

Physical Address

5 Lawton St.
Bluffton, South Carolina 29910

Property Owner

James W. Jeffcoat Revocable Trust

Applicable Codes

2021 International Building Code w/ SC Modifications
2021 International Fire Code w/ SC Modifications
2021 International Mechanical Code w/ SC Modifications
2021 International Plumbing Code w/ SC Modifications
2020 National Electrical Code (NFPA70) w/ SC Modifications
2009 IECC
2017 ICC / ANSI A11.7

Project Description

New construction for an ancillary building with commercial on both floors.
Building located behind an existing retail shop known as Eggs 'n' Tricities.

Square Footage

Overall
Heated Square Footage= 1,180 square feet
Porches = 360 square feet
Each Floor
Heated Square Footage= 590 square feet
Porches = 180 square feet
Each Floor Individual Rooms
Office = 150 square feet
Restroom = 60 square feet
Storage = 43 square feet
Flex Space = 264 square feet

Construction Makeup

Wood-framed walls, floors and roof with concrete slab foundation.

Occupancy Classification

Section 304.1
Business Group B
Section 309.1
Mercantile Group M (only allowed if building has sprinklers)

Type of Construction

Section 602.5
Type VB

Allowable Building Height

Table 504.3
without sprinklers = 40 feet
with sprinklers = 60 feet

Allowable Numbers of Stories

Table 504.4
Type VB Group B
Without sprinklers is limited to two stories.
With sprinklers is limited to three stories.
Type VB Group M
With sprinklers is limited to two stories.
(Group M only allowed with sprinklers)

Allowable Building Area

Table 506.2
Type VB Group B
Without sprinklers is allowed 9,000 square feet.
With sprinklers is allowed 27,000 square feet.
Type VB Group M
With sprinklers is allowed 27,000 square feet.

Fire Resistance Rating Requirements for Building Elements

Table 601
Type VB construction requires zero hours for the structural frame, exterior and interior bearing walls, exterior and interior nonbearing walls, floor construction and roof construction.

Minimum Number of Exits or Access to Exits per Story

Table 1006.3.3
Two Exits Required
Table 1006.2.1
Spaces with one exit or exit Access doorway
Group B
Without sprinklers 100 feet
With sprinklers 100 feet
Group M
With sprinklers 75 feet

Maximum Exit Access Travel Distance

Table 1017.2
Group B
Without sprinklers = 200 feet
With sprinklers = 300 feet
Group M
With sprinklers = 250 feet

Maximum Floor Area per Occupant

Table 1004.5
Group B per floor
Office/Flex Space/Restrooms
474 square feet/150 gross = 3.16
Storage
43 square feet/300 gross = .14
Occupants = 3
Group M per floor
Office/Flex Space/Restrooms
474 square feet/60 gross = 7.9
Storage
43 square feet/300 gross = .14
Occupants = 8

Maximum Occupant Load

For all Group B = 6 Occupants
For mix of Group B and Group M = 11 Occupants
For all Group M = 16 Occupants

Required Separation of Occupancies

Table 508.4
No Separation Requirement

Horizontal Assemblies

Section 711.2.4.1
No Separation Requirement

Manual Fire Alarm System

[F] 907.2.2 Group B
Not Required
[F] 907.2.7 Group M
Not Required

Smoke Alarms

[F] 907.2.11
Not Required

Sprinklers

Section [F] 903
Not Required for Group B
Required for Group M

Portable Fire Extinguishers

[F] 906.1
Required
Fire Marshal to determine number, location and type

Fire Resistance Rating Requirements foe Exterior Walls Based on Fire

Separation Distance
Table 705.5
Exterior Walls at 5' setback required to be One Hour Fire Rated

Maximum Area of Exterior Wall Opening Based on Fire Separation

Distance and Degree of Opening Protection
Table 705.8
Without Sprinkler and Unprotected 10%
With Sprinkler and Unprotected 25%
Protected 25%

Means of Egress Illumination

Section 1008

Exit Signs

Section 1013

Doors

Section 1010

Stairways

Section 1011
Minimum Width 36"
Minimum Headroom 80"
Maximum Riser 7"
Minimum Tread 11"

Handrails

Section 1014

Guards

Section 1015

Interior Finishes

Table 803.13

Fire Safety

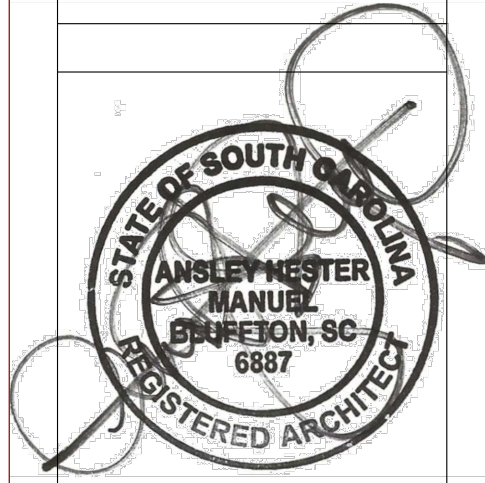
Section 502

Accessibility

Chapter 11

Plumbing

[P] Table 2902.1
1 WC
1 LAV
Service Sink Not Required (footnote e)
Drinking Fountain Not Required [P] 2902.6
Separate Facilities Not Required [P] 2902.2



DATE :7/24/25
8/28/25

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Jeffcoat's Commercial Carriage House
5 LAWTON ST.
BLUFFTON, SC 29910
CODE ANALYSIS AND INDEX

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C-2 PROPOSED SITE PLAN

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A-2 BUILDING ELEVATIONS

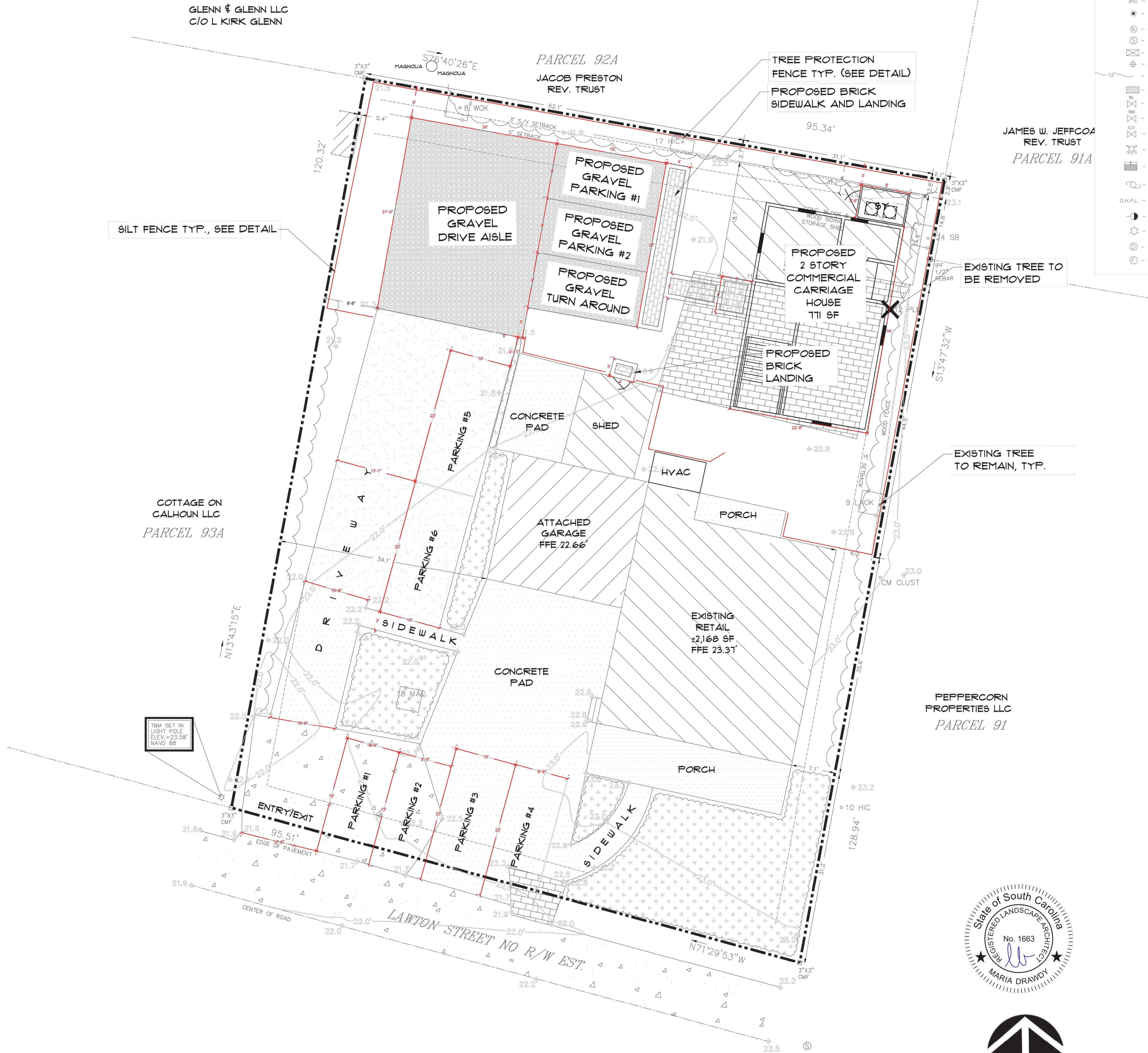
A-3 WALL & PORCH SECTIONS

A-4 ROOF PLAN & ANSI ILLUSTRATIONS

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Plan Information:

County: Beaufort
Municipality: Town of Bluffton
Project Location: 5 Lawton Street
Parcel ID: 93
Date of Original Design: April 22, 2024
1st Pre Application Submittal: April 22, 2024 (Meeting - May 9, 2024)
2nd Pre Application Submittal: June 11, 2024 (Meeting - July 25, 2024)
3rd Pre Application Submittal (Switching to Commercial Footprint): September 27, 2025
4th Pre Application Submittal (Amendment): March 10, 2025



PROPOSED
SITE PLAN
For
James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

Revised Aug. 26, 2025
(Per COFA comments received Aug. 18, 2025)
Revised May 1, 2025
(Per Development Plan Review comments received 04/25/25)



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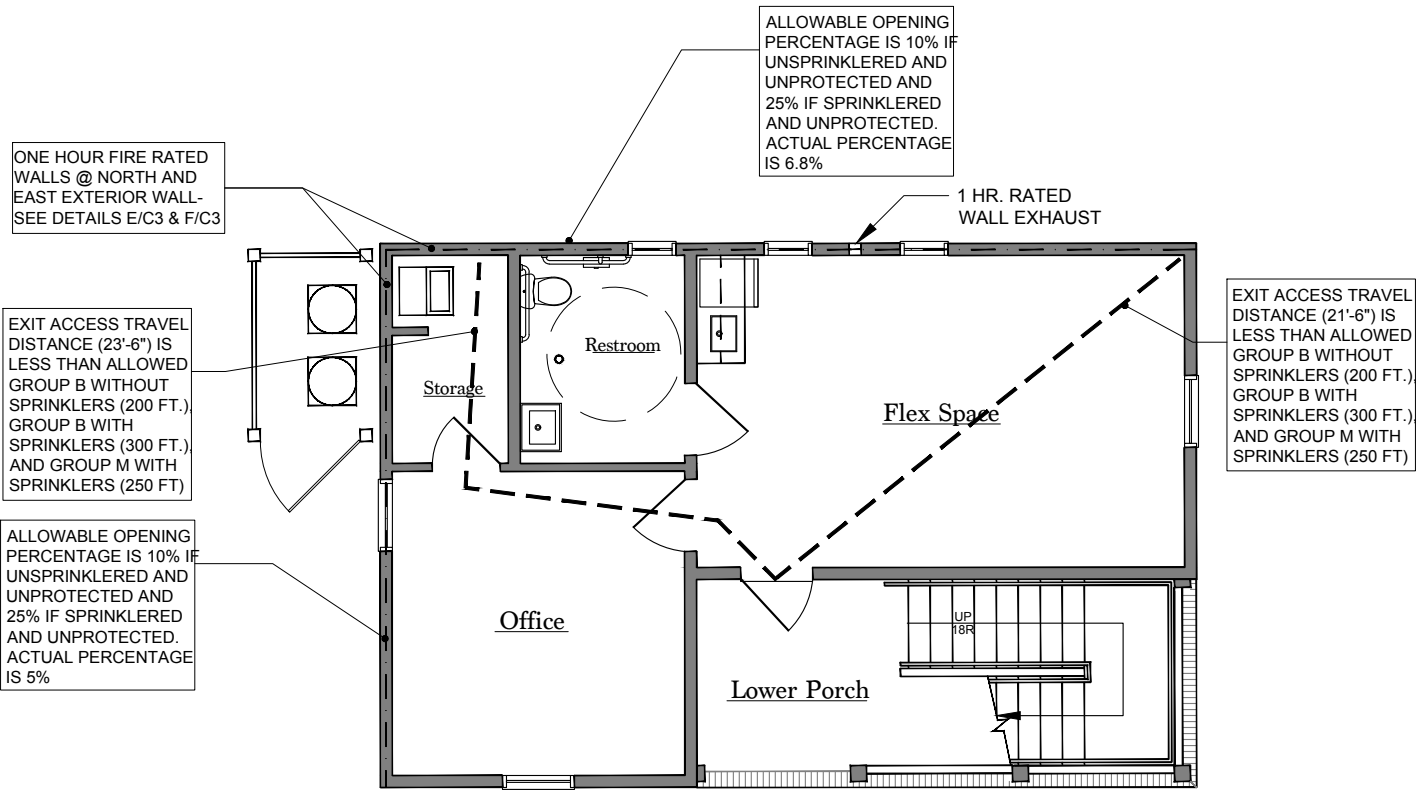
Jeffcoat's Commercial Carriage House

