

FINAL HPC SUBMITTAL

PEREZ MIXED-USE BUILDING

1 BLUE CRAB STREET
BLUFFTON, SOUTH CAROLINA 29910



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

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SHEET INDEX:

SHT. #	SHEET NAME	DESIGN DEVELOPMENT				
		09.29.2023 SCHEMATIC DESIGN	10.27.2023 DESIGN DEVELOPMENT	11.27.2023 HARB / HPC SUBMITTAL	09.06.2024 FINAL HARB SUBMITTAL	11.06.2024 FINAL HPC SUBMITTAL
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-	SURVEY	X	X	X	X	X

PROJECT INFORMATION:

NAME OF PROJECT: PEREZ MIXED-USE BUILDING
 ADDRESS: 1 BLUE CRAB STREET
 BLUFFTON, SOUTH CAROLINA
 BUSINESS (B) & RESIDENTIAL (R-2)
 OWNER CONTACT: APRIL PEREZ
 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

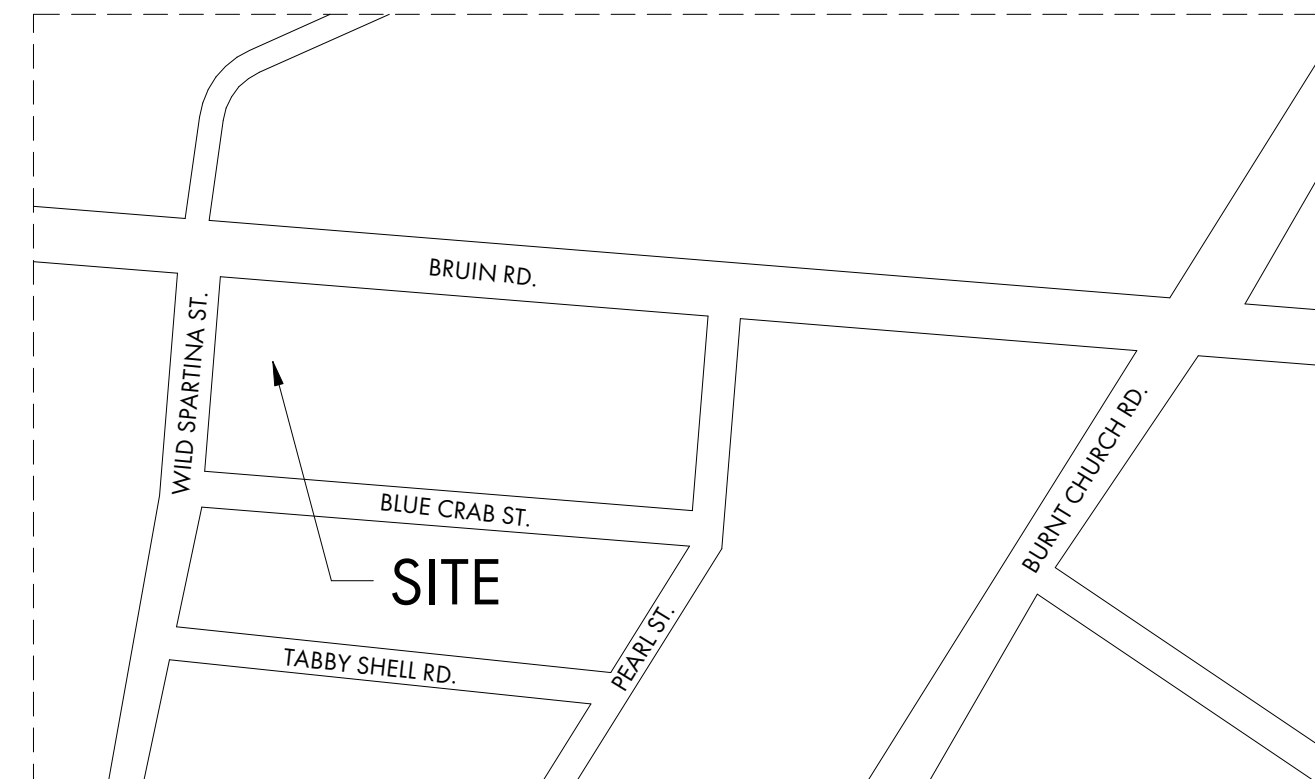
DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	RYAN YOCCO	SC #26988	(843) 384-4731
PLUMBING/FIRE PROTECTION	BILL QUANTE	SC #27271	(912) 356-9035
MECHANICAL	BILL QUANTE	SC #27271	(912) 356-9035
STRUCTURAL	ANDY RICHARDSON	SC #22824	(843) 441-9828
CIVIL	CONOR BLANEY	SC #36273	(843) 837-5250
LAND PLANNING/ LANDSCAPE	DAN KEEFER	SC #837	(843) 757-7411

PROJECT TEAM:

OWNER CONTACT APRIL PEREZ 2 PINES FOREST DRIVE BLUFFTON, SC 29910 (843) 290-7060 PH	ARCHITECT COURT ATKINS ARCHITECTS, INC. 32 BRUIN ROAD P.O. BOX 3978 BLUFFTON, SC 29910 (843) 815-2557 PH (843) 815-2547 FAX
STRUCTURAL ENGINEER ANDY RICHARDSON 2965 1011 BAY ST., SUITE 306 BEAUFORT, SC 29902 (843) 441-9828 PH	GENERAL CONTRACTOR T.B.D.
MECHANICAL PLUMBING & FIRE PROTECTION BILL QUANTE ISLANDS ENGINEERING, P.C. 110 HOLCOMB STREET SAVANNAH, GEORGIA 31406 (912) 356-9035 PH	LANDSCAPE ARCHITECT WITMER-JONES-KEEFER, LTD. 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 (843) 757-7411 PH
ELECTRICAL ENGINEER RYAN YOCCO CDDC, LLC P.O. BOX 2869 BLUFFTON, SC 29910 (843) 384-4731	CIVIL ENGINEER WARD EDWARDS ENGINEERING 119 PALMETTO WAY, SUITE C BLUFFTON, SC 29910 (843) 837-5250 PH (843) 837-2558 FAX
INTERIOR DESIGNER N/A	

VICINITY MAP - N.T.S.



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.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

BUSINESS (B) & RESIDENTIAL (R-2) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY; REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

PEREZ MIXED-USE BUILDING

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PROJECT INFO

Date: 11.06.2024
Project No.: 23-066

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER
A0.0



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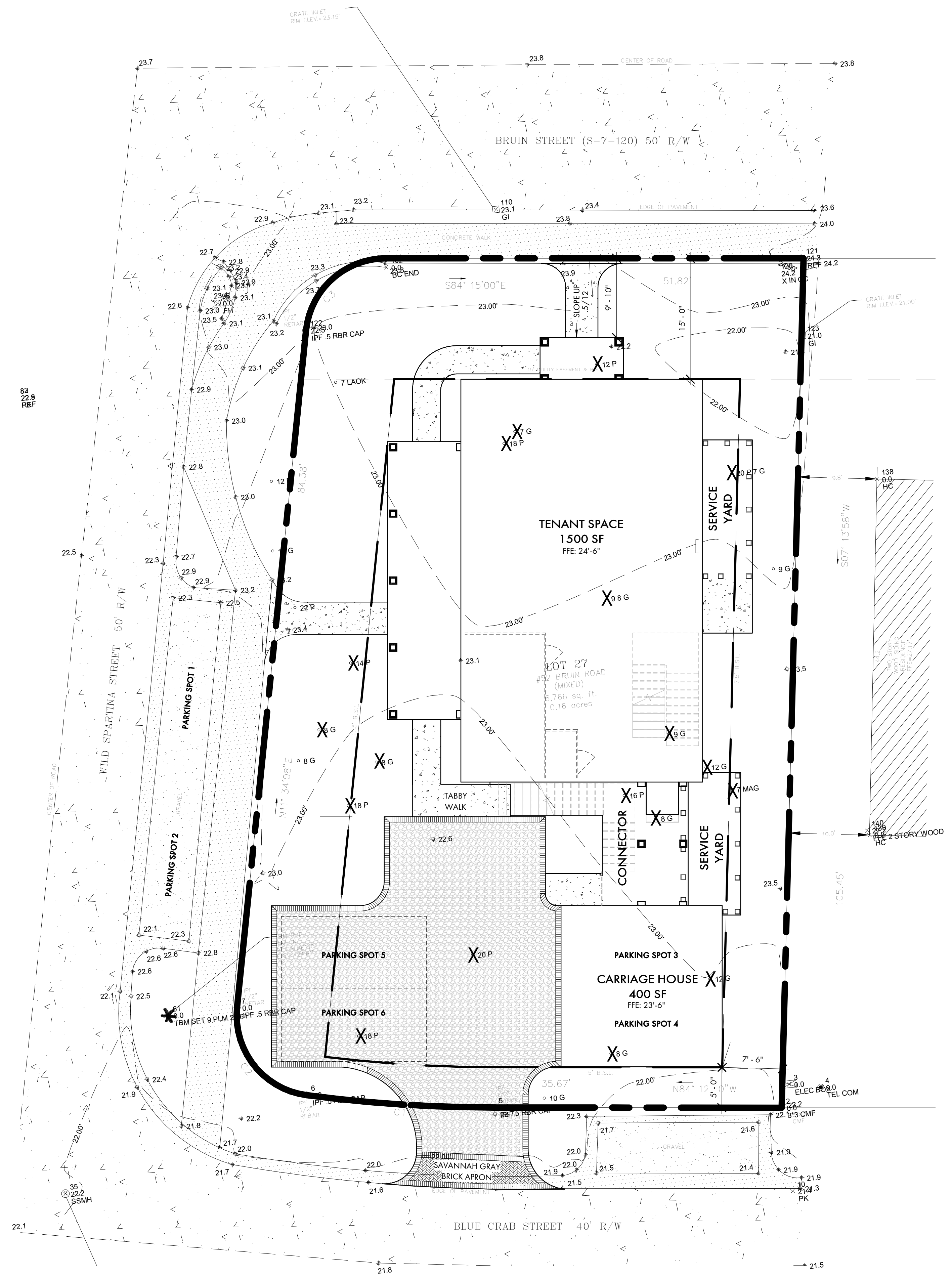
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE
PLAN

