Muskogee Crepe Myrtle

Live Oak

Foxtal Fern

Bottlebrush

Pink Sasanqua Camelia

14 LOK Removed - Need 2 for Mitigation
8 LOK Removed - Need 1 for Mitigation
10 LOK Removed - Need 1 for Mitigation
(4 Total Needed)
(2) 4" Cal. Live Oak 65 Gallon Provided (4" cal. counts for 2)
(4 Total Provided)

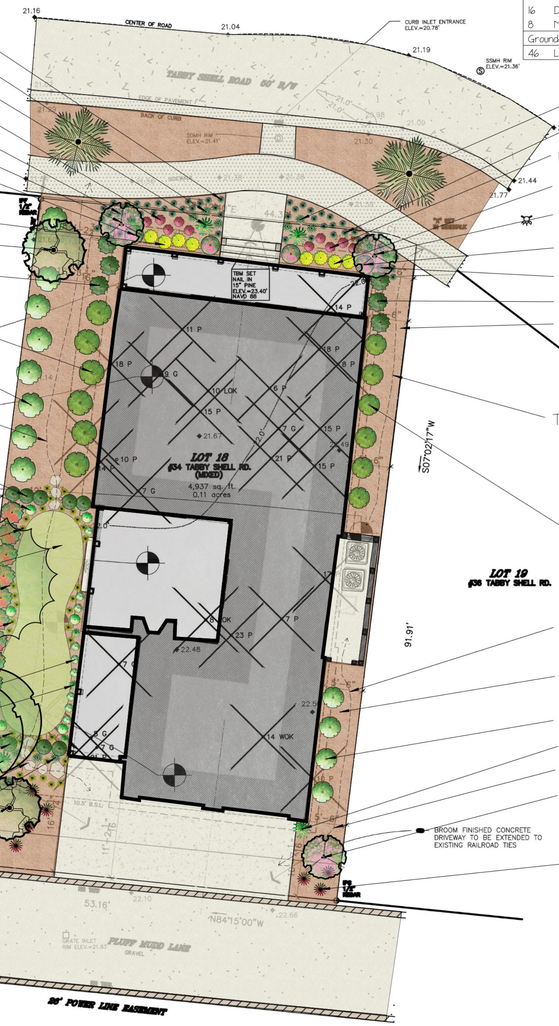
Additional Understory Trees Provided:
(3) 30 Gal 10' Tall 'Muskogee' Crepe Myrtle Trees

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Lagerstroemia indica	Crepe Myrtle, MUSKOGEE/ 030g	30 Gallon - 8-10' T x 3-4' W
2	Quercus virginiana	Oak, Live / 065 gal	65 Gallon - 15-15.5' T x 5-6' W
Shrubs			
7	Asparagus aethiopicus	Fern, FOXTAIL / 003g	3 Gallon - 12-18" T x 12-18" W
6	Buxus microphylla var. japonica	Boxwood, JAPANESE / 007g	7 Gallon - 24-30" T x 18-24" W
10	Callistemon citrinus	Bottlebrush, Red Cluster / 007g	7 Gallon - 30-40" T x 20-30" W
4	Camellia sasanqua	Camellia, SASANQUA Pink / 007g	7 Gallon - 30-40" T x 20-30" W
12	Illicium parviflorum	Anise parviflorum (YELLOW) / 007g	7 Gallon - 30-40" T x 20-30" W
10	Loropetalum chinese 'Cerise Charm'	Loropetalum, CERISE CHARM / 007G	7 Gallon - 20-30" T x 18-24" W
8	Ligustrum sinense 'Sunshine'	Ligustrum, Sunshine / 007 gal	7 Gallon - 24-36" T x 20-30" W
16	Podocarpus macrophyllus	Podocarpus / 007g	7 Gallon - 30-40" T x 20-30" W
16	Viburnum odoratissimum	Viburnum, Sweet / 007g	7 Gallon - 24-36" T x 20-30" W
9	Viburnum obovatum 'Mrs. Schiller's Delight'	Viburnum, Mrs Schillers / 007g	7 Gallon - 24-30" T x 18-24" W
Ornamental Grasses			
34	Carex oshimensis	Grass, Carex EVERILLO/ 001 gal	1 Gallon - 9-12" T x 6-9" W
16	Dianella caerulea	Dianella, Flax Lily / 00lg	1 Gallon - 9-12" T x 6-9" W
8	Muhlenbergia capillaris	Grass, Muhly PINK / 3g	3 Gallon - 12-18" T x 12-18" W
Groundcovers			
46	Liriope muscari	Liriope, Super Blue / 00lg	1 Gallon - 9-12" T x 6-9" W

Sky Pencil Holly

23 Liriope, Super Blue / 00lg
3 Dianella, Flax Lily / 00lg
2 Fern, FOXTAIL / 003g
5 Loropetalum, CERISE CHARM / 007G
3 Dianella, Flax Lily / 00lg
1 Crepe Myrtle, MUSKOGEE/ 030g
2 Camellia, SASANQUA Pink / 007g

4 Ligustrum, Sunshine / 007 gal
1 Oak, Live / 065 gal
3 Podocarpus / 007g
6 Anise parviflorum (YELLOW) / 007g
8 Viburnum, Sweet / 007g



3 Dianella, Flax Lily / 00lg
23 Liriope, Super Blue / 00lg
5 Loropetalum, CERISE CHARM / 007G
4 Ligustrum, Sunshine / 007 gal
1 Crepe Myrtle, MUSKOGEE/ 030g
2 Camellia, SASANQUA Pink / 007g
3 Dianella, Flax Lily / 00lg
3 Podocarpus / 007g
Pine Straw Mulch

