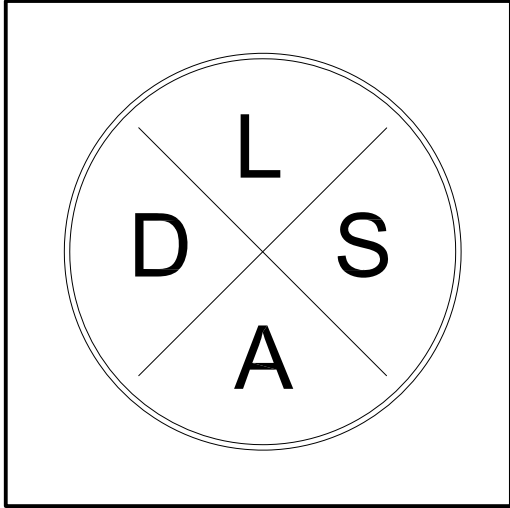
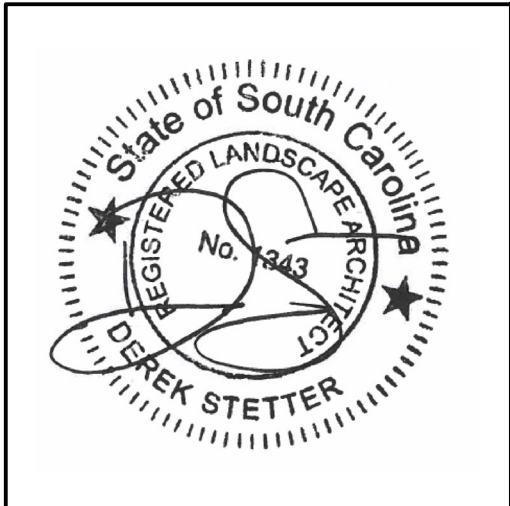


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Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Uppelata Moore

36 WHARF STREET
BLUFFTON, SC 29910



PLAN By:
DSLA - LANDSCAPE
ARCHITECTURE
DEREK STETTER
LANDSCAPE
ARCHITECT
843.325.4199

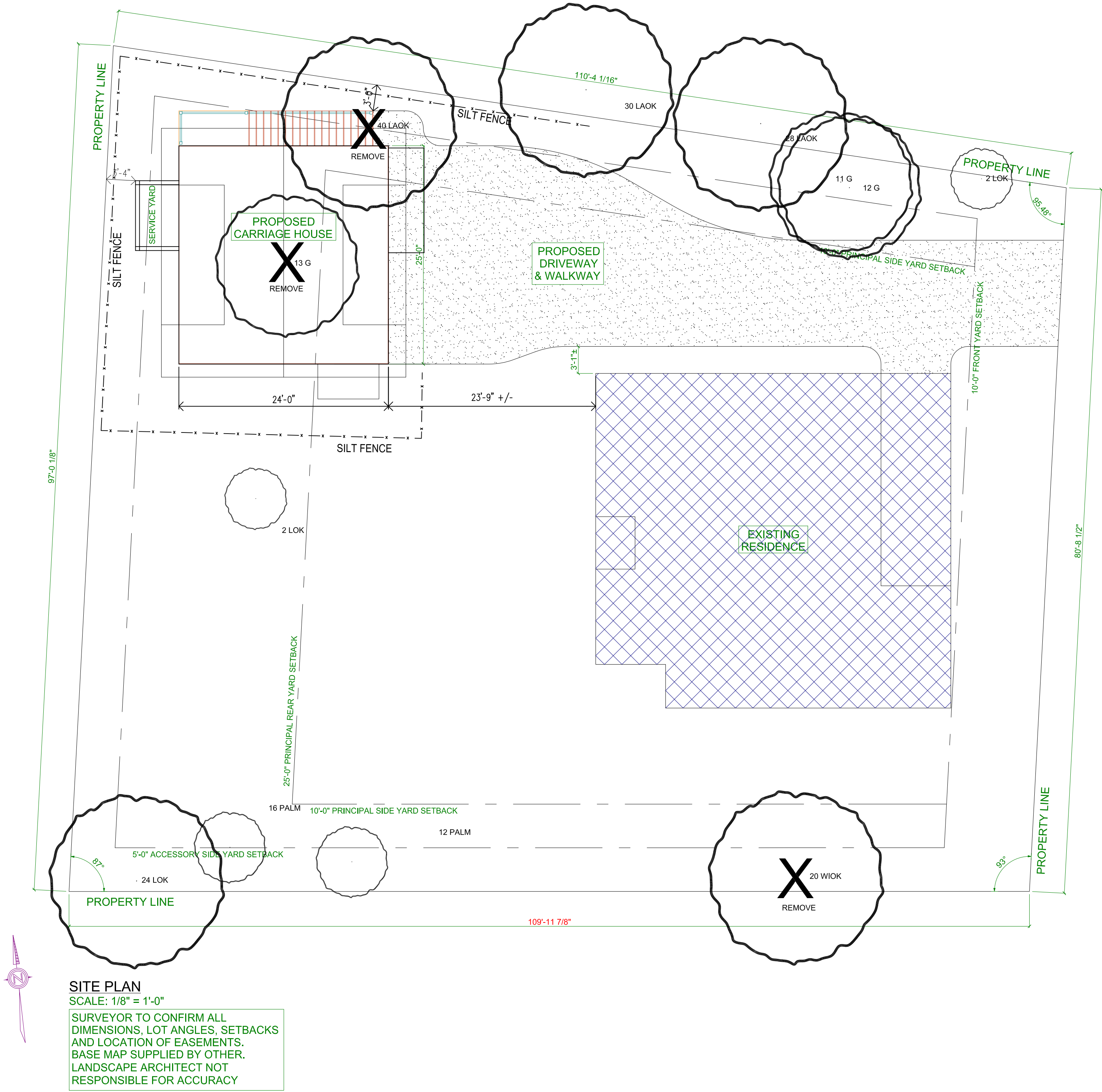


Drawn By: DEREK STETTER
Checked By:
Date: 12.2.25

Project No.:
File Name:
Drawing Title:

MOBILIZATION PLAN

Sheet No.: L-001
Scale:



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REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
REVISION #5	01/14/2025	KJC
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Since 1949

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www.nhc.ca

PROJECT:HARRIS & BARBINA GARAGE

NH PROJECT N&D660

LOCATION:36 WHARF STREET,
BLUFFTON, SC

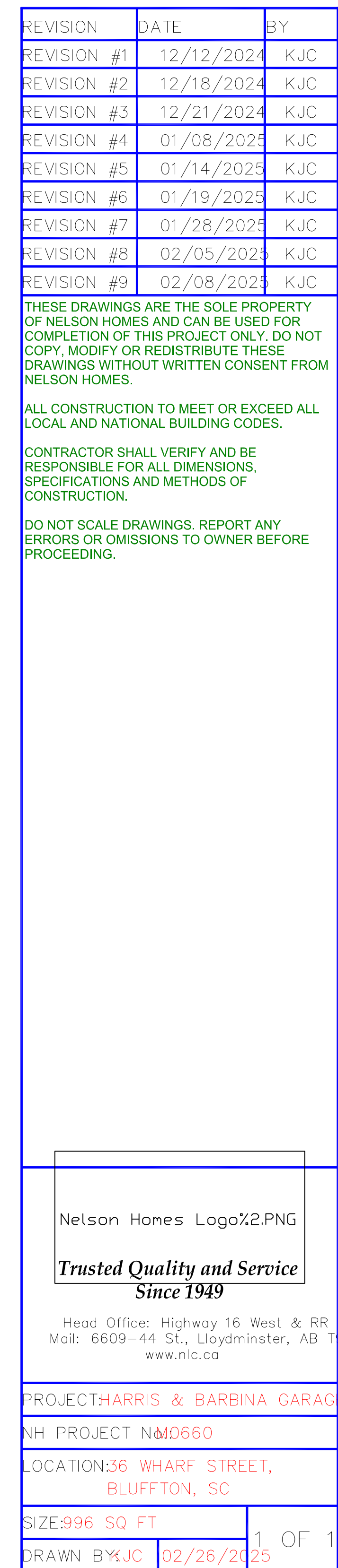
SIZE:996 SQ FT
DRAWN BY:KJC 02/26/2025

1 OF 11

The seal is circular with a double-lined border. The outer ring contains the text "State of South Carolina" at the top and "DEREK STETTER" at the bottom, separated by two five-pointed stars. The inner circle contains the text "REGISTERED LANDSCAPE ARCHITECT" around the perimeter and "No. 343" in the center. A stylized, flowing signature is written across the seal, overlapping the text.

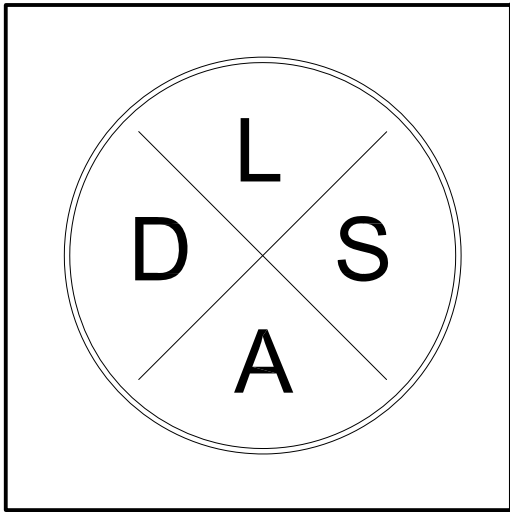
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File Name: _____
Drawing Title: _____

Sheet No.: **L-003**

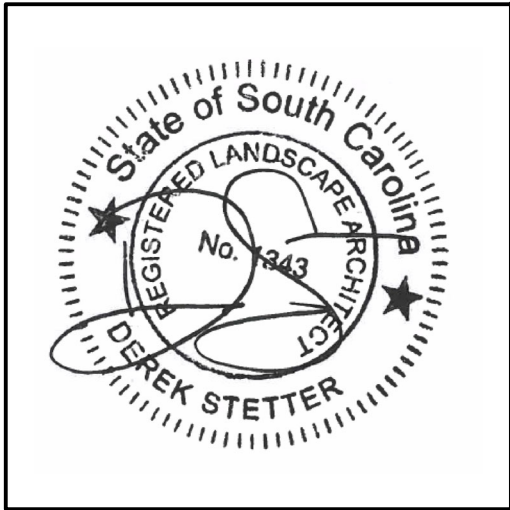


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Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Christina Moore

36 WHARF STREET
BLUFFTON, SC 29910



Plan By:
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ARCHITECTURE
DEREK STETTER
LANDSCAPE
ARCHITECT
843.325.4199



Drawn By: DEREK STETTER
Checked By:
Date: 12.2.25

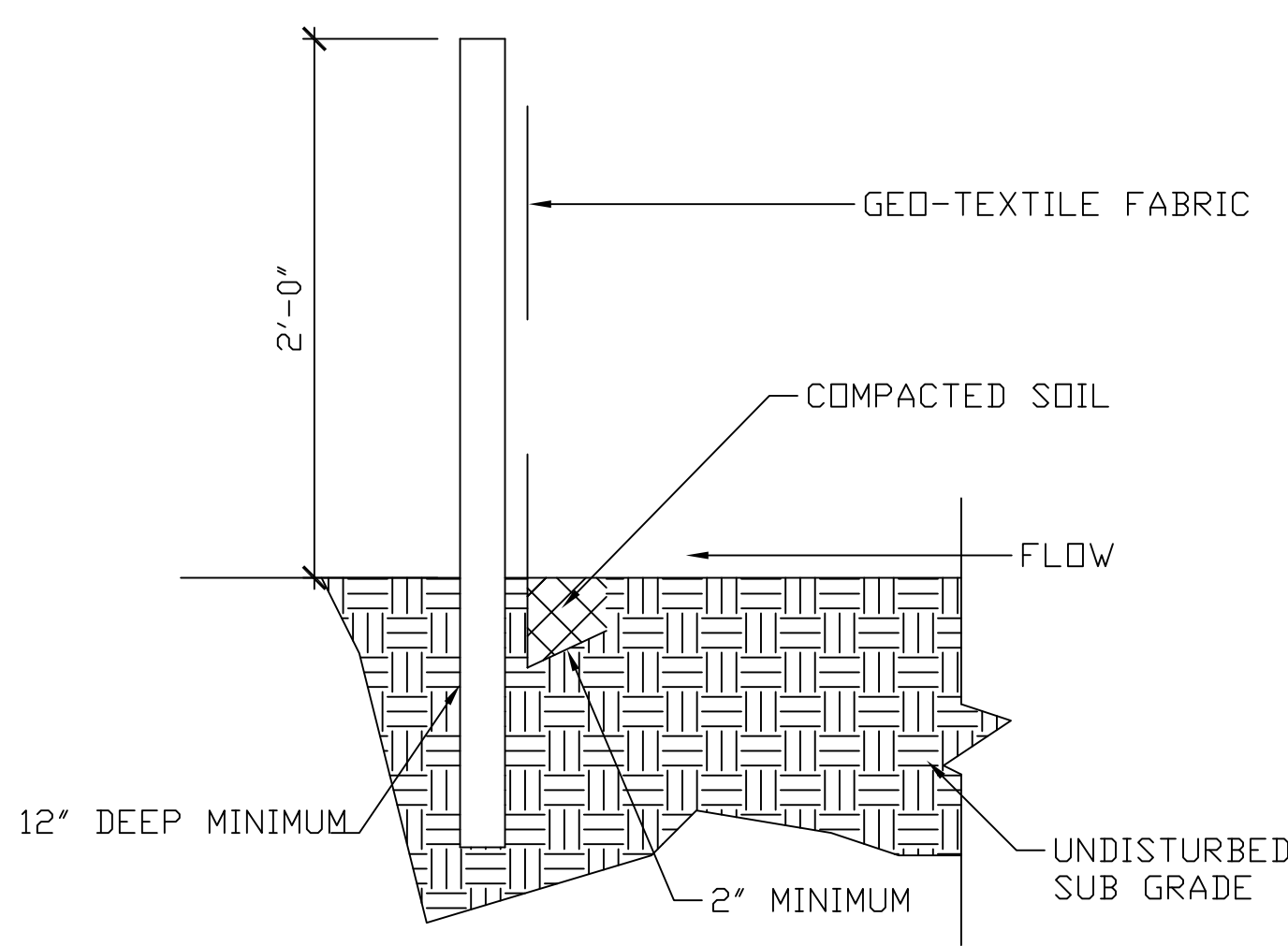
Project No.:
File Name:
Drawing Title:

DETAILS

Sheet No.: L-004
Scale:

GENERAL NOTES:

- Any changes to these plans must be approved by the Landscape Architect or Owner's representative.
- Landscape Architect or Owner's Representative must be notified of any site condition which may change or modify the plan.
- All landscape and grading areas shall be sloped away from the structure.
- Any discrepancy in site conditions must be brought to the attention of the Landscape Architect.
- Landscape bed lines may be adjusted in the field to tie into any adjacent site as to provide continuity to the landscape design.
- All utilities must be located by the contractor and any damage to these utilities is the contractor's responsibility.
- Contractor to supply irrigation to all planting beds and lawn areas. Irrigation will be below ground and automatic. Irrigation will have 100% coverage in all areas.
- Irrigation head cannot be installed within 10' of the roadway edge.
- All planting beds will be covered with 4" of long leaf needle pine straw or 3" of double shredded mulch (black or brown in color selected by homeowner). Community standards may dictate which material is allowed.
- The planting schedule was prepared for estimating purpose only. The Landscape Architect is not responsible for any discrepancies in the planting schedule and the contractor is responsible for his/her own takeoffs when submitting a bid.
- All trees that need to be staked are the contractors' responsibility.
- The Landscape Architect is not responsible for any discrepancies on the site plan or information on the site plan that was used for the landscape and/or drainage plan.
- Since the Landscape Architect will not be included during the construction phase of the project, interpretation of the drainage plan, specifications, and other instruments of service, this waives any claims against the Landscape Architect for the Contractor's work and performance.
- Some plant material may be poisonous to humans and pets. No part of any plant is meant to be eaten by humans or pets.

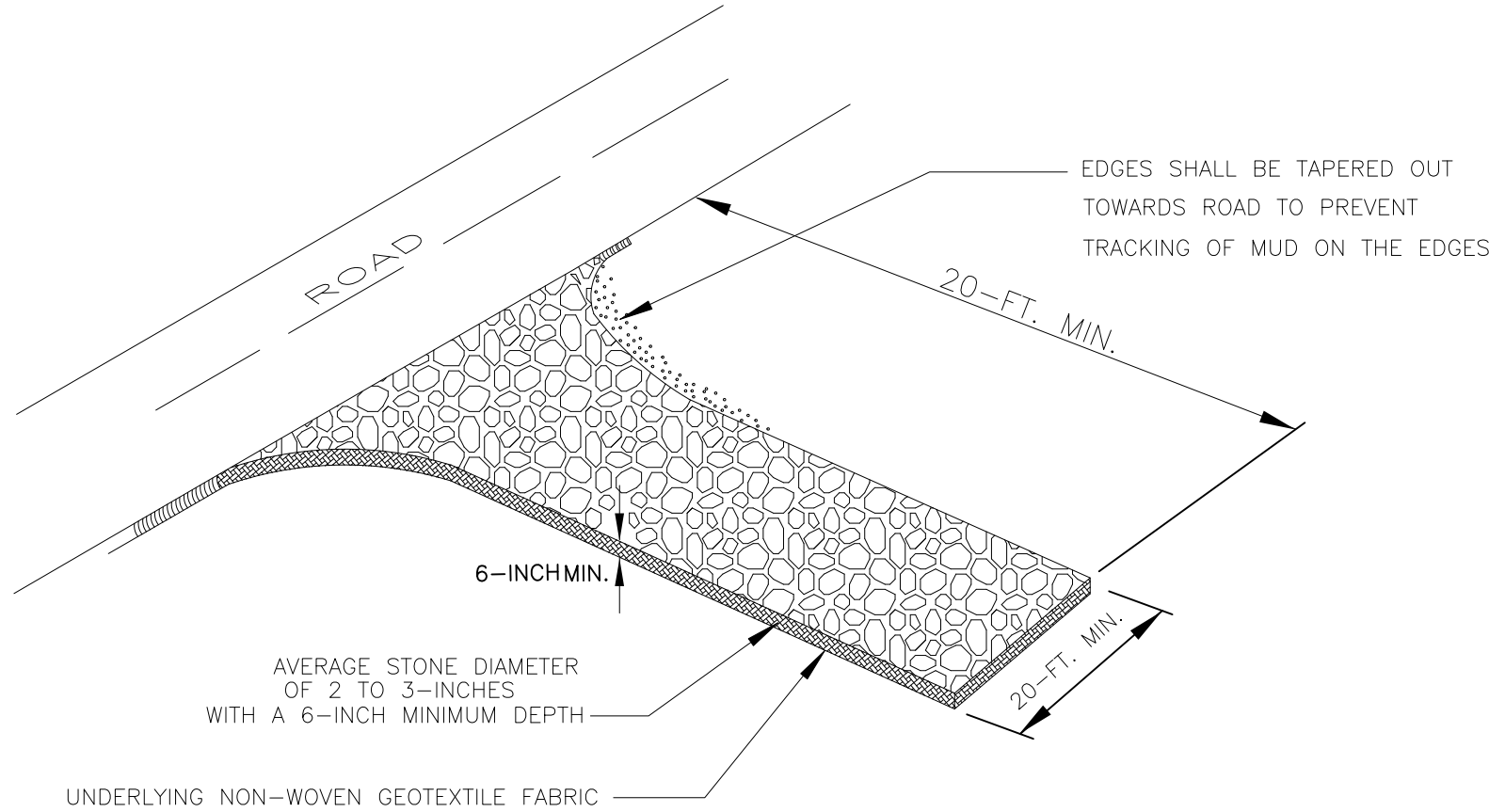


SILT FENCE

SCALE: NTS

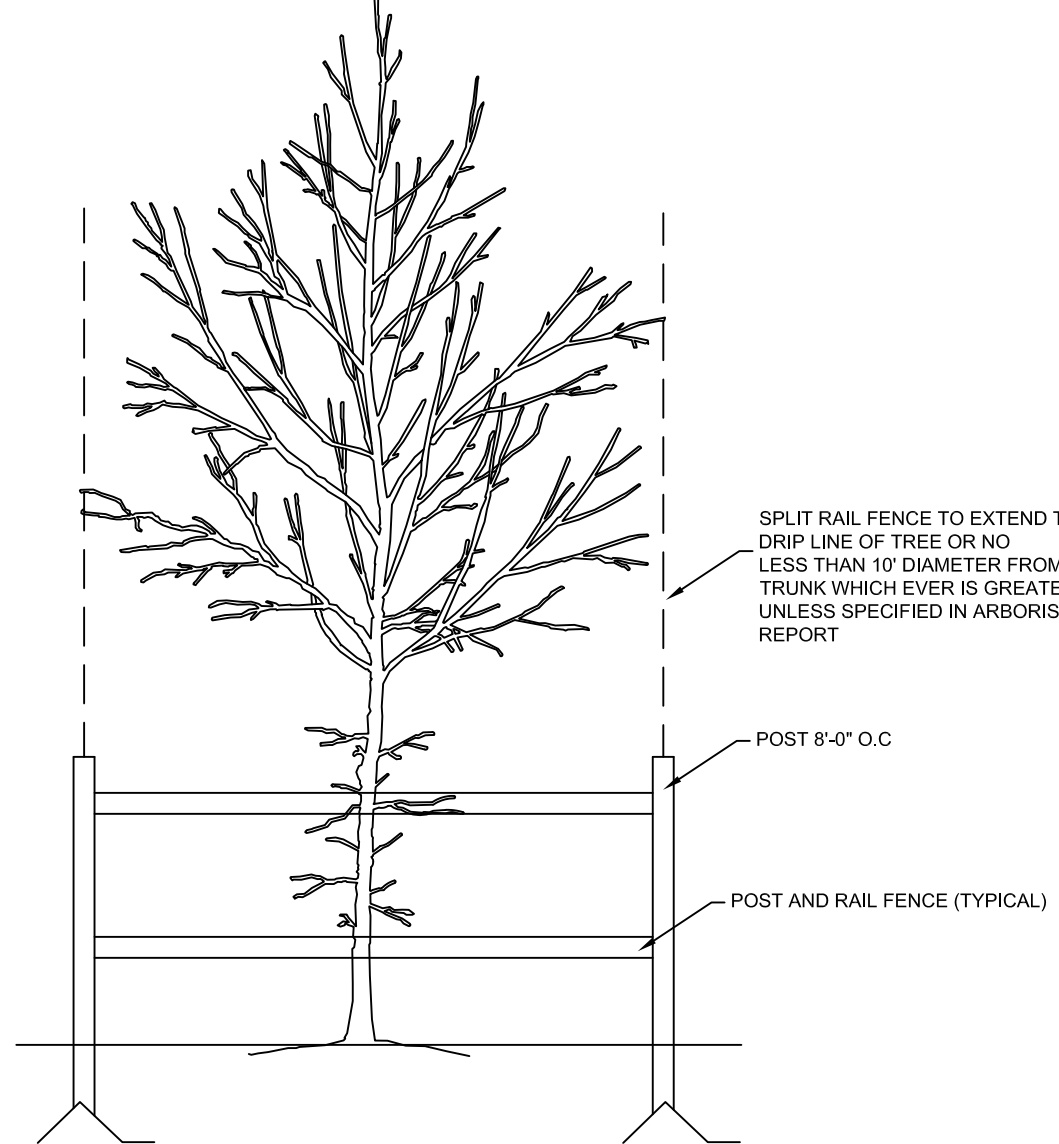
DRAINAGE PLAN NOTES:

- Construction Drive to be installed by contractor.
- Construction Drive grade to meet up with grade at road.
- Maintain swale in ROW for construction entrance (if applicable).
- Construction entrance to have compacted gravel base.
- Contractor to provide shaker pad at construction entrance (if applicable).
- Tree protection is required to minimize disturbance around all trees in the construction zone. Protection of the trunk and roots will be by post and rail fence 2"x4" posts on 8' centers with 2"x4" rail.
- Swales created to direct water away from house and adjacent properties.
- Swales to be directed toward road or wetland buffer (if applicable). Water will not be directed to adjacent properties. No drainage allowed on adjacent properties owner's side lots.
- Contractor shall provide structural subgrade for drive. Contractor shall adjust grade to provide positive drainage to roadways and natural areas.
- Contractor to supply sleeves under driveway at homeowner's direction.
- Contractor to install silt fence around entire site to prevent any runoff onto adjacent properties. Silt fence should be inspected regularly to ensure fence is installed and working properly.



CONSTRUCTION DRIVE

SCALE: NTS



TREE PROTECTION

SCALE: NTS

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Approval Date: 11/06/2025
Cynthia Moore

36 WHARF STREET
BLUFFTON, SC 29910

LOT SIZE (FROM CONTRACTOR) 9,759 SF
EXISTING AND PROPOSED TREE COVERAGE 7,493 SF
% CANOPY COVERAGE 76.8%

REVISION	DATE	BY
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REVISION #9	02/08/2025	KJC

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PROJECT:HARRIS & BARBINA GARAGE

NH PROJECT N&D660

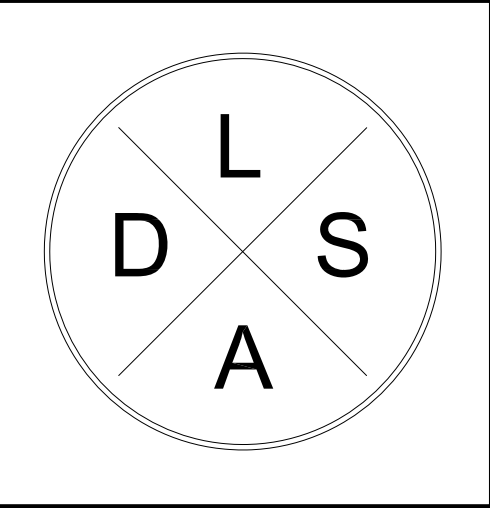
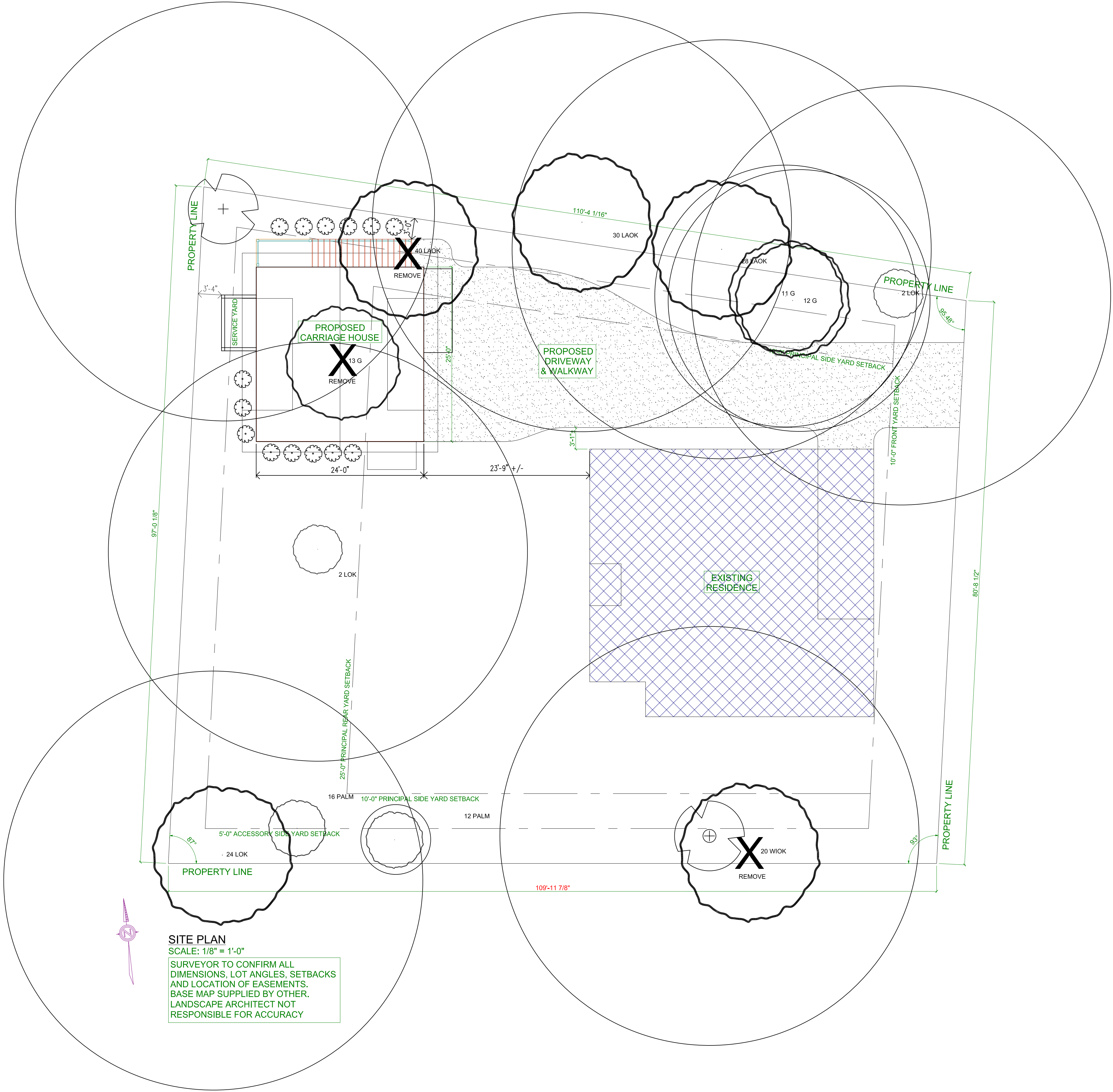
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BLUFFTON, SC

SIZE:996 SQ FT

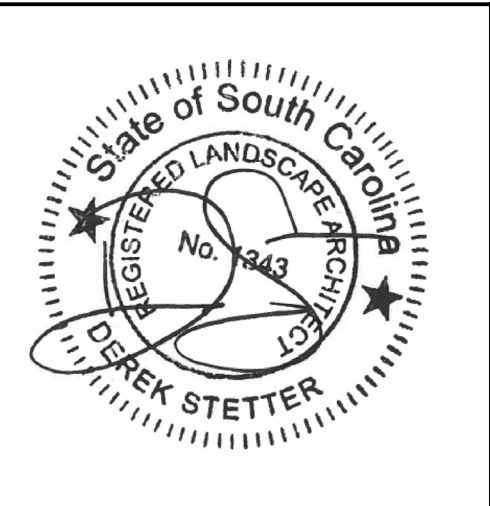
DRAWN BY:KJC

02/26/2025

1 OF 11



PLAN By:
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ARCHITECTURE
DEREK STETTER
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843.325.4199



Drawn By: DEREK STETTER
Checked By:
Date: 12.2.25

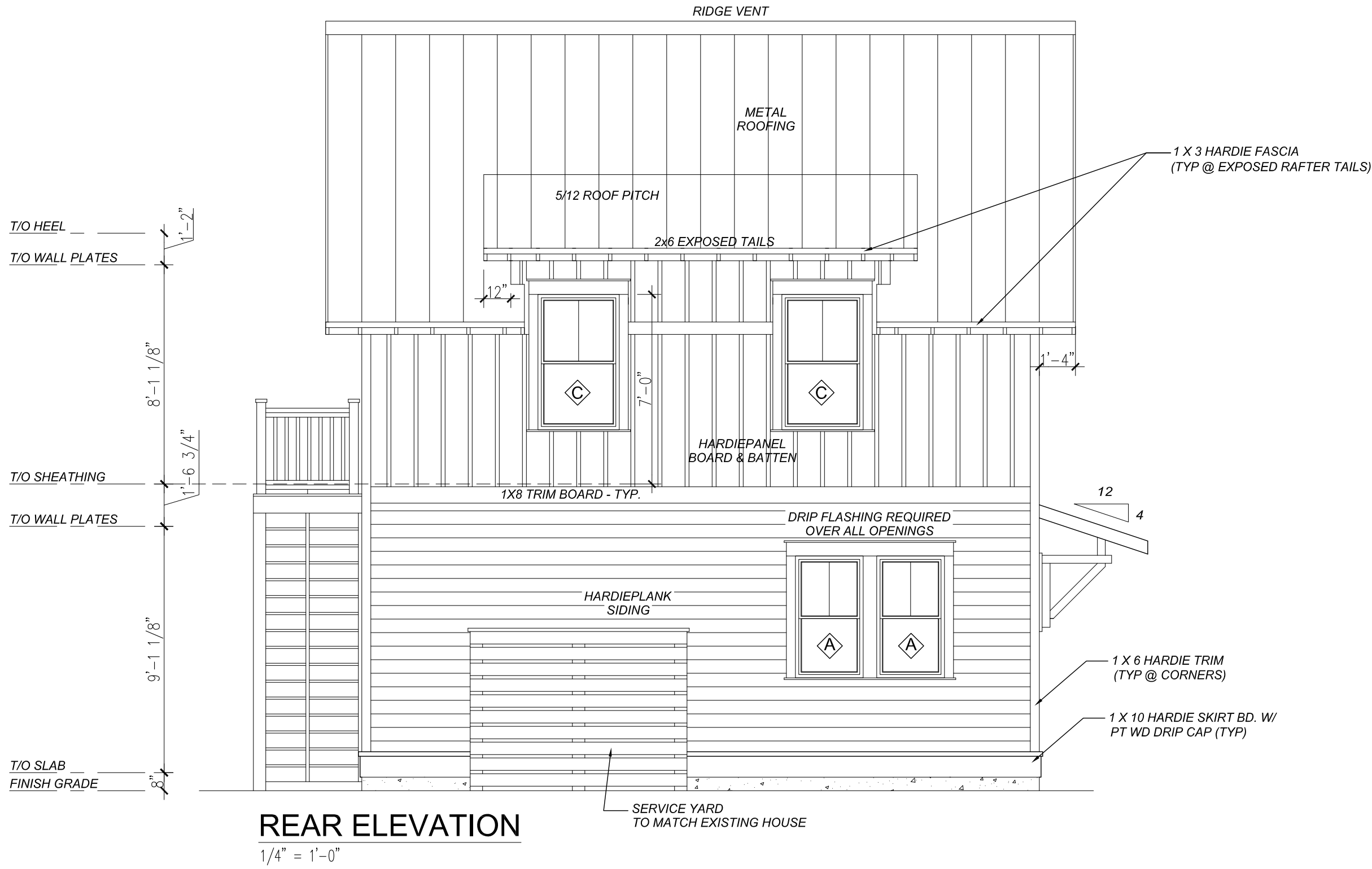
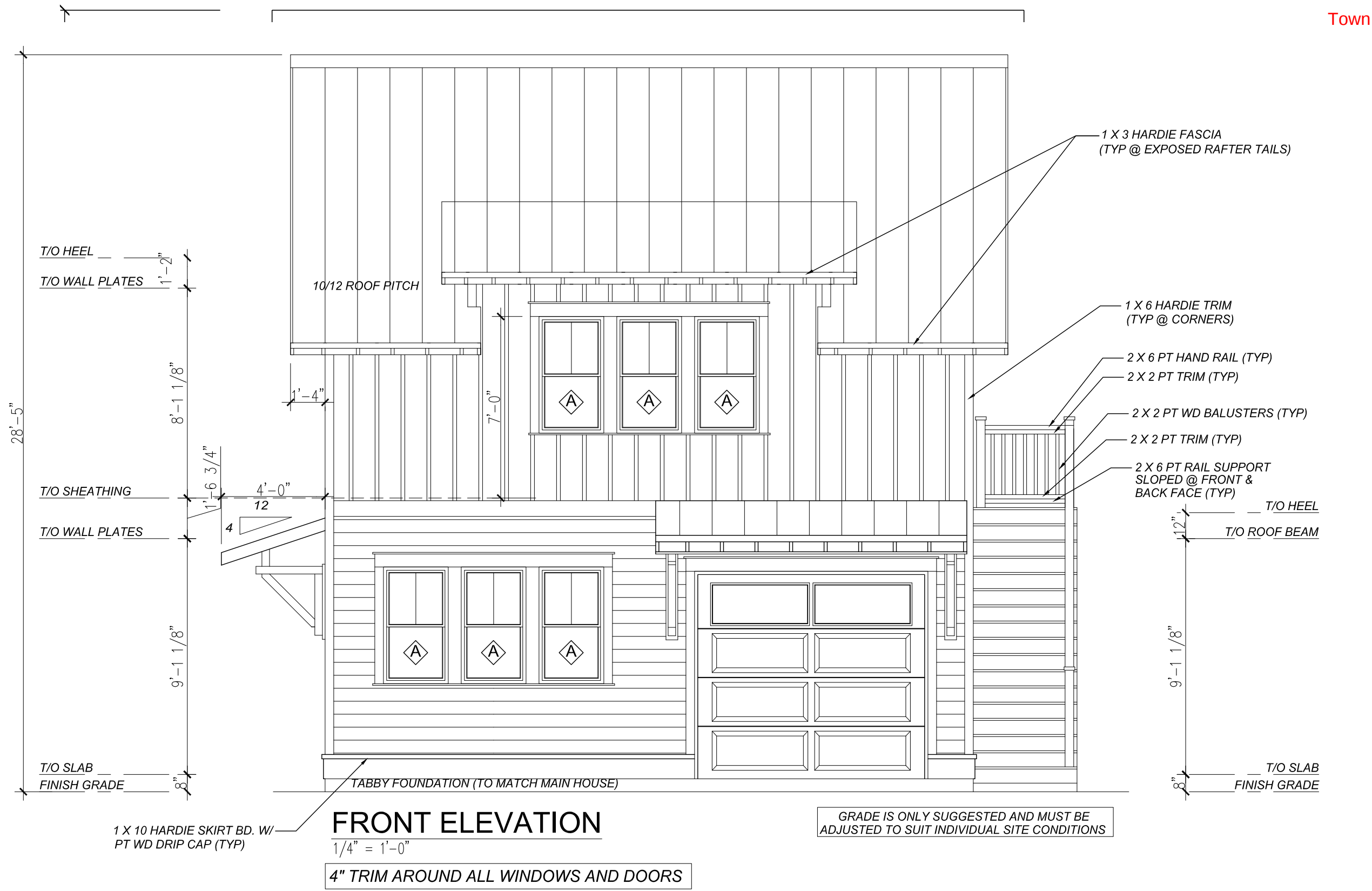
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File Name:
Drawing Title:

TREE COVERAGE

Sheet No.: L-006
Scale:

ATTACHMENT 3

APPROVED FINAL COFA-HD
Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
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PROJECT: HARRIS & BARBINA GARAGE

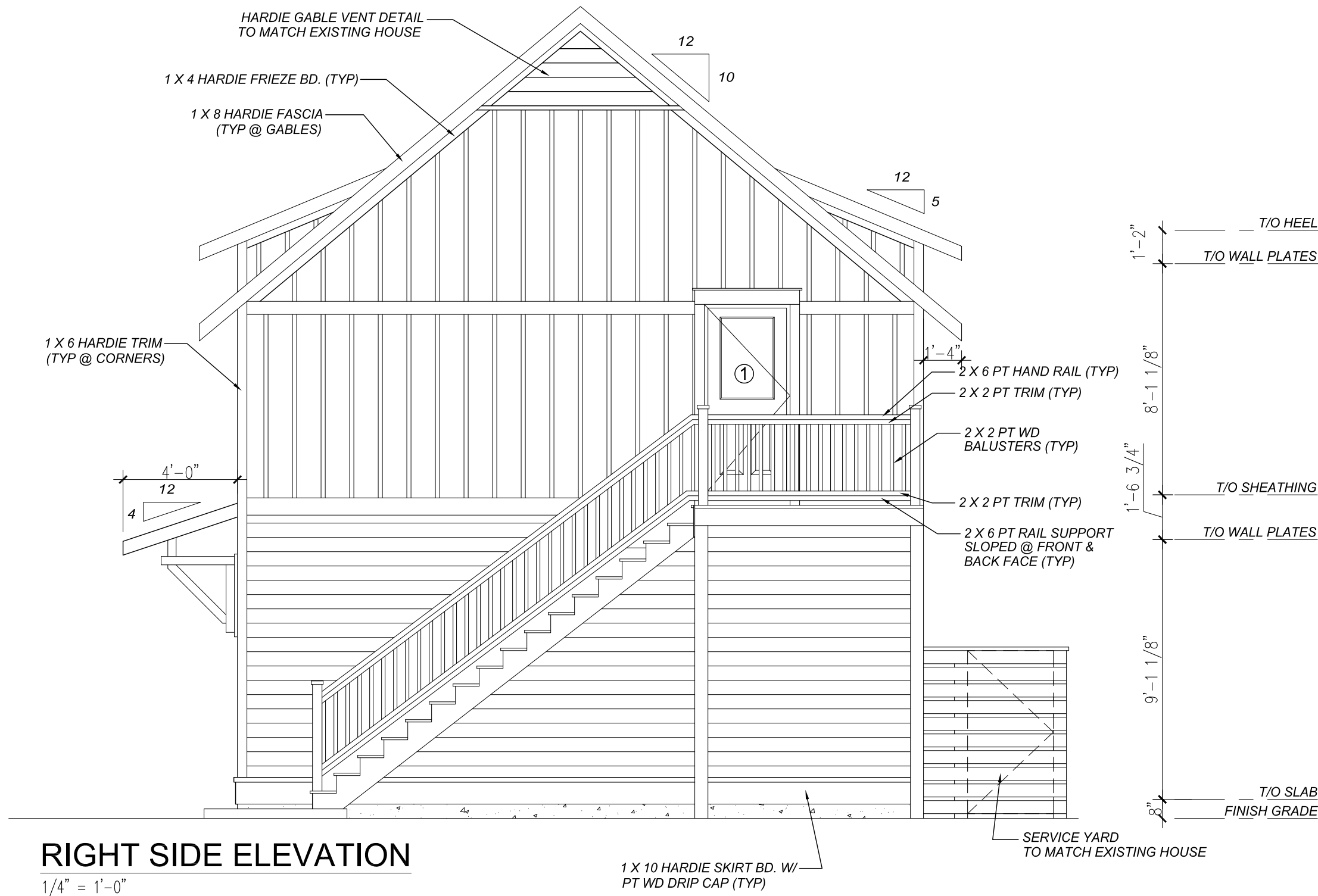
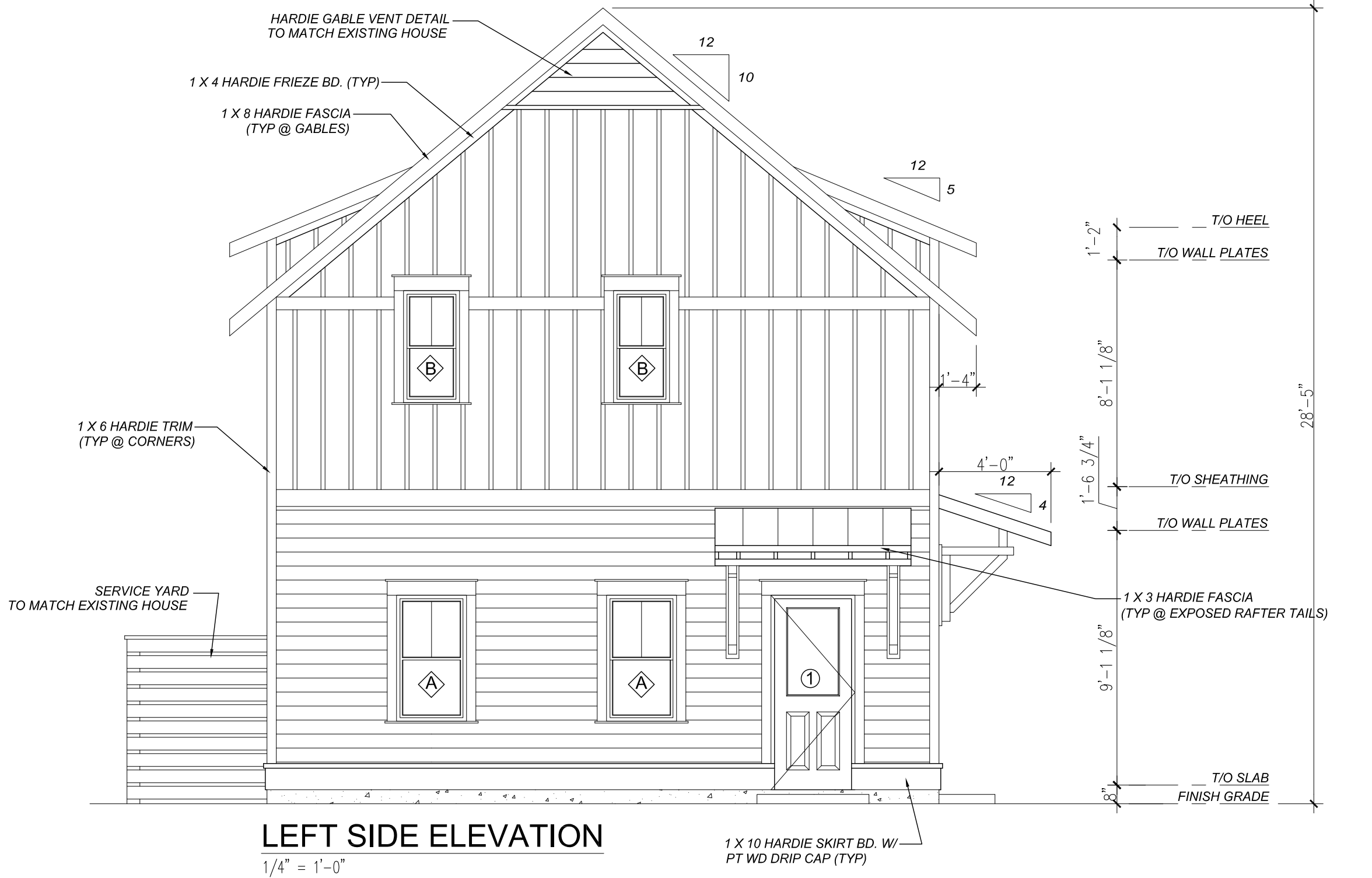
NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT	2 OF 11
DRAWN BY: KJC	

02/25/2025

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Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Cynthia Moore



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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

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Approval Date: 11/06/2025
Charlotta Moore

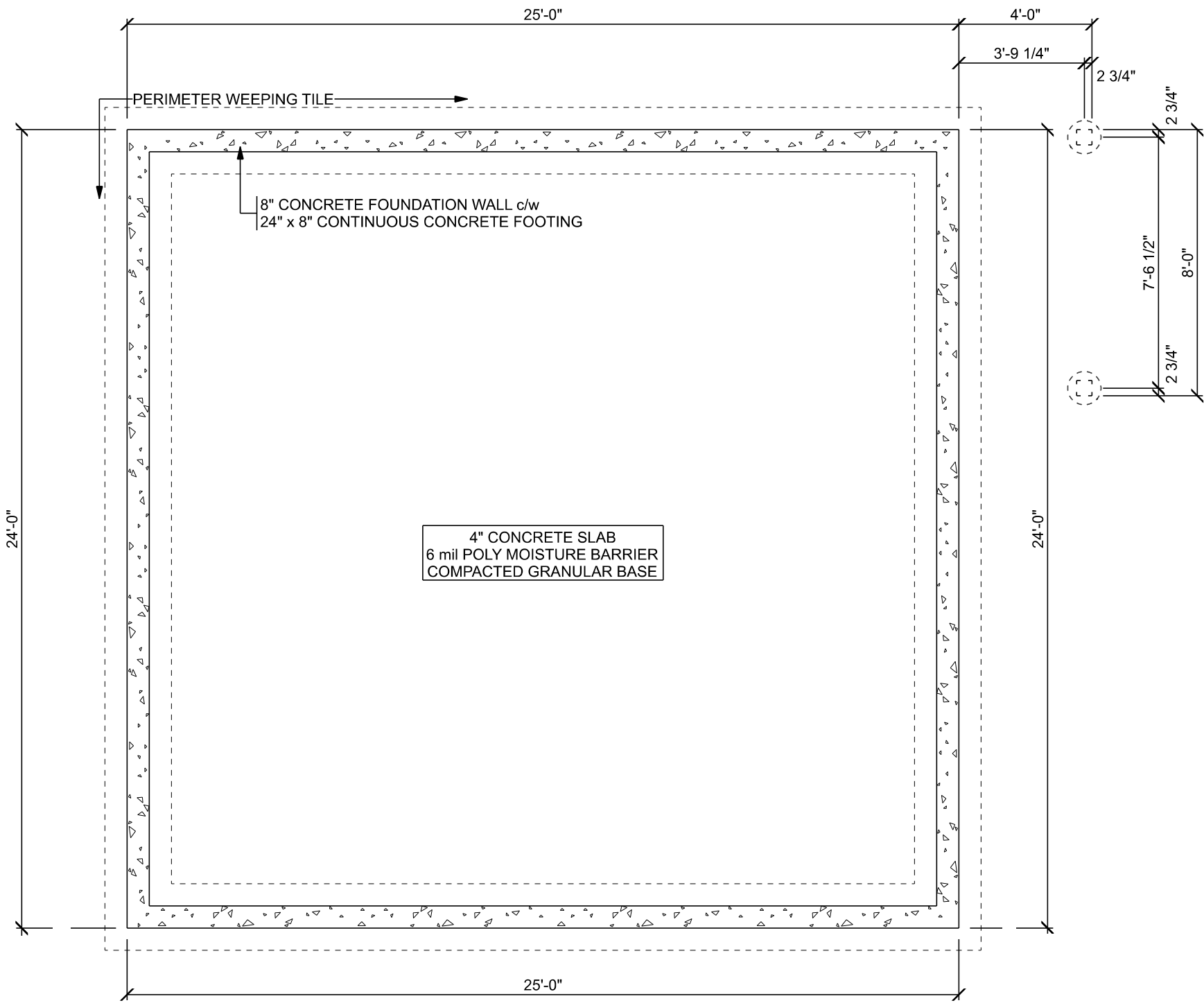
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SLAB ON GRADE FOUNDATION DESIGN BY P. ENG.

THE FOUNDATION DESIGN AND ALL SPECIFICATIONS MUST BE CONFIRMED BY A PROFESSIONAL ENGINEER AND/OR LOCAL BUILDING OFFICIALS BASED ON LOCAL SOIL CONDITIONS.



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NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT
DRAWN BY: KJC 02/25/2025 4 OF 11

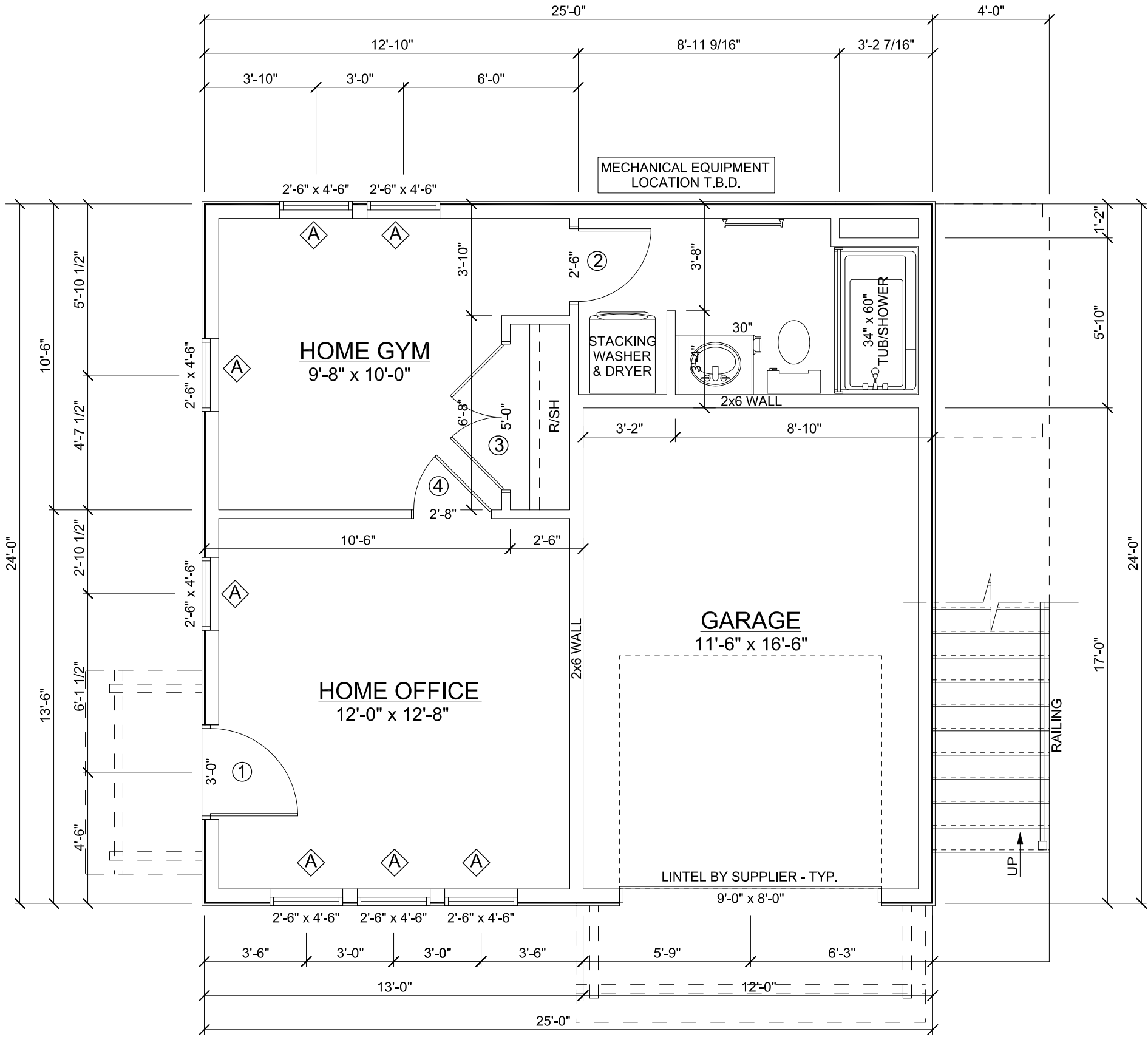
ATTACHMENT 3
APPROVED FINAL COFA-HD
Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Clayton Moore

WINDOW SCHEDULE				
WINDOW	SIZE	TYPE	MATERIAL	HEAD HEIGHT
A	2'-6" X 4'-6"	SINGLE HUNG	VINYL	8'-0" / 7'-0"
B	2'-0" X 4'-0"	SINGLE HUNG	VINYL	7'-0"
C	3'-0" X 5'-0"	SINGLE HUNG	VINYL	7'-0"

DOOR WINDOW NOTES:

- 1.) WINDOWS EMERGENCY EGRESS TO COMPLY WITH IRC SECTION R310.2.1.
2.) WINDOWS ARE TO COMPLY WITH IRC TABLE 402.1.1
3.) DESIGN PRESSURE RATING IN ACCORDANCE WITH IRC SECTION 609.2.
4.) GLAZING IN DOORS TO BE TEMPERED.

DOOR SCHEDULE			
DOOR NO.	SIZE	DESCRIPTION	MATERIAL
1	3'-0" X 6'-8"	HALF LITE EXTERIOR DOOR	METAL CLAD
2	2'-6" X 6'-8"	INTERIOR DOOR	WOOD
3	(2) 2'-6" X 6'-8"	DOUBLE INTERIOR DOOR	WOOD
4	2'-8" X 6'-8"	INTERIOR DOOR	WOOD
5	2'-6" X 6'-8"	INTERIOR POCKET DOOR	WOOD
6	2'-8" X 6'-8"	INTERIOR POCKET DOOR	WOOD
7	(2) 2'-0" X 6'-8"	DOUBLE INTERIOR DOOR	WOOD



MAIN FLOOR PLAN

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

396 SQ FT (LIVING)

204 SQ FT (GARAGE)

9'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE

REVISION	DATE	BY
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT	5 OF 11
DRAWN BY: KJC	

02/25/2025

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Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Charlotta Moore

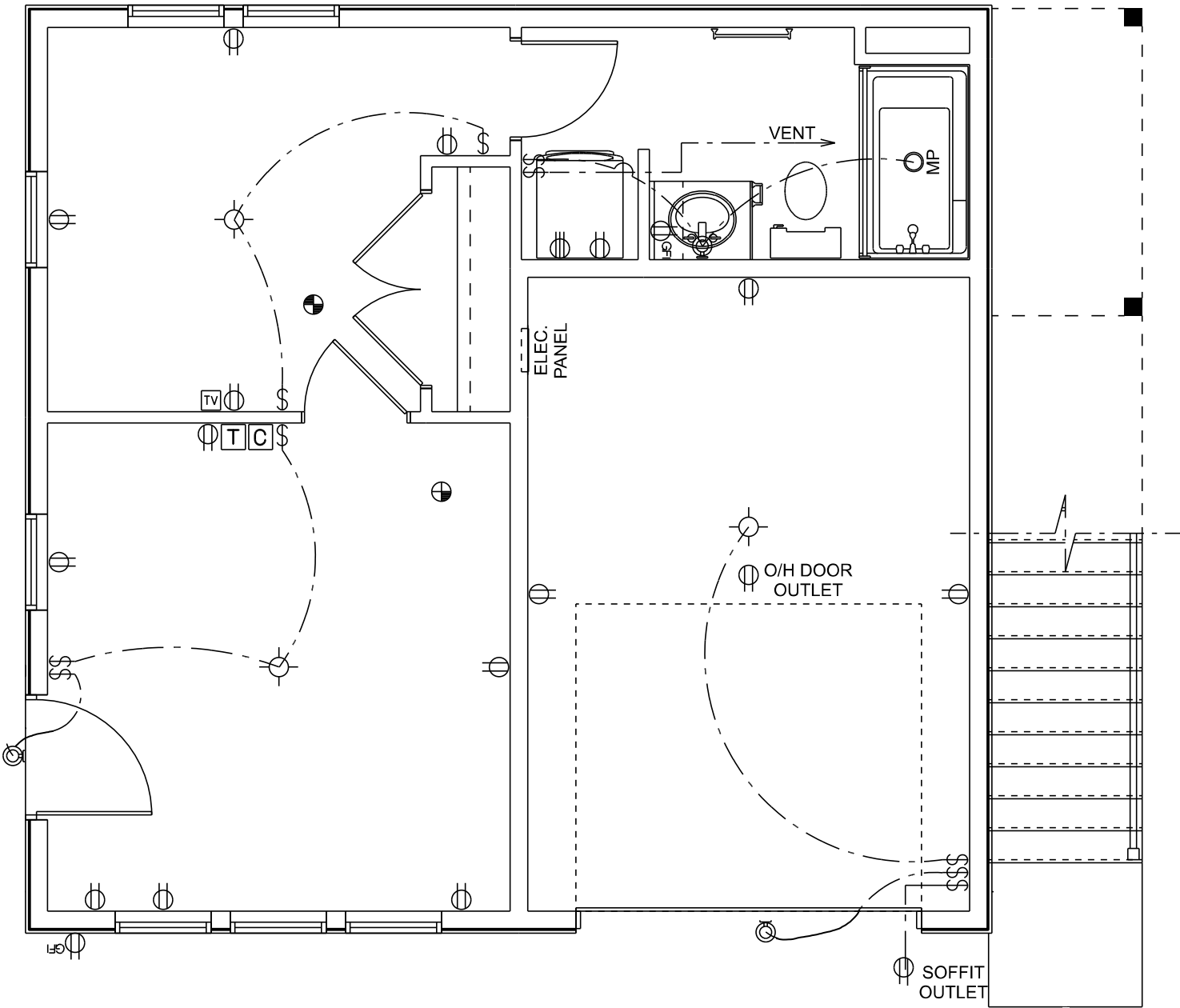
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ELECTRICAL LAYOUT

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

ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED.

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
Door Chime	C
Electrical Panel	ELEC. PANEL
Light	Light Symbol
Outlet	Outlet Symbol
Outlet 220V	Outlet 220V Symbol
Outlet GFI	Outlet GFI Symbol
Pot Light	Pot Light Symbol
Smoke & CO Detector	Smoke & CO Detector Symbol
Smoke Detector	Smoke Detector Symbol
Switch	Switch Symbol
TV Outlet	TV Outlet Symbol
Thermostat	Thermostat Symbol
Wall Mount Light	Wall Mount Light Symbol



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LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT	6 OF 11
DRAWN BY: KJC	

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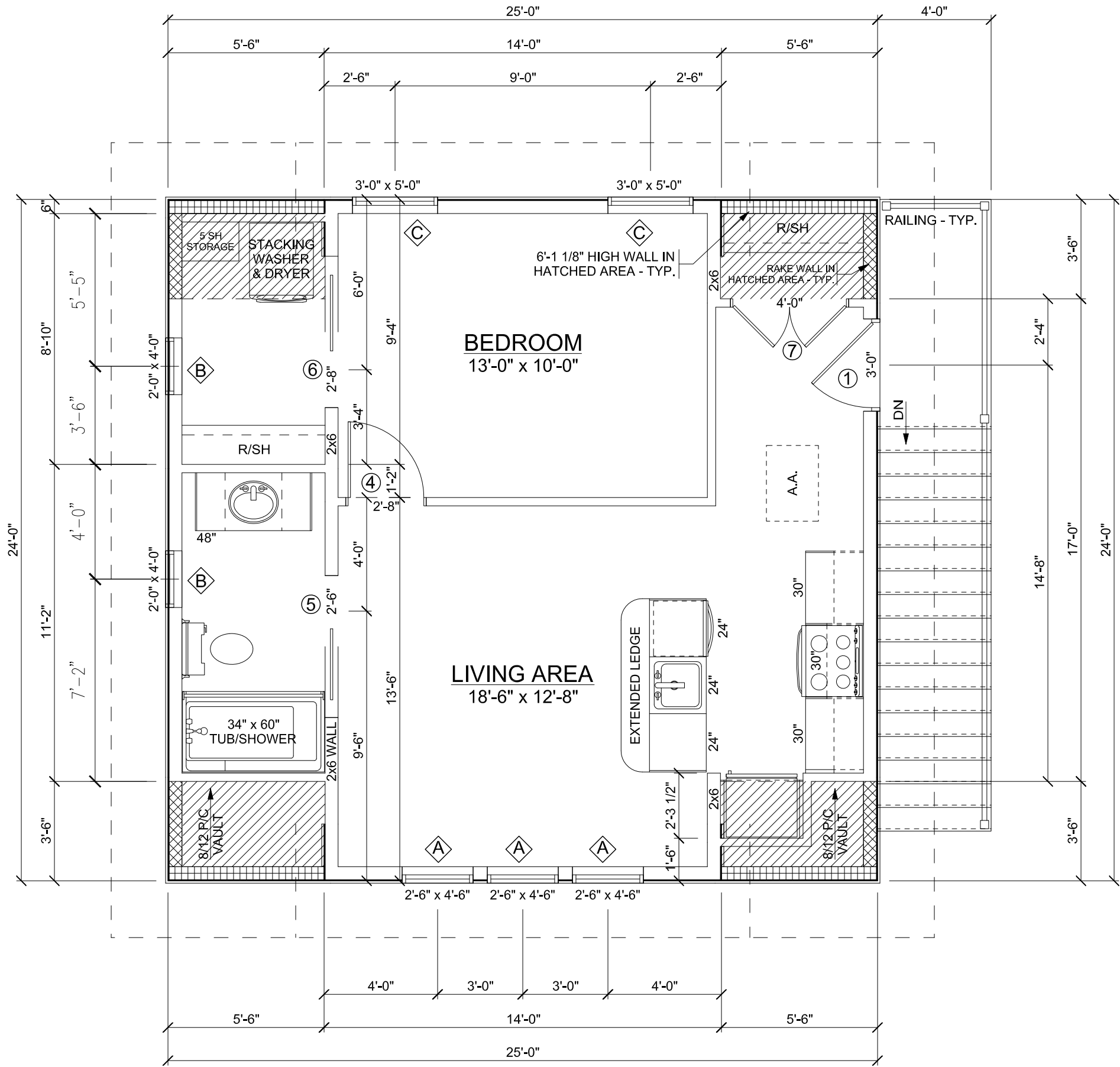
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
600 SQ FT
8'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE



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NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT

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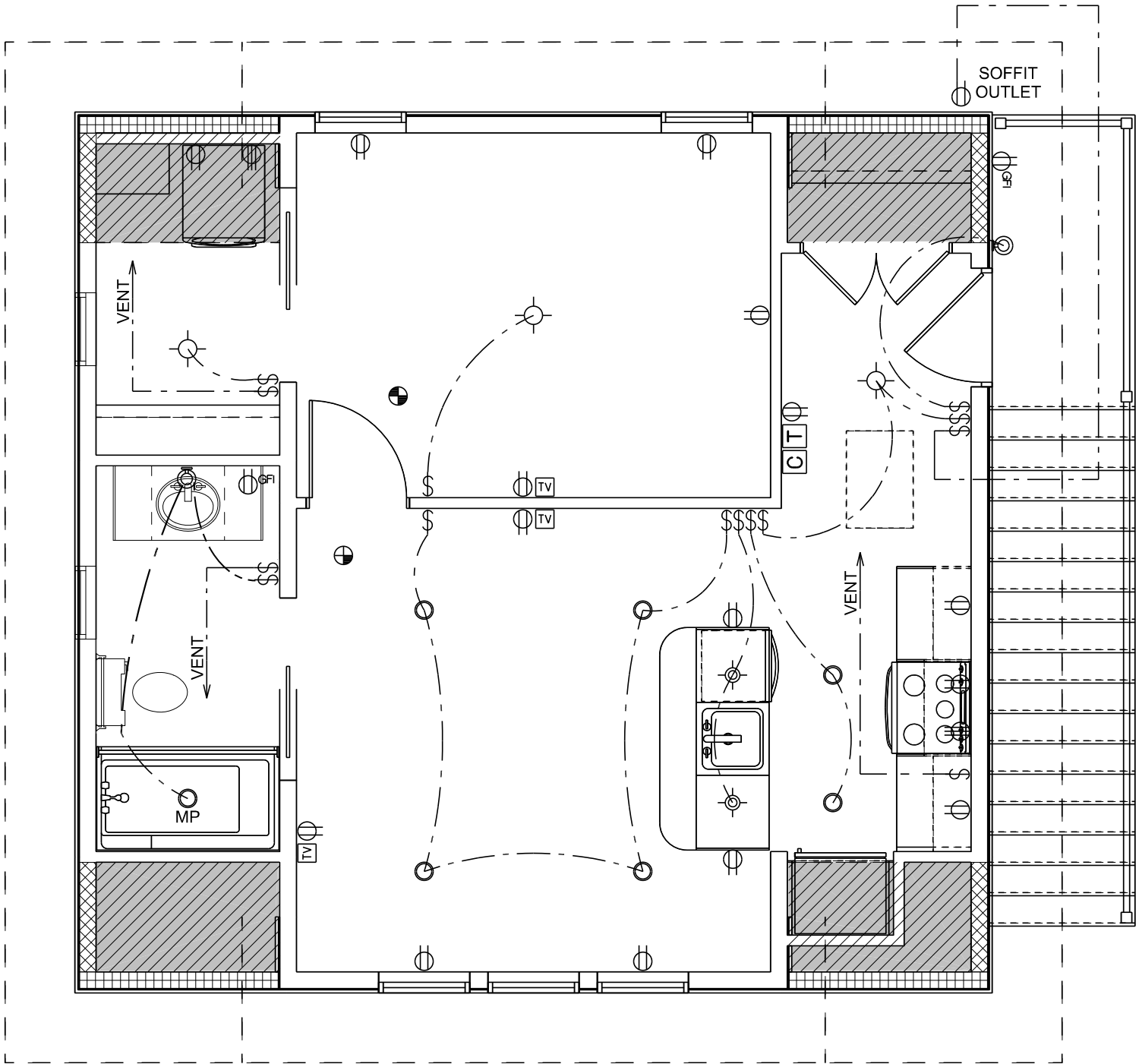
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ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED.

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
Door Chime	C
Light	Light symbol
Outlet	Outlet symbol
Outlet 220V	220V Outlet symbol
Outlet GFI	GFI Outlet symbol
Pendant Light	Pendant Light symbol
Pot Light	Pot Light symbol
Smoke & CO Detector	Smoke & CO Detector symbol
Smoke Detector	Smoke Detector symbol
Switch	Switch symbol (\$)
TV Outlet	TV Outlet symbol
Thermostat	Thermostat symbol (T)
Wall Mount Light	Wall Mount Light symbol



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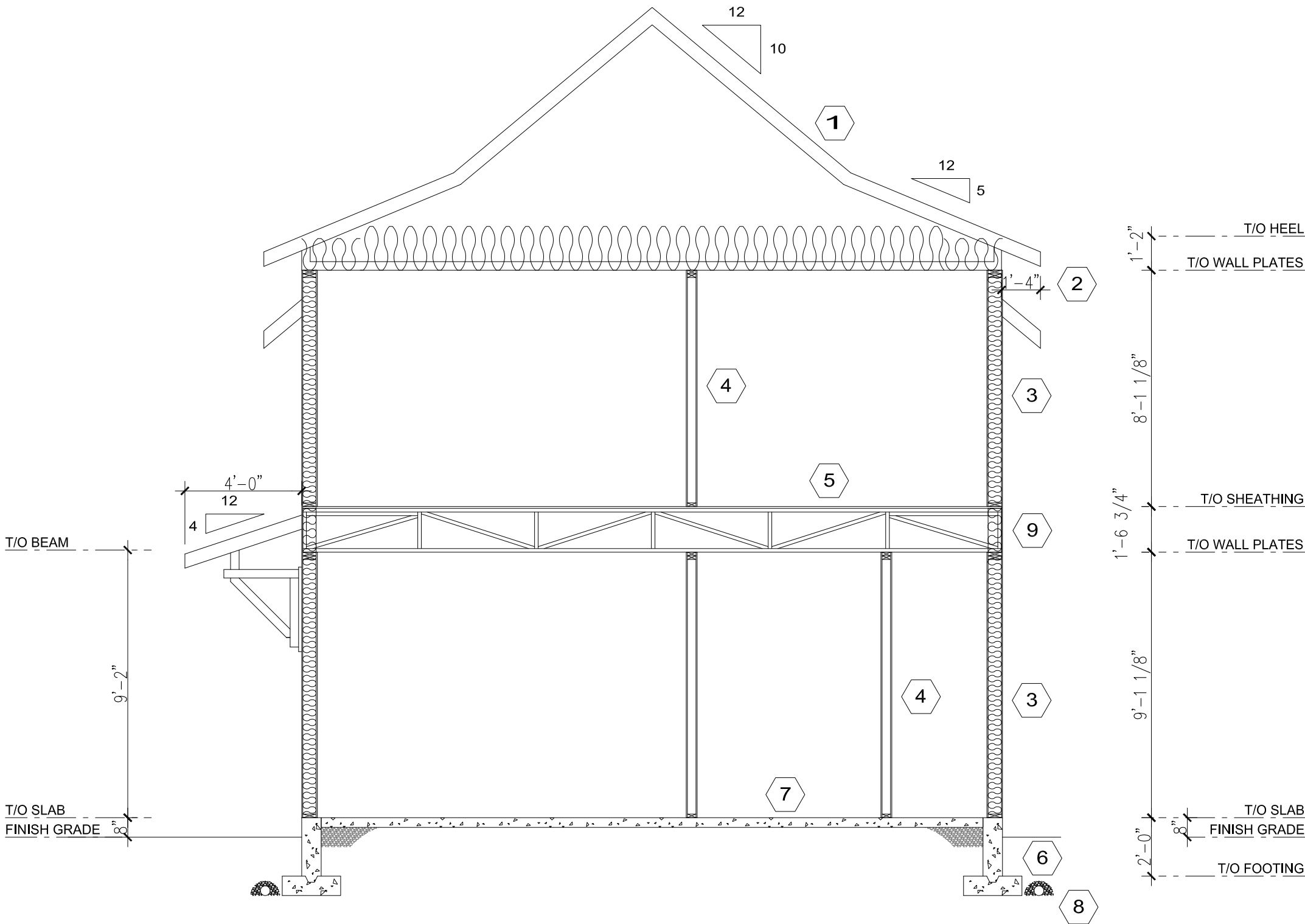
PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT	8 OF 11
DRAWN BY: KJC 02/25/2025	

APPROVED FINAL COFA-HD
Town of Bluffton - Historic Preservation Commission
COFA-03-25-019657
Approval Date: 11/06/2025
Charlotta Moore



BUILDING SECTION A
SCALE: 1/4" = 1'-0"

- 1

ROOF SYSTEM
METAL ROOFING
SYNTHETIC MEMBRANE ROOF UNDERLAYMENT
OVER ENTIRE ROOF
5/8" PLYWOOD ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
TRUSS BRACING AS PER MANUFACTURERS
RECOMMENDATIONS
R40 FIBREGLASS BATT INSULATION
INSULATION STOPS AT EAVES
6 mil POLY V.B.
5/8" CD DRYWALL
- 2

EAVES
2x6 EXPOSED TAILS
(NO SOFFIT OR FASCIA)
- 3

EXTERIOR WALL
EXTERIOR FINISH AS PER ELEVATIONS
BUILDING PAPER or HOUSEWRAP
7/16" OSB WALL SHEATHING
2x6 STUDS @ 16" o.c. U.N.O.
R22 FIBREGLASS BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
- 4

INTERIOR WALL
1/2" DRYWALL
2x4 STUDS U.N.O. @ 16" o.c.
1/2" DRYWALL
- 5

FLOOR SYSTEM
FINISHED FLOORING
3/8" OVERLAY (OPTIONAL)
3/4" T & G FIR PLYWOOD FLOOR SHEATHING
18" FLOOR TRUSSES @ 16.0" o.c.
5/8" CD DRYWALL
- 6

FOUNDATION WALL
DAMPPROOF EXTERIOR BELOW GRADE
PARGING ABOVE GRADE
CONCRETE FOUNDATION WALL
(SIZE AND REINFORCING BY P. ENG.) on
CONTINUOUS CONCRETE FOOTING
(SIZE AND REINFORCING BY P. ENG.)
- 7

SLAB FLOOR
CONCRETE SLAB ON GRADE
(DESIGN BY OTHERS)
6 mil POLY MOISTURE BARRIER
8" MIN CRUSHED ROCK
- 8

WEeping TILE
4" DIA. SOCKED WEeping TILE IN
6" CRUSHED STONE (CLEAR)
CONNECTED TO SUMP PUMP
OR STORM DRAIN AS REQUIRED
(SLOPE EXCAVATION TO SUMP)
- 9

RIM JOIST INSULATION
SPRAYFOAM INSULATION c/w FIREGUARD
IN ALL PERIMETER JOIST SPACES.
CONTRACTOR TO ENSURE CONTINUITY OF
INSULATION & AVB REQUIREMENTS ARE MET.

REVISION	DATE	BY
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REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
REVISION #5	01/14/2025	KJC
REVISION #6	01/19/2025	KJC
REVISION #7	01/28/2025	KJC
REVISION #8	02/05/2025	KJC
REVISION #9	02/08/2025	KJC

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**Nelson
HOMES**

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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT

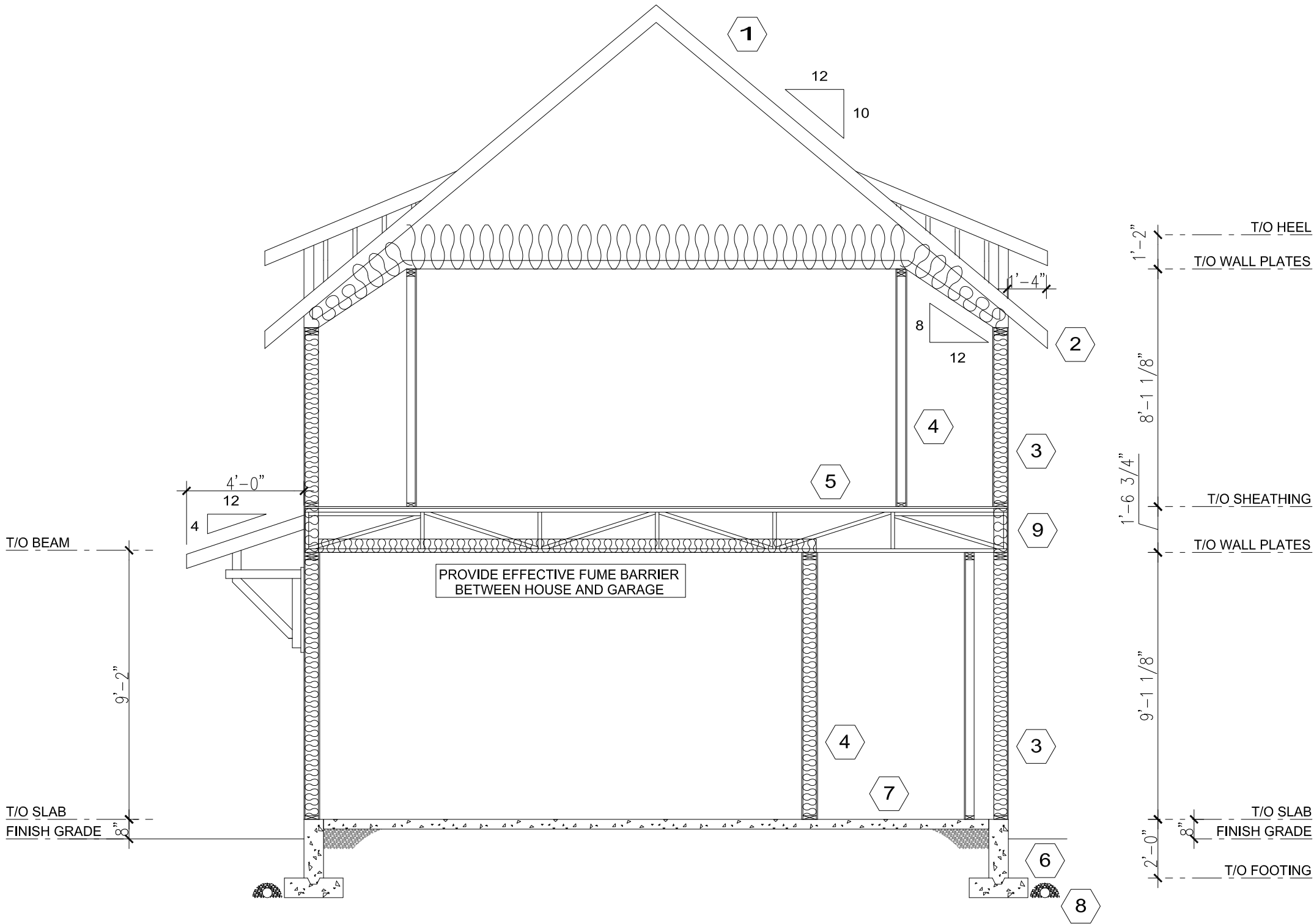
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ATTACHMENT 3

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BUILDING SECTION B
SCALE: 1/4" = 1'-0"

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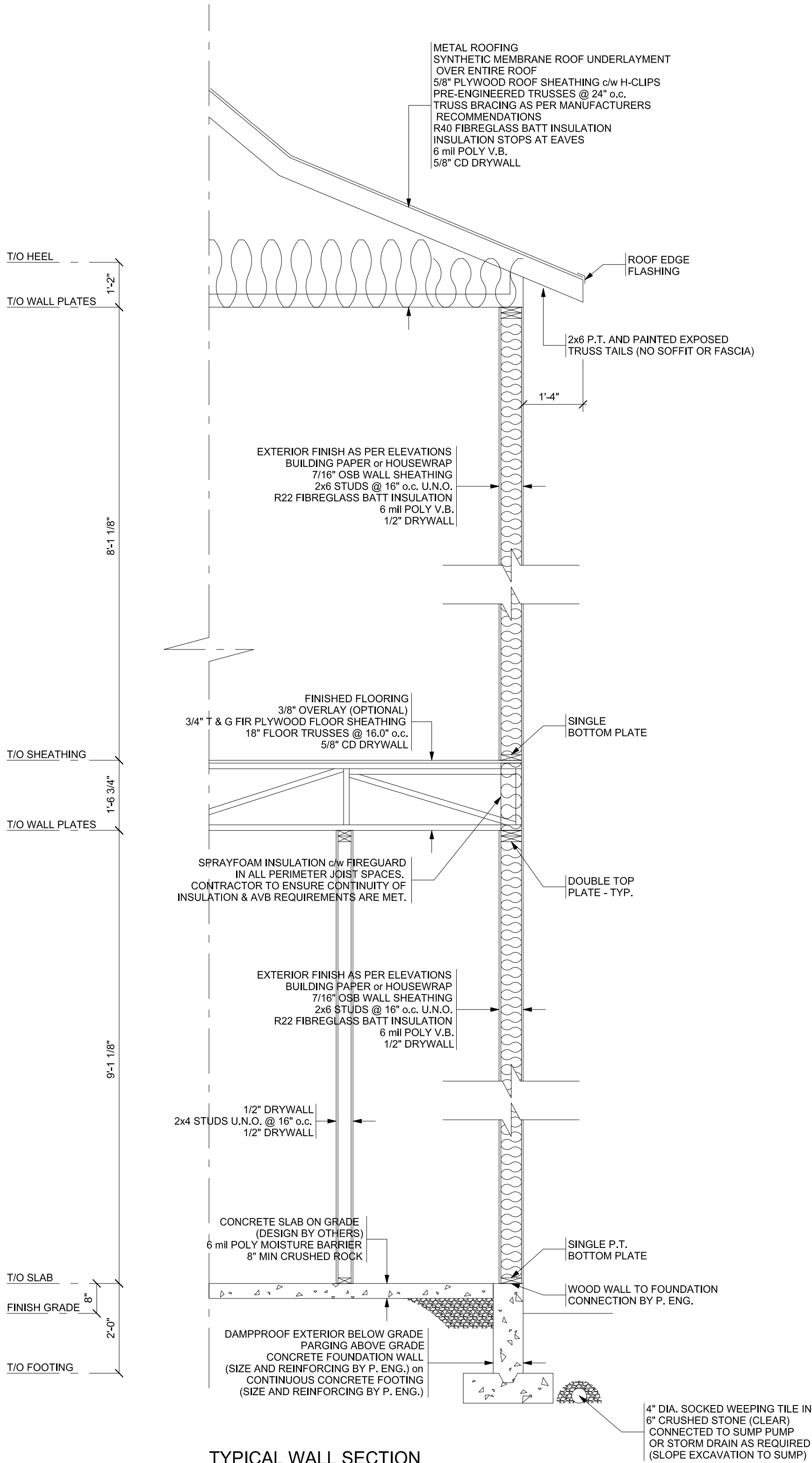
NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

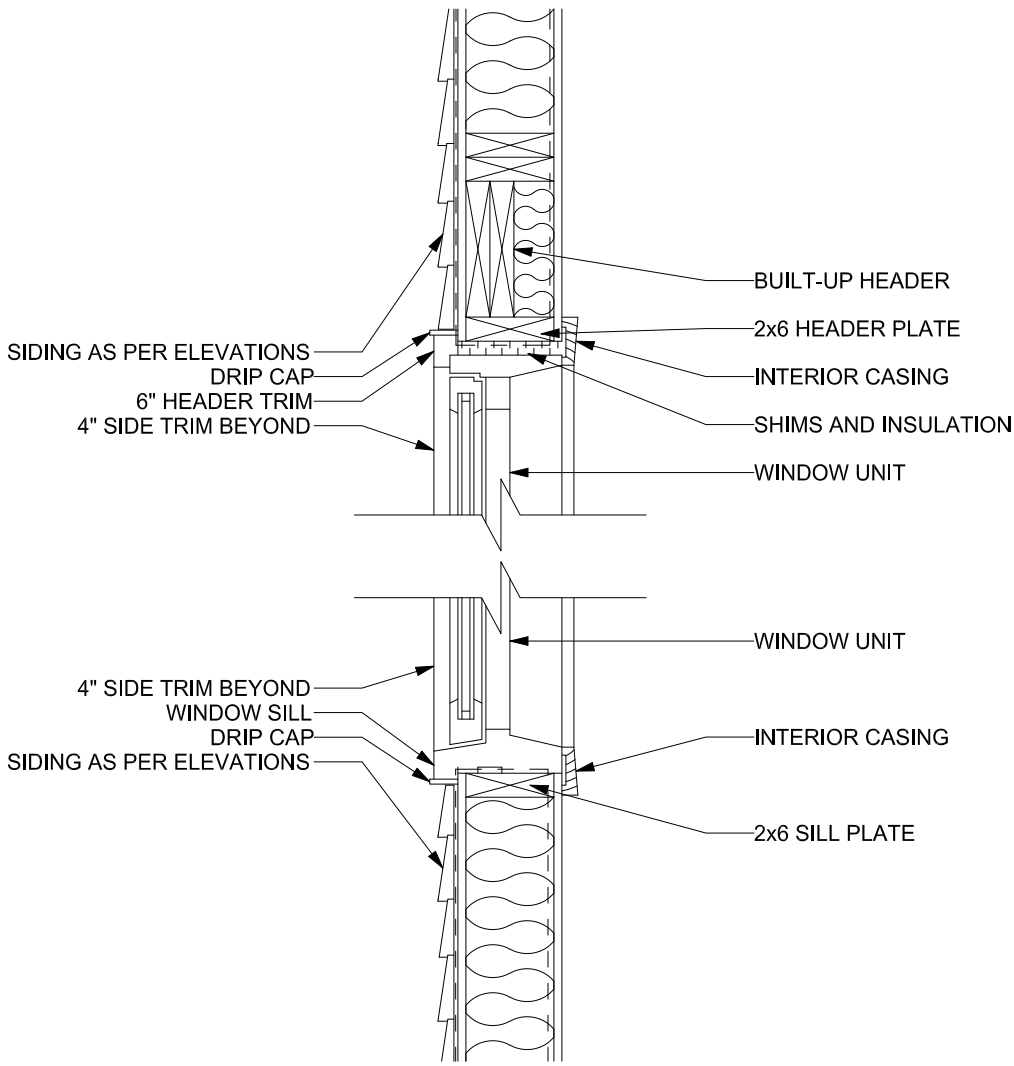
SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

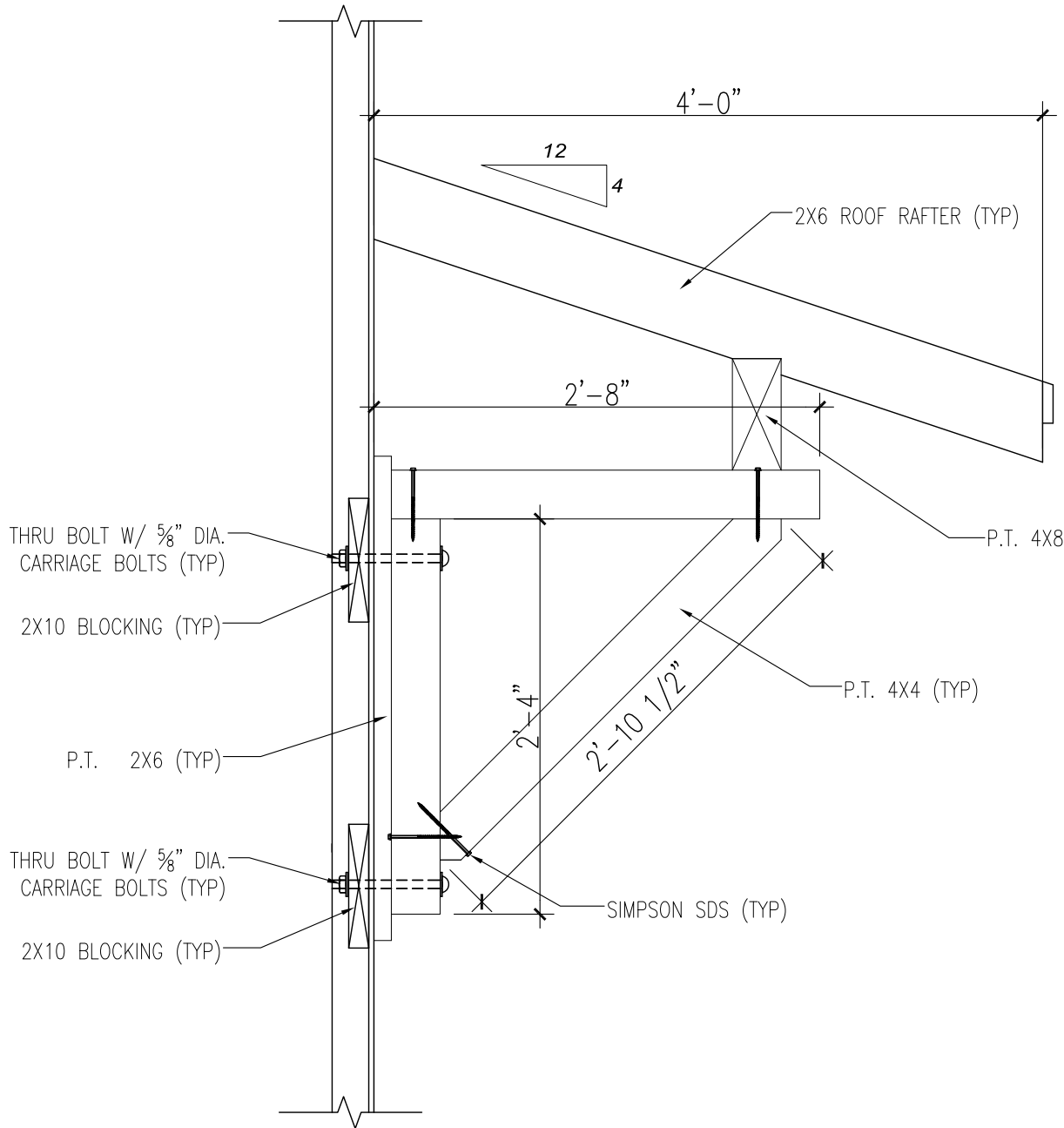
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TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



TYPICAL WINDOW HEADER & SILL DETAIL
NTS



BRACKET DETAIL

1" = 1'-0"

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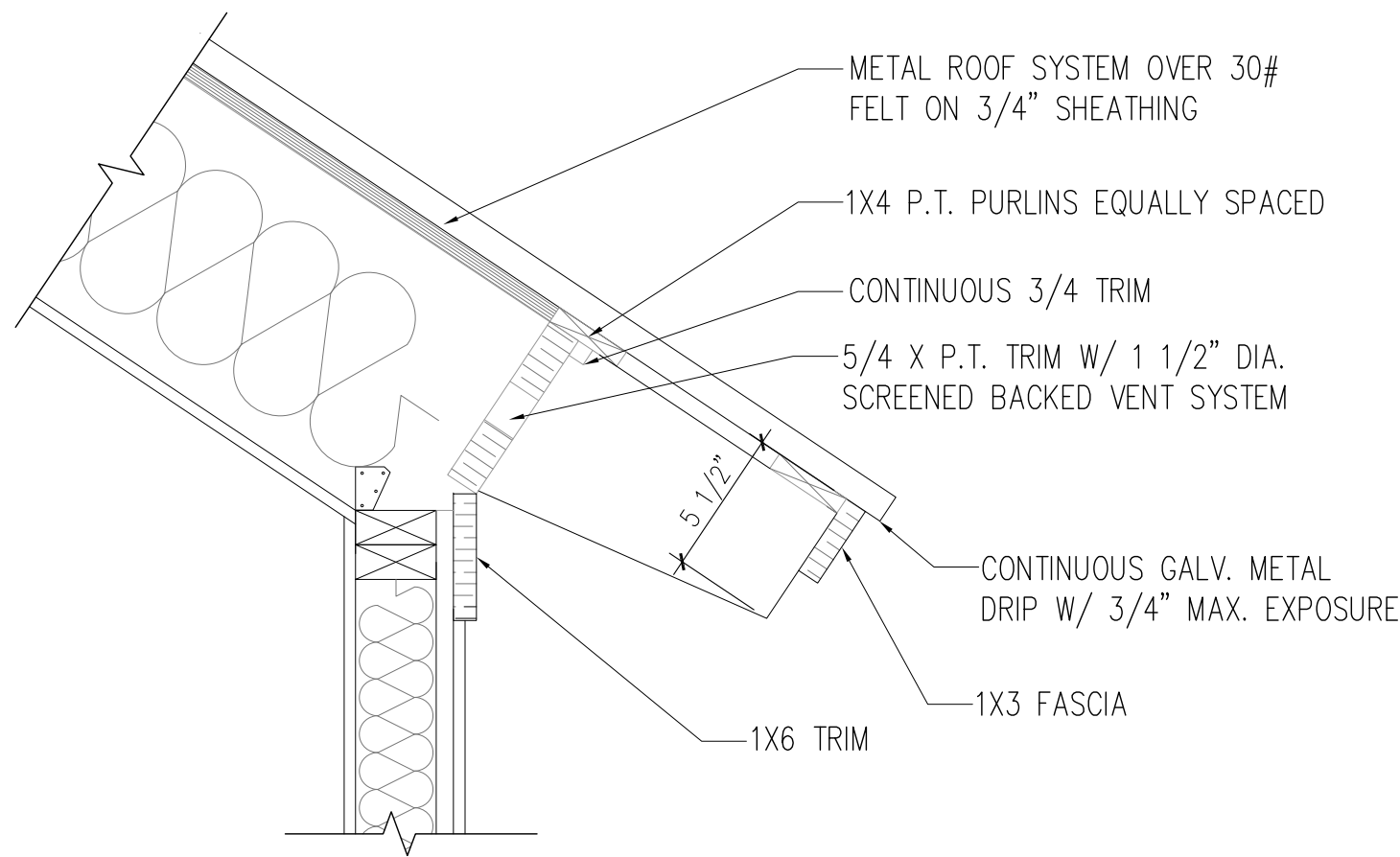
SIZE: 1200 SQ FT

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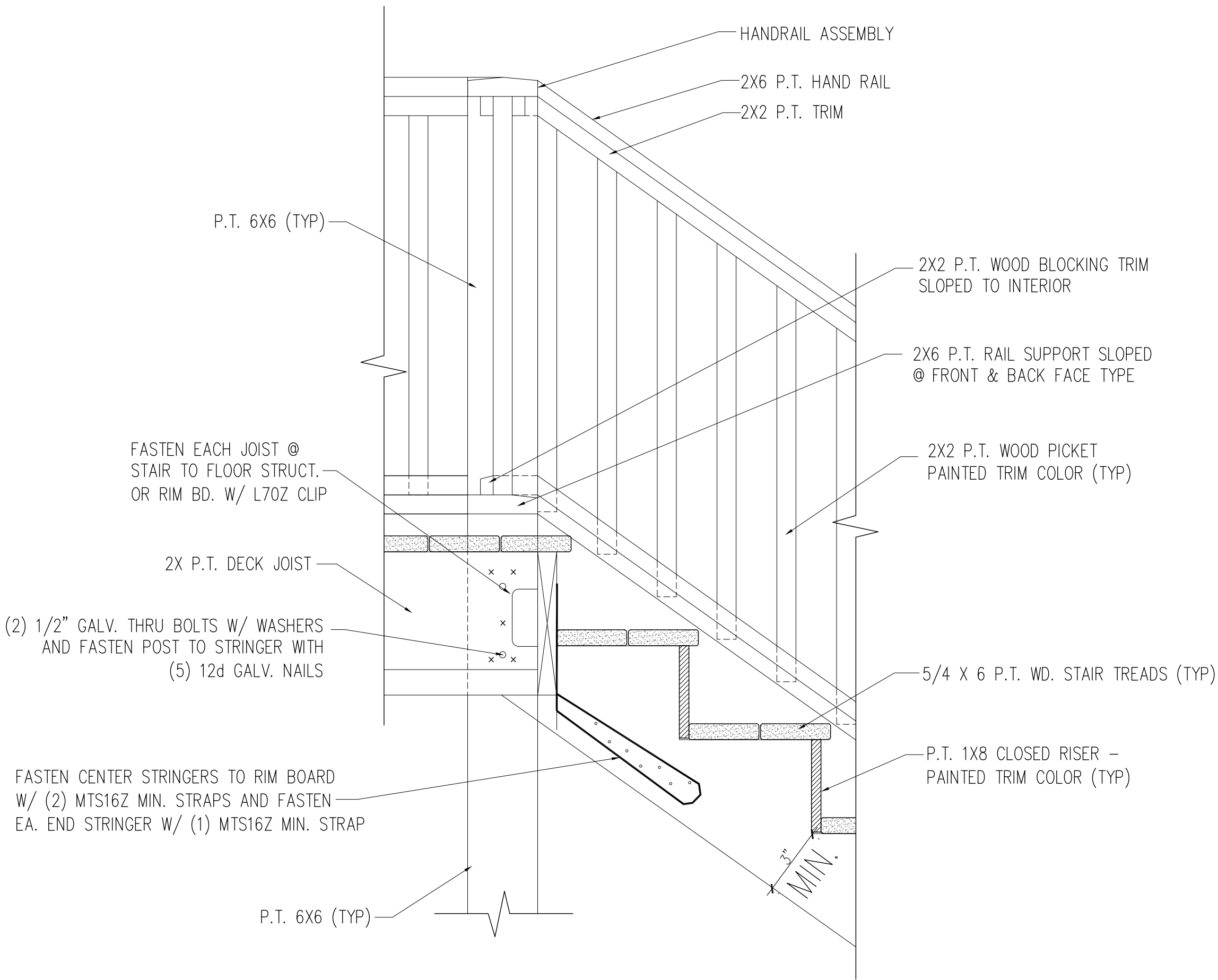
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NOTE: ALL EAVE AND TRIM DETAILS TO MATCH EXISTING HOUSE

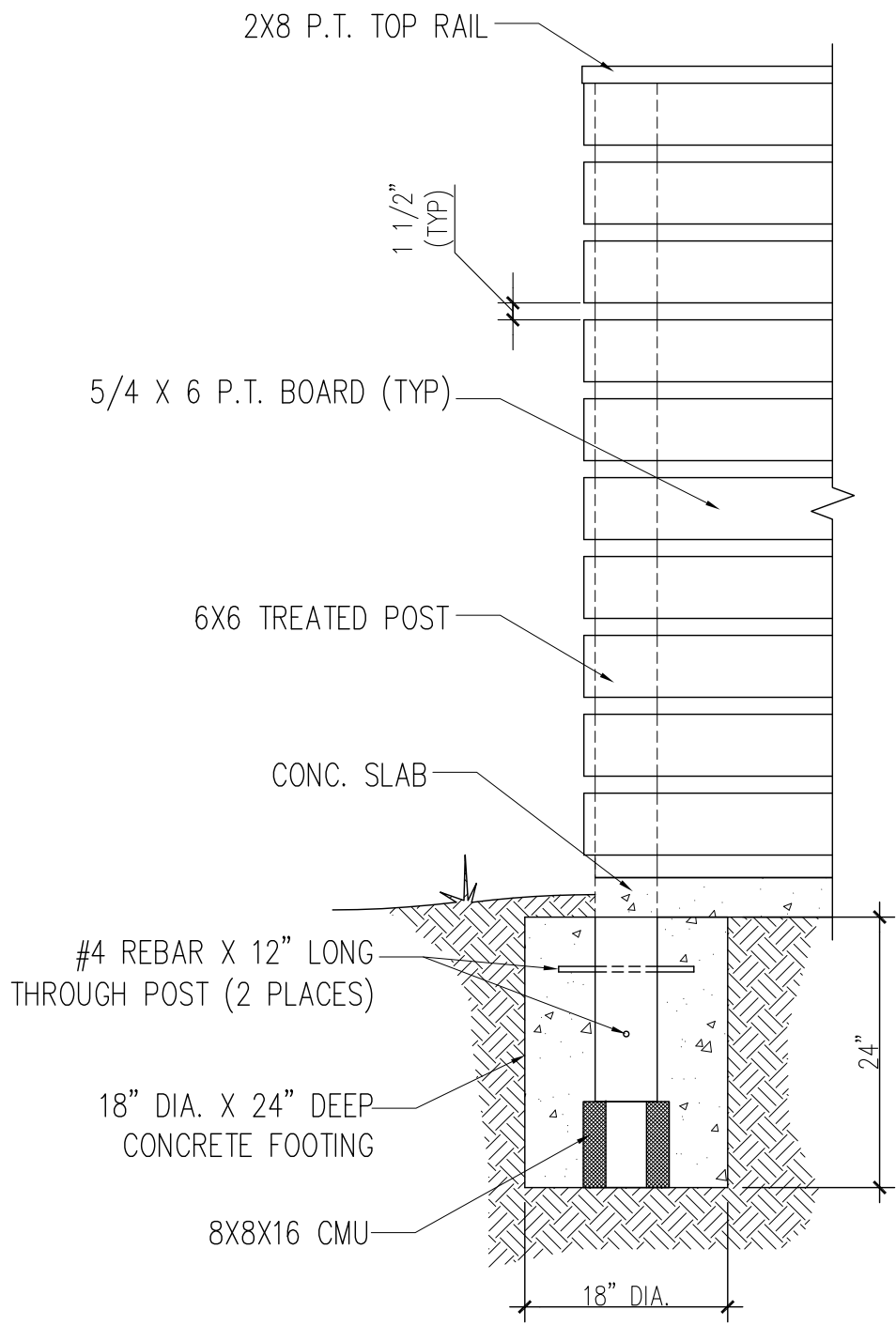
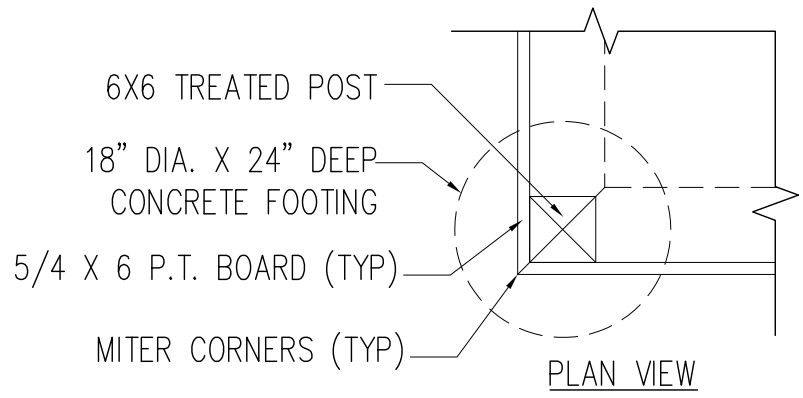
TYPICAL EAVE DETAIL

1 1/2" = 1'-0"



STAIR DETAIL

1 1/2" = 1'-0"



SERVICE YARD DETAIL

3/4" = 1'-0"

PROJECT: HARRIS & BARBINA GARAGE		
NH PROJECT No.: M0660		
LOCATION: 36 WHARF STREET, BLUFFTON, SC		
SIZE: 1200 SQ FT		SHEET 12
DRAWN BY: MM	10/20/25	