



STATUS: Preliminary
Not For Construction

Brighton Trace

4809 Bluffton Parkway
Bluffton, SC 29910

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[illegible]

DATE:
2026-02

PROJECT NUMBER:
2026 - Bluffton, SC

SHEET TITLE:
COVER SHEET

SHEET:

G-000

SHEET INDEX

#	SHEET NAME
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General

G-000	COVER SHEET
AS-101	PRELIMINARY SITE PLAN
A-101	GROUND FLOOR PLAN - BLDG. 01
A-102	SECOND FLOOR PLAN - BLDG. 01
A-103	THIRD FLOOR PLAN - BLDG. 01
A-104	GROUND FLOOR PLAN - BLDG. 02
A-105	SECOND FLOOR PLAN - BLDG. 02
A-106	THIRD FLOOR PLAN - BLDG. 02
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A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR ELEVATIONS
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A-402	UNITS B(a) & B(b) ENLARGED PLANS
A-403	UNITS C(a) & C(b) ENLARGED PLANS
A-404	ENLARGED COMMON AREA PLANS

Brighton Trace - Unit Count and Square Footages						
Unit Type	Description	Count	Heated Square Footage Per Unit	Gross Square Footage Per Unit	Total Heated Square Footage of Units	Total Gross Square Footage of Units
A(a)	1 Bed / 1 Bath Accessible	1	752	874	752	874
A(b)	1 Bed / 1 Bath	10	750	873	7500	8730
A(b)-2	1 Bed / 1 Bath	6	774	904	4644	5424
B(a)	2 Bed / 2 Bath Accessible	1	958	1081	958	1081
B(b)	2 Bed / 2 Bath	17	958	1081	16286	18377
C(a)	3 Bed / 2 Bath Accessible	1	1101	1228	1101	1228
C(b)	3 Bed / 2 Bath	9	1101	1228	9909	11052
Total		45			41150	46766

Brighton Trace - Building Unit Mix and Square Footages											
Building #	# of Stories	A(a)	A(b)	A(b)-2	B(a)	B(b)	C(a)	C(b)	Total	Total Heated Square Footage	Total Gross Square Footage
Bldg 01	3	1	6	2		10		2	21	21948	26313
Bldg 02	3		4	4	1	7	1	7	24	22568	27176
Total		1	10	6	1	17		9	45	44516	53489
		17 1 Red Units			18 2 Red Units		10 3 Red Units				

* Indicates that one unit has been designated as an A/V unit. See floor plans for specific unit locations.

** Bldg 01 Total Heated Square Footage includes Common Area

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TMS# R600 031 000 1624 0000
PARKWAY COMMONS I LLC
ZONING: REGIONAL CENTER MIXED-USE

TMS# R600 039 000 0525 0000
BEAUFORT COUNTY
ZONING: HAMLET CENTER OPEN

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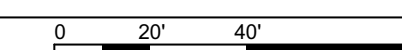
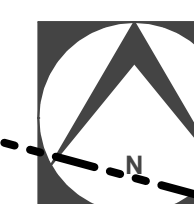
DATE:
2026-02

PROJECT NUMBER:
2026 - Bluffton, SC

SHEET TITLE:
EXISTING CONDITIONS

SHEET:

A-001



TMS# R600 031 000 0181 0000
28 KITTIES LANDING LLC
ZONING: HAMLET CENTER

TMS# R600 031 000 0182 0000
MDE HOLDING LLC
ZONING: HAMLET CENTER

TMS# R600 031 000 1658 0000
PALMETTO BLUFF REALTY LLC
ZONING: REGIONAL CENTER MIXED-USE

TMS# R600 039 000 1541 0000
EM ALNOUR OF SC LLC
ZONING: HAMLET CENTER OPEN

PROJECT SITE
3.715 AC.
(Includes 0.43 Ac. of Proposed Enmarket
Drive 50' Access & Utility Easement)
Tax Map No. R600-039-000-1481-0000

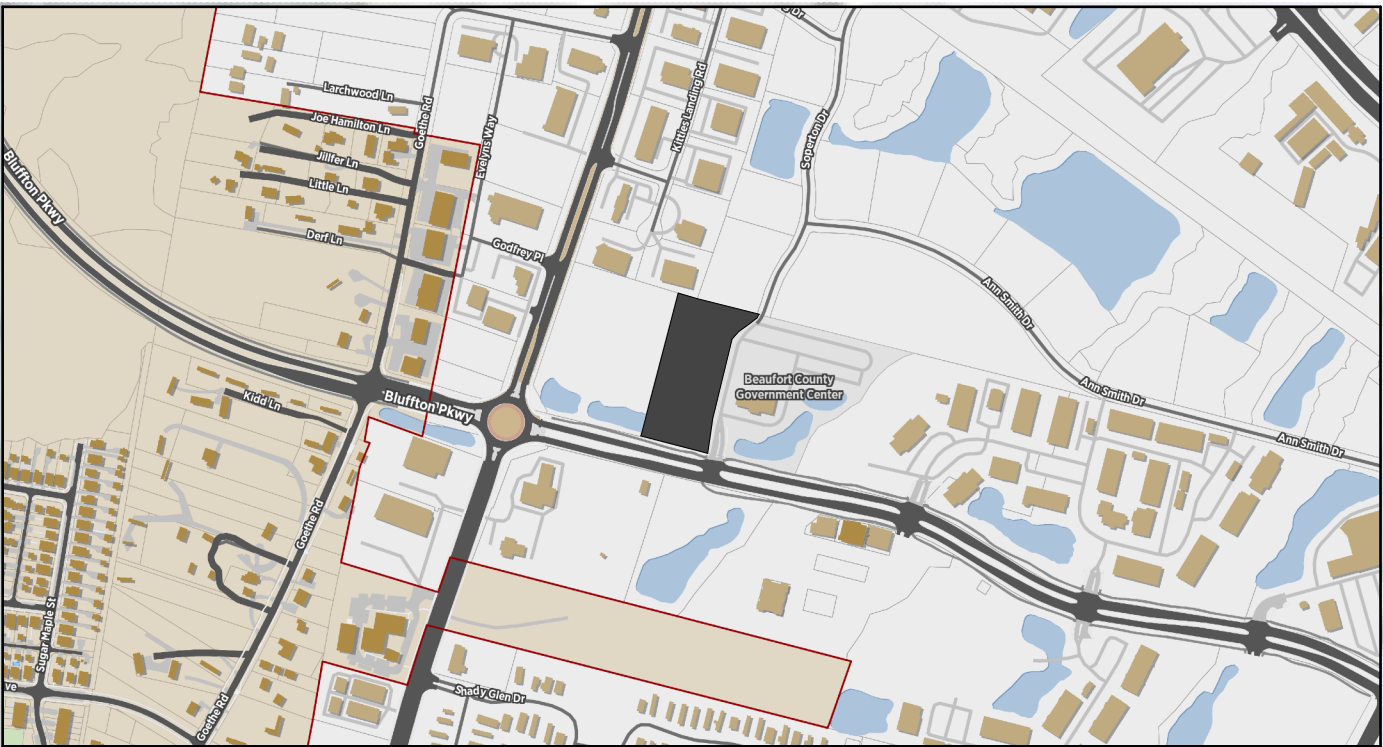
15' Drainage
Easement

Road Access
& Utility Easement

TMS# R600 039 000 130A 0000
BLUFFTON TREMONT LLC
ZONING: HAMLET CENTER OPEN

A1 EXISTING CONDITIONS

SCALE: 1" = 4'



