



LOCATION MAP NOT TO SCALE



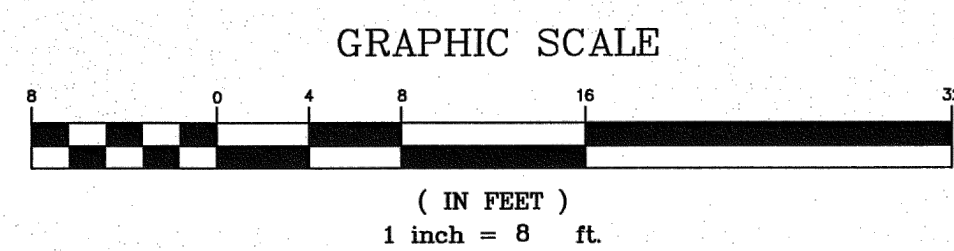
PARCEL 152
N/F
JEFFREY G. FEASTER & ASHLEY FEASTER

LEGEND

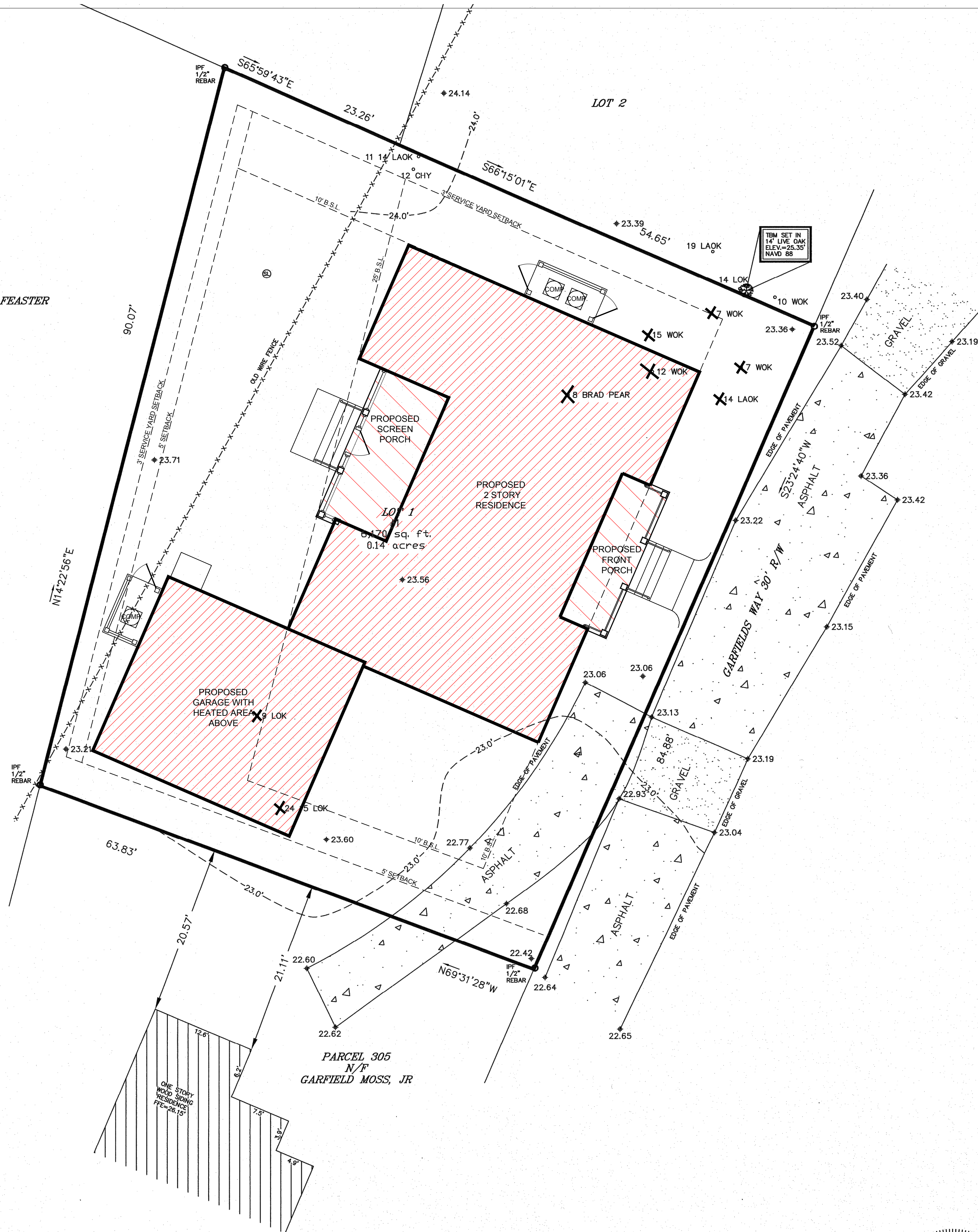
- CMS - CONCRETE MONUMENT SET
- ◻ CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
- ⊙ - SEWER LATERAL
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - ELECTRIC BOX
- ⊙ - SPOT ELEVATION SHOTS
- - CONTOUR LINES
- ⊙ - XFMR - 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



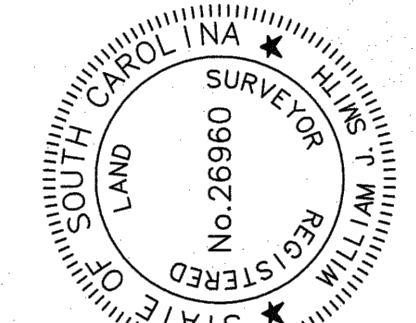
A PROPOSED SITE PLAN
C2 SCALE: 1"=8'-0"



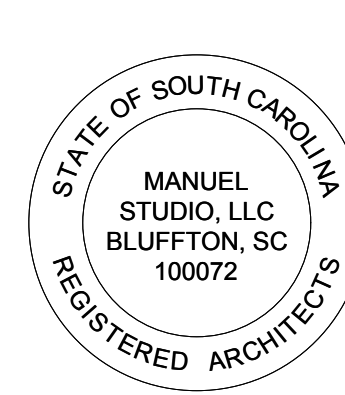
NOTES:
1. According To FEMA Flood Insurance Rate Map # 450204666C Required Elevation N/A F. M. 1988
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search
3. This Survey Was Performed Without The Benefit Of A Wetland Delimitation
4. All Utility Easements, Encroachments, Etc. Shown Herein Are Verified With The Proper Reference To Plans, Records, Etc. For Design And Construction.
PLAT BOOK 155 AT PAGE 148

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
SAM KOPOTIC & MADDIE MCPADDEN
A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELD'S WAY,
A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DIST. 610, MAP 39A, PARCEL 406

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON TO BE ACCURATE AND TO CONFORM WITH THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE AS SPECIFIED THEREIN.
WILLIAM J. SMITH, PLS # 26960



SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, SC 29910
tsquare@earthlink.net
Phone 843-757-2650 Fax 843-757-5788
JUB No. 23-5566T



