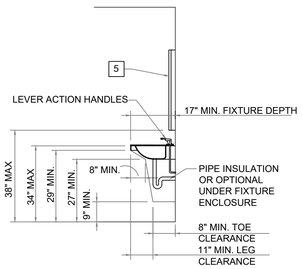
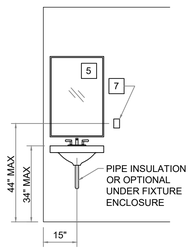
Retail Building:
89 Bridge Street, Neighborhood Conservation - HD,
Bluffton, SC 29910

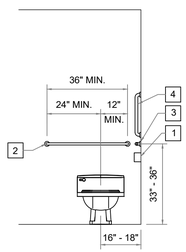
CODE INFORMATION



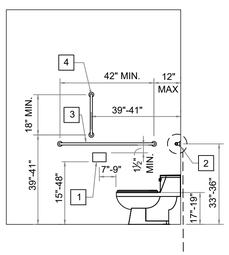
TYPICAL LAVATORY SIDE VIEW



TYPICAL LAVATORY FRONT VIEW



TYPICAL TOILET FRONT VIEW

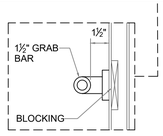


TYPICAL TOILET SIDE VIEW

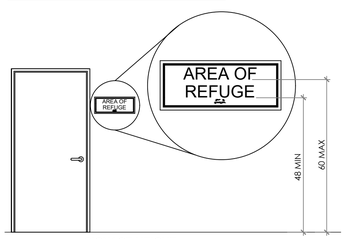
TOILET ACCESSORIES

1. TOILET PAPER DISPENSER
2. 36" GRAB BAR
3. 42" GRAB BAR
4. 18" GRAB BAR
5. 24" x 36" MIRROR
6. PAPER TOWEL DISPENSER
7. SOAP DISPENSER

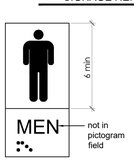
NOTE:
1. PROVIDE ICC/ANSI A117.1-2009 COMPLIANT "UNISEX" SIGNAGE W/ BRAILLE
2. ALL FIXTURES TO MEET FEDERAL, STATE AND LOCAL ADA REQUIREMENTS.



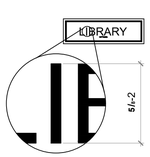
GRAB BAR DETAIL



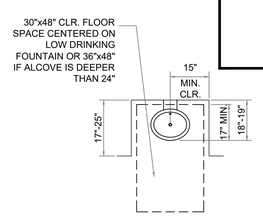
SIGNAGE HEIGHT



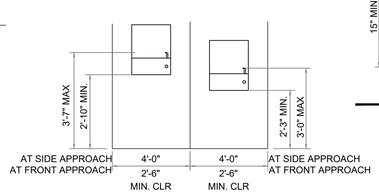
PICTOGRAM FIELD
DARK ON LIGHT



HEIGHT OF RAISED CHARACTERS



TYPICAL WATER FOUNTAIN
PLAN VIEW



TYPICAL WATER FOUNTAIN
FRONT VIEW

3 | N.T.S.
ADA MOUNTING HEIGHTS

I. GENERAL

A. Property Address: 89 Bridge Street, Bluffton, SC 29910

B. Gross Project Area:

Main Building:		
First Floor:	1,769 sq.ft.	
Total	1,769 sq.ft.	

C. Building Height in Stories: 1 story

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):
- 2021 International Building Code
- 2021 International Fire Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2020 National Electric Code
- 2009 International Energy Conservation Code
- 2017 ICC/ANSI 117.1 Accessibility Code
- 2021 NFPA 101 Life Safety Code

B. Occupancy Classification: First Floor: Mercantile (IBC 309)

C. Fire District Provisions: Applicable

D. Construction Type:
1. Type VB - Unsprinklered and Unprotected - (IBC Section 602.5)
2. IBC Table 504.4
   Maximum Number of Stories: 1 stories allowed
   Allowable Area: Mercantile: 9,000 sq.ft. (sprinklered)
   Actual: Gross sq.ft. - 1,769 complies

E. Construction Protection
1. Fire Protection of Structural Elements (IBC Table 601) for type VB: 0-hr Required for all elements
2. Fire Separation Requirements (IBC Table 602)
   A. Fire Resistance Rating Requirements for Exterior Walls based on Separation Distance:
      Type VB: 10' ≤ X < 30' - 0-hr Required
   B. Separation of Occupancies (IBC Table 508.4):
      Floor Fire Separation between First and Second Floor: No Separation Required

