

PROJECT TITLE -  
ADDITIONS AND RENOVATIONS TO THE BETH MCHUGH RESIDENCE

PHYSICAL ADDRESS -  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

BUILDING DEPARTMENT -  
TOWN OF BLUFFTON

APPLICABLE CODE -  
2021 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION -  
RESIDENTIAL GROUP R-3

WIND SPEED RANGE -  
130-139 MPH

EXPOSURE - D

SEISMIC ZONE - C

FLOOD ZONE - X AND AE

SOIL TYPE -  
SEABROOK FINE SAND

SOIL LOAD BEARING PRESSURE -  
1500 PSF

CONCRETE COMPRESSIVE STRENGTH -  
TABLE R402.2

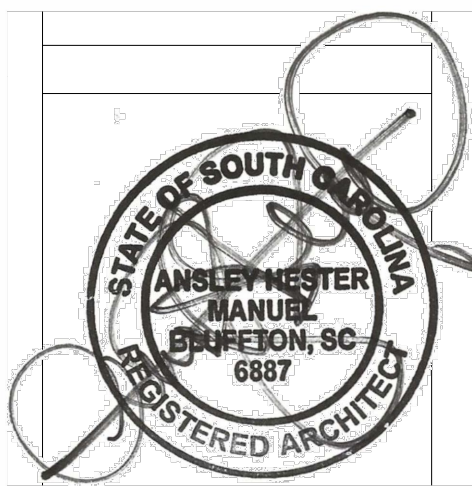
LIVE LOADS -  
TABLE R301.5

ROOF LOADS -  
TABLE 301.6

BUILDING HEIGHT AND NUMBER OF STORIES -  
33'-3", 2 1/2 STORY

SQUARE FOOTAGES -  
EXISTING UNHEATED GROUND FLOOR - 471 SQ. FT.  
EXISTING HEATED FIRST FLOOR - 762 SQ.FT.  
EXISTING HEATED SECOND FLOOR - 762 SQ.FT.  
EXISTING TOTAL HEATED - 1524 SQ.FT.

PROPOSED UNHEATED GROUND FLOOR ADDITION - 530 SQ.FT.  
PROPOSED HEATED FIRST FLOOR ADDITION - 530 SQ.FT.  
PROPOSED HEATED SECOND FLOOR ADDITION - 61 SQ. FT.  
PROPOSED TOTAL HEATED ADDITION - 591 SQ.FT.



|          |  |  |  |
|----------|--|--|--|
| DATE :   |  |  |  |
| 11/20/24 |  |  |  |

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

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BETH MCHUGH RESIDENCE  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

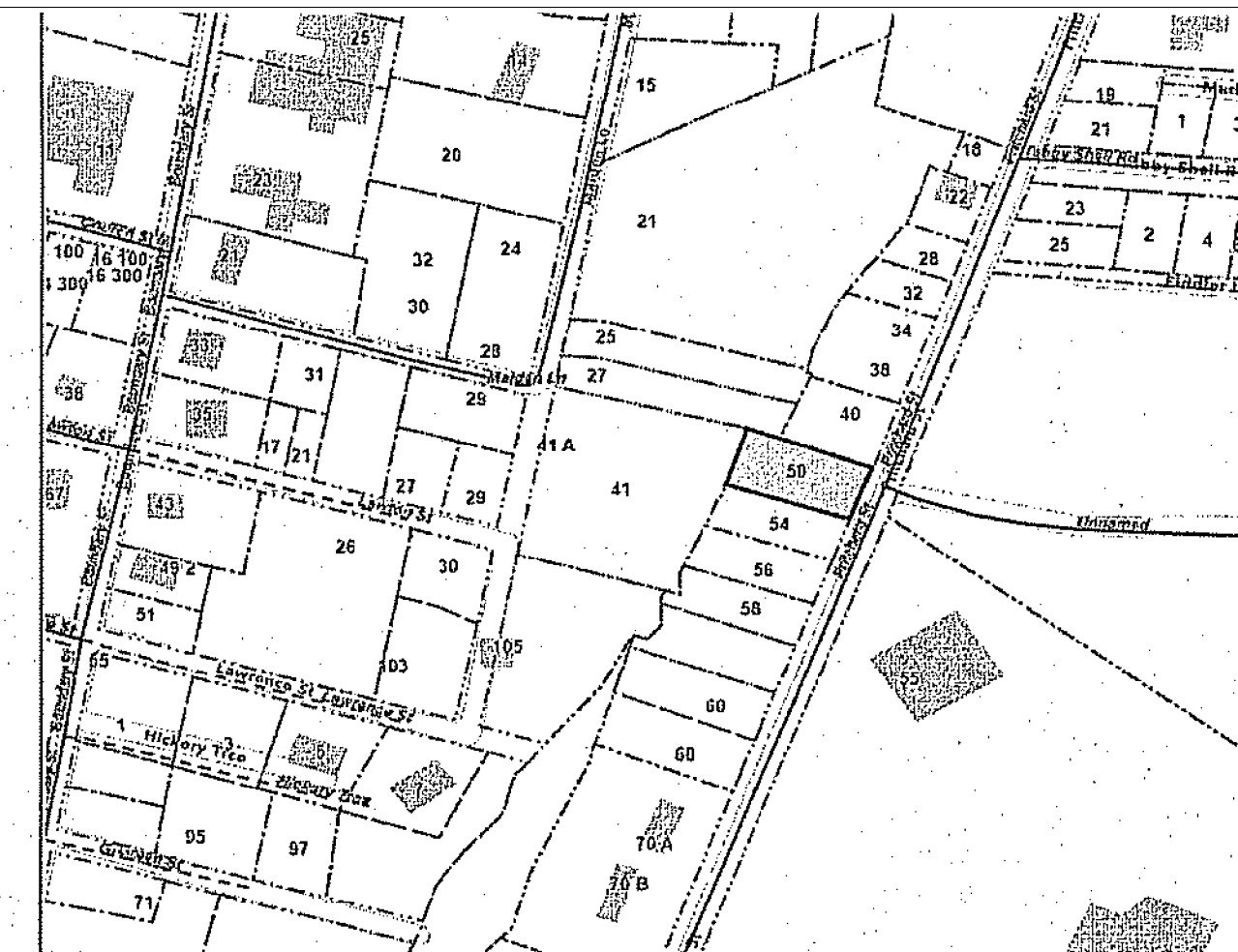
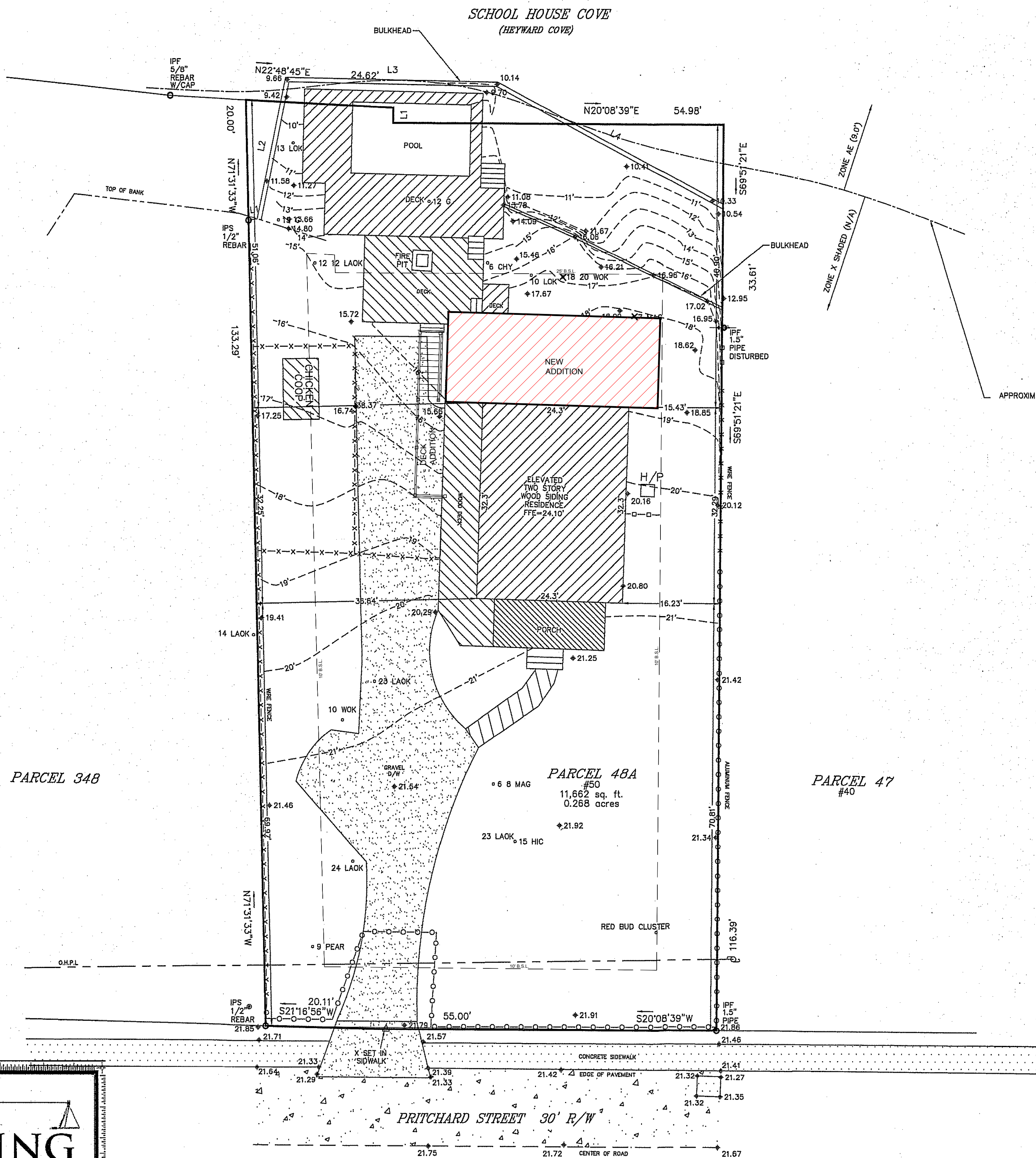
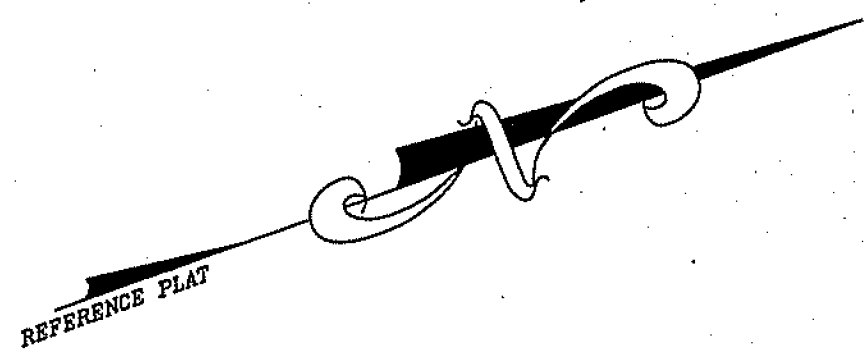
CODE ANALYSIS AND INDEX

SHEET

C-1

INDEX

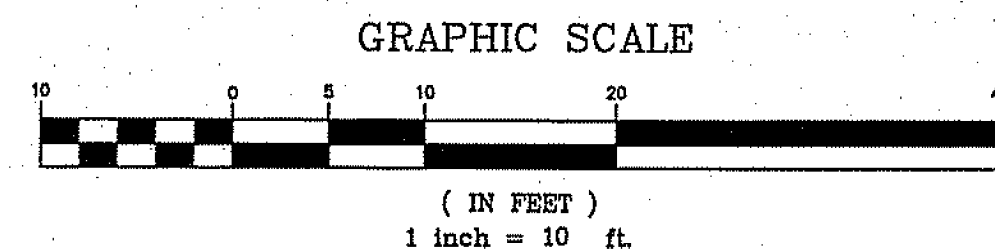
- C-1 CODE ANALYSIS, INDEX
- C-2 PROPOSED SITE PLAN
- A-1 PROPOSED FOUNDATION PLAN
- A-2 EXISTING FLOOR PLANS
- A-3 PROPOSED GROUND FLR PLAN & FIRST FLOOR FRAMING PLAN
- A-4 PROPOSED FIRST FLOOR PLAN & SECOND FLOOR FRAMING
- A-5 PROPOSED SECOND FLOOR PLAN
- A-6 PROPOSED ROOF PLAN
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- A-8 PROPOSED ELEVATIONS
- A-9 WALL SECTIONS
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- A-12 PROPOSED ELECTRICAL GROUND FLOOR PLAN
- A-13 PROPOSED ELECTRICAL FIRST FLOOR PLAN



LOCATION MAP NOT TO SCALE

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 2.48   | S69°50'48"E |

| BULKHEAD LINE TABLE |        |             |
|---------------------|--------|-------------|
| LINE                | LENGTH | BEARING     |
| L1                  | 1.44   | N11°27'30"E |
| L2                  | 23.97  | N58°50'51"W |
| L3                  | 35.38  | N21°05'16"E |
| L4                  | 42.59  | N48°06'16"E |



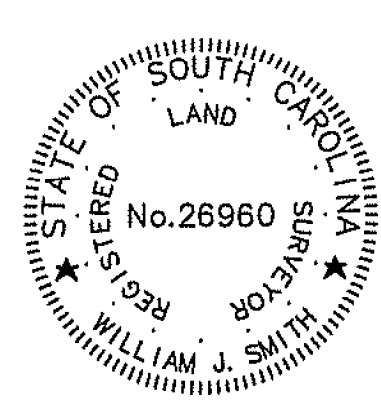
- LEGEND
- CMS - CONCRETE MOVEMENT SET
  - CAF - CONCRETE MOVEMENT FOUND
  - IPF - IRON PIN SET
  - IPF - IRON PIN FOUND
  - # - INDICATES STREET ADDRESS
  - TBM - TEMPORARY BENCH MARK
  - BSL - BUILDING SETBACK LINE
  - ⊙ - TELEPHONE PEDSTAL/COMMUNICATOR
  - ⊙ - POWER POLE
  - ⊙ - OVER HEAD POWER LINE
  - ⊙ - FIRE HYDRANT
  - ⊙ - PROPOSED TAX

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



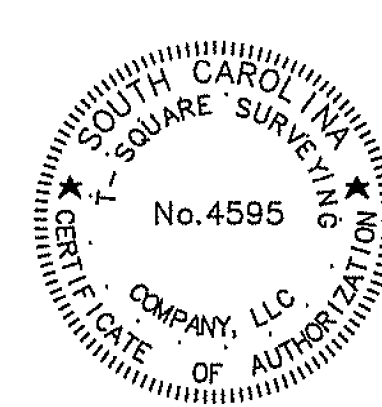
**T SQUARE SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, S.C. 29910  
tsquare@earthlink.net  
Phone 843-757-2650 Fax 843-757-5758

JDB No. 16-158AT



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.

