

FINAL HPC REVIEW

# TIDAL CREEK INVESTMENTS BUILDING

213 GOETHE ROAD, BLUFFTON, SC 29910



COURT  
ATKINS  
GROUP

POST OFFICE BOX 3978  
BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

TIDAL CREEK INVESTMENTS  
BUILDING

213 GOETHE ROAD,  
BLUFFTON, SC 29910

NOT FOR CONSTRUCTION

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PROJECT INFO

Date  
12.05.2023

Project No.  
23-053

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

COVER

A0.0

SHEET INDEX:

		SCHEMATIC SET 08/03/2023				CONCEPT HPC 09/05/2023				DESIGN DEVELOPMENT SET 10/27/2023				FINAL HPC SUBMITTAL 12/05/2023			
SHT. #	SHEET NAME																
A0.0	COVER	X	X	X	X												
A0.1	GENERAL NOTES AND CODE SUMMARY		X	X	X												
A0.2	ABBREVIATIONS, SYMBOLS & ACCESS. DIAGS.		X	X	X												
A0.3	LIFE SAFETY PLANS					X											
A1.0	ARCHITECTURAL SITE PLAN		X	X	X												
A2.0	FIRST FLOOR PLAN		X	X	X	X											
A2.1	SECOND FLOOR PLAN		X	X	X	X											
A2.2	THIRD FLOOR PLAN		X	X	X	X											
A2.3	ROOF PLAN		X	X	X	X											
A3.0	EXTERIOR ELEVATIONS		X	X	X	X											
A3.1	EXTERIOR ELEVATIONS		X	X	X	X											
A4.0	BUILDING SECTIONS		X		X	X											
A4.1	BUILDING SECTIONS		X		X	X											
A5.0	WALL SECTIONS					X											
A5.1	WALL SECTION & DETAILS								X								
A6.0	DOOR & WINDOW SCHEDULE								X								
A7.0	VERTICAL CIRCULATION					X											
A8.0	FIRST FLOOR RCP					X											
A8.1	SECOND FLOOR RCP								X								
A8.2	THIRD FLOOR RCP								X								
A9.4	PERSPECTIVES		X	X	X	X											
-	SURVEY		X	X	X	X											

PROJECT INFORMATION:

NAME OF PROJECT:	TIDAL CREEK INVESTMENT BUILDING
ADDRESS:	213 GOETHE ROAD BLUFFTON, SC 29910
PROPOSED USE:	BUSINESS (B)
OWNER CONTACT:	JONATHAN BOYD
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	ENGINEER NAME	XX #XXXX	(###) ###-####
MECHANICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
STRUCTURAL	ENGINEER NAME	XX #XXXX	(###) ###-####
CIVIL	ENGINEER NAME	XX #XXXX	(###) ###-####
LAND PLANNING/	ENGINEER NAME	XX #XXXX	(###) ###-####
LANDSCAPE	LANDSCAPE NAME	XX #XXXX	(###) ###-####

PROJECT TEAM:

OWNER CONTACT	ARCHITECT
JONATHAN BOYD	COURT ATKINS ARCHITECTS, INC.
TIDAL CREEK INVESTMENTS, LLC	32 BRUIN ROAD
121 GASCOIGNE BLUFF ROAD	P.O. BOX 3978
BLUFFTON, SC 29910	BLUFFTON, SC 29910
(843) 540-1149 PH	(843) 815-2557 PH
	(843) 815-2547 FAX

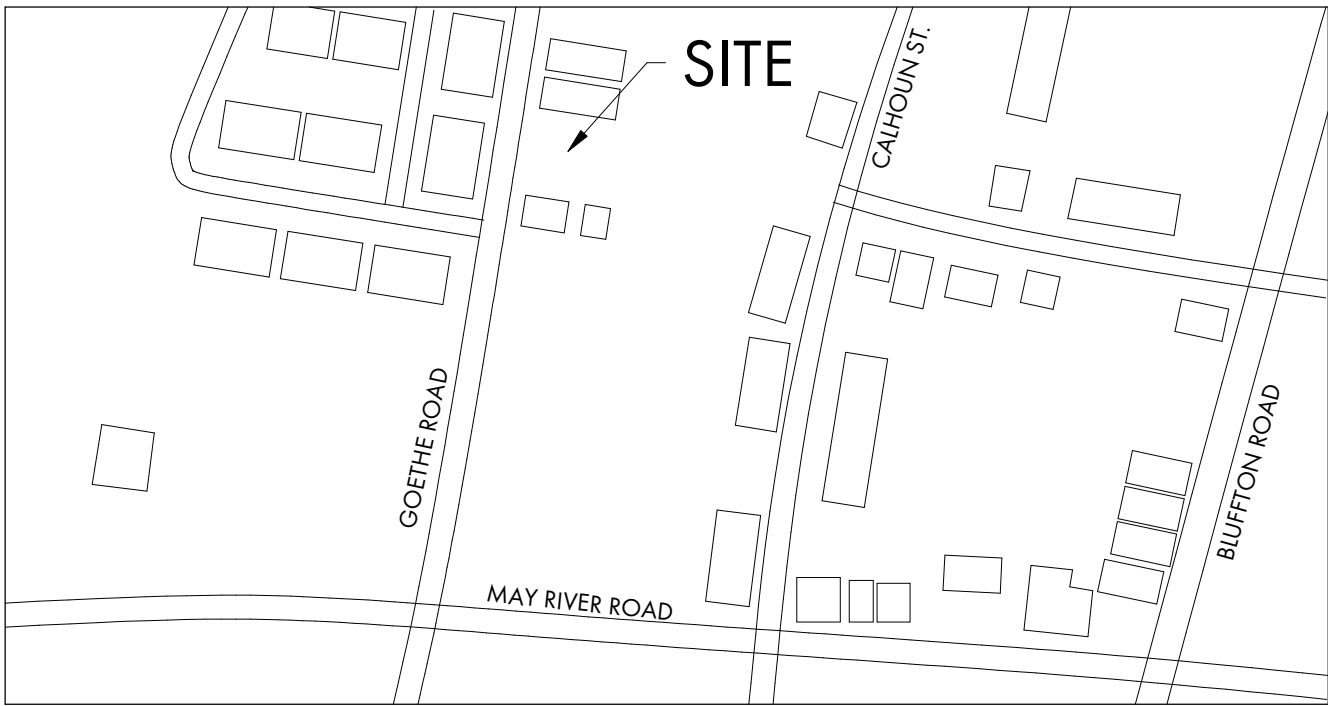
STRUCTURAL ENGINEER	GENERAL CONTRACTOR
T.B.D.	T.B.D.

MECHANICAL PLUMBING & FIRE PROTECTION	LANDSCAPE ARCHITECT
T.B.D.	T.B.D.

ELECTRICAL ENGINEER	CIVIL ENGINEER
T.B.D.	T.B.D.

INTERIOR DESIGNER
T.B.D.

VICINITY MAP - N.T.S.



GENERAL NOTES:

- NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

BUSINESS (B) & RESIDENTIAL (R-2) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY; REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

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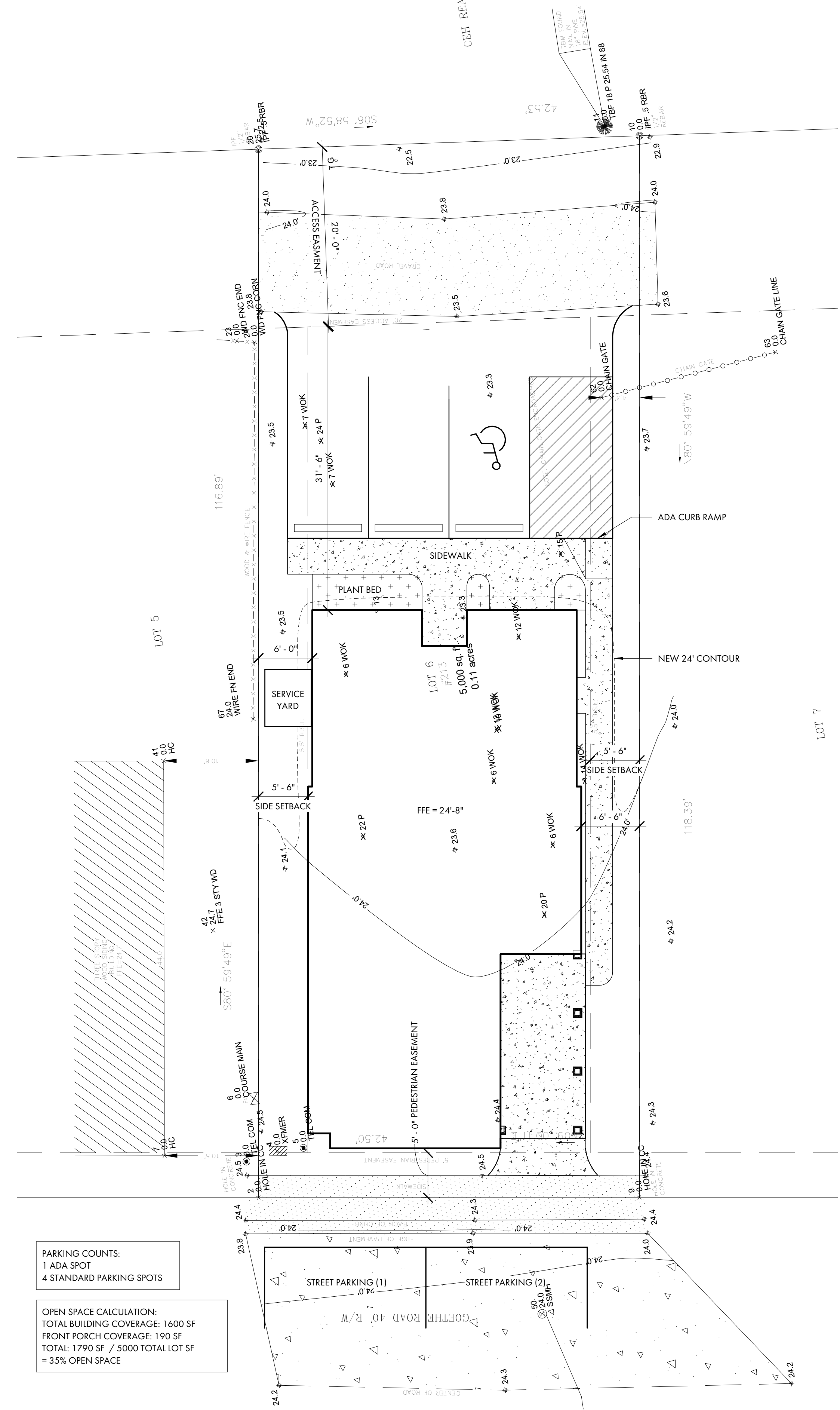
## ISSUE

