

COFA RESUBMITTAL

# LAPBA SHELL BUILDING

36 BRUIN ROAD  
BLUFFTON, SOUTH CAROLINA 29910

| SHEET LIST |                            |
|------------|----------------------------|
| A0.0       | COVER                      |
| A2.1       | FIRST FLOOR PLAN           |
| A2.2       | SECOND FLOOR PLAN          |
| A2.3       | ROOF PLAN                  |
| A3.0       | EXTERIOR ELEVATIONS        |
| A3.1       | EXTERIOR ELEVATIONS        |
| A4.0       | BUILDING SECTIONS          |
| A4.3       | ELEVATOR SECTION & DETAILS |
| A9.4       | PERSPECTIVES               |

## PROJECT INFORMATION:

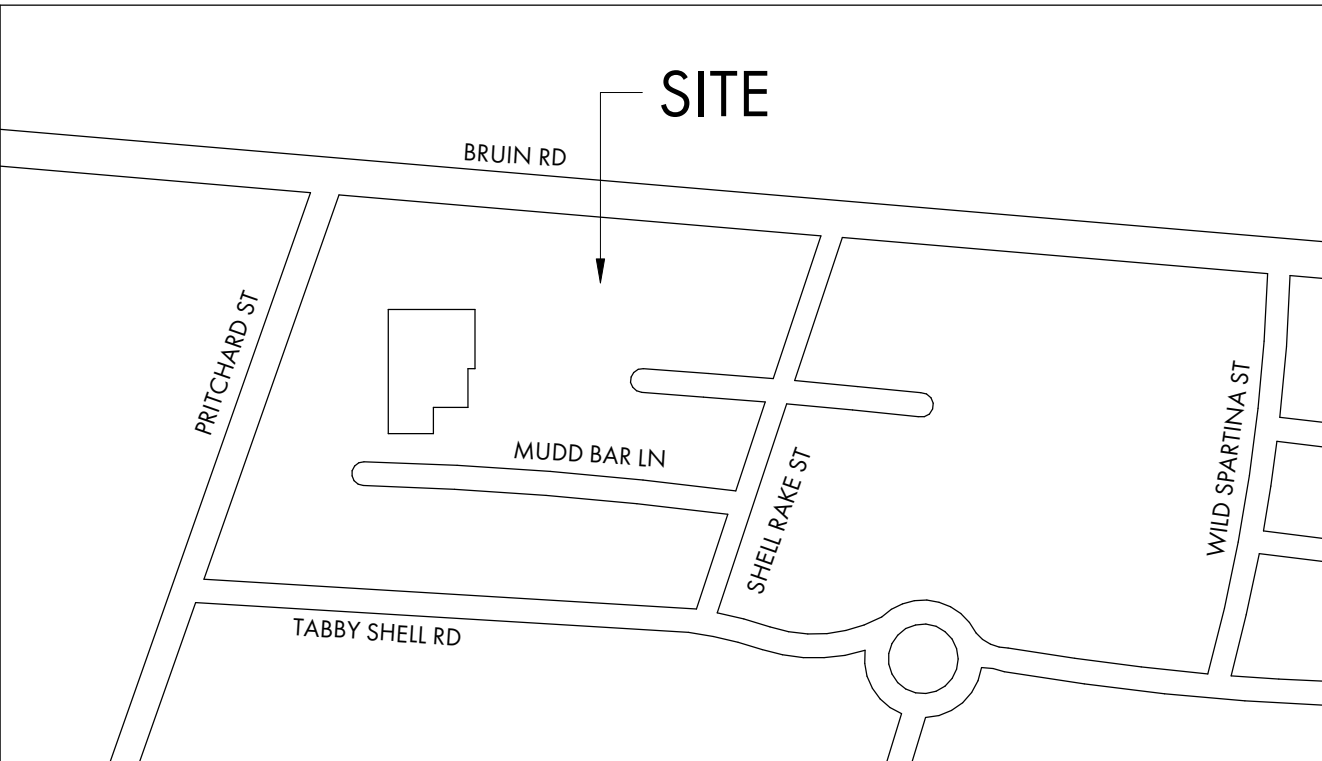
|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| NAME OF PROJECT:                        | LAPBA SHELL BUILDING                            |
| ADDRESS:                                | 36 BRUIN ROAD<br>BLUFFTON, SOUTH CAROLINA 29910 |
| PROPOSED USE:                           | BUSINESS (B)                                    |
| OWNER CONTACT:                          | JAMES ATKINS                                    |
| CODE ENFORCEMENT JURISDICTION:          | TOWN OF BLUFFTON                                |
| INTERNATIONAL BUILDING CODE (IBC):      | 2021                                            |
| INTERNATIONAL MECHANICAL CODE:          | 2021                                            |
| INTERNATIONAL PLUMBING CODE:            | 2021                                            |
| THE NATIONAL ELECTRICAL CODE:           | 2020                                            |
| INTERNATIONAL FUEL GAS CODE:            | 2021                                            |
| INTERNATIONAL FIRE CODE:                | 2021                                            |
| INTERNATIONAL ENERGY CONSERVATION CODE: | 2009                                            |
| ICC/ANSI A117.1:                        | 2017                                            |

| DESIGNER OF RECORD:         |                 |             |                |
|-----------------------------|-----------------|-------------|----------------|
| DESIGNER                    | NAME            | LICENSE NO. | TELEPHONE NO.  |
| ARCHITECTURAL               | JAMES C. ATKINS | SC #6743    | (843) 815-2557 |
| ELECTRICAL                  | WARREN LAW      | SC #20698   | (912)677-7716  |
| PLUMBING/FIRE PROTECTION    | JOHN DUFFIELD   | SC #35628   | (843) 263-8977 |
| MECHANICAL                  | JOHN DUFFIELD   | SC #35628   | (843) 263-8977 |
| STRUCTURAL                  | TONY AUSTIN     | SC #13542   | (843) 718-2525 |
| CIVIL                       | BRADLEY BUSS    | SC #36429   | (843) 837-5250 |
| LAND PLANNING/<br>LANDSCAPE | DAN KEEFER      | XX #XXXX    | (843) 757-7411 |

