

IMPROVEMENTS TO
99 PRITCHARD STREET

99 PRITCHARD STREET, BLUFFTON, SC 29910

VICINITY MAP:



DRAWING INDEX:

SHEET #	SHEET DESCRIPTION	4.13.2023 CONCEPT HPRC	5.10.2023 FINAL HPC
ARCHITECTURAL SITE			
A101	SITE PLAN	■	■
SURVEY			
ARCHITECTURALS			
A102	DEMO & RENOVATION PLANS	■	■
A201	ELEVATIONS	■	■
A501	SECTIONS & DETAILS	■	■
A601	SCHEDULES	■	■



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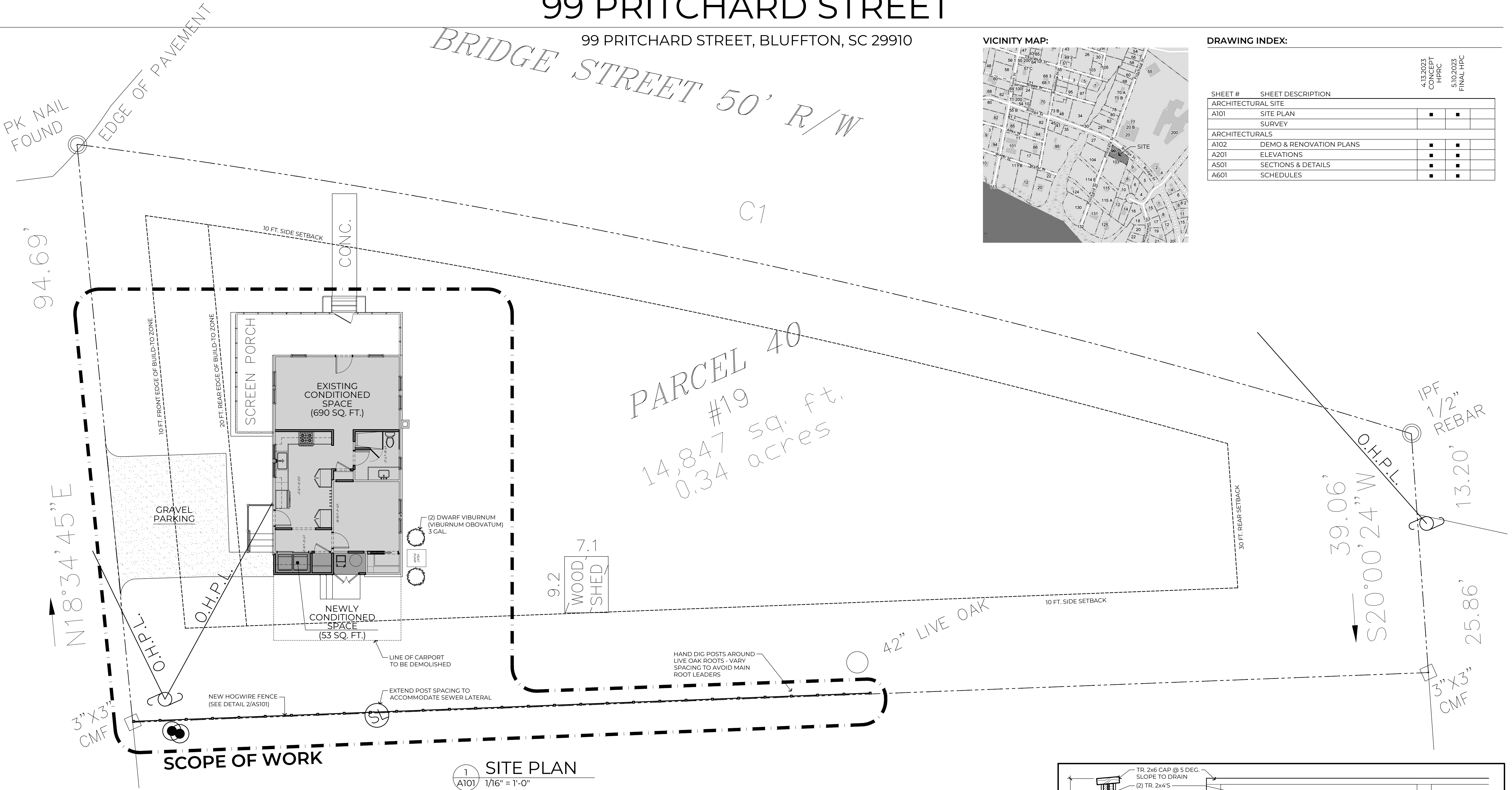
IMPROVEMENTS TO
99 PRITCHARD STREET
99 PRITCHARD ST
BLUFFTON, SC 29910

REVISIONS	
PROJECT NO.	2302
CONTACT	JAD
DATE	5.10.2023

SHEET

AS101

SITE PLAN



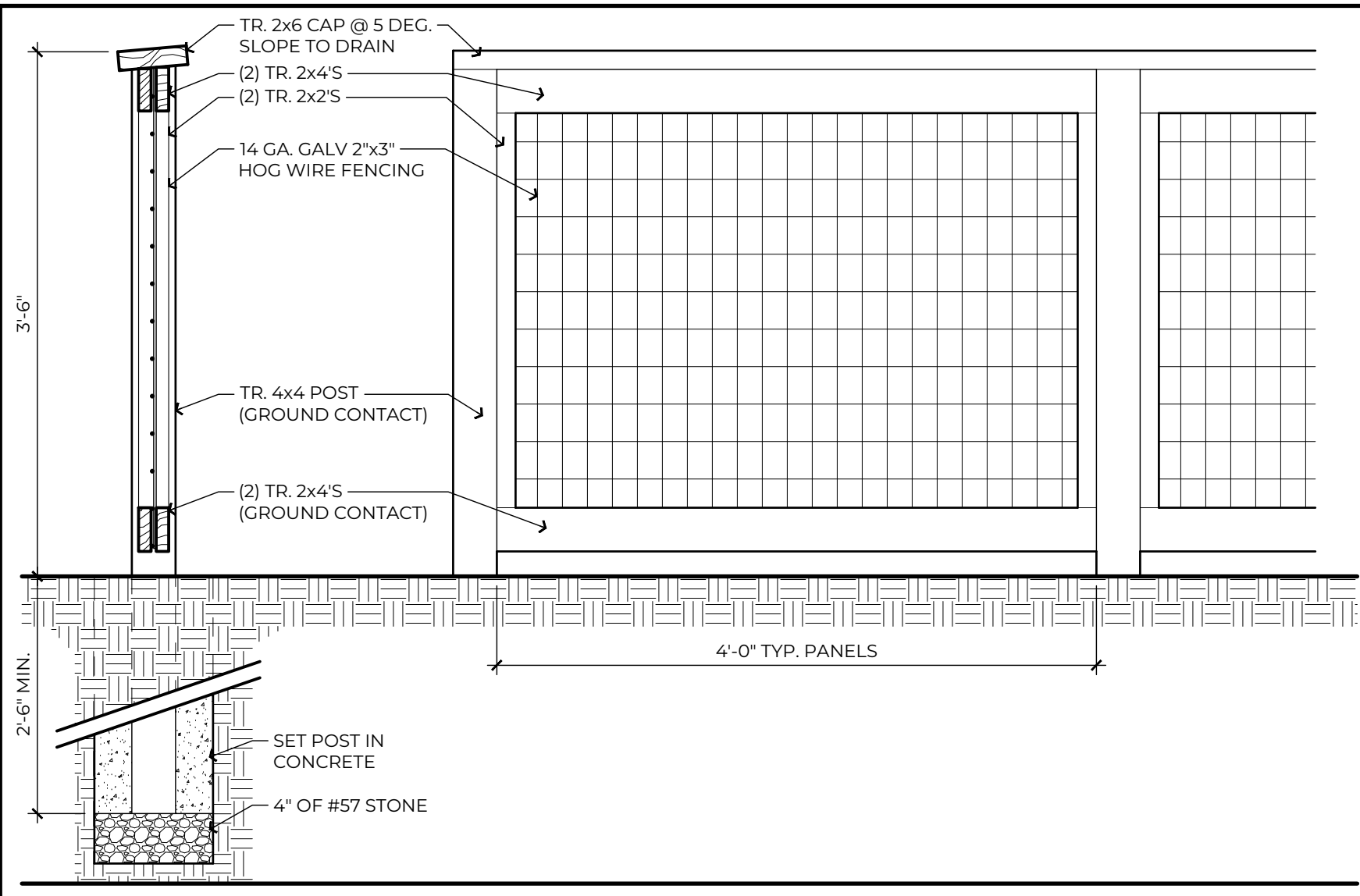
1 SITE PLAN
A101 1/16" = 1'-0"

BUILDING CODES:
INTERNATIONAL BUILDING CODE: 2021
INTERNATIONAL FIRE CODE: 2021
INTERNATIONAL PLUMBING CODE: 2021
INTERNATIONAL MECHANICAL CODE: 2021
INTERNATIONAL FUEL-GAS CODE: 2021
INTERNATIONAL EXISTING BUILDING CODE: 2021
INTERNATIONAL ENERGY CONSERVATION CODE: 2009
NATIONAL ELECTRICAL CODE: 2017 (NFPA 70)

(ALL CODES WITH SOUTH CAROLINA MODIFICATIONS)

- GENERAL NOTES:**
- VERIFY ALL EXISTING CONDITIONS IN THE FIELD. MINOR ADJUSTMENTS PERMITTED. NOTIFY ARCHITECT AND OWNER IMMEDIATELY, IN WRITING AND BY PHONE OF ANY SIGNIFICANT DIFFERENCE BETWEEN DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.
 - GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS PARTICULAR TO EACH TRADE IN WHOLE BY THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED PREMISES PRIOR TO SUBMITTAL OF PROPOSAL.
 - BEGINNING OF WORK BY ANY TRADE SHALL CONSTITUTE ACCEPTANCE & RESPONSIBILITY FOR EXISTING CONDITIONS AND SUBSTRATE AS APPLICABLE UNLESS OTHERWISE INDICATED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
 - UNLESS NOTED OTHERWISE, ALL PAINT, PAPER TILE AND FINISHES ARE PER OWNER SELECTED FROM CONTRACTOR PROVIDED ALLOWANCES.
 - FOR ANY STRUCTURAL ITEMS OR UNCOVERED ISSUES, CONTACT THE ARCHITECT.

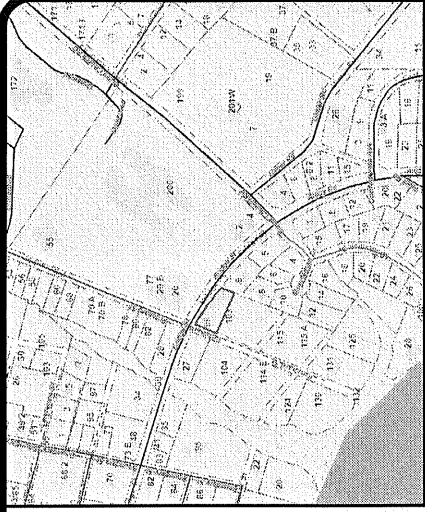
LOT COVERAGE	
LOT AREA	14,847 SQ. FT.
IMPERVIOUS COVERAGE	1,171 SQ. FT.
% IMPERVIOUS COVERAGE	7.88%
BUILDING AREAS	
EXISTING CONDITIONED	690 SQ. FT.
NEW CONDITIONED	53 SQ. FT.
TOTAL CONDITIONED	743 SQ. FT.



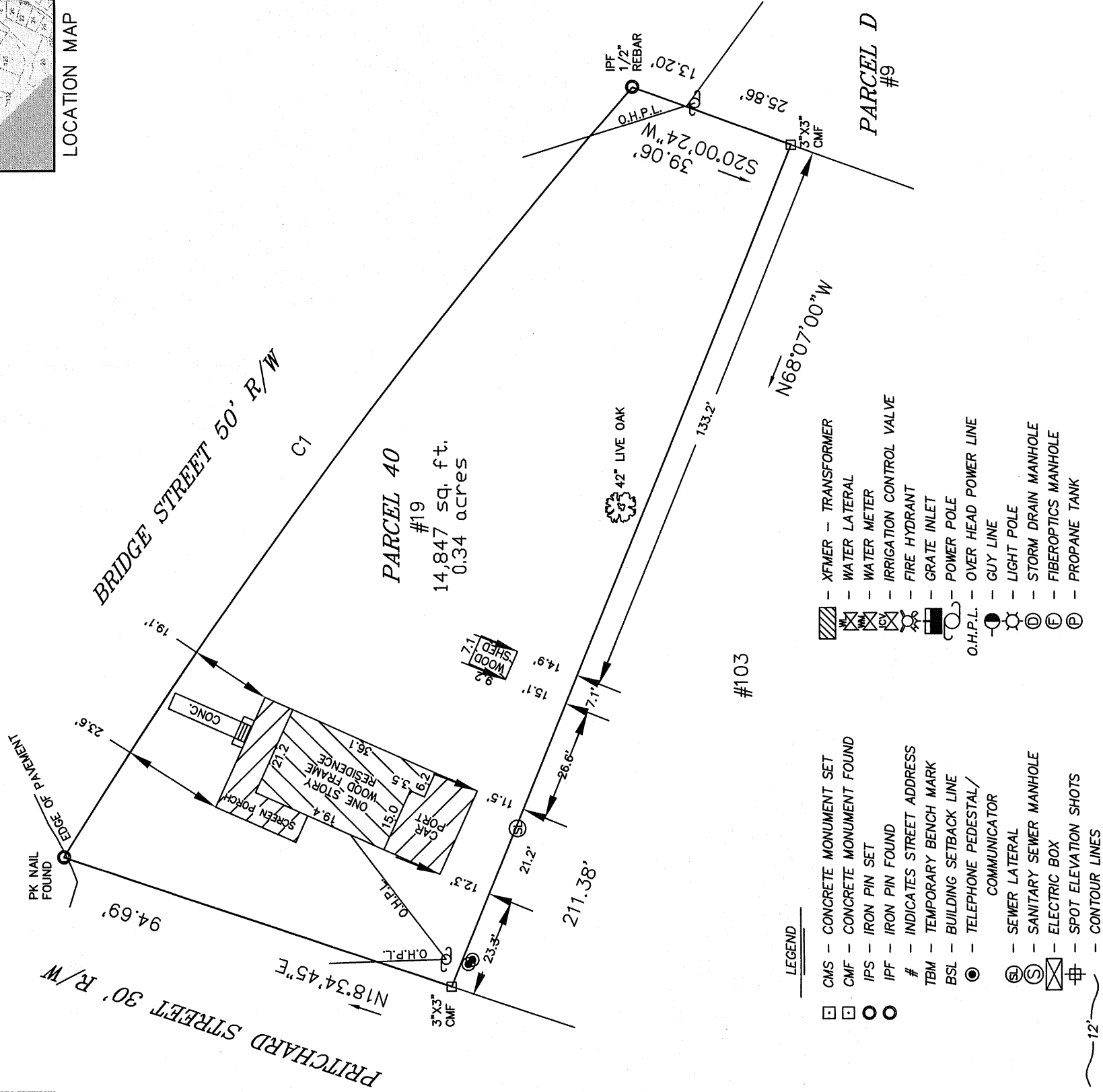
2 HOG WIRE FENCE
A101 1" = 1'-0"



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	222.83'	1345.10	222.58	N53°40'44"W	9°29'31"



LOCATION MAP NOT TO SCALE



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. All Building Setback Requirements Should Be Verified With The Proper
Authorities Prior To Design And Construction.

DIST. 610, MAP 39A, PARCEL 40
REFERENCE PLAT(s):

A PLAT BY MACK W. THOMAS, III OF PARCEL 40 BRIDGE STREET,
DATED 9/24/2000.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

CAROLYN SMITH

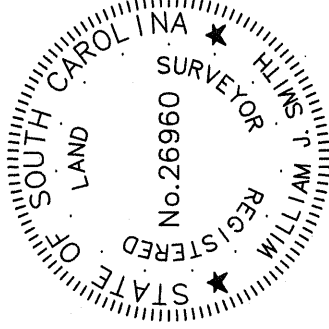
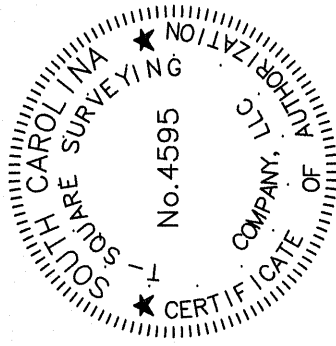
AN AS-BUILT SURVEY OF PARCEL 40 BRIDGE STREET,
DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: OCTOBER 6, 2022



PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@chargray.com

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



WILLIAM J. SMITH, PLS #26960

JOB # 22-655A

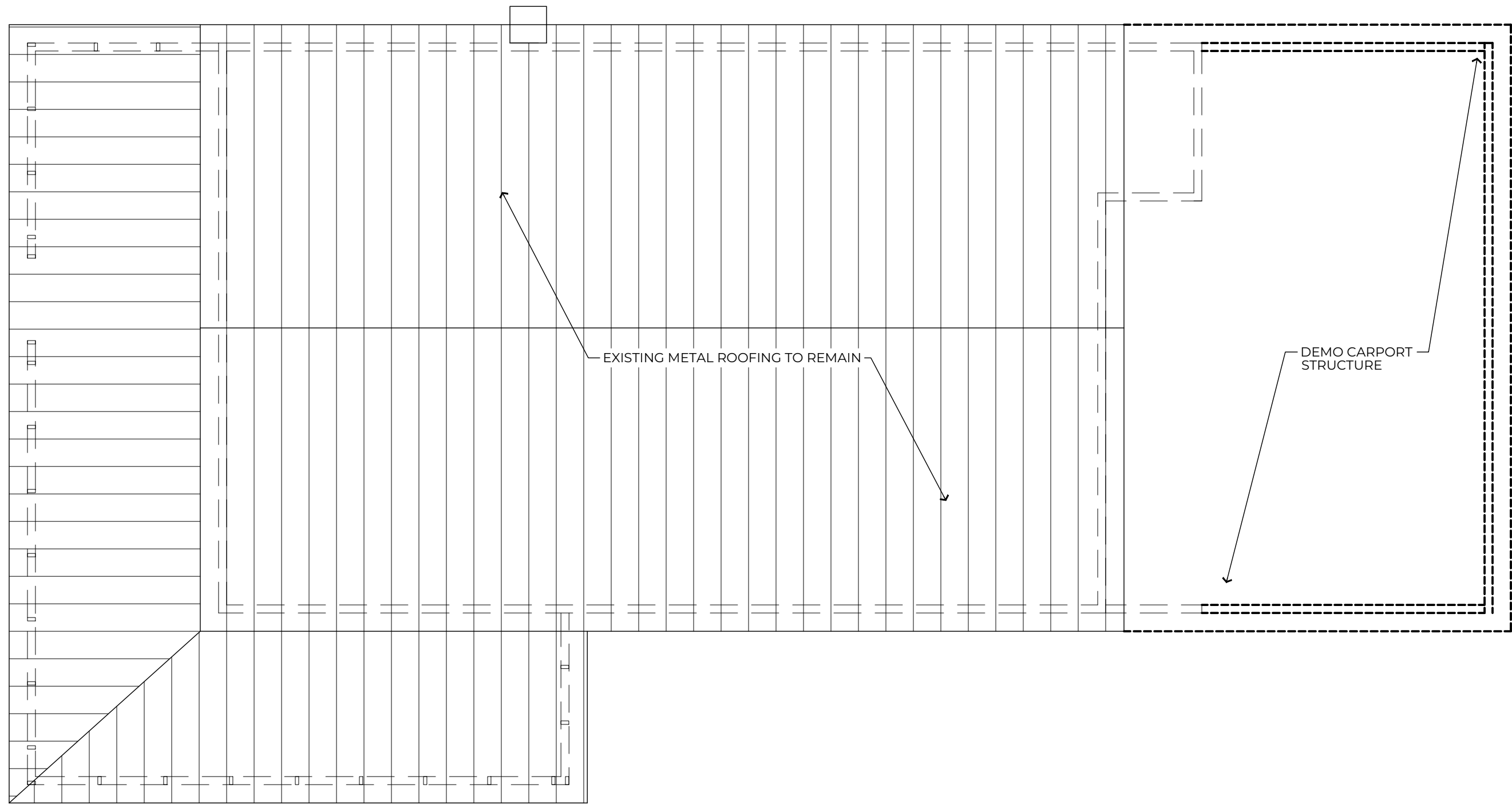


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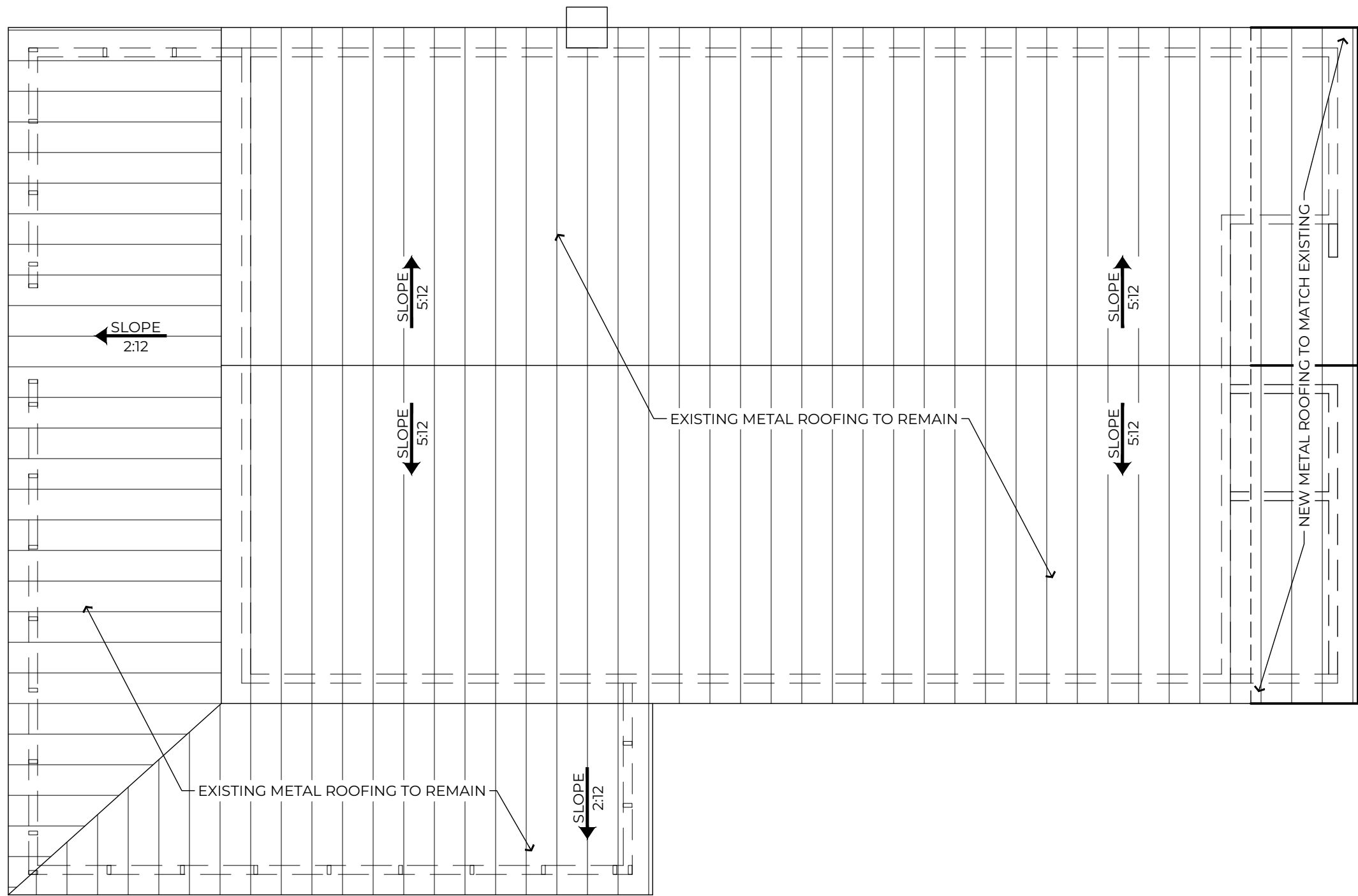
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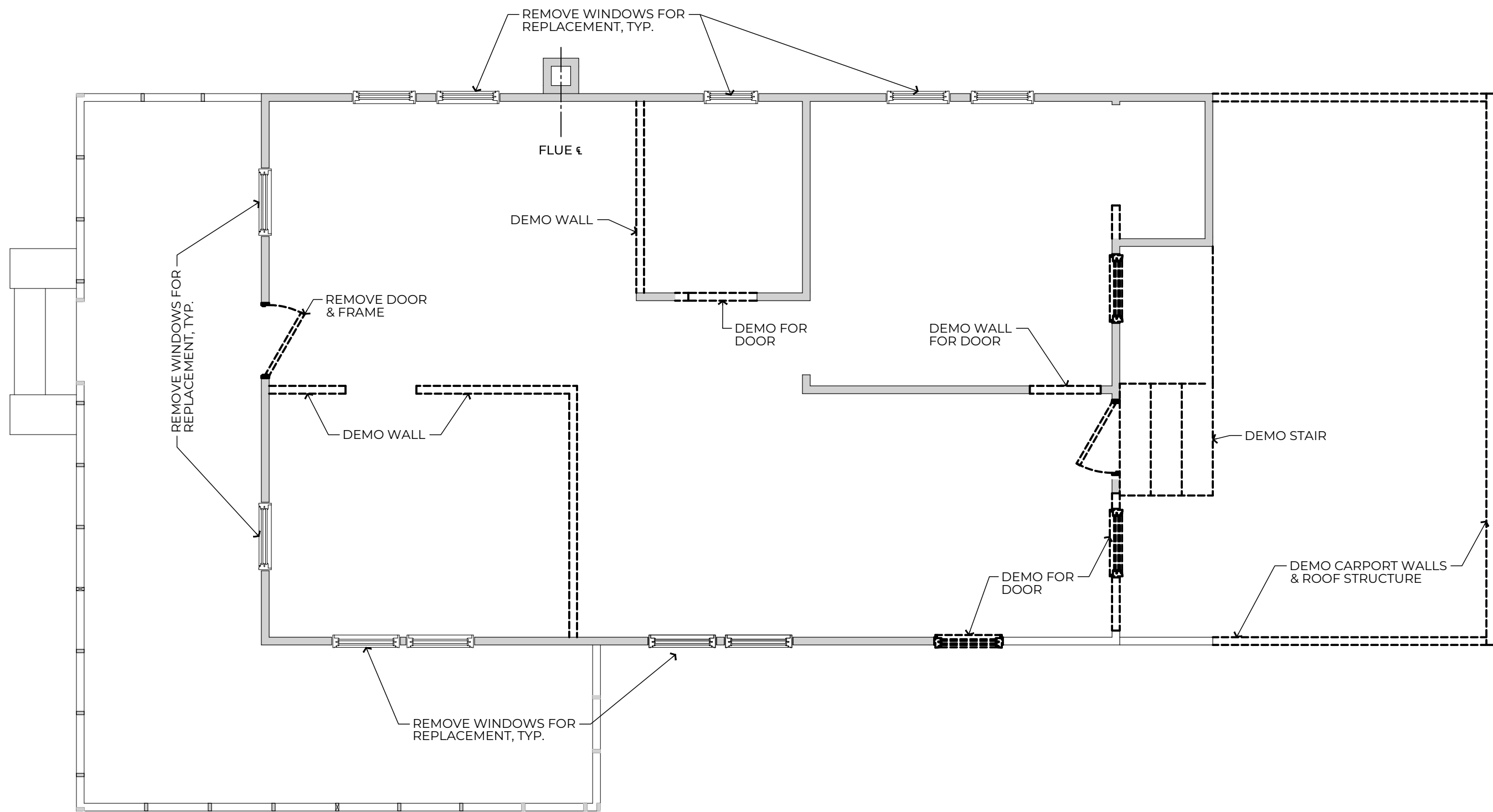
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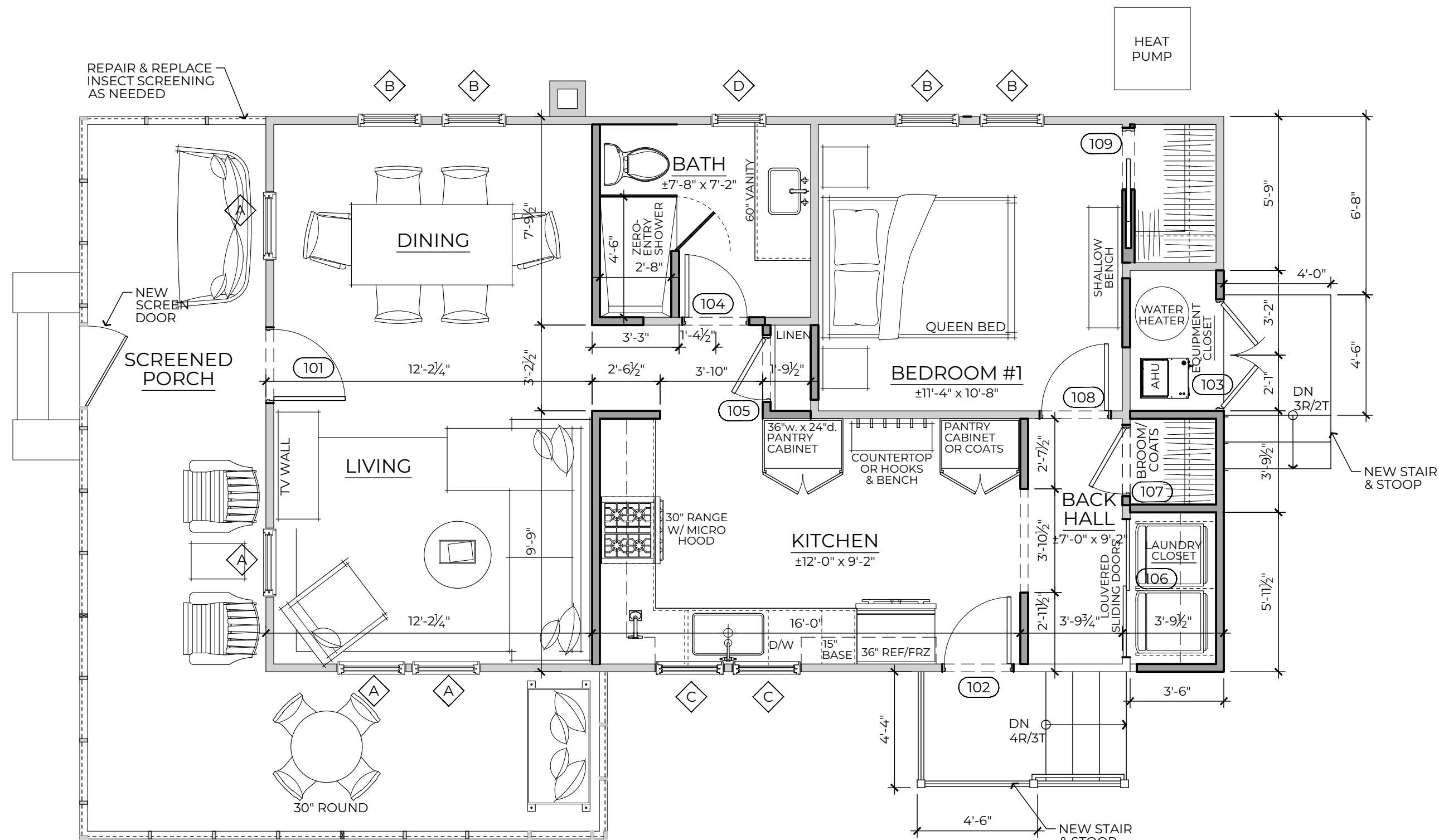
3
A101
DEMOLITION ROO PLAN
1/4" = 1'-0"



4
A101
RENOVATION ROOF PLAN
1/4" = 1'-0"



1
A101
DEMOLITION PLAN
1/4" = 1'-0"



2
A101
RENOVATION PLAN
1/4" = 1'-0"

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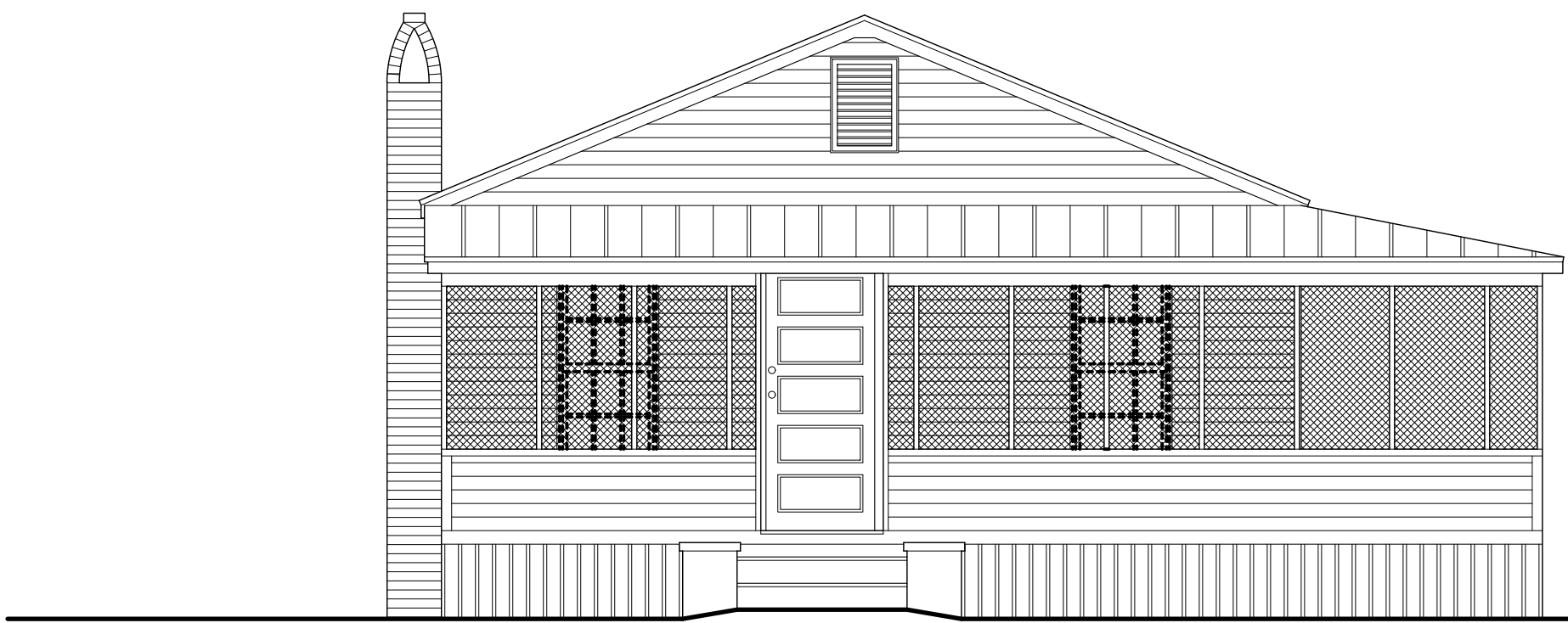
REVISIONS

PROJECT NO. 2302
CONTACT JAD
DATE 5.10.2023

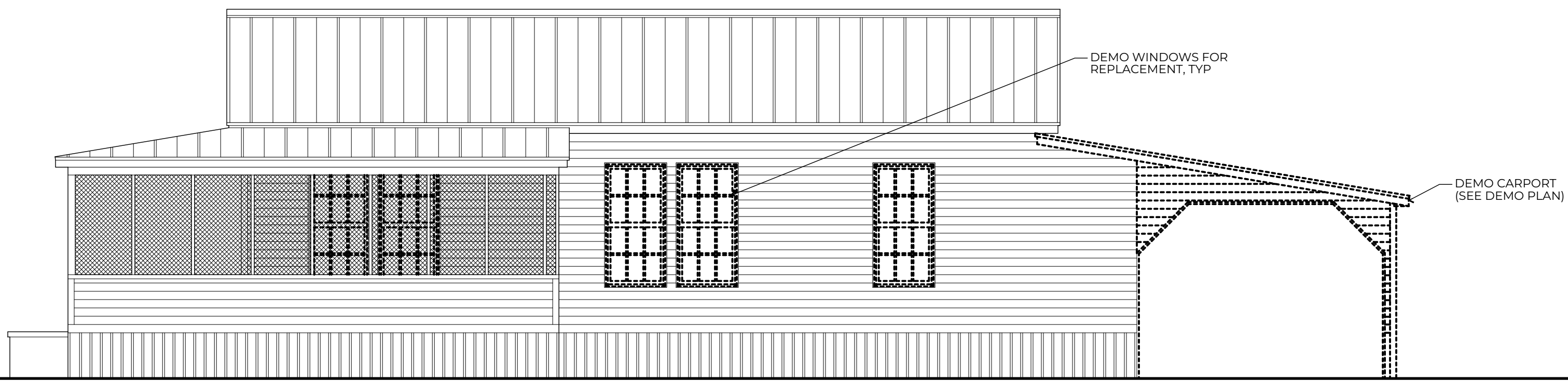
SHEET

A101

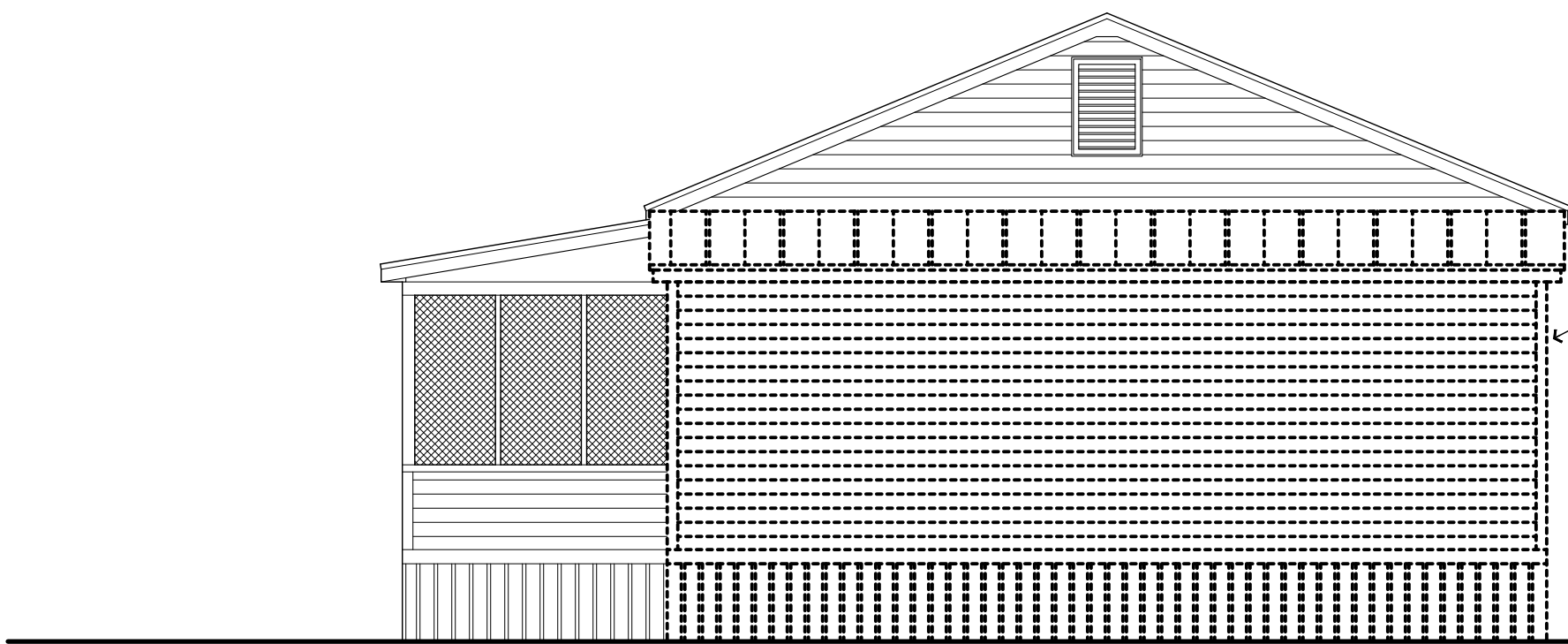
DEMO & RENOVATION PLANS



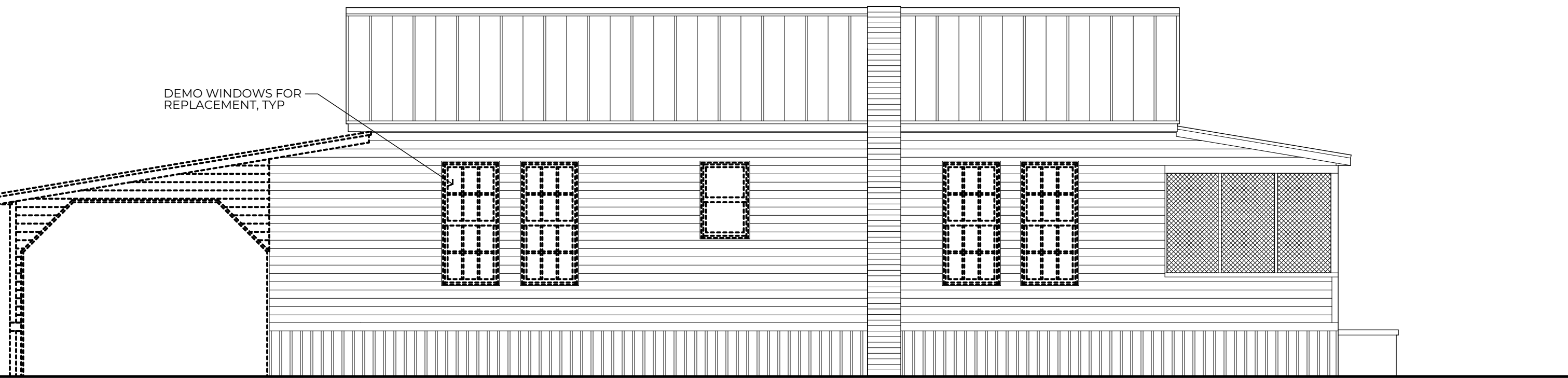
1 EXISTING FRONT ELEVATION (BRIDGE ST.)
A101 1/4" = 1'-0"



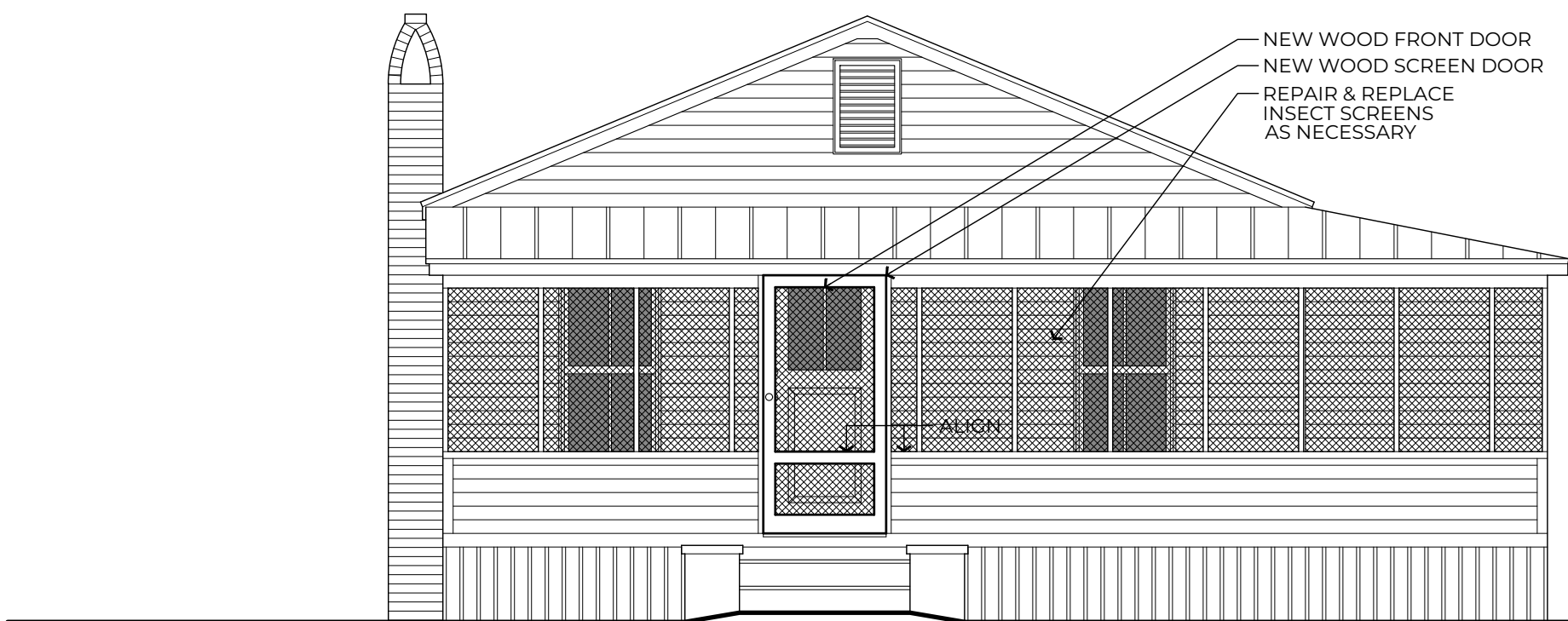
3 EXISTING RIGHT ELEVATION (PRITCHARD ST.)
A101 1/4" = 1'-0"



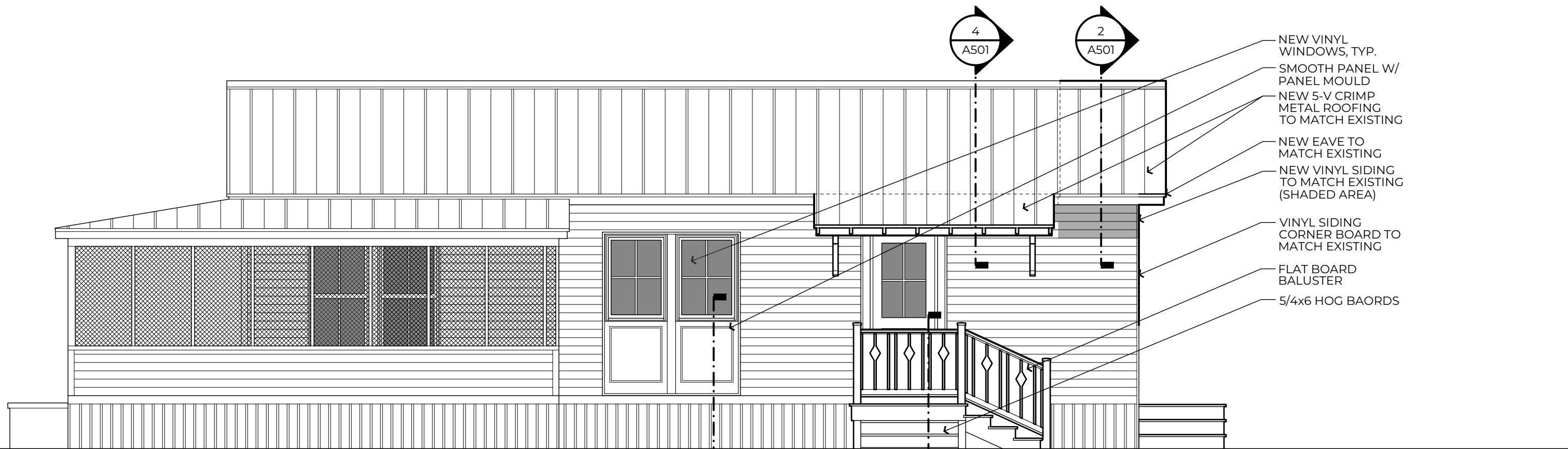
5 EXISTING REAR ELEVATION
A101 1/4" = 1'-0"



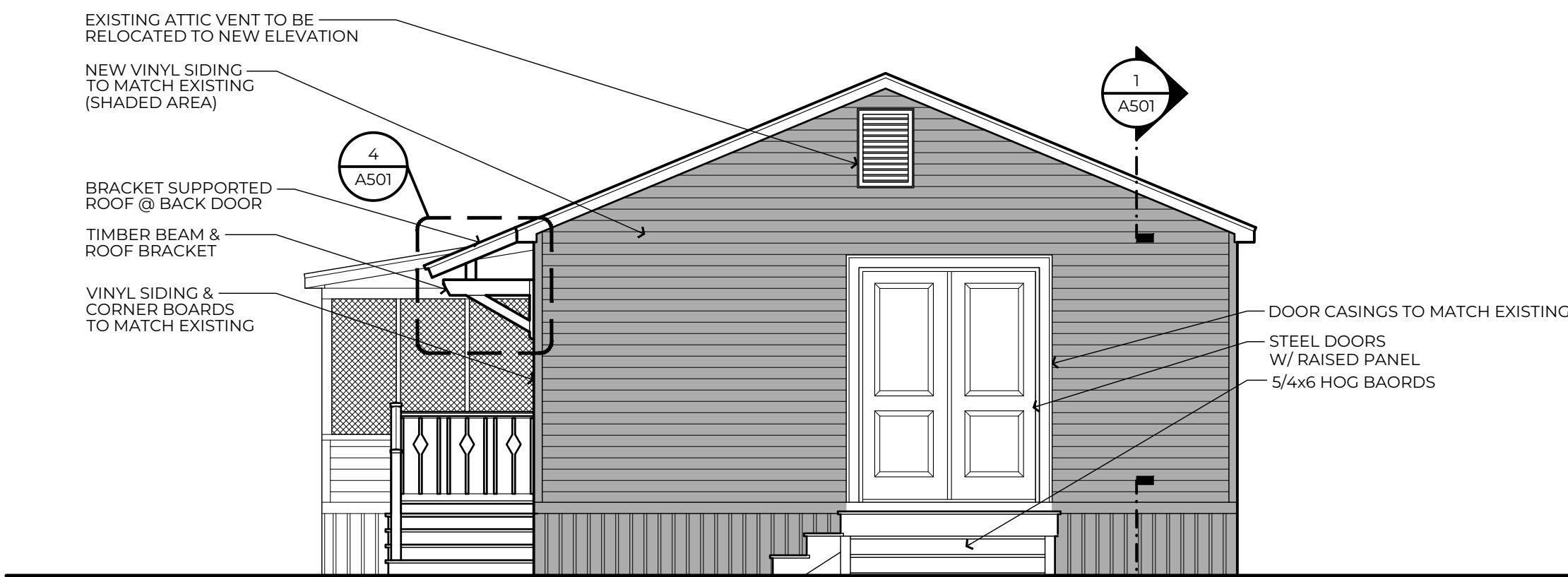
7 EXISTING LEFT ELEVATION
A101 1/4" = 1'-0"



2 NEW FRONT ELEVATION (BRIDGE ST.)
A101 1/4" = 1'-0"



4 NEW RIGHT ELEV. (PRITCHARD)
A101 1/4" = 1'-0"



6 NEW REAR ELEVATION
A101 1/4" = 1'-0"



8 NEW LEFT ELEVATION
A101 1/4" = 1'-0"



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A201
ELEVATIONS



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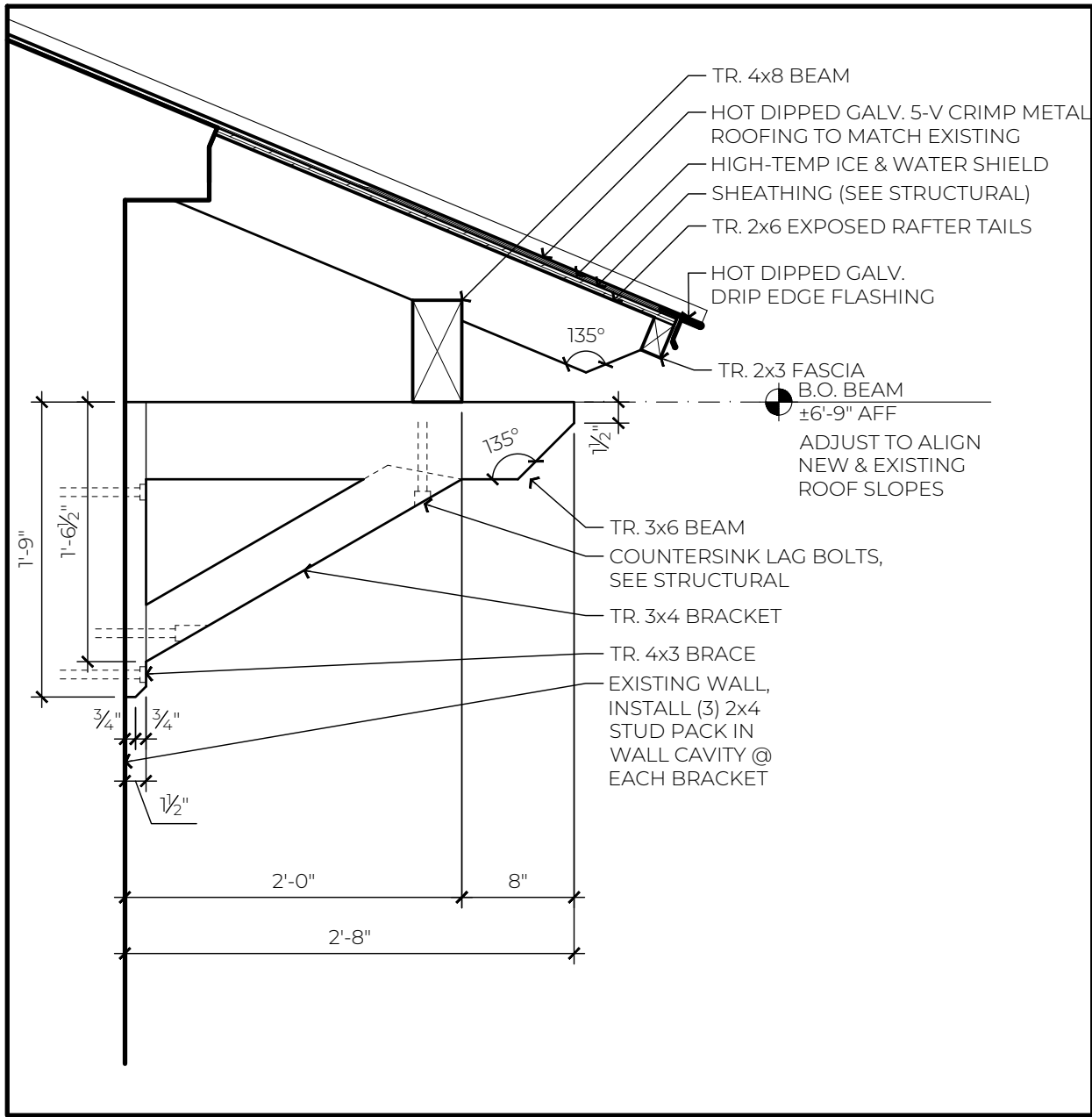
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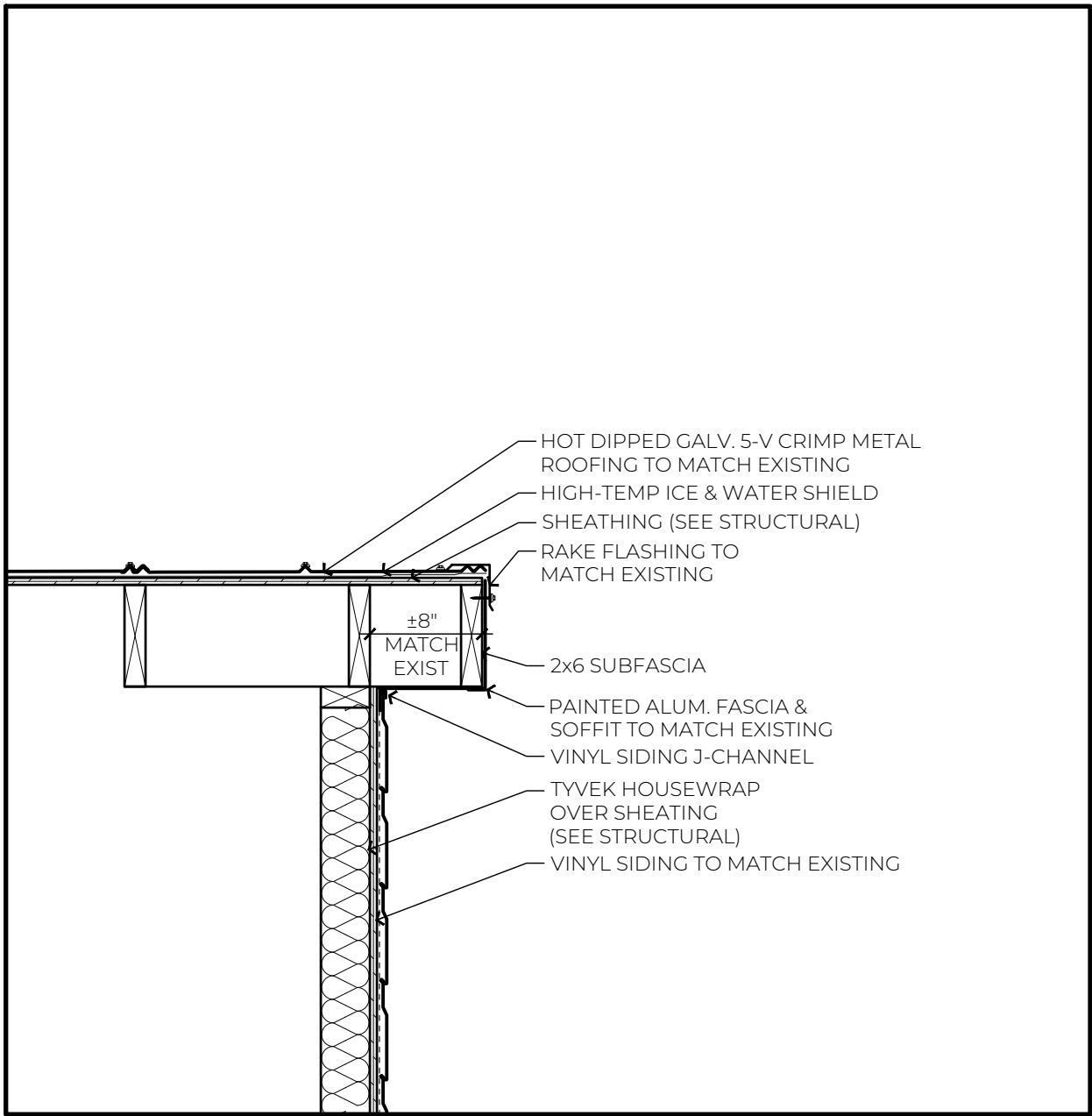
SHEET

A501

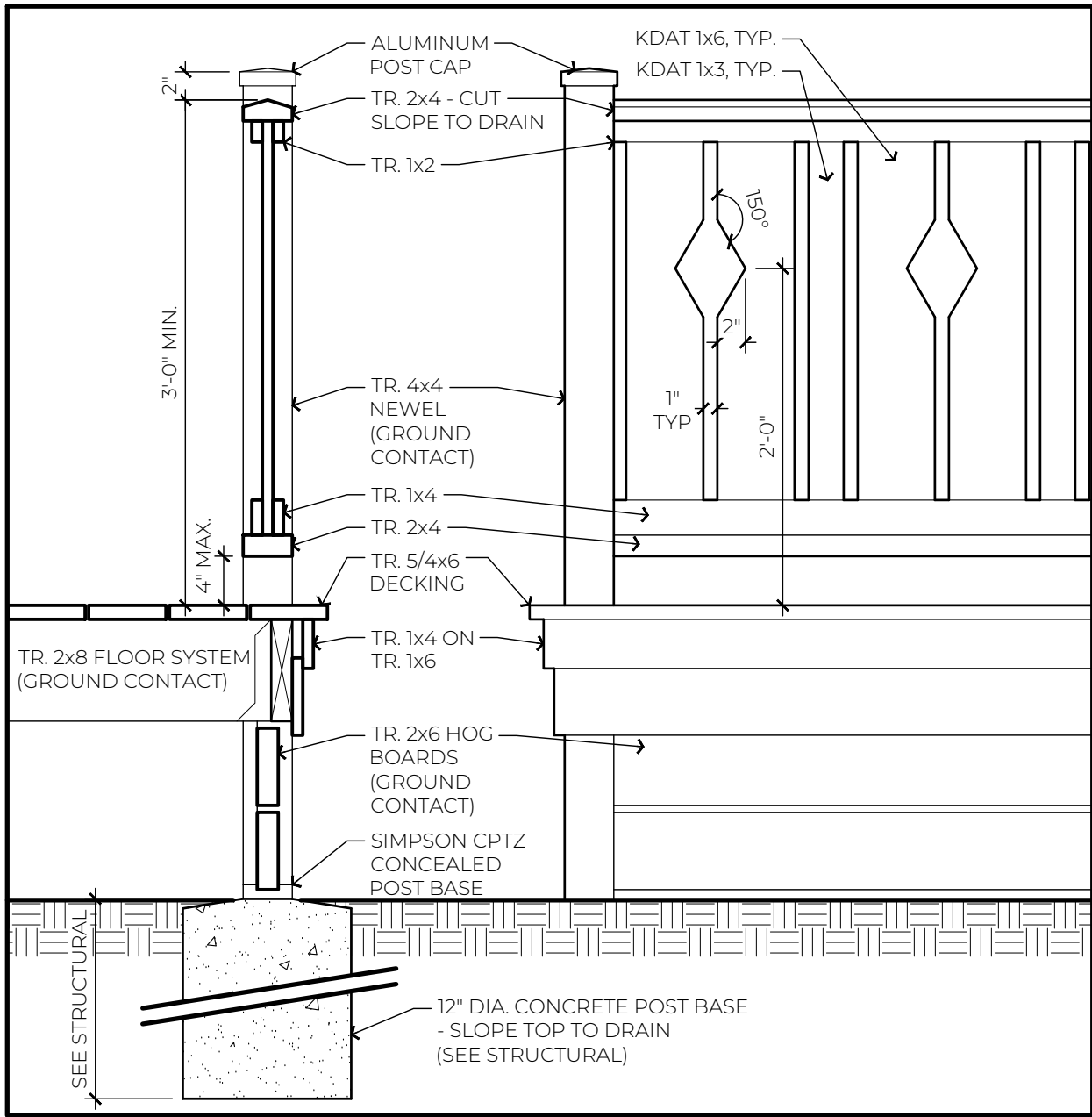
SECTIONS & DETAILS



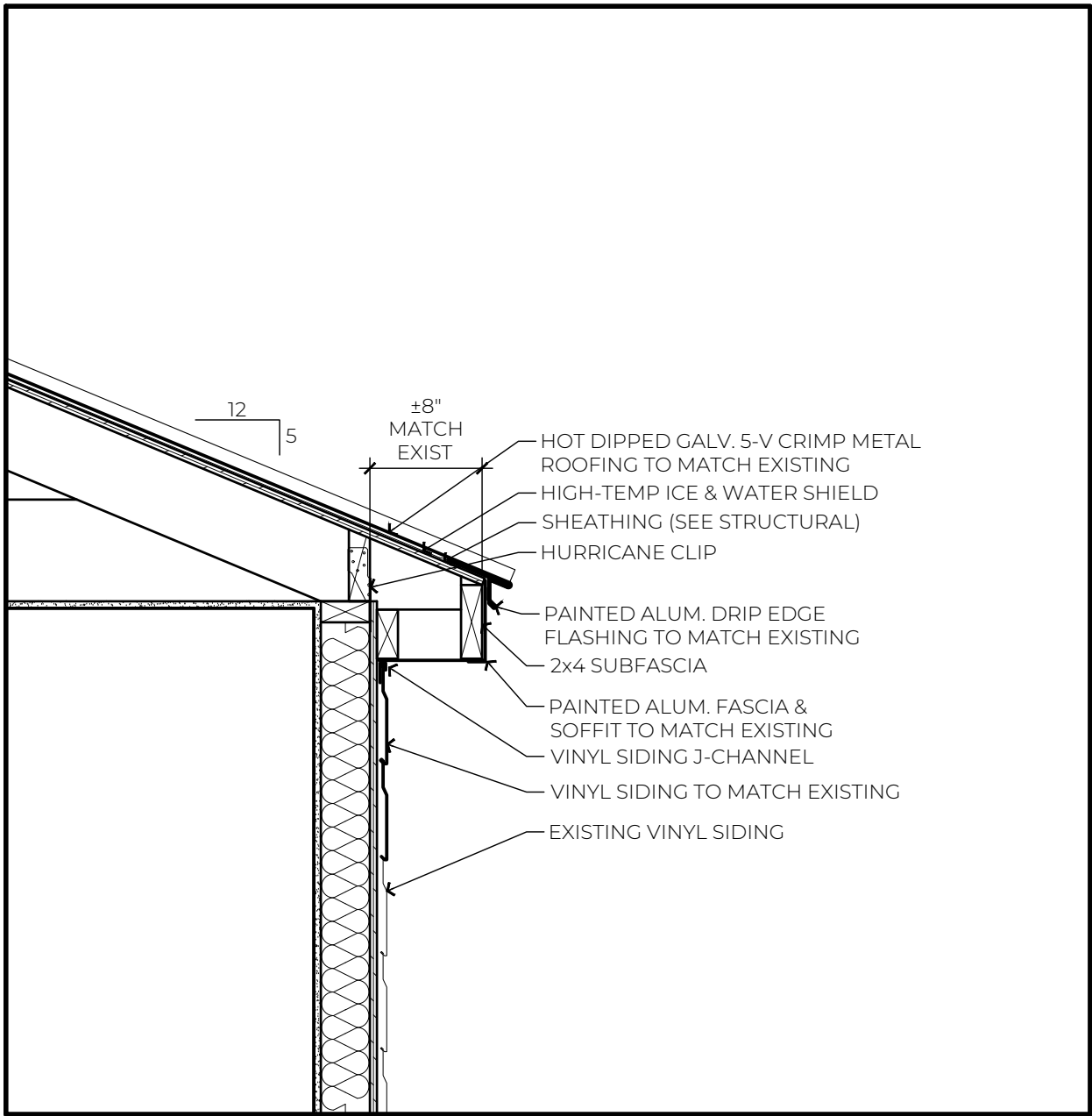
4 BRACKETED OVERHANG
A501 1" = 1'-0"



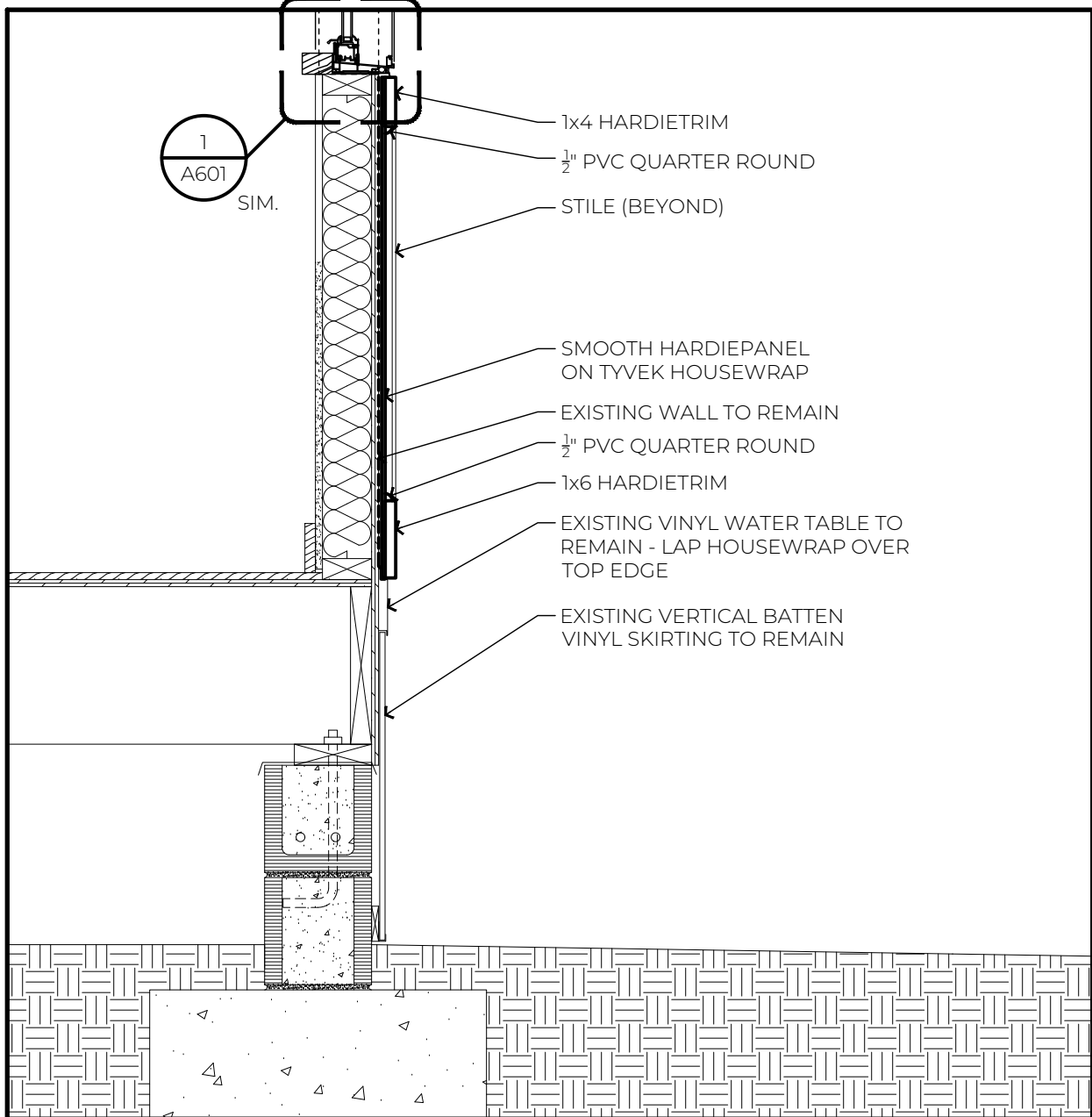
1 RAKE @ NEW WALL
A501 1" = 1'-0"



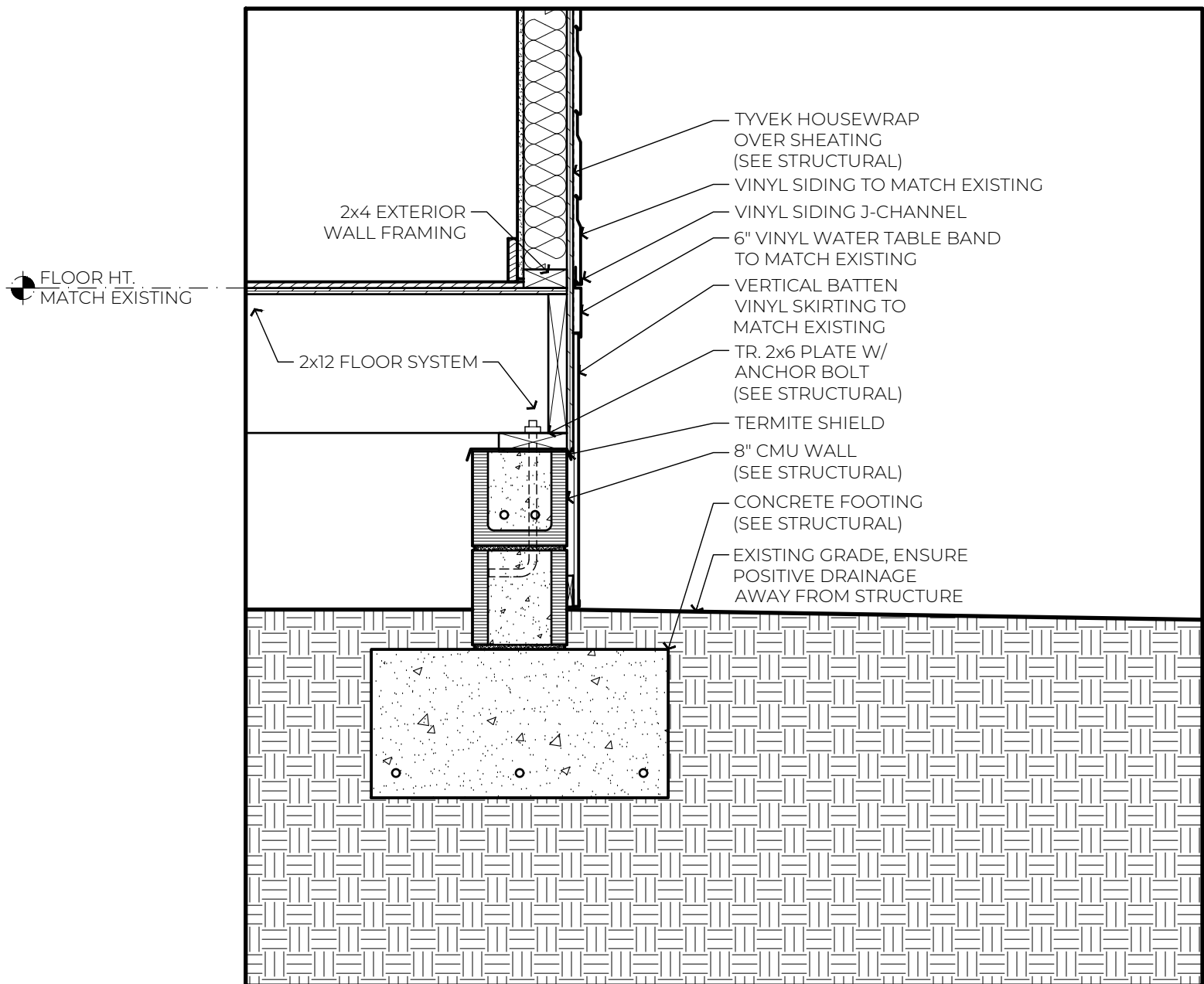
5 STOOP & BALUSTER DETAIL
A501 1" = 1'-0"



2 EAVE DETAIL @ NEW WALL
A501 1" = 1'-0"



6 PANEL DETAIL @ KITCHEN WINDOW
A501 1" = 1'-0"



3 FOUNDATION @ NEW WALL
A501 1" = 1'-0"



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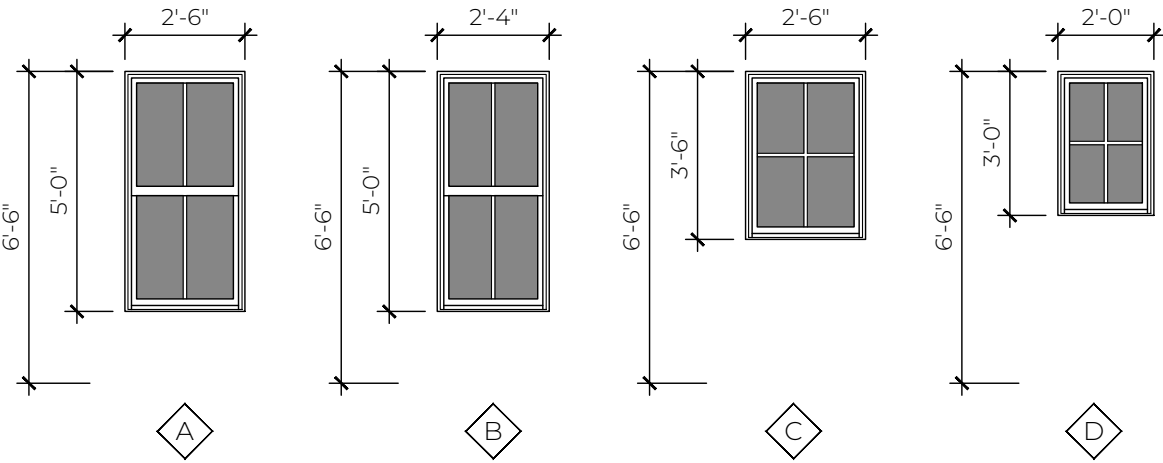
A601

WINDOW & DOOR
SCHEDULE & SECTIONS

WINDOW SCHEDULE

MARK	TYPE	SIZE (V.I.F.)	EXTERIOR MATERIAL	EXTERIOR FINISH	HARDWARE FINISH
A	DH	2'-6" x 5'-0"	VINYL	LINEN	T.B.D.
B	DH	2'-4" x 5'-0"	VINYL	LINEN	T.B.D.
C	CM	2'-6" x 3'-6"	VINYL	LINEN	T.B.D.
D	CM	2'-0" x 3'-0"	VINYL	LINEN	T.B.D.

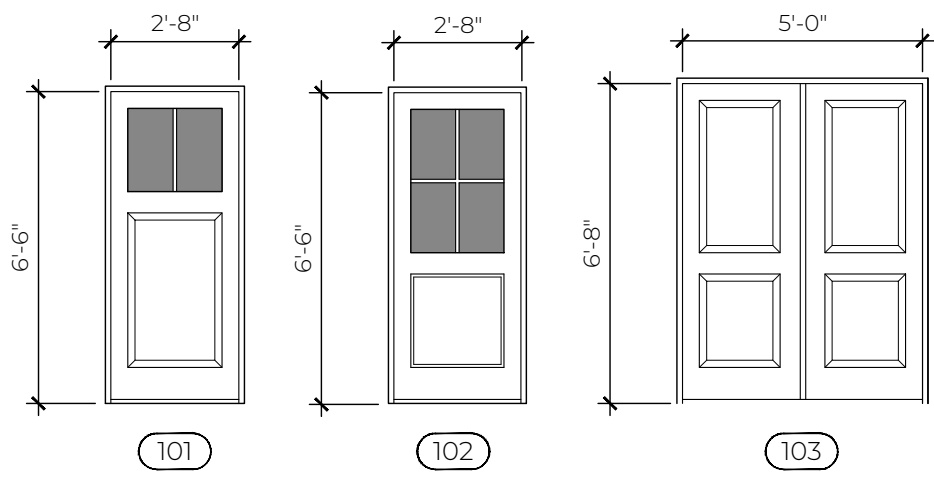
- NOTE 1: SIZES ARE BASED ON SIERRA PACIFIC 8500 PREMIUM REPLACEMENT DOUBLE HUNG W/ 1/2" PUTTY SIMULATED DIVIDED LITE (SDL). IF A DIFFERENT MANUFACTURER IS SELECTED, G.C. IS TO COORDINATE. CONTACT ARCHITECT FOR ASSISTANCE IN SELECTING APPROPRIATE ALTERNATE SIZES.
- NOTE 2: G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-01.
- NOTE 3: DP 50 RATING OR APPROVED EQUIVALENT AS SPECIFIED BY STRUCTURAL ENGINEER TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.
- NOTE 4: U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30 OR APPROVED EQUIVALENT AS SPECIFIED BY ENGINEER TO COMPLY WITH ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS.
- NOTE 5: PROVIDE EGRESS AS REQUIRED TO MEET IRC 2018 SECTION R310 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
- NOTE 6: PROVIDE TEMPERED GLASS AS REQUIRED TO MEET IRC 2018 SECTION R308 FOR WINDOW GLAZING.
- NOTE 7: PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANCE GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE WITH SECTION R301.2.12 OF THE 2018 IRC. 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 WITH A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.



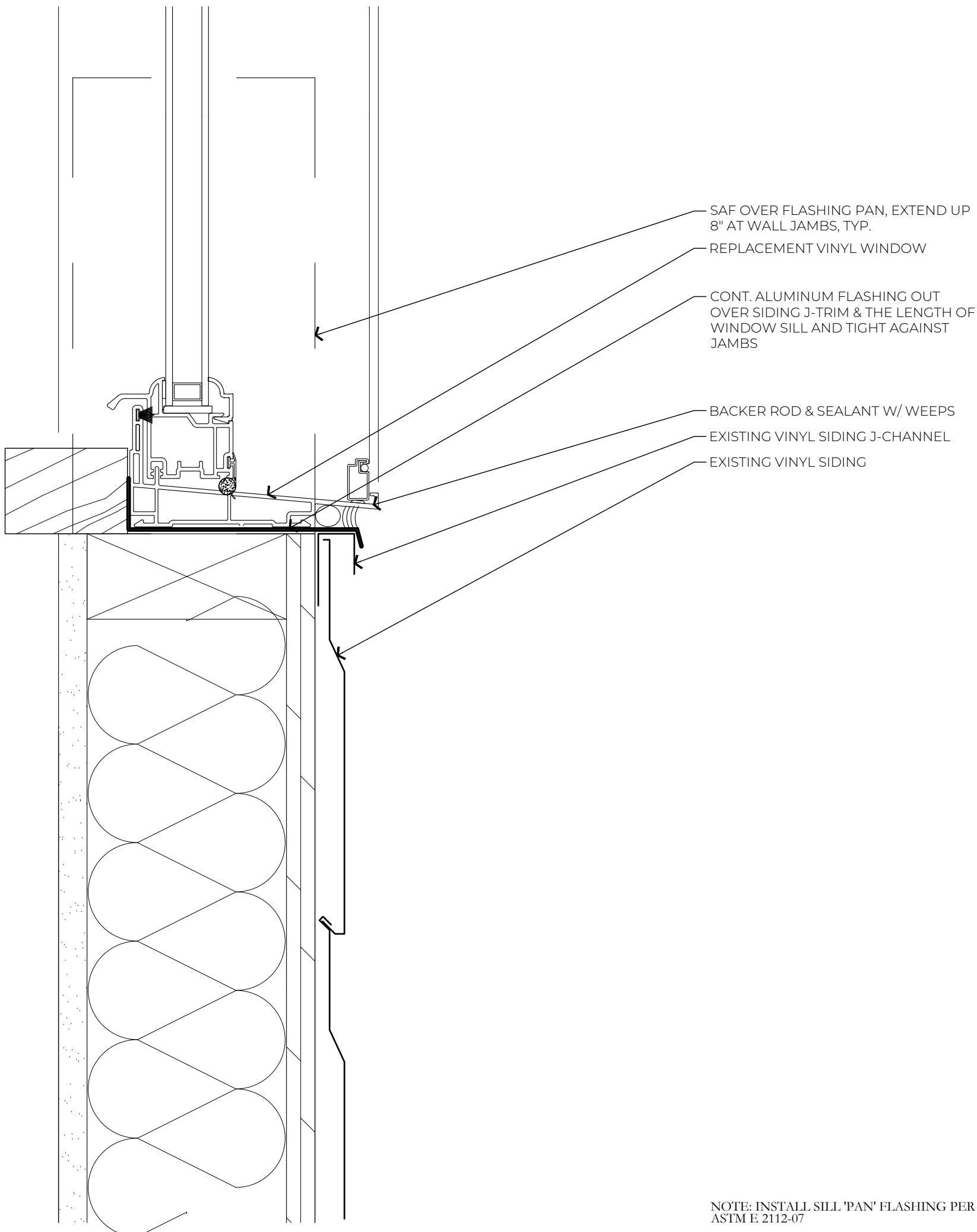
DOOR SCHEDULE

DOOR NO.	NOMINAL SIZE (SEE NOTES)			TYPE	MATERIAL	REMARKS
	W	H	Th			
101	2'-8"	6'-6"	1 1/4"	EXTERIOR INSWING ENTRY DOOR	WOOD	SEE ELEVATION
102	2'-6"	6'-6"	1 1/4"	EXTERIOR INSWING ENTRY DOOR	WOOD	SEE ELEVATION
103	(2) 2'-0"	6'-8"	1 1/4"	EXTERIOR OUTSWING PAIR	INSULATED STEEL	SEE ELEVATION
104	2'-4"	6'-8"	1 1/4"	EXTERIOR INSWING DOOR	MDF	--
105	2'-4"	6'-8"	1 1/4"	INTERIOR DOOR	MDF	--
106	5'-0"	6'-8"	1 1/4"	INTERIOR BY-PASS SLIDING PAIR	MDF	--
107	2'-6"	6'-8"	1 1/4"	INTERIOR DOOR	MDF	--
108	10'-0"	6'-8"	1 1/4"	INTERIOR DOOR	MDF	--
109	(2) 2'-6"	6'-8"	1 1/4"	INTERIOR POCKET DOORS	MDF	--

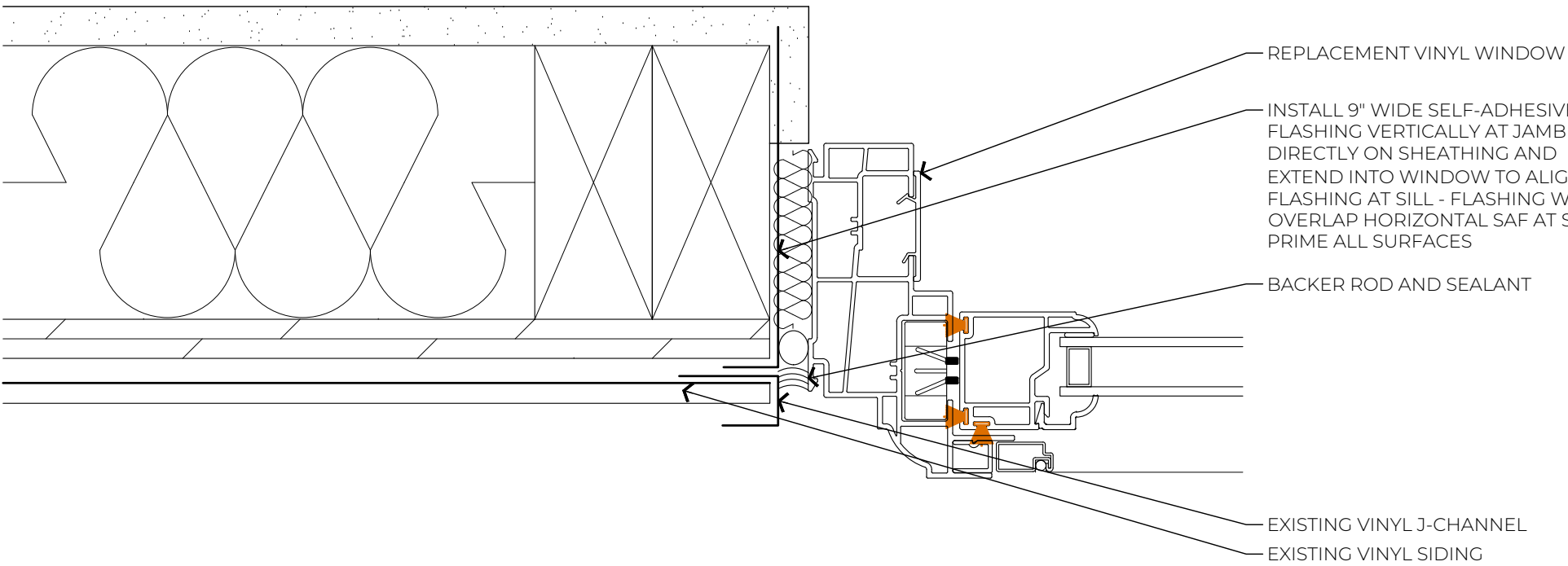
- NOTE 1: EXTERIOR WOOD DOORS B.O.D. ROGUE VALLEY DOOR, TRADITIONAL SERIES, OGEE STICKING, HBP PANEL, FIR. IF A DIFFERENT MANUFACTURER IS SELECTED, G.C. IS TO COORDINATE. CONTACT ARCHITECT FOR ASSISTANCE IN SELECTING APPROPRIATE ALTERNATE SIZES.
- NOTE 2: ALL INTERIOR DOORS TO BE ECCO DOOR E2000L INTERIOR TWO-PANEL DOOR; 'A' STANDARD STICKING; 'A' STANDARD PANEL.
- NOTE 3: G.C. TO VERIFY ALL EXISTING ROUGH OPENINGS & COORDINATE NEW DOOR SIZES AS REQ'D.
- NOTE 4: G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-01.
- NOTE 5: DP 50 RATING OR APPROVED EQUIVALENT AS SPECIFIED BY STRUCTURAL ENGINEER TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATORY REQUIREMENTS.
- NOTE 6: U-VALUE OF 0.30 AND MINIMUM SHGC OF 0.30 OR APPROVED EQUIVALENT AS SPECIFIED BY ENGINEER TO COMPLY WITH ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS.
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2 A601 REPLACEMENT WINDOW HEAD 6" = 1'-0"



1 A601 REPLACEMENT WINDOW SILL 6" = 1'-0"



3 A601 REPLACEMENT WINDOW JAMB 6" = 1'-0"