

See back of application  
for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised -- 07/15/2011)**

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Address: 1304 1306 1308 Washington St.

Applicant: PARADISE POINT CONSTRUCTION Phone: 843-522-1055

Applicant's Address: 83 Inglewood Cr. Saint Helena Island, SC 29920

Beaufort County 1997 Historic Sites Survey listing: \_\_\_\_\_

Property Owner: PARADISE POINT CONSTRUCTION Phone: 843-522-1055

Owner's Address: 83 Inglewood Cr. SAINT HELENA ISLAND, SC 29920

Architect: Moser Design Group Phone: 843-379-5630

Architect's Address: 17 Market St, No. 2 Beaufort, SC 29906

REQUEST FOR:  Conceptual Review  Preliminary Review  
 Final Approval  Change After Certification

**NATURE OF WORK: (Check All That Apply)**

- Color changes
- Signage, Awnings
- Legal Plat
- Other: \_\_\_\_\_
- Alterations, Additions
- New Construction
- Minor/Major Demolition or Relocation

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)**

- Photographs
- Site Plan/Plat
- Floor/Roof Plans
- Detail Drawing
- Color Sample
- Material Sample
- Elevation Drawings
- Model

**EXPLANATION AND DESCRIPTION OF WORK:**

PARADISE POINT CONSTRUCTION, along with Moser Design Group propose quaintly designed cottage community infill neighborhood that is AFFORDABLE AND promotes alleyway living with walking access between

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is homes contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No AND Streets

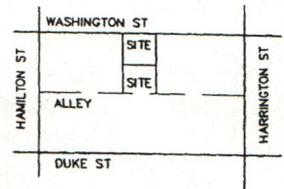
An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the Beaufort Preservation Manual and Supplement, or the Northwest Quadrant Design Principles (refer to [www.cityofbeaufort.org](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. Submittal Requirements: 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 8/26/16  
 APPLICANT'S SIGNATURE: [Signature] DATE: 8/26/16

Rec'd 3-2-1



**GASQUE & ASSOCIATES INC.**  
LAND SURVEYORS & PLANNERS  
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 322-1798

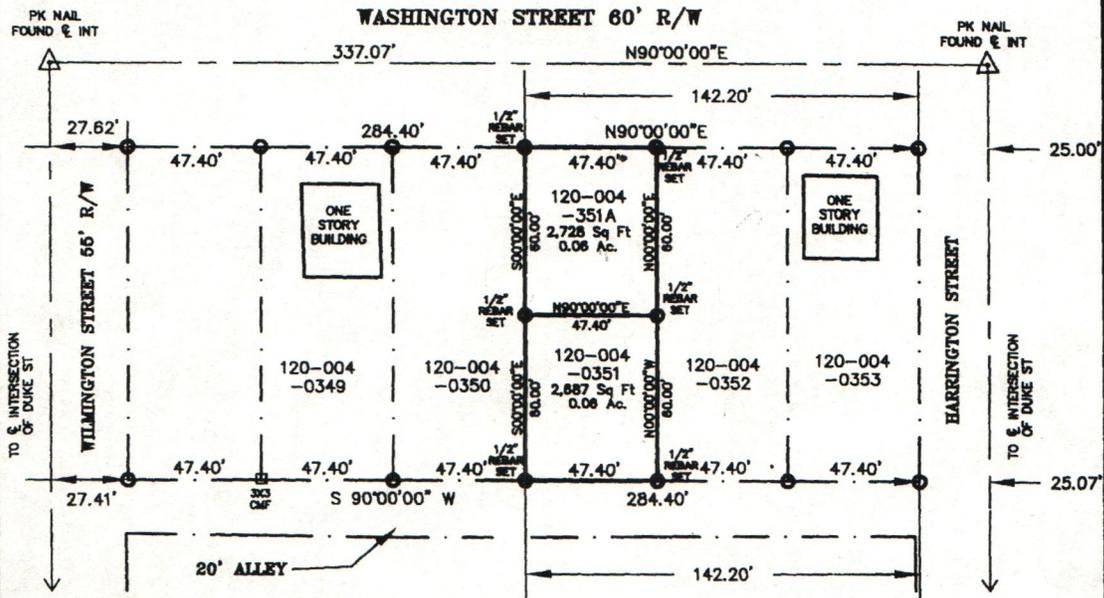


**EXEMPT**

The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions in Article 8.1.B.

Certified by: *[Signature]*  
Date: 9/7/11  
City of Beaufort Planning Department

VICINITY MAP NOT TO SCALE  
BEAUFORT COUNTY SC- ROD  
BK 00133 PG 0052  
DATE: 09/07/2011 04:17:53 PM  
INST # 2011045215 RCPT# 655831



- 120-004-0349 N/F ELIJAH & SARAH SEABROOK
- 120-004-0350 N/F MEREDITH FUGE DEED 1646 PAGE 2317
- 120-004-0352 N/F MARGUERITE C MILLEDGE
- 120-004-0353 N/F C E GREEN HOUSE LLC PLAT BOOK 110 PAGE 76

AS- BUILT AND BOUNDARY PREPARED FOR

**SOUTH BAY RESTORATION & DEVELOPMENT, LLC**  
BEING TWO PORTIONS OF LOT 5 BLOCK 103 AS SHOWN ON A PLAT OF THE TOWN OF BEAUFORT MADE BY THE U.S. DIRECT TAX COMMISSIONER FOR THE DISTRICT OF SOUTH CAROLINA.  
TAX MAP #120-004-0351 AS PER DEED BOOK 2541 PAGES 502-504.  
TAX MAP #120-004-351A AS PER DEED BOOK 2541 PAGES 505-507.  
LOCATED IN THE CITY OF BEAUFORT, SOUTH CAROLINA

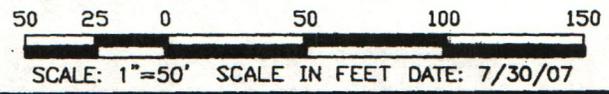
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM.-PANEL NUMBER 450026 0006 D, DATED 9/29/86

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO SOUTH BAY RESTORATION & DEVELOPMENT, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE USPLANNING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 1 SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



*[Signature]* 8-9-07  
DAVID E. GASQUE, R.L.S. JOB # 33943  
S.C. REGISTRATION NUMBER 10506 FB#741/JEP DSGN#7  
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

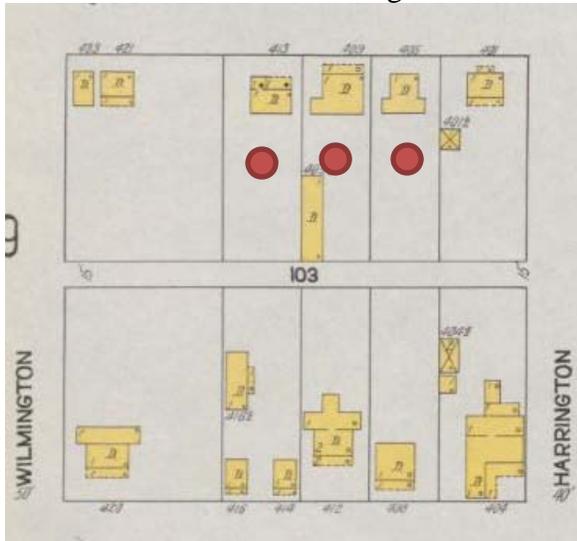
**CITY OF BEAUFORT  
Historic District Review Board  
Full Board  
Staff Report  
Meeting of September 14, 2016**

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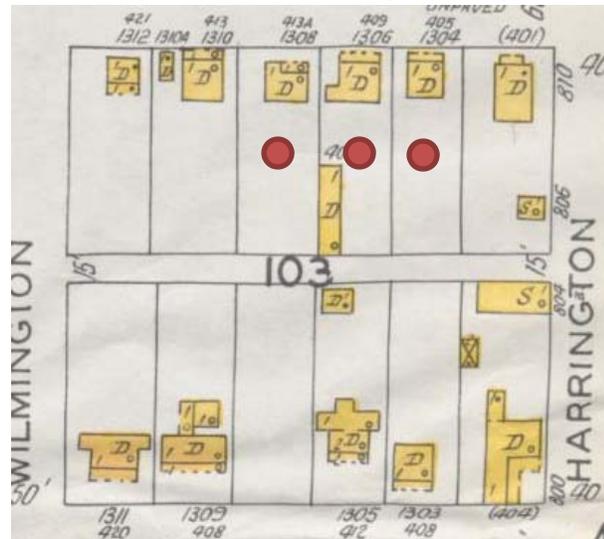
**Case Number:** HR16-32  
**Property Address:** 1304-1308 Washington Street  
**Applicant:** Paradise Point Construction  
**Type of Request:** New Residential Construction & Subdivision  
**Zoning:** GR – General Residential - NWQ

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**Historical:** This group of lots on Washington Street is located in the Northwest Quadrant Neighborhood. Historically, there have been a series of dwellings on these lots, and additional units built along the alley.



1912 Sanborn Map



1958 Sanborn Map

**Request:** The applicant wishes to develop a two-phase infill project.

Phase 1 is approvable, zoning wise, by-right, as it involves constructing three cottages on existing platted lots.

Phase 2 involves subdividing two of the lots, 1304 and 1308 Washington, to create lots fronting both Washington Street as well as lots fronting Crofut Lane. This pattern would mimic the platting that currently exists on 1306 and 1306A Washington Street. This will require a Development Design Exception (DDE) which will come to the HRB for review and approval, and will require a public hearing.

The applicant is asking for the HRB to conceptually review the architecture proposed for the first phase, and also provide feedback on the second phase, both site plan and architecture so that they can

**refine their plan and submit for the DDE and final architectural approval.**

**\*Note that Phase 2 also shows the redevelopment of 1310 Washington Street.** This would still require a final review for demolition by the HRB - a public hearing was held in August 2015 and the application was tabled so that the title could be cleared and more investigation into property ownership could occur.

