TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION

ELECTRONIC MEETING

Wednesday, March 3, 2021 6:00p.m.

PUBLIC COMMENT

Public comments will be received via conference line provided by Staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

This meeting can be viewed on the Town of Bluffton's Facebook page
https://www.facebook.com/TownBlufftonSC/

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. **NOTICE REGARDING PUBLIC COMMENTS***
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. **ADOPTION OF AGENDA**

VI. **ADOPTION OF MINUTES** – February 3, 2021

VII. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***

VIII. **OLD BUSINESS**

IX. **NEW BUSINESS**

A. **Certificate of Appropriateness:** A request by Ansley Manuel, on behalf of the owners on behalf of the owners, James Mitchell and

Laurie Brown, for approval of a Certificate of Appropriateness to allow addition of approximately 1,034 SF to the existing single-family structure of approximately 1,546 SF located at 38 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-12-20-014812) (Staff-Katie Peterson)

B. **Certificate of Appropriateness:** A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story Mixed-Use building of approximately 5,272 heated square feet located at 10 Marianna Way, Building 5 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. (COFA-01-21-014894) (Staff-Katie Peterson)

C. **Certificate of Appropriateness:** A request by DH Abney Company, on behalf of the owners, Donna and James Brancato, for approval of a Certificate of Appropriateness to allow the construction of a 1.5-story single-family residential structure of approximately 2,373 SF and a 2-story Carriage House of approximately 1,093 SF located at 22 Stock Farm Road, Lot 34 in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-10-20-014637) (Staff – Katie Peterson)

X. DISCUSSION

No discussion.

XI. ADJOURNMENT

NEXT MEETING DATE– Wednesday, April 7, 2021

* Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

"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.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Electronic Meeting

Wednesday, February 3, 2021, Minutes

Present: Bruce Trimbur - Chair; Elaine Gallagher Adams- Vice Chair; Michael Lovecchio; Jesse Solomon; Mary Vaux Bell; and Kerri Schmelter

Staff: Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner; and, Darby McLain, Growth Management Coordinator

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:02 p.m.

II. ROLL CALL

All members were present.

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 an additional meeting date as determined by the Commission members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE HISTORIC PRESERVATION COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Schmelter made a motion to adopt the agenda. Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Commissioner Solomon made a motion to adopt the January 6, 2021 Minutes with the addition that Vice Chair Gallagher Adams be marked present at the last meeting. Vice Chair Gallagher-Adams seconded the motion. All were in favor the motion passed.

VII. ELECTION OF OFFICERS – Election for vice-chair and Historic Preservation Review Committee Member

Commissioner Schmelter motioned to remove this item from the agenda as it was voted on during the last meeting. Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

A. Certificate of Appropriateness: A request by Ansley Manuel, on behalf of the owner, Patricia Ellen Malphrus, for approval of a Certificate of Appropriateness to allow an addition of approximately 2,971 SF to the existing single-family structure of approximately 1,095 SF located at 114 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-12-20-014811) (Staff-Katie Peterson)

Staff Katie Peterson presented the information to the Commission which is included in these minutes.

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

1. Per Section 5.15.5.F.4., the HPC determined the overall building proportions and individual building features have a proportional relationship with one another as the new addition will be the primary mass of the structure upon completion and the existing structure a secondary wing.

2. Per Section 5.15.6.A., the HPC determined the use of Stainless-Steel Cables in the railings on the balcony is a substitute material for those listed in Section 5.15.6.H.2.d. of the UDO as it is on a rear elevation, will be low profile and will withstand the elements better than those listed in the UDO at this location.

3. Per Section 5.15.6.A., the HPC determined the use of a circular window on the east elevation was a substitute material for those listed in 5.15.6.I.3.a of the UDO as there is precedent in many local houses for the use of a circular

window shape as a decorative detail.

4. Per Section 5.15.6.A., the HPC determined the use of a circular window on the west elevation was a substitute material for those listed in 5.15.6.I.3.a of the UDO as there is precedent in many local houses for the use of a right trapezoid window shapes as a decorative detail.

5. The HPC determined that as the existing structure does not have a finished floor height, it is appropriate that the addition does not meet the required 3 feet, but rather matches that of the existing structure. Staff requests a height be added to the elevations to ensure it matches at time of construction.

6. The HPC determined that as the finished floor height will match the existing, the porch height is appropriate at 2' 9" from adjacent grade as meeting the minimum in section 5.15.6.E.5.c., would require a step up.

7. Per Section 5.15.6.A., the HPC determined that the use of a concrete block foundation sealed and painted to match the existing cottage and better define the relationship between the new and existing construction is an appropriate substitute for those materials listed in Section 5.15.6.G.1.a. of the UDO.

8. Per Section 5.15.7.D.1. the parking area must be relocated to the side (behind the front plane of the structure) or rear of the structure.

9. Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit must be obtained for any tree 14" (DBH) or greater located on a single-family lot and proposed for removal.

10. Per Section 5.3.3.G., the landscape plan must be updated to show the site meets the 75% lot coverage with tree canopy measured as the mature canopy, not included rooftops.

11. Per Section 5.15.6.H., a detail of the underpinning on the pier porches must be submitted for review.

Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

B. Certificate of Appropriateness: A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story Mixed-Use building of approximately 5,272 heated square feet located at 6 Marianna Way, Building 4 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. (Staff-Katie Peterson)(COFA-01-21-014892)

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

1. Per Section 5.15.6.J., the fiberglass shingles must be replaced with a permitted roof material.

2. Per Section 5.3.7.E. the landscape plan must be revised to show plantings in the areas which had porches shown on the Development Plan and now are not within the porch/building footprint.

3. Per Section 5.15.6.M., the shutter dog profile must be provided for review.

4. Per Section 5.15.6.N., a corner board detail must be provided for review.

5. The HPC determined that the proportion of the central portico relative to the overall width of the building was appropriate per Section 5.15.F.4. and is approved as drawn

6. The HPC determined that as it is the rear elevation and additional glazing would result in the installation of false windows or detailing, the glazing on the rear elevation was appropriate as submitted.

7. Per Section 5.7.6.A. the site plan must be revised to provide a dedicated and improved pedestrian walkway between the commercial space and the parking area and the ADA compliant space and commercial and residential units.

Commissioner Schmelter seconded the motion. After a discussion between Commissioners, Commissioner Schmelter made a motion to amend the original motion to include the following conditions:

1. Per Section 5.15.F.4 the proportion of the central portico relative to the overall width of the building should be restudied.

2. Per Section 5.15.F.4., the glazing on the rear elevation should be restudied to reduce large areas of blank walls on the rear elevation.

Commissioner Vaux-Bell seconded the motion to amend the primary motion.

All were in favor to the amended motion and it passed.

Commissioner Schmelter made a motion to approve the primary and amended motion to allow the approve application with conditions.

All were in favor to amend the primary motion and the amended motion.

XI. DISCUSSION

No discussion.

XII. ADJOURNMENT

Commissioner Vaux-Bell made a motion to adjourn the February 3, 2021 Historic Preservation Commission meeting. Vice Chair, Gallagher-Adams, seconded the motion, and all were in favor. The meeting was adjourned at 8:11 p.m.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 3, 2021
PROJECT:	38 Lawrence Street– Addition to Single-Family Residential
APPLICANT:	Ansley H. Manuel, Architect
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Ansley H. Manuel, on behalf of the owners, James Mitchell and Laurie Brown, requests that the Historic Preservation Commission approve the following application:

1. **COFA-12-20-014812**. A Certificate of Appropriateness for the addition of approximately 1,034 SF to the existing single-family structure of approximately 1,546 SF located at 38 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a 1,034 SF addition to the existing primary structure located at 38 Lawrence Street in the Old Town Bluffton Historic District. According to Beaufort County records, the single-family residence was originally constructed in approximately 2002, with an addition in 2008. While the existing structure likely classifies as a Village House Building Type, the structure, with the proposed addition will not meet one of the permitted Building Types for the Neighborhood General-HD zoning district, and therefore shall be reviewed as an Additional Building Type in accordance with Section 5.15.5.C. of the Unified Development Ordinance (UDO).

The existing structure is a two-story cement shingle sided structure with a two-story front porch. It is oriented on the lot facing the east, which is not the front of the lot. The proposed addition, which will be added to the front of the structure (right side if using the lot orientation), will bring the structure's front into compliance with the lot standards found in the UDO.

The addition removes the existing two-story porch and adds a one story side-facing gable addition to the center and a forward facing gable to the far right side. The addition proposes to use the same cement shingle siding and standing seam roof material as the existing structure. It will also feature windows will the same lite pattern.

This project was presented to the Historic Preservation Review Committee for conceptual review at the January 4, 2021 meeting and comments were provided to

the Applicant (See Attachment 5).

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

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

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

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

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

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

    The Applicant proposes an addition to an existing single-family residential structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so its addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

    b. *Finding*. The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The addition proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The proposed addition will continue to provide completeness to the neighborhood and overall district.

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

a. *Finding*. Town Staff finds that the design of the structure falls within the category of Additional Building Type within the Neighborhood General Historic District per Section 5.15.5.C. As the Commission with approval authority in accordance with article 2 of the UDO, the HPC has final approval authority on the appropriateness of an Additional Building Type within this zoning district. Town Staff requests the Historic Preservation Commission review and make a final recommendation regarding the appropriateness of the Additional Building Type.

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

1) Section 5.15.6.J. Roofs and Gutters. Gutters may be Rectangular section, Square section, Half-round section. Gutters are proposed on the application, however, a profile was not provided. A gutter profile must be provided to ensure compliance with this section.

2) Section 5.15.6.E.8. Chimneys. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or prefabricated chimney caps are not permitted. Additional information on the proposed chimney cap must be provided as not enough information as provided to review.

3) Section 5.15.6.P. Cornice, Soffit and Eaves. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. Detail A and B on Sheet A9 as well as the application notes the use of plywood in the soffit. The soffit material must be revised to a permitted material.

4) Section 5.15.5.E.8. Exterior chimneys shall be finished in brick, tabby, or stucco. While the application proposes the chimney on the new addition to be Tabby stucco, the existing structure already has two chimneys (one brick, one cement board shingles). The addition of a third chimney material is not consistent and should be revised to be brick (as the cement shingles are an existing nonconforming material) to match the existing structure. Alternately, the chimneys on the existing structure could be reworked to be Tabby stucco to match the proposed addition.

5) Section 5.15.5.F.1.c. General Standards. The first-floor finish height must be 3 feet above the average adjacent sidewalk grade.

As this is an addition to an existing structure, the Applicant is requesting a deviation from the requirement of the 3-foot finished floor height. Staff recommends the deviation be allowed, however, requires that the finished floor height, at least from adjacent grade, for the existing structure be labeled on the elevations to ensure the addition will match at time of construction.

6) Section 5.15.6.E.5.c. Porches. Porches are required to have a minimum height of 30 inches minimum from the adjacent grade to the top of stairs. The porch height must be raised. The height of the porch must be increased to meet this requirement.

7) Section 5.15.6.G.1.a. Building Walls. Exposed foundation walls (below the first-floor elevation) shall be Brick done in bond patterns; Painted brick; Tabby stucco (mixed shell size only); or Stucco over block or concrete (sand-finished or steel trowel only). The application proposes the foundation be Size One Shell Tabby Stucco. The material must be revised to be a permitted material.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

   Finding. Town Staff finds that nature and character of the addition to the existing structure is consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the addition is appropriate for its location and the architectural detailing is sensitive to the neighboring properties.

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

   Finding. The Applicant seeks approval for the addition to a single-family residential structure built in approximately 2002 in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the addition, as proposed, will have no adverse effect on the public interest.

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

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete, however, the following items must be addressed prior to approval of this application.

   1) Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit is required for any tree 14” (DBH) or greater located on a single-

family lot and proposed for removal.

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

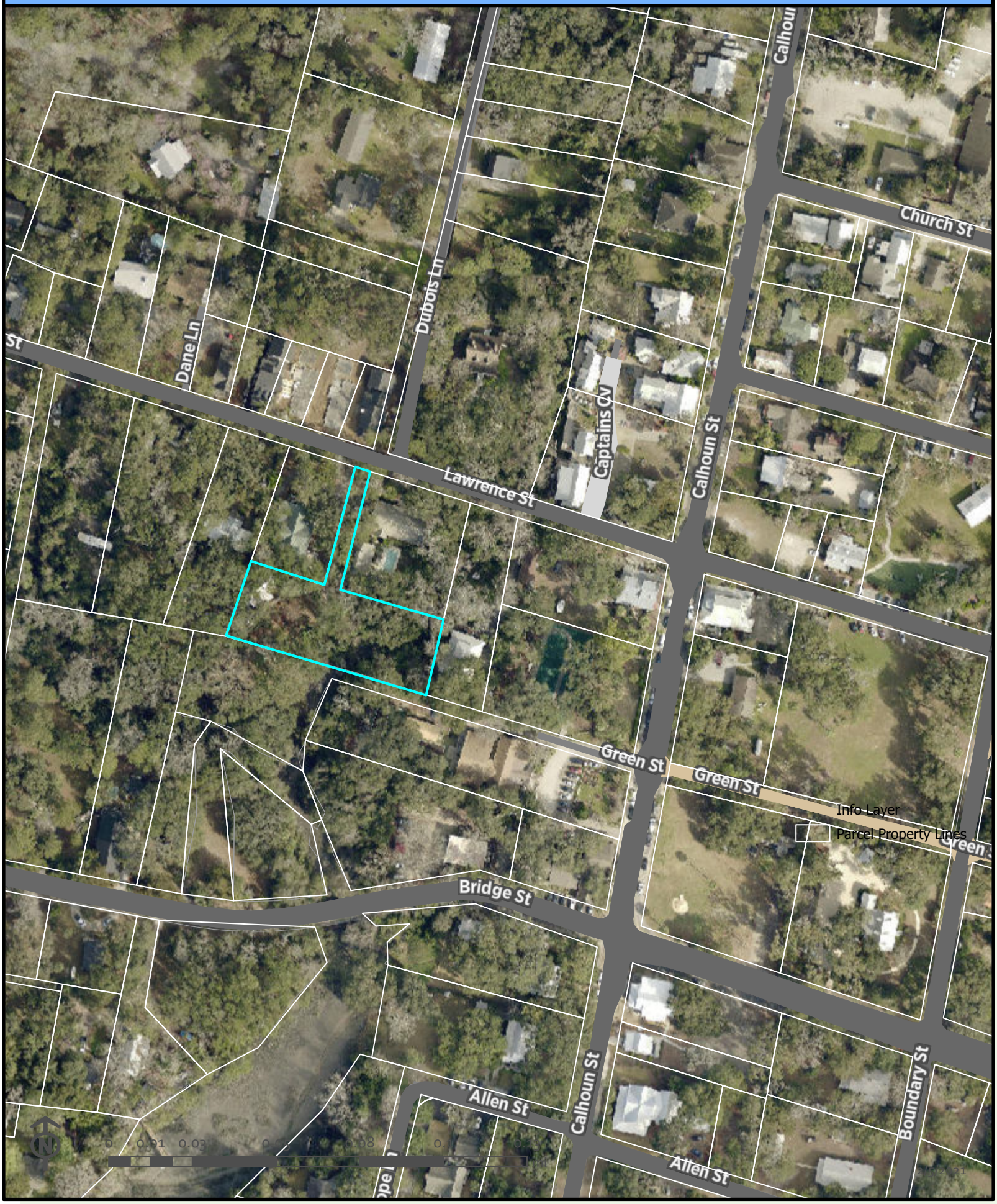
1. Per Section 5.15.6.P., the Plywood in the Soffit must be revised to a permitted material.
2. Per Section 5.15.6.J., a gutter profile must be provided to ensure it is rectangle, square or half round in profile.
3. Per Section 5.15.5.E.8. and Traditional Construction Patters, the proposed chimney should be revised to be brick to match the existing, or the existing chimneys refaced to match the new proposed.
4. Per Section 5.15.6.G.1.a. the exposed foundation shall be changed to Mixed Shell size tabby stucco.
5. Per Section 5.15.6.E., a chimney cap detail must be provided to ensure it is in keeping with masonry building technology.
6. Applicant requests a determination on the appropriateness of the first finished floor height below 3 feet to match the existing structure. Staff requests a height be added to the elevations, should this be permitted, to ensure it matches at time of construction.
7. Per Section 5.15.6.E.5.c., the porch height must be increased to have a minimum height of 30 inches minimum from the adjacent grade to the top of stairs.
8. Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit must be obtained for any tree 14” (DBH) or greater located on a single-family lot and proposed for removal.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan and Elevations
5. Landscape Plan
6. Photos by Applicant
7. HPRC Comments

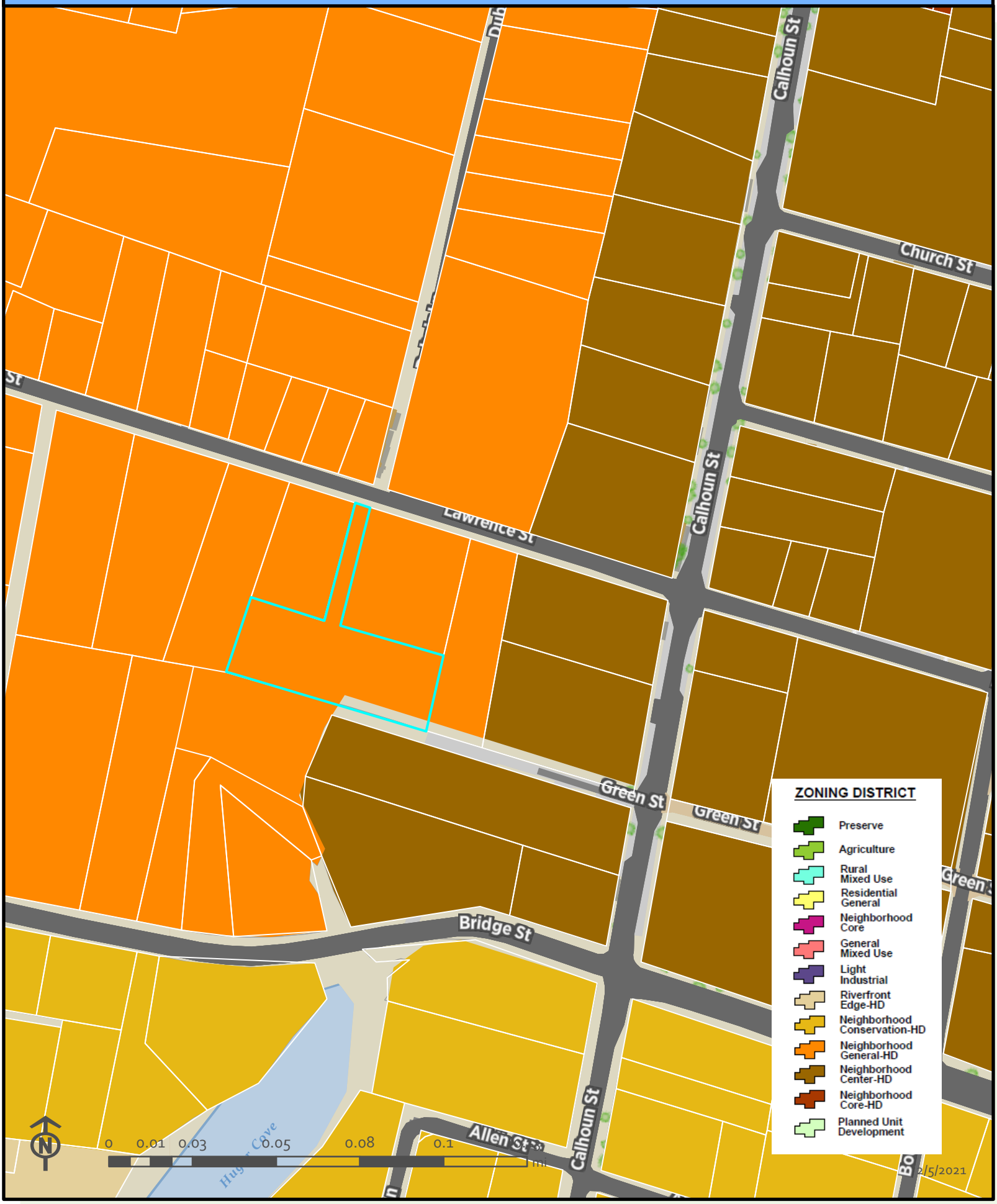
ATTACHMENT 1

38 Lawrence St - Location Map



ATTACHMENT 2

38 Lawrence St - Zoning Map



ATTACHMENT 3

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

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Ansley H. Manvel, Architect	Name: James Mitchell & Laurie Brown
Phone: 843.338.8932	Phone: 843.540.9921 / 843.540.0809
Mailing Address: 104 Pritchard Street Bluffton, S.C. 29910	Mailing Address: Post Office Box 3096 Bluffton, SC 29910
E-mail: manvel.studioc@aol.com	E-mail: mitchebart-float.com / Laurie.Browne beaufort.K12.sc.us
Town Business License # (if applicable):	

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

Project Name: Addition to the Brown Residence	Conceptual: ☐	Final: ☑	Amendment: ☐

Project Location: 38 Lawrence Street	Application for:
Zoning District: Neighborhood General	☐ New Construction
Acreage: 0.72	☑ Renovation/Rehabilitation/Addition
Tax Map Number(s): R610039000A02530000	☐ Relocation or Demolition

Project Description: Addition to the Southeast Side of Existing House

Minimum Requirements for Submittal

- ☑ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: Laurie Brown Date: 2-4-2021

Applicant Signature: [signature] Date: 4 February 2021

For Office Use

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

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

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

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

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5):

Building Setbacks	Front: 10'	Rear: 25'	Rt. Side: 10'	Lt. Side: 40/60 Line

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House	1546 heated	2580
Ancillary	Porches	931	673
Ancillary	Garage Workshop	319	319

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	2257
Impervious Drive, Walks & Paths	70
Open/Covered Patios	571
A.TOTAL IMPERVIOUS COVERAGE	2898
B.TOTAL SF OF LOT	31,194
% COVERAGE OF LOT (A/B= %)	9.3 %

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	concrete stem wall w/oyster stucco	Columns	
Walls	cementitious shingle siding random width staggered edge	Windows	vinyl clad ext/wood interior SDL 7/8" muntin
Roof	1" standing seam metal	Doors	wood
Chimney	tabby stucco	Shutters	N/A
Trim	cementitious 5/4 x 4 with 2x cap	Skirting/Underpinning	N/A
Water table	N/A	Cornice, Soffit, Frieze	smooth cypress (fascia) 3/8" smooth plywood (SOFFIT
Corner board	cypress 5/4 x 6	Gutters	aluminum 14-18 gauge
Railings	wrought iron (if req.)	Garage Doors	N/A
Balusters		Green/Recycled Materials	N/A
Handrails	wrought iron (if req)		

PROJECT NARRATIVE FOR MITCH AND LAURIE BROWN 38 Lawrence Street

Mitch and Laurie Brown bought the property in the early 2000s. The structure was originally a one bedroom residence for the original owner as she intended to treat it as her living quarters until her future main house was constructed. The main house was never built as that owner began to have health issues and moved.

When the Browns first acquired the property, they were newly married. Over the years, the Browns added a bedroom, dining room and workshop to accommodate their growing family. Now their daughters, Ella Mae and Arden, are becoming teenagers and the family struggles for privacy sharing one full bathroom and close quarters.

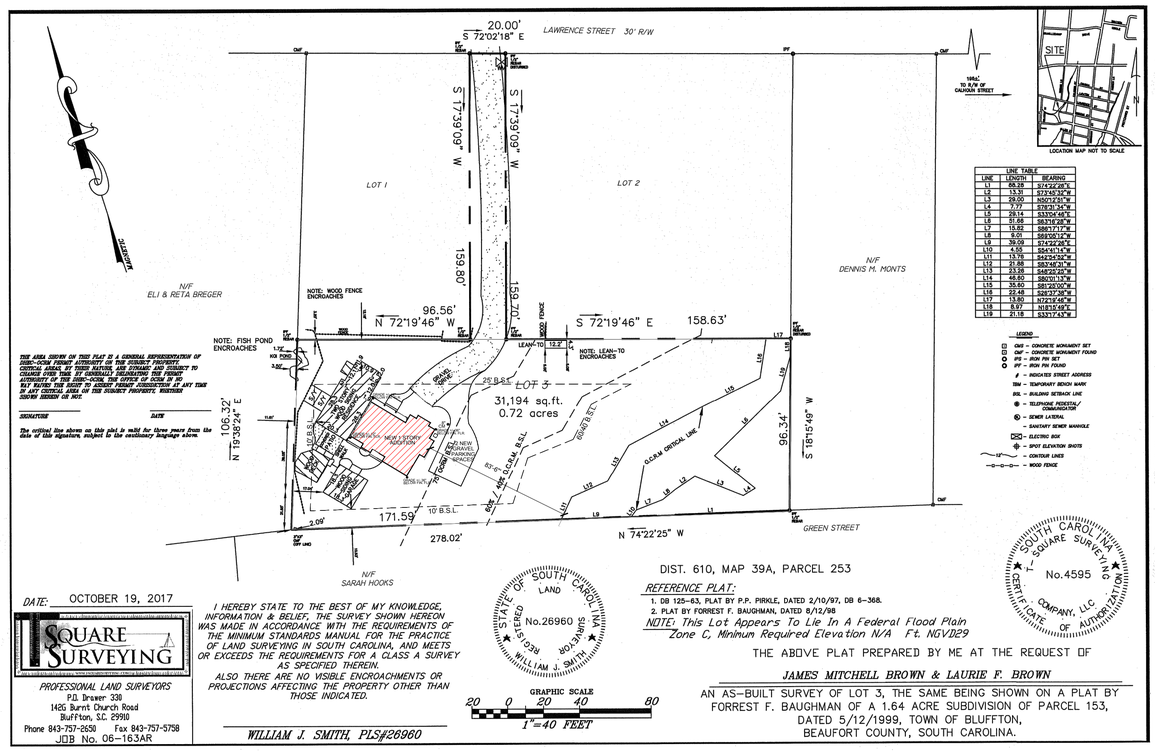
The property falls in the Neighbor General Zoning District. The building type will fall into the Additional/ Other Category.

The proposal is an addition coming off the southeast side of the house which will include a great room and master suite leaving the existing upstairs entirely to the girls. The addition will remove the existing double porch and attach directly to the existing kitchen and family room. The new porch will face the entry drive.

The addition works nicely with the building setbacks and will match all existing building details and finish materials. There are subtle differences, mostly trim, in the materials used on the original portion of the house and the two story dining and girls bedroom. The proposed addition will match the existing addition.

We respectfully ask the board to approve our addition and keep the household sanity.

ATTACHMENT 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	86.28	S74°22'25"E
L2	13.31	S73°45'33"W
L3	29.00	N50°12'51"W
L4	7.77	S78°31'34"W
L5	28.14	S33°04'48"E
L6	31.68	S83°16'28"W
L7	15.82	S86°17'17"W
L8	6.01	S88°00'13"W
L9	39.09	S74°22'26"E
L10	4.55	S54°41'14"W
L11	13.79	S42°54'52"W
L12	21.88	S83°46'31"W
L13	23.58	S48°23'20"W
L14	46.60	S80°01'13"W
L15	35.60	S81°25'00"W
L16	22.48	S28°37'38"W
L17	13.80	N72°16'46"W
L18	8.97	N18°12'49"E
L19	21.18	S33°17'43"W

THE AREA SURVEY ON THIS PLAT IS A GENERAL REPRESENTATION OF OCRM-OCRM FORMAT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE FORMAT AUTHORITY ON THE SUBJECT PROPERTY, THE SURVEYOR DOES NOT ASSUME ANY DUTY TO RE-SURVEY, RE-DELINEATE OR OTHERWISE ADJUST THE CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE DATE

The original line shown on this plat is valid for three years from the date of the signature, subject to the ordinary buyings shown.

DATE: OCTOBER 19, 2017

SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS
P.O. Drawer 338
1426 Burnt Church Road
Bluffton, S.C. 29910
Phone 843-757-2650 Fax 843-757-5758
JOB No. 06-163AR

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

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS#26960

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

GRAPHIC SCALE
20 0 20 40 80
1"=40 FEET

DIST. 610, MAP 39A, PARCEL 253

REFERENCE PLAT:
1. DB 125-63, PLAT BY P.P. PIRKLE, DATED 2/10/97, DB 6-368.
2. PLAT BY FORREST F. BAUGHMAN, DATED 8/12/98

NOTE: This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

JAMES MITCHELL BROWN & LAURIE F. BROWN

AN AS-BUILT SURVEY OF LOT 3, THE SAME BEING SHOWN ON A PLAT BY FORREST F. BAUGHMAN OF A 1.64 ACRE SUBDIVISION OF PARCEL 153, DATED 5/12/1999, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

A
CV1

PROPOSED SITE PLAN
SCALE: 1"=40'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

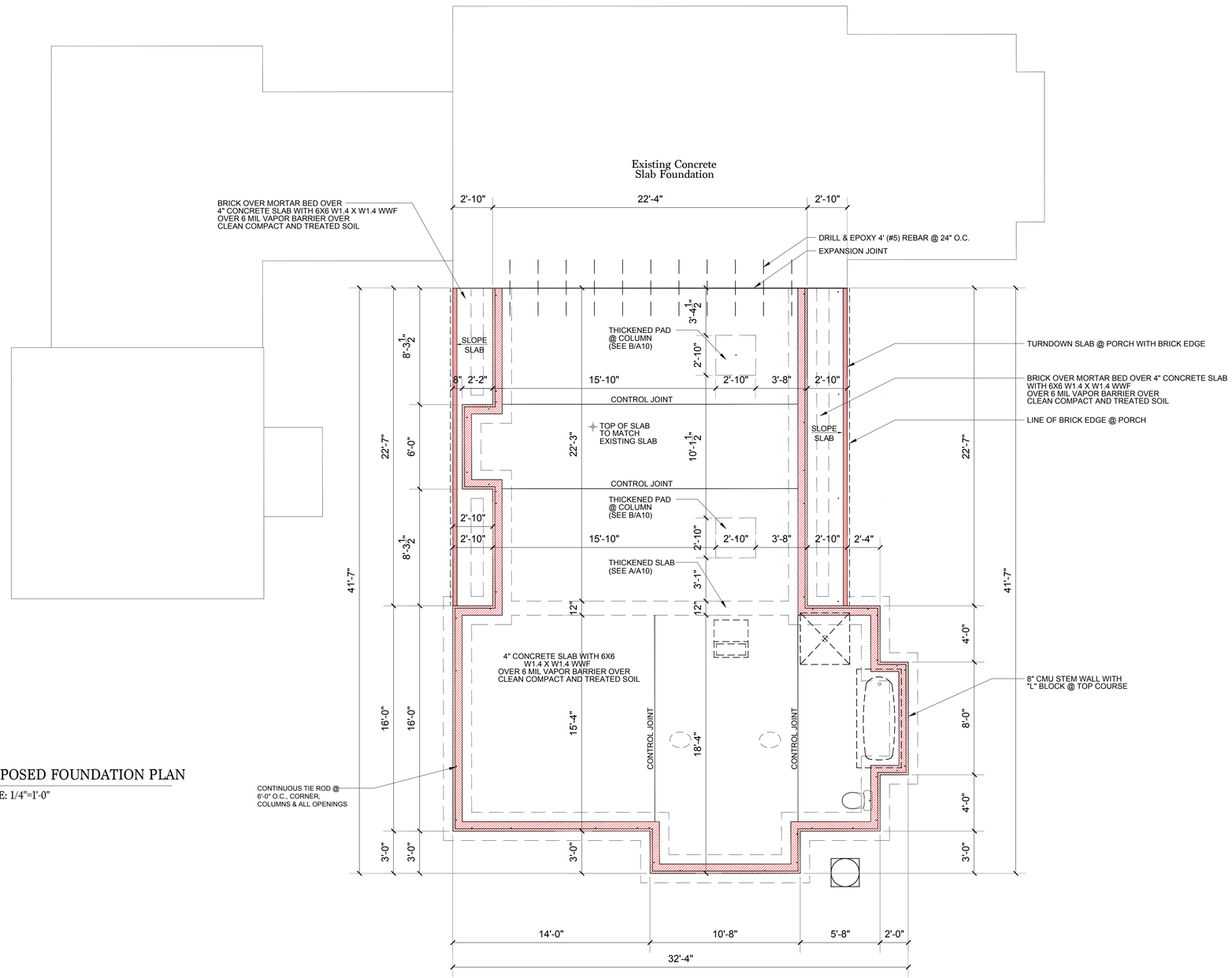
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

PROPOSED SITE PLAN

SHEET
CV1



A / A1 PROPOSED FOUNDATION PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
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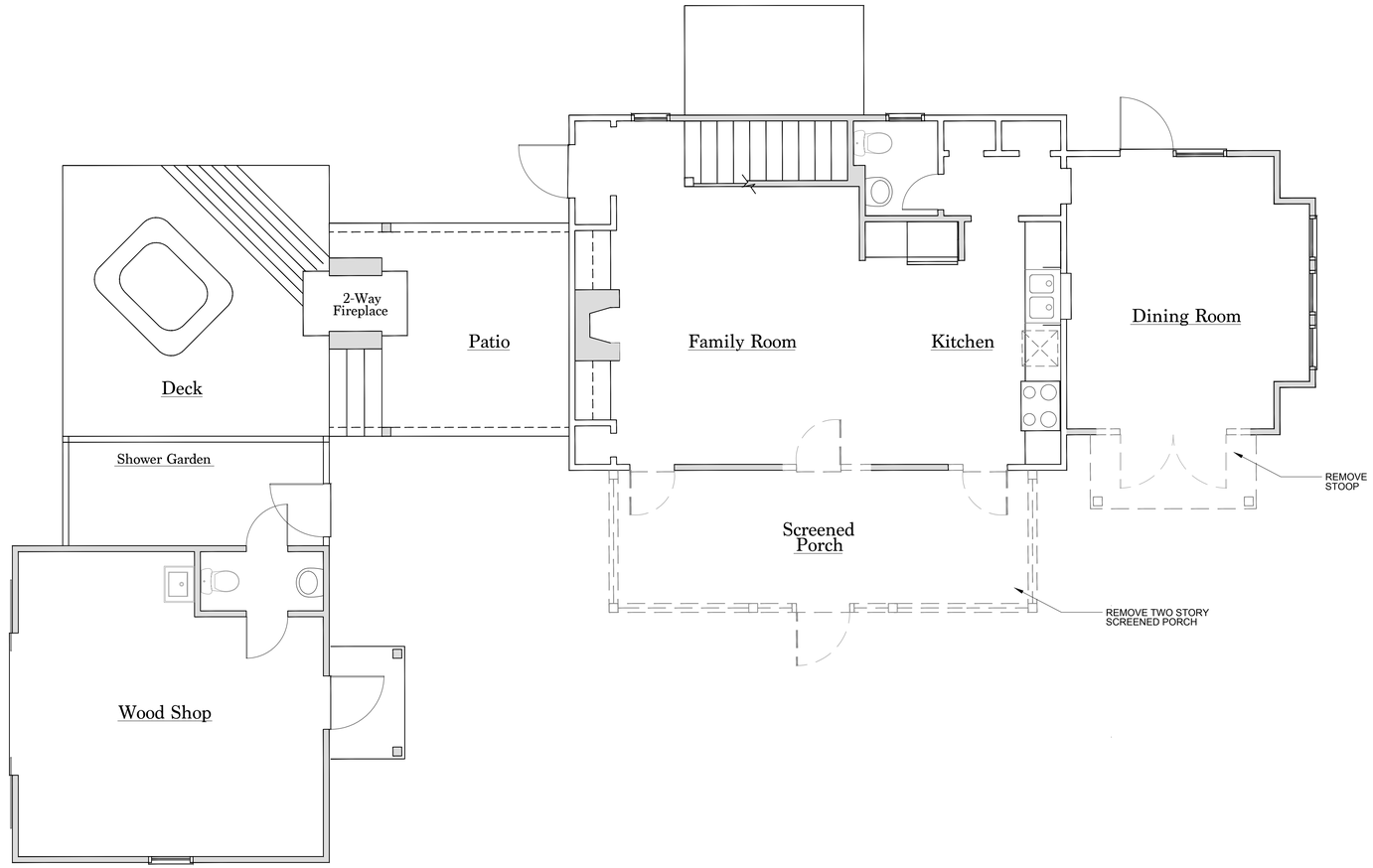
ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

PROPOSED FOUNDATION PLAN

SHEET
A1



A / A2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
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DATE :
2/5/21

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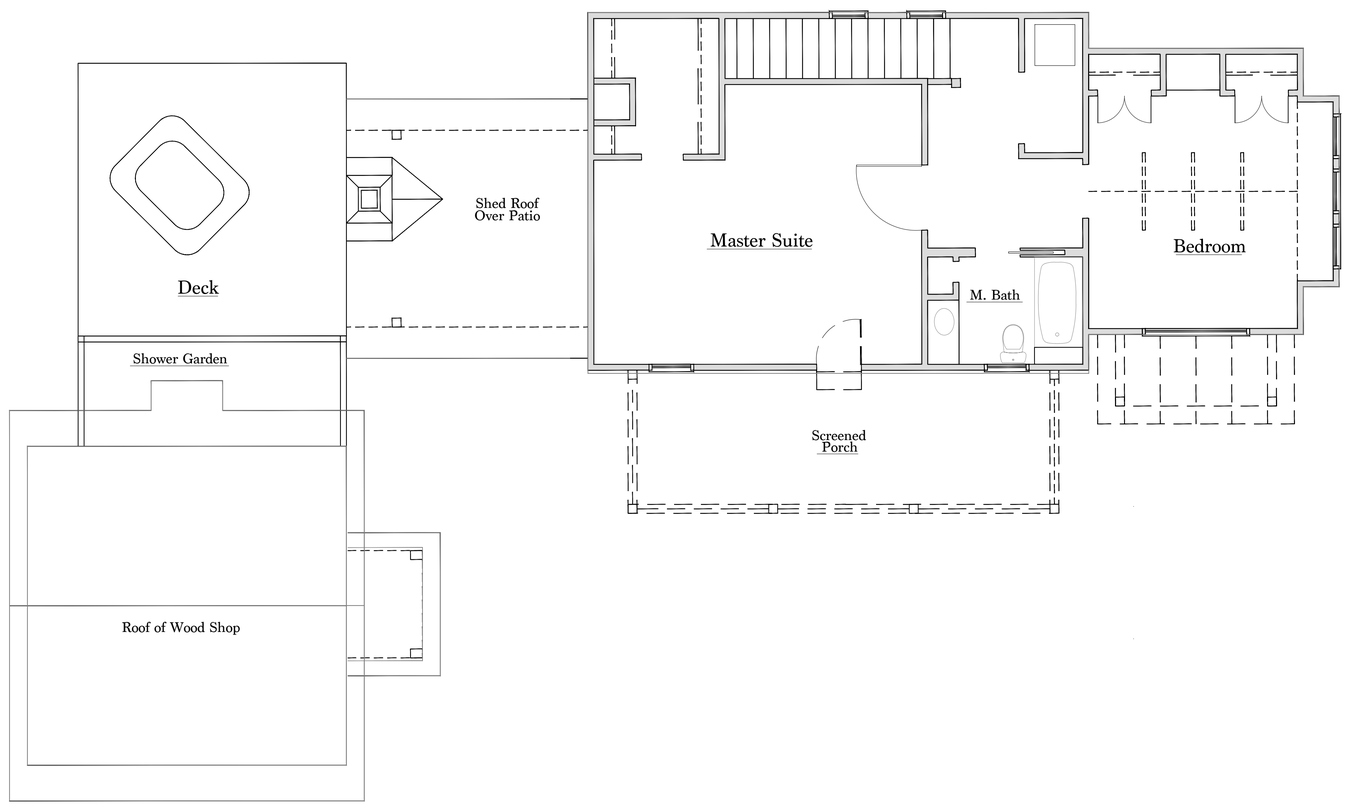
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

EXISTING FIRST FLOOR PLAN

SHEET
A2



A
A3
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL
STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER
MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

