

PROJECT TITLE -
CARRIAGE HOUSE FOR CARL AND LYNDA STRONG

PHYSICAL ADDRESS -
128 BRIDGE STREET
BLUFFTON, SOUTH CAROLINA 29910

BUILDING DEPARTMENT -
TOWN OF BLUFFTON

OCCUPANCY CLASSIFICATION -
RESIDENTIAL GROUP R-3

WIND SPEED RANGE -
130-139 MPH

EXPOSURE - B

SEISMIC ZONE - C

FLOOD ZONE - X

SOIL TYPE -
WANDO FINE SAND

SOIL LOAD BEARING PRESSURE -
1500 PSF

CONCRETE COMPRESSIVE STRENGTH -
TABLE R402.2

LIVE LOADS -
TABLE R301.5

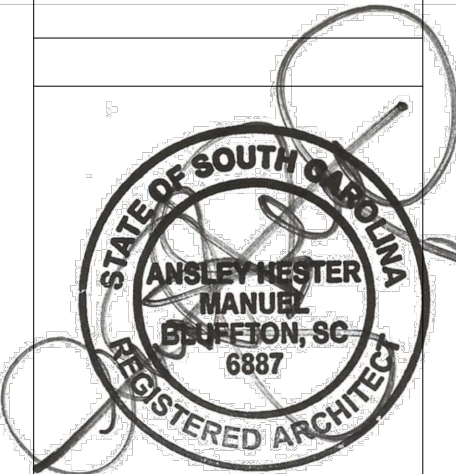
ROOF LOADS -
TABLE 301.6

BUILDING HEIGHT AND NUMBER OF STORIES -
24'-11", 2 STORIES

SQUARE FOOTAGES -
583 SQ.FT. HEATED
210 SQ.FT. PORCH
583 SQ. FT. UNHEATED GARAGE

INDEX

- C-1** CODE ANALYSIS, INDEX
- C-2** PROPOSED SITE PLAN
- C-3** PROPOSED LANDSCAPE PLAN
- A-1** FOUNDATION PLAN
- A-2** FLOOR PLANS, SCHEDULES & DETAILS
- A-3** FRAMING & ROOF PLANS
- A-4** ELEVATIONS
- A-5** WALL & PORCH SECTIONS
- A-6** ELECTRICAL PLANS



DATE :
8/12/24

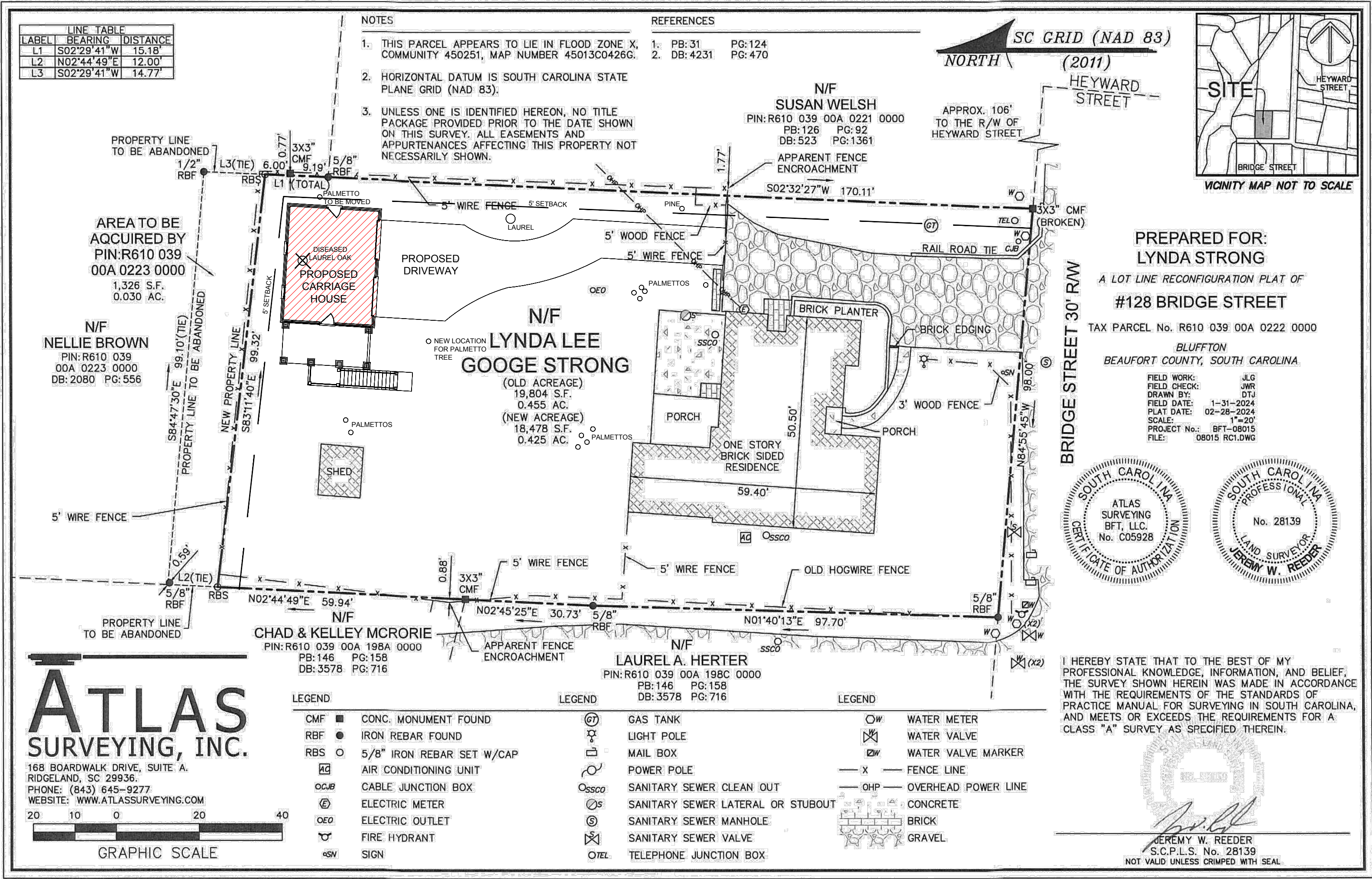
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

CODE ANALYSIS AND INDEX

SHEET

C-1



A
C2

PROPOSED SITE PLAN

SCALE: 1"=20'-0"



DATE :
8/12/24

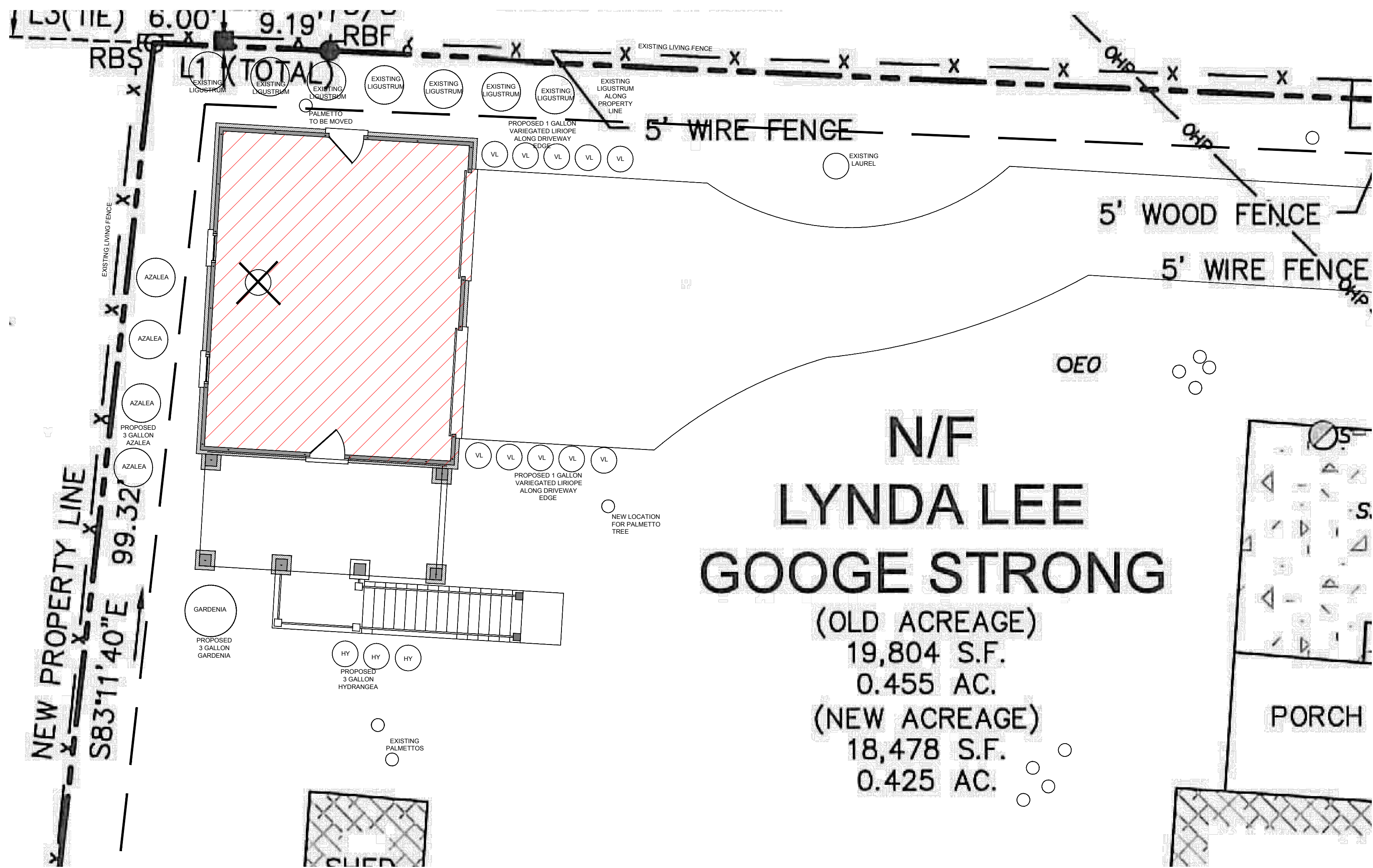
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

