

PROJECT TITLE -
EXTERIOR RENOVATIONS FOR BRAD AND ALYSA CLARK

PHYSICAL ADDRESS -
35 C THOMAS HEYWARD 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 - AE

SOIL TYPE -
SEABROOK FINE SAND

SOIL LOAD BEARING PRESSURE -
1500 PSF

CONCRETE COMPRESSIVE STRENGTH -
TABLE R402.2

LIVE LOADS -
TABLE R301.5

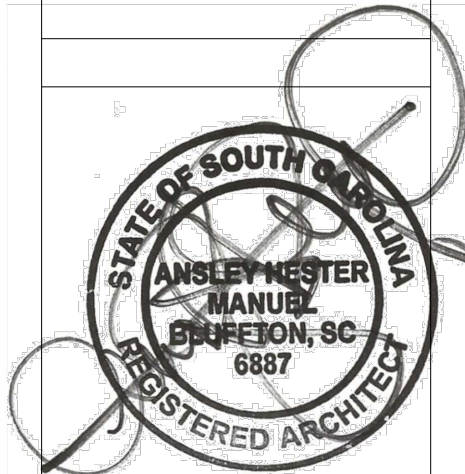
ROOF LOADS -
TABLE 301.6

BUILDING HEIGHT AND NUMBER OF STORIES -
AS EXISTING

SQUARE FOOTAGES -
AS EXISTING

STAIRS -
R311.7

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A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	EXISTING ELEVATIONS
A-4	PROPOSED ELEVATIONS



DATE :
4/16/24
4/25/24
5/2/24
6/27/24

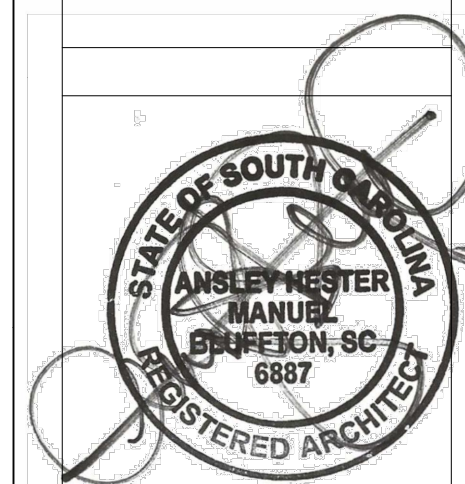
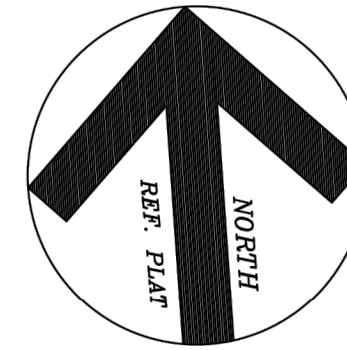
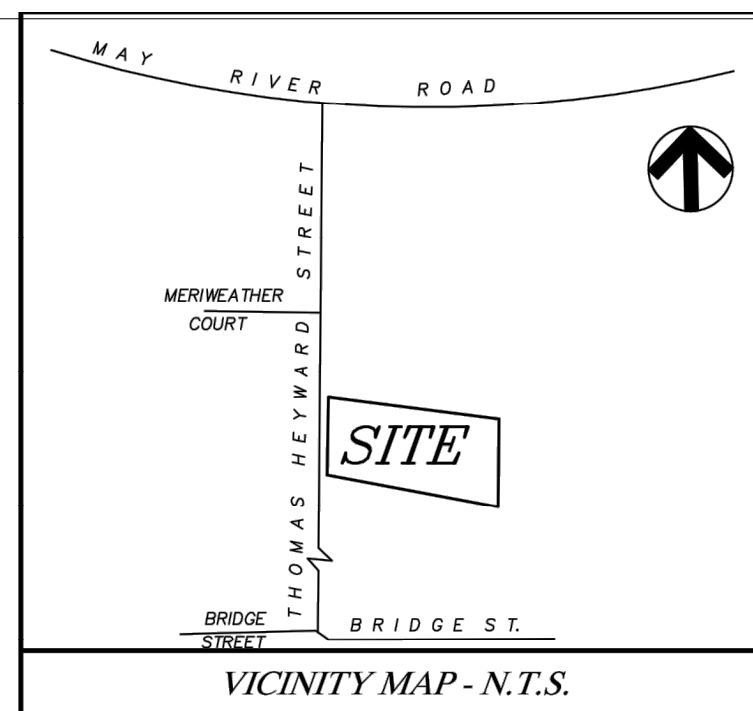
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

