Larry C. Toomer
Mayor
Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager

Fred Hamilton
Bridgette Frazier
Emily Burden
Council Members
Marcia Hunter
Town Clerk

May 20, 2026

Ansley Manuel
Manuel Studio
104 Pritchard Street
Bluffton, SC 29910

TRANSMITTED ELECTRONICALLY
Manuel.studio@aol.com

Re: Final Approval for 1 Garfields Way (COFA-09-25-019914)

Ansley:

On March 4, 2026 the Town of Bluffton Historic Preservation Commission (HPC) approved the Certificate of Appropriateness (COFA) application, with conditions, for the construction of a 2-story Main House of 2487 SF and an attached Carriage House of 1188 SF at 1 Garfields Way in Old Town Bluffton Historic District. The approval also included a determination of appropriateness for the following items based on the plans submitted as part of the HPC agenda package:

1. The use of welded powder-coated aluminum for handrails on the front and rear porches and front balustrade.
2. The use of polymer composite shutters (as indicated in the cut sheet submitted as part of the agenda package).

As the conditions have been satisfied, the Final Plan is approved and the plans stamped.

A Certificate of Appropriateness (COFA) remains valid for two (2) years from the March 4, 2026 HPC approval date. If the project is not substantially complete within the time limit, the COFA expires unless a time extension is applied for and approved by the Town prior to the expiration date.

The approved COFA is not a building permit; construction cannot commence until all required permits and licenses are issued. If you have questions, please contact the Town of Bluffton Customer Service Center at (843) 706-4500.

Best regards,

Charlotte Moore

Charlotte Moore, AICP
Principal Planner
Department of Growth Management

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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UDO Sec. 3.18.6 Expiration of Approvals
Approval of a Certificate of Appropriateness-HD shall expire two years from the date of approval unless an appreciable amount of improvement, development or other activity approved by the Historic Preservation Commission commences, as determined by the UDO Administrator, and proceeds to completion in a timely and customary manner in accordance with the Certificate of Appropriateness HD.

INDEX

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A4 FIRST FLOOR CEILING FRAMING PLAN
A5 ROOF PLAN
A6 ELEVATIONS
A7 ELEVATIONS
A8 WALL SECTIONS
A9 WALL SECTIONS
A10 WALL SECTIONS
A11 BUILDING SECTIONS
A12 SCHEDULES & DETAILS
A13 DETAILS
A14 FIRST FLOOR ELECTRICAL PLAN
A15 SECOND FLOOR ELECTRICAL PLAN

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

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

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

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
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843.338.8932 cell manuel.studio@aol.com

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

CODE ANALYSIS AND INDEX

SHEET
C1



LOCATION MAP NOT TO SCALE

REFERENCE PLAT

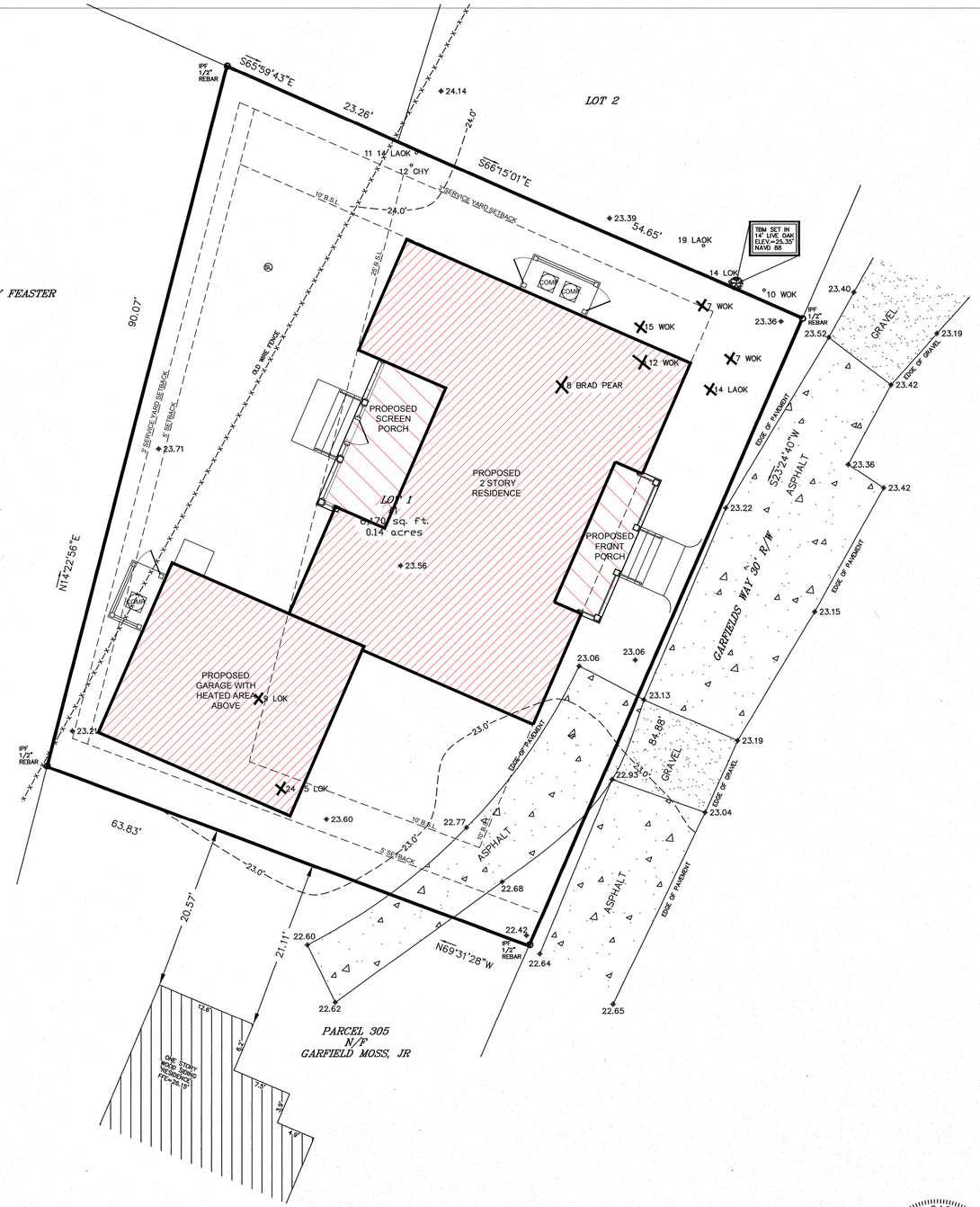
PARCEL 152
N/F
JEFFREY G. FEASTER & ASHLEY FEASTER

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
- (S) – SEWER LATERAL
- Ⓢ – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – 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



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

GRAPHIC SCALE

8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

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Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0436G. This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants, Or Other Restrictions Not Shown On This Survey Plat.
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.

REFERENCE PLAT
PLAT BOOK 155 AT PAGE 148

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SAM KOPOTIC & MADDIE MCFADDEN

A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELDS WAY, A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 406

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

SOUTH CAROLINA LAND SURVEYOR No.26960 REGISTERED WILLIAM J. SMITH STATE OF

SOUTH CAROLINA SQUARE SURVEYING COMPANY, LLC. CERTIFICATE OF AUTHORIZATION No.4595

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

SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 338
139 Burnt Church Road
Bluffton, SC 29910
tsquare@hargray.com
Phone 843-757-2659 Fax 843-757-5758
JOB No. 23-5861

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

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

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2/25/26
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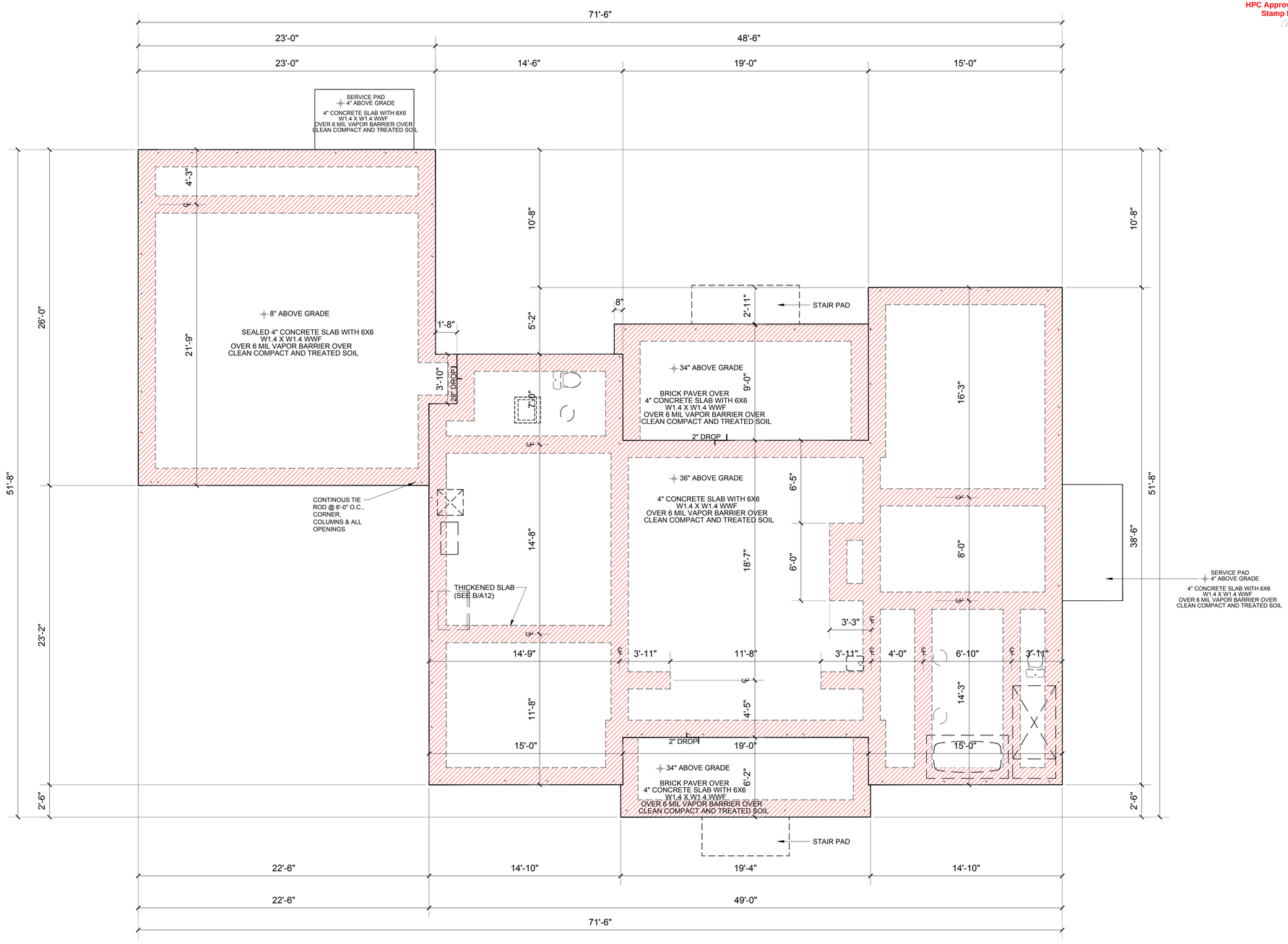
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