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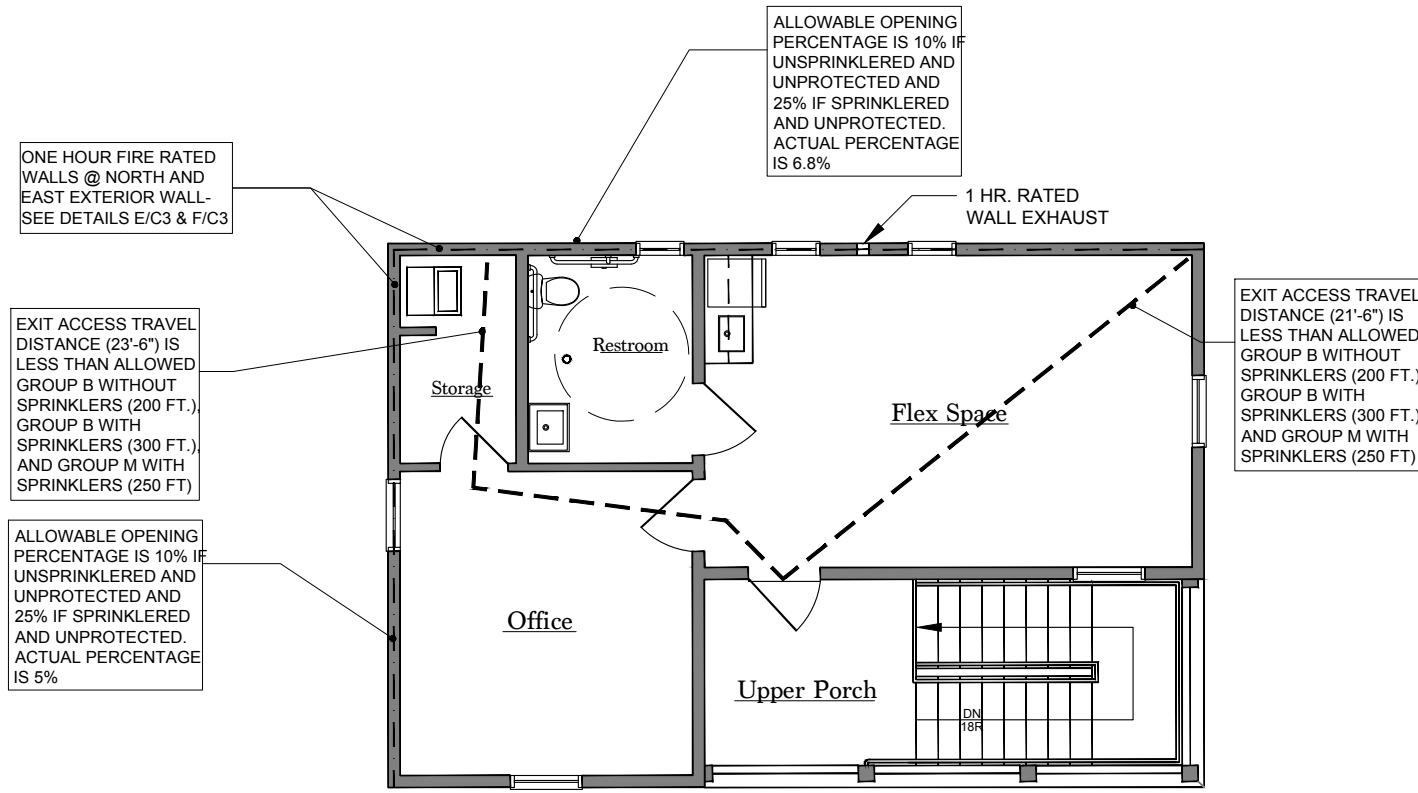
PROPOSED SITE PLAN

SHEET

C2

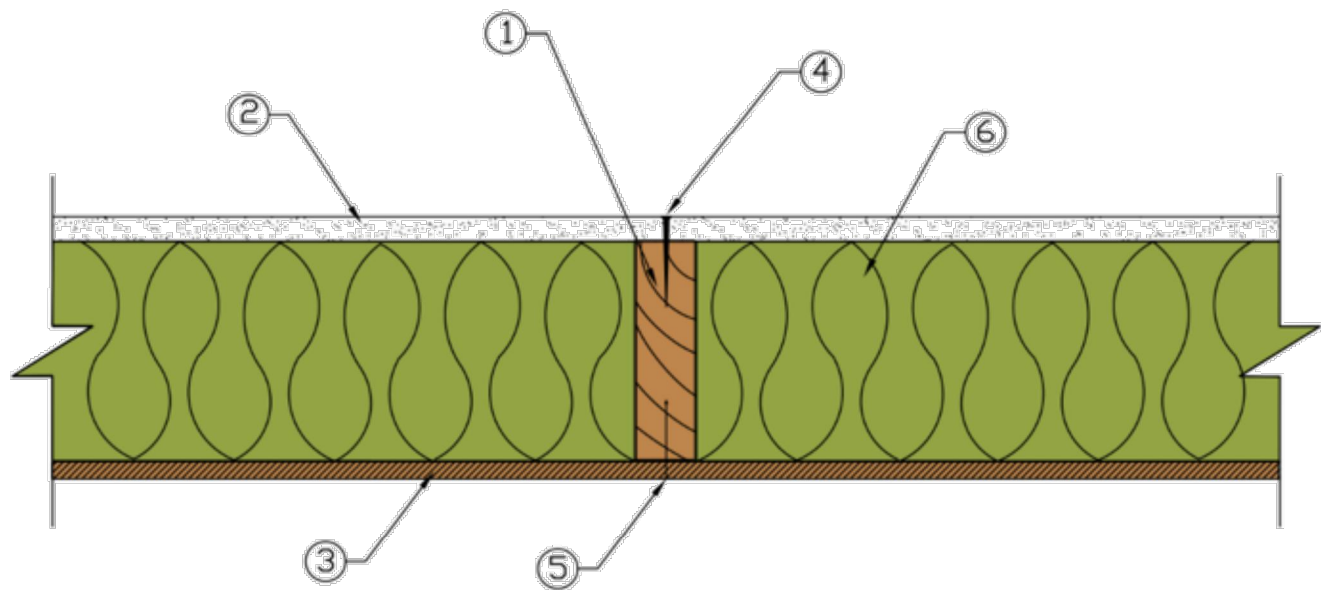


A
C3 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"



B
C3 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

WS6-1.3 One-Hour Fire-Resistive Wood-Frame Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119/NFPA 251



1. Framing - Nominal 2x6 wood studs, spaced 16 in. o.c., double top plates, single bottom plate
2. Interior Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied horizontally. Horizontal joints are unblocked. Horizontal application of wallboard represents the direction of least fire resistance as opposed to vertical application.
3. Exterior Sheathing - 7/16 in. wood structural panels (oriented strand board), applied vertically, horizontal joints blocked
4. Gypsum Fasteners - 2-1/4 in. #6 Type S drywall screws, spaced 12 in. o.c.
5. Panel Fasteners - 6d common nails (bright) - 12 in. o.c. in the field, 6 in. o.c. panel edges
6. Insulation - 5-1/2 in. thick mineral wool insulation (2.5 pcf, nominal)
7. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No: WP-1244 (Fire Endurance & Hose Stream) February 25, 2000
Third Party Witness: Intertek Testing Services
Report J99-27259.2

This assembly was tested at 100% design load, calculated in accordance with the 2005 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

C
C3 ONE HOUR FIRE RATED
EXTERIOR WALL DETAIL
SCALE: N.T.S.

EXTERIOR WOOD-FRAMED WALL



Hourly Rating: **1-hour**

STC Rating: **30-34 STC**

Fire Test Reference: **UL U305,ULC W3011 and 3,cUL U305**

Sound Test Reference: **OR 64-8**

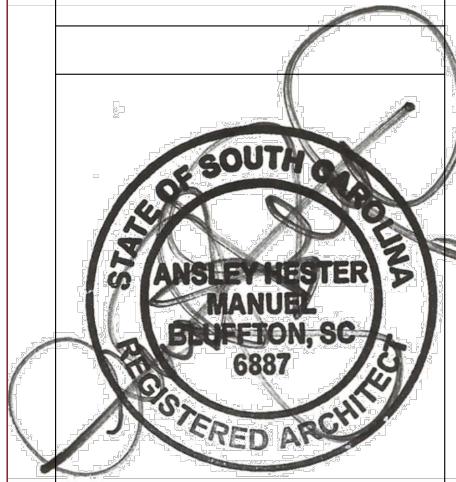
Exterior Side: 5/8" (15.9 mm) DensGlass® Fireguard® Sheathing or ToughRock® Fireguard X®

Sheathing applied vertically or horizontally to 2"x 4" wood studs 16" (406 mm) o.c. with 1-3/4" (45 mm) galvanized roofing nails 7" (178 mm) o.c. Exterior surface covered with weather exposed cladding or finish system. Interior Side: One layer 5/8" (15.9 mm) ToughRock® Fireguard X™ Products or 5/8" (15.9 mm) DensArmor Plus® Fireguard® gypsum board applied vertically or horizontally to studs with 1-7/8" (48 mm) 6d coated 7" (178 mm) o.c. Stagger joints each side. ULC W301 allows vertical application only.

Approved for Assembly:

DensArmor Plus® Fireguard C® Products,DensArmor Plus® Fireguard® Products,DensElement™ Barrier Sheathing,DensGlass® Fireguard® Sheathing,DensShield® Fireguard® Tile Backer,ToughRock® Fireguard C® Products,ToughRock® Fireguard X™ Mold-Guard™ Products,ToughRock® Fireguard X™ Products,ToughRock® Lite-Weight Fire-Rated Products

D
C3 ALTERNATE ONE HOUR FIRE
RATED EXTERIOR WALL DETAIL
SCALE: N.T.S.



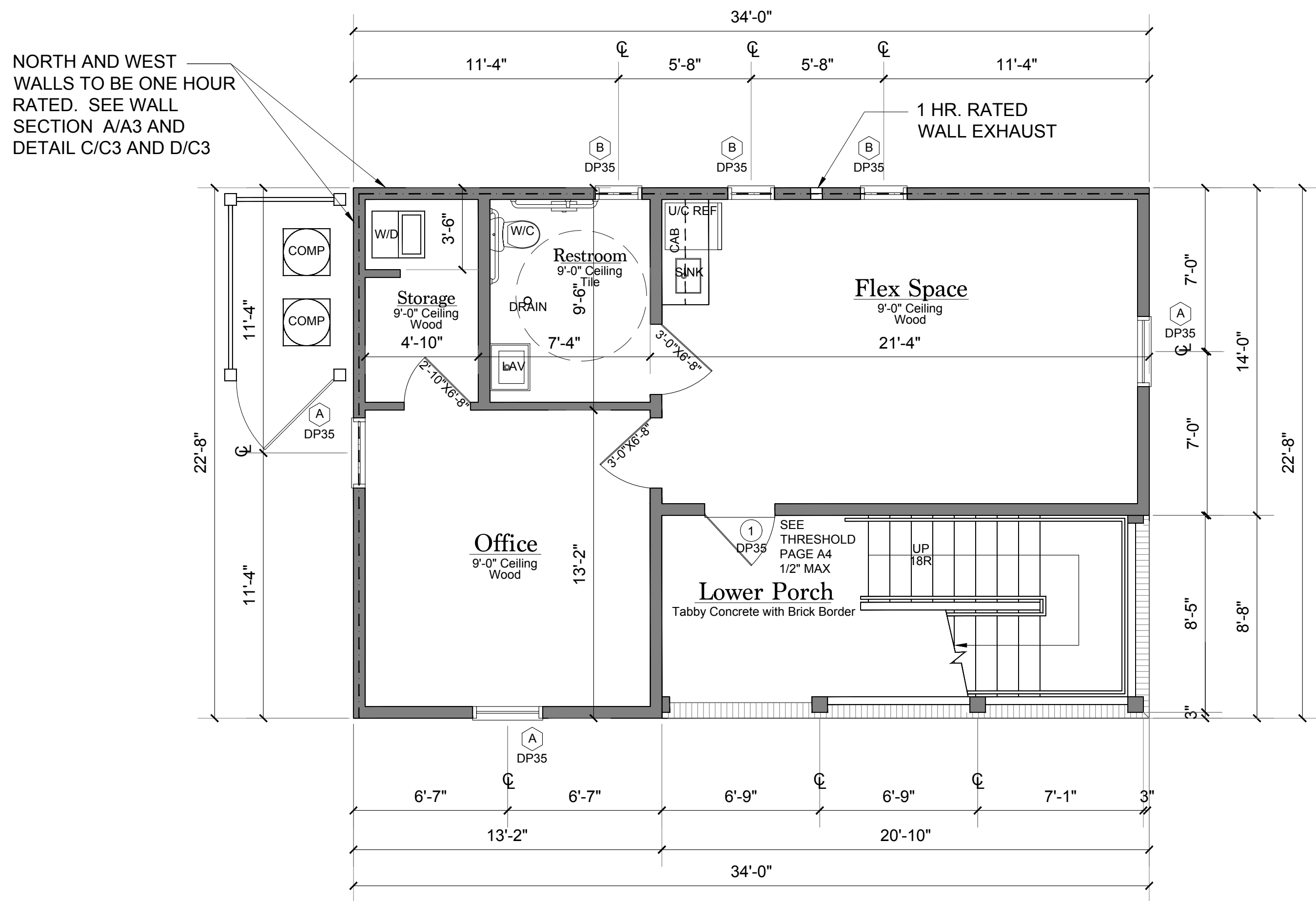
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LIFE SAFETY PLANS