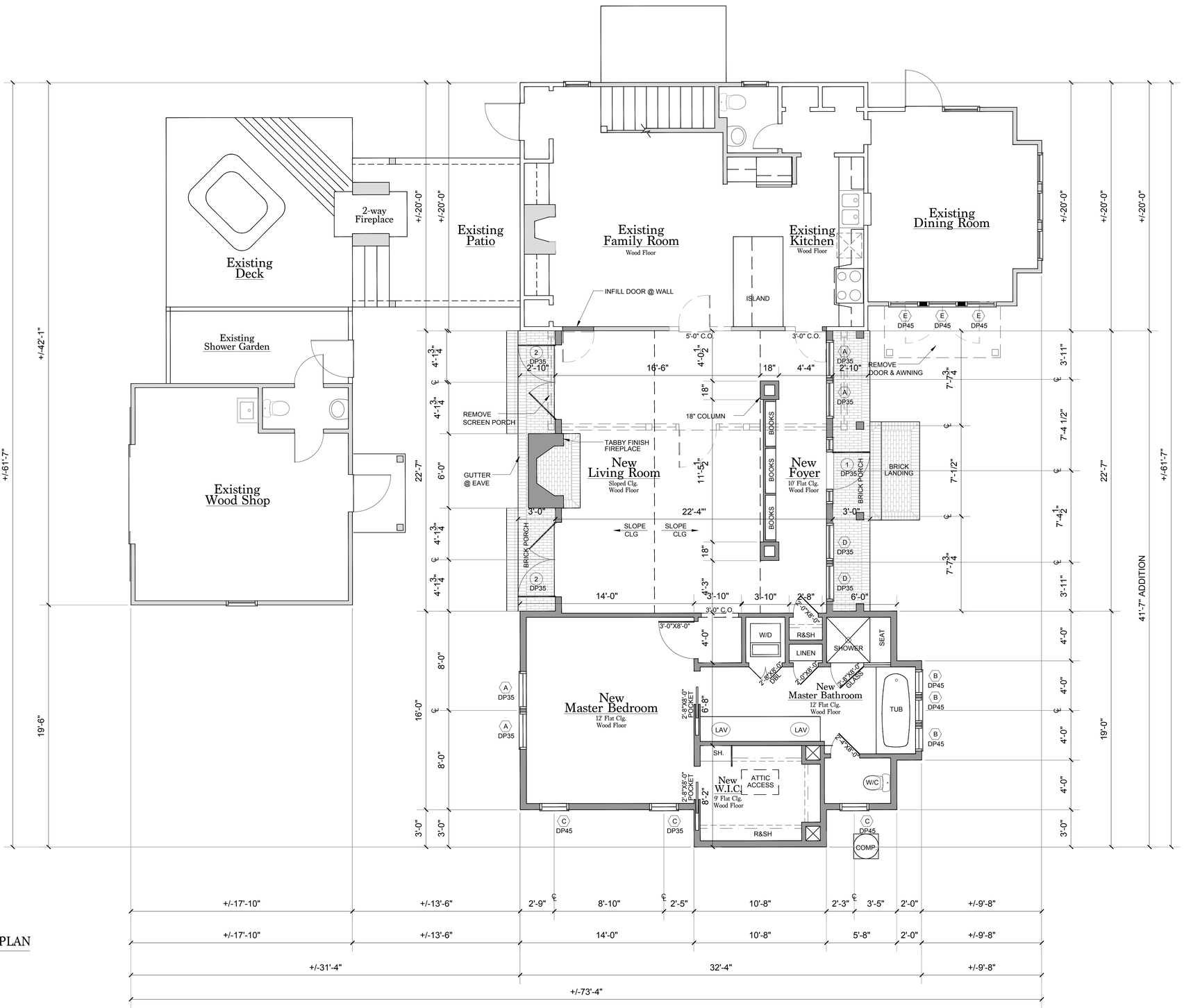
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

EXISTING SECOND FLOOR PLAN

SHEET
A3



A / A4 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

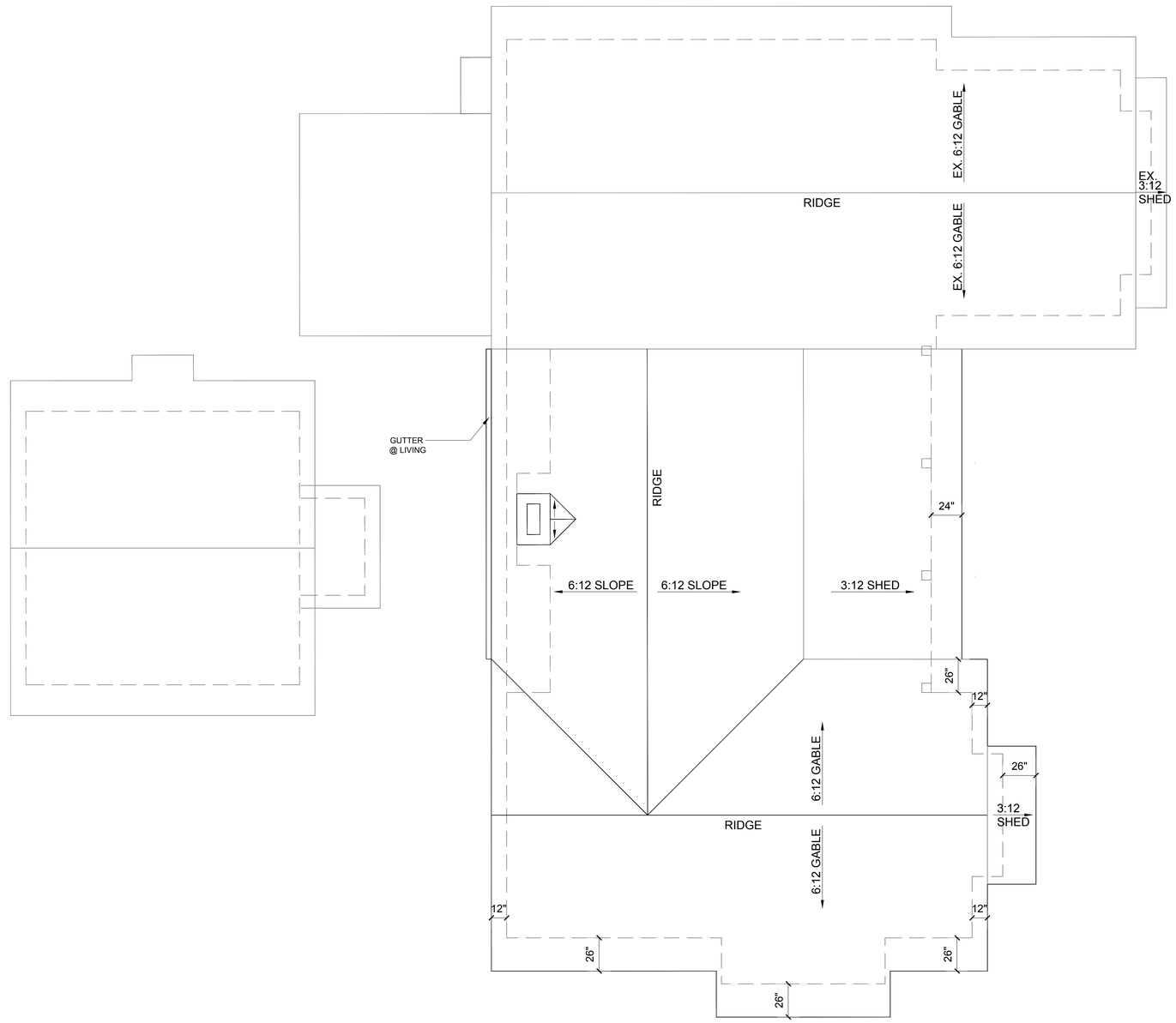
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

PROPOSED FIRST FLOOR PLAN

SHEET
A4



A / A5 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
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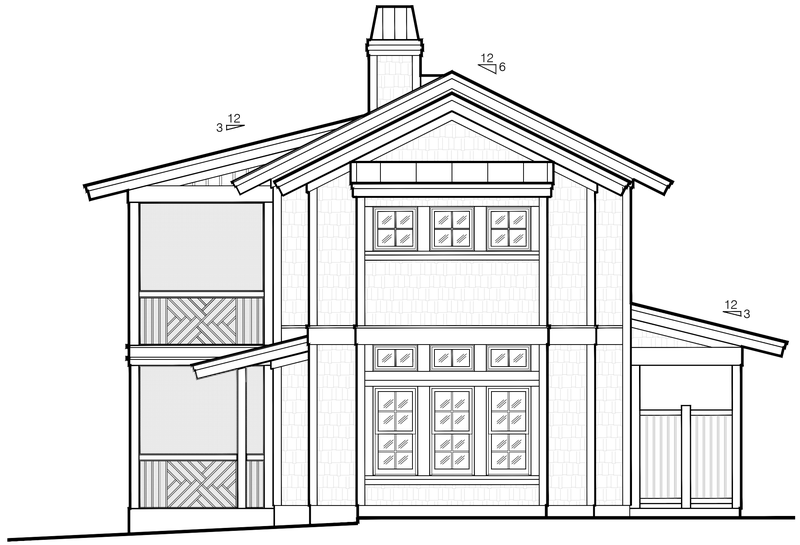
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

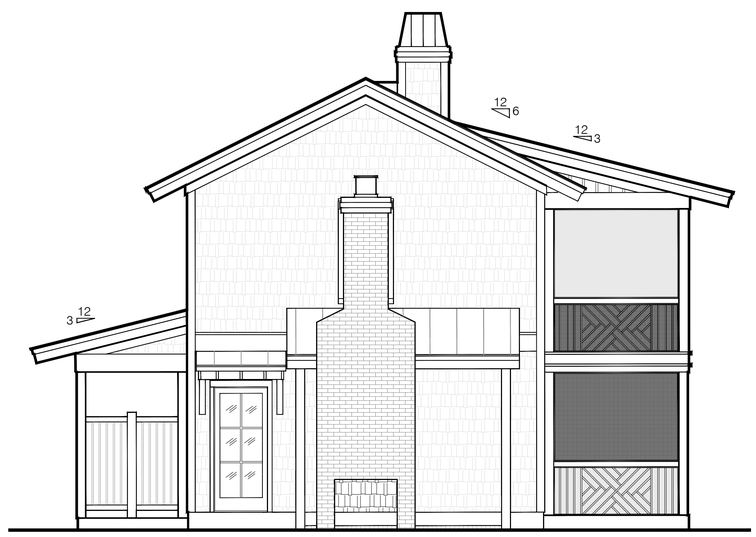
PROPOSED ROOF PLAN

SHEET
A5



A
A6
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

B
A6
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



C
A6
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

D
A6
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

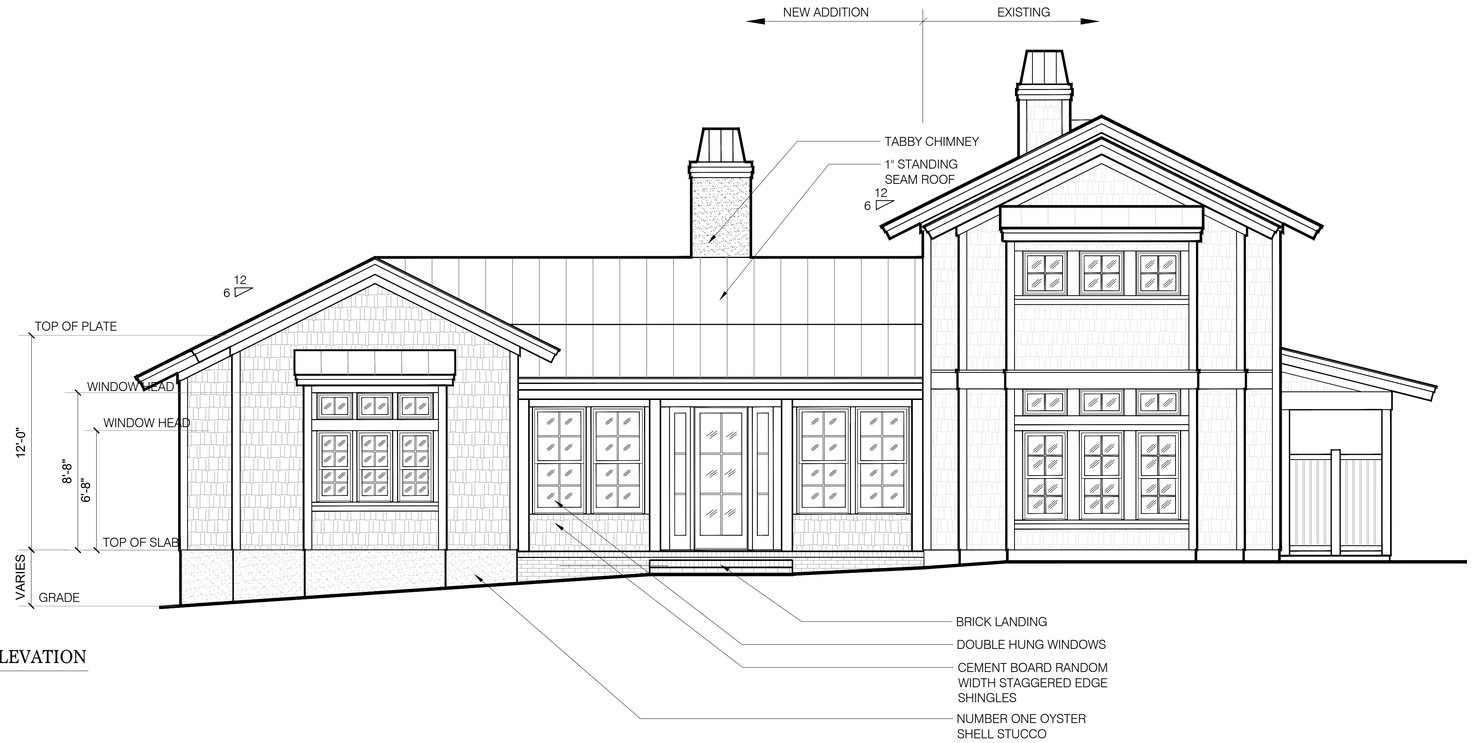
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

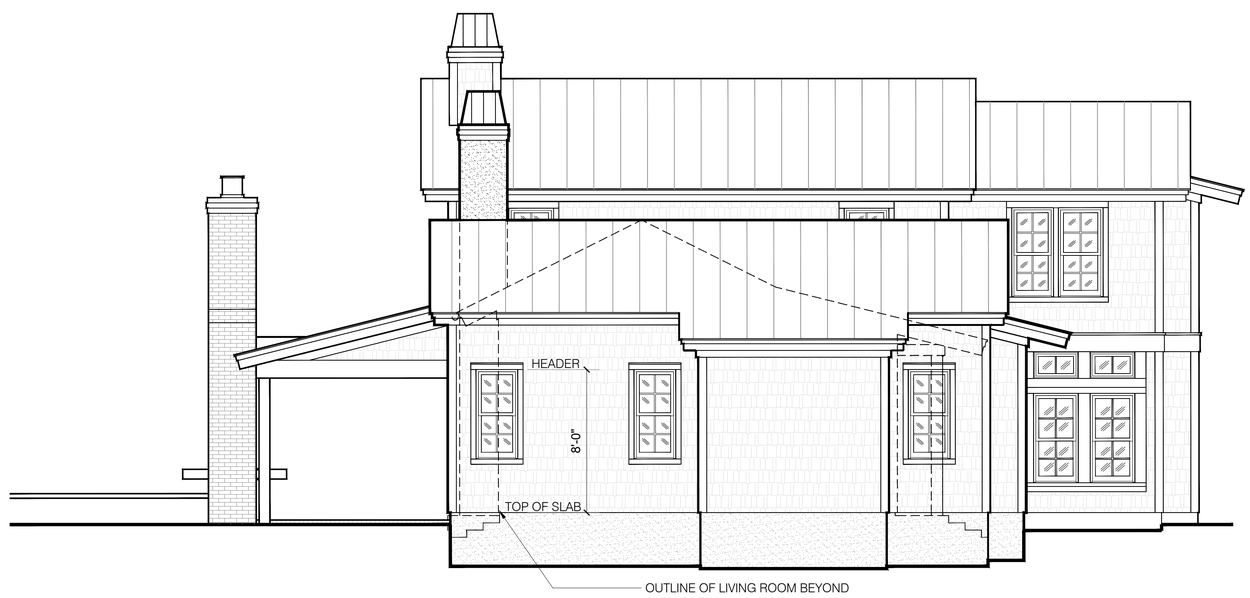
ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

EXISTING ELEVATIONS

SHEET
A6



A / A7 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



B / A7 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

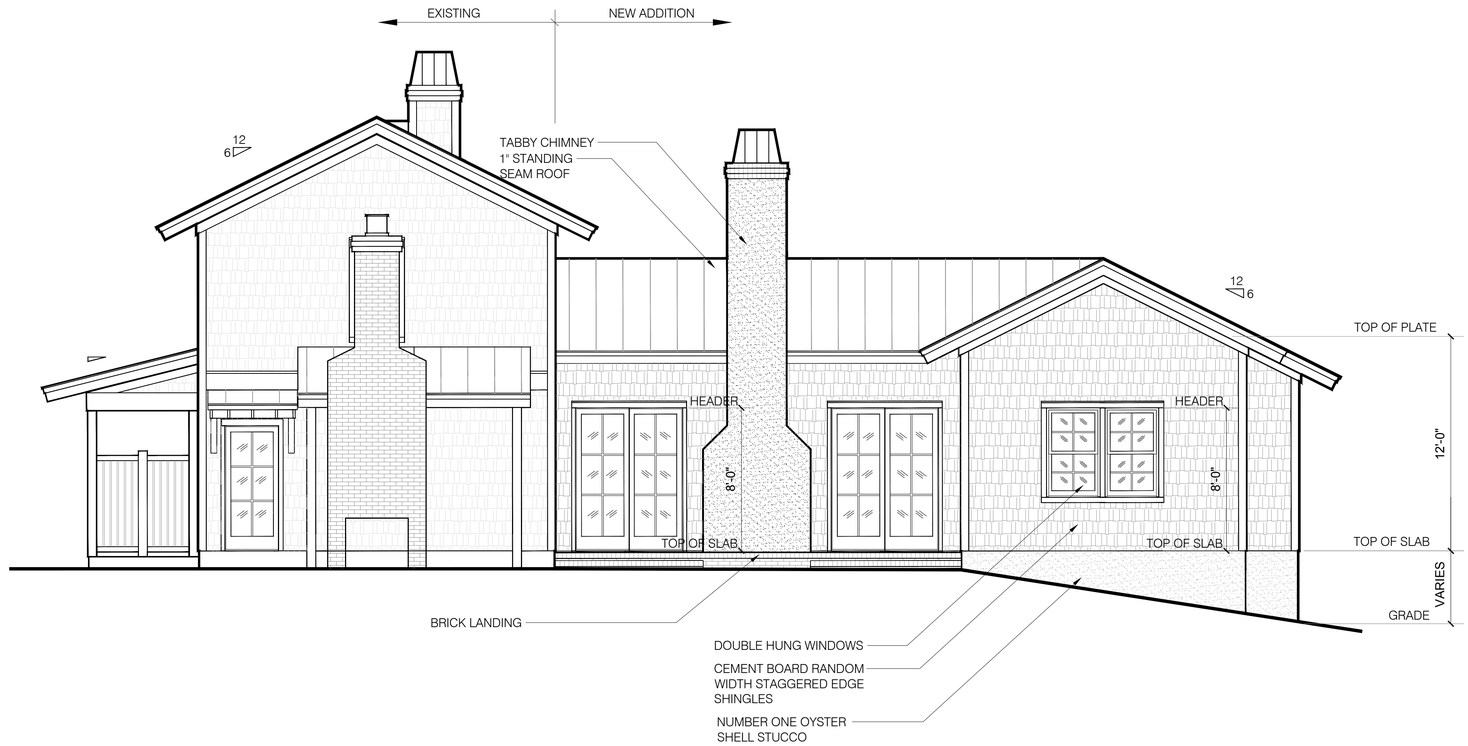
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

PROPOSED ELEVATIONS

SHEET
A7



A
A8
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL
STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER
MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

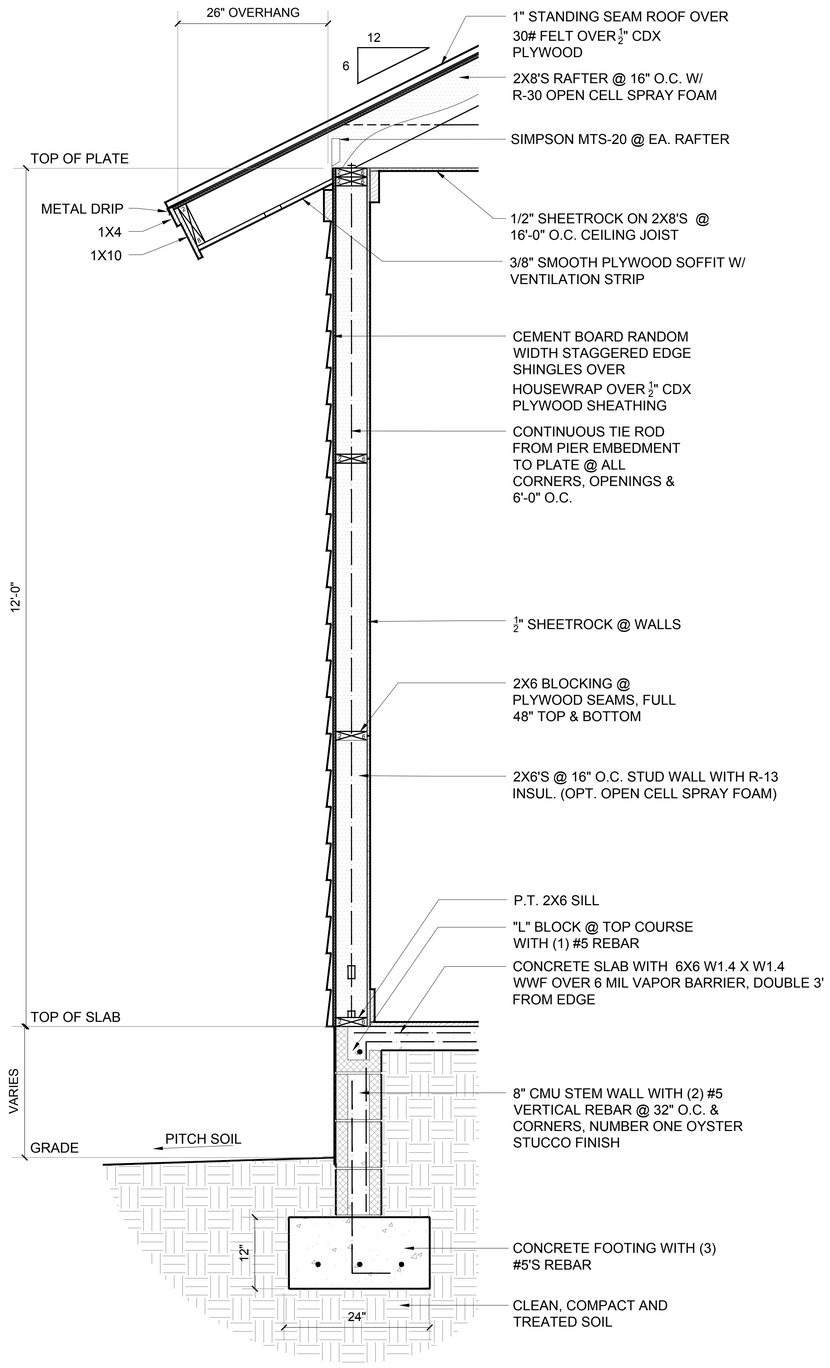
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

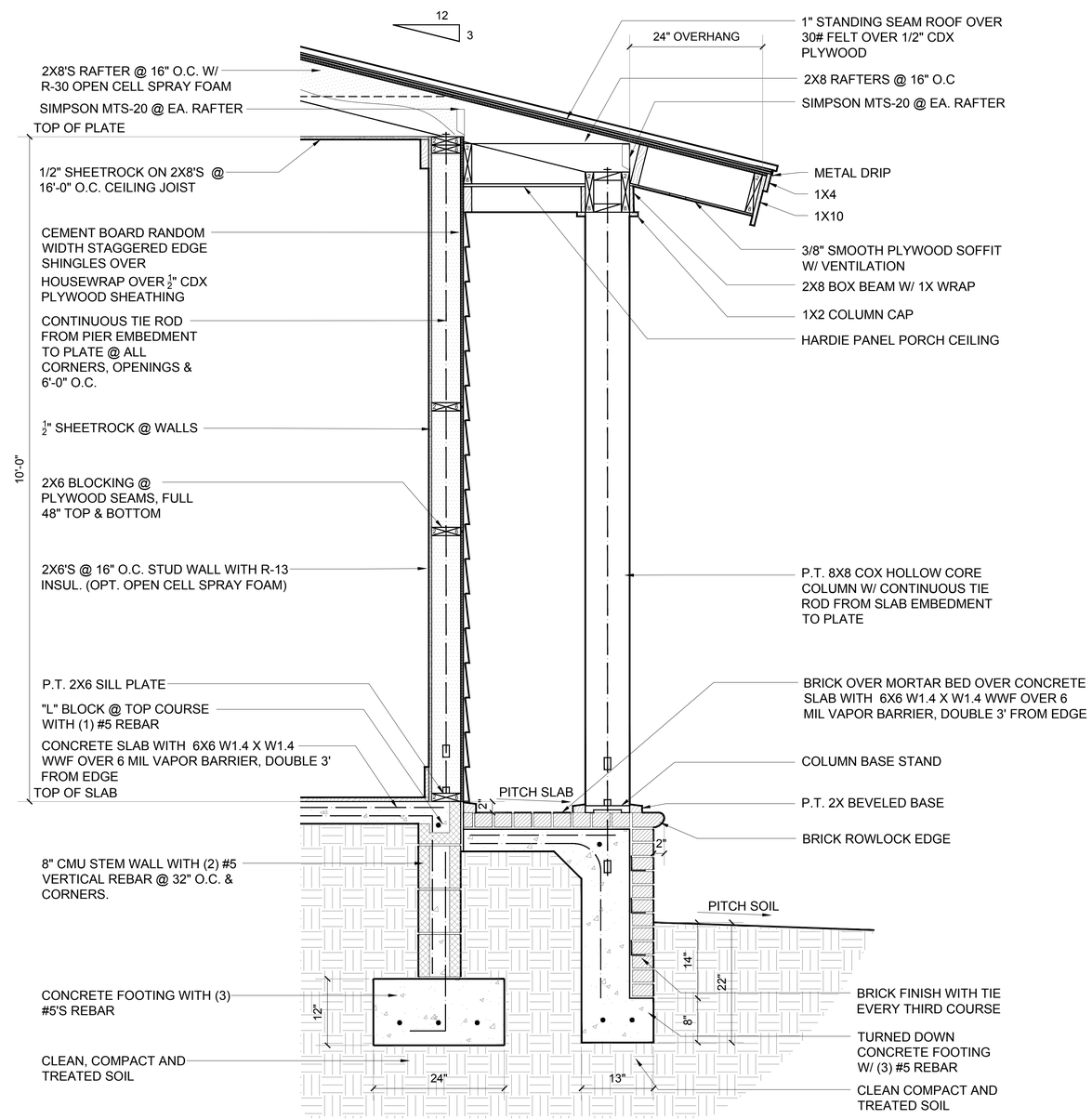
ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

PROPOSED ELEVATIONS

SHEET
A8



A / A9 TYP. WALL SECTION
SCALE: 1"=1'-0"



B / A9 FRONT PORCH AND FOYER SECTION
SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

WALL & PORCH SECTIONS

SHEET
A9

DOOR SCHEDULE

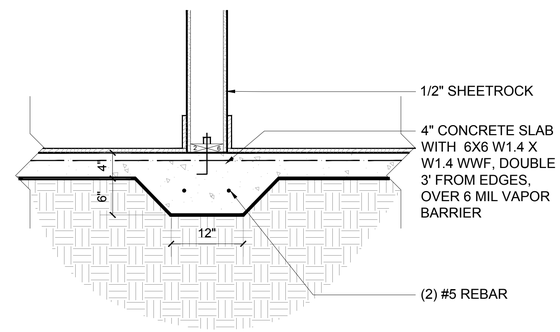
DOOR #	WIDTH & HEIGHT	STYLE	REMARKS	LITES
1	3'-0" X 8'-0"	FULL GLASS	OUTSWING, 1'-2"X8'-0" SIDELITES	6
2	6'-0" X 8'-0"	FRENCH DBL	OUTSWING	6

ALL DOORS ARE WOOD INTERIOR AND CLAD EXTERIOR.
CONSULT WITH OWNER ON FRONT DOOR (DOOR #1).
ALL GLASS TO BE IMPACT RESISTANT.

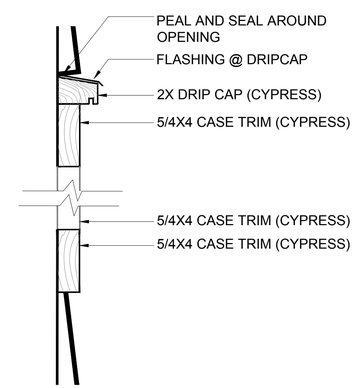
WINDOW SCHEDULE

WINDOW	WIDTH & HEIGHT	STYLE	REMARKS	LITES
A	3'-0" X 5'-0"	DBLHUNG	EGRESS REQUIRED @ BEDROOM	4/4
B	2'-0" X 4'-0"	DBLHUNG	TRANSOM 2'-0"X1'-6", TEMPERED	4/4/2
C	2'-4" X 5'-0"	DBLHUNG		4/4
D	3'-0" X 6'-0"	DBLHUNG		
E	*2'-6" X 5'-0"	DBLHUNG	*MATCH EXISTING DINING WINDOW	4/4

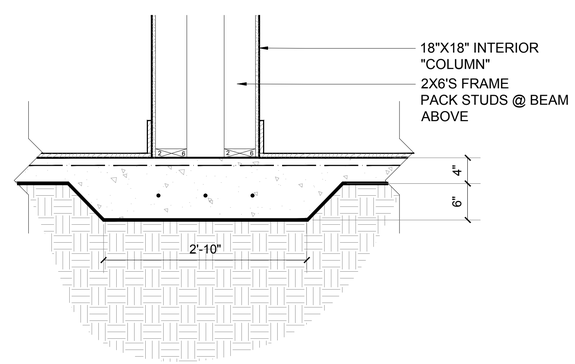
ALL WINDOWS ARE SIMULATED DIVIDED LITE WITH 7/8" MUNTINS.
ALL WINDOWS ARE WOOD INTERIOR AND VINYL CLAD EXTERIOR.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER



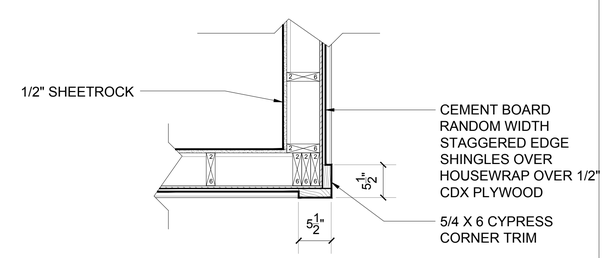
A / A10 TYP. THICKENED SLAB
SCALE: 1"=1'-0"



C / A10 WINDOW TRIM DETAIL
SCALE: 3"=1'-0"



B / A10 THICKENED SLAB @ COLUMN
SCALE: 1"=1'-0"



D / A10 CORNER DETAIL
SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECT'S

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

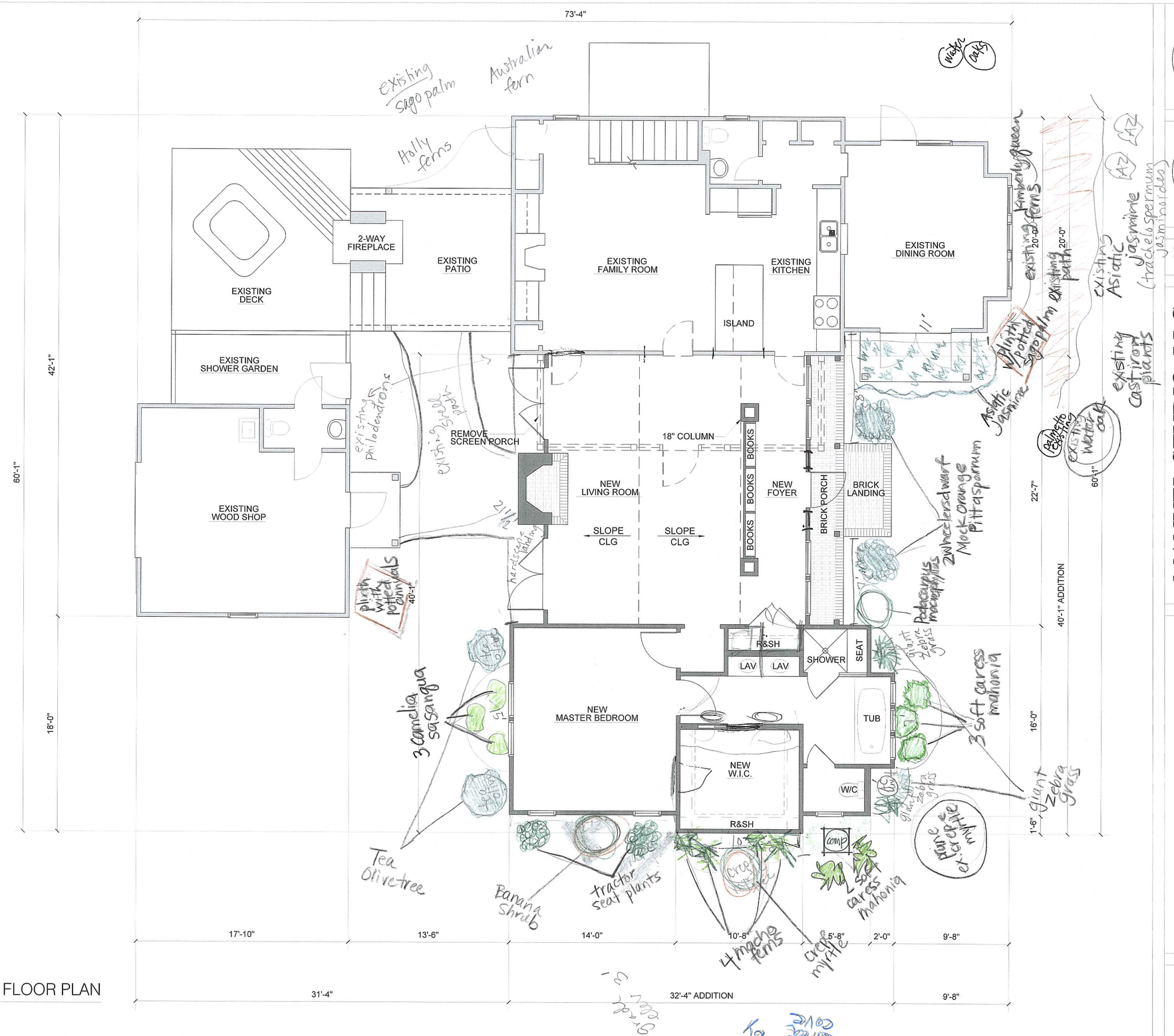
DATE :
2/5/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29910

DETAILS, SECTIONS & SCHEDULES

SHEET
A10



A
A3
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
RIDGELAND, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
RIDGELAND, SC
6887
REGISTERED ARCHITECT

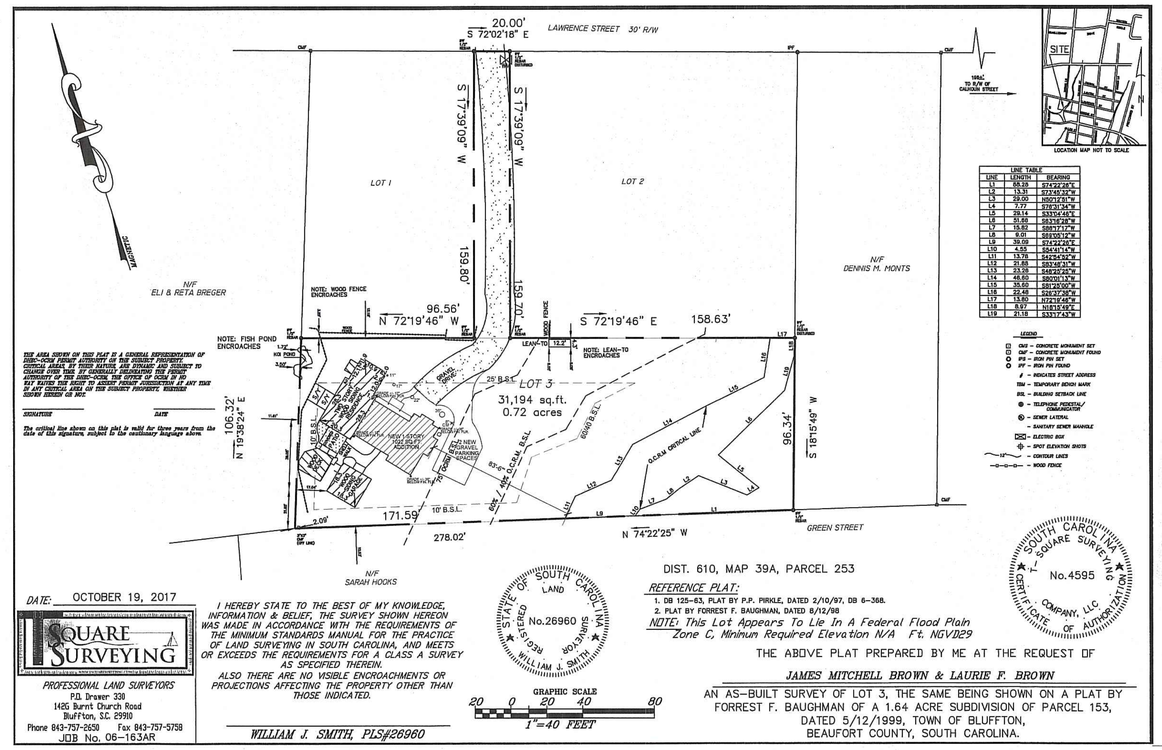
DATE :
11/19/20

MANUEL STUDIO, LLC
516 South Green Street Ridgeland, South Carolina 29936
(o) 843-726-3480
ansleymanuel@embarqmail.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29642

PROPOSED FIRST FLOOR PLAN

SHEET
A3
Landscape



LINE TABLE		
LINE	LENGTH	BEARING
L1	85.39	S74°22'25"E
L2	13.31	S73°49'32"W
L3	29.00	S50°12'51"W
L4	7.77	S78°31'34"W
L5	26.14	S33°04'48"E
L6	31.88	S63°16'28"W
L7	15.92	S88°17'17"W
L8	9.01	S69°05'12"W
L9	39.08	S74°22'25"E
L10	4.55	S54°41'14"W
L11	13.78	S42°54'52"W
L12	31.88	S83°48'31"W
L13	33.38	S48°20'25"W
L14	48.60	S80°01'13"W
L15	35.60	S87°20'00"W
L16	22.48	S26°37'35"W
L17	13.90	S72°31'45"W
L18	8.87	N18°12'43"E
L19	21.18	S33°17'43"W

LEGEND
- CMF = 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/ COMMUNICATION
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- CONTOUR LINES
- WOOD FENCE

A / CV1 PROPOSED SITE PLAN
SCALE: 1"=40'-0"

PLANTING SCHEDULE

	botanical name	common name	height	spread
Shrubs	camelia sasanqua	Sasanqua Camelia	4-5'	2-3'
	Osmanthus fragrens	fragrant Tea Olive	4-5'	2-3'
	Michelia figo	Banana shrub	5-7'	3-4'
	Ligularia reniformis	Tractor Seat Plant	2-3'	2-3'
	Lagerstroemia	Crape Myrtle dwarf	3-4'	3-4'
	Mahonia eurybracteata	Soft caress mahonia	3'	2-3'
	Miscanthus sinensis	giant zebra grass	4-6'	3-5'
	Mock Orange Pittasporum	Wheelers Dwarf	2-3'	3-4'
	Trachelospermum asiaticum	Asiatic jasmine	ground cover	
	Podocarpus macrophyllus	Plum pine	5-6'	2-3'
	Cycas revoluta	Sago Palm	3-4'	2-3'

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

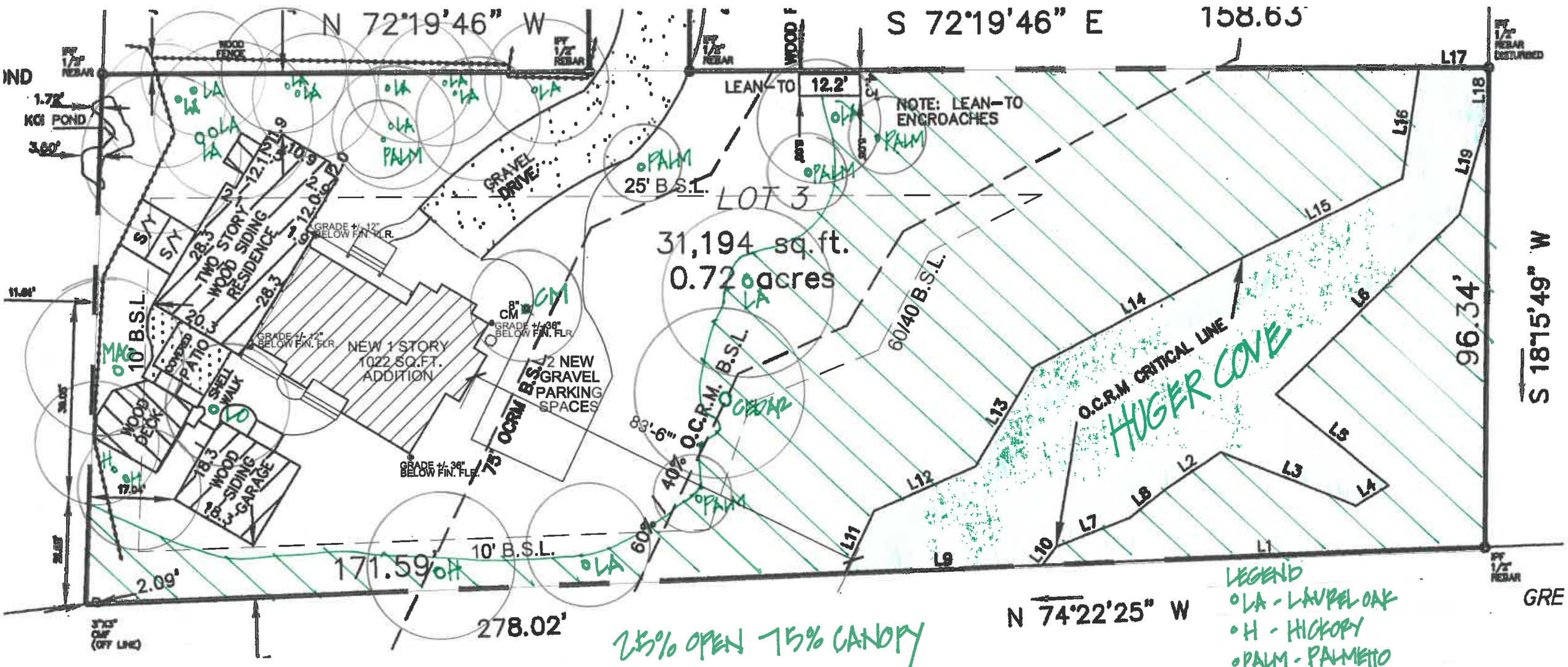
DATE :
1/3/21

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

ADDITIONS TO
THE BROWN RESIDENCE
38 LAWRENCE ST. BLUFFTON SOUTH CAROLINA 29642

PROPOSED SITE PLAN

SHEET
CV1
Landscape



TREE CANOPY PLAN

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 6

ATTACHMENT 7

PLAN REVIEW COMMENTS FOR COFA-12-20-014812

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:**	**12/07/2020**
Plan Status:	**Active**	**Plan Address:**	**38 Lawrence St Street BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 00A 0253 0000**
Plan Description:	**A request by Ansley Manuel, on behalf of James Mitchell and Laurie Brown for review of a Certificate of Appropriateness to an addition of approximately 2,580 SF to the existing single-family structure of approximately 1.545 SF located at 38 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS: The Application will be heard at the January 4, 2021 HPRC meeting.**		

Staff Review (HD)

Submission #: 1 Recieved: 12/08/2020 Completed: 01/02/2021

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	01/02/2021	Katie Peterson	Approved with Conditions

Comments:

1. Doors are permitted to be wood, metal or metal clad. The application lists the doors as to match existing, however, additional information must be provided to ensure they will be a permitted material. (5.15.6.I.2.b.)
2. Windows are permitted to be Wood, Aluminum, Copper, Steel, Vinyl, Clad Wood, or Fiberglass. The application lists the windows to match existing, however, additional information must be provided to ensure they will be a permitted material. (5.15.6.I.2.a.)
3. The first floor finish height must be 3 feet above the average adjacent sidewalk grade. Provide elevation of adjacent sidewalk grade to confirm that the finished floor is 36" above grade. (UDO Section 5.15.5.F.1.c.)
4. Porches are required to have a minimum height of 30 inches minimum from the adjacent grade to the top of stairs. The height of the porch must be increased to meet this requirement. (UDO Section 5.15.6.E.5.c.)
5. Missing west and rear elevations. As such, the review is not complete.
6. Building heights and widths shall be visually similar to those in the neighboring vicinity. As the addition to this structure is substantial, additional information showing the scale of the proposed in relation to the neighboring properties must be provided. (UDO 5.15.5.F.1.a.)
7. In no case shall parking be located in front of a building. The plan proposed reconfigures how the house is approached by vehicle. The driveway must be reconfigured, or to allow parking to be located on the side or the rear of the structure. (UDO 5.15.7.D.1.)