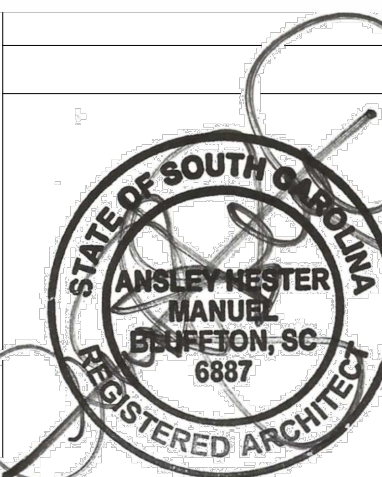
*William J. Smith, PLS #26960*  
WILLIAM J. SMITH, PLS #26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF  
**PAT MASON**  
A TREE & TOPOGRAPHIC SURVEY OF PARCEL 48A PRITCHARD STREET,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.  
DIST. 610, MAP 39A, PARCEL 48A

Notes:  
1. According To FEMA Flood Insurance Rate Map # 4503C04266 This Lot Appears To Lie In A Federal Flood Plain Zone X SHADED & AE, Minimum Required Elevation 9.0 Ft. NAVD83.  
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 Plats:  
PLAT BOOK 150 AT PAGE 60

DRAWN BY: B.M.S.  
APPROVED BY: W.J.S.  
PARTY CHIEF: W.J.S.  
DATE: MAY 10, 2023



DATE: 11/20/24

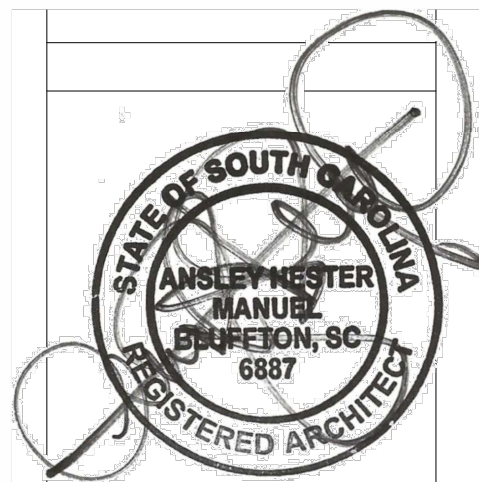
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PROPOSED SITE PLAN

SHEET

C2



DATE :

11/20/24

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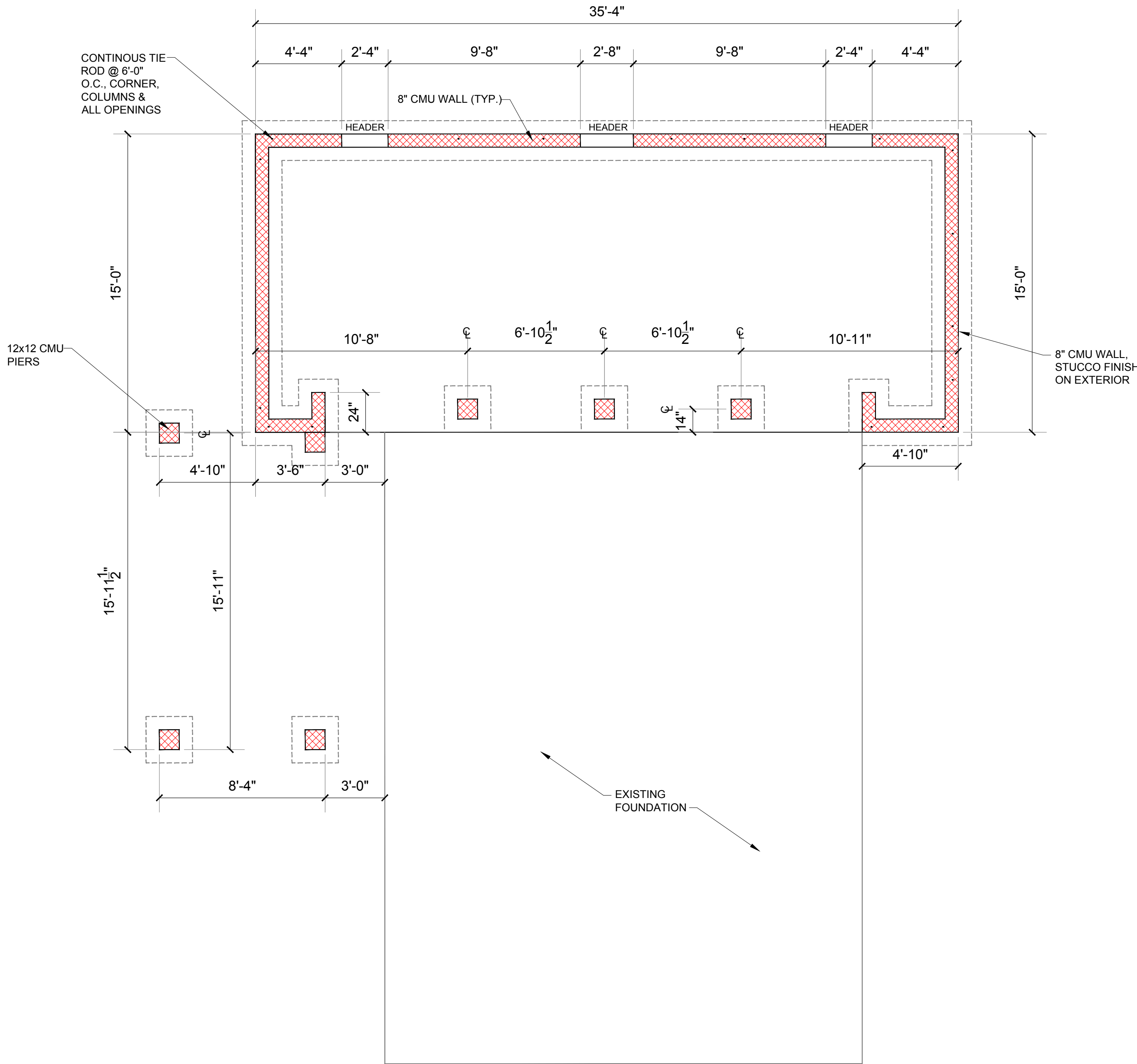
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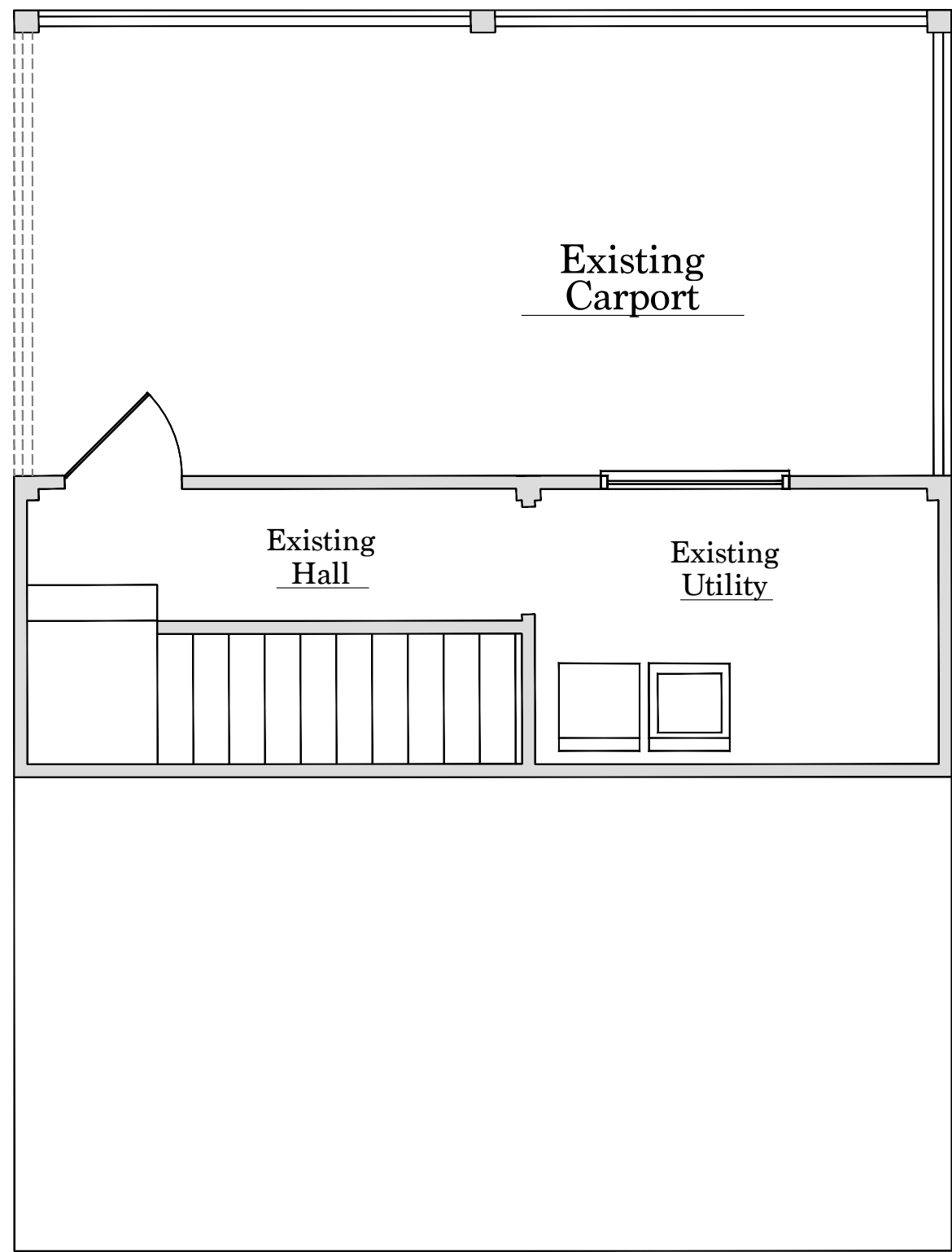
PROPOSED FOUNDATION PLAN