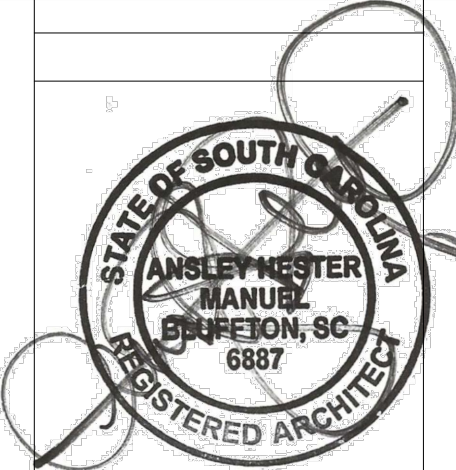
PROPOSED SITE PLAN

SHEET

C2



A
C3 PROPOSED LANDSCAPE PLAN
SCALE: NTS



DATE :
8/12/24

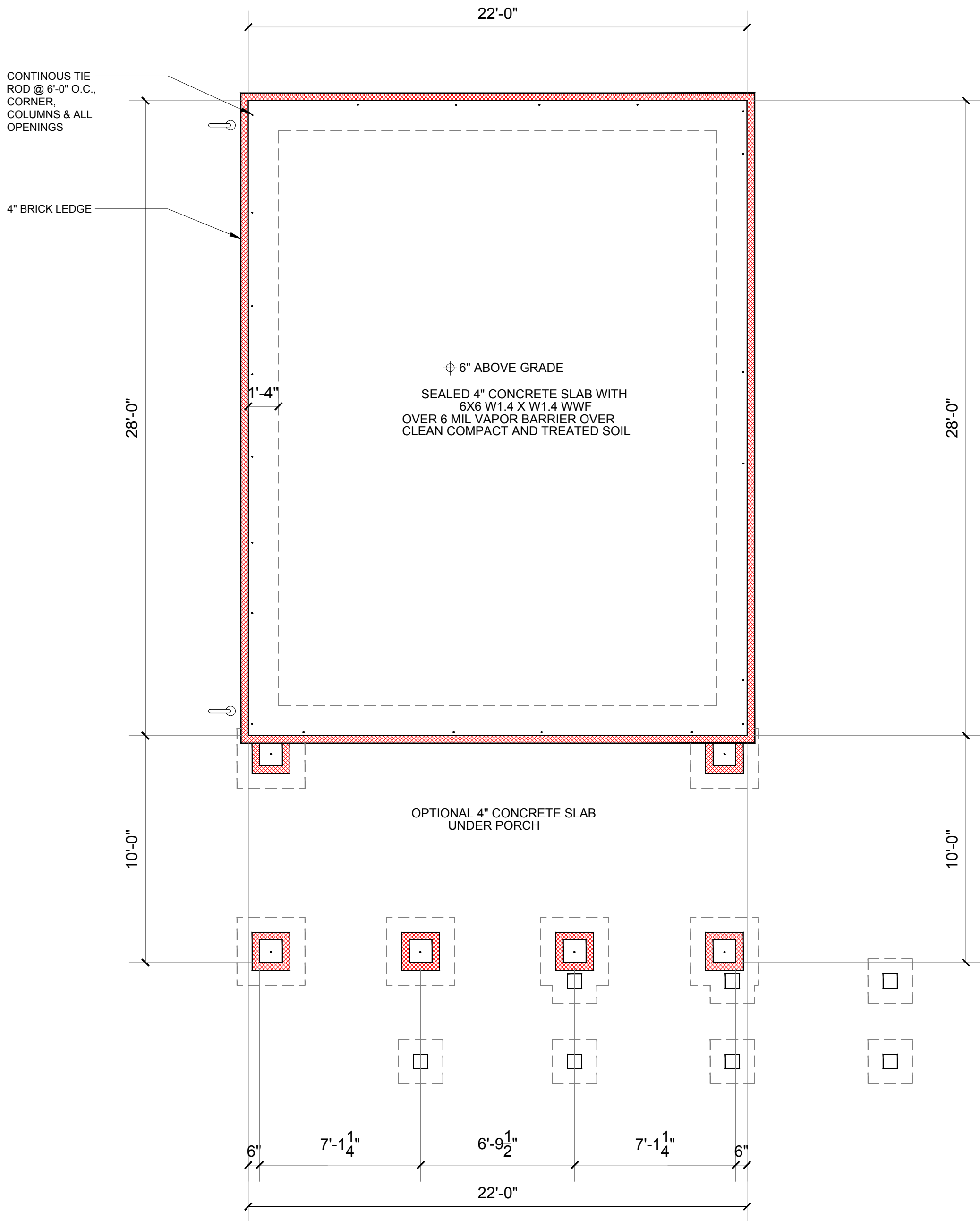
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

PROPOSED LANDSCAPE PLAN

SHEET

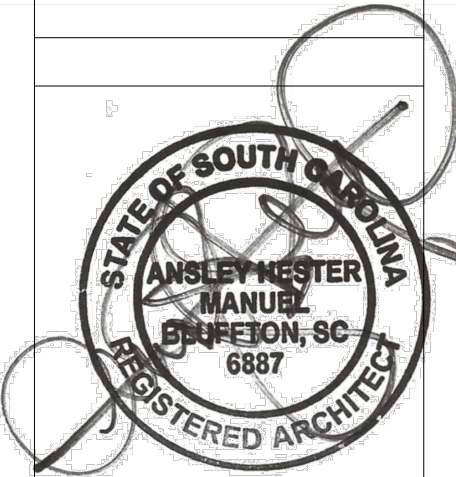
C3



A
A1

FOUNDATION PLAN

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



DATE :
8/12/24

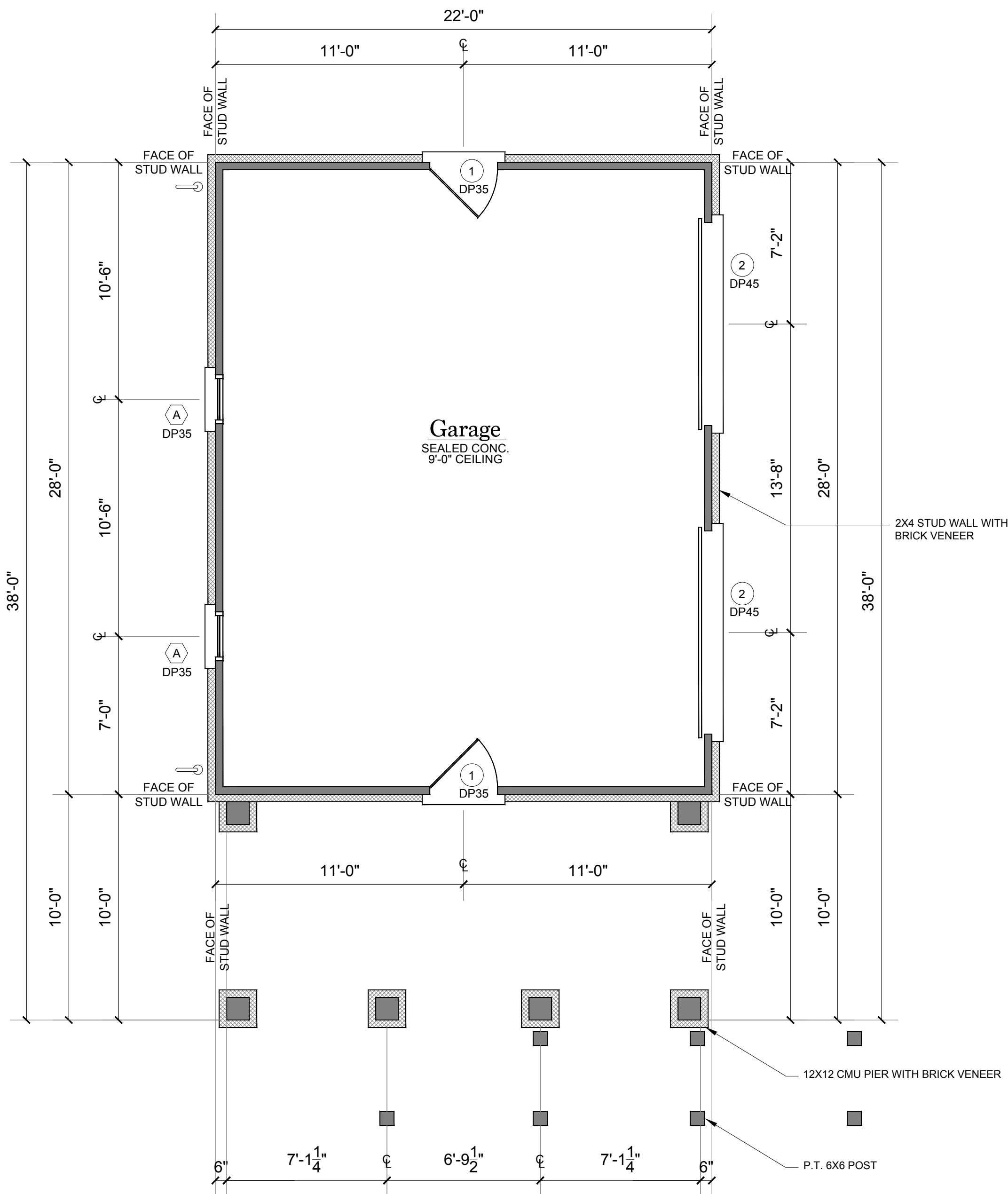
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

