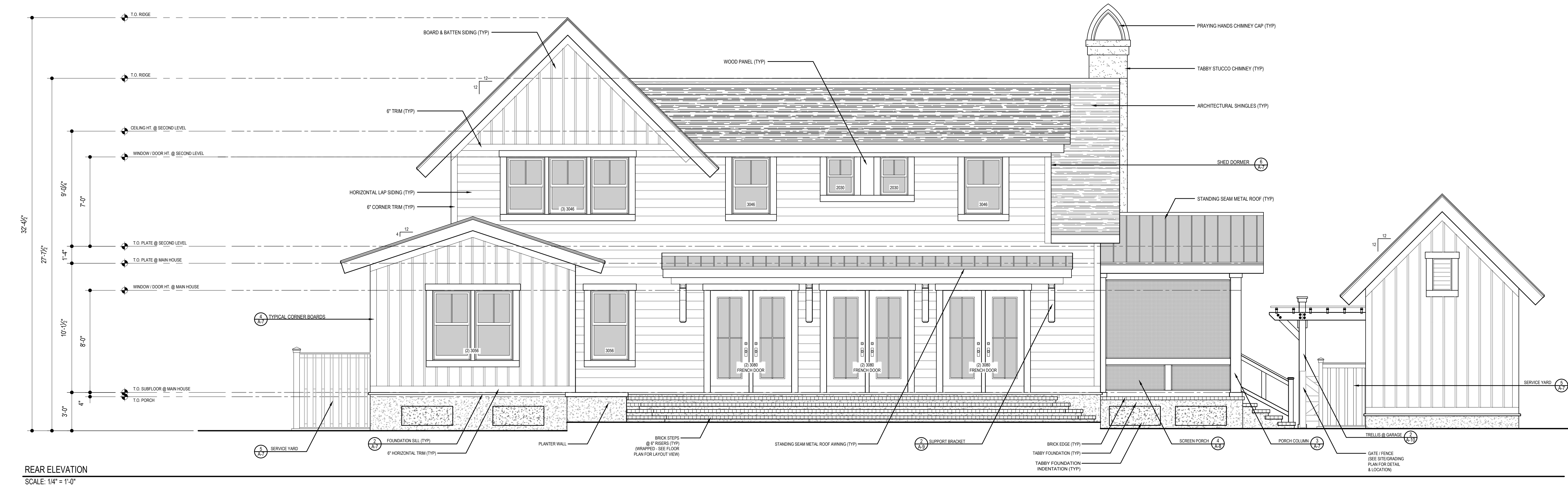
NOTES:  
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.  
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.  
3. SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

PALMETTO PLANTING (TYP.)  
SECTION  
NOT TO SCALE

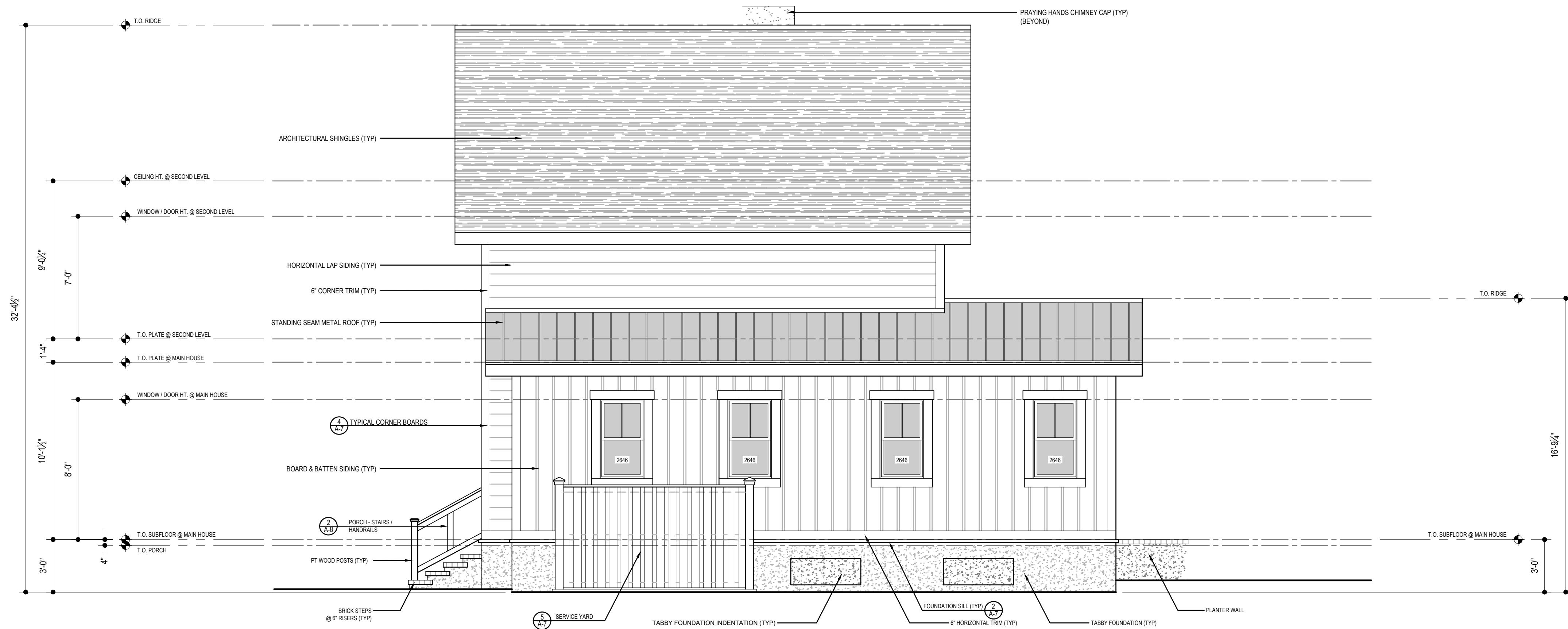




PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)





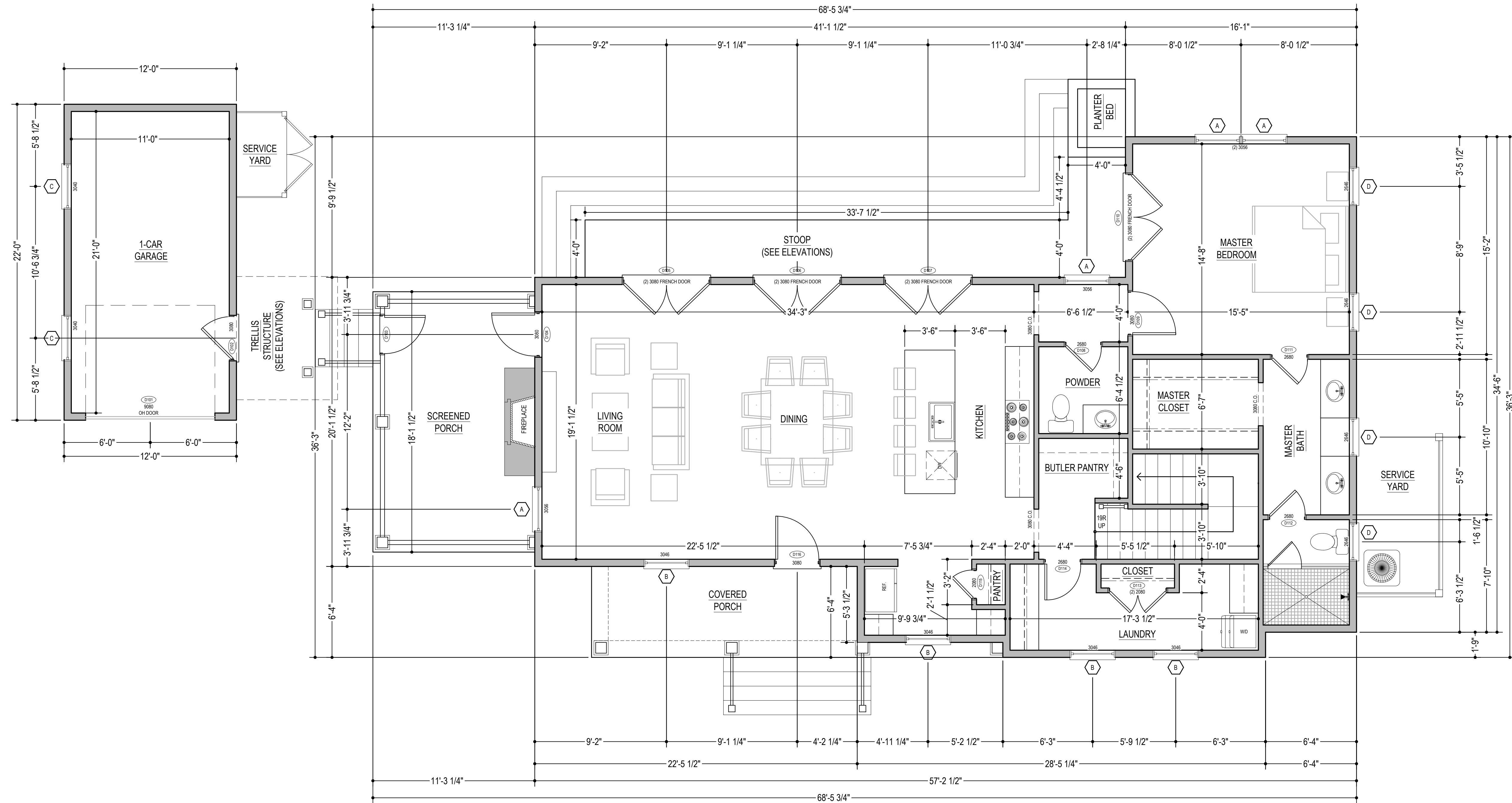
REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

**STEWART RESIDENCE**  
**5 GARFIELDS WAY**  
 BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
**FLOOR PLAN - MAIN LEVEL**

DATE: 2025-09-30  
 DESIGNED BY: KB  
 DRAWN BY: CH  
 CHECKED BY: KB  
 SCALE: 1/8" = 1'-0"  
 PROJECT #: 250601

SHEET NUMBER#:  
**A-3**

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



**GROSS BUILDING AREA:**

<b>MAIN LEVEL:</b>		
HEATED & COOLED	± 1,508 SF	
DECKS, PORCHES, & TERRACE	± 500 SF	
GARAGE	± 264 SF	

<b>UPPER LEVEL:</b>		
HEATED & COOLED	± 1,140 SF	

**TOTAL HEATED AND COOLED AREA ± 2,648 SF**

**TOTAL UNHEATED AREA ± 764 SF**





REVISIONS:

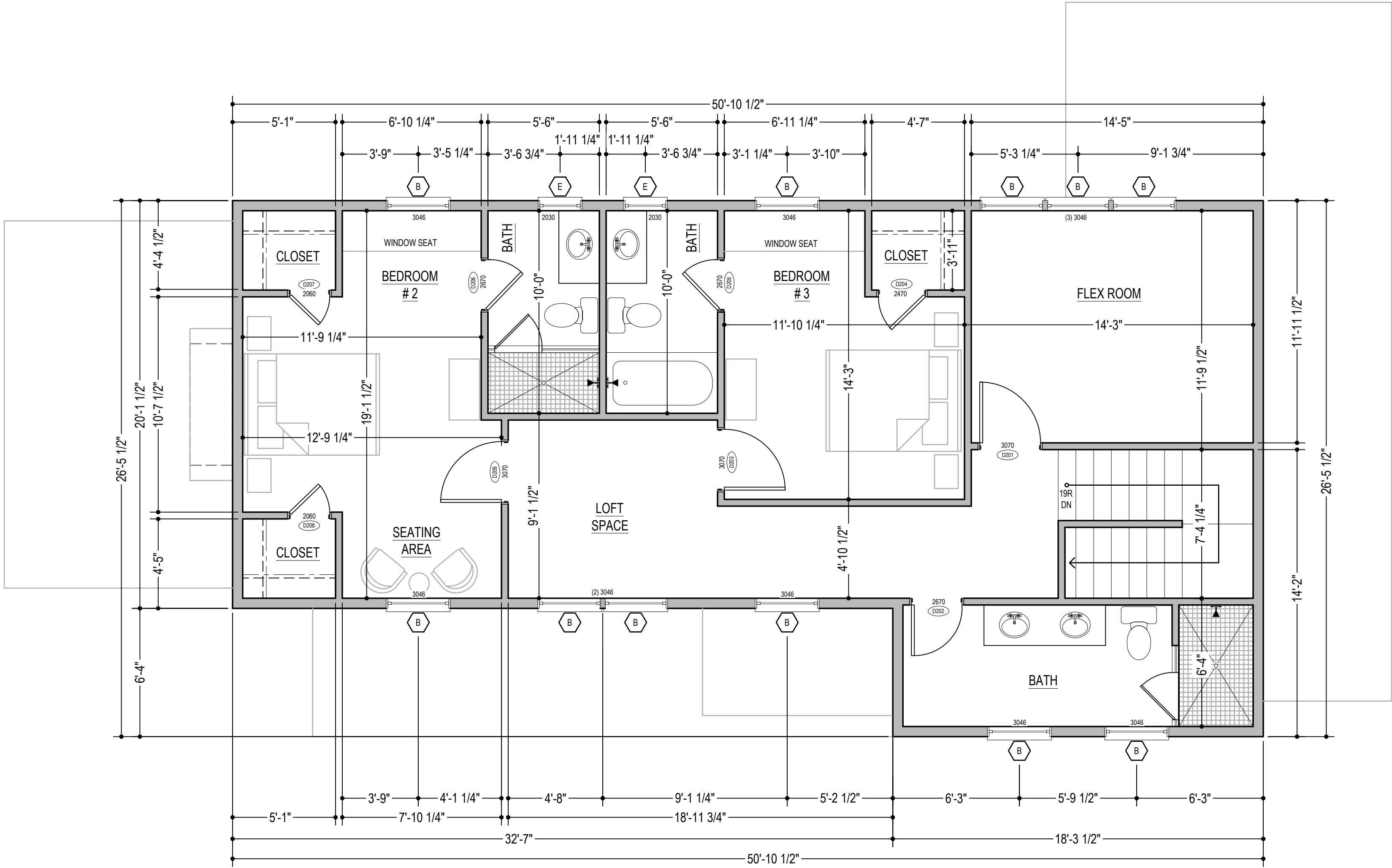
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
FLOOR PLAN - MAIN LEVEL

DATE: 2025-09-30  
DESIGNED BY: KBJ  
DRAWN BY: CH  
CHECKED BY: KBJ  
SCALE: 1/8" = 1'-0"  
PROJECT #: 250601

SHEET NUMBER:  
**A-4**

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



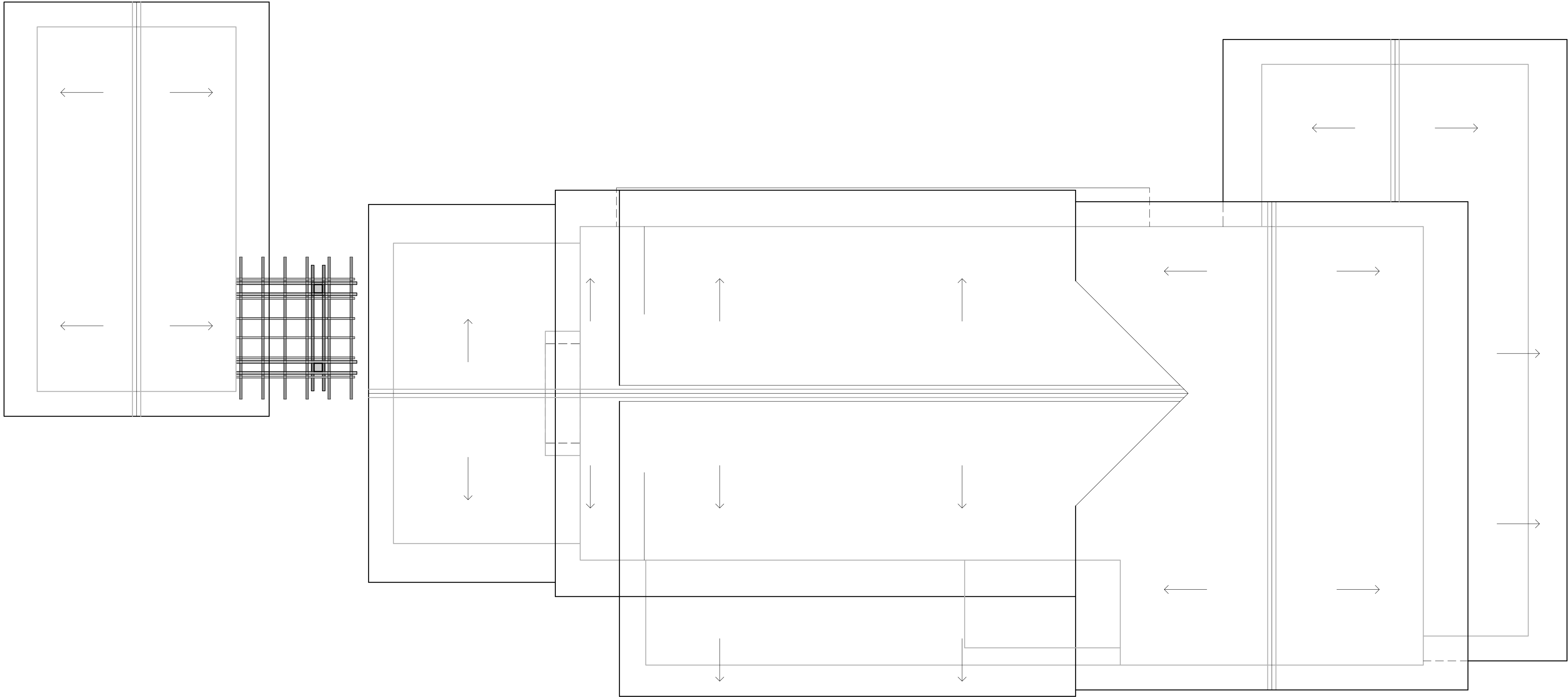
GROSS BUILDING AREA:

MAIN LEVEL:	
HEATED & COOLED	± 1,508 SF
DECKS, PORCHES, & TERRACE	± 500 SF
GARAGE	± 264 SF

UPPER LEVEL:	
HEATED & COOLED	± 1,140 SF

TOTAL HEATED AND COOLED AREA	± 2,648 SF
------------------------------	------------

TOTAL UNHEATED AREA	± 764 SF
---------------------	----------



NOTE:  
1. SEE ELEVATIONS FOR ROOF MATERIAL AND SLOPES.