SHEET

A1

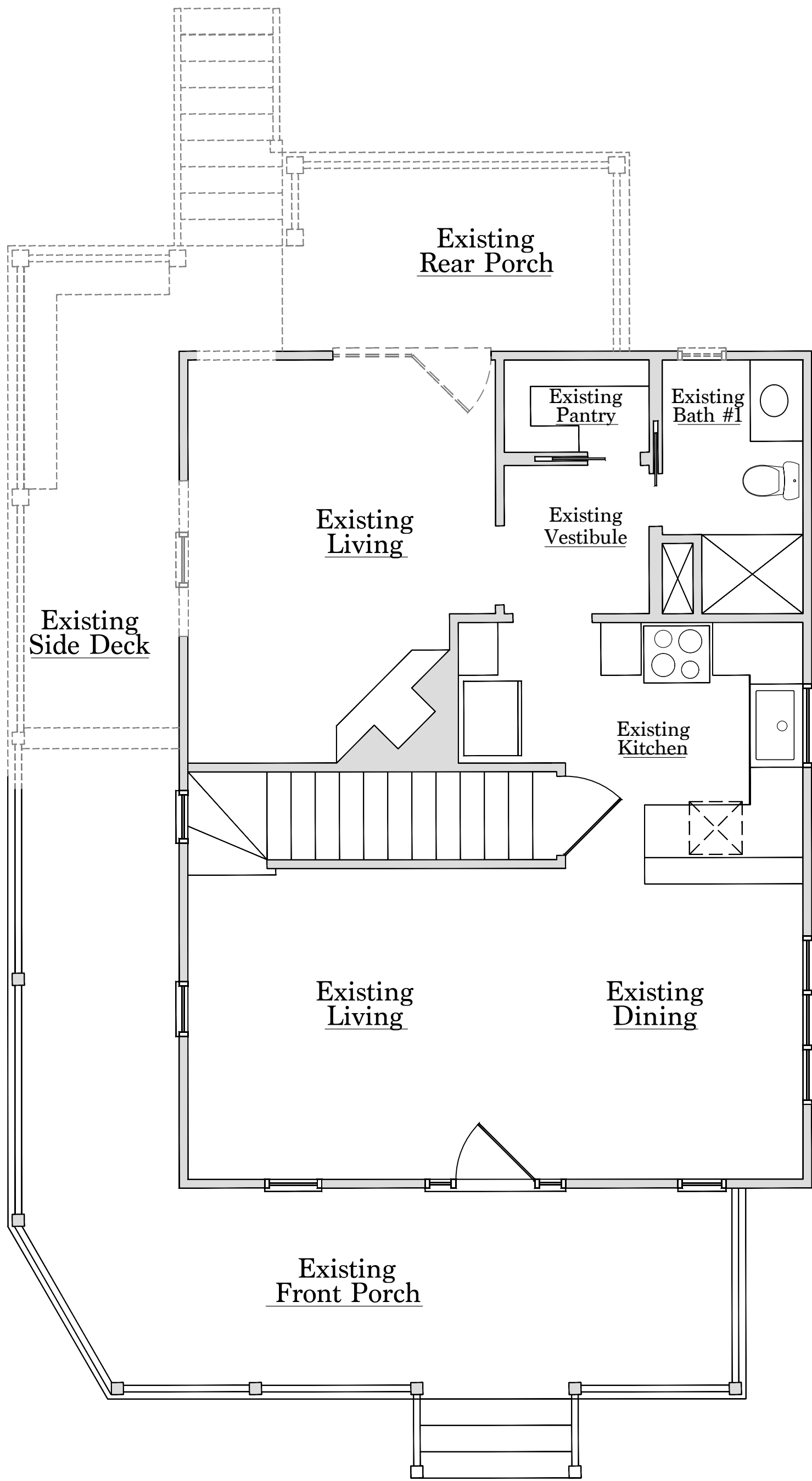


A  
A1  
PROPOSED FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

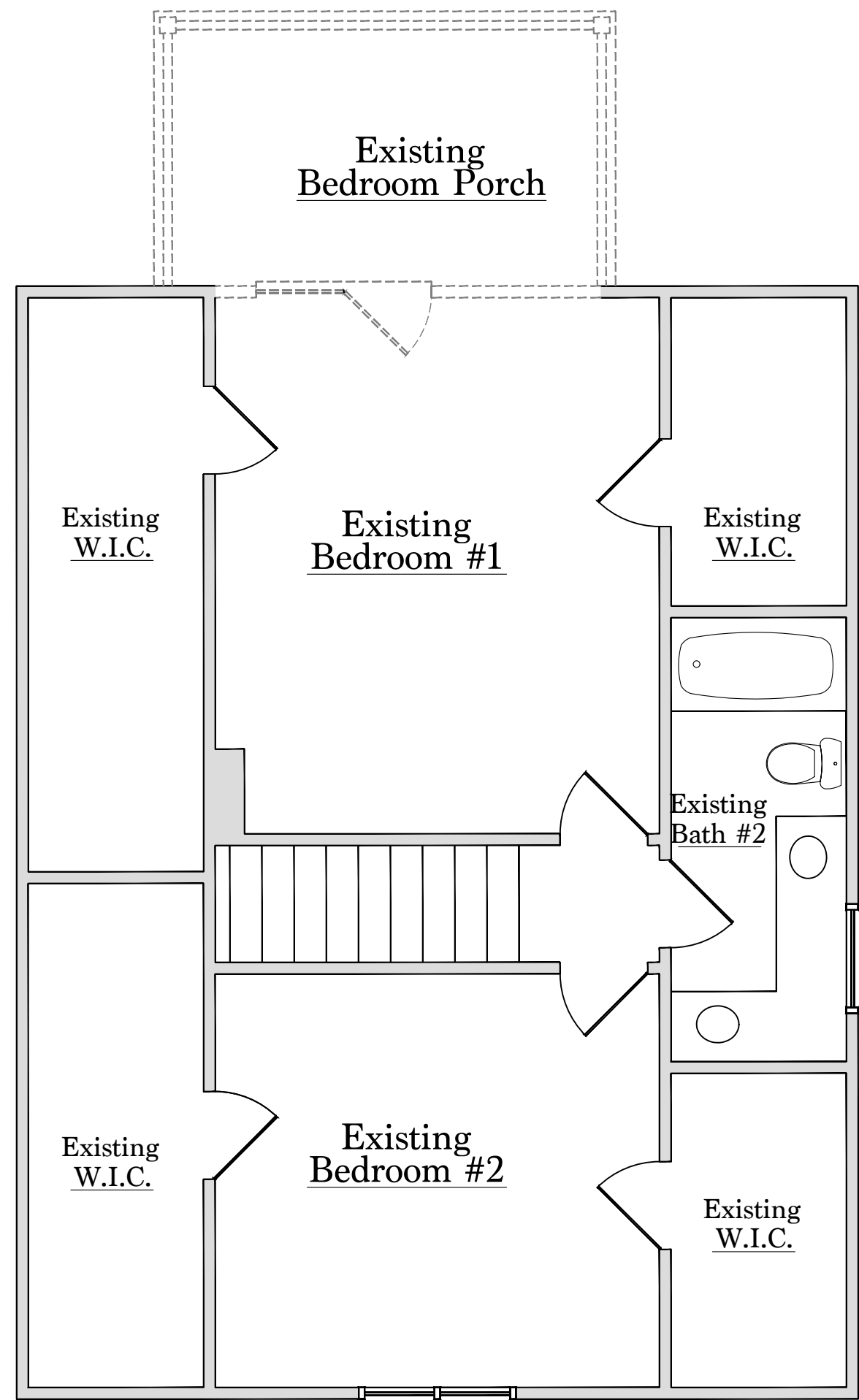


**A**  
**A2** EXISTING GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"

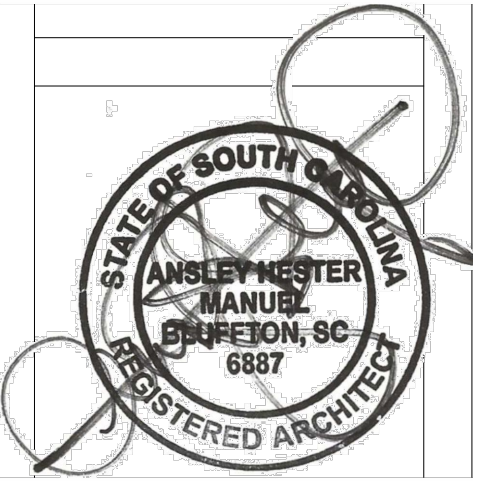
| WALL LEGEND |               |
|-------------|---------------|
|             | TO BE REMOVED |
|             | TO REMAIN     |



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



**C**  
**A2** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



DATE :

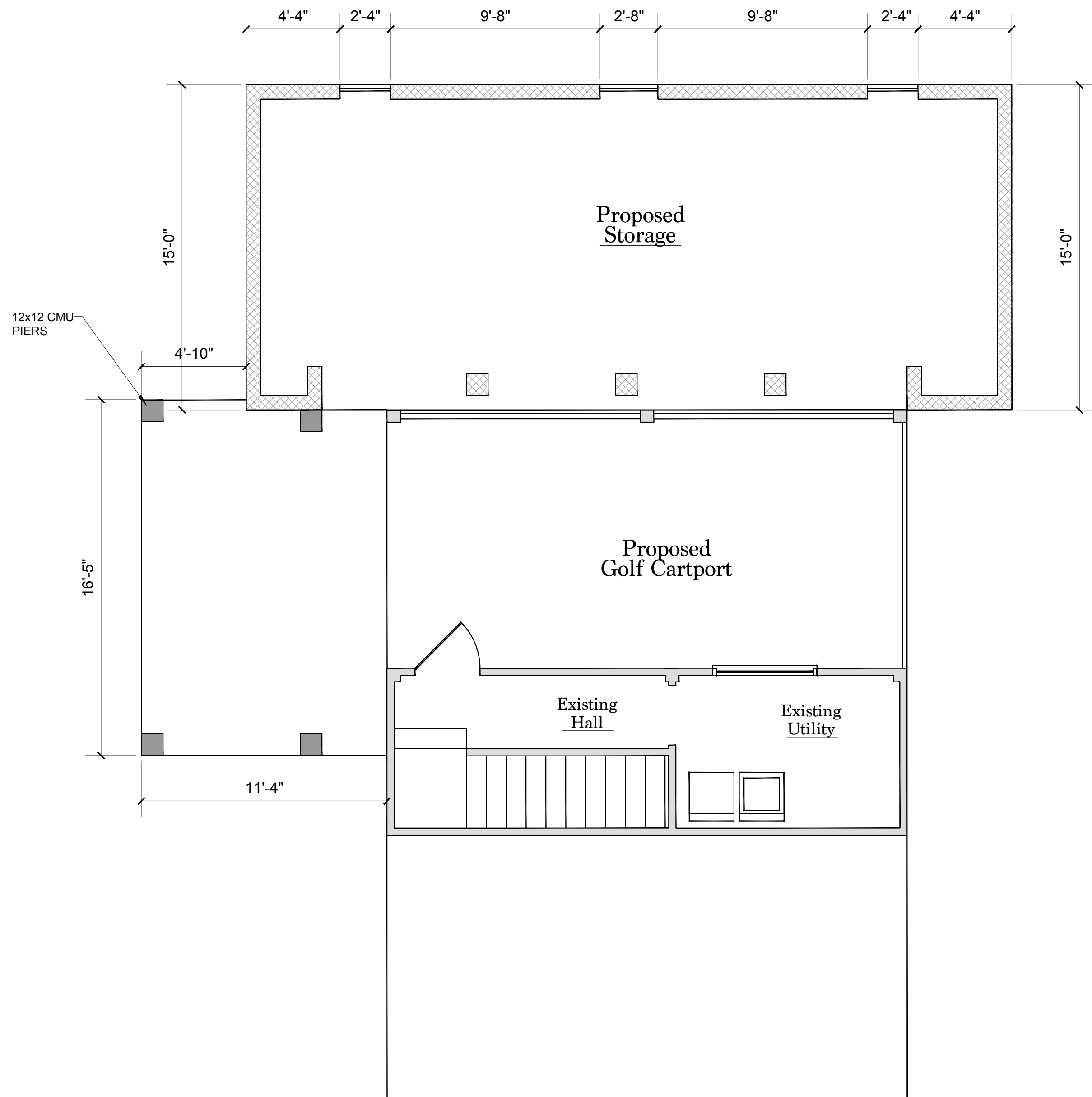
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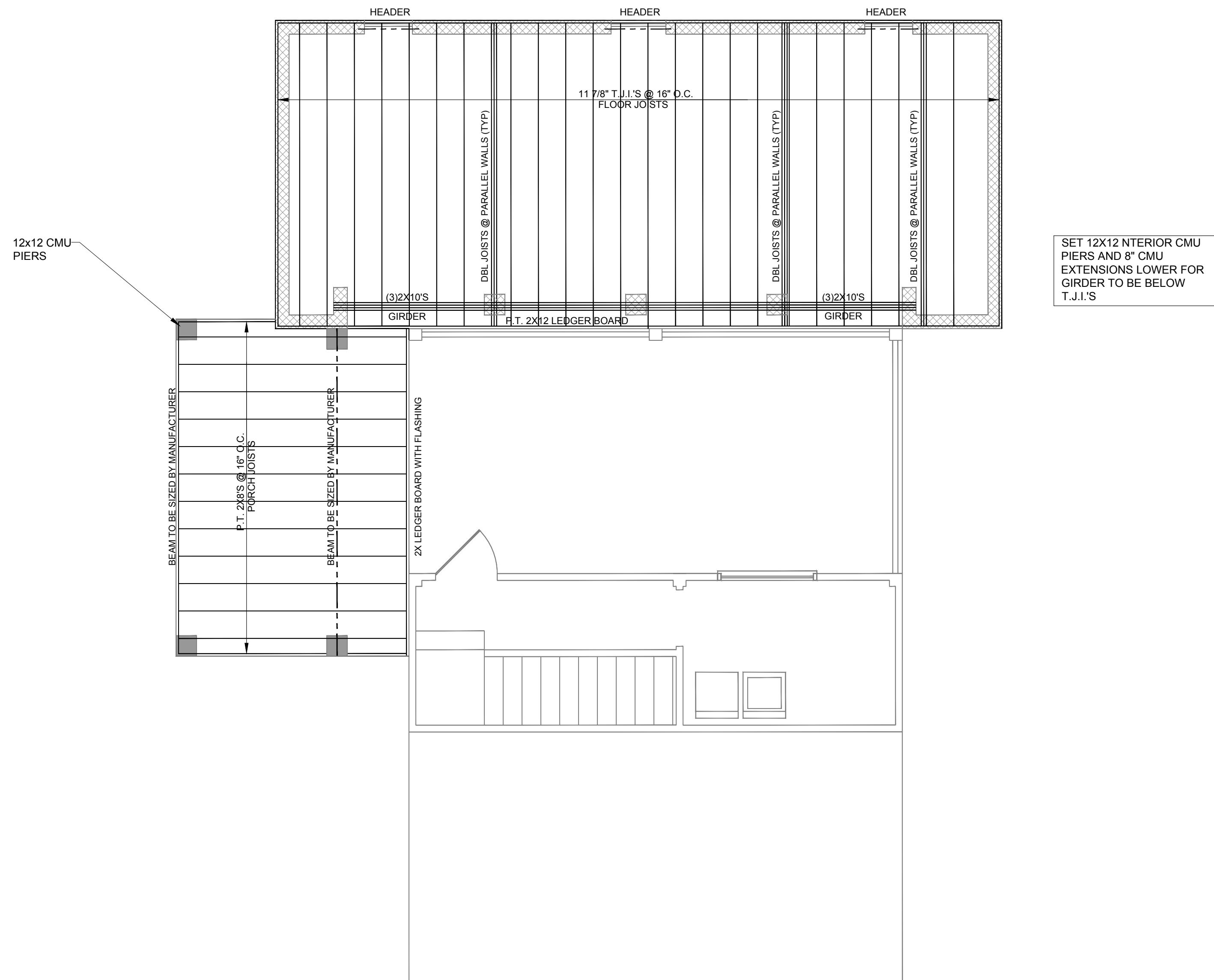
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**EXISTING FLOOR PLANS**