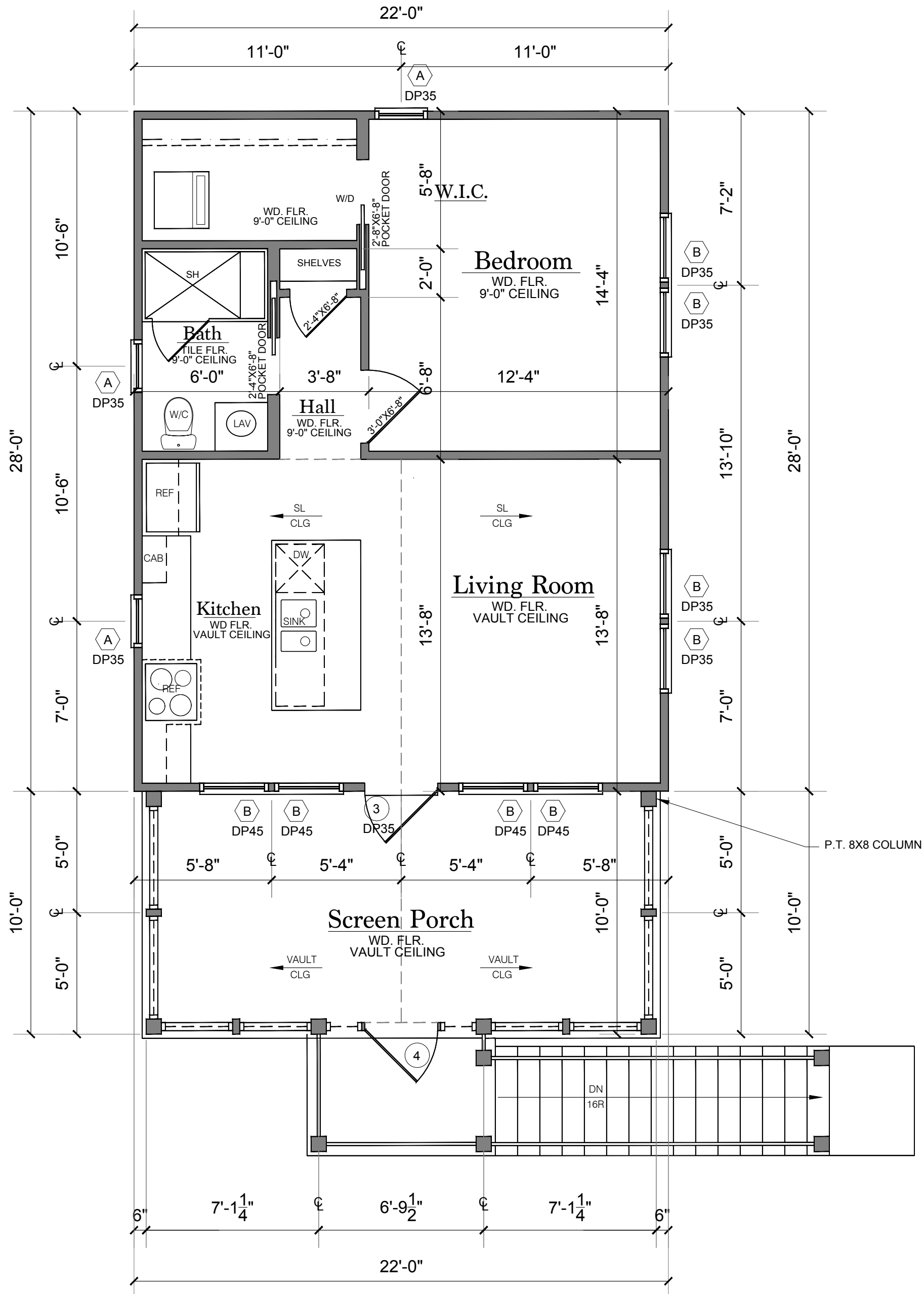
FOUNDATION PLAN

SHEET

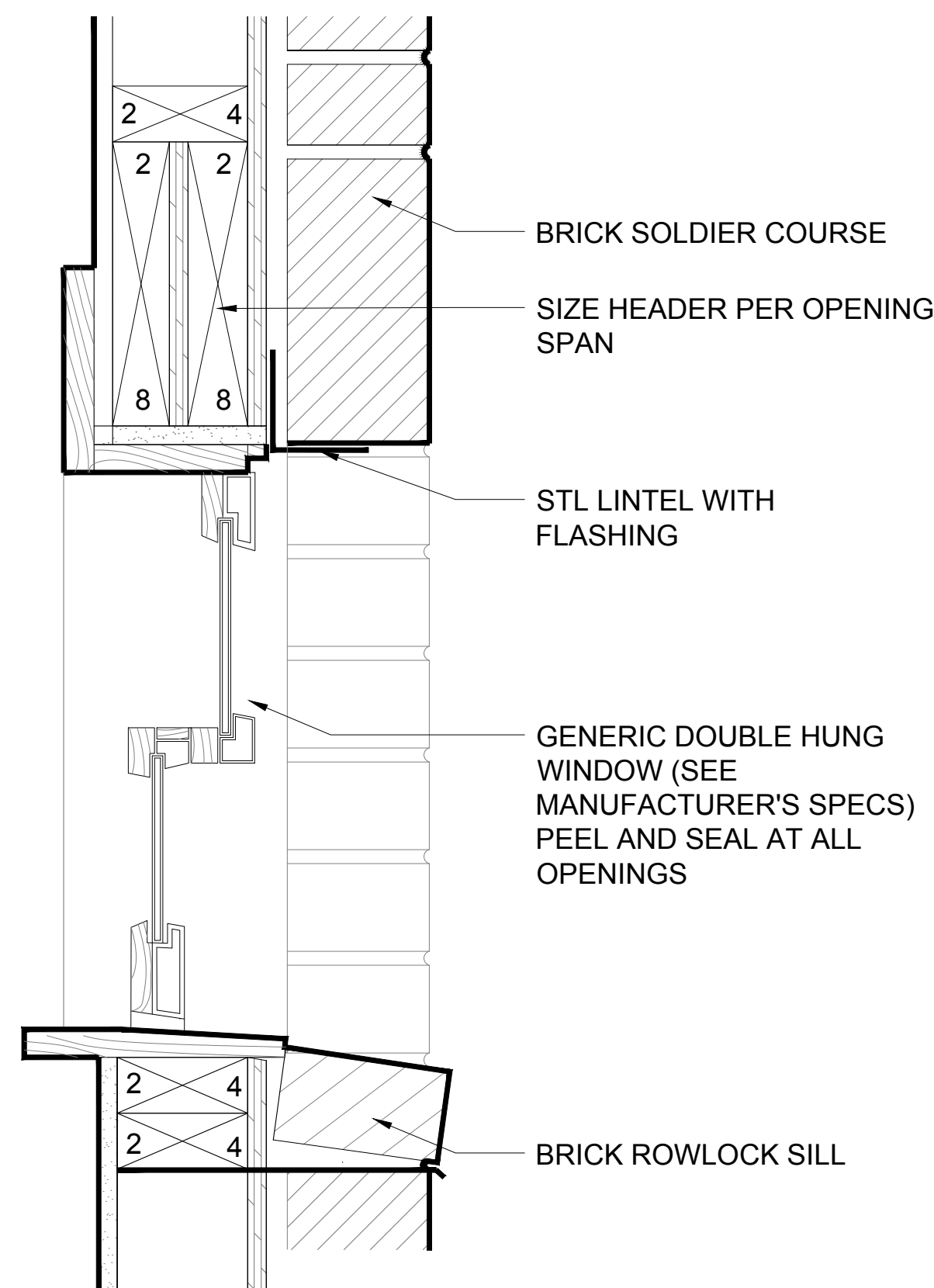
A1



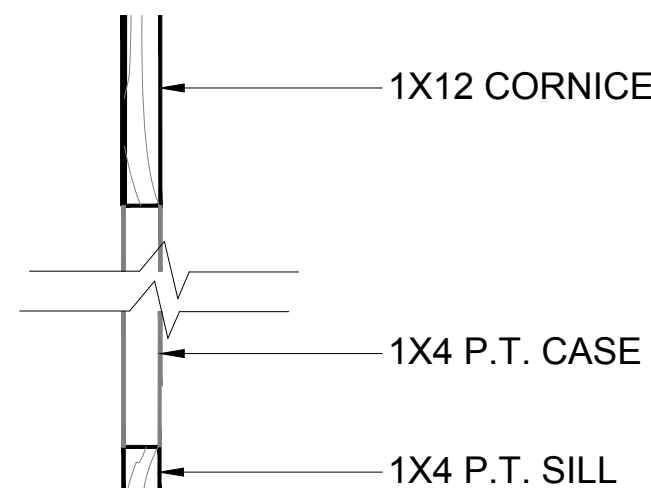
A GROUND FLOOR PLAN
A2 SCALE: 1/4"=1'-0"