NO. REV. DATE DESCRIPTION

## SHEET TITLE

ARCHITECTURAL SITE  
PLAN

A1.0

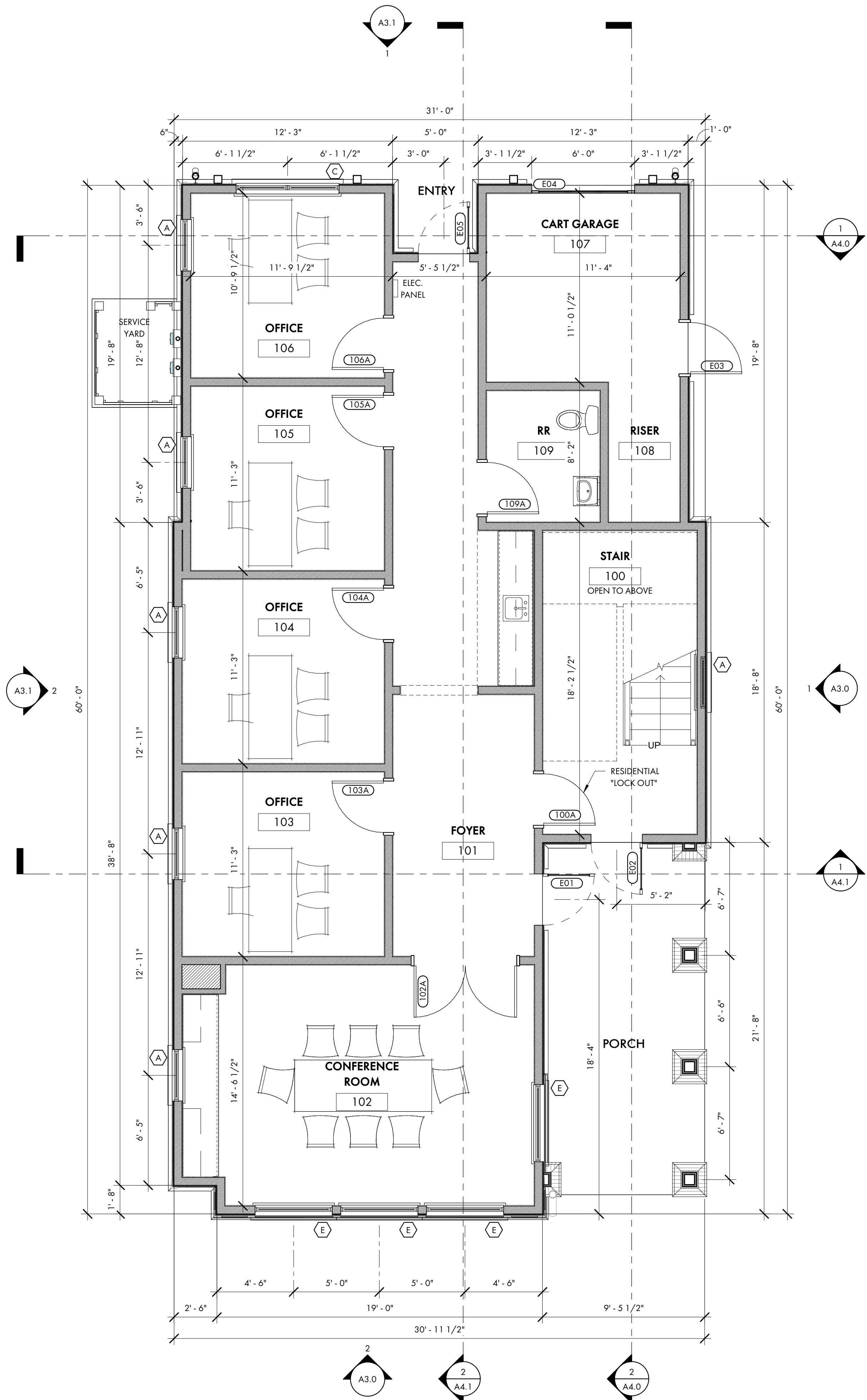


PARKING COUNTS:  
1 ADA SPOT  
4 STANDARD PARKING SPOTS

OPEN SPACE CALCULATION:  
TOTAL BUILDING COVERAGE: 1600 SF  
FRONT PORCH COVERAGE: 190 SF  
TOTAL: 1790 SF / 5000 TOTAL LOT SF  
= 35% OPEN SPACE

1 ARCHITECTURAL SITE PLAN  
A1.0 1/8" = 1'-0"





1 FIRST FLOOR PLAN  
A2.0 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- E. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'A'.
- I. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- J. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG

AREAS

FIRST FLOOR:	1,228 SF (BUSINESS) 372 SF (RESIDENTIAL) 1,600 (B + R)
SECOND FLOOR:	1,435 SF (RESIDENTIAL)
THIRD FLOOR:	682 SF (RESIDENTIAL)
TOTAL:	1,228 SF (BUSINESS) 2,489 SF (RESIDENTIAL) 3,717 SF (B + R)



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SHEET TITLE

FIRST FLOOR PLAN

A2.0

GENERAL FLOOR PLAN NOTES:

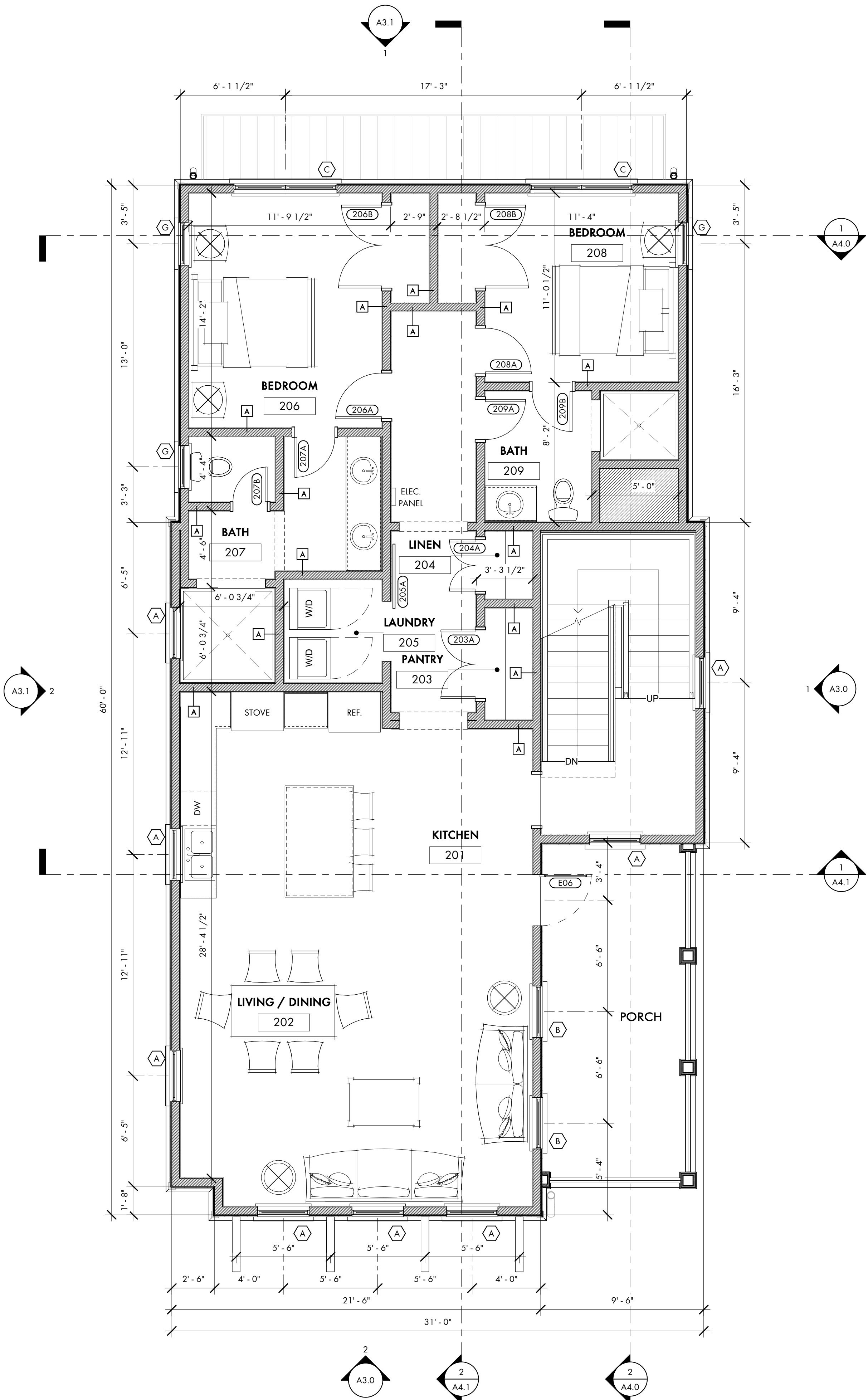
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1 SECOND FLOOR PLAN  
A2.1 1/4" = 1'-0"



GENERAL FLOOR PLAN NOTES:

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- A

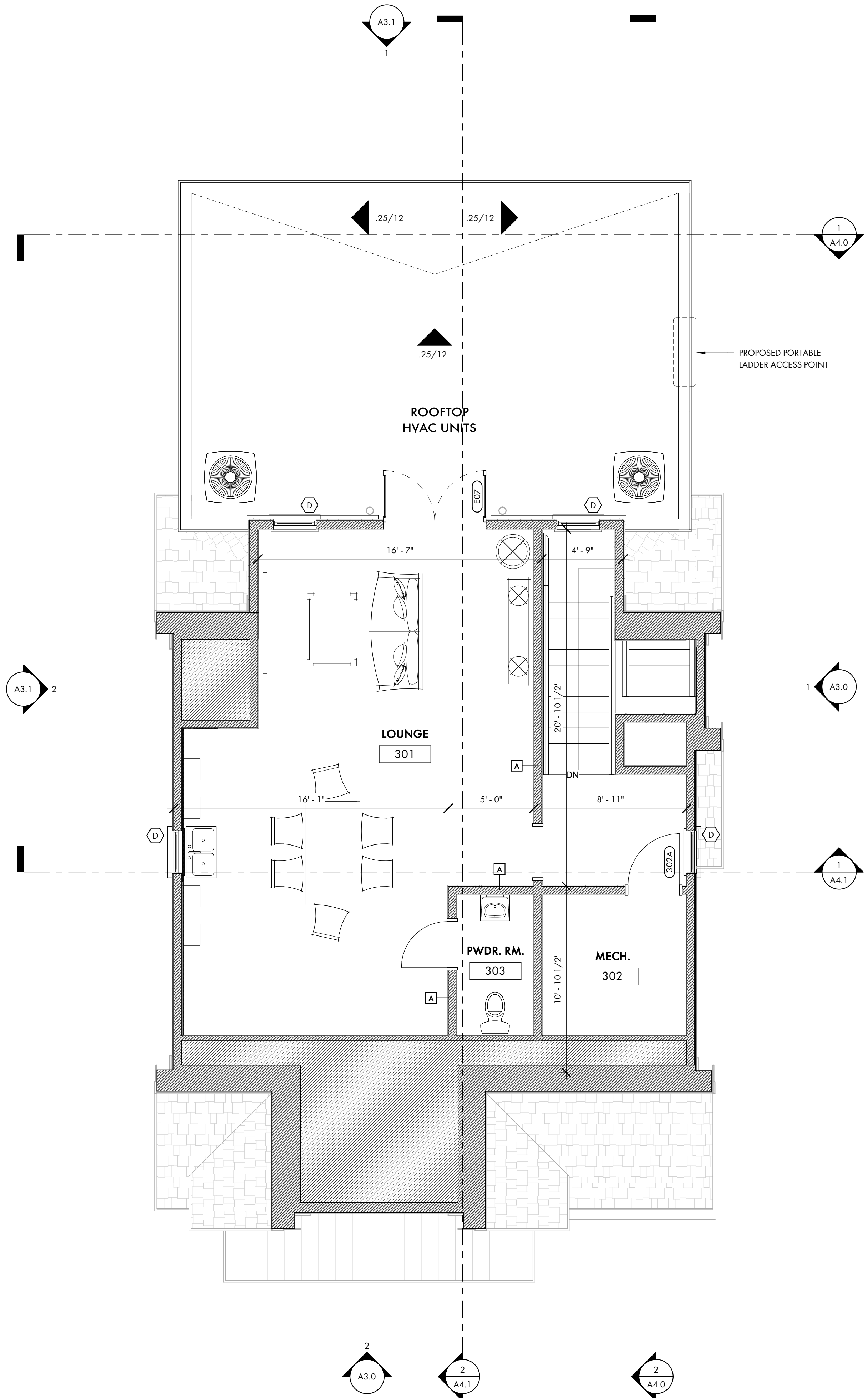
WINDOW TAG
- 01

WALL TAG
- 100

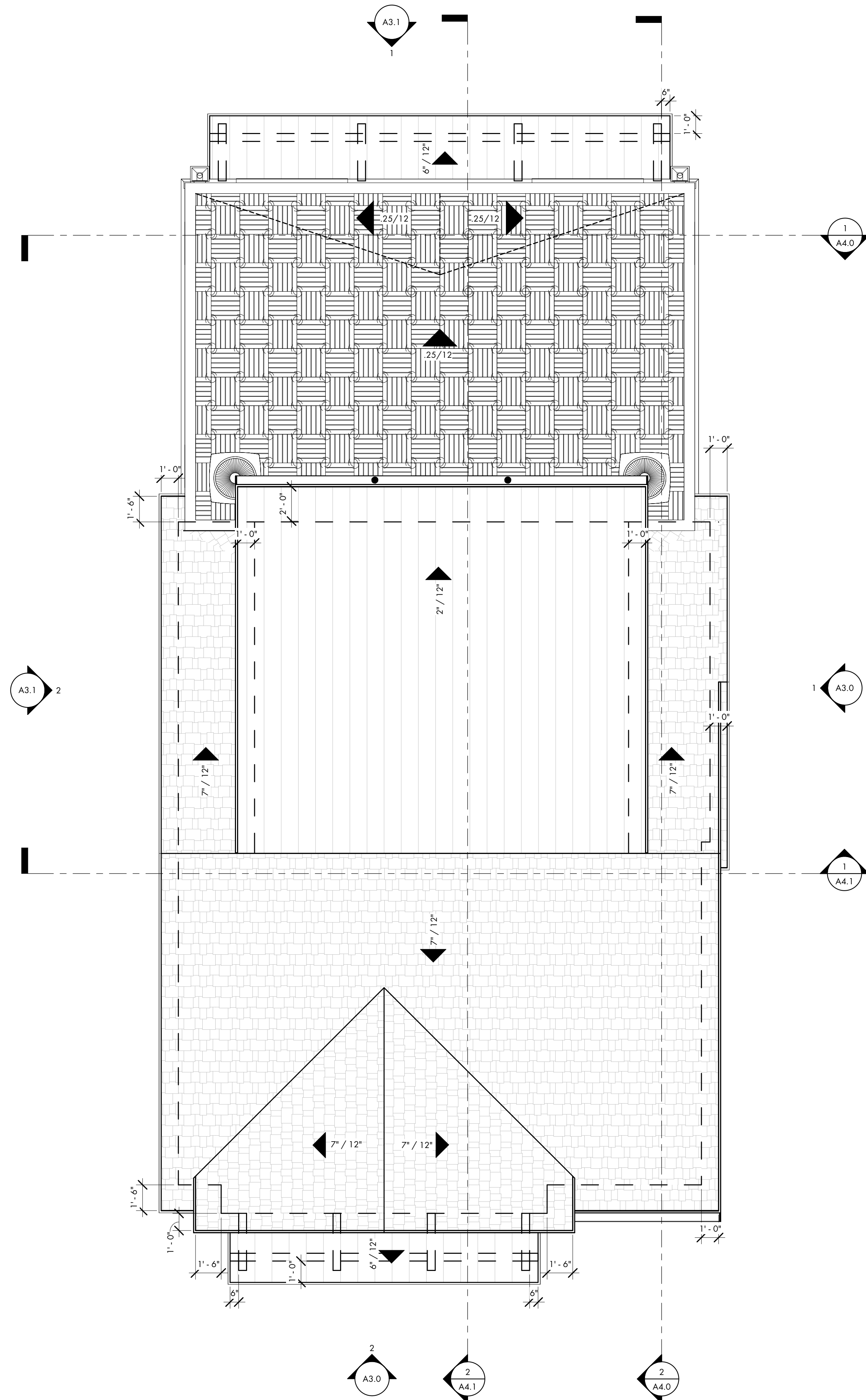
DOOR TAG

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1 THIRD FLOOR PLAN  
A2.2 1/4" = 1'-0"



1 ROOF PLAN  
A2.3 1/4" = 1'-0"

GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

ROOF PLAN LEGEND

3/12 — RISE / RUN

▲ — SLOPE DIRECTION

STANDING SEAM METAL ROOF

ASPHALT SHINGLE ROOF



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SHEET TITLE

ROOF PLAN

A2.3



GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK

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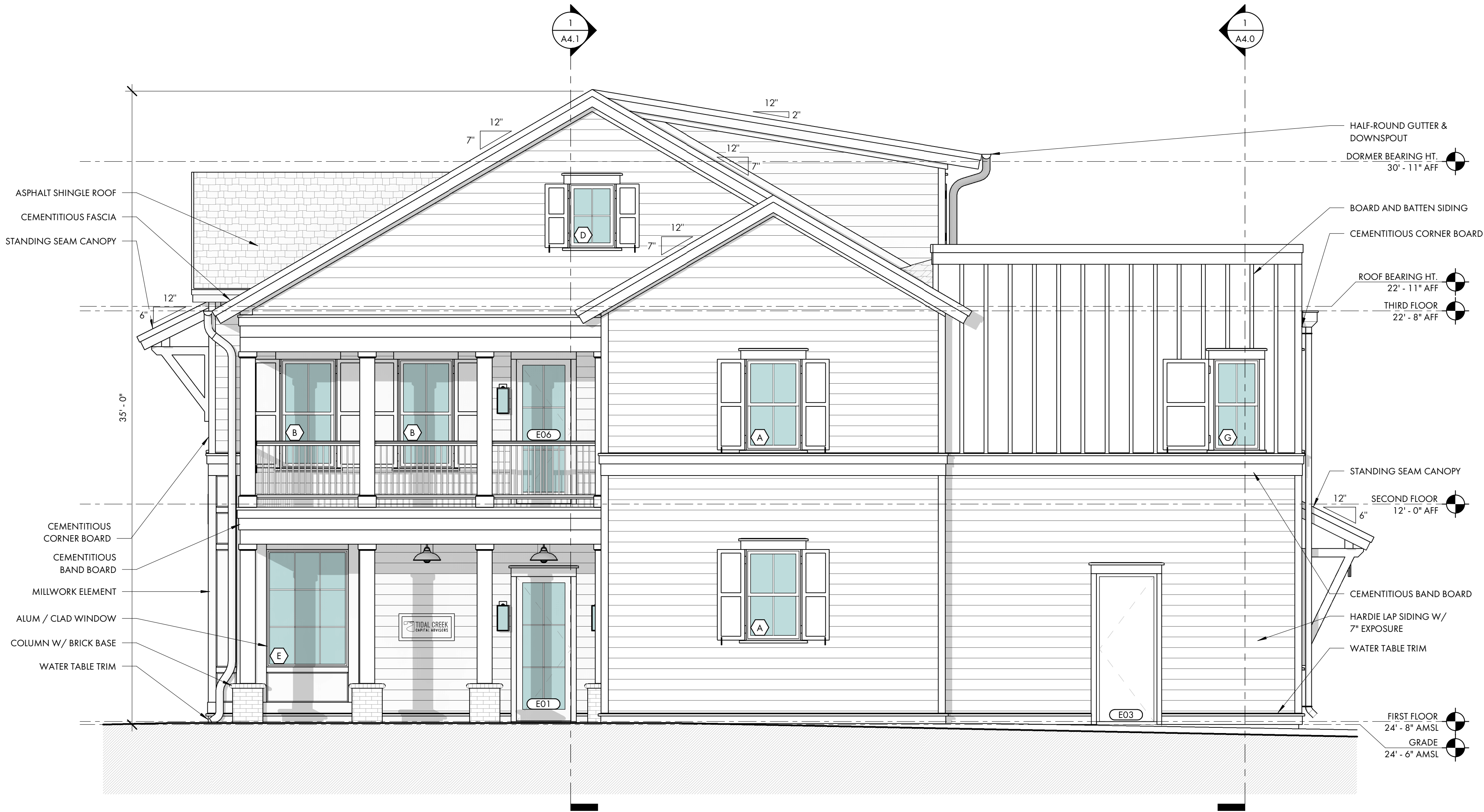
ISSUE

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SHEET TITLE

EXTERIOR ELEVATIONS

A3.0



1 RIGHT ELEVATION  
A3.0 1/4" = 1'-0"



2 FRONT ELEVATION  
A3.0 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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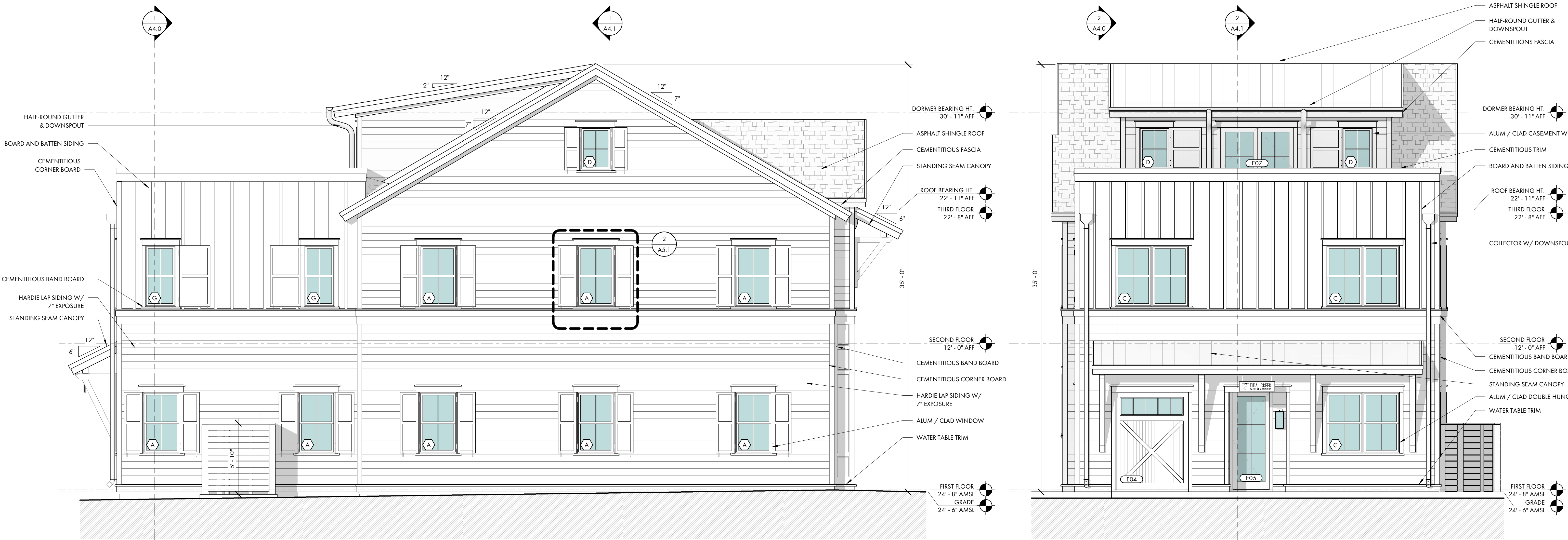
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EXTERIOR ELEVATIONS