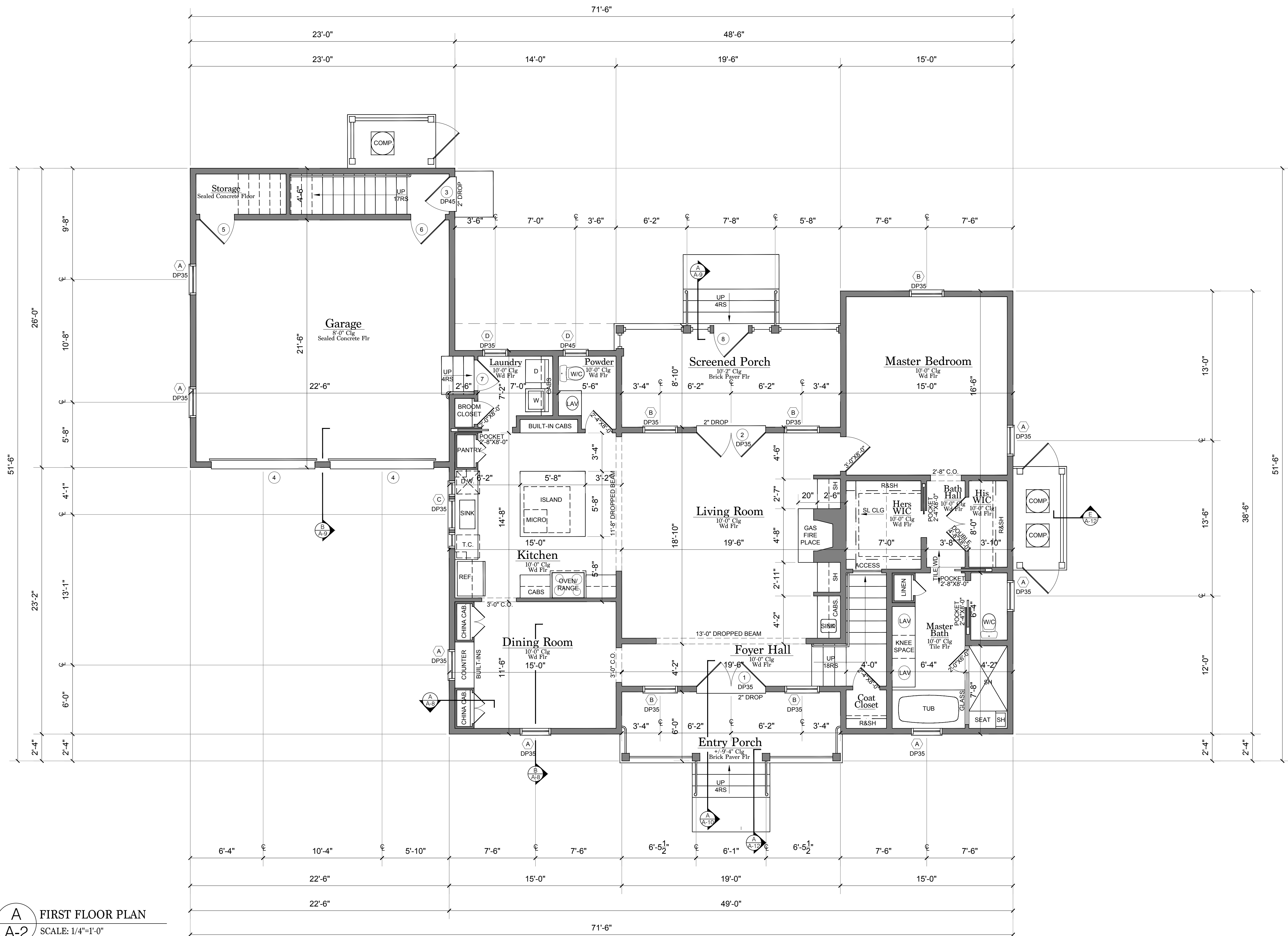
DATE:
2/4/26
2/24/26
2/25/26

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

THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA
PROPOSED SITE PLAN

SHEET
C2

DRAWN BY: W.J.S.
APPROVED BY: W.J.S.
PARTY CHIEF: B.M.S.
DATE: DECEMBER 13, 2023



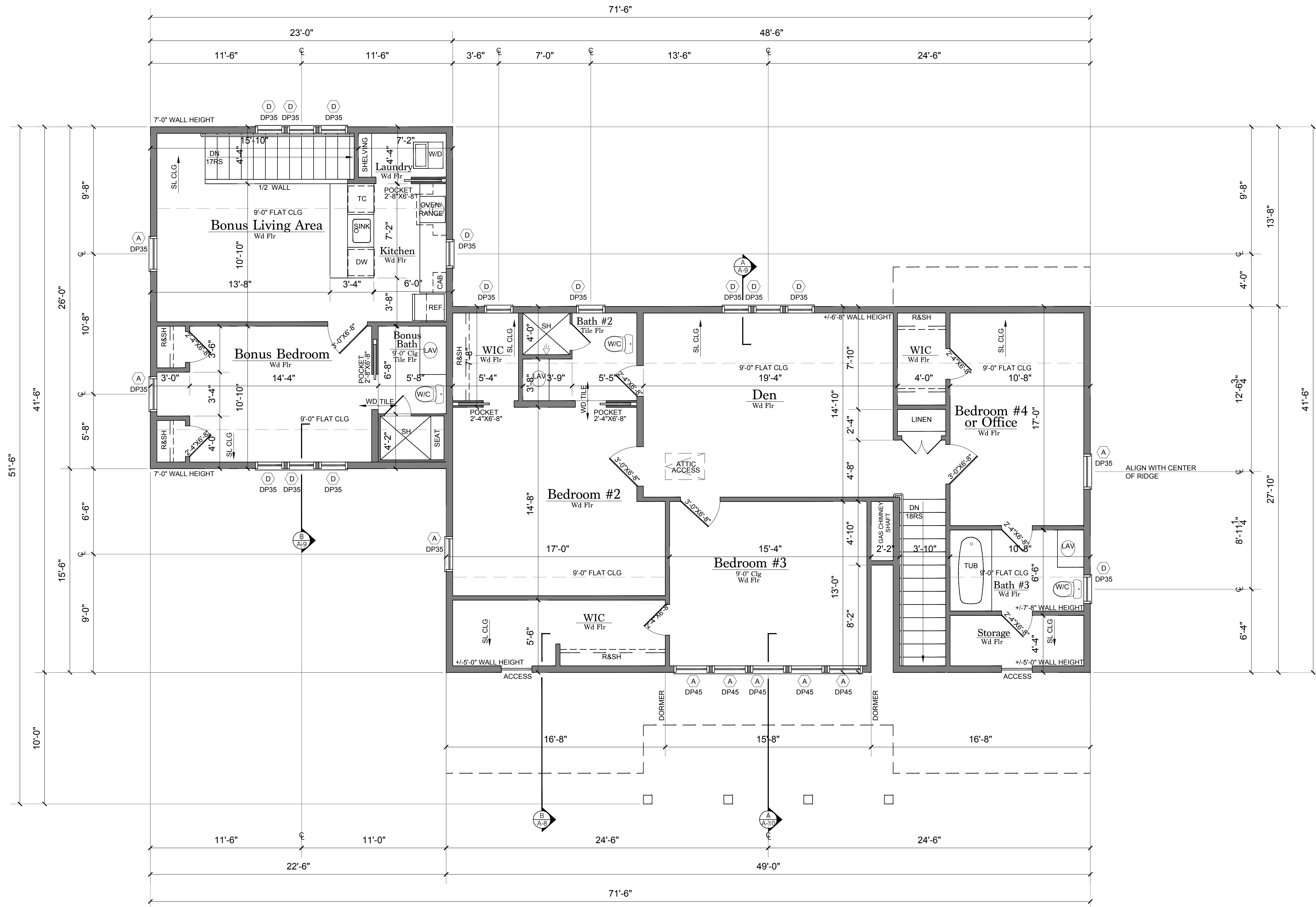
A FIRST FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"

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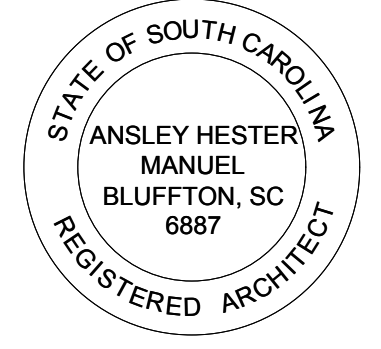
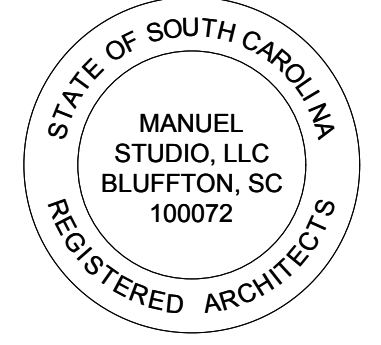
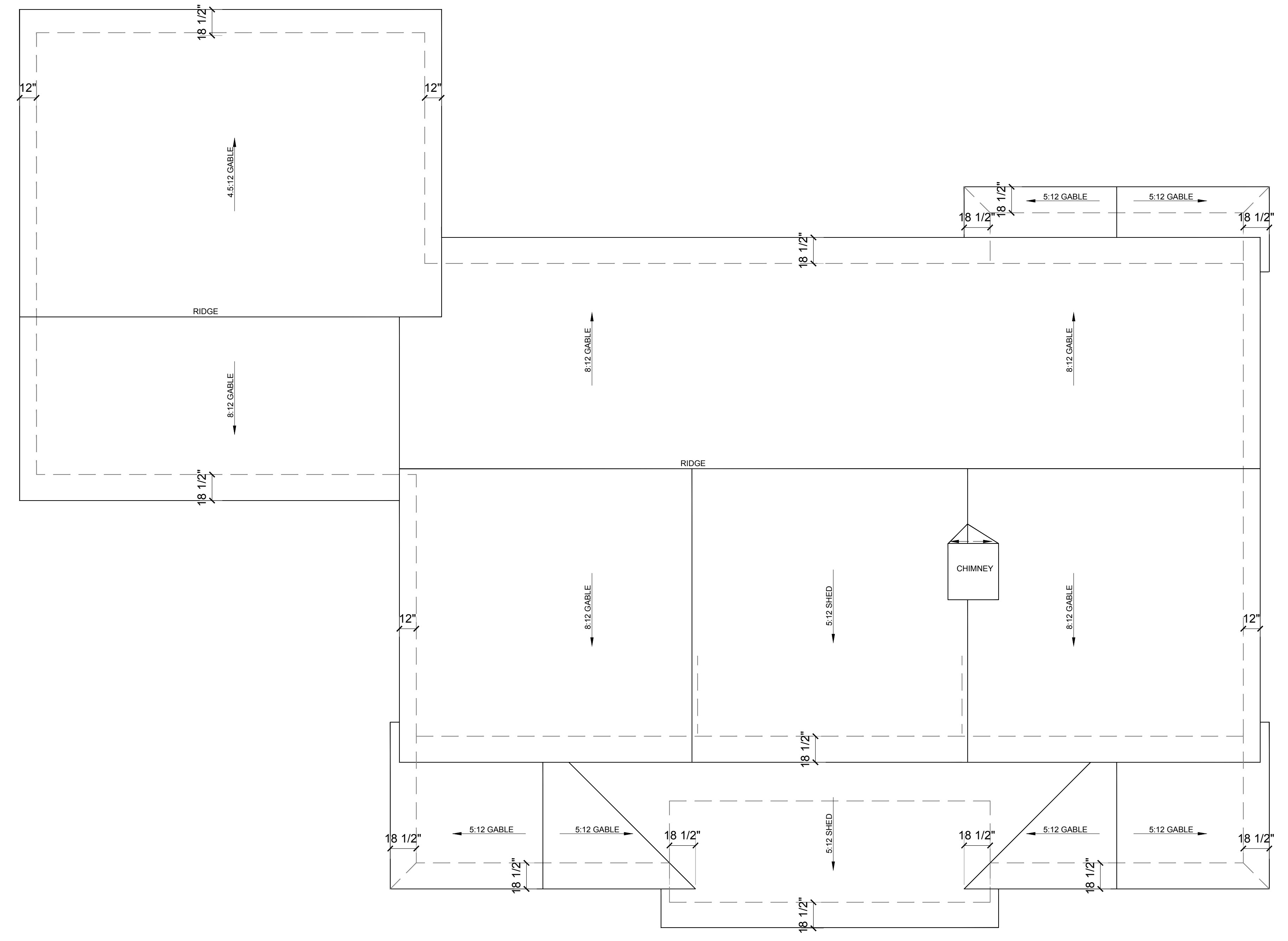
THE KOPOTIC RESIDENCE
 1 GARFIELD'S WAY
 BLUFFTON, SOUTH CAROLINA
SECOND FLOOR PLAN

SHEET
A-3



A SECOND FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

A ROOF PLAN
 A5 SCALE: 1/4"=1'-0"