**Background:** This project has not come before the Historic Review Board previously.

**Size:** **Phase I: This phase involves three new cottages constructed on existing platted lots.**

-1306A Washington (Lot 351A): 1.5 stories, 800 SF footprint

-1306 Washington (Lot 351): 1.5 stories, 560 SF footprint

-1304 Washington (Lot 352[A]): 2 stories, 714 SF footprint

**Phase II: This phase involves four additional cottages, two of which would be constructed on newly-platted lots.**

-1308 Washington (Lot 350A) – 1.5 stories, 522 SF footprint

-1308 Washington (Lot 350) – 1 story, 300SF footprint

-1304 Washington (Lot 352) – 1 story, 300 SF footprint

-\*1310 Washington (Lot 349) – 1.5 story, 1,000 SF footprint

**Zoning: GR – General Residential – NWQ**

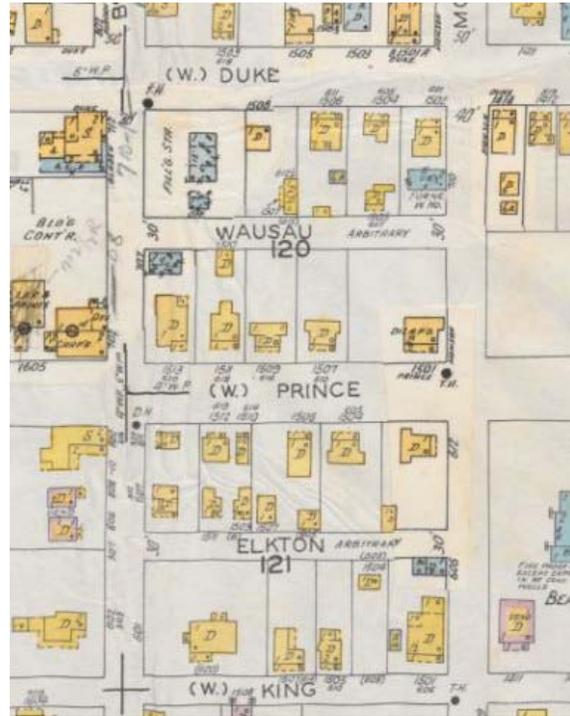
- Setbacks:
  - *Front: prevailing;* shown at 20' to building form with 8' porch encroachment. There is a large oak tree in the front dictating the placement of the building (see photos).
  - *Side: 6';* shown at approx. 6' on one side and 8' on the other side
  - *Rear: 15';* shown at over 50'
  - *Side & Rear for Accessory Buildings (Historic District):* n/a
  - Since 1306 Washington is a platted lot that is smaller than a typically permitted lot in this area (47'x60' vs. 40'x100'), the administrator may permit deviations in the setbacks to accommodate a reasonable buildable area. (Section 9.3). The rear setbacks for this lot, and additionally permitted subdivisions, may be reduced to 5', with a goal of around 10' for the main form of the building. Porches and/or steps could encroach into that, but not to within 5' of the lot line.
- *Maximum Height: 35';*
- *Impervious Surface Coverage, Max: 50%;*

**Synopsis of Applicable Guidelines:**

- The Northwest Quadrant Design Principles discuss appropriate new construction and details.
- The Civic Master Plan, p. 109-111, discuss infill development in the Northwest Quadrant.

**Staff Questions, Comments & Suggestions:**

- **General:** Staff commends the applicant for taking this project on and aiming to provide an infill development with small, affordably-priced units in this area. The designs submitted meet the intent of the Northwest Quadrant Design Principles and the Civic Master Plan. The idea of creating an interior streetscape along the alley is one seen in the Northwest Quadrant, two blocks away from this project on both Bladen (Wausau) and Elkton Lanes- see the 1958 Sanborn map at right.
- **Context:** The existing structure, adjacent to this project, at 810 Harrington is listed as contributing. However, the footprint is different than what is shown on the above Sanborn maps. This structure may have been relocated to this site. 1310 Washington Street is also adjacent to this project. It is shown as being redeveloped on Phase 2 (see above note). It is contributing but is in severe disrepair.
- **Proportions & Details:** The size, mass, and scale of all of the proposed buildings are in keeping with the guidelines and the character of the neighborhood.



**Staff Recommendation:** Staff recommends conceptual approval on Phase 1 of the project. Full elevations, materials list including windows and colors, will be required for final approval. Each home should be submitted separately for final approval.

Regarding Phase 2, staff recommends submitting the Development Design Exception for 1308 and 1304 Washington Street. Staff recommends separating 1310 from this project until ownership is secured, or until the owner brings the demolition application back to the HRB.

## Northwest Quadrant

The Northwest Quadrant is a historically African-American community, with rich history and architecturally unique housing. Scattered between the historic houses are vacant and poorly-maintained properties that have become a blight on the community.

The conceptual redevelopment case study shown in this section focuses on a specific two-block area bounded by Wilmington Street, Harrington Street, Greene Street, and Duke Street. It should be noted, however, that the design techniques shown in this case study are meant to serve as illustrative tools for redevelopment that are applicable to blocks throughout the larger Northwest Quadrant area.

This plan proposes strategic stabilization of struggling properties, ongoing preservation and careful infill to create new value in the neighborhood. There are numerous lots currently available for infill in this area. The first phase within a typical neighborhood block would be to infill the perimeter of the block with houses that are representative of historic Beaufort and also incorporate some modern building types with appropriate architectural detailing, mass and scale. The second phase looks at developing the interior and mid-block spaces throughout the neighborhood. New neighborhood commercial development occurs on Charles and Bladen Streets though a number of historic structures along Prince and King are also home to small businesses.

The block structure of the Northwest Quadrant creates ample but underutilized backyard areas. In fact, many of the blocks were originally built with service alleys that have become overgrown and impassable. The neighborhood plan utilizes these mid-block spaces for accessory dwelling units, community gardens, and passive stormwater management facilities, with the alleys restored to their original use. This allows the streetscape and character of the area to be maintained, while allowing a slightly higher density, and an alternative source of income for existing residents. This is important to not only promote growth and development but to retain long time residents and provide them with opportunities to maximize the value of their properties.



Image Source: bing.com

### ▲ EXISTING NORTHWEST QUADRANT

Vacant lots and dilapidated homes beyond repair represent an opportunity to accommodate a significant amount of growth through infill redevelopment within Beaufort's block network in the Northwest Quadrant.



### ▲ CONCEPTUAL INFILL OF NORTHWEST QUADRANT



*Existing conditions for a two block area in the Northwest Quadrant with scattered historically contributing homes on medium-sized lots amidst vacant lots.*

**▲ EXISTING CONDITIONS**



*Historic homes are repaired and new homes are built in vacant lots to fill in neighborhood blocks. Lots are designed with homes close to the street to reinforce the streetscape environment and new homes are built using traditional Lowcountry vernacular to complement the aesthetic of their historic counterparts.*

**▲ CONCEPTUAL PHASE 1**



*The large interior block spaces of deep blocks are used to accommodate public amenities and additional development. Community gardens are cultivated by residents and accessory dwelling units served by alleys provide additional housing for grandparents, kids returning from college, and young professionals who need a small space to rent.*

▲ CONCEPTUAL PHASE 2

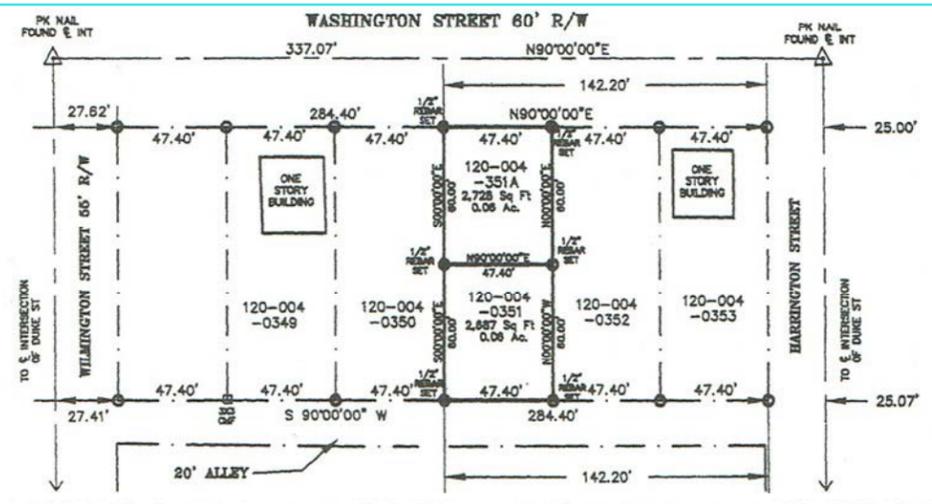
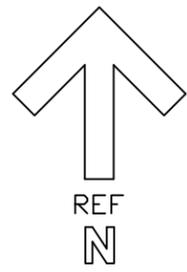


