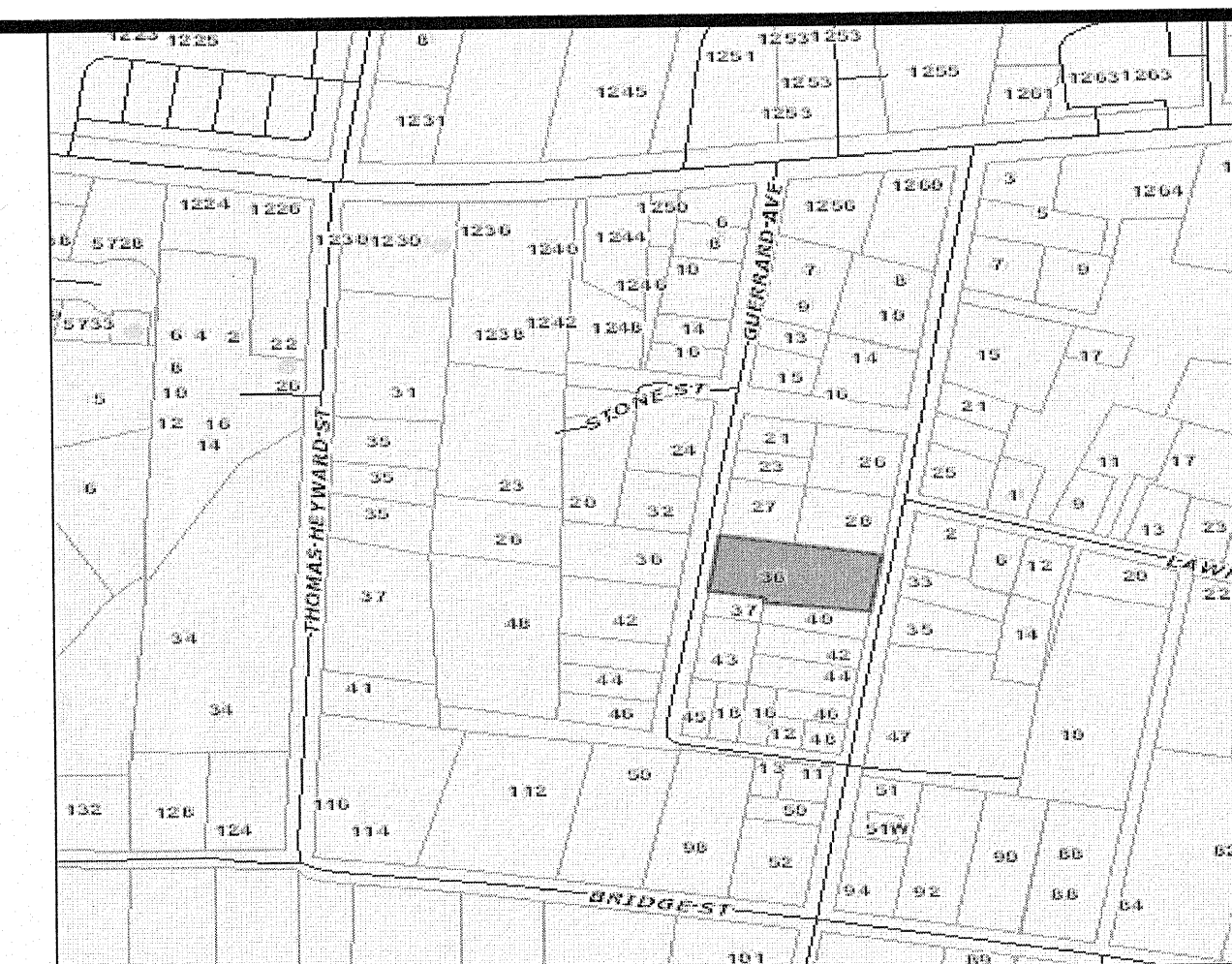




LOCATION MAP NOT TO SCALE

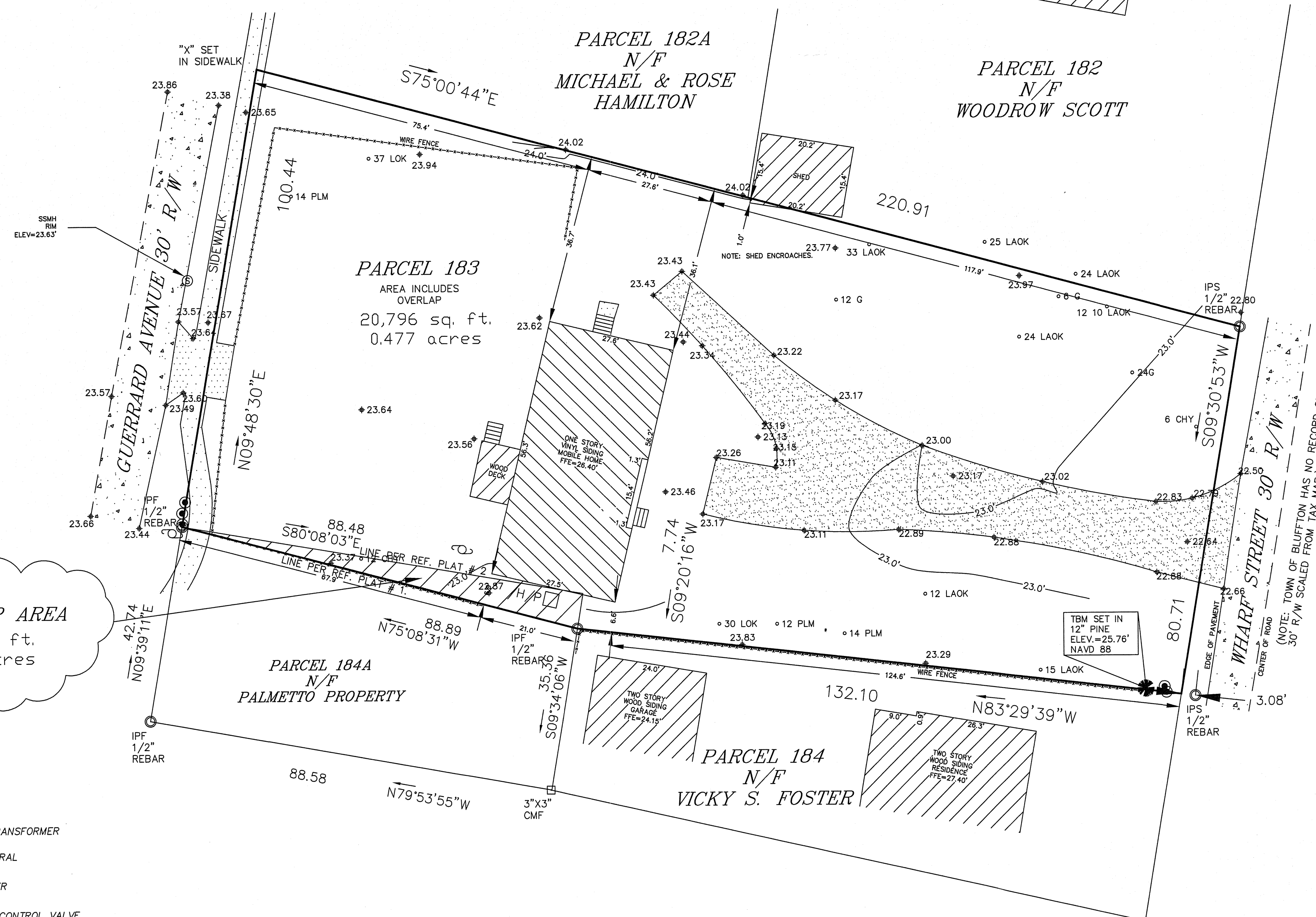
TREE LEGEND

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

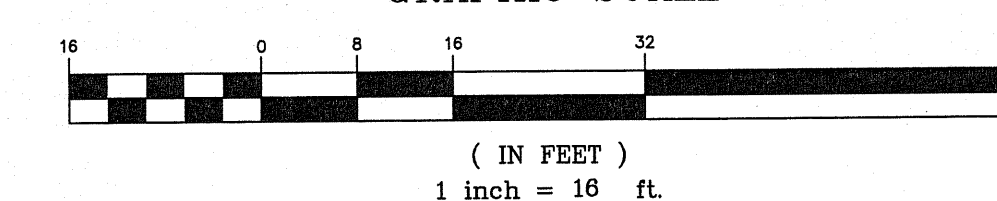
OVER LAP AREA
 342 sq. ft.
 0.008 acres

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
 XFM - TRANSFORMER
 WL - WATER LATERAL
 WM - WATER METER
 ICV - IRRIGATION CONTROL VALVE
 FH - FIRE HYDRANT
 GI - GRATE INLET
 O.H.P.L. - OVER HEAD POWER LINE
 GUY - GUY LINE
 LP - LIGHT POLE
 SDM - STORM DRAIN MANHOLE
 FM - FIBEROPTICS MANHOLE



