

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	June 1, 2016
PROJECT:	Lot 14, Calhoun Street Promenade – New Construction
APPLICANT:	Pearce Scott Architects
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Pearce Scott Architects on behalf of Ken and Deb Timen, requests that the Historic Preservation Commission approve the following application:

1. **COFA-04-16-9581.** A Certificate of Appropriateness to allow for the construction of a 3 story Main Street Building of approximately 3,600 SF on property identified as Lot 14, in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

INTRODUCTION: The Applicant is proposing the construction of a mixed use structure located in the Calhoun Street Promenade development in the Old Town Bluffton Historic District. The proposed building, of approximately 3,600 SF, is designed as a Main Street Building Type and includes the following features:

1. It is a detached mixed use building;
2. It is a shopfront building with retail on the ground floor, office space on the second floor and additional tenant space on the third floor;
3. It has a bracketed balcony along the front façade; and
4. It falls within the allowable size range (2,000-8,000 SF), maximum footprint (3,000 SF).

The lot was previously approved on the September 1, 2010 development plan for the Calhoun Street Promenade, which was recently amended to allow for additional angled parking in front of the building.

The building features a storefront entrance at the south with a bracketed balcony structure at the first story with a second story porch above. The first story of the building is clad in vertical board and batten siding and the upper stories are clad in horizontal lap siding with an expression line between the first and second floor. The Applicant has proposed a building that reflects and relates to the vernacular characteristic of Bluffton and the other buildings found in the Calhoun Street Promenade by integrating simple architectural volumes housed under a gable roof and adding simple architectural detailing.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 11, 2016 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 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 Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. Consistency with the 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."

The Applicant proposes to construct a new 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 adjacent historic structures in both scale and architectural form, so the addition to the site and the neighborhood's architectural diorama will both protect and enhance the neighboring historic structures.

- b. *Finding.* The Old Town Master Plan initiatives also included 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 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 mixed-use structure adds to the district as well as helps provide completeness to the neighborhood and overall district.
2. Section 3.18.3.B. 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 a Main Street Building as allowed in the Neighborhood Core Historic District per Section 5.15.5.A and meets the lot standards of that district.

Since the project is located within the Calhoun Street Promenade development, the site is required to meet the front, rear, and side setbacks prescribed by the Calhoun Street Promenade development plan.

- a. *Finding.* Town Staff finds that if the condition noted below are met, the design of the proposed structure will be in conformance with the other applicable provisions provided in Article 5:
 - 1) Section 5.15.8.A. The UDO requires that Main Street Buildings have an arcade, colonnade, marquee or awning along the front face to provide pedestrian amenity and to provide cover and shade. The design submitted proposes the use of a bracketed balcony of that meets the dimensional requirements of an awning. As the proposed balcony serves a similar function, it must be approved by the HPC as an allowable substitute for those architectural features noted in the UDO.
3. Section 3.18.3.C. Consistency with 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 resources; therefore, the structures, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.E. 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. A letter of approval has not yet been submitted by the Calhoun Street Promenade Architectural Standards Committee. The Applicant is aware and has submitted the plans for review. A letter must be provided to Town Staff stating that the committee is satisfied before the Certificate of Appropriateness is issued.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the Unified Development Ordinance as they pertain to applications using the criteria described in the previous sections 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 5.15.8.A. of the UDO, the configuration of the bracketed balcony must be approved by the HPC as an allowable substitute for those architectural features listed as permitted in the UDO.
2. Per the Applications Manual, a letter from the Calhoun Street Promenade Architectural Standards Committee shall be provided to Town Staff stating that the plans have been reviewed and approved.

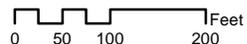
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan and Elevations
5. HPRC Comments

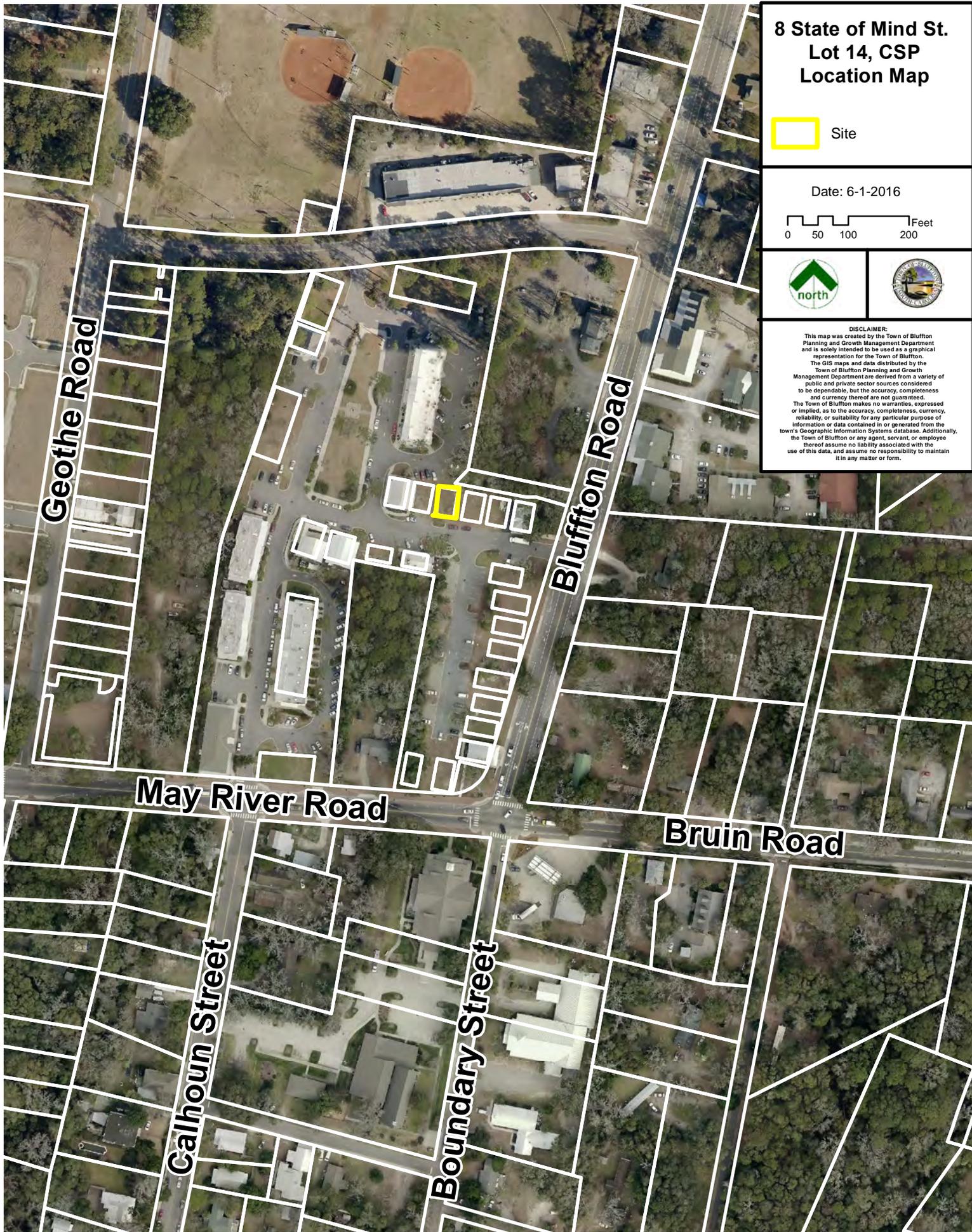
**8 State of Mind St.
Lot 14, CSP
Location Map**

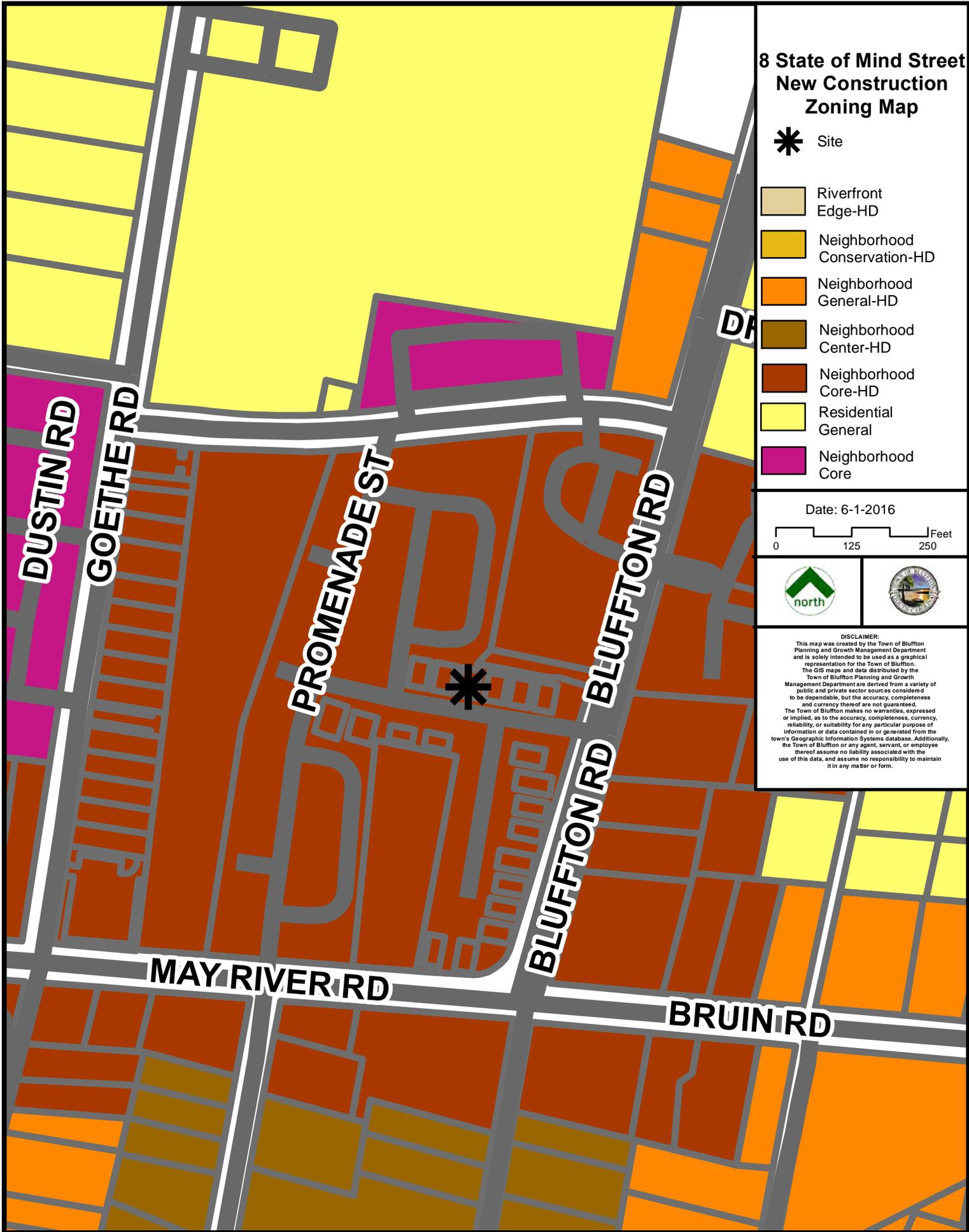


Date: 6-1-2016



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**8 State of Mind Street
New Construction
Zoning Map**

***** Site

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

Date: 6-1-2016



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May 04, 2016

Lot 14 Promenade narrative

On behalf of the applicant, we would like to propose a new retail / office / residential space. The building footprint is approximately 1,203 square feet and the structure will be a three story Additional Building Type with Main Street Building Characteristics. It will have a 5'-0" Balcony on the front. The ground floor walls will be Board and Batten. The upper floors will be clad in hardie horizontal siding. The roof will be 5 V-Crimp metal.

The parking layout was previously approved in 2015.

The first floor will be a retail space for the Lettrs business, the second floor will be a commercial space and the third floor will house 2 small apartments.

