

PROJECT TITLE -
THE KOPOTIC RESIDENCE

PHYSICAL ADDRESS -
1 GARFIELD'S WAY, BLUFFTON, SOUTH CAROLINA

BUILDING DEPARTMENT -
TOWN OF BLUFFTON

OCCUPANCY CLASSIFICATION -
RESIDENTIAL GROUP R-3

WIND SPEED RANGE -
130-139 MPH

EXPOSURE - B

SEISMIC ZONE - C

FLOOD ZONE - X

SOIL TYPE -
LEON FINE SAND

SOIL LOAD BEARING PRESSURE -
1500 PSF

CONCRETE COMPRESSIVE STRENGTH -
TABLE R402.2

LIVE LOADS -
TABLE R301.5

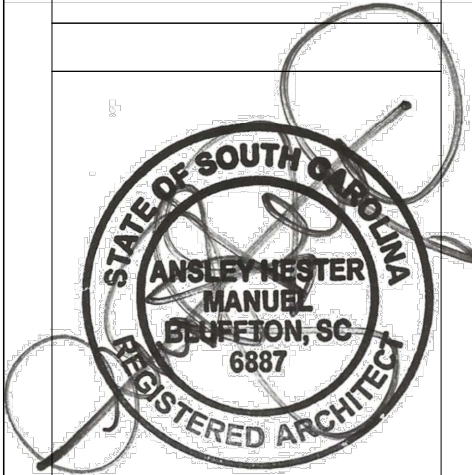
ROOF LOADS -
TABLE 301.6

BUILDING HEIGHT AND NUMBER OF STORIES -
30'-0", 2 STORY

SQUARE FOOTAGES -
1515 HEATED SQ. FT.FIRST FLOOR
1942 HEATED SQ. FT.SECOND FLOOR
3457 HEATED SQ. FT.TOTAL
530 UNHEATED GARAGE SQ. FT.
289 UNHEATED PORCHES SQ. FT.

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- A14FIRST FLOOR ELECTRICAL PLAN
- A15SECOND FLOOR ELECTRICAL PLAN



DATE :
2/24/26
3/11/26
3/16/26

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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

CODE ANALYSIS AND INDEX

SHEET

C1



LOCATION MAP NOT TO SCALE

PARCEL 152
N/F
JEFFREY G. FEASTER & ASHLEY FEASTER

REFERENCE PLAT

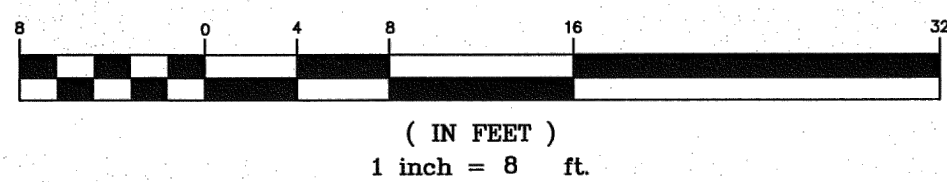
LEGEND

- 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
- ⊙ - WATER LATERAL
- ⊙ - 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

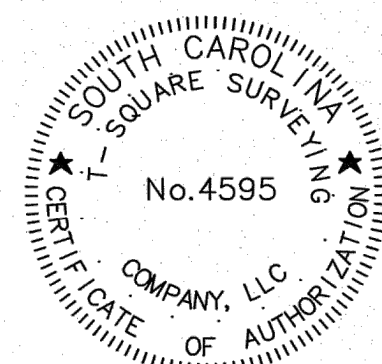
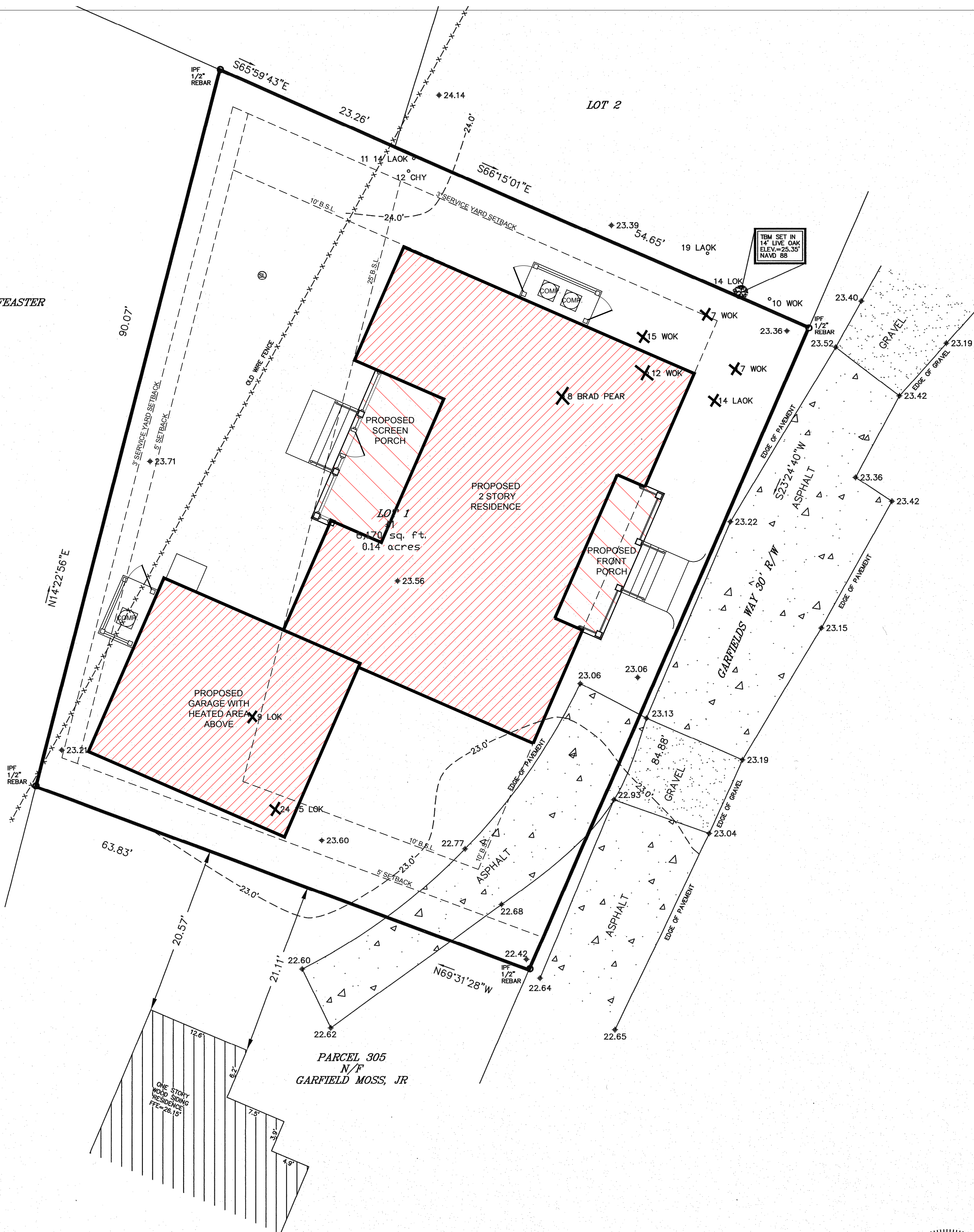
TREE LEGEND

- WHOK - 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
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY

GRAPHIC SCALE

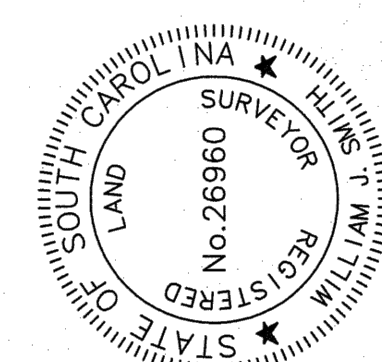


A PROPOSED SITE PLAN
C2 SCALE: 1"=8'-0"



DRAWN BY: W.J.S.
APPROVED BY: W.J.S.
PARTY CHIEF: B.M.S.
DATE: DECEMBER 13, 2023

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETES THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT AS SPECIFIED THEREIN.



PROFESSIONAL LAND SURVEYORS
P.L. Irwin, 330
139 Burrill Church Road
Bluffton, SC 29910
tsquarellc@gmail.com
Phone 843-757-2650 Fax 843-757-5798
JOB No. 23-586T

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
SAM KOPOTIC & MADDIE MCFADDEN
A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELD'S WAY,
A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

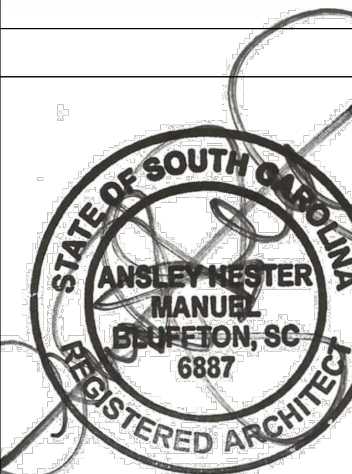
DIST. 610, MAP 39A, PARCEL 406

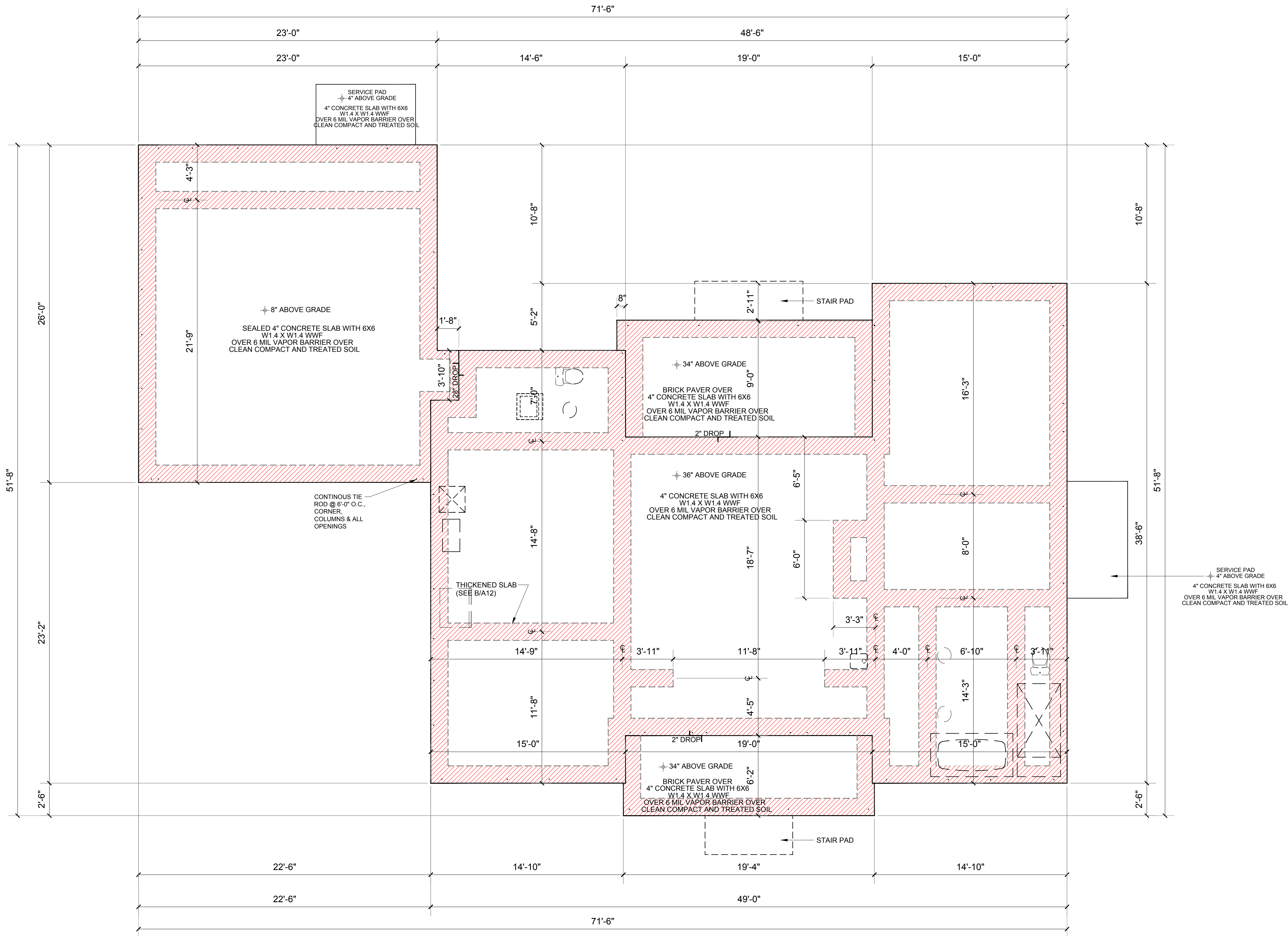
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA
PROPOSED SITE PLAN