Image Source: Joel Newman



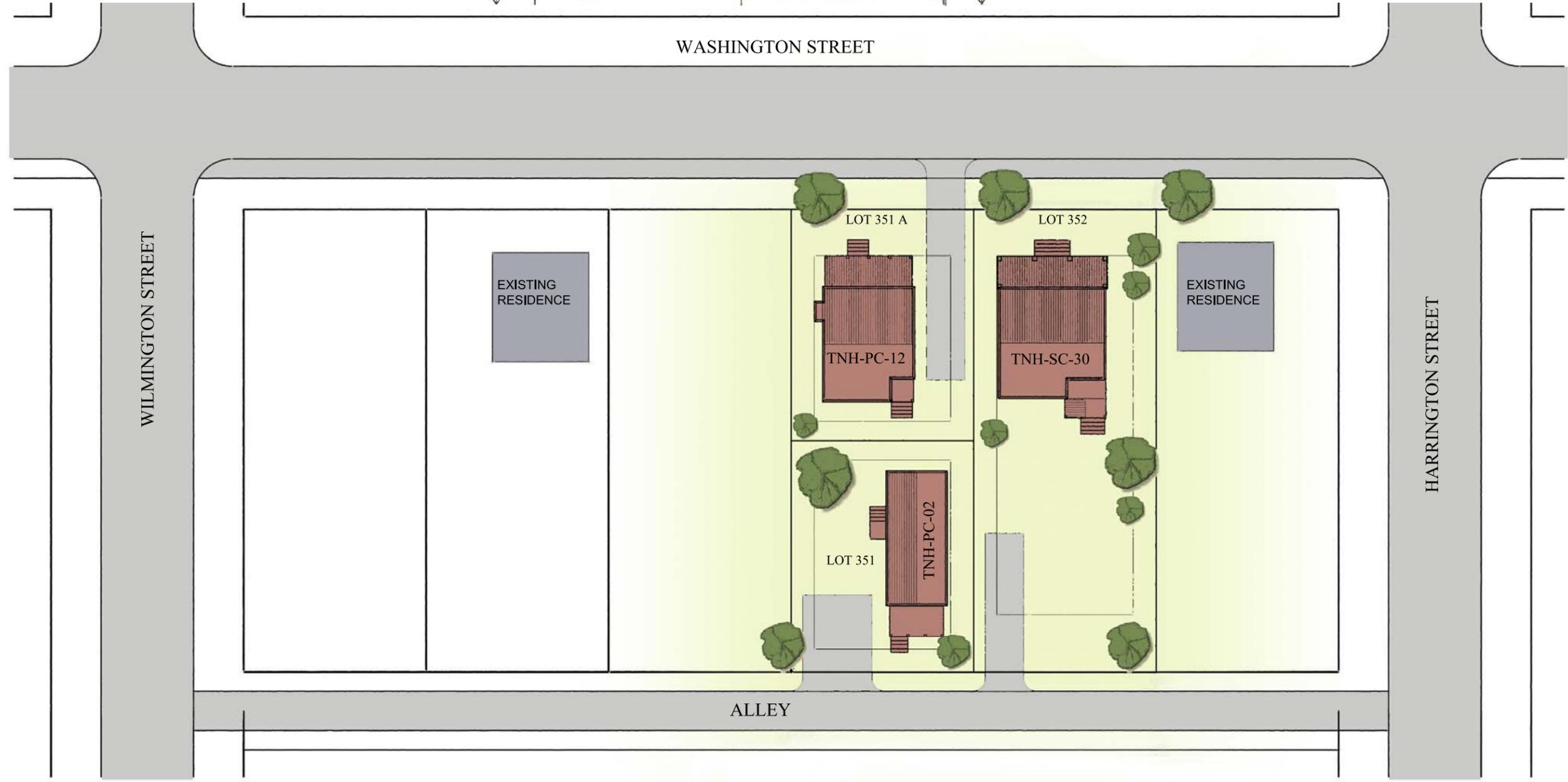
Image Source: Joel Newman

▲ EXAMPLES OF NEW HOUSING INCORPORATING CONTEMPORARY DESIGN ELEMENTS, MODERN MATERIALS, MASSING AND SCALE THAT ARE APPROPRIATE TO THE HISTORIC DISTRICT



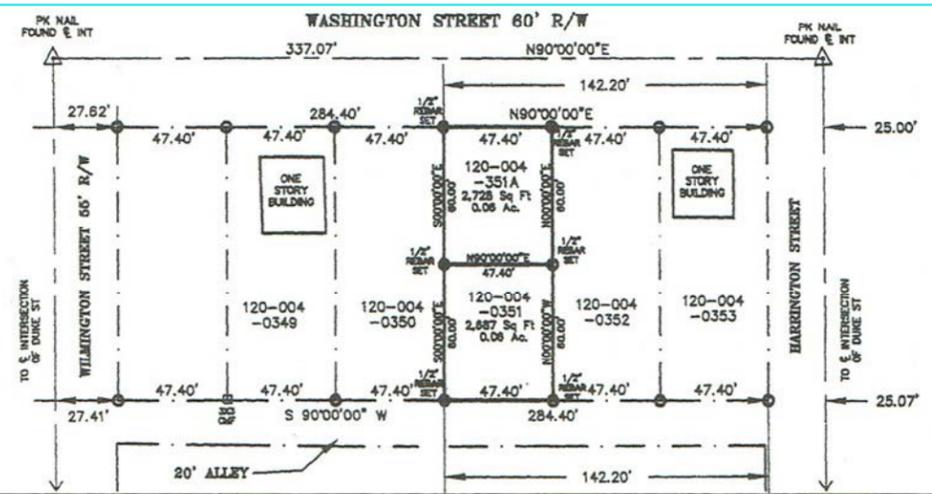
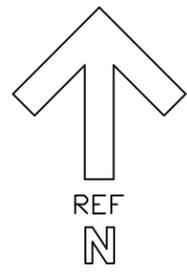
**PROPOSED SETBACKS:**

STREET SETBACK	PREVAILING, OR 12'
SIDE SETBACKS	6'
LOT DIVISION SETBACK	6' TOTAL 12'
ALLEY SETBACK (SPLIT LOT)	6'
ALLEY SETBACK (FULL LOT)	15'