A3.1







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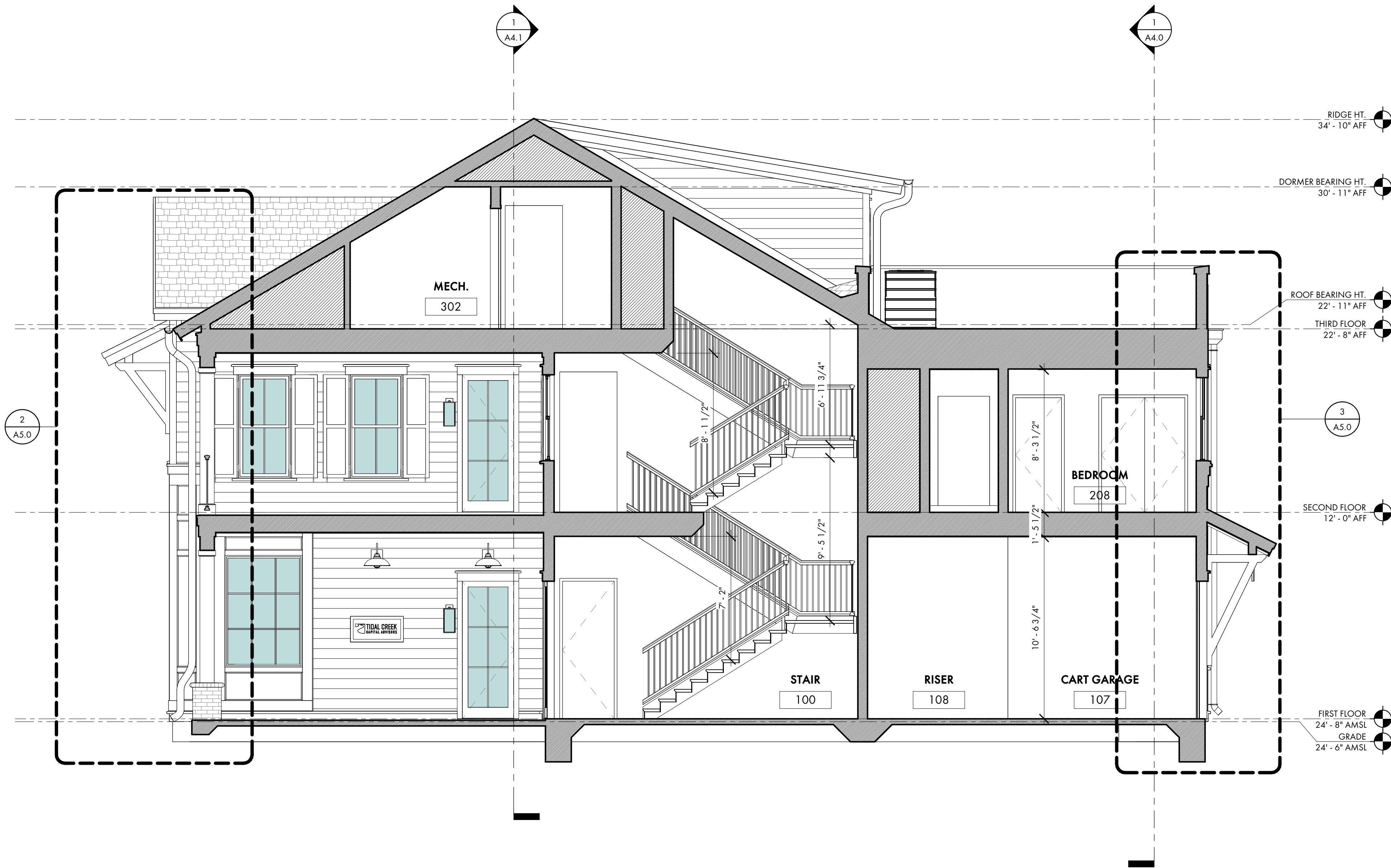
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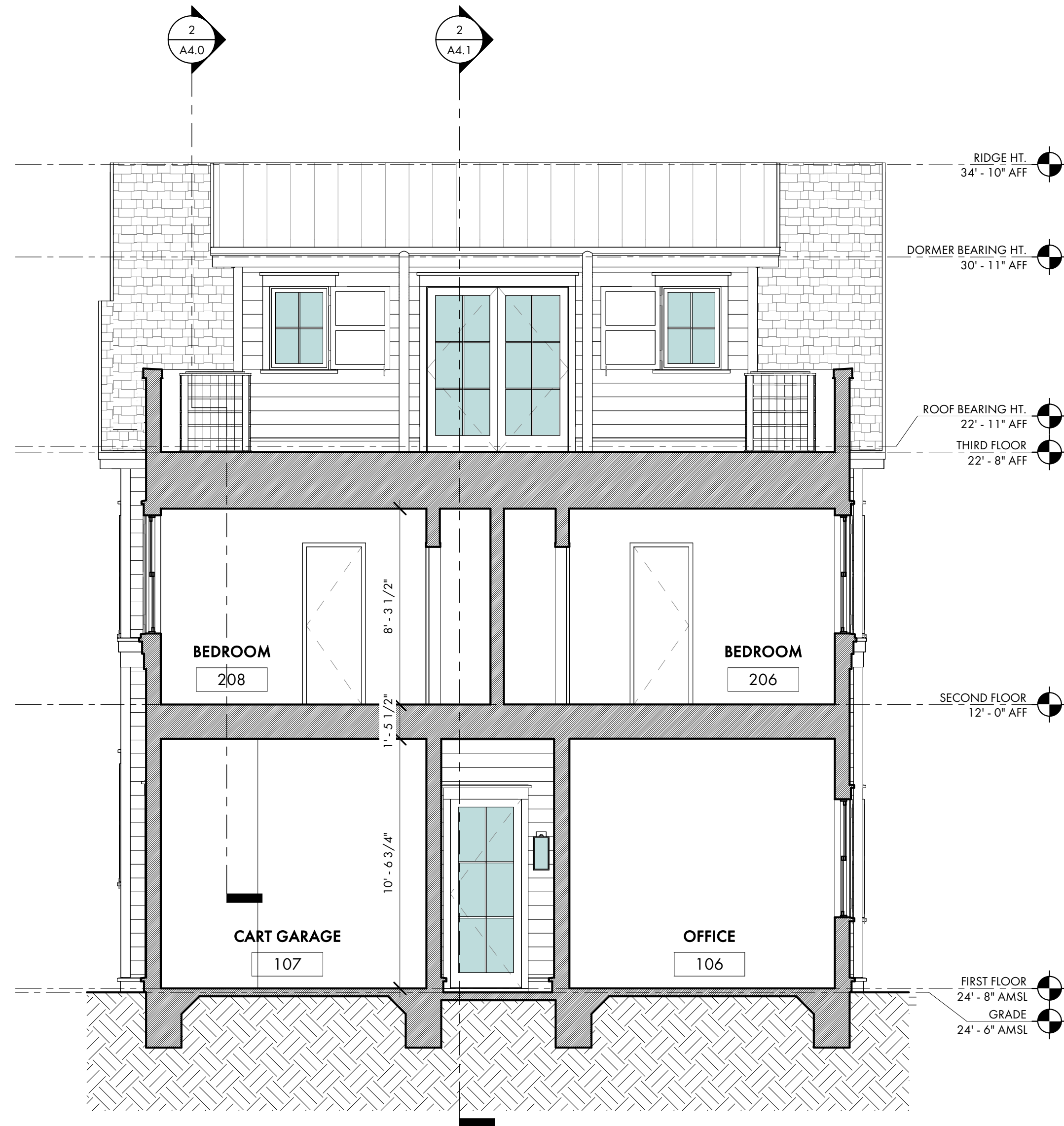
SHEET TITLE

BUILDING SECTIONS

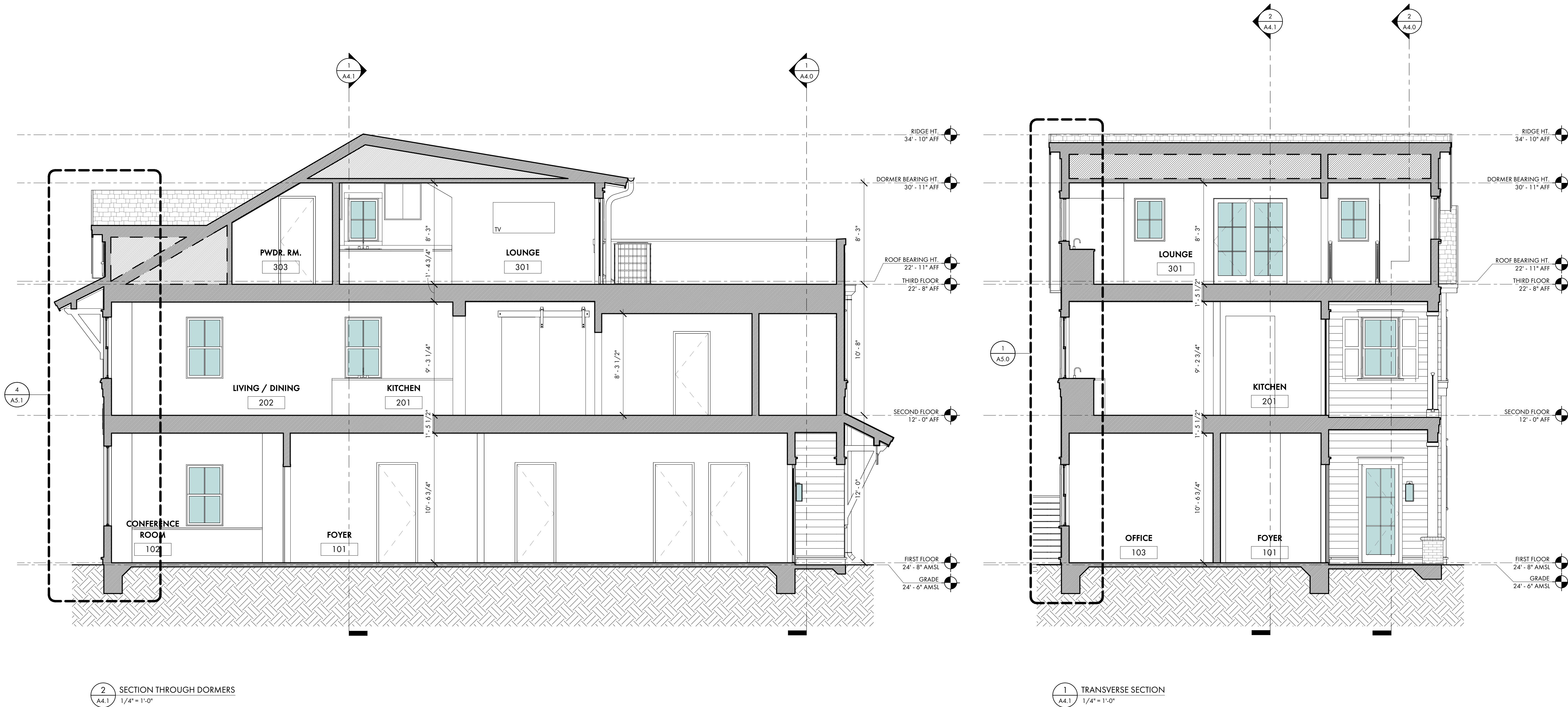
A4.0



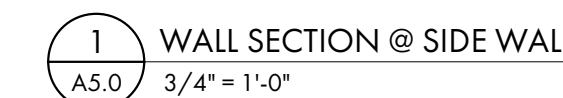
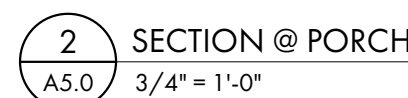
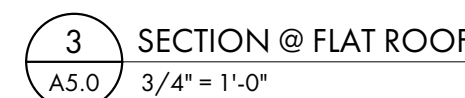
2 SECTION THROUGH STAIR  
A4.0 1/4" = 1'-0"