PROPOSED SITE PLAN

SHEET
C2

APPROVED
Town of Bluffton
Historic Preservation Commission
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A / A1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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3/11/26
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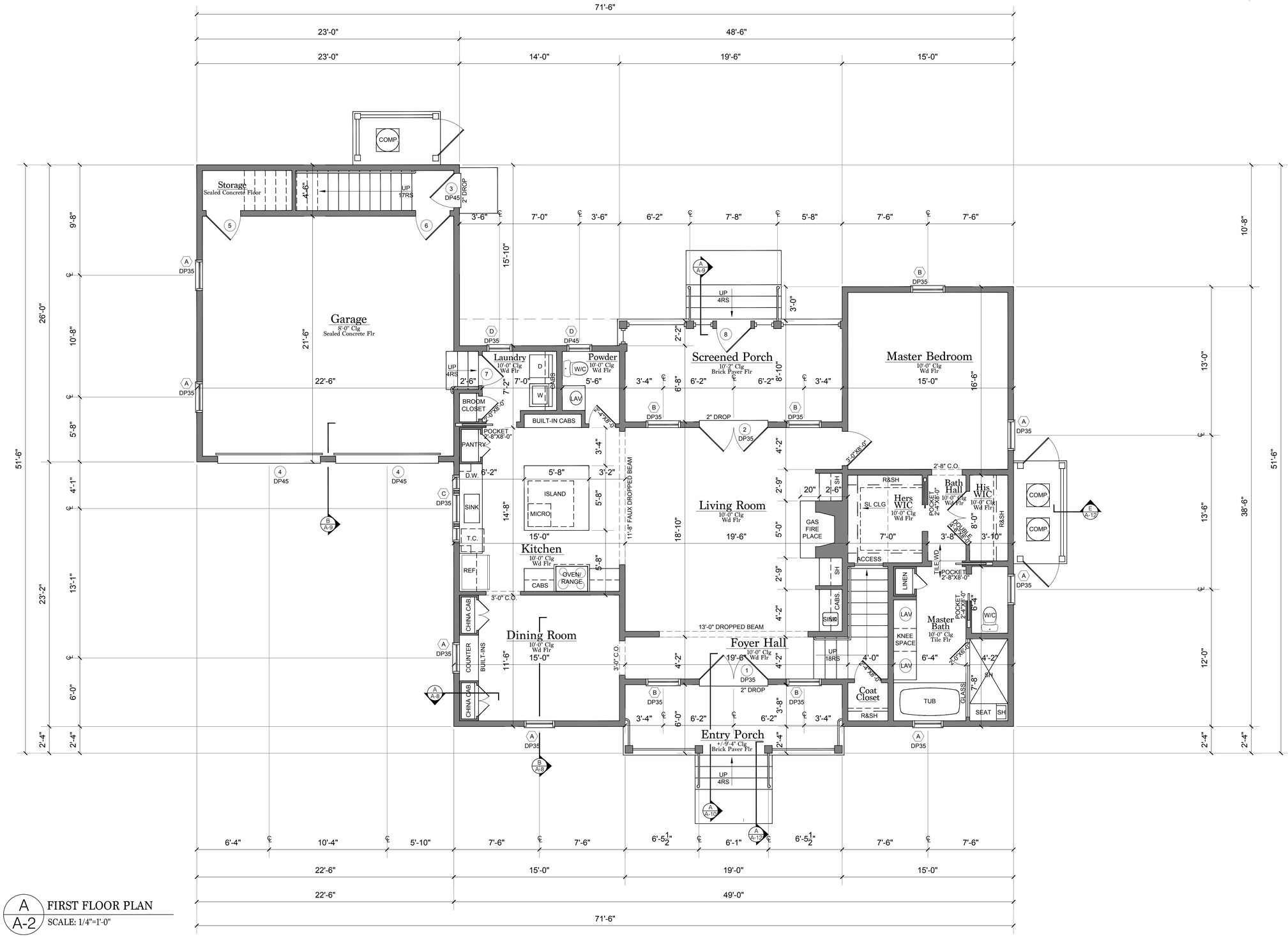
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THE KOPOTIC RESIDENCE
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BLUFFTON, SOUTH CAROLINA

FOUNDATION PLAN

SHEET
A1

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

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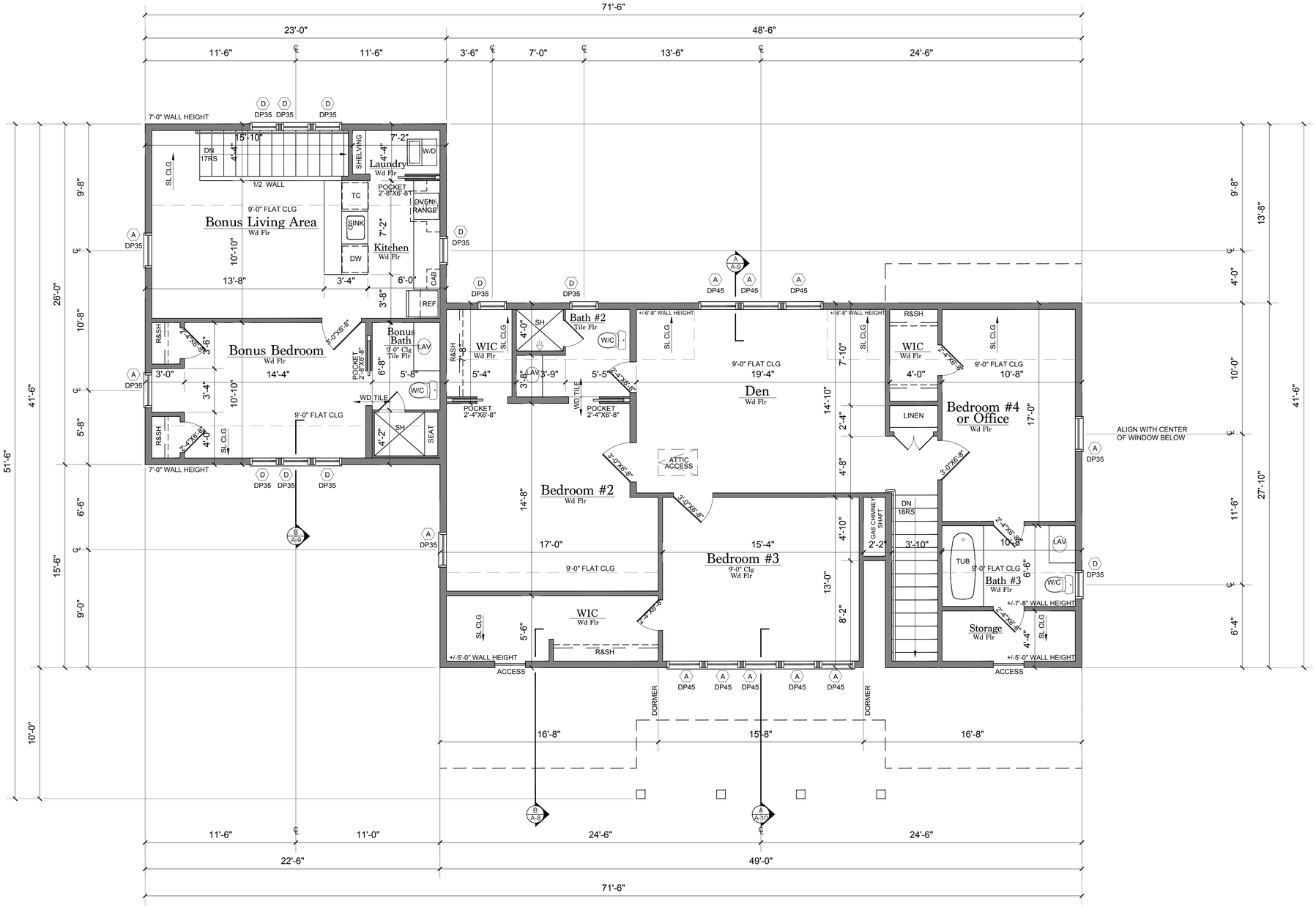
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

FIRST FLOOR PLAN

SHEET
A-2

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

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MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

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

DATE :
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2/24/26
2/25/26
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3/16/26

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Ansley Hester Manuel, Architect
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

SECOND FLOOR PLAN

SHEET
A-3

APPROVED
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A
A-4
FIRST FLOOR CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
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STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6837
REGISTERED ARCHITECT

DATE :
2/4/26
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3/16/26

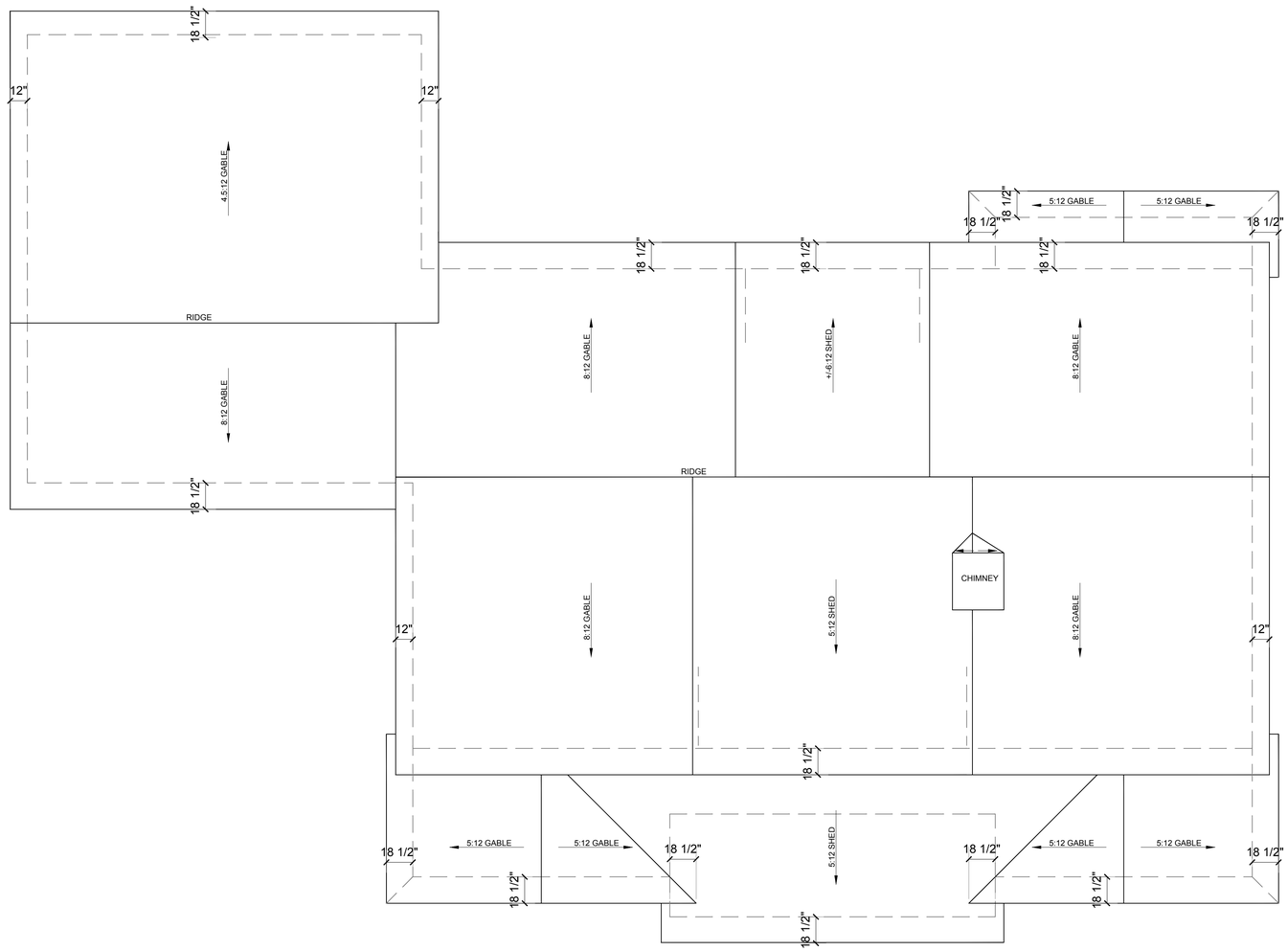
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THE KOPOTIC RESIDENCE
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FIRST FLOOR CEILING FRAMING PLAN

SHEET
A-4

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A
A5
ROOF PLAN
SCALE: 1/4"=1'-0"