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

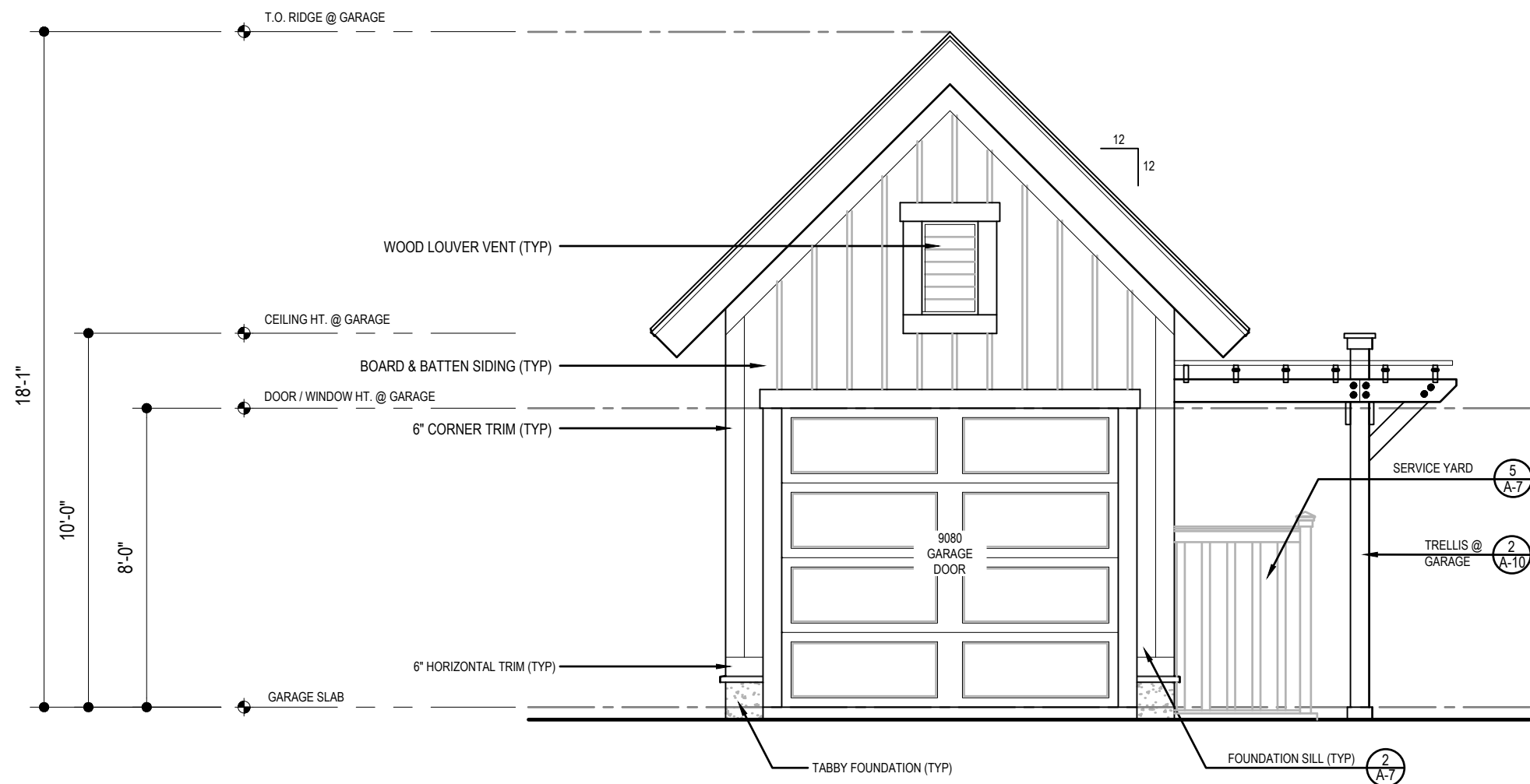
DATE: 2025-09-30  
DESIGNED BY: KBJ  
DRAWN BY: CH  
CHECKED BY: KBJ  
SCALE: 1/4" = 1'-0"  
PROJECT #: 250601  
SHEET NUMBER#:  
**A-5**

**STEWART RESIDENCE**  
**5 GARFIELDS WAY**  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
**MAIN LEVEL & GARAGE ROOF PLAN**

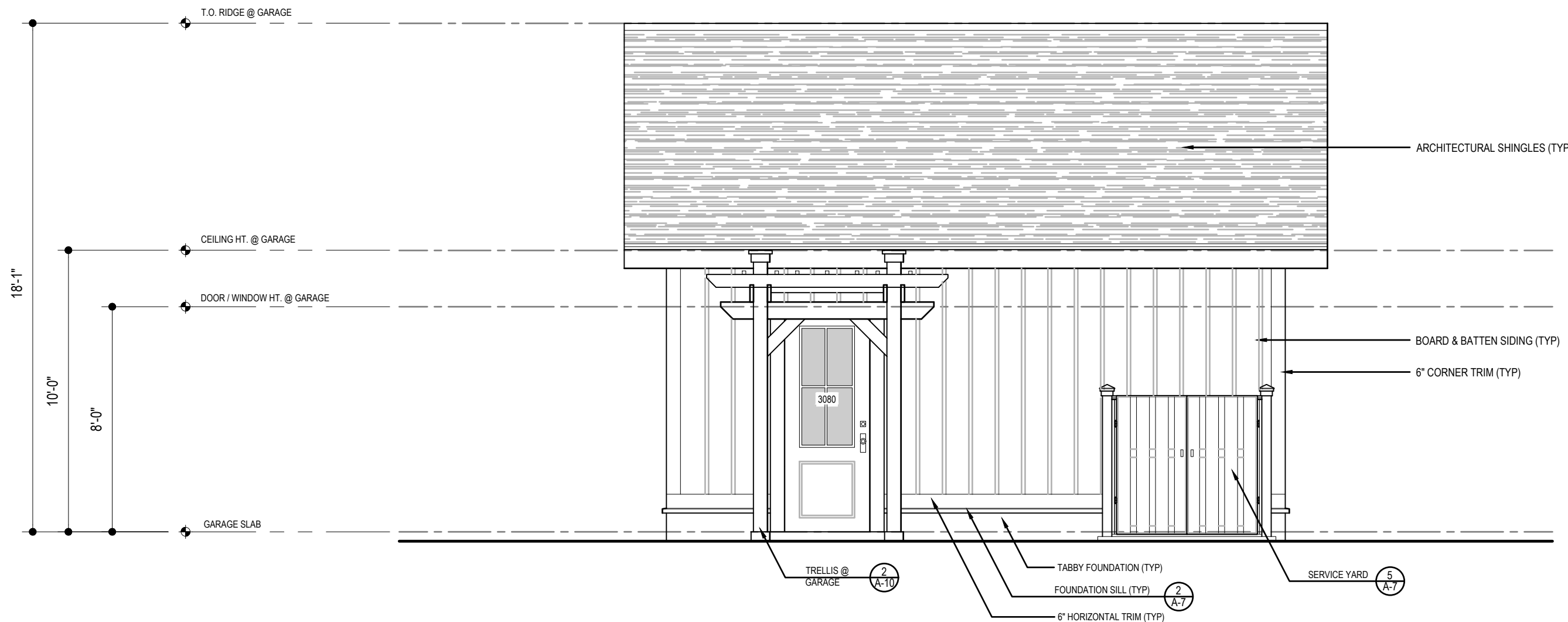
REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)



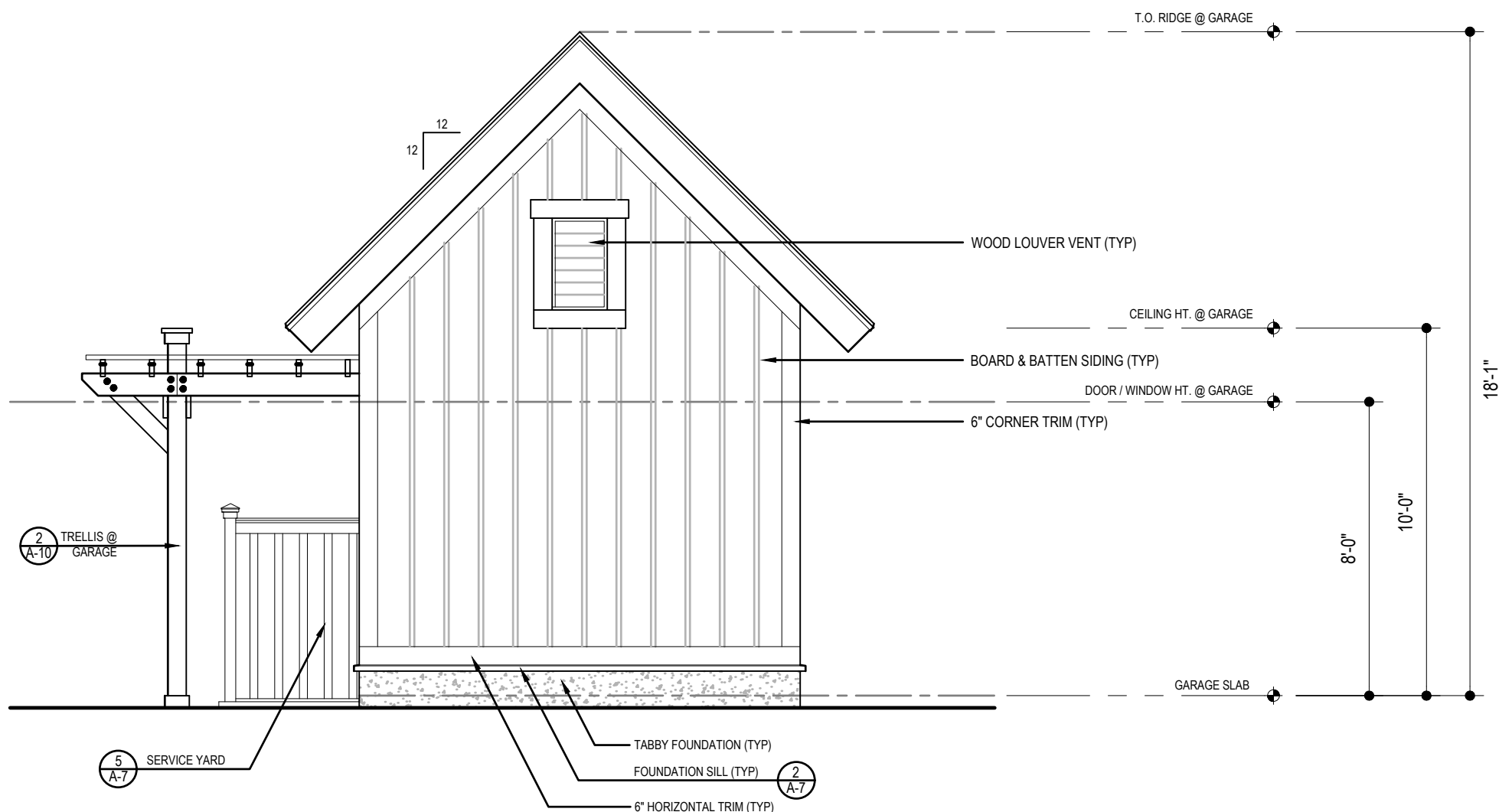
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



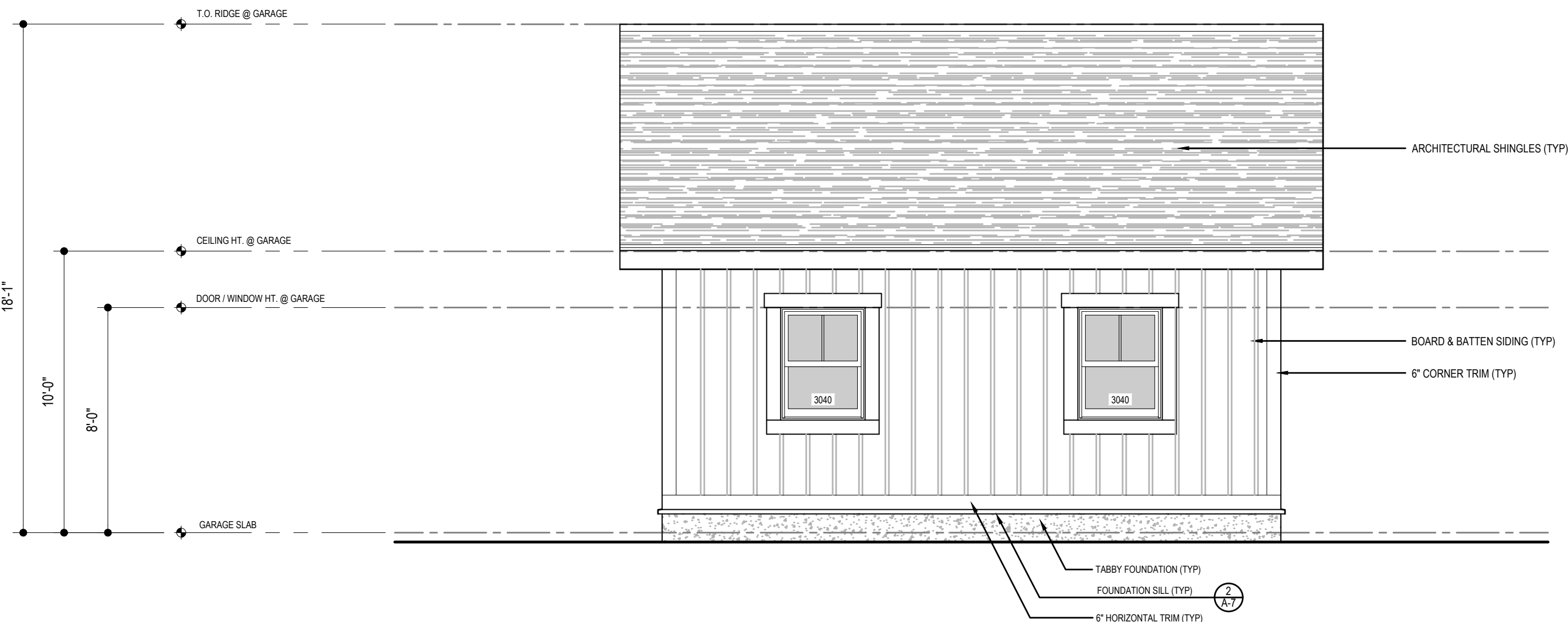
GARAGE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



GARAGE - REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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





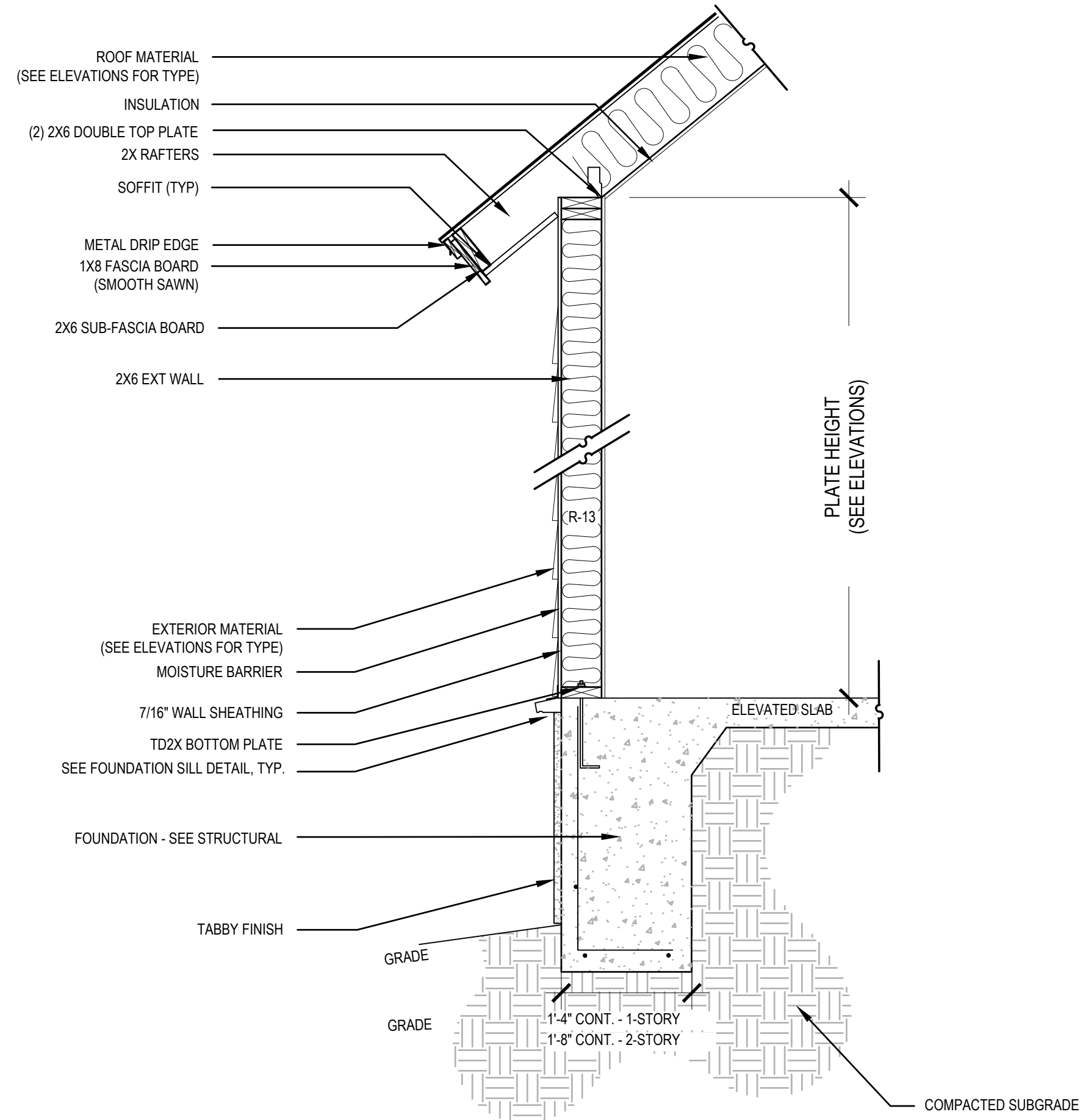
REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
CONSTRUCTION DETAILS

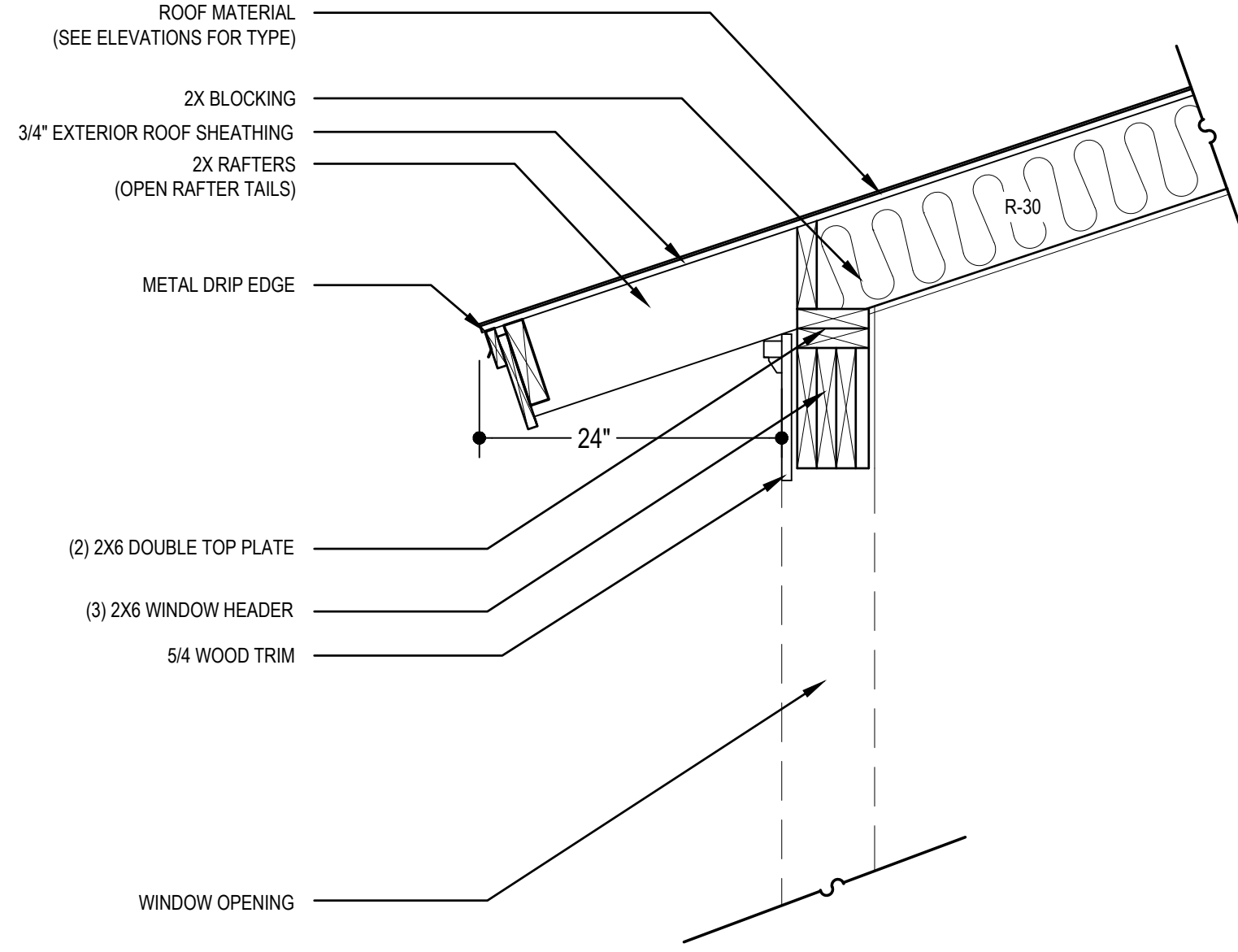
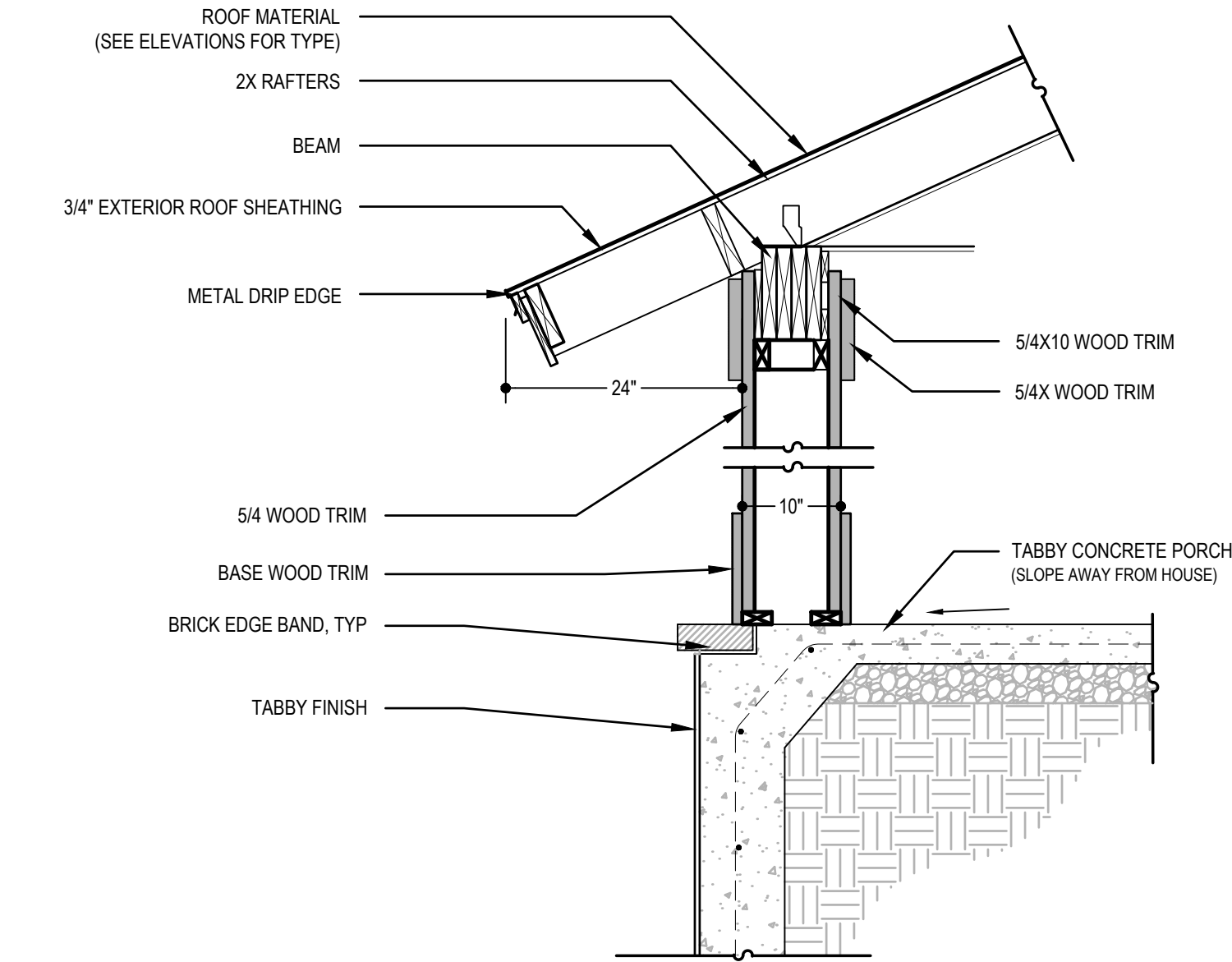
DATE: 2025-07-01  
DESIGNED BY: KBJ  
DRAWN BY: CH  
CHECKED BY: KBJ  
SCALE: AS SHOWN  
PROJECT #: 250601