B FIRST FLOOR PLAN
A2 SCALE: 1/4"=1'-0"



C WINDOW DETAIL @ BRICK
A2 SCALE: 3/8"=1'-0"



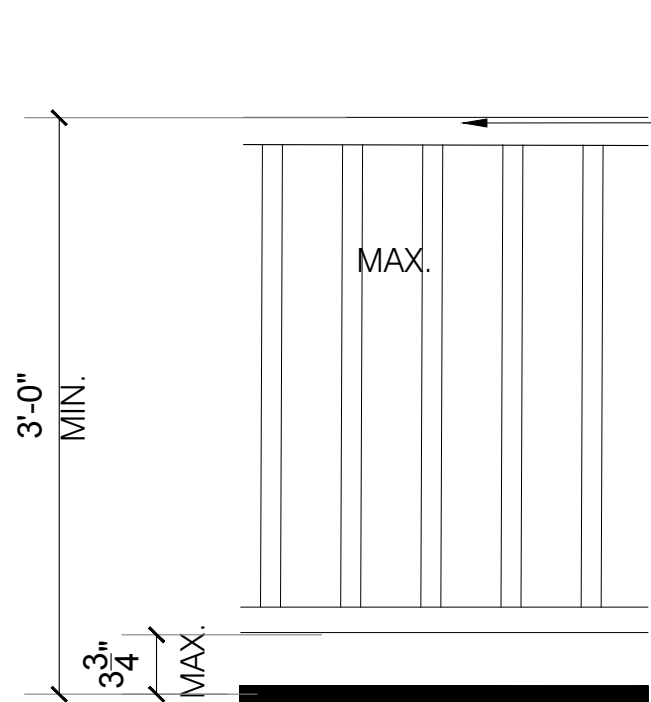
D WINDOW TRIM DETAIL @ SIDING
A2 SCALE: 3/8"=1'-0"

DOOR SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	3'-0" X 6'-8"	SOLID 4 PANEL, INSWING	-	
2	9'-0" X 7'-0"	OVERHEAD	-	
3	3'-0" X 7'-0"	HALF GLASS, OUTSWING	4	
4	3'-0" X 6'-8"	SCREEN DOOR, OUTSWING	-	

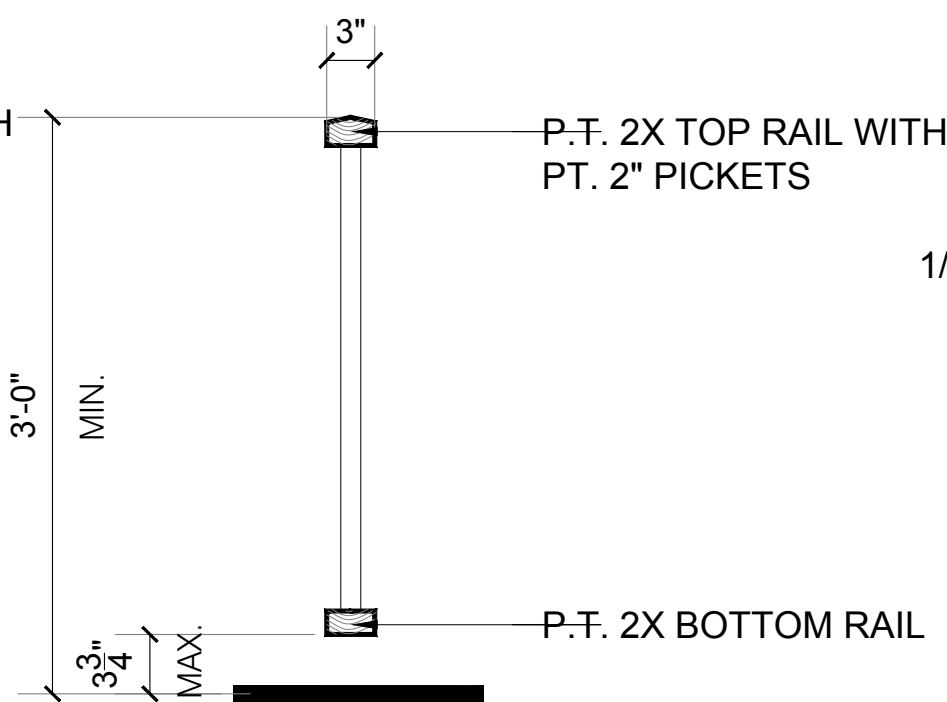
ALL GLASS TO BE IMPACT RESISTANT.

WINDOW SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	2'-2" X 3'-8"	DOUBLE HUNG	4/4	
B	2'-10" X 5'-0"	DOUBLE HUNG	4/4	EGRESS REQUIRED

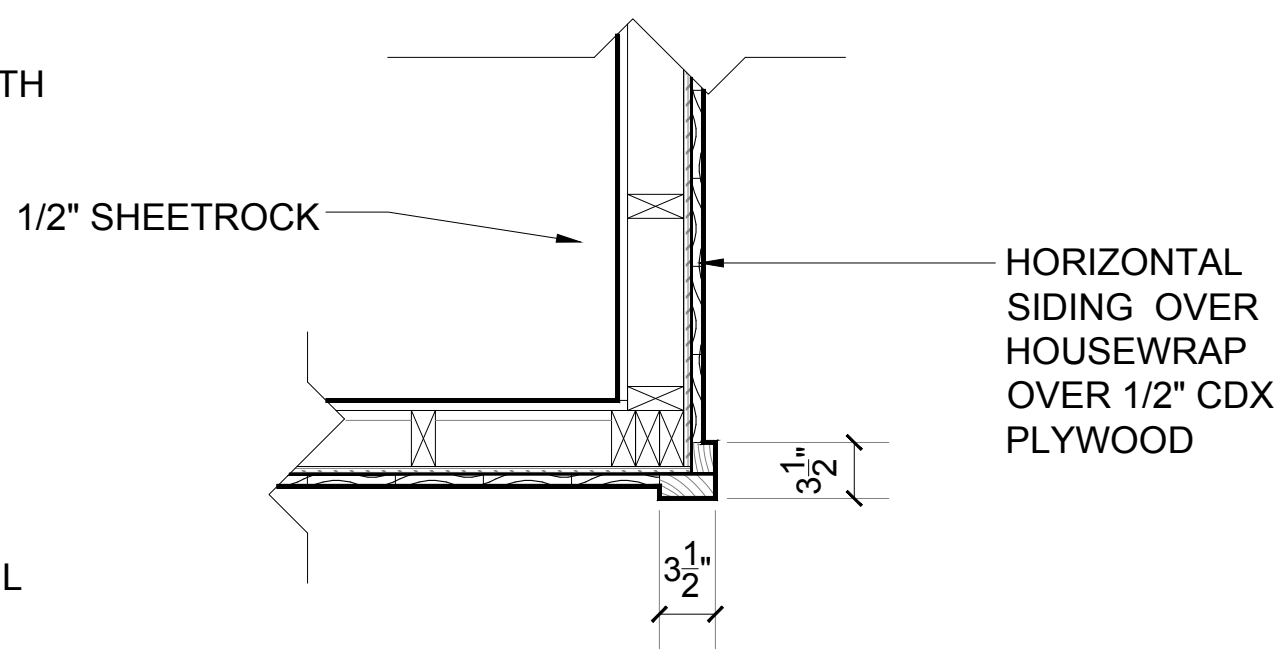
ALL WINDOWS ARE WOOD INTERIOR AND CLAD EXTERIOR.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER



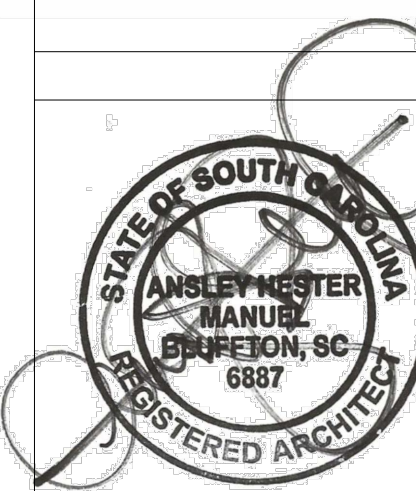
E GUARDRAIL ELEVATION
A2 SCALE: 1"=1'-0"