SHEET
C2

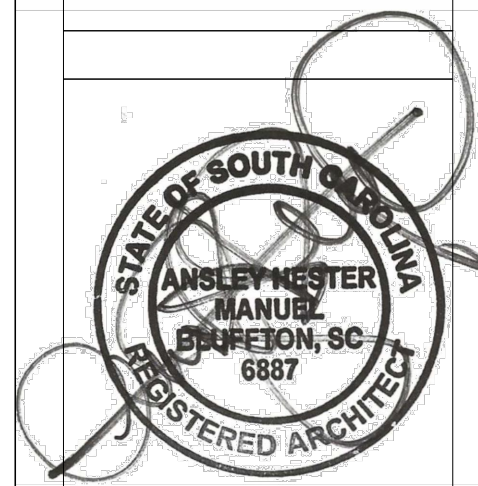
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A
A1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



DATE :
2/10/26
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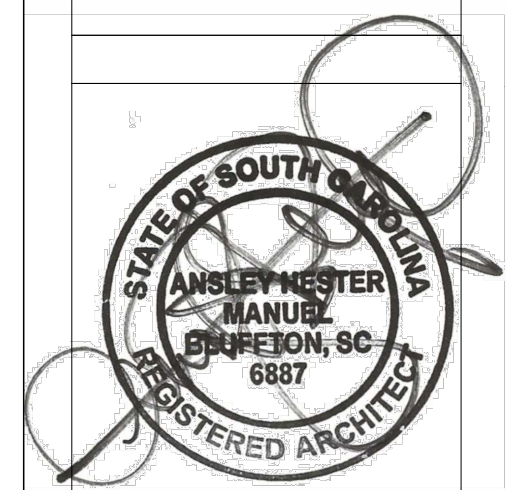
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

FOUNDATION PLAN

SHEET

A1



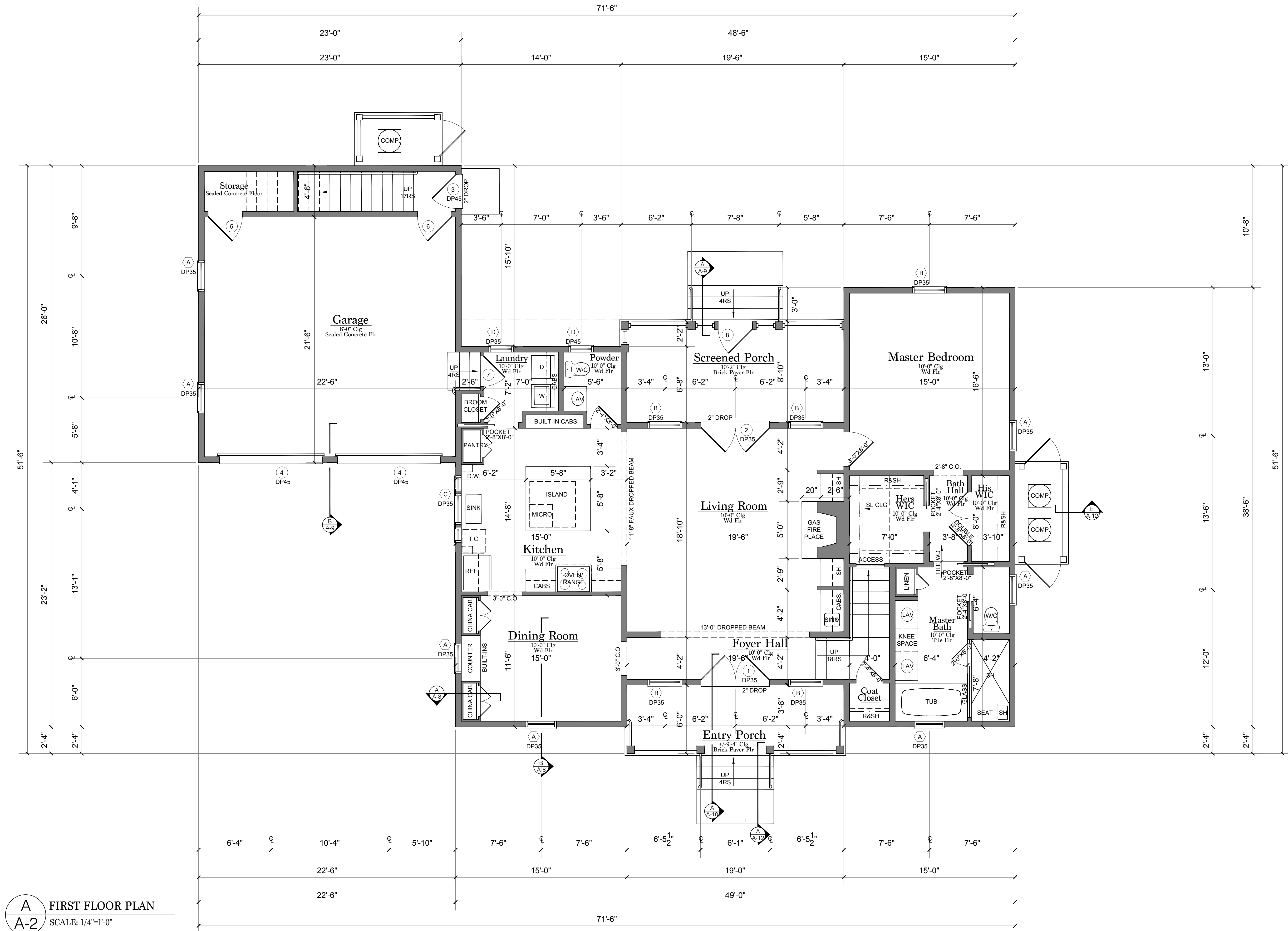
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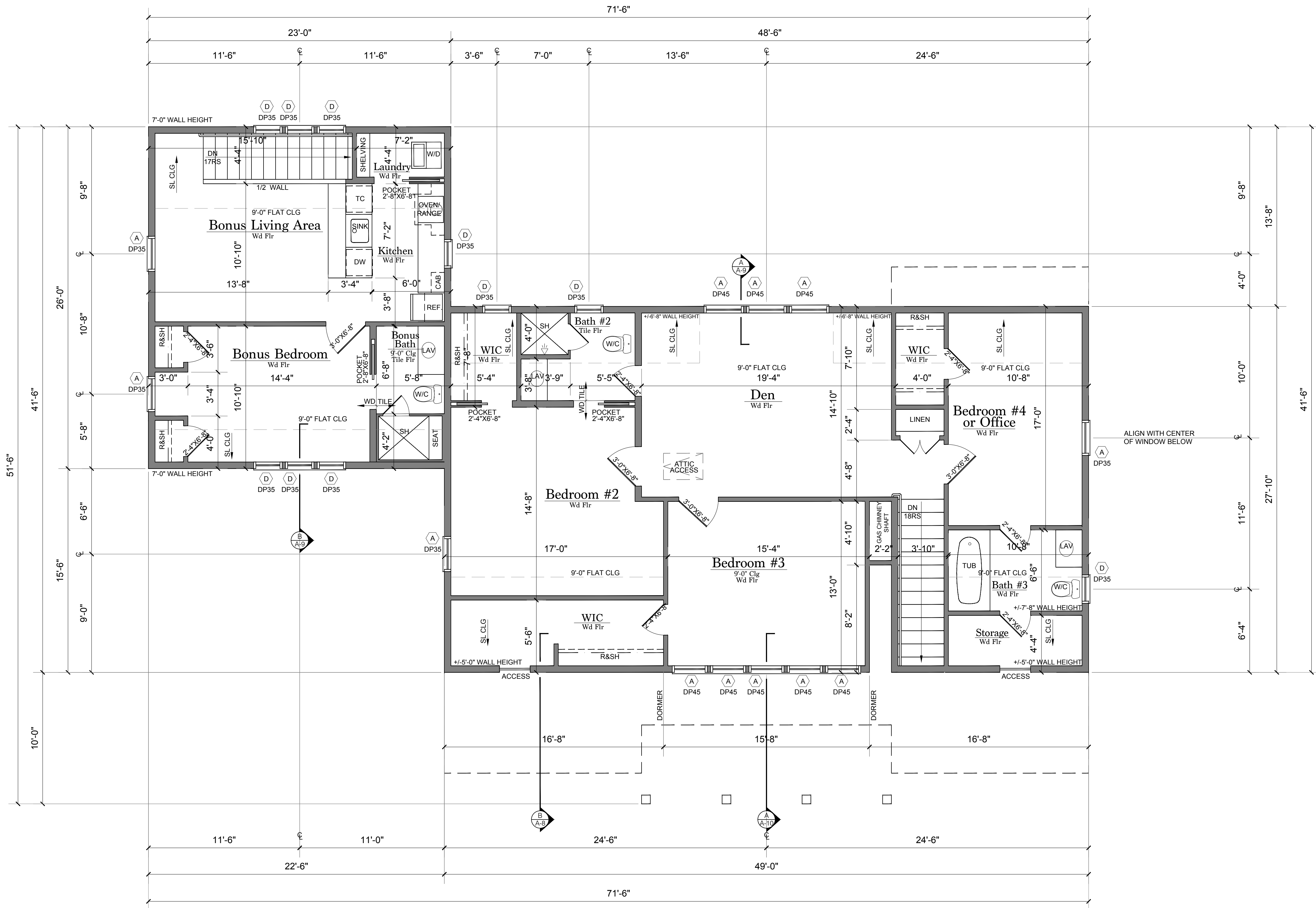
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA
FIRST FLOOR PLAN

