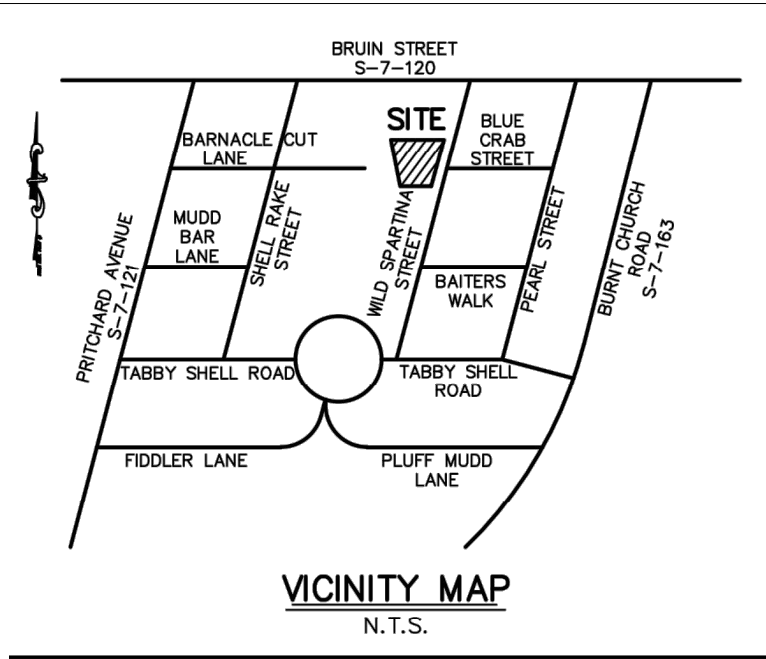




NOTES

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASE ELEVATIONS N/A. THE MAP NUMBER FOR THIS AREA IS 45013004266; DATED 03/23/2021. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, ARE SHOWN PER PLAT REFERENCE #1. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE BUILDING SETBACKS SHOWN ON THIS PLAT.
- UNDERGROUND UTILITIES NOT LOCATED ON THIS SURVEY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- THE VERTICAL DATUM SHOWN IS BASED ON NAVD 88 DATUM.
- THE HORIZONTAL DATUM SHOWN IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM THE SC-VRS SURVEY NETWORK.

REFERENCE PLAT:

- A SUBDIVISION PLAT PREPARED FOR REEVES BROTHERS DEVELOPMENT, LLC TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 08/17/2004; LAST REVISED: 03/09/2005, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 112, PG. 133, DATE: 03/30/2006.

LEGEND:

- | | |
|-------------------------------------|-------------------------------------|
| SPOT ELEVATION | SPOT ELEVATION |
| CONTOUR | CONTOUR |
| IRON PIPE, OLD (FOUND) | IRON PIPE, OLD (FOUND) |
| IRON REBAR, NEW (SET) | IRON REBAR, NEW (SET) |
| ACRE | ACRE |
| BUILDING SETBACK LINE (SEE NOTE #3) | BUILDING SETBACK LINE (SEE NOTE #3) |
| NOT TO SCALE | NOT TO SCALE |
| NOW OR FORMERLY | NOW OR FORMERLY |
| RIGHT OF WAY | RIGHT OF WAY |
| SN | SN |
| TBM | TBM |
| TEL | TEL |
| TRNF | TRNF |
| WV | WV |

LEGEND:

- | | |
|-----------------------------------|-----------------------------------|
| TREE SIZES ARE INCHES IN DIAMETER | TREE SIZES ARE INCHES IN DIAMETER |
| GUM | GUM |
| PLM | PLM |
| PN | PN |

BOUNDARY, TREE & TOPOGRAPHIC SURVEY
OF

LOT 42
#4 WILD SPARTINA STREET

AS SHOWN ON PLAT PREPARED FOR

REEVES BROTHERS DEVELOPMENT, LLC

TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 8' DATE: 04/07/2022 JOB NO: SC220040



SURVEYING CONSULTANTS

17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305

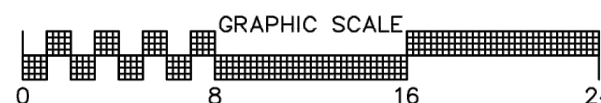
GA Telephone: (912) 826-2775

www.SurveyingConsultants.com

Email: SC@SurveyingConsultants.com

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OWN
FILE



PREPARED FOR: BRAD RECHTFERTIG

ADDRESS: #4 WILD SPARTINA STREET
TAX PARCEL I.D. NO. R610-039-000-1222-0000

MANUEL STUDIO, LLC

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843.338.8932 cell manuel.studio@aol.com

THE RECHTFERTIG RESIDENCE

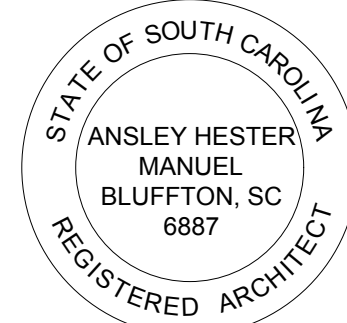
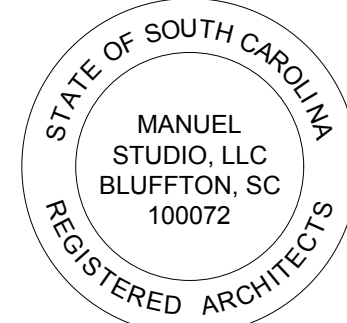
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

