TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Henry "Emmett" McCracken Jr. Town Council Chambers
Wednesday, February 5, 2020 6:00p.m.

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 – December 4, 2019

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

FOR ACTION

A. Certificate of Appropriateness: A request by Randolph Stewart, on behalf of Ernie Suozzi, for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-11-19-013711)(Staff – Katie Peterson)

B. Certificate of Appropriateness: A request by Andrew Pietz, for approval of a Certificate of Appropriateness to allow the construction

of a new two-story single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-09-19-013508)(Staff – Katie Peterson)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE SPECIAL MEETING – Wednesday, February 12, 2020

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. 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.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building, 20 Bridge Street
Henry "Emmett" McCracken Jr. Town Council Chambers
Wednesday, December 4, 2019 Minutes

Present: Bruce Trimbur, Vice Chairman; Will Guenther; Marge Blair; Elaine Gallagher-Adams; Jesse Solomon

Absent: James Grove; Joe Mascetti

Staff: Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner; Victoria Smalls, Growth Management Coordinator

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I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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V. ADOPTION OF AGENDA

Commissioner Blair made a motion to adopt the Wednesday, December 4, 2019 meeting agenda, Vice Chair Guenther seconded the motion all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – November 6, 2019

Commissioner Solomon made a motion to approve the Wednesday, November 6, 2019 minutes. Commissioner Blair seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

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There were no public comment for items not on the agenda.

VIII. OLD BUSINESS

No old business

IX. NEW BUSINESS

1. FOR ACTION

A. ADOPTION OF THE 2020 HPRC MEETING DATES

Staff member Peterson proposed to make the following changes to the 2020 HPRC meeting dates:

1. Change the title to 2020 Historic Preservation Review Committee Meeting Dates
2. Change the application submission dates to 15 days prior to the HPRC meeting date

Changes are attached included in this packet. Vice Chair Guenther made a motion to adopt the 2020 HPRC meeting dates with changes, Commissioner Gallagher- Adams seconded the motion all were in favor and the motion passed.

B. ADOPTION OF THE 2020 HPC MEETING DATES

Commissioner Gallagher-Adams made a motion to adopt the 2020 HPC meeting dates. Vice Chair Guenther seconded the motion all were in favor and the motion passed.

C. Certificate of Appropriateness: A request by Pearce Scott Architects, on behalf of Fowler Properties, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new three-story mixed-use building of approximately 4,125 SF, located at 206 Bluffton Road, Lot 7 in the Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core – HD. (COFA-10-19-013583)(Staff – Katie Peterson)

Peterson presented the information to the Commission which is incorporated into these minutes.

Commissioner Gallagher Adams made a motion to approve the request for approval of a Certificate of Appropriateness to allow the construction of a new three-story mixed-use building of approximately 4,125 SF, located at 206 Bluffton Road, Lot 7 with the following conditions:

1. The HPC determined the use of galvanized wire was an appropriate substitution for those railing and balustrade materials listed in the Section 5.15.6.H.2.d. of the UDO.

2. The HPC determined that the use of the bracketed awning was an appropriate substitution for the required architectural features to be on a Main Street Building per Section 5.15.8.A. of the UDO, as the building is

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on a building pad with 0 ft setbacks and the bracketed balcony provides a similar pedestrian amenity in this case as do the architectural features listed as permitted in the UDO.

3. Per Sections 5.15.6.L.2. and 5.15.8.A. of the UDO, additional windows and/or transparent doors must be added or resized in order to provide no less than 75% opacity on the ground floor of the Main Street shopfront building to be reviewed by the HPRC and approved by staff for conformance.

Commissioner Guenther seconded the motion all were in favor and the motion passed.

X. ADJOURNMENT

Commissioner Blair made a motion to adjourn the December 4, 2019, Historic Preservation Commission meeting, Vice Chair Guenther seconded the motion all were in favor and the meeting was adjourned at 6:32 p.m.

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HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	February 5, 2020
PROJECT:	7 Blue Crab Street – Carriage House
APPLICANT:	Randolph Stewart
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Randolph Stewart on behalf of Ernie Suozzi, requests that the Historic Preservation Commission approve the following application:

1. **COFA-11-19-013711.** A Certificate of Appropriateness to allow for the construction of a new single-family residential structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a single-family residence and detached Carriage House located in the Tabby Roads Development in the Old Town Bluffton Historic District. The proposed buildings of approximately 2,372 SF and 890 SF meet the spatial and placement requirements of an Additional Building Type and Carriage House Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district.

The main structure features a forward-facing gable roof with a shed roof addition. It has a side porch with a second-story balcony on the right elevation and an addition on the left elevation under a side-facing gable roof. The proposed buildings reflect the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms such as various roof types and front and rear porches. Additional materials that are in keeping with the vernacular of Bluffton are square columns, bracketed shed roofs over windows, corner board trim, and water table trim. The Carriage House features similar characteristics including similar materials, window fenestration patterns, front facing gabled roof and similar exposed rafter tails.

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 9, 2019 meeting and comments were provided to the Applicant (See Attachment 4).

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). 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 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 residential structure and Carriage House within the Tabby Roads development in 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 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 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 structures add 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 falls within the category of the Additional Building Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C.

      As 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) UDO Section 5.15.6.I. Windows and Doors. Doors are permitted to be wood or metal. The plans do not indicate the material used for the exterior doors on the primary structure. Additional information regarding the door material is required to ensure they are wood or metal.

      2) UDO Section 5.15.6.F. Architectural Elements. Electrical utility meters shall be located in rear yards or side yards not facing side streets only. Provide additional information on the location of the electric utility meter to ensure it meets this requirement.

      3) UDO Section 5.15.6.H. Columns, Arches, Piers, Railings, Balustrades. Railings are permitted to be wood (termite resistant) or painted or natural wrought iron. The application proposes the use of 3x6 galvanized hog wire fencing. As this material is not specifically permitted by the UDO, the applicant is requesting a determination on the appropriateness of this material as an alternate for those listed in the UDO. Additionally, the front porch does not show railings along the edge. As the International Residential Code requires railings for surfaces 30” in height as measured three feet out from the walkable surface, additional information on the railings or alternate design solutions for the front porch area is required to ensure it is in compliance with the UDO.

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 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 new construction in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring 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. As the project is located within the Tabby Roads development, a letter of approval from the Tabby Roads Habitat and Architectural Review Board is required. Additionally, it appears that there may be trees present that require removal for the proposed site layout. As such, a Town of Bluffton tree removal permit is required for any tree 14" (DBH) or greater located on a single-family lot. Additionally, a landscape plan noting the placement of street trees, canopy cover and foundation plantings must be provided.

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 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:

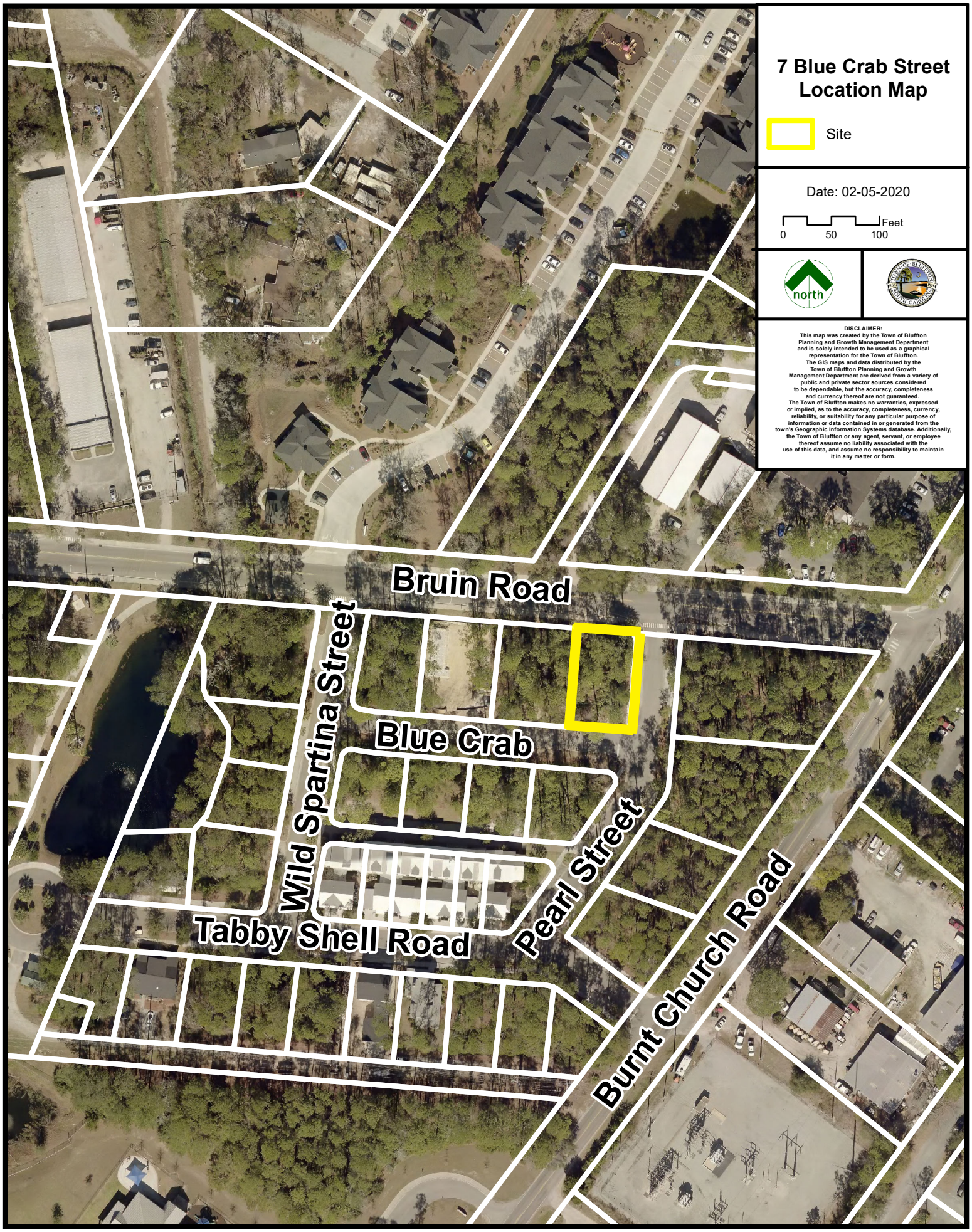
1. Per the Applications Manual, a letter of approval from the Tabby Roads HARB is required.
2. Per Section 3.22.2. of the UDO, a Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14" (DBH) or greater located on a single-family lot.
3. Per UDO Section 5.3 and the Applications Manual, a landscape plan that meets the requirements of the UDO must be provided for review.
4. Per Section 5.15.6.I.2.b. of the UDO, additional information showing that the doors are metal or wood must be provided.

5. Per Section 5.15.6.F. of the UDO, additional information on the location of the electric utility meter is required to ensure it will be located in the rear or side yard not facing side streets.
6. Per Section 5.15.6.H. of the UDO, a determination must be made on the appropriateness of the use of 3x6 Galvanized Hog Wire railings as an alternate material for those listed in the UDO.
7. Per Section 5.15.6.H. of the UDO, additional information must be provided for the front porch as railings or alternate design solution must be applied to the front porch to be in compliance with the International Residential Code.

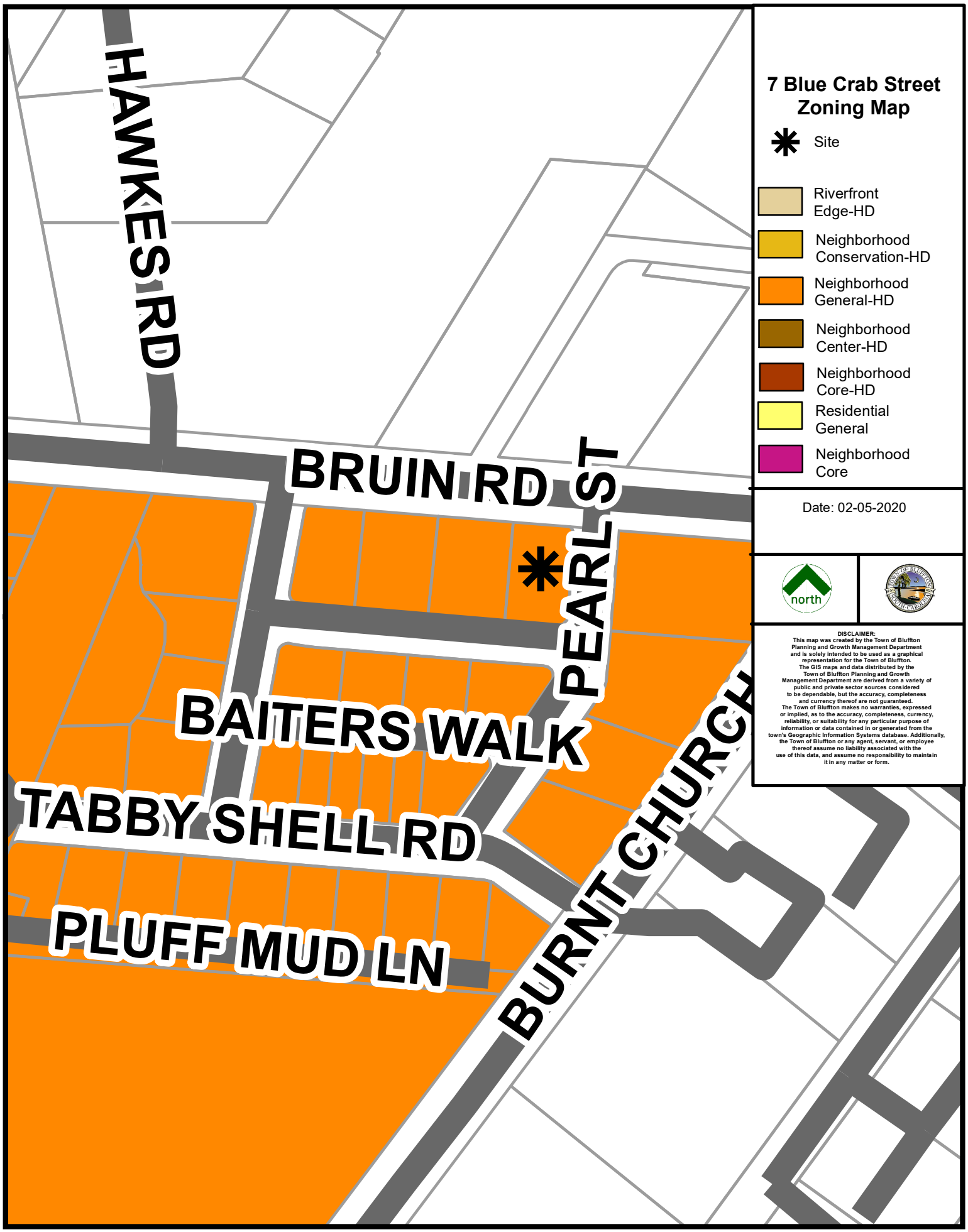
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Site Plan & Elevations
4. HPRC Report

Attachment 1



Attachment 2



Lot 7 Blue Crab Street
Bluffton, SC 29910

C1 COVER SHEET & GENERAL DETAILS
LS1 SITE PLANLANDSCAPE PLAN
LS2 LANDSCAPE PLAN
A100 FOUNDATION PLAN
A101 FOUNDATION DETAILS
A200 FIRST AND SECOND FLOOR PLAN
A201 SCHEDULES
A300 ELEVATIONS
A301 ELEVATIONS
A302 ELEVATIONS
A400 ELEVATIONS
A500 DETAILS
A600 FRAMING PLANS
A601 FRAMING PLANS
E100 ELECTRICAL PLAN
G200 CARRIAGE HOUSE FOUNDATION AND FLOOR PLANS
G400 CARRIAGE HOUSE BUILDING SECTION
G600 CARRIAGE HOUSE FRAMING PLANS
S100 STRUCTURAL DETAILS
S101 STRUCTURAL DETAILS

I. GENERAL

A. Property Address: Lot 7 Blue Crab Street, Bluffton, SC 29910

B. Gross Project Area:

Main Building	First Floor:	Residential	997.5 sq.ft
		Porch	524.3 sq.ft
	Total First Floor:		1,501.8 sq.ft
	Second Floor:		924.5 sq.ft
		Balcony	298.2 sq.ft
	Total Second Floor:		1,295.7 sq.ft
Carriage House	Second Floor:	Residential	484 sq.ft

C. Building Height in Stories:

Main building	2	stories
Carriage House	2	stories

CODE ANALYSIS:

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH THE FOLLOWING CODES :
   A. BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL WITH SOUTH CAROLINA MODIFICATIONS
   B. IRC: INTERNATIONAL RESIDENTIAL CODE.
   C. PLUMBING: IPC-06 INTERNATIONAL PLUMBING CODE.
   D. MECHANICAL: IMC-06 INTERNATIONAL MECHANICAL CODE.
   E. ELECTRICAL : 2015 NATIONAL ELECTRICAL CODE.

2. DESIGN LOADS

	LIVE LOADS	DEAD LOADS
LIVING AREAS	40 PSF	10 PSF
SLEEPING AREAS	30 PSF	10 PSF
CEILING JOISTS	10 PSF	10 PSF
ROOF AREA (LIMITED STORAGE)	20 PSF	7 PSF
WIND LOAD	120 MPH	

3. BUILDING PLANNING — CHAPTER 3

TOILET, BATH AND SHOWER SPACES — SECTION R307

R307.2 BATHTUB AND SHOWER SPACES :
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE.

GLAZING — SECTION R308
ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL BE INSTALLED PER SECTION R308.4

EMERGENCY ESCAPE AND RESCUE OPENINGS — SECTION R310
MINIMUM CLEAR OPENING OF 5.7 S.F., CLEAR OPENING HEIGHT SHALL BE 24 INCHES CLEAR, CLEAR OPENING WIDTH SHALLBE 20 INCHES - OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

MEANS OF EGRESS — SECTION R311
R311.5.6.3 HANDRAIL GRIP SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 mm) AND NOT GREATHER THAN 2 INCHES (51 mm). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 mm) AND NOT GREATER THAN 6 1/4 INCHES (160 mm) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES (57 mm).
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 mm) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 mm) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 mm) WITHIN 7/8 INCH (22 mm) BELOW THE WIDEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHAL BE 1 1/4 INCHES (32 mm) TO A MAXIMUM OF 2 3/4 INCHES (70 mm). EDGES SHALL HAE A MINIMUM RADIUS OF 0.01 INCH (0.25 mm).

GUARDS SECTION R312
R312.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) OR MORE IN DIAMETER.
EXCEPTIONS:
1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
2. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (107 mm) TO PASS THROUGH.

FLAME SPREAD AND SMOKE DENSITY SECTION R315
R315.1 WALL AND CEILING
"WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200."

SMOKE ALARMS SECTION R313
R313.2 LOCATION
A SINGLE STATION SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING AREA, STAIRS HALLS, KITCHEN, AND SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT, ALL SMOKE DETECTORS SHALL BE HARD WIRED, HAVE A BATTERY BACKUPS, INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
CHAPTER 4

WALL CONSTRUCTION
WOOD WALL FRAMING
R602.8 FIREBLOCKING REQUIRED:
ALL FIREBLOCKING SHALL BE INSTALLED PER SECTION R602.8, AND ALL AREAS SHALL BE INSPECTED PRIOR TO BEING COVERED UP.

ROOF - CEILING CONSTRUCTION
R807.1 ATTIC ACCESS:

"THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES"

R. Stewart Design
URBAN PLANNING ☐ DESIGN ☐ PRESERVATION
12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON VILLAGE STUDIO 843-816-4005
POST OFFICE BOX 1813 BLUFFTON, SOUTH CAROLINA RANDOLPH@RSTEWARTDESIGNS.COM

Revisions:

Copyright & Reproductions of Drawings
1. This Drawing is the sole property of R. Stewart Design, LLC, and is not to be reproduced or used for any other project. It is not to be used on any other project and is to be returned upon request.
2. Scales as stated hereon are valid on the original drawings only and are hereby qualified as being dependent on the image size between the print and the original drawing.
3. DO NOT SCALE dimensions from drawings. Use only the given dimensions or consult with the Designer for further clarification.

MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

MAIN BUILDING ELEVATIONS

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.
C100
OF

MAG-DATE

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
- 12' – CONTOUR LINES
- XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – 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
- WATER VALVE

METRICS:
6,678 SF LOT
1186 RESIDENTIAL
849 PORCH
484 CARRIAGE HOUSE

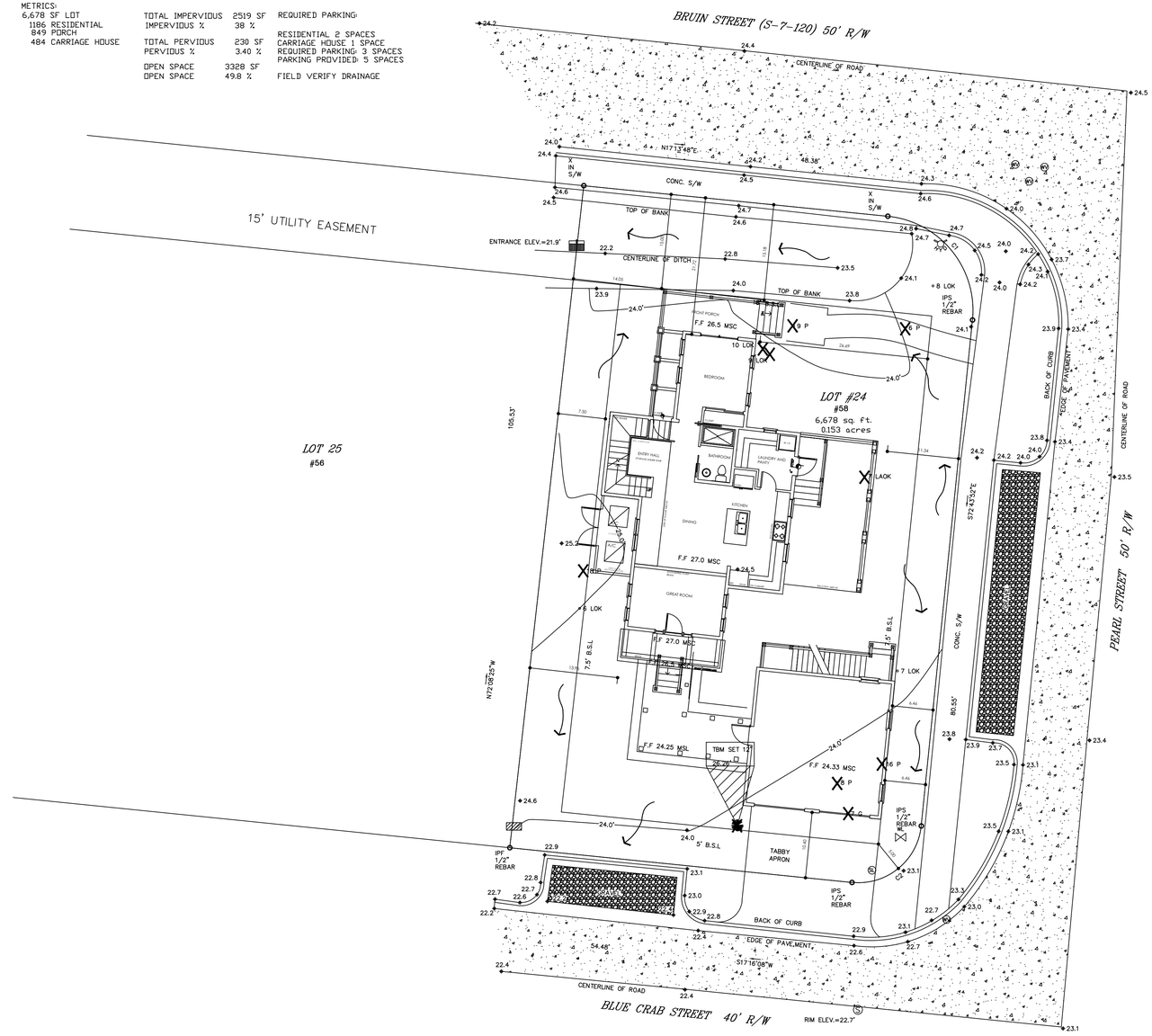
TOTAL IMPERVIOUS 2519 SF
IMPERVIOUS % 38 %

TOTAL PERVIOUS 230 SF
PERVIOUS % 3.40 %

OPEN SPACE 3328 SF
OPEN SPACE 49.8 %

REQUIRED PARKING:
RESIDENTIAL 2 SPACES
CARRIAGE HOUSE 1 SPACE
REQUIRED PARKING: 3 SPACES
PARKING PROVIDED: 5 SPACES

FIELD VERIFY DRAINAGE



Windows OLE Object

LOCATION MAP NOT TO SCALE

TREE LEGEND

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

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA ANGLE
C1	15.00	23.57	21.22	S62°14'58"W	90°02'20"
C2	10.00	15.71	14.14	N27°43'53"W	90°00'02"

GRAPHIC SCALE

(IN FEET)
1 inch = 000 ft.

Windows OLE Object

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

JOB No. 14-313T

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

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.

WILLIAM J. SMITH, PLS # 26960

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

SITE PLAN PREPARED BY R. STEWART DESIGN, LLC

MR. & MRS. ERNIE SOZZI

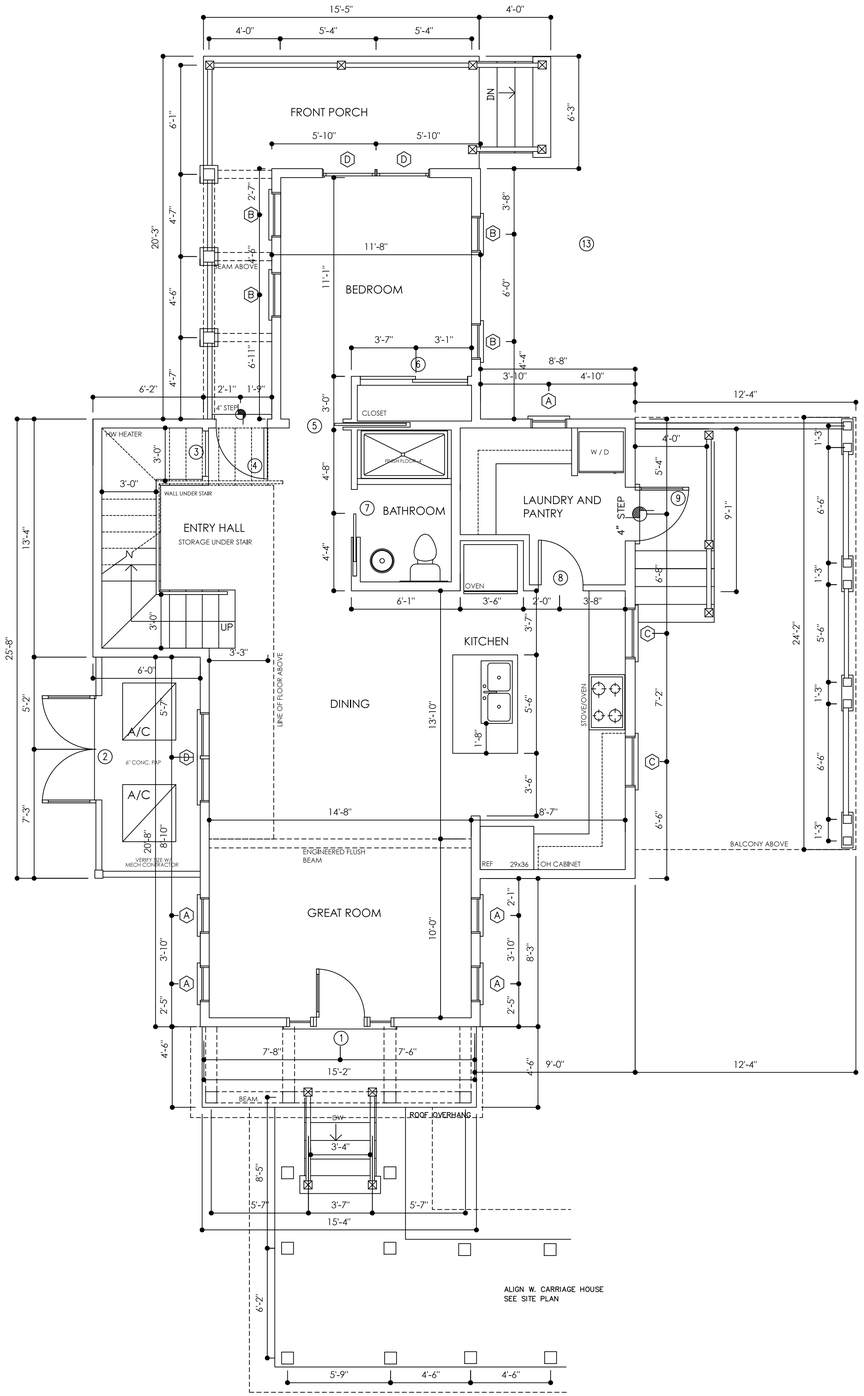
A TREE & TOPOGRAPHIC SURVEY OF LOT 24 BRUIN ROAD,
A PORTION OF REEVES BROTHERS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 611, MAP 39, PARCEL 1205

Notes:
1. According To FEMA Flood Insurance Rate Map # 450025 0115D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation 14 Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

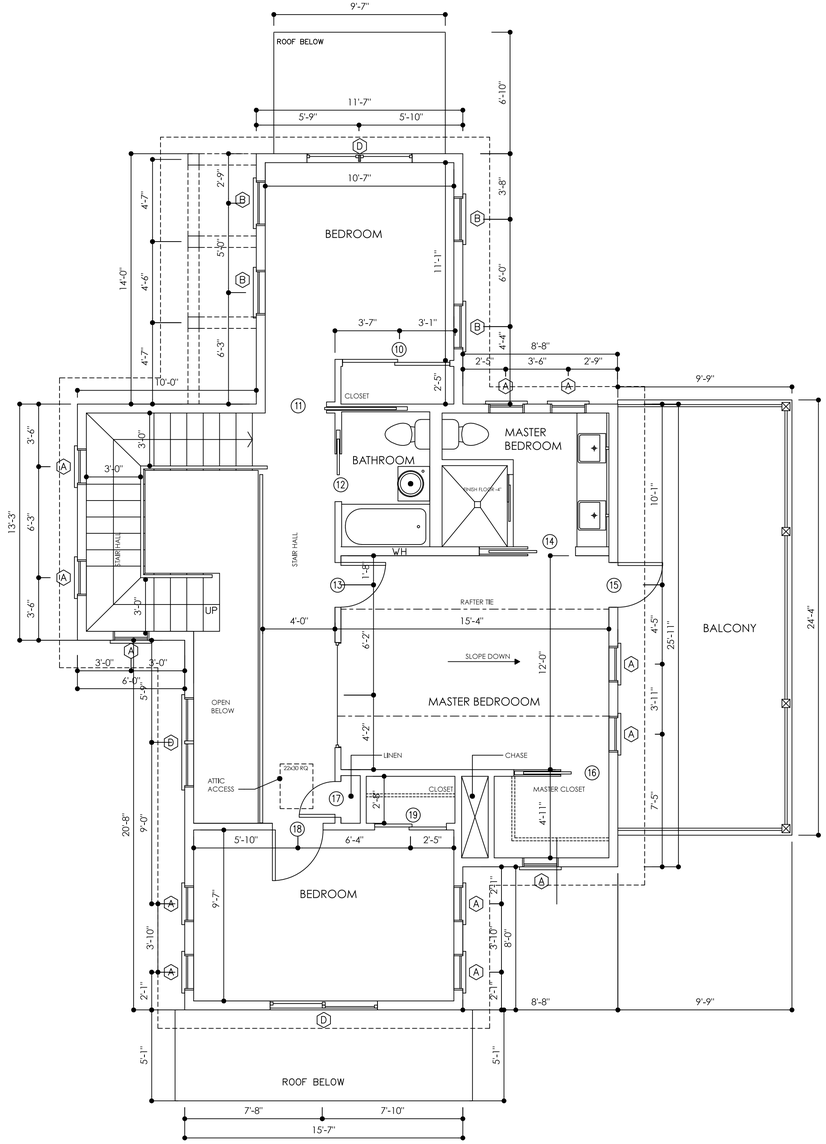
Reference Plat(s):
A SUBDIVISION PLAT BY FORREST F. BAUGHMAN OF REEVES BROTHERS SUBDIVISION, DATED 8/17/2004, LAST REVISED 3/9/2005.

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: SEPTEMBER 9, 2014



1 A200 FIRST FLOOR

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



2 A200 SECOND FLOOR

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

R. Stewart Design

URBAN PLANNING ☐ DESIGN ☐ PRESERVATION

12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON VILLAGE
POST OFFICE BOX 1813 BLUFFTON, SOUTH CAROLINA
STUDIO 843-816-4005
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MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

FLOOR PLANS

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

A200

OF

FINISH S C H E D U L E - Consult Owner/Designer prior to Installation

ROOM NAMES	FLOORS: STAIN CONCRETE	FLOORS: GLUE DOWN WOOD	FLOORS: CARPET	FLOORS: TILE			WALLS: SHEETROCK/PAINT					MOULDINGS: BASE	MOULDINGS: DOOR	MOULDINGS: WINDOW		CEILINGS: SHEETROCK/PAINT				REMARKS
ENTRY HALL	●						●					A	A	A		●				SEE DETAILS FOR TRIM
DINING	●						●					A	A	A		●				
KITCHEN	●						●					A	A	A		●				
LAUNDRY ROOM	●						●					A	A	A		●				
GREAT ROOM	●						●					A	A	A		●				
BATH ROOM #1	●						●					A	A	A		●				
BEDROOM #1	●						●					A	A	A		●				
STAIR HALL		●					●					A	A	A		●				
BEDROOM #2			●				●					A	A	A		●				
BATHROOM #2				●			●					A	A	A		●				
MASTER BEDROOM		●					●					A	A	A		●				
MASTER BATH				●			●					A	A	A		●				
BEDROOM #3			●				●					A	A	A		●				

NOTES:

NO SHOEMOLD ENTIRE BUILDING
SEE DETAILS FOR VARIOUS WINDOW SILLS AND HEADERS
SEE DETAILS FOR VARIOUS DOOR TRIM

DOOR S C H E D U L E - Consult Prior to Order

SYM.	SIZE	TYPE	REMARKS	DP RATING (In Ocean Zone)
FIRST FLOOR				
1	(2)3'0" x 7'0"	EXTERIOR		45
2	(2)3'0" x 7'0"	EXTERIOR		45
3	3'0" x 7'0"	INTERIOR		
4	3'0" x 7'0"	INTERIOR		
5	3'0" x 7'0"	INTERIOR		
6	(2)3'0" x 7'0"	INTERIOR		
7	2'8" x 7'0"	INTERIOR		
8	2'6" x 7'0"	INTERIOR		
9	3'0" x 7'0"	EXTERIOR		45
SECOND FLOOR				
10	(2)3'0" x 7'0"	INTERIOR		
11	3'0" x 7'0"	INTERIOR		
12	2'8" x 7'0"	INTERIOR		
13	2'6" x 7'0"	INTERIOR		
14	2'8" x 7'0"	INTERIOR		
15	3'0" x 7'0"	EXTERIOR		45
16	2'8" x 7'0"	INTERIOR		
17	2'0" x 7'0"	INTERIOR		
18	2'10" x 7'0"	INTERIOR		
	(2)2'0" x 7'0"	INTERIOR		
CARRIAGE HOUSE				
20	3'-0" x 7'-0"	½ FRENCH	CLAD	45
21	3'-0" x 7'-0"	FRENCH	CLAD	45
22	3'-0" x 7'-0"	2 PANEL	SOLID CORE	
23	2'-8" x 7'-0"	2 PANEL	SOLID CORE	
24	2'-8" x 7'-0"	2 PANEL	SOLID CORE	
G1	8'-0" x 8'-0"	GARAGE DOOR	COMPOSITE / O.H	

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
All Exter. Doors to have 2 1/4" Sub-Sill
Weather-stripping to be white
Hardware to be approved by Owners
All doors to be clad as shown

W I N D O W S C H E D U L E - Consult Owner Prior to Order

SYM.	SIZE	TYPE	REMARKS	DP RATING
FIRST AND SECOND FLOOR				
A	2' - 0" x 2' - 6"	CASEMENT	4 LITE	45
B	2' - 8" x 5' - 6"	DBL HUNG	4 OVER 1	45
C	2' - 8" x 5' - 0"	CASEMENT	4 OVER 1	45
D	(2)2' - 8" x 5' - 4"	DBL HUNG	4 OVER 1	45
CARRIAGE HOUSE				
E	2'-8" x 3'-0"	CASEMENT	4 LITE	45
F	(2)2'-8" x 5'-0"	DH 4 LITE		45
G	2'-8" x 5'-0"	DH 4 LITE	VERIFY EGRESS	45
H	2'-8" x 5'-0"	DH 4 LITE		45

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
Weather-stripping to be white
Where operable shutters are not present, use laminate impact glass.
Coordinate hardware with Owner

R. Stewart Design
URBAN PLANNING ☐ DESIGN ☐ PRESERVATION
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MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

SCHEDULES

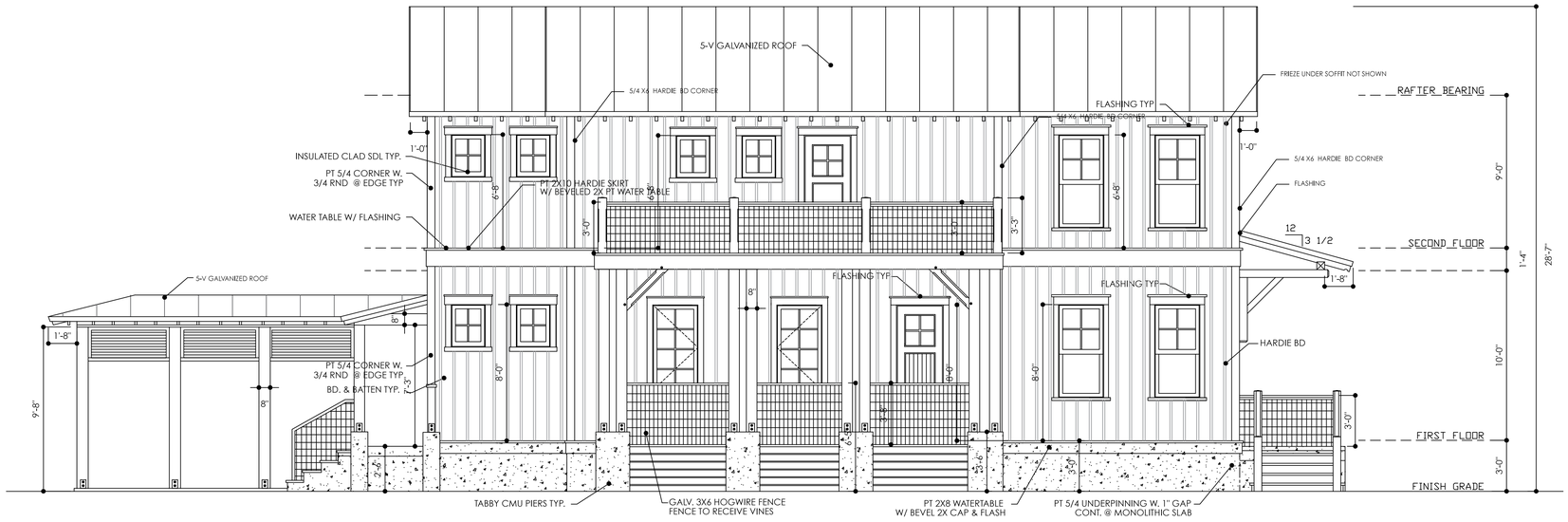
Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