F. Occupancy Load (IBC Table 1004.1.2)
Main Building
First Floor: Business: 1769/60 = 29 people

G. Means of Egress (IBC Chapter 10)

1.Stairs (IBC 1011.2.1):	Required: 36" min. - N/A
Doors (IBC 1010.1.1.):	Required: 32" min. - Provided: 36"
Corridors (IBC Table 1020.2):	Required: 36" min. - N/A
Ramps (IBC 1019):	Not Applicable

2.Number of Exits per Floor (IBC Table 1006.2.1 & IBC 1006.3.3)
Main Building
First Floor: 2 allowed (max 49 OL) - 4 provided

3.Travel Distance to Exits (IBC Table 1006.2)
First Floor Allowed (sprinklered): 75'-0" max.
First Floor Actual: 17'-0"

4.Common Path of Travel (IBC Table 1017.2)
First Floor Allowed (sprinklered): 200'-0" max.
First Floor Actual: N/A

5.Dead-end Corridor (IBC 1020.4)
First Floor Allowed (sprinklered): 50'-0" max.
First Floor Actual: N/A

H. Marking Means of Egress (IBC 1008 & 1025)
Means of egress shall have signs in accordance with IBC Section 1013.
Exits, other than main exterior exit doors shall be marked by an approved sign readily visible from any direction of exit access.

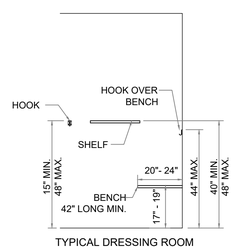
I. Interior Finishes (IBC Chapter 8)

Wall and Ceiling Finishes in Exit Corridor:	N/A
Wall and Ceiling Finishes:	Class C
Floor Finish:	N/A

1 | N.T.S.
CODE INFORMATION

GENERAL INFORMATION:

1. Approved numbers or addresses shall be provided in a position that is visible and legible from the street or roadway. Letters and numbers shall be a minimum of 4 inches in height with a minimum 0.5 inch stroke. (501.2)
2. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. (1104.5)
3. The minimum ramp width is 44 inches. If a ramp serves an occupant load of 50 or less, it may be 36 inches wide. If the ramp is serving a high occupant load, check exit requirements above for required width. (1012.5.1 & Table 1020.2)
If the ramp is part of the means of egress, the maximum slope is 1:12. All other ramps may have a slope of 1:8 or less. (1012.2)
4. Landings shall be provided at the top, bottom, points of turning and at doors. (1012.6) Landings shall have a length of at least 60 inches in the direction of travel. (1012.6.3)
The surface shall of slip-resistant materials that are securely attached. (1012.7.1)
Handrails shall be per stair requirements. (1012.8)
A curb, rail, wall or barrier shall be provided that prevents the passage of a 4-inch diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface. (1012.10.1)
5. Portable fire extinguishers are required to meet all criteria listed in IBC section 906.
6. Toilet rooms to have a smooth, hard non absorbent surface, extending min. 4" onto walls. (1210.2.1)



TYPICAL DRESSING ROOM
SIDE VIEW

2 | N.T.S.
GENERAL INFORMATION

DRAWING INDEX

CVR	COVER SHEET & GENERAL DETAILS
A001	SITE PLAN
D101	DEMO AND EXISTING FLOOR PLAN
A102	PROPOSED PLAN
A201	EXT. ELEV. - EXISTING / DEMO
A202	EXTERIOR ELEVATIONS PROPOSED
A301	DETAILS

LOCATION MAP

PROJECT DESCRIPTION

This project consists of a new 1 story bookstore renovated from an existing residential house located on 89 bridge street in Bluffton, South Carolina.

PROJECT TEAM

ARCHITECT:
Pearce Scott Architects
H. Pearce Scott, AIA
6 State of Mind., Ste. 200
Bluffton, SC 29910
P 843.837.5700
C 843.816.6067
E pearce@ pscottarch.com

GENERAL CONTRACTOR:
DH Abney Company
David Abney
21 May River Drive
Bluffton, SC 29910
C 843-683-7873
E david@dhabney.com

LANDSCAPE ARCHITECT:
Witmer Jones Keefer, Ltd.
Jonathan Marsh
23 Promenade Street
Bluffton, SC 29910
P 843.757.7411
C 843.290.5437
E jmarsh@wjkltd.com

STRUCTURAL ENGINEER:
Sapp Structural Engineering & Inspections
Brian Sapp
601 E 69th St
Savannah, GA 31405
C 912-590-0542
E bsapp@sappstructural.com

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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	FINAL HPC SUBMITTAL	06.04.25	AJD
	CONCEPTUAL HPC SUBMITTAL	03.11.25	AJD

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COMMERCIAL REMODEL FOR:
ALLYN & JAMIE OLIVER
89 BRIDGE STREET
NEIGHBORHOOD CONSERVATION - HD
BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