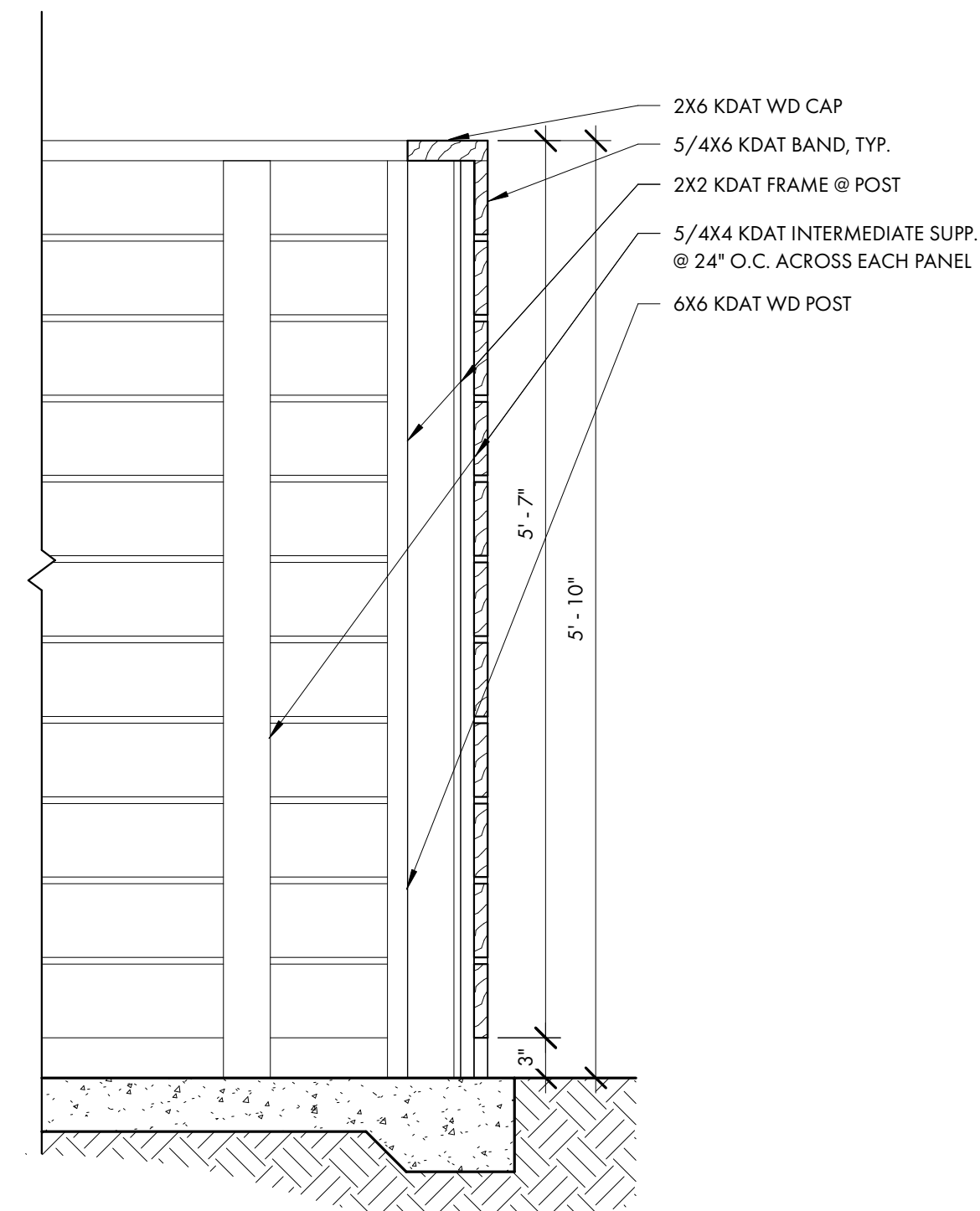
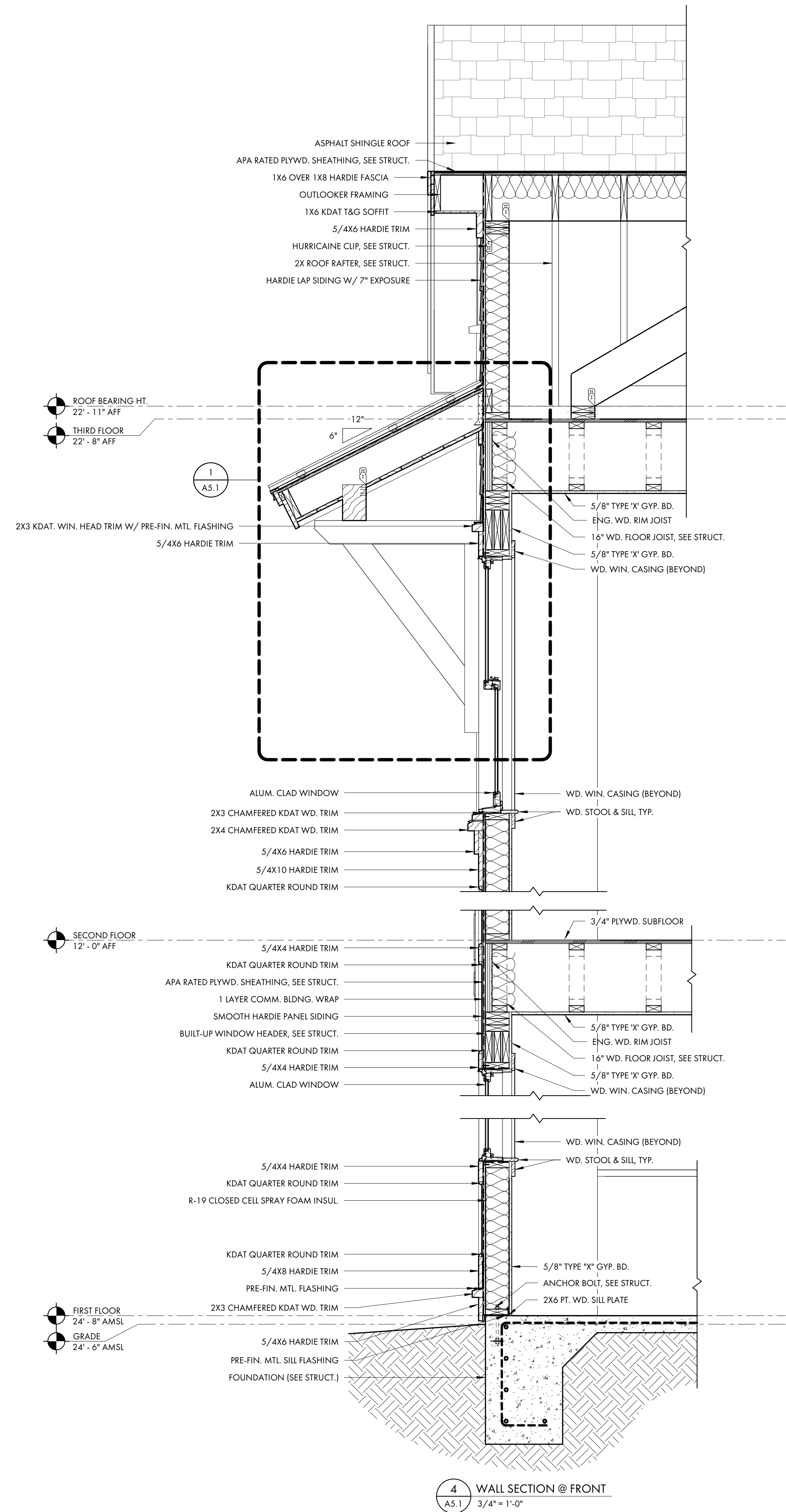
1 SECTION THROUGH TERRACE  
A4.0 1/4" = 1'-0"