A201

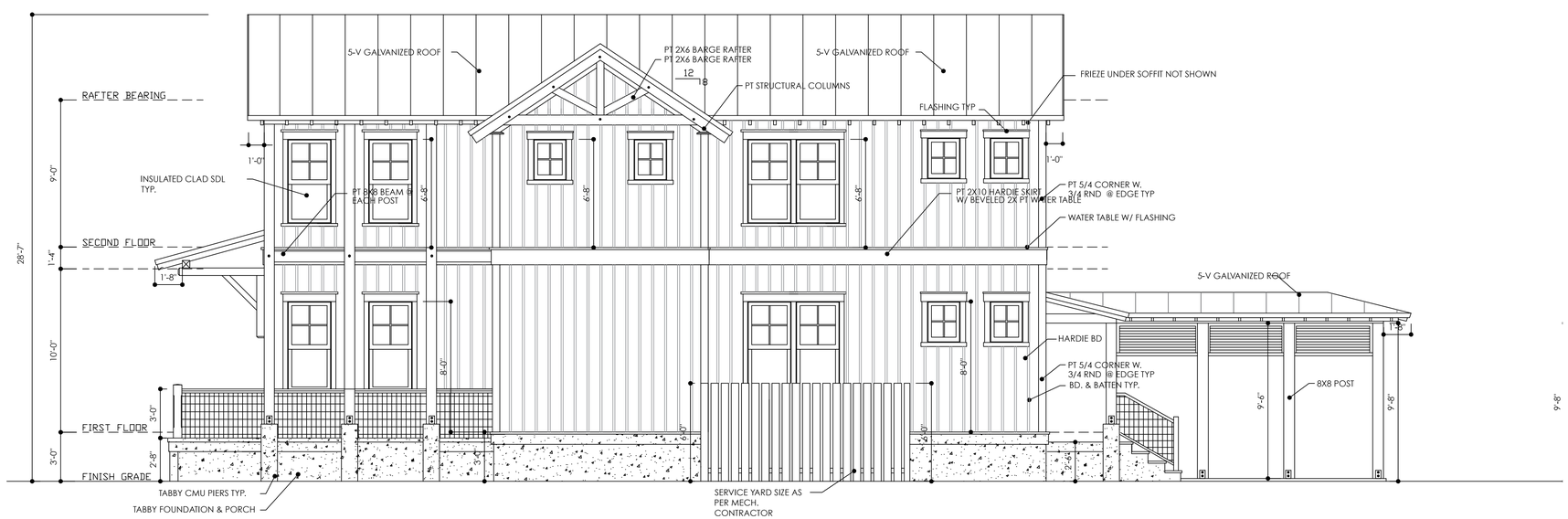
OF

Attachment 3



1 / A300 RIGHT ELEVATION

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



2 / A300 LEFT ELEVATION

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

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MR. & MRS. SOUZZI

LOT 7 BLUE CRAB STREET

BLUFFTON, SC

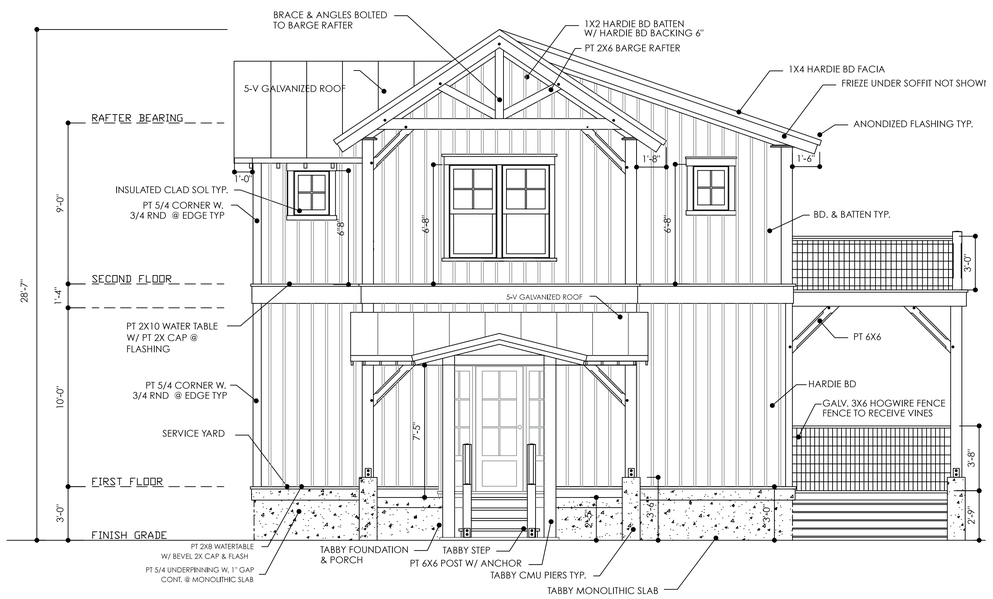
MAIN BUILDING ELEVATION

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

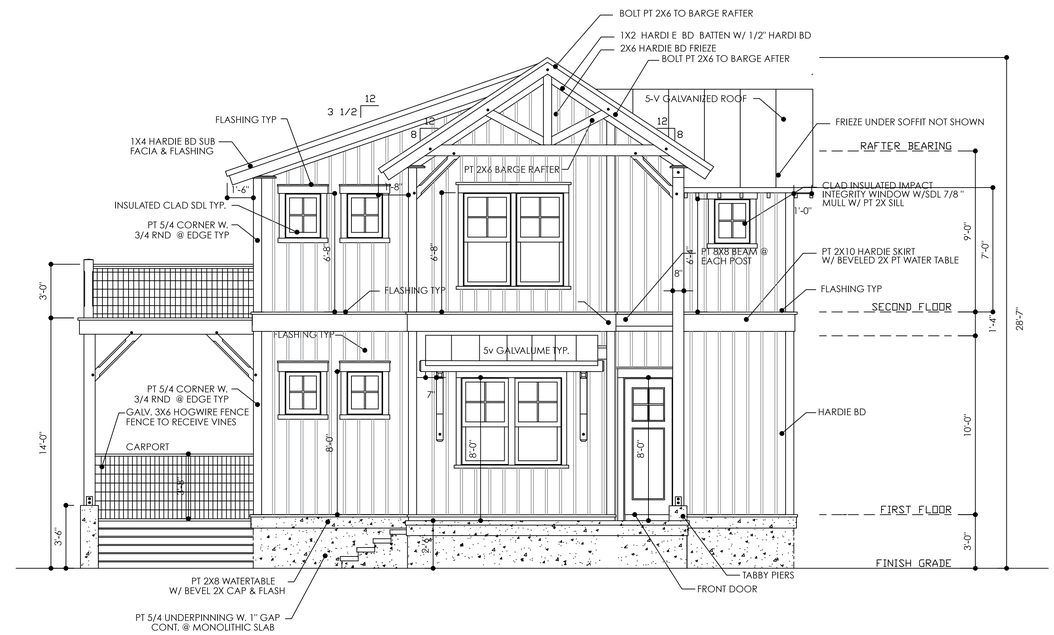
A300

OF



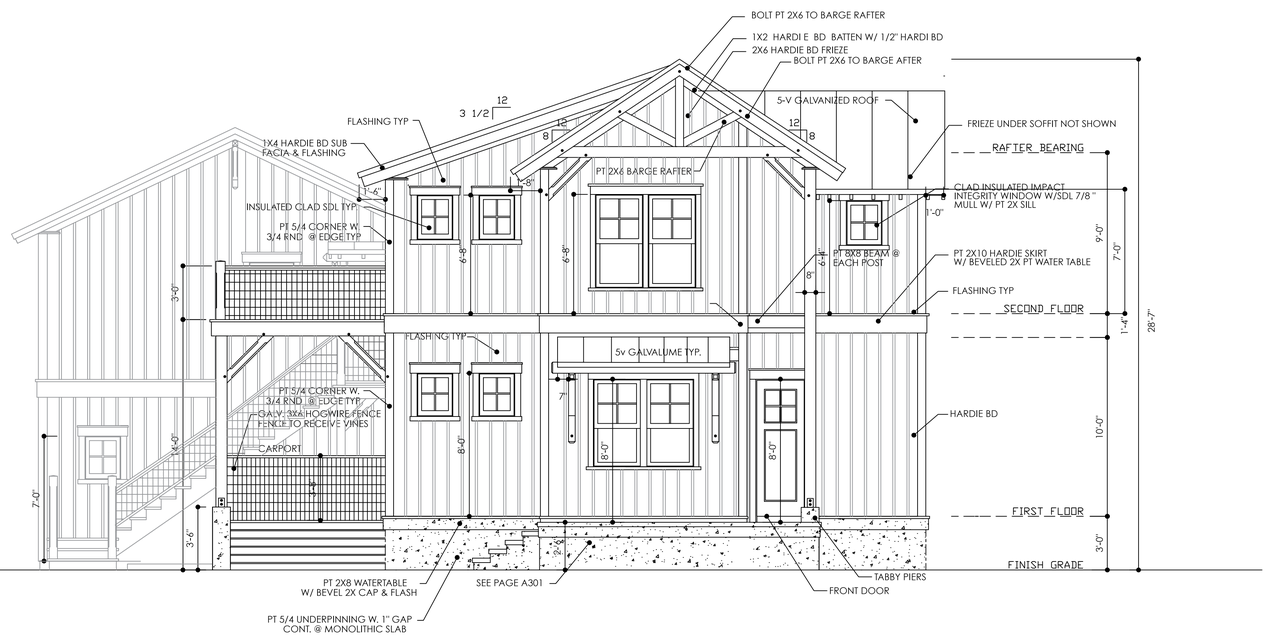
1 / A301 BACK ELEVATION

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



2 / A301 FRONT ELEVATION

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



3 / A301 FRONT ELEVATION W. CARRIAGE HOUSE

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

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MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

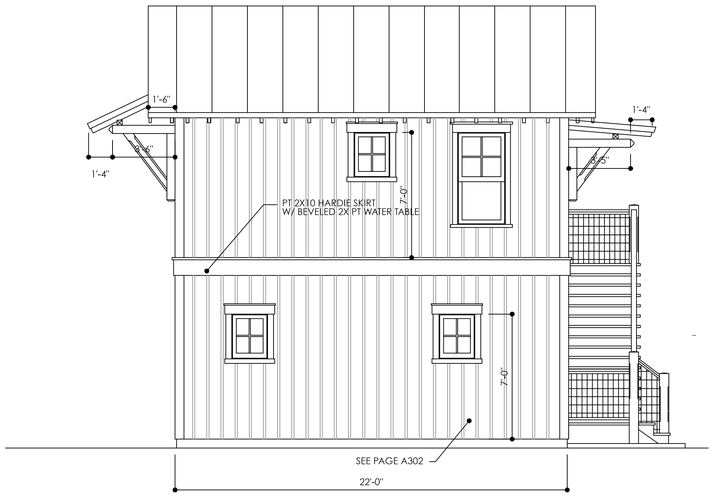
MAIN BUILDING ELEVATION

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

A301

OF



1 / A302 RIGHT CARRIAGE HOUSE ELEVATION
SCALE: 1/4"= 1'-0"

3 / A302 BACK CARRAGE HOUSE ELEVATION
SCALE: 1/4"= 1'-0"

2 / A302 LEFT CARRIAGE HOUSE ELEVATION
SCALE: 1/4"= 1'-0"

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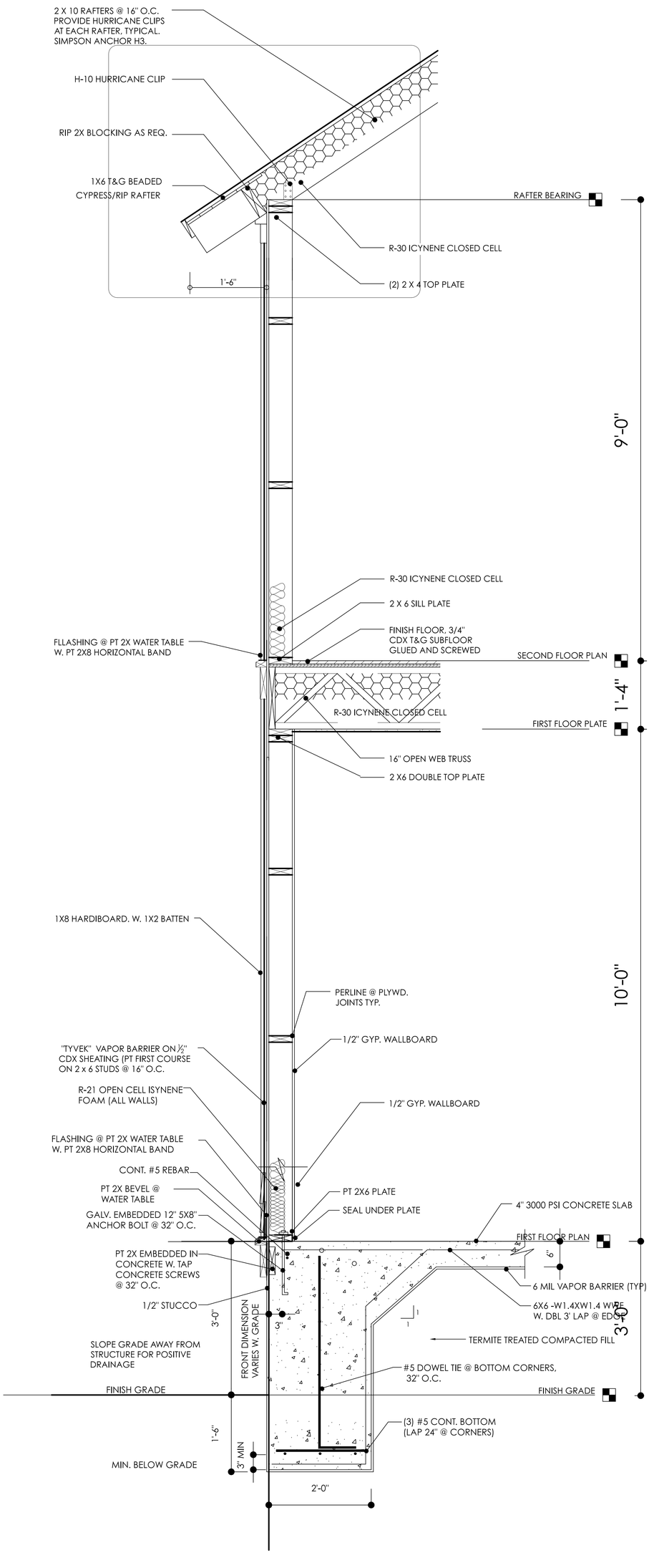
MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

BUILDING ELEVATIONS

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.
A302
OF



SHEET No.	A400	OF	
CAD File:			
Checked By:	RS		
Drawn By:	RS		
Date:	12-10-19		
Job No.	1958		

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LOT 7 BLUE CRAB STREET

BLUFFTON, SC

BUILDING SECTION

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STUDIO 843-816-4005
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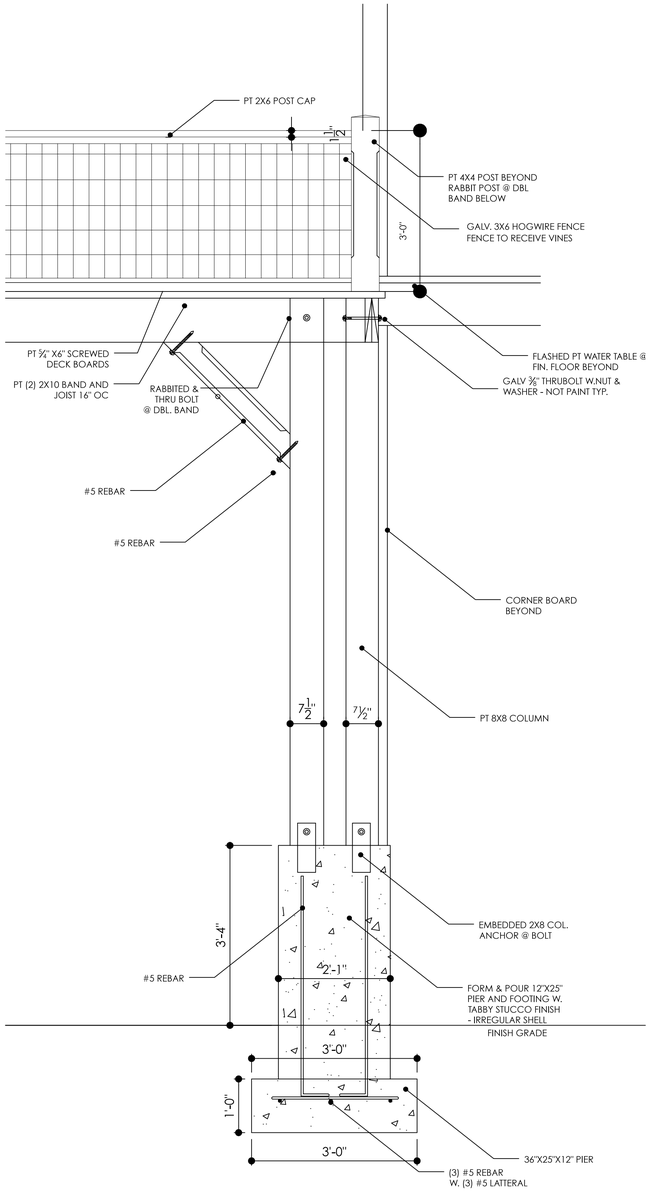
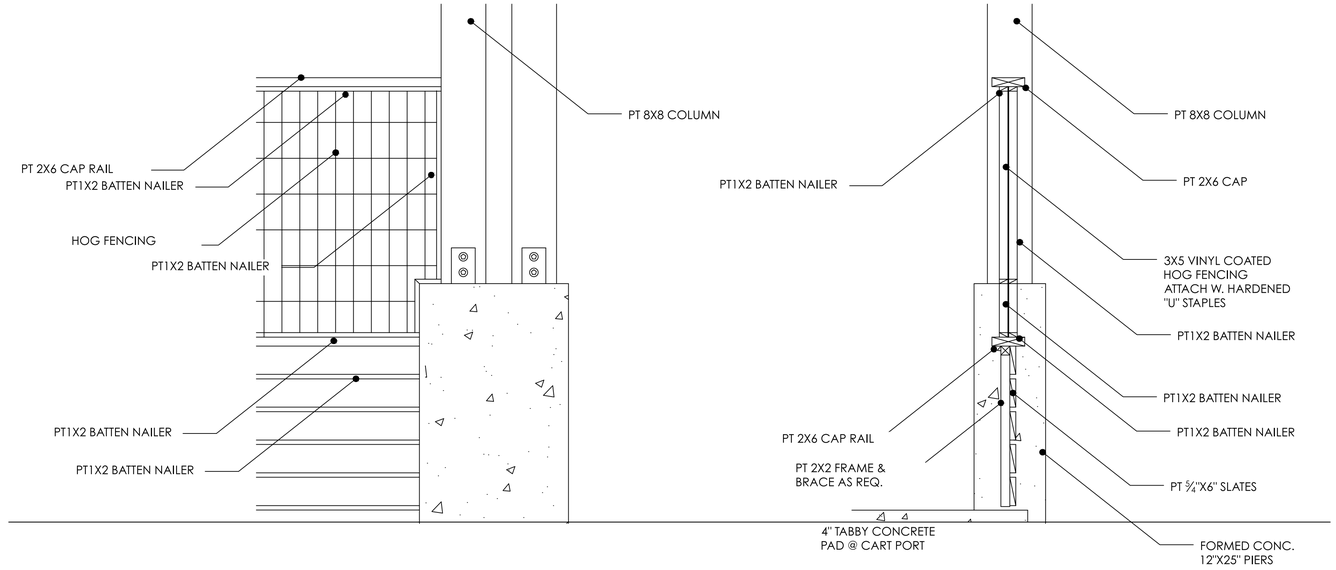
Attachment 3

Attachment 3



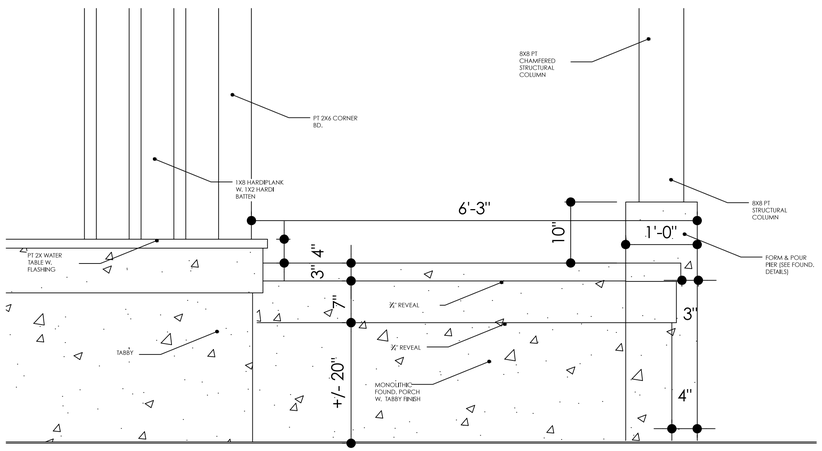
1 / A500 SIDE PORCH DETAILS

SCALE: 3/4"= 1'-0"



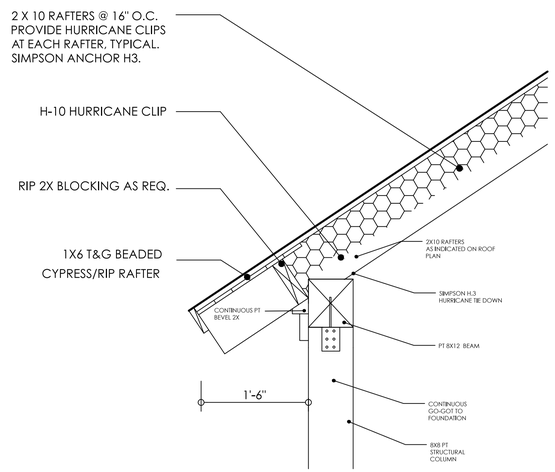
2 / A500 CART PORT DETAILS

SCALE: 1"= 1'-0"



3 / A500 UNDERPINNING/PORCH DETAILS

SCALE: 1"= 1'-0"



4 / A500 PORCH BEAM & CORNICE DETAILS

SCALE: 1-1/2"= 1'-0"

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LOT 7 BLUE CRAB STREET

BLUFFTON, SC

BUILDING DETAILS

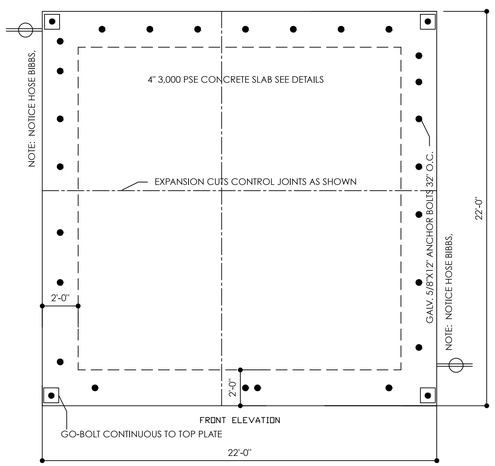
Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

