Town of Hilton Head Island

Design Review Board Meeting

Wednesday, August 12, 2026, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of July 22, 2026
4. **Unfinished Business**
5. **New Business**
   - **a.** DRB-000751-2026 - 40 Waterside Drive - Final
6. **Public Comment - Non Agenda Items**
7. **Board Business**
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Wednesday, July 22, 2026, 2:30 PM
Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30 pm. In attendance were: Chair Carstens, Vice-Chair Lippert, Cathy Foss, Tom Parker, Patty Pastor, Todd Theodore and Megan Fitzpatrick.

2. Adoption of the Agenda

Tom Parker moved to adopt the agenda as presented. Cathy Foss seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of July 8, 2026

Patty Pastor moved to approve the minutes of July 8, 2026. Todd Theodore seconded. The motion passed unanimously.

4. Unfinished Business

There was no unfinished business.

5. New Business

a. DRB-000666-2026 - 70 Pope Avenue - Sign

Kendal Wagner presented 70 Pope Avenue Sign to the Board. The applicant answered questions from the Board. Tom Parker moved to approve with the following conditions: landscape plan will be submitted and approved by staff, the fonts and color of all tenant panels will be consistent, the lighting specifications will be 3000K, and the Snowbound will be changed to Sherwin Williams 7014 Elder White to match the stud number 4 color. Patty Pastor seconded. The motion passed unanimously.

b. DRB-000670-2026 - 30 Arrow Road - Crossings Park Pickleball - Final

Todd Theodore recused himself and left the dais. Shea Farrar presented 30 Arrow Road - Crossings Park Pickleball for Final as included in the agenda packet and mentioned that staff is recommending approval. The applicant answered questions from the Board. Annette Lippert moved for approval with the following conditions: dumpster enclosure to match the mechanical screen, recycling bins to be considered, fix the west elevation and show the louvers, lights at the plan west of 44 to remain symmetrical and review of sight lines of the port lighting, all the port interior signage package to be removed from this application and provided as a separate signage package, gutters will be shown as half

round with round downspouts and boots. On wall section C1, the truss needs to be shown. The fascia board needs to be 2 by material on wall section B2, the framing of the awnings needs to be upsized, the landscape bollards on the pathway on Arrow Road need to be discussed with the Town if they are needed at all, the bracket colors need to be noted. The seat material shall be studied because of the heat concerns, and the Board continues to have significant concerns, in particular because of the heat pilot effects. The landscape plan needs to get on a larger scale, needs to have call outs associated with the clusters of all various plants, confirm that closing and lights are off at 7:00 pm. An additional review needs to be with staff and two members of this Board, including Landscape Architect. Mr. Parker seconded. The motion passed with a vote of 5-1. Ms. Fitzpatrick voted against.

c. DRB-000660-2026 - 235 William Hilton Parkway - Alteration/Addition

Tom Parker recused himself and left the dais. Shea Farrar presented 235 William Hilton Parkway to the board for Alteration/Addition. The applicant answered questions from the Board. Annette Lippert moved to approve with the following conditions: landscaping underneath the windows, adjust the top of the new gable end to be thinner. Megan Fitzpatrick seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

a. Nomination and Election of Officers

Patty Pastor nominated Tom Parker for Chair. The motion passed unanimously.

Patty Pastor nominated Cathy Foss for Vice-Chair. The motion passed unanimously.

8. Staff Reports

9. Adjournment

The meeting was adjourned at 4:21 pm.

DRB-000751-2026

40 Waterside Drive - Final

COURT ATKINS
GROUP

July 08, 2026

Shea Ferrar
Principal Planner
Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29938
843.341.4625

Re: Beachwalk Hilton Head Final DRB Submittal Narrative

Please find enclosed the Final Design Review Board submittal documents and drawings for the project located at 40 Waterside Drive Hilton Head Island. Parcel PIN# R550 018 000 202D 0000. We are requesting to be placed on the next Design Review Board agenda.

Beachwalk Hilton Head LLC is proposing the development of 40 Waterside Drive, a 2.60 acre, thoughtfully planned and designed resort destination of 41 hotel units on Hilton Head Island. The property was previously developed as a hotel property, and has been demolished, with the exception of the existing entrance off Waterside Drive and the parking area extents.

The property is zoned RD – Resort Development District allowing a maximum of 35 dwelling units per acre for hotel use. The parcel is also located within the Corridor Overlay District (COR). Designed in accordance with the zoning, setbacks, and site constraints, the project responds to the growing demand for high quality hotel options on the island. Beachwalk's land plan is built around reusing and improving the existing entrance and parking area to minimize additional compaction and impervious areas of the site. We are narrowing and moving the existing entrance to allow additional open space for the existing 29" Live Oak.
The existing stormwater pond water will receive nutrient remediation, and professional services provided to control and manage the bordering plants and algae to provide an attractive amenity for this project, and other neighboring properties. A surface aeration system will be installed to improve dissolved oxygen to create a healthy, more desirable environment for aquatic life and visitors nearby.
Development Details Proposed:

Density:

- 44 units for hotel use. Allowed is 35 units per acre. (35 * 2.6 acres = 91 allowable)
- Units will be 3-4 bedrooms averaging approximately 1,700 SF

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

Building Height:

- Current zoning allows a maximum of 75'. The proposed building of 69'-4" will comply with this height limit.
- Architecture plans and elevations are included in this initial submittal.

Architecture:

- The building is strategically placed to take advantage of previously developed areas of the site and create useable open space for guests.
- Generous roof overhangs and balconies with brackets to create shadows.
- Offsetting vertical planes with a variety of depths to introduce articulation in the building façade.
- Historically presented materials will help provide contrasting textures.
- Use of small-scale entry structures such as a porticos at the drop off and at the building's entrance, provide attractive site features, shade for pedestrians, and allows the building to achieve a human scale.
- Clean and simple details. Window openings are arranged in traditional vertical proportion and have a unified relationship in overall design. Traditional architectural elements are used to provide visual interest.
- Community rooms and a rooftop courtyard will provide guests with conditioned and covered amenity spaces.

Landscape Architecture:

- The site will feature nicely landscaped walking paths connecting the building to all parking areas and site amenities.
- Additional open space and a boardwalk between the building and the stormwater lagoon creates useable, scenic edges that invite walking, gathering, and outdoor recreation. This area will also allow proper access and management of the lagoon.
- Other site amenities include a swimming pool and shade pavilion, entrance courtyard with seating areas, business and meeting spaces, grilling areas, golf cart and bicycle parking spaces, and a vehicle charging station.
- Building foundations, parking areas, buffers, and amenities will be improved with new landscaping and irrigation.
- A vehicular gate, two pedestrian gates, a maintenance gate near the dumpster, and a perimeter fence provides security for the property and its visitors. Access will be controlled with Click to Enter and Knox Boxes installed for emergency personnel

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

Tree Preservation:

- The existing site is mostly cleared with an asphalt parking area and a stormwater lagoon along the northern and eastern property lines.
- A tree survey has been performed and is included with this submittal.
- There are two existing specimen trees on the site. A 24" Hickory tree located within the new building footprint will be removed, as it was assessed by an Arborist to be hazardous and in poor condition. A 32" Water Oak will be preserved.
- A 26" Live Oak tree will be removed and mitigated, as the building and site was designed prior to the new ordinance for significant tree sizes and submitted and reviewed at the Pre Application meeting.
- Tree replacement and mitigation is provided per Town of Hilton Head requirements. A Tree Tally and Tree Replacement Summary has been provided.

Natural Resources

- An existing storm water pond is found on the site that spans into other adjacent parcels.
- No wetlands exist on the site.
- The existing parking area layout will be renovated so as to minimize any impacts to existing plants to remain.

Parking / Loading / Emergency Vehicle Access / Trash:

- The site has been designed to utilize and renovate the existing non-conforming parking areas as needed to accommodate required off-street parking spaces. The leasing office will be located off site. During the Pre App Conference, the Town wished us to meet the number of required parking spaces in lieu of parking tree islands and medians codes.
- Bike parking will be provided throughout the site per TOHH requirements.
- An electric vehicle charging station will be provided per TOHH requirements.
- A drop-off area will be provided for sidewalk and accessible access to the front door.
- Refuse will be processed internally within the building, as well as a dumpster enclosure located on site.

Utility Access:

- There are already utilities in place onsite, and our objective is to preserve as much of the existing infrastructure as feasible. There are existing water and sewer mains located along Waterside Drive which will be used to serve the site if needed.

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

Entry / Access:

- There is existing access to the site off of Waterside Drive which will be retained as the site's only access point.

Drainage:

- The existing site conveys stormwater runoff through inlets located in the parking area to the existing stormwater lagoon system. The impervious area on the site will not increase from the previous development and infrastructure that was in place for the pre-existing hotel. Therefore, the amount of runoff to the previously designed and approved lagoon will not be increased. It is assumed that the existing lagoon was sized to accommodate and attenuate the runoff for the pre-existing hotel and infrastructure development.

Lighting:

- All interior lighting shall be designed to prevent the light source or high levels of light from being visible from the corridor.
- Exterior architectural, display and decorative lighting visible from the corridor shall be generated from a concealed light source or low level light fixtures. With the exception of LED lighting, color lamps shall not be used.
- Site lighting shall conform to the provisions of Sec. 16-5-108, Site Lighting Standards.

Signs:

- A new freestanding sign will be located at the entrance to the parking area.
- All signs shall meet all requirements of Sec. 16-5-114. Sign Standards.

Maintenance:

- The owner will be responsible for maintaining the development in accordance with all Town of Hilton Head requirements and guidelines. All proposed improvements, outside of water and sewer services, will be owned and maintained as described above.

RESIDENTIAL | COMMERCIAL | INTERIORS
COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

COURT ATKINS
GROUP

Concept Comment Responses:

1. Provide a material board with colors and materials clearly indicated on the proposed elevations.
    a. A material board has been provided in the submittal.

2. Address and reduce light trespass.
    a. Refer to the updated photometric plan.

3. Provide final detailing on fences and landscaping, including coverage at installation.
    a. See revised landscape drawings.

4. Restudy the architectural design of the pool house and entry element.
    a. The pool house has been redesigned. See revised elevations on A3.3 & A3.4

5. Restudy internal bench seating and lighting.
    a. See landscape sheet L101.

6. Provide photometrics for architectural lighting in the courtyard and areas beyond the parking lot.
    a. Refer to the updated photometric plan.

7. Specify bronze bollards.
    a. See landscape sheet L101.

8. Ensure all plants against the parking area are evergreen.
    a. Planting has been updated, see updated landscape drawings.

9. Restudy the lighting along the seawall.
    a. See revised landscape drawings.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal
Court Atkins Group

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557
RESIDENTIAL | COMMERCIAL | INTERIORS

HILTON HEAD FINAL DRB SUBMITTAL

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

SHEET INDEX:

SHT. #	SHEET NAME	SD	DPR	PRELIMNARY DRB	FINAL DPR	FINAL DRB
A0.0A	COVER		X	X	X	
C001	COVER					X
C002	NOTES					X
C101	EXISTING CONDITIONS					X
C201	INITIAL EROSION CONTROL PLAN					X
C202	INITIAL EROSION CONTROL DETAILS					X
C203	INITIAL EROSION CONTROL DETAILS					X
C301	CLEARING & DEMOLITION PLAN					X
C401	SITE LAYOUT PLAN					X
C501	GRADING PLAN					X
C601	DRAINAGE PLAN					X
C602	DRAINAGE DETAILS					X
C701	UTILITY PLAN					X
C703	UTILITY DETAILS					X
C704	UTILITY DETAILS					X
C801	INTERMEDIATE & FINAL EROSION CONTROL PLAN					X
C802	INTERMEDIATE & FINAL EROSION CONTROL DETAILS					X
C901	PAVING PLAN					X
C902	PAVING DETAILS					X
C903	PAVING DETAILS					X
C1001	ADA ACCESSBILE ROUTE PLAN					X
L-100	SITE PLAN					X
L-101	SITE PLAN IMAGERY					X
L-300	DETAILS					X
L-301	DETAILS					X
L-302	DETAILS					X
L-303	DETAILS					X
L-400	LANDSCAPE PLAN					X
L-401	LANDSCAPE PLAN					X
L-402	PLANT SCHEDULE					X
L-403	LANDSCAPE MITIGATION					X
L-404	LANSCAPE DETAILS					X
L-500	SITE LIGHTING PLAN					X
L-CVR	COVER					X
A1.0	ARCHITECTURAL SITE PLAN		X	X	X	
A2.0	FIRST FLOOR PLAN		X	X	X	
A2.1	SECOND FLOOR PLAN		X	X	X	
A2.2	THIRD FLOOR PLAN		X	X	X	
A2.3	FOURTH FLOOR PLAN		X	X	X	
A2.4	FIFTH FLOOR PLAN		X	X	X	
A2.6	ROOF PLAN		X	X	X	
A2.7	POOL				X	
A2.8	COVERED WALKWAY				X	
A3.0	EXTERIOR ELEVATIONS		X	X	X	
A3.1	EXTERIOR ELEVATIONS		X	X	X	
A3.2	EXTERIOR ELEVATIONS				X	
A3.3	EXTERIOR POOL & COVERED WALKWAY ELEVATIONS				X	
A3.4	POOL & ENTRY BUILDING ELEVATIONS		X	X	X	
A3.5	VERTICAL SETBACK ELEVATIONS		X	X	X	
A4.0	BUILDING SECTIONS		X	X	X	
A4.1	BUILDING SECTIONS		X	X	X	
A4.2	BUILDING SECTIONS		X	X	X	
A4.3	BUILDING SECTIONS				X	
A5.0	WALL SECTIONS				X	
A8.0	FIRST FLOOR RCP					X
A8.1	SECOND FLOOR RCP					X
A8.2	THIRD FLOOR RCP					X
A8.3	FOURTH FLOOR RCP					X
A8.4	FIFTH FLOOR RCP					X
A10.0	PERSPECTIVES		X	X	X	
A10.1	PERSPECTIVES		X	X	X	
A10.2	PERSPECTIVES		X	X	X	
A10.3	EXTERIOR 3D - ENCROACHMENTS		X	X	X	

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
07.06.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

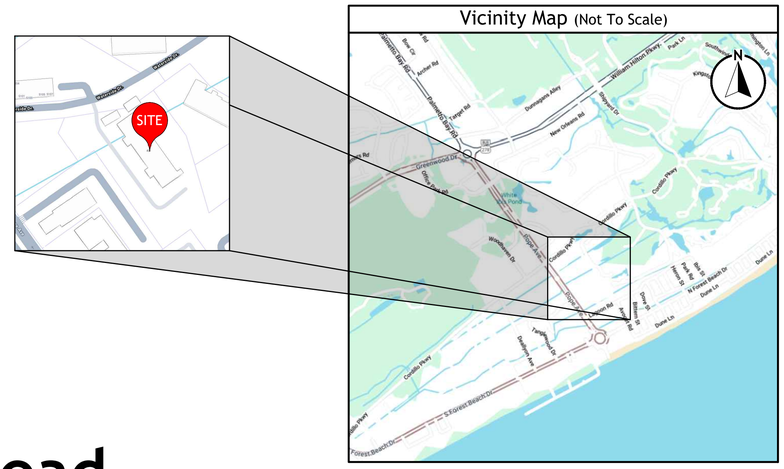
COVER

A0.0A

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

Beachwalk Hilton Head
SIPSD Project #: XXX-XXX

Permit Set - NOT FOR CONSTRUCTION



Site Development Plans

for

Beachwalk Hilton Head

Usage : Hotel (43 Rooms)

Town of Hilton Head, South Carolina

Tax Map #: R552 018 000 202D 0000

911 street address : 40 Waterside Drive

GIS coord: N32° 8' 48", W80° 45' 12"

Release Schedule

Rel #	Description	Date
A.	Released for Permitting	07-25-25
B.	Released for Permitting	09-12-25
C.	Released for Permitting	10-13-25
D.	Released for Permitting	10-28-25
E.	Released for Permitting	11-25-25
F.	Released for Permitting	07-03-26

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C101	Existing Conditions Plans
C201	Initial Erosion Control Plans
C202-C203	Initial Erosion Control Details
C301	Clearing & Demolition Plans
C401	Site Layout Plans
C501	Grading Plans
C601	Drainage Plans
C602	Drainage Plans Details
C701	Utility Plans
C702-C704	Utility Details
C801	Intermediate & Final Erosion Control Plans
C802	Intermediate & Final Erosion Control Details
C901	Paving Plans
C902-C903	Paving Details
C1001	ADA Accessible Route Plan

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

Design Team

Geotechnical Engineer:
Whitaker Lab Engineering
912.2340696

Landscape Architect:
Wood & Partners
843.681.6618

Architect:
Court Atkins Group
843.815.2557

Land Surveyor:
Atlas Surveying, Inc.
168 Boardwalk Drive, Suite A
Ridgeland, SC 29936
843.645.9277

Developer:
Dean Pierce
Beachwalk Hilton Head, LLC.
P.O Box 5310, Hilton Head Island, SC 29938
843.384.2019
dpierce@erghhi.com

SOUTH CAROLINA LICENSED PROFESSIONAL No. 25124 ENGINEER WILLIAM G. POWELL

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1	Plan Revisions	

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C001

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

General Notes:

1. Boundary information provided by as-built tree and topographic survey, dated 06/20/2025, by Atlas Surveying Inc.
2. Topographic data provided by Atlas Surveying Inc., dated 06/20/2025.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only. Additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm Monday thru Friday at least three working days before commencing construction. Request underground utilities to be located and marked within and near the construction site.
4. Comply with 'South Carolina Underground Facility Damage Prevention Act (effective June 7, 2012). Notification of Intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. Replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of South Carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. Traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. Provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.

Water and Sewer Line Construction:

1. All water and sewer line construction shall conform to applicable state and South Island Public Service District Authority requirements, standards and specifications.
2. SIPSD will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
3. All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
4. Notify the project engineer, if conflicts with existing structures require that proposed utilities be relocated.
5. The contractor must notify SIPSD forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
6. Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the SIPSD technical specifications.
7. Installation of water and sewer lines and appurtenances shall be in accordance with the SIPSD standard construction details and specifications.
8. Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
9. All water mains shall be sterilized and pressure tested in accordance with SIPSD specifications.
10. Separation of water mains and sewers:
    A. Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
    B. Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line. whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for both the water and the sewer line at the crossing with both pipes positioned so that the joints on each are as far as possible from the point of crossing. where a new water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
11. The contractor shall cut and patch existing pavement as required for the installation of utility lines.
12. Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
13. The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the SIPSD. All water and sewer improvements under this contract must be constructed complete, tested, inspected and approved by the SIPSD before any authorization to connect will be given. Coordination of testing, inspection and connections with the SIPSD is the responsibility of the contractor under this contract.
14. All water mains shall be installed with thirty-six inches (36") minimum cover (from finished grade). Maximum depth shall be five feet (5'). Where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation (SCDOT) Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.3.1.2.

Tree Protection-Hilton Head Island

1. Only those trees approved for removal in accordance with the Town of Hilton Head Island land management ordinance and so designated on the drawings for removal are to be removed as part of the site clearing operations. All trees not designated on the plans for removal must be preserved.
2. The contractor is responsible for marking the trees designated to be preserved and those to be removed in accordance with the requirements contained in section 16-6-104 of the Town of Hilton Head Island land management ordinance.
3. Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in section 16-6-404 of the Town of Hilton Head Island land management ordinance.
4. A tree protection zone shall be established in accordance with the provisions contained in section 16-6-404 of the Town of Hilton Head Island land management ordinance for each existing tree designated for preservation. The minimum tree protection zone shall be the tree dripline plus 1 foot. The size or configuration of the tree protection zone may be adjusted at the discretion of the Town of Hilton Head Island planning department director.
5. The area within the tree protection zone must remain open and unpaved. No change of grade will be allowed within the tree protection zone. Any activity within the tree protection zone is subject to approval by the Town of Hilton Head Island planning department director. The following activities are prohibited within the tree protection zone:
    A. Placement or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
    B. Burning
    C. Vehicle parking
    D. Paving
    E. Trenching for utilities
6. Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
7. Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the Town of Hilton Head Island planning department director. Special measures will be required to protect the roots from excessive compaction.
8. The contractor is responsible for coordinating a staking inspection with the Town of Hilton Head Island prior to clearing. The following must be completed before the inspection:
    A. All building edges, sidewalks, paved areas and utility lines staked.
    B. Tree protection barriers installed.
    C. Trees to be preserved marked with blue flagging and those to be removed marked with red flagging.
    D. All silt fence installed per the approved plan.

Site Grading and Drainage:

1. All utilities shown are approximate locations. The contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
2. Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, ponding in traffic areas or rising of water levels which would enter adjacent buildings or structures.
3. Full width of street and road rights-of-way must be cleared and graded as shown in the details on the drawings.
4. Subgrade preparation: top soil shall be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. All excavation shall be to subgrade limits.
5. All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
6. Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDES/BCM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
    A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
    B. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately, or incorrectly installed, the permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
4. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any waters of the state.
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C. reg. 72-300 et seq. and SCR100000.
8. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
9. All Waters of the State (WOS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WOS. A 10-foot buffer should be maintained between the last row of silt fence and all WOS.
10. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
11. A copy of the SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
12. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
13. Minimize soil compaction and, unless infeasible, preserve topsoil.
14. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
15. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
16. The following discharges from sites are prohibited:
    A. Wastewater from washout of concrete, unless managed by an appropriate control.
    B. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
    C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
    D. Soaps or solvents used in vehicle and equipment washing.
17. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
18. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's water quality standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPS must be implemented as soon as reasonably possible.
19. A pre-construction conference must be held for each construction site with an approved on-site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more, this conference must be held on-site unless the department has approved otherwise.

Dry Utility Conduits for Electric, Telephone and Cable TV:

1. All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
2. 48" Minimum bury depth for all electrical conduits.
3. Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
4. Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
5. Extend conduit beyond pavement, curb, and sidewalks.
6. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
7. Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination with the respective utility representatives, prior to any conduit installation.
8. Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
9. Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. Contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understory growth.

Sequence of Construction Activities

Estimated Start Date: 03/01/26 Estimated Completion Date: 09/01/27

Items must occur in the order listed; items cannot occur concurrently unless specifically noted.

Phase 1: (Initial)

1. Receive NPDES coverage from SCDES.
2. Hold pre-construction meeting.
3. Notify SCDES regional office or BCM office 48 hours prior to beginning land-disturbing activities.
4. Installation of construction entrance.
5. Clearing & grubbing only as necessary for installation of perimeter controls.
6. Installation of perimeter controls (e.g. silt fence).
7. Install tree protection.
8. Install inlet protection.
9. Install sediment tubes.
10. Clearing & grubbing only in areas of basin.

Phases 2 & 3: (Intermediate & Final)

11. Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
12. Clearing & grubbing of site or demolition (sediment & erosion control measures for these areas must already be installed).
13. Rough grading.
14. Installation of storm drain system and placement of inlet protection as each inlet is installed.
15. Install all required utilities and curbing.
16. Fine grading, paving, etc.
17. Place topsoil & establish finish grades.
18. Permeable pavers shall be laid when all heavy construction is completed.
19. Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
20. Install permanent seeding.
21. Flush any sediment from storm sewer pipes and inlets.
22. Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the SWPPP preparer or registration equivalent approve the removal of temporary structures).
23. Perform as-built surveys of all detention structures and submit to SCDES or MS4 for acceptance.
24. Submit notice of termination (NOT) to SCDES as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

Project Information

Source of Title:
Beaufort County Register of Deeds,
Deed Book 2299 Page 1768

Use:
Existing: Commercial Vacant
Proposed: Hotel (43 rooms)
Existing Building: 0 sq. ft.
Proposed Building: 101,143 sq. ft.
Total Square Footage: 101,143 sq. ft.

Required Setbacks:
Front: 20 Feet
Rear: 20 Feet
Side: 20 Feet
Street: 20 Feet

Surface Coverage:
Allowable Total Density = 88.55 hotel rooms
Max Impervious allowed: 51.9 %
Existing impervious: 58,805 sq. ft. (51.9%)
Proposed impervious: 58,805 sq. ft. (51.9%)

Parking Summary:
Existing Parking Spaces: 82 spaces
Parking use types
Use type = 1 space/room
Minimum Parking required:
Use type = 43 spaces
Parking provided:
Total = 82 spaces (4 compact)
Accessible parking required: 4 spaces
Accessible parking provided: 4 spaces
Additional Golf Cart = 8 spaces

Property Owner:
Beachwalk Hilton Head, LLC
852 William Hilton Parkway -Suite 1-A
Hilton Head Island, SC 29928
843.785.1000
dpierce@erghhi.com

Surveyor:
Name: Jeremy Reeder
PLS #: 28139

Flood Zone:
X

Property Zoning:
Zoning District: Resort District
Overlay District: Forest Beach ARB

Site Area:
Net Site Acreage: 2.60 acres
Disturbed Acreage: 2.5 acres

Building Height:
Maximum: 75 feet
Proposed: 70 feet

Required Buffers:
Front: 10 Feet
Rear: 10 Feet
Side: 10 Feet
Street: 10 Feet

Utility Contacts:

Palmetto Electric	843-208-5512	1 Cooperative Way, Hardeeville, SC 29927
South Island PSD	843-785-6224	PO Box 5148, Hilton Head, SC 29938
Sparklight	877-427-4729	PO Box 3380, Bluffton, SC 29910 (925 Fording Island Rd)

Contractor Note:

Contractor to obtain and become familiar with geotechnical report #08-21-25-5 prepared by Whitaker Lab Engineering.

All work must conform to project technical specifications for Beachwalk Hilton Head prepared by Ward Edwards Engineering. The contractor is responsible for obtaining a copy of the technical specifications if not provided with the drawings.

Permits

Permit	Permit #	Issued	Expires
SIPSD			
Fire Marshal			
SCDES/MS4 Stormwater			
SCDES Water			
SCDES Wastewater			
Municipality Development			
CZC			
NPDES			

SCDES-BCM Certification:

"I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of title 48, chapter 14 of the code of laws of SC, 1976 as amended, pursuant to regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of scr100000."

STANDARD ABBREVIATIONS

Ac	Acre
ADT	Average Daily Traffic
ASPH	Asphalt
BEG	Begin
BL	Baseline
BM	Benchmark
BOB	Bottom Of Bank
BOTT	Bottom
BRG	Bearing
BT	Buried Telephone
B/C	Back of Curb
C	Rate of Change in Slope
C & G	Curb and Gutter
CATV	Cable Television
CB	Catch Basin
CI	Curb Inlet
CL	Clearance or Centerline
CONST	Construction
CORR	Correction
CF	Cubic Feet
CY	Cubic Yard
DA	Drainage Area
DBI	Ditch Bottom Inlet
DBL	Double
DHV	Design Hourly Volume
DI	Drop Inlet
DIA or D	Diameter
DIP	Ductile Iron Pipe
DT	Ditch
e	Superelevation
E	East or External Distance
EGL	Existing Grade Line
EL or ELEV	Elevation
EMBK	Embankment
ENGR	Engineer
EQ	Equal
ESMT	Easement
EW	Endwall
EXIST	Existing
F & I	Furnish and Install
FES	Flared End Section
FFE	Finish Floor Elevation
FH	Fire Hydrant
FM	Force Main
FT	Foot or Feet
FUT	Future
GI	Grate Inlet
GRD	Grade
H or HT	Height
HDPE	High Density Polyethylene
HDWL	Headwall
HORIZ	Horizontal
HP	High Point
HW	Highwater
HWY	Highway
HYD	Hydrant or Hydraulic
ID	Inside Diameter
IE	Invert Elevation
IN	Inch
INSTL	Install
JB	Junction Box
LF	Linear Feet
LGTH	Length
LOW	Limit Of Work
LP	Low Point
LT	Left
MES	Mitred End Section
MH	Manhole
MHW	Mean High Water
MJ	Mechanical Joint
N	North
NBR	North Bound Roadway
NC	Normal Crown
NGVD	National Geodetic Vertical Datum
NIC	Not In Contract
OD	Outside Diameter
OH	Overhead
OHP	Overhead Power
PAVT	Pavement
PC	Point of Curvature
PCC	Point of Compound Curvature
PERF	Perforated
PG	Profile Grade
PGE	Profile Grade Elevation
PGL	Profile Grade Line
PI	Point of Intersection
PL	Property Line
PR	Point of Rotation
PRC	Point of Reverse Curvature
PRCST	Precast
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
Q	Peak Discharge or Flow Volume (CFS)
R	Rate of Change in Elevation
R or RAD	Radius
RCP	Reinforced Concrete Pipe
RDWY	Roadway
REQ or REQD	Required
RT	Right
R/W	Right Of Way
S	Speed or South or Slope
SAHM	Sand-asphalt hot mix
SAN	Sanitary
SF	Square Foot or Silt Fence
SY	Square Yard
SBR	South Bound Roadway
SD	Storm Sewer
SED	Sediment
SHW	Seasonal High Water
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
STA	Station
SUBGR	Subgrade
SUR	Survey
SW or SWK	Sidewalk
TC	Top of Curb
TCE	Temporary Construction Easement
TEL	Telephone
TEMP	Temperature or Temporary
TG	Top of Grate
TOB	Top of Bank
TP	Top of Pavement
TW	Top of Sidewalk
TYP	Typical
UNDDR	Underdrain
UG	Underground
UE	Underground Electric
UT	Underground Telephone
UTIL	Utilities
VERT	Vertical
W	Width or West
WL	Water Line
WM	Water Main
WT	Water Table or Weight
WV	Water Valve
WWF	Welded Wire Fabric
YI	Yard Inlet

Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

Sanitary Sewer Legend

	Proposed
Sanitary Sewer Manhole	MH: A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve In Manhole	
Plug Valve	
Air Release Valve	
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

Water System Legend

	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Grading Legend

	Proposed
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	19
Ditch Centerline	
Direction of Flow	

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR RoB
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC / PC / PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD / TD / TD
Permanent Diversion Ditch:	PD / PD
Diversion Dike or Berm:	DD / DB
Level Spreader:	
Subsurface Drain:	SSD / SSD / SSD

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

ADA Accessible Route

NOTE:
The accessible route shall comply with the current version of the ADA Standards for Accessible Design.

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 25124 — WILLIAM G. POWELL

SOUTH CAROLINA — WARD EDWARDS, INC. No. C00152 — CERTIFICATE OF AUTHORIZATION

Permit Set - NOT FOR CONSTRUCTION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
(843) 837-5250
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

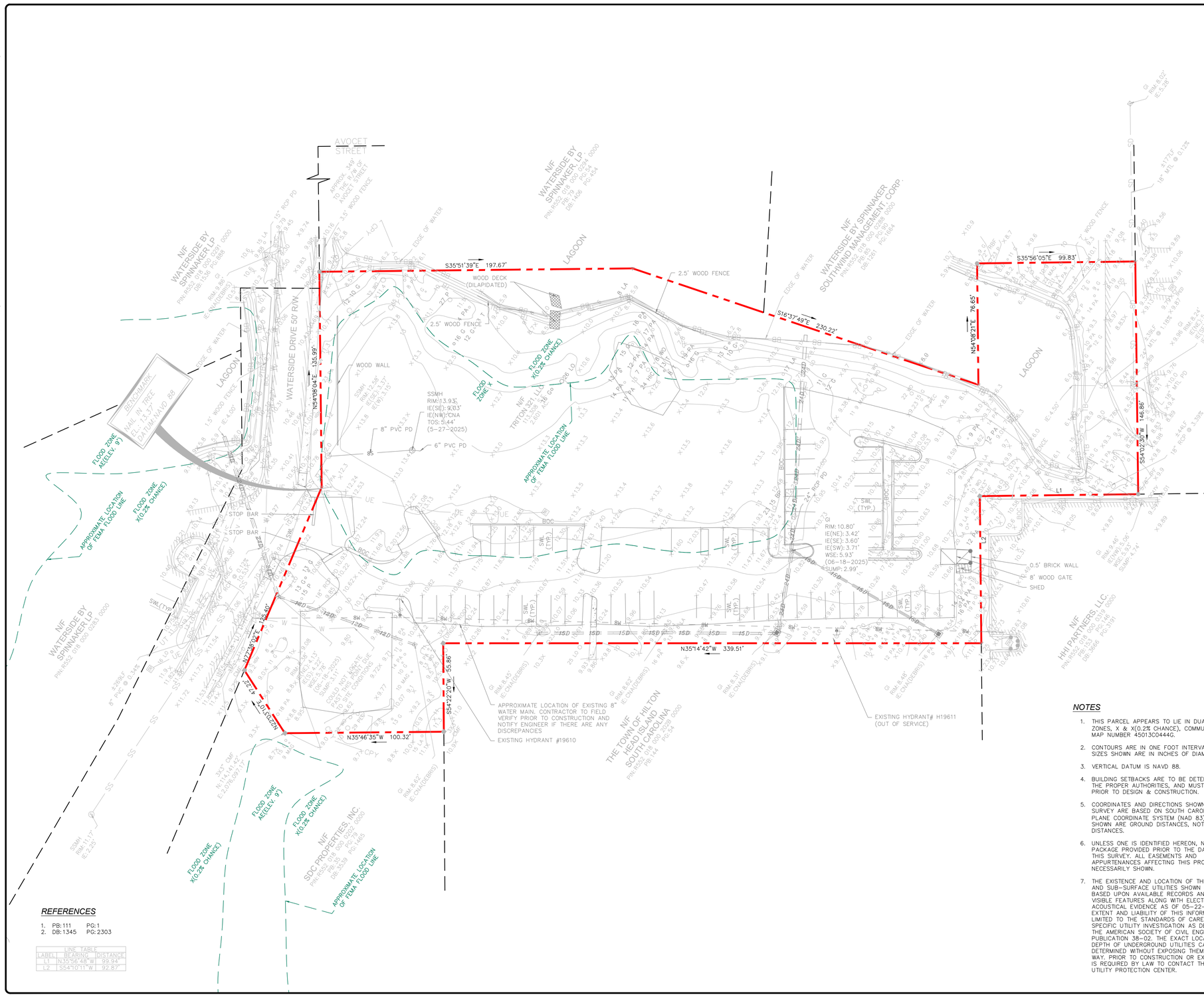
Construction Notes

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C002

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



LEGEND

⏃	CALC POINT – CORNER NOT SET
CMF ■	CONC. MONUMENT FOUND
DHF ●	DRILL HOLE FOUND
IPF ●	IRON PIPE FOUND
RBF ●	IRON REBAR FOUND
●	BOLLARD
OCATV	CABLE OR T.V. PEDESTAL
OCJB	CABLE JUNCTION BOX
	FIRE HYDRANT
⊠	GRATE INLET
	IRRIGATION CONTROL VALVE
	LIGHT POLE
Ⓓ	STORM DRAIN MANHOLE
×12.9	SPOT ELEVATION
GV	SIGN
Ⓢ	SANITARY SEWER MANHOLE
Ⓣ	TELEPHONE MANHOLE
OPED	TELEPHONE PEDESTAL
PM	TRANSFORMER–ELECTRIC
BOC	BACK OF CURB
CNA	COULD NOT ACCESS
IE	INVERT ELEVATION
MCP	METAL CORRUGATED PIPE
PD	PIPE DIRECTION
PIN	PARCEL IDENTIFICATION NUMBER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE
TOS	TOP OF SEDIMENT
WSE	WATER SURFACE ELEVATION
BP	BRADFORD PEAR
G	SWEET GUM
HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PA	PALMETTO
PEC	PECAN
P	PINE
T	TALLOW
WO	WATER OAK
BB	BOTTOM OF BANK
8	CONTOUR LINE
X X	FENCE LINE
OHP	OVERHEAD POWER LINE
TB	TOP OF BANK
	TREE CANOPY LINE
TV TV TV	UNDERGROUND TV LINE
SD	UNDERGROUND DRAINAGE LINE
UE	UNDERGROUND ELECTRIC LINE
SS	UNDERGROUND SEWER LINE
UT	UNDERGROUND TELEPHONE
W	UNDERGROUND WATER LINE
	CONCRETE
	EDGE OF PAVEMENT

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N35°56'48"W	99.94'
L2	S54°10'11"W	92.87'

REFERENCES

1. PB:111 PG:1
2. DB:1345 PG:2303

NOTES

1. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & X(0.2% CHANCE), COMMUNITY 450250, MAP NUMBER 45013C0444G.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
5. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACOUSTICAL EVIDENCE AS OF 05-22-2025. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

PREPARED FOR:
WARD EDWARDS ENGINEERING

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF

#20 WATER SIDE DRIVE

TAX PARCEL No. R552 018 000 202D 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: PRS
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 06-12-2025
PLAT DATE: 06-20-2025
SCALE: 1"=30'
PROJECT No.: BFT-25122
FILE: BFT-25122 ATI.DWG

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER LICENSED No. 25124 WILLIAM G. POWELL

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

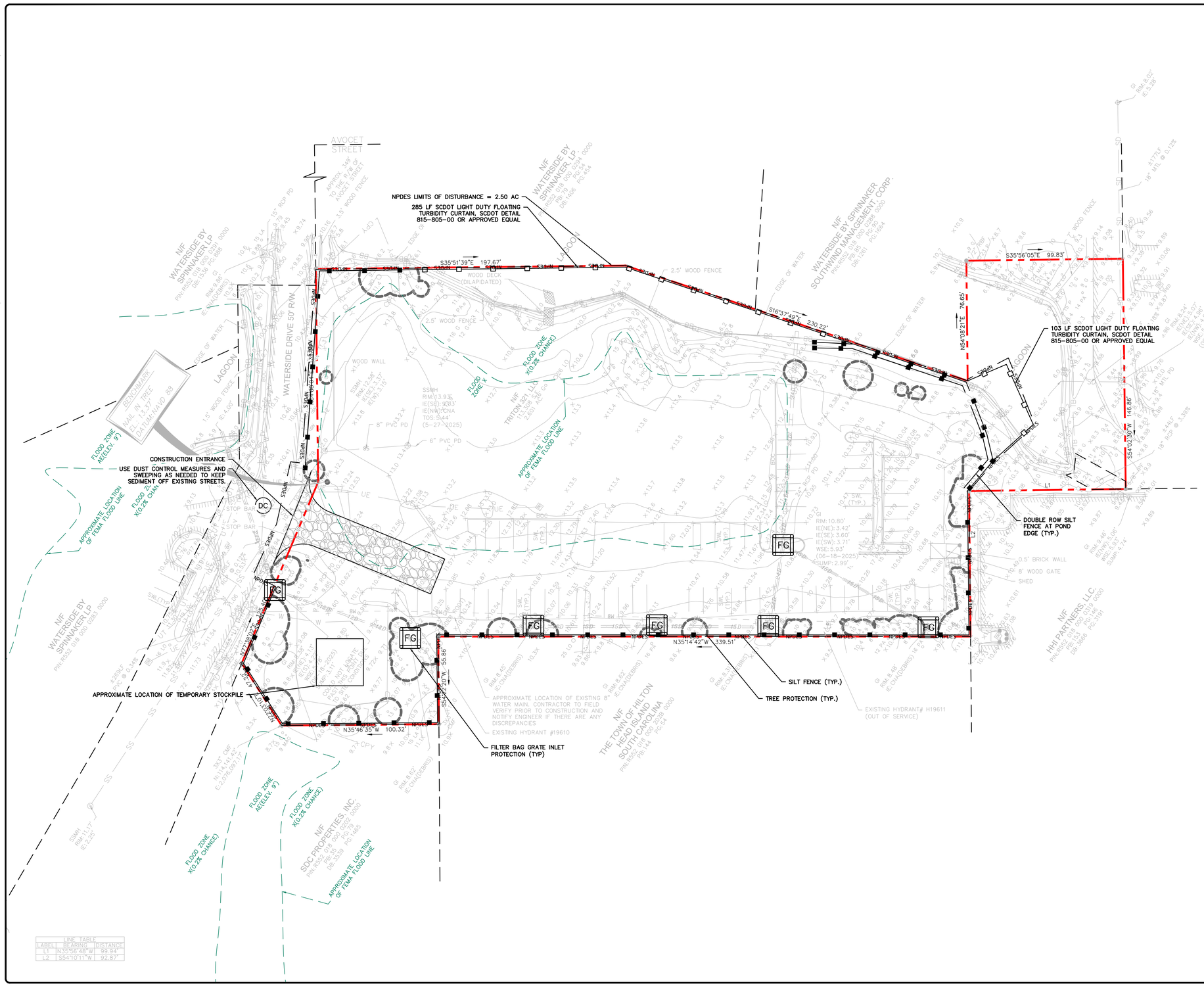
Existing Conditions Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C101

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

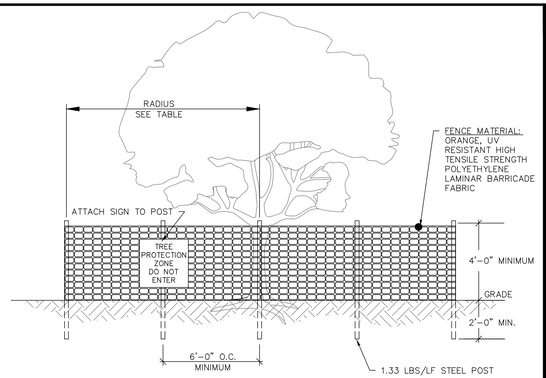
Initial Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C201

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

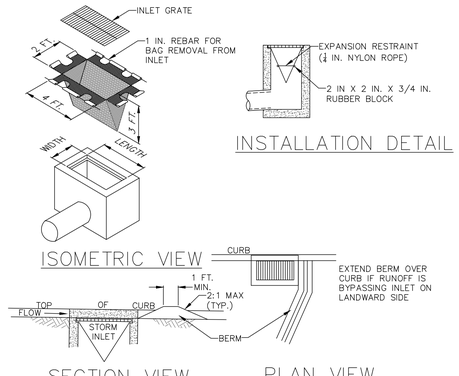
TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



INSTALLATION DETAIL

ISOMETRIC VIEW

SECTION VIEW

PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

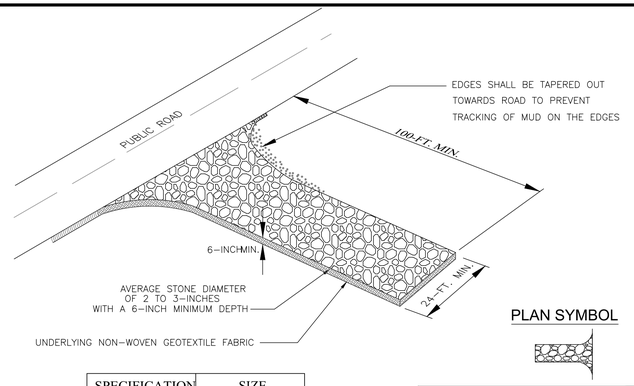
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION

NO SCALE



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

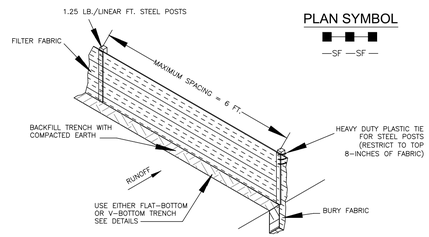
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

SILT FENCE INSTALLATION



PLAN SYMBOL

—SF —SF—

SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

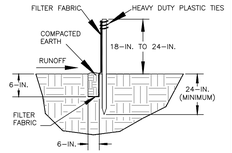
SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± .8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 12 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

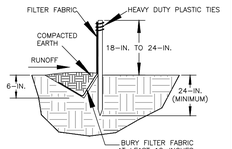
SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

(DC) DUST CONTROL ON DISTURBED AREAS

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 25124 WILLIAM G. POWELL

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Initial Erosion Control Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C202

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

REFERENCES

NATIONAL DOCUMENTS

SCONR LAW ENFORCEMENT BUOY SPECIFICATIONS

SCDOT DOCUMENTS

RELATED DRAWINGS & KEYWORDS

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 EDWIN SYLVESTER EARGLE, III

SIGNATURE

MARCH 3, 2008

DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1			
0	3/2008	DSO	GENERAL REVISIONS

SCDOT

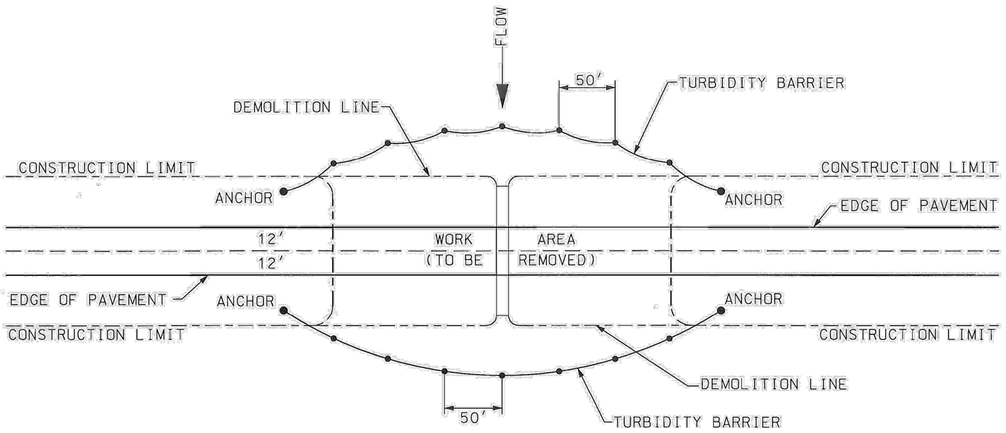
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

FLOATING TURBITITY CURTAIN

815-805-00

EFFECTIVE LETTING DATE | MAY 2008



AREA SHOWING PLACEMENT OF TURBIDITY BARRIER WHERE FILL SECTION IS TO BE REMOVED AND BRIDGE IS TO BE CONSTRUCTED.

