



ATTACHMENT 2

TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: BFL Builders	Name: Same
Phone: 843.473.3679	Phone:
Mailing Address: Box 21484 HHI, SC 29925	Mailing Address:
E-mail: barry@hhrandr.com	E-mail:
Town Business License # (if applicable): LIC-07-21-038383	
Project Information (tax map info available at http://www.townofbluffton.us/gis/)	
Project Name: Landen Oak Subdivision - Lot 6	Conceptual: <input type="checkbox"/> Final: <input checked="" type="checkbox"/> Amendment: <input type="checkbox"/>
Project Location: 25 Meriwether Court	Application for: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input type="checkbox"/> Relocation or Demolition
Zoning District: NG-HD	
Acreage: .137	
Tax Map Number(s): R610 039 00A 0393 0000	
Project Description: Single family residential home with detached garage and ADU above.	
Minimum Requirements for Submittal	
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.	
Note: A Pre-Application Meeting is required prior to Application submittal.	
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.	
Property Owner Signature: <i>Barry L. Barry</i>	Date: November 2, 2021
Applicant Signature: <i>Barry L. Barry</i>	Date: November 2, 2021
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:



ATTACHMENT 2
TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



ATTACHMENT 2
TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW <input checked="" type="checkbox"/>	FINAL REVIEW <input type="checkbox"/>
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Additional Building Type				
Building Setbacks	Front:40'	Rear:28'	Rt. Side:40'	Lt. Side:10'
3. BUILDING DATA				
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage	
Main Structure	Main House		2,113	
Ancillary	Garage with ADU above		unfinished	
Ancillary				
4. SITE COVERAGE				
Impervious Coverage		Coverage (SF)		
Building Footprint(s)		1,326 (main house) 352 (garage)		
Impervious Drive, Walks & Paths		0		
Open/Covered Patios		0		
A.TOTAL IMPERVIOUS COVERAGE		1,458		
B.TOTAL SF OF LOT		5,952		
% COVERAGE OF LOT (A/B= %)		24.4%		
5. BUILDING MATERIALS				
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation	
Foundation	Concrete w/tabby	Columns	pressure treated 2x6	
Walls	2x6 w/Hardie smooth siding	Windows	vinyl	
Roof	asphalt shingle	Doors	Solid wood	
Chimney	n/a	Shutters	n/a	
Trim	Hardie smooth	Skirting/Underpinning	Tabby	
Water table	5/4 x 10 Hardie	Cornice, Soffit, Frieze	Hardie	
Corner board	5/4 x 6 Hardie	Gutters	Half round metal	
Railings	pressure treated 2x2	Garage Doors	aluminum overhead	
Balusters	pressure treated 2x2	Green/Recycled Materials		
Handrails	2x8			



ATTACHMENT 2 TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to:</p> <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SITE PLAN: Showing layout and design indicating, but not limited to:</p> <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



**ATTACHMENT 2
TOWN OF BLUFFTON**

**CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Barry L Bryant

Signature of Property Owner or Authorized Agent

November 4, 2021

Date

Barry L Bryant

Printed Name

ATTACHMENT 2

Landen Oak Subdivision Lot 6 - 25 Meriwether Court

Project Narrative

Landen Oak subdivision consists of 6 single family residential building lots located off Thomas Hayward Street approximately 100 yards from its intersection with Route 46 in Old Town Bluffton. It is located within the Town of Bluffton's Neighborhood General Historic District (NG-HD) zoning classification. BFL Builders, the applicant, purchased 5 of the building lots and the common areas from Bluffton Development Group in January 2021.

BFL Builders intends to construct 5 single family residences with detached garages on these lots during 2021 and 2022.

Lot 6 is a lightly treed 5,952 square foot (.137 acre) lot located middle of the subdivision between lots 1 and 5. BFL Builders plans to construct a 2,113 square foot 1.5 story main house and detached 1.5 car garage located at the rear of the lot. This house will fall under the "Additional Building Type" classification within the NG-HD district's design standards as defined in section 5 of the Unified Development Ordinance (UDO).

BFL Builders will construct a 1.5 story, 2,113 square foot main house with a concrete and tabby foundation featuring mixed shell sizes, gabled asphalt shingle roof, smooth cement fiber siding, vinyl clad windows and a solid wood entry door. In order to differentiate between the houses next door and across the street, we will incorporate a hip roof to change the massing of the home, the alternating exposure siding pattern will be unique to this home, the entry door will be 6' 8" in height with a 14" transom above, the porch roof will be silver metal standing seam and the foundation detail will not be repeated on either of the other two homes.

To the rear of the main house and accessed via a pervious gravel driveway will sit a 1.5 car garage with unfinished ADU above. This garage will be built in a similar manner and style as the main house.

Lot 5 - 25 Meriwether Court



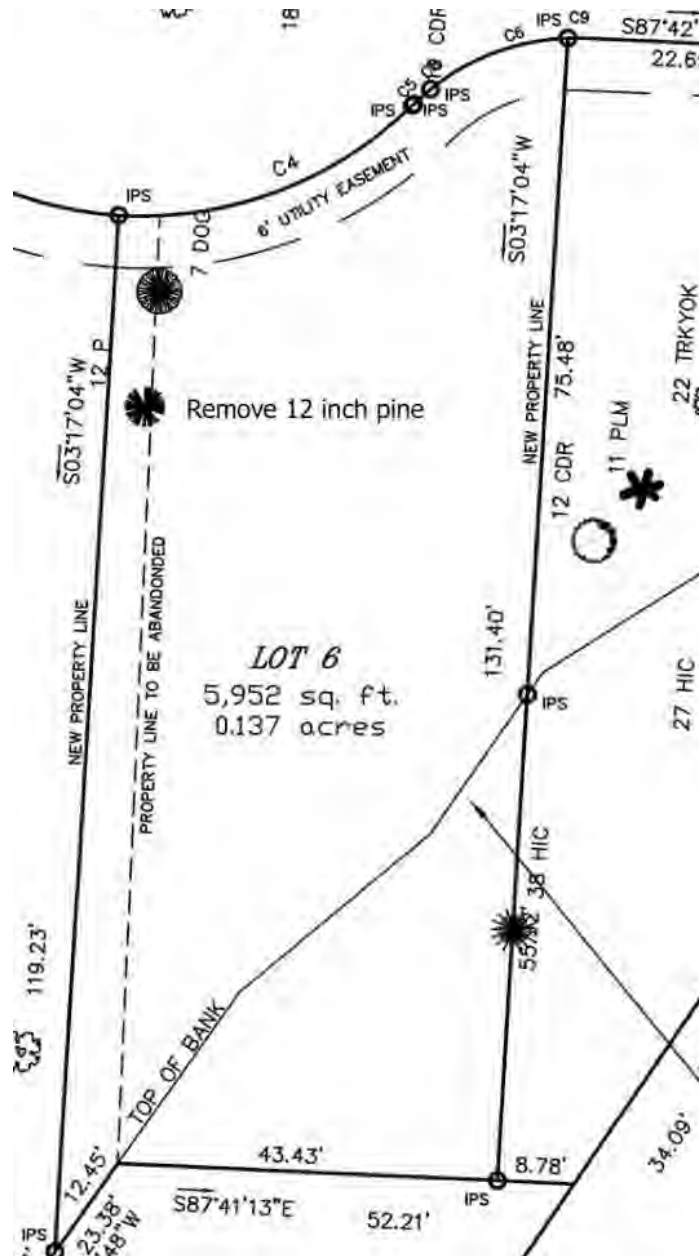
ATTACHMENT 2

Tree Removal Plan

The following trees will be removed on Lot 6:

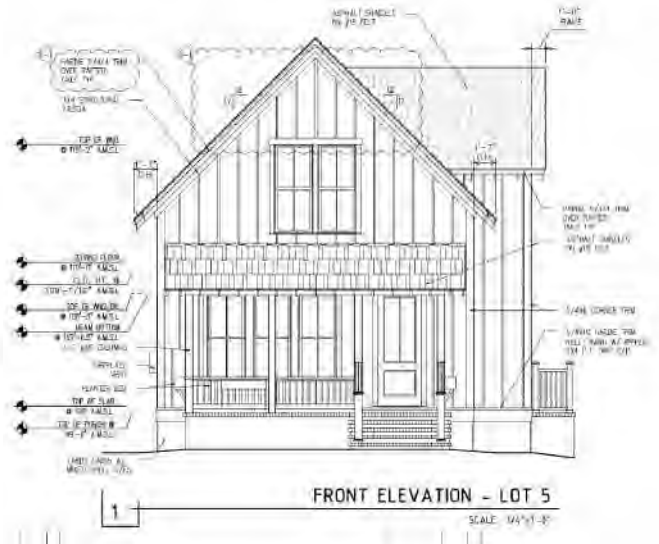
12 inch pine and 7 inch dogwood

To achieve sufficient canopy coverage and mitigate the loss of the live oak on lot 5, we will plant a 2 inch caliper live oak at the intersection of lots 5 and 6 near their border with the cul de sac.



ATTACHMENT 2

Lots 5 & 6 showing differences in front elevation.



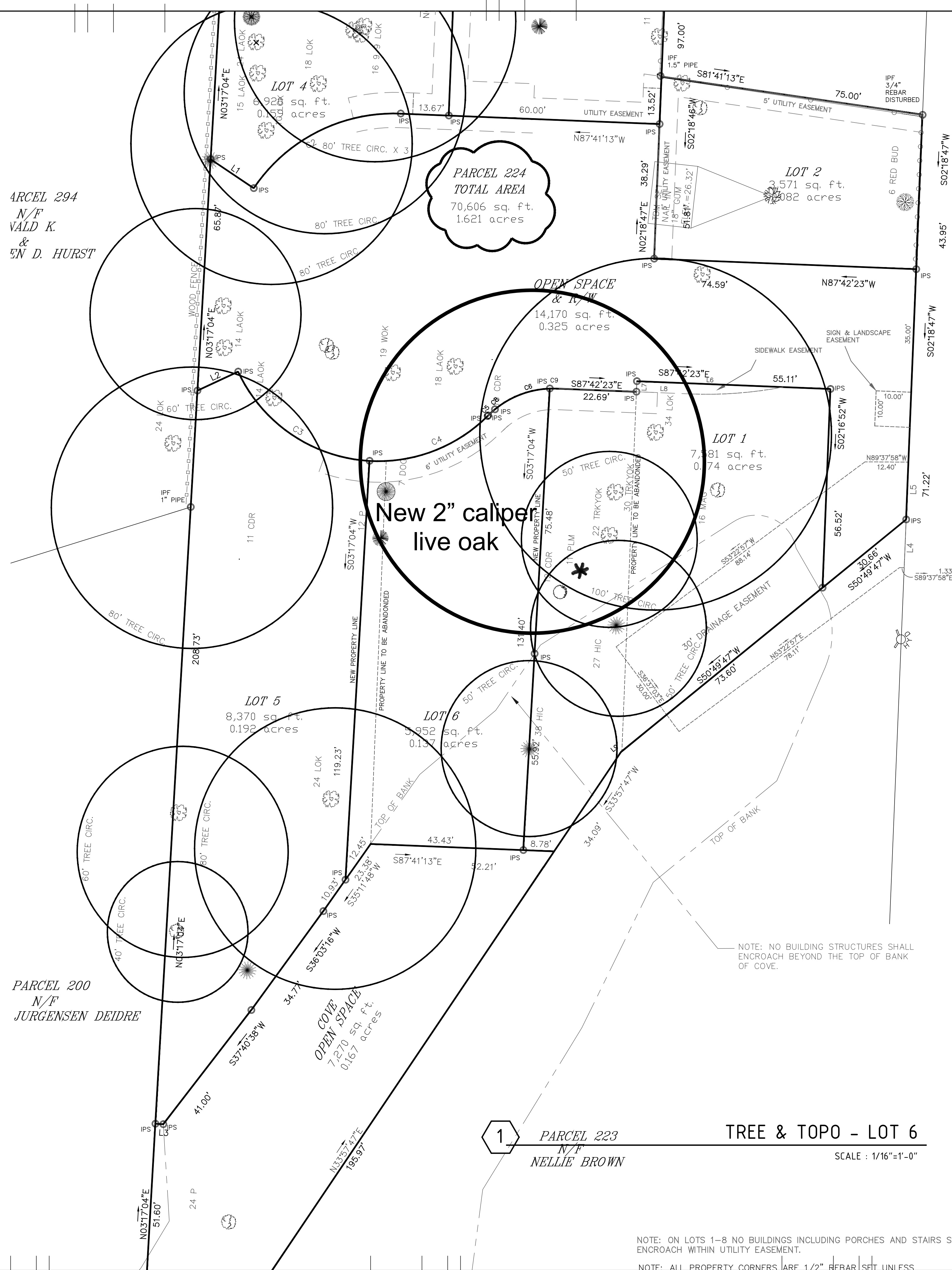
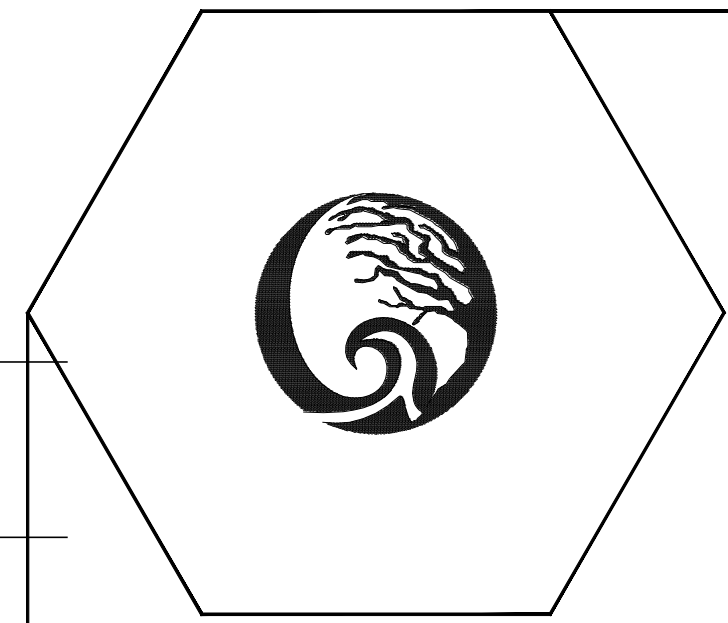
Lots 5 & 6 showing differences in left elevation.



ATTACHMENT 2

Lot 6





PARCEL 294
N/F
VALD K.
&
D. HURST

PARCEL 224
TOTAL AREA
70,606 sq. ft.
1.621 acres

PARCEL 200
N/F
JURGENSEN DEIDRE

1 PARCEL 223
N/F
NELLIE BROWN

TREE & TOPO - LOT 6
SCALE: 1/16"=1'-0"

NOTE: ON LOTS 1-8 NO BUILDINGS INCLUDING PORCHES AND STAIRS SH/ ENCROACH WITHIN UTILITY EASEMENT.
NOTE: ALL PROPERTY CORNERS ARE 1/2" REBAR SET UNLESS

issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



PHONE: 901.949.2568
EMAIL: travis@quirks.global
web: www.quirks.global

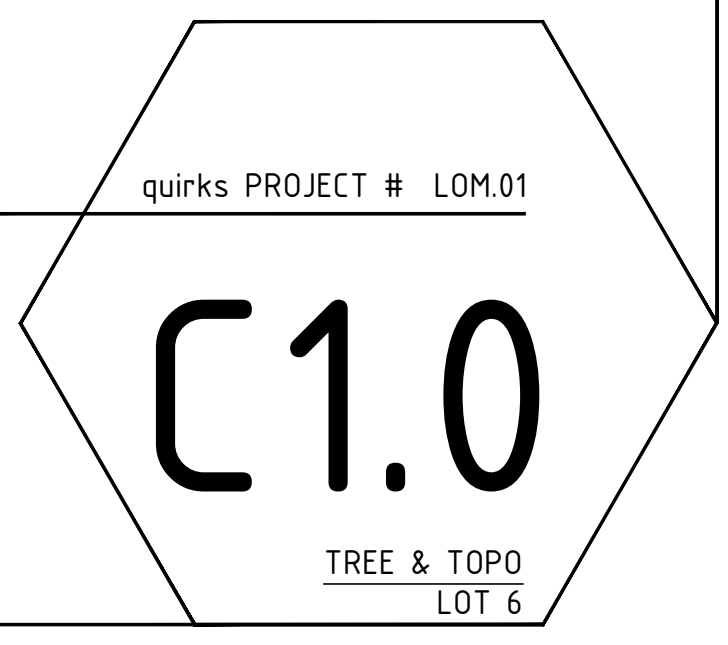
© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

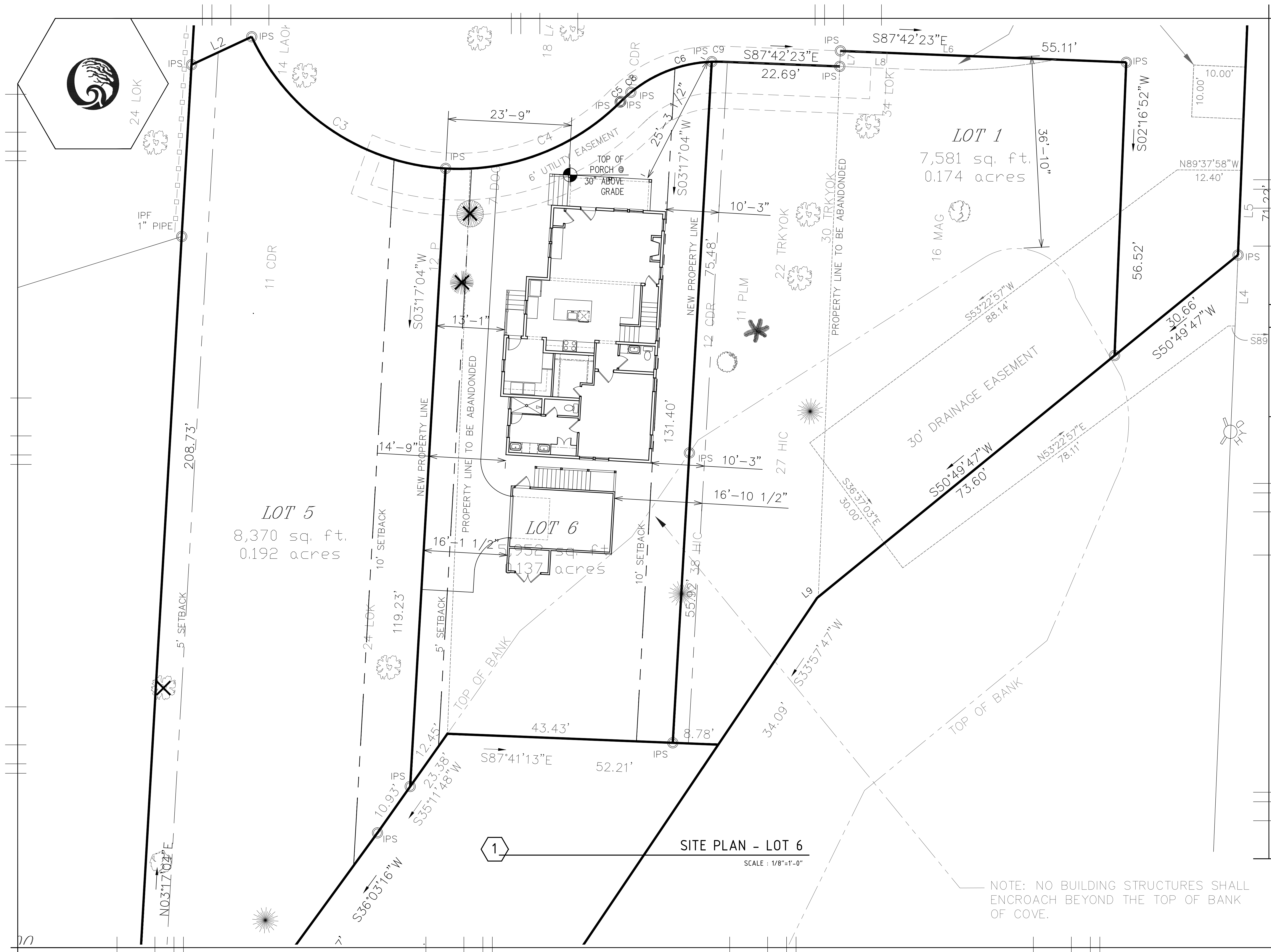
PROJECT:

LOT 6
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

- R-1 NOTES:
- PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED
 - PRE SECTION 5.3.7.D UPDATED TREE CANOPY SHOWN ON SITE PLAN
 - PER SECTION 3.18.3.D VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5
 - PER SECTION 5.15.6.F.10 A SERVICE YARD DETAIL HAS BEEN INCLUDED
 - PER SECTION 5.15.6.H A TYPICAL RAILING DETAIL HAS BEEN INCLUDED
 - PER SECTION 5.15.6.H ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS
 - PER SECTION 5.15.6.H.1.a OF THE UDD COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION
 - PER SECTION 5.15.6.P THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01





issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:
LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC

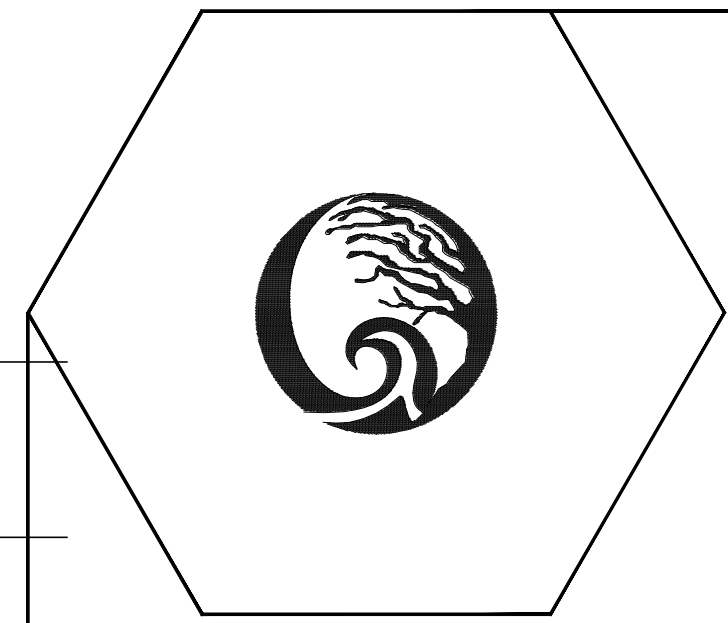
SITE PLAN - LOT 6
 SCALE: 1/8"=1'-0"

NOTE: NO BUILDING STRUCTURES SHALL ENCRANCH BEYOND THE TOP OF BANK OF COVE.

quirks PROJECT # LOM.01

C1.1

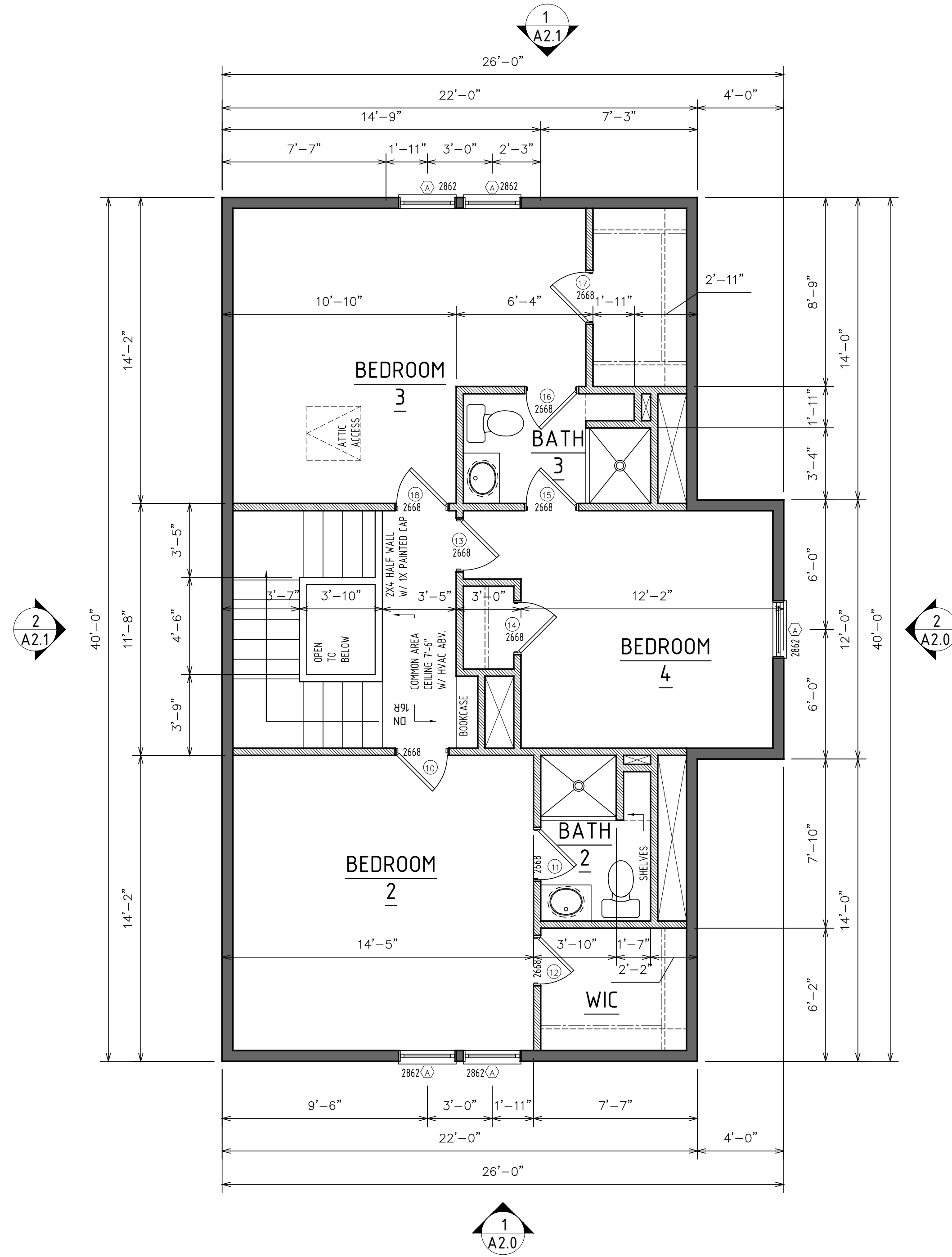
SITE PLAN
LOT 6



SQUARE FOOTAGE
 FIRST FLOOR HEATED 1,251 SF.
 SECOND FLOOR HEATED 862 SF.
 TOTAL: 2,113 SF.

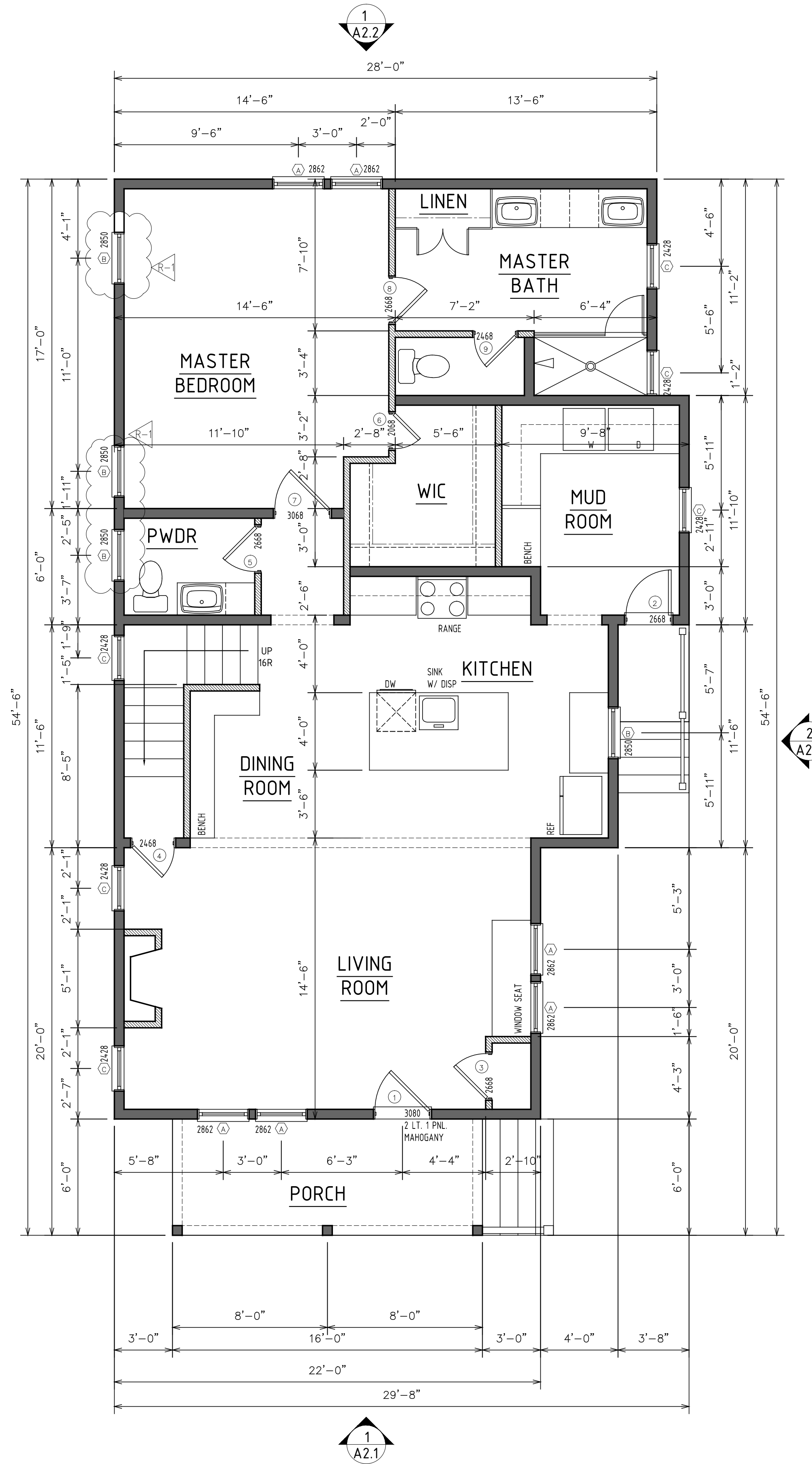
WALL LEGEND

2X4 FRAMING 
 2X6 FRAMING 



SECOND FLOOR - LOT 6

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



FIRST FLOOR - LOT 6

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

issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

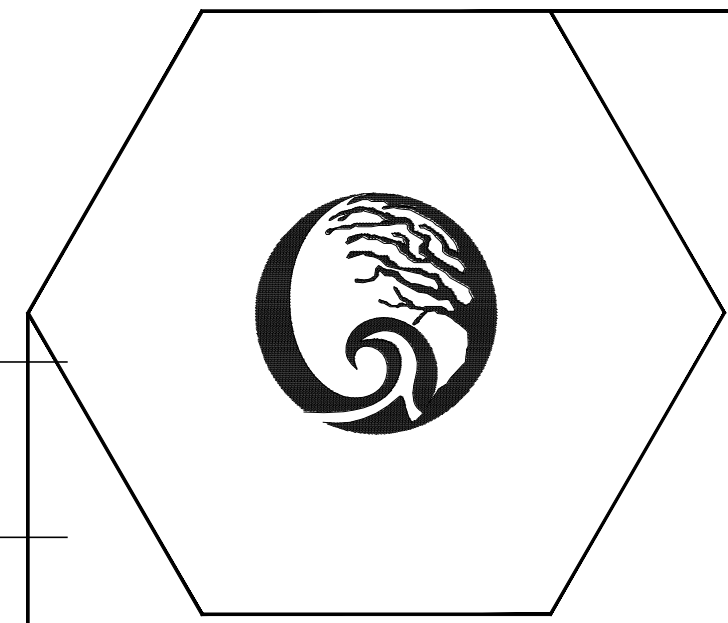
PROJECT:

LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC

quirks PROJECT # LOM.01

A1.0

FLOOR PLANS
 LOT 6



Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

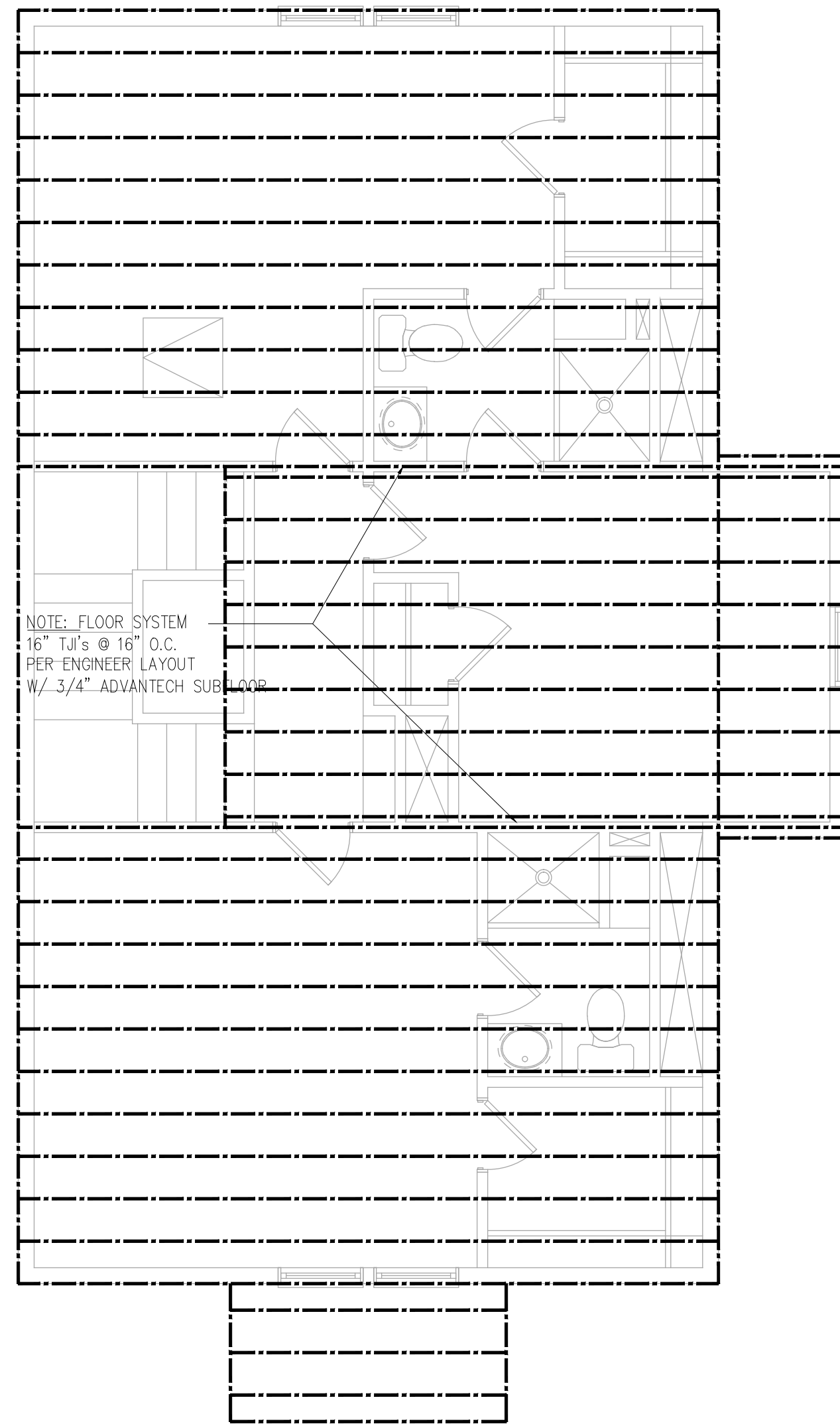


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

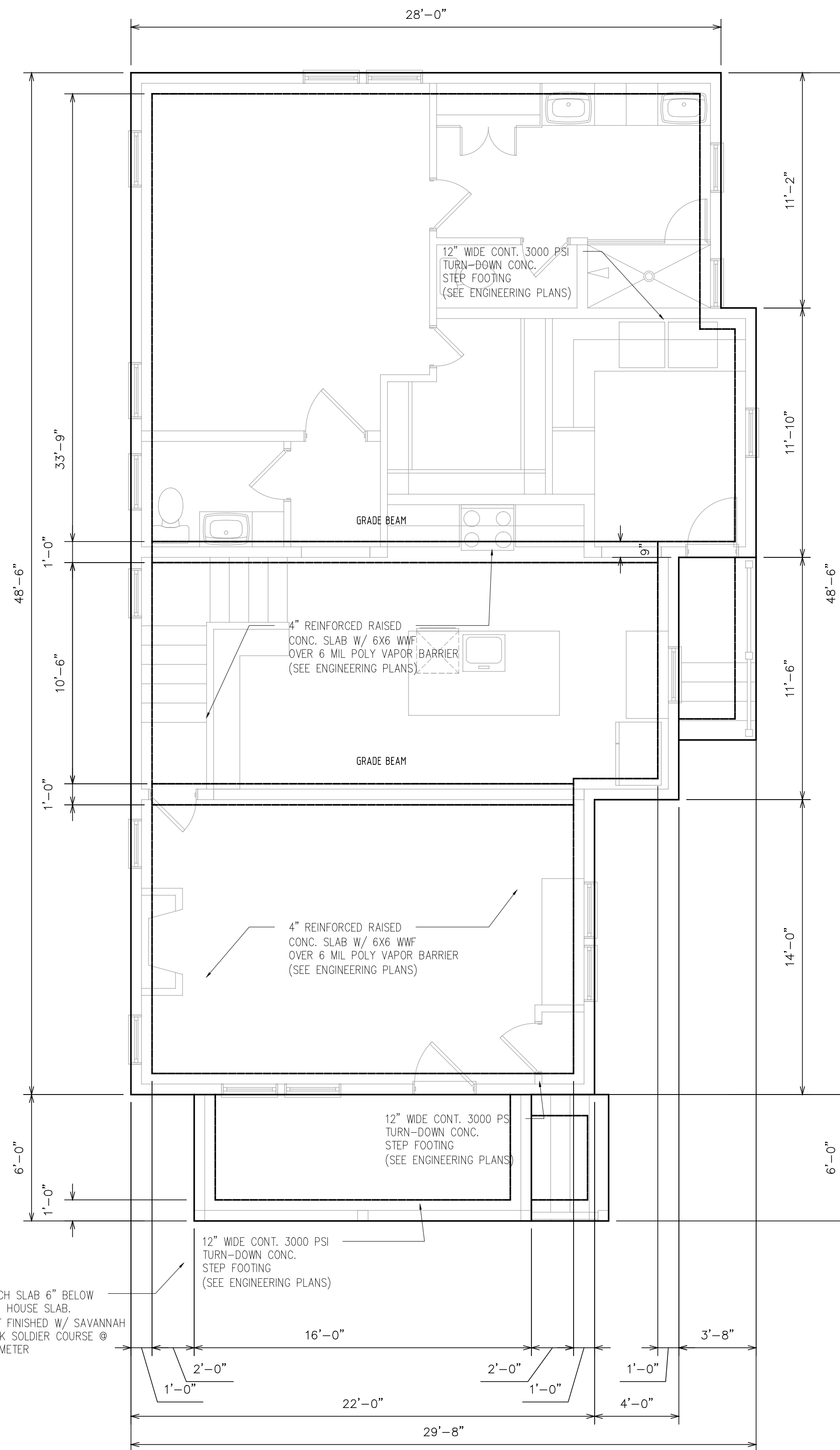
PROJECT:

LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC



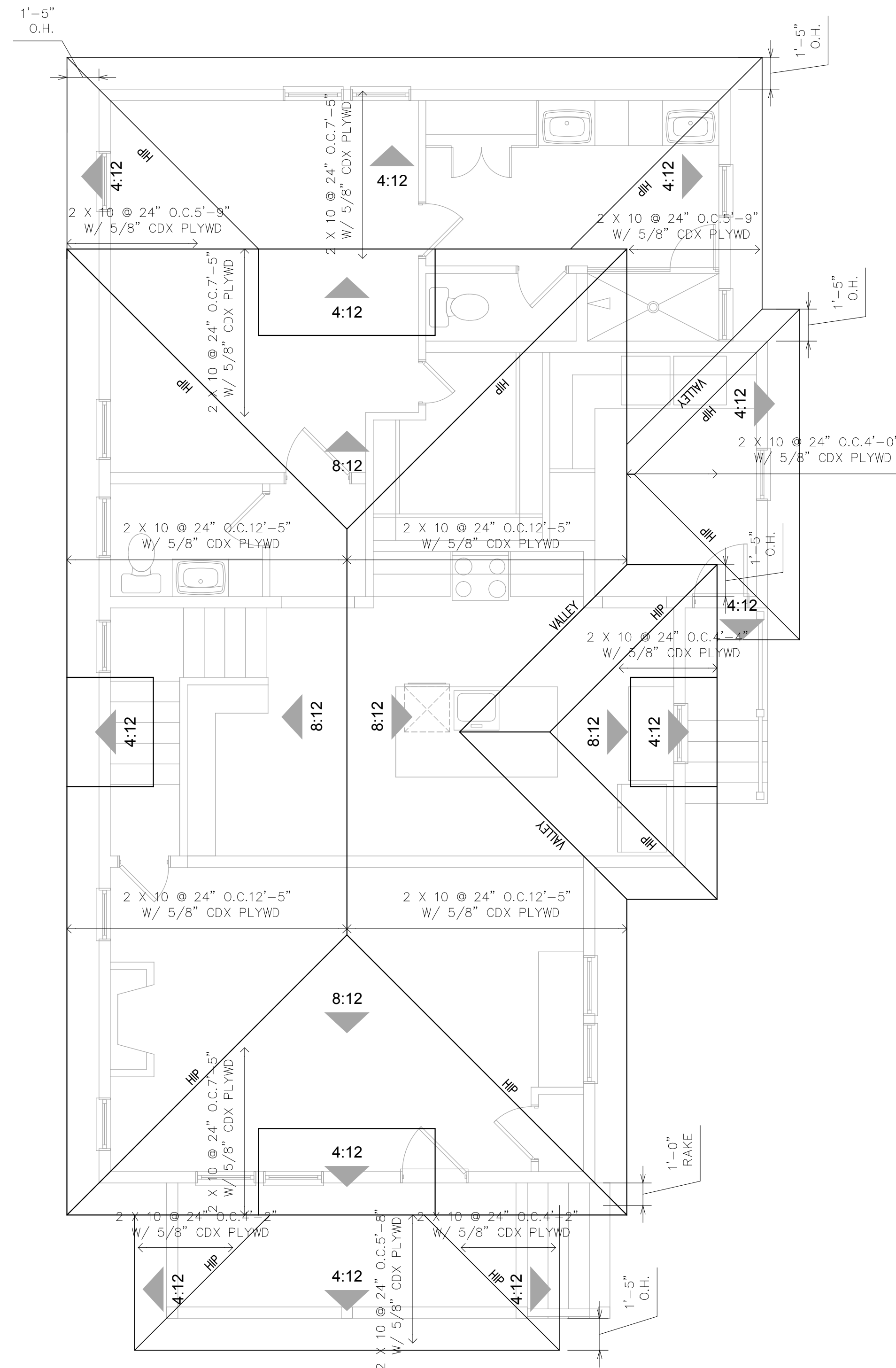
SECOND FLOOR FRAMING PLAN - LOT 6

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



FOUNDATION PLAN - LOT 6

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

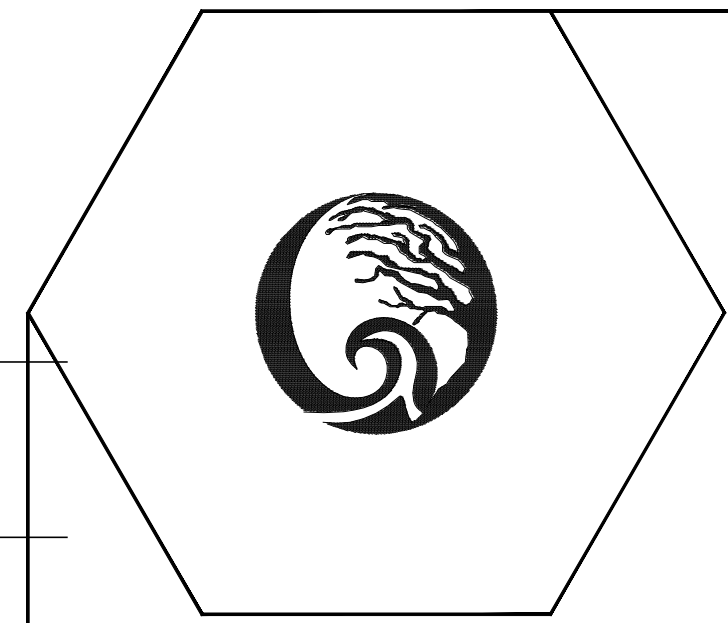


ROOF PLAN - LOT 6

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

quirks PROJECT # LOM.01

A1.1
 ROOF, FOUNDATION,
 & FRAMING PLANS
 LOT 6



Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

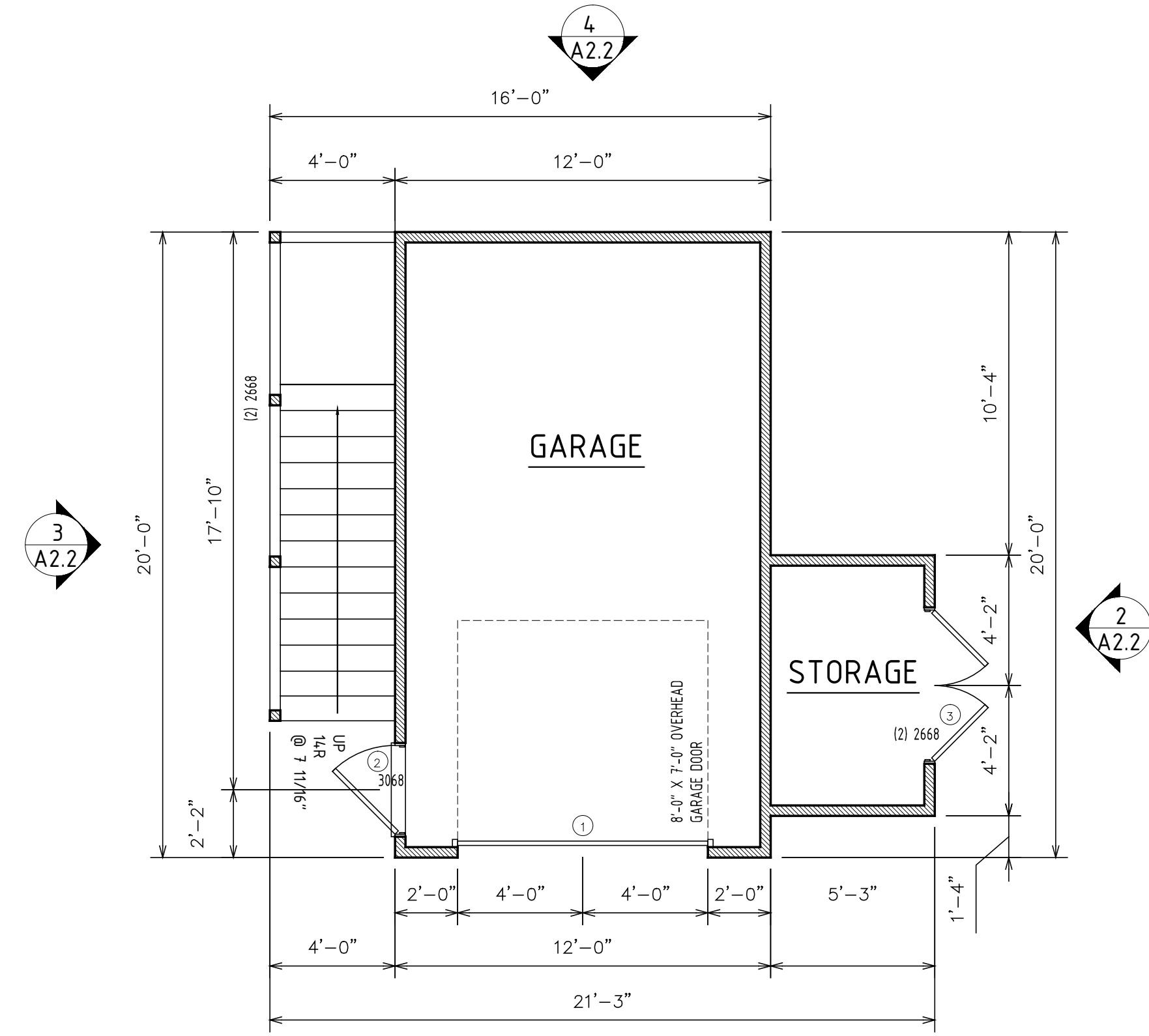
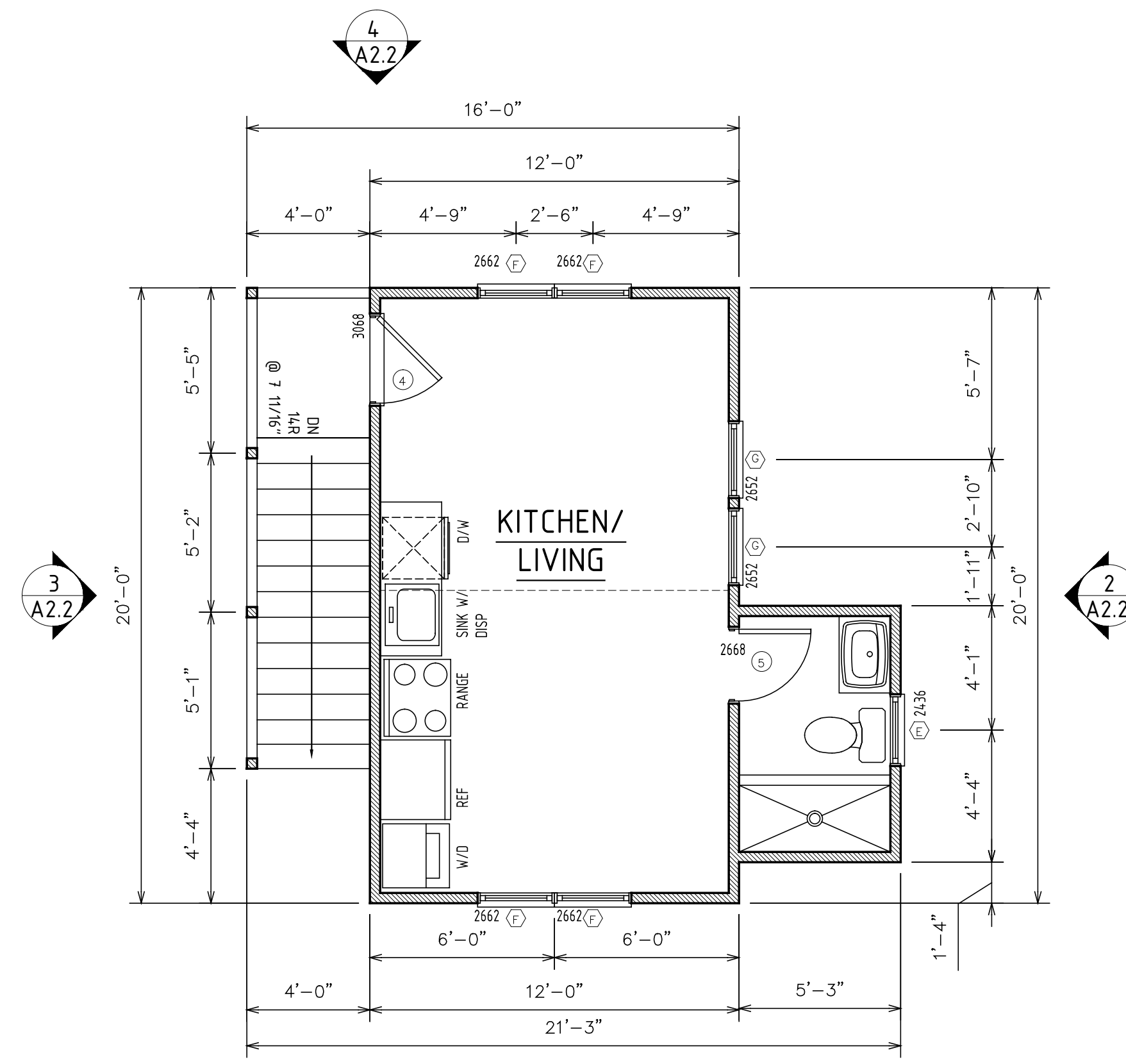


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC

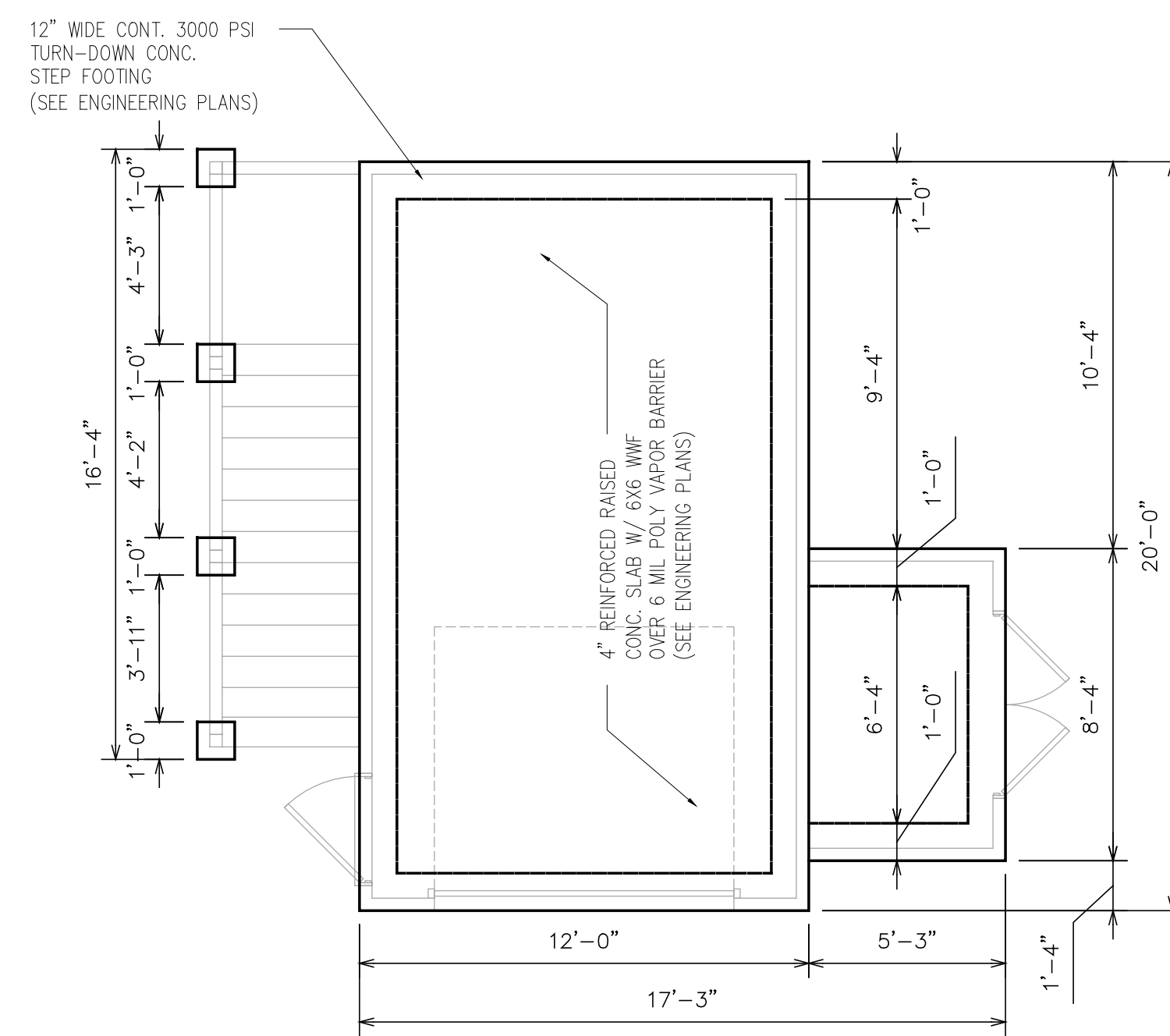


GARAGE SQUARE FOOTAGE	
FIRST FLOOR UN-HEATED	283 SF.
SECOND FLOOR HEATED	283 SF.
TOTAL:	566 SF.

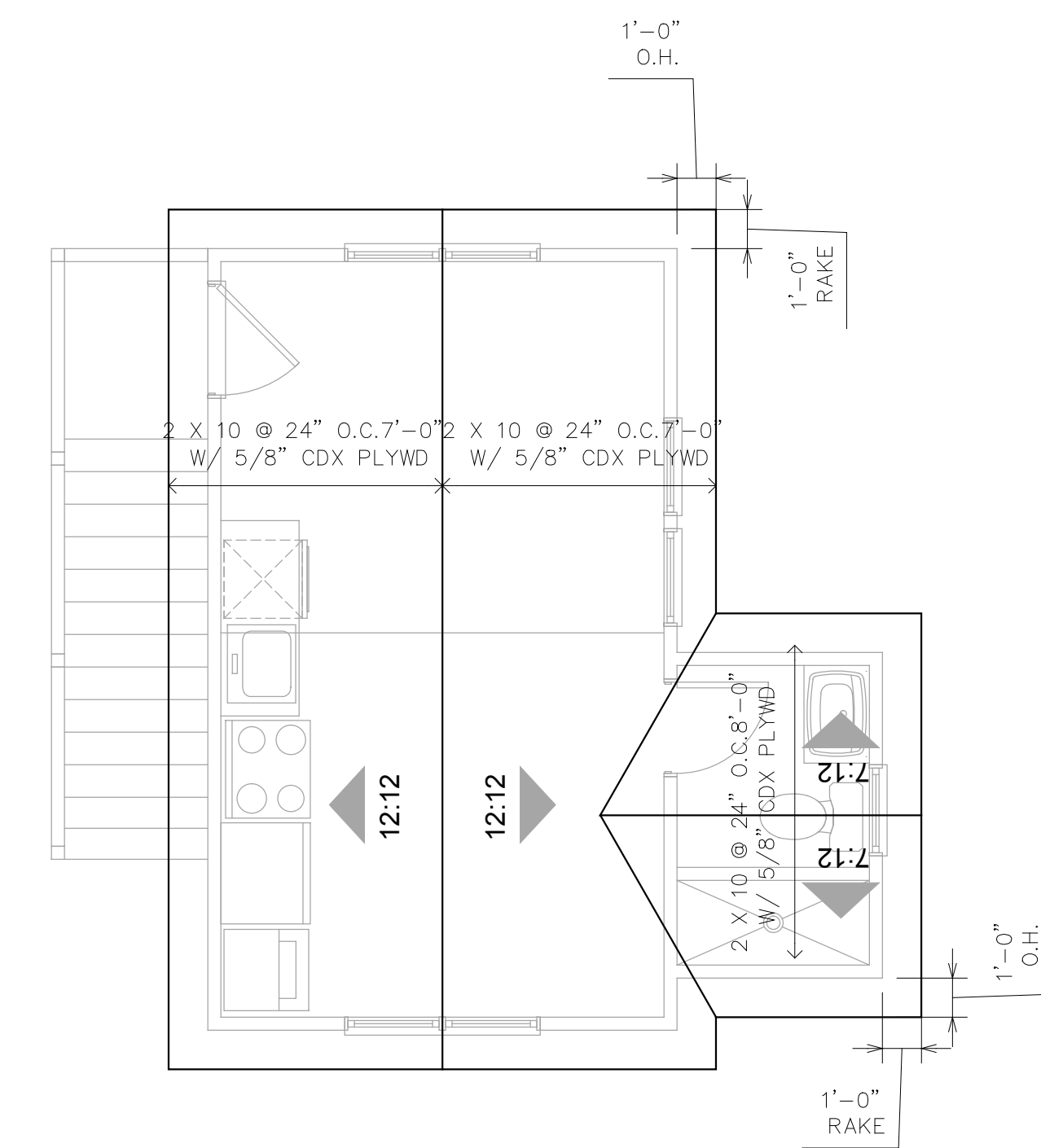
WALL LEGEND
 2X4 FRAMING

SECOND FLOOR - W/ATTIC SPACE
 SCALE : 1/4"=1'-0"