SHEET NUMBER#:  
**A-7**

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

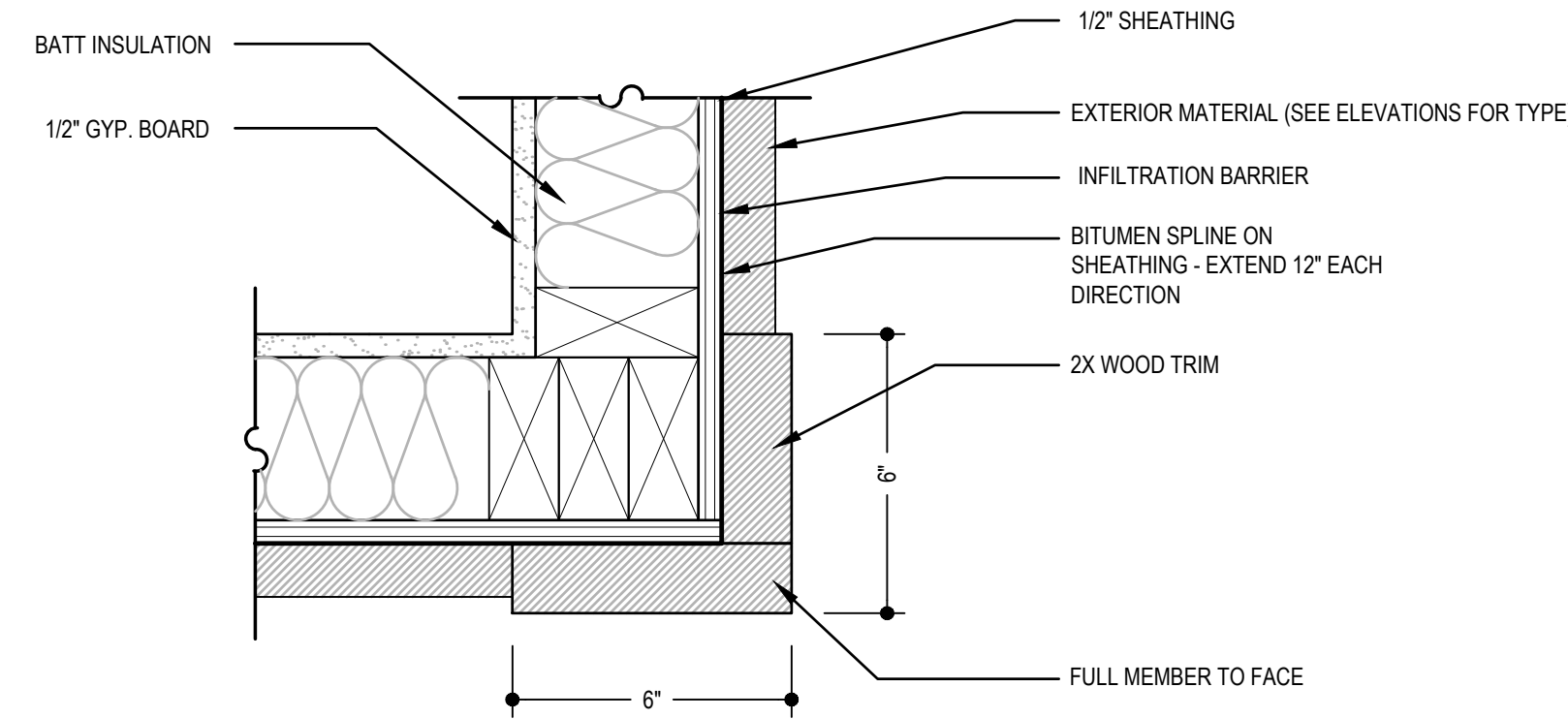


NOTE:  
1. SEE DETAILS BY STRUCTURAL ENGINEER  
2. PROVIDE ENGINEERED FLOOD VENTS AS REQUIRED  
3. CONSTRUCTION MATERIALS FOR FLOORING AND EXTERIOR / INTERIOR WALLS BELOW 13' SHALL BE FLOOD DAMAGE RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

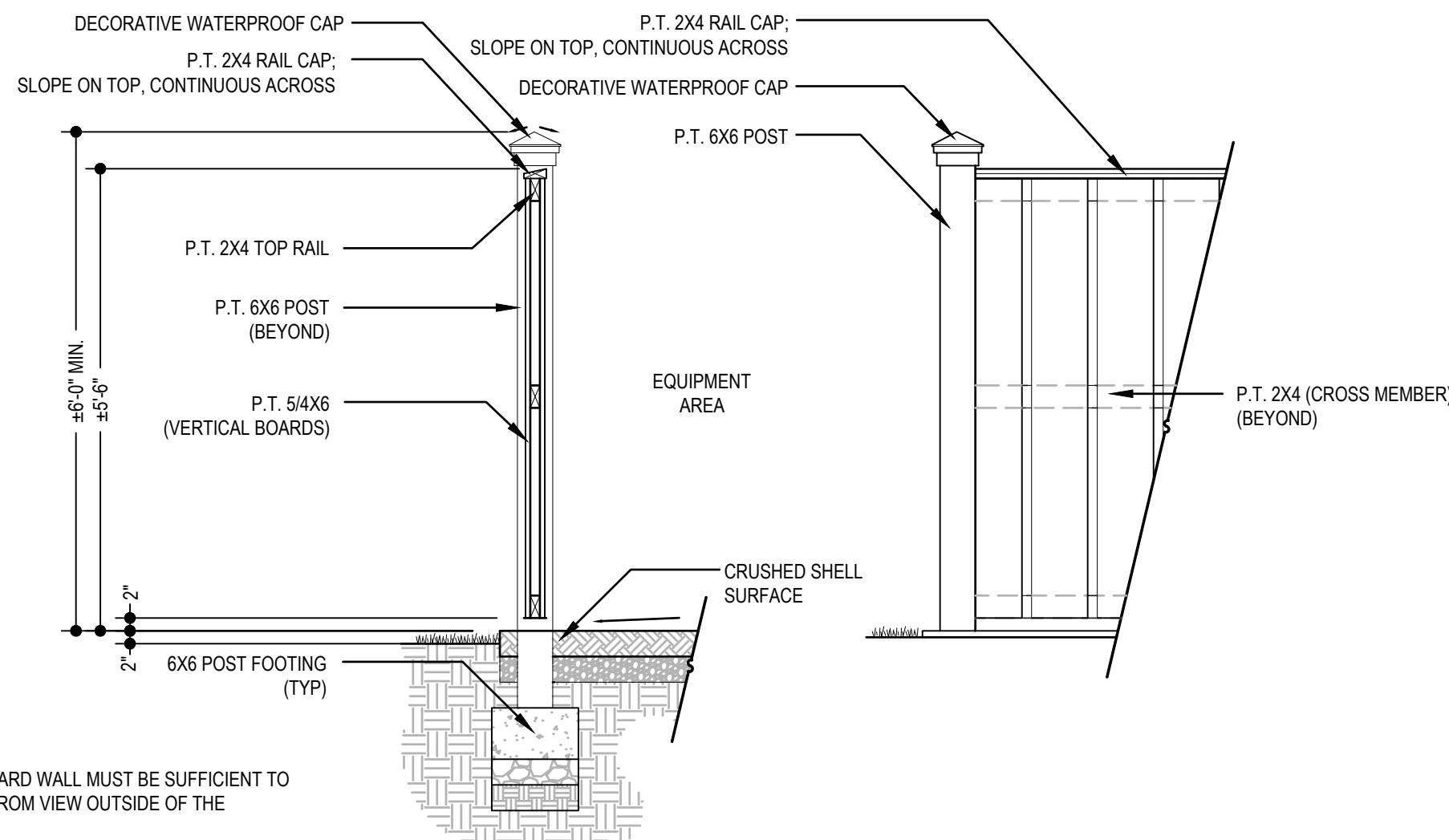


3 PORCH COLUMN - DETAIL  
3/4" = 1'-0"

6 SHED DORMER - DETAIL  
1" = 1'-0"



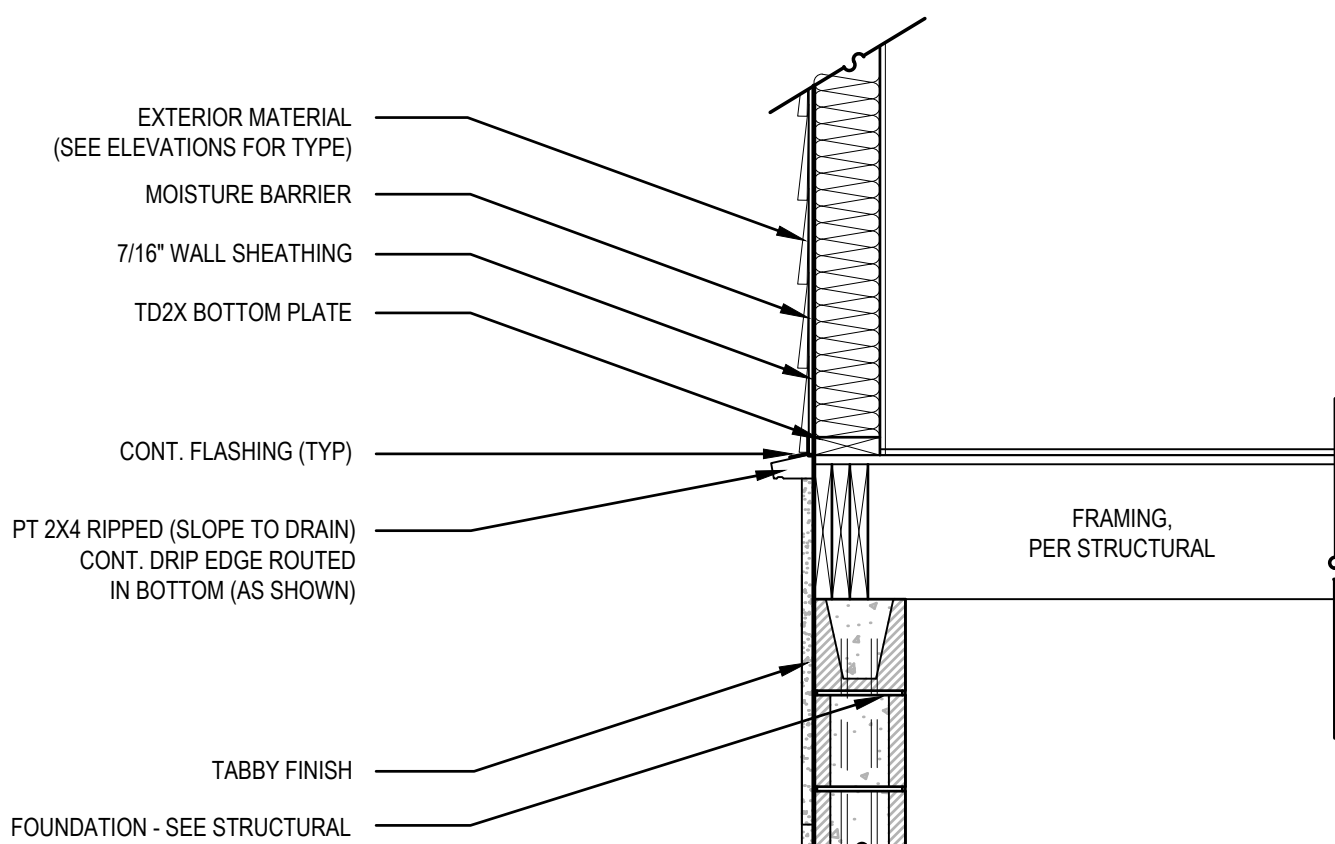
4 TYPICAL CORNER BOARDS  
3" = 1'-0"



NOTE:  
1. HEIGHT OF SERVICE YARD WALL MUST BE SUFFICIENT TO SCREEN ALL UTILITIES FROM VIEW OUTSIDE OF THE SERVICE YARD.

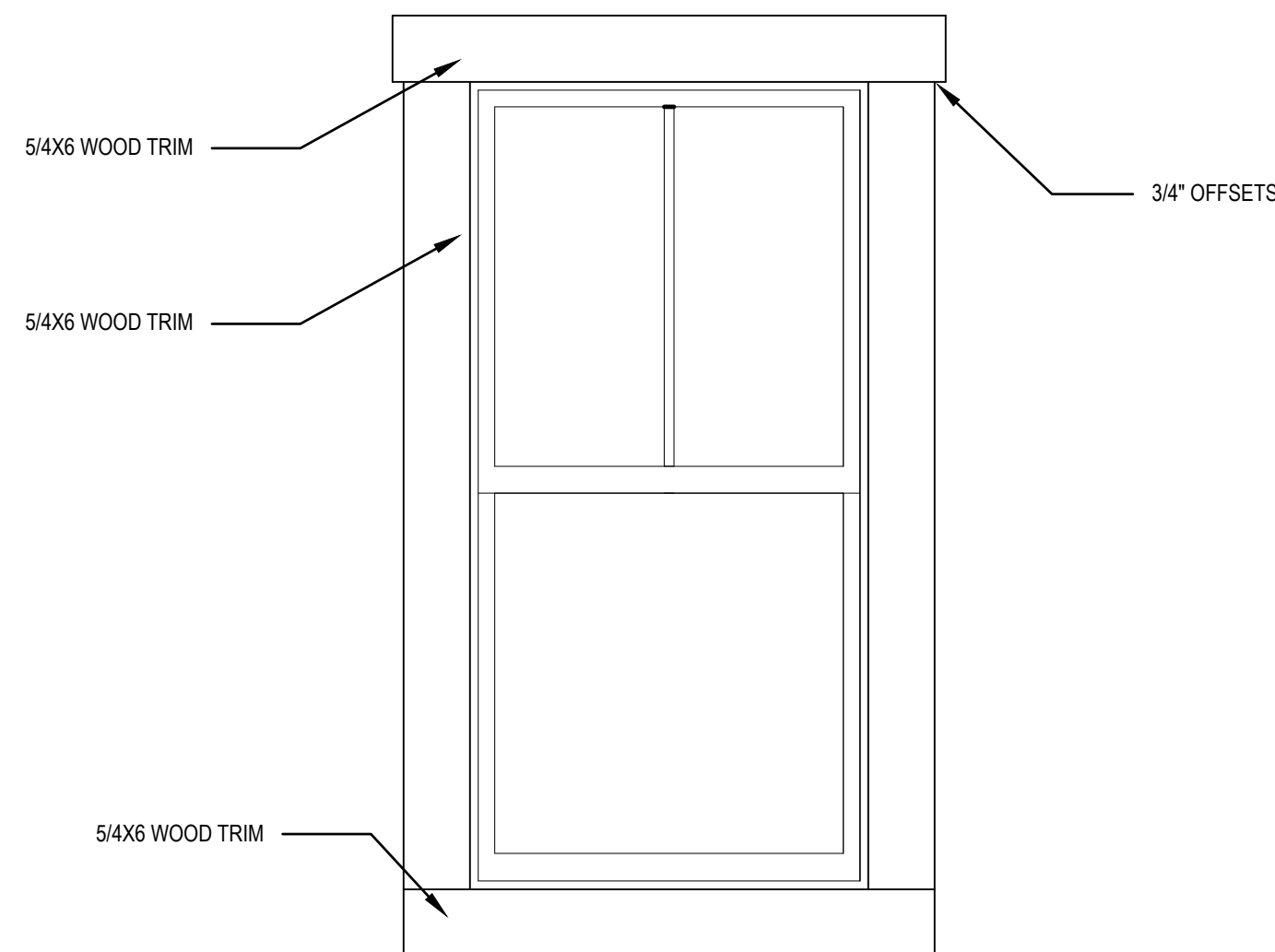
5 SERVICE YARD - DETAIL  
1/2" = 1'-0"