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

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

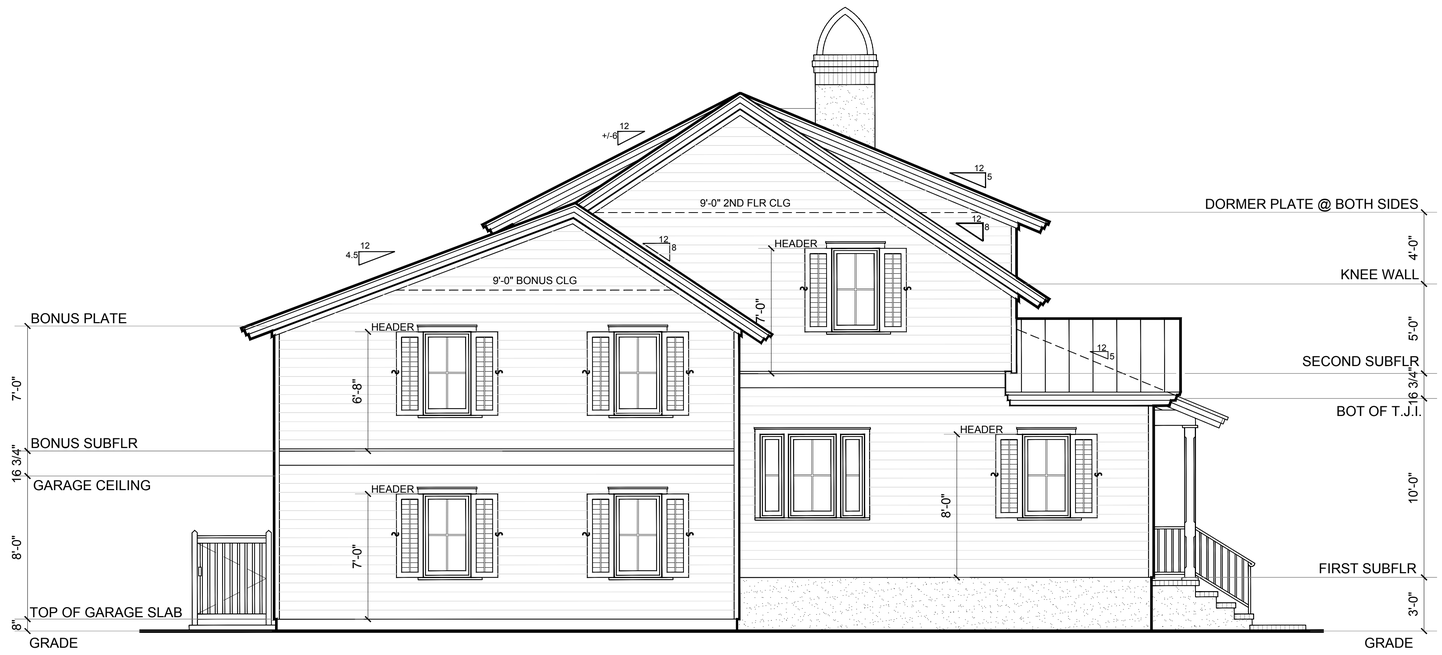
ROOF PLAN

SHEET
A5

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



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

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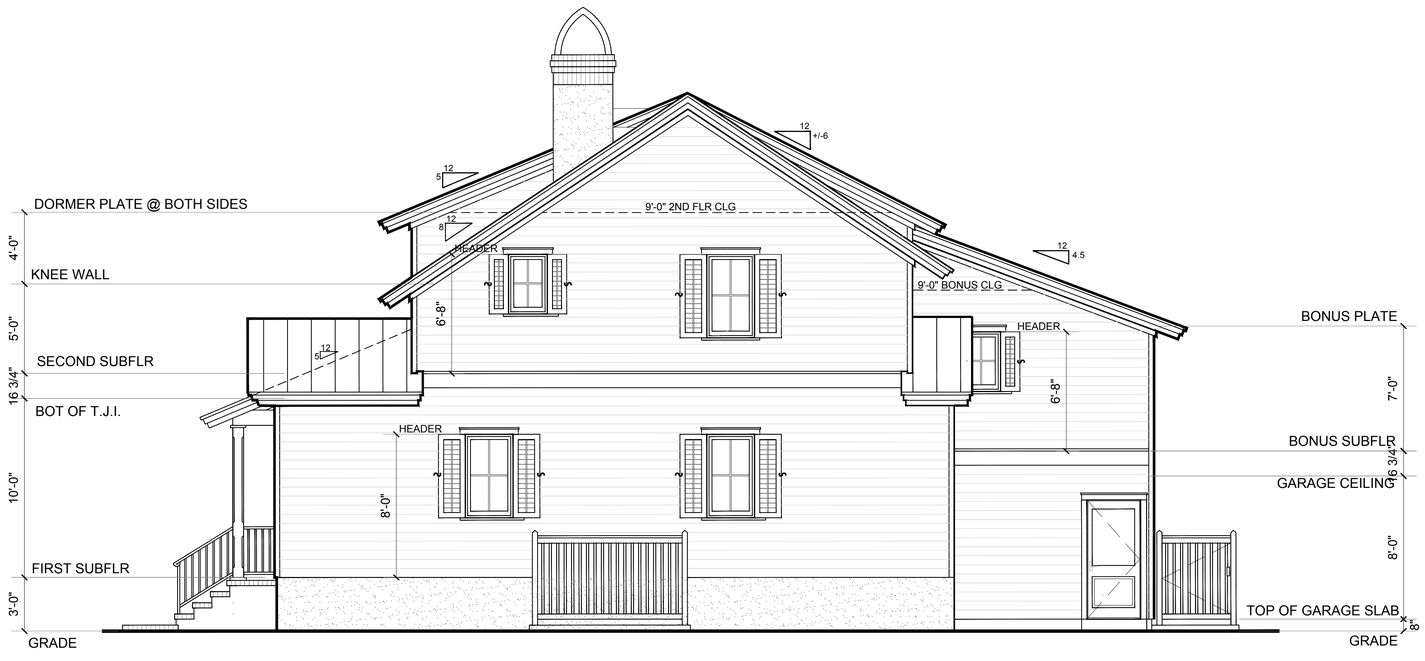
ELEVATIONS

SHEET
A6

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



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

STATE OF SOUTH CAROLINA
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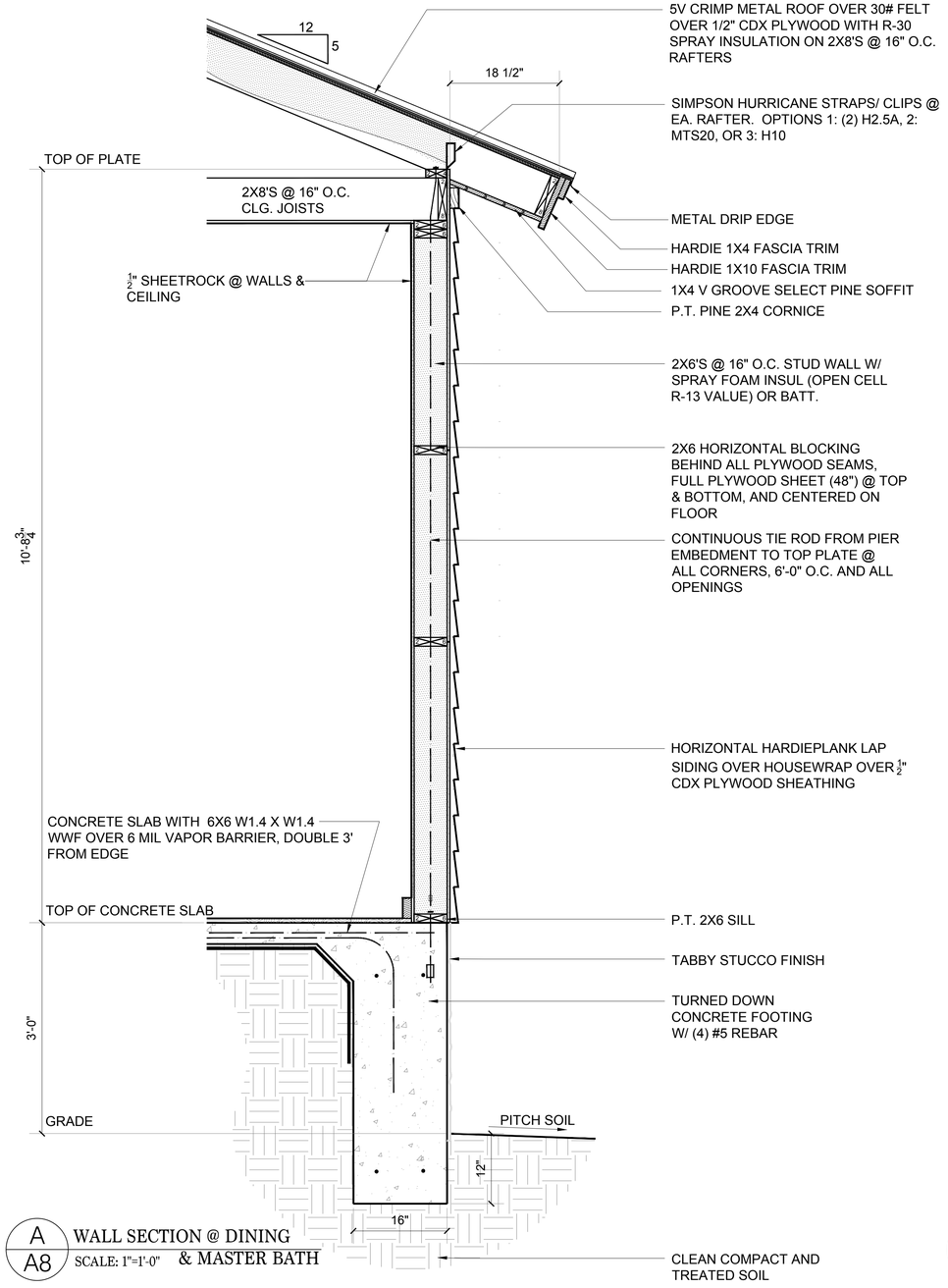
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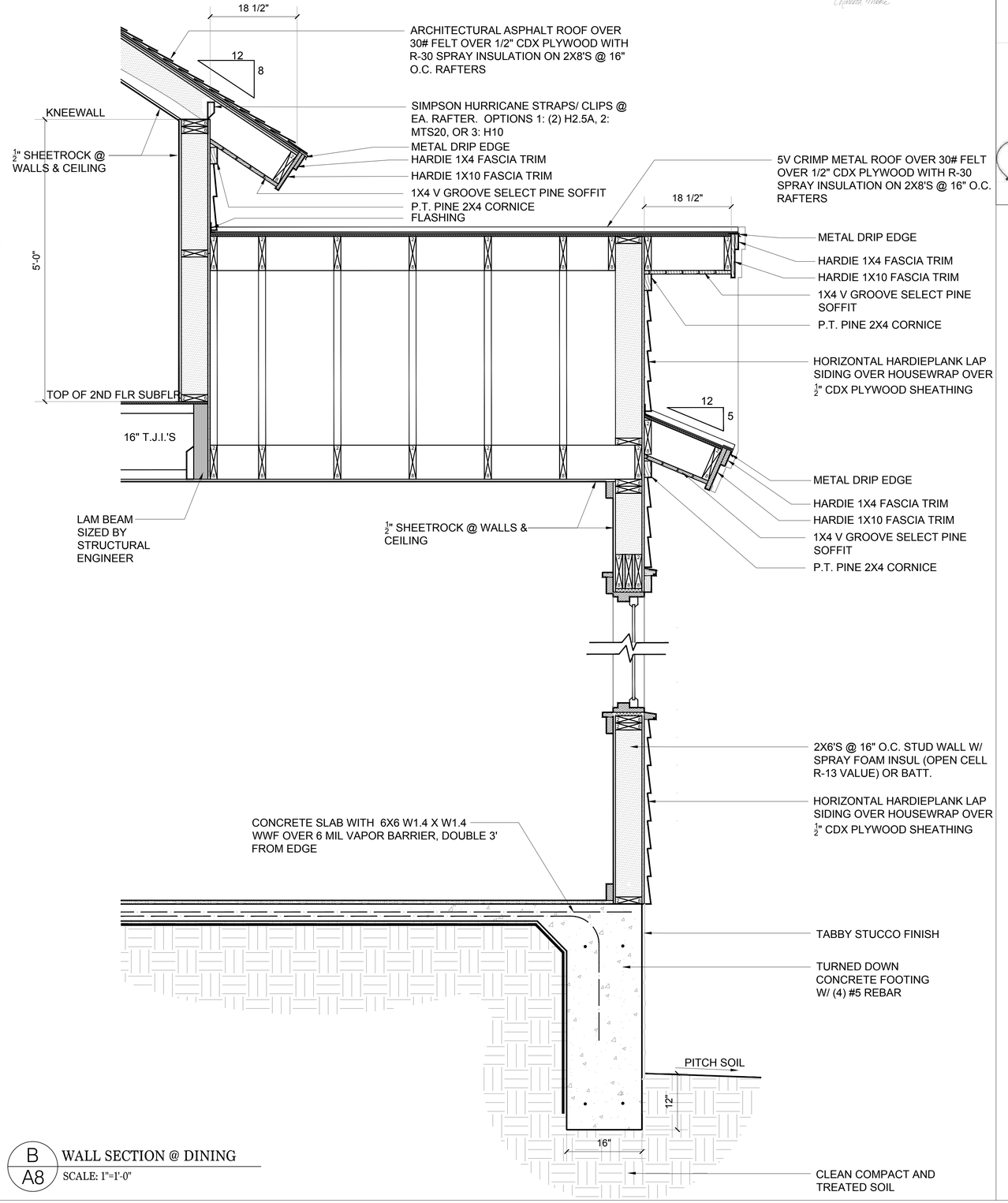
ELEVATIONS

SHEET
A7

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A/A8 WALL SECTION @ DINING & MASTER BATH
SCALE: 1"=1'-0"



B/A8 WALL SECTION @ DINING
SCALE: 1"=1'-0"