F GUARDRAIL DETAIL
A2 SCALE: 1"=1'-0"



G CORNER DETAIL
A2 SCALE: 1"=1'-0"



DATE :
8/12/24

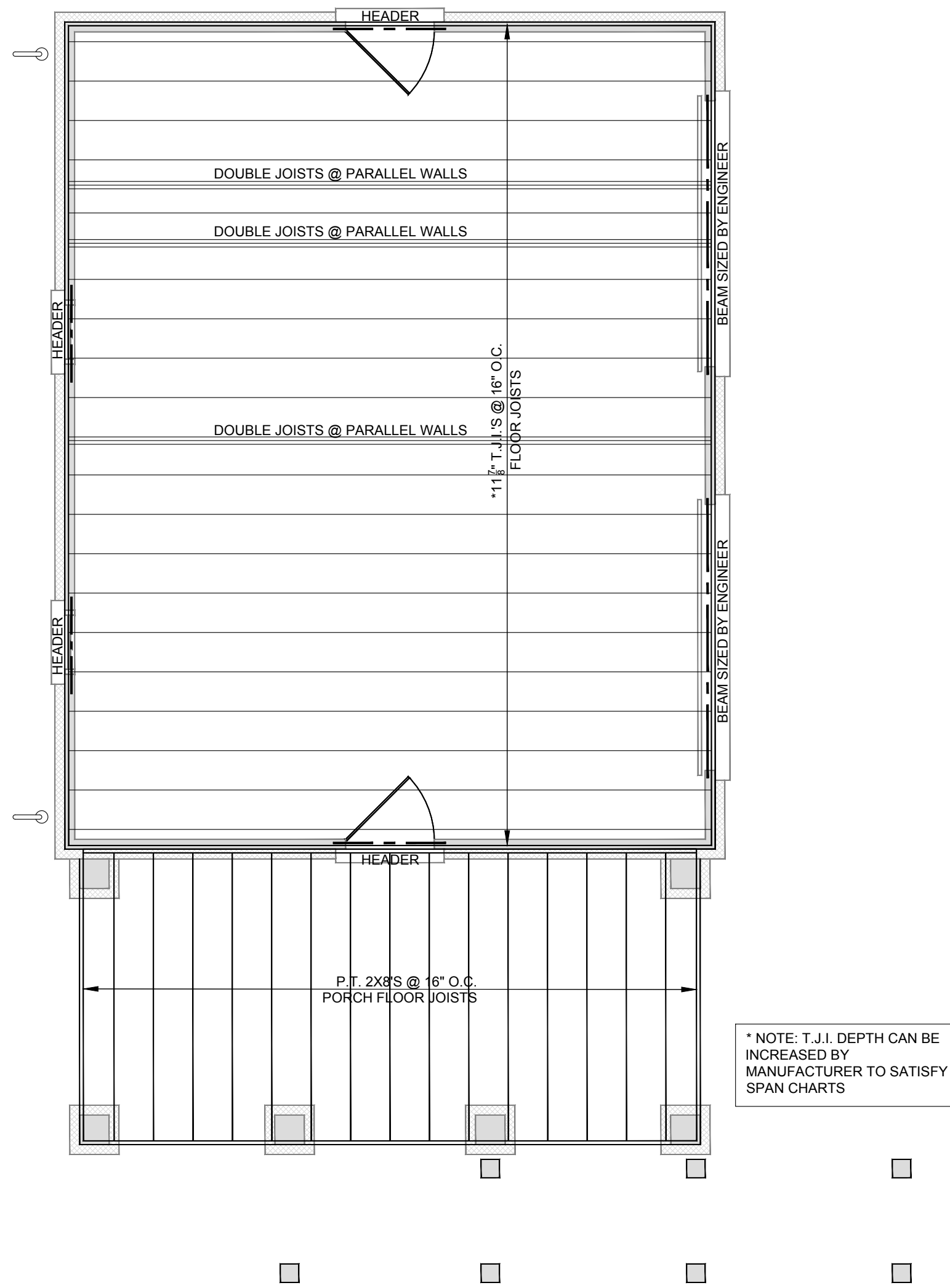
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