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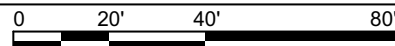
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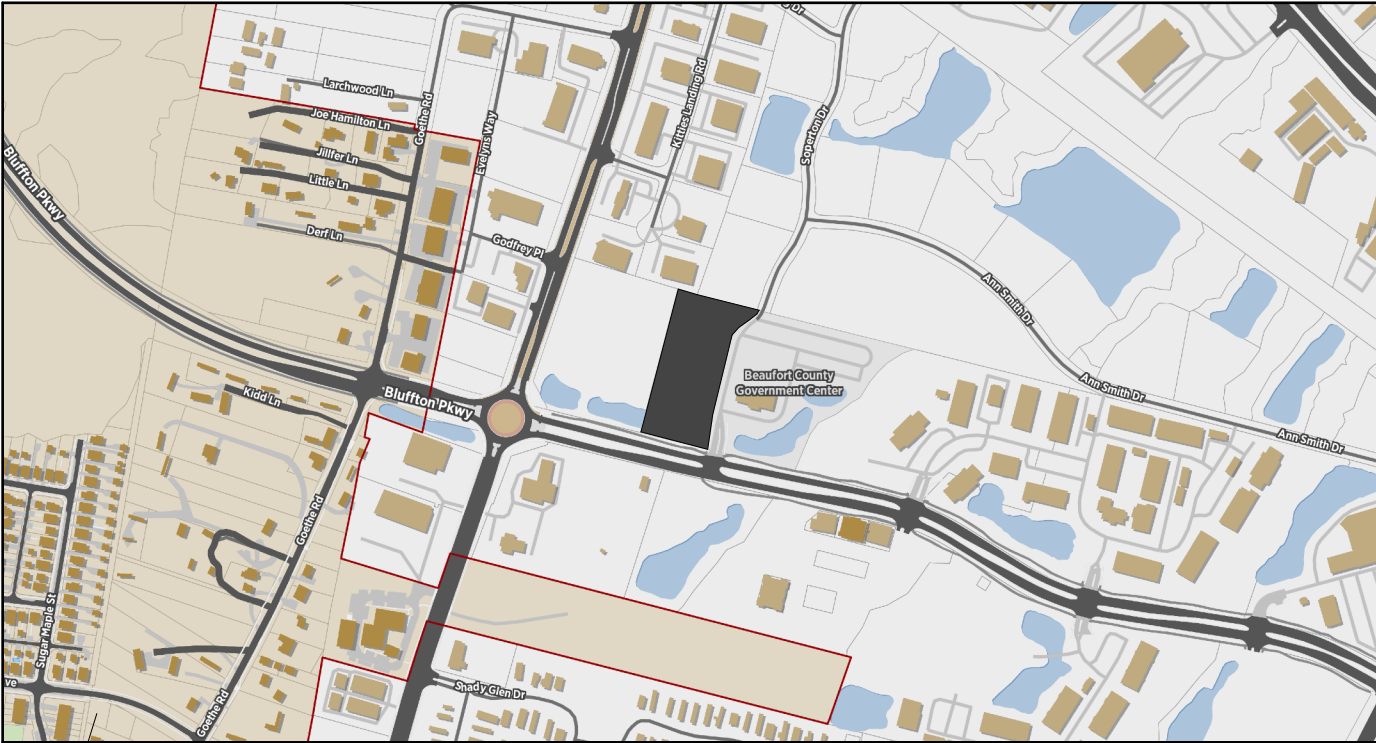
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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: **SITE PLAN**
SHEET:

A-002





VICINITY MAP

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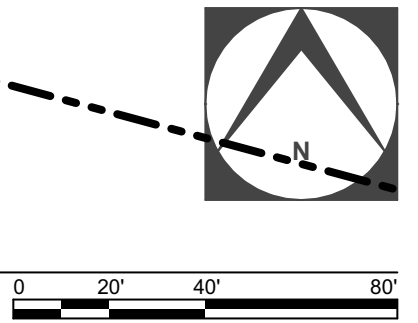
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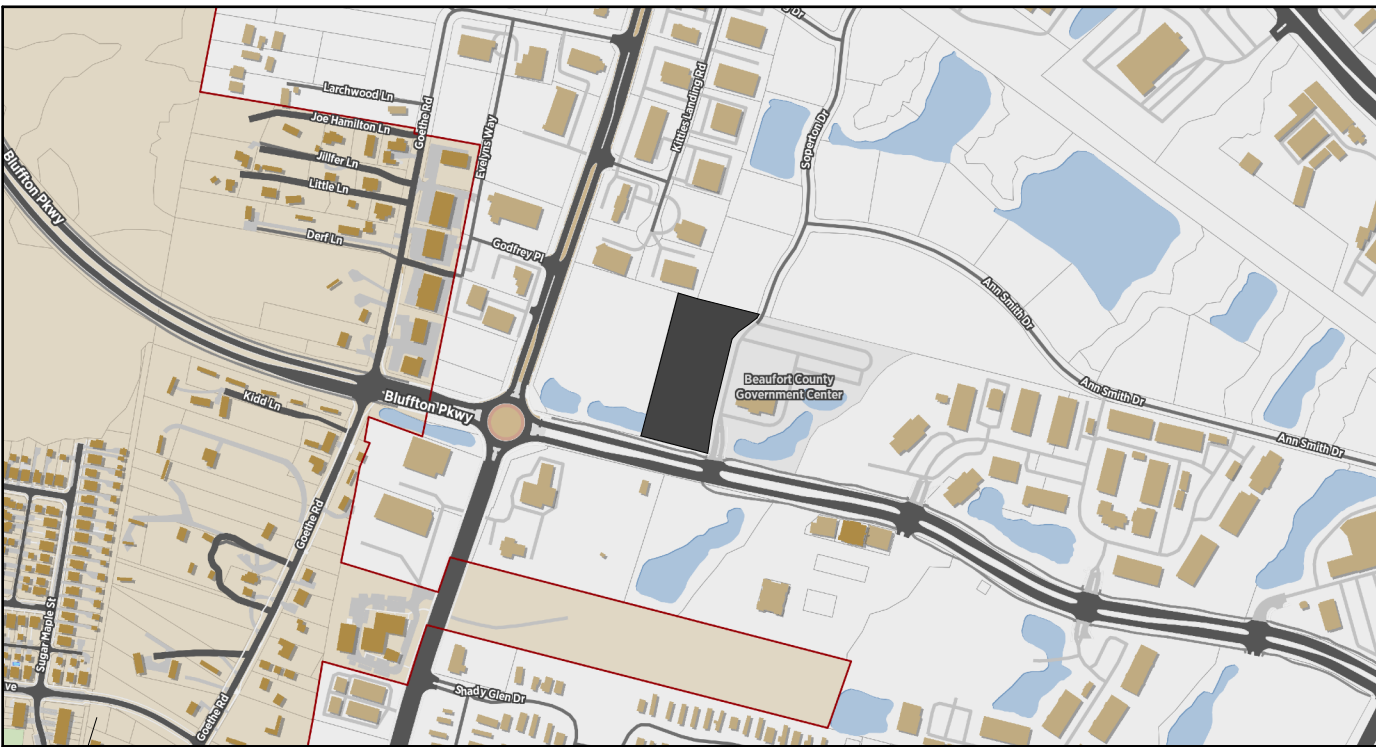
Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: **GRADING PLAN**
SHEET:

