



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, April 9, 2024, 3:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of March 26, 2024
- 4. Appearance by Citizens**
- 5. Unfinished Business**
 - a. DRB-000510-2024 - 1521 Main Street - Alteration
- 6. New Business**
 - a. DRB-000549-2024 - 232 South Sea Pines Drive - Conceptual
- 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.”

**1521 MAIN STREET
ALTERATION REVIEW
APRIL 9th, 2024
DRB-000510-2024**

2/29/24

DRB 0413 - 2024



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: _____

Accepted by: _____

DRB #: _____

Applicant/Agent Name: William DeTorre Company: K. COMPANY BUILDERS INC
 Mailing Address: P.O. Box 2538 City: Bluffton State: SC Zip: 29910
 Telephone: 843-816-6162 Fax: NA E-mail: KCOMPANYBUILDERS@GMAIL.COM
 Project Name: CAROLINA JASMINE Project Address: 1521 MAIN ST NHI, SC
 Parcel Number [PIN]: R510 007 008 0045 0000
 Zoning District: _____ Overlay District(s): _____

CORRIDOR REVIEW, MINOR SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Submittal Requirements for *All* projects:

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

☒ Filing Fee: Minor External Change \$50; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Corridor Review, Minor

- ☒ Photographs and/or drawings of existing development.
- _____ Site Plan (1"=30' minimum scale) showing location of existing development.
- _____ Drawings, material samples and/or color samples of proposed changes.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE

DATE



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

DRB 0413-2024

FOR OFFICIAL USE ONLY	
Date Received:	_____
App #:	_____
Form revised 10-2012	

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows.

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize K-COMPANY BUILDERS to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 1521 MAIN ST. HHI SC 29928 (address),
R510 007 008 0045 0000 (parcel ID) for the purpose of application review,
Description of Work: MINOR INTERIOR RENOVATIONS
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: ELIZABETH MORRIS

Owner Signature: [Signature]

Phone No.: 461-373-7900

Email: emparkinson4@gmail.com

Date: 12/8/2023

The foregoing instrument was acknowledged before me by ELIZABETH MORRIS who is personally known to me or has produced SCDL ID# 78237 as identification and who did not take an oath.

WITNESS my hand and official seal this 8 day of Dec A.D., 2023
[Signature]
Notary Public Signature

My Commission expires: Jan 2, 2024
Please affix seal or stamp.