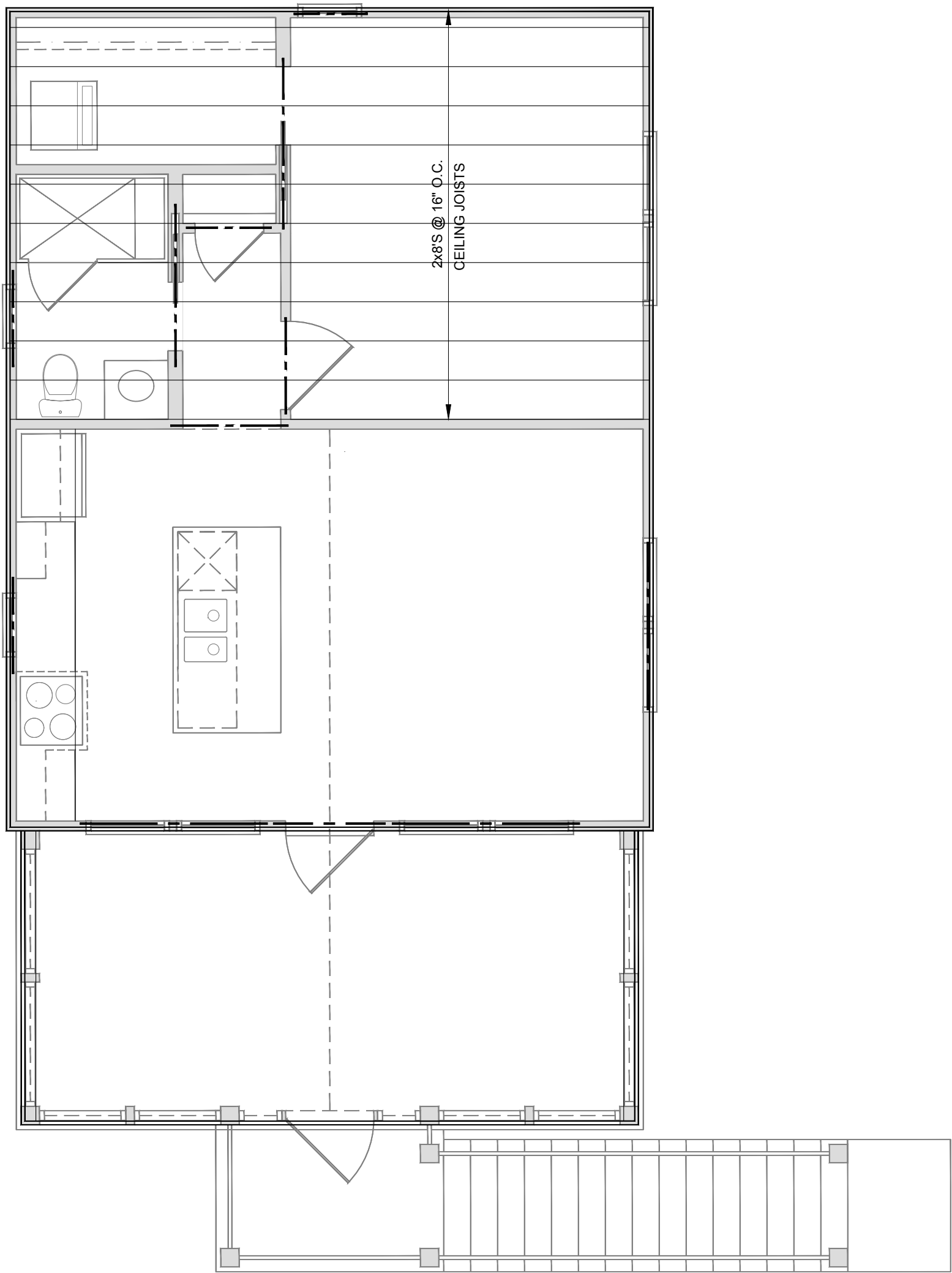
FLOOR PLANS, SCHEDULES & DETAILS

SHEET

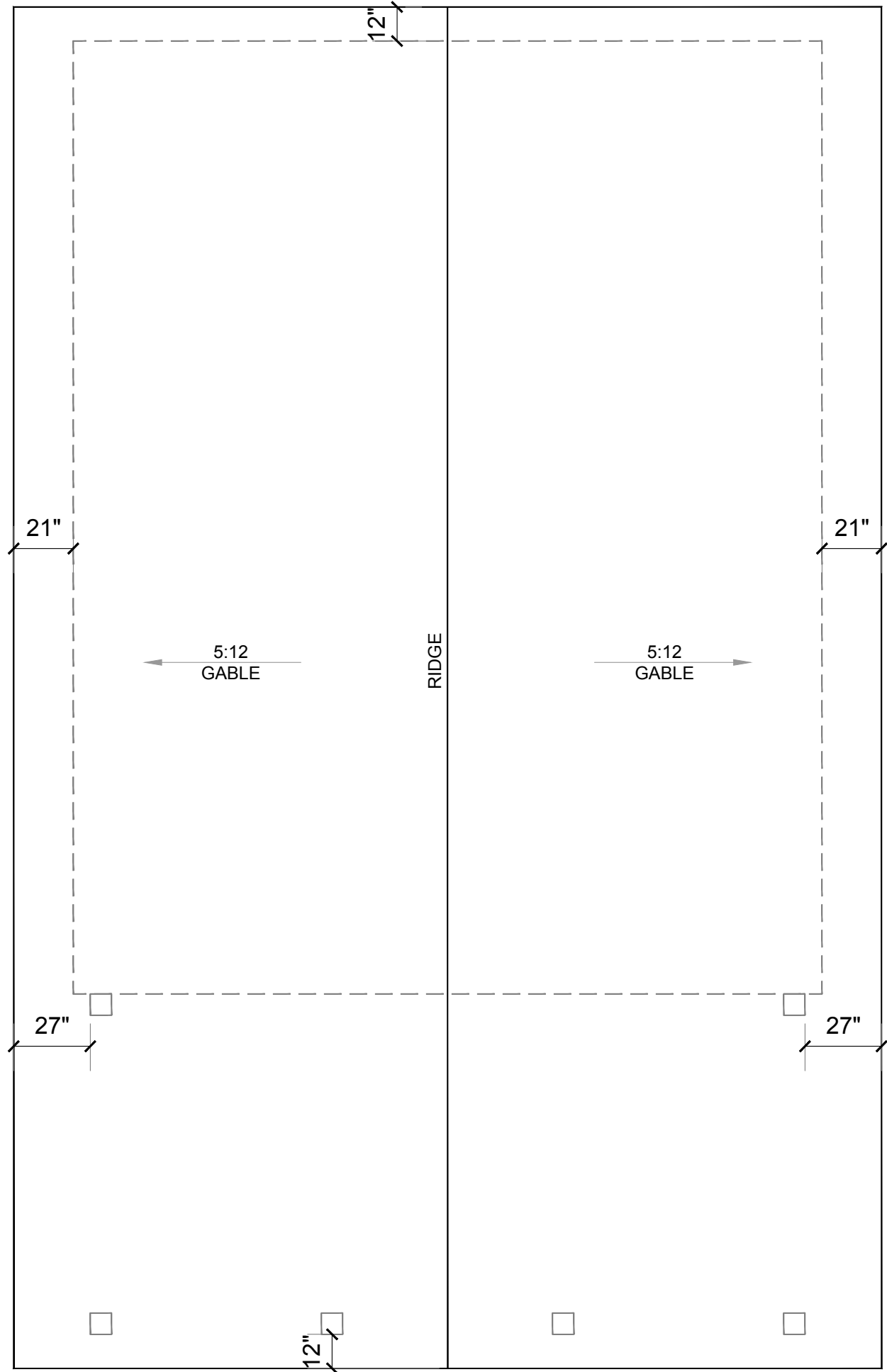
A2



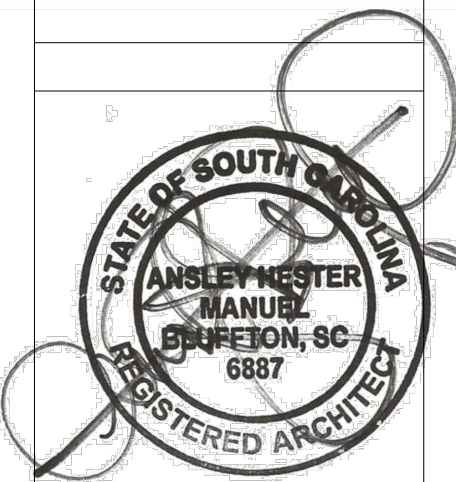
A
A3 PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



B
A3 FIRST FLOOR CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"



C
A3 ROOF PLAN
SCALE: 1/4"=1'-0"



DATE :
8/12/24

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

FRAMING AND ROOF PLANS

SHEET

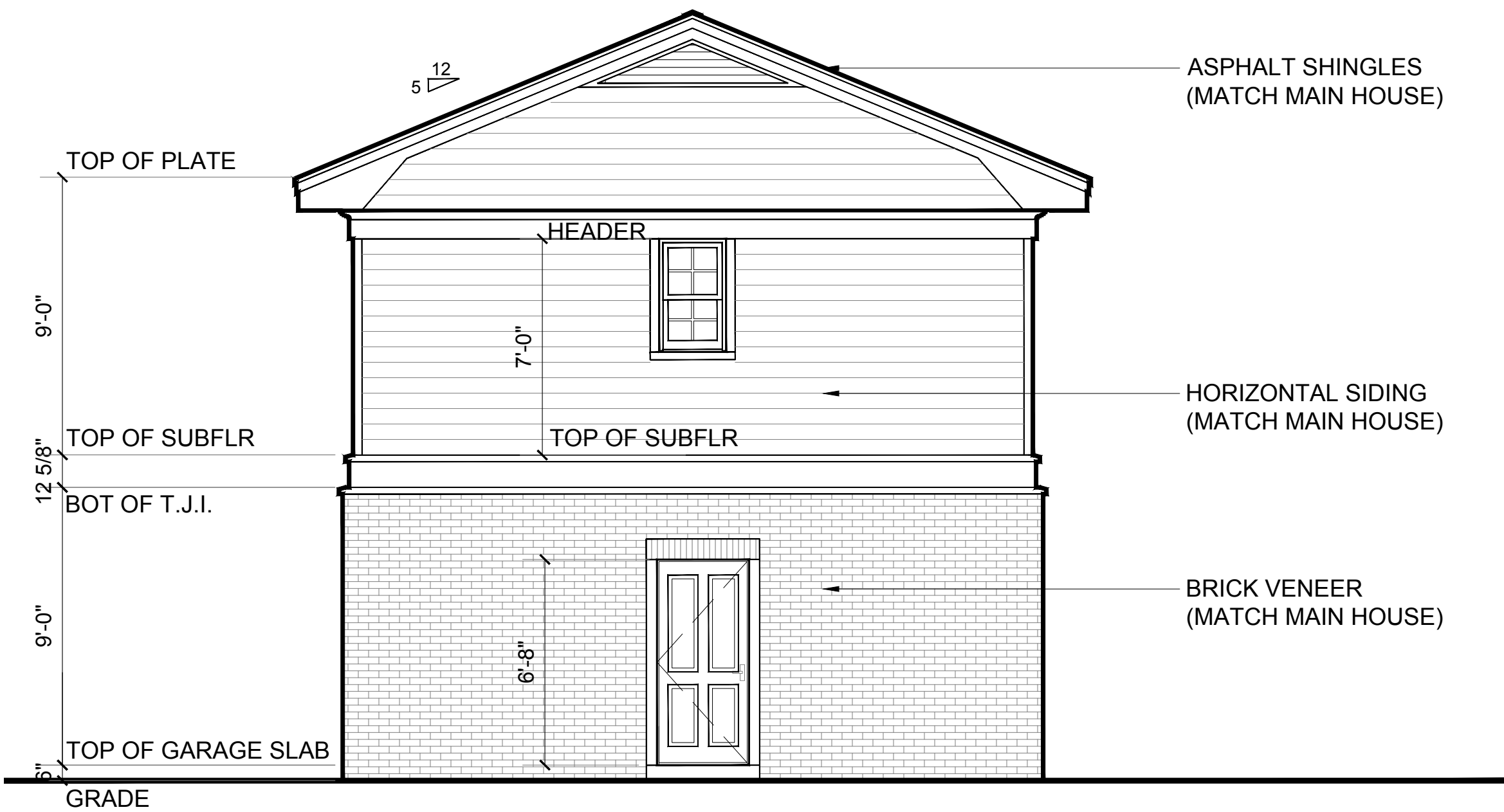
A3



A
A4 FRONT ELEVATION
SCALE: 1/4"=1'-0"



B
A4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



C
A4 EAST ELEVATION
SCALE: 1/4"=1'-0"