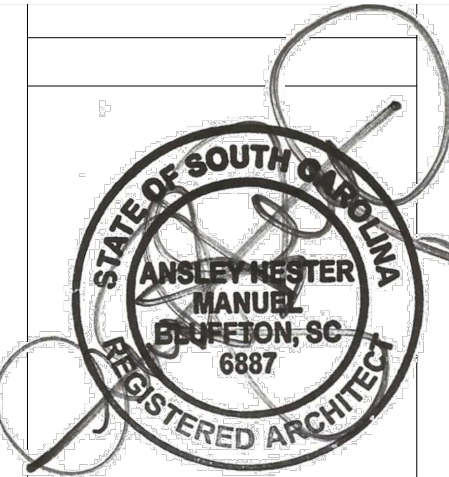
SHEET  
**A2**



**A**  
**A3** PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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



DATE :

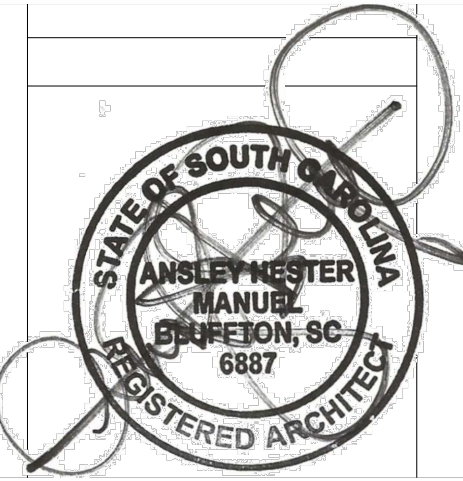
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PROPOSED GROUND FLR & 1ST FLR FRAMING PLAN

SHEET  
**A3**

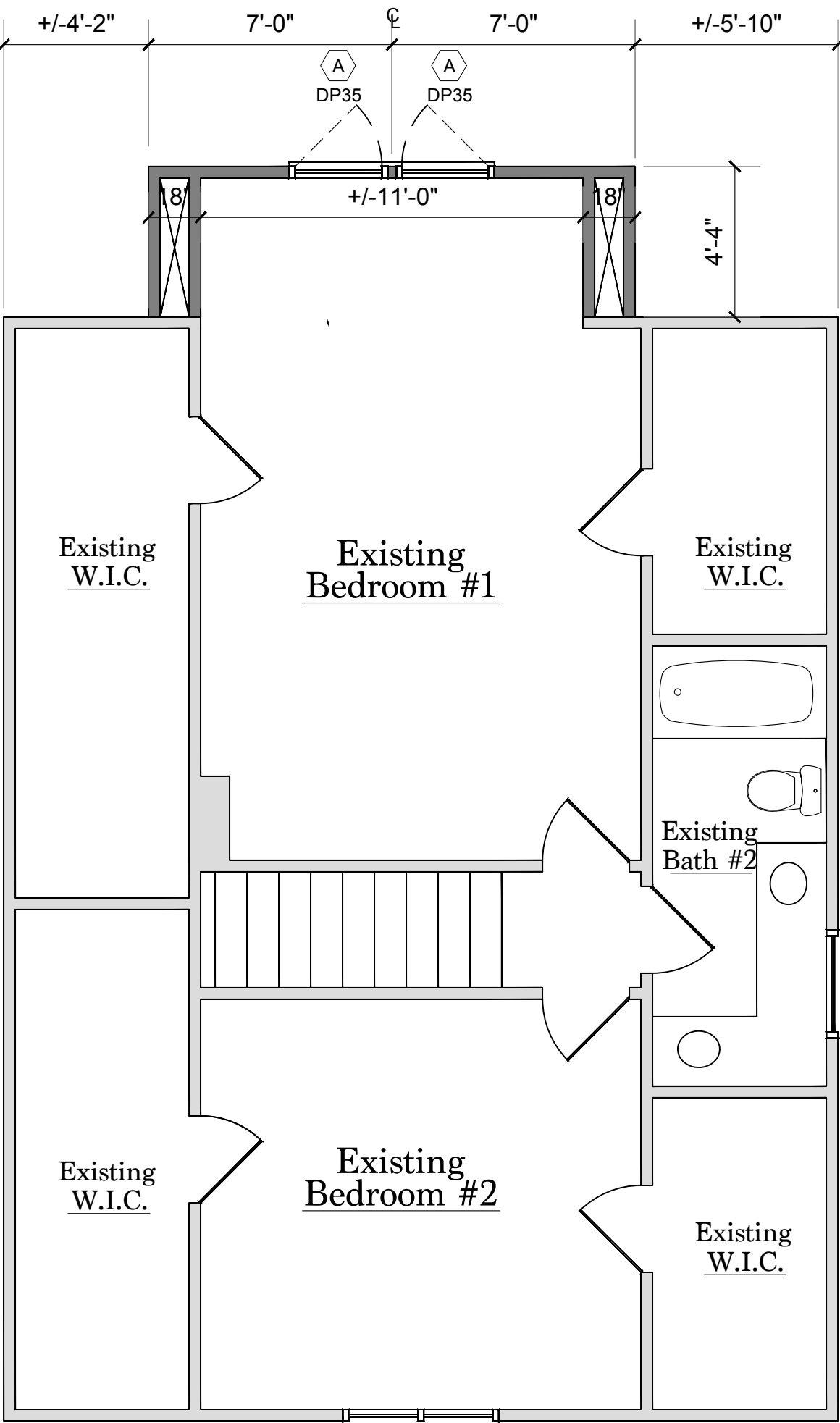


11/01/2011

**BETH MCHUGH RESIDENCE**  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

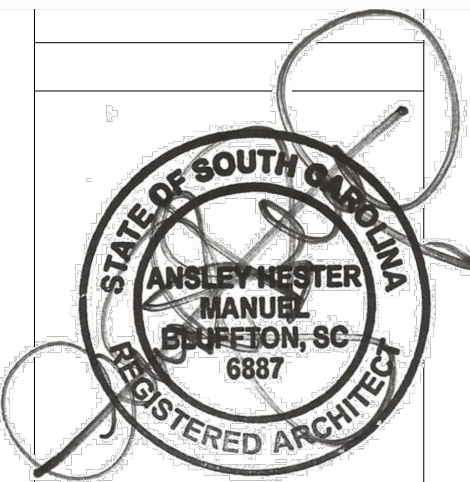
A4





A  
A5

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



|          |  |  |  |
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| DATE :   |  |  |  |
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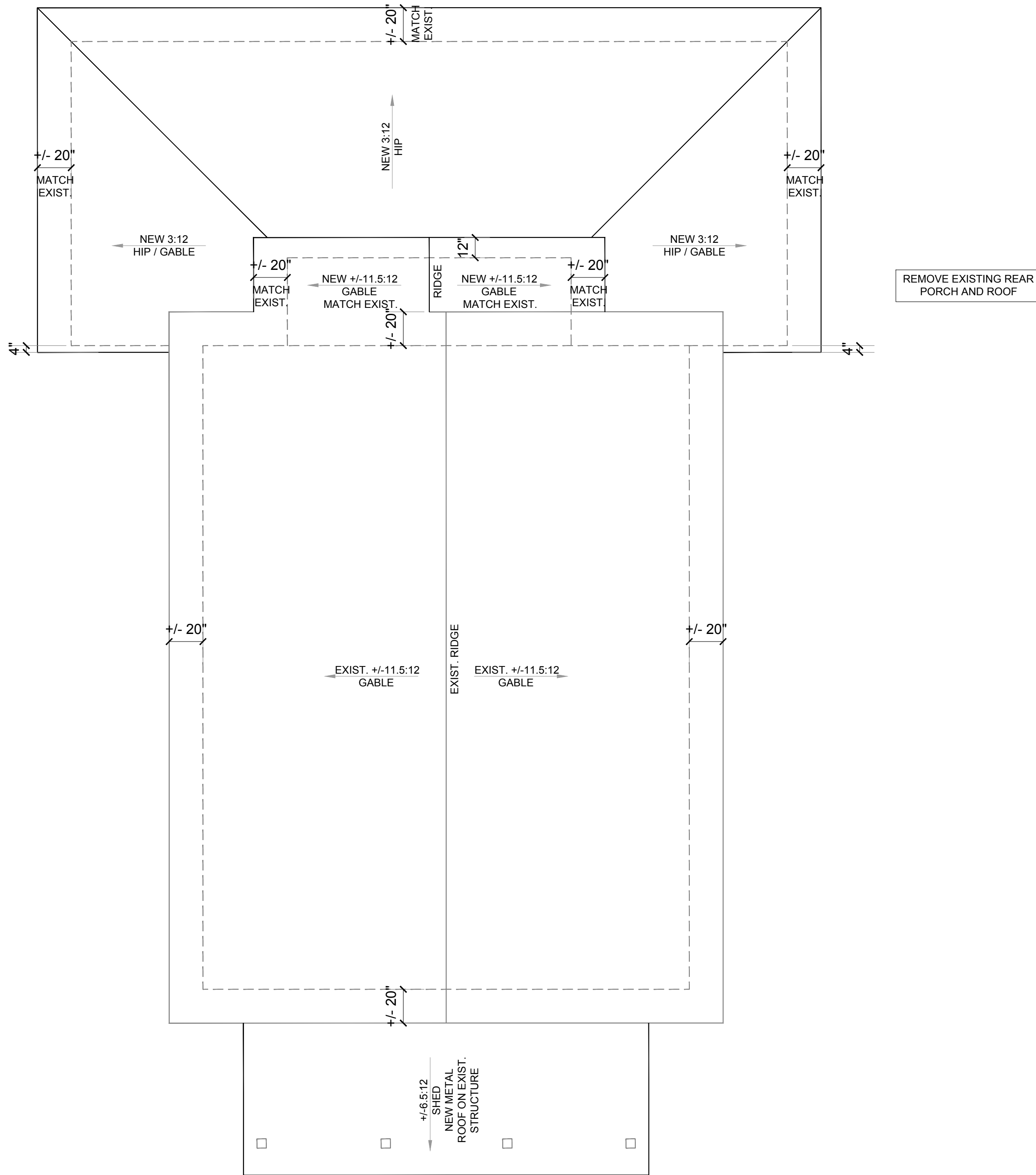
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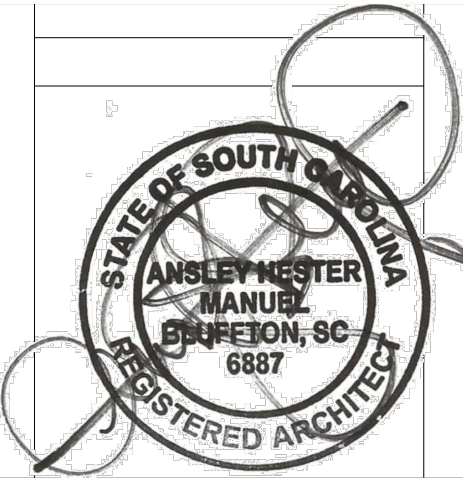
PROPOSED SECOND FLOOR PLAN

SHEET

A5



**A**  
**A6** PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"



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11/20/24

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**PROPOSED ROOF PLAN**

SHEET

**A6**



**A** EXISTING FRONT ELEVATION  
**A7** SCALE: 1/4"=1'-0"



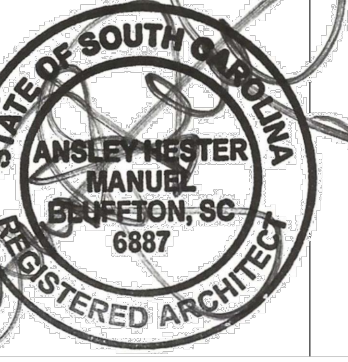
**B** EXISTING LEFT ELEVATION  
**A7** SCALE: 1/4"=1'-0"