1 TYPICAL EXTERIOR WALL SECTION  
3/4" = 1'-0"

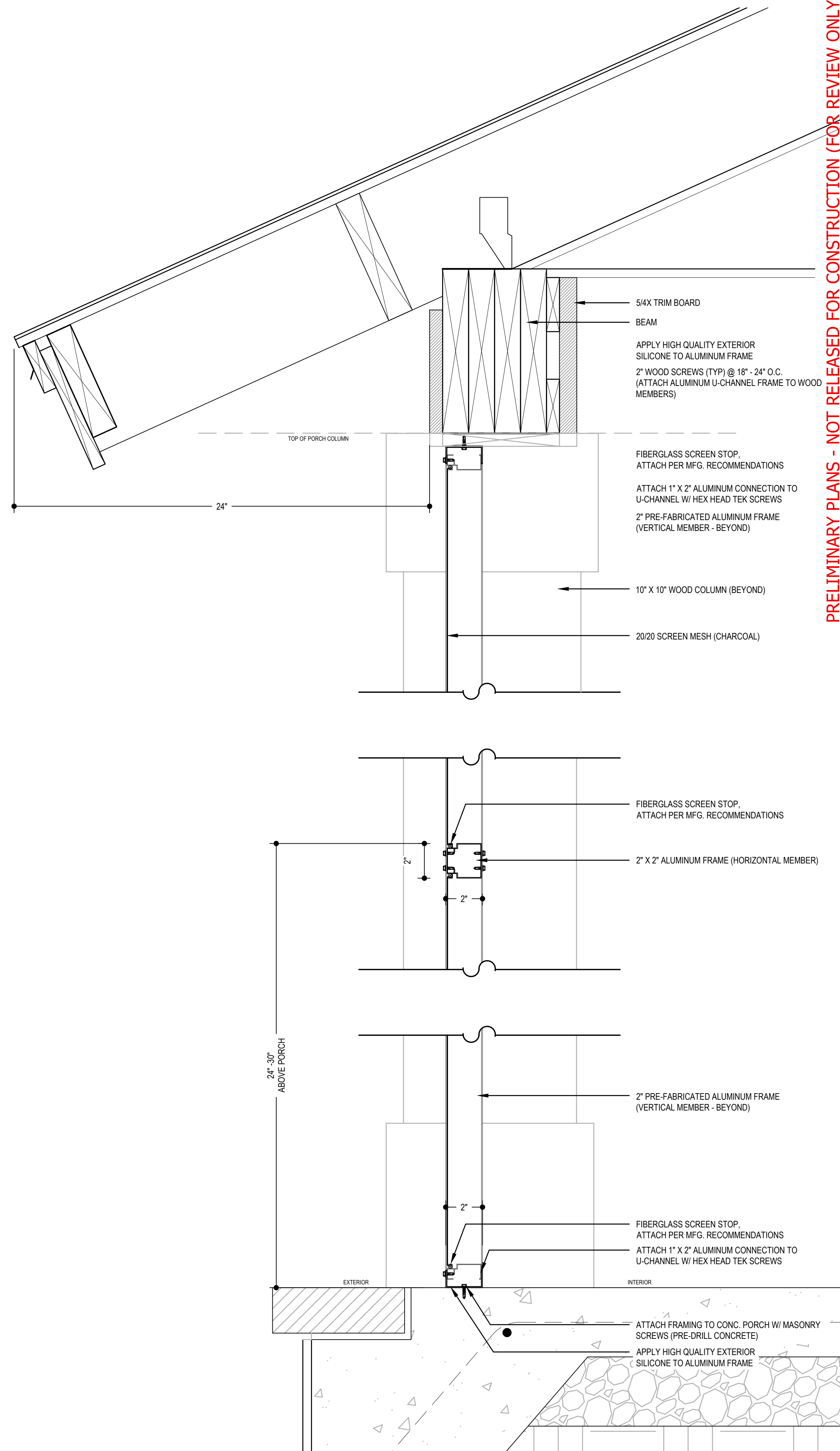
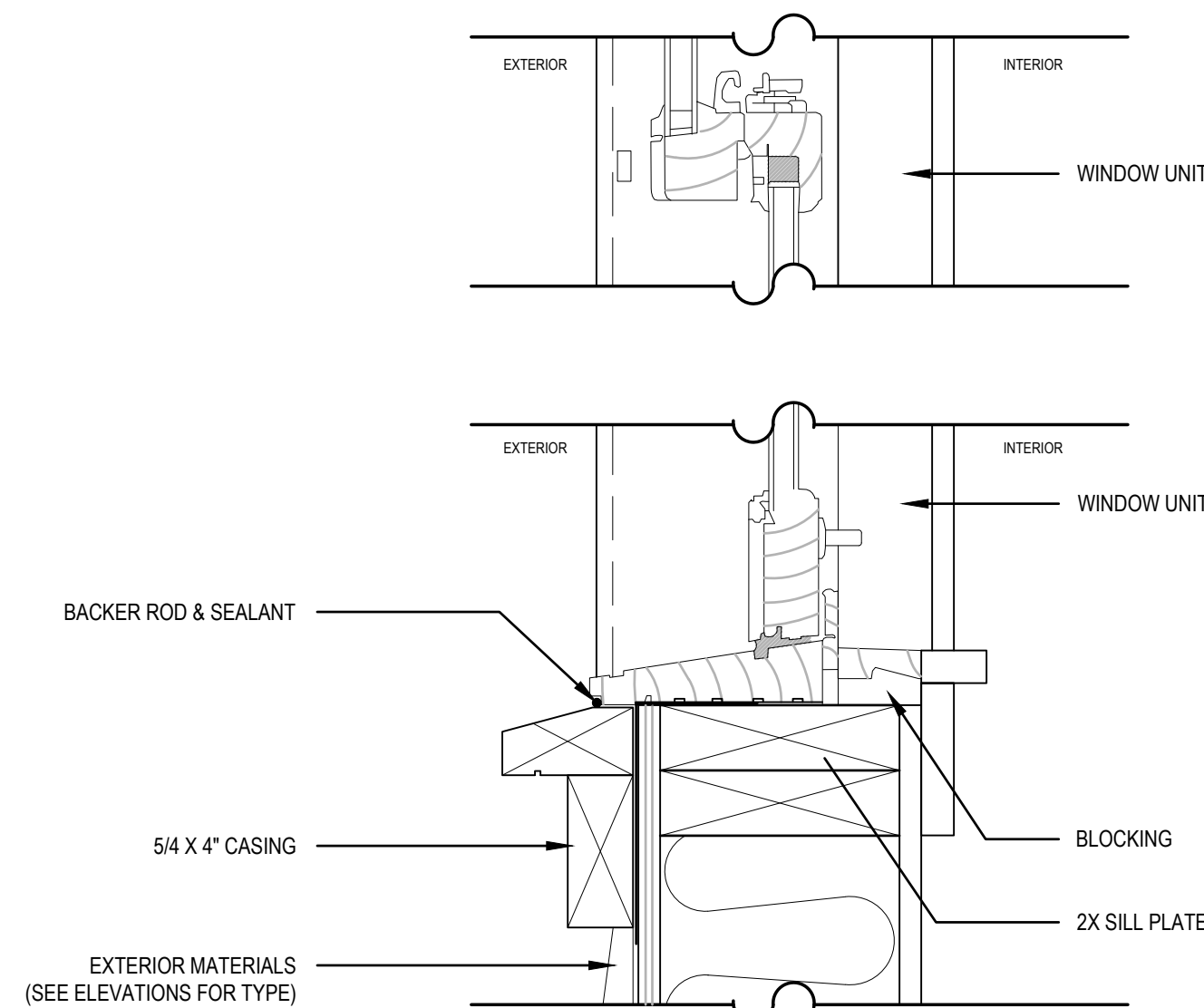
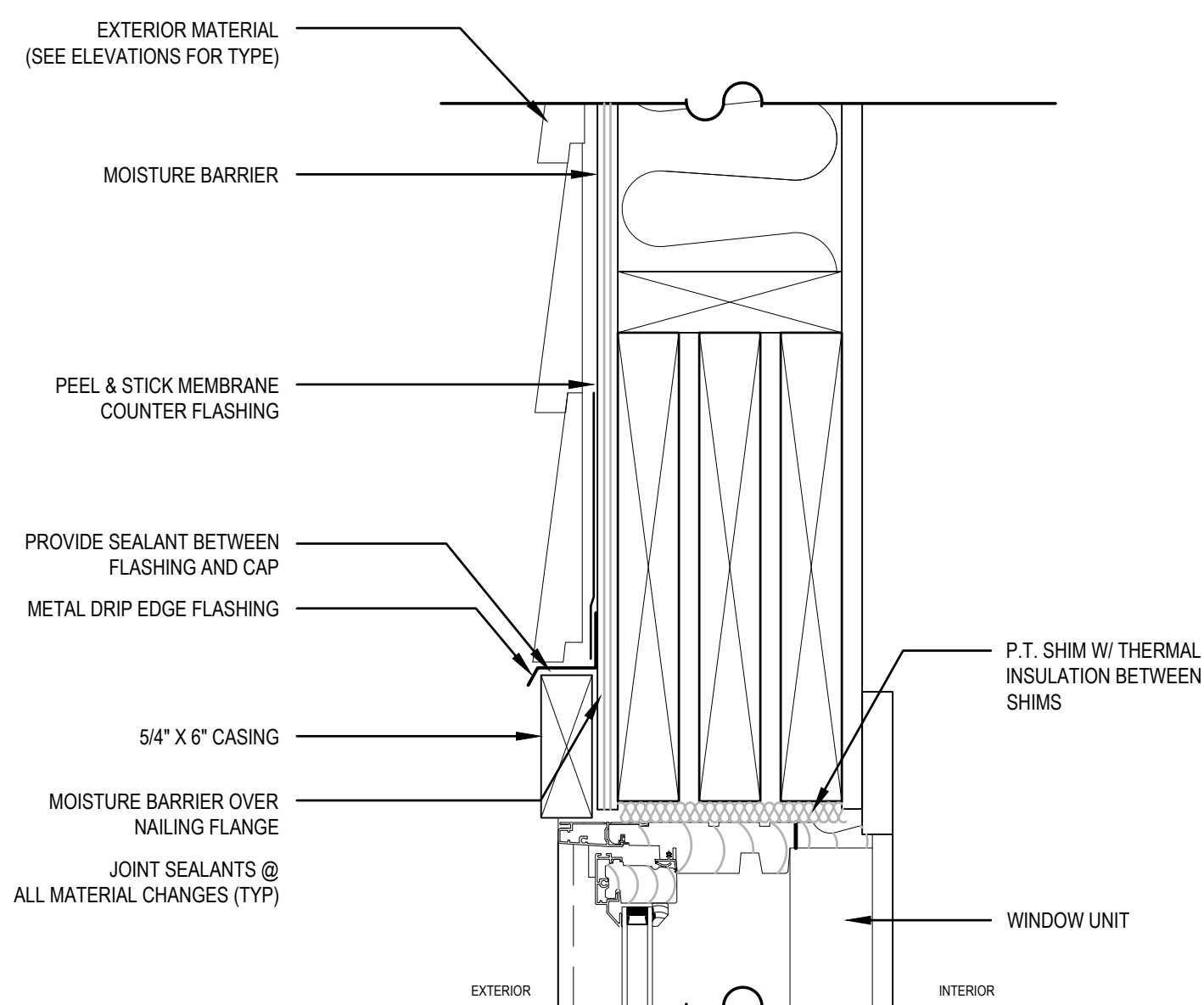
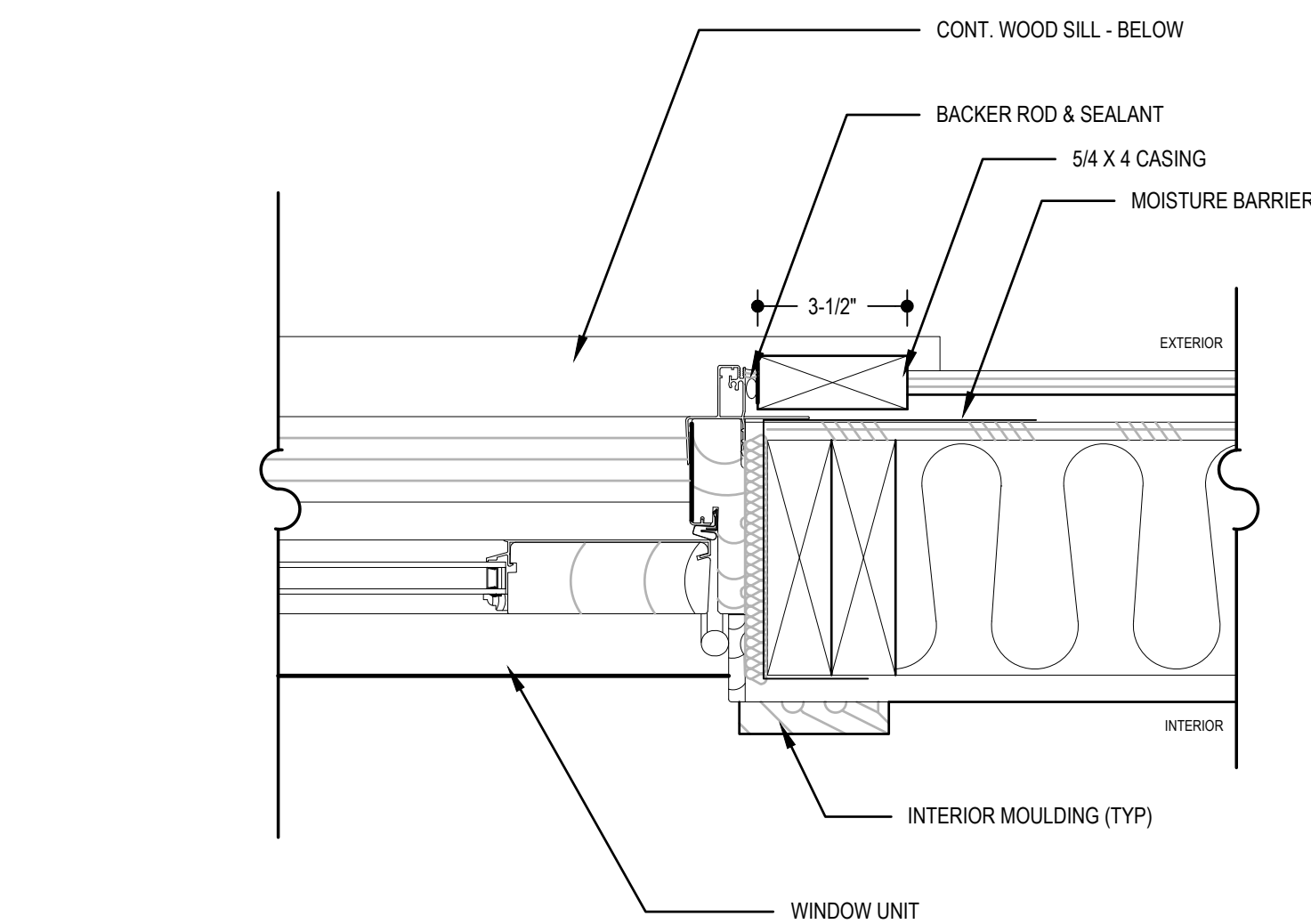


2 FOUNDATION SILL - DETAIL  
3/4" = 1'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



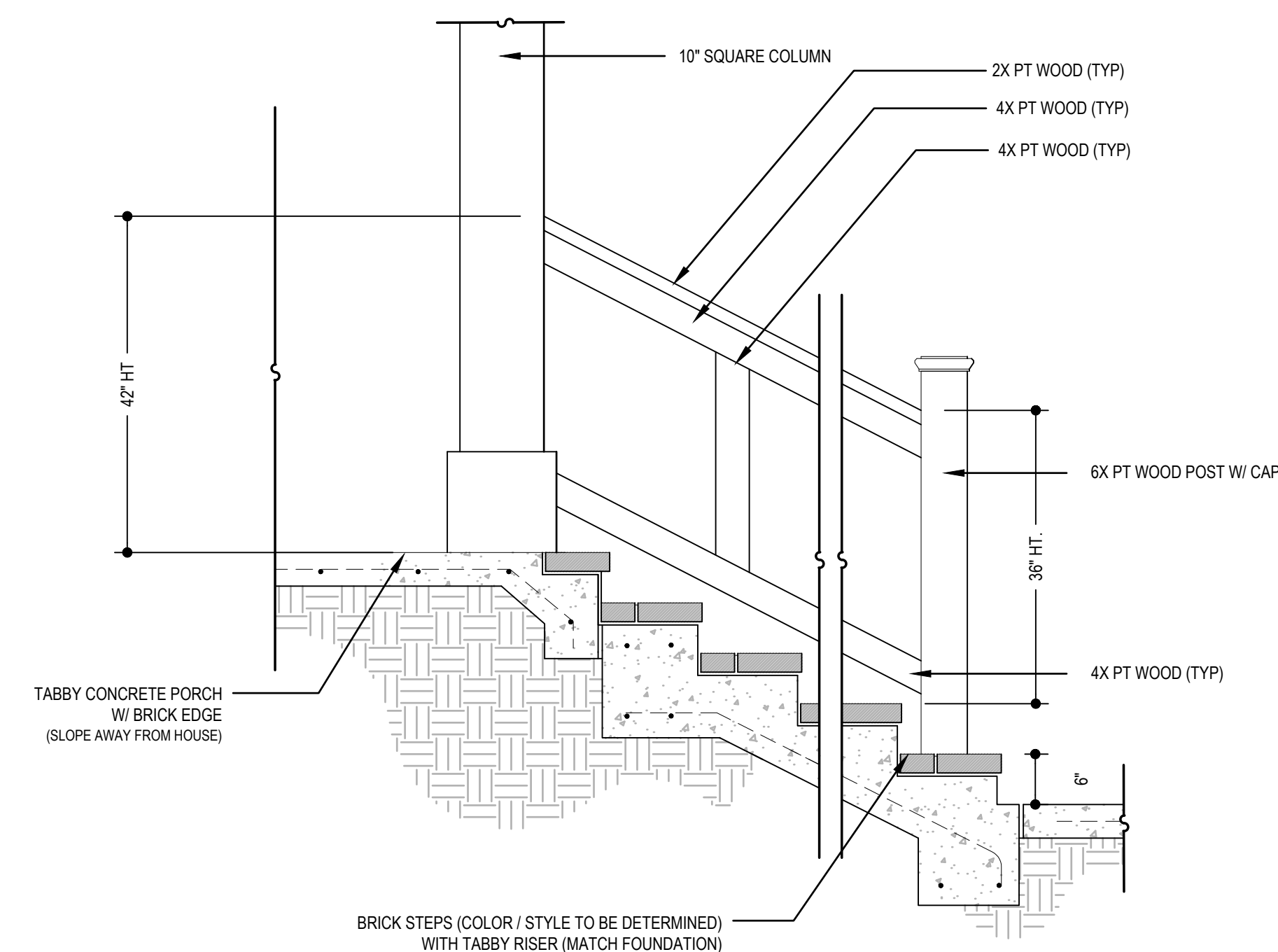
**NOTE:**  
 1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE BY PLYGEM.



1

TYPICAL WINDOW - DETAIL

3/4" = 1'-0"



2

PORCH - STAIRS / HANDRAILS

3/4" = 1'-0"

3

TYPICAL WINDOW DETAIL - SECTION

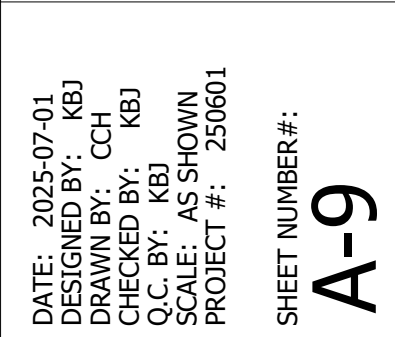
3" = 1'-0"

4

SCREEN PORCH DETAIL - SECTION

3" = 1'-0"



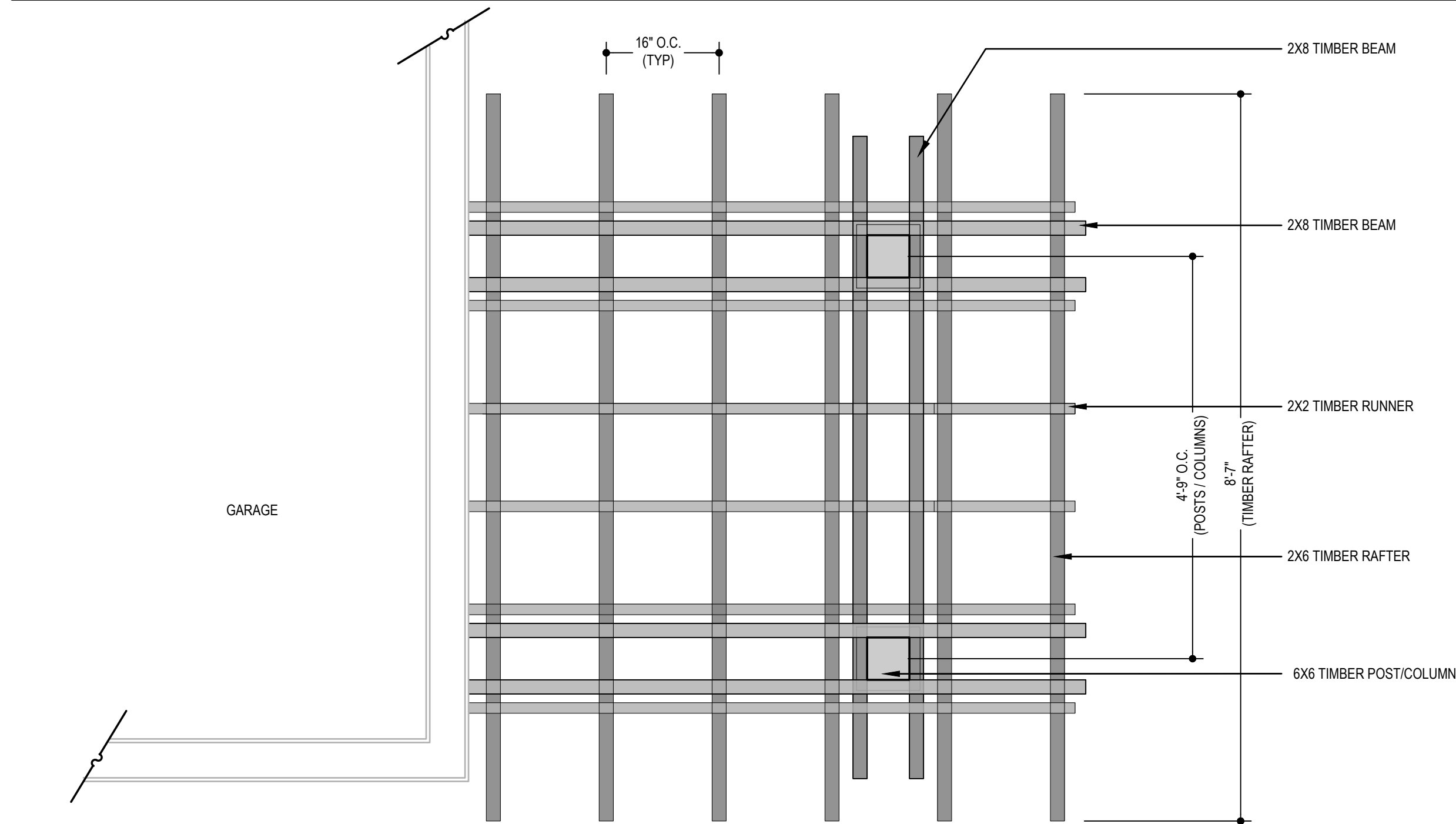


DATE: 2025-07-01  
DESIGNED BY: KBJ  
DRAWN BY: CCH  
CHECKED BY: KBJ  
Q.C. BY: KBJ  
SCALE: AS SHOWN  
PROJECT #: 250601

SHEET NUMBER#:

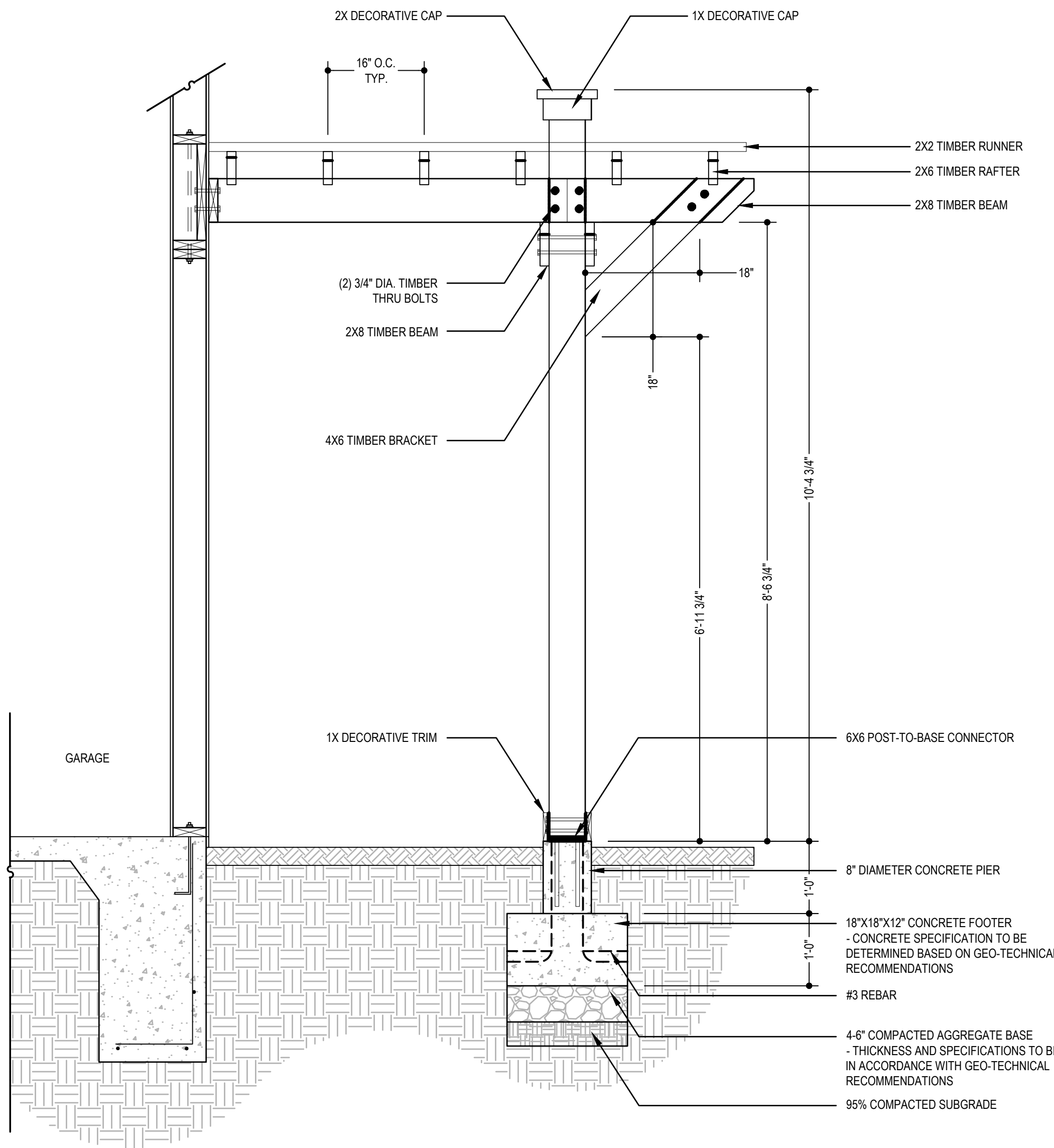
$$3/4'' = 1'-0''$$

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

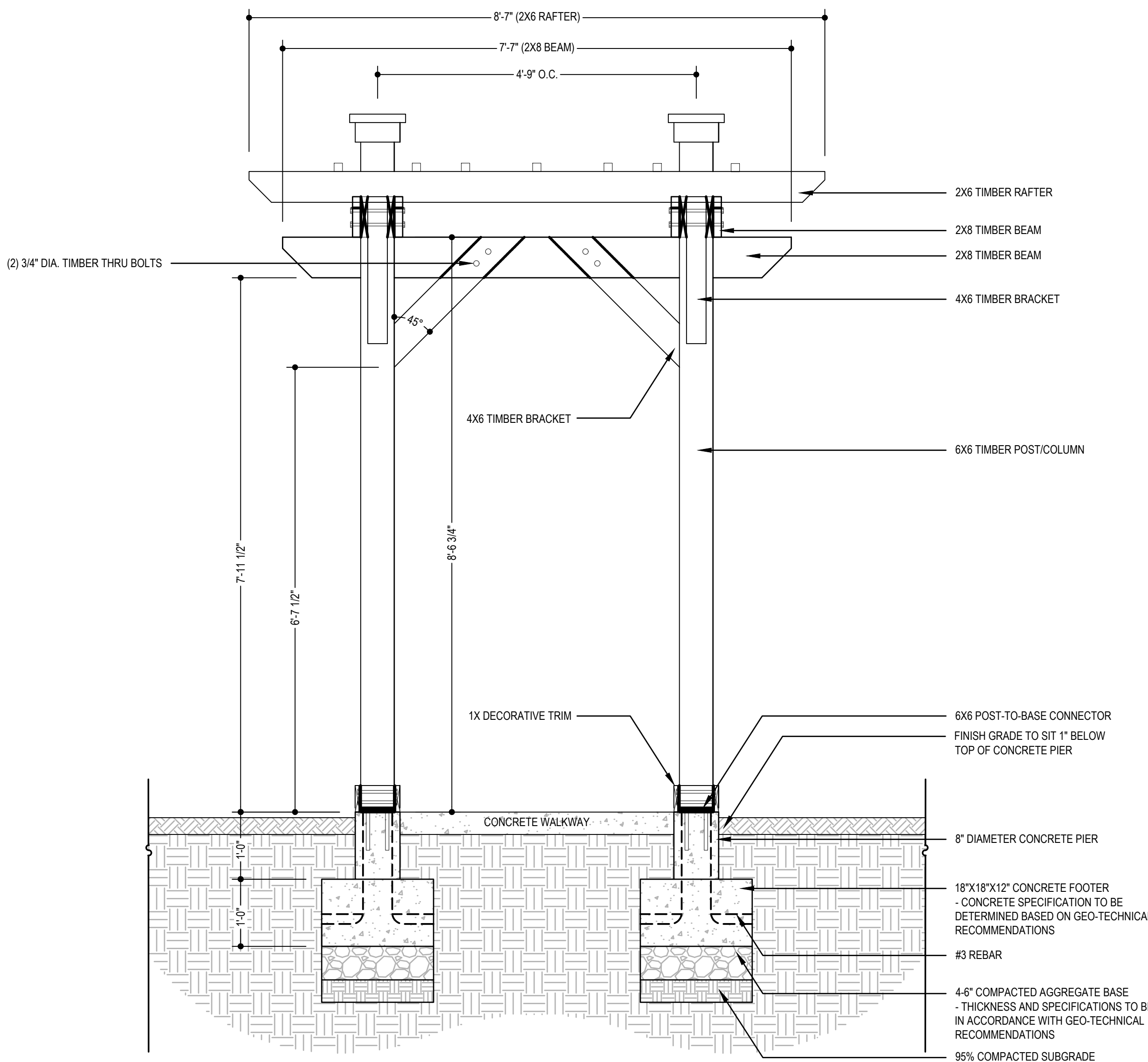


1 TRELLIS PLAN VIEW @ GARAGE - DETAIL  
3/4" = 1'-0"

NOTE:  
1. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED  
BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY  
BASED ON SITE SPECIFIC GEO-TECHNICAL DATA.



2 TRELLIS @ GARAGE - SECTION / DETAIL  
3/4" = 1'-0"





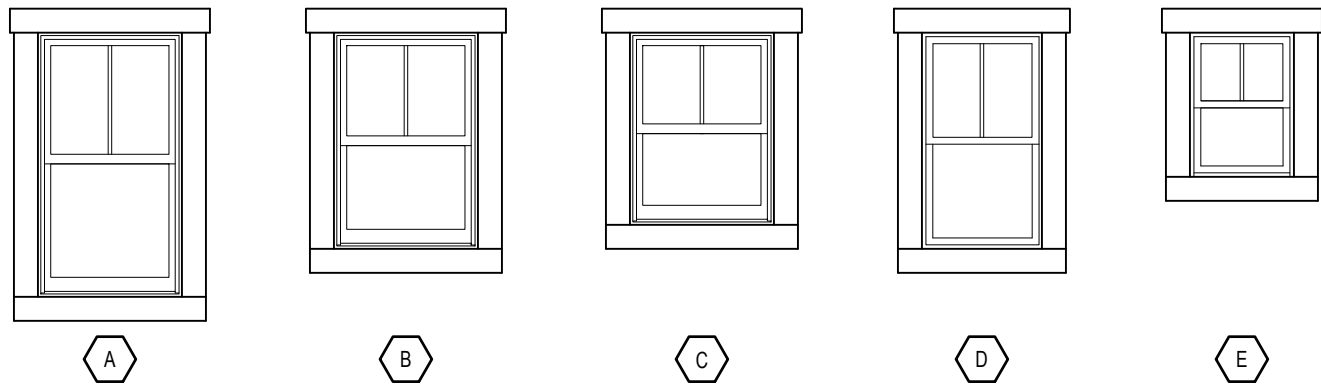


REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
WINDOW & DOOR SCHEDULE

DATE: 2025-07-01  
DESIGNED BY: KBJ  
DRAWN BY: CH  
CHECKED BY: KBJ  
SCALE: AS SHOWN  
PROJECT #: 250601  
SHEET NUMBER#: A-11

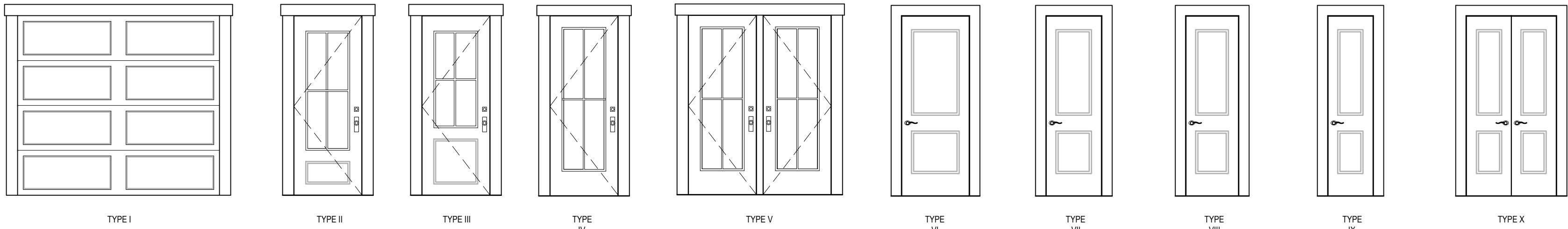
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



WINDOWS

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

WINDOW SCHEDULE					
SYM	Window Size		Description	Quantity	Remarks
	Width	Height			
A	3'-0"	5'-6"	SINGLE HUNG UNIT - SEE ELEVATION	4	Color to be determined by Owner
B	3'-0"	4'-6"	SINGLE HUNG UNIT - SEE ELEVATION	15	Color to be determined by Owner
C	3'-0"	4'-0"	SINGLE HUNG UNIT - SEE ELEVATION	2	Color to be determined by Owner
D	2'-6"	4'-6"	SINGLE HUNG UNIT - SEE ELEVATION	4	Color to be determined by Owner
E	3'-0"	5'-2"	SINGLE HUNG UNIT - SEE ELEVATION	2	Color to be determined by Owner

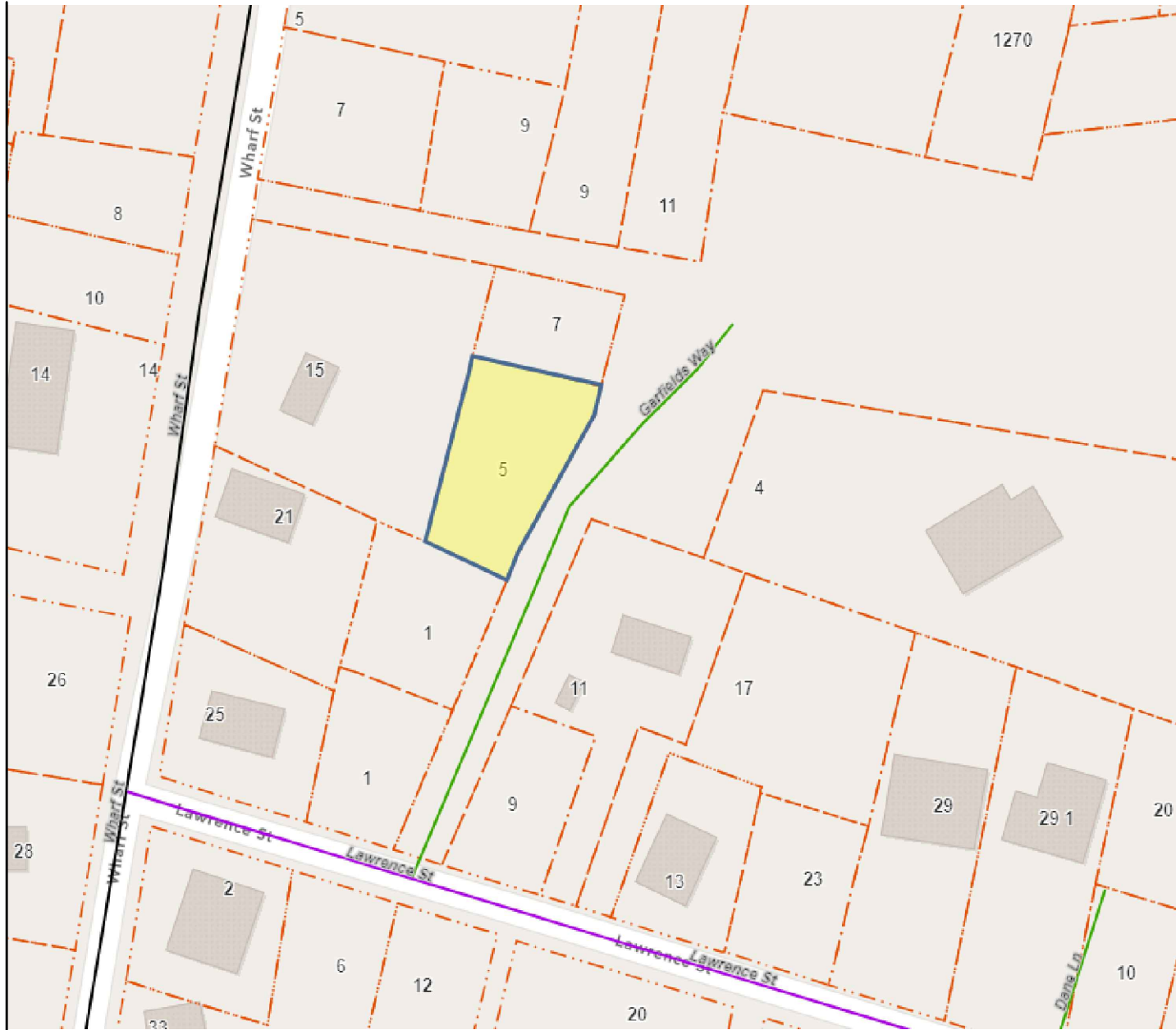


DOORS

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

DOOR SCHEDULE						
Tag Number	Door Size			Door Type	Description	Remarks
	Width	Height	Thickness			
D101	9'-0"	8'-0"	0'-1-3/8"	I	GARAGE DOOR	GARAGE
D102	3'-0"	8'-0"	0'-1-3/8"	III	EXTERIOR DOOR	GARAGE
D103	3'-0"	8'-0"	0'-1-3/8"		SCREEN DOOR	
D104	3'-0"	8'-0"	0'-1-3/8"	IV	EXTERIOR DOOR	
D105	6'-0"	8'-0"	0'-1-3/8"	V	FRENCH DOORS	PAIR
D106	6'-0"	8'-0"	0'-1-3/8"	V	FRENCH DOORS	PAIR
D107	6'-0"	8'-0"	0'-1-3/8"	V	FRENCH DOORS	PAIR
D108	2'-6"	8'-0"	0'-1-3/8"	VII	INTERIOR DOOR	POWDER
D109	3'-0"	8'-0"	0'-1-3/8"	VI	INTERIOR DOOR	MASTER BEDROOM
D110	6'-0"	8'-0"	0'-1-3/8"	V	FRENCH DOORS	PAIR
D111	2'-6"	8'-0"	0'-1-3/8"	VII	INTERIOR DOOR	MASTER BATH
D112	2'-6"	8'-0"	0'-1-3/8"	VII	INTERIOR DOOR	
D113	4'-0"	8'-0"	0'-1-3/8"	X	INTERIOR DOOR	PAIR
D114	2'-6"	8'-0"	0'-1-3/8"	VIII	INTERIOR DOOR	LAUNDRY
D115	2'-0"	8'-0"	0'-1-3/8"	IX	INTERIOR DOOR	PANTRY
D116	3'-0"	8'-0"	0'-1-3/8"	II	EXTERIOR DOOR	FRONT DOOR
D201	3'-0"	7'-0"	0'-1-3/8"	VI	INTERIOR DOOR	FLEX ROOM
D202	2'-6"	7'-0"	0'-1-3/8"	VII	INTERIOR DOOR	
D203	3'-0"	7'-0"	0'-1-3/8"	VI	INTERIOR DOOR	BEDROOM #3
D204	2'-4"	7'-0"	0'-1-3/8"	VIII	INTERIOR DOOR	
D205	2'-6"	7'-0"	0'-1-3/8"	VII	INTERIOR DOOR	
D206	2'-6"	7'-0"	0'-1-3/8"	VII	INTERIOR DOOR	
D207	2'-0"	6'-0"	0'-1-3/8"	IX	INTERIOR DOOR	
D208	2'-0"	6'-0"	0'-1-3/8"	IX	INTERIOR DOOR	
D209	3'-0"	7'-0"	0'-1-3/8"	VI	INTERIOR DOOR	BEDROOM #2





LOCATION MAP NOT TO SCALE

1.0 GENERAL NOTES

1.1 PROVIDE 36" HT. SILT FENCE ALONG ALL PROPERTY LINES. FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED. FENCE POSTS TO BE SPACED 7'-8' APART AND REINFORCED WITH HEAVY NYLON CHORD AND FENCE TO BE 36" BLACK FILTER FABRIC AND EXTEND 6" INTO EXISTING SOIL.

1.2 CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.

1.3 IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

1.4 CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION, AND REFERENCE POINTS, AS INDICATED ON THE DRAWINGS.

1.5 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS, AND TOWARDS DRAINAGE INLETS, SWALES, OR ROADS.

2.0 TREE PROTECTION

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

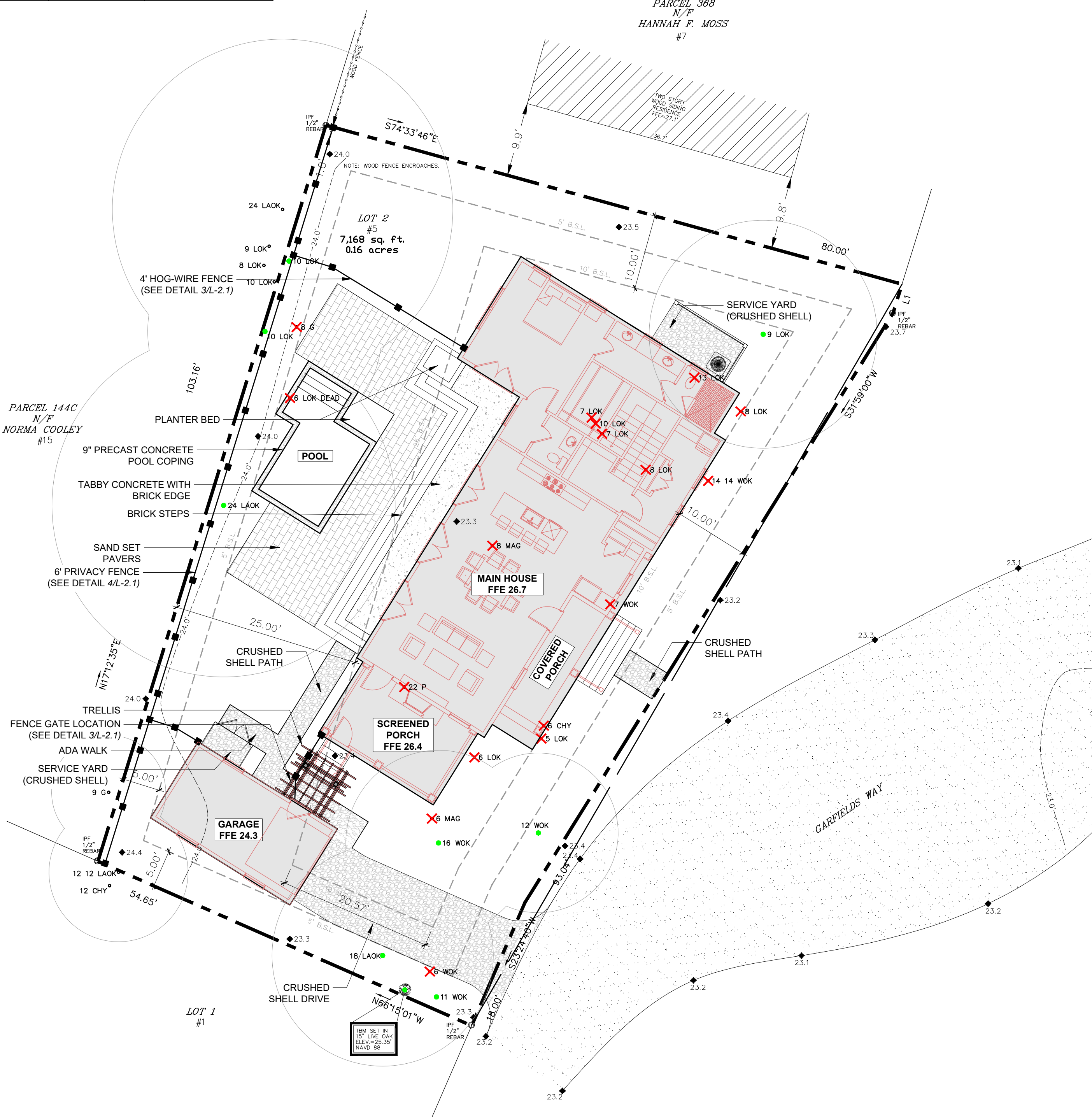
2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

2.4 ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

2.5 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.