Thank you for your consideration,

H. Pearce Scott, AIA



Lettrs Commercial Building
Lot 14 - Calhoun Promenade
 HPC Final Submittal - 05.04.16

DRAWING INDEX

CVR	COVER SHEET & DRAWING INDEX
A001	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND & THIRD FLOOR PLANS
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A301	BUILDING SECTION
A302	WALL SECTIONS
A401	DETAILS
A402	DETAILS
A501	WINDOW AND DOOR SCHEDULE
A502	WINDOW AND DOOR DETAILS

PROJECT TEAM

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 H. Pearce Scott, AIA
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 Bluffton, SC 29910
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 C 843.816.6067

GENERAL CONTRACTOR:
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 Craig Thomas
 PO Box 1928
 Bluffton, SC 29910
 P 843.247.5452
 F 843.706.2024

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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	HPC FINAL SUBMITTAL	05.04.16	AKJ

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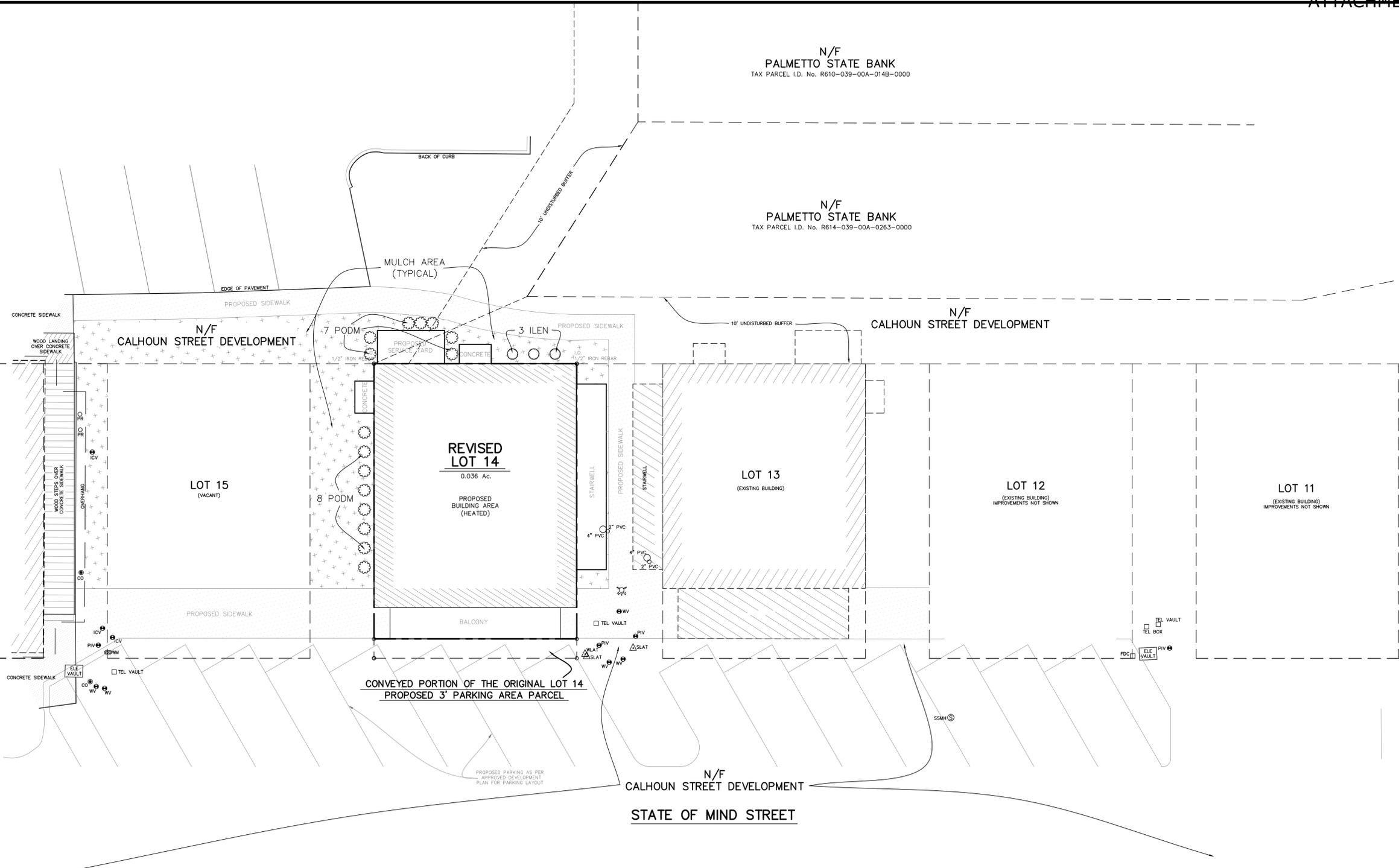
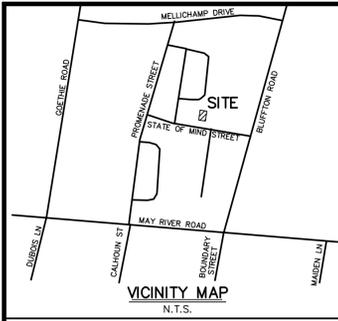
NEW COMMERCIAL BUILDING FOR:
 KEN & DEB TIMEN
 LOT 14 PROMENADE
 BLUFFTON, SC 29910

**PEARCE
 SCOTT
 ARCHITECTS**
 PEARCE@PSCOTTARCH.COM
 6 STATE OF MIND ST STE 200
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 843 837 5700

PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
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**COVER SHEET
 & DWG INDEX**
 SHEET NO.

CVR



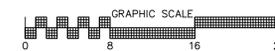
- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - I.O. IRON REBAR, OLD (FOUND)
 - CO CLEAN OUT
 - DIP DUCTILE IRON PIPE
 - ELE ELECTRIC
 - FDC FIRE DEPARTMENT CONNECTION
 - HYD FIRE HYDRANT
 - GI GRATE INLET
 - IE INVERT ELEVATION
 - ICV IRRIGATION CONTROL VALVE
 - PIV POST INDICATOR VALVE
 - PVC POLYVINYL CHLORIDE PIPE
 - PR PROPANE REGULATOR
 - SLAT SEWER LATERAL
 - SSMH SANITARY SEWER MANHOLE
 - TEL TELEPHONE
 - WM WATER METER
 - WLAT WATER LATERAL
 - WV WATER VAULT

- IRRIGATION NOTES:**
- 1) CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS EXCEPT LAWNS.
 - 2) NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
 - 3) CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
 - 4) CONTROLLER LOCATION TO BE SPECIFIED BY OWNER IN FIELD PRIOR TO CONSTRUCTION.
 - 5) ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
 - 6) ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
 - 7) OWNER SHALL HAVE FINAL APPROVAL PRIOR TO INSTALLATION OF ALL IRRIGATION COMPONENTS.

- PLANTING NOTES:**
- 1) CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER AND ARCHITECT.
 - 2) CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
 - 3) LANDSCAPE PLANTING AND/OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
 - 4) MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.

PLANT SCHEDULE					
QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
3	ILEN	ILEX VOMITORIA "NANA"	DWARF YAUPON HOLLY	18"MIN	18"MIN
15	PODM	PODACARPUS MACROPHYLLUS	JAPANESE YEW	18"MIN	18"MIN

PREPARED FOR: KENNETH C. TIMEN
 ADDRESS: #8 STATE OF MIND STREET
 TAX PARCEL I.D. NO. R614-039-00A-0326-0000



LANDSCAPING
 PLAN OF
REVISED LOT 14
STATE OF MIND STREET
 A SECTION OF
CALHOUN STREET PROMENADE
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 05/12/2016 JOB NO: SC160046

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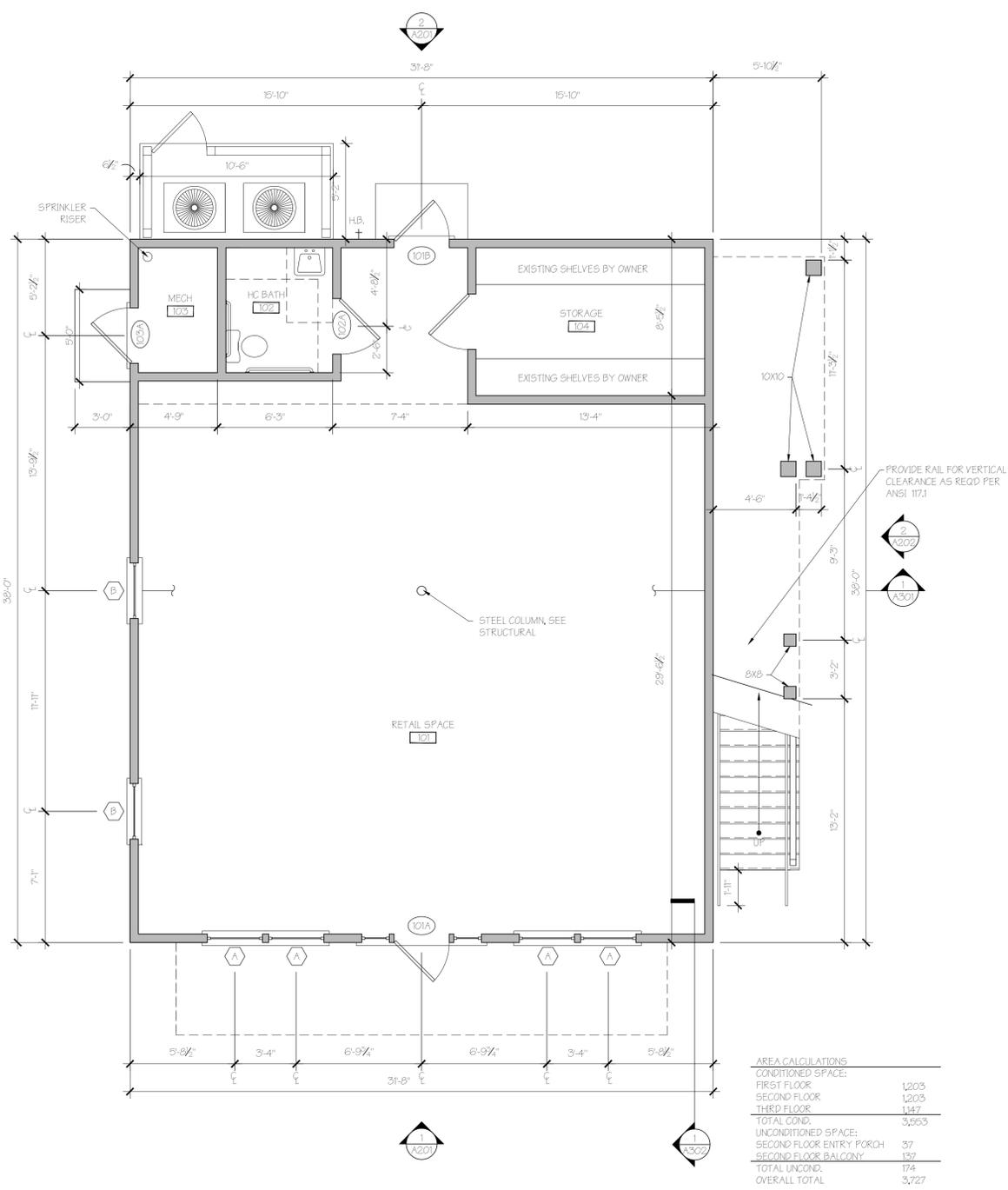
NEW COMMERCIAL BUILDING FOR:
KEN & DEB TIMEN
 LOT 14 PROMENADE
 BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS
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 6 STATE OF MIND ST STE 200
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ARCH. FOUND & FRST FLR PLANS
 SHEET NO.

A101

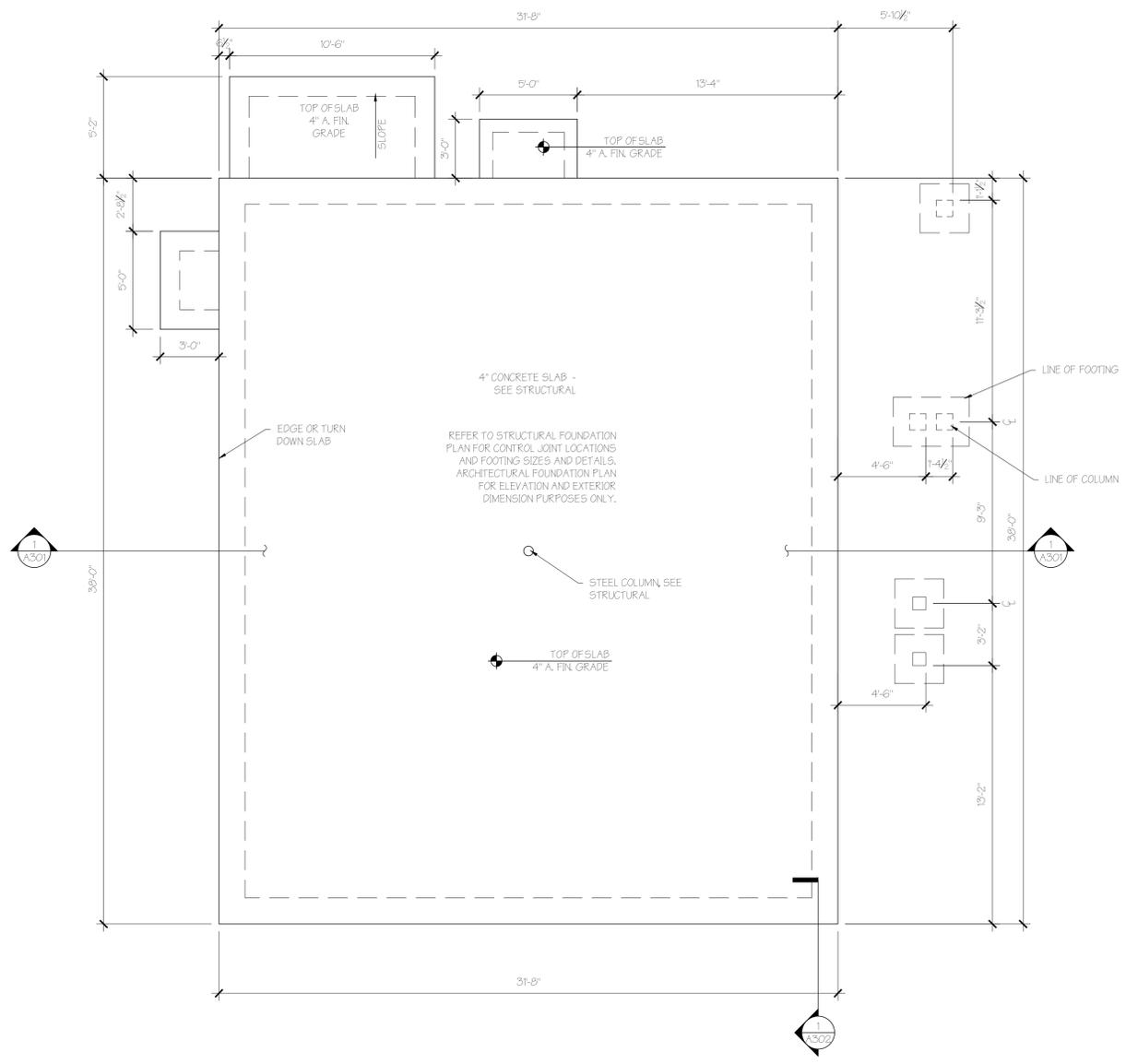


AREA CALCULATIONS

CONDITIONED SPACE:	
FIRST FLOOR	1,203
SECOND FLOOR	1,203
THIRD FLOOR	1,447
TOTAL COND.	3,853
UNCONDITIONED SPACE:	
SECOND FLOOR ENTRY PORCH	37
SECOND FLOOR BALCONY	137
TOTAL UNCOND.	174
OVERALL TOTAL	3,727