HPRC Review	01/02/2021	Katie Peterson	Approved with Conditions

Comments:

1. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings, canopy coverage and street trees, typical window detail, a railing detail, a corner board detail, and a section through the exterior wall and eave as not enough information was provided in submittal to review these items for conformance with the UDO. (Applications Manual)

Beaufort Jasper Water and Sewer Review	01/02/2021	James Clardy	Approved

Comments:

1. BJWSA provides no comments.

Transportation Department Review - HD	01/02/2021	William Howard	Approved

Comments:

1. No comment.

Addressing Review	12/17/2020	Nick Walton	Approved

Comments:
1. Address will remain 38 Lawrence Street.

Watershed Management Review	12/10/2020	William Baugher	Approved

Comments:
1. No comment.

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 3, 2021
PROJECT:	10 Marianna Way
APPLICANT:	Court Atkins Architects, Inc.
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Court Atkins Architects, Inc., on behalf of Herkus, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-01-21-014894.** A Certificate of Appropriateness to allow the construction of a new 2 1/2-story Mixed-Use building of approximately 5,272 heated square feet located at 10 Marianna Way, Building 5 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

INTRODUCTION: The Applicant is proposing the construction of a mixed-use structure located in the Old Town Bluffton Historic District. The proposed building, of approximately 5,272 SF, does not meet any of the building types for the Neighborhood General-HD zoning district, and therefore shall be reviewed as an Additional Building Type in accordance with Section 5.15.5.C. of the Unified Development Ordinance (UDO). This lot is located within the Old Village Square development plan, which was last amended in April of 2019 (DPA-06-17-011010).

The main mass of the addition is under a two and a half-story side-facing gable with hip roofed dormers on the front and rear. It features a full-length two-story porch on the front elevation. The two sides have balconies supported by brackets, accessed by the loft level units. The structure is sided in Horizontal Lap Siding. The roofs are a combination of shingle and standing seam metal and operable shutters have been proposed on all windows which can accept them.

This project was presented to the Historic Preservation Review Committee for conceptual review at the January 20, 2021 meeting and comments were provided to the Applicant (See Attachment 6).

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

1. Approve the application as submitted by the Applicant;

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

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

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

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

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

      The Applicant proposes to construct a new Mixed-Use building within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so its addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

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

   c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed structure will add to the district as well as help provide completeness to the neighborhood and overall district.

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

   a. *Finding*. Town Staff finds that the design of the structure falls within the category of Additional Building Type within the Neighborhood General Historic District per Section 5.15.5.C. As the Commission with approval authority in accordance with Article 2 of the UDO, the HPC has final approval authority on the appropriateness of an Additional Building Type within this zoning district. Town Staff requests the Historic Preservation Commission review and make a final determination regarding the appropriateness of the Additional Building Type.

   b. *Finding*. The building location is in the Old Village Square Development Planned area. As such, the setbacks for the structure are determined by the approved Development Plan rather than by Article 5 of the UDO. The setbacks, as proposed, are in compliance with the approved Development Plan.

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

      1) Section 5.15.6.A. Architectural Standards. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The UDO Administrator shall have authority to approve substitute materials for those listed as options under the Architectural Standards. The rear elevation shows the use of what appears to be two false windows or closed shutters. Additional information regarding the windows is required. A determination on the appropriateness of the use of a false window must be made by the HPC. If it is a closed shutter, a detail must be provided and traditional hardware, including hinges and shutter dogs, must be provided.
      2) The Floor Plans show partitions on the second-floor porch. The Elevations and Wall Sections must be updated to show the materials and configuration of the partitions, or the floor plans to remove them. Additionally, the elevations show the use of shingles on the main gable and standing seam metal on porches and dormers. The wall sections do not show asphalt shingles and must be updated to reflect the elevations.

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

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

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

   Finding. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, as proposed, will have no adverse effect on the public interest.

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

   Finding. The application has been reviewed by Town Staff and has been determined to be incomplete, the revised application did not include the signature of the Applicant or Owner and must be signed prior to approval.

   Additionally, it should be noted that the review is only of page L501 of the Landscape Plan, as this review is for Building 5 only. The Landscape Plan associated with the Development Plan must still be implemented for the areas outside the scope of work for this application.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application including the architectural plan set dated 2021.02.08, the Landscape Plan (**Page L501 only**) dated Feb 22, 2021 with the following conditions:

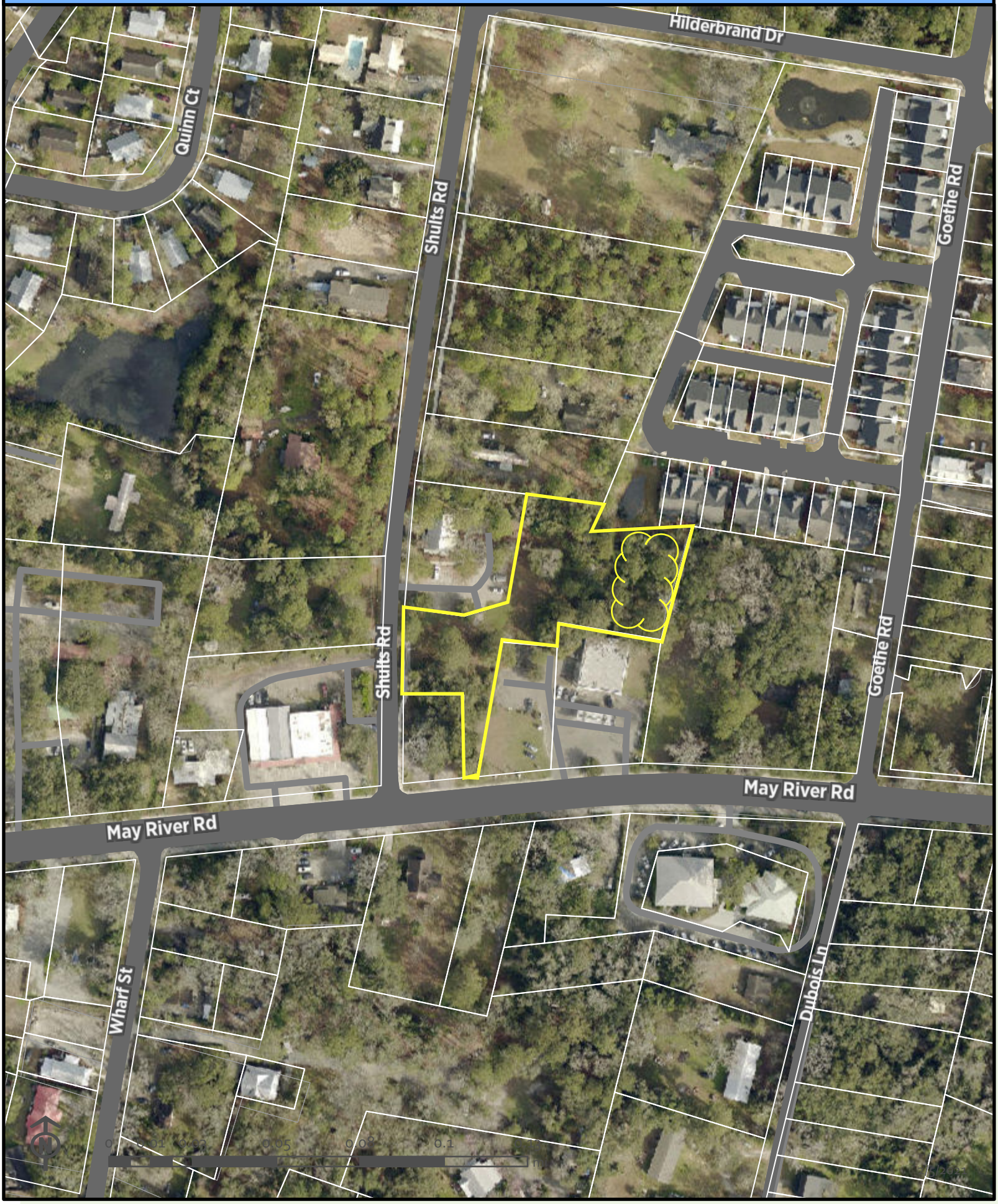
1. Per Section 5.15.6.A., the Applicant is requesting a determination on the appropriateness of the use of two false windows on the rear elevation.
2. Additional information must be provided on the configuration of the false windows on the rear elevation.
3. The Floor Plans or Elevations and Wall Section must be updated to reflect the partitions on the second-floor porch.
4. The Elevations or Wall Sections must be revised to reflect the same roofing material.
5. Per the Applications Manual, the Application must be signed by both the Applicant and the Owner.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application & Applicant Narrative
4. Site Plan & Elevations
5. Landscape Plan
6. HPRC Report

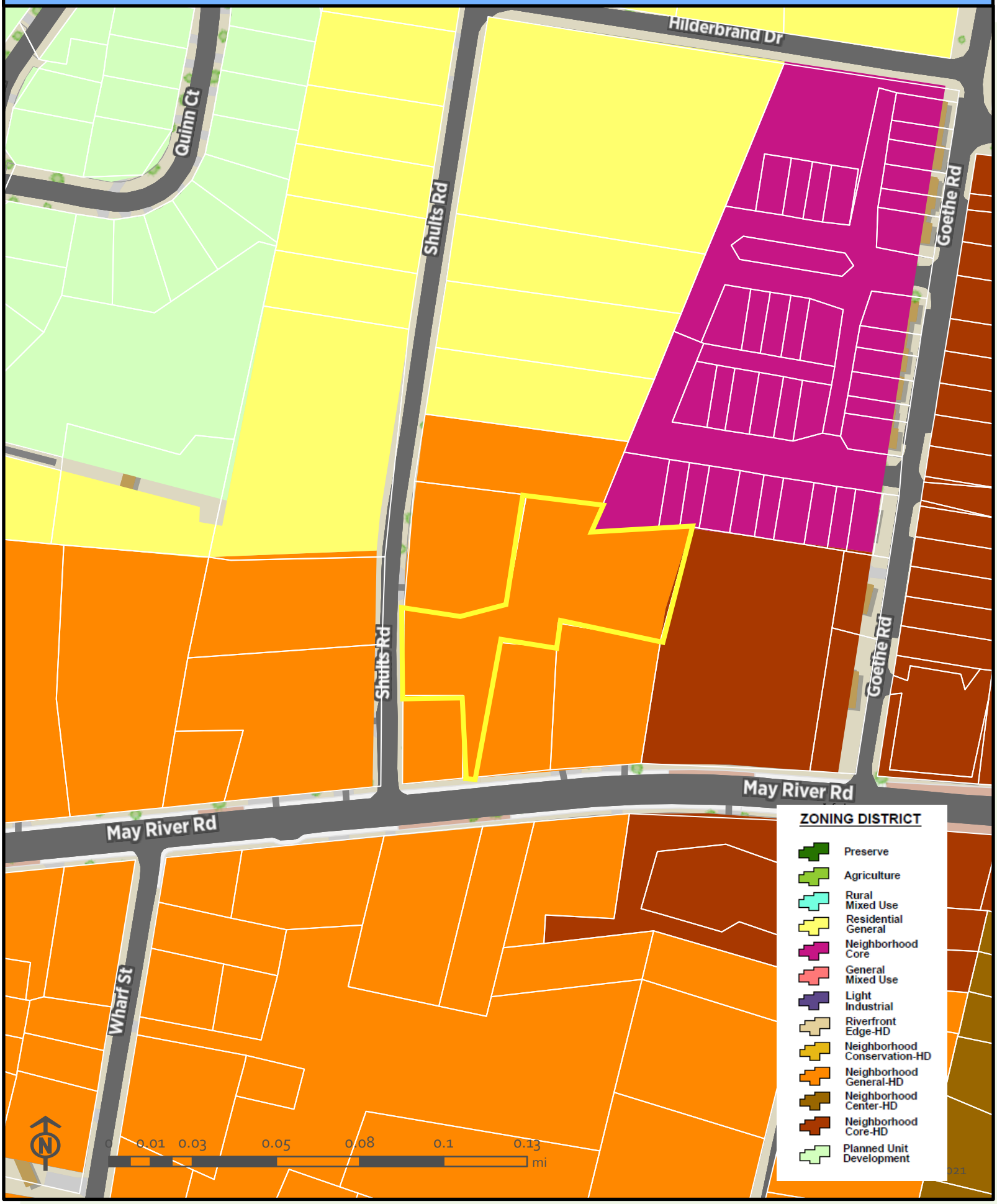
ATTACHMENT 1

10 Marianna Way - Location Map



ATTACHMENT 2

10 Marianna Way - Zoning Map



ATTACHMENT 3

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

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Court Atkins Architects, Inc.	Name: Herkus, LLC
Phone: 843-815-2557	Phone: 603-205-5555
Mailing Address: Po Box 3978 Bluffton, SC 29910	Mailing Address: 10 Anson Park Road E Bluffton, SC 29910
E-mail: james.atkins@courtatkins.com	E-mail: hak@herkusllc.com
Town Business License # (if applicable): LIC - 04-19-028962	

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

Project Name: Old Village Square - Building 6	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Location: 10 Marianna Way	Application for:		
Zoning District: Neighborhood General - HD	☑ New Construction		
Acreage: 1.20	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610-039-000-0746-0000	☐ Relocation or Demolition		

Project Description: The project is an alternate design to the previously approved building consisting of a 2.5 story building in a mixed-use development. The footprints and building type will remain the same.

Minimum Requirements for Submittal

- ☑ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature:	Date:
Applicant Signature:	Date: 1/20/21

For Office Use

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

ATTACHMENT 3

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

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

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

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5): Additional Building Type (Center Hall)				
Building Setbacks	Front: Varies	Rear: Varies	Rt. Side: Varies	Lt. Side: Varies

3. BUILDING DATA

Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	Mixed use	0	5,272 SF
Ancillary			
Ancillary			

4. SITE COVERAGE

Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	10,810
Impervious Drive, Walks & Paths	6,986 (parking is pervious)
Open/Covered Patios	0
A.TOTAL IMPERVIOUS COVERAGE	17,796
B.TOTAL SF OF LOT	75,359
% COVERAGE OF LOT (A/B= %)	23.6%

5. BUILDING MATERIALS

Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Concrete	Columns	Laminated wood
Walls	Fiber cement lap siding	Windows	YKK - vinyl clad
Roof	Asphalt shingles/ Metal	Doors	Jeld wen - Alum clad
Chimney	NA	Shutters	Wood - KDAT
Trim	Fiber cement	Skirting/Underpinning	NA
Water table	PT wood/ Fiber cememt	Cornice, Soffit, Frieze	Fiber cemet
Corner board	Fiber cement	Gutters	NA
Railings	PT wood	Garage Doors	NA
Balusters	PT wood	Green/Recycled Materials	NA
Handrails	PT wood		

ATTACHMENT 3

COURT ATKINS GROUP

Bluffton Studio
32 Bruin Road
Bluffton
SC 29910

Savannah Studio
2408 De Soto Ave
Savannah
GA 31401

Interior Design Studio
32 Bruin Road
Bluffton
SC 29910

P: (843) 815-2557

January 20, 2021

Katie Peterson, Senior Planner
Town of Bluffton
Growth Management
Bluffton, SC 29910

Project: Building 5 at Old Village Square

Re: HPC submittal

Katie,

Please find the documents enclosed for the HPC to consider an alternate building design for Building #5 at the Old Village Square development. Due to design and construction constraints outside the control of the Owner, we were engaged to re-design the exterior envelope, while maintaining or reducing the previously approved square footage, width, length, and height. As discussed, the building will be maintained as an "Additional Building" type and reviewed as such. Please note, the approved development plan is a horizontal regime and thus, the site approvals and characteristics/parameters are unique (i.e. setbacks) to this project.

Based upon the HPRC review and staff comments; the design drawings have been modified. Please see the specific comment responses below:

Growth Management

1) The first floor of each building has been redesigned to accommodate a rentable commercial office space in order to qualify as a mixed-use building type.
2) Notices will be sent once the Town provides the list of adjacent property owners.
3) An updated application has been provided.
4) The building is submitted as an "additional building type" and to be reviewed as such.
5) The center gable on the porch was maintained as previously submitted based upon the HPRC discussion. The rear gable has been maintained as well due to head height requirements in the stair. The rear elevation has ample glazing and fenestration.
6) This building is a mixed-use (residential and commercial) structure noted as an "additional building type."
7) The side porches have been removed. A balcony was added on the third floor.
8) The side porches have been removed.
9) The side porches have been removed. Services yard have been added on the sides.
10) The fiberglass doors have been changed to metal-clad.
11) The clipped gable has been removed.
12) The roof material has been changed to all fiberglass shingle except at the dormers and porch.
13) While the originally approved development has 4 nearly identical buildings, modifications will be made to 10 Marianna Way to create visual distinction from Building #4.
14) Details had been provided.

Building Safety Review

1) Acknowledged.

HPRC Review

1) Service yards are located on the side and rear of the building .
2) See calculations showing 70% or less for the ½ story area calculation. Calculations have been updated.

Kind Regards,

James Atkins, Architect

ATTACHMENT 4

FINAL HPC SUBMITTAL

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
BLUFFTON, SC 29910

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

SHEET INDEX

ARCHITECTURAL

SHT. #	SHEET NAME	ISSUE DATE	DRAWING SET
A0.0	COVER SHEET	02/08/2021	HPC
A1.0	SITE PLAN	02/08/2021	HPC
A2.1	FIRST FLOOR PLAN	02/08/2021	HPC
A2.2	SECOND FLOOR PLAN	02/08/2021	HPC
A2.3	LOFT LEVEL PLAN	02/08/2021	HPC
A2.4	ROOF PLAN	02/08/2021	HPC
A3.0	FRONT EXTERIOR ELEVATION	02/08/2021	HPC
A3.1	RIGHT SIDE EXTERIOR ELEVATION	02/08/2021	HPC
A3.2	REAR EXTERIOR ELEVATION	02/08/2021	HPC
A3.3	LEFT SIDE EXTERIOR ELEVATION	02/08/2021	HPC
A5.0	DETAILS	02/08/2021	HPC
A6.0	DOOR AND WINDOW SCHEDULE	02/08/2021	HPC

PROJECT INFORMATION

NAME OF PROJECT: OLD VILLAGE SQUARE - BUILDINGS

ADDRESS: 10 MARIANNA WAY
BLUFFTON, SC 29910

PROPOSED USE: RESIDENTIAL (R-2) & BUSINESS (B)

OWNER CONTACT: MR. HOUSSAM ABOUKHATER

CODE ENFORCEMENT JURISDICTION: TOWN OF BLUFFTON

INTERNATIONAL BUILDING CODE (IBC): 2018
INTERNATIONAL MECHANICAL CODE: 2018
INTERNATIONAL PLUMBING CODE: 2018
THE NATIONAL ELECTRICAL CODE: 2017
INTERNATIONAL FUEL GAS CODE: 2018
INTERNATIONAL FIRE CODE: 2018
INTERNATIONAL ENERGY CONSERV. CODE: 2009
ICC/ANSI A117.1: 2017
INTERNATIONAL RESIDENTIAL CODE 2018

PROJECT TEAM

OWNER CONTACT

MR. HOUSSAM ABOUKHATER
10 ANSON PARK ROAD E
BLUFFTON, SC, 29910
(603) 205-5555 PH

ARCHITECT

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

STRUCTURAL ENGINEER

TBD

GENERAL CONTRACTOR

TBD

MECHANICAL, PLUMBING & FIRE PROTECTION

TBD

LANDSCAPE ARCHITECT

TBD

ELECTRICAL ENGINEER

TBD

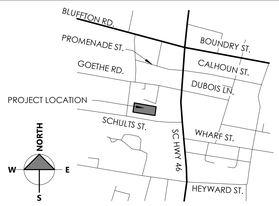
CIVIL ENGINEER

TBD

DESIGNER OF RECORD

DISCIPLINE	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
STRUCTURAL	TBD	--	(XXX) XXX-XXXX
ELECTRICAL	TBD	--	(XXX) XXX-XXXX
PLUMBING	TBD	--	(XXX) XXX-XXXX
MECHANICAL	TBD	--	(XXX) XXX-XXXX
CIVIL	TBD	--	(XXX) XXX-XXXX
LANDSCAPE	TBD	--	(XXX) XXX-XXXX

VICINITY MAP - N.T.S.



GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION ADMINISTRATION

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

RESIDENTIAL (R) & BUSINESS (B) MIXED USE OCCUPANCY:

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

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

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

BUILDING DATA

PROJECT DESCRIPTION:
CONSTRUCTION OF A 2 1/2 STORY MULTI-FAMILY / OFFICE BUILDING

BUILDING CONSTRUCTION:
LOAD BEARING WOOD STUDS, WOOD ROOF TRUSSES & CONCRETE SLAB ON GRADE.

OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2) & BUINESS (B)

MIXED OCCUPANCY: YES __X__ NO _____ SEPARATION __0__ HR.

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

MIXED CONSTRUCTION: YES _____ NO __X__ TYPE _____

SPRINKLERED: YES __X__ NO _____

FIRE DISTRICT: YES _____ NO __X__

BUILDING HEIGHT: 37' - 8" AFF NUMBER OF STORIES: 2 1/2

MEZZANINE: YES _____ NO __X__

HIGH RISE: YES _____ NO __X__

ALLOWABLE HEIGHT & AREA (PER IBC TABLE 504.3 & 504.4 & 506.2):

CATAGORY	ALLOWABLE	ACTUAL
HEIGHT (RES.):	40'-0"	37'-8"
STORIES(RES.):	3 ST.	2 1/2 ST.
AREA PER FLOOR:	9,000 SF	2,604 SF
AREA TOTAL:	18,000 SF	7,197 SF
AREA INCREASE?	Yes _____	No __X__
HEIGHT INCREASE?	Yes _____	No __X__

GROSS BUILDING AREA

LEVEL 01:	HEATED & COOLED	1,984 SF
LEVEL 02:	HEATED & COOLED	1,984 SF
LOFT LEVEL:	HEATED & COOLED	1,304 SF
TOTAL GROSS AREA (H/C):		**5,272 SF (H/C)**

OCCUPANT LOAD (IBC TABLE 1004.5):

RESIDENTIAL (R): 5,092 SF / 200 SQ.F.T (GROSS) PER PERSON = 26
TOTAL (R) OCCUPANCY: 26 OCCUPANTS

BUSINESS (B): 180 SF / 150 SQ.F.T (GROSS) PER PERSON = 2
TOTAL (R) OCCUPANCY: 2 OCCUPANTS

TOTAL OCCUPANCY ON SITE: 37 OCCUPANTS

EXITS (IBC TABLE 1006.3.2)

NUMBER OF EXITS:	REQUIRED	PROVIDED
	2	**2**

TRAVEL DISTANCE

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE

CATAGORY	MAX. ALLOWABLE	ACTUAL MAX
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2) :	**250 FT (R-2) & 300 FT (B)**	**XXX FT (R-2) & XXX FT (B)**
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1)	125 **FT (R-2) & 100 FT (B)**	**XXX FT (R-2) & XXX FT (B)**
DEAD END CORRIDOR (IBC TABLE 1020.4)	**20 FT**	**XX FT**

FIRE SEPARATION

IBC TABLE 601, 602, 508.3.3	REQ'D HR	DETAIL #	% WALL OPENING	UL RATED ASSEMBLY
PRIMARY STRUCTURAL FRAME	0			
BEARING WALLS: EXTERIOR / INTERIOR	0 / 0			
NON-BEARING WALLS: EXTERIOR / INTERIOR	0 / 0			
FIRE SEPARATION WALLS: EXTERIOR / INTERIOR	0 / 0			
FLOOR CONSTRUCTION	0			
ROOF CONSTRUCTION	0			

ALL INTERIOR WALLS AND CEILING FINISHES TO COMPLY WITH IBC-2018, TABLE 803.13

IBC TABLE 803.13	SPRINKLERED			UNSPRINKLERED		
GROUP	VERT. EXITS / EXIT PASSAGE-WAYS	EXIT ACCESS CORRIDORS / OTHER EXITS	ROOMS & ENCLOSED SPACES	VERT. EXITS / EXIT PASSAGE-WAYS	EXIT ACCESS CORRIDORS / OTHER EXITS	ROOMS & ENCLOSED SPACES
RESIDENTIAL (R-2)	C	C	C	B	B	C
BUSINESS (B)	B	C	C	A	B	C

MINIMUM REQUIRED PLUMBING FIXTURES: PER IBC TABLE 2902.1

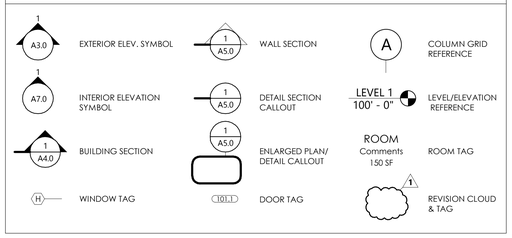
	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED		
ITEM	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	UNISEX
TOTAL WATER CLOSETS	1 PER DWELLING UNIT (R-2) & 1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50 (B)		1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (B)
TOTAL LAVATORIES	1 PER DWELLING UNIT (R-2) & 1 PER 40 FOR THE FIRST 80 & 1 PER 80 FOR THE REMAINDER EXCEEDING 80 (B)		1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (R-2) & 1 (B)	1 (B)
DRINKING FOUNTAINS	NOT REQUIRED (R-2) 1 PER 100 (B)		NOT REQUIRED (R-2) 1 FIXTURE (B)		NOT REQUIRED (R-2) 1 FIXTURE (B)		
BATH TUBS / SHOWERS	1 PER DWELLING UNIT (R-2) NOT REQUIRED (B)		1 FIXTURE (R-2) NOT REQUIRED (B)		1 FIXTURE (R-2) NOT REQUIRED (B)		
OTHER	1 KITCHEN SINK PER DWELLING UNT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT				1 KITCHEN SINK PER DWELLING UNT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT		

PLUMBING CALCULATIONS

TOTAL OCCUPANCY FOR RESIDENTIAL (R-2) = **X PERSONS**
TOTAL OCCUPANCY FOR RESIDENTIAL (B) = **X PERSONS**

OCCUPANCY, 50% MALE / 50% FEMALE
XX MALE OCCUPANTS & XX FEMALE OCCUPANTS (R-2)
XX MALE OCCUPANTS & XX FEMALE OCCUPANTS (B)

SYMBOL KEY



OLD VILLAGE SQUARE - BUILDING 5
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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

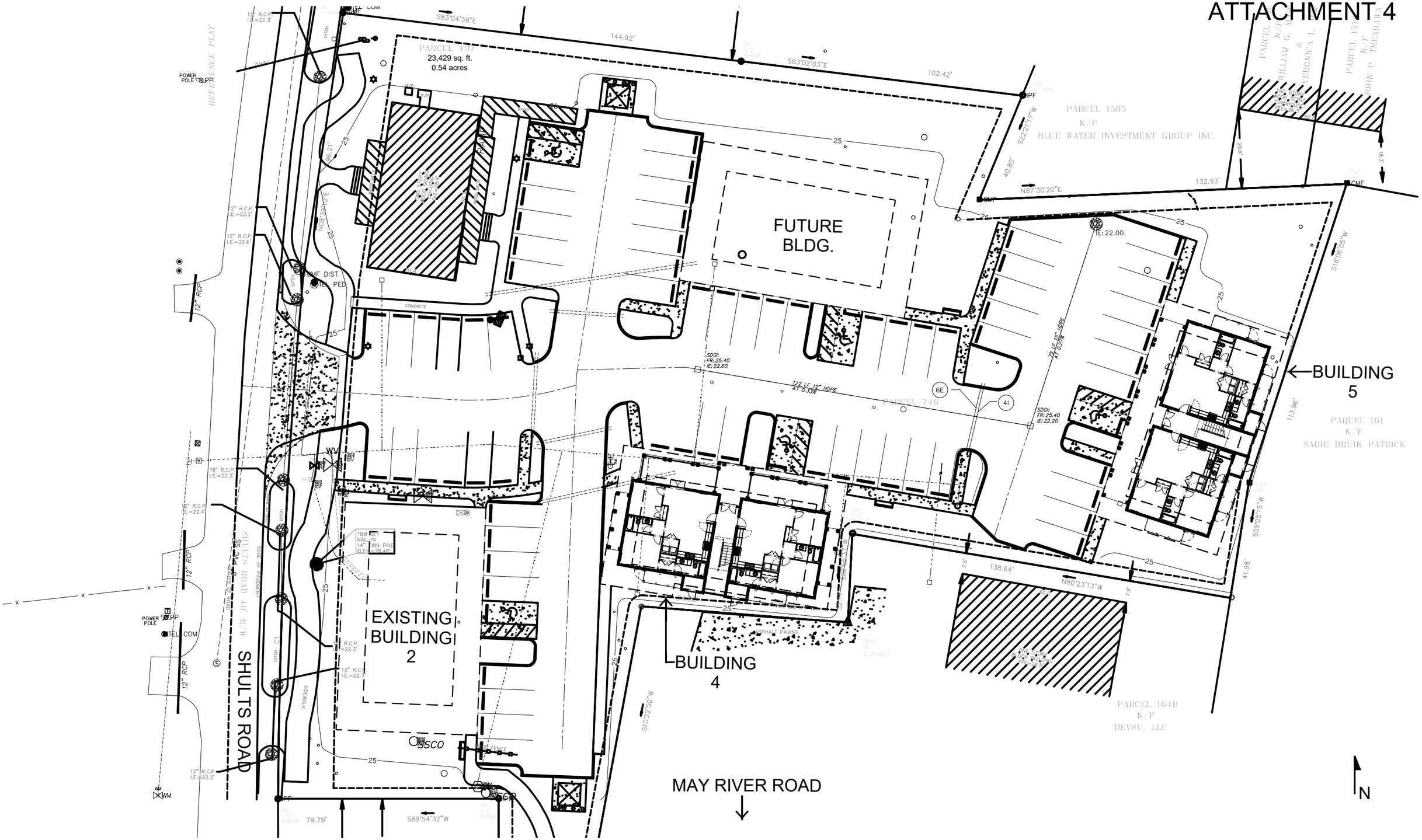
NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER SHEET

A0.0

ATTACHMENT 4



OLD VILLAGE SQUARE

FEBRUARY 8, 2021

1 SITE PLAN

SCALE 1/32" : 1'-0"

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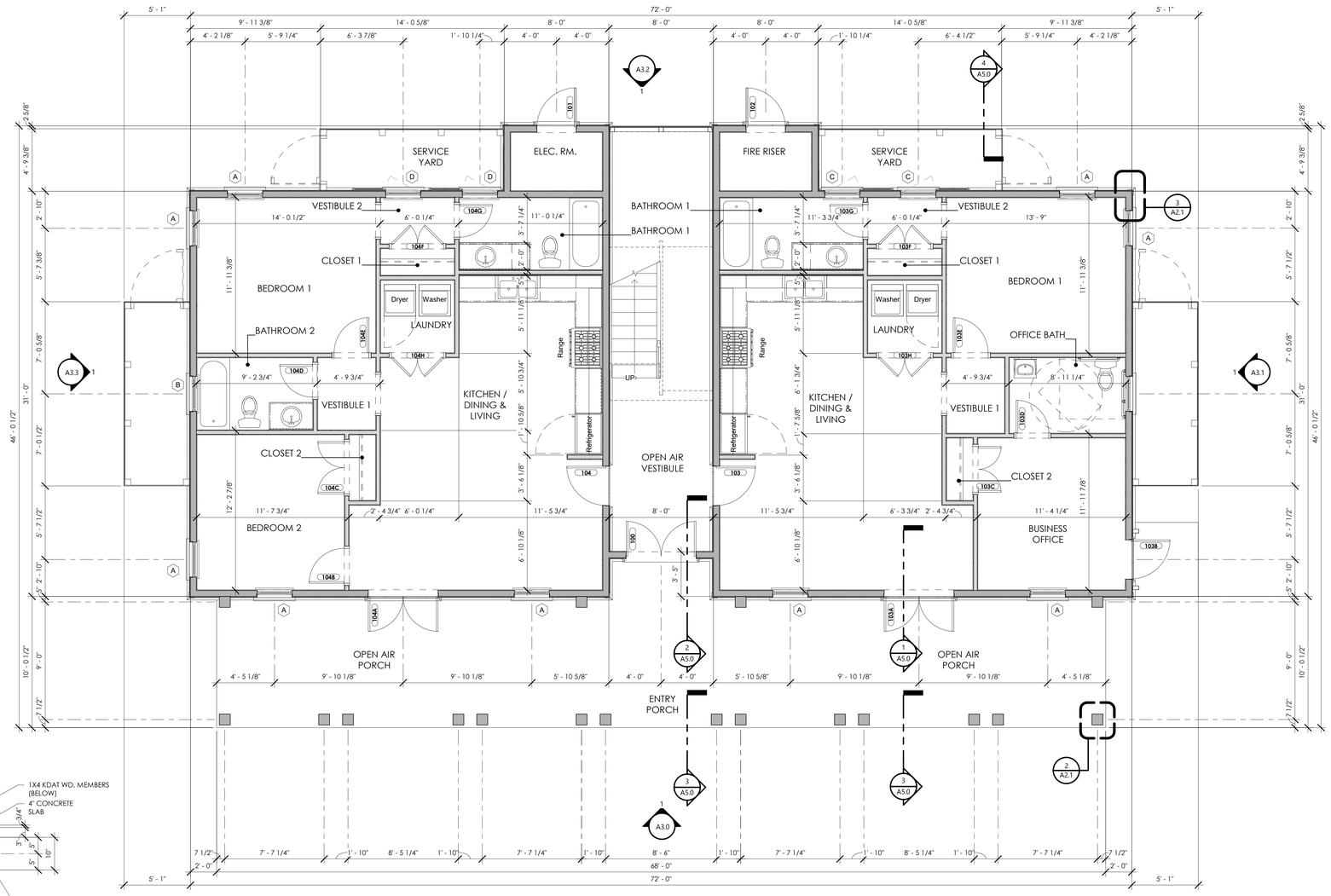
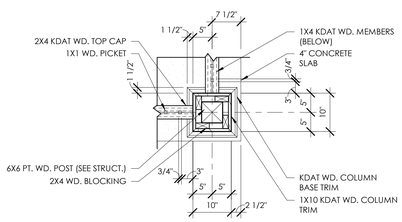
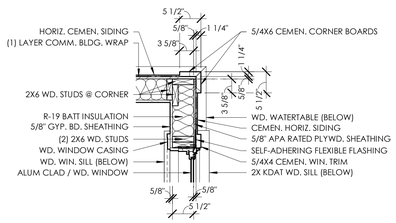