NOTES:

1. THE PURPOSE OF THE FLOATING TURBIDITY BARRIER IS TO PROVIDE SEDIMENT PROTECTION CAUSED BY FILL THAT IS PLACED IN WATER OR INFLUENCED BY TIDAL FLOW.

2. MATERIALS USED IN THE FLOATING TURBIDITY BARRIER SHALL MEET THE FOLLOWING REQUIREMENTS:

	LIGHT DUTY	MEDIUM DUTY	HEAVY DUTY
FABRIC - POLYESTER REINFORCED VINYL (OZ/SY)	18	22	22
FLOATATION (LB/FT)*	13	22	22
TOP LOAD CABLE	---	---	5/16" GALVANIZED 10K#
STRESS PLATES	---	---	5/8" POLYPROPYLENE
ROPE RETAINER	5/8" POLYPROPYLENE	5/8" POLYPROPYLENE	5/8" POLYPROPYLENE
GROMMETS	#4 BRASS	#4 BRASS	#4 BRASS
SEAMS HEAT WELDED	YES	YES	YES
BOTTOM LOAD CHAIN	1/4" GALVANIZED 0.63 LBS/FT (MIN)	5/16" GALVANIZED 0.95 LBS/FT (MIN)	5/16" GALVANIZED 0.95 LBS/FT (MIN)
CONNECTING HARDWARE	GALVANIZED STEEL	GALVANIZED STEEL	GALVANIZED STEEL
STANDARD DEPTH	5 FT. - 15 FT.	5 FT. - 23 FT.	5 FT. - 23 FT.
STANDARD LENGTH**	50 & 100 FT.	50 & 100 FT.	50 & 100 FT.

*FLOATATION FOR BARRIERS OF DEPTHS GREATER THAN 10 FEET IS TO BE 60 POUNDS PER FOOT. FLOATATION MUST BE SUFFICIENT TO MAINTAIN THE TOP OF THE BARRIER AT AN ELEVATION 3 INCHES ABOVE THE WATER.

**THE MAXIMUM LENGTH FOR BARRIERS OF DEPTH GREATER THAN 10 FEET IS 50 FEET.

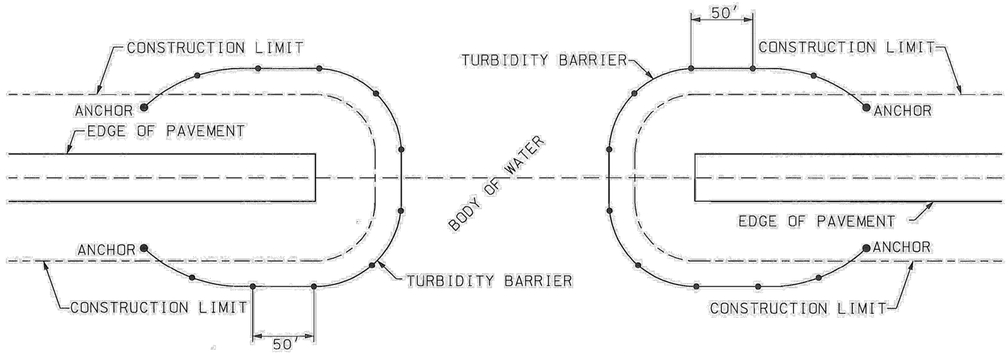
3. BOUYS USED IN CONJUNCTION WITH FLOATING TURBIDITY BARRIER SHALL COMPLY WITH THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES' LAW ENFORCEMENT BOUY SPECIFICATIONS.

4. FLOATING TURBIDITY BARRIERS SHALL BE PLACED AT THE LOCATIONS SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMENDATIONS. THE END POINTS SHALL BE ANCHORED ON THE UNDISTURBED SHORELINE WITH SUFFICIENT SUPPORT TO SECURE THE BARRIER IN PLACE DURING TURBULENT CONDITIONS. REFER TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 815.

5. THE CONTRACT UNIT PRICE FOR FLOATING TURBIDITY BARRIER SHALL INCLUDE ALL MATERIALS, ANCHORS, EQUIPMENT, LABOR, AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE BARRIER.

6. IF NO DEPTH OF MATERIAL IS CALLED FOR, THE BID ITEM SHALL BE IN SQUARE FEET. WHEN THE DEPTH IS SPECIFIED, IT WILL BE IN INCREMENTS OF FEET.

7. THE BID ITEM SHALL BE
FLOATING TURBIDITY BARRIER __DUTY_____SF
FLOATING TURBIDITY BARRIER __DUTY (__FEET DEEP)_____LF.



AREA SHOWING PLACEMENT OF TURBIDITY BARRIER WHERE CONSTRUCTION IS TO BE PERFORMED ON FILL SECTION OF BRIDGE ENDS.

THIS DRAWING IS NOT TO SCALE

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 25124 WILLIAM G. POWELL

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Initial Erosion Control Details

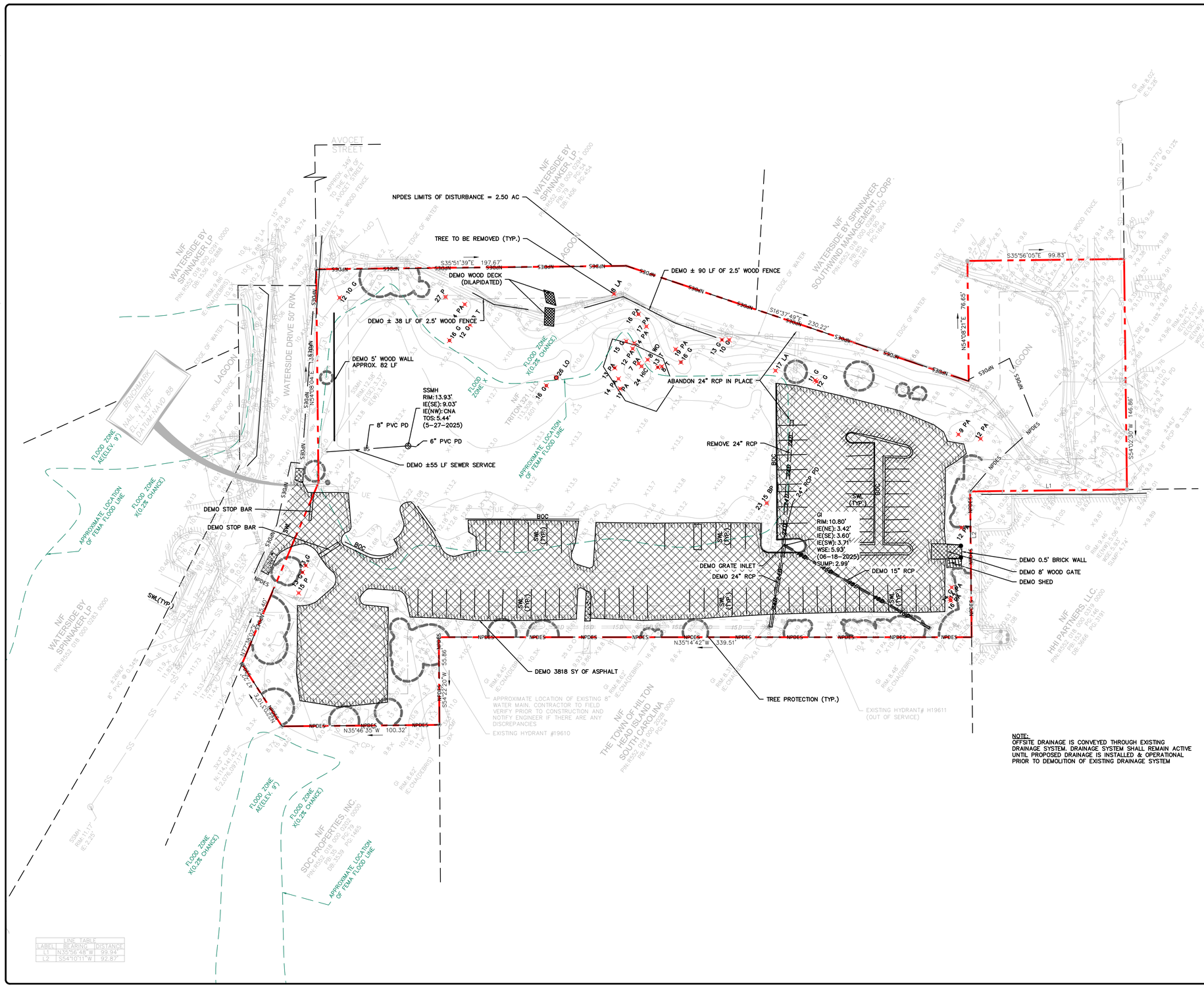
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C203

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

Permit Set - NOT FOR CONSTRUCTION



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N35°56'48"W	99.94'
L2	S54°10'11"W	92.87'

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

SOUTH CAROLINA LICENSED PROFESSIONAL No. 25124 ENGINEER WILLIAM G. POWELL

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
	Plan Revisions	
1		
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

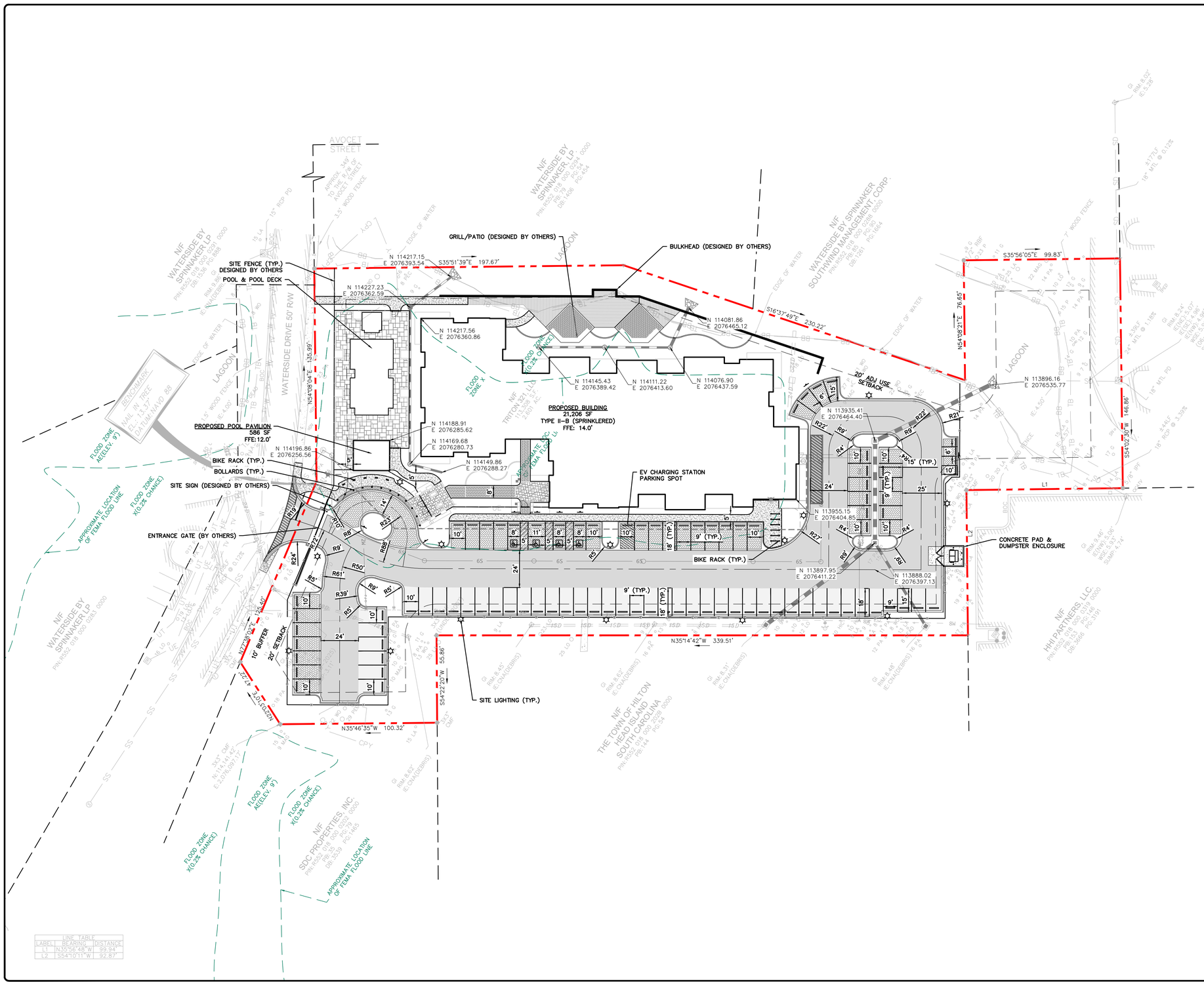
Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C301

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way | (843) 837-5250
P.O. Box 381, Bluffton, | www.WardEdwards.com
South Carolina 29910

Beachwalk Hilton Head
Town of Hilton Head, South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

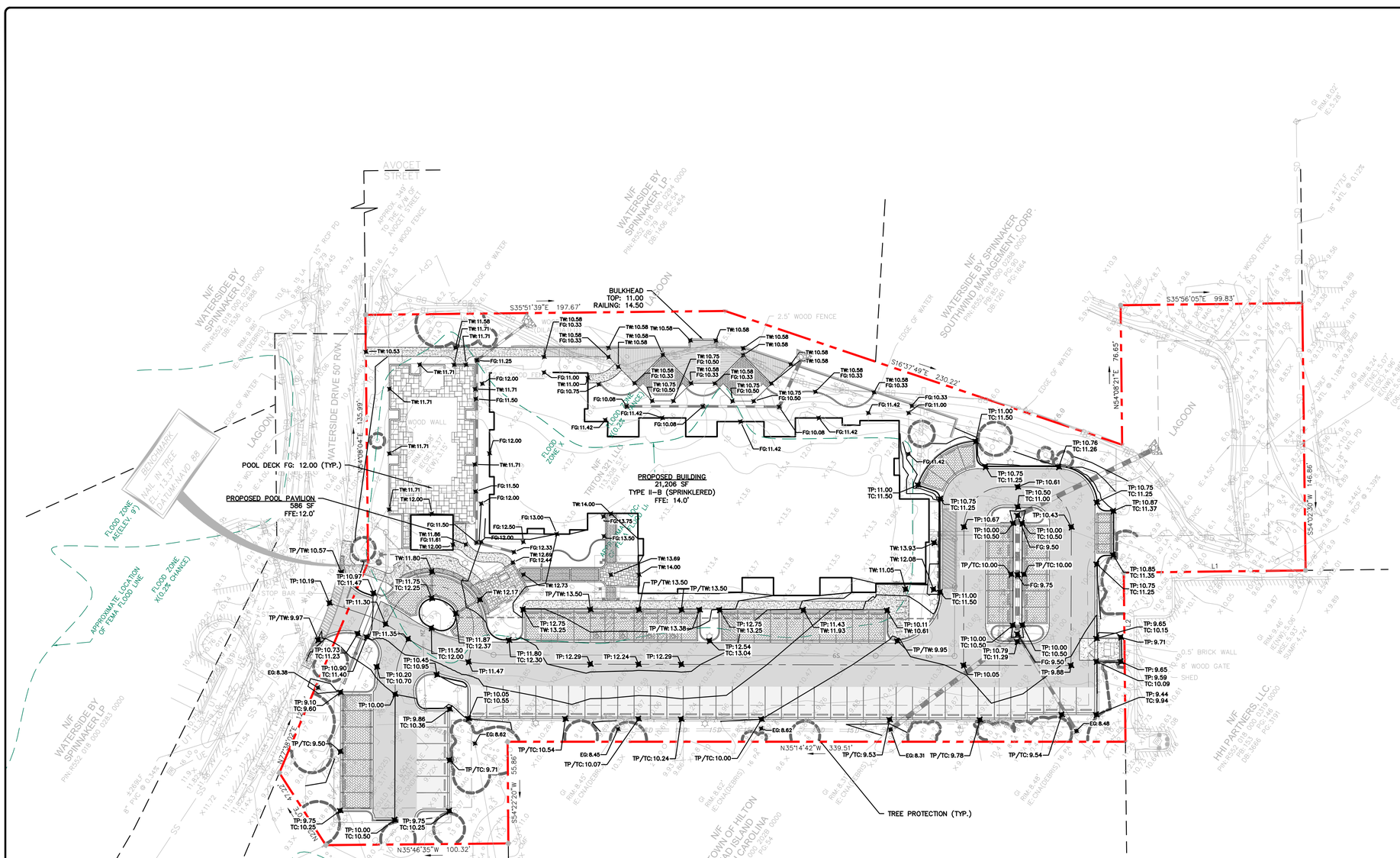
Site Layout Plan

Vert. Datum:	NAVD8
Horiz. Datum:	NAD8
Project #:	25022
Date:	07/03/2
Designed by:	AP
Checked by:	WG

0 30 6
Scale:1"= 30' Fee

C401

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Grading Legend

	Proposed
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	19
Ditch Centerline	
Direction of Flow	

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 25124 WILLIAM G. POWELL

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way | (843) 837-5250
P.O. Box 381, Bluffton, | www.WardEdwards.com
South Carolina 29910

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Grading Plan

Vert. Datum:	NAVD8
Horiz. Datum:	NAD8
Project #:	25022
Date:	07/03/2
Designed by:	AP
Checked by:	WG

0 30 6
Scale:1"= 30' Fee

C501

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to SCDES and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a south carolina licensed land surveyor.

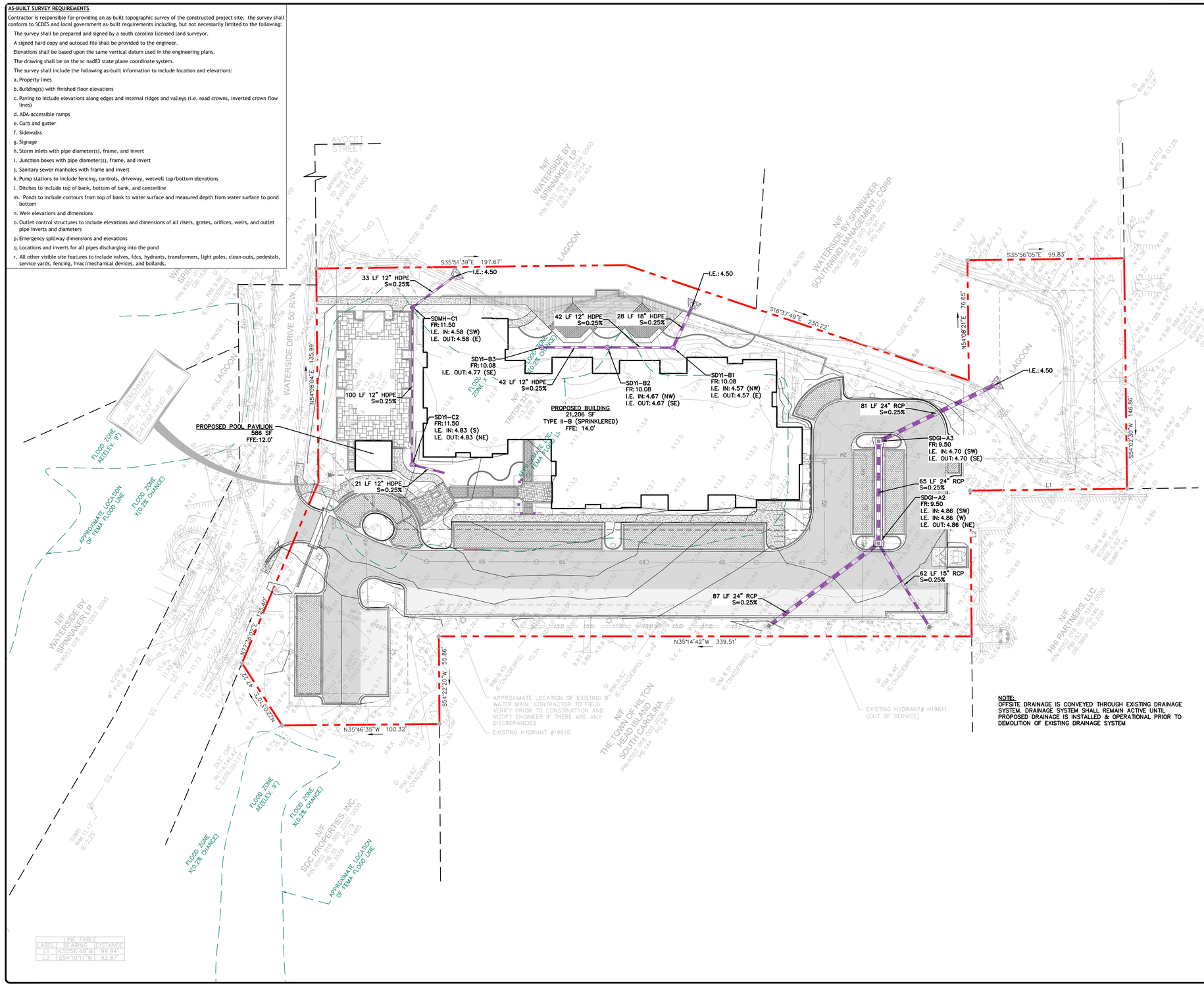
A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

The drawing shall be on the sc nad83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

a. Property lines
b. Building(s) with finished floor elevations
c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
d. ADA-accessible ramps
e. Curb and gutter
f. Sidewalks
g. Signage
h. Storm inlets with pipe diameter(s), frame, and invert
i. Junction boxes with pipe diameter(s), frame, and invert
j. Sanitary sewer manholes with frame and invert
k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
l. Ditches to include top of bank, bottom of bank, and centerline
m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
n. Weir elevations and dimensions
o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
p. Emergency spillway dimensions and elevations
q. Locations and inverts for all pipes discharging into the pond
r. All other visible site features to include valves, fdcs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



NOTE:
OFFSITE DRAINAGE IS CONVEYED THROUGH EXISTING DRAINAGE SYSTEM. DRAINAGE SYSTEM SHALL REMAIN ACTIVE UNTIL PROPOSED DRAINAGE IS INSTALLED & OPERATIONAL PRIOR TO DEMOLITION OF EXISTING DRAINAGE SYSTEM

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL, JR. No. 25124

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

Permit Set - NOT FOR CONSTRUCTION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

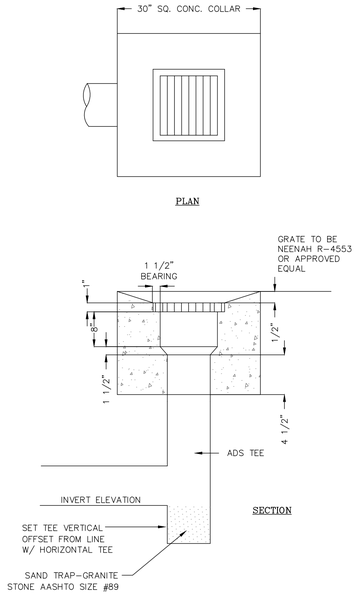
Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

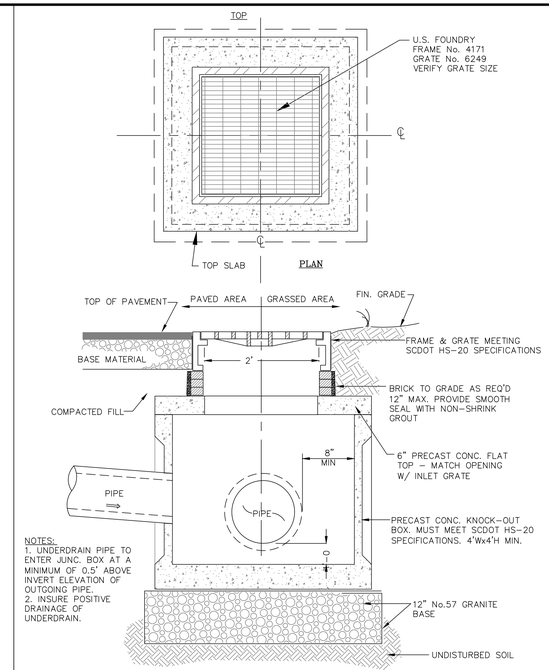
C601

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



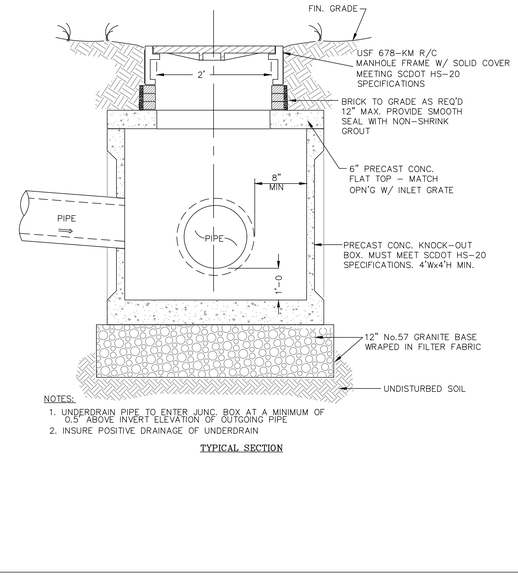
YARD INLET

DETAIL 02630-020



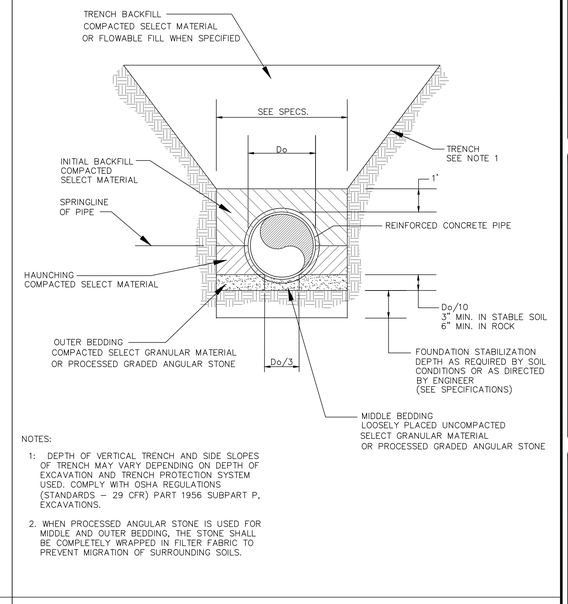
GRATE INLET

DETAIL 02630-027



JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030



NOTES:

1: DEPTH OF VERTICAL TRENCH AND SIDE SLOPES OF TRENCH MAY VARY DEPENDING ON DEPTH OF EXCAVATION AND TRENCH PROTECTION SYSTEM USED. COMPLY WITH OSHA REGULATIONS (STANDARDS – 29 CFR) PART 1956 SUBPART P, EXCAVATIONS.

2. WHEN PROCESSED ANGULAR STONE IS USED FOR MIDDLE AND OUTER BEDDING, THE STONE SHALL BE COMPLETELY WRAPPED IN FILTER FABRIC TO PREVENT MIGRATION OF SURROUNDING SOILS.

EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Drainage Details

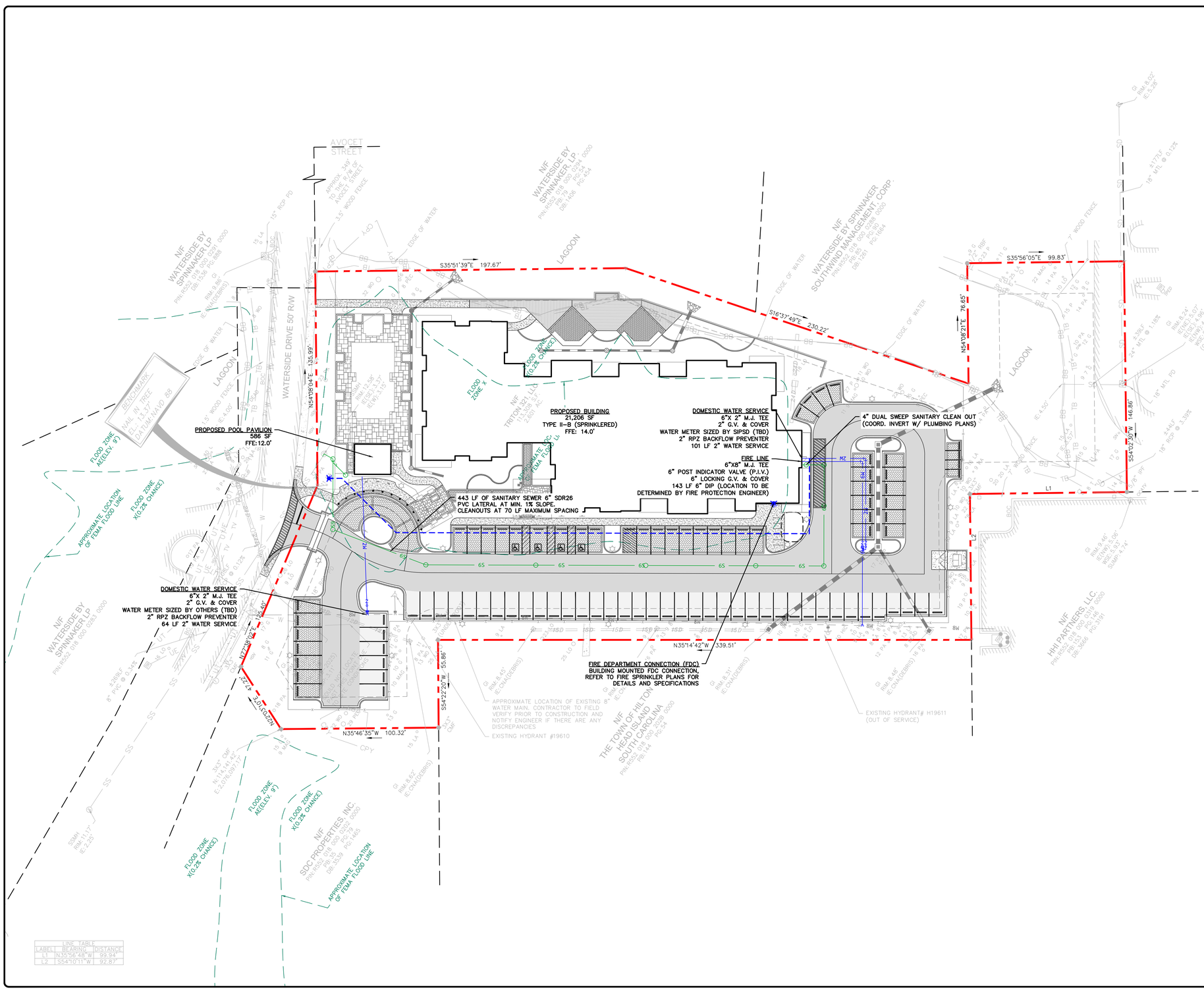
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C602

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Water System Legend

	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Sanitary Sewer Legend

	Proposed
Sanitary Sewer Manhole	MH: A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve In Manhole	
Plug Valve	
Air Release Valve	
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Utility Plan

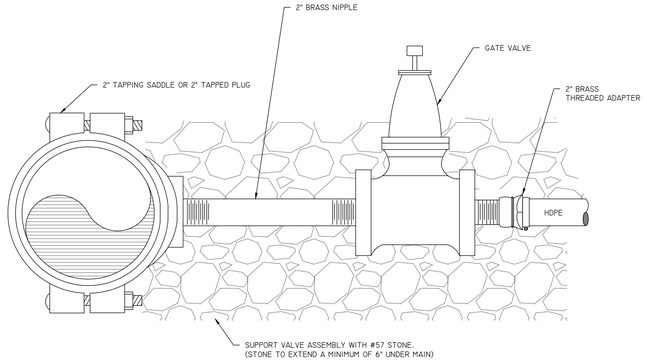
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

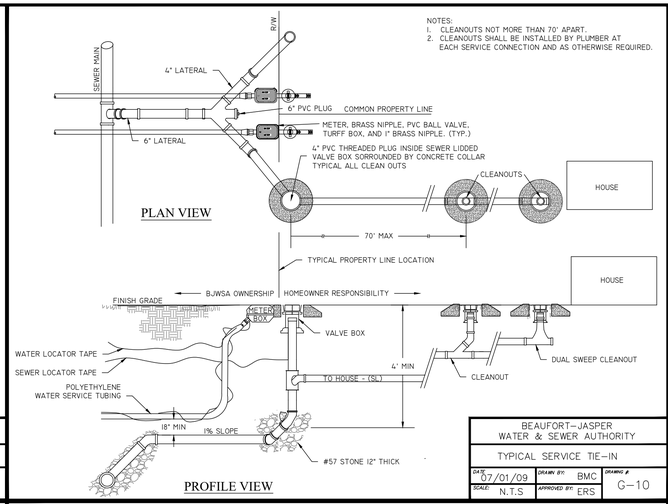
C701

Permit Set - NOT FOR CONSTRUCTION

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



BEAUFORT–JASPER WATER & SEWER AUTHORITY		
2" CONNECTION		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–14
SCALE: N.T.S	APPROVED BY: ERS	

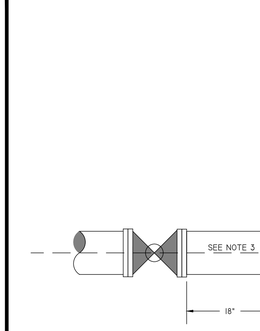


PLAN VIEW

PROFILE VIEW

NOTES:
1. CLEANOUTS NOT MORE THAN 70' APART.
2. CLEANOUTS SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND AS OTHERWISE REQUIRED.

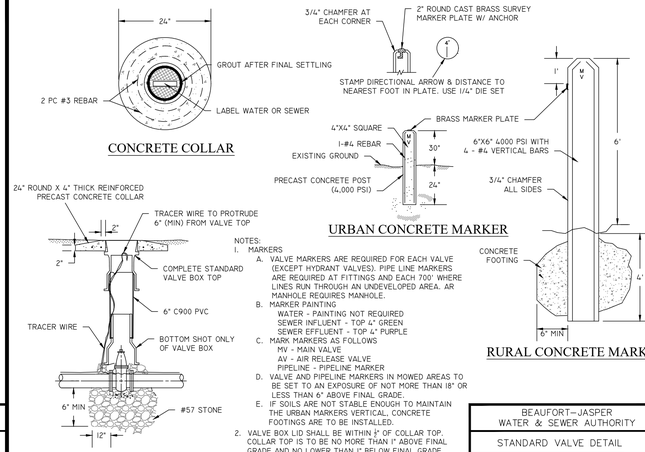
BEAUFORT–JASPER WATER & SEWER AUTHORITY		
TYPICAL SERVICE TIE–IN		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–10
SCALE: N.T.S	APPROVED BY: ERS	



NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".
4. ALL VALVES ON A TEE MUST BE INSTALLED NO MORE THAN 18" FROM THE TEE.
5. VALVES IN THE CURB LINE, THE DISTANCE FROM THE TEE MUST REMAIN 18" MAXIMUM, WITH CONCRETE CURBING TO BE FORMED AROUND VALVE BOX, VALVE BOX SHOULD BE INSTALLED AT THE GUTTER ELEVATION TO ENSURE THE VALVE NUT IS ACCESSIBLE.

REVISED BY WARD EDWARDS 07/19/21 TO INCLUDE NOTES 4 & 5.

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
TEE AND VALVES		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–15
SCALE: N.T.S	APPROVED BY: ERS	



CONCRETE COLLAR

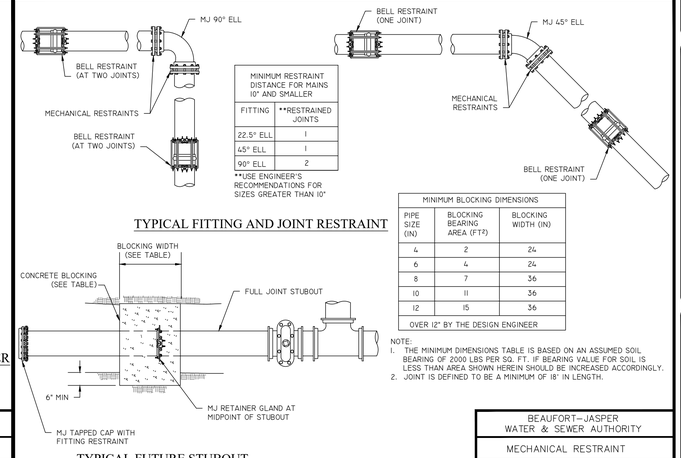
URBAN CONCRETE MARKER

RURAL CONCRETE MARKER

VALVE AND VALVE BOX

NOTES:
1. MARKERS
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPE LINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES MANHOLE.
   B. MARKER PAINTING
      WATER - PAINTING NOT REQUIRED
      SEWER INFLUENT - TOP 4" GREEN
      SEWER EFFLUENT - TOP 4" PURPLE
   C. MARK MARKERS AS FOLLOWS
      MV - MAIN VALVE
      AV - AIR RELEASE VALVE
      PIPELINE - PIPELINE MARKER
   D. VALVE AND PIPELINE MARKERS IN MOWED AREAS TO BE SET TO AN EXPOSURE OF NOT MORE THAN 18" OR LESS THAN 6" ABOVE FINAL GRADE.
   E. IF SOILS ARE NOT STABLE ENOUGH TO MAINTAIN THE URBAN MARKERS VERTICAL, CONCRETE FOOTINGS ARE TO BE INSTALLED.
2. VALVE BOX LID SHALL BE WITHIN ¼" OF COLLAR TOP. COLLAR TOP IS TO BE NO MORE THAN 1" ABOVE FINAL GRADE AND NO LOWER THAN 1" BELOW FINAL GRADE.
3. CONCRETE COLLAR NOT REQUIRED IN PAVEMENT. VALVE BOX TOP IS TO BE TRAFFIC RATED.

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
STANDARD VALVE DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–12
SCALE: N.T.S	APPROVED BY: ERS	



MINIMUM RESTRAINT DISTANCE FOR MAINS 10" AND SMALLER	
FITTING	**RESTRAINED JOINTS
22.5° ELL	1
45° ELL	1
90° ELL	2

**USE ENGINEER'S RECOMMENDATIONS FOR SIZES GREATER THAN 10"

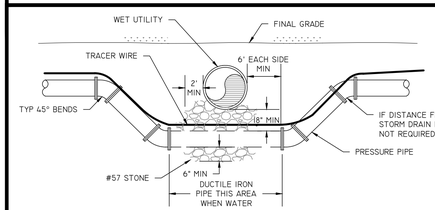
TYPICAL FITTING AND JOINT RESTRAINT

MINIMUM BLOCKING DIMENSIONS		
PIPE SIZE (IN)	BLOCKING BEARING AREA (FT²)	BLOCKING WIDTH (IN)
4	2	24
6	4	24
8	7	36
10	11	36
12	15	36
OVER 12" BY THE DESIGN ENGINEER		

TYPICAL FUTURE STUBOUT

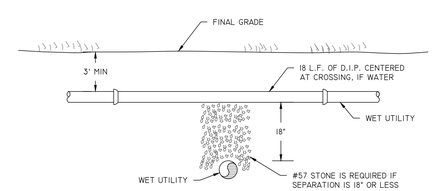
NOTE:
1. THE MINIMUM DIMENSIONS TABLE IS BASED ON AN ASSUMED SOIL BEARING OF 2000 LBS PER SQ. FT. IF BEARING VALUE FOR SOIL IS LESS THAN AREA SHOWN HEREIN SHOULD BE INCREASED ACCORDINGLY.
2. JOINT IS DEFINED TO BE A MINIMUM OF 18" IN LENGTH.

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
MECHANICAL RESTRAINT		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–08
SCALE: N.T.S	APPROVED BY: ERS	



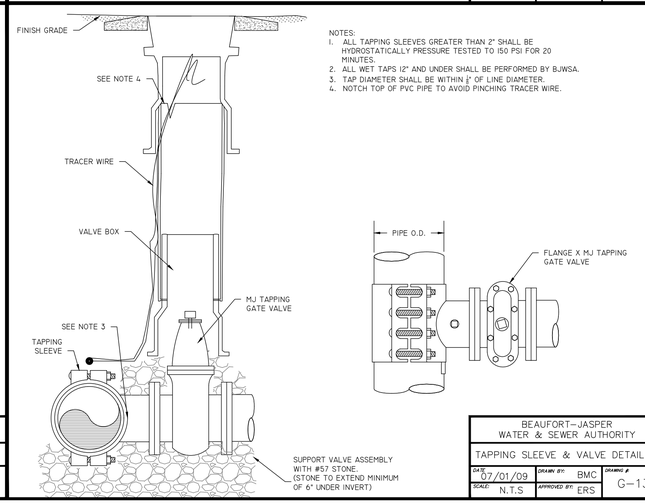
NOTES:
1. WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED FOR LESS THAN 18" SEPARATION.
2. NORMAL JOINT RESTRAINT IS REQUIRED.

PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER



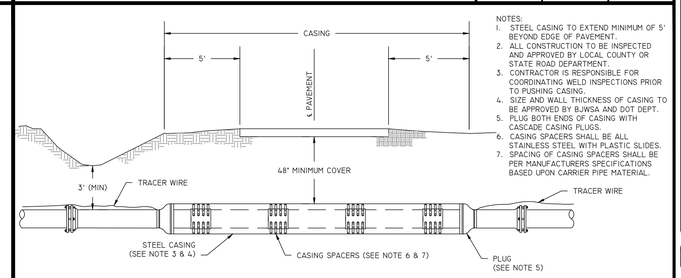
WET UTILITY CROSSING

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
WET UTILITY CROSSING		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–16
SCALE: N.T.S	APPROVED BY: ERS	



NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ¼" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
TAPPING SLEEVE & VALVE DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–13
SCALE: N.T.S	APPROVED BY: ERS	



NOTES:
1. STEEL CASING TO EXTEND MINIMUM OF 5' BEYOND EDGE OF PAVEMENT.
2. ALL CONSTRUCTION TO BE INSPECTED AND APPROVED BY LOCAL COUNTY OR STATE ROAD DEPARTMENT.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WELD INSPECTIONS PRIOR TO PUSHING CASING.
4. SIZE AND WALL THICKNESS OF CASING TO BE APPROVED BY BJWSA AND DOT DEPT.
5. PLUG BOTH ENDS OF CASING WITH CASCADE CASING PLUGS.
6. CASING SPACERS SHALL BE ALL STAINLESS STEEL WITH PLASTIC SLIDES.
7. SPACING OF CASING SPACERS SHALL BE PER MANUFACTURERS SPECIFICATIONS BASED UPON CARRIER PIPE MATERIAL.