SHEET

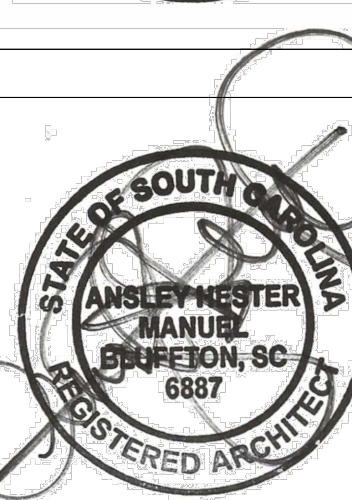
A-2



A
A-2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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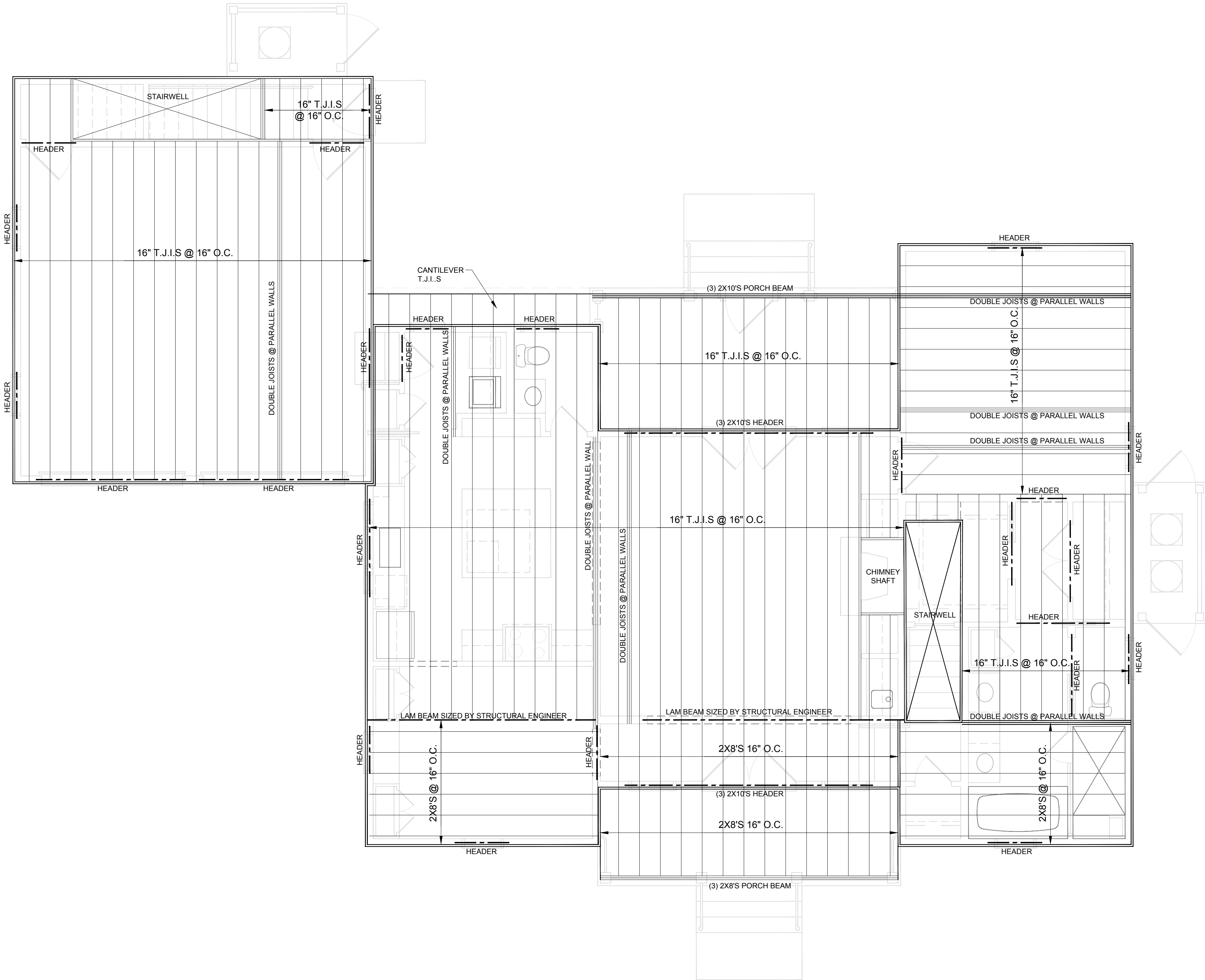
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SECOND FLOOR PLAN

SHEET

A-3



THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

FIRST FLOOR CEILING FRAMING PLAN

SHEET

A-4

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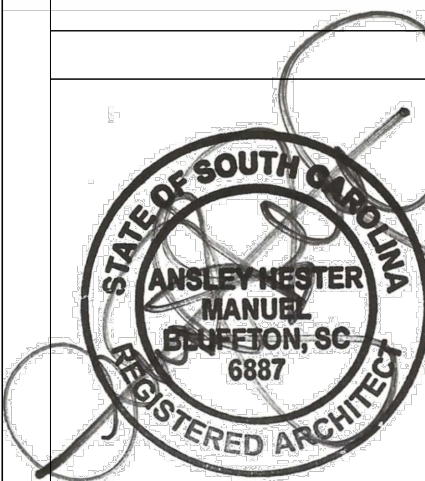
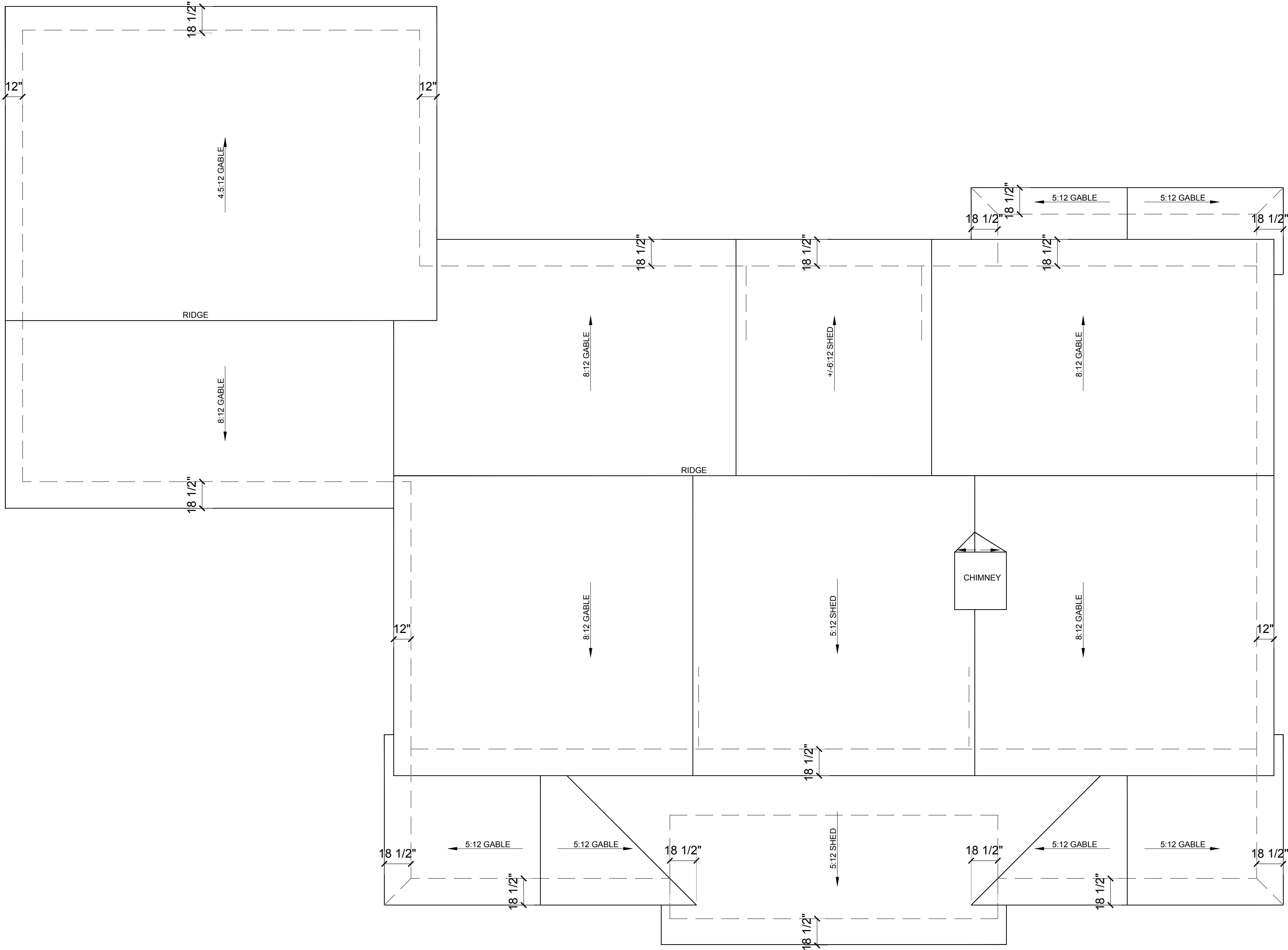


A

A5

ROOF PLAN

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



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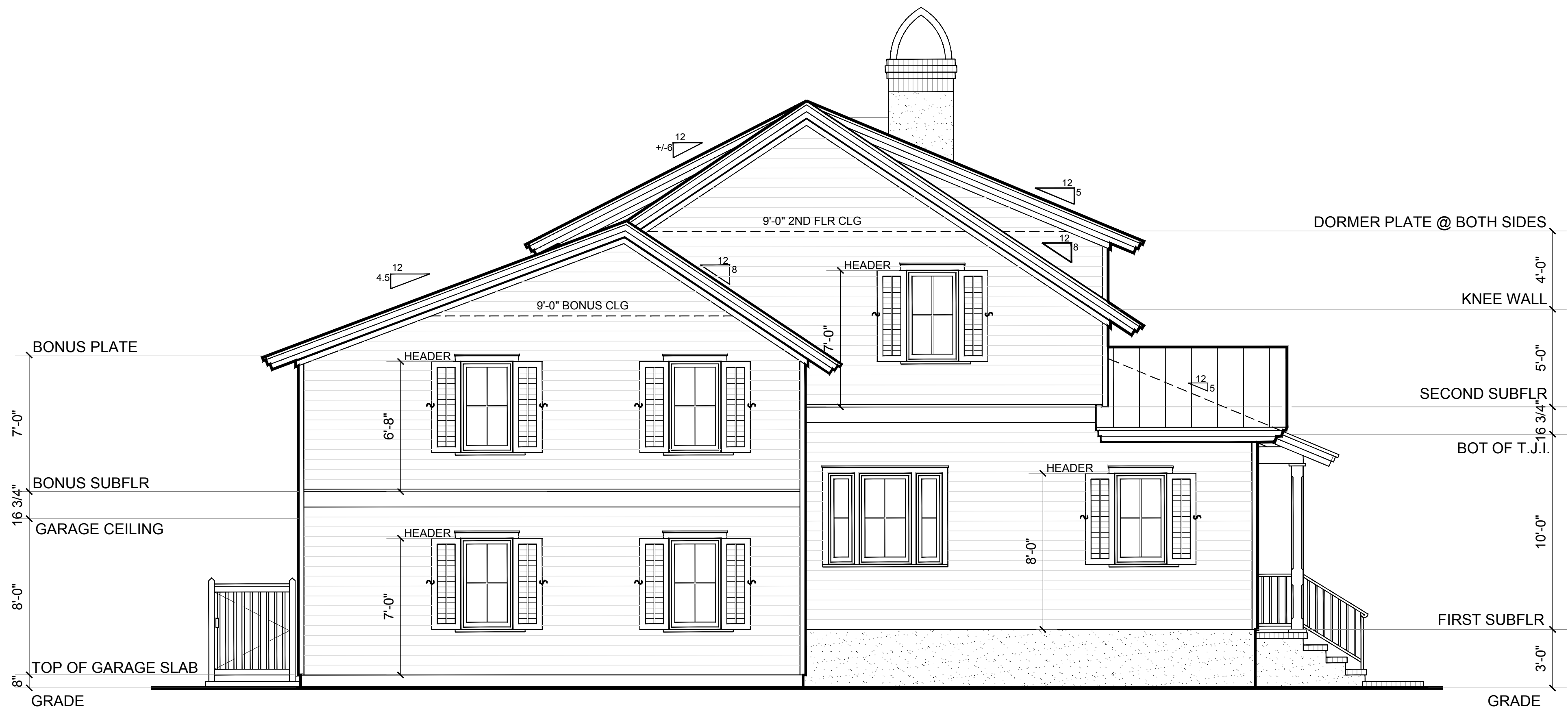
ROOF PLAN

