

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 3, 2016
PROJECT:	Lot 33, 5 Tabby Shell Rd. – New Construction: Single-Family Residential
APPLICANT:	Wiley Parsons & John Leonard
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicants, Wiley Parsons & John Leonard, request that the Historic Preservation Commission approve the following application:

1. **Certificate of Appropriateness.** A request by Wiley Parsons & John Leonard, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 1,578 SF and a carriage house of approximately 362 SF, located on the property identified as 5 Tabby Shell Road (Lot 33) in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-12-15-9442).

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 1,578 SF, has attributes of the Vernacular House Type, but does not fully meet the dimensional or design requirements, so it is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. As well, the Applicant is proposing an attached garage building of approximately 362 SF which meets the design standards for that building type (Carriage House).

The Applicant has proposed a building that reflects the vernacular characteristics of Bluffton by designing a structure with an H-shaped center hall house plan with front and rear projecting gabled wings. The building features a bilaterally symmetric façade design with front and rear inset porches, and a roofline punctuated by a center dormer. Additional materials that are in keeping with the vernacular of Bluffton are the use of a combination of shake, horizontal and vertical siding, square columns with bases and caps, and corner board and water table trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the January 4, 2016 meeting where 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 Bluffton Master Plan.
 - a. *Finding.* The application is consistent with the principles set forth in the Old Town Bluffton 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 within the Tabby Roads development in 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 includes 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 new construction proposed as part of this request will be in conformance with those standards if the conditions of Section 2 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 adds to the district as well as helps 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 meets the requirements for an Additional Building type as permitted in the Neighborhood General-HD district per Section 5.15.5.C.

Since the project is located within the Tabby Roads development, the site is required to meet the front, rear, and side setbacks prescribed by the Tabby Roads development plan. The proposed site plan meets these established criteria.

- 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.N. – Corners and Water Tables Corners. Per the Unified Development Ordinance (UDO) a change of materials that occur at the in the same plane or at an exterior corner are not acceptable. The transition from shingles to lapped siding on the left side occurs in the same plane which is not permitted. The Applicant has proposed the material change in this location so that the elevation has visual balance similar to the right elevation. To meet the requirements of the UDO, the material change must occur at an interior corner.
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 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 detail 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 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 complete. The project also calls for the removal of a number of pines, greater than 14" DBH, to allow for the building envelope. As such, a Town of Bluffton Tree Removal Permit is required.

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 Section 3.22.2 of the UDO, a Town of Bluffton tree removal permit is required for any trees over 14 inches DBH proposed for removal.
2. Per Section 5.15.6.N. of the UDO, the change in material from shake to horizontal lap siding must occur at in interior corner rather than in the same plane as currently shown.

ATTACHMENTS:

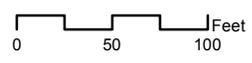
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. Approval Letter



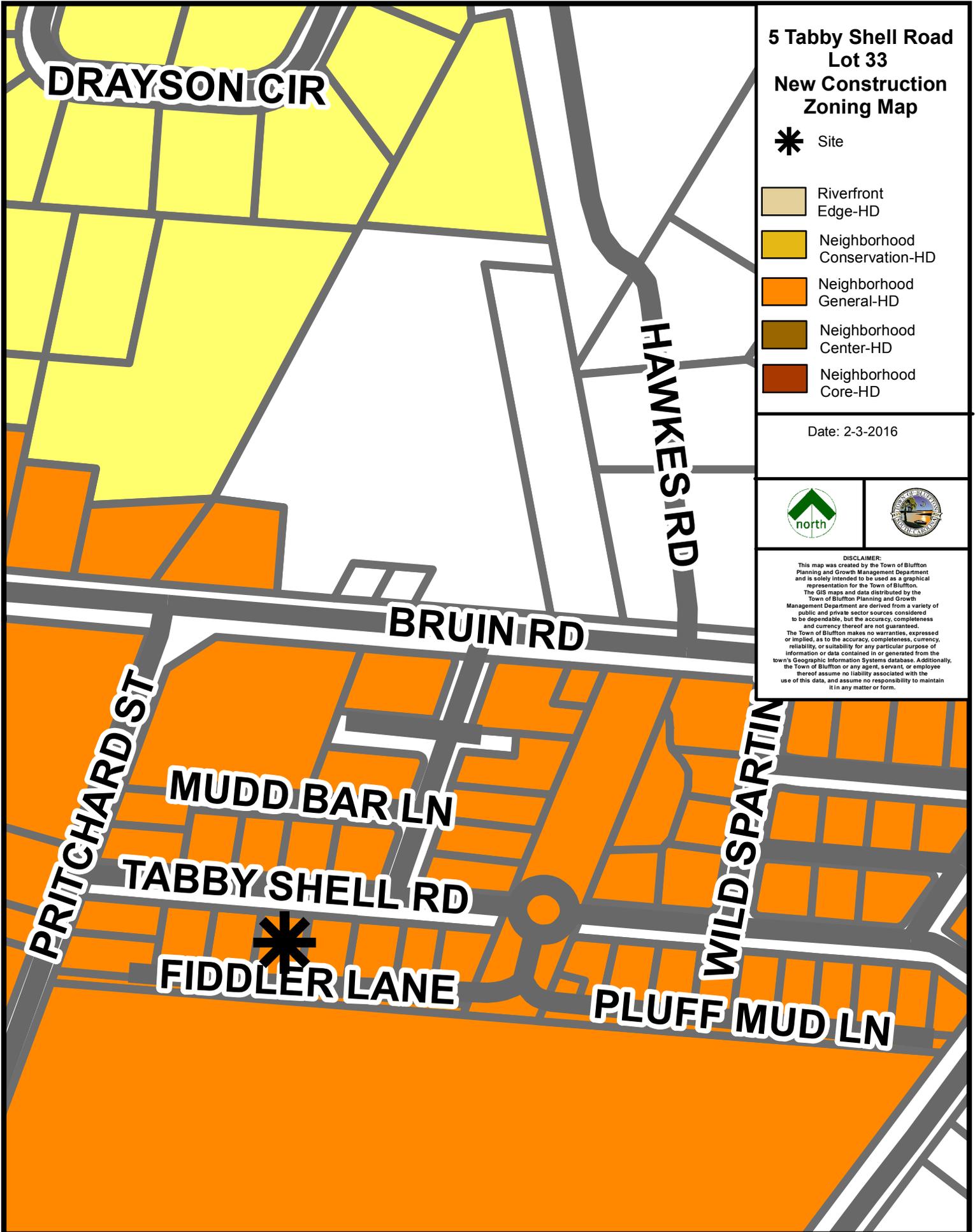
5 Tabby Shell Road Lot 33, Tabby Roads Location Map

 Site

Date: 3-6-2013



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**5 Tabby Shell Road
Lot 33
New Construction
Zoning Map**

***** Site

-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD

Date: 2-3-2016



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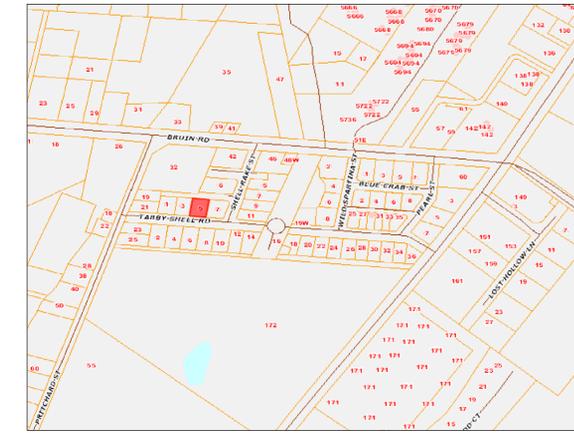
ATTACHMENT 3

The home we desire to build upon 5 Tabby Shell Road is of a design, material, and coloration that shall blend harmoniously with the natural surroundings and the scale and proportion of the existing neighboring architecture. Our story and a half vernacular-inspired house will consist of a heated first floor footprint of 1,578 square feet or, as a percentage of the lot size of 5,550 square feet, 28.43%. Combined with the second floor of 646 square feet, the total conditioned space shall be 2,224 square feet. Finally, there shall be an attached one car garage, of carriage house design.

Materials shall be a tabby on concrete foundation with walls consisting of Hardie staggered shingle, board over board, and board and batten. Windows shall be vinyl and conform to the UDO guidelines. Shutters shall be of an operable nature, of a wood board and batten style. There shall be a front and rear porch, consistent with the Town of Bluffton UDO. There will be a 5-V crimp metal roof on the entire structure.

As trees must always be removed in order to successfully build upon any lot, we are doing our best to leave the right rear quadrant as untouched and naturalized as possible within our house plan. Additionally, we are mitigating other tree removal as a result of construction, through a strong and thoughtful landscape plan that includes eleven new trees, various grasses, and numerous other plantings that make sense for the lot in particular, as well as blend with the Town of Bluffton's natural beauty. Finally, drainage has been well considered within our landscape plan, in order to minimize runoff of any kind.