Trash Can Service Access

6 Anise parviflorum (YELLOW) / 007g

Trash Can Service Access
Pine Straw Mulch
4 Viburnum, Sweet / 007g
1 Fern, FOXTAIL / 003g
Trash Can Service Access
1 Crepe Myrtle, MUSKOGEE/ 030g
3 Grass, Muhly PINK / 3g

FRONT COVERED PORCH
FINISHED FRONT COVERED PORCH FLOOR
24.50' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

FIRST FLOOR
FINISHED FIRST FLOOR
24.75' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

SERVICE YARD
FINISHED SERVICE YARD FLOOR
22.75' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

SCREENED PORCH
FINISHED SCREENED PORCH FLOOR
24.50' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

PATIO
FINISHED PATIO FLOOR
22.75' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

GARAGE
FINISHED GARAGE FLOOR
22.75' M.S.L. - N.A.V.D. 88
(VERIFY FINAL HEIGHT WITH OWNER SELECTED FINISH MATERIAL)

Trash Can Service Access
5 Podocarpus / 007g
6 Boxwood, JAPANESE / 007g
11 Grass, Carex EVERILLO/ 001 gal
(254 SF) Empire Zoysia Sod
Pine Straw Mulch
10 Grass, Carex EVERILLO/ 001 gal
10 Bottlebrush, Red Cluster / 007g
9 Viburnum, Mrs Schillers / 007g
3 Fern, FOXTAIL / 003g
13 Grass, Carex EVERILLO/ 001 gal
5 Podocarpus / 007g
1 Fern, FOXTAIL / 003g
Stepping Stones (Optional, Not Included)
4 Viburnum, Sweet / 007g
4 Dianella, Flax Lily / 00lg
1 Oak, Live / 065 gal
5 Grass, Muhly PINK / 3g

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
- WATER LATERAL
- WATER METER
- 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

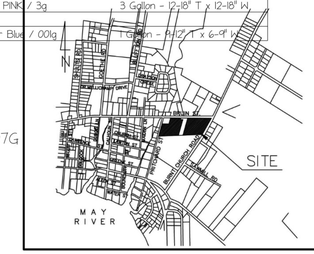
TREE LEGEND
WHIOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY

Anise

Cerise Charm Loropetalum

0 5 10 20
SCALE IN FEET

N



LOCATION MAP NOT TO SCALE

SEE DRAINAGE PLAN FOR ADDITIONAL ELEVATION POINTS

Sunshine Ligustrum

Podocarpus

Sweet Viburnum

Pink Muhly Grass

Schillers Viburnums

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	8.47'	25.00	8.43	N74°30'02"W	19°25'17"

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. 14-243TR

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

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SEA ISLAND CONSTRUCTION GROUP

A TREE & TOPOGRAPHIC SURVEY OF LOT 18 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS DEVELOPMENT SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST 614., MAP 37, PARCEL 358

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
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 112 AT PAGE 133

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: APRIL 10, 2022

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED V.35 = 138 MPH
EXPOSURE CATEGORY "B"

FLOOD ZONE PER SURVEY

MINIMUM F.F.F. PER SURVEY

ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29

GENERAL PROJECT NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL AND DESIGN SCOPE OF SERVICES

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

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 ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

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 DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT

Carex Everillo

Dianella

Super Blue Liriope

DRIVEWAY

DRIVEWAY AND SIDEWALK TO BE BROOM FINISHED CONCRETE WITH STANDARD EXPANSION JOINTS

REQUIRED FILL DIRT

THIS SITE WILL REQUIRE FILL DIRT UNDER MAIN STRUCTURE TO BRING EXISTING GRADE UP TO ALLOW FOR DRAINAGE

FINAL ELEVATIONS

REFER TO CERTIFIED DRAINAGE PLAN FOR ALL FINAL FLOOR AND GRADING ELEVATION VERIFY WITH MASTER DRAWING SET PRIOR TO CONSTRUCTION

SITE DRAINAGE

SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT

VERIFY TREE REMOVAL WITH DRAINAGE PLAN

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS

SOIL BEARING

SOIL BEARING PRESSURE ASSUMED AT 2,500 P.S.F. OWNER OR CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION SETTLEMENT AND HOLD THE DESIGN TEAM AND STRUCTURAL ENGINEER HARMLESS

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS & SOIL PREPARATION REQUIREMENTS.

THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.

IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED SOUTH CAROLINA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY

ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE

FINISH ELEVATIONS

NOTE THAT FINISHED ELEVATIONS DO NOT STATE FINISHED HEIGHT OF CONCRETE UNDER BRICK FINISHES

VERIFY BRICK TYPE AND SIZE PRIOR TO SETTING FINAL HEIGHT OF PORCHES PORTICOS PATIOS AND DRIVEWAYS

SAWYER
ENVISION • DESIGN • BUILD

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No	Date	Description

TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW

34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON

SUNSHINE HARDSCAPE
LANDSCAPE & NURSERY

TABBY HOUSE
34 Tabby Shell Rd
Bluffton SC

SITE PLAN 24 x 36

A.R.B. REVIEW

THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF SAWYER DESIGN STUDIO, L.L.C. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT SAWYER DESIGN STUDIO, L.L.C. WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR SHOULD BE IMPLIED FROM DELIVERED OR PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DRAWINGS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL FEES OTHERWISE DUE TO SAWYER DESIGN STUDIO, L.L.C. AND, IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY REPRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

SCALE 1" = 10'-0"
DRAWN BY Jennifer Rousey
CHECKED BY

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TABBY HOUSE 22 - 018
02.08.2024
SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON
REV

L - 100
02 - 14 SINGLE USE ONLY

SITE PLAN
SCALE: 1" = 10'-0"
L - 100 - 1

0 1' 4' 8' 16'