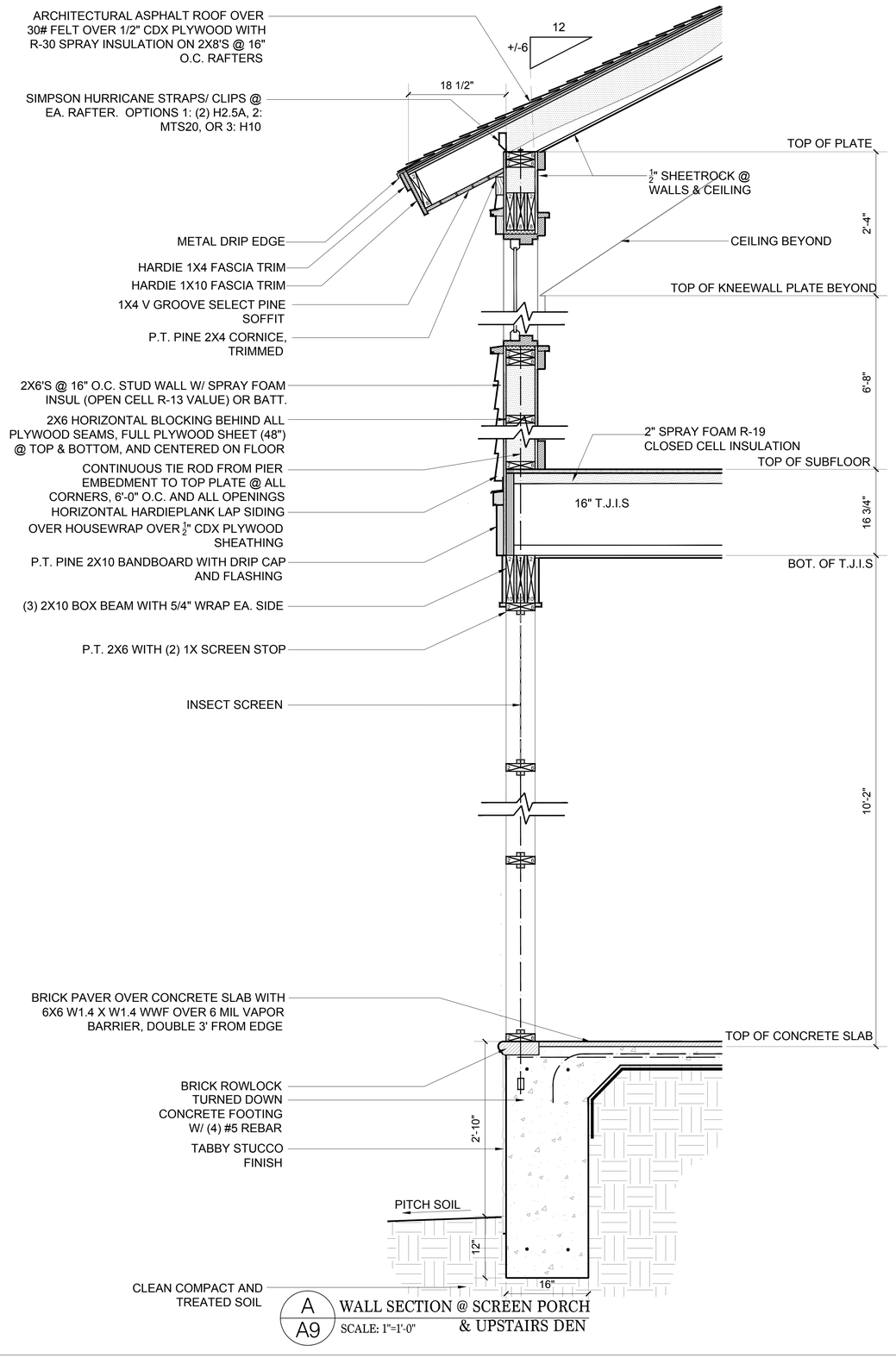
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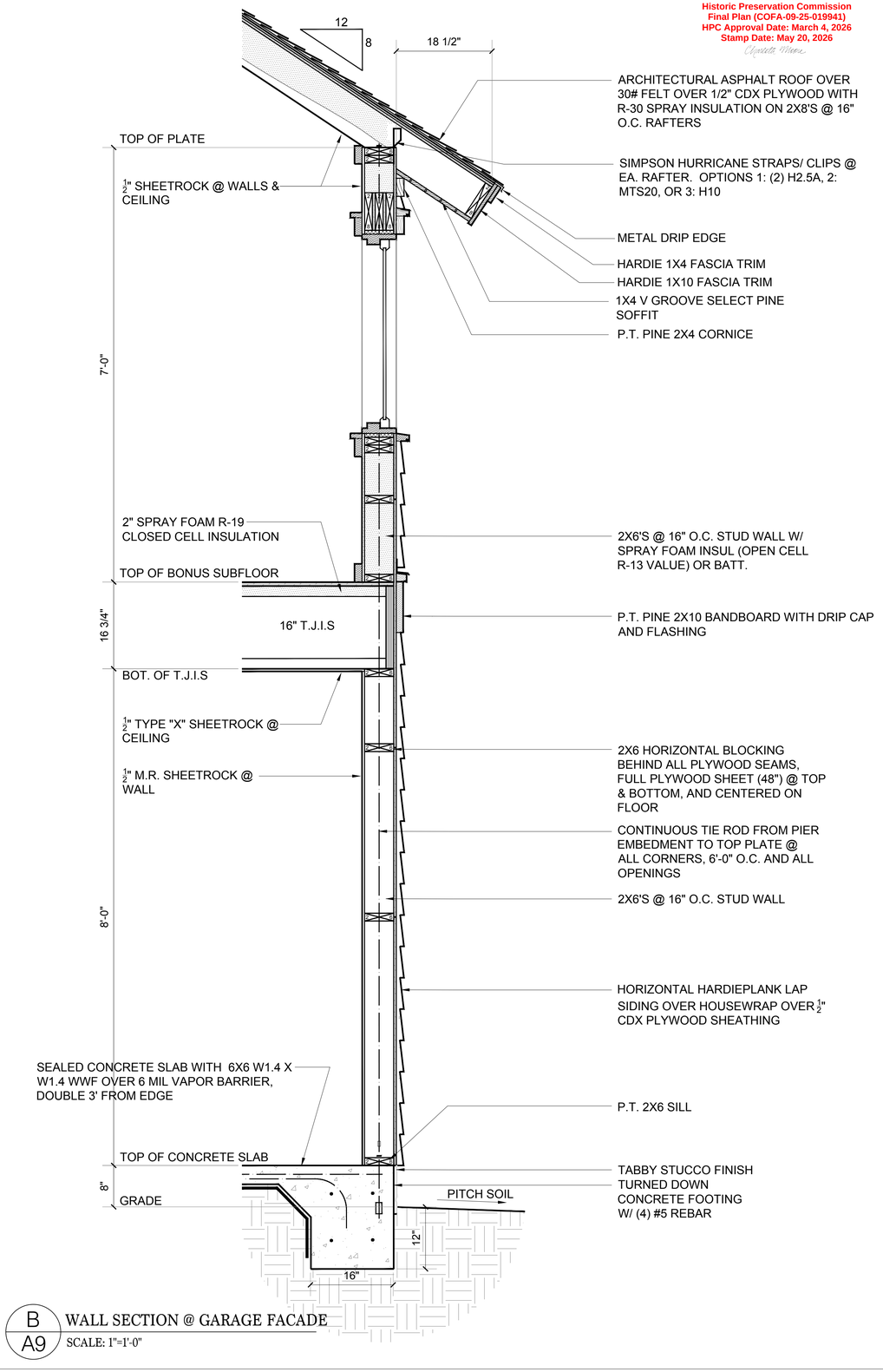
WALL SECTIONS

SHEET
A8



A/A9 WALL SECTION @ SCREEN PORCH & UPSTAIRS DEN

SCALE: 1"=1'-0"



B/A9 WALL SECTION @ GARAGE FACADE

SCALE: 1"=1'-0"

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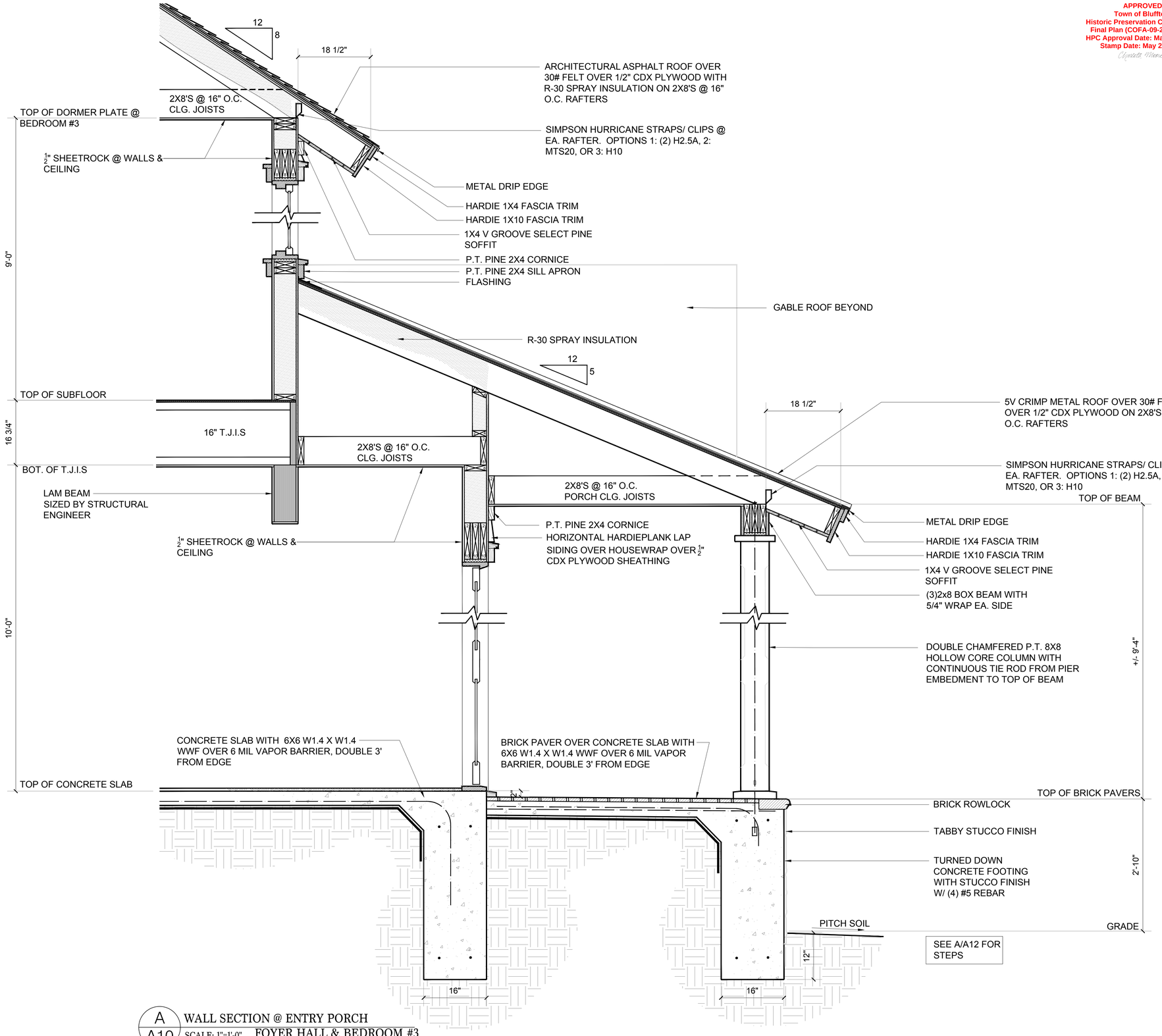
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THE KOPOTIC RESIDENCE
1 GARFIELD'S WAY
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WALL SECTIONS

SHEET
A9

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A/A10 WALL SECTION @ ENTRY PORCH
SCALE: 1"=1'-0" FOYER HALL & BEDROOM #3

STATE OF SOUTH CAROLINA
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BLUFFTON, SC
100072
REGISTERED ARCHITECTS

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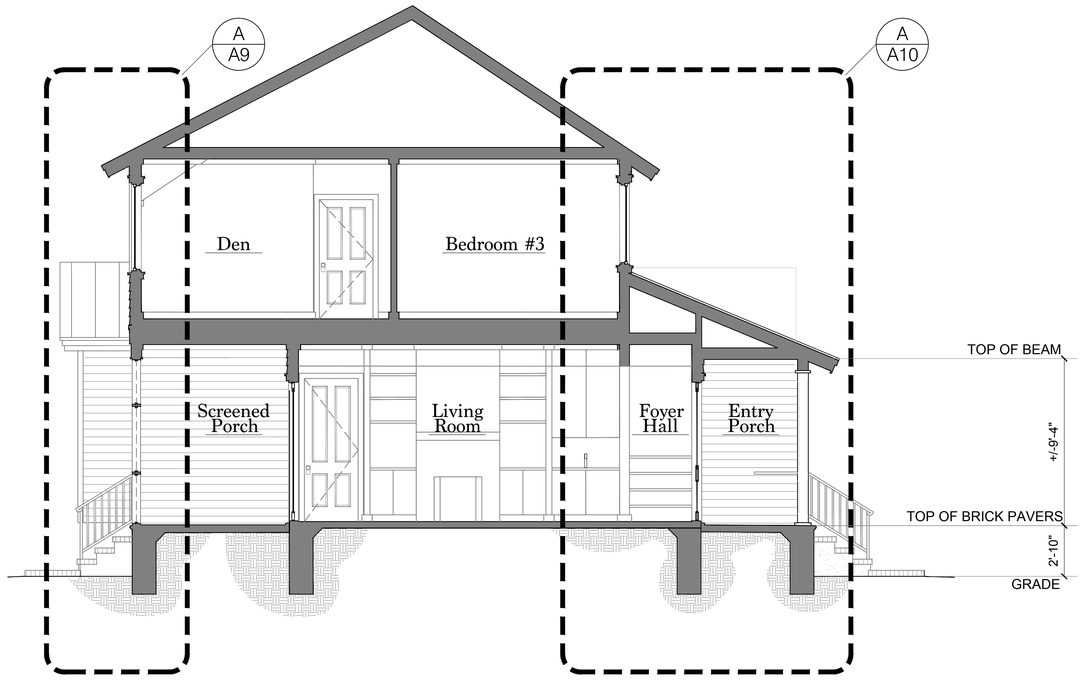
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BLUFFTON, SOUTH CAROLINA