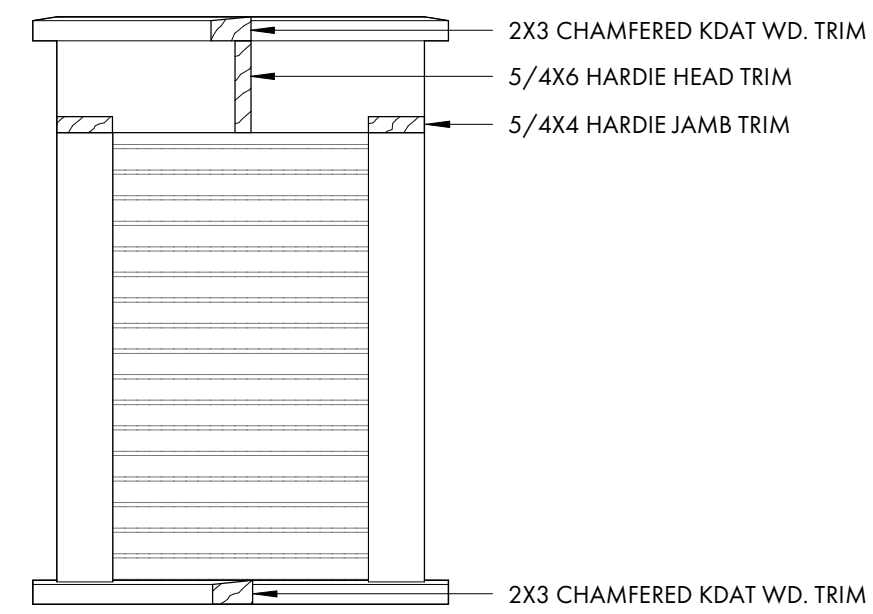




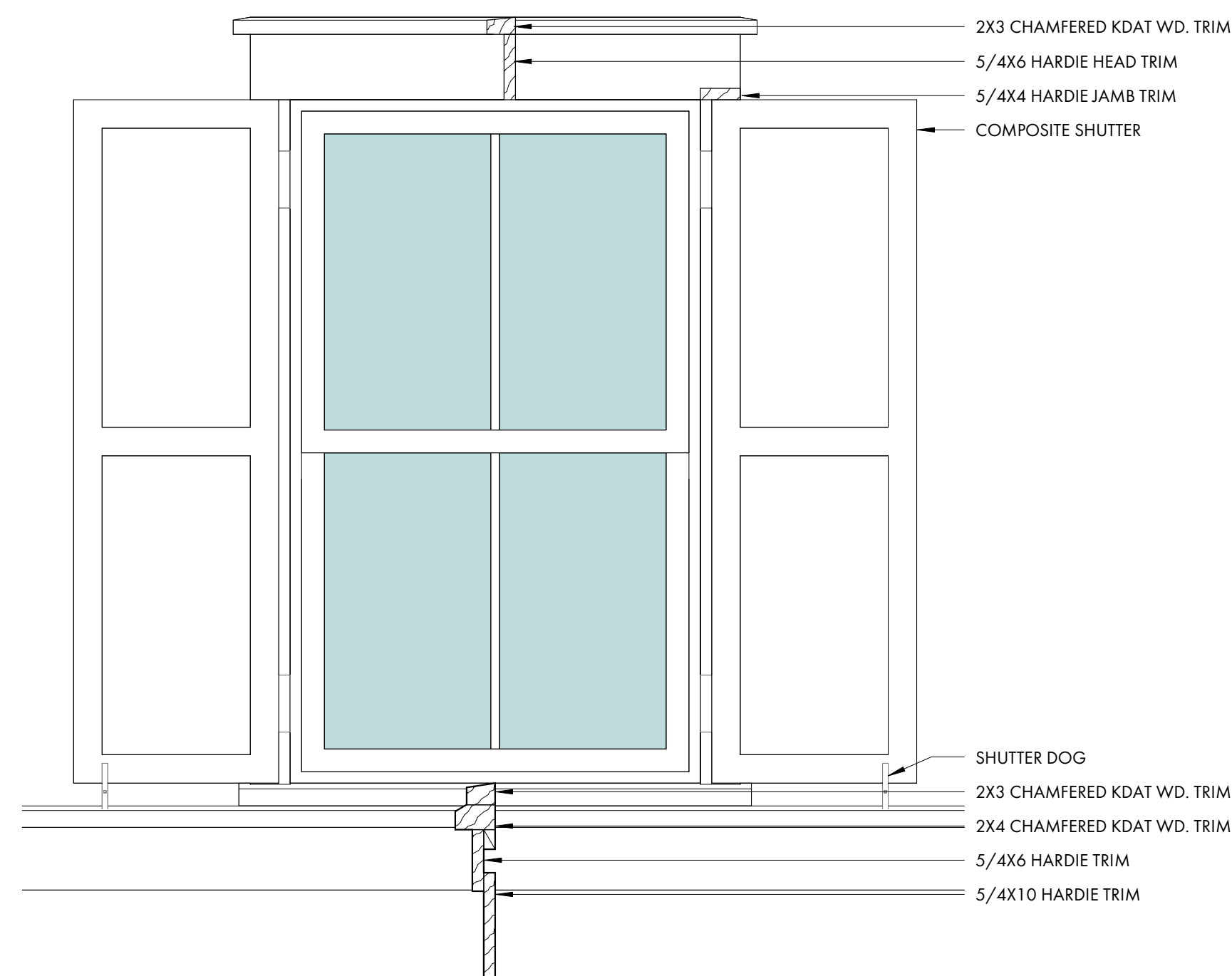




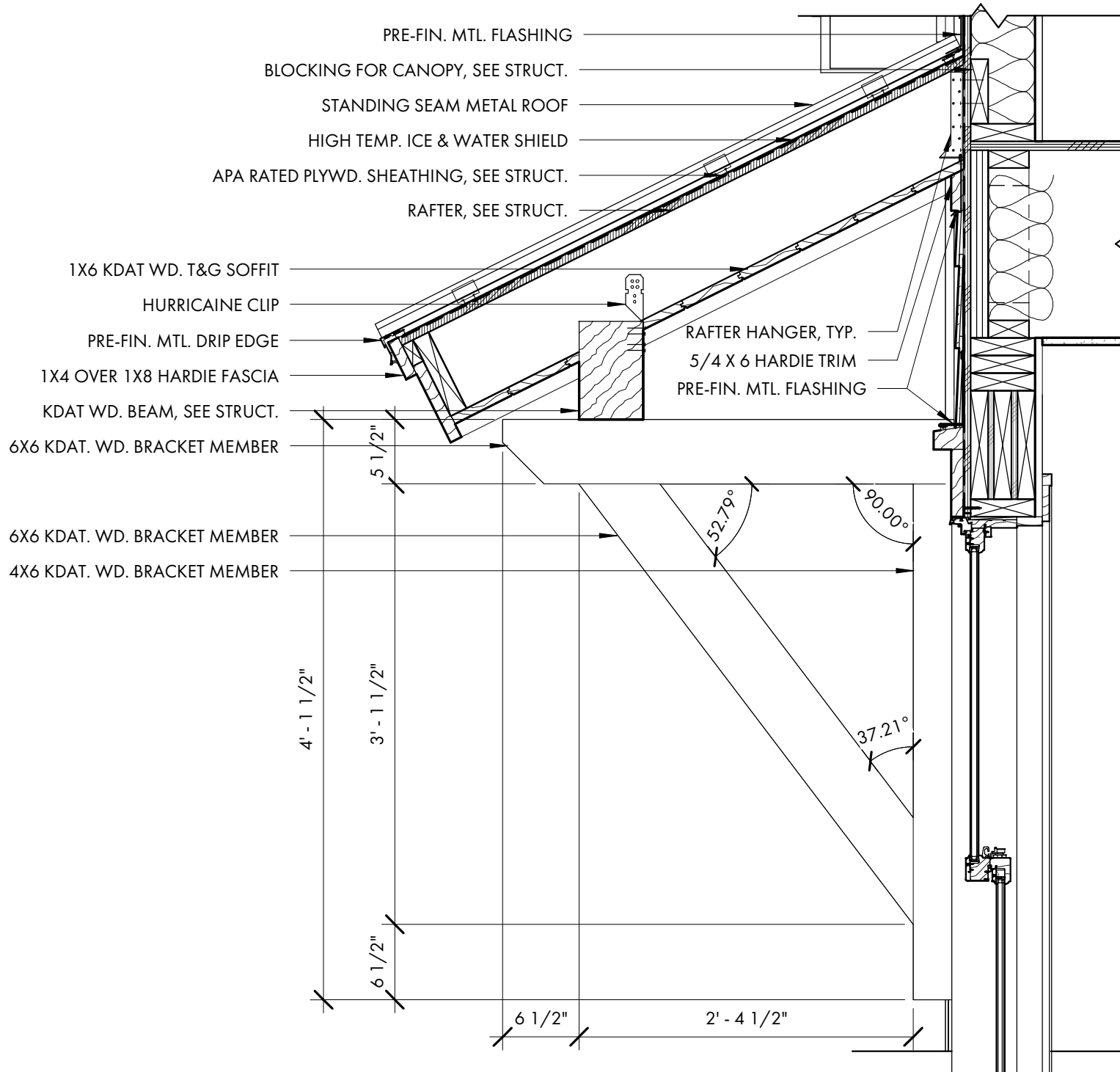
8 SERVICE YARD DETAIL  
A5.1 1" = 1'-0"



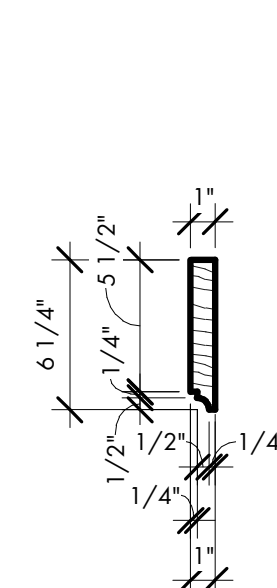
7 FAUX LOUVER ELEVATION  
A5.1 1" = 1'-0"



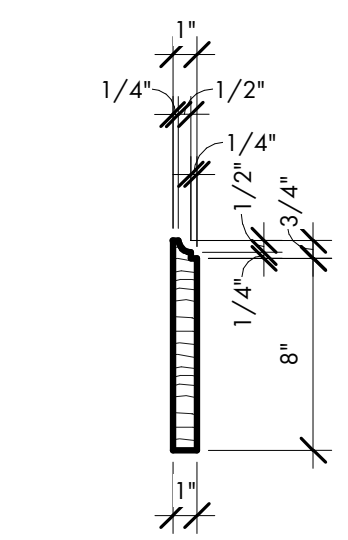
2 WINDOW ELEVATION, TYP.  
A5.1 1" = 1'-0"



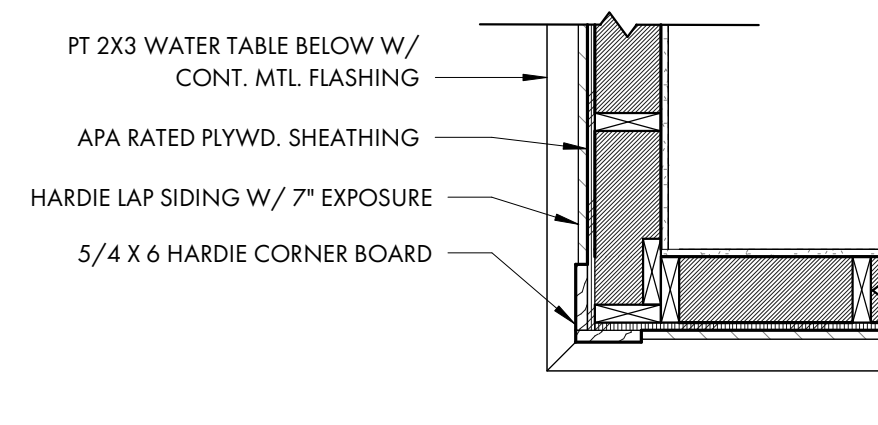
1 FRONT BRACKET DETAIL  
A5.1 1" = 1'-0"



5 COLUMN CAPITAL TRIM  
A5.1 1 1/2" = 1'-0"



6 COLUMN BASE TRIM  
A5.1 1 1/2" = 1'-0"



3 CORNER BOARD PLAN DETAIL  
A5.1 3/4" = 1'-0"



A. EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.

B. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017.

C. DOOR BOTTOM RAILS SHALL COMPLY WITH ANSI 117.1 2017 SECTION 404.2.9 (10" MIN. SMOOTH BOTTOM RAIL)

D. DOOR SWING PER FLOOR PLANS

E. PROVIDE IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH 2021 IBC, SECTION 1609.2.

F. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW.

G. DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.

H. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.

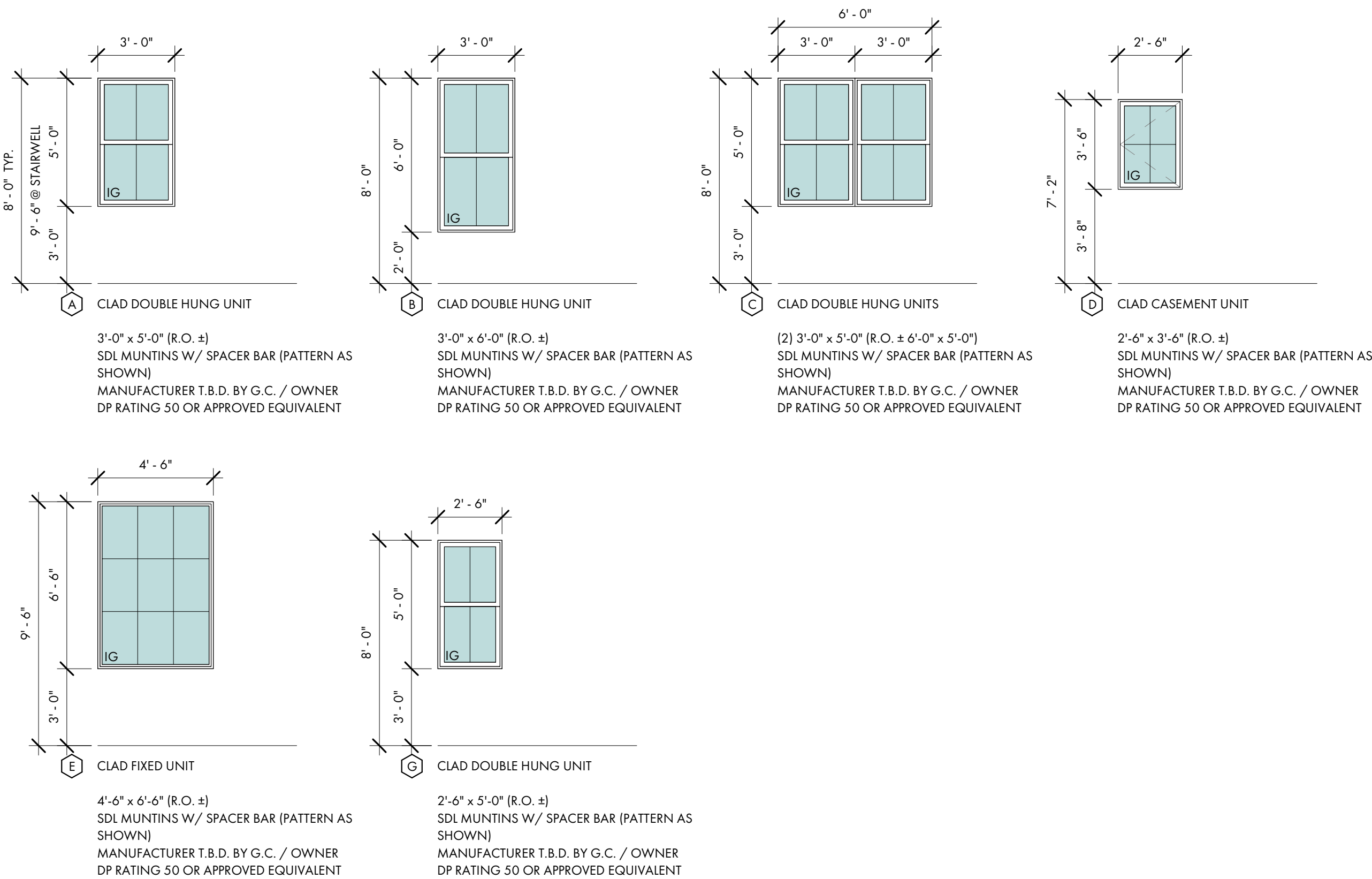
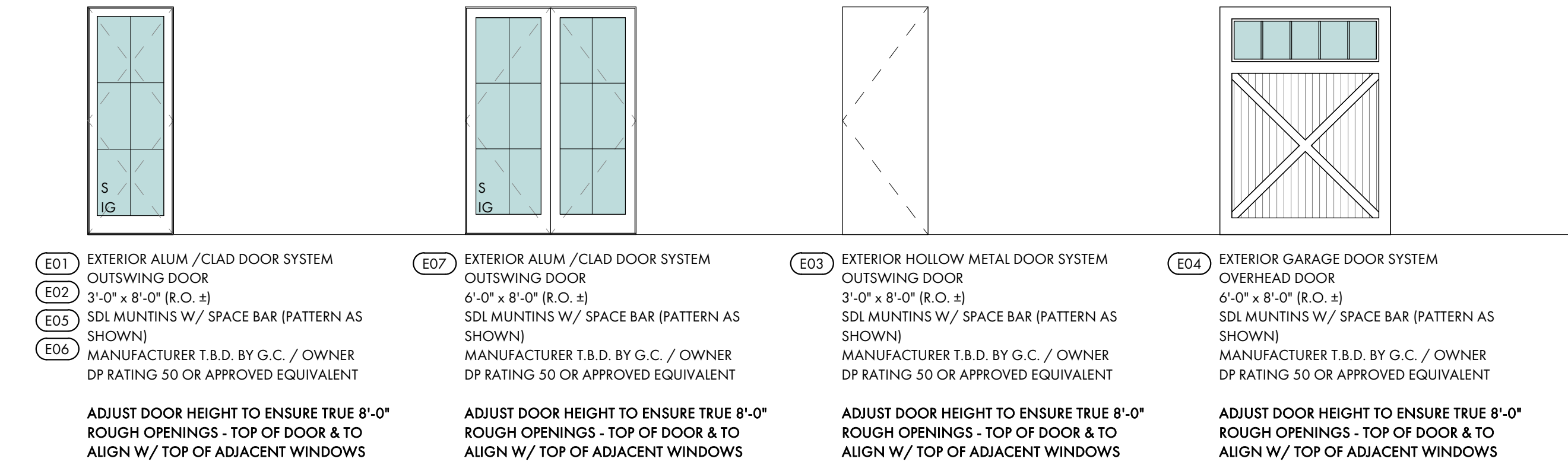
I. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-07.