D
A4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



DATE :
8/12/24

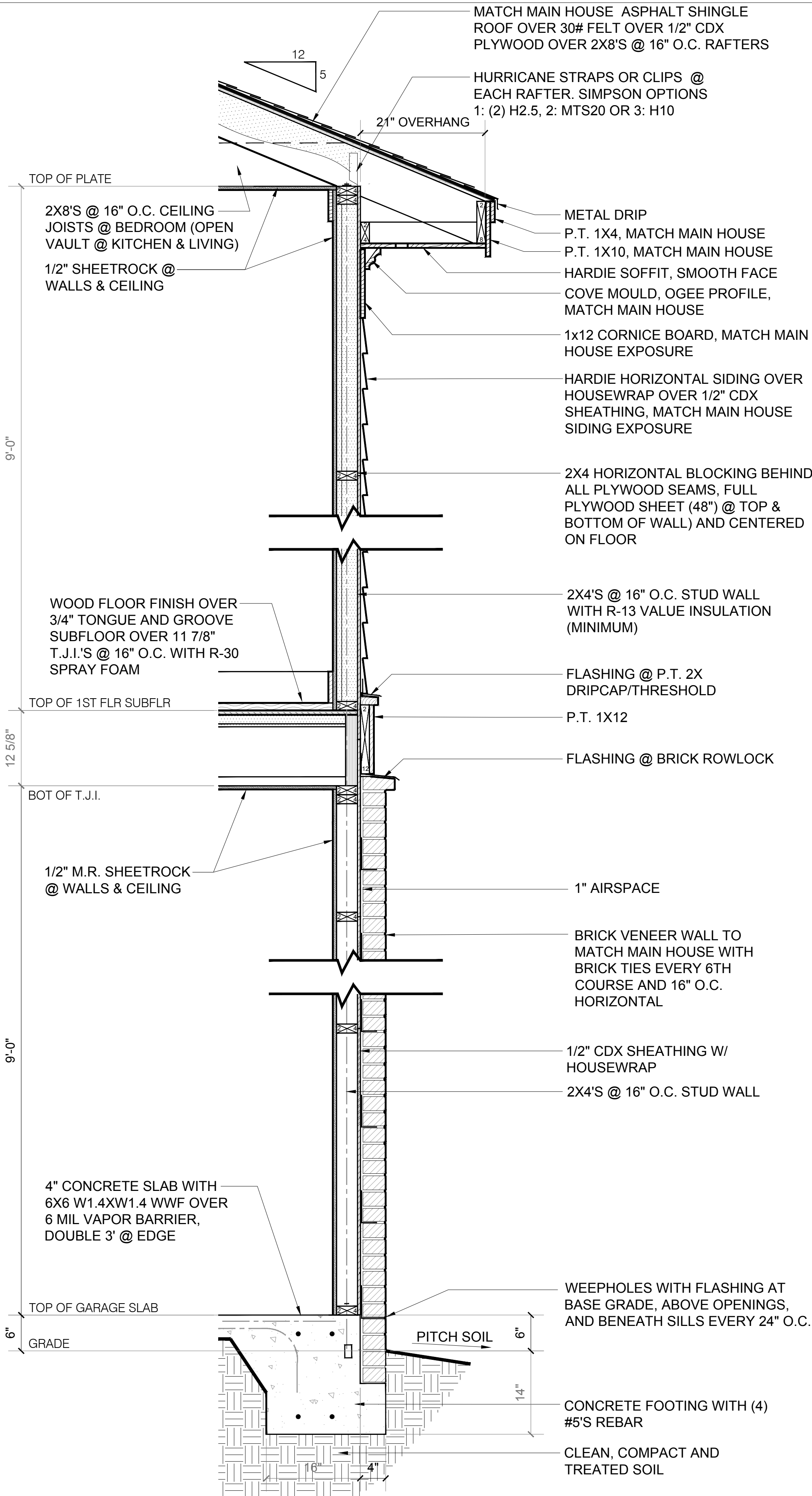
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

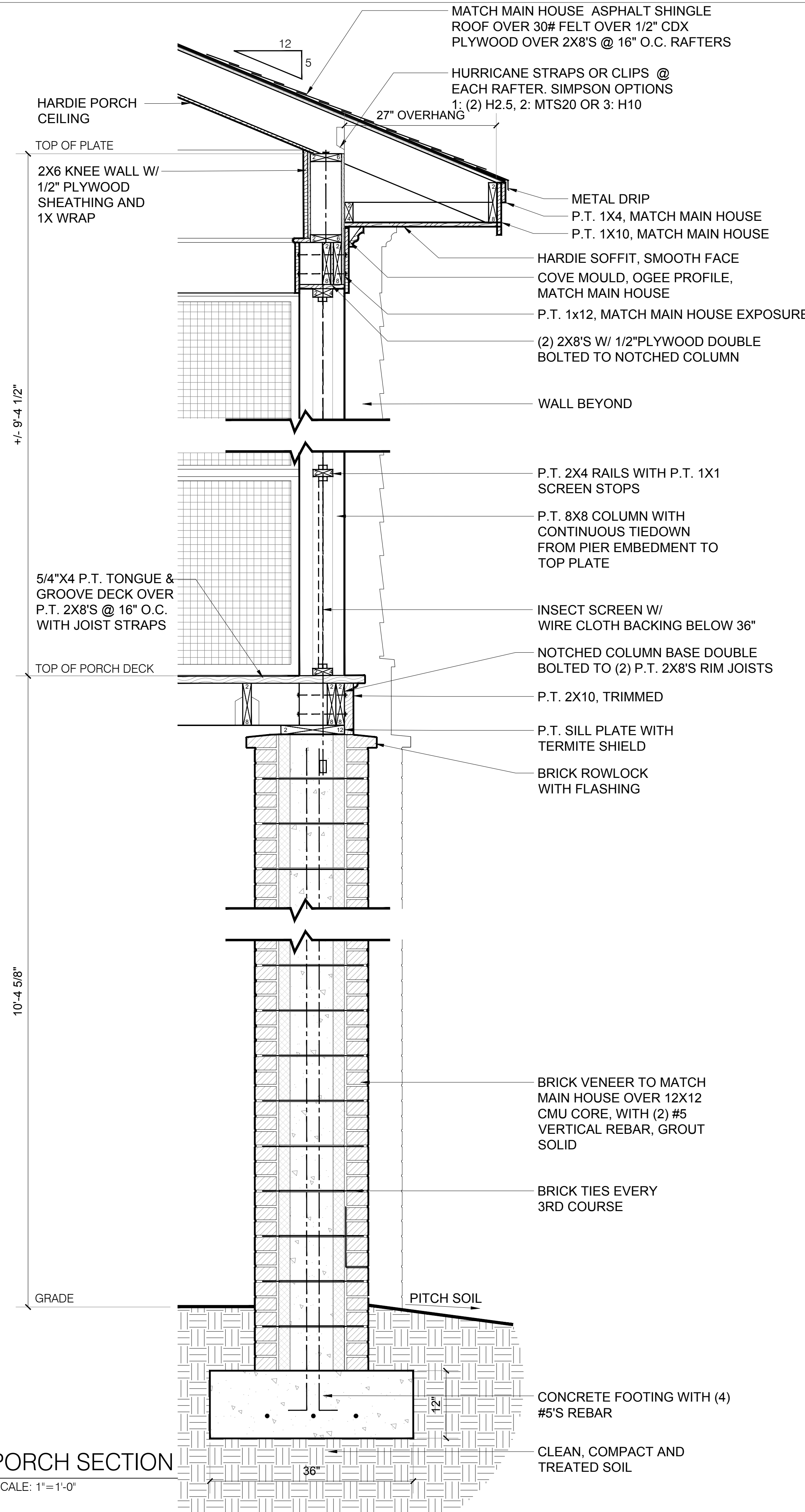
PROPOSED ELEVATIONS

SHEET

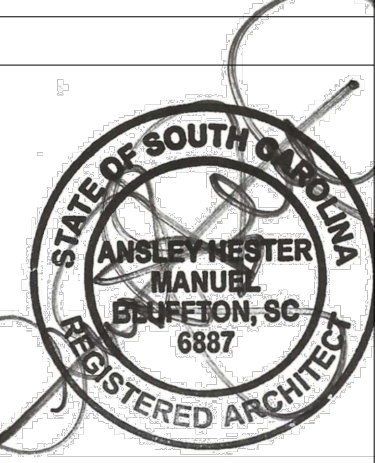
A4



A TYP. WALL SECTIONS
A5 SCALE: 1"=1'-0"



B PORCH SECTION
A5 SCALE: 1"=1'-0"