EXTERIOR RENOVATIONS FOR
BRAD AND ALYSA CLARK
35 C THOMAS HEYWARD STREET
BLUFFTON, SC 29910

CODE ANALYSIS AND INDEX

SHEET

C-1



NEIGHBORHOOD GENERAL BUILDING TYPE REQUIREMENTS:	FRONT BUILD- TO ZONE	LOT WIDTH	FRONTAGE REQUIREMENT	REAR SETBACK (FROM REAR PROPERTY LINE)	SIDE SETBACK (FROM SIDE PROPERTY LINE)	HEIGHT (# STORES)
CARRIAGE HOUSE (#23) H. MITCHELL, Sr. ALBERTHA MITCHELL B.3149 PAGE 337 B.135 PAGE 17AVE-WORK SIDEYARD 10 039-00A-215A	ONE CARRIAGE HOUSE MAY BE BUILT PER PRIMARY STRUCTURE AND MAY HAVE A MAXIMUM FOOTPRINT OF 800 SF. CARRIAGE HOUSES MUST BE LOCATED BEHIND THE PRIMARY STRUCTURE. SEE 5.15.8.F FOR A FULL DESCRIPTION OF THIS TYPE.			5'	5'	1-2
COMMERCIAL COTTAGE	10'-20'	50'-100'	N/A	25'	10'	1-2.5
BUNGALOW COURT	10'-20' (FOR FERMOST BUNGALOW)	60'-100'	N/A	25'	15'	1-1.5
COTTAGE	10'-20'	50'-60'	N/A	25'	10'	1-1.5
VILLAGE HOUSE	10'-15'	50'-65'	N/A	30'	15'	2-2.5
SIDEYARD HOUSE	10'-15'	50'-65'	N/A	30'	5'	2
VERNACULAR HOUSE	10'-20'	60'-100'	N/A	30'	15'	1.5
CENTER HALL HOUSE	15'-25'	70'-100'	N/A	30'	15'	2-2.5
CIVIC BUILDING	10'-35'	N/A	N/A	N/A	10'	2
ADDITIONAL BUILDING TYPES						
AS APPROVED BY THE ZOO ADMINISTRATOR OR BOARD/ COMMISSION WITH APPROVAL AUTHORITY OR AGREEMENT WITH ARTICLE 3 OF THIS ORDINANCE, ADDITION BUILDING TYPE MAY BE ALLOWED IN THE NEIGHBORHOOD GENERAL- HO ZONING DISTRICT. BUILDING TYPES NOT SPECIFICALLY LISTED SHALL BE REGULATED BY THE FOLLOWING GENERAL REQUIREMENTS:	15'-20'	50'-100'	N/A	25'	10'	1-2.5

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PROPOSED SITE PLAN

SHEET

C2



**COASTAL
SURVEYING CO., INC.**
49 RIVERWALK BLVD.
BUILDING 8
RIDGELAND, SC 2993
(843) 845-4448

" I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND 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. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN
S.C.R.L.S. No. 11,905

AN ASBUILT, TREE & TOPOGRAPHIC LAND SURVEY OF

LOT 2, UNIT 'C'
THOMAS HEYWARD STREET
A PORTION OF
OLD BLUFFTON

TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' SURVEYED BY: CS
DATE: 05/22/23 DRAWN BY: MR
JOB No.: 74,326A CHECKED BY: TW

<i>TBM</i> (PK NAIL)	
ELV.=23.09' M.S.L	
NGVD-'88	

THOMAS' HEYWARD STREET

 $30' R/W$

REFERENCE PLATS:

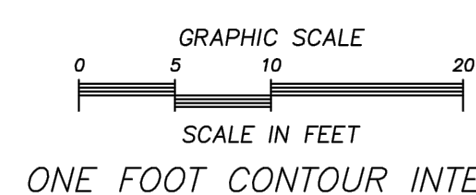
1) A BOUNDARY & DIVISION OF 0.73 ACRES,
ON HEYWARD STREET, TOWN OF BLUFFTON
By: T-SQUARE GROUP, INC.
DATED: 01/22/99
FILE: 99-016B
RECORDED AT: P.B.70 PAGE 67

1) A BOUNDARY & DIVISION OF 0.73 ACRES,
ON HEYWARD STREET, TOWN OF BLUFFTON
By: T-SQUARE GROUP, INC.
DATED: 04/11/02
FILE: 99-016BD
RECORDED AT: P.B.86 PAGE 56

NOTES :

NOTES :

1. THIS LOT LIES IN ZONE "AE", B.F.E.=9' PER F.I.R.M. PANEL 45013C 0426 G, COMMUNITY NO. 450251, EFFECTIVE: 03/23/21.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



BC	BLACK GUM
B.S.L	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CME	CONCRETE MONUMENT FOUND
ELECT. BOX	ELECTRIC BOX
GS	GROUND ELEVATION
HVAC	AIR HANDLER
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIN (OLD) FOUND
IPS	IRON PIN (NEW) SET
LO	LAUREL OAK
MAP	LIVE OAK
PLM	MAPLE
PN	PALMETO
PN	PINE
RO	RED OAK
TEL	TELEPHONE PEDESTAL
-X-	FENCE LINE

(#35 B)
SARA O'FARRELL DIENST
D.B.1065 PAGE 846
D.B.1748 PAGE 940
R610 039 00A 0260
(ADJOINING RESIDENCE)

(#35)
LOT 2
(UNIT 'C')

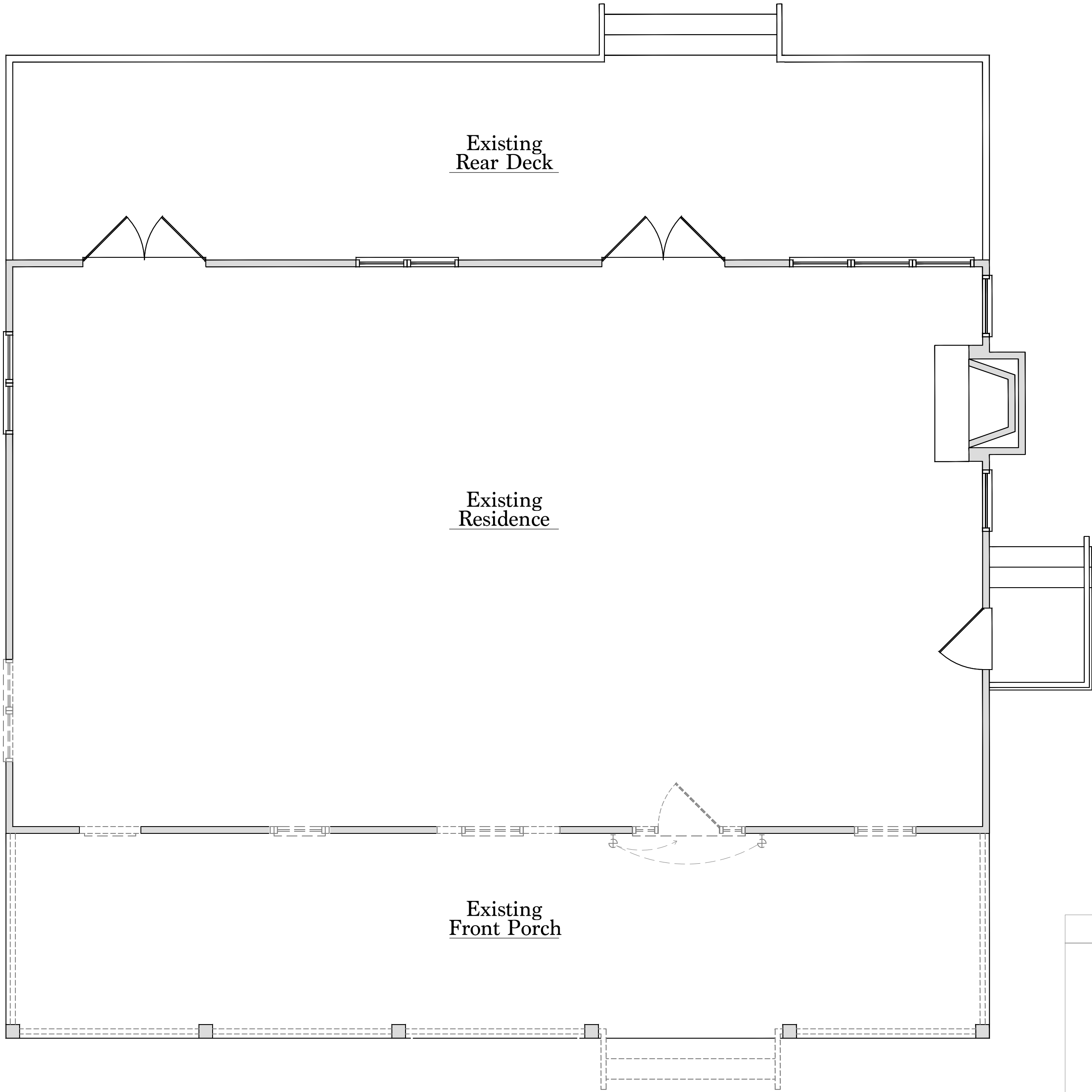
0.261 ACRES
(11,391 SF)
A.P.N. R610-039-00A-025