A500

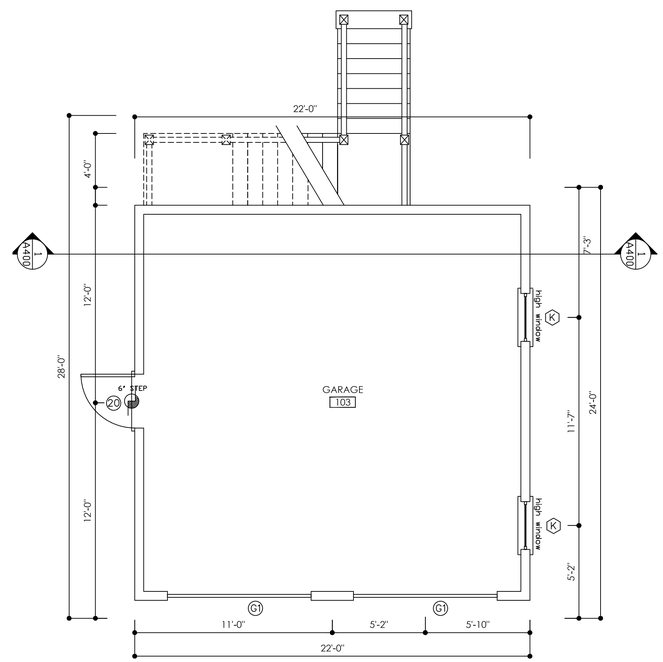
OF

Attachment 3



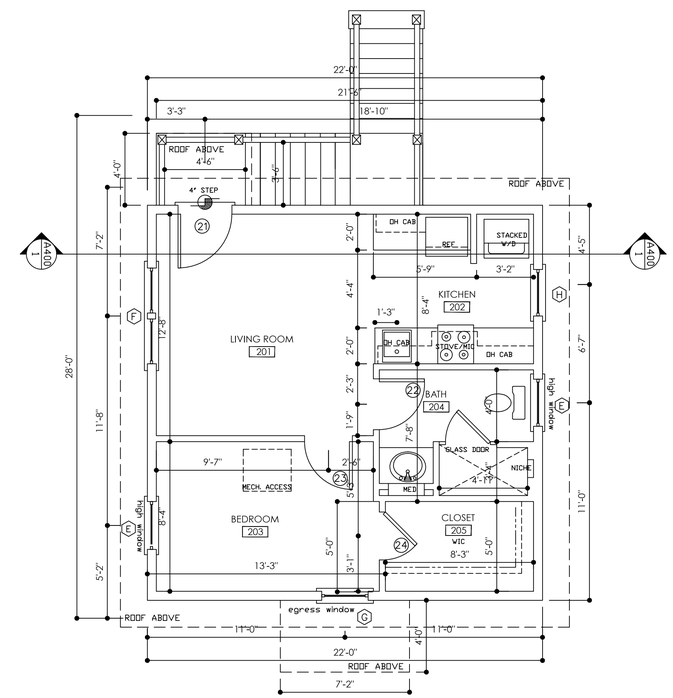
1 / A100 FOUNDATION

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



1 / A200 FIRST FLOOR

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



2 / A200 SECOND FLOOR

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

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LOT 7 BLUE CRAB STREET

BLUFFTON, SC

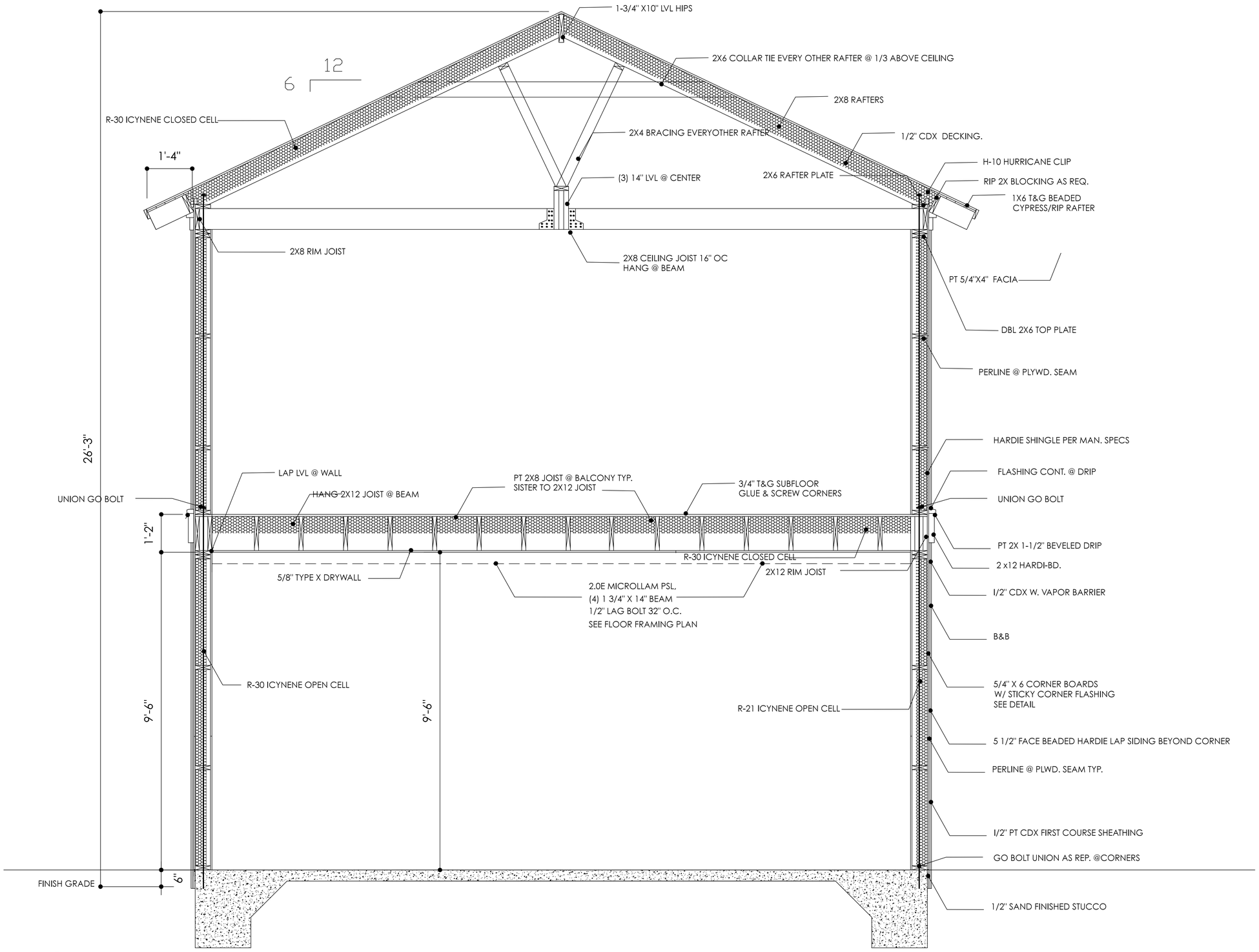
CARRIAGE HOUSE FLOOR PLANS

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

G200

OF



1 / G400 **SECTION**

SCALE: 3/4"= 1'-0"

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LOT 7 BLUE CRAB STREET
BLUFFTON, SC

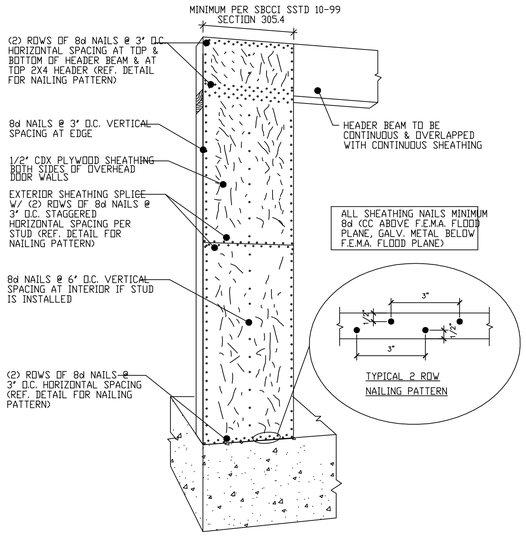
CARRIAGE HOUSE FLOOR PLANS

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

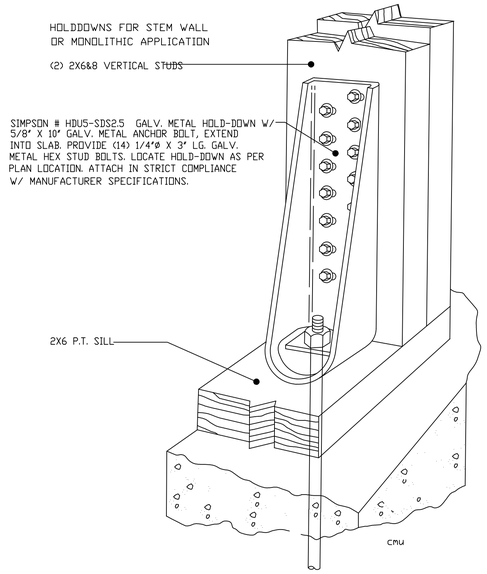
G400

OF



1 S101 EXTERIOR VIEW OF TYPICAL SHEARWALL PANEL @ CONCRETE SLAB

N.T.S.

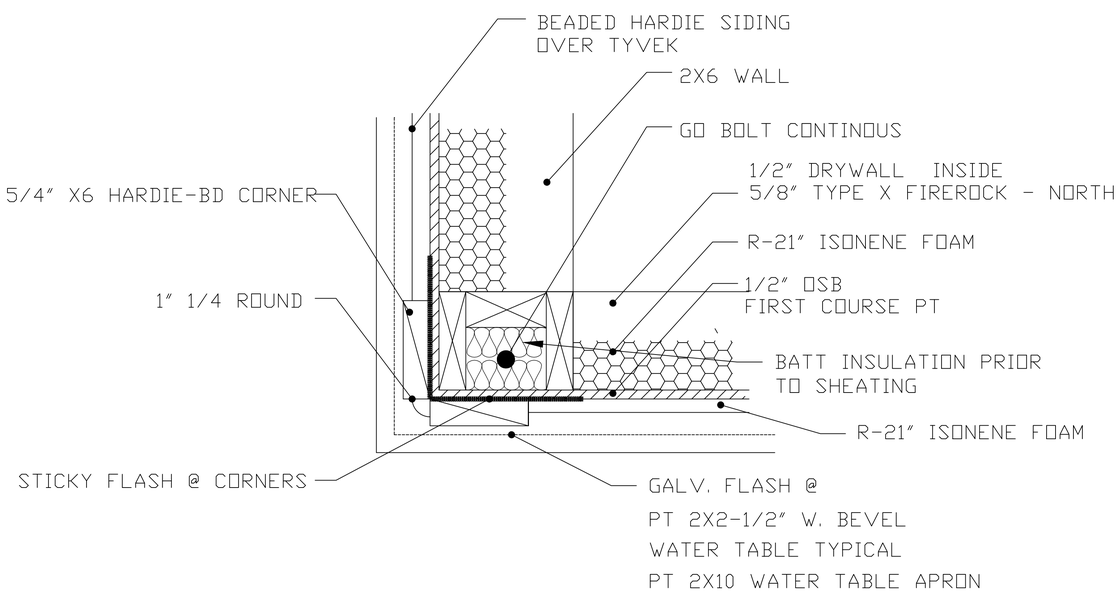


2 S101 SIMPSON STRONG - TIE #HDU5-SDS 2.5 @ CONCRETE SLAB

N.T.S.

FOR C.B.U. STEMWALL FOUNDATION USE
SIMPSON STRONG-TIE #PHD5-SDS3
OR #HDU5-SDS2.5 TIEDOWNS
ATTACH IN STRICT COMPLIANCE W/
MANUFACTURER'S SPECIFICATIONS

FOR C.B.U. STEMWALL FOUNDATION USE
5/8" X 12" LONG GALV. METAL ANCHOR
BOLT WITH 3" X 3" X 1/4" GALV. METAL
WASHER & NUT @ 32 " O.C. MIN. & MIN.
7" EMBEDMENT IN SLAB



3 OUTSIDE CORNER DETAIL

SCALE: 1"= 1'-0"

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MR. & MRS. SOUZZI
LOT 7 BLUE CRAB STREET
BLUFFTON, SC

STRUCTURES

Job No.	1958
Date :	12-10-19
Drawn By :	RS
Checked By :	RS
CAD File :	

SHEET No.

S101

OF

Attachment 4

PLAN REVIEW COMMENTS FOR COFA-11-19-013711

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:**	**11/21/2019**
Plan Status:	**Active**	**Plan Address:**	**7 Blue Crab St BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 000 1205 0000**
Plan Description:	**Signle family residential structure Lot 24 Tabby Shell Development - 7 Blue Crab**		

Staff Review (HD)

Submission #: 1 Recieved: 11/22/2019 Completed: 12/06/2019

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	12/06/2019	Katie Peterson	Approved with Conditions

Comments:

1. Carriage House building types must be set back 5 feet from rear and side property lines. As proposed, the carriage house is approximately 3 feet from the corner of the lot. The placement must be revised to meet the required 5 foot setback. Additionally, the placement of the Carriage House does not leave enough space between the street and the garage door for a car to park without encroaching in the street and blocking the site triangle at the corner of the lot. (UDO 5.15.8.F.)
2. The UDO requires that columns shall be spaced no farther apart than they are tall. Columns are proposed as further apart on center than they are tall at the breezeway between the primary structure and the carriage house. The column placement must be revised to meet this requirement. (UDO Section 5.15.6.H.1.a. and Traditional Construction Patterns Section 52)
3.As the project moves toward Final submittal, a letter of approval from the Tabby Roads HARB is required. (Applications Manual)
4. The primary entrance to all buildings shall be located on the exterior wall facing the frontage street. The proposed plans show a door on the elevations, but it does not show on the floor plans as the primary entrance. The plans must be revised to provide the primary entrance on the elevation fronting Bruin Road. (UDO 5.15.6.I.1.a.)
5. Railings and balusters may be wood (termite resistant), painted or natural Wrought Iron. The proposed plans show the use of a galvanized hogwire. The materials must be revised or a determination made by the HPC on the appropriateness of the use of the alternate material. (UDO Section 5.15.6.H.)
6. Carriage House should have the same general character as the primary structure. Additionally, individual building features shall have a proportional relationship with each other. THe proposed Carriage House doors have a lite pattern that appears horizontal while the primary structure's door lite patterns maintain the same proportions used throughout the house and Carriage House. The lite pattern on the door must be revised to maintain a proportional relationship with the other windows and doors proposed in the project. (UDO Section 5.15.8.F. and 5.15.5.F.4.)
7. Provide additional information on the proposed roof material. The elevations show the use of 5V metal, but the wall sections show the use of architectural shingles. (UDO 5.15.6.J.)

HPRC Review	12/06/2019	Katie Peterson	Approved with Conditions

Comments:

1. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree , 14 inches in diameter at breast height (DBH). (UDO Section 3.22.2.A.)
2. 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, corner board depicting the material configuration and dimensions. (Applications Manual)

Transportation Department Review - HD	12/06/2019	William Howard	Approved with Conditions

Comments:

1. See GM Comments on Carriage House Placement.

Watershed Management Review	12/03/2019	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.

Building Safety Review	11/22/2019	Richard Spruce	Approved with Conditions

Comments:

Some elevations did not show the guardrails on all exterior landings that are more than 30 inches above grade. Guardrails are required to be 36-inches in height minimum, and handrails are required on all stairs with more than three risers.

Beaufort Jasper Water and Sewer Review	12/06/2019	James Clardy	Approved

Comments:

1. No comment.

Addressing Review	11/25/2019	Nick Walton	Approved

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	February 6, 2020
PROJECT:	25 Pritchard Street – Carriage House
APPLICANT:	Andrew Pietz
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Andrew Pietz requests that the Historic Preservation Commission approve the following application:

1. **COFA-09-19-013508.** A Certificate of Appropriateness to allow for the construction of a single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a single-family residence and Carriage House located in the Tabby Roads development in the Old Town Bluffton Historic District. The proposed building, of approximately 2,038 SF, and the proposed Carriage House, of approximately 1,056 SF, meet the spatial and placement requirements of the Additional Building Type and Carriage House in accordance with the allowable building types for the Neighborhood General-HD zoning district.

The structure features a forward-facing gable structure with a front, side, and partial rear porches. The primary mass includes a side facing gable addition and a 1-story addition with a side facing gable to the rear. The proposed buildings reflect the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such front and side porches, wooden bracketing along the porch columns, and the use of various siding materials. Additional materials that are in keeping with the vernacular of Bluffton are the use of corner boards, brick piers with horizontal/vertical lattice underpinning, and a combination of standing seam and asphalt shingle roofs. The Carriage House reflects the same general character as the primary structure by using a gabled roof with the same cornice detailing, similar materials, and window lite patterns.

This project was presented to the Historic Preservation Review Committee for conceptual review at the September 23, 2019 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). 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 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 residential structure and Carriage House within the Tabby Roads development in 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 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 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 structures 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 the Additional Building Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C.

      As 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 condition noted below is met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

      1) Section 5.15.5.f.5.a. – Building Orientation. Per the UDO, the front principal façade of all building must be built parallel to the street that it faces. In the case of this lot, the front of the lot faces Pritchard Street. To orient the building parallel to Pritchard Street imposes a number of challenges to the design and creates an odd relationship with the other houses oriented on Tabby Shell Street. This was brought forth to the HPC at the November 2, 2016 meeting where the HPC reviewed lots 1, 2 36, and 37 (all of which face Pritchard Street) and made the determination that due to the character of the lots, it was more appropriate for the buildings to be in alignment with their side property lines. As such, the Applicant has presented the building in this orientation and Town Staff supports the placement presented.
      2) Section 5.15.6.K. Garden Walls, Fences and Hedges. Fences in side-yards have a minimum height of 36 inches and a maximum height of 6 feet. They may be wood, wrought iron, brick, stone or stucco. Appendix E shows a service yard, however, additional information is needed to ensure the materials and configuration are in compliance with the standards found in the UDO.

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 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 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.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. It appears that there may be trees present that require removal for the proposed site layout. As such, a Town of Bluffton tree removal permit is required for any tree 14" (DBH) or greater or any American holly, dogwood, redbud, southern magnolia or red buckeye 4 inches in DBH or greater located on a single-family lot.

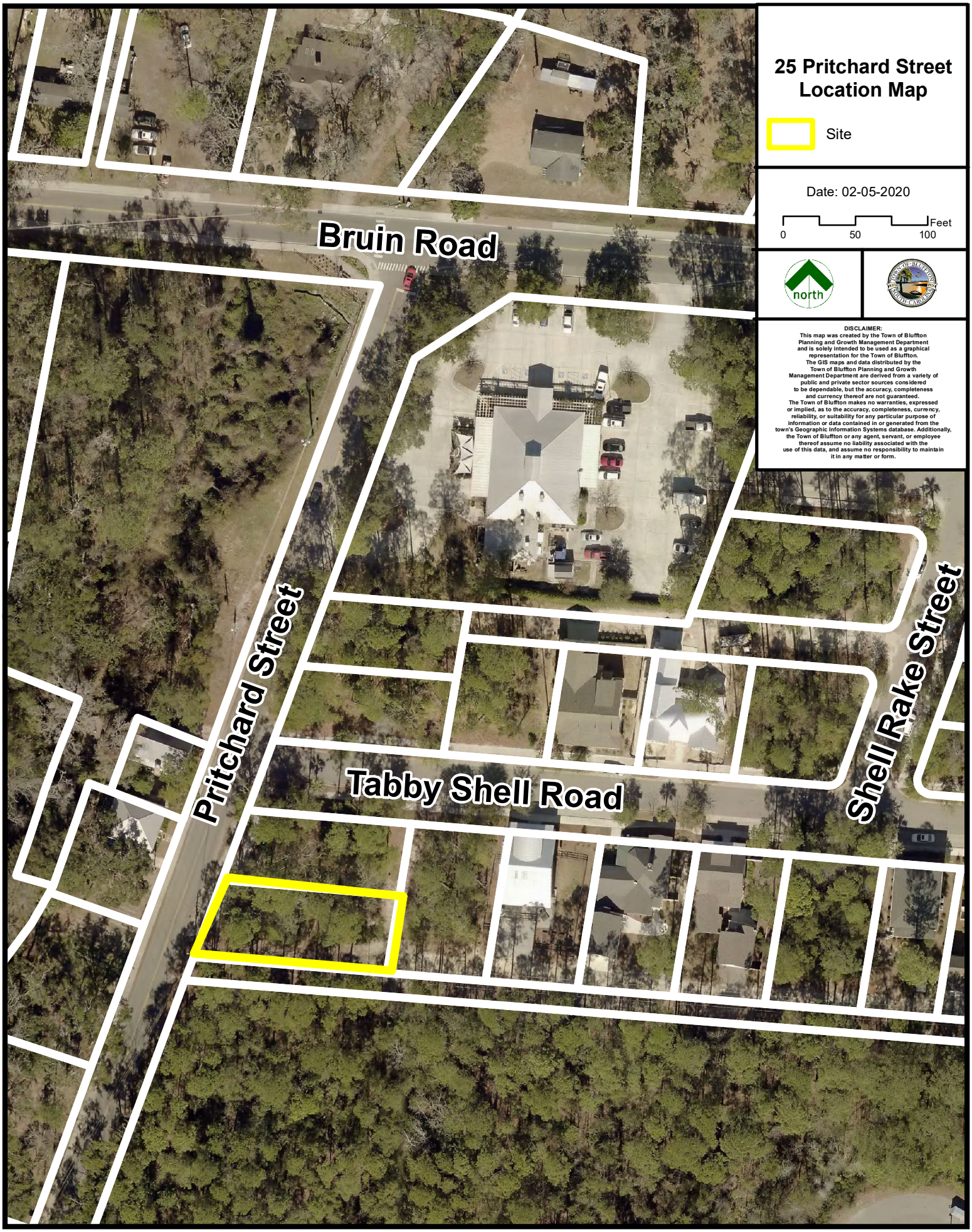
STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the Unified Development Ordinance as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set 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 5.15.5.f.5.a. of the UDO, the proposed placement of the primary structure must be approved by the HPC as appropriate based on the nature of the site and find that a deviation is warranted based on criteria staff provided at the November 2, 2016 HPC meeting.
2. Per Section 3.22.2. of the UDO, a Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14" (DBH) or greater or any American holly, dogwood, redbud, southern magnolia or red buckeye 4 inches in DBH or greater located on a single-family lot.
3. Per Section 5.15.6.K. of the UDO, additional information on the materials and configuration of the Service Yard is required to ensure it is in compliance with the standards found in the UDO.

