



Muskogee Crepe Myrtle



Live Oak



Foxtail Fern



Bottlebrush



Pink Sasanqua Camellia



Sky Pencil Holly

LEGEND

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON PIN SET
- IRON PIN FOUND
- INDICATES STREET ADDRESS
- TEMPORARY BENCH MARK
- BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- CONTOUR LINES
- XFMR - TRANSFORMER
- WATER LATERAL
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE

TREE LEGEND

- W/OAK - 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



Anise



Cerise Charm Loropetalum

23 Liriope, Super Blue / 00lg

3 Dianella, Flax Lily / 00lg

2 Fern, FOXTAIL / 003g

5 Loropetalum, CERISE CHARM / 007G

3 Dianella, Flax Lily / 00lg

1 Crepe Myrtle, MUSKOGEE/ 030g

2 Camellia, SASANQUA Pink / 007g

4 Ligustrum, Sunshine / 007 gal

1 Oak, Live / 065 gal

3 Podocarpus / 007g

6 Anise parviflorum (YELLOW) / 007g

8 Viburnum, Sweet / 007g

FRONT COVERED PORCH

FINISHED FRONT COVERED PORCH FLOOR

24.50' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

FIRST FLOOR

FINISHED FIRST FLOOR

24.75' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

SERVICE YARD

FINISHED SERVICE YARD FLOOR

22.75' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

SCREENED PORCH

FINISHED SCREENED PORCH FLOOR

24.50' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

PATIO

FINISHED PATIO FLOOR

22.75' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

GARAGE

FINISHED GARAGE FLOOR

22.75' M.S.L. - N.A.V.D. 88

(ELEVATION SHALL BE WITH OTHER SELECTED FROM MATERIALS)

Pine Straw Mulch

10 Grass, Carex EVERILLO/ 001 gal

10 Bottlebrush, Red Cluster / 007g

9 Viburnum, Mrs Schillers / 007g

3 Fern, FOXTAIL / 003g

13 Grass, Carex EVERILLO/ 001 gal

5 Podocarpus / 007g

1 Fern, FOXTAIL / 003g

4 Viburnum, Sweet / 007g

4 Dianella, Flax Lily / 00lg

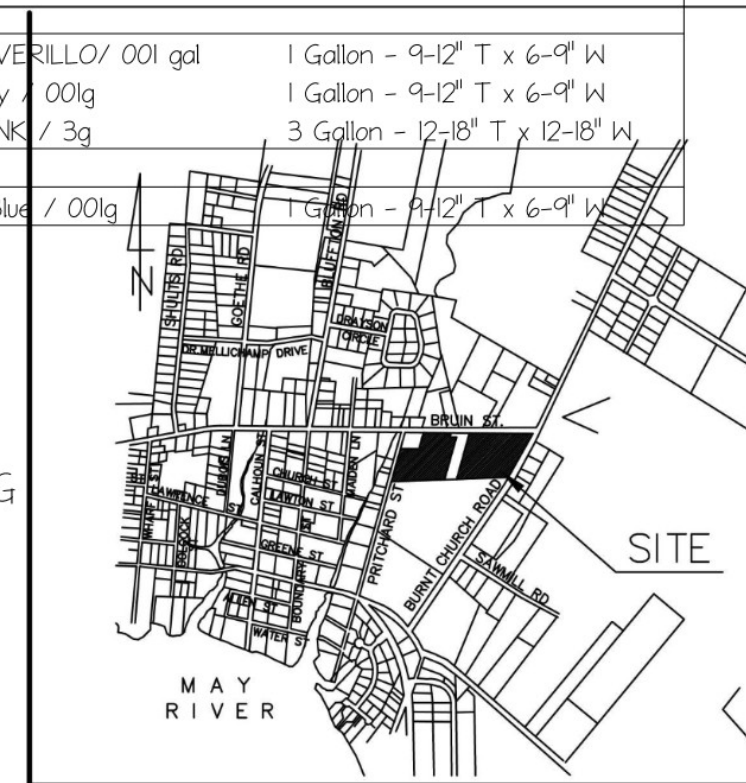
1 Oak, Live / 065 gal

5 Grass, Muhly PINK / 3g

Stepping Stones (Optional, Not Included)