Parsons/Leonard
Residence
5 Tabby Shell Road
Bluffton, SC
Beaufort County

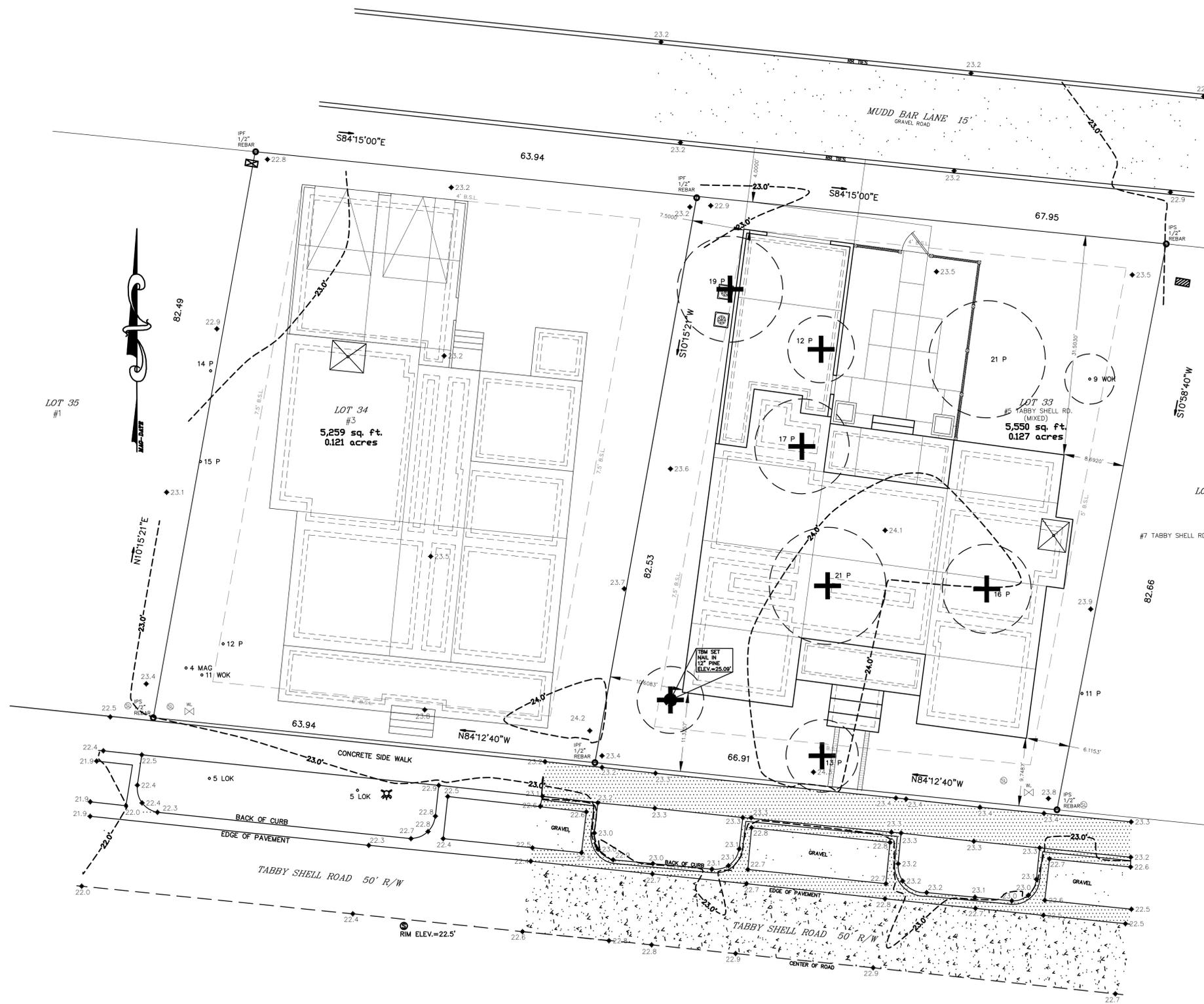


LOCATION MAP NOT TO SCALE



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

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

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SITE PLAN

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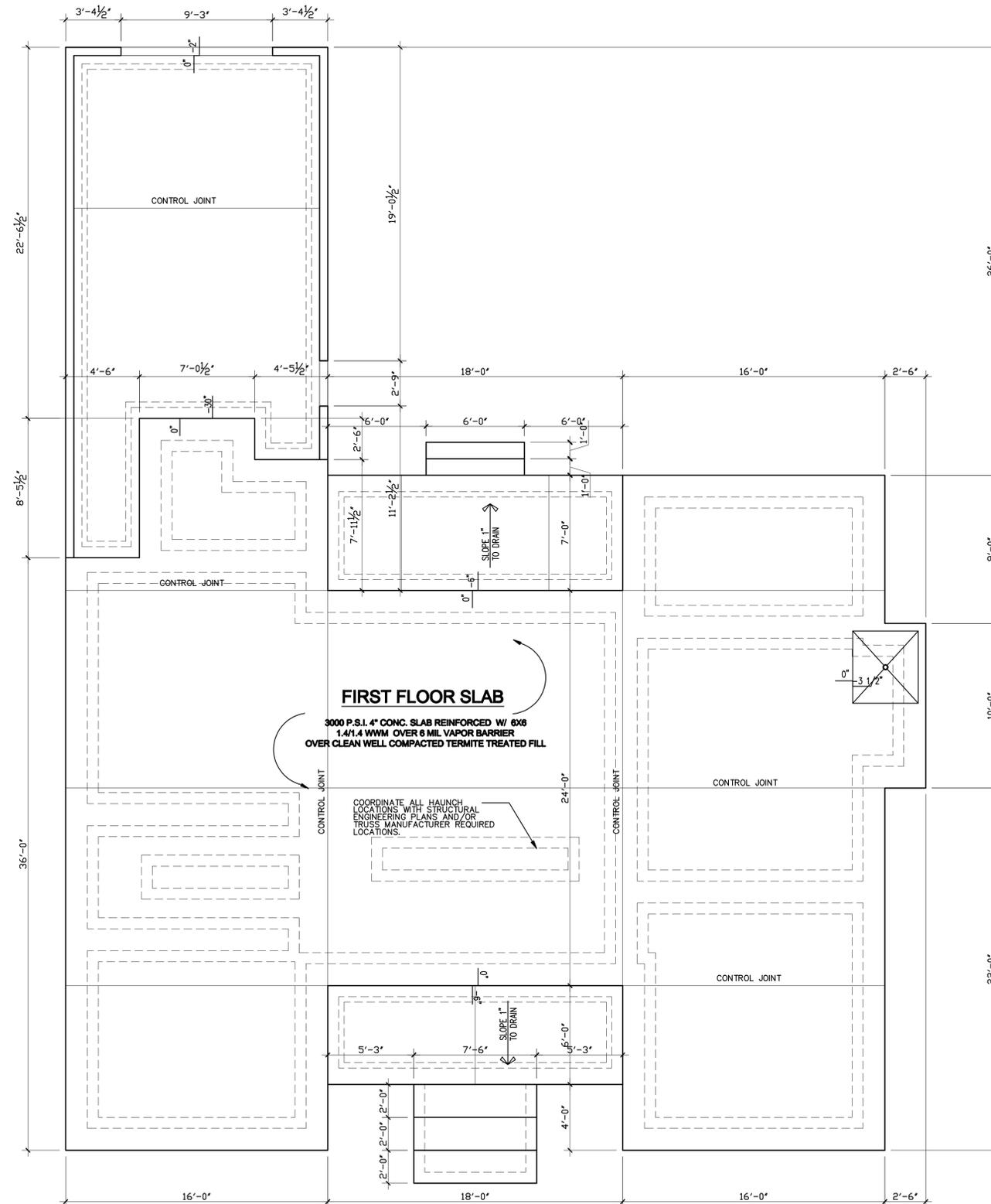
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1 SLAB ON GRADE PLAN
A1.0 1/4" = 1'-0"

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FOUNDATION PLAN

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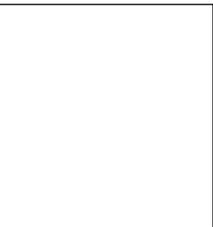
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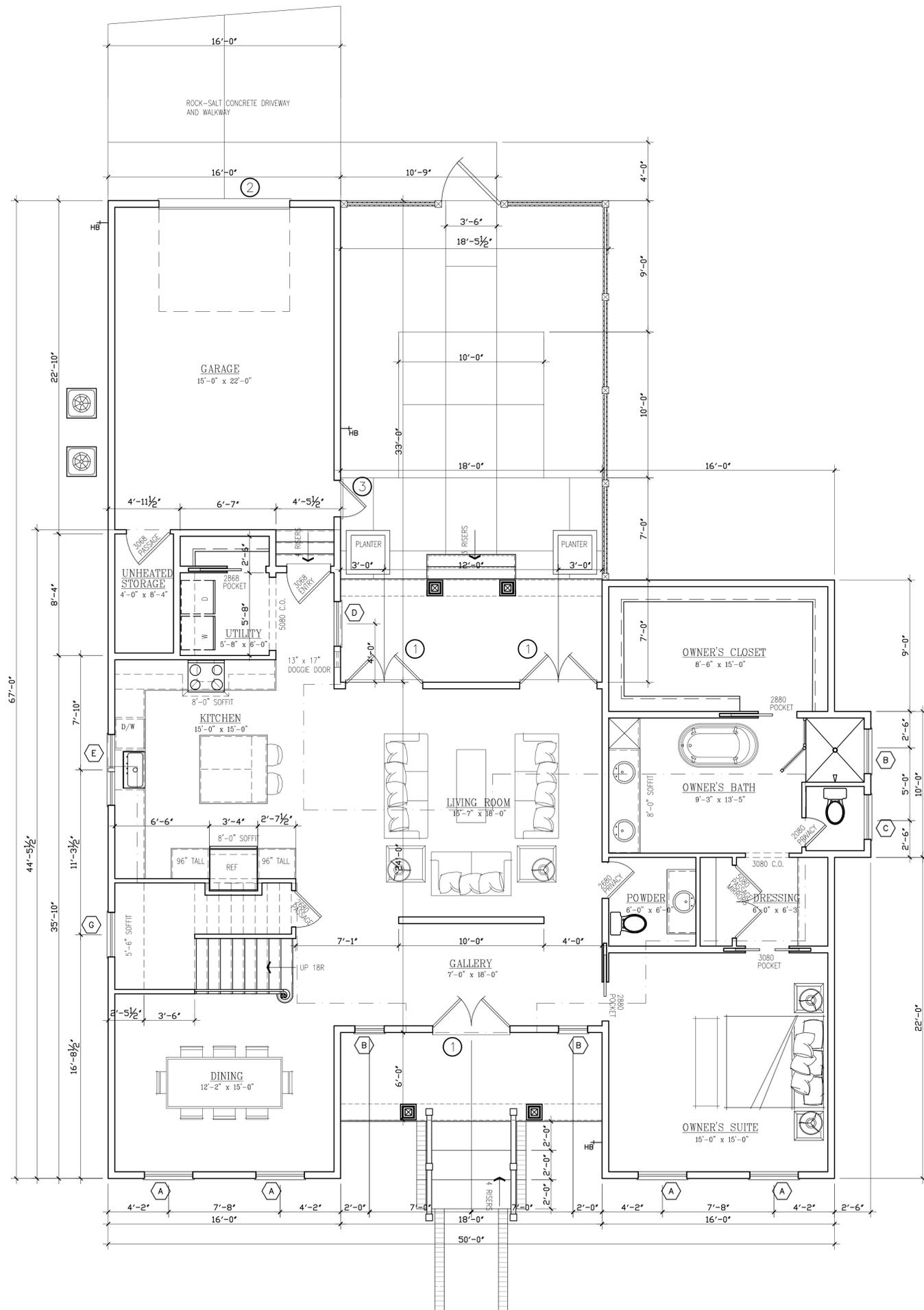
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GROUND FLOOR
PLAN