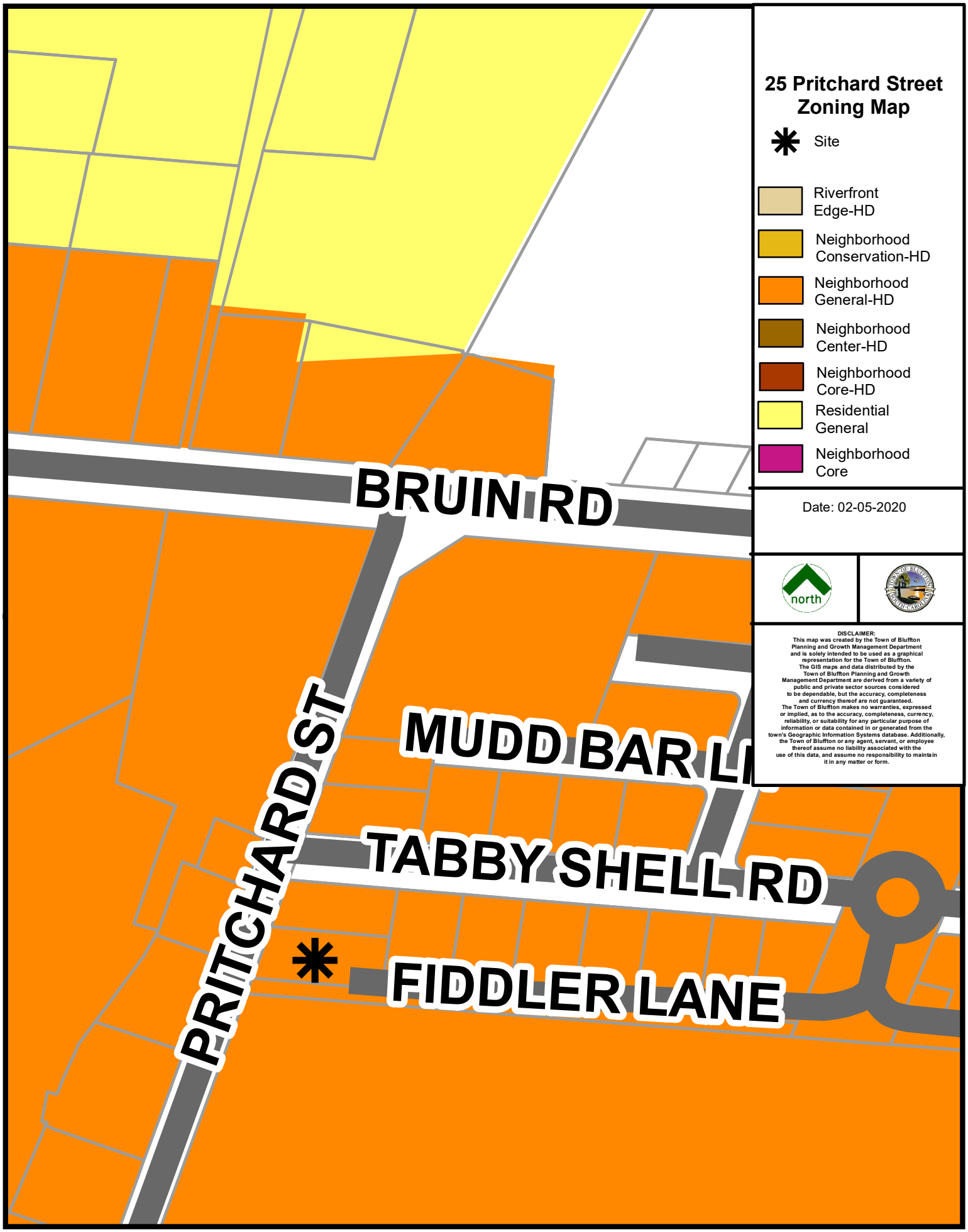
ATTACHMENTS:

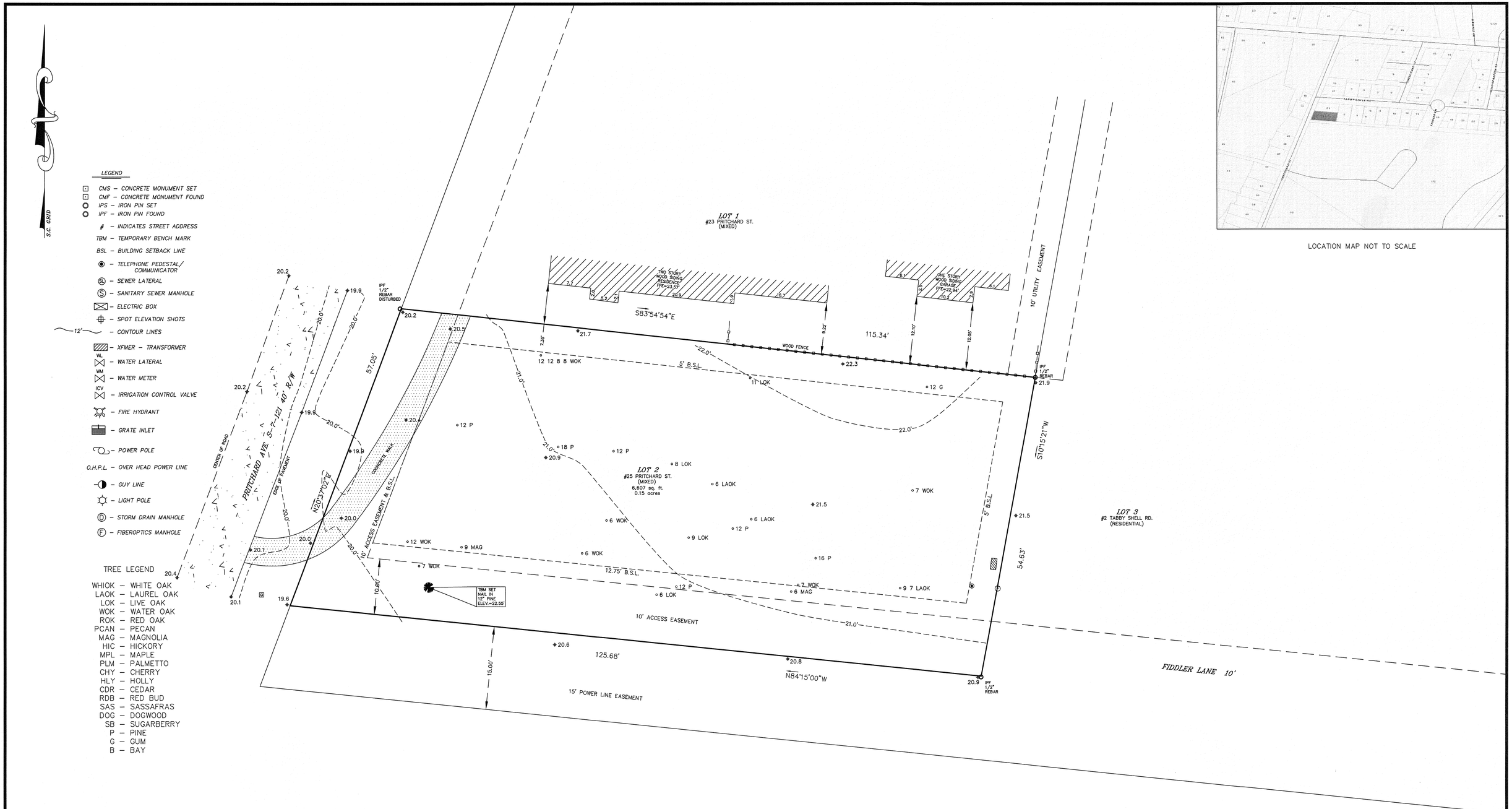
1. Location Map
2. Zoning Map
3. Site Plan & Elevations
4. HARB Approval Letter
5. HPRC Report

Attachment 1



Attachment 2





LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

SQUARE SURVEYING
WWW.TSQUARESURVEYING.COM

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

JOB No. 19-526T

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

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.

WILLIAM J. SMITH, PLS # 26960

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

ANDREW PIETZ

A TREE & TOPOGRAPHIC SURVEY OF LOT 2 PRITCHARD STREET,
A PORTION OF REEVES BROTHERS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1182

Notes:
1. According To FEMA Flood Insurance Rate Map #450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: OCTOBER 3, 2019

TREE NOTES:

STREET TREES REQUIRED: 1/50 LF STREET FRONTAGE
57 LF= 1 STREET TREE REQUIRED

STREET TREES PROVIDED: 2

TREE CANOPY: 75% LOT AREA MINUS BUILDING AREA

TOTAL SITE AREA:	±6,600 SF
BUILDING AREA:	±2,617 SF
REMAINING SITE AREA:	3,983 SF * 0.75= 2,987 SF
TREE CANOPY:	±4,578 SF

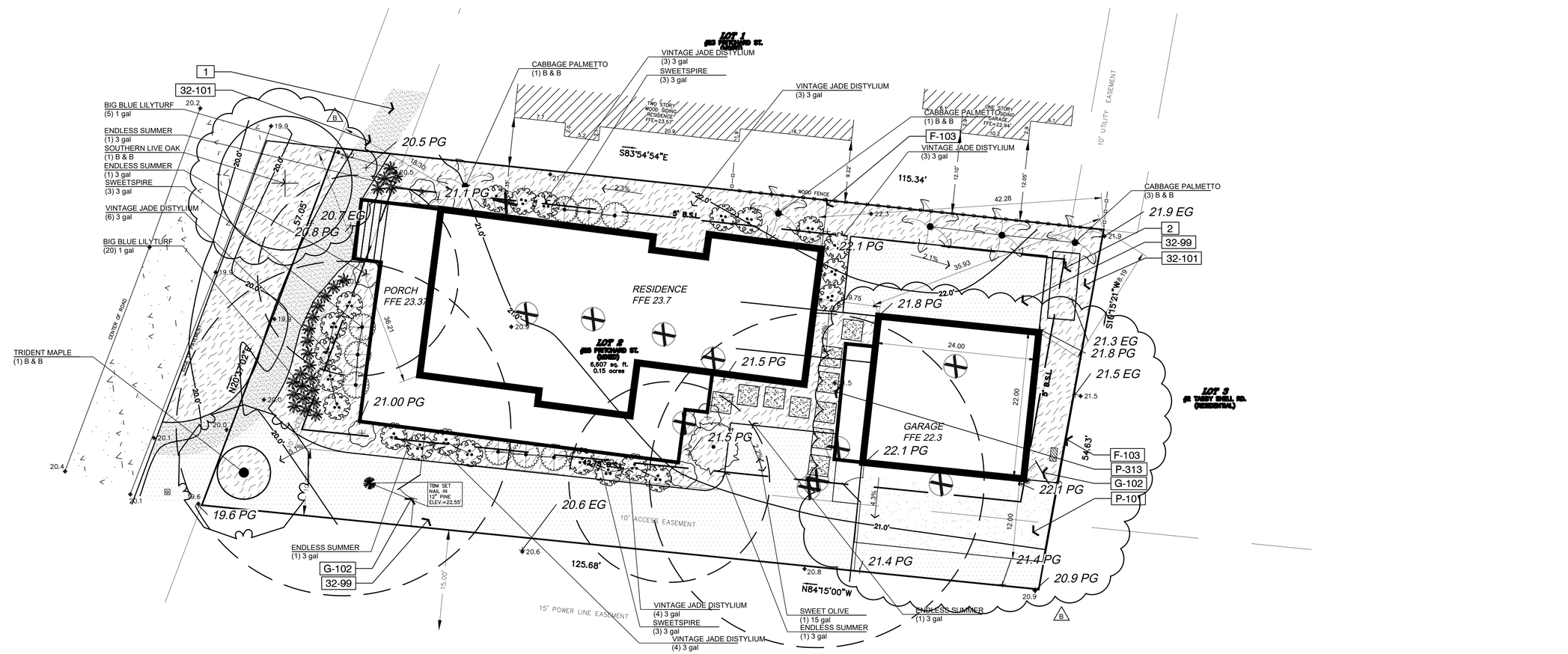
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	
1	New Sidewalk by Others, Field Coordinate to determine point of connection and taper.	363 sf	
2	Dry Well (10`x4`x3`)		
	INTERIOR PLANTS AND PLANTERS		
SYMBOL	DESCRIPTION	QTY	
32-99	Sod-Zoysia	1,637 sf	
32-101	Mulch, Pine Straw	2,274 sf	
	WOOD		
SYMBOL	DESCRIPTION	QTY	
F-103	6` Height Privacy Fence, Wood	137 lf	
	WOOD GATE		
SYMBOL	DESCRIPTION	QTY	
G-102	4` Single Leaf Gate (Match Fence)	3	
	CONCRETE		
SYMBOL	DESCRIPTION	QTY	CONC. THICKNESS
P-101	4" Concrete Pad	301 sf	4
	UNIT PAVING		
SYMBOL	DESCRIPTION	QTY	CONC. THICKNESS
P-313	Concrete Steppers	10	

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	
5	Cabbage Palmetto	Sabal palmetto	B & B		
1	Southern Live Oak	Quercus virginiana	B & B	3"Cal	
1	Trident Maple	Acer buergerianum `Aeryn`	B & B	2"Cal	
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	HT.	SPACING
25	Big Blue Lilyturf	Liriope muscari `Big Blue`	1 gal		24" o.c.
5	Endless Summer	Hydrangea macrophylla `Bailmer` TM	3 gal		48" o.c.
1	Sweet Olive	Osmanthus fragrans	15 gal		96" o.c.
9	Sweetspire	Itea virginica	3 gal		48" o.c.
22	Vintage Jade Distylium	Distylium x Vintage Jade	3 gal		48" o.c.

See Appendix E -Service yard



ORIGIN LANDSCAPE ARCHITECTURE
175 SWEETWATER ROAD
NORTH AUGUSTA, SC 29860
803-279-2775
ORIGIN.LA

REVISION
FOR ARB REVIEW
FOR ARB REVIEW

REGISTERED LANDSCAPE ARCHITECT
STATE OF SOUTH CAROLINA
No. 1392
LAWRENCE FRANK CHEELY III

SOUTH CAROLINA
ORIGIN LANDSCAPE ARCHITECTURE
No. LAF 372
CERTIFICATE OF AUTHORIZATION

ANDREW PIETZ
NEW RESIDENCE
25 PRITCHARD STREET
BLUFFTON, SC, 29910

LANCE CHEELY, RLA, MBA
2-19-25-PIETZ

10/28/2019

LANDSCAPE PLAN

SCALE 3/8"=1'-0"

L-101 B

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING # / SHEET # — 1/3 = SECTION OF ELEVATION

ROOM TITLE — KITCHEN
9' CLG. — CEILING HEIGHT
VINYL — FLOOR FINISH

1 DRAWING TITLE
1 — DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL

1 = REVISION NUMBER

= REVISION CLOUD

REF. 00 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
	DUPLEX OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
TV	TELEVISION JACK
V	VENT
V/L	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM
CO	CARBON MONOXIDE

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
1	FOUNDATION PLANS / DETAILS
2	FLOOR PLANS / DETAILS
3	ELEVATIONS
4	ELECTRICAL PLANS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1314 S.F. GOVERED PORCH = 604 S.F.
SECOND FLOOR HEATED = 724 S.F.
TOTAL HEATED = 2038 S.F.

THE CAMDEN - C0359

THE CAMDEN C0359

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 986-0359
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLAN TO PERFORM THE FOLLOWING: -VERIFY ALL CONDITIONS, DIMENSIONS AND SPECIFICATIONS WITH LOCAL CODES. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REFLECT LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
-ELECTRICAL, PLUMBING, HVAC
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ALL WINDOW SIZES, STYLES, LOCATIONS, ETC. SHOULD BE VERIFIED WITH ACTUAL PRODUCT OPTIONS
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/17/2016
JOB NO.:	C0359
DWN. BY:	JWAS
DRAWING NAME:	C0359.dwg

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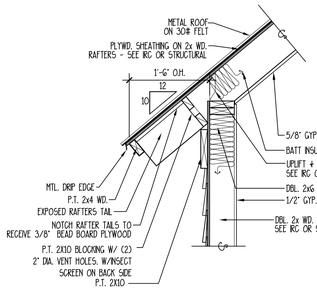
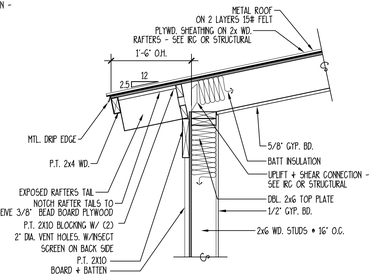
See Appendix D- Roof materials



4 TYPICAL EAVE SECTION

SCALE: 3/4" = 1'-0"



5 TYPICAL EAVE SECTION

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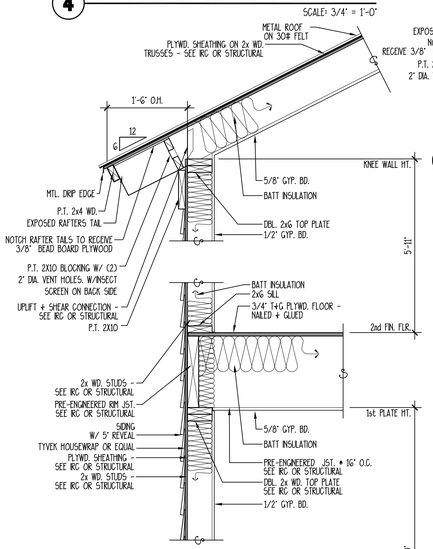
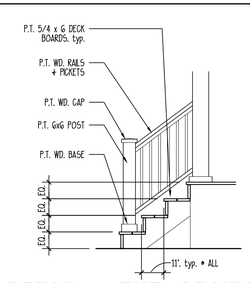


NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

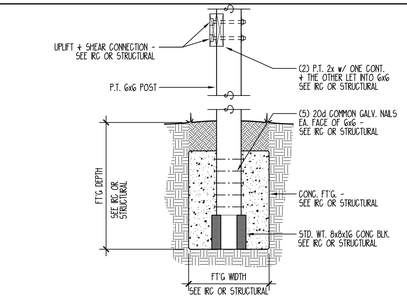
3 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



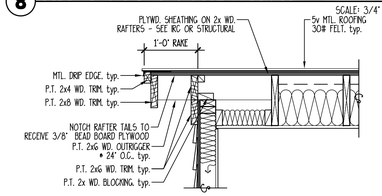
9 DETAIL @ EXT. STAIRS

SCALE: 3/8" = 1'-0"



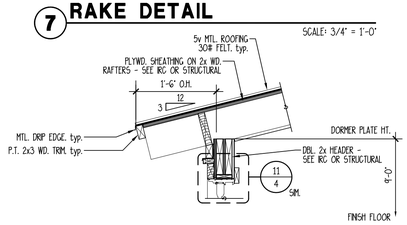
8 6x6 POST FOUNDATION

SCALE: 3/4" = 1'-0"



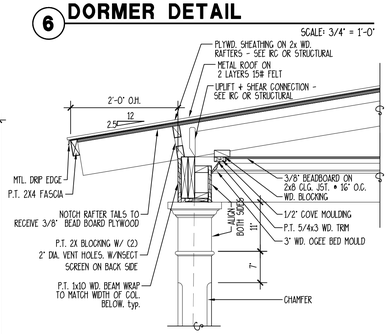
7 RAKE DETAIL

SCALE: 3/4" = 1'-0"



