

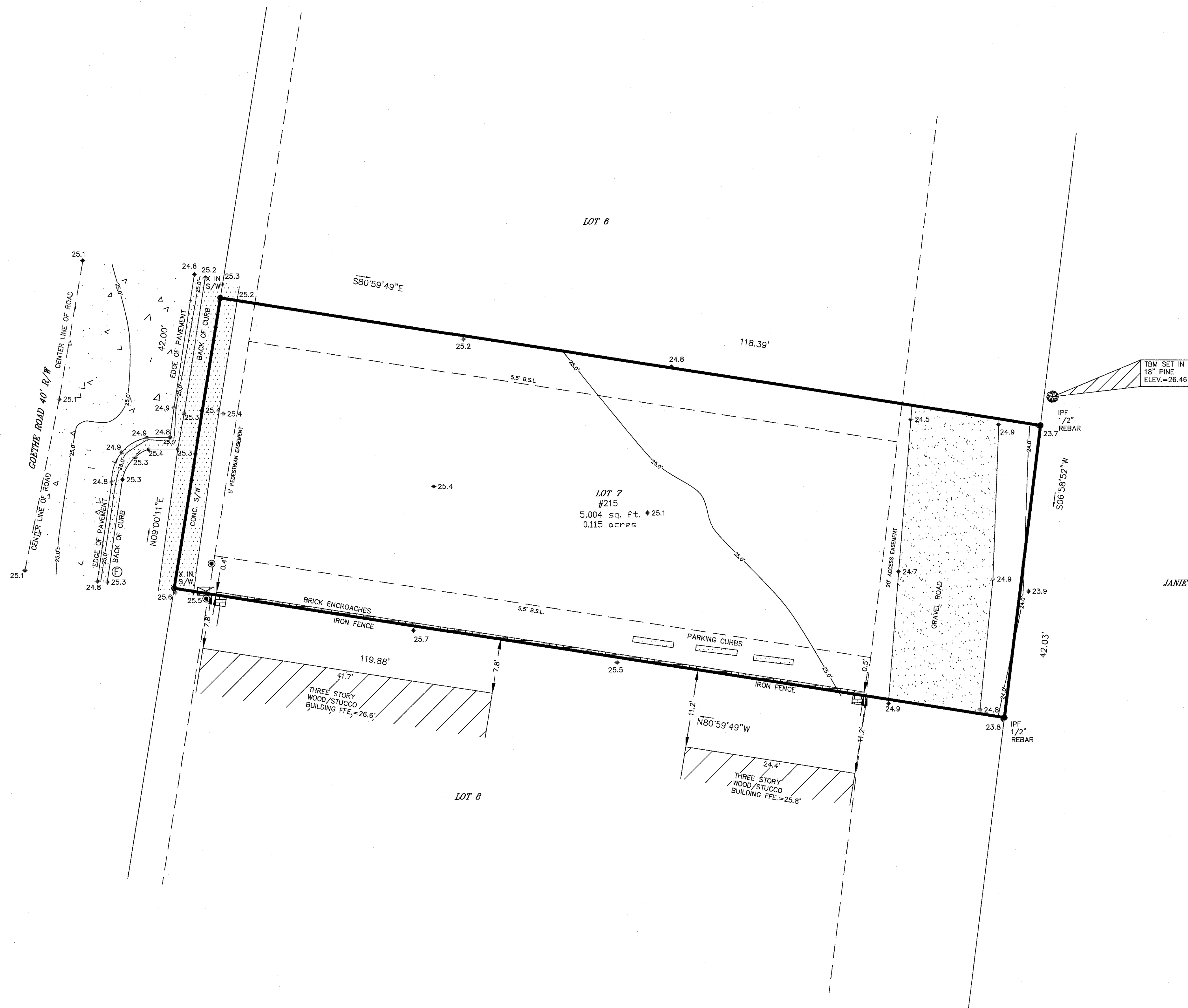


LEGEND

- 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
- ⊞ - XFMR - TRANSFORMER
- WL - WATER LATERAL
- WM - WATER METER
- ICV - 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

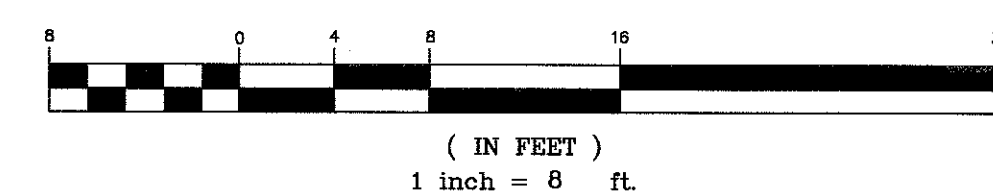
- WHOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM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



Windows OLE Object

LOCATION MAP NOT TO SCALE

GRAPHIC SCALE



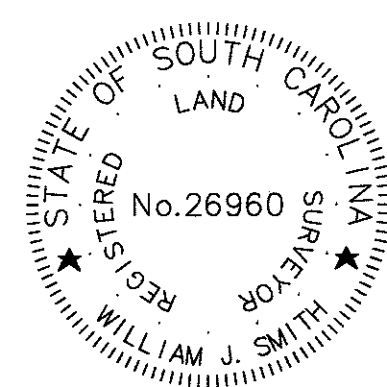
T SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@argray.com

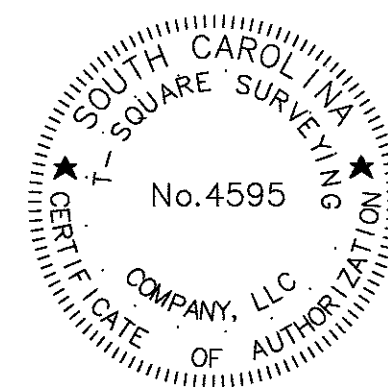
Phone 843-757-2650 Fax 843-757-5758

JOB No. 19-202T



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

MIGUEL LOARCA

A TREE & TOPOGRAPHIC SURVEY OF LOT 7 GOETHE ROAD,
A PORTION OF MAY RIVER ROAD SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 289

Notes:

1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
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.

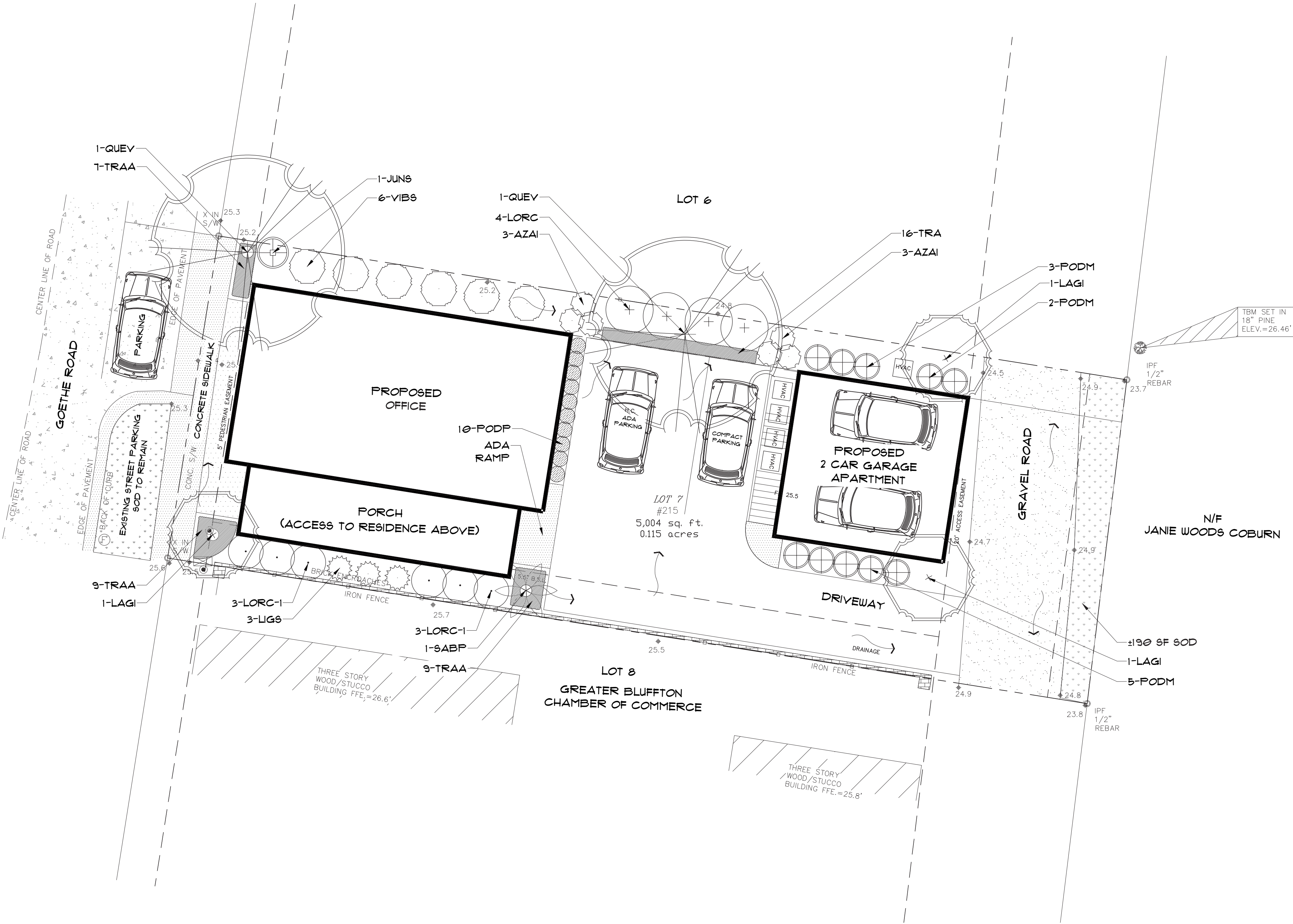
Reference Plat(s)
PLAT BOOK 119 AT PAGE 1

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: APRIL 22, 2019



Plant Imagery

(AZAI) Azalea 'Vivid'

(SABP) Sabal Pometto

(PODM) Podocarpus macrophyllus

(LAGI) Lagerstroemia indica

(LIGS) Ligustrum sinense 'Sunshine'

(LORC) Loropetalum chinensis 'Plum'

(PODP) Podocarpus macrophyllus 'Pringle's Dwarf'

(QUEV) Quercus virginiana 'Cathedral'

(TRAA) Trachelospermum asiaticum

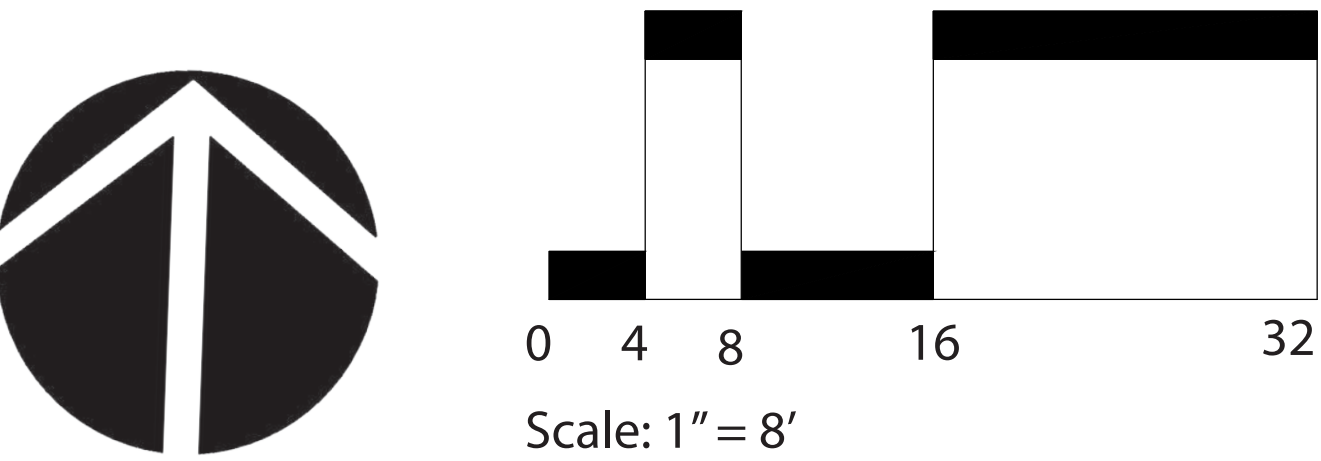
(VIBS) Viburnum odoratissimum 'Brant 01' PPAF



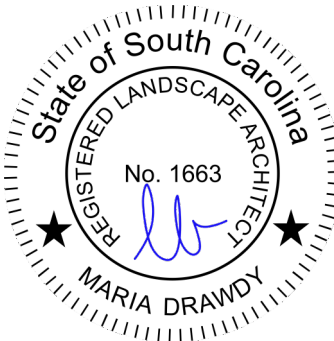
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE:	5,004 SF
TOTAL ROOF SF:	1,821 SF
5,004 - 1,821 =	3,183 SF
3,183 SF X 75% =	2,387.25 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% =	+/- 2,387.25 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY:	+/- 829 SF
TOTAL PROPOSED TREE CANOPY:	+/- 3,791 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY:	+/- 4,620 SF

Final Landscape Plan & Tree Mitigation
for
Leonex Construction Group
Lot 7 - 215 Goethe Road
Bluffton, SC



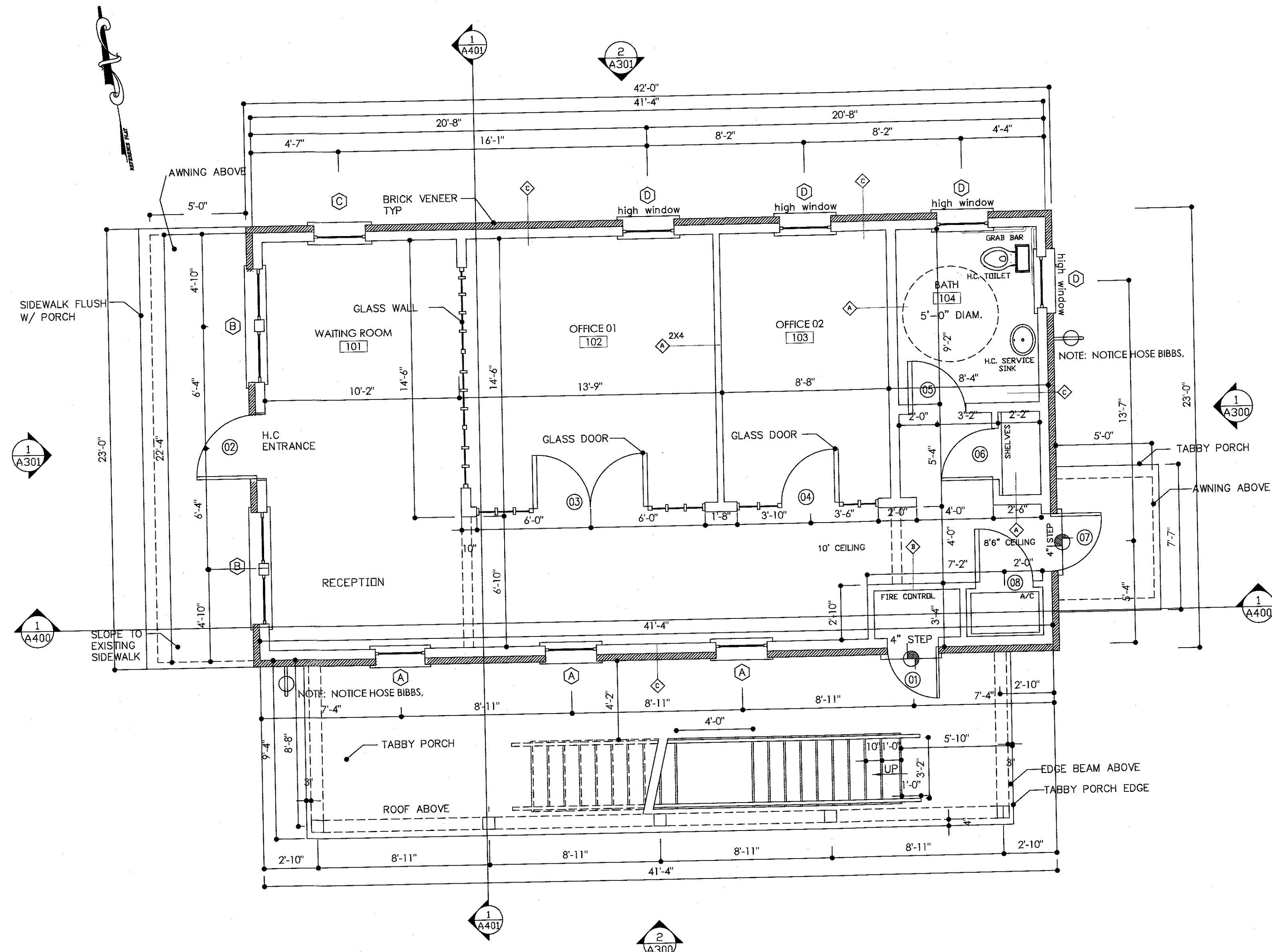
ORIGINAL DESIGN: AUGUST 6, 2019
REVISED SEPTEMBER 12, 2019
REVISED DECEMBER 31, 2019
REVISED MAY 7, 2025
REVISED AUG. 15, 2025



Prepared By:
Maria Ghys Drawdy, PLA
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Plant Schedule

Quantity	Abbreviation	Botanical Name	Common Name	Container	Height	Spread	Notes
Trees							
1	SABP	Cabbage Palm	Sabal Pometto		8'-10'		Refoliated
3	LAGI	Lagerstroemia indica	Crape Myrtle 'Best Red' (or similar variety)	15 gal.	5-6'		Multi Trunk
2	QUEV	Quercus virginiana 'Cathedral'	Cathedral Live Oak	2.5 cal.			
Shrubs							
9	AZAI	Azalea 'Vivid'	Azalea 'Vivid' (or similar variety)	3 gal.	12-15"		Red Flowering
10	PODM	Japanese yew	Podocarpus macrophyllus	15 gal.	4.5'-5'	3'-3.5'	
3	LIGS	Ligustrum sinense 'Sunshine'	Sunshine' Ligustrum	3 gal.	12-18"		
4	LORC	Loropetalum chinensis 'Plum'	Chinese fringe-flower 'Plum'	3 gal.	12-18"		60" O.C.
6	LORC-1	Loropetalum chinense 'Shang-hi' PP18331	Purple Diamond' Semi Dwarf Loropetalum	3 gal.	12-18"		4.5' O.C.
10	PODP	Podocarpus macrophyllus 'Pringle's Dwarf'	Pringle's Dwarf' Podocarpus	3 gal.	12-18"		
6	VIBS	Viburnum odoratissimum 'Brant 01' PPAF	Coppertop Sweet Viburnum (or similar variety)	15 gal.	4-5'		36" O.C.
Vines/Groundcover							
41	TRAA	Trachelospermum asiaticum	Asiatic jasmine	1 gal.	18" O.C.		18"-24" O.C.
190 SF	SOD	Sod	Centipede				
980 SF		Mulch	Pinestraw in Disturbed Areas				



1 FIRST FLOOR
A200 SCALE: 1/4" = 1'-0"

[illegible]

NOTE:

Dimensions are from frame not brick.

R. Stewart Design

DESIGN ☐ PLANNING ☐ PRESERVATION

12 JOHNSON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843. 816. 4005

P.O. BOX 1813 randolph@stewartdesigns.com

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Plant Planners
Architects • Landscape Architects • Environmental Scientist
7340 Court (31400) P.O. Box 15179 (31145) Savannah, Georgia 31212 354-8400
3317 Vidant Street Suite A Savannah, Georgia 30458 Phone: (912) 225-3373

STAMP: STATE OF SOUTH CAROLINA
THOMAS D. OLSON
No. 2159
REGISTERED ARCHITECT

NO	DATE	REVISION
----	------	----------

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**MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC**

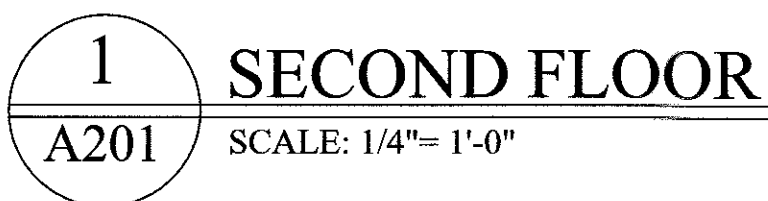
DRAWING TITLE:

BUILDING
FIRST
FLOOR

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO
SHEET NO:	

A200

A200



NOTE:

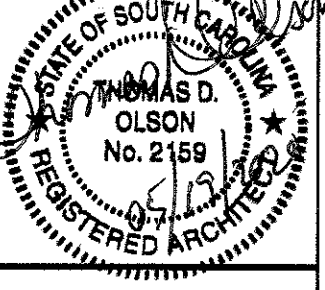
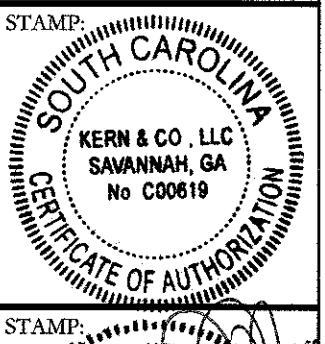
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
All Ext. Doors to have 1 1/2" Sub-Sill
Weather-stripping to be white
Mull Space Bar to be Pewter
Set Doors First
Set Windows to Door Height

R. Stewart Design

DESIGN	PLANNING	PRESERVATION
1. <i>Design</i> (10%) 2. <i>Design</i> (10%) 3. <i>Design</i> (10%) 4. <i>Design</i> (10%) 5. <i>Design</i> (10%) 6. <i>Design</i> (10%) 7. <i>Design</i> (10%) 8. <i>Design</i> (10%) 9. <i>Design</i> (10%) 10. <i>Design</i> (10%)	1. <i>Planning</i> (10%) 2. <i>Planning</i> (10%) 3. <i>Planning</i> (10%) 4. <i>Planning</i> (10%) 5. <i>Planning</i> (10%) 6. <i>Planning</i> (10%) 7. <i>Planning</i> (10%) 8. <i>Planning</i> (10%) 9. <i>Planning</i> (10%) 10. <i>Planning</i> (10%)	1. <i>Preservation</i> (10%) 2. <i>Preservation</i> (10%) 3. <i>Preservation</i> (10%) 4. <i>Preservation</i> (10%) 5. <i>Preservation</i> (10%) 6. <i>Preservation</i> (10%) 7. <i>Preservation</i> (10%) 8. <i>Preservation</i> (10%) 9. <i>Preservation</i> (10%) 10. <i>Preservation</i> (10%)

12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843.816.4005

randolph@rstewartdesigns.com



NO	DATE	REVISION
----	------	----------

**MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC**

DRAWING TITLE:

BUILDING
SECOND
FLOOR

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

PROJECT NO:

DATE: 4.4.2020

DRAWN BY: FS

CHECKED BY: RS/TDC

SHEET NO:

A201

DESIGN	PLANNING	PRESERVATION
☐	☐	☐

12 JOHNSTON WAY, PENTHOUSE SUITE
BLUFFTON, SC 29910 843. 816. 4005

randolph@rstewartdesigns.com

P.O. BOX 1813

P.O.

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[illegible]

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DRAWING TITLE

BUILDING
THIRD
FLOOR

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

PROJECT NO.

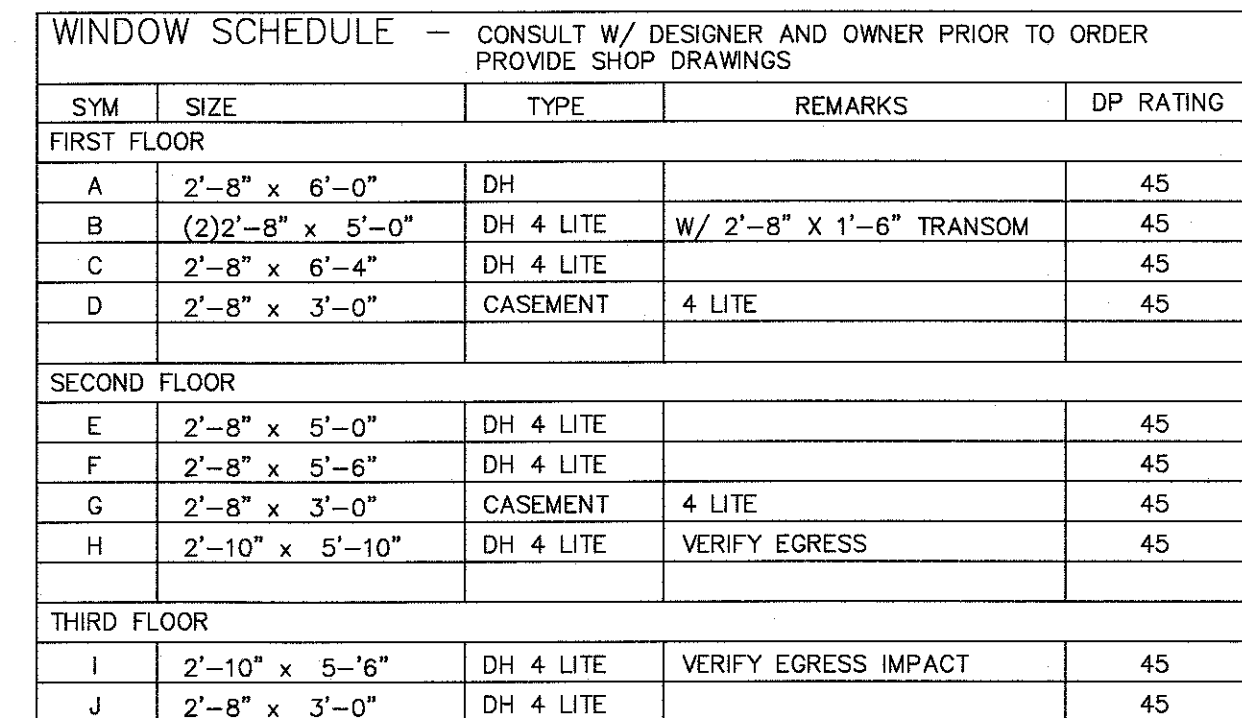
DATE: 4.4.202

DRAWN BY:

CHECKED BY: RS/TDO

SHEET NO:

A202

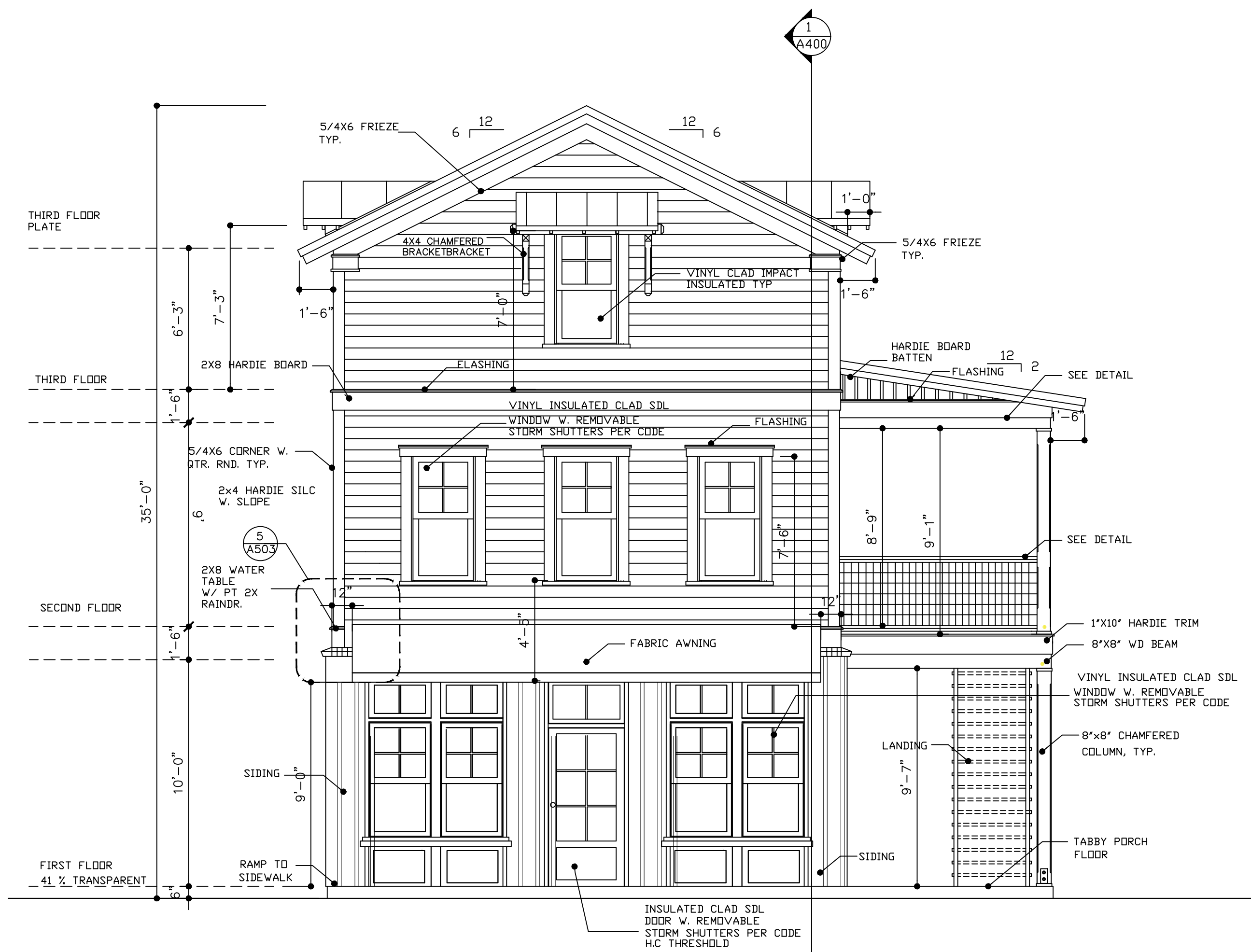


NOTE: Verify Egress Window where Applicable
All Mullions to be Simulated Divided Lite
All mullions to be 7/8" Alum.
Clad Brick Mold All Exter. Doors to have 2 1/4"
Sub-Sill Weather-stripping to be white

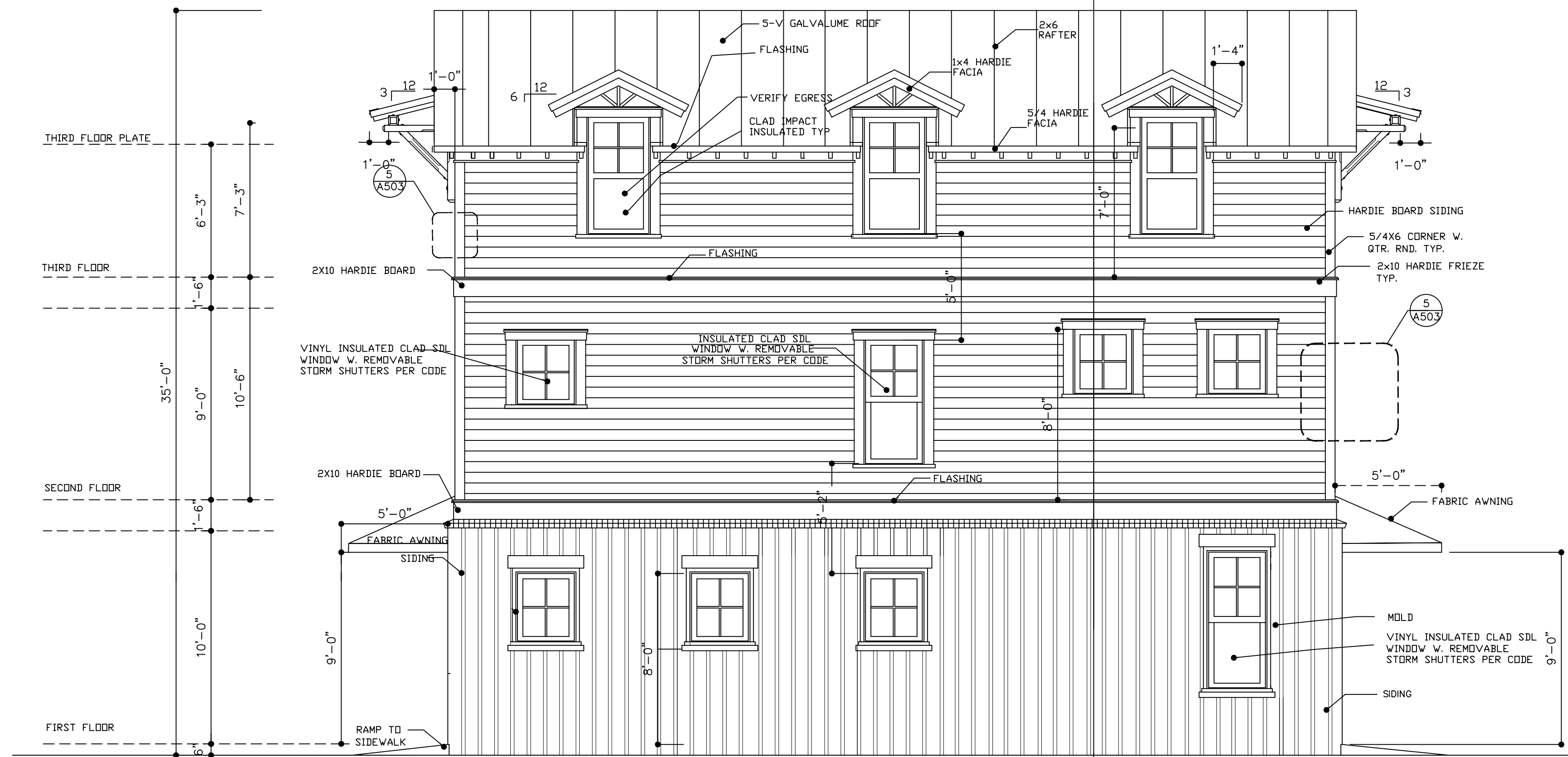
All Windows to be Insolated clad SDL
Window W. Removable Storm Shutter per
Code

See window details
See Brick Mold detail © Brick Typical A501

1 THIRD FLOOR
A202 SCALE: 1/4"= 1'-0"



1 WEST ELEVATION
A301 SCALE: 1/4"= 1'-0"



2 NORTH ELEVATION
A301 SCALE: 1/4"= 1'-0"

R. Stewart Design

DESIGN ☐ PLANNING ☐ PRESERVATION
12 JOHNSTON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843. 816. 4005
P.O. BOX 1813 randolph@stewartdesigns.com

STAMP:

STAMP:

NO DATE REVISION

MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

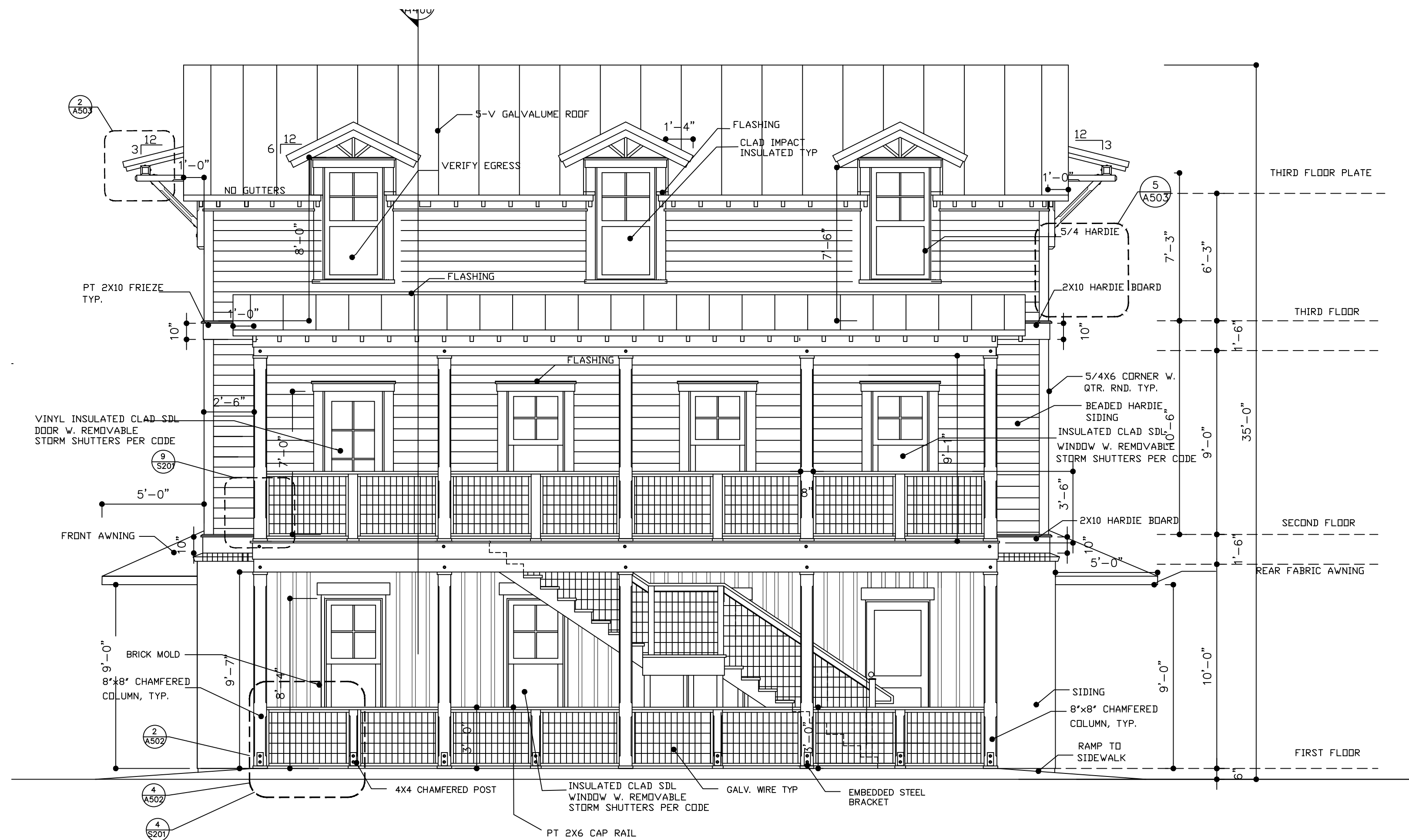
DRAWING TITLE:

WEST
AND
NORTH
ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO: 0
DATE: 8.12.25
DRAWN BY: RS
CHECKED BY: RS/TDO
SHEET NO:

A301

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2 SOUTH ELEVATION
A300 SCALE: 1/4"= 1'-0"

DESIGN ☐ PLANNING ☐ PRESERVATION ☐ 8

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STAMP:

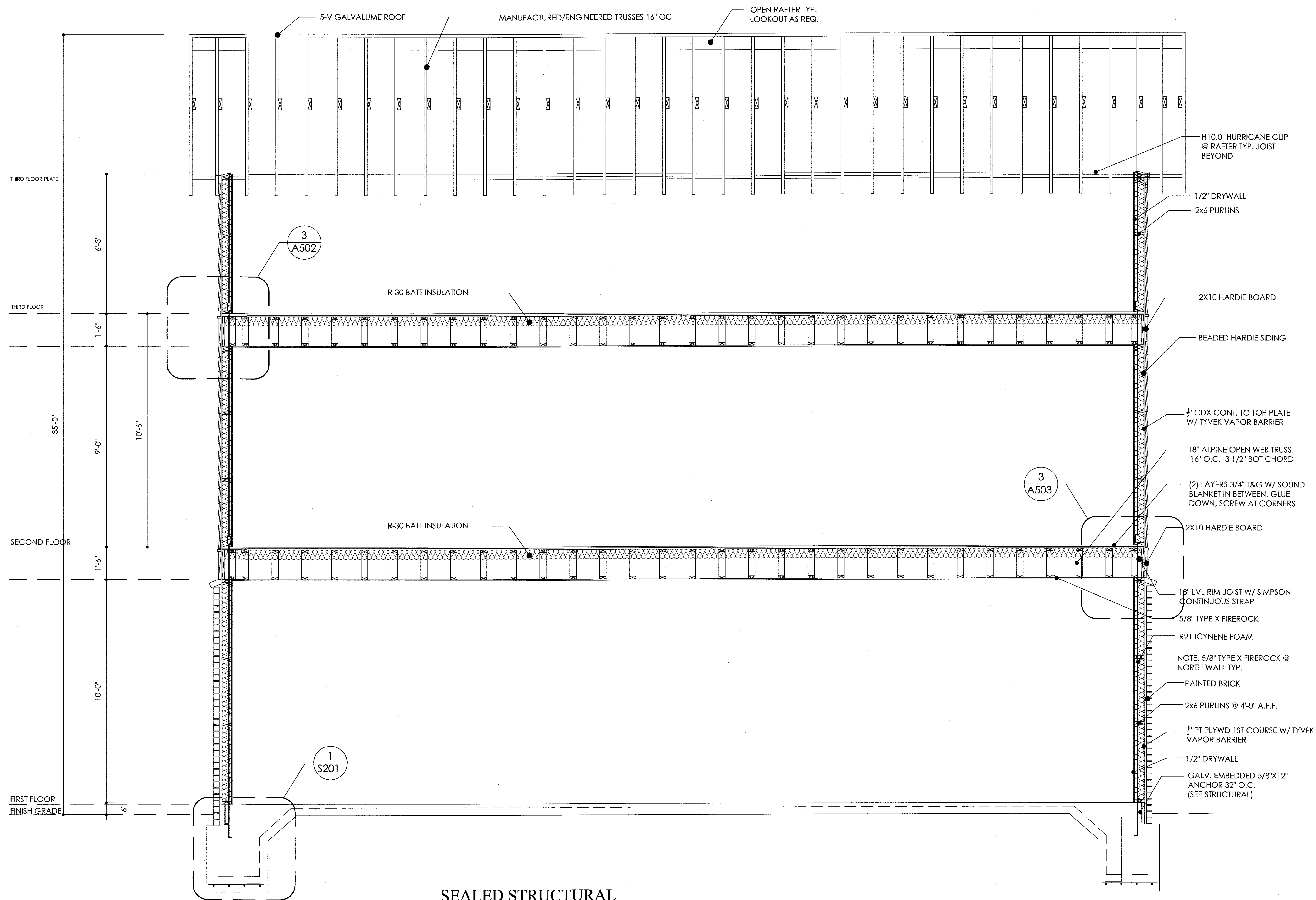
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MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

EAST
AND
SOUTH
ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO: 0
DATE: 08.12.25
DRAWN BY: RS
CHECKED BY: RS/TDO
SHEET NO:
A300

A300



1
A400

SECTION 1
NORTH SIDE
SCALE: 1/2"= 1'-0"

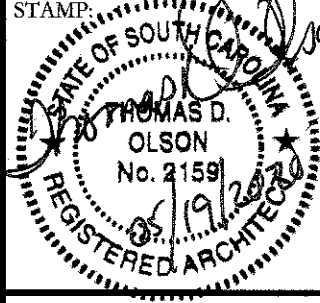
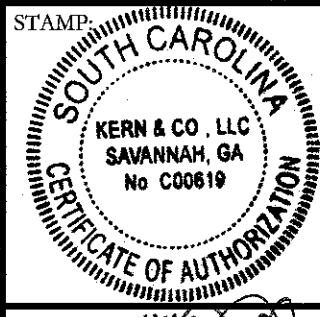
**SEALED STRUCTURAL
DRAWINGS TAKE
PRECEDENCE OVER OTHER
DETAILS**

R. Stewart Design

DESIGN ☐ PLANNING ☐ PRESERVATION

12 JOHNSON WAY, PENTHOUSE SUITE BLUFFTON, SC 29910 843.816.4003

P.O. BOX 1813 randst@stewartdesign.com



NO.	DATE	REVISION

**MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC**

DRAWING TITLE:

**BUILDING
SECTIONS**

SCALE: 1/2"=1'-0"

PROJECT NO:

DATE: 04.04.2020

DRAWN BY: RS/TB

CHECKED BY: RS/TDO

SHEET NO:

A400

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319 Walnut Street Suite A. Statesboro, Georgia 30458 Phone: (912) 225-3373

DESIGN	☐	PLANNING	☐	PRESERVATION
12 JOHNSTON WAY, PENTHOUSE SUITE				BLUFFTON, SC 29910 843. 816. 4005

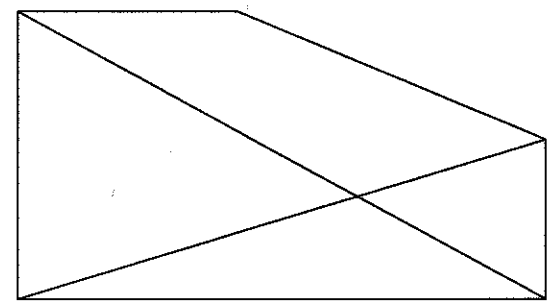
[illegible]

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	FS
CHECKED BY:	RS/TDO
SHEET NO:	

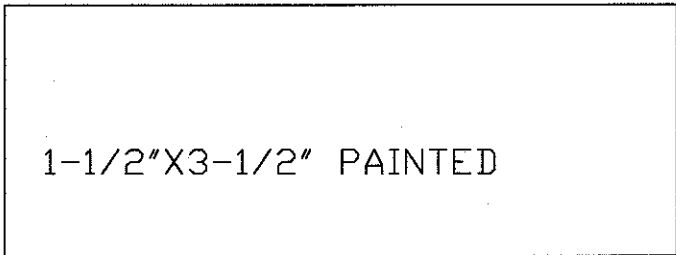
A401



1 SECTION LOOKING WEST
A401 SCALE: 1/2"= 1'-0"



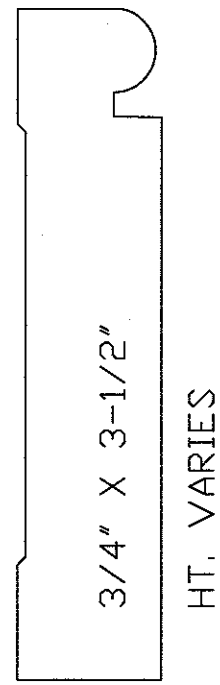
TYPICAL FRIEZE & BIRD BLOCK STOP
PTKDAT
1-1/2" X 2-3/4"
MAY VARY



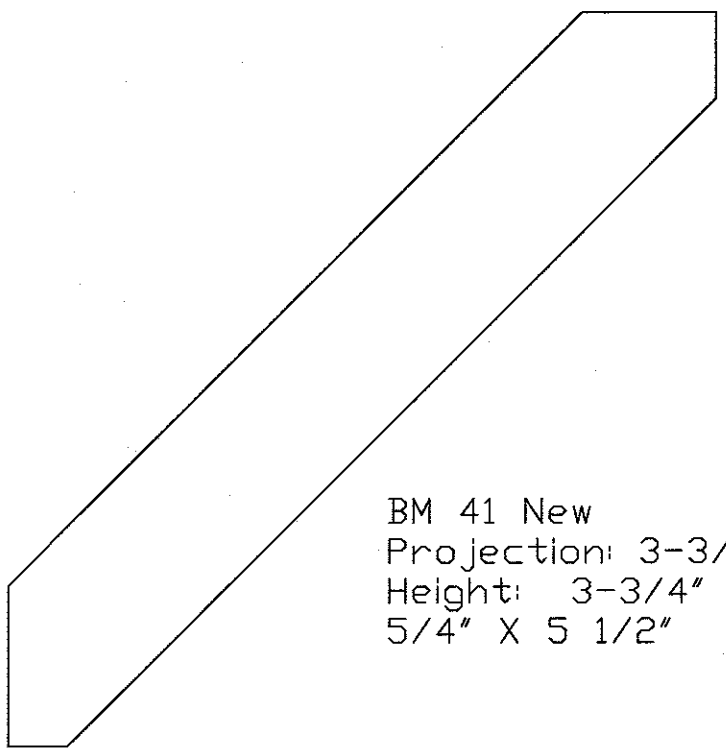
INTERIOR HANDRAIL
(clear heart of pine)



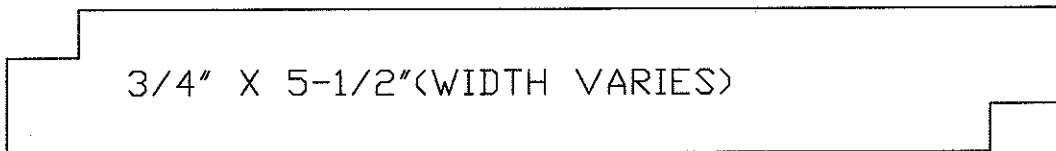
SPACING MULL



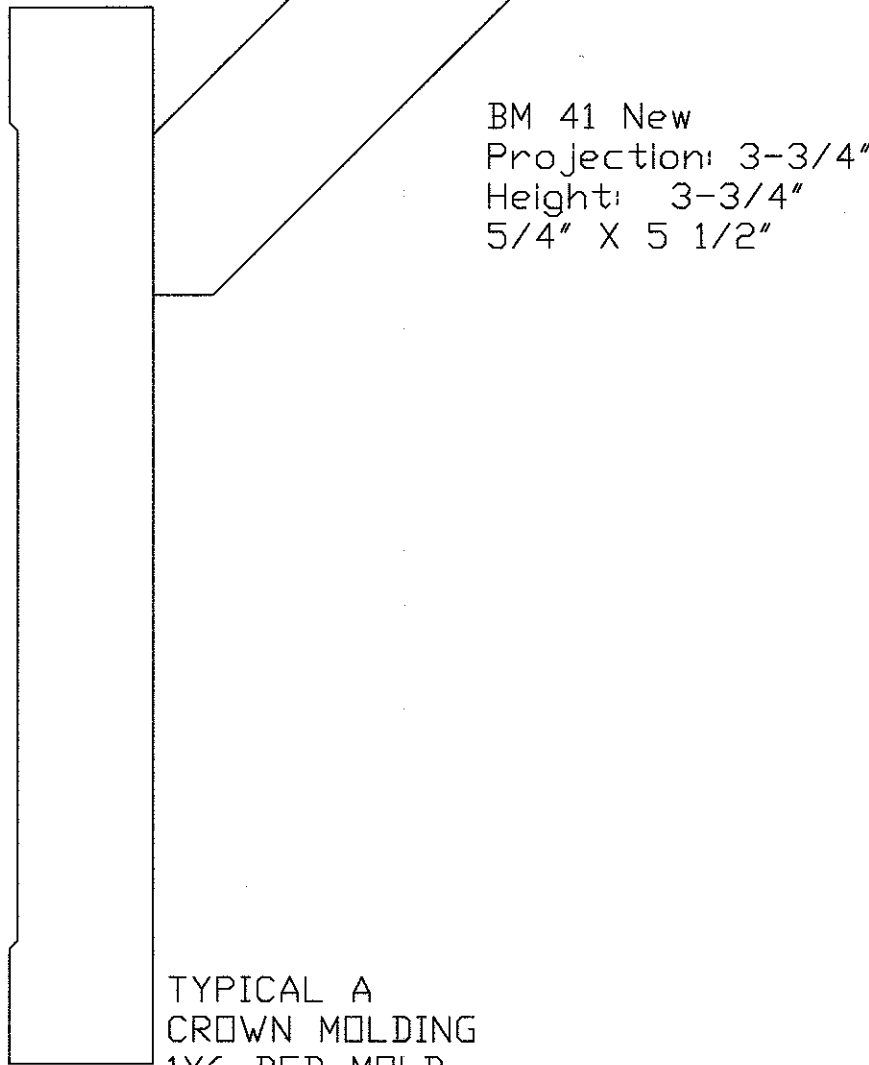
FLOOR BASE
NO SHOE MOLD



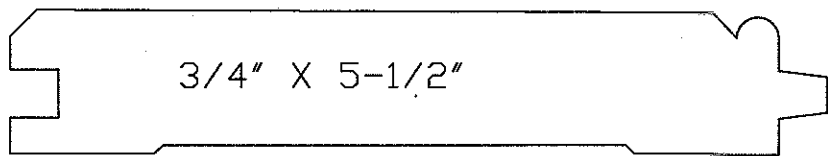
TYPICAL B
CROWN MOLDING



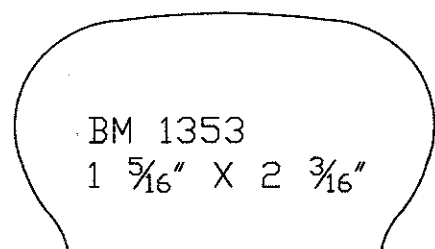
BUTTBOARD



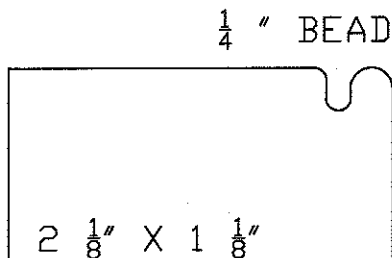
TYPICAL A
CROWN MOLDING
1X6 BED MOLD



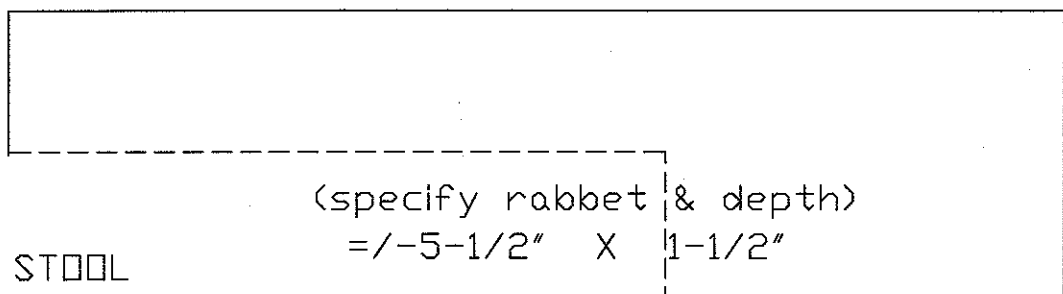
T&G EXPOSED ROOF OVER HANG



INTERIOR HANDRAIL

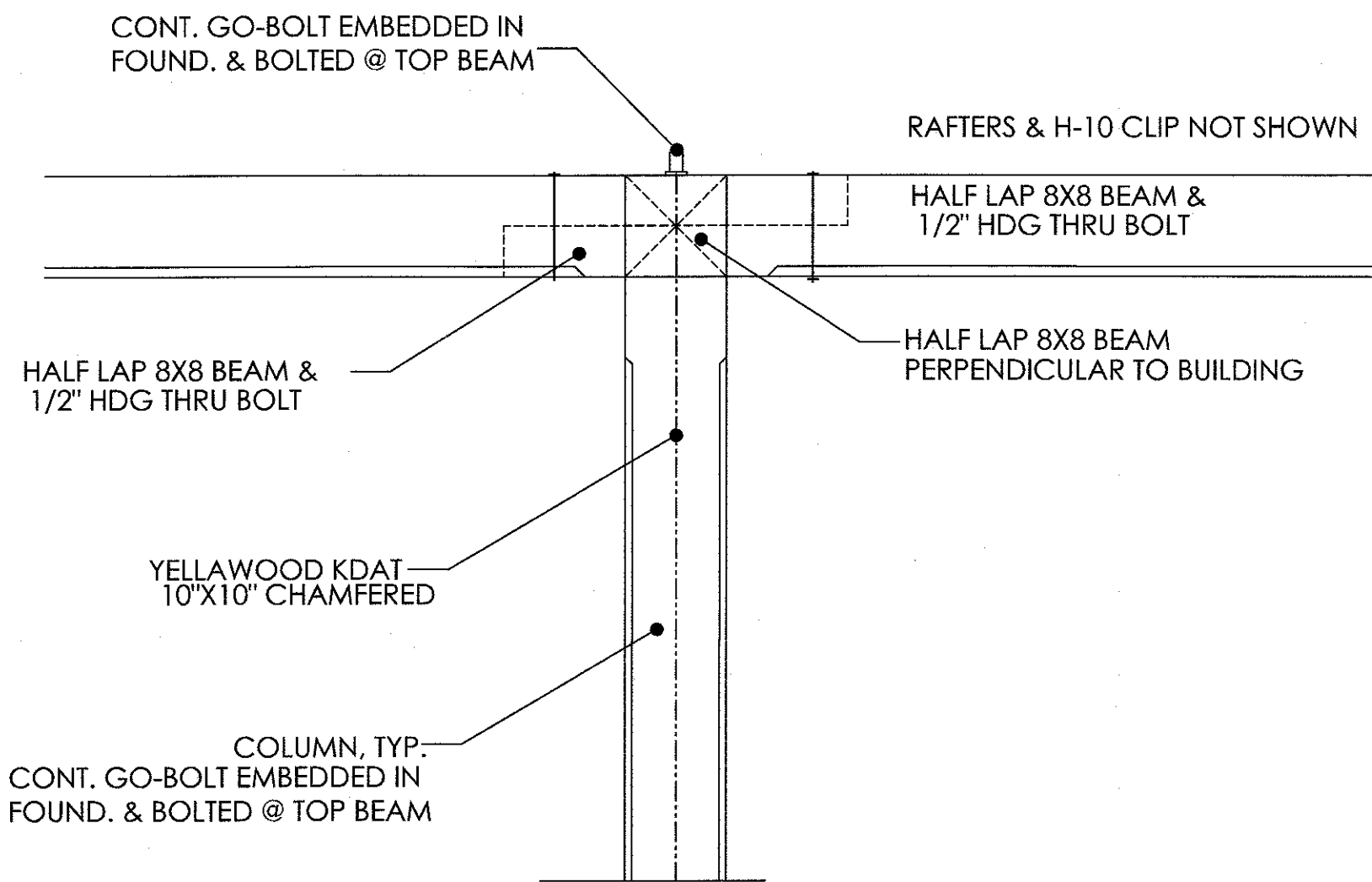
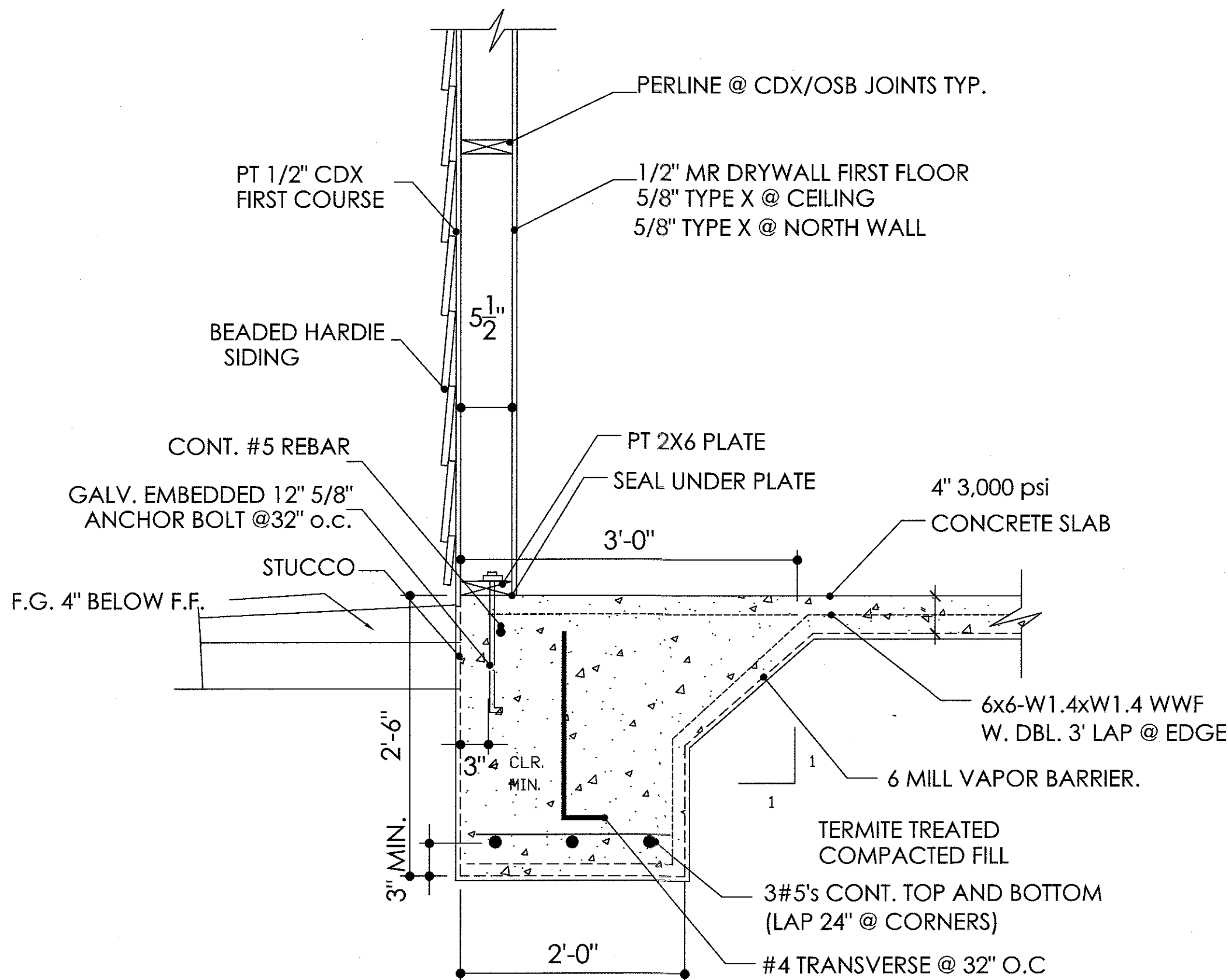


BRICK MOLD DETAIL



STOOL

2 MOLDINGS
A501 SCALE: 1"= 1'-0"



13 S201
3 A501
COLUMN & BEAM CONNECTION DETAIL
SCALE: 1"= 1'-0"

NOTE: THE SEALED STRUCTURAL DETAILS
ARE TO TAKE PRECEDENTS OVER THESE
DETAILS WHERE IN CONFLICT.

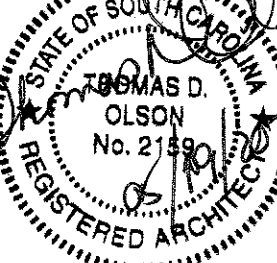
1 Carriage House Foundation
A501 SCALE: 1"= 1'-0"

R. Stewart Design

DESIGN ☐ PLANNING ☐ PRESERVATION

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P.O. BOX 1813 rendolph@stewartdesigns.com

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310 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373



NO DATE REVISION

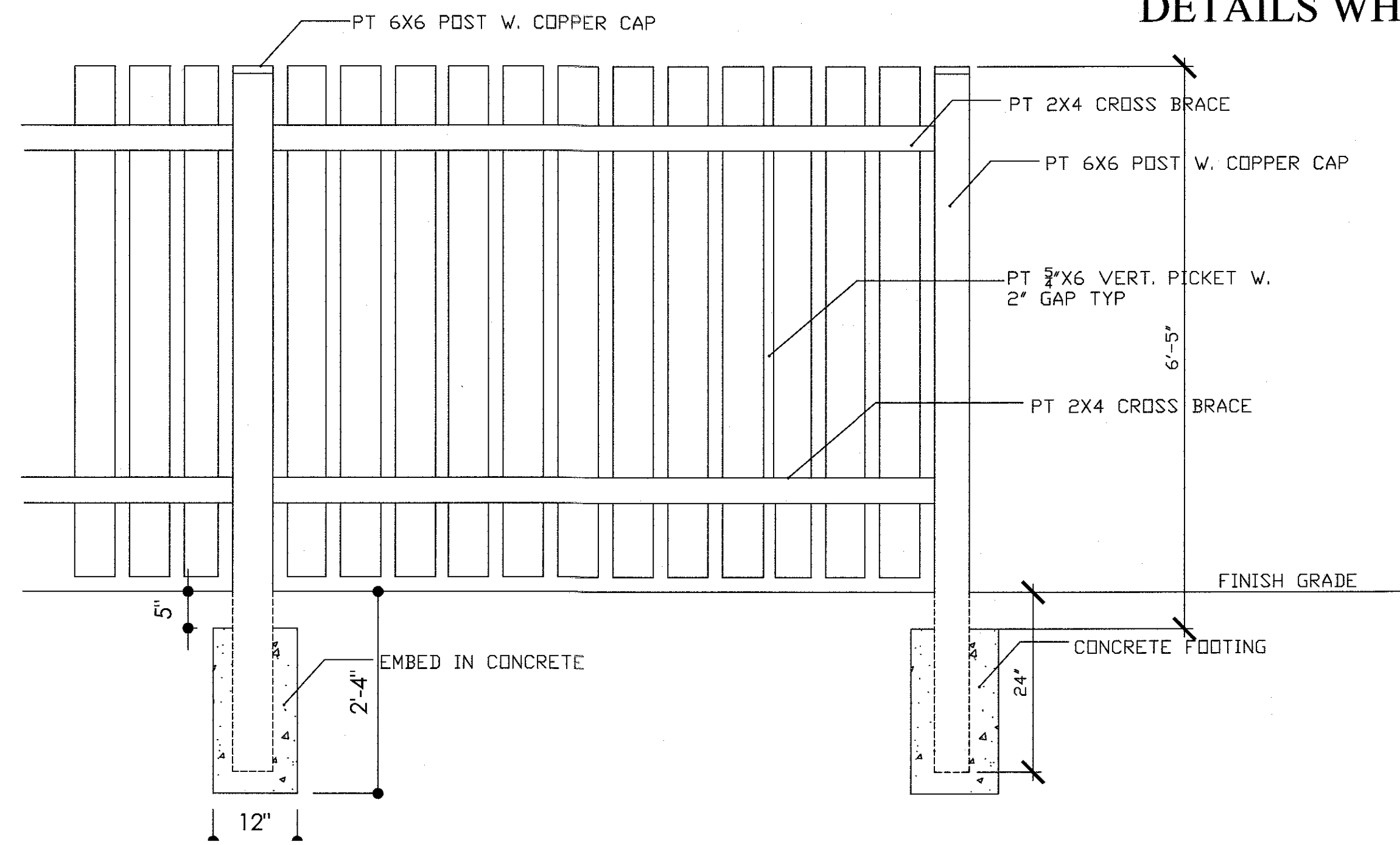
MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
MOLDINGS

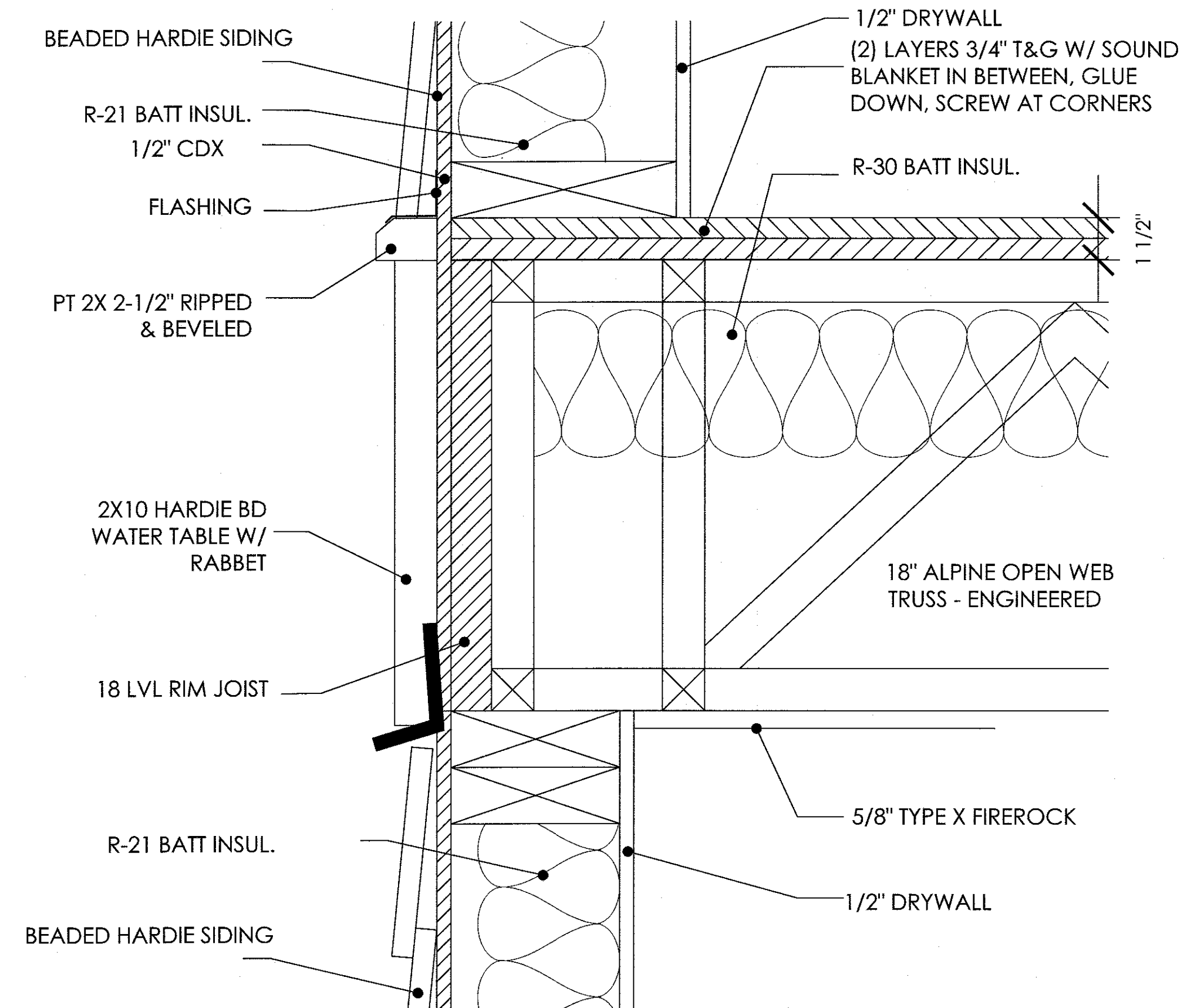
SCALE: VARIES
PROJECT NO:
DATE: 4.4.2020
DRAWN BY: RS
CHECKED BY: RS/TDO/JSK
SHEET NO:

A501

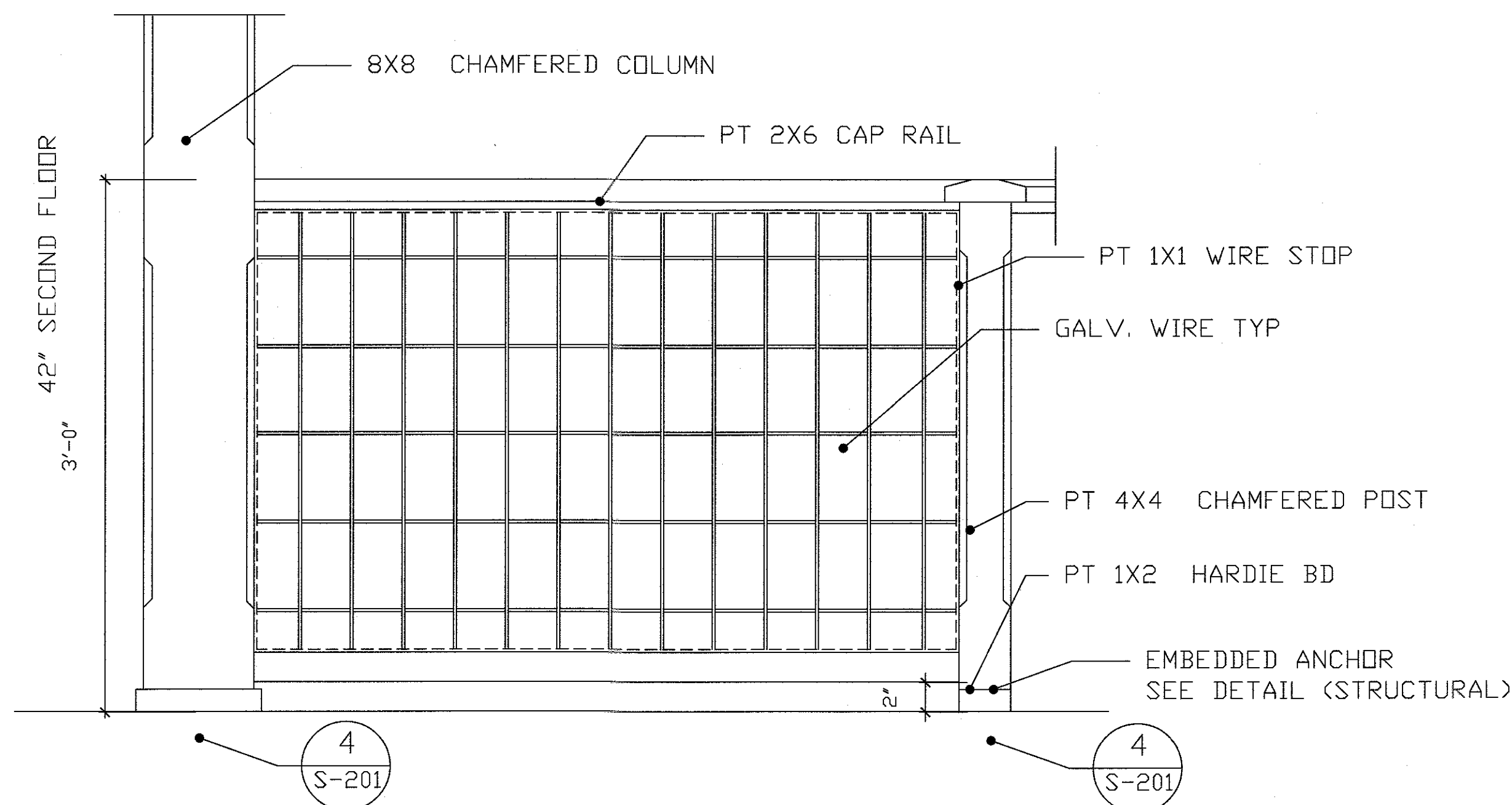
NOTE: THE SEALED STRUCTURAL DETAILS
ARE TO TAKE PRECEDENTS OVER THESE
DETAILS WHERE IN CONFLICT.



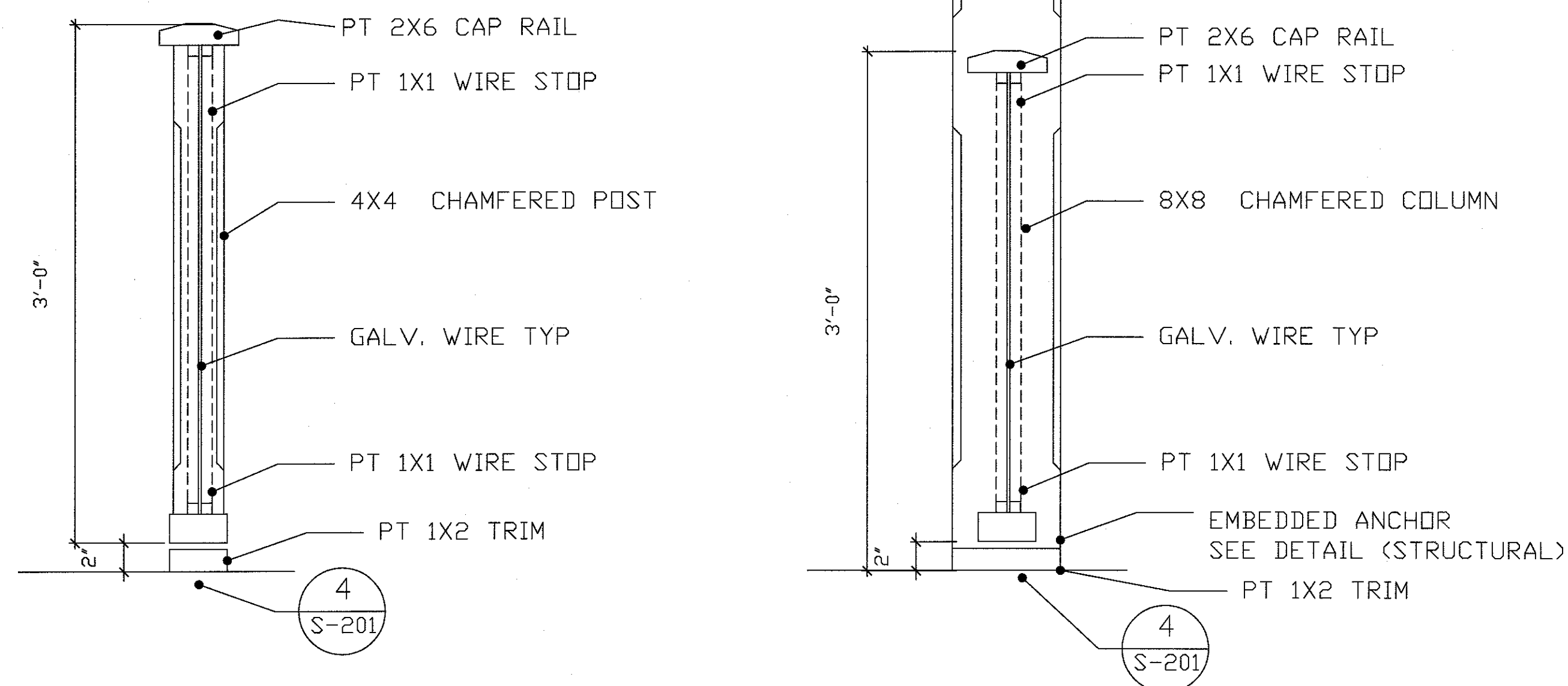
1 SERVICE YARD
A502 SCALE: 1"= 1'-0"



3 WALL DETAIL @ THIRD FLOOR
A502 SCALE: 3"= 1'-0"



2 RAILING DETAIL
A502 SCALE: 1 1/2"= 1'-0"

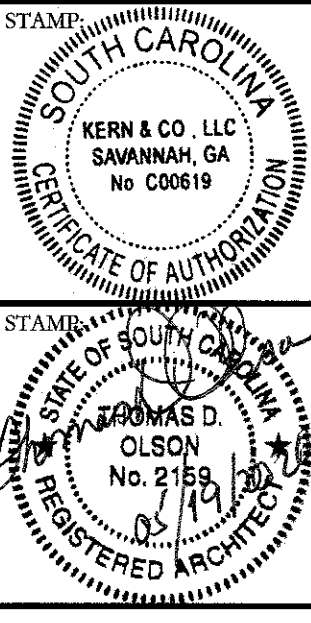


4 RAILING DETAIL AT POST & COLUMN
A502 SCALE: 1 1/2"= 1'-0"

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rendolphstewartdesigns.com



NO DATE REVISION

NO	DATE	REVISION

MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC

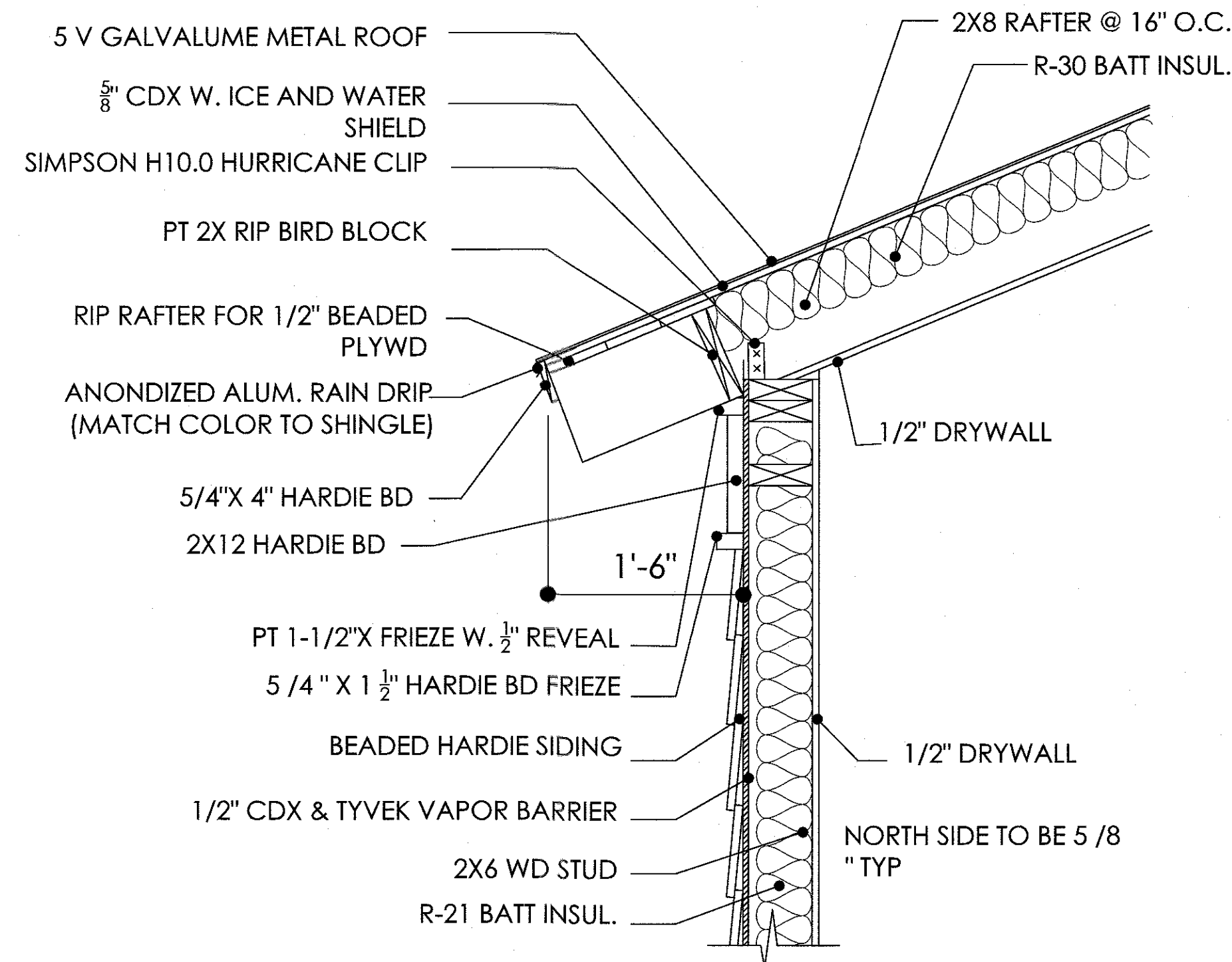
DRAWING TITLE:

DETAILS

SCALE: VARIES
PROJECT NO:
DATE: 4.4.2020
DRAWN BY: RS
CHECKED BY: RS/TDO/JSK
SHEET NO:

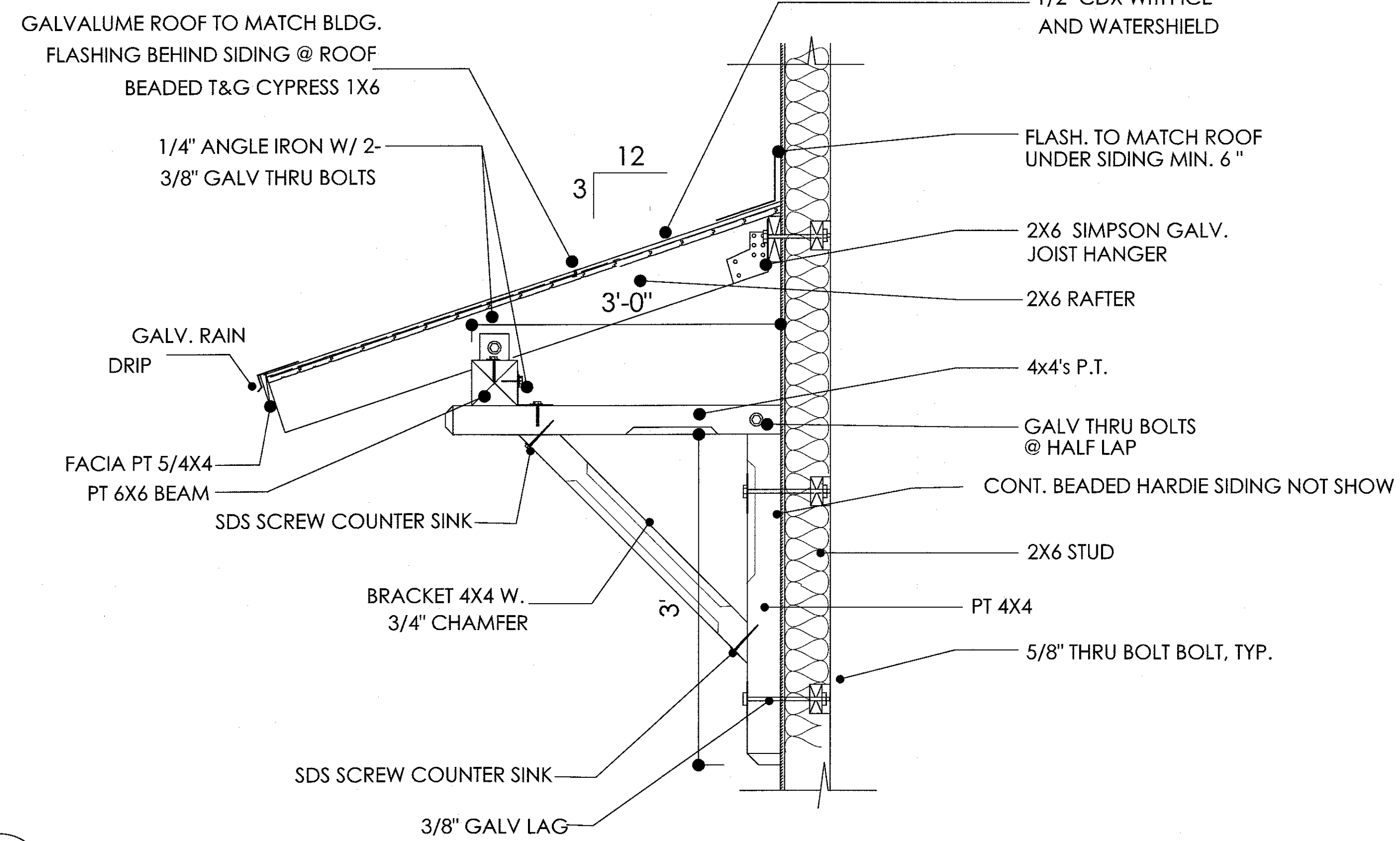
A502

NOTE: THE SEALED STRUCTURAL DETAILS
ARE TO TAKE PRECEDENTS OVER THESE
DETAILS WHERE IN CONFLICT.



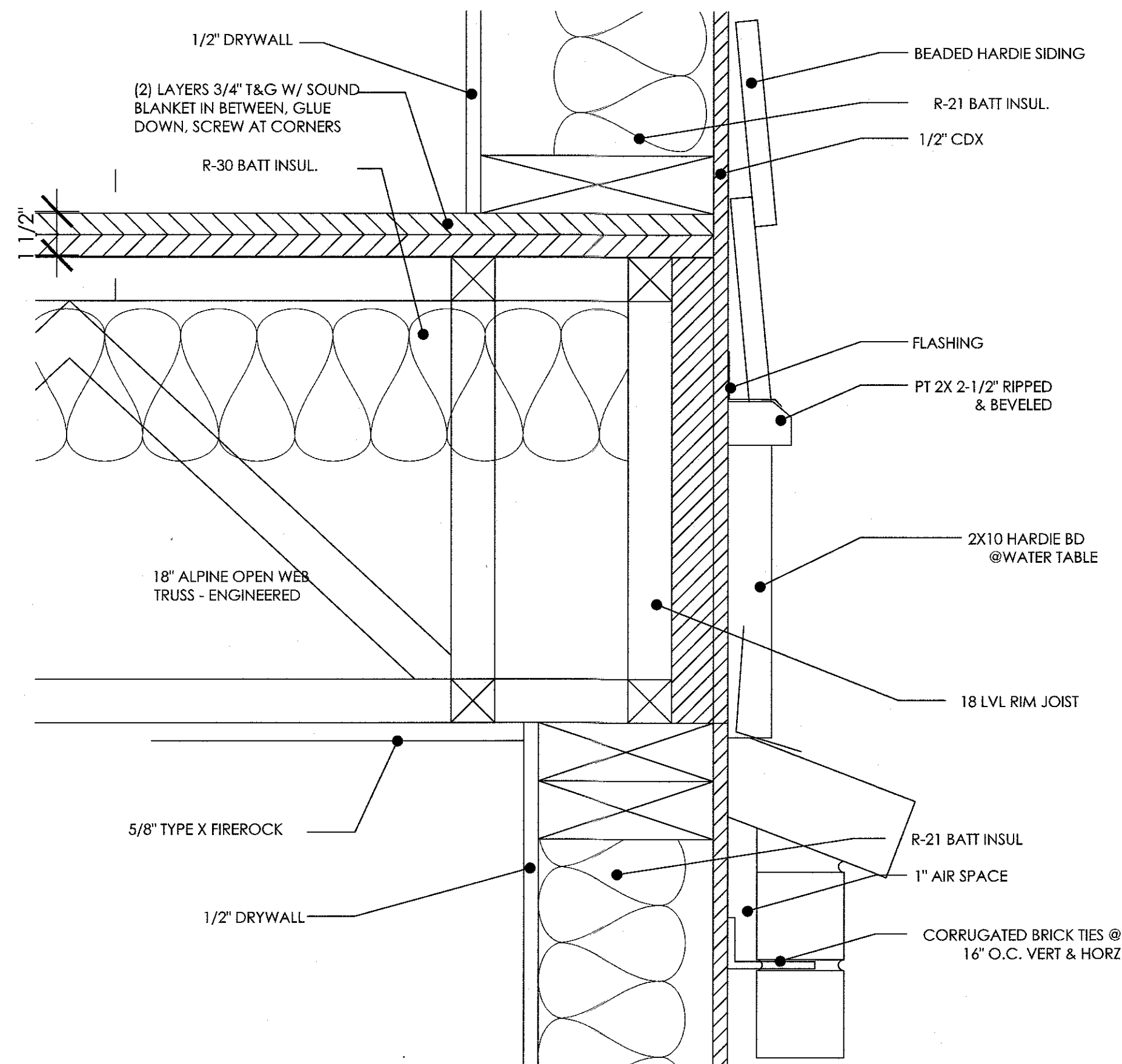
1 WALL SECTION @ KNEE WALL

A503 SCALE: 1"= 1'-0"



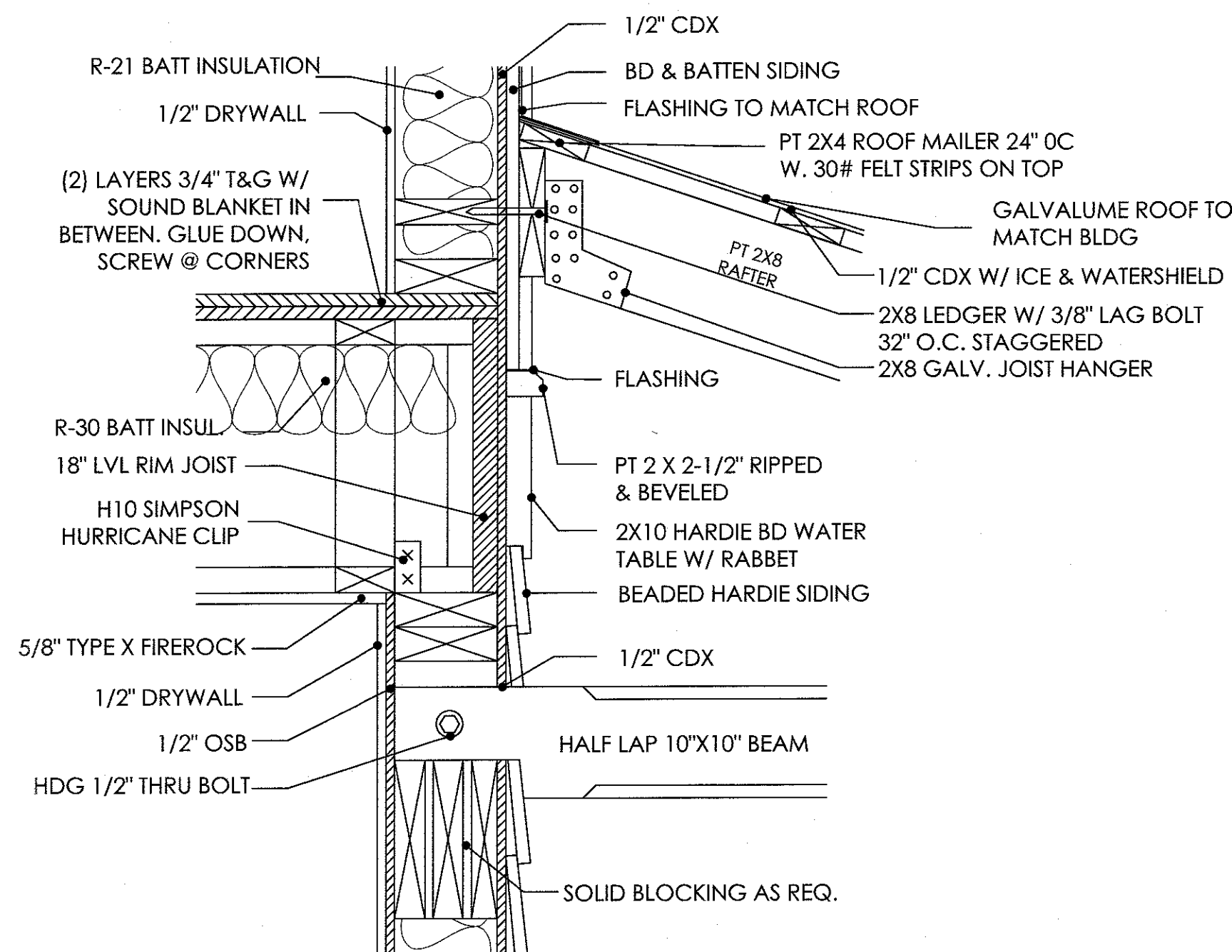
2 SHED ROOF OVER THIRD FLOOR WEST & EAST WINDOW

A503 SCALE: 1"= 1'-0"



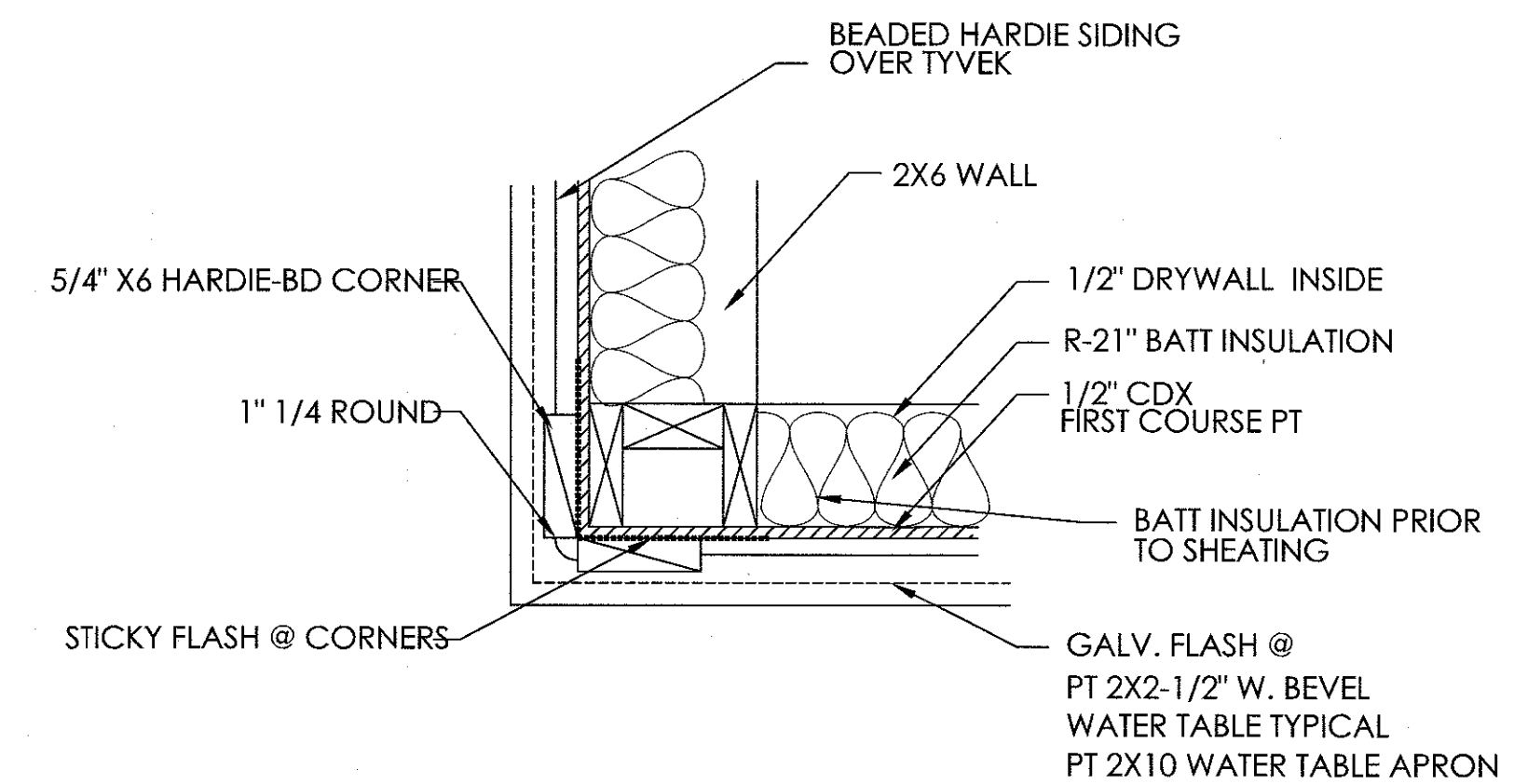
3 WALL DETAIL @ SECOND FLOOR

A503 SCALE: 3"= 1'-0"



4 PORCH ROOF DETAIL

A503 SCALE: 1-1/2"= 1'-0"



5 OUTSIDE CORNER DETAIL

A503 SCALE: 1-1/2"= 1'-0"

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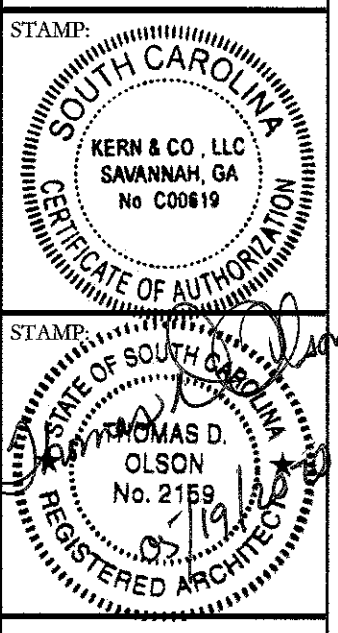
P.O. BOX 1813

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randolph@stewartdesigns.com

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LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:

DETAILS

SCALE: VARIES

PROJECT NO:

DATE: 4.4.2020

DRAWN BY: RS

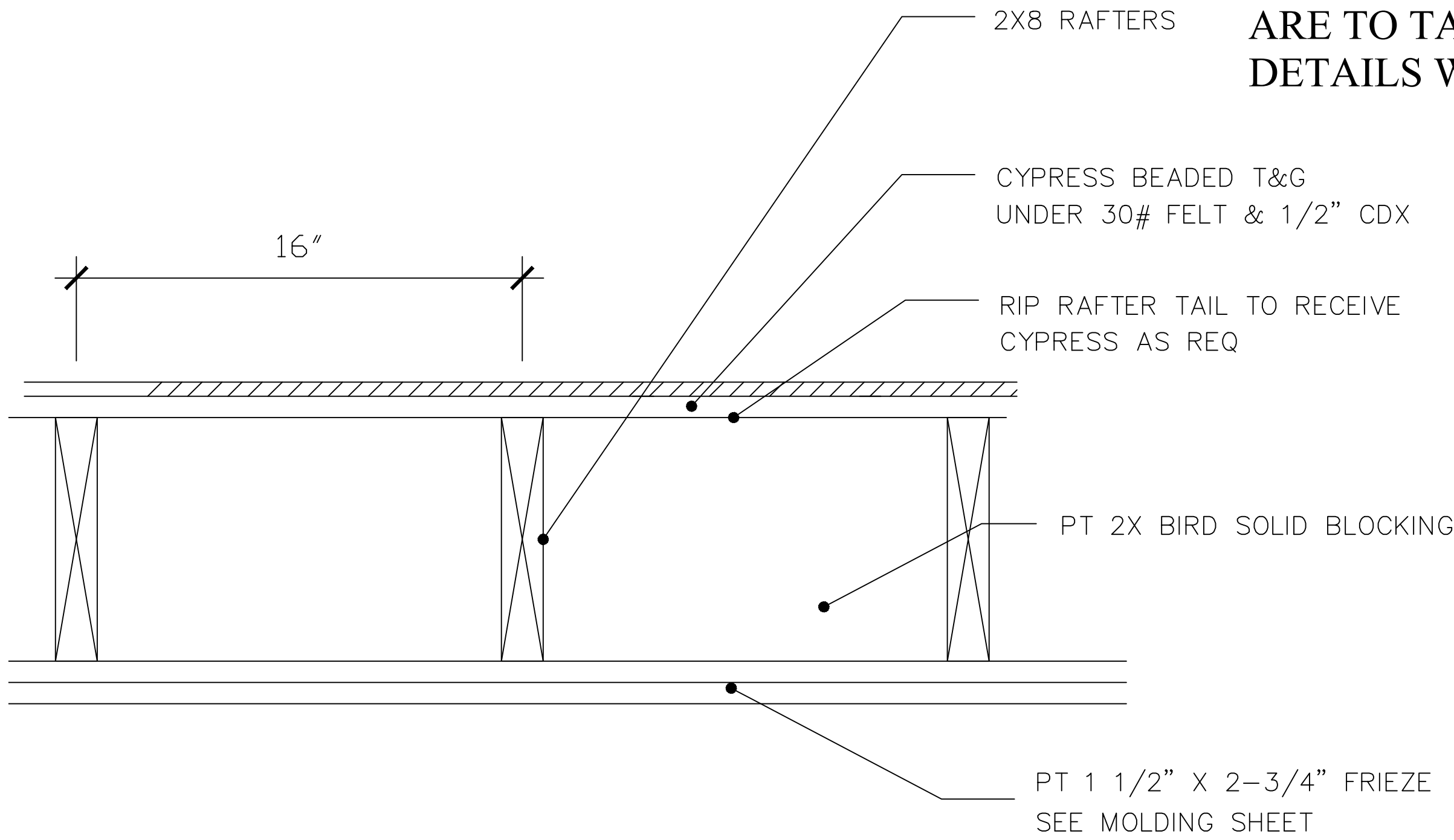
CHECKED BY: RS/TDO/JSK

SHEET NO:

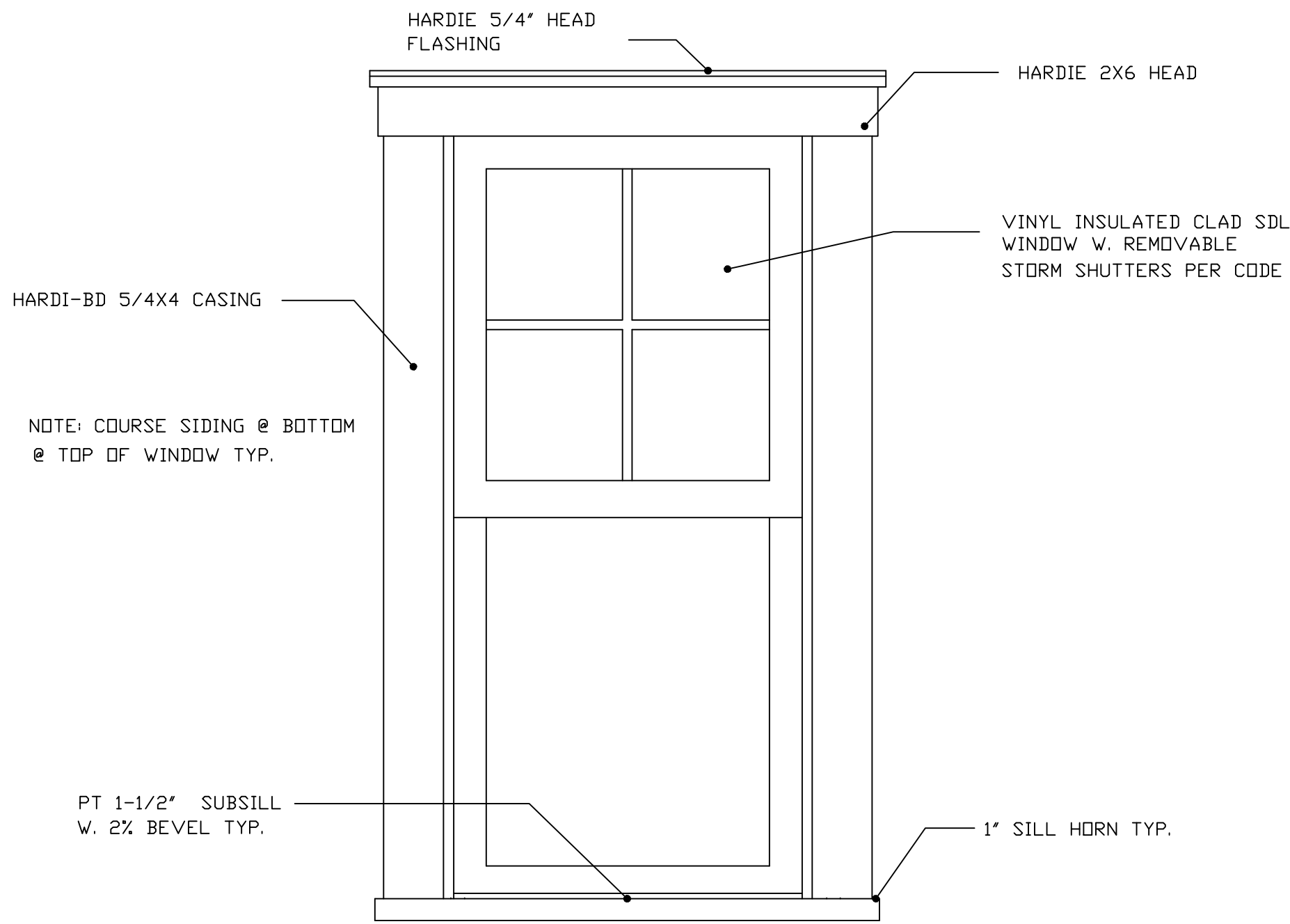
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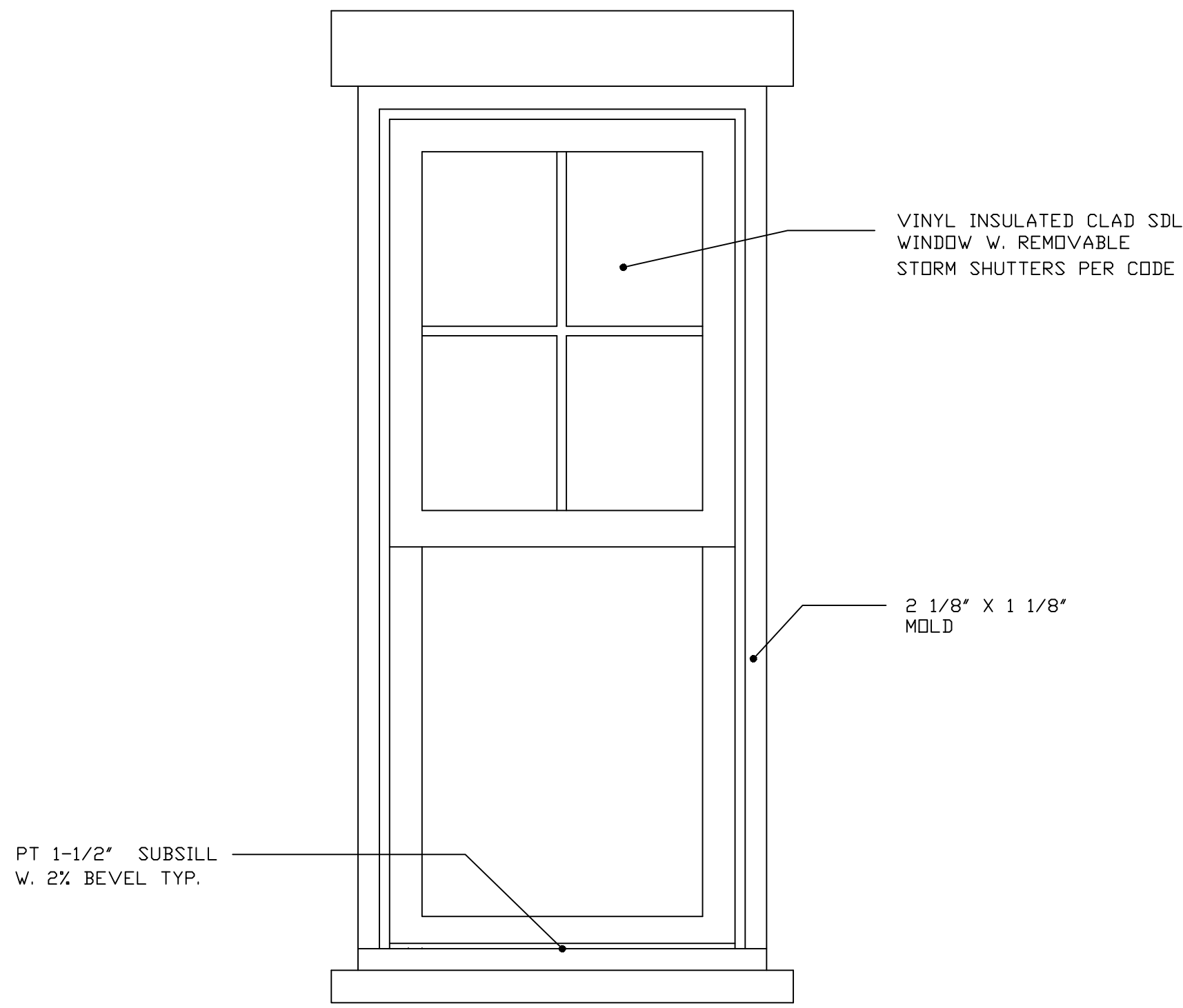
NOTE: THE SEALED STRUCTURAL DETAILS ARE TO TAKE PRECEDENTS OVER THESE DETAILS WHERE IN CONFLICT.



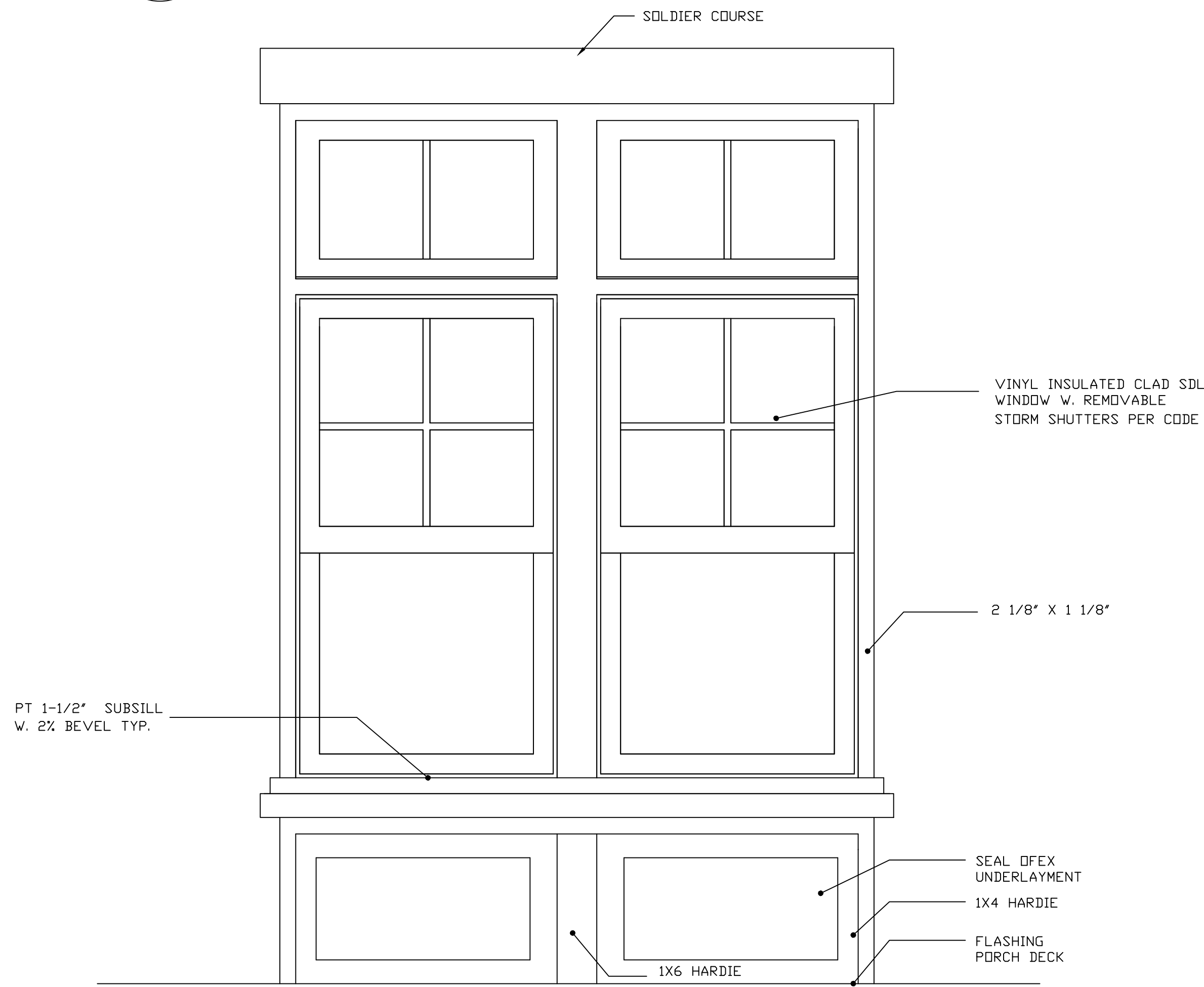
1 BIRD BLOCK DETAIL
A504 SCALE: 3"= 1'-0"



3 WINDOW DETAIL @ SIDING
A504 SCALE: 1 1/2"= 1'-0"



2 WINDOW DETAIL @ BRICK WALL
A504 SCALE: 1 1/2"= 1'-0"



4 WINDOW DETAIL @ BRICK WALL
A504 SCALE: 1 1/2"= 1'-0"

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STAMP:

STAMP:

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LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:

DETAILS

SCALE: VARIES

PROJECT NO:

DATE: 08.12.2025

DRAWN BY: FS

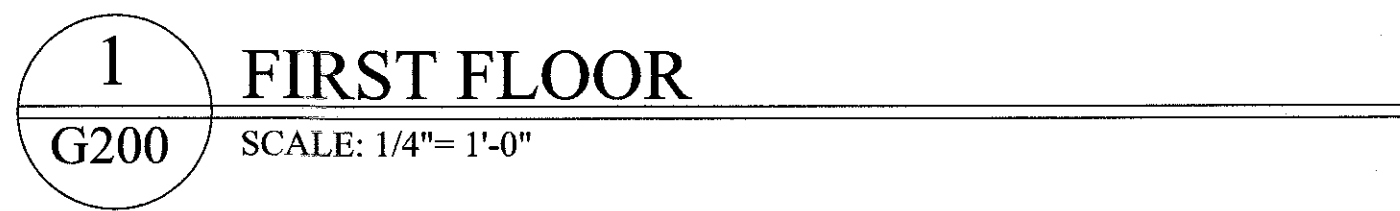
CHECKED BY: RS/TDO/JSK

SHEET NO:

A504

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Architects (Professional) Surveyors
1000 West Street, Suite 100
Bluffton, South Carolina 29910
843.816.4005



NOTES:
SHOWER TO HAVE FULL HT. TILE
SEE MOLDING SHEET FOR TRIM TYPES

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
Weather-stripping to be white

NOTE:
All Mullions to be Simulated Divided Lite
All mullions to be 7/8"
Weather-stripping to be white
All windows to be insul. glass
Provide impact glass option

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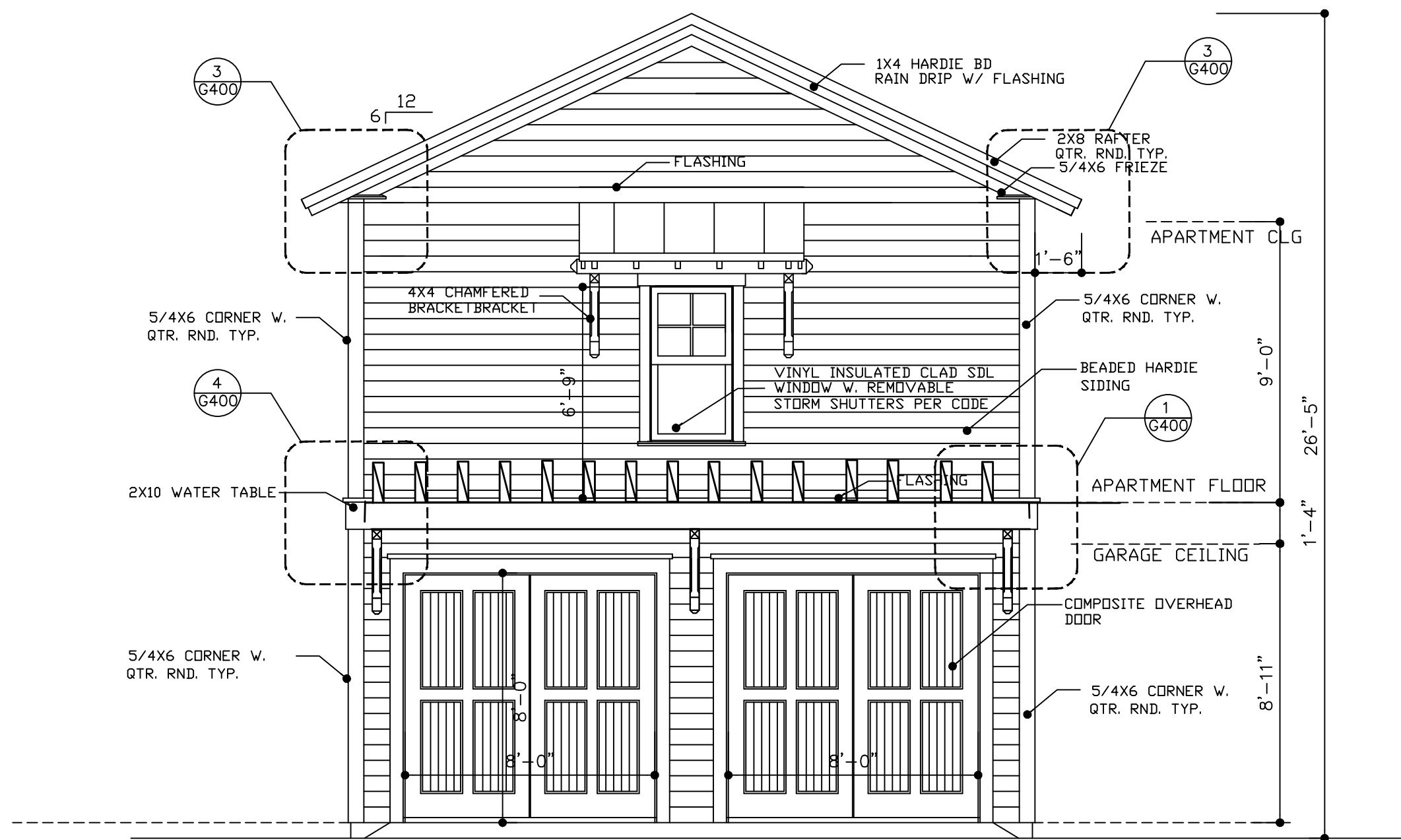
**MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC**

DRAWING TITLE:

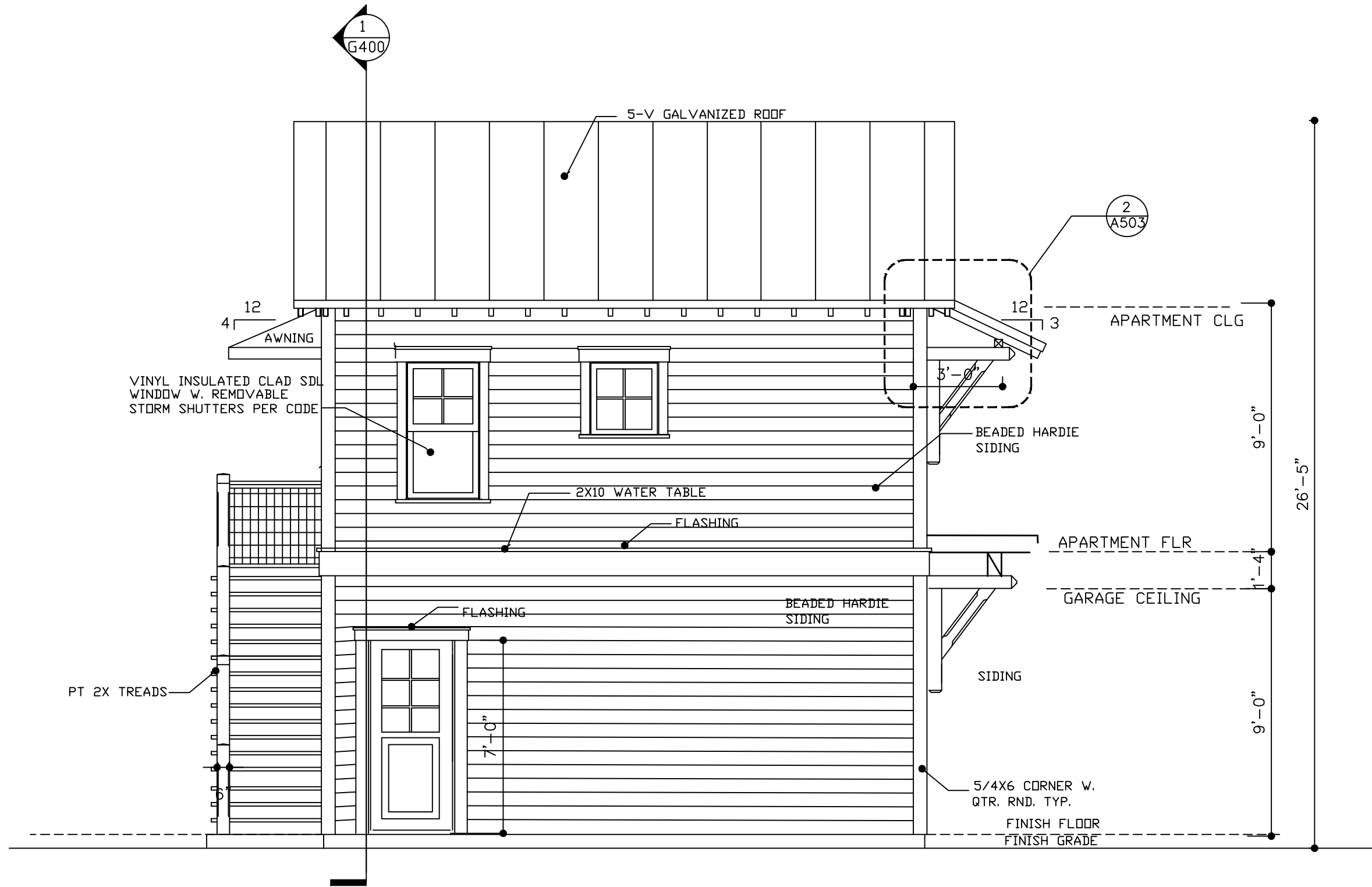
CARRIAGE
HOUSE
FLOOR
PLANS

SCALE:	1/4"=1'-0"
PROJECT NO:	
DATE:	4.4.2020
DRAWN BY:	
CHECKED BY:	RS/TDO
SHEET NO:	

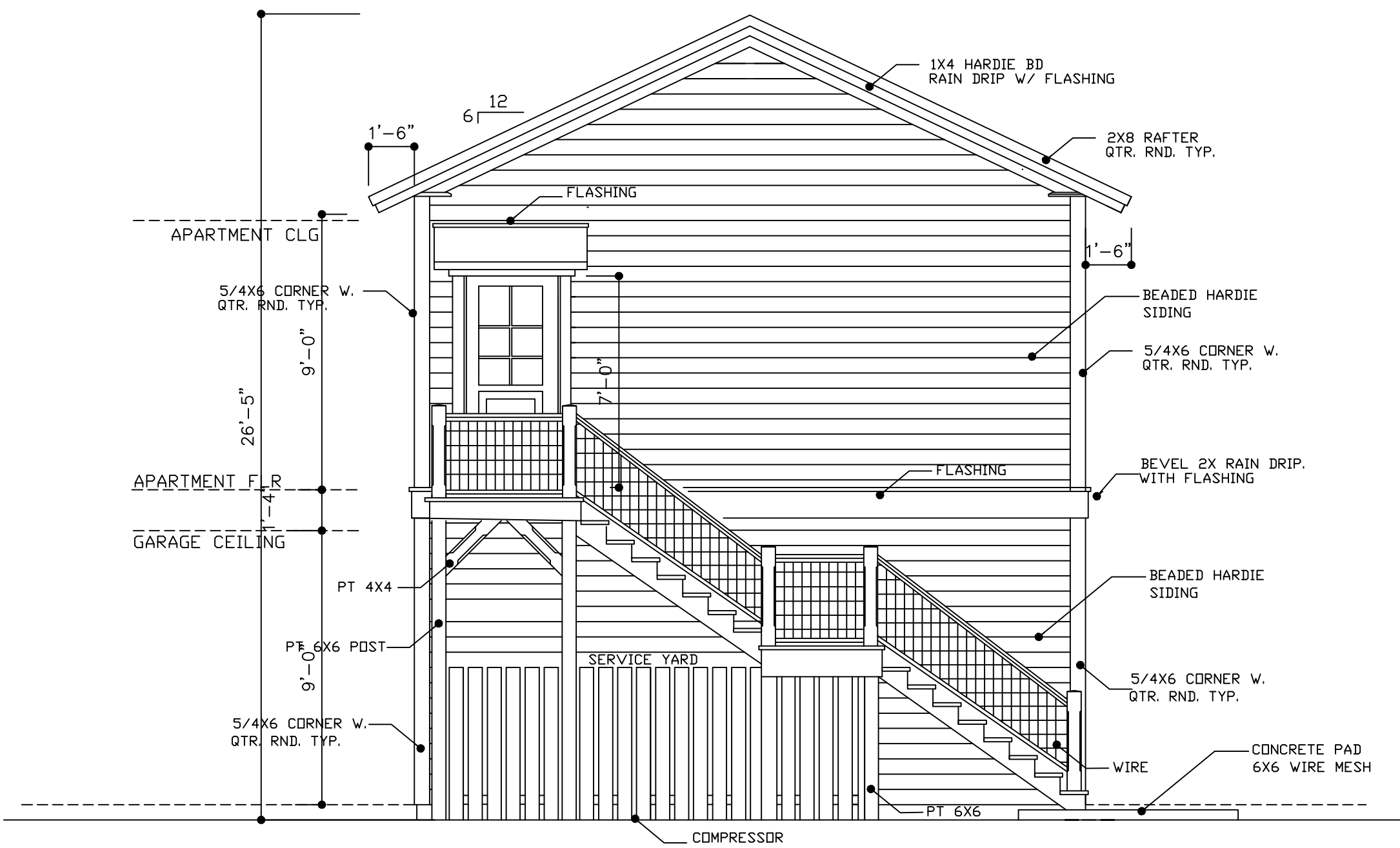
G200



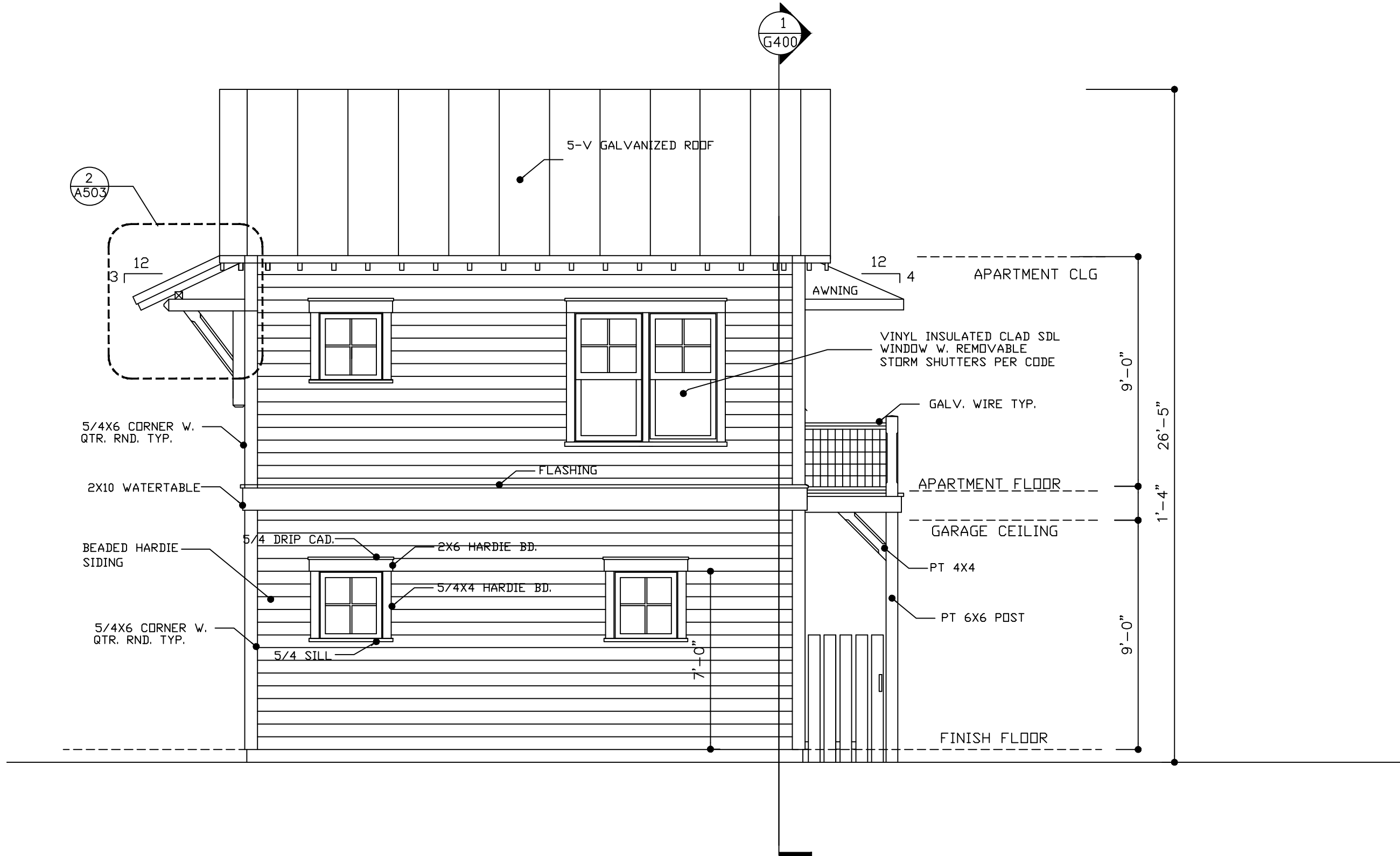
1 EAST
G300 SCALE: 1/4"= 1'-0"



2 SOUTH
G300 SCALE: 1/4"= 1'-0"



3 WEST
G300 SCALE: 1/4"= 1'-0"



4 NORTH
G300 SCALE: 1/4"= 1'-0"

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STAMP:

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LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE
HOUSE
ELEVATIONS

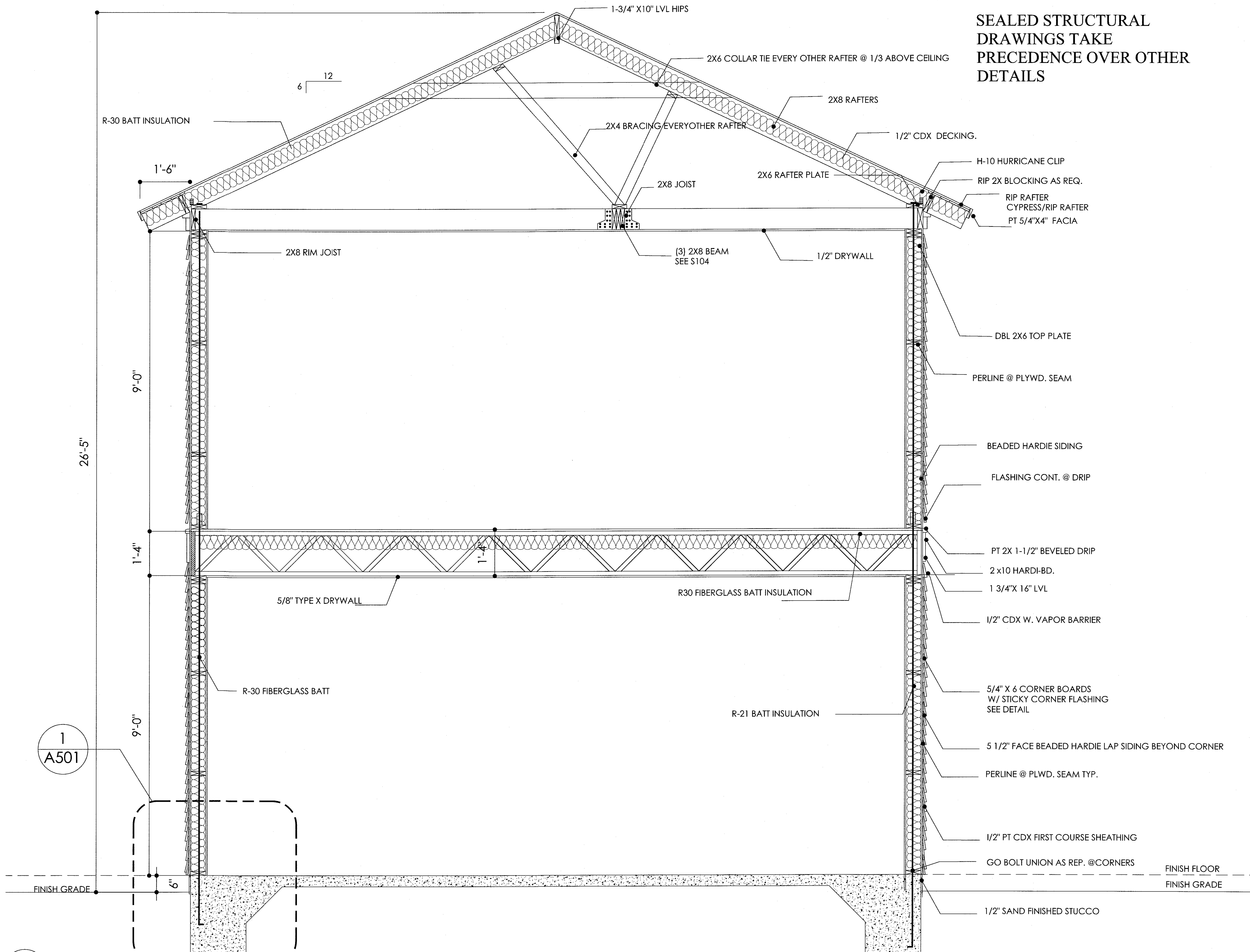
SCALE: 1/4"=1'-0"
PROJECT NO:
DATE: 8.10.2025
DRAWN BY:
CHECKED BY: RS/TDO
SHEET NO:

G300

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Land Planners
Land Surveyors
319 Walnut Street
Bluffton, SC 29910
Phone: (813) 225-3333
Fax: (813) 225-3333
Email: kern@kernco.com
Website: www.kernco.com

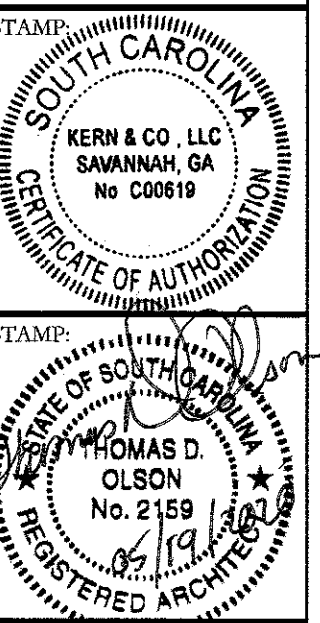
SEALED STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DETAILS



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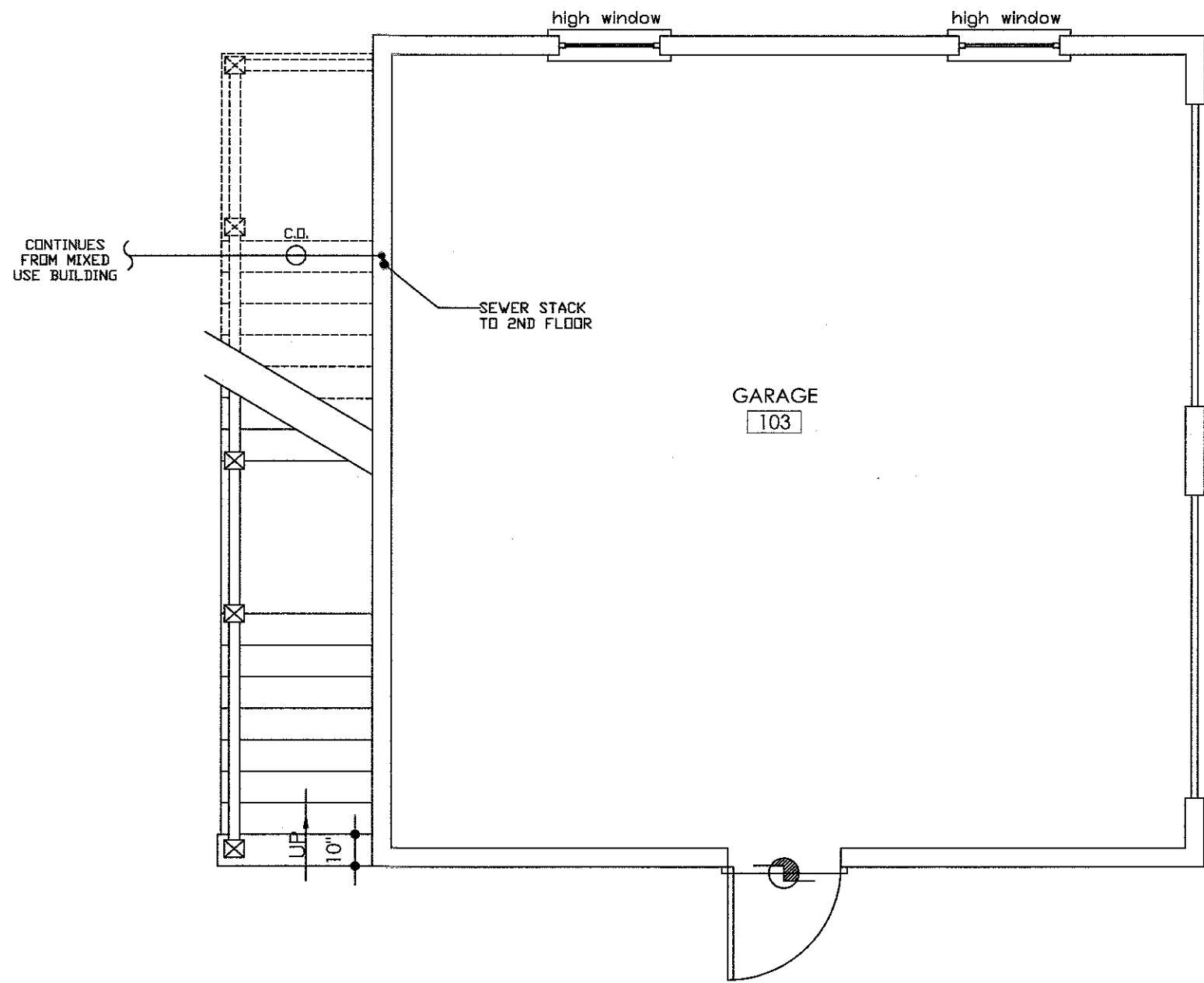
NO	DATE	REVISION

**MIXED - USE BUILDING
LOT 7 GOETHE ROAD
BLUFFTON, SC**

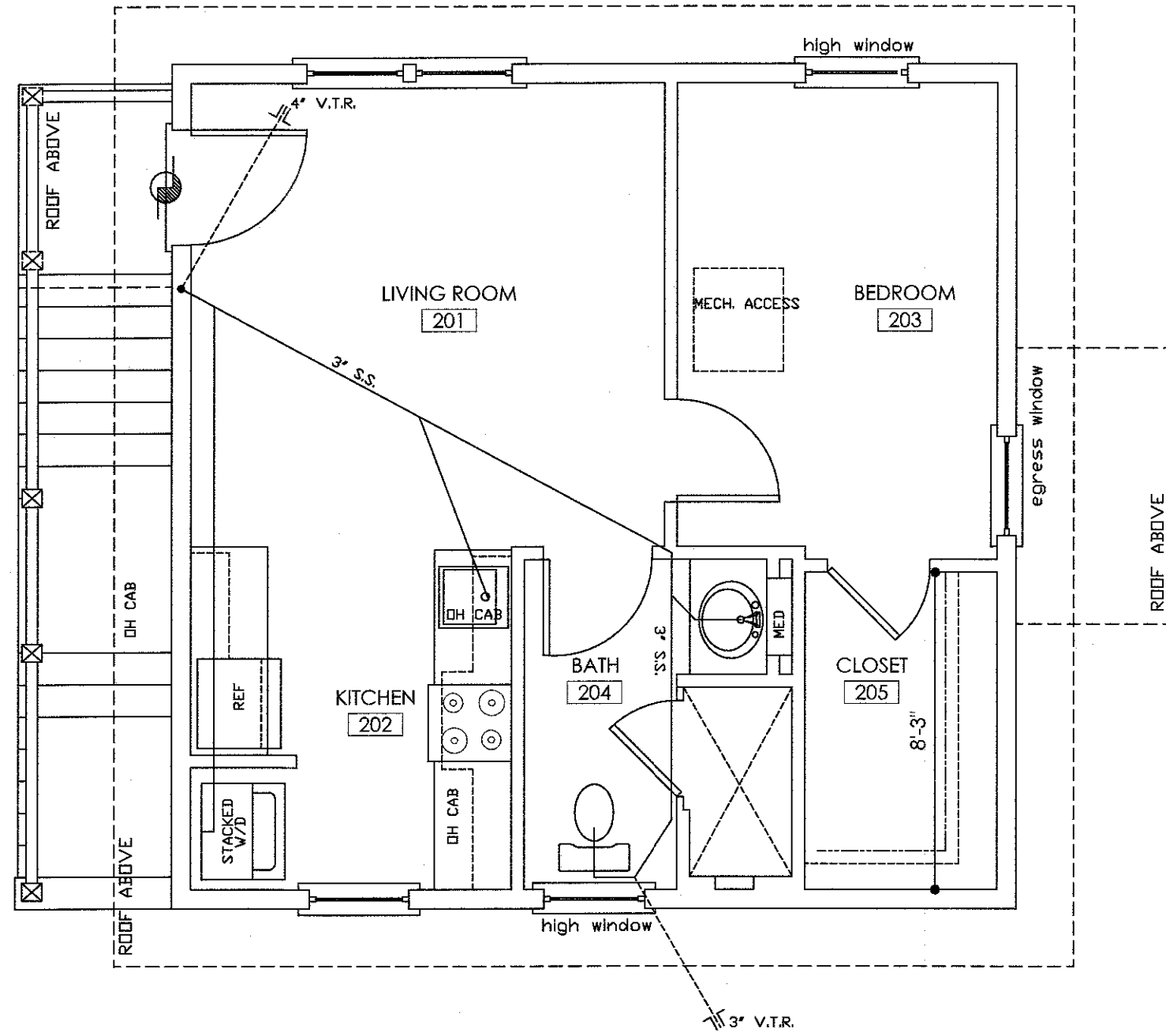
DRAWING TITLE:
**CARRIAGE
HOUSE
SECTIONS**

SCALE: 1/4" = 1'-0"
PROJECT NO:
DATE: 4.4.2020
DRAWN BY:
CHECKED BY: RS/TDO
SHEET NO:

G400



1 FIRST FLOOR
G-P100 SCALE: 1/4"= 1'-0"



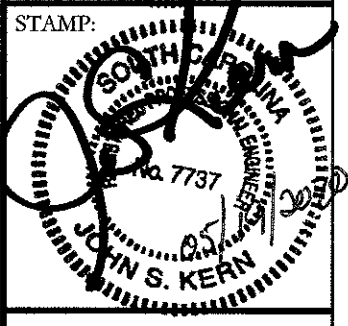
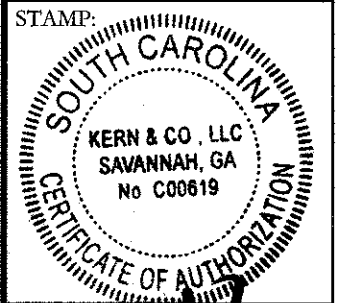
2 SECOND FLOOR
G-P100 SCALE: 1/4"= 1'-0"

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LOT 7 GOETHE ROAD
BLUFFTON, SC

DRAWING TITLE:
CARRIAGE
HOUSE
SANITARY
SEWER

SCALE: 1/4"=1'-0"
PROJECT NO:
DATE: 4.4.2020
DRAWN BY: PS
CHECKED BY: RS/TDO
SHEET NO:

G-P100