SHEET

C3



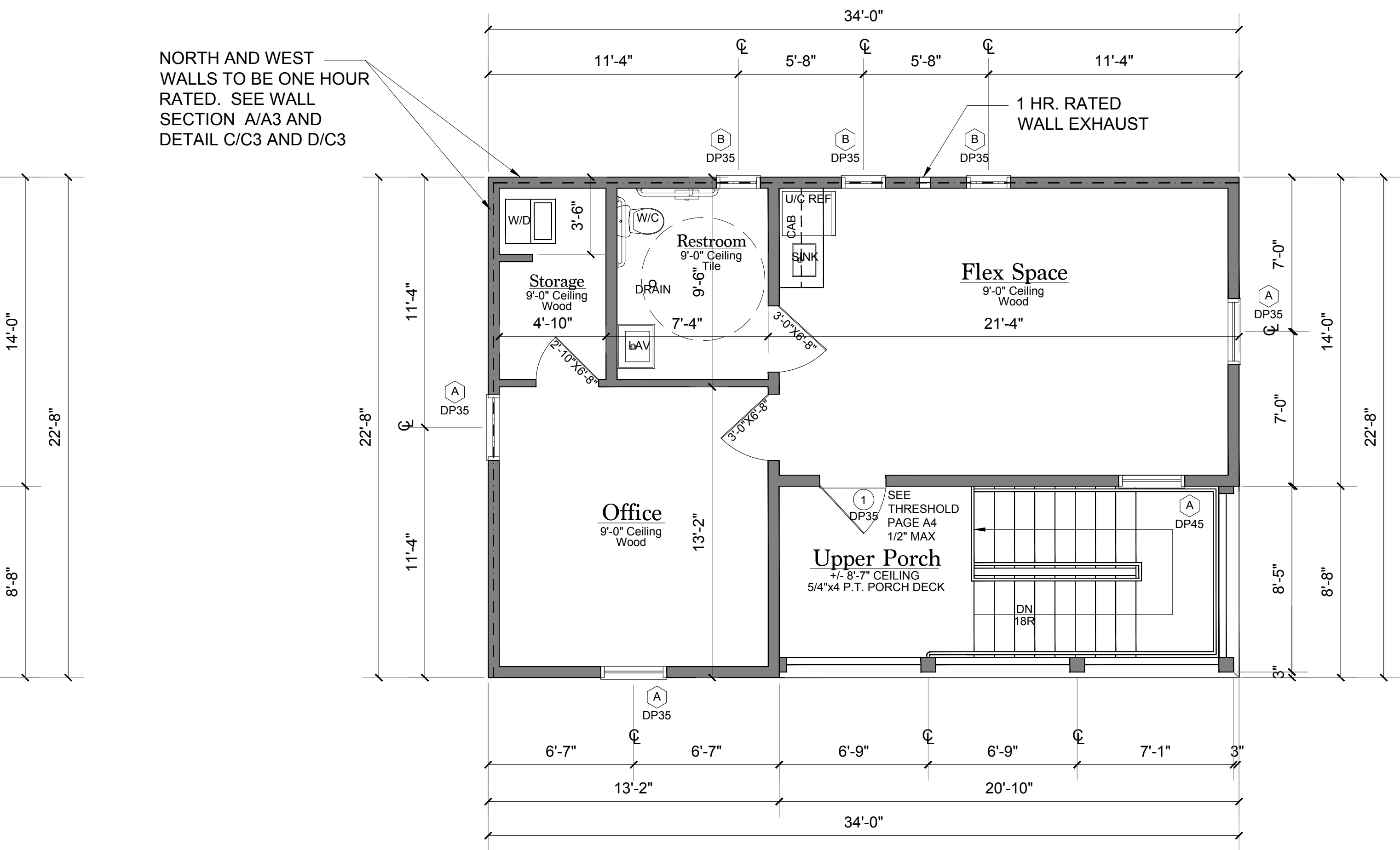
A FIRST FLOOR PLAN
A1 SCALE: 1/4"=1'-0"

DOOR SCHEDULE				
DOOR #	WIDTH & HEIGHT	STYLE	REMARKS	LITES
1	3'-0" X 7'-0"	HALF GLASS	OUTSWING	4

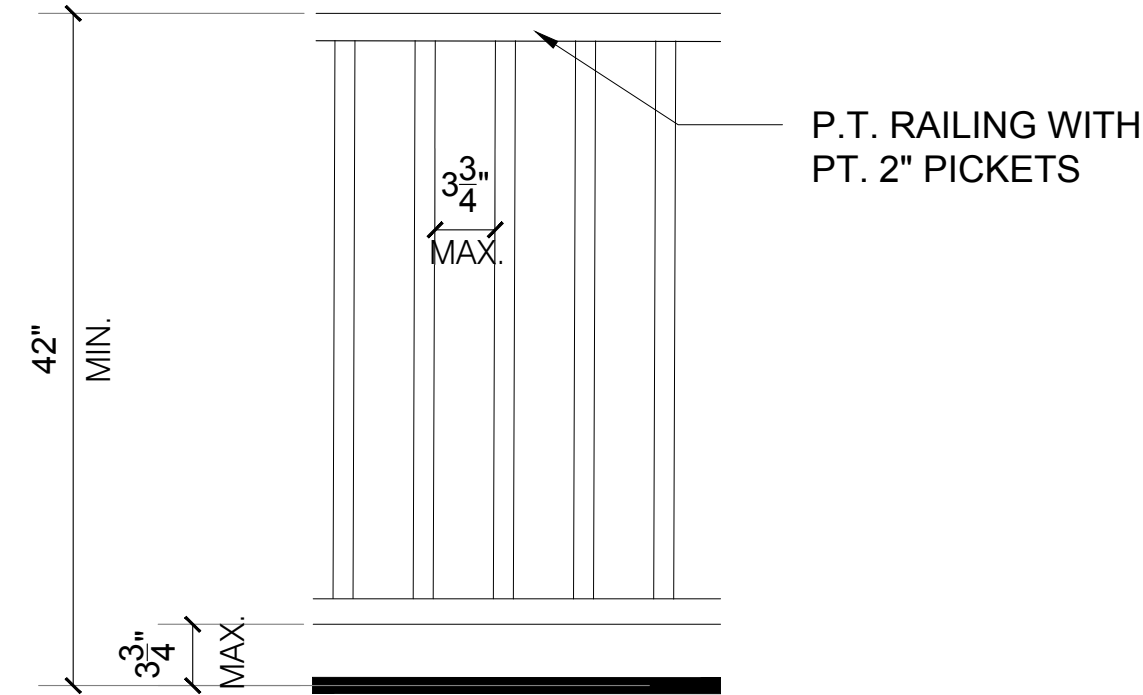
ALL EXTERIOR DOORS TO BE METAL UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.
ALL GLASS TO BE IMPACT RESISTANT.

WINDOW SCHEDULE				
WINDOW	WIDTH & HEIGHT	STYLE	REMARKS	LITES
A	3'-0" X 5'-0"	DOUBLE HUNG		4/4
B	2'-0" X 3'-8"	DOUBLEHUNG		4/4

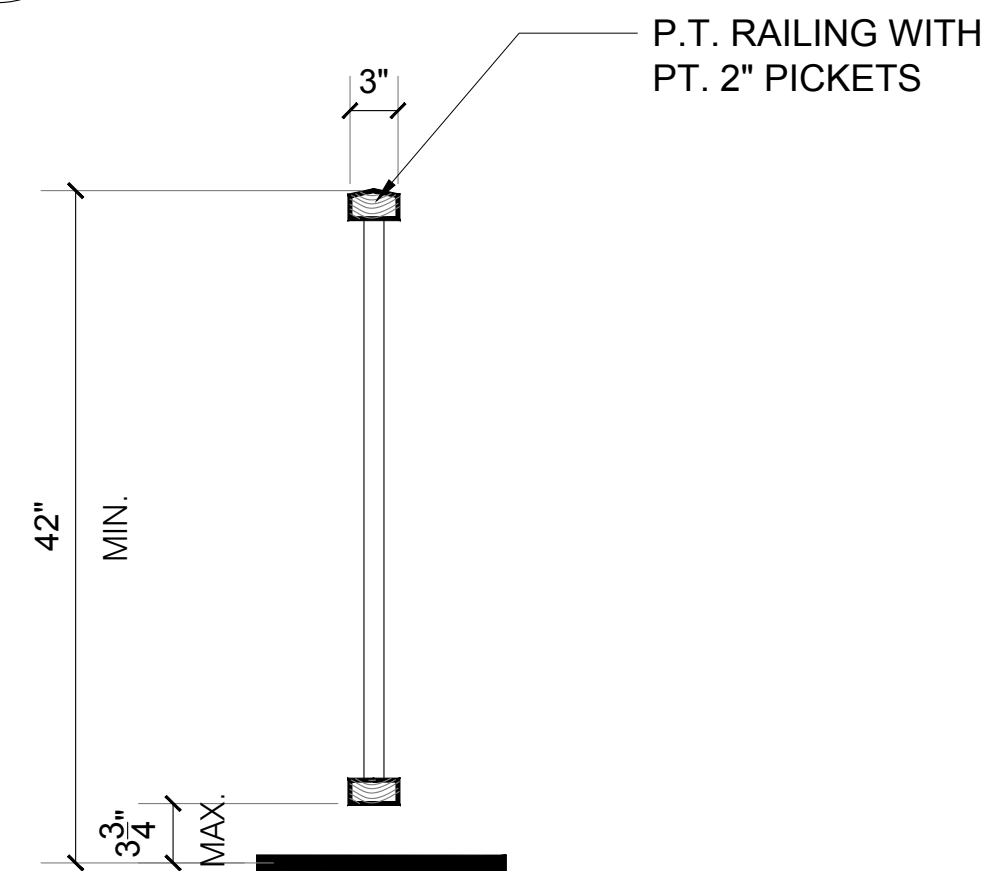
ALL WINDOWS ARE ALUMINUM CLAD EXTERIOR / WOOD INTERIOR.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER
7/8" MUNTIN WIDTH AND SIMULATED DIVIDED LITE.



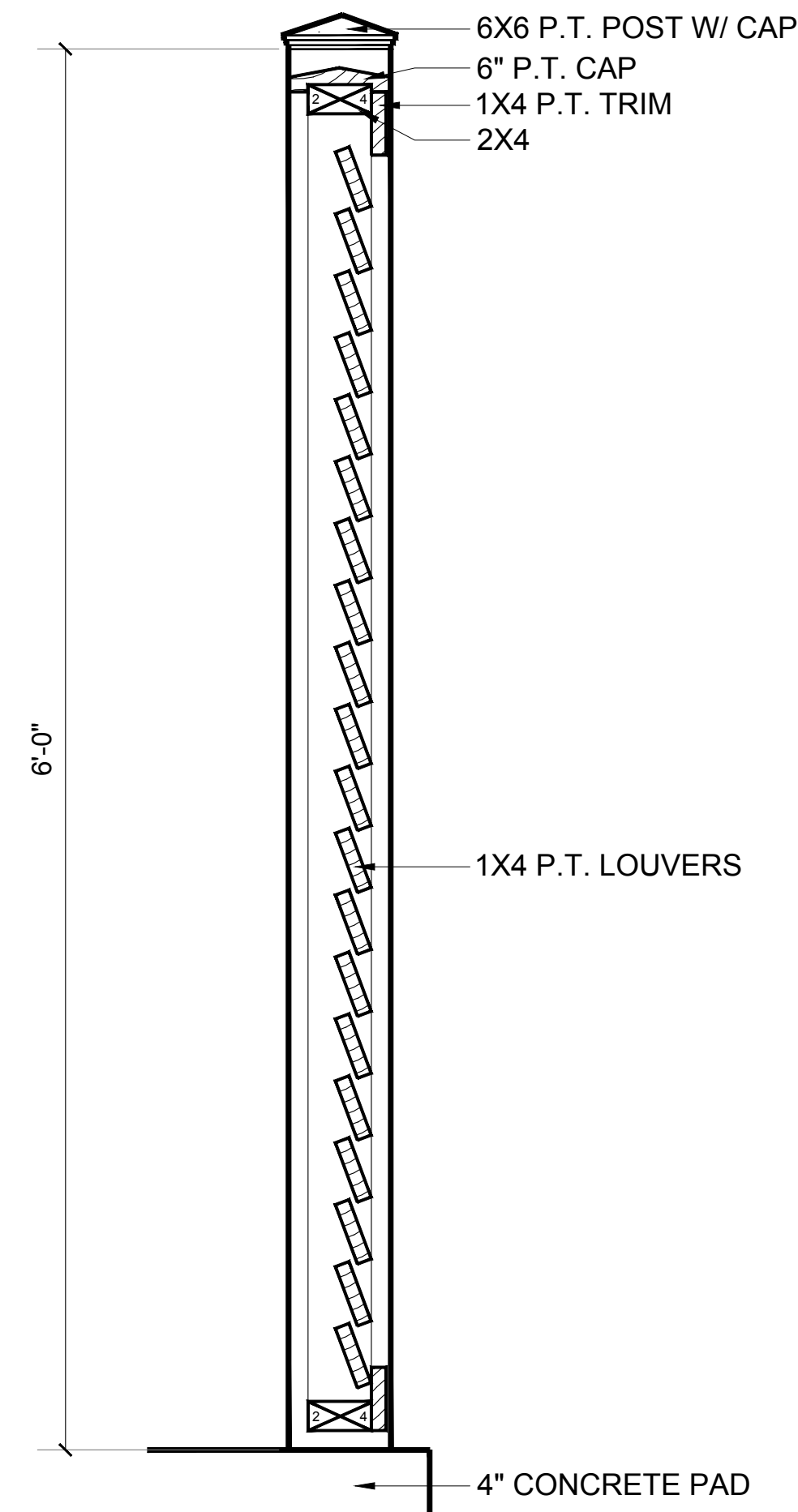
B SECOND FLOOR PLAN
A1 SCALE: 1/4"=1'-0"