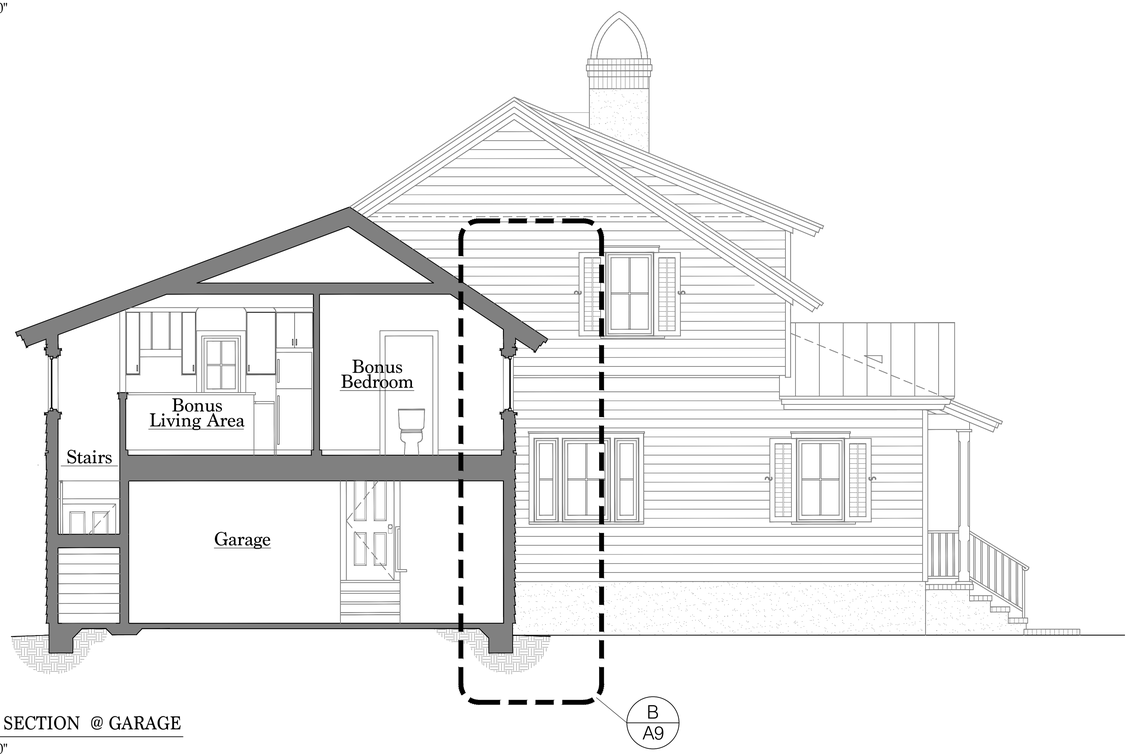
WALL SECTIONS

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



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

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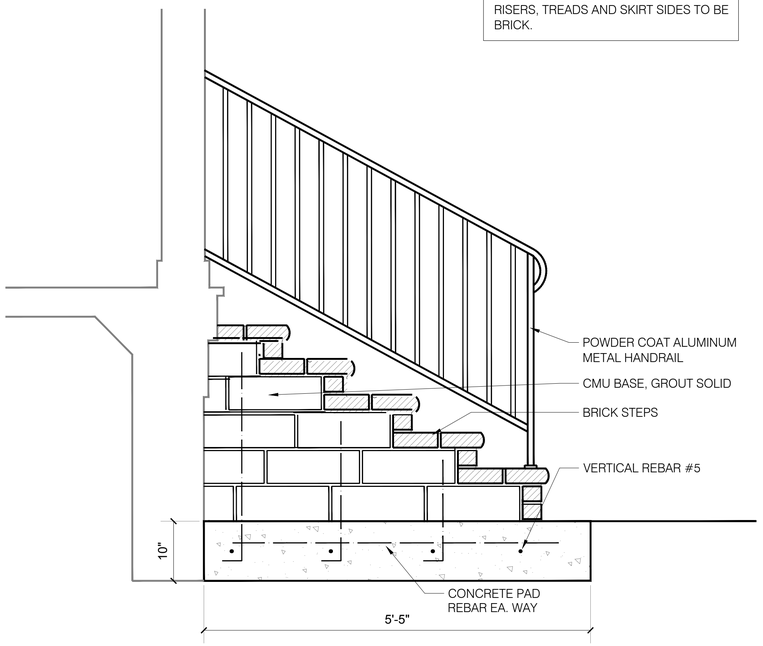
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1 GARFIELD'S WAY
BLUFFTON, SOUTH CAROLINA

BUILDING SECTIONS

SHEET
A11

APPROVED
Town of Bluffton
Historic Preservation Commission
Final Plan (COFA-09-25-019941)
HPC Approval Date: March 4, 2026
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BRICK TO BE OLD GEORGETOWN. RISERS, TREADS AND SKIRT SIDES TO BE BRICK.



A / A12 PROPOSED BRICK STAIRS
SCALE: 1"=1'-0"

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

DOOR SCHEDULE

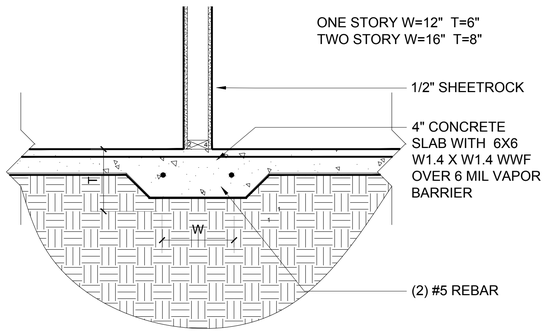
MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
1	6'-0"X8'-0"	UPPER GLASS WITH LOWER PANEL, FRENCH DOORS, INSWING		
2	6'-0"X8'-0"	FULL GLASS FRENCH DOORS, INSWING		
3	3'-0"X6'-8"	UPPER GLASS WITH LOWER PANEL, RIGHT HINGE, INSWING		
4	9'-0"X7'-0"	OVERHEAD GARAGE DOOR - SEE ELEVATION		
5	3'-0"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE		
6	3'-0"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, RIGHT HINGE		
7	2'-8"X6'-8"	20 MINUTE FIRE RATED W/ CLOSER, LEFT HINGE, INSWING		
8	3'-0"X6'-8"	SCREEN, LEFT HINGE, INSWING		

ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR). WOOD (INTERIOR) UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.
ALL GLASS TO BE IMPACT RESISTANT.

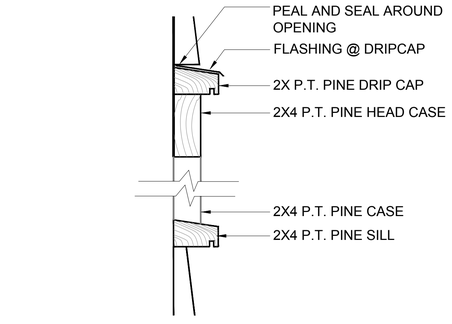
WINDOW SCHEDULE

MARK	WIDTH & HEIGHT	TYPE	LITES	REMARKS
A	2'-8" X 4'-8"	CASEMENT	4	
B	3'-0" X 5'-4"	CASEMENT	4	
C	2'-8" X 4'-8"	CASEMENT	4	1'-4" X 4'-8" SIDE LITES FIXED - 2 LITES
D	2'-2" X 3'-4"	CASEMENT	4	

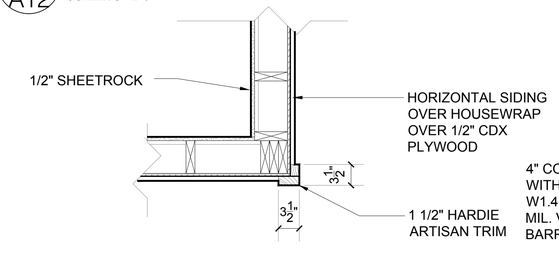
ALL WINDOWS ARE WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR. MARVIN OR EQUAL. 7/8" MUNTIN. S.D.L.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM OUTSIDE CORNER & 45 IF WITHIN 4' FROM OUTSIDE CORNER



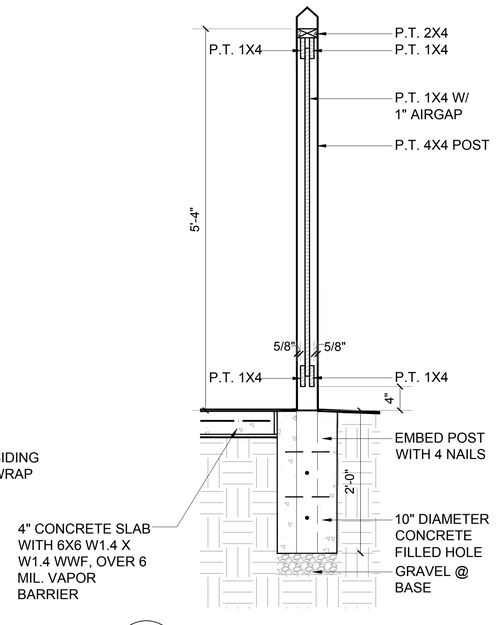
B / A12 TYP. THICKENED SLAB
SCALE: 1"=1'-0"



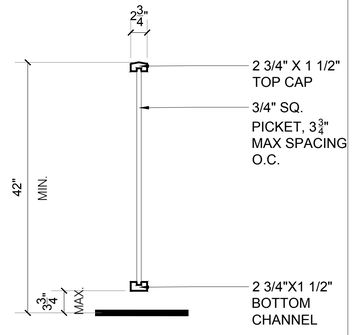
C / A12 WINDOW TRIM DETAIL
SCALE: 3"=1'-0"



D / A12 CORNER DETAIL
SCALE: 1"=1'-0"



E / A12 SERVICE YARD DETAIL
SCALE: 1"=1'-0"



F / A12 POWDER COATED ALUMINUM GUARD RAIL DETAIL
SCALE: 1"=1'-0"

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

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

DATE:
2/4/26
2/24/26
2/25/26
3/11/26
3/16/26

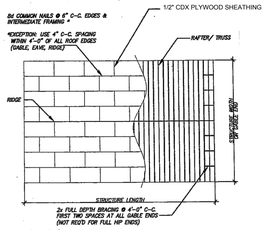
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

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

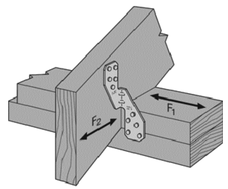
SCHEDULES & DETAILS

SHEET
A12

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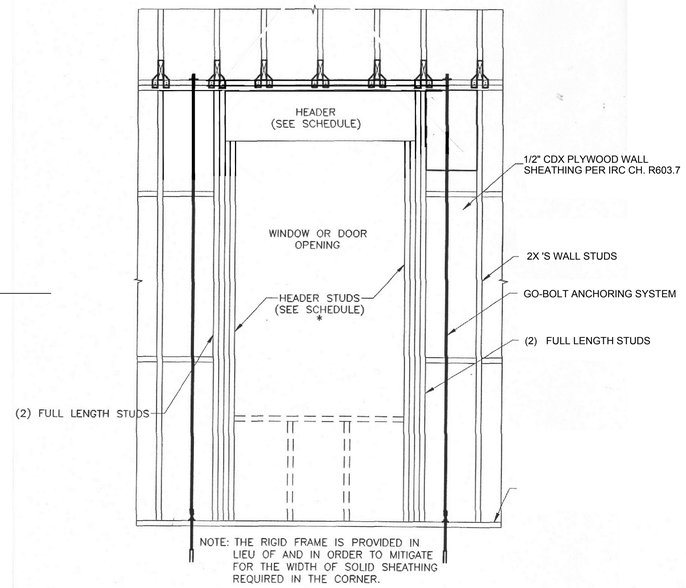


A A13 ROOF SHEATHING & CONSTRUCTION
SCALE: N.T.S.