**C** EXISTING REAR ELEVATION  
**A7** SCALE: 1/4"=1'-0"



**D** EXISTING RIGHT ELEVATION  
**A7** SCALE: 1/4"=1'-0"



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BLUFFTON, SC 29910

**EXISTING ELEVATIONS**

SHEET

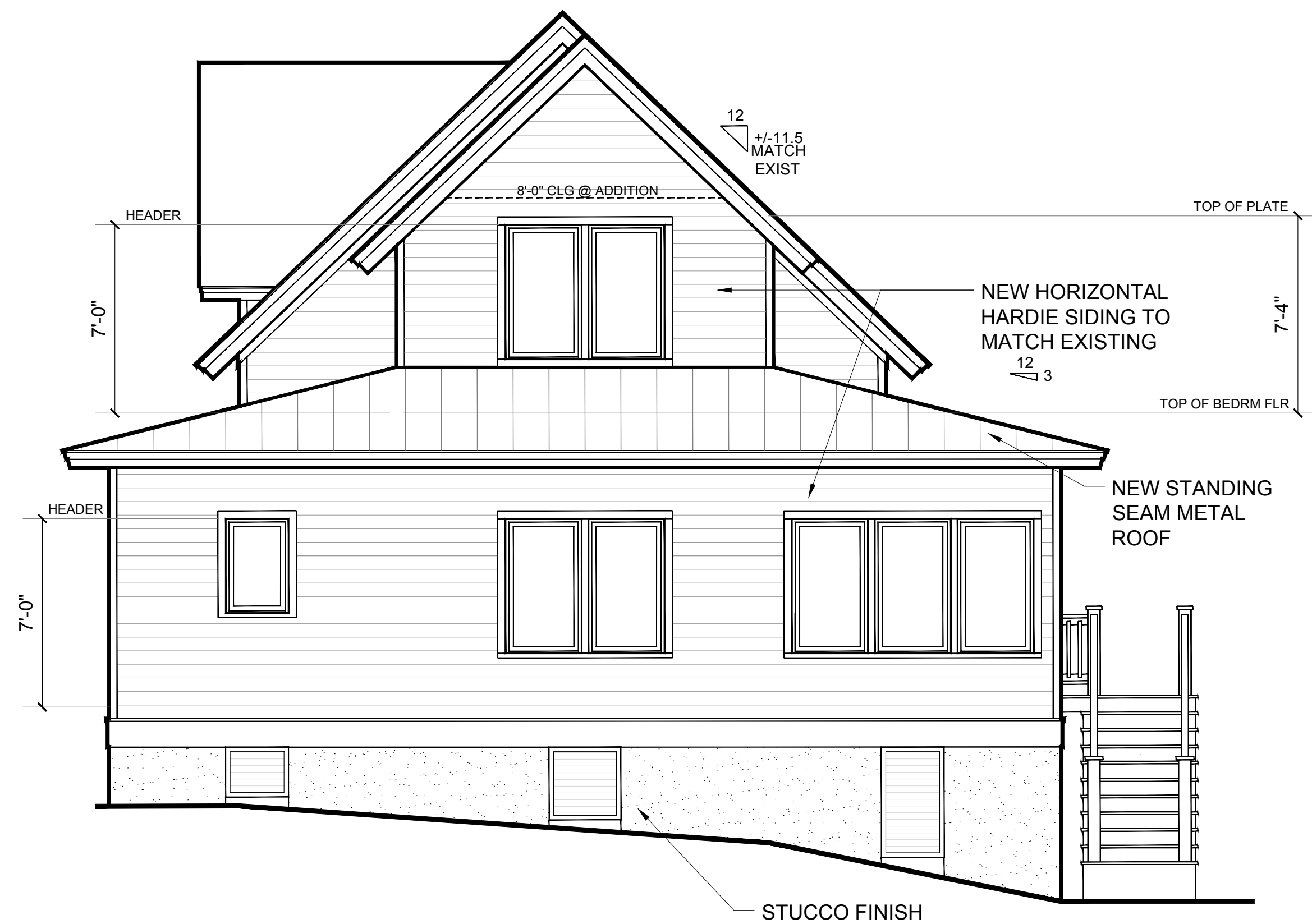
**A7**



**A**  
**A8** PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



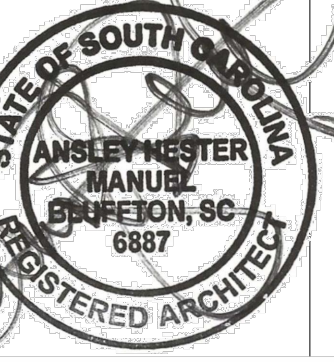
**B**  
**A8** PROPOSED LEFT ELEVATION  
SCALE: 1/4"=1'-0"



**C**  
**A8** PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"



**D**  
**A8** PROPOSED RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



DATE :

11/20/24

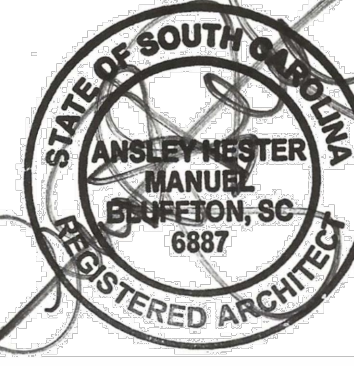
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PROPOSED ELEVATIONS

SHEET

**A8**



|          |  |  |  |
|----------|--|--|--|
| 11/15/24 |  |  |  |
|----------|--|--|--|

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WALL SECTIONS

SHEET

A9



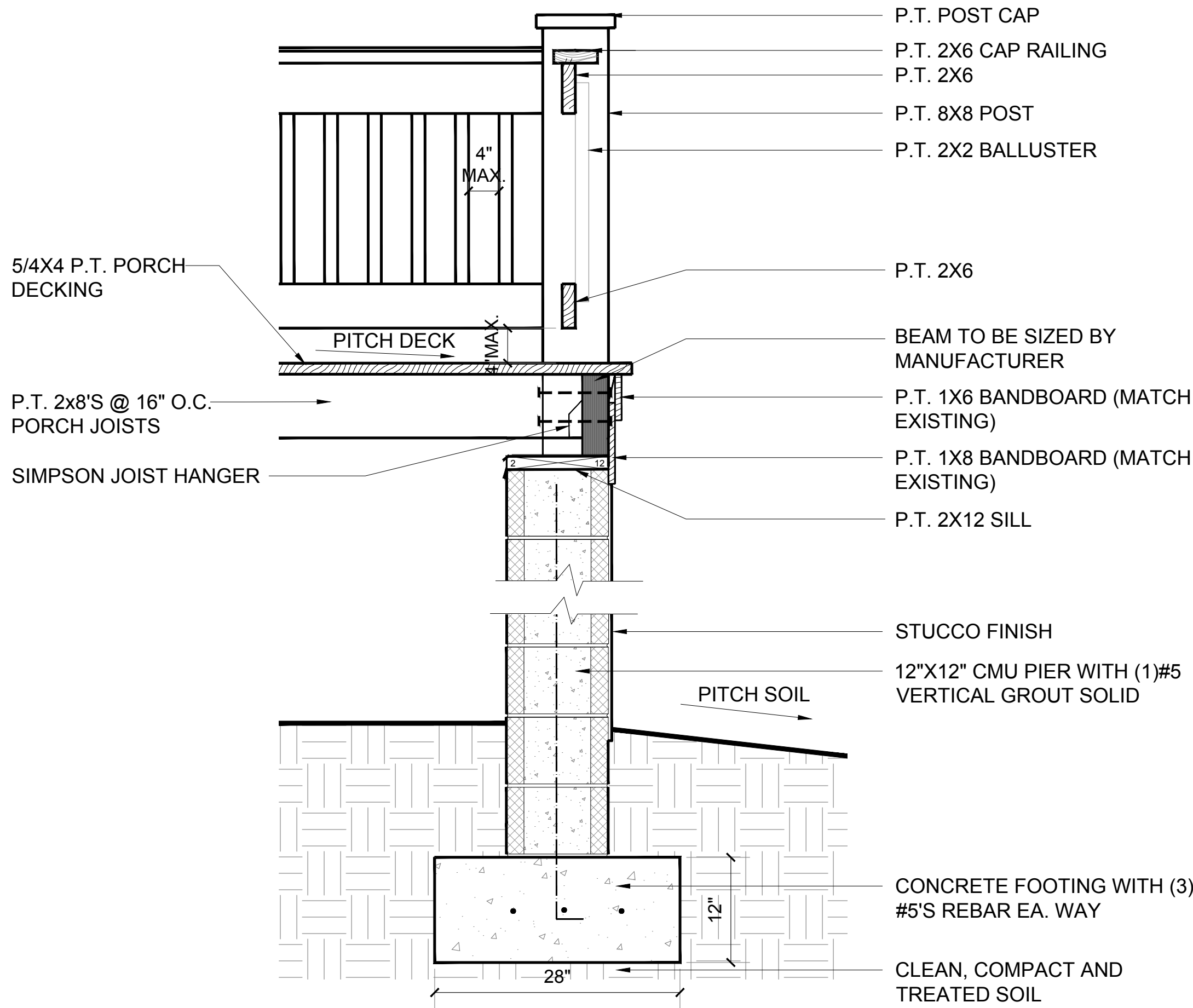
| ROOM SCHEDULE -            |       |      |         |      |      |       |
|----------------------------|-------|------|---------|------|------|-------|
| ROOM                       | FLOOR | WALL | CEILING | BASE | CASE | CROWN |
| PROPOSED STORAGE           |       |      |         |      |      |       |
| PROPOSED GOLF CART STORAGE |       |      |         |      |      |       |
| PROPOSED SUNROOM           |       |      |         |      |      |       |
| PROPOSED MASTER BEDROOM    |       |      |         |      |      |       |
| PROPOSED MASTER BATH       |       |      |         |      |      |       |
| PROPOSED W.I.C.            |       |      |         |      |      |       |
| EXISTING UTILITY           |       |      |         |      |      |       |
| EXISTING DEN               |       |      |         |      |      |       |
| EXISTING PANTRY            |       |      |         |      |      |       |
| EXISTING BATH              |       |      |         |      |      |       |
| EXISTING VESTIBULE         |       |      |         |      |      |       |
| EXISTING KITCHEN           |       |      |         |      |      |       |
| EXISTING LIVING            |       |      |         |      |      |       |
| EXISTING DINING            |       |      |         |      |      |       |
| EXISTING FRONT PORCH       |       |      |         |      |      |       |
| EXISTING SIDE DECK         |       |      |         |      |      |       |
| PROPOSED SIDE DECK         |       |      |         |      |      |       |
| EXPANDED BEDROOM 2         |       |      |         |      |      |       |
| EXISTING BEDROOM 3         |       |      |         |      |      |       |
|                            |       |      |         |      |      |       |
|                            |       |      |         |      |      |       |

| DOOR SCHEDULE |                |                            |       |         |
|---------------|----------------|----------------------------|-------|---------|
| MARK          | WIDTH & HEIGHT | TYPE                       | LITES | REMARKS |
| 1             | 3'-0"X6'-8"    | HALF GLASS PATIO, OUTSWING | -     |         |
|               |                |                            |       |         |
|               |                |                            |       |         |

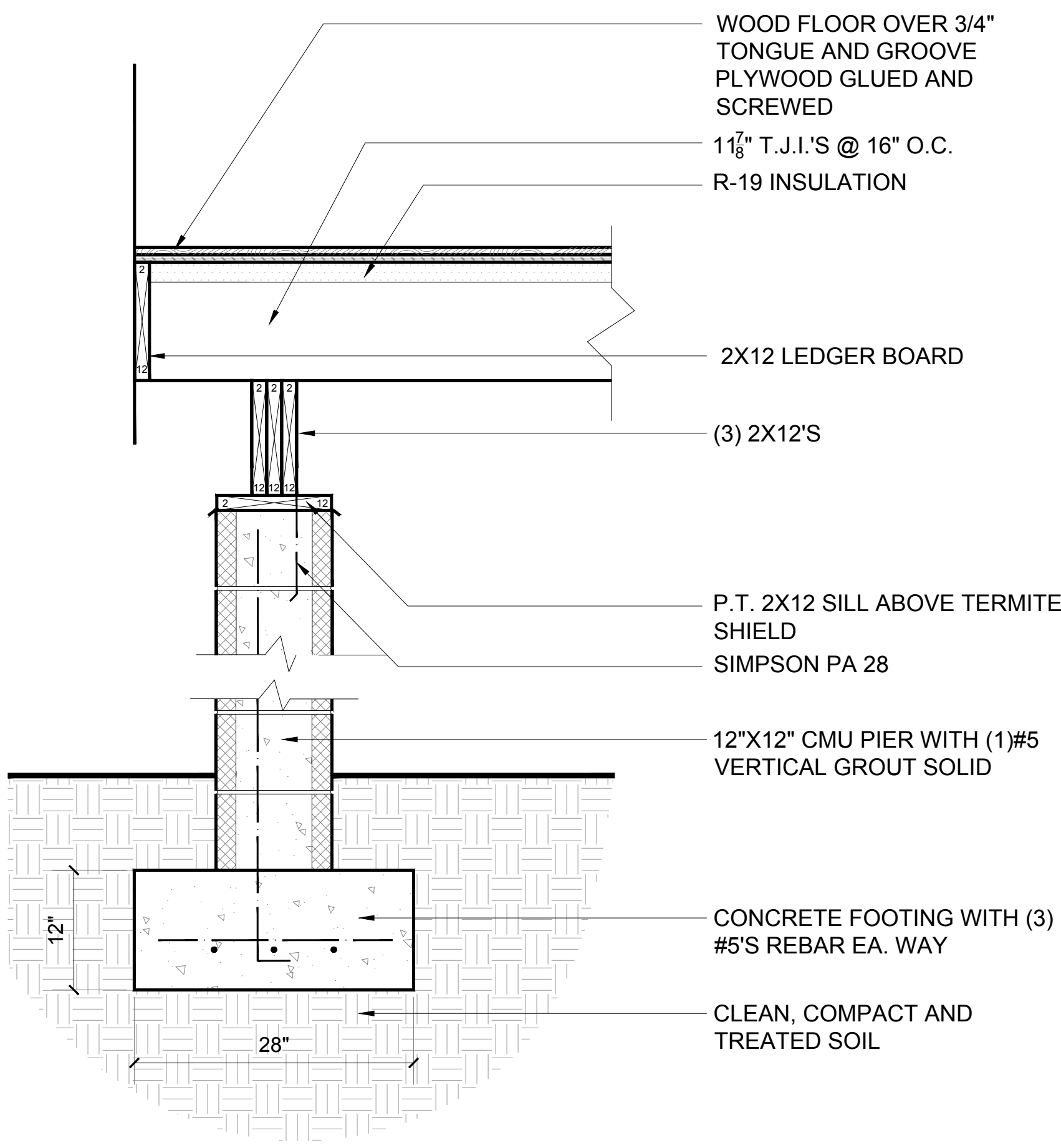
ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR), WOOD (INTERIOR) UNLESS OTHERWISE NOTED.  
ALL GLASS TO BE IMPACT RESISTANT.