**PHASE I MASTER PLAN**

08.24.16



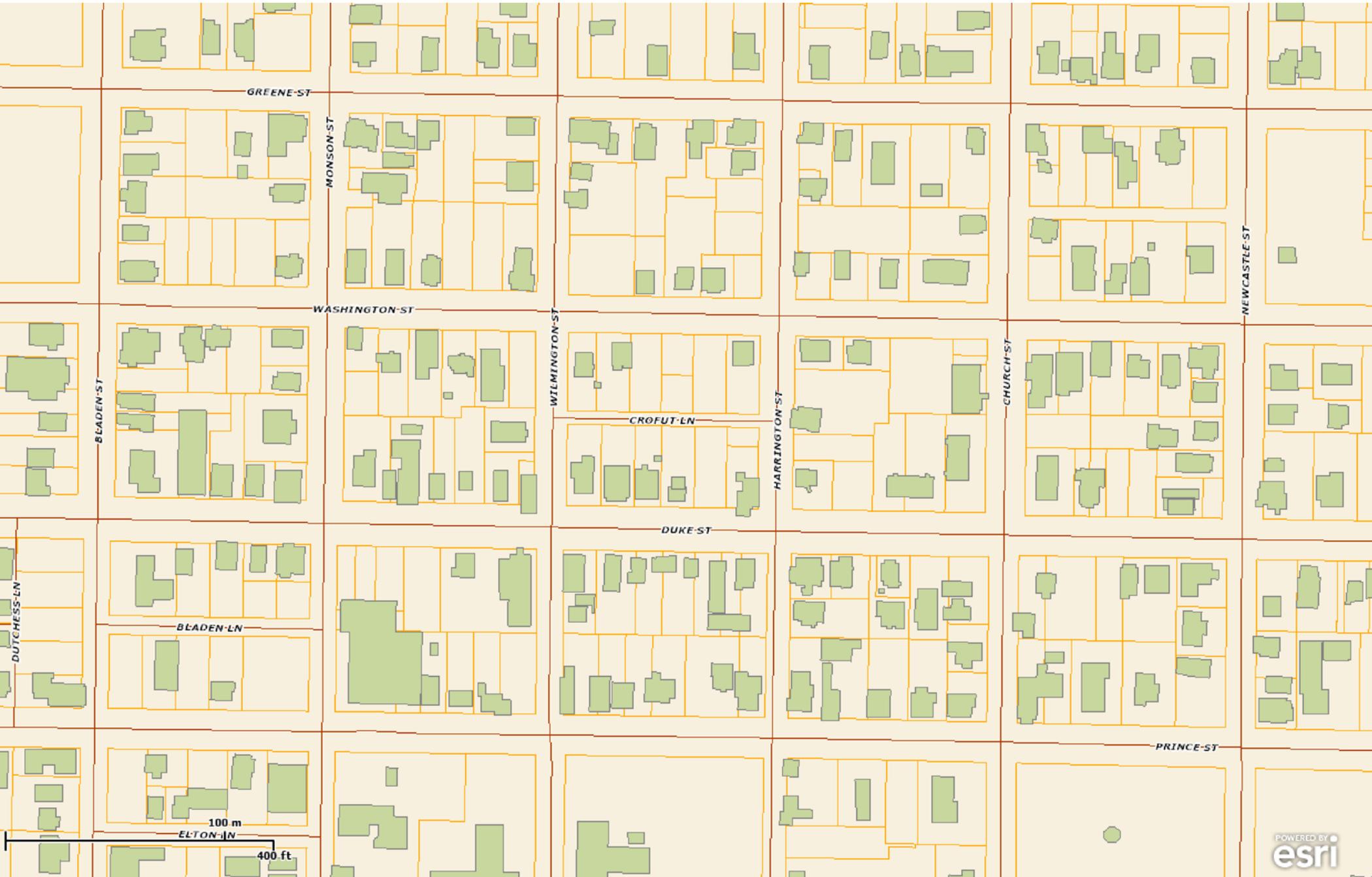
**PROPOSED SETBACKS:**

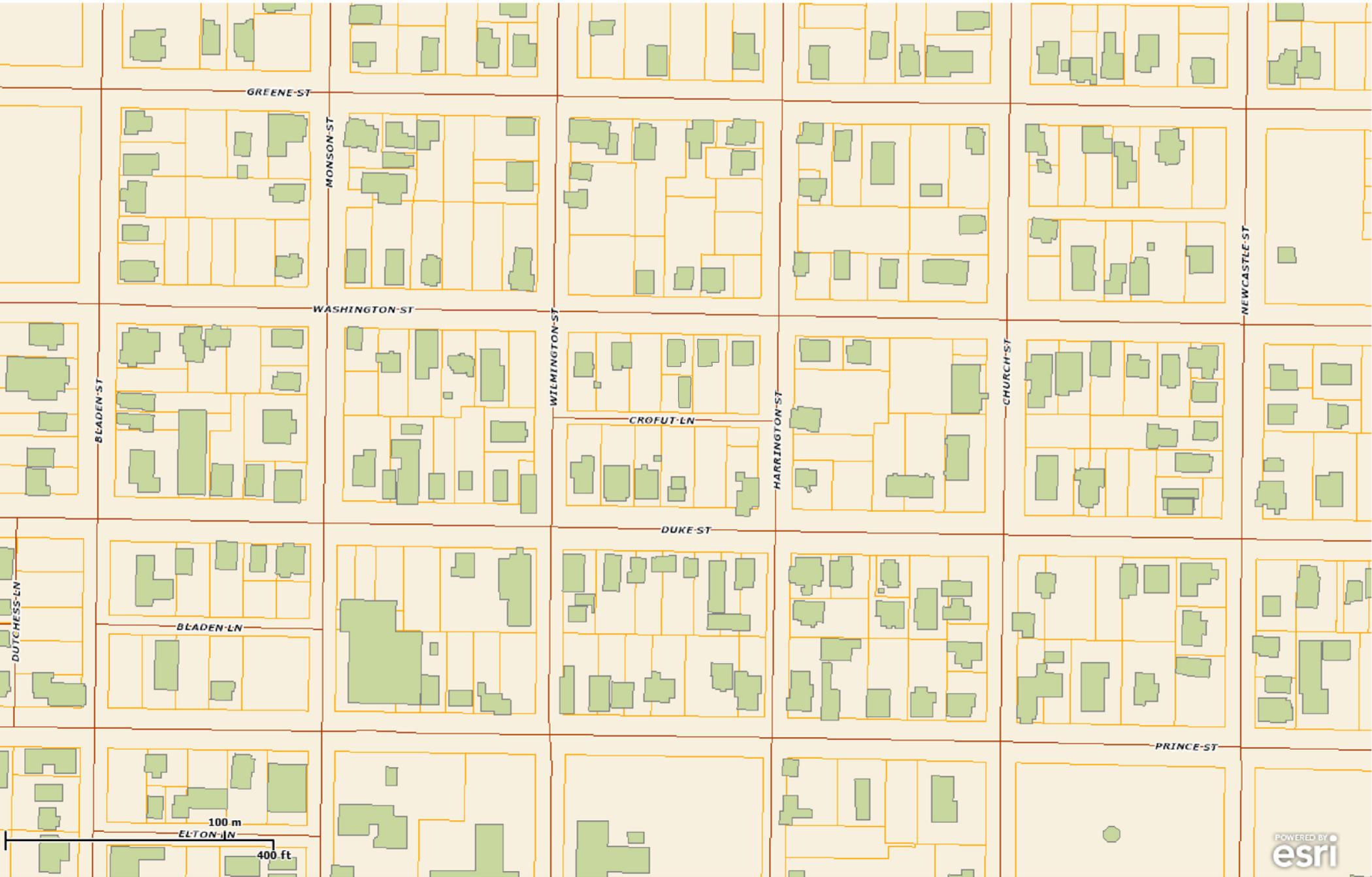
STREET SETBACK	PREVAILING, OR 12'
SIDE SETBACKS	6'
LOT DIVISION SETBACK	6' TOTAL 12'
ALLEY SETBACK (SPLIT LOT)	6'
ALLEY SETBACK (FULL LOT)	15'

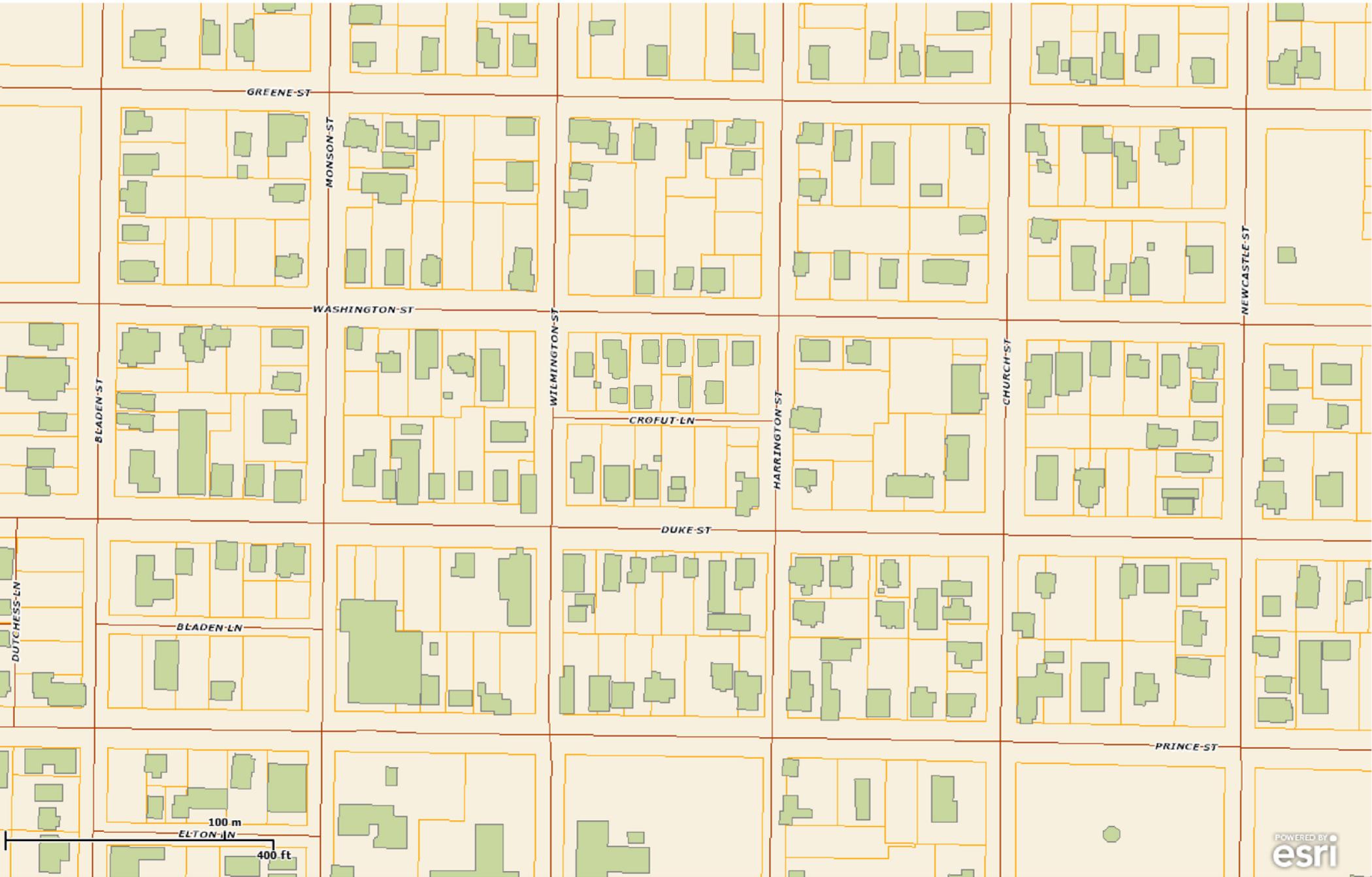


**PHASE II MASTER PLAN**

08.24.16







**FIRST FLOOR PLAN**  
 PORCH #2 6' X 6'  
 walk in closet  
 BEDRM 11' X 11'-4"  
 BATH 5' X 11'  
 utility  
 KITCHEN 12' X 12'  
 LIVING RM 11' X 12'  
 ENTRY PORCH 8' X 24'

**SECOND FLOOR PLAN**  
 BEDRM #2 11' X 11'-4"  
 BATH #2

**ENTRY ELEVATION**

**ADDITIONAL IMAGES**

**PLAN INFORMATION**  
 2BR/2.5 BA UPSTAIRS MASTER  
 CEILING 10' DOWNSTAIRS  
 24' WIDE X 38' DEEP  
 677 TOTAL HEATED SQFT.  
 2 WEEK DELAY WHEN ORDERING

**TNH-PC-12A** TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.

**FIRST FLOOR PLAN**  
 PORCH 4' X 10'  
 DINING 11'-6" X 14'  
 KITCHEN 10'-4" X 12'-2"  
 LIVING RM 12'-2" X 17'-9"  
 ENTRY PORCH 8' X 26'-4"  
 28'-0"

**SECOND FLOOR PLAN**  
 BATH  
 BEDRM #2 10' X 12'-4"  
 BEDRM #3 11'-6" X 11'-6"  
 WIC  
 MASTER STE 12' X 15'-4"  
 MSTR BATH  
 PORCH #2 6' X 25'-4"  
 26'-8"  
 8'-2"

**ENTRY ELEVATION**

**ADDITIONAL IMAGES**

**PLAN INFORMATION**  
 3BR/2.5 BA UPSTAIRS MASTER  
 CEILING 10' DOWNSTAIRS  
 714 HD. SQFT 1ST FLR  
 642 HD. SQFT 2ND FLR  
 1,356 TOTAL HEATED SQFT.