1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



2 FIRST FLOOR - COLUMN DETAIL
A2.1 3/4" = 1'-0"



3 CORNER BOARD DETAIL
A2.1 3/4" = 1'-0"

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

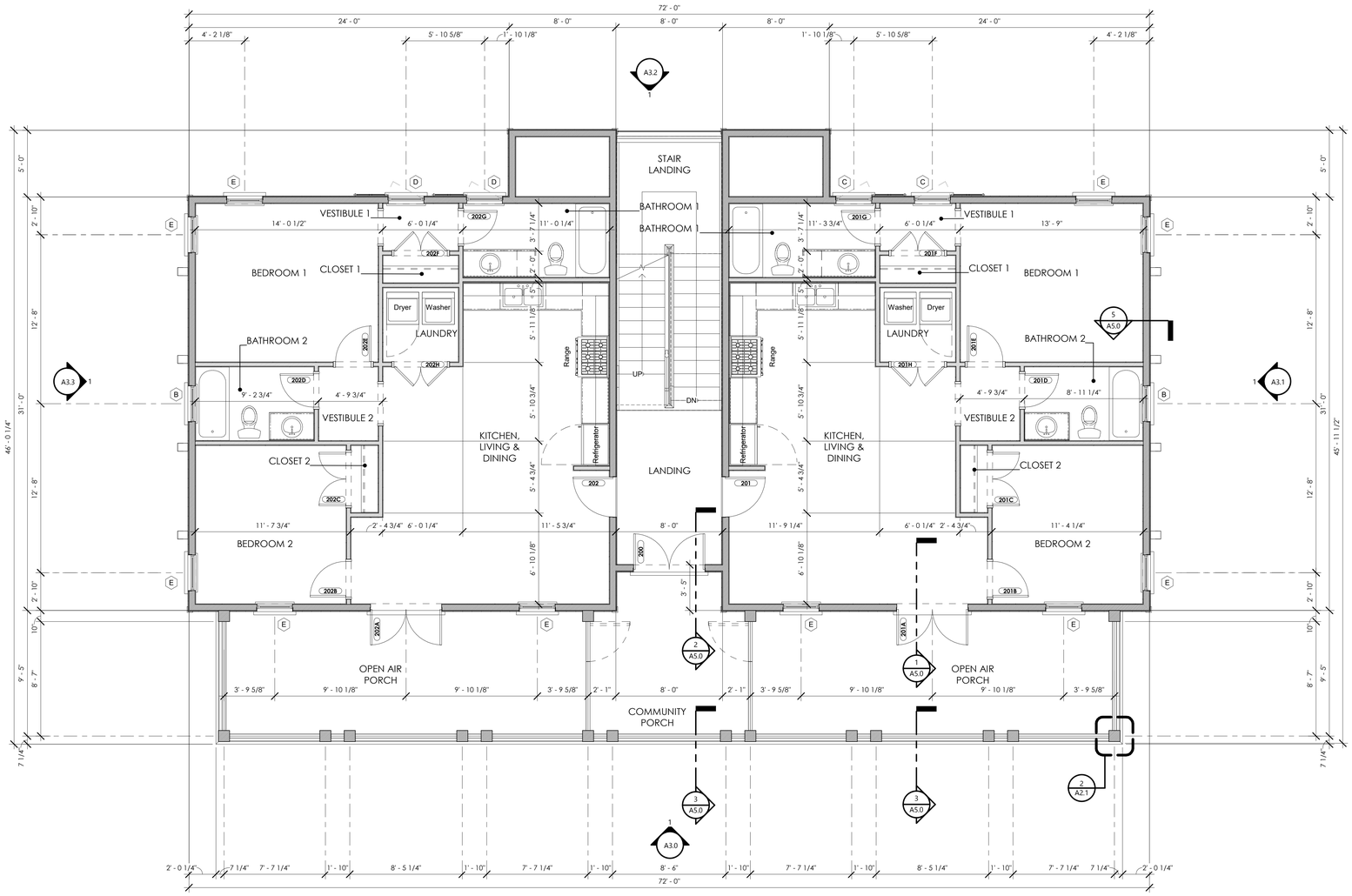
NO. REV. DATE DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1

ATTACHMENT 4



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

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

NO. REV. DATE DESCRIPTION

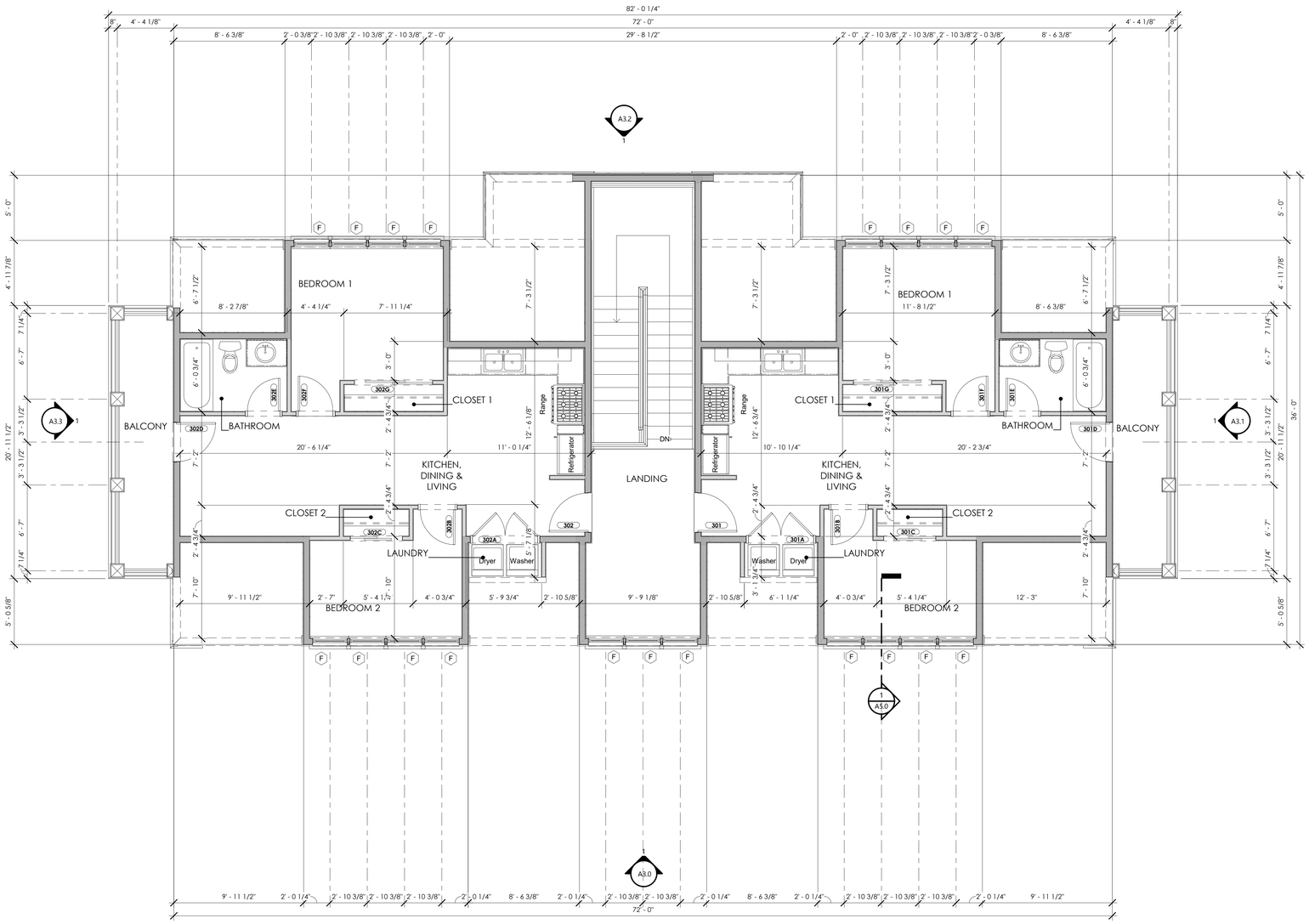
SHEET TITLE

SECOND FLOOR PLAN

A2.2

2/8/2021 11:27:29 AM

ATTACHMENT 4



1 A2.3 LOFT FLR. HT.
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Date
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ISSUE

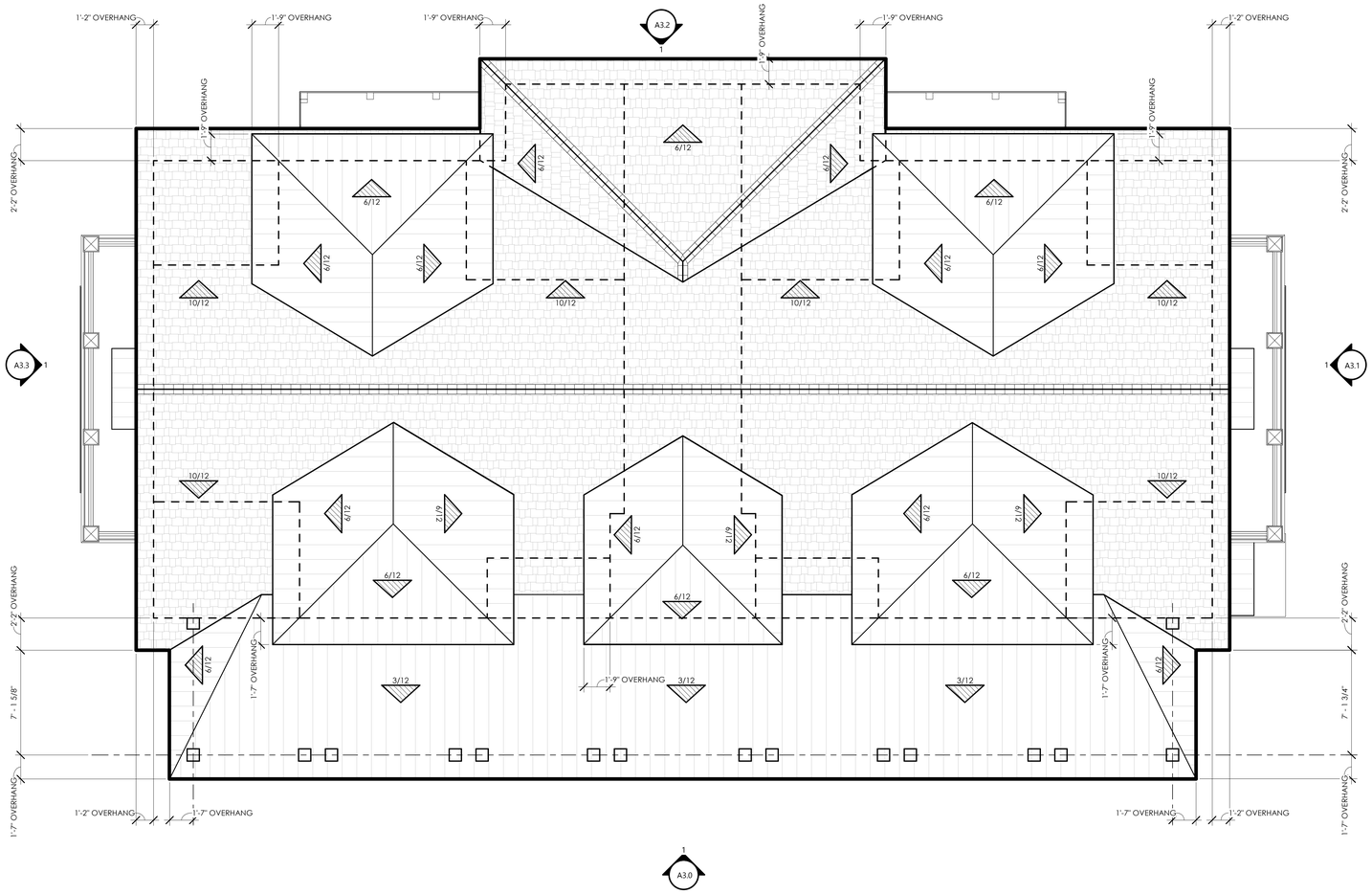
NO. REV. DATE DESCRIPTION

SHEET TITLE

LOFT LEVEL PLAN

A2.3

ATTACHMENT 4



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

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

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

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

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

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

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.
OR
FLOOR, WALL, CEILING, AND FINISHES ARE AS NOTED ON FINISH SCHEDULE - SEE SHEET A8.0. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

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

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

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

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

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: 1/2" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:
3/4 " T&G PLYWOOD, GLUED AND NAILED ON 14" MANUFACTURED TRUSS JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS) SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

SECOND FLOOR SYSTEM:
3/4" T&G PLYWOOD, GLUED AND NAILED ON 14" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
5/4" x 6" P.T. T&G WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS) SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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

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

ROOF RAFTERS:
1/2" EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.
OR
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

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

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FX: 843.815.2547

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OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
BLUFFTON, SC 29910

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ROOF PLAN

A2.4

ATTACHMENT 4

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

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
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PROJECT INFO

Date
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Project No.
20-095

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

FRONT EXTERIOR ELEVATION

A3.0

ATTACHMENT 4

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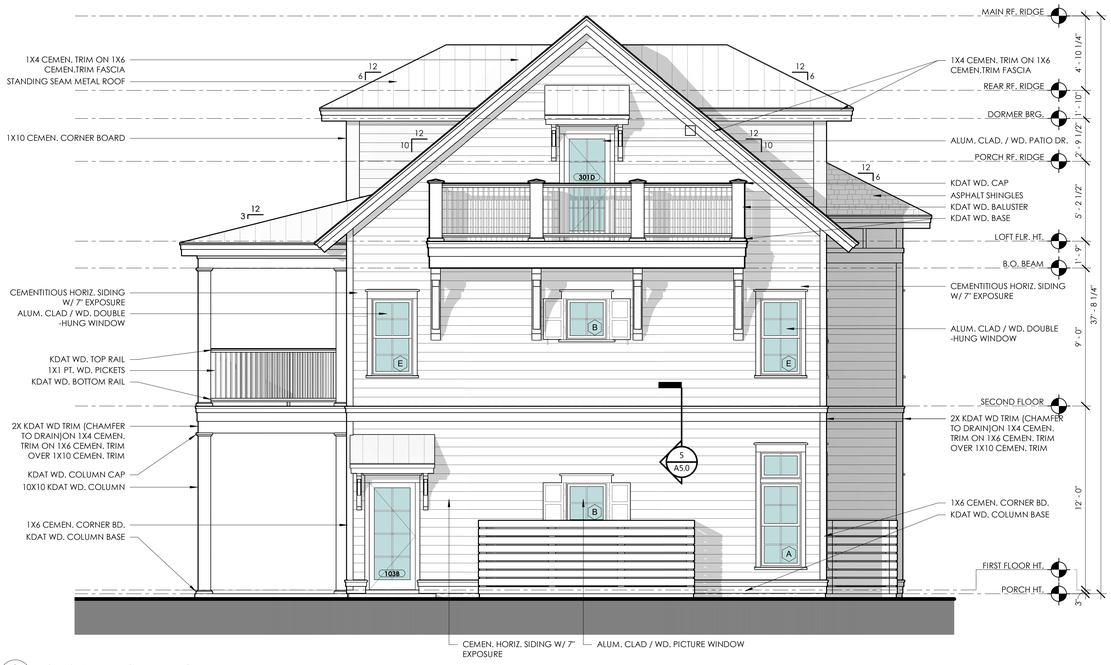

1 / A3.1 RIGHT SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
BLUFFTON, SC 29910

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

RIGHT SIDE EXTERIOR ELEVATION

A3.1

ATTACHMENT 4

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

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

REAR EXTERIOR ELEVATION

A3.2

ATTACHMENT 4

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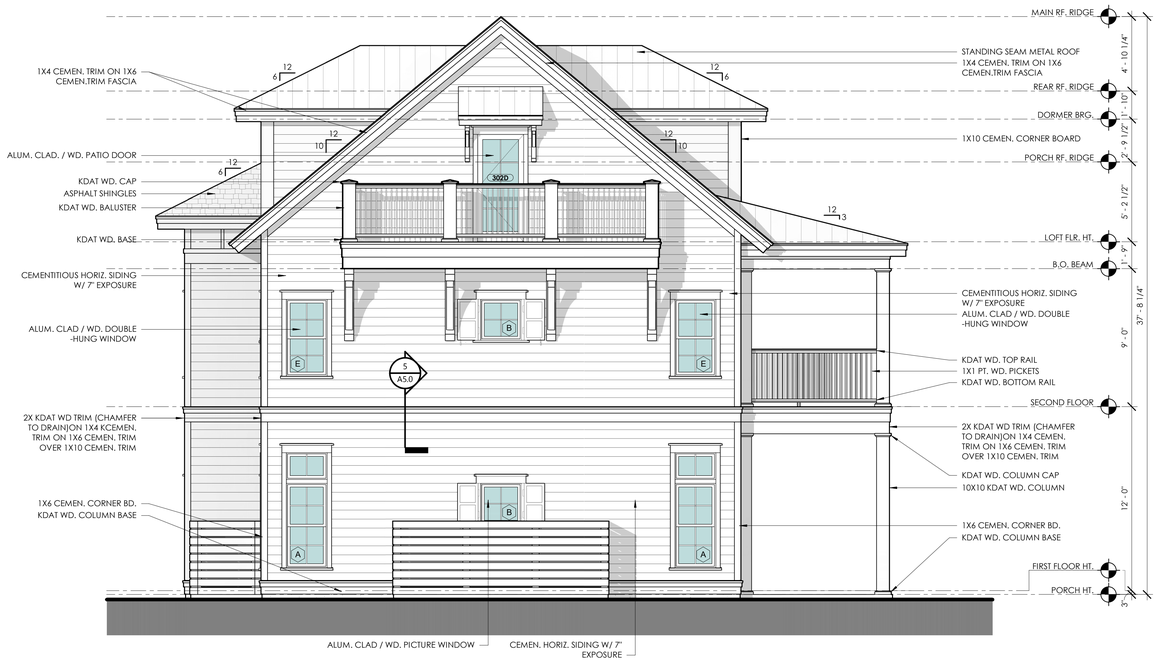

1 A3.3 LEFT SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

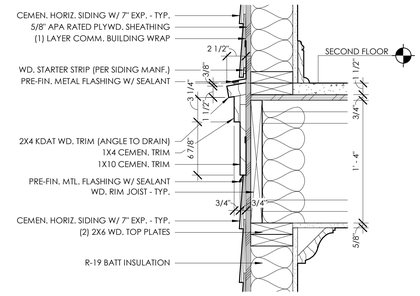
NO. REV. DATE DESCRIPTION

SHEET TITLE

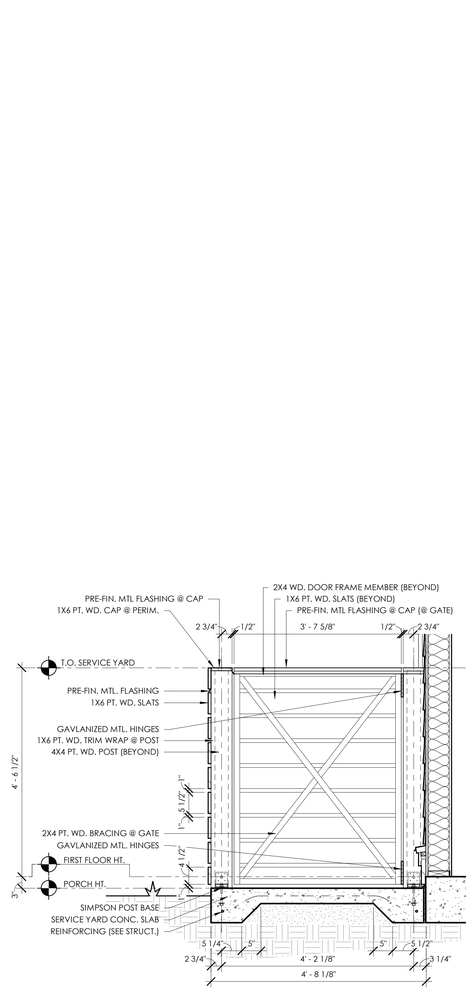
LEFT SIDE EXTERIOR ELEVATION

A3.3

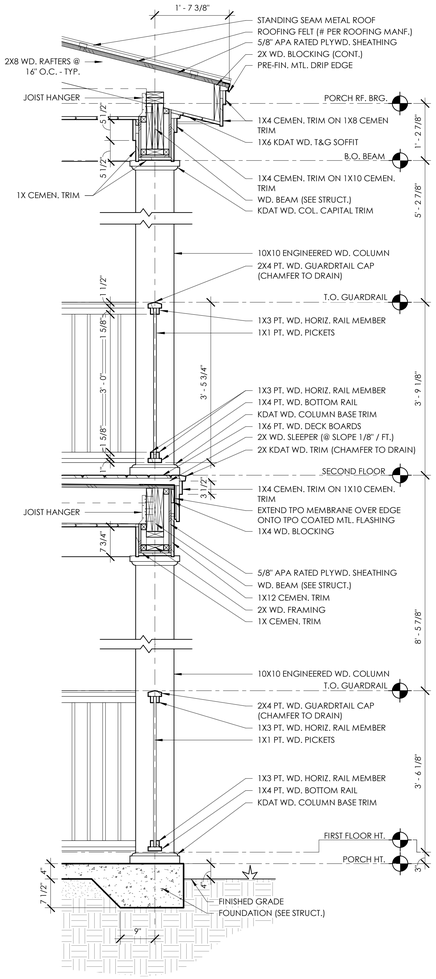
ATTACHMENT 4



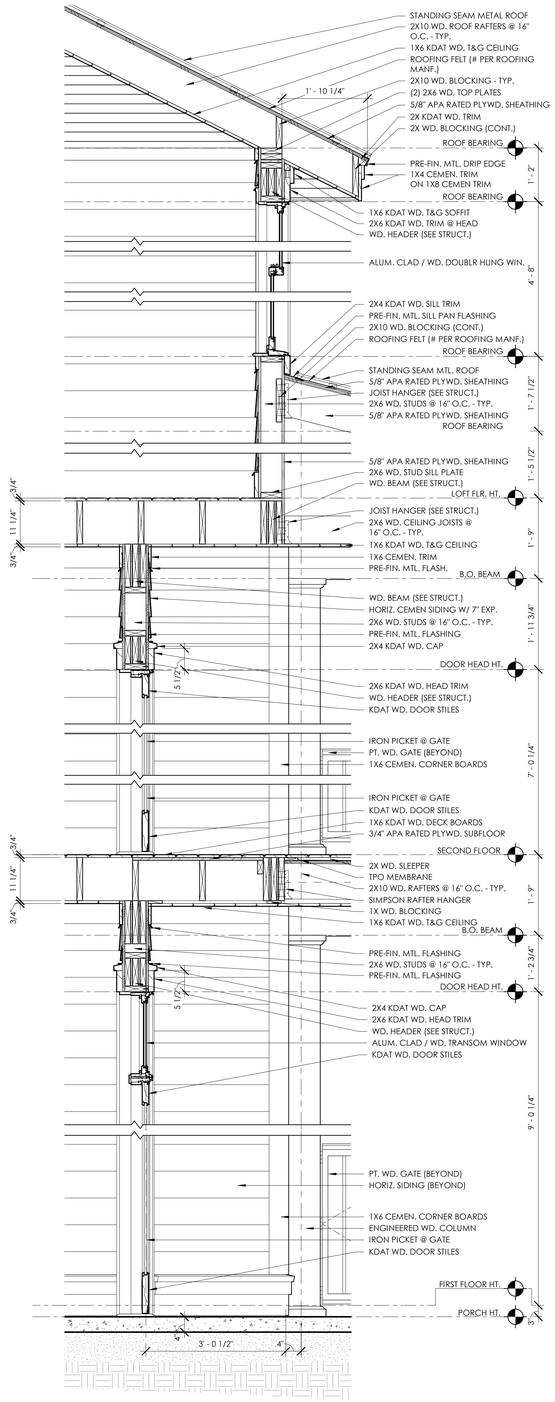
5 / A5.0 TYP. WATERTABLE
1 1/2" = 1'-0"



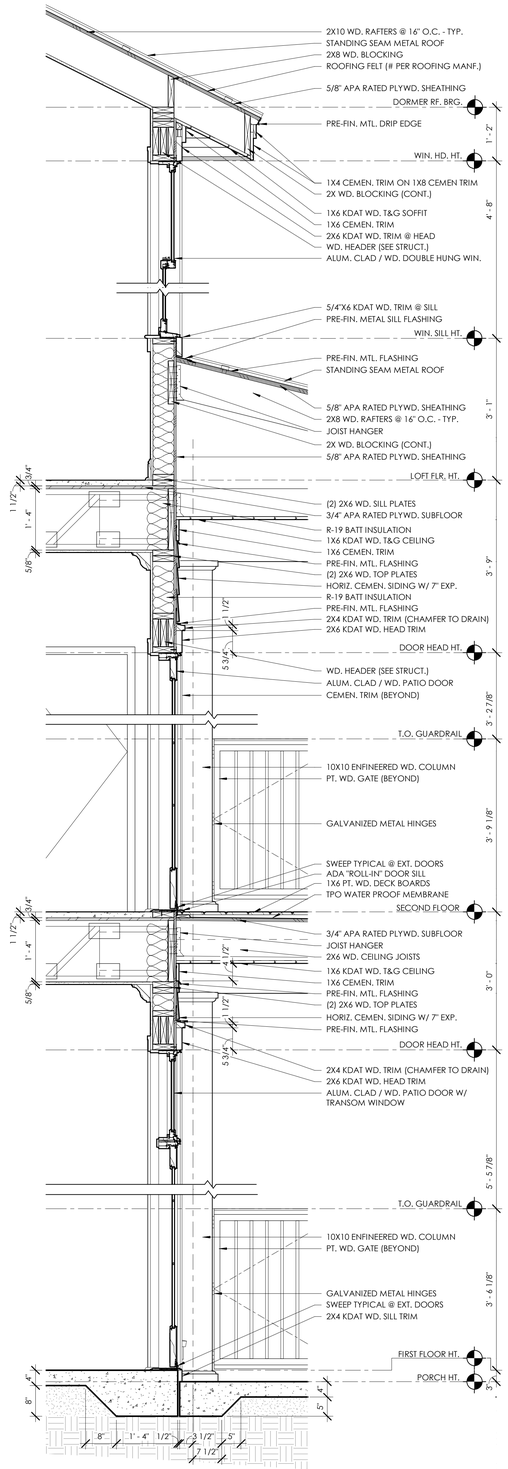
4 / A5.0 SERVICE YARD DETAIL
3/4" = 1'-0"



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



2 / A5.0 WALL SECTION @ ENTRY GATE
3/4" = 1'-0"



1 / A5.0 WALL SECTION @ TYP. EXT. WALL
3/4" = 1'-0"

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OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
BLUFFTON, SC 29910

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

DETAILS

A5.0

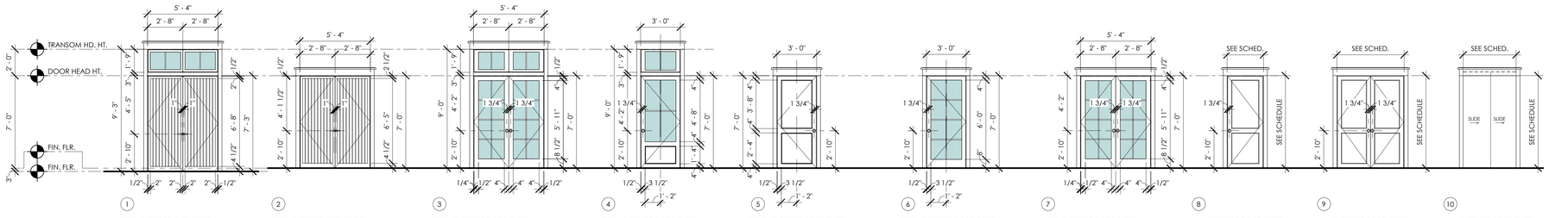
ATTACHMENT 4

DOOR SCHEDULE

				DOOR				FRAME			HARDWARE					
NO.	ROOM	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	RATED	MATL	FINIS H	RATED	LOCK	CLOSER	STOP	PANIC	MISC	COMMENTS
100	ENTRY PORCH	5' - 4"	9' - 3"	1	WROUGHT IRON	PWDR. COAT		WD.	PTD.		ENTRY		X			
101	ELEC. RM.	3' - 0"	7' - 0"	5	HOLLOW MTL.	PTD.		H.M.	PTD.		SECURITY					
102	FIRE RISER	3' - 0"	7' - 0"	5	HOLLOW MTL.	PTD.		H.M.	PTD.		SECURITY					
103	KITCHEN / DINING & LIVING	3' - 0"	9' - 0"	4	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY		X			
103A	OPEN AIR PORCH	5' - 4"	9' - 0"	3	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		SECURITY					
103B	BUSINESS OFFICE	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		SECURITY					
103C	CLOSET 2	3' - 6"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
103D	BUSINESS OFFICE	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
103E	BEDROOM 1	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
103F	CLOSET 1	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
103G	BATHROOM 1	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
103H	LAUNDRY	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
104	KITCHEN / DINING & LIVING	3' - 0"	9' - 0"	4	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY		X			
104A	OPEN AIR PORCH	5' - 4"	9' - 0"	3	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY					
104B	KITCHEN / DINING & LIVING	2' - 8"	6' - 11 1/2"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
104C	BEDROOM 2	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
104D	VESTIBULE 1	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
104E	VESTIBULE 1	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
104F	VESTIBULE 2	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
104G	VESTIBULE 2	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
104H	KITCHEN / DINING & LIVING	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
200	COMMUNITY PORCH	5' - 4"	7' - 0"	2	WROUGHT IRON	PWDR. COAT		WD.	PTD.		PASSAGE					
201	KITCHEN, LIVING & DINING	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY		X			
201A	OPEN AIR PORCH	5' - 4"	7' - 0"	7	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY					
201B	BEDROOM 2	2' - 8"	6' - 11 1/2"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
201C	CLOSET 2	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
201D	BATHROOM 2	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
201E	BEDROOM 1	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			

DOOR SCHEDULE

				DOOR				FRAME			HARDWARE					
NO.	ROOM	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	RATED	MATL	FINIS H	RATED	LOCK	CLOSER	STOP	PANIC	MISC	COMMENTS
201F	CLOSET 1	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
201G	BATHROOM 1	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
201H	LAUNDRY	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
202	KITCHEN, LIVING & DINING	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY		X			
202A	OPEN AIR PORCH	5' - 4"	7' - 0"	7	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY					
202B	KITCHEN, LIVING & DINING	2' - 8"	6' - 11 1/2"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
202C	BEDROOM 2	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
202D	VESTIBULE 2	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
202E	VESTIBULE 2	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
202F	VESTIBULE 1	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
202G	VESTIBULE 1	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
202H	KITCHEN, LIVING & DINING	4' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
301	LANDING	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		SECURITY					
301A	KITCHEN, DINING & LIVING	5' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
301B	KITCHEN, DINING & LIVING	2' - 8"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
301C	BEDROOM 2	4' - 0"	7' - 0"	10	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY					
301D	BALCONY	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY					
301E	KITCHEN, DINING & LIVING	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
301F	BEDROOM 1	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
301G	CLOSET 1	6' - 0"	7' - 0"	10	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
302	KITCHEN, DINING & LIVING	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	PTD.		WD.	F.A.F.		SECURITY					
302A	LAUNDRY	5' - 0"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					
302B	BEDROOM 2	2' - 8"	7' - 0"	9	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
302C	CLOSET 2	4' - 0"	7' - 0"	10	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY					
302D	BALCONY	3' - 0"	7' - 0"	6	ALUM. CLAD / WD.	F.A.F.		WD.	F.A.F.		ENTRY					
302E	BATHROOM	2' - 6"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
302F	KITCHEN, DINING & LIVING	2' - 8"	7' - 0"	8	SOLID CORE MDF	PTD.		WD.	PTD.		PRIVACY		X			
302G	BEDROOM 1	6' - 0"	7' - 0"	10	SOLID CORE MDF	PTD.		WD.	PTD.		PASSAGE					



1 — (100) EXTERIOR GATE SYSTEM
INSWING GATE
PAIR 2'-8" x 7'-3" (R.O. ±5'-4" x 9'-3")
3/4" X 3/4" PICKETS (PATTERN AS SHOWN) MANUFACTURER T.B.D. BY G.C. / OWNER

ADJUST DOOR HEIGHT TO ENSURE TRUE 9'-0" & 9'-3" ROUGH OPNGS.
- TOP OF DOOR & TANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

2 — (100) EXTERIOR GATE SYSTEM
INSWING GATE
PAIR 2'-8" x 7'-0" (R.O. ±5'-4" x 7'-0")
3/4" X 3/4" PICKETS (PATTERN AS SHOWN) MANUFACTURER T.B.D. BY G.C. / OWNER

ADJUST DOOR HEIGHT TO ENSURE TRUE 9'-0" & 9'-3" ROUGH OPNGS.
- TOP OF DOOR & TANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

3 — (103A) (104B) EXTERIOR DOOR SYSTEM
OUTSWING DOOR
PAIR 2'-8" x 7'-0" (R.O. ±5'-4" x 9'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN) MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQ.

ADJUST DOOR HEIGHT TO ENSURE TRUE 9'-0" & 9'-3" ROUGH OPNGS.
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

4 — (103) (104) EXTERIOR DOOR SYSTEM
OUTSWING DOOR
3'-0" x 7'-0" (R.O. ±3'-0" x 9'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN) MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQ.

ADJUST DOOR HEIGHT TO ENSURE TRUE 9'-0" & 9'-3" ROUGH OPNGS.
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

5 — (101) (102) EXTERIOR DOOR SYSTEM
OUTSWING DOOR
3'-0" x 7'-0" (R.O. ±3'-0" x 7'-0")
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQ.

ADJUST DOOR HEIGHT TO ENSURE TRUE 7'-0" ROUGH OPNGS.
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

6 — (301D) (302D) EXTERIOR DOOR SYSTEM
OUTSWING DOOR
3'-0" x 7'-0" (R.O. ±3'-0" x 7'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQ.

ADJUST DOOR HEIGHT TO ENSURE TRUE 7'-0" ROUGH OPNGS.
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

7 — (103) EXTERIOR DOOR SYSTEM
OUTSWING DOOR
PAIR 2'-8" x 7'-0" (R.O. ±5'-4" x 7'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN) MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQ.

ADJUST DOOR HEIGHT TO ENSURE TRUE 7'-0" ROUGH OPNGS.
- TOP OF DOOR & TRANSOMS TO ALIGN W/ TOP OF ADJACENT DRS.