SHEET

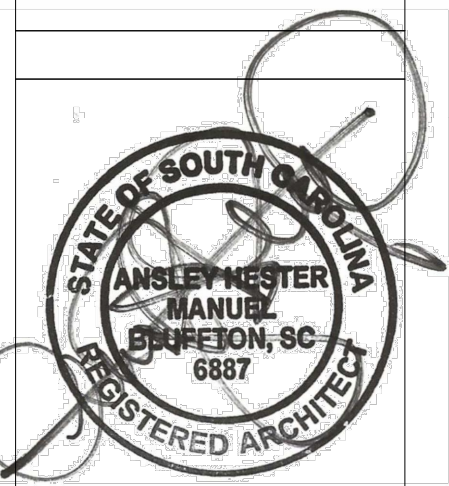
A5



A FRONT ELEVATION
A6 SCALE: 1/4"=1'-0"



B LEFT ELEVATION
A6 SCALE: 1/4"=1'-0"



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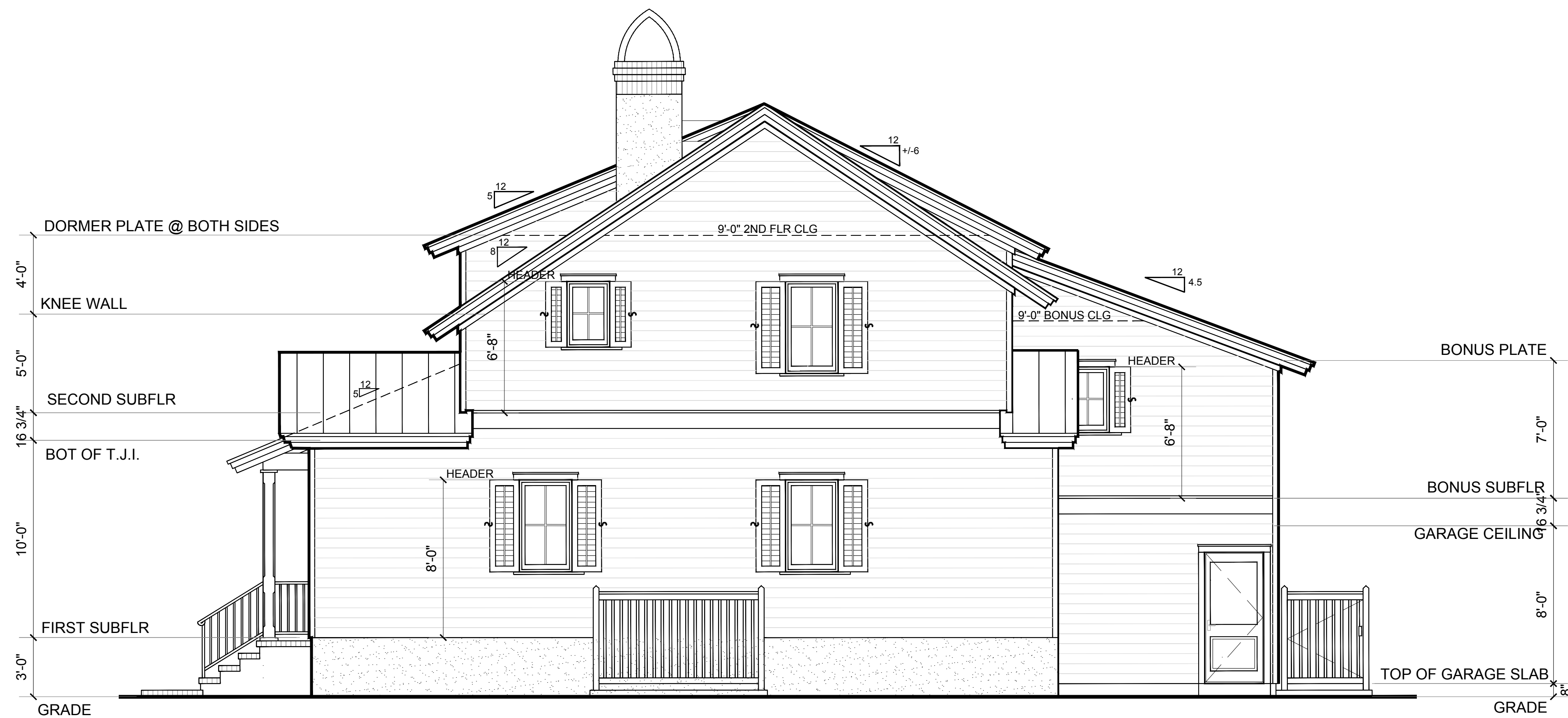
ELEVATIONS

SHEET

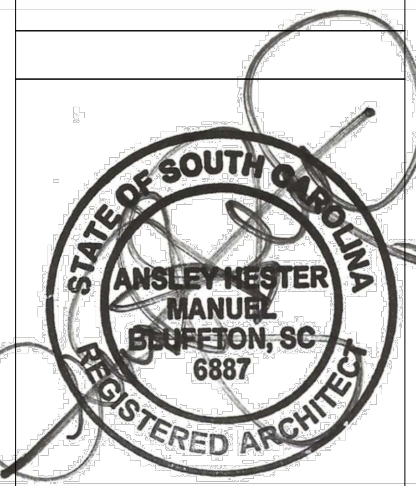
A6



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



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



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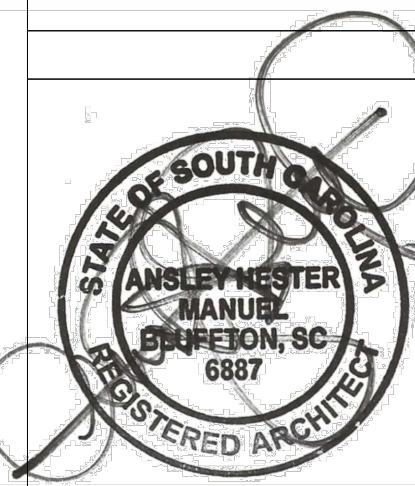
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ELEVATIONS