Sheet No. **A1.1**

Scale: AS NOTED



SQUARE FOOTAGE TOTALS:

FIRST FLOOR PLAN-HEATED	1,578
SECOND FLOOR PLAN-HEATED	646
REAR PORCH	126
FRONT PORCH	108
CONDITIONED SF LOT COVERAGE	28.43%
TOTAL CONDITIONED SPACES	2,224
GARAGE	362
LOT SIZE	5,550
FOOTPRINT ENTIRE STRUCTURES Impervious incl. decks, steps, footprint	2,477

1 GROUND FLOOR PLAN
A1.1 1/4" = 1'-0"

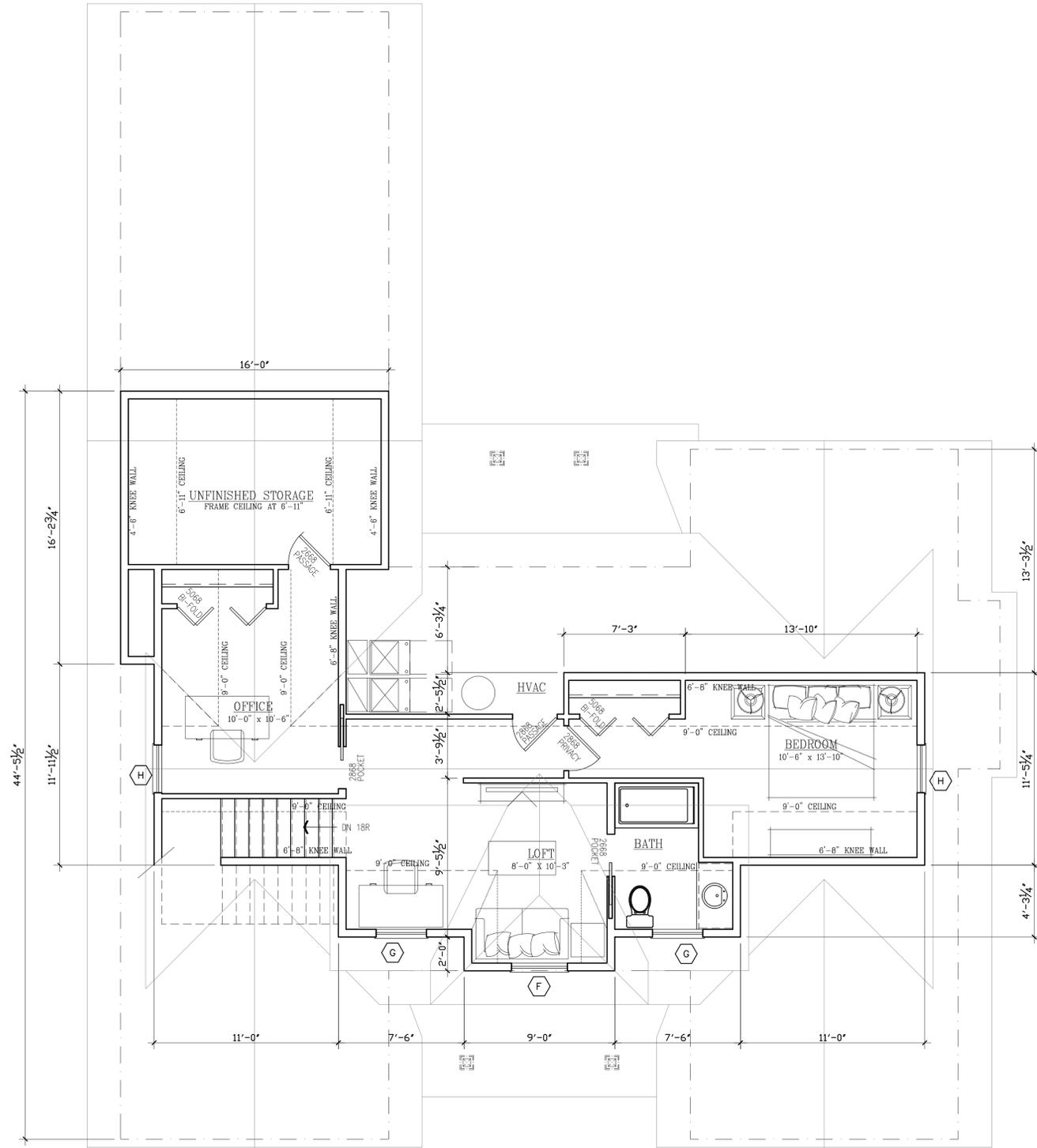
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1 SECOND FLOOR PLAN
A1.2 1/4" = 1'-0"

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SECOND FLOOR PLAN

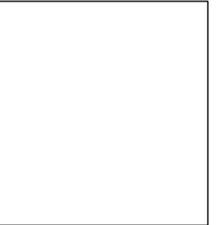
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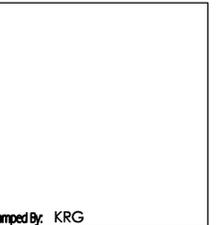
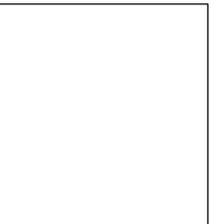
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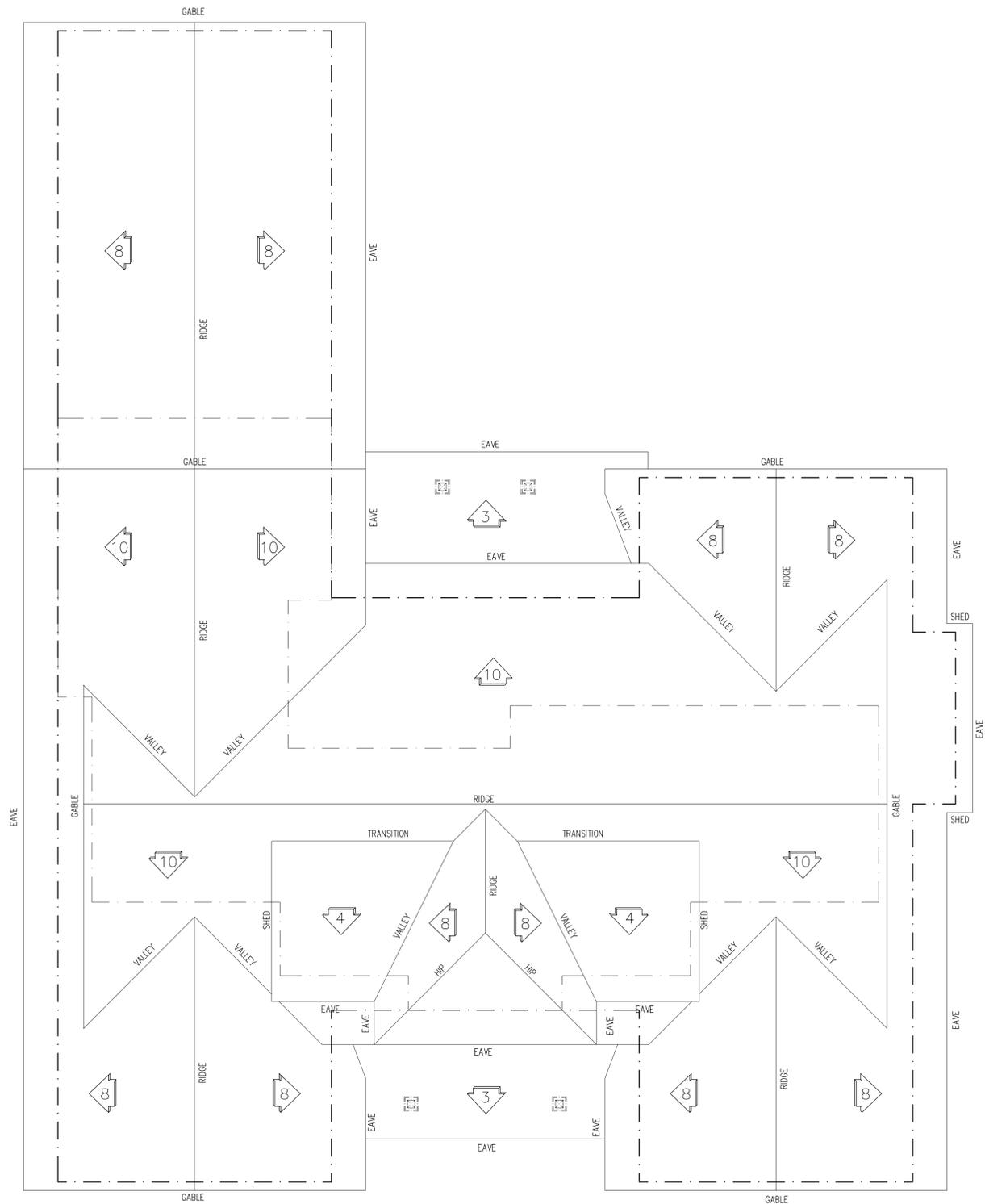
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ROOF PLAN
AND DETAILS

Sheet No. A1.3

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1 ROOF PLAN
A1.3 1/4" = 1'-0"



1 FRONT ELEVATION
A2.0 1/4" = 1'-0"



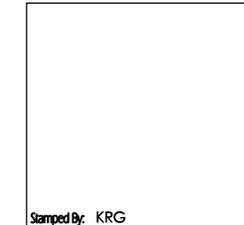
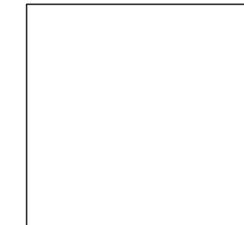
2 LEFT SIDE ELEVATION
A2.0 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

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1 REAR ELEVATION
A2.1 1/4" = 1'-0"