6 DORMER DETAIL

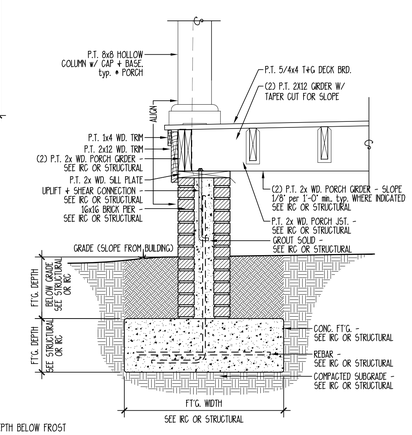
SCALE: 3/4" = 1'-0"



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

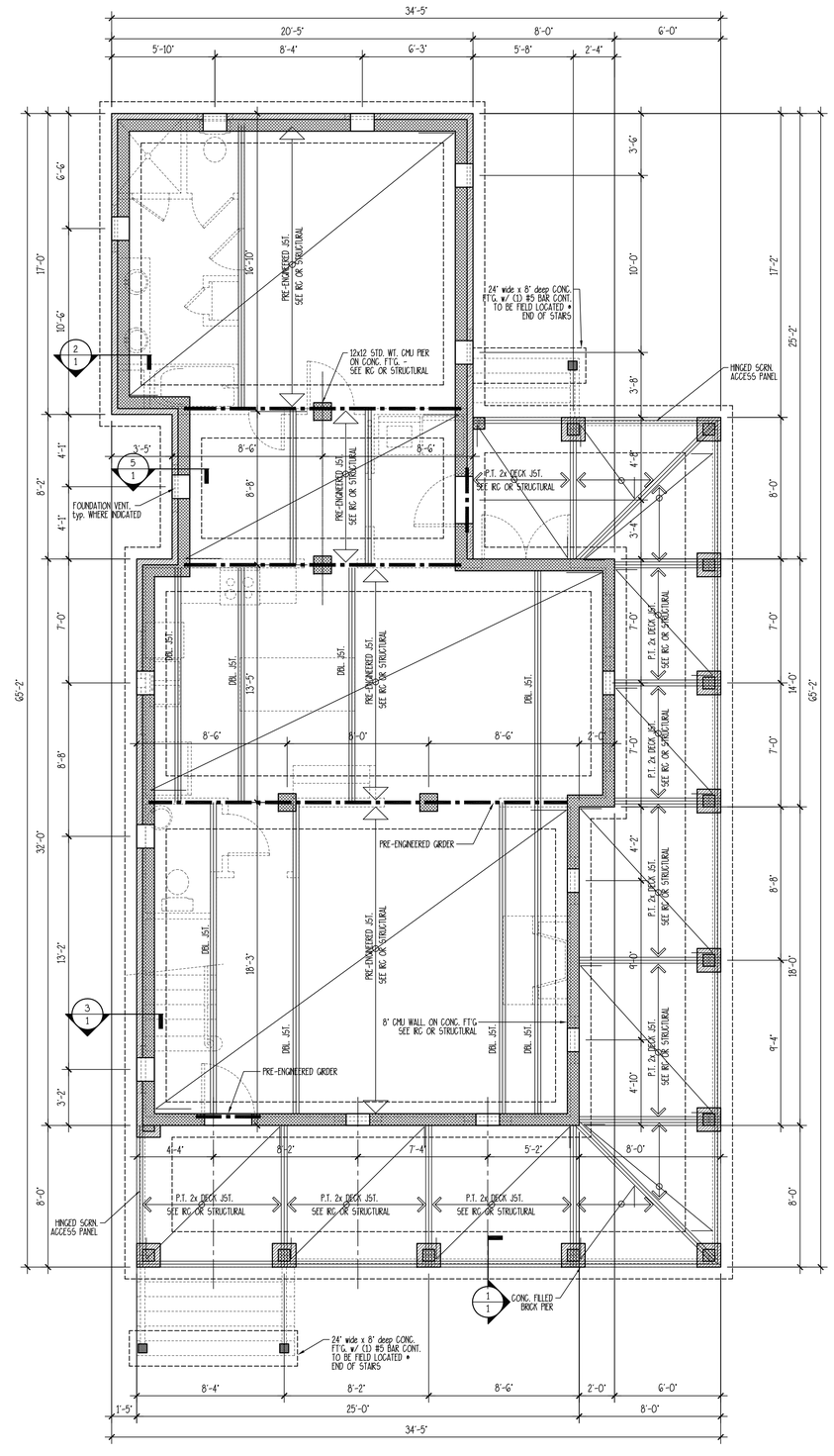
2 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



1 TYP. SECTION @ PORCH

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

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

THE CAMDEN
C0359

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1003 Charles St.
Beaufort S.C. 29902
(843) 986-0359
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING:
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE FOUNDATION ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE FLASHING, SEALANTS, & DRAINAGE
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ALL PLANS MUST BE SEALED BY A LOCAL ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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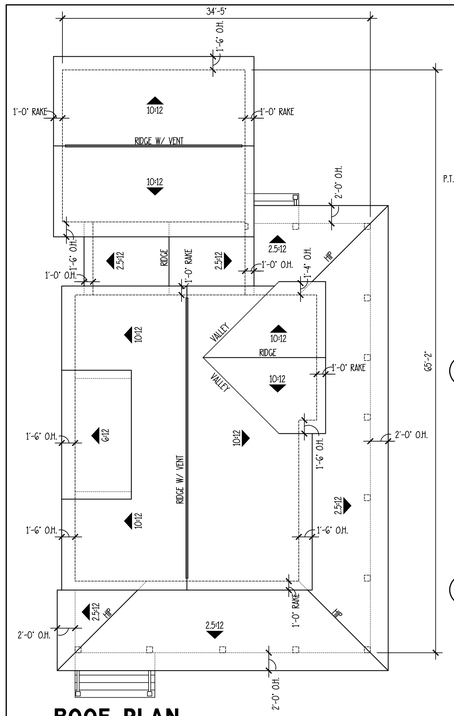
DATE:	05/17/2016
JOB NO.:	C0359
DWN. BY:	JWAS
DRAWING NAME:	C0359.dwg

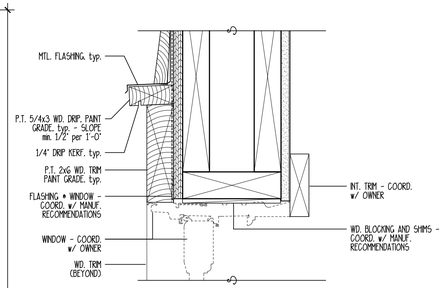
1



ROOF PLAN

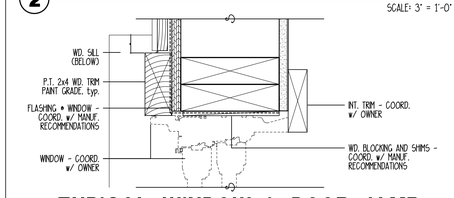
SCALE: 1/8" = 1'-0"

**NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE
ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE)
ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



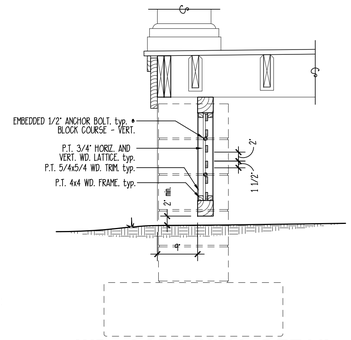
2 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



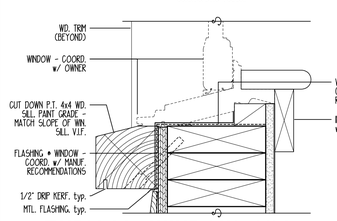
3 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



6 WD. SCREENING DETAIL

SCALE: 3/4" = 1'-0"

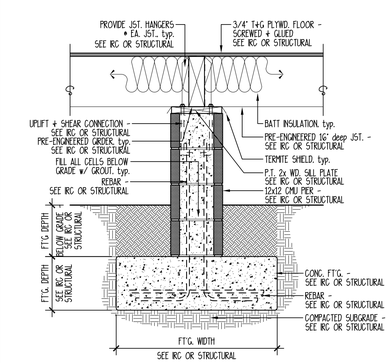


1 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"

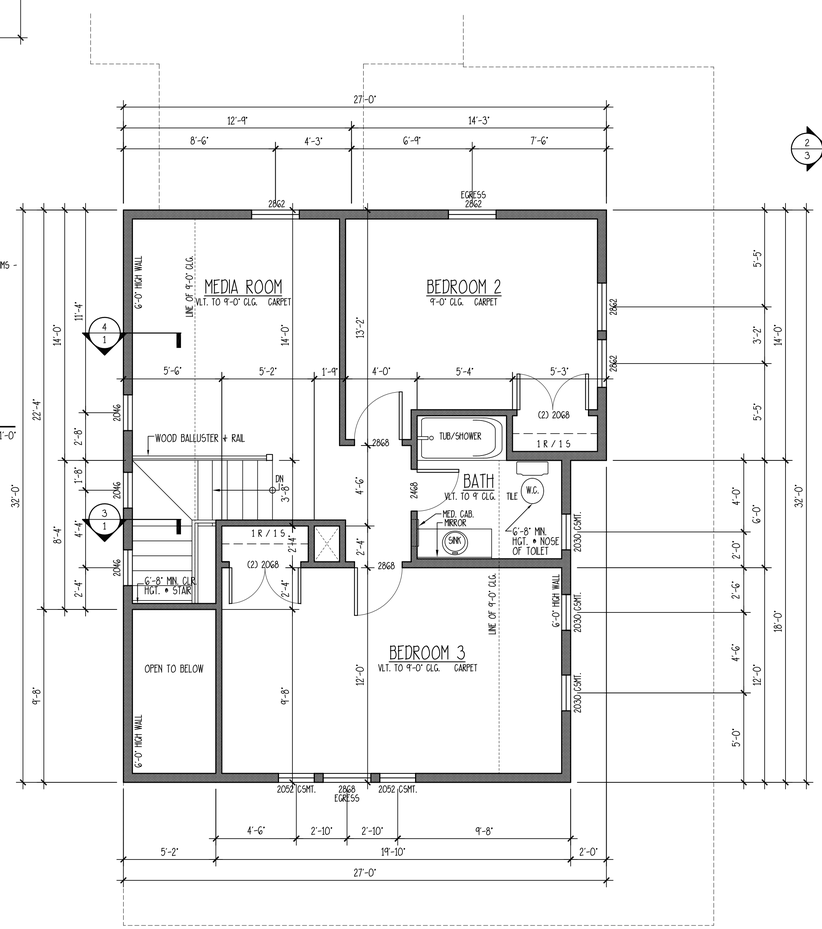
See Appendix C- Window sash detail

Sills to be sill 7650 throughout



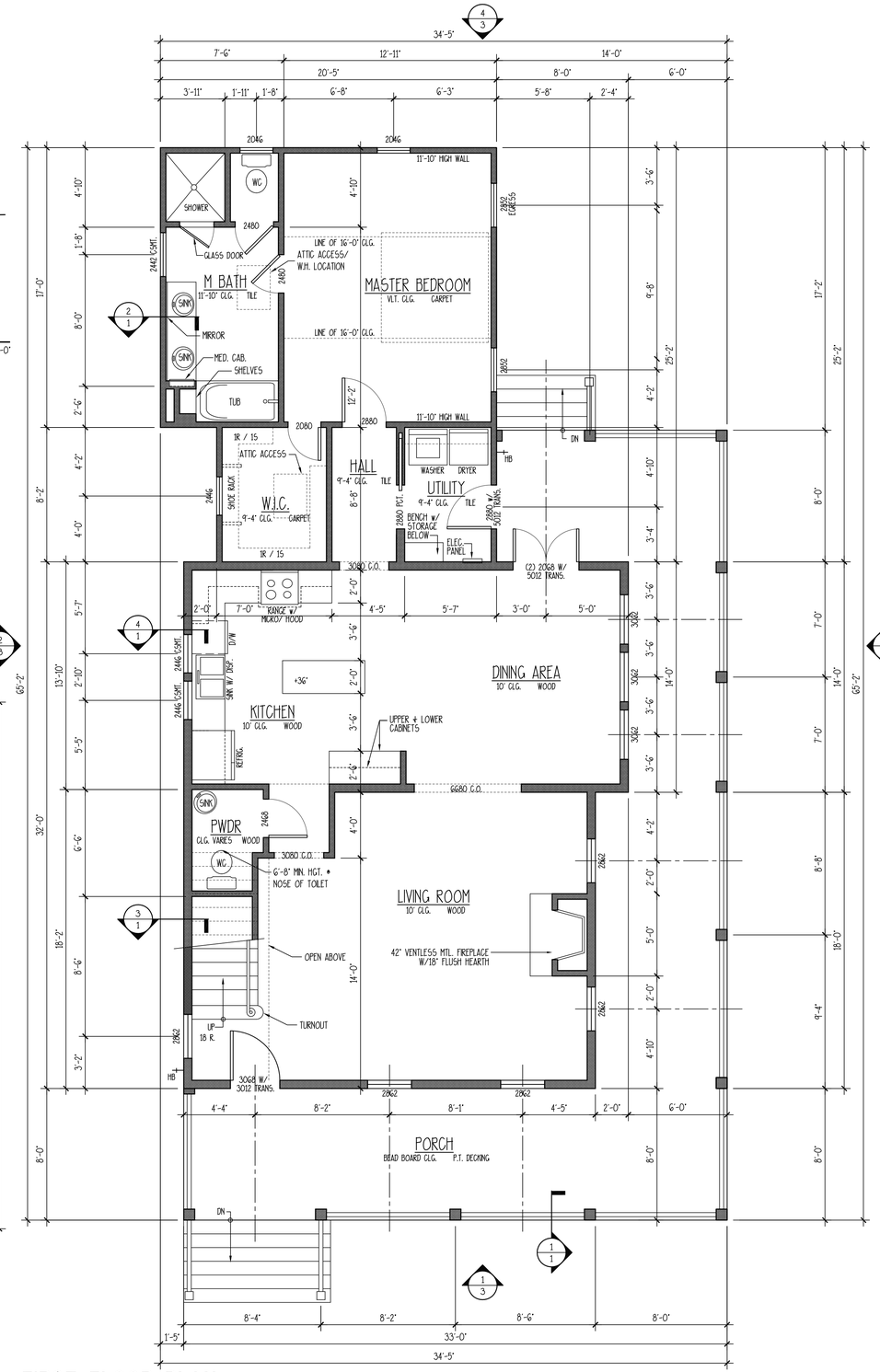
5 TYPICAL INTERIOR PIER

SCALE: 3/4" = 1'-0"



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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•VERIFY ALL CONDITIONS, DIMENSIONS AND SPECIFICATIONS WITH LOCAL ARCHITECT AND ENGINEER FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES.
•FLAMES, ROCKET, FOUNTAIN, ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE A LOCAL ENGINEER.
•HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND WITH LOCAL CLIMATE CONDITIONS. DUCT WORK SHOULD BE LOCATED IN INTERIOR CONDITIONS.
•VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/17/2016
JOB NO:	C0359
DWN. BY:	JWA5
DRAWING NAME:	C0359.dwg

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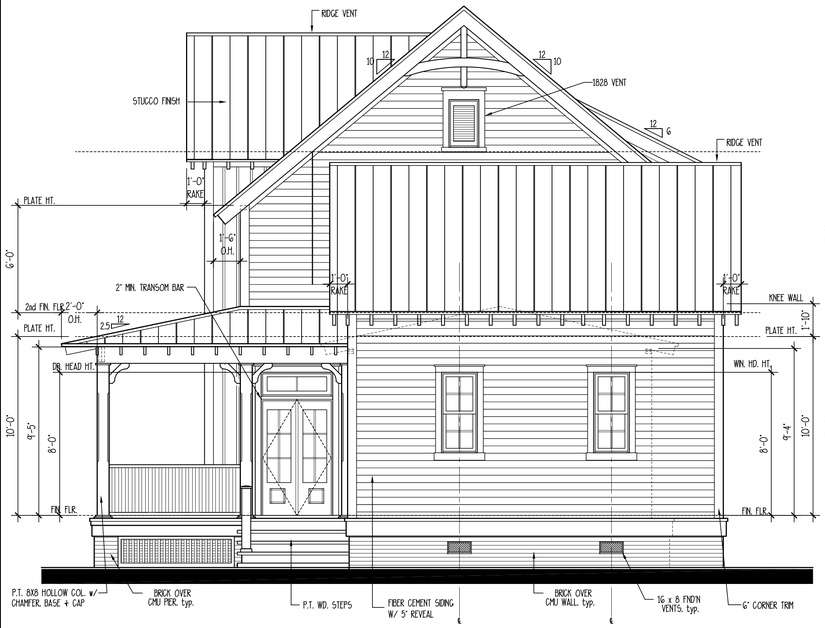
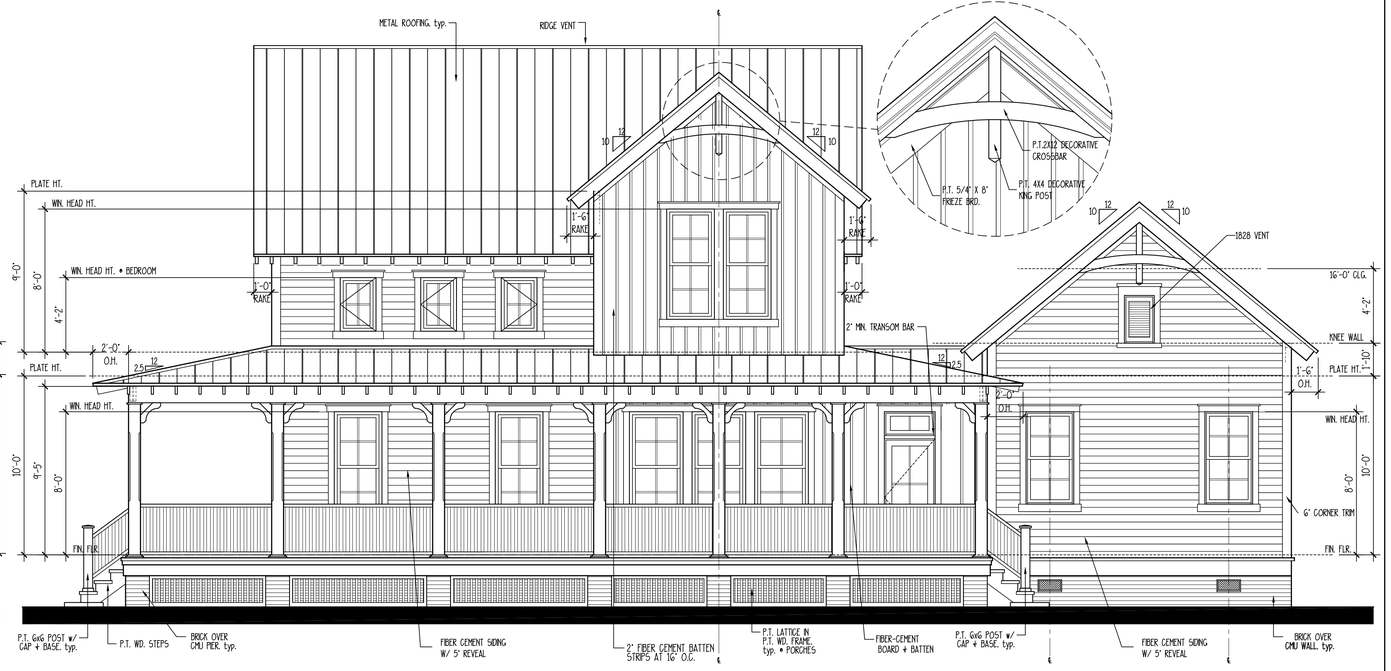


4 REAR ELEVATION

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

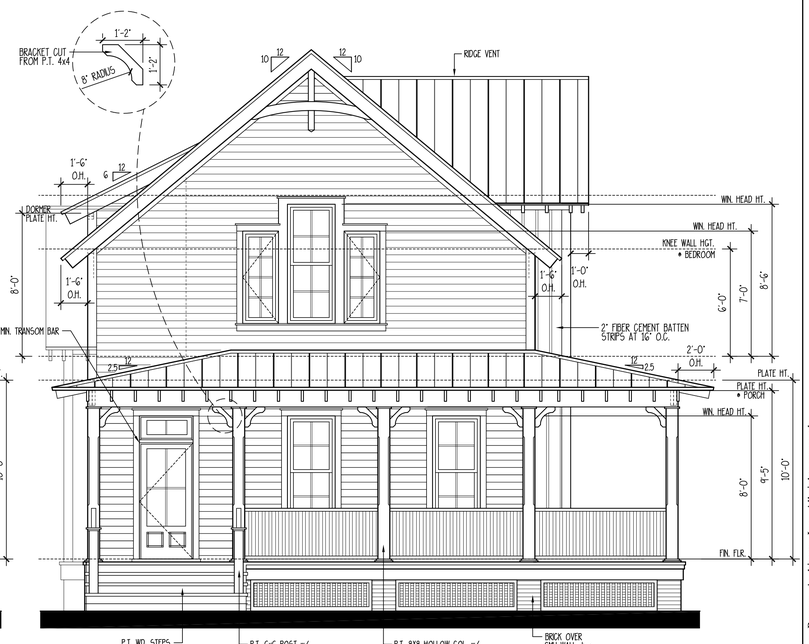


3 RIGHT ELEVATION

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

2 LEFT ELEVATION

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



1 FRONT ELEVATION

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

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•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED
•HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
•ELEVATIONS ARE DRAWN TO SHOW THE DESIGN INTENT. ADJUST AS NECESSARY FOR JOB CONDITIONS.
•VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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JOB NO.:	C0359
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DRAWING NAME:	C0359.dwg