LEGEND
 C.O.: CASIED OPENING
 H.B.: HOSE BIB
 NOTES
 1. DOORS TO BE 6" OFF ADJACENT WALL UNLESS OTHERWISE NOTED

2 1/4" = 1'-0"
 FIRST FLOOR PLAN



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



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

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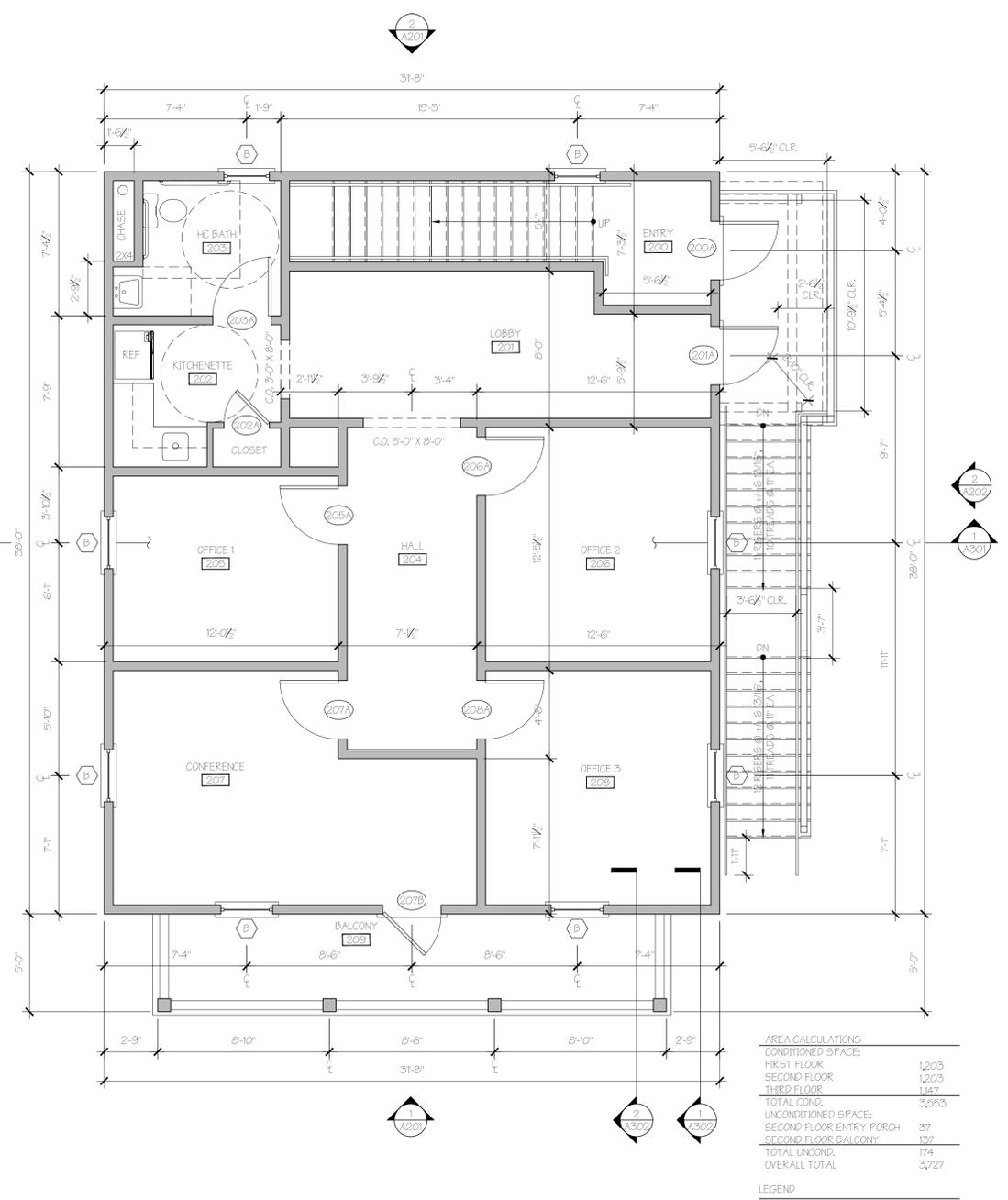
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SCND & THRD FLOOR PLANS
 SHEET NO.

A101



1 1/4" = 1'-0"
 SECOND FLOOR PLAN

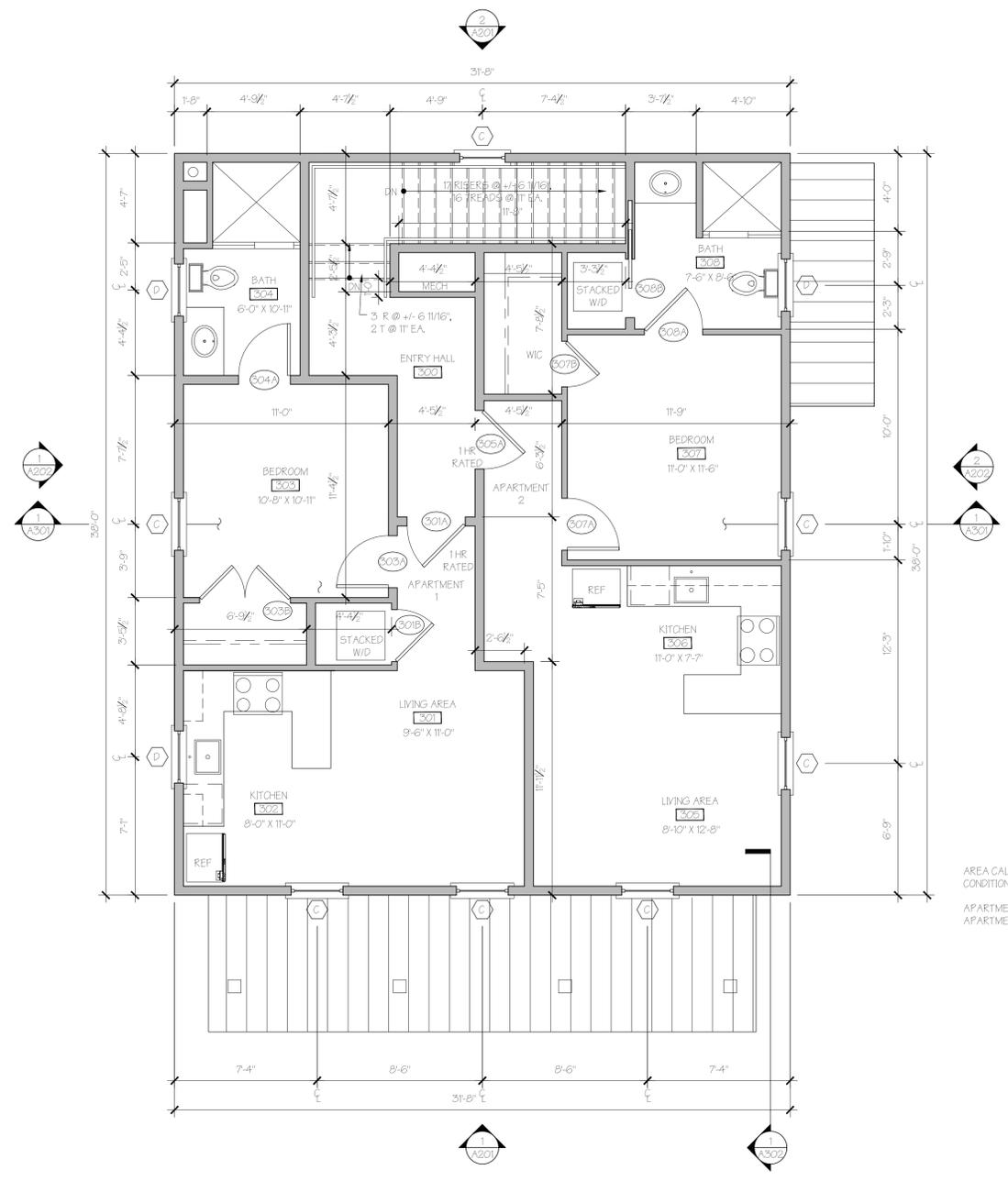


AREA CALCULATIONS

CONDITIONED SPACE:	
FIRST FLOOR	1,203
SECOND FLOOR	1,203
THIRD FLOOR	1,147
TOTAL COND.	3,553
UNCONDITIONED SPACE:	
SECOND FLOOR ENTRY PORCH	37
SECOND FLOOR BALCONY	137
TOTAL UNCOND.	174
OVERALL TOTAL	3,727

LEGEND
 C.O.: CASSED OPENING
 H.B.: HOSE BIB
 NOTES
 1. DOORS TO BE 6" OFF ADJACENT WALL UNLESS OTHERWISE NOTED

2 1/4" = 1'-0"
 THIRD FLOOR PLAN



AREA CALCULATIONS
 CONDITIONED SPACE:
 APARTMENT 1 = 494 SF
 APARTMENT 2 = 545 SF

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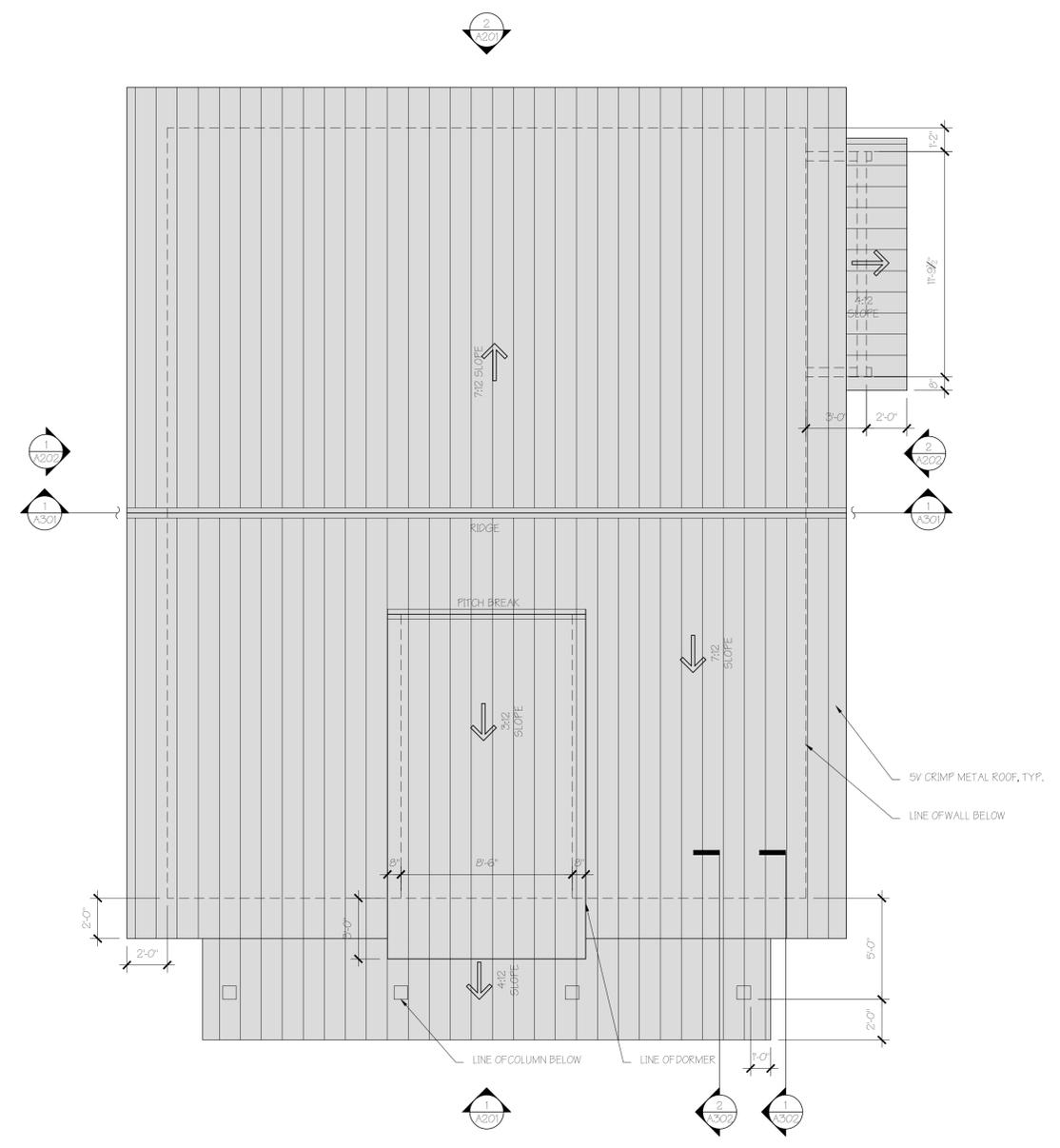
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ROOF PLAN

SHEET NO.