J. GLAZING TYPES:  
1. IG - IMPACT GLAZING  
2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)

K. GLAZING TO MEET THE FOLLOWING CRITERIA:  
1. SHGC - 0.29  
2. U-FACTOR - 0.55

DOOR NO.	ROOM	SIZE			DOOR	FRAME		DETAILS		RATING	HARDWARE				REMARKS
		W	H	T	MATERIAL	MATERIAL	JAMB	HEAD	SILL /THRESH.		LOCK	CIO.	STOP	PANIC	
100A	FOYER	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				RESIDENTIAL LOCK SET
102A	CONFERENCE ROOM	6' - 0"	8' - 0"	1 1/2"	SCWD	HM									
103A	OFFICE	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				
104A	OFFICE	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				
106A	OFFICE	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				
118	OFFICE	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				
124	RR	3' - 0"	8' - 0"	1 1/2"	SCWD	HM					X				
203A	PANTRY	4' - 0"	8' - 0"	1 3/4"	SCWD	HM									
204A	LINEN	3' - 0"	8' - 0"	1 3/4"	SCWD	HM									
205A	LAUNDRY	3' - 6"	8' - 0"	1 1/2"	SCWD	HM									
206A	BEDROOM	2' - 8"	6' - 8"	1 1/2"	SCWD	HM					X				
206B	BEDROOM	4' - 10"	6' - 8"	1 3/4"	SCWD	HM					X				
207A	BATH	2' - 4"	6' - 8"	1 1/2"	SCWD	HM					X				
207B	BATH	2' - 0"	6' - 8"	1 1/2"	SCWD	HM					X				
207C	PWDR. RM.	2' - 8"	7' - 0"	1 1/2"	SCWD	HM					X				
208A	BEDROOM	2' - 8"	6' - 8"	1 1/2"	SCWD	HM					X				
208B	BEDROOM	4' - 10"	6' - 8"	1 3/4"	SCWD	HM					X				
209A	BATH	2' - 4"	6' - 8"	1 1/2"	SCWD	HM					X				
209B	BATH	2' - 4"	6' - 8"	1 1/2"	SCWD	HM					X				
302A	MECH.	3' - 0"	7' - 0"	1 1/2"	SCWD	HM									
E01	FOYER	3' - 0"	8' - 0"	1 1/2"	ALUM/CIAD	HM					X	X		X	
E02	STAIR	3' - 0"	8' - 0"	1 1/2"	ALUM/CIAD	HM					X				RESIDENTIAL LOCK SET
E03	CART GARAGE	3' - 0"	8' - 0"	1 1/2"	MTL	HM					X				
E04	CART GARAGE	9' - 0"	8' - 0"		MTL	HM									
E05	FOYER	3' - 0"	8' - 0"	1 1/2"	ALUM/CIAD	HM					X	X		X	
E06	KITCHEN	3' - 0"	8' - 0"	1 1/2"	ALUM/CIAD	HM					X				
E07	LOUNGE	6' - 0"	7' - 0"	1 1/2"	ALUM/CIAD	HM					X				

WINDOW SCHEDULE							
TYPE MARK	WINDOW TYPE	DESCRIPTION	R.O.		HEAD HEIGHT	DESIGN PRESSURE	COMMENTS
			WIDTH	HEIGHT			
A	CLAD DOUBLE HUNG UNIT	3'-0" X 5'-0"	3' - 0"	5' - 0"	<varies>		
B	CLAD DOUBLE HUNG UNIT	3'-0" X 6'-0"	3' - 0"	6' - 0"			
C	CLAD DOUBLE HUNG UNITS	3'-0" X 5'-0"	3' - 0"	5' - 0"	8' - 0"		
D	CLAD CASEMENT UNIT	2'-6" X 3'-6"	2' - 6"	3' - 6"	7' - 0"		
E	CLAD DIRECT SET UNIT	4'-6" X 6'-6"	4' - 6"	6' - 6"	9' - 6"		
G	CLAD DOUBLE HUNG UNIT	2'-6" X 5'-0"	2' - 6"	5' - 0"	8' - 0"		





NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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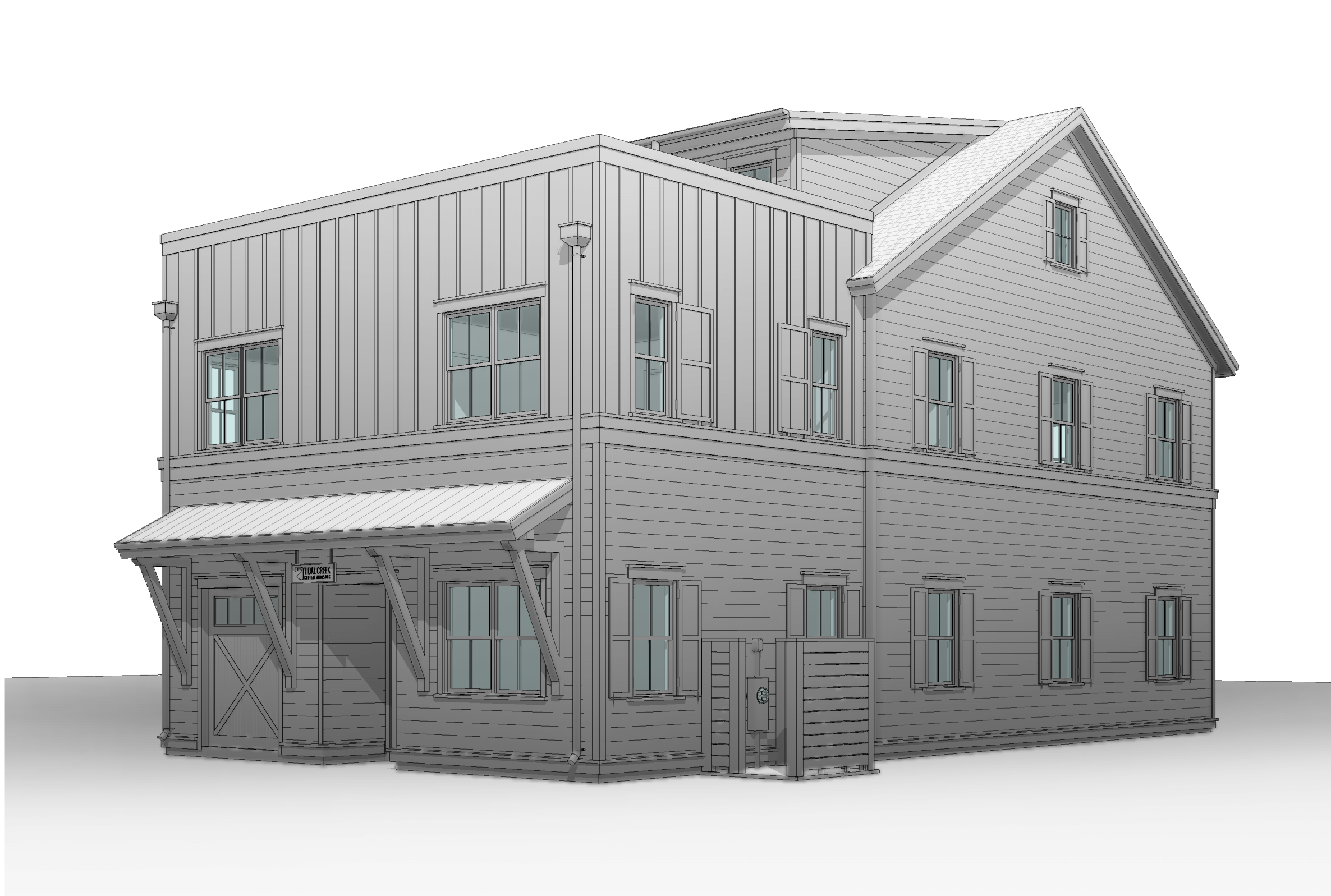
PROJECT INFO