**TNH-SC-30A** TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.



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 MOSER DESIGN GROUP, INC. 2016

**FIRST FLOOR PLAN**  
 16'-0"  
 walk in closet  
 MASTER BEDRM 12' X 12'-6"  
 KITCHEN 7'-9" X 8'-10"  
 BATH 7'-9" X 8'-10"  
 LIVING / DINING 12'-6" X 15'-5"  
 ENTRY PORCH 8' X 14"  
 45'-0"

**SECOND FLOOR PLAN**  
 BATH  
 LOFT 12' X 12'-5"  
 open to below

**ENTRY ELEVATION**

**ADDITIONAL IMAGES**

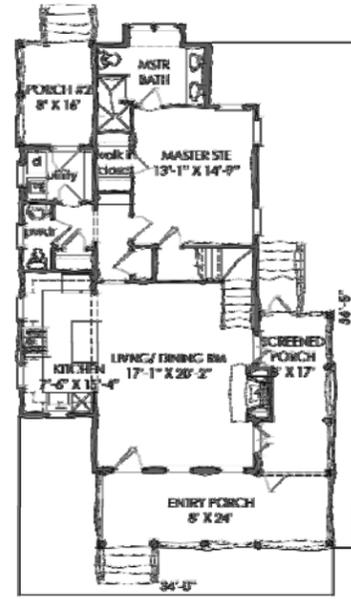
**PLAN INFORMATION**  
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 CEILING 10' DOWNSTAIRS  
 560 HD. SQFT 1ST FLR  
 297 HD. SQFT 2ND FLR  
 857 TOTAL HEATED SQFT.

**TNH-PC-02A** TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.

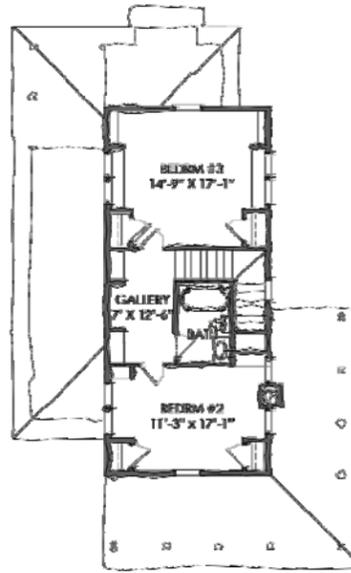
**PHASE I BUILDING DESIGNS**

08.24.16

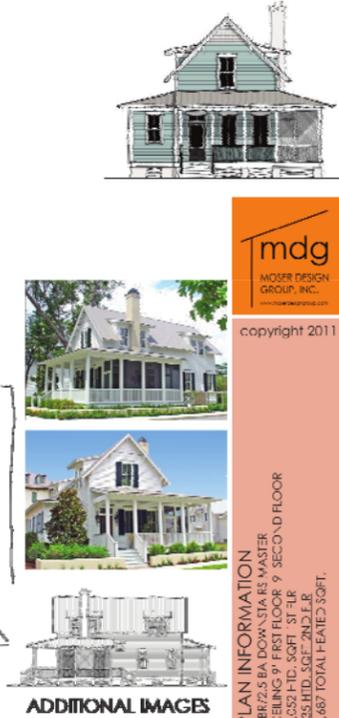
AKA. SUGARBERRY COTTAGE. SOUTHERN LIVING'S "CHOOSE YOUR HOME GIVEAWAY HOUSE 2009"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDITIONAL IMAGES



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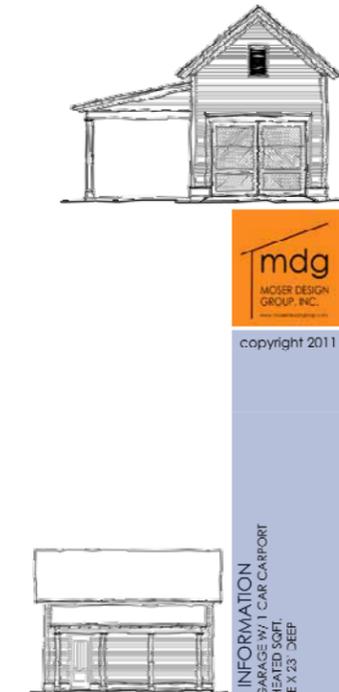
PLAN INFORMATION  
3816/2.5 BA DOWN STAIRS MASTER  
CEILING 9' FIRST FLOOR 9' SECOND FLOOR  
1.552 H.D. SQFT. 1ST FLR  
553 H.D. SQFT. 2ND FLR  
1.687 TOTAL HEATED SQFT.

**TNH-SC-32D** TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.



FIRST FLOOR PLAN

SECOND FLOOR PLAN



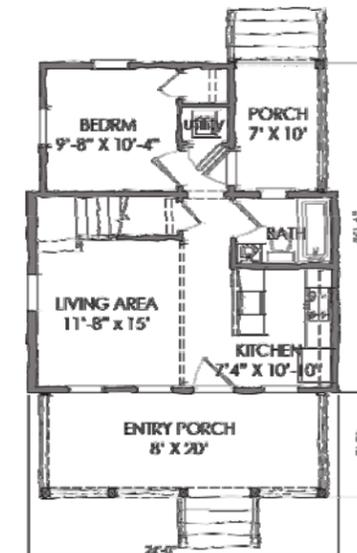
ADDITIONAL IMAGES



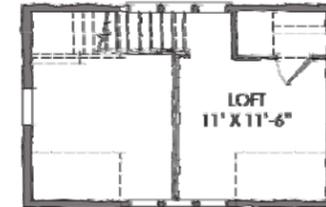
copyright 2011

PLAN INFORMATION  
1 CAR GARAGE W/ 1 CAR CARPORT  
286 UNHEATED SQFT.  
22' WIDE X 23' DEEP

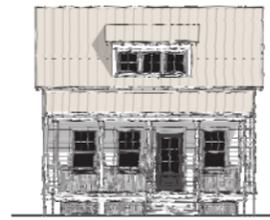
**TNH-O-27** TRADITIONAL NEIGHBORHOOD HOMES - OUTBUILDING COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENTRY ELEVATION



ADDITIONAL IMAGES

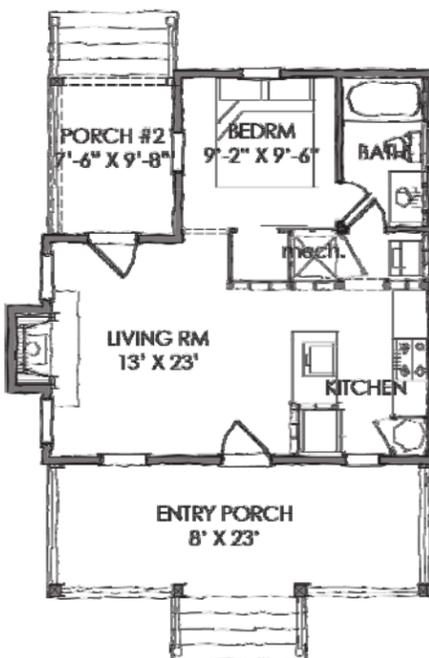


copyright 2011

PLAN INFORMATION  
1861.34  
552 H.D. SQFT. 1ST FLR  
175 H.D. SQFT. 2ND FLR  
697 TOTAL HEATED SQFT.

This is so known as KC-697 in the Lowe's Kahline Cottage Series.

**TNH-GC-02A** g.k.g. **KC697** TRADITIONAL NEIGHBORHOOD HOMES - GUEST COTTAGE COLLECTION  
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, if you have any questions.



FIRST FLOOR PLAN



ENTRY ELEVATION



ALTERNATE FLOOR PLAN AND ELEVATION - END LOT OPTION



ADDITIONAL IMAGES



copyright 2011

PLAN INFORMATION  
1807.84 SQ. FT. WIDE X 32' DEEP  
18' CEILING HT.  
45% TOTAL HEATED SQFT.

2 WEEK DELAY WHEN ORDERING

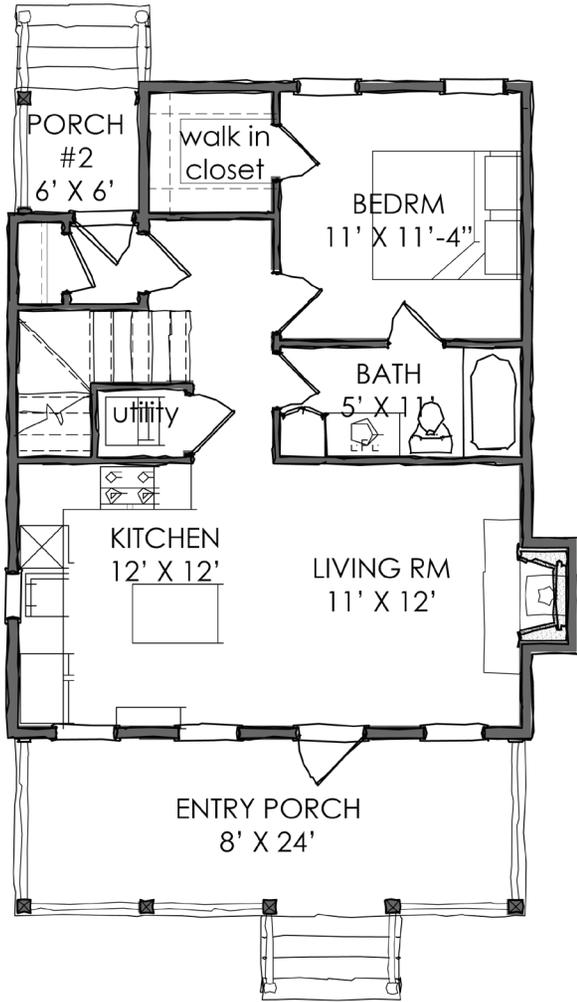
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PHASE II BUILDING DESIGNS