1521 MAIN STREET EXISTING PHOTOS

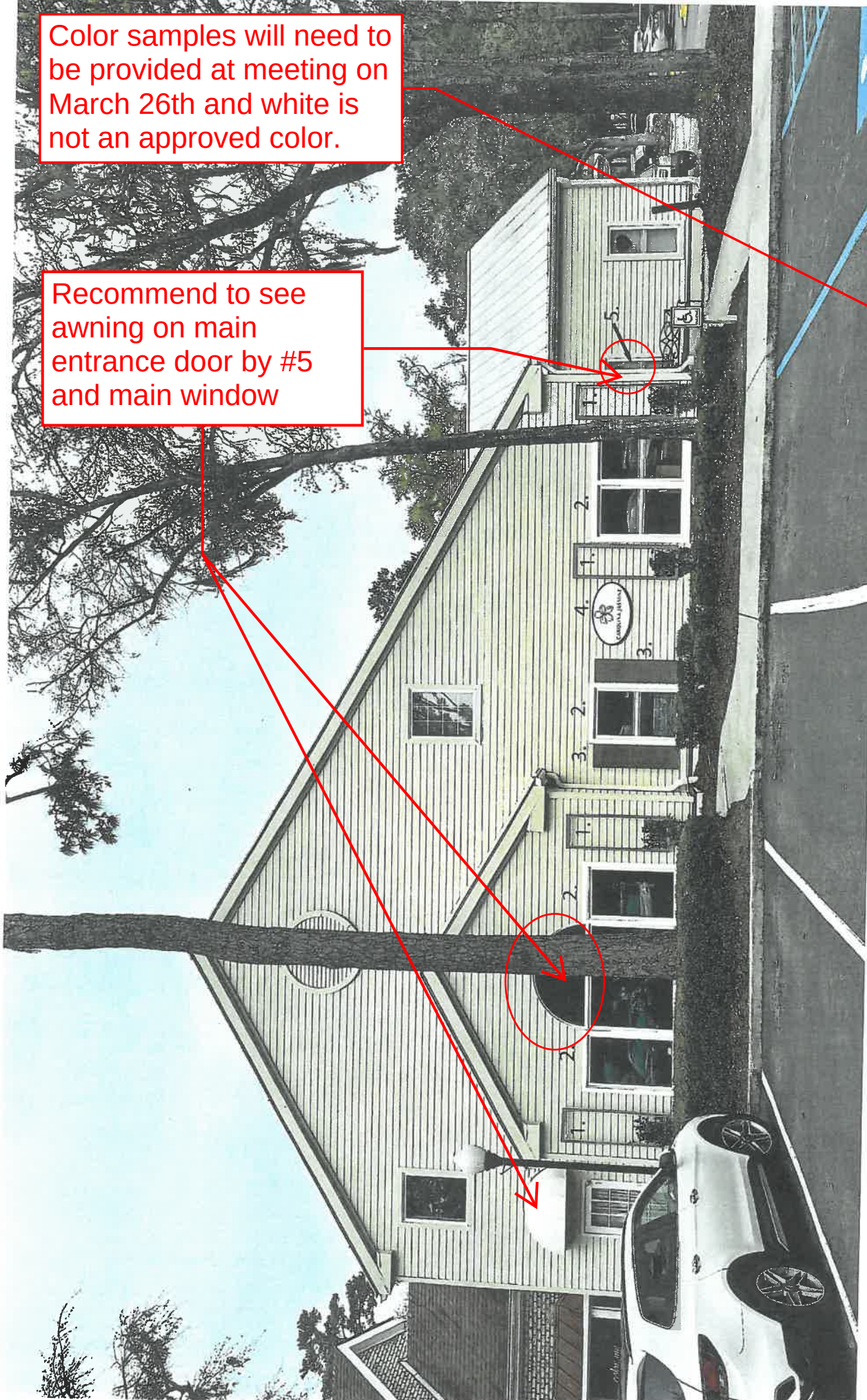


EXISTING CONDITIONS
Salon 5200 Exterior
 1521 Main Street

DRB-000413-2024



1. Remove existing awnings, replace with new trim and trellis or shutters
2. Remove existing sign
3. Remove and Replace with new sign
4. Remove existing awning
5. Add trellis to match other proposed, color SW6990, caviar at 75%



Color samples will need to be provided at meeting on March 26th and white is not an approved color.

Recommend to see awning on main entrance door by #5 and main window

1. Trellis: Color SW6990 Caviar at 75%
2. Trim: Color SW7004 Snowbound
3. Shutter: Color SW6990 Caviar at 75%
4. Sign: Approved SIGN-97-2024, Colors SW6990 and SW7004
5. Trellis (by the door on facade facing grocery):