A103



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

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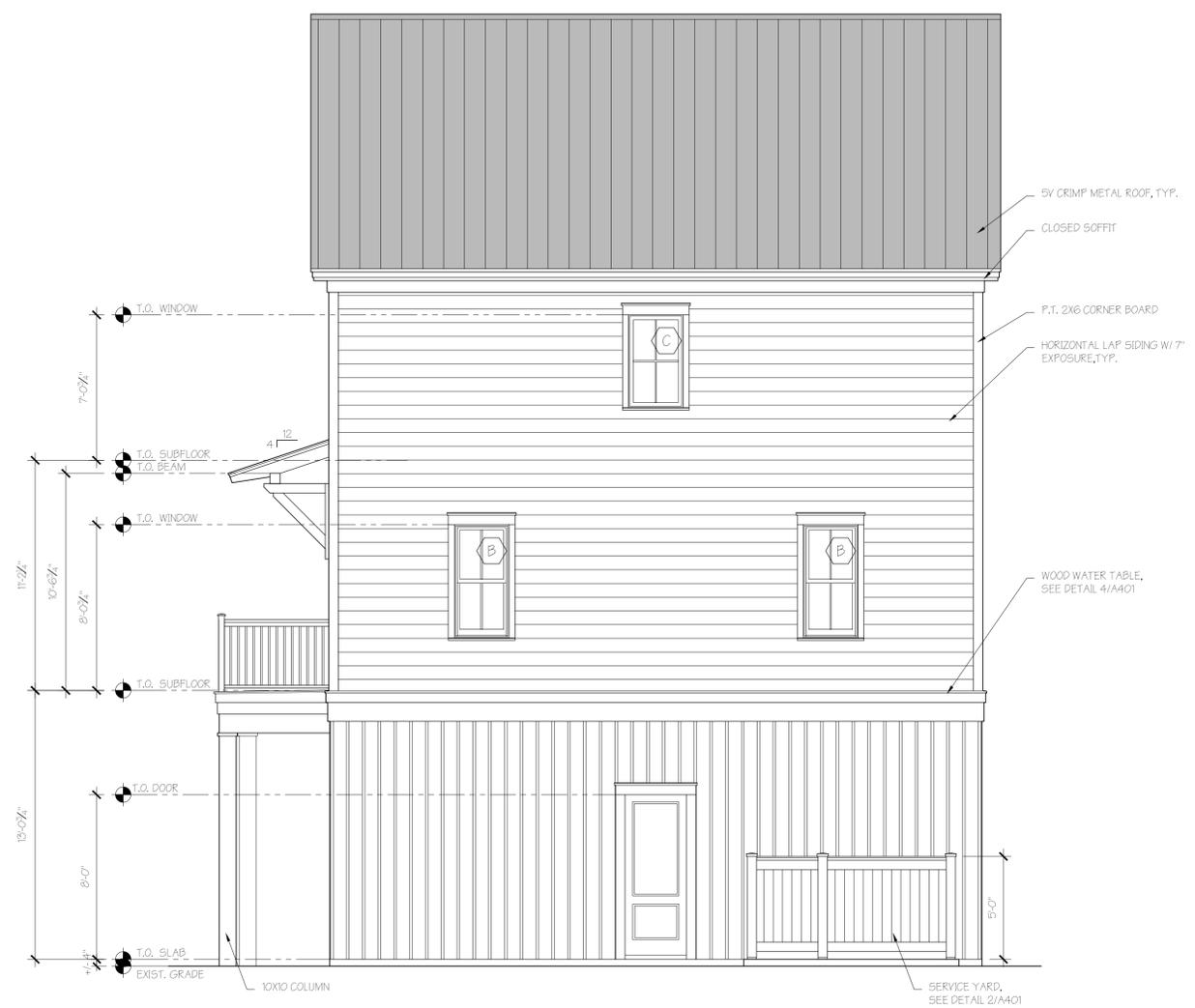
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**EXTERIOR
 ELEVATIONS**
 SHEET NO.

A201



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



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

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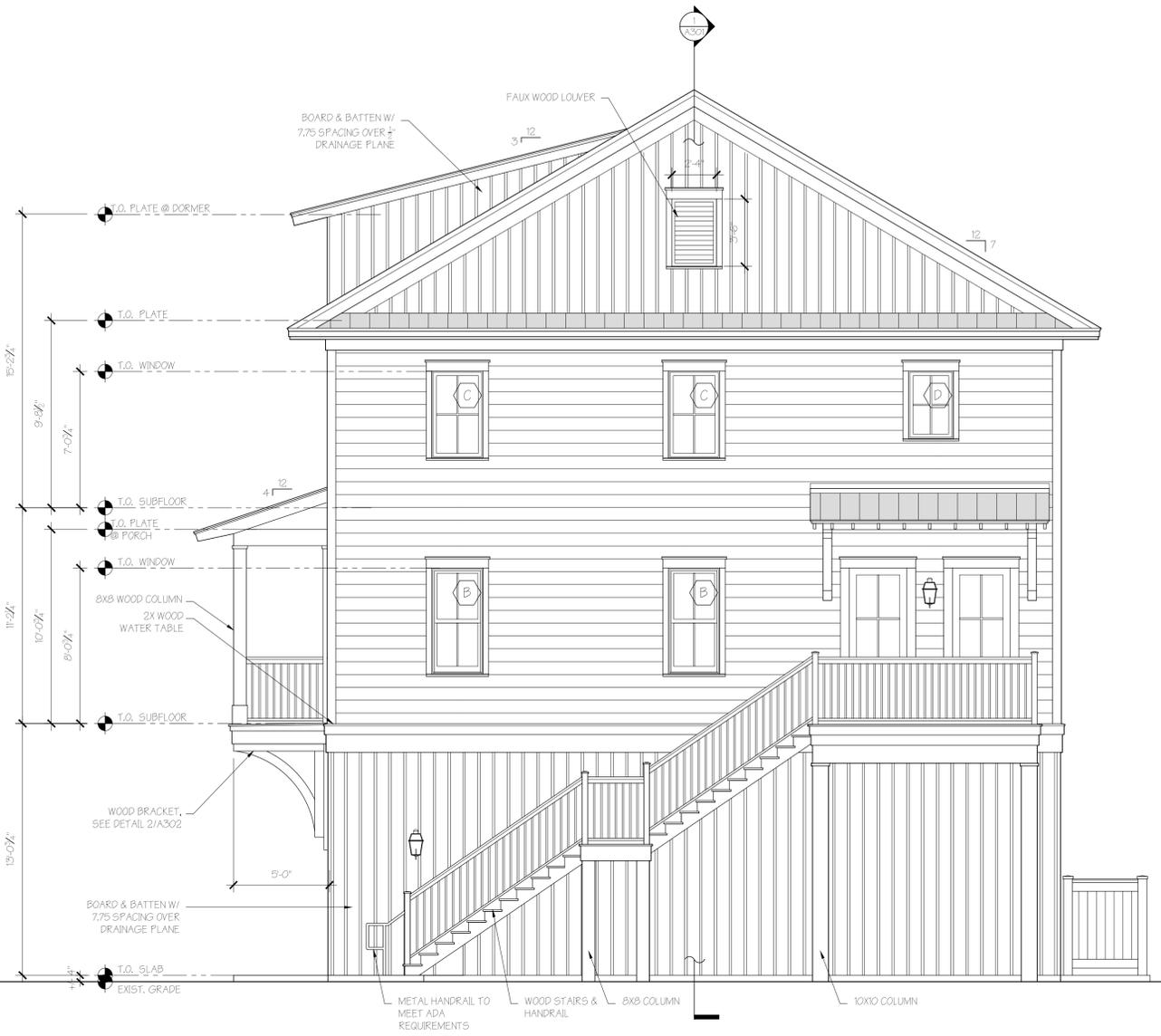
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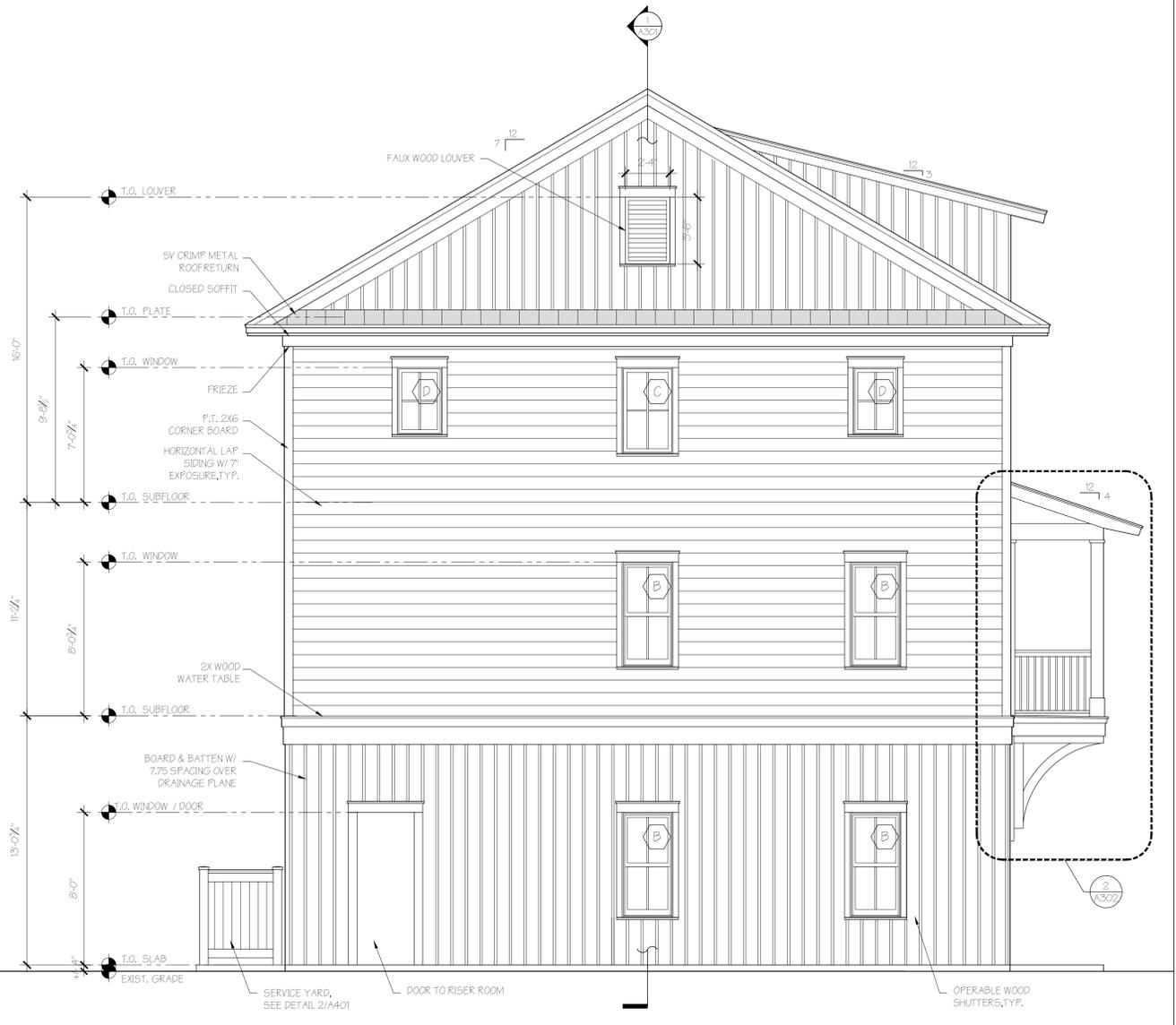
PROJECT NO.	1616
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**EXTERIOR
 ELEVATIONS**
 SHEET NO.