GRAPHIC SCALE



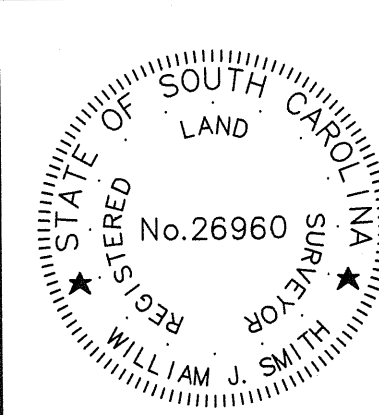
T SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330
 139 Burnt Church Road
 Bluffton, SC 29910
 tsquare@bncg.com

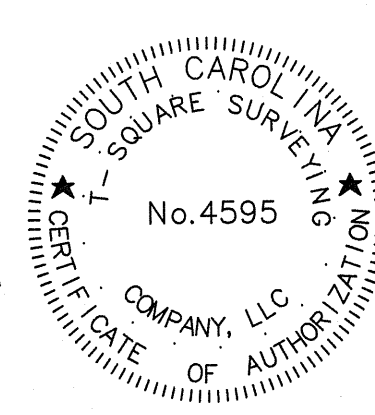
Phone 843-757-2650 Fax 843-757-5758

JOB No. 16-368AT



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

SEAN BARBINA

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 183 WHARF STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 183

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

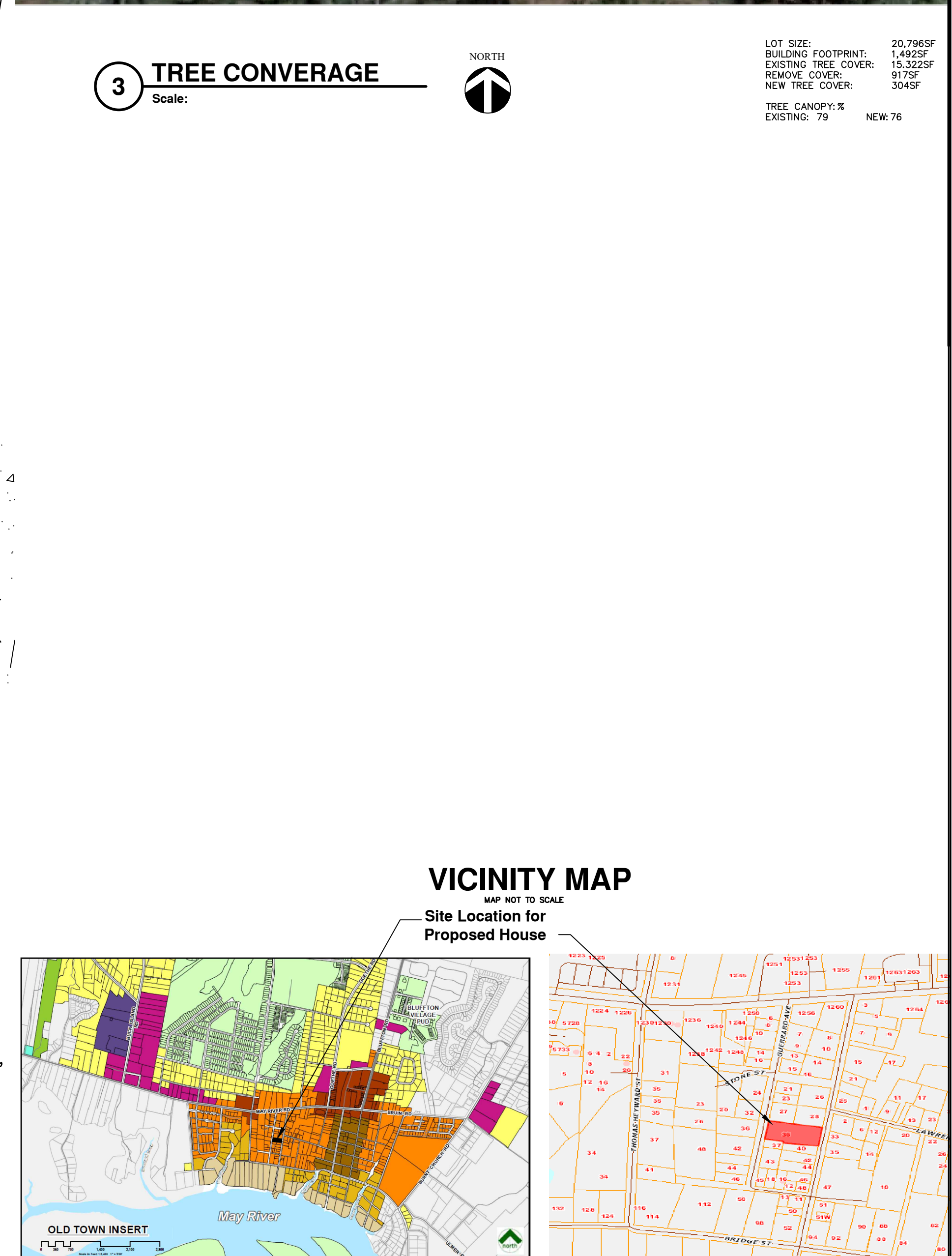
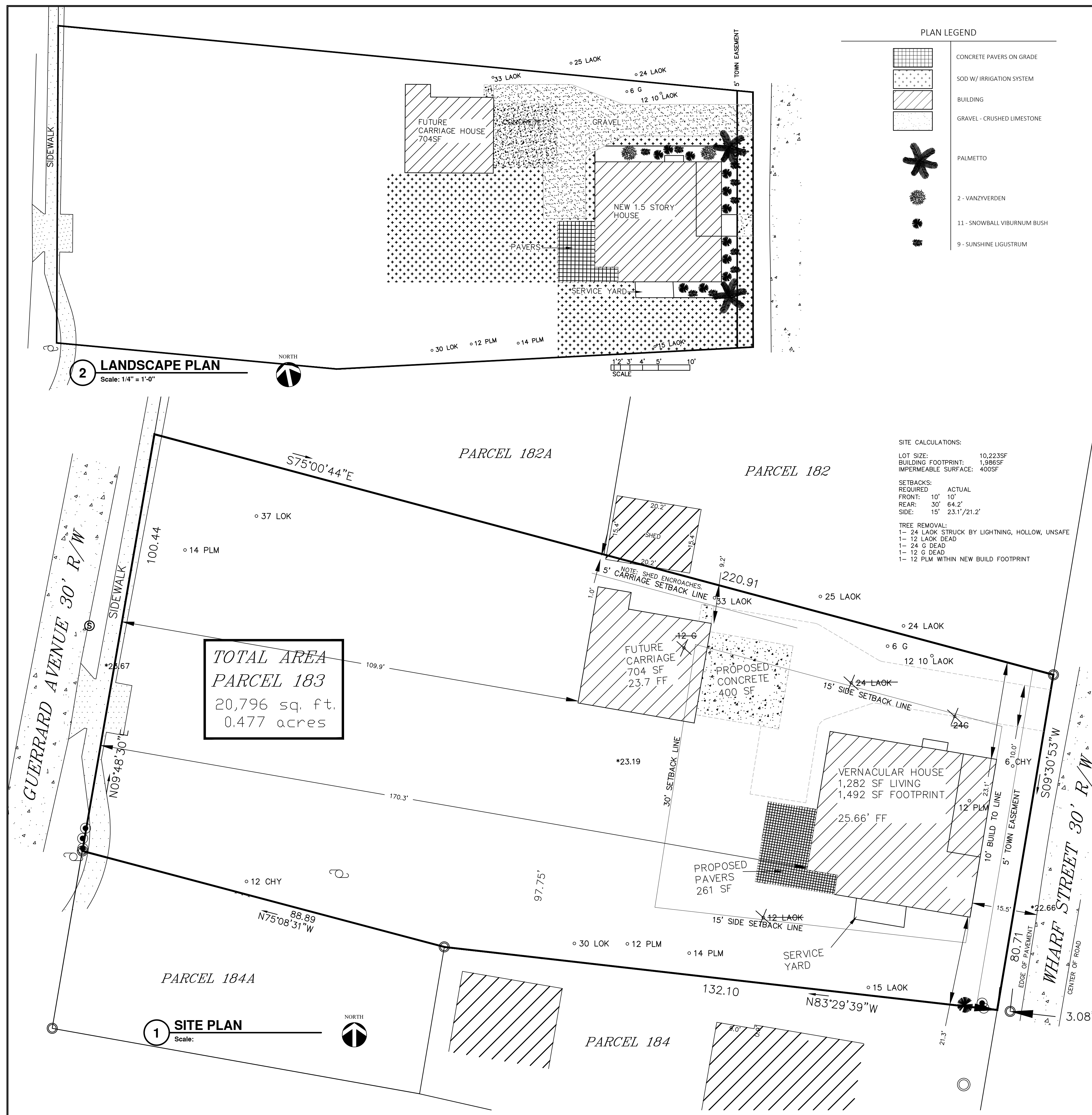
PLAT BOOK 76 AT PAGE 23