BEAUFORT–JASPER WATER & SEWER AUTHORITY		
BORE AND JACK DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G–03
SCALE: N.T.S	APPROVED BY: ERS	

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

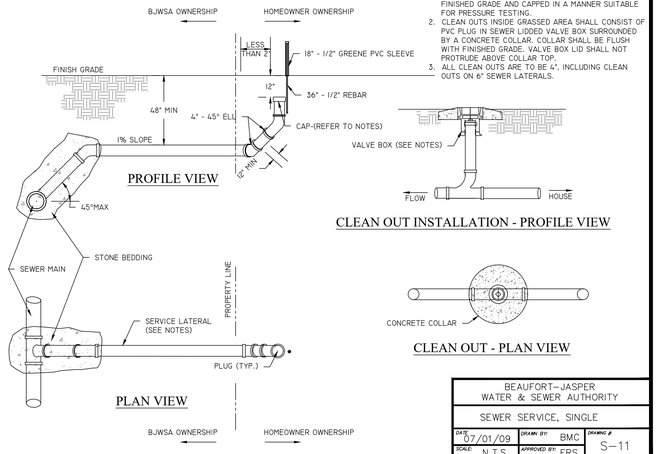
Utility Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

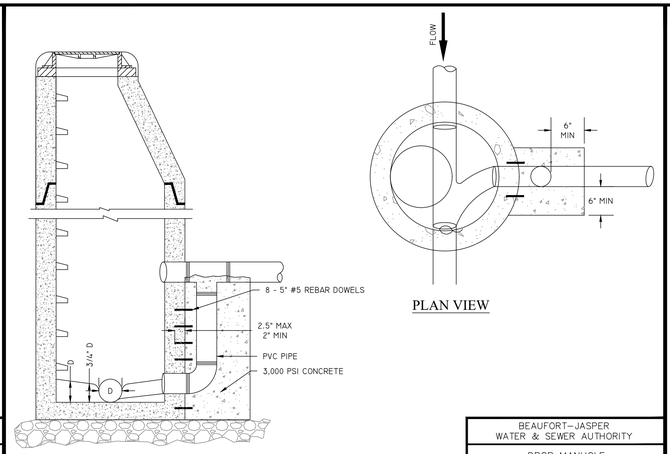
C702

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

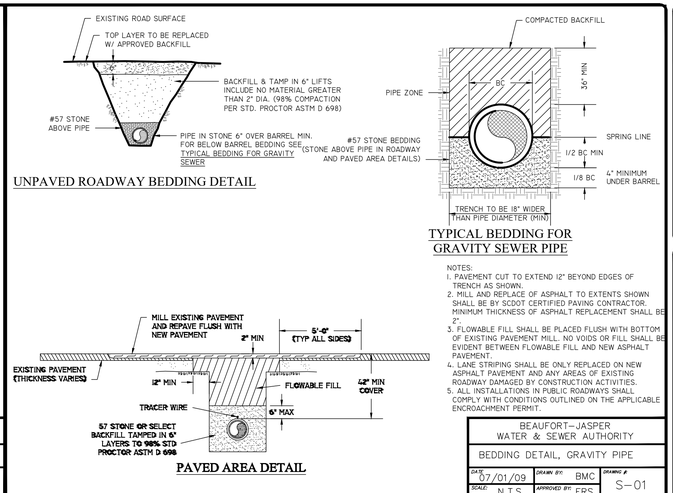


NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 6", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
SEWER SERVICE, SINGLE			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–11	
SCALE: N.T.S	APPROVED BY: ERS		

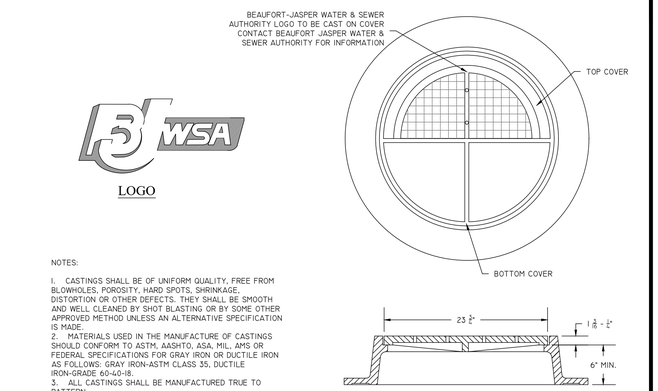


BEAUFORT–JASPER WATER & SEWER AUTHORITY			
DROP MANHOLE			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–06	
SCALE: N.T.S	APPROVED BY: ERS		



NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MILL AND REPLACE OF ASPHALT TO EXTENTS SHOWN SHALL BE BY SCDOT CERTIFIED PAVING CONTRACTOR. MINIMUM THICKNESS OF ASPHALT REPLACEMENT SHALL BE 2".
3. FLOWABLE FILL SHALL BE PLACED FLUSH WITH BOTTOM OF EXISTING PAVEMENT MILL. NO VOIDS OR FILL SHALL BE EVIDENT BETWEEN FLOWABLE FILL AND NEW ASPHALT PAVEMENT.
4. LANE STRIPING SHALL BE ONLY REPLACED ON NEW ASPHALT PAVEMENT AND ANY AREAS OF EXISTING ROADWAY DAMAGED BY CONSTRUCTION ACTIVITIES.
5. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON THE APPLICABLE ENCROACHMENT PERMIT.

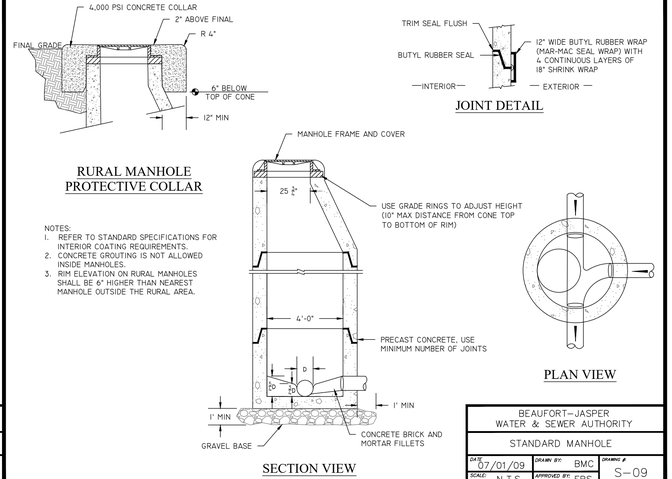
BEAUFORT–JASPER WATER & SEWER AUTHORITY			
BEDDING DETAIL, GRAVITY PIPE			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–01	
SCALE: N.T.S	APPROVED BY: ERS		



NOTES:

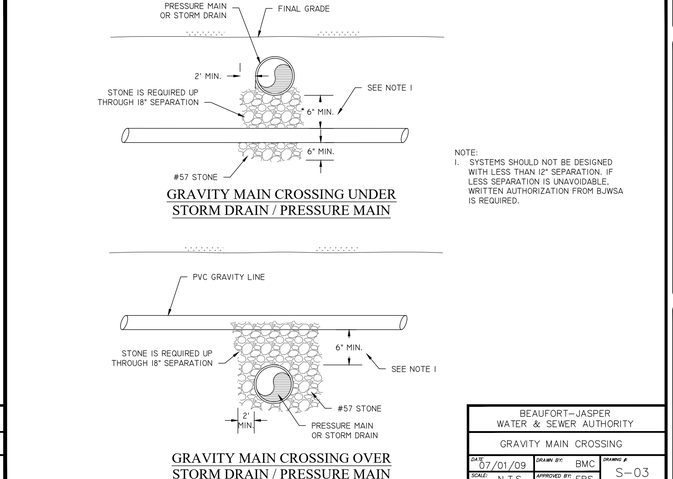
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-18.
3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
MANHOLE, COVER AND FRAME			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–05	
SCALE: N.T.S	APPROVED BY: ERS		



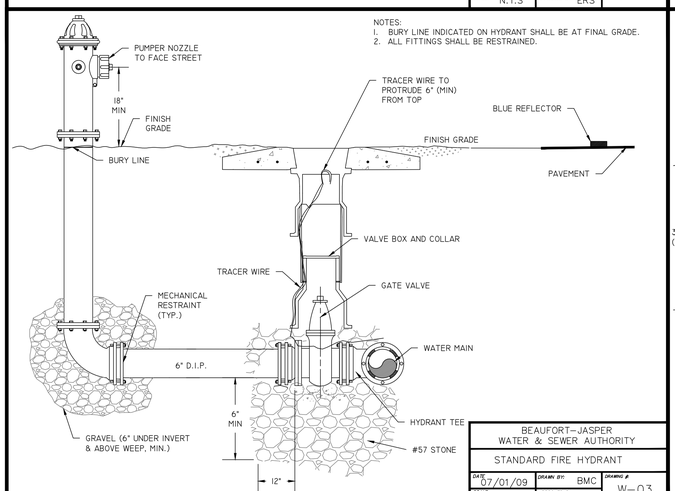
NOTES:
1. REFER TO STANDARD SPECIFICATIONS FOR INTERIOR COATING REQUIREMENTS.
2. CONCRETE GROUTING IS NOT ALLOWED INSIDE MANHOLES.
3. RIM ELEVATION ON RURAL MANHOLES SHALL BE 6" HIGHER THAN NEAREST MANHOLE OUTSIDE THE RURAL AREA.

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
STANDARD MANHOLE			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–09	
SCALE: N.T.S	APPROVED BY: ERS		



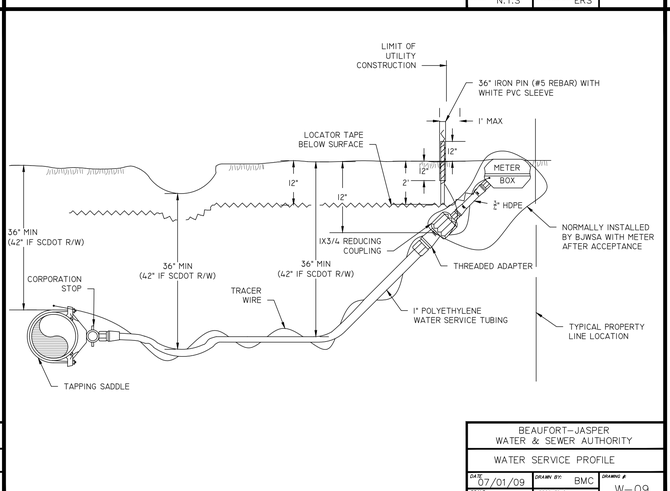
NOTE:
1. SYSTEMS SHOULD NOT BE DESIGNED WITH LESS THAN 12" SEPARATION. IF LESS SEPARATION IS UNAVOIDABLE, WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED.

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
GRAVITY MAIN CROSSING			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S–03	
SCALE: N.T.S	APPROVED BY: ERS		

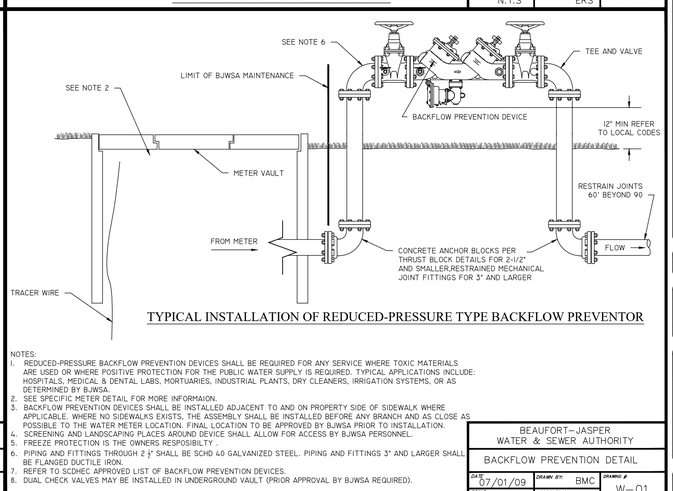


NOTES:
1. BURY LINE INDICATED ON HYDRANT SHALL BE AT FINAL GRADE.
2. ALL FITTINGS SHALL BE RESTRAINED.

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
STANDARD FIRE HYDRANT			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W–03	
SCALE: N.T.S	APPROVED BY: ERS		



BEAUFORT–JASPER WATER & SEWER AUTHORITY			
WATER SERVICE PROFILE			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W–09	
SCALE: N.T.S	APPROVED BY: ERS		



NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILITY .
6. PIPING AND FITTINGS THROUGH 2 ½" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

BEAUFORT–JASPER WATER & SEWER AUTHORITY			
BACKFLOW PREVENTION DETAIL			
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W–01	
SCALE: N.T.S	APPROVED BY: ERS		

SOUTH CAROLINA PROFESSIONAL ENGINEER — WILLIAM G. POWELL — No. 25124

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — WARD EDWARDS, INC. No. C00152

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

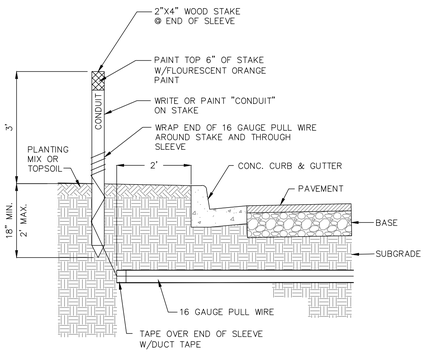
Utility Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C703

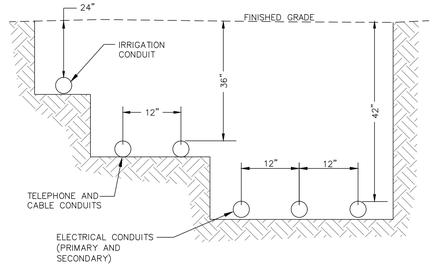
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



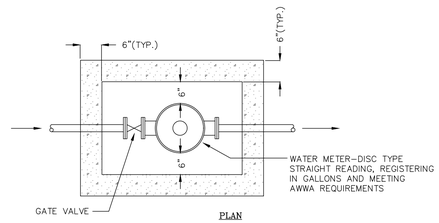
CONDUIT NOTES:

1. ALL CONDUIT ENDS SHALL BE CAPPED AND MARKED AS ILLUSTRATED.
2. ELECTRICAL CONDUIT: 42" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
3. TELCO CONDUIT: 36" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
4. IRRIGATION CONDUIT: 24" BURY DEPTH, SCH 40 PVC
5. MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND DRAINAGE.
6. MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER, SEWER, AND DRAINAGE.
7. MINIMUM 12" HORIZONTAL SEPARATION BETWEEN CONDUIT.
8. CONDUIT MUST EXTEND BEYOND PAVEMENT, CURB, AND SIDEWALKS.
9. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY DRY UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT.
10. REFER TO PLANS FOR CONDUIT SIZE AND LOCATION. PLAN VIEW LOCATIONS OF CONDUIT ARE APPROXIMATE.
11. NO 90° OR 45° COUPLINGS TO BE USED ON CONDUIT.
12. CONDUIT MUST BE STRAIGHT TO ALLOW PIPE AND/OR WIRING BY UTILITY COMPANY AND IRRIGATION INSTALLER.
13. CONDUIT NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
14. CONTRACTOR TO VERIFY CONDUIT INTEGRITY PRIOR TO FINAL PAVING.

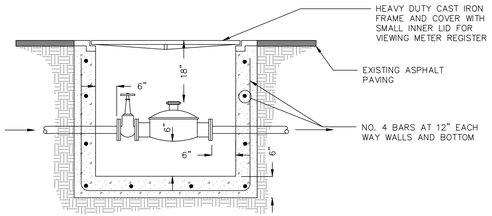
CONDUIT DETAIL



UTILITY CONDUIT TRENCH DETAIL



PLAN



SECTION

WATER METER

DETAIL 02510-005

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
WILLIAM G. POWELL
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Utility Details

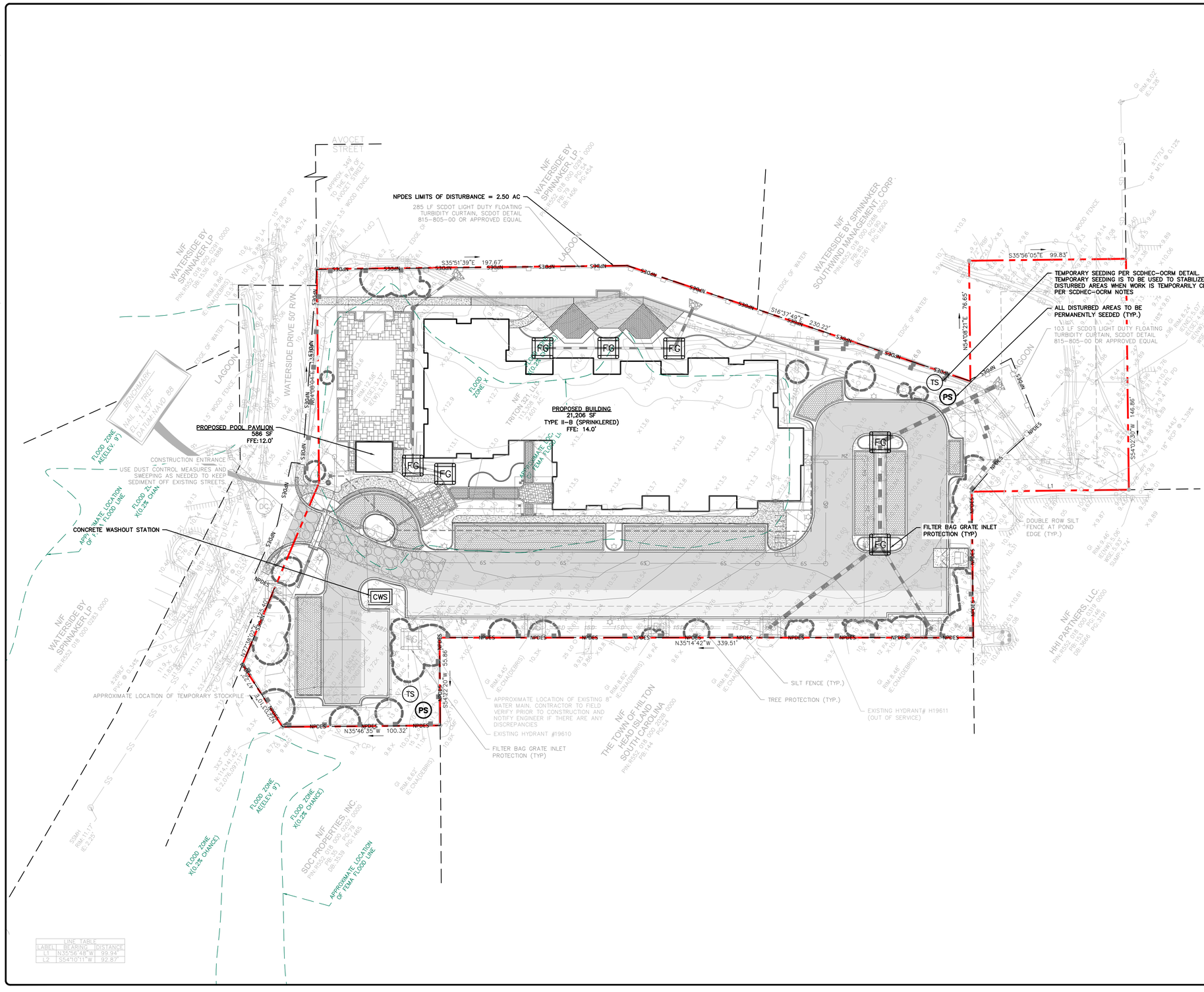
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C704

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

SOUTH CAROLINA PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Intermediate &Final Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C801

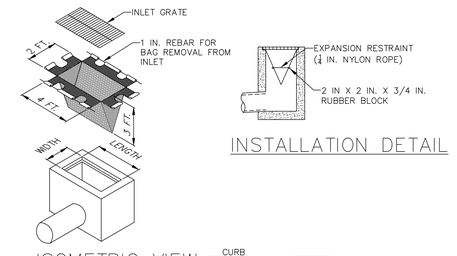
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

TEMPORARY SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN	56 LBS/AC	■	■							■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■						■	■	■	■
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC	■	■							■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■						■	■	■	■

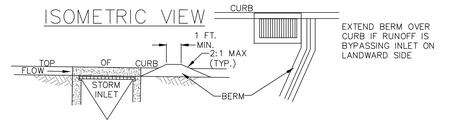
TS TEMPORARY SEEDING - COASTAL

DETAIL 02370-011



ISOMETRIC VIEW

INSTALLATION DETAIL



SECTION VIEW

PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

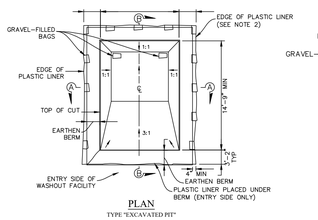
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

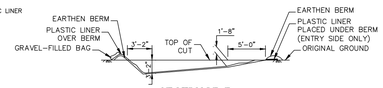
FILTER BAG GRATE INLET PROTECTION

NO SCALE

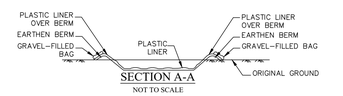
EXCAVATED PIT CONCRETE WASHOUT



PLAN
TYPE "EXCAVATED PIT"



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT SIGN DETAIL

CWS

South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT

EXCAVATED PIT

STANDARD DRAWING NO. RC-08 PAGE 1 of 1

NOT TO SCALE

FEBRUARY 2014
DATE

Permit Set - NOT FOR CONSTRUCTION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 25124 WILLIAM G. POWELL

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

Intermediate & Final Erosion Control Details

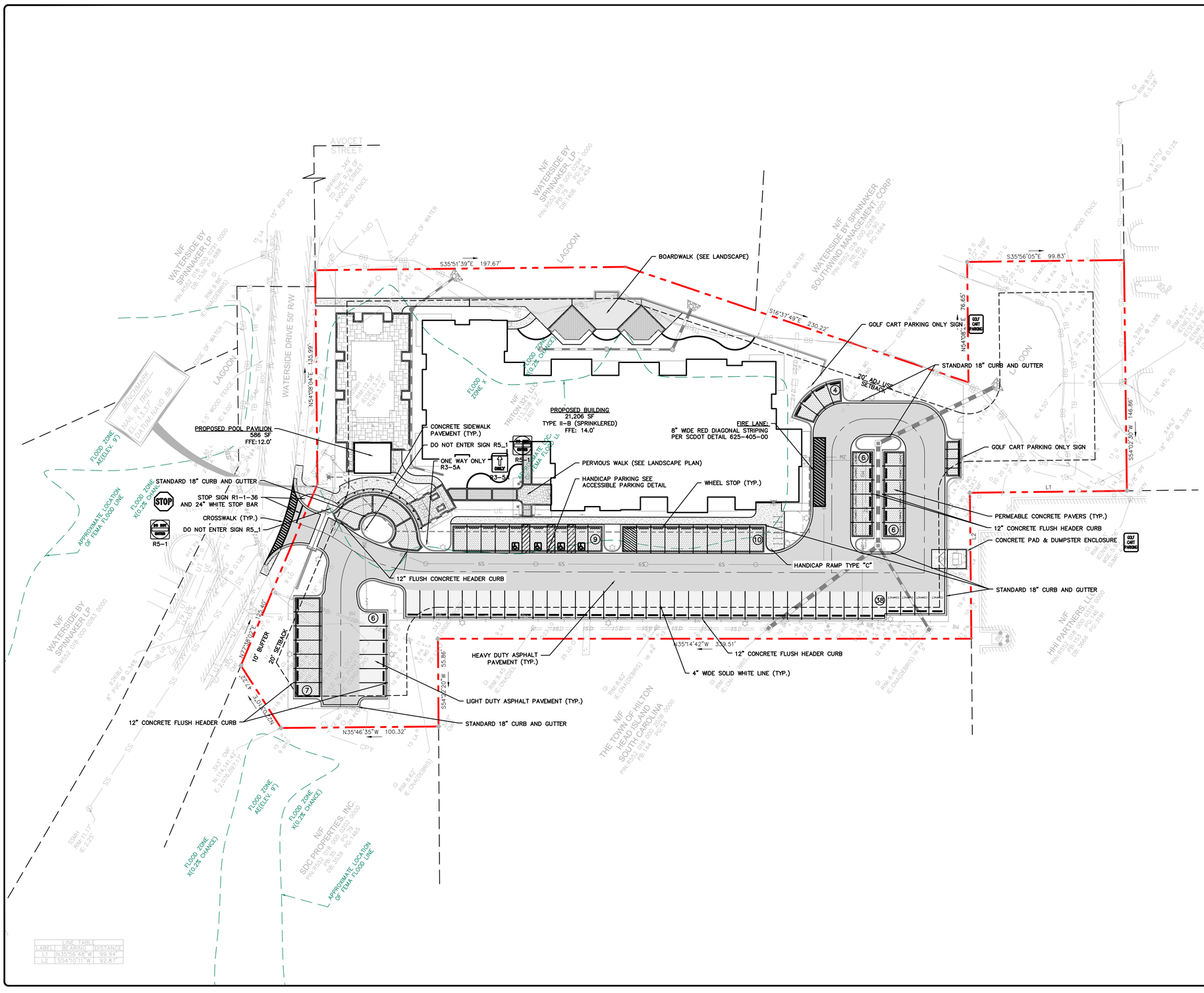
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C802

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

NOTE:
EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. AT A HEIGHT OF AT LEAST 60 INCHES, MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER WILLIAM G. POWELL, JR. No. 25124

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

No.	Description	Date
	Plan Revisions	
1		
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

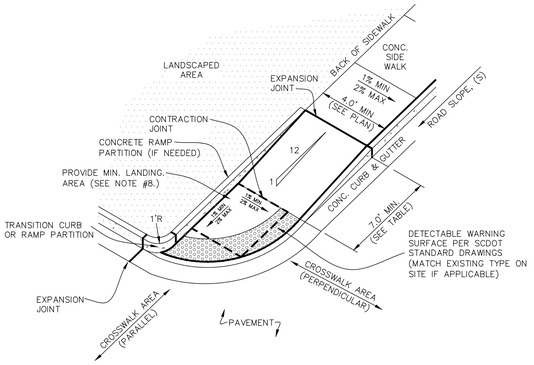
Paving Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30' Feet

C901

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

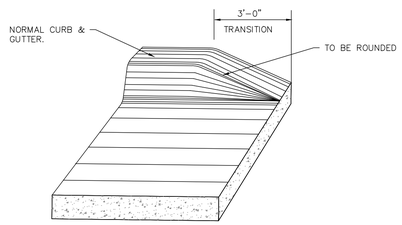


ROAD SLOPE, S (%)	L, (UPHILL SIDE RAMP), [FT]
S ≤ 1%	7'–0"
1% < S ≤ 3%	10'–0"
S > 3%	15'–0"

NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM–FINISHED TO PROVIDE A ROUGH, SKID–RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).
8. IF CROSSWALK IS PARALLEL WITH WALK, A MIN. LANDING OF 4'x 4' MUST BE PROVIDED. HOWEVER, IF THE CROSSWALK IS PERPENDICULAR TO THE WALK, A MIN. LANDING OF 5'x 5' MUST BE PROVIDED
9. LONGITUDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).
10. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.

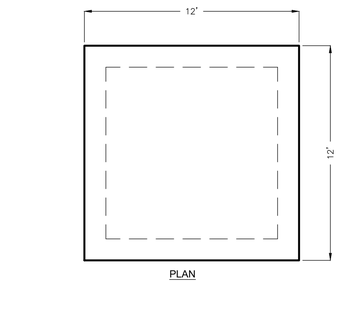
CONCRETE CURB RAMP TYPE-C

DETAIL 03300-031



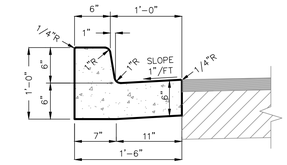
CURB AND GUTTER TRANSITION DETAIL

DETAIL 03300-020

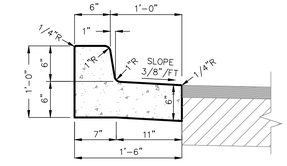


CONCRETE DUMPSTER PAD

DETAIL 03300-016

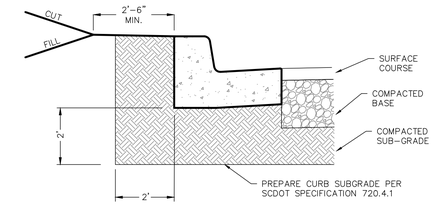


NORMAL GUTTER



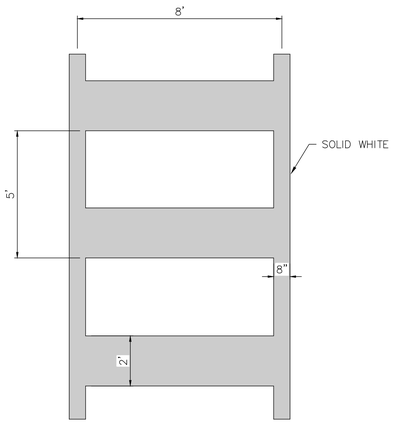
PITCHED GUTTER

NOTES:
1. USE NORMAL OR PITCHED GUTTER AS REQUIRED TO MATCH PAVING SLOPE.
2. ALL CONCRETE SHALL BE 3,000 PSI.
3. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
4. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
5. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
6. EXPANSION JOINTS SHALL BE 1/2" WITH PRE–MOLDED JOINT FILLER.
7. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
8. PROVIDE LIGHT BROOM FINISH.



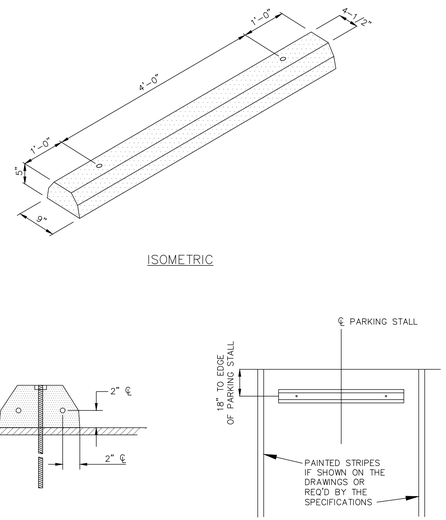
18" CURB AND GUTTER

DETAIL 03300-004A



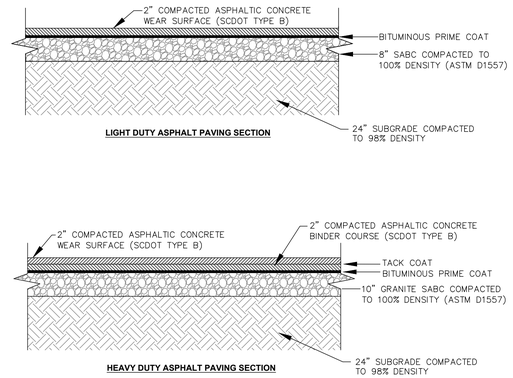
NOTE:
POSITION TRANSVERSE MARKINGS IN LANES SO AS TO NOT BE IN WHEEL PATH.

CROSSWALK DETAIL



NOTES:
1. WHEEL STOPS SHALL BE STEEL REINFORCED PRECAST UNITS CONSISTING OF SCDOT CLASS 3000 CONCRETE, MINIMUM. ALTERNATE MATERIAL COMPOSITION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. WHEEL STOPS SHALL BE INSTALLED PERPENDICULAR TO PARKING STALL AND SHALL BE PLACED A MINIMUM OF 18" FROM END OF PARKING STALL OR OBSTRUCTION.
3. ANCHORING PINS SHALL BE DRIVEN FLUSH TO THE TOP OF THE WHEEL STOP AND PIN HOLES SHALL BE GROUTED UPON INSTALLATION.

PRECAST CONCRETE WHEEL STOP



TYPICAL PAVING SECTIONS

DETAIL 02740-016

SOUTH CAROLINA PROFESSIONAL ENGINEER LICENSED WILLIAM G. POWELL No. 25124

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1	Plan Revisions	

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

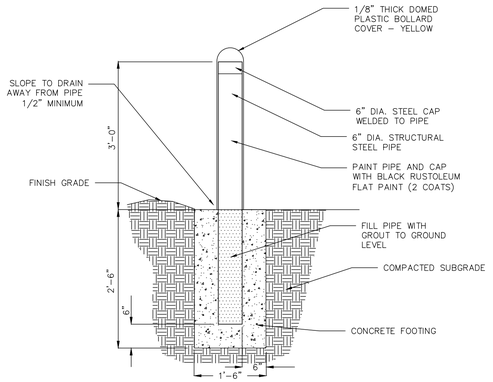
Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

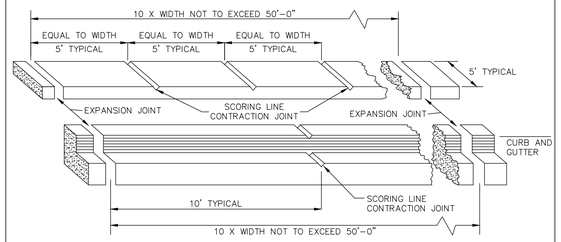
C902

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

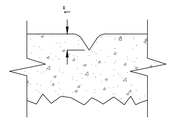


STEEL BOLLARD WITH COVER

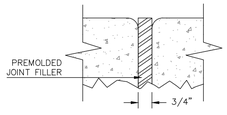
DETAIL 06050-004



ISOMETRIC



CONTRACTION JOINT
SCORING LINE

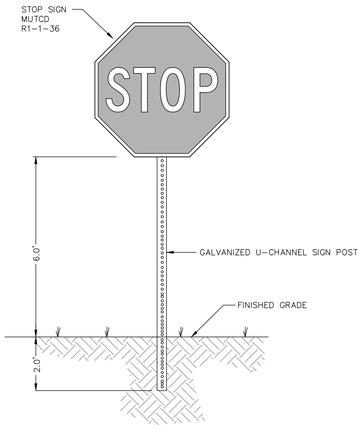


EXPANSION JOINT

NOTES:
1. EXPANSION JOINTS, 3/4 INCH THICK, SHALL BE PLACED IN THE SIDEWALK AND CURBING AT THE POINT OF CURVATURE (PC) AND POINT OF TANGENCY (PT) OF ALL CURVES, AT THE OUTER EDGES OF DRIVEWAYS, AND AT UNIFORM INTERVALS AS SHOWN. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1.
2. TRANSVERSE SCORING LINES (CONTRACTION JOINTS) IN THE SIDEWALK SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE WALK AS SHOWN.
3. LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 5 FEET OR AS DIRECTED BY THE ENGINEER.
4. TRANSVERSE CONTRACTION JOINTS IN THE CURBING SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM 10' INTERVALS.
5. TRANSVERSE AND LONGITUDINAL SCORING LINES SHALL BE A DEPTH OF 1" AND NOT LESS THAN 1/4 INCH OR MORE THAN 1/2 INCH IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A 1/2 INCH MINIMUM RADII.
6. JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE SIDEWALK.

EXPANSION JOINTS AND SCORING LINES

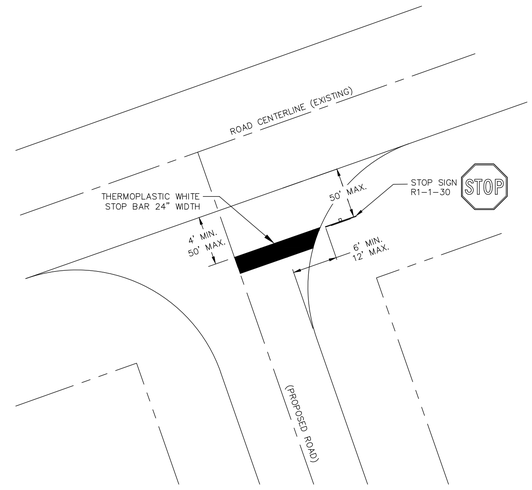
DETAIL 03300-007A



NOTE:
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION) AND THE DEPARTMENT OF TRANSPORTATION STANDARDS AT THE LOCATIONS SHOWN ON THE PLANS.

STOP SIGN

DETAIL #02890-002



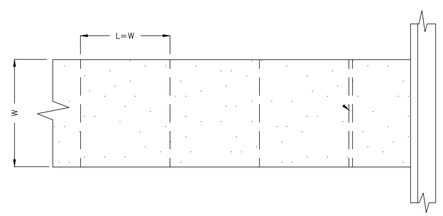
TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION

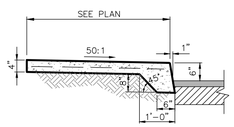
DETAIL #02740-018

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTRACTION JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY (50') FEET AND AT ALL TANGENT POINTS.
4. PROVIDE EXPANSION JOINTS WHERE CURB ABUTS SIDEWALKS OR OTHER RIGID STRUCTURES.
5. EXPANSION JOINTS SHALL BE 1/2" WITH PRE-MOLDED JOINT FILLER.
6. TOOL ALL EXPOSED EDGES & JOINTS TO 1/4" RADIUS.
7. PROVIDE LIGHT BROOM FINISH.

FLUSH HEADER CURB

DETAIL 03300-005A





TURNED DOWN SIDEWALK

REINFORCED SIDEWALK

NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK

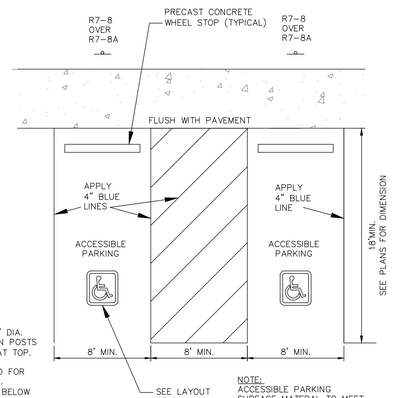
DETAIL 03300-006

R7-8
(12" X 18")

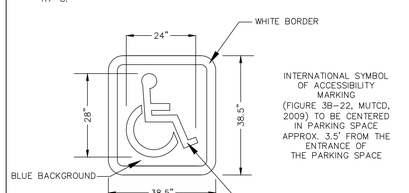
ACCESSIBLE PARKING SIGNAGE

R7-8A
(12" X 6')

SIGN NOTES
1. MOUNT SIGN TO 2-3/8" DIA. GALVANIZED ROUND SIGN POSTS (TYP) WITH POST CAP AT TOP.
2. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED FOR COMPLETE INSTALLATION.
3. POST SHALL BE SET 3' BELOW GRADE IN 0.2 CY 4,000 PSI CONCRETE.
4. MOUNTING HEIGHT 60" FROM GRADE TO BOTTOM EDGE OF R7-8.



NOTE:
ACCESSIBLE PARKING SURFACE MATERAL TO MEET NATIONAL ADA STANDARDS



INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING (FIGURE 3B-22, MUTCD, 2009) TO BE CENTERED IN PARKING SPACE APPROX. 3.5' FROM THE ENTRANCE OF THE PARKING SPACE

ACCESSIBLE PARKING DETAIL

DETAIL 03300-005A

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER WILLIAM G. POWELL No. 25124

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Permit Set - NOT FOR CONSTRUCTION

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250 | www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

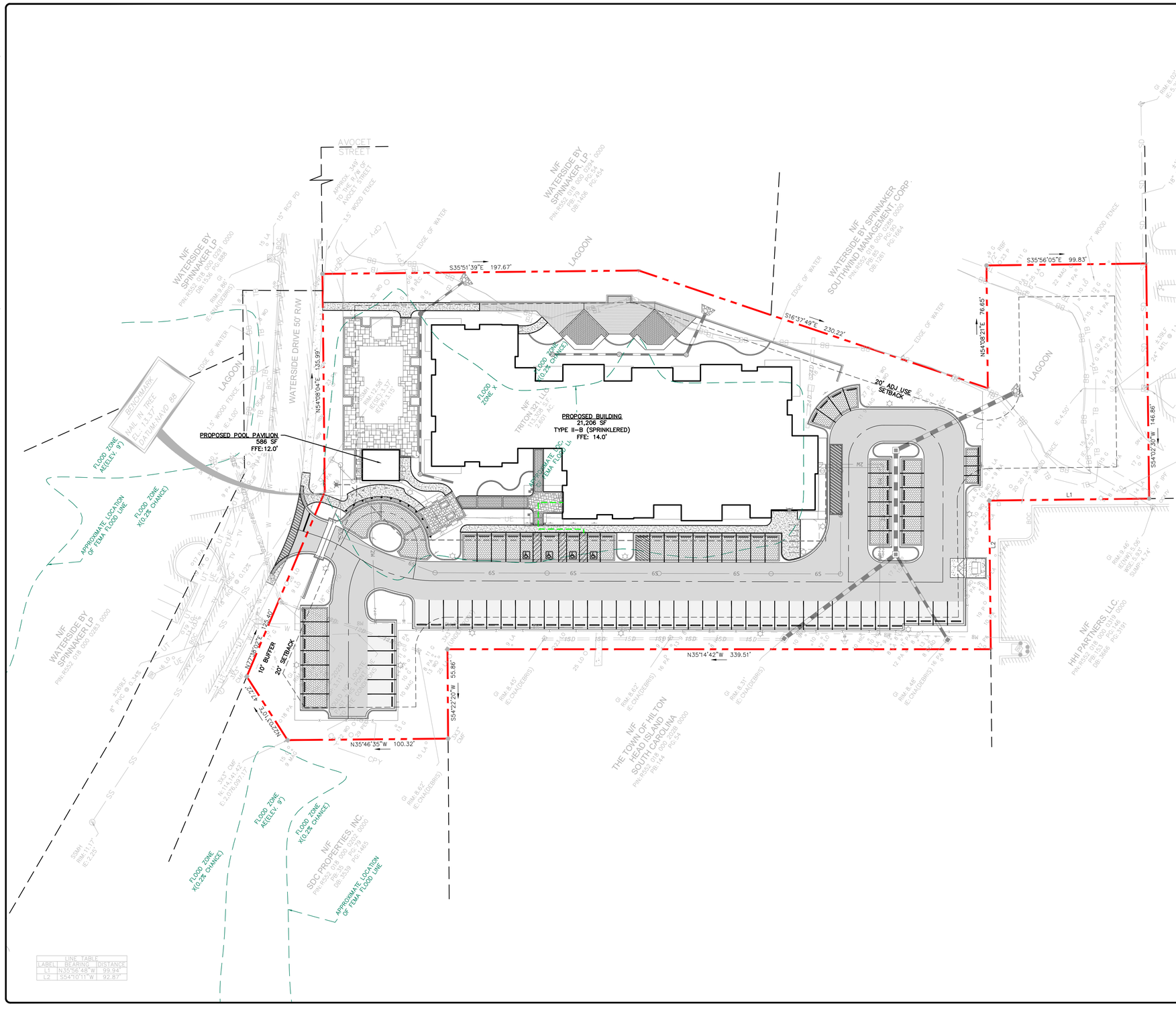
Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

Not to Scale

C903

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



ADA Accessible Route

NOTE:
The accessible route shall comply with the current version of the ADA Standards for Accessible Design.

NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   - Minimum clear width is 3'.
   - If accessible route has less than 5' clear width, then passing spaces at least 5'x5' shall be located every 200' or less (intersecting sidewalks meet this requirement).
   - Longitudinal (running) slope may not exceed 5% unless ramp is installed (ramps may not exceed 8.33%).
   - Cross slope may not exceed 2%.
   - Gaps in route may not exceed ½" in width.
2. FINISHED SURFACE HEIGHT REQUIREMENTS:
   - 0 TO ¼": No requirements
   - ¼" TO ½": Bevel with 1:2 slope
   - Larger than ½": conform to requirements for ramp
3. RAMPS:
   - Max slope 8.33% (1:12).
   - Ramps steeper than 8.33% are not acceptable.
   - Max rise for any ramp run is 30" (at 8.33% slope, maximum run of ramp is 30').
   - Max cross slope of ramp 2% (1:50).
4. RAMP LANDINGS:
   - Ramps shall have level landings at bottom and top of each ramp.
   - Landing shall be at least as wide as ramp leading to it.
   - Landing length shall be minimum 5' clear.
   - If ramps change direction at landing, minimum landing size shall be 5'x5'.
   - All landings are to be no more than 2% slope in any direction.
5. RAMP HANDRAILS:
   - Handrails required on both sides (min. 36" clear between handrails) when ramp rise is greater than 6".
   - Provide minimum 12" long handrail extensions at top and bottom landings.
   - Provide minimum 2" high edge protection or rail with less than 4" clear to ramp if ramp has drop-offs.
   - Routes between buildings with only dwelling units do not have to have handrails.
   - Stairs not allowed as part of accessible route but if adjacent to route or part of tenant space must meet requirements for stair rails.
6. CURB AND SIDEWALK RAMPS:
   - Max slope of curb ramp 8.33%.
   - Max slope of side flares 10%.
   - Max slope of adjoining gutters, road surface, or accessible route 5%.
   - Min width 36" (not including side flares).
   - Detectable warning is required on curb ramps in public rights of way, and shall be 24" minimum in the direction of travel and extend the full width of the curb ramp or flush surface. detectable warnings shall be located so the edge nearest the curb line is 6" to 8" from the curb line.
7. PAVEMENT MARKINGS:
   - As required by local jurisdictional authority (recommended crosswalk marking to designate accessible pedestrian route)
8. PARKING SPACES:
   - Minimum 8' wide accessible parking space.
   - Minimum 5' wide access aisle at standard spaces.
   - Minimum 8' wide access aisle at van-accessible spaces.
   - Maximum 2% (1:50) slope in any direction.
9. SIGNAGE:
   - Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. van-accessible spaces shall have an additional sign "van-accessible" mounted below the symbol. such signs shall be located so they cannot be obscured by a vehicle parked in the space (60" above grade unless other height required by local jurisdiction).
10. ACCESSIBLE ROUTES:
    - Must comply with ADA, the fair housing act, and icc/ansi a117.1-2017.

Permit Set - NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 25124
LICENSED
WILLIAM G. POWELL

SOUTH CAROLINA
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

No.	Description	Date
1	Plan Revisions	
2		
3		
4		
5		
6		
7		
8		

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, SC 29910
(843) 837-5250
www.WardEdwards.com

Beachwalk Hilton Head
Town of Hilton Head , South Carolina

Prepared for
Beachwalk Hilton Head, LLC.