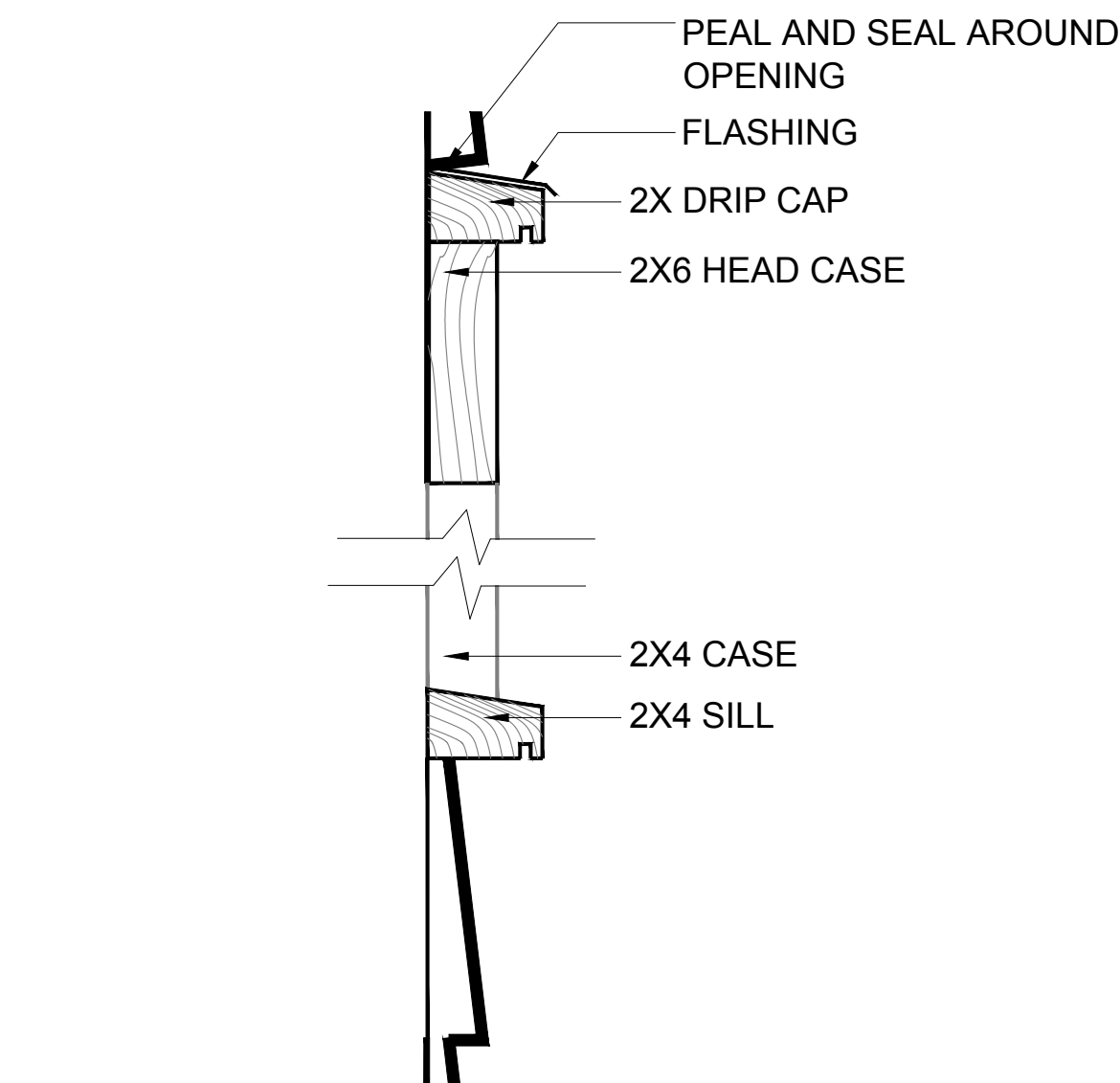
E GUARD RAIL ELEVATION
A1 SCALE: 1"=1'-0"



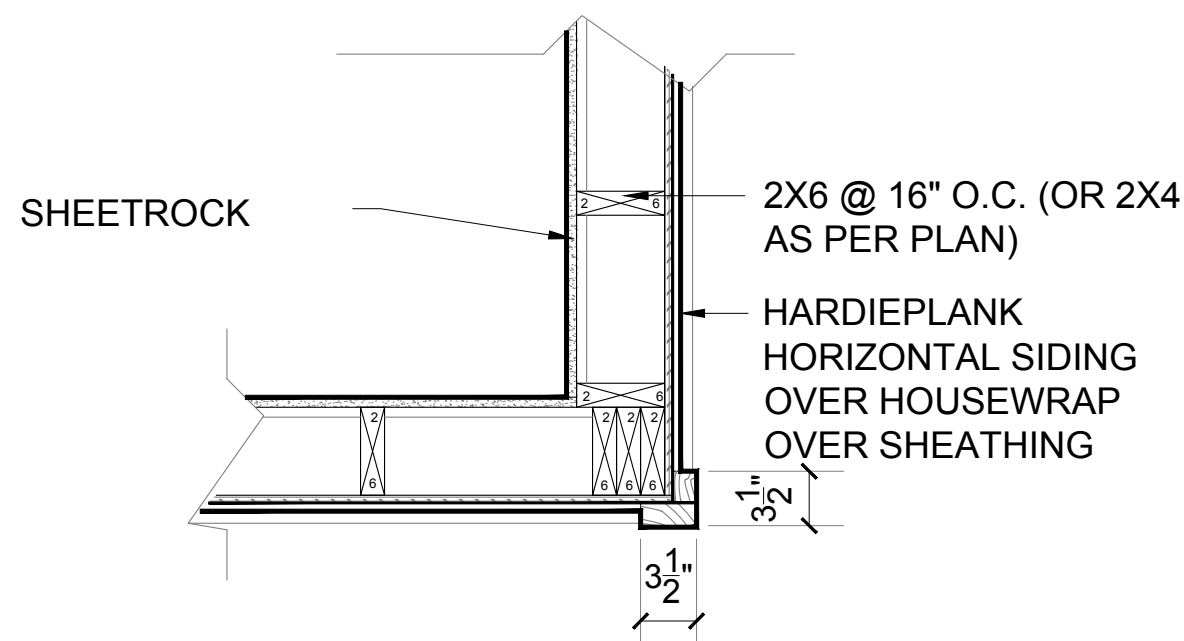
F GUARD RAIL DETAIL
A1 SCALE: 1"=1'-0"



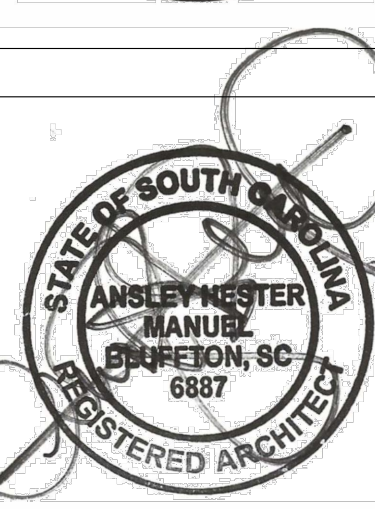
G LOUVERED SERVICE YARD
A1 SCALE: 3"=1'-0"



C WINDOW TRIM DETAIL
A1 SCALE: 3"=1'-0"



D TYPICAL CORNER PLAN DETAIL
A1 SCALE: 1"=1'-0"



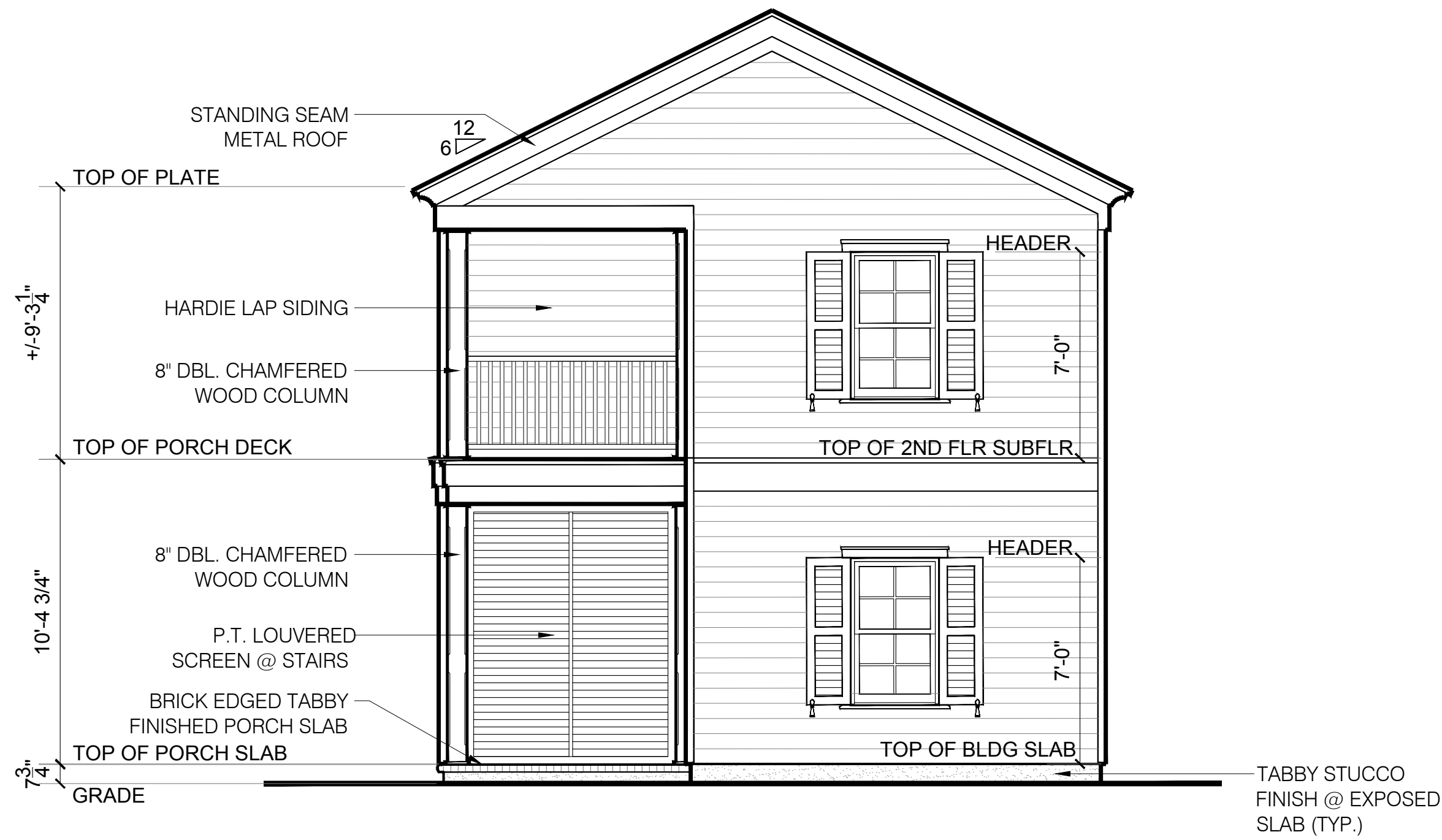
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FIRST & SECOND FLOOR PLANS, SCHEDULES & DETAILS

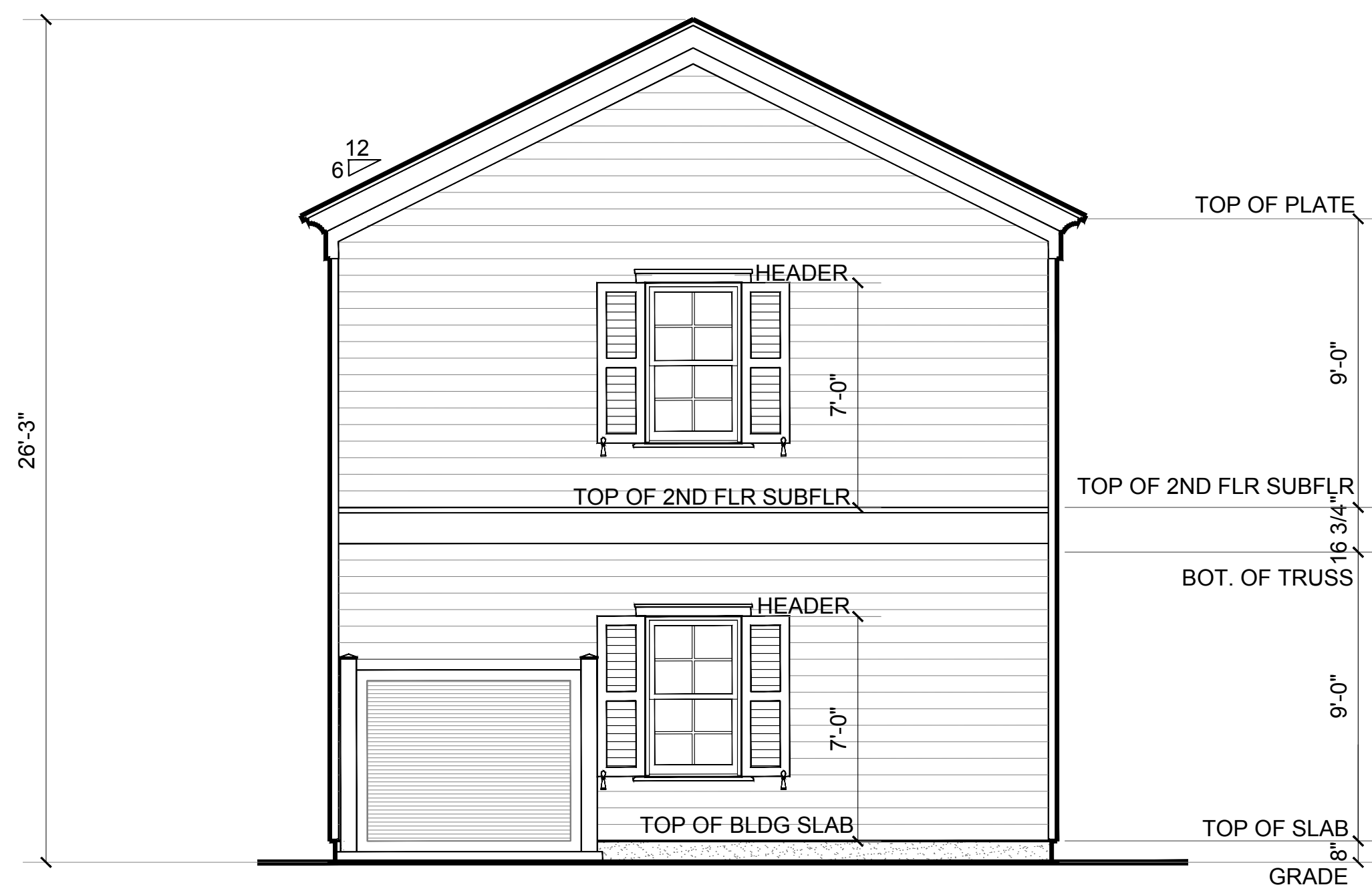
SHEET
A1



A SOUTH ELEVATION
A2 SCALE: 1/4"=1'-0"