DRAWN BY: B.M.S.

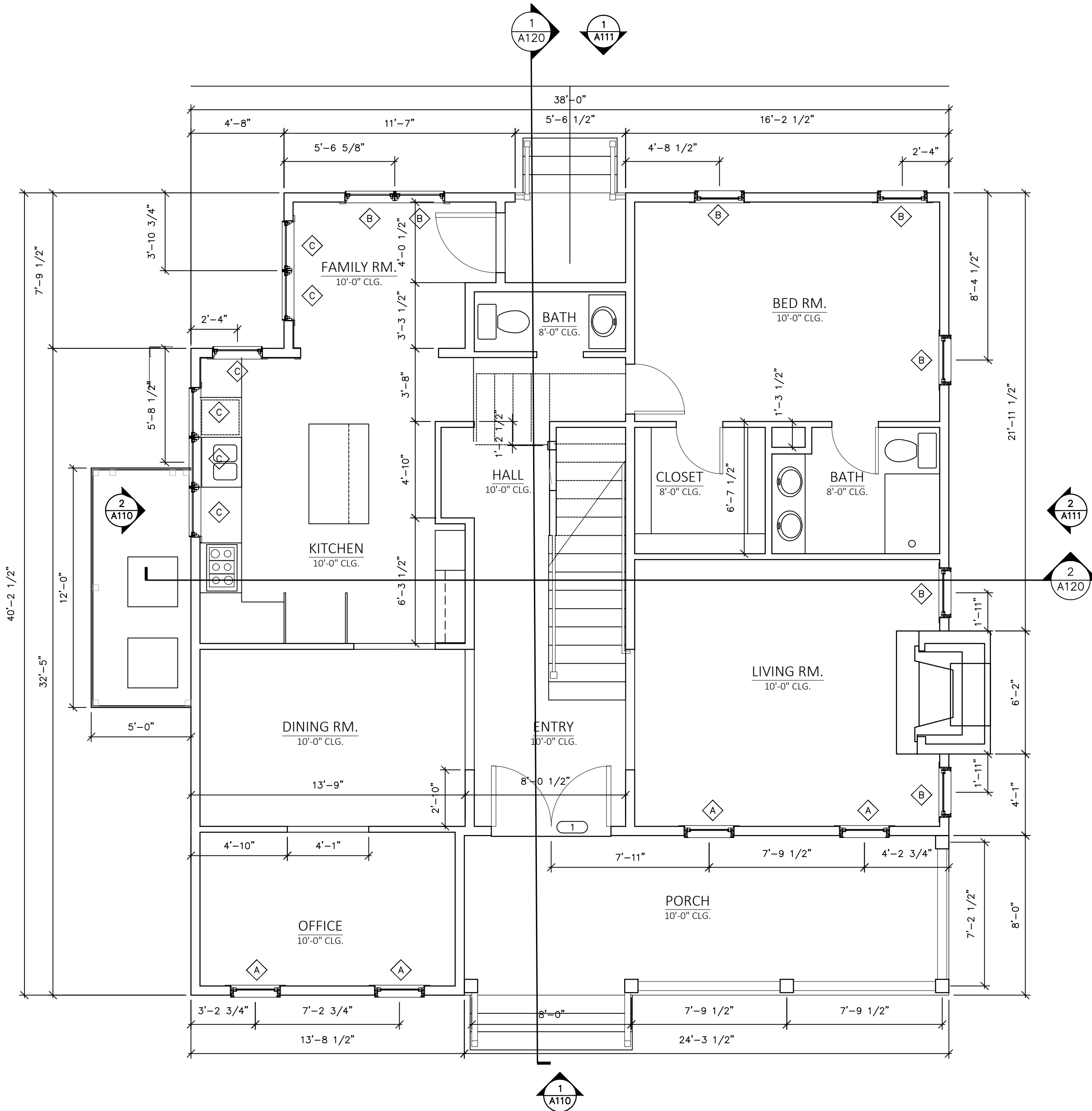
APPROVED BY: W.J.S.

PARTY CHIEF: W.J.S.