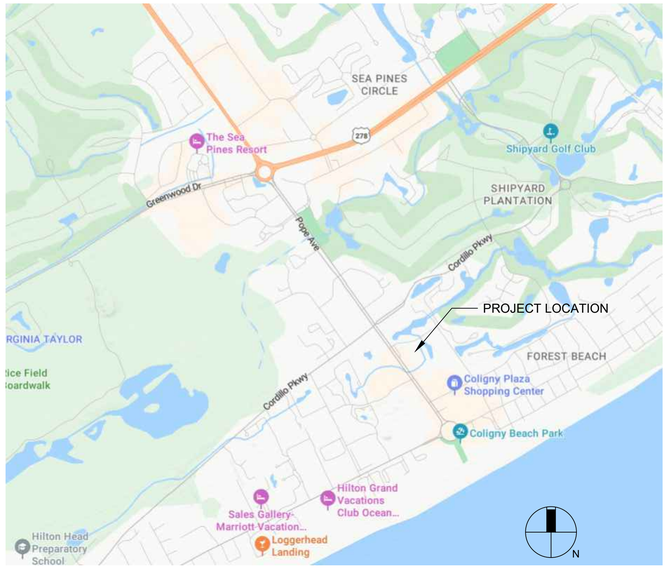
ADA Accessible Route Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	250220
Date:	07/03/26
Designed by:	APC
Checked by:	WGP

0 30 60
Scale:1"= 30 ' Feet

C1001

VICINITY MAP



FOR: BEACHWALK HILTON HEAD LLC

BEACHWALK
(Pierce Development at 40 Waterside Drive)
HILTON HEAD ISLAND

Landscape Architecture

DRB-001012-2025
FINAL SUBMITTAL

Issued: 07-02-2026

LOCATION MAP

INDEX TO DRAWINGS:

LANDSCAPE ARCHITECTURE

CVR	COVER
L-100	SITE PLAN
L-101	SITE PLAN IMAGERY
L-300	DETAILS
L-301	DETAILS
L-302	DETAILS
L-303	DETAILS
L-400	LANDSCAPE PLAN
L-401	LANDSCAPE PLAN
L-402	PLANT SCHEDULE, NOTES, BUFFER CHART, & TREE REPLACEMENTS
L-403	TREE TALLY SHEET
L-404	LANDSCAPE DETAILS
L-500	SITE LIGHTING PLAN

PALMETTO ELECTRIC PHOTOMETRIC PLAN
MATERIALS AND COLOR BOARDS

PROFESSIONAL SEAL

811 Know what's **below.** **Call** before you dig.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

COURT ATKINS GROUP

Ward Edwards ENGINEERING

ATLAS SURVEYING, INC.

YearRoundPool COMPANY, INC.

OWNER:
852 William Hilton Parkway, Suite 1A
Hilton Head Island, SC 29928
Contact: Dean Pierce

LANDSCAPE ARCHITECT:
Wood + Partners Inc.
7 Lafayette Place
Hilton Head Island, SC 29925
843-681-6618
Contact:

ARCHITECT
Court Atkins Group
Company Address
City, State, & Zip
843-815-2557
Contact:

CIVIL ENGINEER
Ward Edwards
119C Palmetto Way
P.O. Box 381, Bluffton, SC 29910
843-837-5250
Contact:

SURVEYOR
Atlas Surveying Inc.
168 Boardwalk Drive Suite A
Ridgeland, SC 29936
834-645-9277
Contact:

POOL CONTRACTOR
Year Round Pool
29 Mathews Drive
Hilton Head Island, SC 29925
Telephone # (843)-689-2224
Contact:

WPi Project #:01-25031

G:\Projects-HH\Multifamily\Beachwalk HH Production\03 Work CD\01-25031-001-Cover.dwg, Thursday, July 02, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"X36" it is a reduced print, scale accordingly

CONSTRUCTION NOTES:

1. BEFORE ANY DEMOLITION, UNDERBRUSHING, TREE REMOVAL, SOIL REMOVAL, OR ANY OTHER SITE WORK BEGINS, TOWN STAFF MUST INSPECT THE SITE TO ENSURE ANY REQUIRED EROSION CONTROLS AND/OR TREE PROTECTION IS INSTALLED. PLEASE CONTACT MELISSA PAUL-LETO, PRINCIPAL PLANNER OF DESIGN, AT 843-341-4625 OR AT MELISSAPL@HILTONHEADISLANDSC.GOV TO SCHEDULE THE PRE CLEAR INSPECTION. PLEASE ALLOW FOR TWO FULL BUSINESS DAYS FOR THE PRE CLEAR INSPECTION AND ANY REQUIRED RE-INSPECTIONS
2. PER L.M.O. 16 2 103.P, THIS PROJECT SHALL OBTAIN APPROVAL OF A CERTIFICATE OF COMPLIANCE (C OF C) PRIOR TO THE ACTUAL OCCUPANCY OR USE OF THE SITE OR STRUCTURE. WHEN THE SITE WORK IS COMPLETE, SUBMIT A CERTIFICATE OF COMPLIANCE APPLICATION AND ALL REQUIRED ITEMS TO MELISSA PAUL-LETO AT MELISSAPL@HILTONHEADISLANDSC.GOV. PLEASE ALLOW FOR TWO FULL BUSINESS DAYS FOR THE C OF C INSPECTION AND ANY REQUIRED RE-INSPECTIONS.

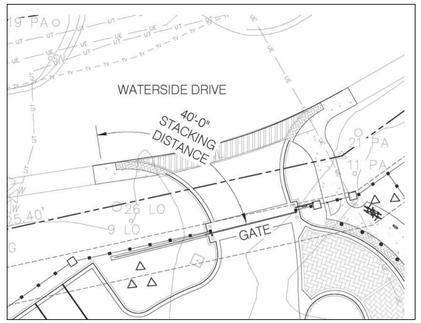
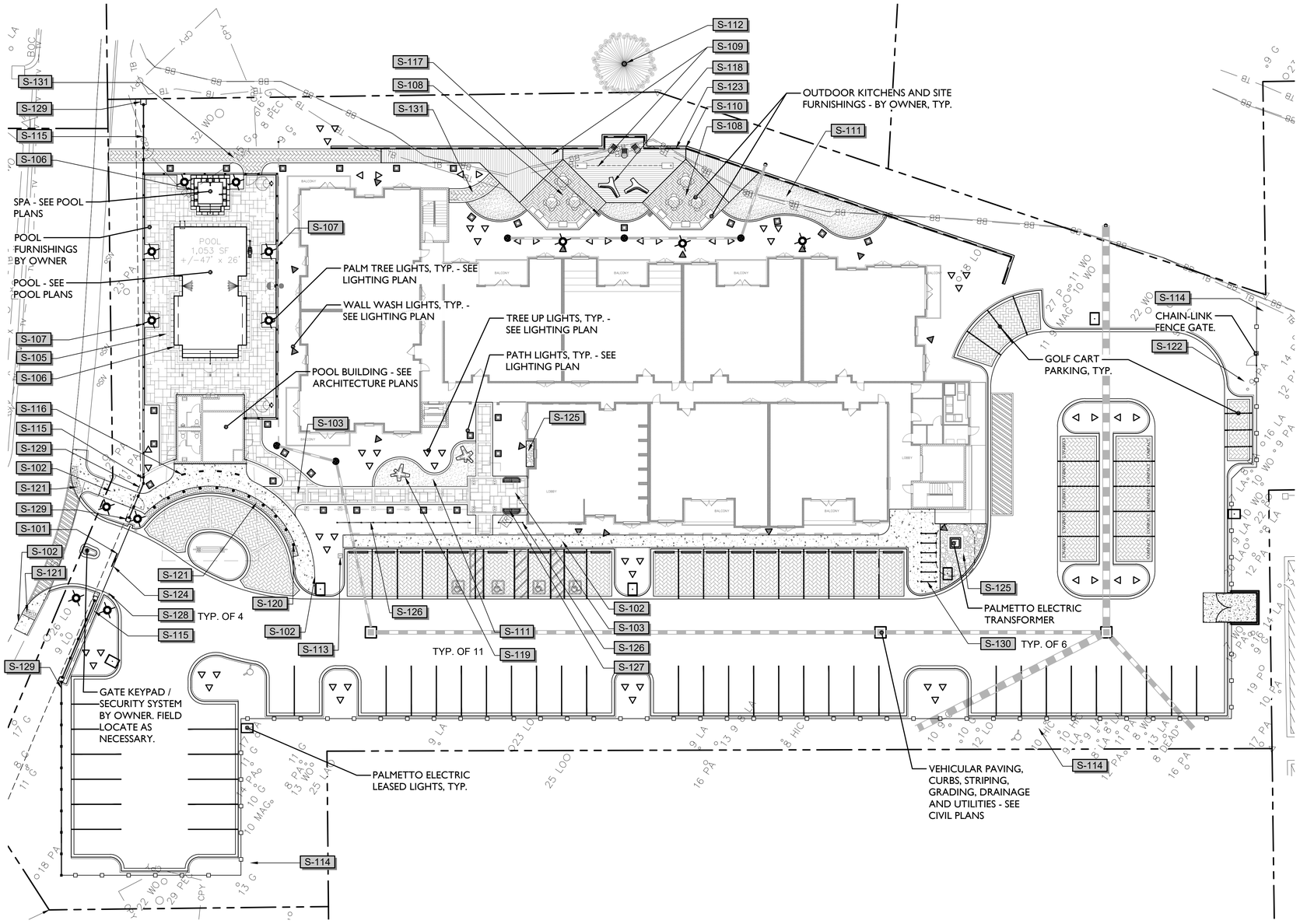


EXHIBIT A: GATE STACKING DISTANCE (N.T.S.)



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	ID SIGN - TO BE SUBMITTED W/ DRB SIGN PERMIT APP	
S-102	OYSTER SHELL CONCRETE SIDEWALK	1/L-300
S-103	PORTICO PERMEABLE PAVERS - Lowcountry Pavers; HydraEdge; Tabby Finish; White Gray color	4/L-300
S-105	POOL DECK PAVERS - Lowcountry Pavers; Charleston Edgestone; Traditional Finish; White Gray color	8/L-300
S-106	POOL COPING & FINISHES - Federal Stone; Square Edge; LA-TTW Color	9/L-300
S-107	POOL FENCE AND GATES - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color	7/L-301
S-108	GRILLING AREA PERMEABLE PAVERS - Lowcountry Pavers; HydraPlank; Tabby Finish; White Gray color	5/L-300
S-109	LAGOON BOARDWALK COMPOSITE DECKING SYSTEM - SEE WATERFRONT DECK AND BULKHEAD PLANS - Boardwalk Color	
S-110	LAGOON BOARDWALK METAL RAILING - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color	
S-111	ARTIFICIAL TURF - Green with Tan Color	6/L-300
S-112	AERATOR FOUNTAIN	3/L-301
S-113	EV CHARGING STATION	10/L-300
S-114	6' PERIMETER FENCE - PVC Coated Brown Color	5/L-302
S-115	SITE FENCE & GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color	8/L-301
S-116	BIKE RACKS - MadRax; SHADOW; Gunmetal, Orange, Mesa Tan	6/L-301
S-117	POWER PEDESTAL W/ AREA LIGHT - Dark Bronze Color	4/L-301
S-118	SCULPTURAL SEATING A - Beige	1/L-301
S-119	SCULPTURAL SEATING B - Beige	2/L-301
S-120	DECORATIVE VEHICULAR BOLLARDS - Bronze Metallic	5/L-301
S-121	DETECTABLE WARNING SURFACE BRICK PAVERS - Red Color	3/L-300
S-122	DUMPSTER ENCLOSURE - Dark Bronze Color; Savannah Gray Brick Color	2/L-302
S-123	LAGOON BOARDWALK BULKHEAD WALL - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color	
S-124	ROLLING VEHICULAR GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color	1/L-302
S-125	STONE MULCH - Gray Color	7/L-300
S-126	DECORATIVE PUNCHED METAL FENCE - Parasoleil; Dawn Grille; Prosecco Color	9/L-301
S-127	BACKED BENCH - SUPPLIED AND INSTALLED BY OWNER	
S-128	CRASH-RATED VEHICULAR BOLLARD - Statuary Bronze	3/L-302
S-129	ACCENT COLUMN	4/L-302
S-130	BIKE RACKS - Madrax; FINN - Bronze	1/L-303
S-131	SIDEWALK PERMEABLE PAVERS - Lowcountry Pavers; HydraPlank; Tabby Finish; White Gray	3/L-303

N

0' 10' 20' 40' 60' 80'

SCALE: 1" - 20'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodsandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECT No. 1053 ERIC PAUL WALSNOVICH

DRAWN BY: DM / EW

CHECKED BY: EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

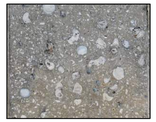
#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Site Plan

SHEET NUMBER
L-100

G:\Projects-HHI\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Site.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

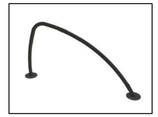
REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
SITE		
	S-101	ID SIGN - TO BE SUBMITTED W/ DRB SIGN PERMIT APP
	S-102	OYSTER SHELL CONCRETE SIDEWALK
	S-103	PORTICO PERMEABLE PAVERS - Lowcountry Pavers; HydraEdge; Tabby Finish; White Gray color
	S-104	ENTRANCE PERMEABLE PAVERS - Lowcountry Pavers; HydraPlank; Tabby Finish; White Gray color
	S-105	POOL DECK PAVERS - Lowcountry Pavers; Charleston Edgestone; Traditional Finish; White Gray color
	S-106	POOL COPING & FINISHES - Federal Stone; Square Edge; LA-TTW Color
	S-107	POOL FENCE AND GATES - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-108	GRILLING AREA PERMEABLE PAVERS - Lowcountry Pavers HydraPlank; Tabby Finish; White Gray color
	S-109	LAGOON BOARDWALK COMPOSITE DECKING SYSTEM - SEE WATERFRONT DECK AND BULKHEAD PLANS - Boardwalk Color
	S-110	LAGOON BOARDWALK METAL RAILING - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color
	S-111	ARTIFICIAL TURF - Green with Tan Color
	S-112	AERATOR FOUNTAIN

REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
	S-113	EV CHARGING STATION
	S-114	6' PERIMETER FENCE - PVC Coated Brown Color
	S-115	SITE FENCE & GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-116	BIKE RACKS - MadRax; SHADOW; Gunmetal, Orange, Mesa Tan
	S-117	POWER PEDESTAL W/ AREA LIGHT - Dark Bronze Color
	S-118	SCULPTURAL SEATING A - Beige
	S-119	SCULPTURAL SEATING B - Beige
	S-120	DECORATIVE VEHICULAR BOLLARDS - Bronze Metallic
	S-121	DETECTABLE WARNING SURFACE BRICK PAVERS - Red Color
	S-122	DUMPSTER ENCLOSURE - Dark Bronze Color; Savannah Gray Brick Color
	S-123	LAGOON BOARDWALK BULKHEAD WALL - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color

REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
	S-124	ROLLING VEHICULAR GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-125	STONE MULCH - Gray Color
	S-126	DECORATIVE PUNCHED METAL FENCE - Parasoleil; Dawn Grille; Prosecco Color
	S-127	BACKED BENCH - SUPPLIED AND INSTALLED BY OWNER
	S-128	CRASH-RATED VEHICULAR BOLLARD - Statuary Bronze
	S-129	ACCENT COLUMN
	S-130	BIKE RACKS - Madrax; FINN - Bronze
	S-131	SIDEWALK PERMEABLE PAVERS - Lowcountry Pavers; HydraPlank; Tabby Finish; White Gray

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Site.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnowich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 1053 ERIC PAUL WALSNOWICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

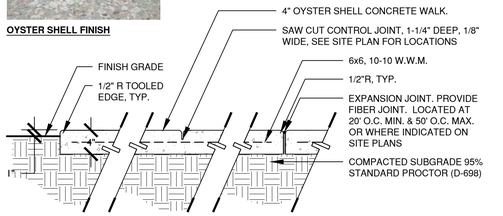
DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Site Plan Imagery

SHEET NUMBER
L-101

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Details.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

OYSTER SHELL FINISH

OYSTER SHELL FINISH NOTES
1. PROVIDE #2 AND #3 GRADATION. (50 /50 MIX)
2. APPLY FINISH AT 1.25LBS PER SF.
3. SEE DETAIL 3/L-300 FOR TURN DOWN CONDITIONS AT BRICK BORDERS.



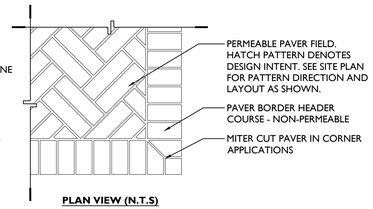
NOTES:
1. CONTRACTOR SHALL PROVIDE MIN 4'X4' SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
3. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, DIFFERENT PAVEMENTS & WALLS.
4. SEE SITE PLAN FOR FINISH TYPE & LOCATIONS.
5. ALL CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
6. ALL CONCRETE EXPANSION & CONTROL JOINTS SHOULD BE LOCATED / SCORED / CUT AS SHOWN ON THE SITE PLAN OR WITHIN INDIVIDUAL DETAIL ENLARGEMENTS. ANY JOINT LOCATIONS THAT DO NOT FOLLOW THESE PLANS OR HAVE BEEN FIELD MODIFIED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO DEMO / REMOVAL AND RE-POURING AT THE CONTRACTORS EXPENSE.

1 OYSTER SHELL CONCRETE SIDEWALK
1" = 1'-0"

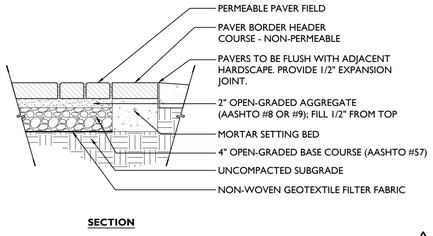
MATERIAL SELECTIONS:

FIELD
MNFR: LOWCOUNTRY PAVER
PRODUCT: HYDRAPLANK
PATTERN: DOUBLE HERRINGBONE
FINISH: TABBY
COLOR: WHITE GRAY

HEADER COURSE
MNFR: LOWCOUNTRY PAVER
PRODUCT: PLANTATION PAVER
SIZE: 4X8 - 60 MM
COLOR: WHITE GRAY

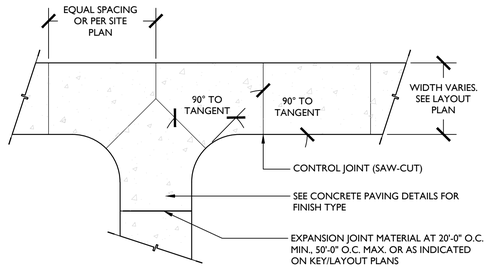


PLAN VIEW (N.T.S)



SECTION

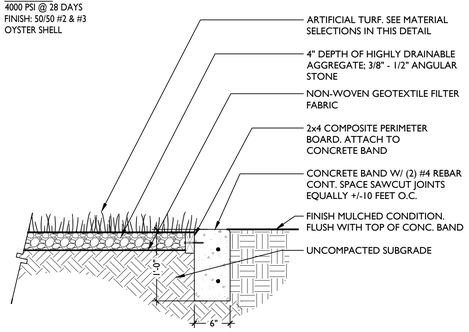
2 CONCRETE JOINTING LAYOUT
1" = 1'-0"



NOTES:
1. SCORE PATTERN AND EXPANSION JOINTS SHALL BE PLACED ON A SQUARE PATTERN WITH RESPECT TO THE WIDTH OF THE WALK.
2. ALL CONCRETE EXPANSION & CONTROL JOINTS SHOULD BE LOCATED / SCORED / CUT AS SHOWN ON THE SITE PLAN OR WITHIN INDIVIDUAL DETAIL ENLARGEMENTS. ANY JOINT LOCATIONS THAT DO NOT FOLLOW THESE PLANS OR HAVE BEEN FIELD MODIFIED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO DEMO / REMOVAL & RE-POURING AT THE CONTRACTORS EXPENSE.

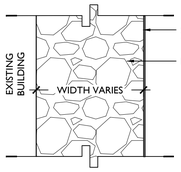
MATERIAL SELECTIONS:

- ARTIFICIAL TURF:
  MNFR: FOREVER LAWN
  MODEL: K9 GRASS - CLASSIC
- CONCRETE:
  4000 PSI @ 28 DAYS
  FINISH: 50/50 #2 & #3 OYSTER SHELL

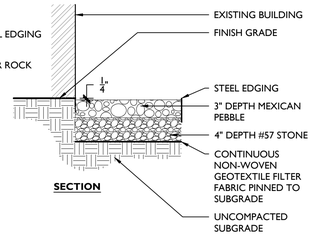


SECTION

3 DETECTABLE WARNING SURFACE BRICK PAVERS
1" = 1'-0"



PLAN VIEW



SECTION

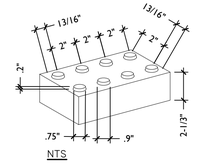
MATERIAL SELECTIONS:

- **MEXICAN PEBBLE**
  PRODUCT: MEXICAN BLACK
  SIZE: 2"-3
  PRODUCT SUPPLIER: SAVANNAH SURFACES
- **STEEL EDGING:**
  MNFR: BORDER CONCEPTS
  MODEL: BORDER LINE STEEL EDGING
  COLOR: BLACK
  PANEL SIZE: 1/8" X 4" X 10'

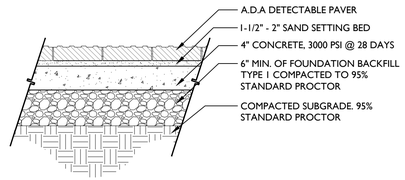
NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. PROVIDE SAMPLES OF AGGREGATE FOR APPROVAL PRIOR TO INSTALLATION.

NOTES:
1. CONCRETE SLAB SHALL BE SLOPED TO PROVIDE COMPLETE SURFACE DRAINAGE. PROVIDE SUBSURFACE DRAINAGE AS REQUIRED.
2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDED.
3. PROVIDE EXPANSION JOINTS ON ALL SIDES OF DETECTABLE WARNING PAVERS THAT ABUT CONCRETE.

MATERIAL SELECTIONS:
MNFR: LOWCOUNTRY PAVER
PRODUCT: ADA & HANDICAP PAVERS
COLOR: RED
PATTERN: HERRINGBONE. SEE SITE PLAN FOR LOCATIONS AND HERRINGBONE DIRECTION.



NTS



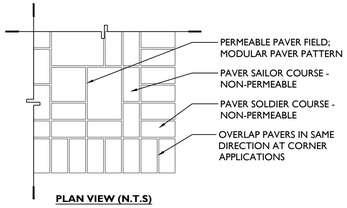
SECTION

4 PORTICO PERMEABLE PAVERS
1" = 1'-0"

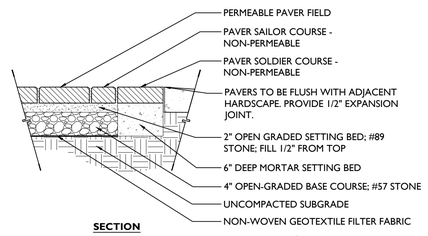
MATERIAL SELECTIONS:

PAVER FIELD
MNFR: LOWCOUNTRY PAVER
PRODUCT: HYDRAEDGE
PATTERN: RANDOM - 3 PIECE
FINISH: TABBY
COLOR: WHITE GRAY

SAILOR AND SOLDIER COURSES
MNFR: LOWCOUNTRY PAVER
PRODUCT: PLANTATION PAVER
FINISH: TABBY
THICKNESS: 60 MM
COLOR: WHITE GRAY



PLAN VIEW (N.T.S)

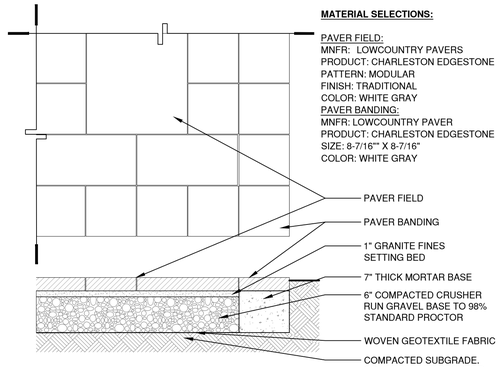


SECTION

2

MATERIAL SELECTIONS:

PAVER FIELD:
MNFR: LOWCOUNTRY PAVERS
PRODUCT: CHARLESTON EDGESTONE
PATTERN: MODULAR
FINISH: TRADITIONAL
COLOR: WHITE GRAY
PAVER BANDING:
MNFR: LOWCOUNTRY PAVER
PRODUCT: CHARLESTON EDGESTONE
SIZE: 8-7/16"" X 8-7/16"
COLOR: WHITE GRAY



NOTES:
1. ALL REQUIRED CUT PAVERS SHALL BE NO LESS THAN 2/3 OF ITS ORIGINAL PAVER SIZE IN ANY DIRECTION, AND LOCATED AWAY FROM CORNERS.
2. PAVER FIELD SHALL BE HAND TIGHT & POLYMERIC SAND SWEPT.
3. CONTRACTOR RESPONSIBLE FOR SUBMITTING THIRD PARTY TESTING OF SUBGRADE / SUBBASE COMPACTION PRIOR TO INSTALLATION OF SETTING BED AND PAVER DECK.
4. CONTRACTOR TO PREPARE IN FIELD MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.

5 GRILLING AREA PERMEABLE PAVERS
1" = 1'-0"

6 ARTIFICIAL TURF
1" = 1'-0"

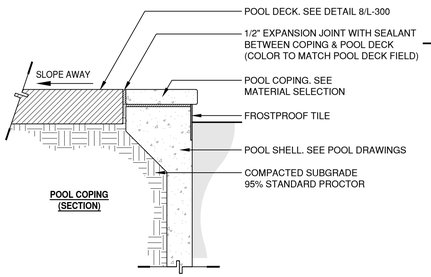
7 STONE MULCH
1" = 1'-0"

8 POOL DECK PAVERS
1" = 1'-0"

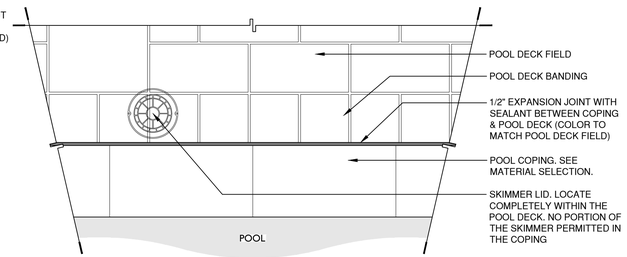
NOTES:
1. CONTRACTOR TO SUBMIT COLOR SAMPLE OF MORTAR FOR APPROVAL PRIOR TO CONSTRUCTION
2. TO AVOID DELAYS DURING CONSTRUCTION, IN FIELD MEASUREMENTS FOR THE POOL COPING AND PERIMETER BAND SHALL BE COMPLETED AS QUICKLY AS POSSIBLE TO ENSURE ENOUGH TIME IS ALLOTTED FOR SHOP DRAWINGS TO BE SUBMITTED, APPROVED, PRODUCTS MANUFACTURED, AND DELIVERED.

MATERIAL SELECTIONS / FINISHES:

- **POOL TILE:**
  MNFR: NATIONAL POOL TILE
  COLLECTION: MARTINIQUE
  COLOR: OCEAN BLUE
  MODEL #: MARF233
  SIZE: 2"x2" TILES ON 6"x6" MAT
- **POOL PLASTER:**
  MNFR: DIAMOND BRITE
  COLOR: SUPER BLUE
- **COPING COLOR / FINISH:**
  MNFR: FEDERAL STONE
  PRODUCT: 12" SBN COPING
  COLOR: SS-3000
  SIZE: 12" x 24"
- **PERIMETER POOL DECK BANDING:**
  MNFR: LOWCOUNTRY PAVER
  PRODUCT: CHARLESTON EDGESTONE
  COLOR: WHITE GRAY
  FINISH: TRADITIONAL
  SIZE: 8-7/16" X 8-7/16"
- **SKIMMER LIDS:**
  ALL SKIMMER LIDS SHALL MATCH THE COLOR OF THE COPING. SUBMIT PRODUCT AND COLOR FOR APPROVAL.
  ALL SKIMMER LIDS SHALL BE LOCATED COMPLETELY OUTSIDE OF THE COPING.

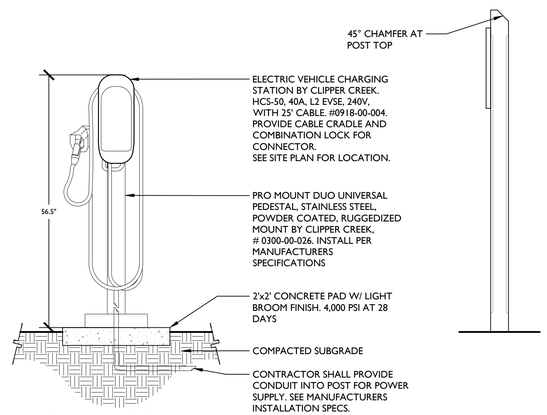


POOL COPING (SECTION)

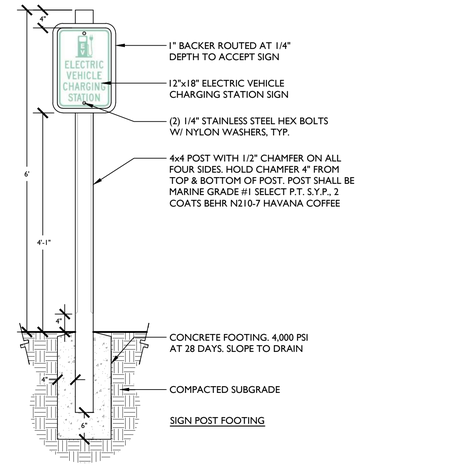


POOL COPING & DECK (PLAN VIEW)

9 POOL COPING & FINISHES
1" = 1'-0"



CHARGING STATION SECTION



SIGN POST FOOTING

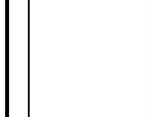
10 E.V. CHARGING STATION
3/4" = 1'-0"

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:



DRAWN BY:
DM / EW

CHECKED BY:
EW

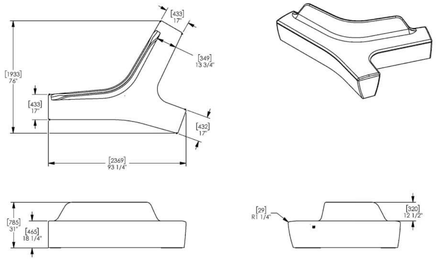
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

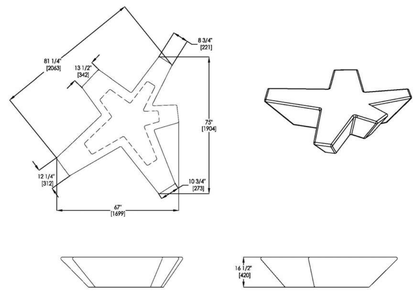
DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Details

SHEET NUMBER
L-300

G:\Projects-HHI\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Details.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly



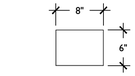
MATERIAL SELECTION
MNFR: LANDSCAPE FORMS
PRODUCT: TWIG
STYLE: BACKED
COLOR: BEIGE



MATERIAL SELECTION
MNFR: LANDSCAPE FORMS
PRODUCT: FLOR
SIZE: SMALL
COLOR: BEIGE

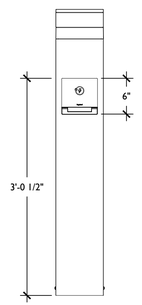
PRODUCT SELECTION
MNFR: OTTERBINE-BAREBO
PRODUCT: PHEONIX
MODEL: 60 Hz, 2 HP
SPRAY HT. UPPER: 11'
SPRAY HT. LOWER: 6'
SPRAY DIA. UPPER: 2'
SPRAY DIA. LOWER: 20'
GPM: 210
VOLTAGE: 230
PHASE: 1
AMP: 12.4

NOTES:
1. CONTRACTOR TO PROVIDE POWER FOR FOUNTAIN.
2. ANCHOR THE FOUNTAIN IN PLACE PER MANUFACTURER'S SPECIFICATIONS. ALL ANCHOR MATERIALS SHOULD BE DARK IN COLOR.
3. PROVIDE STAINLESS STEEL CABLE SHIELDING FOR POWER CABLES.



PLAN VIEW

MATERIAL SELECTIONS:
MNFR: LANDSCAPE FORMS
PRODUCT: CHARGING STATION WITH AREA LIGHT
COLOR: BRONZE



FRONT VIEW

BACK VIEW

1 SCULPTURAL SEATING A
N.T.S.

PLAN VIEW

MATERIAL SELECTIONS:
MNFR: LANDSCAPE FORMS
PRODUCT: NORTHPORT BOLLARD
COLOR: BRONZE METALLIC
MOUNT: SURFACE

NOTE:
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. SEE SITE PLAN FOR LOCATIONS.

FRONT VIEW **BACK VIEW**

2 SCULPTURAL SEATING B
N.T.S.

MATERIAL SELECTIONS:
MNFR: MADRAX
PRODUCT: SHADOW BIKE RACK
STYLE: BEE (SHB-BEE-2-SF-P)
SEAGULL (SHB-GULL-2-SF-P)
SUN (SHB-SUN-2-SF-P)
FINISH: POWER COATED
COLOR: GUNMETAL, ORANGE, MESA TAN (MIX AND MATCH)
MOUNT: SURFACE
QTY: (2) BEE, (1) SEAGULL, (2) SUN

NOTES:
- INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SEE SITE PLAN FOR LOCATIONS.

SEAGULL

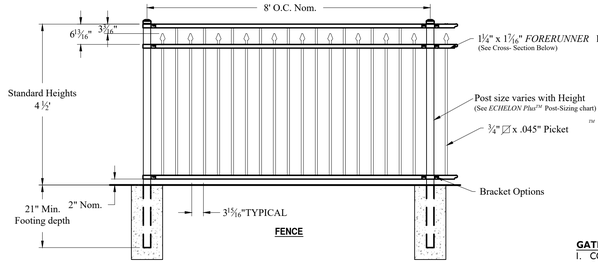
SUN

FRONT VIEW

SIDE VIEW

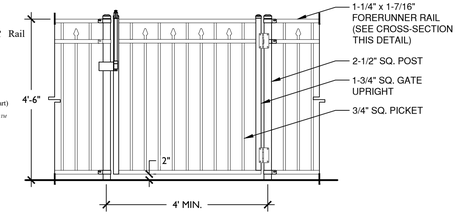
BEE

3 AERATOR FOUNTAIN
N.T.S.



FENCE

4 POWER PEDESTAL W/ AREA LIGHT
1" = 1'-0"



GATE

GATE NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF FENCE & GATE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT A MINIMUM 4' HEIGHT FOR FENCE IS MET PER LOCAL CODE REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY POST SPACING NEEDS.
4. HOLD GATE & POSTS LEVEL. 4' MIN FOR ALL POOL ENCLOSURES.
5. GATES TO BE SELF CLOSING, LATCHING & LOCKABLE PER LOCAL CODE REQUIREMENTS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL GATE HARDWARE (HINGES, LATCHES, LOCKS, ETC.) FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL HARDWARE SHALL BE ALUMINUM.
7. GATE SHALL MEET ALL A.D.A. PUSH PULL REQUIREMENTS.
8. SEE SITE PLAN FOR LOCATIONS.

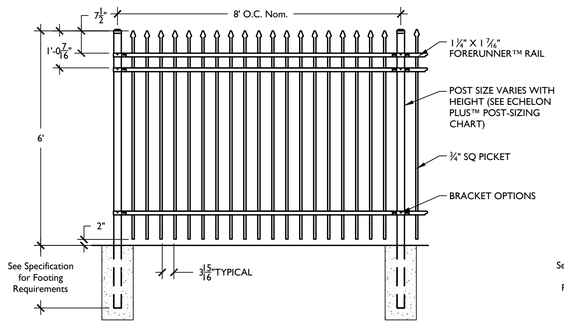
MATERIAL SELECTIONS:

FENCE
MNFR: AMERISTAR
PRODUCT: ECHELON PLUS
STYLE: CONQUEROR 3-RAIL POOL PANEL
COLOR: BRONZE
GATE
MNFR: AMERISTAR
PRODUCT: ECHELON PLUS
STYLE: CONQUEROR 3-RAIL POOL GATE (SINGLE)
COLOR: BRONZE

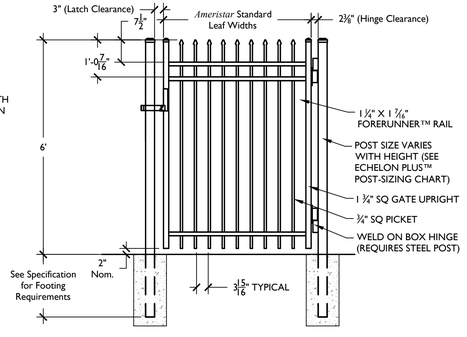
5 DECORATIVE VEHICULAR BOLLARDS
1" = 1'-0"

6 BIKE RACKS
3/4" = 1'-0"

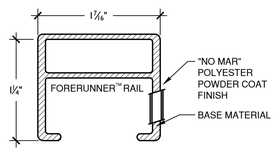
7 POOL FENCE & GATES
1/2" = 1'-0"



SITE FENCE



SITE GATE



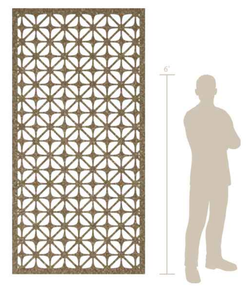
GATE NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF FENCE & GATE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT A MINIMUM 4' HEIGHT FOR FENCE IS MET PER LOCAL CODE REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY POST SPACING NEEDS.
4. HOLD GATE & POSTS LEVEL. 4' MIN FOR ALL POOL ENCLOSURES.
5. GATES TO BE SELF CLOSING, LATCHING & LOCKABLE PER LOCAL CODE REQUIREMENTS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL GATE HARDWARE (HINGES, LATCHES, LOCKS, ETC.) FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL HARDWARE SHALL BE ALUMINUM.
7. GATE SHALL MEET ALL A.D.A. PUSH PULL REQUIREMENTS.
8. SEE SITE PLAN FOR LOCATIONS.

MATERIAL SELECTIONS:

FENCE
MNFR: AMERISTAR
PRODUCT: ECHELON PLUS
STYLE: CLASSIC
HEIGHT: 6'
COLOR: BRONZE
GATE
MNFR: AMERISTAR
PRODUCT: ECHELON PLUS
STYLE: CLASSIC
HEIGHT: 6'
COLOR: BRONZE

8 SITE FENCE AND GATES
1/2" = 1'-0"

9 DECORATIVE PUNCHED METAL FENCE
1" = 1'-0"



MATERIAL SELECTIONS:
MNFR: PARASOLEIL
PRODUCT: LUNAR SCREEN SYSTEM (LUNAR96X)
PATTERN: DAWN GRILLE
HEIGHT: 8'
COLOR: PROSECCO
MOUNT: INSET
POSTS: IMBEDDED

NOTES:
1. SEE SITE PLAN FOR FENCE LOCATIONS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL SHOWING ALL MATERIALS AND LAYOUT PRIOR TO PURCHASE AND INSTALLATION
3. WIDTH OF PANELS SHOULD BE DEPENDENT UPON POST SPACE, BUT NOT TO EXCEED 4'.
4. INSTALL WITH IMBEDDED POSTS IN CONCRETE FOOTINGS.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
DM / EW

CHECKED BY:
EW

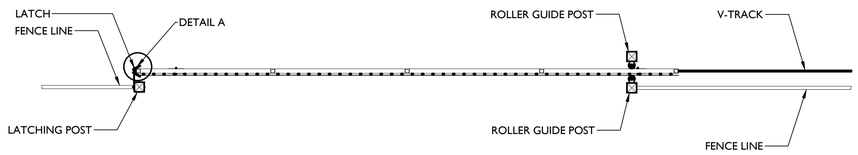
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

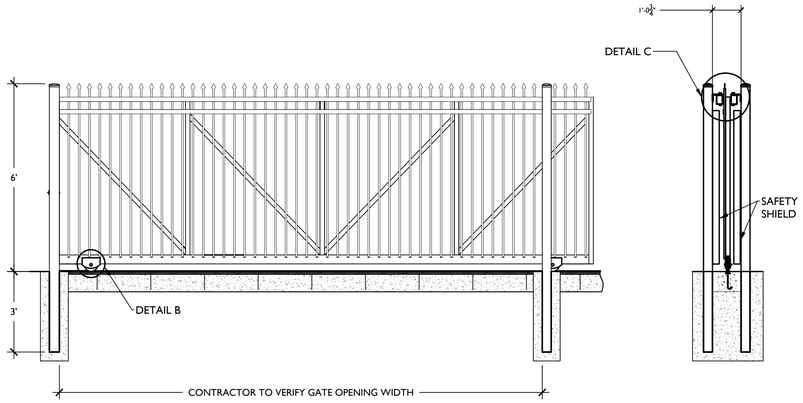
#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Details

SHEET NUMBER
L-301

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Details.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

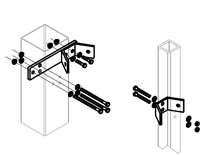




MATERIAL SELECTIONS:
MNFR: AMERISTAR
PRODUCT: PASSPORT COMMERCIAL ROLL GATE
STYLE: CLASSIC
COLOR: BRONZE

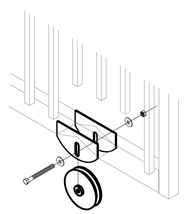
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY GATE OPENING WIDTH.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. CONTRACTOR TO INSTALL BATTERY BACK-UP SYSTEM ON ALL GATES.
5. CONTRACTOR TO INSTALL KEYPAD OPERATING SYSTEMS ON ALL GATES.
6. CONTRACTOR SHALL PROVIDE CLICK TO ENTER AND KNOX SWITCH FOR FIRE DEPARTMENT ACCESS.

DETAIL A



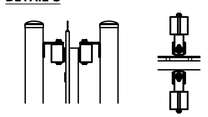
ISO VIEW

DETAIL B



ISO VIEW

DETAIL C



SIDE VIEW TOP VIEW

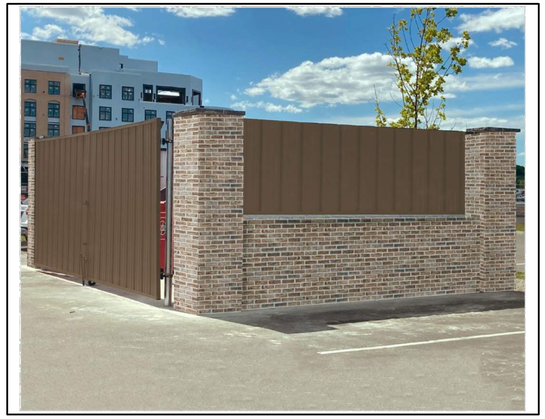
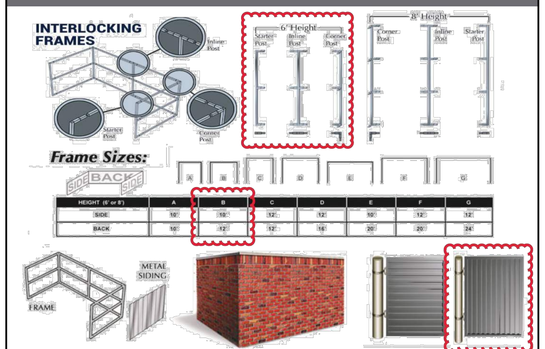


IMAGE SHOWS DESIGN INTENT. CUSTOM BRICK PANEL TO MATCH SAVANNAH GREY BRICK STYLE. SIDING TO BE PAINTED SHERWIN WILLIAM 6125 SUPERIOR BRONZE.