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THE KOPOTIC RESIDENCE
 1 GARFIELD'S WAY
 BLUFFTON, SOUTH CAROLINA

ROOF PLAN

SHEET
A5



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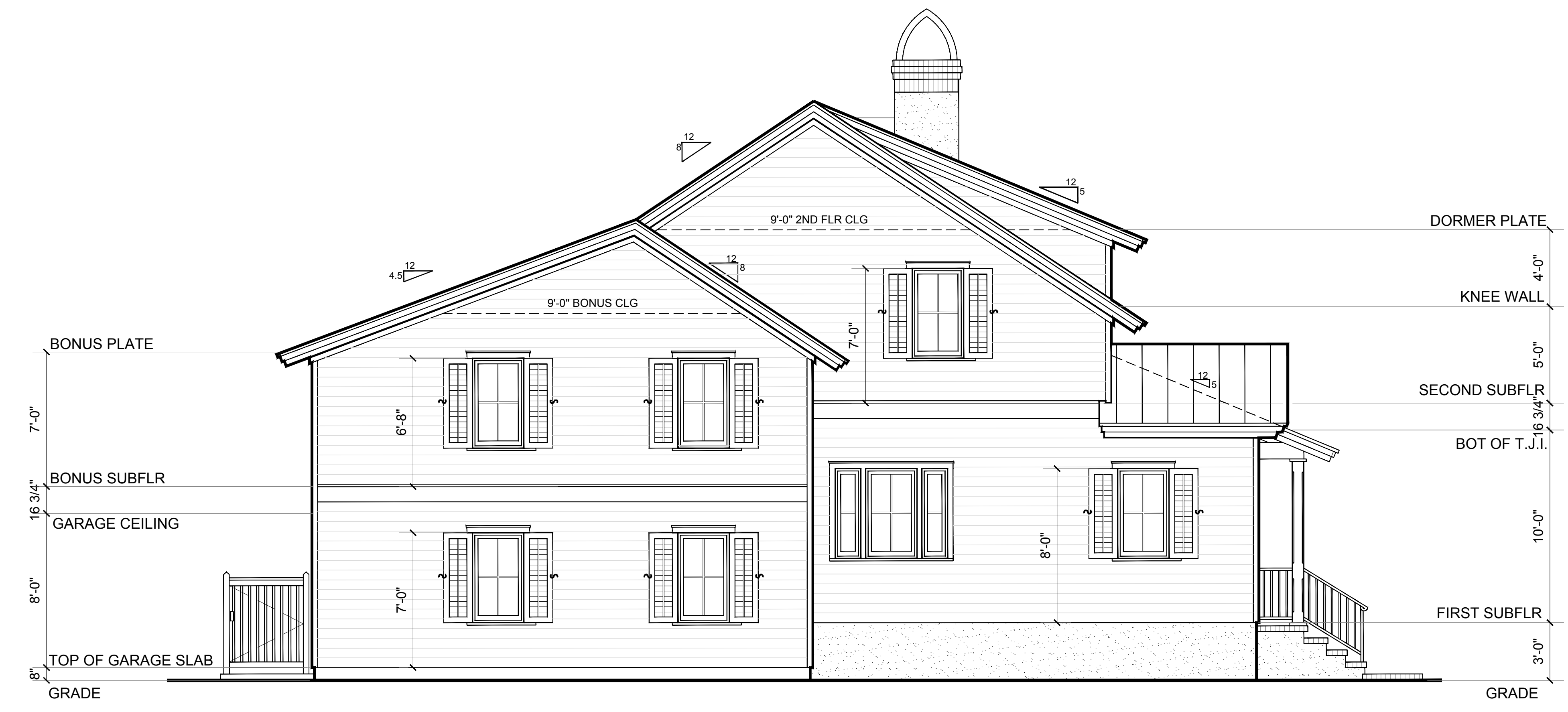
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THE KOPOTIC RESIDENCE
 1 GARFIELD'S WAY
 BLUFFTON, SOUTH CAROLINA
ELEVATIONS

SHEET
A6



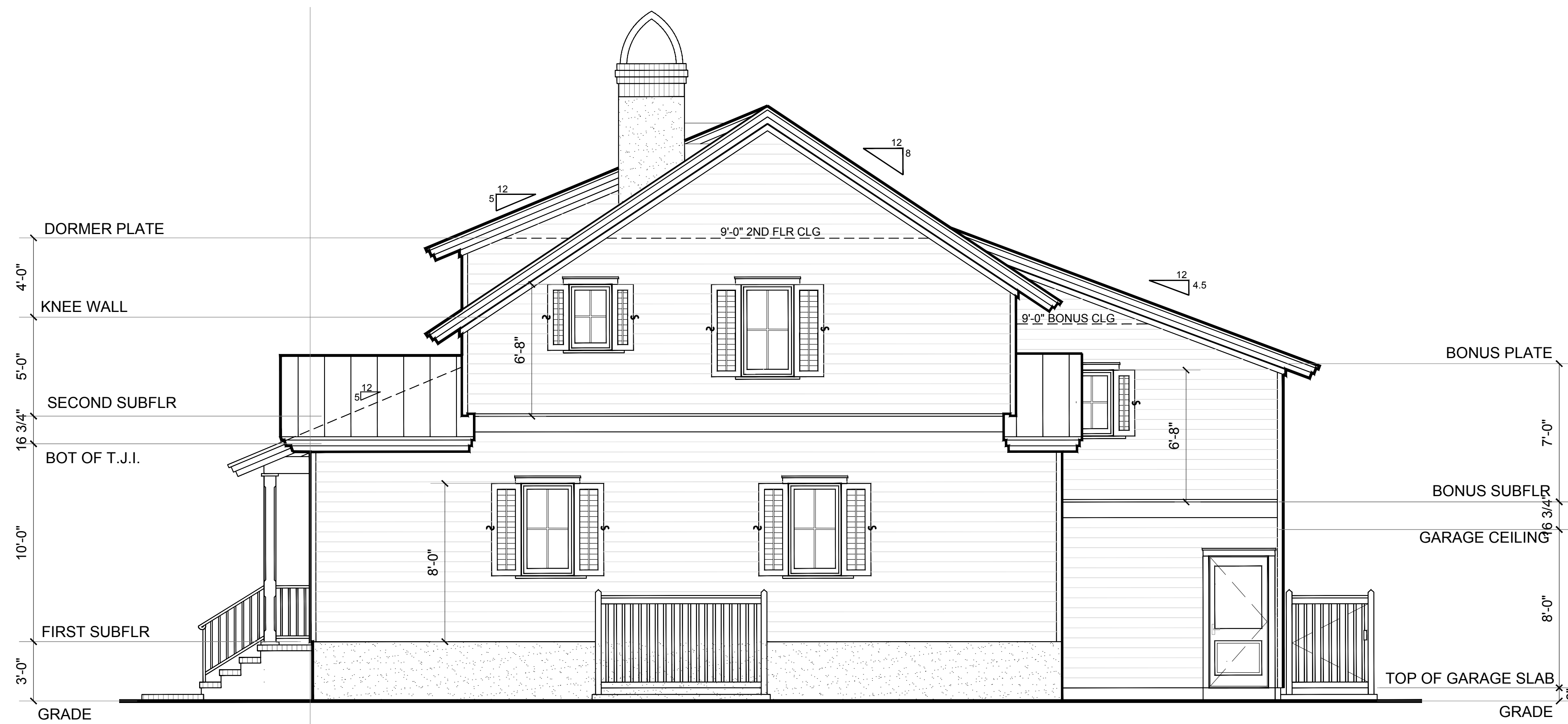
A FRONT ELEVATION
A6 SCALE: 1/4"=1'-0"



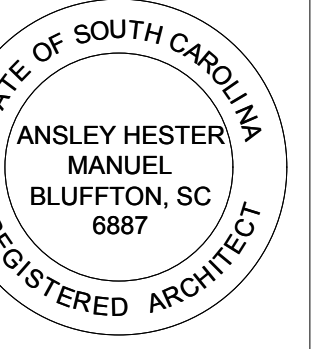
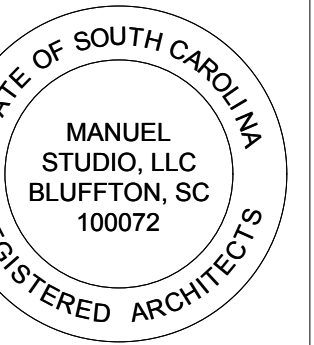
B LEFT ELEVATION
A6 SCALE: 1/4"=1'-0"



A REAR ELEVATION
A7 SCALE: 1/4"=1'-0"



B RIGHT ELEVATION
A7 SCALE: 1/4"=1'-0"