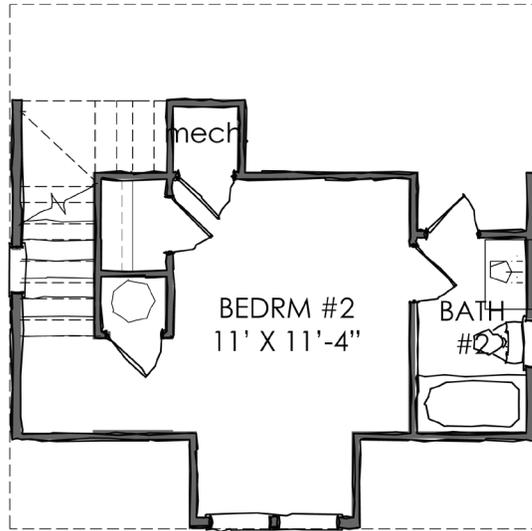
08.24.16



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENTRY ELEVATION



ADDITIONAL IMAGES

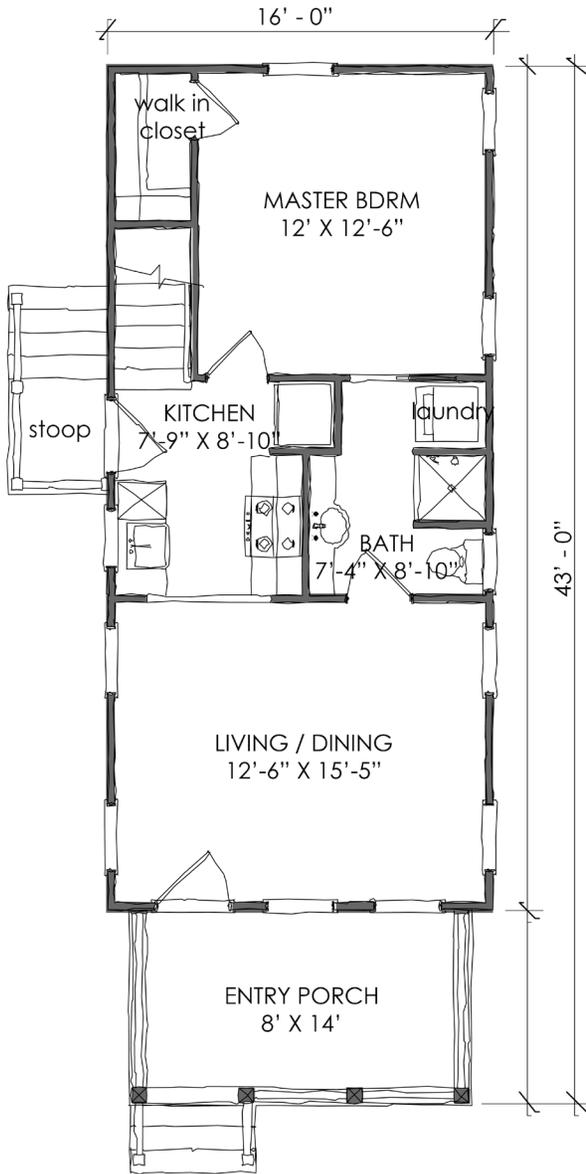
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2 WEEK DELAY WHEN ORDERING

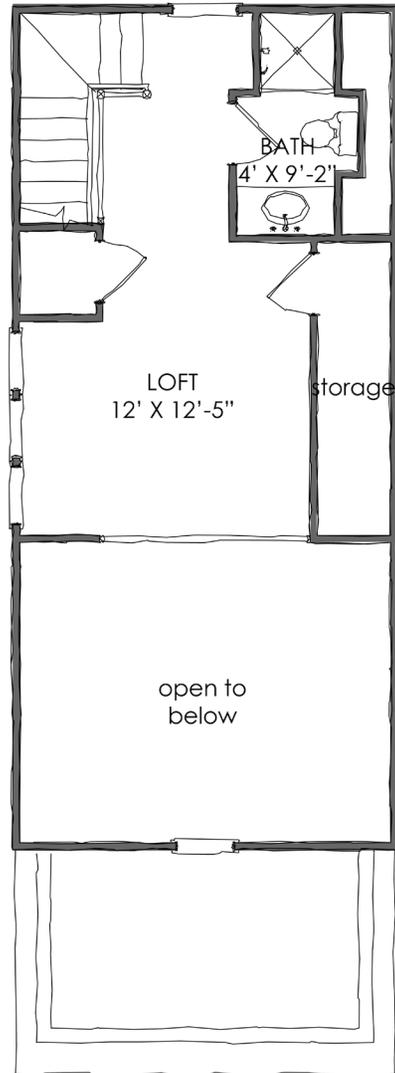
# TNH-PC-12A

## TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION

Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG1, if you have any questions.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENTRY ELEVATION



ADDITIONAL IMAGES



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**PLAN INFORMATION**  
 2BR/2 BA DOWNSTAIRS MASTER  
 CEILING 9' - FIRST FLOOR 5' SLOPING TO 8' SECOND FLOOR  
 560 HTD. SQFT 1ST FLR  
 297 HTD. SQFT 2ND FLR  
 857 TOTAL HEATED SQFT.

**TNH-PC-02A**

TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION

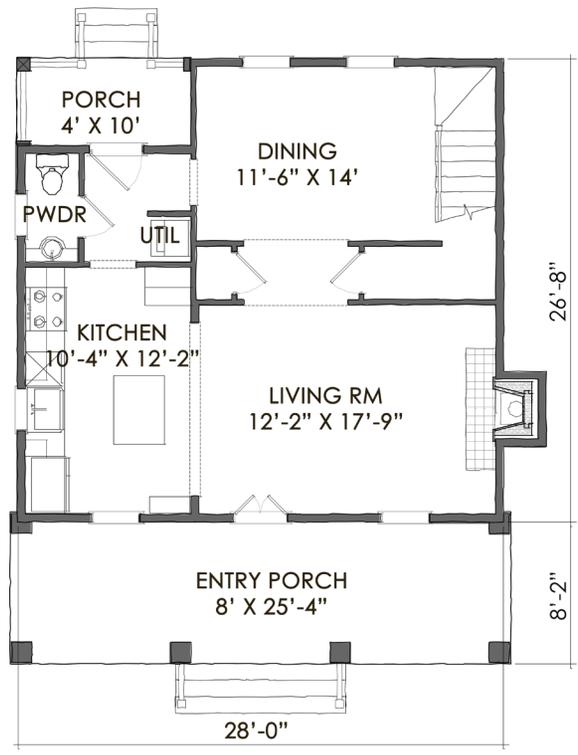
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG1, if you have any questions.



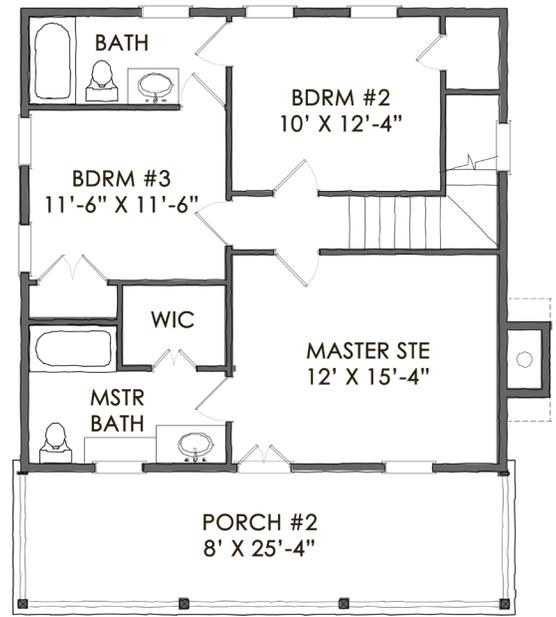
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ENTRY ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ADDITIONAL IMAGES

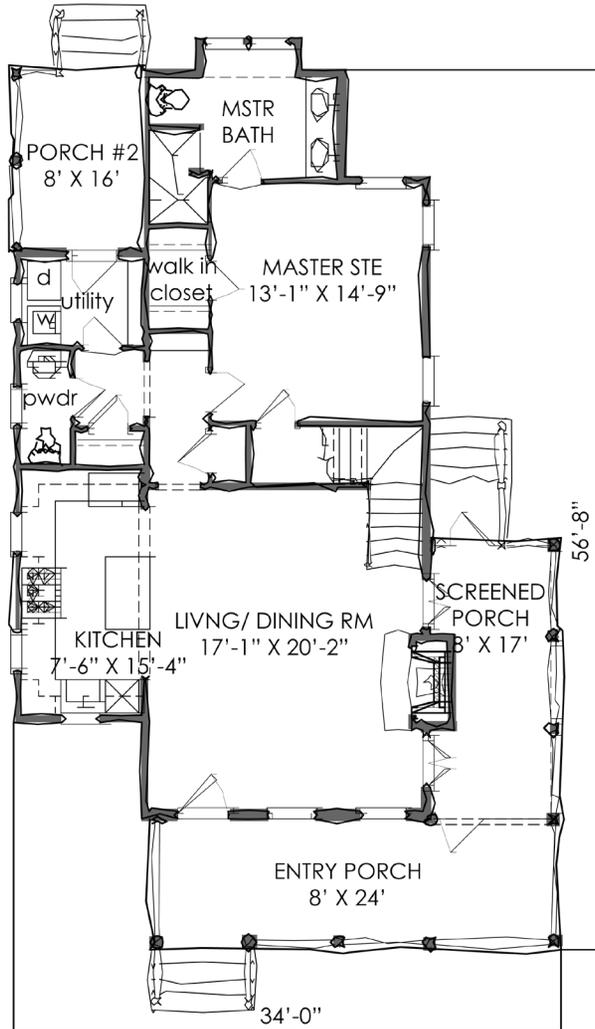
**PLAN INFORMATION**  
 3BR/2.5 BA UPSTAIRS MASTER  
 CEILING 10' DOWNSTAIRS 9' UPSTAIRS  
 714 HTD. SQFT 1ST FLR  
 642 HTD. SQFT 2ND FLR  
 1,356 TOTAL HEATED SQFT.