PRODUCT SELECTION:
MNFR: CHOICE ENCLOSURES
PRODUCT: BRICK ENCLOSURE KIT
BRICK: FAUX BRICK PANEL TO BE CUSTOMIZED TO MATCH SAVANNAH GREY BRICK STYLE AND AESTHETIC.
SIDING: SHERWIN WILLIAMS 6125 SUPERIOR BRONZE

NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

COMPONENTS OVERVIEW



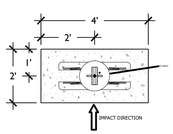
MODULAR FRAMING
- Fast Simple Installation
- Self Supporting - *No post Needed*
- Strong 2" Tubular Steel
- Available in 6' & 8' Heights

REALISTIC SIDING
- Realistic Brick Appearance
- 10 Year Warranty
- Custom Colors & Textures
- Ability to Match Structures

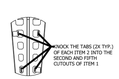
GATE OPTIONS
- Easy Installation
- No Welding Required
- Standard & Heavy Duty Posts
- Custom Colors & Textures

LEARN MORE
Choice Enclosures
9200 Latty Ave.
Hazelwood, MO 63042
P: 314-524-2040

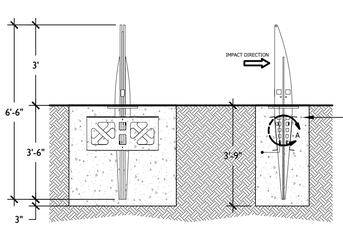
1 ROLLING VEHICULAR GATE
3/8" = 1'-0"



BOLLARD PLAN VIEW



DETAIL A



BOLLARD SECTION

MATERIAL SELECTIONS:

BOLLARD
MNFR: RELIANCE FOUNDRY
PRODUCT: VECTOR S30
MODEL #: R-1010-S30
MOUNT: FIXED
TOTAL HEIGHT: 78"
HEIGHT ABOVE GRADE: 36"
HEIGHT BELOW GRADE: 42"

BOLLARD COVER
MNFR: RELIANCE FOUNDRY
PRODUCT: R-7306 STAINLESS STEEL BOLLARD COVER
HEIGHT: 38"
COLOR: POWDER COAT - STATUARY BRONZE

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

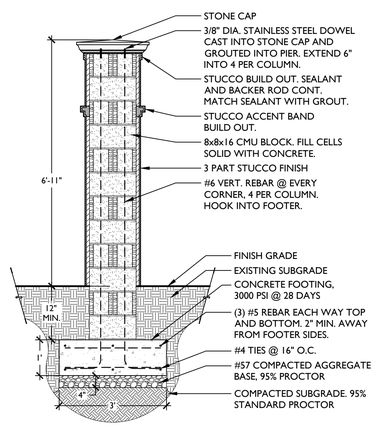
BOLLARD COVER

2 DUMPSTER ENCLOSURE
1/2" = 1'-0"

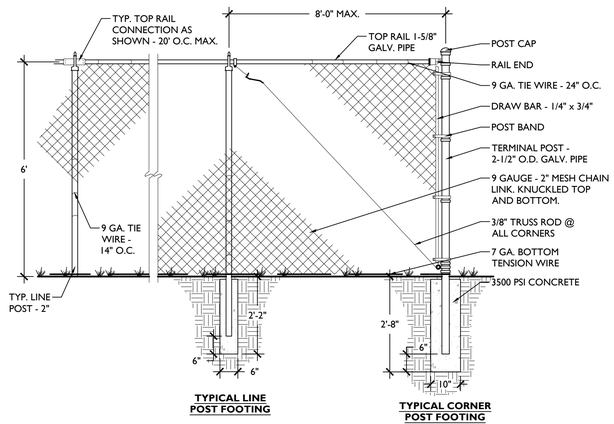
MATERIAL SELECTIONS:

- STUCCO FACADE:
  PAINT COLOR: S.W. 7036 "ACCESSIBLE BEIGE"
  FINISH: MEDIUM TEXTURE
- STONE CAP:
  MNFR: HADDONSTONE
  PRODUCT: PIER CAP
  PRODUCT NUMBER: 2956C
  COLOR: TO BE DETERMINED
- STUCCO ACCENT BAND:
  PAINT COLOR: S.W. 7011 "NATURAL CHOICE"
  FINISH: FINE SAND TEXTURE

NOTES:
1. CONTRACTOR TO FIELD VERIFY COLUMN AND WALL PLACEMENT PRIOR TO CONSTRUCTION.
2. ALL REBAR TO BE A MIN. OF 2" AWAY FROM ALL CONCRETE EDGES.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION. SLOPE TO DRAIN.



TALL COLUMN SECTION



TYPICAL LINE POST FOOTING

TYPICAL CORNER POST FOOTING

NOTE:
1. ALL POSTS, FENCING, AND FENCE HARDWARE SHALL BE VINYL COATED BROWN.
2. FENCING SHALL BE INSTALLED OPPOSITE OF PARKING LOT.
3. CONTRACTOR TO SHALL SUBMIT SHOP DRAWINGS OF FENCE AND GATE FOR APPROVAL PRIOR TO CONSTRUCTION.
4. PROVIDE (1) GATE (SEE SITE PLAN FOR LOCATION) WITH THE 4'-0" CLEAR OPENING THAT COMPLY WITH THE FOLLOWING:

3 CRASH-RATED VEHICULAR BOLLARD
3/8" = 1'-0"

4 ACCENT COLUMN
1/2" = 1'-0"

5 6' PERIMETER FENCE
1/2" = 1'-0"

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
DM / EW

CHECKED BY:
EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DRB COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

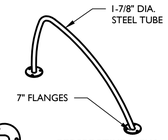
DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Details

SHEET NUMBER
L-302

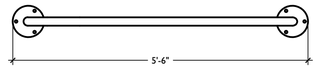
G:\Projects-HH\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Details.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

MATERIAL SELECTIONS:
MNFR: MADRAX
PRODUCT: FINN
PRODUCT #: FIN-2-SF-P
FINISH: POWER COATED
COLOR: BRONZE
MOUNT: SURFACE

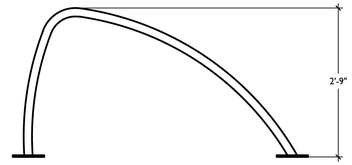
NOTES:
- INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SEE SITE PLAN FOR LOCATIONS.



PERSPECTIVE VIEW (N.T.S.)

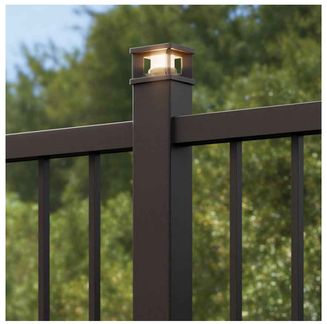


PLAN VIEW



ELEVATION VIEW

1 BIKE RACKS- FINN
3/4" = 1'-0"



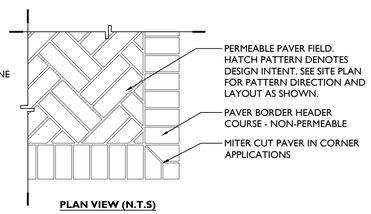
MATERIAL SELECTIONS:
MNFR: TIMBERTECH
PRODUCT: IMPRESSION RAIL EXPRESS
STYLE: MODERN
COLOR: BRONZE

2 LAGOON BOARDWALK METAL RAILING
N.T.S.

MATERIAL SELECTIONS:

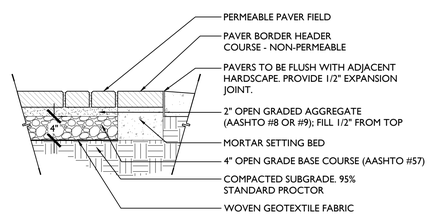
FIELD
MNFR: LOWCOUNTRY PAVER
PRODUCT: HYDRAPLANK
PATTERN: DOUBLE HERRINGBONE
FINISH: TABBY
COLOR: TO BE SELECTED FROM STANDARD AVAILABLE COLORS

HEADER COURSE
MNFR: LOWCOUNTRY PAVER
PRODUCT: PLANTATION PAVER
SIZE: 4X8 - 60 MM
COLOR: TO BE SELECTED FROM STANDARD AVAILABLE COLORS



PLAN VIEW (N.T.S)

1



SECTION

3 SIDEWALK PERMEABLE PAVERS
1" = 1'-0"

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
DM / EW

CHECKED BY:
EW

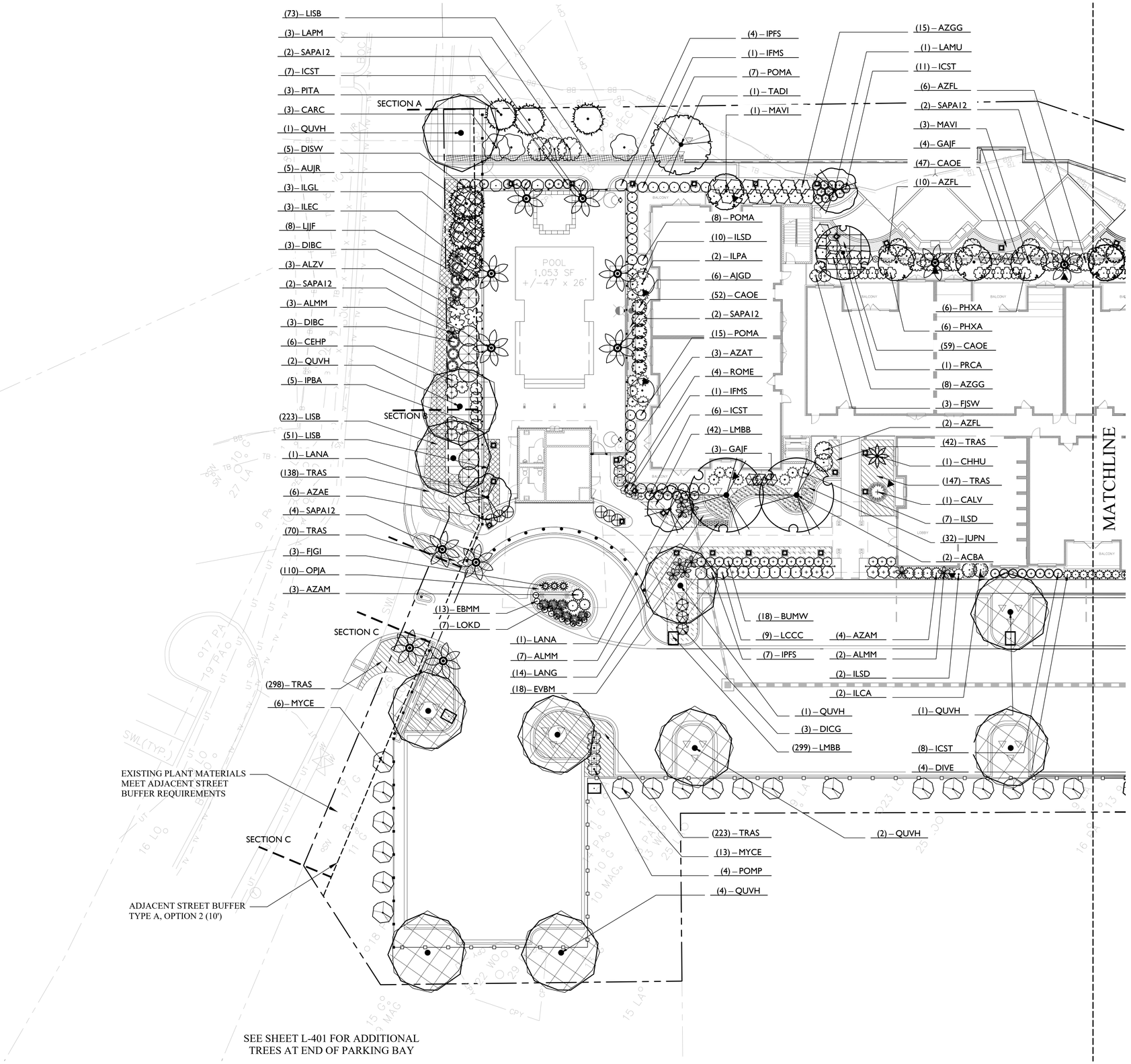
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Details

SHEET NUMBER
L-303

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Landscape.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly



N

0' 8' 16' 32' 48' 64'

SCALE: 1" - 16'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECTURE No. 1093 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

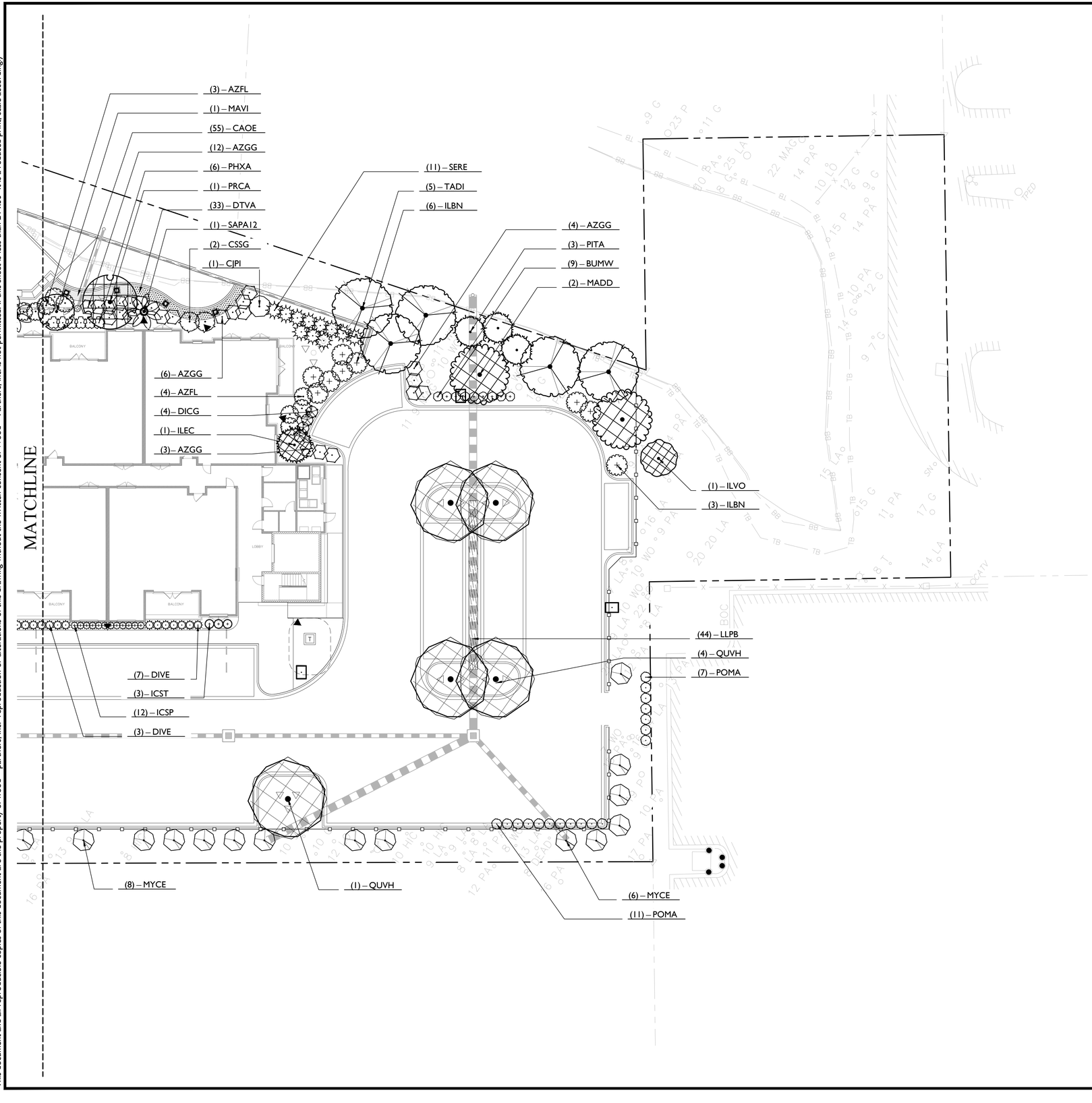
#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE

Landscape Plan

SHEET NUMBER
L-400

G:\Projects-HH\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Landscape.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECTURE No. 1053 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE

Landscape Plan

SHEET NUMBER
L-401

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
TREES							
ACBA	2	Acer buergerianum 'ABMTF'	Aeryn® Trident Maple	B & B or Cont.	4" Cal. Min,	12` Min.	
ILEC	4	Ilex cassine	Dahoon Holly 'Nativa'	B & B or Cont.	4" Cal. Min,	12` Min.	Native; Clear Trunk; Buffer Plantings and Tree Replacements
ILVO	1	Ilex vomitoria	Yaupon Holly	B&B or Cont.	4" Cal. Min,	12` Min.	Native. Tree Replacements
LAMU	1	Lagerstroemia x `Muskogee` STD	Crape Myrtle Standard	Cont. or FG	2" Cal. Min.	8' Ht. Min.	Standard.
LANA	2	Lagerstroemia x `Natchez` STD	Crape Myrtle Standard	Cont. or FG	2" Cal. Min.	8' Ht. Min.	Standard. Native. Tree Replacements
MADD	2	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	Cont. or FG	4" Cal. Min,	12` Min.	Native. Tree Replacements
MAVI	5	Magnolia virginiana STD	Sweet Bay Magnolia Standard	B&B or Cont.	4" Cal. Min,	12` Min.	Native Tree Replacements
PITA	6	Pinus taeda	Loblolly Pine	B&B or Cont.	2" Cal. Min.	8' Ht. Min.	Native. Tree Replacements
PRCA	2	Prunus caroliniana	Carolina Cherry Laurel	B&B or Cont.	3" Cal. Min.	8' Ht. Min.	Native. Tree Replacements
QUVH	16	Quercus virginiana 'QVTIA'	Highrise Live Oak	B&B or Cont.	4" Cal. Min,	12` Min.	Native. Buffer Plantings and Tree Replacements
TADI	6	Taxodium distichum	Bald Cypress	B&B or Cont.	4" Cal. Min,	12` Min.	Native. Tree Replacements
PALM TREES							
CHHU	1	Chamaerops humilis	Mediterranean Fan Palm	B&B or Cont.		8' Ht. Min.	
SAPA12	13	Sabal palmetto	Cabbage Palmetto	B & B		12'	9' Clear Trunk. Native. Mitigation Tree.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS							
ALMM	12	Alocasia x 'Upright Mayan Mask'	Mayan Mask Alocasia	3 gal			Full pot.
ALZV	3	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7 gal			Full pot.
AJGD	6	Aucuba japonica 'Gold Dust'	Gold Dust Japanese Laurel	7 gal			Full pot.
AUJR	5	Aucuba japonica 'Rozannie'	Rozannie Japanese Laurel	7 gal			Full pot.
AZAE	6	Azalea Encore `Autumn Embers` TM	Autumn Embers Azalea	7 gal			Full pot.
AZAM	7	Azalea Encore `Autumn Lily` TM	Autumn Lily Azalea	7 gal			Full pot.
AZFL	25	Azalea indica `Formosa`	Lavender Formosa Azalea	7 gal			Full pot.
AZGG	48	Azalea indica `Mrs. G.G. Gerbing`	Mrs. G.G. Gerbing Azalea	7 gal			Full pot.
AZAT	3	Azalea x 'Conlep'	Autumn Twist® Encore® Azalea	7 gal			Full pot.
BUMW	27	Buxus microphylla koreana `Wintergreen`	Korean Boxwood	7 gal			Full pot.
CARC	3	Callistemon x `Red Cluster`	Red Cluster Bottlebrush	15 gal			Full pot.
CALV	1	Camellia japonica 'Lady Vansittart'	Lady Vansittart Camellia	45 gal			Full pot.
CJPI	1	Camellia japonica Pink	Pink Camellia	45 gal			Full pot.
CSSG	2	Camellia sasanqua `Shishi Gashira`	Shishi Gashira Camellia	45 gal			Full pot.
CEHP	6	Cephalotaxus harringtonia prostrata	Prostrate Plum Yew	3 gal			Full pot.
DIVE	14	Dietes vegeta	African Iris	3 gal			Full pot.
DIBC	6	Distylium x 'PIIDIST-II'	Blue Cascade® Distylium	7 gal			Full pot.
DICG	7	Distylium x 'PIIDIST-V'	First Editions® Cinnamon Girl® Distylium	7 gal			Full pot.
DISW	5	Distylium x 'PIIDIST-VI'	Swing Low® Distylium	3 gal			Full pot.
EBMM	13	Evolvulus x 'USEVO1201'	Blue My Mind® Dwarf Morning Glory	1 gal			
FJGI	3	Farfugium japonicum `Giganteum`	Giant Leopard Plant	3 gal			
FJSW	3	Fatsia japonica 'Spider's Web'	Spider' s Web Japanese Fatsia	30 gal			Full pot.
GAJF	7	Gardenia jasminoides `Frostproof`	Frostproof Gardenia	7 gal			Full pot.
ILBN	9	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	7 gal			Full pot.
ILCA	2	Ilex cornuta `Carissa`	Carissa Holly	7 gal			Full pot.
ICSP	12	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	7 gal			Full pot.
ICST	35	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	7 gal			Full pot.
ILGL	3	Ilex glabra `Compacta`	Compact Inkberry	7 gal			Full pot.
ILSD	19	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	7 gal			Native. Full pot.
IFMS	2	Illicium floridanum 'JCJC'	Miss Scarlett® Florida Anise	7 gal			Native. Full pot.
ILPA	2	Illicium parviflorum	Florida Anise	15 gal			Native. Full pot.
IPFS	11	Illicium parviflorum 'Florida Sunshine'	Florida Sunshine Anise Tree	7 gal			Native. Full Pot.
IPBA	5	Illicium parviflorum 'PIIIP-I'	BananAppeal® Small Anise Tree	7 gal			Native. Full Pot.
LAPM	3	Lagerstroemia x 'Purple Magic'	Purple Magic Crape Myrtle	15 gal			Full pot.
LJJF	8	Ligustrum japonicum 'Jack Frost'	'Jack Frost' Ligustrum	7 gal			Full pot.
LCCC	9	Loropetalum chinense Cerise Charm	Cerise Charm Loropetalum	7 gal			Full pot.
MYCE	33	Myrica cerifera	Wax Myrtle	7 gal			Full pot
PHXA	18	Philodendron x 'Xanadu'	Xanadu Philodendron	7 gal			Full pot.
POMA	48	Podocarpus macrophyllus maki	Shrubby Yew	7 gal			Full pot.
POMP	4	Podocarpus macrophyllus `Pringles`	Dwarf Podocarpus	7 gal			Full pot.
ROME	4	Rosa x `Meidrifora`	Coral Drift Rose	7 gal			Full pot.
GRASSES							
LOKD	7	Lomandra longifolia 'Katrinus Deluxe'	Katrinus Deluxe Mat Rush	3 gal			Full Pot.
PALM							
SERE	11	Serenoa repens	Saw Palmetto	15 gal			Native. Full Pot.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
GROUND COVERS								
DTVA	33	Dianella tasmanica `Variegata`	Flax Lily	3 gal			24" o.c.	Full pot.
EVBM	18	Evolvulus x 'USEVO1201'	Blue My Mind® Dwarf Morning Glory	1 gal			12" o.c.	Full pot.
JUPN	32	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 gal			30" o.c.	Full pot.
LANG	14	Lantana x `New Gold`	New Gold Lantana	1 gal			18" o.c.	Full pot.
LMBB	341	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal			15" o.c.	Full pot.
LISB	347	Liriope muscari `Super Blue`	Lily Turf	1 gal			18" o.c.	Full pot.
TRAS	918	Trachelospermum asiaticum `Asiatic`	Asiatic Jasmine	1 gal			15" o.c.	Full pot.
GRASSES								
CAOE	213	Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge	1 gal			15" o.c.	Full pot.
LLPB	44	Lomandra longifolia 'Roma 13'	Platinum Beauty® Variegated Mat Rush	3 gal			24" o.c.	Full pot.
OPJA	110	Ophiopogon japonicus	Mondo Grass	1 gal			8" o.c.	

LANDSCAPE NOTES:

1. The landscape architect shall approve all plant substitutions prior to purchase or installation.
2. The plant schedule included in this drawing was prepared for estimating purposes & for the contractors convenience only, and its accuracy is not guaranteed. The contractor shall perform his or her own quantity take-offs using the drawings to determine the quantities to his or her satisfaction. The contractor shall report any discrepancies to the landscape architect prior to submitting a final bid.
3. Contractor shall warranty all exterior plants for one year from the date of substantial completion, against defects including but not limited to death and unsatisfactory growth. Defects associated with a lack of adequate maintenance, neglect, or abuse by the owner or incidents that are beyond contractor's control will not be covered by the one-year warranty.
4. The contractor shall verify that all selected plant species are determined available at their specified sizes when the time of bidding. The contractor shall not make plant substitutions. If there are difficulties locating plant material as specified, contact the landscape architect prior to submitting the bid.
5. All plant material shall have a well formed head with the minimum caliper, height, spread as shown in the plant schedule. trunks shall be undamaged and shape shall be typical of the species.
6. All plant material shall be subject to approval by the landscape architect or owners representative before, during and after installation.
7. All planting techniques shall conform to approved industry standards.
8. The contractor shall coordinate with the owner's representative to establish a planting schedule that prioritizes the planting of all trees and lawn areas.
9. All plant beds shall be mulched with double ground hardwood mulch to a depth of 4".
10. All plant beds shall receive a weed inhibitor application at installation.
11. All landscape material shall be correctly laid out and installed per the plans. The contractor is responsible by any means (survey, staking, etc.) to insure the correct plant layout and may seek the landscape architects approval for landscape material layouts prior to installation. The contractor shall coordinate with the landscape architect for these approvals and shall have all required plant material placed in their proposed locations prior to the landscape architects on-site approval. All plant material placement is subject to re-placement and layout per the landscape architects discretion if the layout does not follow the plans.
12. The landscape contractor shall leave all plant identification hangtag's on each plant until final approval has been granted per the Landscape Architects final punch / field report. Once the final approval is obtained, the hangtag's may be removed.

IRRIGATION NOTES:

1. Contractor to supply automatic irrigation system, complete and installed. System shall include all valves, pipes, heads, fittings, back-flow, & controllers. The installed system shall provide 100% coverage of all sod, hydro-seed and planting beds.

GRADING NOTES:

1. Contractor to perform fine grading within all turf and plant beds. Fine grading shall consist of a hand raked, smooth soil free of rocks, roots, and debris.

GENERAL NOTES:

1. Contractor is responsible for locating existing utilities and is responsible for any damage that may occur to existing utilities.
2. Contractor is responsible for inspection of existing conditions and promptly reporting any discrepancies. Contractor to perform soil tests as specified.
3. Notify landscape architect of any site conditions which may necessitate a modification to the plans. Landscape architect shall, if necessary, make "in-field modifications".
4. Any deviation from these plans must be specifically approved by the landscape architect or owner's representative.

BUFFER CHART
ADJACENT STREET BUFFER: TYPE A, OPTION 2

SECTION	LENGTH	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	100'	2	2	4	4 (1 EX.)	10	10
B	50'	1	1	2	EX. MATERIAL MEETS CODE.	5	5
C	85'	2	2 EX.	3	EX. MATERIAL MEETS CODE.	8	EX. MATERIAL MEETS CODE.

TREE REPLACEMENT SUMMARY (TOTAL)

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY

CATEGORY	INCHES REMOVED	#REPLACEMENT TREES REQUIRED	#REPLACEMENT TREES PROVIDED
I	71"	(7) 4" cal.	[24] TREES (2) 4" cal. Magnolia (16) 4" cal. High Rise Live Oak (6) 4" cal. Bald Cypress
		7 REQ - 24 = 17 CAT 1 TREE SURPLUS SURPLUS TO BE APPLIED TO CAT 2	
II	218"	(22) 4" cal.	[10] TREES (1) 4" cal. Yaupon Holly (4) 4" cal. Dahoon Holly (5) 4" cal. Sweet Bay Magnolia
		22 REQ - 10 - 17 (CAT 1) = 5 CAT 2 TREE SURPLUS SURPLUS TO BE APPLIED TO CAT 3 AT DOUBLE (4" CAL. INSTEAD OF 2" CAL.)	
III	244"	(24) 2" cal.	[19] TREES (6) Loblolly Pine (13) Sabal Palms
		24 REQ - 19 - 5 (CAT 2) = 0 NO SURPLUS	
IV	38"	(4) 2" cal.	[4] TREES (2) 2" cal. Crape Myrtles (2) 2" cal. Carolina Cherry Laurel
		4 REQ. - 4 = 0 NO SURPLUS ALL MITIGATION HAS BEEN MET ON SITE.	

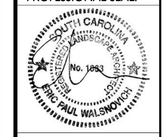
SEE LANDSCAPE PLAN AND SCHEDULE FOR TREE LOCATIONS & REQUIREMENTS.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:



DRAWN BY:
DM / EW

CHECKED BY:
EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Plant Schedule

SHEET NUMBER
L-402

G:\Projects-HHI\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Landscape.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[X] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [X] BUFFER [ ] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
26	11	11	
9	8	8	
	17	17	
	13	13	
	13	13	
	22	22	
TOTAL # TREES: 2	TOTAL # TREES: 6	TOTAL # TREES: 6	TOTAL # TREES: 0
TOTAL DBH INCHES: 35	TOTAL DBH INCHES: 84	TOTAL DBH INCHES: 84	TOTAL DBH INCHES: 0

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[X] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [ ] BUFFER [X] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
10	22 8	18 15	38
9	29 14	17 14	
23	13 7	14 10	
26	10 9	8 11	
9	11 10	27	
30	32 10	14	
8	16 9	13	
12	15 15	14	
9	8 22	11	
9	9 8	12	
8	11 12	7	
17	13 9	16	
18	16 14	17	
20	12 12	14	
8	8 16	19	
13	16 15	17	
30	8 8	15	
20	15 17	27	
9	24	11	
8	8	17	
7	13	19	
16	8	16	
40	16	14	
25	13	15	
22	10	12	
10	19	22	
15	10	8	
14	10	9	
	10	9	
	11	14	
	12	12	
	11	10	
	10	14	
TOTAL # TREES: 28	TOTAL # TREES: 51	TOTAL # TREES: 37	TOTAL # TREES: 1
TOTAL DBH INCHES: 445	TOTAL DBH INCHES: 664	TOTAL DBH INCHES: 532	TOTAL DBH INCHES: 38

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[ ] PRE-DEVELOPMENT [X] POST DEVELOPMENT [X] BUFFER [ ] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
26	11	11	
9	8	23	
	17		
	13		
	13		
TOTAL # TREES: 2	TOTAL # TREES: 5	TOTAL # TREES: 2	TOTAL # TREES: 0
TOTAL DBH INCHES: 35	TOTAL DBH INCHES: 62	TOTAL DBH INCHES: 34	TOTAL DBH INCHES: 0

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[ ] PRE-DEVELOPMENT [X] POST DEVELOPMENT [ ] BUFFER [X] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
10	22 15	18	
9	29 8	17	
23	13 17	14	
9	10	8	
30	11	17	
12	32	15	
9	16	27	
9	15	11	
8	8	17	
18	9	19	
8	11	15	
13	13	12	
30	8	22	
20	19	8	
9	10	9	
8	10	9	
7	10	14	
16	11	12	
40	10	10	
25	8	14	
22	7	15	
10	9	14	
15	10	10	
14	10	11	
	9		
	15		
	22		
	8		
	12		
	9		
	14		
	12		
	16		
TOTAL # TREES: 24	TOTAL # TREES: 36	TOTAL # TREES: 24	TOTAL # TREES: 0
TOTAL DBH INCHES: 374	TOTAL DBH INCHES: 468	TOTAL DBH INCHES: 338	TOTAL DBH INCHES: 0

G:\Projects-HH\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Landscape.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECT No. 1093 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

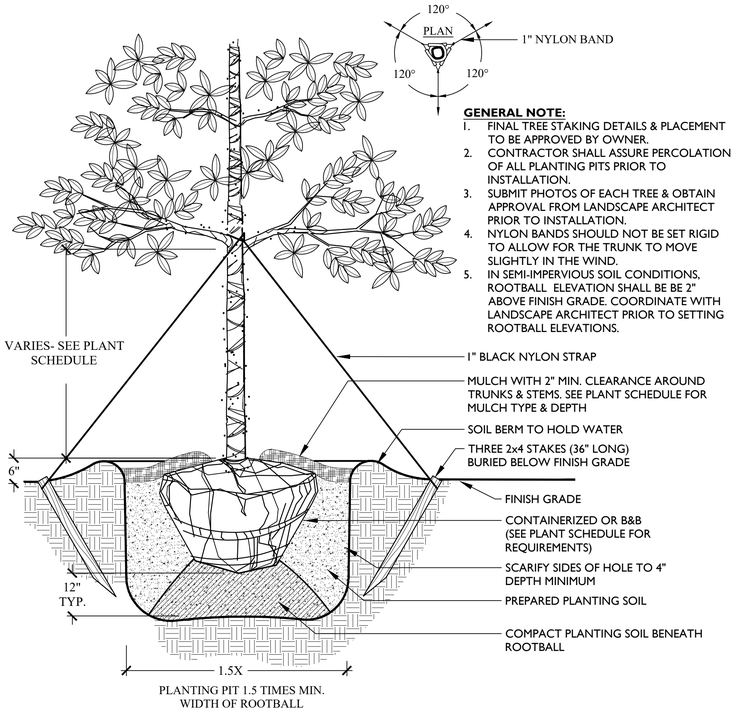
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Mitigation

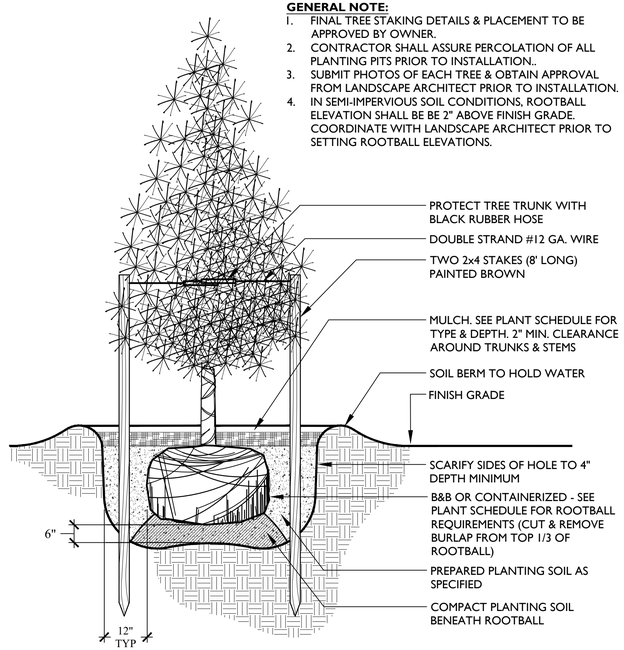
SHEET NUMBER
L-403

G:\Projects-HHI\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Landscape.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly



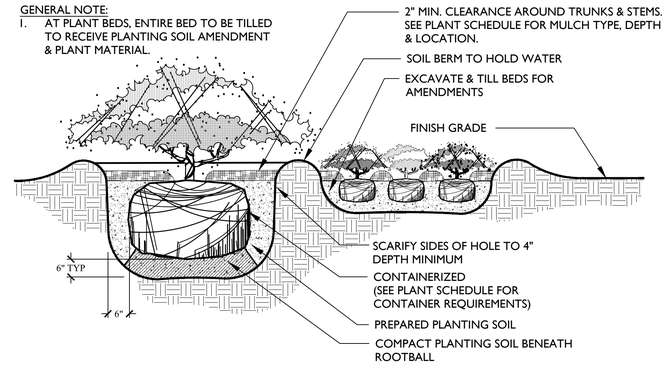
GENERAL NOTE:
1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SUBMIT PHOTOS OF EACH TREE & OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. NYLON BANDS SHOULD NOT BE SET RIGID TO ALLOW FOR THE TRUNK TO MOVE SLIGHTLY IN THE WIND.
5. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 L404 SHADE TREE PLANTING
SCALE: N.T.S.



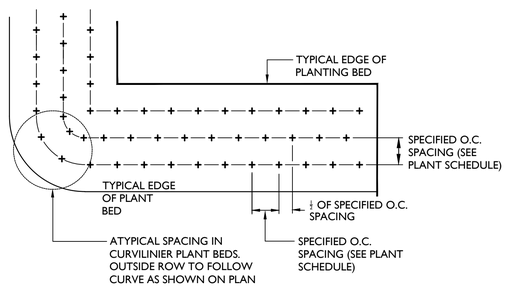
GENERAL NOTE:
1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION..
3. SUBMIT PHOTOS OF EACH TREE & OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 L404 EVERGREEN TREE PLANTING
SCALE: N.T.S.

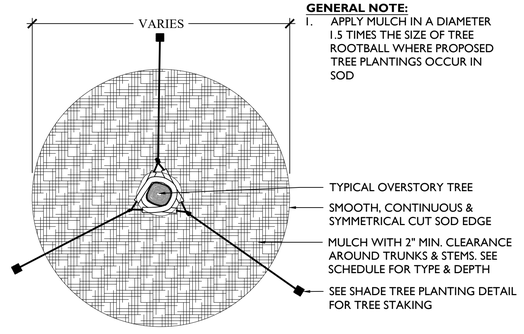


GENERAL NOTE:
1. AT PLANT BEDS, ENTIRE BED TO BE TILLED TO RECEIVE PLANTING SOIL AMENDMENT & PLANT MATERIAL.

3 L404 SHRUB AND GROUNDCOVER PLANTING
SCALE: N.T.S.

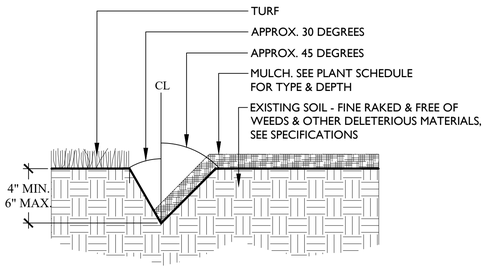


4 L404 GROUNDCOVER SPACING
SCALE: N.T.S.



GENERAL NOTE:
1. APPLY MULCH IN A DIAMETER 1.5 TIMES THE SIZE OF TREE ROOTBALL WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD

5 L404 MULCH RING
SCALE: N.T.S.



GENERAL NOTE:
1. EXCAVATE TRENCH BY HAND WITH SPADE
2. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL & SMOOTH BEFORE MULCHING

6 L404 TRENCHED EDGE
SCALE: N.T.S.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
DM / EW

CHECKED BY:
EW

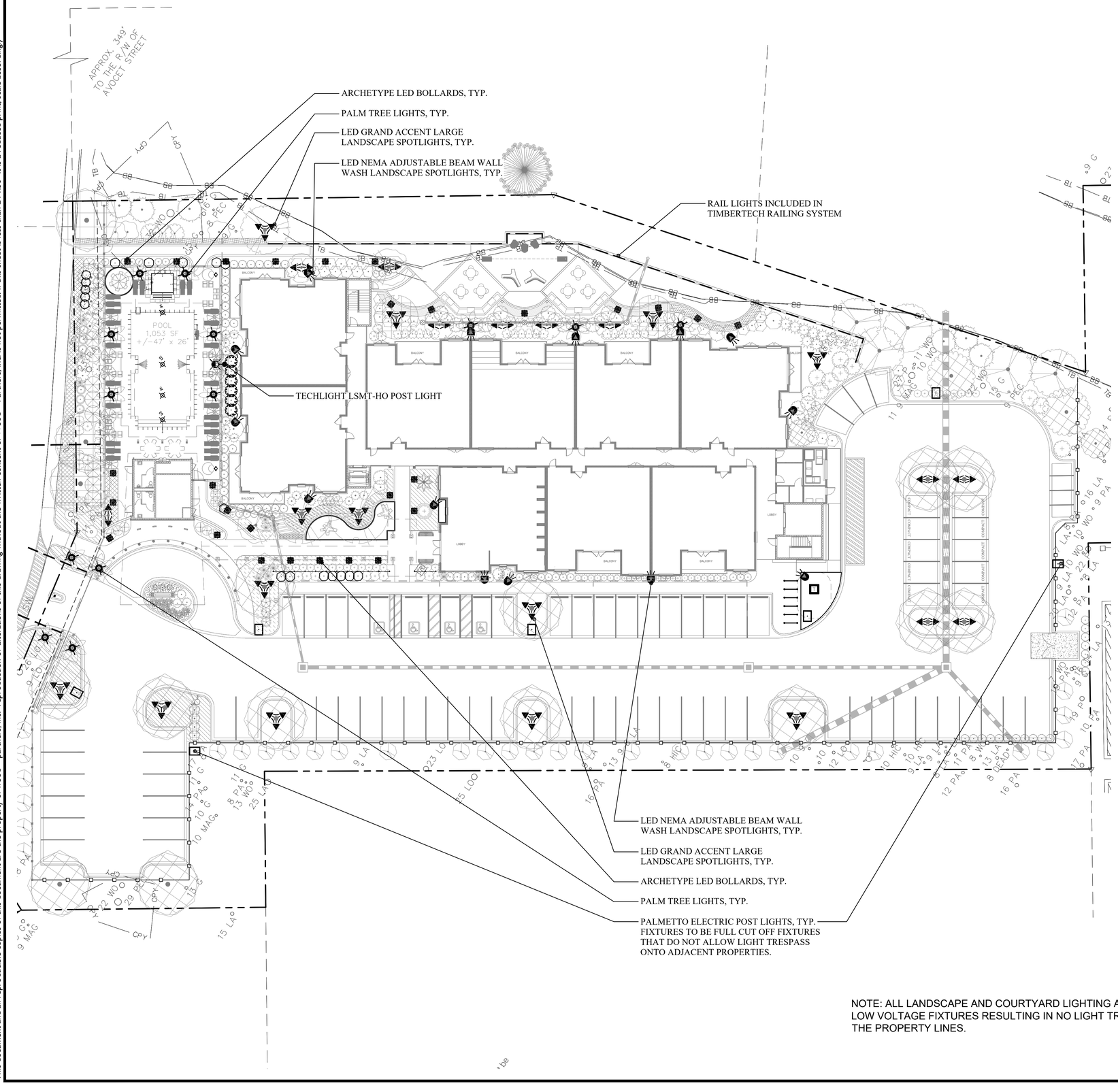
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW
2	DRB REVISIONS	07-01-26	CC

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Details

SHEET NUMBER
L-404

G:\Projects-HH\Multifamily\Beachwalk HH\Production\03 Work CDs\01-25031_Lighting.dwg, Wednesday, July 01, 2026, Printed By: Eric Walsnovich
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly


APPROX. 349' TO THE R/W OF AVOCET STREET
ARCHETYPE LED BOLLARDS, TYP.
PALM TREE LIGHTS, TYP.
LED GRAND ACCENT LARGE LANDSCAPE SPOTLIGHTS, TYP.
LED NEMA ADJUSTABLE BEAM WALL WASH LANDSCAPE SPOTLIGHTS, TYP.
RAIL LIGHTS INCLUDED IN TIMBERTECH RAILING SYSTEM
TECHLIGHT LSMT-HO POST LIGHT
POOL
1,053 SF
+/-47' x 26'
LOBBY
BALCONY
LEASING
LEASING
LEASING

NAME: PROJECTS\REBLINES\40 WATERSIDE DRIVE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

30 0 15 30 60 120

AUTOBAHN SMALL LED
ARCHITECTURAL
Wide distribution for roadways with shaping centers, commercial and industrial complexes and residential areas.

SPECIFICATIONS
UL1572 Listed Luminaire for Wet Locations
IP66 Rated Optical Compartment for Outdoor Weather and Dust Protection
Polyester powder coat finish in Dark bronze and Cool Off Paper

PROPOSED BUILDING
TYPE: II-B(NFPA 13R)
FFE: 14.0'

PROPOSED BUILDING
TYPE: II-B(NFPA 13)
FFE:12.0'

PROPOSED BUILDING
TYPE: II-B(NFPA 13)
FFE: 14.0'

10' BUFFER
20' SETBACK

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	7	Small Autobahn	Single	25800 LED on 25' Fiberglass Pole, 25' Mounting Height		0.720	13109	102	714

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.39	3.7	0.2	6.95	18.50
Shielded Area	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Shielded Area_2	Illuminance	Fc	0.09	0.1	0.09	N.A.	N.A.

Luminaire Location Summary

LumNo	Label	X Insertion Point	Y	Z	Orient	Tilt
1	Small Autobahn	2076314	1140367	20	216.019	0
		49	44			
2	Small Autobahn	2076375	1139511	20	214.874	0
		49	98			
3	Small Autobahn	2076251	1139247	20	211.405	0
		49	51			
4	Small Autobahn	2076191	1141018	20	125.264	0
		49	44			
5	Small Autobahn	2076487	1139557	20	219.248	0
		49	75			
6	Small Autobahn	2076458	1138736	20	125.988	0
		49	973			
7	Small Autobahn	2076199	1141387	20	281.712	0
		49	52			

NOTES

1. P.E.C.E. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CONSTRUCTION AGENCY/CONTRACTOR. NO DESIGN IS ADVISED.

2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.

3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LUMINAIRE'S PHOTOMETRIC FIELD WILL RESULT IN THEY ARE DIFFERENT FROM THE PREDICTED VALUES.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. FACILITIES ONLY.

COPYRIGHT: PALMETTO ELECTRIC COOPERATIVE INC.
ALL RIGHTS RESERVED. THESE PAGES ARE PROTECTED BY UNITED STATES AND INTERNATIONAL LAWS. UNAUTHORIZED COPYING, DISTRIBUTION, ALTERATION OR USE BY ANY MEANS IS STRICTLY PROHIBITED.