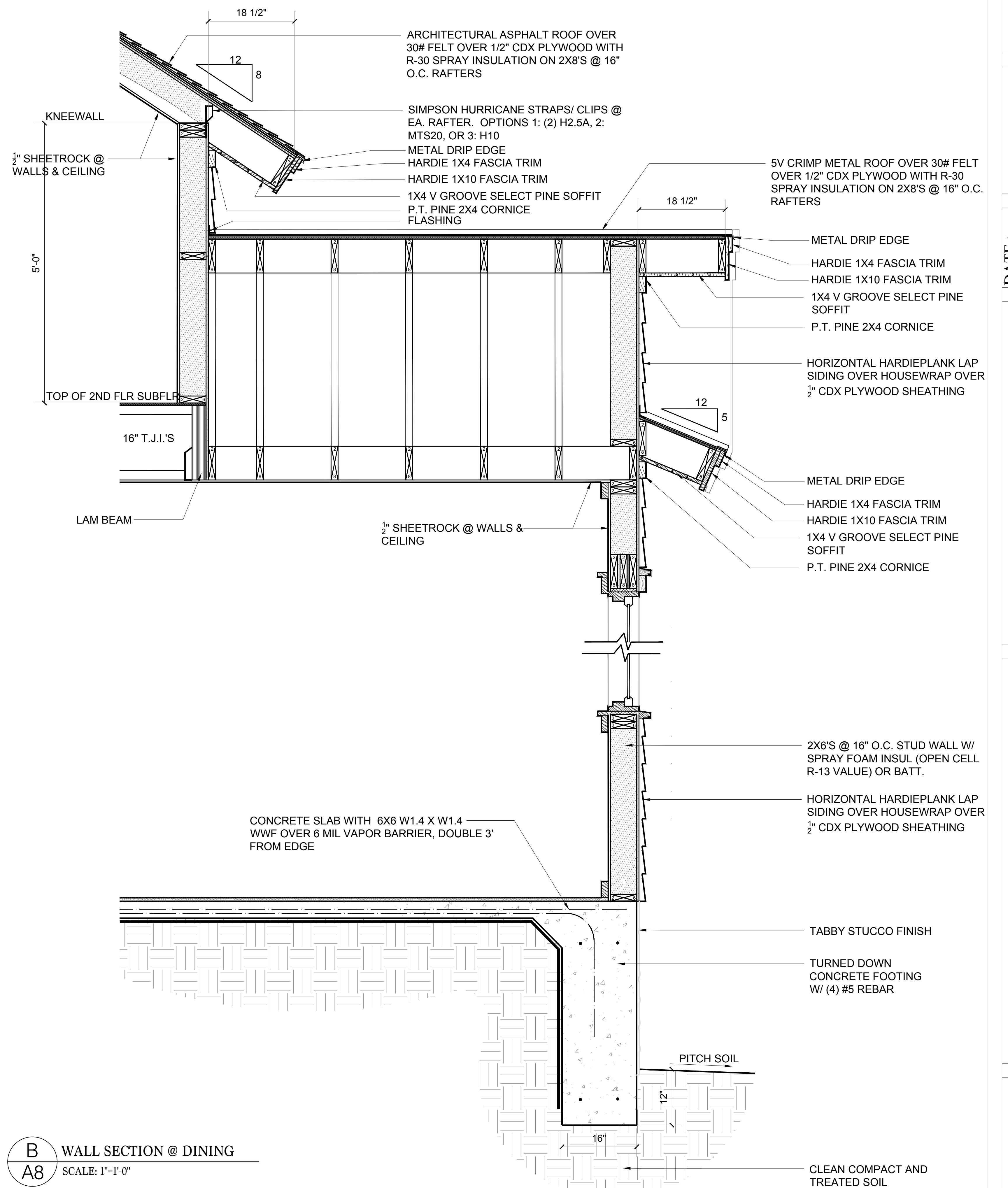
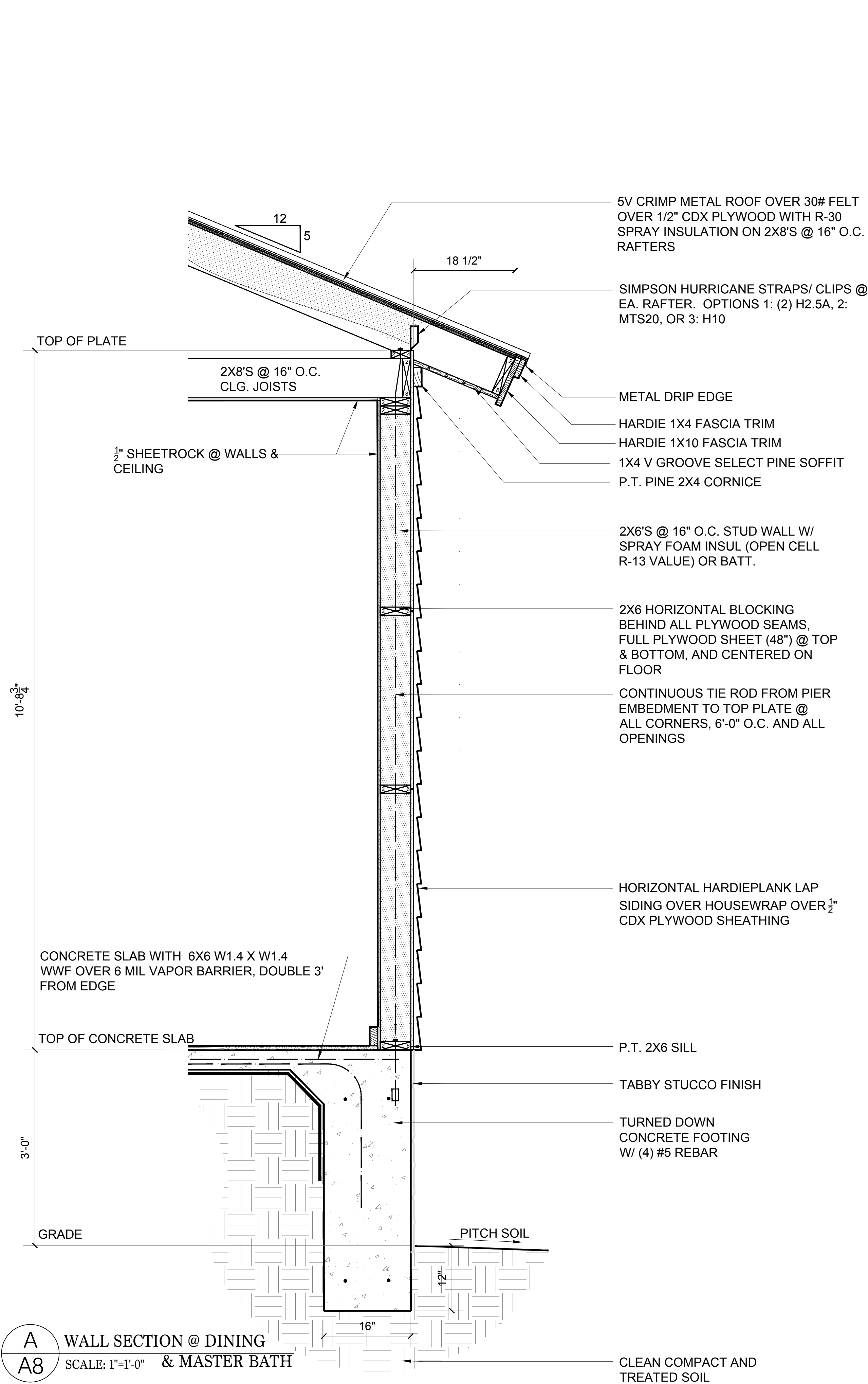
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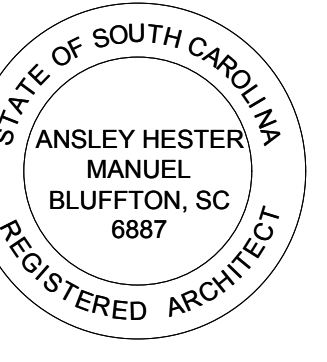
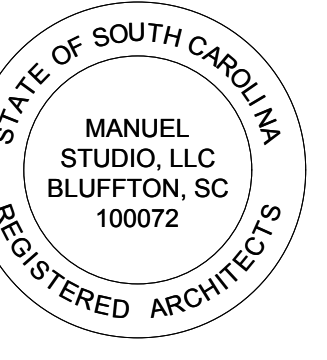
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THE KOPOTIC RESIDENCE
 1 GARFIELD'S WAY
 BLUFFTON, SOUTH CAROLINA
ELEVATIONS