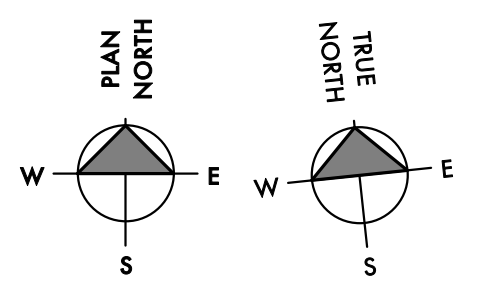
A1.0



PARKING CALCULATION:

RESIDENTIAL:	1.5 SPOTS
CARRIAGE HOUSE:	1 SPOT
BUSINESS:	1500 SF / 2 SPOT PER 1000 SF =
	<u>3 SPOTS</u>
TOTAL SPOTS REQUIRED:	5.5 SPOTS
ST. PARKING ALLOCATED:	2.4 SPOTS
ON-SITE PARKING REQ.:	5.5 SPOTS - 2.4 SPOTS = 3.1 SPOTS
	3 ADDITIONAL SPOTS REQUIRED ON SITE
ON-SITE PARK. PROVIDED:	4 SPOTS
TOTAL SPOTS PROVIDED:	6 SPOTS

1 SITE PLAN
A1.0 1/8" = 1'-0"



AREAS:

MAIN HOUSE
 FIRST FLOOR: 1,500 SF
 SECOND FLOOR: 1,342 SF
 BONUS FLOOR: 338 SF
 MAIN HOUSE TOTAL: 3,180 SF

CARRIAGE HOUSE
 GARAGE: 400 SF
 IN-LAW SUITE: 423 SF
 CARRIAGE HOUSE TOTAL: 915 SF

ANCILLARY
 1F COVERED CONNECTOR: 92 SF
 2F CONNECTOR: 92 SF
 SCREENED STAIR ENCLOSURE: 76 SF

TOTAL AREA (HEATED & COOLED): 3,695 SF
TOTAL AREA (COVERED & ENCLOSED): 568 SF
TOTAL AREA (OVERALL): 4,263 SF

GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- E. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'A'
- I. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- J. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.



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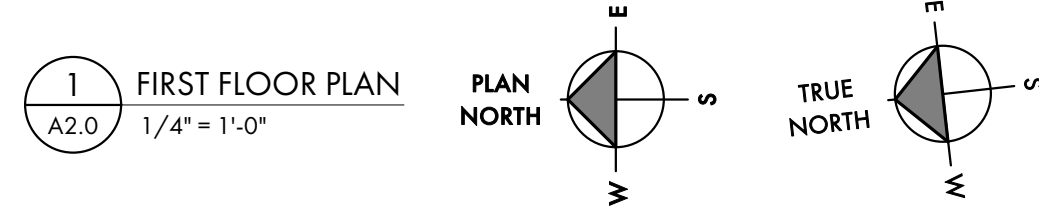
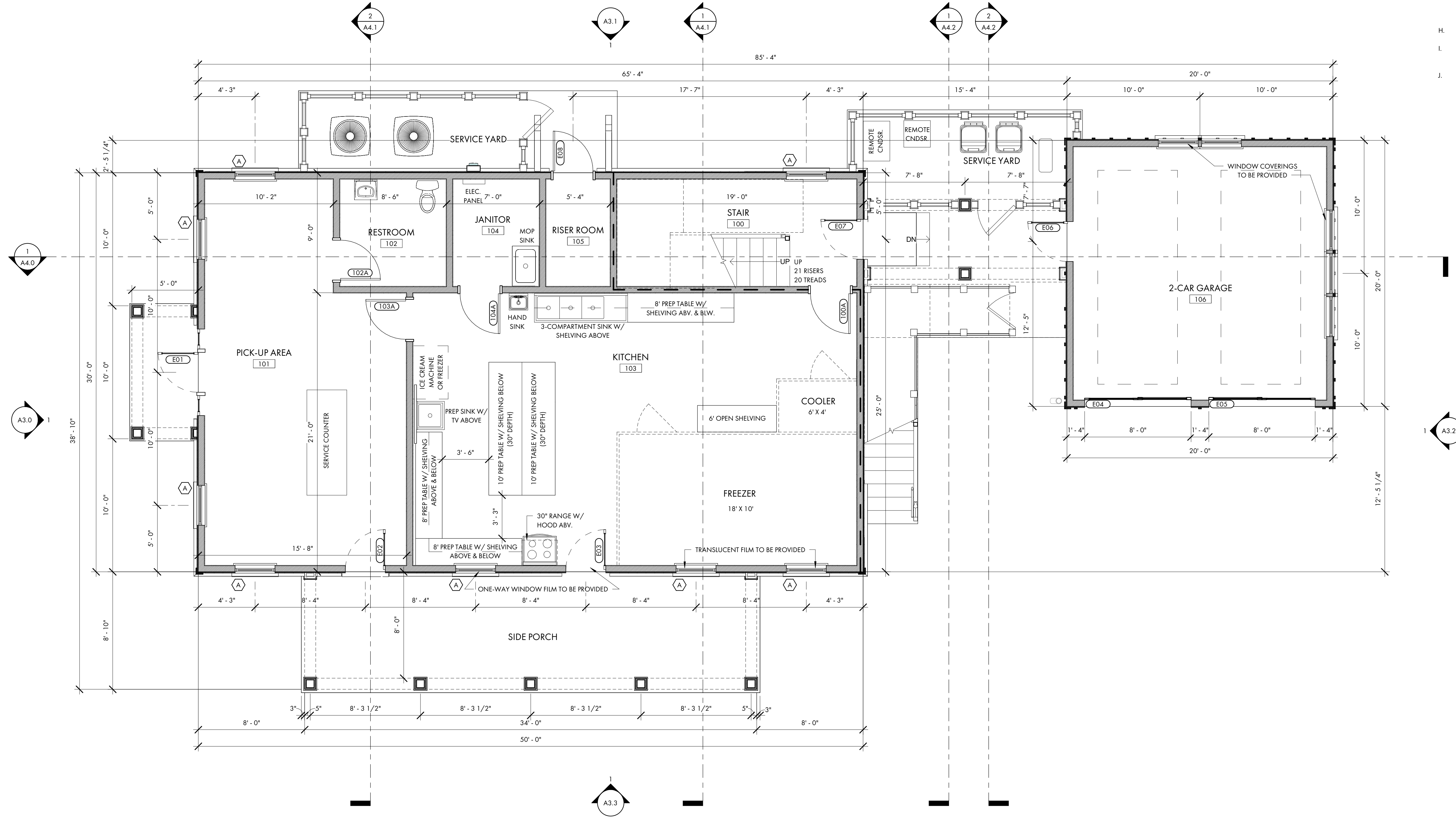
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SHEET TITLE

FIRST FLOOR PLAN

A2.0





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SHEET TITLE

SECOND FLOOR PLAN

A2.1

AREAS:

MAIN HOUSE
FIRST FLOOR: 1,500 SF
SECOND FLOOR: 1,342 SF
BONUS FLOOR: 338 SF
MAIN HOUSE TOTAL: 3,180 SF

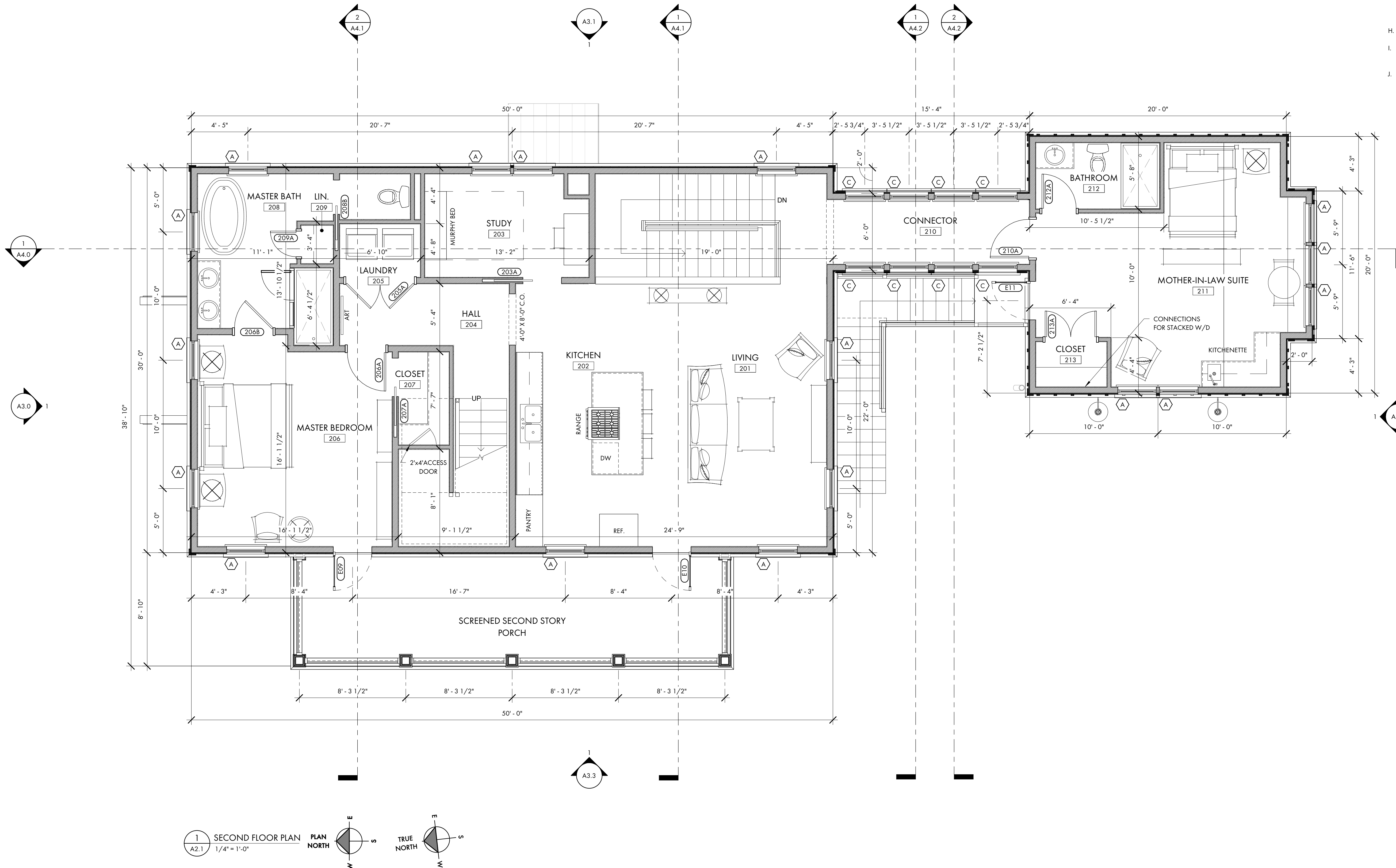
CARRIAGE HOUSE
GARAGE: 400 SF
IN-LAW SUITE: 423 SF
CARRIAGE HOUSE TOTAL: 915 SF

ANCILLARY
1F COVERED CONNECTOR: 92 SF
2F CONNECTOR: 92 SF
SCREENED STAIR ENCLOSURE: 76 SF

TOTAL AREA (HEATED & COOLED): 3,695 SF
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- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
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- E. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'A'
- I. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- J. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.



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



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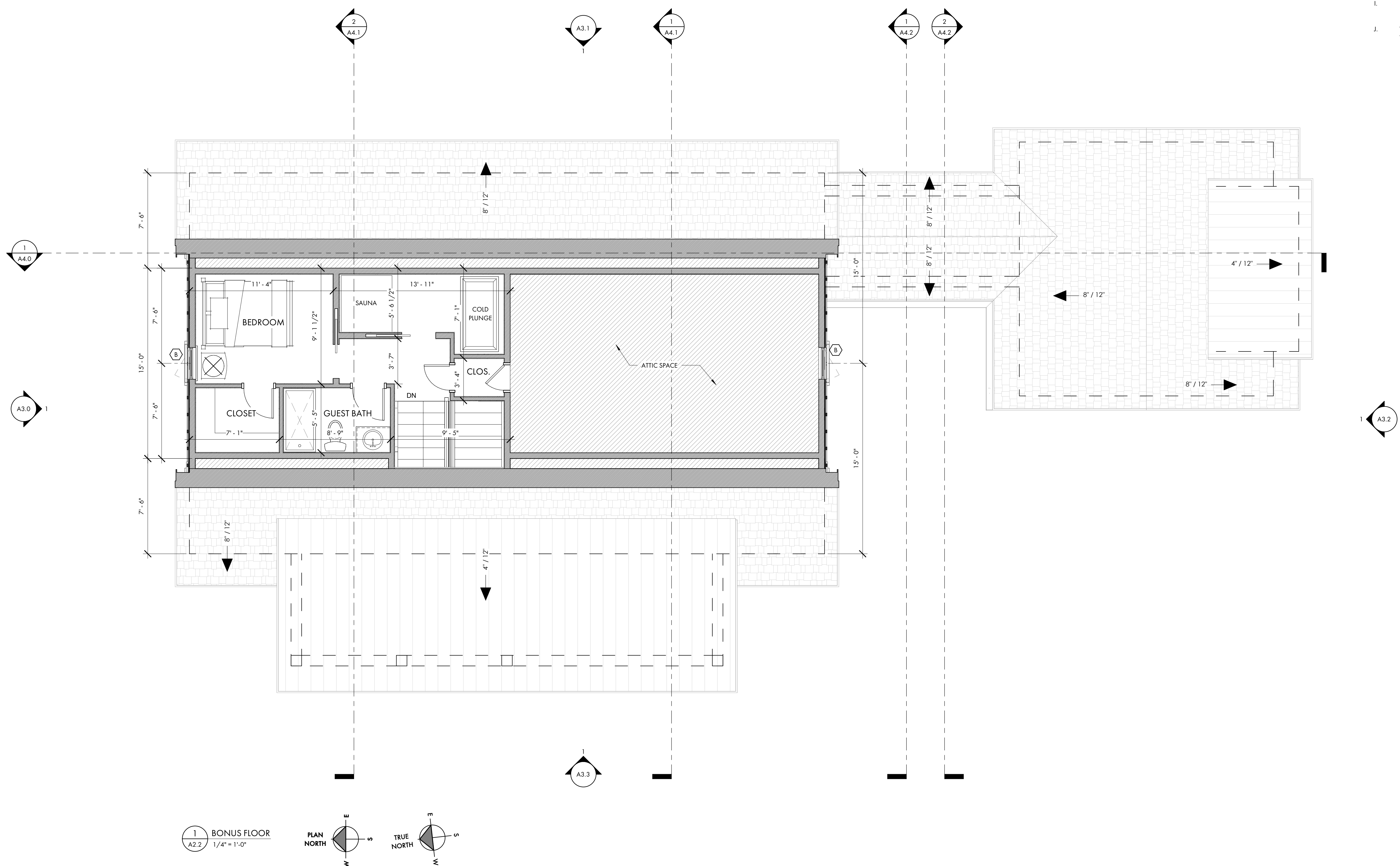
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BONUS FLOOR PLAN

A2.2



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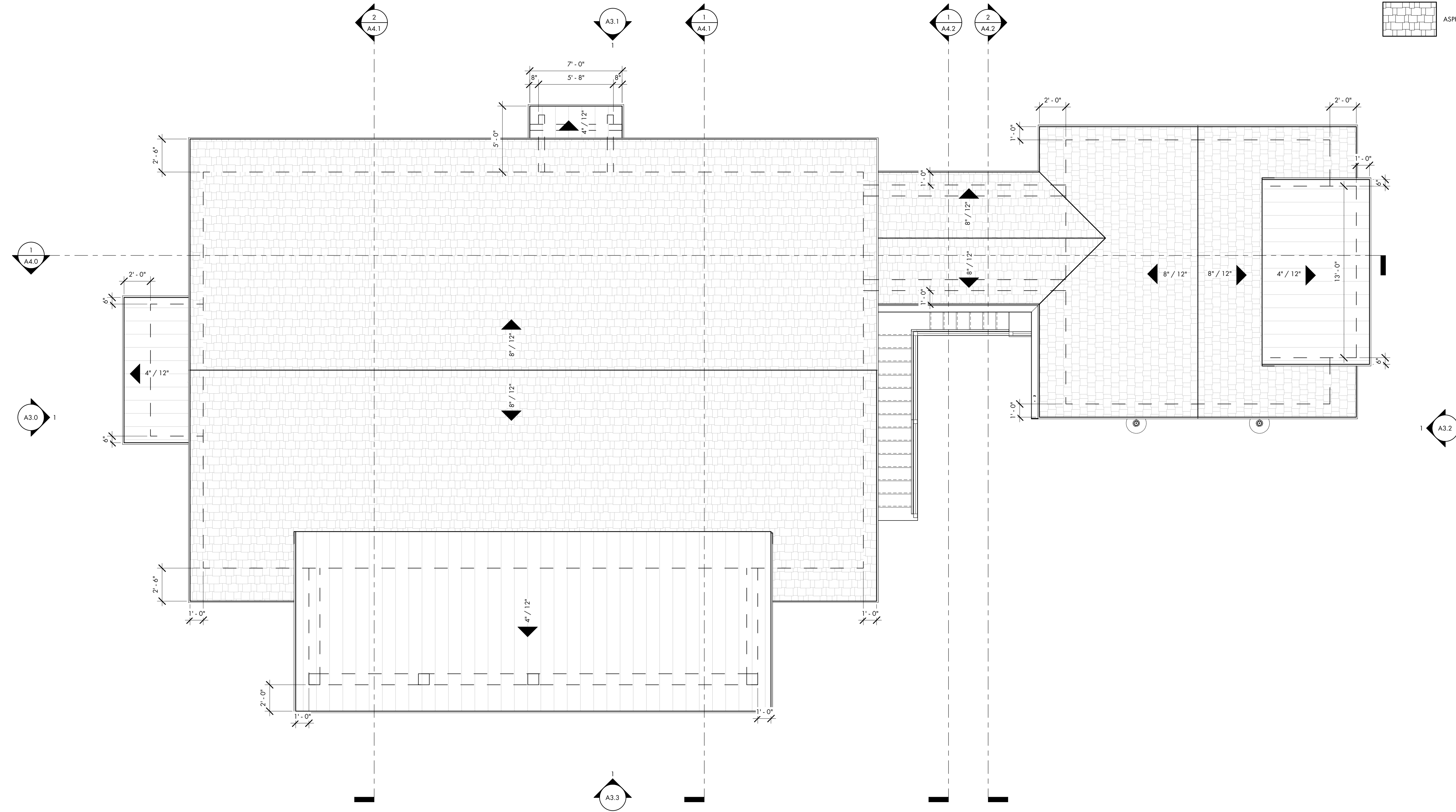
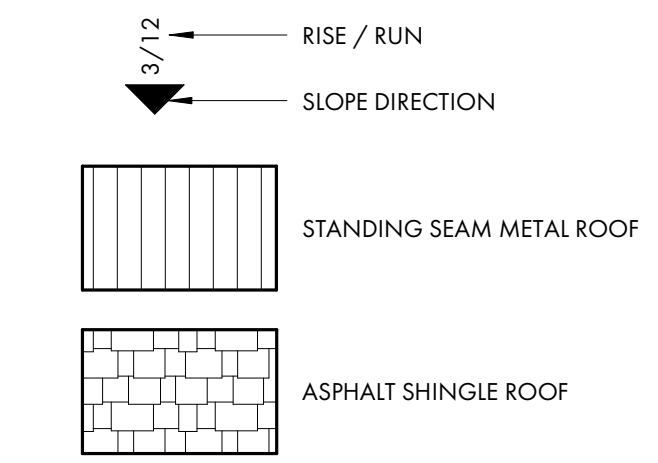
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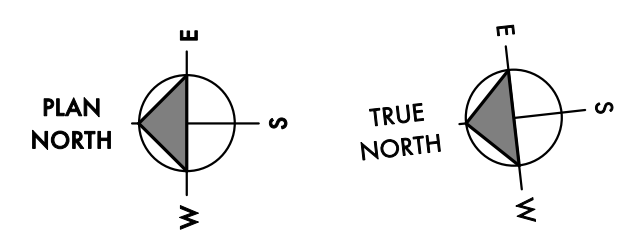
GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

