

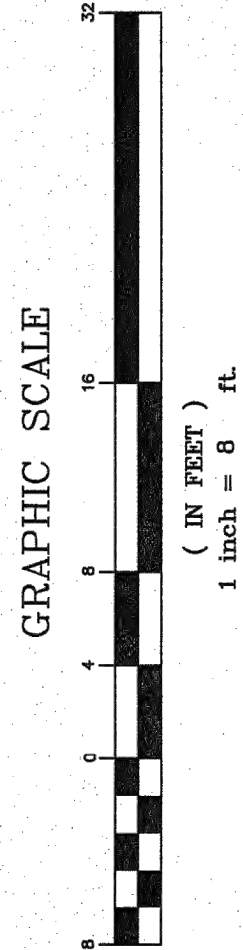


LOCATION MAP NOT TO SCALE



- LEGEND**
- CMS - CONCRETE MONUMENT SET
  - CMF - CONCRETE MONUMENT FOUND
  - IPS - IRON PIN SET
  - IPF - IRON PIN FOUND
  - # - INDICATES STREET ADDRESS
  - BSL - BUILDING SETBACK LINE
  - TELEPHONE PEDESTAL/COMMUNICATOR
  - SEWER LATERAL
  - SANITARY SEWER MANHOLE
  - ELECTRIC BOX
  - SPOT ELEVATION SHOTS
  - CONTOUR LINES
  - XFER - 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
  - LIV - LIVE OAK
  - WOK - WATER OAK
  - ROK - RED OAK
  - PCAN - PECAN
  - MAG - MAGNOLIA
  - HIC - HICKORY
  - MPL - MAPLE
  - PLM - PALMETTO
  - CHY - CHERRY
  - HLI - HOLLY
  - CDR - CEDAR
  - RDB - RED BUD
  - SAS - SASSAFRAS
  - DOG - DOGWOOD
  - SB - SUGARBERRY
  - P - PINE
  - G - GUM
  - B - BAY

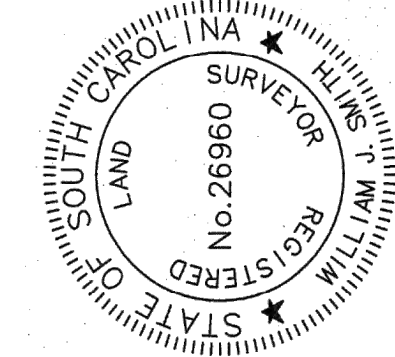


P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, SC 29910  
tsquare@earthlink.net  
Phone 843-757-2550 Fax 843-757-5758

JOB NO. 21-3411

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1964, AND THAT THE SURVEYING WAS DONE BY A LICENSED SURVEYOR OR EXCEEDS THE LIMITS OF THE SURVEYING AS SPECIFIED HEREIN.

*William J. Smith*  
WILLIAM J. SMITH PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

JAMES JEFFCOAT

A TREE & TOPOGRAPHIC SURVEY OF LOT 9 GUILFORD PLACE,  
A PORTION OF STOCK FARM SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1484

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

C2

SHEET

PROPOSED SITE PLAN

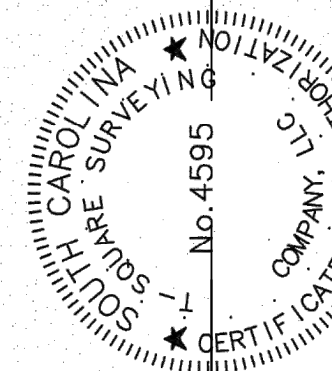
**MANUEL STUDIO, LLC**  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

DATE :  
11/4/21

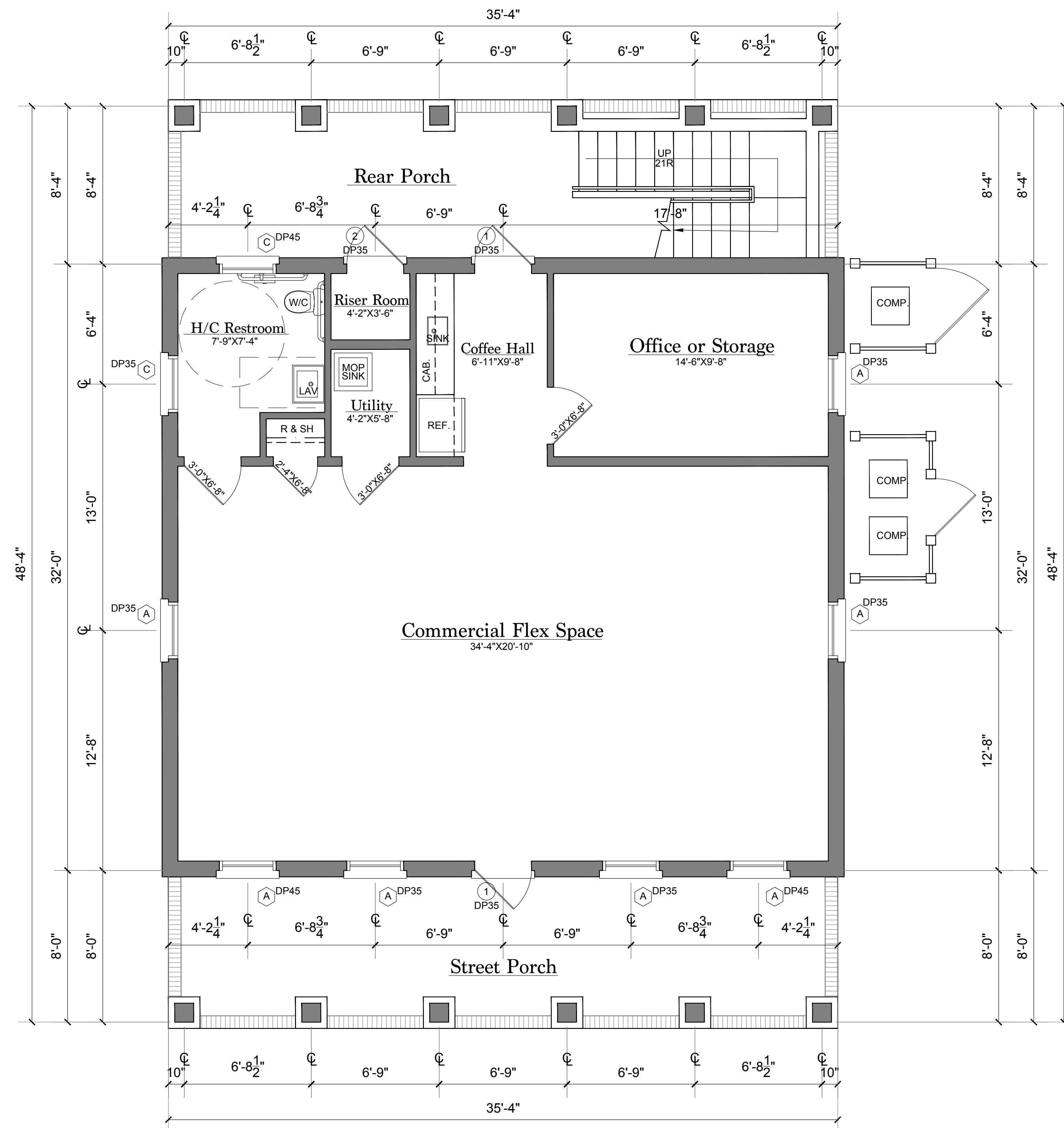
STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECT  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC  
6887

STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECTS  
MANUEL  
STUDIO, LLC  
BLUFFTON, SC  
100072

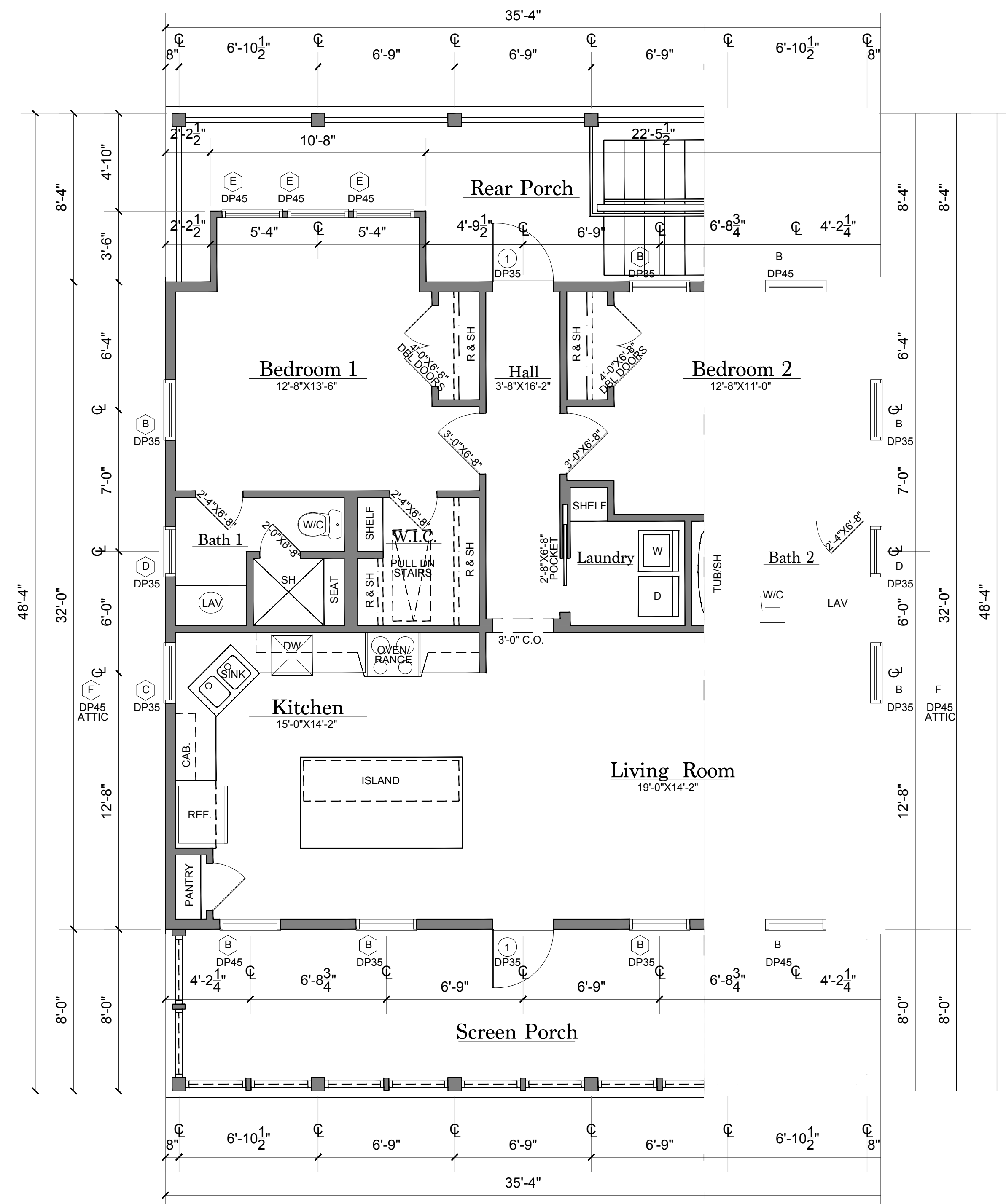
- NOTES**
1. According To FEMA Flood Insurance Rate Map # 45033C0426G, This Property Is Located In A Special Flood Hazard Zone X, Minimum Required Elevation Not To Exceed 25.00 Feet.
  2. This Property May Be Subject To Easements, Protective Covenants, And Other Facts That May Be Revealed By A Complete Title Search.
  3. This Survey Was Performed Without The Benefit Of A Wetland Delination.
  4. All Building Setback Requirements Should Be Verified With The Proper Reference Plats.
- PLAT BOOK 125 AT PAGE 176