PROPOSED EXTERIOR IMPROVEMENTS

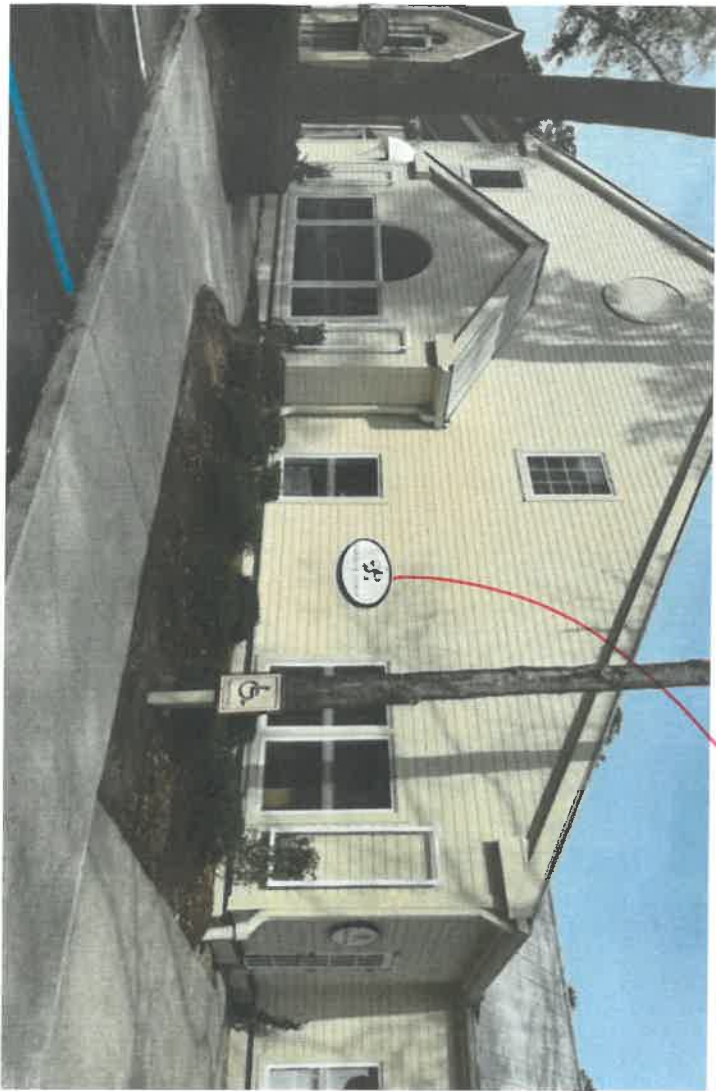
Salon 5200 Exterior
1521 Main Street

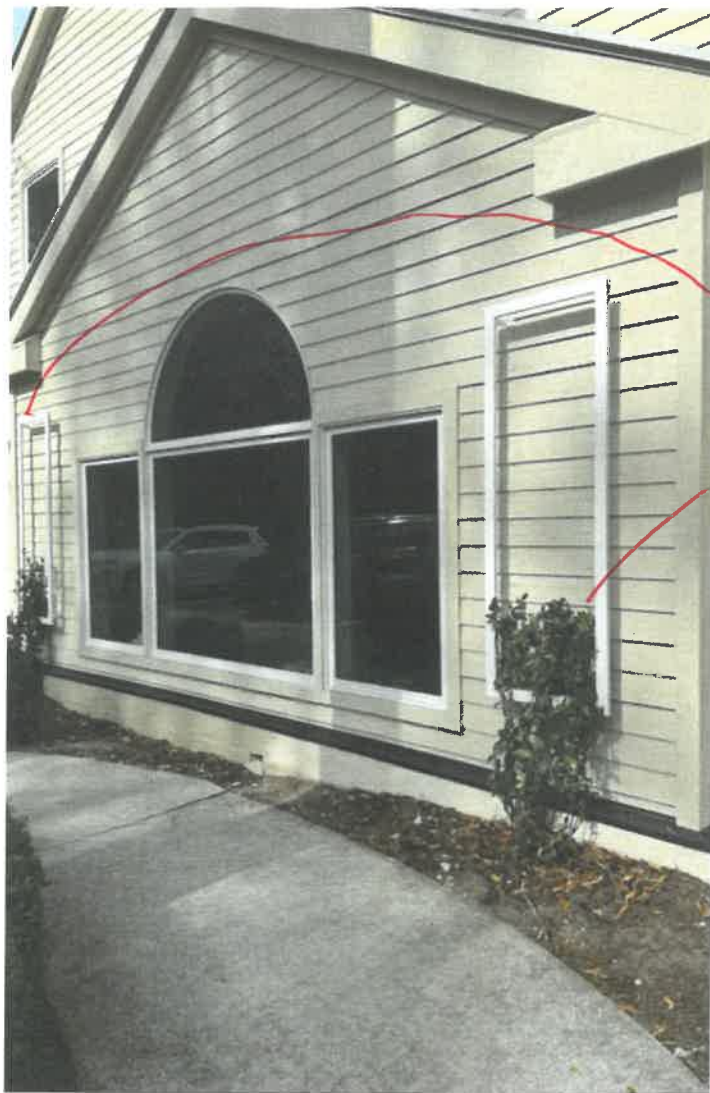
DRB-000413-2024



K-11

SIGNS WERE FOUND APPROVED
PERIOD TO INSTALLATION.