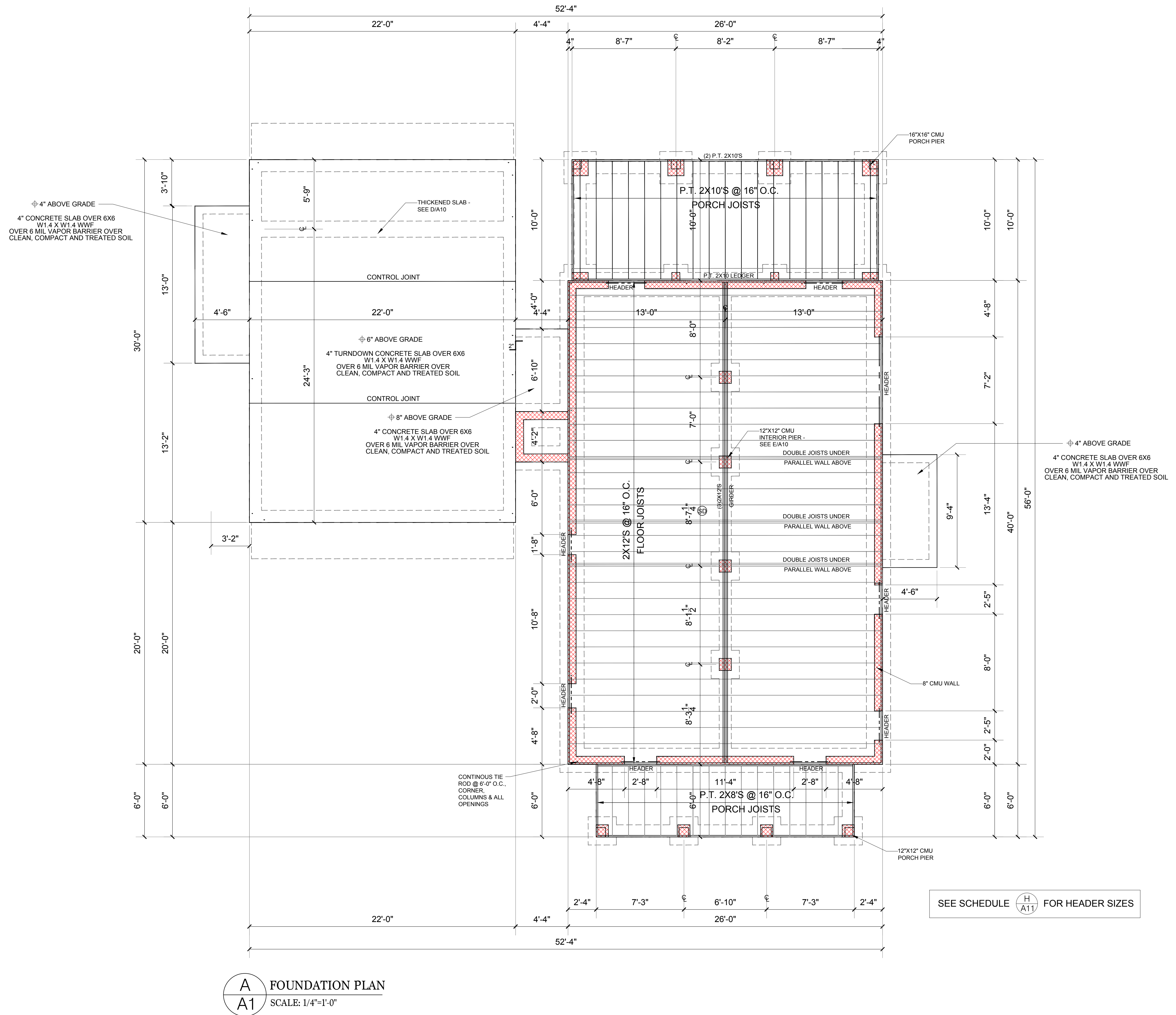
PROPOSED SITE PLAN

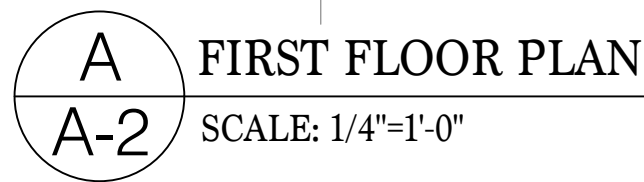
SHEET

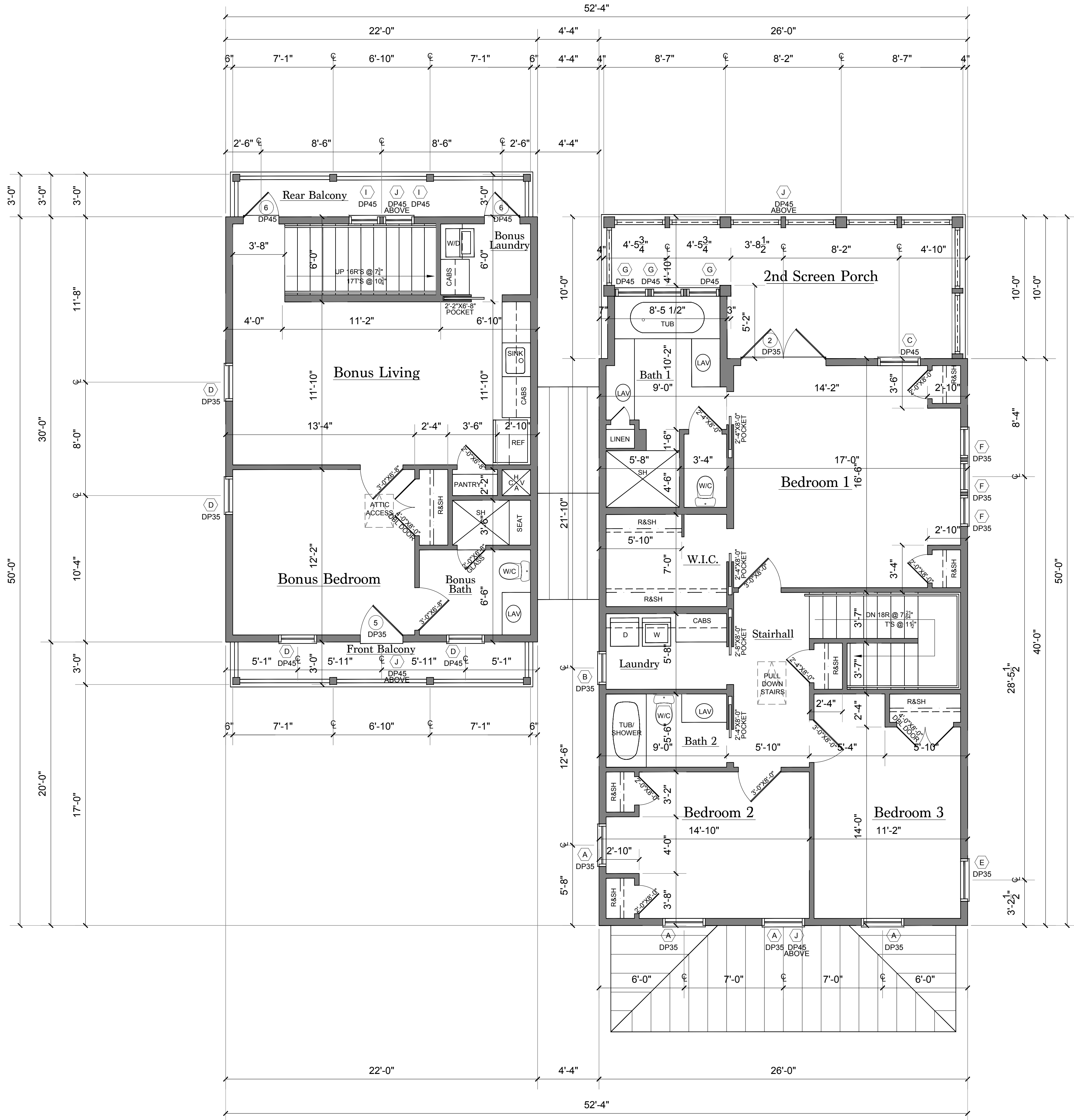
C2

DATE:
12/12/22

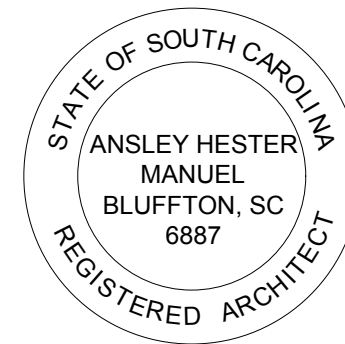
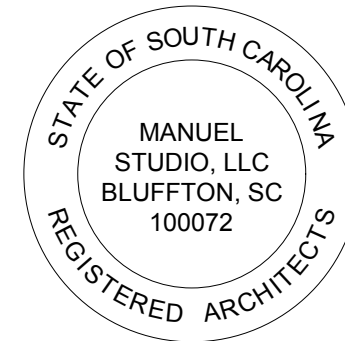








A SECOND FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"



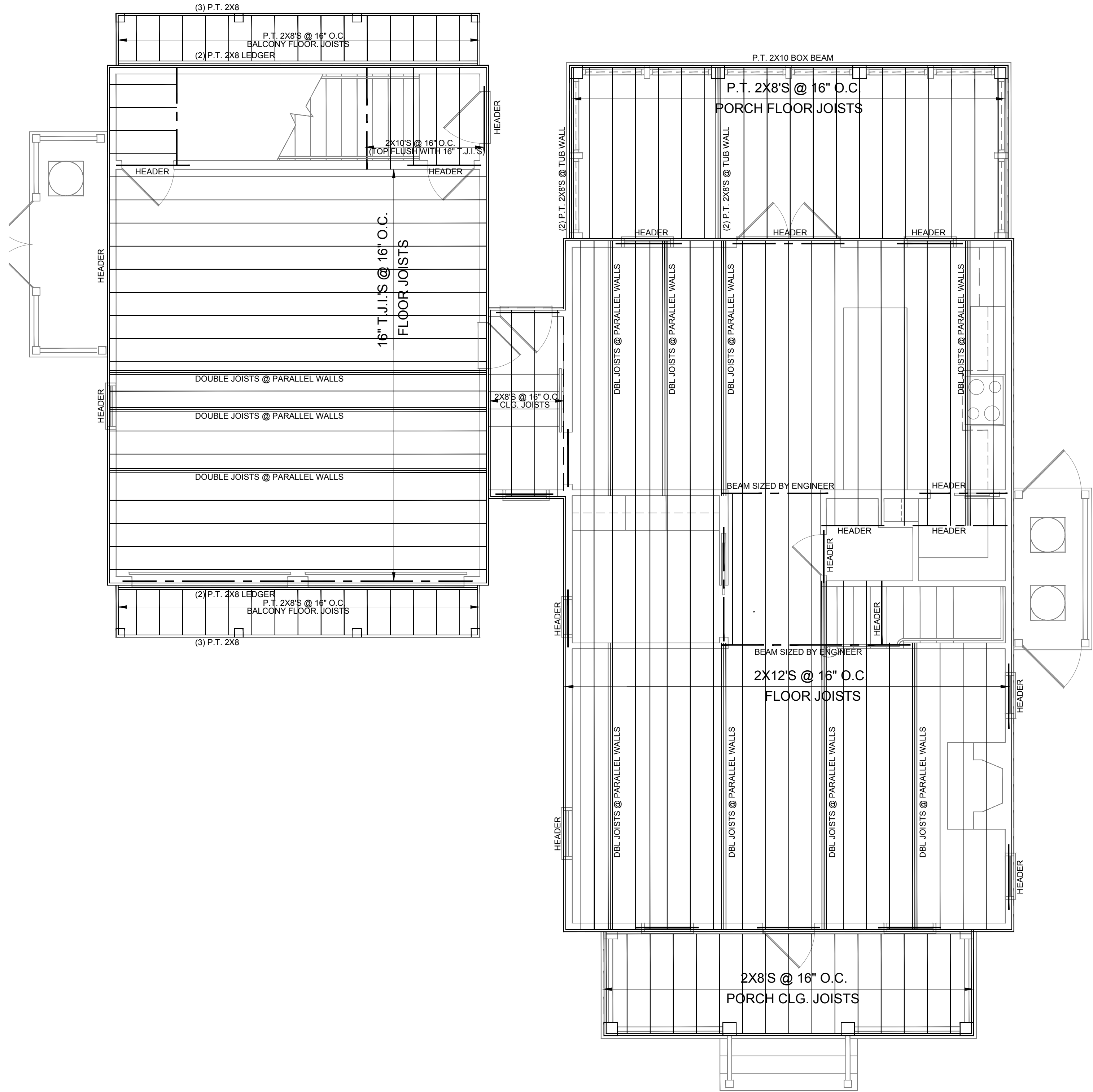
DATE : 12/12/22

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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

SECOND FLOOR PLAN

SHEET
A-3



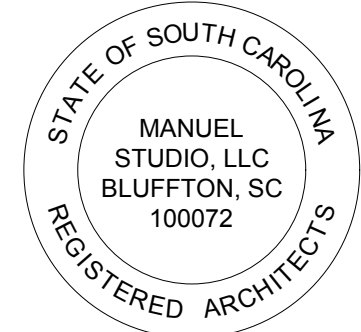
A
A4 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

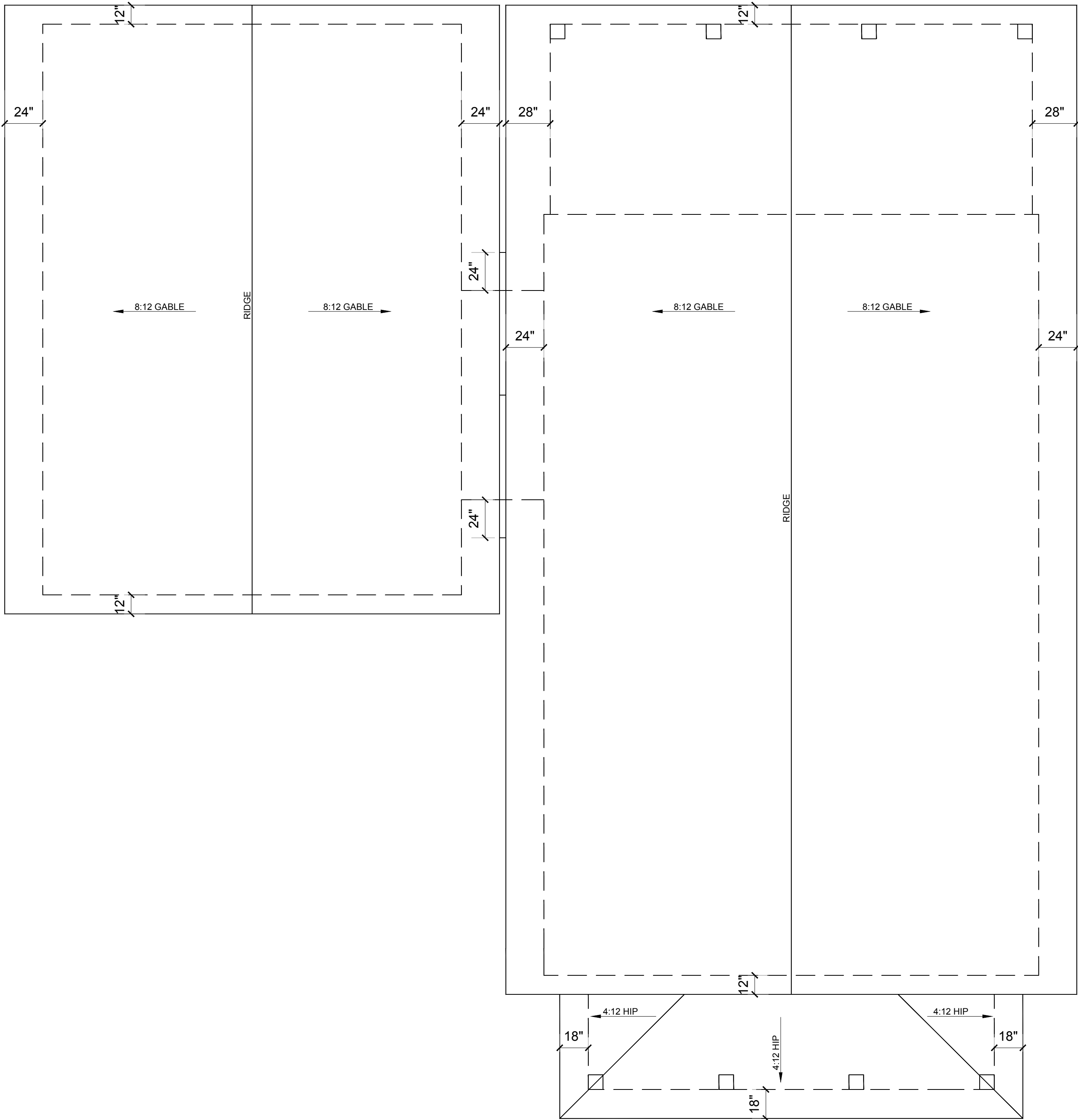
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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910
SECOND FLOOR FRAMING PLAN

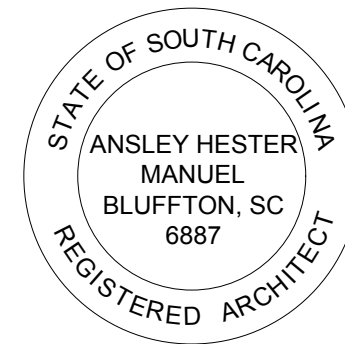
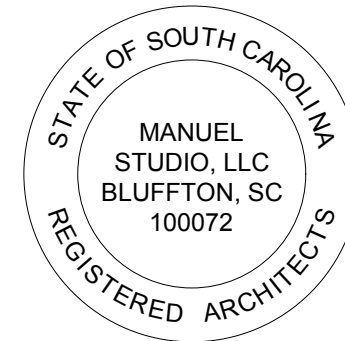
SHEET
A4

DATE :
12/12/22





A ROOF PLAN
A-5 SCALE: 1/4"=1'-0"