## PROJECT TEAM:

|                                                                                                                                                            |                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER CONTACT</b><br>ABPAL, LLC<br>32 BRUIN ROAD<br>P.O. BOX 3978<br>BLUFFTON, SC 29910<br>(843) 815-2557 PH<br>(843) 815-2547 FAX                      | <b>ARCHITECT</b><br>COURT ATKINS ARCHITECTS, INC.<br>32 BRUIN ROAD<br>P.O. BOX 3978<br>BLUFFTON, SC 29910<br>(843) 815-2557 PH<br>(843) 815-2547 FAX |
| <b>STRUCTURAL ENGINEER</b><br>SOUTHERN CONSULTING AND ENGINEERING INC.<br>105 CENTRAL AVE 200-B<br>GOOSE CREEK, SC<br>(843) 718-2525 PH                    | <b>GENERAL CONTRACTOR</b><br>ELEMENT CONSTRUCTION<br>29 PLANTATION PARK DRIVE<br>SUITE 404<br>BLUFFTON, SC 29910<br>(843) 837-9300 PH                |
| <b>MECHANICAL, PLUMBING &amp; FIRE PROTECTION</b><br>H & H ENGINEERING OF HAMPTON<br>1011 BAY STREET<br>BEAUFORT, SC 29902<br>(843) 263-8997               | <b>LANDSCAPE ARCHITECT</b><br>WITMER JONES KEEFER LTD.<br>23 PROMENADE STREET<br>SUITE 201<br>BLUFFTON, SC 29910<br>(843) 757-7411 PH                |
| <b>ELECTRICAL ENGINEER</b><br>SUSTAINABLE DESIGN CONSULTANTS, LLC<br>1 DIAMOND CAUSEWAY, SUITE 7<br>SAVANNAH, GA 31406<br>(912) 677-7716                   | <b>CIVIL ENGINEER</b><br>WARD EDWARDS ENGINEERING<br>119C PALMETTO WAY, PO BOX 381<br>BLUFFTON, SC 29910<br>(843) 837-5250 PH                        |
| <b>INTERIOR DESIGNER</b><br>COURT ATKINS INTERIORS, LLC<br>32 BRUIN ROAD<br>P.O. BOX 3978<br>BLUFFTON, SC 29910<br>(843) 815-2557 PH<br>(843) 815-2547 FAX |                                                                                                                                                      |

## VICINITY MAP - N.T.S.



## GENERAL NOTES:

- NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN, THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

## PROJECT INFO

Date  
08.11.2026

Project No.  
25-001

## ISSUE

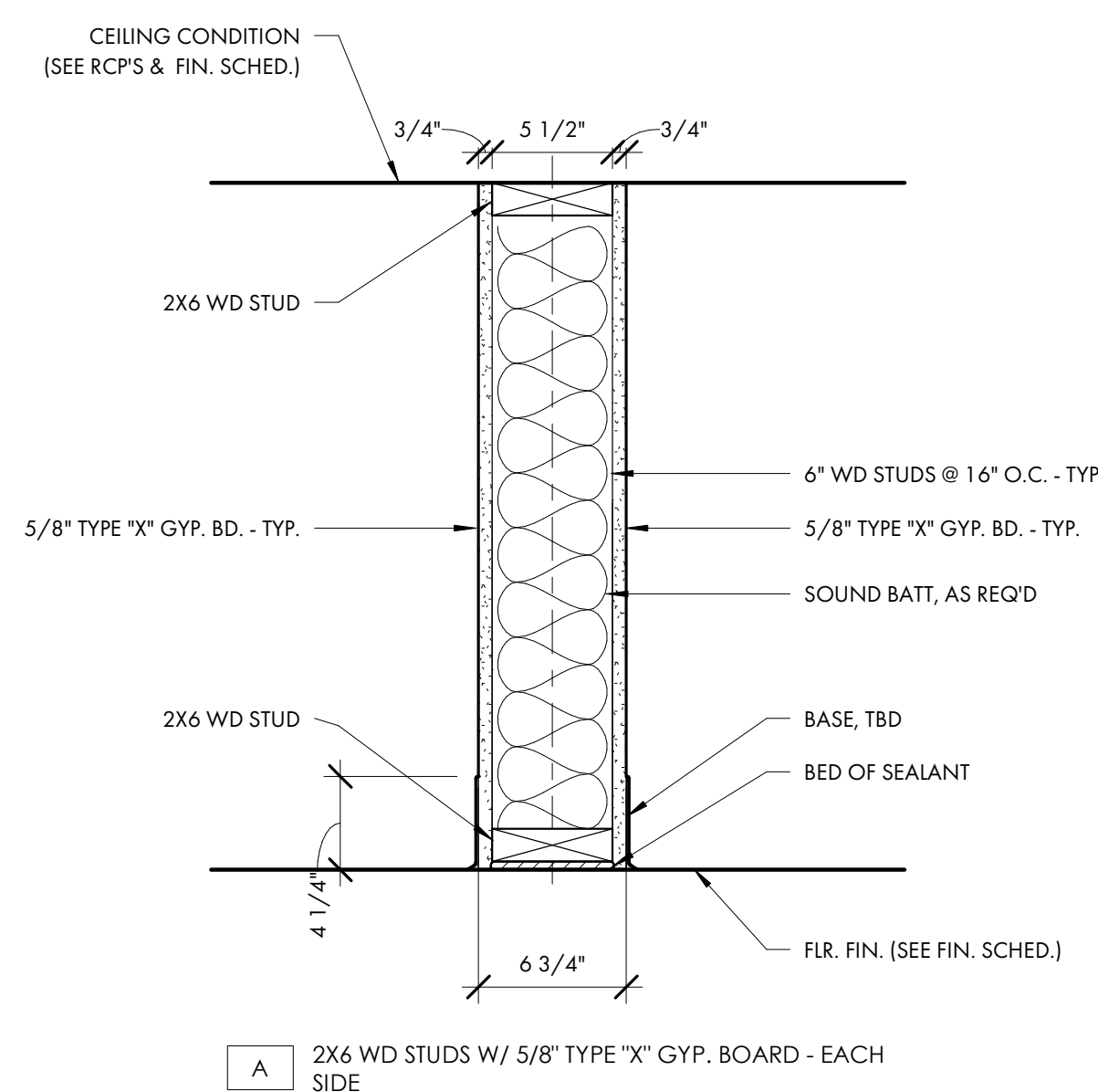
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## SHEET TITLE