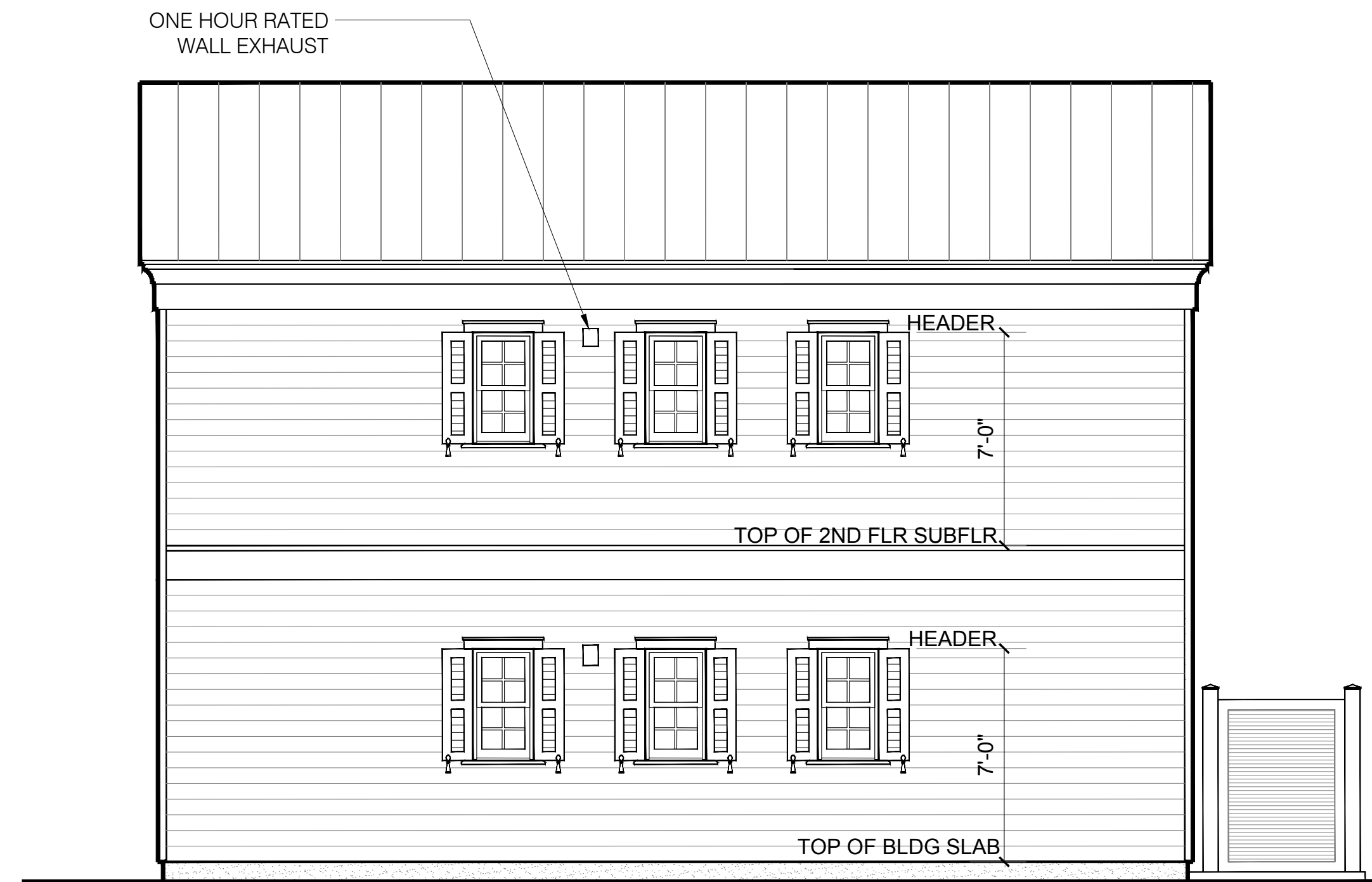


B WEST ELEVATION
A2 SCALE: 1/4"=1'-0"



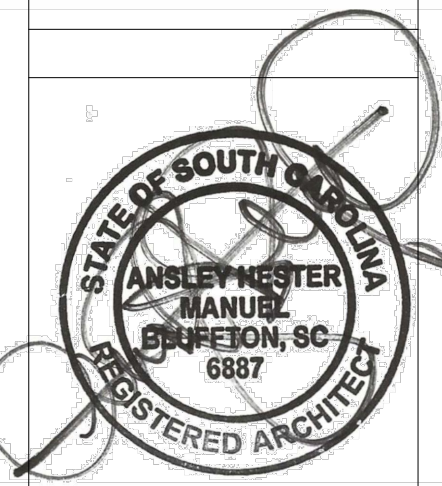
C NORTH ELEVATION
A2 SCALE: 1/4"=1'-0"

ALLOWABLE OPENING
PERCENTAGE IS 10% IF
UNSPRINKLERED AND
UNPROTECTED AND
25% IF SPRINKLERED
AND UNPROTECTED.
ACTUAL PERCENTAGE
IS 3%.



D EAST ELEVATION
A2 SCALE: 1/4"=1'-0"

ALLOWABLE OPENING
PERCENTAGE IS 10% IF
UNSPRINKLERED AND
UNPROTECTED AND
25% IF SPRINKLERED
AND UNPROTECTED.
ACTUAL PERCENTAGE
IS 6.8%.