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

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EXTERIOR
ELEVATIONS

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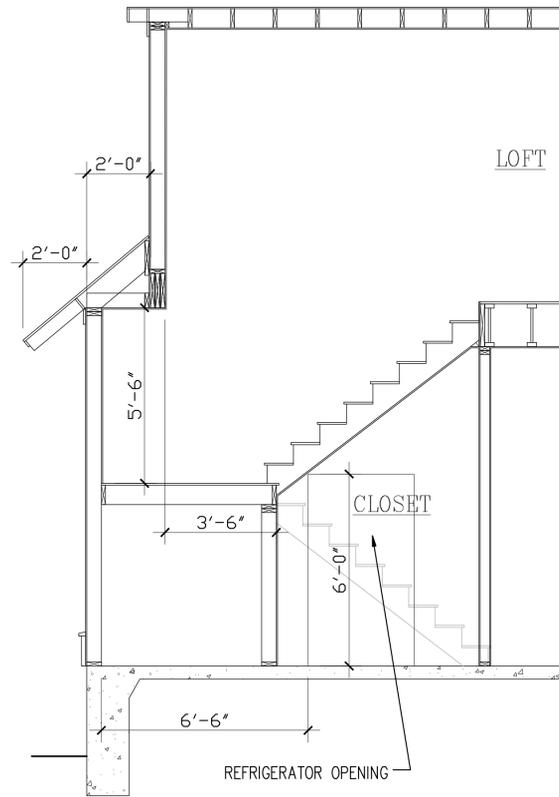
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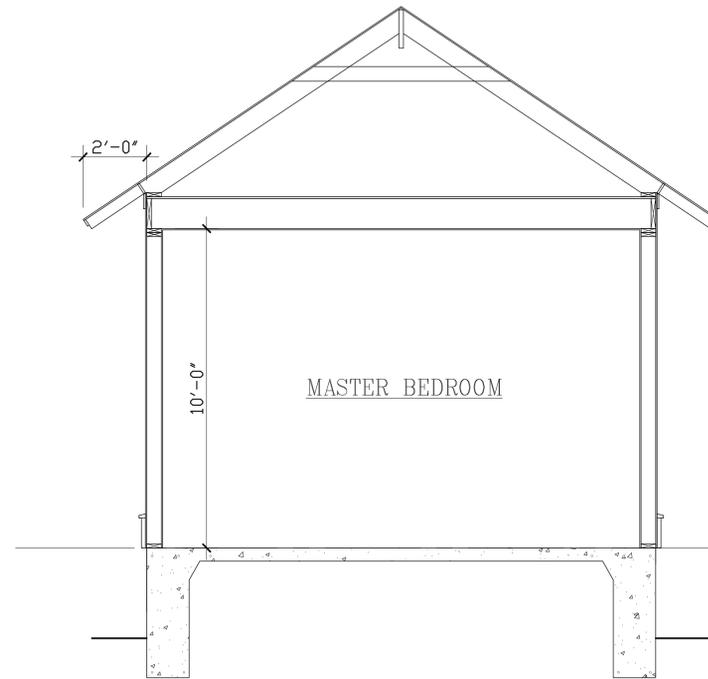


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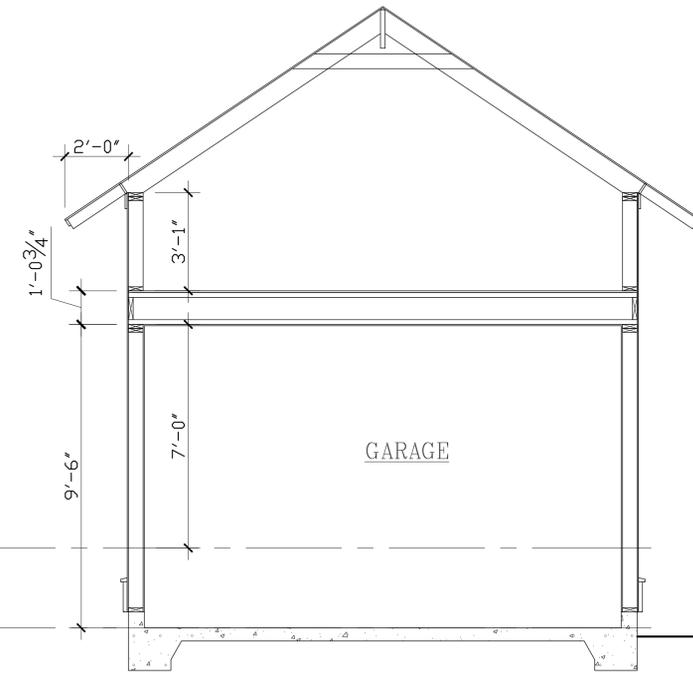
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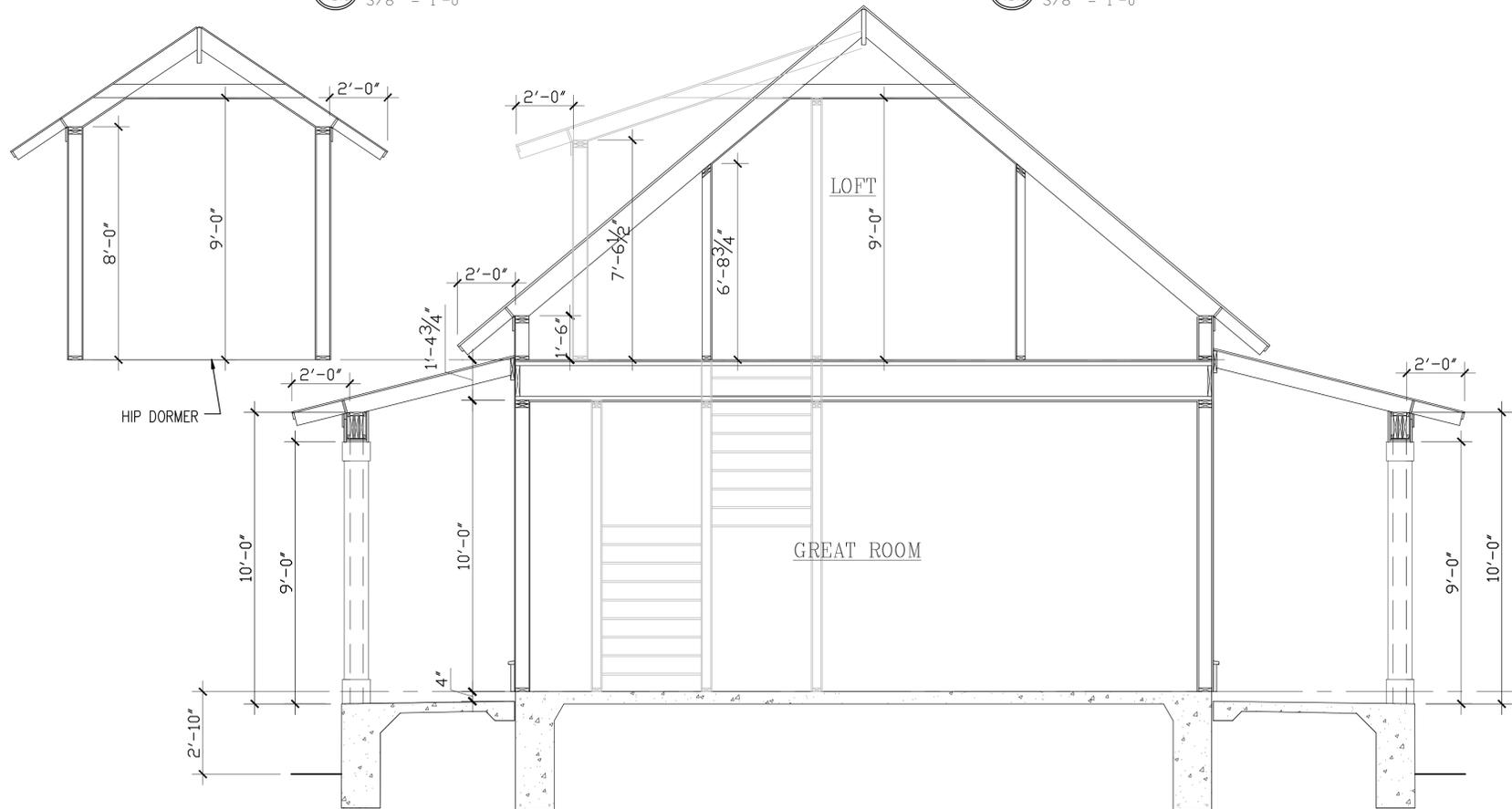
E STAIR SECTION
A3.0 3/8" = 1'-0"



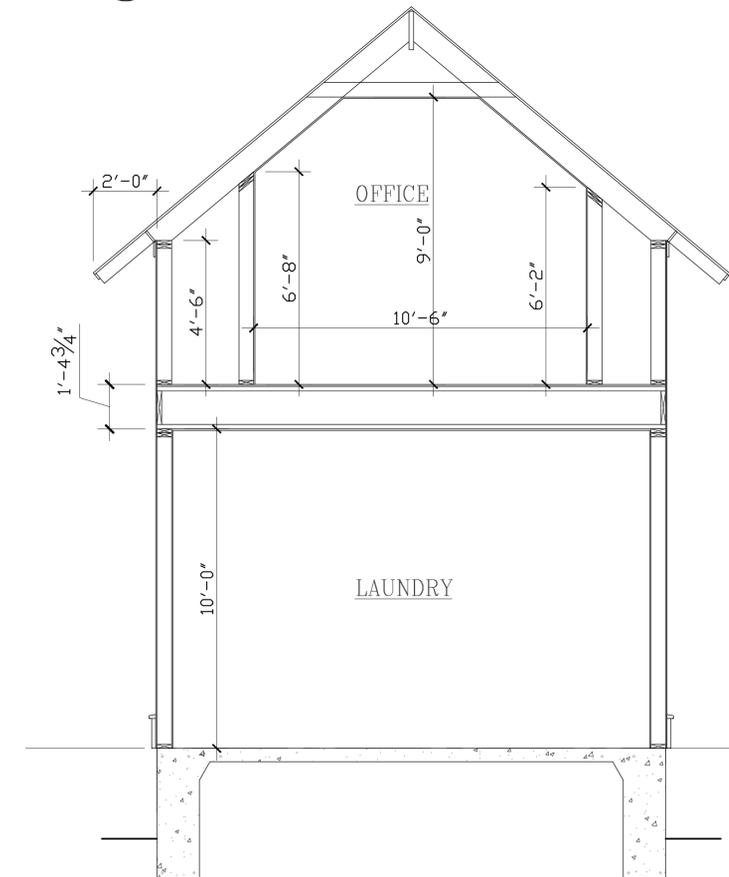
D SECTION THRU MASTER BEDROOM
A3.0 3/8" = 1'-0"