SHEET

A7





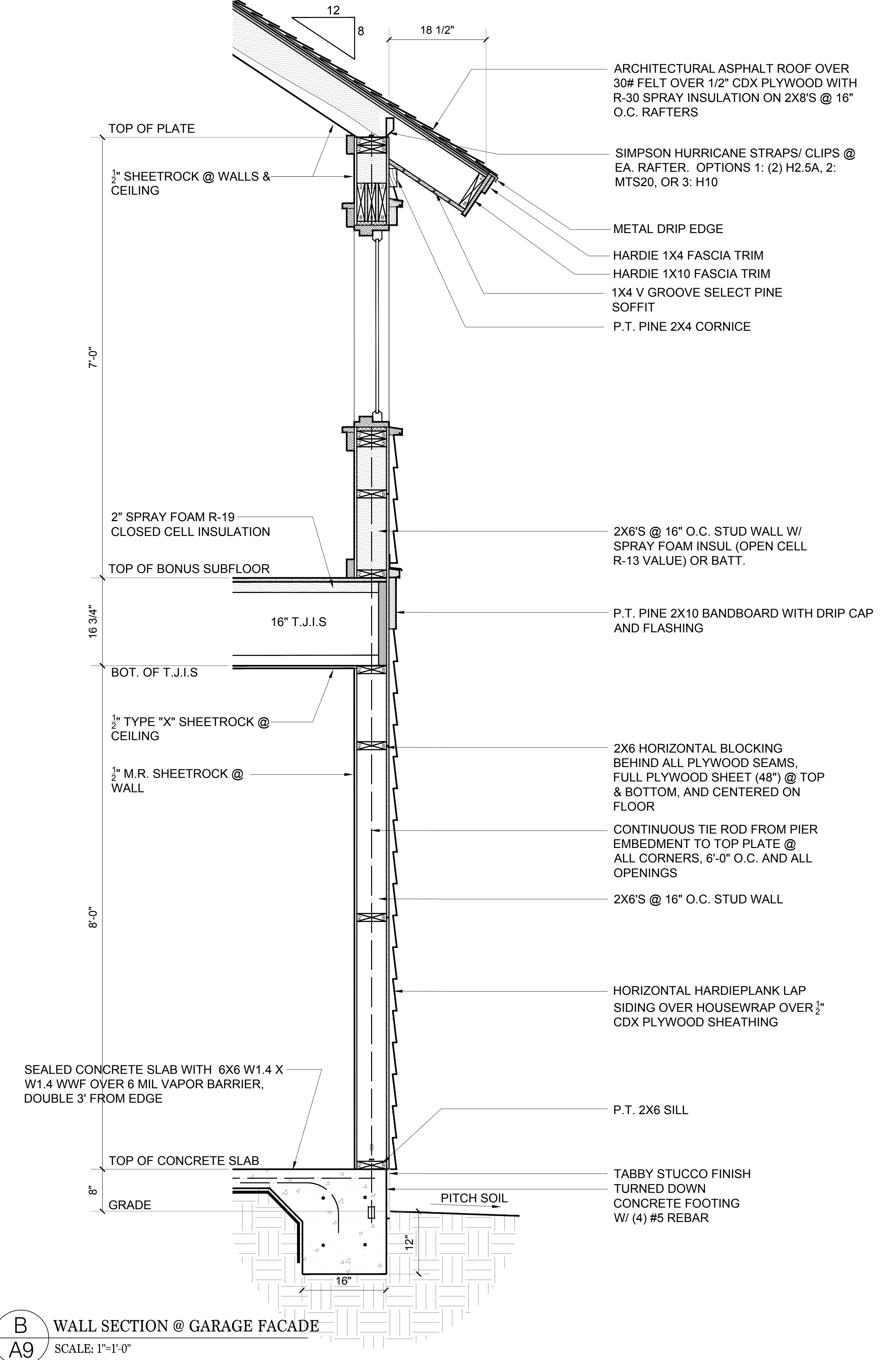
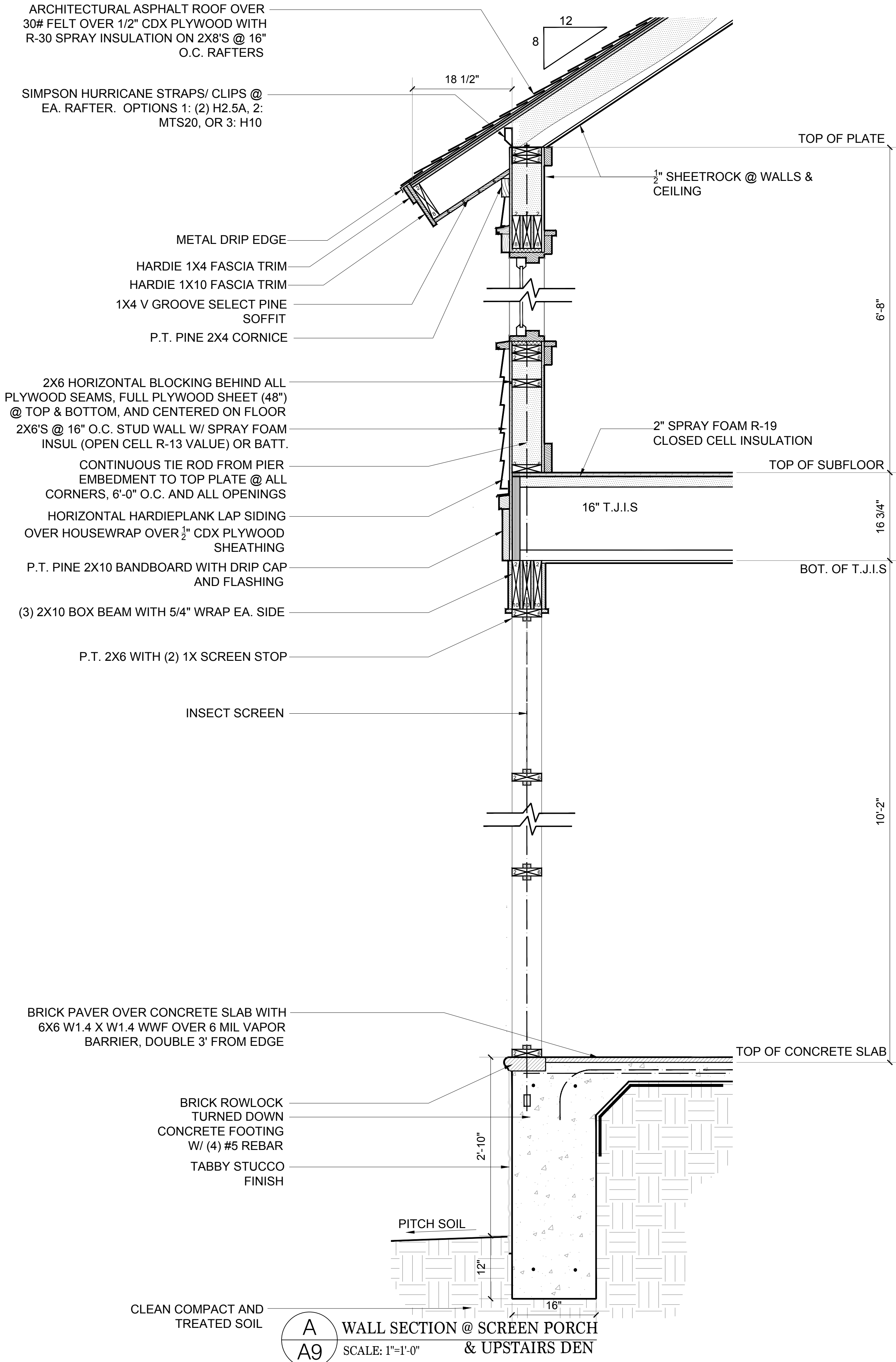
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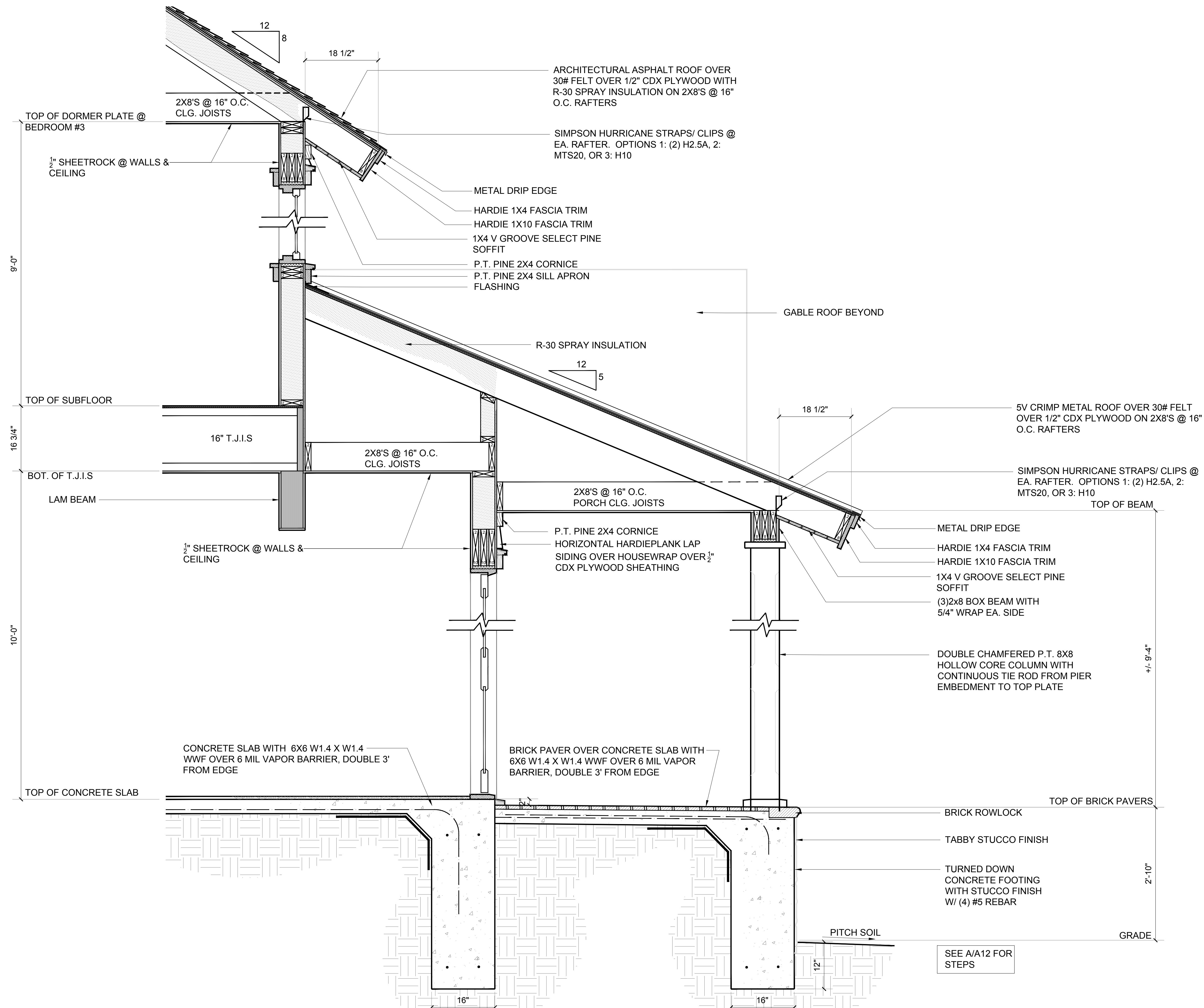
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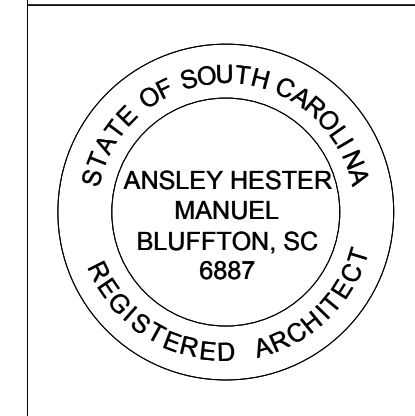
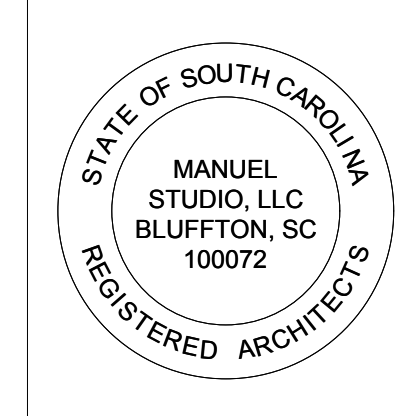
WALL SECTIONS & DETAILS