**DRAWN BY:** B.M.S.  
**APPROVED BY:** W.J.S.  
**PARTY CHIEF:** W.J.S.  
**DATE:** JUNE 15, 2021



A FIRST FLOOR PLAN @ MAIN BLDG  
A2 SCALE: 1/4"=1'-0"



B SECOND FLOOR PLAN @ MAIN BLDG  
A2 SCALE: 1/4"=1'-0"

MANUEL STUDIO, LLC  
Ansley Hester Manuel, Architect  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

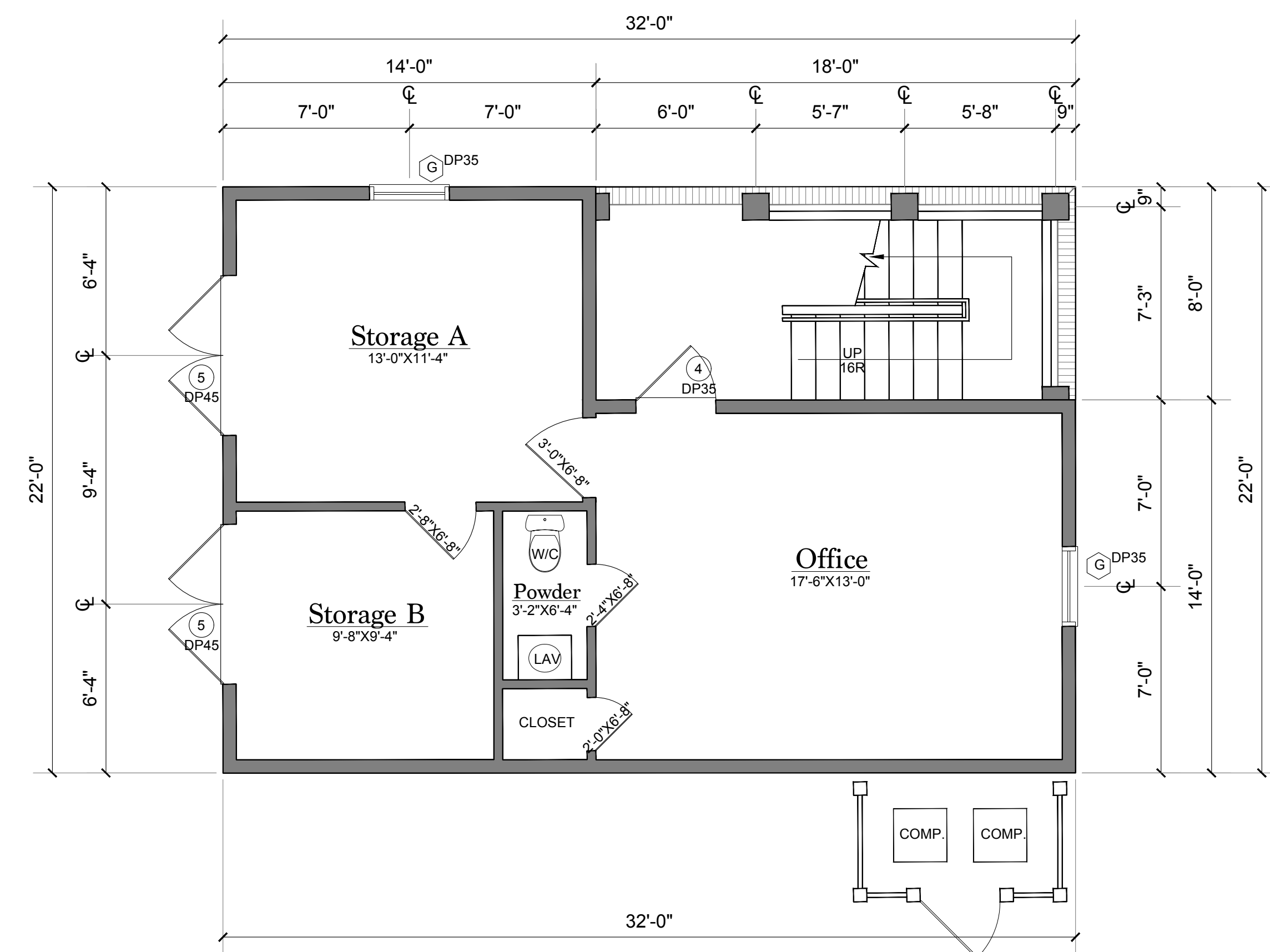
Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910  
MAIN BUILDING FLOOR PLANS

SHEET  
A2

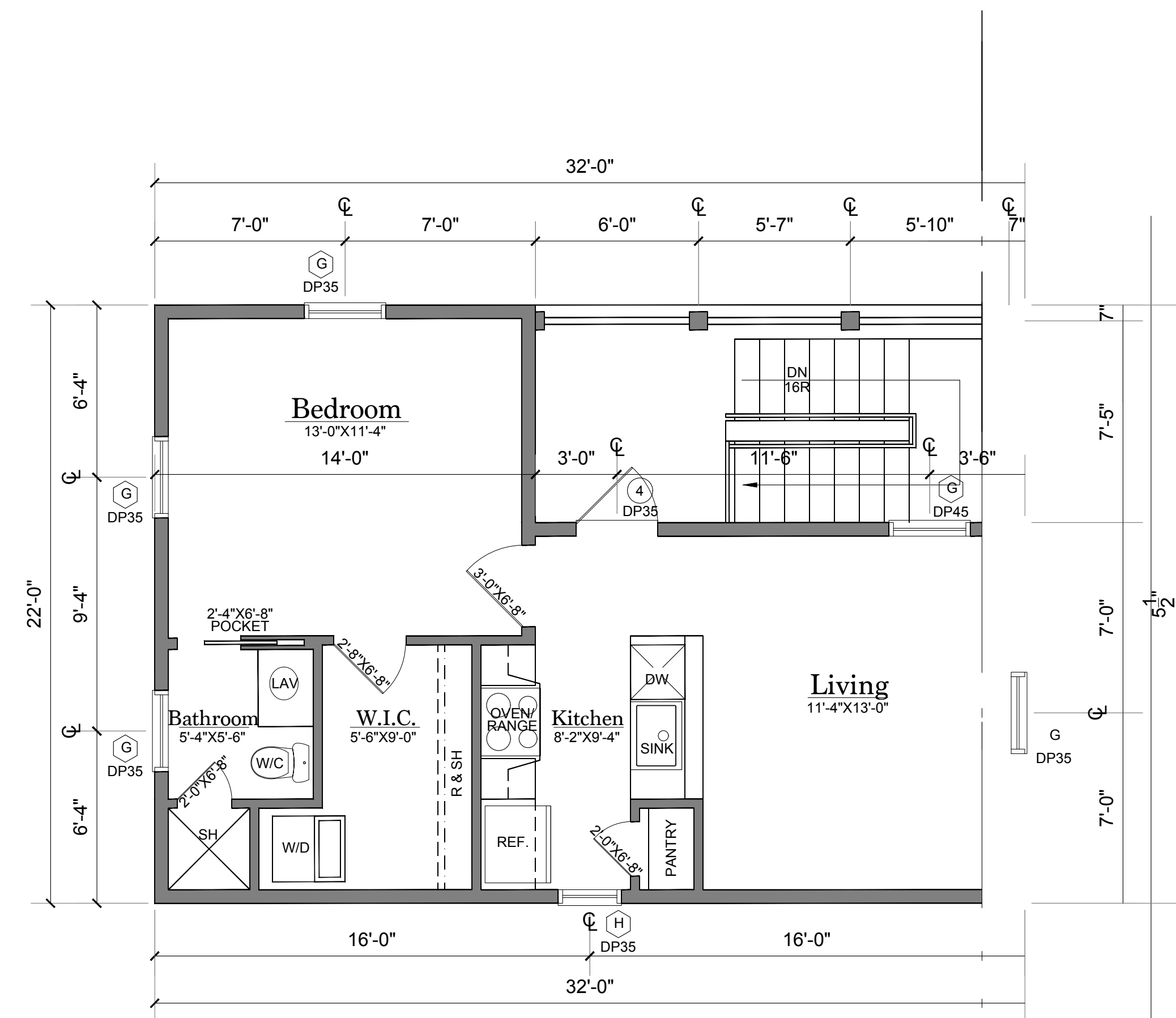
STATE OF SOUTH CAROLINA  
MANUEL STUDIO, LLC  
BLUFFTON, SC 100072  
REGISTERED ARCHITECT'S

STATE OF SOUTH CAROLINA  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC 6887  
REGISTERED ARCHITECT

DATE :  
11/4/21



**A** FIRST FLOOR PLAN @ ANCILLARY BLDG.  
**A3** SCALE: 1/4" = 1'-0"



**B** SECOND FLOOR PLAN @ ANCILLARY. BLDG.  
**A3** SCALE: 1/4"=1'-0"

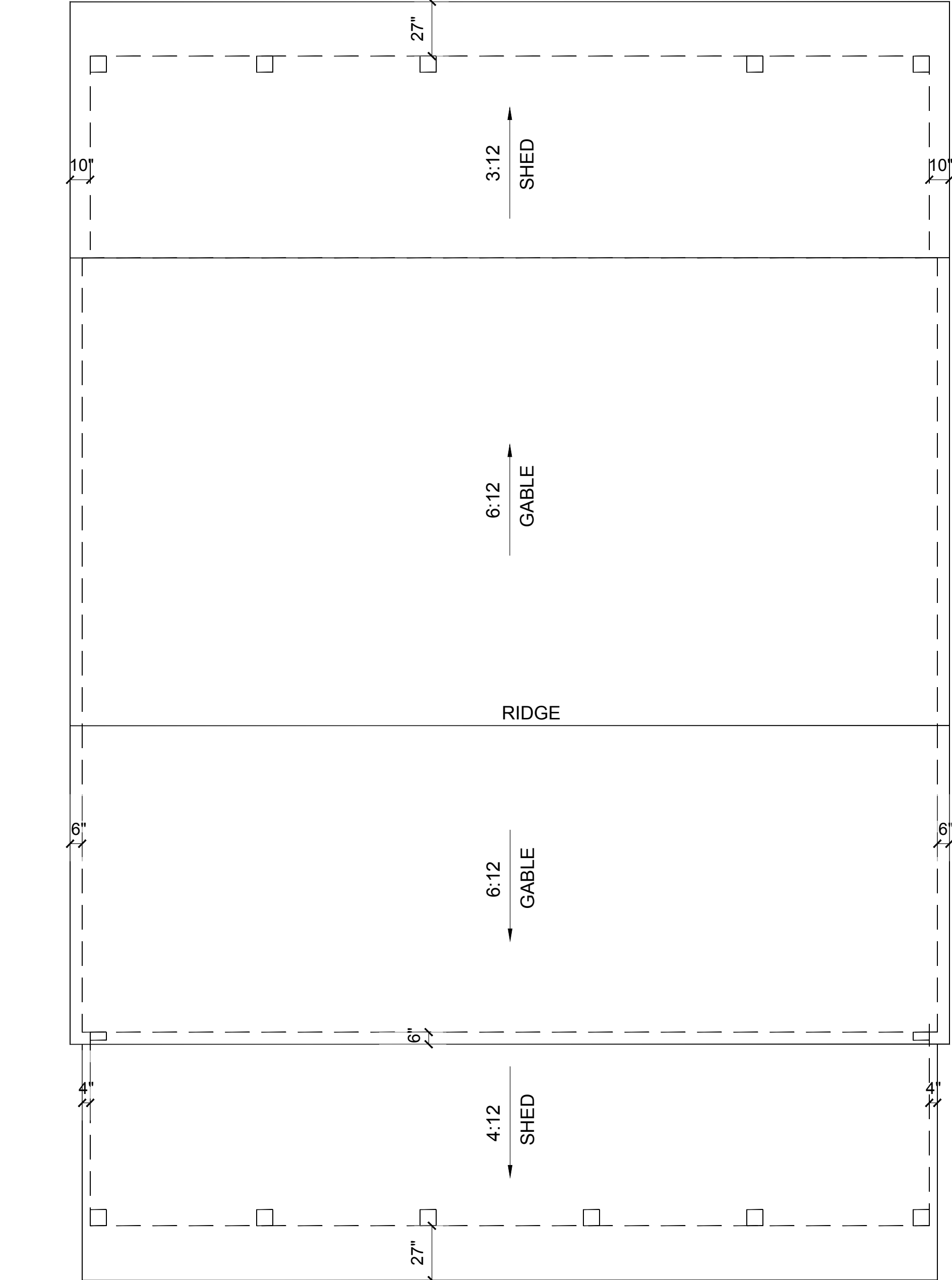
**MANUEL STUDIO, LLC**  
*Ansley Hester Manuel, Architect*  
1104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