C GARAGE BUILDING SECTION
A3.0 3/8" = 1'-0"



B WHOLE HOUSE BUILDING SECTION
A3.0 3/8" = 1'-0"



A SECTION THRU LAUNDRY ROOM
A3.0 3/8" = 1'-0"

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BUILDING SECTIONS

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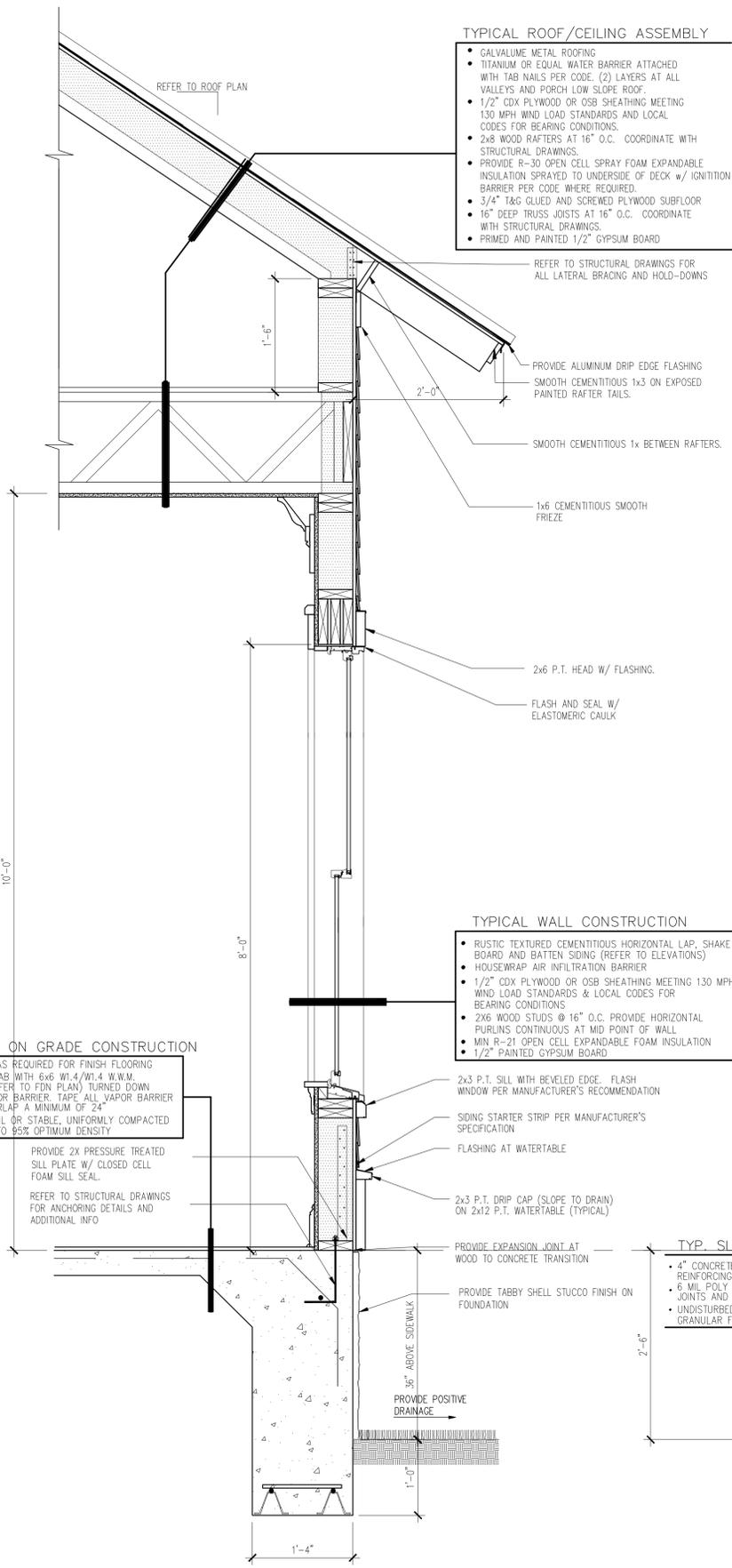
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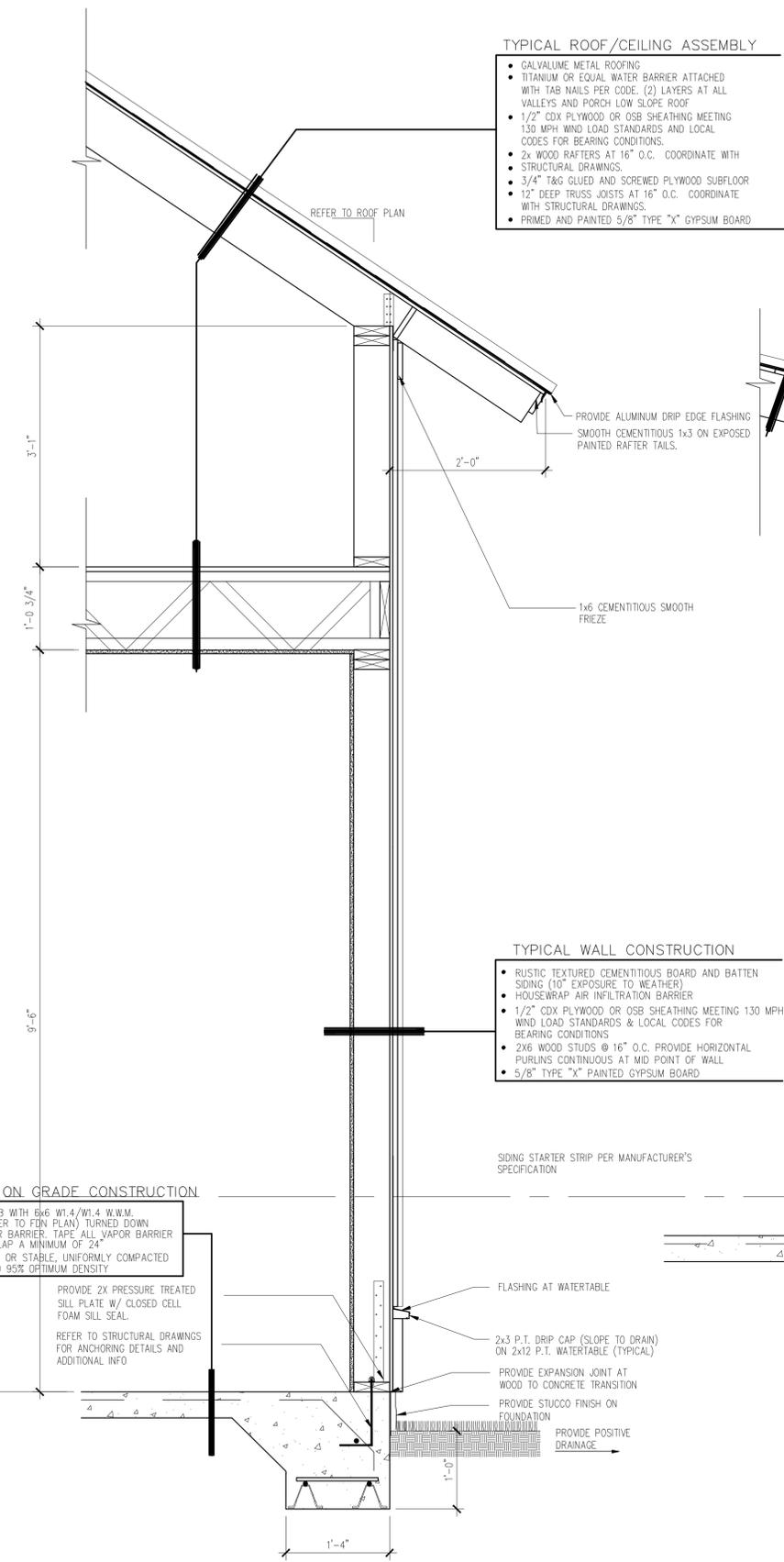


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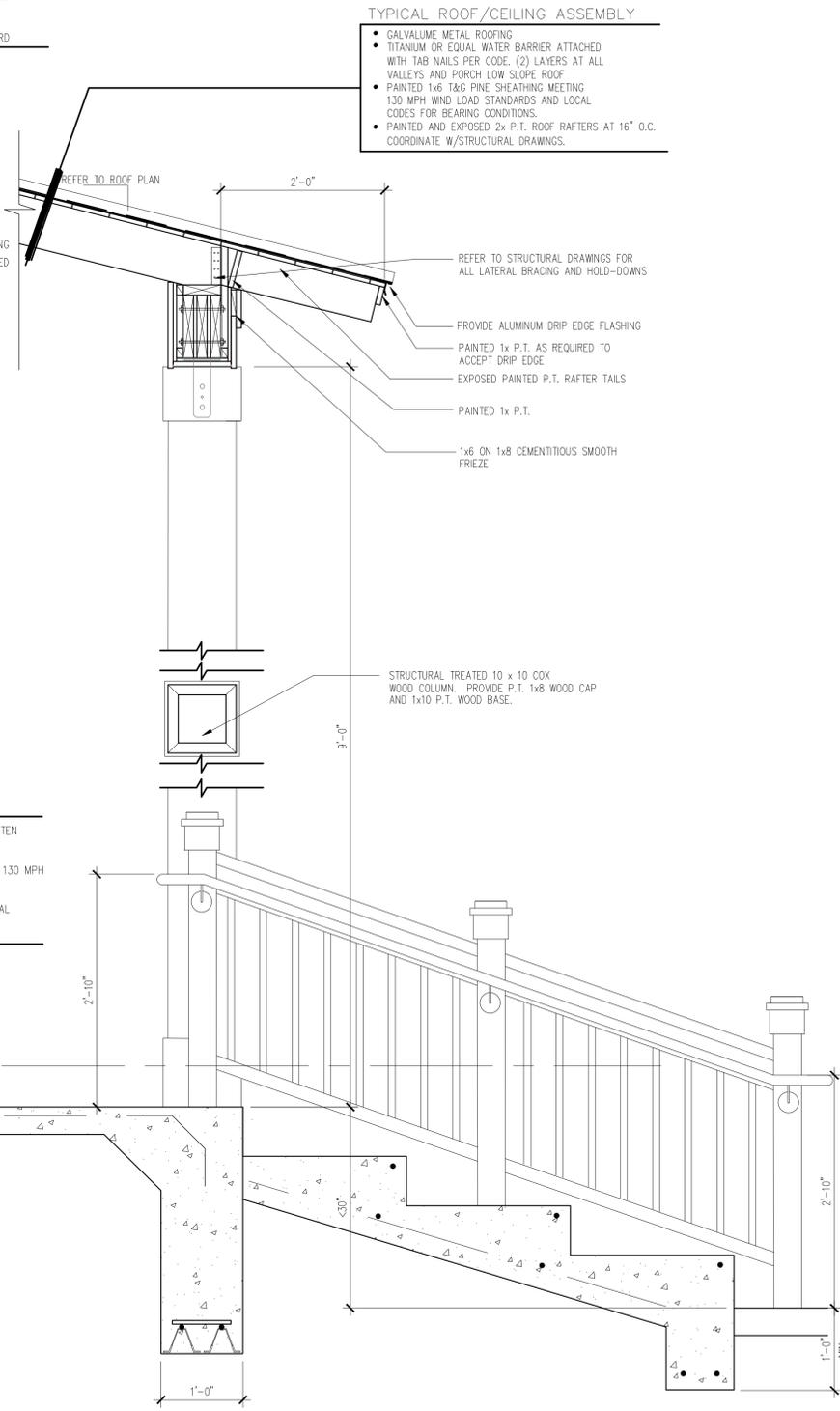
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TYPICAL WALL DETAIL
SCALE: 1" = 1'-0"