SINGLE STORY
EXISTING GARAGE
FLR. ELEV = 24.00

(#37)
ANNE L. COOKE
D.B.377 PAGE 198
R610 039 00A 220

(#26)
DONALD MITCHELL
D.B.2541 PAGE 1890
R610 039 00A 0217

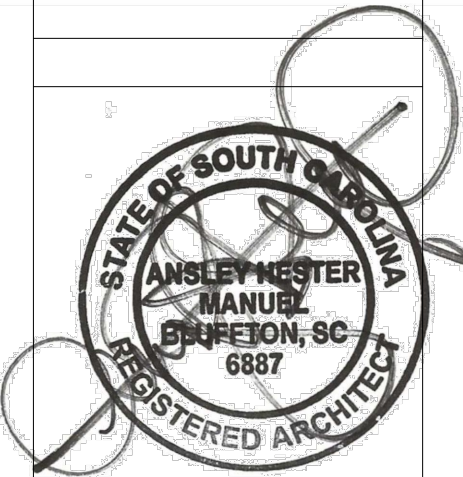
(#48)
LUCILLE M. JONES
D.B.4056 PAGE 326
R610 039 00A 021



A
A1

EXISTING FLOOR PLAN

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



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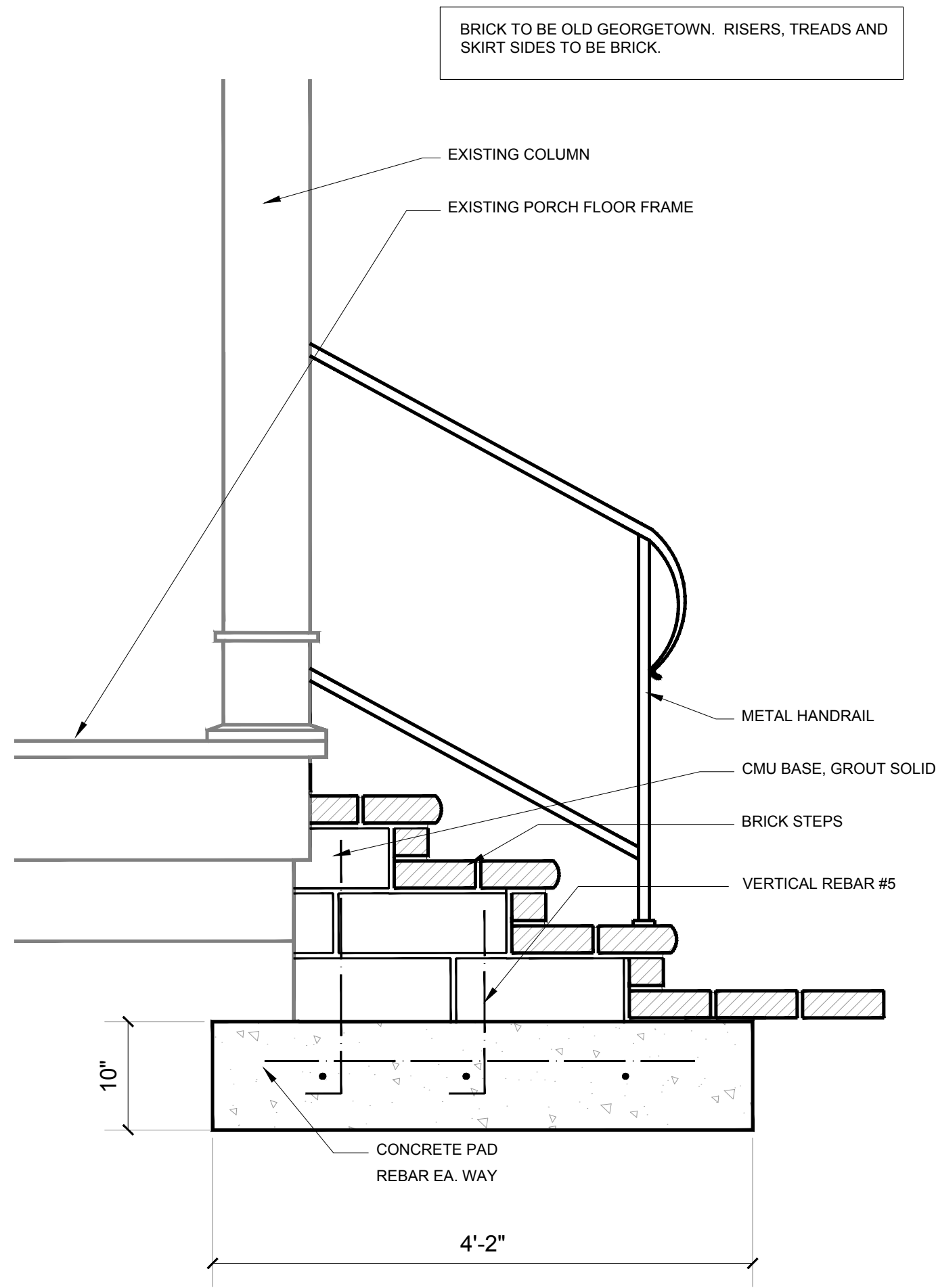
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SHEET

A1



B PROPOSED BRICK STAIRS
A2 SCALE: 1"=1'-0"

