GERING RESIDENCE

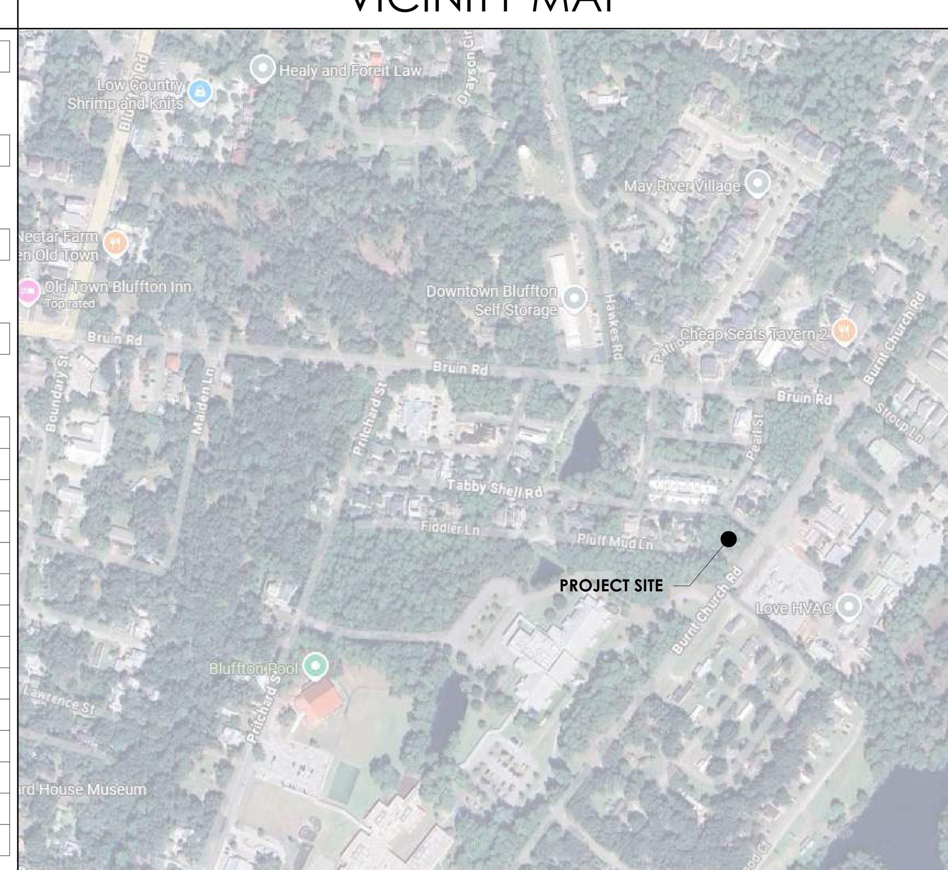
36 TABBY SHELL RD. (LOT #19) - BLUFFTON, SC



DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date
GENERAL		
G000	COVER SHEET	8/4/2026
EXISTING		
EX100	EXISTING SITE SURVEY	8/4/2026
LANDSCAPE		
L1.0	LANDSCAPE PLAN	8/4/2026
ARCHITECTURE		
A001	DETAILS	8/4/2026
A002	WINDOW AND DOOR SCHEDULE	09/09/26
A100	SITE PLAN	8/4/2026
A101	FIRST FLOOR PLAN	8/4/2026
A102	SECOND FLOOR PLAN	8/4/2026
A103	ATTIC PLAN	8/4/2026
A104	ROOF PLAN	8/4/2026
A201	ELEVATIONS	8/4/2026
A202	ELEVATIONS	8/4/2026
A203	CARRIAGE HOUSE ELEVATIONS	8/4/2026
A501	BUILDING SECTION	8/4/2026
A701	EXTERIOR 3D - SHADED VIEWS	8/4/2026
A702	EXTERIOR 3D - RENDERED VIEWS	8/4/2026
A703	NEIGHBORHOOD CONTEXT VIEWS	9/9/2026

VICINITY MAP



ABBREVIATIONS

APC	ACOUSTICAL PANEL CEILING	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
A/C	AIR CONDITIONING	MIN	MINIMUM
AHU	AIR HANDLING UNIT	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MO	MASONRY OPENING
CL	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CT	CERAMIC TILE	OPH	OPPOSITE HAND
DIA	DIAMETER	OSB	ORIENTED STRAND BD.
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PT	PRESSURE TREATED
DS	DOWNSPOUT	REQ'D	REQUIRED
DW	DISHWASHER	SF	SQUARE FEET
EA	EACH	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	STD	STANDARD
EXT	EXTERIOR	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	T&G	TONGUE & GROOVE
FF	FINISH FLOOR	TEMP	TEMPORARY
FFE	FINISH FLOOR ELEV.	TV	TELEVISION
FIN	FINISH	TYP	TYPICAL
FT	FEET	U/C	UNDER COUNTER
GA	GAUGE	W/D	WASHER/DRYER
GWB	GYPSUM WALLBOARD	WD	WOOD
HB	HOSE BIBB	WH	WATER HEATER
INT	INTERIOR		

CONTACT

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Steven G. Stowers, AIA
843.790.4101
STEVE@A101.DESIGN

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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COVER SHEET

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G000

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GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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TABBY SHELL RD.

TABBY SHELL ROAD 50' R/W

CENTER LINE OF ROAD

EDGE OF PAVEMENT

CONC.

GRAVEL

S52° 44'22"E

80.38'

CONC. R/W

23.0'

LOT 19
#36 TABBY SHELL RD.
4,516 sq. ft.
0.10 acres

91.91'

LOT 18

LOT 18

6 MAG

+23.5

6' B.S.L.

7.5' B.S.L.

10 LAOK

20 P

16 P

10 G

6 P

24.0'

10 WOK

13 P

15 P

10 LOK

14 P

7 G

13 TOK

8 G

8 LOK

6 G

15 WOK

6 P

9 LAOK

10 P

20 LOK

10 G

8 P

10 P

9 P

5' B.S.L.

C2

N07° 02'17"E

10.5' B.S.L.

8 LAOK

11 P

12 P

11 P

IPF
1/2"
REBAR

0.3'

45.42'

N84° 15'00"W

UTILITY EASEMENT

3"X3"
CMF

IPS
1/2"
REBAR

PLUFF MUDD LANE

26' POWER LINE EASEMENT

BURNT CHURCH RD.

EDGE OF PAVEMENT

CENTER LINE OF ROAD

RD. S-7-163 66' R/W

X IN CONC.

CT

22.0'

21.8 22.1 22.2 22.3 21.9 22.0 22.4 22.9 22.5 23.2 22.8 23.0 23.4 23.5 23.3 23.6 23.7 24.2 23.4 23.4 23.6 23.7 23.7 23.8 23.9 24.4 24.7 24.8 24.5 24.7 24.4 23.9 23.9 23.9 23.5 22.1 21.9 22.3 22.4 22.2 22.5 23.9

A1 SITE SURVEY
1/4" = 1'-0"

ARCHITECTURE A101
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EXISTING SITE SURVEY

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EX100

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PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	LIM	Lagerstroemia indica 'Pink Velour'	Pink Velour Crape Myrtle	B & B OR CONT. ; 10' - 12' O.A. HT.	AS SHOWN	Specimen, Multstem
1	MGCW	Magnolia grandiflora ' Claudia Wanamaker'	Claudia Wanamaker Southern Magnolia	B & B OR CONT. ; 14 - 16 OA HT	AS SHOWN	Specimen, Full to Ground

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
8	SR	Sereno repens	Saw Palmetto	CONT. ; 24" O.A. HT.	AS SHOWN	Full ToThe Ground
1	TF	Trachycarpus fortunei	Windmill Palm	B & B ; 6' HT. X 3' SPD.	AS SHOWN	Multi-stem 2 stagger HT. trunks

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	CGD-P	Distylium 'Cinnamon Girl' PP #02763I	Cinnamon Girl Distylium	CONT. 18" X 18"	AS SHOWN	Full
62	PDPD	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	CONT. ; 12" X 24"	AS SHOWN	Full to ground and well formed

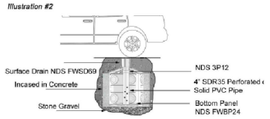
ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	COEO	Carex oshimensis 'EverOro'	Evercolor Sedge	CONT. ;	AS SHOWN	Full and well formed
3	GSPA	Gelsemium sempervirens 'Pride of Augusta'	Double Carolina Yellow Jessamine	CONT. ; 36" O.A. HT.	AS SHOWN	Full and well formed
185	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal. ; 6" O.A. HT.	AS SHOWN	Full and well formed
900	SOD	Zoysia japonica x Z. tenuifolia	Emerald Zoysia	Dense roots ----------	12"	Measure in Square Feet