8 — INTERIOR DOOR SYSTEM
SOLID CORE WOOD
2 PANEL
MANUF. T.B.D. BY G.C. / OWNER

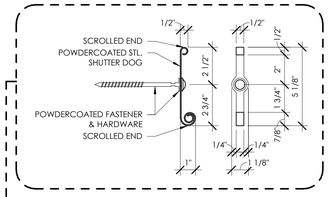
SEE SCHEDULE FOR ADDITIONAL INFORMATION

9 — INTERIOR DOOR SYSTEM
SOLID CORE WOOD
2 PANEL - DOUBLE
MANUF. T.B.D. BY G.C. / OWNER

SEE SCHEDULE FOR ADDITIONAL INFORMATION

10 — INTERIOR DOOR SYSTEM
SOLID CORE WOOD
2 PANEL - DOUBLE
MANUF. T.B.D. BY G.C. / OWNER

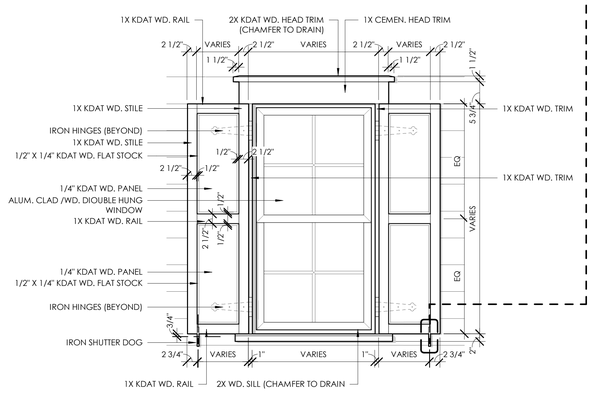
SEE SCHEDULE FOR ADDITIONAL INFORMATION



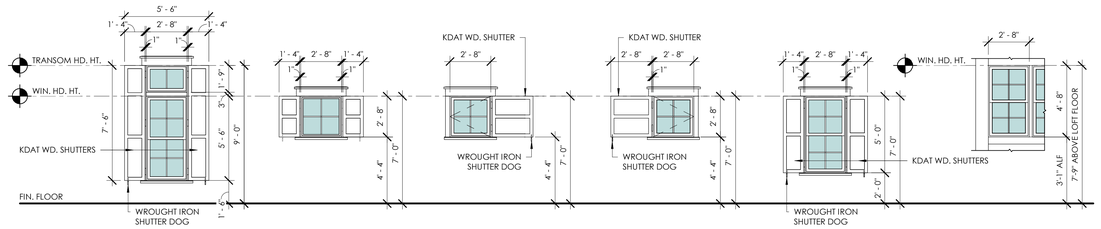
2 A6.0 SHUTTER DOG DETAIL
3" = 1'-0"

WINDOW SCHEDULE

TYPE MARK	WINDOW TYPE	DESCRPITION	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	DESIGN PRESSURE	COMMENTS
A	CLAD DOUBLE HUNG UNIT	2'-8" x 5'-0"	2' - 8"	7' - 6"	9' - 0"		
B	CLAD TRANSOM UNIT	2'-8" x 2'-8"	2' - 8"	2' - 8"	7' - 0"		
C	CLAD CASEMENT UNIT	2'-8" x 2'-8"	2' - 8"	2' - 8"	7' - 0"		
D	CLAD CASEMENT UNIT	2'-8" x 2'-8"	2' - 8"	2' - 8"	7' - 0"		
E	CLAD DOUBLE HUNG UNIT	2'-8" x 5'-0"	2' - 8"	5' - 0"	7' - 0"		
F	CLAD DOUBLE HUNG UNIT	2'-8" x 4'-8"	2' - 8"	4' - 8"	7' - 9"		



1 A6.0 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"



A — CLAD DOUBLE HUNG UNITS
2'-8" x 5'-6" (R.O. ± 2'-8" x 7'-6")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

B — CLAD PICTURE UNITS
2'-8" x 2'-8" (R.O. ± 2'-8" x 2'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

C — CLAD CASEMENT UNITS
2'-8" x 2'-8" (R.O. ± 2'-8" x 2'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

D — CLAD CASEMENT UNITS
2'-8" x 2'-8" (R.O. ± 2'-8" x 2'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

E — CLAD DOUBLE HUNG UNITS
2'-8" x 5'-0" (R.O. ± 2'-8" x 5'-0")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

F — CLAD DOUBLE HUNG UNITS
2'-8" x 4'-8" (R.O. ± 2'-8" x 4'-8")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUF. T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUAL

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

OLD VILLAGE SQUARE - BUILDING 5

10 MARIANNA WAY
BLUFFTON, SC 29910

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PROJECT INFO

Date
2021.02.08

Project No.
20-095

ISSUE

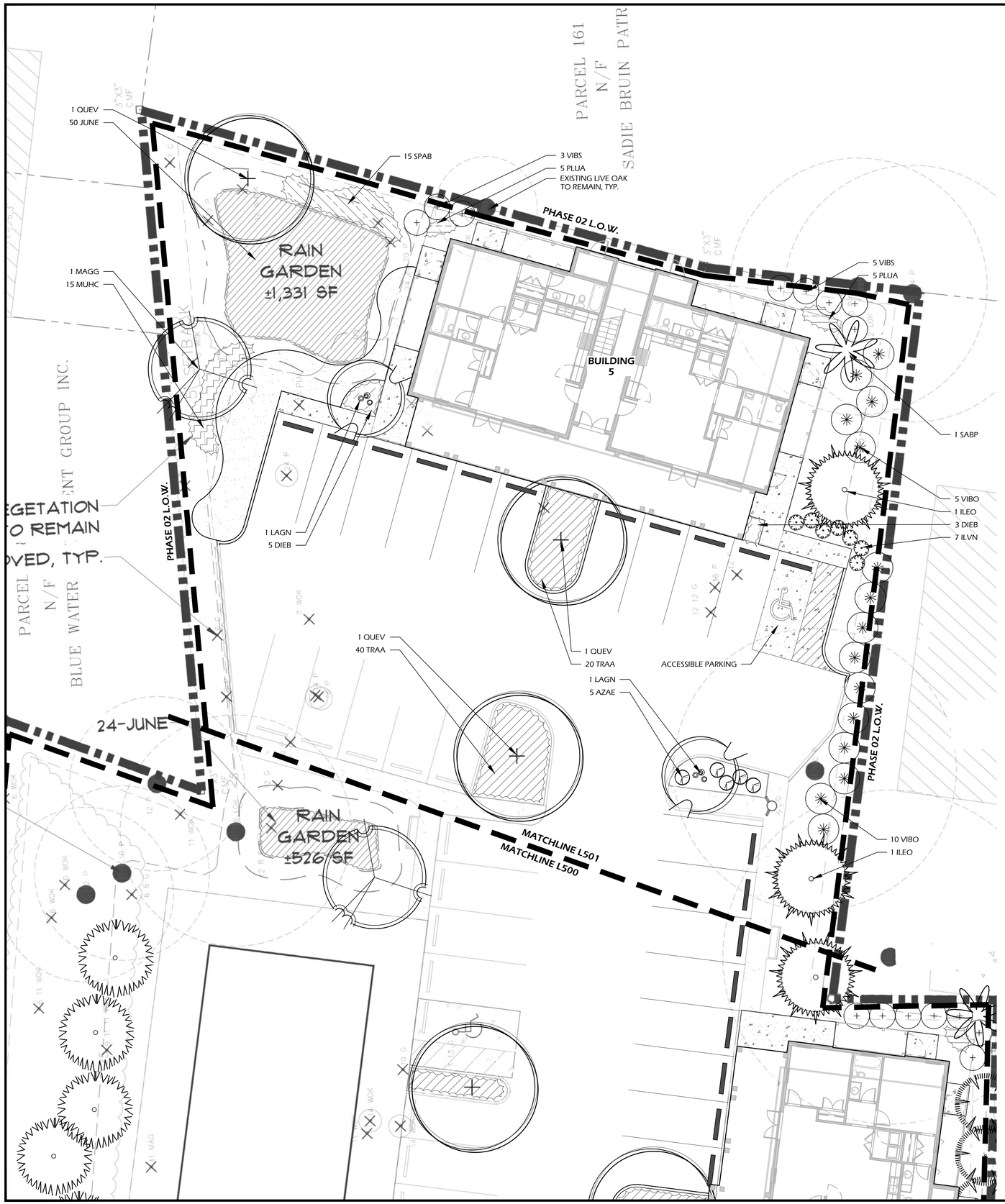
NO. REV. DATE DESCRIPTION

SHEET TITLE

DOOR AND WINDOW SCHEDULE

A6.0

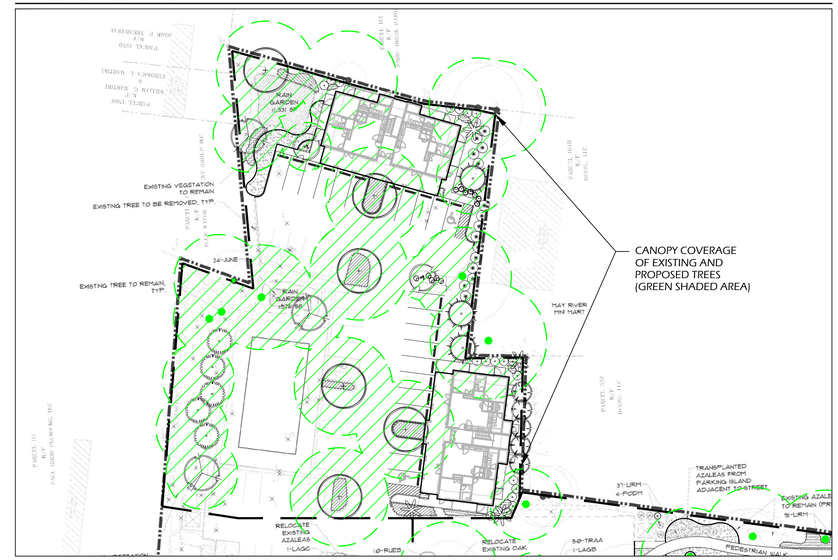
ATTACHMENT 5



PHASE 02 (BUILDINGS 3, 4, 5) PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
3	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	-	Full to ground
6	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refollated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
3	ILEO	Ilex opaca	American Holly	6'-7'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
5	ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly	5'-6'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
2	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
5	AZAE	Azalea x encore	Encore Azalea	24"-30"	24"-30"	7 gal.	-	Full
5	ILNS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4'-5'	2'-3'	15 gal.	-	Full
7	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18"-24"	18"-24"	7 gal.	-	Full
15	VIBO	Viburnum odoratissimum	Sweet Viburnum	30"-36"	24"-30"	7 gal.	-	Full
22	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
50	JUNE	Juncus effusas	Soft Rush	14"-16"	10"-16"	1 gal.	30" O.C.	Full
15	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
15	SPAB	Spartina bakerii	Sand Cordgrass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
8	DIEB	Dietes bicolor	Yellow African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
20	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12"-16"	8"-12"	1 gal.	18" O.C.	Full
20	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Blue Flowers, Full
190	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4"-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
500	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-

TREE CANOPY COVERAGE:



CANOPY COVERAGE SUMMARY	
DESCRIPTION	COVERAGE (SF)
SITE AREA (PHASE 02)	39,112
BUILDING FOOTPRINT	6,000
REMAINING SITE AREA	33,112
MATURE CANOPY COVERAGE PROVIDED (EXISTING AND PROPOSED)	25,692
% CANOPY COVERAGE (75% MIN.)	**78%**

N E W

0 5 10 15 20 25 30 35 40

Scale 1 " = 10'

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
528 Promenade Street, Suite 204 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
6 SHULTS ROAD
BLUFFTON, SOUTH CAROLINA

DATE:	FEB 22, 2021
PROJECT NO.:	20106.01
DRAWN BY:	JM
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
PLANTING PLAN - PHASE 02

DRAWING NUMBER
L501

PLAN REVIEW COMMENTS FOR COFA-01-21-014894

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:**	**01/11/2021**
Plan Status:	**Active**	**Plan Address:**	**10 Marianna Way Way BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 000 0746 0000**

Plan Description: **A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for review of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story multifamily residential building of approximately 5,328 SF located at 10 Marianna Way, Building 5 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.**
STATUS [1-12-2021]: The application received 1-11-2021 is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the 1-20-2021 meeting. Please note all comments provided at this meeting reflect the 1-11 submittal and do not take into consideration the revised drawings submitted 1-19-2021.

Staff Review (HD)

Submission #: 1 Recieved: 01/15/2021 Completed: 01/19/2021

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	01/19/2021	Katie Peterson	Revisions Required

Comments:

1. Multifamily is not a permitted use in the Neighborhood General – HD zoning district. The plan proposes a multi-family structure. Revise use to one permitted by the UDO. (4.3)
2. Applicants are required to provide notice via certified mail to all owners of property, including any Property Owners Association (POA) abutting, adjacent or contiguous to the property that is subject of the application within fifteen (15) days of the UDO Administrator's acceptance of a completed application. Upon submittal of the Final Application, a list of adjacent property owners and a letter template will be sent. (3.2.4.)
3. At time of final submittal the following fields on the application must be updated: address is 6 Marianna Way, as this is a new application, there are no previous applications and all fields must be completed, the existing square footage is 0, the plans must be printed to scale. (Applications Manual)
4. This structure will be reviewed as an Additional Building Type. The proposed structure most closely meets the characteristics of the Mansion Apartment House (use, size, number of units, appearance, defined central primary entrance, center hall in format), however does not meet all of the characteristics (no full-length shared porch, exceeds width, unit SF slightly under). It does not meet the characteristics of a Center Hall House (does not meet use, max SF, have side or rear wings secondary to the mass and exceeds typical width), with the exception of the footprint. Mansion Apartment House building types are not permitted in the NG-HD zoning district, however, this structure would be reviewed as an Additional Building Type with characteristics of the Mansion Apartment House. *Note: the building type may be altered when the use and other architectural standards are updated.
5. Overall building proportions and individual building features shall have a proportional relationship with one another, as well as the overall building form. The central portico appears under-scaled relative to the overall width of both buildings. Additionally, the glazing on the rear elevations appears to have under-scaled glazing resulting in large areas of blank walls. (Sec. 5.15.5.F.4.a.)
6. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. *Note: See comment 1 (5.15.5.F.1.c.)
7. Porches shall be a minimum of 6' in depth. The side porches on the first floor are 5' deep. The depth must be increased to meet the minimum depth requirement. *Note: See comment 1 (5.15.6.E.5.a)
8. Porch height shall be 30" minimum from grade to top of stairs. The porches are currently proposed at grade and must be raised to no less than 30". *Note: See comment 1 (5.15.6.E.5.c.)
9. The Architectural standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The porches on either side of the second floor do not have any access and are not functional. Provide access or reconfigure the ends of the structure to a more traditional configuration. (5.15.6.A.)
10. Doors are permitted to be wood, metal or metal-clad. The door schedule lists doors 101 and 102, located on the rear exterior elevation, as insulated fiberglass. The door material must be revised to a permitted material (5.15.6.I.2.b.)
11. Roofs are permitted to be gabled, hipped, and shed. The structure proposes the use of a half-hipped roof. A determination on the appropriateness of this alternate roof shape is required prior to approval. (5.15.6.J.1.a.)
12. Rooflines shall be simple, utilizing gables, hips, and sheds, or combinations of these basic forms. Roofs shall correspond to the major massing of the building; roof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided. As the proposed structure incorporates hip, gable, half-gable and shed roofs, the number of roof profiles is complicated by the number of materials proposed on the structure. Consider revising the roofing material to be single material. (5.15.5.F.2.b.)
13. The Old Town Bluffton Historic District embodies a diverse community character. Structures range from stately homes, unique shops, historic structures nestled among new construction infill. The proposed building plans for 6 and 10 Marianna Way are identical This is not representative of the architectural diversity of Old Town Bluffton Historic District, nor does this exist elsewhere within the District. Building elements should be reconsidered to introduce variation while maintaining consistency with the general character of the surrounding area. In order to ensure consistency with the existing nature and character of the surrounding area, elements of the buildings should be revised to maintain the same general character of the development while introducing variation into the design. (3.18.3.D.)
14. For the final application provide architectural details of the railings and balusters, corner board trim, water table detail, shutter dog profile, and a wall section through the eave depicting the material configuration and dimensions and a revised Landscape Plan as the footprint configuration has changed. (Applications Manual)
15. Additional comments may be provided at the HPRC meeting based off of discussion.

Addressing Review	01/19/2021	Nick Walton	Approved with Conditions

Comments:

1. 10 Marianna Way.

Beaufort Jasper Water and Sewer Review	01/19/2021	James Clardy	Approved with Conditions

Comments:

1. The project is under construction, pending issuance of the close-out and permit to operate.

Building Safety Review	01/19/2021	Richard Spruce	Approved with Conditions

Comments:

1. For Type V construction, building walls located 10 feet or less from the property line must be 1 hour rated.

HPRC Review	01/19/2021	Katie Peterson	Approved with Conditions

Comments:

1. Service yards are to be located in a rear or side yard location not facing a street and away from all public vantage. As the service yard will be visible from a public vantage on all elevations, special consideration shall be given to the screening of the service yard. Additionally, provide location of electric meters. (5.15.5.10.)
2. A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath. If the possible floor area with head room of 5 feet or more occupies more than 70 percent of the total floor area of the story directly beneath, then that space shall be considered a full story. The third story appears to have significant area which has possible floor area with head room of 5 feet or more which has not been included in the SF calculations. The square footage calculations will need to be updated to reflect this calculation.
Additionally, there are discrepancies between the SF labels within the rooms, the narrative, and the leader line calculations (the coversheet is missing the numbers). While it is expected that the leader lines and room labels will vary slightly (interior vs exterior wall measurements), the room labels and leader line calculations exceed 70% of the floor beneath and would constitute a 3rd story. (5.15.5.F.1.e.)

Transportation Department Review - HD	01/19/2021	William Howard	Approved with Conditions

Comments:

1. No Comment.

Watershed Management Review	01/19/2021	William Baugher	Approved

Comments:

1. See DPA-06-17-011010.

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 3, 2021
PROJECT:	Lot 34, 22 Stock Farm Road – New Construction: Single-Family Residential
APPLICANT:	DH Abney Company
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, DH Abney Company, on behalf of Donna and James Brancato, requests that the Historic Preservation Commission approve the following application:

1. **COFA-10-20-014637.** A Certificate of Appropriateness to allow the construction of a 1.5-story single-family residential structure of approximately 2,373 SF and a 2-story Carriage House of approximately 1,093 SF located at 22 Stock Farm Road, Lot 34 in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached single-family residence located in the Old Town Bluffton Historic District. The proposed building, of approximately 2,373 SF, has similar attributes of the Center Hall House, but is not 2 stories in height, so it is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. In addition to the primary structure, the Applicant is proposing a Carriage House structure of approximately 1,093 SF, which meets the design standards for a Carriage House Building Type. This lot is located within the Stock Farm development plan, which specifies that the lot fronts Stock Farm Road and has a 20-foot front setback, 10-foot rear setback, 10-foot left setback, and 15-foot right setback. The proposed placement meets these setbacks.

The main house structure is under a two-story forward-facing gable with side-facing gabled ell to the right. It features a full-length front porch under a hip roof which wraps the full right side of the structure. It has a smaller side porch on the left elevation under a hip roof. At the rear of the structure, an unconditioned breezeway attaches the primary structure to the Carriage House. The proposed materials include combination of horizontal Hardi siding, tabby stucco piers with hog board skirt boards and 5V metal roofing. The Carriage House features similar materials and trim detailing as the primary structure.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 26, 2020 meeting and comments were provided to the Applicant (See attachment 5).

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

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

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

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

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

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

    The Applicant proposes to construct a new single-family residence and Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

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

part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed residential structure and Carriage House add to the district as well as help provide completeness to the neighborhood and overall district.

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

   a. *Finding*. Town Staff finds that the design of the primary structure falls within the category of Additional Building Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C. Additional Building Types are permissible. As has been past practice, the Town Staff requests the Historic Preservation Commission review and make a final recommendation regarding the appropriateness of the Additional Building Type.

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

      1) Section 5.3.3.C. Tree Conservation During Site Planning. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. The proposed placement of the Carriage House requires the removal of a 20”-12” split trunk Laurel Oak tree, which could be avoided if the placement of the Carriage House was moved to the North. The Carriage House must be relocated to preserve the existing canopy.

      2) Section 5.15.6.E.8. Chimneys. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or prefabricated chimney caps are not permitted. The Left elevation of the primary structure shows a chimney cap that is not visible, however, the other elevations show an exposed metal spark arrestor. All elevations must be updated to remove the visible metal spark arrestor.

      3) Section 5.15.6.H. Columns, Arches, Piers, Railings and Balustrades. Railings & Balusters are permitted to be Wood (termite resistant), painted or natural Wrought or Cast Iron. Further, Traditional Construction Patterns, referenced in UDO Section 5.15.6.A. as an additional reference for architectural standards, encourages the use of the ‘Arm’s Length Rule,’ which states that substitute materials must be indistinguishable from the

original at arm's length or less, and their performance must exceed that of the original if they are to be used below the second floor. The Application proposes the use of composite railings and balustrades, which while the performance may exceed the original, the material appears to be distinguishable from it at arm's length or less. As they are located below the second floor, the railings and balustrades must be revised to Wood (termite resistant), painted or natural Wrought or Cast Iron.

4) Section 5.15.6.E.5. Porches. Porches shall be raised a minimum of 30" from grade to top of stairs. The proposed porch is at approximately 28" from grade to top of stairs. The porch height must be revised to meet this standard.

5) Section 5.15.5.F.1.c. General Standards. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. While one location is noted to have a finished floor height of 3 feet, the elevations show the finished floor height to be at 2' 8" from average adjacent sidewalk grade. The elevations must be revised to meet the minimum height requirement.

6) Section 5.15.6.A. Architectural Standards. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The applicant proposes the use of a false window on the Right Elevation of the primary structure and requests a determination from the HPC on the appropriateness of this feature.

7) Section 5.15.6.M. Shutters. Shutters shall be constructed of a durable wood. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for shutters provided the UDO Administrator determines that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The Applicant proposes the use of composite shutters (See Arm's Length Rule in item 3 of this section). The shutters must be revised to be a durable wood material or a determination made by the HPC that the composite material proposed is of equal or better quality than traditional building materials.

8) Section 5.15.6.M. Shutters. Shutter dogs may be "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. A shutter dog profile must be provided for review as one was not included in the application.

9) Section 5.15.6.J. Roofs and Gutters. Gutters may be Rectangular section, Square section, Half-round section. Gutters are proposed on the application, however, a profile was not provided. A gutter profile must be provided to ensure compliance with this section.

10) Section 5.15.6.A. Architectural Standards. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The applicant proposes a gas fireplace in the screened porch enclosure of the primary structure which, as it does not have a chimney, proposes siding material similar to the rest of the house. This is not a traditional configuration, and staff is requesting the HPC determine the appropriateness of this element.

11) Section 5.15.6.I.3.b. Windows and Doors. Windows are permitted to have Single- and Double-Hung, Casement, Industrial, or Tilt operation. The Applicant is requesting a determination on the appropriateness of the use of awning windows as a substitute the permitted operations found in the UDO in accordance with section 5.15.6.A.

12) Section 5.15.5.F.4. Overall building proportions and individual building features shall have a proportional relationship with one another. Shutters, when used, should be placed consistently on all windows which can accept them. The application proposes the use of shutters on the primary structure, but not the Carriage House. Shutters shall be added to all windows which can accept them on both structures or be removed from all windows.

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

   Finding. Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing is sensitive to the neighboring properties.

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

   Finding. The Applicant seeks approval for the construction of new structures in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, as proposed, will have no adverse effect on the public interest.

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

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete, however, the following items must be addressed prior to approval of this application:

   1) Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single-family lot and proposed for removal.

   2) Per Section 5.3.3.G., the landscape plan must be updated to show the site meets the 75% lot coverage with tree canopy measured as the mature canopy, not included rooftops.

   3) The Site Plan must be updated to show the driveway location and configuration.

   4) The Landscape Plan shows the inclusion of a raised deck and swim spa. No elevations or material information were provided with this application. The raised deck and swim spa must be removed from the Landscape Plan as not enough information was provided to complete the review.

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

1. Per the Applications Manual, the Site Plan must be updated to show the driveway location and configuration.
2. Per Section 5.3.3.C., the Carriage House shall be moved North to preserve the existing canopy from the 20" 12" split trunk Laurel Oak tree labeled on the Site Plan.
3. Per Section 3.18., the elevations must be updated to include the raised deck and swim spa, or they must be removed from the Landscape Plan as not enough information was provided to complete the review.
4. Per Section 5.15.6.E.8., the metal chimney cap must be removed from all elevations to match Left Elevation.
5. Per Section 5.15.6.H. the railings and balustrades must be revised to Wood (termite resistant), painted or natural Wrought or Cast Iron.
6. Per Section 5.15.6.E.5. the porch height must be revised to be 30" min. from grade to top of stairs.
7. Per Section 5.15.5.F.1.c. the first finished floor height must be raised to be a minimum of three (3) feet above average adjacent sidewalk grade.

8. Per Section 5.15.6.A. a determination must be made on the appropriateness of the use of a false window on the Right Elevation as a design feature which is not a traditional assembly of materials.
9. Per Sections 5.15.6.A. and 5.15.6.M., the shutters must be revised to be a durable wood material or additional information on the composite proposed to ensure the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials.
10. Per Section 5.15.6.M., a shutter dog profile must be provided for review.
11. Per Section 5.15.6.J., a gutter profile must be provided to ensure they will be rectangle, square or half round in profile.
12. Per Section 5.15.6.A. a determination on the appropriateness of the siding material in the middle of the screen porch must be made as it is not a traditional assembly of genuine materials.
13. Per Section 5.15.6.A. and 5.15.6.I.3.b. The applicant is requesting a determination on the appropriateness of the use of awning windows as a substitute the permitted operations found in the UDO.
14. Per Section 5.15.5.F.4. shutters shall be added to all windows that can accept them, specifically, they must be added on the Carriage House.
15. Per Section 5.3.3.G. the Landscape Plan must be revised to show the requirement of 75 percent lot coverage with tree canopy measured as the mature canopy, not including rooftops has been met.
16. Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit must be obtained for any tree 14” (DBH) or greater located on a single-family lot and proposed for removal.

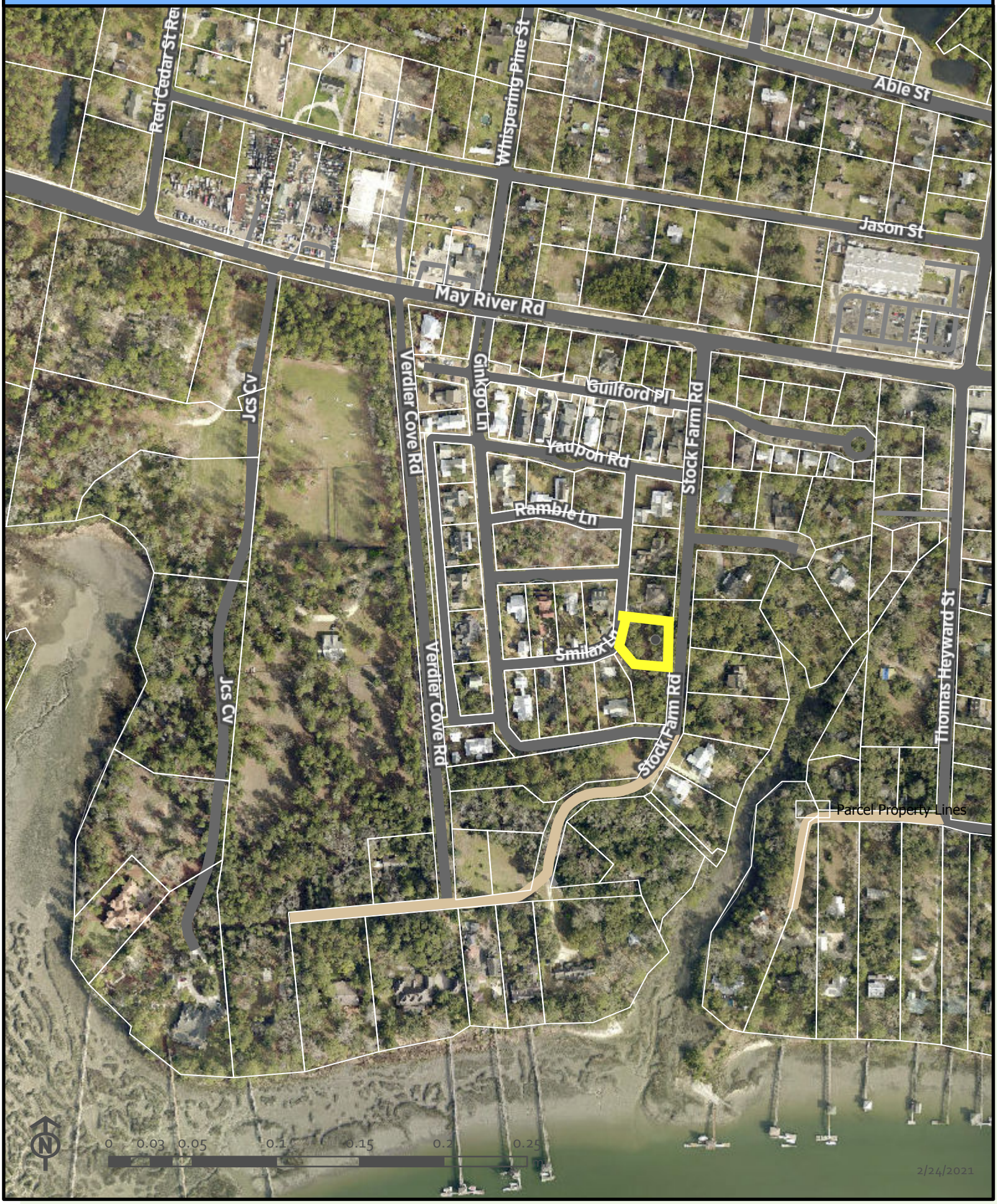
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application & Applicant Narrative
4. Site Plan & Elevations
5. Landscape Plan
6. HPRC Report
7. POA Approval Letter

Town of BLUFFTON South Carolina

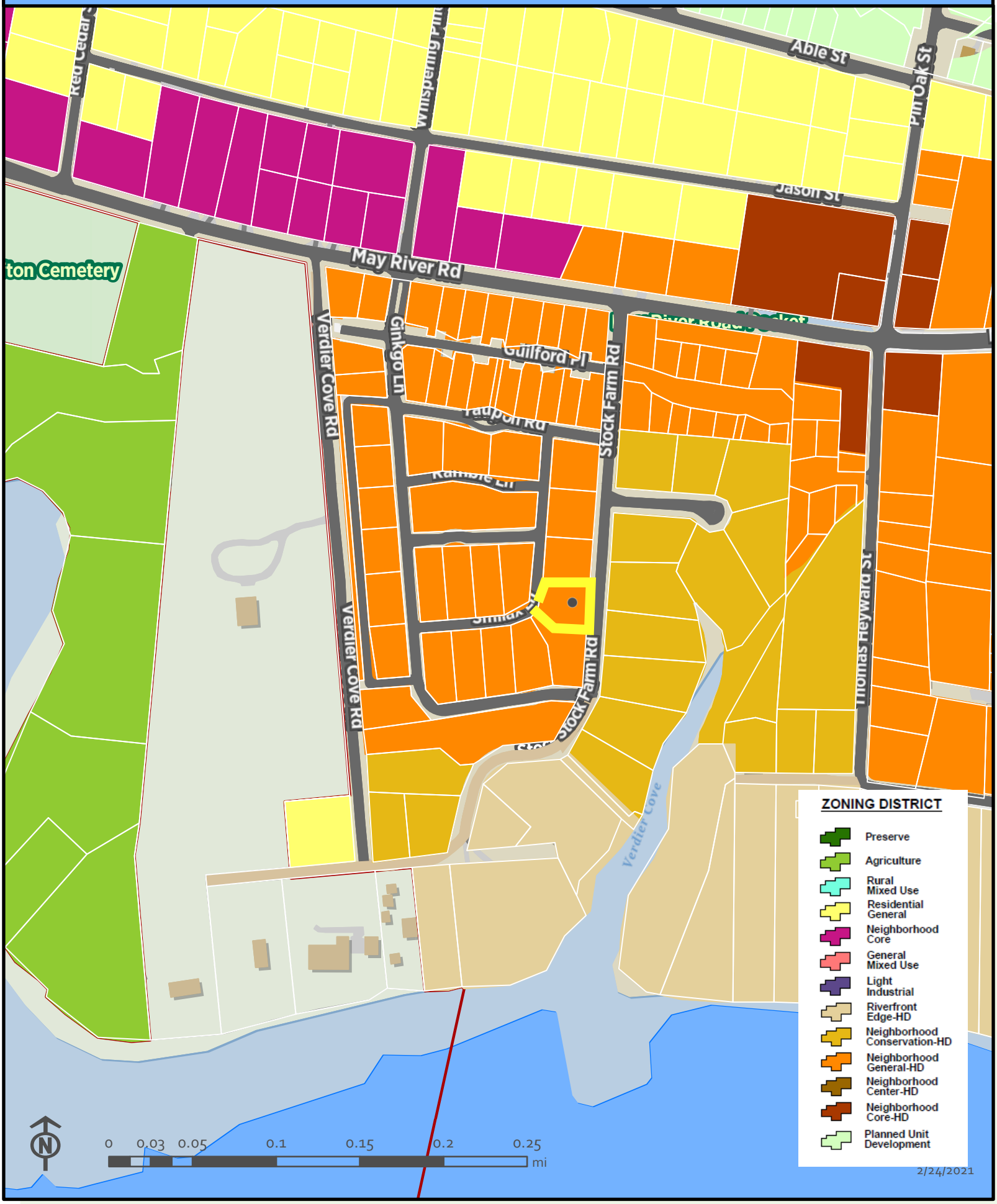
ATTACHMENT 1

Location Map - 22 Stock Farm Road



ATTACHMENT 2

Zoning Map - 22 Stock Farm Road



ATTACHMENT 3

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

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: DH Abney Company	Name: Donna and James Brancato
Phone: 843-683-7873	Phone: 203-215-4021
Mailing Address: PO Box 452 Bluffton, SC 29910	Mailing Address: 2660 Long Hill Road Guilford, CT 06437
E-mail: David@DHAbney.com	E-mail: jade@snet.net
Town Business License # (if applicable):	

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

Project Name: Brancato Residence	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Location: 22 Stock Farm Road	Application for:		
Zoning District: Neighborhood Conservation HD	☑ New Construction		
Acreage: .34	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 039 000 1511 0000	☐ Relocation or Demolition		
Project Description: New construction of single-family residence with detached accessory structure.			

Minimum Requirements for Submittal

- ☑ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ☑ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. All information required on the attached Application Checklist.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: Donna Brancato	Date: 02/03/2021
Applicant Signature: David Abney	Date: 02/03/2021

For Office Use

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. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator 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.	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	**Staff**
If the UDO Administrator 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.	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to the review the 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.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
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 will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
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.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

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

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

2. SITE DATA

Identification of Proposed Building Type (as defined in Article 5):

Building Setbacks	Front: 20 ft	Rear: 13 ft	Rt. Side: 30 ft	Lt. Side: 30 ft

3. BUILDING DATA

Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House		2,373
Ancillary	Carriage House		1,093
Ancillary			

4. SITE COVERAGE

Impervious Coverage	Coverage (SF)
Building Footprint(s)	2,089
Impervious Drive, Walks & Paths	215
Open/Covered Patios	597
A.TOTAL IMPERVIOUS COVERAGE	2,901
B.TOTAL SF OF LOT	14,685
% COVERAGE OF LOT (A/B= %)	19.7%

5. BUILDING MATERIALS

Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	CMU, tabby stucco finish	Columns	PT box columns
Walls	Hardie siding	Windows	Clad wood
Roof	5V metal	Doors	Wood
Chimney	Tabby stucco	Shutters	Composite w/ shutter dogs
Trim	Hardie board	Skirting/Underpinning	PT pine
Water table	PT 2x material w/ bevel	Cornice, Soffit, Frieze	PT pine and Hardie board
Corner board	Hardie board	Gutters	Metal
Railings	Wood composite	Garage Doors	Composite
Balusters	Wood composite	Green/Recycled Materials	Trex decking
Handrails	Wood composite		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

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

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

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

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

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

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).

Donna Brancato
Signature of Property Owner or Authorized Agent

02/03/2021
Date

Donna Brancato
Printed Name

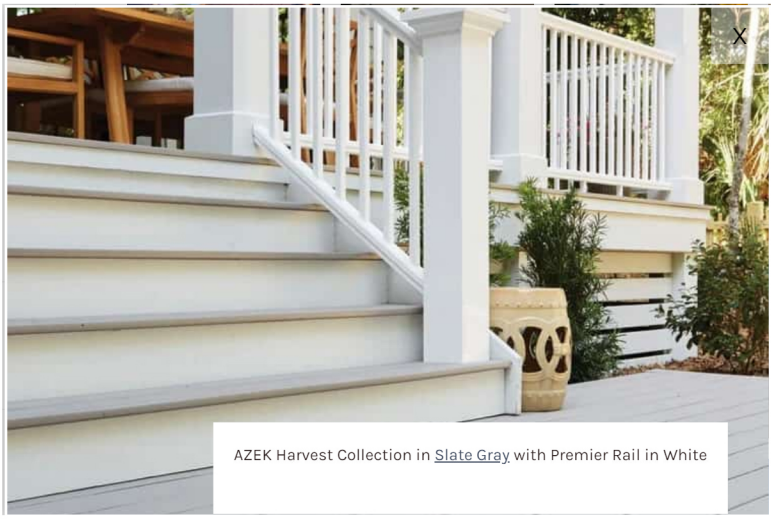
HPRC Review

Comment regarding permitted materials: A variance from the permitted materials for railings, balusters, and handrails is requested with the intent of using composite materials that emulate the appearance of painted and stained wood. The handrail systems pictured below have the appearance of milled woodwork that has been painted, but these products have a permanent finish that is impermeable to water and rot and never need refinishing.

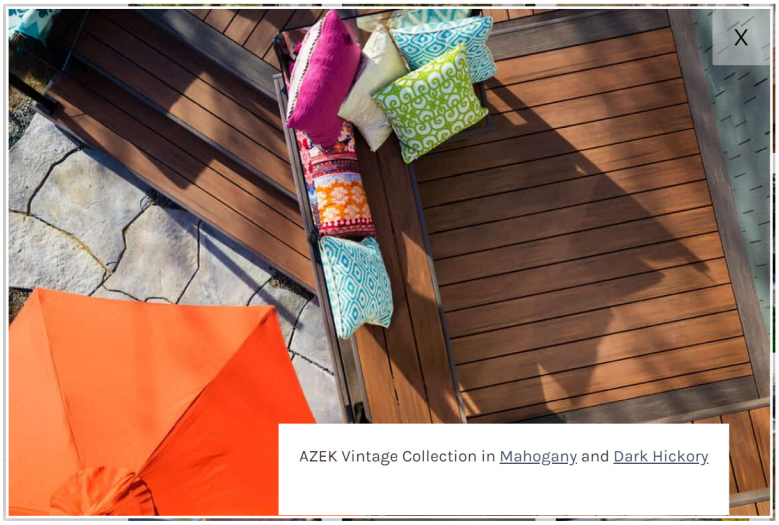
We will provide samples of all materials so that the texture and finish can be understood.

INTEX™ MILLWORK SOLUTIONS

TimberTech® Go Against the Grain.



AZEK Harvest Collection in Slate Gray with Premier Rail in White



AZEK Vintage Collection in Mahogany and Dark Hickory

Growth Management Review

Comment regarding awning windows: While it is realized that windows with an awning operation are not listed as permissable, we are requesting a variance to allow the installation of (x6) in the residence. The windows will be closed most of the time and have a very similar appearance to casement or double-hung windows when they are closed. The photo below is from the manufacturer and shows the max opening of the sash.

Reference page A2.1 for window schedule.