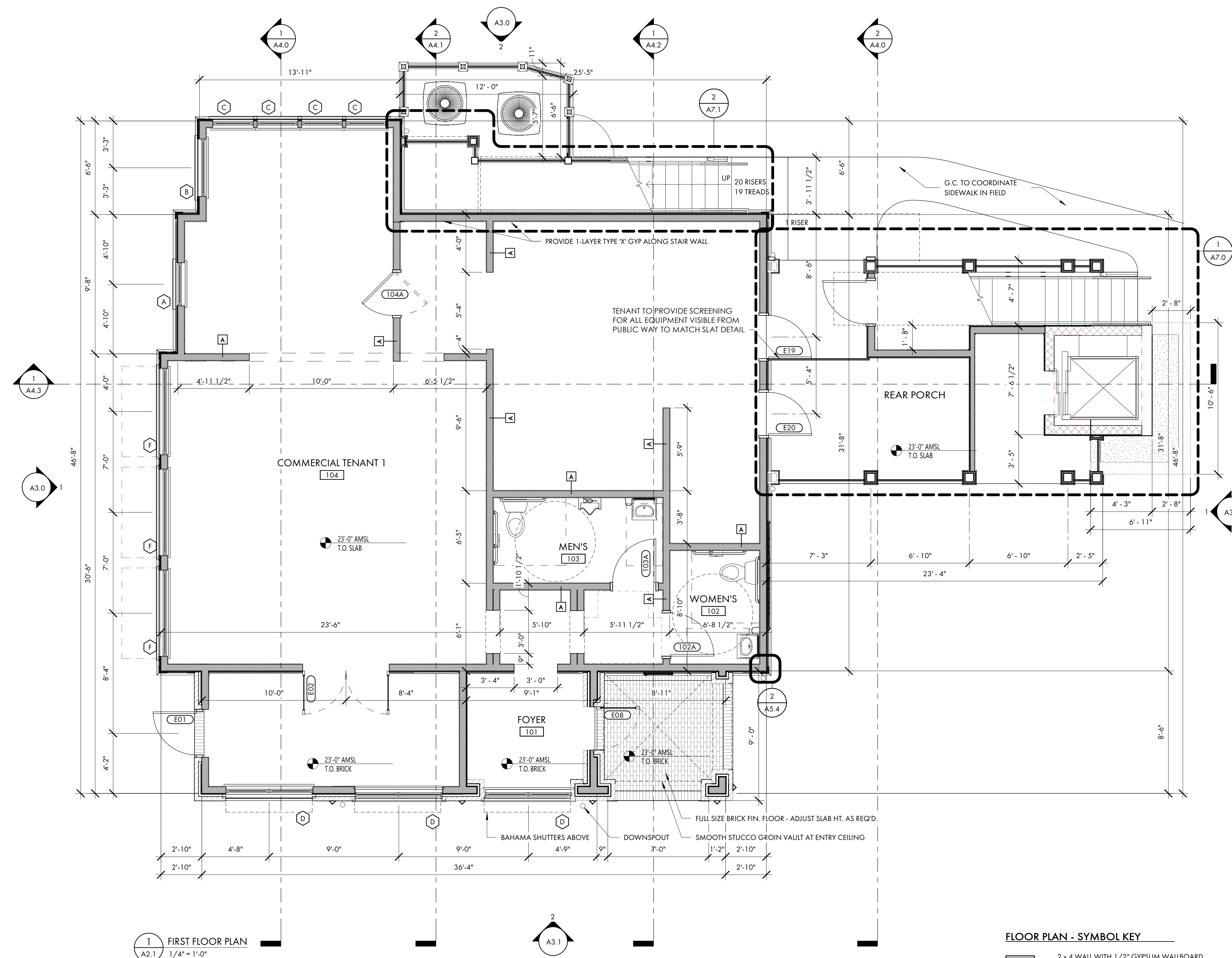
GENERAL FLOOR PLAN NOTES:

- A. G.C./SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE STRUCTURAL ARCHITECTURAL TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'A'
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



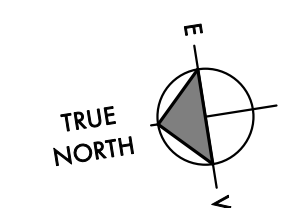
A 2X6 WD STUDS W/ 5/8" TYPE "X" GYP. BOARD - EACH SIDE

2 WALL TYPE - A  
A2.1 1 1/2" = 1'-0"



### FLOOR PLAN - SYMBOL KEY

- |                                                                                       |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
|  | 2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD |
|  | 2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD |
|  | BRICKWORK                             |