PEARCE SCOTT ARCHITECTS
6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

PROJECT NO.	2505
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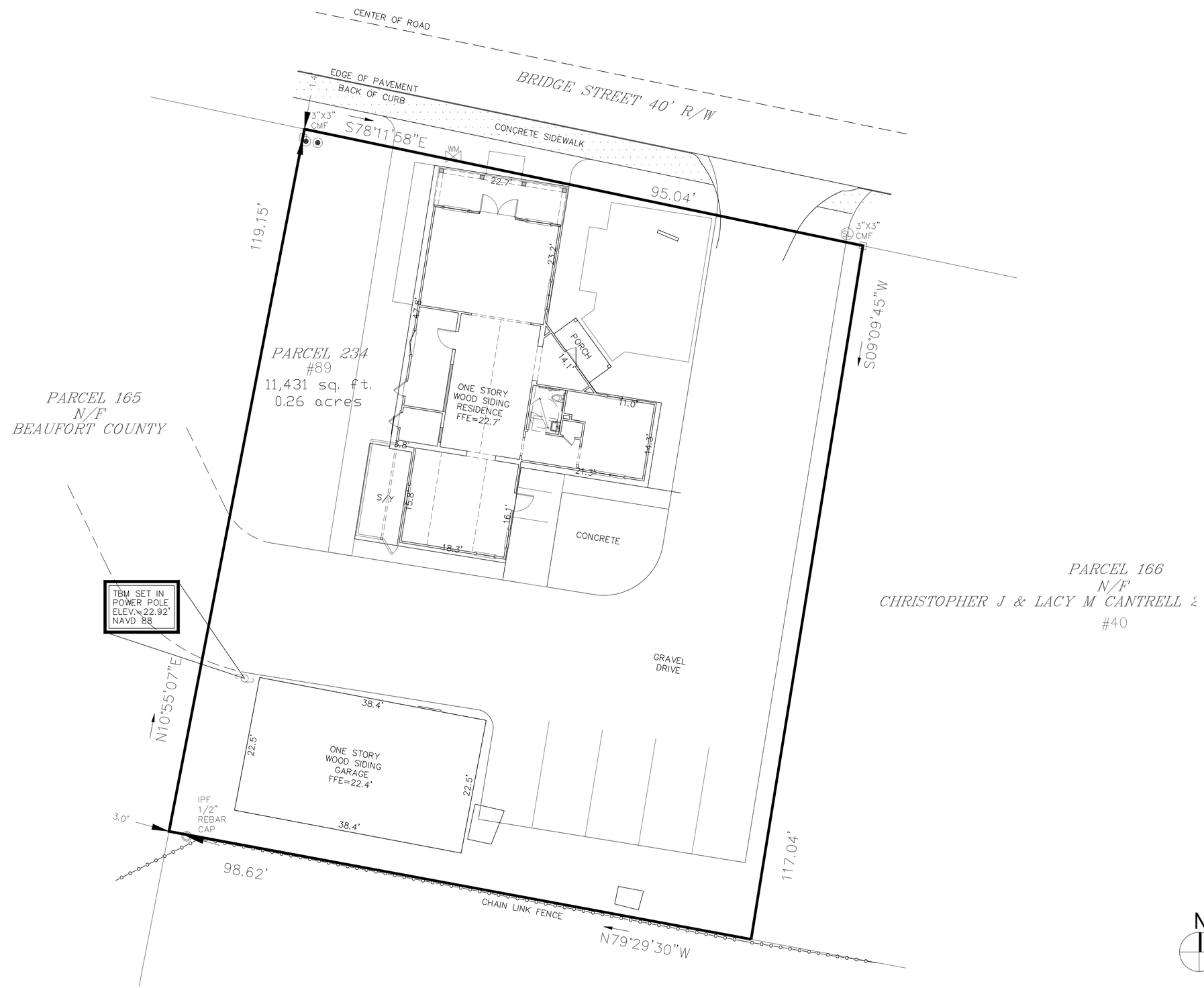
COVER SHEET & GEN. DETAILS