SHEET
A9





A WALL SECTION @ ENTRY PORCH
A10 SCALE: 1"=1'-0" Foyer Hall & Bedroom #3



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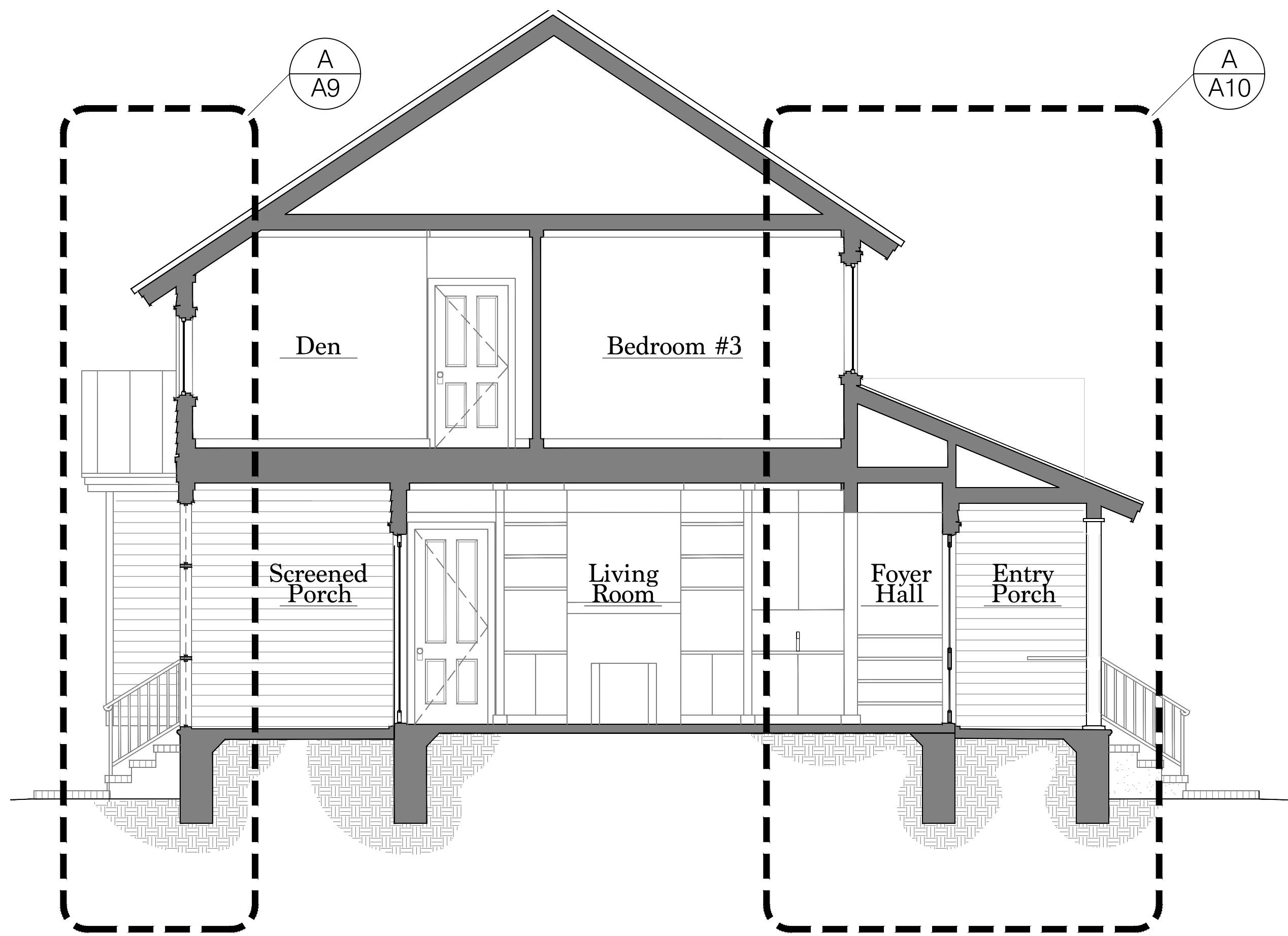
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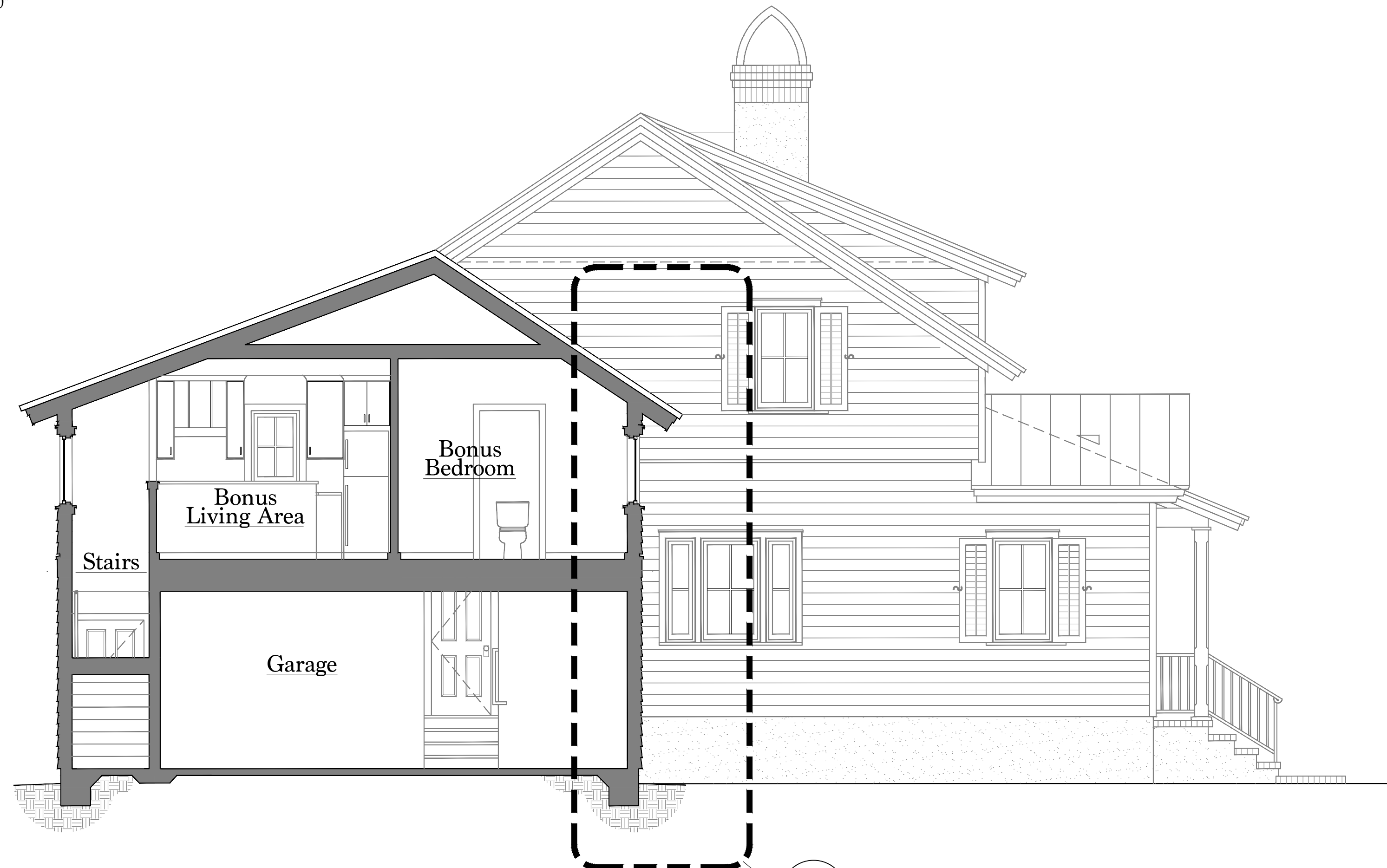
WALL SECTIONS & DETAILS

SHEET
A10

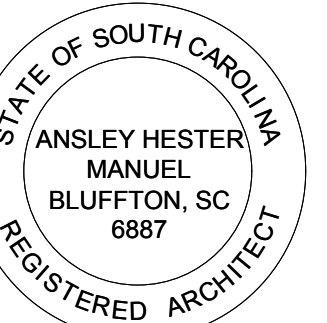
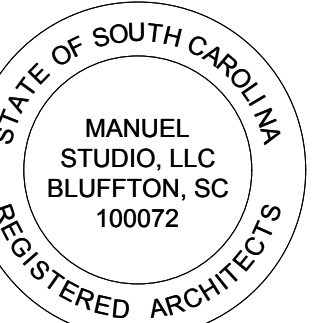
SEE A/A12 FOR STEPS



A
A11 BUILDING SECTION @ MAIN
SCALE: 1/4"=1'-0"



B
A11 BUILDING SECTION @ GARAGE
SCALE: 1/4"=1'-0"



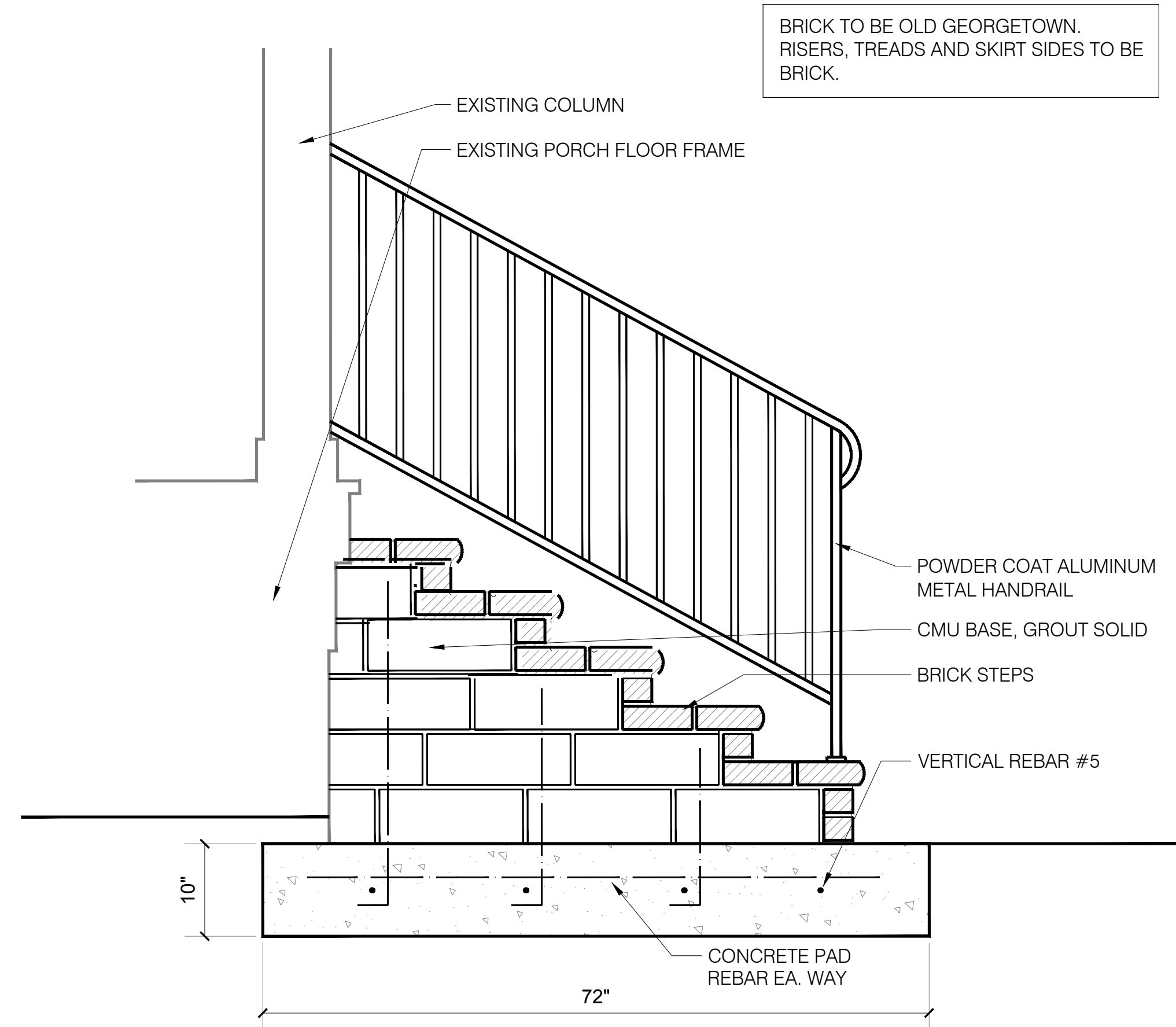
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THE KOPOTIC RESIDENCE
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BLUFFTON, SOUTH CAROLINA