LAPBA SHELL BUILDING

336 BRUIN ROAD  
BLUFFTON, SOUTH  
CAROLINA 29910

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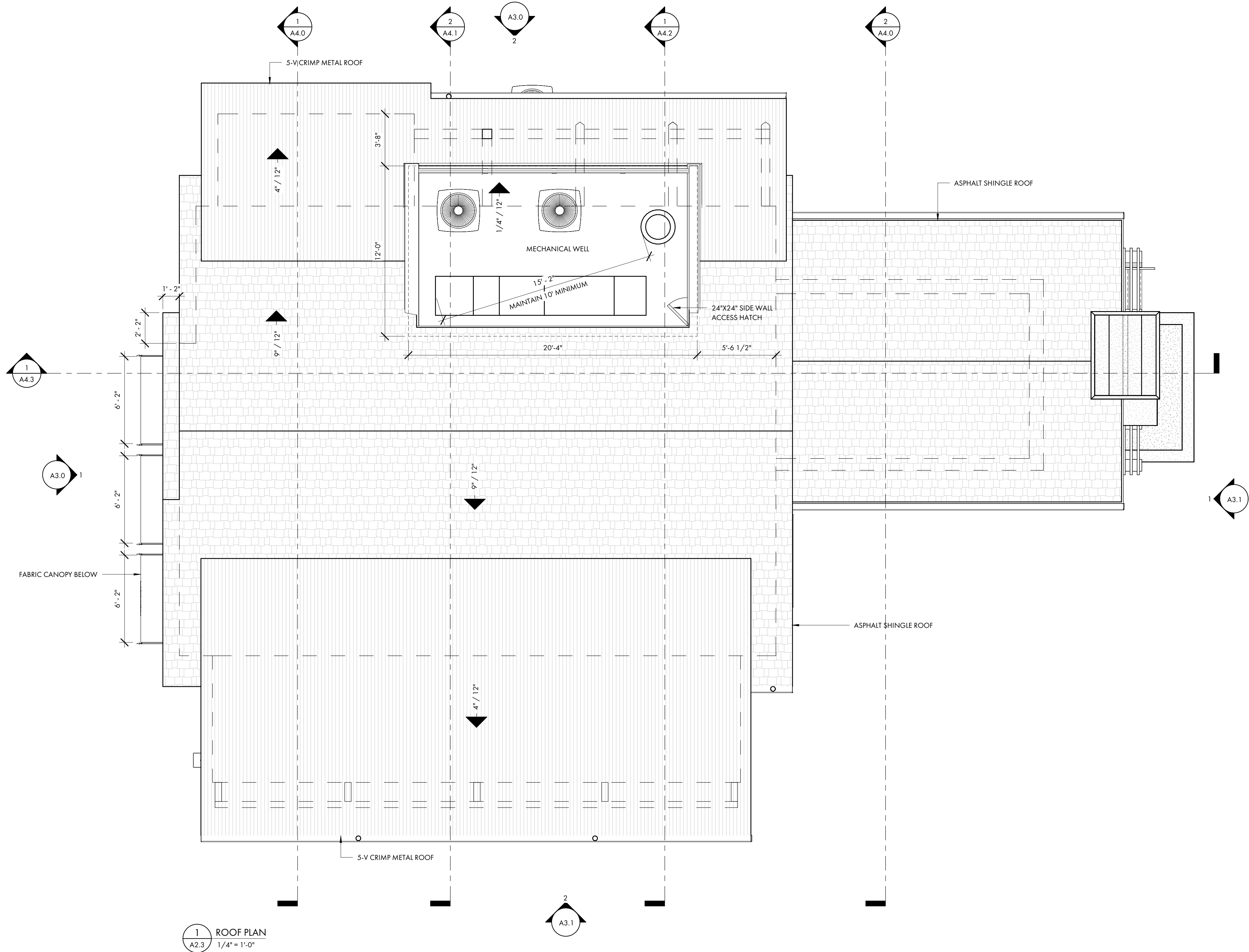
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**SHEET TITLE**

FIRST FLOOR PLAN

## A2.1





LAPBA SHELL BUILDING  
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CAROLINA 29910

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ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ROOF PLAN