Date	12.05.2023
Project No.	23-053

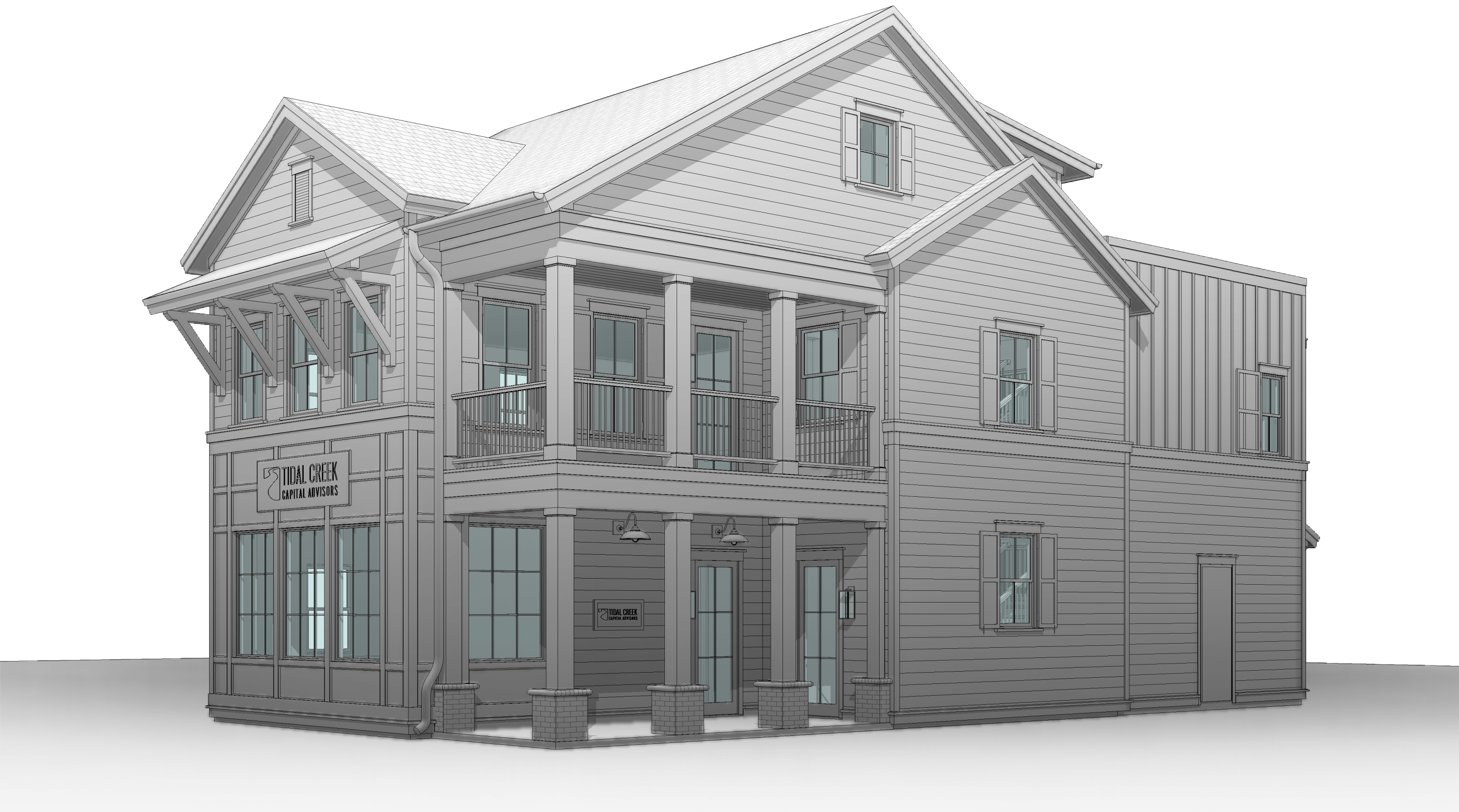
ISSUE

NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE



2 REAR PERSPECTIVE  
A9.4



1 FRONT PERSPECTIVE  
A9.4



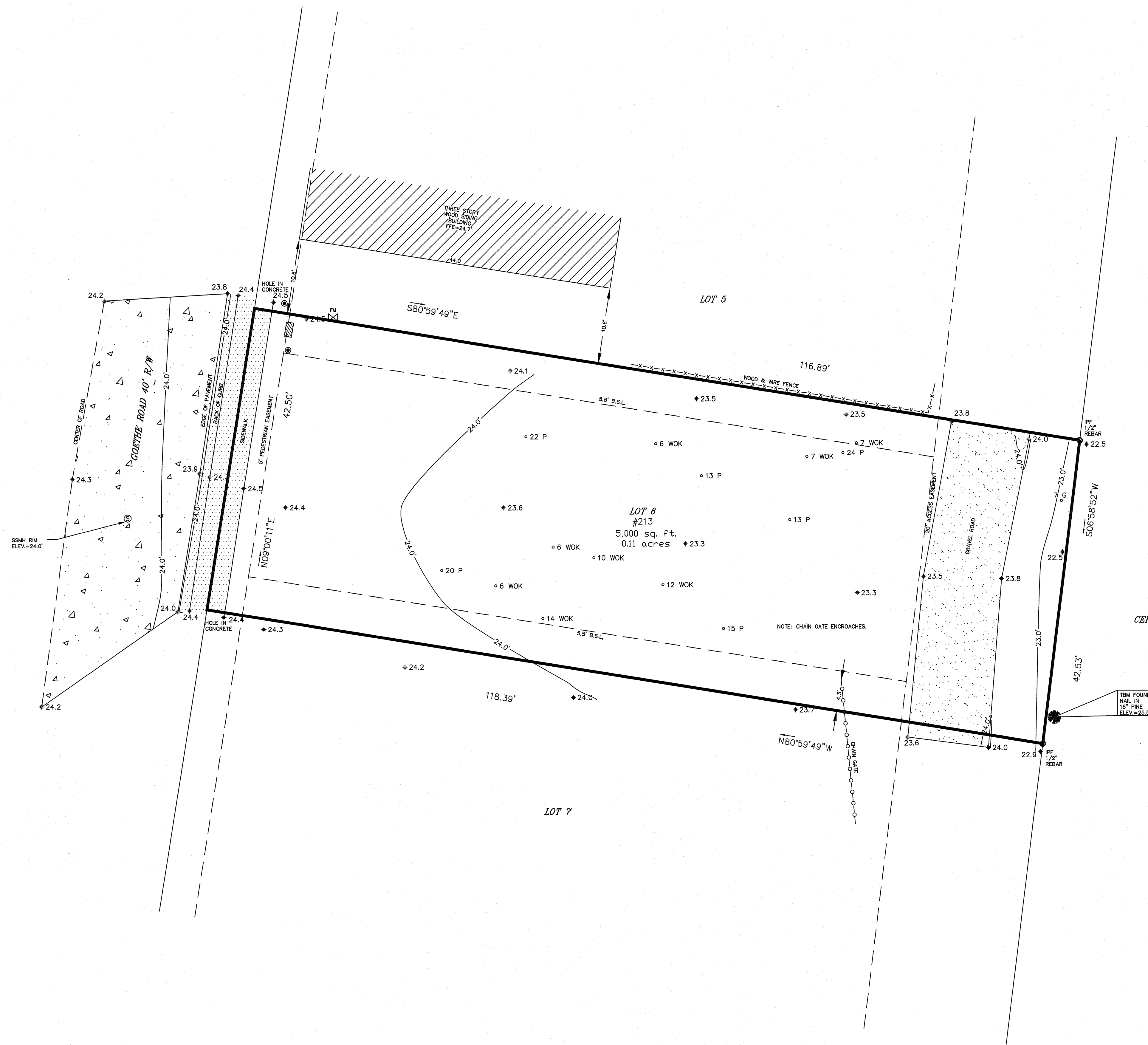


## LEGEND

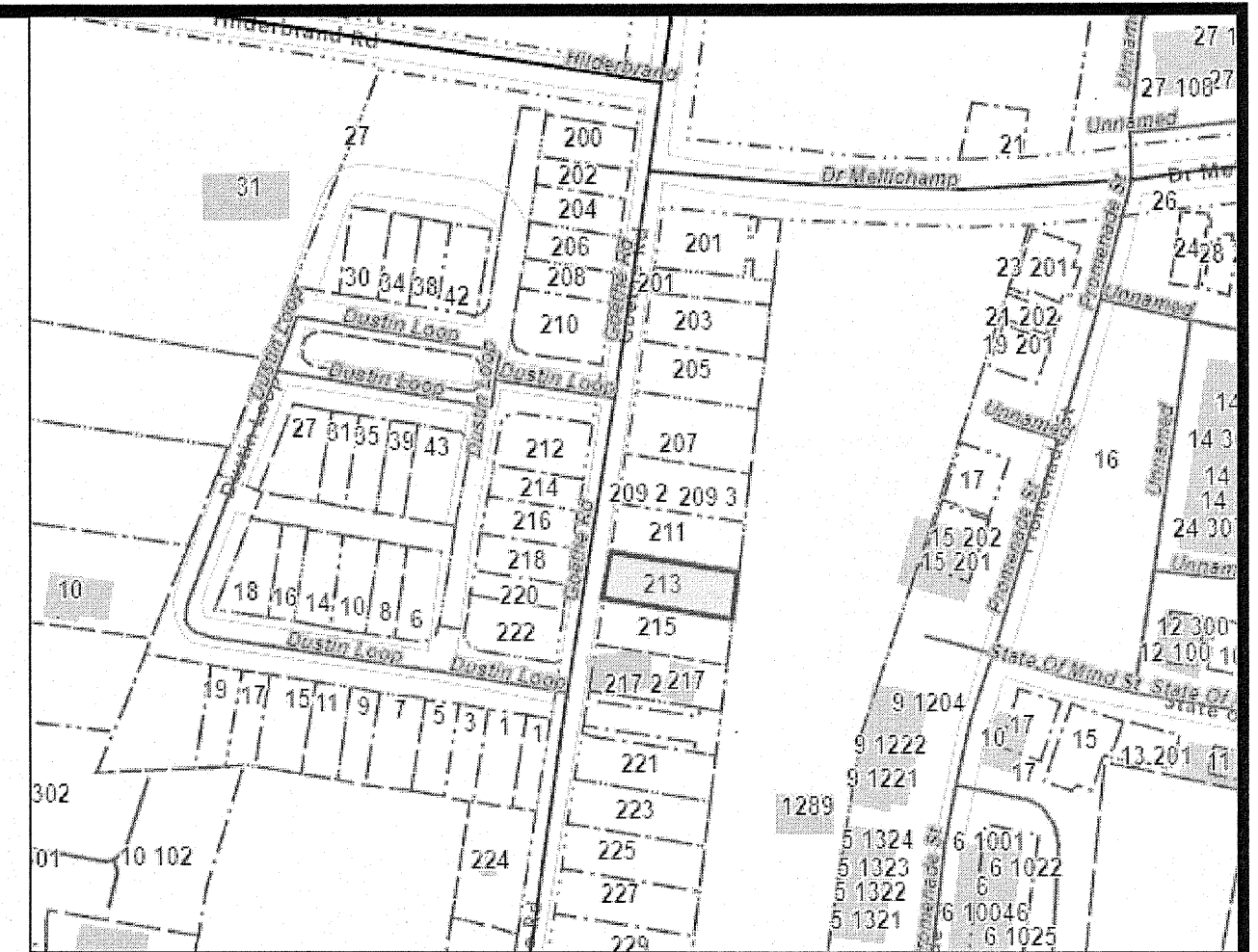
- CMS - CONCRETE MONUMENT SET  
 CMF - CONCRETE MONUMENT FOUND  
 IPS - IRON PIN SET  
 IPF - IRON PIN FOUND  
 # - INDICATES STREET ADDRESS  
 TBM - TEMPORARY BENCH MARK  
 BSL - BUILDING SETBACK LINE  
 - TELEPHONE PEDESTAL/COMMUNICATOR  
 - SEWER LATERAL  
 - SANITARY SEWER MANHOLE  
 - ELECTRIC BOX  
 - SPOT ELEVATION SHOTS  
 - CONTOUR LINES  
 - XFMR - TRANSFORMER  
 FM - FORCE MAIN  
 WM - WATER METER  
 - IRRIGATION CONTROL VALVE  
 - FIRE HYDRANT  
 - GRATE INLET  
 - POWER POLE  
 O.H.P.L. - OVER HEAD POWER LINE  
 - GUY LINE  
 - LIGHT POLE  
 - STORM DRAIN MANHOLE  
 - FIBEROPTICS MANHOLE

## TREE LEGEND

- WHIOK - WHITE OAK  
 LAOK - LAUREL OAK  
 LOK - LIVE OAK  
 WOK - WATER OAK  
 ROK - RED OAK  
 PCAN - PECAN  
 MAG - MAGNOLIA  
 HIC - HICKORY  
 MPL - MAPLE  
 PLM - PALMETTO  
 CHY - CHERRY  
 HLY - HOLLY  
 CDR - CEDAR  
 RDB - RED BUD  
 SAS - SASSAFRAS  
 DOG - DOGWOOD  
 SB - SUGARBERRY  
 P - PINE  
 G - GUM  
 B - BAY

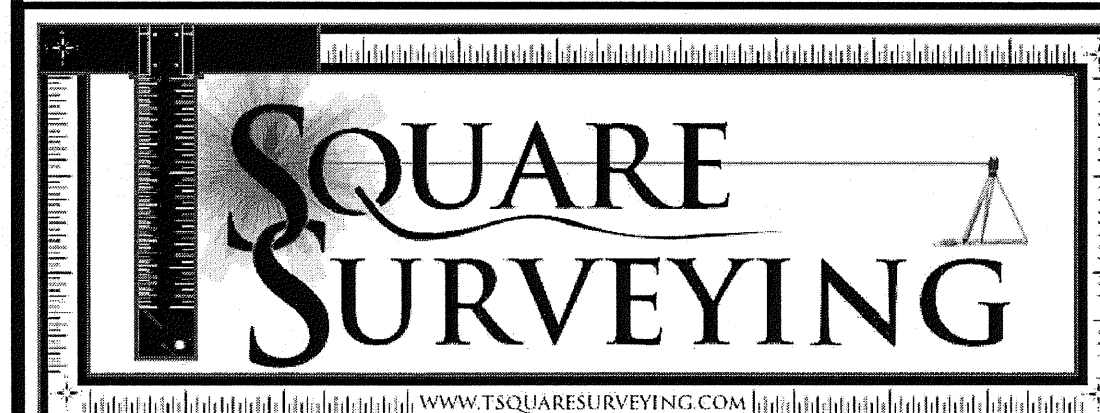
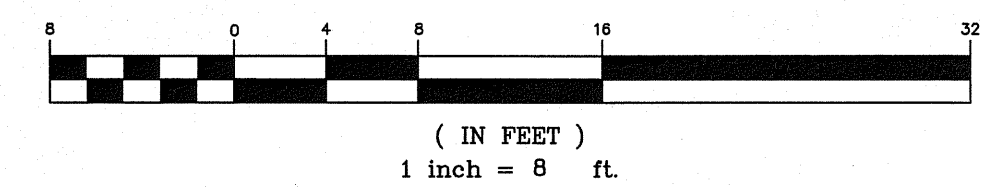


PARCEL 19  
N/F  
CEH REAL ESTATE BLUFFTON LLC



LOCATION MAP NOT TO SCALE

## GRAPHIC SCALE



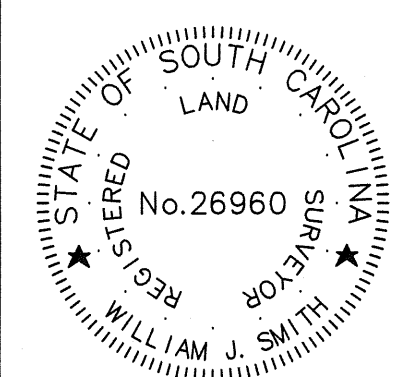
## T SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330  
139 Burnt Church Road  
Bluffton, SC 29910  
tsquare@charleston.com

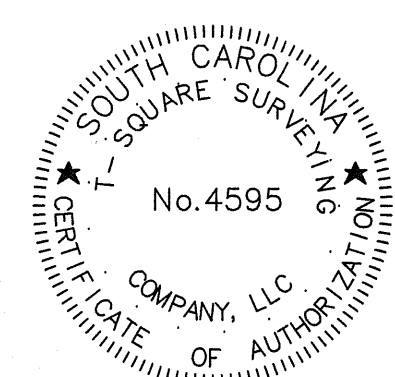
Phone 843-757-2650 Fax 843-757-5758

JOB No. 23-201T



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON 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.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

JOHN BOYD

A TREE & TOPOGRAPHIC SURVEY OF LOT 6 GOETHE ROAD,  
A PORTION OF MAY RIVER SUBDIVISION,  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 288

## Notes:

1. According To FEMA Flood Insurance Rate Map # 4501300426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A F.T. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

PLAT BOOK 119 AT PAGE 1

DRAWN BY: B.M.S.

APPROVED BY: W.J.S.

PARTY CHIEF: W.J.S.

DATE: MAY 17, 2023