

COFA RESUBMITTAL

ABPAL SHELL BUILDING

32 BRUIN ROAD
BLUFFTON, SOUTH CAROLINA 29910

SHEET INDEX:

		05.23.2025 CONCEPT HPRC SUBMITTAL			07.08.2025 FINAL HPC SUBMITTAL			08.13.2025 COFA RESUBMITTAL		
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A2.0	FIRST FLOOR PLAN		X	X	X					
A2.1	SECOND FLOOR PLAN		X	X	X					
A2.2	ROOF PLAN		X	X	X					
A3.0	EXTERIOR ELEVATIONS		X	X	X					
A3.1	EXTERIOR ELEVATIONS		X	X	X					
A4.0	BUILDING SECTIONS			X	X					
A4.1	BUILDING SECTIONS			X	X					
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LANDSCAPE	SEE SEPARATE DRAWING SET		X	X	X					

PROJECT INFORMATION:

NAME OF PROJECT:	ABPAL SHELL BUILDING
ADDRESS:	32 BRUIN ROAD BLUFFTON, SOUTH CAROLINA 29910
PROPOSED USE:	BUSINESS (B)
OWNER CONTACT:	JAMES ATKINS
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	TBD	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	TBD	XX #XXXX	(###) ###-####
MECHANICAL	TBD	XX #XXXX	(###) ###-####
STRUCTURAL	TBD	XX #XXXX	(###) ###-####
CIVIL	BRADLEY BUSS	SC # 36429	(843) 837-5250
LAND PLANNING/ LANDSCAPE	DAN KEEFER	XX #XXXX	(843) 757-7411

PROJECT TEAM:

<u>OWNER CONTACT</u>	<u>ARCHITECT</u>
ABPAL, LLC	COURT ATKINS ARCHITECTS, INC.
32 BRUIN ROAD	32 BRUIN ROAD
P.O. BOX 3978	P.O. BOX 3978
BLUFFTON, SC 29910	BLUFFTON, SC 29910
(843) 815-2557 PH	(843) 815-2557 PH
(843) 815-2547 FAX	(843) 815-2547 FAX

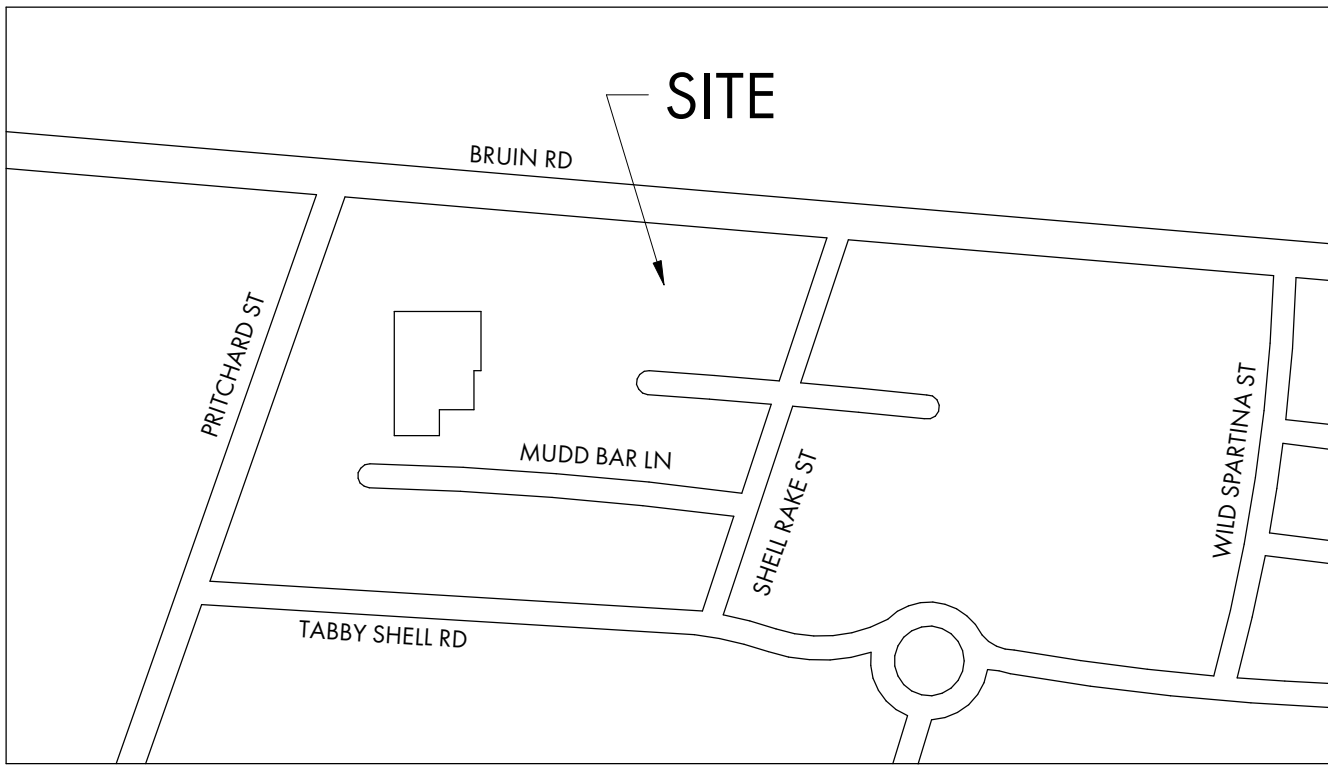
<u>STRUCTURAL ENGINEER</u>	<u>GENERAL CONTRACTOR</u>
TBD	TBD

<u>MECHANICAL PLUMBING & FIRE PROTECTION</u>	<u>LANDSCAPE ARCHITECT</u>
TBD	WITMER JONES KEEFER LTD.
	23 PROMENADE STREET
	SUITE 201
	BLUFFTON, SC 29910
	(843) 757-7411 PH

<u>ELECTRICAL ENGINEER</u>	<u>CIVIL ENGINEER</u>
TBD	WARD EDWARDS ENGINEERING
	119C PALMETTO WAY, PO BOX 381
	BLUFFTON, SC 29910
	(843) 837-5250 PH

<u>INTERIOR DESIGNER</u>
TBD

VICINITY MAP - N.T.S.



APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025

Charlotte Moore

A proposed shutter sample must be submitted to the HPRC for review and approval.

GENERAL NOTES:

- NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 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 ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- 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 SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.


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ABPAL SHELL BUILDING

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BLUFFTON, SOUTH
CAROLINA 29910

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PROJECT INFO

Date
08.13.2025

Project No.
25-001

ISSUE

NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE

COVER

A0.0

APPROVED FINAL PLAN
COFA-05-25-019766
HPC APPROVAL DATE: August 6, 2025

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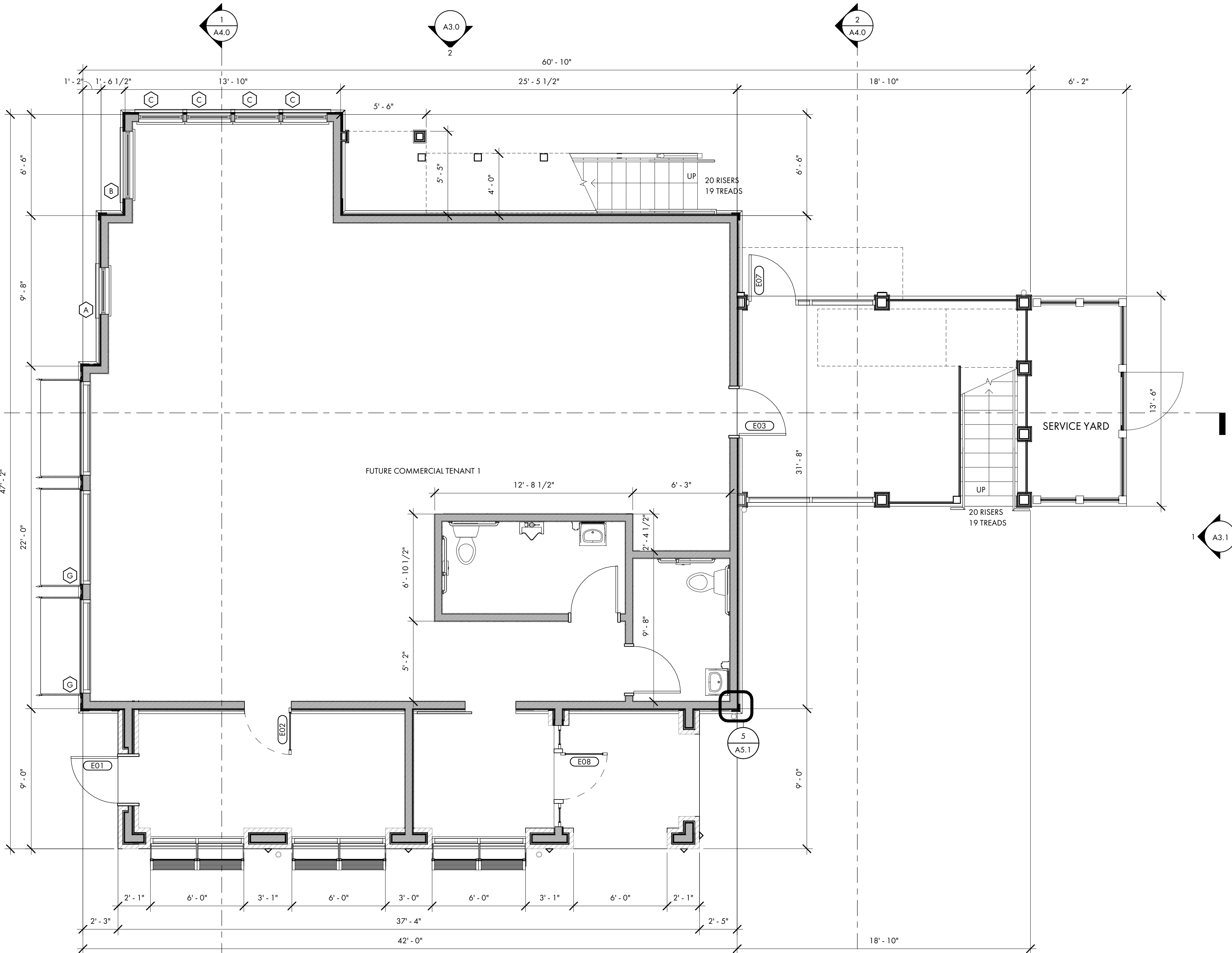
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SHEET TITLE

FIRST FLOOR PLAN

A2.0

FIRST FLOOR: 1410 SF
SECOND FLOOR: 1720 SF
TOTAL H/C: 3130 SF



1 FIRST FLOOR PLAN
A2.0 1/4" = 1'-0"

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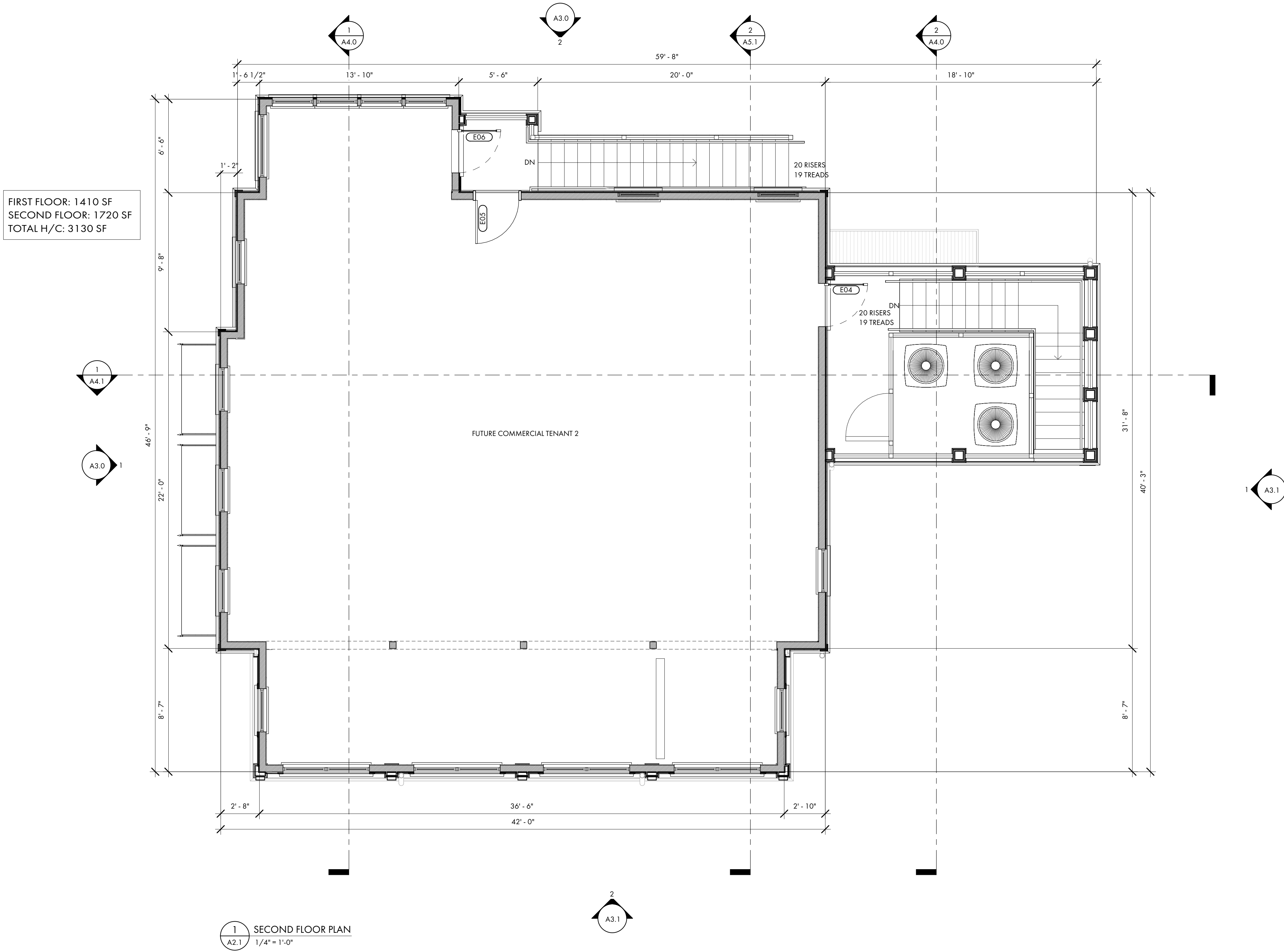
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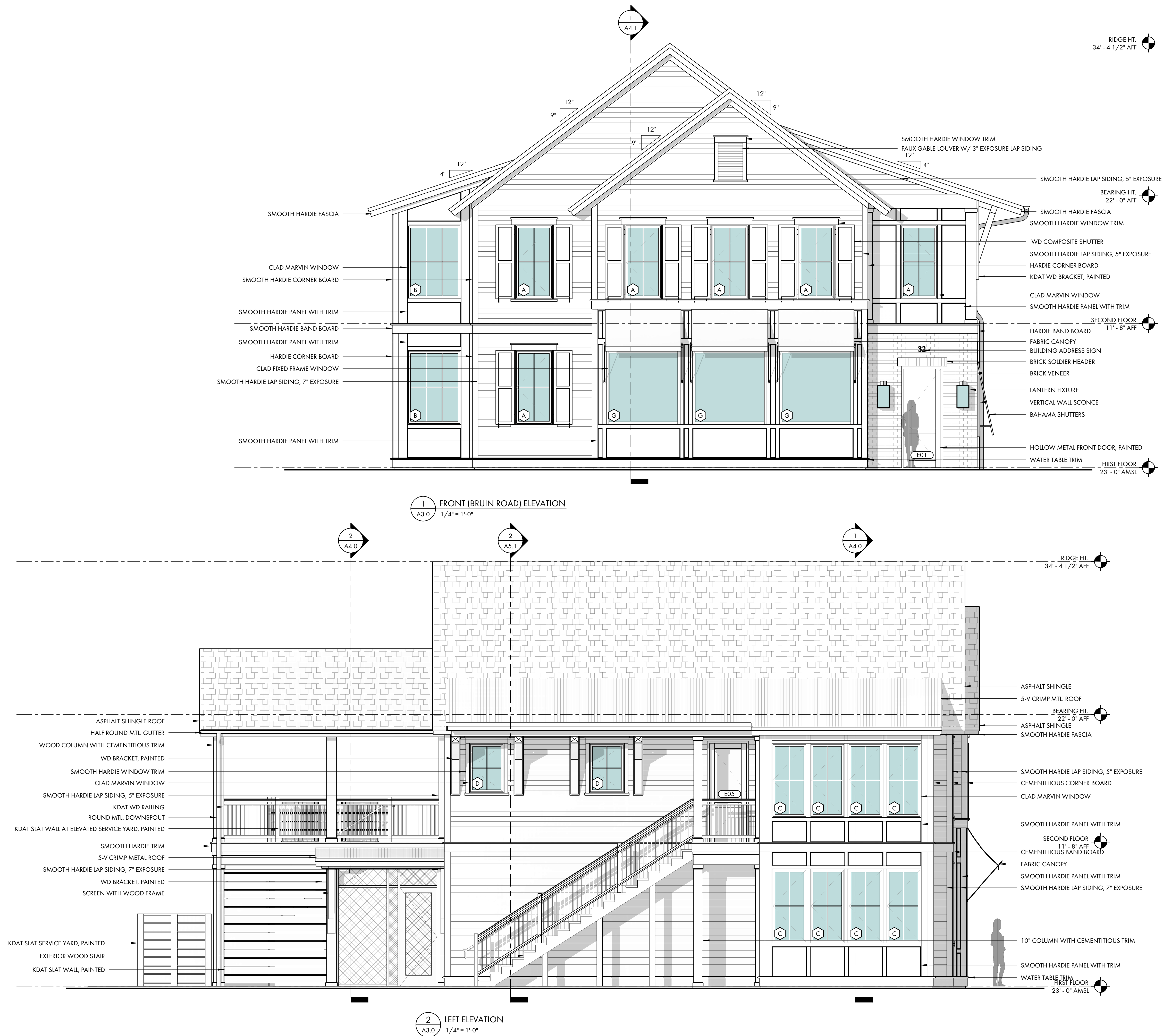
NO. REV. DATE DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

A2.1





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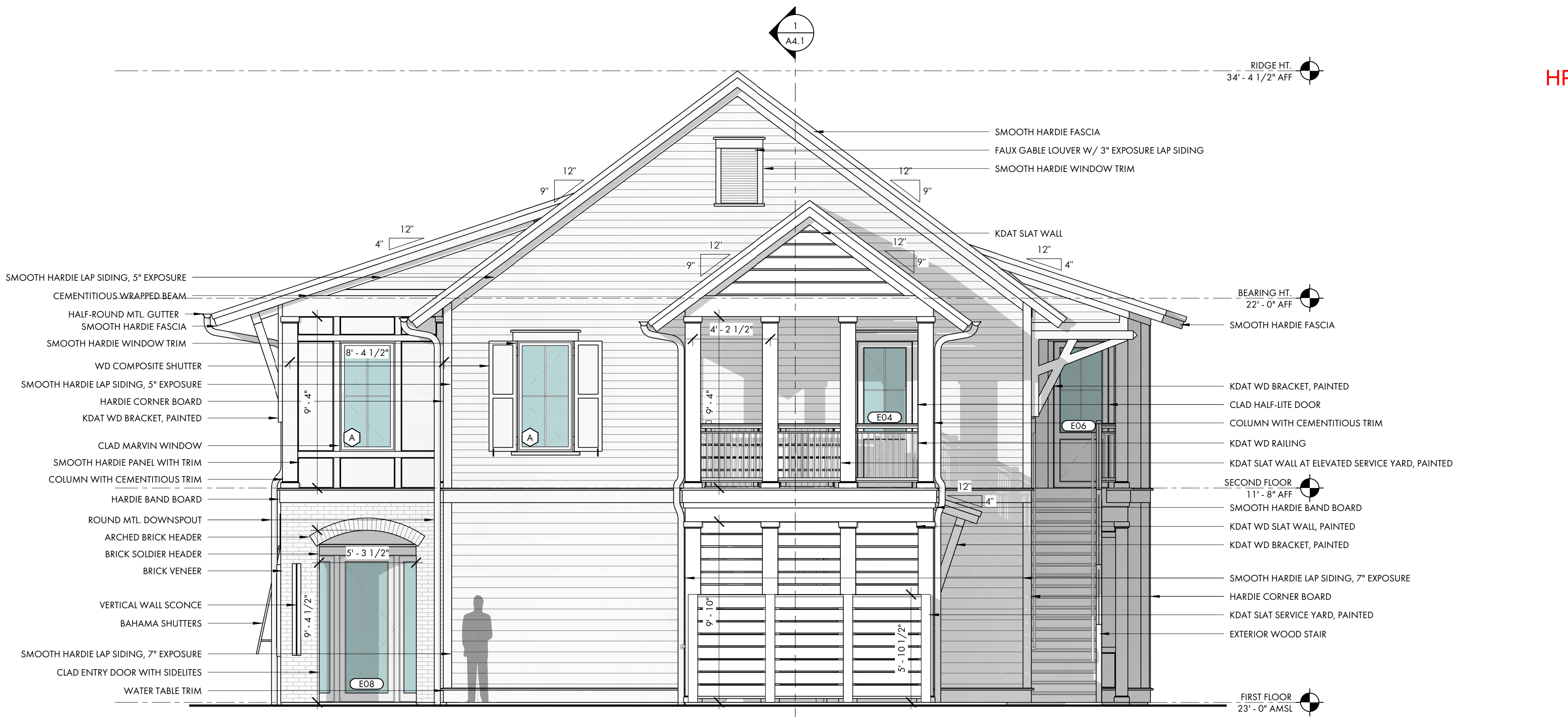
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NO. REV. DATE DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



1 REAR ELEVATION
A3.1
1/4\"/>



2 RIGHT ELEVATION
A3.1
1/4\"/>

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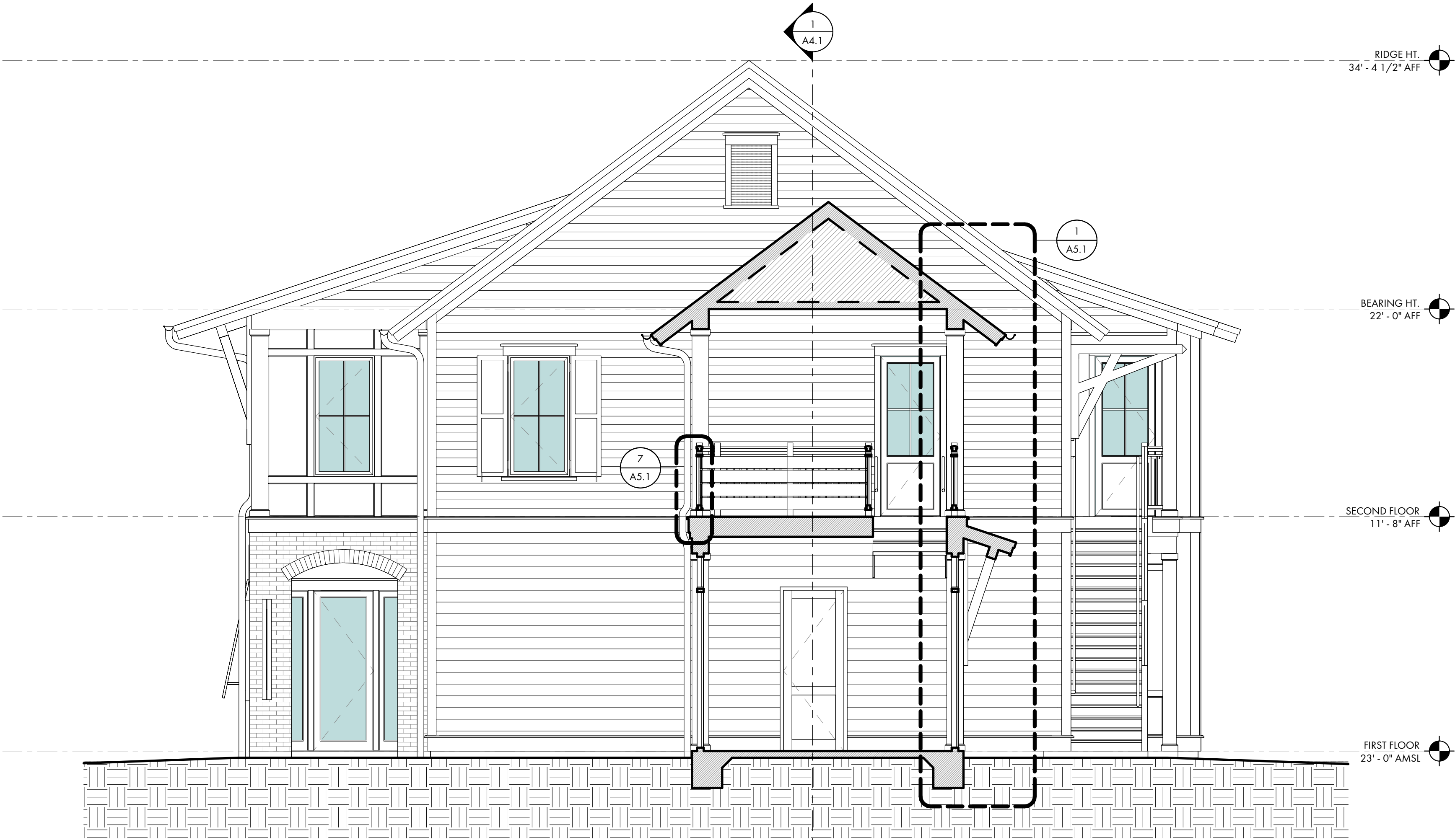
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SHEET TITLE

BUILDING SECTIONS

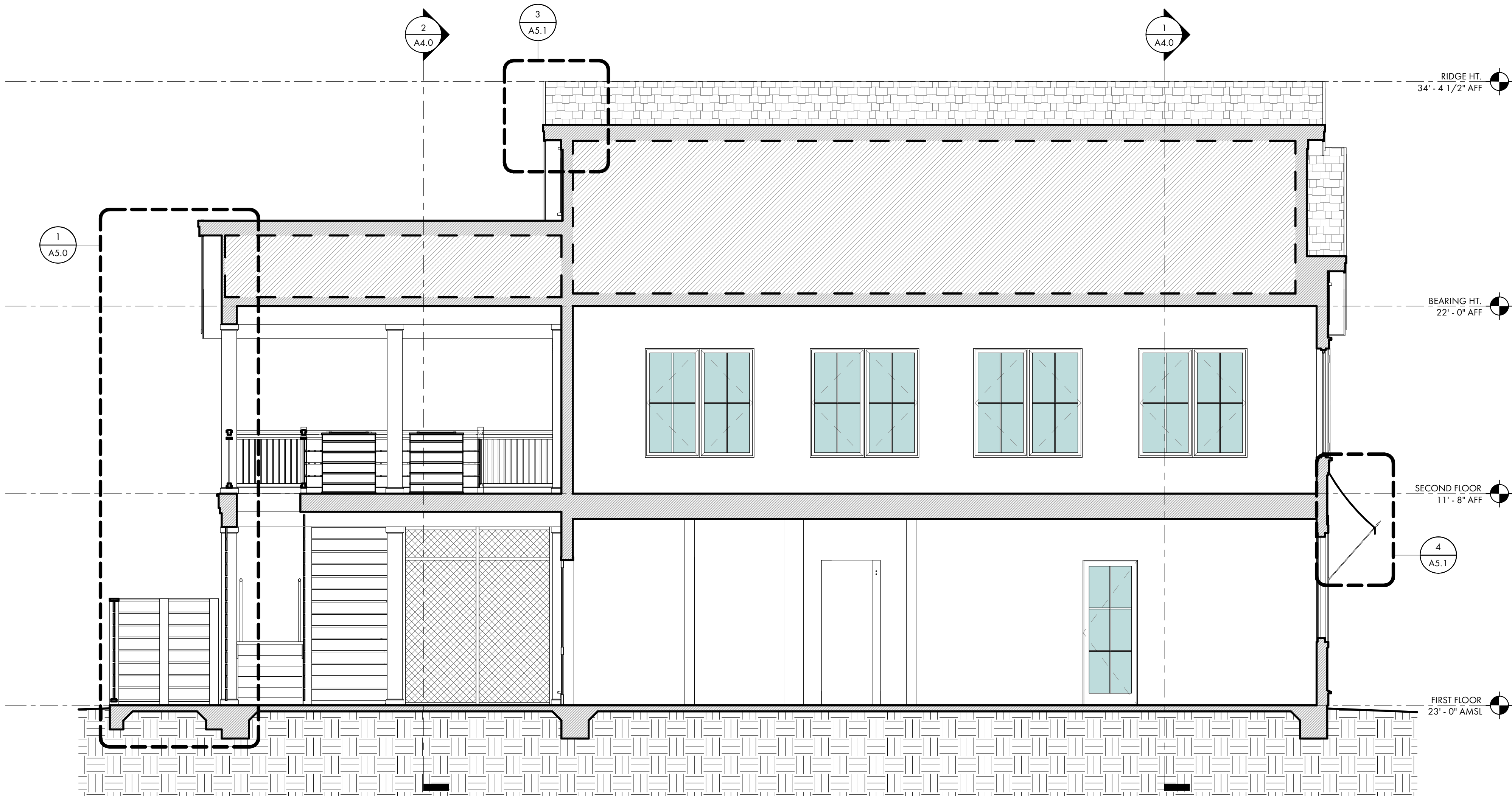
A4.0



2 BUILDING SECTION B
A4.0 1/4\" = 1'-0"



1 BUILDING SECTION A
A4.0 1/4\" = 1'-0"



1 BUILDING SECTION C
A4.1 1/4" = 1'-0"

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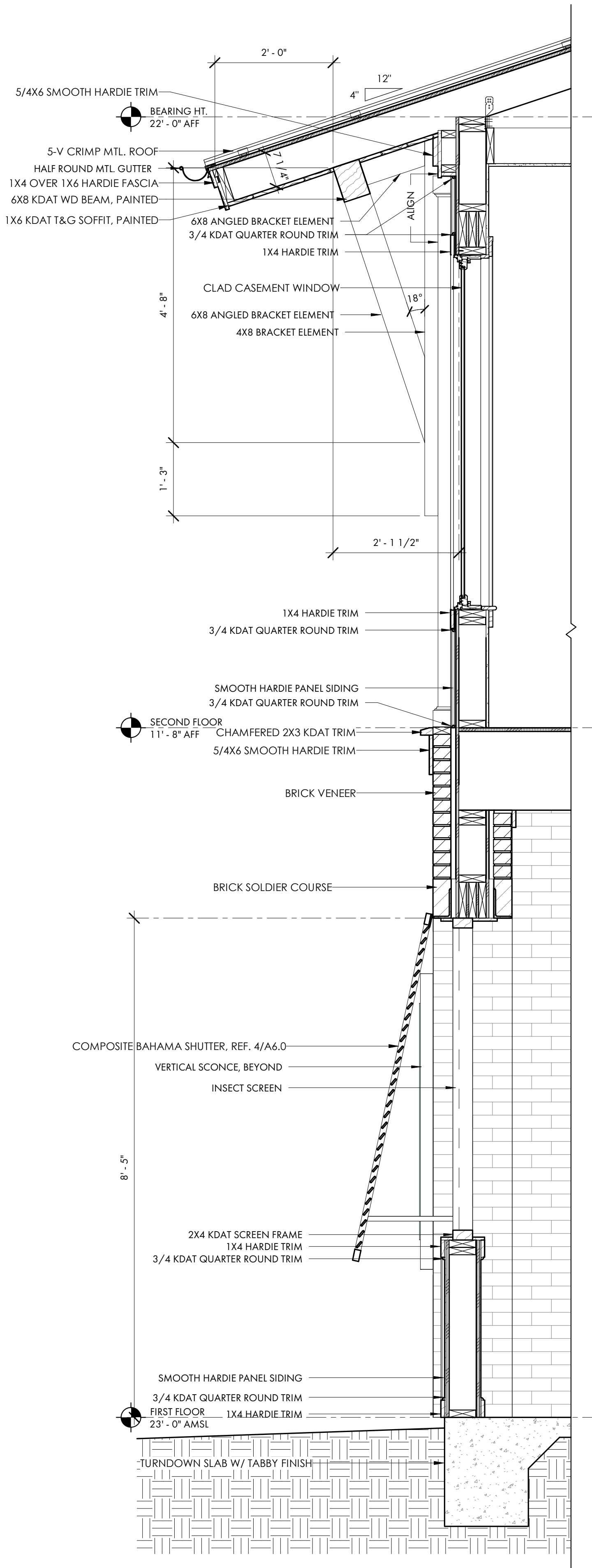
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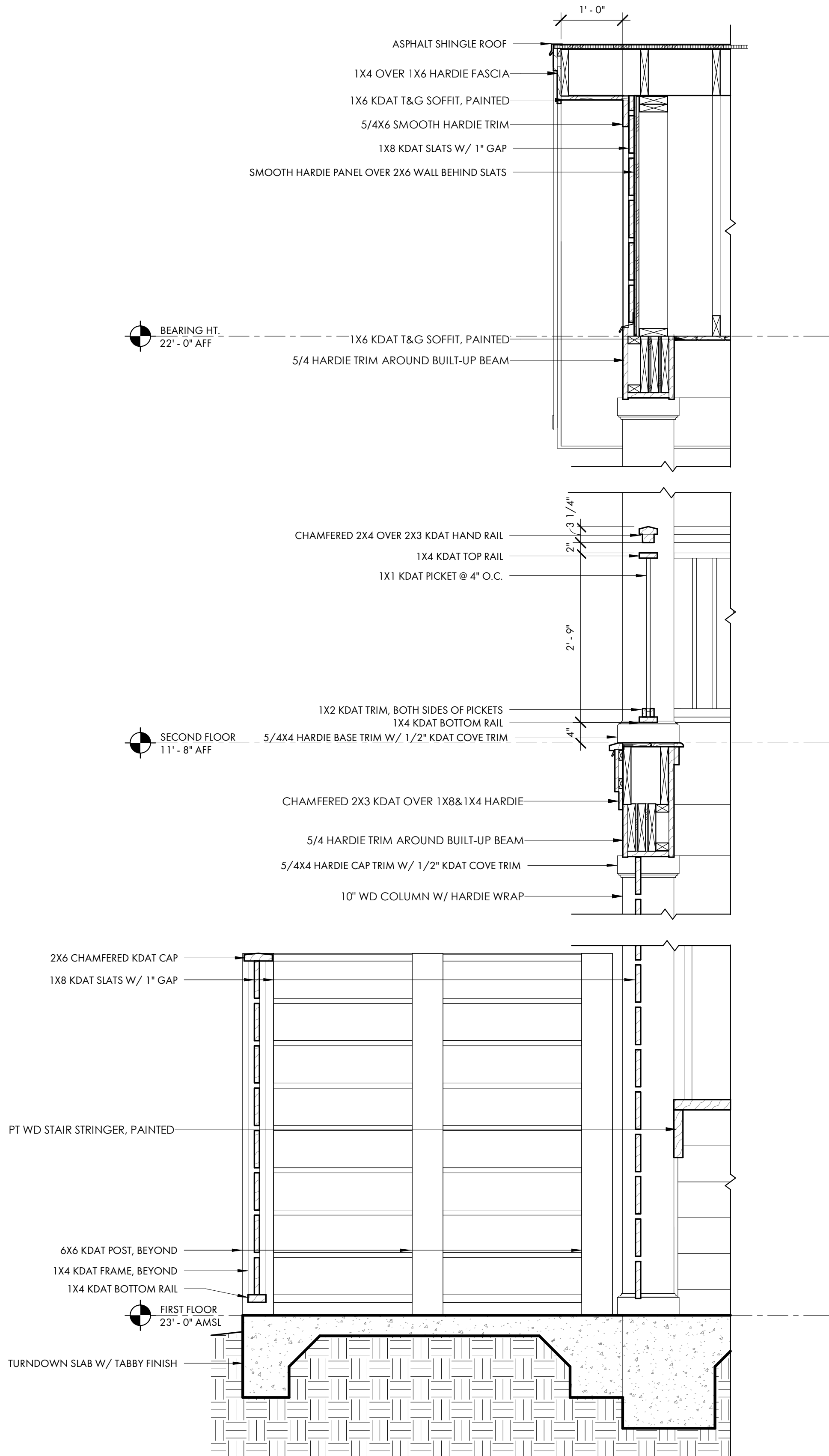
SHEET TITLE

WALL SECTIONS

A5.0

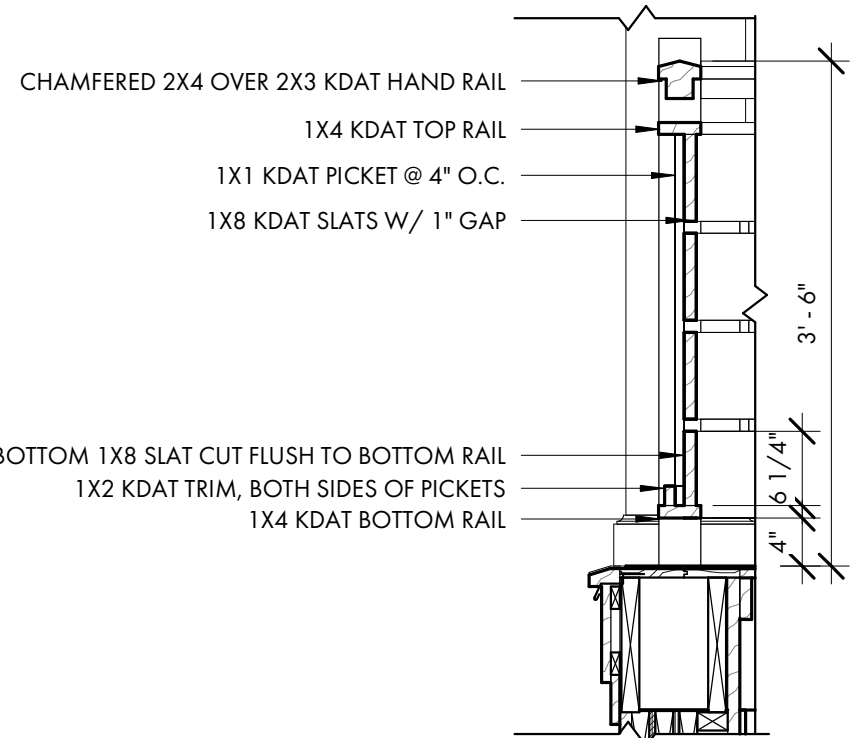


2 MAIN PORCH WALL SECTION
A5.0 3/4" = 1'-0"

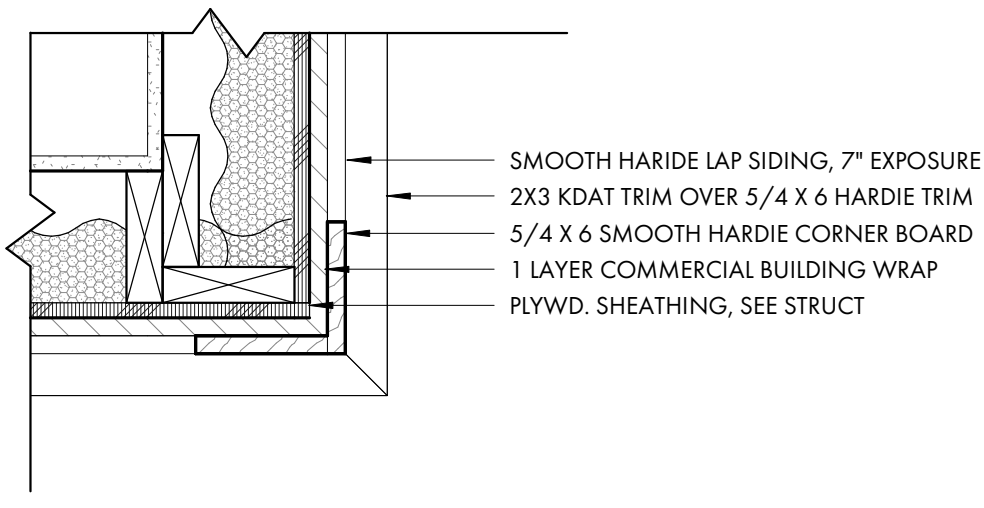


1 PORCH ENDWALL WALL SECTION
A5.0 3/4" = 1'-0"

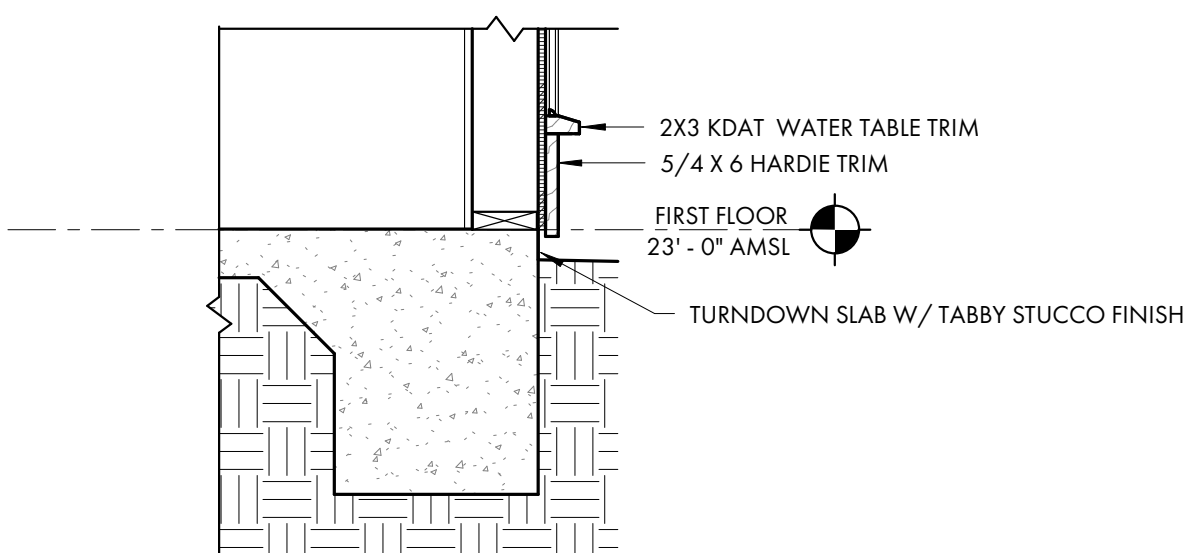
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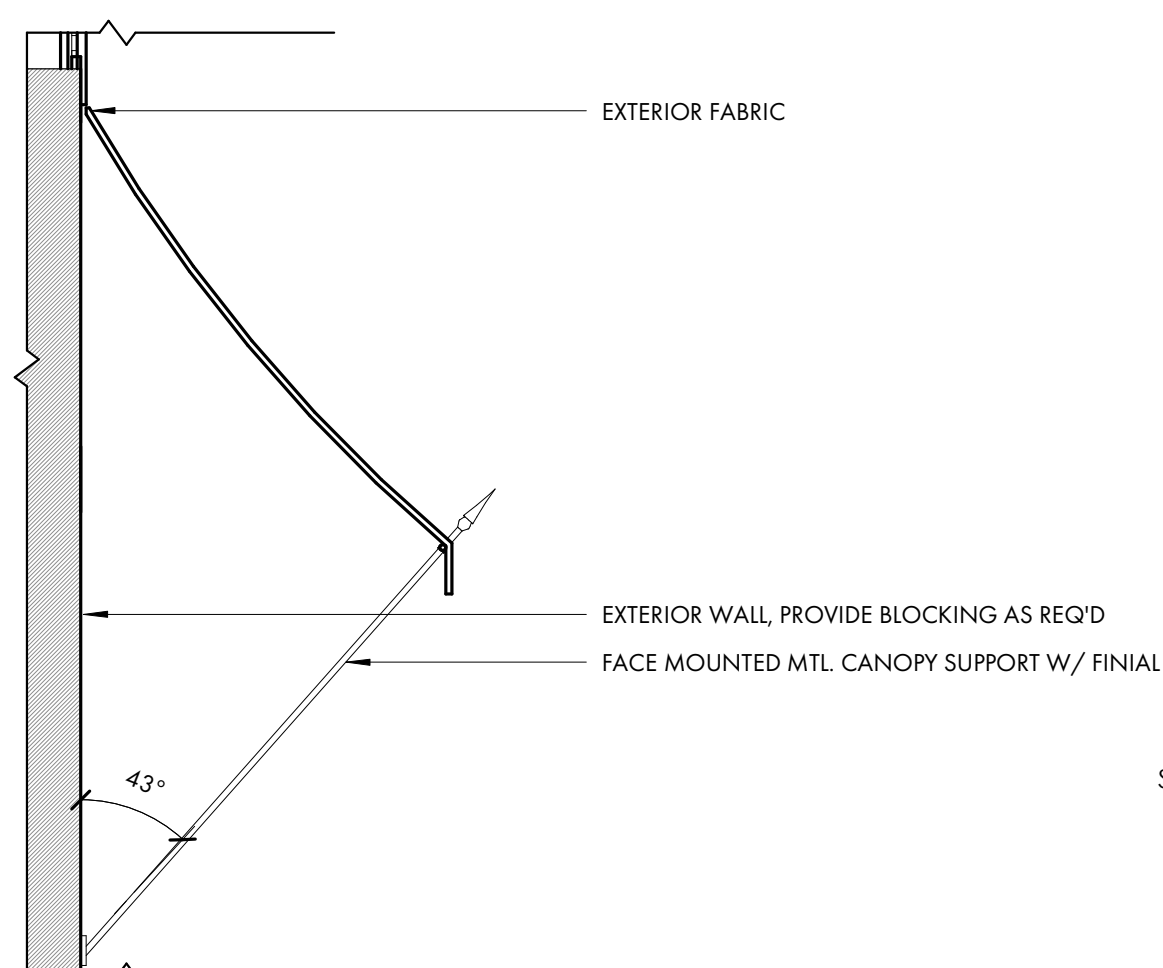
7 SERVICE YARD GUARDRAIL SCREENING DETAIL
A5.1 3/4" = 1'-0"



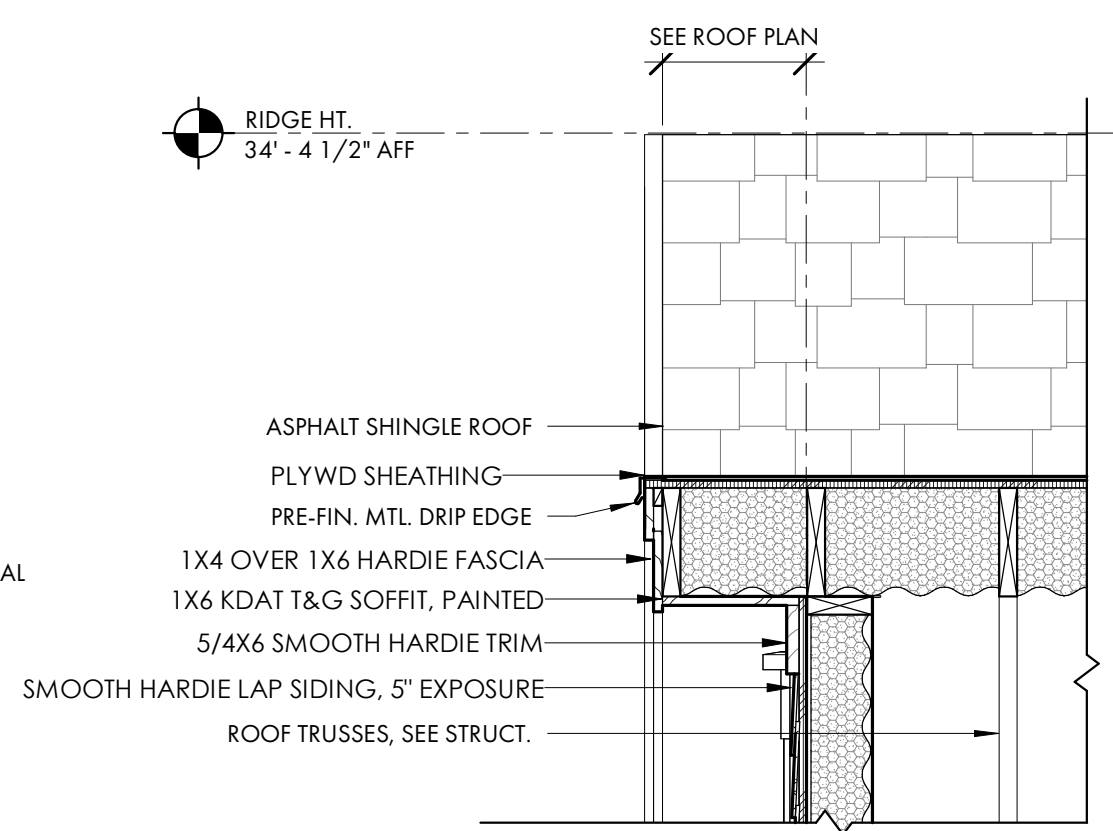
5 TYP. CORNER BOARD DETAIL
A5.1 1 1/2" = 1'-0"



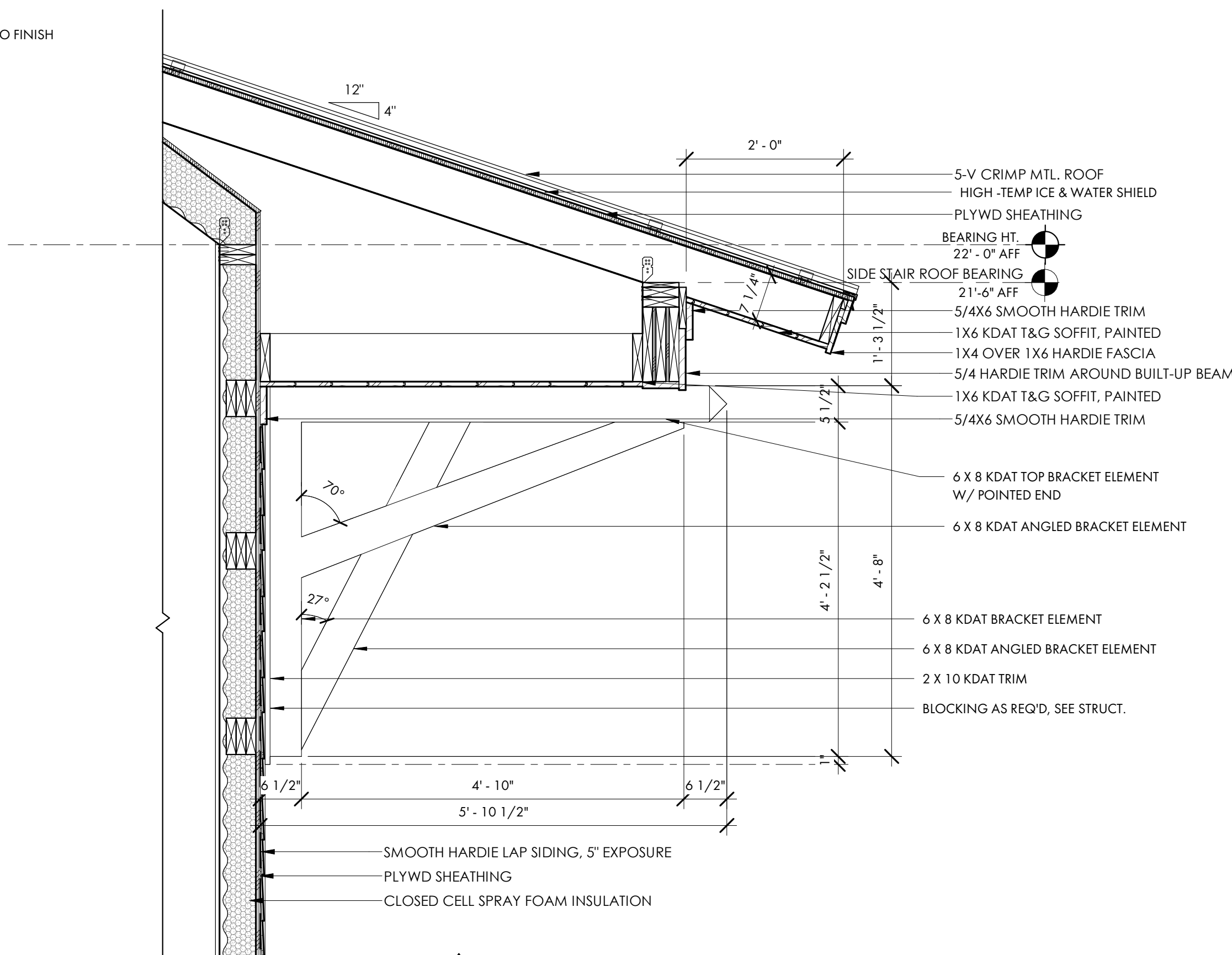
6 WATER TABLE TRIM DETAIL
A5.1 3/4" = 1'-0"



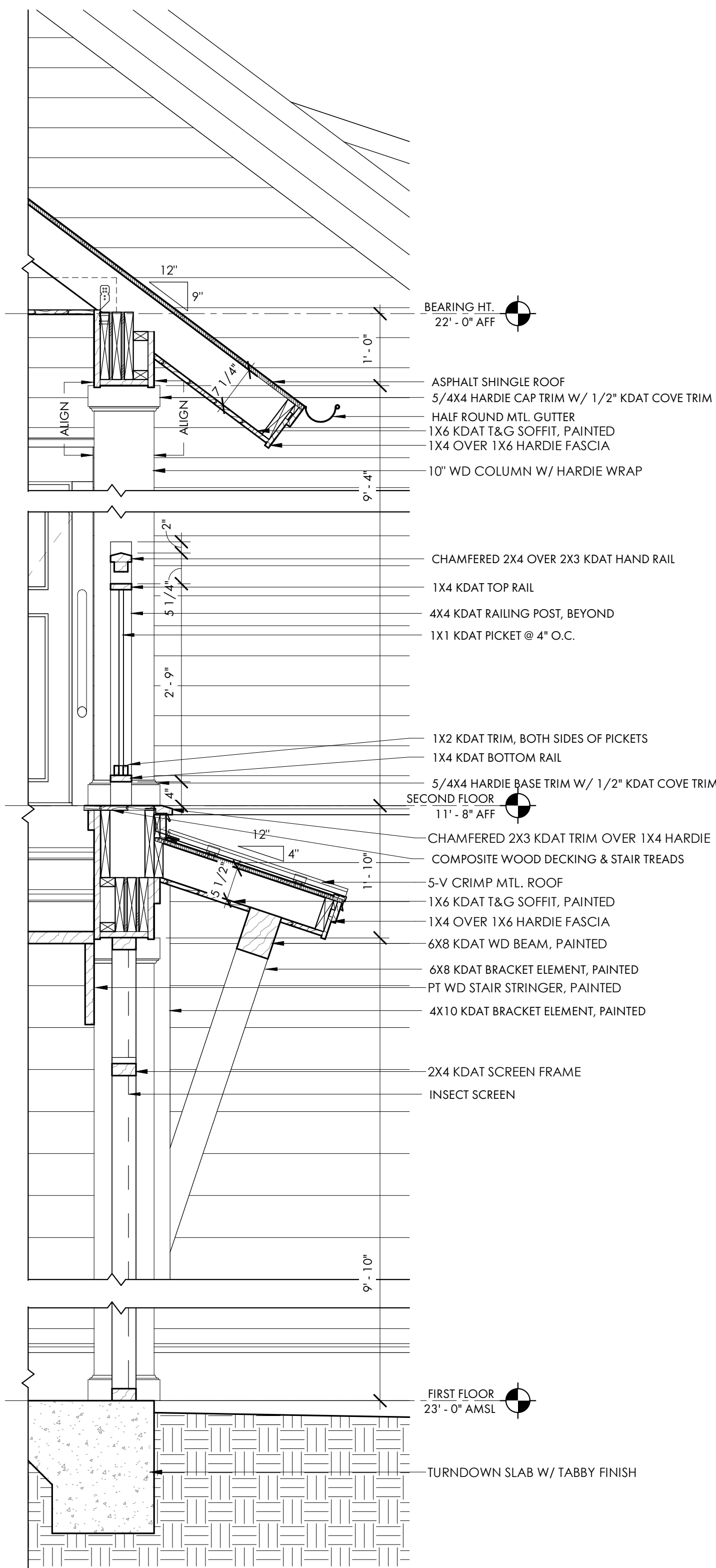
4 FABRIC CANOPY DETAIL
A5.1 3/4" = 1'-0"



3 TYP. RAKE DETAIL
A5.1 3/4" = 1'-0"



2 SIDE STAIR ROOF & BRACKET DETAIL
A5.1 3/4" = 1'-0"



1 PORCH SIDEWALL DETAIL
A5.1 3/4" = 1'-0"

APPROVED FINAL PLAN
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GENERAL DOOR / DOOR SCHEDULE, STOREFRONT & WINDOW NOTES:

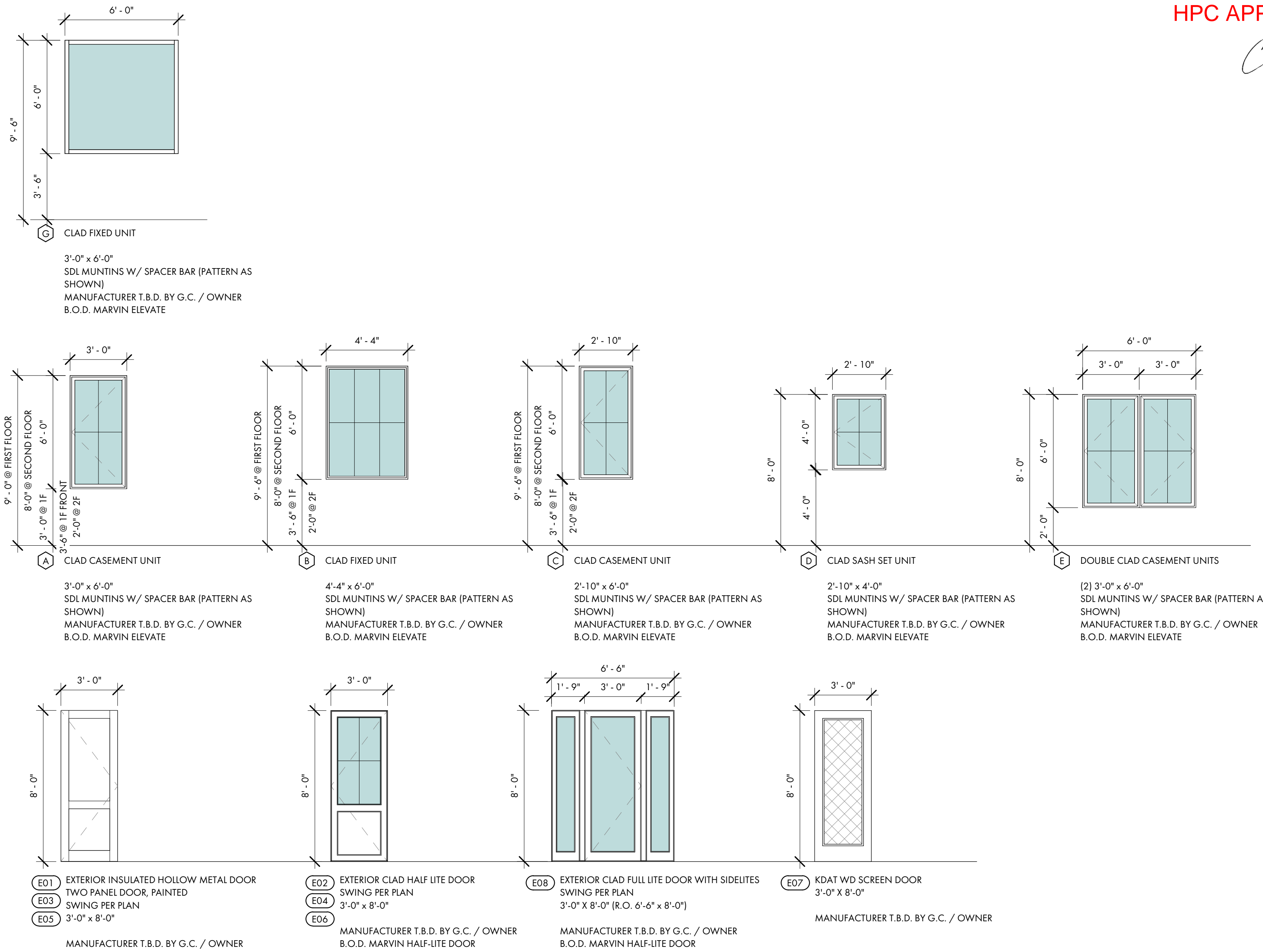
- A. EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.
- B. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017.
- C. DOOR BOTTOM RAILS SHALL COMPLY WITH ANSI 117.1 2017 SECTION 404.2.9 (10" MIN. SMOOTH BOTTOM RAIL)
- D. DOOR SWING PER FLOOR PLANS
- E. PROVIDE IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH 2021 IBC, SECTION 1609.2.
- F. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW.
- G. DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.
- H. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- I. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.
- J. GLAZING TYPES:
1. IG - IMPACT GLAZING
2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)
- K. GLAZING TO MEET THE FOLLOWING CRITERIA:
1. SHGC - 0.29
2. U-FACTOR - 0.55



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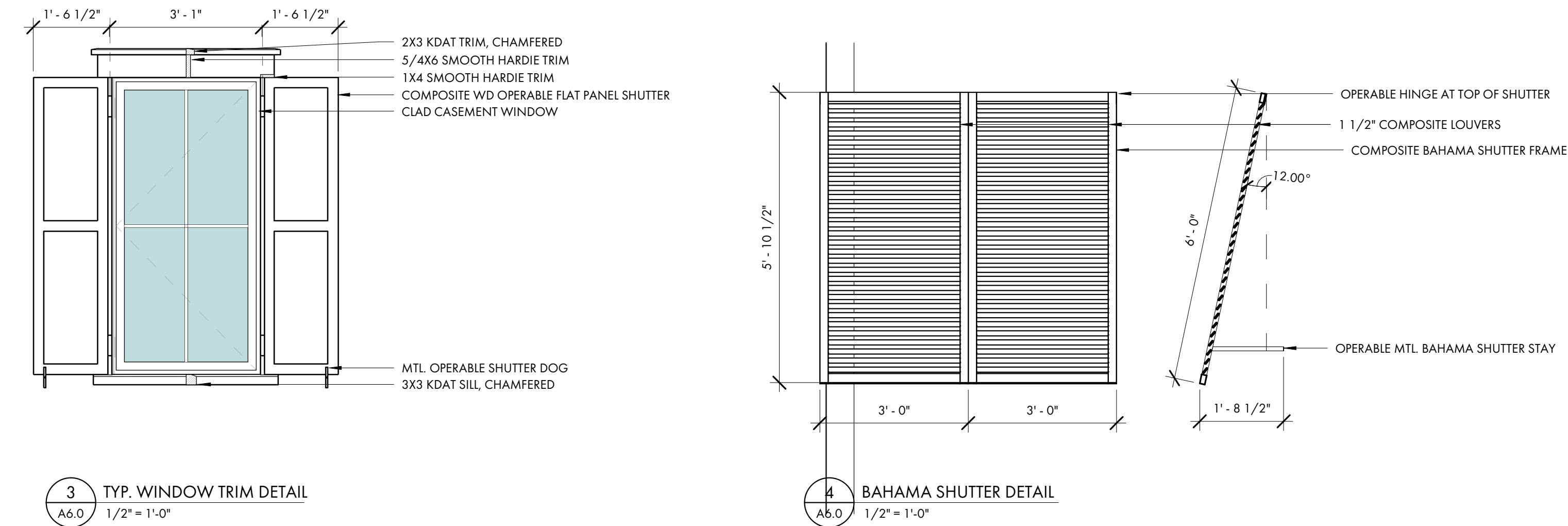
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WINDOW SCHEDULE						
MARK	WINDOW TYPE	DESCRIPTION	R.O.		HEAD HEIGHT	COMMENTS
			WIDTH	HEIGHT		
A	CLAD CASEMENT UNIT	3'-0" X 6'-0"	3' - 0"	6' - 0"	<varies>	MARVIN ELEVATE / FIBERGLASS
B	CLAD FIXED UNIT	4'-4" X 6'-0"	4' - 4"	6' - 0"	<varies>	MARVIN ELEVATE / FIBERGLASS
C	CLAD CASEMENT UNIT	2'-10" X 6'-0"	2' - 10"	6' - 0"	<varies>	MARVIN ELEVATE / FIBERGLASS
D	CLAD CASEMENT UNIT	2'-10" X 4'-0"	2' - 10"	4' - 0"	8' - 0"	MARVIN ELEVATE / FIBERGLASS
E	CLAD CASEMENT UNITS	(2) 3'-0" X 6'-0"	3' - 0"	6' - 0"	8' - 0"	MARVIN ELEVATE / FIBERGLASS
G	CLAD UNIT	6'-0" X 6'-0"	6' - 0"	6' - 0"	9' - 6"	MARVIN ELEVATE / FIBERGLASS

DOOR SCHEDULE						
DOOR NO.	ROOM	SIZE		DOOR MATERIAL	FRAME MATERIAL	REMARKS
		W	H			
E01	SCREENED PORCH	3' - 0"	8' - 0"	HOLLOW METAL	HM	
E02	SCREENED PORCH	3' - 0"	8' - 0"	CLAD / WD	HM	
E03		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E04		3' - 0"	8' - 0"	CLAD / WD	HM	
E05		3' - 0"	8' - 0"	HOLLOW METAL	HM	
E06		3' - 0"	8' - 0"	CLAD / WD	HM	
E07		3' - 0"	8' - 0"	WD / SCREEN	WD	
E08	FOYER	3' - 0"	8' - 0"	CLAD / WD	HM	



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Project No.
25-001

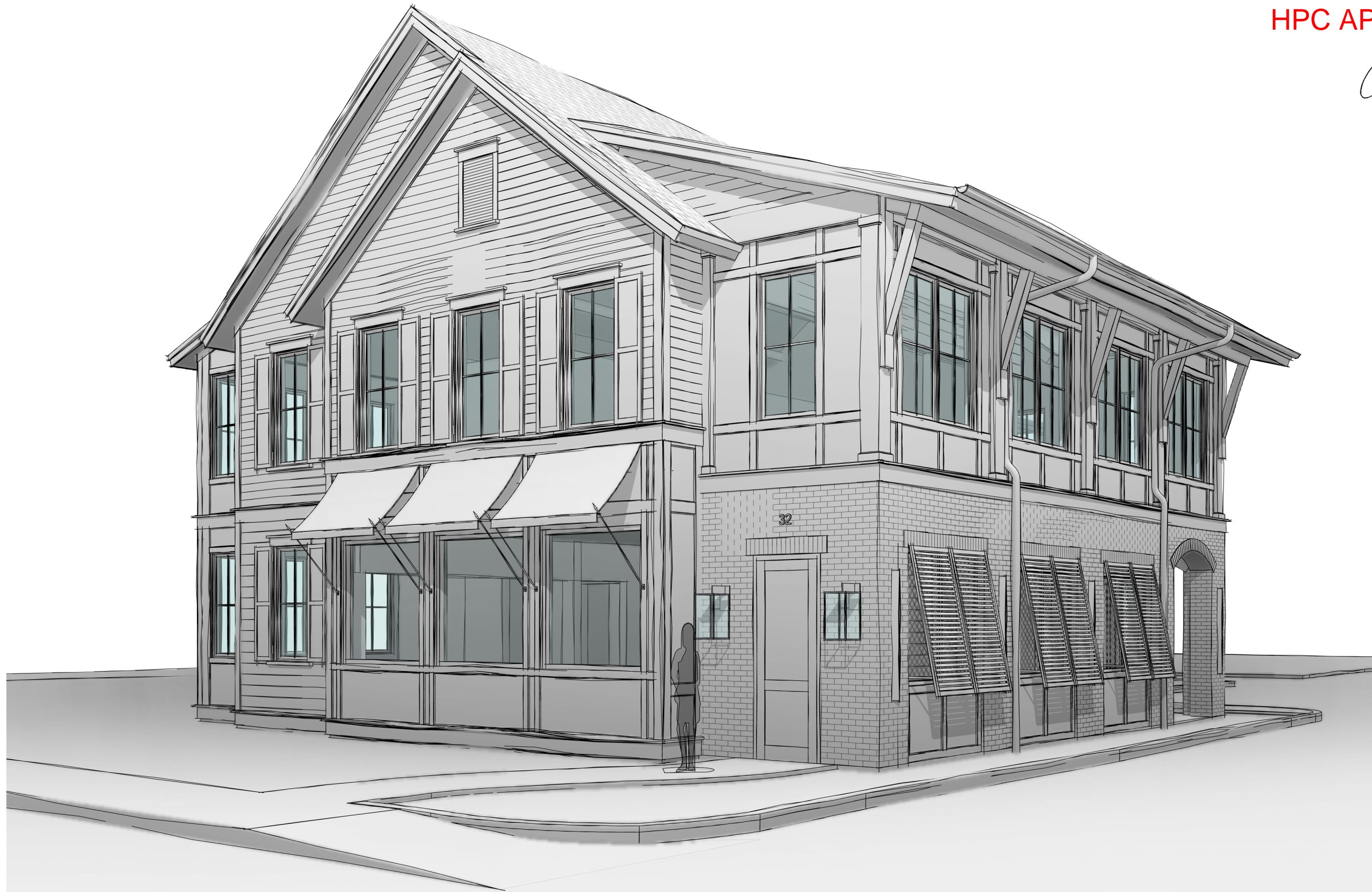
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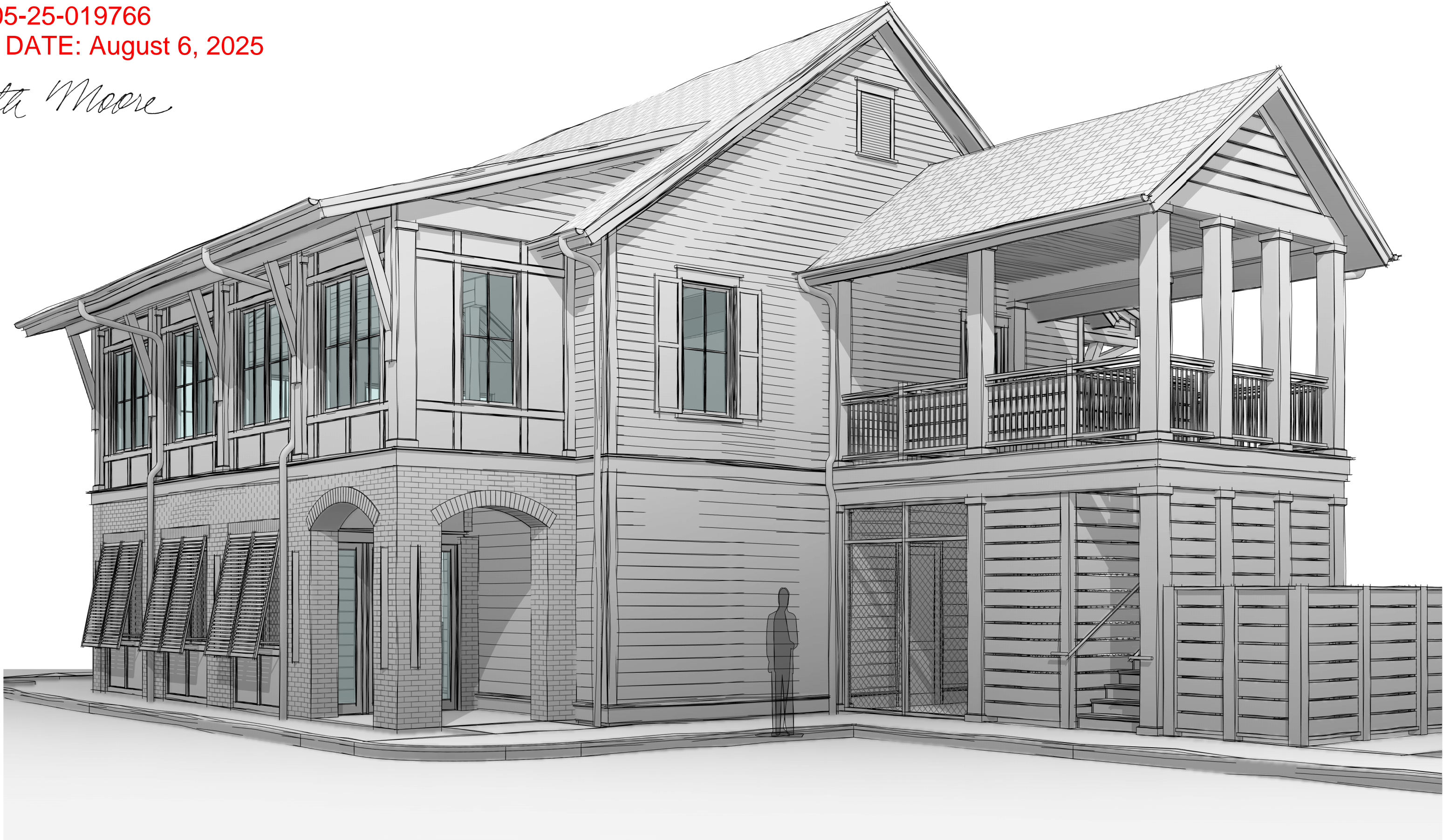
SHEET TITLE

DOOR TYPES /
SCHEDULE

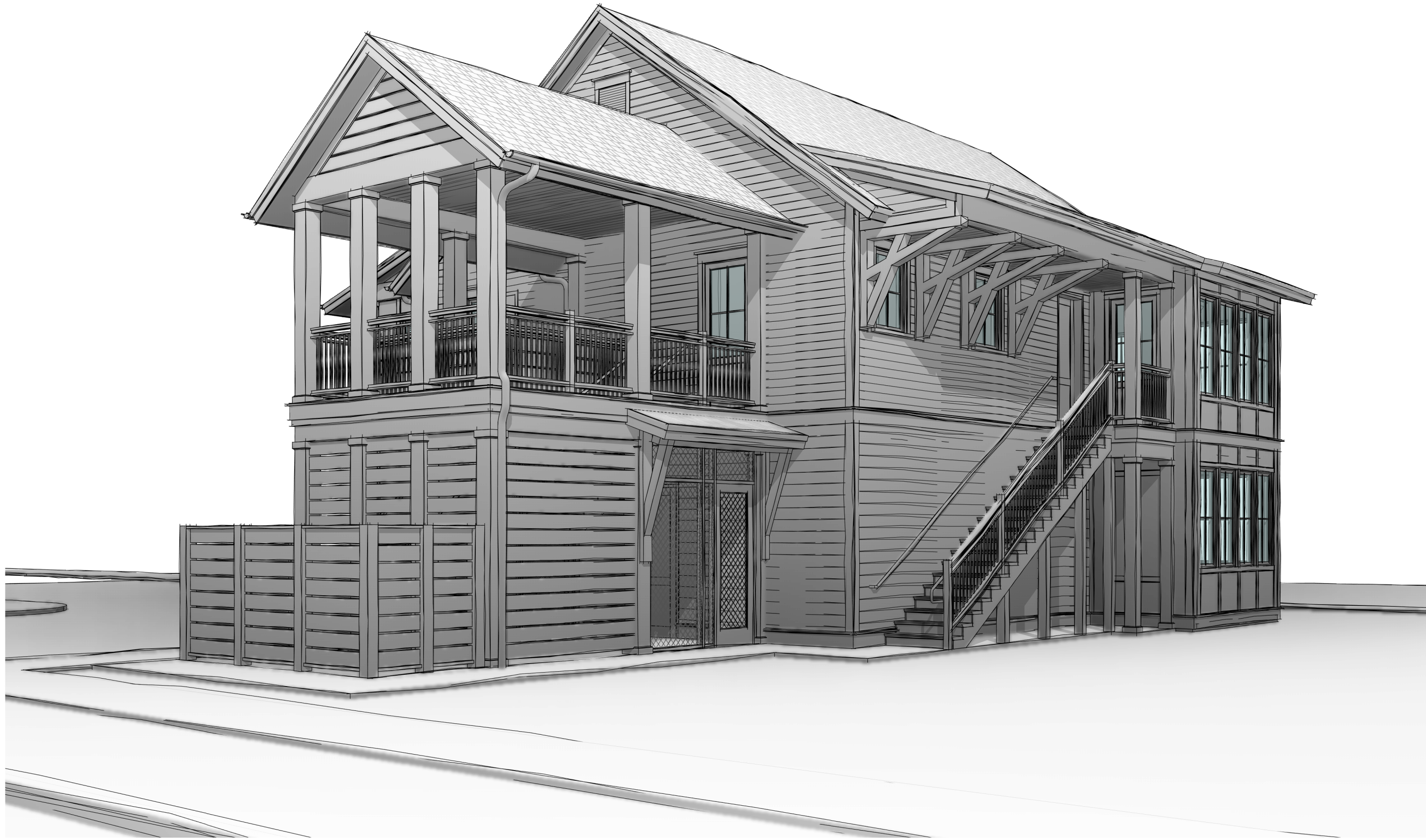
A6.0



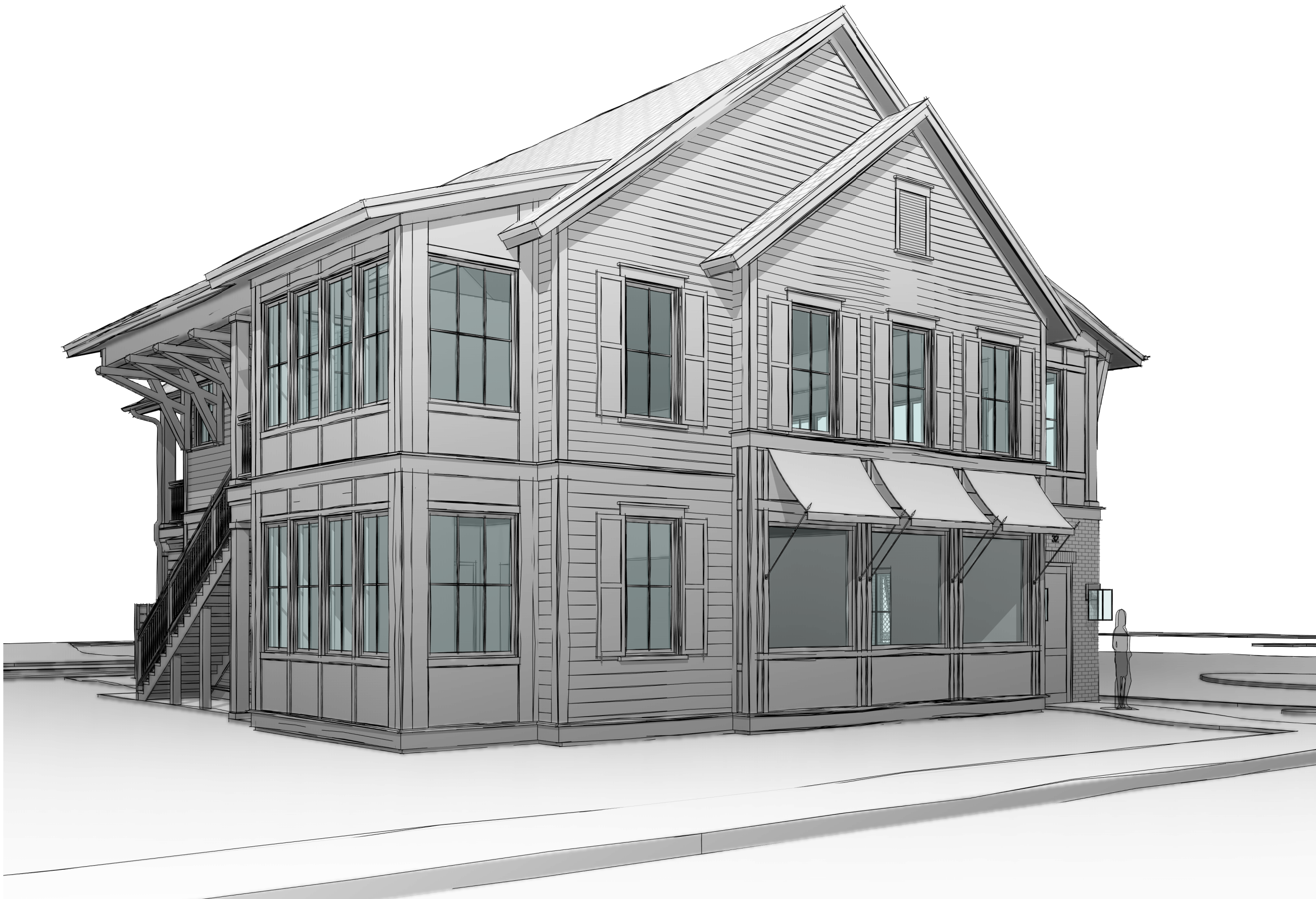
1 PERSPECTIVE A
A9.4



4 PERSPECTIVE D
A9.4



2 PERSPECTIVE B
A9.4



3 PERSPECTIVE C
A9.4

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SHEET TITLE

PERSPECTIVES

A9.4