DATE :	12/12/22

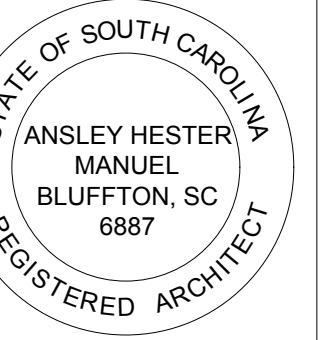
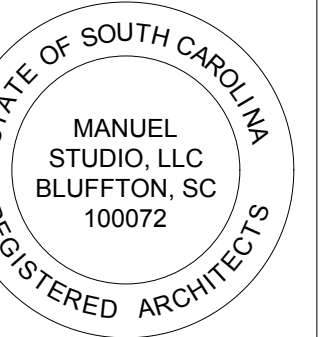
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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

ROOF PLAN

SHEET
A-5

ATTACHMENT 4



DATE.
12/12/22

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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

ELEVATIONS

SHEET

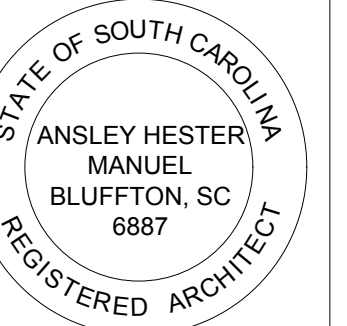
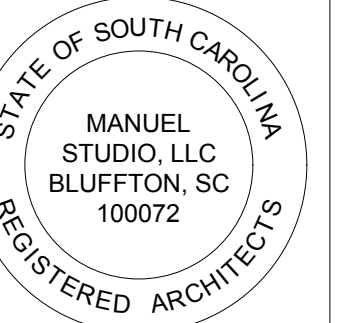
A6



A REAR ELEVATION
A7 SCALE: 1/4"=1'-0"



B LEFT ELEVATION
A7 SCALE: 1/4"=1'-0"



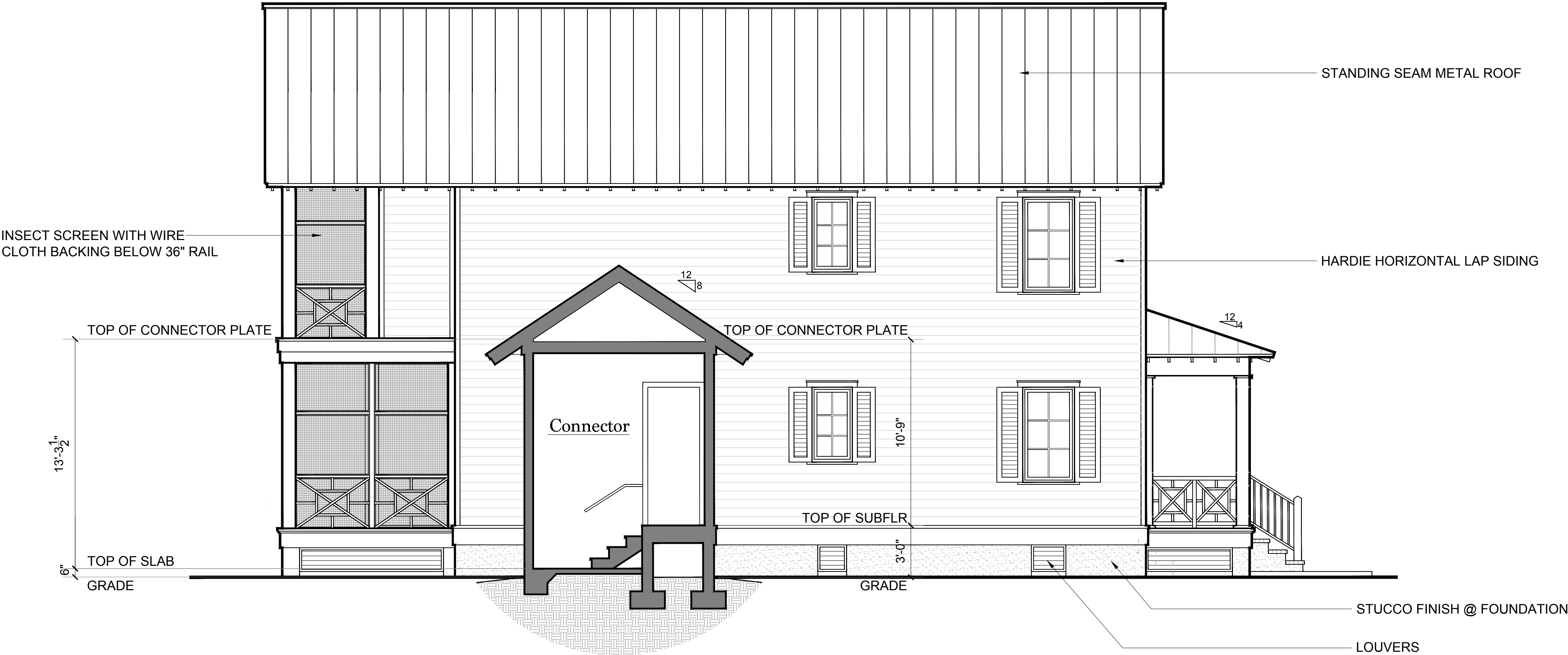
DATE :
12/12/22

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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

ELEVATIONS

SHEET
A7



B LEFT ELEVATION CUT THROUGH CONNECTOR
A7 SCALE: 1/4"=1'-0"

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

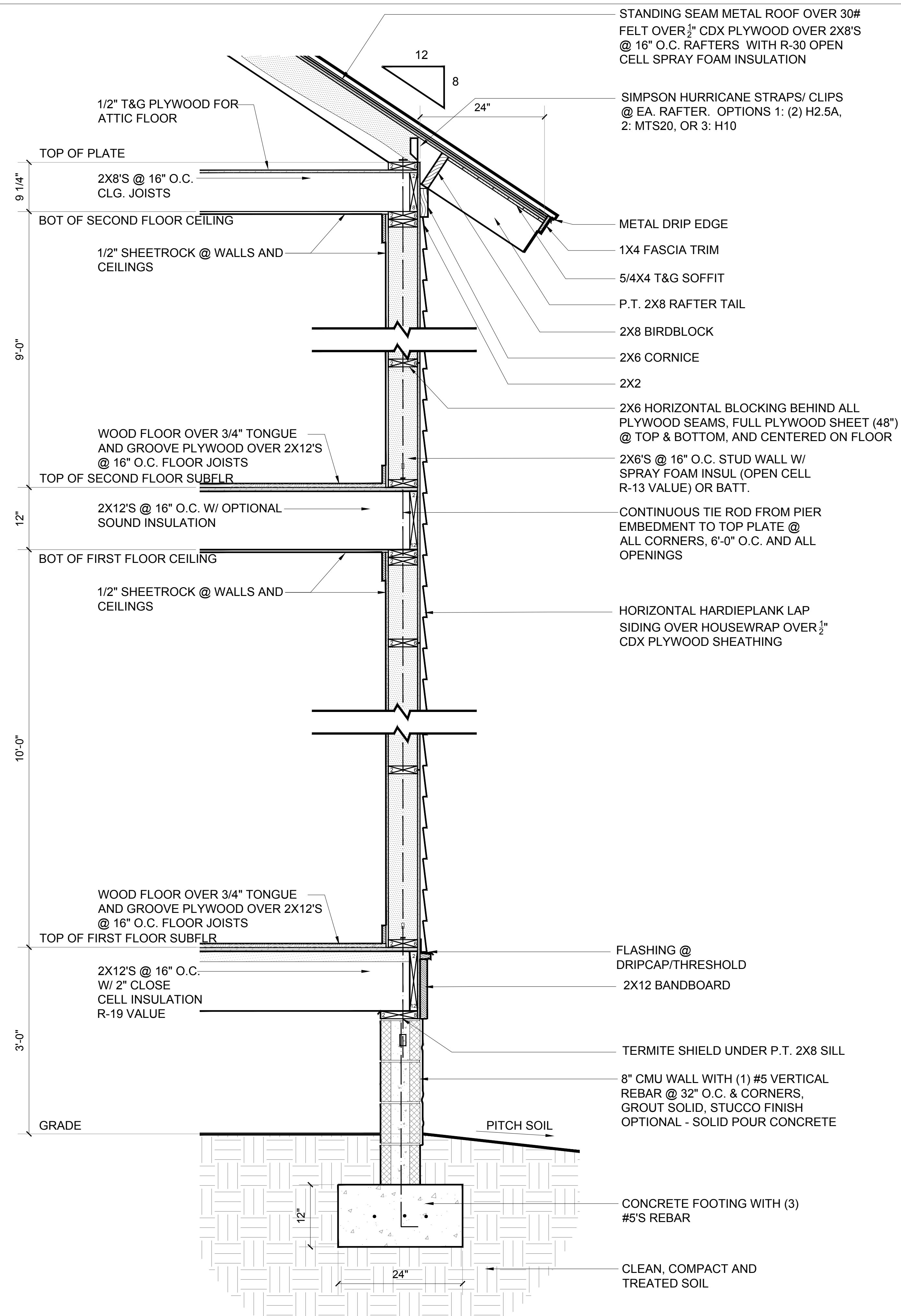
STATE OF SOUTH CAROLINA
ANSLEY HESTER
MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

DATE :
12/12/22

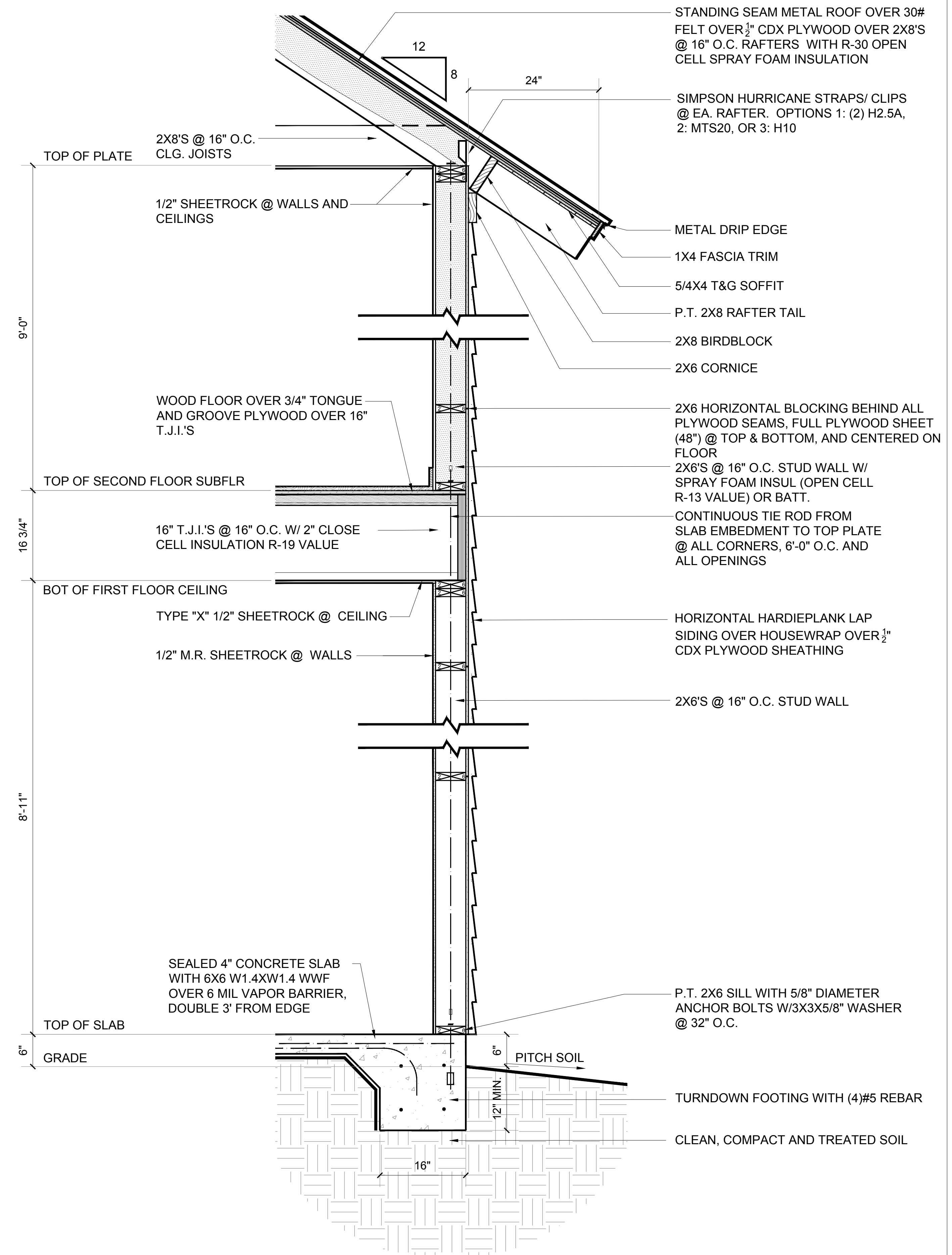
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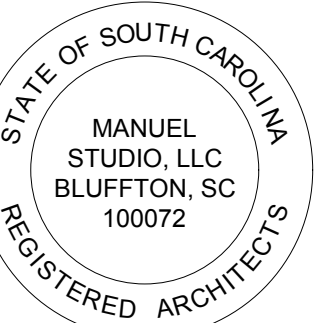
ELEVATIONS