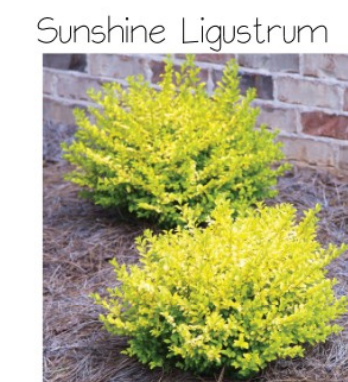
14 LOK Removed - Need 2 for Mitigation
8 LOK Removed - Need 1 for Mitigation
10 LOK Removed - Need 1 for Mitigation
(4 Total Needed)
(2) 4" Cal. Live Oak 65 Gallon Provided (4" cal. counts for 2)
(4 Total Provided)
Additional Understory Trees Provided:
(3) 30 Gal 10' Tall Muskogee' Crepe Myrtle Trees

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Lagerstroemia indica	Crepe Myrtle, MUSKOGEE/ 030g	30 Gallon - 8-10' T x 3-4' W
2	Quercus virginiana	Oak, Live / 065 gal	65 Gallon - 15-15' T x 5-6' W
Shrubs			
7	Asparagus oethiopus	Fern, FOXTAIL / 003g	3 Gallon - 12-18" T x 12-18" W
6	Buxus microphylla var. japonica	Boxwood, JAPANESE / 007g	7 Gallon - 24-30" T x 18-24" W
10	Callistemon citrinus	Bottlebrush, Red Cluster / 007g	7 Gallon - 30-40" T x 20-30" W
4	Camellia sasanqua	Camellia, SASANQUA Pink / 007g	7 Gallon - 30-40" T x 20-30" W
12	Illicium parviflorum	Anise parviflorum (YELLOW) / 007g	7 Gallon - 30-40" T x 20-30" W
10	Loropetalum chinense 'Cerise Charm'	Loropetalum, CERISE CHARM / 007g	7 Gallon - 20-30" T x 18-24" W
8	Ligustrum sinense 'Sunshine'	Ligustrum, Sunshine / 007 gal	7 Gallon - 24-36" T x 20-30" W
16	Podocarpus macrophyllus	Podocarpus / 007g	7 Gallon - 30-40" T x 20-30" W
16	Viburnum odoratissimum	Viburnum, Sweet / 007g	7 Gallon - 24-36" T x 20-30" W
9	Viburnum obovatum 'Mrs. Schiller's Delight'	Viburnum, Mrs Schillers / 007g	7 Gallon - 24-30" T x 18-24" W
Ornamental Grasses			
34	Carex oshimensis	Grass, Carex EVERILLO/ 001 gal	1 Gallon - 9-12" T x 6-9" W
16	Dianella caerulea	Dianella, Flax Lily / 00lg	1 Gallon - 9-12" T x 6-9" W
8	Muhlenbergia capillaris	Grass, Muhly PINK / 3g	3 Gallon - 12-18" T x 12-18" W
Groundcovers			
46	Liriope muscari	Liriope, Super Blue / 00lg	1 Gallon - 9-12" T x 6-9" W



LOCATION MAP NOT TO SCALE

SEE DRAINAGE PLAN FOR ADDITIONAL ELEVATION POINTS



Sunshine Ligustrum



Podocarpus



Sweet Viburnum



Pink Muhly Grass



Schillers Viburnums

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	8.47'	25.00'	8.43'	N74°30'02"W	19°25'17"



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JOB No. 14-243TR



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

SEA ISLAND CONSTRUCTION GROUP

A TREE & TOPOGRAPHIC SURVEY OF LOT 18 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS DEVELOPMENT SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST 614, MAP 37, PARCEL 358