A202



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



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

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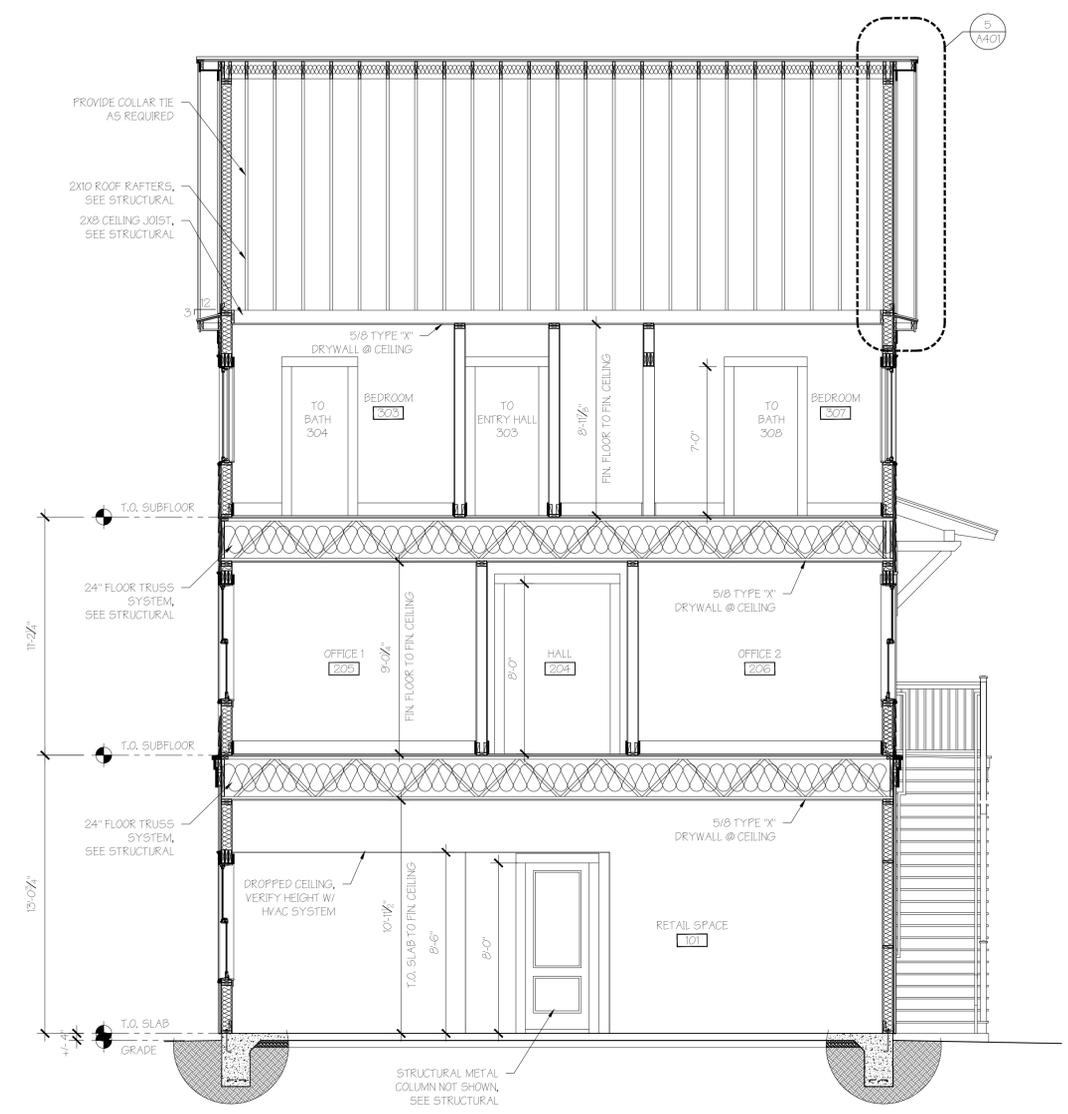
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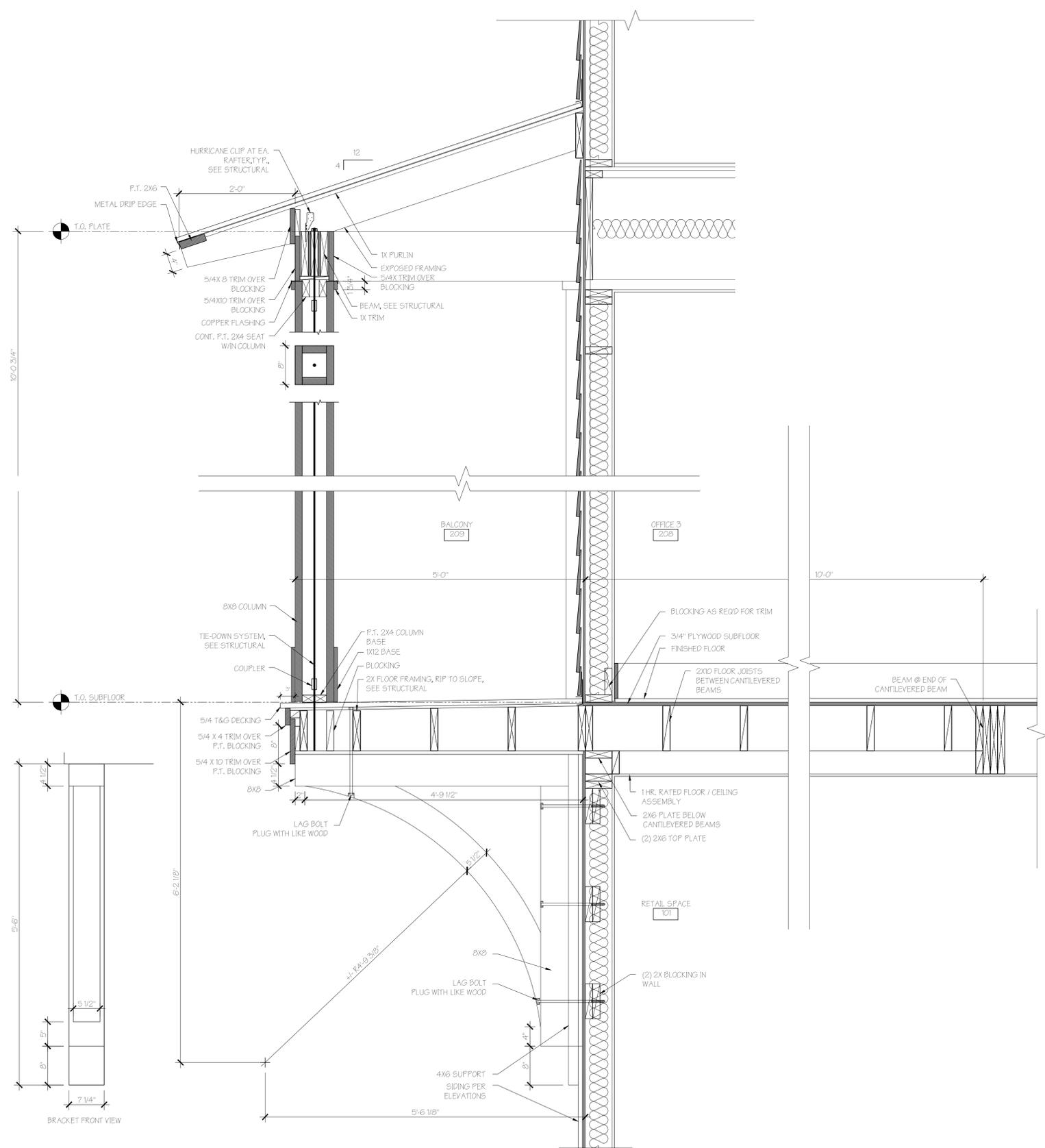
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**BUILDING
 SECTION**
 SHEET NO.

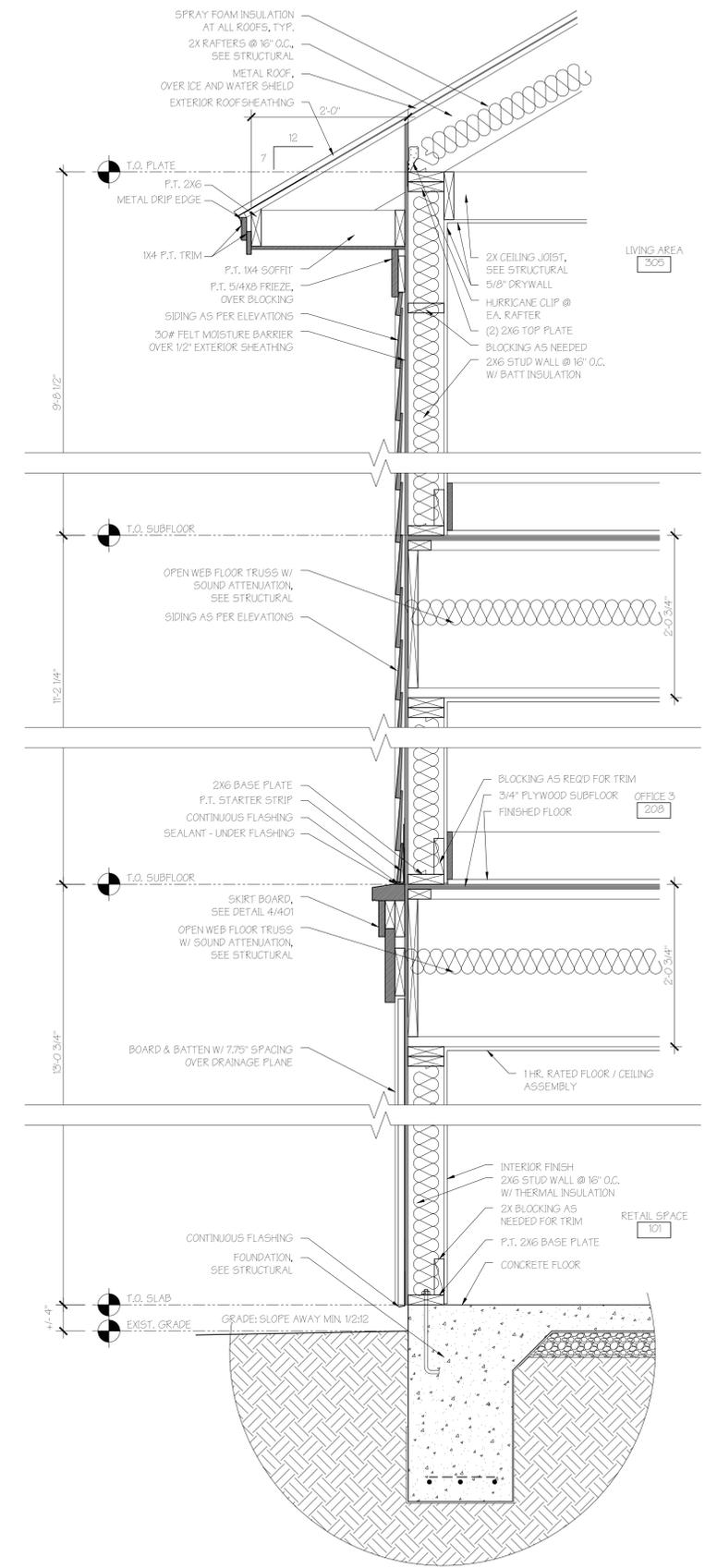
A301



1 1/4" = 1'-0"
 BUILDING SECTION



2 1 1/2" = 1'-0"
BALCONY COLUMN DETAIL



1 1" = 1'-0"
TYP. WALL SECTION

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	HPC FINAL SUBMITTAL		

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843 837 5700

PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
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WALL
SECTIONS
SHEET NO.

A302

DO NOT SCALE FROM DRAWINGS			
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05.04.16	AKJ		
	HPC FINAL SUBMITTAL		

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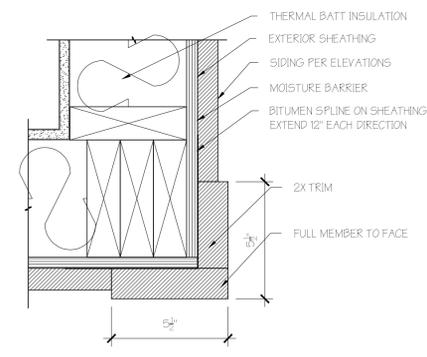
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 843 837 5700

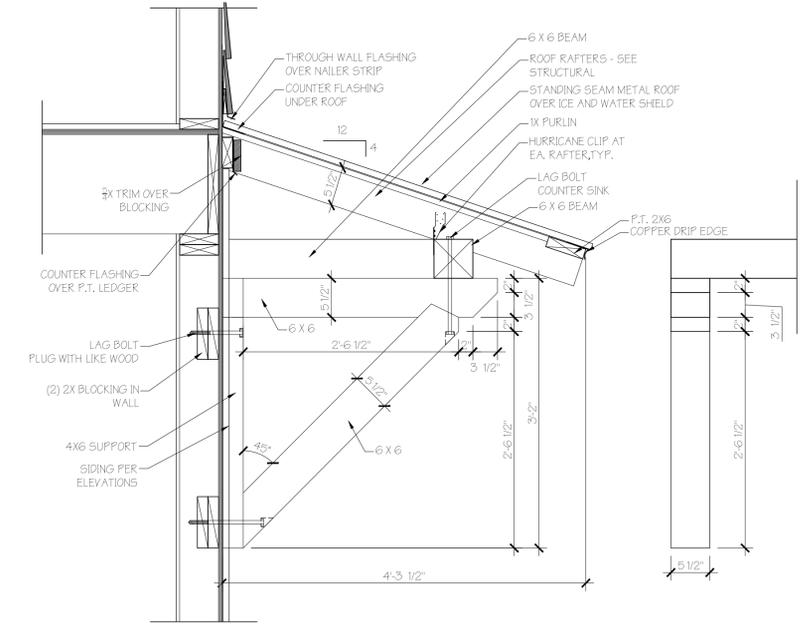
PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
CHECKED BY	HPS