SHEET NO.
CVR

24X36 PAPER SIZE



1	SITE PLAN 1/16" = 1'-0"

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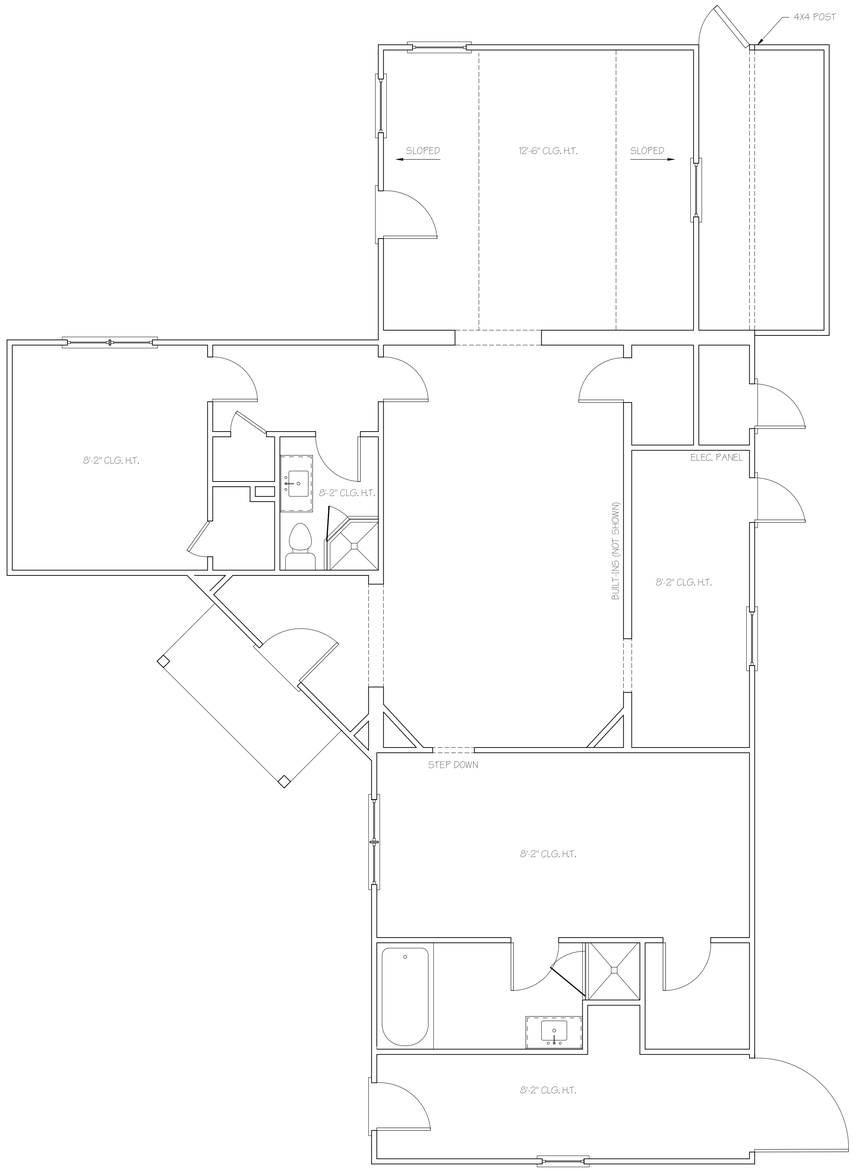
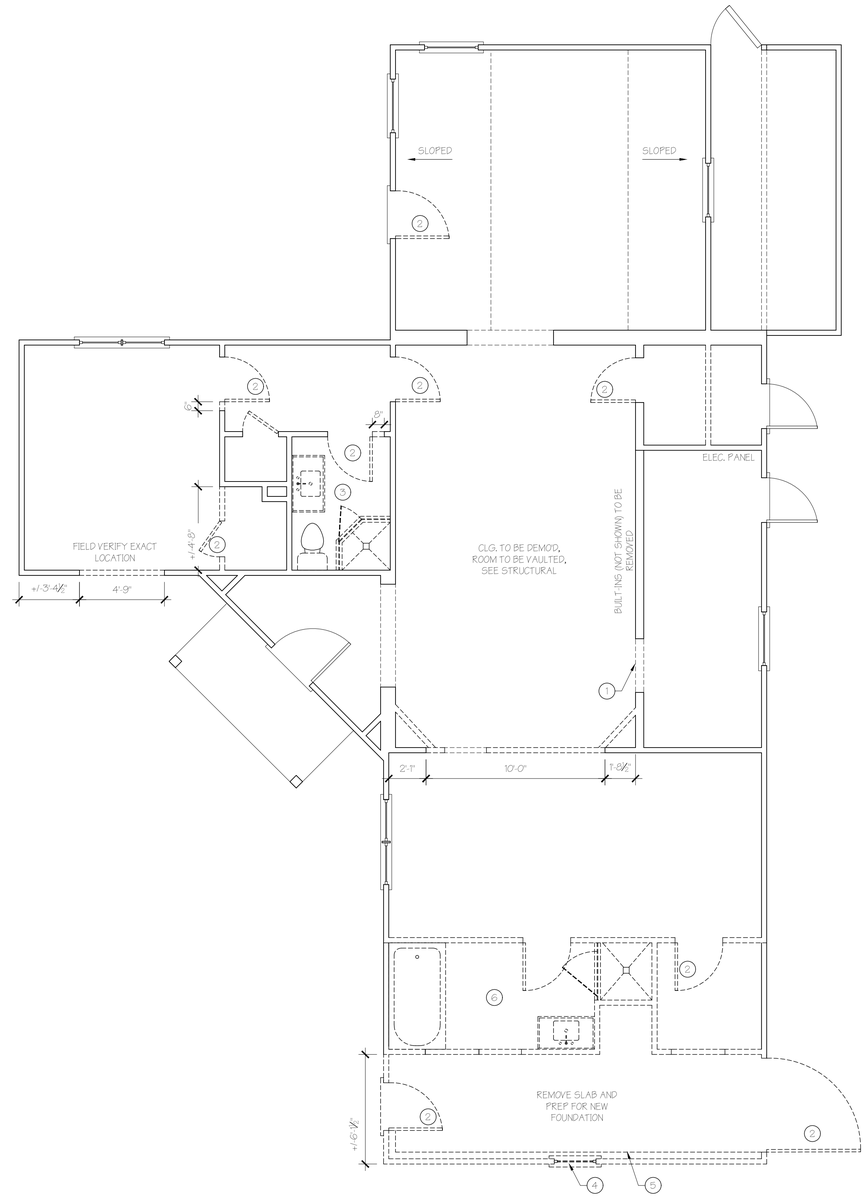
SITE PLAN