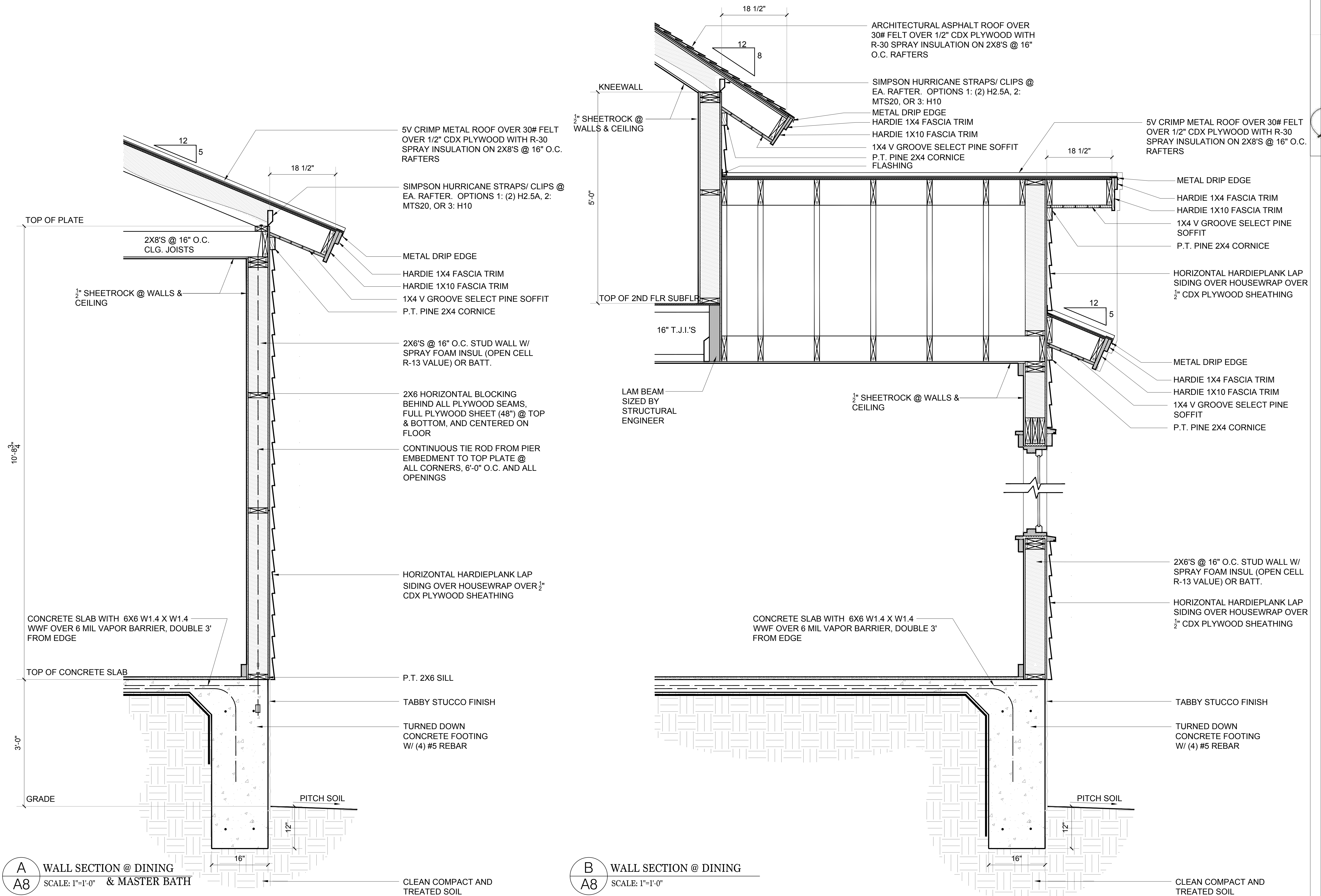
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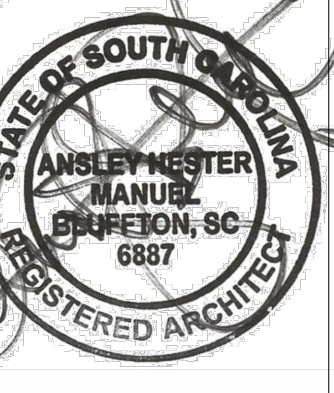
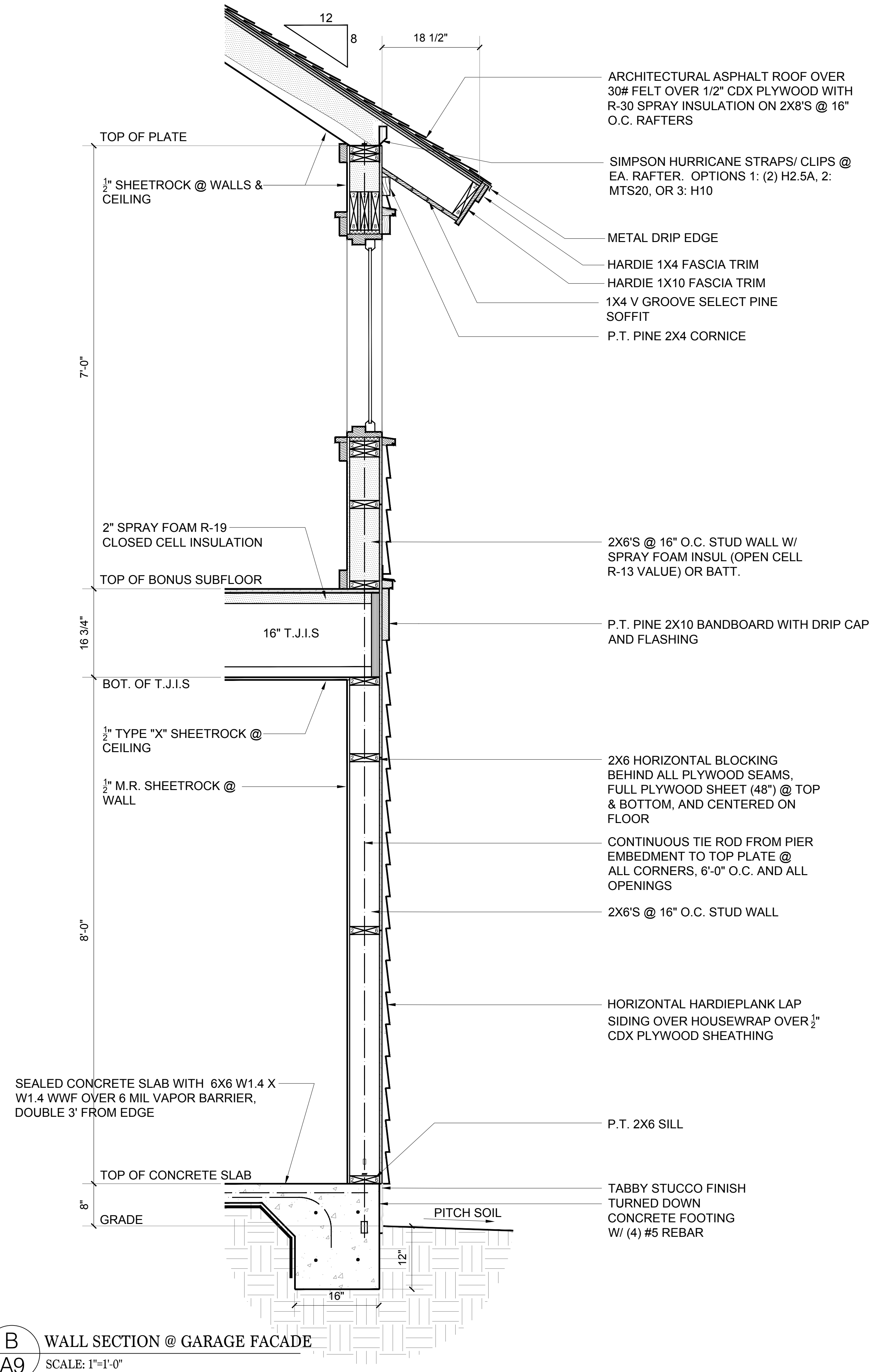
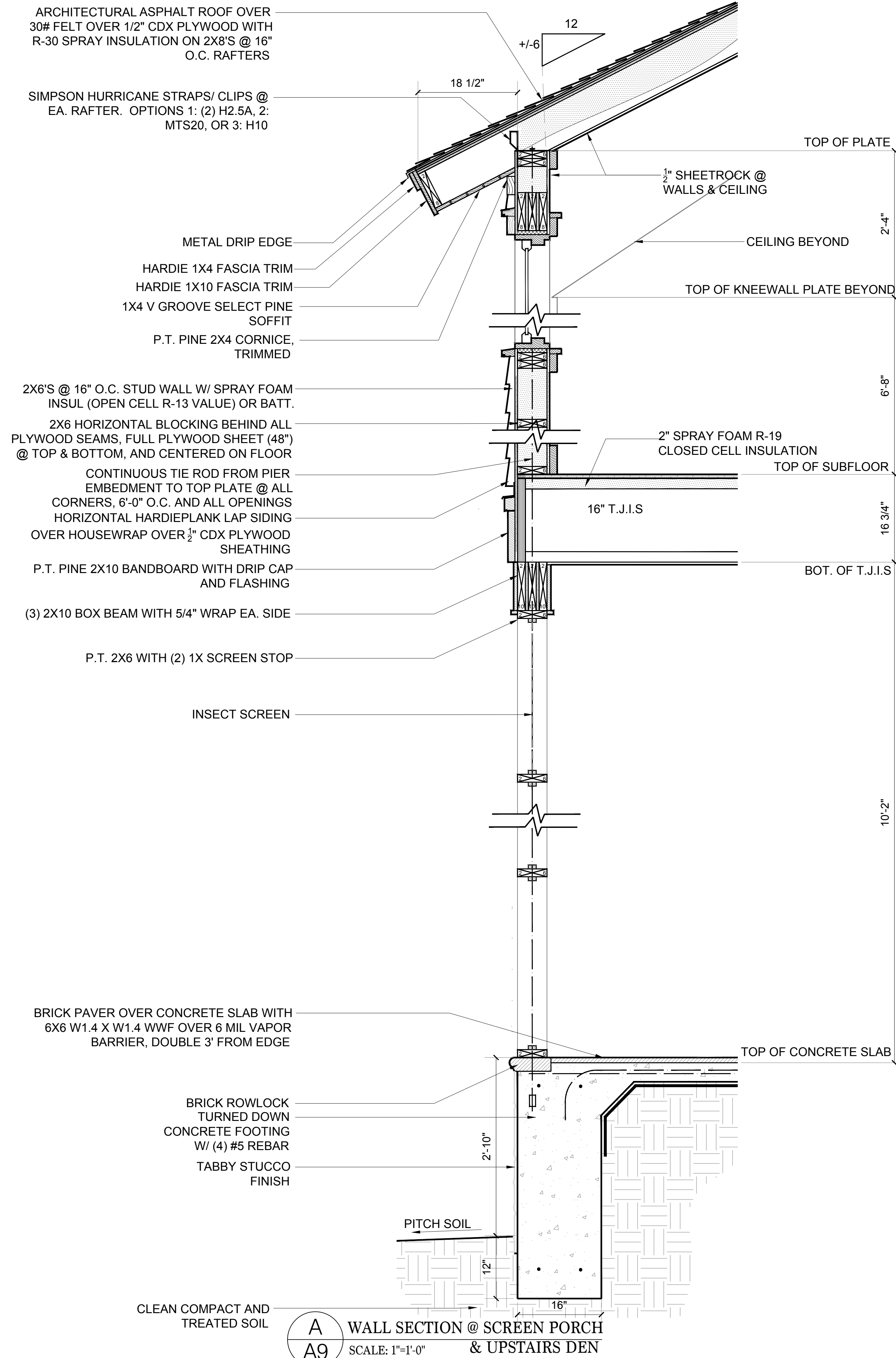
A7

[illegible]

WALL SECTIONS

A8





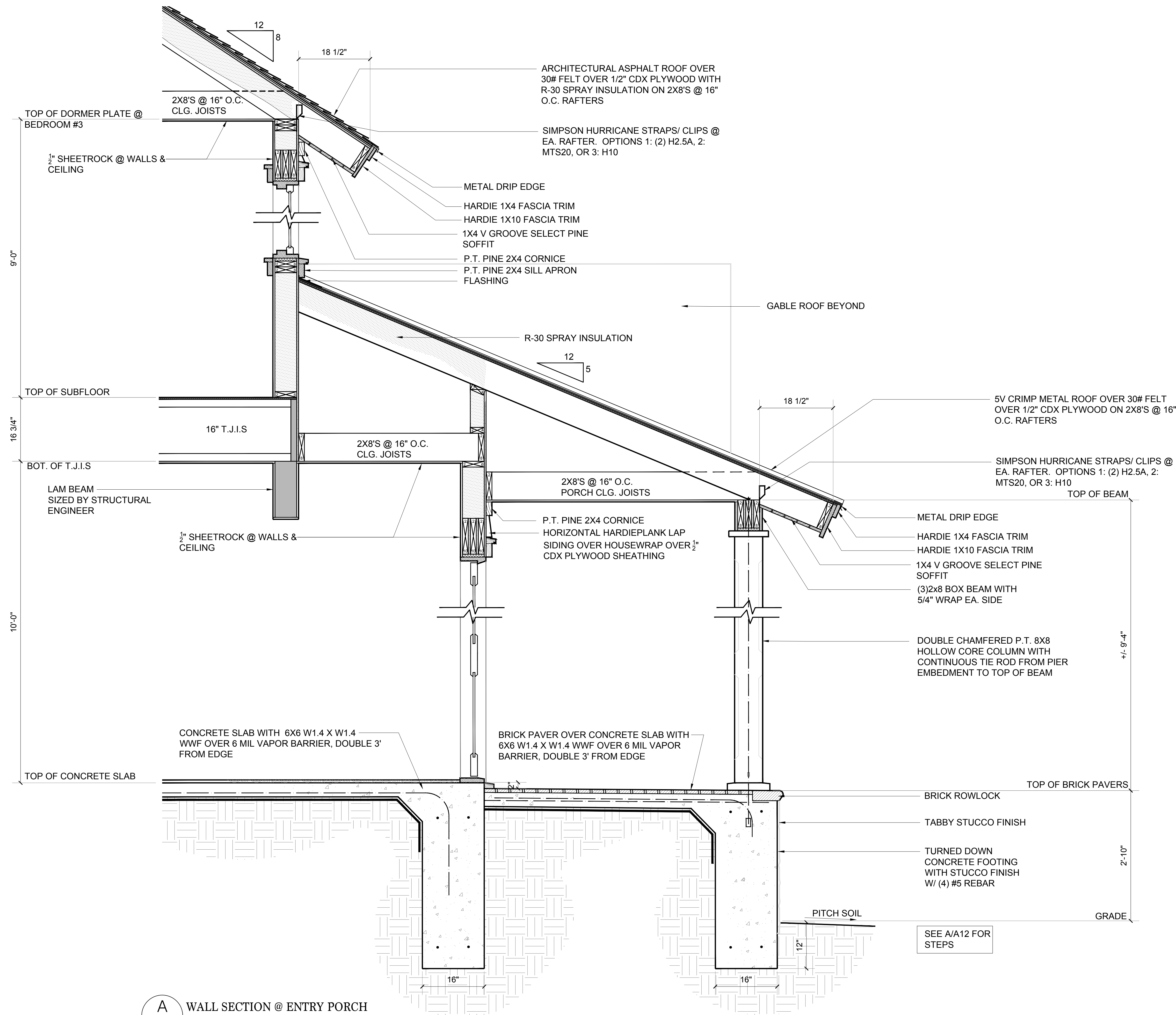
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WALL SECTIONS