A
A8 WALL SECTION @ MAIN HOUSE
SCALE: 1"=1'-0"



B
A8 WALL SECTION @ CARRIAGE HOUSE
SCALE: 1"=1'-0"



DATE :
12/12/22

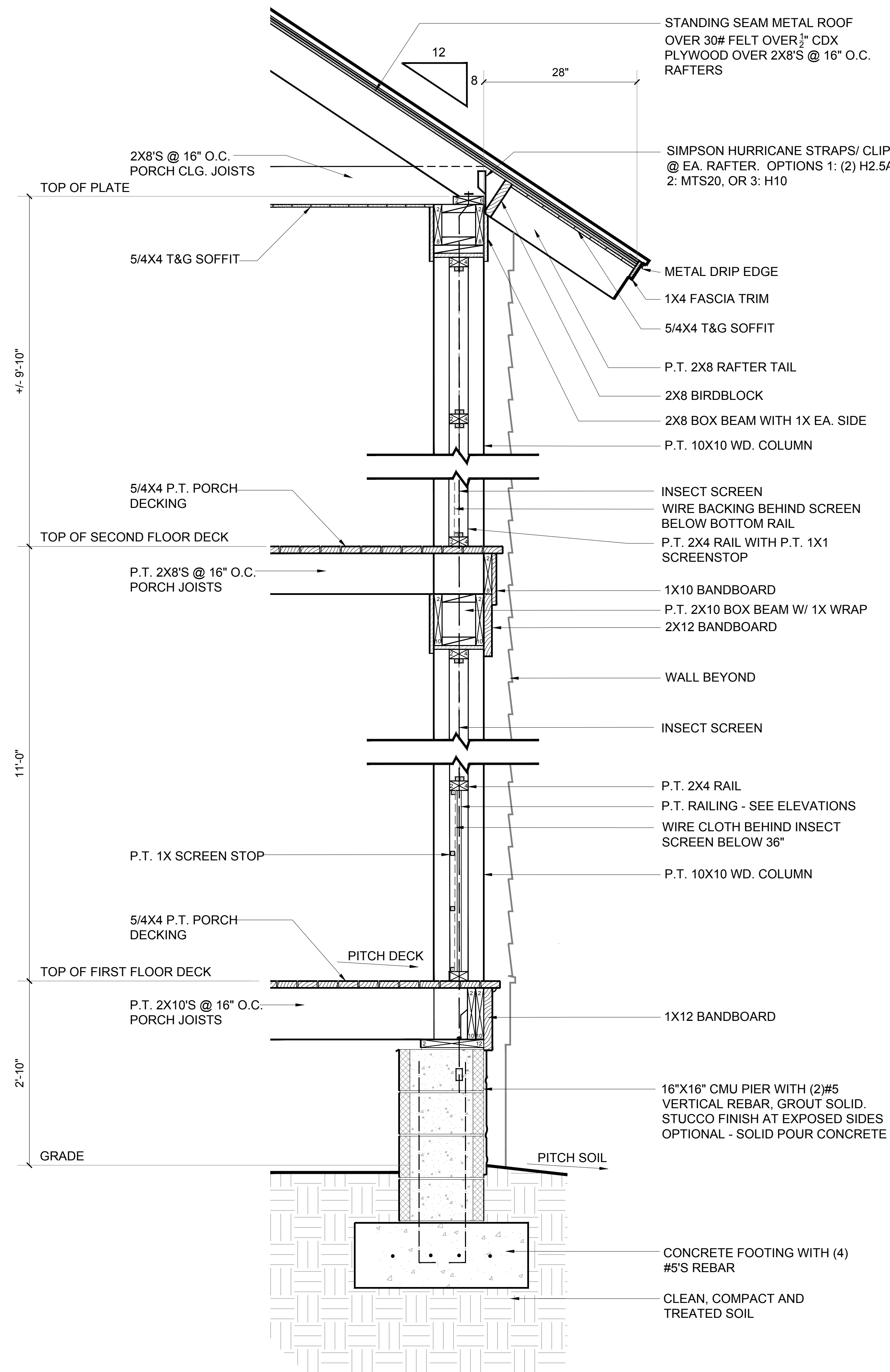
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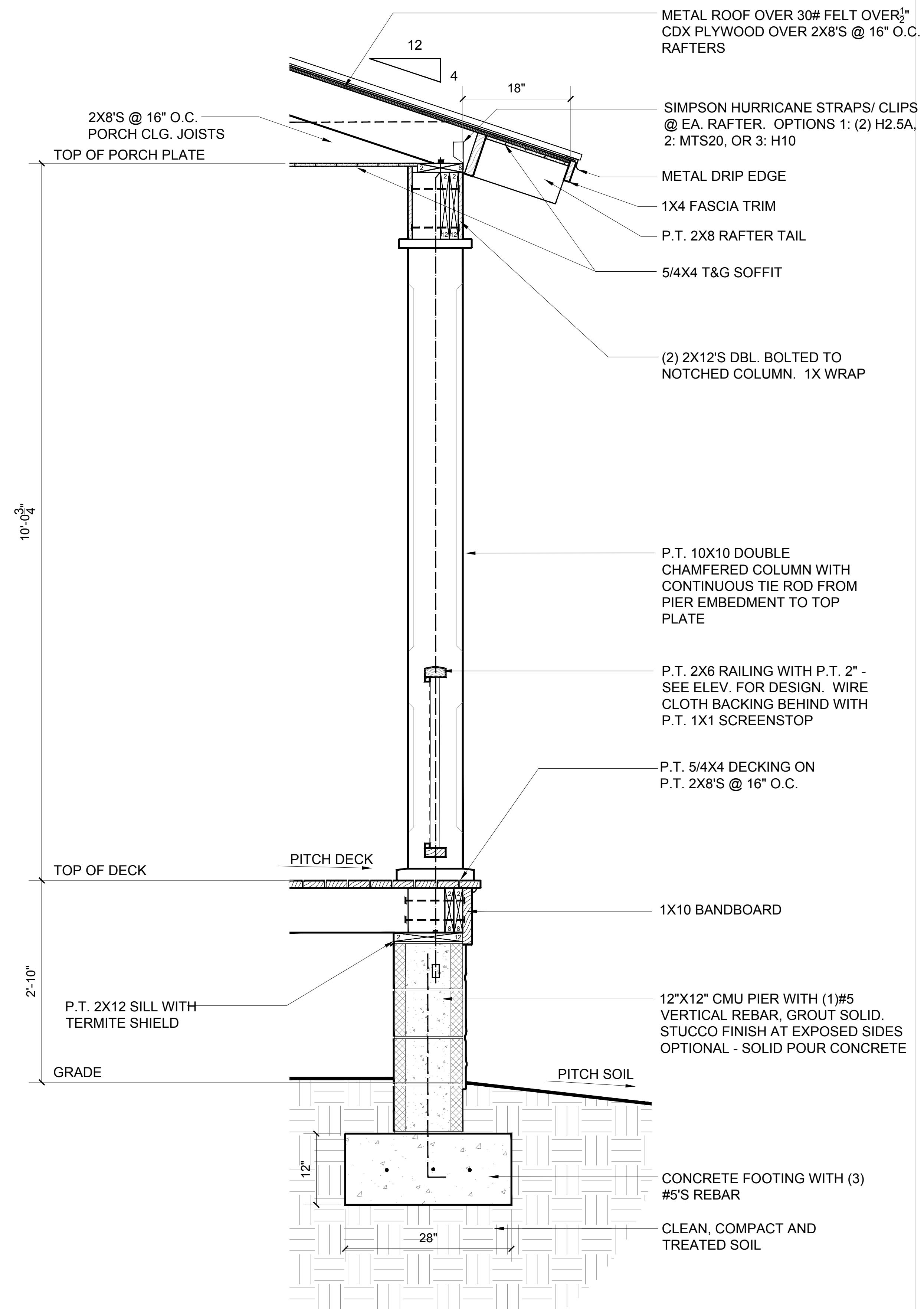
WALL SECTIONS

SHEET

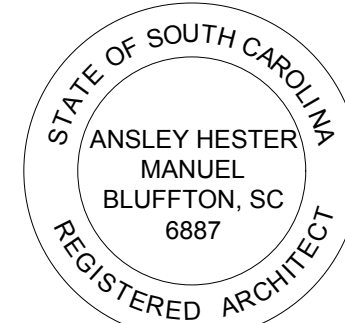
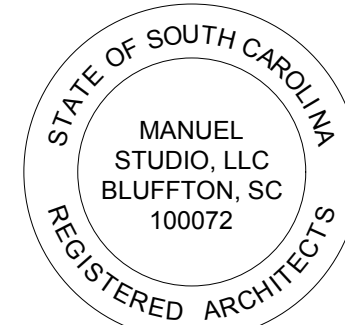
A8



A
A9 SCREEN DOUBLE REAR PORCH SECTION @ MAIN HOUSE
SCALE: 1"=1'-0"



B
A9 STREET PORCH SECTION @ MAIN HOUSE
SCALE: 1"=1'-0"



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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910

PORCH SECTIONS

SHEET
A9

DOOR SCHEDULE

MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	3'-0"X8'-0"	HALF GLASS OUTSWING	6	
2	6'-0"X8'-0"	FRENCH OUTSWING	1/1	
3	3'-0"X6'-8"	HALF GLASS INSWING	6	3'-0"X2'-0" 4-LITE TRANSOM
4	9'-0"X8'-0"	GARAGE OVERHEAD	N/A	
5	3'-0"X7'-0"	HALF GLASS INSWING	6	
6	2'-6"X7'-0"	HALF GLASS OUTSWING	6	

ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR), WOOD (INTERIOR) UNLESS OTHERWISE NOTED.

ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.

ALL GLASS TO BE IMPACT RESISTANT.

WINDOW SCHEDULE

MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	3'-0" X 5'-6"	CASEMENT	6	
B	2'-4" X 4'-4"	CASEMENT	6	
C	3'-0" X 5'-0"	CASEMENT	6	
D	2'-8" X 5'-0"	CASEMENT	6	
E	2'-8" X 4'-8"	CASEMENT	6	
F	2'-2" X 2'-2"	FIXED	4	2'-2" X 2'-6" PANEL BELOW
G	2'-3" X 4'-8"	FIXED	6	
I	2'-2" X 4'-0"	FIXED	6	
J	1'-8" X 2'-8"	AWNING	4	

ALL WINDOWS ARE WOOD INTERIOR AND CLAD EXTERIOR.

ALL GLASS TO BE IMPACT RESISTANT.

DP RATINGS ARE 35 IF MORE THAN 4' FROM OUTSIDE CORNER & 45 IF WITHIN 4' FROM OUTSIDE CORNER

P.T. RAILING WITH
PT. 2" - SEE ELEV. FOR DESIGN
WIRE CLOTH BACKING

P.T. 5/4X4 DECKING
ON 2X8'S @ 16" O.C.

P.T. 6X6 POST

P.T. 6X6 BRACKET

P.T. 3X6 POST BOLTED
TO WALL WITH
BLOCKING BEHIND

A BALCONY SECTION
A10 SCALE: 1"=1'-0"

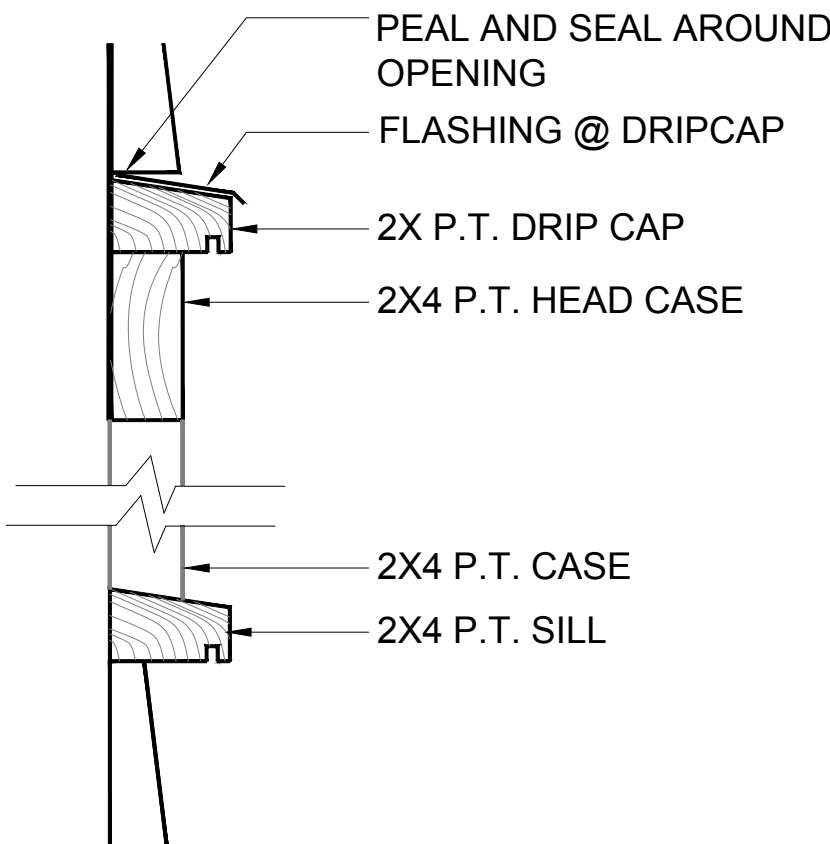
B GABLE BRACKET
A10 SCALE: 1 1/2"=1'-0"

4" CONCRETE SLAB
WITH 6X6 W1.4 X
W1.4 WWF, OVER 6
MIL. VAPOR
BARRIER

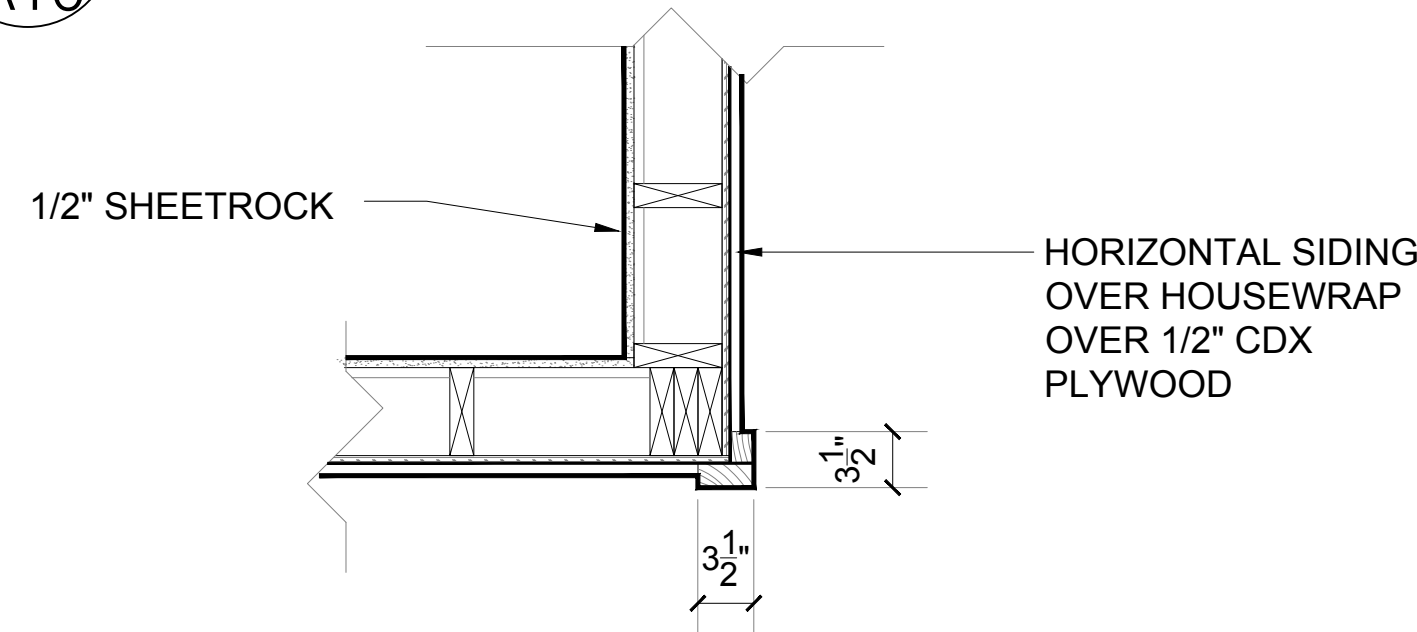
EMBED POST
WITH 4 NAILS

10" DIAMETER
CONCRETE
FILLED HOLE
GRAVEL @
BASE

C SERVICE YARD DETAIL
A10 SCALE: 1"=1'-0"

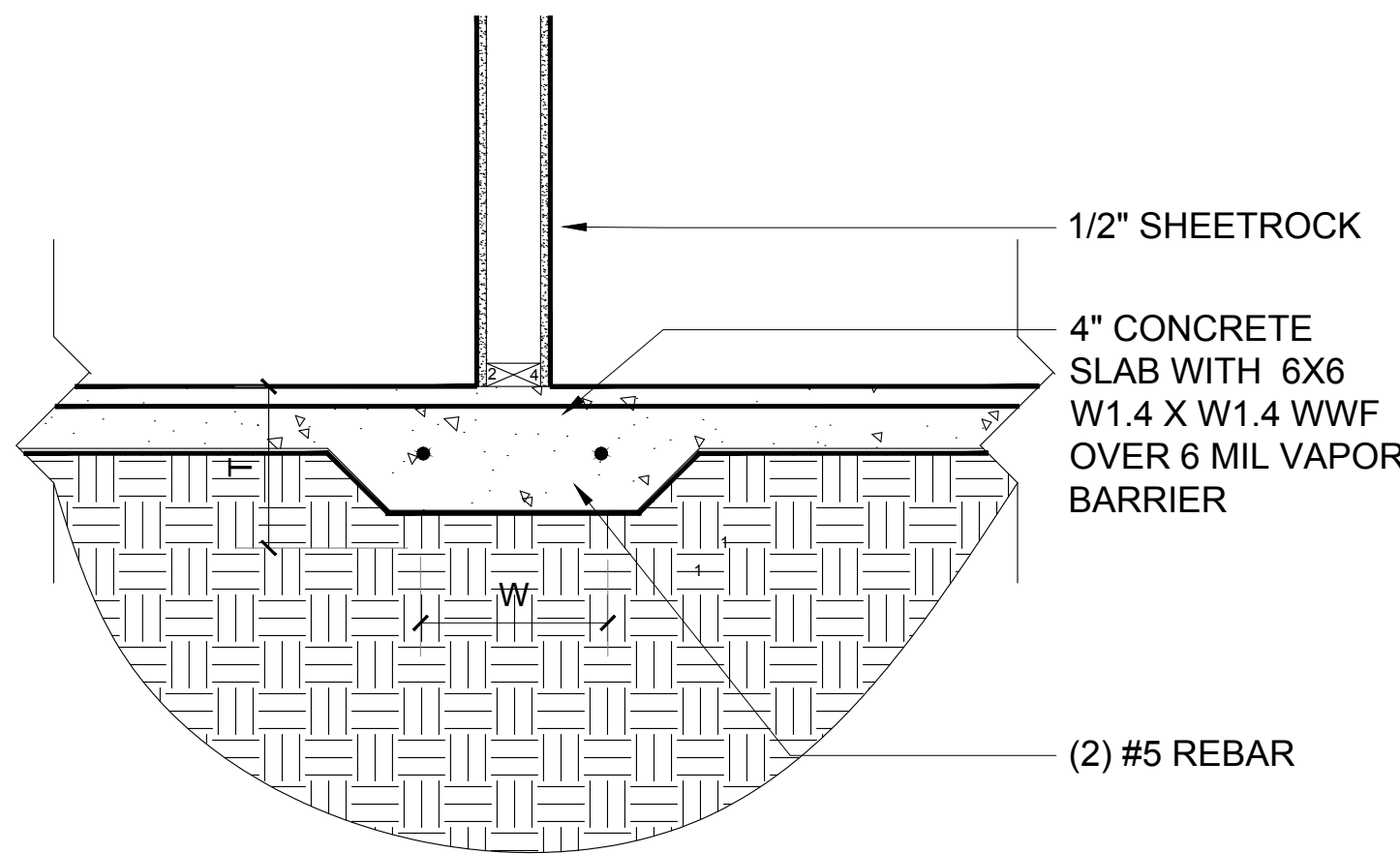


F WINDOW TRIM DETAIL @ SHIPLAP
A10 SCALE: 3"=1'-0"

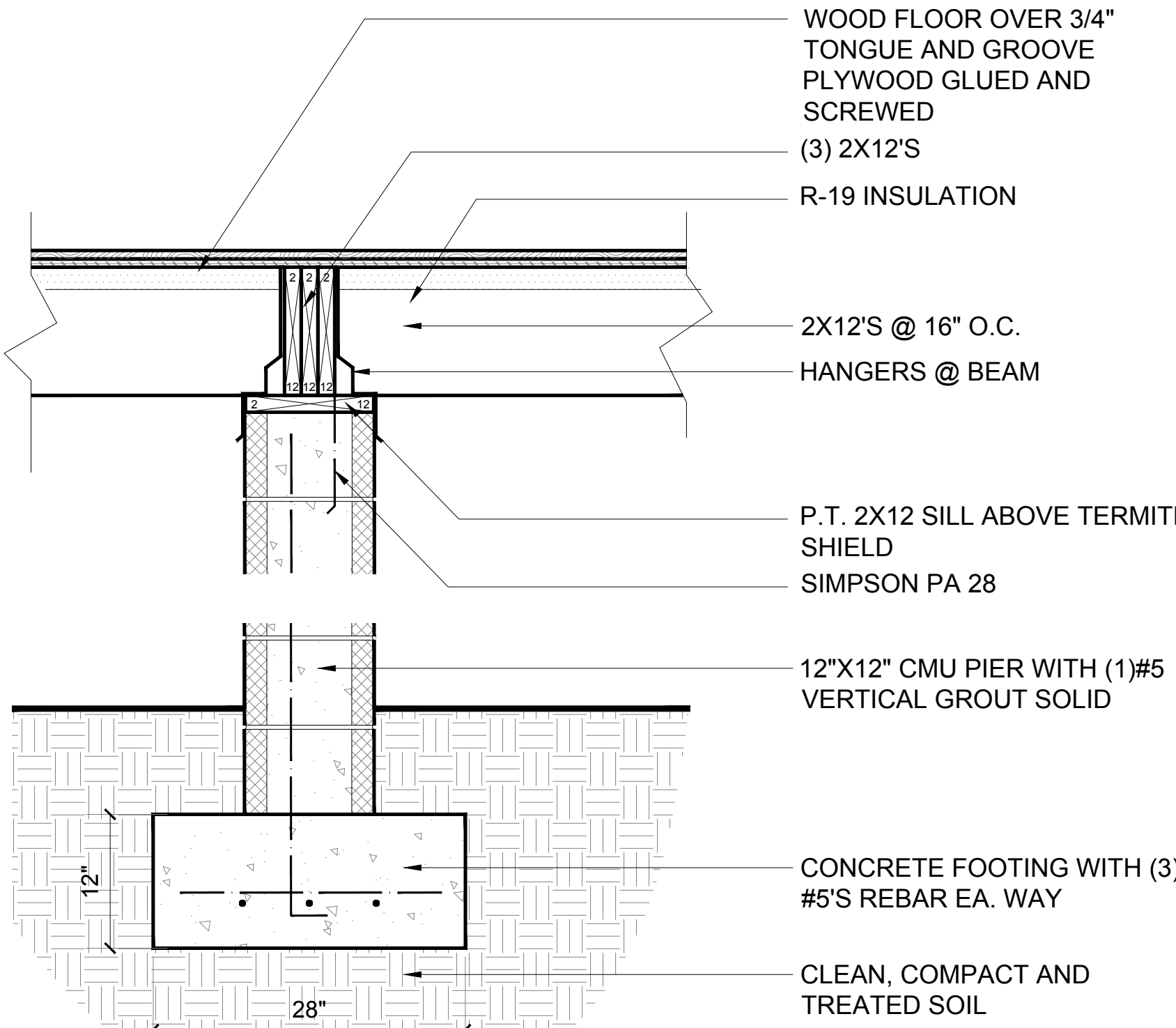


G CORNER DETAIL
A10 SCALE: 1"=1'-0"

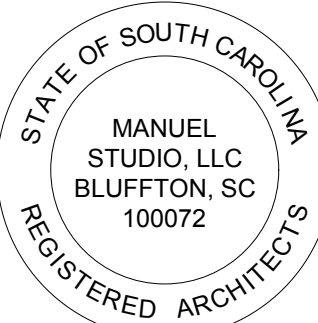
ONE STORY W=12" T=6"
TWO STORY W=16" T=8"



D TYP. THICKENED SLAB
A10 SCALE: 1"=1'-0"



E INTERIOR PIER (TYPICAL)
A10 SCALE: 1"=1'-0"



DATE :
12/12/22

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THE RECHTFERTIG RESIDENCE
4 WILD SPARTINA STREET
BLUFFTON, SOUTH CAROLINA 29910
SCHEDULES & DETAILS

SHEET

A10

DATE:
12/12/22

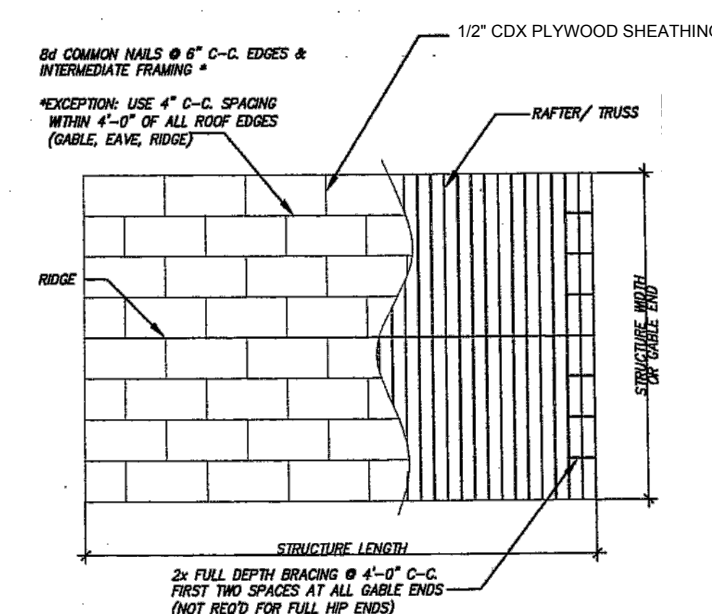
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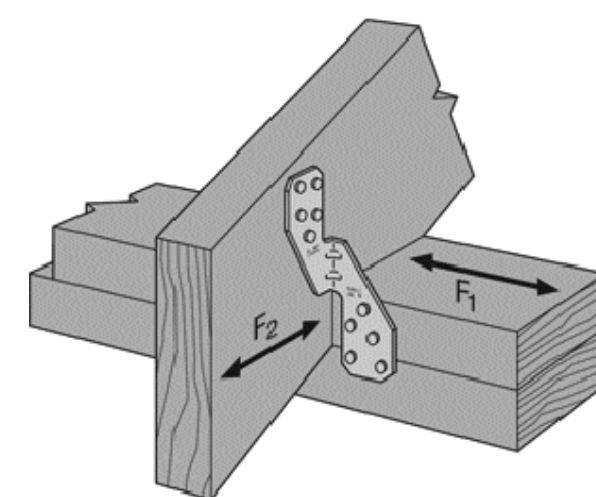
DETAILS

SHEET

A11

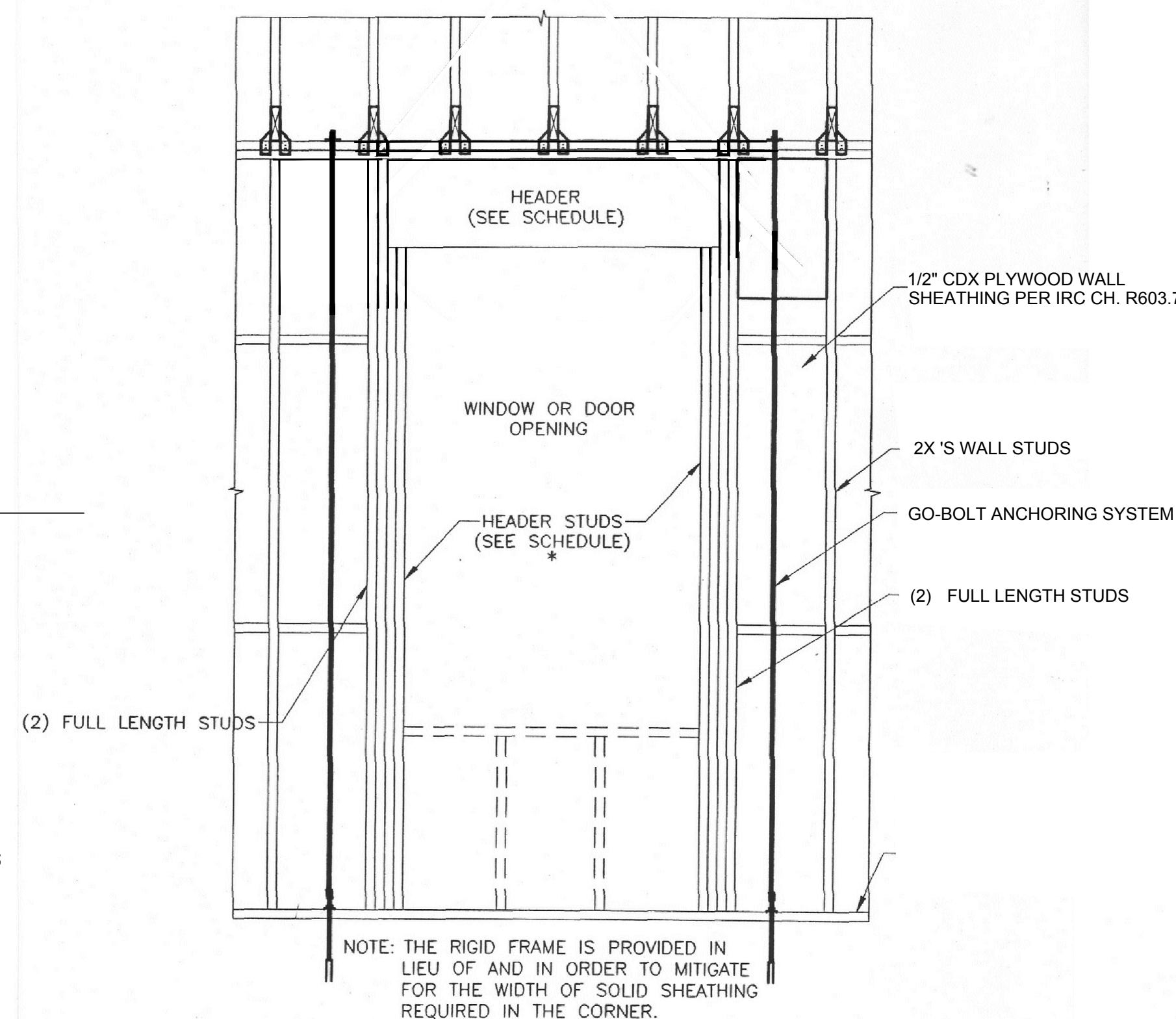


A ROOF SHEATHING & CONSTRUCTION
A11 SCALE: N.T.S.

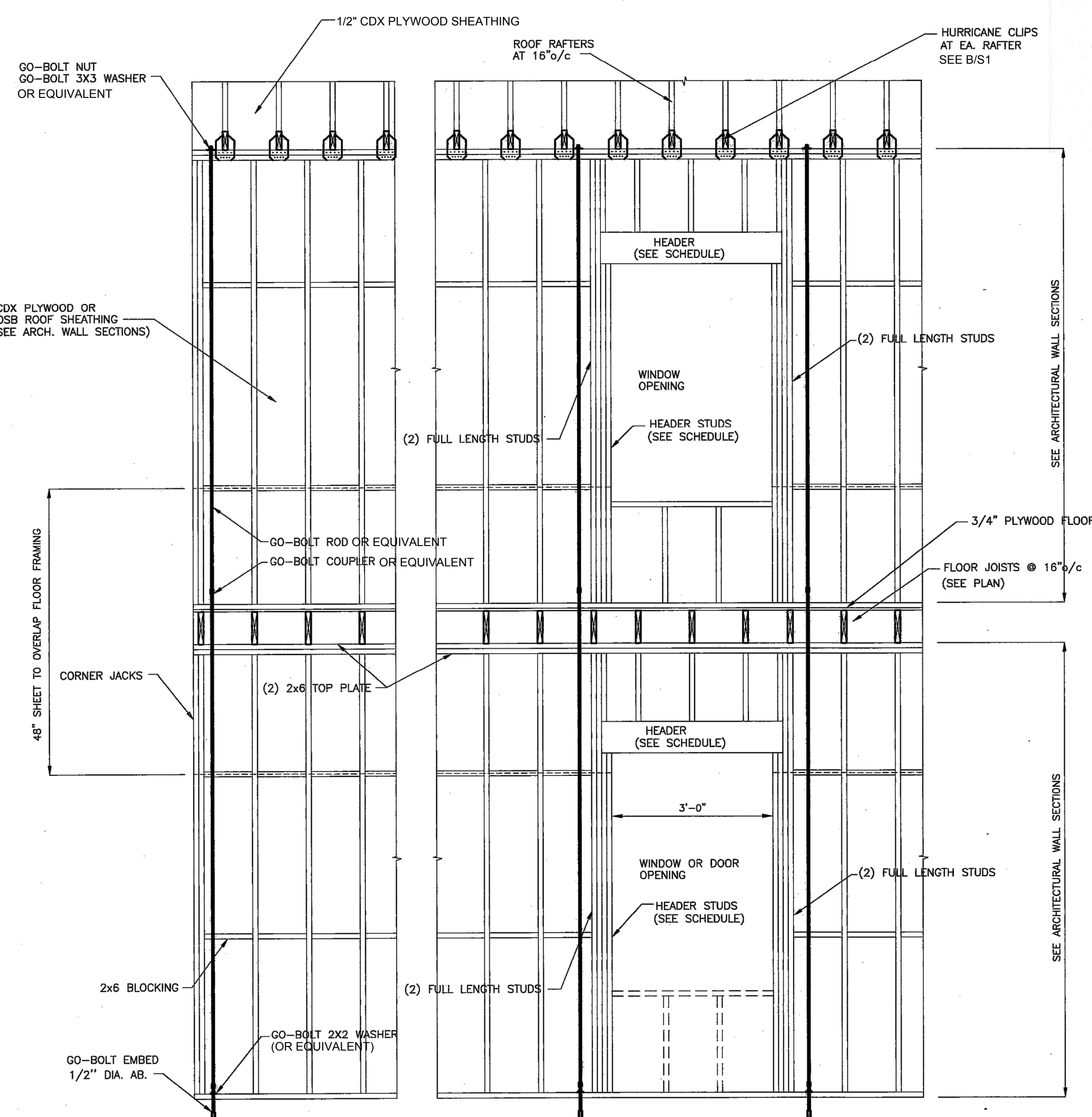


HURRICANE RAFTER STRAPS/CLIP
OPTIONS - MTS 30, H10 OR (2)H2.5

B HURRICANE RAFTER STRAPS
A11 SCALE: N.T.S.

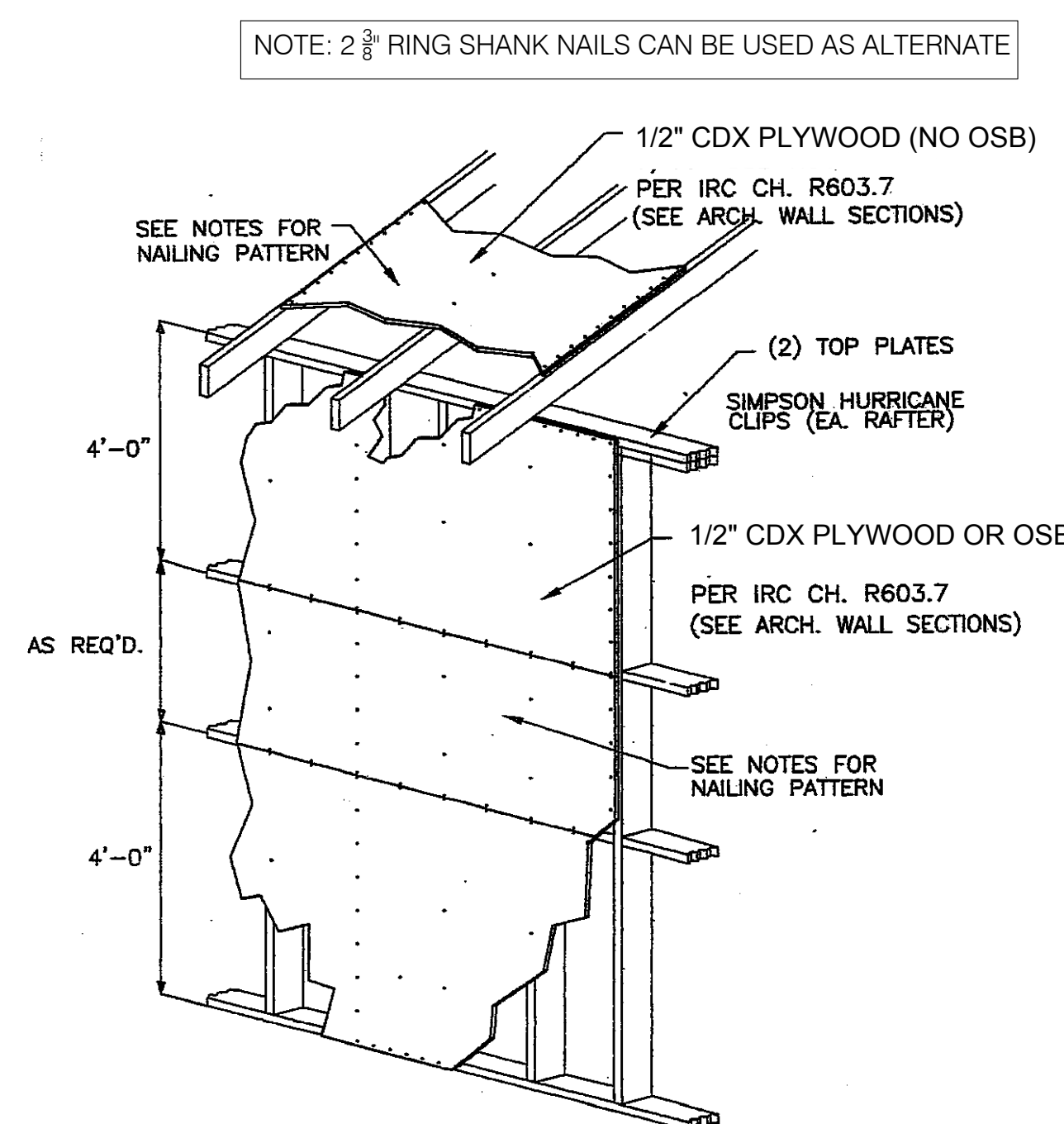


C TYPICAL OPENING FRAME
A11 SCALE: N.T.S.



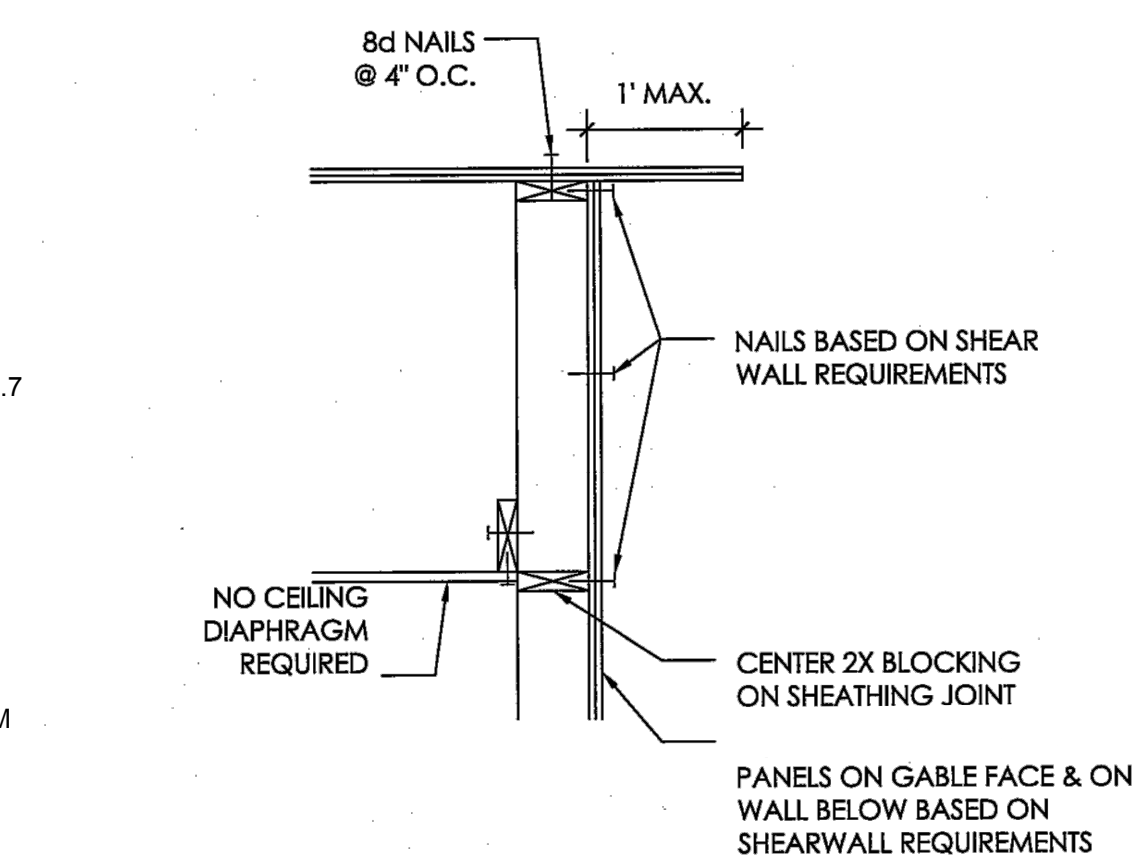
E TYP. 2 STORY EXTERIOR WALL ASSEMBLY
A11 SCALE: N.T.S.

PROVIDE GO-BOLT OR
EQUIVALENT TIE-DOWN AT
EVERY CORNER, OPENING AND
6'-0" O.C. WITH ANCHOR BOLTS
IN BETWEEN.

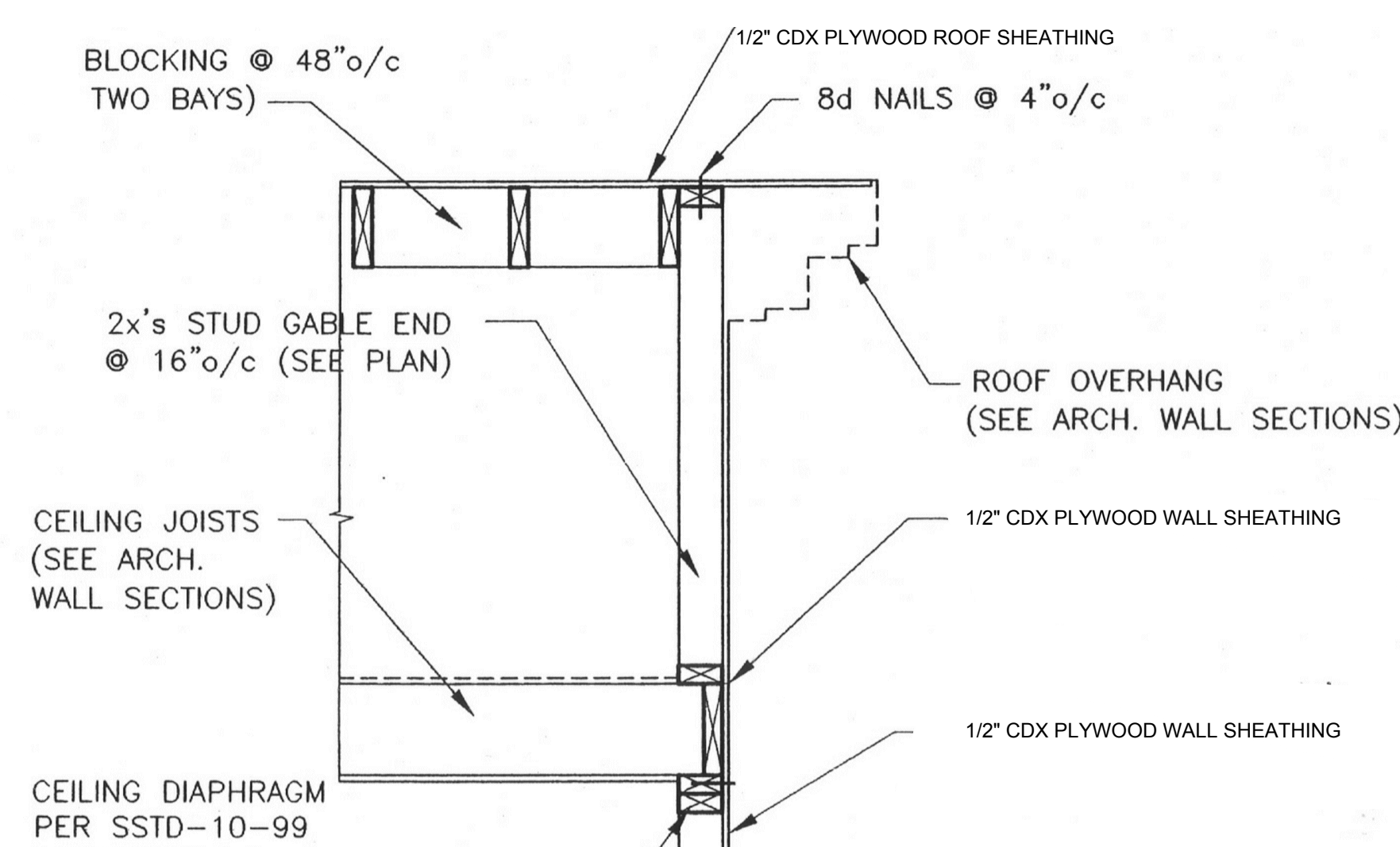


WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK)
3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (TWISTED SHANK)
4"o/c AROUND EDGES AND 6"o/c IN FIELD
PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING
THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

F SHEATHING NAILING PATTERN
A11 SCALE: N.T.S.



D BALLOON FRAMED GABLE DETAIL (PREFERRED)
A11 SCALE: N.T.S.



G PLATFORM FRAMED GABLE DETAIL (ALTERNATE)
A11 SCALE: N.T.S.

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)
(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS
DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)
(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

THE CEILING / ATTIC JOISTS WILL BE:

2x6's @ 16"o/c UP TO 10' SPAN
2x8's @ 16"o/c UP TO 13'-8" SPAN
2x10's @ 16"o/c UP TO 16' SPAN
2x12's @ 16"o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:

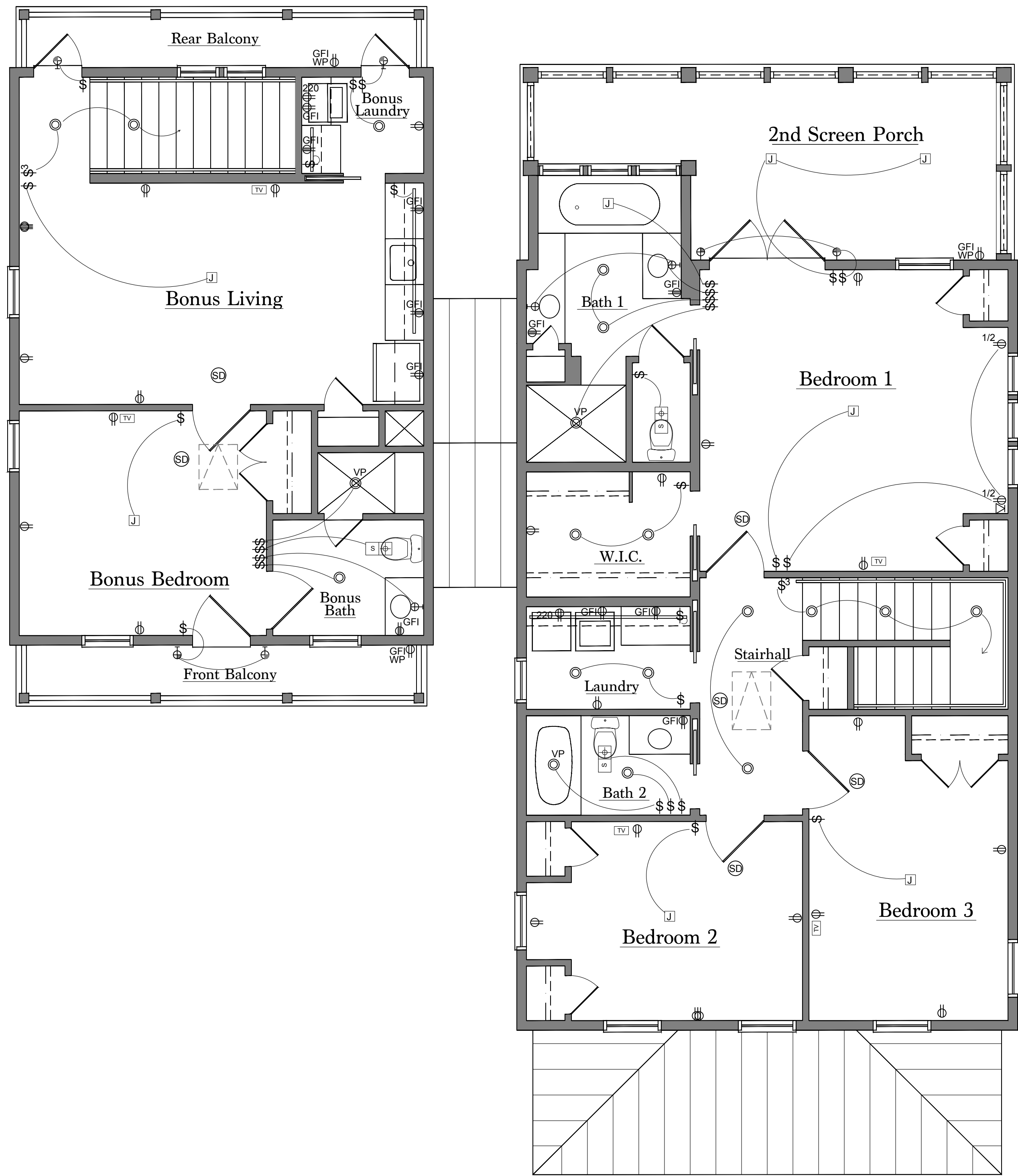
2x6's @ 16"o/c UP TO 8'-0" (UNSHORED) SPAN
2x8's @ 16"o/c UP TO 12'-0" (UNSHORED) SPAN
2x10's @ 16"o/c UP TO 15'-0" (UNSHORED) SPAN
2x12's @ 16"o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE:

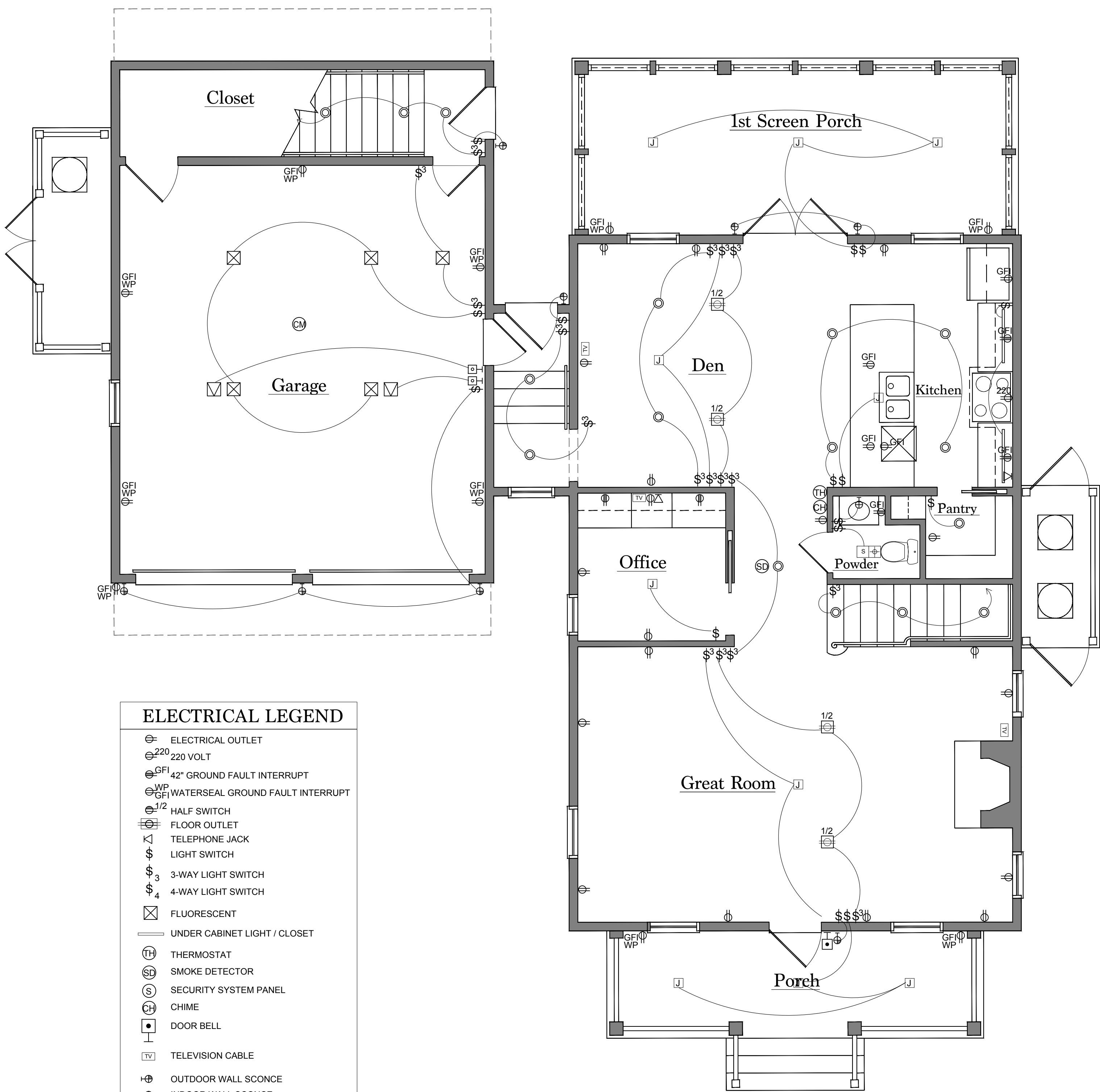
(FOR V₃₅=120 MPH)

2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1 1/2"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1 1/2"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1 1/2"
OR DOUBLE 2x6's IN LIEU OF 2x8's

H FRAMING SCHEDULE
A11 SCALE: N.T.S.



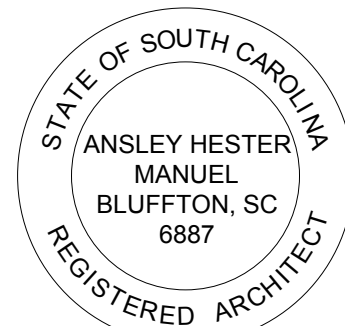
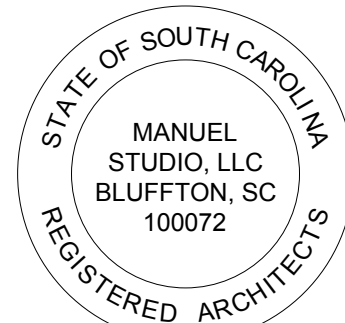
A
A12 ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



B
A12 ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

- ⊖ ELECTRICAL OUTLET
- ⊖²²⁰ 220 VOLT
- ⊖^{GFI} 42" GROUND FAULT INTERRUPT
- ⊖^{WP} WATERSEAL GROUND FAULT INTERRUPT
- ⊖^{1/2} HALF SWITCH
- ⊖^F FLOOR OUTLET
- ⊖^{TJ} TELEPHONE JACK
- \$ LIGHT SWITCH
- \$₃ 3-WAY LIGHT SWITCH
- \$₄ 4-WAY LIGHT SWITCH
- ⊖ FLUORESCENT
- UNDER CABINET LIGHT / CLOSET
- ⊖ THERMOSTAT
- ⊖ SMOKE DETECTOR
- ⊖ SECURITY SYSTEM PANEL
- ⊖ CHIME
- ⊖ DOOR BELL
- ⊖ TELEVISION CABLE
- ⊖ OUTDOOR WALL SCONCE
- ⊖ INDOOR WALL SCONCE
- ⊖ RECESSED CAN LIGHT
- ⊖^{VP} VAPOR SEALED RECESSED CAN LIGHT
- ⊖ DIRECTIONAL RECESSED CAN LIGHT
- ⊖ CHANDELIER
- ⊖ PENDANT LIGHT
- ⊖ JUNCTION BOX
- ⊖ CLG FAN/LIGHT
- ⊖ CLG FAN
- ⊖ HOSE BIBB
- ⊖^S LIGHT/EXHAUST FAN RECESSED
- ⊖ RECESSED EXHAUST FAN
- ⊖ PANEL
- ⊖ METER
- ⊖ DISCONNECT



DATE :
12/12/22

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ELECTRICAL FIRST FLOOR PLAN