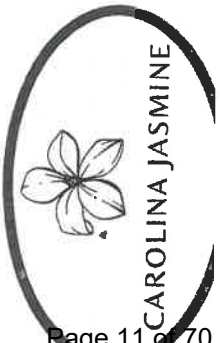


EXISTING CONDITIONS

Salon 5200 Exterior

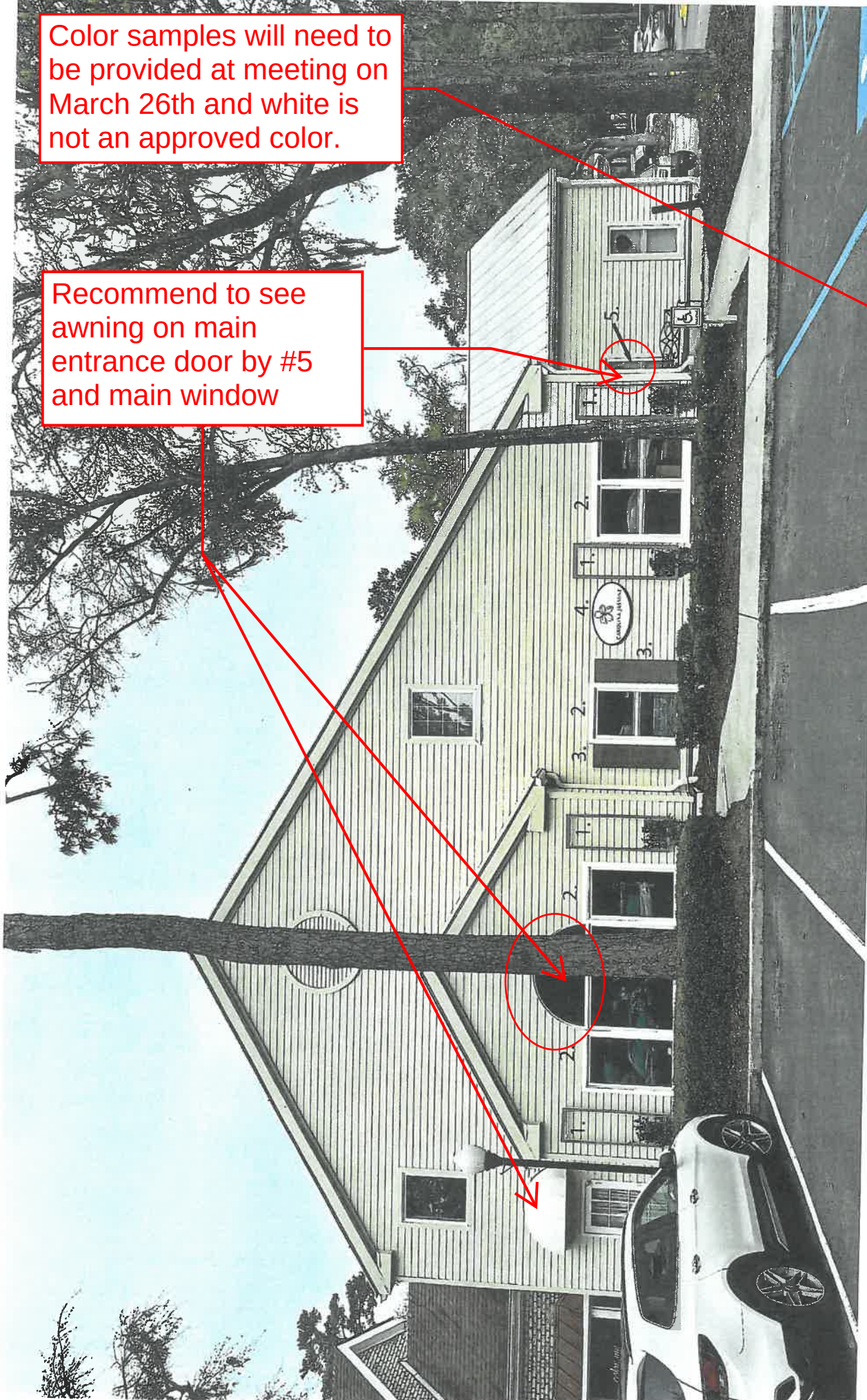
1521 Main Street

DRB-000413-2024



CAROLINA JASMINE

1. Remove existing awnings, replace with new trim and trellis or shutters
2. Remove existing sign
3. Remove and Replace with new sign
4. Remove existing awning
5. Add trellis to match other proposed, color SW6990, caviar at 75%



Color samples will need to be provided at meeting on March 26th and white is not an approved color.