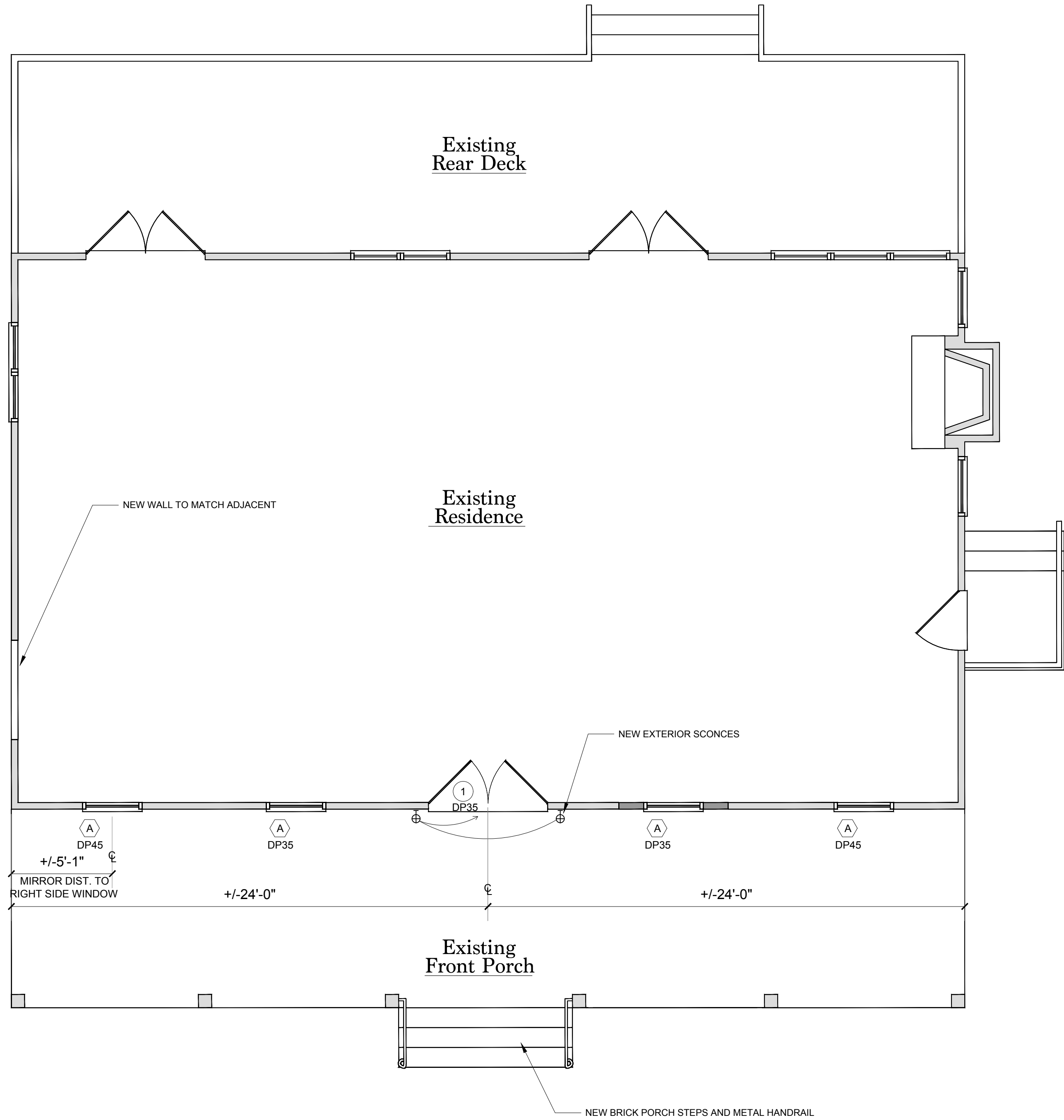
DOOR SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	72" X 96"	DOUBLE DOORS	6/6	CONSULT OWNER
			-	

ALL GLASS TO BE IMPACT RESISTANT.

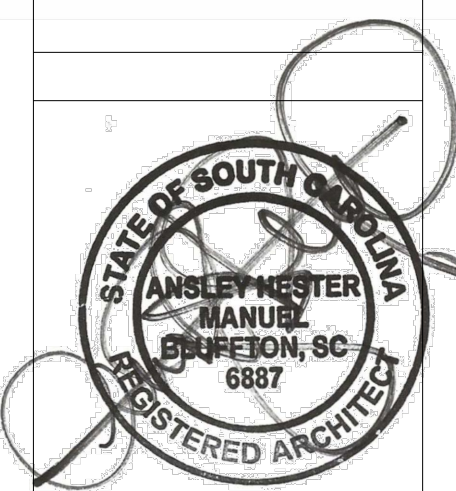
WINDOW SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	3'-0" X 4'-6"	SINGLE HUNG	2/2	

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

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



Wall Legend	
	EXISTING WALL
	REMOVE WALL
	PROPOSED WALL



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A2



A
A3 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



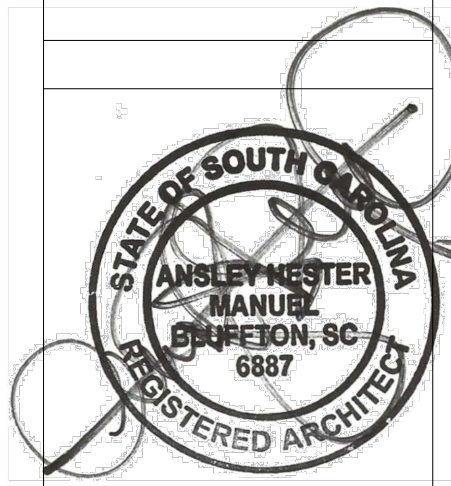
B
A3 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