| WINDOW SCHEDULE |                |          |       |                            |
|-----------------|----------------|----------|-------|----------------------------|
| MARK            | WIDTH & HEIGHT | TYPE     | LITES | REMARKS                    |
| A               | 2'-10" X 5'-0" | CASEMENT |       | EGRESS REQUIRED AT BEDROOM |
| B               | 2'-0" X 3'-4"  | CASEMENT |       |                            |
| C               | 2'-10" X 5'-0" | FIXED    |       |                            |

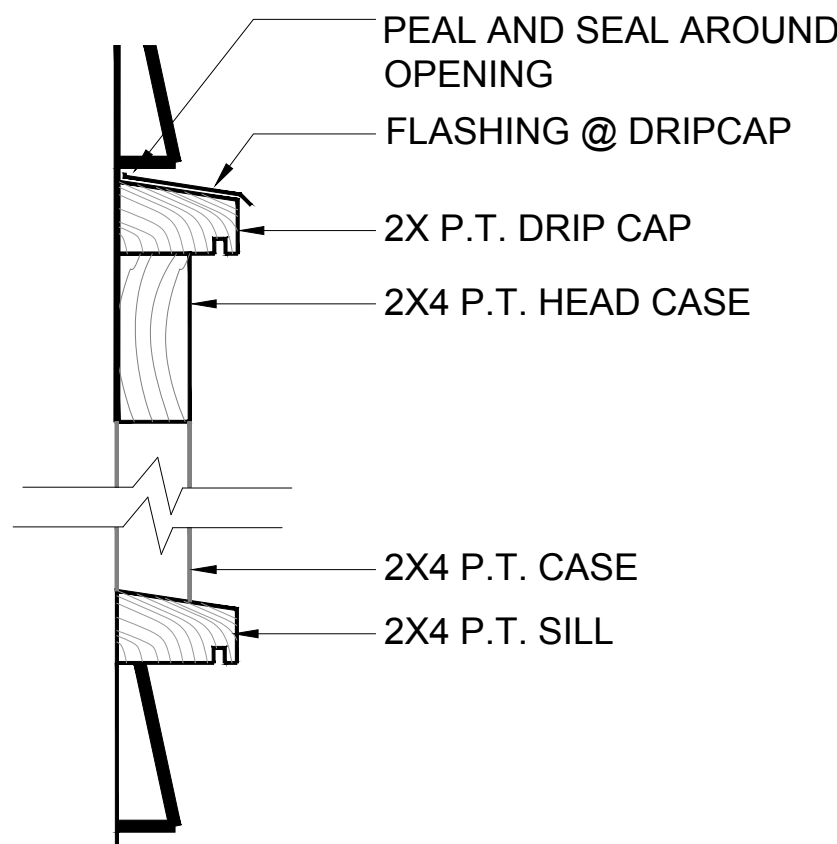
ALL WINDOWS ARE WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR.  
ALL GLASS TO BE IMPACT RESISTANT.  
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER  
\*REPLACEMENT WINDOW - FIELD VERIFY ROUGH DIMENSIONS



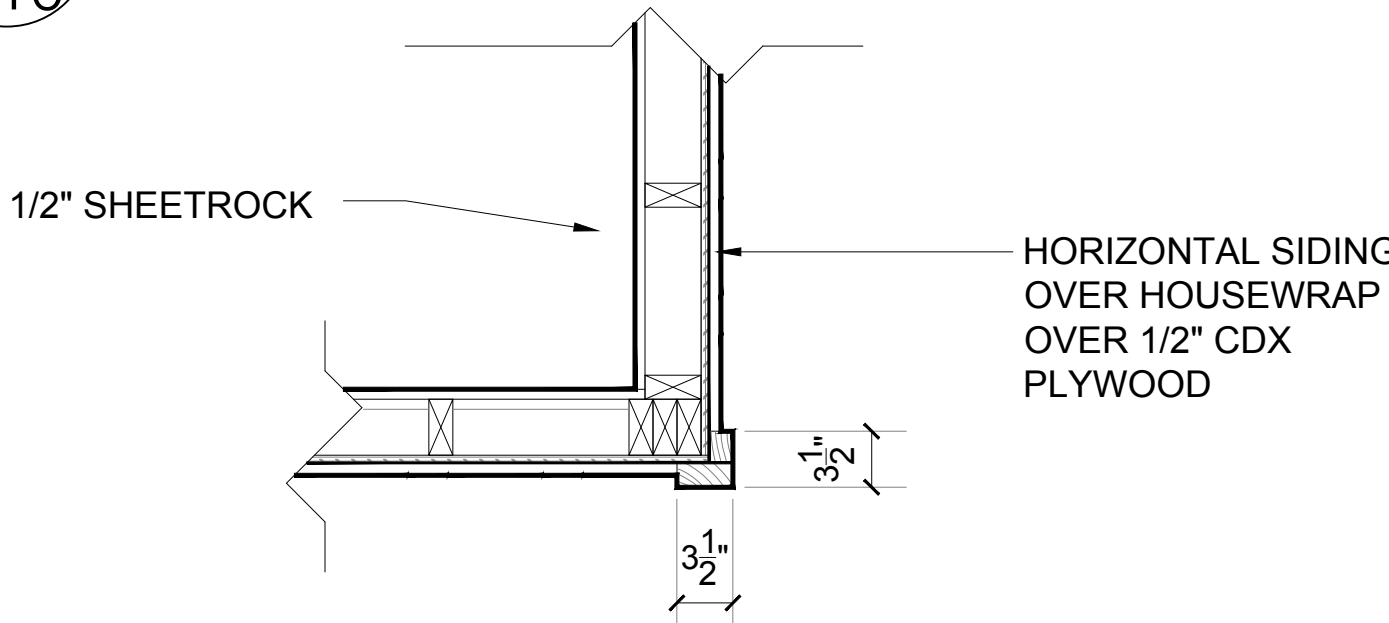
A PORCH SECTION  
A10 SCALE: 1"=1'-0"



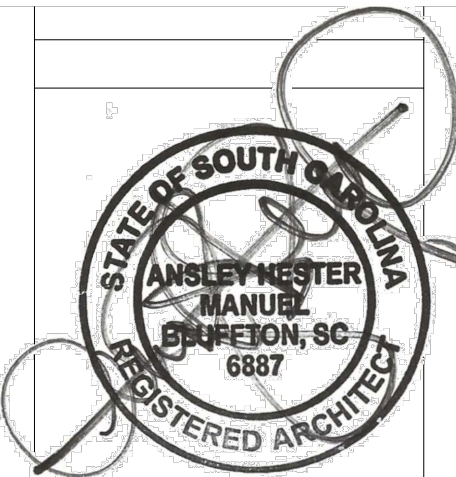
B INTERIOR PIER (TYPICAL)  
A10 SCALE: 1"=1'-0"



C WINDOW TRIM DETAIL @ SHIPLAP  
A10 SCALE: 3"=1'-0"



D CORNER DETAIL  
A10 SCALE: 1"=1'-0"



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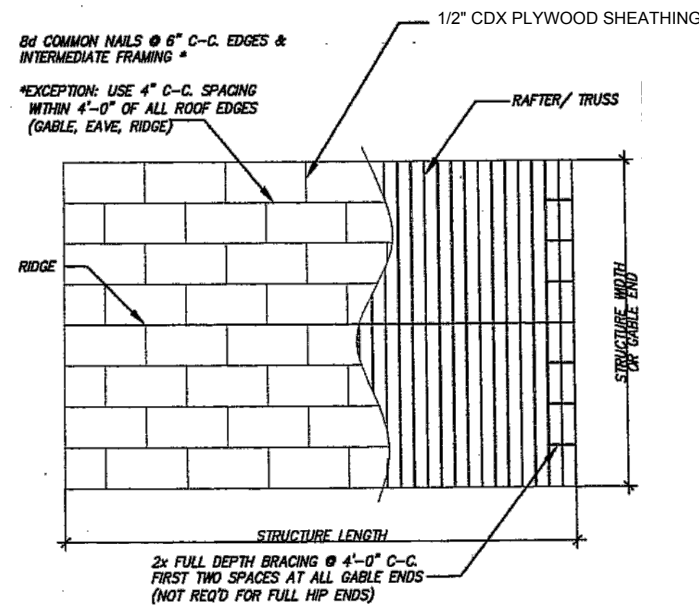
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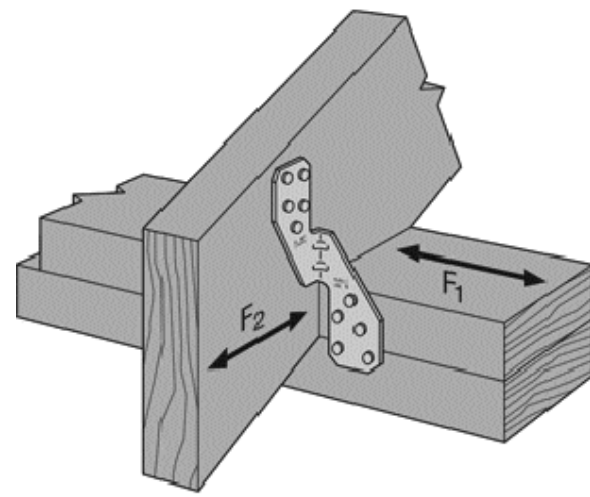
SCHEDULES & DETAILS