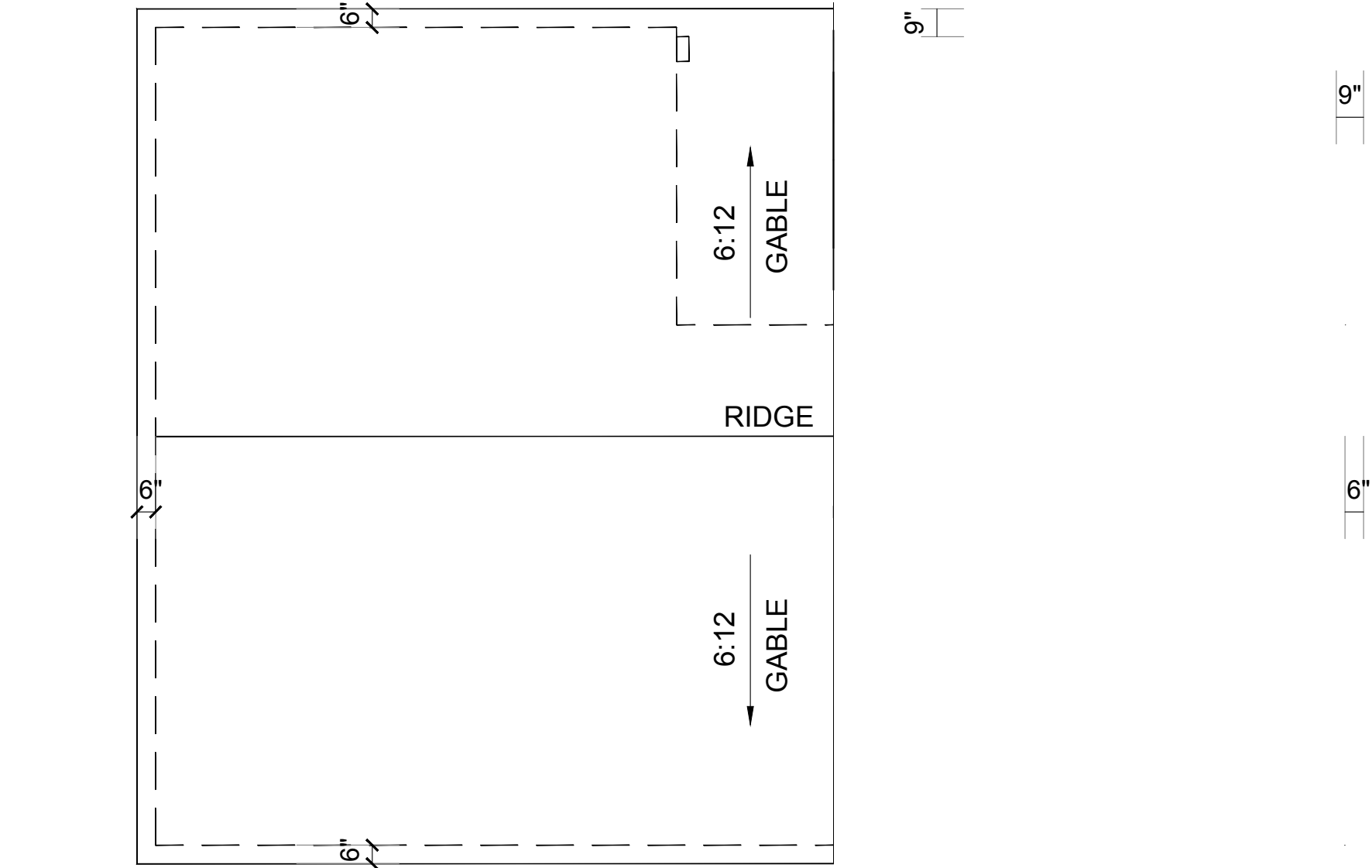
## ANCILLARY BUILDING FLOOR PLANS

SHEET

A3



**A**  
**A4** ROOF PLAN @ MAIN BLDG.  
SCALE: 1/4"=1'-0"



**B**  
**A4** ROOF PLAN @ ANCILLARY BLDG.  
SCALE: 1/4"=1'-0"

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

ROOF PLANS

SHEET

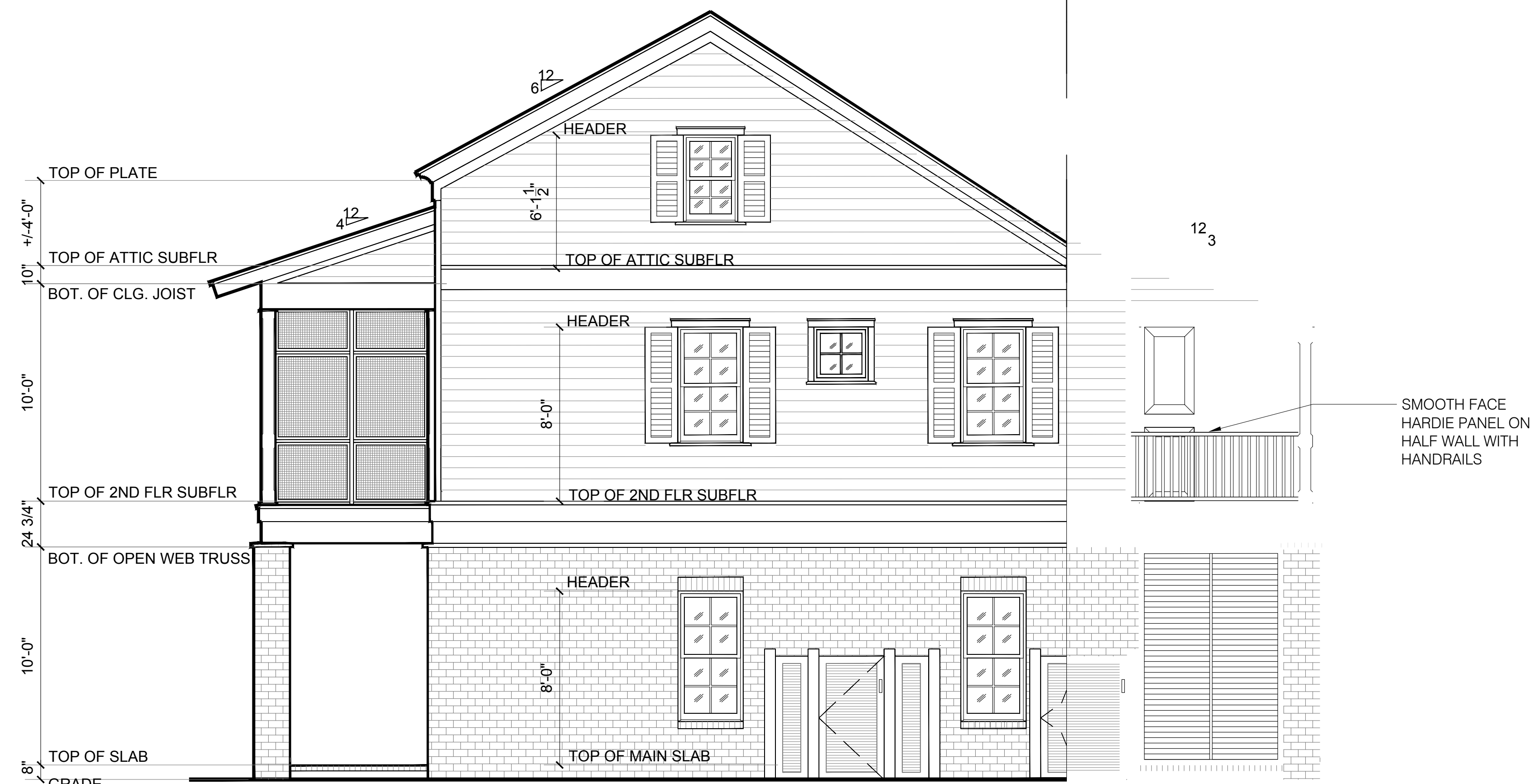
A4

**MANUEL STUDIO, LLC**  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com





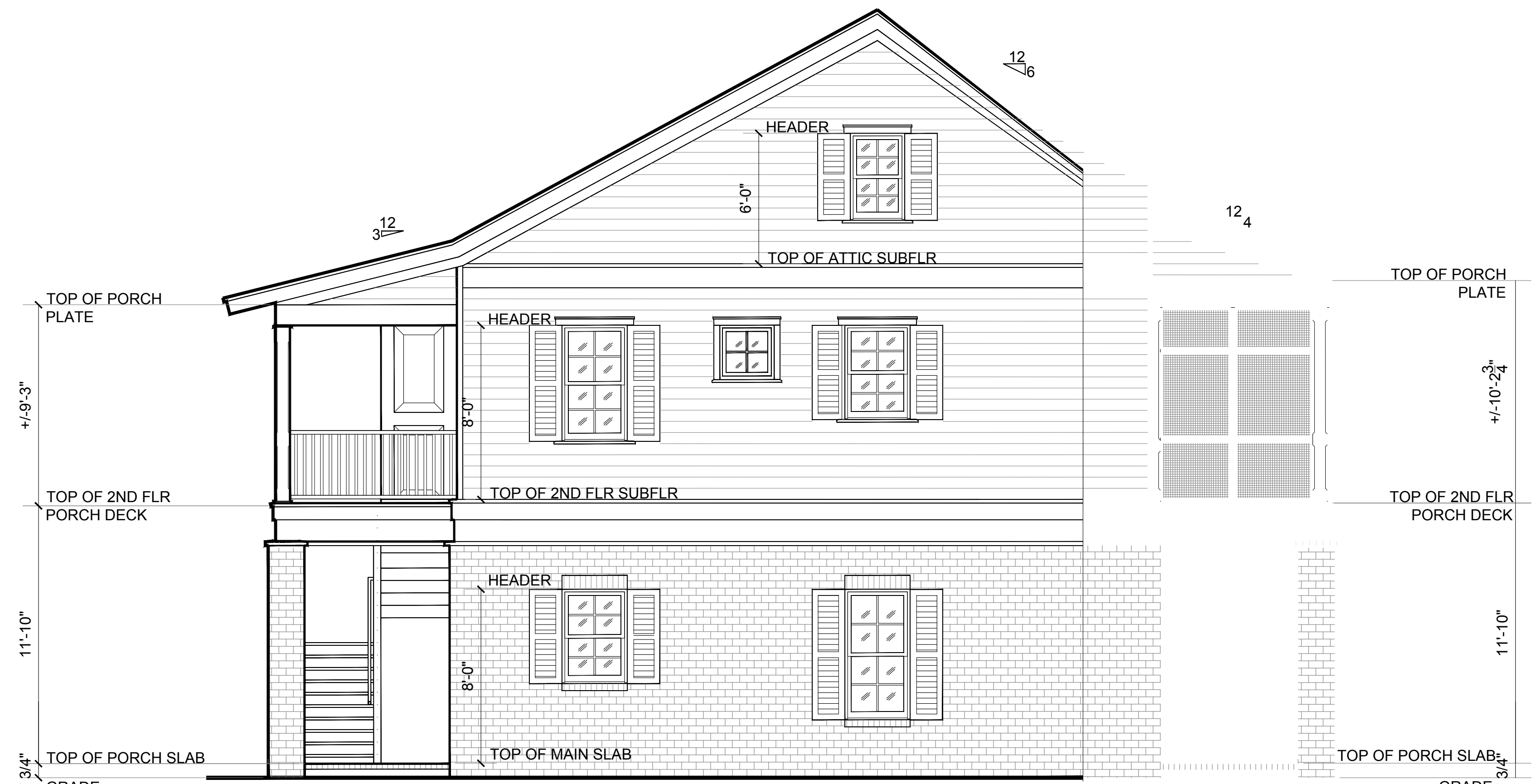
A FRONT ELEVATION @ MAIN BLDG.  
A5 SCALE: 1/4"=1'-0"