A-003



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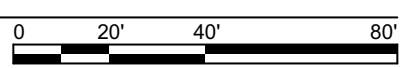
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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: **UTILITY PLAN**
SHEET:

A-004





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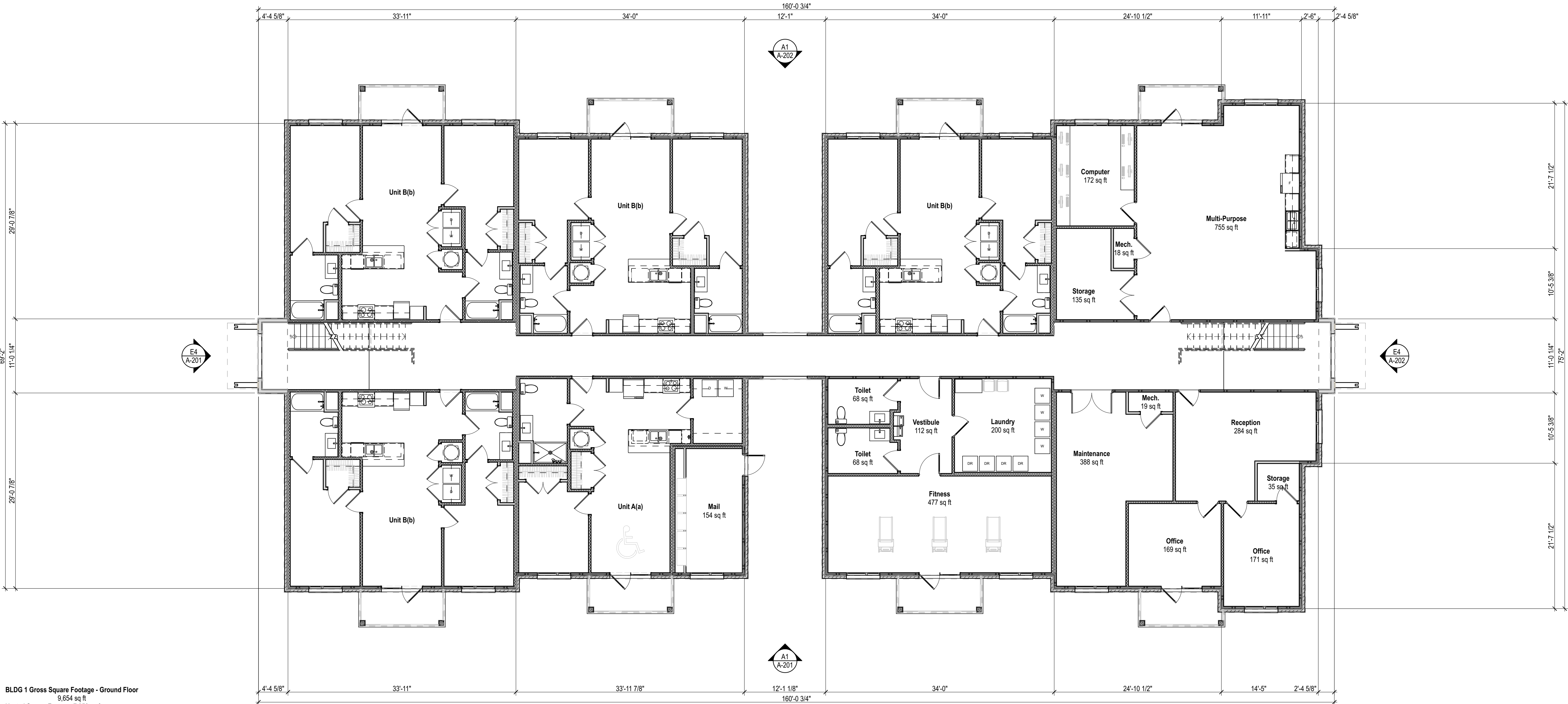
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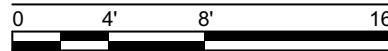
Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER:
2026 - Bluffton, SC
SHEET TITLE:
GROUND FLOOR PLAN - BLDG. 01
SHEET:

A-101



BLDG 1 Gross Square Footage - Ground Floor
9,654 sq ft
Heated Square Footage: 7,950 sq ft



GROUND FLOOR - BLDG. 01

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

A1



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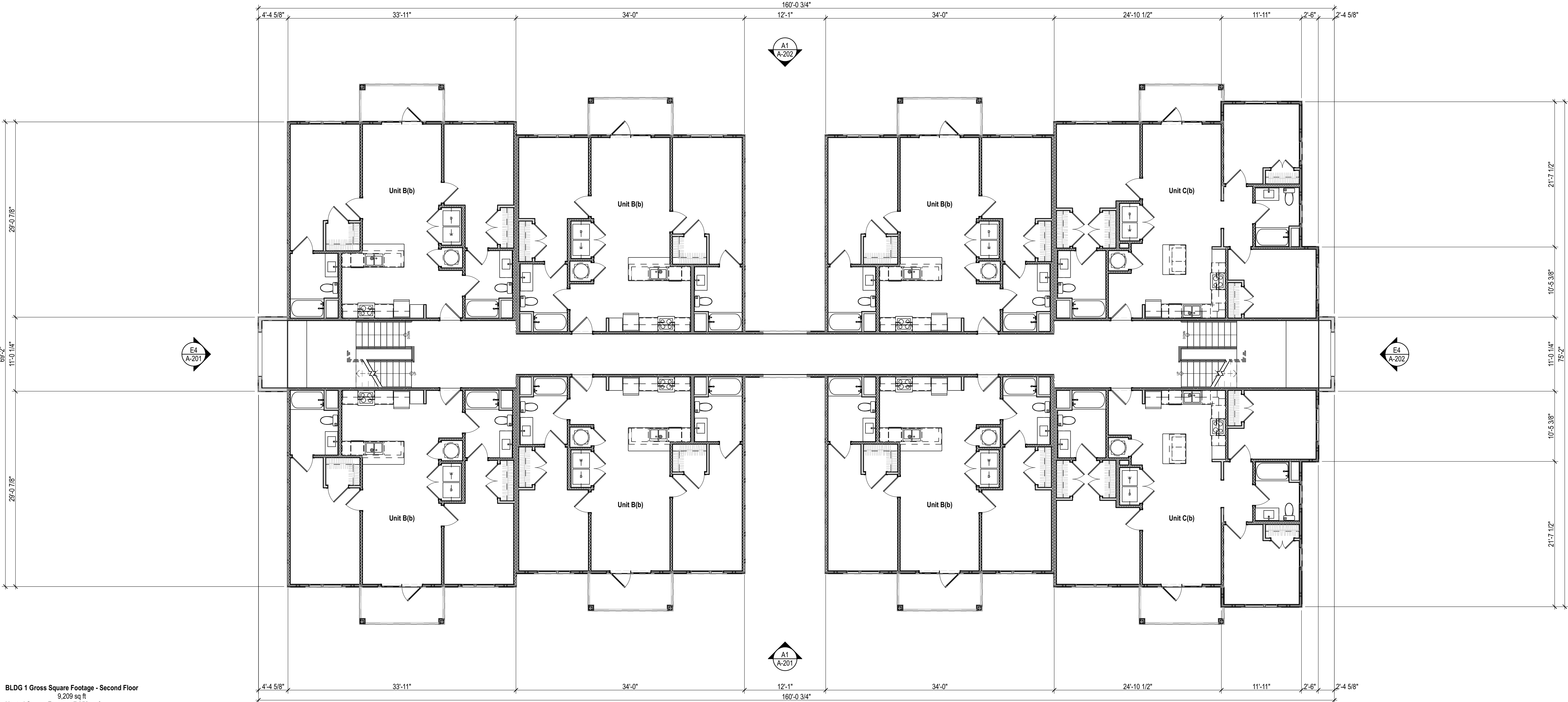
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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: SECOND FLOOR PLAN - BLDG. 01
SHEET:

A-102



BLDG 1 Gross Square Footage - Second Floor
9,209 sq ft
Heated Square Footage: 7,950 sq ft

SECOND FLOOR - BLDG. 01

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

A1



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DATE:
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PROJECT NUMBER:
2026 - Bluffton, SC

SHEET TITLE:
THIRD FLOOR PLAN - BLDG. 01

SHEET:

A-103



BLDG 1 Gross Square Footage - Third Floor
7,450 sq ft
Heated Square Footage: 6,048 sq ft

THIRD FLOOR - BLDG. 01

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

A1)



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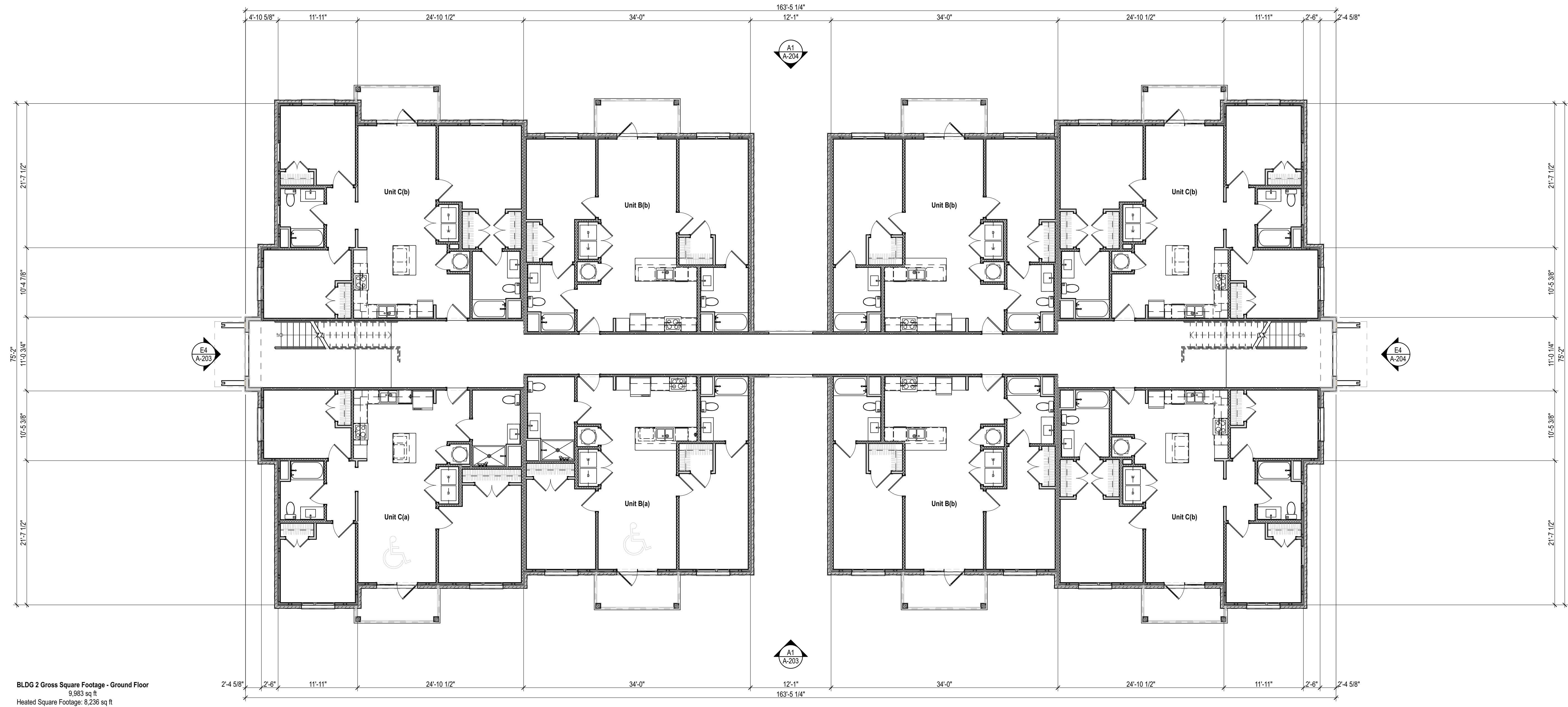
DATE:
2026-02

PROJECT NUMBER:
2026 - Bluffton, SC

SHEET TITLE:
GROUND FLOOR PLAN - BLDG. 02

SHEET:

A-104



BLDG 2 Gross Square Footage - Ground Floor
9,983 sq ft
Heated Square Footage: 8,236 sq ft

GROUND FLOOR - BLDG. 02

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

A1)



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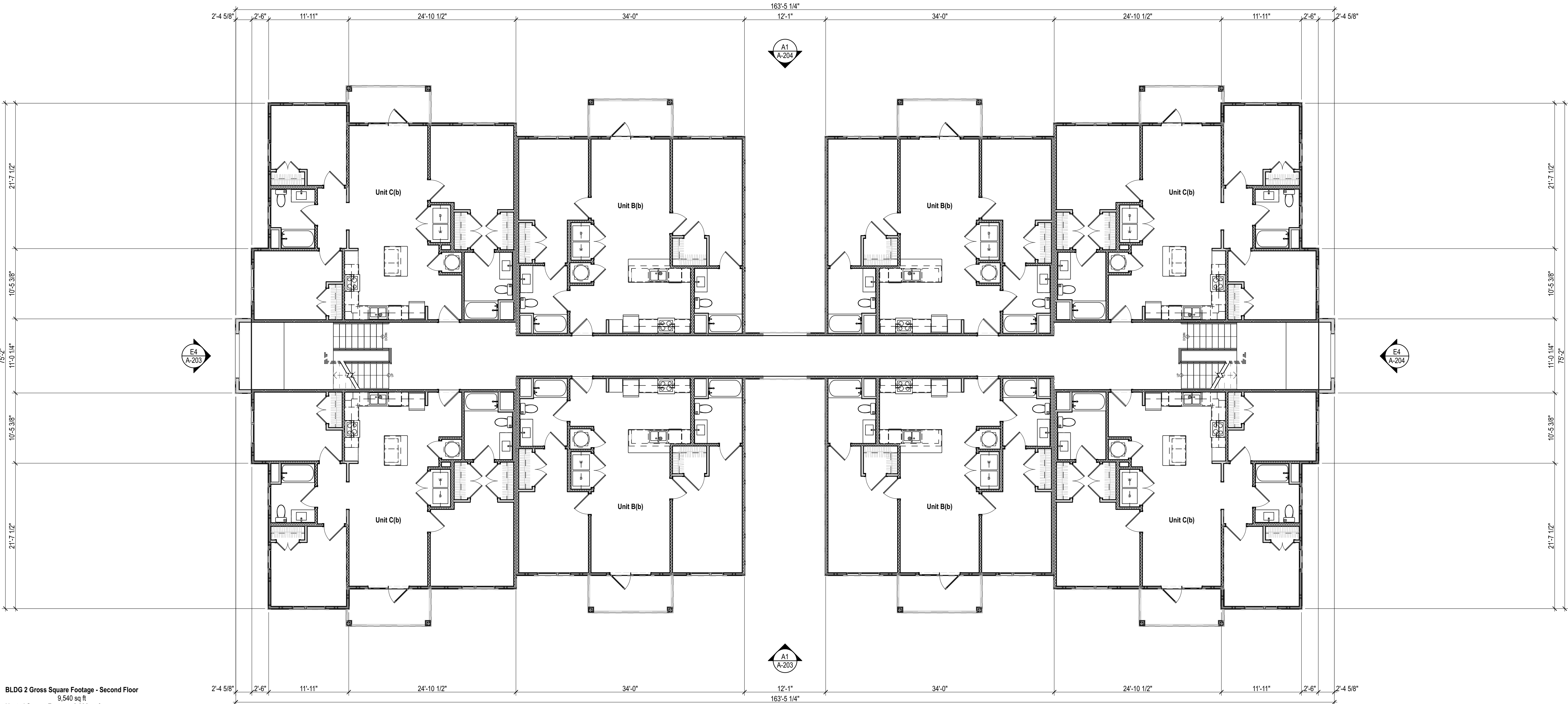
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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: SECOND FLOOR PLAN - BLDG. 02
SHEET:

A-105



SECOND FLOOR - BLDG. 02

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

A1



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DATE:
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PROJECT NUMBER:
2026 - Bluffton, SC

SHEET TITLE:
THIRD FLOOR PLAN - BLDG. 02

SHEET:

A-106



BLDG 2 Gross Square Footage - Third Floor
7,653 sq ft
Heated Square Footage: 6,096 sq ft

THIRD FLOOR - BLDG. 02

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

A1



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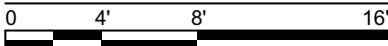
DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-201

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	PAINTED FIBER CEMENT TRIM WRAPPED TRUSS
14	PAINTED FIBER CEMENT TRIM COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



BUILDING 1 LEFT ELEVATION E4
SCALE: 1/8" = 1'-0"



BUILDING 1 FRONT ELEVATION A1
SCALE: 1/8" = 1'-0"



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BUILDING 1 RIGHT ELEVATION E4

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	PAINTED FIBER CEMENT TRIM WRAPPED TRUSS
14	PAINTED FIBER CEMENT TRIM COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



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BUILDING 1 REAR ELEVATION A1

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DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-202



BUILDING 2 LEFT ELEVATION E4

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	PAINTED FIBER CEMENT TRIM WRAPPED TRUSS
14	PAINTED FIBER CEMENT TRIM COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



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BUILDING 2 FRONT ELEVATION A1

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PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-203



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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-204

ELEVATION KEYNOTES	
KEY	NOTES
01	BRICK VENEER
02	BRICK SOLDIER COURSE
03	BRICK ROWLOCK
04	BRICK SOLDIER COURSE AND ROWLOCK
05	PAINTED FIBER CEMENT 6" LAP SIDING
06	PAINTED FIBER CEMENT BOARD AND BATTEN
07	PAINTED FIBER CEMENT TRIM
08	PAINTED FIBER CEMENT PANEL BOARD
09	VINYL BALCONY GUARDRAIL
10	VINYL SINGLE HUNG WINDOW
11	VINYL FIXED WINDOW
12	30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES
13	PAINTED FIBER CEMENT TRIM WRAPPED TRUSS
14	PAINTED FIBER CEMENT TRIM COLUMN COVER
15	HOLLOW METAL EXTERIOR DOOR
16	FIBERGLASS EXTERIOR DOOR



BUILDING 2 RIGHT ELEVATION E4
SCALE: 1/8" = 1'-0"



BUILDING 2 REAR ELEVATION A1
SCALE: 1/8" = 1'-0"

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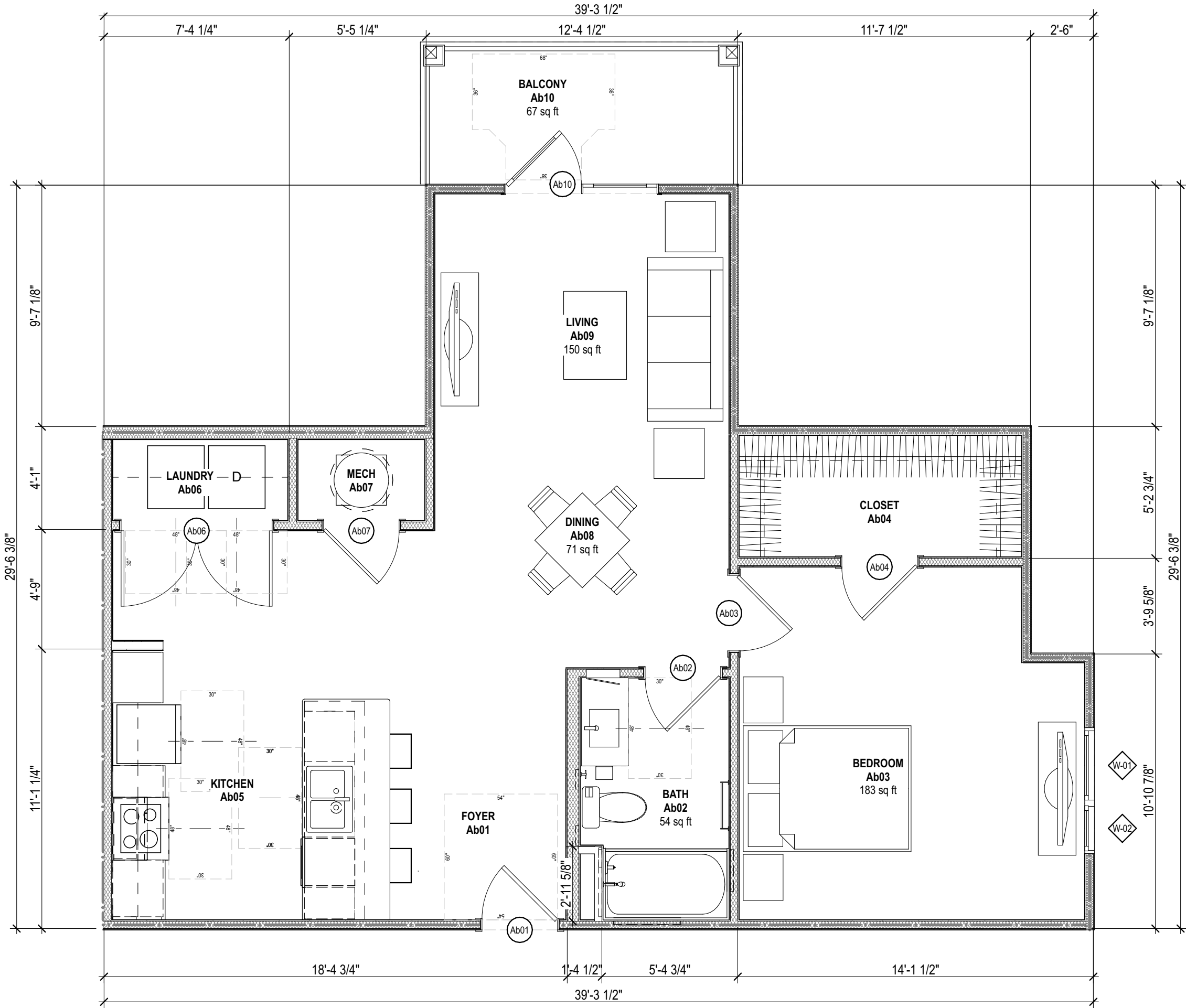
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Version	Transmittal Set Name	Date

DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: UNITS A(a) & A(b) ENLARGED PLANS
SHEET:

A-401

Unit A(b)-2 - 1 Bedroom / 1 Bathroom
Heated Square Footage
Area: 831 sq ft
Gross Square Footage
Area: 958 sq ft



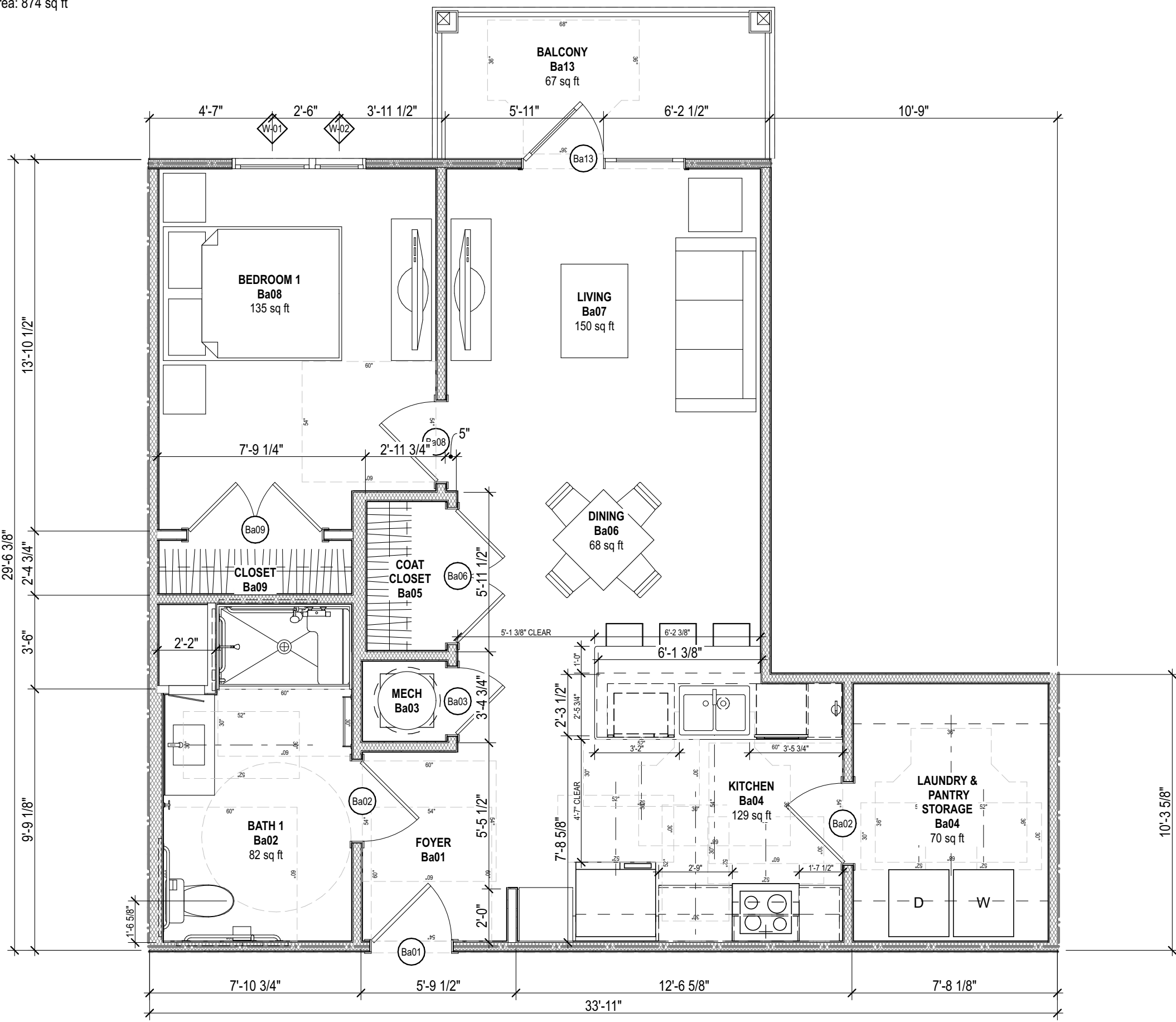
UNIT A(b)-2
SCALE: 1/4" = 1'-0" E6

Unit A(b) - 1 Bedroom / 1 Bathroom
Heated Square Footage
Area: 750 sq ft
Gross Square Footage
Area: 873 sq ft



UNIT A(b)
SCALE: 1/4" = 1'-0" A3

Unit A(a) - 1 Bedroom / 1 Bathroom
Heated Square Footage
Area: 752 sq ft
Gross Square Footage
Area: 874 sq ft