C
A3 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



D
A3 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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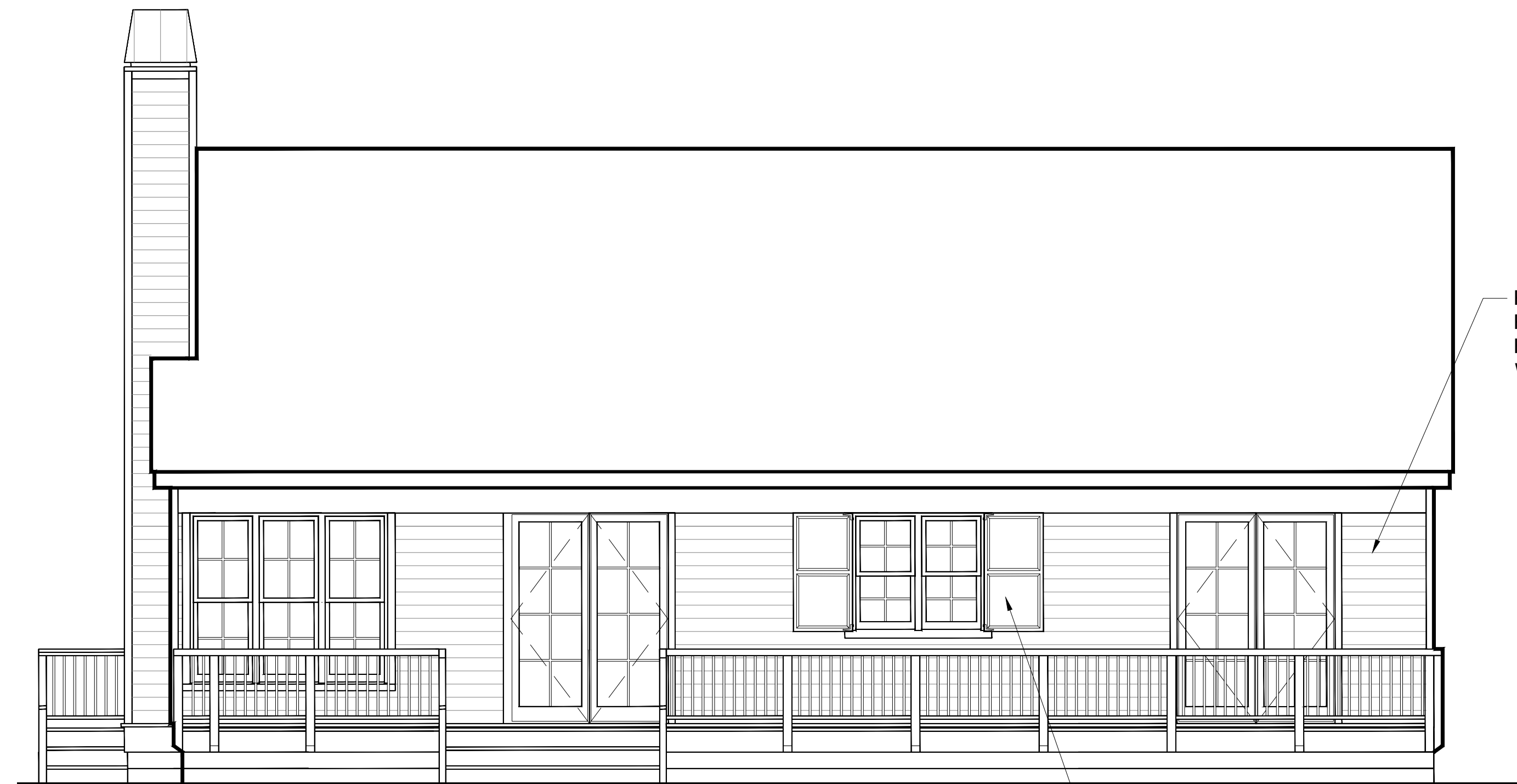
A3



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



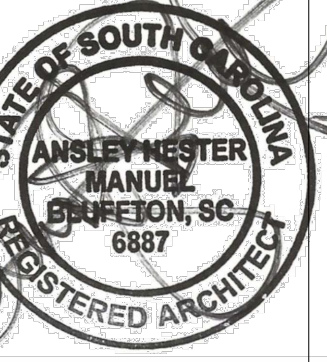
B
A4 PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"



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



D
A3 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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A4