A2.3

COURT  
ATKINS  
GROUP

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

WWW.COURTATKINS.COM

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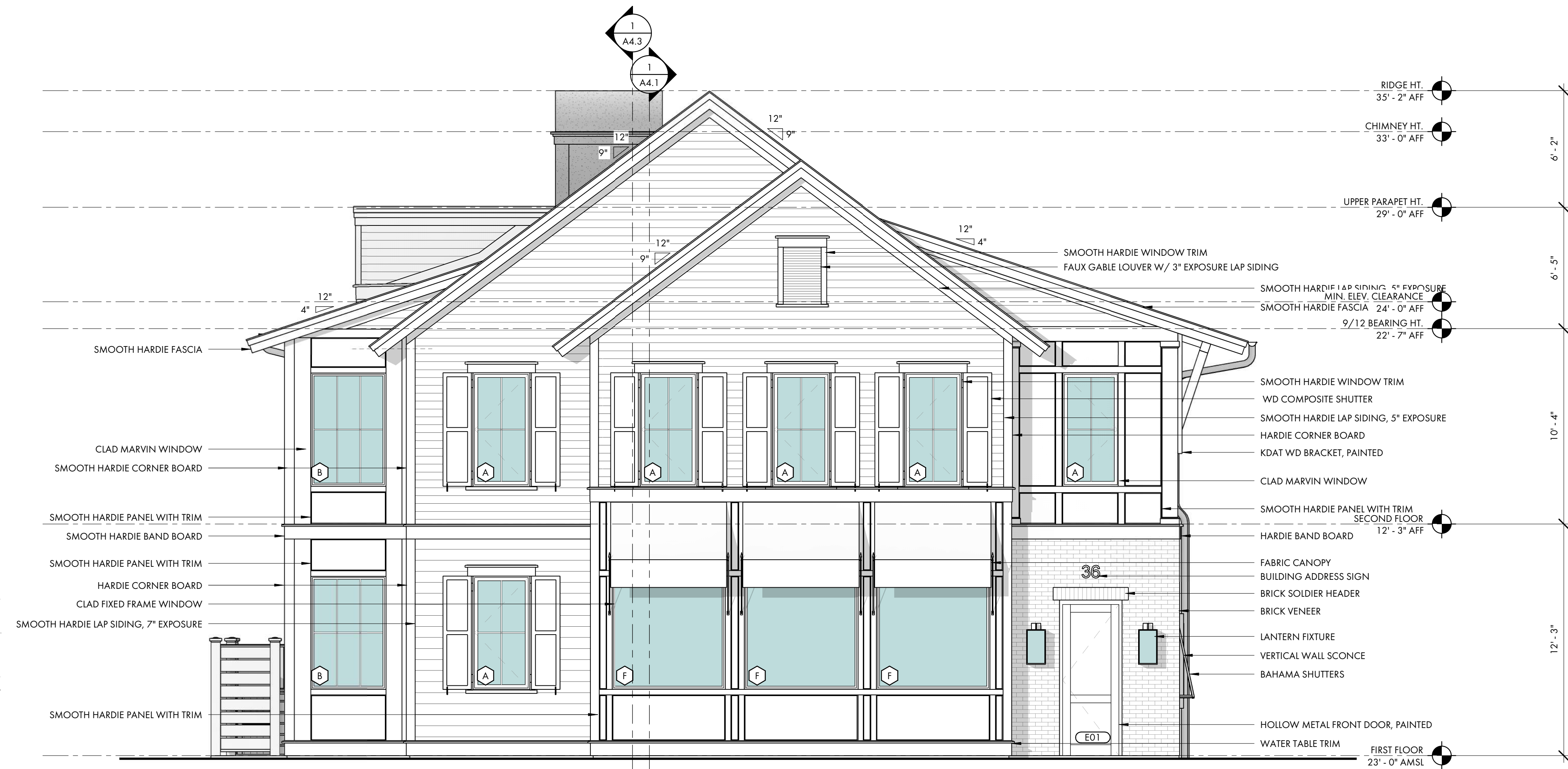
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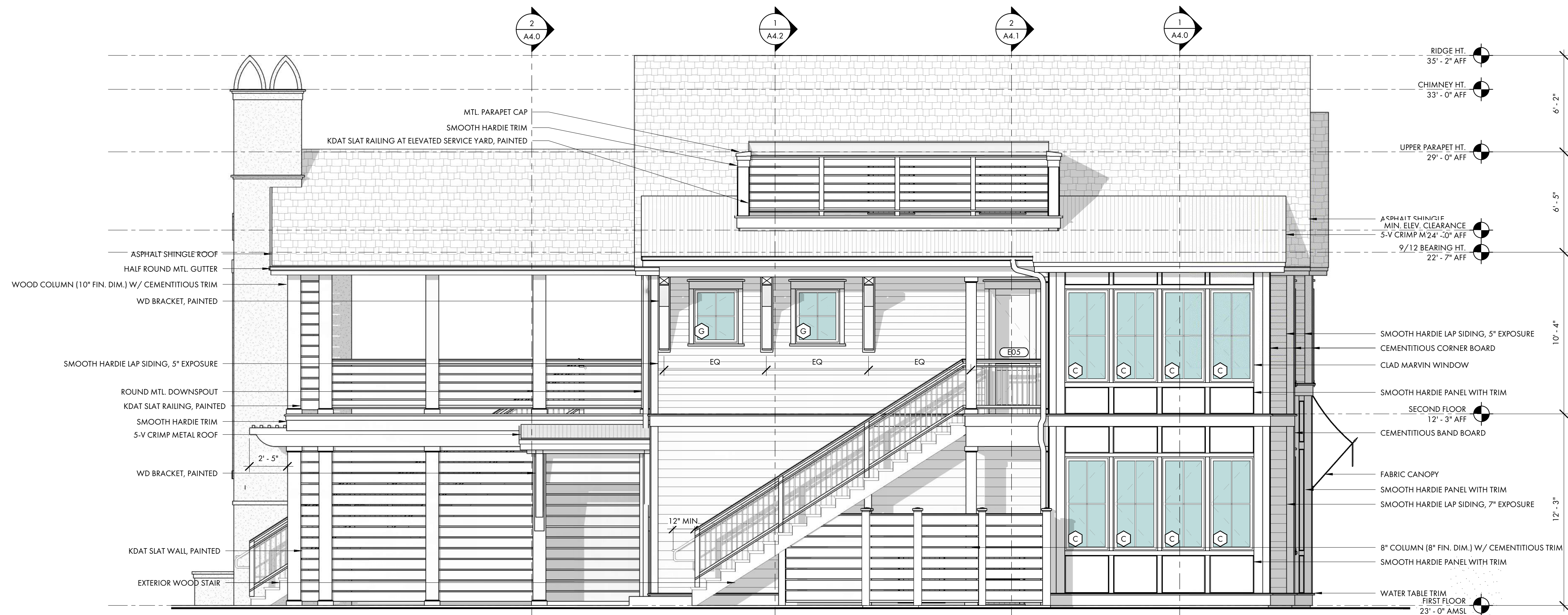
## SHEET TITLE