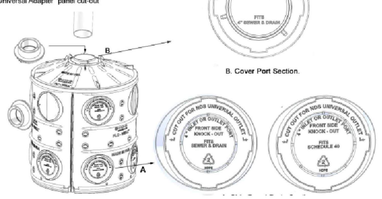
Continued.
Optional 1: *See Illustration #2*
1. For light traffic applications:
Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

Optional 2: *See Illustration #1*
2. For water back up prevention:
Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.
3. To capture collected surface water:
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2



New Flo-Well Features:
*Added center 4" cover knock-out
*Added center 8" cover cut-out
*Added center "Universal Adapter" cover cut-out
*Added sump "U" cover cut-out
*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
*Added "Universal Adapter" panel cut-out

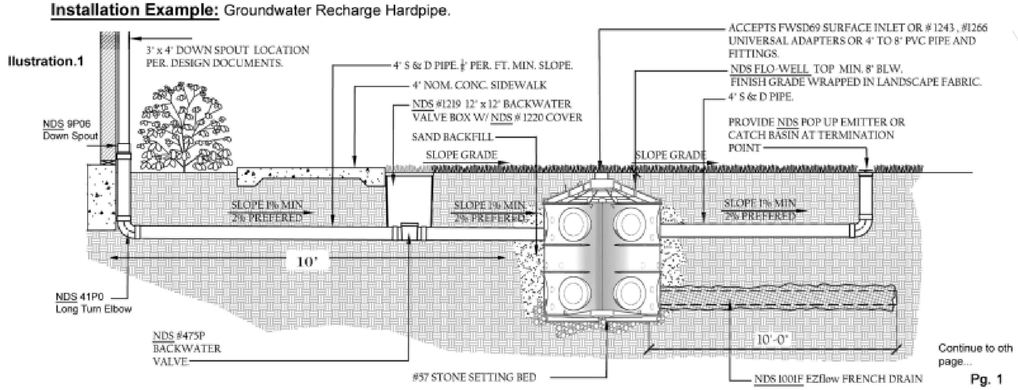


B. Cover Port Section.

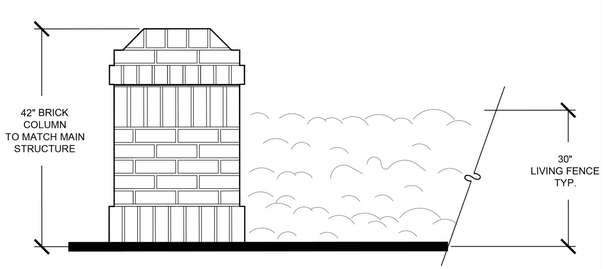


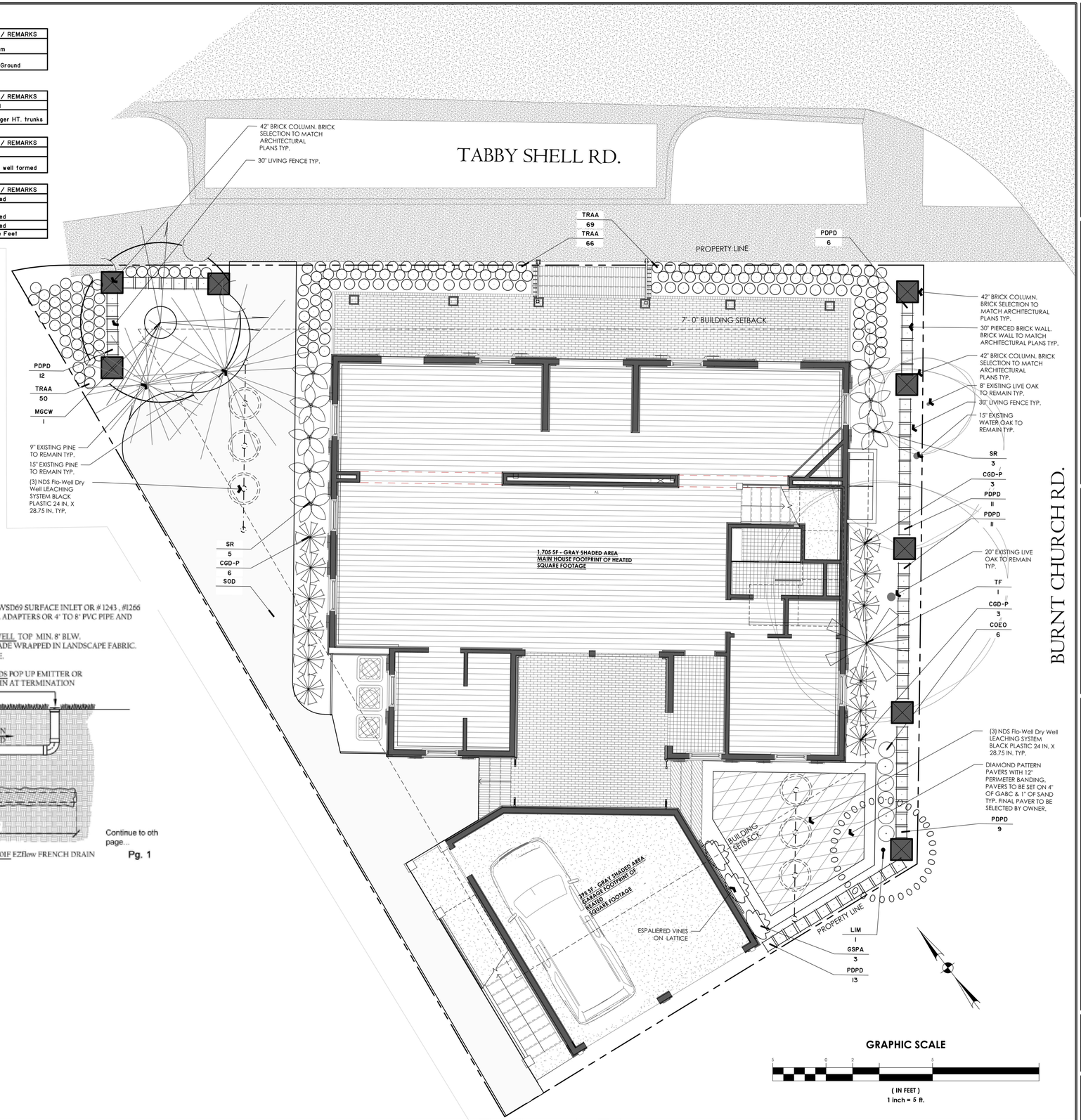
Installation Example: Groundwater Recharge Hardpipe.

Illustration.1



Continue to oth page...





NO.	REVISIONS	BY	DATE

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36 TABBY SHELL ROAD, BLUFFTON, SC

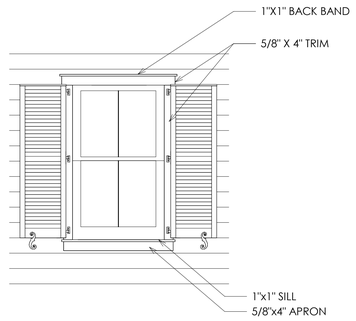
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HARDSCAPE AND PLANTING PLAN

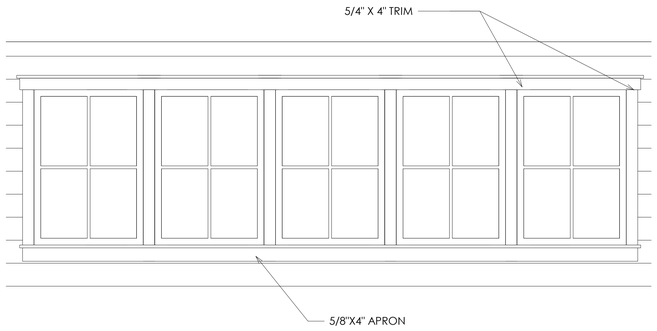
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DESIGNED:	JLG
REVIEWED:	JLG
APPROVED:	JLG
SCALE:	