ROOF PLAN LEGEND



1 ROOF PLAN
A2.3 1/4" = 1'-0"



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ROOF PLAN

A2.3

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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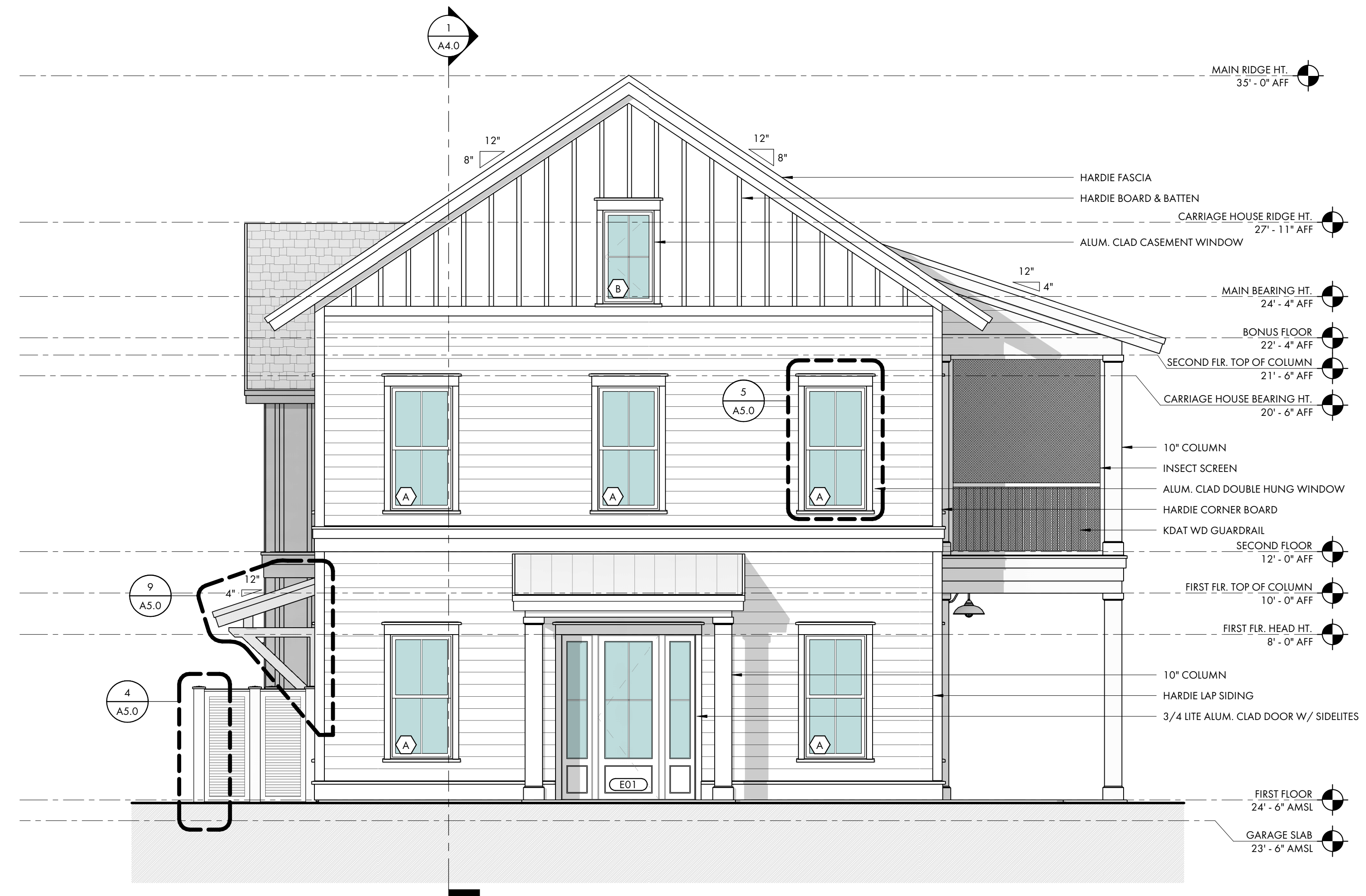
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SHEET TITLE

EXTERIOR ELEVATIONS

A3.0



1 NORTH ELEVATION
A3.0 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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PROJECT INFO

Date
11.06.2024

Project No.
23-066

ISSUE

NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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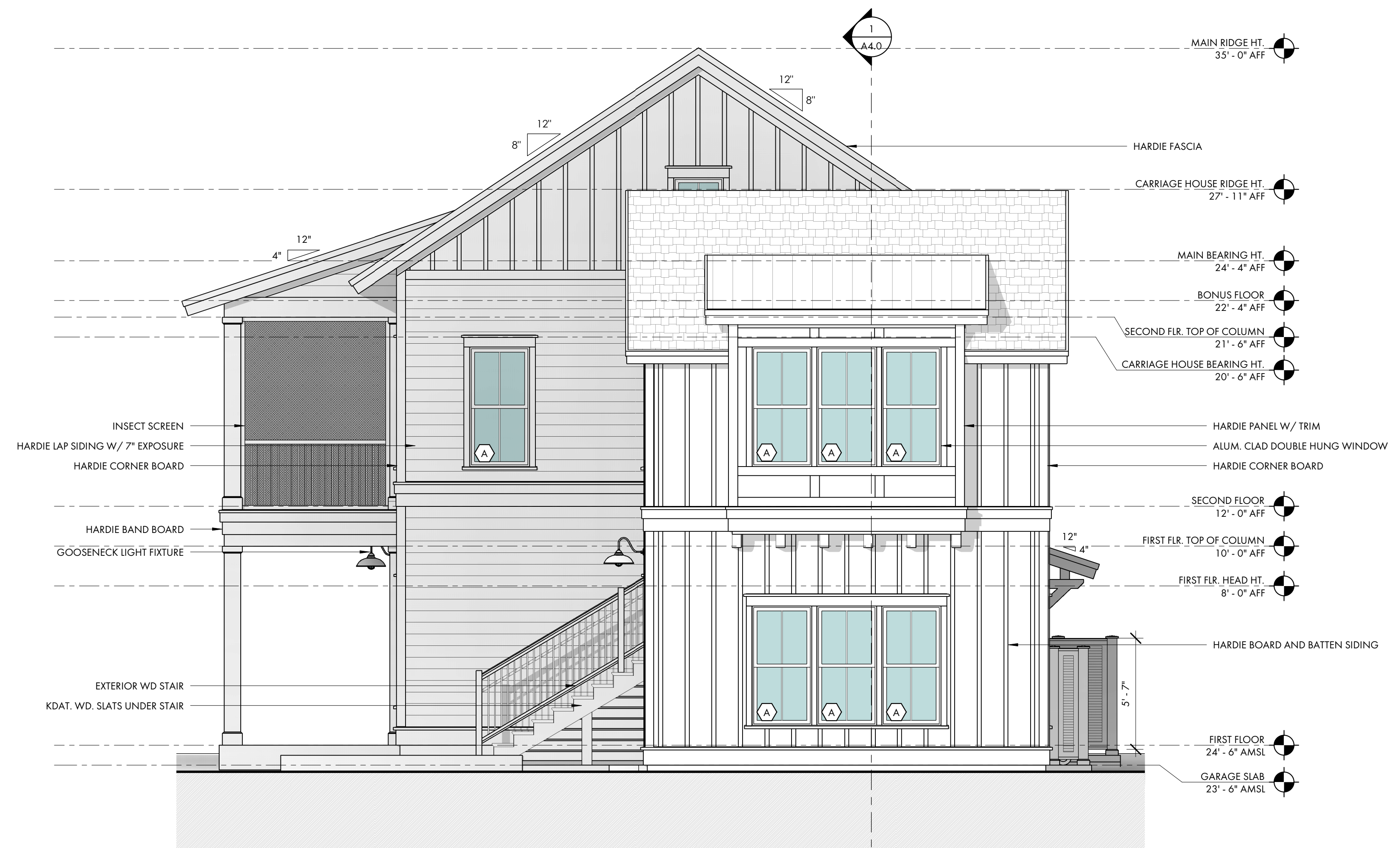
ISSUE

NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.2



1 SOUTH ELEVATION
A3.2 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

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1 WEST ELEVATION
A3.3 1/4" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