SHEET NO.
A001
24X36 PAPER SIZE



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



1 | DEMO FIRST FLOOR PLAN
1/4" = 1'-0"

AREA CALCULATIONS

EXISTING HEATED: 1,418 S.F.

EXISTING FOOTPRINT: 1,769 S.F.

PROPOSED HEATED: 1,418 S.F.

PROPOSED FOOTPRINT: 1,769 S.F.

(checked 03/06/25 by AJD)

DEMO PLAN NOTES:

1. EXISTING C.O., PREP FOR NEW DOOR
2. REMOVE DOOR
3. REMOVE EXISTING PLUMBING FIXTURES & CAP LINES, PREP FOR NEW FIXTURES
4. REMOVE WINDOW
5. REMOVE CMU BLOCK
6. REMOVE EXISTING PLUMBING FIXTURES & CAP LINES

DEMO GENERAL NOTES:

- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY BEAUFORT COUNTY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS ARE TO BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- EACH CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER CONTRACTORS (PLUMBING, ELECTRICAL, MECH).
- PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- EACH CONTRACTOR SHALL DO CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB IN EACH PRIME CONTRACT.
- EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF THE OTHER CONTRACTORS AND SUPPLIERS.

DO NOT SCALE FROM DRAWINGS

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89 BRIDGE STREET
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BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS
6 STATE OF MIND ST
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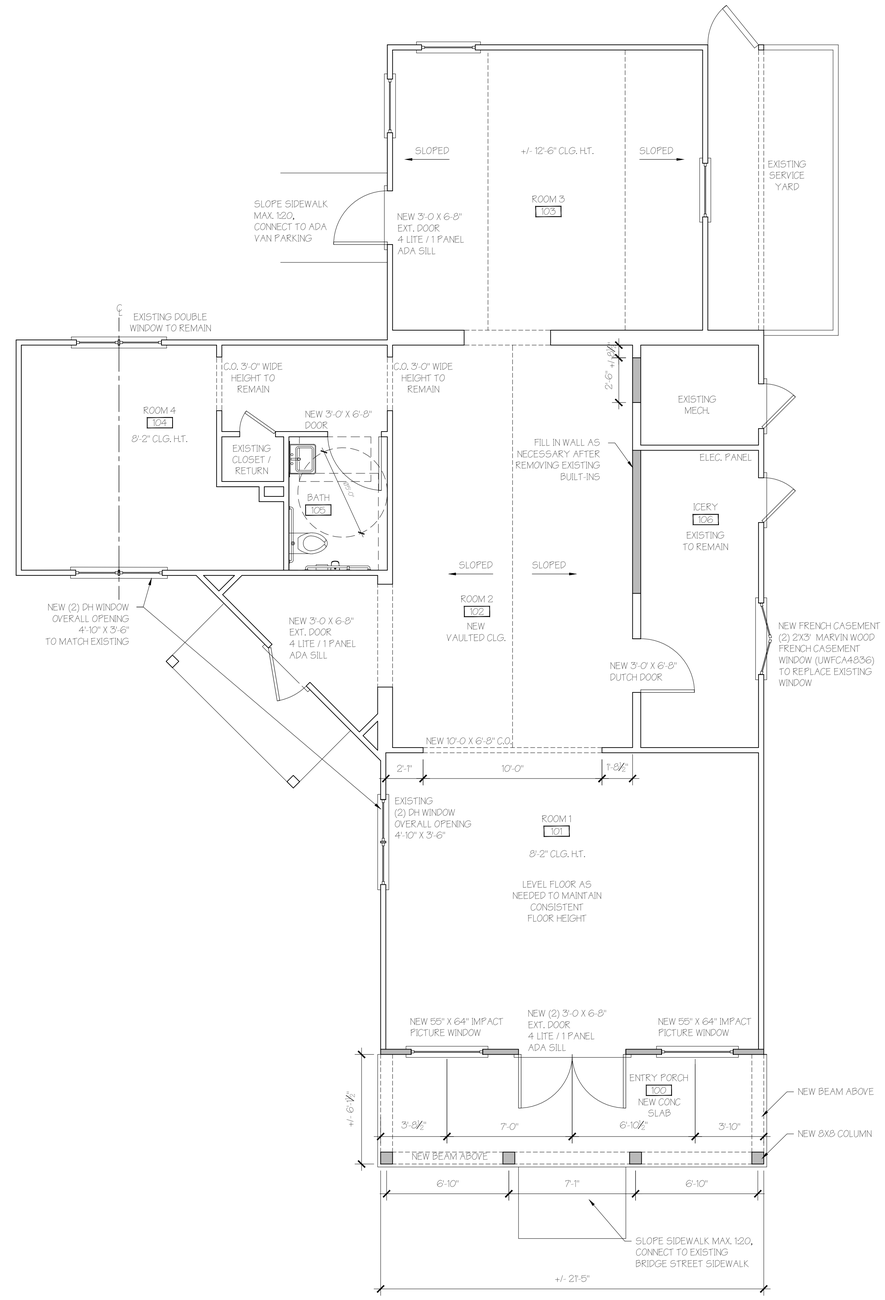
DEMO & EXISTING FLOOR PLAN