B RIGHT ELEVATION @ MAIN BLDG.  
A5 SCALE: 1/4"=1'-0"



C REAR ELEVATION @ MAIN BLDG.  
A5 SCALE: 1/4"=1'-0"



D LEFT ELEVATION @ MAIN BLDG.  
A5 SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA  
MANUEL  
STUDIO, LLC  
BLUFFTON, SC  
100072  
REGISTERED ARCHITECTS

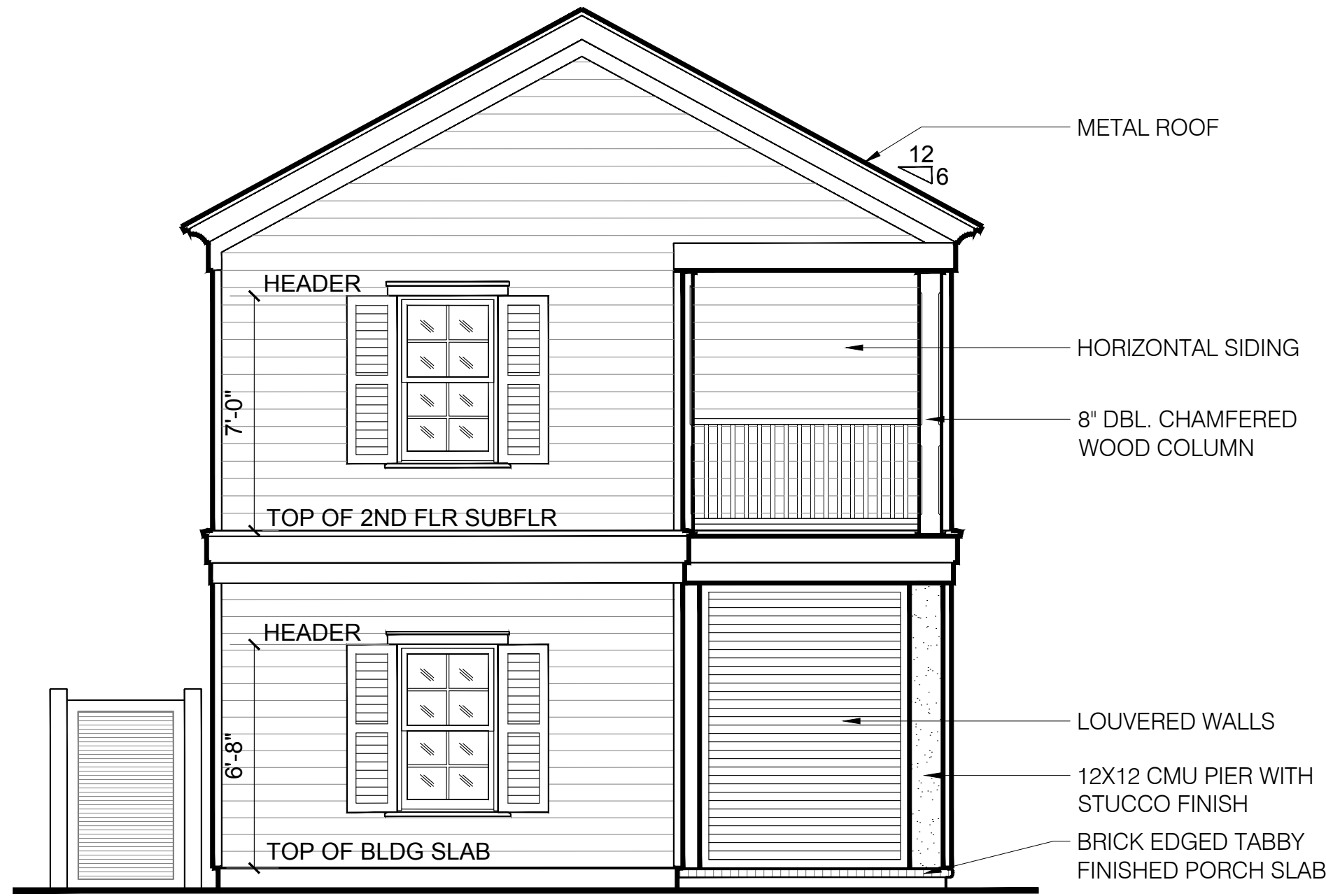
STATE OF SOUTH CAROLINA  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC  
6887  
REGISTERED ARCHITECT

DATE :  
11/4/21

MANUEL STUDIO, LLC  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910  
MAIN BUILDING ELEVATIONS

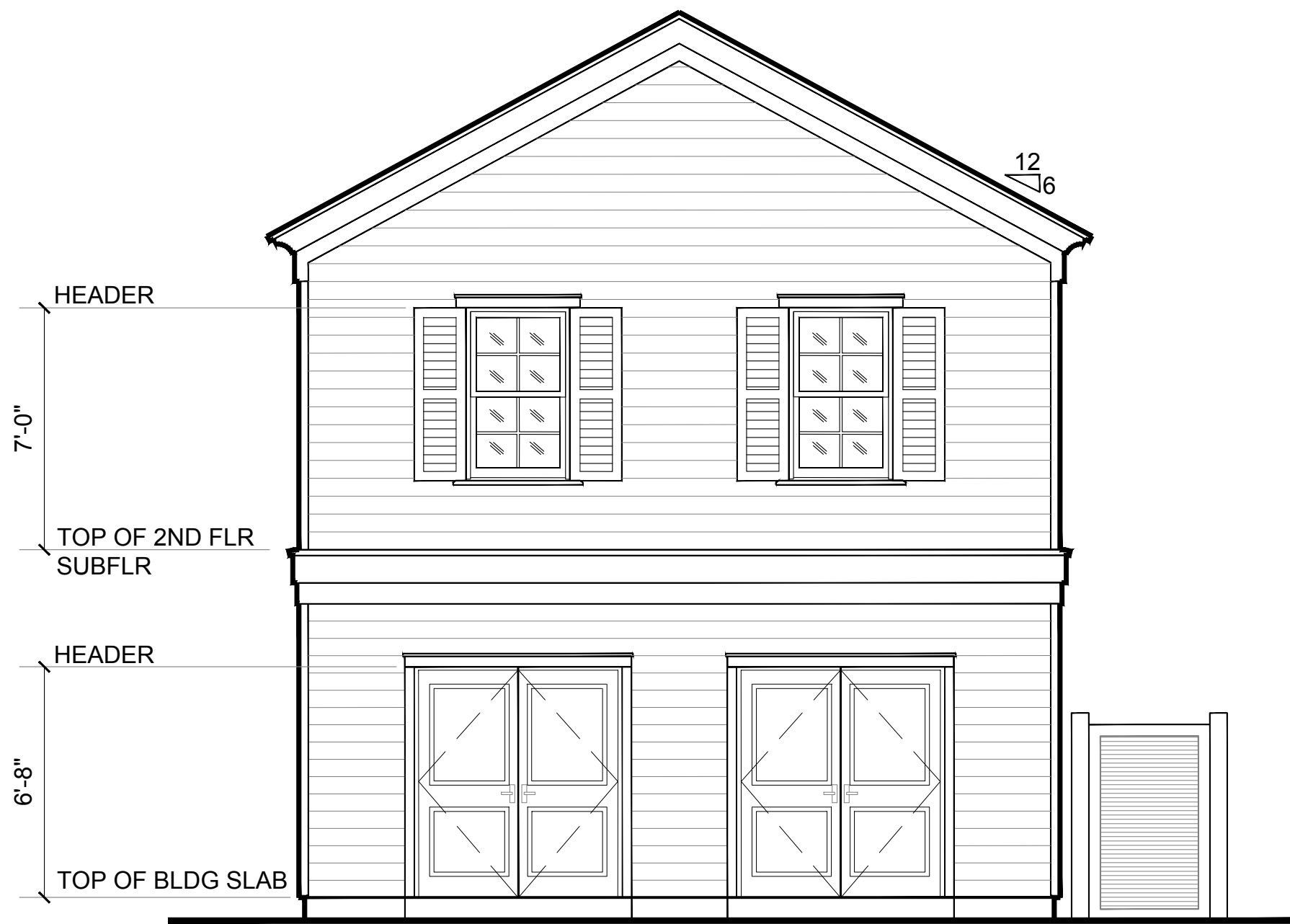
SHEET  
A5



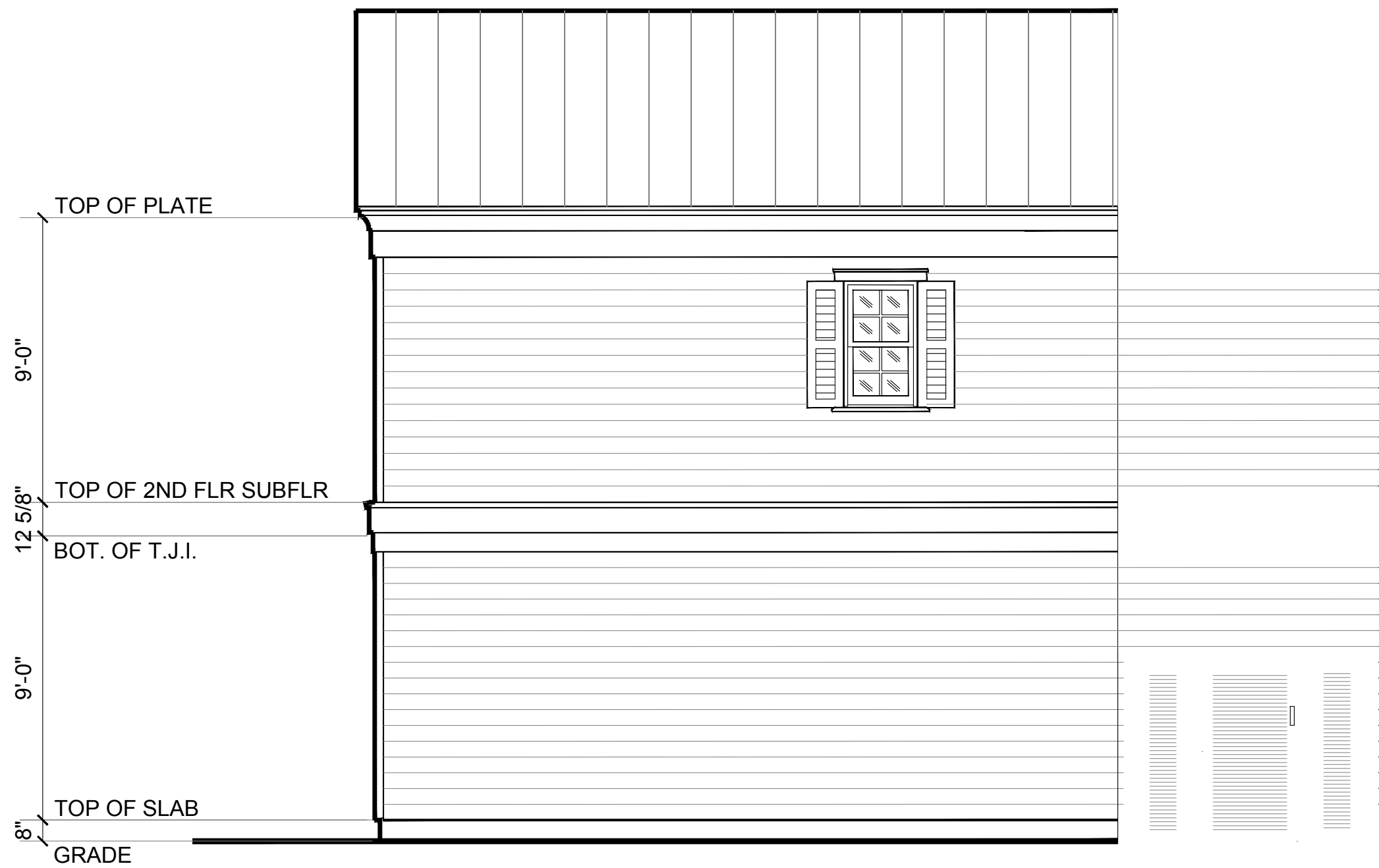
A LEFT ELEVATION @ ANCILLARY BLDG.  
A6 SCALE: 1/4"=1'-0"



B GUILFORD PLACE ELEVATION @ ANCILLARY BLDG.  
A6 SCALE: 1/4"=1'-0"



C RIGHT ELEVATION @ ANCILLARY BLDG.  
A6 SCALE: 1/4"=1'-0"



D REAR ELEVATION @ ANCILLARY BLDG.  
A6 SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA  
MANUEL  
STUDIO, LLC  
BLUFFTON, SC  
100072  
REGISTERED ARCHITECT'S

STATE OF SOUTH CAROLINA  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC  
6887  
REGISTERED ARCHITECT

DATE :  
11/4/21

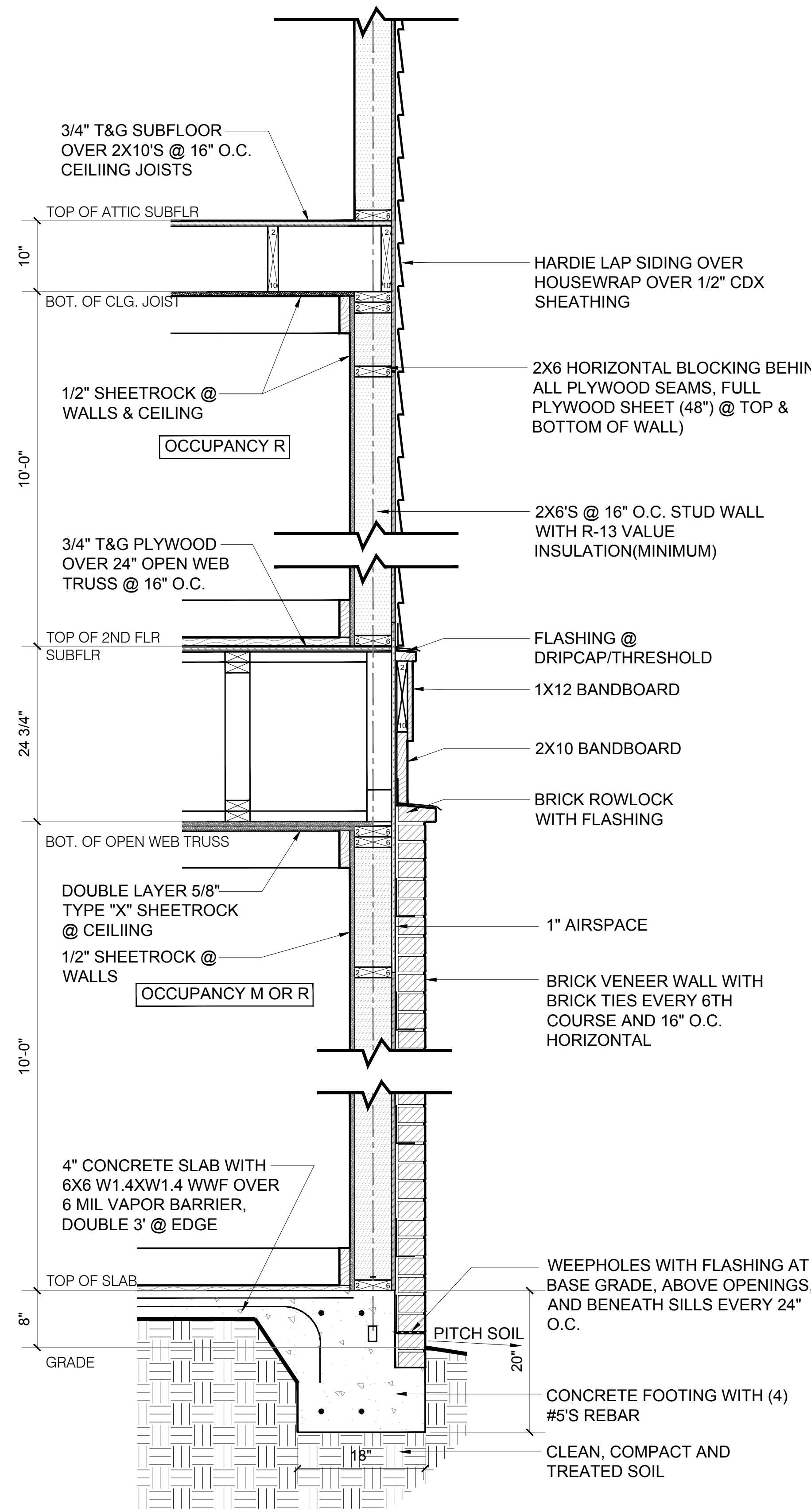
MANUEL STUDIO, LLC  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

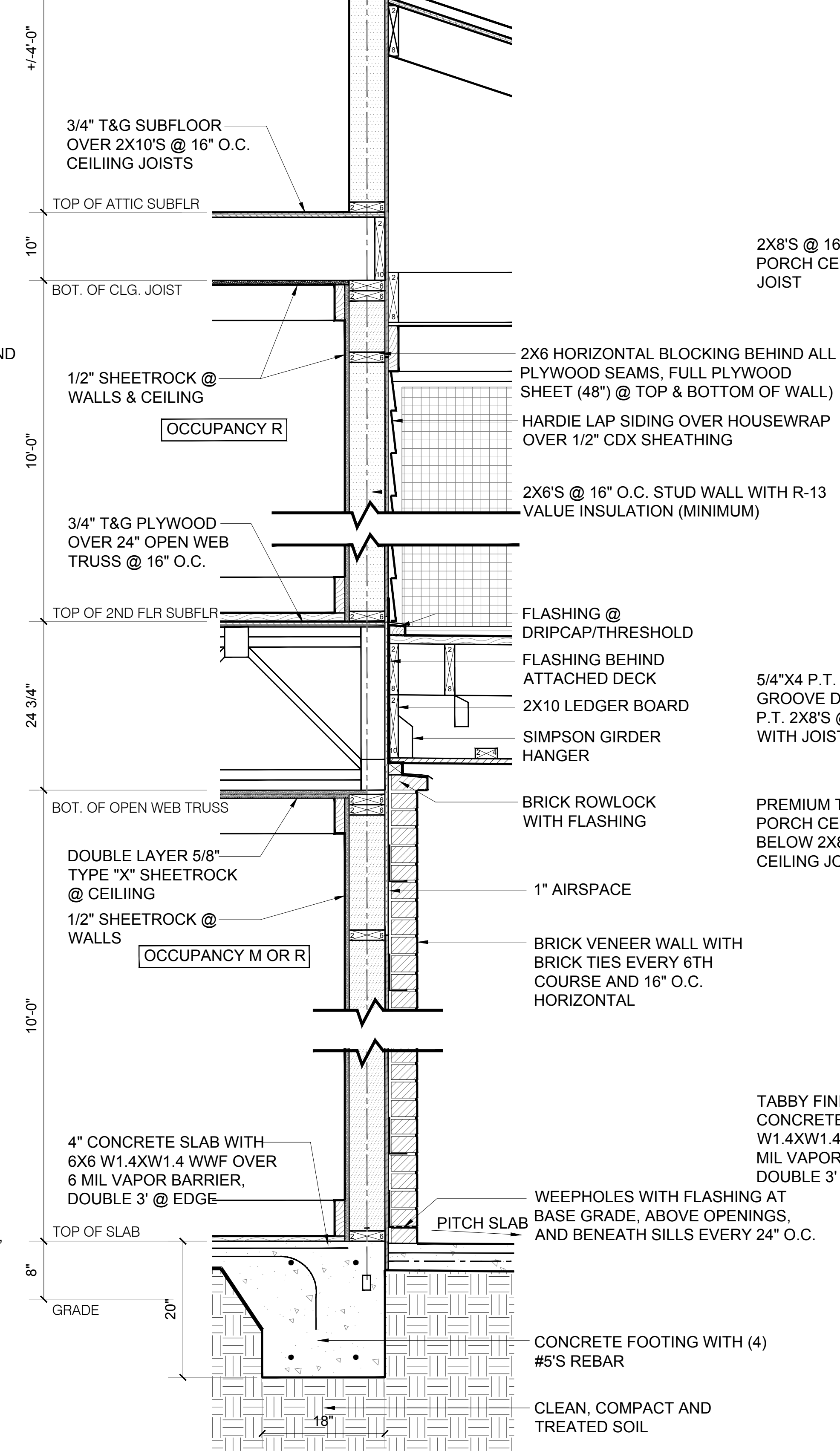
AUXILIARY BUILDING ELEVATIONS

SHEET

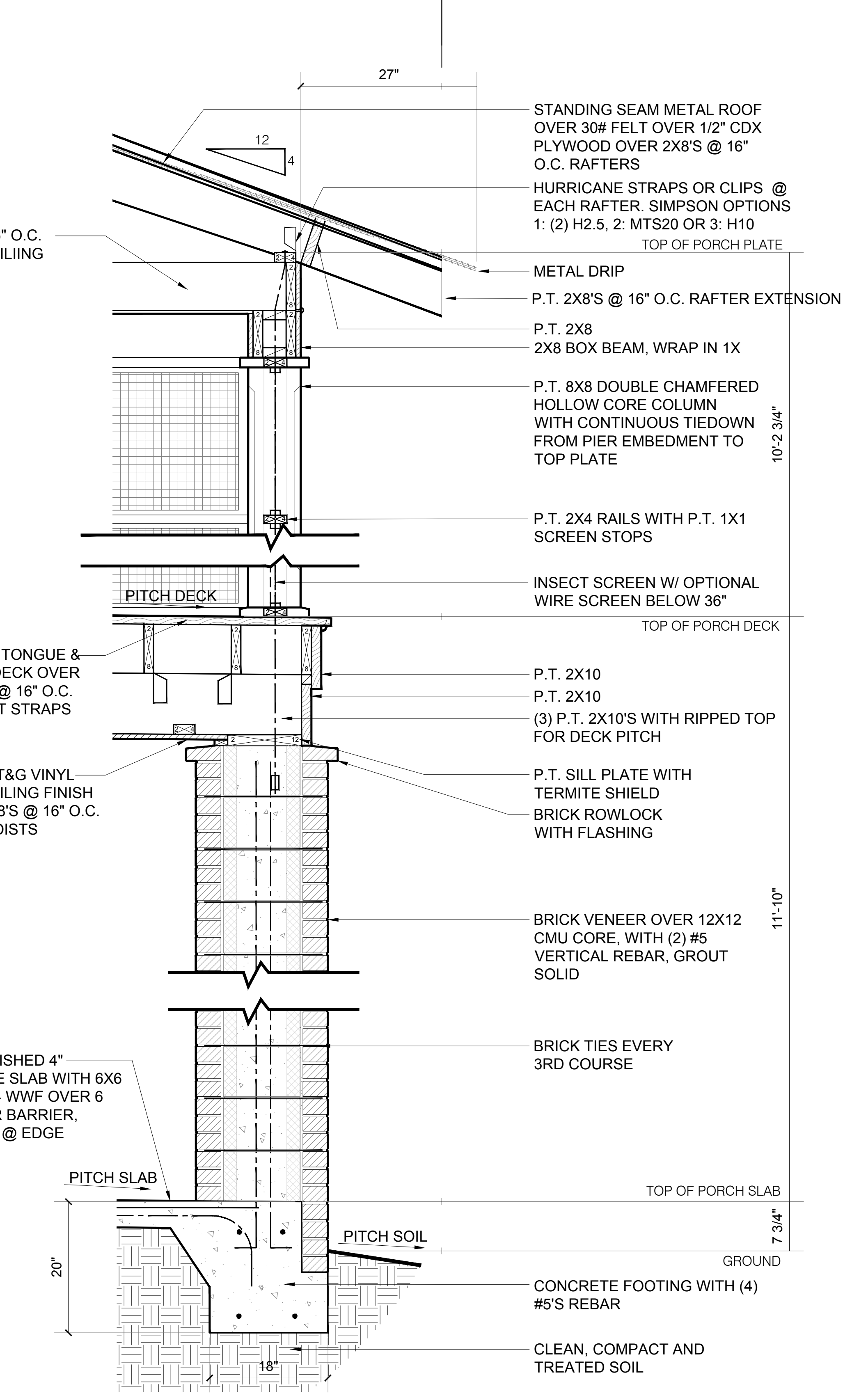
A6



**A** TYP. MAIN BUILDING  
**A7** @ SIDE WALLS SCALE: 1"=1'-0"



**B** MAIN BUILDING @ STREET PORCH  
**A7** SCALE: 1"=1'-0"



**C** MAIN BUILDING @ STREET PORCH  
**A7** COLUMNS SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA  
MANUEL  
STUDIO, LLC  
BLUFFTON, SC  
100072  
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC  
8887  
REGISTERED ARCHITECT

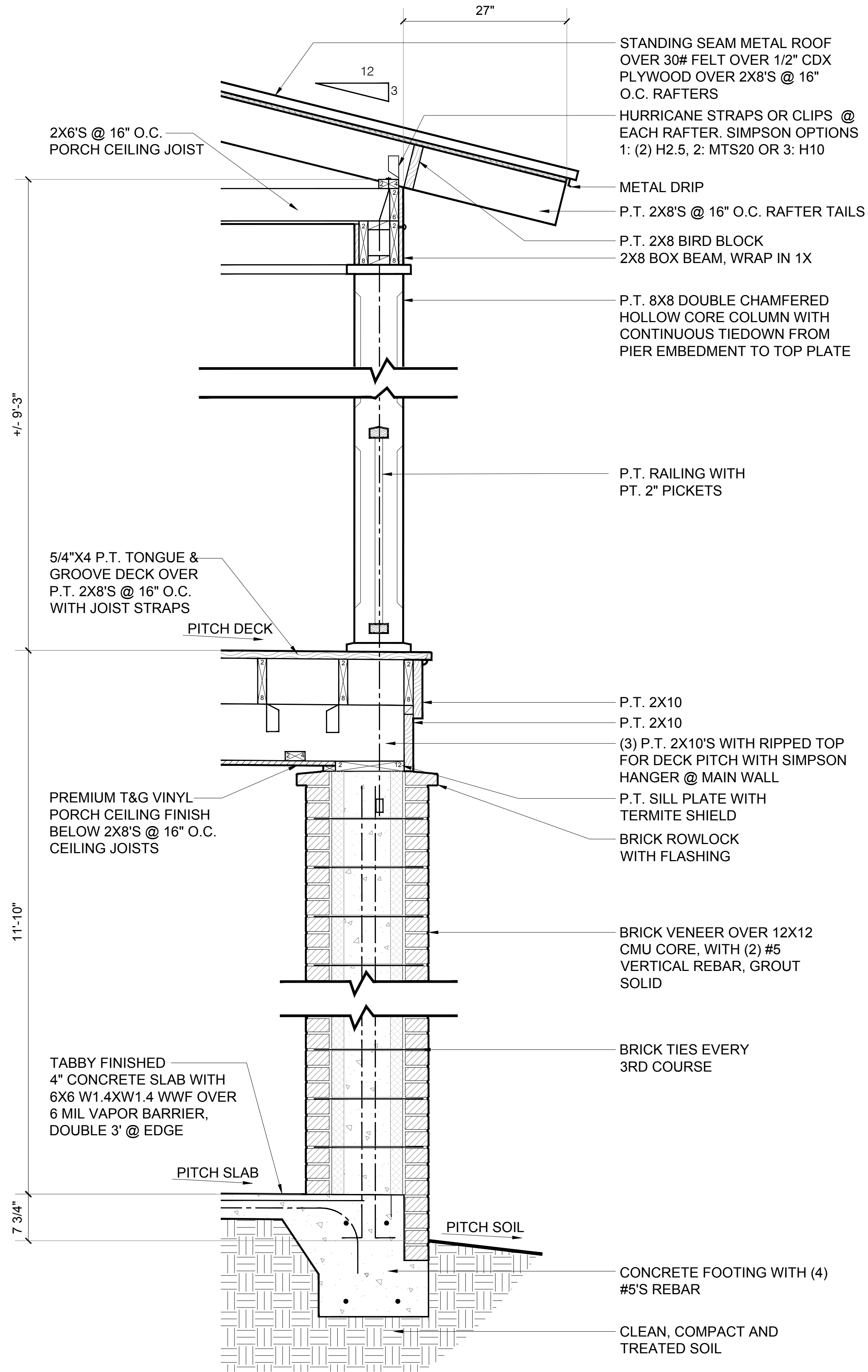
DATE :  
11/4/21

**MANUEL STUDIO, LLC**  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

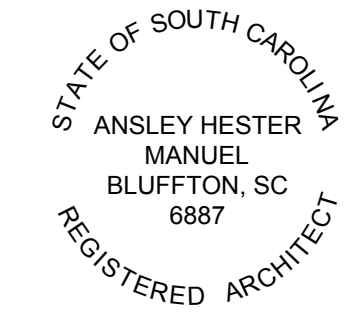
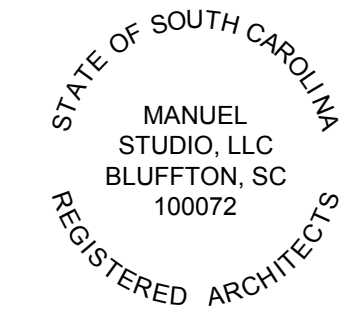
Building for James Jeffcoat  
5790 GULFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

MAIN BUILDING WALL SECTIONS

SHEET  
**A7**



A MAIN BUILDING @ REAR PORCH  
A8 COLUMNS  
SCALE: 1"=1'-0"



DATE :  
11/4/21

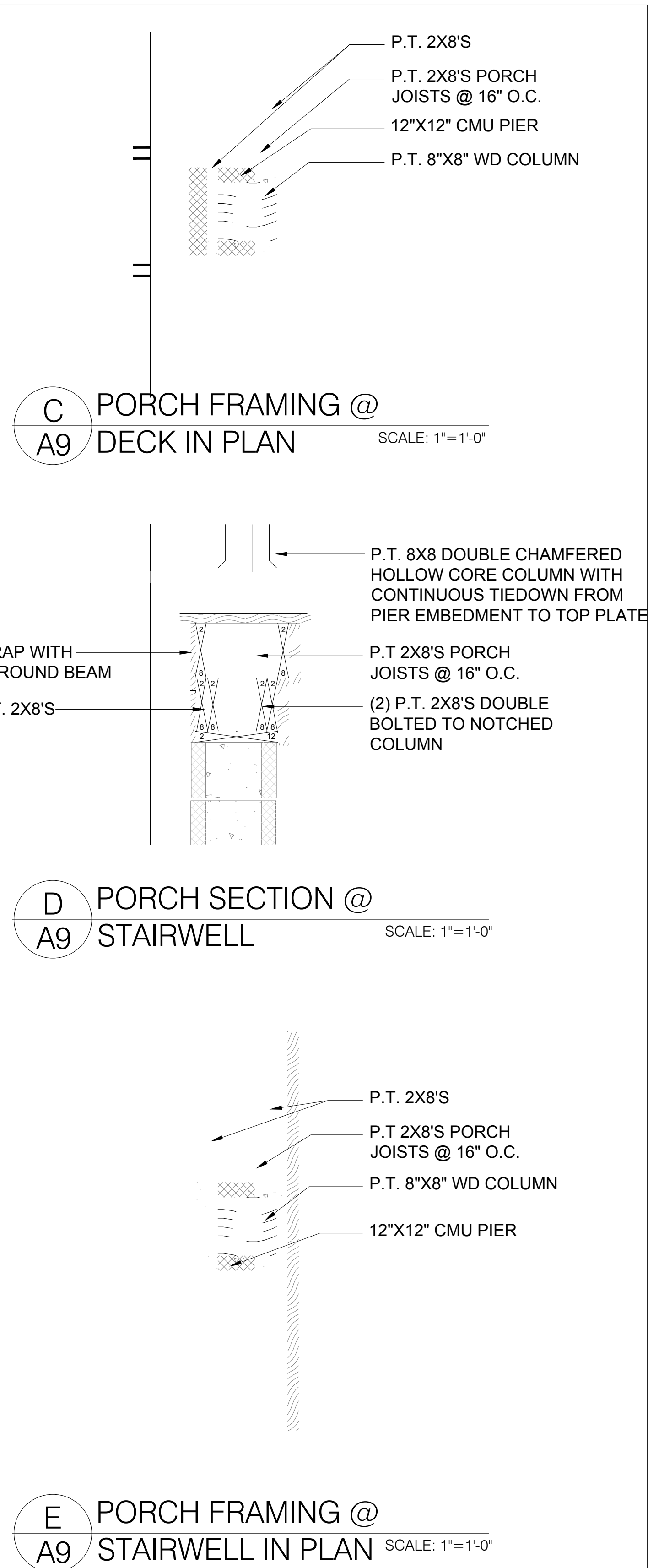
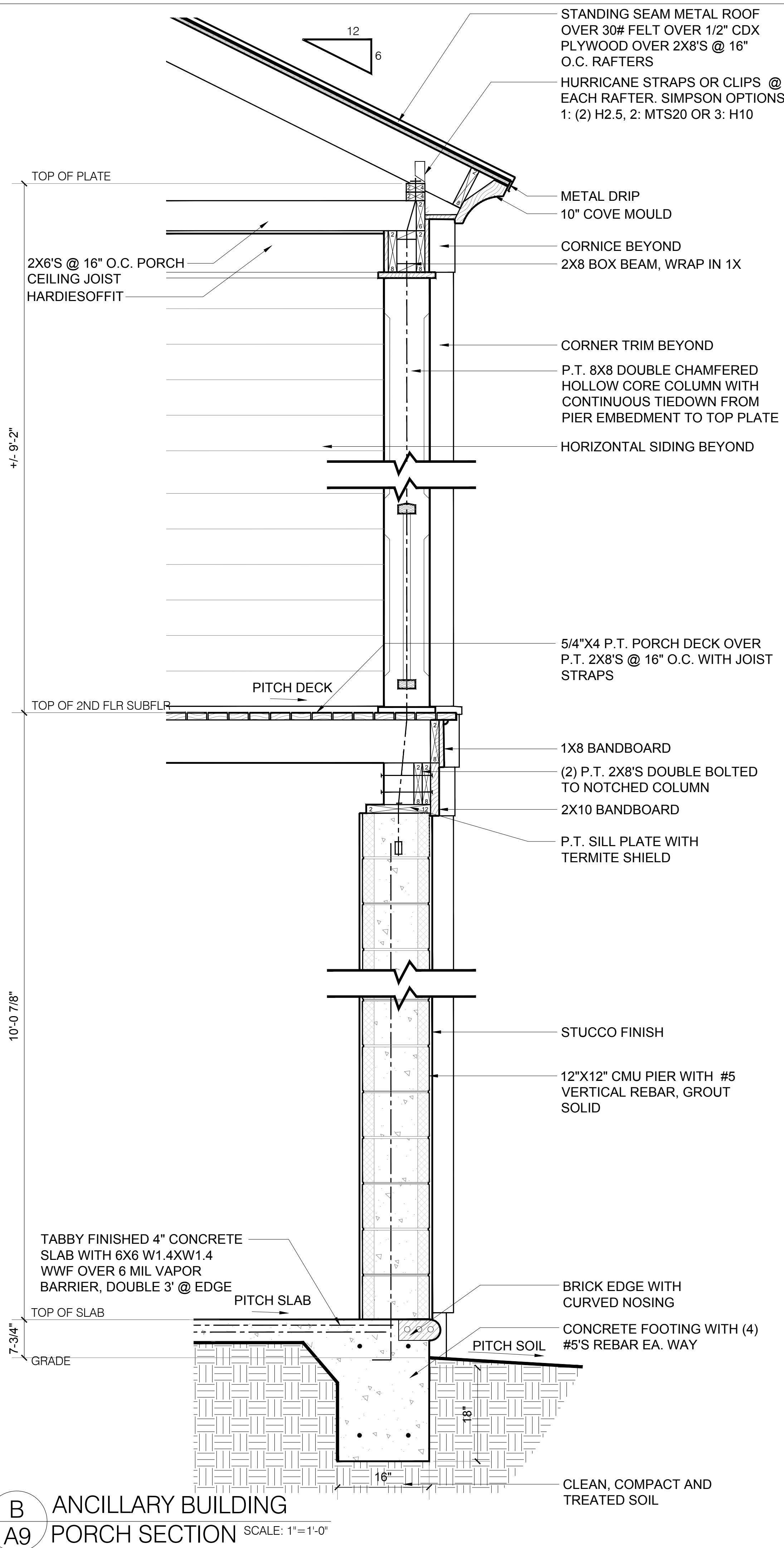
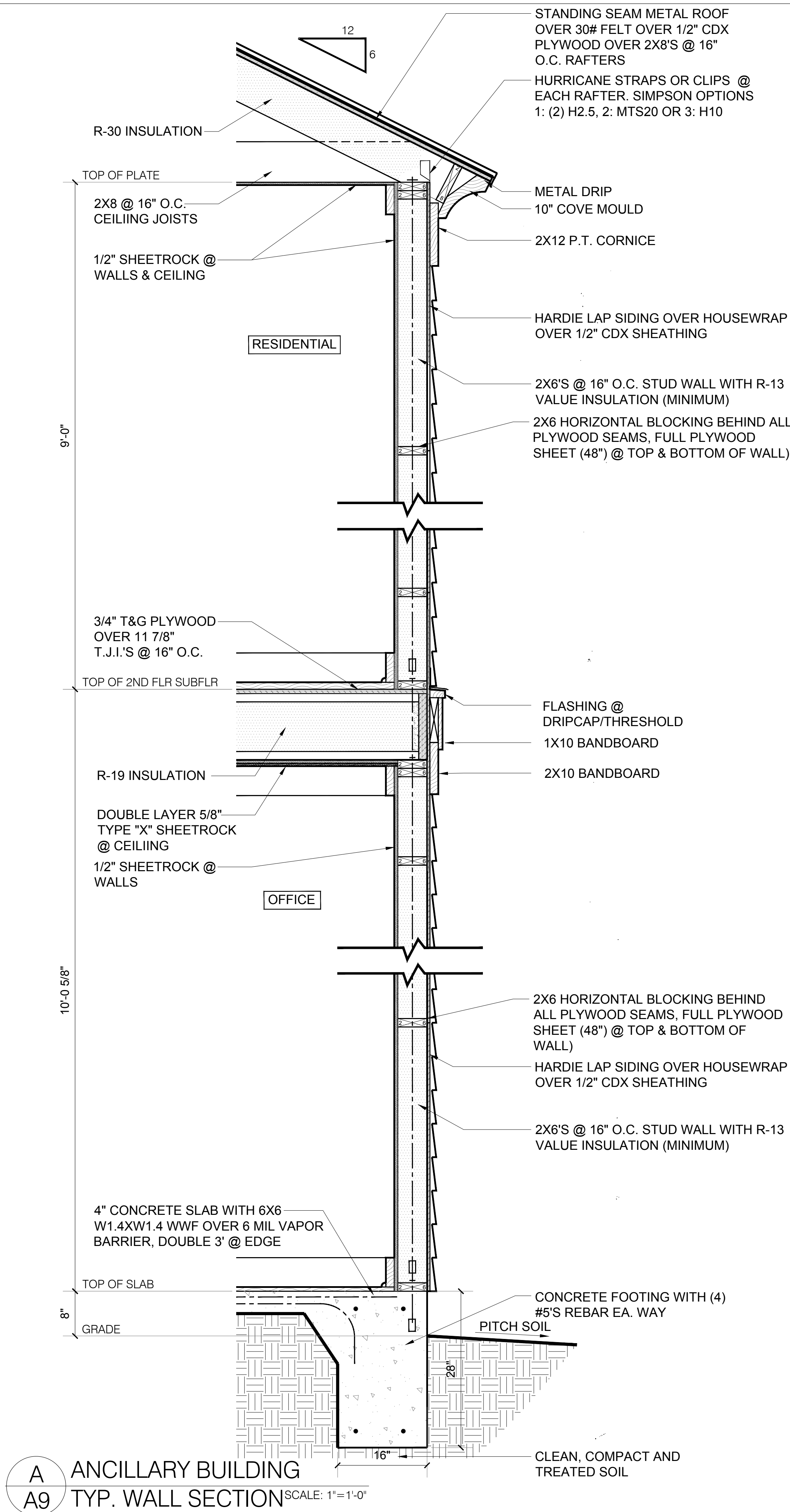
**MANUEL STUDIO, LLC**  
*Ansley Hester Manuel, Architect*  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM, BLUFFTON, SC 29910

MAIN BUILDING WALL SECTIONS

SHEET

A8

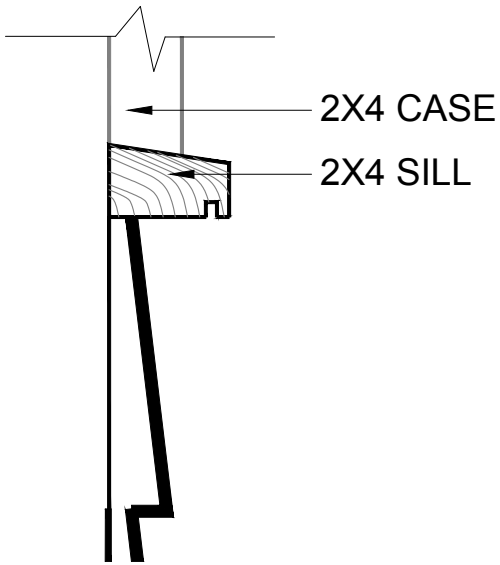
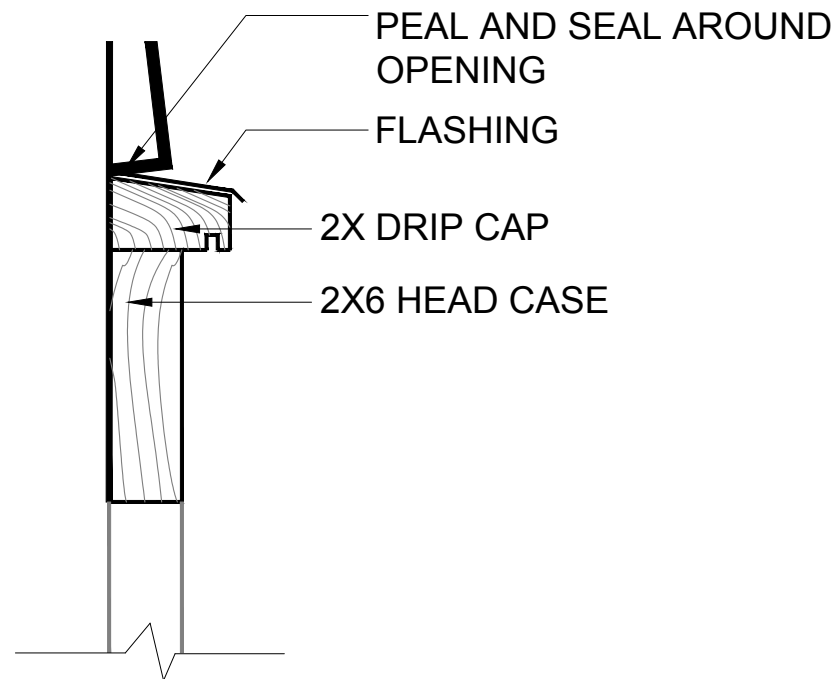


| DOOR SCHEDULE |                |            |                 |       |
|---------------|----------------|------------|-----------------|-------|
| DOOR #        | WIDTH & HEIGHT | STYLE      | REMARKS         | LITES |
| 1             | 3'-0" X 8'-0"  | HALF GLASS | OUTSWING        | 4     |
| 2             | 3'-0" X 8'-0"  | SOLID      | OUTSWING        |       |
| 3             | 3'-0" X 6'-8"  | HALF GLASS | OUTSWING        | 4     |
| 4             | 3'-0" X 7'-0"  | HALF GLASS | OUTSWING        | 4     |
| 5             | 6'-0" X 6'-8"  | 2 PANEL    | DOUBLE OUTSWING |       |

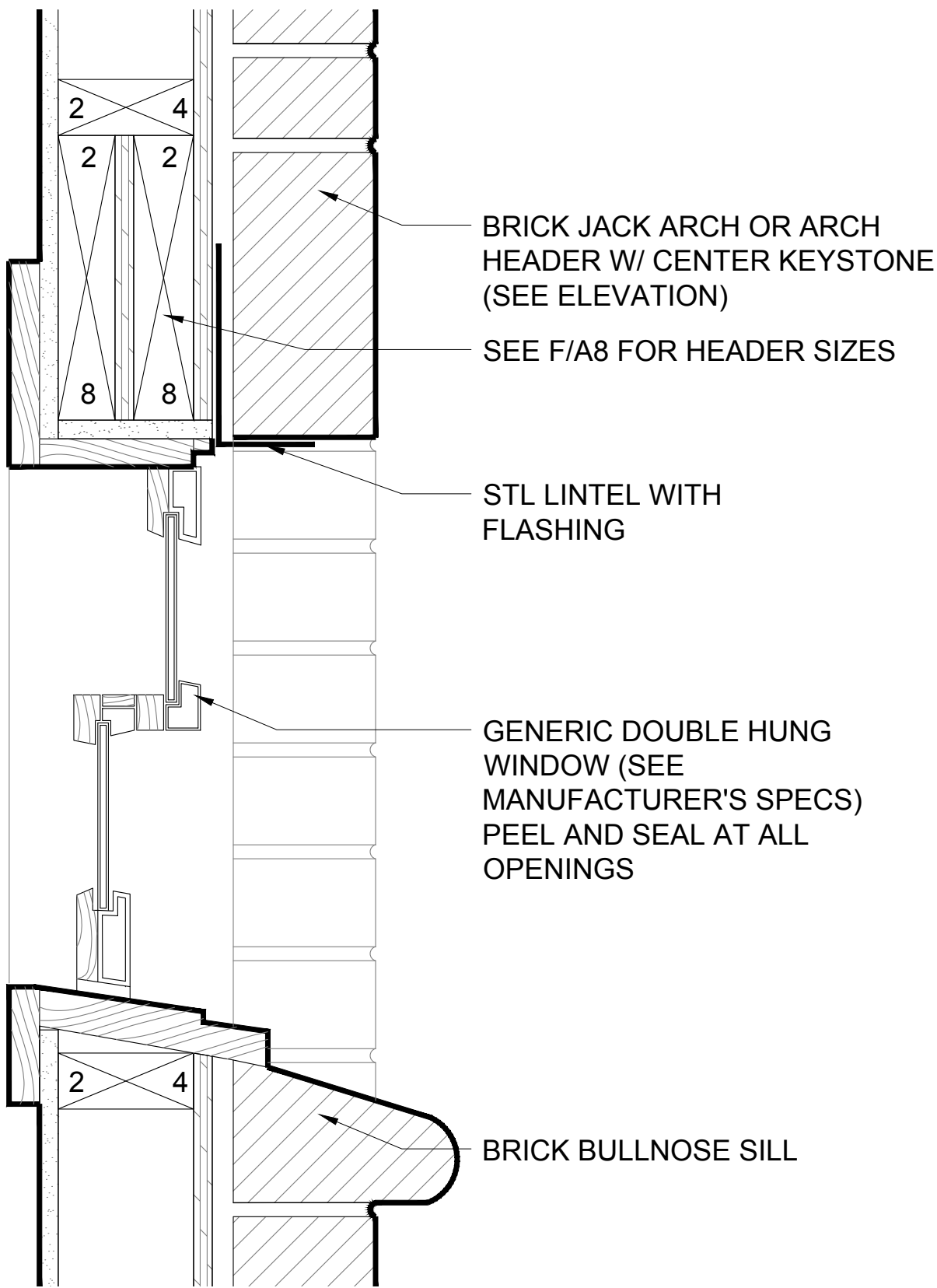
ALL EXTERIOR DOORS TO BE METAL UNLESS OTHERWISE NOTED.  
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.  
ALL GLASS TO BE IMPACT RESISTANT.  
FIRE RATED DOORS TO HAVE CLOSERS.

| WINDOW SCHEDULE |                |             |                            |       |
|-----------------|----------------|-------------|----------------------------|-------|
| WINDOW          | WIDTH & HEIGHT | STYLE       | REMARKS                    | LITES |
| A               | 3'-0" X 6'-0"  | DOUBLE HUNG |                            | 4/4   |
| B               | 3'-0" X 5'-4"  | DOUBLEHUNG  | EGRESS REQUIRED @ BEDROOMS | 4/4   |
| C               | 3'-0" X 4'-4"  | DOUBLE HUNG |                            | 4/4   |
| D               | 2'-6" X 2'-6"  | AWNING      |                            | 4     |
| E               | 3'-0" X 4'-0"  | FIXED       |                            | 4     |
| F               | 2'-6" X 4'-0"  | DOUBLE HUNG |                            | 4/4   |
| G               | 3'-0" X 5'-0"  | DOUBLE HUNG |                            | 4/4   |
| H               | 2'-4" X 4'-0"  | DOUBLE HUNG |                            | 4/4   |

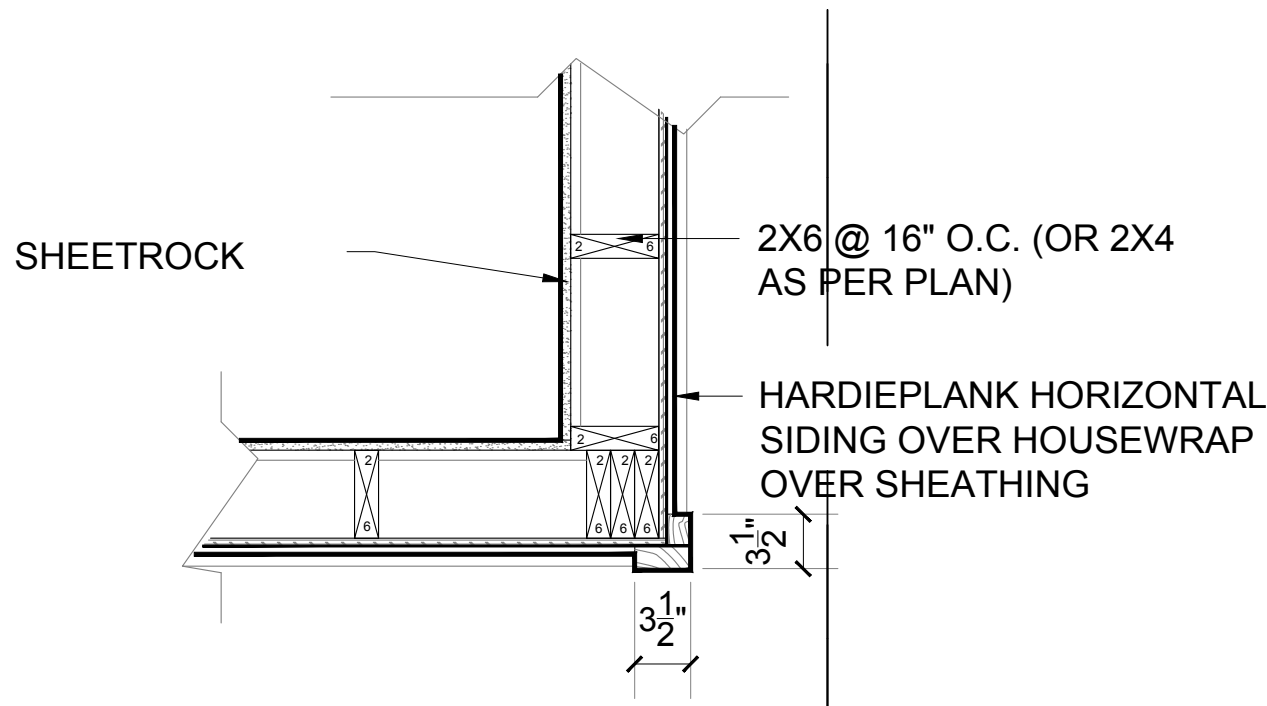
ALL WINDOWS ARE ALUMINUM CLAD EXTERIOR / WOOD INTERIOR.  
ALL GLASS TO BE IMPACT RESISTANT.  
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER  
7/8" MUNTIN WIDTH AND SIMULATED DIVIDED LITE.



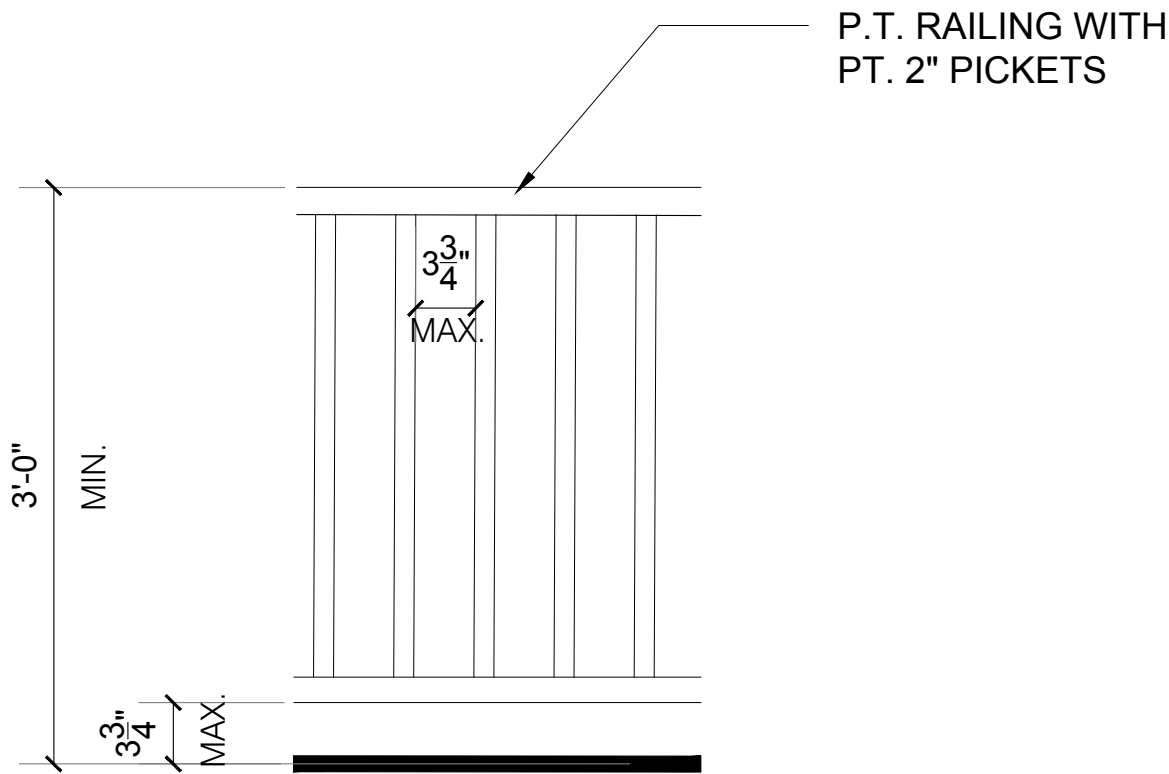
A WINDOW TRIM DETAIL  
A10 SCALE: 3"=1'-0"



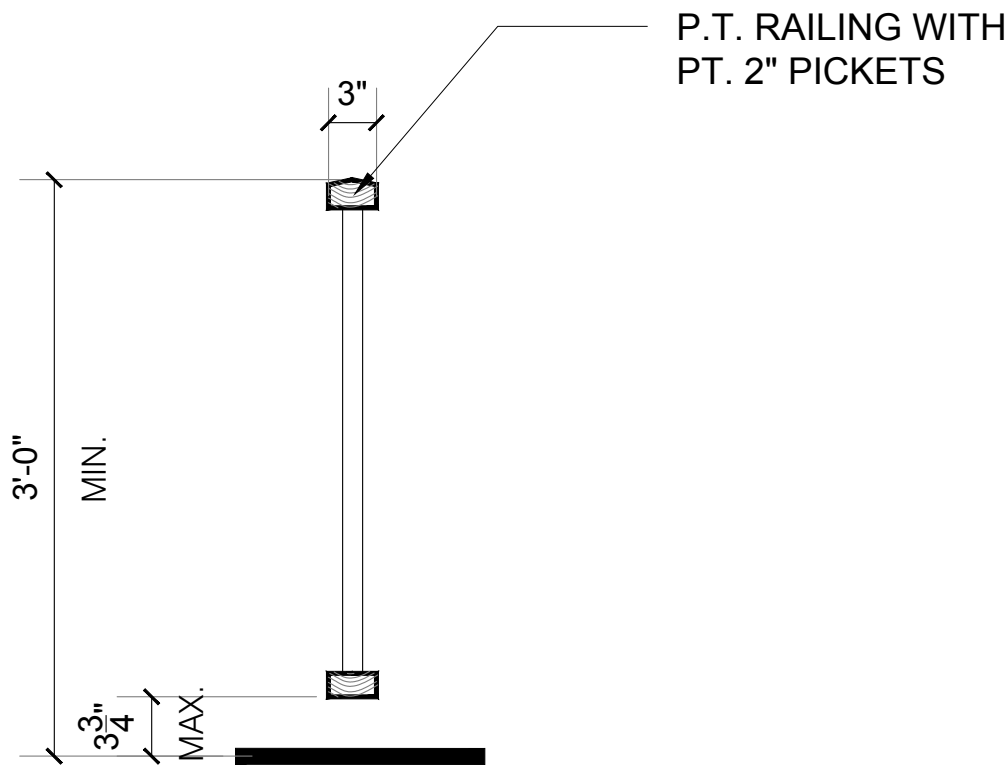
C WINDOW  
A10 SCALE: 3"=1'-0"



B TYPICAL CORNER PLAN DETAIL  
A10 SCALE: 1"=1'-0"



D GUARD RAIL ELEVATION  
A6 SCALE: 1"=1'-0"



E GUARD RAIL DETAIL  
A10 SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA  
MANUEL  
STUDIO, LLC  
BLUFFTON, SC  
100072  
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA  
ANSLEY HESTER  
MANUEL  
BLUFFTON, SC  
6887  
REGISTERED ARCHITECT

DATE :  
11/4/21

MANUEL STUDIO, LLC  
Ansley Hester Manuel, Architect  
104 Pritchard Street, Bluffton, South Carolina 29910  
843.338.8932 cell manuel.studio@aol.com

Building for James Jeffcoat  
5790 GUILFORD PLACE  
STOCK FARM. BLUFFTON, SC 29910  
SCHEDULES & DETAILS