TYPICAL GARAGE DETAIL
SCALE: 1" = 1'-0"



TYPICAL PORCH DETAIL
SCALE: 1" = 1'-0"

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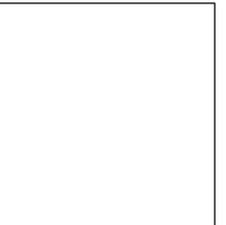
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WALL DETAILS

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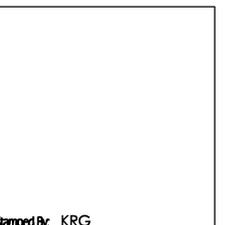
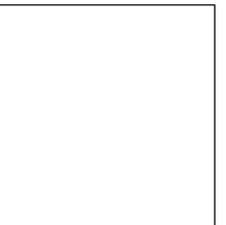
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MISC. DETAILS
AND SCHEDULES

Sheet No. **A4.1**

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WINDOW SCHEDULE

NOTE: ALL WINDOWS AND GLASS DOORS WILL BE JELD-WEN BUILDERS VINYL (V-2500) W/ LOW-E, SDL PATTERN AS INDICATED ON ELEVATIONS. ALL WINDOWS TO BE IMPACT RATED OR IMPACT PROTECTION PANELS ARE TO BE PROVIDED PER THE 2012 IRC. WINDOW SIZES SHOWN ARE NOMINAL.

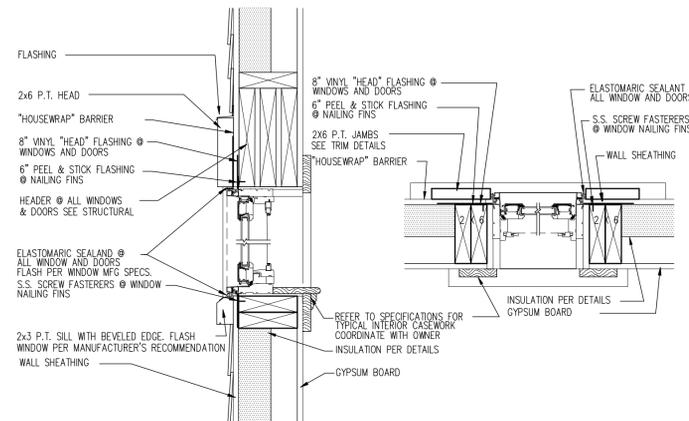
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	3'-4"	5'-0"	DBL HUNG	VINYL, DOUBLE PANE LOW E	EGRESS
B	2'-0"	2'-0"	PICTURE	VINYL, DOUBLE PANE LOW E	FROSTED AT MASTER BATH
C	2'-0"	2'-0"	CASEMENT	VINYL, DOUBLE PANE LOW E	FROSTED
D	3'-0"	5'-0"	DBL HUNG	VINYL, DOUBLE PANE LOW E	EGRESS
E	(2) 2'-4"	4'-6"	DBL HUNG	VINYL, DOUBLE PANE LOW E	FACTORY MULLED
F	3'-6"	4'-0"	DBL HUNG	VINYL, DOUBLE PANE LOW E	
G	3'-0"	3'-0"	PICTURE	VINYL, DOUBLE PANE LOW E	
H	2'-8"	6'-0"	DBL HUNG	VINYL, DOUBLE PANE LOW E	EGRESS

PROVIDE TEMPERED GLASS WHERE DEFINED BY 2012 IRC.
ALL U-FACTORS/SHGC AS DEFINED BY THE RESCHECK CALCULATION MUST BE VERIFIED BY THE WINDOW MANUFACTURER. IF U-FACTORS/SHGC ARE DIFFERENT, NOTIFY THE ARCHITECT IMMEDIATELY TO REVISE THE RESCHECK CALCULATION.
PROVIDE FULL SCREENS ON ALL OPERABLE WINDOWS.
PROVIDE IMPACT PROTECTION AS ALLOWED BY THE 2012 IRC.

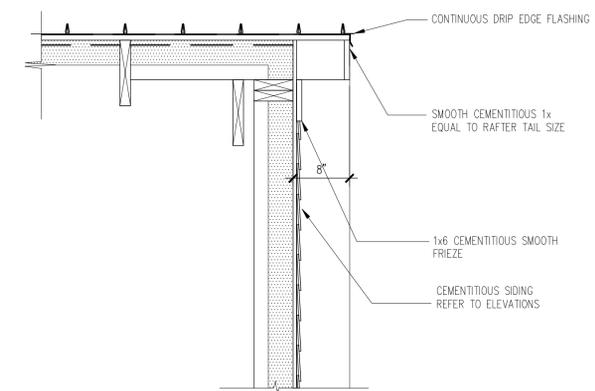
EXTERIOR DOOR SCHEDULE

MARK	DOOR		MATERIAL	MANUFACTURER	NOTES
	SIZE				
	WIDTH	HEIGHT			
1	(2) 2'-6"	8'-0"	DOUG FIR	ROGUE VALLEY	DOUG FIR DOUBLE ENTRY DOOR SYSTEM
2	9'-0"	7'-0"	STEEL	CHI	
3	2'-6"	6'-8"	METAL	THERMA-TRU	METAL ENTRY DOOR SYSTEM - OUTSWING

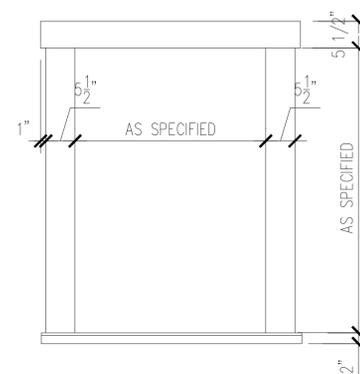
SEE ELEVATIONS FOR APPROXIMATE UNIT SIZES AND DESIGNATIONS, VERIFY REQ'D D.P. RATING.
PROVIDE IMPACT PROTECTION AS ALLOWED BY THE 2012 IRC. ALL DIMENSIONS ARE NOMINAL AND MAY NOT BE EXACT. UNIT SIZES PROVIDED BY MANUFACTURER.
PROVIDE TEMPERED GLASS WHERE DEFINED BY 2012 IRC.
ALL U-FACTORS/SHGC AS DEFINED BY THE RESCHECK CALCULATION MUST BE VERIFIED BY THE WINDOW MANUFACTURER. IF U-FACTORS/SHGC ARE DIFFERENT, NOTIFY THE ARCHITECT IMMEDIATELY TO REVISE THE RESCHECK CALCULATION.
THE GC SHALL PROVIDE THE DESIGN PRESSURE RATING FOR THE GARAGE DOORS PER 2012 IRC.



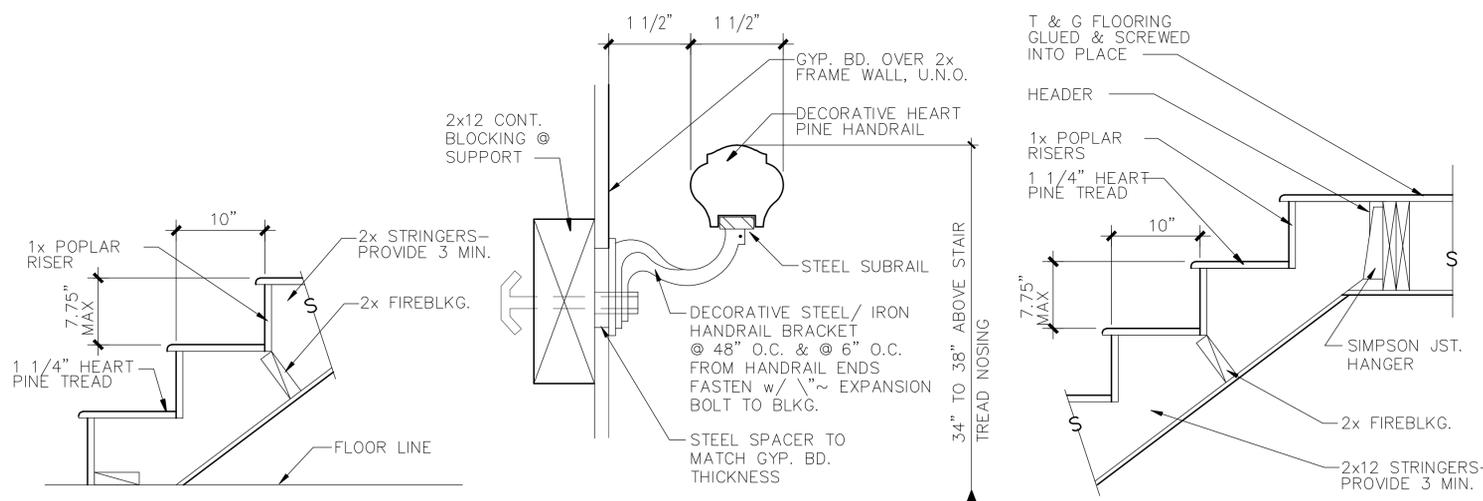
WINDOW HEAD, JAMB, SILL DETAIL
SCALE = NTS