PALMETTO ELECTRIC COOPERATIVE, INC.
•
•
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532

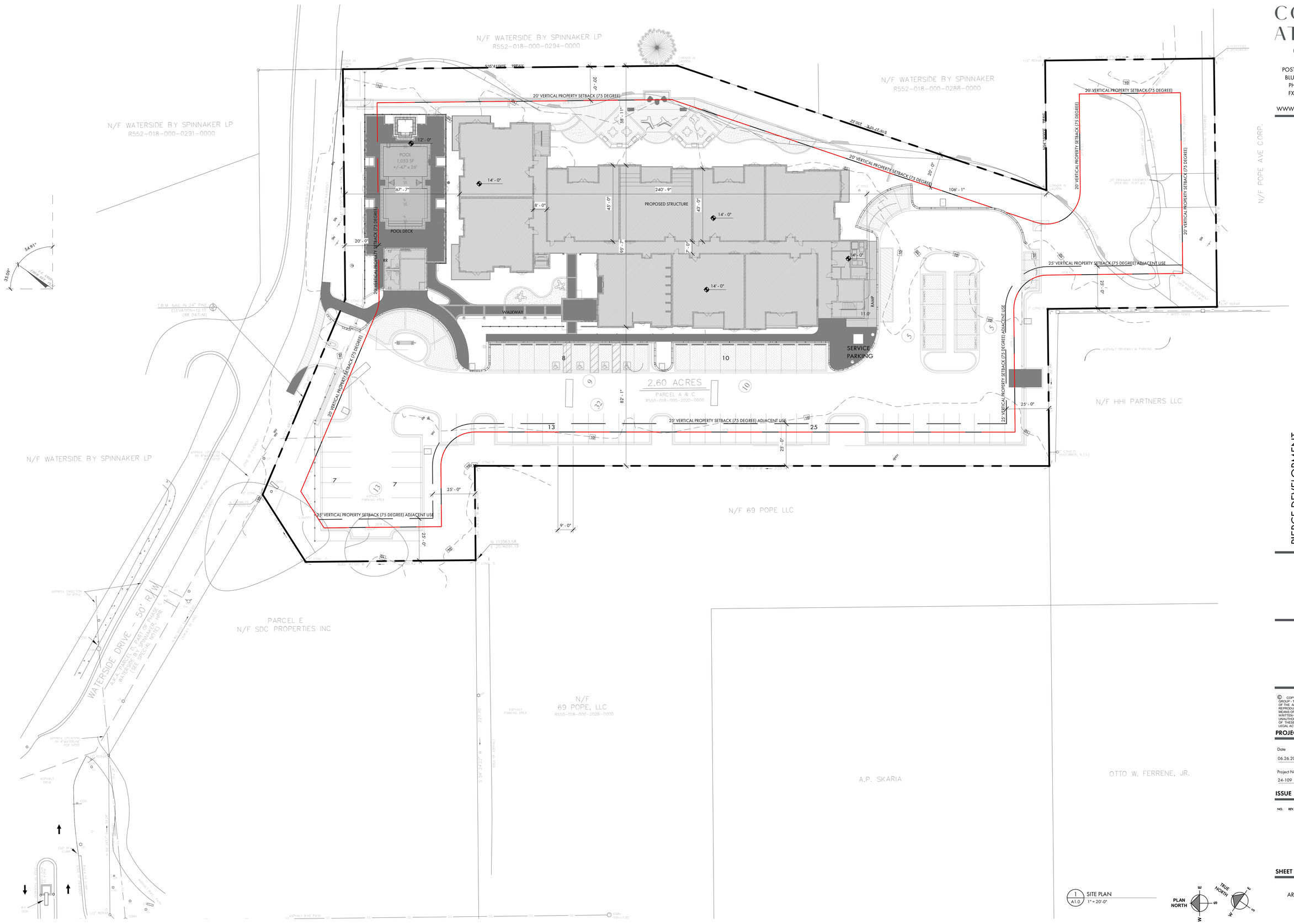
PALMETTO ELECTRIC COOPERATIVE INC.
A Touchstone Energy® Partner

REMARKS:

DESIGNED BY:	NZ
CHECKED BY:	NZ
DRAWN BY:	RBT
DATE:	12/5/25
SCALE:	1" = 30'
PROJECT NO.:	2509002L-2
MAP NO:	00000000

SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
40 WATERSIDE DRIVE
WATERSIDE DRIVE
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA



1 A1.0 SITE PLAN
1" = 20'-0"

PLAN NORTH

TRUE NORTH

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC,
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

A1.0

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYPE A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYPE B-ADA	1610 SF
104	UNIT TYPE B-ADA	Not Enclosed
105	UNIT TYPE B-ADA	1610 SF
106	UNIT TYPE A.2	1738 SF
107	UNIT TYPE B	1608 SF
108	UNIT TYPE B	1609 SF
FIRST FLOOR: 8		11652 SF
SECOND FLOOR		
209	UNIT TYPE A	1739 SF
201	UNIT TYPE A	1749 SF
202	UNIT TYPE A	1739 SF
203	UNIT TYPE B	1610 SF
204	UNIT TYPE B	1610 SF
205	UNIT TYPE B	1610 SF
206	UNIT TYPE A.2	1738 SF
207	UNIT TYPE B	1608 SF
208	UNIT TYPE B	1609 SF
SECOND FLOOR: 9		15011 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT TYPE A	1739 SF
302	UNIT TYPE A	1739 SF
303	UNIT TYPE B	1610 SF
304	UNIT TYPE B	1610 SF
305	UNIT TYPE B	1610 SF
306	UNIT TYPE A.2	1738 SF
307	UNIT TYPE B	1608 SF
308	UNIT TYPE B	1609 SF
309	UNIT TYPE A	1744 SF
THIRD FLOOR: 9		15006 SF
FOURTH FLOOR		
401	UNIT TYPE A	1739 SF
402	UNIT TYPE A	1739 SF
403	UNIT TYPE B	1610 SF
404	UNIT TYP. B	1610 SF
405	UNIT TYP. B	1610 SF
406	UNIT TYPE A.2	1738 SF
407	UNIT TYP. B	1608 SF
408	UNIT TYPE B	1609 SF
4009	UNIT TYPE A	1744 SF
FOURTH FLOOR: 9		15006 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT TYPE A	1739 SF
502	UNIT TYPE A	1739 SF
503	UNIT TYPE B	1610 SF
504	UNIT TYPE B	1610 SF
505	UNIT TYPE B	1610 SF
509	UNIT TYPE A	1744 SF
507	UNIT TYPE B	1608 SF
508	UNIT TYPE B	1591 SF
506	UNIT TYPE A.3	1676 SF
FIFTH FLOOR: 9		14926 SF
Grand total: 44		71601 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

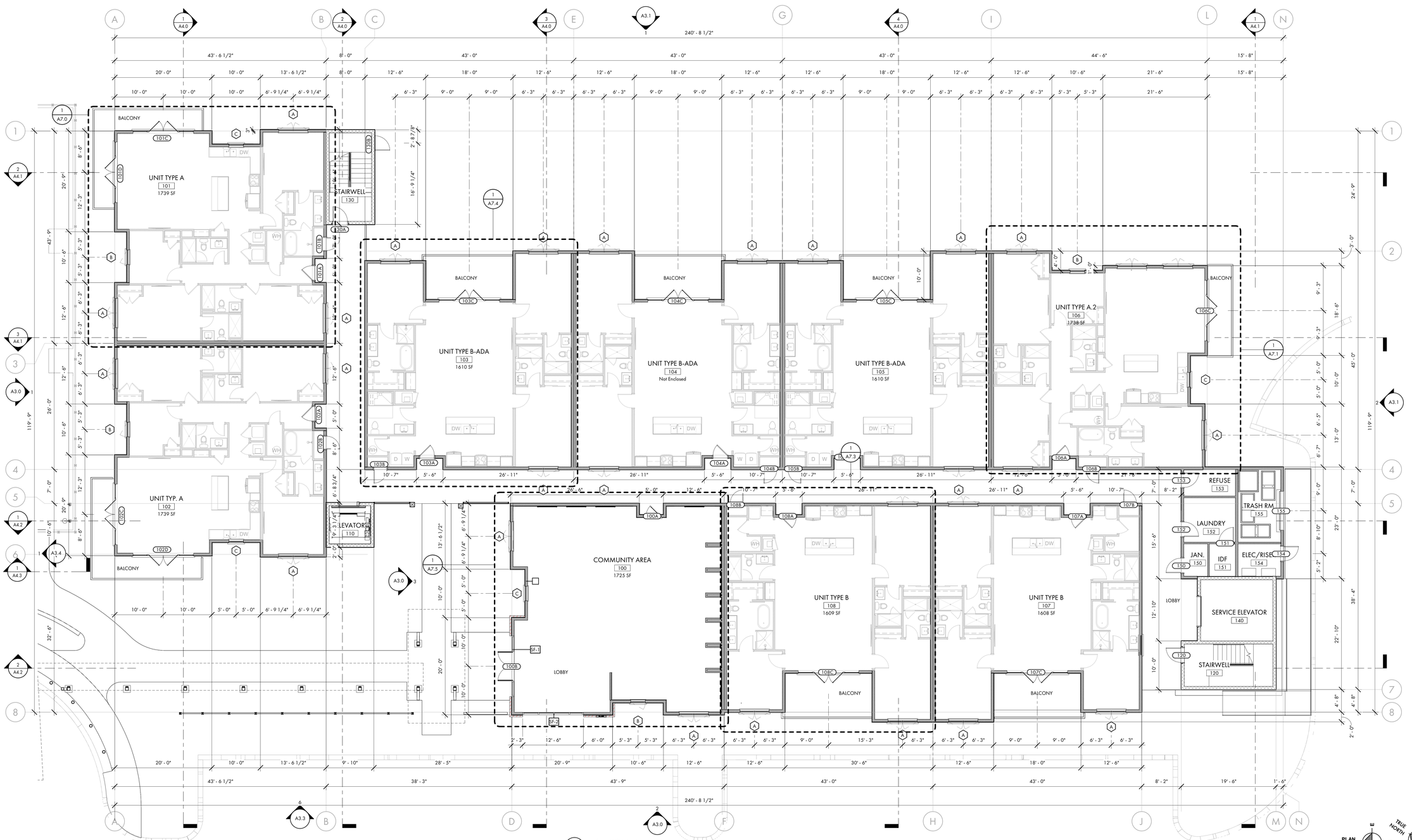
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 A2.0 FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC,
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.0

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYPE A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYPE B-ADA	1610 SF
104	UNIT TYPE B-ADA	Not Enclosed
105	UNIT TYPE B-ADA	1610 SF
106	UNIT TYPE A.2	1738 SF
107	UNIT TYPE B	1608 SF
108	UNIT TYPE B	1609 SF
FIRST FLOOR: 8		11652 SF
SECOND FLOOR		
209	UNIT TYPE A	1739 SF
201	UNIT TYPE A	1749 SF
202	UNIT TYPE A	1739 SF
203	UNIT TYPE B	1610 SF
204	UNIT TYPE B	1610 SF
205	UNIT TYPE B	1610 SF
206	UNIT TYPE A.2	1738 SF
207	UNIT TYPE B	1608 SF
208	UNIT TYPE B	1609 SF
SECOND FLOOR: 9		15011 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT TYPE A	1739 SF
302	UNIT TYPE A	1739 SF
303	UNIT TYPE B	1610 SF
304	UNIT TYPE B	1610 SF
305	UNIT TYPE B	1610 SF
306	UNIT TYPE A.2	1738 SF
307	UNIT TYPE B	1608 SF
308	UNIT TYPE B	1609 SF
309	UNIT TYPE A	1744 SF
THIRD FLOOR: 9		15006 SF
FOURTH FLOOR		
401	UNIT TYPE A	1739 SF
402	UNIT TYPE A	1739 SF
403	UNIT TYPE B	1610 SF
404	UNIT TYP. B	1610 SF
405	UNIT TYP. B	1610 SF
406	UNIT TYPE A.2	1738 SF
407	UNIT TYP. B	1608 SF
408	UNIT TYPE B	1609 SF
4009	UNIT TYPE A	1744 SF
FOURTH FLOOR: 9		15006 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT TYPE A	1739 SF
502	UNIT TYPE A	1739 SF
503	UNIT TYPE B	1610 SF
504	UNIT TYPE B	1610 SF
505	UNIT TYPE B	1610 SF
509	UNIT TYPE A	1744 SF
507	UNIT TYPE B	1608 SF
508	UNIT TYPE B	1591 SF
506	UNIT TYPE A.3	1676 SF
FIFTH FLOOR: 9		14926 SF
Grand total: 44		71601 SF

FLOOR PLAN - SYMBOL KEY

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

GENERAL FLOOR PLAN NOTES:

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

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

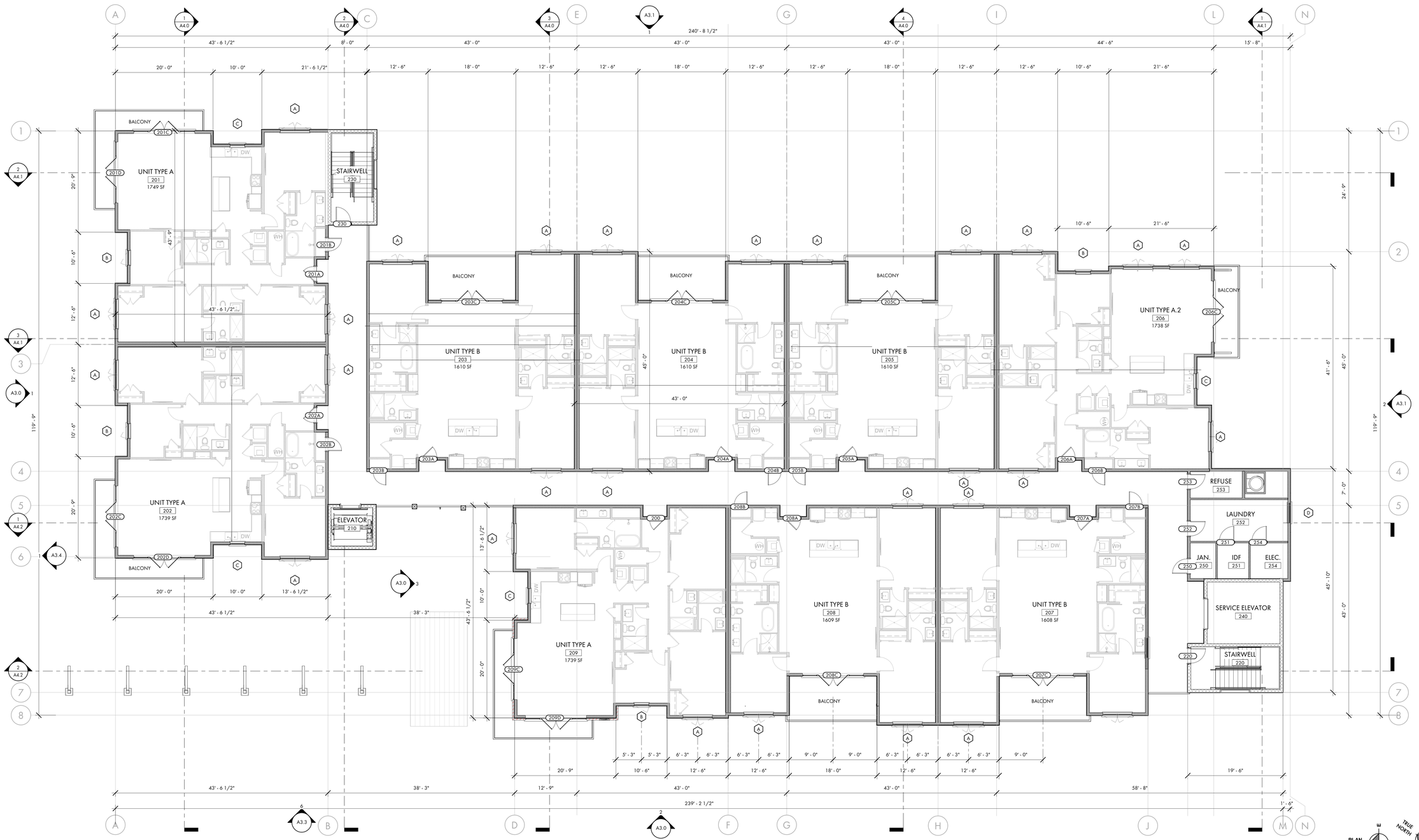
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 SECOND FLOOR PLAN
A2.1 1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC, 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

A2.1

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYPE A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYPE B-ADA	1610 SF
104	UNIT TYPE B-ADA	Not Enclosed
105	UNIT TYPE B-ADA	1610 SF
106	UNIT TYPE A.2	1738 SF
107	UNIT TYPE B	1608 SF
108	UNIT TYPE B	1609 SF
FIRST FLOOR: 8		11652 SF
SECOND FLOOR		
209	UNIT TYPE A	1739 SF
201	UNIT TYPE A	1749 SF
202	UNIT TYPE A	1739 SF
203	UNIT TYPE B	1610 SF
204	UNIT TYPE B	1610 SF
205	UNIT TYPE B	1610 SF
206	UNIT TYPE A.2	1738 SF
207	UNIT TYPE B	1608 SF
208	UNIT TYPE B	1609 SF
SECOND FLOOR: 9		15011 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT TYPE A	1739 SF
302	UNIT TYPE A	1739 SF
303	UNIT TYPE B	1610 SF
304	UNIT TYPE B	1610 SF
305	UNIT TYPE B	1610 SF
306	UNIT TYPE A.2	1738 SF
307	UNIT TYPE B	1608 SF
308	UNIT TYPE B	1609 SF
309	UNIT TYPE A	1744 SF
THIRD FLOOR: 9		15006 SF
FOURTH FLOOR		
401	UNIT TYPE A	1739 SF
402	UNIT TYPE A	1739 SF
403	UNIT TYPE B	1610 SF
404	UNIT TYP. B	1610 SF
405	UNIT TYP. B	1610 SF
406	UNIT TYPE A.2	1738 SF
407	UNIT TYP. B	1608 SF
408	UNIT TYPE B	1609 SF
4009	UNIT TYPE A	1744 SF
FOURTH FLOOR: 9		15006 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT TYPE A	1739 SF
502	UNIT TYPE A	1739 SF
503	UNIT TYPE B	1610 SF
504	UNIT TYPE B	1610 SF
505	UNIT TYPE B	1610 SF
509	UNIT TYPE A	1744 SF
507	UNIT TYPE B	1608 SF
508	UNIT TYPE B	1591 SF
506	UNIT TYPE A.3	1676 SF
FIFTH FLOOR: 9		14926 SF
Grand total: 44		71601 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

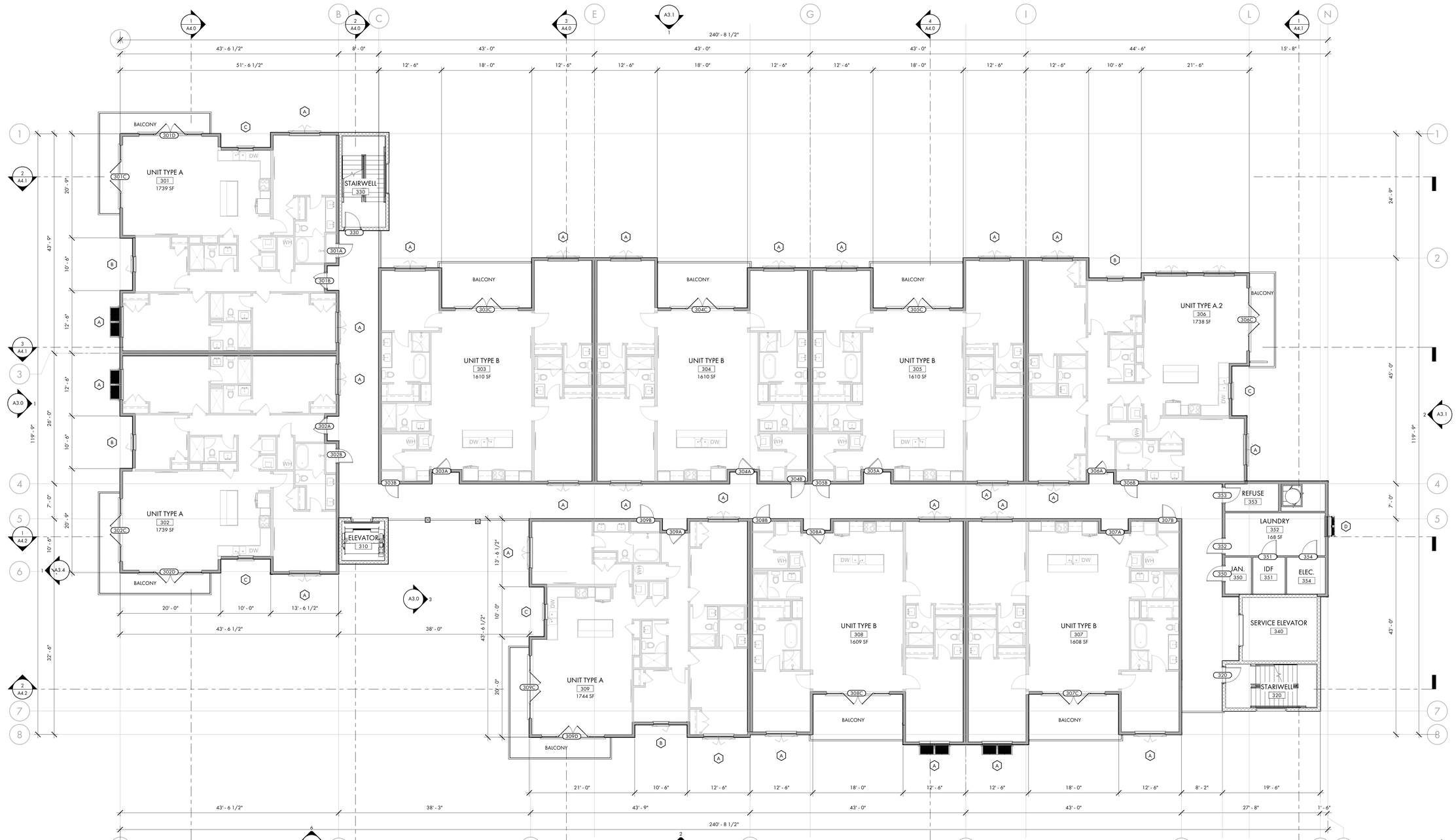
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 THIRD FLOOR PLAN
A2.2 1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

THIRD FLOOR PLAN

A2.2

7/2/2026 2:05:25 PM

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYPE A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYPE B-ADA	1610 SF
104	UNIT TYPE B-ADA	Not Enclosed
105	UNIT TYPE B-ADA	1610 SF
106	UNIT TYPE A.2	1738 SF
107	UNIT TYPE B	1608 SF
108	UNIT TYPE B	1609 SF
FIRST FLOOR: 8		11652 SF
SECOND FLOOR		
209	UNIT TYPE A	1739 SF
201	UNIT TYPE A	1749 SF
202	UNIT TYPE A	1739 SF
203	UNIT TYPE B	1610 SF
204	UNIT TYPE B	1610 SF
205	UNIT TYPE B	1610 SF
206	UNIT TYPE A.2	1738 SF
207	UNIT TYPE B	1608 SF
208	UNIT TYPE B	1609 SF
SECOND FLOOR: 9		15011 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT TYPE A	1739 SF
302	UNIT TYPE A	1739 SF
303	UNIT TYPE B	1610 SF
304	UNIT TYPE B	1610 SF
305	UNIT TYPE B	1610 SF
306	UNIT TYPE A.2	1738 SF
307	UNIT TYPE B	1608 SF
308	UNIT TYPE B	1609 SF
309	UNIT TYPE A	1744 SF
THIRD FLOOR: 9		15006 SF
FOURTH FLOOR		
401	UNIT TYPE A	1739 SF
402	UNIT TYPE A	1739 SF
403	UNIT TYPE B	1610 SF
404	UNIT TYP. B	1610 SF
405	UNIT TYP. B	1610 SF
406	UNIT TYPE A.2	1738 SF
407	UNIT TYP. B	1608 SF
408	UNIT TYPE B	1609 SF
4009	UNIT TYPE A	1744 SF
FOURTH FLOOR: 9		15006 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT TYPE A	1739 SF
502	UNIT TYPE A	1739 SF
503	UNIT TYPE B	1610 SF
504	UNIT TYPE B	1610 SF
505	UNIT TYPE B	1610 SF
509	UNIT TYPE A	1744 SF
507	UNIT TYPE B	1608 SF
508	UNIT TYPE B	1591 SF
506	UNIT TYPE A.3	1676 SF
FIFTH FLOOR: 9		14926 SF
Grand total: 44		71601 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

1 FOURTH FLOOR
A2.3 1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FOURTH FLOOR PLAN

A2.3

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYPE A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYPE B-ADA	1610 SF
104	UNIT TYPE B-ADA	Not Enclosed
105	UNIT TYPE B-ADA	1610 SF
106	UNIT TYPE A.2	1738 SF
107	UNIT TYPE B	1608 SF
108	UNIT TYPE B	1609 SF
FIRST FLOOR: 8		11652 SF
SECOND FLOOR		
209	UNIT TYPE A	1739 SF
201	UNIT TYPE A	1749 SF
202	UNIT TYPE A	1739 SF
203	UNIT TYPE B	1610 SF
204	UNIT TYPE B	1610 SF
205	UNIT TYPE B	1610 SF
206	UNIT TYPE A.2	1738 SF
207	UNIT TYPE B	1608 SF
208	UNIT TYPE B	1609 SF
SECOND FLOOR: 9		15011 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT TYPE A	1739 SF
302	UNIT TYPE A	1739 SF
303	UNIT TYPE B	1610 SF
304	UNIT TYPE B	1610 SF
305	UNIT TYPE B	1610 SF
306	UNIT TYPE A.2	1738 SF
307	UNIT TYPE B	1608 SF
308	UNIT TYPE B	1609 SF
309	UNIT TYPE A	1744 SF
THIRD FLOOR: 9		15006 SF
FOURTH FLOOR		
401	UNIT TYPE A	1739 SF
402	UNIT TYPE A	1739 SF
403	UNIT TYPE B	1610 SF
404	UNIT TYP. B	1610 SF
405	UNIT TYP. B	1610 SF
406	UNIT TYPE A.2	1738 SF
407	UNIT TYP. B	1608 SF
408	UNIT TYPE B	1609 SF
4009	UNIT TYPE A	1744 SF
FOURTH FLOOR: 9		15006 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT TYPE A	1739 SF
502	UNIT TYPE A	1739 SF
503	UNIT TYPE B	1610 SF
504	UNIT TYPE B	1610 SF
505	UNIT TYPE B	1610 SF
509	UNIT TYPE A	1744 SF
507	UNIT TYPE B	1608 SF
508	UNIT TYPE B	1591 SF
506	UNIT TYPE A.3	1676 SF
FIFTH FLOOR: 9		14926 SF
Grand total: 44		71601 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

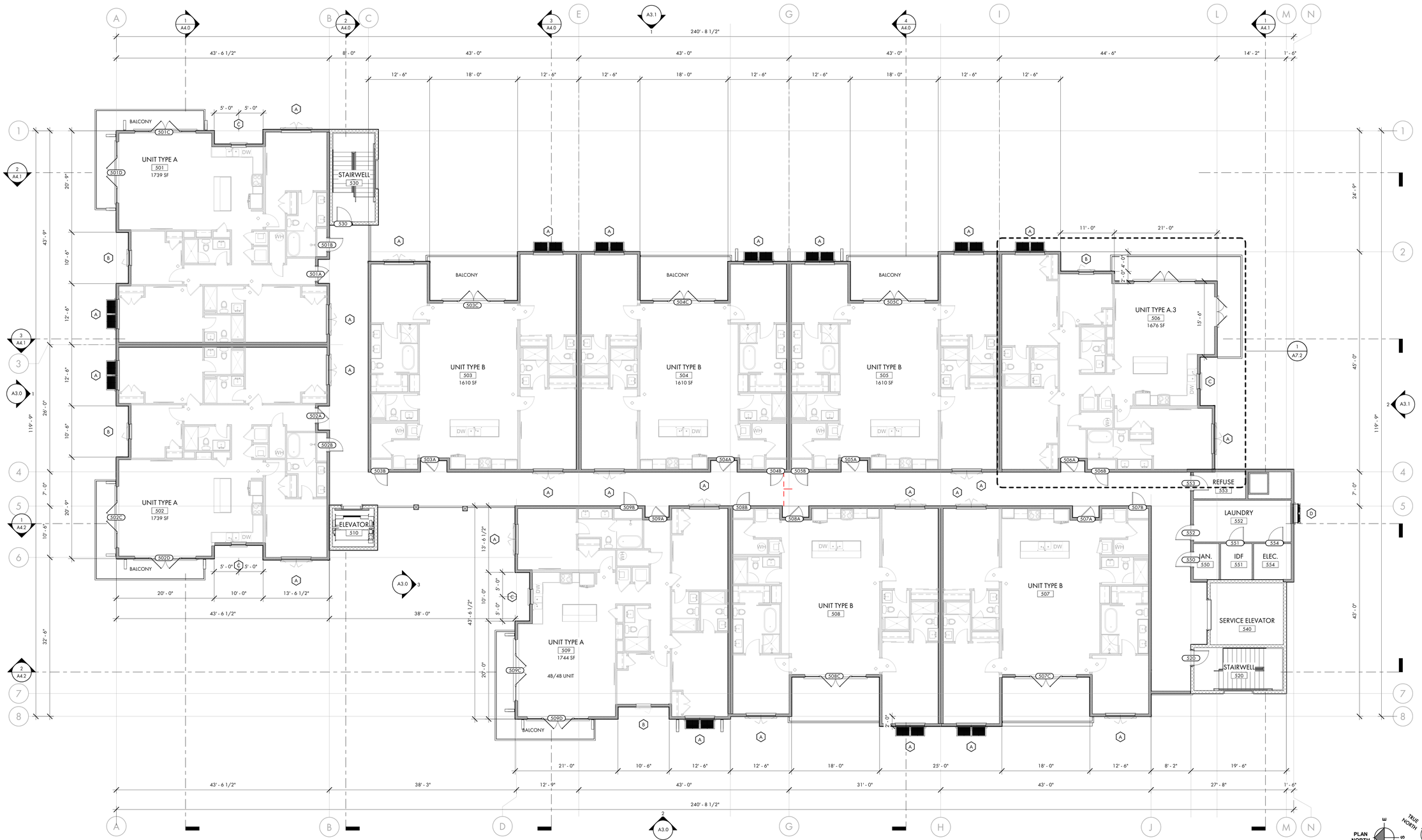
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 FIFTH FLOOR PLAN
A2.4 1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIFTH FLOOR PLAN

A2.4

GENERAL ROOF PLAN NOTES:

A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.

B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY

C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

STANDING SEAM METAL ROOFING

BERRIDGE CEE-LOCK STANDING SEAM METAL ROOFING
ARCHITECTURAL AND STRUCTURAL PANEL THAT PROVIDES AN 11-1/2" OR 16-1/2" COVERAGE AND A 1-1/2" SEAM HEIGHT. IT IS A SNAP-LOCK PANEL THAT INCORPORATES BERRIDGE'S VINYL WEATHERSEAL INTO THE SEAM. FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITH SOLID SHEATHING APPLICATIONS. CEE-LOCK MAY BE ROLL FORMED ON-SITE WITH BERRIDGE'S CL-21 PORTABLE ROLL FORMER (16-1/2" PANEL ONLY).

- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED*
- UL 90 WIND UPLIFT*
- UL FIRE RESISTANCE LISTED
- 1897 TESTED*
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*
- MIAMI-DADE APPROVAL
- ICC-ES REPORT ESR-3486

MAY BE SITE-FORMED IN CONTINUOUS LENGTHS WITH BERRIDGE CL-21 PORTABLE ROLL FORMER (16-1/2" ONLY)
UNLESS OTHERWISE NOTED, ALL TESTING IS FOR STEEL ONLY
* APPROVED FOR STEEL AND ALUMINUM

MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

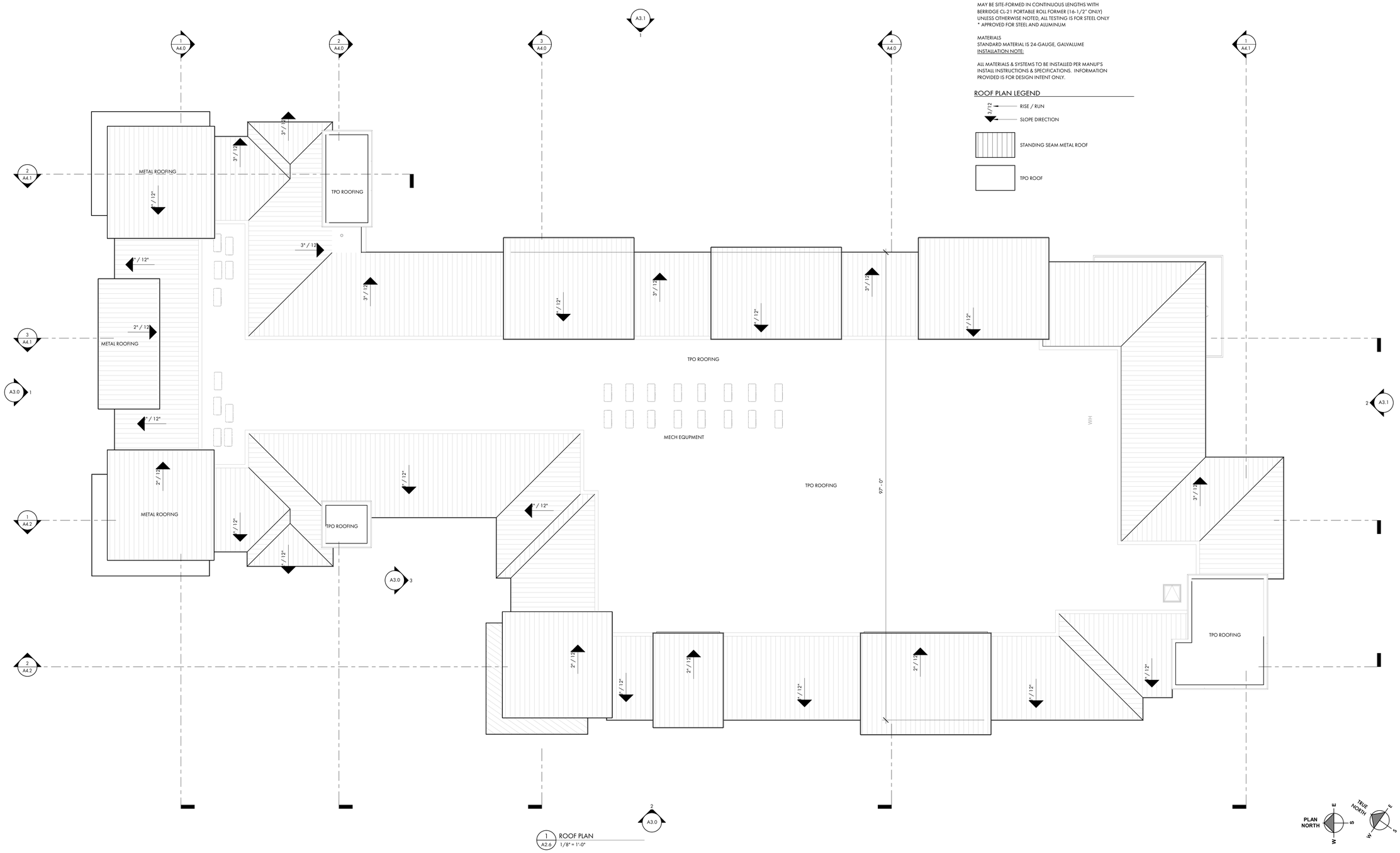
ALL MATERIALS & SYSTEMS TO BE INSTALLED PER MANUF'S INSTALL INSTRUCTIONS & SPECIFICATIONS. INFORMATION PROVIDED IS FOR DESIGN INTENT ONLY.

ROOF PLAN LEGEND

3/12 — RISE / RUN
SLOPE DIRECTION

STANDING SEAM METAL ROOF

TPO ROOF



1 A2.6 ROOF PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

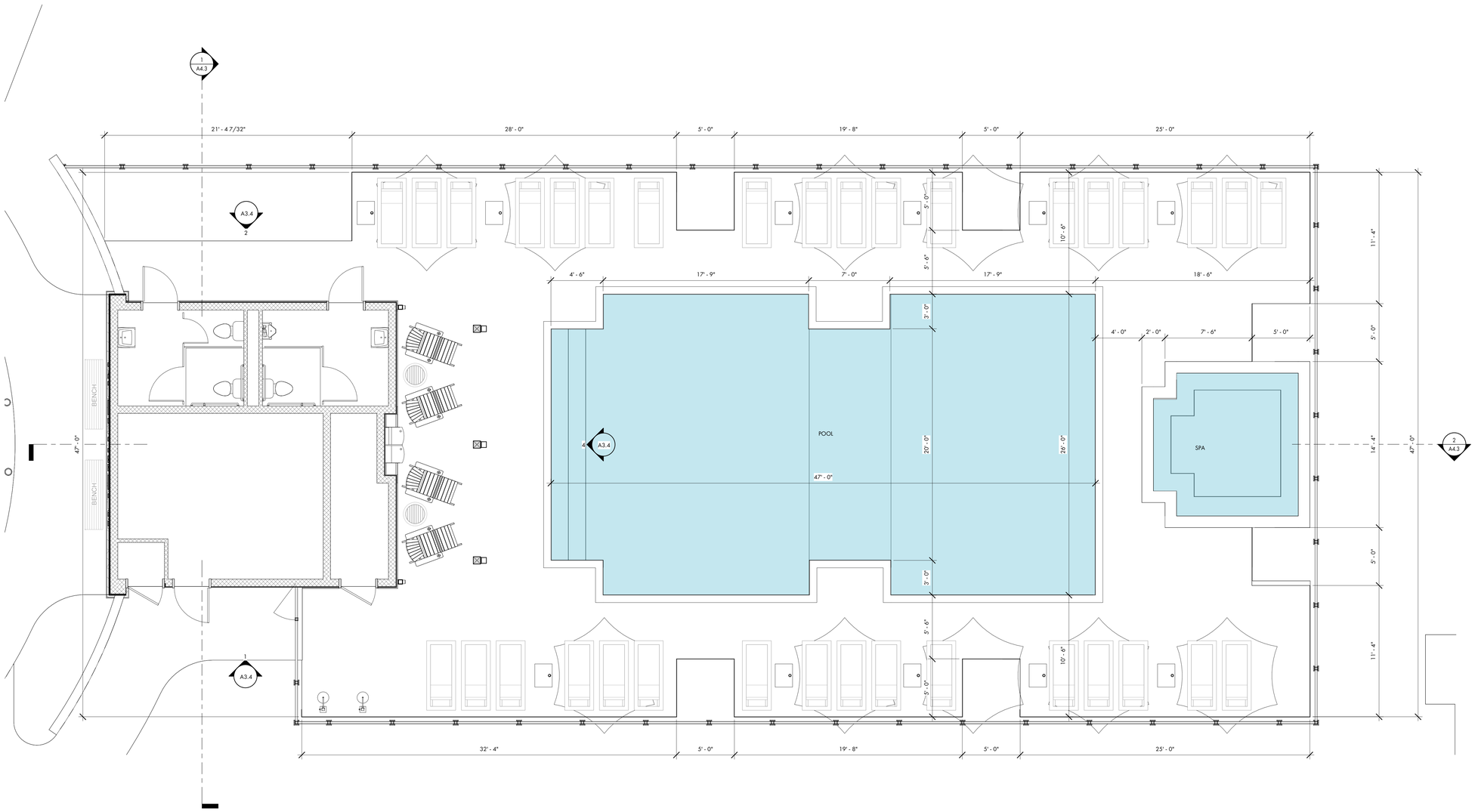
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ROOF PLAN

A2.6



1 A2.7 POOL FLOOR PLAN
1/4" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT WRITTEN PERMISSION. PARTIES IN CONTRACT WITH COURT ATKINS GROUP UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

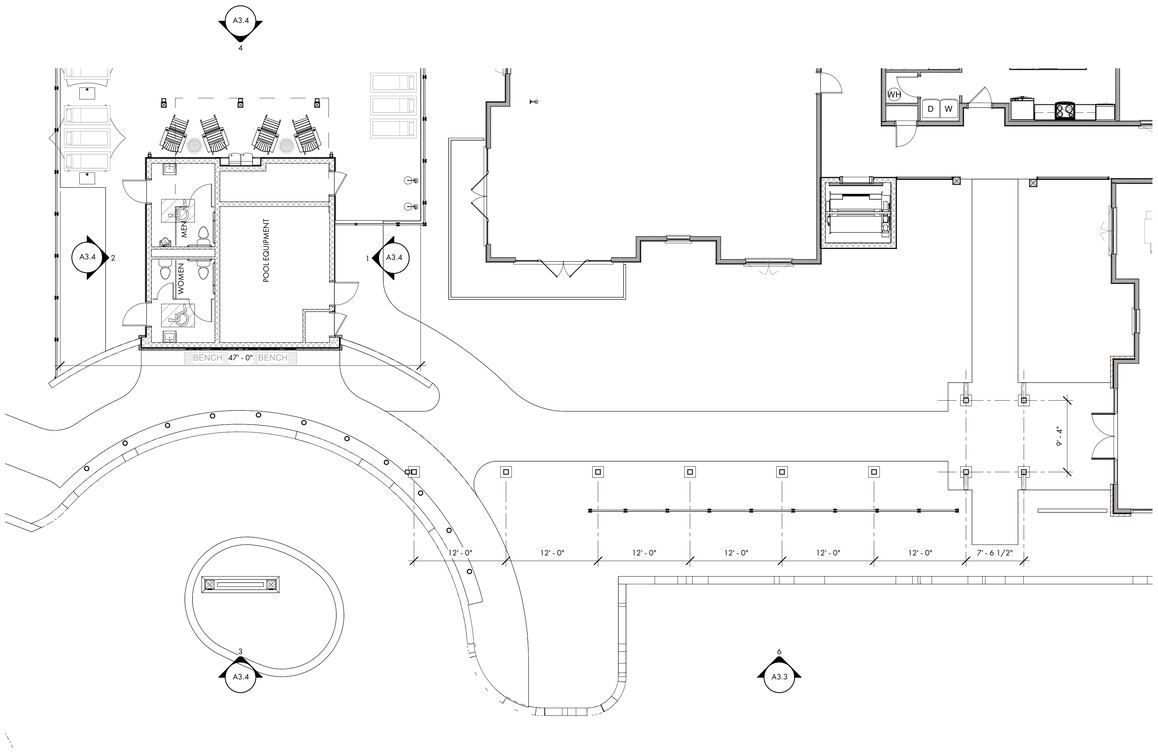
NO.	REV. DATE	DESCRIPTION

PLAN NORTH
TRUE NORTH

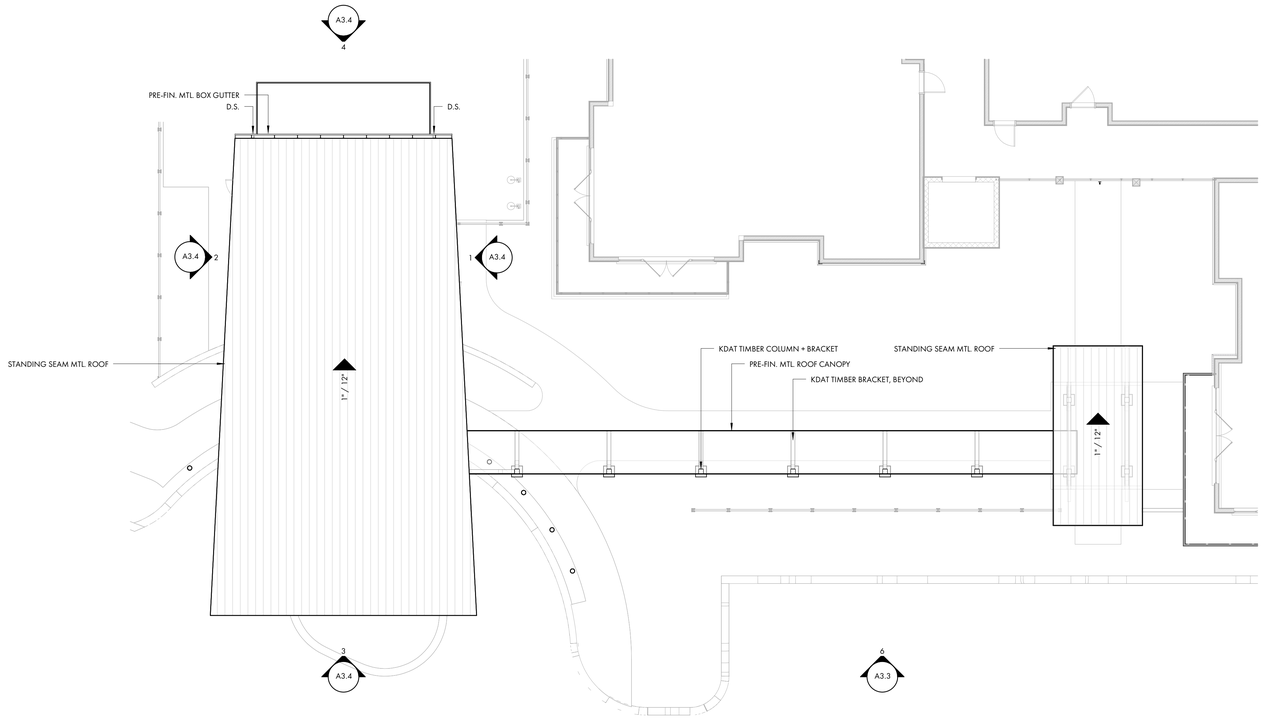
SHEET TITLE

POOL

A2.7



1 / A2.8 COVERED WALKWAY PLAN
1/8" = 1'-0"