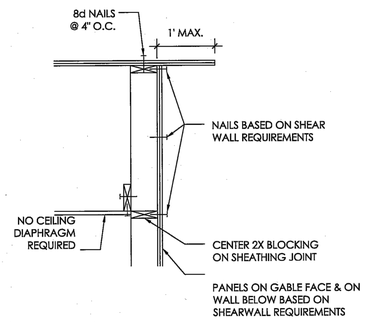


HURRICANE RAFTER STRAPS/CLIP
OPTIONS - MTS 30, H10 OR (2)H2.5

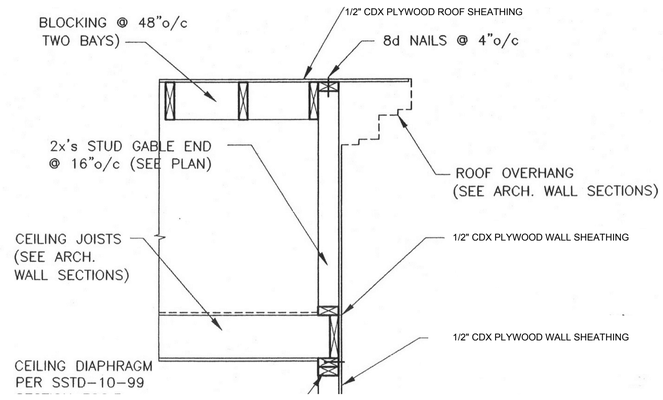
B A13 HURRICANE RAFTER STRAPS
SCALE: N.T.S.



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

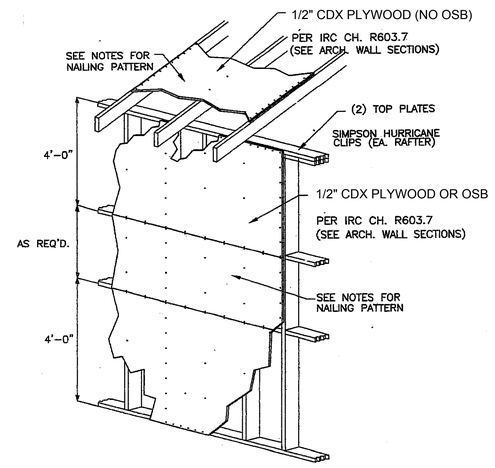


D A13 BALLOON FRAMED GABLE DETAIL (PREFERRED)
SCALE: N.T.S.



F A13 PLATFORM FRAMED GABLE DETAIL (ALTERNATE)
SCALE: N.T.S.

NOTE: 2 3/8" RING SHANK NAILS CAN BE USED AS ALTERNATE



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

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

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

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 V_{3S} =120 MPH)
2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1½"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1½"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1½"
OR DOUBLE 2x6's IN LIEU OF 2x8's

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

STATE OF SOUTH CAROLINA
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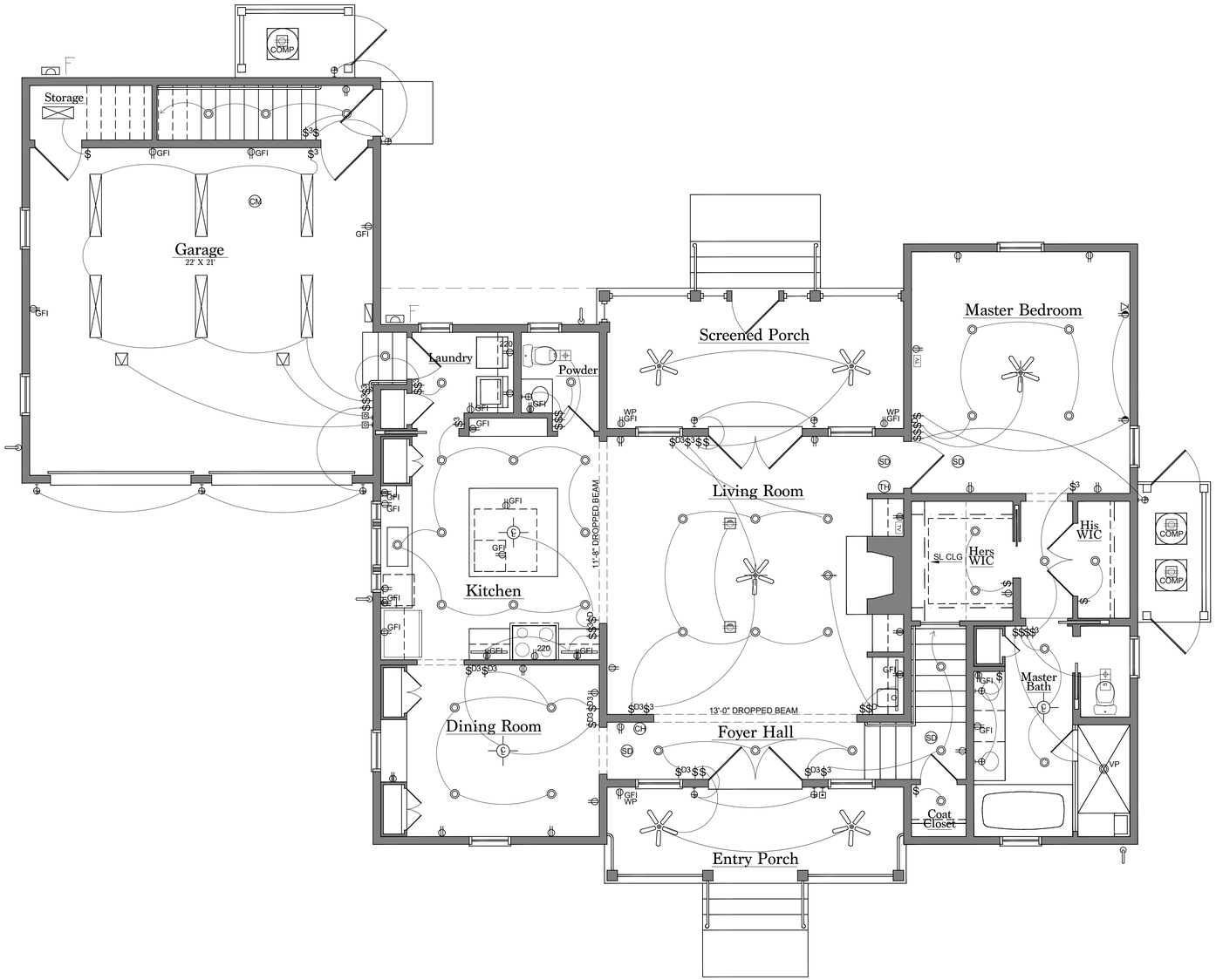
DETAILS

SHEET
A13

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ELECTRICAL LEGEND

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



A / A14 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

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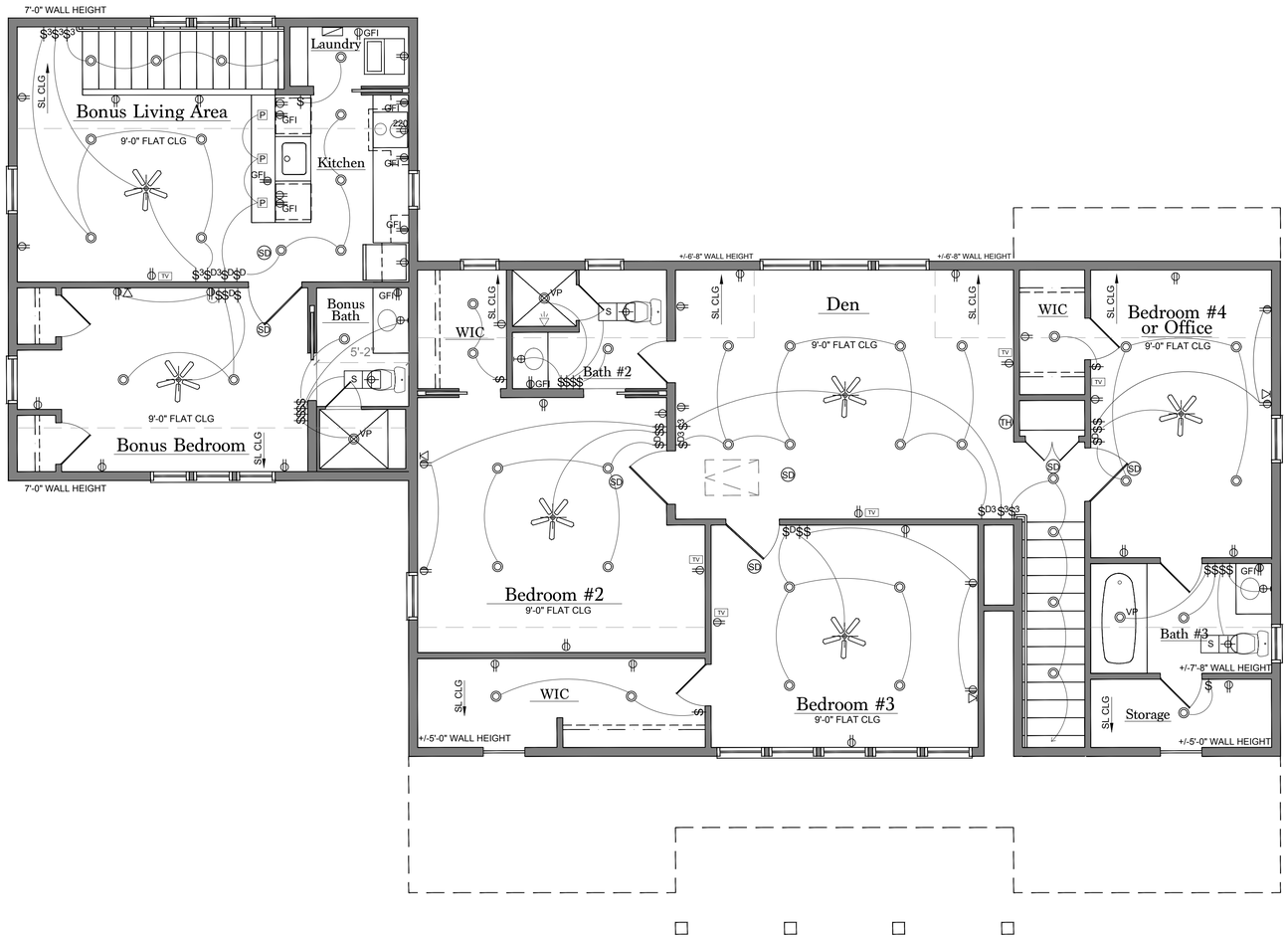
FIRST FLOOR ELECTRICAL PLAN

SHEET
A14

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ELECTRICAL LEGEND

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- E CHANDELIER
- P PENDANT LIGHT
- J JUNCTION BOX
- CLG FAN/LIGHT
- CLG FAN
- HOSE BIBB
- S LIGHT/EXHAUST FAN RECESSED
- S RECESSED EXHAUST FAN
- PANEL
- METER
- DISCONNECT



A / A15 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

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

SECOND FLOOR ELECTRICAL PLAN

SHEET
A15

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FINAL SITE & LANDSCAPE DEVELOPMENT PLANS
1 GARFIELD'S WAY
Bluffton, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
L1	Site - Layout Plan
L2	Materials Plan
L3	Landscape Plan
L4	Planting & Site Details

Submittal Date: February 4, 2026

REVISIONS

Date	Sheets Affected	Description

CS

FINAL LANDSCAPE DEVELOPMENT PLANS
For
The Kopotic / McFadden Residence
1 Garfield's Way
Bluffton, SC
February 4, 2026

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

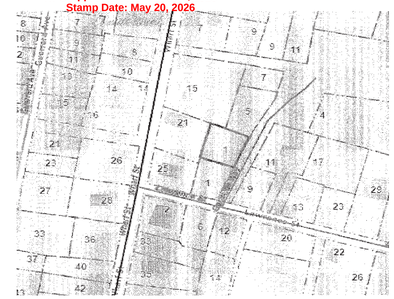
Prepared By:

Maria Drawdy, PLA

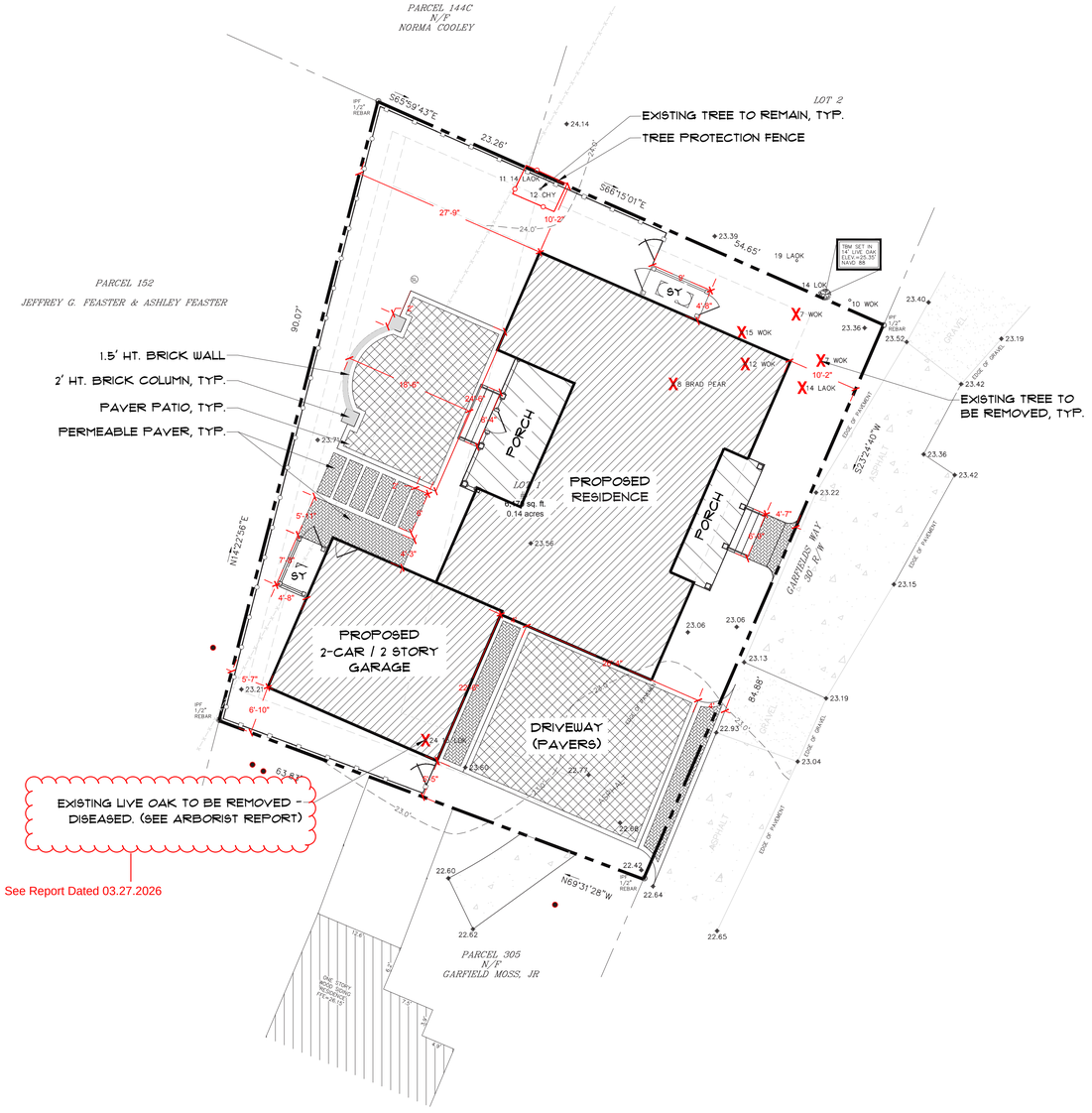
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

SITE - LAYOUT PLAN

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Town of Bluffton
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Location Map Not To Scale



LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM/DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER OR OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
3. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
4. ALL DIMENSIONS ARE TO THE EDGE OF PAVING CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT TO ALL LANDSCAPE AREAS.
7. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

L1

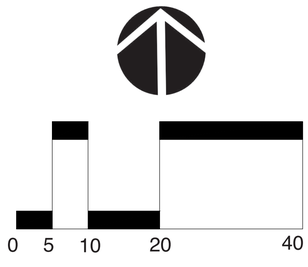
FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

February 4, 2026



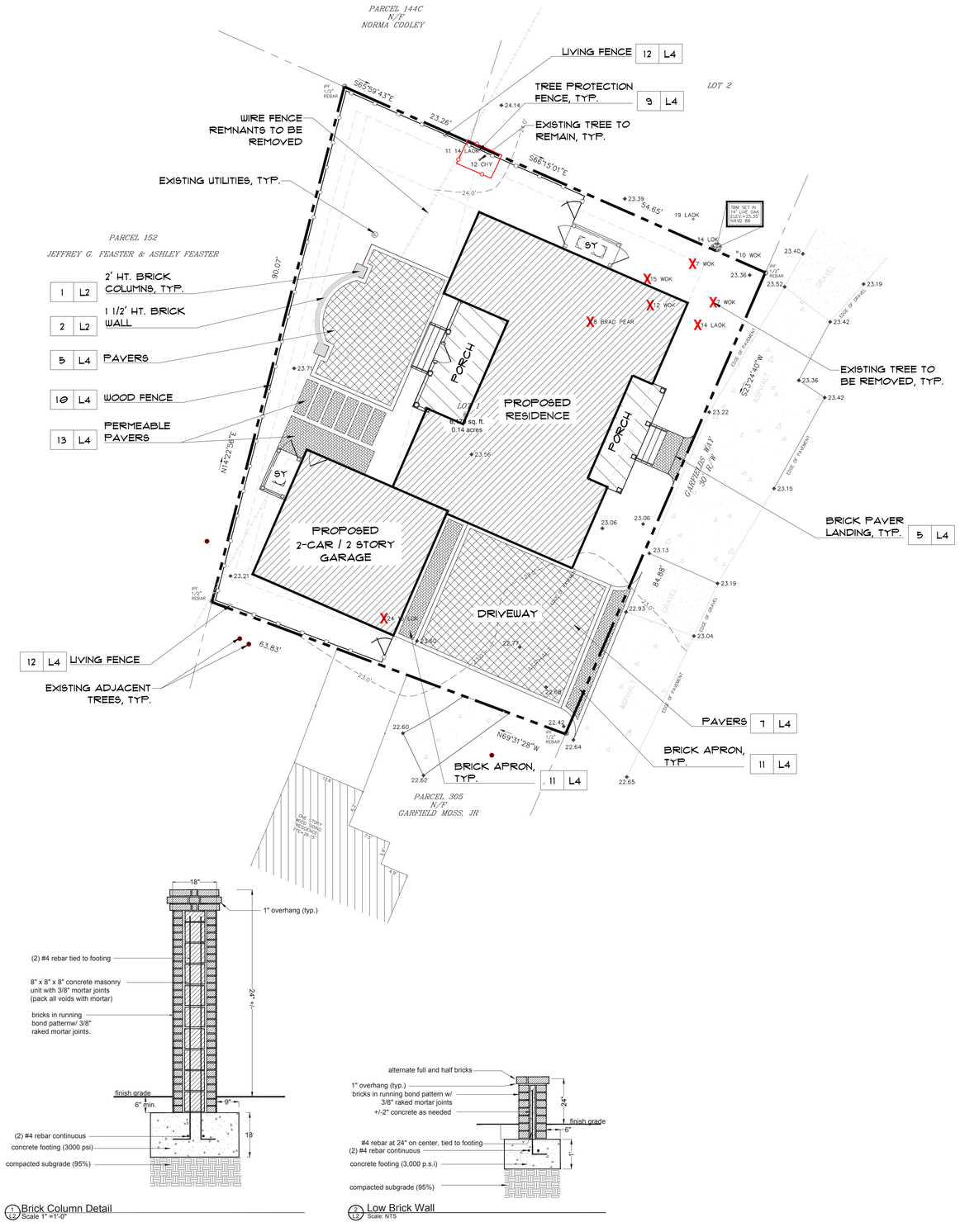
Scale: 1" = 10'

State of South Carolina
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No. 1663
MARIA DRAWDY

Prepared By:
Maria Drawdy, PLA

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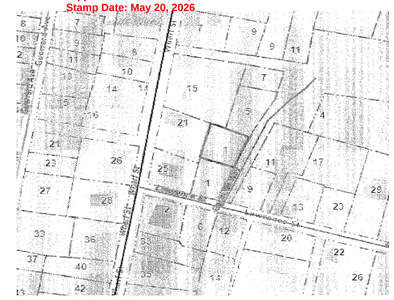
MATERIALS PLAN



1 L2 Brick Column Detail
Scale 1" = 1'-0"

2 L2 Low Brick Wall
Scale: NTS

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Location Map Not To Scale

L2

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1 Garfield's Way
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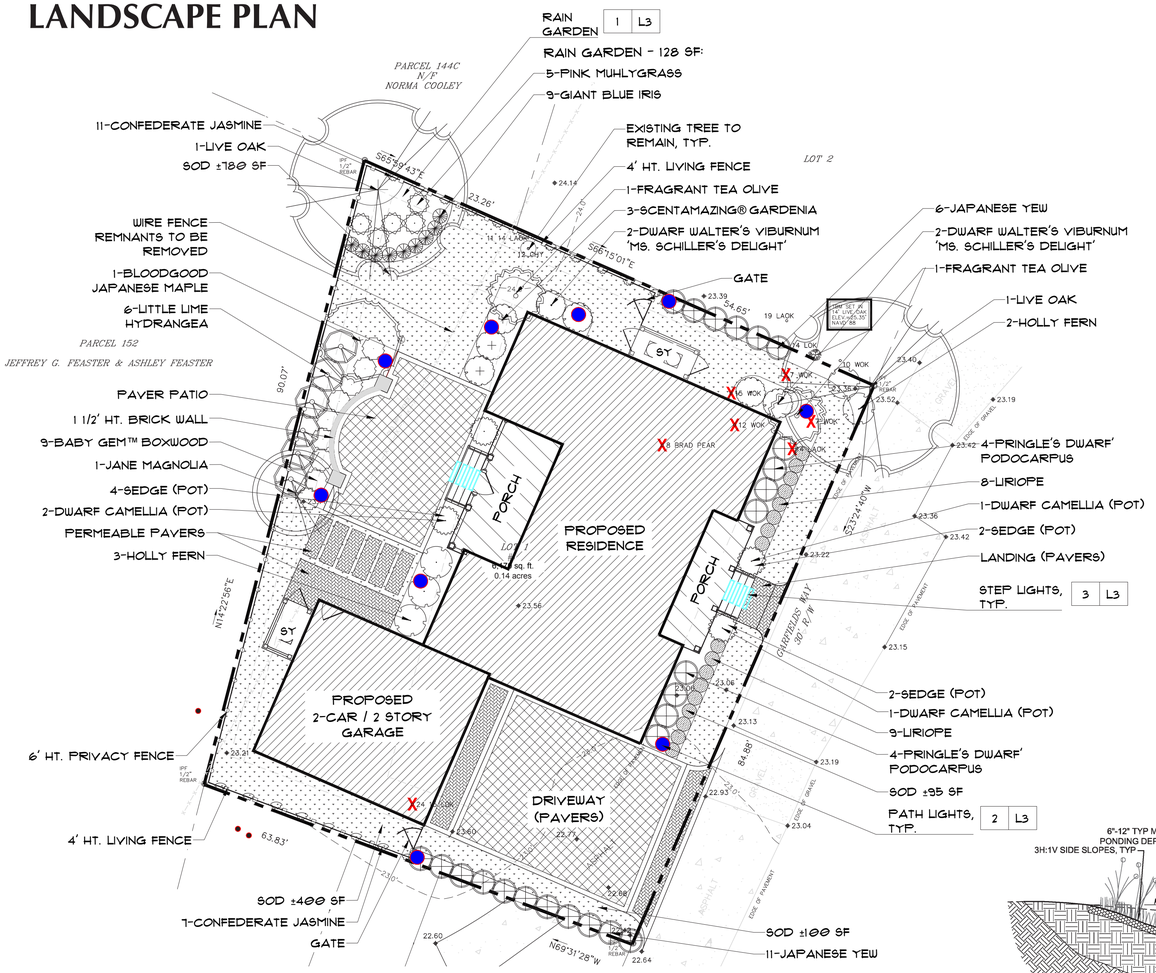
0 5 10 20 40
Scale: 1" = 10'

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

Prepared By:
Maria Drawdy, PLA

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LANDSCAPE PLAN



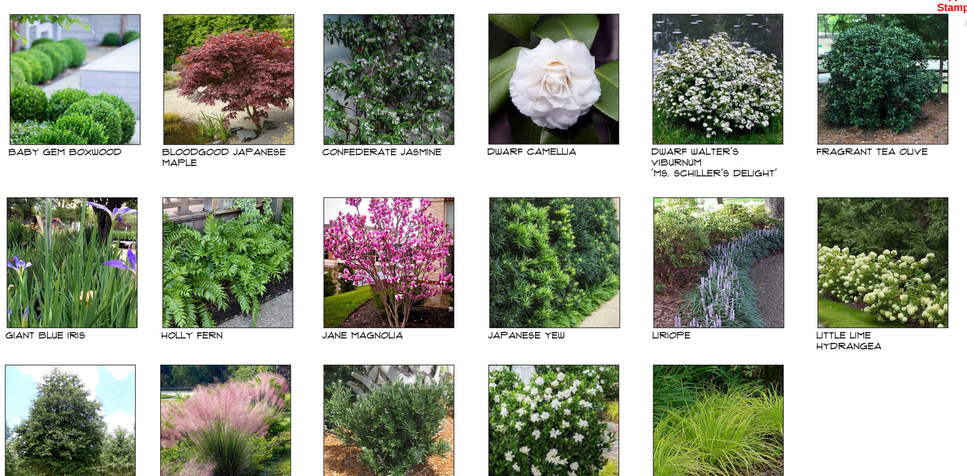
PLANTING NOTES

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3' DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS SPECIMEN SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
12. SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING NO CUTS 72 HOURS BEFORE INSTALLATION.