SHEET
A9



A
A10 WALL SECTION @ ENTRY PORCH
SCALE: 1"=1'-0" Foyer Hall & Bedroom #3



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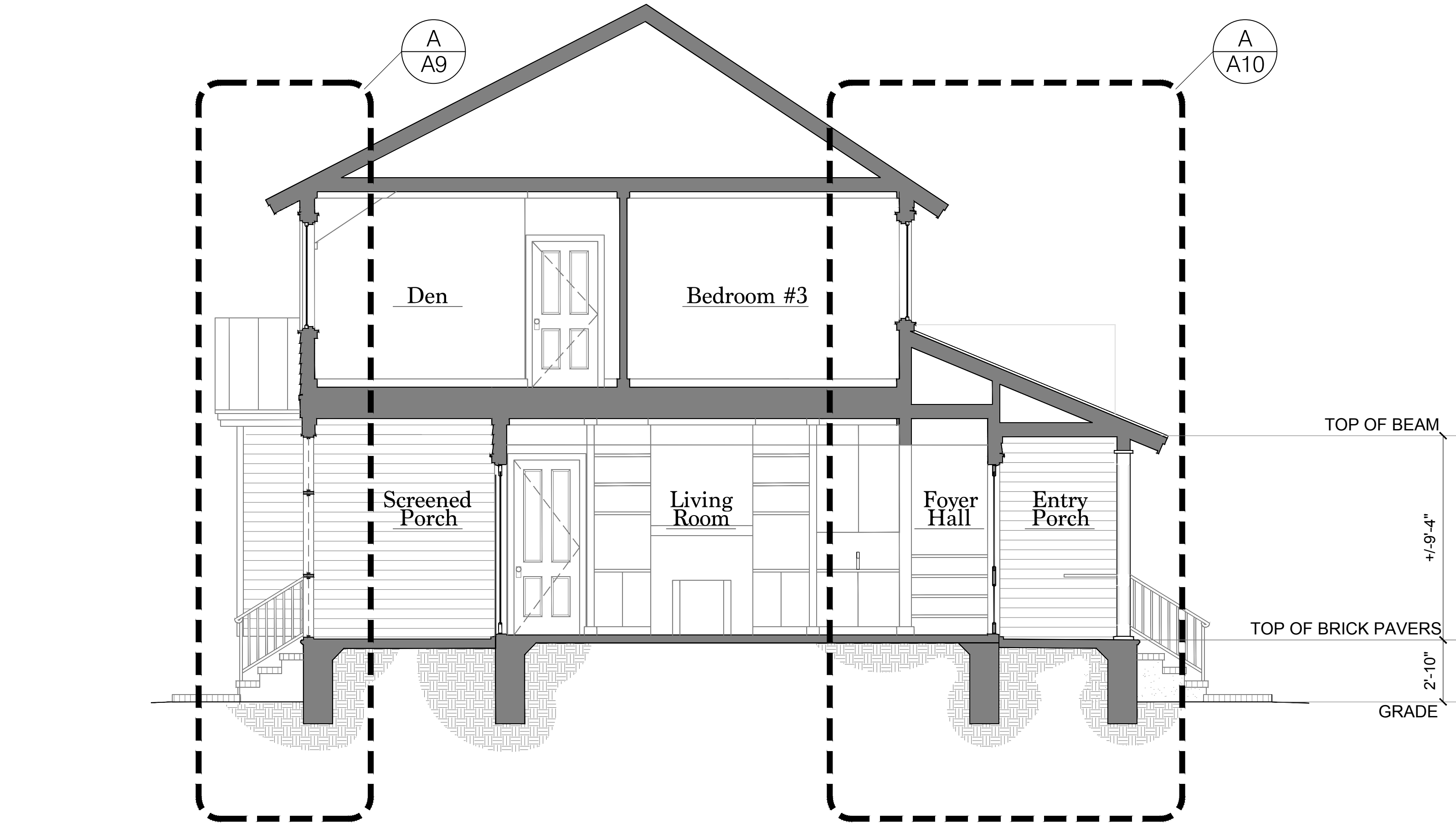
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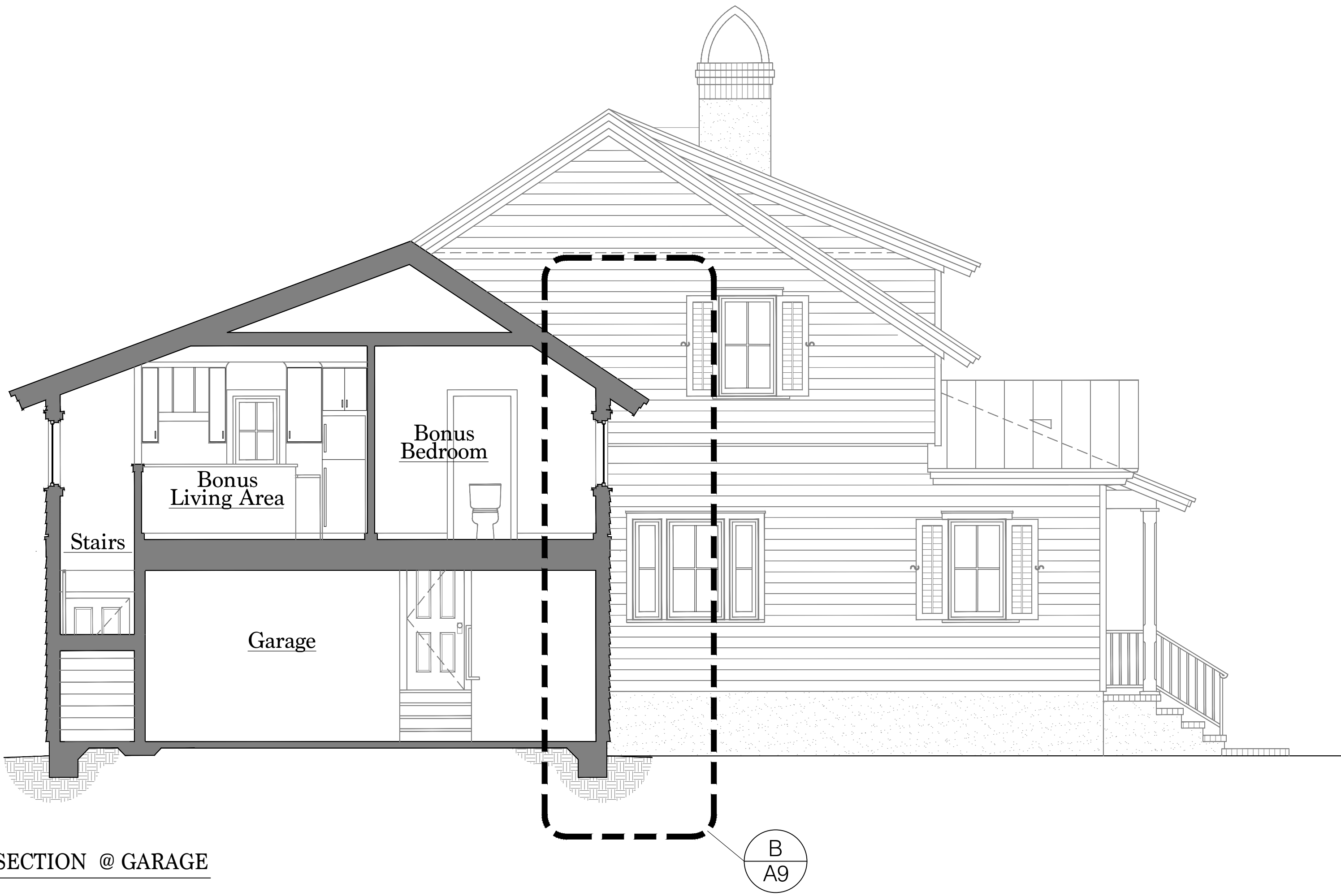
WALL SECTIONS

SHEET

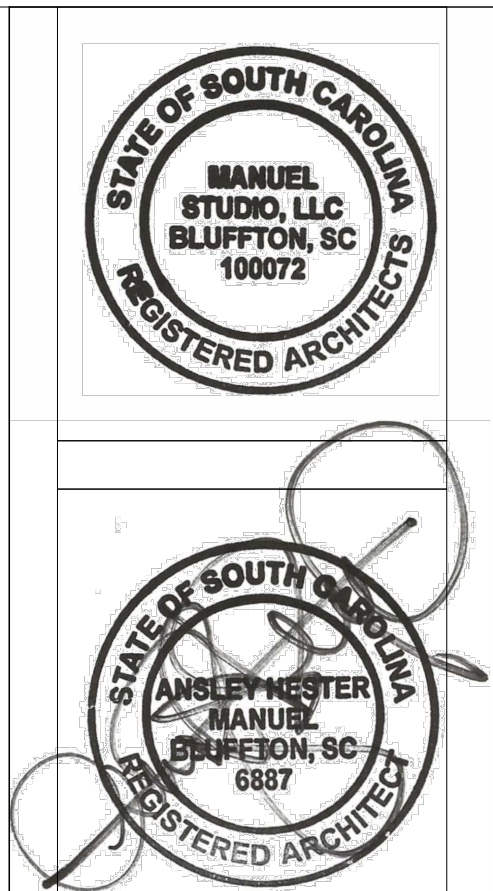
A10



A
A11 BUILDING SECTION @ MAIN
SCALE: 1/4"=1'-0"



B
A11 BUILDING SECTION @ GARAGE
SCALE: 1/4"=1'-0"



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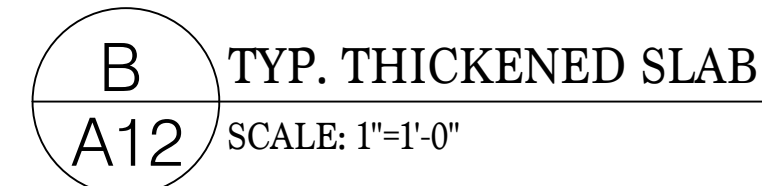
1 GARFIELD'S WAY

BLUFFTON, SOUTH CAROLINA

BUILDING SECTIONS

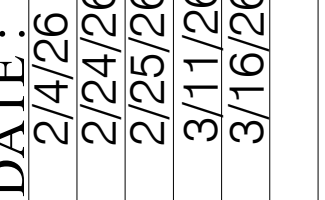
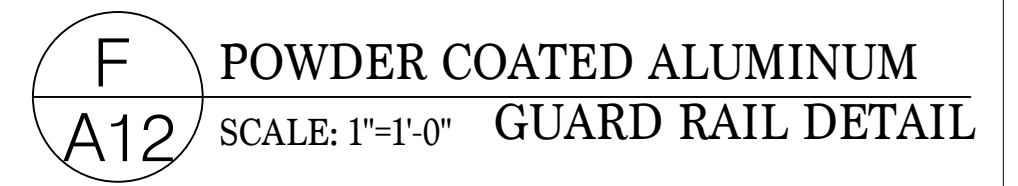
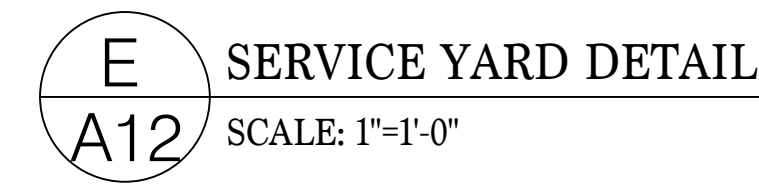
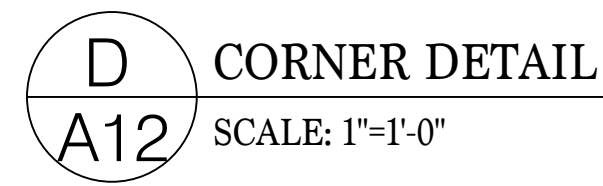
SHEET

A11



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.