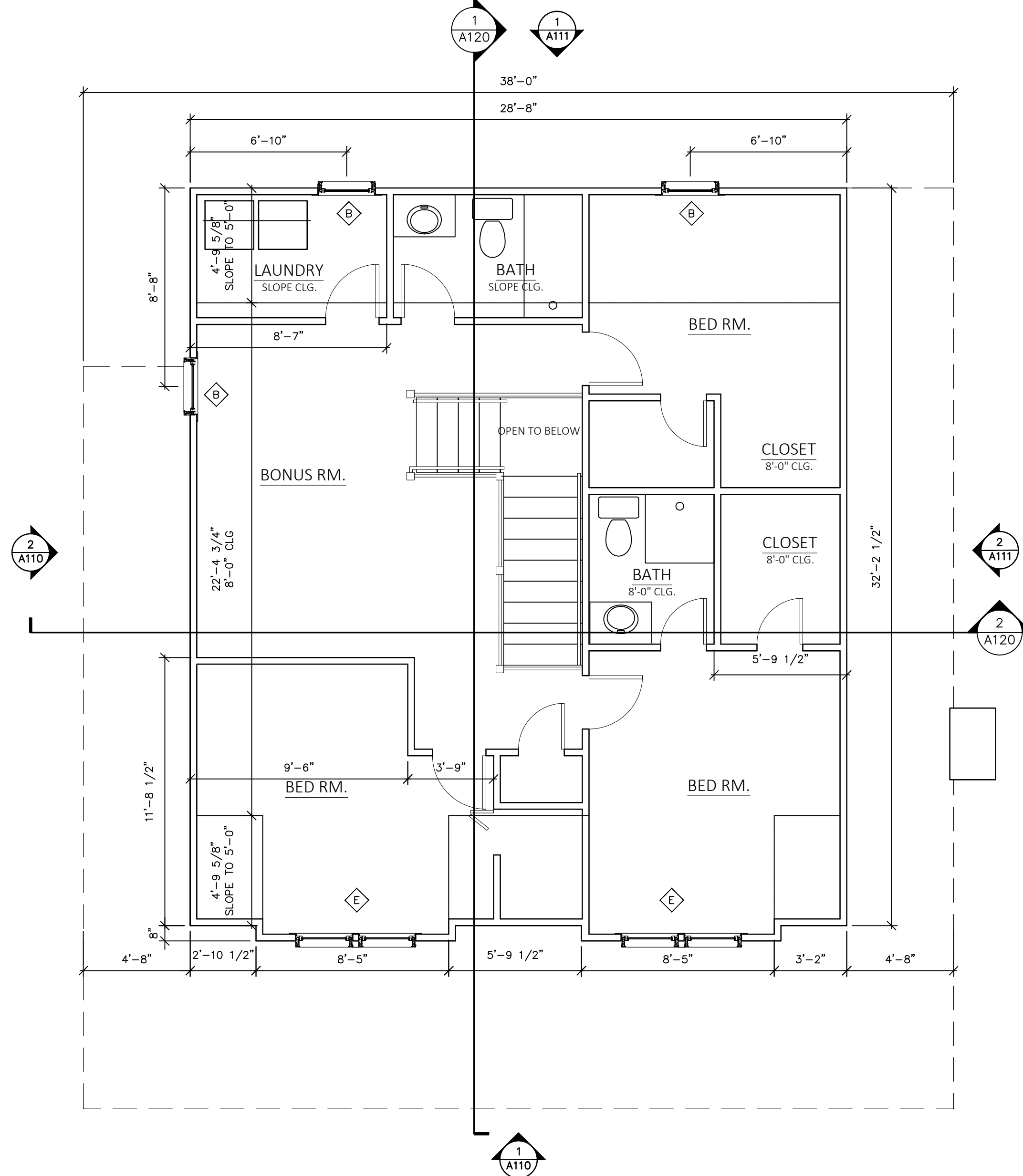
DATE: NOVEMBER 18, 2021



			SEAN & KATHY BARBINA RESIDENCE 36_WHARF_STREET BLUFFTON_SC COUNTY_OF_BEAUFORT NG-HD		Designed SB
				Drawn 03-04-2022	
				Checked	
				Approved _____	Date _____
				Title _____	Job _____ Class _____
REVISIONS					
Date	Description	Approved			
Drawing No.					
G01					



1 FLOOR PLAN - LOWER
Scale: 1/4" = 1'-0"



2 FLOOR PLAN - UPPER
Scale: 1/4" = 1'-0"

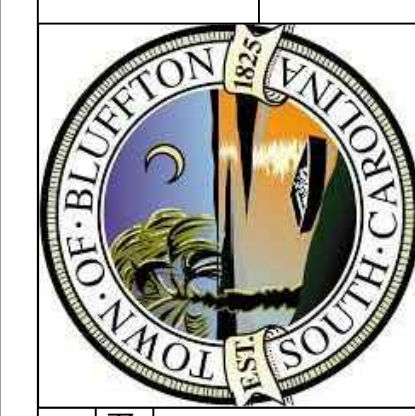


FRAMING TO CONFORM TO THE LATEST INTERNATIONAL RESIDENTIAL CODE.
SIZE AND SPACING ON THE DRAWINGS INCLUDES SPECIES: DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE, & SPRUCE-PINE-FIR, #2 OR BETTER.
LATERAL RESTRAINT AT SUPPORTS PER R502.7
CUTTING, NOTCHING AND DRILLING PER R502.8
DRAFT STOPPING PER R502.12
FIREBLOCKING PER R502.13
FLOOR SHEATHING(R503) TO BE SPAN RATED, DESIGN FIGURES 5/8" ON 16" SPACING.
FLOOR BRACING PER R505.3.3, JOIST HANGER
CROSS-BRACING AS PER MANUFACTURER'S REQUIREMENT
METAL ROOF PANELS PER R905.10
SHEATHING 5/8"
PLUMBING, MECHANICAL, AND ELECTRICAL TO BE INSTALLED PER SC RESIDENTIAL CODE 2015

BUILDING CODE ANALYSIS

IN COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE
R3 OCCUPANCY SC RESIDENTIAL CODE 2018
COMBUSTIBLE / NONCOMBUSTIBLE CONSTRUCTION:
CONSTRUCTION TYPE: 5A
AREA:
CONCRETE FOUNDATION 4,013 S.F.
FIRST FLOOR HEATED AREA 1,270 S.F.
SECOND FLOOR HEATED AREA 892 S.F.
TOTAL HEATED AREA 2,152 S.F.
COVERED ENTRY 194 S.F.
COVERED PORCH 27 S.F.
GARAGE -S.F.
TOTAL UNHEATED AREA 221 S.F.
UNFINISHED ATTIC / STOR. 120 S.F.
TOTAL AREA UNDER ROOF 2,493 S.F.

SEAN & KATHY BARBINA
RESIDENCE
36_WHAFF_STREET
BLUFFTON_SC
COUNTY_OF_BEAUFORT
NG-HD



REVISIONS	Description	Approved
Date		

Drawing No.

A101

Designed	SB	Approved	Date
Drawn	03-04-2022	Checked	Job Class
Checked			
Approved			
Title			

- GENERAL ROOF FRAMING NOTES
- (1)

ALL RIDGE, HIP AND VALLEY MEMBERS SHALL BE 2x8 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
- (2)

ALL GABLE ENDS SHALL BE BALLOONED FRAMED WITH MINIMUM OF 2x6 STUDS AT 16" O.C.
- (3)

PROVIDE 2x4 DIAGONAL BRACING AT 32" O.C. AT ALL GABLE END WALLS.
- (4)

DOUBLE ROOF RAFTERS AT ALL SIDEWALLS OF DORMERS.
- (5)

DORMER GABLE ENDS SHALL BE BALLOONED FRAMED WITH MINIMUM OF 2x4 STUDS AT 16" O.C.
- (6)

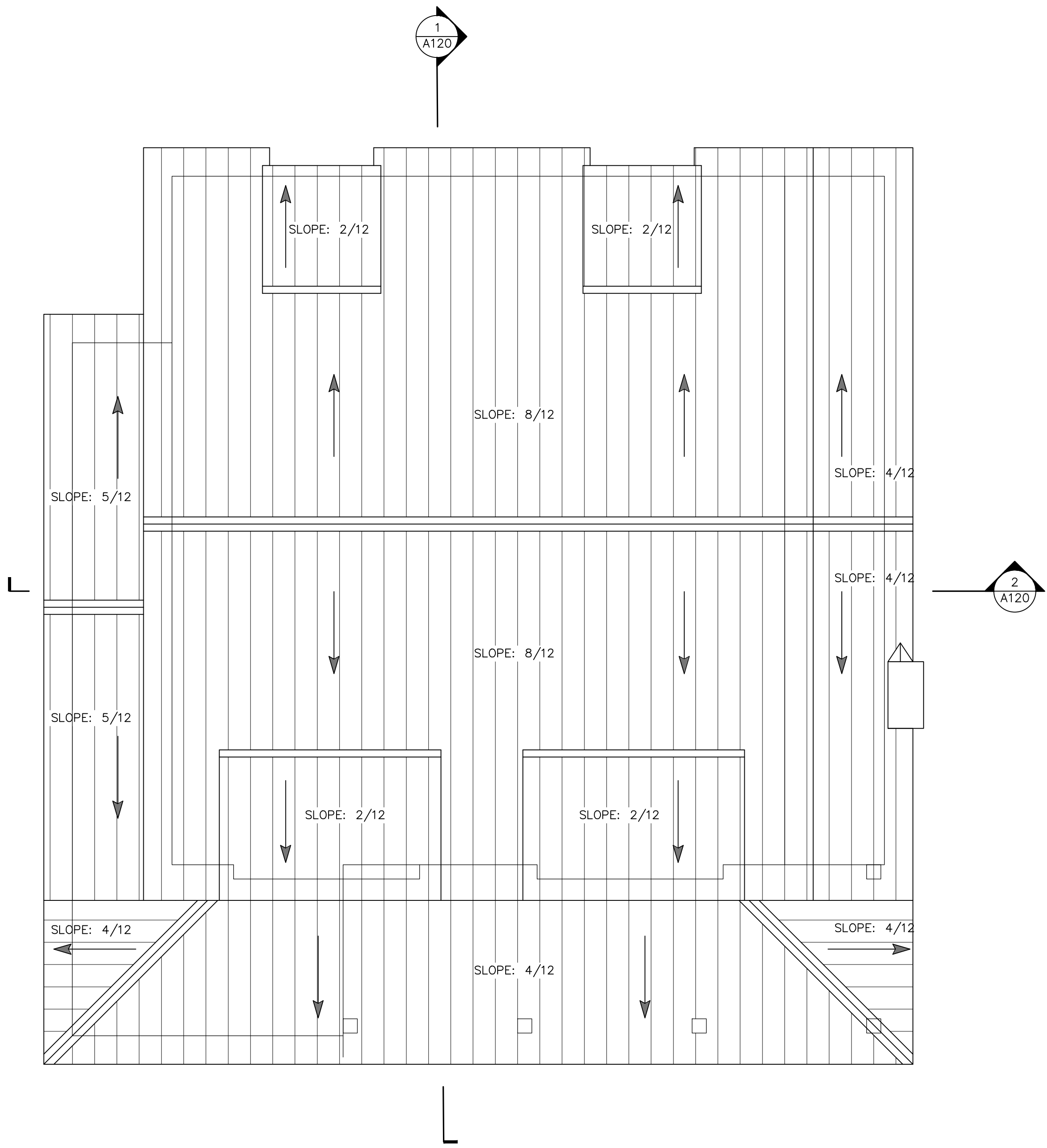
GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING AT 48" O.C. AND 48" IN FROM GABLE END WALL.
- (7)

PROVIDE (1) SIMPSON #2.5A HURRICANE CLIP 'OR EQUAL' AT ALL RAFTERS.
- (8)

ALL RAFTERS, UNLESS OTHERWISE NOTED, SHALL BE 2x6 AT 16" O.C.
- (9)

WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 12" OVERHANG.
- (10)

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ICC 600-2009.