**BUILDING
 DETAILS**
 SHEET NO.

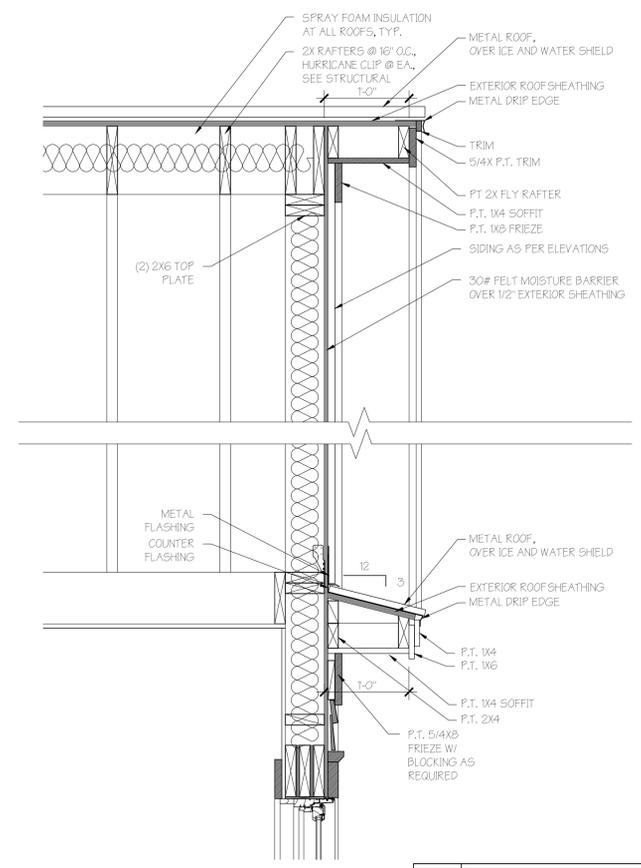
A401



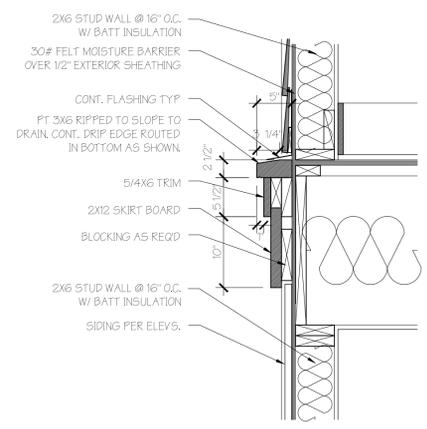
3 3" = 1'-0"
 TYPICAL CORNER BOARD



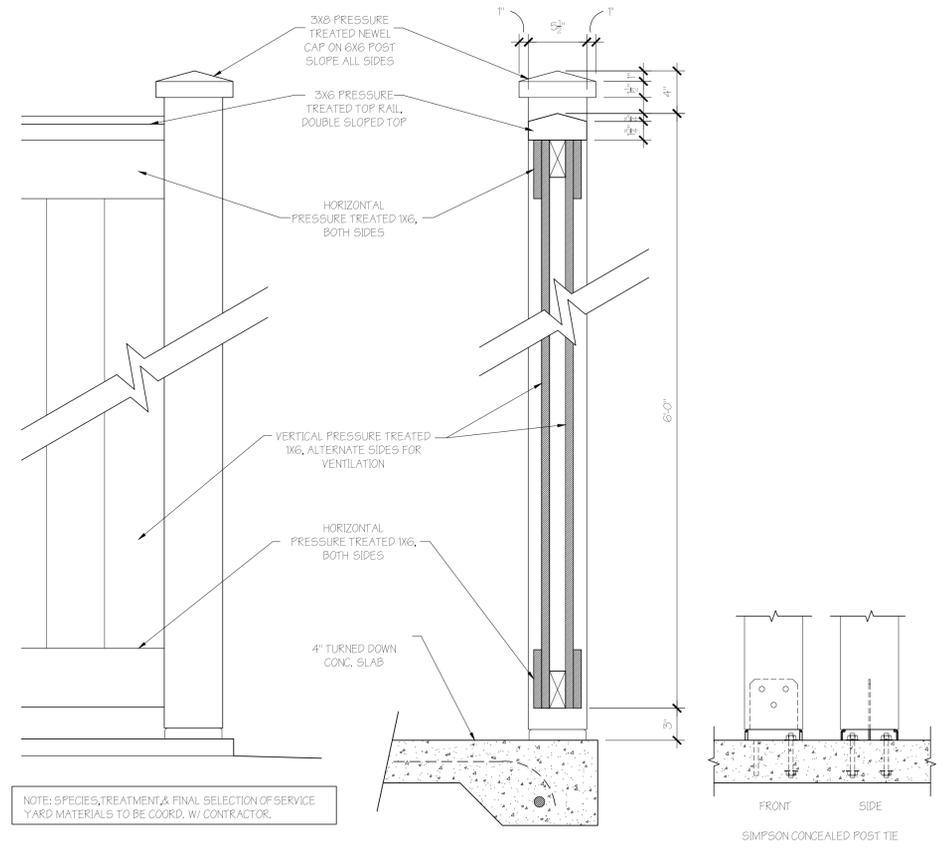
1 1" = 1'-0"
 BRACKET DETAIL



5 1" = 1'-0"
 RAKE DETAIL



4 1" = 1'-0"
 SKIRTBOARD/WATER TABLE DETAIL



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

NOTE: SPECIES, TREATMENT & FINAL SELECTION OF SERVICE
 YARD MATERIALS TO BE COORD. W/ CONTRACTOR.

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	HPC FINAL SUBMITTAL	05.04.16	AKJ

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NEW COMMERCIAL BUILDING FOR:
KEN & DEB TIMEN
LOT 14 PROMENADE
BLUFFTON, SC 29910

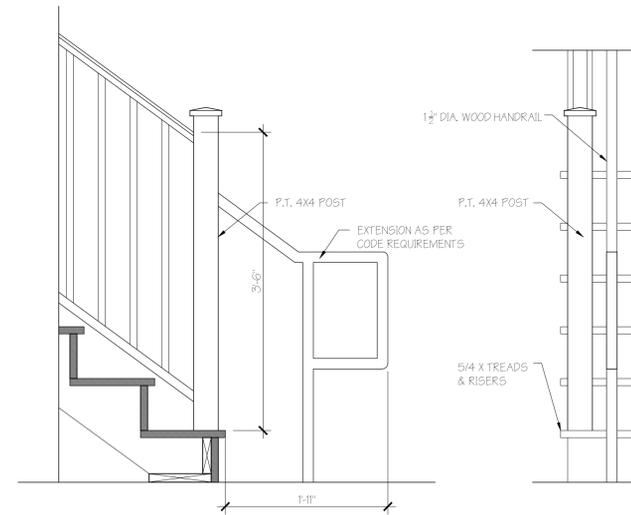
**PEARCE
SCOTT
ARCHITECTS**

PEARCE@PSCOTTARCH.COM
6 STATE OF MIND ST STE 200
BLUFFTON, SC 29910
843 837 5700

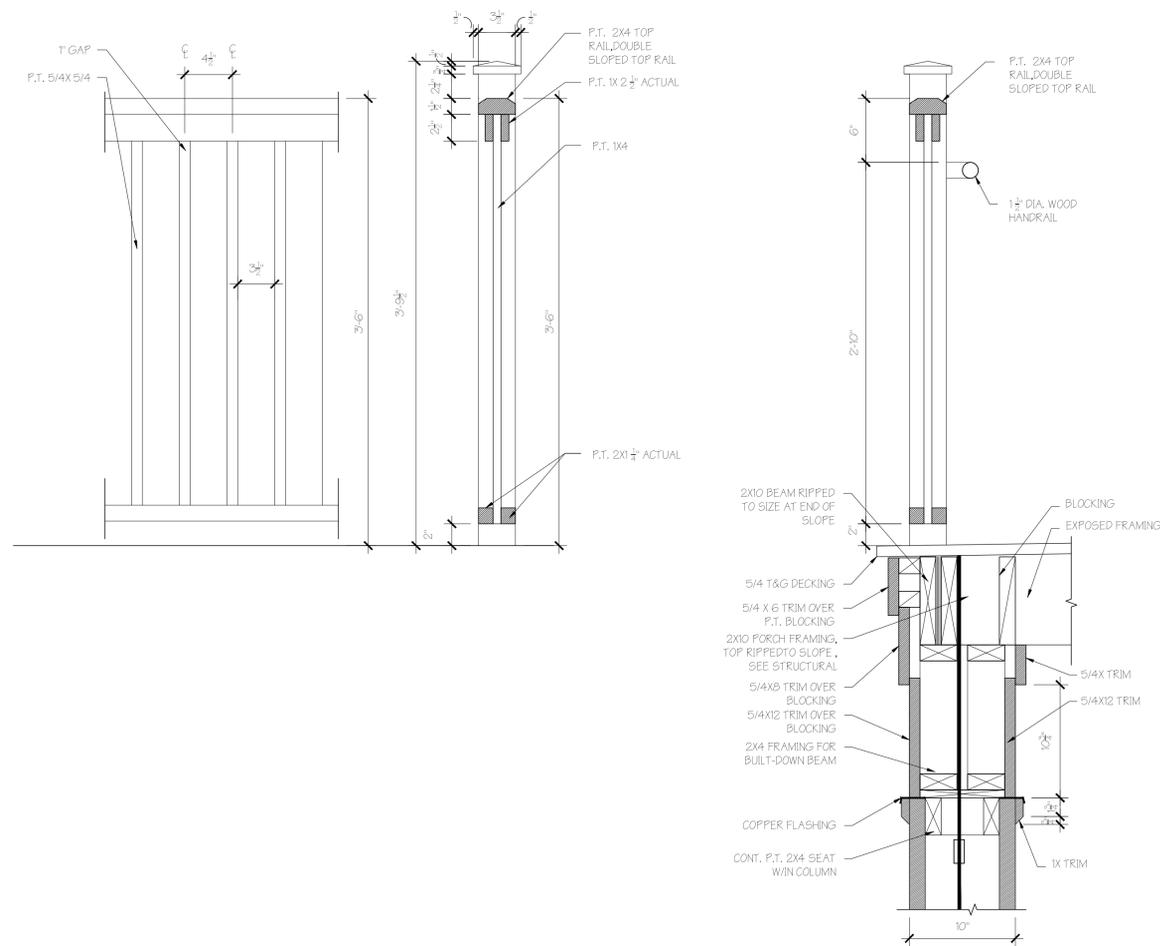
PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
CHECKED BY	HPS

**BUILDING
DETAILS**
SHEET NO.

A401



1 1" = 1'-0"
STAIR HANDRAIL DETAIL

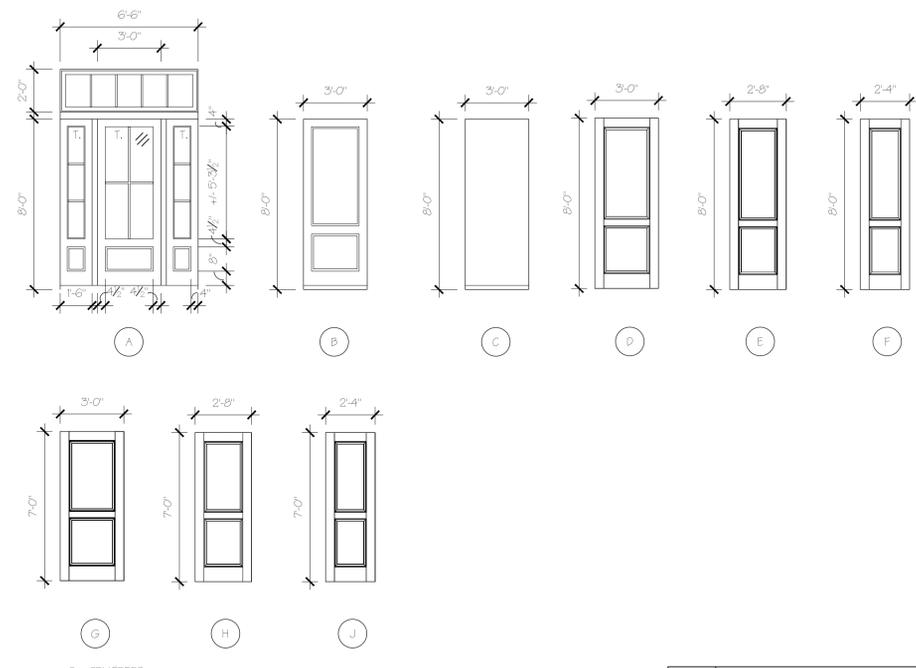


2 1 1/2" = 1'-0"
HANDRAIL DETAIL

DOOR	ROOM NAME	TYPE	DESCRIPTION	NOMINAL DOOR SIZE	TRANSOM	SIDELITES	MANUF. / MATERIAL	DETAILS				REMARKS
								HEAD	SILL	JAMB	MULL	
101A	RETAIL SPACE	A	EXTERIOR OUTSWING DOOR	3'-0" X 8'-0"	6'-6" X 2'-0" / 1/5 LITE	(2) 1'-6" X 8'-0" / 3 LITE, 1 PANEL	FIR	2/A503	2/A503	6/A502,SIM	VERT. 7/A502 HORZ. 4/A502	4 LITE / 1 PANEL
101B	RETAIL SPACE	B	EXTERIOR OUTSWING DOOR	3'-0" X 8'-0"			FIR	2/A503	2/A503,SIM	6/A502,SIM		2 PANEL
102A	HC BATH	D	INTERIOR MDF DOOR	3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
103A	MECHANICAL ROOM	C	EXTERIOR METAL DOOR	3'-0" X 8'-0"			METAL	4/A502		6/A502,SIM		
200A	ENTRY	B	EXTERIOR OUTSWING DOOR	3'-0" X 8'-0"			FIR	4/A502	1/A503	6/A502,SIM		4 LITE / 1 PANEL
201A	LOBBY	D	INTERIOR MDF DOOR	3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
203A	HC BATH	D	INTERIOR MDF DOOR	3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
205A	OFFICE 1	D	INTERIOR MDF DOOR	(2) 3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
206A	OFFICE 2	D	INTERIOR MDF DOOR	(2) 3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
207A	CONFERENCE ROOM	D	INTERIOR MDF DOOR	3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
207B	CONFERENCE ROOM	B	EXTERIOR OUTSWING DOOR	3'-0" X 8'-0"			FIR	4/A502	1/A503	6/A502,SIM		4 LITE / 1 PANEL
208A	OFFICE 3	D	INTERIOR MDF DOOR	3'-0" X 8'-0"			MASONITE					1 3/8" SOLID CORE
301A	LIVING AREA	G	INTERIOR MDF DOOR	3'-0" X 7'-0"			MASONITE					1 3/8" SOLID CORE
301B	LIVING AREA	H	INTERIOR MDF DOOR	2'-8" X 7'-0"			MASONITE					1 3/8" SOLID CORE
303A	BEDROOM	H	INTERIOR MDF DOOR	2'-8" X 7'-0"			MASONITE					1 3/8" SOLID CORE
303B	BEDROOM	J	INTERIOR MDF DOOR	(2) 2'-4" X 7'-0"			MASONITE					1 3/8" SOLID CORE
304A	BATH	H	INTERIOR MDF DOOR	2'-8" X 7'-0"			MASONITE					1 3/8" SOLID CORE
305A	LIVING AREA	G	INTERIOR MDF DOOR	3'-0" X 7'-0"			MASONITE					1 3/8" SOLID CORE
307A	BEDROOM	H	INTERIOR MDF DOOR	2'-8" X 7'-0"			MASONITE					1 3/8" SOLID CORE
307B	BEDROOM	J	INTERIOR MDF DOOR	2'-4" X 7'-0"			MASONITE					1 3/8" SOLID CORE
308A	BATH	G	INTERIOR MDF DOOR	3'-0" X 7'-0"			MASONITE					1 3/8" SOLID CORE
308B	BATH	G	INTERIOR MDF DOOR	3'-0" X 7'-0"			MASONITE					1 3/8" SOLID CORE

- NOTES:
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.
 - PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE. SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS.
 - DOOR STYLE TO BE SELECTED BY OWNER/CONTRACTOR.
 - INTERIOR DOORS TO BE MASONITE.
 - EMERGENCY DOOR HARDWARE AS REQUIRED.