2 / A2.8 COVERED WALKWAY ROOF PLAN
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC, 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

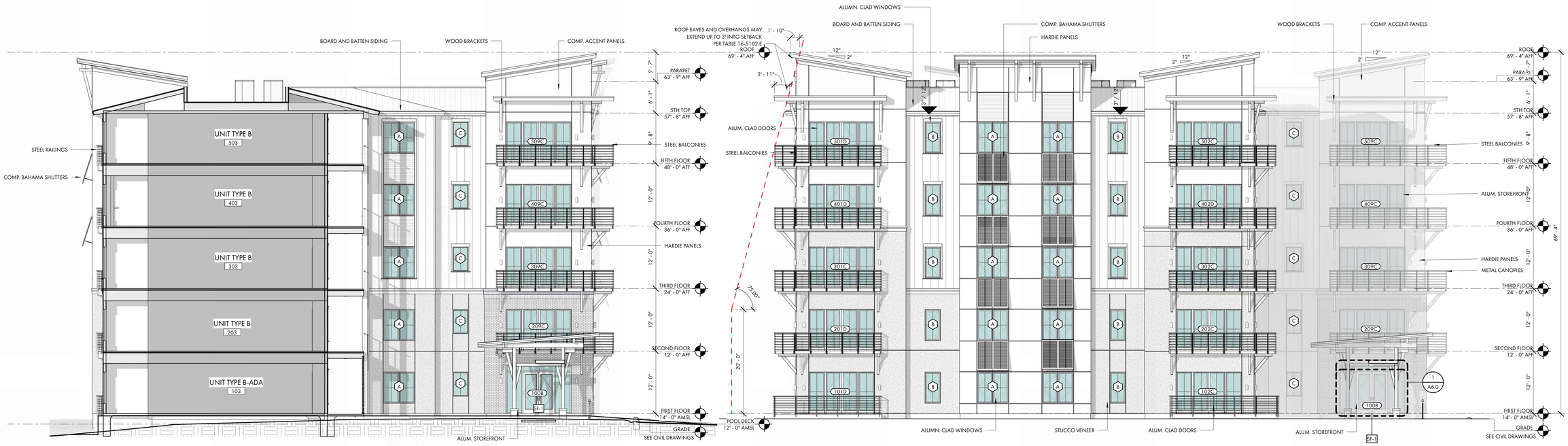
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVERED WALKWAY

A2.8

PLAN NORTH / TRUE NORTH



3 A3.0 COURTYARD - NORTH ELEVATION
1/8" = 1'-0"

1 A3.0 NORTH ELEVATION
1/8" = 1'-0"

2 A3.0 WEST ELEVATION
1/8" = 1'-0"

COURT ATKINS GROUP
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

7/2/2026 2:06:06 PM

1 / A3.1 EAST ELEVATION
1/8" = 1'-0"

2 / A3.1 SOUTH ELEVATION
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1

1 / A3.2 NORTH PAVILION ELEVATION
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

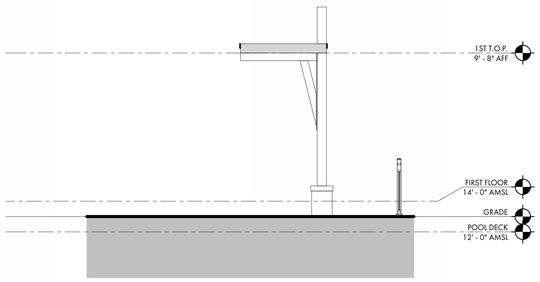
EXTERIOR ELEVATIONS

A3.2

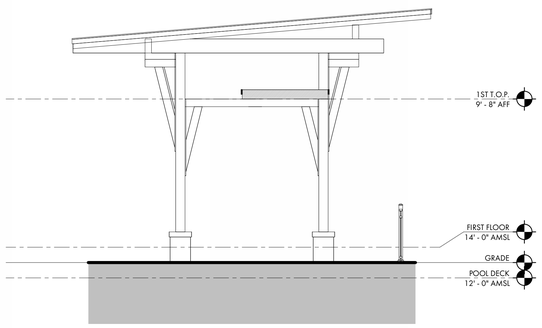
COURT ATKINS GROUP

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

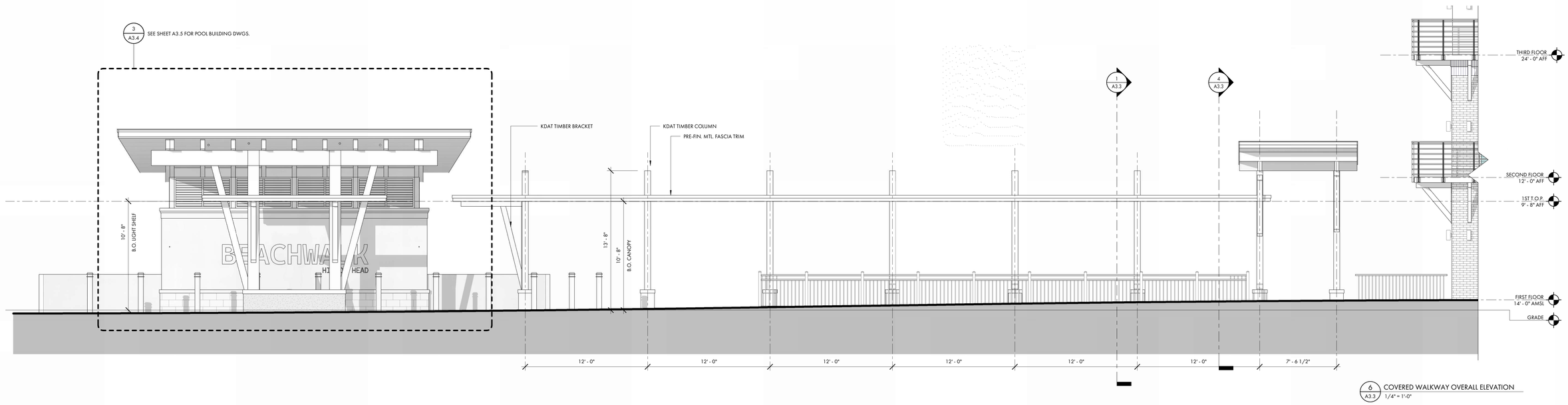
WWW.COURTATKINS.COM



1 A3.3 COVERED WALKWAY SECTION
1/4" = 1'-0"



4 A3.3 COVERED WALKWAY ENTRY SECTION
1/4" = 1'-0"



6 A3.3 COVERED WALKWAY OVERALL ELEVATION
1/4" = 1'-0"

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

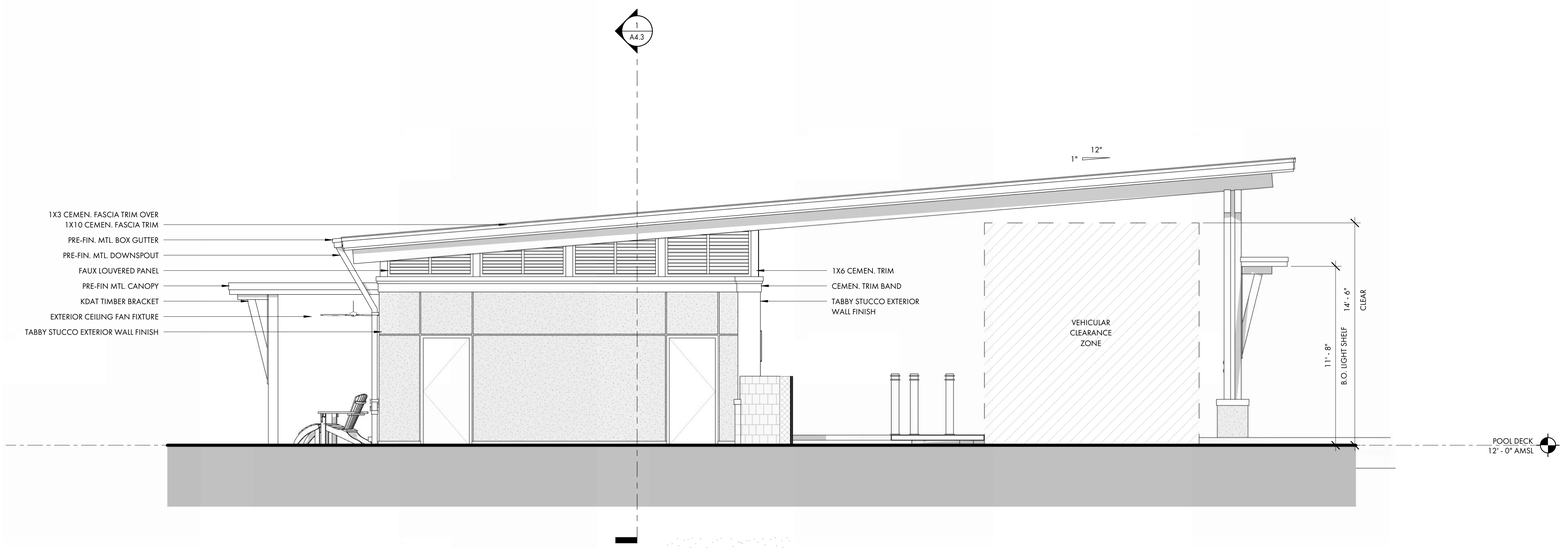
ISSUE

NO.	REV. DATE	DESCRIPTION

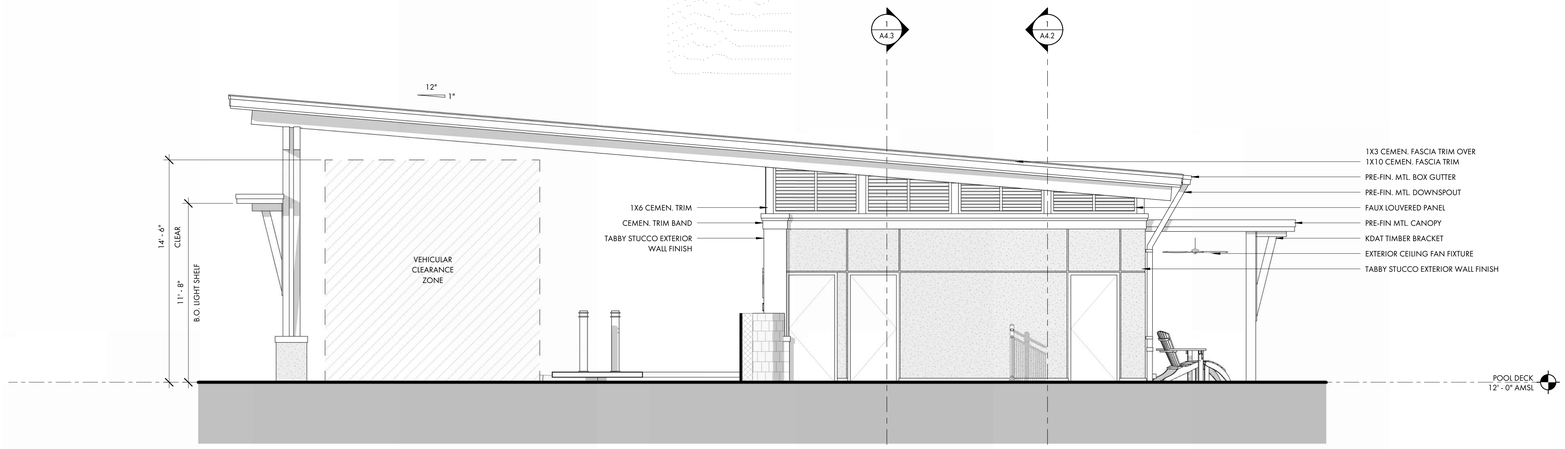
SHEET TITLE

EXTERIOR POOL & COVERED WALKWAY ELEVATIONS

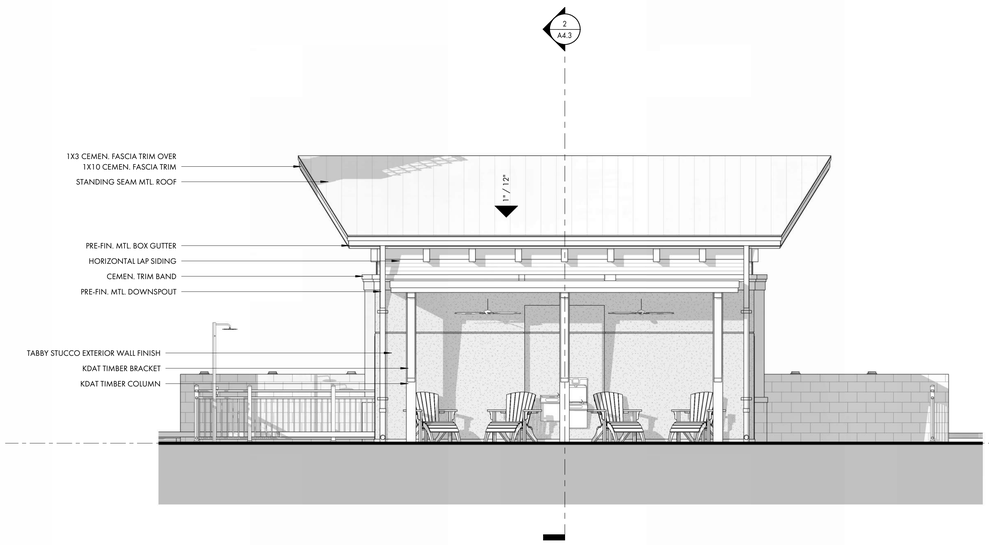
A3.3



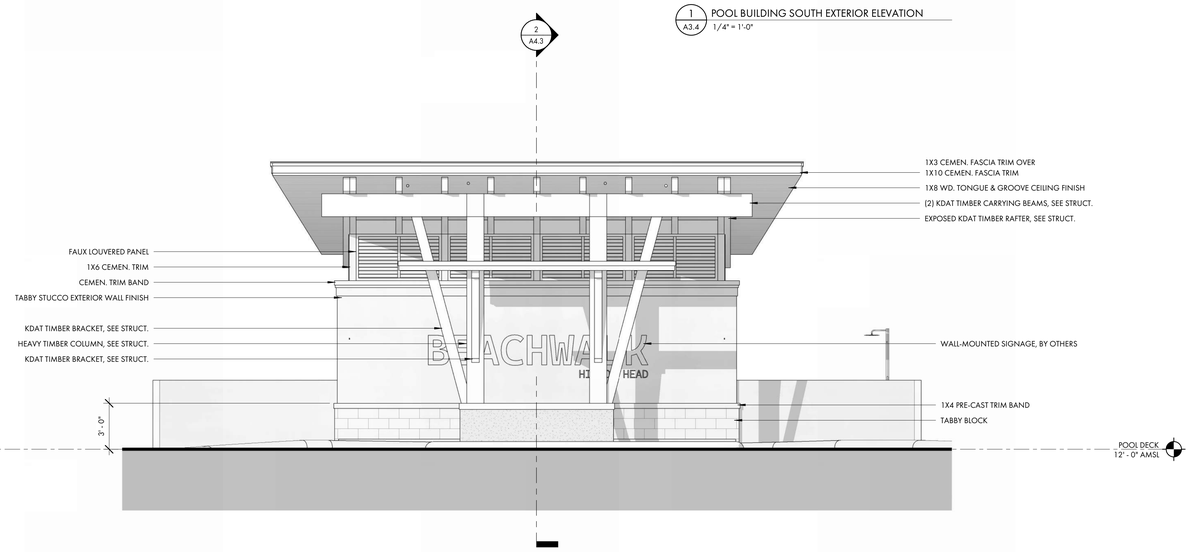
2 A3.4 POOL BUILDING NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



1 A3.4 POOL BUILDING SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



4 A3.4 POOL BUILDING EAST EXTERIOR ELEVATION
1/4" = 1'-0"



3 A3.4 POOL BUILDING WEST EXTERIOR ELEVATION
1/4" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC,
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

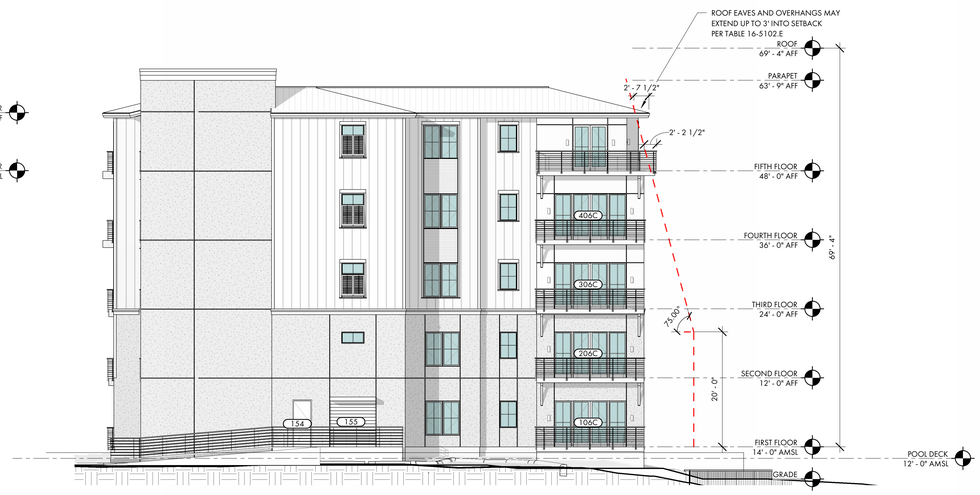
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

POOL & ENTRY
BUILDING ELEVATIONS

A3.4

1 A3.5 NORTH ELEVATION -VERTICAL SETBACKS
3/32" = 1'-0"



3 A3.5 SOUTH ELEVATION - VERTICAL SETBACK
3/32" = 1'-0"

2 A3.5 WEST ELEVATION - VERTICAL SETBACK
3/32" = 1'-0"

RD (RESORT DEVELOPMENT DISTRICT) ZONING
CORRIDOR OVERLAY DISTRICT

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
07.06.2026

Project No.
24-109

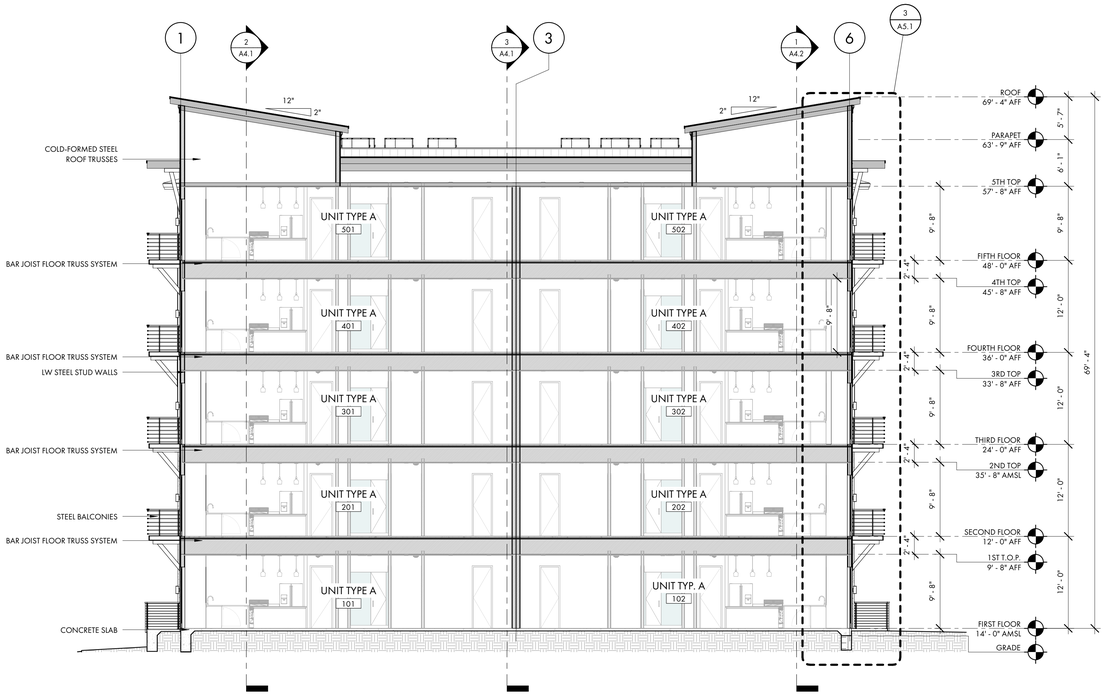
ISSUE

NO.	REV. DATE	DESCRIPTION
1		POOL DECK

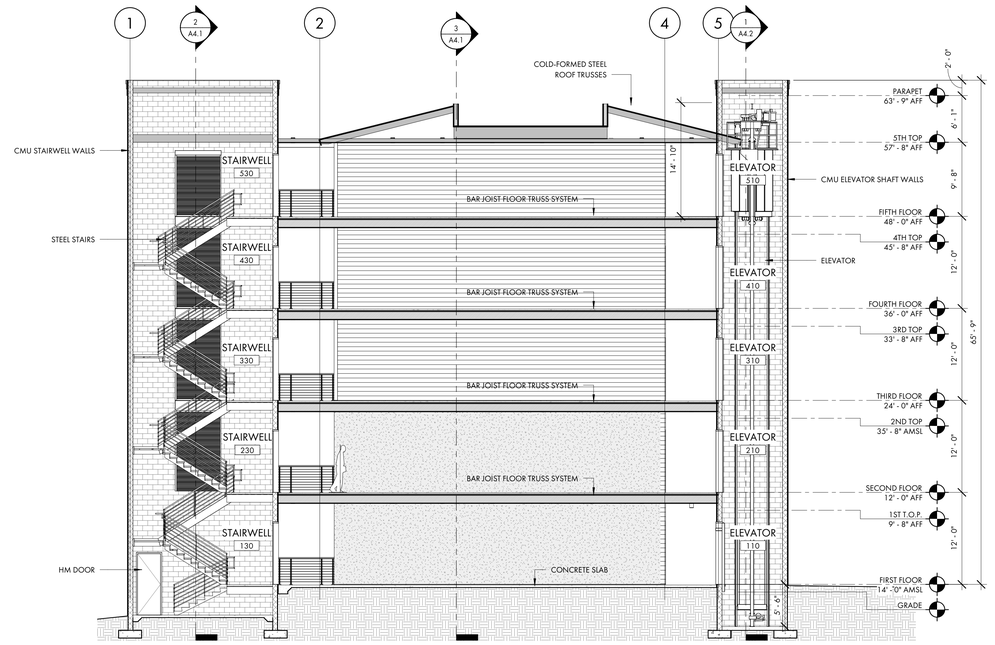
SHEET TITLE

VERTICAL SETBACK ELEVATIONS

A3.5

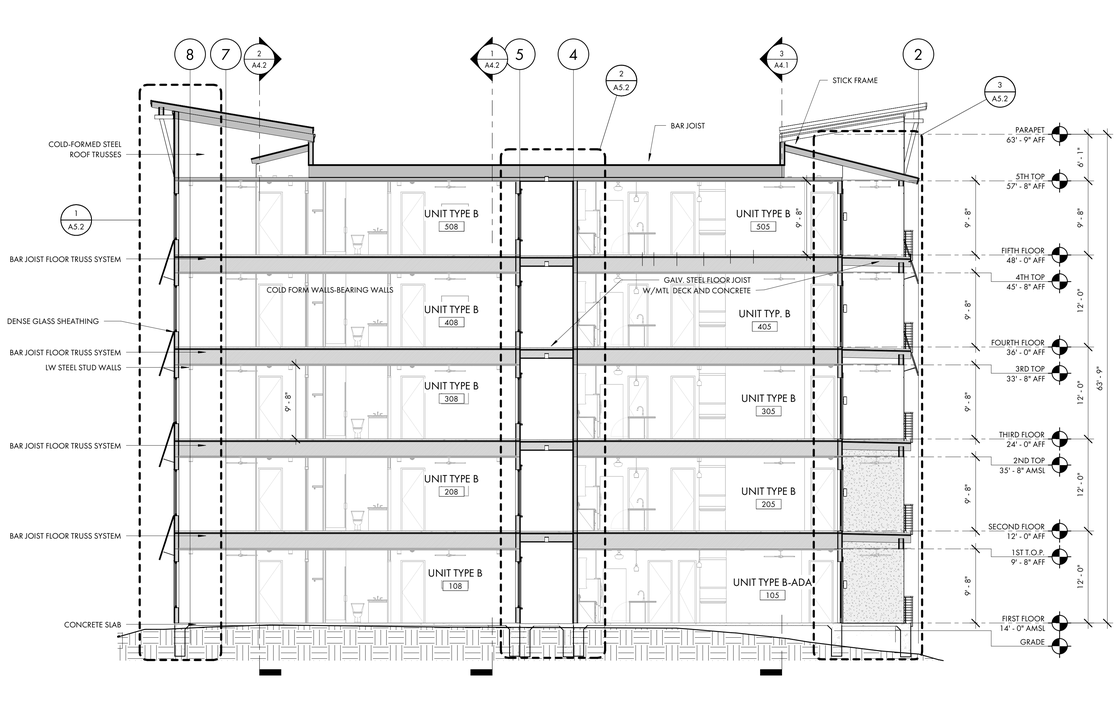


1 A4.0 BUILDING SECTION 1
1/8" = 1'-0"



2 A4.0 BUILDING SECTION 2
1/8" = 1'-0"

3 A4.0 BUILDING SECTION 3
1/8" = 1'-0"



4 A4.0 BUILDING SECTION 4
1/8" = 1'-0"

COURT ATKINS GROUP
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC. 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF COURT ATKINS GROUP AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

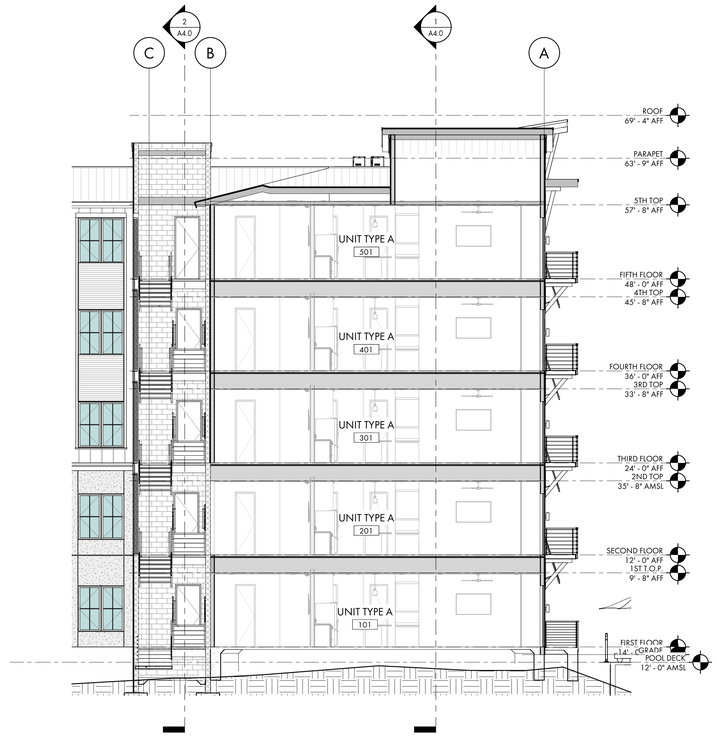
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.0

1 A4.1 BUILDING SECTION 5
1/8" = 1'-0"



2 A4.1 BUILDING SECTION 6
1/8" = 1'-0"

3 A4.1 BUILDING SECTION 7
1/8" = 1'-0"

COURT ATKINS GROUP
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

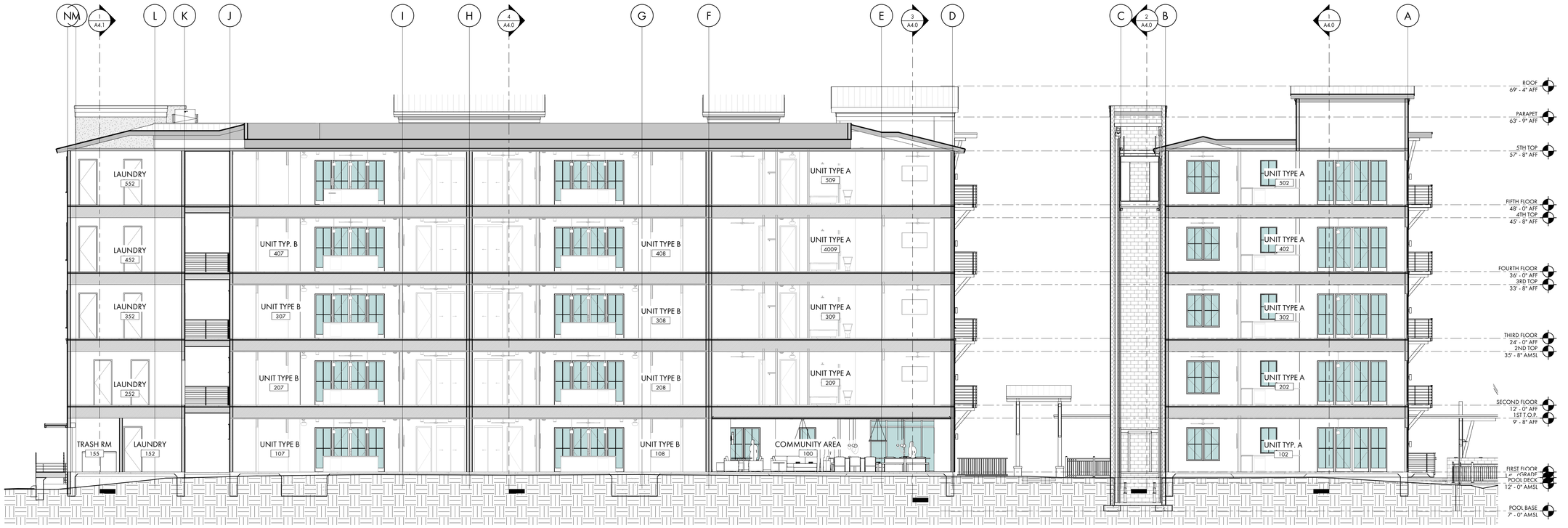
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.1



1 / A4.2 BUILDING SECTION 8
1/8" = 1'-0"

2 / A4.2 BUILDING SECTION 9
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

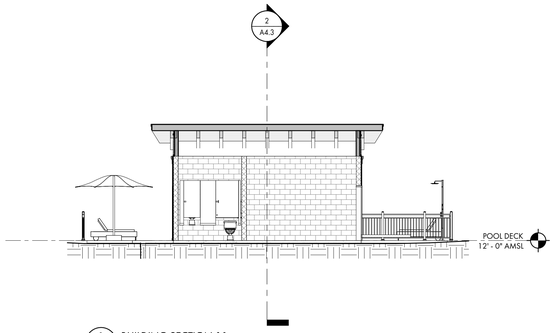
BUILDING SECTIONS

A4.2

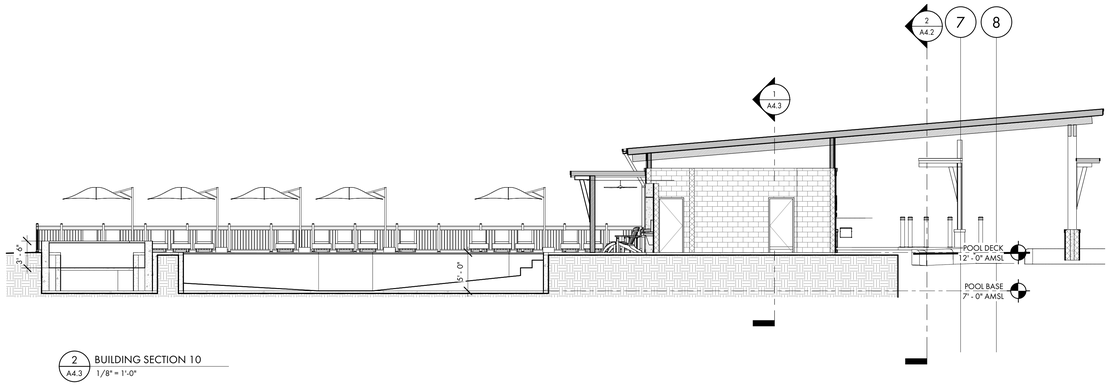
COURT ATKINS GROUP

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

WWW.COURTATKINS.COM



1 A4.3 BUILDING SECTION 11
1/8" = 1'-0"



2 A4.3 BUILDING SECTION 10
1/8" = 1'-0"

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

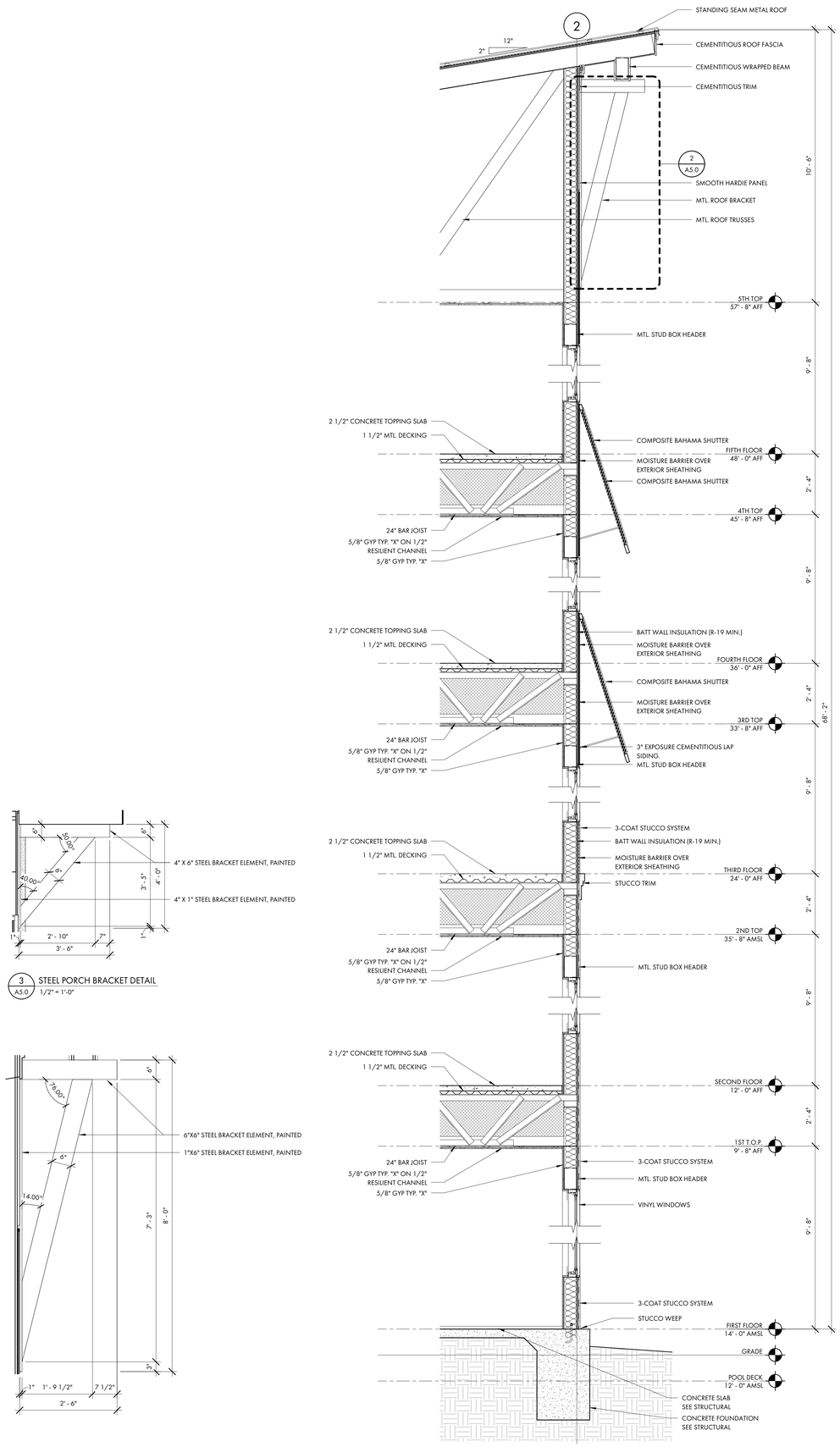
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.3



1 WALL SECTION 6
A5.0 1/2" = 1'-0"

3 STEEL PORCH BRACKET DETAIL
A5.0 1/2" = 1'-0"

2 STEEL ROOF BRACKET DETAIL
A5.0 3/4" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.,
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

WALL SECTIONS

A5.0

GENERAL REFLECTED CEILING PLAN NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.

D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY 'PPPPP'. VERIFY WITH STRUCTURAL DRAWINGS

E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.

G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.

I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACT-1 — ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-2 — ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)

GYP. BD.-1 — PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

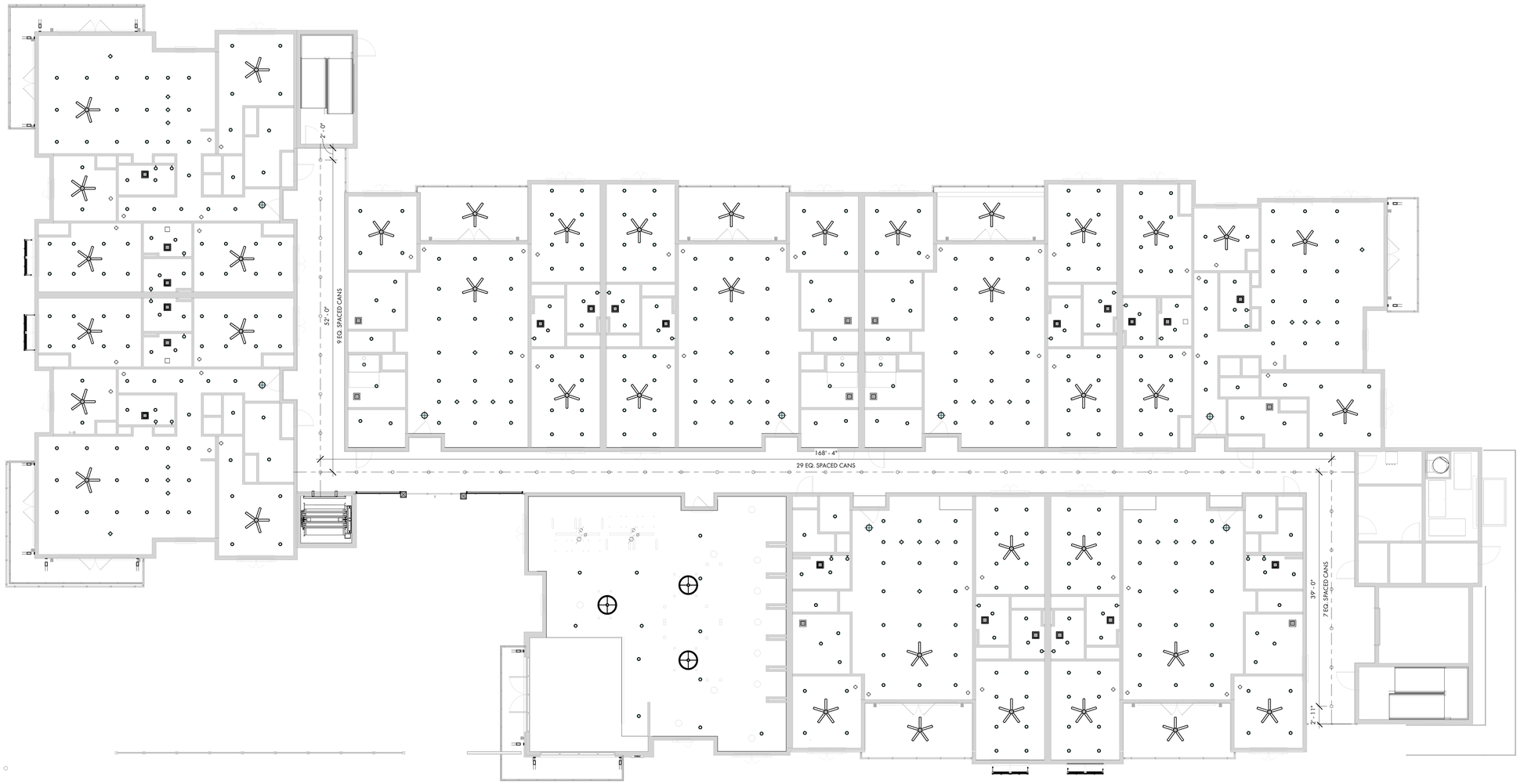
T&G-1 — WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-1 / 10' - 6 1/2" — CEILING TAG

LIGHT FIXTURES LEGEND, COORDINATE W/ ELECTRICAL
- LED LAY-IN
- RECESS CAN
- LED STRIP LIGHT

EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK

HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER



1 / A8.0 FIRST FLOOR RCP
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.,
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY WAY BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR RCP

A8.0

GENERAL REFLECTED CEILING PLAN NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.

D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY 'PPPPP'. VERIFY WITH STRUCTURAL DRAWINGS

E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.

G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.

I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACT-1 — ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-2 — ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)

GYP. BD.-1 — PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

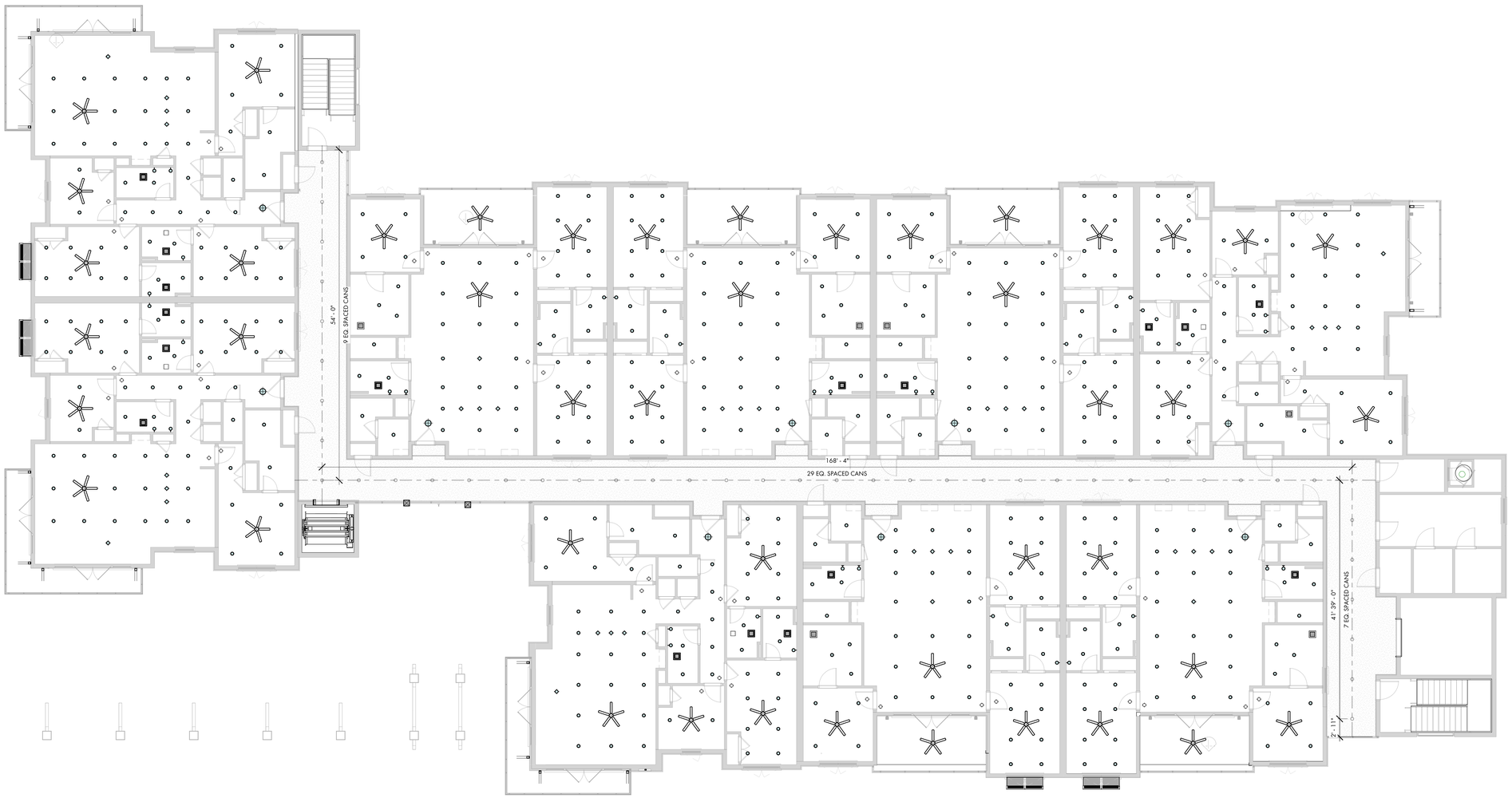
T&G-1 — WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-1 / 10' - 6 1/2" — CEILING TAG

LIGHT FIXTURES LEGEND, COORDINATE W/ ELECTRICAL
- LED LAY-IN
- RECESS CAN
- LED STRIP LIGHT

EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK

HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER



1 / A8.1 SECOND FLOOR RCP
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR RCP

A8.1

GENERAL REFLECTED CEILING PLAN NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.