Recommend to see awning on main entrance door by #5 and main window

1. Trellis: Color SW6990 Caviar at 75%
2. Trim: Color SW7004 Snowbound
3. Shutter: Color SW6990 Caviar at 75%
4. Sign: Approved SIGN-97-2024, Colors SW6990 and SW7004
5. Trellis (by the door on facade facing grocery):

PROPOSED EXTERIOR IMPROVEMENTS

Salon 5200 Exterior
1521 Main Street

DRB-000413-2024



1521 MAIN STREET

SITE PLAN

1521 MAIN STREET

1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

OWNER

Cell -
Email -

Project info
1521 Main Street - Tenant Upfit
1521 Main Street
Hilton Head Island, SC 29929

ARCHITECT

BRENT ROBINSON ARCHITECT LLC
FIRM LIC #: 101629 ARCHITECT LIC # 10046

774 BOYD CREEK DR
Ridgeland, SC 29936

CONTACT:
Brent Robinson, AIA, NCARB
o: 843 252 0833
email: brent@brentrobinsonarchitect.com

CONTRACTOR

K COMPANY BUILDERS, LLC
LIC #: 95335

151 BURNT CHURCH RD
Bluffton, SC 29910

CONTACT:
Bill Detorre
o: 843-706-3919
email: bigdollarb@aol.com

GENERAL NOTES

1. ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
3. ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES.
4. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS, ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER), THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION.
5. THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
6. PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION.
7. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH CONDITIONS.
8. ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

INDEX

ARCHITECTURAL

A000	COVER SHEET
A001	ACCESSIBILITY STANDARDS
A002	CODE ANALYSIS / LIFE SAFETY / WALL TYPES
A200	BUILDING FLOOR PLAN
A201	FLOOR PLAN / DEMO FLOOR PLAN
A202	REFLECTED CEILING PLAN / DOOR SCHEDULE
A300	ELEVATIONS
D300	DEMO ELEVATIONS
A500	TRELLIS DETAILS
A501	ACT SEISMIC DETAILS

CODE REFERENCES

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

*ALL CODES REFERENCES TO INCLUDE APPLICABLE SC MODIFICATIONS

PROJECT DATA

NAME OF PROJECT: 1521 Main Street - Tenant Upfit
ADDRESS: 1521 Main Street, Hilton Head Island, SC 29929

PROPOSED USE: COMMERCIAL
OWNER / CONTACT PERSON: BILL DETORRE, CONTRACTOR
CODE ENFORCEMENT JURISDICTION: BEAUFORT COUNTY

BUILDING DATA:

OCCUPANCY CLASSIFICATION: MERCANTILE (M)
MIXED OCCUPANCY: Yes _____ No ☒
CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ V-B Separation N/A Hr.
Type _____
MIXED CONSTRUCTION: Yes _____ No ☒
SPRINKLERED: Yes _____ No ☒
FIRE DISTRICT: Yes _____ No ☒
MEZZANINE: Yes _____ No ☒
HIGH RISE: Yes _____ No ☒

BUILDING HEIGHT: EXISTING
AREA (SUITE B): 1,418 SF (CONDITIONED)
NO STORIES: 1
UNITS: 1
OF RESTROOMS: 1 (LESS THAN 15 EMPLOYEES)

FLOOD ZONE: X
BASE FLOOD ELEV: N/A
FFE ELEV: N/A

TYPE OF SEWAGE: SEWER
FRAME TYPE: METAL

NOTE: THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED TO PERFORM 'ON-SITE' CONSTRUCTION ADMINISTRATIVE SERVICES.