UNIT A(a)
SCALE: 1/4" = 1'-0" A7



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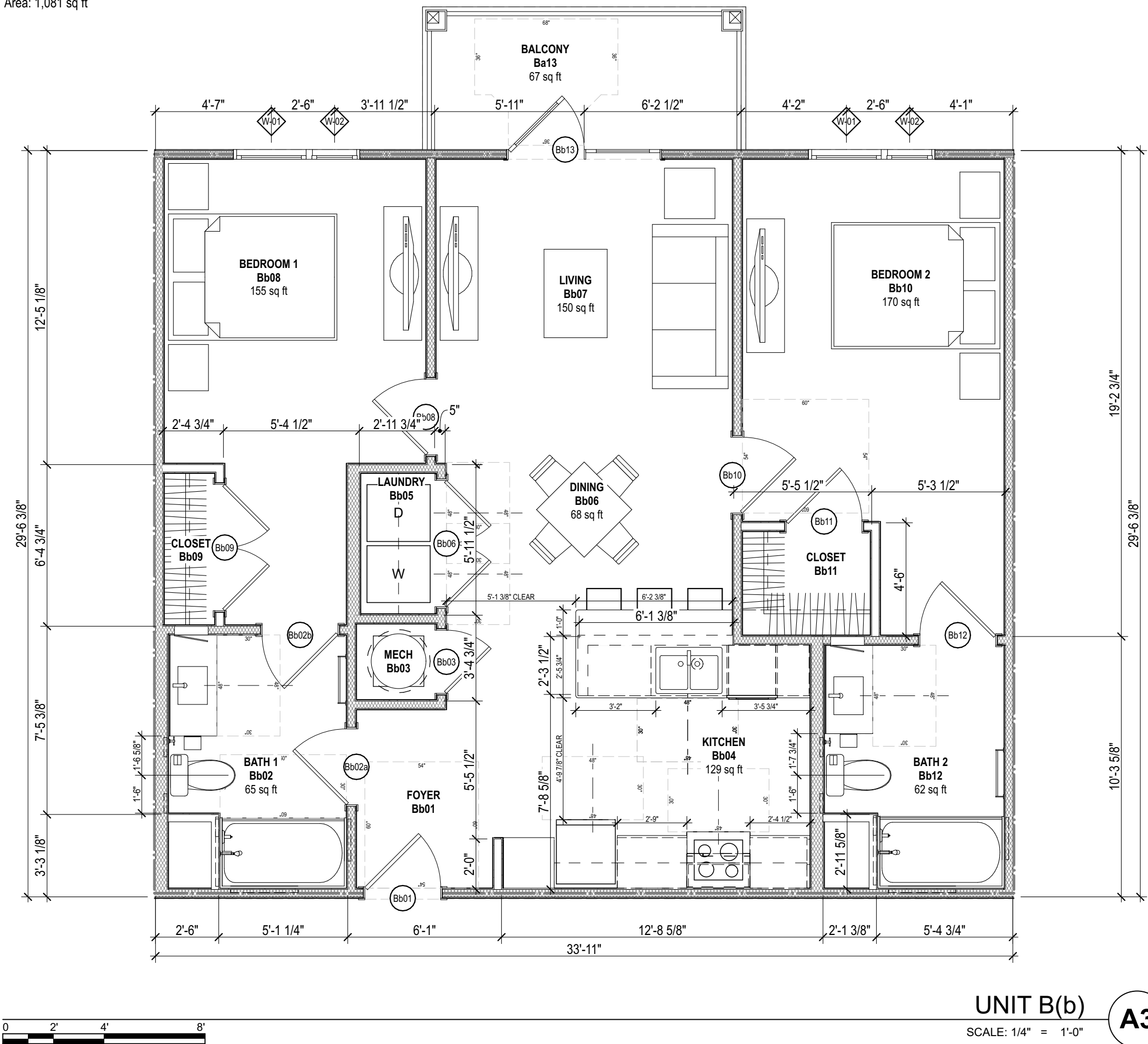
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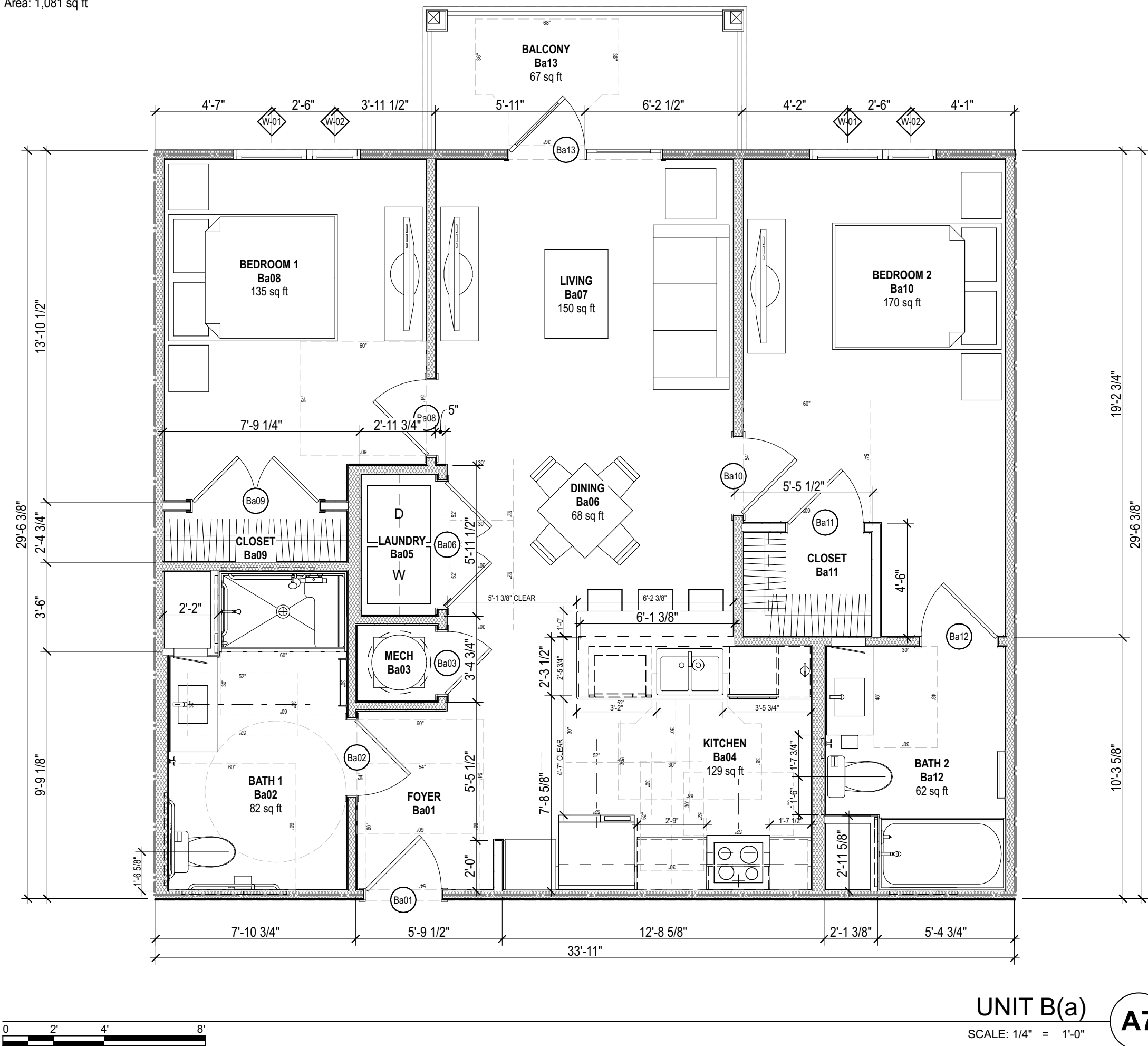
DATE: 2026-02
PROJECT NUMBER: 2026 - Bluffton, SC
SHEET TITLE: UNITS B(a) & B(b) ENLARGED PLANS
SHEET:

A-402

Unit B(b) - 2 Bedroom / 2 Bathroom
Heated Square Footage
Area: 958 sq ft
Gross Square Footage
Area: 1,081 sq ft



Unit B(a) - 2 Bedroom / 2 Bathroom
Heated Square Footage
Area: 958 sq ft
Gross Square Footage
Area: 1,081 sq ft