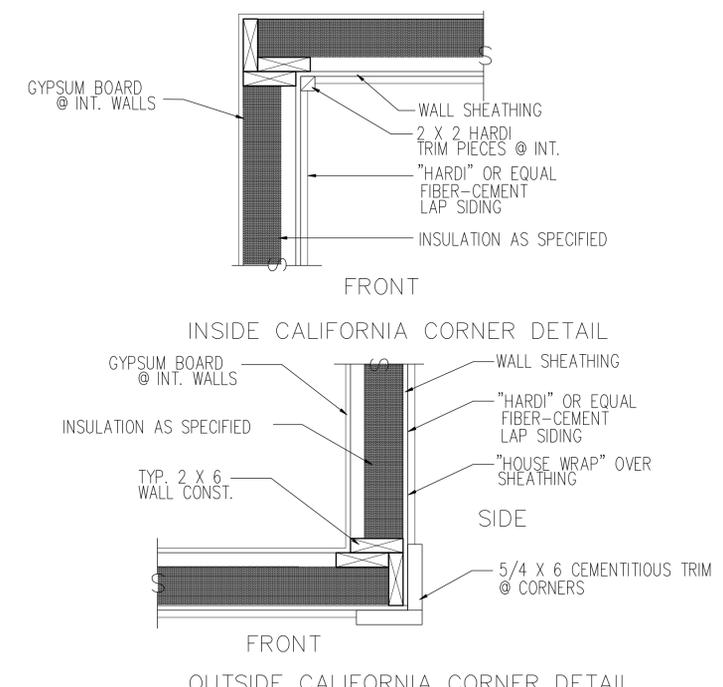
TYPICAL RAKE DETAIL
SCALE: 1" = 1'-0"



WINDOW TRIM
REFER TO ELEVATIONS
SCALE = NTS

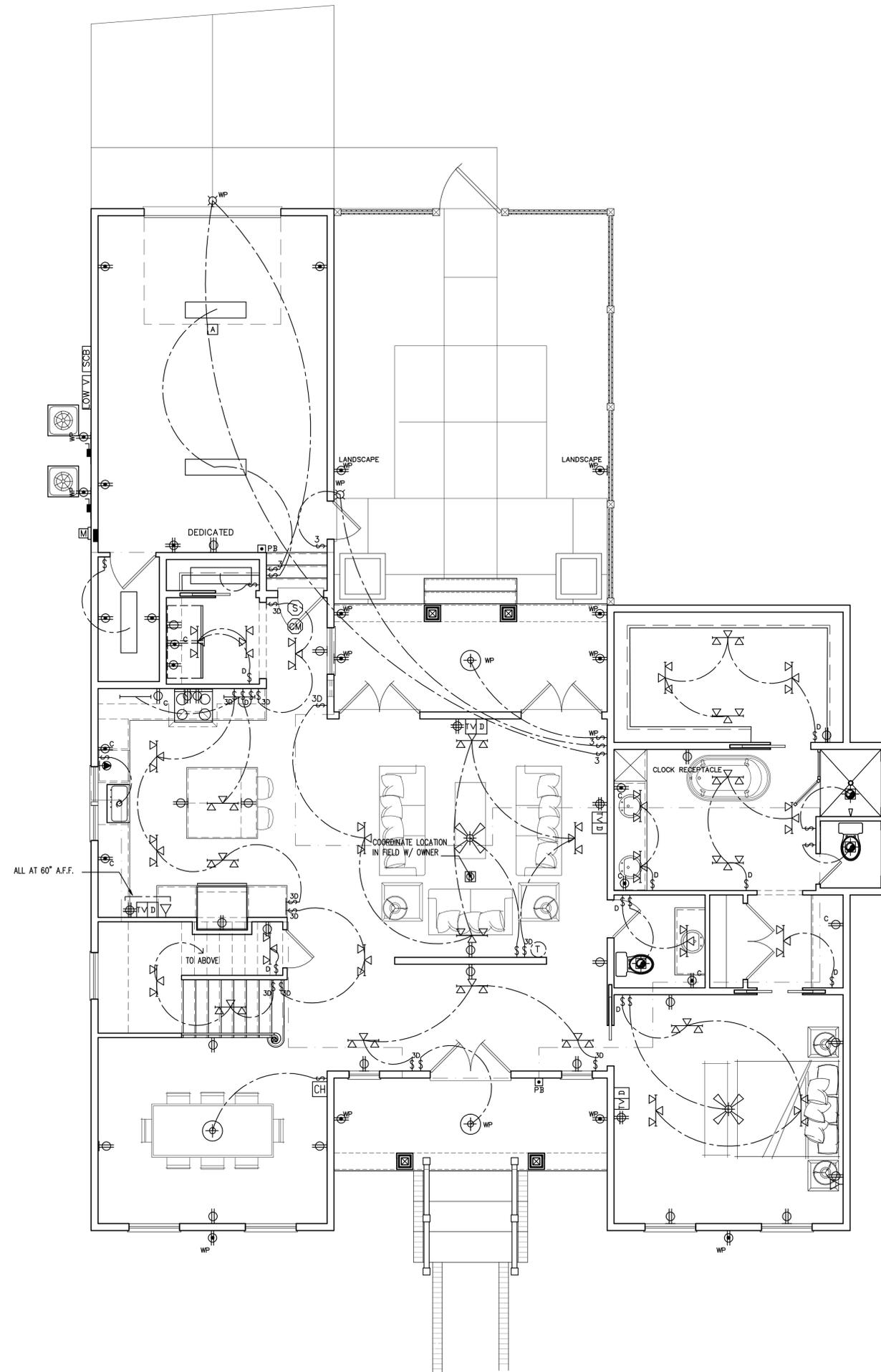


STAIR & HANDRAIL DETAIL
SCALE = NTS



TYPICAL CORNER DETAILS
SCALE = NTS

Parsons/Leonard
Residence
5 Tabby Shell Road
Bluffton, SC
Beaufort County

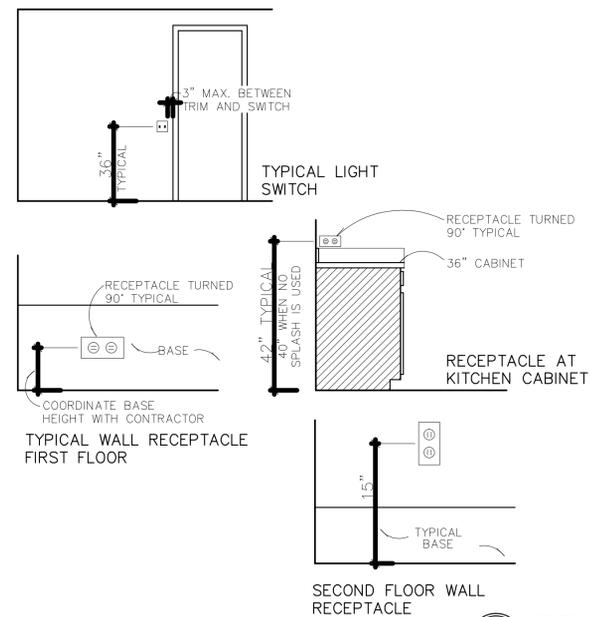


ELECTRICAL PLAN
SYMBOLS

- SWITCH, SINGLE POLE
- SWITCH, SINGLE POLE, DIMMER
- SWITCH, 3-WAY
- SWITCH, 4-WAY
- RECEPTACLE, STANDARD DUPLEX
- COUNTER MOUNTED RECEPTACLE
- ALTERNATE VOLTAGE
- RECEPTACLE ON GFI CIRCUIT
- RECEPTACLE, WEATHER PROOF, ON GFI CIRCUIT
- RECEPTACLE, 220V
- QUAD RECEPTACLE
- RECEPTACLE DUPLEX, 1/2 SWITCHED
- RECEPTACLE, FLOOR MOUNTED (COORDINATE WITH OWNER)
- LIGHT OUTLET, WALL MOUNTED
- LIGHT OUTLET, CEILING MOUNTED
- LIGHT OUTLET, RECESSED ROUND CAN
- WATER PROOF LIGHT OUTLET, RECESSED ROUND
- SPECIAL PURPOSE (D/W) OUTLET
- EXHAUST FAN/ LIGHT OUTLET
- SOLAR FLOOD LIGHT w/ MOTION SENSOR
- LED TRACK LIGHTING BY OWNER
- UNDER CABINET LIGHT
- CHANDELIER
- LOW VOLTAGE PENDANT FIXTURE W/TRANSFORMER
- DISPOSAL
- TELEPHONE OUTLET
- DOOR CHIME
- PUSH-BUTTON DOOR BELL
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- EXTERIOR WALL MOUNTED PATIO LIGHT
- WALL WASHER LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- HARDWIRED SMOKE DETECTOR W/ BAT. BACK-UP
- HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- EXHAUST FAN
- DOOR BELL TRANSFORMER
- CEILING MOUNTED JUNCTION BOX
- COVE LIGHT
- CAT-5 TELEPHONE/DATA
- WALL SCONCE
- CEILING FAN
- AUTOMATIC GARAGE DOOR OPENER
- HOSE BIBB (SEE FOUNDATION PLAN)
- LOW VOLTAGE LANDSCAPE LIGHTING W/ BATTERY BACK-UP
- SPRINKLER CONTROL BOX
- PROGRAMMABLE THERMOSTAT

NOTE: ALL SECURITY, HOME ENTERTAINMENT, LANDSCAPE, AND POOL SYSTEMS BY OTHERS

- NOTES:
- SMOKE DETECTORS WITH TRAY OR SLOPED CEILINGS SHALL BE LOCATED PER NFPA 72, 2007 EDITION, SECTION 5.6.5.4.
 - ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IECC SECTION 403.
 - THE GC SHALL PROVIDE A MANUAL J CALCULATION TO THE BUILDING DEPARTMENT PER IRC SECTION M1401.3. IN CONJUNCTION WITH THE RESCHECK ENERGY CODE ANALYSIS PROVIDED BY THE ARCHITECT AND THE MANUAL J CALCULATIONS, THE GC SHALL PROVIDE THE BUILDING DEPARTMENT WITH THE ENERGY EFFICIENCY CERTIFICATE AS DEFINED BY IECC SECTION 401.3.
 - ALL BATHROOM EXHAUST FANS SHALL BE SIZED PER IRC SECTION M1507.3.
 - ALL RECEPTACLES SERVING COUNTERTOP SURFACES IN THE KITCHEN AS WELL AS THE LAUNDRY SHALL BE GFCI PROTECTED PER THE NEC, 2008 EDITION, SECTION 210.8.
 - ALL BRANCH CIRCUITS SHALL BE ARC-FAULT PROTECTED PER NEC SECTION 210.12.