A3.3



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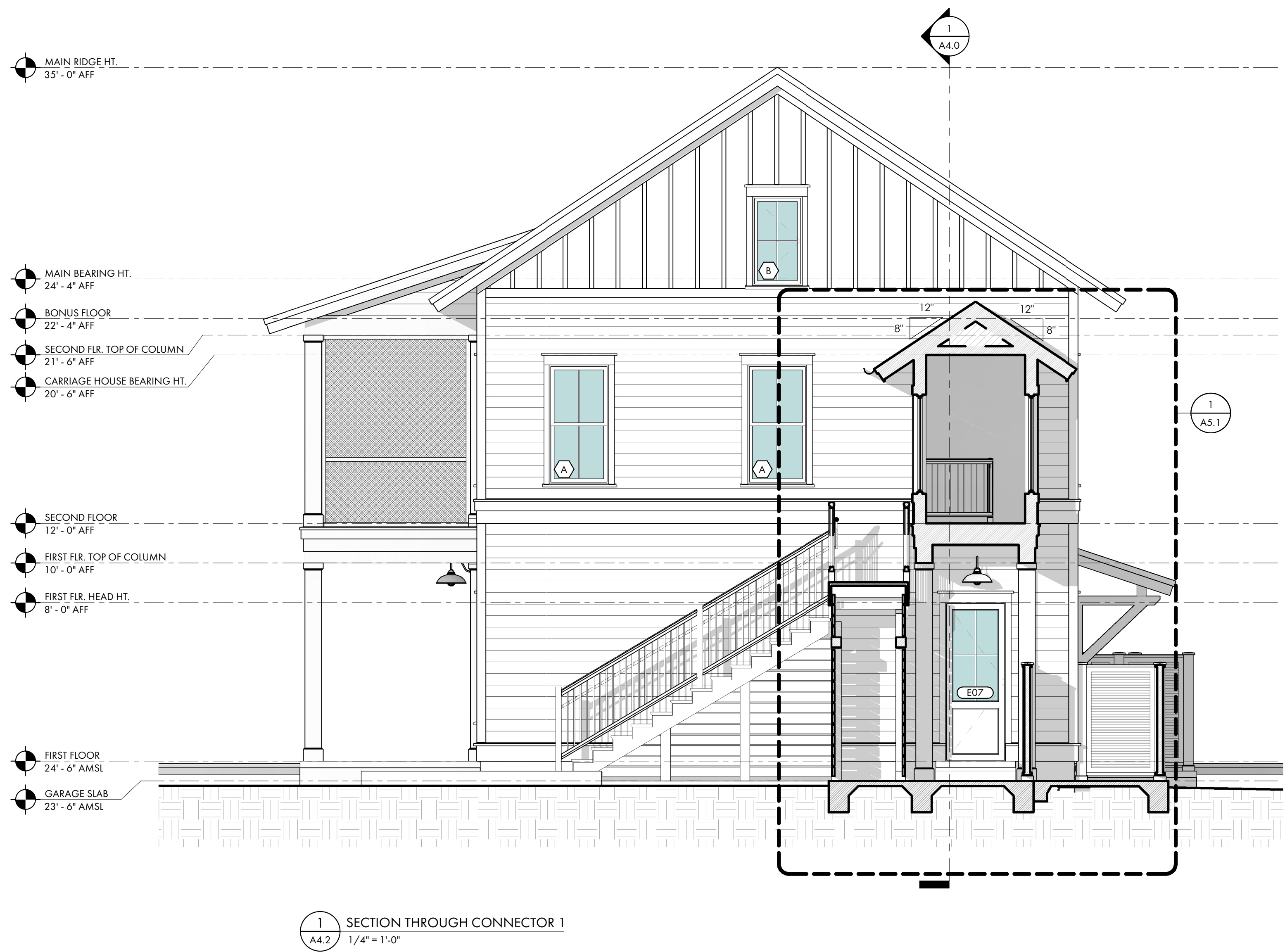
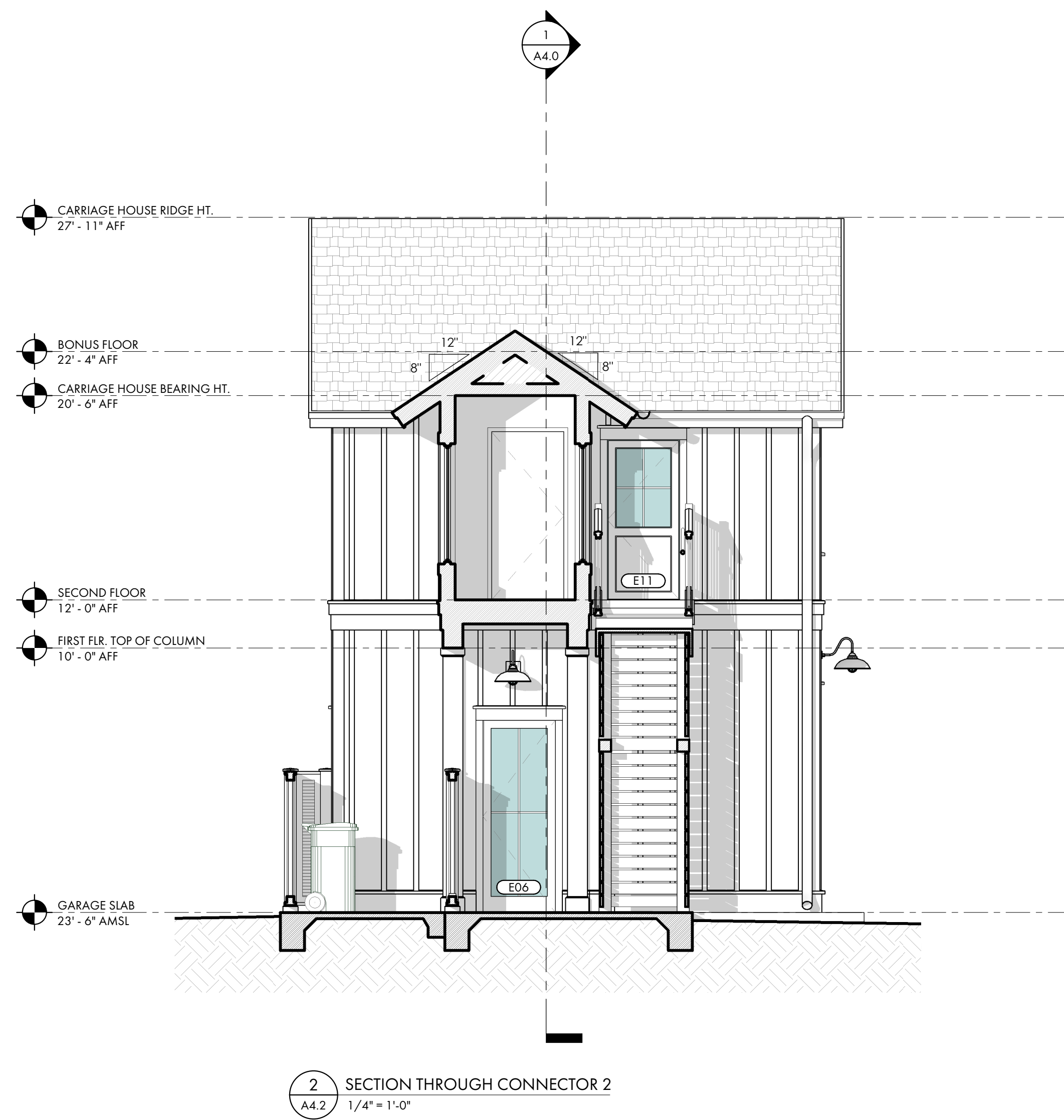
ISSUE

NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.2



PROJECT INFO

Date
11.06.2024

Project No.
23-066

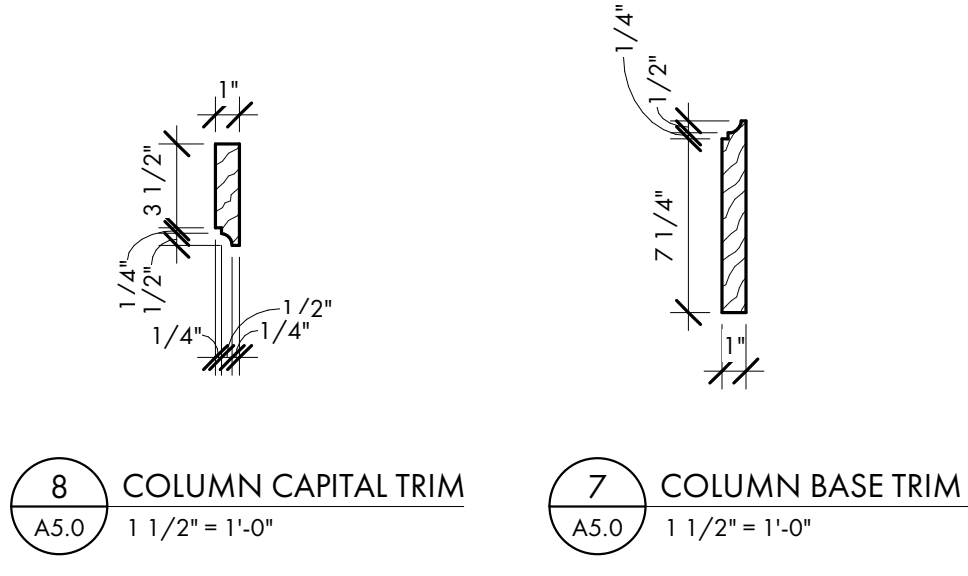
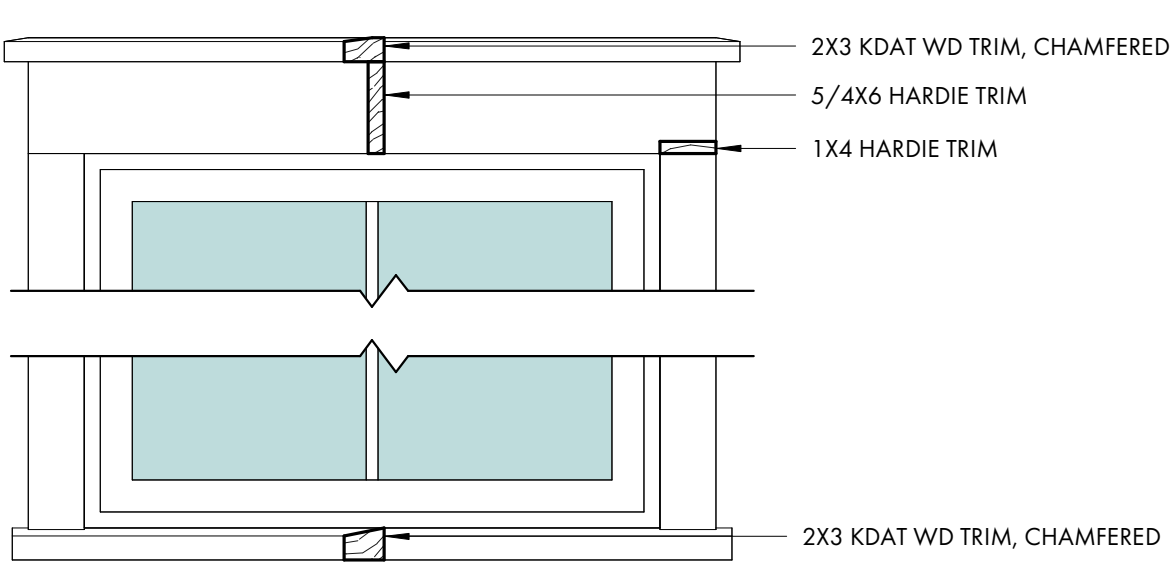
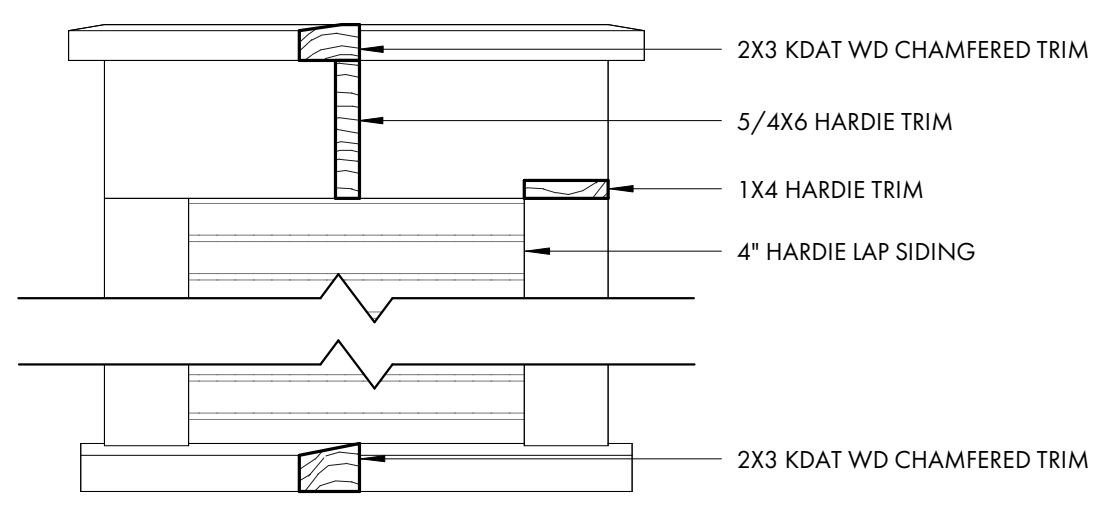
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NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

