



Cleveland Residence
3 Wharf Street, Bluffton, SC

DRAWING INDEX		PROJECT TEAM	PROJECT INFORMATION			
CVR	COVER SHEET & DRAWING INDEX	ARCHITECT: Pearce Scott Architects H. Pearce Scott, AIA 6 State of Mind, Suite 200 Bluffton, SC 29910 P: 843.837.5700 C: 843.816.6067 E: pearce@pscottarch.com	<u>AREA CALCULATIONS: (AJD - 08.02.22)</u>			
	SURVEY		<u>PROJECT ANALYSIS: (AJD - 08.02.22)</u>			
A001	SITE PLAN		CONTRIBUTING RESOURCE	551	REGULATING DISTRICT:	NEIGHBORHOOD GENERAL - H
A101	EXISTING PLANS		PROPOSED ADDITION	143	BUILDING TYPE:	ADDITIONAL BUILDING TYPE
A102	PROPOSED FLOOR & ROOF PLANS	P: 843.816.6067	TOTAL HEATED	694	FRONT BUILD TO LINE:	10' - 25'
A201	EXISTING EXTERIOR ELEVATIONS	LANDSCAPE ARCHITECT: M.Brock Designs, LLC Michael Brock, PLA-ASLA 19 Woods Bay Raod Bluffton, SC 2991 C: 843.540.6407 E: mbrock@mbrockdesigns.com	FRONT PORCH	150	REAR SETBACK:	25'
A202	PROPOSED EXTERIOR ELEVATIONS				RIGHT SETBACK:	10'
A301	WALL SECTION & DETAILS				LEFT SETBACK:	10'
A401	WINDOW & DOOR DETAILS				DRIVEWAY ACCESS:	STREET
		GENERAL CONTRACTOR: Element Construction Brandon Edwards 29 Plantation Business Park, Ste. 404 Bluffton, SC 29910 C: 843.247.3263 E: brandon@elementcp.com			MIN. FINISH FLR. ELEV.:	3'-0" A.F.G.
					ACTUAL FINISH FLR. ELEV.:	MATCH EXISTING
					MAX BUILDING FOOTPRINT:	2,000
					ACTUAL FOOT PRINT:	694
		STRUCTURAL ENGINEER: 29E6 Andy Richardson, PE 1011 Bay Street, Ste 306 Beaufort, SC 29902 C: 843.441.9828 E: andy@29e6.co				

- GENERAL NOTES:
1. The contractor is responsible for compliance, and shall construct, to all applicable local, state, and federal codes and regulations, in conformance to all industry standards and methods of construction, and per manufacturer's recommended installations.
 2. All materials will be new, unless otherwise specified. All materials, finishes, and workmanship will meet accepted industry standards, and will be consistent with the plans regarding sizes. A reasonable allowance on all dimensions is allowed according to normal industry standards.
 3. For dimensions not shown or in question, the contractor will notify Architect of any discrepancies or conflicts before proceeding.
 4. For discrepancies or conflicts between the architectural and engineering drawings, the contractor shall request clarification from the Architect before proceeding.
 5. Contractor shall verify all existing field conditions. Any discrepancies shall be brought to the attention of the Architect.
 6. Contractor to provide a sample board of exterior materials, finishes and colors for final approval by the Neighborhood/Development review board and Owner.
 7. Contractor to provide a job sign in accordance with the neighborhood/development regulations.
 8. The site is to be kept clean at all times for the duration of the project.
 9. The design documents are instruments of professional service and shall remain the property of Pearce Scott Architects. Such instruments shall not be used by the client, or others, for any other purposes without the prior written consent of the Architect. The documents are a one-line only use.
 10. The design documents are to be used for design intent and in coordination with supplemental engineering documents.
 11. All walls are dimensioned to the face of stud or masonry unless noted otherwise.
 12. See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.
 13. The design documents do not indicate required drainage and other site related work requirements. See landscape, civil, or other supplemental drawings.
 14. When the Architect is contracted for construction observation services by the owner, the Contractor will coordinate with the Architect for progress visits based on the schedule and availability of both parties. Pay applications, if applicable, shall be provided to the Architect prior to the meeting to allow site review of work within the billing cycle.

[illegible]

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A REMODEL FOR:
KIKI CLEVELAND
3 WHARF STREET
NEIGHBORHOOD GENERAL - HD
BLUFFTON, SC 29910

PEARCE
SCOTT
ARCHITECTS

6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NO.	2224
DATE	05.10.22
DRAWN BY	AJD
CHECKED BY	AWB

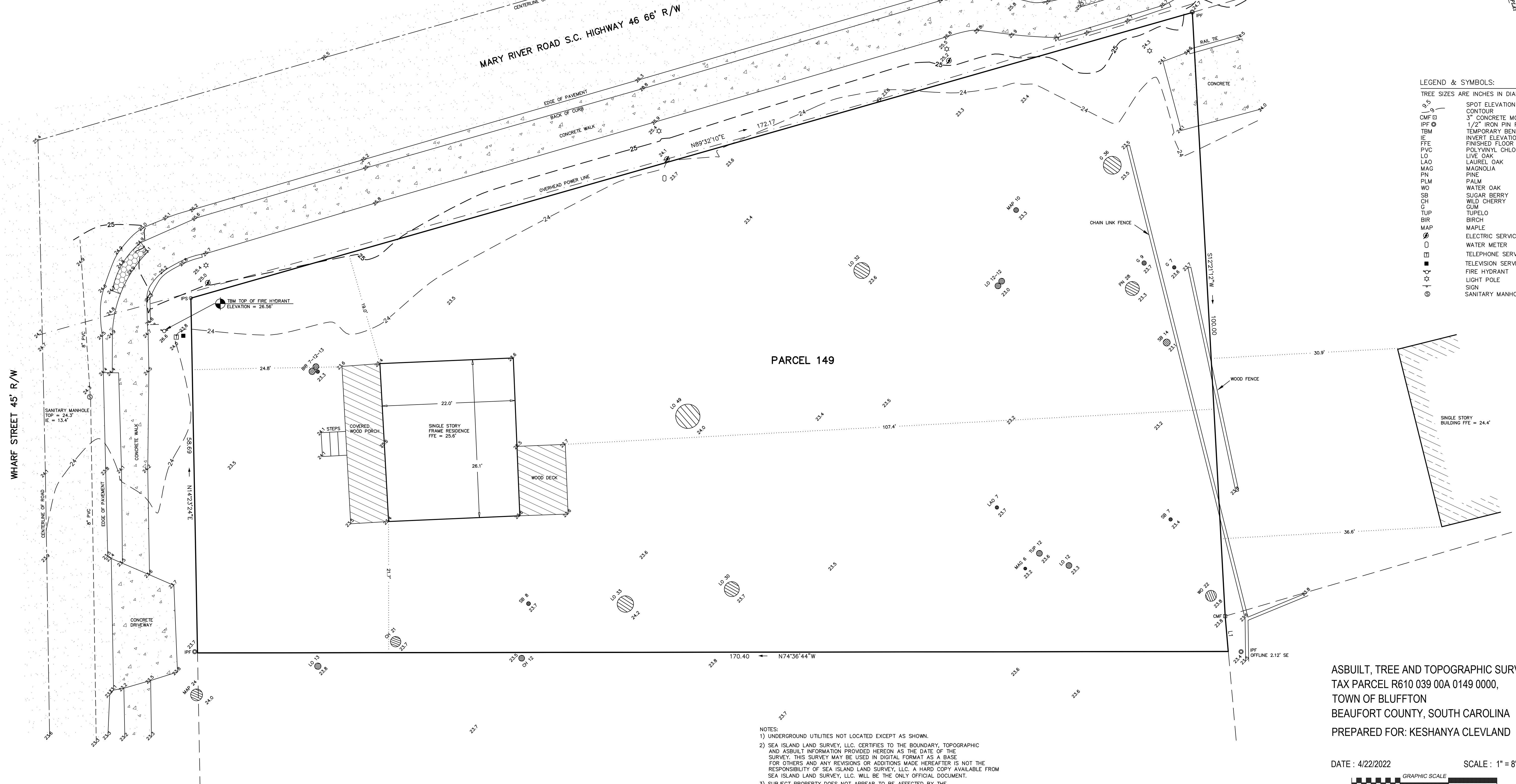
COVER SHEET & DWG INDEX

SHEET NO.

CVR

24X36 PAPER SIZE

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.87	S 10°27'43" W



- LEGEND & SYMBOLS:
- TREE SIZES ARE INCHES IN DIAMETER
- | | |
|-------|----------------------------|
| | SPOT ELEVATION |
| | CONTOUR |
| CMF □ | 3" CONCRETE MONUMENT FOUND |
| IPF □ | 1/2" IRON PIN FOUND |
| TE | TERMINARY BENCH MARK |
| IE | INVERT ELEVATION |
| F | FINISHED FLOOR ELEVATION |
| PV | POLYVINYL CHLORIDE |
| LO | LIVE OAK |
| LAO | LAUREL OAK |
| MAG | MAGNOLIA |
| PN | PINE |
| PLM | PALM |
| W | WATER OAK |
| SB | SUGAR BERRY |
| CH | WILD CHERRY |
| G | GUM |
| TUP | TUPELO |
| BIR | BIRCH |
| MAP | MAPLE |
| | ELECTRIC SERVICE |
| | WATER METER |
| | TELEPHONE SERVICE |
| | TELEVISION SERVICE |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | SIGN |
| | SANITARY MANHOLE |

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021

REFERENCE PLATS

- 1) A BOUNDARY SURVEY OF PARCELS 144B, 150 & 151, WHARF STREET, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 8/07/17
RECORDED IN BOOK14B, PAGE 7, DATED 11/09/17
ROD. BEAUFORT COUNTY, SC
BY: MARK R. RENEW S.C.R.L.S. # 25437
- 2) ASBLUIT SURVEY OF TAX PARCEL R610 039 00A 0148 0000, 0.235 ACRES, MAY RIVER ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, S.C.
DRAWN: 12/15/14
BY: TERRY G. HATCHELL S.C.R.L.S. # 11059

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS LOCAL.
- 5) VERTICAL DATUM IS NAVD 88.
- 6) CONTOUR INTERVAL IS 1'.
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH REQUIREMENTS OF THE MINNESOTA STATUTES, AND FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOT VALID UNLESS EMBODED.