1

FLOOR PLAN

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



SEAN & KATHY BARBINA

RESIDENCE

36_WHAFF_STREET

BLUFFTON_SC

COUNTY_OF_BEaufORT

NC-HD

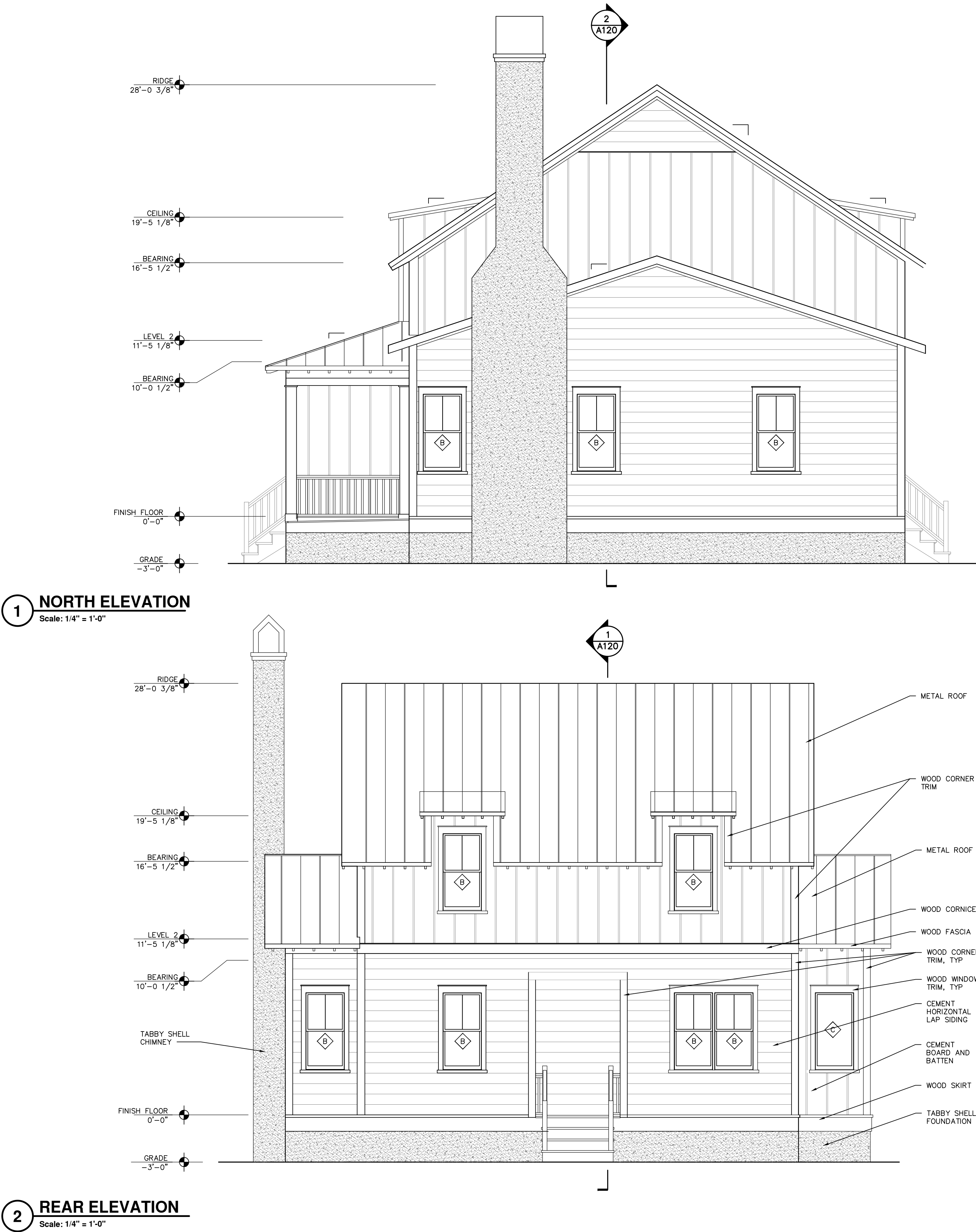


REVISIONS	Description		Approved
	Date		

Drawing No.

A102

Designed	SB	
Drawn	03-04-2022	
Checked		
Approved		Date
Title		Job Class



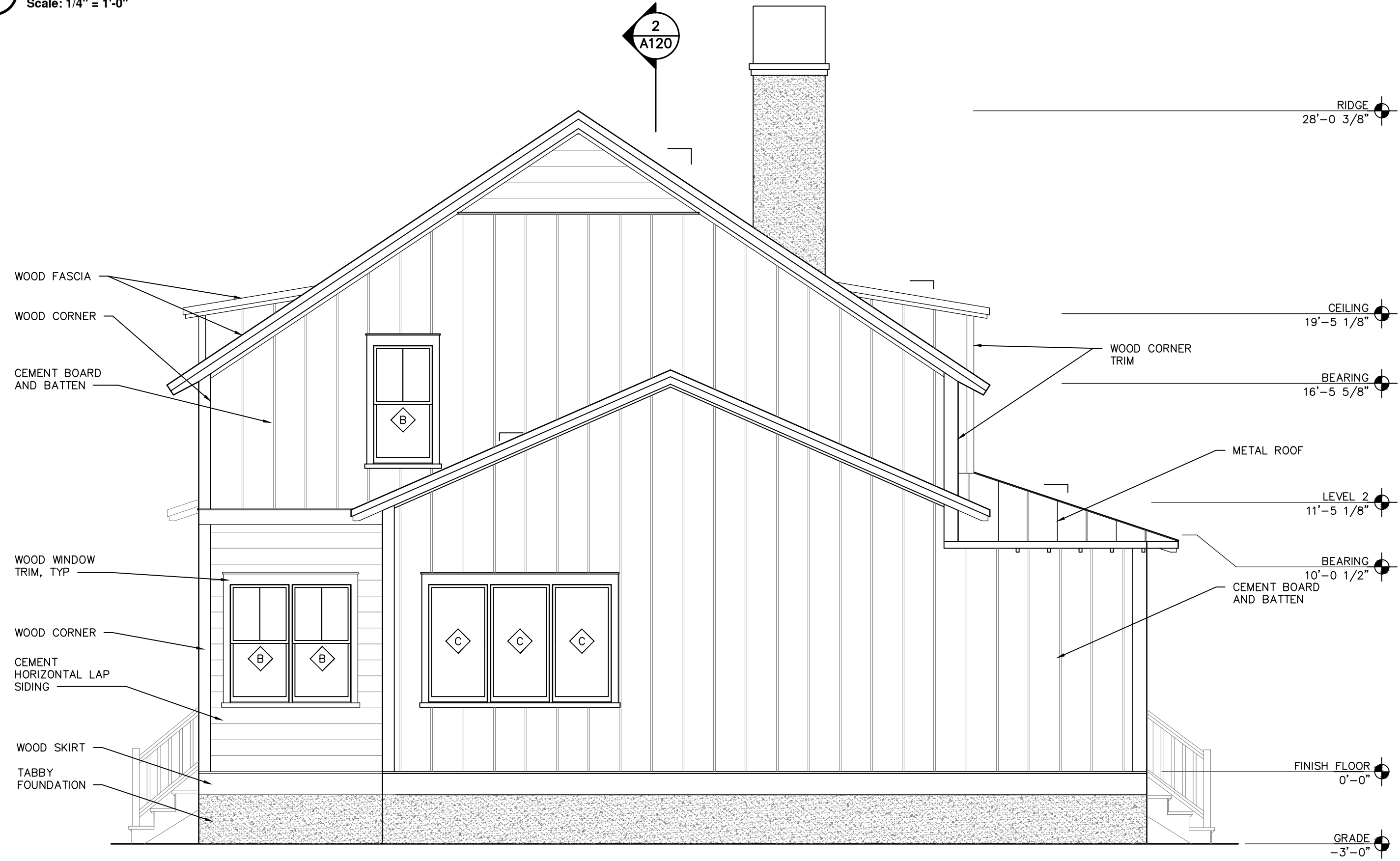
SEAN & KATHY BARBINA RESIDENCE 36_WHAFF_STREET		BLUFFTON_SC		Designed SB
				Drawn 05-25-2022
				Checked
COUNTY_OF_BEAUFORT NG-HD				Approved _____ Date _____ Title _____ Job Class _____

REVISIONS		
Date	Description	
	Approved	

Drawing No. A111



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



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

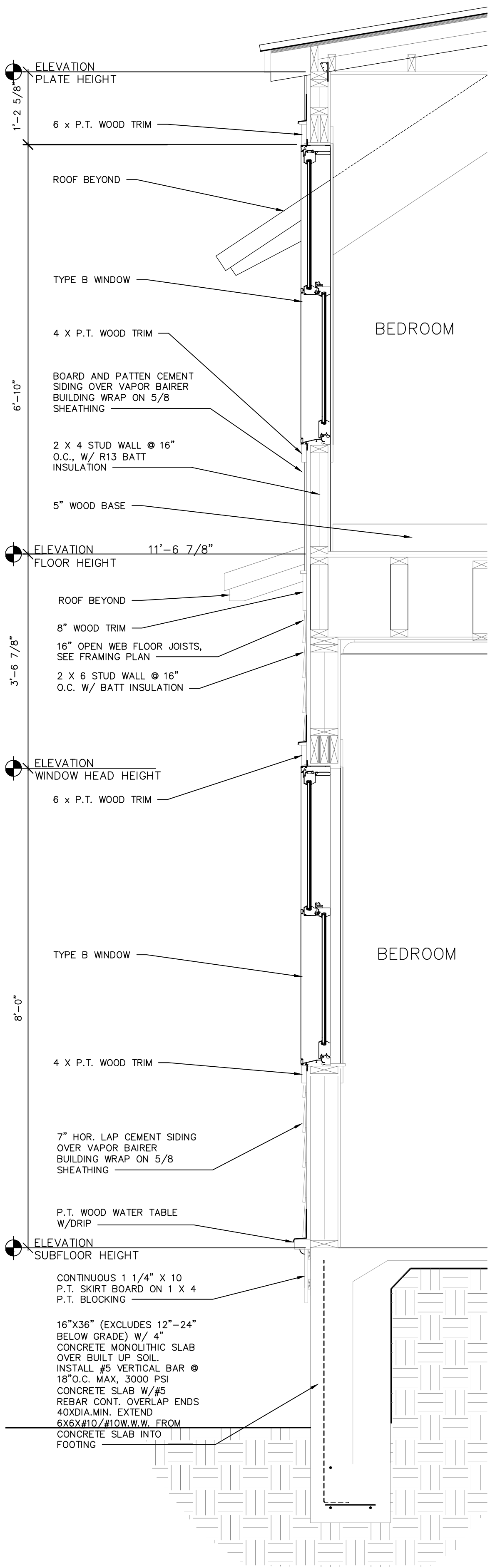
Designed	SB
Drawn	03-04-2022
Checked	
Approved	Date
Title	Job Class

SEAN & KATHY BARBINA
RESIDENCE
36_WHAFF_STREET
BLUFFTON_SC
COUNTY_OF_BEAUFORT
NG-HD

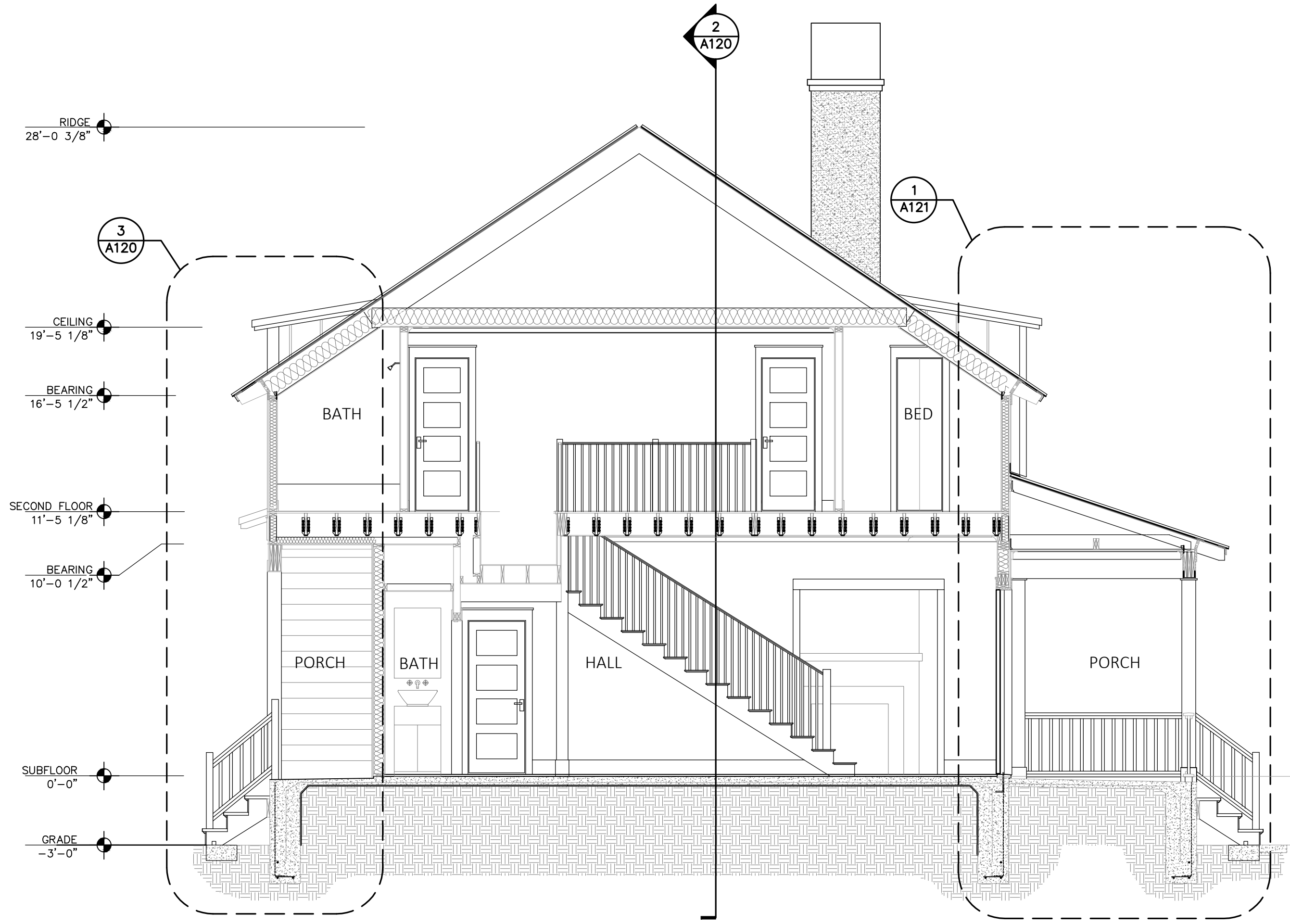


REVISIONS	Description	Approved
Date		

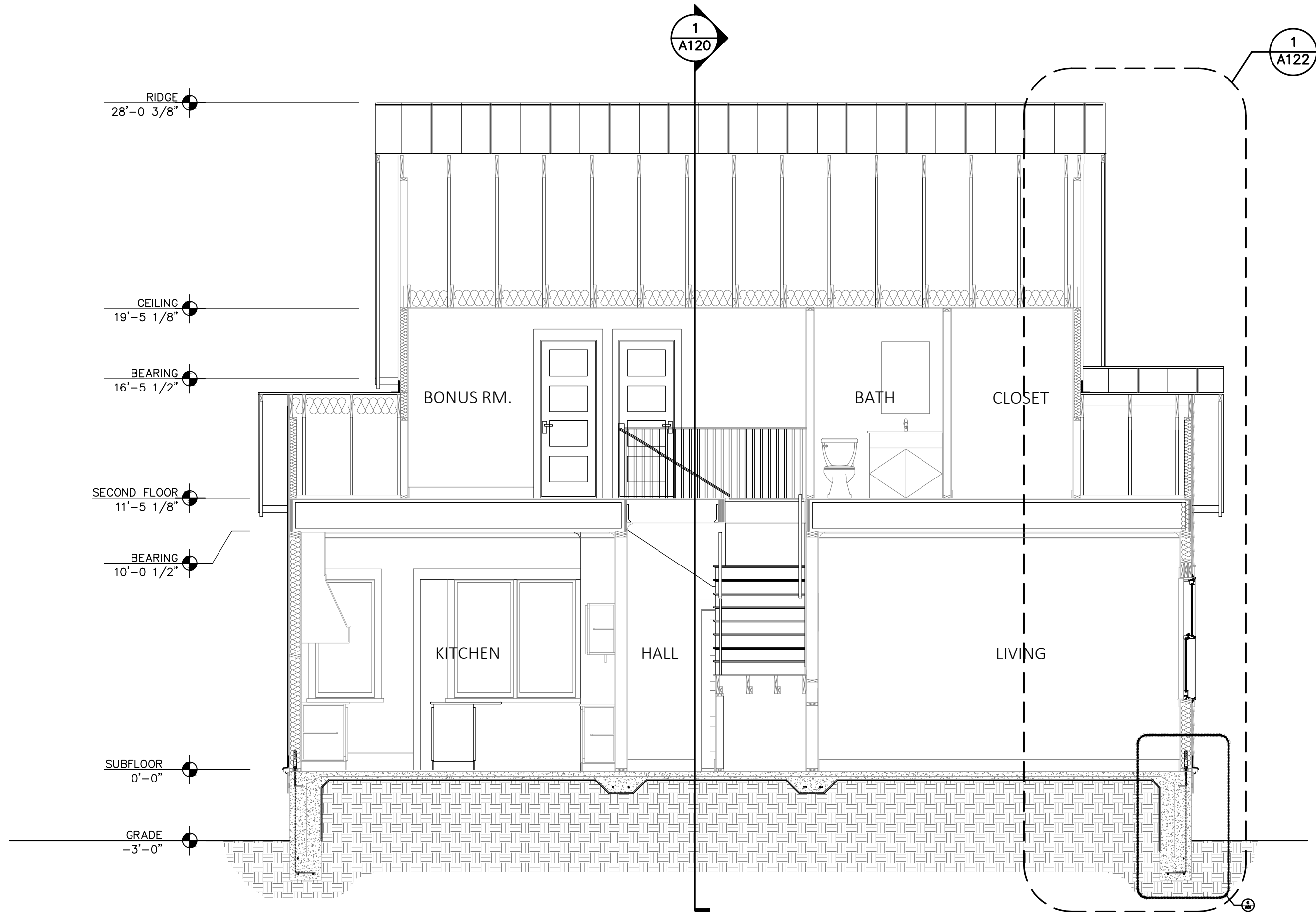
Drawing No.
A110



3 WALL SECTION
Scale: 3/4" = 1'-0"



1 LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"



2 CROSS SECTION
Scale: 1/4" = 1'-0"

Designed	SB
Drawn	03-04-2022
Checked	
Approved	Date
Title	Job Class

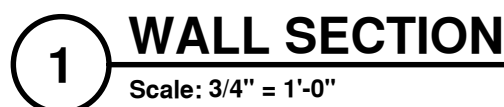
SEAN & KATHY BARBINA
RESIDENCE
36_WHAFF_STREET
BLUFFTON_SC
COUNTY_OF_BEaufORT
NG-HD



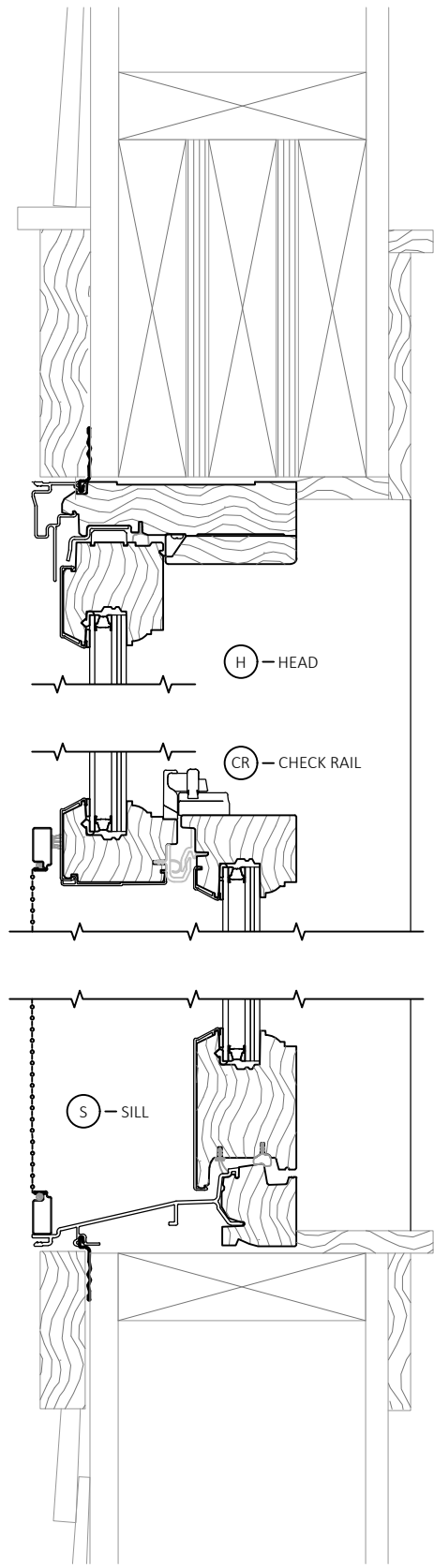
REVISIONS	Approved
Date	Description

Drawing No.

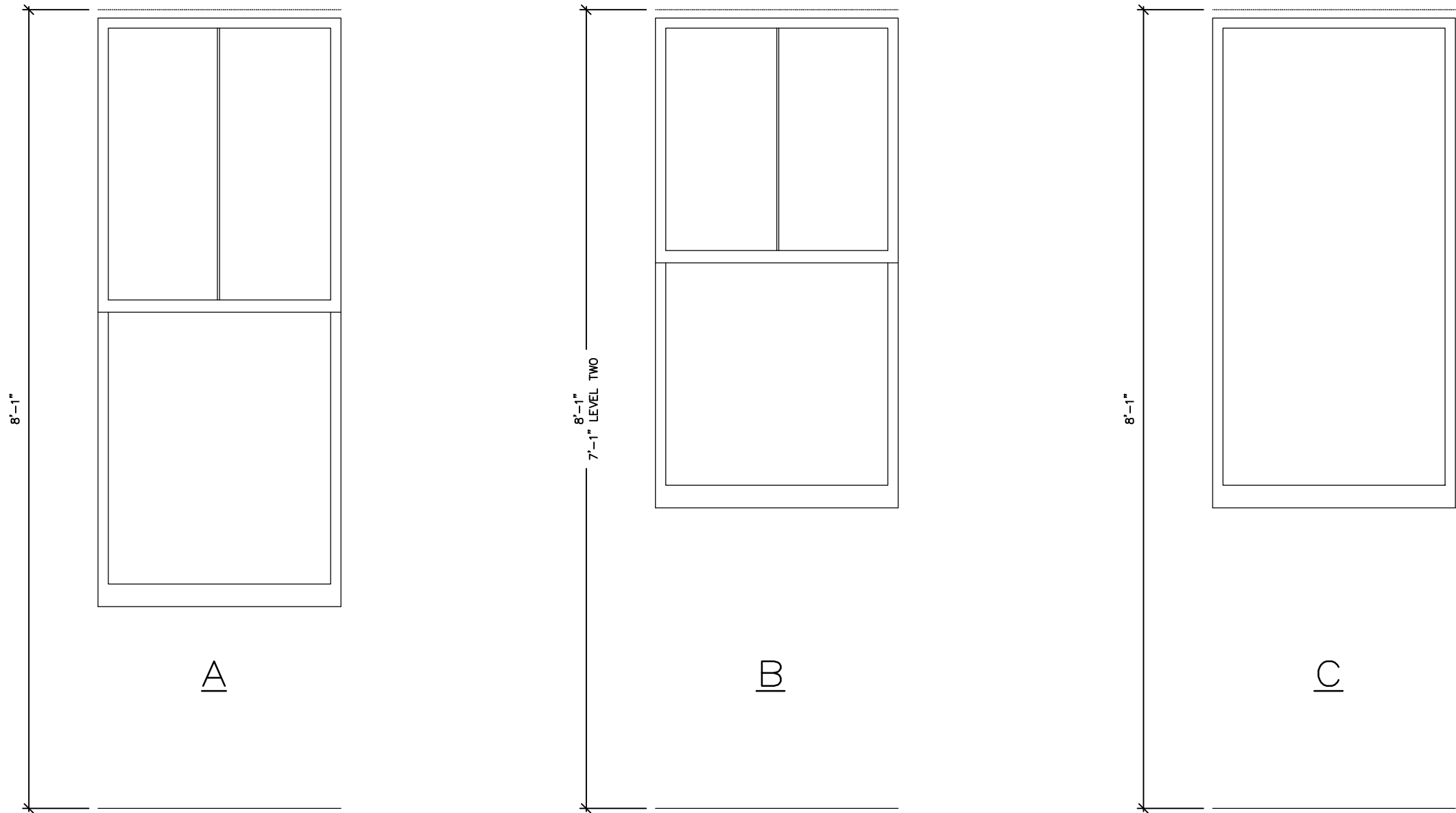
A120



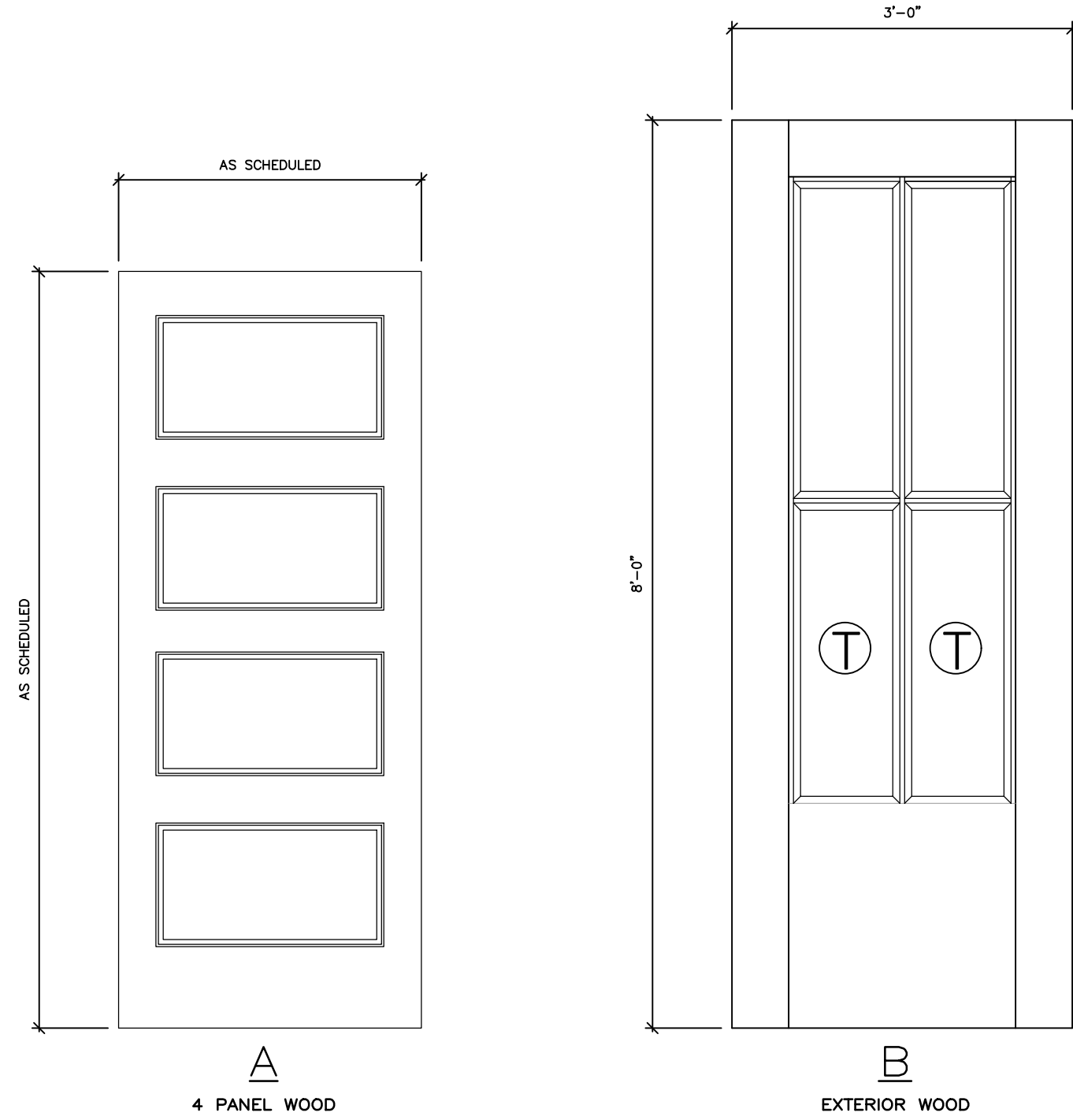
				
REVISIONS				
Date	Description		Approved	
Drawing No.			A121	
SEAN & KATHY BARBINA RESIDENCE 36_WHAUF_STREET COUNTY_OF_BEAUFORT NG-HD			BLUFFTON_SC	
Designed	SB			
Drawn	05-25-2022			
Checked				
Approved	Date			
Title	Job Class			



3 WINDOW DETAIL
Scale: 3" = 1'-0"



2 WINDOW TYPES
Scale: 3/4" = 1'-0"



1 DOOR TYPES
Scale: 3/4" = 1'-0"

WINDOW SCHEDULE			
WINDOW	SIZE	TYPE	HEAD HEIGHT
A	3'-0"x5'-0"	DOUBLE HUNG	8'-0"
B	3'-0"x7'-6"	DOUBLE HUNG	8'-0"/7'-0"
C	3'-0"x5'-0"	FIXED	8'-0"

DOOR WINDOW NOTES:
1.) WINDOWS EMERGENCY EGRESS TO COMPLY WITH IRC SECTION R310.2.1.
2.) WINDOWS ARE TO COMPLY WITH IRC TABLE 402.1.1 FOR
3.) DESIGN PRESSURE RATING IN ACCORDANCE WITH IRC SECTION 609.2.
4.) GLAZING IN DOORS TO BE TEMPERED.

DOOR SCHEDULE			
DOOR NO.	SIZE	DESCRIPTION	
01	6'-0"x8'-0"	EXT. WOOD DOUBLE DOOR	
02	2'-4"x7'-0"		
03	2'-8"x7'-0"		
04	3'-0"x7'-0"		
05	4'-0"x7'-0"		
06	5'-0"x7'-0"		
07	5'-4"x7'-0"		
08	6'-0"x7'-0"		
09	2'-8"x8'-0"		
10	3'-0"x8'-0"		
11	6'-0"x8'-0"		
12	10'-0"x8'-0"		
13	10'-0"x9'-0"		
14	16'-0"x9'-0"		

SEAN & KATHY BARBINA
RESIDENCE
36_WHAFF_STREET
BLUFFTON_SC
COUNTY_OF_BEaufORT
NC-HD



REVISIONS		SB
Date	Description	Designed
		Drawn
		Checked
		Approved
		Title
		Date
		Job
		Class

Drawing No.

A140