DETAILS

A5.0

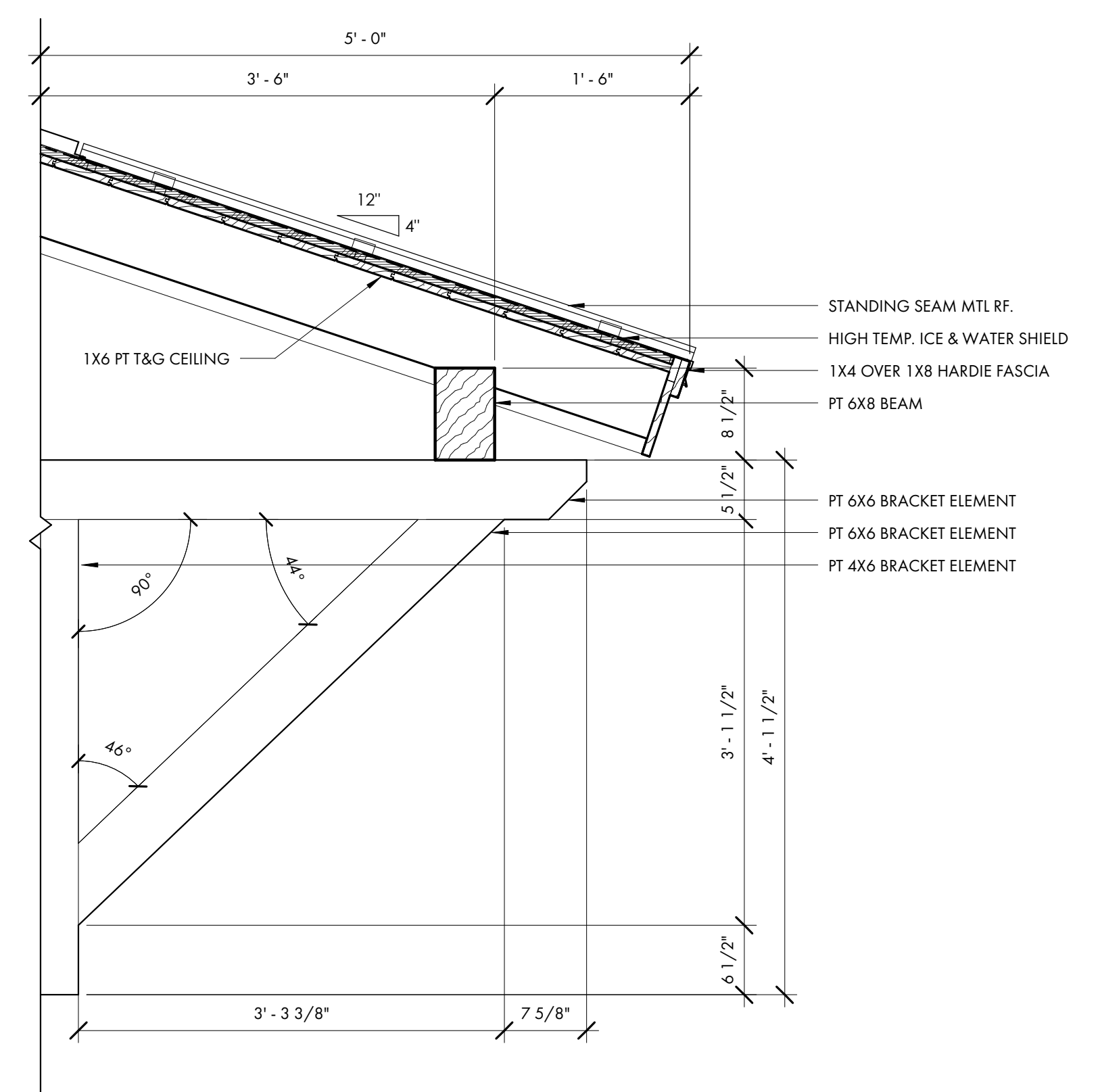


6 FAUX LOUVER DETAIL, TYP.
A5.0 1 1/2" = 1'-0"

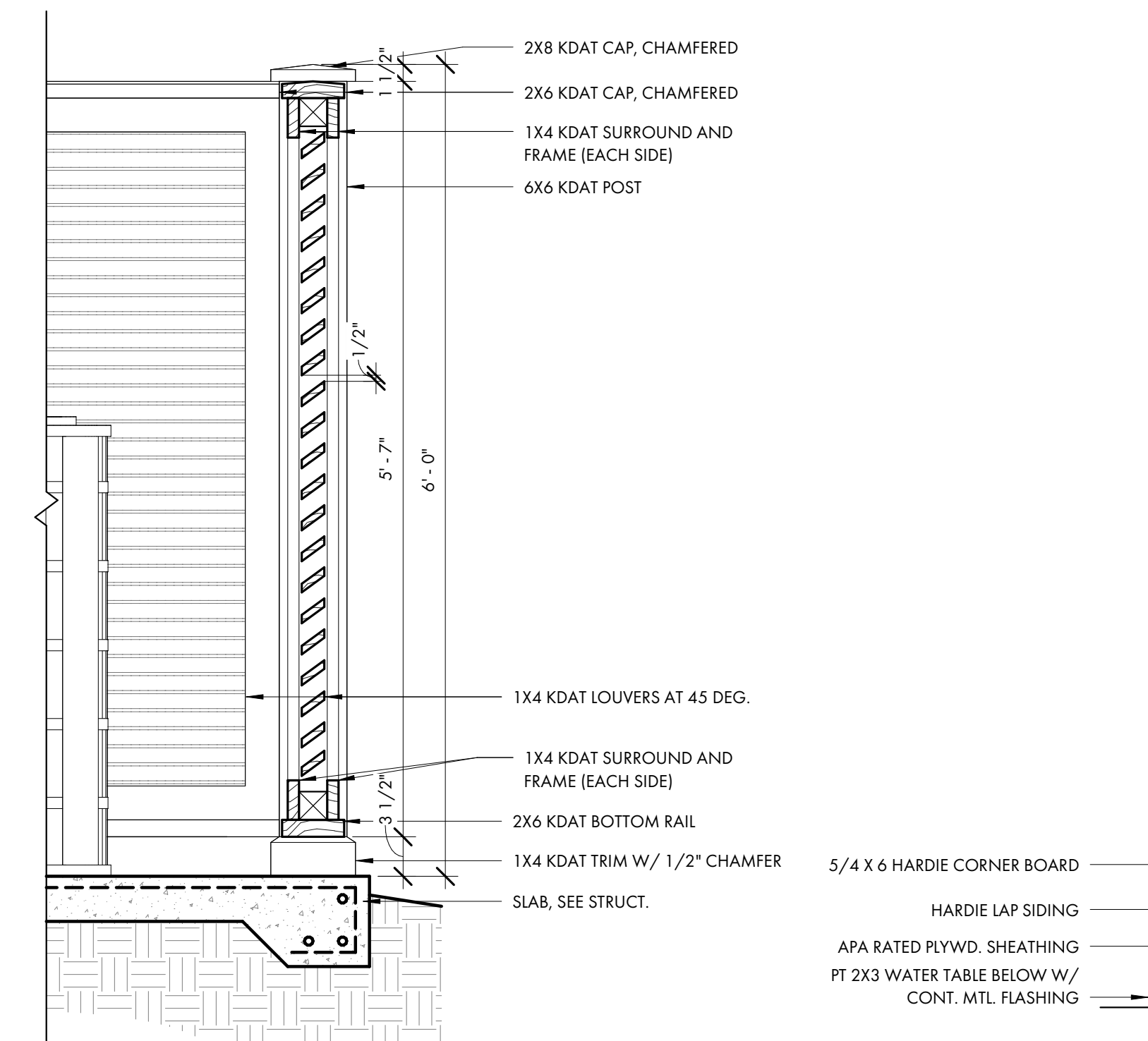
5 WINDOW ELEV., TYP.
A5.0 1" = 1'-0"