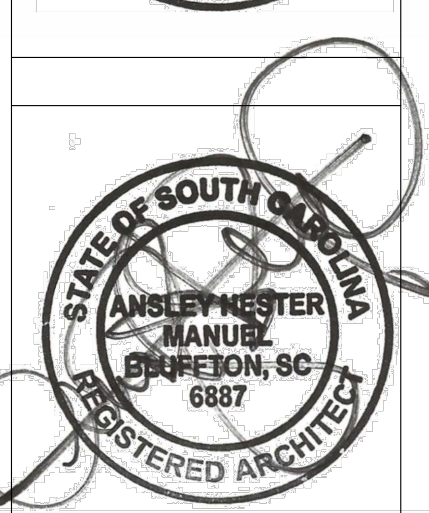
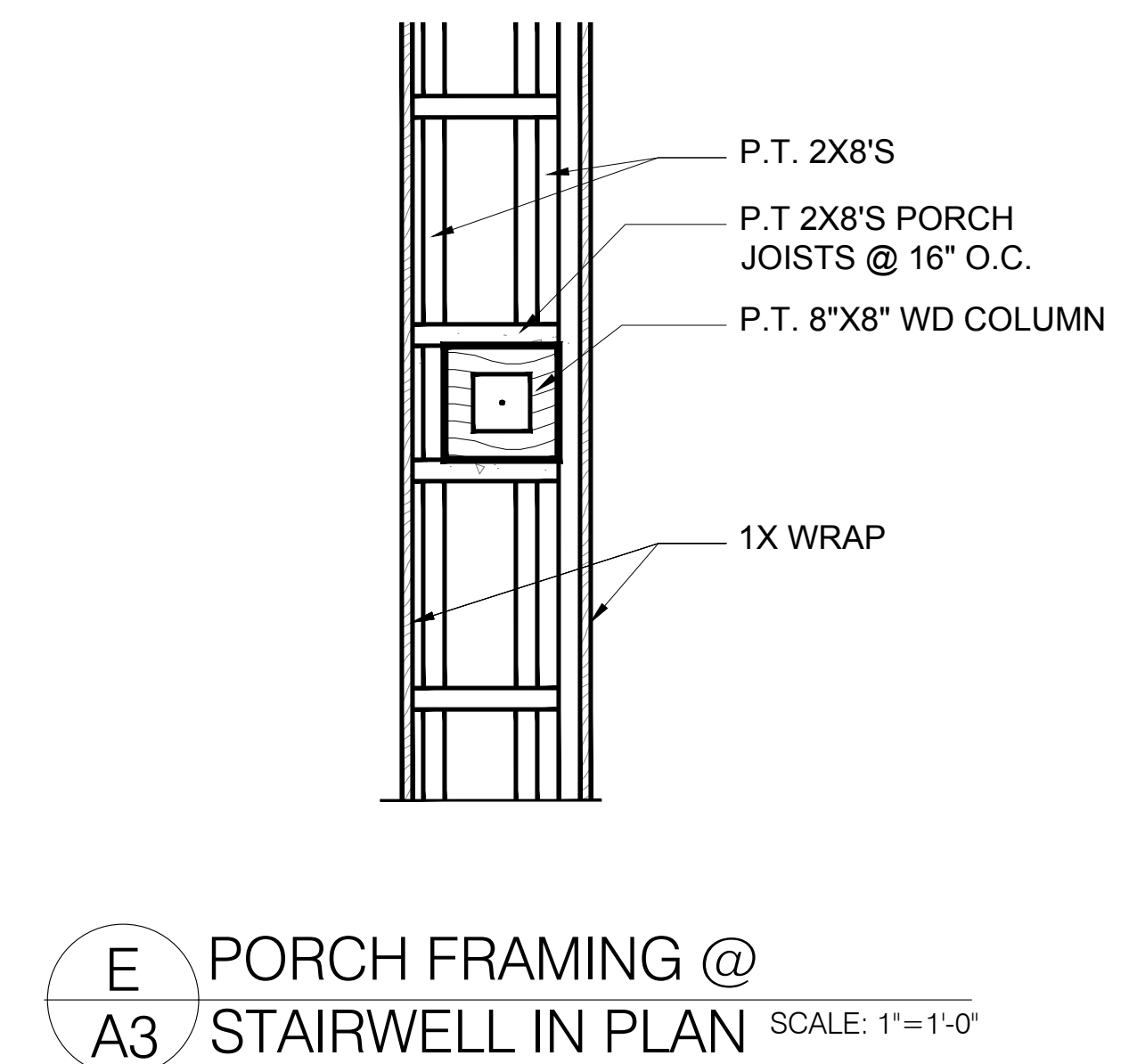
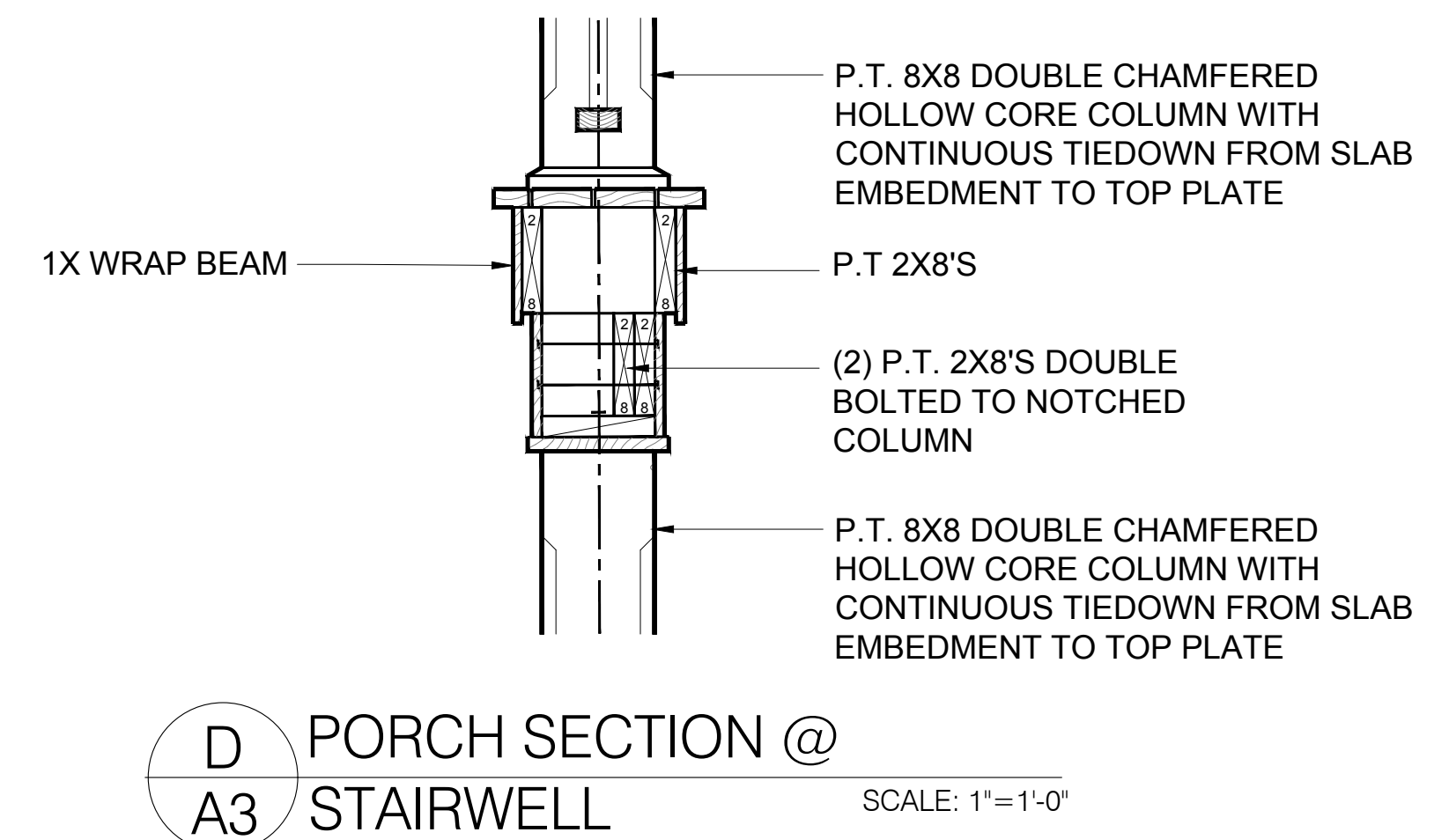
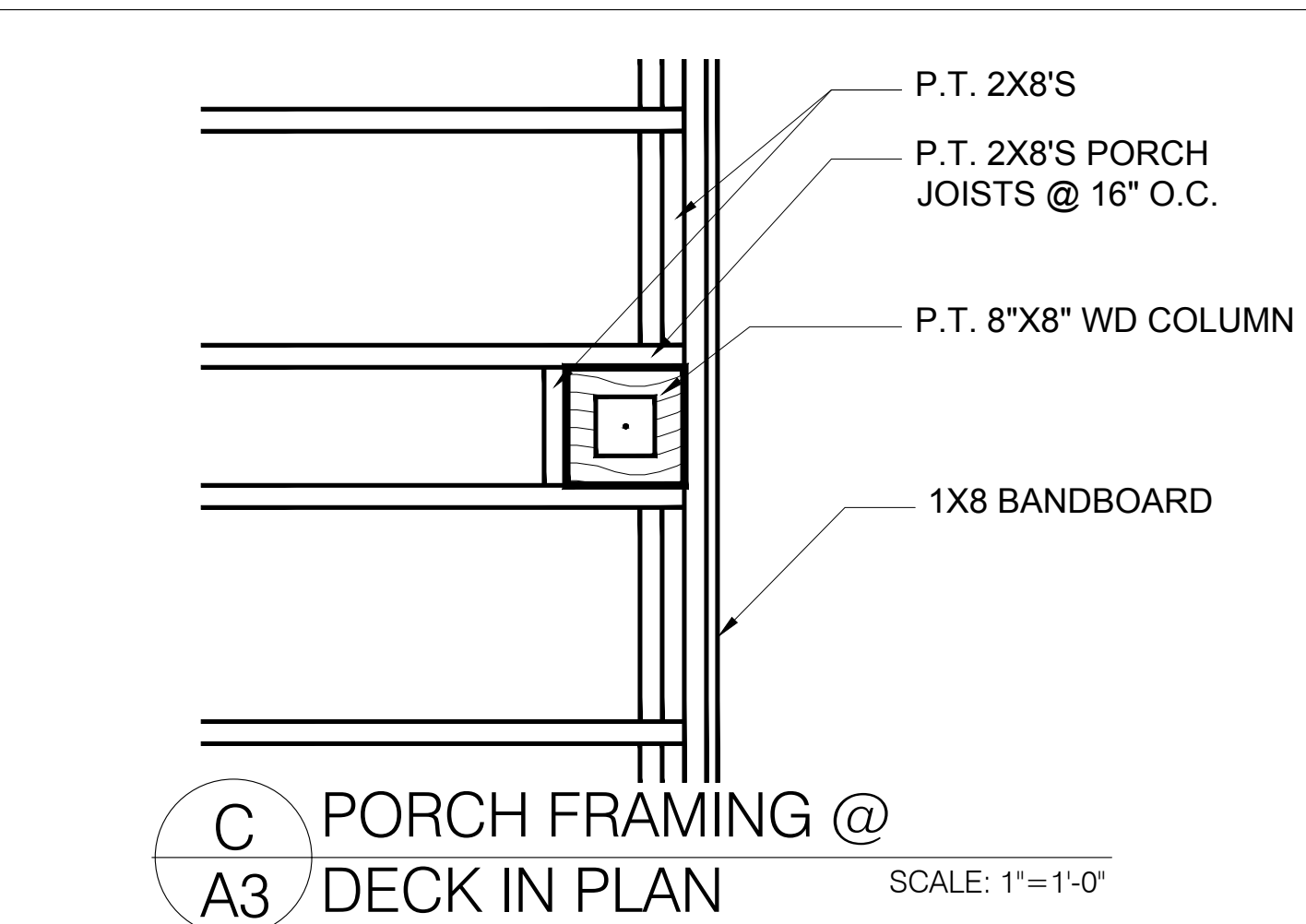
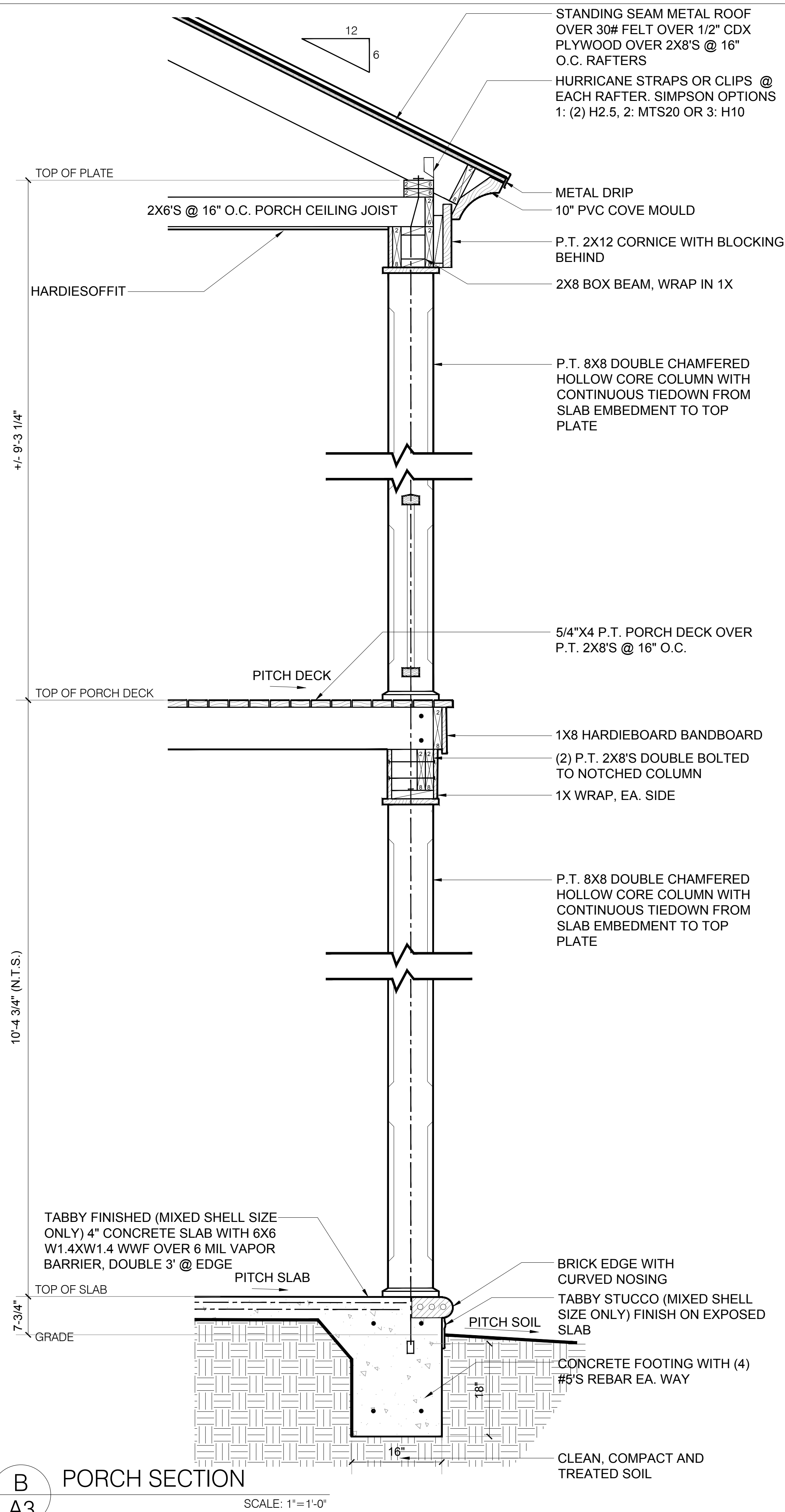
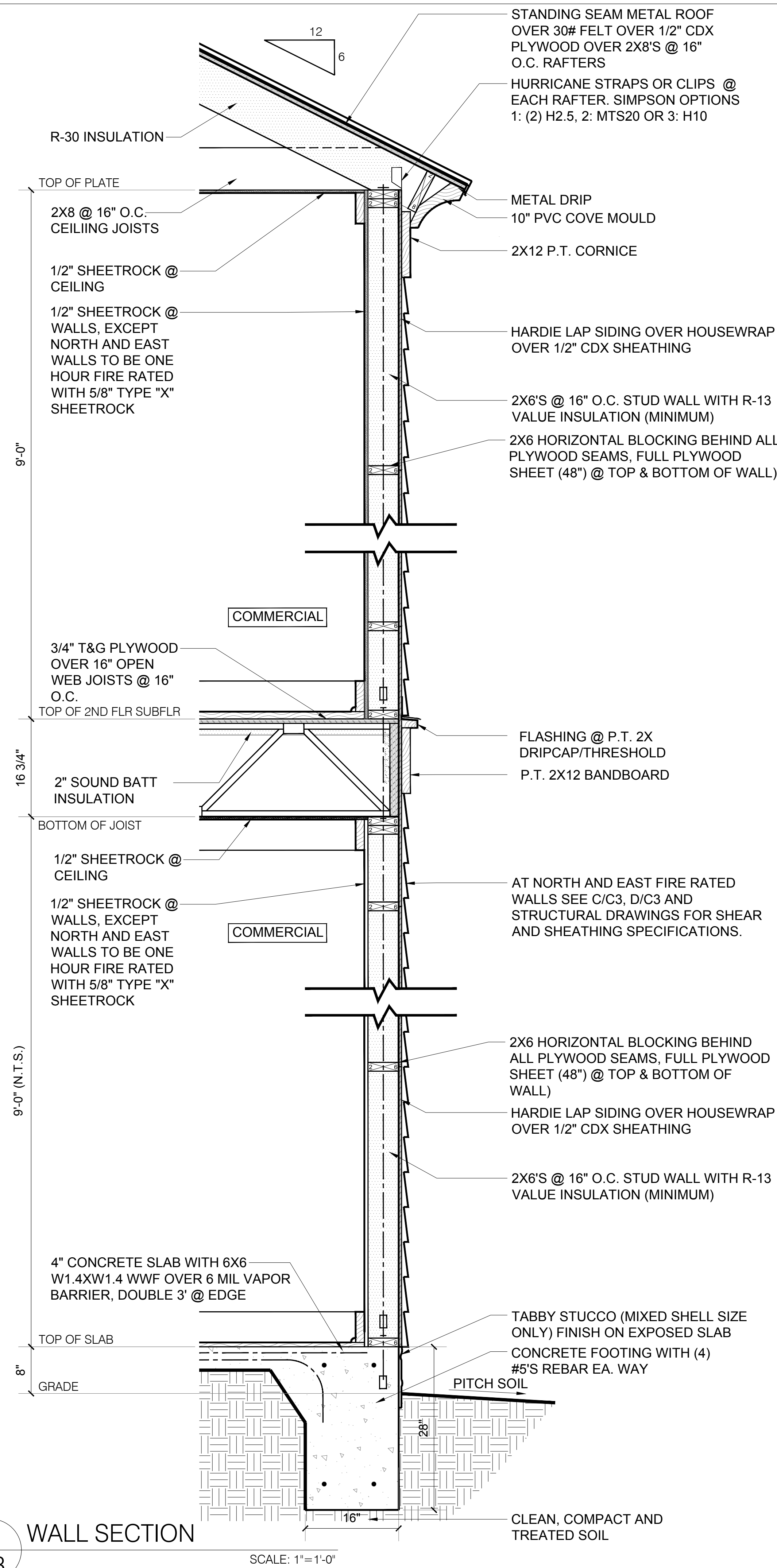
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BUILDING ELEVATIONS

SHEET

A2

DATE : 7/24/25
8/28/25

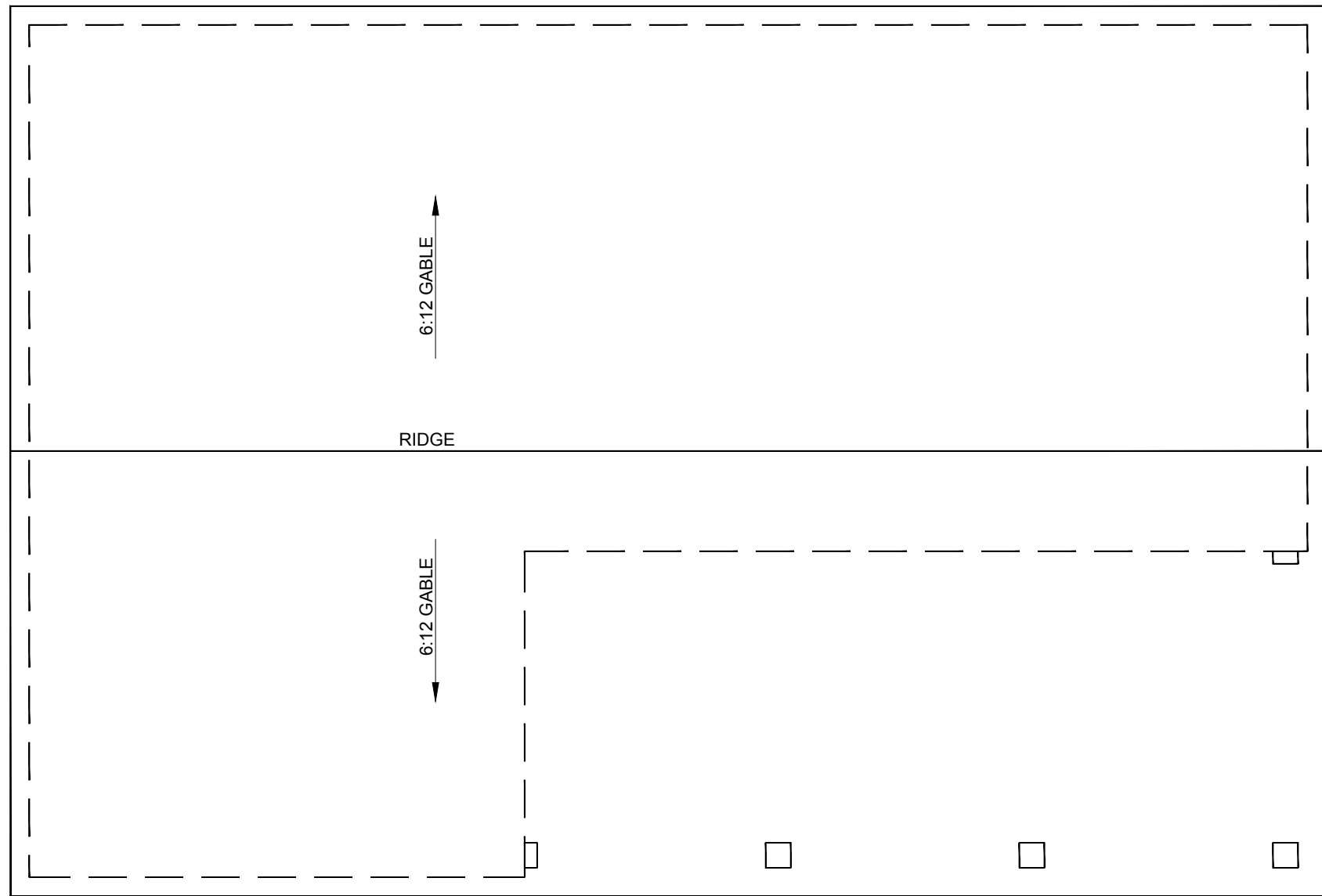
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WALL & PORCH SECTIONS:

SHEET

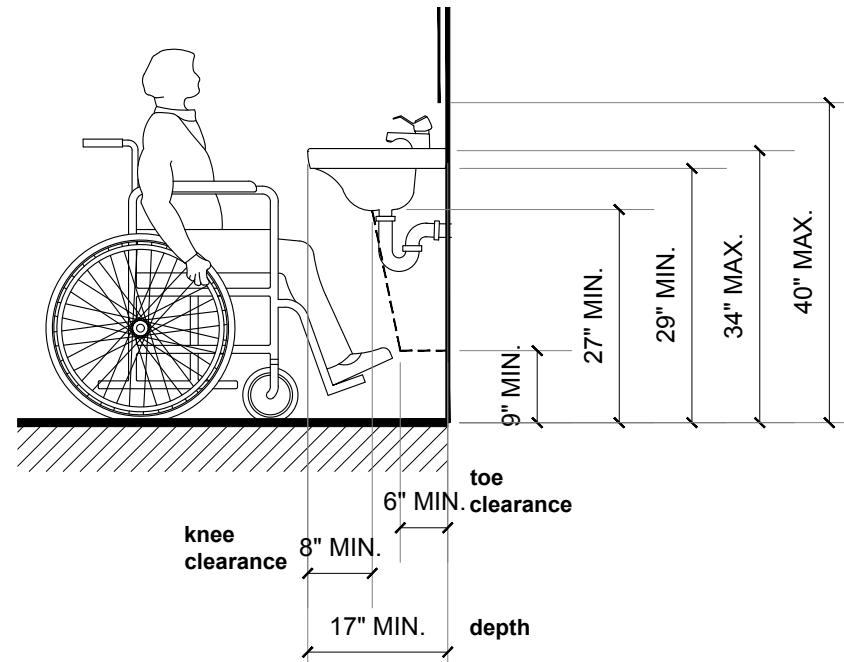
A3



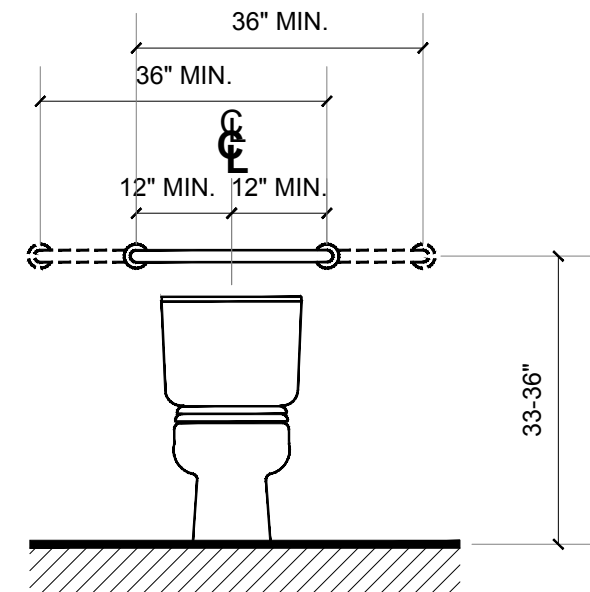
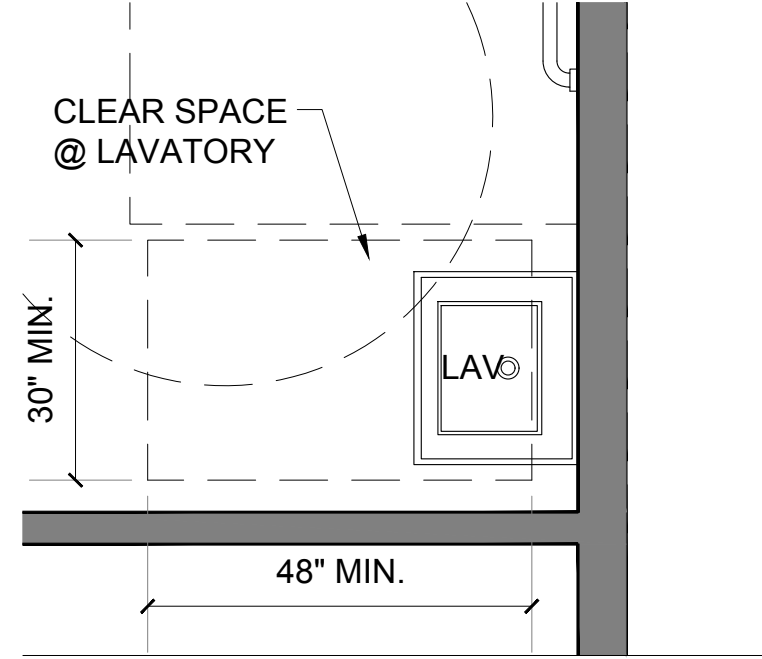
A ROOF PLAN
A4 SCALE: 1/4" = 1'-0"