EXTERIOR ELEVATIONS

A3.0



1 FRONT (BRUIN ROAD) ELEVATION  
A3.0 1/4" = 1'-0"



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





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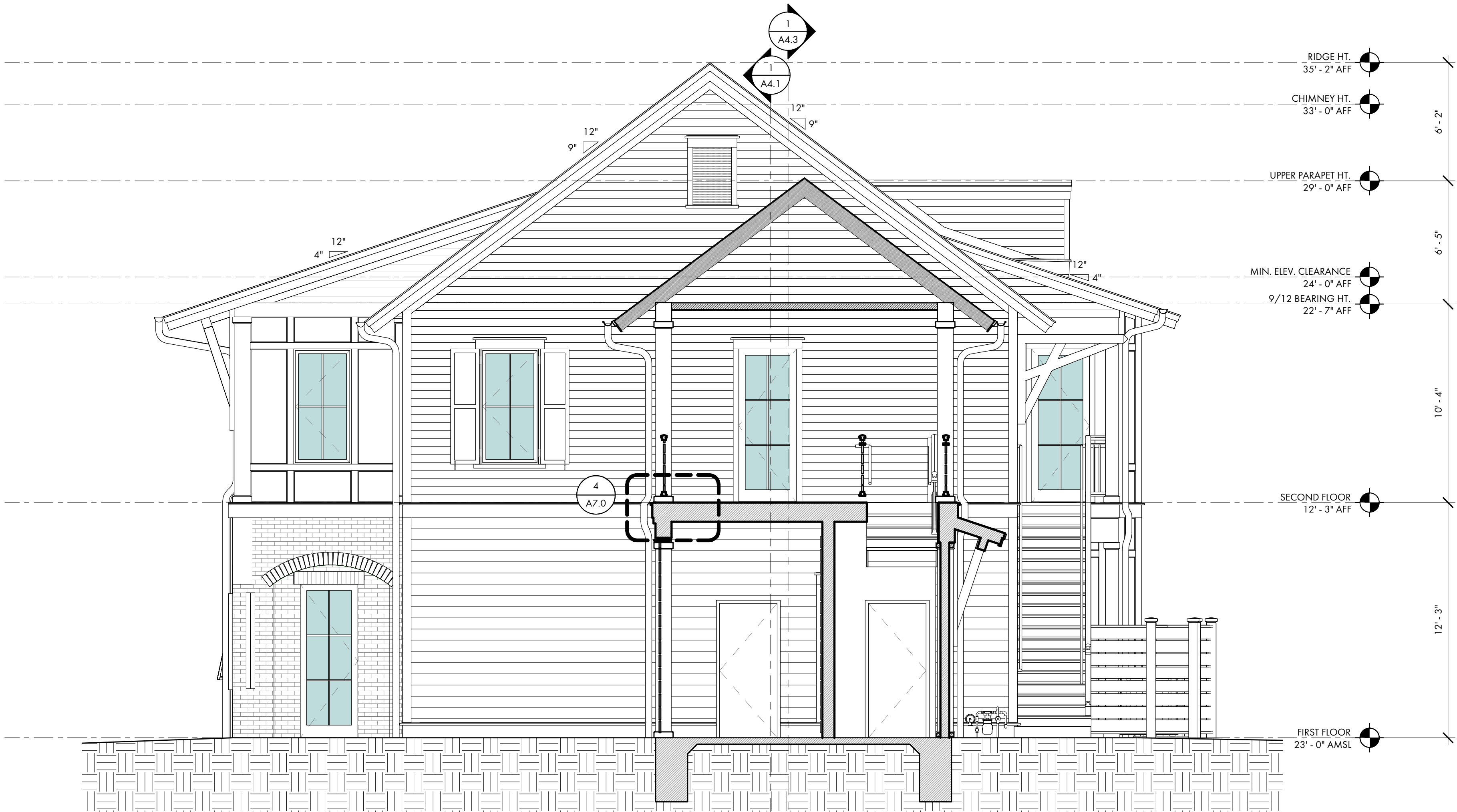
ISSUE