Notes:
1. According To FEMA Flood Insurance Rate Map # 450130426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A F.S. M.V.2005
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 Vertical Datum.
4. All Building Setback Requirements Should Be Verified With The Proper Authority Prior To Design And Construction.
Reference: Plat(s)
PLAT BOOK 112 AT PAGE 133

DRAWN BY: **B.M.S.**
APPROVED BY: **W.J.S.**
PARTY CHIEF: **W.J.S.**
DATE: **APRIL 10, 2022**

TABBY HOUSE
SINGLE FAMILY RESIDENCE - NEW
22 - 018
02.08.2024
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON
REV

L - 100
02 - 14
SINGLE USE ONLY

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.
STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION.
DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
VWS = 138 MPH
EXPOSURE CATEGORY "B"
FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY

NOTES

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ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29

GENERAL PROJECT NOTES

FOR PRICE OF SEE COVER PAGE FOR NO RESERVATIONS TO ARCHITECTURAL AND DESIGN SCOPE OF WORK.
VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION.
DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE. THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT.
THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THE PROJECT.
GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.
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 ALL CONDITIONS.
FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.
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 DESIGN TEAM IN CLEAR AND LEGIBLE FORM.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION.
DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
VWS = 138 MPH
EXPOSURE CATEGORY "B"
FLOOD ZONE PER SURVEY
MINIMUM F.F.F. PER SURVEY
ICC 600-2018
I.R.C. - 2018
ZONE C
N/A Ft. NGVD29

DRIVEWAY

DRIVEWAY AND SIDEWALK TO BE BROOM FINISHED CONCRETE WITH STANDARD EXPANSION JOINTS.

REQUIRED FILL DIRT

THIS SITE WILL REQUIRE FILL DIRT UNDER MAIN STRUCTURE TO BRING EXISTING GRADE UP TO ALLOW FOR DRAINAGE.

FINAL ELEVATIONS

REFER TO CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND GROUND ELEVATION. VERIFY WITH MASTER DRAWING SET PRIOR TO CONSTRUCTION.

SITE DRAINAGE

SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT.
VERIFY TREE REMOVAL WITH DRAINAGE PLAN.

EXTERIOR SITE WORK

SEE SEPARATE LANDSCAPE PLAN FOR ALL HARDSCAPE PLANTING AND IRRIGATION LAYOUTS.

SOIL BEARING

SOIL BEARING PRESSURE ASSUMED AT 2,500 P.S.F. OWNER OR CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION SETTLEMENT AND HOLD THE DESIGN TEAM AND STRUCTURAL ENGINEER HARMLESS.

SOIL CONDITIONS

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS & SOIL PREPARATION REQUIREMENTS.
THE DESIGN SOIL BEARING PRESSURE IS 2,500 P.S.F.
IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.

GEO TECHNICAL

SOIL TO BE TESTED BY A LICENSED SOUTH CAROLINA GEO TECHNICAL ENGINEER AND TO BE FOUND STABLE FOR CONSTRUCTION OF REFERENCED DESIGN MUST MEET 2,500 LBS PER SQUARE FOOT BEARING CAPACITY. ALONG WITH PROPERTY NOT BEING IN A F.E.M.A. VELOCITY ZONE.

FINISH ELEVATIONS

NOTE THAT FINISHED ELEVATIONS DO NOT STATE FINISHED HEIGHT OF PORCHES, PATIOS AND DRIVEWAYS.
VERIFY BRICK TYPE AND SIZE PRIOR TO SETTING FINAL HEIGHT OF PORCHES, PATIOS AND DRIVEWAYS.

TABBY HOUSE

SINGLE FAMILY RESIDENCE - NEW
34 TABBY SHELL ROAD
LOT# 18
BLUFFTON - SOUTH CAROLINA
TOWN OF BLUFFTON



TABBY HOUSE

34 Tabby Shell Rd
Bluffton SC



SITE PLAN

A.R.B. REVIEW

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SCALE 1" = 10'-0"
DRAWN BY: J. SAWYER
CHECKED BY: J. SAWYER
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