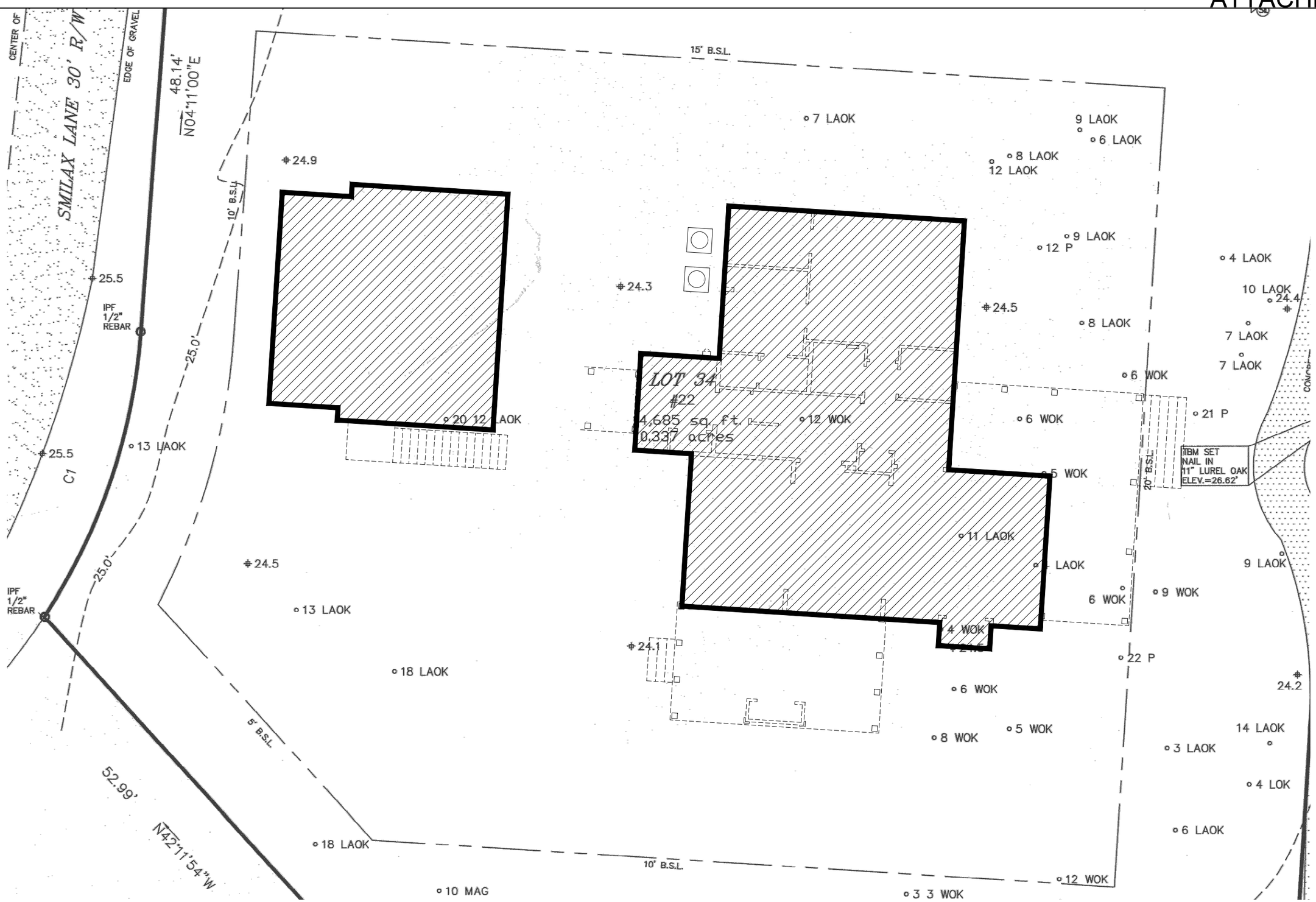
MARVIN

ELEVATE AWNING

ATTACHMENT 4

MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

COPYRIGHT:
MOSER DESIGN GROUP, INC. 2020



SITE PLAN

1"=10'-0"

01.05.2021

BRANCATO RESIDENCE

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold,. copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Amy legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties. in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

02/03/2021 Updates for Final Review in red text

BRANCATO RESIDENCE

LOT #34, 22 STOCK FARM ROAD, BLUFFTON, SOUTH CAROLINA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
S1.0	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS
A5.1	WALL SECTIONS
A5.2	WALL SECTIONS
E1.0	FIRST & SECOND ELECTRICAL PLANS

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

1 / A2.0 — DRAWING NUMBER / SHEET NUMBER
1 / A2.0 — DETAIL NUMBER / SHEET NUMBER
1 / A2.0 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
DIRECTION OF RISING SLOPE
9/12 — ROOF PITCH
1'-0" — OVERHANG DIMENSION
9'-1" — RAFTER BEARING HEIGHT ABOVE SUBFLOOR
w1 — WINDOW KEY
d1 — DOOR KEY
LIVING — ROOM NAME
FLR'G: WOOD — FINISH FLOORING
CLG: 10'-1" — CEILING HEIGHT
REM: — CEILING FINISH OR OR SPECIAL NOTE
16" LG — TREE TO BE REMOVED

ABV	ABOVE			INT	INTERIOR
AFF	ABOVE FINISHED FLOOR			IN	INCHES
ASF	ABOVE SUBFLOOR			JST	JOIST
ADJ	ADJ			MIN	MINIMUM
@	AT			MAX	MAXIMUM
BFE	BASE FLOOD ELEVATION			NIC	NOT IN CONTRACT
CONT	CONTINUOUS			OPN'G	OPENING
CNTR	CENTER			OC	ON CENTER
CONST	CONSTRUCTION			PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT			PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE			PT	PRESSURE TREATED
DIA	DIAMETER			PNT	PAINT
DBL	COUBLE			R	RISER
DEG	DEGREES			ROW	RIGHT OF WAY
EXT	EXTERIOR			REQ'D	REQUIRED
FFE	FINISHED FLOOR ELEVATION			REM	REMOVE
FIN	FINISH			SQFT	SQUARE FEET
FL	FLOOR			TOB	TOP OF BLOCK
FT	FEET			TOS	TOP OF STUD
FOS	FACE OF STUD			TRD	TREAD
FOB	FACE OF BLOCK			TRT'D	TREATED
GYP	GYPSUM			VERT	VERTICAL
HB	HOSE BIBB			GALV	GALVANIZED
HVAC	HEATING, VENTILATION & AIR CONDITIONING			SS	STAINLESS STEEL
HT	HEIGHT				
H/C	HANDICAP				
HDR	HEADER				
HORZ	HORIZONTAL				

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEERED FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE: AUG. 21, 2020

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RESIDENTIAL DESIGNERS
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PROJECT:
BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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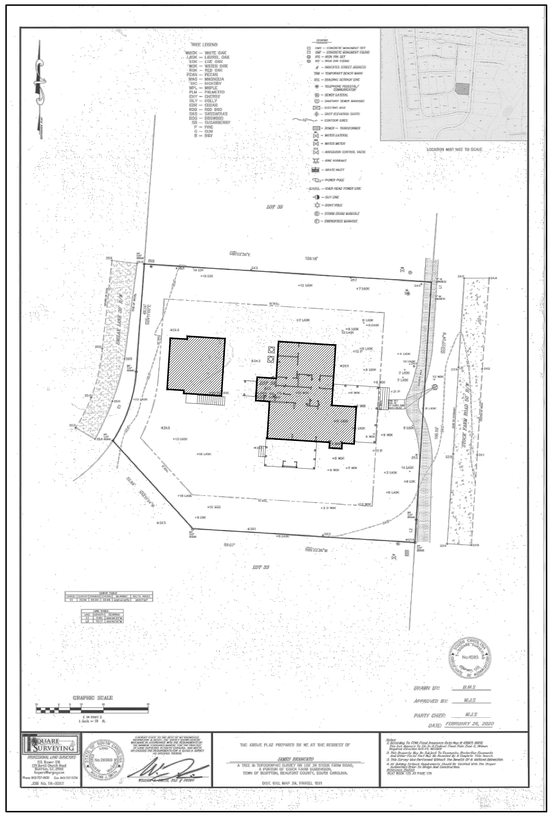
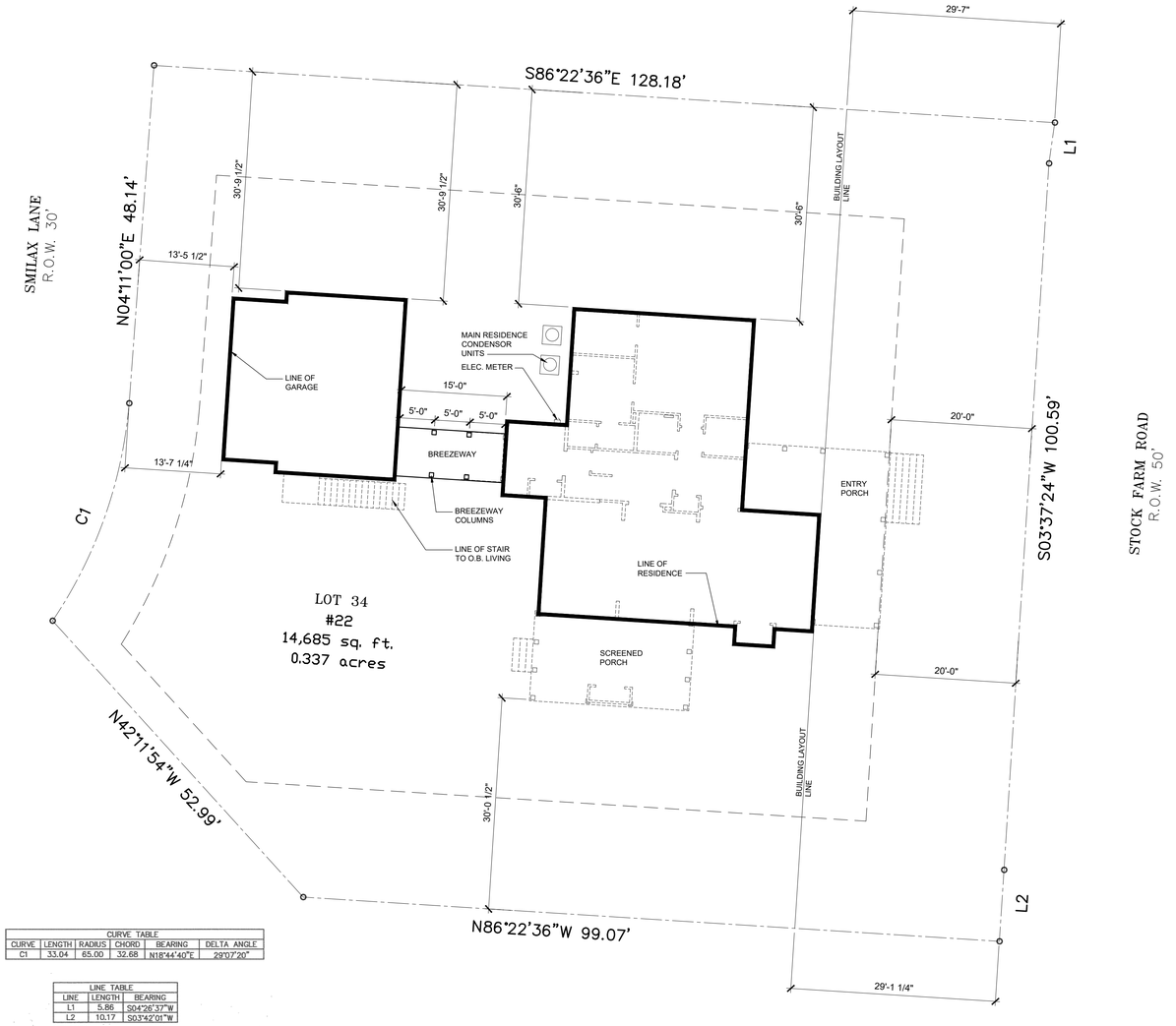
SHEET: G1.0

ATTACHMENT 4



1 G1.1 SURVEY

1" = 10'-0"



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	33.04	65.00	32.68	N18°44'40"E	29°07'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.86	S04°26'37"W
L2	10.17	S03°42'01"W

2 G1.1 SITE PLAN

1" = 10'-0"

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SHEET:

G1.1

ATTACHMENT 4

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3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

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FRAMING NOTES
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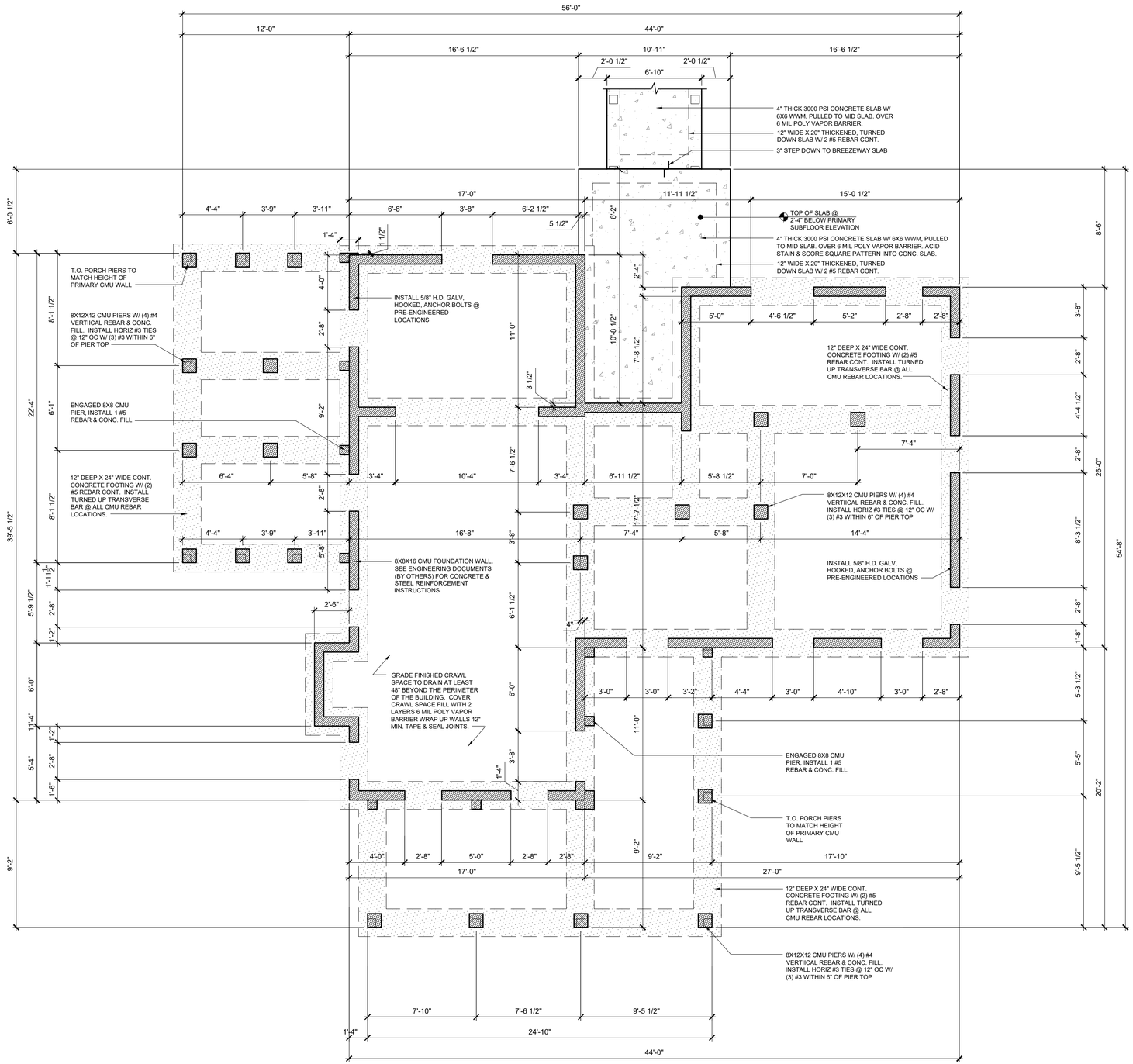
CONSTRUCTION NOTE:

This plan is for basic concepts.
Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

NOTE:

DO NOT CONSTRUCT FOUNDATION AS SHOWN.
SOIL CONDITIONS AND FLOOD ELEVATIONS VARY SIGNIFICANTLY AND FOUNDATION WORK MUST BE SUITABLE TO THE SITE SPECIFIC REQUIREMENTS. THE ACTUAL FOUNDATION REQUIREMENTS SHOULD BE DESIGNED BY OTHERS, AND, IF REQUIRED BY THE BUILDING OFFICIAL, A SCIENTIFIC SOIL INVESTIGATION MAY BE REQUIRED IN ORDER TO DETERMINE THE MOST SUITABLE FOUNDATION SYSTEM.



1 S1.0 FOUNDATION PLAN
1/4" = 1'-0"

LEGEND
INDICATES CMU PIER OR FOUNDATION WALL. BASE HEIGHT
INDICATES FOOTING
INDICATES 4" DEEP REINFORCED CONCRETE SLAB

DATE: AUG. 21, 2020

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BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: S1.0

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THE OPEN WEB TRUSSES, TJI'S AND BEAMS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUF-ACTUER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

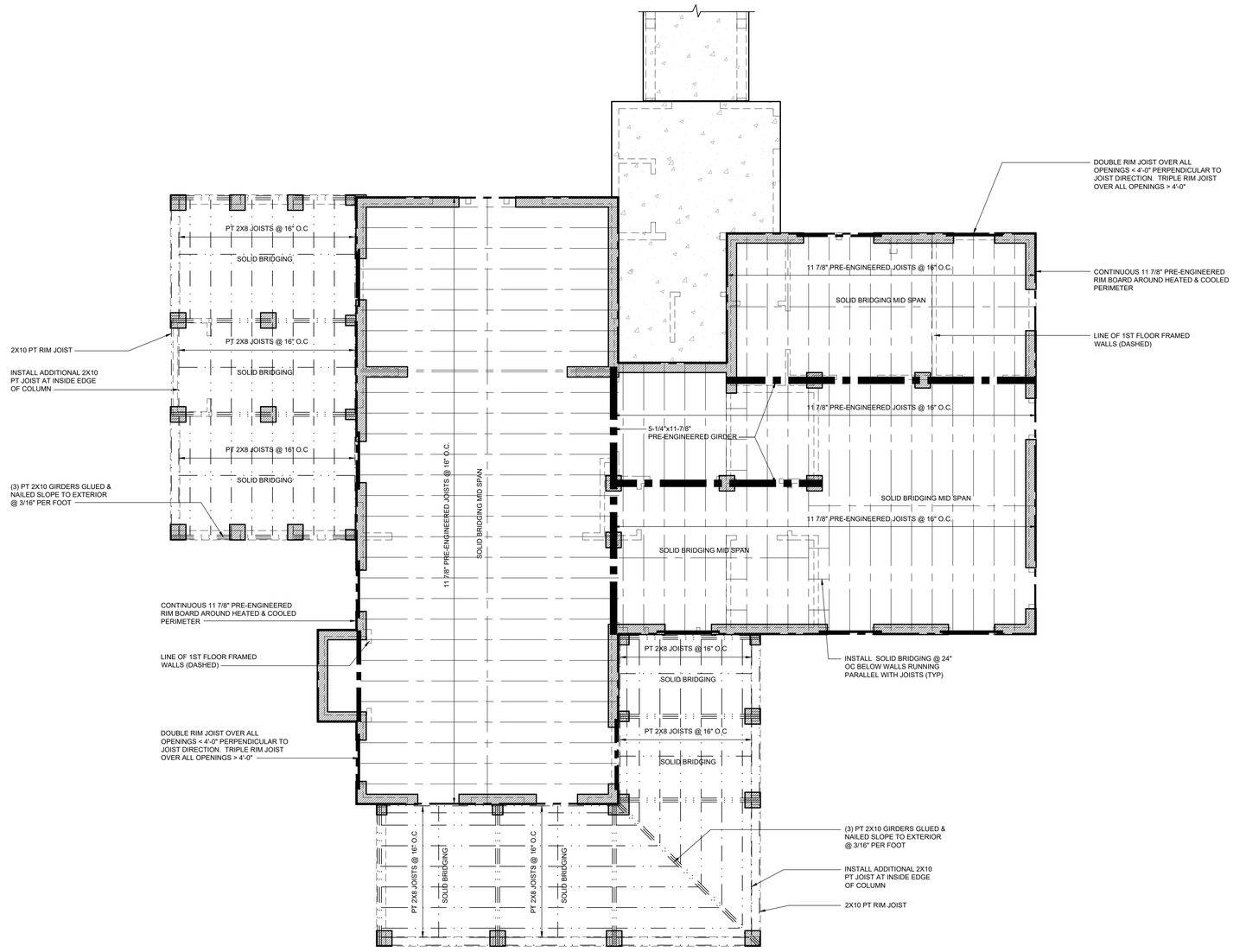
50 lbs. P.S.F. ..... FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. ..... SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ..... ATTIC FLOOR LIVE LOAD

Open web joist system to engineered by others, and install according to Manufacturers specifcations.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

NOTE:
ALL STRUCTURAL COMPONENTS INCLUDING THE FOLLOWING TO BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER LOCAL TO THE SITE:

1. BEAM SIZING
2. RAFTER SIZING & SPACING
3. POST SIZING & SPACING
4. FOOTING SIZING
5. JOIST SIZING & SPACING
6. HARDWARE
7. HEADER SIZING
8. INSTALLATION INSTRUCTIONS



1 / S1.1 FIRST FLOOR FRAMING
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0 1 2 4 8

DATE: AUG. 21, 2020

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14. Coordinate truss design with rough frame opening for pull down attic stair.

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CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL & ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE & FOUNDATION MEET ALL APPLICABLE BUILDING CODES

CONSTRUCTION NOTE:

This plan is for basic concepts.
Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

THE OPEN WEB TRUSSES, TJI'S AND BEAMS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUF-ACTUER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

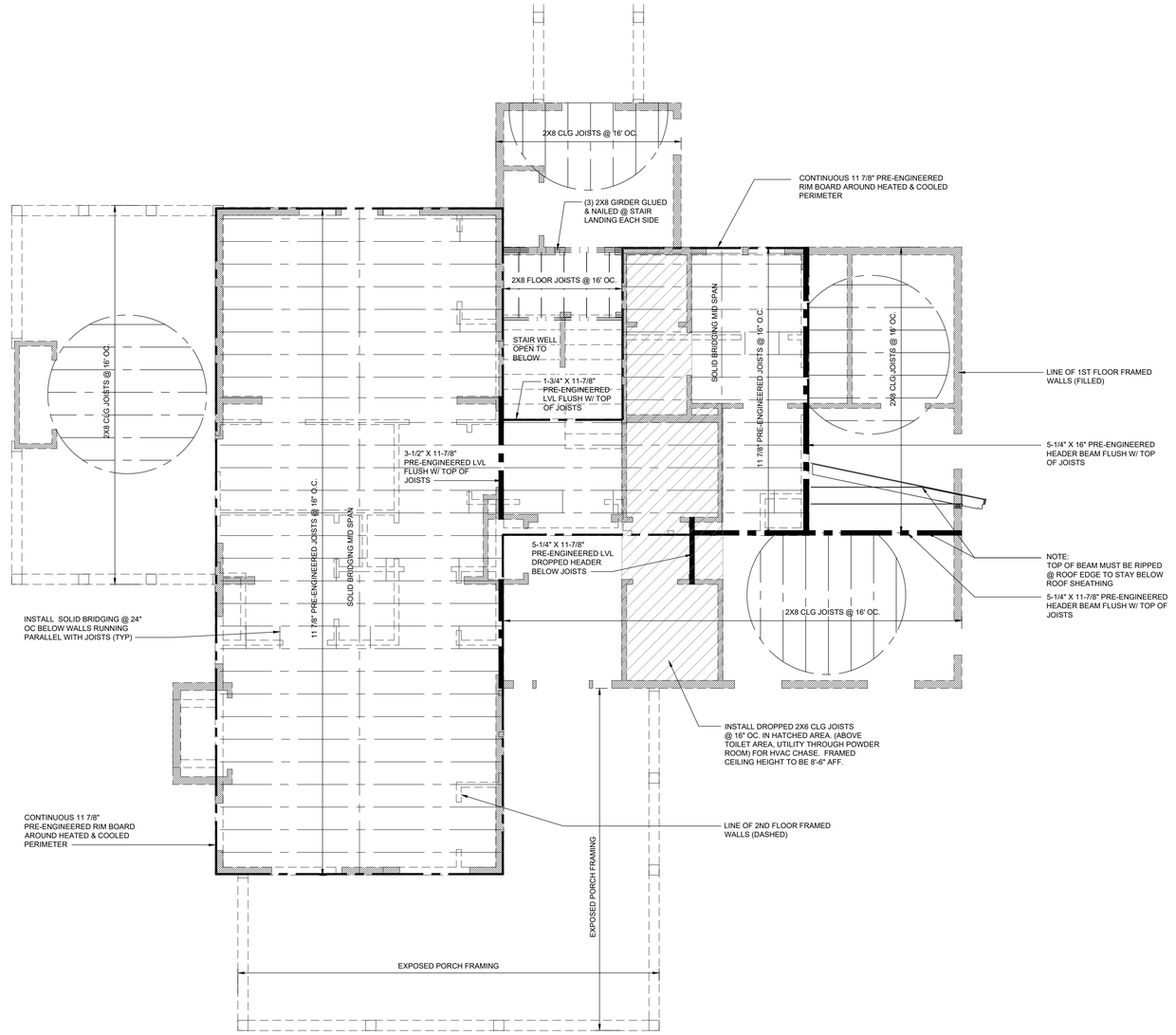
50 lbs. P.S.F. ..... FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. ..... SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ..... ATTIC FLOOR LIVE LOAD

Open web joist system to engineered by others, and install according to Manufacturers specifcations.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

NOTE:
ALL STRUCTURAL COMPONENTS INCLUDING THE FOLLOWING TO BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER LOCAL TO THE SITE:

1. BEAM SIZING
2. RAFTER SIZING & SPACING
3. POST SIZING & SPACING
4. FOOTING SIZING
5. JOIST SIZING & SPACING
6. HARDWARE
7. HEADER SIZING
8. INSTALLATION INSTRUCTIONS



1 / S1.2 SECOND FLOOR FRAMING
1/4" = 1'-0"
0 1 2 4 8

DATE: AUG. 21, 2020

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PROJECT:
BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction officials prior to purchasing a building plan. If the plans do not meet the codes, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:
S1.2

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

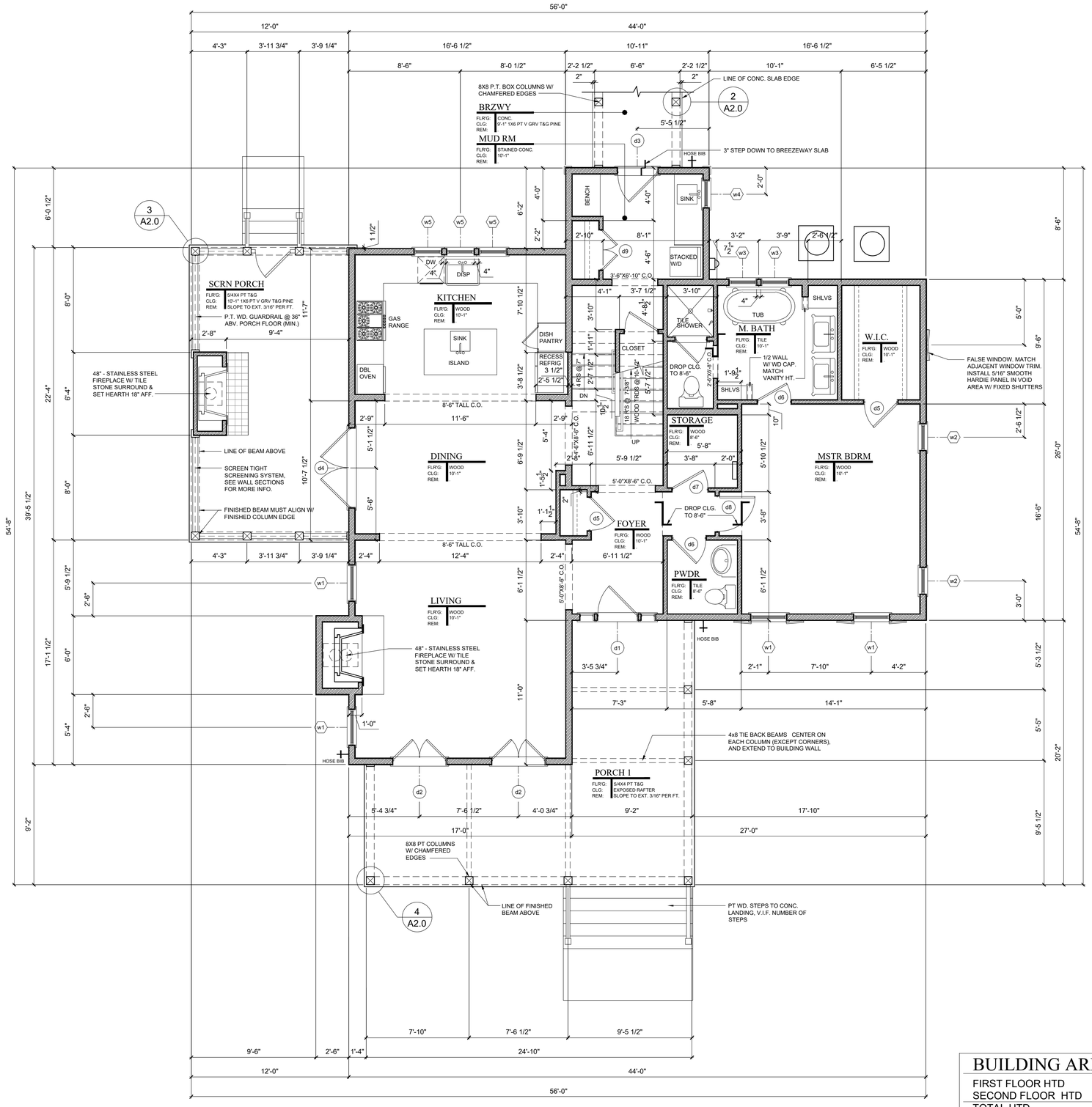
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

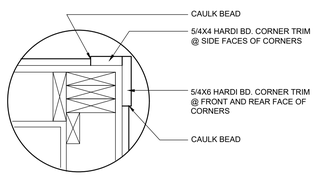
BATH ACCESSORIES NOTES

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



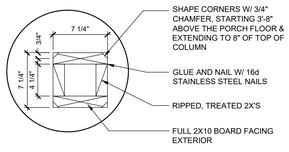
1 A2.0 FIRST FLOOR PLAN

1/4" = 1'-0"



3 A2.0 CORNER DETAIL

NTS



2 A2.0 8X8 COLUMN DETAIL

NTS

CONSTRUCTION NOTE:

Refer to Engineer's documents for new foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between the original construction documents and the Engineer's documents, the Engineer's documents shall govern.

BUILDING AREAS

FIRST FLOOR HTD	1463 SQ FT
SECOND FLOOR HTD	910 SQ FT
TOTAL HTD	2373 SQ FT
TOTAL PORCHES	597 SQ FT

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A2.0

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CONSTRUCTION NOTE:

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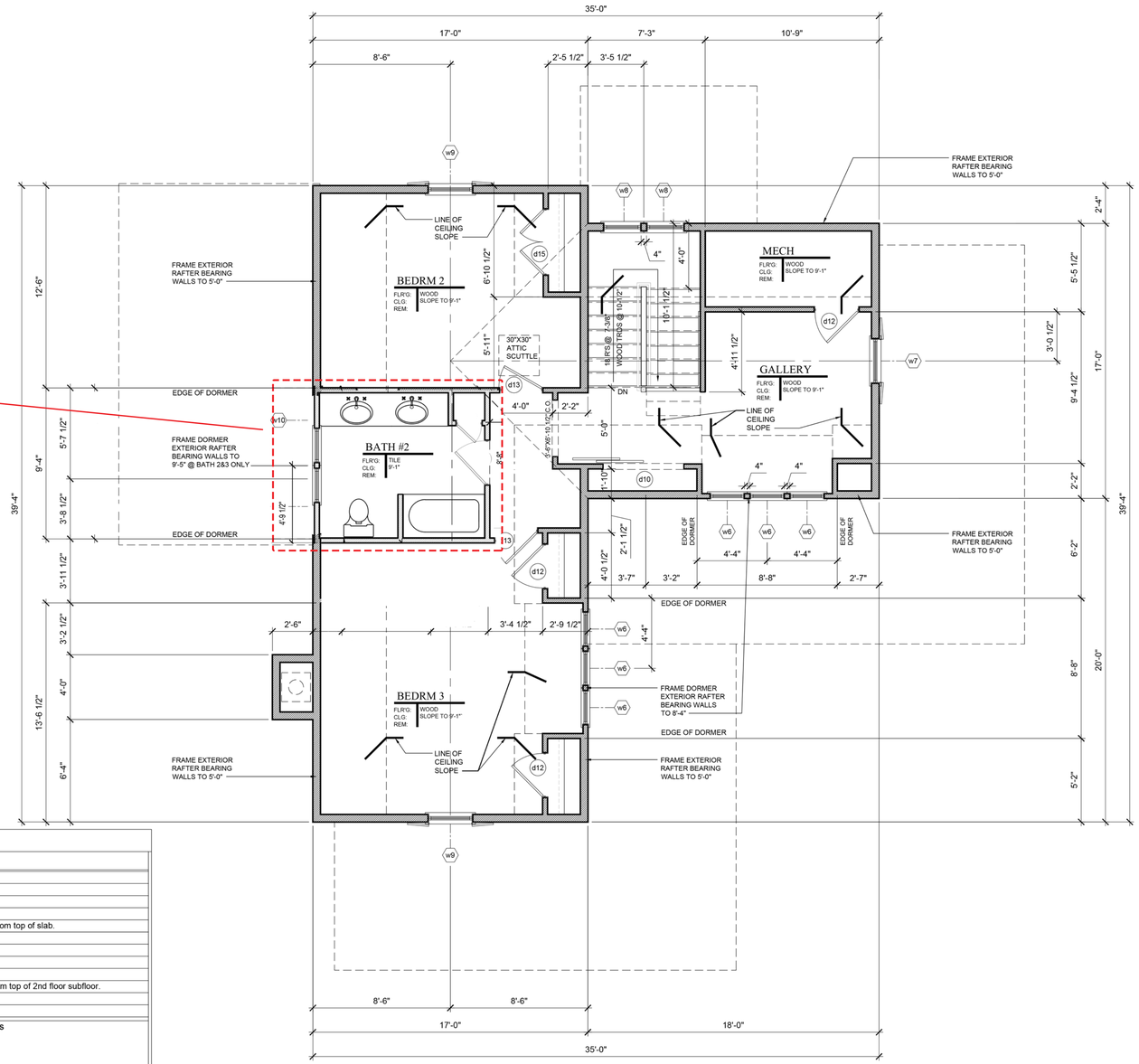
02/03/21 FLOORPLAN REWORKED. BATHROOMS COMBINED, WINDOWS MOVED CLOSER TOGETHER



1 A2.1 SECOND FLOOR PLAN

1/4" = 1'-0"

WINDOW SCHEDULE

Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
	FIRST FLOOR							
w1	ELDH3476 E	4	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-2"	Marvin Elevate	
w2	ELAWN2935	2	2'-4"	2'-11 1/8"	Awning	8'-2"	Marvin Elevate	
w3	ELDH2664	2	2'-1 1/2"	5'-3 3/4"	Dbl Hung	8'-2"	Marvin Elevate	
w4	ELCA2943 E	1	2'-4"	3'-7 1/8"	Casement	6'-10 1/2"	Marvin Elevate	In mudroom. Header ht. measured from top of slab.
w5	ELCA2955 E	3	2'-4"	4'-7 1/8"	Casement	8'-2"	Marvin Elevate	
	SECOND FLOOR							
w6	ELDH2664	6	2'-1 1/2"	5'-3 3/4"	Dbl Hung	7'-5 3/4"	Marvin Elevate	
w7	ELDH3464	1	2'-9 1/2"	5'-3 3/4"	Dbl Hung	7'-5 3/4"	Marvin Elevate	
w8	ELAWN2935	2	2'-4"	2'-11 1/8"	Awning	2'-6 1/2"	Marvin Elevate	In stair hall. Header ht. measured from top of 2nd floor subfloor.
w9	ELDH3468	2	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-0"	Marvin Elevate	
w10	ELAWN2535	2	2'-0"	2'-11 1/8"	Awning	8'-9"	Marvin Elevate	

Note, All windows to have: 2 1/4" deep historical sill
2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.
Note: Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

ALL UNIT SIZES ARE BASED ON MARVIN ELEVATE SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

DOOR SCHEDULE

DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
	FIRST FLOOR												
d1	3'-0"	6'-8"	1	Mahogany	2 Raised	3/4 4 lite	1	Swing	1'-1 1/2"	2 lite	8'-2"	Entry	1-1/2" mull Direct Set Transom w/sidelites
d2	4'-0"	6'-8"	2	Mahogany	-	Full lite	2	French	1'-1 1/2"	2 lite	8'-2"	Entry	1-1/2" mull Direct Set Transom
d3	3'-0"	6'-8"	1	Mahogany	2 Raised	3/4 4 lite	1	Swing	-	-	6'-10 1/2"	Entry	1-1/2" mull Direct Set Transom
d4	6'-0"	6'-8"	1	Mahogany	-	Full lite	2	French	1'-1 1/2"	2 lite	8'-2"	Entry	1-1/2" mull Direct Set Transom
d5	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	1'-1 1/2"	False Panel	8'-2"	Closet	1-1/2" mull Direct Set Transom
d6	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	1'-1 1/2"	2 lite	8'-2"	Passage	1-1/2" mull Direct Set Transom
d7	2'-8"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	1'-1 1/2"	False Panel	8'-2"	Closet	1-1/2" mull Direct Set Transom
d8	2'-8"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	1'-1 1/2"	2 lite	8'-2"	Passage	1-1/2" mull Direct Set Transom
d9	3'-0"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	1-1/2" mull Direct Set Transom
	SECOND FLOOR												
d10	3'-0"	7'-0"	1	Solid Core	4 Flat	-	2	Sliding	-	-	6'-10 1/2"	Closet	5'-0" Cased opening w/ barn door hardware
d11	2'-0"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d12	2'-8"	6'-8"	3	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d13	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d14	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d15	4'-0"	6'-8"	1	Solid Core	4 Flat	-	2	French	-	-	6'-10 1/2"	Closet	

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

Building codes can vary for different geographical locations and these plans may not comply with the codes where the purchased building is to be constructed. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that site and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET: A2.1

ROOF NOTES

1. Metal roof to be installed as per manufacturer's Specifications. Installation subcontractor shall be responsible for all roofing work. Paint all roof mounted accessories to match roof color selected by owner or builder.
2. Roof vent terminals shall be 12' away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

GUTTERS & DOWNSPOUTS

1.Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.
2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.
3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

FLASHING & DAMPROOFING NOTES

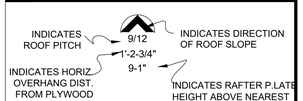
1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.
2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.
3. Window and door head flashing shall be 2 ounce copper-fabric flashing, equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.
4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.
5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.
6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.
7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

VENTILATION NOTES

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.
3. Crawlspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.
4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

ADDITIONAL ROOF NOTES

1) TYPICAL ROOF PITCH: 3/12, 7/12 & 9/12
2) TYPICAL OVERHANG: VARIES
3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED
7) INSTALL "ICE & WATER SHIELD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
8) INSTALL METAL, OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.
9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.
10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

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CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

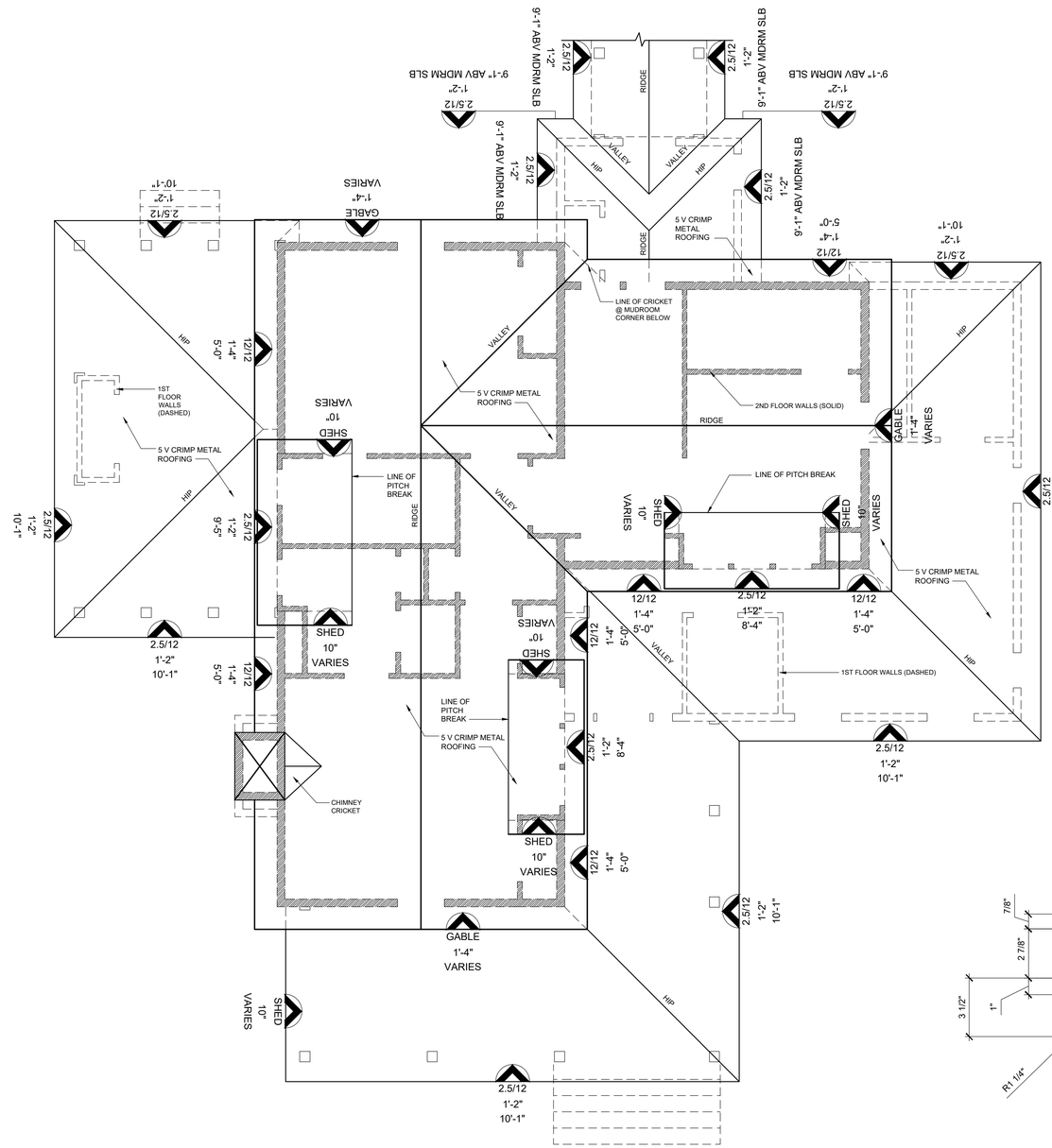
NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

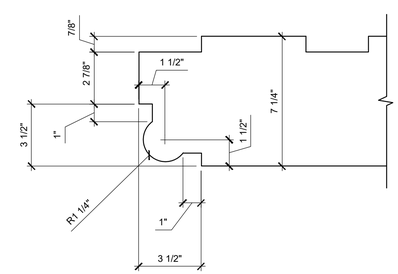
ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

INSULATION SHALL COMPLY WITH R316.6, AND R806.5



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



2 A2.2 3/12 RAFTER CUT DETAIL
1/4" = 1'-0"

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SHEET: A2.2

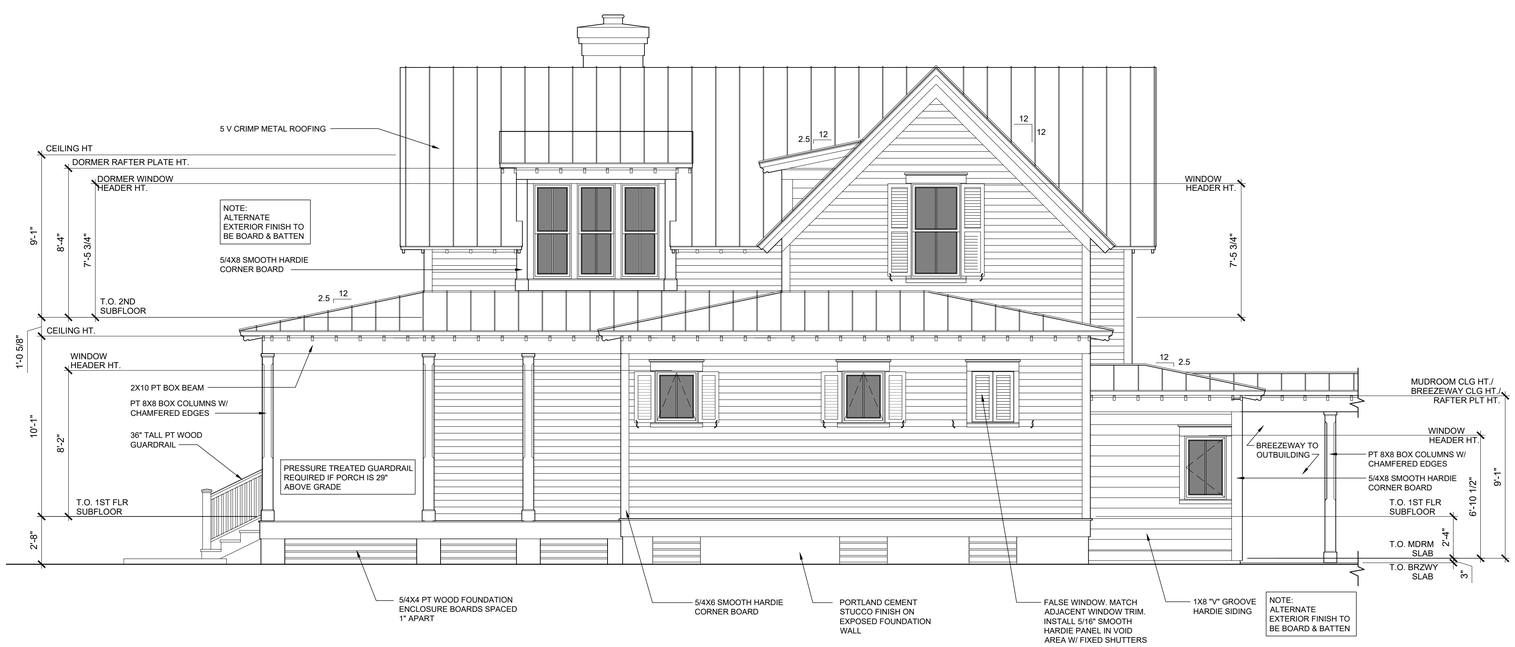
ATTACHMENT 4

GENERAL FRAMING/EXTERIOR TRIM NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW. WHERE SQUARE PT POST ARE USED, FINISHED BEAMS ABOVE SHALL MATCH WIDTHS OF POSTS BELOW.
2) VERTICAL CENTERLINES OF ALL SECOND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTERLINES OF COLUMNS/POSTS BELOW. (WHERE APPLICABLE)
3) "CENTERCUT" INDICATES TIMBERS CUT TO INCLUDE HEART OF TREE WITHIN : 1\" OF CENTER OF TIMBER- TOP AND BOTTOM.
4) WHERE "PVC" IS INDICATED, #1 GRADE SMOOTH PRESSURE- TREATED WOOD CAN BE SUBSTITUTED AT OWNERS REQUEST.
5) INSTALL ALL STRAPS/ METAL CONNECTORS PER MANUFACTURERS WRITTEN SPECIFICATIONS.