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SHEET TITLE

BUILDING SECTIONS

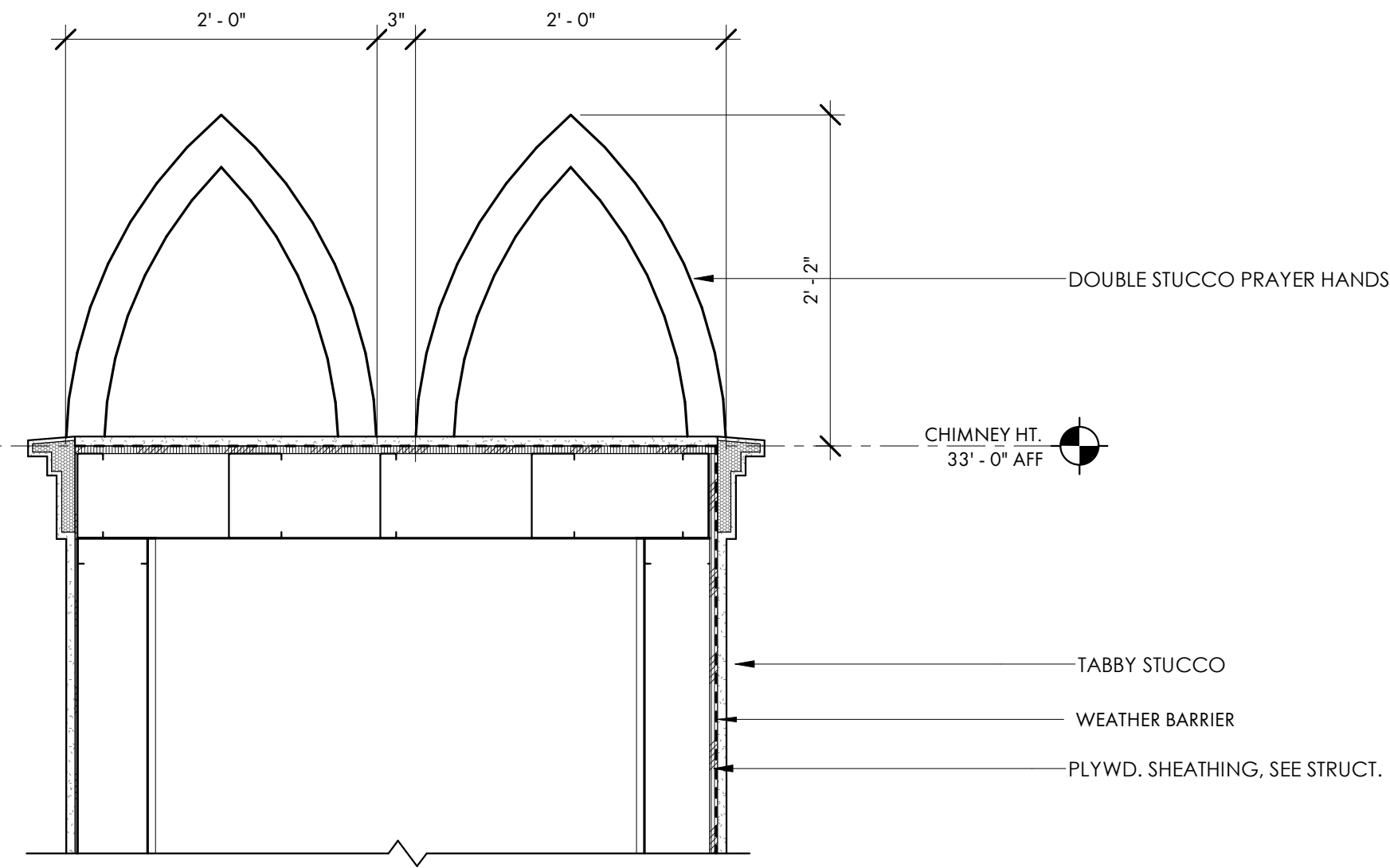
A4.0



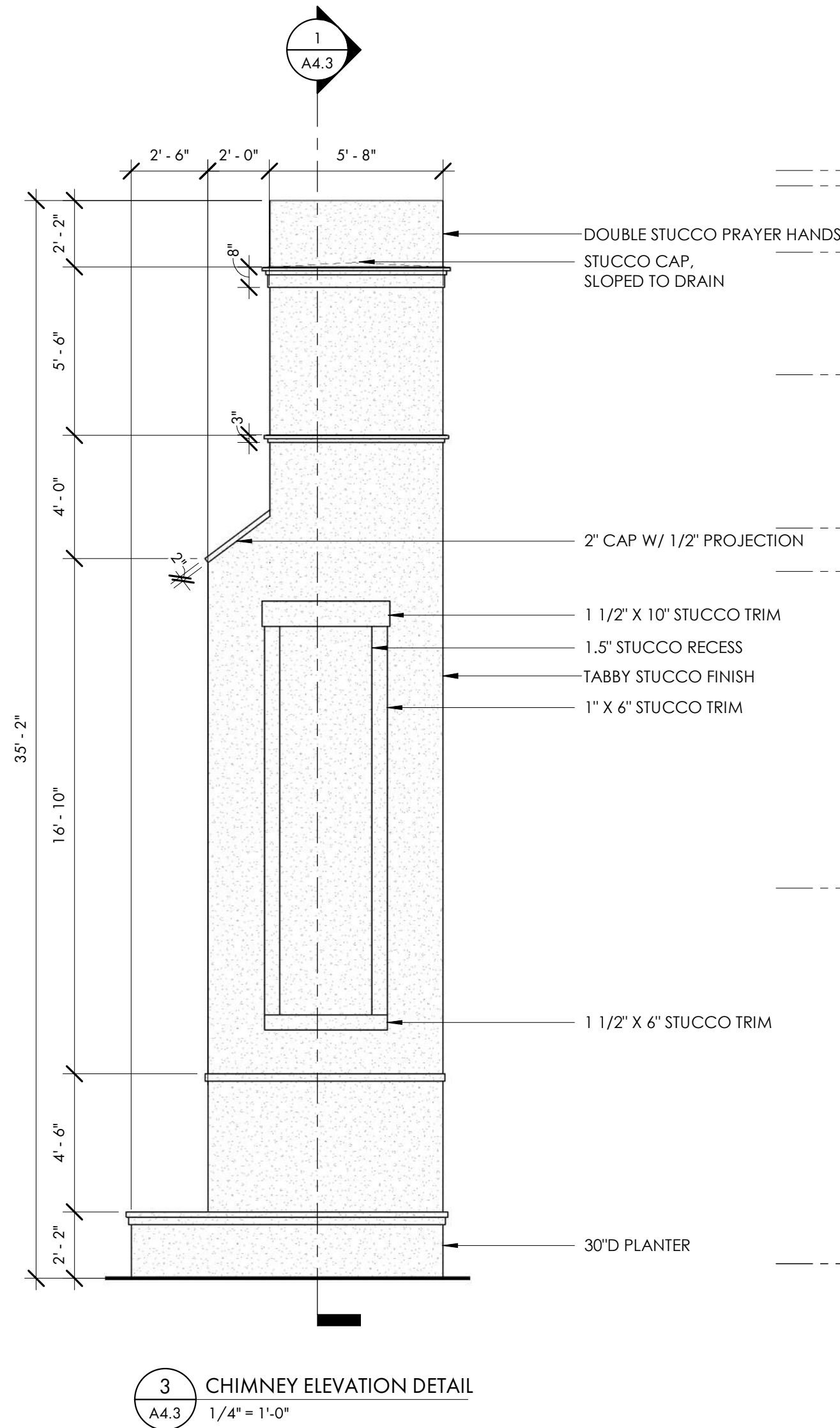
2 BUILDING SECTION B  
A4.0 1/4" = 1'-0"



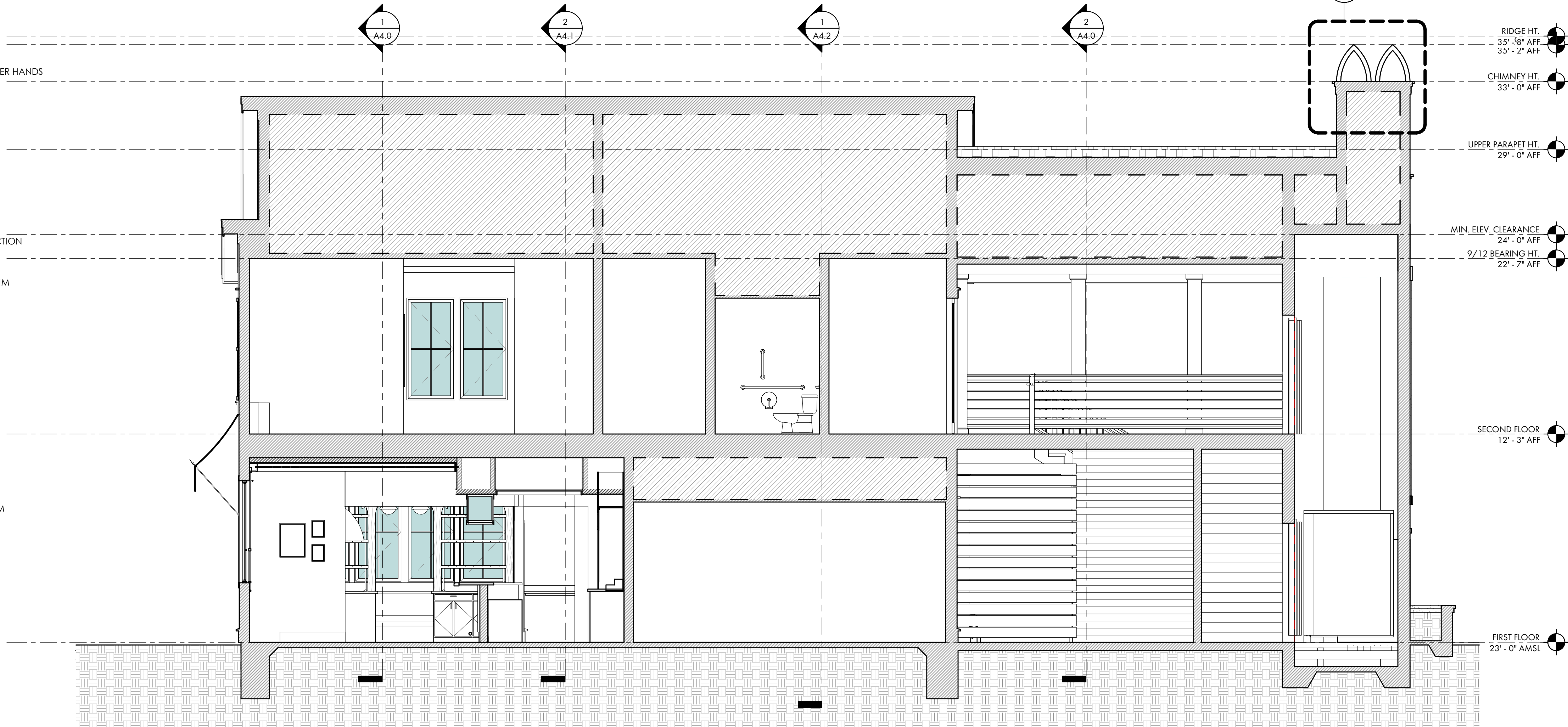
1 BUILDING SECTION A  
A4.0 1/4" = 1'-0"