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Trunk	Notes
Tree								
1	Bloodgood Japanese Maple	Acer palmatum var. atropurpureum 'Bloodgood'	15 gal.					
1	Jane Magnolia	Magnolia 'Jane'	15 gal.					
2	Live Oak	Quercus virginiana		Min. 12'		2.5 Cal.		
Shrub								
9	Baby Gem™ Boxwood	Buxus microphylla japonica 'Gregem' PP21159	3 gal.					
4	Dwarf Camellia	Camellia sasanqua 'Green 02-004' PP27553	3 gal.					White Flowering - In Pots
4	Dwarf Walter's Viburnum 'Ms. Schiller's Delight'	Viburnum obovatum 'Ms. Schiller's Delight'	3 gal.					
2	Fragrant Tea Olive	Osmanthus fragrans	15 gal.					
9	Giant Blue Iris	Iris giganticaerulea	1 gal.	2'	.5'			
5	Holly Fern	Cyrtomium falcatum	3 gal.					
17	Japanese yew	Podocarpus macrophyllus	15 gal.					
6	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.					
5	Pink Muhlygrass	Muhlenbergia capillaris	3 gal.					
4	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	7 gal.	2.5'-3'	2.5'			
3	ScentAmazing® Gardenia	Gardenia jasminoides 'LEETWO' PP27601	3 gal.	1'-1.5'	1'-1.5'			
Perennials/G-Cover								
18	Confederate Jasmine	Trachelospermum jasminoides						Train to Fence
17	Liriope	Liriope muscari 'Big Blue'	1 gal.	1'	1.25'		24" O.C.	
8	Sedge	Carex oshimensis 'Everillo'	1 gal.					In Pots

PLANT IMAGERY





ATLANTIS
150148K-LL
ATLANTIS SMALL LED PATH LIGHT
Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

DETAILS

Finish	Satin Black
Material	Aluminum
Bulb(s)	Integral Lens
Wattage	1.5 Watts
Temperature	2,700 K
Mounting	LEAD WIRE
Quantity	9
Manufacturer Info	Hinkley
Website	www.HINKLEY.com

DIMENSIONS

WIDTH	3"
HEIGHT	13.8"
LENGTH	3"
WEIGHT	0.5lbs
TOP TO OUTLET	2"

LIGHT SOURCE

LIGHT SOURCE	LED Lamp
LED MAIN	90lm 2,700 K CRI
WATTAGE	1.1 Watt Mini Wedge LED Included
VOLTAGE	120v
COLOR TEMP	2700
LUMENS	180
CRI	90
TRIAC DIMMER	Yes
DIMMABLE	Yes, MLV On Transformer Required
TRANSFORMER REQUIRED	Yes

MOUNTING

LEAD WIRE	1 x 60"

SHIPPING

CARTON LENGTH	12.5"
CARTON WIDTH	4"
CARTON HEIGHT	4"
CARTON WEIGHT	2.5 lbs.

PRODUCT DETAILS:
- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- This fixture carry a 3-year limited warranty.
- Bold lines and a clean, minimalist style complement contemporary architecture.
- Striking black finish enhances design
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

Model: 150148K-LL - ATLANTIS SMALL LED PATH LIGHT
MATERIAL: ALUMINUM
Finish: SATIN BLACK
Bulb: EA-LMW-1.5
Wattage: 1-1.5 MINI WEDGE LED
Temperature: 2,700 K
Mounting: LEAD WIRE
Quantity: 9
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal

TAPER
15563K
STEP 12V HORIZONTAL
Seamlessly blending into architectural elements inside or outside the home, the Taper series delivers a modern look with a subtle glow. Its sleek, reflective trim surrounds a recessed lens, creating a soft, ambient illumination. Available in a rectangle recessed step and deck mount models as well as a square deck mount model, the Taper in the Hinkley Home Automation App, click here.
- Recessed mount
- Bold lines and a clean, minimalist style complement contemporary architecture

DETAILS

Finish	Satin Black
Material	Aluminum
Bulb(s)	Integral Lens
Dimmable	100% - MOTION & ON
	Triac/Leading Edge
	Portable

DIMENSIONS

Width	4"
Height	1.5"
Depth	4"

LIGHT SOURCE

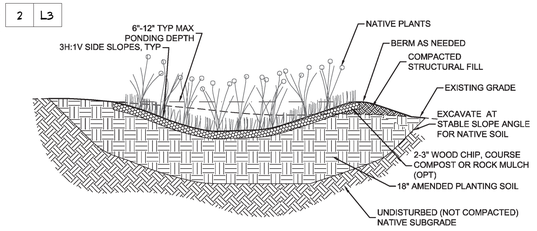
LIGHT SOURCE	Integrated LED
LED MAIN	2210 K
WATTAGE	3 Watt LED Included
VOLTAGE	12v
VOLTAMPS	36
COLOR TEMP	2700
LUMENS	240
CRI	90
TRIAC DEPENDENT DIMMING	Yes
DIMMABLE	100% - MOTION & ON Triac/Leading Edge Portable*
TRANSFORMER REQUIRED	Yes

MOUNTING

LEAD WIRE	1 x 60"

Model: 15563SK - Hinkley TAPER STEP 12V HORIZONTAL
Material: Aluminum
Finish: SATIN BLACK
Bulb: LED
Wattage: 2.5 Watts
Temperature: 2,700 K
Quantity: 8
Manufacturer Info:
Name: Hinkley
Website: www.HINKLEY.com

Or Approved Equal



1 / L3 Rain Garden Detail
Not to Scale

2 / L3 Path Lights

3 / L3 Step Lights

APPROVED
Town of Bluffton
Historic Preservation Commission
Final Plan (COFA-05-25-[illegible])
HPC Approval Date: March 4, 2026
Stamp Date: May 20, 2026

SITE ANALYSIS: EXISTING TREE CANOPIES: 2,597 SF



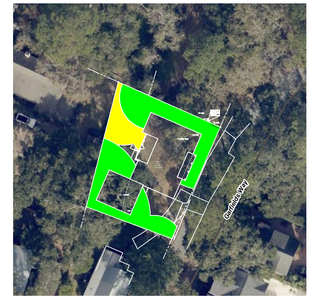
SCALE: 1"= 50'

SITE ANALYSIS: PROPOSED TREE CANOPIES: +/- 560 SF



SCALE: 1"= 50'

SITE ANALYSIS: EXISTING & PROPOSED TREE CANOPIES: +/- 3,157 SF



SCALE: 1"= 50'

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

February 4, 2026

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

L3

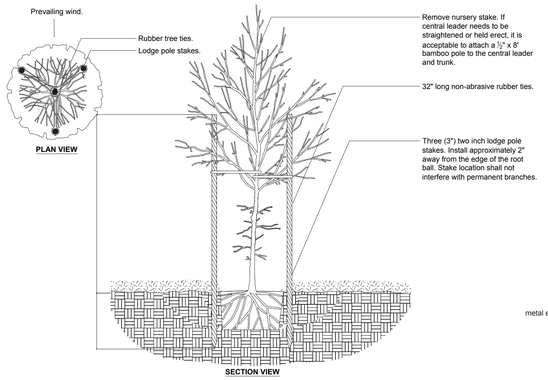
Prepared By:
Maria Drawdy, PLA
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

0 5 10 20 40
Scale: 1" = 10'

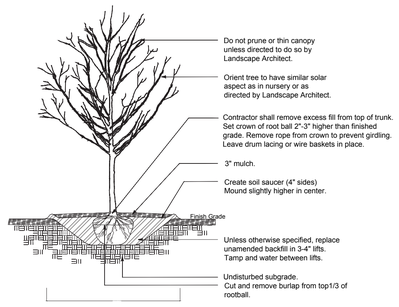
TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 6,170 SF
TOTAL ROOF SF: 2,398 SF
6,170 - 2,398 = 3,772 SF
3,772 SF X 75% = +/- 2,829 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 2,829 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 2,597
TOTAL PROPOSED TREE CANOPY: +/- 560 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 3,157 SF

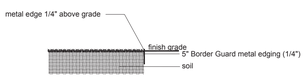
APPROVED
Town of Bluffton
Historic Preservation Commission
Final Plan (COFA-09-25-019941)
HPC Approval Date: March 4, 2026
Stamp Date: May 20, 2026



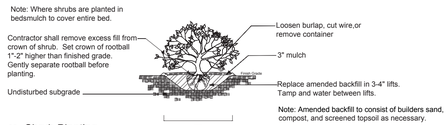
1 L4 Tree Staking - Lodge Poles (3)
Scale NTS



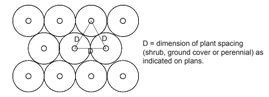
2 L4 Deciduous Tree Planting
Not to Scale



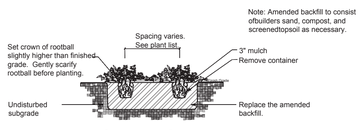
3 L4 Metal Edge
Scale NTS



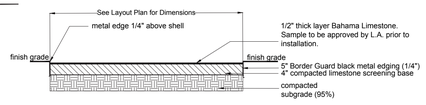
4 L4 Shrub Planting
Not to Scale



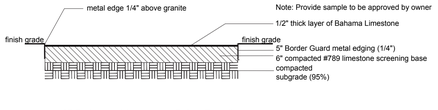
5 L4 Typical Plant Spacing
Not to Scale



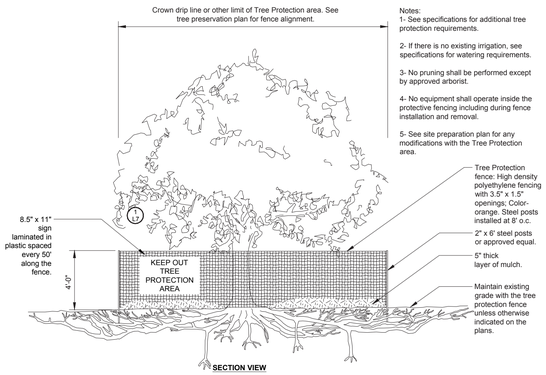
6 L4 Groundcover Planting
Not to Scale



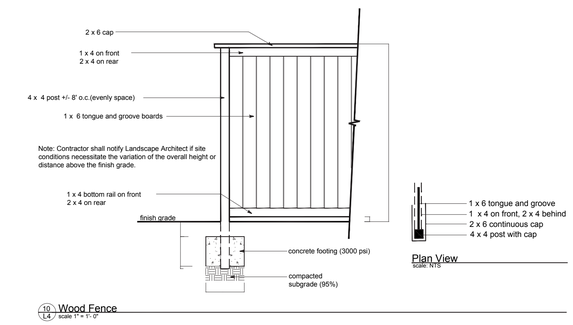
2 L4 4" Bahama Limestone Patio Area
Scale NTS



7 L4 6" Bahama Limestone Drive Detail
Scale NTS

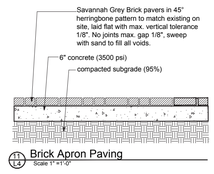


9 L4 Tree Protection Fence
Scale NTS

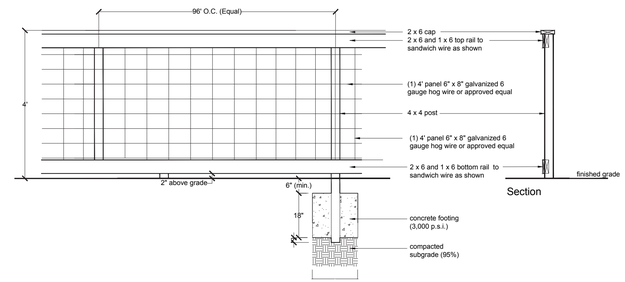


10 L4 Wood Fence
scale 1" = 1'- 0"

Plan View
scale: NTS

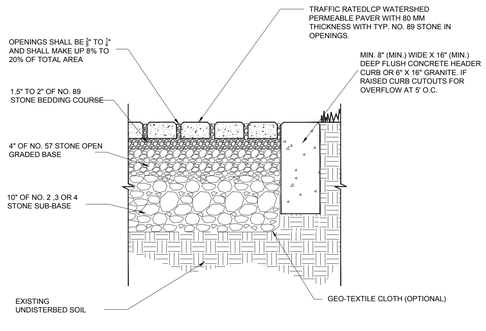


11 L4 Brick Apron Paving
Scale 1"-1'-0"



Section

12 L4 Living Fence
Scale NTS



13 L4 Permeable Paver
Scale NTS

DESIGN NOTES:

1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
2. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
3. GEOTECHNICCAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
4. WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO-M-288.
5. ASTM NO. 2 STONE MAY BE SUBSITUTED FOR NO. 3 OR NO. 4 STONE.
6. STRICTLY PEDESTRIAL APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57.
7. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.

Model: TBD - Palmetto Bluff Approved
Finish: Tabby
Color: Cocoa Rumble
Pattern: Running Bond
Size: 7 7/8" x 3 7/8"

Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stiney Road
Hardeeville, SC 29927
Phone: (888) 740-2534
Website: www.lowcountrypaver.com

Or Approved Equal

L4

FINAL LANDSCAPE DEVELOPMENT PLANS

For

The Kopotic / McFadden Residence

1 Garfield's Way
Bluffton, SC

February 4, 2026

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1663
MARIA DRAWDY

Prepared By:
Maria Drawdy, PLA

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