SHEET

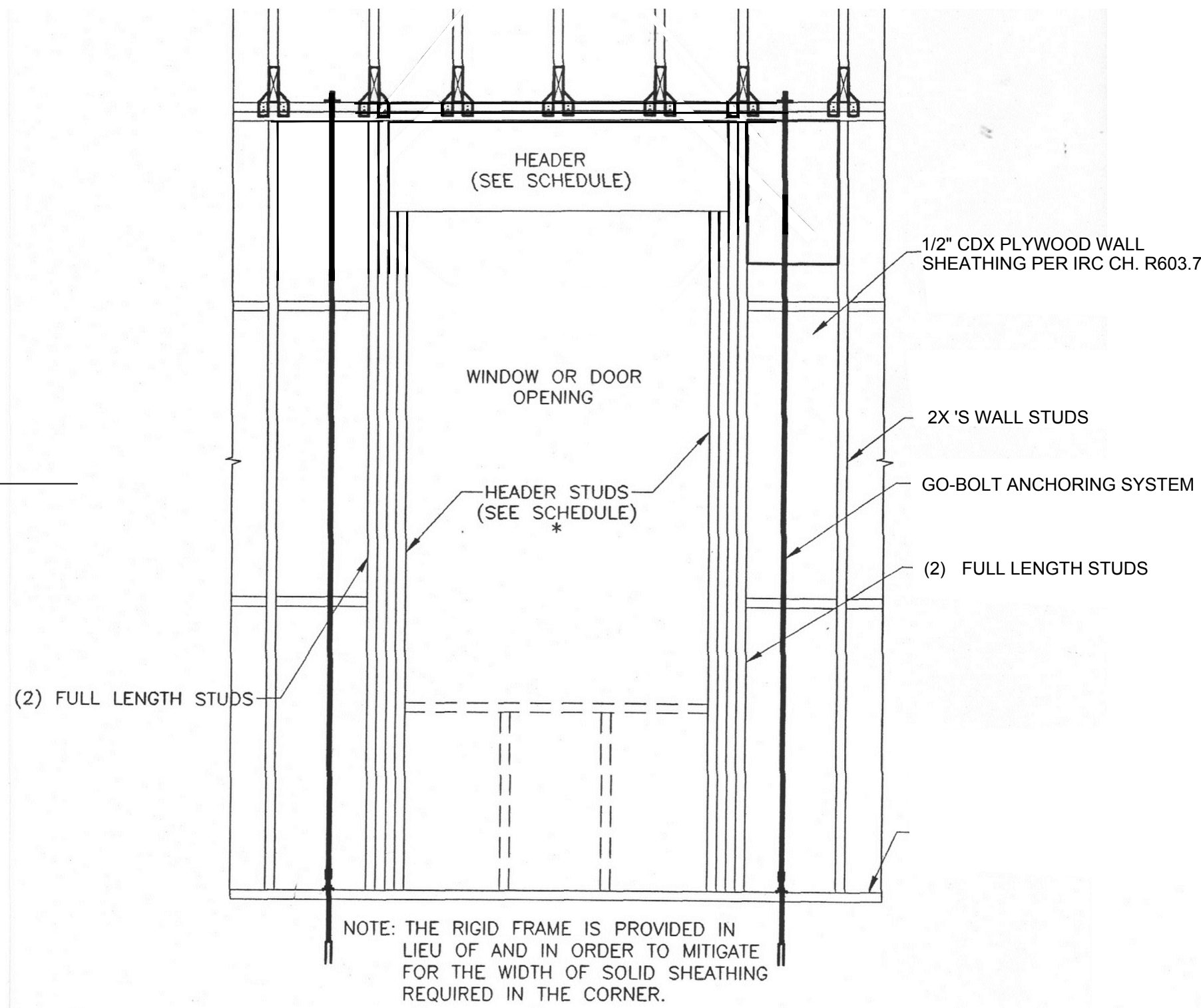
A10



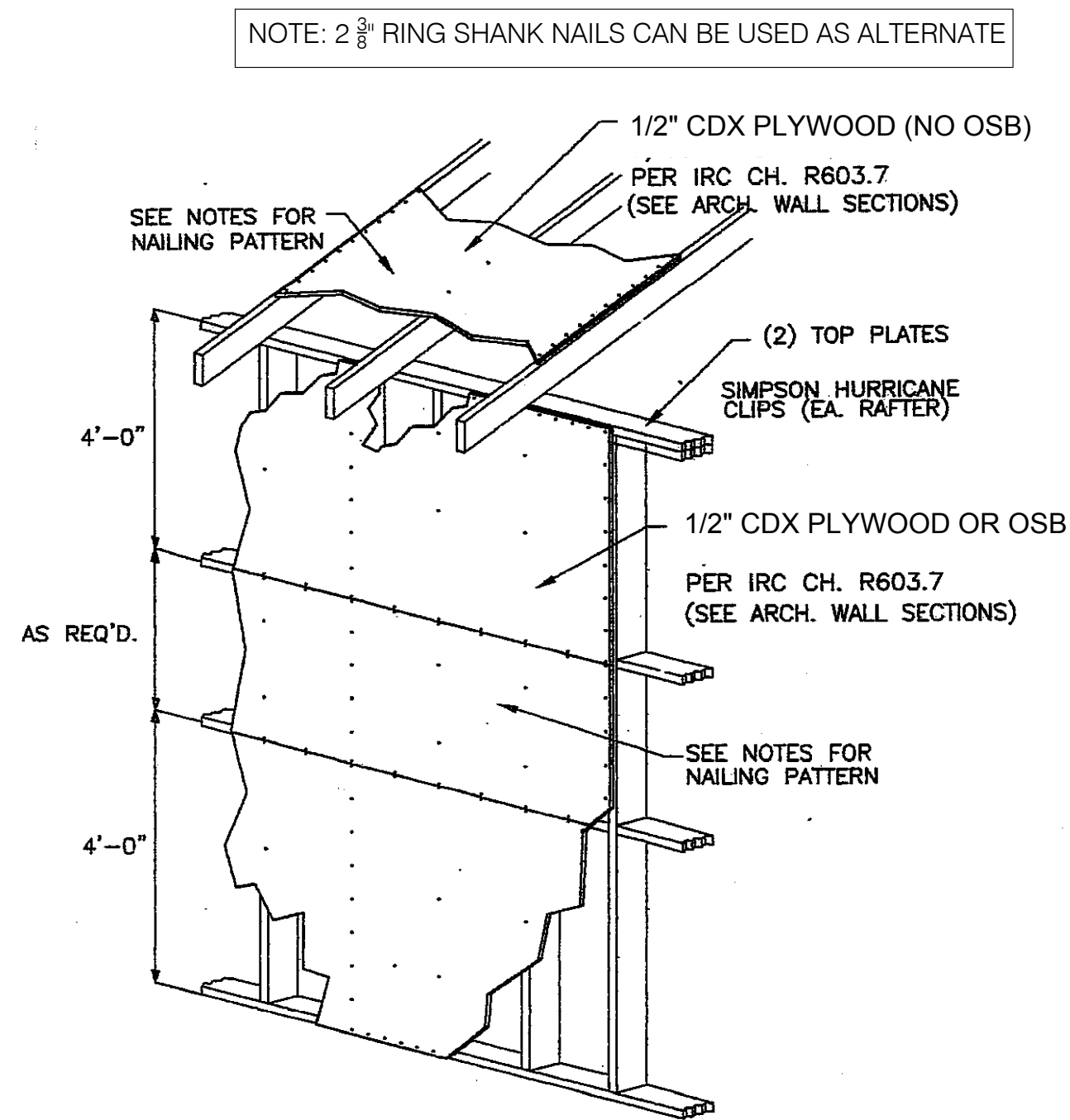
**A** ROOF SHEATHING & CONSTRUCTION  
**A11** SCALE: N.T.S.



HURRICANE RAFTER STRAPS/CLIP  
OPTIONS - MTS 30, H10 OR (2)H2.5  
**B**  
**A11** SCALE: N.T.S.

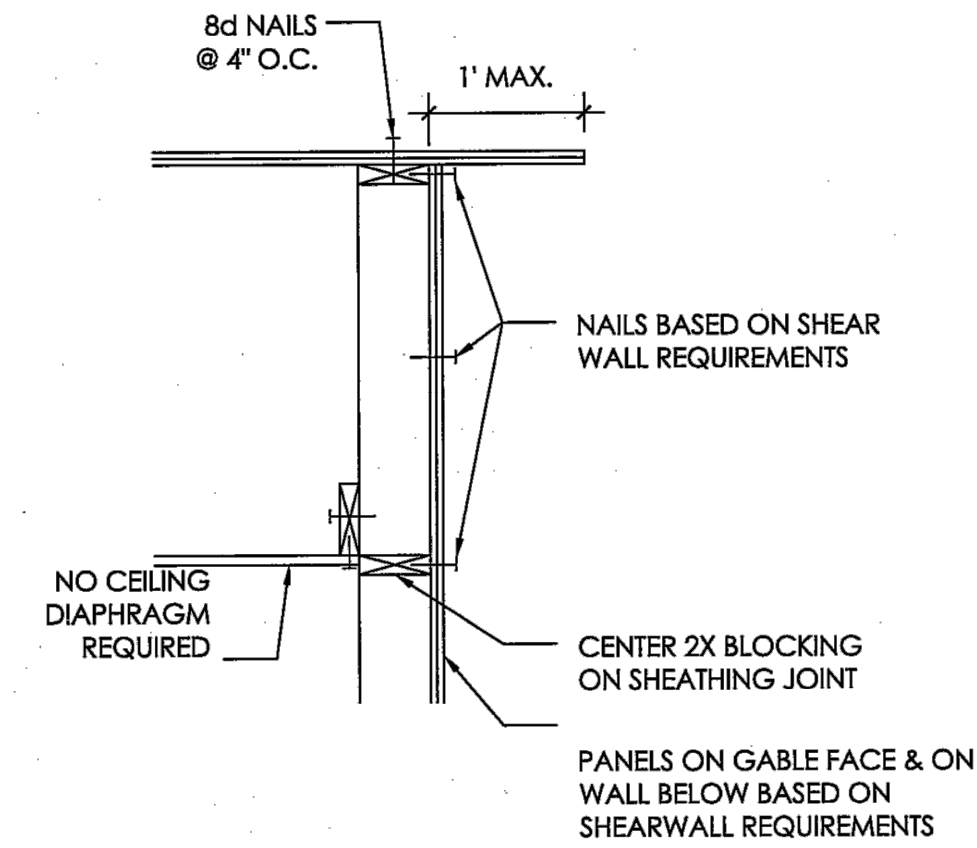


**C** TYPICAL OPENING FRAME  
**A11** SCALE: N.T.S.

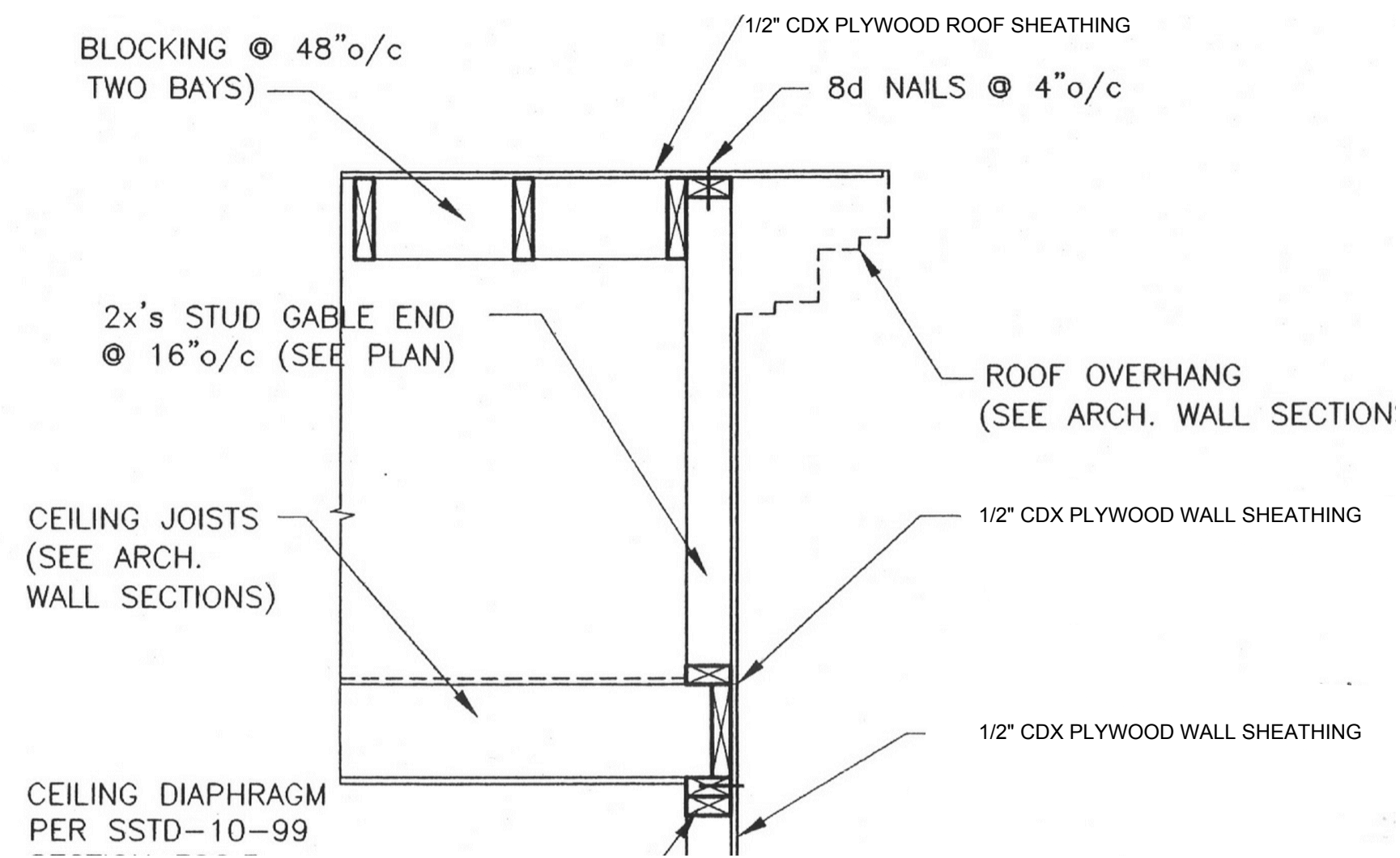


WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK)  
3"o/c AROUND EDGES AND 6"o/c IN FIELD  
OR  
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (TWISTED SHANK)  
4"o/c AROUND EDGES AND 6"o/c IN FIELD  
PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING  
THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

**E** SHEATHING NAILING PATTERN  
**A11** SCALE: N.T.S.



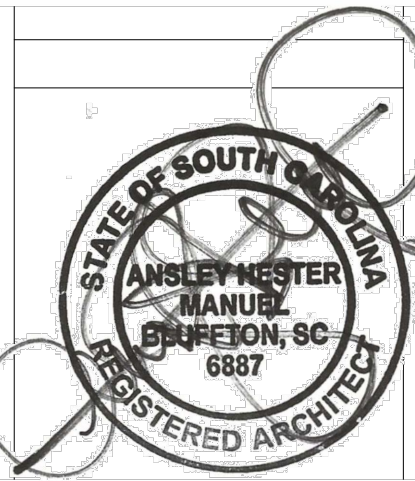
**D** BALLOON FRAMED GABLE DETAIL (PREFERRED)  
**A11** SCALE: N.T.S.