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

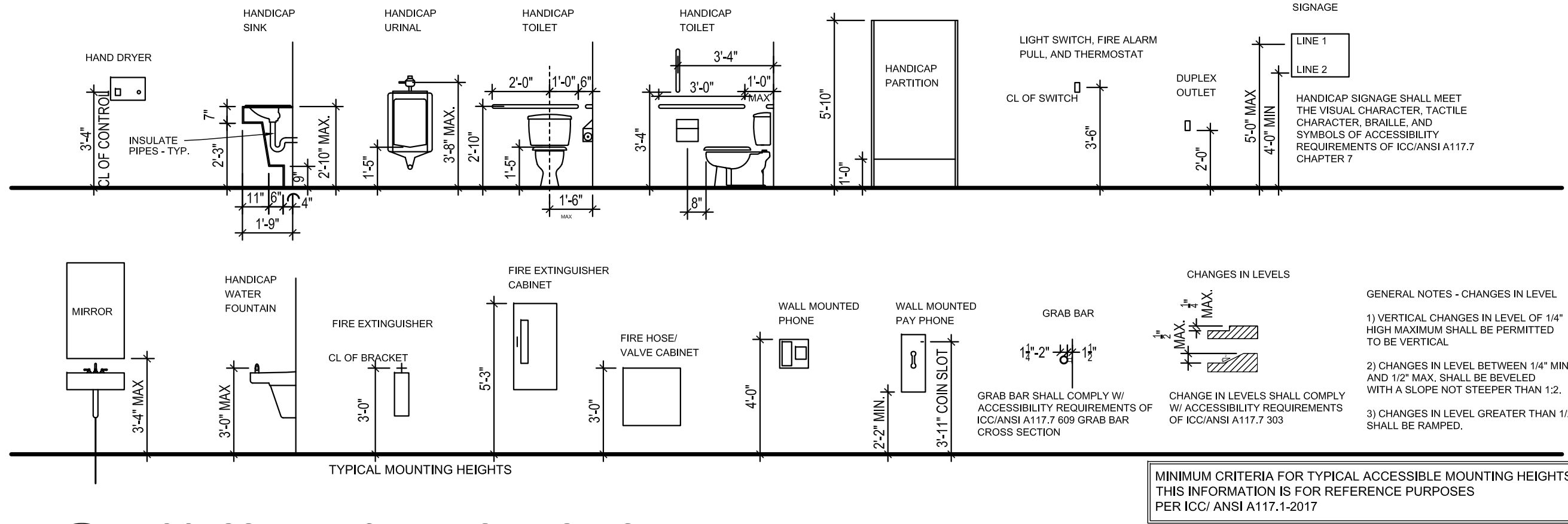
DATE
04/03/2024

DRAWN BY
T. SMITH

CHECKED BY
B.ROBINSON
SHEET NO.