D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY 'PPPPP'. VERIFY WITH STRUCTURAL DRAWINGS

E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.

G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.

I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACT-1 — ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-2 — ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)

GYP. BD.-1 — PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

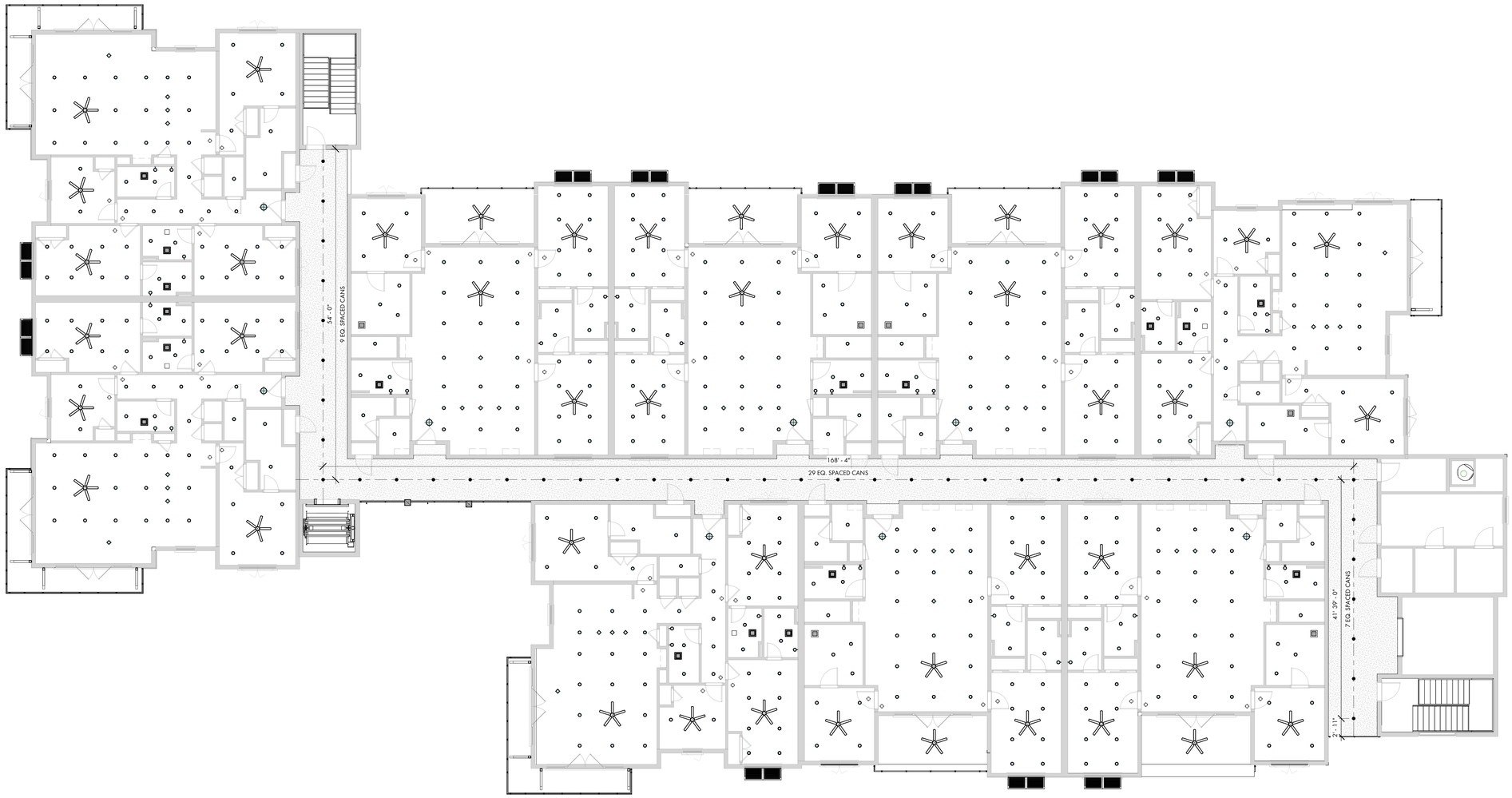
T&G-1 — WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)

10' - 6 1/2" — CEILING TAG

LIGHT FIXTURES LEGEND, COORDINATE W/ ELECTRICAL
- LED LAY-IN
- RECESS CAN
- LED STRIP LIGHT

EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK

HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER



1 / A8.2 THIRD FLOOR
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

THIRD FLOOR RCP

A8.2

GENERAL REFLECTED CEILING PLAN NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.

D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY 'PPPPP'. VERIFY WITH STRUCTURAL DRAWINGS

E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.

G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.

I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACT-1 — ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-2 — ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)

GYP. BD.-1 — PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

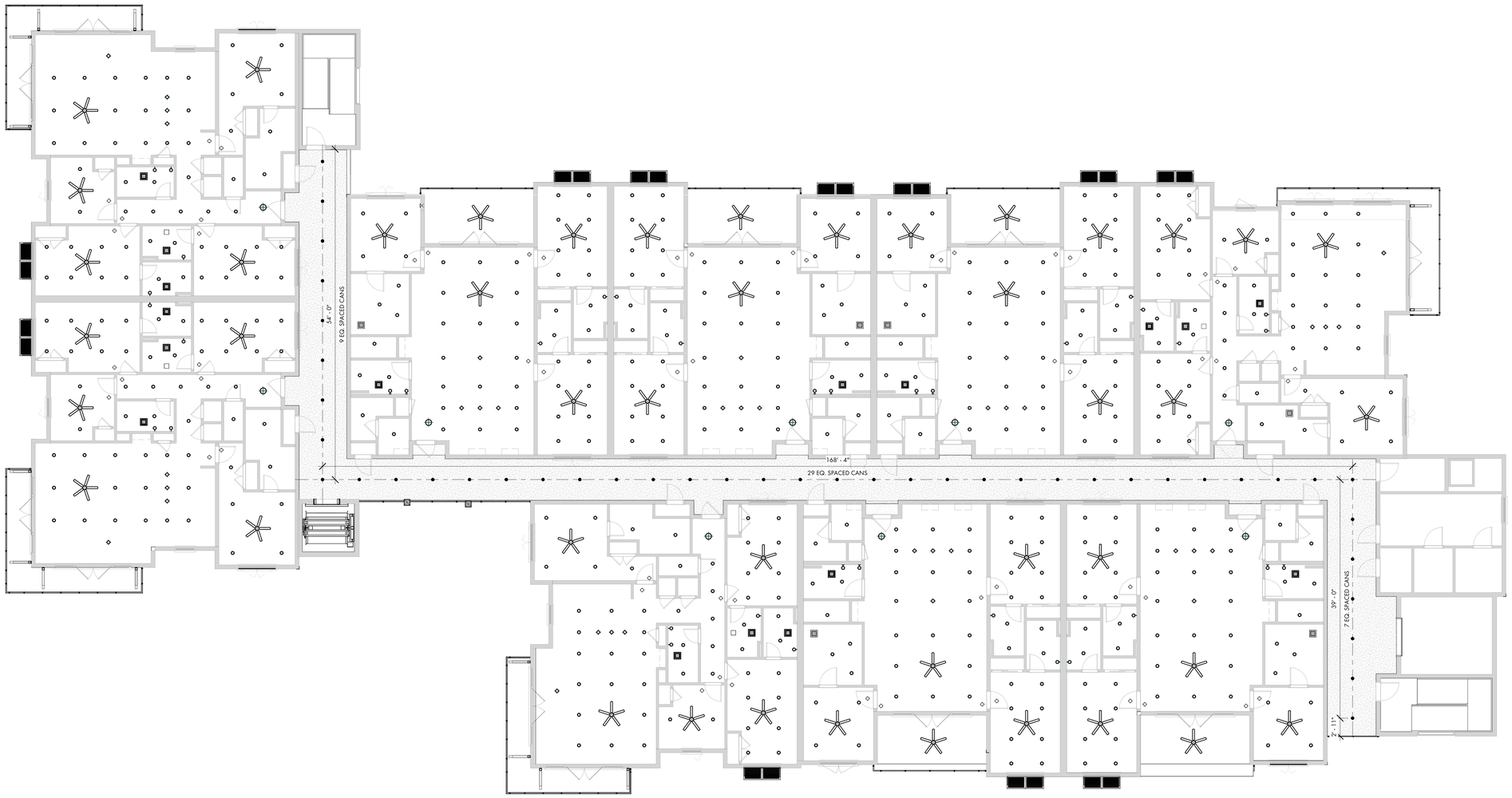
T&G-1 — WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)

10' - 6 1/2" ACT-1 — CEILING TAG

LIGHT FIXTURES LEGEND, COORDINATE W/ ELECTRICAL
- LED LAY-IN
- RECESS CAN
- LED STRIP LIGHT

EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK

HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER



1 / A8.3 FOURTH FLOOR
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FOURTH FLOOR RCP

A8.3

GENERAL REFLECTED CEILING PLAN NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.

D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY '#####'. VERIFY WITH STRUCTURAL DRAWINGS

E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.

G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.

I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

ACT-1 — ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-2 — ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)

GYP. BD.-1 — PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT

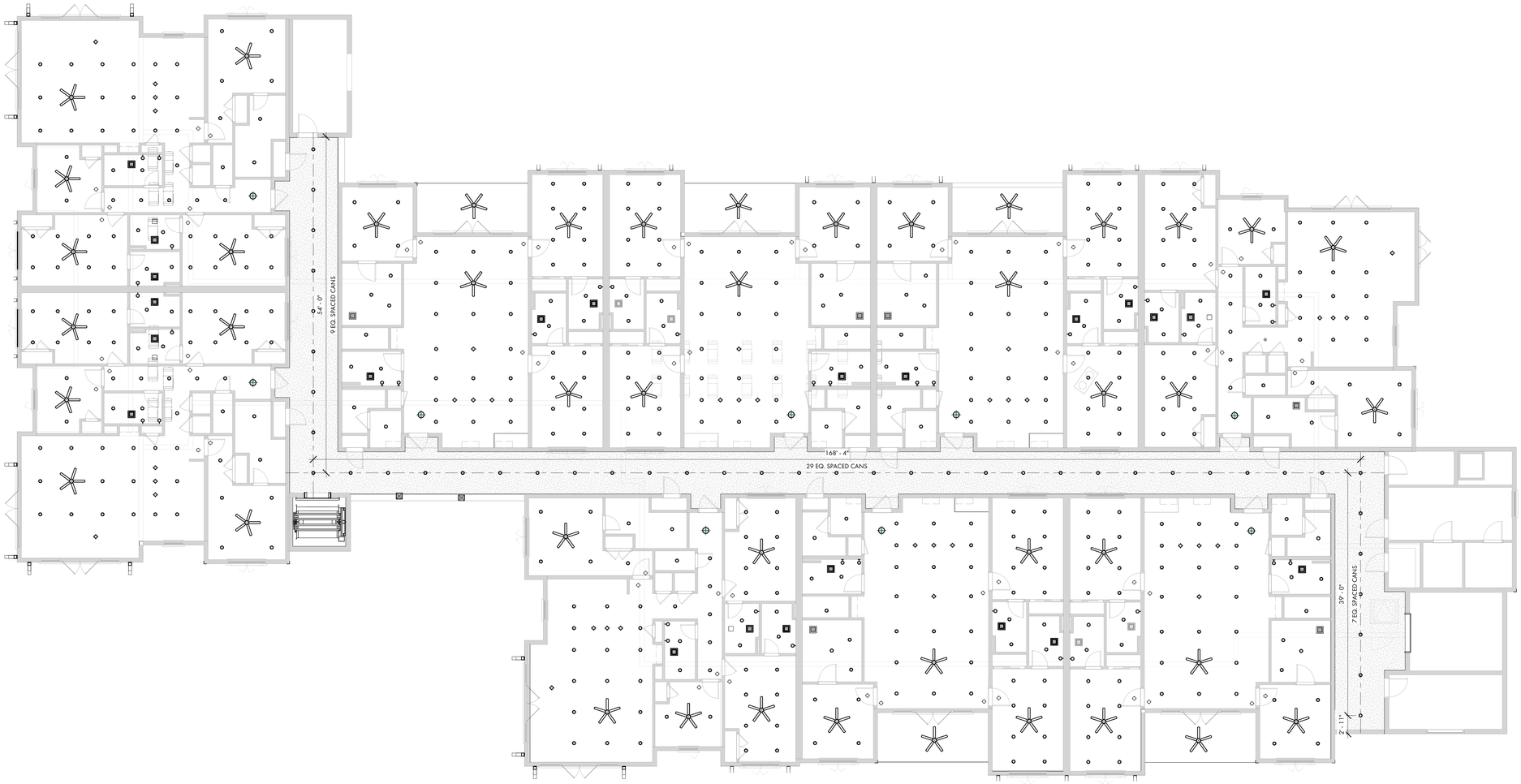
T&G-1 — WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)

ACT-1 / 10' - 6 1/2" — CEILING TAG

LIGHT FIXTURES LEGEND, COORDINATE W/ ELECTRICAL
- LED LAY-IN
- RECESS CAN
- LED STRIP LIGHT

EXIT LIGHTS LEGEND, COORDINATE W/ ELECTRICAL & LIFE SAFETY PLANS
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK

HVAC DEVICES LEGEND COORDINATE W/ MECHANICAL
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER



1 / A8.4 FIFTH FLOOR
1/8" = 1'-0"

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIFTH FLOOR RCP

A8.4

1 A10.0 W PERSPECTIVE

4 A10.0 E PERSPECTIVE

2 A10.0 NORTH PERSPECTIVE-OPT A

5 A10.0 S PERSPECTIVE

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC. 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

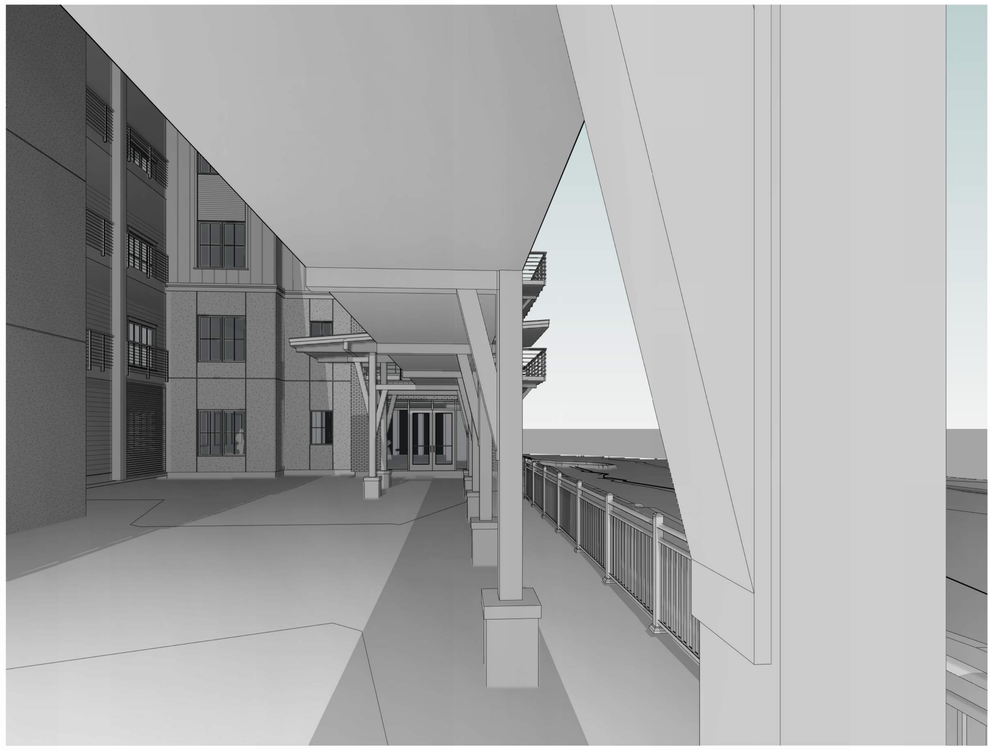
SHEET TITLE

PERSPECTIVES

A10.0

1 A10.1 N PERSPECTIVE

3 A10.1 DROP-OFF VIEW



4 A10.1 COURTYARD VIEW

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

ISSUE

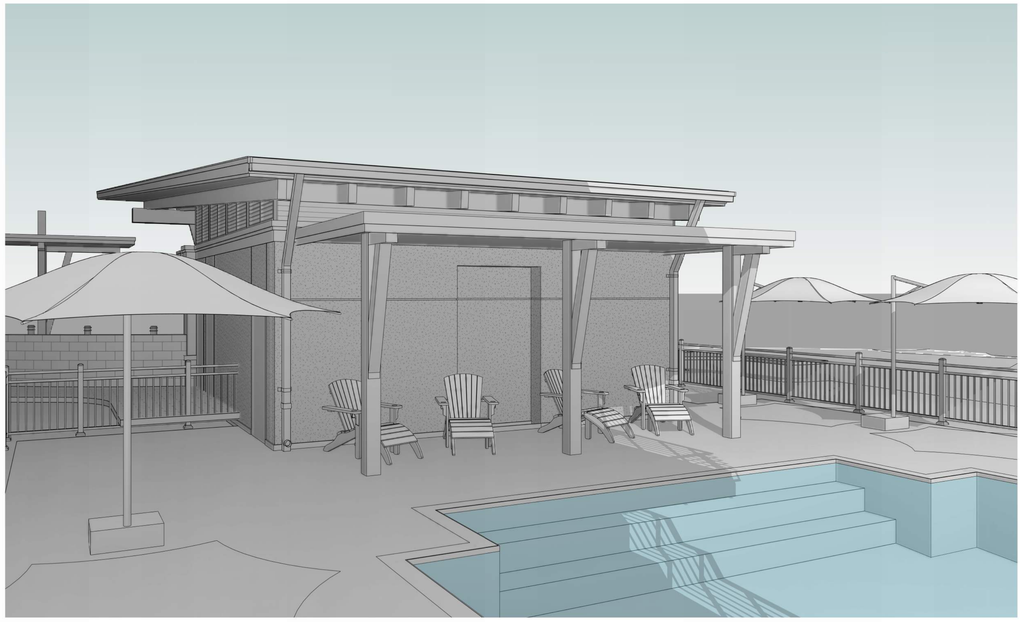
NO.	REV. DATE	DESCRIPTION

SHEET TITLE

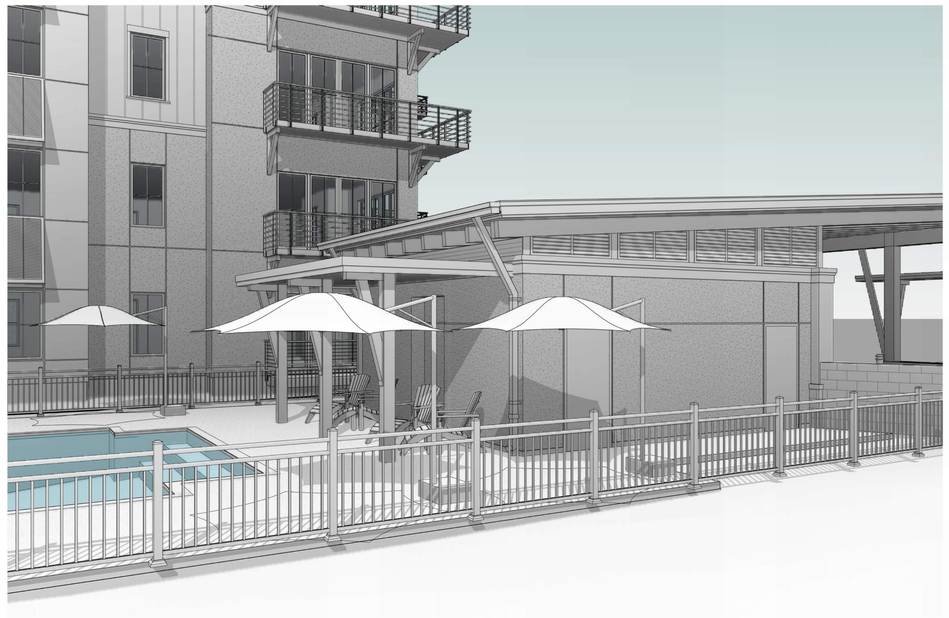
PERSPECTIVES

A10.1

1 A10.2 POOL VIEW



2 A10.2 POOL VIEW 2



3 A10.2 POOL VIEW 3

4 A10.2 POOL VIEW 4

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.
29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
06.26.2026

Project No.
24-109

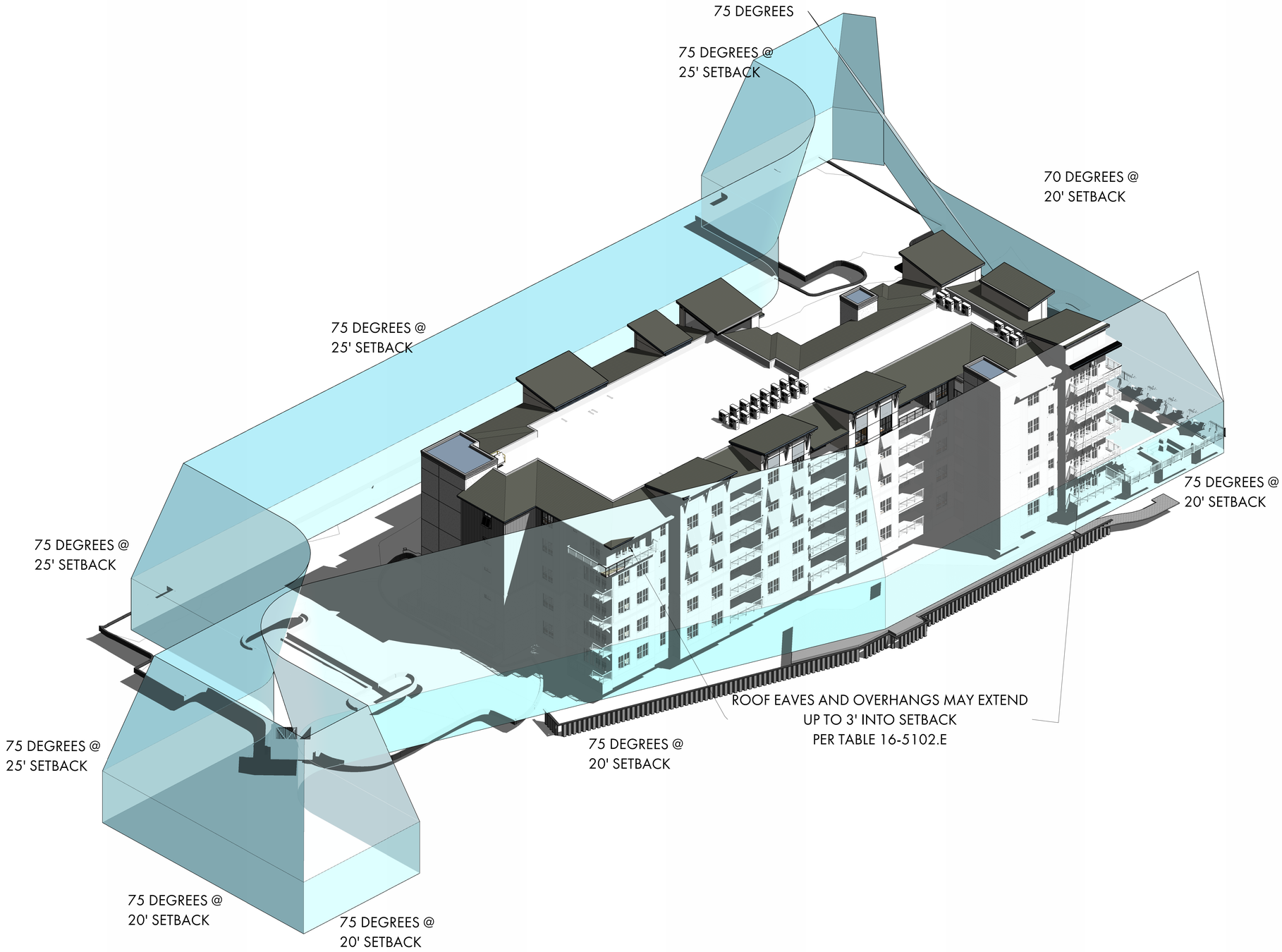
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

PERSPECTIVES

A10.2



1 A10.3 VERTICAL SETBACK 3D

COURT ATKINS GROUP

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

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC, 29928

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
07.06.2026

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR 3D - ENCROACHMENTS

A10.3

MINWAX
MW1087 WEATHERED FENCE

TIMBER ENTRY CANOPY
& COVERED WALKWAY

SHERWIN WILLIAMS
SW9165 GOSSAMER VEIL

UPPER STUCCO WALL FINISH

SHERWIN WILLIAMS
SW9170 ACIER

BOARD & BATTEN SIDING
& TRIM

SHERWIN WILLIAMS
SW7048 URBANE BRONZE

LOWER STUCCO WALL FINISH
& TRIM

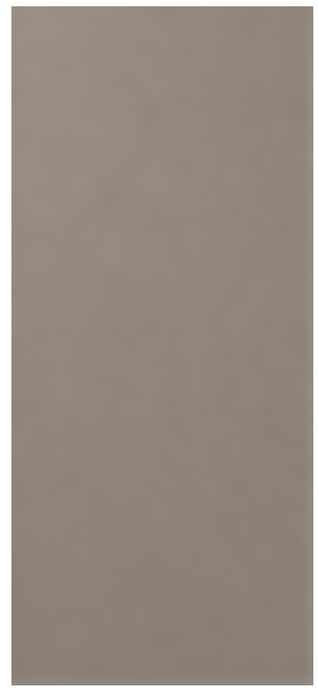
CHEROKEE BRICK
SAVANNAH GRAY

LOBBY FACADE

MARVIN
COCONUT CREAM

WINDOWS

MCELROY METALS
CLAY



METAL ROOF

COURT ATKINS GROUP 32 BRUIN ROAD, BLUFFTON, SC 29910 +1 843 815 2557

PIERCE DEVELOPMENT

COURT ATKINS GROUP

© COPYRIGHT 2026 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

Beachwalk

HILTON HEAD ISLAND, SC
COURT ATKINS GROUP

Beachwalk

HILTON HEAD ISLAND, SC
COURT ATKINS GROUP

VIEW FROM WATERSIDE DRIVE TO ENTRANCE

VIEW FROM ENTRANCE ON WATERSIDE DRIVE ACROSS STREET

VIEW FROM CENTER OF SITE TOWARDS NORTH / WATERSIDE DRIVE

VIEW FROM CENTER OF SITE TOWARDS EAST / SPINNAKER RESORT

VIEW FROM WATERSIDE DRIVE ENTANCE TOWARDS SOUTH

HELSINKI
EW48003-UNV

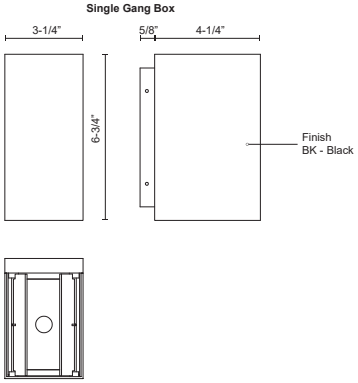
WALL

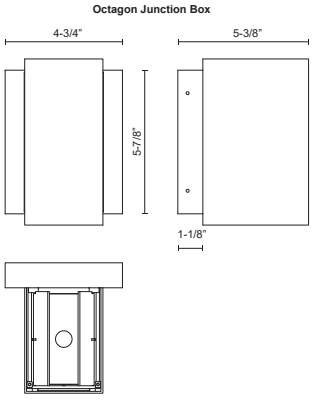
PROJECT

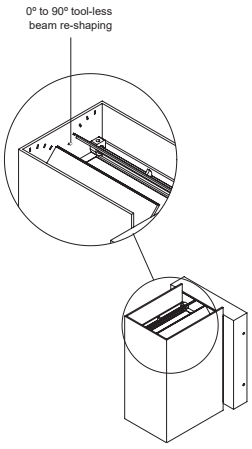
EW48003-BK-UNV
Black

DESCRIPTION

Architectural exterior wall sconce, die-cast rectangular aluminum body with two adjustable flaps to change beam angle above and below the fixture.







SPECIFICATION DETAILS

Fixture Dimensions	W3-1/4" x H6-3/4" x E5-3/8"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1020lm
Delivered Lumens	626lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Glass Details	Clear Glass
Location	Wet, IP65
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W4-3/4" x H5-7/8" x E1-1/8"
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

COMMENT

KUZCO

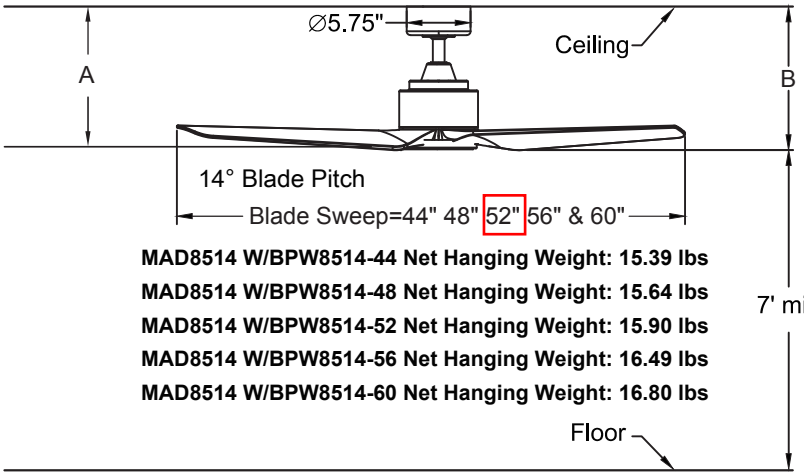
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

© 2023 KUZCO LIGHTING. ALL RIGHTS RESERVED.

TRIAIRE™ CUSTOM

MAD8514**M
Ceiling Fan



MAD8514 W/BPW8514-44 Net Hanging Weight: 15.39 lbs
MAD8514 W/BPW8514-48 Net Hanging Weight: 15.64 lbs
MAD8514 W/BPW8514-52 Net Hanging Weight: 15.90 lbs
MAD8514 W/BPW8514-56 Net Hanging Weight: 16.49 lbs
MAD8514 W/BPW8514-60 Net Hanging Weight: 16.80 lbs

Available Finishes	
BLM	Black
DZM	Dark Bronze
GRM	Matte Greige
MWM	Matte White
SLM	Silver

INSTALLATION REQUIREMENTS:
Fan must be attached to a securely anchored electrical junction box capable of withstanding a load of at least 35 lbs.

ELECTRICAL REQUIREMENTS:
Requires a grounded electrical supply line of 120 volts AC, 60 Hz, 15 amp circuit.

MOTOR SPECS:
DC-158 x 22MM sensorless DC motor is designed for optimal performance with this fan.

BLADES:
3 bladed blade sets are available in plastic materials — all sold separately. See our catalog or visit www.fanimation.com for blade options.

CONTROL OPTIONS:
A WiFi receiver and TR305 hand-held remote control are included. Push button remote control with 16 fan speeds, fresh air, reverse, ON/OFF dimmer light levels, CCT Select (correlated color temperature selection), fan/light timer, home away, safe exit and off button. Visit the Apple APP Store or Google Play Store to download the free fanSync WiFi APP and create your Fanimation fanSync account. Optional TW306 wall control is available — sold separately. Instructions are provide with each control.

LIGHTING OPTIONS:
LK8514**M - One 18-watt CCT LED (3000K/4000K/5000K).

	A	B
Fan w/4.5″ downrod	12.42″	12.92″
Fan w/12″ downrod	19.92″	20.42″
Fan w/18″ downrod	25.92″	26.42″
Fan w/24″ downrod	31.92″	32.42″
Fan w/36″ downrod	43.92″	44.42″
Fan w/48″ downrod	55.92″	56.42″
Fan w/60″ downrod	67.92″	68.42″
Fan w/72″ downrod	79.92″	80.42″

Airflow / Energy Efficiency Info
test with BPW8514-60 Blade in 60″ sweep

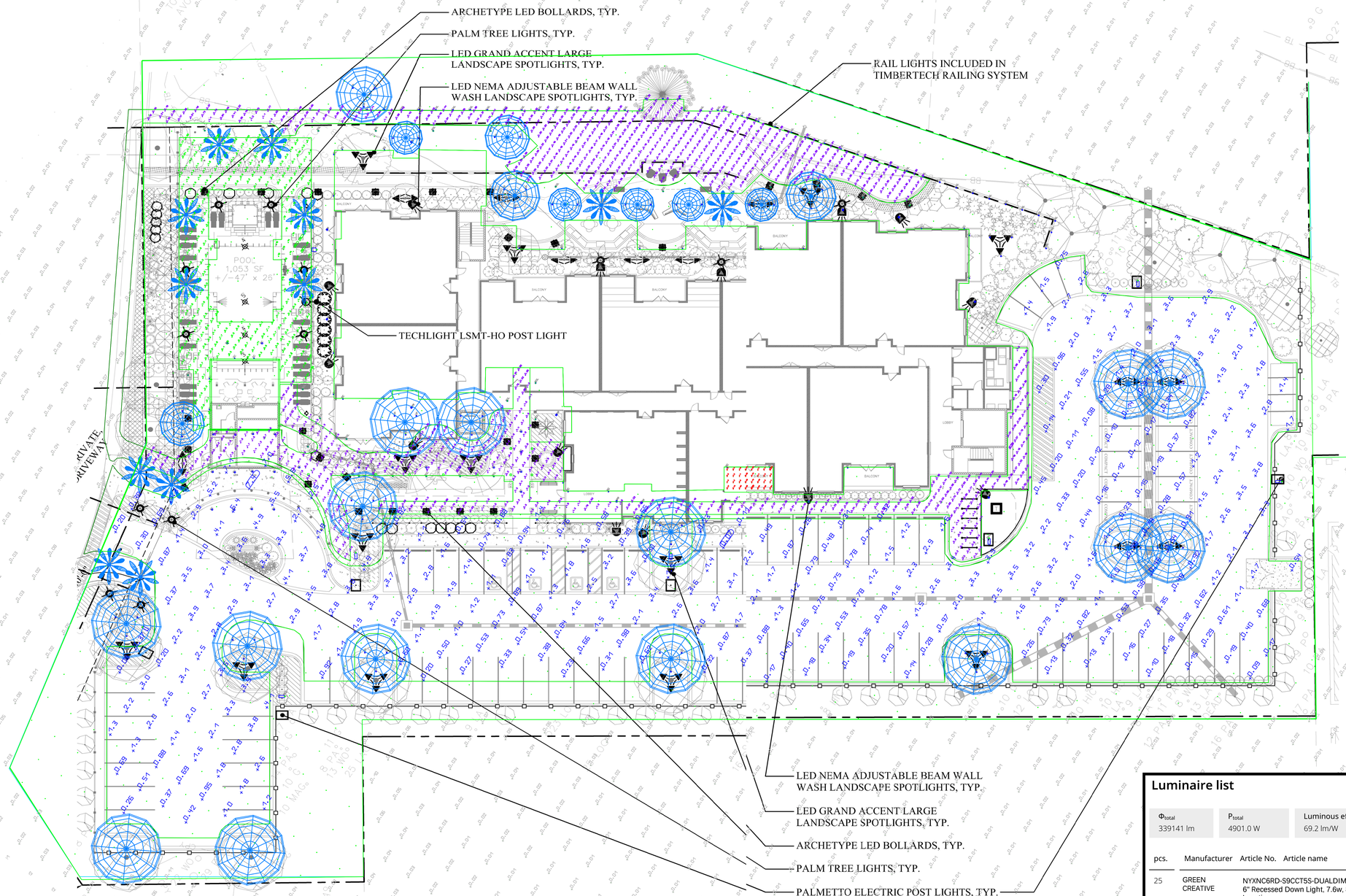
Fan Speed	Max RPM	CFM	CFM / Watts	Amps	Watts
High (16th)	161	6765	230	0.42	29
Med (9th)	98	4222	503	0.13	8
Low (1th)	28	821	357	0.04	2

Energy Guide FTC
Measured with BPW8514-60 Blades in 60″ sweep

Power (W_{ave})	Total Air Delivery (CFM_{ave})	Estimated Yearly Energy Cost ($)	Ceiling Fan Efficiency (CFM/W)
20	4860	6	247

DOWNROD OPTIONS:
Fan comes with a 1″ dia. x 4.5″ long downrod (DR1SS-45). Optional downrods are available in 12″, 18″, 24″, 36″, 48″, 60″ and 72″ lengths. A downrod coupler is available for installations requiring a downrod longer than 72″. Fan can be mounted on a sloped ceiling up to 27°. Most sloped ceiling installations require a standard 18″ downrod or longer downrod (Measured with BPW8514-60 Blade). Optional sloped ceiling ball kits (SCB1-52) are available for slope angles greater than 27° and up to 42°. Optional close-to-ceiling kit is available as well — sold separately. Call technical support for more information.

LOCATION USE:
Fan is rated for dry, damp and wet locations. The 42 inch - 48 inch fans are for rooms up to 225 sq ft.
The 52 inch - 54 inch fans are for rooms up to 400 sq ft. The 56 inch or larger fans are for room over 400 sq ft.



Calculation objects

Calculation surfaces

Properties	Ē	E_{min}	E_{max}	Ē/E_{min}	E_{max}/E_{min}	Index
PARKING LOT (PALMETTO ELECTRIC) Perpendicular illuminance Height: 0.500 ft	1.62 fc	0.065 fc	7.36 fc	24.9	113	CG1
SITE Perpendicular illuminance Height: 0.500 ft	1.37 fc	0.002 fc	16.2 fc	616	7263	CG2
SPILL LIGHT Perpendicular illuminance Height: 0.500 ft	0.015 fc	0.001 fc	0.59 fc	-	-	CG3
PATHWAYS Perpendicular illuminance Height: 0.500 ft	1.53 fc	0.053 fc	9.25 fc	28.9	174	CG4
POOL DECK Perpendicular illuminance Height: 0.500 ft	4.13 fc	0.26 fc	14.8 fc	16.2	58.1	CG5
1ST FLOOR BALCONY (TYPICAL) Perpendicular illuminance Height: 0.000 ft	1.28 fc	0.37 fc	2.79 fc	3.41	7.46	CG6
2ND FLOOR BALCONY (TYPICAL) Perpendicular illuminance Height: 16.000 ft	1.72 fc	0.15 fc	10.1 fc	11.8	69.5	CG7

Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
339141 lm	4901.0 W	69.2 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
25	GREEN CREATIVE	NYXNC6RD-S9CCT5S-DUALDIM-WD-CC	6" Recessed Down Light, 7.6w, 896-lm, Wide Distribution, Wet Location	7.6 W	896 lm	117.9 lm/W	RC
7	AMERICAN ELECTRIC	ATB0 P205 R3 3K	Autobahn Small P205 Package Roadway Type III 3000K	102.0 W	13109 lm	128.5 lm/W	PKG
46	TIMBERTECH		4"X4" LED LANTERN POST TOP CAP LIGHT	3.9 W	72 lm	18.5 lm/W	RAIL
48	BRADLEY LIGHTING	BL-RT21-60DEG	11W LED Light Engine, 9-15V AC/DC, 3000K Warm White CCT, 60 Degree Interchangeable Optic, Single Brightness, Cree XPG-2 LED	10.3 W	849 lm	82.5 lm/W	PALM
61	ROC LIGHTING	ET7069-C20-3-60-80-NS	Floodlight	21.0 W	804 lm	38.3 lm/W	UP
126	KUZCO LIGHTING	EW48003-UNV	EXTERIOR WALL SCONCE 3.25" W X 6.75" H X 5.375" D UP AND DOWN LIGHT	11.1 W	625 lm	56.1 lm/W	SC
1	TECH LIGHTING	LSMT 2 W 25L T3	Scimitar Outdoor Pole Mounted	190.0 W	24812 lm	130.6 lm/W	POOL
14	WAC Lighting	5222-27BZ (6X5-24W)	Surface-mounted Luminaires	23.8 W	1634 lm	68.8 lm/W	WW
28	WAC Lighting	6641-30BZ	Landscape Bollard Light	4.3 W	194 lm	45.2 lm/W	BOL

Disclaimer:
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. ALESCO is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will ALESCO be responsible for any loss resulting from any use of this lighting design.

REV:	DATE:	DESCRIPTION:
0.0	7/17/2026	LANDSCAPE LIGHTING LAYOUT
1.0	7/28/2026	ADDED COVERED WALKWAYS
2.0	7/31/2026	ADDED BALCONY LIGHTS

ALESCO
ADVANTAGE LIGHTING & ENERGY SOLUTIONS CO., INC.
115 Cone Street - Statesboro, GA - 30458
Phone: 912-489-5471
www.alesco.us

BEACHWALK HILTON HEAD
HILTON HEAD, SC

PROJECT NO.
XXXXXX

REF DWG: XXXXXX
DWG DATE: XXXXXX
SCALE: NOT TO SCALE
DRAWN BY: JP

SHEET

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: DRB#: DRB-

DATE: CATEGORY: Concept Final Alteration/Addition

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS:

1. Refer to staff comments below for recommendations.
2. Any identified by the Design Review Board.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	

Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures, and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the façade	☒	☐	☐	
Details are clean, simple, and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	

Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☒	☐	☐	

Sand dunes if present are not disturbed	☐	☐	☒	

MISC COMMENTS/QUESTIONS

1. **Forest Beach ARB** Approval is required
2. **Pool pavilion roofline:** Restudy the pool pavilion and covered walkway roofline to reduce its long, uninterrupted horizontal appearance. Consider dividing the roof into at least two distinct heights or planes, with corresponding changes in columns or structural bays, to create greater visual interest and better relate the pavilion to the varied roof forms of the principal building.
3. **Construction details** are needed for the pool house/entry awning.
4. **Pool shower screening:** Provide additional screening for the outdoor pool shower so that it is not visible from the arrival drive, entrance pavilion, or principal pedestrian approach. The screening should be architecturally integrated with the pool pavilion and should provide adequate opacity at installation.
5. **Punched-metal screen:** Restudy the punched-metal screen identified as Detail S-126. A custom pattern that reflects the angular forms used elsewhere in the project, or an appropriately detailed louvered-wood screen, would be more compatible with the architecture and the Island's design character. The final design should provide sufficient opacity where the screen is intended to conceal utilities, service functions, or private areas.
6. **Chain-link fencing:** Chain-link fencing is generally not considered appropriate for a resort development of this type, even when provided with a brown vinyl coating. Replace visible chain-link fencing with ornamental metal, wood, or another durable material that is compatible with the building and site furnishings. Chain-link fencing should be limited to areas that are not visible from public streets, neighboring properties, the lagoon, or principal pedestrian spaces and that are fully screened by evergreen landscaping.
7. **Cohesive site-furnishing palette:** The proposed bike racks, sculptural seating, decorative screens, fencing, bollards, and other accessory elements currently vary in form, detailing, material, and color. Develop a coordinated site-furnishing palette that establishes a consistent design theme throughout the property. Colors, finishes, materials, and geometric forms should relate to the architecture and to one another.
8. **Bike-rack color:** The orange finish shown for the bike rack identified as Detail S-116 is not consistent with the muted color palette typically encouraged by the Design Guide. Consider using Mesa Tan for the entire bike rack, or another single muted finish that coordinates with the sculptural seating, fencing, and other site furnishings.
9. **Detectable warning surface:** The red detectable-warning surface specified in Detail S-121 is visually prominent and is not consistent with the project's overall material palette or the Island's character. Select a more muted color that coordinates with the surrounding paving while continuing to meet applicable accessibility requirements for visual contrast and detectability.
10. **Vehicular gate location:** Confirm during Development Plan Review that the vehicular gate complies with all LMO setback and access requirements. The gate location should provide adequate vehicle-stacking distance so that vehicles waiting for access do not obstruct Waterside Drive, the sidewalk, emergency access, or internal circulation