GROUND FLOOR - GARAGE/STORAGE
 SCALE : 1/4"=1'-0"

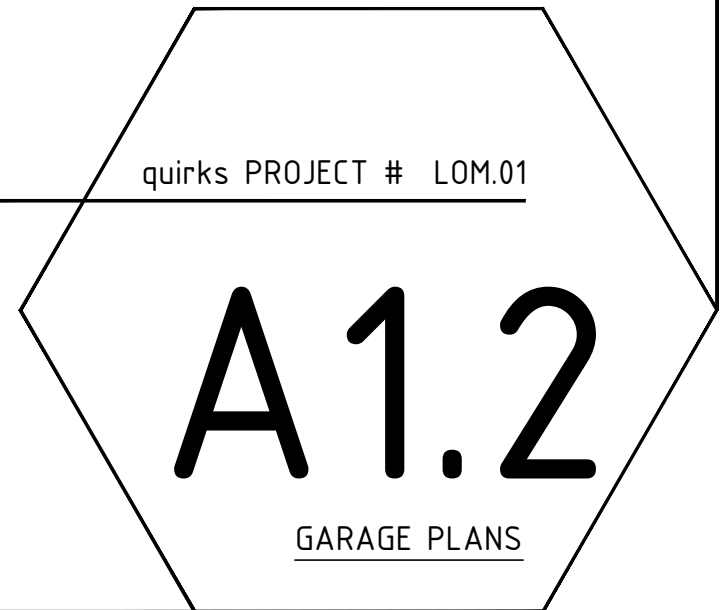


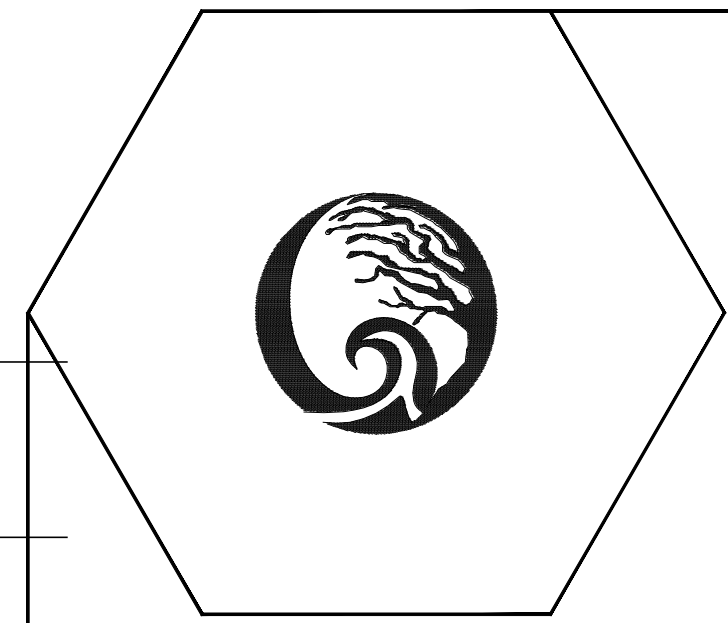
FOUNDATION PLAN
 SCALE : 1/4"=1'-0"



ROOF PLAN
 SCALE : 1/4"=1'-0"

quirks PROJECT # LOM.01





issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

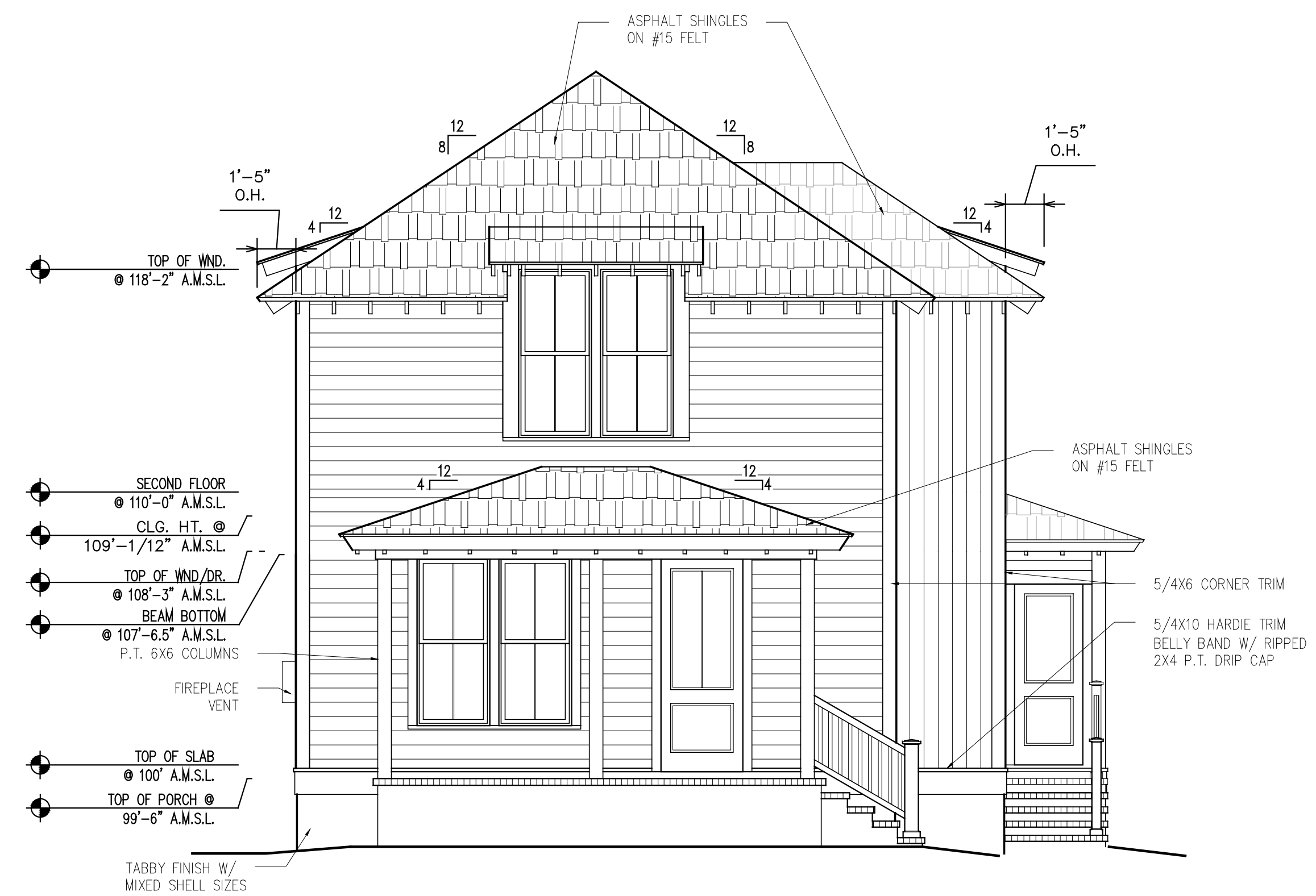
LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC



RIGHT ELEVATION - LOT 6

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

2



FRONT ELEVATION - LOT 6

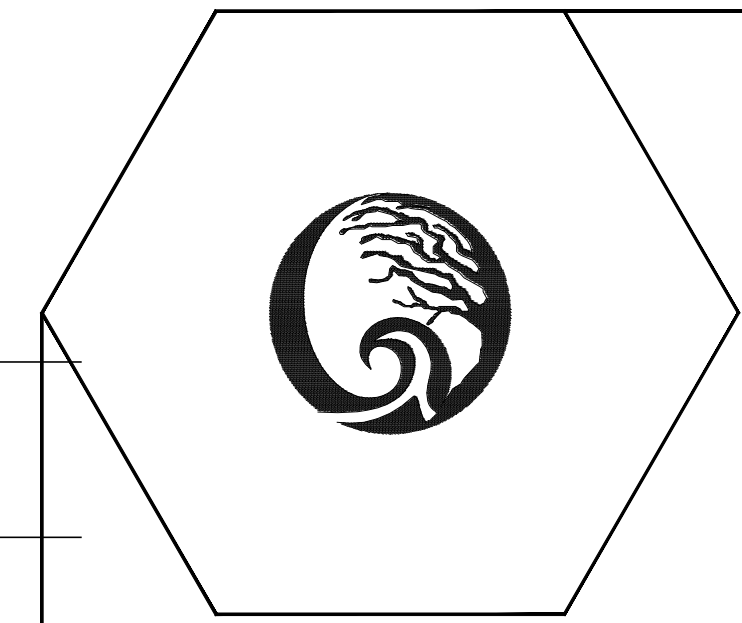
SCALE : 1/4"=1'-0"

1

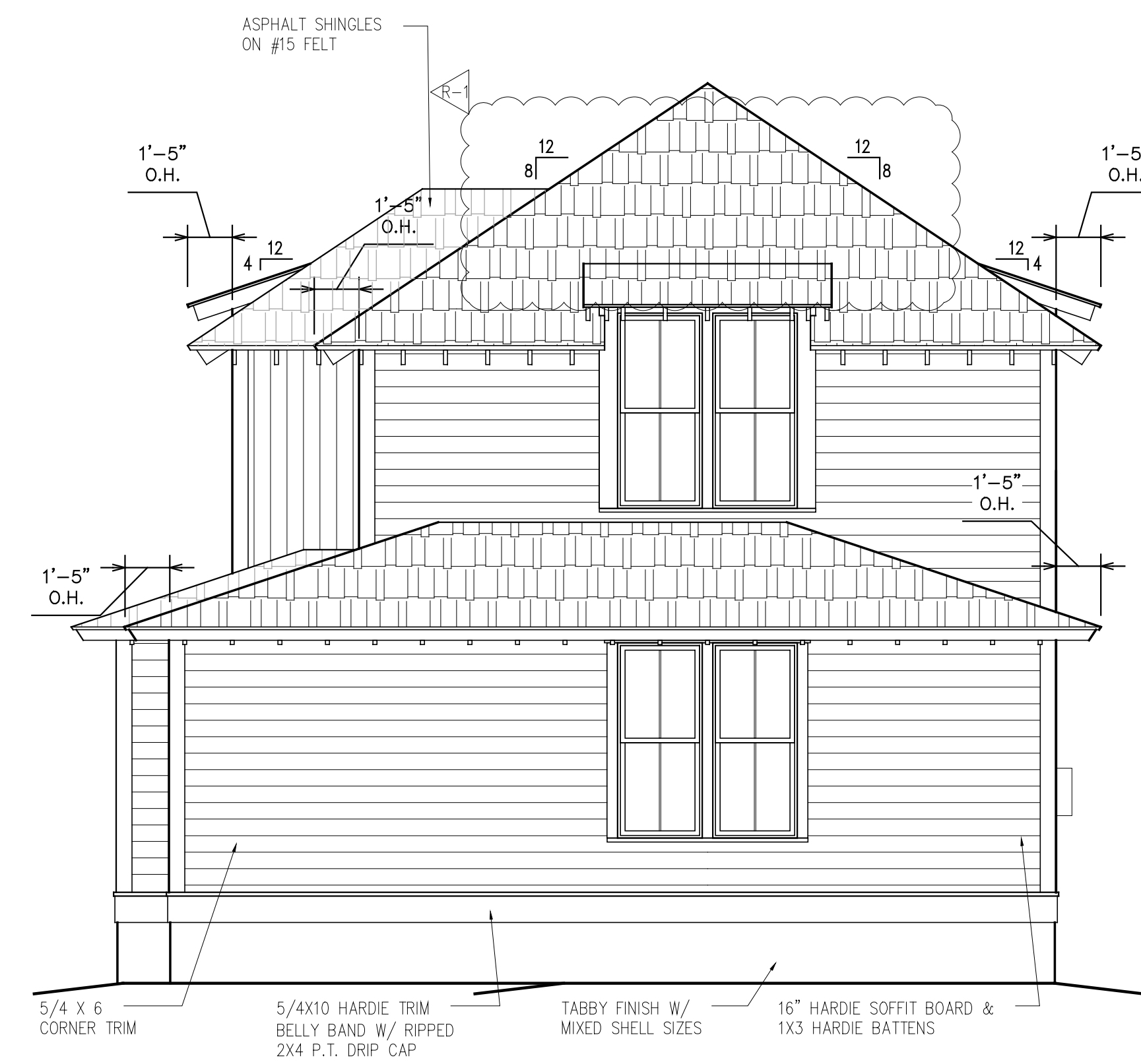
quirks PROJECT # LOM.01

A2.0

ELEVATIONS
 LOT 6



2 LEFT ELEVATION - LOT 6
SCALE : 1/4"=1'-0"



1 REAR ELEVATION - LOT 6
SCALE : 1/4"=1'-0"

Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



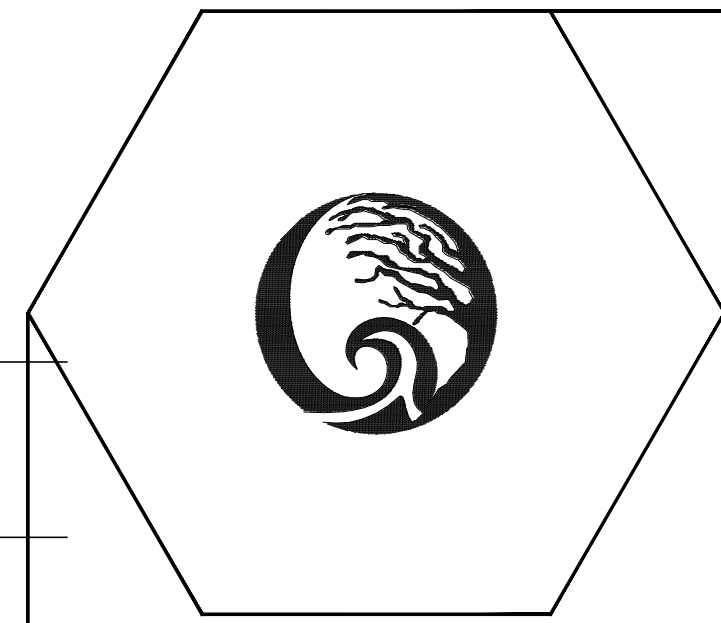
PHONE: 901.949.2568
EMAIL: travis@quirks.global
web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:
LOT 6
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC

quirks PROJECT # LOM.01

A2.1
ELEVATIONS
LOT 6



Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

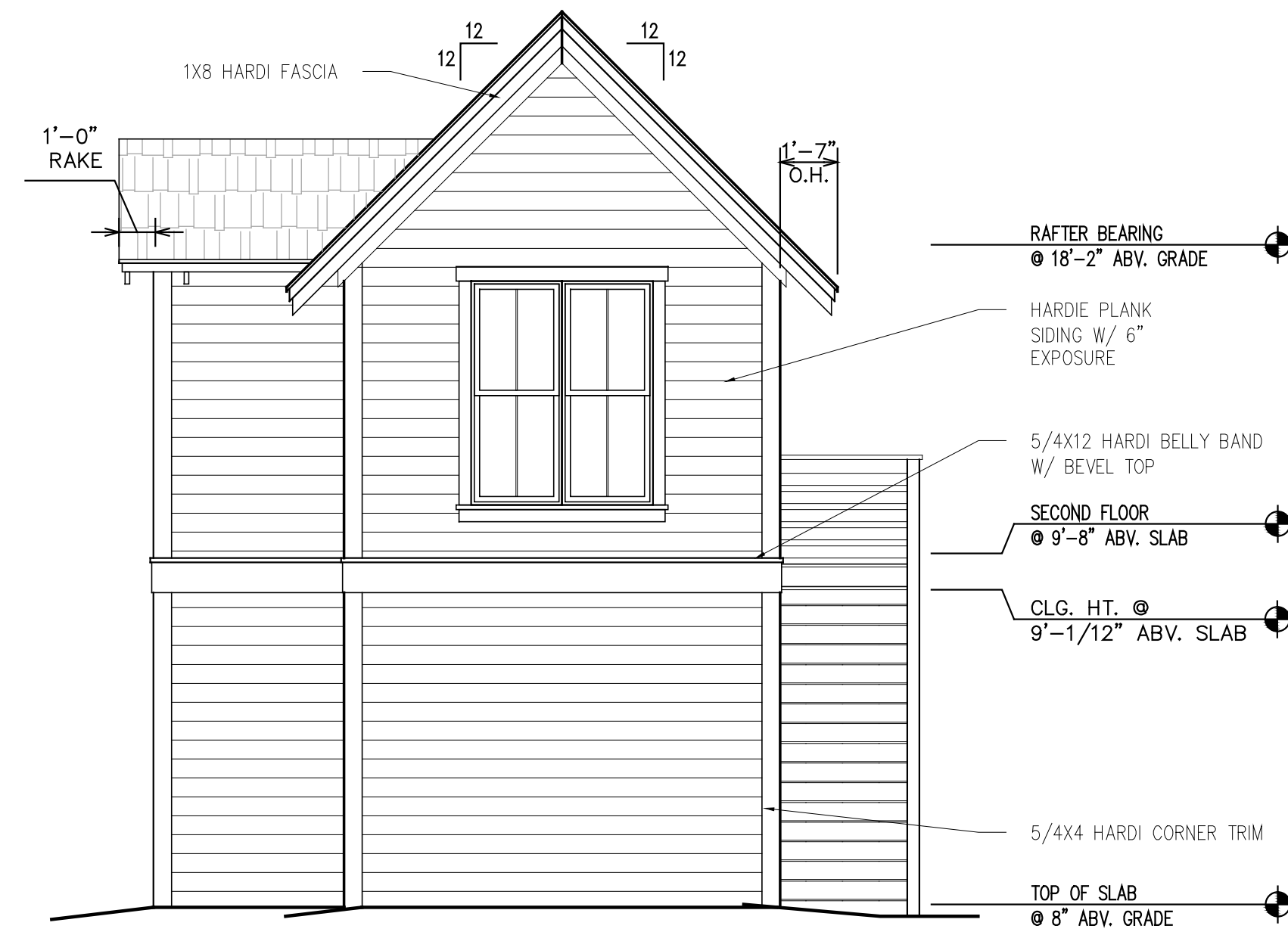


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

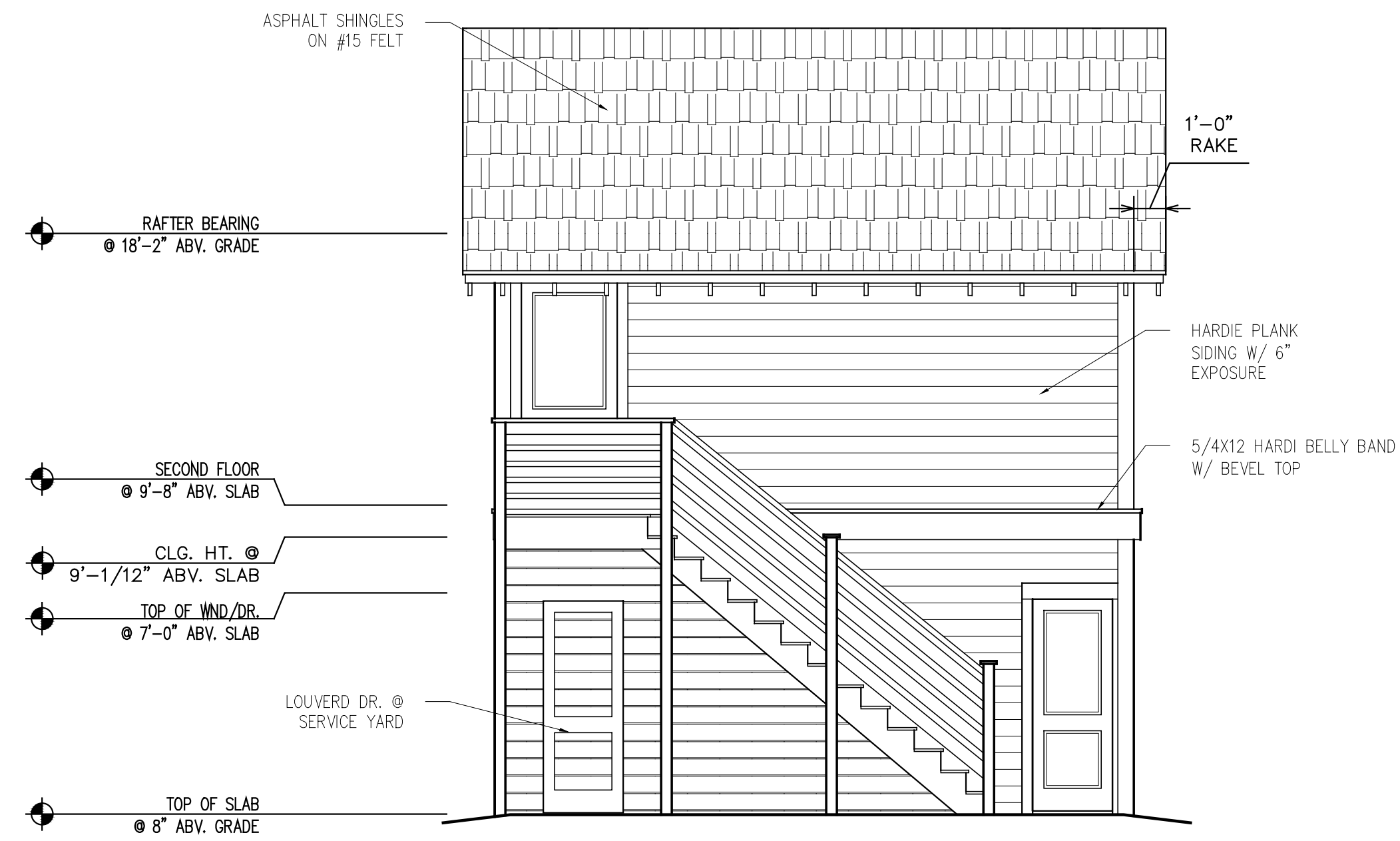
PROJECT:

LOT 6
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



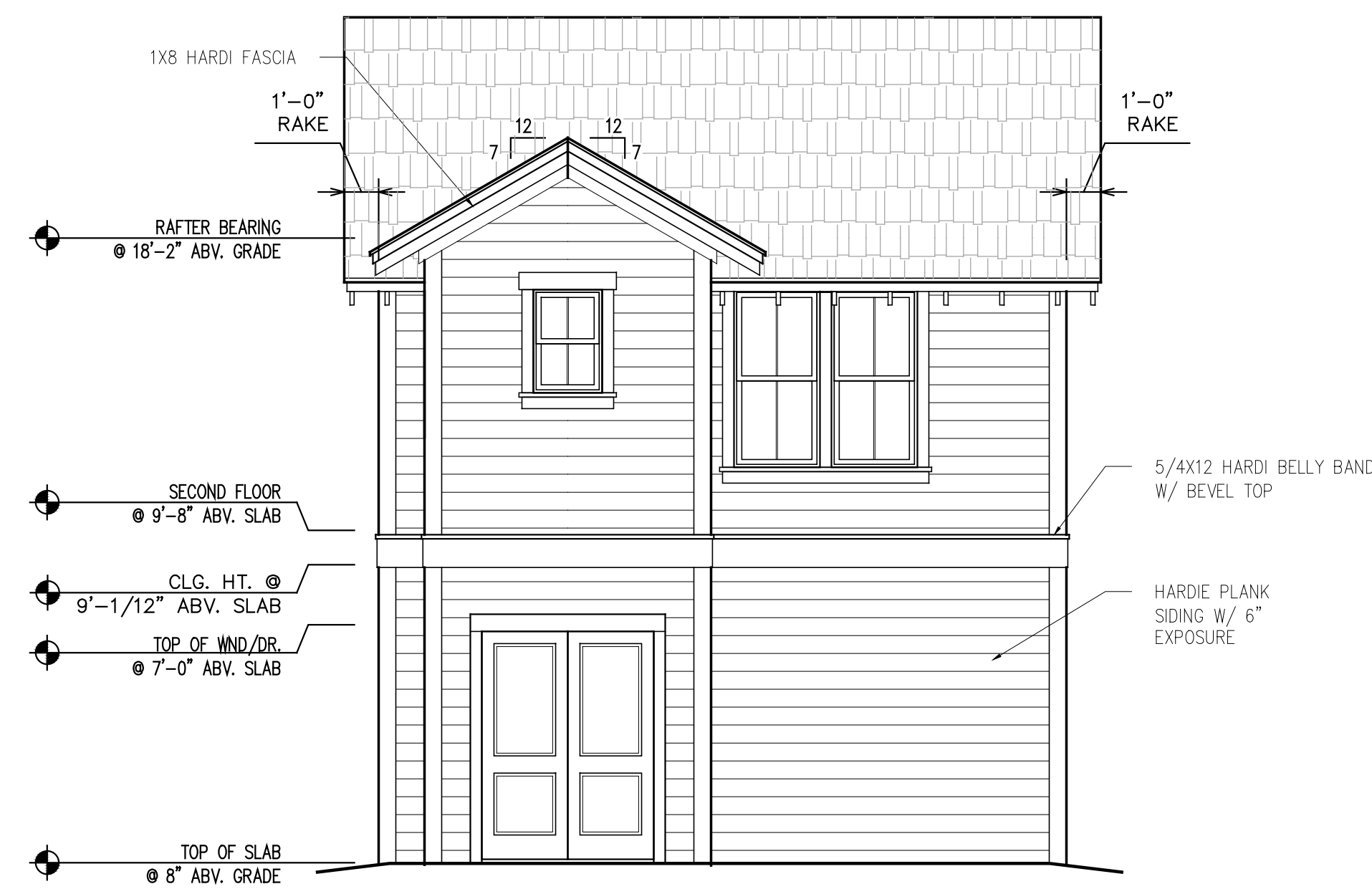
REAR ELEVATION

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



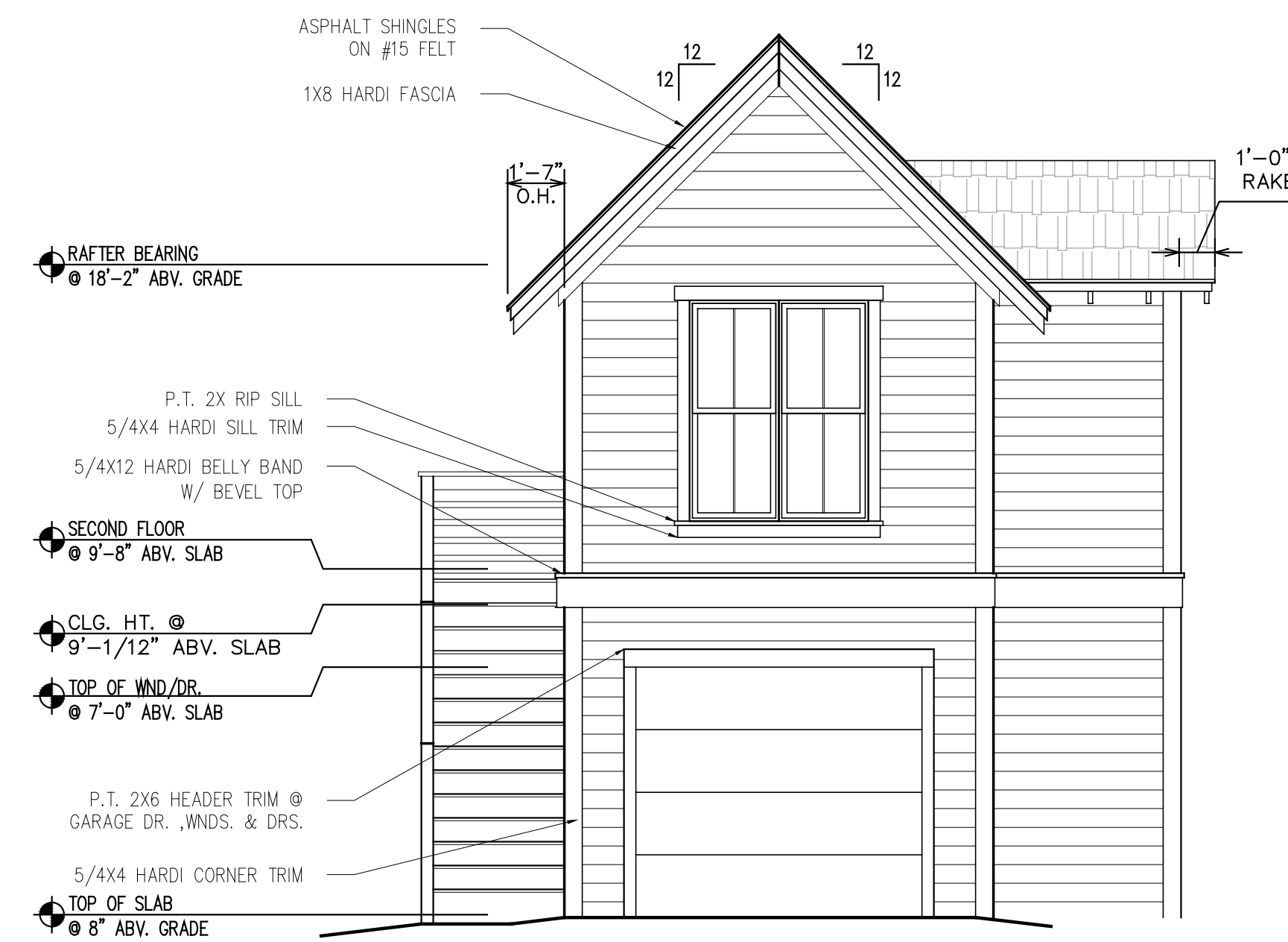
LEFT ELEVATION

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



RIGHT ELEVATION

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



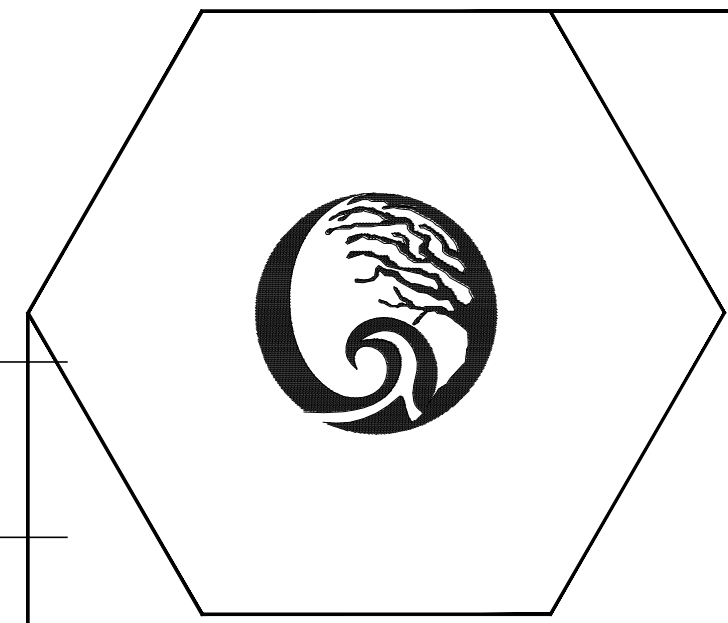
FRONT ELEVATION

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

quirks PROJECT # LOM.01

A2.2

GARAGE/LOFT ELEVATIONS



issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

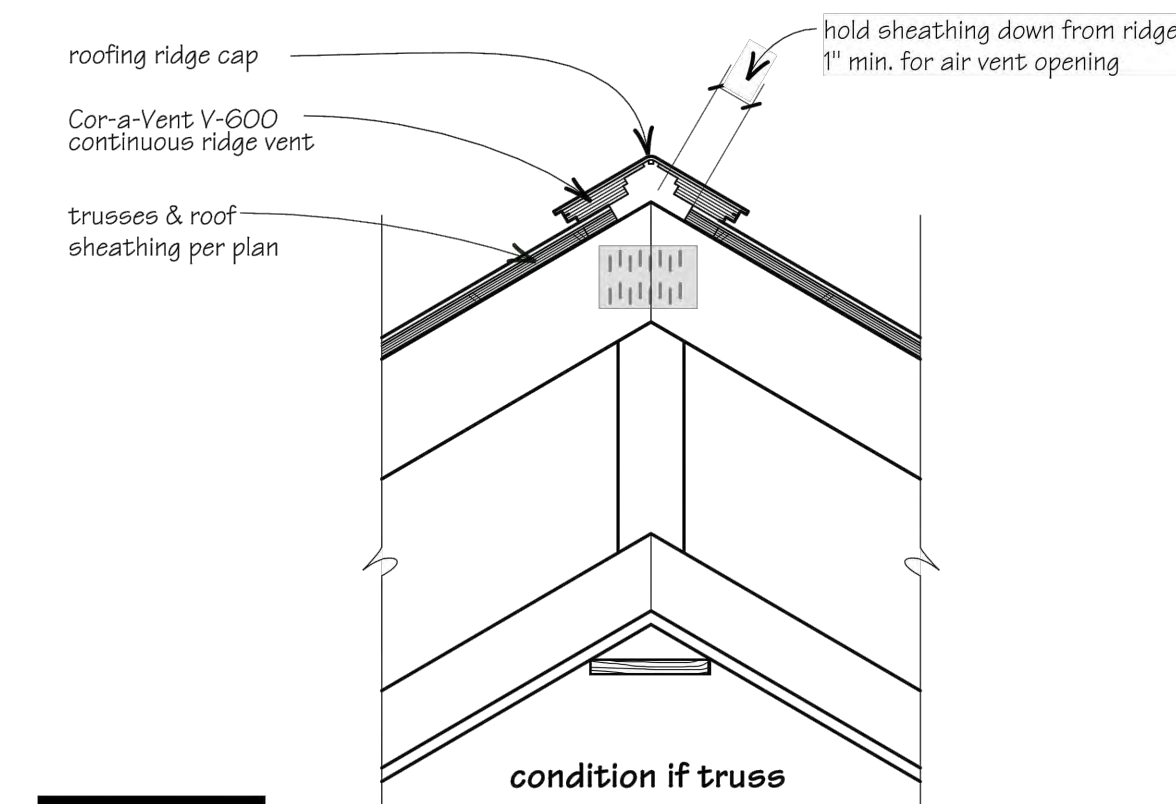
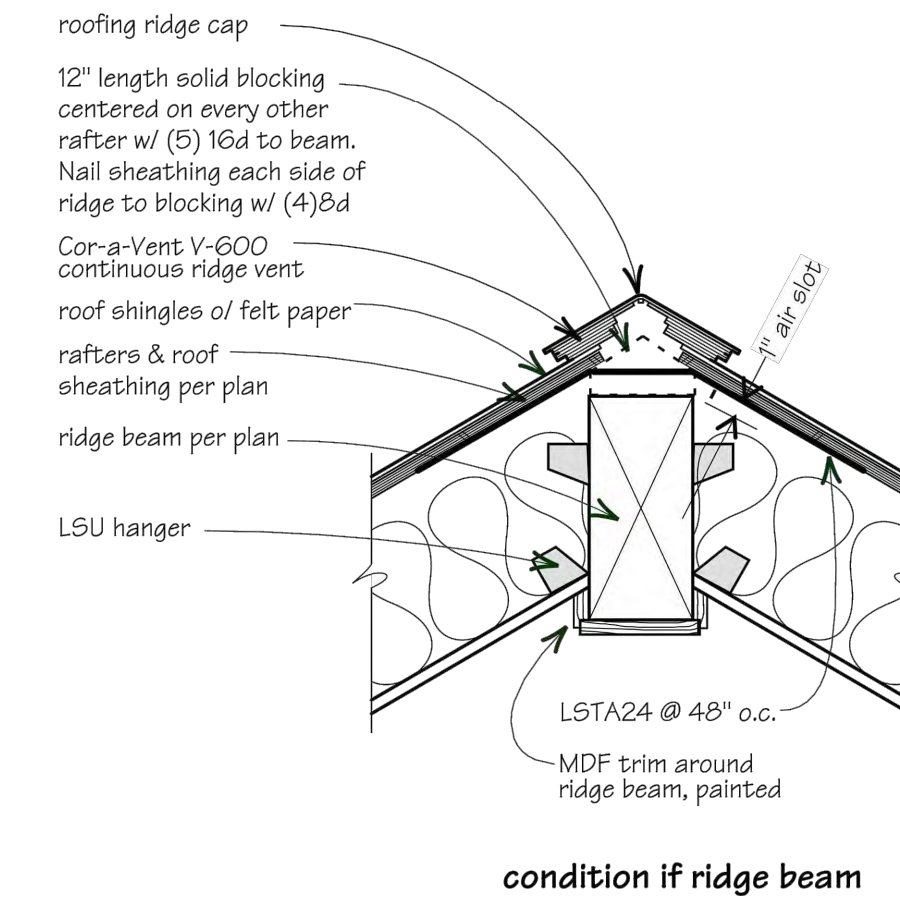
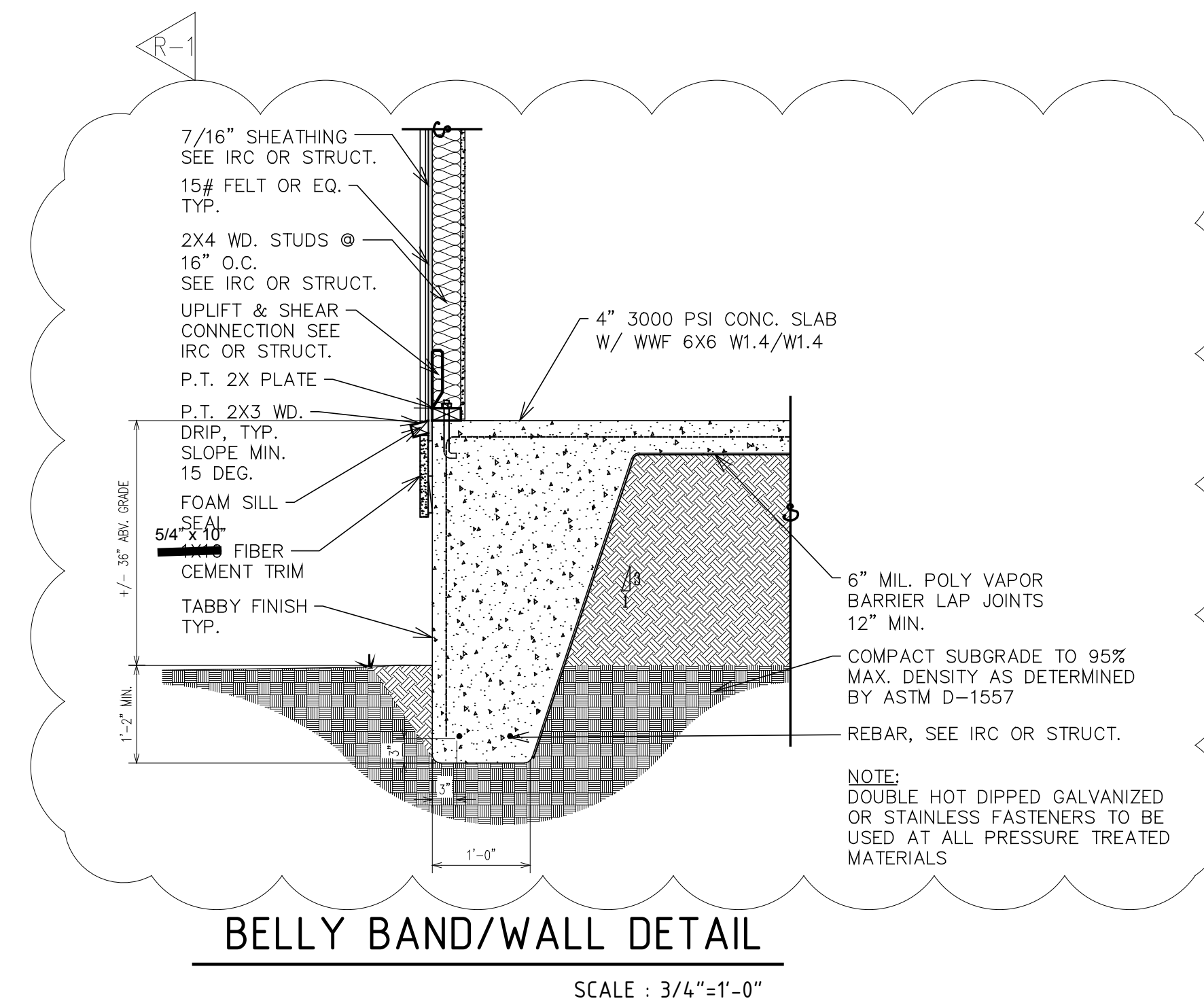