SHEET NO.

D101

24X36 PAPER SIZE



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

AREA CALCULATIONS

EXISTING HEATED: 1,418 S.F.

EXISTING FOOTPRINT: 1,769 S.F.

PROPOSED HEATED: 1,418 S.F.

PROPOSED FOOTPRINT: 1,769 S.F.

(checked 03/06/25 by AJD)

PLAN GENERAL NOTES:

A. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. U.N.O.

B. ALL INTERIOR DOORS TO BE 4" OFF OF ADJACENT STUD WALL U.N.O.

C. ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.

D. ALL EXTERIOR WINDOW MULLS TO MATCH EXISTING

E. ALL NEW MATERIALS TO MATCH EXISTING

F. VERIFY ALL EXISTING DIMENSIONS, ALL DIMENSIONS TO BE +/-.

DO NOT SCALE FROM DRAWINGS

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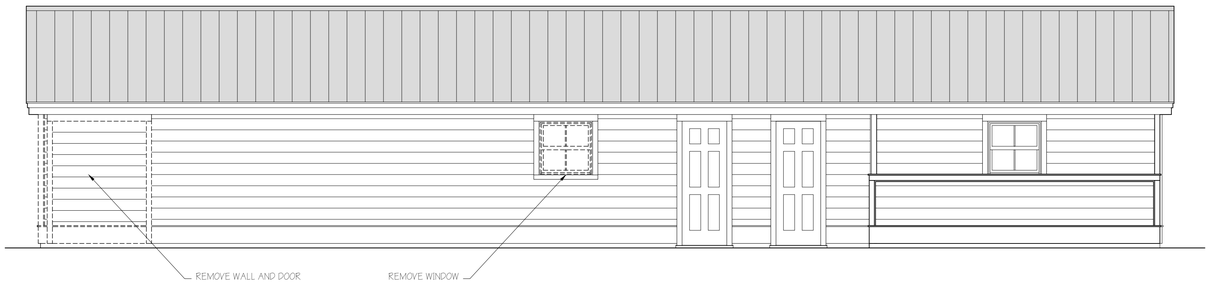
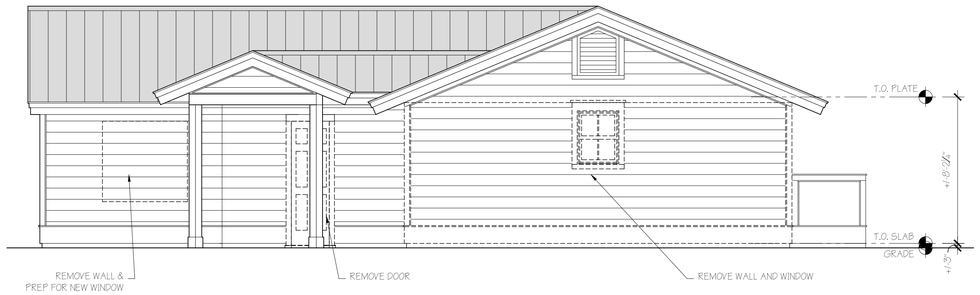
PROPOSED PLAN