BUILDING SECTIONS

SHEET
A11



BRICK TO BE OLD GEORGETOWN RISERS, TREADS AND SKIRT SIDES TO BE BRICK.

A PROPOSED BRICK STAIRS
A12 SCALE: 1"=1'-0"

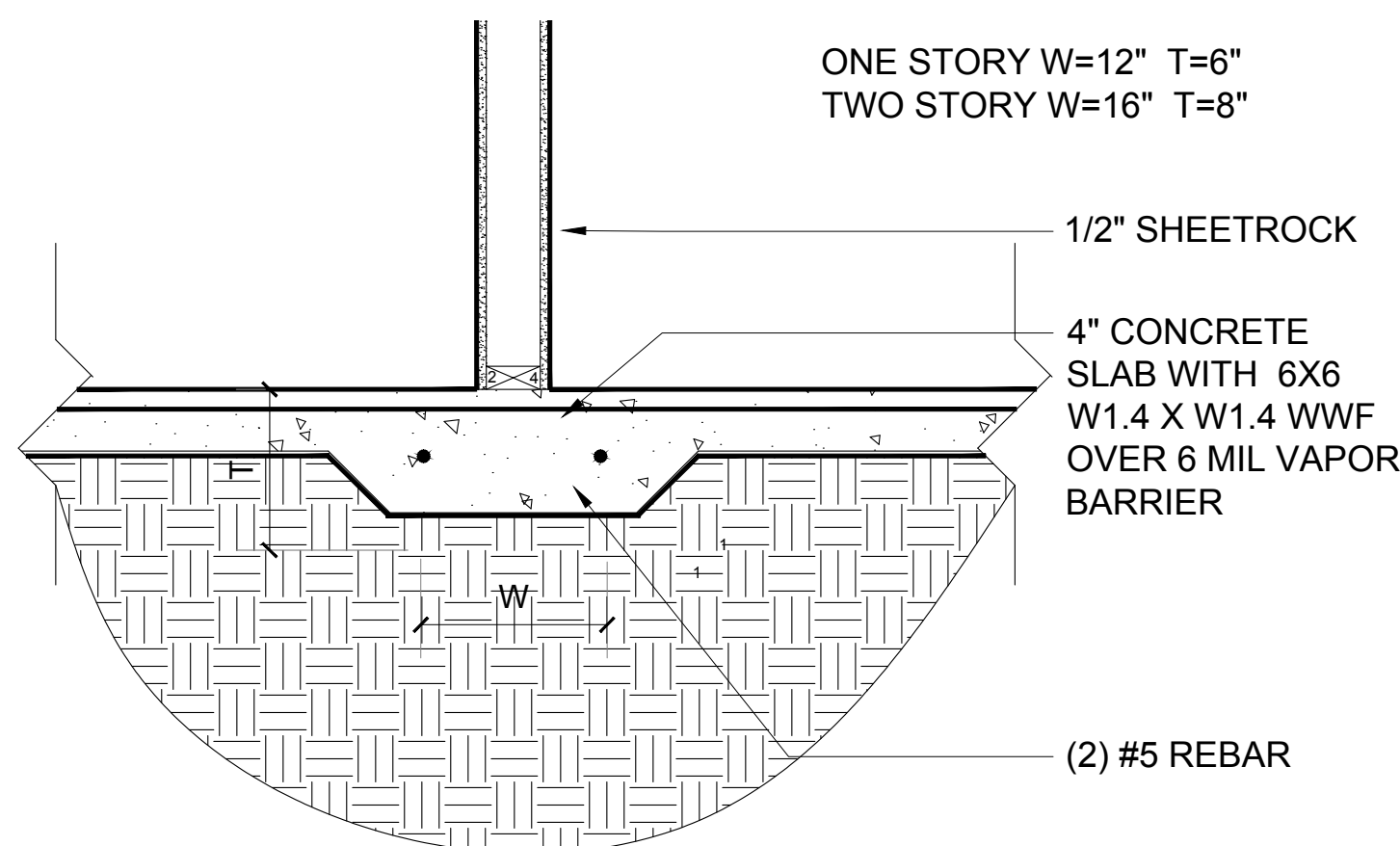
ONE STORY W=12" T=6"
TWO STORY W=16" T=8"

DOOR SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	6'-0" X 8'-0"	UPPER GLASS WITH LOWER PANEL, FRENCH DOORS, INSWING		
2	6'-0" X 8'-0"	FULL GLASS FRENCH DOORS, INSWING		
3	3'-0" X 6'-8"	UPPER GLASS WITH LOWER PANEL, RIGHT HINGE, INSWING		
4	9'-0" X 7'-0"	OVERHEAD GARAGE DOOR - SEE ELEVATION		
5	3'-0" X 6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE		
6	3'-0" X 6'-8"	20 MINUTE FIRE RATED W/ CLOSER, RIGHT HINGE		
7	2'-8" X 6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE, INSWING		
8	3'-0" X 6'-8"	SCREEN, LEFT HINGE, INSWING		

ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR), WOOD (INTERIOR) UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.
ALL GLASS TO BE IMPACT RESISTANT.

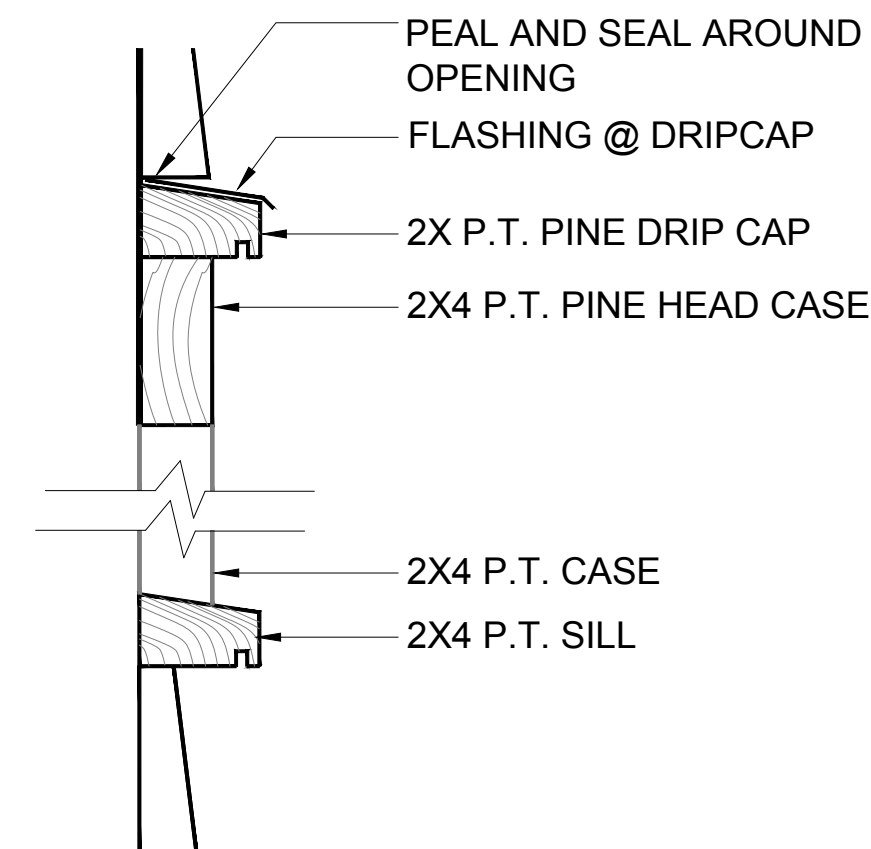
WINDOW SCHEDULE				
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	2'-8" X 4'-8"	CASEMENT	4	
B	3'-0" X 5'-4"	CASEMENT	4	
C	2'-8" X 4'-8"	CASEMENT	4	1'-4" X 4'-8" SIDE LITES FIXED - 2 LITES
D	2'-2" X 3'-4"	CASEMENT	4	

ALL WINDOWS ARE WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR. MARVIN OR EQUAL. 7/8" MUNTIN, S.D.L.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM OUTSIDE CORNER & 45 IF WITHIN 4' FROM OUTSIDE CORNER