**F** PLATFORM FRAMED GABLE DETAIL (ALTERNATE)  
**A11** SCALE: N.T.S.

**DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)**  
(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS  
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS  
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS  
**DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)**  
(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS  
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS  
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS  
**THE CEILING / ATTIC JOISTS WILL BE:**  
2x6's @ 16"o/c UP TO 10' SPAN  
2x8's @ 16"o/c UP TO 13'-8" SPAN  
2x10's @ 16"o/c UP TO 16' SPAN  
2x12's @ 16"o/c UP TO 20' SPAN  
**THE ROOF RAFTERS WILL BE:**  
2x6's @ 16"o/c UP TO 8'-0" (UNSHORED) SPAN  
2x8's @ 16"o/c UP TO 12'-0" (UNSHORED) SPAN  
2x10's @ 16"o/c UP TO 15'-0" (UNSHORED) SPAN  
2x12's @ 16"o/c UP TO 18'-0" (UNSHORED) SPAN  
**THE EXTERIOR WALL STUDS SCHEDULE:**  
(FOR V<sub>35</sub>=120 MPH)  
2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1 1/2"  
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1 1/2"  
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1 1/2"  
OR DOUBLE 2x6's IN LIEU OF 2x8's

**G** FRAMING SCHEDULE  
**A11** SCALE: N.T.S.



DATE :  
11/20/24

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

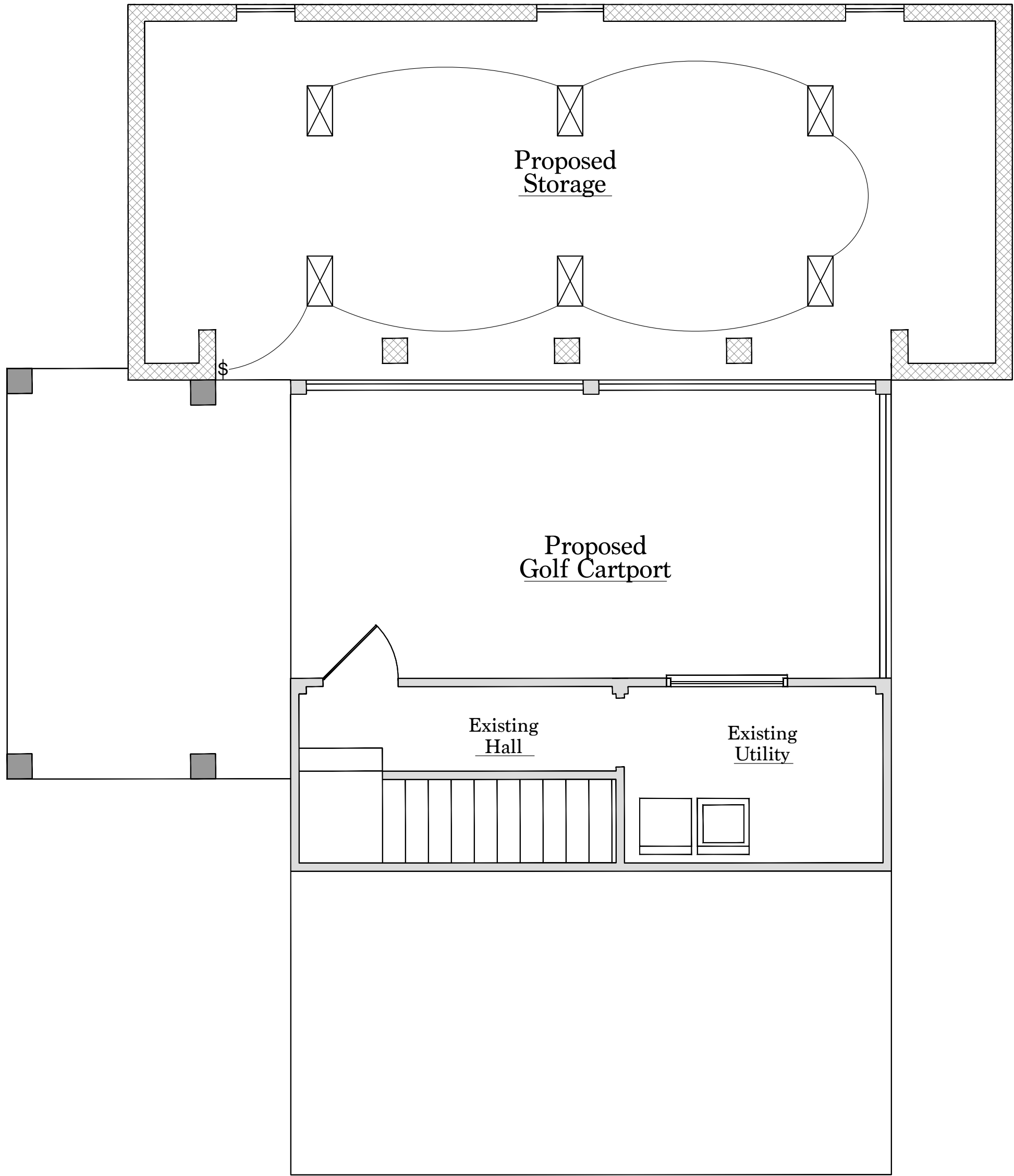
ADDITIONS AND RENOVATIONS TO THE  
**BETH MCHUGH RESIDENCE**  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

DETAILS

SHEET

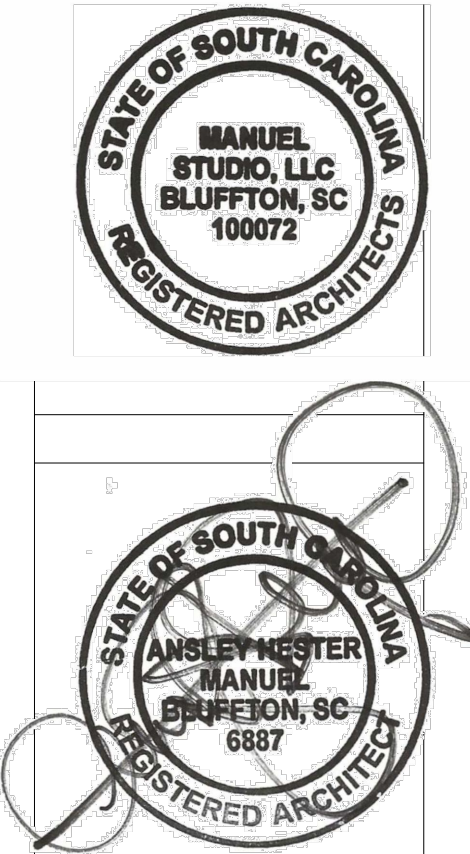
**A11**

| ELECTRICAL LEGEND |                                   |
|-------------------|-----------------------------------|
|                   | ELECTRICAL OUTLET                 |
|                   | 220 VOLT                          |
|                   | 42" GROUND FAULT INTERRUPT        |
|                   | WATERSEAL GROUND FAULT INTERRUPT  |
|                   | HALF SWITCH                       |
|                   | FLOOR OUTLET                      |
|                   | TELEPHONE JACK                    |
|                   | LIGHT SWITCH                      |
|                   | 3-WAY LIGHT SWITCH                |
|                   | 4-WAY LIGHT SWITCH                |
|                   | FLUORESCENT                       |
|                   | TAPE LIGHT                        |
|                   | THERMOSTAT                        |
|                   | SMOKE DETECTOR                    |
|                   | SECURITY SYSTEM PANEL             |
|                   | CHIME                             |
|                   | CARBON MONOXIDE DETECTOR          |
|                   | DOOR BELL                         |
|                   | TELEVISION CABLE                  |
|                   | OUTDOOR WALL SCONCE               |
|                   | INDOOR WALL SCONCE                |
|                   | RECESSED CAN LIGHT                |
|                   | VAPOR SEALED RECESSED CAN LIGHT   |
|                   | LIGHT/HEAT/FAN RECESSED CAN LIGHT |
|                   | DIRECTIONAL RECESSED CAN LIGHT    |
|                   | CHANDELIER                        |
|                   | PENDANT LIGHT                     |
|                   | JUNCTION BOX                      |
|                   | CLG FAN/LIGHT                     |
|                   | CLG FAN                           |
|                   | HOSE BIBB                         |
|                   | LIGHT/EXHAUST FAN RECESSED        |
|                   | RECESSED EXHAUST FAN              |
|                   | PANEL                             |
|                   | METER                             |
|                   | DISCONNECT                        |
|                   | STEP LIGHTS                       |



A  
A12

PROPOSED ELECTRICAL GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



| DATE :   |  |  |  |
|----------|--|--|--|
| 11/20/24 |  |  |  |

MANUEL STUDIO, LLC

*Ansley Hester Manuel, Architect*

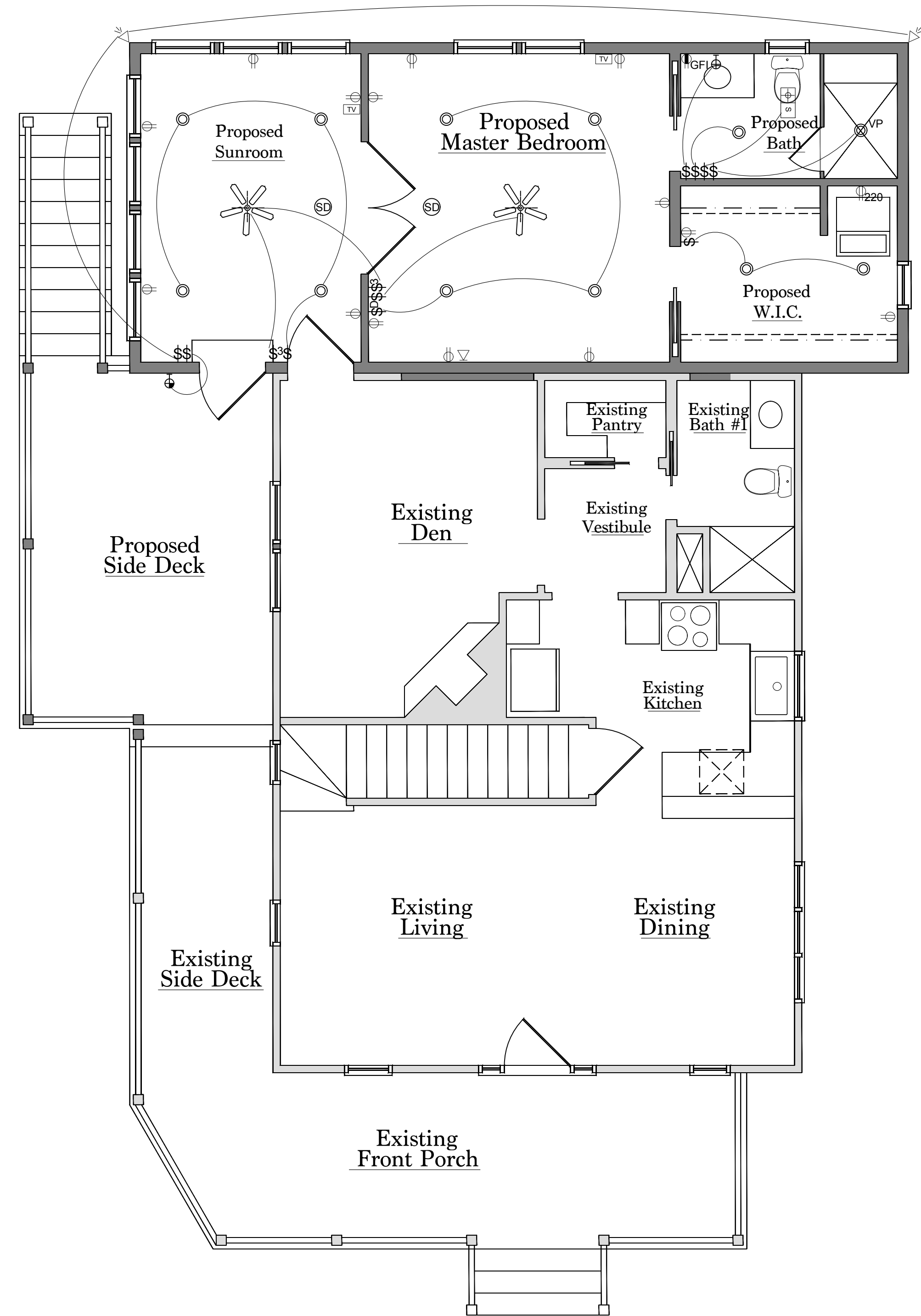
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

ADDITIONS AND RENOVATIONS TO THE  
BETH MCHUGH RESIDENCE  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

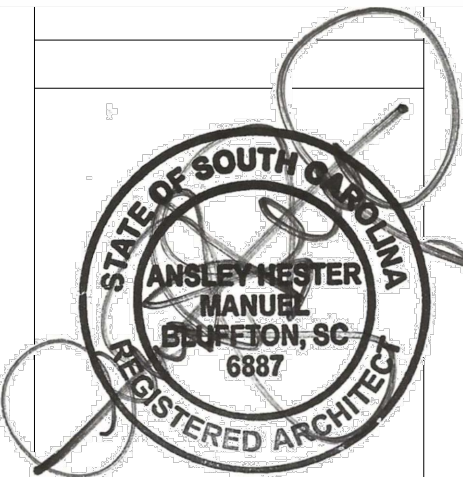
PROPOSED ELECTRICAL GROUND FLOOR PLAN

# ELECTRICAL LEGEND

|  |                                   |
|--|-----------------------------------|
|  | ELECTRICAL OUTLET                 |
|  | 220 VOLT                          |
|  | 42" GROUND FAULT INTERRUPT        |
|  | WATERSEAL GROUND FAULT INTERRUPT  |
|  | HALF SWITCH                       |
|  | FLOOR OUTLET                      |
|  | TELEPHONE JACK                    |
|  | LIGHT SWITCH                      |
|  | 3-WAY LIGHT SWITCH                |
|  | 4-WAY LIGHT SWITCH                |
|  | FLUORESCENT                       |
|  | UNDER CABINET LIGHT / CLOSET      |
|  | THERMOSTAT                        |
|  | SMOKE DETECTOR                    |
|  | SECURITY SYSTEM PANEL             |
|  | CHIME                             |
|  | CARBON MONOXIDE DETECTOR          |
|  | DOOR BELL                         |
|  | TELEVISION CABLE                  |
|  | OUTDOOR WALL SCONCE               |
|  | INDOOR WALL SCONCE                |
|  | RECESSED CAN LIGHT                |
|  | VAPOR SEALED RECESSED CAN LIGHT   |
|  | LIGHT/HEAT/FAN RECESSED CAN LIGHT |
|  | DIRECTIONAL RECESSED CAN LIGHT    |
|  | CHANDELIER                        |
|  | PENDANT LIGHT                     |
|  | JUNCTION BOX                      |
|  | CLG FAN/LIGHT                     |
|  | CLG FAN                           |
|  | HOSE BIBB                         |
|  | LIGHT/EXHAUST FAN RECESSED        |
|  | RECESSED EXHAUST FAN              |
|  | PANEL                             |
|  | METER                             |
|  | DISCONNECT                        |
|  | FLOOD LIGHT                       |



**A**  
**A13** PROPOSED ELECTRICAL FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



DATE :

11/20/24

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

ADDITIONS AND RENOVATIONS TO THE  
BETH MCHUGH RESIDENCE  
50 PRITCHARD STREET  
BLUFFTON, SC 29910

PROPOSED ELECTRICAL FIRST FLR PLAN

SHEET  
**A13**