2.6 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N17°12'35"E



LOT AREA:  
±7,168 SF (0.16 AC)

IMPERVIOUS CALCULATIONS

HOUSE FOOTPRINT	±1,909 SF
GARAGE FOOTPRINT	± 264 SF
BACK TERRACE	±321 SF
POOL	±200 SF
<b>TOTAL:</b>	<b>±2,694 SF (37.5% IMPERVIOUS)</b>

LEGEND:

- 20 WOK TREE TO REMAIN
- ✗ 20 WOK TREE TO BE REMOVED
- TREE CANOPY

LEGEND

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

TREE LEGEND

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

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

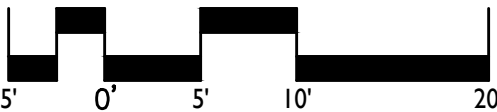
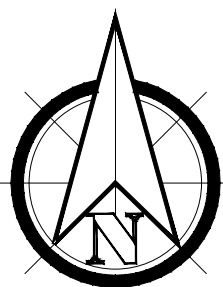
REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HRC COMMENTS - 10/24/2025)

STEWARD RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
SITE PLAN

DATE: 2025-09-30  
DESIGNED BY: KBJ  
DRAWN BY: COH  
CHECKED BY: KBJ  
SCALE: 1" = 10'  
PROJECT #: 250601  
SHEET NUMBER: L-1.0



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



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,  
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

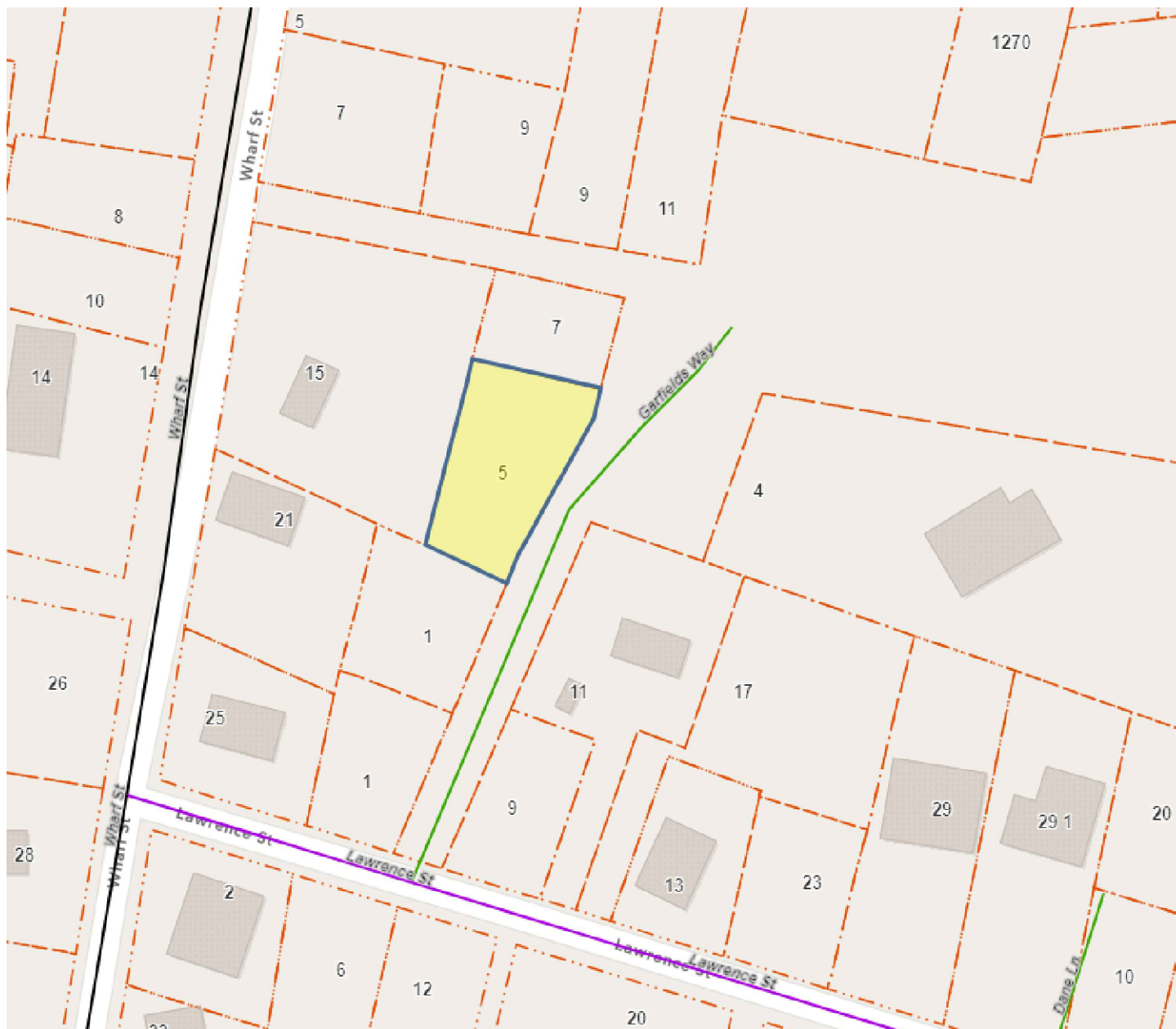
Notes:

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

Reference Plat(s):

PLAT BOOK 155 AT PAGE 148





LOCATION MAP NOT TO SCALE

1.0 LANDSCAPE NOTES

1.1 THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

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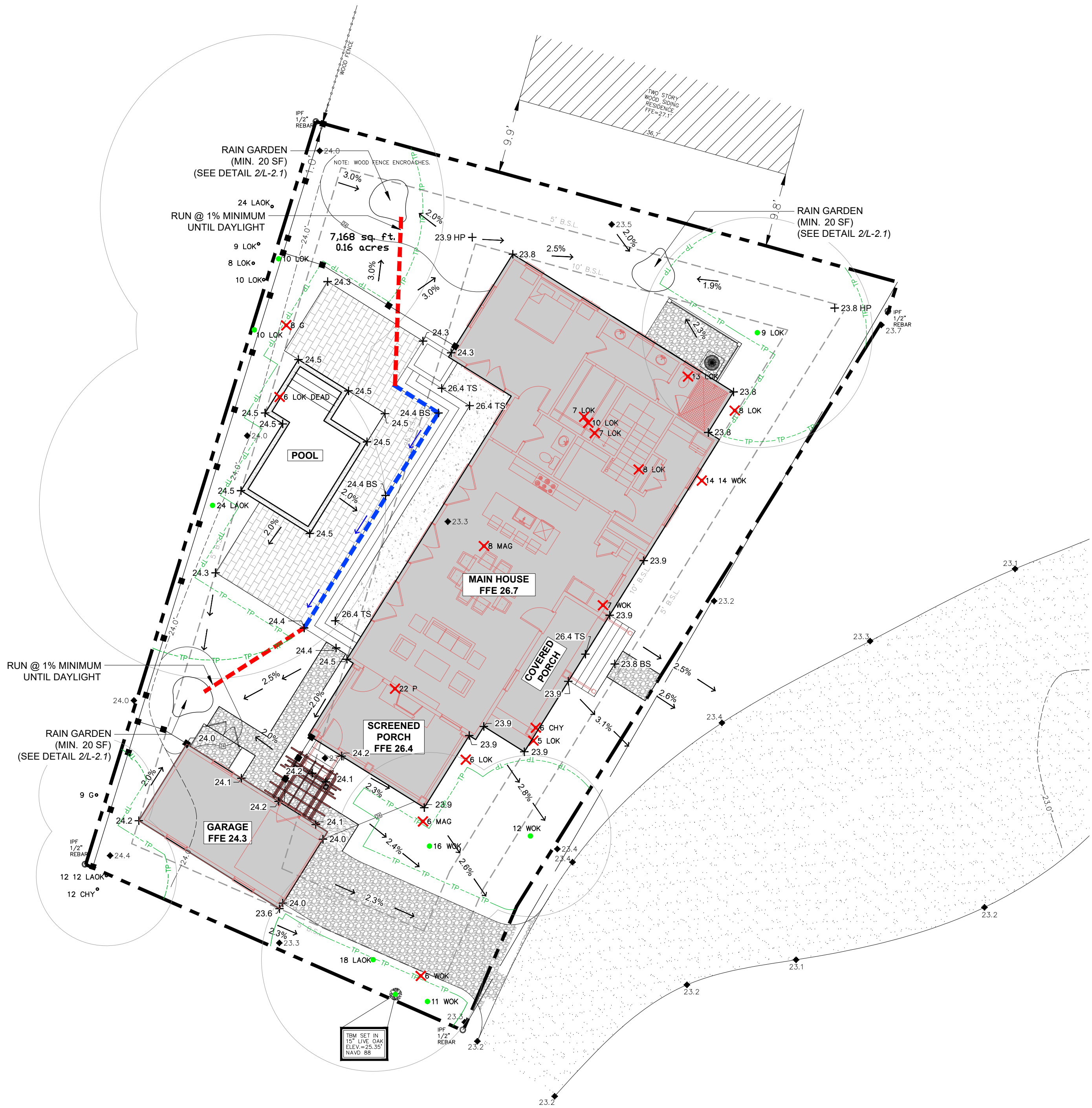
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2.6 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N17°12'35"E



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

A TREE & TOPOGRAPHIC SURVEY OF 5 GARFIELDS WAY,  
A PORTION OF GARFIELD & NANCY R. MOSS SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 407

Notes:

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

Reference Plat(s):

PLAT BOOK 155 AT PAGE 148

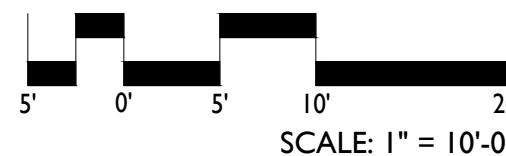
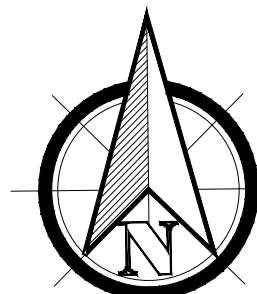
TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, S.C. 29910  
tsquare@hargray.com

Phone 843-757-2650 Fax 843-757-5758



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:  
1) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
GRADING PLAN

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CWN  
CHECKED BY: TH  
SCALE: N/A  
PROJECT #: 250601

SHEET NUMBER#:  
L-2.0



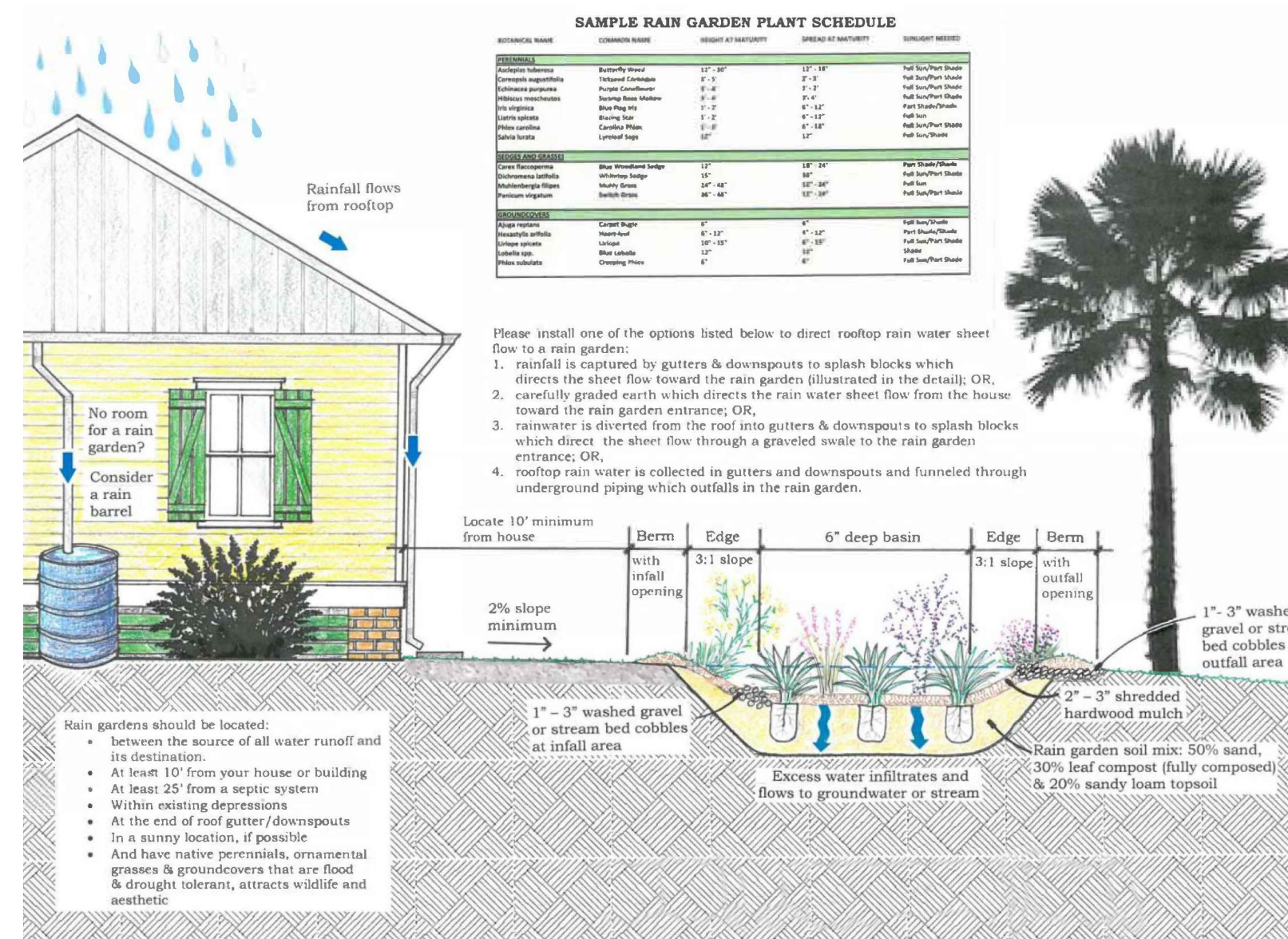
140 APPLE CROSS ROAD  
PINEHURST, NC 28374  
P: (910) 684-8487  
W: www.koontzjones.com





MODEL:  
MANUFACTURER: NDS  
MODEL: MICRO CHANNEL DRAIN AND  
INTEGRATED GRATE - PN #8001, #8002 OR  
#8003  
COLOR: WHITE, SAND, OR GRAY MATERIAL  
PLASTIC

NOTE:  
1. SEE GRADING PLAN FOR LOCATIONS

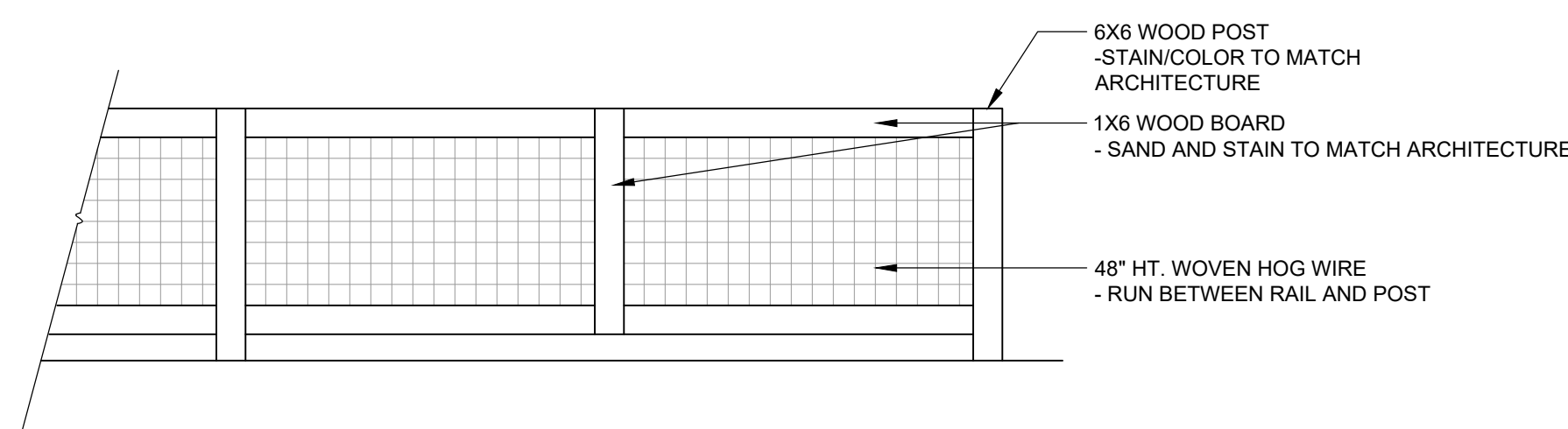
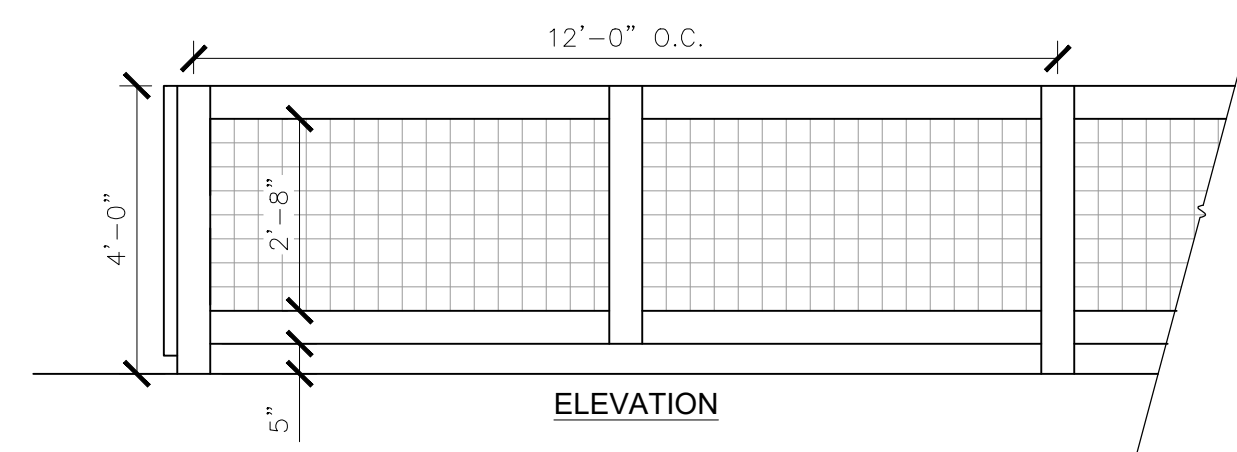
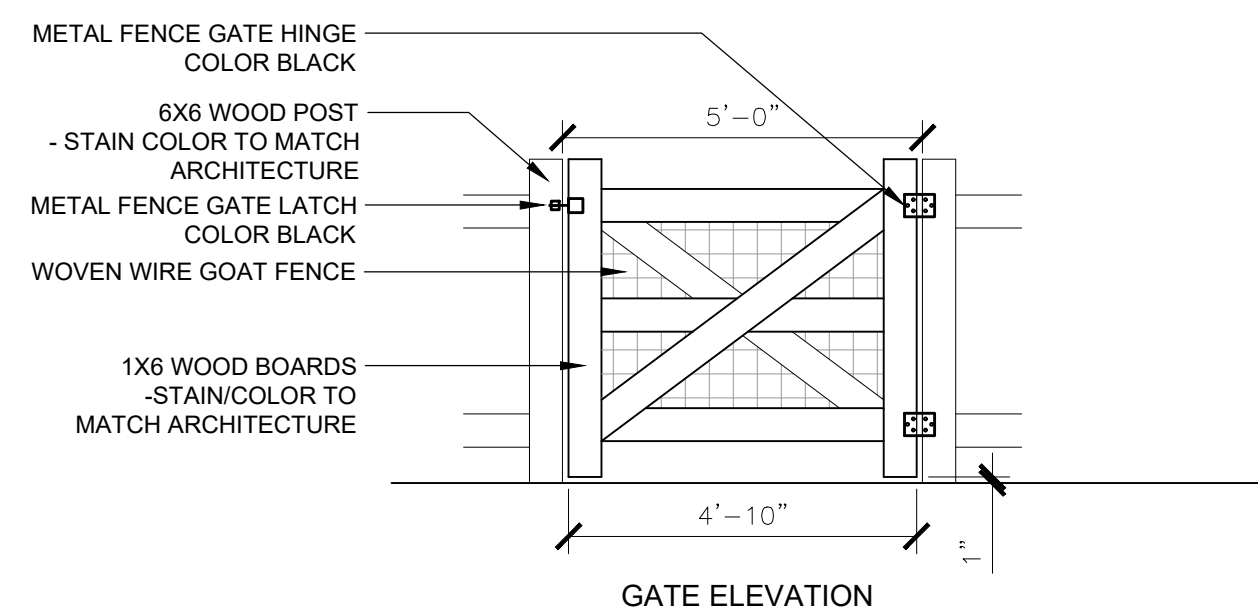