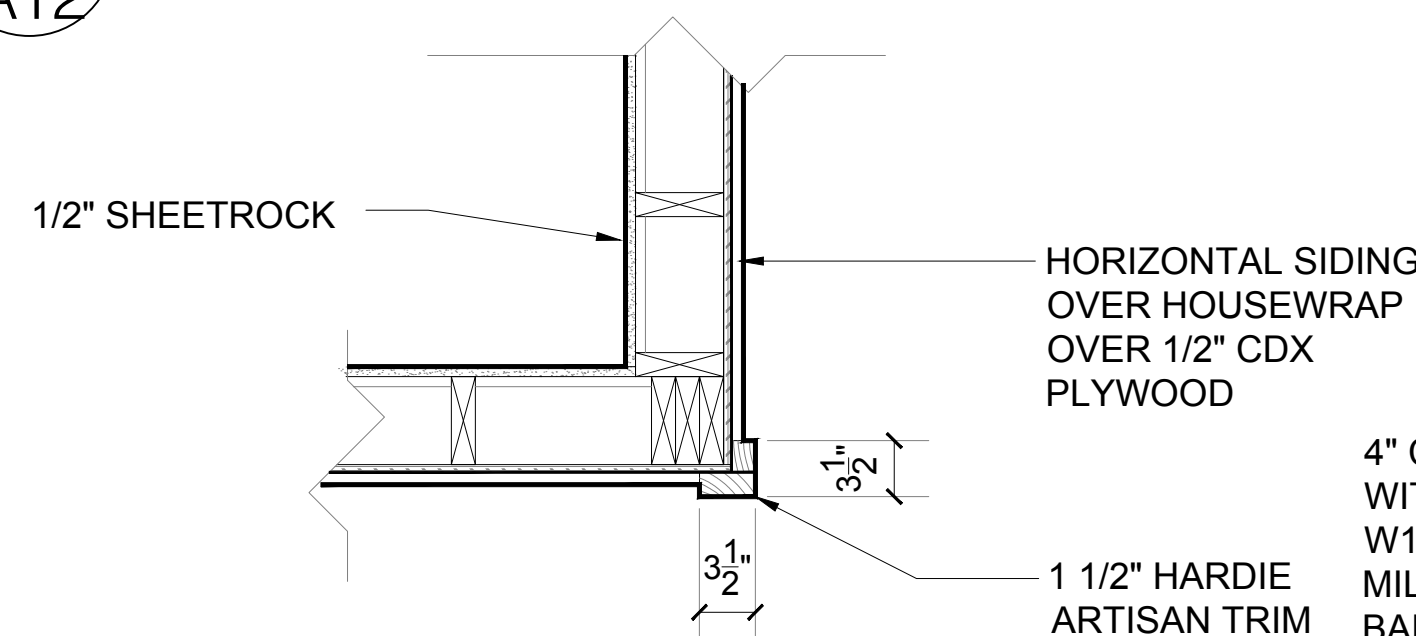


B TYP. THICKENED SLAB
A12 SCALE: 1"=1'-0"

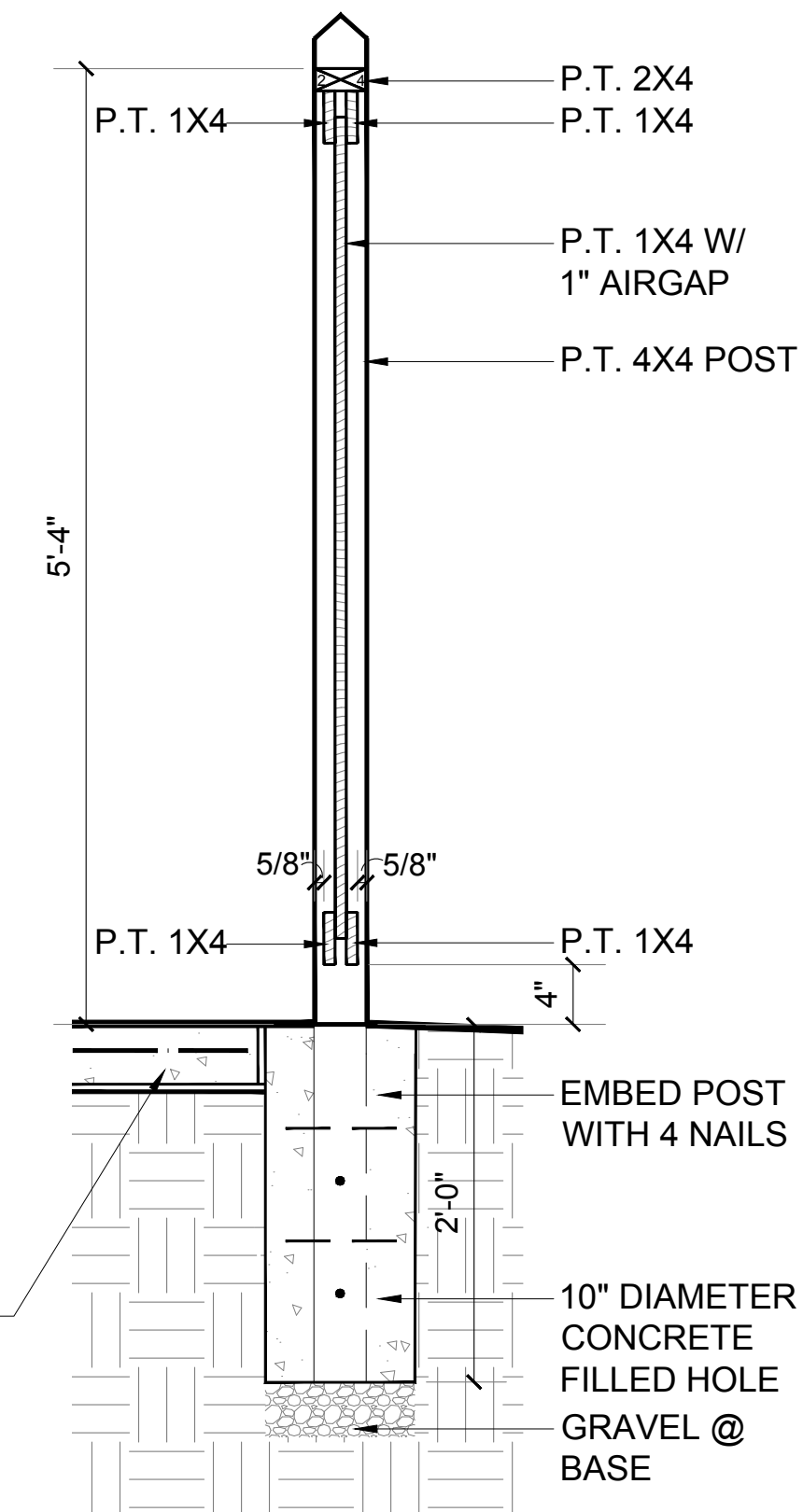
ONE STORY W=12" T=6"
TWO STORY W=16" T=8"



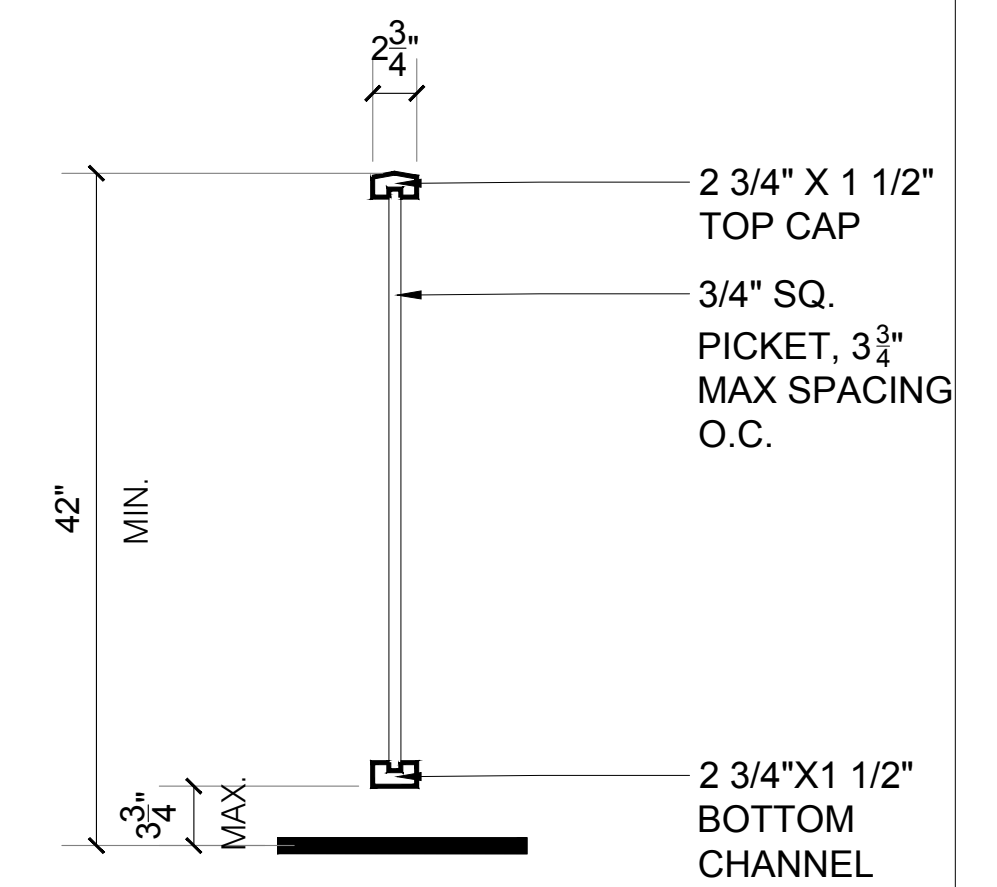
C WINDOW TRIM DETAIL
A12 SCALE: 3"=1'-0"



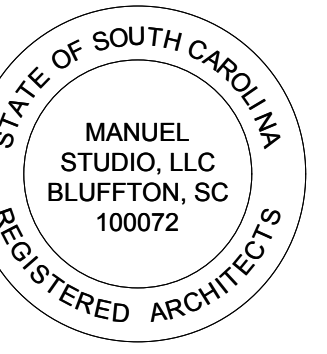
D CORNER DETAIL
A12 SCALE: 1"=1'-0"



E SERVICE YARD DETAIL
A12 SCALE: 1"=1'-0"



F POWDER COATED ALUMINUM GUARD RAIL DETAIL
A12 SCALE: 1"=1'-0"



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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA
SCHEDULES & DETAILS

SHEET

A12