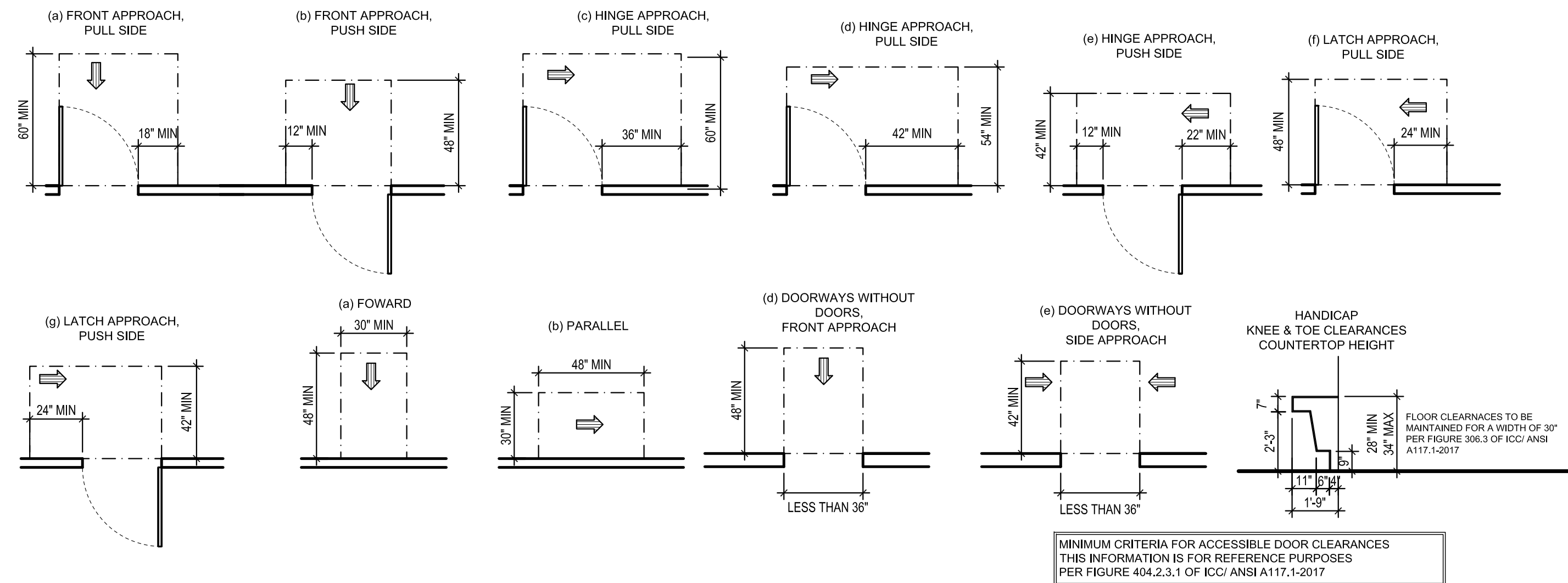
A000

COVER



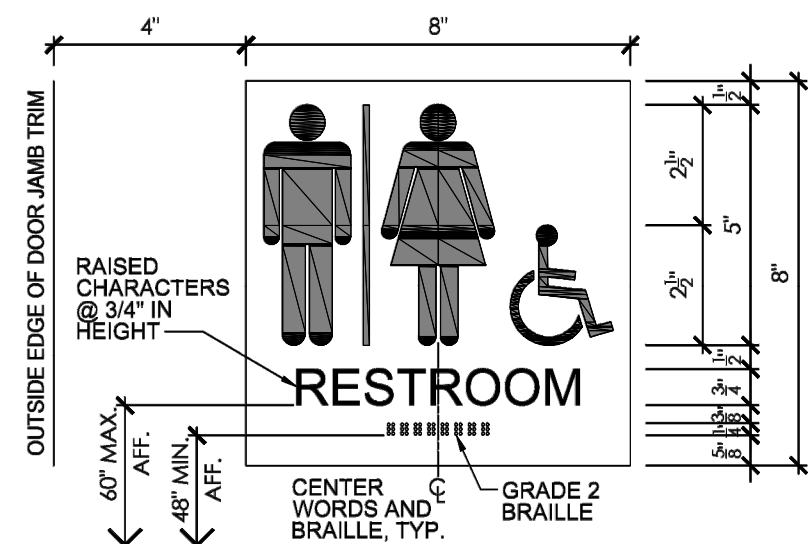
3 ACCESSIBLE MOUNTING HEIGHTS

A001 SCALE N.T.S.



2 ACCESSIBLE CLEARANCES

A001 SCALE N.T.S.