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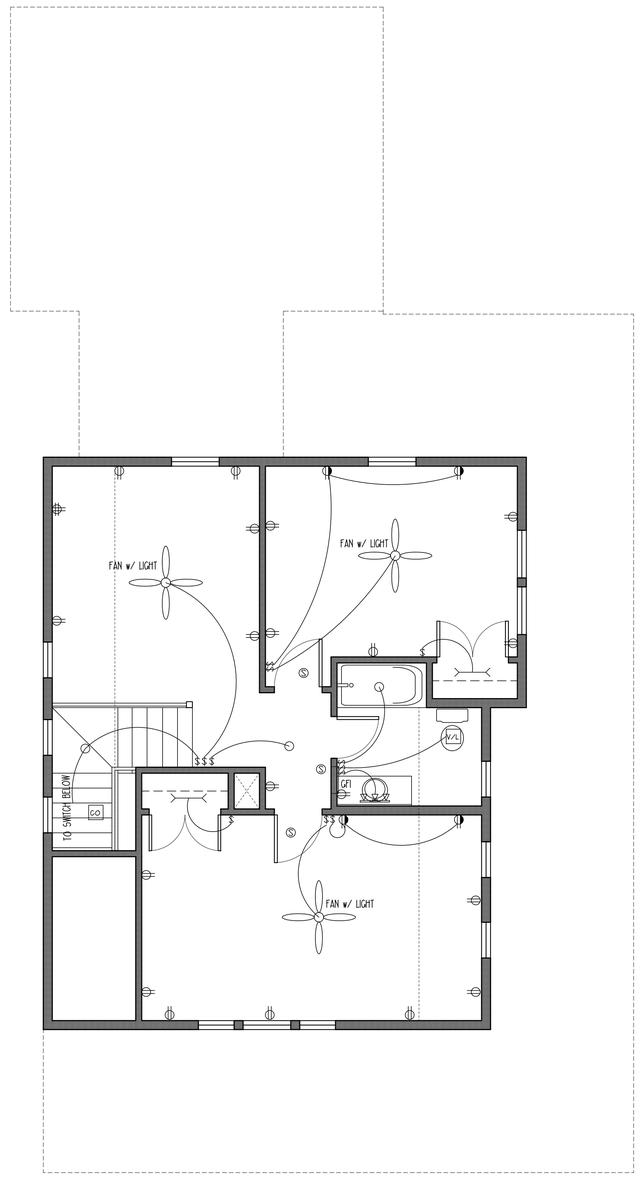
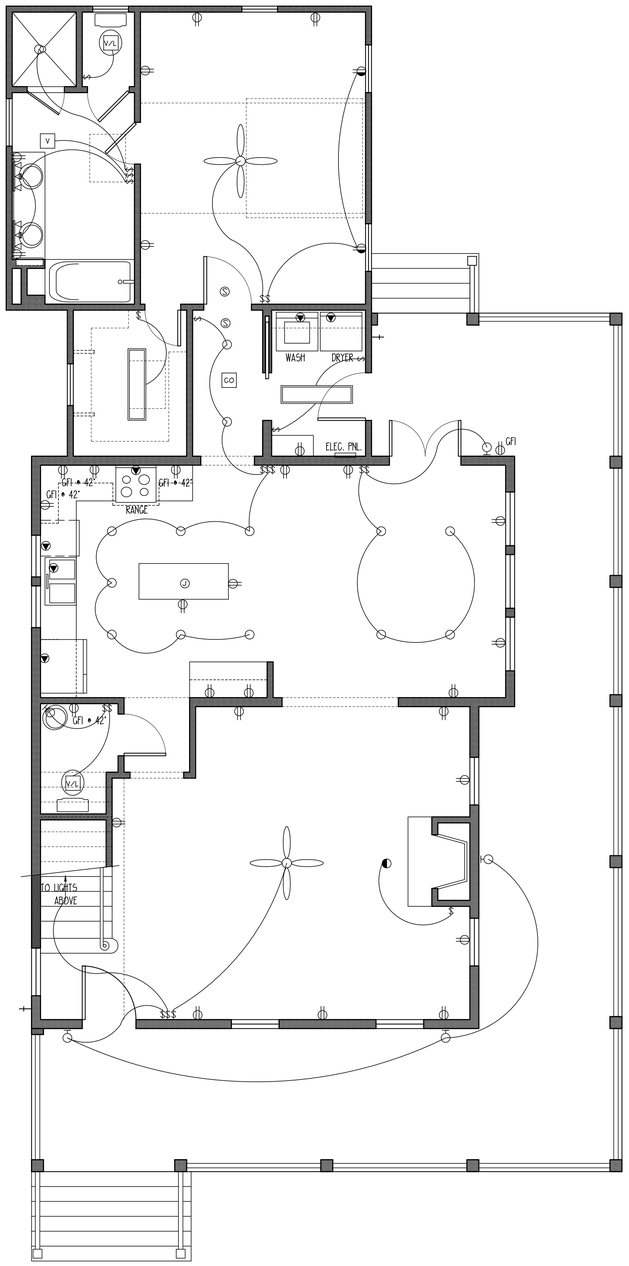
3



SECOND FLOOR ELECTRICAL PLAN

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

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE ALARM
CO	CARBON MONOXIDE



FIRST FLOOR ELECTRICAL PLAN

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REQUIRE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
-ELECTRICAL & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-HVAC & PLUMBING LAYOUTS SHOULD BE COORDINATED WITH ELECTRICAL LAYOUTS AND LIGHTING
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DRAWING NAME:	C0359.dwg

4

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SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
28GO = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1 / 3 — SHEET NUMBER = SECTION OR ELEVATION

ROOM TITLE
KITCHEN
10" CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
= REVISION NUMBER
= REVISION CLOUD
= PLAN REFERENCE NORTH
REF. 88

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
SC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

G0	COVER SHEET
S	SITE PLAN
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	WALL SECTIONS/ DETAILS/ ROOF PLAN
7	FIRST FLOOR ELECTRICAL LAYOUT
8	SECOND FLOOR ELECTRICAL LAYOUT
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
GARAGE AND STORAGE = 528 S.F.
SECOND FLOOR HEATED = 528 S.F.

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JOB NO.	XXXXX
DWN. BY:	XX
DWG. NAME:	XXXXX.DWG

G0

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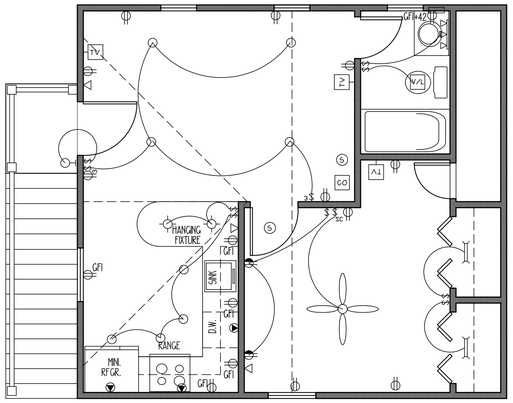

SECOND FLOOR ELECTRICAL PLAN

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

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
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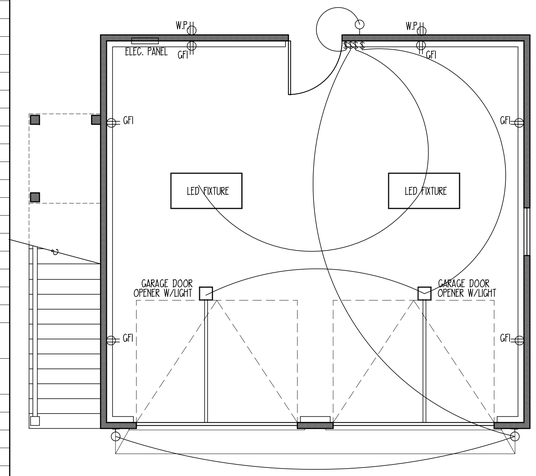
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR



*NOTE:

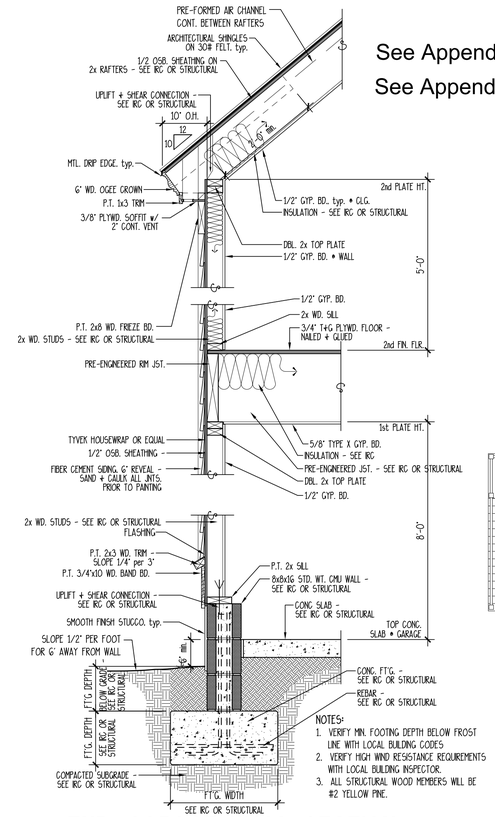
1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

FIRST FLOOR ELECTRICAL PLAN

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

See Appendix A- Rafter detail

See Appendix B- Cornice Detail

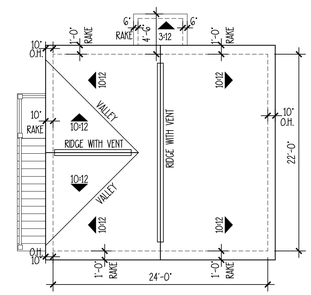


NOTES:

1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
3. ALL STRUCTURAL WOOD MEMBERS WILL BE #2 YELLOW PINE.

D1 TYP. GARAGE WALL SECTION

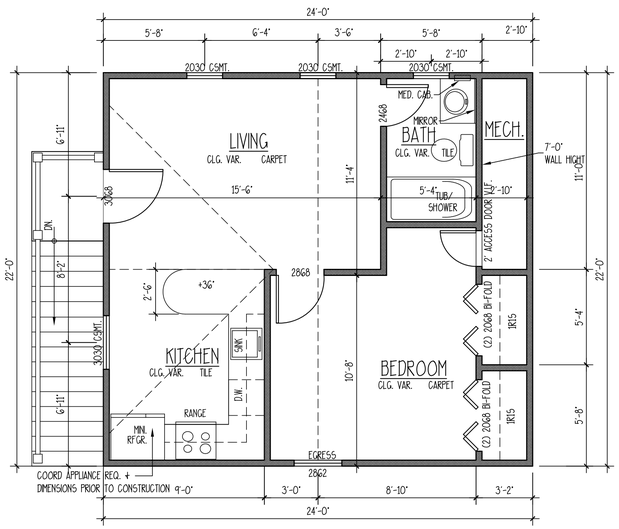
SCALE: 3/4" = 1'-0"



ROOF PLAN

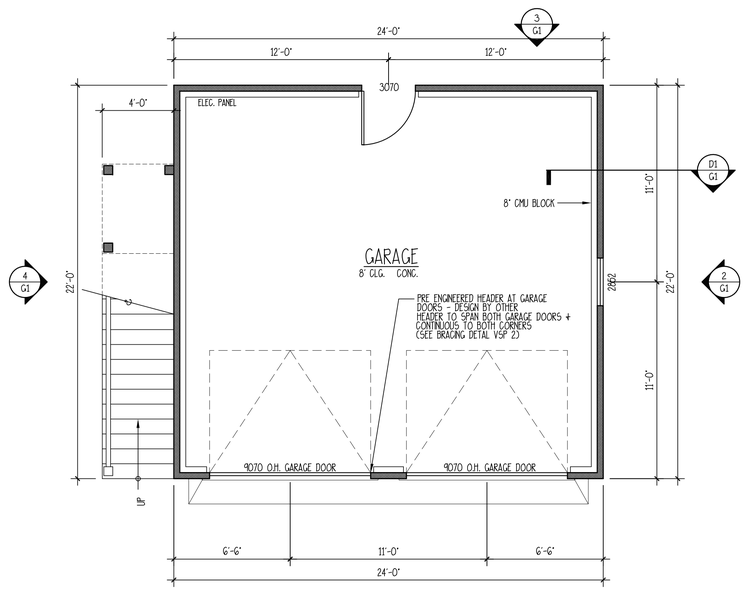
SCALE: 1/8" = 1'-0"

**NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE
ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE)
ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



SECOND FLOOR PLAN

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

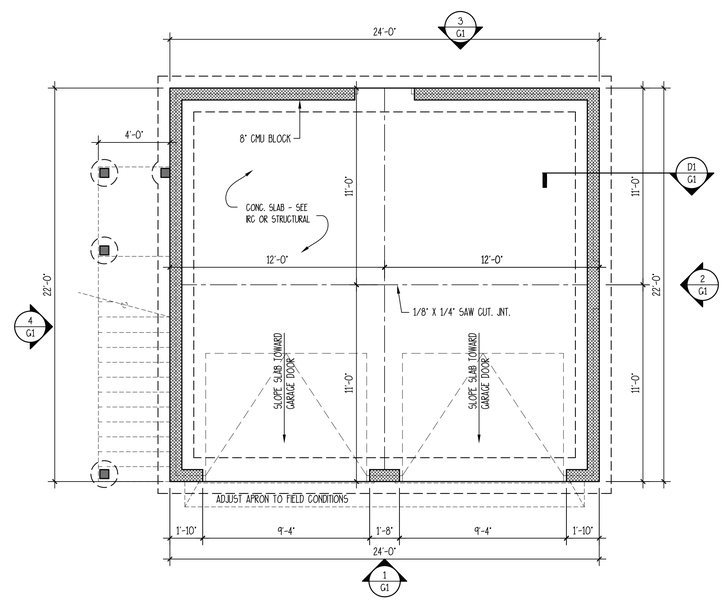


*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

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DWN. BY:	XX
DWG. NAME:	XXXXLDWG

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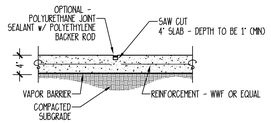
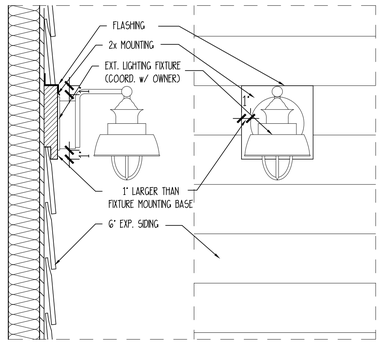
G1



9 CONTROL JOINT DETAIL

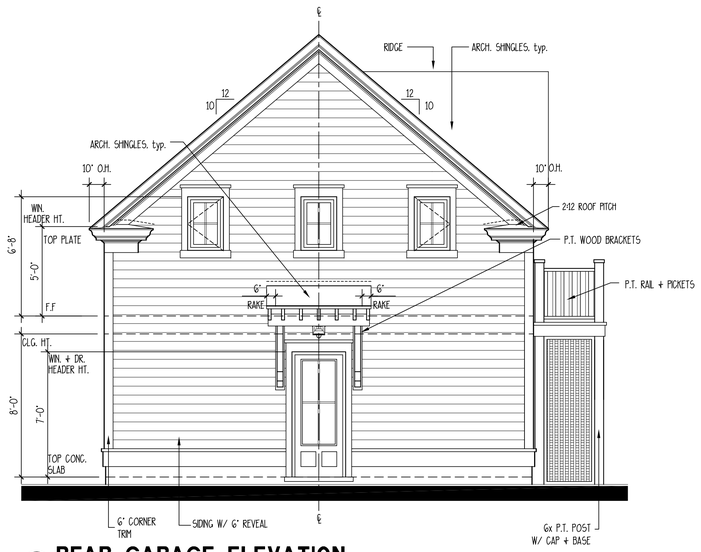
SCALE: 3/4" = 1'-0"



8 EXTERIOR LIGHTING MOUNT DETAIL

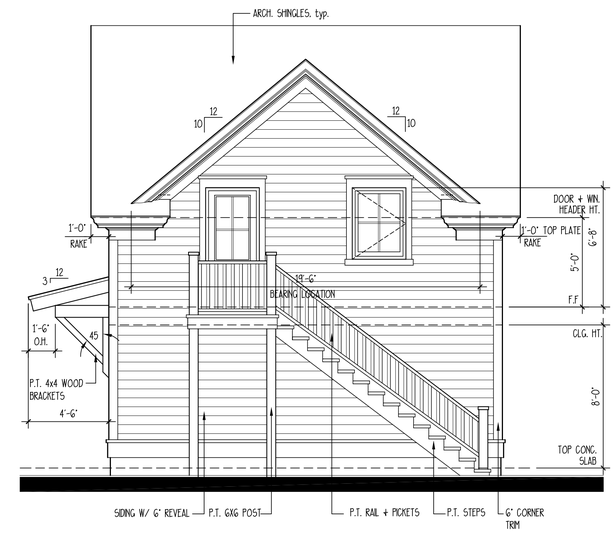
SCALE: 1 1/2" = 1'-0"

See Appendix B- Cornice Detail



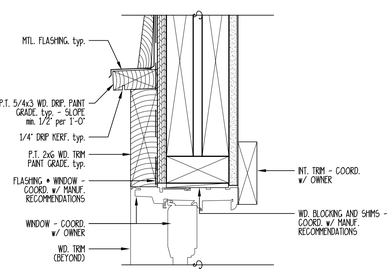
3 REAR GARAGE ELEVATION

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



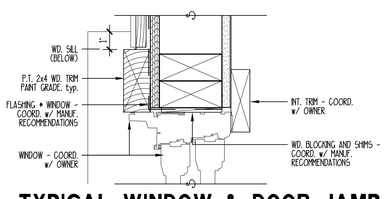
4 LEFT GARAGE ELEVATION

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



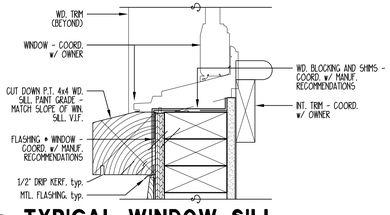
7 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



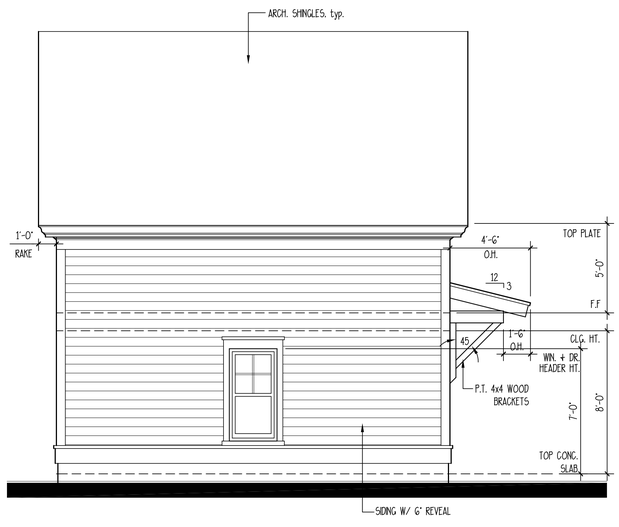
6 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



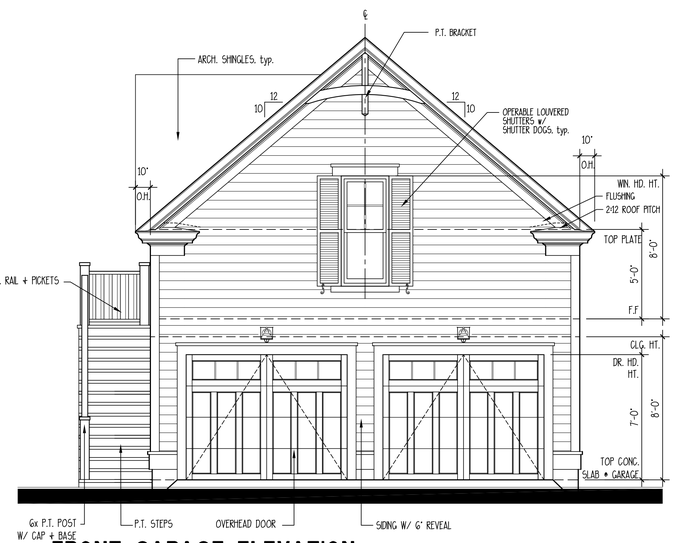
5 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