SHEET NO.
A101

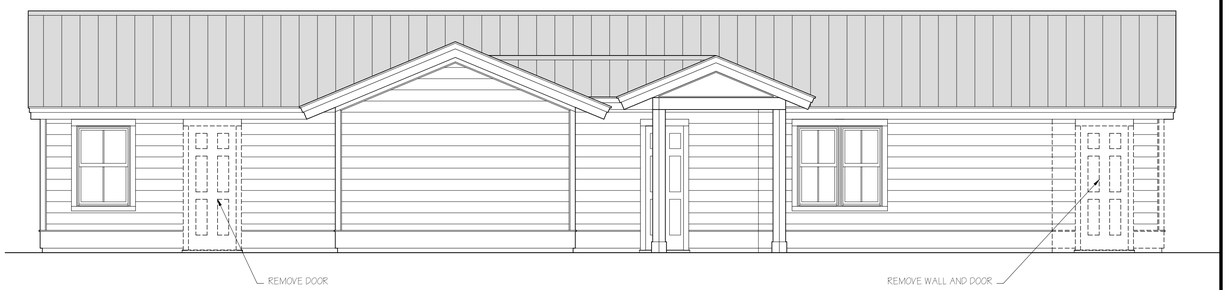
24X36 PAPER SIZE



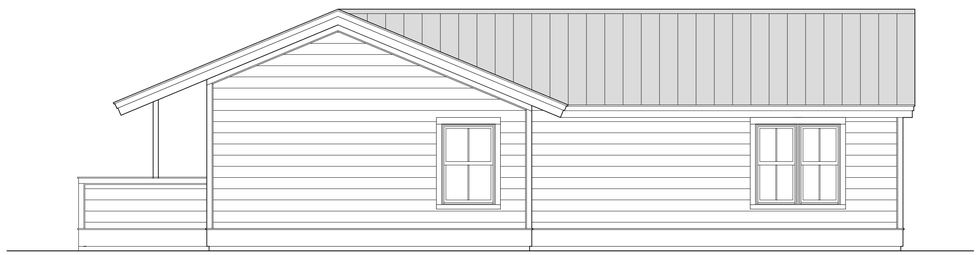
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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

DO NOT SCALE FROM DRAWINGS

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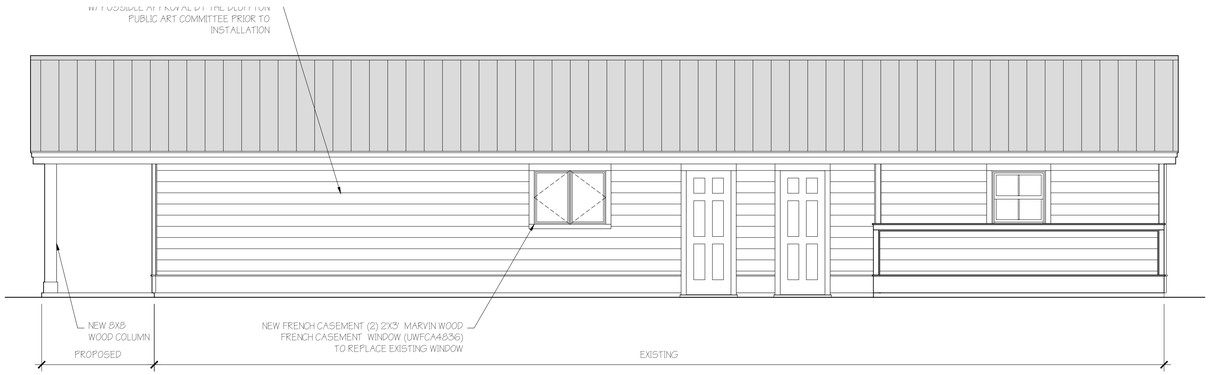
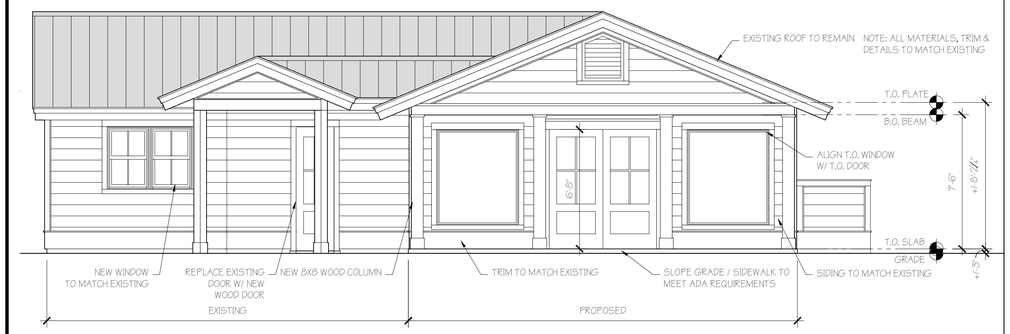
EXT. ELEV. - EXISTING / DEMO