4 NTS
DOOR SCHEDULE

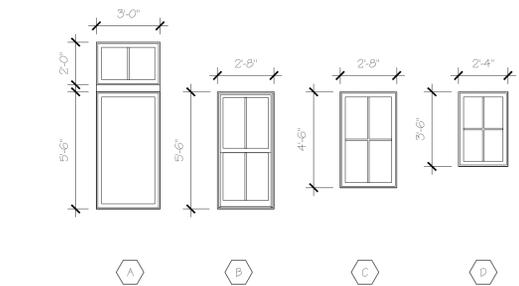


1 1/4" = 1'-0"
DOOR ELEVATIONS

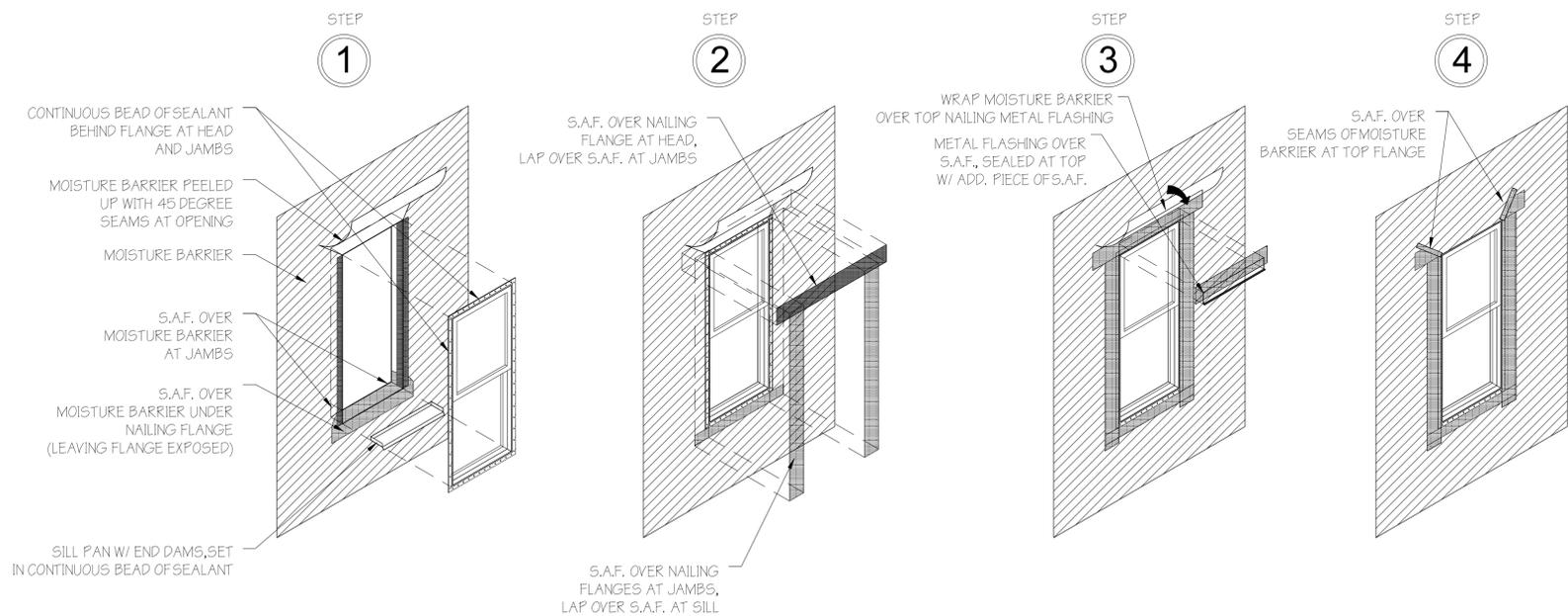
WINDOW TYPE	MODEL NO.	NOMINAL FRAME SIZE	MANUF.	LITE CONFIG.	DESCRIPTION	TRANSOM	DETAILS				REMARKS
							HEAD	SILL	JAMB	MULL	
A	3066	3'-0" X 5'-6"	WEATHER SHIELD ASPIRE WINDOWS	1 LITE	VINYL PICTURE	2'-8" X 2'-0" / 2 LITE	4/A502	8/A502	6/A502	HORZ. 2/A502, VERT. 3/A502	
B	2866	2'-8" X 5'-6"	WEATHER SHIELD ASPIRE WINDOWS	2 OVER 2	VINYL CLAD DOUBLE HUNG		4/A502	5/A502	6/A502		
C	2846	2'-8" X 4'-6"	WEATHER SHIELD ASPIRE WINDOWS	4 LITE	VINYL CASEMENT		4/A502	5/A502	6/A502		
D	2436	2'-4" X 3'-6"	WEATHER SHIELD ASPIRE WINDOWS	4 LITE	VINYL CASEMENT		4/A502 OR 3/A503	5/A502 OR 3/A503	1/A502 OR 6/A502	VERT. 3/A502	

- NOTES:
- DESIGN BASED ON WEATHER SHIELD ASPIRE WINDOWS. ALL WINDOWS & DOORS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS (SOLLS).
 - PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
 - REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQUIREMENTS.
 - * VERIFY THAT SELECT WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.

5 NTS
WINDOW SCHEDULE

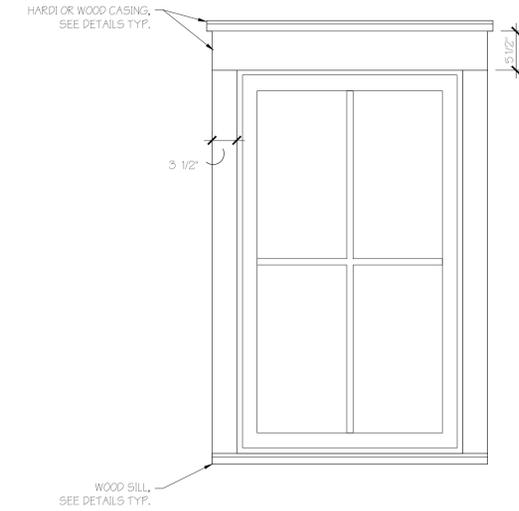


2 1/4" = 1'-0"
WINDOW ELEVATIONS



NOTE: DETAILS SIMILAR @ DOOR HEAD AND JAMBS

6 1/4" = 1'-0"
WINDOW/DOOR INSTALLATION - TYP



3 1" = 1'-0"
WINDOW/DOOR ELEVATION - TYP

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
05.04.16	AKJ		

HPC FINAL SUBMITTAL

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NEW COMMERCIAL BUILDING FOR:
KEN & DEB TIMEN
LOT 14 PROMENADE
BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

PEARCE@PSCOTTARCH.COM
6 STATE OF MIND ST STE 200
BLUFFTON, SC 29910
843 837 5700

PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
CHECKED BY	HPS

SCHEDULES & DOOR DETAILS
SHEET NO.

A501

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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
05.04.16	AKJ		
	HPC FINAL SUBMITTAL		

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NEW COMMERCIAL BUILDING FOR:
 KEN & DEB TIMEN
 LOT 14 PROMENADE
 BLUFFTON, SC 29910

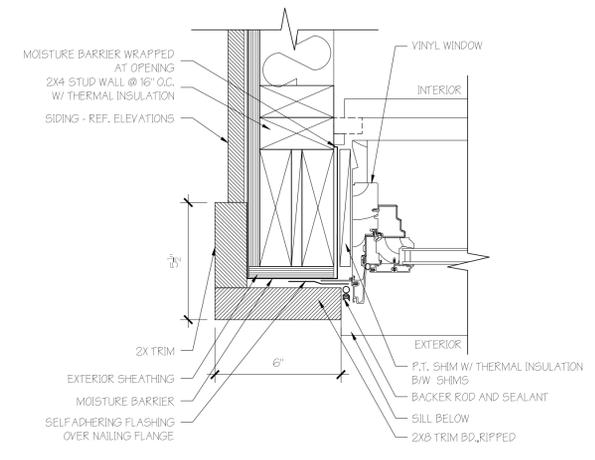
PEARCE SCOTT ARCHITECTS

PEARCE@PSCOTTARCH.COM
 6 STATE OF MIND ST STE 200
 BLUFFTON, SC 29910
 843 837 5700

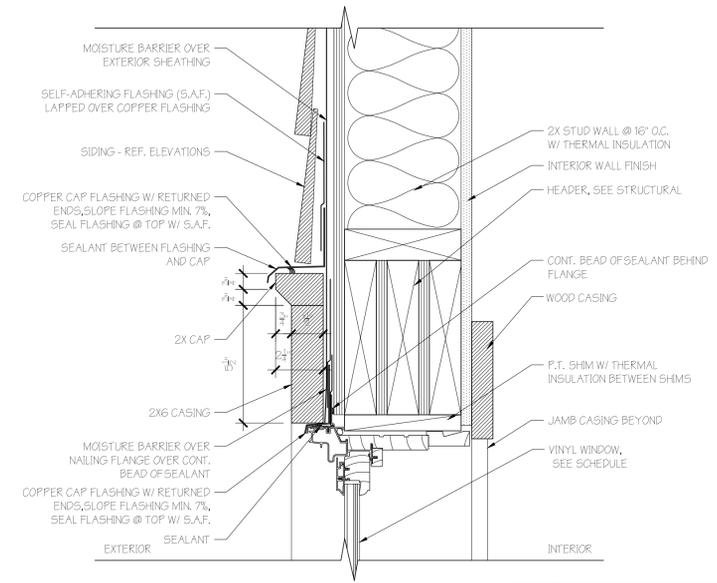
PROJECT NO.	1616
DATE	05.04.16
DRAWN BY	AKJ
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WINDOW DETAILS
 SHEET NO.