8 COLUMN CAPITAL TRIM
A5.0 1 1/2" = 1'-0"

7 COLUMN BASE TRIM
A5.0 1 1/2" = 1'-0"

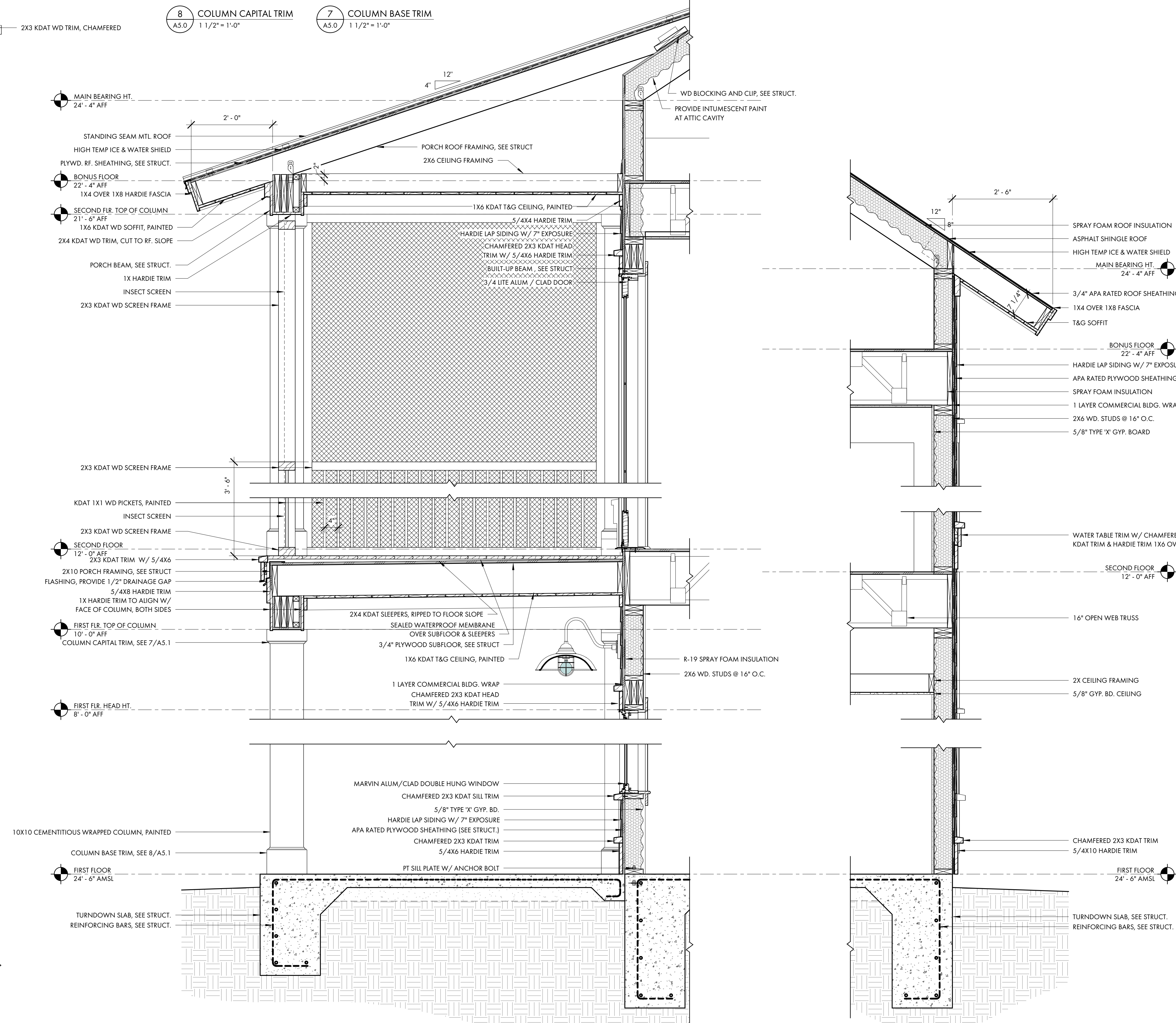


9 BRACKET DETAIL
A5.0 1" = 1'-0"



4 SERVICE YARD DETAIL, TYP.
A5.0 1" = 1'-0"

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



3 SECTION @ SIDE PORCH
A5.0 3/4" = 1'-0"

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



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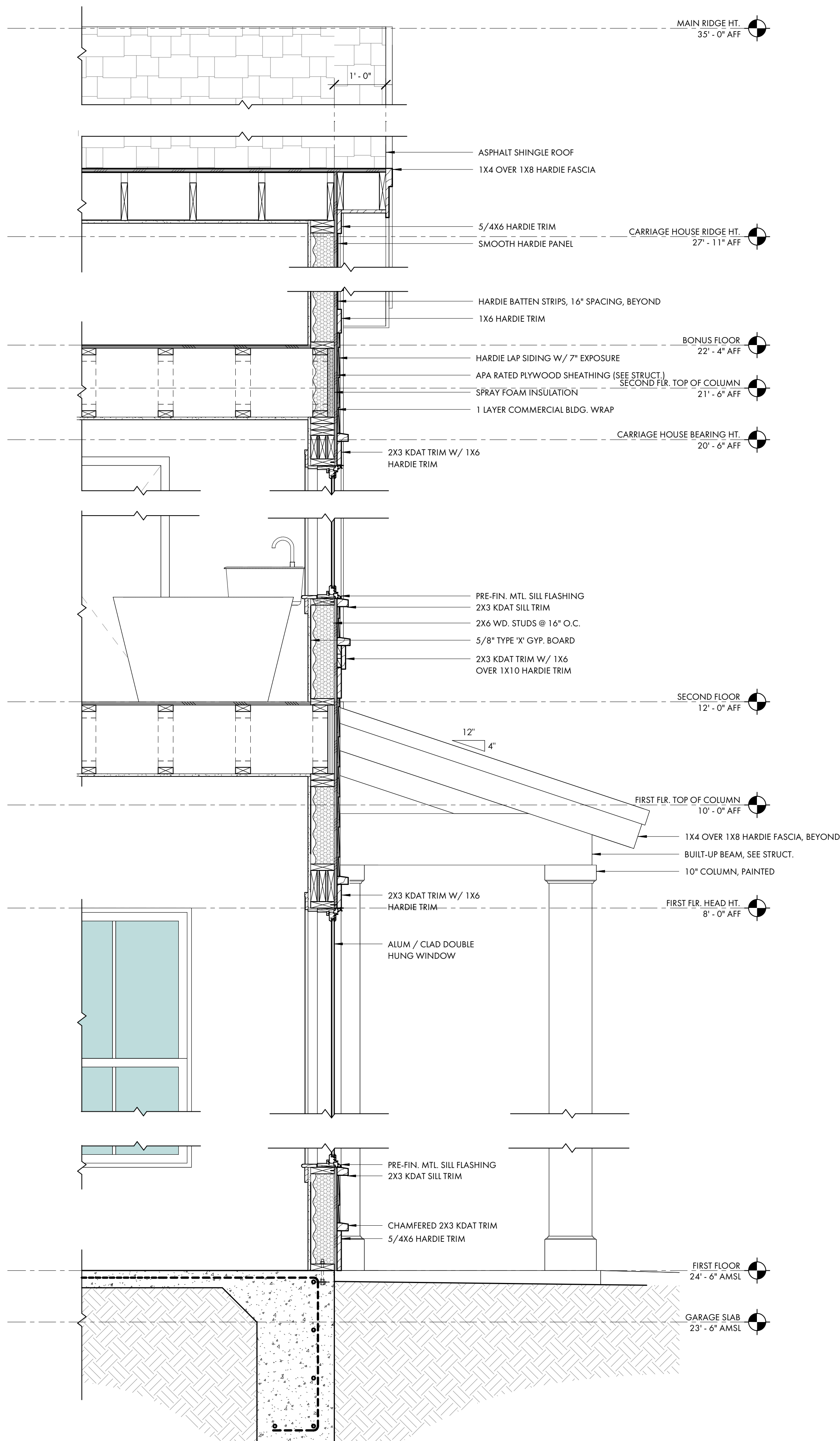
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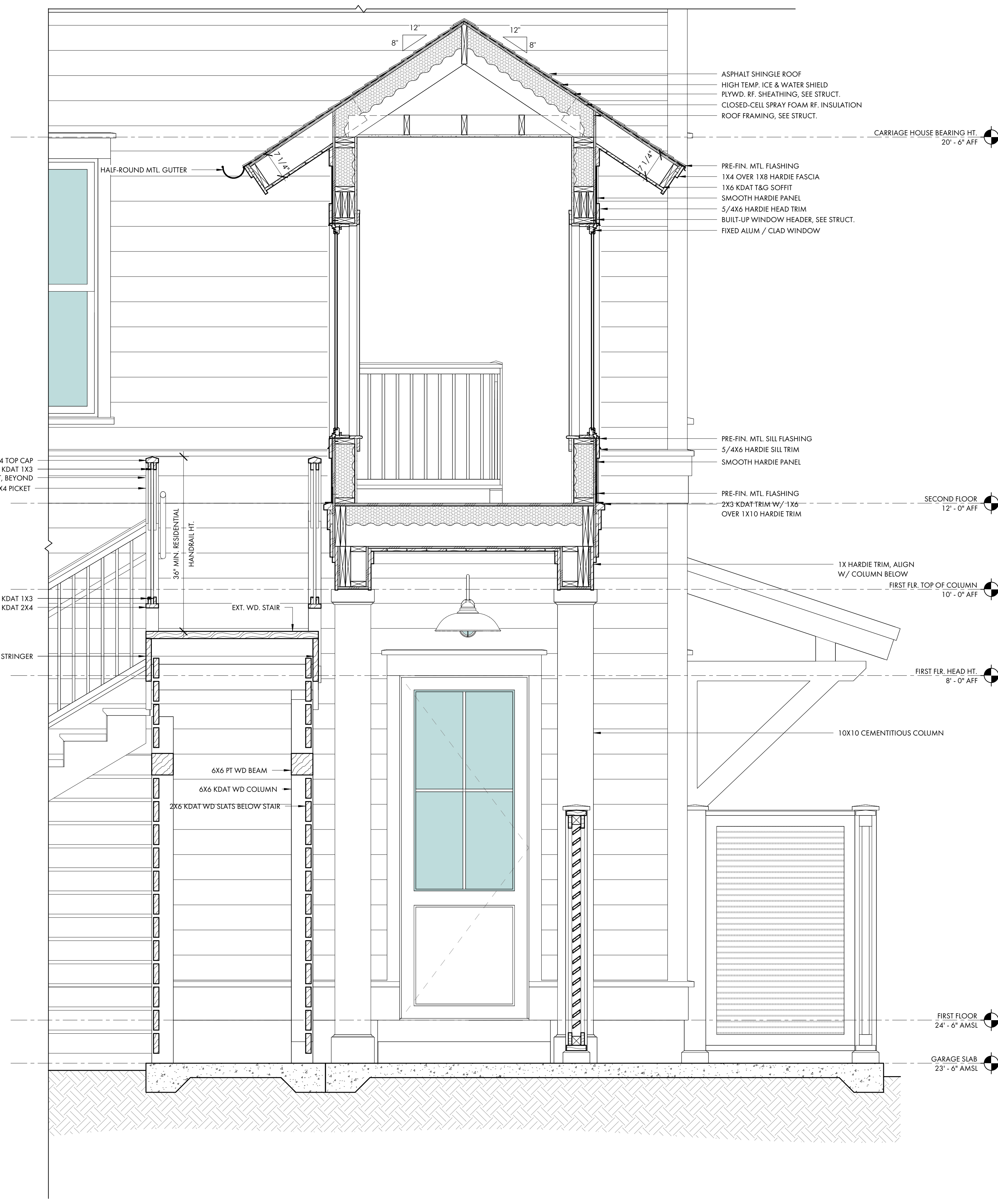
SHEET TITLE