DATE : 4/22/2022 SCALE : 1" = 8'

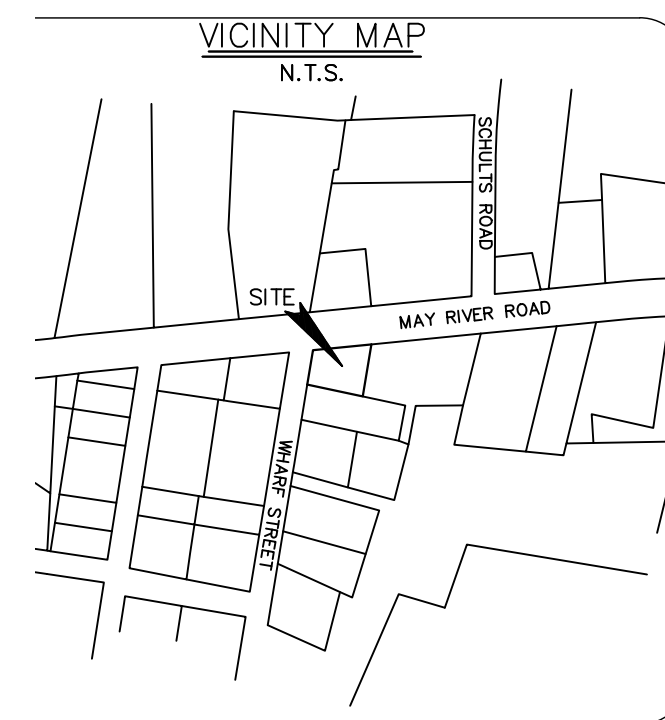
GRAPHIC SCALE

A horizontal scale bar labeled 'GRAPHIC SCALE' at the top. The bar is divided into segments by vertical lines. The segments from 0 to 8 are filled with alternating black and white squares. The segments from 8 to 16 are solid black. The segments from 16 to 24 are solid white. The numbers 0, 8, 16, and 24 are placed below the corresponding vertical lines.

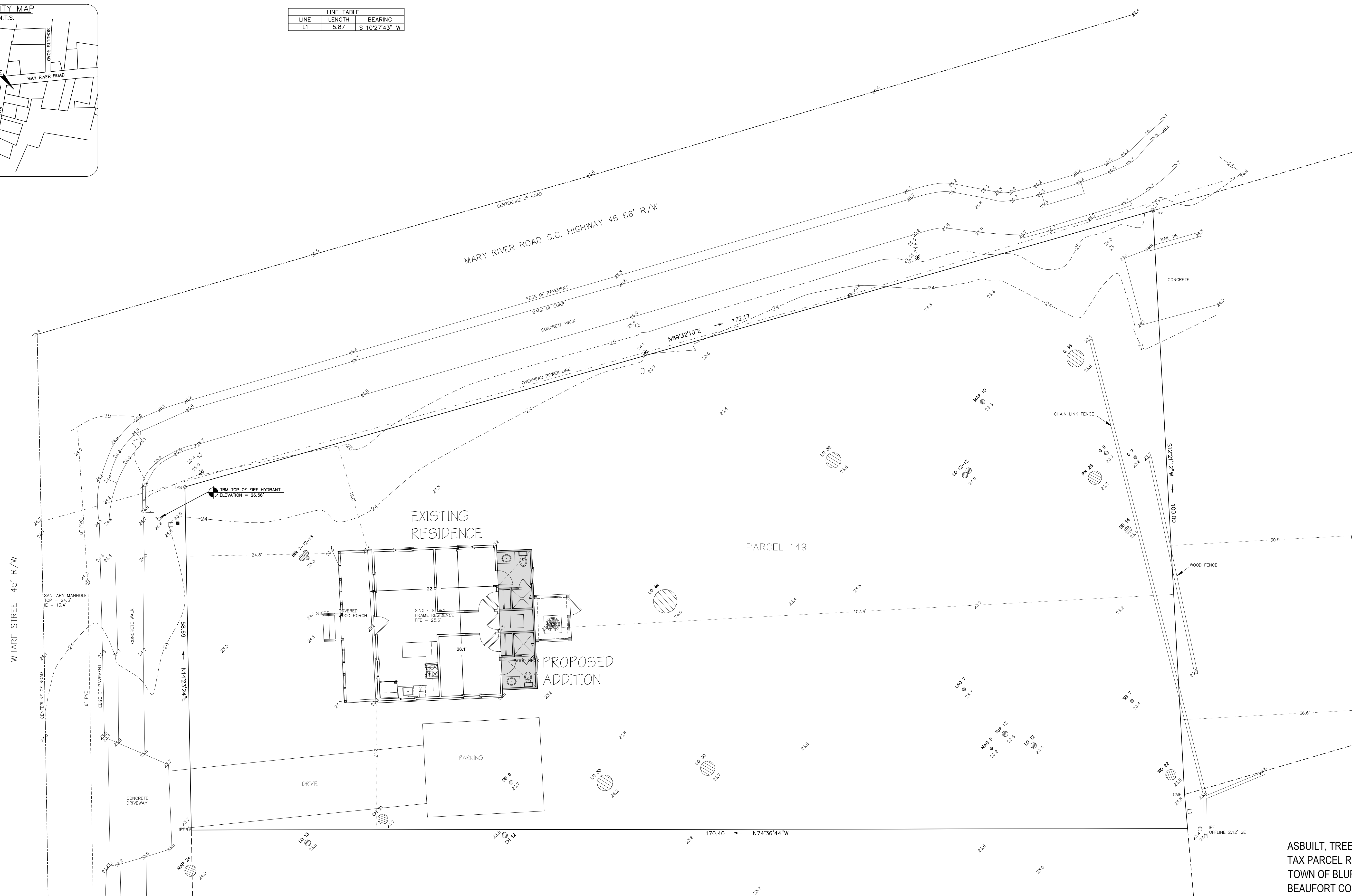


NANDINA

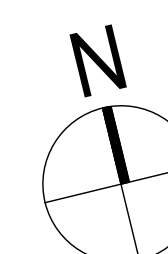
d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: admin@nandinainc.com
FILE No : 22074 DWG No. : 9-1958
COPYRIGHT © BY SEA ISLAND LAND SURVEY, INC. CAD: BA, FLD: CM



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.87	S 10°27'43" W



ASBUILT, TREE /
TAX PARCEL R6'
TOWN OF BLUFF
BEAUFORT COU



1/16" = 1'-0"

SITE PLAN

[illegible]

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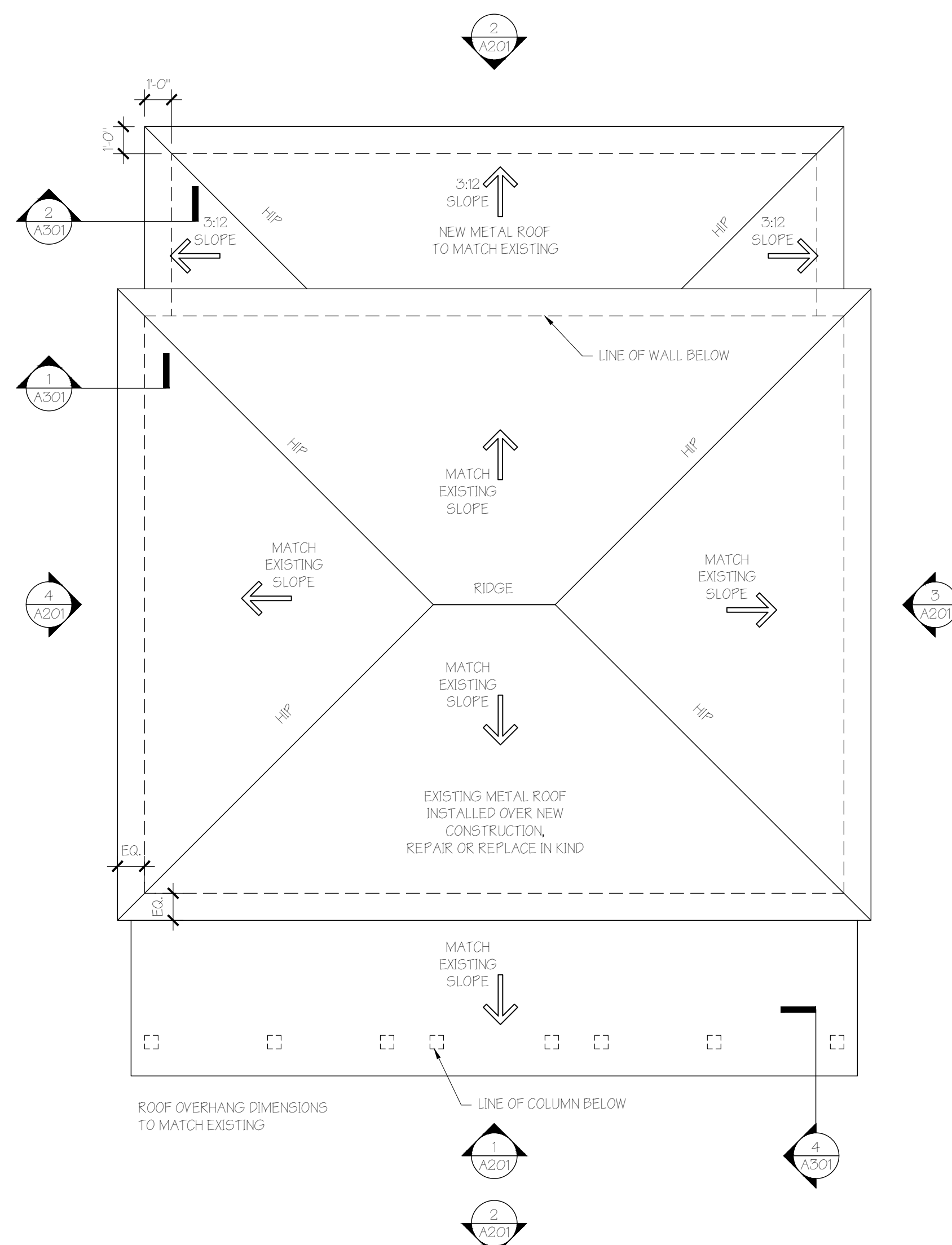
PROJECT NO.	2224
DATE	05.10.22
DRAWN BY	AJD
CHECKED BY	AWB