ALL WINDOWS ARE WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR. MARVIN OR EQUAL. 7/8" MUNTIN. S.D.L.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM OUTSIDE CORNER & 45 IF WITHIN 4' FROM OUTSIDE CORNER



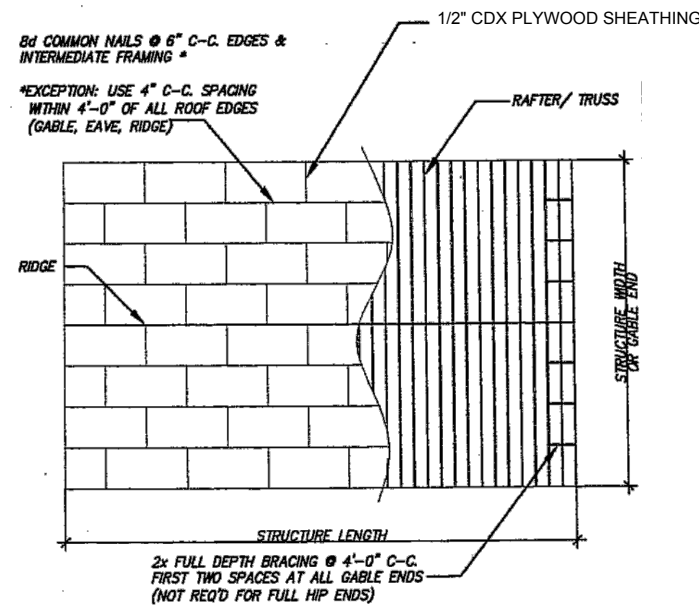
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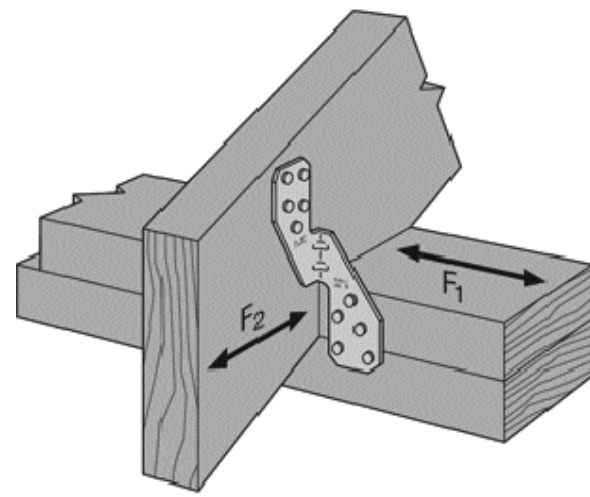
SCHEDULES & DETAILS

SHEET

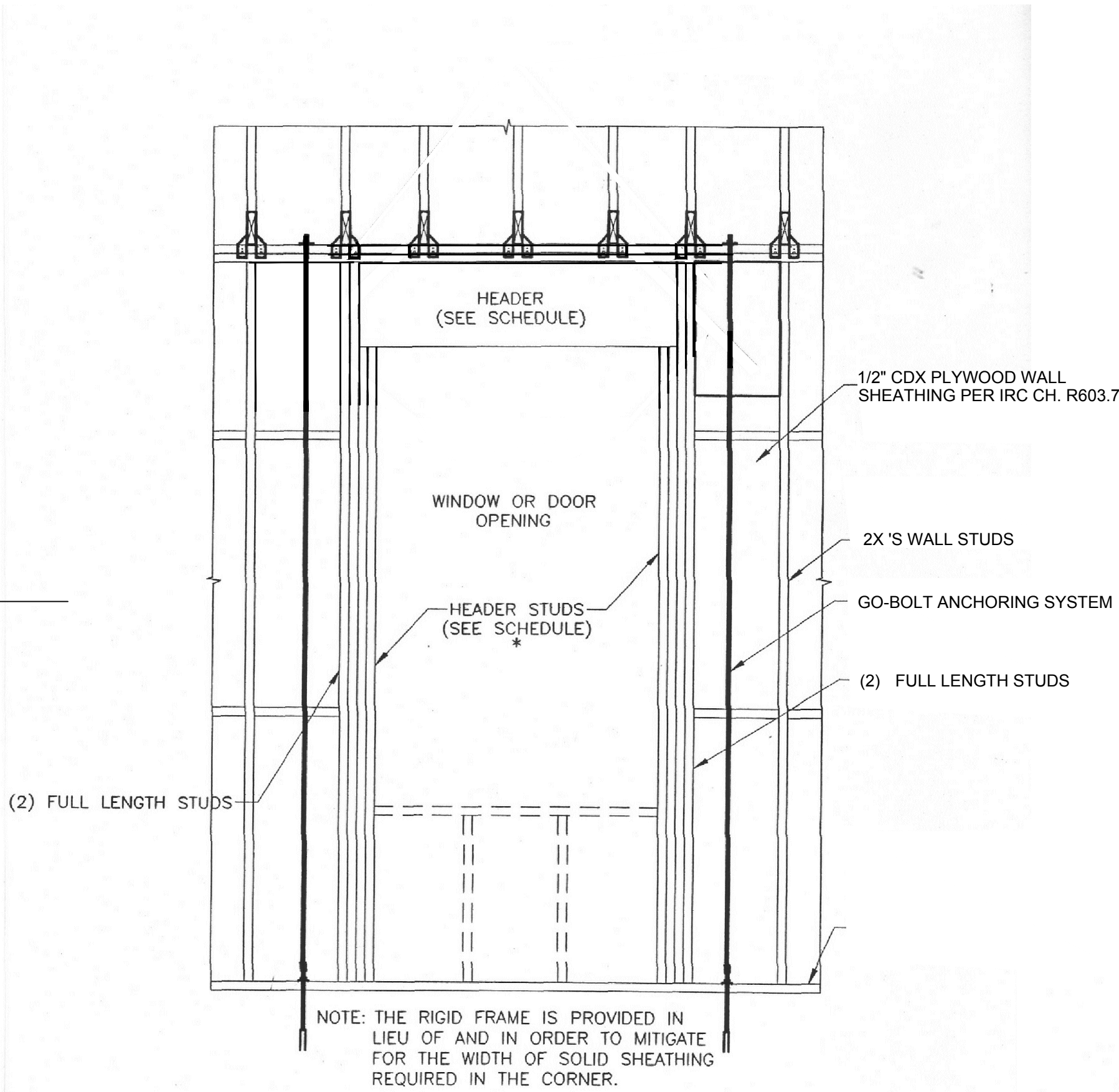
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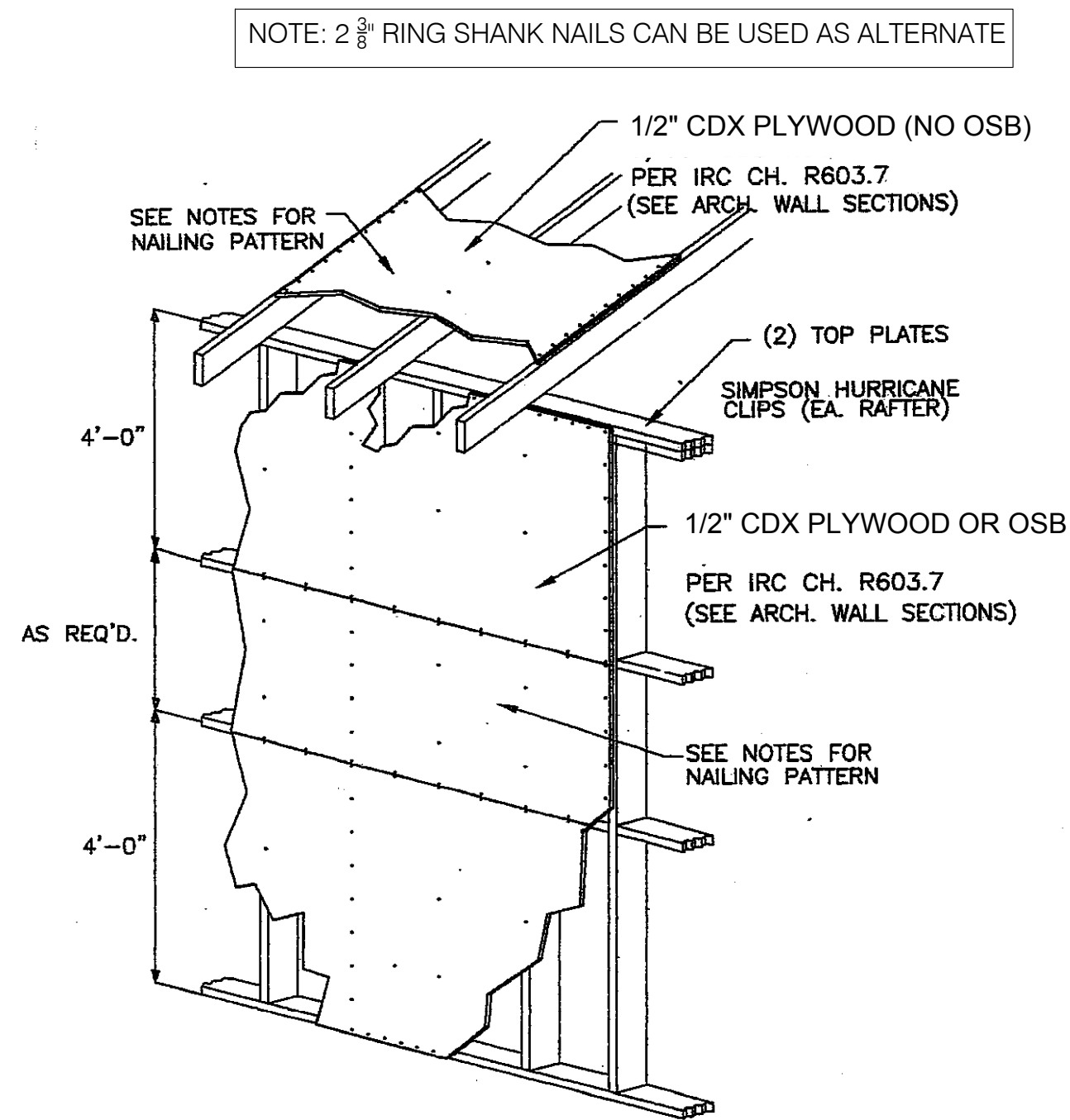
A ROOF SHEATHING & CONSTRUCTION
A13 SCALE: N.T.S.