**1 NDS MICRO CHANNEL DRAIN**

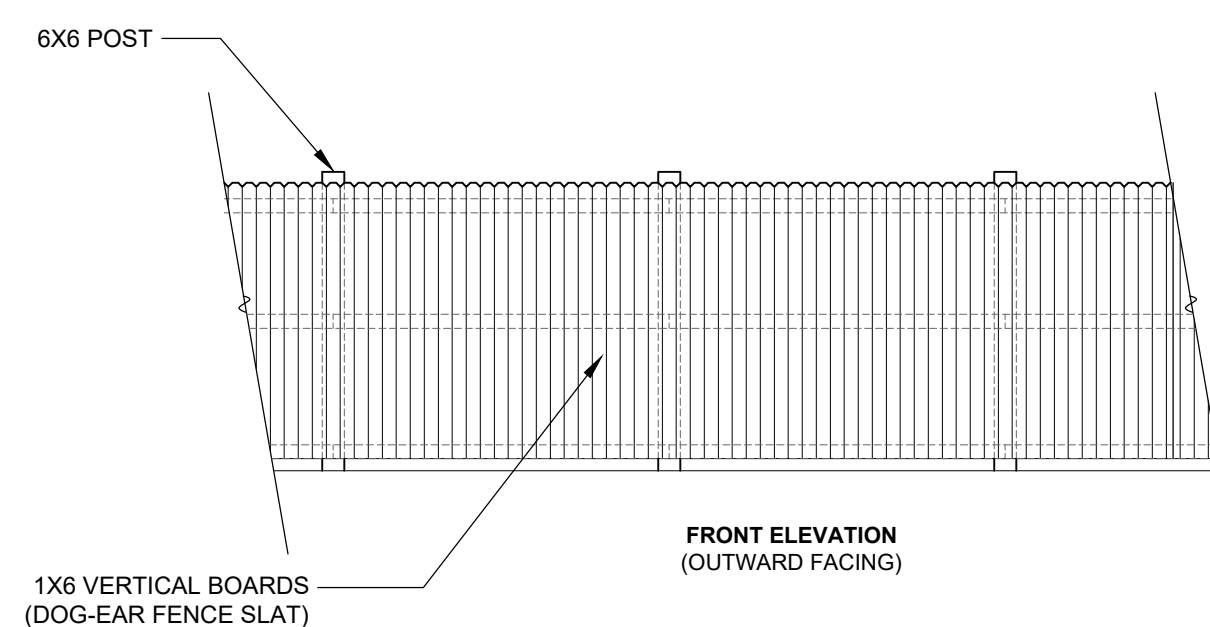
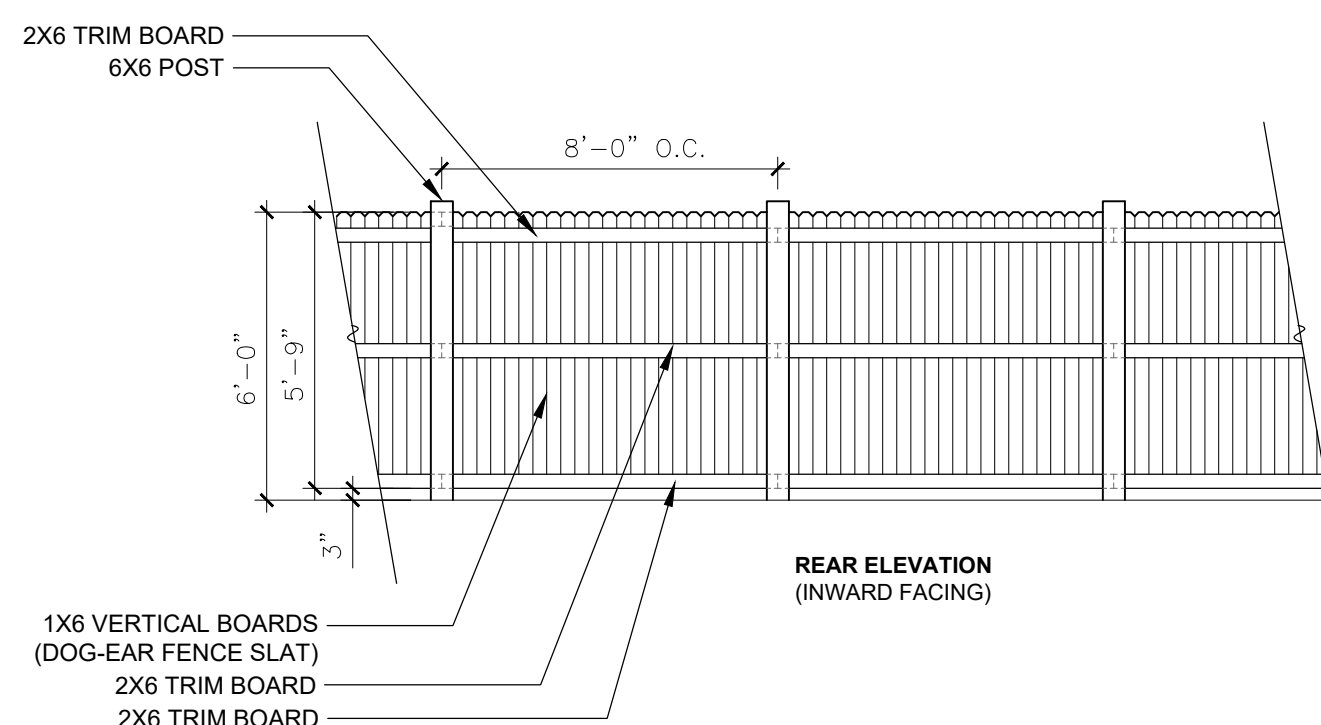
NTS

NOTES:

- NOTES:
1. HOG WIRE FENCE MUST BE 4" X 4", HIGH-TENSILE WOVEN WIRE.
  2. REFER TO SITE / LAYOUT PLANS FOR LOCATION OF FENCING
  3. CONFEDERATE JASMINE TO BE PLANTED ALONG FENCE BASE AS NOTED ON LANDSCAPE PLAN.

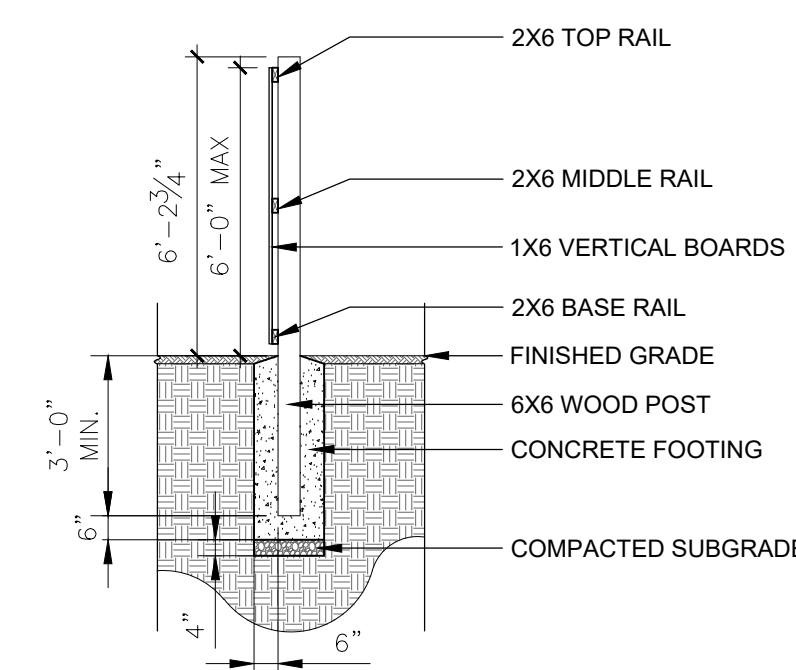


② HOG-WIRE FENCE

$$3/8" = 1'-0"$$


NOTES:

- NOTES:**  
1. WOOD TO BE PRESSURE TREATED, SANDED AND STAINED TO MATCH ARCHITECTURE.  
2. ASSEMBLE AND ATTACH W/ HIGH QUALITY WOOD SCREWS.



1 6' HEIGHT PRIVACY FENCE

1/4" = 1'-0"



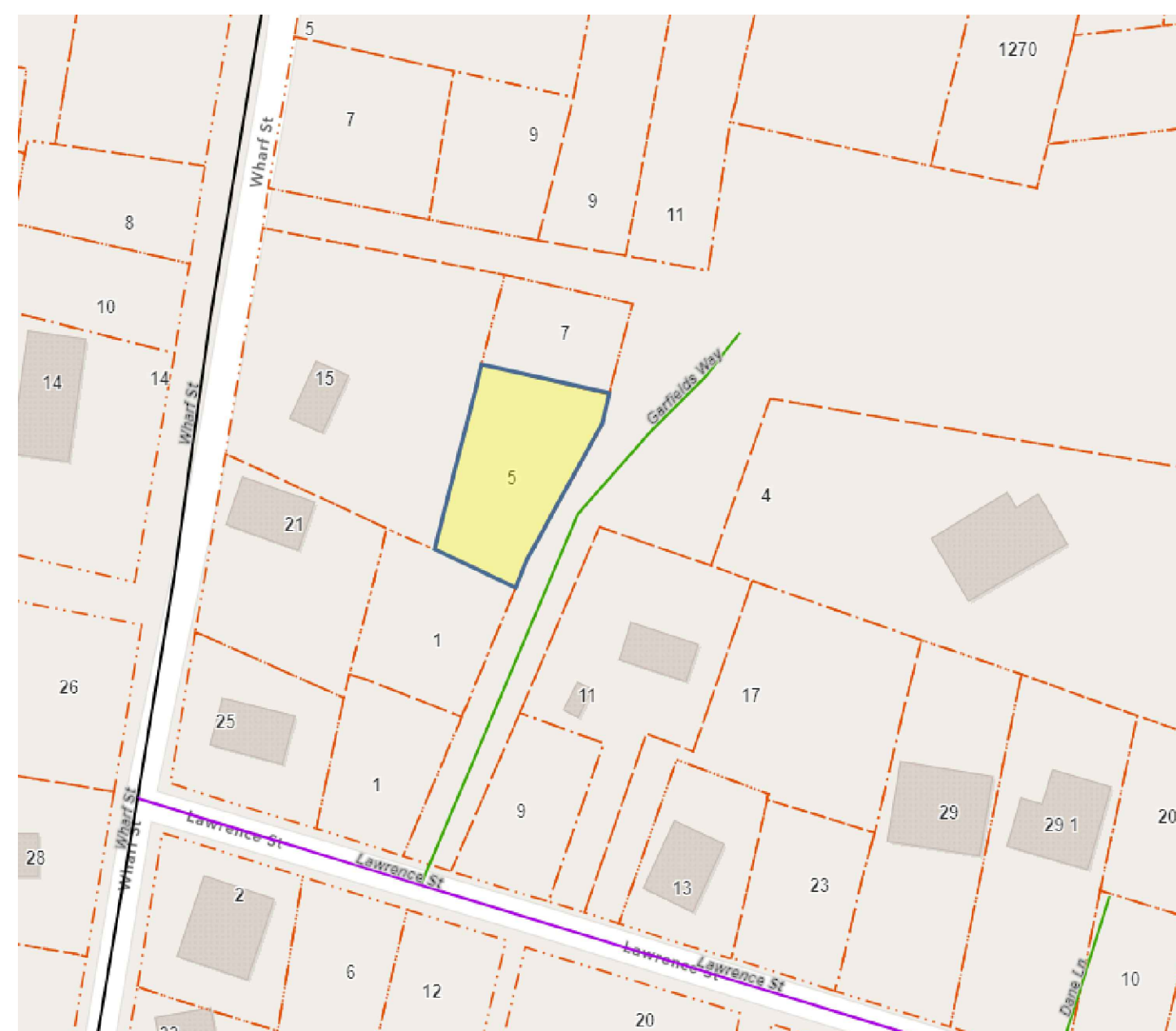
REVISONS:  
)) 2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
LANDSCAPE SCHEDULE

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CMN  
CHECKED BY: TH  
Q.C. BY: TH  
SCALE: N/A  
PROJECT #: 250601

SHEET NUMBER:  
**L-2.1**





LOCATION MAP NOT TO SCALE

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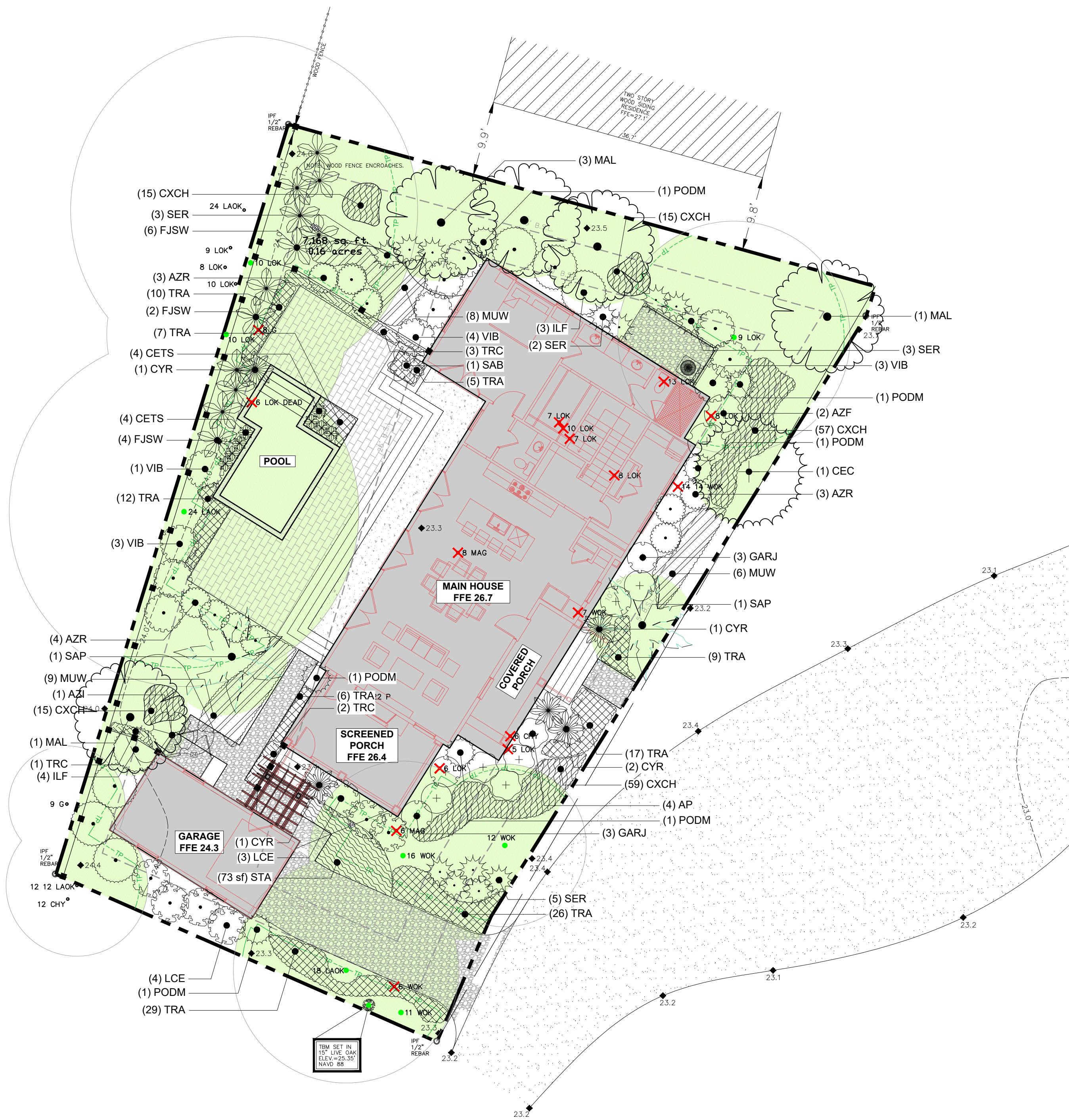
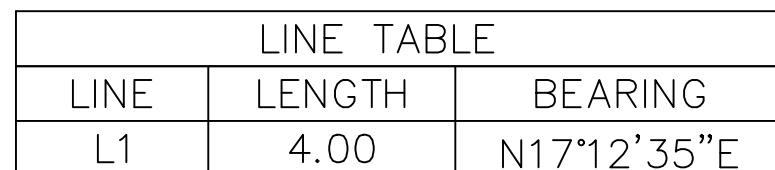
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DIST. 610, MAP 39A, PARCEL 407

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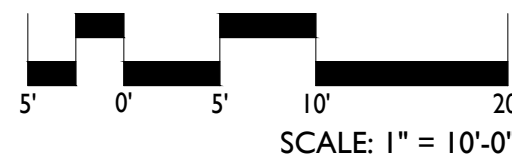
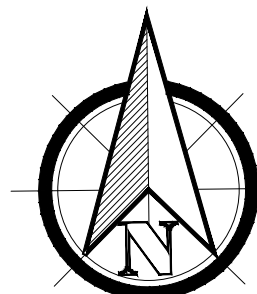
TREE AND TOPOGRAPHIC SURVEY PREPARED BY:



PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, S.C. 29910  
tsquare@hargray.com

Phone 843-757-2650 Fax 843-757-5756



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:  
11/2025-11-03 - TOWN OF BLUFFTON (HPRC COMMENTS - 10/24/2025)

STEWART RESIDENCE  
5 GARFIELDS WAY  
BLUFFTON | BEAUFORT COUNTY, SOUTH CAROLINA  
LANDSCAPE PLAN

DATE: 2025-09-11  
DESIGNED BY: SCW  
DRAWN BY: CMN  
CHECKED BY: TH  
Q.C. BY: TH  
SCALE: N/A  
PROJECT #: 250601

SHEET NUMBER#: 1-30







Americas's Favorite Doors®

Your EZDoor Summary

Door Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

\*Additional options available, please contact your local dealer.

Based upon your Zip Code, you may require a WindCode® configuration.

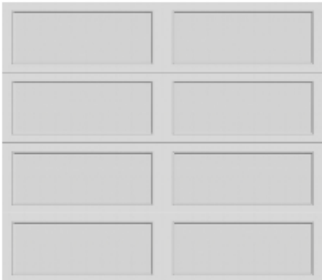
+Configuration values recommended by EZDoor.



Americas's Favorite Doors®

Your Completed Doors

1. Garage Door



Bridgeport™ Steel - Value Plus Series

<b>Size</b> 9'0" x 8'0"	<b>Windcode *</b> W0
<b>Model</b> BD4EV	<b>Design</b> Extended Panel
<b>Construction</b> 2-layer 1 5/16" Polystyrene Ins 24 Ga Shiplap Jnt R-value 6.3	<b>Base Color</b> Standard White
<b>Top Section</b> Extended Solid	<b>Glass Type</b> Not Applicable With Solid Top Section.
<b>Spring +</b> Coated Torsion	<b>Track Size +</b> 2" Assembled
<b>Track Type +</b> Standard	<b>Mount Type +</b> Bracket
<b>Track Radius +</b> 15	<b>Roof Pitch +</b>
<b>Handles</b> Standard Handles Included	<b>Lock +</b> Inside Slide Lock
<b>Lock Options +</b> No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3	

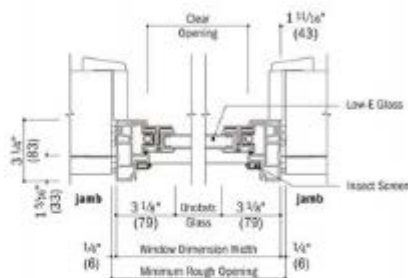
# SINGLE-HUNG WINDOWS

Section VII. Item #1.