SHEET NO.
A201

24X36 PAPER SIZE



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



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

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

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

DO NOT SCALE FROM DRAWINGS

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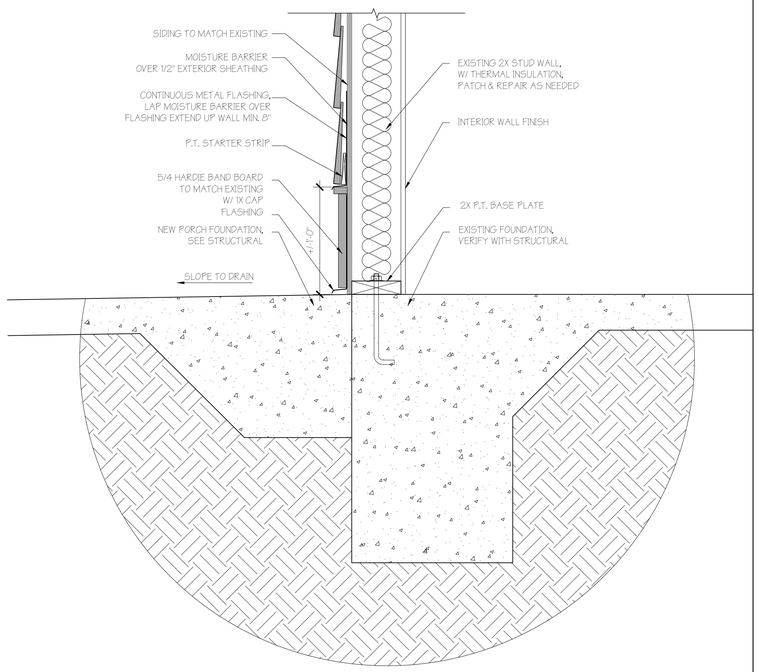
EXTERIOR ELEVATIONS - PROPOSED

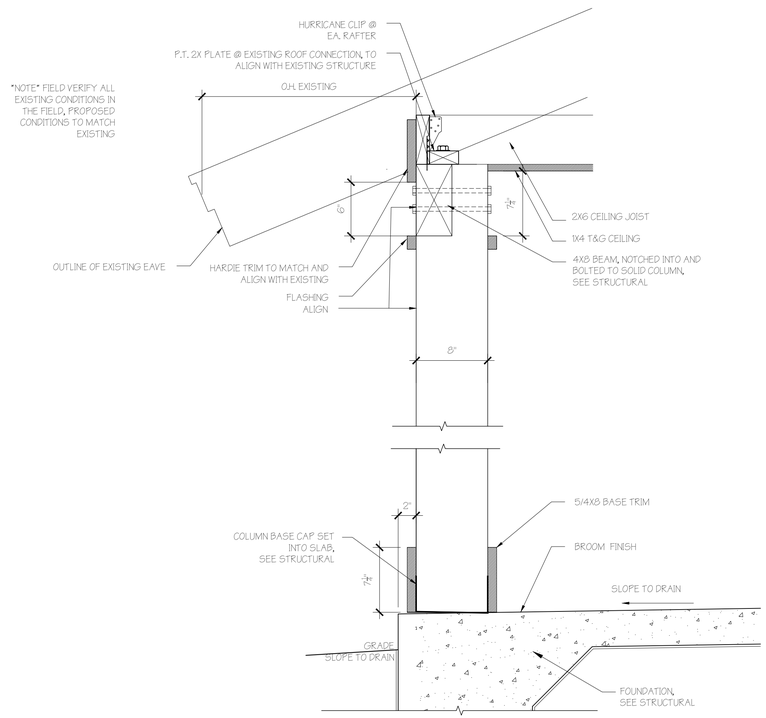
SHEET NO.

A202

24X36 PAPER SIZE



1 PORCH CONNECTION
1 1/2" = 1'-0"



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

DO NOT SCALE FROM DRAWINGS

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89 BRIDGE STREET
NEIGHBORHOOD CONSERVATION - HD
BLUFFTON, SC 29910

PEARCE
SCOTT
ARCHITECTS
6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NO.	2505
DATE	06.04.25
DRAWN BY	AJD
CHECKED BY	AWB

DETAILS

SHEET NO.
A301
24X36 PAPER SIZE