L1.0

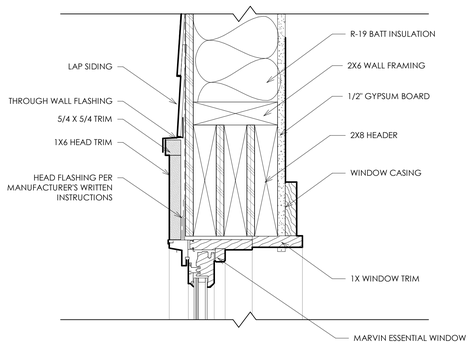
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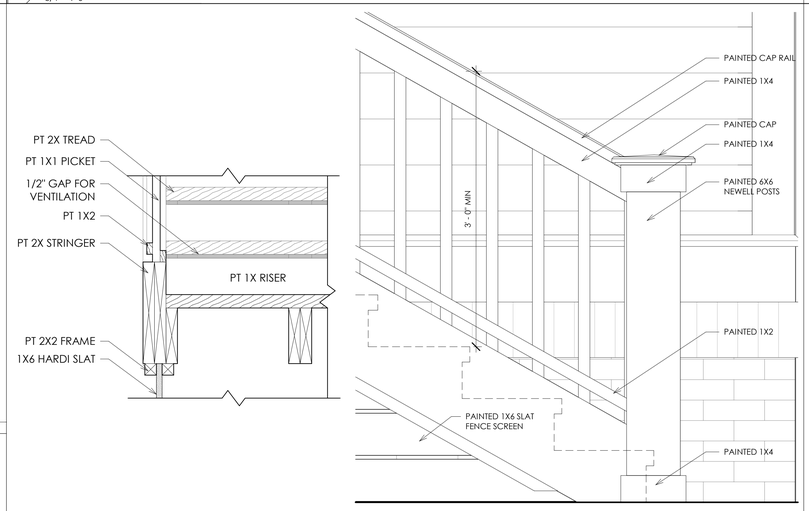
M1 Typical Window Trim Detail
1/2" = 1'-0"



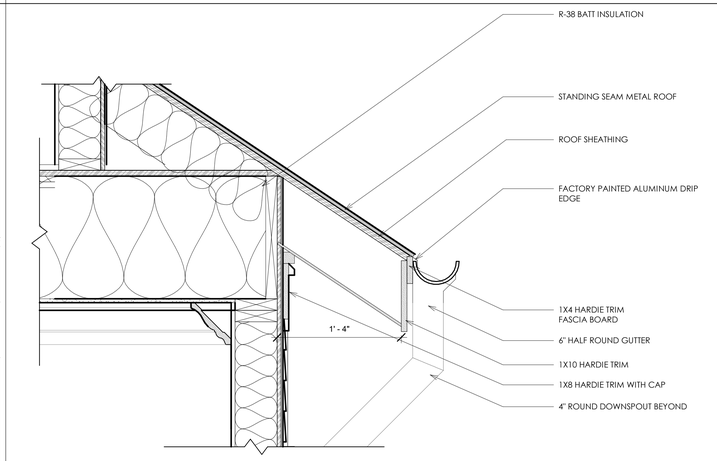
M6 Dormer Trim Detail
3/4" = 1'-0"



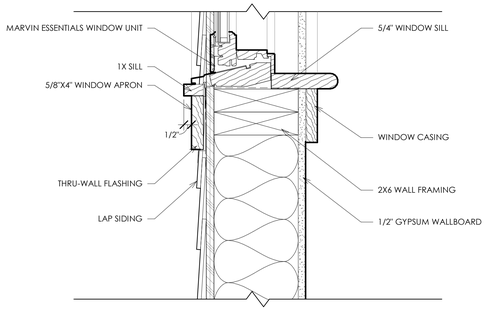
H1 Window Head Detail
3" = 1'-0"



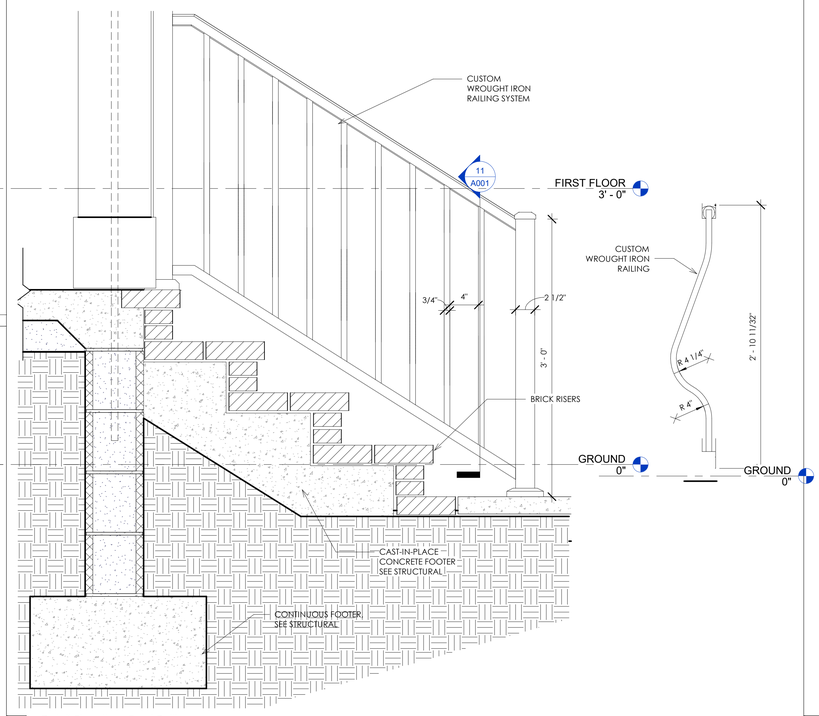
G7 Detail Elevation - Back Railing
1 1/2" = 1'-0"



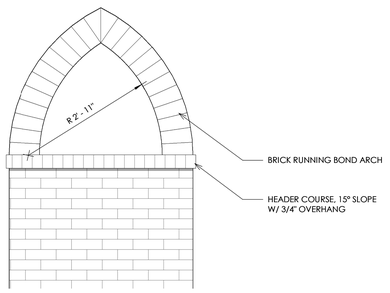
G15 Typical Eave / Soffit Detail
1 1/2" = 1'-0"



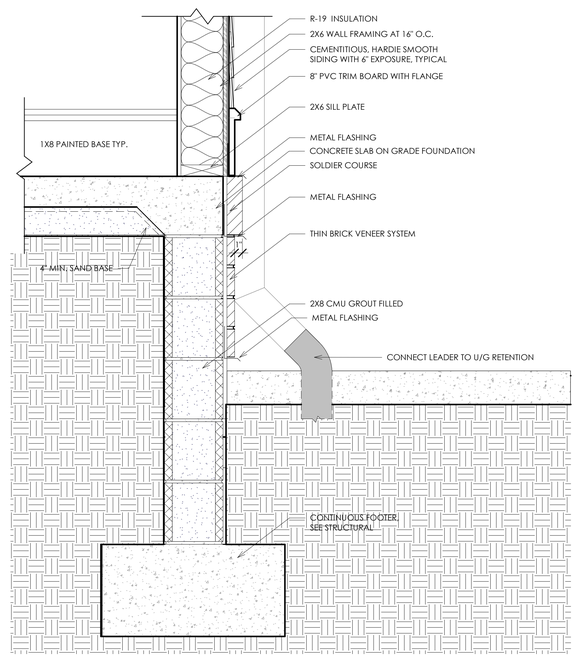
D1 Typical Window Sill
3" = 1'-0"



A7 Detail Elevation- Front Railing
1 1/2" = 1'-0"



A1 CHIMENY CAP DETAIL
3/4" = 1'-0"



A15 WATERTABLE DETAIL
1 1/2" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

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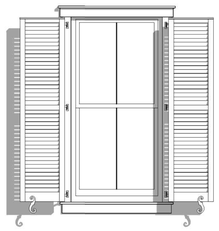
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DETAILS

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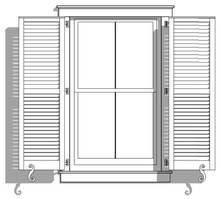
A001

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3' - 0" x 6' - 0"
DBL.HUNG

GROUND FLOOR



3' - 0" x 5' - 0"
DBL.HUNG

SECOND FLOOR



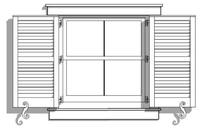
2' - 0" x 4' - 0"
DBL.HUNG

ATTIC GABLE



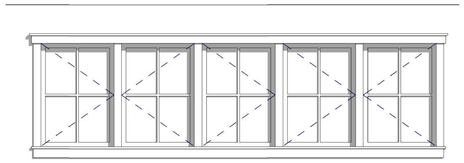
2' - 0" x 3' - 0"
DBL.HUNG

CARRIAGE HOUSE



3' - 0" x 3' - 0"
DBL.HUNG

CARRIAGE HOUSE



2' - 6" x 3' - 6"
CASEMENT

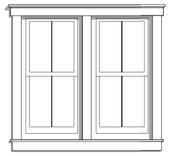
2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