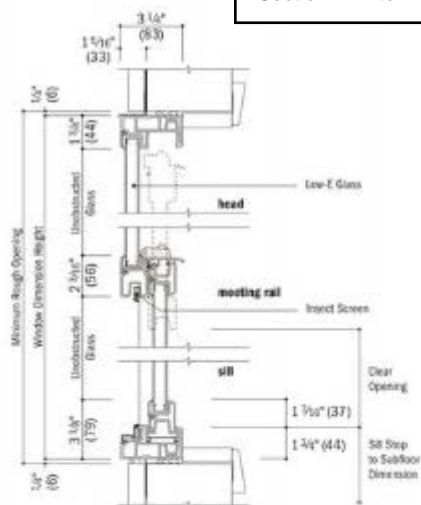
## Arch Single-Hung Window Details - New Construction

Scale  $1\frac{1}{2}" (38) = 1'-0" (305) = 1:8$

1 1/2" Flange Setback

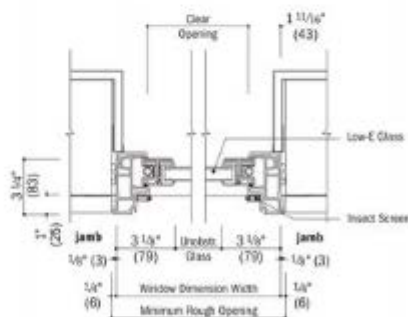


Horizontal Section  
Arch Single-Hung

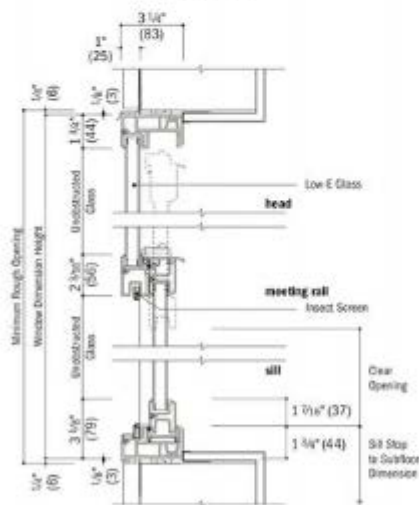


Vertical Section  
Arch Single-Hung

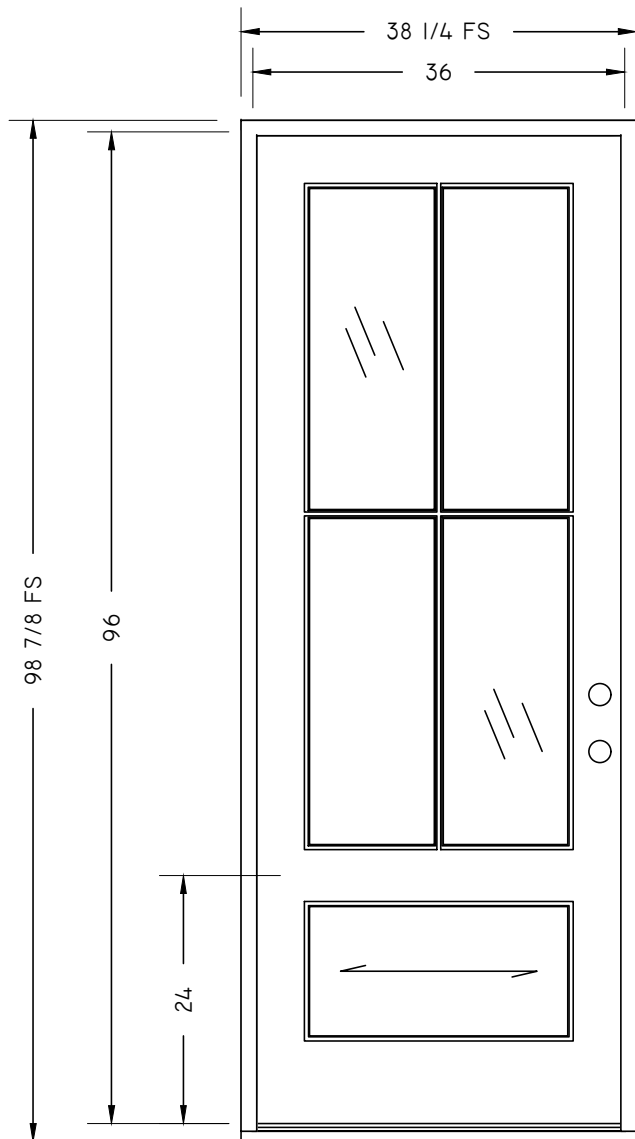
1" Flange Setback With Stucco Key



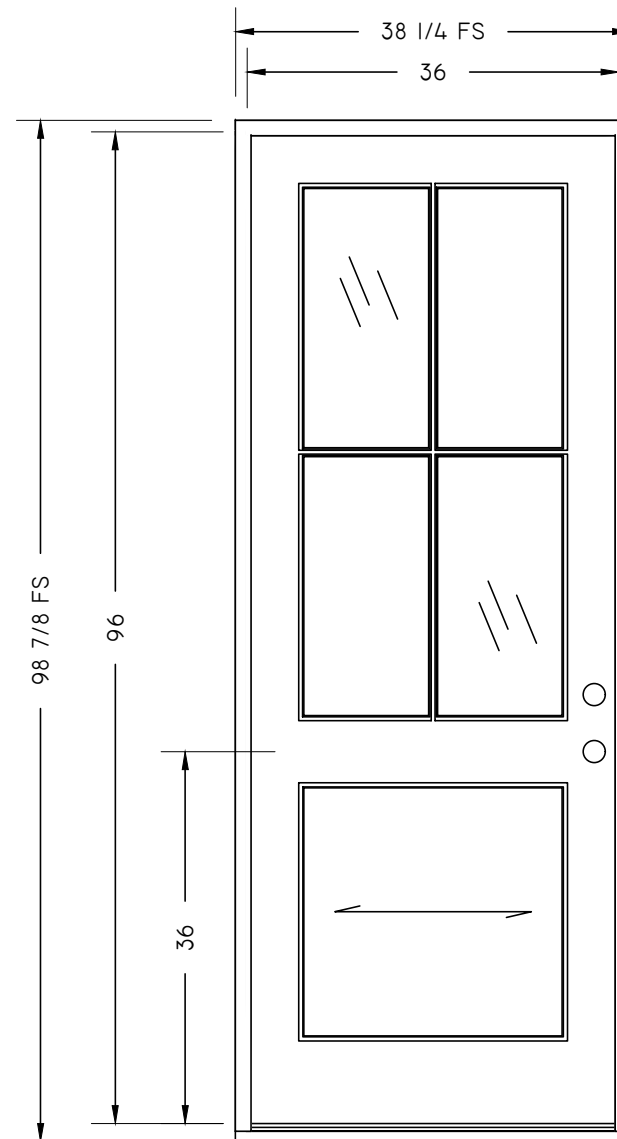
Horizontal Section  
Arch Single-Hung, Stucco Exterior



Vertical Section  
Arch Single-Hung, Stucco Exterior



SAPELE, ENTRY  
 1 3/4 (9545), LHS, 6 9/16 JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE ADJ SILL



SAPELE, GARAGE  
 1 3/4 (9545), LHS, 6 9/16 JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE ADJ SILL

Section VII. Item #1.

DATE: 11-3-25

PG:1/2

☐ - NO EXCEPTIONS

☐ - EXCEPTIONS NOTED, RESUBMITTAL NOT REQUIRED

☐ - EXCEPTIONS NOTED, REVISE AND RESUBMIT

SCH\_STEWART  
 QUOTE# 2510-29910

I APPROVE THE DESIGN AS DRAWN AND DIMENSIONED ON THIS  
 PAGE AND ACKNOWLEDGE THAT THIS PRODUCT IS SPECIAL  
 ORDER AND NOT RETURNABLE FOR CREDIT.

X \_\_\_\_\_ DATE \_\_\_\_\_

**GRAYCO**

**BUILDING CENTER**

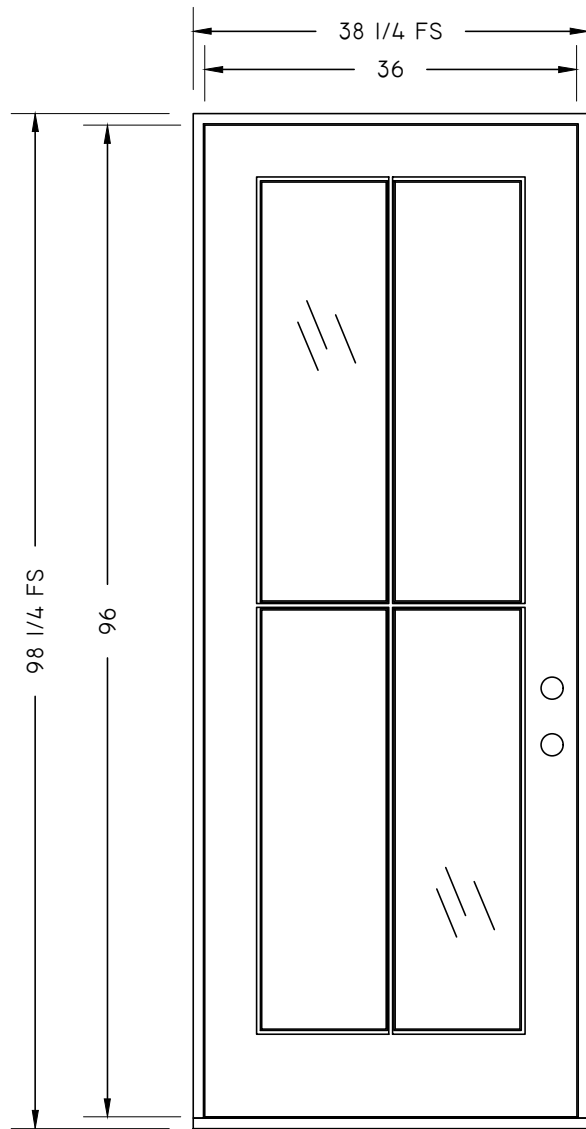
345 BUCK ISLAND ROAD BLUFFTON, SC

PHONE: (843) 815-5788

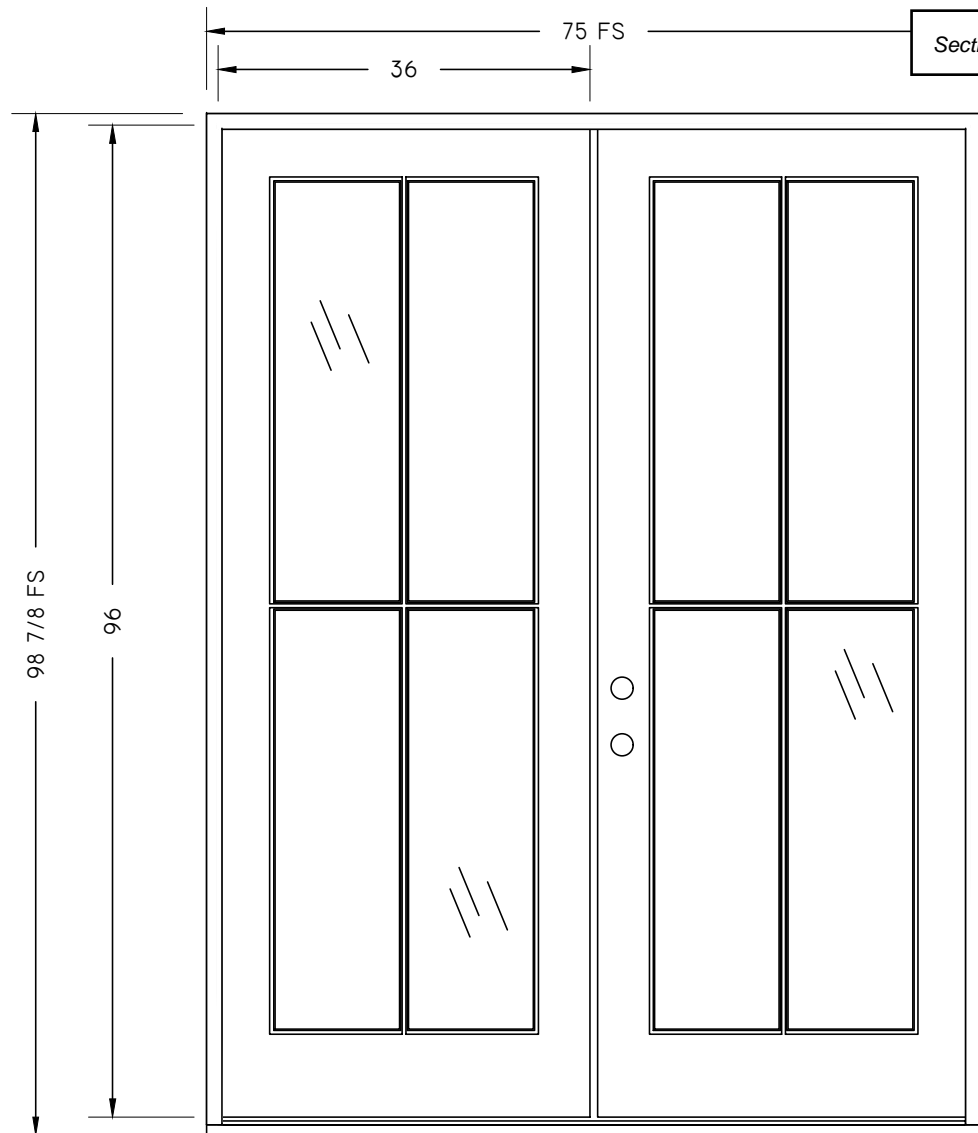
FAX: (843) 815-5799

Page 53





SAPELE, LIV  
 1<sup>3</sup>/<sub>4</sub> (9545), RHOS, 6<sup>9</sup>/<sub>16</sub> JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 BRONZE BUMPER SILL



Section VII. Item #1.

SAPELE, LIV/MBR  
 2 - RHIS  
 2 - LHIS  
 1<sup>3</sup>/<sub>4</sub> (9545), 6<sup>9</sup>/<sub>16</sub> JAMB, DOUBLE BORE  
 CLEAR, IG, LOW-E 366, TEMPERED  
 H&F BOLTS, BRONZE ADJ SILL

DATE: 11-3-25

PG:2/2

☐ - NO EXCEPTIONS

☐ - EXCEPTIONS NOTED, RESUBMITTAL NOT REQUIRED

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**GRAYCO**

BUILDING CENTER

345 BUCK ISLAND ROAD BLUFFTON, SC

PHONE: (843) 815-5788

FAX: (843) 815-5799

Page 54



**MOSS OAKS SUBDIVISION**  
**ARCHITECTURAL REVIEW BOARD**  
PO Box 433, Bluffton, South Carolina 29910  
(843) 227-8615

---

October 2, 2025

Mr. Todd and Mrs. Paula Stewart  
5 Garfields Way  
Bluffton, South Carolina 29910

RE: Stewart Residence & Single-Car Garage ARB Approval

Dear Mr. and Mrs. Stewart:

The ARB has approved the architectural plans and elevations of your proposed home and detached garage located on Lot #2 – 5 Garfields Way, Bluffton, SC 29910 dated September 30, 2025 as submitted by Southern Coastal Homes on October 1, 2025.

The color scheme of this home as previously described by Mrs. Stewart will be an all-white colored facade which will be clad with a combination of horizontal cement siding and cement board & batten accents, the main roof will be covered with dark brown or black asphalt shingles and standing seam metal roofing on the front & side screen porches and over the first floor master bedroom and the raised foundation will be finished with stucco with brick accents on the porches, raised planter and steps. The detached garage will have a wood overhead trellis structure attached on the right side and will have cement board & batten siding on the facade, dark brown or black asphalt shingles to match the main house structure and a raised base finished with stucco.

Please reach out to us once you have selected a shutter color.

Thank you for your support and cooperation with the Architectural Review Board. If you have any questions or comments, please do not hesitate to contact me at [garmoss@yahoo.com](mailto:garmoss@yahoo.com) or (843) 227-8615.

Sincerely,

Garfield Moss  
Chair, ARB



# PLAN REVIEW COMMENTS FOR COFA-10-25-019966

Section VII. Item #1.

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

Plan Type:	Historic District	Apply Date:	10/02/2025
Plan Status:	Active	Plan Address:	5 Garfields Way Way BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 00A 0407 0000
Plan Description:	A request by Scott Middleton of Southern Coastal Homes (Applicant) on behalf of Paula Stewart (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story 2,621 SF main house and a 264 SF carriage house at 5 Garfield's Way. The property is located in the Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). STATUS (10.06.2025): Concept Plan scheduled for 10.27.2025 HPRC meeting.		

## Staff Review (HD)

Submission #: 1      Recieved: 10/02/2025      Completed: 10/24/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	10/24/2025	Matthew Michaels	Approved with Conditions
<b>Comments:</b> 1. Comments may be provided at time of building permit/stormwater permit submittal.			
Growth Management Dept Review (HD)	10/24/2025	Charlotte Moore	Approved with Conditions
<b>Comments:</b>			

1. Owner Authorization: As the owner of the property is 5 Garfields Way, LLC, authorization to allow Southern Coastal Homes to act as the applicant is required.
2. It appears that the UDO was not referenced in the development of the drawings as the building is not characterized by building types permitted in the NG-HD zoning district and various elements are inconsistent as noted herein.
3. Front Walkway: The portion of the walkway located off-site encroaches onto private property and will require an easement.
4. Foundation: The main structure foundation height is approximately 2'-3/4"; the foundation must have a first finished floor height raised a minimum of 3'-0" above the average adjacent sidewalk grade (UDO Sec. 5.15.5F.1.c.). Building height is measured from grade.
5. Service Yard: If electric meters are to be located in the service yard, the gate will need to be removed. Will garbage/recycling be stored in this service yard? If not, provide second service yard location and details.
6. Shutters and Window Trim: The use of shutters and trim appears somewhat indiscriminate—both used on the first-floor elevation at the porch but not the second story. Shutter material must be wood (UDO Sec. 5.15.6.M.) and shutters sized to match openings (UDO Sec. 5.15.6.M.a.). The shutters on the ground floor right elevation are slightly undersized.
7. Porches: A portion of the front porch has a depth of only 4'-0"; the minimum required depth is 6'-0" (UDO Sec. 5.15.6.E.5.a.). The stoop that extends across the rear elevation is not a traditional configuration for Old Town nor does it have the depth required of a porch.
8. Walls: The panels used at the windows under the front elevation gable do not have a material identified. The use of shutters for these windows would be more in keeping with the character of Old Town.
9. Windows: Window operations have not been identified. The two horizontal windows on the first floor right elevation are inconsistent with the vertical window and have not been identified by operation. Slider windows are not permitted. See UDO Sec. 5.15.6.I.3. for permitted window types and operations.
10. Roof: What is the roof material of the shed roof over the rear doors?
11. Fence: With a pool, will a fence be provided? If so, compliance with UDO Sec. 5.15.6.K. is required.
12. Details: Provide all required details to ensure the materials, configurations and operations comply with the UDO, including but not limited to a window and door schedule (UDO Sec. 5.15.6.I.), columns and railings (UDO Sec. 5.15.6.H.), corner and water table details (UDO Sec. 5.15.6.N), and a wall section through the eave to show compliance with applicable UDO sections, including UDO Sec. 5.15.6.P (cornices, soffits and friezes). Provide information regarding the hardscape, pergolas, and brick.
13. For the Final Plan, a Landscape Plan will be required that shows 75% tree canopy coverage (not including rooftops) as well as an eight-foot-wide landscaped area along the front foundation that includes a mixture of trees, shrubs and ground cover (UDO Sec. 5.3).
14. Second Concept Plan Review: Given the number of comments, a second Concept Plan review by the HPRC will be required.

HPRC Review

10/24/2025

Charlotte Moore

Approved with Conditions

**Comments:**

1. Foundation: The front stucco foundation is long and should be restudied.
2. Chimney: The chimney is too wide and should transition to become square above the lower roof.
3. Siding: Second floor siding is lap in the rear and board and batten on the sides. A similar pattern also occurs on the ground floor master bedroom elevations. Siding should be consistent on all elevations.
4. Porch: Porch bays should be of vertical proportions. The heavy horizontal elements in the screened porch create a horizontal aesthetic which is inconsistent with the Historic District and the intent of the UDO. Additionally, the columns should be tight against the wall to avoid the small sliver of screen.
5. Windows: There are several windows with horizontal lite configurations that are inconsistent with the UDO, specifically the bottom sash of the shorter double hung windows. Window proportions must be more consistent, including making the windows on the front gable end taller than the windows on the first floor.
6. Water Table: The excessively tall and double staked water table skirt boards are inconsistent with Old Town architecture and the UDO.
7. Corner Boards: The 8" wide corner boards are very heavy and inconsistent with historic board and batten applications where the corner boards would be smaller (more similar to the battens) than exaggeratedly wider.
8. Vents: Decorate vents must be detailed to have the appearance of a functional wood louver vents.
9. Railing: Cable rail railings are not consistent with the UDO.
10. Trellis: Show trellis in garage elevation.
11. Brackets: Increase the size of the brackets at the rear doors of the main structure as they are too small. Provide a detail of the brackets at the garage and consider adding them to the main house so that they are not foreign.

Watershed Management Review

10/24/2025

Andrea Moreno

Approved with Conditions

**Comments:**

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

Transportation Department  
Review - HD

10/03/2025

Mark Maxwell

Approved

**Comments:**

No comments

**Plan Review Case Notes:**





## MEMORANDUM

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TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from October 17, 2025 to November 16, 2025

DATE: December 1, 2025

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

Address	Description of Application	Staff	Status
1260 May River Rd	Greenhouse Sign	Angie Castrillon	Approved
32 Guerrard Ave	House Repairs	Angie Castrillon	Applied