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

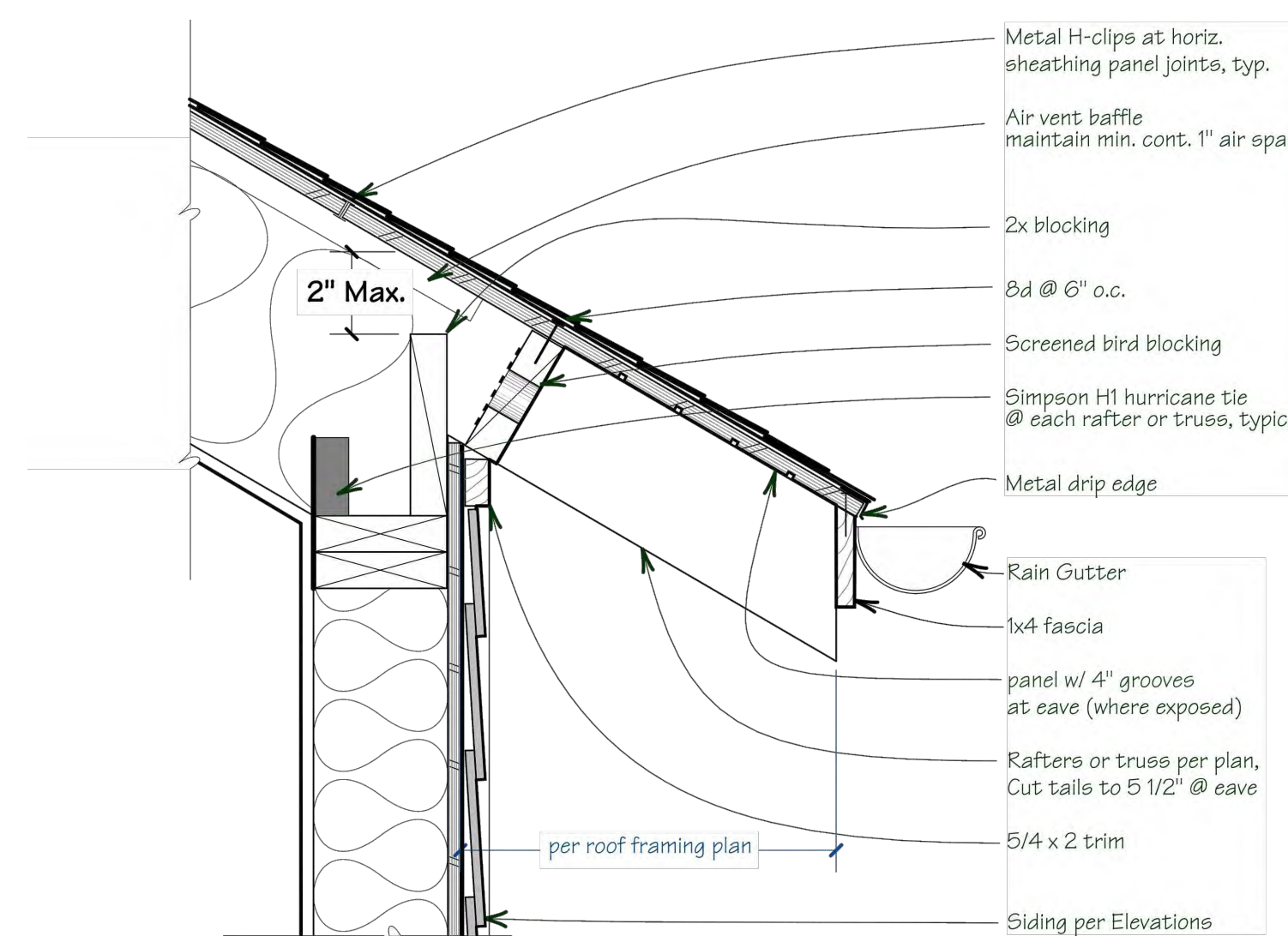
© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

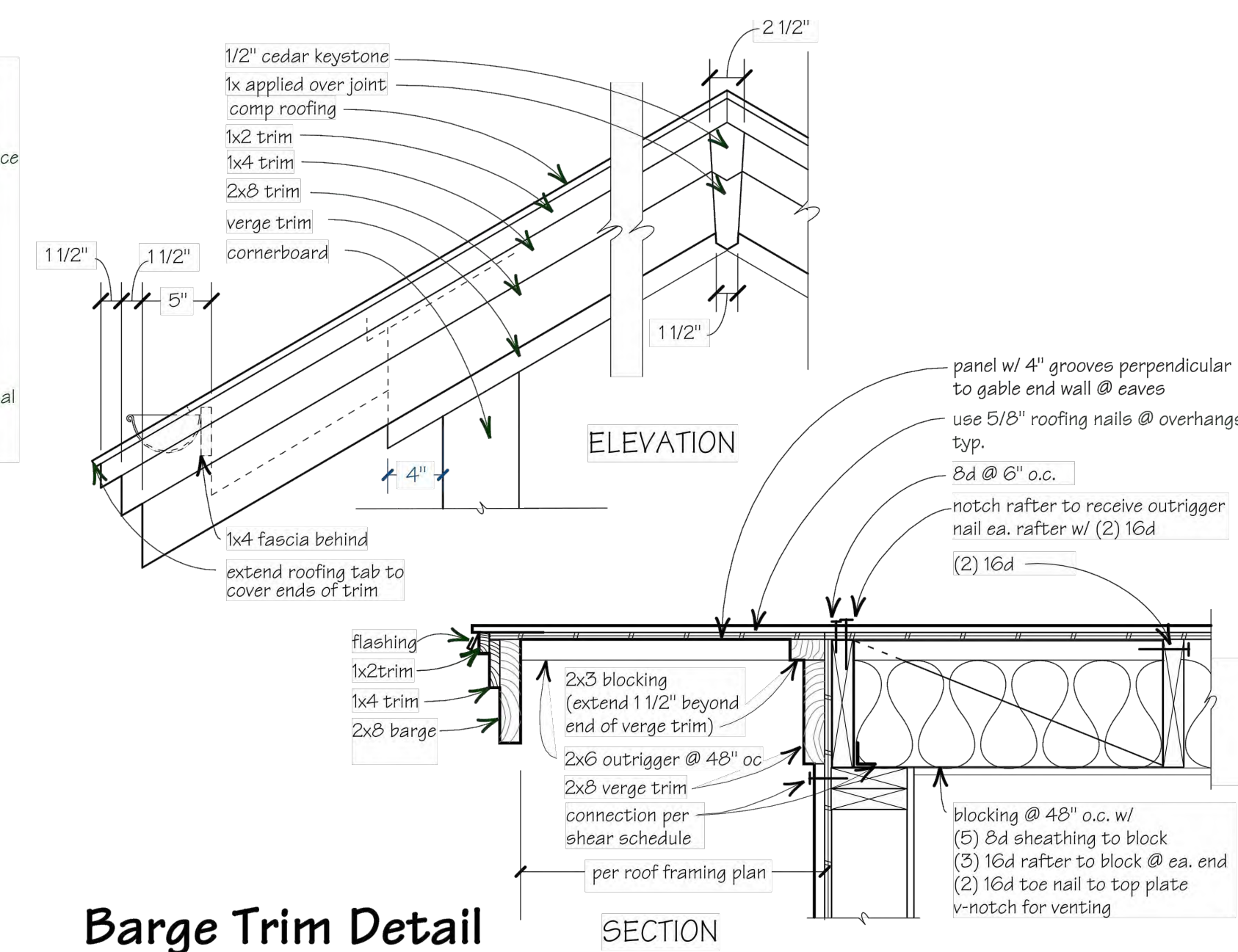
LOT 6
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



Ridge



Eave Detail



Barge Trim Detail



R-1 NOTES:
 PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED

PRE SECTION 5.3.7.D
 UPDATED TREE CANOPY SHOWN ON SITE PLAN

PER SECTION 3.18.3.D
 VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5

PER SECTION 5.15.6.F.10
 A SERVICE YARD DETAIL HAS BEEN INCLUDED

PER SECTION 5.15.6.H
 A TYPICAL RAILING DETAIL HAS BEEN INCLUDED

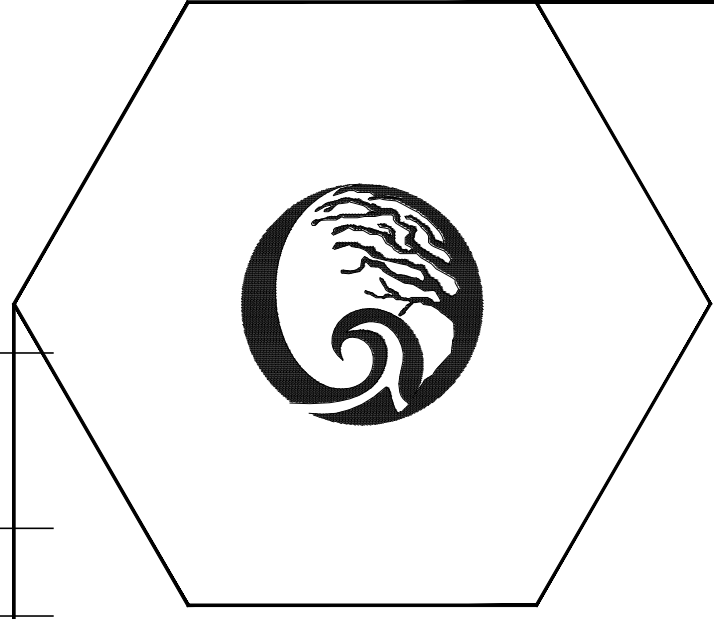
PER SECTION 5.15.6.H
 ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS

PER SECTION 5.15.6.H.1.a OF THE UDD
 COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION

PER SECTION 5.15.6.P
 THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01

A5.0
 DETAILS LOT 6



issued for:	issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

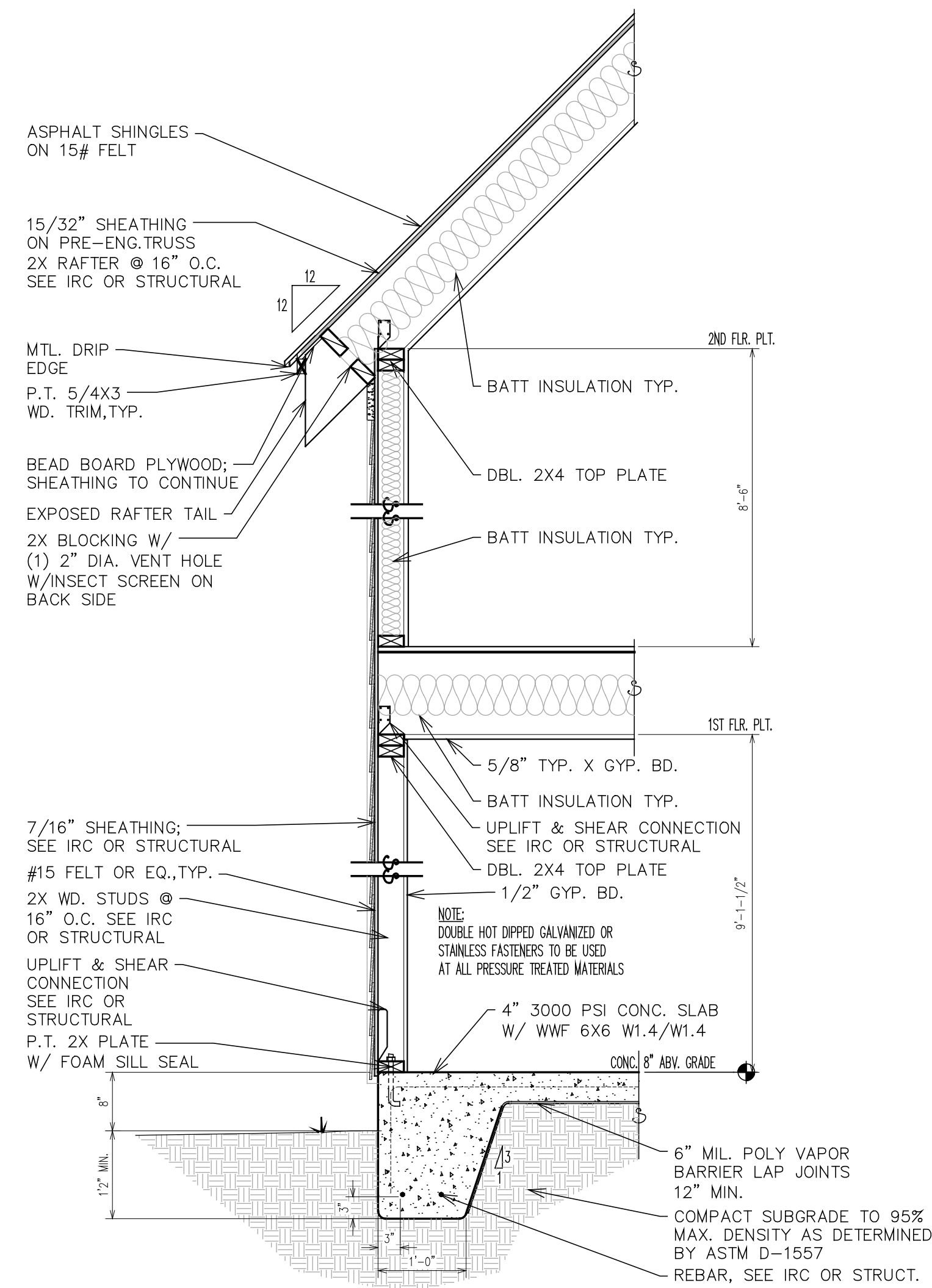


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

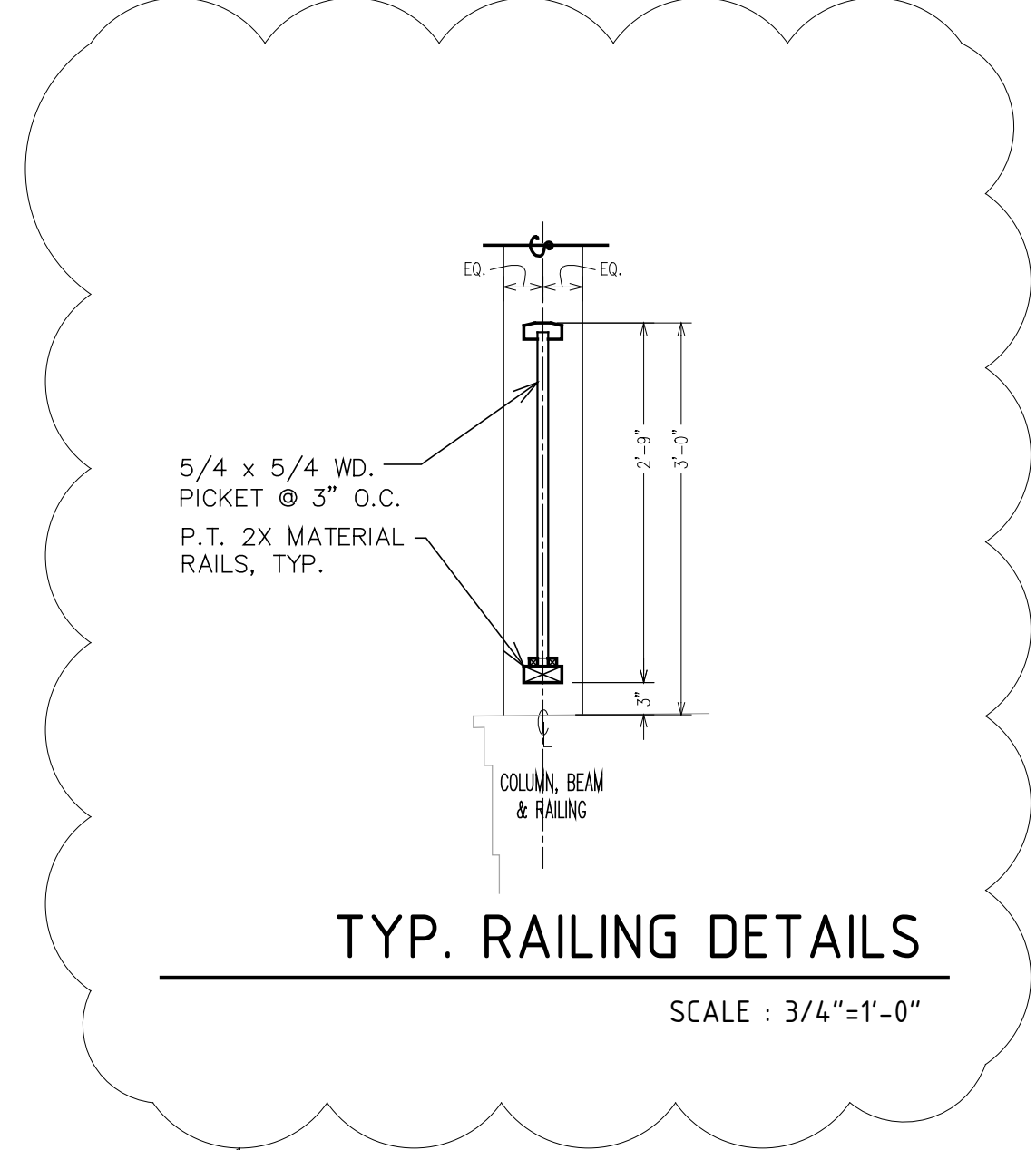
© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

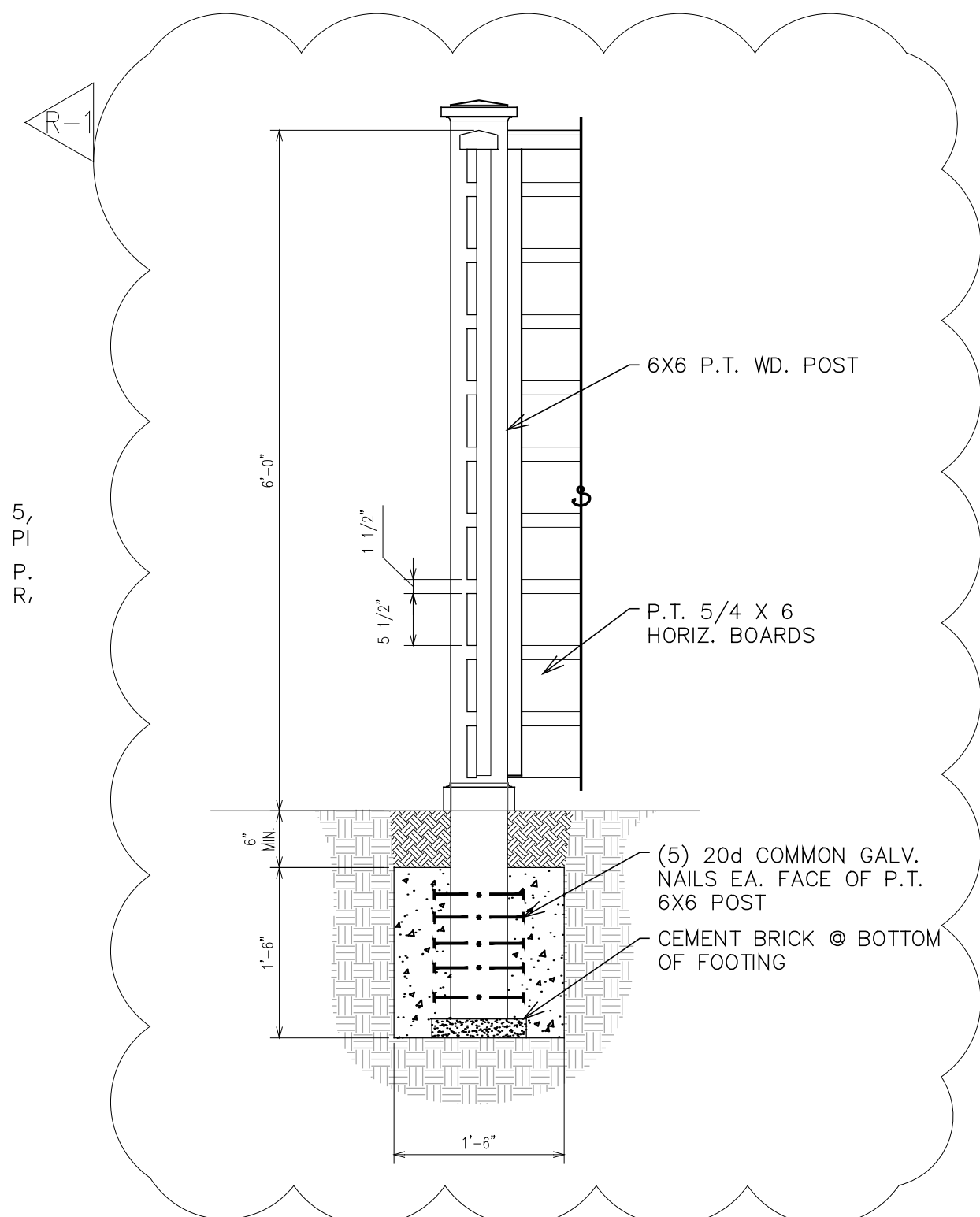
LOT 6
LANDEN OAK
AVA'S COTTAGE
BLUFFTON, SC



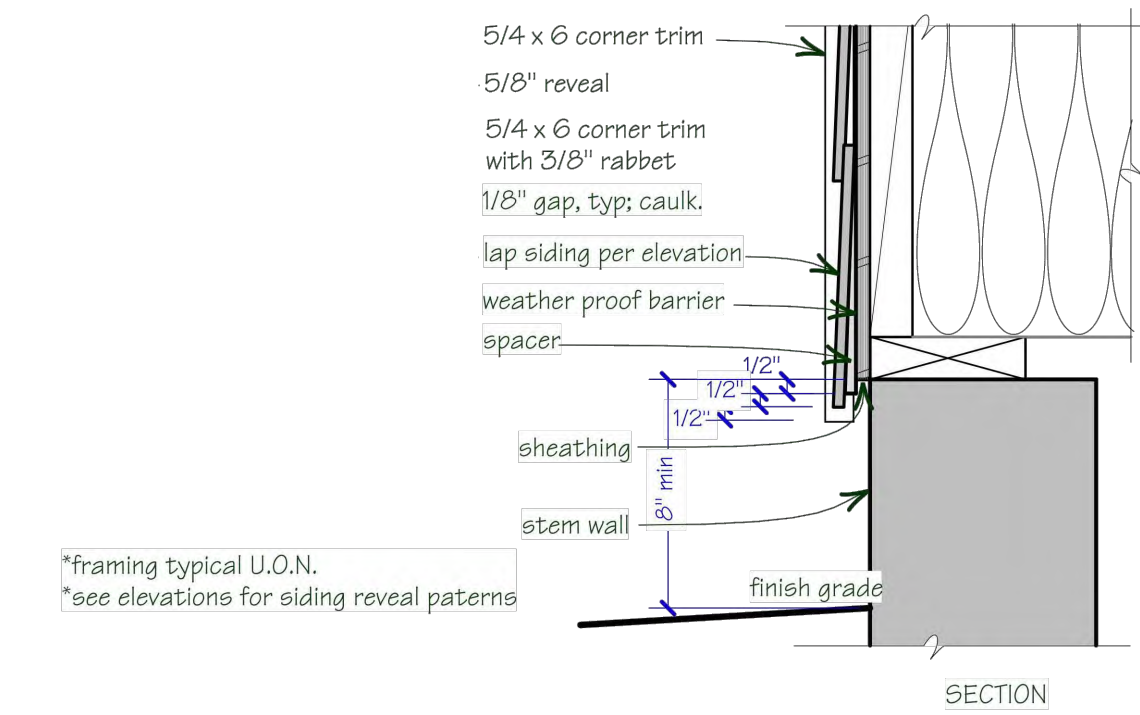
TYP. GARAGE WALL SECTION
 SCALE : 3/4"=1'-0"



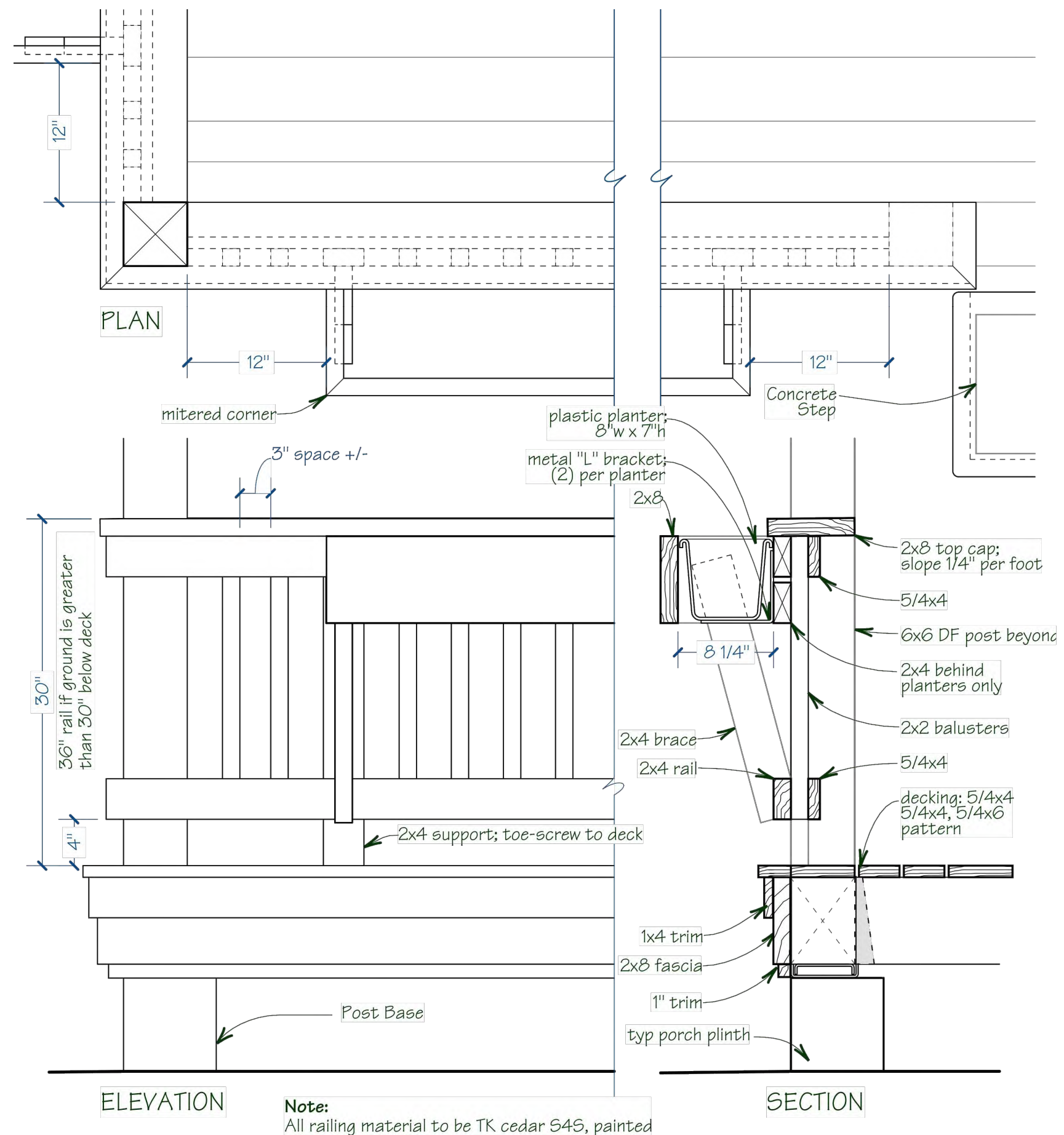
TYP. RAILING DETAILS
 SCALE : 3/4"=1'-0"



SERVICE YARD DETAIL
 SCALE : 3/4"=1'-0"



Lap Siding Detail

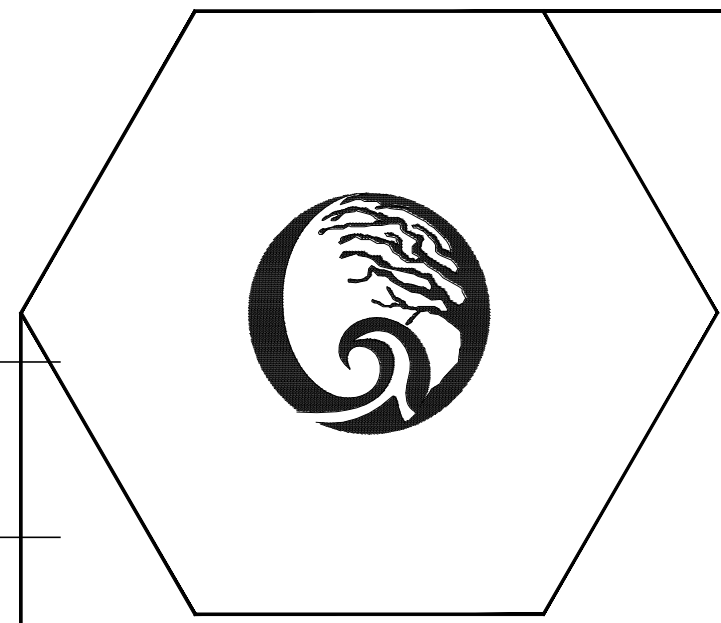


Vertical Porch Railing and Planter Detail
 Note: All railing material to be TK cedar S4S, painted
 SCALE : 3/4"=1'-0"

R-1 NOTES:
 PER SECTION 5.15.5.F.4 SECTIONS 31 & 32 WINDOW PROPORTIONS ON THE LEFT ELEVATION HAVE BEEN CHANGED
 PRE SECTION 5.3.7.D UPDATED TREE CANOPY SHOWN ON SITE PLAN
 PER SECTION 3.18.3.D VERTICAL BOARD & BATTEN SIDING REMOVED FROM ALL GABLE ENDS OF LOT 5
 PER SECTION 5.15.6.F.10 A SERVICE YARD DETAIL HAS BEEN INCLUDED
 PER SECTION 5.15.6.H A TYPICAL RAILING DETAIL HAS BEEN INCLUDED
 PER SECTION 5.15.6.H ALL HANDRAILS HAVE BEEN EXTENDED FROM TOP NOSE TO BOTTOM NOSE OF STAIRS
 PER SECTION 5.15.6.H.1.a OF THE UDD COLUMNS ARE NOW SPACED IN ACCORDANCE W/ THIS SECTION
 PER SECTION 5.15.6.P THE T-111 PLYWOOD SOFFIT HAS BEEN CHANGED TO A HARDIE SOFFIT MATERIAL

quirks PROJECT # LOM.01





Window Schedule												
Project: LANDEN OAK - LOT 6				Material: Vinyl		Panels: 2		Mullion Type: Simulated Divided Lites				
Manufacturer: T.B.D.				Ext. Color: white		Low E II: Yes		Mullion Width: 3/4"				
				Window Swing: see elevations		Argon: Yes		Screens: Yes				
#	Location	CALLOUT	Description	Features				RO ft	Width in	RO Height ft	Notes	
				Divisions	Egress	Tempered	Obscure					
A	Living	2862	Single Hung	4 LITE	X			2	8	6	2	
A	Living	2862	Single Hung		X			2	8	6	2	
A	Living	2862	Single Hung		X			2	8	6	2	
A	Living	2862	Single Hung		X			2	8	6	2	
C	Living	2428	Fixed					2	4	2	8	
C	Living	2428	Fixed					2	4	2	8	
B	Kitchen	2850	Single Hung					2	8	5	0	
C	Stairs	2428	Fixed			X		2	4	2	8	
C	Attic Dormer	2428	Fixed			X		2	4	2	8	
A	Master Bedroom	2862	Single Hung		X			2	8	6	2	
B	Master Bedroom	2850	Single Hung		X			2	8	6	0	
B	Powder	2850	Single Hung		X	X	X	2	8	5	0	
C	MUDROOM	2428	Fixed					2	4	2	8	
C	Master Bath	2428	Fixed			X	X	2	4	2	8	
C	Master Bath	2428	Fixed			X	X	2	4	2	8	
A	Bedroom 2	2862	Single Hung		X			2	8	6	2	
A	Office	2862	Single Hung		X			2	8	6	2	
A	Bedroom 3	2862	Single Hung		X			2	8	6	2	
GARAGE/LOFT												
E	Bath	2436	Single Hung					2	4	3	6	
F	Kitchen/Living	2662	Single Hung		X			2	6	6	2	
F	Kitchen/Living	2662	Single Hung		X			2	6	6	2	
F	Kitchen/Living	2662	Single Hung		X			2	6	6	2	
F	Kitchen/Living	2662	Single Hung		X			2	6	6	2	
G	Kitchen	2652	Single Hung		X			2	6	5	2	
G	Kitchen	2652	Single Hung		X			2	6	5	2	

Door Schedule											
Project: LANDEN OAK - LOT 6				Manufacturer: To be determined							
				Material: Wood							
#	Location	CALLOUT	Width		Height		Thickness in	Type	Notes		
			ft	in	ft	in					
1	Entry	3080	3	0	8	0	1 3/4	2 Lite over 1 panel	Mahogany		
2	Mudroom	2668	2	6	6	8	1 3/4	2 panel	wood wood		
3	Living Room closet	2668	2	6	6	8	1 3/8	5 Panel			
4	Living Room @ stairs	2468	2	4	6	8	1 3/8	5 Panel			
5	Powder	2668	2	6	6	8	1 3/8	5 Panel			
6	Hall closet	2068	2	0	6	8	1 3/8	5 Panel			
7	Master Bedroom	3068	3	0	6	8	1 3/8	5 Panel			
8	Master Bedroom/WIC	2668	2	6	6	8	1 3/8	5 panel			
9	Master Bath	2468	2	4	6	8	1 3/8	5 Panel			
10	Bedroom 2	2668	2	6	6	8	1 3/8	5 Panel			
11	Bath 2	2668	2	6	6	8	1 3/8	5 Panel			
12	Bedroom 2/WIC	2668	2	6	6	8	1 3/8	5 Panel			
13	Bedroom 4	2668	2	6	6	8	1 3/8	5 Panel			
14	Bedroom 4/Closet	2668	2	6	6	8	1 3/8	5 Panel			
15	Bath 3	2668	2	6	6	8	1 3/8	5 Panel			
16	Bath 3	2668	2	6	6	8	1 3/8	5 Panel			
17	Bedroom 3 / WIC	2668	2	6	6	8	1 3/8	5 Panel			
18	Bedroom 3	2668	2	6	6	8	1 3/8	5 Panel			
GARAGE/LOFT											
1	Garage	8070	8	0	7	0	1 3/8	overhead door, 4 panel	Aluminum		
2	Garage/back door	3068	3	0	6	8	1 3/4	2 panel	wood wood		
3	Garage/lower storage	(2) 2668	2	6	6	8	1 3/4	2 panel, double doors	wood wood		
4	Garage loft/breakfast	3068	3	0	6	8	1 3/4	2 panel	wood wood		
5	Garage loft/bath	2668	2	6	6	8	1 3/8	5 Panel			

- NOTES:
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.
 - PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
 - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT, SEE SPECIFICATIONS FOR IMPACT REQUIREMENTS.
 - DOOR STYLE TO BE SELECTED BY OWNER/CONTRACTOR.

Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

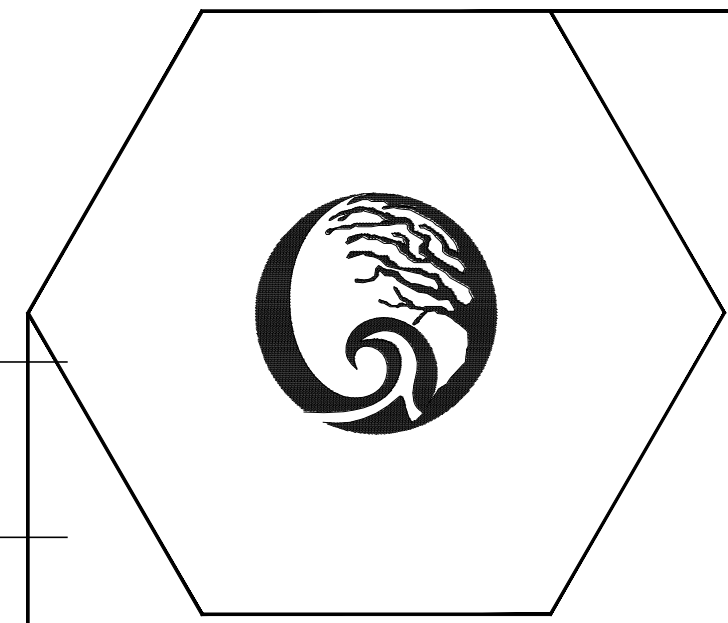
LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC

- NOTES:
- DESIGN BASED ON MARVIN WINDOWS & DOORS. ALL WINDOWS TO BE IMPACT RESISTANT DOUBLE HUNG OR CASEMENT WINDOWS. ALL WINDOWS & DOORS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS (SDLS).
 - PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
 - REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQUIREMENTS.
 - * VERIFY THAT SELECT WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.

quirks PROJECT # LOM.01

A5.2

DOOR & WINDOW SCHEDULES
 LOT 6



Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc

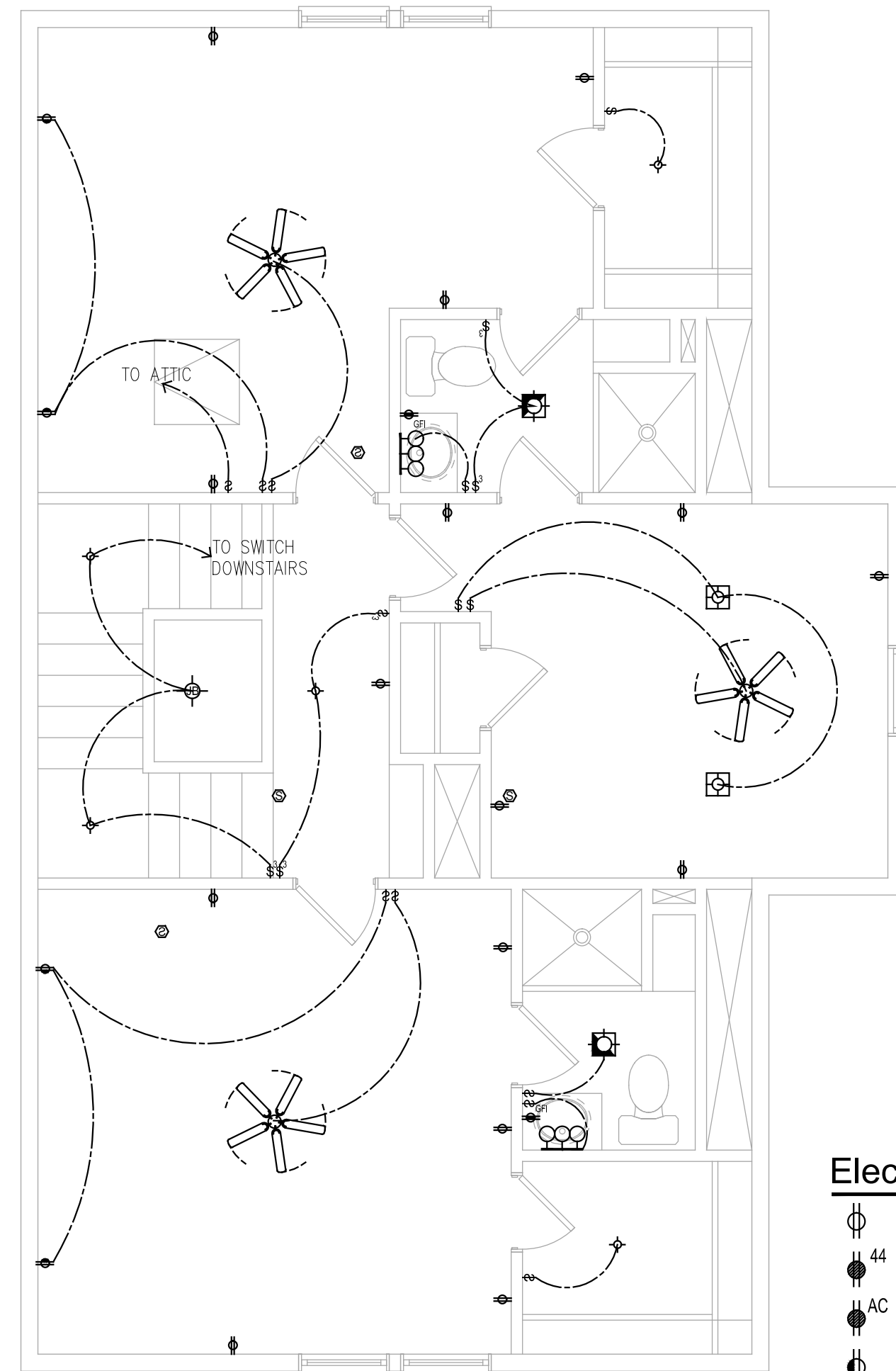


PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

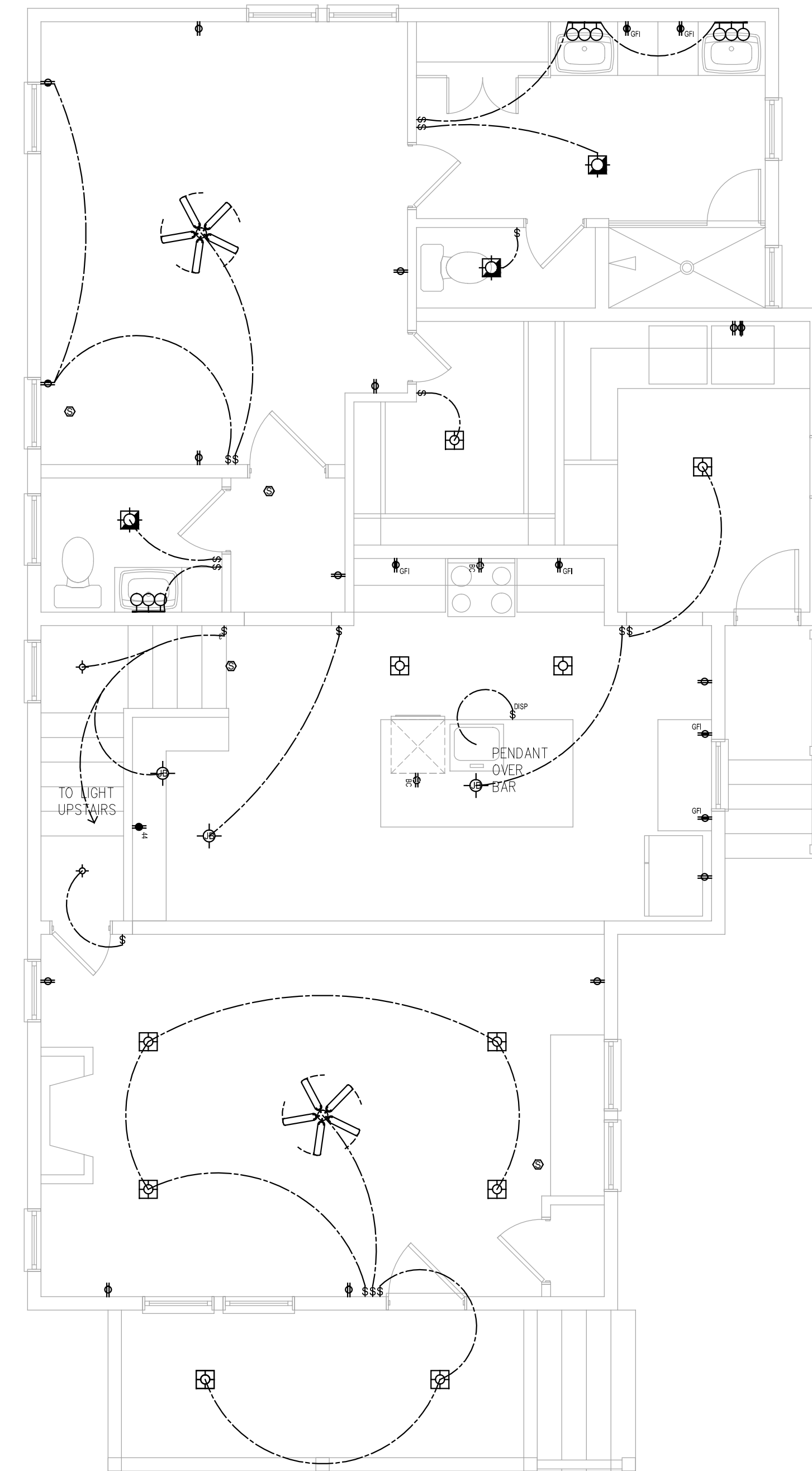
PROJECT:

LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC



Electrical Symbols Legend

Duplex Outlet: Mount at 18" A.F.F. (Typical)	WP Switch: Weather Proof	Recessed Can Light Fixture
44 Duplex Outlet: Mounting Height as Shown	AC Switch: Above Counter	Recessed Can Light Fixture: Wall Washer
AC Duplex Outlet: Wall Mount Above Counter	DISP Switch: Sink Disposal	Recessed Can Light Fixture: Water Proof
Duplex Outlet: Half Switched	Data Outlet: Mount at 18" A.F.F.	Ceiling Mounted Light Fixture: Incandescent
GFI Duplex Outlet: Ground Fault Interrupt 220 Volt Outlet	Telephone Outlet: Mount at Height Shown	Wall Mounted Light Fixture: Mounting Height
WP Duplex Outlet: Wet Applications	TV Cable & Junction Box	Ceiling Mounted Light Fixture: Junction Box
BC Duplex Outlet: Below Cabinet @ 18" A.F.F.	Thermostat	Fluorescent 2x4 Ceiling Light Fixture
Duplex Outlet: Floor Mounted, Owner Verified	Carbon Monoxide Detector	Fluorescent 2x2 Ceiling Light Fixture
Switch: Mounted at 44" A.F.F. (Typical)	Smoke Detector	1x4 Fluorescent Under Cabinet Strip Lighting
Switch: 3 Way	Push Button	Vanity Light Fixture
Switch: 4 Way	Door Bell	Exhaust Fan w/ Light Fixture (Silent)
Plunger Switch in Door Jamb	Electrical Panel	Exhaust Fan (Silent)
Switch: Dimmer Control	Main Disconnect	Ceiling Fan
	Accessory Disconnect	Attic Fan



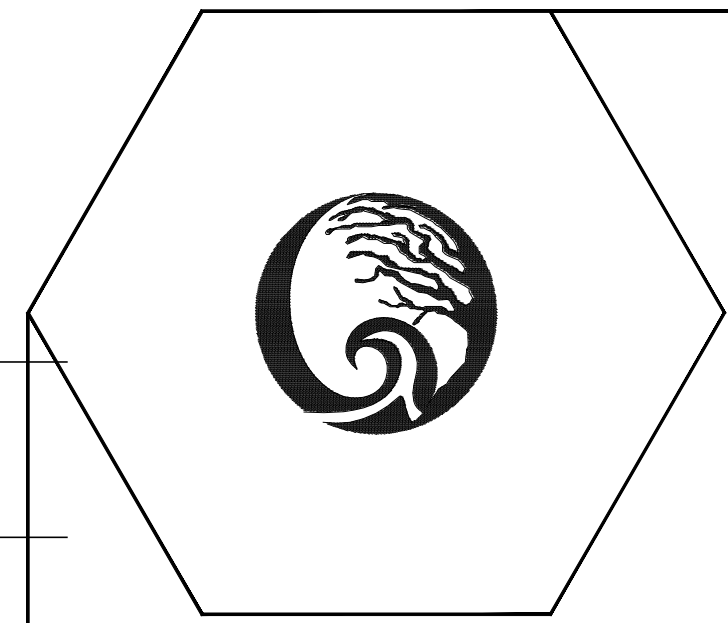
2 SECOND FLOOR - ELECTRICAL
 SCALE : 1/4"=1'-0"

1 FIRST FLOOR - ELECTRICAL
 SCALE : 1/4"=1'-0"

quirks PROJECT # LOM.01

E1.0

ELECTRICAL PLANS



Issued for:	Issued date:
PERMIT SET	11.30.21-mtc
REVISED PERMIT SET	12.09.21-mtc
REVISED PERMIT SET	12.15.21-mtc



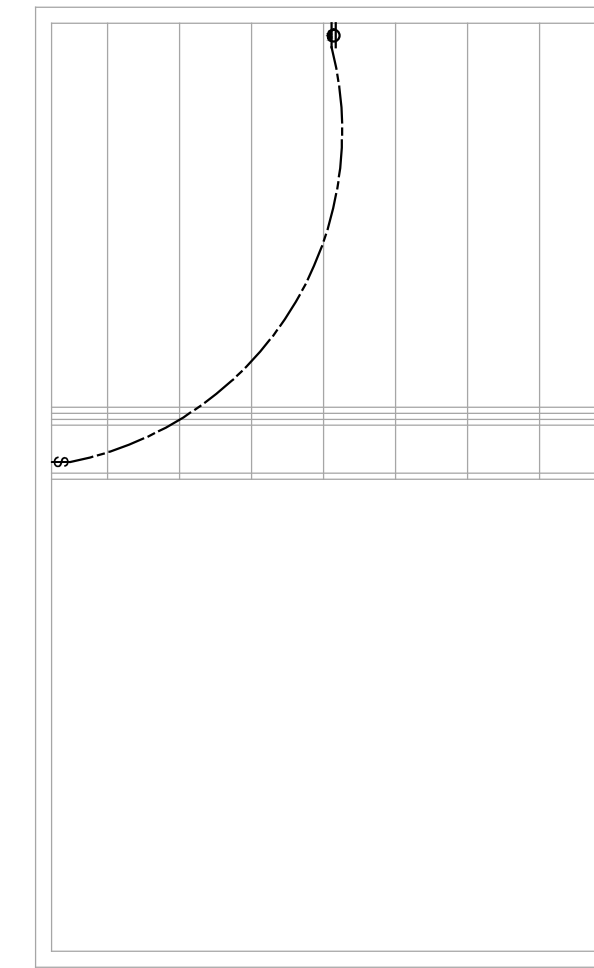
PHONE: 901.949.2568
 EMAIL: travis@quirks.global
 web: www.quirks.global

© quirks All rights reserved, these drawings may not be reproduced, transmitted, or used in any form, in part or in whole, without the expressed written consent from quirks.

PROJECT:

LOT 6
 LANDEN OAK
 AVA'S COTTAGE
 BLUFFTON, SC

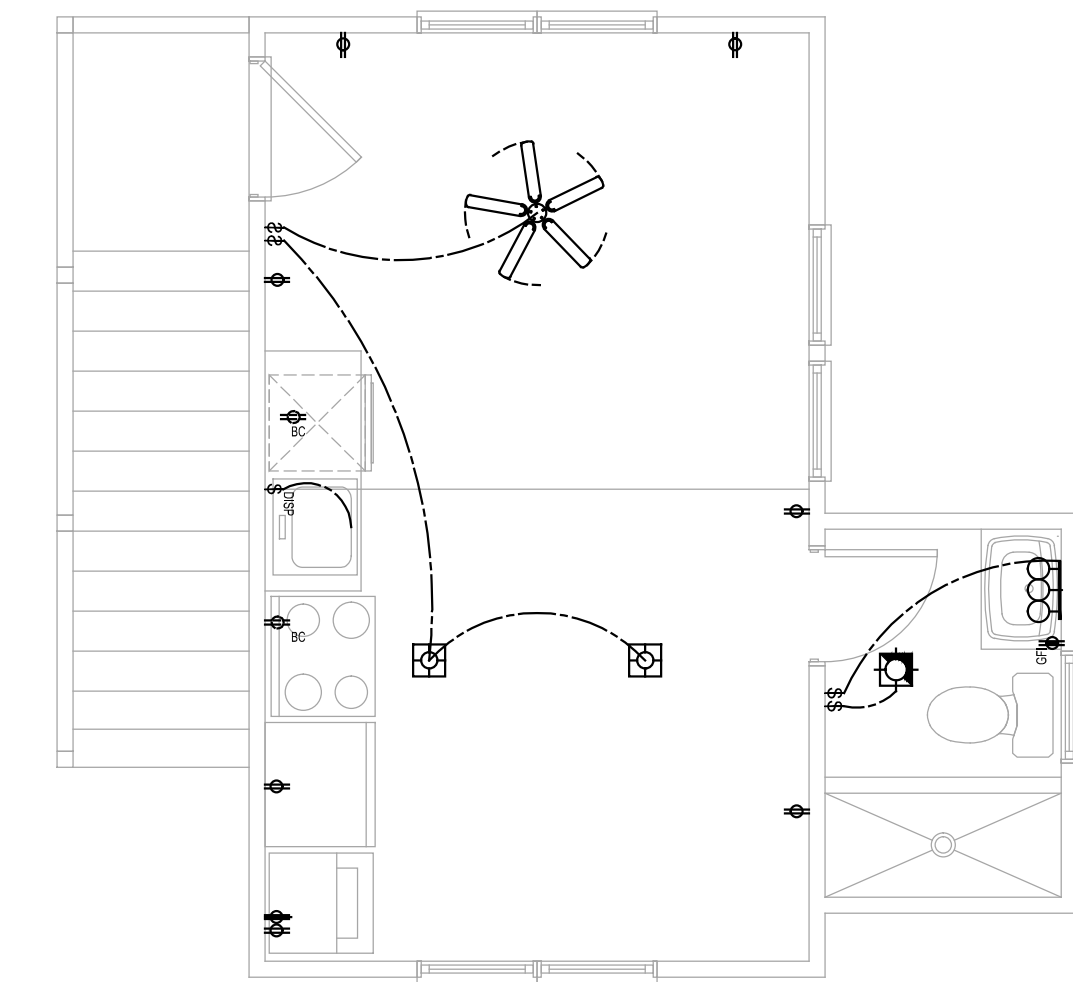
3 ATTIC STORAGE - ELECTRICAL
 SCALE : 1/4"=1'-0"



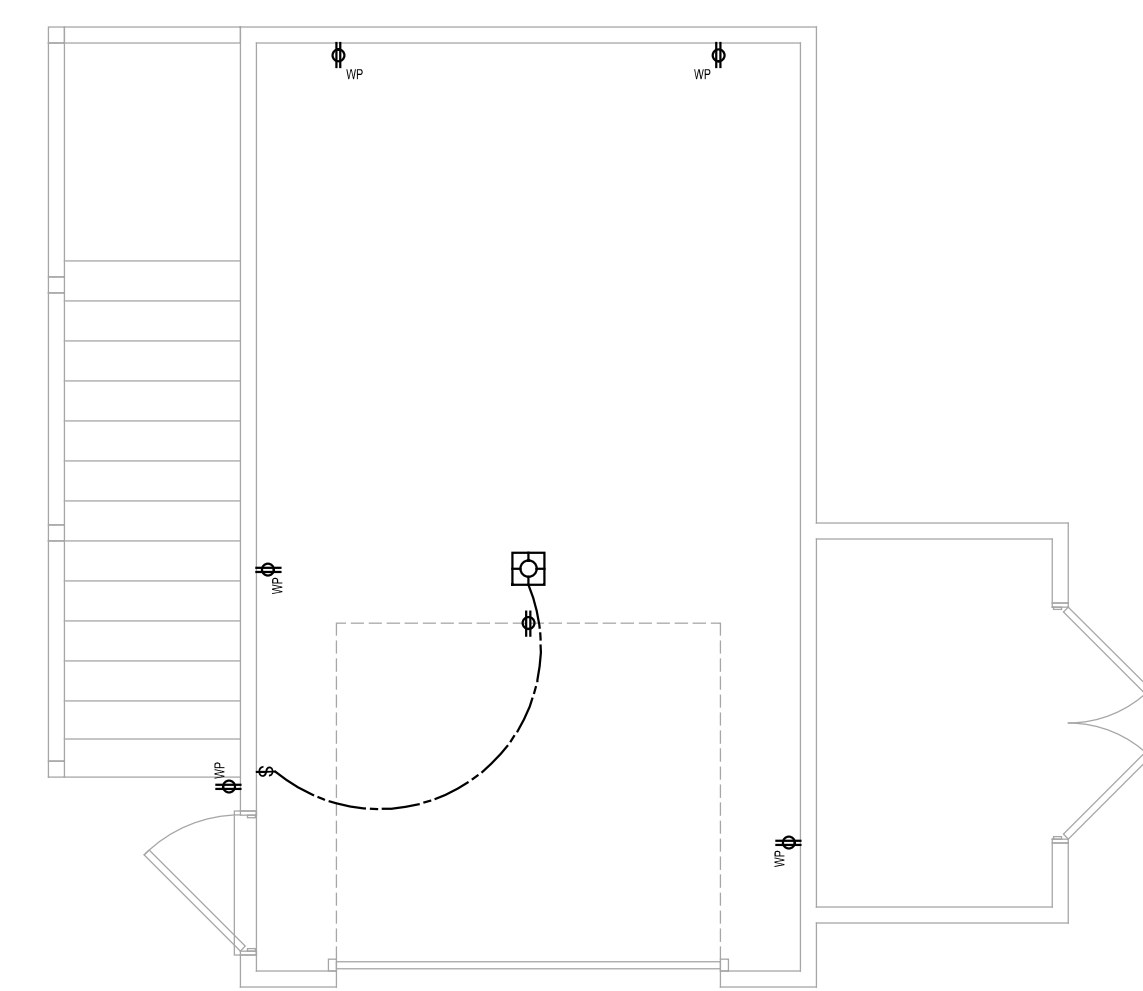
Electrical Symbols Legend

⊕ Duplex Outlet: Mount at 18" A.F.F. (Typical)	⊕ WP Duplex Outlet: Wet Applications	⊕ Recessed Can Light Fixture
⊕ 44 Duplex Outlet: Mounting Height as Shown	⊕ AC Duplex Outlet: Wall Mount Above Counter	⊕ Recessed Can Light Fixture: Wall Washer
⊕ AC Duplex Outlet: Wall Mount Above Counter	⊕ Duplex Outlet: Half Switched	⊕ Recessed Can Light Fixture: Water Proof
⊕ GFI Duplex Outlet: Ground Fault Interrupt 220 Volt Outlet	⊕ Telephone Outlet: Mount at Height Shown	⊕ Ceiling Mounted Light Fixture: Incandescent
⊕ WP Duplex Outlet: Wet Applications	⊕ TV Cable & Junction Box	⊕ Wall Mounted Light Fixture: Mounting Height
⊕ BC Duplex Outlet: Below Cabinet @ 18" A.F.F.	⊕ Thermostat	⊕ Ceiling Mounted Light Fixture: Junction Box
⊕ Duplex Outlet: Floor Mounted, Owner Verified	⊕ Carbon Monoxide Detector	⊕ Fluorescent 2x4 Ceiling Light Fixture
⊕ Switch: Mounted at 44" A.F.F. (Typical)	⊕ Smoke Detector	⊕ Fluorescent 2x2 Ceiling Light Fixture
⊕ 3 Switch: 3 Way	⊕ Push Button	⊕ 1x4 Fluorescent Under Cabinet Strip Lighting
⊕ 4 Switch: 4 Way	⊕ Door Bell	⊕ Vanity Light Fixture
⊕ Plunger Switch in Door Jamb	⊕ Electrical Panel	⊕ Exhaust Fan w/ Light Fixture (Silent)
⊕ Switch: Dimmer Control	⊕ Main Disconnect	⊕ Exhaust Fan (Silent)
	⊕ Accessory Disconnect	⊕ Ceiling Fan
		⊕ Attic Fan

2 SECOND FLOOR - ELECTRICAL
 SCALE : 1/4"=1'-0"



1 FIRST FLOOR - ELECTRICAL
 SCALE : 1/4"=1'-0"



quirks PROJECT # LOM.01

E1.1

GARAGE/LOFT
 ELECTRICAL PLANS