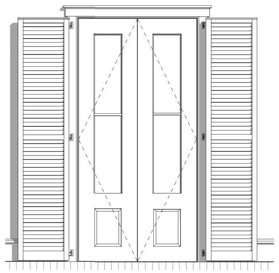
FRONT DORMER



2' - 0" x 4' - 0"
DBL.HUNG

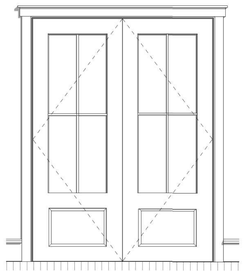
2' - 0" x 4' - 0"
DBL.HUNG

REAR DORMERS



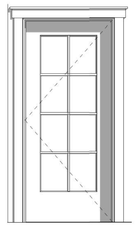
4' - 0"
8' - 0"
3/4 Glass Pair

FRONT PORCH LEFT & RIGHT



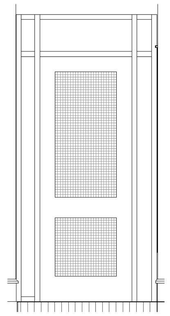
8' - 0"
8' - 0"
3/4 Glass Pair

MAIN ENTRY



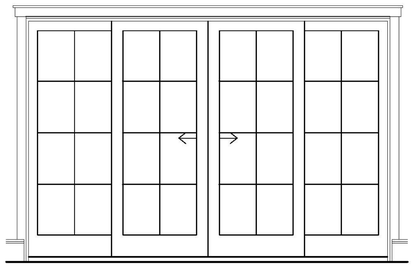
3' - 0"
8' - 8"
Full Glass Door

CARRIAGE HOUSE ENTRY



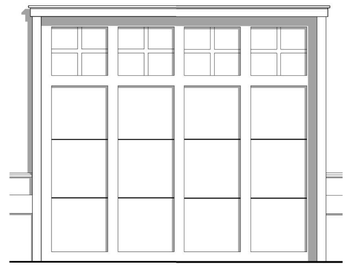
3' - 0"
8' - 0"
Screen Door

SCREEN PORCH



12' - 0"
8' - 0"
Gliding Door

INTERIOR SCREEN PORCH ACCESS (NOT VISIBLE FROM EXTERIOR)



9' - 0"
8' - 0"
Garage Door

CARRIAGE HOUSE GARAGE

Window Schedule		
Type	Count	Comments
2-0 x 3-0	4	DBL.HUNG
2-0 x 4-0	10	DBL.HUNG
2-6 x 3-6	5	CASEMENT
3-0 x 3-0	2	DBL.HUNG
3-0 x 4-8	4	DBL.HUNG
3-0 x 5-0	16	DBL.HUNG
3-0 x 6-0	6	DBL.HUNG

GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

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WINDOW AND DOOR SCHEDULE

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A002

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GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
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NOT FOR CONSTRUCTION

TREE CANOPY COVERAGE

TOTAL LOT SIZE:	4,324 GSF
LESS BUILDING FOOTPRINT (INCL. PORCHES):	-2,776 GSF
TOTAL SITE REMAINING:	1,548 NSF
TOTAL SITE COVERED BY MATURE CANOPY:	1,176 NSF
LOT COVERAGE PERCENTAGE REQUIRED:	75%
LOT COVERAGE PERCENTAGE PROVIDED:	**76%**

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SITE PLAN

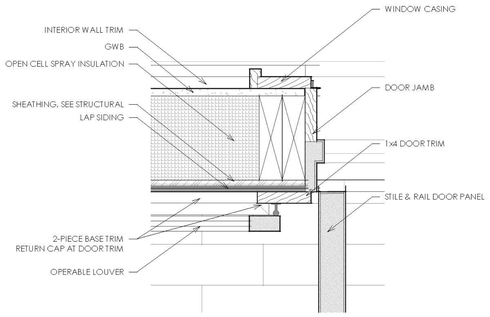
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	9/9/2026
Drawn By	JAT
Checked By	SGS

A100

9/9/2026 4:14:29 PM

A1 SITE PLAN
1/4" = 1'-0"

Scale: 1/20" = 1'-0"
0 20' 40' 60' 80'

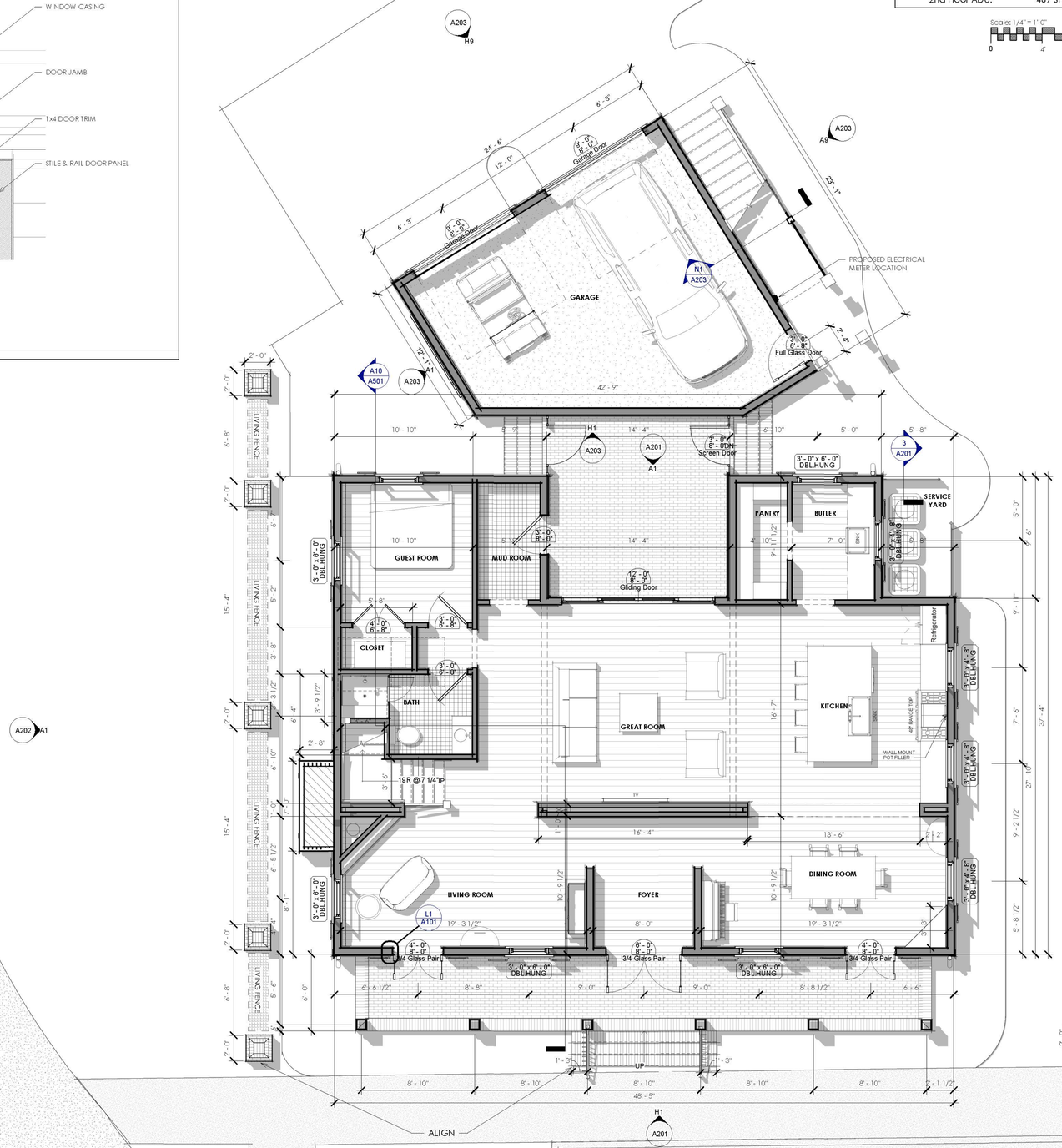


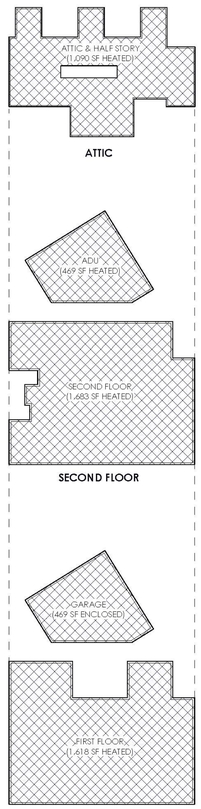
L1 **PORCH DOOR JAMB COORDINATION DETAIL**
3" = 1'-0"

PRIMARY TOTAL HEATED SQUARE FEET:	4,391 SF
1st Floor:	1,618 SF
2nd Floor:	1,683 SF
Attic Floor:	1,090 SF

CARRIAGE HOUSE TOTAL HEATED SQUARE FEET:	469 SF
1st Floor Garage:	469 SF (unheated)
2nd Floor ADU:	469 SF

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'





FLOOR AREA DIAGRAMS

A1 **FIRST FLOOR - DIMENSIONED PLAN**
1/4" = 1'-0"

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

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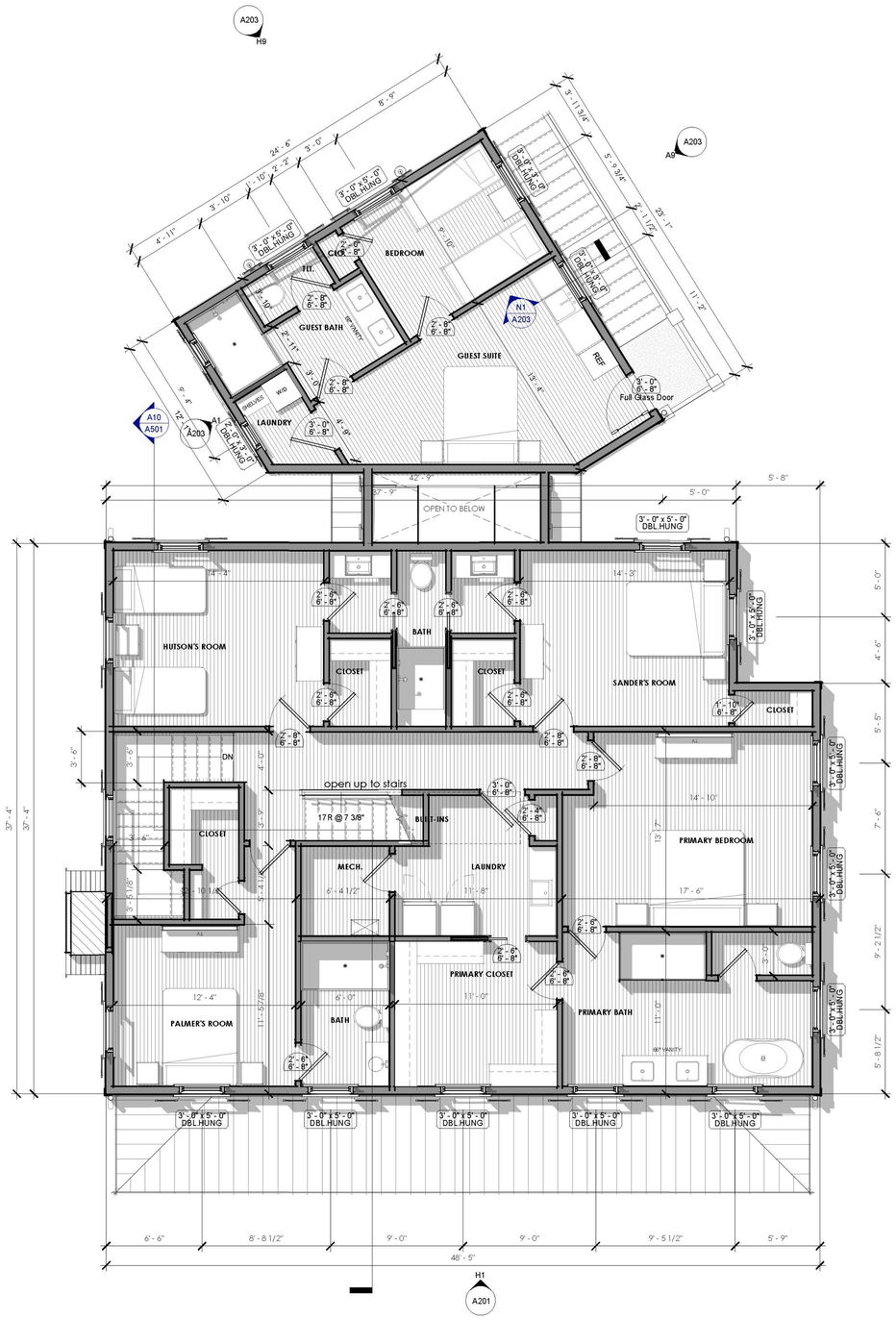
FIRST FLOOR PLAN

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A101

9/9/2026 4:15:09 PM

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



A1 2ND FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

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SECOND FLOOR PLAN

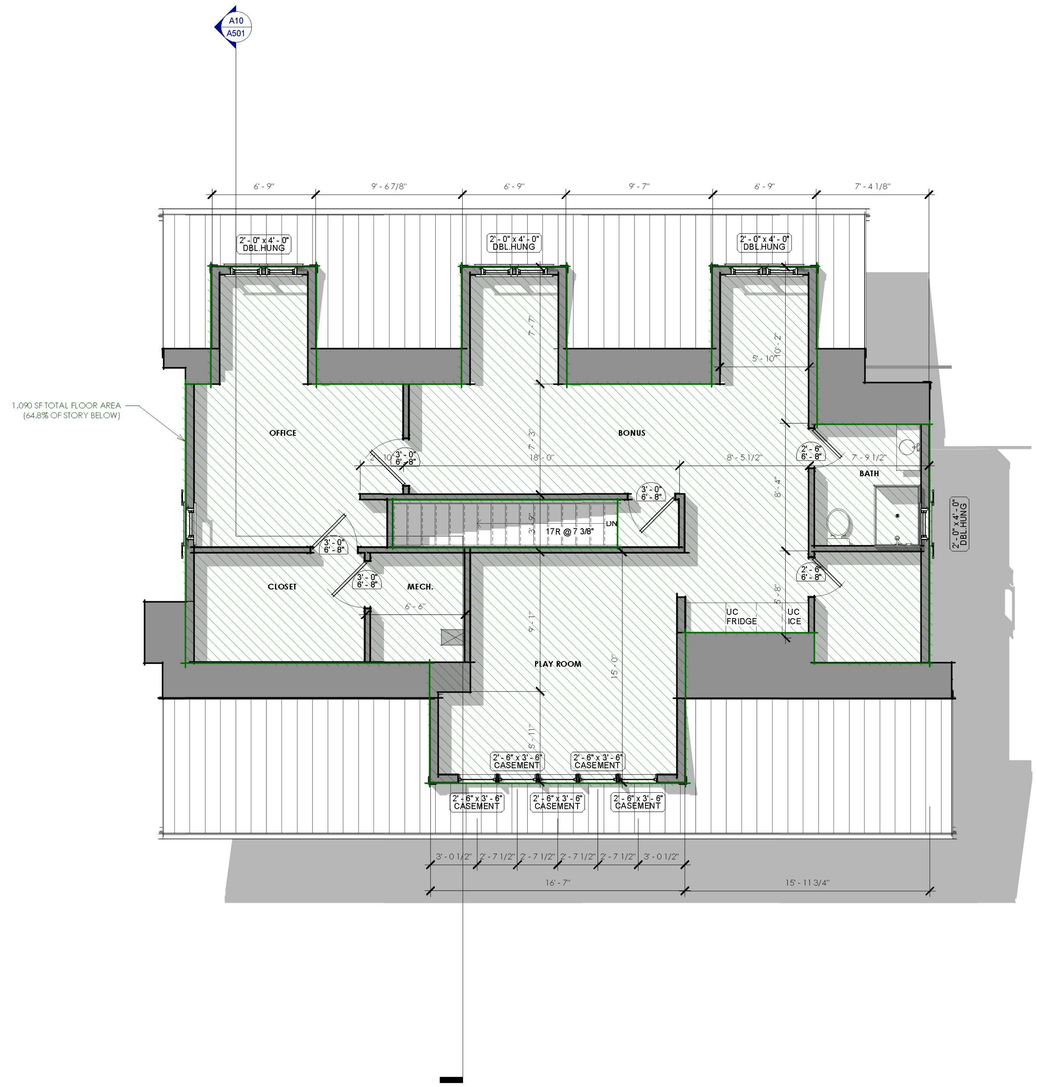
	2024.49
	9/9/2026
Drawn By	CLK
Checked By	SGS

9/9/2026 4:15:15 PM

A102

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

0 4' 8' 12' 16'



A1 ATTIC FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

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ATTIC PLAN

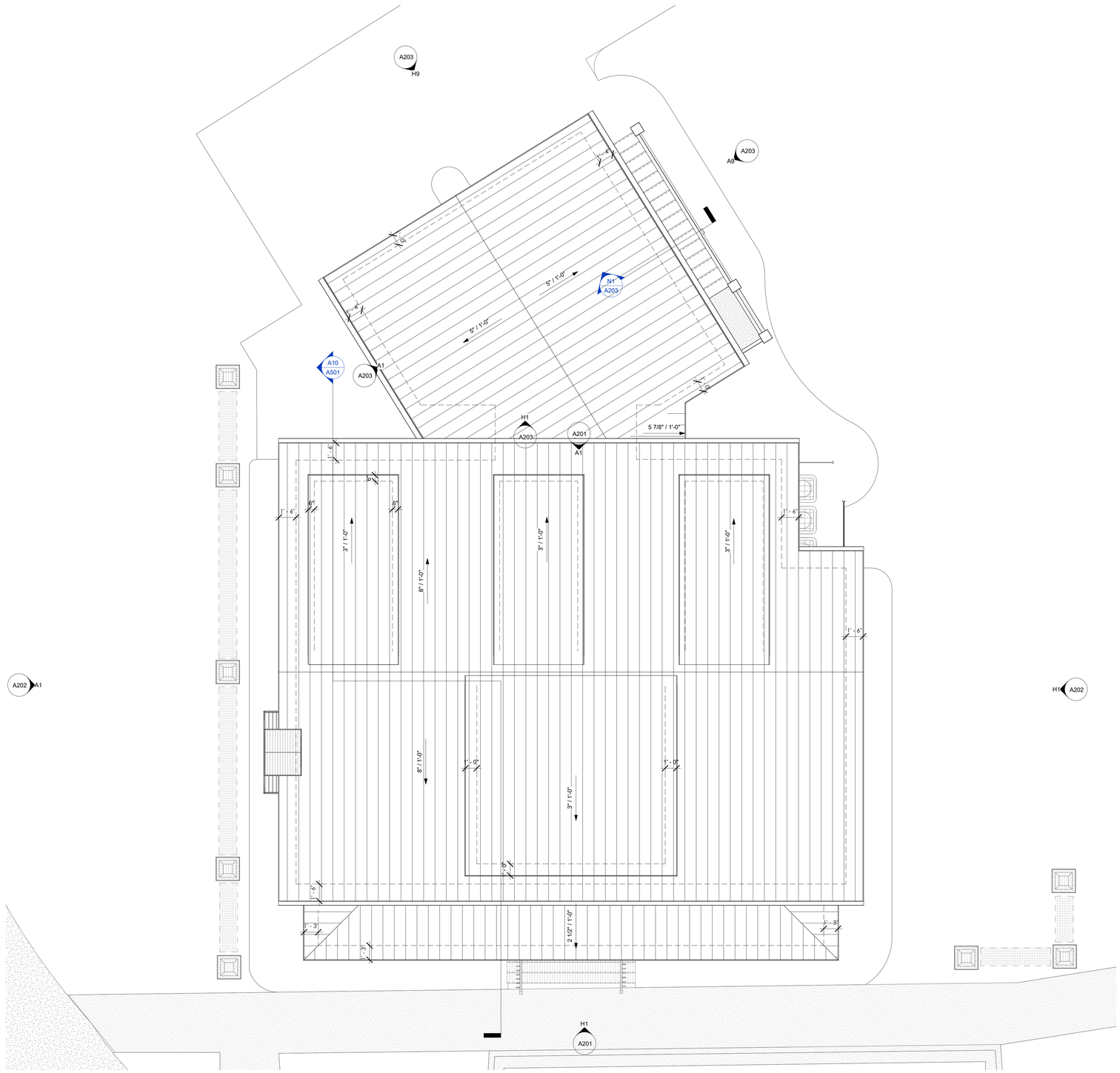
	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A103

9/9/2026 4:15:18 PM

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

0 4' 8' 12' 16'



A1 ROOF PLAN
1/4" = 1'-0"

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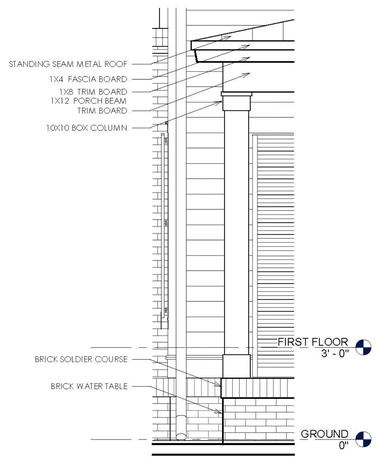
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ROOF PLAN

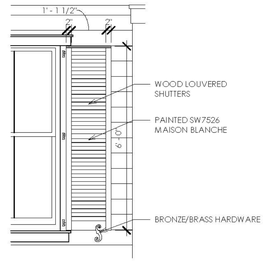
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	9/9/2026
Drawn By	JAT
Checked By	SGS

A104

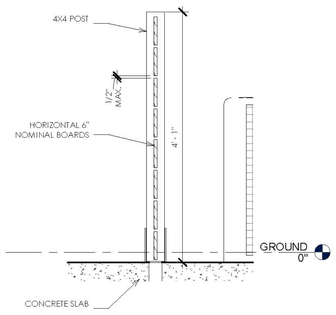
9/9/2026 4:15:20 PM







H1 **NORTH ELEVATION**
1/4" = 1'-0"





A1 **SOUTH ELEVATION**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

GERING RESIDENCE
(LOT #19)
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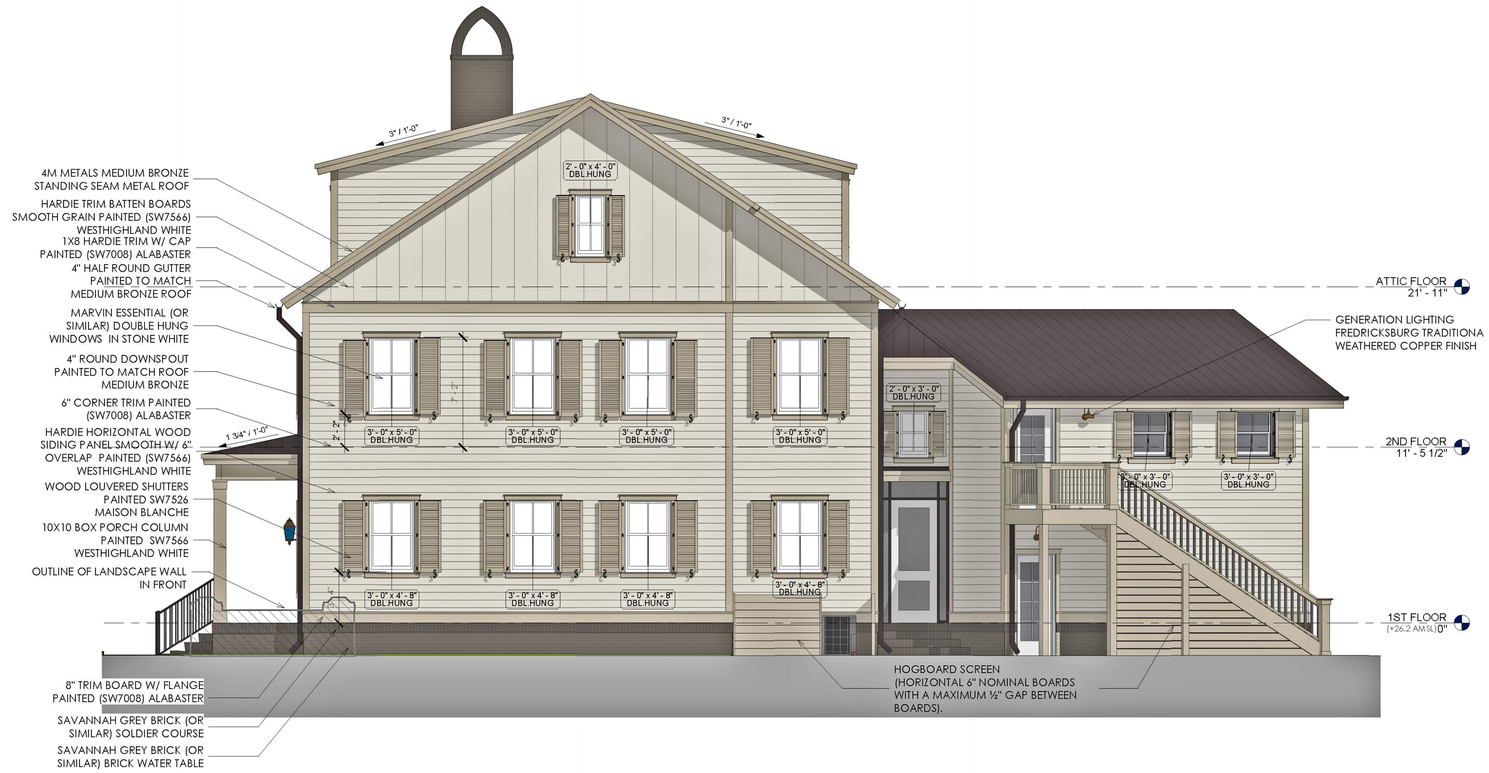
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ELEVATIONS

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	9/9/2026
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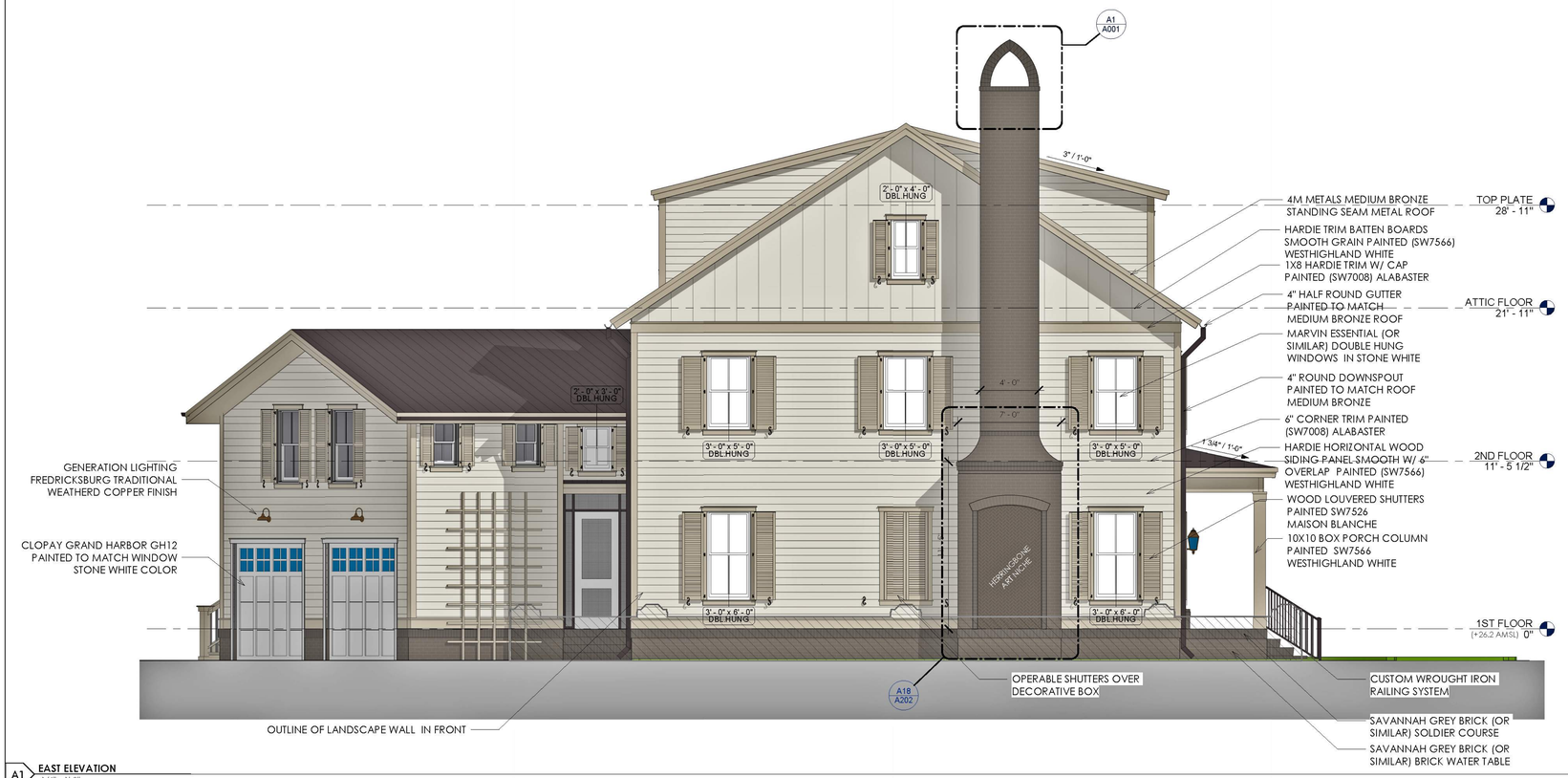
A201

9/9/2026 4:15:33 PM

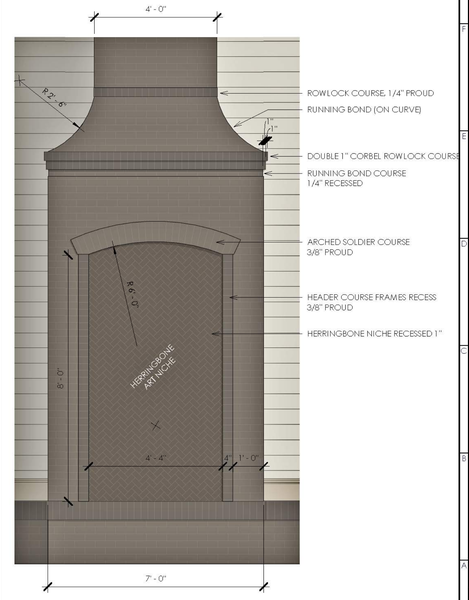


H1 **WEST ELEVATION**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'



A1 **EAST ELEVATION**
1/4" = 1'-0"



A18 **CHIMNEY DETAIL**
1/2" = 1'-0"

GERING RESIDENCE
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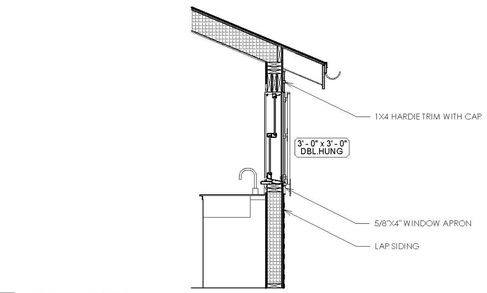
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ELEVATIONS

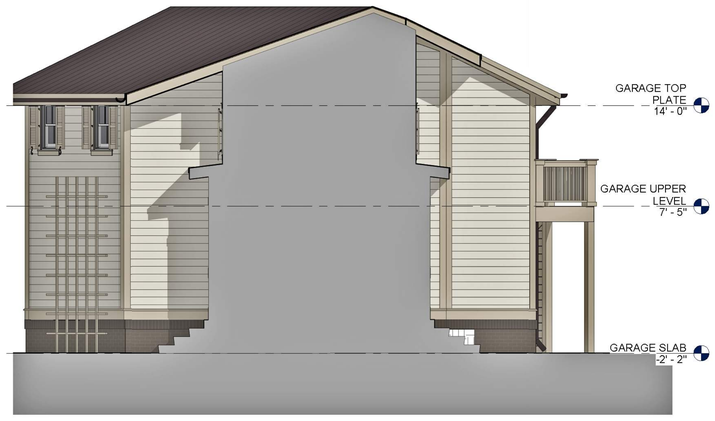
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	9/9/2026
Drawn By	JAT
Checked By	SGS

A202

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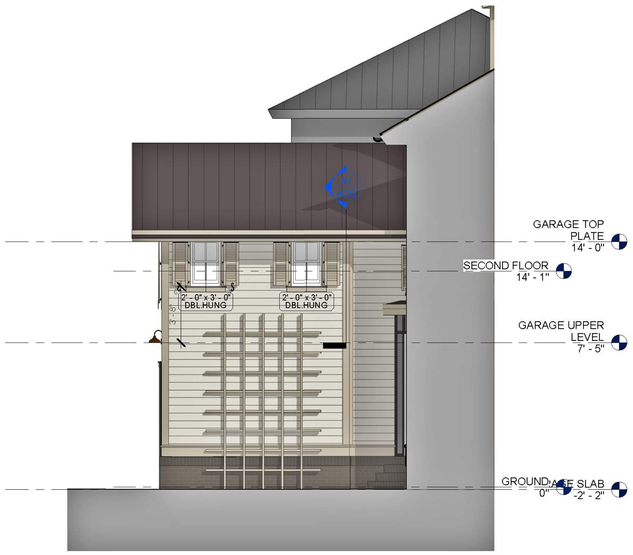
N1 WINDOW - SECTION
1/2" = 1'-0"



H1 NORTH ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



H9 SOUTH ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



A1 EAST ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



A9 WEST ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
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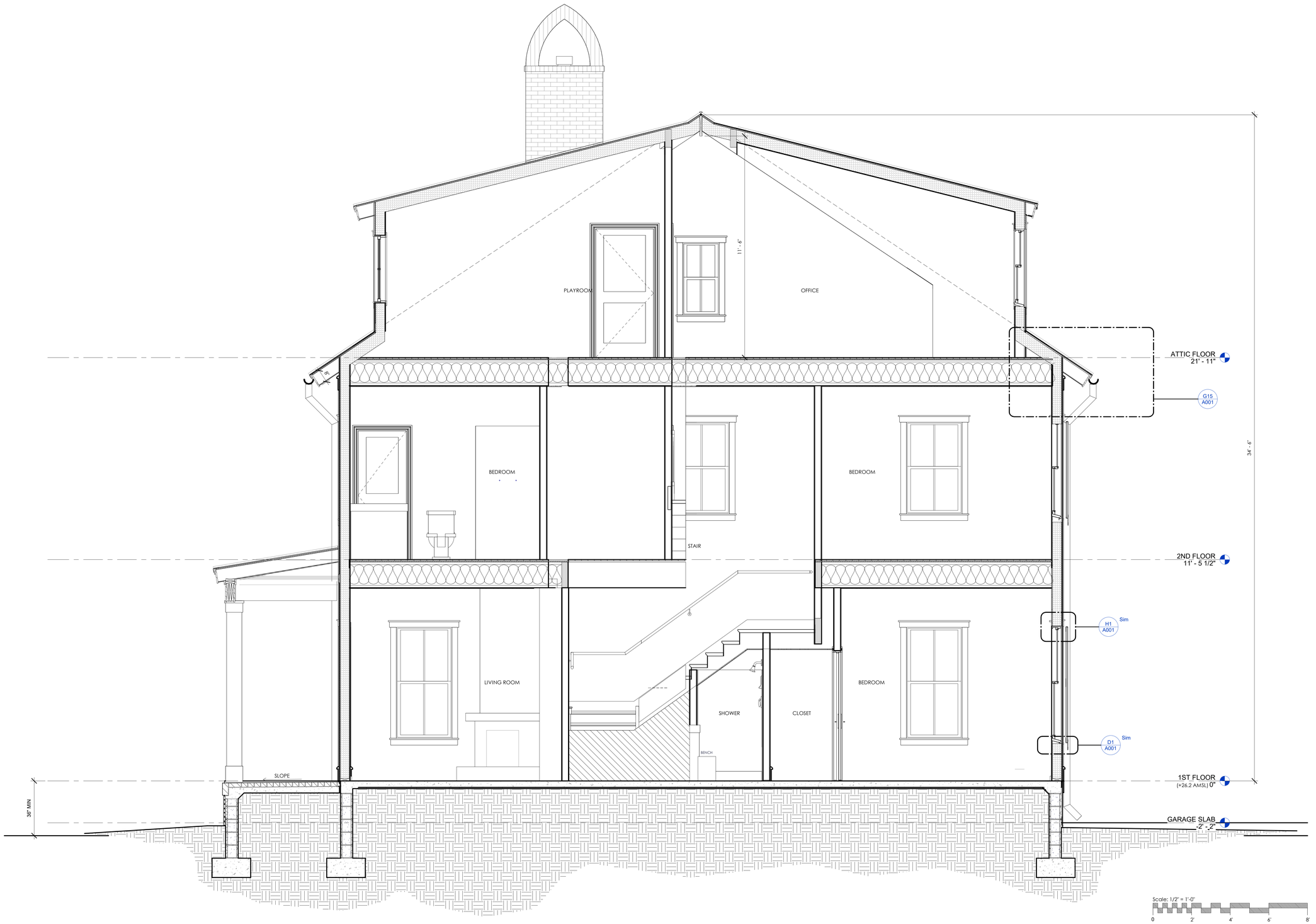
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CARRIAGE HOUSE ELEVATIONS

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	9/9/2026
Drawn By	JAT
Checked By	SGS

A203

9/9/2026 4:16:03 PM



A10 **STAIR SECTION**
1/2" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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BUILDING SECTION

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A501

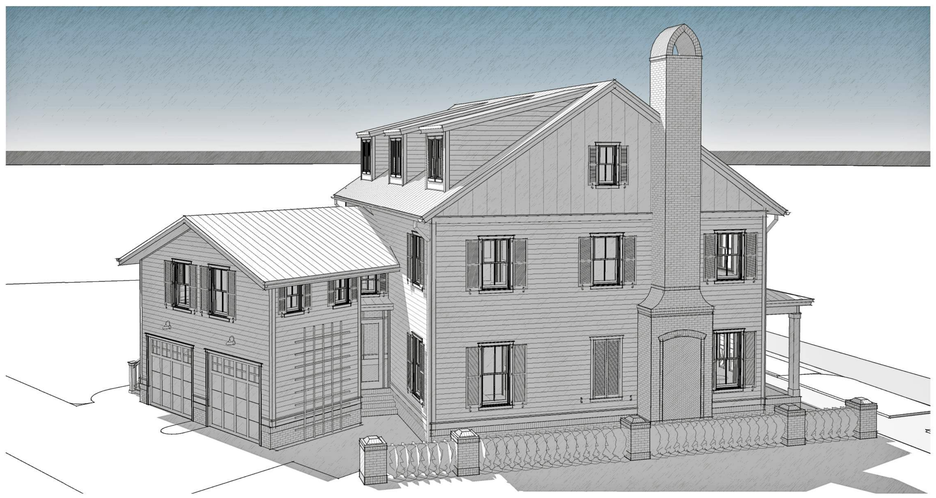
9/9/2026 4:16:05 PM



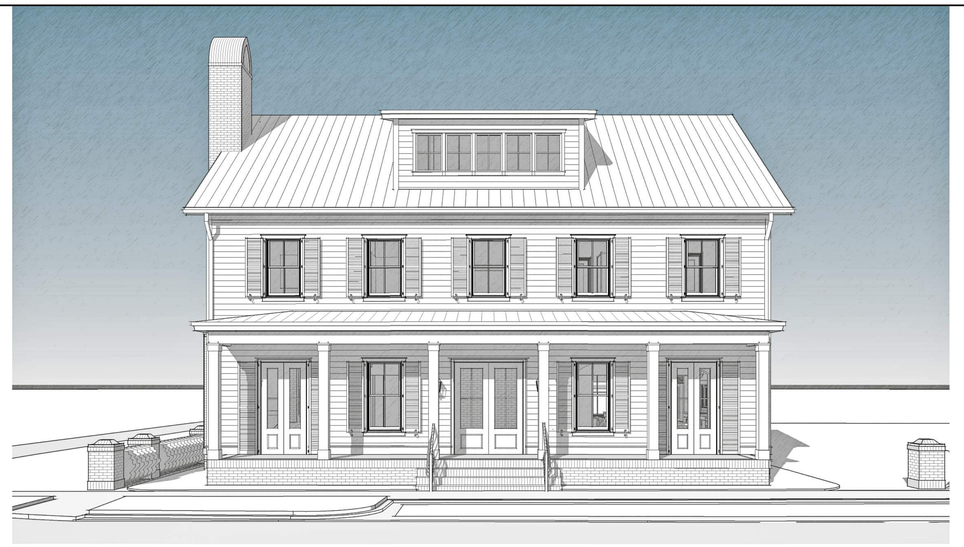
L1 EXTERIOR - SIDE VIEW FROM TABBY SHELL LANE



1F EXTERIOR - REAR VIEW FROM PLUFF MUD LANE



A1 EXTERIOR - ELEVATED VIEW FROM BURNT CHURCH



L13 EXTERIOR - FRONT VIEW FROM TABBY SHELL ROAD



F13 EXTERIOR - REAR VIEW FROM BURNT CHURCH



A13 EXTERIOR - CORNER VIEW FROM BURNT CHURCH

GERING RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

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EXTERIOR 3D - SHADED VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A701

9/9/2026 4:16:30 PM



CORNER VIEW FROM BURNT CHURCH



ELEVATED VIEW FROM BURNT CHURCH



FRONT VIEW FROM TABBY SHELL ROAD



REAR VIEW FROM BURNT CHURCH



REAR VIEW FROM PLUFF MUD LANE



SIDE VIEW FROM TABBY SHELL LANE

GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

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EXTERIOR 3D - RENDERED VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A702

9/9/2026 4:16:31 PM



FRONT VIEW FROM TABBY SHELL ROAD WITH 34 TABBY SHELL INCLUDED FOR CONTEXT



OFFSET VIEW FROM TABBY SHELL ROAD IN FRONT OF 34 TABBY SHELL FOR CONTEXT

GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

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NEIGHBORHOOD CONTEXT VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A703

9/9/2026 4:16:32 PM