2 RIGHT GARAGE ELEVATION

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



1 FRONT GARAGE ELEVATION

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

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REVISIONS

DATE:	XX/XX/2019
JOB NO.	XXXXX
DWN. BY:	XX
DWG. NAME:	XXXXX.DWG

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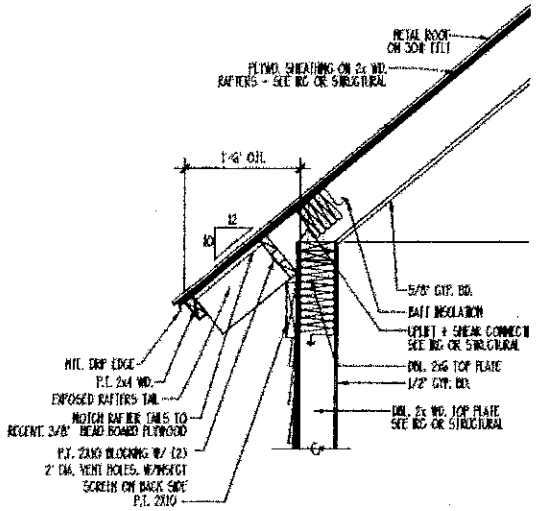
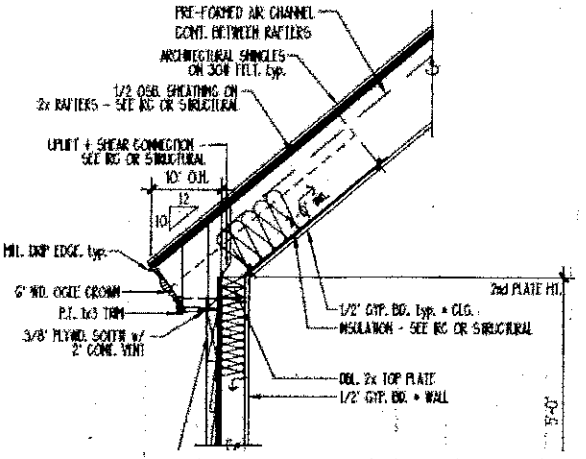
G2

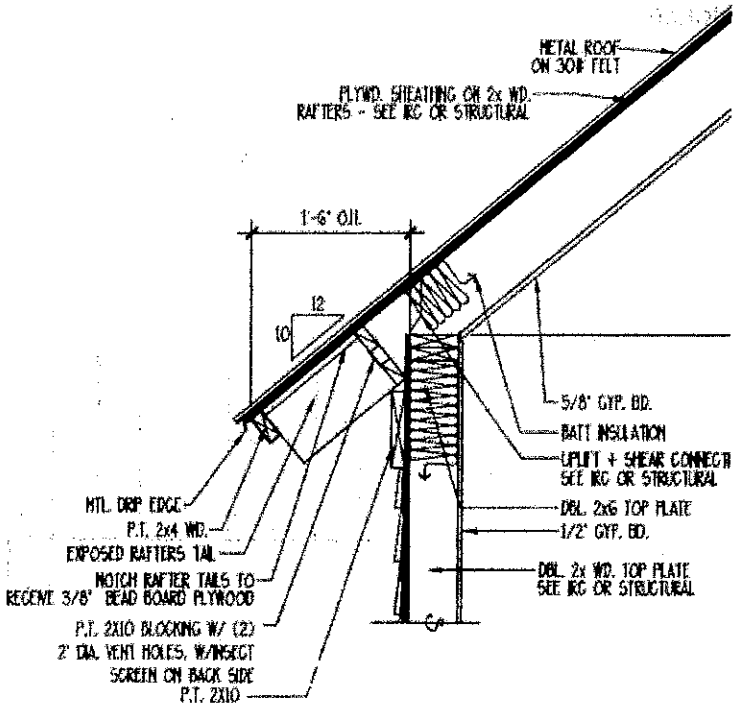
Appendix A-
Main House Rafter



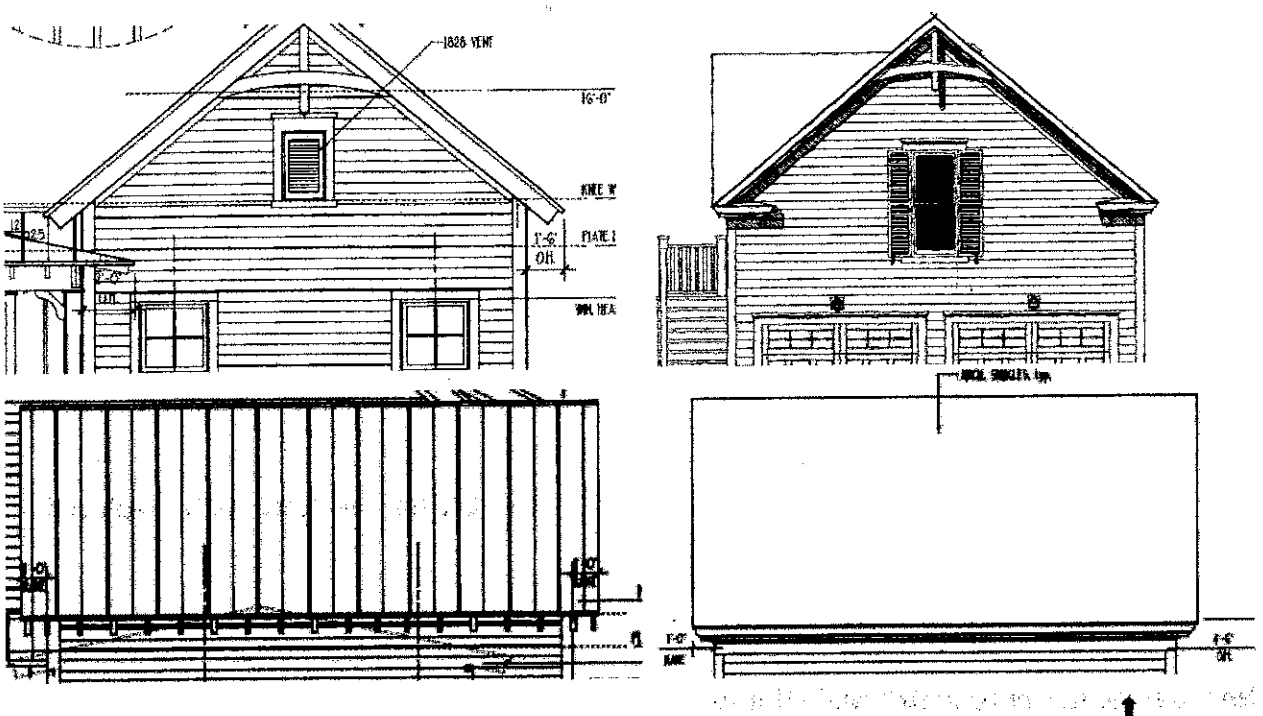


Old Garage Rafter to be replaced

New Garage Rafter to match Main House

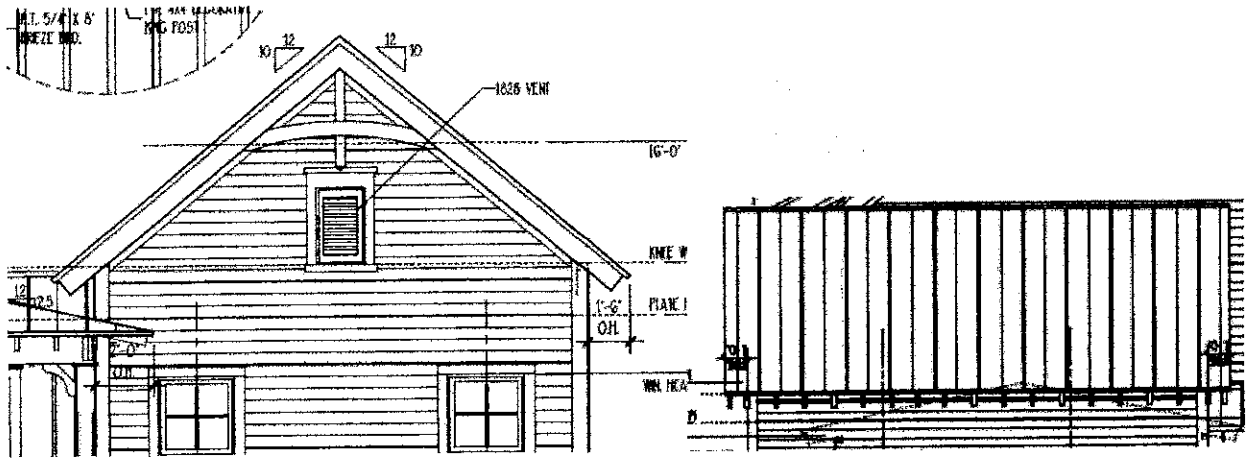


Appendix B-
Main House Cornice-

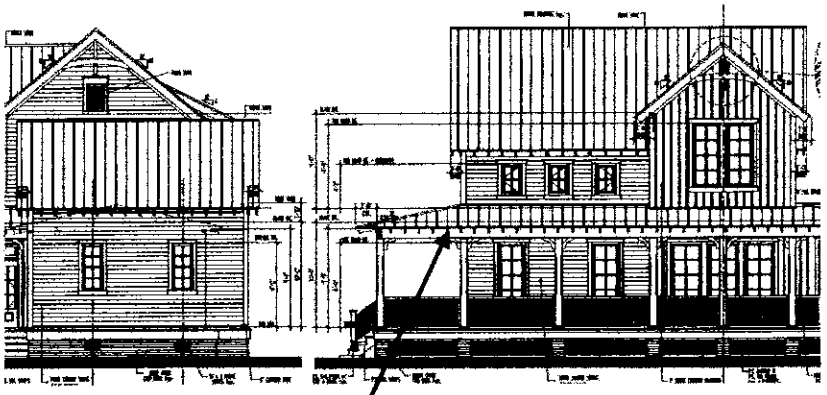


Old Cornice for Garage-

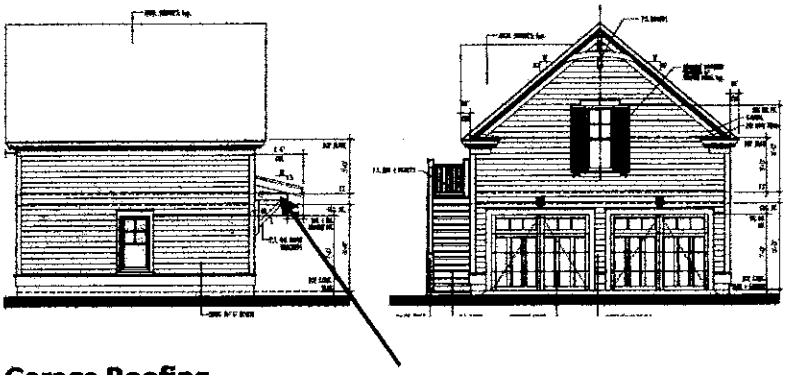
New Cornice for Garage same as Main House



Appendix D- Roof Material-
Asphalt- Architectural Shingles-Black
Metal- Standing Seam- Black



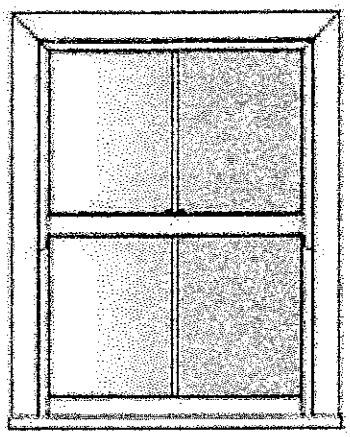
Main House Roofing-
Porch roofing will be-(Metal Roof)- Standing Seam-Black
All other roofing will be (Asphalt Shingles)- Architectural Shingles- Black



Garage Roofing-
Garage Overhang/Awning---Metal roof--- Standing Seam-(Black)
All other roofing will be Asphalt Shingles- Architectural Shingles (Black)

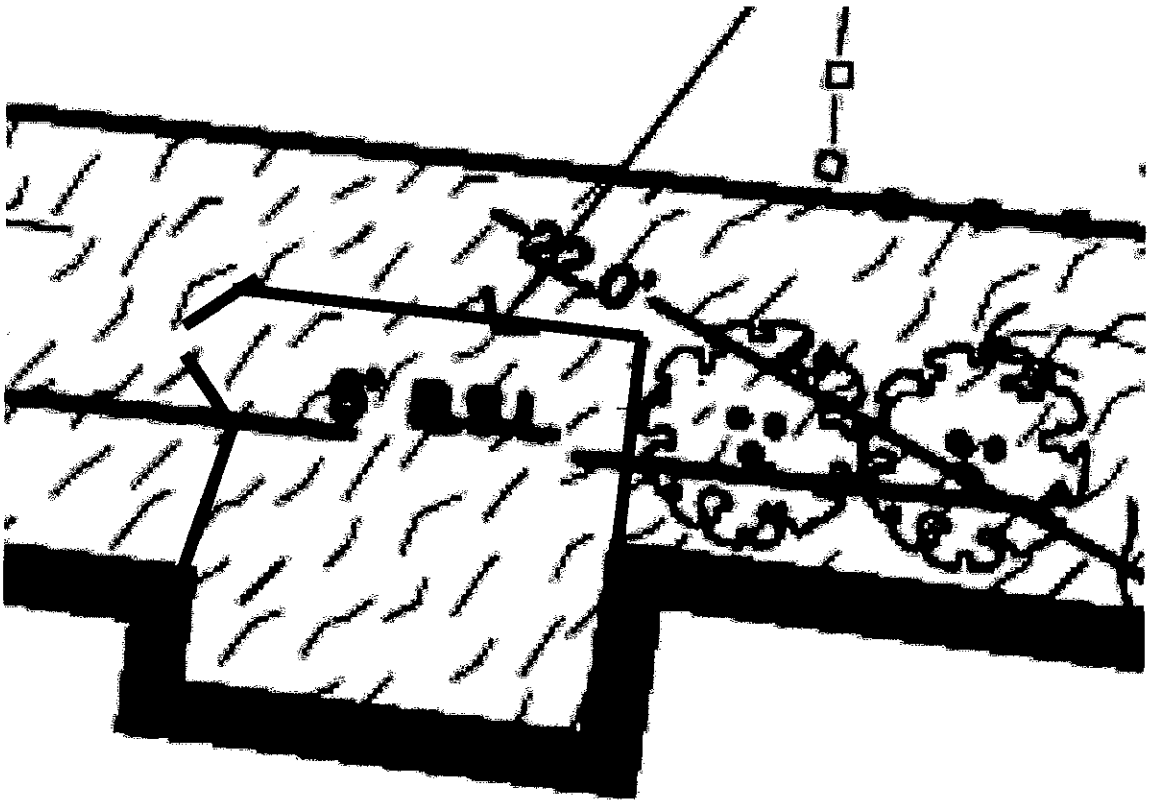
Appendix C- Window Sash for All windows

Main House and Garage Window Sash to be Centre Bar for all Windows- As follows



Appendix E-Service Yard

Fenced in Service yard with access gate



All requirements requested by HPC:

!. Front Façade; Front Façade has been adjusted 2.5% to help stay in line with 23 Pritchard St. while also conforming to the Town (This slight adjustment was really pushed by the HPC). The compromise seems to still be aesthetically pleasing to the alignment of the homes on Tabby that are in the community.

2. Door material (wood or metal)
All doors will be wood or metal in material per request. Front door (wood)

3. First floor height has been adjusted to 3 feet above the average adjacent sidewalk grade (refer to the landscape plans).

4. The Garage will be of same Hardy Siding as Main house.

5. Eaves and Soffits will be Hardy Plank.

6. No Shutters on either Building

7. New garage plan will have same allowable windows type as main house along with windows that are in line with the size of main home.

Attachment 4

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

January 3, 2020

Mr. Andrew Pietz
Lot 2, Tabby Roads
25 Pritchard Street
Bluffton, South Carolina 29910

Dear Andrew:
This letter shall serve as final approval, for your home to be constructed on Lot 2 in Tabby Roads (25 Pritchard Street). Plans received by this committee titled as follows are the basis for this approval:

- C0359-Camden (24x36) 2.pdf
- 11379G Garage Plan Sale 24x36 12-12-2019 2.pdf
- L-101 B Landscape design plans 2.pdf
- Appendix A-E for HARB.pdf

This approval is subject to the following terms and conditions:

- Approval is subject to the selection of a builder satisfactory to HARB.
- Roof detail and cornices shall match on carriage house and main house (Compliance to this request is considered acceptable per Appendix A&B)
- The roofing materials shall be consistent between main house and the carriage house. (Compliance to this request is considered acceptable per Appendix D)
- Utilities shall be concealed in utility fence area. (Compliance to this request is considered acceptable per Appendix E)
- Sidewalk alterations shall not alter the public right-of-way along Pritchard Street and therefore shall not require an encroachment permit from Beaufort County. It is the responsibility of the Homeowner to ensure these right of way requirements are met during and following the construction process.

I am sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.
Sincerely,

Robert Nurnberg
On behalf of Tabby Roads HARB

Cc: Katie Peterson
Town of Bluffton

PLAN REVIEW COMMENTS FOR COFA-09-19-013508

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

REEVES PROPERTY

25 Pritchard Street

Plan Type:	**Historic District**	**Apply Date:**	**09/10/2019**
Plan Status:	**Active**	**Plan Address:**	**25 Pritchard St BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 000 1182 0000**

Plan Description: **A request by Andrew Pietz, on behalf of Andrew and Sunny Pietz for review of a Certificate of Appropriateness to allow the construction of a single family residential home with approximately 2,038 SF and garage of approximately 1,321 SF located on the property at 25 Pritchard Street in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.**
STATUS: The Application is being reviewed and has been placed on the September 23rd HPRC Agenda.

Staff Review (HD)

Submission #: 1 Recieved: 09/18/2019 Completed: 09/20/2019

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Addressing Review	09/20/2019	Nick Walton	Approved with Conditions

Comments:

1. Provide additional information on the use of the garage. (separate residence / carriage house)

Growth Management Dept Review (HD)	09/20/2019	Katie Peterson	Approved with Conditions

Comments:

1. The front facade of all buildings must be built parallel to the street that it faces. The proposed building placement is not parallel to Pritchard Street. Revise building placement to be parallel to Pritchard Street. (UDO Section 5.15.5.F.5.a.)
2.Doors are permitted to be metal or wood. Provide additional information on the proposed doors. (UDO Section 5.15.6.I.)
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. Building walls are permitted to be wood (termite resistant, 50 year siding product), cement fiber siding, concrete masonry units with stucco, reinforced concrete with stucco, shingle, or vertical board and batten. The carriage house proposes the use of O.S.C. plywood material as the siding. The siding material must be revised to a permitted material.
5. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice, or eave detailing. Several details note the use of plywood beadboard in the eave and soffit. Materials must be revised to be a permitted material. (UDO Section 5.15.6.P.)
6. As the project moves toward Final submittal, a letter of approval from the Tabby Roads HARB is required. (Applications Manual)

HPRC Review	09/20/2019	Katie Peterson	Approved with Conditions

Comments:

1. Shutters are encouraged, and when used, must be sized to match openings and applied in a consistant manner. Shutters are proposed only on the carriage house and are undersized. If proposed, they should be added to all windows that can accept them on the primary structure and the carriage house and must be revised to match the opening size. Additionally, information on the configuration and materials must be provided as shutters must be operable and made of durable wood. Revise or remove shutters in order to meet the regulations found in the UDO. (UDO Section 5.15.6.M.1.a.)
2. Windows are permitted to have single- and double-hung, casement, industrial, and fixed frame operations. Window openings shall be oriented vertically include a header and sill. The carriage house proposes the use of horizontal sliding windows. Additionally, it appears that the windows use a "picture frame" trim. Carriage House windows must be revised to a permitted orientation, operation and trim detail and should have some relationship with the primary structure. Additionally, consider the revision of windows on the primary structure to be consistent throughout, especially on the front elevation (second floor triple window configuration). (UDO Section 5.15.6.I.)
3. For the final submittal, a landscape plan noting foundation plantings, street trees and any proposed tree removal must be submitted as not enough information was provided to review with conformance with the UDO. Additional information is also needed to clarify the type and profile of roof proposed as the plans note metal roofing, but the narrative references asphalt (and reference to stucco on roof removed). Finally, note that 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. If any of the trees meet the requirement above, a tree removal permit must be submitted. (Applications Manual and UDO Section 3.22.2.A.).

Transportation Department Review - HD	09/20/2019	Kevin Icard	Approved with Conditions

Comments:

1. Provide a site plan showing the placement of the house and the carriage house on the lot.

Beaufort Jasper Water and Sewer Review	09/20/2019	James Clardy	Approved

Comments:

1. No comment provided by reviewer.

Watershed Management Review	09/18/2019	William Baugher	Approved

Comments:

1. No comment.

Plan Review Case Notes: