

ISSUED FOR HPC REVIEW

# LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910



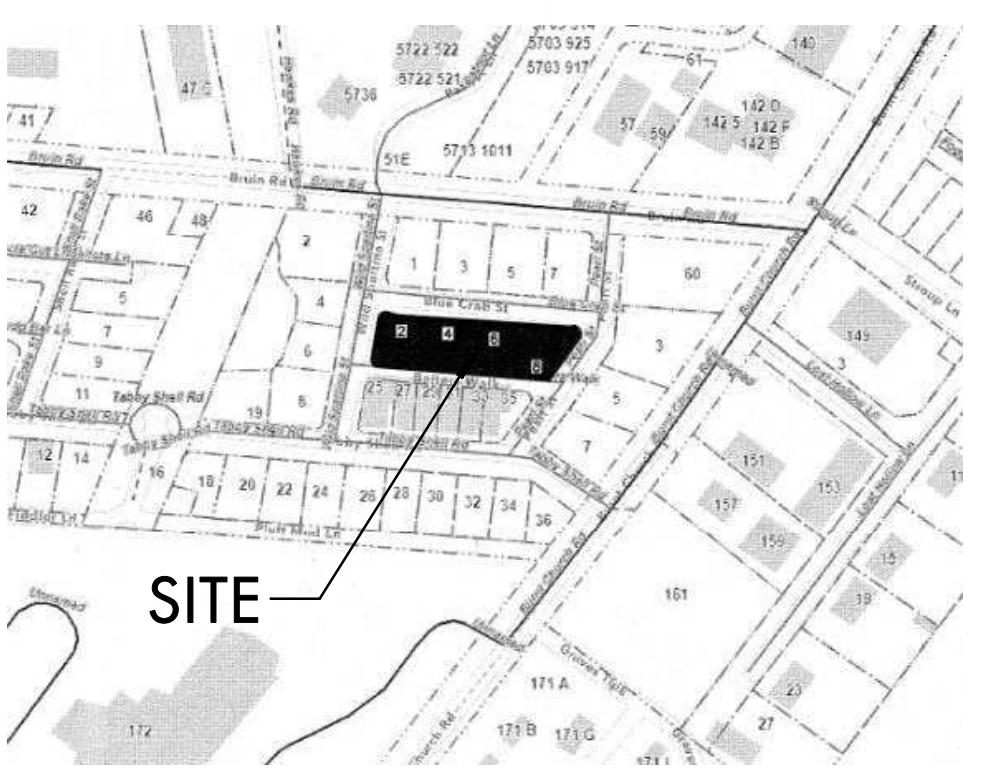
POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

## SHEET INDEX:

A0.0 COVER  
A0.1 GENERAL NOTES  
A1.0 SITE PLAN  
A1.1 MOBILIZATION PLAN  
A2.0 FOUNDATION PLAN  
A2.1 FIRST FLOOR PLAN  
A2.2 SECOND FLOOR PLAN  
A2.3 ROOF PLAN  
A3.0 BUILDING ELEVATIONS  
A3.1 BUILDING ELEVATIONS  
A3.2 BUILDING ELEVATIONS WITH BRICK FENCE  
A3.3 BUILDING 3D VIEWS  
A4.0 BUILDING SECTIONS  
A4.1 BUILDING SECTIONS  
A5.0 DETAILS  
A5.1 DETAILS  
A5.2 DETAILS  
A5.3 DETAILS  
A5.4 DETAILS  
A6.0 DOOR AND WINDOW SCHEDULE  
E2.1 FIRST FLOOR ELEC. PLAN  
E2.2 SECOND FLOOR ELEC. PLAN  
SURVEY

## VICINITY MAP - N.T.S.



## BUILDING AREA:

## MAIN HOUSE TOTAL SF

First Floor	Heated and Cooled: 1,486 sq.ft.
	Covered and Enclosed: 488 sq.ft.
Second Floor	Heated and Cooled: 1,374 sq.ft.
	Covered and Enclosed: 498 sq.ft.
	Total Gross Area: 3,846 sq.ft.

## CARRIAGE HOUSE TOTAL SF

Bonus -Heated and Cooled: 344 sq.ft.
Garage-Covered and Enclosed: 540 sq.ft.
Total Gross Area: 884 sq.ft.



N.T.S.

## PROJECT INFORMATION:

NAME OF PROJECT: LOT 50 - BLUE CRAB PRIVATE RESIDENCE  
ADDRESS: 6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

PROPOSED USE: SINGLE FAMILY RESIDENCE  
OWNER / CONTACT PERSON: PATRICK MASON  
CODE ENFORCEMENT JURISDICTION: TOWN OF BLUFFTON

INTERNATIONAL RESIDENTIAL CODE (IRC): 2021  
INTERNATIONAL ENERGY CONSERVATION CODE: 2009

## DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural			
Civil			
Landscape	MARIA GHYS DESIGNS LLC	#1663	843-816-2565

## BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

MIXED OCCUPANCY: Yes \_\_\_\_\_ No X \_\_\_\_\_ Separation \_\_\_\_\_ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B

III-A III-B IV V-A V-B

MIXED CONSTRUCTION: Yes _____ No X _____ Type _____
SPRINKLERED: Yes _____ No X _____
FIRE DISTRICT: Yes _____ No X _____
BUILDING HEIGHT: 33'-1" A.F.F. Number of Stories: 2
MEZZANINE: Yes _____ No X _____
HIGH RISE: Yes _____ No X _____

## GENERAL NOTES:

NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATIVE 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.

LOT 50 - BLUE CRAB PRIVATE RESIDENCE  
6 BLUE CRAB STREET - TABBY ROADS, BLUFFTON, SC 29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

©COURT ATKINS GROUP -  
THE DRAWINGS IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

## PROJECT INFO

Date: 12.04.2025  
Project No.: 25-072

ISSUE

NO. REV. DATE DESCRIPTION

## SHEET TITLE

COVER

A0.0

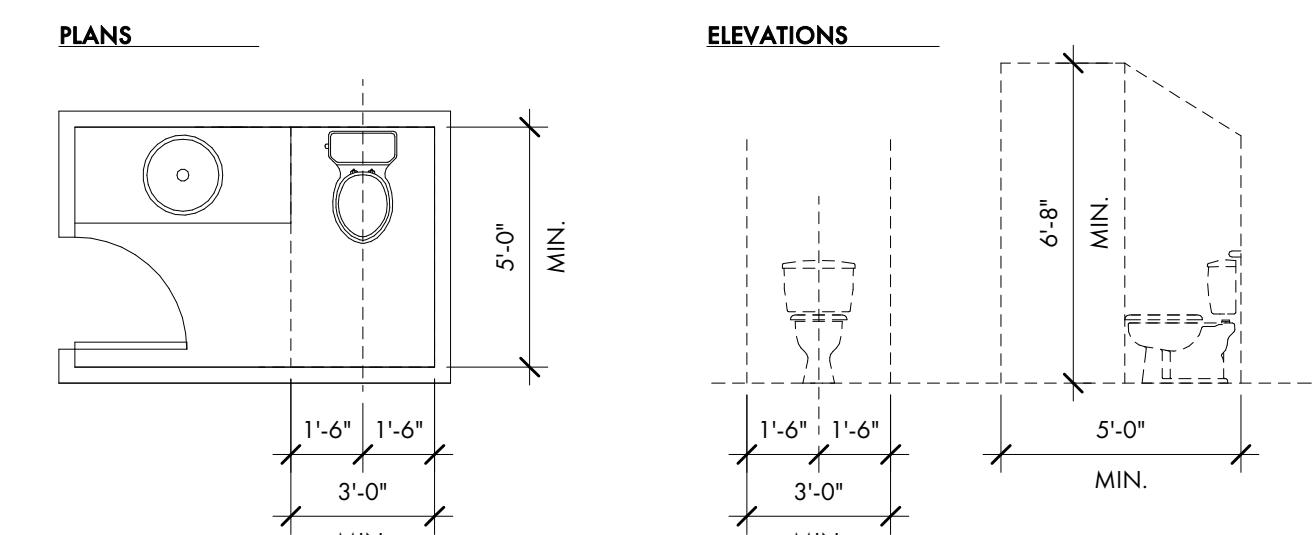


## ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ASF	ABOVE SUBLLOOR
A/C	AIR CONDITIONER
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
A/V	AUDIO/VISUAL
BD	BOARD
BF	BI-FOLD
BKG	BLOCKING
BLDG	BUILDING
B.O.	BOTTOM OF
BOD	BASIS OF DESIGN
BRG	BEARING
BTW	BETWEEN
CAB	CABINET
CANT	CANTILEVER
CEN	CENTER
CJ	CEILING JOIST
CL	CENTERLINE
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DP	DESIGN PRESSURE
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FIRST FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIX	FIXTURE
FIXT	FIXTURE
FLUOR	FLUORESCENT
FLR	FLOOR
FRZ	FREEZER
FRMG	FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL CODE
JST	JOIST

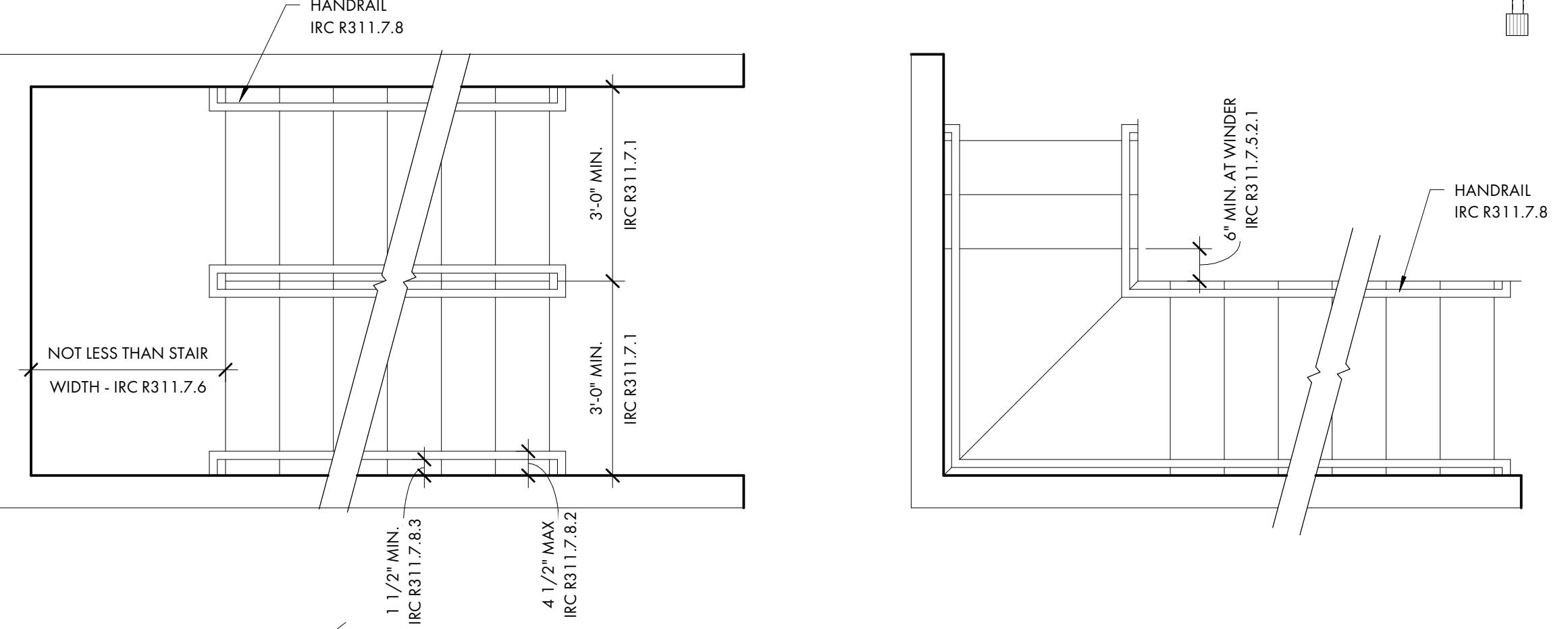
## TYP. RESTROOM CLEARANCES

MINIMUM DIMENSIONS TAKEN FROM FINISH FACE.  
 THIS INFORMATION IS FOR REFERENCE ONLY.  
 SEE PLAN FOR ACTUAL DIMENSIONS

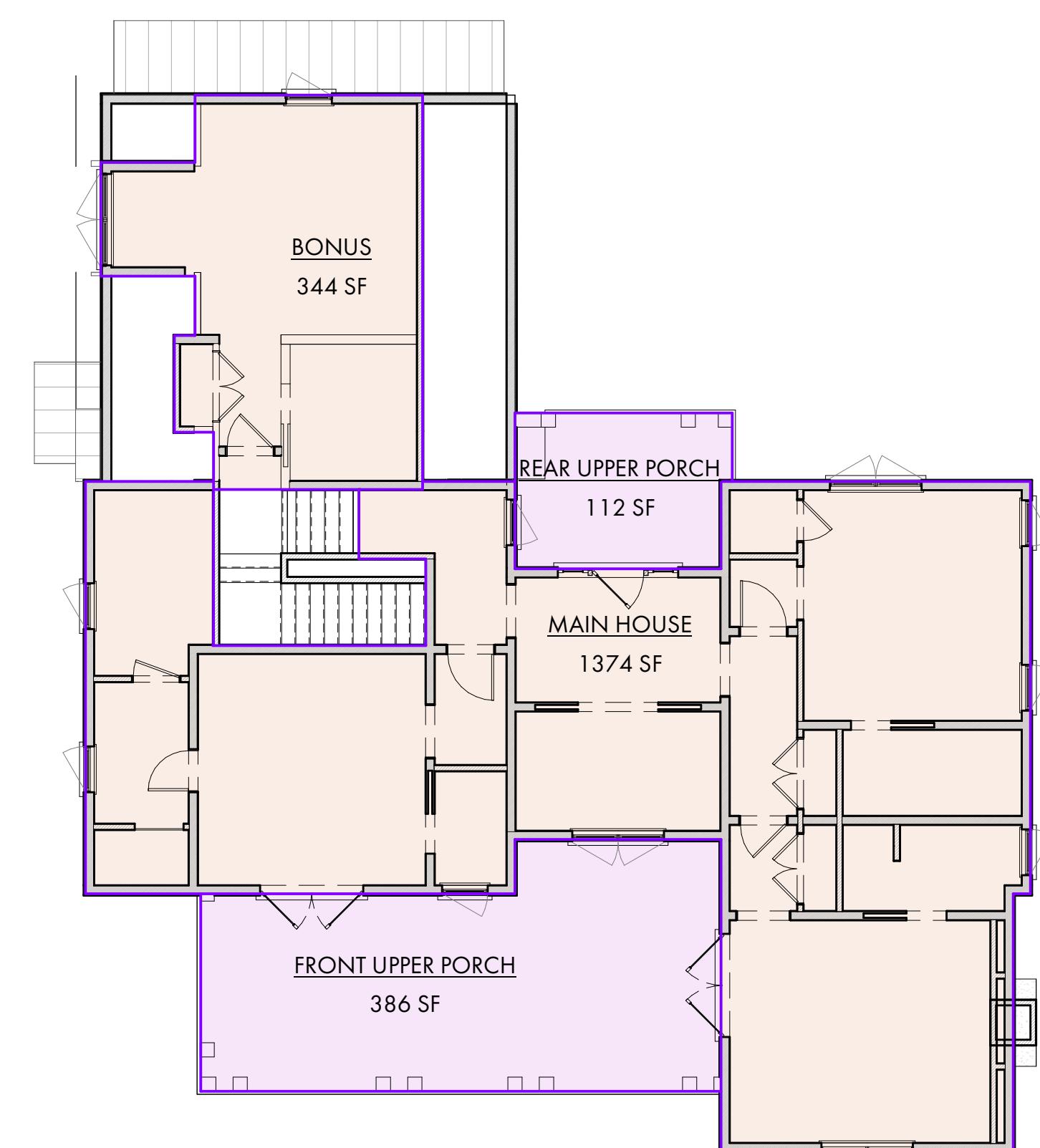
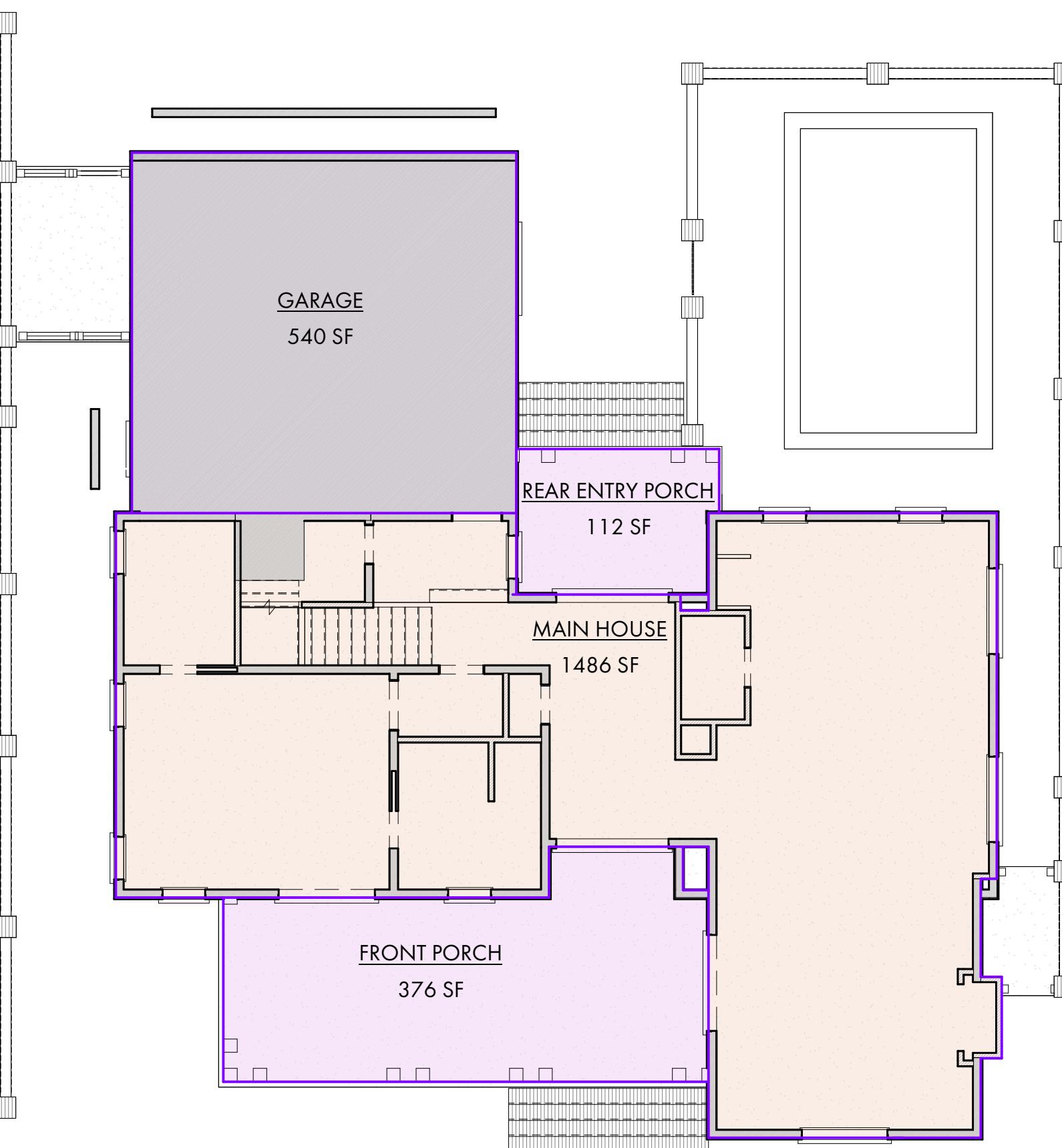
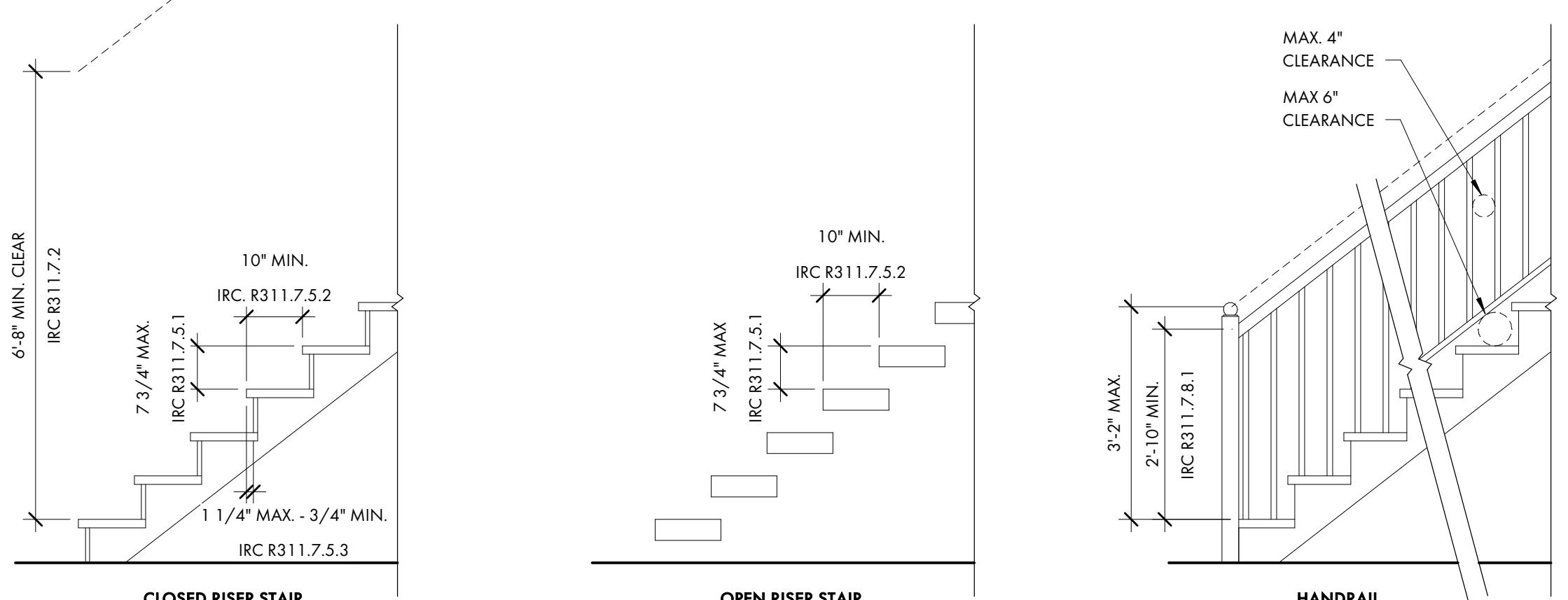
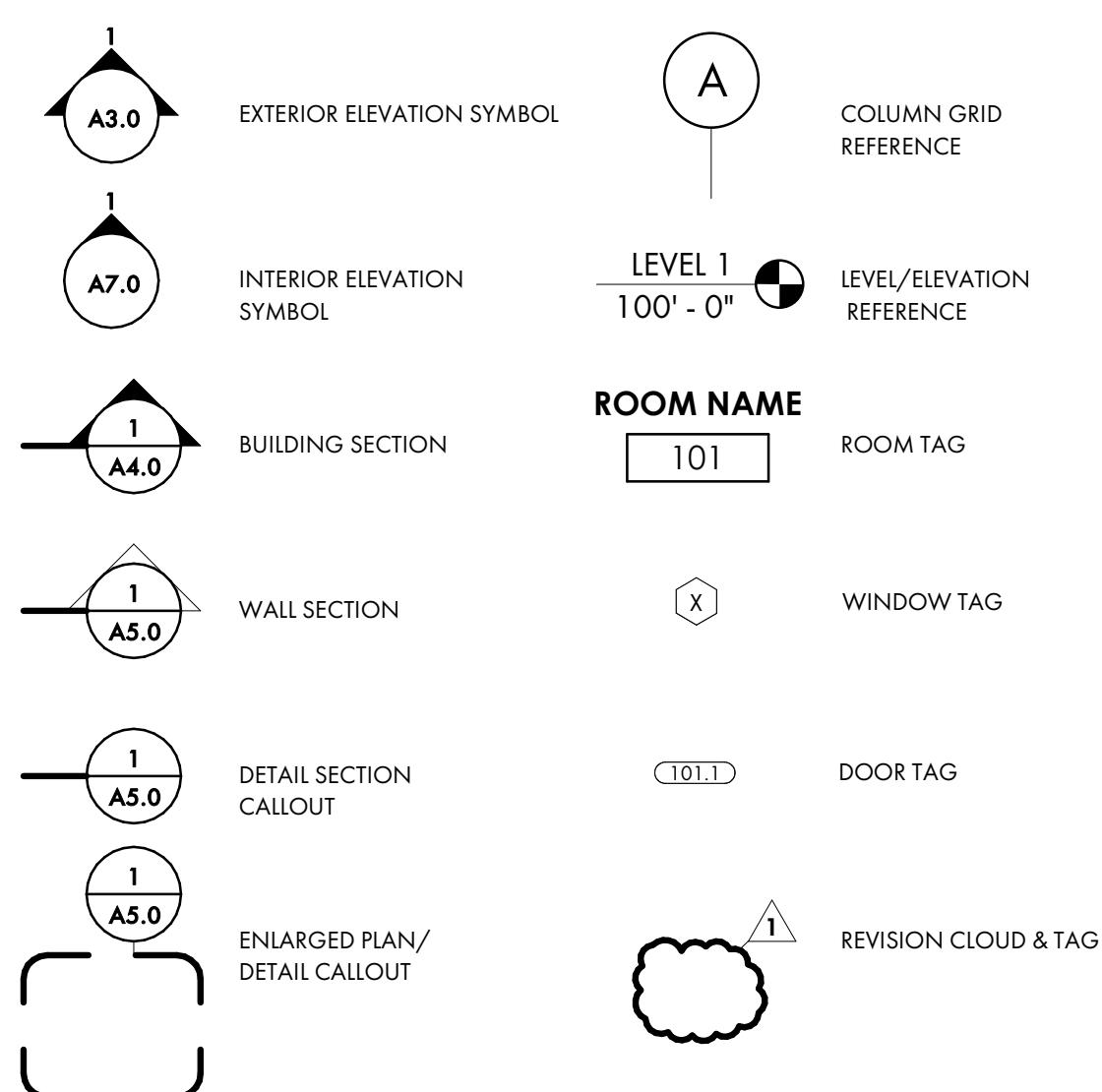


## STAIR CRITERIA

MINIMUM CRITERIA FOR INTERIOR STAIRS  
 THIS INFORMATION IS FOR REFERENCE PURPOSES



## REFERENCE SYMBOLS



LOT 50 - BLUE CRAB PRIVATE  
 RESIDENCE  
 6 BLUE CRAB STREET - TABBY  
 ROADS, BLUFFTON, SC  
 29910

NOT FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
 THE DRAWINGS ARE THE PROPERTY OF THE  
 ARCHITECT AND NOT TO BE REPRODUCED IN  
 WHOLE OR IN PART BY ANY MEANS OR METHOD  
 WITHOUT THE EXPRESS WRITTEN CONSENT OF  
 THE ARCHITECT. ANY UNAUTHORIZED  
 REPRODUCTION OR USE OF THE  
 DOCUMENTS WILL RESULT IN LEGAL ACTION.

## PROJECT INFO

Date  
 12.04.2025

Project No.  
 25-072

ISSUE  
 NO. REV. DATE DESCRIPTION

## SHEET TITLE

GENERAL NOTES

**A0.1**







SEE COVER PAGE FOR NOTES AND LIMITATIONS TO  
ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:  
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS  
REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR  
EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND  
PLUMBING REQUIREMENTS WITH APPROPRIATE  
SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:  
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND  
FRAMING, U.O.N.  
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY  
DISCREPANCIES.

CABINET & EQUIPMENT NOTES:  
CABINET LAYOUTS ARE PROVIDED FOR DESIGN  
CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF  
FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO  
BE DETERMINED IN COORDINATION WITH OWNER AND  
GENERAL CONTRACTOR.

FINISH NOTES:  
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE  
DETERMINED BY THE GENERAL CONTRACTOR AND OWNER.  
1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE  
INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE  
GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO  
ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE  
OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:  
G.C. / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE  
BIBBS.

FRAMING NOTES:  
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE  
ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD  
TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND  
CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS  
OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS,  
STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:  
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS.  
(EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL  
LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND  
NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE  
BARRIER.

SECOND FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB  
WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL  
ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS  
REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND  
BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR  
VARIOUS CONNECTION DETAILS.

BONUS ROOM FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST  
SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE  
TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS  
CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE  
SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND  
BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY  
G.C.)  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16"  
O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS  
REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:  
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:  
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR  
SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND  
FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES  
U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF  
ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND  
DETAILS.

#### FLOOR PLAN - SYMBOL KEY

- 2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD
- 2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

#### SHEET TITLE

FIRST FLOOR PLAN

A2.1

COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE  
6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWINGS IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

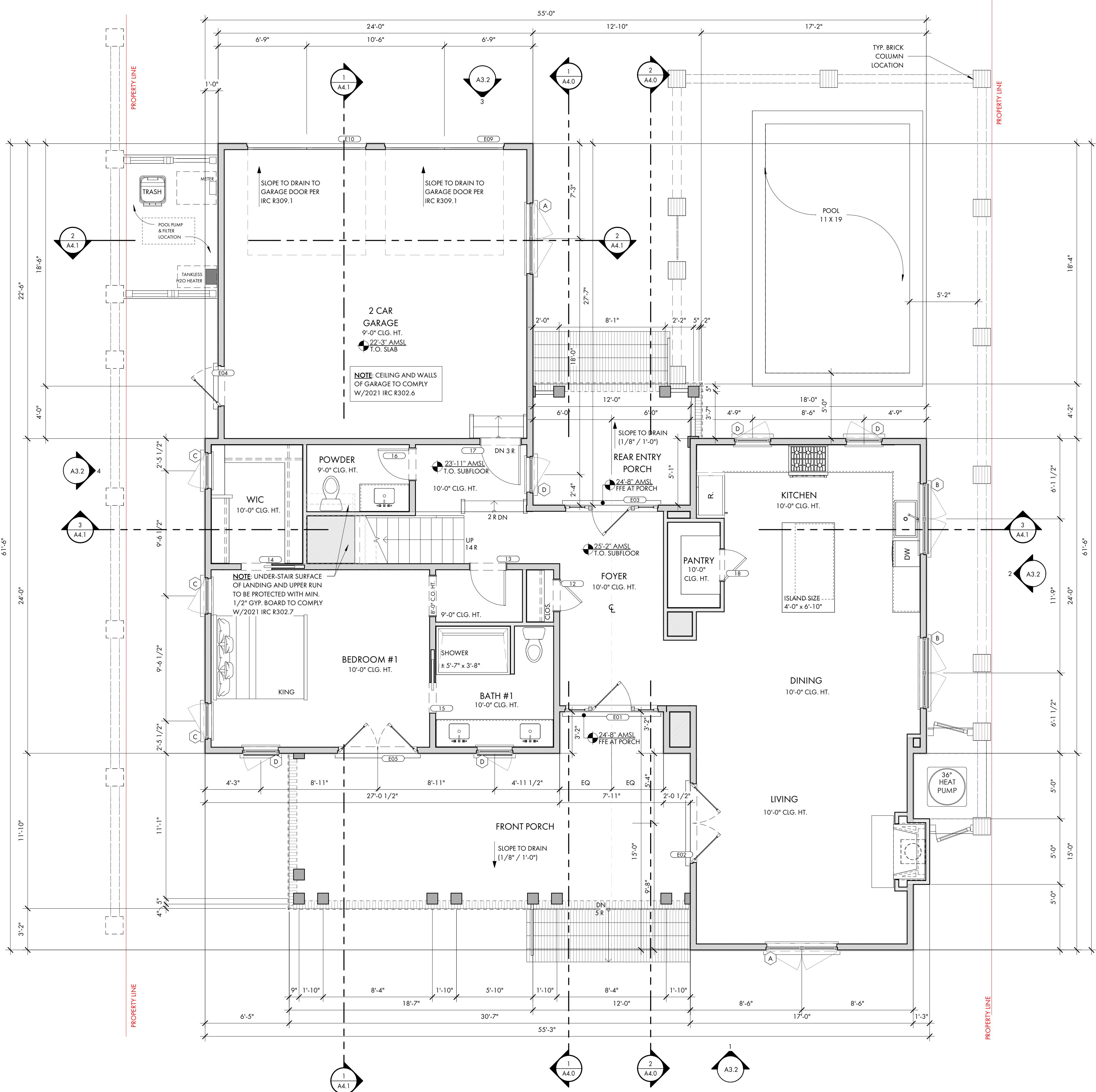
#### PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

#### ISSUE

NO. REV. DATE DESCRIPTION



SEE COVER PAGE FOR NOTES AND LIMITATIONS TO  
ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:  
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS  
REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR  
EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND  
PLUMBING REQUIREMENTS WITH APPROPRIATE  
SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:  
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND  
FRAMING, U.O.N.  
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY  
DISCREPANCIES.

CABINET & EQUIPMENT NOTES:  
CABINET LAYOUTS ARE PROVIDED FOR DESIGN  
CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF  
FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO  
BE DETERMINED IN COORDINATION WITH OWNER AND  
GENERAL CONTRACTOR.

FINISH NOTES:  
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE  
DETERMINED BY THE GENERAL CONTRACTOR AND OWNER.  
1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE  
INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE  
GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO  
ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE  
OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:  
G.C. / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE  
BIBBS.

FRAMING NOTES:  
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE  
ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD  
TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND  
CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS  
OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS,  
STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:  
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS.  
(EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL  
LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND  
NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE  
BARRIER.

SECOND FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB  
WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL  
ENG). G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS  
REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND  
BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR  
VARIOUS CONNECTION DETAILS.

BONUS ROOM FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST  
SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE  
TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS  
CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE  
SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND  
BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY  
G.C.)  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16"  
O.C. G.C. TO COORD. LOCATION OF DRAFTSTOPPING AS  
REQUIRED BY IRC R302.12. SEE TYPICAL WALL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:  
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:  
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR  
SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND  
FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES  
U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF  
ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND  
DETAILS.

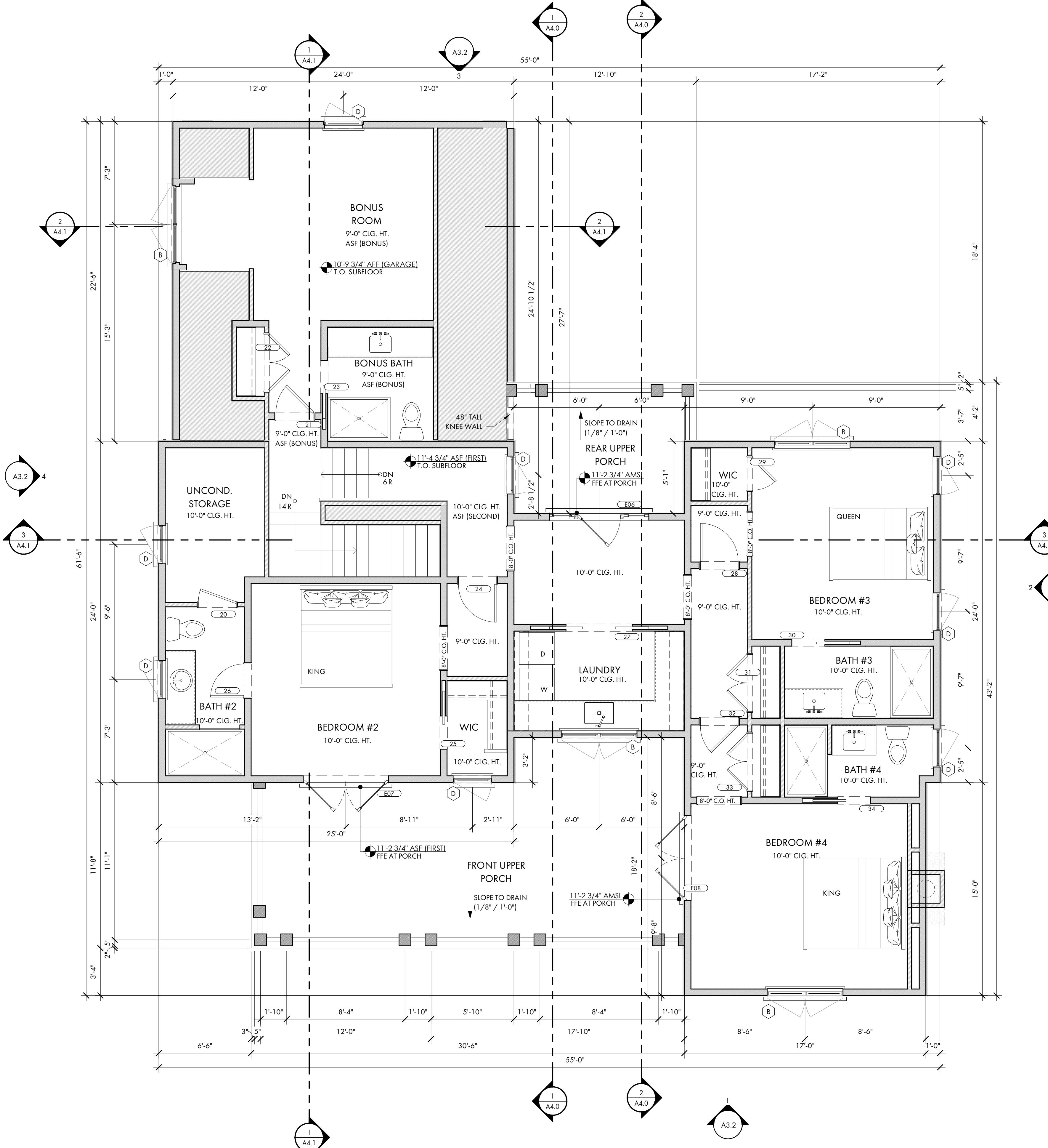
#### FLOOR PLAN - SYMBOL KEY

- 2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD
- 2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

#### SHEET TITLE

SECOND FLOOR PLAN

A2.2



SECOND FLOOR PLAN  
A2.2 1/4" = 1'-0"

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE  
6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWINGS IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

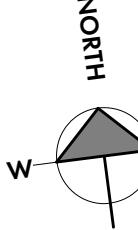
#### PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

#### ISSUE

NO. REV. DATE DESCRIPTION



SEE COVER PAGE FOR NOTES AND LIMITATIONS TO  
ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:  
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS  
REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR  
EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND  
PLUMBING REQUIREMENTS WITH APPROPRIATE  
SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:  
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND  
FRAMING, U.O.N.  
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY  
DISCREPANCIES.

CABINET & EQUIPMENT NOTES:  
CABINET LAYOUTS ARE PROVIDED FOR DESIGN  
CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF  
FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO  
BE DETERMINED IN COORDINATION WITH OWNER AND  
GENERAL CONTRACTOR.

FINISH NOTES:  
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE  
DETERMINED BY THE GENERAL CONTRACTOR AND OWNER.  
1/2" MOLD- AND MOISTURE-RESISTANT GYPSUM BOARD TO BE  
INSTALLED ON ALL INTERIOR SURFACES OF BATHROOMS WHERE  
GYPSUM BOARD IS DESIRED. GENERAL CONTRACTOR TO  
ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE  
OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:  
G.C. / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE  
BIBBS.

FRAMING NOTES:  
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE  
ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD  
TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND  
CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS  
OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS,  
STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:  
EXTERIOR: PLYWOOD SHEATHING PER STRUCTURAL ENG. DOCS.  
(EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT  
MIDSPAN. SEE STRUCTURAL ENG. DOCS. FOR SHEAR WALL  
LOCATIONS AND REQUIREMENTS.

FIRST FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH 3/4" T&G PLYWOOD, GLUED AND  
NAILED ON 2x4 SLEEPER SYSTEM OVER IMPERVIOUS MOISTURE  
BARRIER.

SECOND FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB  
WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL  
ENG). G.C. TO COORD. LOCATION OF DRASTSTOPPING AS  
REQUIRED BYIRC R302.12. SEE TYPICAL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:  
CONCRETE SLAB FLOOR WITH TABBY STUCCO FINISH AND  
BRICK EDGING. SEE TYPICAL WALL SECTIONS AND DETAILS FOR  
VARIOUS CONNECTION DETAILS.

BONUS ROOM FLOOR SYSTEM:  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" TRUSS JOIST  
SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE  
TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS  
CONNECTION DETAILS. TRUSS MANUFACTURER IS TO PROVIDE  
SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND  
BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY  
G.C.)  
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16"  
O.C. G.C. TO COORD. LOCATION OF DRASTSTOPPING AS  
REQUIRED BYIRC R302.12. SEE TYPICAL WALL SECTIONS AND  
DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS  
JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS,  
TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS,  
SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR  
ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:  
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:  
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR  
SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND  
FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES  
U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF  
ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND  
DETAILS.

#### FLOOR PLAN - SYMBOL KEY

— 2 x 4 WALL WITH 1/2" GYPSUM WALLBOARD

— 2 x 6 WALL WITH 1/2" GYPSUM WALLBOARD

#### LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWINGS IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT AND THE AUTHORIZED  
REPRODUCER. THE REPRODUCTION OR USE OF  
THE DRAWINGS WILL RESULT IN LEGAL ACTION.

#### PROJECT INFO

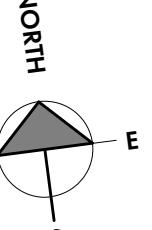
Date  
12.04.2025

Project No.  
25-072

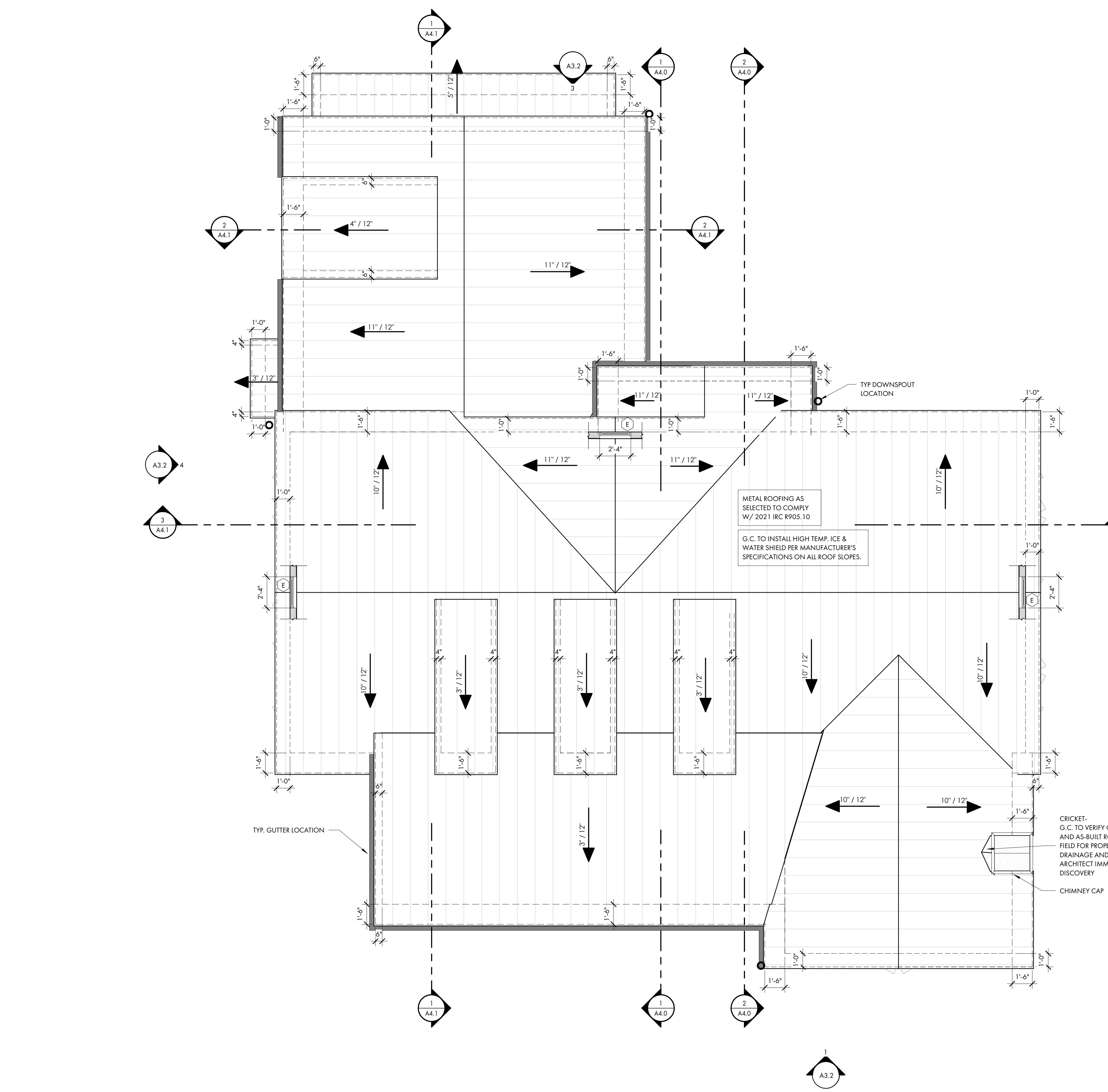
#### ISSUE

NO. REV. DATE DESCRIPTION

#### SHEET TITLE



ROOF PLAN  
A2.3





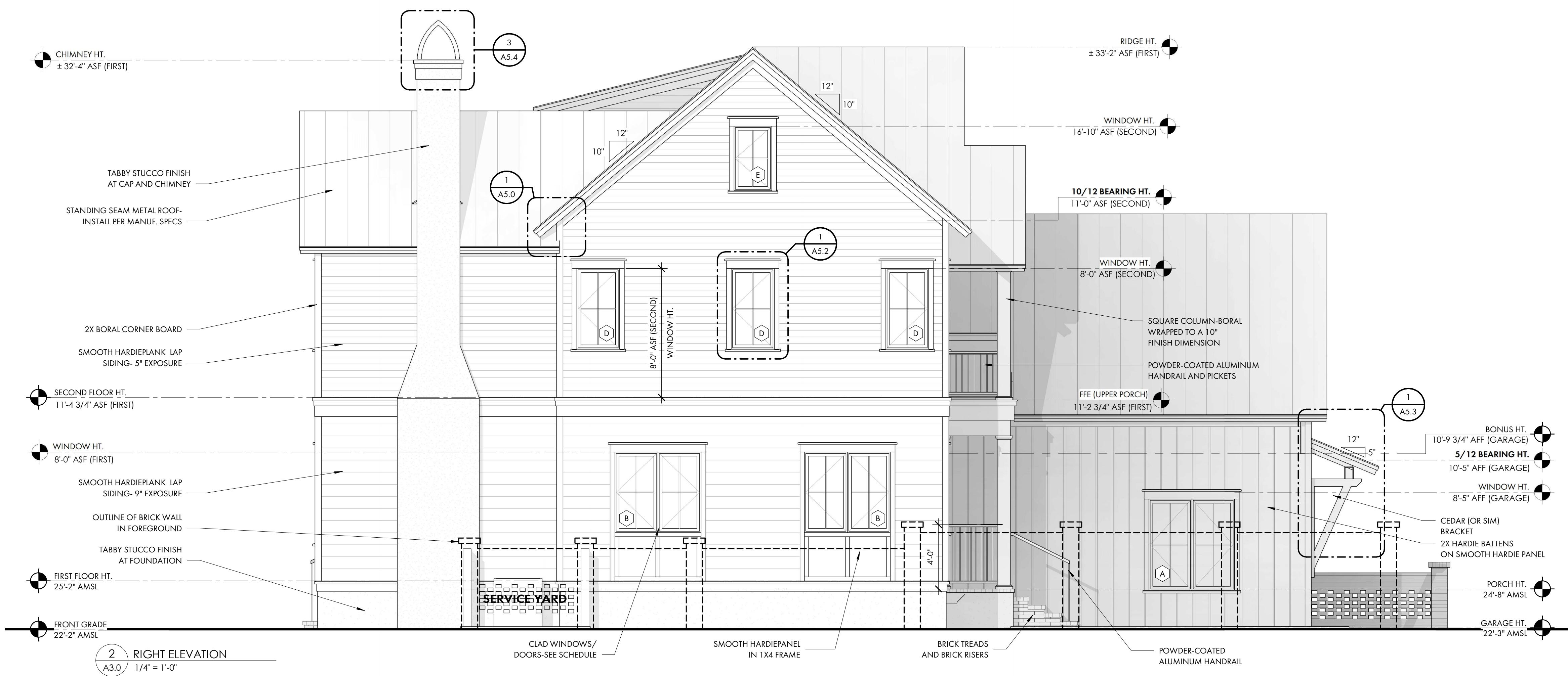
COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR USE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

ISSUE

No. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS

A3.0



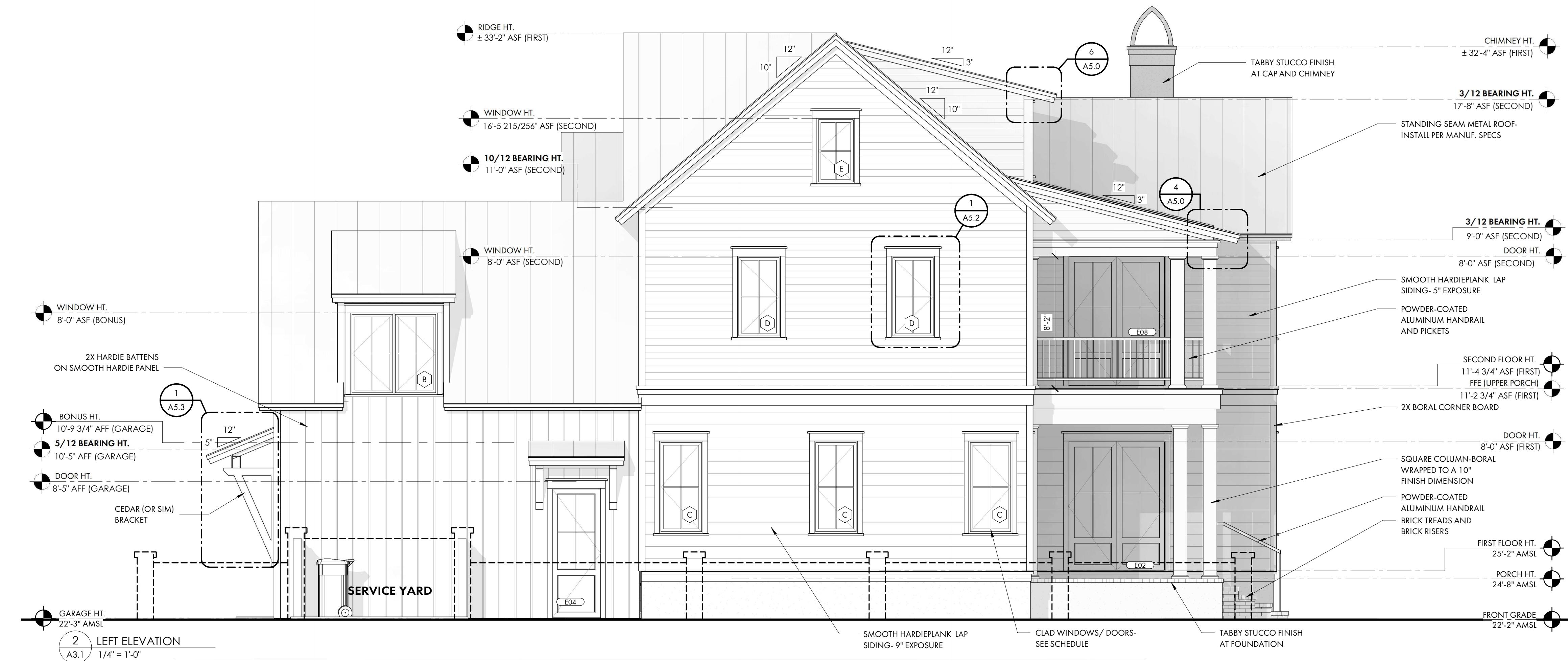
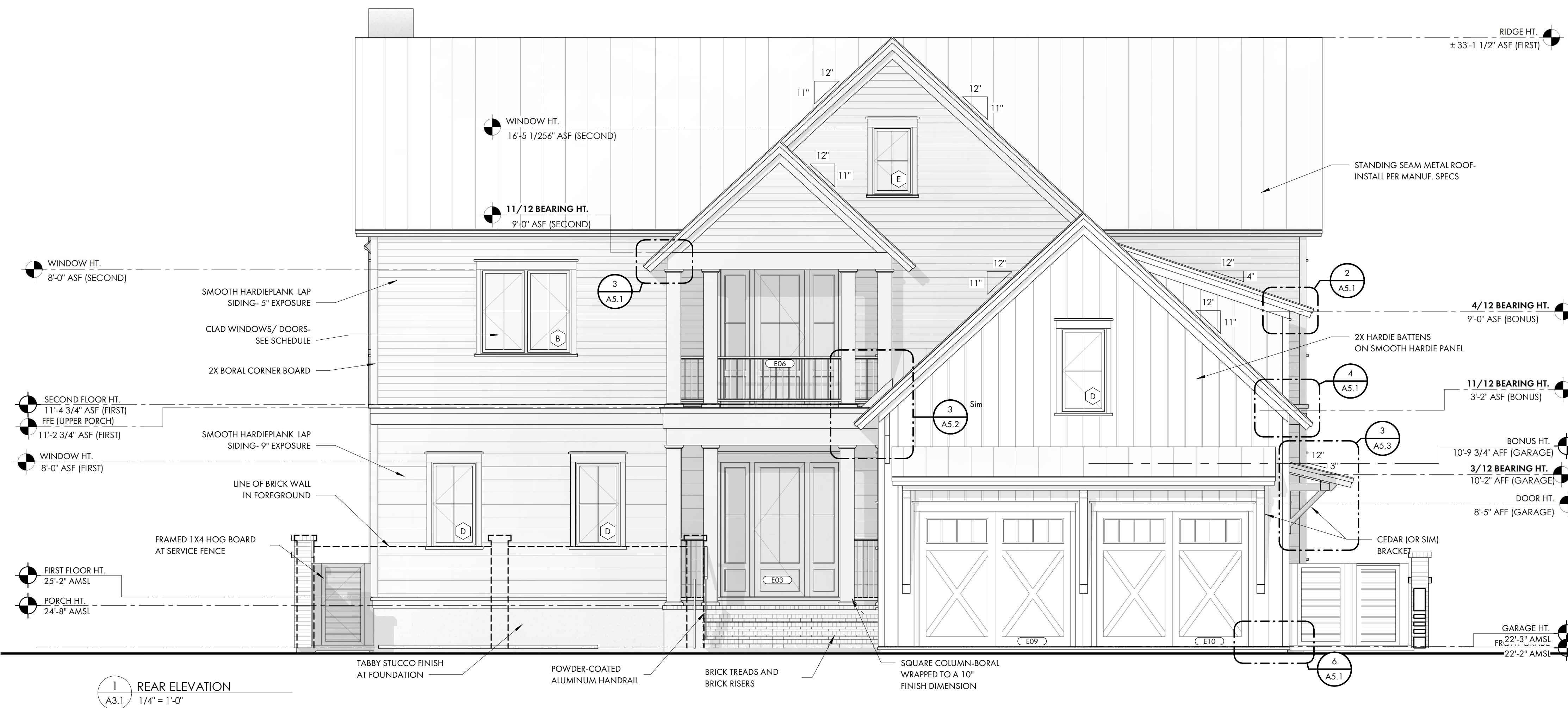
COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR USE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

ISSUE

No. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS

A3.1



COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWINGS IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR USE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS  
WITH BRICK FENCE

A3.2



3 REAR ELEVATION  
A3.2 3/16" = 1'-0"

4 LEFT ELEVATION  
A3.2 3/16" = 1'-0"



COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

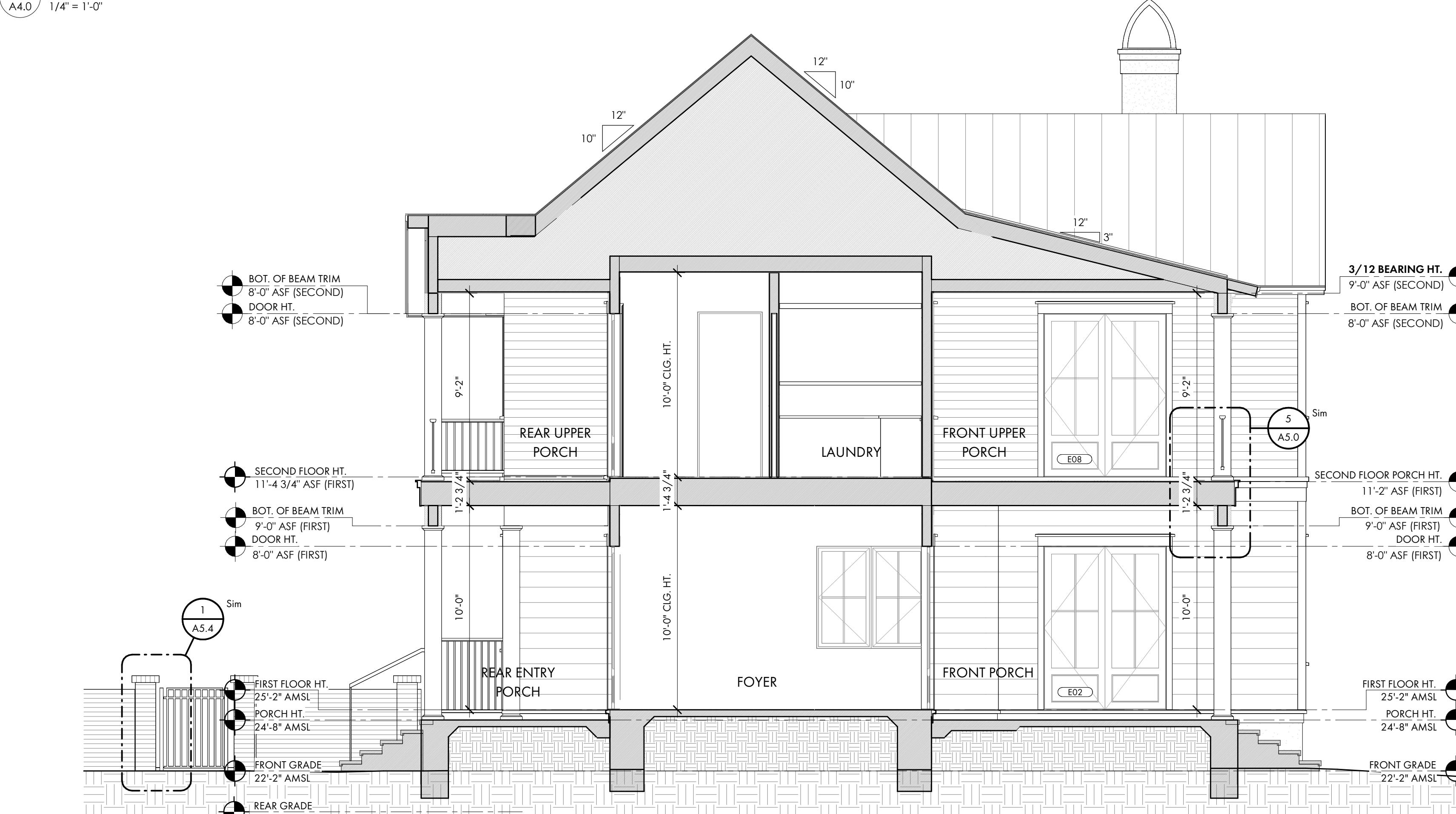
BUILDING 3D VIEWS

A3.3




**LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE**

 6 BLUE CRAB STREET - TABBY  
 ROADS, BLUFFTON, SC  
 29910

 1 SECTION THROUGH PORCHES 1  
 A4.0 1/4" = 1'-0"

 2 SECTION THROUGH PORCHES 2  
 A4.0 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

 ©COPYRIGHT 2025 COURT ATKINS GROUP -  
 THE DRAWING IS THE PROPERTY OF THE  
 ARCHITECT AND NOT TO BE REPRODUCED IN  
 WHOLE OR IN PART BY ANY MEANS OR METHOD  
 WITHOUT THE EXPRESS WRITTEN CONSENT OF  
 THE ARCHITECT. ANY UNAUTHORIZED  
 REPRODUCTION OR USE OF THE  
 DOCUMENTS WILL RESULT IN LEGAL ACTION.

## PROJECT INFO

 Date  
 12.04.2025

 Project No.  
 25-072

## ISSUE

NO. REV. DATE DESCRIPTION

## SHEET TITLE

BUILDING SECTIONS

A4.0


**LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE**

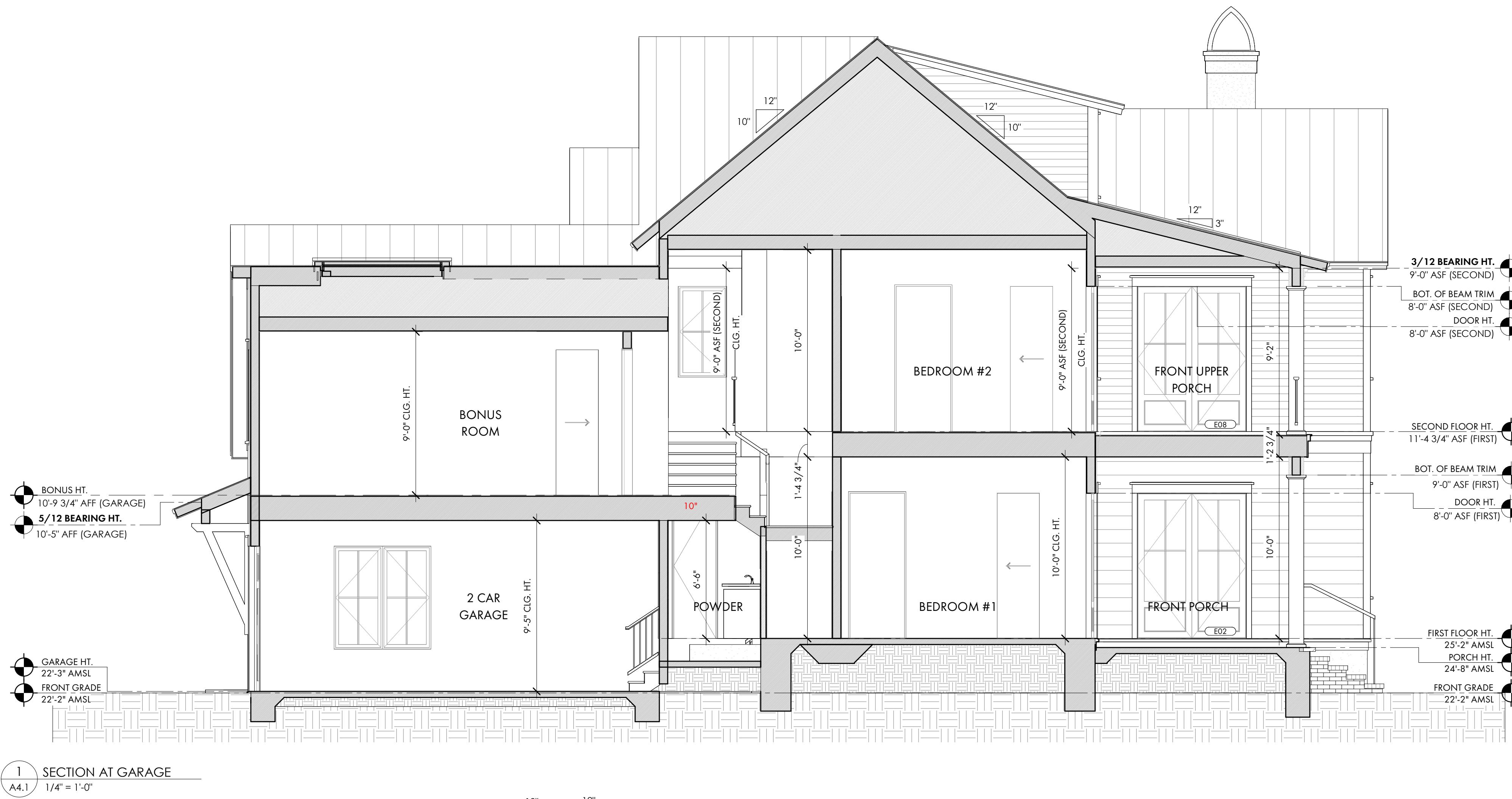
 6 BLUE CRAB STREET - TABBY  
 ROADS, BLUFFTON, SC  
 29910

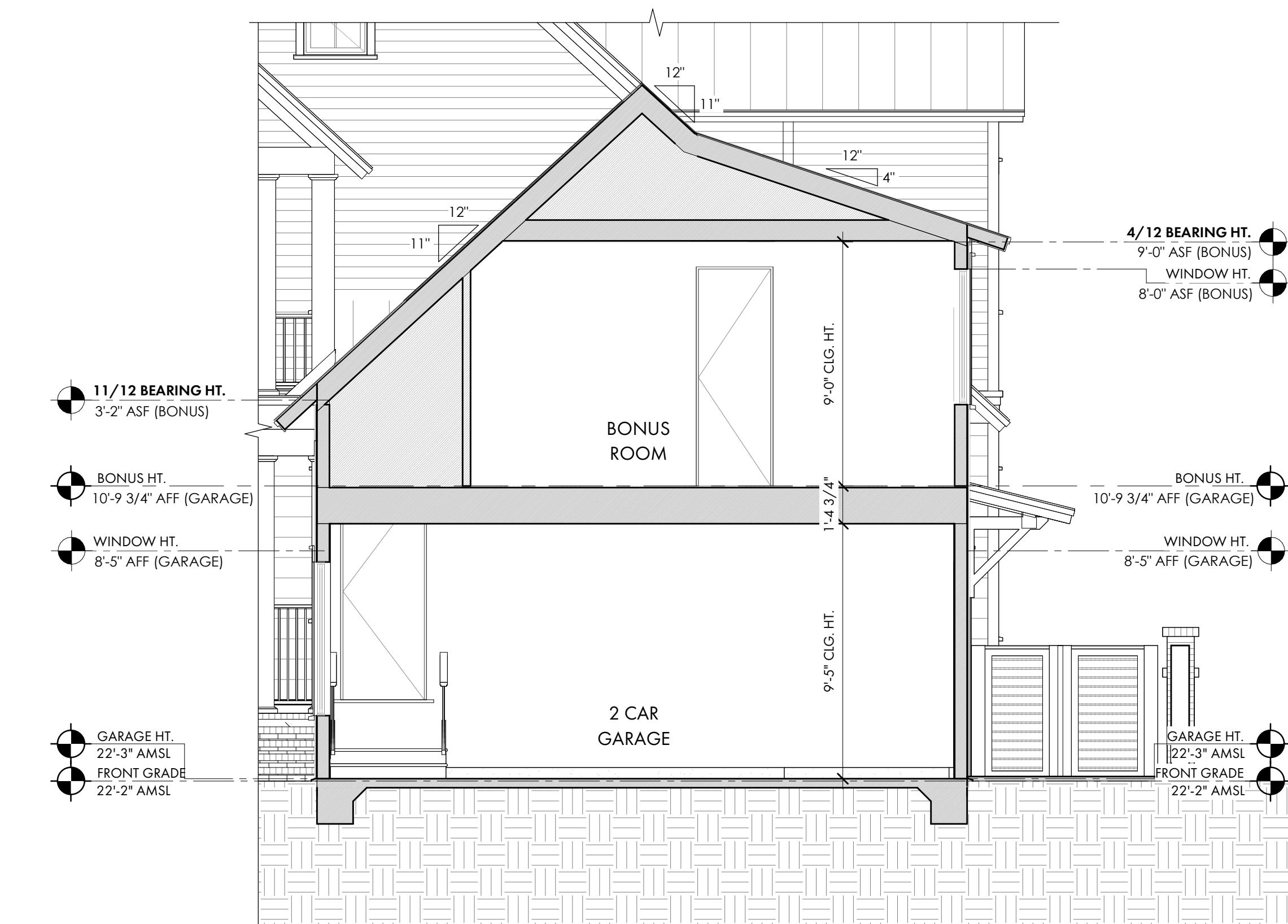
Not for construction

Not for construction

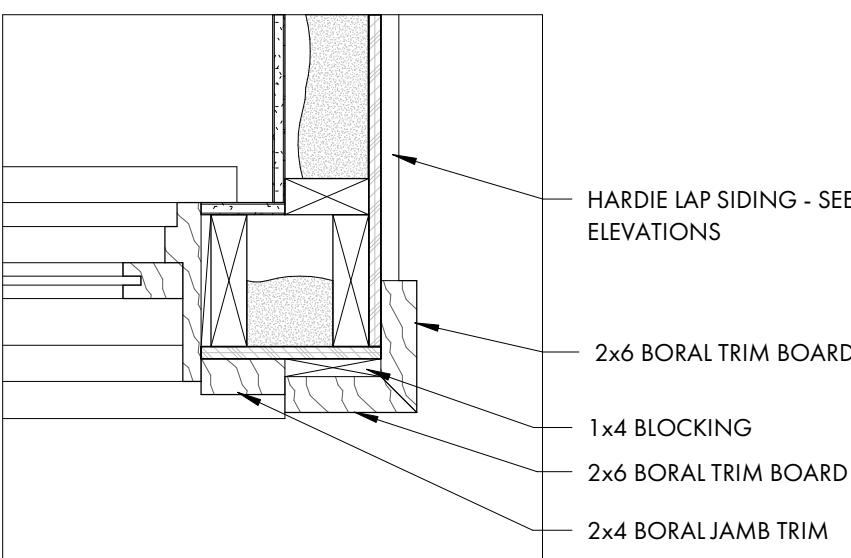
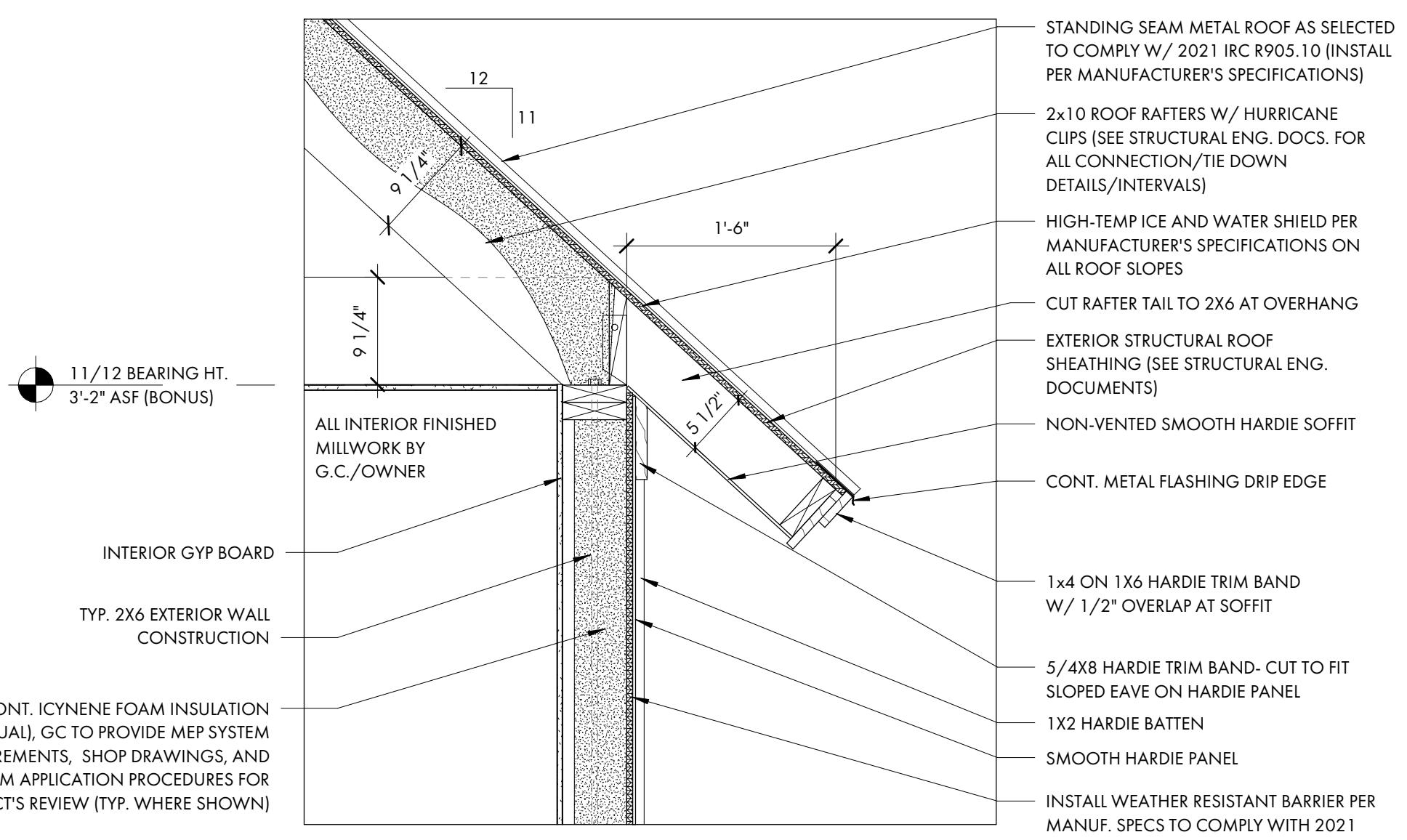
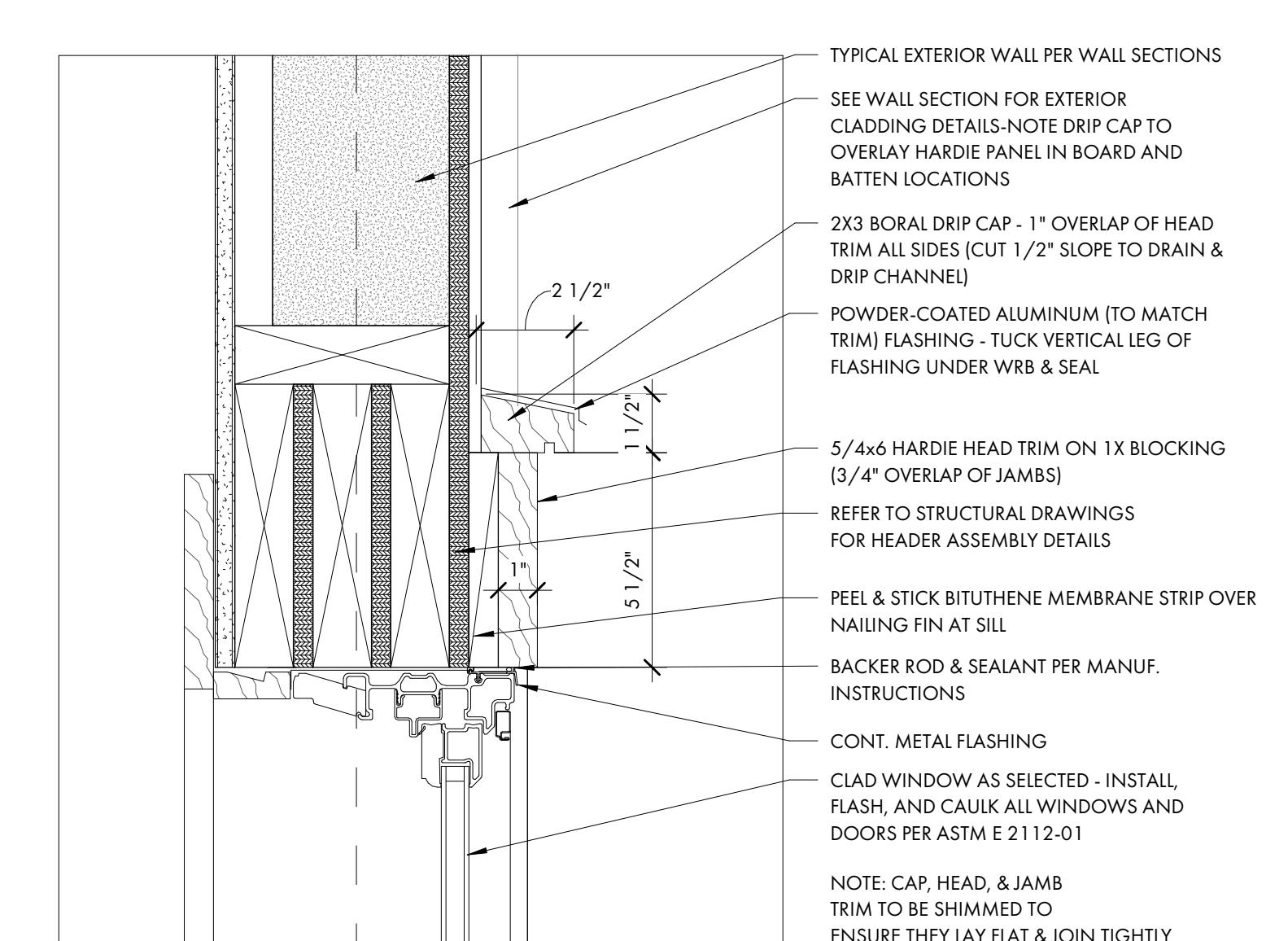
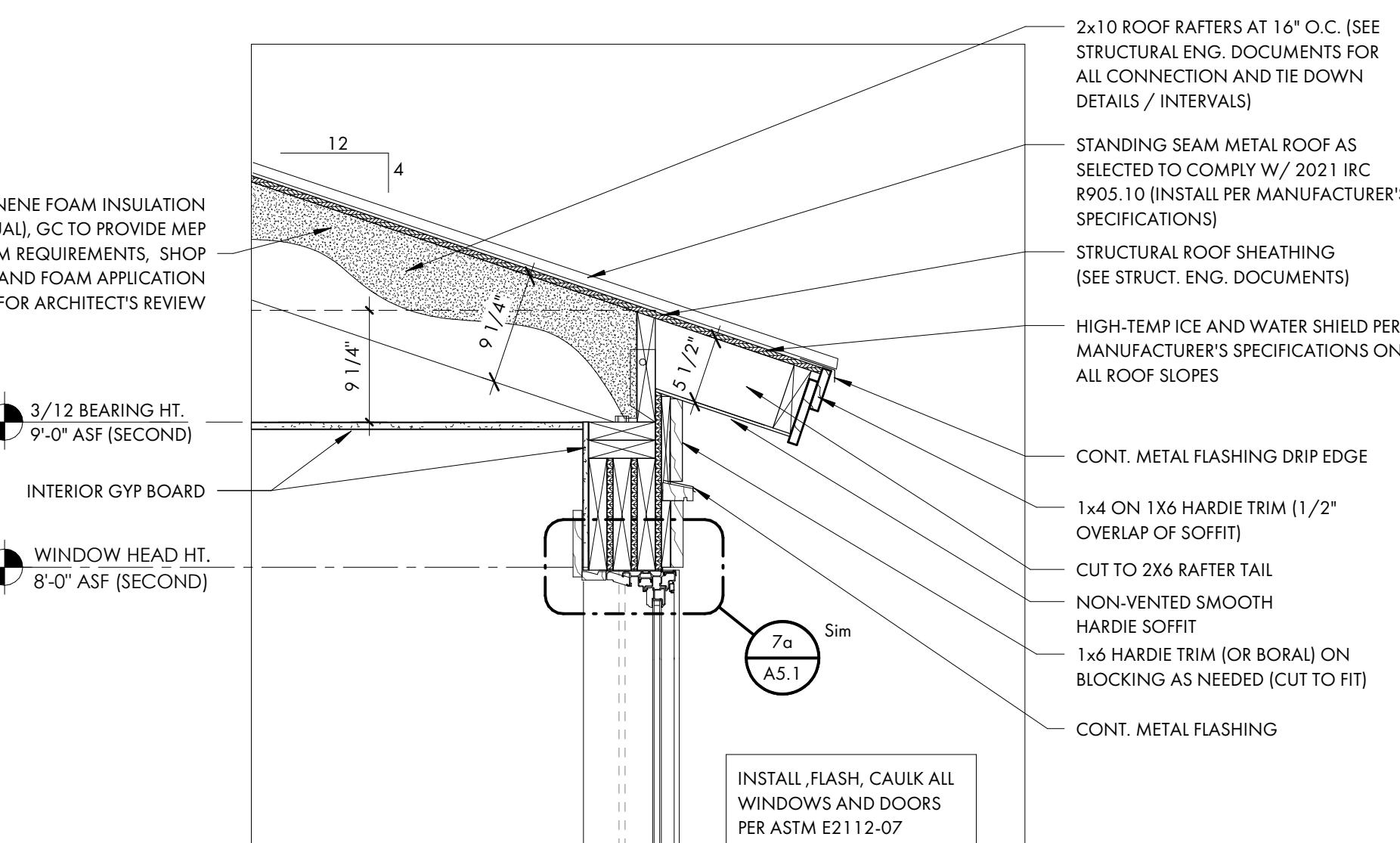
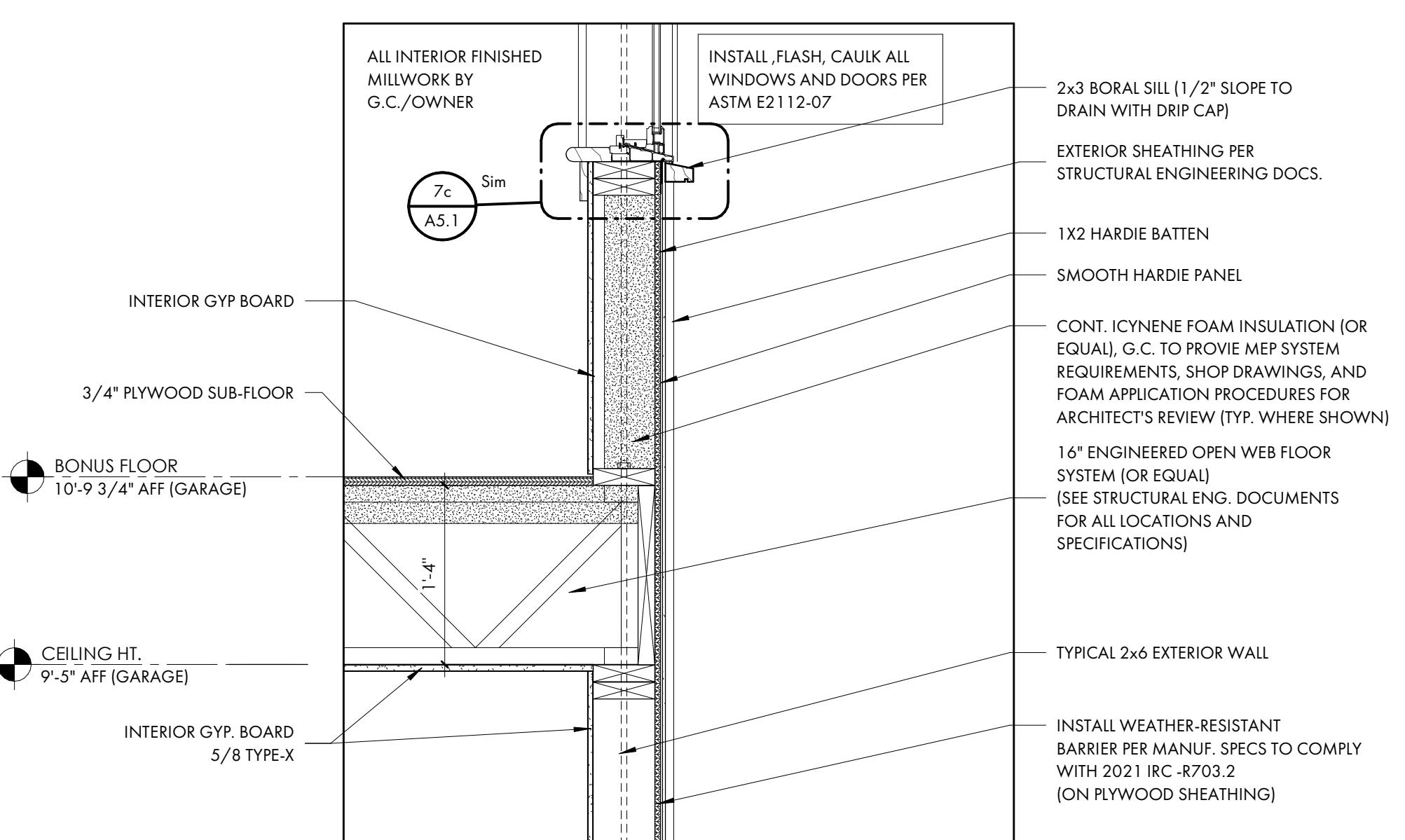
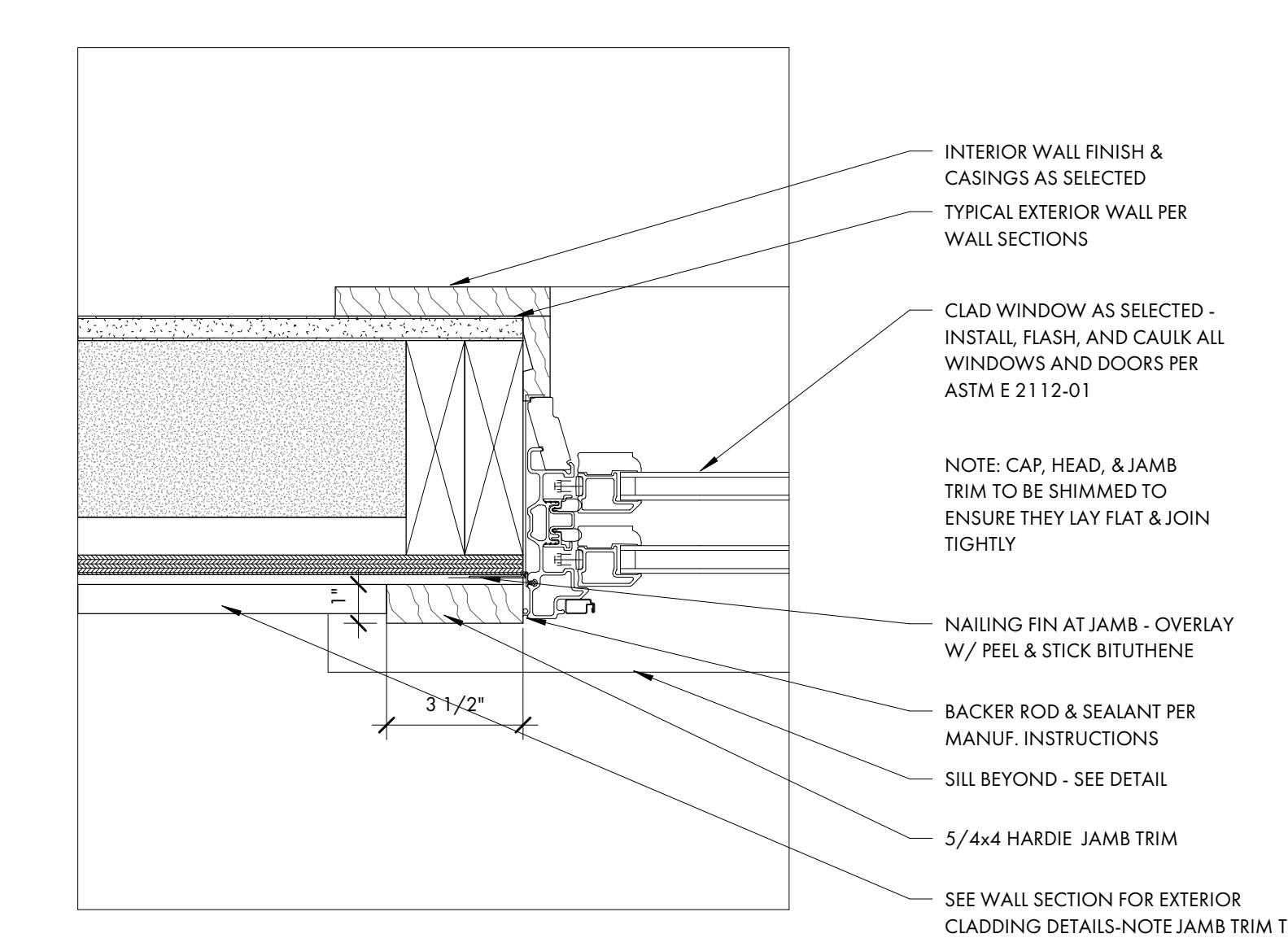
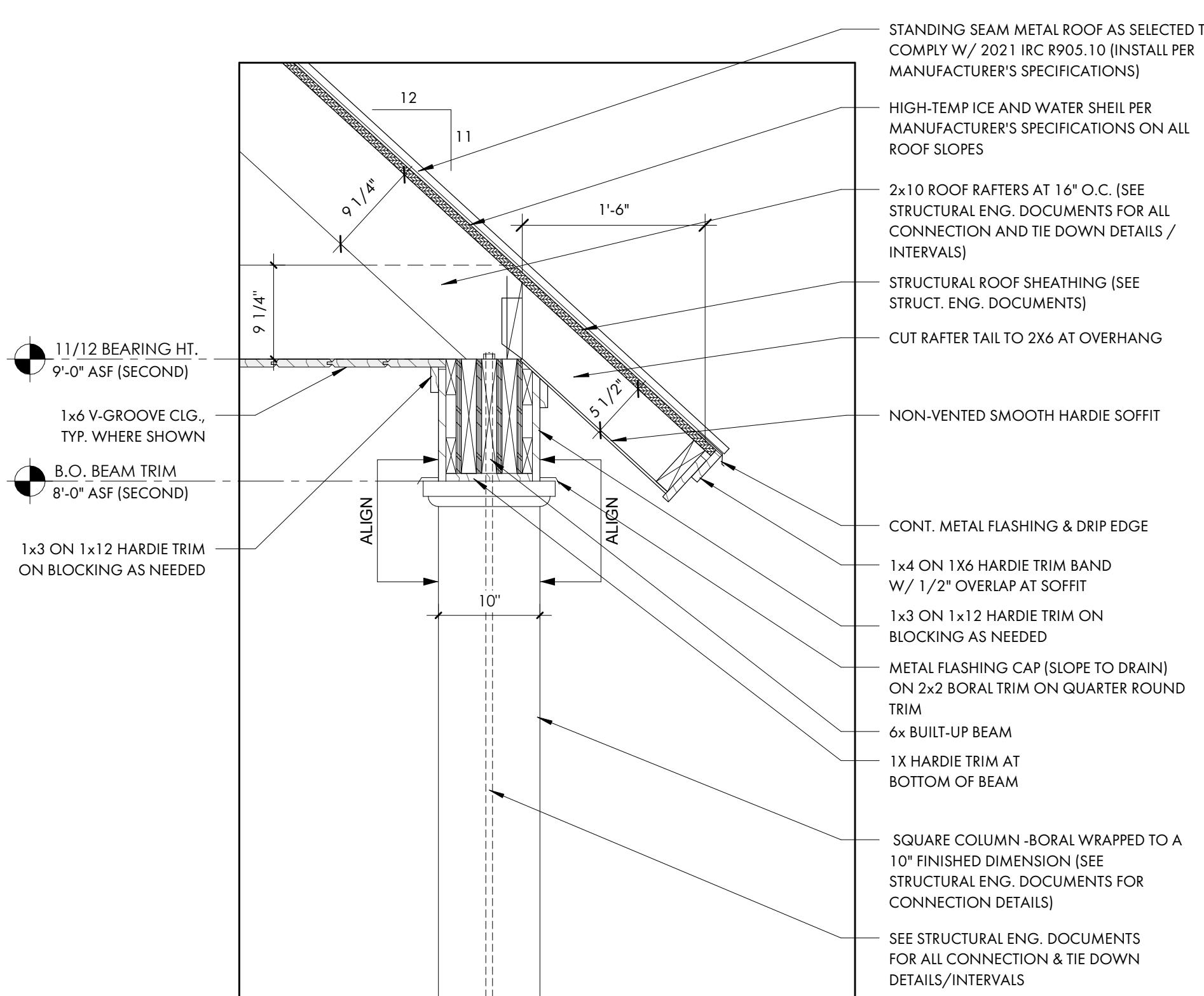
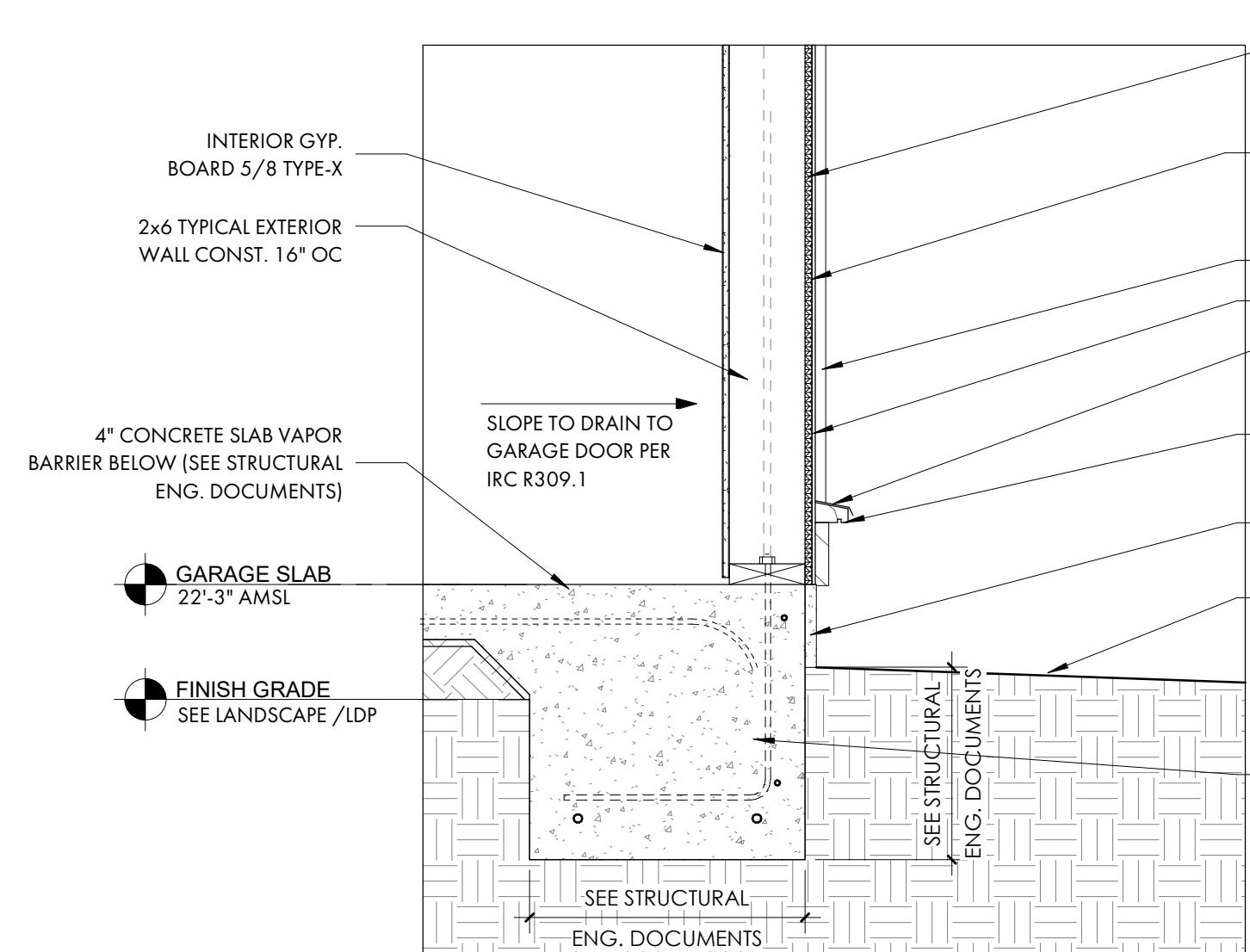
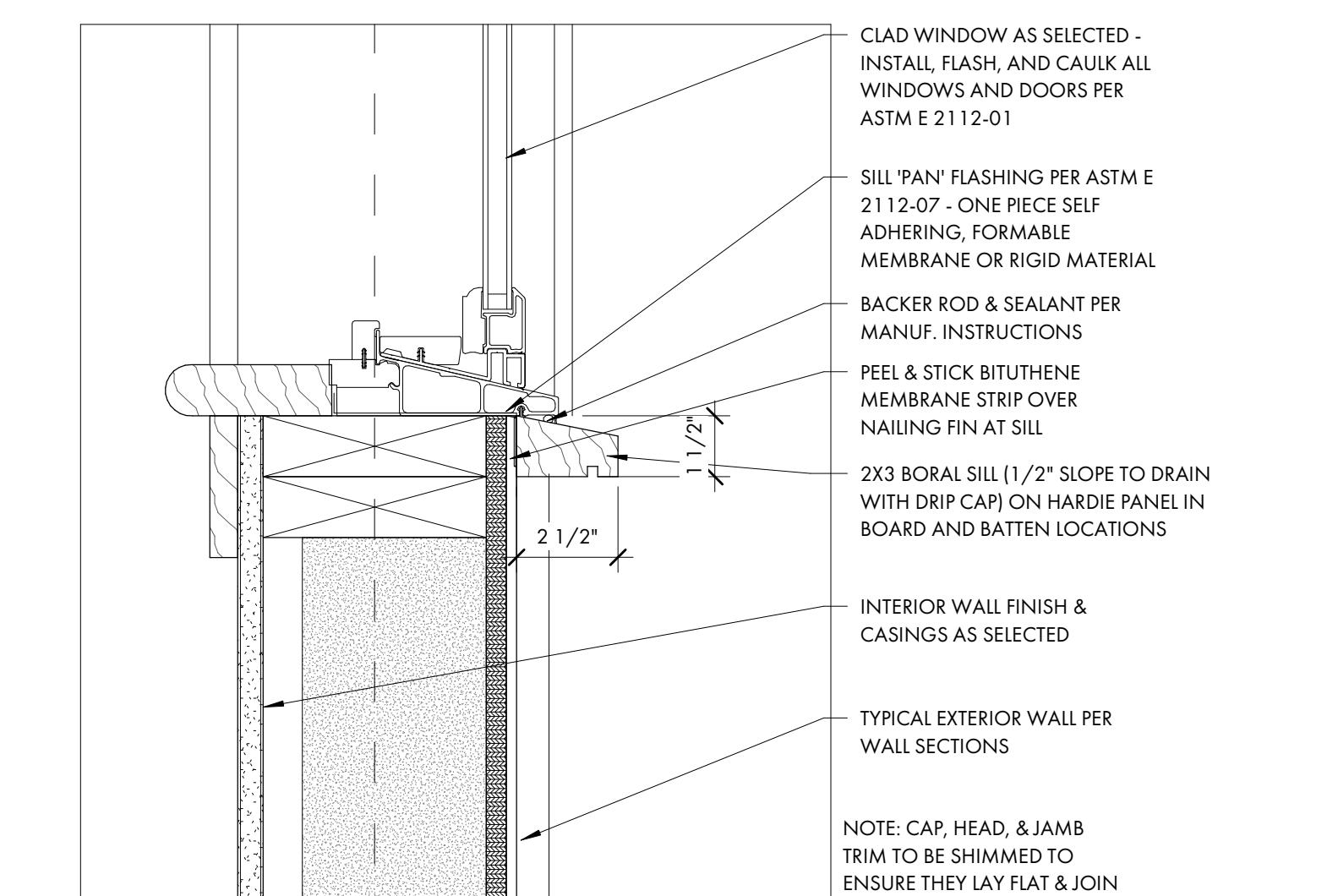
 ©COPYRIGHT 2025 COURT ATKINS GROUP -  
 THE DRAWING IS THE PROPERTY OF THE  
 ARCHITECT AND NOT TO BE REPRODUCED IN  
 WHOLE OR IN PART BY ANY MEANS OR METHOD  
 WITHOUT THE EXPRESS WRITTEN CONSENT OF  
 THE ARCHITECT AND AN UNAUTHORIZED  
 REPRODUCTION OR USE OF THE  
 DOCUMENTS WILL RESULT IN LEGAL ACTION.
**PROJECT INFO**Date  
12.04.2025Project No.  
25-072**ISSUE**

No. REV. DATE DESCRIPTION

**SHEET TITLE**
 1 SECTION AT GARAGE  
 A4.1 1/4" = 1'-0"

 3 SECTION THROUGH STAIR  
 A4.1 1/4" = 1'-0"

 2 SECTION THROUGH DORMER  
 A4.1 1/4" = 1'-0"




**1 DORMER CORNER DETAIL**  
 A5.1 1 1/2" = 1'-0"

**4 TYP. 11/12 ROOF EAVE DETAIL**  
 A5.1 1" = 1'-0"

**7a WINDOW HEAD DETAIL**  
 A5.1 3" = 1'-0"

**2 4/12 DORMER EAVE DETAIL**  
 A5.1 1" = 1'-0"

**5 TYP. BONUS FLOOR DETAIL**  
 A5.1 1" = 1'-0"

**7b WINDOW JAMB DETAIL**  
 A5.1 3" = 1'-0"

**3 11/12 PORCH EAVE DETAIL**  
 A5.1 1" = 1'-0"

**6 TYP. FOUNDATION AT GARAGE**  
 A5.1 1" = 1'-0"

**7c WINDOW SILL DETAIL**  
 A5.1 3" = 1'-0"

# LOI 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC

29910

NOT FOR CONSTRUCTION

NOT  
RIGHT 2025 COURT ATKINS GROUP -  
WING IS THE PROPERTY OF THE  
CT AND IS NOT TO BE REPRODUCED IN  
OR IN PART BY ANY MEANS OR METH-  
T THE EXPRESS WRITTEN CONSENT OF  
HITECT. ANY UNAUTHORIZED  
DUCTION OR REUSE OF THESE  
ENTS WILL RESULT IN LEGAL ACTION.

10 of 10

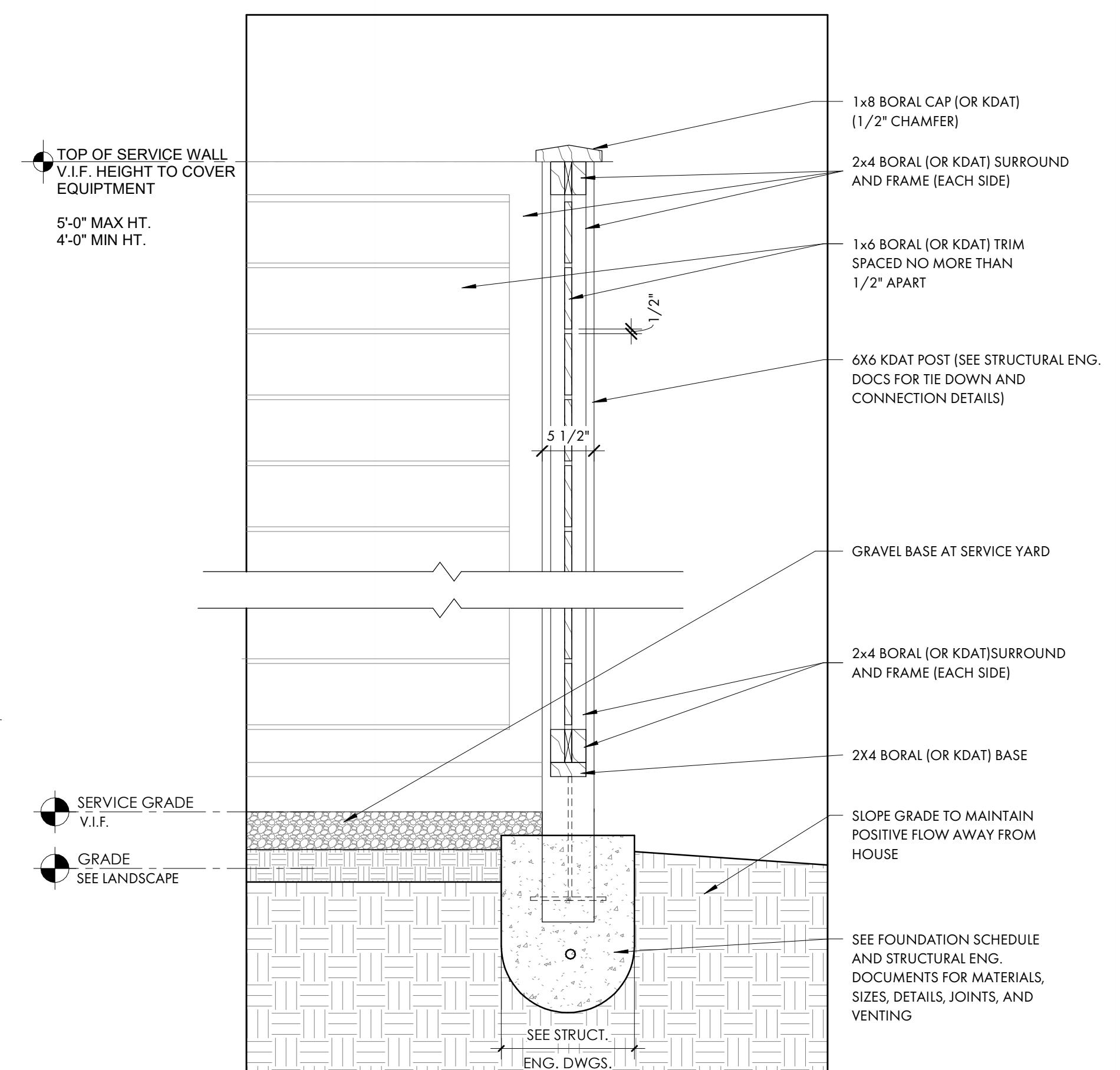
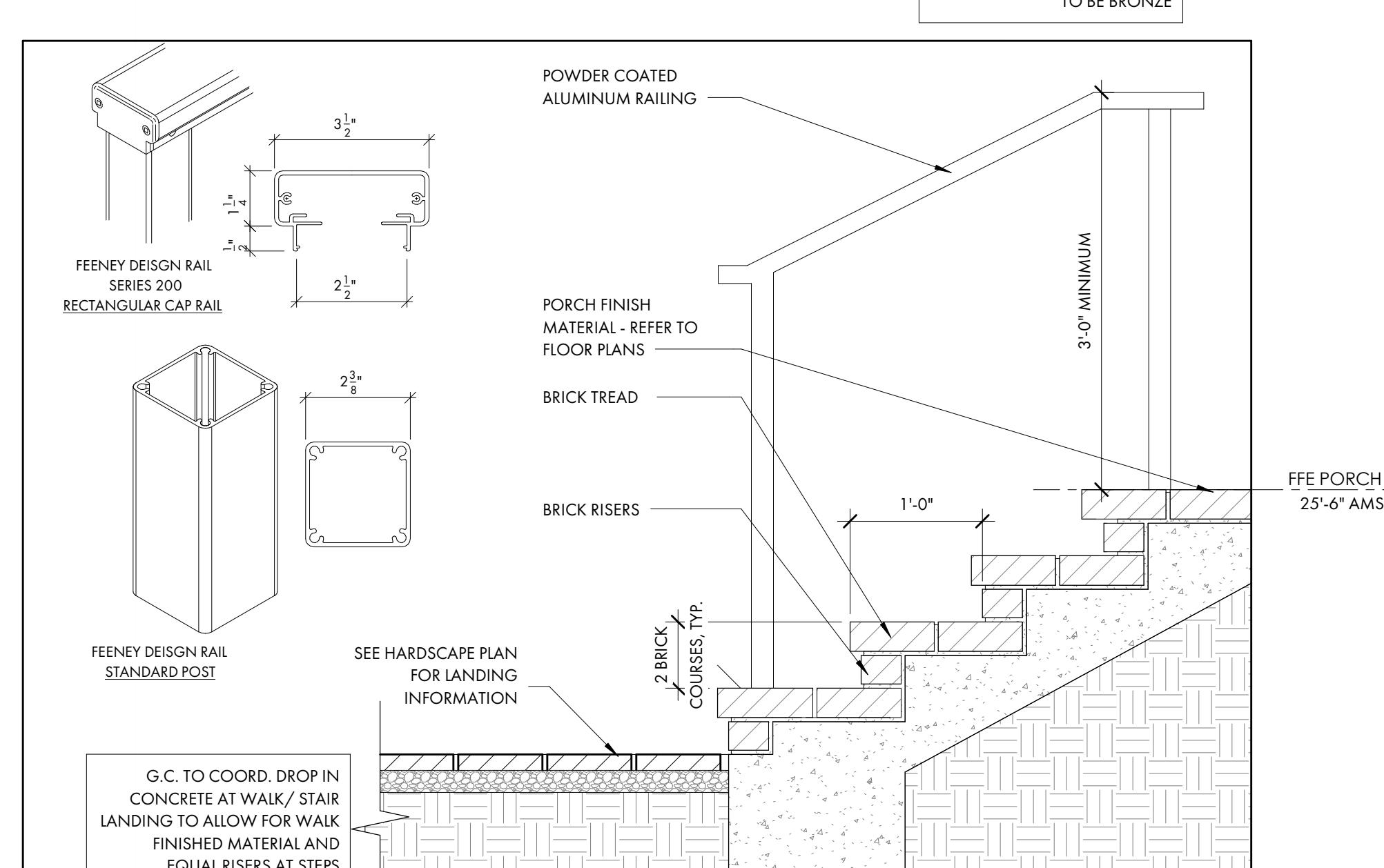
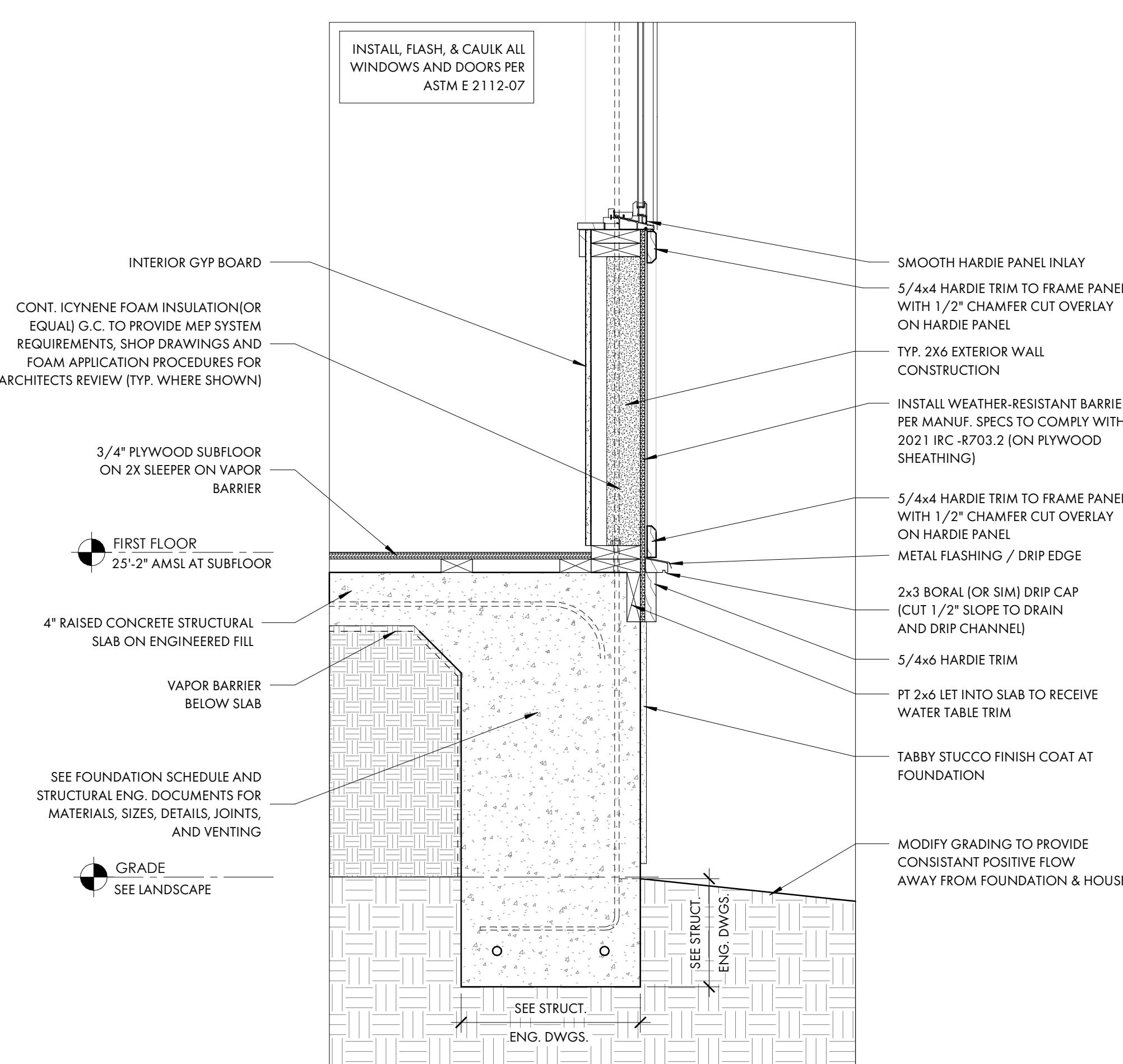
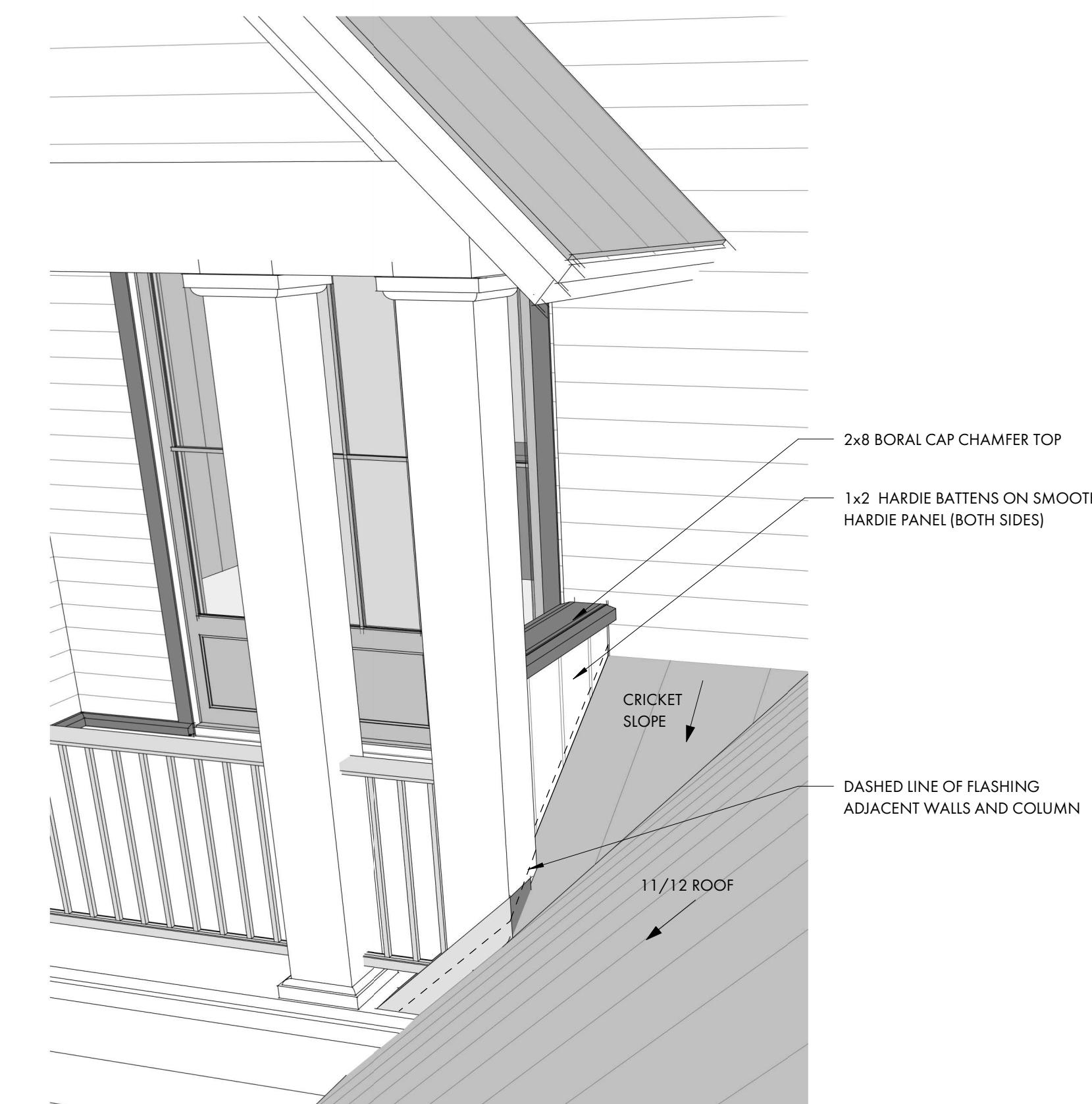
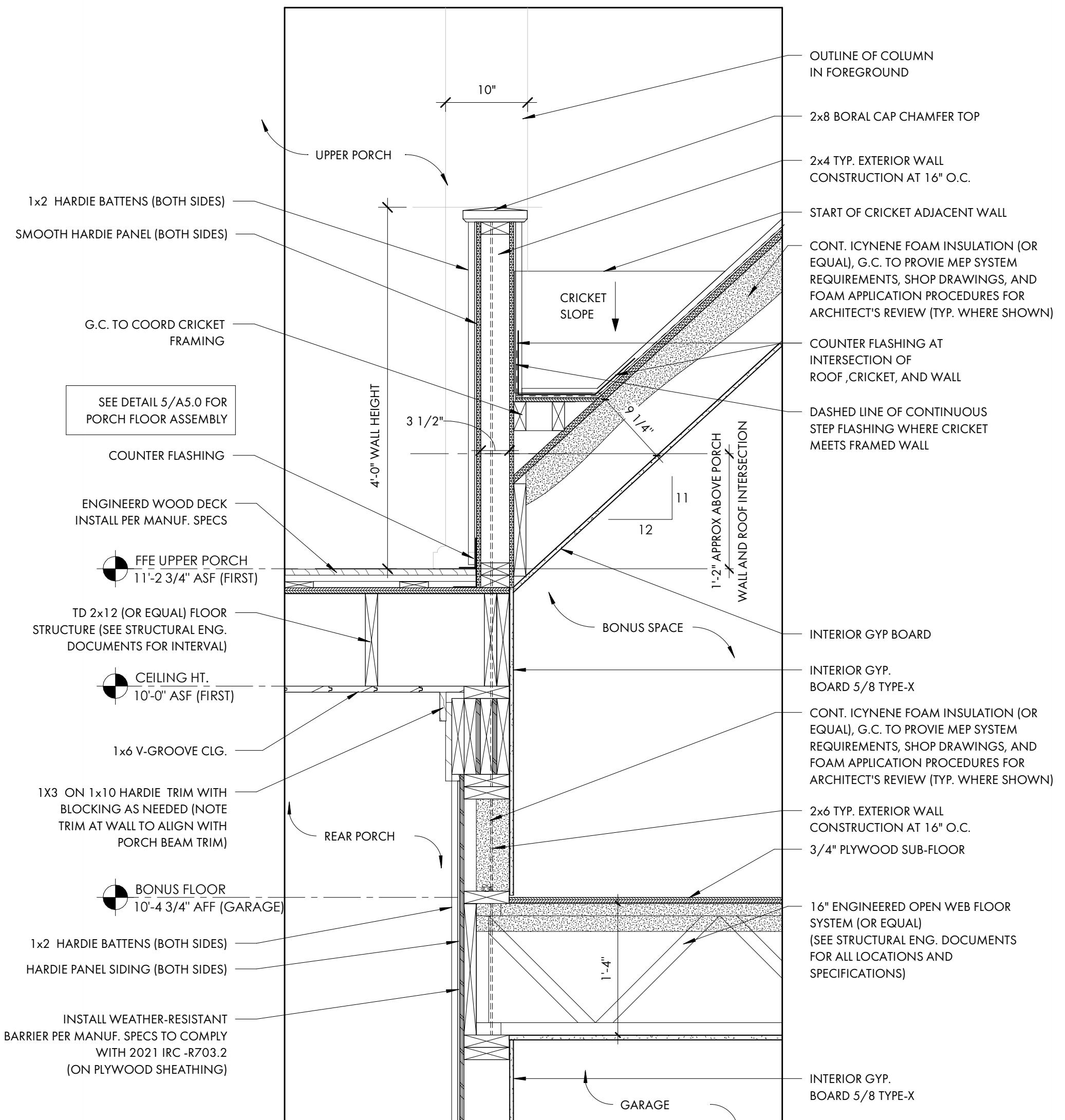
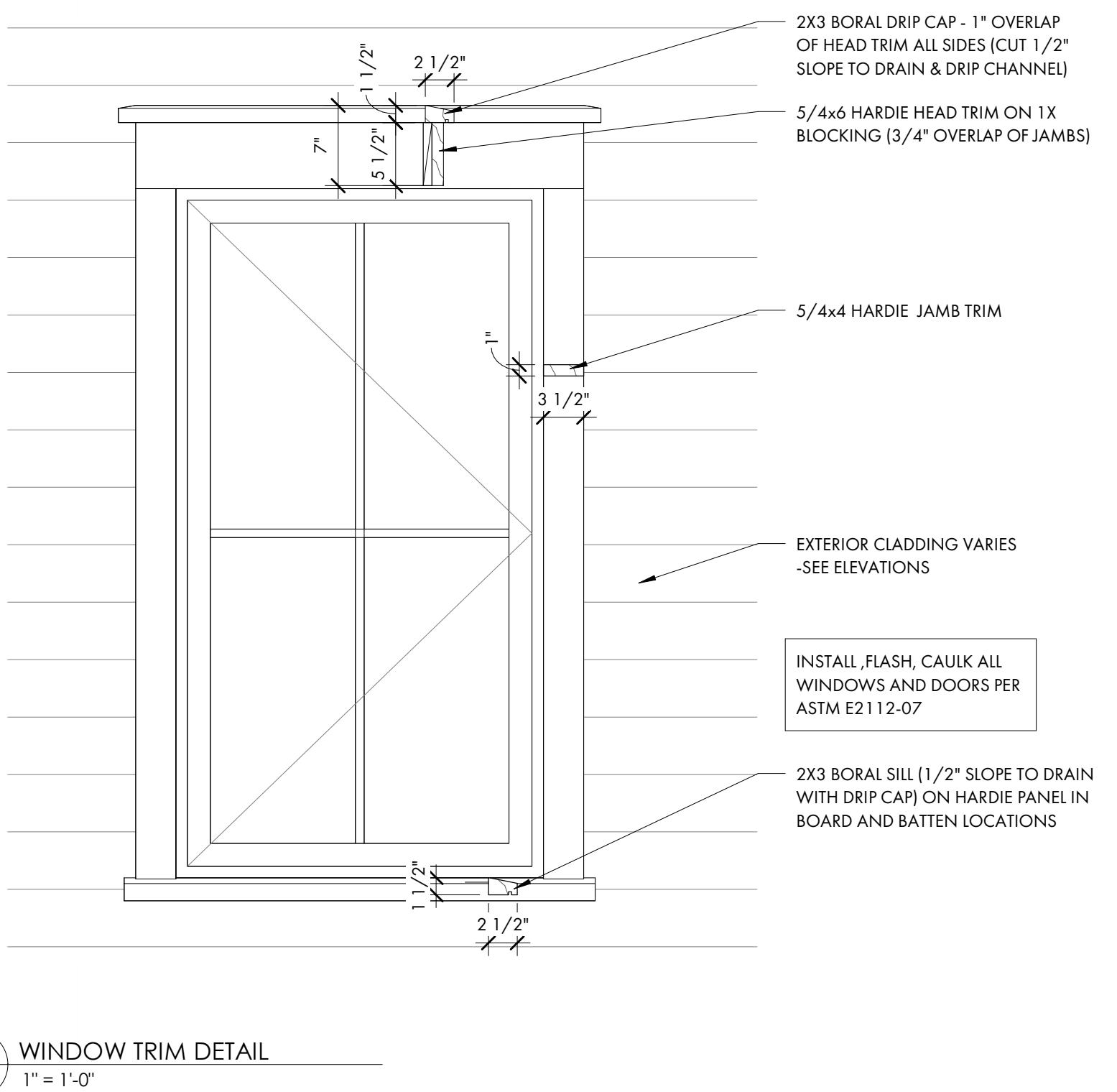
No.

E

## SET TITLE

## DETAILS

# A5.2



# LOT 50 - BLUE CRAB PRIVATE RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29912

# 6 BLUE ROADS

NOT FOR CONSTRUCTION

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THIS DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND IS NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THESE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

Date

---

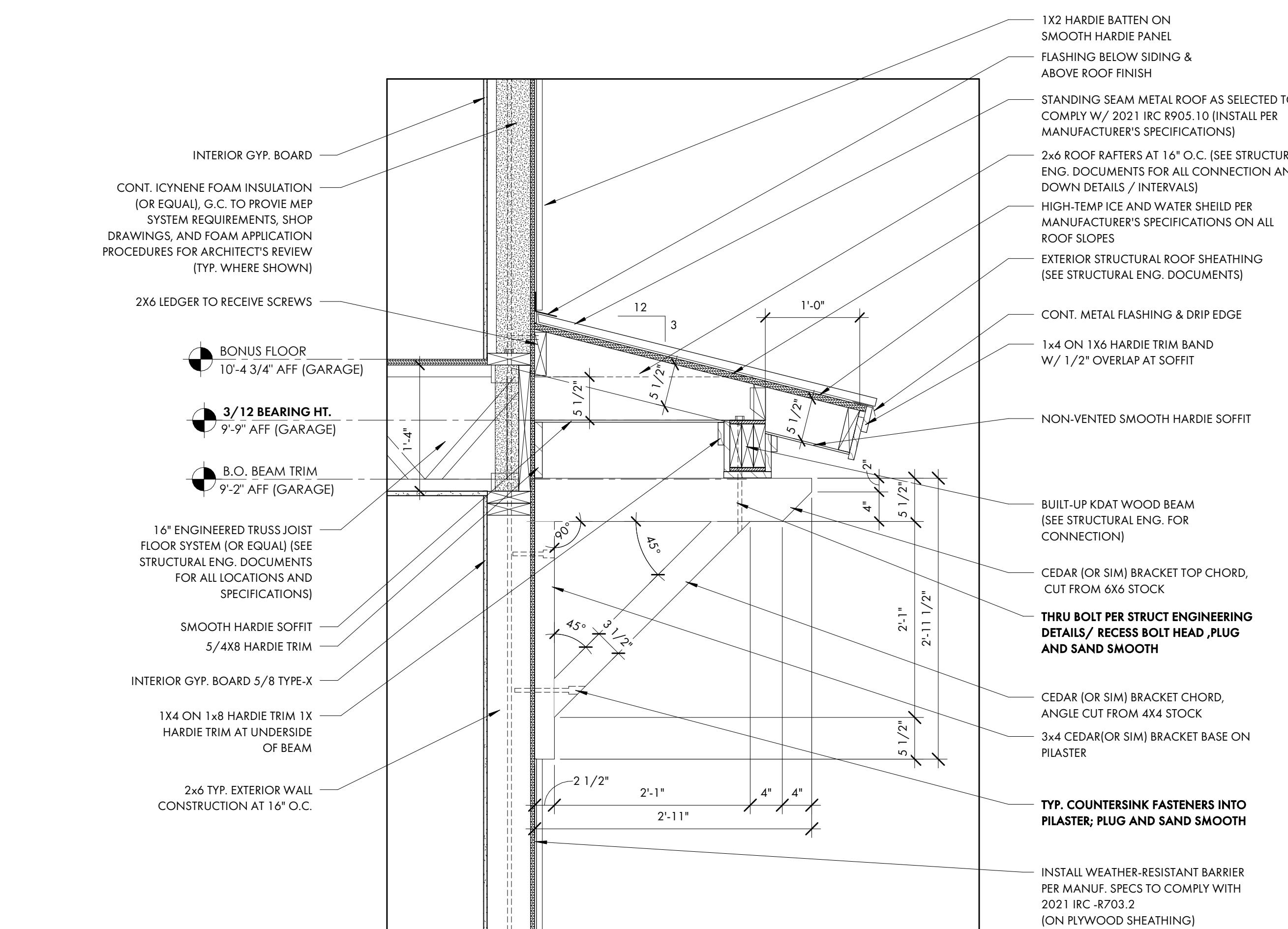
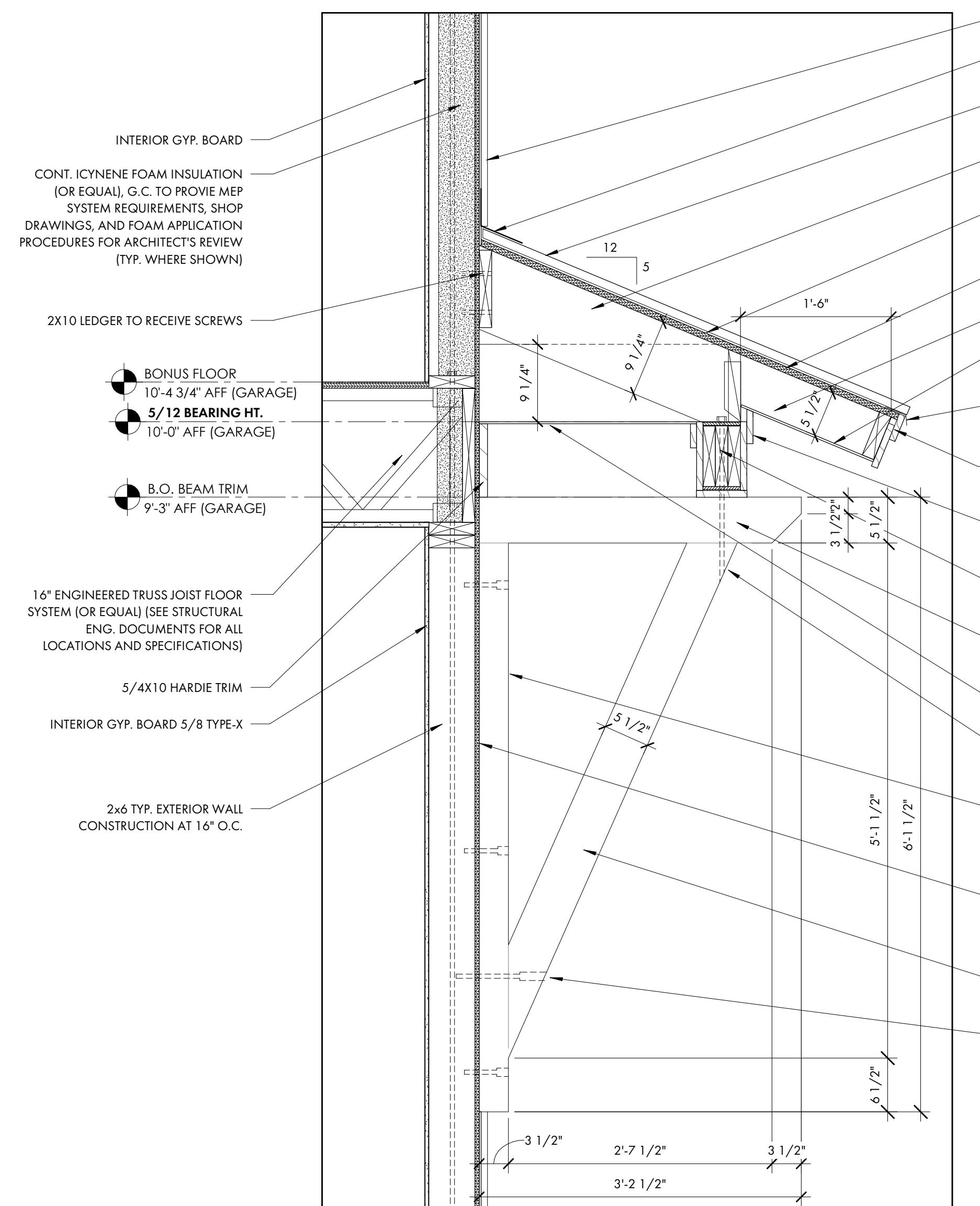
25-072

## ISSUE

---

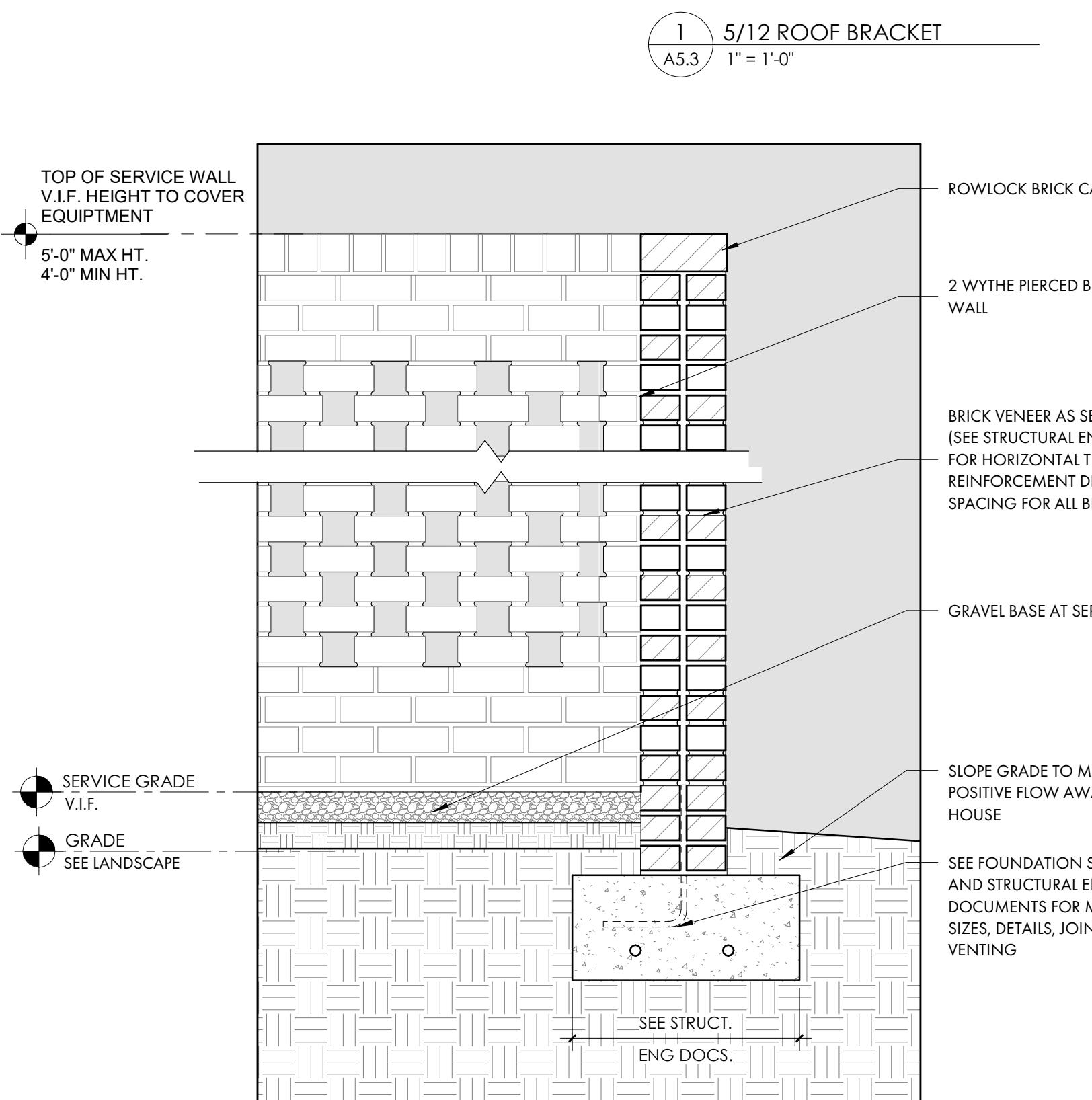
## DETAILS

## A5.3

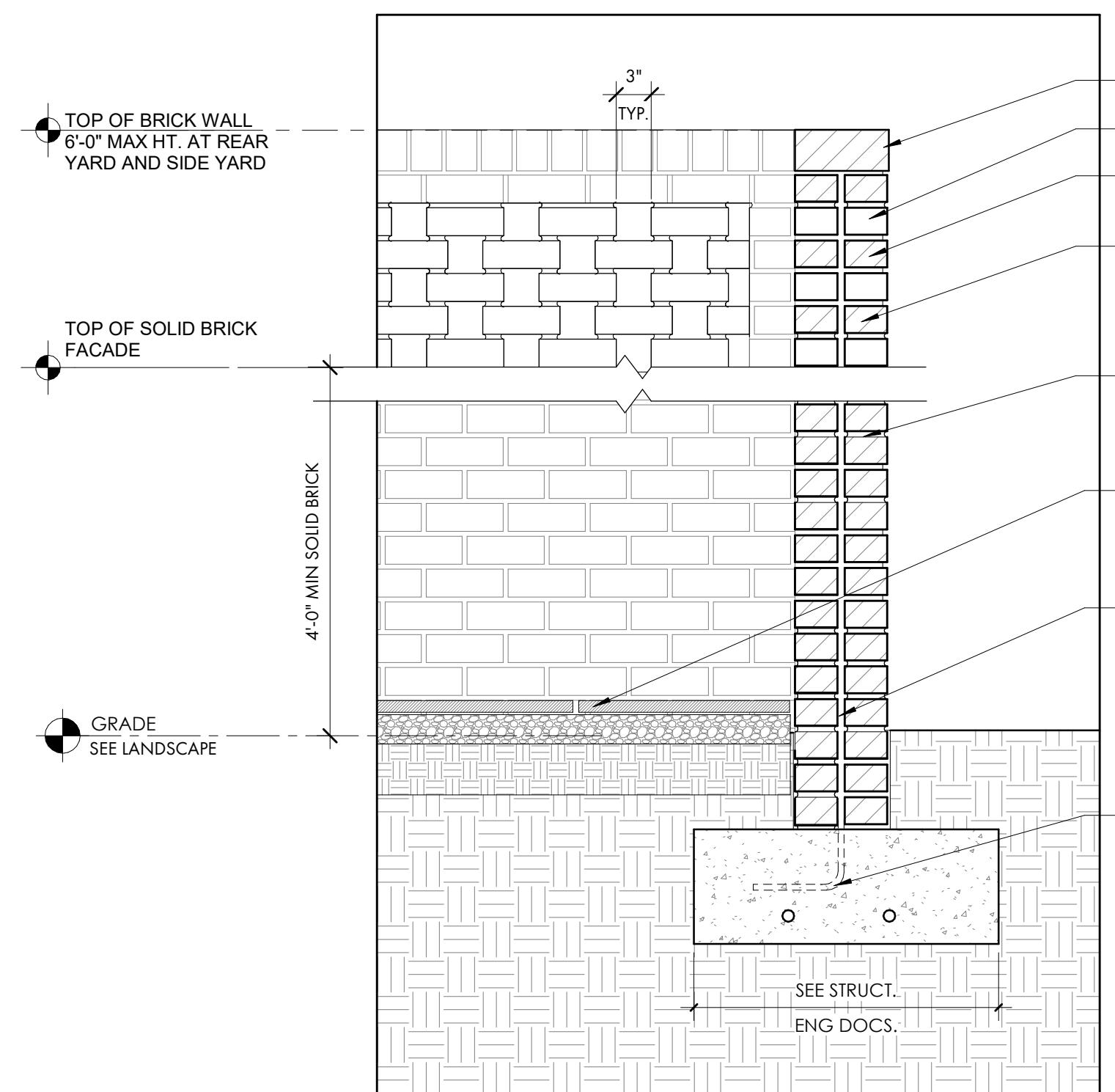


3/12 ROOF BRACKET  
1" = 1'-0"  
A5.3

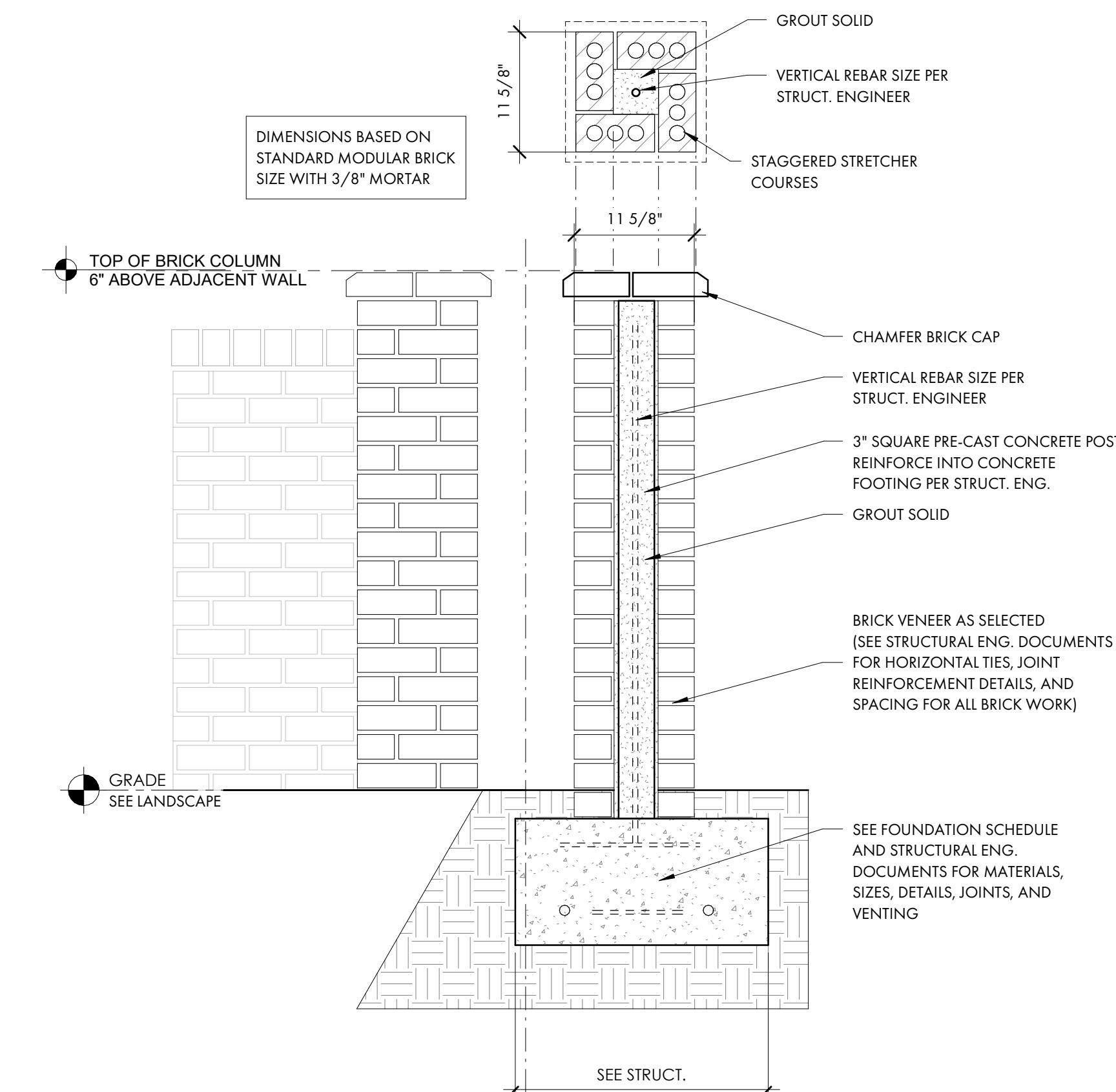
NOTE: ALL BRACKETS TO BE PAINTED TRIM COLOR AS SELECTED



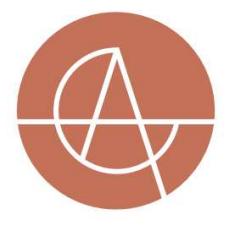
2 PIERCED BRICK WALL AT SERVICE YARD  
A5.3 1" - 1' 0"



4 PIERCED BRICK PRIVACY WALL AT POOL TERRACE  
A5.3 1" - 11' 0"



5 TYP. BRICK COLUMN DETAIL  
A5.3 1" - 1' 0"



COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWINGS ARE THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

**PROJECT INFO**

Date  
12.04.2025

Project No.  
25-072

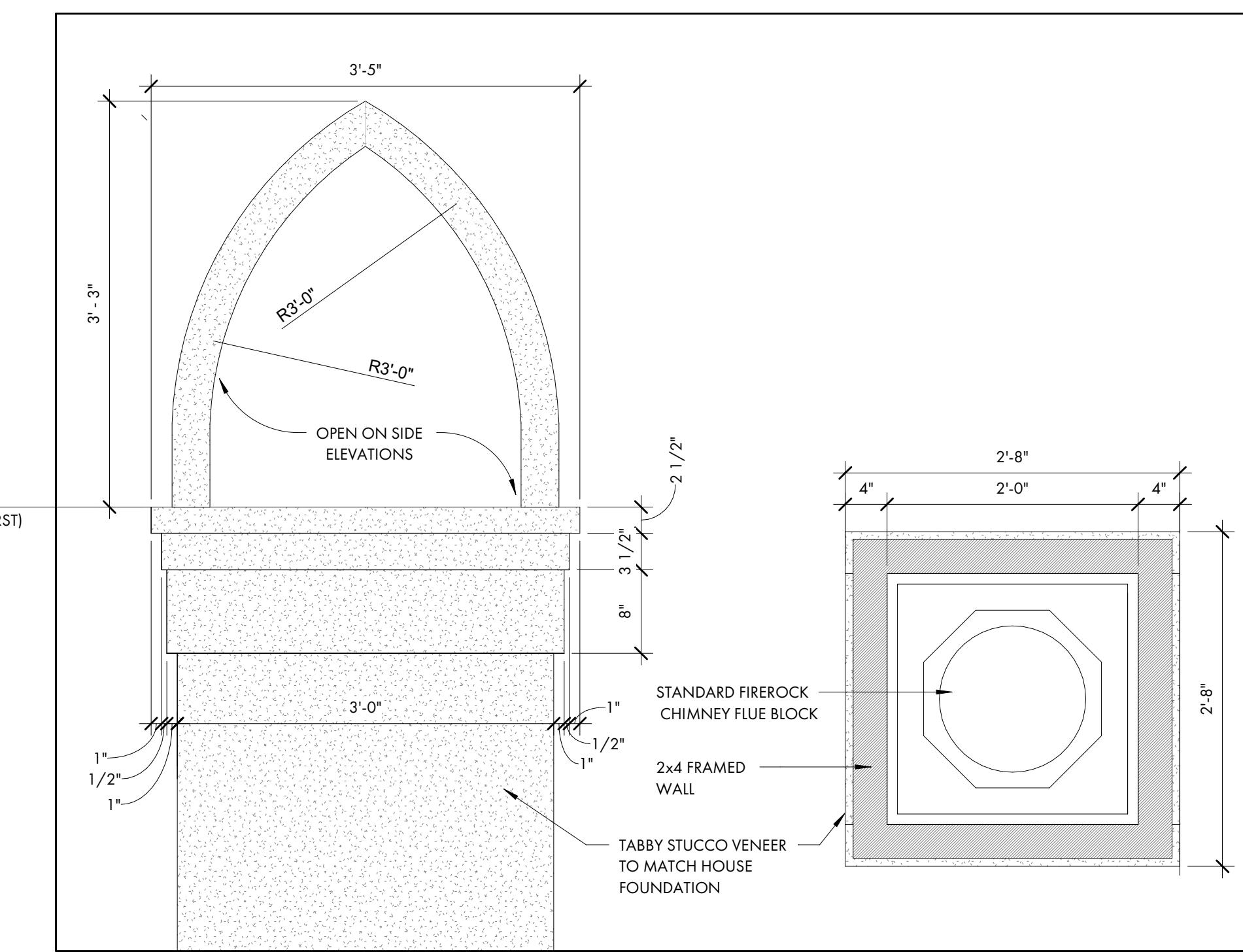
**ISSUE**

No. REV. DATE DESCRIPTION

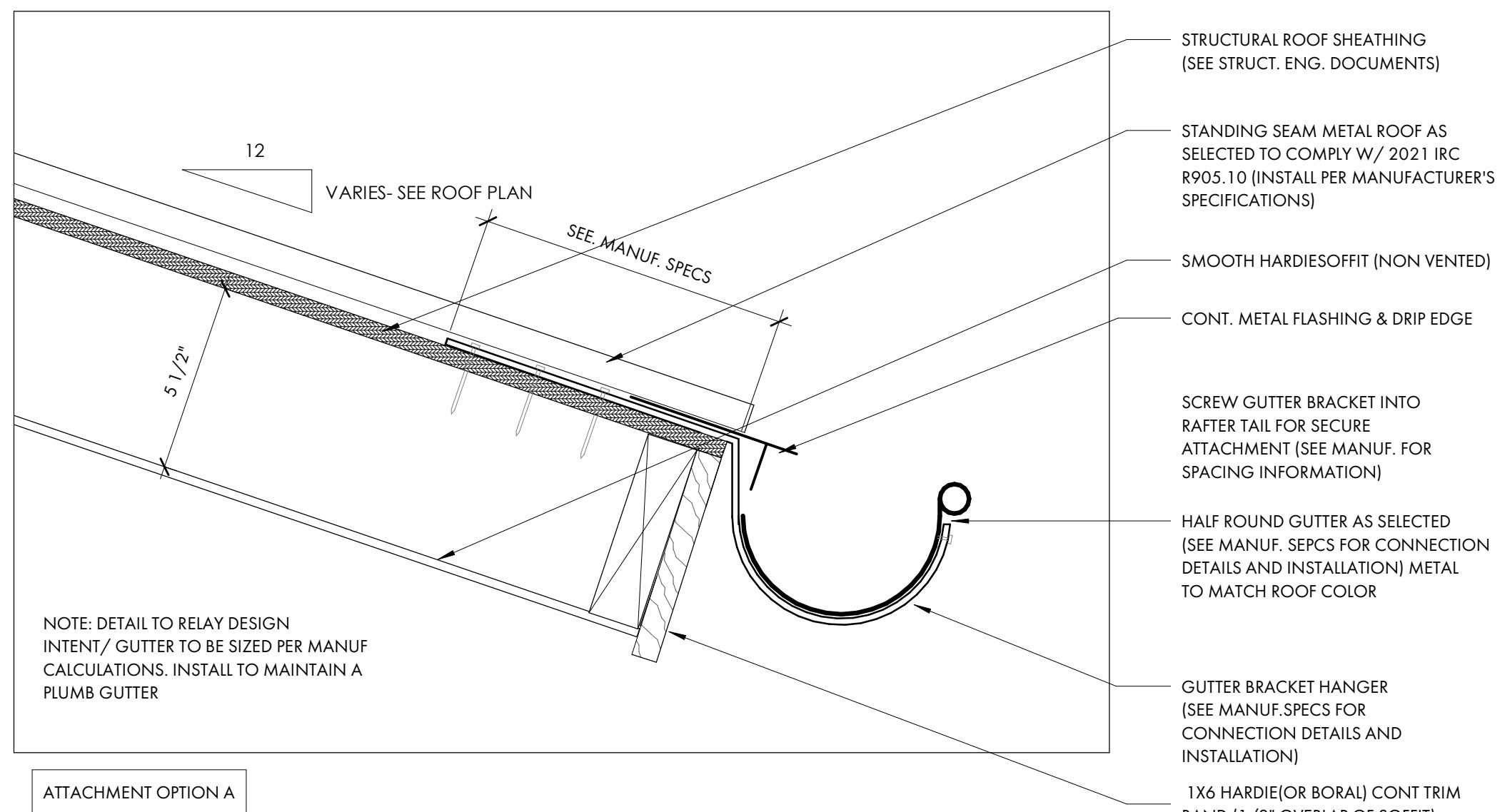
**SHEET TITLE**

DETAILS

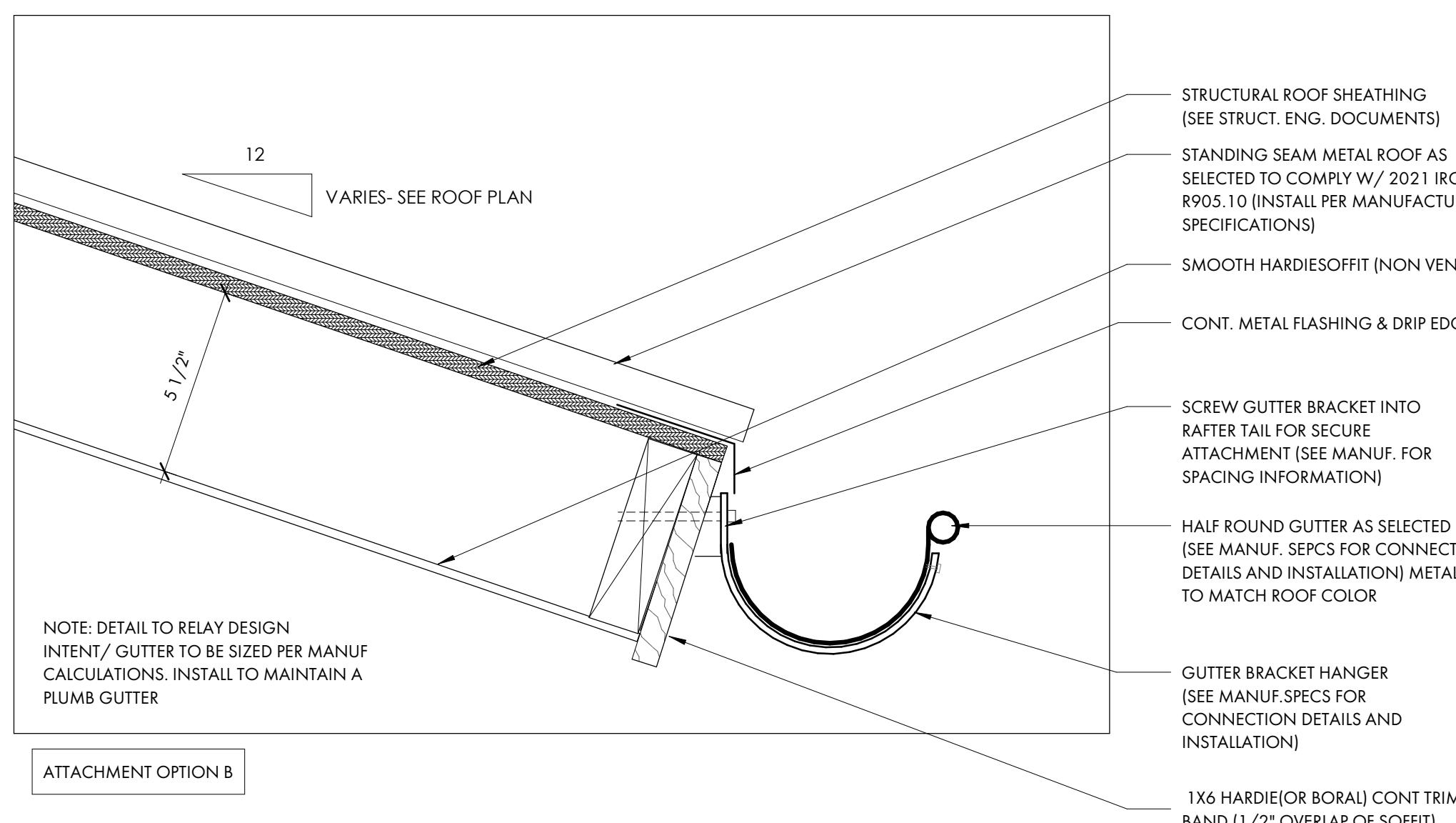
**A5.4**



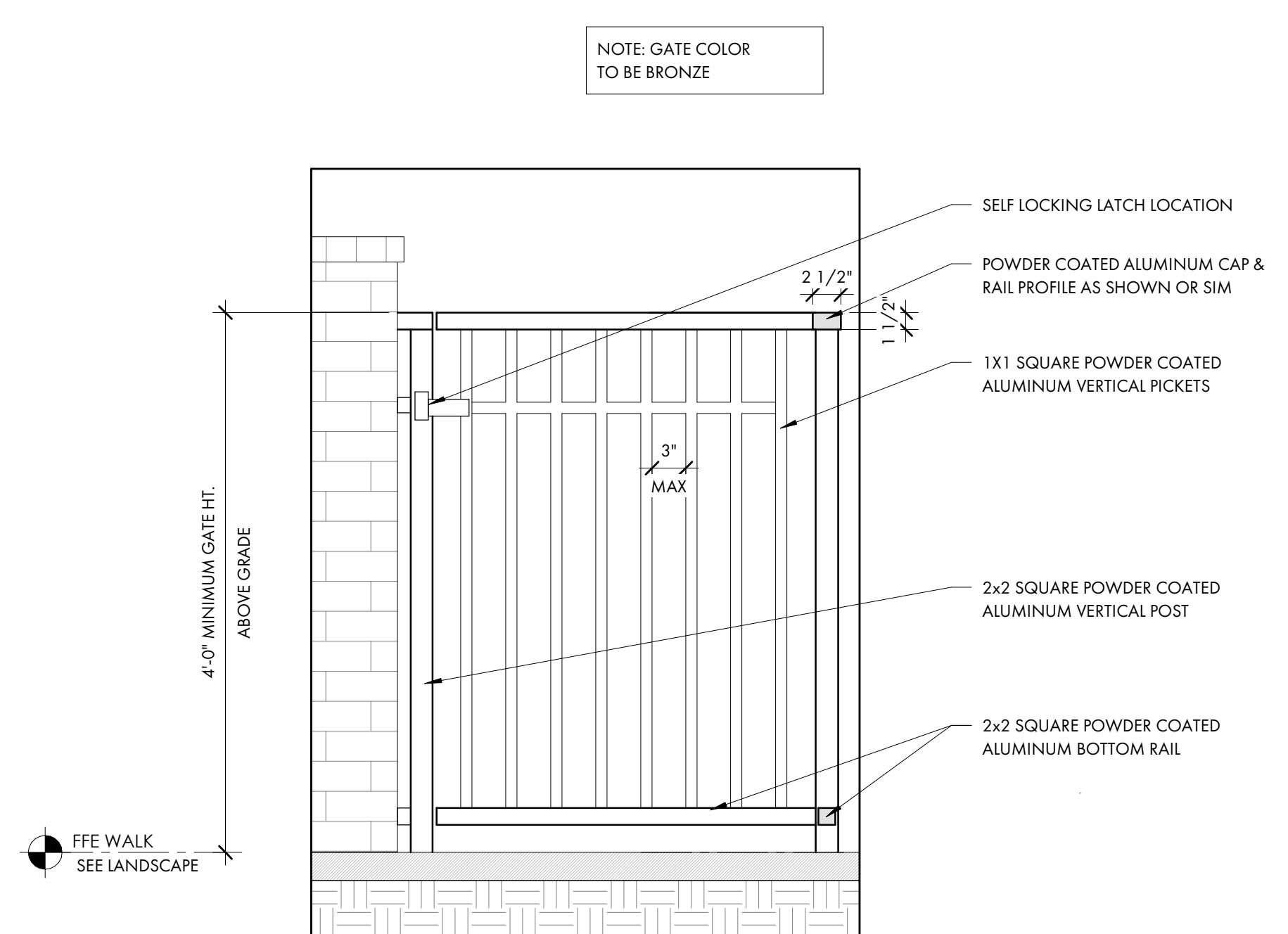
3 STUCCO CHIMNEY CAP  
A5.4 1' = 1'-0"



ATTACHMENT OPTION A



2 TYP. GUTTER DETAIL  
A5.4 3' = 1'-0"



1 GATE AT POOL ENCLOSURE  
A5.4 1' = 1'-0"



COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE  
6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

© COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT. ANY UNAUTHORIZED  
REPRODUCTION OR USE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

ISSUE

No. REV. DATE DESCRIPTION

SHEET TITLE

DOOR AND WINDOW  
SCHEDULE

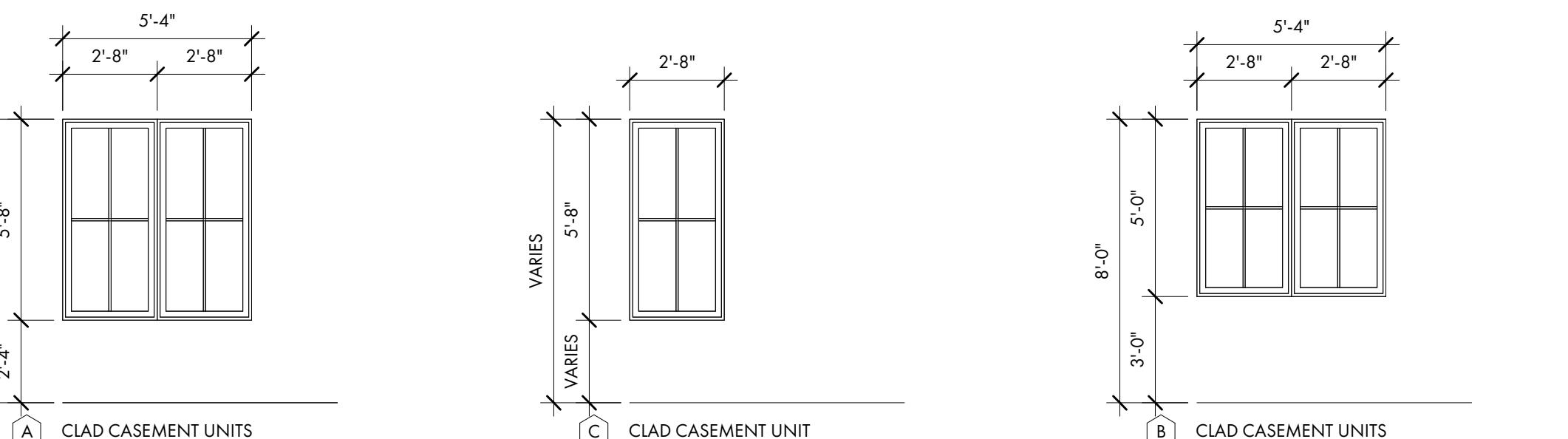
A6.0

ATTACHMENT 6

CAG - WINDOW SCHEDULE								
U-VALUE AND SOLAR HEAT GAIN FACTOR TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS OR APPROVED EQUIVALENT OR AS SPECIFIED BY ENGINEER. ASSUME MINIMUM U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30								
DP 50 RATING OR EQUIVALENT BY G.C./ STRUCTURAL ENGINEER AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.								
Type Mark	Window Type	Description	Frame Opening	Frame Width	Frame Height	Design Pressure	Head Height	Comments
A	CLAD CASEMENT UNITS	[2] 2'-8" x 5'-8"	5'-4"	5'-8"		8'-0"		TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
B	CLAD CASEMENT UNITS	(2) 2'-8" x 5'-0"	5'-4"	5'-0"		8'-0"		TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
C	CLAD CASEMENT UNIT	2'-8" x 5'-8"	2'-8"	5'-8"		8'-0"		TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
D	CLAD CASEMENT UNIT	2'-8" x 5'-0"	2'-8"	5'-0"		8'-0"		TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION.
E	CLAD CASEMENT UNIT	2'-4" x 4'-0"	2'-4"	4'-0"		<varies>		TYPE & FINISH BY G.C./ OWNER. SEE ELEVATION; HEAD HT. VARIES

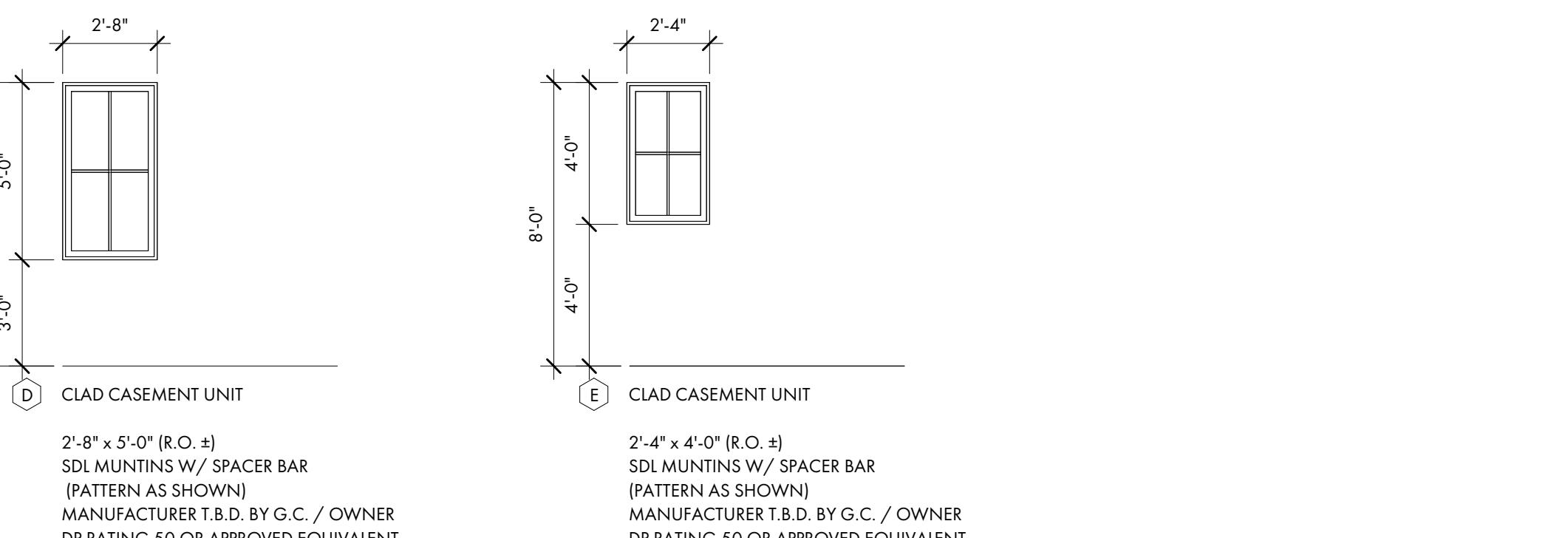
PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSION RESISTANT MACHINE SCREWS FASTENED TO PERMANENTLY INSTALLED THREADED RECEIVERS LAG BOLTED INTO THE FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIMUM WITHDRAWAL CAPACITY OF 490 POUNDS. SEAL AROUND EACH RECEIVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS  
G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.

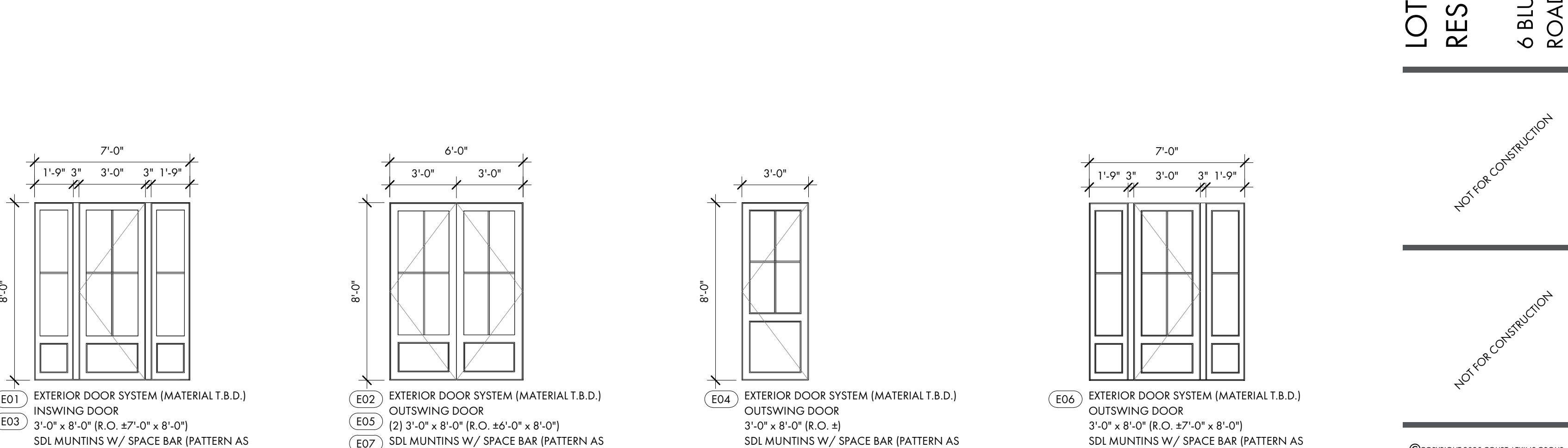


(2) 2'-8" x 5'-8" (R.O. ± 5'-4" x 5'-8")  
SDL MUNTINS W/ SPACER BAR  
(PATTERN AS SHOWN)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT

(2) 2'-8" x 5'-0" (R.O. ± 5'-4" x 5'-0")  
SDL MUNTINS W/ SPACER BAR  
(PATTERN AS SHOWN)  
MANUFACTURER T.B.D. BY G.C. / OWNER  
DP RATING 50 OR APPROVED EQUIVALENT



EGRESS AT BONUS ROOM AND BEDROOM  
#3



ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS



ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" ROUGH OPENINGS - TOP OF DOOR TO ALIGN W/ TOP OF ADJACENT WINDOWS

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)

MANUFACTURER T.B.D. BY G.C. / OWNER

DP RATING 50 OR APPROVED EQUIVALENT

SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)



COURT  
ATKINS  
GROUP

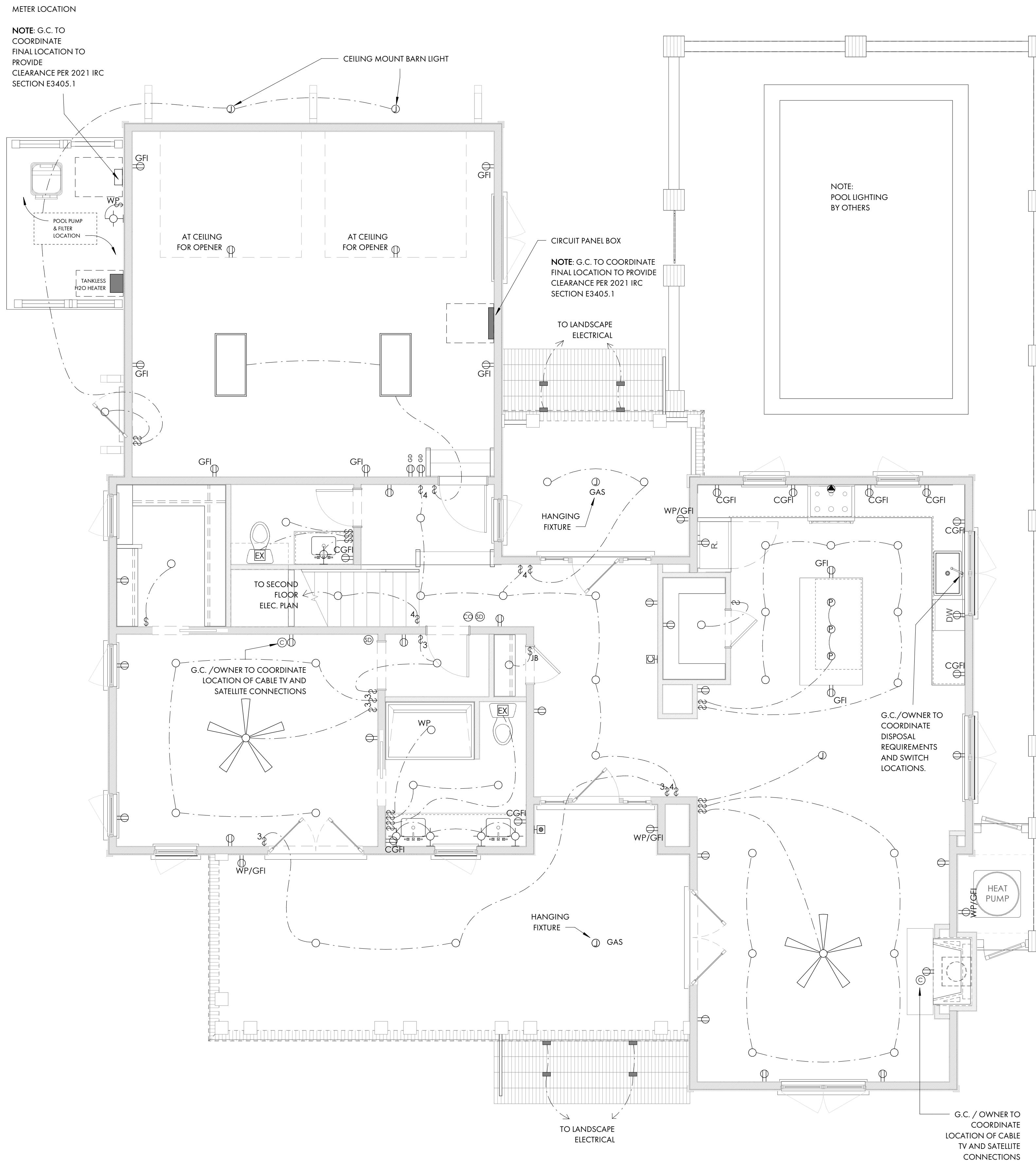
POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN  
E2.1 1/4" = 1'-0"

#### ELECTRICAL PLAN - SYMBOL KEY

⊕	DUPLEX RECEPTACLE	1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
⊕ GFI	GFI RECEPTACLE	2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
⊕ C GFI	COUNTERTOP LEVEL GFI RECEPTACLE	3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHERWISE NOTED.
⊕ GFI WP	GFI IN WATERPROOF BOX	4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
⊕ UC	UNDER-COUNTER RECEPTACLE	5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
⊖	SWITCH DUPLEX RECEPTACLE	6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
▽	220V RECEPTACLE	7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS AND BASEBOARDS WHERE POSSIBLE.
○	FLOOR RECEPTACLE	8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
⊖ GD	GARAGE DOOR OPENER	9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
⊖	SWITCH	10. OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
⊖ 3	3-WAY SWITCH	11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
⊖ 4	4-WAY SWITCH	12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE. SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
⊖ WP	WATERPROOF SWITCH	13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
⊖ D	DIMMER SWITCH	14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
⊖ C	CABLE	15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
⊖ SD	SMOKE DETECTOR	16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
⊖ CG	CARBON MONOXIDE DETECTOR	17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
⊖ R	RECESSED CAN LIGHT	18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
⊖ D	DIRECTIONAL CAN LIGHT	19. ALL RECEPTACLES LOCATED IN THE SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED PER IRC SECTION E3902.16.
⊖ WP	WATERPROOF CAN LIGHT	20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021 IRC SECTION M1305.1.3.
⊖ J	JUNCTION BOX	21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
⊖ P	PENDANT LIGHT	22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021 IRC SECTIONS 3607-3611.
⊖ H	WALL SCONCE	23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021IRC SECTION N1104.1.
⊖ U	UNDERCABINET LIGHT	
⊖ PL	PIN LIGHT	
⊖ S	STEP LIGHT	
⊖ EX	EXHAUST FAN	
⊖ DB	DOOR BELL	
⊖ EH	DOOR BELL CHIME	
⊖ F	2' X 2' FLUORESCENT	
⊖ F	2' X 4' FLUORESCENT	
⊖ F	CEILING FAN	
⊖ EM	ELECTRIC METER	
⊖ CP	CIRCUIT PANEL BOX	

©COPYRIGHT 2025 COURT ATKINS GROUP - THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR USE OF THE DOCUMENTS WILL RESULT IN LEGAL ACTION.

#### PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

#### ISSUE

No. REV. DATE DESCRIPTION

#### SHEET TITLE

FIRST FLOOR ELEC.  
PLAN

E2.1



COURT  
ATKINS  
GROUP

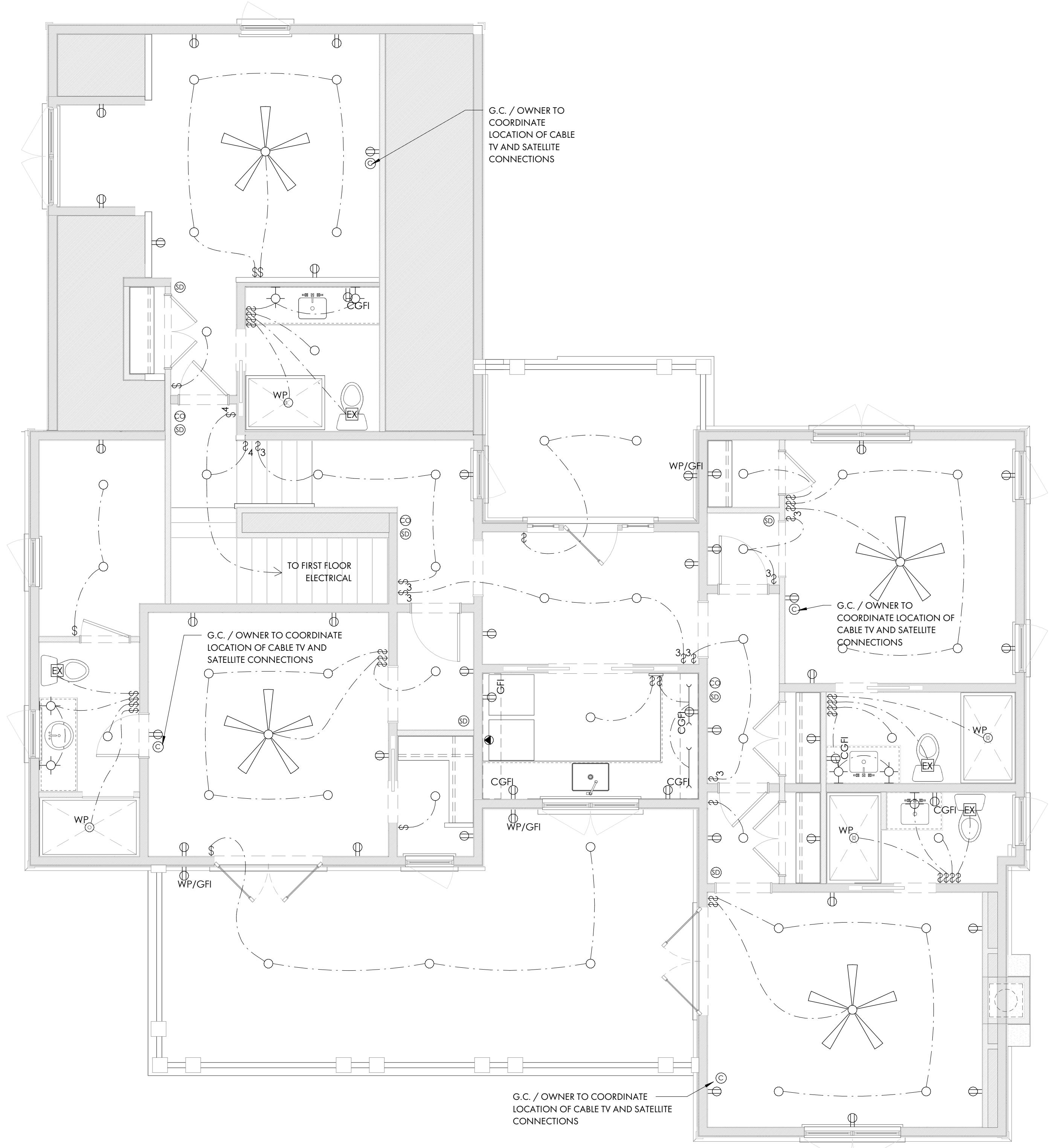
POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

LOT 50 - BLUE CRAB PRIVATE  
RESIDENCE

6 BLUE CRAB STREET - TABBY  
ROADS, BLUFFTON, SC  
29910

NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR CONSTRUCTION



1  
E2.2 1/4" = 1'-0"  
SECOND FLOOR ELECTRICAL PLAN

#### ELECTRICAL PLAN - SYMBOL KEY

⊕	DUPLEX RECEPTACLE	1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
⊕ GFI	GFI RECEPTACLE	2. VERIFY ALL SWITCH AND POWER LOCATIONS TO BE 42" A.F.F.
⊕ C GFI	COUNTERTOP LEVEL GFI RECEPTACLE	3. ALL SWITCHES TO BE 42" A.F.F. UNLESS OTHERWISE NOTED.
⊕ GFI WP	GFI IN WATERPROOF BOX	4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
⊕ UC	UNDER-COUNTER RECEPTACLE	5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
⊖	SWITCH DUPLEX RECEPTACLE	6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
▽	220V RECEPTACLE	7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS AND BASEBOARDS WHERE POSSIBLE.
○	FLOOR RECEPTACLE	8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
⊕ GD	GARAGE DOOR OPENER	9. OWNER/G.C. TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
⊖	SWITCH	10. OWNER/G.C. TO DETERMINE OPTIMAL THERMOSTAT LOCATION OR PROVIDE FOR REMOTE THERMOSTAT SENSORS.
⊖ 3	3-WAY SWITCH	11. OWNER/G.C. TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR PRIMARY LOCATIONS.
⊖ 4	4-WAY SWITCH	12. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
⊖ WP	WATERPROOF SWITCH	13. OWNER/G.C. TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIR RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY.
⊖ D	DIMMER SWITCH	14. OWNER/G.C. TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE TANK SERVICE NATURAL GAS SERVICE IF OR APPLICABLE.
⊖ C	CABLE	15. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
⊖ SMOKE DETECTOR	SMOKE DETECTOR	16. OWNER/G.C. TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
⊖ CO	CARBON MONOXIDE DETECTOR	17. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. OWNER/G.C. TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
⊖ RL	RECESSED CAN LIGHT	18. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATION AND FIXTURE FOR WALL MOUNTED JUNCTION BOX.
⊖ DCL	DIRECTIONAL CAN LIGHT	19. OWNER/G.C. TO DETERMINE FINAL LOCATION TO PROVIDE CLEARANCE PER 2021 IRC SECTION E3405.1
⊖ WP	WATERPROOF CAN LIGHT	20. OWNER/G.C. TO COORDINATE LIGHTING FOR ALL HVAC APPLIANCES LOCATED IN THE ATTIC PER 2021IRC SECTION M 1305.1.3.
⊖ JBX	JUNCTION BOX	21. OWNER/G.C. TO DETERMINE AND COORDINATE LOCATIONS FOR SMOKE DETECTORS INSIDE AND OUTSIDE OF EACH SLEEPING ROOM AS REQUIRED PER IRC SECTION R314.
⊖ PL	PENDANT LIGHT	22. ALL GROUNDING POINTS AVAILABLE TO CONFORM TO 2021IRC SECTIONS 3607-3611.
⊖ WS	WALL SCONCE	23. AT LEAST 75% OF THE LAMPS INSTALLED IN PERMANENT LIGHT FIXTURES TO BE HIGH EFFICIENCY LAMPS PER 2021IRC SECTION N1104.1.
⊖ UCL	UNDERCABINET LIGHT	
⊖ PL	PIN LIGHT	
⊖ SL	STEP LIGHT	
⊖ EX	EXHAUST FAN	
⊖ DB	DOOR BELL	
⊖ DBCH	DOOR BELL CHIME	
⊖ 2' x 2' FLUORESCENT	2' x 2' FLUORESCENT	
⊖ 2' x 4' FLUORESCENT	2' x 4' FLUORESCENT	
⊖ CF	CEILING FAN	
⊖ EM	ELECTRIC METER	
⊖ CPB	CIRCUIT PANEL BOX	

©COPYRIGHT 2025 COURT ATKINS GROUP -  
THE DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND NOT TO BE REPRODUCED IN  
WHOLE OR IN PART BY ANY MEANS OR METHOD  
WITHOUT THE EXPRESS WRITTEN CONSENT OF  
THE ARCHITECT AND THE AUTHORIZED  
REPRODUCER. THE REUSE OF THE  
DOCUMENTS WILL RESULT IN LEGAL ACTION.

#### PROJECT INFO

Date  
12.04.2025

Project No.  
25-072

#### ISSUE

No. REV. DATE DESCRIPTION

#### SHEET TITLE

SECOND FLOOR ELEC.  
PLAN

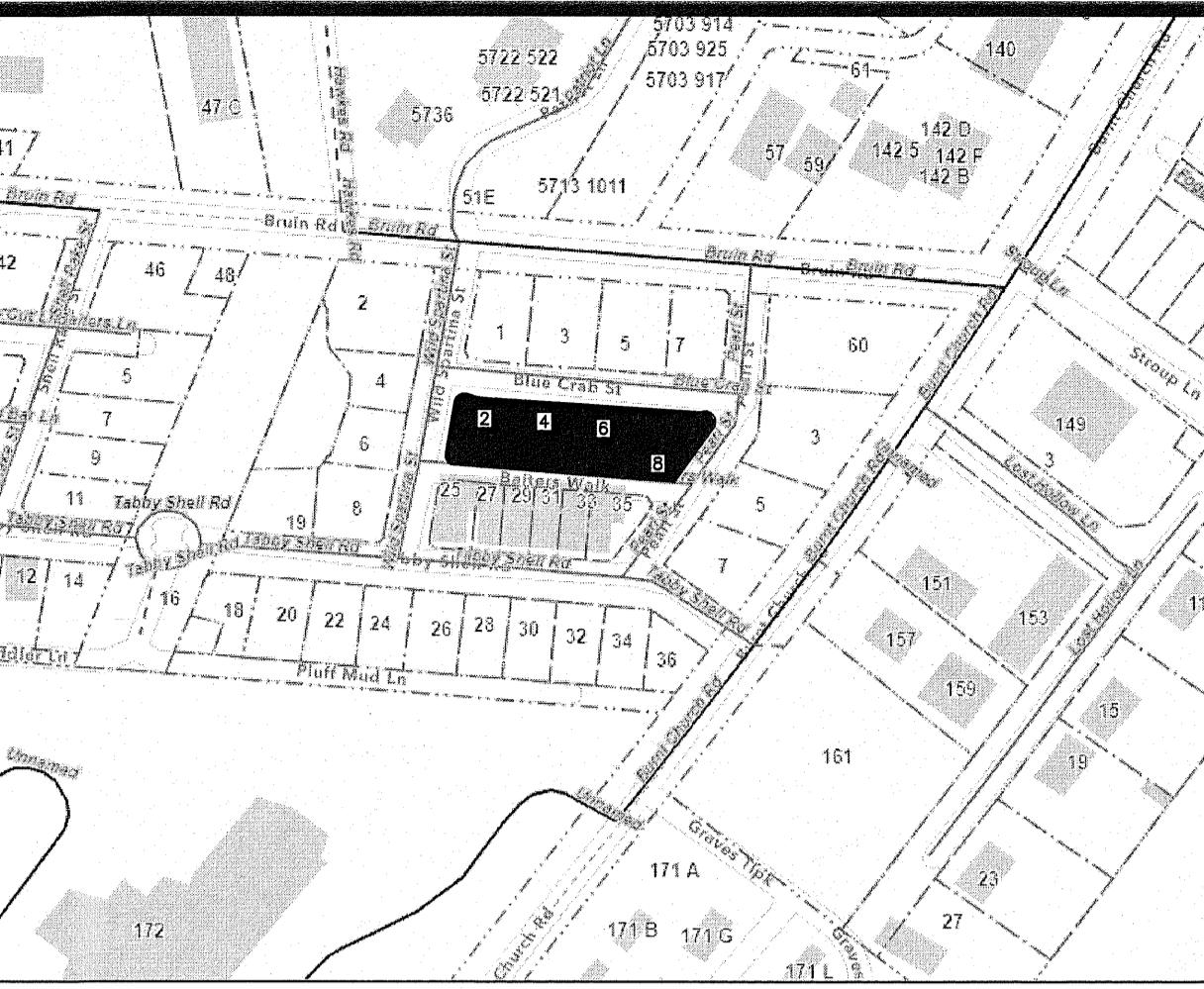
E2.2

REFERENCE PLAT

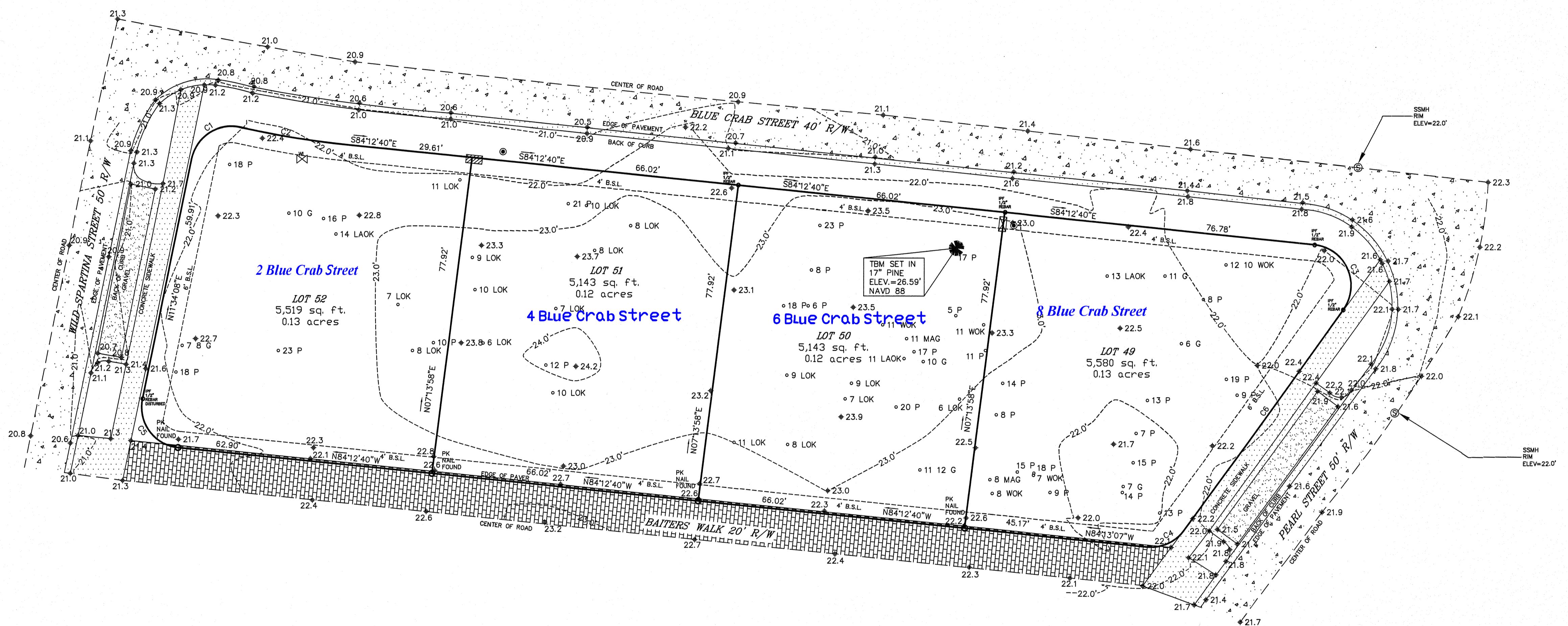
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	15.92	10.00	14.29	S57°10'44"E	91°12'16"
C2	28.07	220.00	28.05	S80°52'00"E	71°8'38"
C3	20.90	10.00	17.30	N24°19'20"W	119°45'55"
C4	10.39	10.00	9.93	N66°00'45"E	59°32'15"
C5	16.72	10.00	14.84	S36°19'16"E	95°48'15"
C6	67.04	5735.60	67.04	N35°54'05"E	0°40'11"

## 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



LOCATION MAP NOT TO SCALE

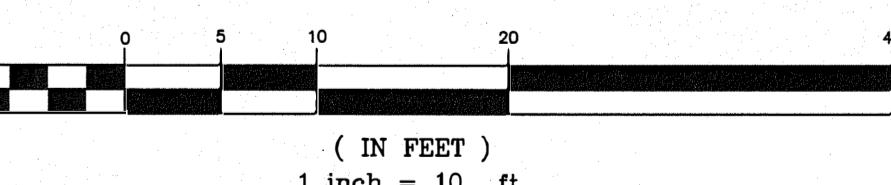


## LEGEND

- 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
- 12' - 12' SETBACK LINE

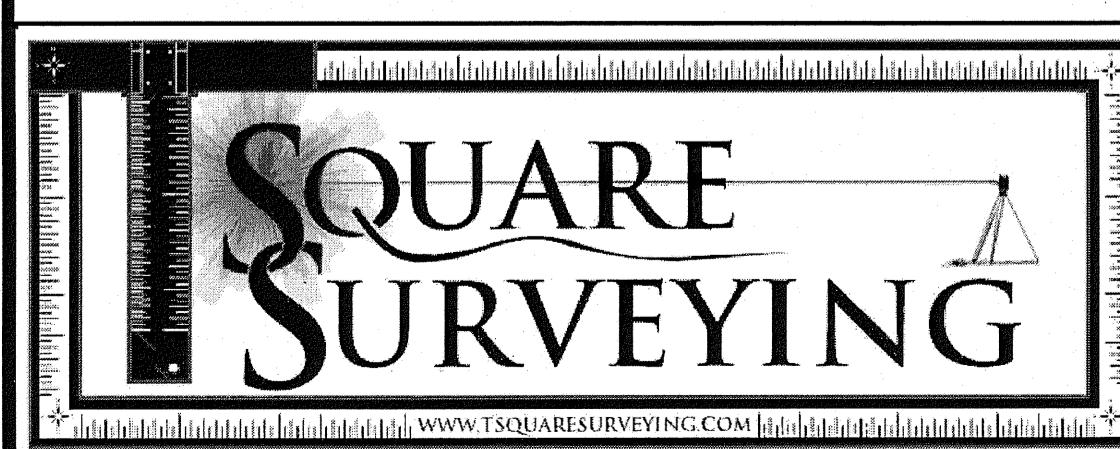
- (SL) - SEWER LATERAL
- (SM) - SANITARY SEWER MANHOLE
- (EP) - ELECTRIC BOX
- (SE) - SPOT ELEVATION SHOTS
- O.H.P.L. - OVER HEAD POWER LINE
- (GP) - FIRE HYDRANT
- (GI) - GRATE INLET
- (PP) - POWER POLE
- (OP) - GUY LINE
- (LP) - LIGHT POLE
- (SDM) - STORM DRAIN MANHOLE
- (FM) - FIBEROPTICS MANHOLE
- (WT) - WATER METER
- (ICV) - IRRIGATION CONTROL VALVE

## GRAPHIC SCALE



( IN FEET )

1 inch = 10 ft



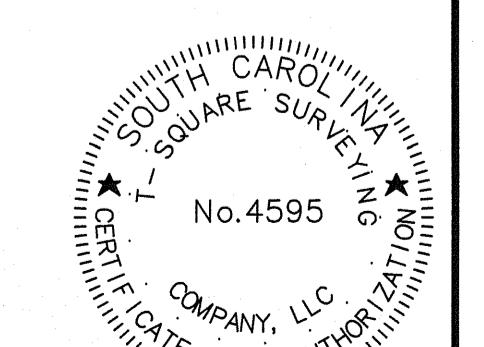
**T SQUARE SURVEYING**  
 PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330  
 139 Burnt Church Road  
 Bluffton, SC 29910  
 tsquare@chargray.com  
 Phone 843-757-2650 Fax 843-757-5758

JOB No. 22-435TR



WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF  
 ED WHITE

A TREE & TOPOGRAPHIC SURVEY OF LOT 49 BLUE CRAB STREET,  
 A PORTION OF REEVES BROTHERS SUBDIVISION,  
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCELS 1229, 1230, 1231 &amp; 1232

Notes:  
 1. According To FEMA Flood Insurance Rate Map # 4503C0426G  
 This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum  
 Required Elevation NAV A Ft. NAVDB8  
 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 Delination.  
 4. All Building Setback Requirements Should Be Verified With The Proper  
 Authorities Prior To Design And Construction.  
 Reference Plat#2  
 PLAT BOOK 142 AT PAGE 119

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: JULY 21, 2023