DETAILS

A5.1



2 SECTION @ FRONT ENTRY
A5.1 3/4" = 1'-0"



1 SECTION @ CONNECTOR
A5.1 3/4" = 1'-0"



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1 FRONT PERSPECTIVE
A9.4



2 REAR PERSPECTIVE
A9.4

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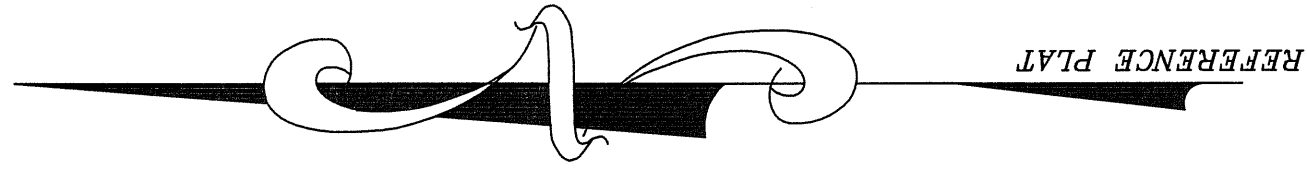
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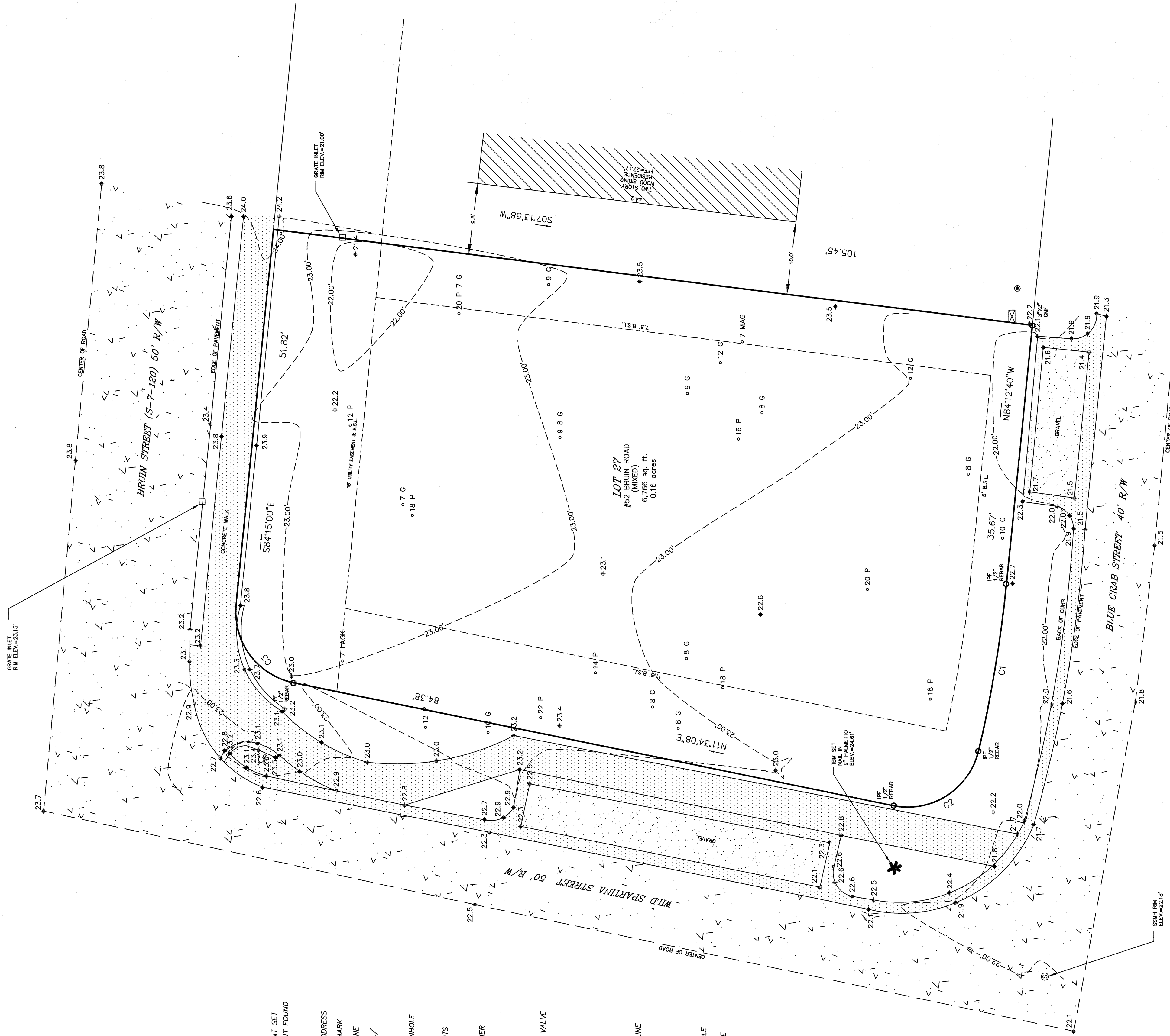
PERSPECTIVES

A9.4

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	23.34	180.00	23.33	S80°28.45"E	72°15.50"
C2	15.42	10.00	13.94	S32°36.20"E	88°20.59"
C3	14.69	10.00	13.41	S53°39.33"W	84°10.95"



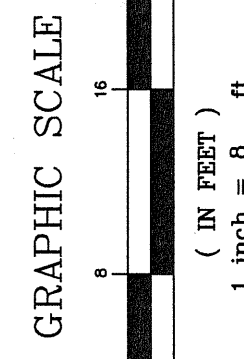
LOCATION MAP NOT TO SCALE



- 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
 - ⊙ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - ELECTRIC BOX
 - ⊙ - SPOT ELEVATION SHOTS
 - ⊙ - CONTOUR LINES
 - ⊙ - XPMR - 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

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

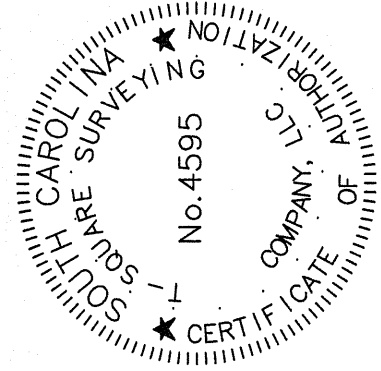


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 PROFESSIONAL LAND SURVEYORS
 c/o Brewer, 38 Road
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 tsquare@earthlink.net
 Phone 843-757-6550 Fax 843-757-5758
 JTB No. 19-466T

SOUTH CAROLINA LAND SURVEYORS
 No. 26960
 REGISTERED
 WILLIAM J. SMITH, PLS # 26060

IN WITNESS WHEREOF, THE SURVEYOR HAS HEREBY SET HIS HAND AND SEAL OF OFFICE AT BLUFFTON, SOUTH CAROLINA, ON THIS 28TH DAY OF AUGUST, 2019.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
APRIL & ELMER PEREZ
 A TREE & TOPOGRAPHIC SURVEY OF LOT 27 BLUE CRAB STREET,
 A PORTION OF REEVES BROTHERS SUBDIVISION,
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
 DIST. 610, MAP 39, PARCEL 1208



DRAWN BY: B.M.S.
 APPROVED BY: W.J.S.
 PARTY CHIEF: W.J.S.
 DATE: AUGUST 28, 2019

NOTES:
 1. According To FEMA Flood Insurance Rate Map # 450025 012 D This Lot Appears To Lie In A Federal Flood Plain Zone C, Which Is A Special Flood Hazard Area.
 2. The 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 Delimitation Study.
 4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.
 PLAT BOOK 142 AT PAGE 119