SITE PLAN

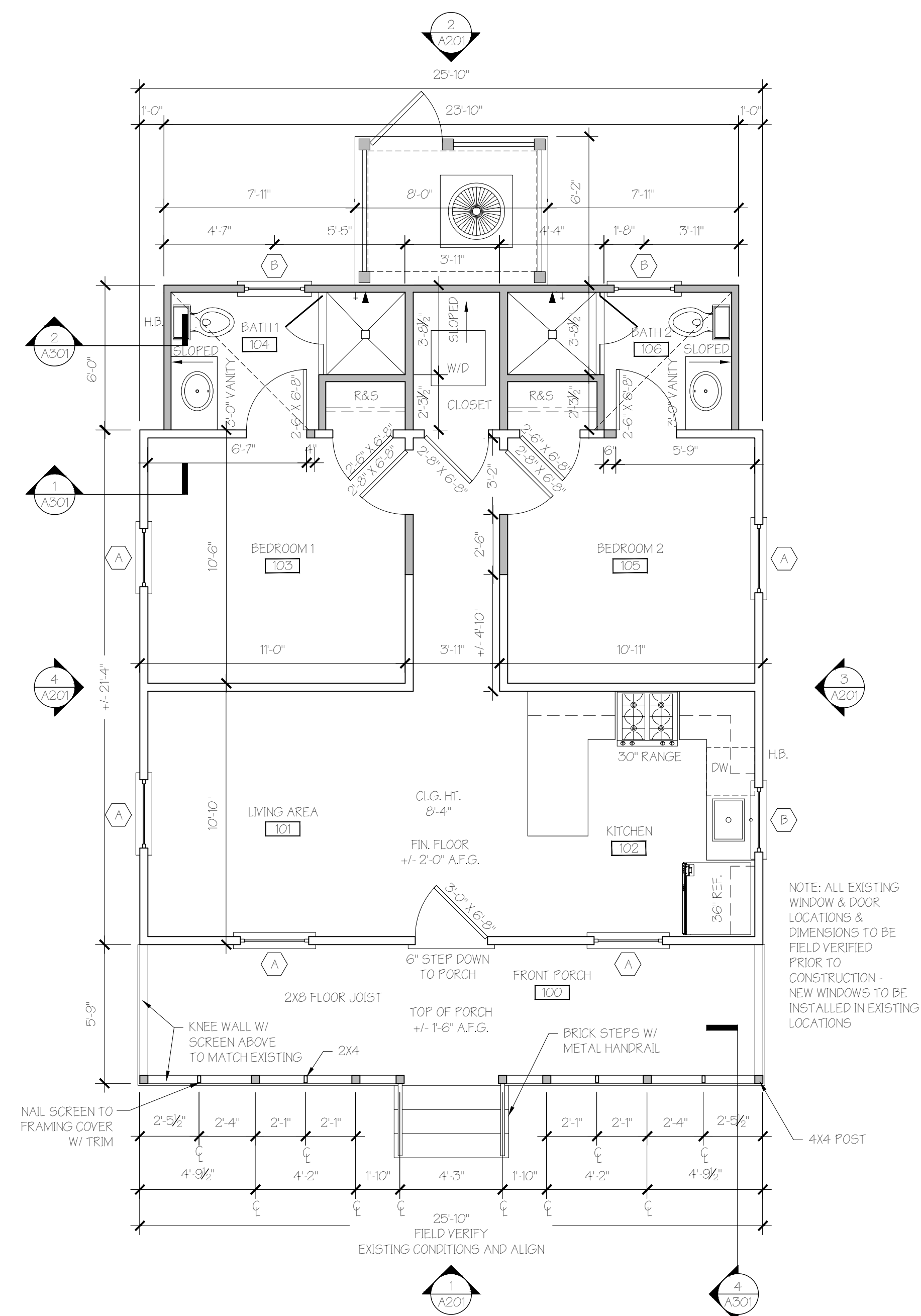
SHEET NO.

A001

24X36 PAPER SIZE



2	1/4" = 1'-0"
	ROOF PLAN



1	1/4" = 1'-0"
	PROPOSED FLOOR PLAN

LEGEND

 FRAMING IN "CONTRIBUTING" SECTION

 NEW FRAMING

R&S: ROD AND SHELF
C.O.: CASSED OPENING
2'X4: 2'X4 WALL
H.B.: HOSE BIB LOCATION TO BE CONFIRMED BY OWNER
C: CENTER LINE

 2'-10" X 5'-4" DH MARVIN ELEVATE WINDOW
LITE - 6 OVER 1

 2'-6" X 4'-0" DH MARVIN ELEVATE WINDOW
LITE - 6 OVER 1

GENERAL NOTES

- ALL WALLS TO BE 2X4 UNLESS OTHERWISE NOTED.
- ALL INTERIOR DOORS TO BE 6" OFF OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED
- ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE
- ALL NEW MATERIALS TO MATCH EXISTING
- VERIFY ALL EXISTING DIMENSIONS. ALL DIMENSIONS TO BE +/-

AREA CALCULATIONS	
CONTRIBUTING RESOURCE	551
PROPOSED ADDITION	143
TOTAL HEATED	694
FRONT PORCH	150

[illegible]

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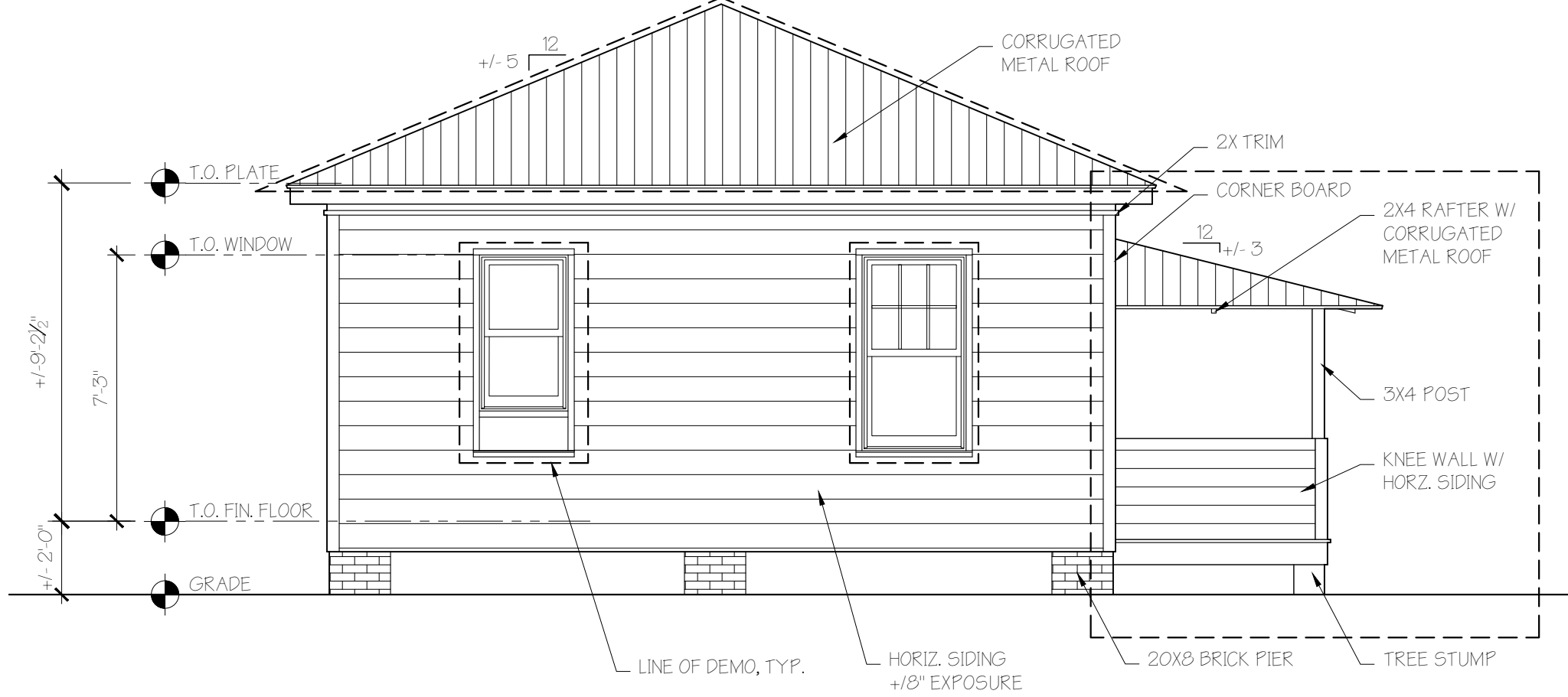
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DATE	05.10.22
DRAWN BY	AJD
CHECKED BY	AWB

PROPOSED FLOOR & ROOF PLANS

SHEET NO

A102

24X36 PAPER SIZE



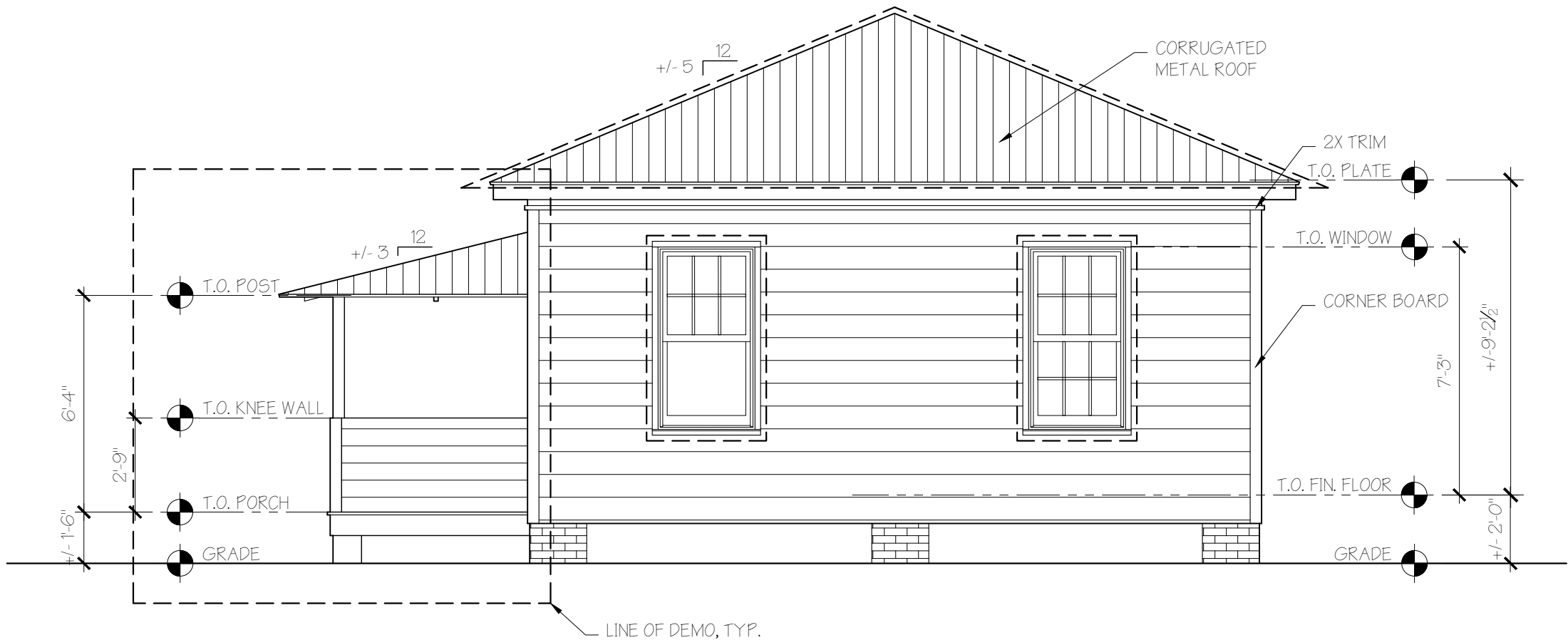
MAY RIVER ROAD ELEVATION

1	1/4 - 1-0
	LEFT ELEVATION

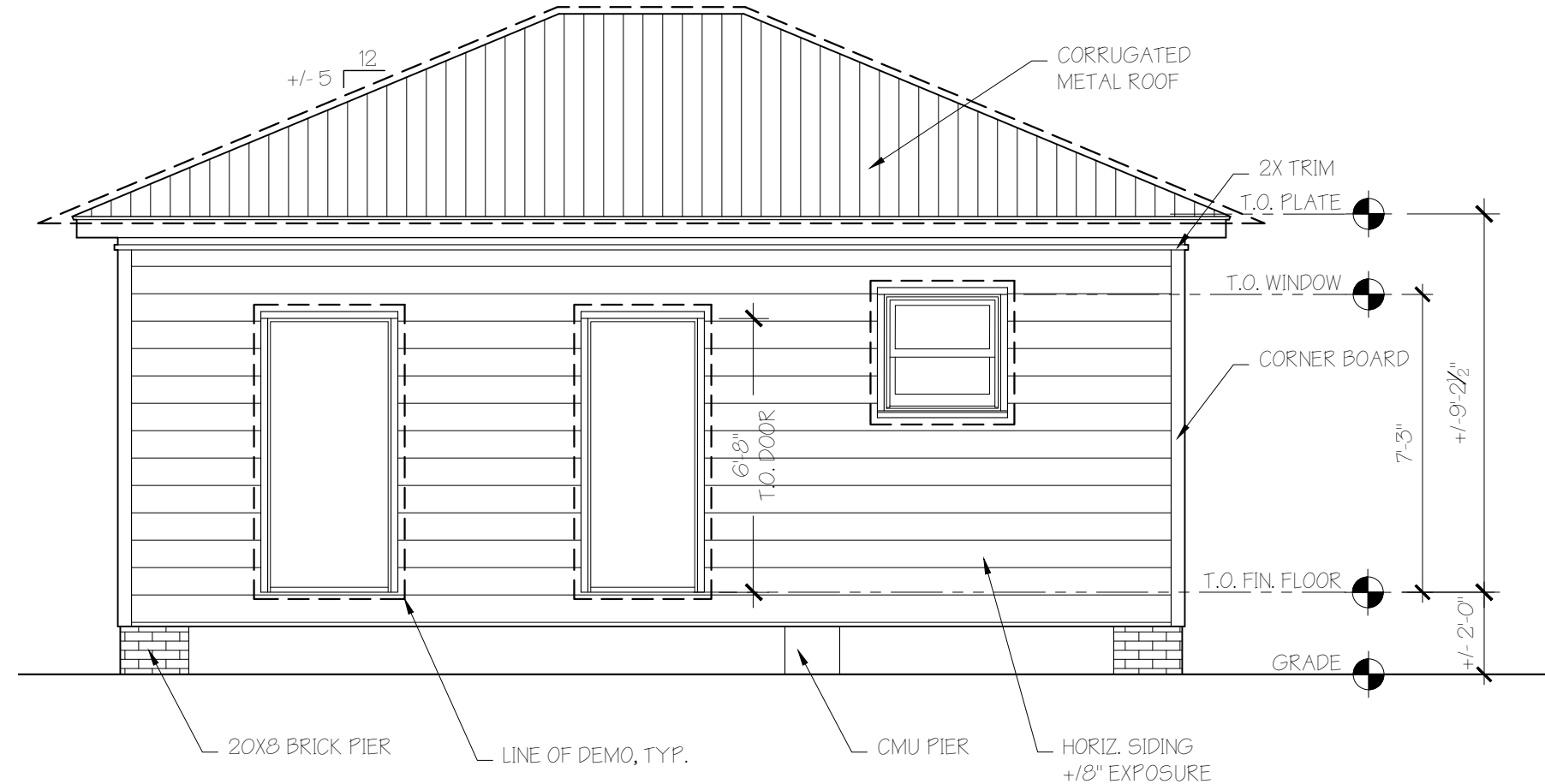


WHARF STREET ELEVATION

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



4	1/4 = 1-0
	RIGHT ELEVATION



2	1/4 - 1-0
	REAR ELEVATION

DO NOT SCALE FROM DRAWINGS						
					08.02.22	AJD
					05.10.22	AJD
					DATE	INITIAL
				FINAL HPC SUBMITTAL		
				CONCEPTUAL HPC SUBMITTAL		
				DESCRIPTION / REVISION LOG		
						NO.

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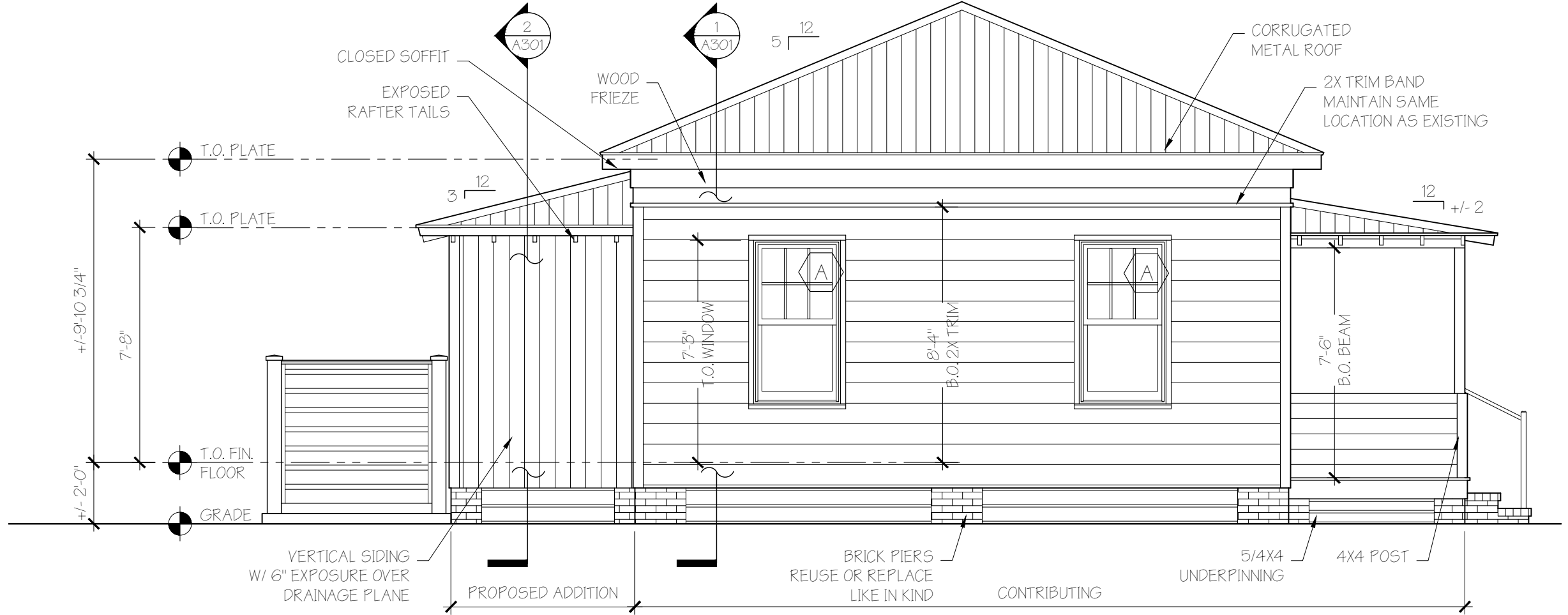
PROJECT NO.	2224
DATE	05.10.22
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EXISTING EXTERIOR ELEVATIONS

SHEET NO.

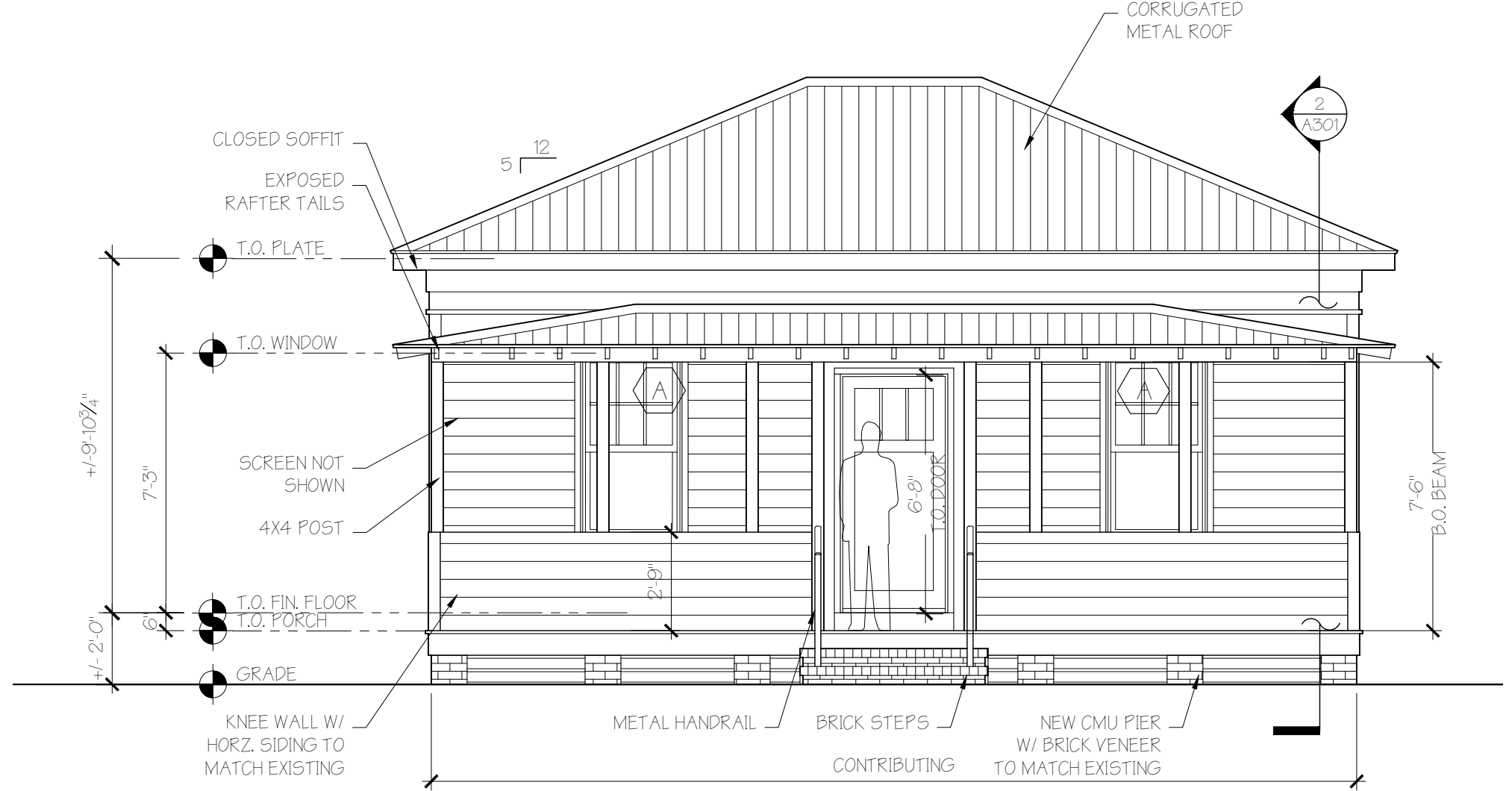
A201

4X36 PAPER SIZE



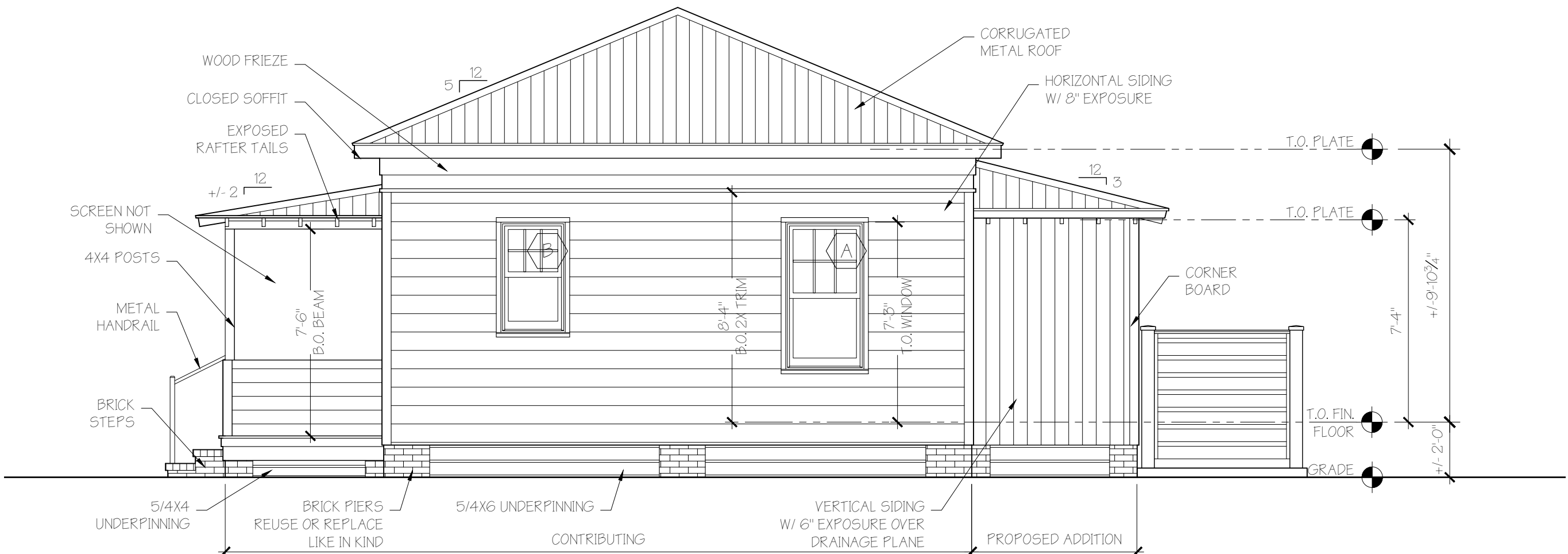
MAY RIVER ROAD ELEVATION

3	LEFT ELEVATION
---	----------------

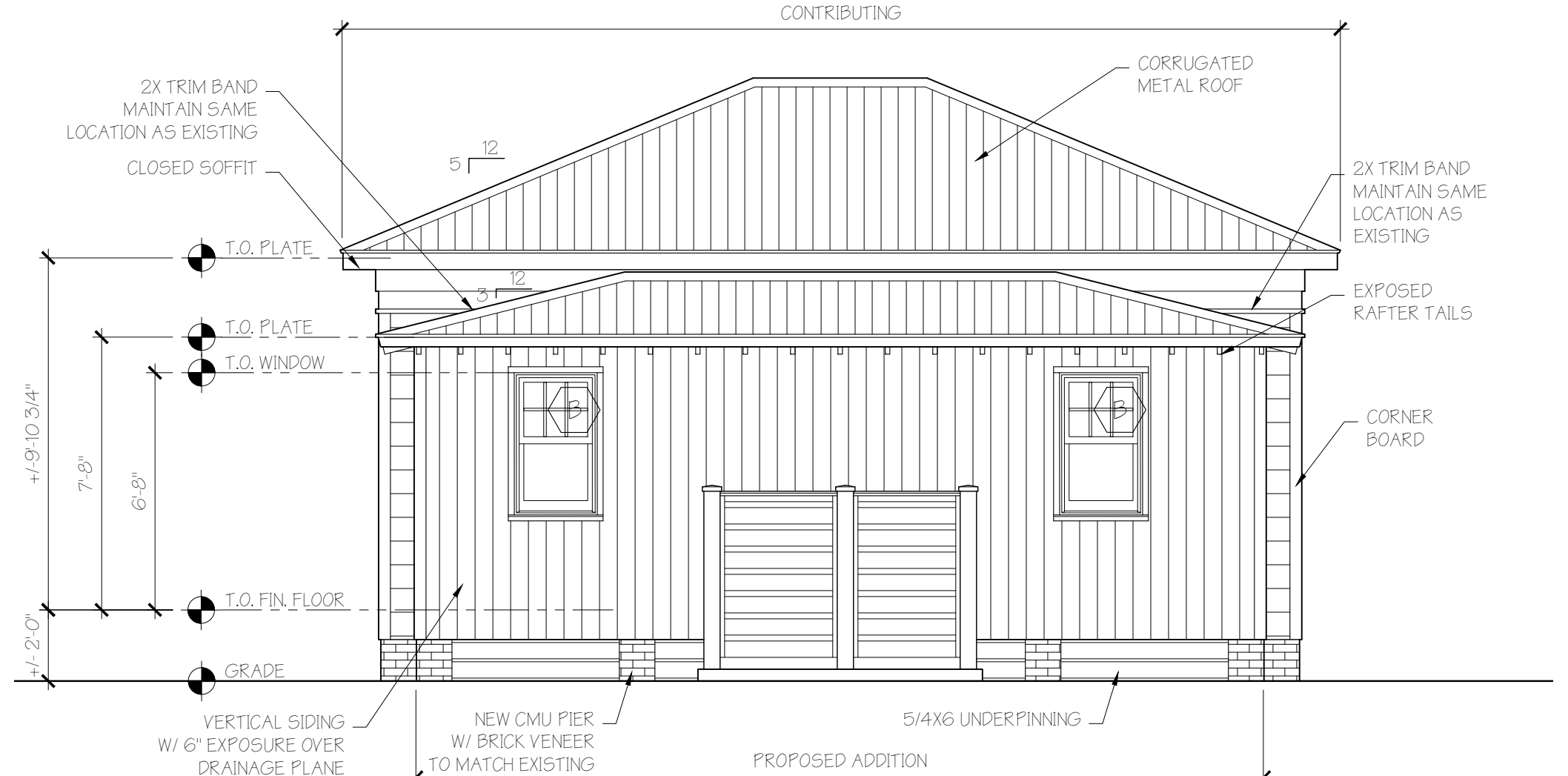


WHARF STREET ELEVATION

1	FRONT ELEVATION
---	-----------------



4	RIGHT ELEVATION
---	-----------------



2	REAR ELEVATION
---	----------------

[illegible]

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A REMODEL FOR:
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3 WHARF STREET
NEIGHBORHOOD GENE
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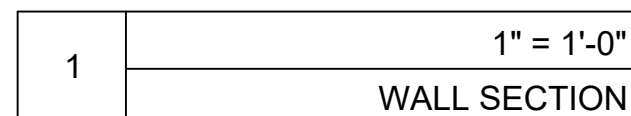
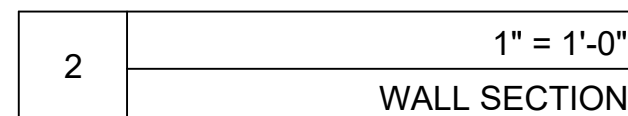
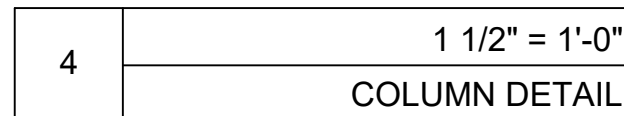
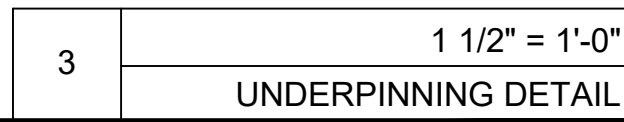
PROJECT NO.	2224
DATE	05.10.22
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PROPOSED EXTERIOR ELEVATIONS

SHEET NO.

A202

24X36 PAPER SIZE

[illegible]

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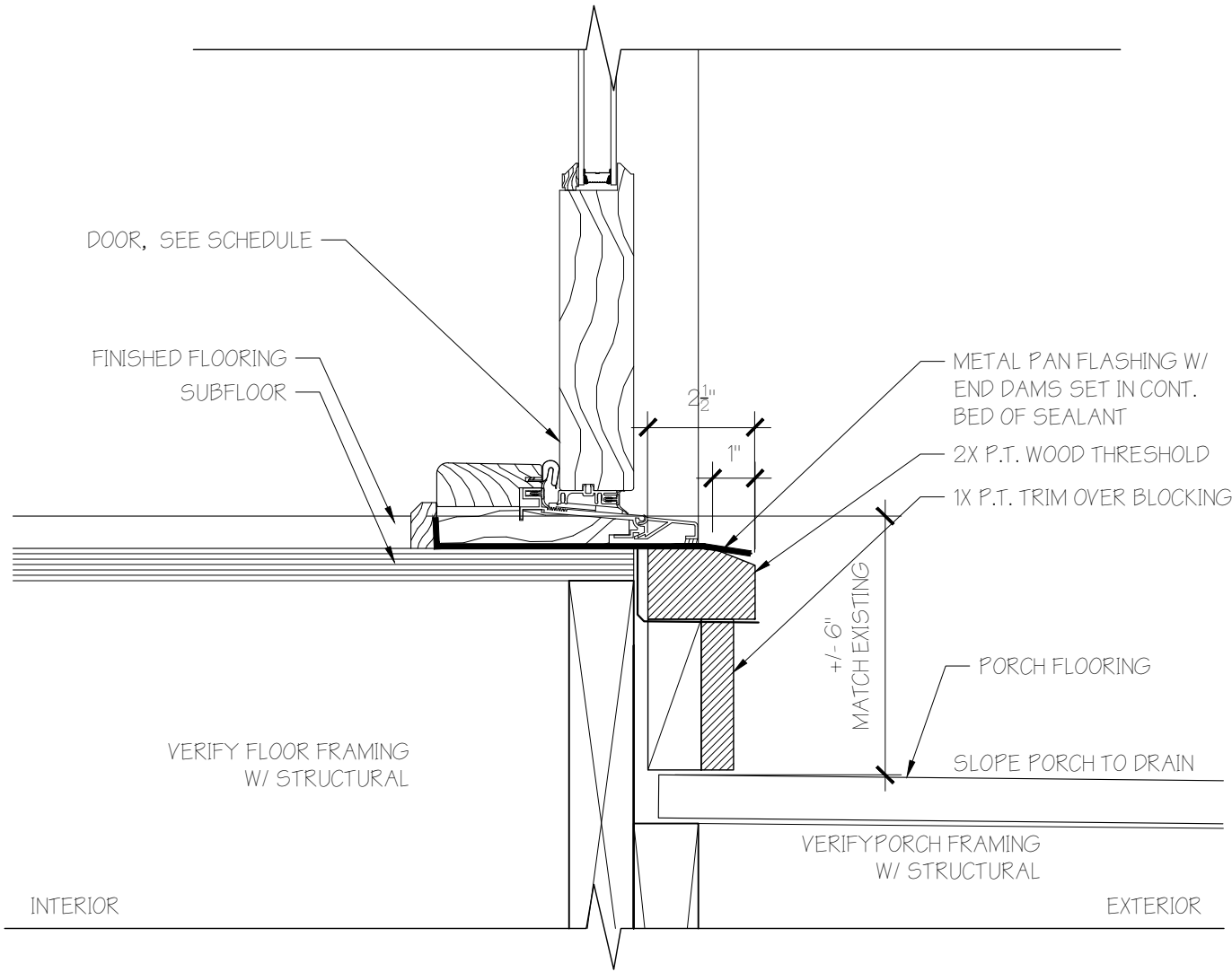
WALL SECTIONS & DETAILS

SHEET NO.

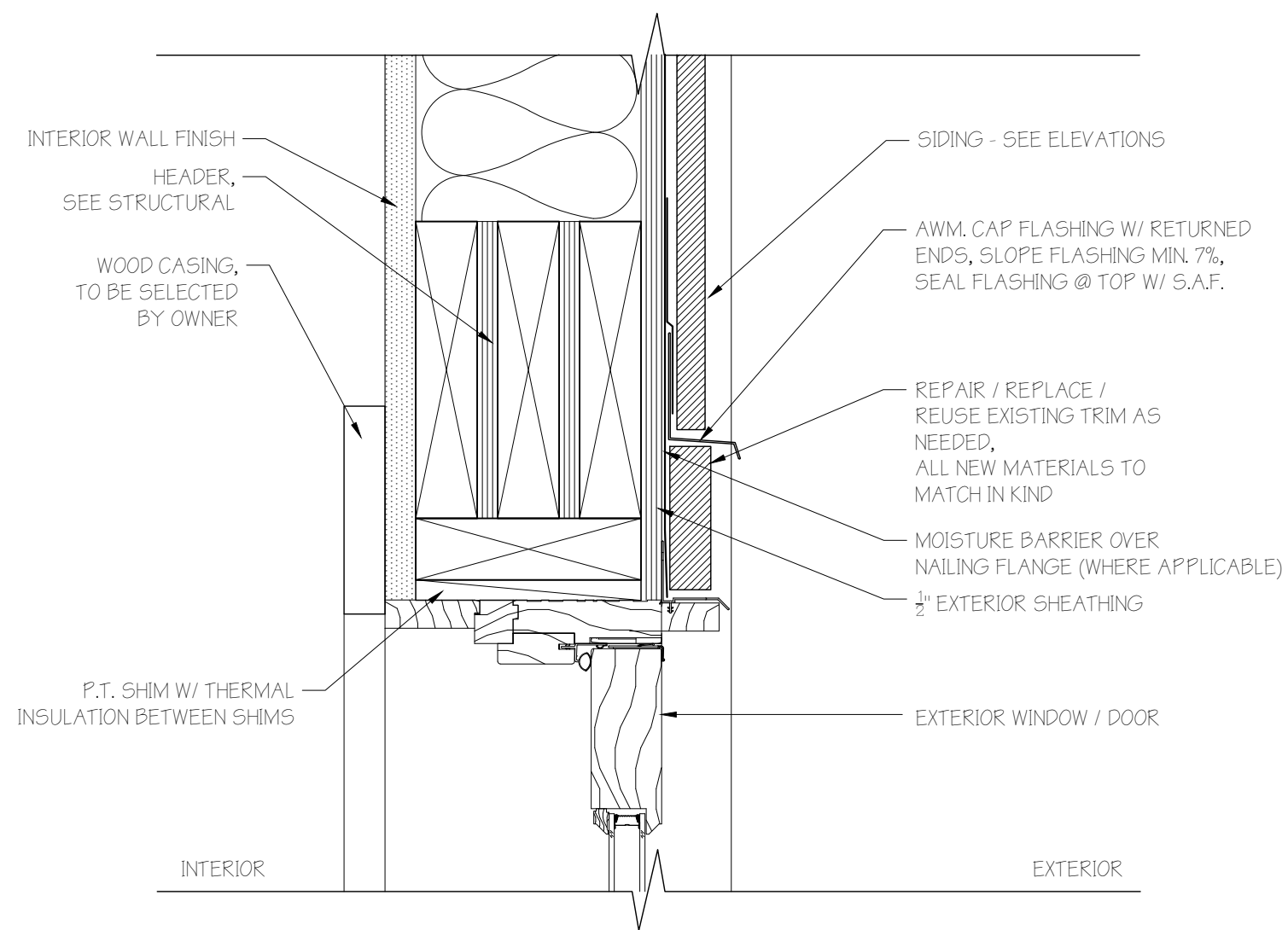
A301

24X36 PAPER SIZE

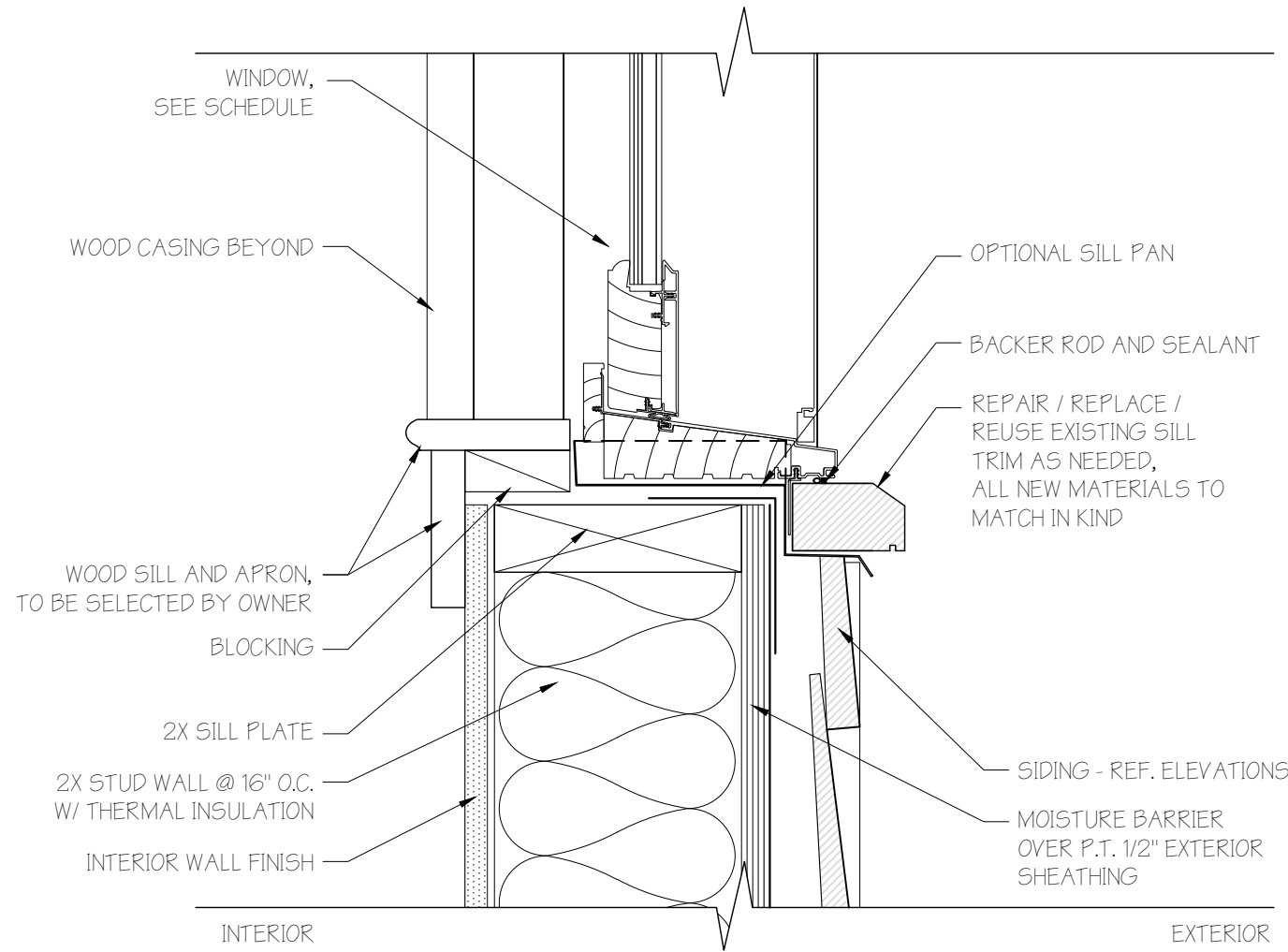
NOTE: WINDOW & DOOR DETAILS FOR TRIM PROFILES ONLY.
SEE INSTALLATION DIAGRAM AND MANUFACTURER'S INSTALLATION
INSTRUCTIONS FOR FLASHING AND WATERPROOFING.



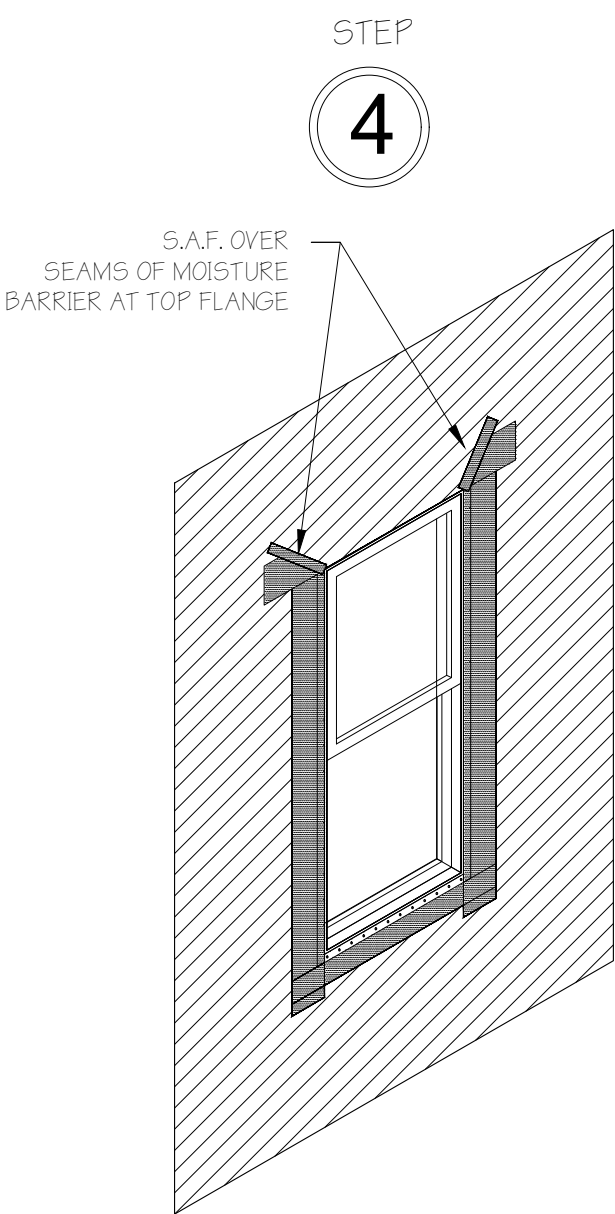
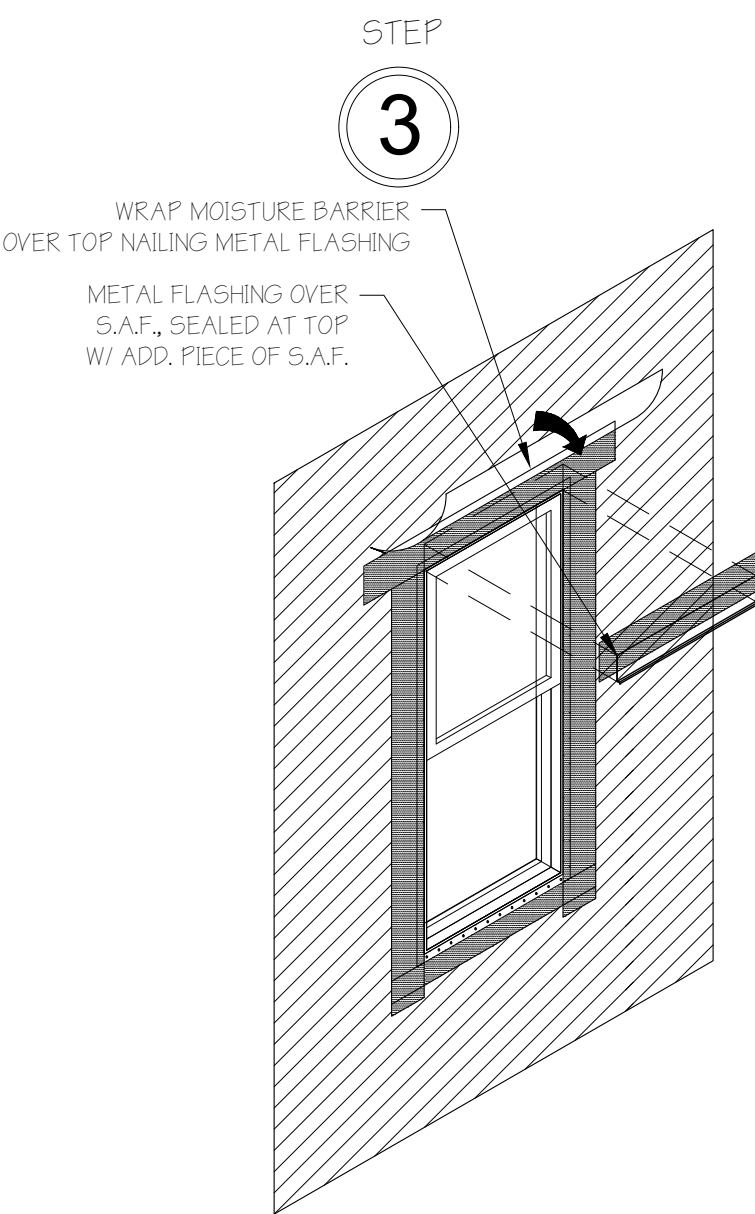
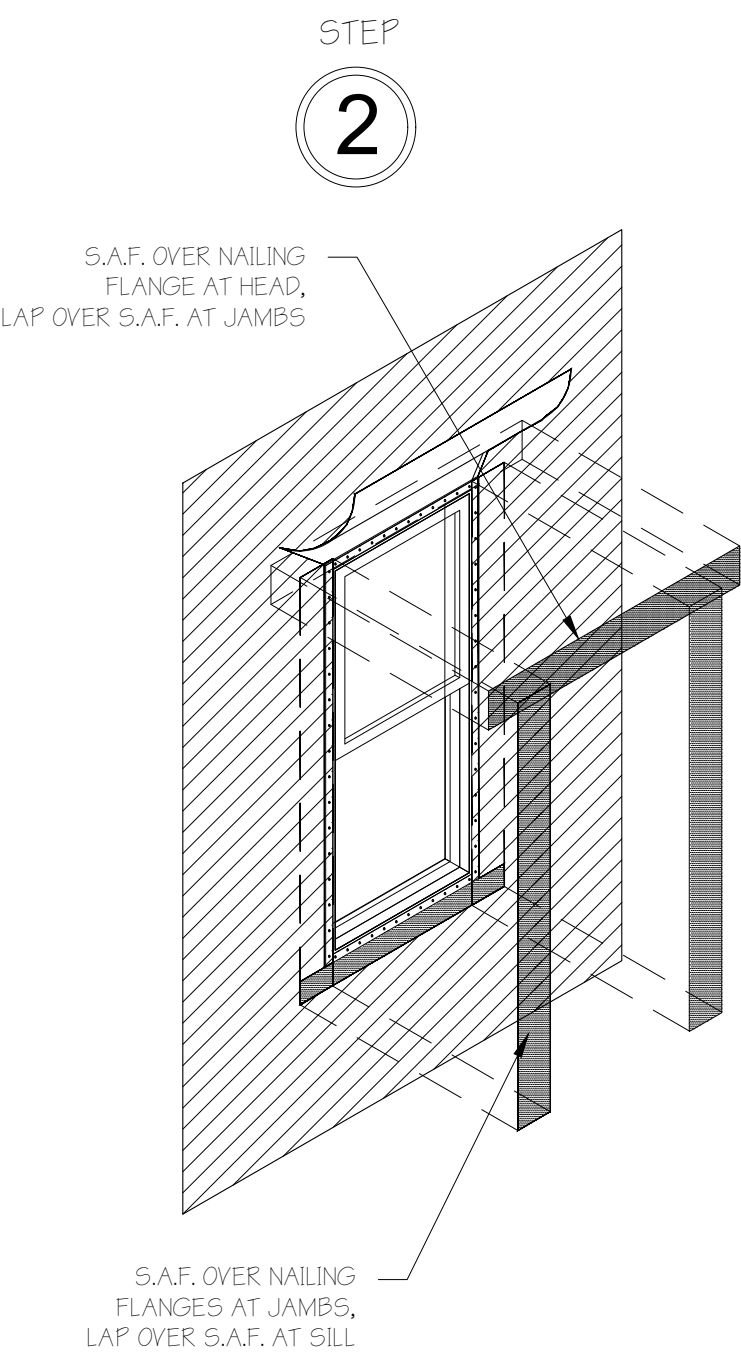
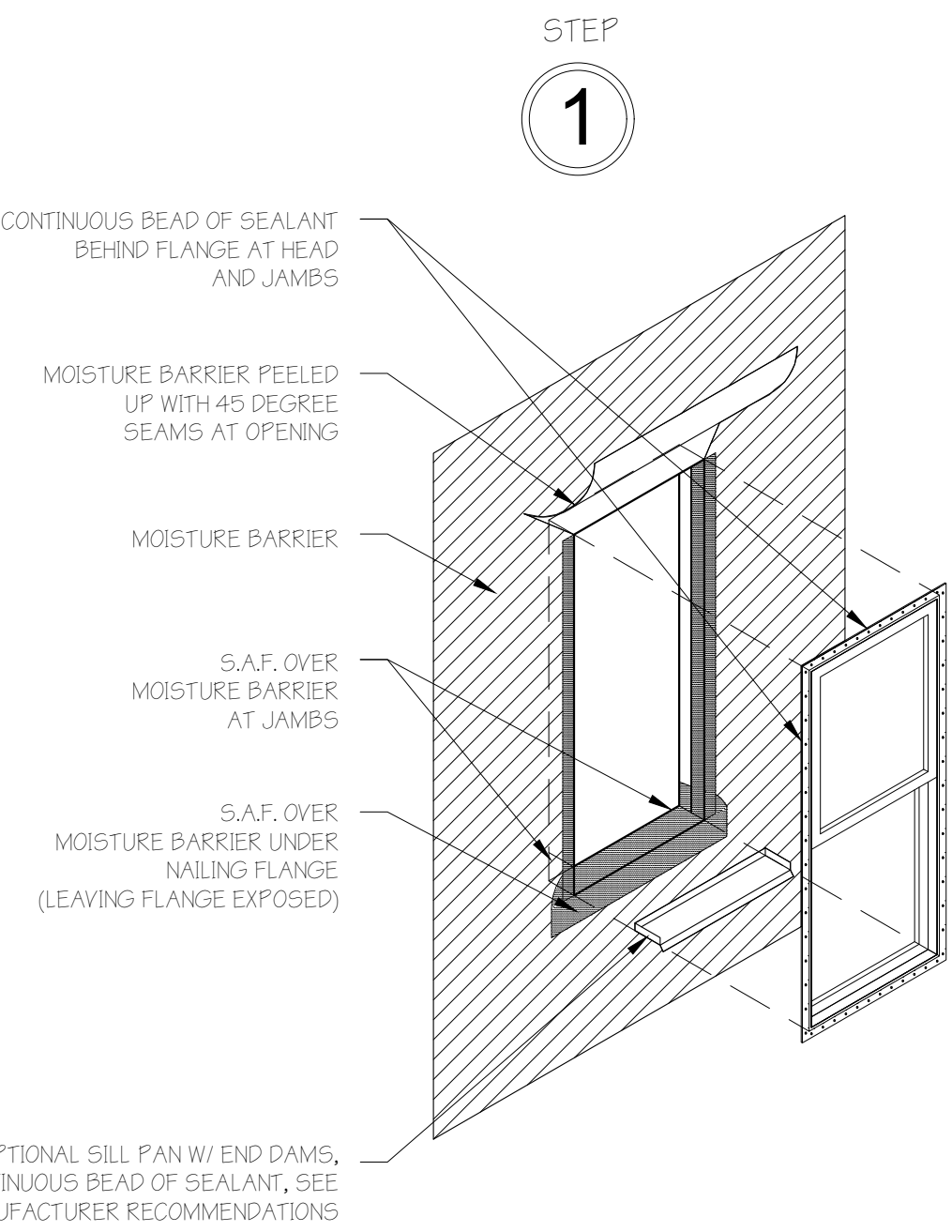
4	3" = 1'-0"
	DOOR SILL, TYP.



1	3" = 1'-0"
	WINDOW/DOOR HEAD, TYP.

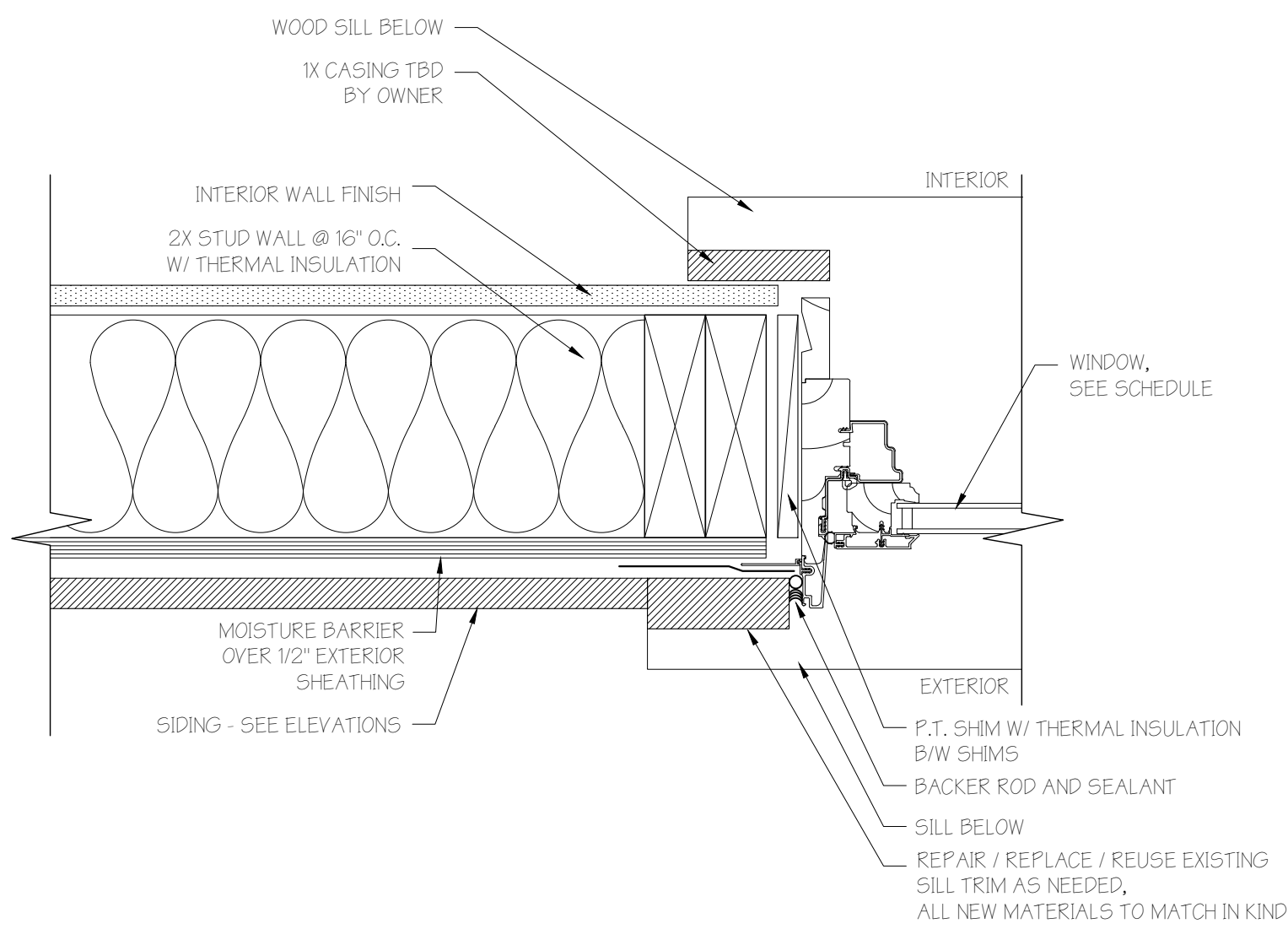


2	3" = 1'-0"
	WINDOW SILL, TYP.



NOTE: DETAILS SIMILAR @ DOOR HEAD AND JAMBS

5	NTS
	INSTALLATION DIAGRAM



3	3" = 1'-0"
	WINDOW/DOOR JAMB, TYP.

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PROJECT NO. 2224

DATE 05.10.22

RAWN BY AJD

HECKED BY AWB

WINDOW & DOOR DETAILS

SHEET NO.

A401

4X36 PAPER SIZE