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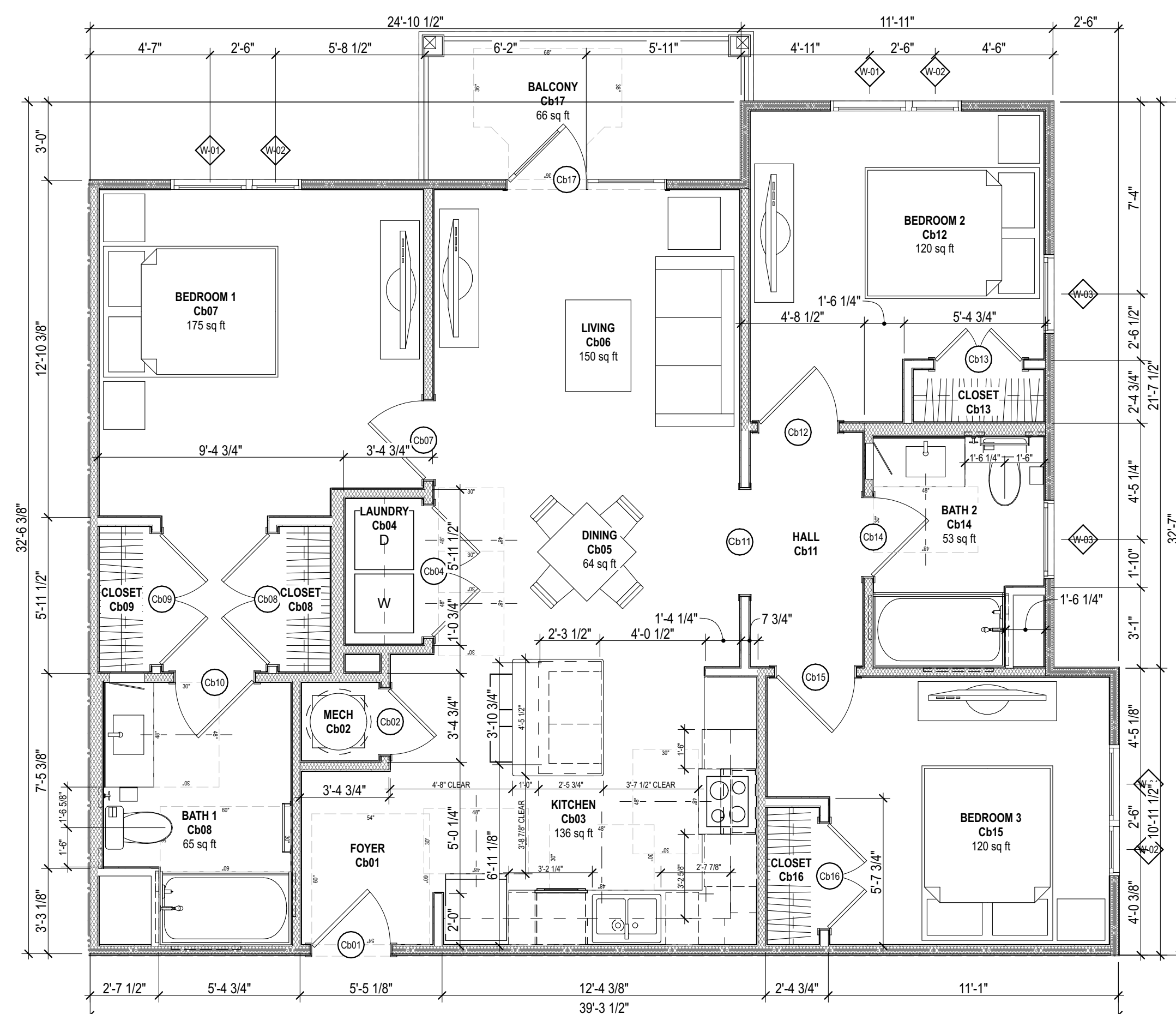
SHEET TITLE:
**UNITS C(a) & C(b) ENLARGED
PLANS**

SHEET:

A-403

Unit C(b) - 3 Bedroom / 2 Bathroom

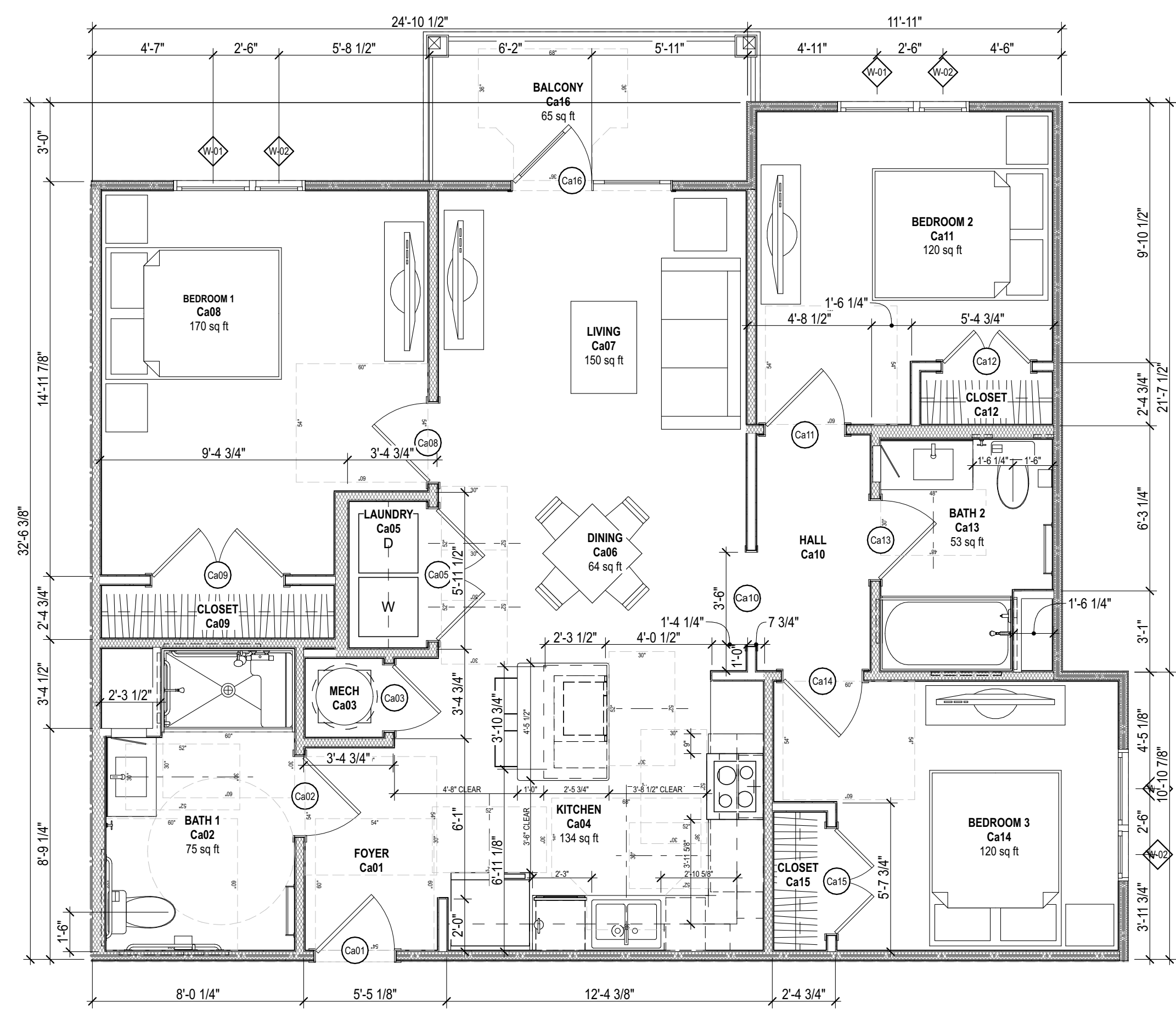
Heated Square Footage
Area: 1,101 sq ft
Gross Square Footage
Area: 1,228 sq ft



UNIT C(b) **A1**
SCALE: 1/4" = 1'-0"

Unit C(b) - 3 Bedroom / 2 Bathroom

Heated Square Footage
Area: 1,101 sq ft
Gross Square Footage
Area: 1,228 sq ft



UNIT C(a) **A**



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SHEET TITLE:
**ENLARGED COMMON AREA
PLANS**

SHEET:

A-404



COMMON AREA GROUND FLOOR

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

A1