1
E1.1
GROUND FLOOR PLAN
1/4" = 1'-0"



KRA architecture + design

KRA architecture + design
t 843.915.2021
f 843.706.9480
www.kraac.com
2 Vardier Plantation Road
Bluffton, SC 29910

Stamped By: KRG

Drawn By:

Checked By:

Date: 12.20.15

Revisions

No.	Description

Project No. 15148

File Name:

Drawing Title:

GROUND FLOOR
ELECTRICAL
SCHEMATICS

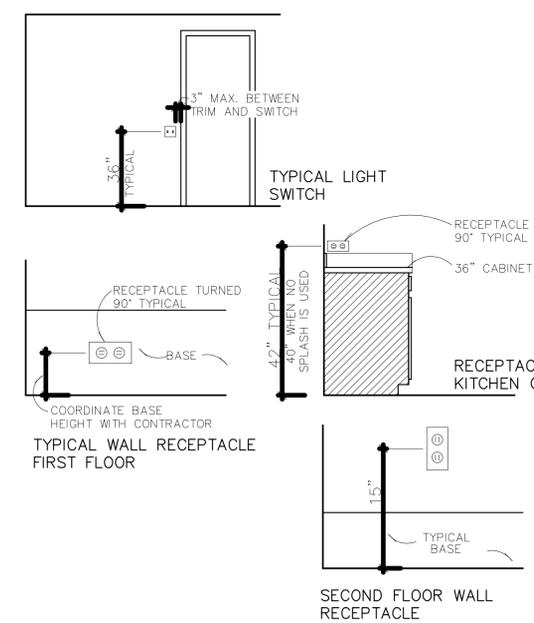
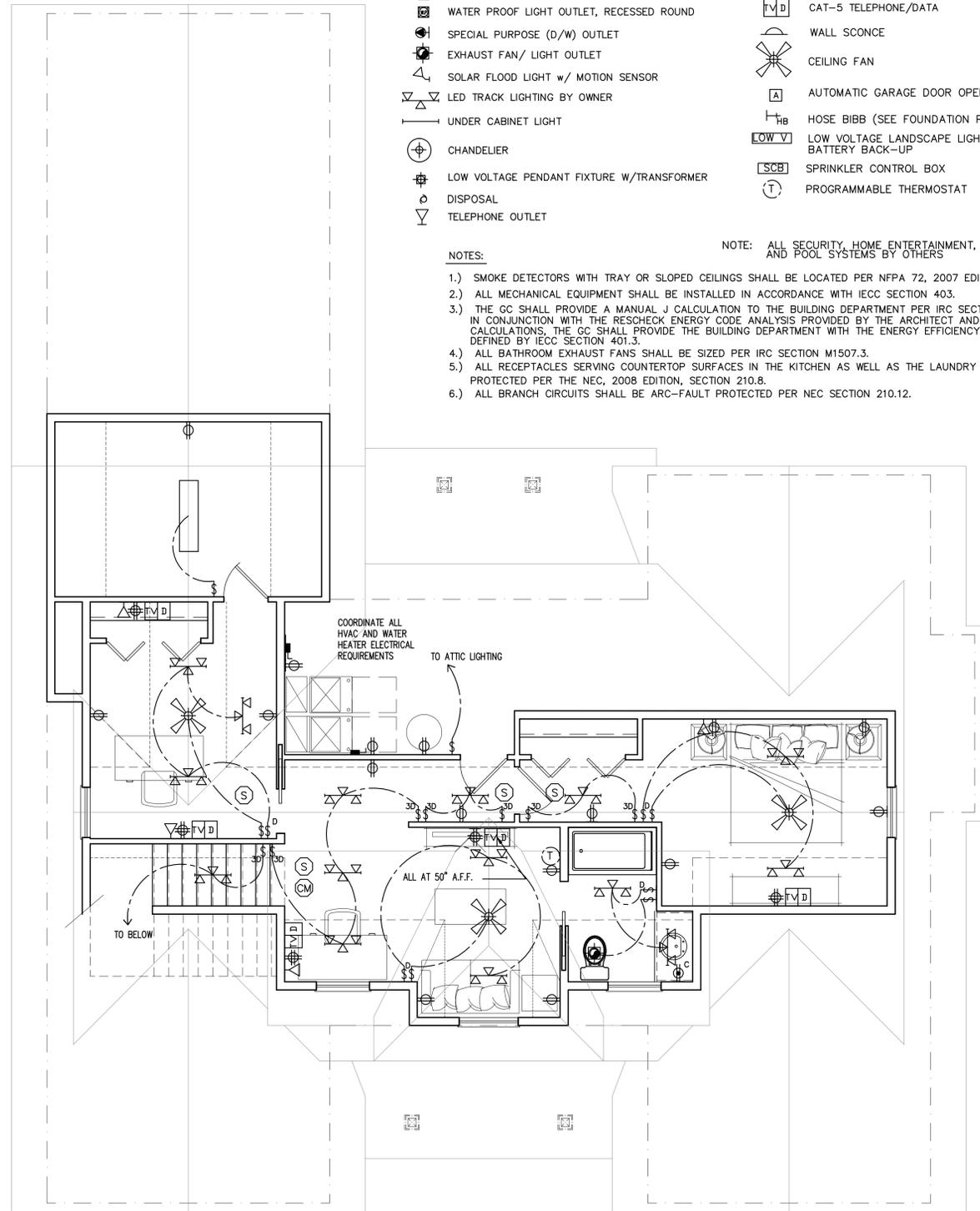
Sheet No. E1.1

Scale: AS NOTED

ELECTRICAL PLAN SYMBOLS

- | | | | |
|--|---|--|--|
| | SWITCH, SINGLE POLE | | DOOR CHIME |
| | SWITCH, SINGLE POLE, DIMMER | | PUSH-BUTTON DOOR BELL |
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| | WATER PROOF LIGHT OUTLET, RECESSED ROUND | | WALL SCONCE |
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A GARAGE DOOR LIGHT
E1.2 NO SCALE



B PORCH LIGHT
E1.2 NO SCALE



C COURTYARD LIGHT
E1.2 NO SCALE

1 SECOND FLOOR PLAN
E1.2 1/4" = 1'-0"

Parsons/Leonard
Residence
5 Tabby Shell Road
Bluffton, SC
Beaufort County



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Stamped By: KRG

Drawn By:

Checked By:

Date: 12.10.15

Revisions

No.	Description

Project No. 15148

File Name:

Drawing Title:

SECOND FLOOR
ELECTRICAL
SCHEMATICS

Sheet No. E1.2

Scale: AS NOTED



PLAN REVIEW COMMENTS FOR COFA-12-15-009442

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 TABBY ROADS PHASE 1

Plan Type: Historic District **Apply Date:** 12/16/2015
Plan Status: Active **Plan Address:** 5 Tabby Shell Rd
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R611 039 000 1213 0000
Plan Description: The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new single family residential home with attached garage.
STATUS: The application 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 January 4th meeting.

Staff Review (HD)

Submission #:	Received:	Completed:		
<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>	
1	12/16/2015	01/04/2016		
HPRC Review	12/23/2015	Erin Schumacher	Approved with Conditions	<p>Comments:</p> <p>1) Indicate the type of material is to be used under the roof sheathing on a typical eave. From the wall sections looks to be exposed plywood. Per UDO Section 5.15.6.P. rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing.</p> <p>2) The transition from shingles to lapped siding on the left side seems forced. There is no step in the structure to make the transition. Per UDO Section 5.15.6.N. a change of materials should occur at the interior corner and changes in the same plane or at an exterior corner are not acceptable.</p> <p>Recommendations:</p> <p>1) Consider adding a pilaster at the front and rear porches for a more traditional construction technique.</p> <p>2) Consider having the porches on a pier foundation with skirting infill to help break up the monolithic appearance of the foundations.</p>
Stormwater Review	12/17/2015	William Baugher	Approved with Conditions	<p>Comments:</p> <p>1) All Construction Site Activities will need to be submitted a Sediment and Erosion Control Plan. At a minimum silt fence and inlet protection will need to be installed according to the development plan for Tabby Roads.</p>
Beaufort Jasper Water and Sewer Review	01/04/2016	Dick Deuel	Approved	<p>Comments:</p> <p>1) No comments.</p>
Growth Management Dept Review (HD)	01/04/2016	Erin Schumacher	Approved	<p>Comments:</p> <p>1) No comments.</p>

Engineering Department Review -
HD

12/31/2015

Karen Jarrett

Approved

Comments:

1) No comments.

Addressing Review

12/17/2015

Theresa Thorsen

Approved

Comments:

1) No comments.

Plan Review Case Notes:

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

January 25, 2016

Wiley Parsons
John Leonard
127 Boxwood Lane
Dover, NH 03820

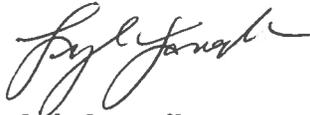
Dear Wiley and John,

The HARB Committee of Tabby Roads is pleased to provide you with full approval for your house plans at 5 Tabby Shell Road, Bluffton, SC with no contingencies. Please don't hesitate to contact us should you have any further questions.

Warm Regards,



Dick Francis



Lyle Loveall



Claudia Francis