# TNH-SC-30A

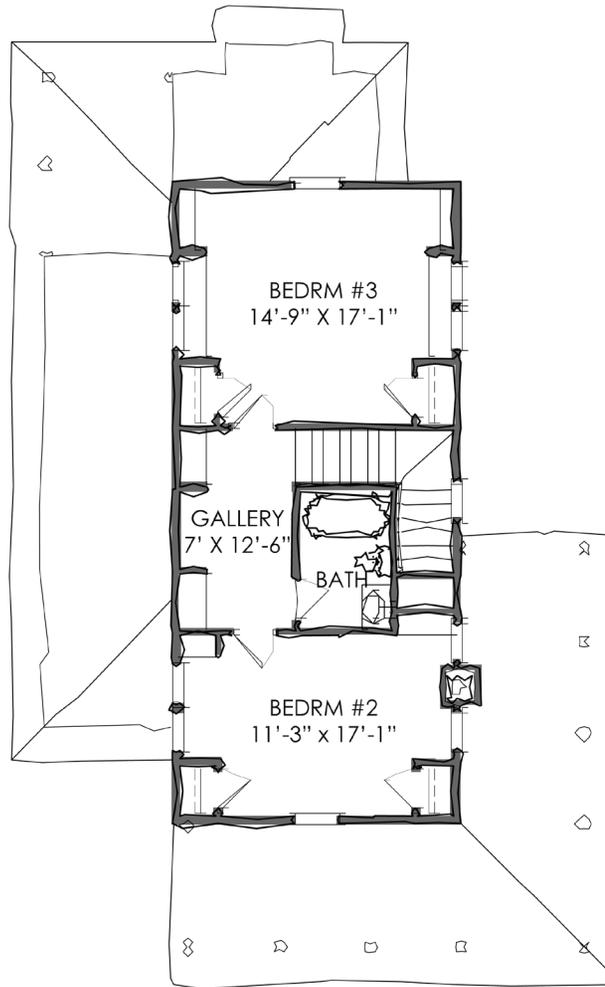
## TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION

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AKA. SUGARBERRY COTTAGE: SOUTHERN LIVING'S "CHOOSE YOUR HOME GIVEAWAY HOUSE 2009"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDITIONAL IMAGES



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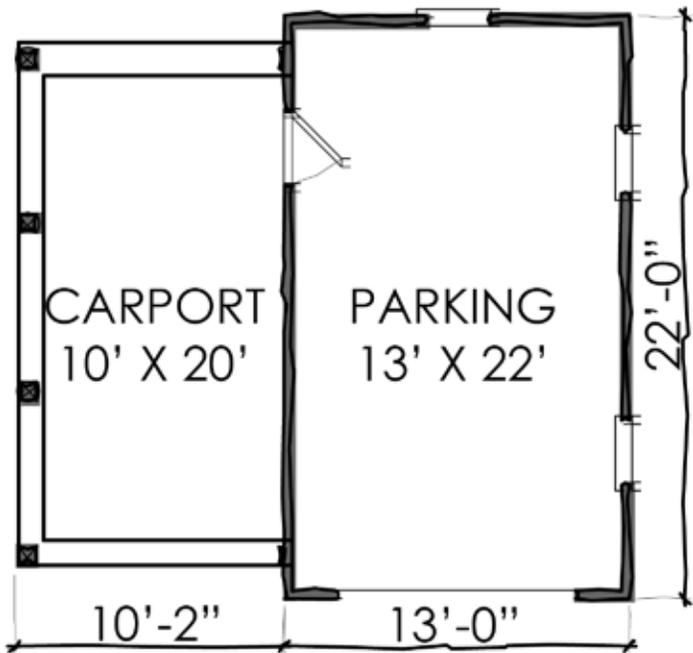
PLAN INFORMATION

3BR/2.5 BA DOWNSTAIRS MASTER  
 CEILING 9' FIRST FLOOR 9' SECOND FLOOR  
 1,052 HTD. SQFT 1ST FLR  
 635 HTD. SQFT 2ND FLR  
 1,687 TOTAL HEATED SQFT.

**TNH-SC-32D**

TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION

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FIRST FLOOR PLAN

SECOND FLOOR PLAN



ADDITIONAL IMAGES



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PLAN INFORMATION  
1 CAR GARAGE W/ 1 CAR CARPORT  
286 UNHEATED SQFT.  
22' WIDE X 23' DEEP

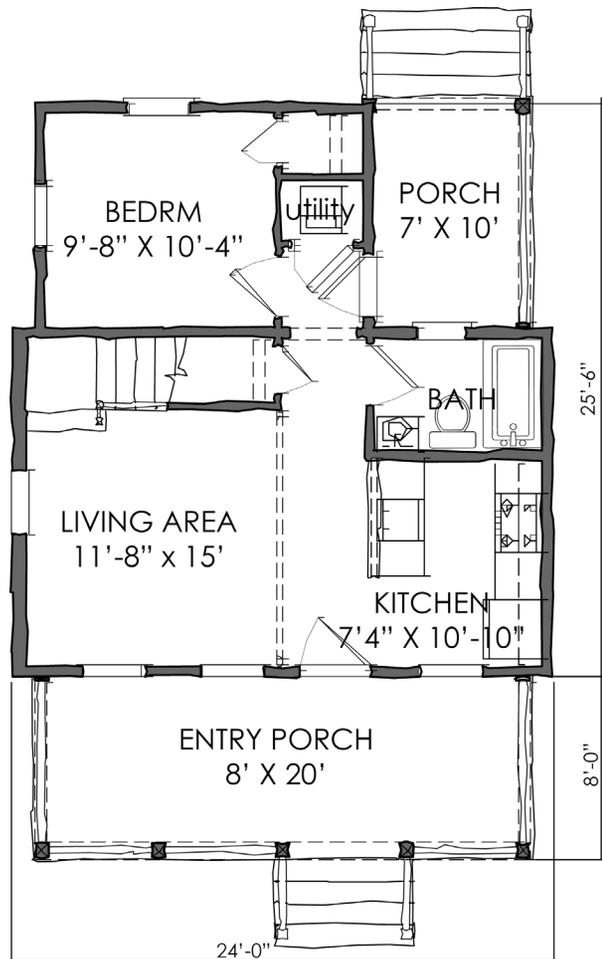
TNH-O-27

Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG1, if you have any questions.

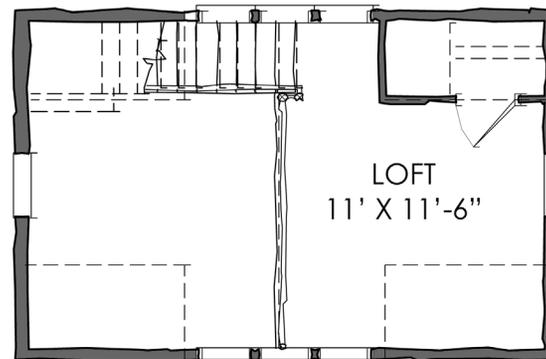
TRADITIONAL NEIGHBORHOOD HOMES - OUTBUILDING COLLECTION



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENTRY ELEVATION



ADDITIONAL IMAGES

PLAN INFORMATION

1 BR/1 BA  
 522 HTD. SQFT 1ST FLR  
 175 HTD. SQFT 2ND FLR  
 697 TOTAL HEATED SQFT.

This is also known as KC-697 in the Lowe's Katrina Cottage Series.

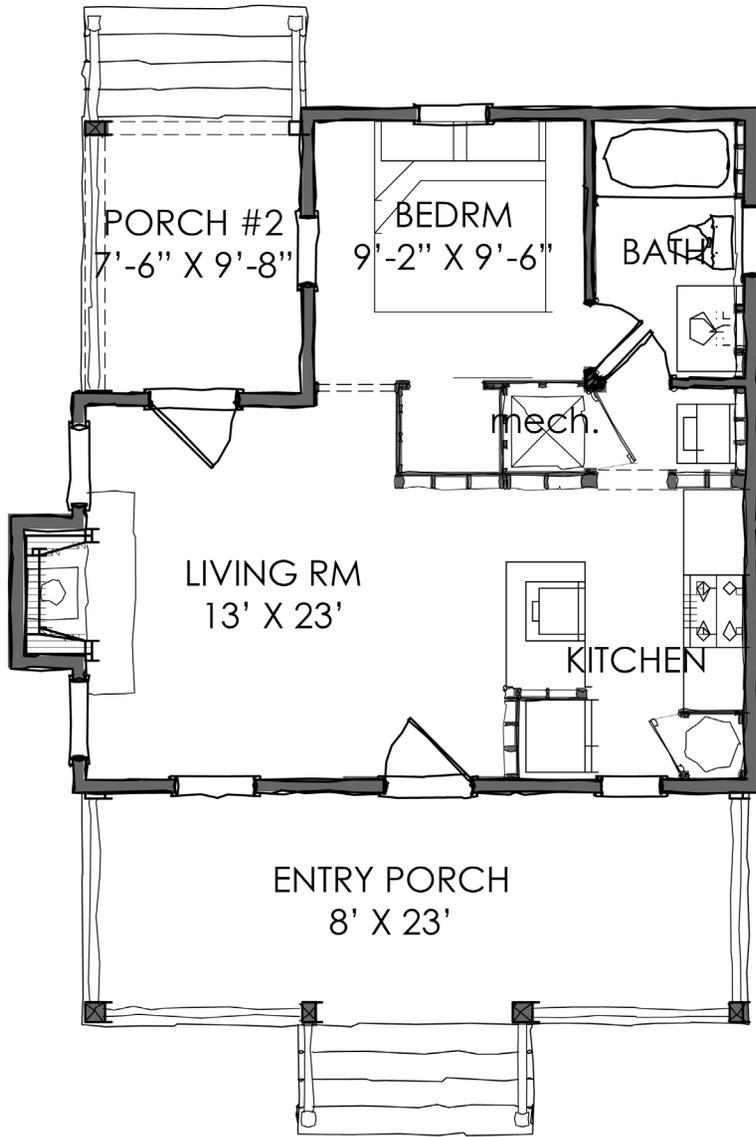
**TNH-GC-02A** aka. **KC697**

TRADITIONAL NEIGHBORHOOD HOMES - GUEST COTTAGE COLLECTION

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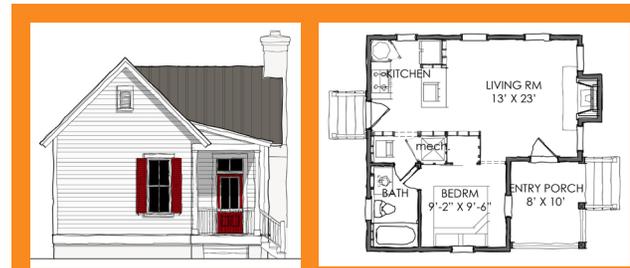
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FIRST FLOOR PLAN