1 A3.0 FRONT ELEVATION

1/4" = 1'-0"



2 A3.0 RIGHT ELEVATION

1/4" = 1'-0"

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

EXTERIOR NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

DATE: AUG. 21, 2020

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17 MARKET, NO.2 * BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A3.0

ATTACHMENT 4
AUG. 21, 2020

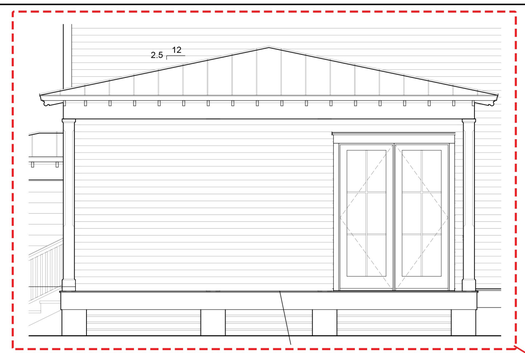
GENERAL FRAMING/EXTERIOR TRIM NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW. WHERE SQUARE PT POST ARE USED. FINISHED BEAMS ABOVE SHALL MATCH WIDTHS OF POSTS BELOW.
2) VERTICAL CENTERLINES OF ALL SECOND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTERLINES OF COLUMNS/POSTS BELOW. (WHERE APPLICABLE)
3) "CENTERCUT" INDICATES TIMBERS CUT TO INCLUDE HEART OF TREE WITHIN ; 1\" OF CENTER OF TIMBER- TOP AND BOTTOM.
4) WHERE "PVC" IS INDICATED, #1 GRADE SMOOTH PRESSURE- TREATED WOOD CAN BE SUBSTITUTED AT OWNERS REQUEST.
5) INSTALL ALL STRAPS/ METAL CONNECTORS PER MANUFACTURERS WRITTEN SPECIFICATIONS.

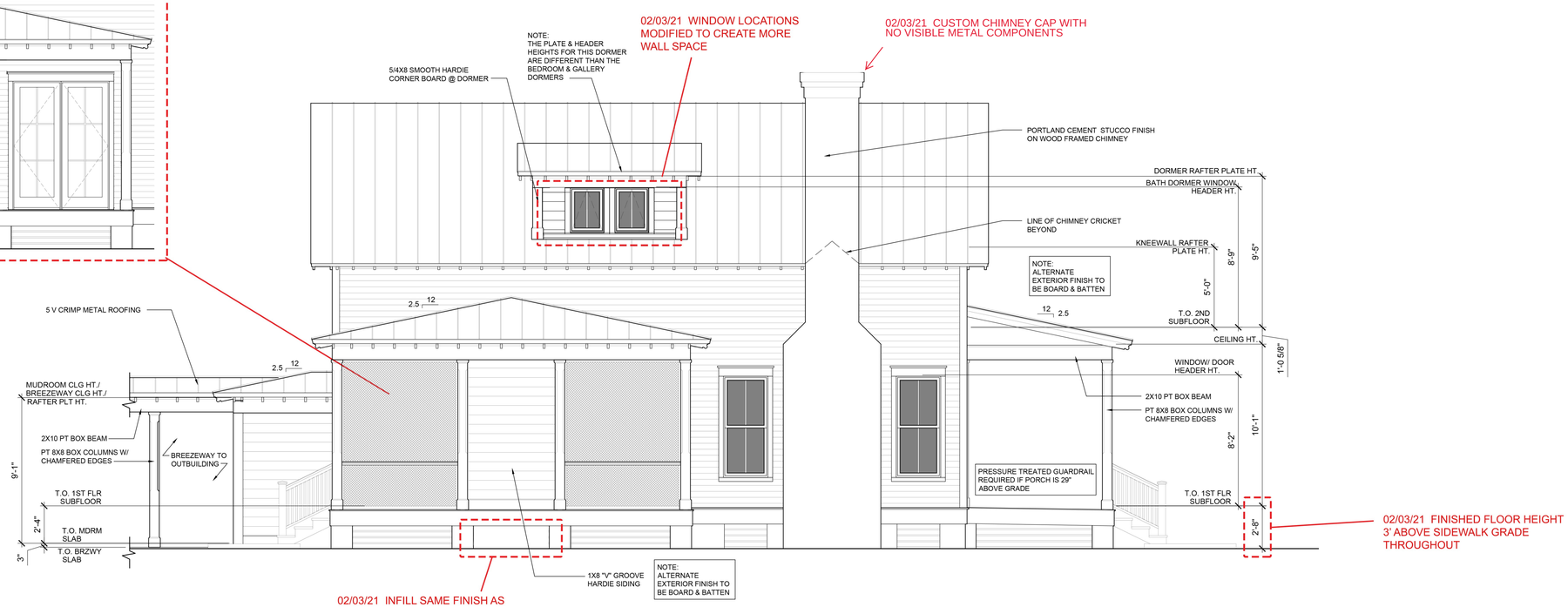
EXTERIOR NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

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



02/03/21 ELEVATION VIEW OF WALL BEHIND SCREEN



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

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DATE:

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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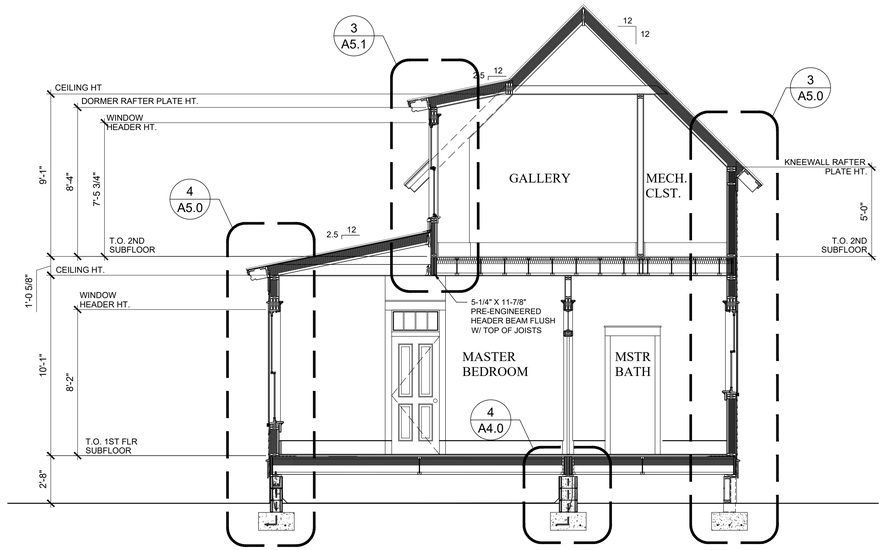
SHEET:

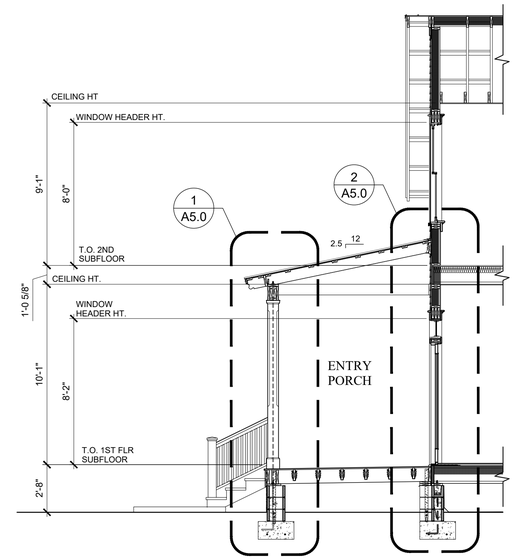
A3.1

ATTACHMENT 4



1 A4.0 BUILDING SECTION

1" = 1'-0"



2 A4.0 PARTIAL BUILDING SECTION (entry porch)

1" = 1'-0"

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

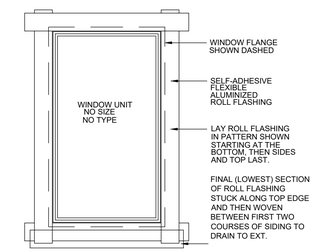
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

INSULATION SHALL COMPLY WITH R316.6, AND R806.5

DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.

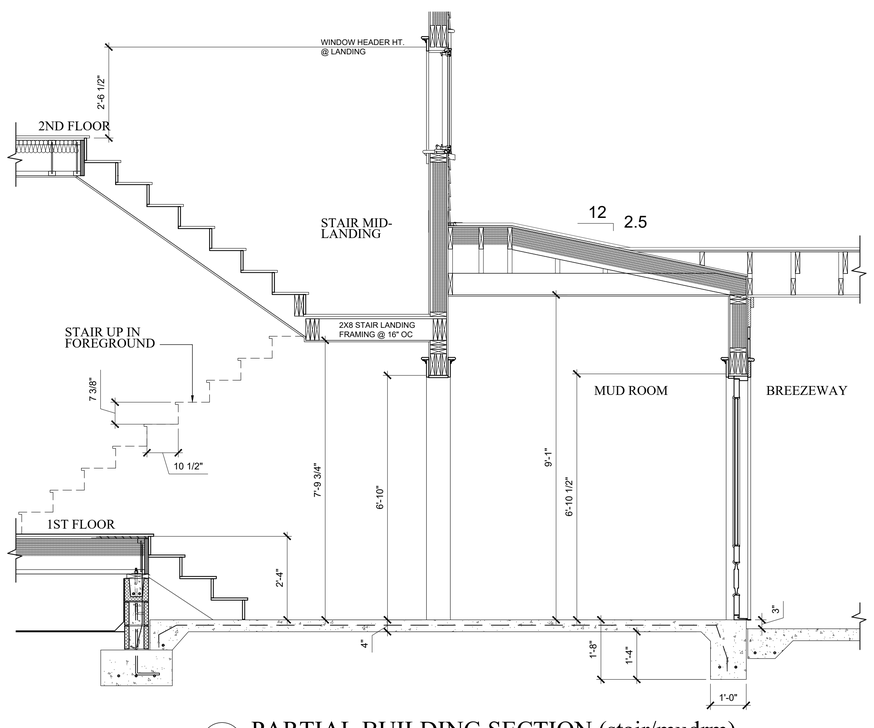
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION

WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.



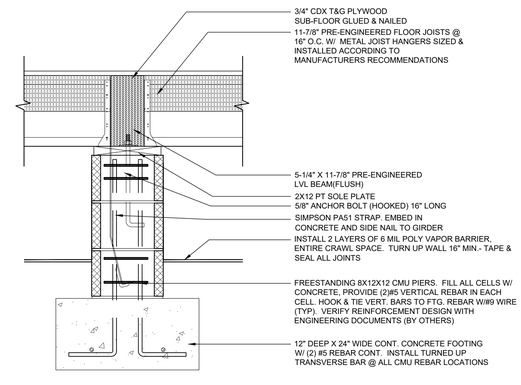
F A4.0 TYP. WINDOW/ DOOR FLASHING & NOTES

NO SCALE



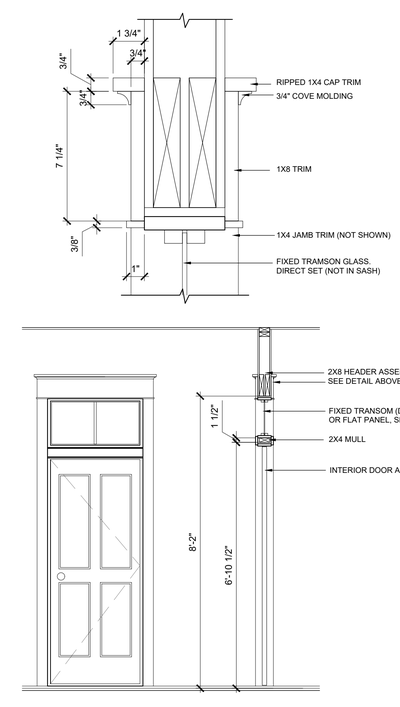
3 A4.0 PARTIAL BUILDING SECTION (stair/mudrm)

1" = 1'-0"



4 A4.0 SECTION DETAIL (cmu pier)

1" = 1'-0"



5 A4.0 SECTION DETAIL (interior doors)

1/2"=1'-0"

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A4.0

ATTACHMENT 4

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

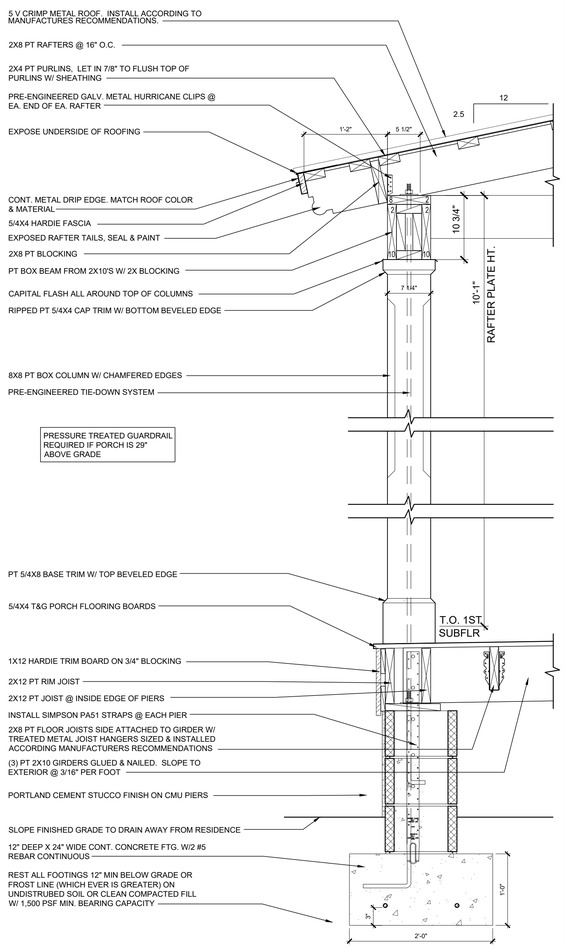
NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

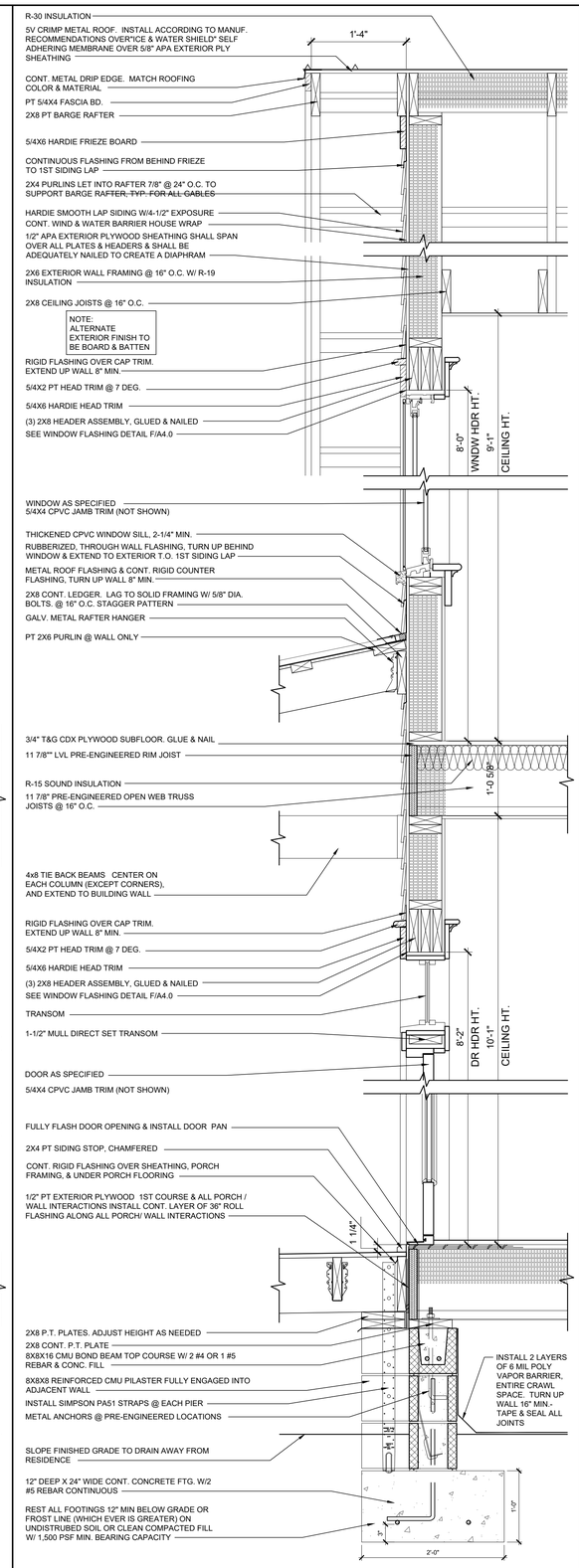
ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

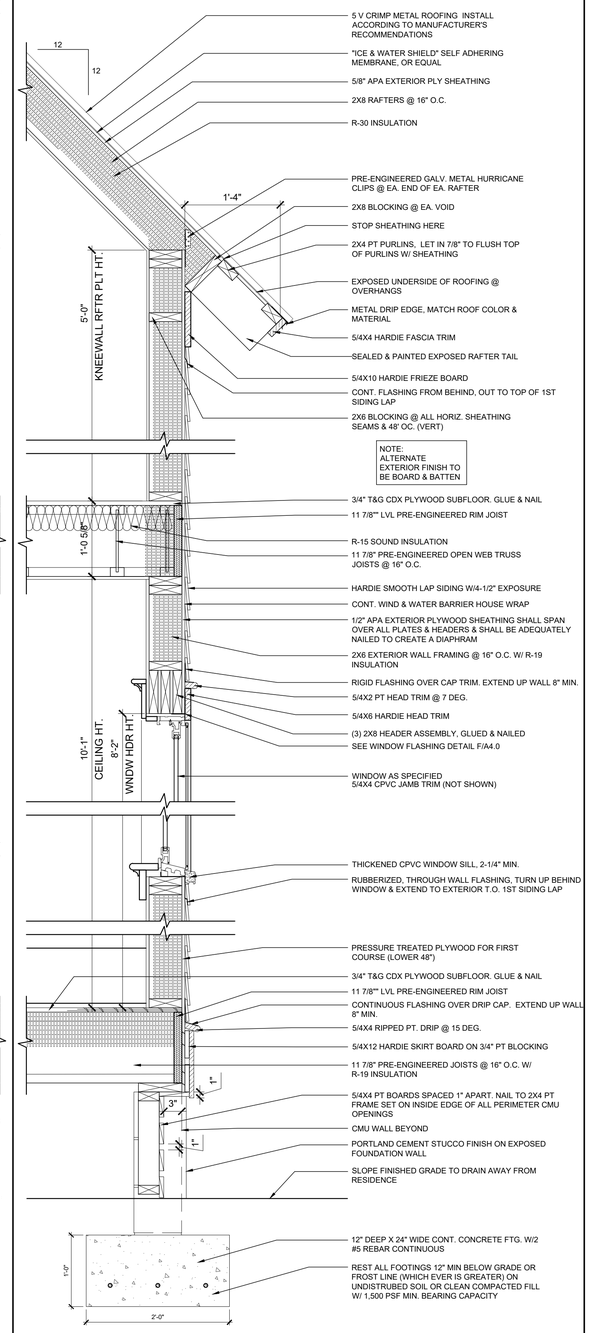
INSULATION SHALL COMPLY WITH R316.6, AND R806.5



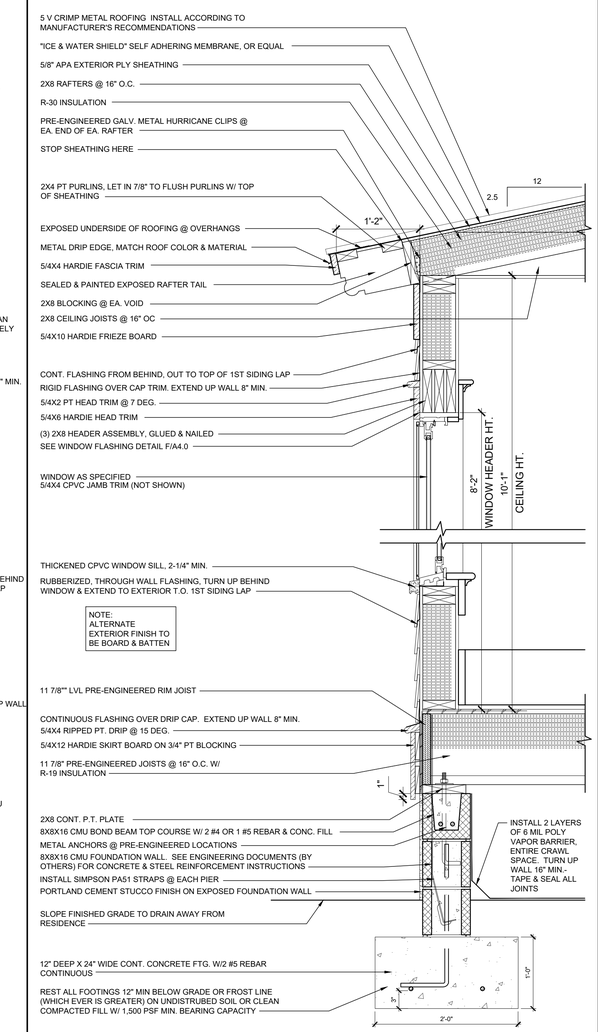
1 A5.0 WALL SECTION (entry porch)
1"=1'-0"



2 A5.0 WALL SECTION (entry porch)
1"=1'-0"



3 A5.0 WALL SECTION (typical)
1"=1'-0"



4 A5.0 WALL SECTION (master bedroom)
1"=1'-0"

DATE: AUG. 21, 2020

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PROJECT:
BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A5.0

ATTACHMENT 4

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CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

ROOF VENTING NOTE:
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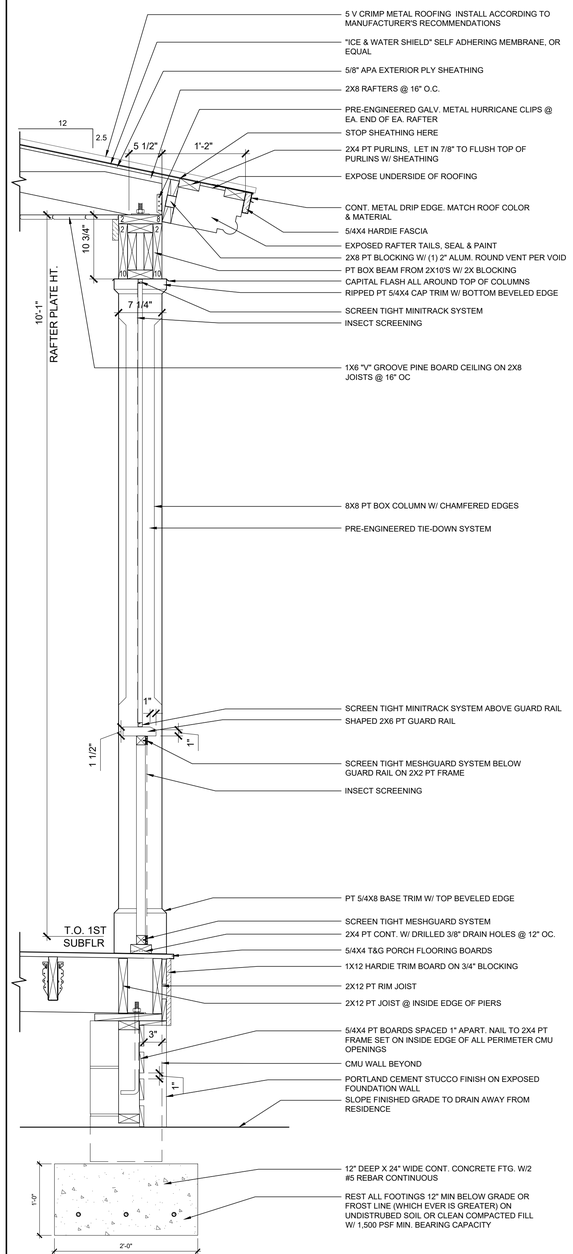
INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

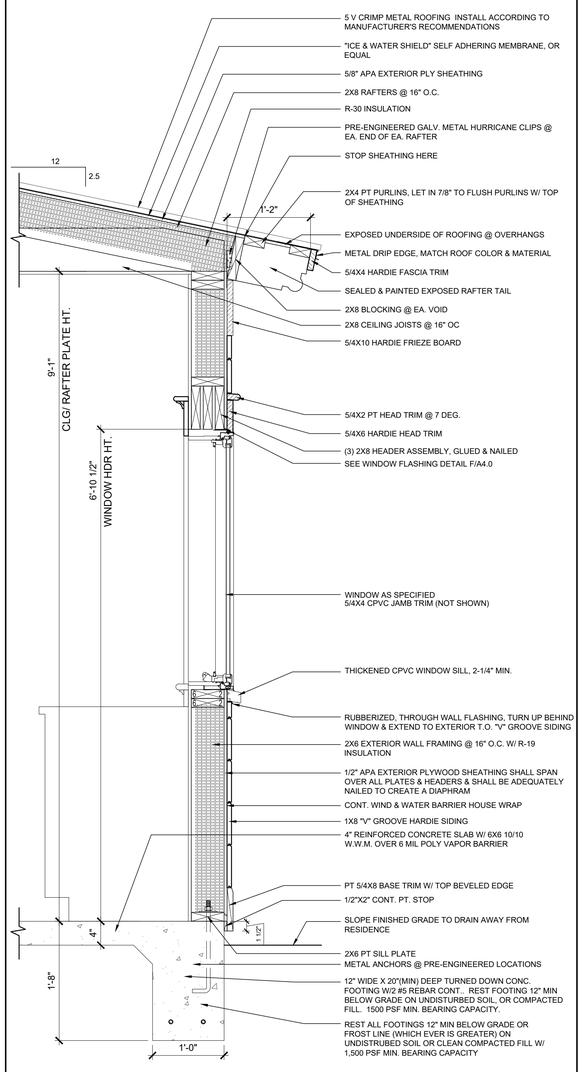
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

INSULATION SHALL COMPLY WITH R316.6, AND R806.5



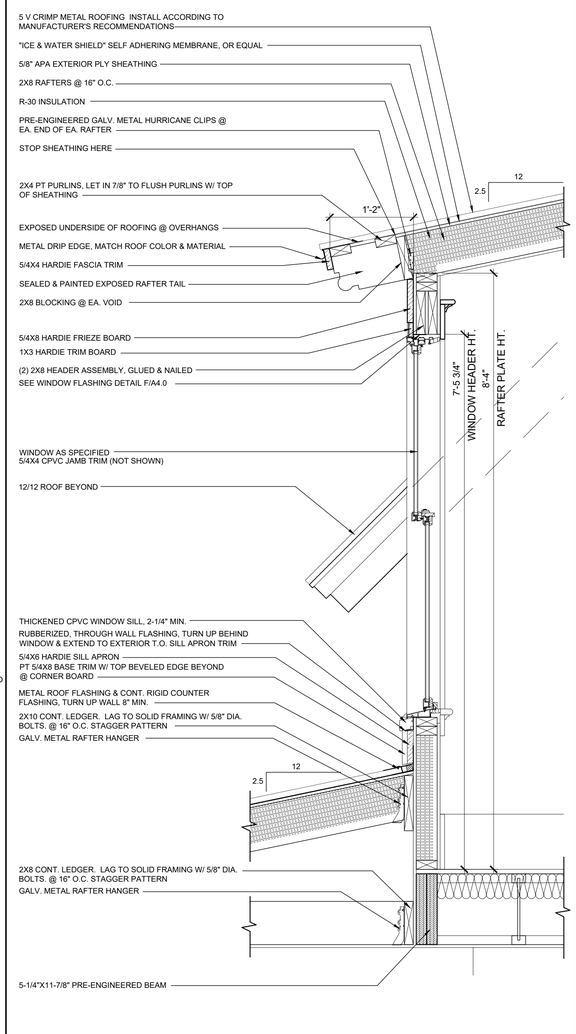
1 A5.1 WALL SECTION (screened porch)

1"=1'-0"



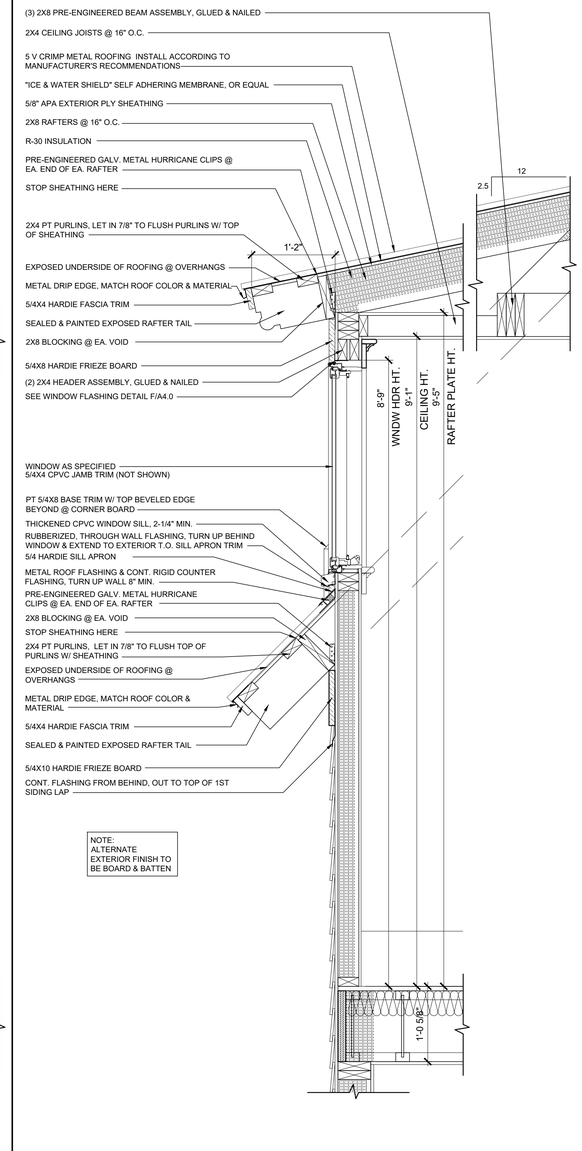
2 A5.1 WALL SECTION (mudroom)

1"=1'-0"



3 A5.1 WALL SECTION (8'-4" rafter plt. ht. dormer)

1"=1'-0"



4 A5.1 WALL SECTION (9'-5" rafter plt. ht. dormer)

1"=1'-0"

DATE: AUG. 21, 2020

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LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A5.1

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ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

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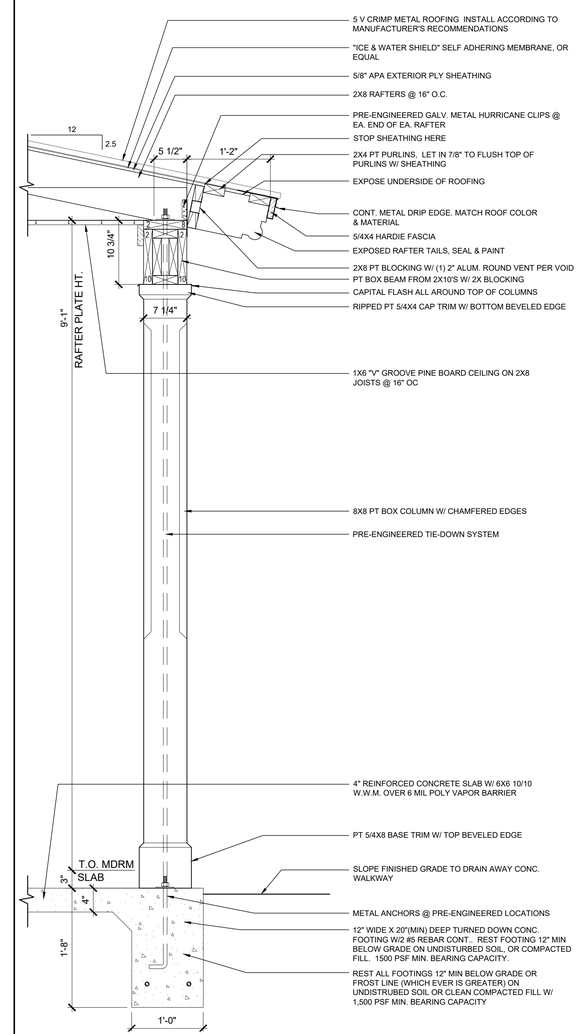

1 / A5.2 WALL SECTION (breezeway)

1"=1'-0"

DATE: AUG. 21, 2020

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PROJECT:

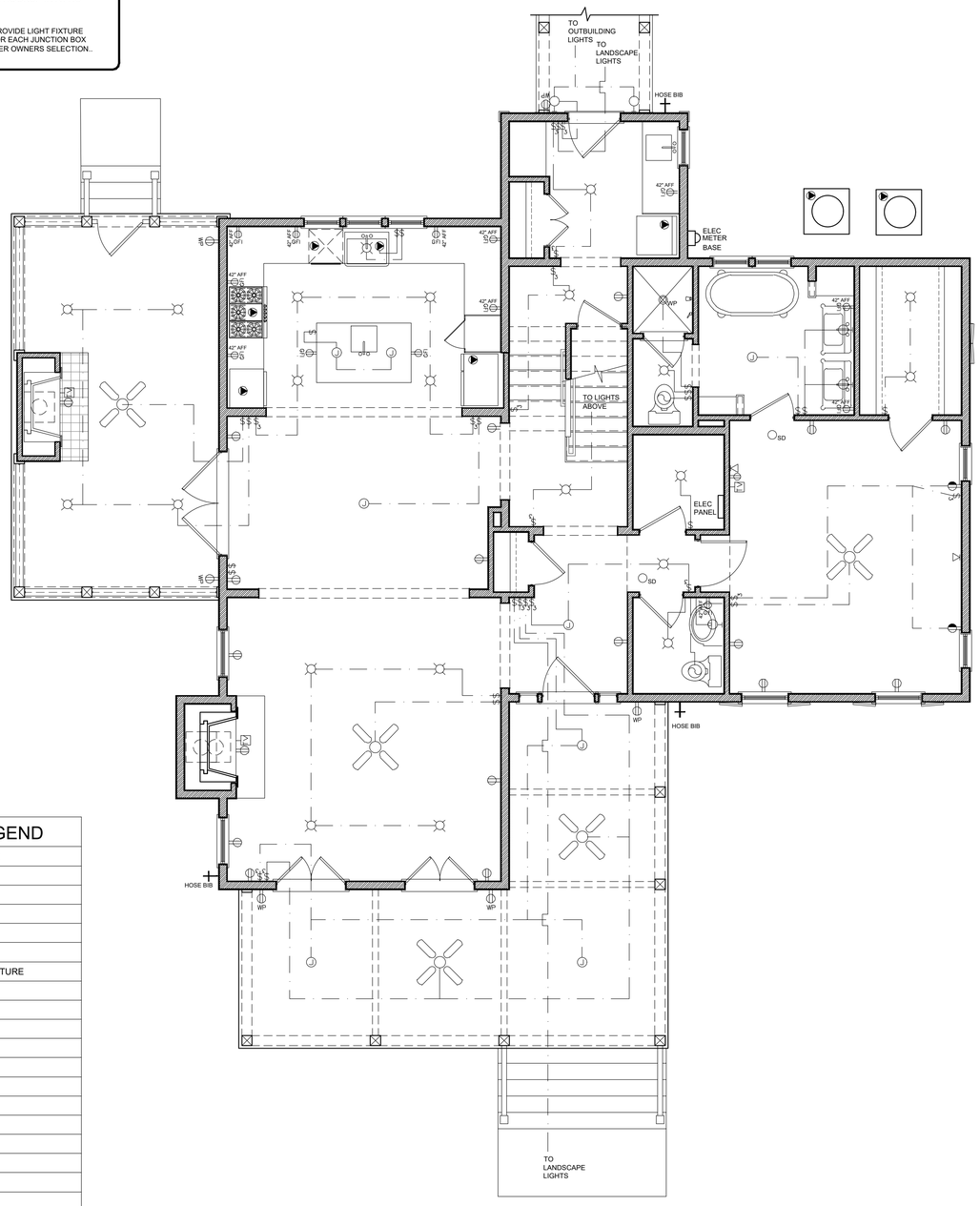
BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction officials in order to determine what changes, if any, should or should not be made to these plans to comply with local codes and if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET: A5.2

ADDITIONAL ELECTRICAL HOOK UP:

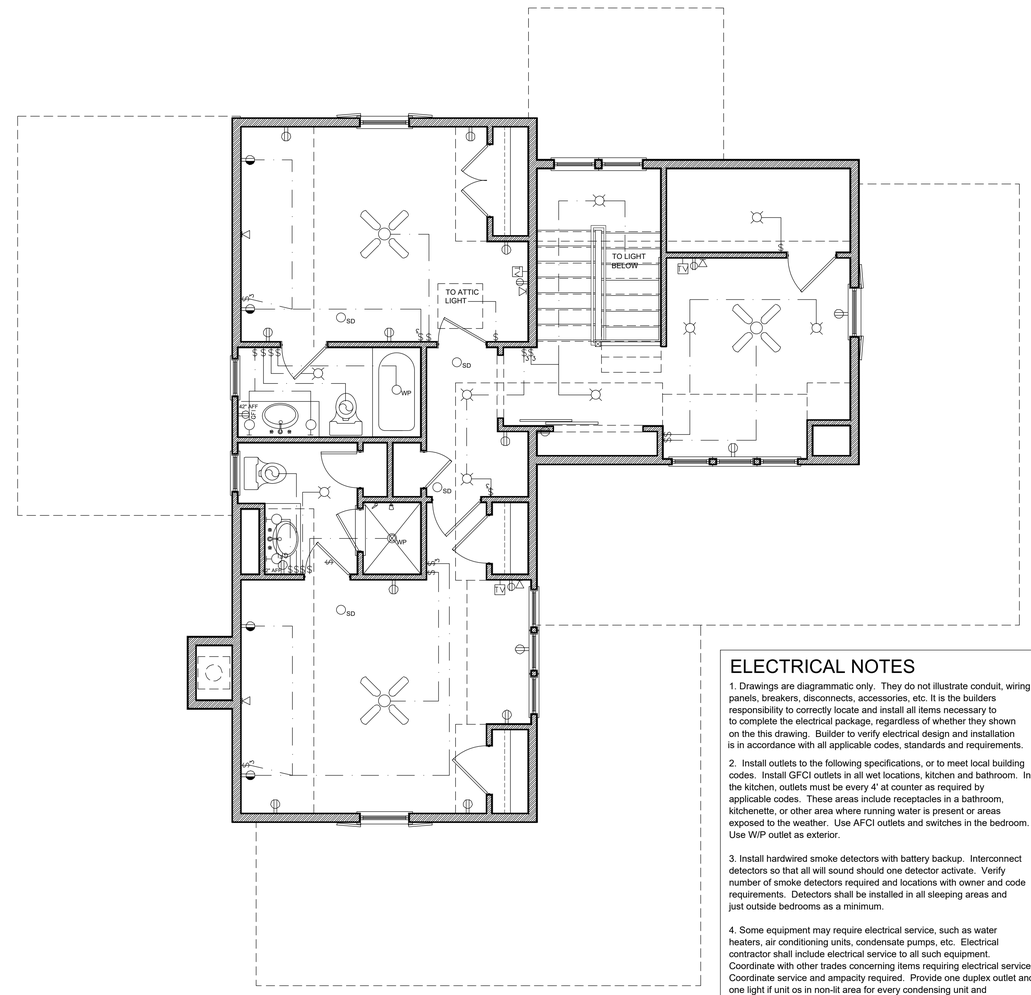
- WH — WATER HEATER HOOKUP IN ATTIC
- ATTIC VENT FAN HOOKUP IN ATTIC
- AIR HANDLER HOOKUP IN ATTIC
- J — JUNCTION BOX
  ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION..