SEE WALL & PORCH
SECTIONS FOR EAVE AND
RAKE OVERHANGS

Examples of Accessible Door Hardware			
Handle	Pull	Bar	Lever



NOTE: equipment permitted in dashed area



(a) Back Wall

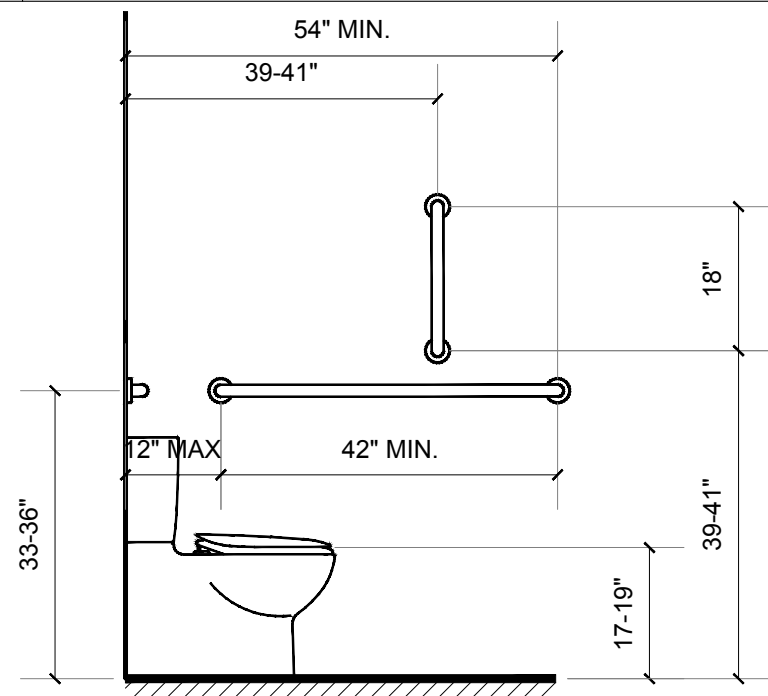


Fig. 12a Seat Height and Grab Bar Locations

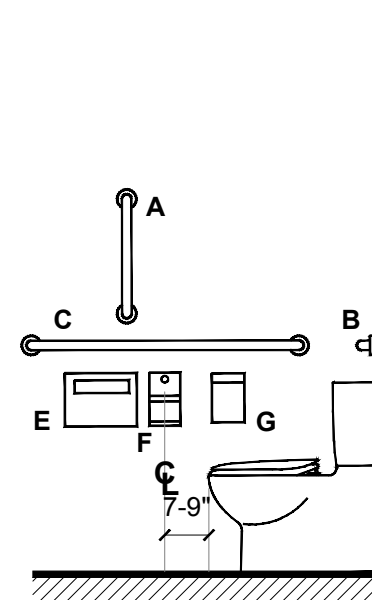


Fig. 12d Surface Mounted Dispensers

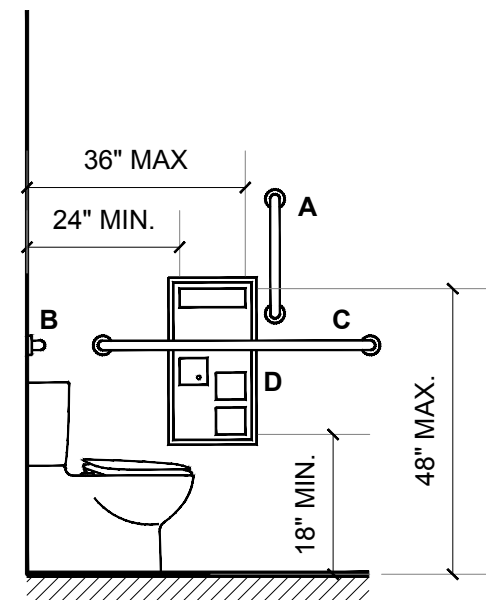
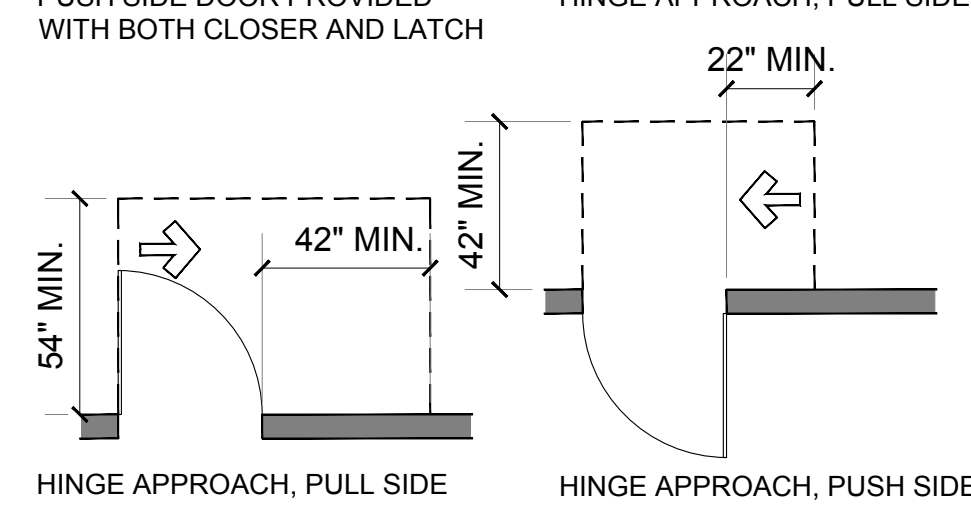
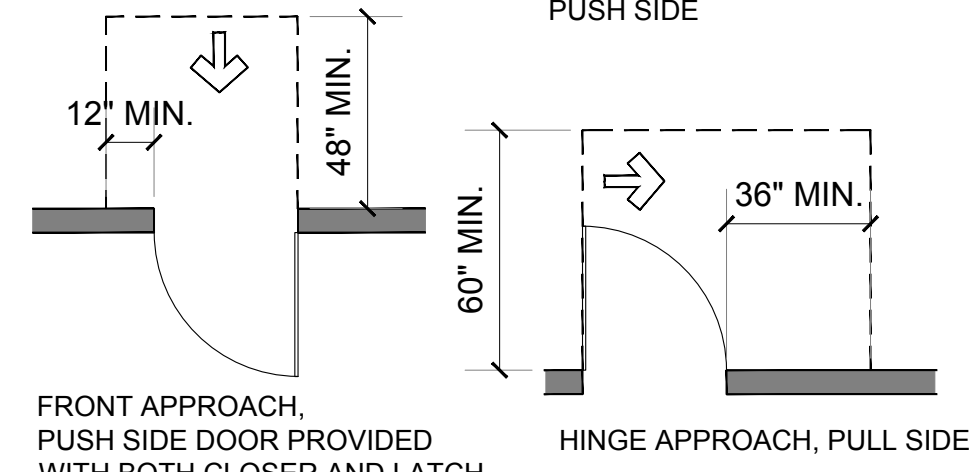
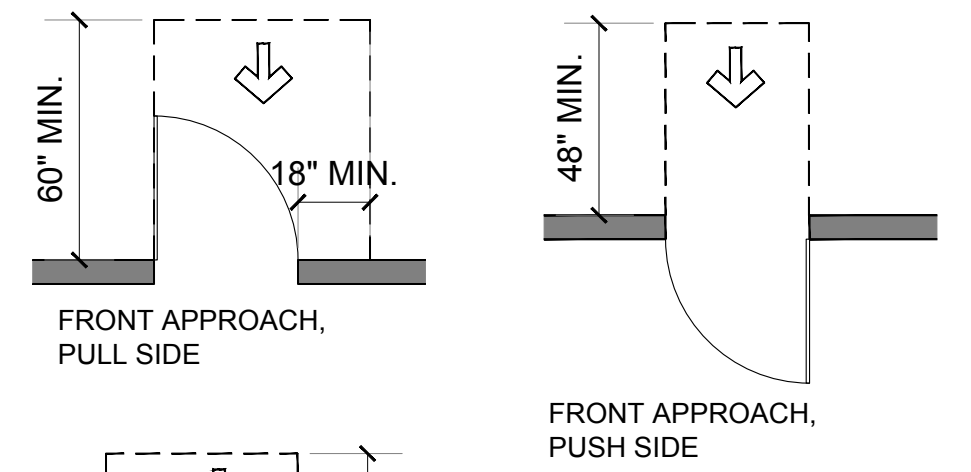
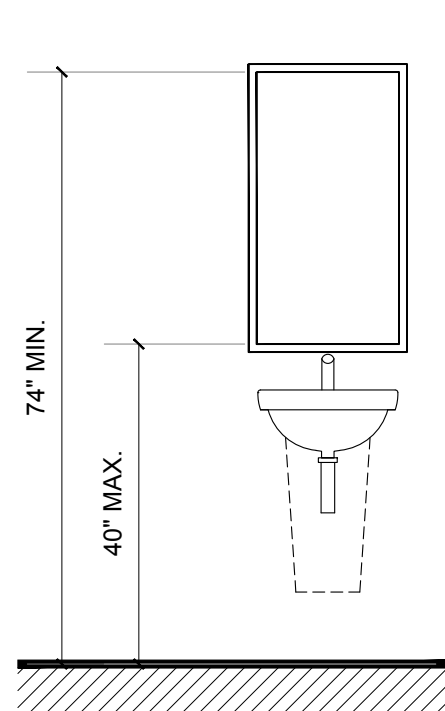
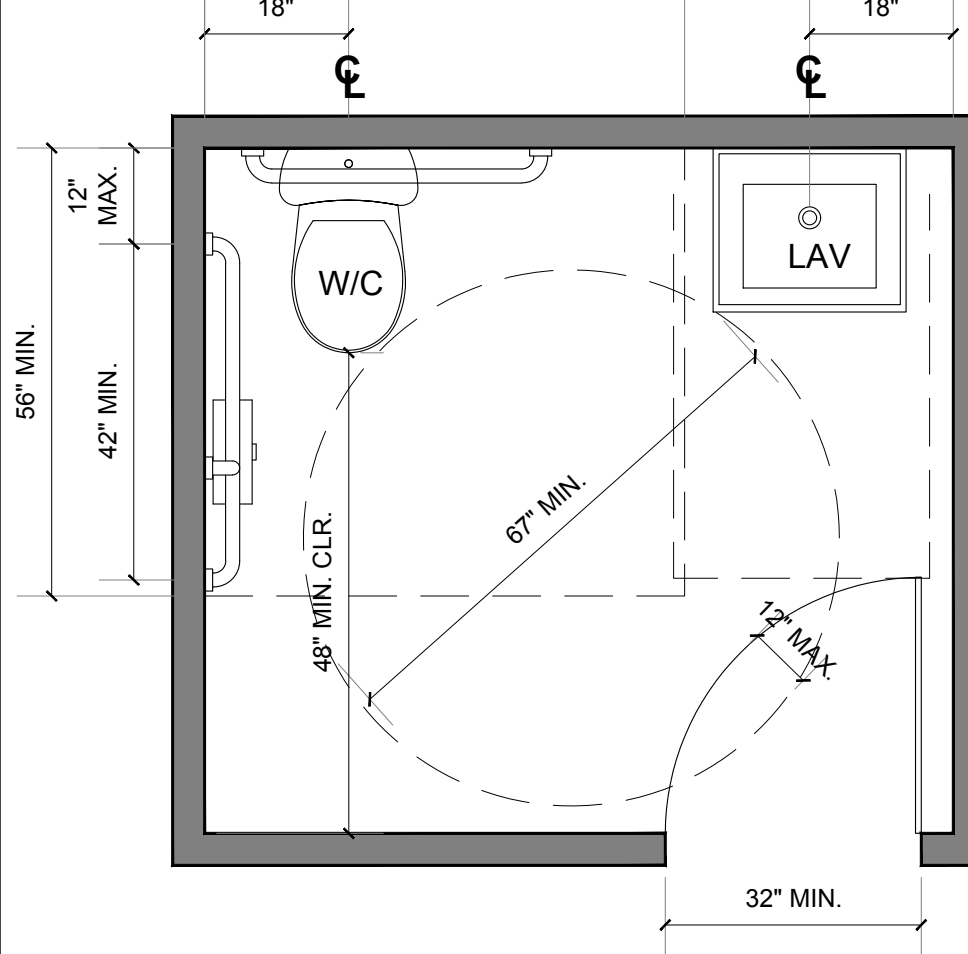


Fig. 12e Recessed Dispensers

LEGEND
A 18" VERTICAL GRAB BAR
B 36" HORIZONTAL GRAB BAR
C 42" HORIZONTAL GRAB BAR
D RECESSED TOILET SEAT
DISPENSER, SANITARY NAPKIN
DISPOSAL, TOILET TISSUE
DISPENSER

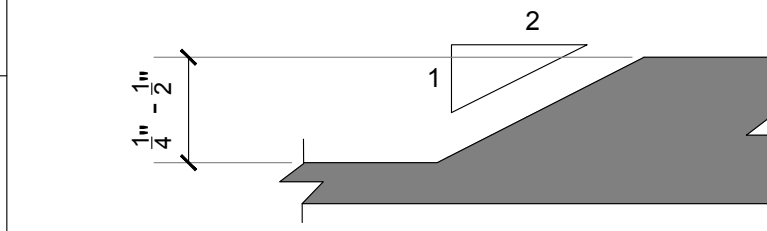
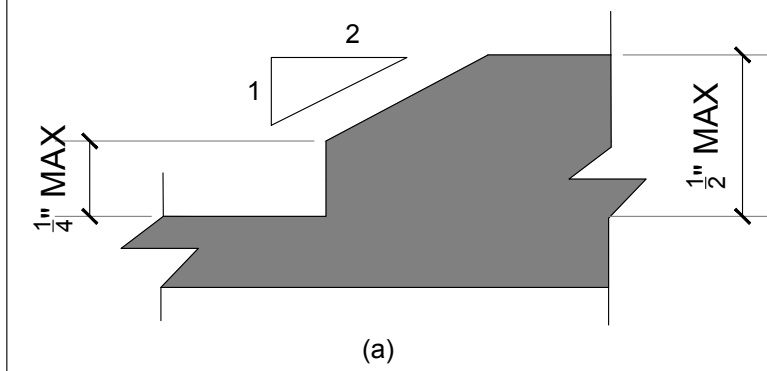
E SURFACE MOUNTED TOILET SEAT
COVER DISPENSER (MOUNTS
BELOW GRAB BAR)
F SURFACE MOUNTED MULTI-ROLL
TOILET TISSUE DISPENSER
(MOUNTS BELOW GRAB BAR)
G SURFACE MOUNTED SANITARY
NAPKIN DISPOSAL (MOUNTS
BELOW GRAB BAR)



HINGE APPROACH, PULL SIDE

HINGE APPROACH, PUSH SIDE

DOOR APPROACH



DOOR THRESHOLD

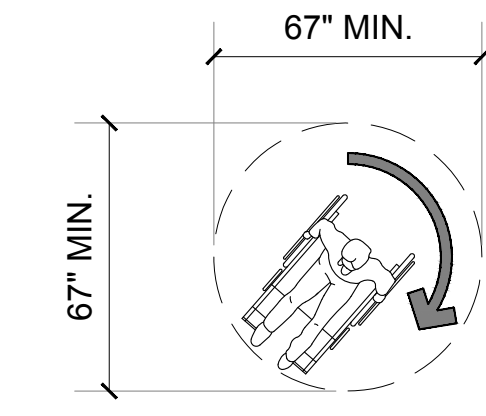
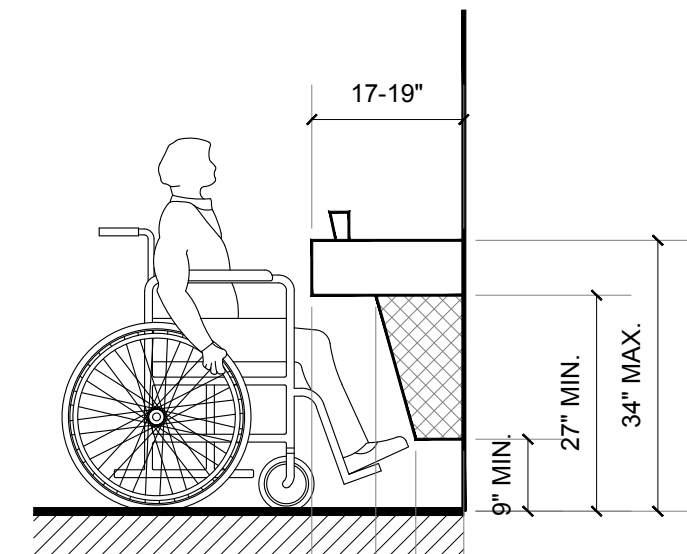
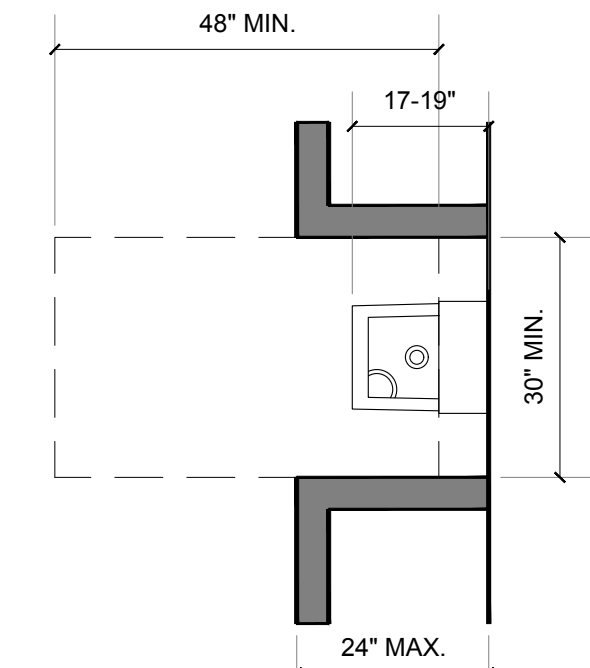


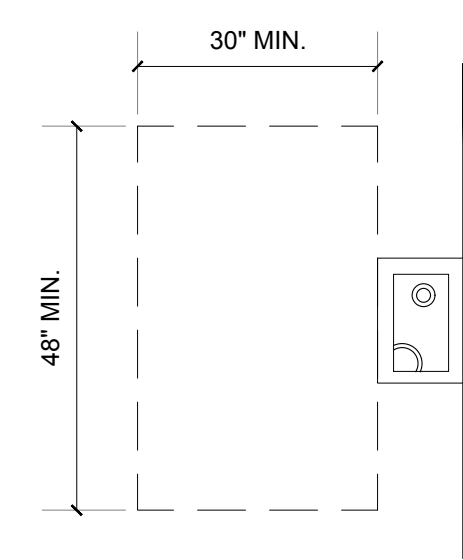
Fig. 2a 60 inch (1525 mm) Diameter Turning Space



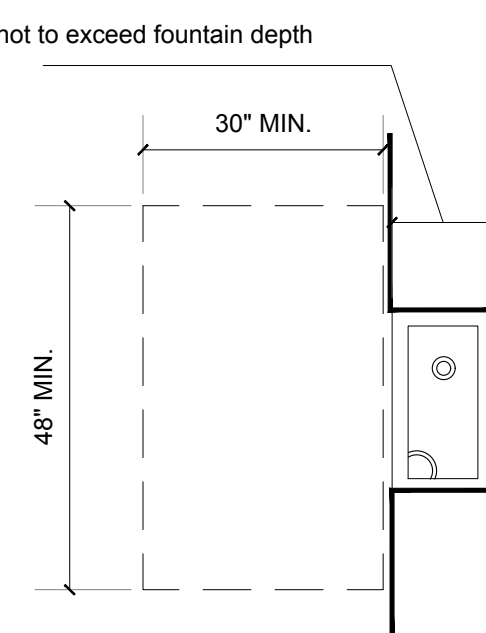
NOTE: equipment permitted in shaded area
(a) Spout Height and
Knee Clearance



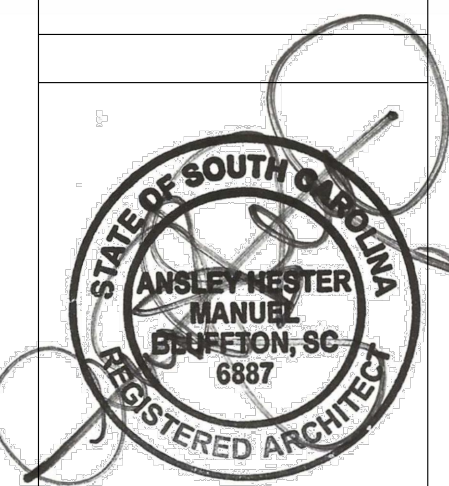
(b) Clear Floor Space



(c) Free Standing Fountain or
Cooler



(d) Built-In Fountain or Cooler



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ROOF PLAN & ANSI ILLUSTRATIONS

SHEET

A-4