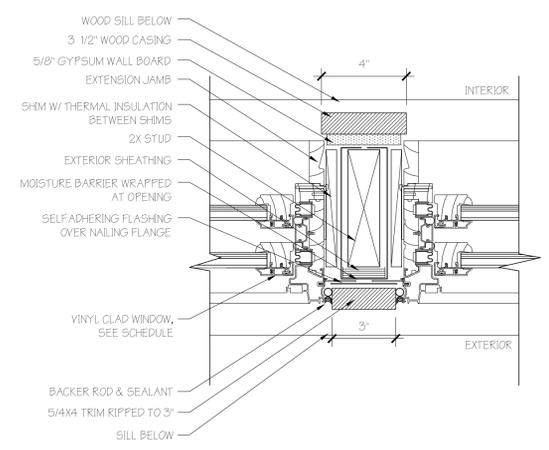
A502



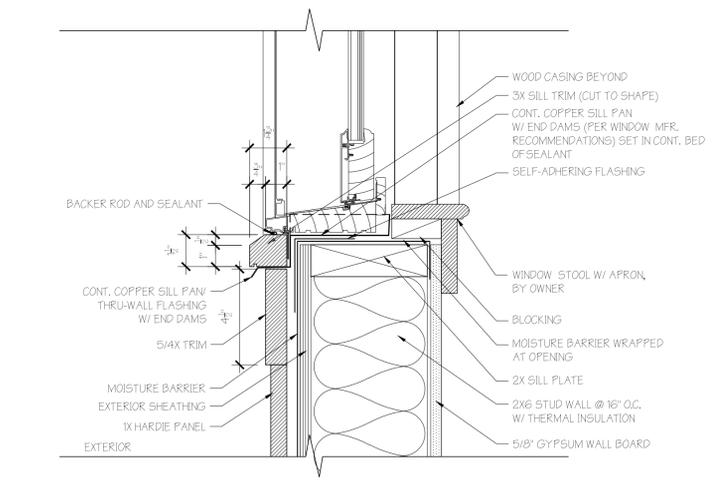
1 3" = 1'-0"
JAMB @ DORMER



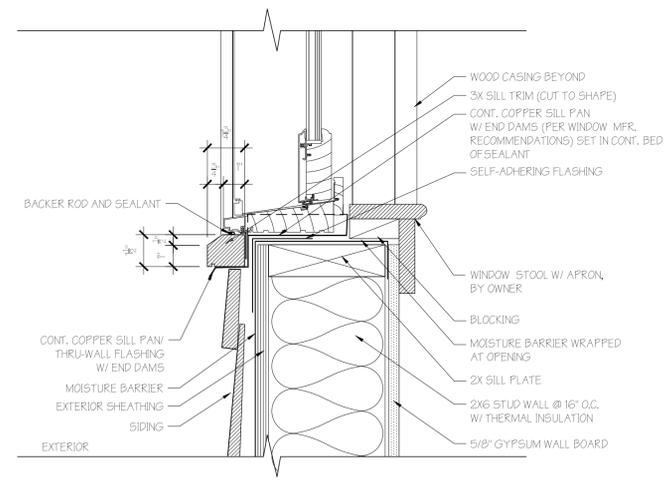
4 3" = 1'-0"
WINDOW HEAD - TYP



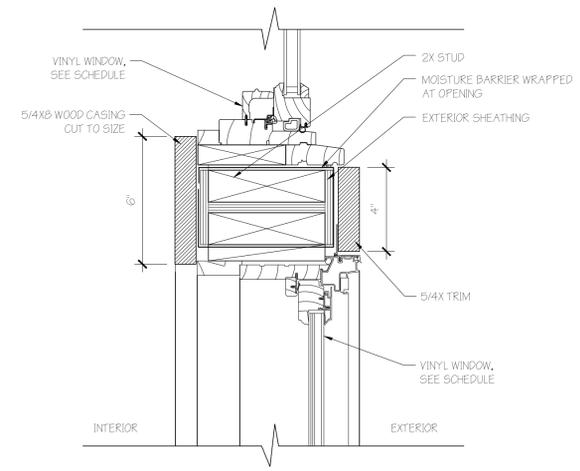
7 3" = 1'-0"
VERT. MULL @ DOOR



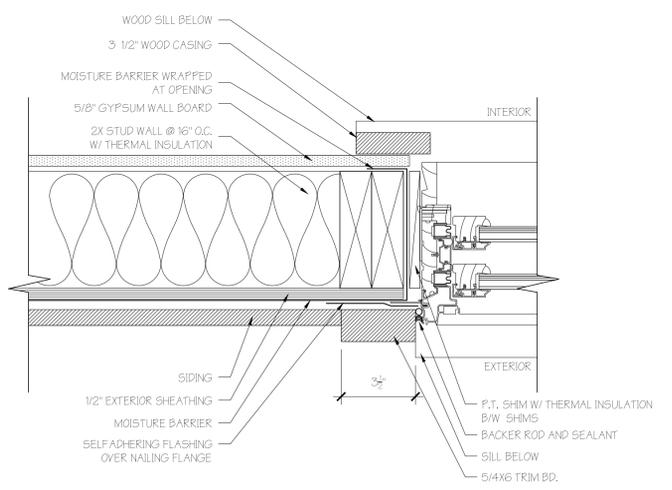
8 3" = 1'-0"
WINDOW SILL @ PANEL



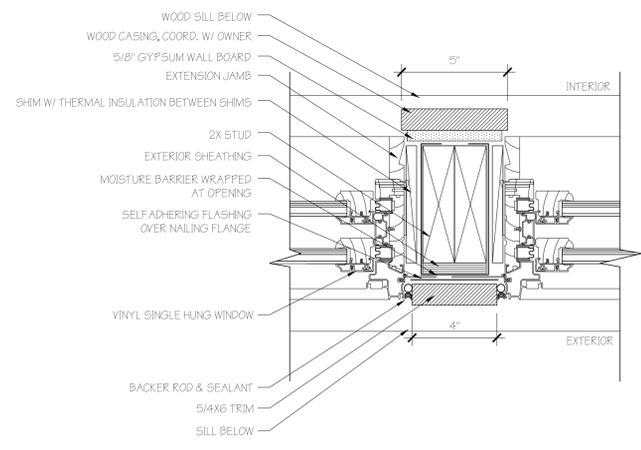
5 3" = 1'-0"
WINDOW SILL - TYP



2 3" = 1'-0"
HORIZONTAL MULL - TYP.



6 3" = 1'-0"
WINDOW JAMB - TYP



3 3" = 1'-0"
VERTICAL MULL

DO NOT SCALE FROM DRAWINGS

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1	HFC FINAL SUBMITTAL	05.04.16	AKJ

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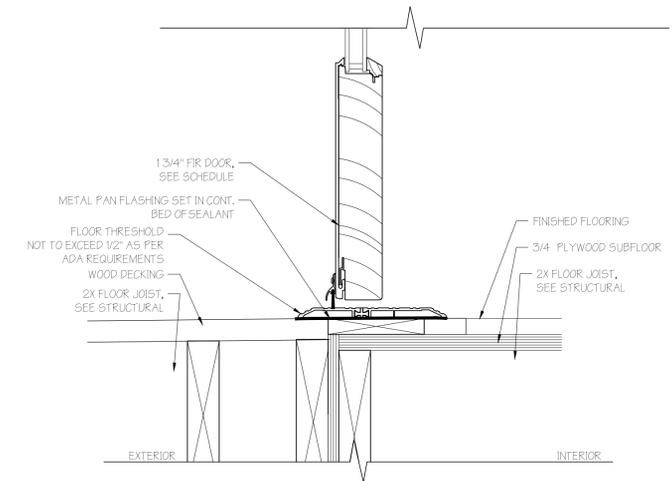
NEW COMMERCIAL BUILDING FOR:
 KEN & DEB TIMEN
 LOT 14 PROMENADE
 BLUFFTON, SC 29910

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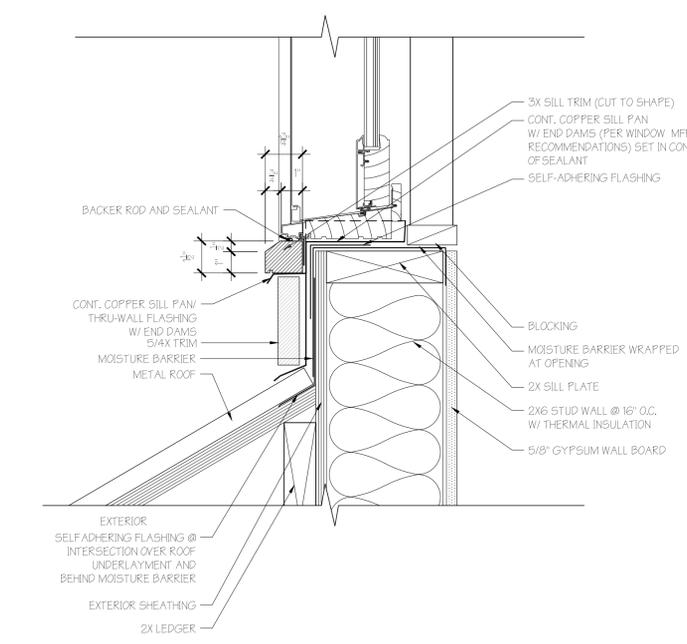
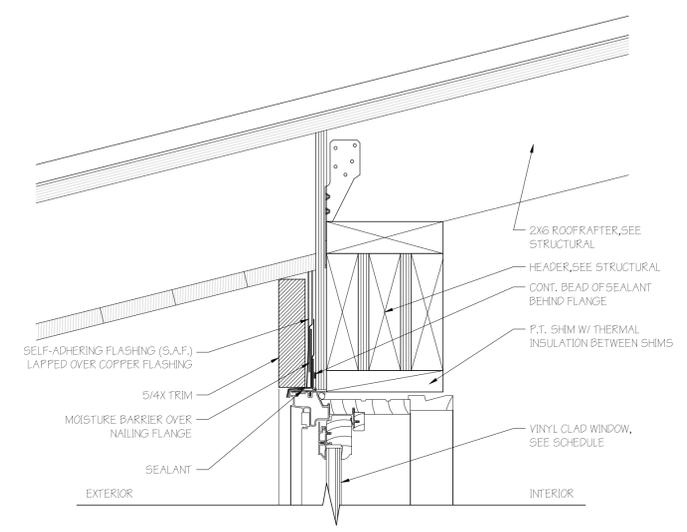
PEARCE@PSCOTTARCH.COM
 6 STATE OF MIND ST STE 200
 BLUFFTON, SC 29910
 843 837 5700

PROJECT NO.	1616
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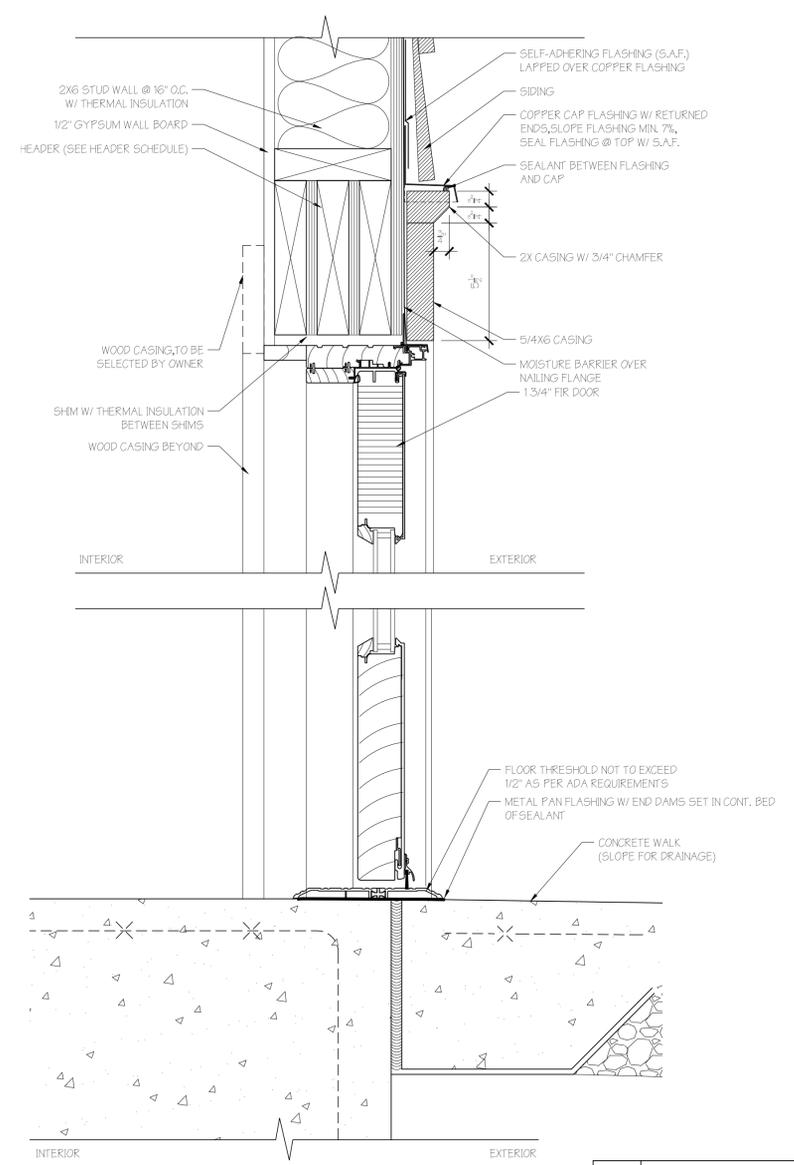
**WINDOW
 DETAILS**
 SHEET NO.
A503



1 3" = 1'-0"
 ADA DOOR SILL @ PORCH



3 3" = 1'-0"
 DORMER HEAD / SILL DETAIL



2 3" = 1'-0"
 DOOR HEAD / SILL DETAIL



PLAN REVIEW COMMENTS FOR COFA-04-16-009581

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

Plan Type: Historic District **Apply Date:** 04/04/2016
Plan Status: Active **Plan Address:** 10 State Of Mind St
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R614 039 00A 0327 0000
Plan Description: A certificate of appropriateness for lot 14 promenade to build a 3,600SF mixed use building.
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 April 11th meeting.

Staff Review (HD)

Submission #: 1 Received: 04/08/2016 Completed: 04/08/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Stormwater Review	04/08/2016	William Baugher	Approved with Conditions

Comments:

- All construction site activities must adhere the SCDHEC General Permit SC0010000 for Large and Small Site Construction Activities. In addition, the Town will require as a minimum, implementation of the following Construction Site BMPs:
1. Silt Fencing buried a minimum of 6 inches below disturbed grade, where applicable,
 2. In areas where more than two feet of fill material has been placed or in areas adjacent to all wetlands, silt fencing meeting the requirements of SCDOT must be used.
 3. Temporary gravel driveways a minimum of 15 feet by 10 feet, where applicable,
 4. Sediment barriers surrounding all catch basins or drop inlets on site and sediment socks on all catch basins or drop inlets adjoining to the site
 4. Flow dissipation devices, such as check dams, in all swales and ditches
 5. Temporary seeding shall be placed within 7 days of the end of a land disturbance activity
 6. Site inspections must be performed by a CEPSCI individual. Copies of inspection reports shall be provided to the Town within 7 days of inspection
 7. Temporary stockpile areas and appropriate BMPs to be identified on plans
 8. Two rows of silt fence are required between land disturbing activities and adjacent wetlands. If applicable

Addressing Review	04/08/2016	Theresa Thorsen	Approved
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Comments:

1. No comments.

Beaufort Jasper Water and Sewer Review	04/08/2016	Dick Deuel	Approved
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Comments:

1. No comments.

Growth Management Dept Review (HD)	04/08/2016	Erin Schumacher	Approved
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Comments:

1. Main Street buildings are required to provide an arcade, colonnade, marque, or awning along the front facade of the building to provide a pedestrian amenity. As proposed the balcony serves a similar function, but must be approved by the HPC as an allowable substitute for those architectural features noted in the UDO. (UDO Section 5.15.6.)
2. Submit an Exempt Plat application with a signed and sealed copies of an updated plat to include the areas of the building that encroach in the adjacent area (stairwell, balcony, service yard, etc.) within the property boundaries. (Applications Manual)
3. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings 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)
4. Provide additional information to clarify the type of metal roofing proposed. Standing seam and 5-V metal crimp are permitted. (UDO Section 5.15.6.3.a)
5. The project analysis notes the column material as hardie. The UDO permits columns made of wood, cast iron, concrete with smooth finish, brick, or stone. Provide additional information regarding the column configuration. (UDO Section 5.15.6.H.2.a.)
6. A letter of approval from the Calhoun Street Promenade Architectural Standards Committee must be provided stating that the plans have been reviewed and approved. (Applications Manual)

HPRC Review	04/08/2016	Erin Schumacher	Approved
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Comments:

1. No comments

Transportation Department Review - HD	04/08/2016	Pat Rooney	Approved
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Comments:

1. No comments.

Plan Review Case Notes: