



**STAFF REPORT**  
**Executive Department**

<b>MEETING DATE:</b>	April 7, 2026
<b>PROJECT:</b>	Consideration of An Ordinance Authorizing an Economic Development Incentive Agreement between the Town of Bluffton and The Bluff Orthodontics, LLC. - First Reading
<b>PROJECT MANAGER:</b>	David Nelems, Director of Special Projects

**REQUEST:**

Request for Town Council for first reading of an ordinance approving the execution and delivery of an economic development agreement for The Bluff Orthodontics, LLC.

**BACKGROUND:**

The laws or Constitution of the State of South Carolina, 1895, as amended, empowers towns to enact ordinances related to the expenditure of public funds for public purposes and necessary for the Town to levy certain taxes and fees.

Town residential development has grown exponentially over the past decade. Commercial development has lagged the residential growth. Certain areas of the Town of Bluffton, notably west of Buckwalter parkway, are experiencing a void of commercial development in certain critical service industries. There also remains a lack of affordable housing to accommodate the demand for a diverse local workforce.

In September of 2023 the Bluffton Town Council adopted an Ordinance establishing an economic development incentives plan:

- (i) To promote the redevelopment of existing buildings and infill development within the Incentive Areas;
- (ii) To support the establishment of the categories of new businesses that the Council determines will significantly increase the overall commercial activity within the Town, provide the Town's residents with sufficient options within the Town rather than having to travel elsewhere; encourage tourists and those who reside in surrounding communities to make use of businesses within the Town; and increase property values within the Town as a whole; and
- (iii) To develop the Incentive Areas into commercial spaces that match the Town's sense of place and contributes to the Council's overall priorities established within ur Comprehensive and Strategic Plans; and
- (iv) To support the development of affordable housing to encourage relocation of professionals working in one of the professions supported by the incentivized developments.

The intended use of the development must be for one or more of the following business purposes:

- (i) healthcare, dental, home health, pharmaceutical retail, and similar ancillary uses;
- (ii) childcare services;
- (iii) affordable housing developments (separately or part of a larger project);
- (iv) mixed use commercial and similar flex-use space;
- (v) corporate headquarters; and
- (vi) other uses, as may be determined by the Council, that are consistent with the Goals, and the Plans.

**Economic Development Incentive Program Summary:**

**Applicant:** The Bluff Orthodontics, LLC

**Location:** 107 Persimmon Street, Suites 105 & 106, Bluffton, SC

**Industry Sector:** Healthcare / Professional Services

DRCI received a grant request from **The Bluff Orthodontics, LLC**, a new privately owned orthodontic practice to be established in Bluffton, South Carolina. The practice will be 100% locally owned and operated by Dr. Morgan L. Herrington, a board-certified orthodontist.

The project involves the renovation and buildout of approximately **2,450 square feet** of existing commercial space located along Bluffton Parkway. The total capital investment for the project is approximately **\$773,000**, which includes interior renovation, clinical equipment, furnishings, and start-up infrastructure necessary to launch the practice.

The Bluff Orthodontics will provide specialized orthodontic care to children, teenagers, and adults, contributing to the expansion of Bluffton’s healthcare services sector. The practice is projected to open in **Summer 2026**.

**Job Creation & Wages**

The project will create:

- **Two (2) full-time positions in Year 1**
- An additional **two (2) full-time positions in Years 2–3**, for a total of four (4) full-time jobs

Projected wages for Years 2–3 positions are approximately **\$20 per hour**, equivalent to roughly **\$41,600 annually per employee** (based on full-time employment).

The practice anticipates continued growth beyond Year 3 as patient capacity expands.

**Community & Economic Impact**

The Bluff Orthodontics will serve Bluffton’s growing population, including families, working professionals, retirees, and military families from nearby installations in Beaufort and Savannah. The

project strengthens the Town's healthcare infrastructure, supports local employment, and increases access to specialized dental care within the community.

In addition to job creation, the **\$773,000 private investment** represents a meaningful small-business healthcare expansion within the Town of Bluffton, supporting professional services growth and contributing to long-term economic vitality.

Based on the investment, the ordinance allows for grant awards equal to; up to **15% of all permitting fees**, up to **30% of BJWSA capacity fees** and up to **50% of business license fees** for up to five years. The Council has additional discretion to grant additional grant amount if deemed necessary to advance the goals of the ordinance.

Staff have developed the following guide for determining eligible grant amounts based on the significance of qualifying developments.



The estimated benefit and net revenue to the Town over 5 years are as follows:

<b>Bluffton Taxes / Fees Estimate (5 Year Total)</b>	<b>Amount</b>
Initial Building & Development Fees	\$ 5,628
Property Taxes	\$ 5,960
Business License Fees	7,935
<b>Total Taxes &amp; Fees</b>	<b>\$ 19,523</b>
Five Year Grant Total	\$ 17,862
<b>Net Revenue (Initial 5 Years)</b>	<b>\$ 1,661</b>

**NEXT STEPS:** The Town Council may approve the ordinance as submitted, approve with amendments, or deny approval of the ordinance.

**ATTACHMENTS:**

1. Ordinance
2. Grant Request Letter
3. Project Profile Worksheet
4. Design Document
5. Motion

**AN ORDINANCE OF THE TOWN OF BLUFFTON, SOUTH CAROLINA,  
APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT  
AGREEMENT WITH THE BLUFF ORTHODONTICS, LLC.**

**WHEREAS**, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the general welfare and convenience of the municipality, including to execute and deliver contracts, to assist in redeveloping blighted areas, and to expend public funds for economic development; and

**WHEREAS**, the Council has further determined that the Town should offer certain incentives to encourage private investment and recruit both small businesses and new employers to the Incentive Areas; and

**WHEREAS**, while the Incentives may benefit the Incentive Recipients (as defined herein), the primary beneficiary of the Incentives will be the Town and its citizens who shall realize the following benefits (the "Benefits"):

- (i) Increased property values within the Incentive Areas and the Town as a whole;
- (ii) Increased revenue from property taxes, business license fees, and permit fees;
- (iii) Increased tourism and commercial activity within the Town as a whole; and
- (iv) Meeting needs of the community residents by encouraging growth within targeted sectors to provide adequate services to Town residents; and
- (v) Assist in providing access to a variety of affordable housing options; and,

**WHEREAS**, the Incentives, as provided for in an Incentive Agreement (as defined herein), shall be structured in such a way that the value of the Benefits to the Town will exceed the value to the Incentive Recipients; and

**WHEREAS**, the financial benefit of the Incentives to the Incentive Recipients will only be realized at such time as certain Benchmarks (as defined herein) are met or continue to be met. Should all the Benchmarks be accomplished, the Town believes that there is a high probability that the Benefits will be realized by the Town and that the value of the Benefits will exceed the value public funds expended on the Incentives; and

**WHEREAS**, The Bluff Orthodontics, LLC. ("Developer") owns real property (the "Property") in the Town of Bluffton, South Carolina (the "City") and to develop the Property; and

**WHEREAS**, on the Property, Developer intends (a) to invest seven hundred and seventy-three thousand dollars (\$773,000) to recondition and equip 2450 square feet of healthcare space (collectively, the "Development") located at 107 Persimmon St. #105 & 106 in Bluffton,

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF**

**BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:**

1. The City hereby authorizes the Town Manager to make minor corrections, execute, and deliver such documents as may be necessary or useful to affect the implementation of the Economic Development Agreement attached to this ordinance.

2. The Project Agreement, with whatever changes are (a) not materially adverse to the Town and (b) approved by the Town Manager (after advice of Town's counsel), is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance's body. The Town Manager's execution of the final Project Agreement shall be conclusive evidence of the Town's approval thereof.

3. The Town Manager is, acting alone, authorized to take whatever actions and execute and deliver whatever documents (including the Project Agreement) as either of them deems appropriate to affect this Ordinance's intent.

**THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON SECOND READING.**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

Larry Toomer Mayor



The Bluff Orthodontics, LLC  
107 Persimmon St. #105 & 106  
Bluffton, SC 29910  
drherrington@thebluffortho.com  
(214) 763-4679

January 25, 2026

Bluffton Economic Development Incentive Program  
Don Ryan Center for Innovation  
7 Venture Dr.  
Bluffton, SC 29909

Re: Application for the Bluffton Economic Development Incentive Program Grant

To Whom This May Concern,

I am writing to respectfully request consideration for the Bluffton Economic Development Incentive Program grant to support the establishment of The Bluff Orthodontics, LLC, a new private orthodontic practice in Bluffton, South Carolina.

### **Project Description**

The Bluff Orthodontics will be owned and operated solely by a board-certified, female orthodontist, Dr. Morgan Herrington. As a single location practice, we are dedicated to providing superior orthodontic care to children, teenagers, and adults in the Bluffton community. Our practice will be founded on the core principles of integrity, respect, excellence, and unity, ensuring that each patient receives individualized, compassionate care using state of the art technology and evidence-based practices.

This project represents a significant investment in healthcare infrastructure for Bluffton, with plans to see our first patients in Spring 2026. The practice will create employment opportunities, beginning with one full-time treatment/financial coordinator and one full-time orthodontic assistant in year 1, with growth projections to expand our team to 4-6 full-time positions by years 2 and 3 as we scale our patient capacity.

### **Location**

The Bluff Orthodontics will be established along Bluffton Parkway at 107 Persimmon St. #105 & 106, Bluffton, South Carolina 29910, serving the growing population of this charming and evolving community. Having called Bluffton home for over 12 years through my parents' residency here in 2012, I have come to develop deep personal and professional connections within the area. This local commitment, combined with established relationships with several area dentists, positions our practice for sustainable growth and community integration.

### **Target Industries**

Our practice will serve the healthcare and professional services sector, specifically targeting:

- **Healthcare services:** providing specialized orthodontic care as part of the comprehensive dental health ecosystem in Bluffton
- **Family services:** serving blue and white collar, single and dual-income families through flexible payment plans; professionals; and families with school-age children
- **Military community:** supporting active duty, guard, and reserve service members at nearby naval and marine bases in Beaufort and Air Force/Army installations in Savannah, with special pricing and fee accommodations for military families
- **Growing population demographics:** addressing the healthcare needs of Bluffton's expanding population, including retirees and "up and coming" families relocating to the area

The Bluff Orthodontics represents more than a business venture, it is a commitment to enhancing the quality of healthcare services available to Bluffton residents while contributing to local economic growth through job creation, professional collaboration, and community engagement. Our practice will actively participate in the local dental community, visit area schools for oral health education, and foster professional relationships that strengthen Bluffton's healthcare network.

Grant funding through the Bluffton Economic Development Incentive Program would significantly support our start-up phase, enabling us to invest in state-of-the-art equipment, hire and retain qualified staff, and establish the high-quality practice infrastructure necessary to serve our community effectively from day one.

Thank you for considering this application. I welcome the opportunity to discuss this project further and provide any additional information. I am committed to making The Bluff Orthodontics a valuable asset to Bluffton's economic and healthcare landscape for years to come.

Sincerely,

*Morgan Herrington, D.M.D.*

Morgan L. Herrington, D.M.D.  
Founder and Orthodontist  
The Bluff Orthodontics, LLC

Project Profile Worksheet	
Project Information	
Company Name:	The Bluff Orthodontics
Project Name:	
Type of Project:	Start Up
Type of Entity:	LLC
Type of Business:	Please Choose From Drop Down
NAICS or SIC Code:	
Address:	107 Persimmon St. #105 & 106
Completed By:	Morgan Herrington
Phone Number:	(214)763-4679
Email Address:	
Date:	



**Project Description - Please include the product/service and a brief description of the project including timing.**

**Project Alternatives - Are other sites or project configurations under consideration? Please list other potential locations.**

Not at this time.

Estimated Capital Investment	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Total
Land Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building - New Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building - Purchase of Existing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building - Renovations						
~Internal Renovations	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
~External Renovations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building - Leasehold Improvements	\$ 523,000	\$ -	\$ -	\$ -	\$ -	\$ 523,000.00
Machinery & Equipment - New	\$ 150,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 200,000.00
Machinery & Equipment - Used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pollution Control Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Capital Investment</b>	<b>\$ 723,000.00</b>	<b>\$ 25,000.00</b>	<b>\$ 25,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 773,000.00</b>

**Estimated New Jobs at New Facility**

Jobs are full time employees of the Company	By the end of the First Year of Operation 2026		By the end of the Second Year of Operation 2027		By the end of the Third Year of Operation 2028		By the end of the Fourth Year of Operation 2029		By the end of the Fifth Year of Operation 2030	
	New Full Time	Avg Hourly	New Full Time	Avg Hourly	New Full Time	Avg Hourly	New Full Time	Avg Hourly	New Full Time	Avg Hourly
Employment Category										
Managerial	1	\$ 24.00		\$ -		\$ -		\$ -		\$ -
Professional	-	\$ -		\$ -		\$ -		\$ -		\$ -
Technical	-	\$ -		\$ -		\$ -		\$ -		\$ -
Sales	-	\$ -	1	\$ 25.00		\$ -		\$ -		\$ -
Clerical	-	\$ -		\$ -	1	\$ 20.00		\$ -	1	\$ 20.00
Craftsman (skilled)		\$ -		\$ -		\$ -		\$ -		\$ -
Operators (semi-skilled)		\$ -		\$ -		\$ -		\$ -		\$ -
Laborers (unskilled)	1	\$ 21.00	1	\$ 20.00	1	\$ 22.00	1	\$ 18.00		\$ -
Service	-	\$ -		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -		\$ -
<b>New Job Creation to Date and Avg. Weekly Wage</b>	<b>2</b>	<b>\$ 22.50</b>	<b>2</b>	<b>\$ 22.50</b>	<b>2</b>	<b>\$ 21.00</b>	<b>1</b>	<b>\$ 18.00</b>	<b>1</b>	<b>\$ 20.00</b>

**Estimated Jobs Relocated to New Facility**

Jobs are full time employees of the Company	Full Time Jobs	Avg Annual Wage
Employment Category		
		\$ -
		\$ -

**Estimated Utility Requirements (or increase if expansion):**

Water	\$100/month
Sewer	\$50/month
Electric	\$350-450/month
Gas	
Use of Port?	No

**Estimated Business Activities:**

Annual Materials Purchased for Operations:	Sheet of over 200 items), disposables, bonding materials (etch, prim
Annual Number of Visitors to the Facility:	2,500-5,000
Avg Visitors Length of Stay:	30 minutes

# Dr. Morgan Herrington The Bluff Orthodontics South Carolina

## ISSUED FOR INTERIOR DESIGN

Original Issue date: 04/23/2025

### PROJECT TEAM

OWNER: DR. MORGAN HERRINGTON

ARCHITECT: .

INTERIOR DESIGNER: DESIGNWISE  
387 BIRCH ST #601  
NEWPORT BEACH, CA 92660  
EMAIL: GREG@DESIGNWISE.CO  
CONTACT: GREG BARNELLI

MEP: TBD

PHONE NUMBER CONTACT:

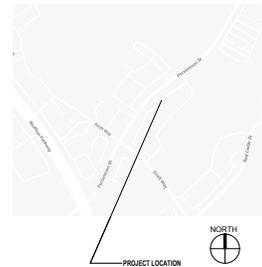
### GENERAL DESCRIPTION

1. PROJECT NAME: THE BLUFF ORTHODONTICS  
2. PROJECT LOCATION: 107 PERSIMON ST UNIT 105  
BLUFFTON, SC 29910  
3. PROJECT OWNER: DR. MORGAN HERRINGTON

### BUILDING INFORMATION

SCOPE OF WORK:  
PROJECT AREA: 280 SQFT  
USE/ OCCUPANCY TYPE: ORTHODONTIC OFFICE

### VICINITY MAP



#### SUPPLEMENTAL NOTES:

SN.1 REFER TO SUPPLEMENTAL PDF FOR ADDITIONAL INTERIOR DESIGN ELEMENTS AS REFERENCE. CONTACT DESIGNER FOR A DIGITAL COPY TO BE E-MAILED TO YOU.

#### SYMBOL LEGEND:



ALL PLANS, DRAWINGS, SPECIFICATIONS, SKETCHES AND OTHER INSTRUMENTS OF SERVICE, INCLUDING ELECTRONIC MEDIA (COLLECTIVELY, THE "INSTRUMENTS OF SERVICE") ARE THE SOLE PROPERTY OF DESIGNWISE. DESIGNWISE RESERVES THE EXCLUSIVE COPYRIGHT AND LICENSE TO USE THE INSTRUMENTS OF SERVICE. ANY REPRODUCTION OR REUSE OF THE INSTRUMENTS OF SERVICE FOR ANY PURPOSE, INCLUDING BUT NOT LIMITED TO BIDDING, CONSTRUCTION AND ANY OTHER PURPOSE, IS STRICTLY PROHIBITED. DESIGNWISE DOES NOT REPRESENT THAT THE INSTRUMENTS OF SERVICE HAVE BEEN REVIEWED FOR COMPLIANCE WITH ANY ZONING OR LOCAL BUILDING CODES. DESIGNWISE SPECIFICALLY EXCLUDES ALL INVOLVEMENT IN, RESPONSIBILITY FOR AND ADVICE REGARDING ANY LOCAL BUILDING CODES, ZONING APPLICATIONS AND/OR BUILDING USE ISSUES OF ANY KIND. ARCHITECT AND CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD.

#### AUTHORIZATION TO PROCEED

SIGNATURE BELOW ACKNOWLEDGES APPROVAL OF ALL SPACE PLANNING AND PROGRAMMATIC INTENT. ARCHITECT IS AUTHORIZED TO PROCEED WITH DEVELOPMENT OF THE DESIGN AS SHOWN ON THIS PAGE WITH ANY REVISIONS NOTED AND INITIALED.

CLIENT'S SIGNATURE	DATE
CLIENT'S SIGNATURE	DATE

### GENERAL NOTES

#### IMPORTANT DISCLAIMER:

Designwise strives to document material specifications accurately, based on information provided by manufacturers' websites and material samples. It is the responsibility of the general contractor or subcontractor to submit product samples directly to the client for final approval before ordering. This process acts as a checks and balances system, ensuring that the entire team is aligned on material selections.

Furthermore, the contractor shall provide submittals to Designwise & client for all materials, lighting, millwork, door styles, door hardware, and anything custom for approval prior to ordering/ installing. Failure to do so will result in contractor assuming responsibility. Designwise assumes no responsibility for incorrect materials ordered or installed without approval.

### SHEET NOTES

- ALL FLOORING SHALL BE COVERED AFTER INSTALLATION FOR DURATION OF CONSTRUCTION TO PROTECT FROM DAMAGE
- USE SCHLUTER METAL EDGE TRANSITION STRIP FROM LVT TO CERAMIC TILE. PROFILE: Schluter®-RENO-UJ-RAMP-RAMP-K.
- USE SCHLUTER METAL EDGE TRANSITION STRIP TO CAP WALL TILE. PROFILE: SCHIENE
- THE SPECIFIED RESTROOM FLOOR TILE DOES NOT HAVE A COORDINATING COVE BASE. USE METAL EDGE TREATMENT, SCHLUTER- DILEX AHK, AS TRANSITION BETWEEN FLOOR AND WALL TILE.
- USE AS MINIMAL GROUT JOINT (OR NOTED SIZE) FOR ALL FLOOR AND WALL TILE.
- CONFIRM ALL FLOORING LEAD TIMES. IT'S COMMON THAT MATERIALS SHIP FROM OVERSEAS.
- ALL MATERIALS ARE TO BE ORDERED IN A TIMELY FASHION FOR THE COMPLETION OF THE PROJECT ON SCHEDULE.
- GC/CM SHALL VERIFY LEAD TIMES AND AVAILABILITIES UPON RECEIPT OF THIS DRAWING. ANY CHANGES REQUIRED ARE TO BE MADE AT THAT TIME.
- SHOULD THE GC/CM NOT PROVIDE THAT ABOVE INFORMATION, OR FAIL TO PLACE ORDERS PROMPTLY, THE GC/CM WILL BE RESPONSIBLE TO PAY ALL ADDITIONAL COST RELATED TO CHANGES THAT MAY RESULT FROM HIS/ HER FAILURE TO COMPLY.
- THIS DRAWING IS FOR INTERIOR INFORMATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER INFORMATION.
- WHERE ATYPICAL CONDITIONS OCCUR, CONTRACTOR IS TO VERIFY FINISH TREATMENT WITH DESIGNER/ OWNER.
- CONTRACTOR TO REPAIR AND REFINISH ANY DAMAGED MARKINGS AND UNEVENNESS OF EXISTING FINISHES THAT REMAIN AS A RESULT OF DEMOLITION AND/OR NEW CONSTRUCTION.
- WALLCOVERING INSTALLER TO PROVIDE TAKEOFF QUANTITIES AND A SAMPLE OF SEAMING WALLCOVERING FOR EACH TYPE OF WALLCOVERING.
- ALL FLOORING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
- ALL MATERIAL TO BE INSTALLED PER SPECIFIC MANUFACTURERS SPECIFICATIONS
- WHERE CERAMIC, GLASS AND/ OR STONE TILE IS USED, INSTALLATION SHALL CONFORM TO THE TILE COUNCIL OF NORTH AMERICA GUIDE LINES
- IF SHEET VINYL IS SPECIFIED, INSTALL SHEET VINYL WITH INTEGRATED COVE BASE. USE MATCHING SEAM WELD WHEN NECESSARY.
- USE SEMI-GLOSS PAINT FINISH AT DOORS AND DOORS FRAMES IF APPLICABLE
- USE EGG-SHELL/ SATIN PAINT FINISH ON ALL WALLS
- USE FLAT PAINT FINISH ON ALL GYP. CEILINGS/ SOFFITS

\* INTERIOR DESIGN DOCUMENTS - NOT FOR CONSTRUCTION. THESE DRAWINGS ARE NOT INTENDED FOR ARCHITECTURAL OR MEP USE.

designwise



Revision

Project

Dr. Morgan Herrington

Stage

Design Documentation

Client

Dr. Morgan Herrington

File

#### COVER SHEET

Drawn by

D.A.

Scale

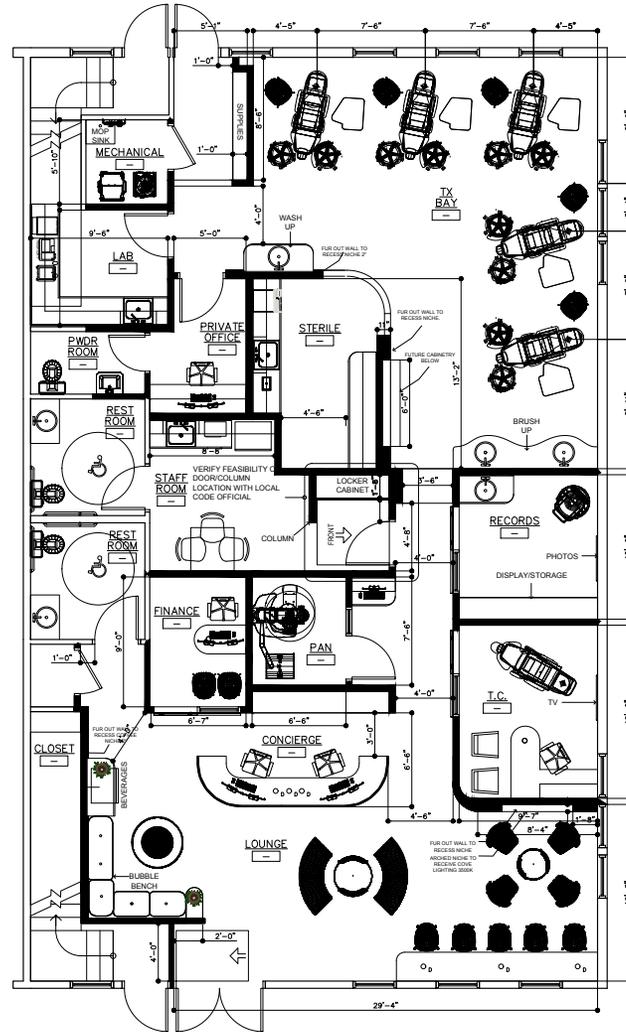
VARIES

Date

04.23.25

**0.0**  
NOTE: DRAWINGS FOR  
DESIGN INTENT ONLY.

NOT FOR CONSTRUCTION



designwise



Revision

Project

Dr. Morgan Herrington

Stage

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Client

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File

**FLOOR PLAN**

Drawn by

D.A.

Scale

VARIES

Date

04.23.25

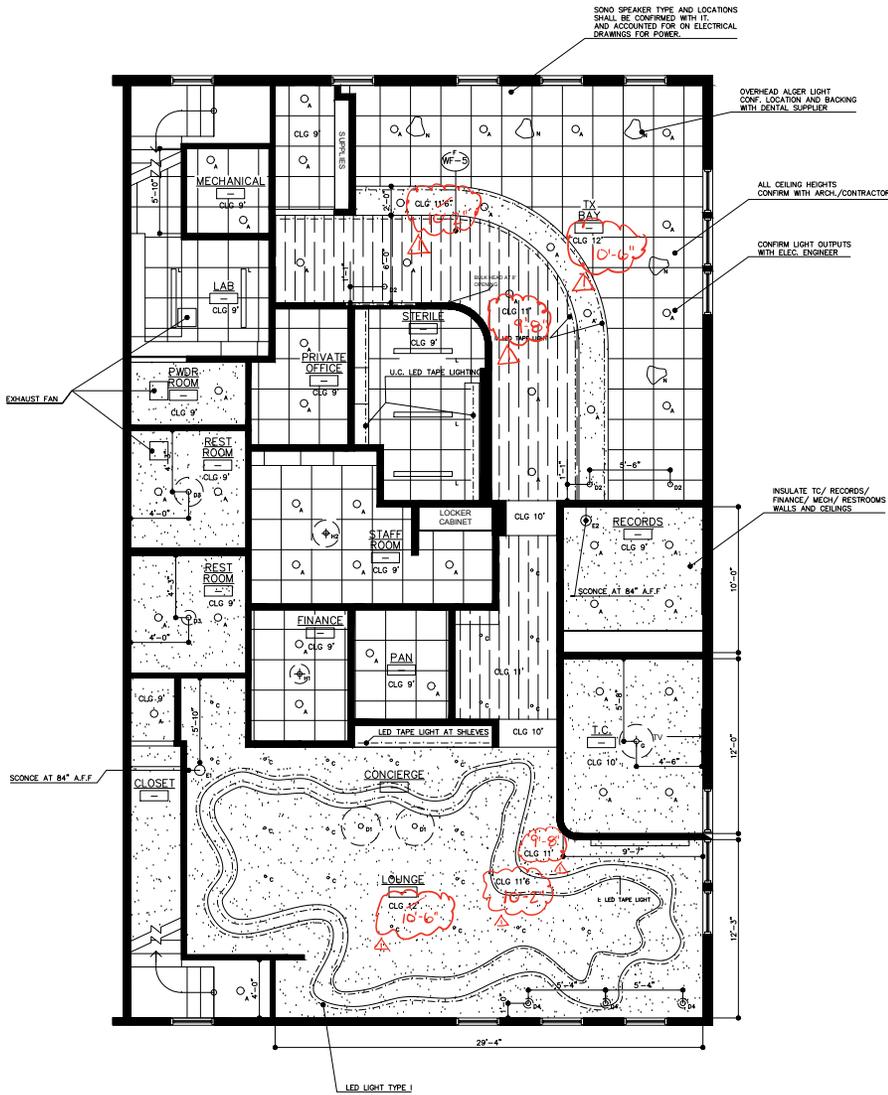
**1.1**

NOTE DRAWINGS FOR DESIGN INTENT ONLY.

NOT FOR CONSTRUCTION

1 FLOOR PLAN  
SCALE: 1/8"=1'-0"

- \* INTERIOR DESIGN DOCUMENTS - NOT FOR CONSTRUCTION. THESE DRAWINGS ARE NOT INTENDED FOR ARCHITECTURAL OR MEP USE.
- \* ARCH/CONTRACTOR SHALL CONFIRM ALL DIMENSIONS & AS BUILT CONDITIONS.
- \* ARCH/CONTRACTOR SHALL CONFIRM ALL ADA CODES.
- \* IF CONTRACTOR NEEDS ADDITIONAL INFO OR FINDS MISSING INFO, INQUIRE WITH DESIGNWISE.



NOTE: DUE TO PRODUCT AVAILABILITY, COST EFFECTIVENESS, AND CONTRACTOR PREFERENCE, CONTRACTOR MAY SELECT LIGHT MANUFACTURE OF CHOICE & PROVIDE SUBMITTALS TO CLIENT/ DESIGNER FOR APPROVAL  
 NOTE: ACCENT LIGHTS SHALL BE ON A SEPARATE SWITCH  
 NOTE: INSTALL DIMMER SWITCHES WHERE POSSIBLE, CONFIRM WITH CLIENT

LIGHTING LEGEND		
USED ON LIGHT PROJECT #	LIGHTING TYPE	VENDOR/ MANUFACTURER
✓ A	⊙ <sub>A</sub> 6" 4000K LED RECESSED LIGHT	ALCON
	⊙ <sub>B</sub> 4" CYLINDER DOWNLIGHT	USA1 LIGHTING
	⊙ <sub>C</sub> 2"4000K LED RECESSED LIGHT	ALCON
✓ D	⊙ <sub>D</sub> PENDANT LIGHT	DESIGNWISE
✓ E	⊙ <sub>E</sub> SCÖNCE LIGHT	DESIGNWISE
	⊙ <sub>F</sub> ART LIGHT	DESIGNWISE
✓ G	⊙ <sub>G</sub> CHANDELIER	DESIGNWISE
✓ H	⊙ <sub>H</sub> FLUSH MOUNT	DESIGNWISE
✓ I	LED TAPE LIGHT - 3500K	SUPERBRIGHTLEDS.COM
	LED TAPE LIGHT - RGB	SUPERBRIGHTLEDS.COM
	LAY-IN GRID AND/ OR FLUSH W GYP (SEE PLAN) 4"x24" LED	ALCON
✓ L	LAY-IN GRID AND/ OR FLUSH W GYP (SEE PLAN) 4"x48" LED	ALCON
	LAY-IN GRID AND/ OR FLUSH W GYP (SEE PLAN) 4"x 72" LED	ALCON
✓ N	15x16" ALGER MEDICAL LIGHT	ALGER
	LAY-IN GRID AND/ OR FLUSH W GYP (SEE PLAN) 24"x 48" LED	ALCON
	24V LED LIGHT SHEET - 24" x 12" - WHITE (4000K)	SUPERBRIGHTLEDS.COM
CEILING TYPE		
✓ A	⊙ <sub>A</sub> XCT- ARMSTRONG ULTIMA REGULAR W/ Ⓜ WHITE GRD. HIGH NRC .80	ARMSTRONG
✓ B	⊙ <sub>B</sub> GYPSUM CEILING	
✓ C	⊙ <sub>C</sub> WOOD CEILING	

\* ALL ACCENT LIGHTS TO BE PROVIDED BY DESIGNWISE.

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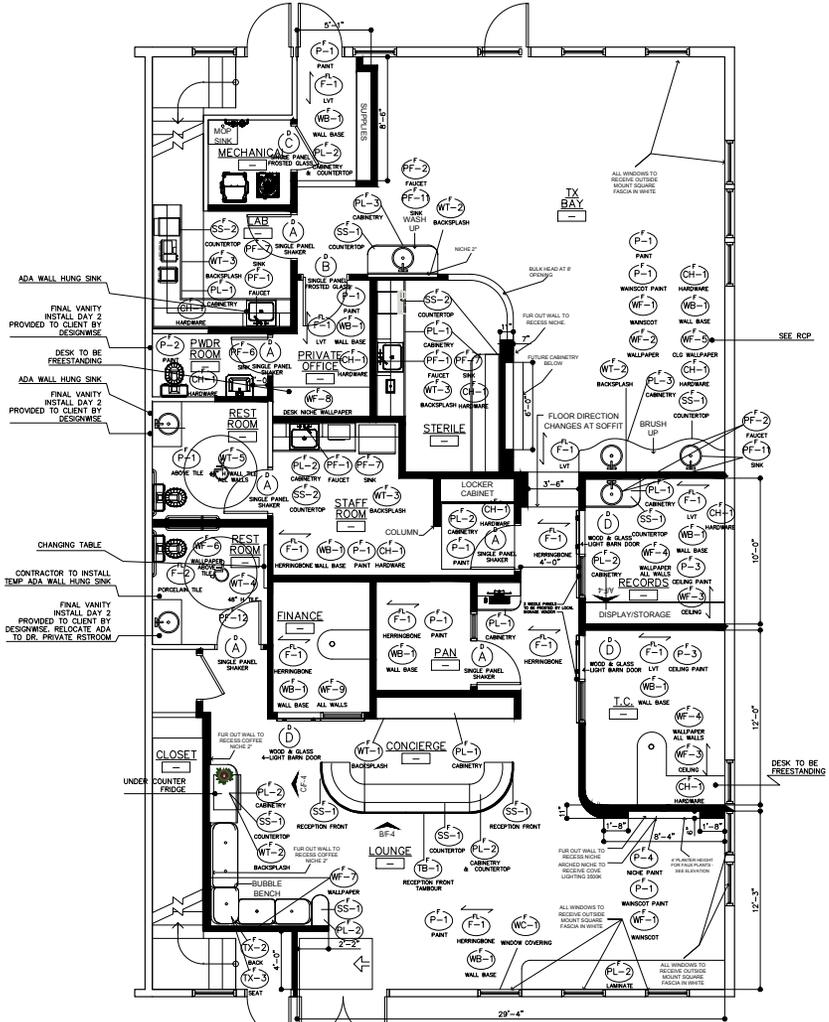
Revision  
 Δ 03 SEPT 2025

Project  
 Dr. Morgan Herrington  
 Stage  
 Design Documentation  
 Client  
 Dr. Morgan Herrington  
 File

**RCP**  
 Drawn by  
 D.A.  
 Scale  
 VARIES  
 Date  
 04.23.25

**1.2**  
 NOTE DRAWINGS FOR DESIGN INTENT ONLY.  
 NOT FOR CONSTRUCTION

1 RCP SCALE: 1/8"=1'-0"  
 2 LIGHTING LEGEND SCALE:  
 \* INTERIOR DESIGN DOCUMENTS - NOT FOR CONSTRUCTION. THESE DRAWINGS ARE NOT INTENDED FOR ARCHITECTURAL OR MEP USE.  
 \* REFERENCE ARCH/MEP FOR ALL MAIN LIGHT QUANTITIES, LOCATIONS, AND LIGHTING CALCULATIONS. THIS PLAN IS TO DEPICT DESIGN FEATURE & ACCENT LIGHTS.  
 \* ARCH/CONTRACTOR SHALL CONFIRM ALL DIMENSIONS & AS BUILT CONDITIONS.  
 \* IF CONTRACTOR NEEDS ADDITIONAL INFO OR FINDS MISSING INFO, INQUIRE WITH DESIGNWISE.



FLOORING	DESCRIPTION	LOCATION	NOTES
FL-1	LYT PLANK	COLLECTOR	BY CONTRACTOR
FL-2	FORGLAN TILE	COLLECTOR	BY CONTRACTOR
FL-3	CERAMIC TILE	COLLECTOR	BY CONTRACTOR
FL-4	WOOD	COLLECTOR	BY CONTRACTOR
FL-5	WOOD	COLLECTOR	BY CONTRACTOR
FL-6	WOOD	COLLECTOR	BY CONTRACTOR
FL-7	WOOD	COLLECTOR	BY CONTRACTOR
FL-8	WOOD	COLLECTOR	BY CONTRACTOR
FL-9	WOOD	COLLECTOR	BY CONTRACTOR
FL-10	WOOD	COLLECTOR	BY CONTRACTOR
FL-11	WOOD	COLLECTOR	BY CONTRACTOR
FL-12	WOOD	COLLECTOR	BY CONTRACTOR
FL-13	WOOD	COLLECTOR	BY CONTRACTOR
FL-14	WOOD	COLLECTOR	BY CONTRACTOR
FL-15	WOOD	COLLECTOR	BY CONTRACTOR
FL-16	WOOD	COLLECTOR	BY CONTRACTOR
FL-17	WOOD	COLLECTOR	BY CONTRACTOR
FL-18	WOOD	COLLECTOR	BY CONTRACTOR
FL-19	WOOD	COLLECTOR	BY CONTRACTOR
FL-20	WOOD	COLLECTOR	BY CONTRACTOR
FL-21	WOOD	COLLECTOR	BY CONTRACTOR
FL-22	WOOD	COLLECTOR	BY CONTRACTOR
FL-23	WOOD	COLLECTOR	BY CONTRACTOR
FL-24	WOOD	COLLECTOR	BY CONTRACTOR
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FL-95	WOOD	COLLECTOR	BY CONTRACTOR
FL-96	WOOD	COLLECTOR	BY CONTRACTOR
FL-97	WOOD	COLLECTOR	BY CONTRACTOR
FL-98	WOOD	COLLECTOR	BY CONTRACTOR
FL-99	WOOD	COLLECTOR	BY CONTRACTOR
FL-100	WOOD	COLLECTOR	BY CONTRACTOR

**2 INTERIOR FINISH SCHEDULE \*CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL FINISHES FOR CLIENT APPROVAL PRIOR TO INSTALL**

**IMPORTANT DISCLAIMER:**

Designwise strives to document material specifications accurately, based on information provided by manufacturers' websites and material samples. It is the responsibility of the general contractor or subcontractor to submit product samples directly to the client for final approval before ordering. This process acts as a checks and balances system, ensuring that the entire team is aligned on material selections.

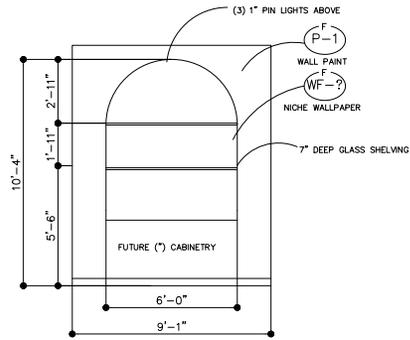
Furthermore, the contractor shall provide submittals to Designwise & client for all materials, lighting, millwork, door styles, door hardware, and anything custom for approval prior to ordering/ installing. Failure to do so will result in contractor assuming responsibility. Designwise assumes no responsibility for incorrect materials ordered or installed without approval.

- ALL FLOORING SHALL BE COVERED AFTER INSTALLATION FOR DURATION OF CONSTRUCTION TO PROTECT FROM DAMAGE
- USE SCHLUTER METAL EDGE TRANSITION STRIP FROM LVT TO CERAMIC TILE. PROFILE: Schluter® RENO LP RAMP-R-K.
- USE SCHLUTER METAL EDGE TRANSITION STRIP TO CAP WALL TILE. PROFILE: SCHIENE
- THE SPECIFIED RESTROOM FLOOR TILE DOES NOT HAVE A COORDINATING COVE BASE. USE METAL EDGE TREATMENT, SCHLUTER-DILEX AHR, AS TRANSITION BETWEEN FLOOR AND WALL TILE.
- USE AS MINIMAL GROUT JOINT (OR NOTED SIZE) FOR ALL FLOOR AND WALL TILE.
- CONFIRM ALL FLOORING LEAD TIMES. IT'S COMMON THAT MATERIALS SHIP FROM OVERSEAS
- ALL MATERIALS ARE TO BE ORDERED IN A TIMELY FASHION FOR THE COMPLETION OF THE PROJECT ON SCHEDULE.
- GC/M SHALL VERIFY LEAD TIMES AND AVAILABILITIES UPON RECEIPT OF THIS DRAWING. ANY CHANGES REQUIRED ARE TO BE MADE AT THE TIME.
- SHOULD THE GC/M NOT PROVIDE THAT ABOVE INFORMATION, OR FAIL TO PLACE ORDERS PROMPTLY, THE GC/M WILL BE RESPONSIBLE TO PAY ALL ADDITIONAL COST RELATED TO CHANGES THAT MAY RESULT FROM HIS/ HER FAILURE TO COMPLY.
- THIS DRAWING IS FOR INTERIOR INFORMATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER INFORMATION.
- WHERE ATYPICAL CONDITIONS OCCUR, CONTRACTOR IS TO VERIFY FINISH TREATMENT WITH DESIGNER/ OWNER.
- CONTRACTOR TO REPAIR AND REFINISH ANY DAMAGED MARKINGS AND UNEVENNESS OF EXISTING FINISHES THAT REMAIN AS A RESULT OF DEMOLITION AND/OR NEW CONSTRUCTION.
- WALLCOVERING INSTALLER TO PROVIDE TAKEOFF QUANTITIES AND A SAMPLE OF SEAMING WALLCOVERING FOR EACH TYPE OF WALLCOVERING.
- ALL FLOORING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
- ALL MATERIAL TO BE INSTALLED PER SPECIFIC MANUFACTURERS SPECIFICATIONS
- WHERE CERAMIC, GLASS AND OR STONE TILE IS USED, INSTALLATION SHALL CONFORM TO THE TILE COUNCIL OF NORTH AMERICA GUIDE LINES
- IF SHEET VINYL IS SPECIFIED, INSTALL SHEET VINYL WITH INTEGRATED COVE BASE. USE MATCHING SEAM WELD WHEN NECESSARY.
- USE SEM-GLOSS PAINT FINISH AT DOORS AND DOORS FRAMES IF APPLICABLE
- USE EGG-SHELL/ SATIN PAINT FINISH ON ALL WALLS
- USE FLAT PAINT FINISH ON ALL GYP. CEILING/ SOFFITS
- ANY WALLPAPER END ON EXTERIOR CORNER SHALL RECEIVE SILV METAL TRIM COLOR: AND. AML.

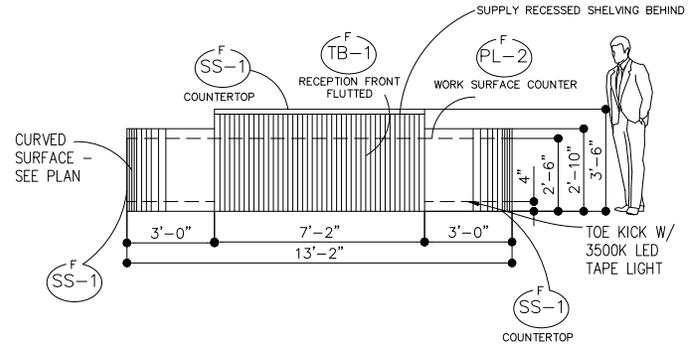
**3 SHEET NOTES**

**1 FINISH PLAN**

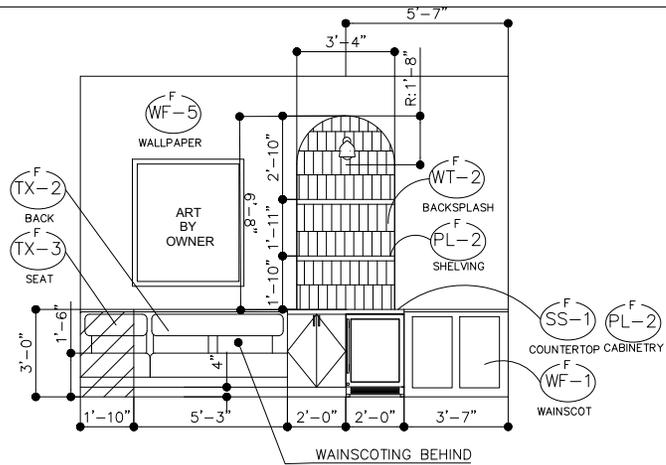
SCALE: 3/8"=1'-0"



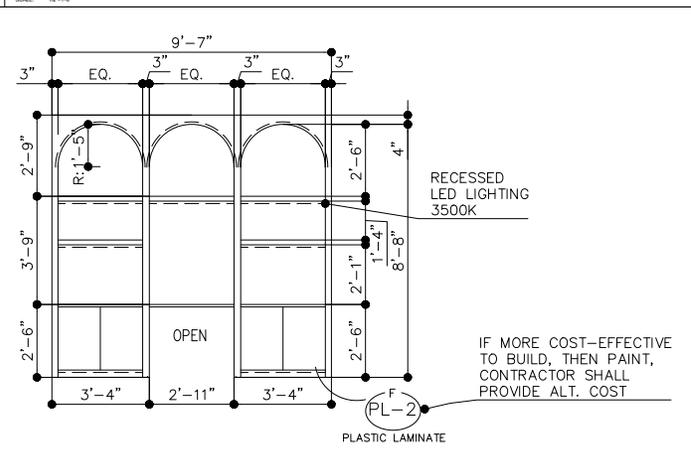
**D OPEN BAY NICHE WALL**  
SCALE: 3/8"=1'-0"



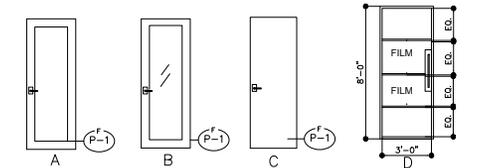
**B RECEPTION FRONT**  
SCALE: 1/2"=1'-0"



**C COFFEE NICHE & BENCH ELEVATION**  
SCALE: 1/2"=1'-0"



**A RECORD ROOM ELEVATION**  
SCALE: 1/2"=1'-0"



NOTE: ALL FRAMES TO BE HOLLOW METAL PAINT GRADE - P-1  
NOTE: CONTRACTOR TO PROVIDE STAIN SAMPLES FOR CLIENT AND DESIGNER'S REVIEW/APPROVAL  
DOOR STYLE LEGEND:  
A MASONITE 8" STAINED SINGLE PANEL DOOR. LEVER DH-1; (SEE HARDWARE SCHEDULE FOR LEVER)  
B MASONITE 8" STAINED FROSTED GLASS SINGLE PANEL POCKET DOOR. LEVER DH-2; (SEE HARDWARE SCHEDULE FOR LEVER)  
C INSULATED 8" PAINTED (P-1) METAL DOOR. LEVER: (SEE HARDWARE SCHEDULE FOR LEVER)  
D 8" STAINED FRAMED GLASS DOOR W/ SIDELITES LEVER: (SEE HARDWARE SCHEDULE FOR LEVER)  
STAIN GOAL: WALNUT-TONED

**1 DOOR STYLES**  
SCALE:

**DOOR HARDWARE**

<p>DH-1 DOOR LEVER  </p>	<p>MFR: BALDWIN SQUARE PASSAGE LEVER SET W/ RECT ROSE          COLLECTION: RESERVE          COLOR: SATIN BRASS          ITEM NUMBER: PSSQCFR044          LOCATIONS: ALL SWING DOORS-(EXCEPT MECHANICAL, EXTERIOR, RESTROOM, &amp; PRIVATE OFFICE SHALL BE LOCKING)</p>
<p>DH-2 DOOR LEVER  </p>	<p>MFR: SIGNATURE HARDWARE (OR SIMILAR)          COLLECTION: 42" KOBE SOLID BRASS DOOR PULL (BACK TO BACK)          COLOR: SATIN BRASS          LOCATIONS: ALL BARN &amp; POCKET DOORS</p>

**2 DOOR HARDWARE**  
SCALE:



Revision  
 Project  
 Dr. Morgan Herrington  
 Stage  
 Design Documentation  
 Client  
 Dr. Morgan Herrington  
 File

**ELEVATIONS**  
 Drawn by  
 D.A.  
 Scale  
 VARIES  
 Date  
 04.23.25

**2.1**  
 NOTE DRAWINGS FOR DESIGN INTENT ONLY.  
 NOT FOR CONSTRUCTION



**A** OPEN BAY RENDERING  
SCALE



**B** RECEPTION RENDERING  
SCALE



**C** OPEN BAY RENDERING  
SCALE: RENDERING UPDATES IN PROGRESS



**D** COFFEE BAR RENDERING  
SCALE: RENDERING UPDATES IN PROGRESS



**E** RECEPTION RENDERING  
SCALE



**F** RECEPTION RENDERING  
SCALE

designwise



Revision

Project

Dr. Morgan Herrington

Stage

Design Documentation

Client

Dr. Morgan Herrington

File

**RENDERINGS**

Drawn by

D.A.

Scale

VARIES

Date

04.23.25

**3.1**

NOTE DRAWINGS FOR  
DESIGN INTENT ONLY.

NOT FOR CONSTRUCTION

Recommended Motion

Consideration of An Ordinance Authorizing an Economic Development Incentive Agreement between the Town of Bluffton and The Bluff Orthodontics, LLC. – David Nelems, DRCI CEO

**“I make a motion to approve second and final reading of an Ordinance Authorizing an Economic Development Grant Incentive Agreement between the Town of Bluffton and The Bluff Orthodontics, LLC of 2450 square feet of Healthcare Space situated at 107 Persimmon Street, Suites 105 & 106, Bluffton, SC”**