1 E1.0 1ST FLOOR ELECTRICAL

1/4" = 1'-0"

0 1 2 4 8



2 E1.0 2ND FLOOR ELECTRICAL

1/4" = 1'-0"

0 1 2 4 8

ELECTRICAL LEGEND

	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLUORESCENT LIGHT UNIT
J	JUNCTION BOX FOR HANGING FIXTURE
	VENT
	SINGLE POLE SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
G	GLOW SWITCH
B	DOOR BELL
C	DOOR BELL CHIMES
	110v DUPLEX RECEPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
GFI	GFI DUPLEX RECEPTACLE
WP	WATER PROOF RECEPTACLE
220	220v HOOK-UP
	APPLIANCE HOOK-UP
TV	CABLE TV HOOK-UP
	TELEPHONE JACK
T	THERMOSTAT
SD	SMOKE DETECTOR
WH	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
*	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

PLUMBING NOTES

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.

2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.

3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.

4. Cleanouts shall extend to surfaces or shall be provided with access doors or simialr devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.

5. Lead solder is not allowed on this project.

6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.

7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.

8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.

3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.

4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.

5. Provide panel boards of proper voltage and ampacity for all electrical circuits.

6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.

7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.

8. Provide blocking for all fixtures.

9. Isulate and seal solidly behind receptacles in exterior walls.

10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.

11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.

12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

DATE: AUG. 21, 2020

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PROJECT:

BRANCATO RESIDENCE
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: E1.0

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold,. copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Amy legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties. in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

BRANCATO OUTBUILDING

LOT #34, 22 STOCK FARM ROAD, BLUFFTON, SOUTH CAROLINA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
A1.0	PLANS
A2.0	ELEVATIONS & BUILDING SECTIONS
A2.1	WALL SECTIONS

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

1 / A2.0 — DRAWING NUMBER / SHEET NUMBER
1 / A2.0 — DETAIL NUMBER / SHEET NUMBER
1 / A2.0 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
DIRECTION OF RISING SLOPE
9/12 — ROOF PITCH
1'-0" — OVERHANG DIMENSION
9'-1" — RAFTER BEARING HEIGHT ABOVE SUBFLOOR
w1 — WINDOW KEY
d1 — DOOR KEY
LIVING — ROOM NAME
FLR'G: WOOD — FINISH FLOORING
CLG: 10'-1" — CEILING HEIGHT
REM: — CEILING FINISH OR OR SPECIAL NOTE
16" LO — TREE TO BE REMOVED

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	COUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL
INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPN'G	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SQFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRT'D	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEERED FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE: AUG. 21, 2020

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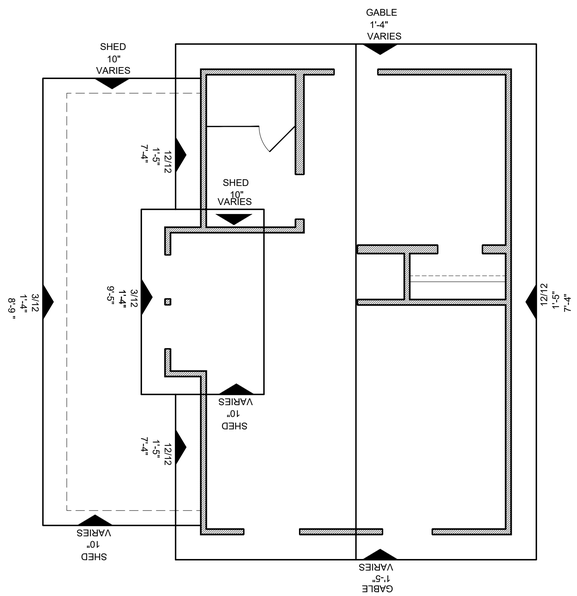
SHEET: G1.0

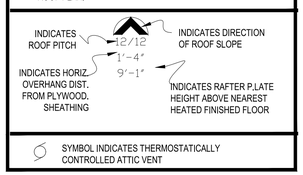


ROOF PLAN

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

ROOFING NOTES:

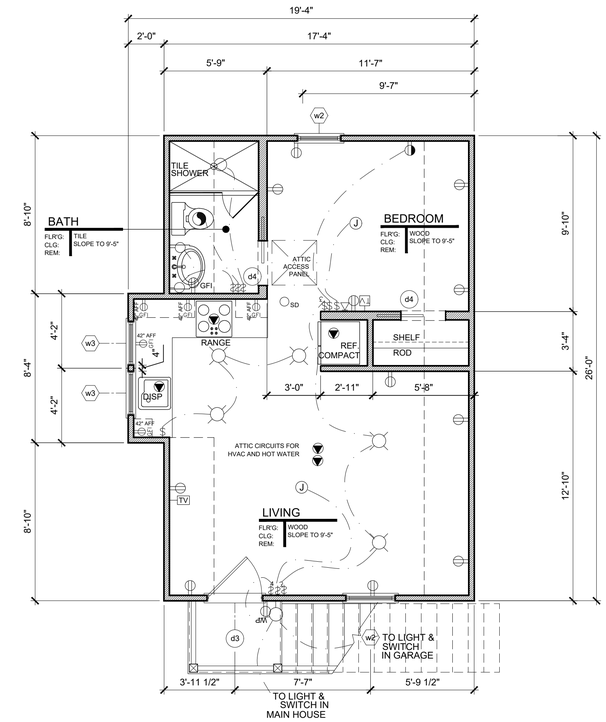
1) TYPICAL ROOF PITCH: 3/12, 12/12
2) TYPICAL OVERHANG: 1'-4"
3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
6) ALONG WITH CONT. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS.
7) INSTALL CERTAINTEED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW SHINGLES ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
8) INSTALL METAL, OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.(OPTIONAL)
9) DO NOT WEAVE SHINGLES ON NON-45° VALLEYS. (OPTIONAL)
10) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

FRAMING NOTES

1) All framing S4S dry #2 or better (both SYP and SPF acceptable)
2) All joists installed crown up unless noted otherwise.
3) Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
4) Provide solid blocking between joists above frame walls and beams.
5) Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers, or properly sized ledger strips.
6) All sheet and plate steel connectors (e.g., joist hangers, post bases, tie down straps) shall be hot dipped galvanized.
7) Where frame walls are parallel to and rest on joists – provide 2 additional joists beneath wall.
8) Where frame walls are perpendicular to or at an angle to and rest on joists – provide solid blocking between joists at 24" oc.
9) In frame walls – provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs..
10) Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with "Simpson" H-1 hurricane anchor
11) Install all framing anchors in accordance with the manufacturers written instructions.
12) Fasteners (nails, bolts, nuts, washers) shall be hot dipped galvanized where used to fasten sheet and plate steel connectors.



SECOND FLOOR PLAN

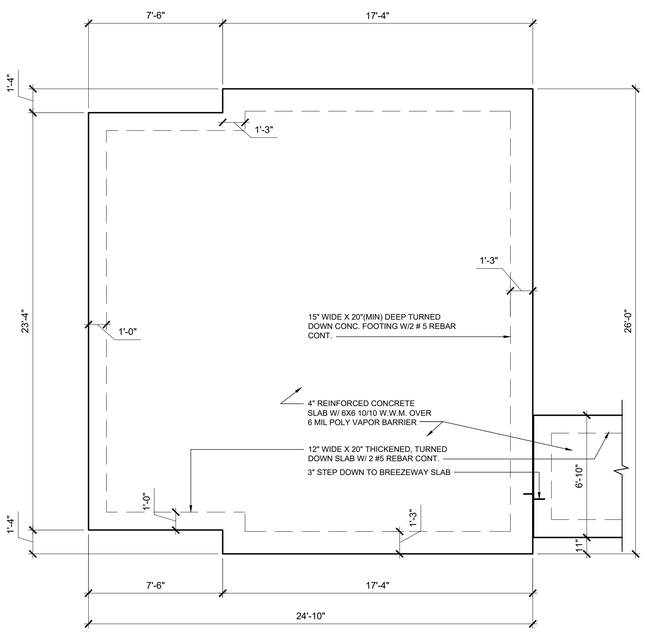
SCALE: 1/4"=1'-0"

CONCRETE SLAB NOTES:

1) All concrete minimum 3000PSI at 28 days.
2) All reinforcing steel minimum 65000PSI tensile strength.
3) Concrete slabs minimum 4" thick with a layer of 6x6 10/10 WWF pulled up into mid-slab and placed on a layer of 6 mil poly vapor barrier
4) Turn down perimeter edge of wall supporting slab as indicated on Foundation Plan. Reinforce thickened edge with 2 no.5 rebars @ 6" O.C. continuous.
5) Dashed line interior slab grade beams as indicated by shading on the Foundation Plan are 10" deep thickened slabs with no.5 rebars @ 6" O.C. and 6" apart continuous.
6) Install 5/8" dia 16" long galvanized (hooked) anchor bolts along perimeter of wall supporting slabs @ 12" from ea. corner and at 36" oc.. Install Simpson PA-28 Straps at each garage door jamb.
7) Slope Garage slab at garage doors to exterior
8) All footings shall rest on undisturbed soil or compacted fill with 2,500 psf minimum bearing capacity. 12" below fin. grade, or below frost line whichever is greater.
9) All exterior concrete slabs and flat work shall have positive drainage away from residence and other structures, and be void of any standing water.
10) It is recommended that a recognized testing laboratory perform soil bearing test on subject lot, with a written report of the findings delivered to the owner prior to digging foundation footings.

ELECTRICAL LEGEND

5-1/2" RECESSED CAN LIGHT	DIMMER SWITCH
3-1/2" RECESSED CAN LIGHT	3-WAY DIMMER SWITCH
WALL MOUNT LANTERN	110v DUPLEX RECPTACLE
UNDER COUNTER/ INDIRECT LIGHT	1/2 SWITCHED RECEPTACLE
2'X4' FLOURESCENT LIGHT UNIT	FLOOR RECEPTACLE
1'X4' FLOURESCENT LIGHT UNIT	GFI DUPLEX RECPTACLE
JUNCTION BOX	WATER PROOF RECEPTACLE
EXTERIOR SPOT LIGHT	220v HOOK-UP
VENT/ LIGHT COMBINATION	APPLIANCE HOOK-UP
SINGLE POLE SWITCH	WATERPROOF GFI DUPLEX RECPTACLE
3-WAY SWITCH	TELEPHONE JACK
4-WAY SWITCH	THERMO-CONTROLLED ATTIC VENT FAN
GLOW SWITCH	HVAC AIRHANDLER
PUSH BUTTON	ELECRICAL MAIN PANEL



SEE ENGINEERING DOCUMENTS FOR TIE DOWN REQUIREMENTS.

FOUNDATION PLAN

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

BUILDING AREAS

FIRST FLOOR NON-HTD	626 SQ FT
SECOND FLOOR HTD (optional)	467 SQ FT
TOTAL COMBINED	1,093 SQ FT

FLOOD VENTS:

TOTAL NET AREA OF ALL TOTAL OPENINGS IS 1 SQ. IN. PER SQ. FT. OF ENCLOSED AREA.

STANDARD VENTILATION UNITS USED IN BLOCK FOUNDATION WALLS MUST BE DISABLED IN THE OPEN POSITION TO ALLOW WATER TO FLOW IN AND OUT.

A STANDARD ENGINEERED VENTILATION UNIT PROVIDES 76 SQ. IN. OF OPENINGS

BUILDING AREA: 578 SQ. FT. = 578 SQ. IN. OF OPENINGS REQUIRED.

578 SQ. IN./ 76 SQ. IN. = 7.60 VENTS REQUIRED
A MINIMUM OF 8 VENTS WILL BE PROVIDED

DOOR SCHEDULE

DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
OUT BUILDING FIRST FLOOR													
d1	3'-0"	6'-8"	1	Mahogany	2 Raised	1/2 4 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d2	9'-0"	7'-0"	2	Carriage style	-	-	-	Overhead	-	-	7'-1"	Garage Door	As shown w/ remote operator
OUT BUILDING SECOND FLOOR													
d3	3'-0"	6'-8"	1	Mahogany	2 Raised	1/2 4 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d4	3'-0"	6'-8"	2	Solid Core	2 Raised	-	-	Pocket	-	-	6'-10 1/2"	Passage	2x6 wall framing

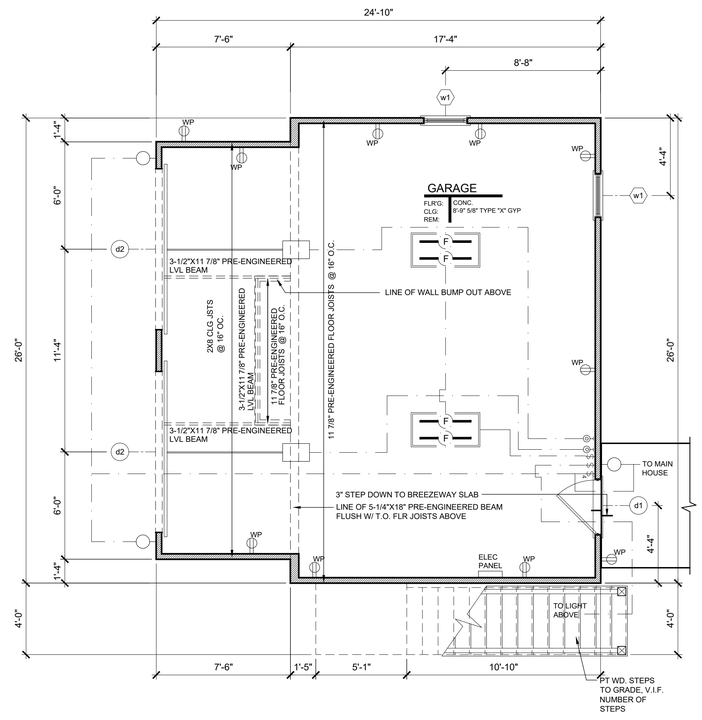
WINDOW SCHEDULE

Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
OUT BUILDING FIRST FLOOR								
w1	ELAWN2935	2	2'-4"	2'-11 1/8"	Awning	6'-10 1/2"	Marvin Integrity	
OUT BUILDING SECOND FLOOR								
w2	ELDH3468 E	2	2'-9 1/2"	5'-7 3/4"	Double Hung	6'-10 1/2"	Marvin Integrity	
w3	ELDH3060	2	2'-5 1/2"	4'-11 3/4"	Double Hung	8'-3 3/4"	Marvin Integrity	

Note, All windows to have:
2 1/4" deep historical sill
2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.

Note:
Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.



GARAGE PLAN

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

DATE: AUG. 21, 2020

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MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET, NO.2 * BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630

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PROJECT:
BRANCATO OUTBUILDING
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

SHEET: A1.0

ATTACHMENT 4

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

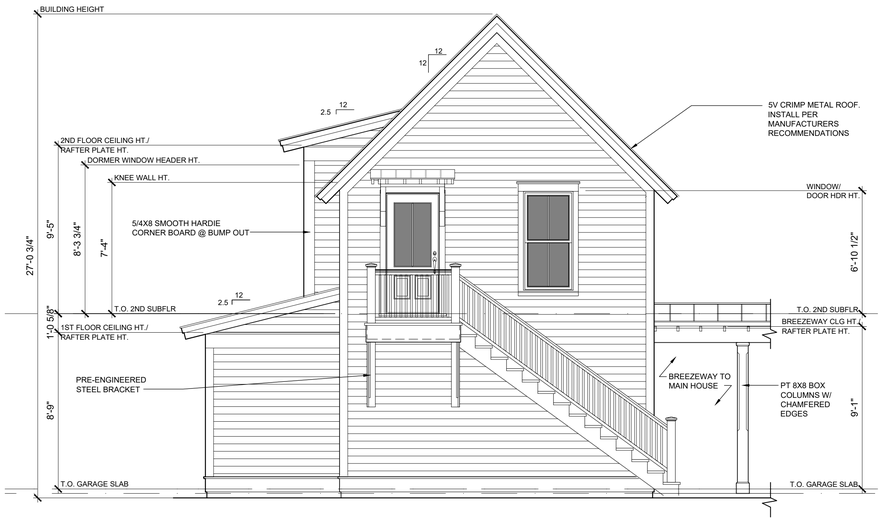
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

INSULATION SHALL COMPLY WITH R316.6, AND R806.5



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

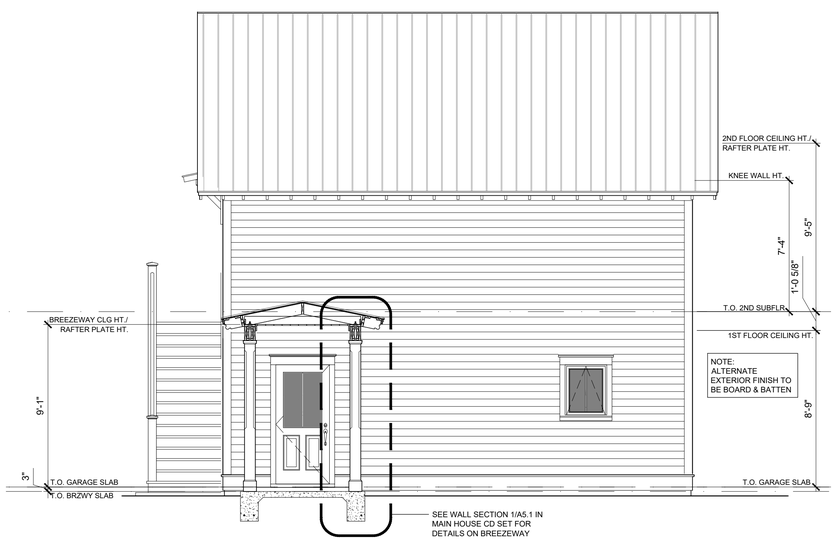
2 A2.0 ALLEY ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR NOTES:

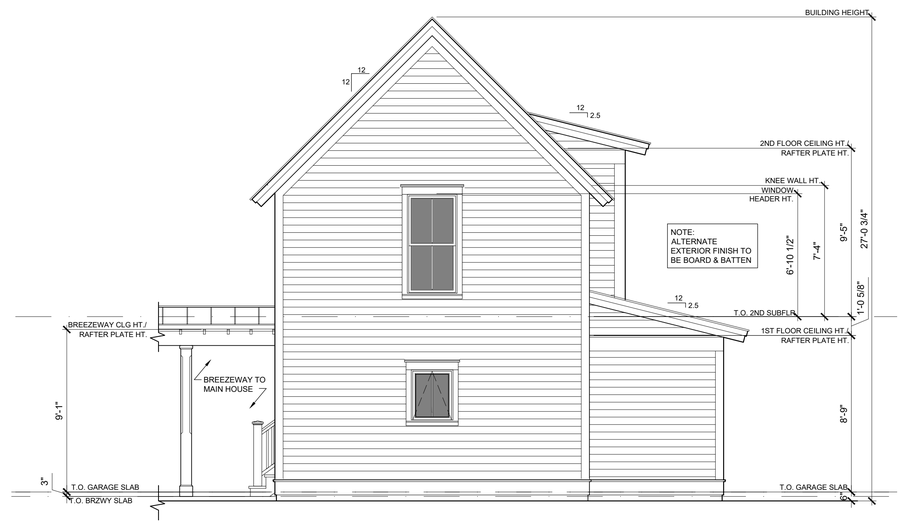
1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

CONSTRUCTION NOTE:

Refer to Engineer's documents for new foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between the original construction documents and the Engineer's documents, the Engineer's documents shall govern.

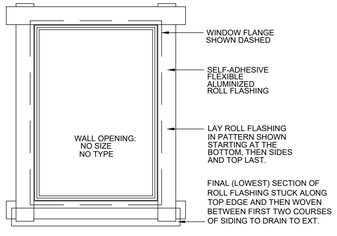


3 A2.0 COURTYARD ELEVATION
SCALE: 1/4"=1'-0"



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

DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.



F A2.0 TYP. WINDOW & DR FLASHING
NO SCALE

DATE: AUG. 21, 2020

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PROJECT:
BRANCATO OUTBUILDING
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction inspector(s) to verify compliance with applicable codes. Moser Design Group, Inc. will, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET: A2.0

ATTACHMENT 4

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

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ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

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INSULATION SHALL COMPLY WITH R316.6, AND R806.5

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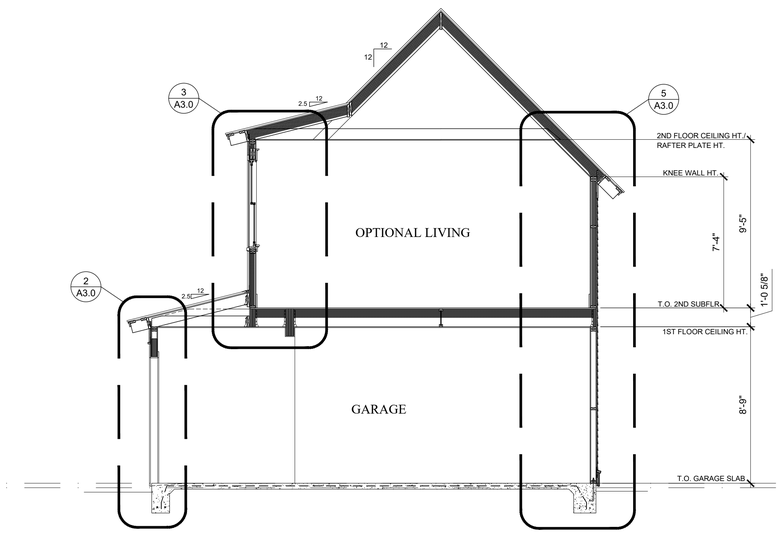
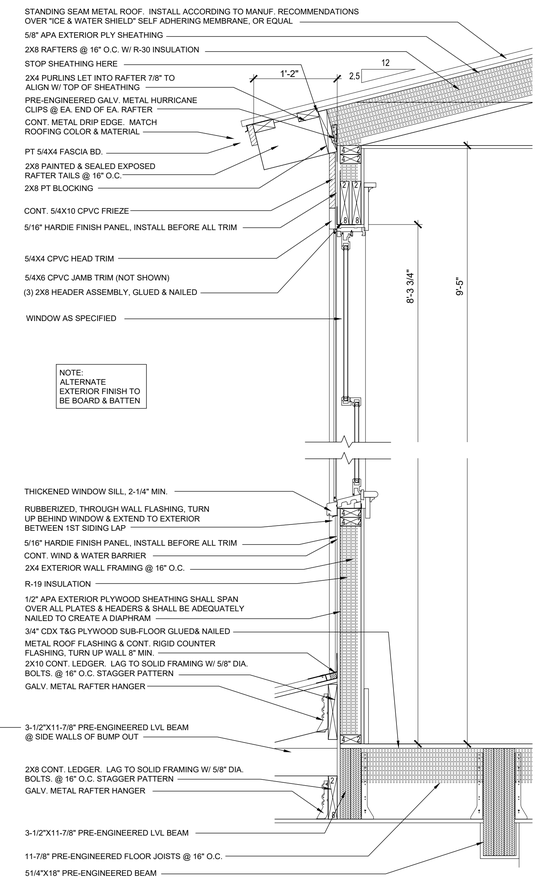
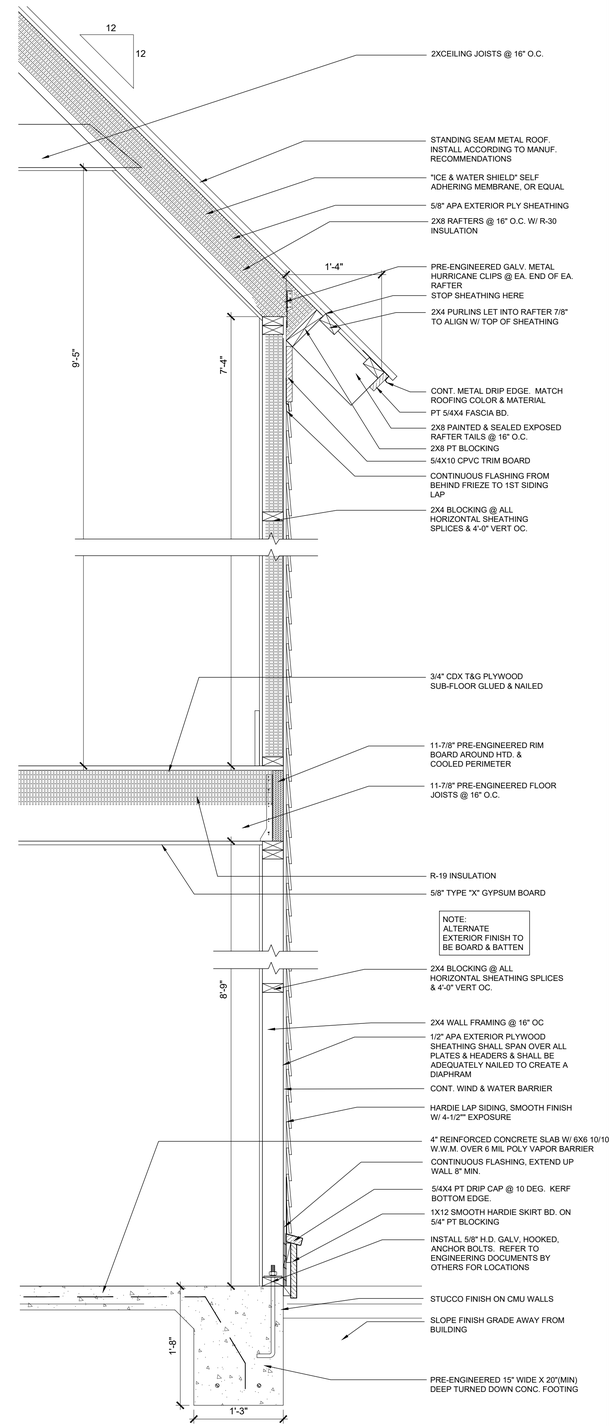


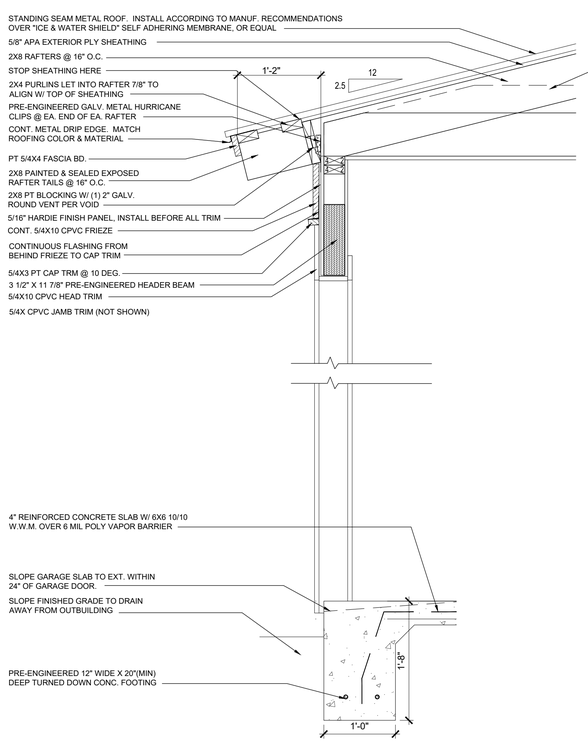
1 A3.0 BUILDING SECITON
SCALE: 1/4"=1'-0"



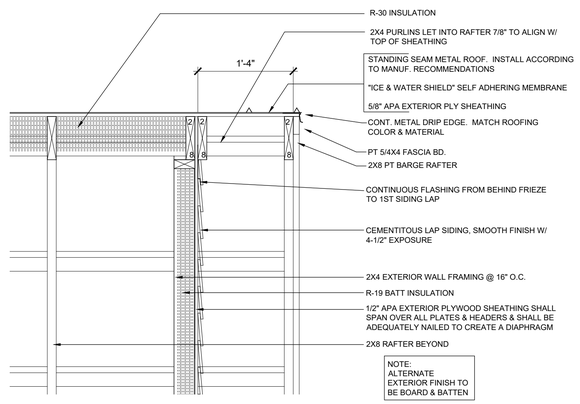
3 A3.0 WALL SECITON
1" = 1'-0"



5 A3.0 WALL SECITON
1" = 1'-0"



2 A3.0 WALL SECITON
1" = 1'-0"



4 A3.0 GABLE END DETAIL
1" = 1'-0"

DATE: AUG. 21, 2020

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PROJECT:
BRANCATO OUTBUILDING
LOT #34, 22 STOCK FARM ROAD
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

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SHEET: A3.0

ATTACHMENT 5

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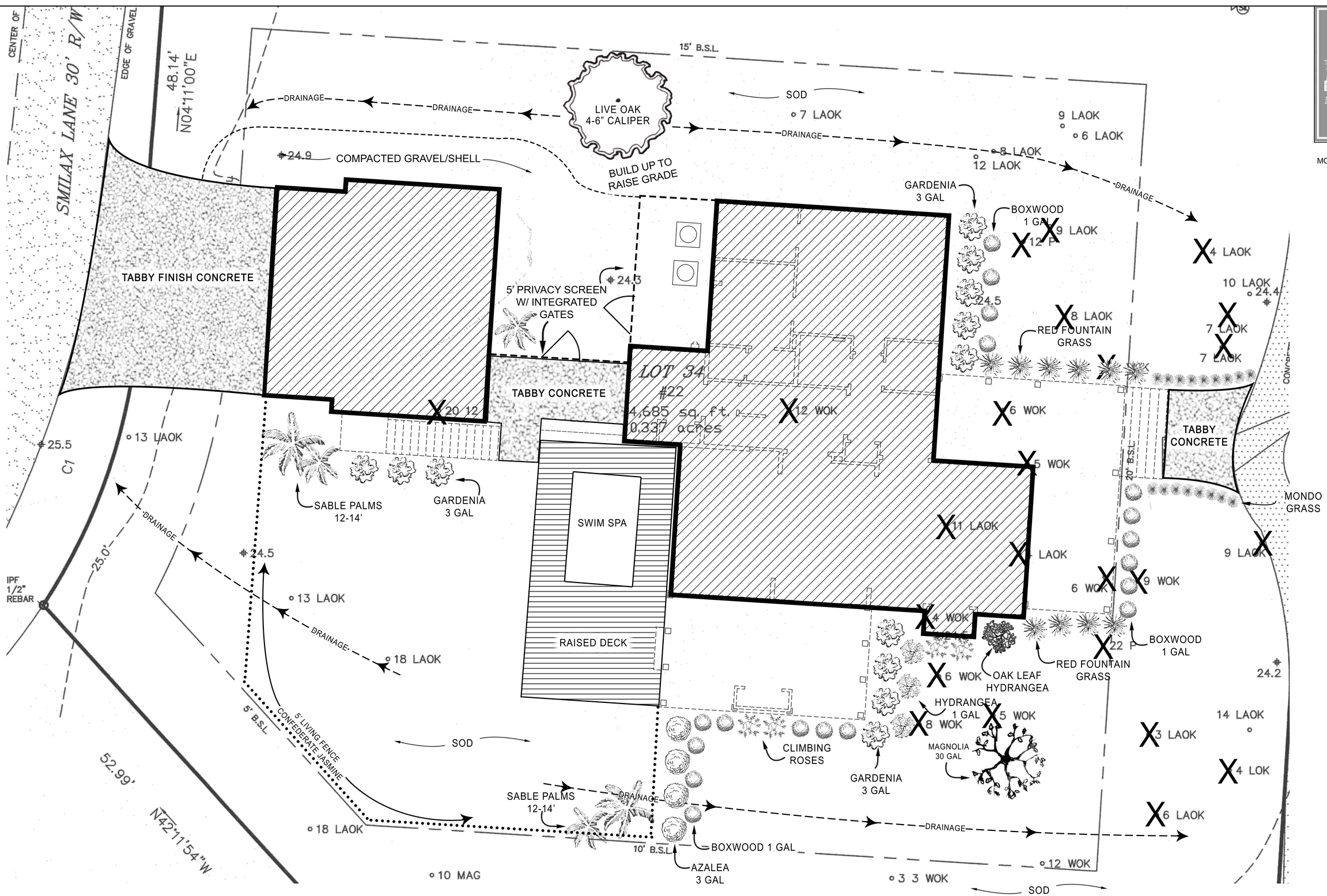

SITE PLAN

1"=10'-0"

01.05.2021

BRANCATO RESIDENCE

PLAN REVIEW COMMENTS FOR COFA-10-20-014637

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

Plan Type:	**Historic District**	**Apply Date:**	**10/05/2020**
Plan Status:	**Active**	**Plan Address:**	**22 Stock Farm Rd Road BLUFFTON, SC 29910**
Case Manager:	**Erin Schumacher**	**Plan PIN #:**	**R610 039 000 1511 0000**

Plan Description: **A request by DH Abney Company, on behalf of owners, Donna and James Brancato, for review of a Certificate of Appropriateness Application to allow for the construction of a new single-family residential structure of approximately 2.373 SF and a Carriage House of approximately 1,093 SF located at 22 Stock Farm Road, in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.**

Staff Review (HD)

Submission #: 1 Recieved: 10/05/2020 Completed: 10/23/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Building Safety Review	10/23/2020	Richard Spruce	Approved with Conditions

Comments:

The porches are shown at 2'8" above grade. This makes them at 32-inches high. Guardrails are required for all porches, including the screened porch per IRC section 312.

Growth Management Dept Review (HD)	10/23/2020	Katie Peterson	Approved with Conditions

Comments:

1. For the final application provide a landscape plan noting foundation plantings, street tree locations, and any landscaping proposed for buffering; as well provide architectural details of the typical window detail, and shutter detail depicting the material configuration and dimensions. (Applications Manual)
2. The first floor finish height must be 3 feet above the average adjacent sidewalk grade. The plans show the subfloor height to be 2 feet 8 inches. Finished floor height must be raised to a minimum of 3 feet. (5.15.5.F.1.c.)
3. Provide additional information to clarify the finish of the stucco proposed on the CMU piers (tabby, sand-finished, and steel trowel are permitted). (5.15.6.G.1.a.)
4. Windows or vents shall occupy the majority of the dormer's surface area. Dormer jamb materials should almost never include siding, but should rather be a solid casing assemble from the window to the corner of the dormer wall. Consider breaking the dormer on the left elevation into two dormers to have more traditional proportions. (UDO Section 5.15.6.E. and Traditional Construction Patters Section 81)
5. Provide additional information regarding the exterior wall located behind the screen as not enough information was provided for review. (Applications Manual)
6. Windows are permitted to operate as single- and double hung, casement, industrial, or fixed frame. Several windows on the window schedule are proposed as Awning in operation. Revise the awning windows to a permitted operation. (5.15.6.I.3.b.)
7. Water table should be 2x stock with a bevel. The elevations show a 2x material, but several of the wall sections note a 5/4" material for the water tables. Revise the wall sections to reflect the 2x water table. (5.15.6.N.7.a.)
8. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or pre-fabricated chimney caps are not permitted. Provide additional information on the proposed chimney cap to ensure it is in compliance with the above section. (5.15.6.E.8.d.)
9. Recommendation: Consider revising the material for the electric fireplace in the screen enclose to be stucco to match the piers. The placement of siding between the porch columns is not a traditional configuration and appears misplaced.
10. A letter of approval from the Stock Farm HARC must be provided stating that the plans have been reviewed and approved. (Applications Manual)

HPRC Review	10/23/2020	Katie Peterson	Approved with Conditions

Comments:

1. Railings, balusters and handrails are permitted to be wood (termite resistant), painted or natural wrought iron (5.15.6.H.2.d.). Windows are permitted to be wood, aliminum, copper, steel, vinyl, or clad wood (5.15.6.I.2.a.) and doors are permitted to be wood or metal (5.15.6.I.2.b.). While the plans not other materials in places, the application lists composite material for each of the above items. The materials must be revised to a permitted material.
2. Recommendation: The first column bay on the front porch appears to be 8'-0" wide while it is 9'-4" tall. The applicant might consider pulling the front porch in toward the front of the house. In doing this the hip porch roof would need to be adjusted. The might allow the front door to be closer to being on center in the column bay, when viewed from the front.

Transportation Department Review - HD	10/23/2020	Kevin Icard	Approved with Conditions

Comments:

1. The site plan does not show the proposed location for the driveway. At time of final submittal, include the driveway location and any proposed tree removal associated with the site plan. Additionally, provide a larger tree and topo for the site as it is not large enough for review. (Application Manual)

Watershed Management Review	10/23/2020	William Baugher	Approved with Conditions

Comments:

1. Small Construction Activities, The Town will require a Stormwater Affidavit with a SC DHEC IL-NOI form D-0342 and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Beaufort Jasper Water and Sewer Review	10/23/2020	James Clardy	Approved

Comments:

1. No comment.

Addressing Review	10/13/2020	Nick Walton	Approved

Comments:

1. No comment.

Plan Review Case Notes:

Katie Peterson

From: Jack Trenta <jacktrenta@verizon.net>
Sent: Thursday, February 18, 2021 5:51 PM
To: 'Jen Sommerville'
Cc: Katie Peterson; Daniel Keefer; 'Andrea Eldred'
Subject: RE: Landscape and construction plans for new construction - 22 Stock Farm Road - Approved by POA

WARNING!
This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Hi Jen,

The construction plans and landscape plan have been approved by the Stock Farm POA. The only concern is tree removal. The next time you're going to be over this way let me know as I'd like to walk the lot with you and have you clarify which trees will remain. We'd naturally like to retain as much of the tree canopy along Stock Farm Road as possible. And we need to retain all possible vegetation and plantings along the street side of the sidewalk. I may get Dan Keefer to join us as well.

And we absolutely want you or David to be here the day the site prep and clearing is to occur. And please let me know when that will be when you know, so myself or Dan or Andrea can be there so we can all be on the same page as to what goes and what stays. We've had a couple of bad experiences with the "now you see it and now you don't" and by then it's too late.

My best to Shea and Ida!

Jack Trenta
Broker Associate
703-338-9529
jacktrenta@verizon.net
https://www.century21.com/agent/jack.trenta@century21.com

CENTURY 21 Diamond Realty
38B New Orleans Rd • Hilton Head • SC • 29928
www.century21diamondrealty.com

From: Jen Sommerville <jen@dhabney.com>
Sent: Tuesday, February 09, 2021 1:27 PM

To: Jack Trenta <jacktrenta@verizon.net>
Subject: Landscape plans for new construction

Hello Jack,

Please see attached for the landscape plans for the Brancato residence at 22 Stock Farm Road. I think I had already sent the building plans for your review, let me know if you need them.

Thank you :)

-Jen Sommerville

D.H. ABNEY COMPANY INC.
Licensed General Contractor
Commercial & Residential Construction
License Number: G118163
DHAbney.com
Bluffton, SC 29910

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