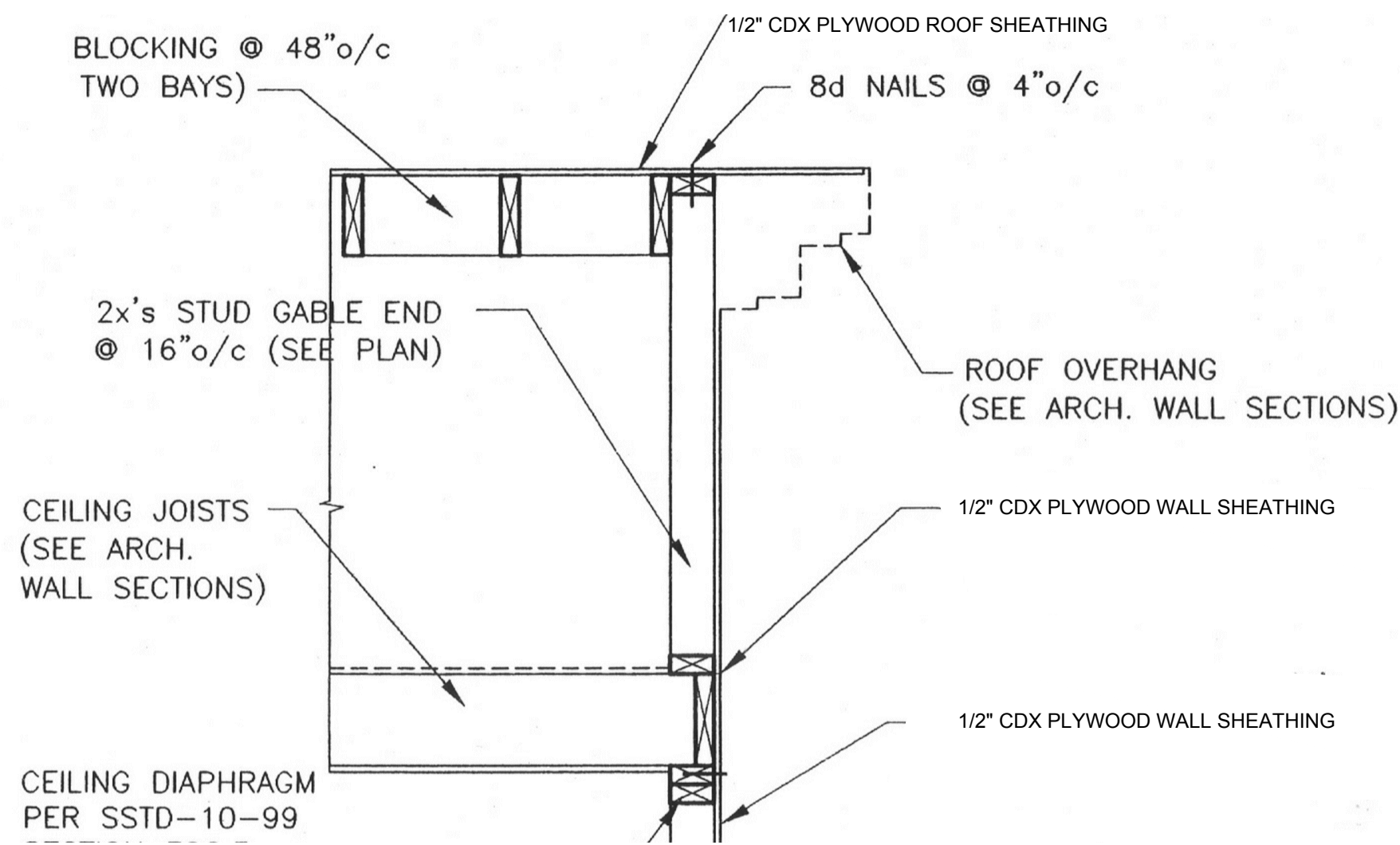
B HURRICANE RAFTER STRAPS
A13 SCALE: N.T.S.



C TYPICAL OPENING FRAME
A13 SCALE: N.T.S.



D BALLOON FRAMED GABLE DETAIL (PREFERRED)
A13 SCALE: N.T.S.



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

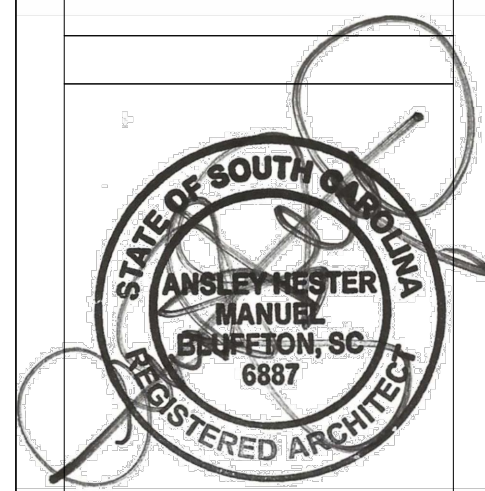
PROVIDE GO-BOLT OR EQUIVALENT TIE-DOWN AT EVERY CORNER, OPENING AND 6'-0" O.C. WITH ANCHOR BOLTS IN BETWEEN.

E SHEATHING NAILING PATTERN
A13 SCALE: N.T.S.

F PLATFORM FRAMED GABLE DETAIL (ALTERNATE)
A13 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

G FRAMING SCHEDULE
A13 SCALE: N.T.S.



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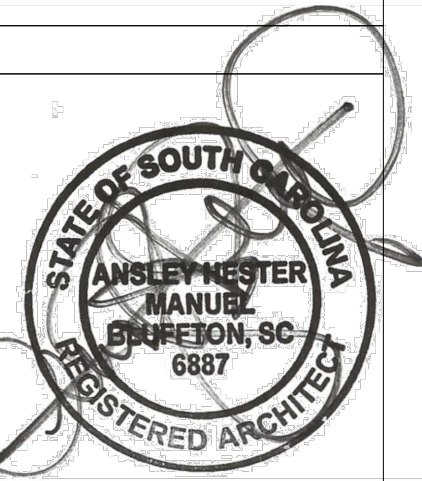
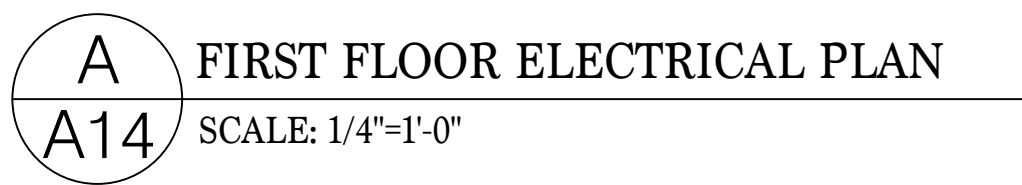
THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

DETAILS

SHEET

A13

	ELECTRICAL OUTLET
	220 VOLT
	42" GROUND FAULT INTERRUPT
	WATERSEAL GROUND FAULT INTERRUPT
	HALF SWITCH
	FLOOR OUTLET
	TELEPHONE JACK
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	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
	VAPOR SEALED RECESSED CAN LIGHT
	DIRECTIONAL RECESSED CAN LIGHT
	CHANDELIER
	PENDANT LIGHT
	JUNCTION BOX
	CLG FAN/LIGHT
	CLG FAN
	HOSE BIBB
	LIGHT/EXHAUST FAN RECESSED
	RECESSED EXHAUST FAN
	PANEL
	METER
	DISCONNECT

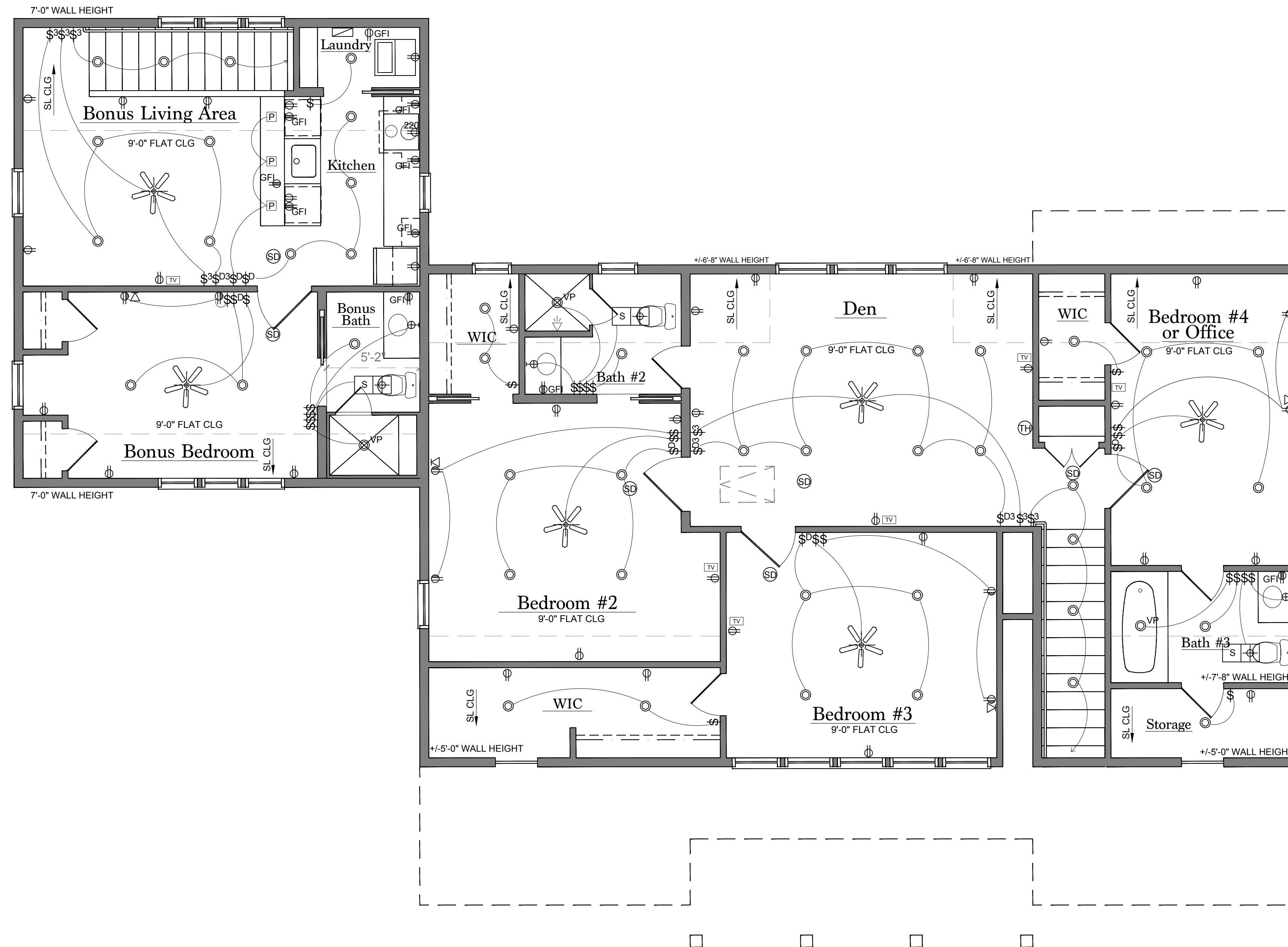


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FIRST FLOOR ELECTRICAL PLAN

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 ELECTRICAL OUTLET
 220 VOLT
 42" GROUND FAULT INTERRUPT
 1/2" WATERSEAL GROUND FAULT INTERRUPT
 HALF SWITCH
 FLOOR OUTLET
 TELEPHONE JACK
 LIGHT SWITCH
 3-WAY LIGHT SWITCH
 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
 VAPOR SEALED RECESSED CAN LIGHT
 DIRECTIONAL RECESSED CAN LIGHT
 CHANDELIER
 PENDANT LIGHT
 JUNCTION BOX
 CLG FAN/LIGHT
 CLG FAN
 HOSE BIBB
 LIGHT/EXHAUST FAN RECESSED
 RECESSED EXHAUST FAN
 PANEL
 METER
 DISCONNECT



DATE:
2/10/26
2/24/26
3/11/26
3/16/26

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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

SECOND FLOOR ELECTRICAL PLAN

SHEET

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