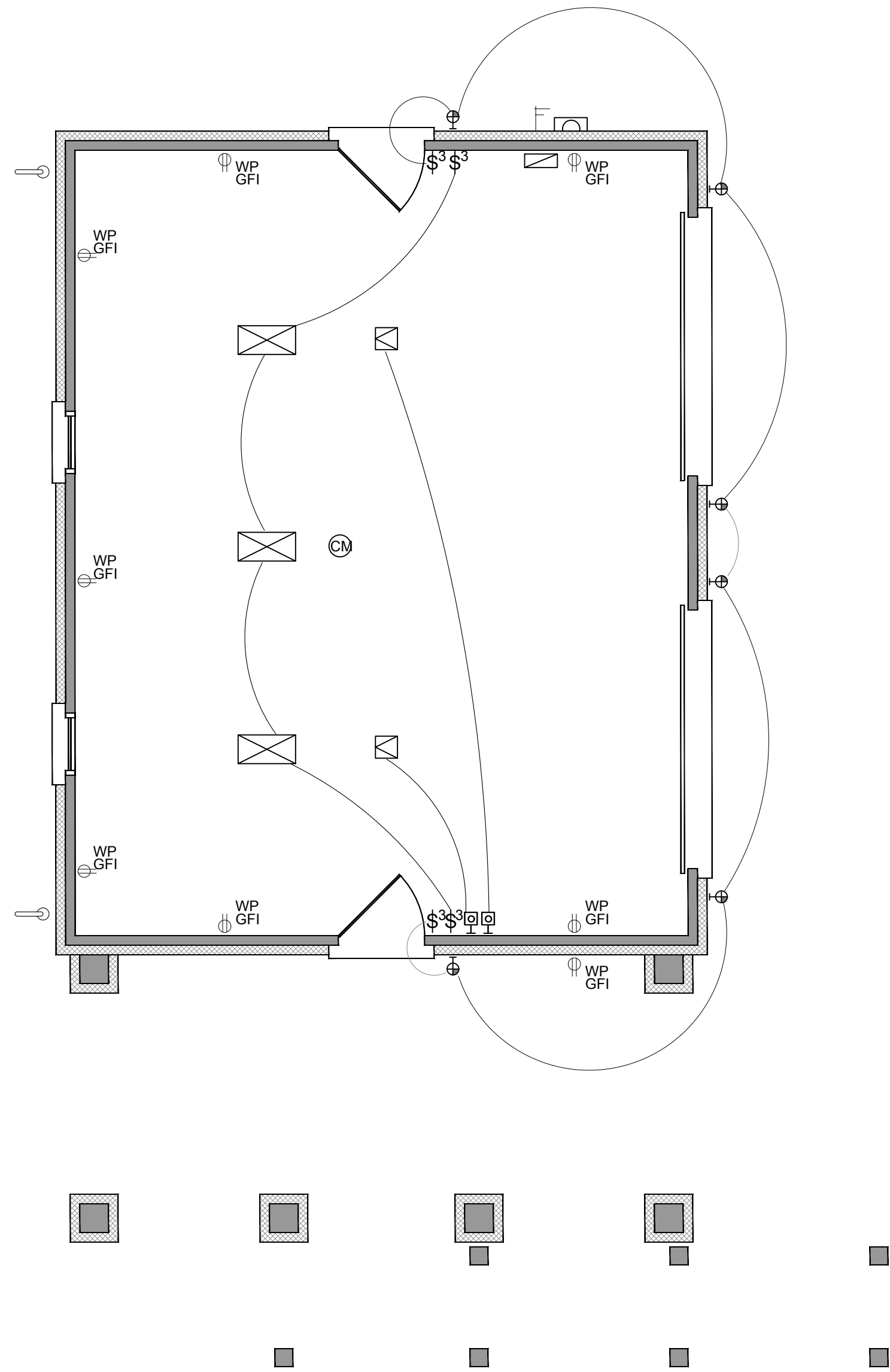
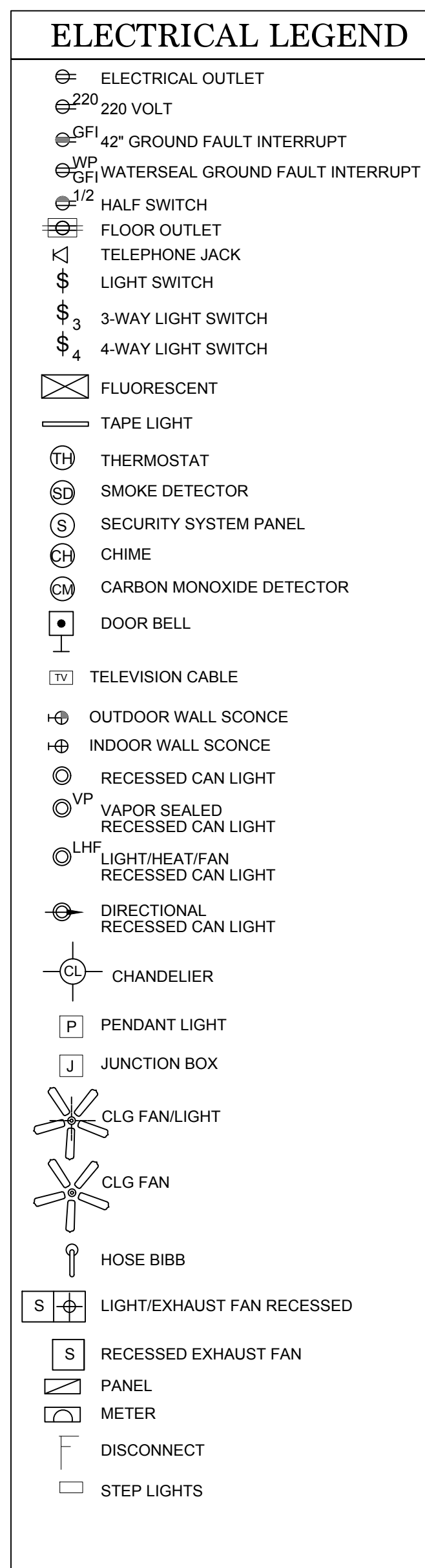
DATE :
8/12/24

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

SHEET
A5

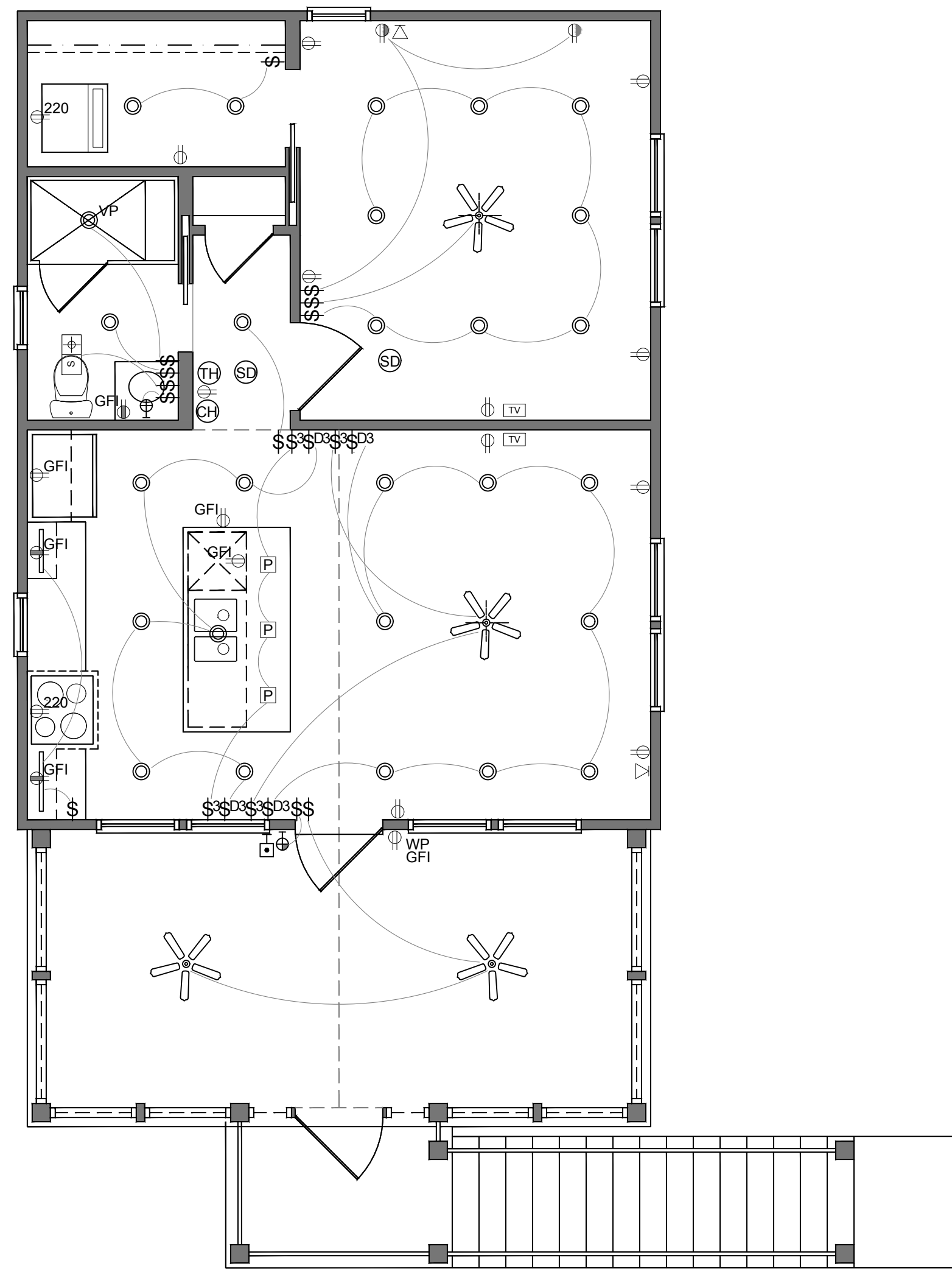
WALL & PORCH SECTIONS



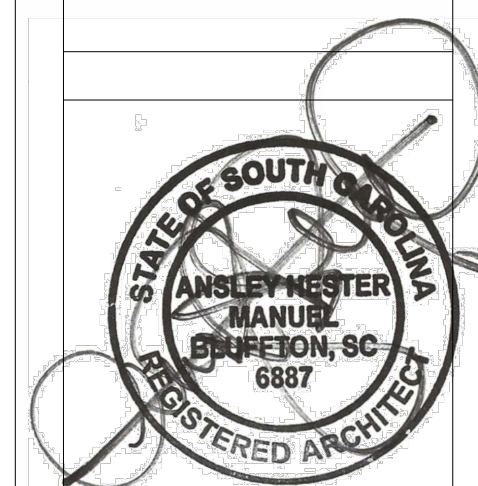
A
A6

GROUND ELECTRICAL FLOOR PLAN

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



B FIRST ELECTRICAL FLOOR PLAN
A6 SCALE: 1/4"=1'-0"



DATE :
8/12/24

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

CARRIAGE HOUSE FOR
CARL AND LYNDA STRONG
128 BRIDGE STREET
BLUFFTON, SC 29910

ELECTRICAL FLOOR PLANS

SHEET

A6