2 CHIMNEY DETAIL  
A4.3 1" = 1'-0"



3 CHIMNEY ELEVATION DETAIL  
A4.3 1/4" = 1'-0"



1 ELEVATOR SECTION  
A4.3 1/4" = 1'-0"



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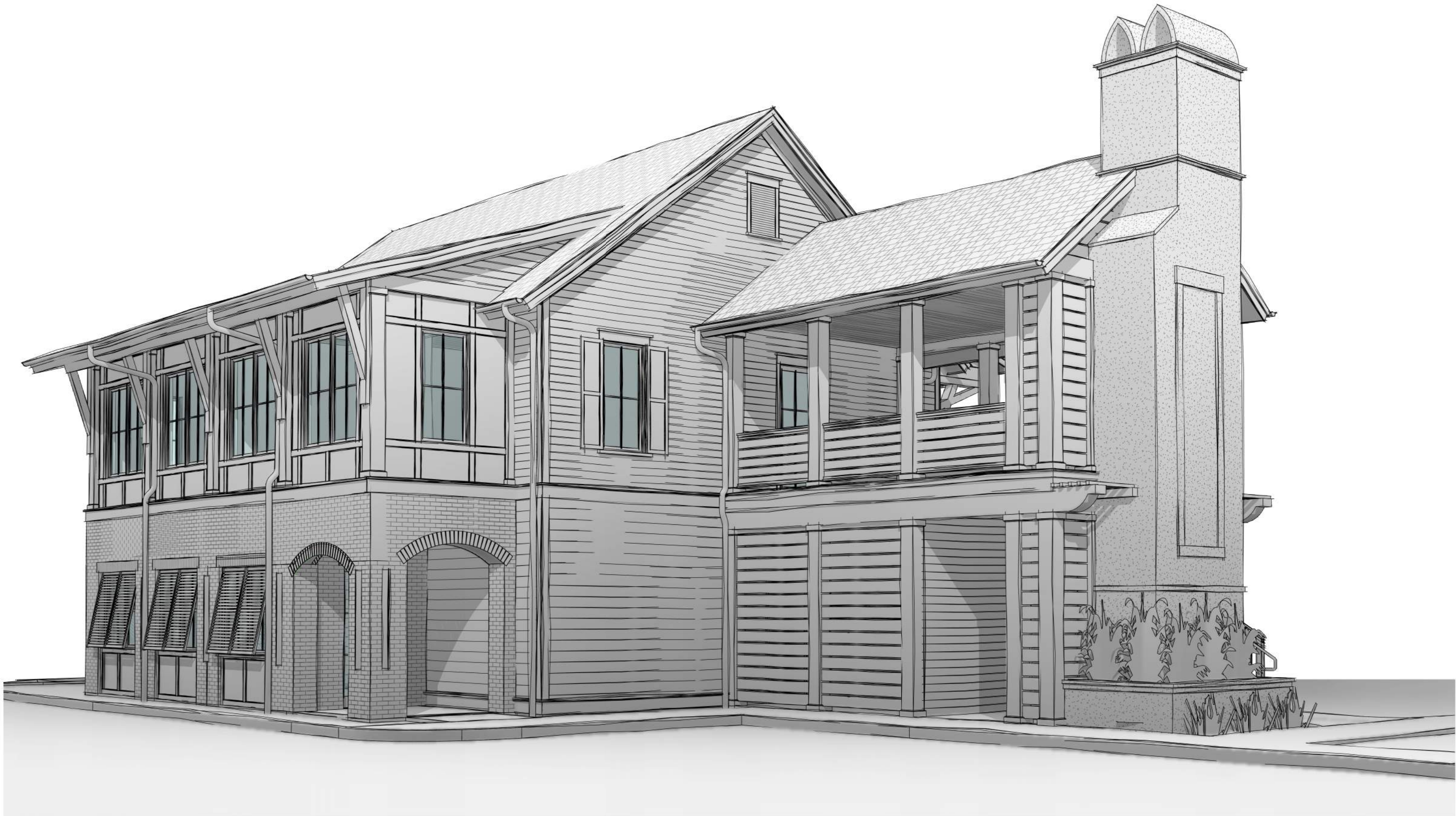
SHEET TITLE

PERSPECTIVES

A9.4



1 PERSPECTIVE A  
A9.4



4 PERSPECTIVE D  
A9.4



2 PERSPECTIVE B  
A9.4



3 PERSPECTIVE C  
A9.4