ENTRY ELEVATION



ALTERNATE FLOOR PLAN AND ELEVATION - END LOT OPTION



ADDITIONAL IMAGES

PLAN INFORMATION  
 1 BR/1 BA 24' WIDE X 32' DEEP  
 10' CEILING HT.  
 496 TOTAL HEATED SQFT.

2 WEEK DELAY WHEN ORDERING

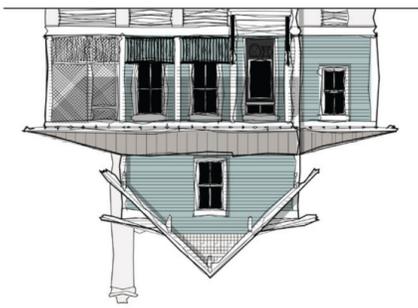
# TNH-GC-22A

## TRADITIONAL NEIGHBORHOOD HOMES - GUEST COTTAGE COLLECTION

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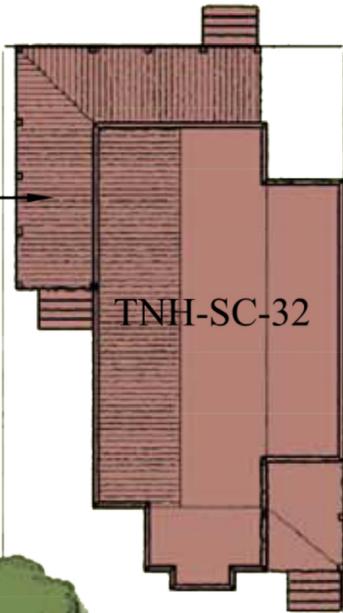






REPLACE  
EXISTING  
RESIDENCE

LOT 349

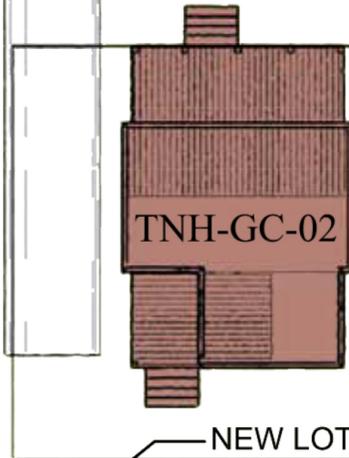


TNH-SC-32

TNH-O-27

TNH-O-27

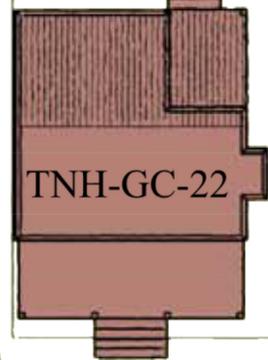
LOT 350 A



TNH-GC-02

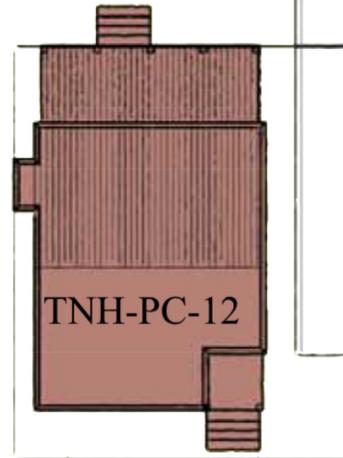
NEW LOT  
LINE

LOT 350



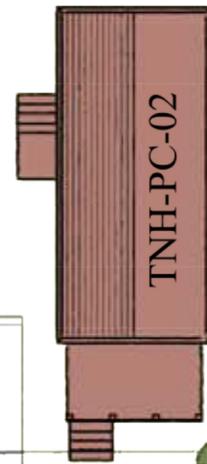
TNH-GC-22

LOT 351 A



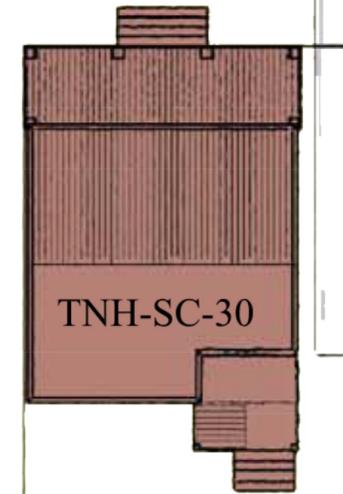
TNH-PC-12

LOT 351



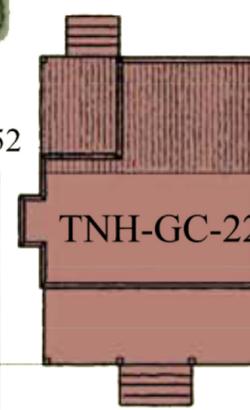
TNH-PC-02

LOT 352 A



TNH-SC-30

LOT 352

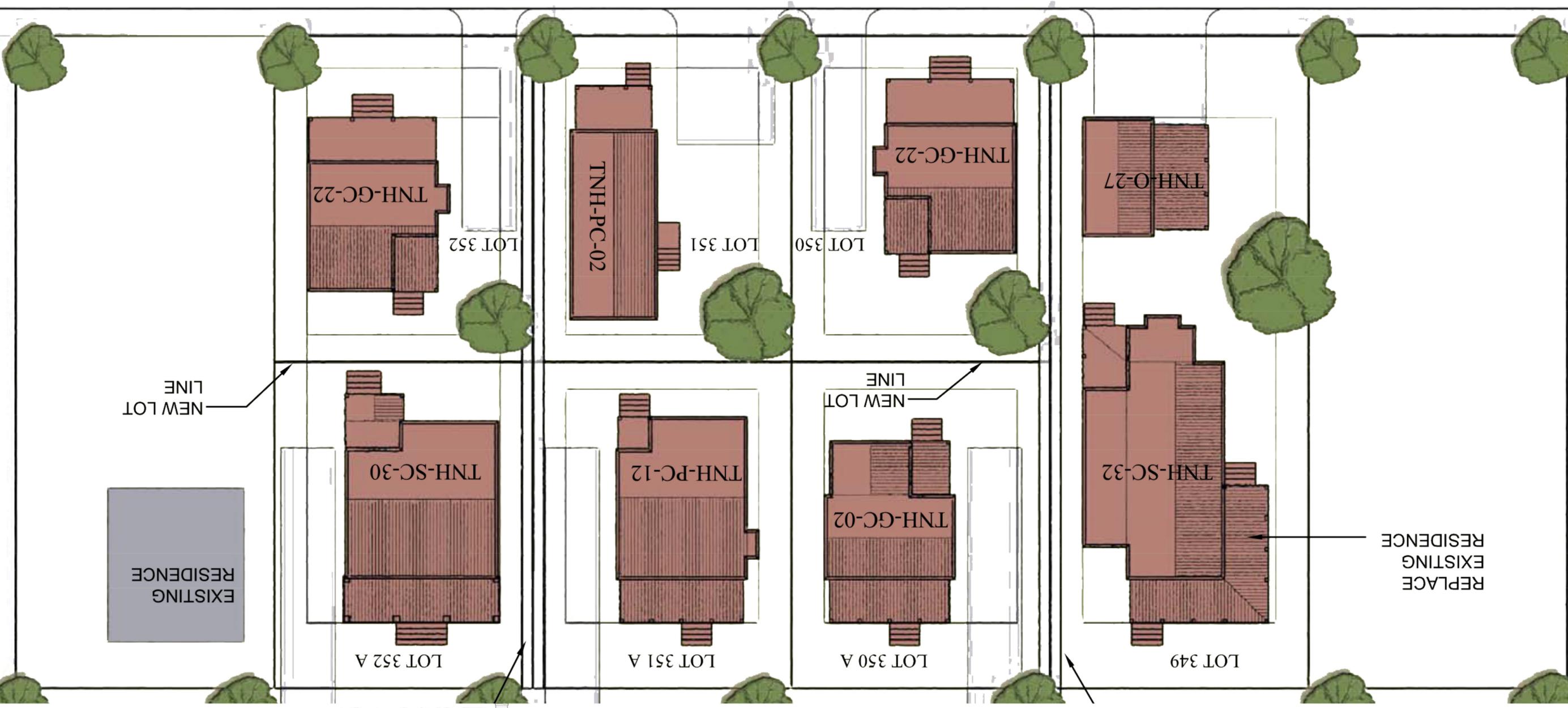


TNH-GC-22

EXISTING  
RESIDENCE

NEW LOT  
LINE









POSTED  
BY RESERVATION



POSTED  
NO TRESPASSING

