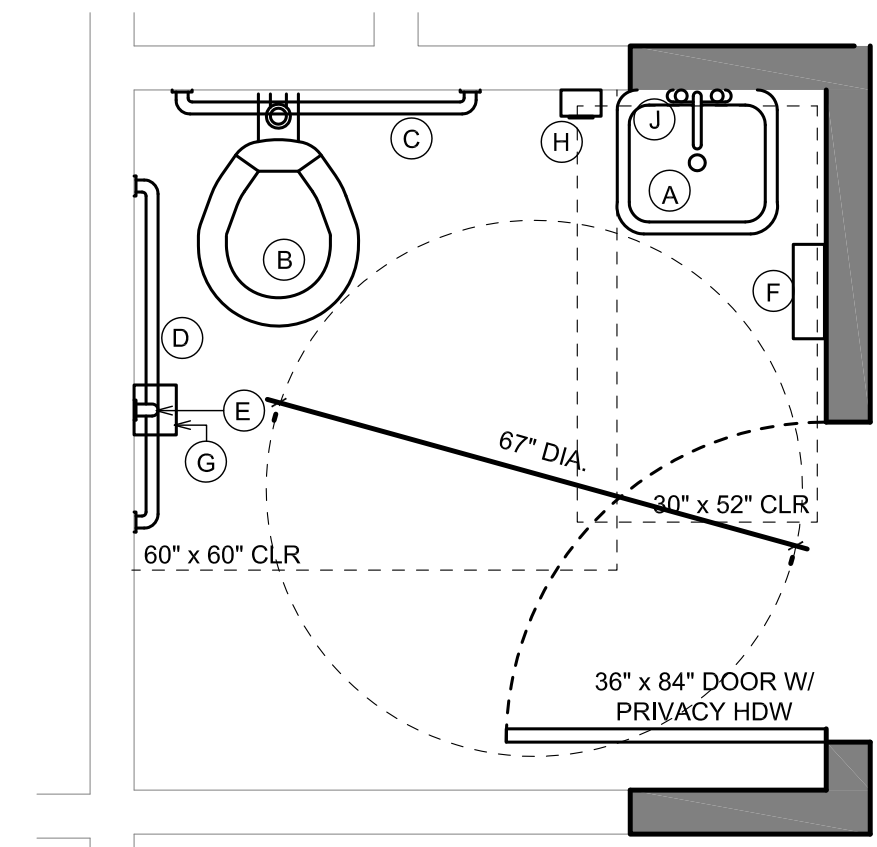


3 ACCESSIBLE SIGNAGE

A001 SCALE N.T.S.

RESTROOM EQUIPMENT SCHEDULE			
TAG	TYPE	MANUF.	MODEL
(A)	LAVATORY	AM. STANDARD	#0497.300
(B)	WATERCLOSET	AM. STANDARD	#270CB001
(C)	36" GRAB BAR	BRADLEY	800 SERIES
(D)	42" GRAB BAR	BRADLEY	800 SERIES
(E)	18" VERT. GRAB BAR	BRADLEY	800 SERIES
(F)	PAPER TOWEL DISP./WASTE	BRADLEY	2027 OR EQ.
(G)	TOILET PAPER HLDR.	BRADLEY	#5071
(H)	SOAP DISPENSER	BRADLEY	#6A01-11
(J)	28 X 48 MIRROR	BRADLEY	#781

- NOTES:
- SELECTIONS SHOWN ARE "BASIS OF DESIGN" SEE INTERIOR FINISH DRAWINGS FOR ADDITIONAL INFORMATION.
 - SEE SHEET A001 FOR FIXTURE & ACCESSORY MOUNTING LOCATIONS & HEIGHTS.
 - TOILET FLUSH CONTROL ON 'OPEN' SIDE OF TOILET.
 - MAXIMUM MOUNTING HEIGHTS FOR ADA ACCESSORIES SHALL BE TO TOP OF CONTROL MECHANISM.
 - PROVIDE BLOCKING FOR GRAB BARS PER ANSI REQUIREMENTS.



1 ENLARGED RESTROOM PLAN

A001 SCALE 1/2" = 1'-0"

- THIS DRAWING IS PROVIDED TO HELP THE GENERAL CONTRACTOR TO INSTALL BUILDING ELEMENTS IN COMPLIANCE WITH 2017 ANSI A117.1 STANDARDS FOR ACCESSIBLE DESIGN. IT IS NOT THE ARCHITECT'S INTENT TO LIST COMPLETE REGULATIONS & GUIDELINES IN THOSE DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL THE BUILDING ELEMENTS ACCORDING TO 2017 ANSI A117.1 STANDARDS FOR ACCESSIBLE DESIGN, REGARDLESS OF WHETHER OR NOT IT IS SHOWN HERE.

GENERAL ACCESSIBILITY NOTES:

- ALL PROPOSED WORK TO COMPLY WITH THE APPLICABLE REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY.
- ACCESSIBLE ROUTES TO BE PROVIDED BETWEEN FACILITIES ON THE GROUND FLOOR, PROVIDING A MINIMUM OF 36 INCHES OF WIDTH ALONG THE ACCESSIBLE ROUTE AND A MINIMUM OF 32 INCHES OF WIDTH AT DOORWAYS.

FLOOR & GROUND SURFACES

FLOOR AND GROUND SURFACES (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH 2017 ANSI A117.1.

CHANGES IN LEVEL

CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC AREAS SHALL COMPLY WITH 2017 ANSI A117.1. SEE DIAGRAM ON THIS SHEET.

TURNING SPACE

- 67" DIAMETER SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING OR
- T-SHAPED SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING.

CLEAR FLOOR & GROUND SPACE

A. A CLEAR FLOOR SPACE OF 30"x52" SHALL BE PROVIDED FOR FORWARD AND PARALLEL APPROACHES. SEE ANSI DIAGRAMS ON THIS SHEET.

KNEE & TOE CLEARANCE

A. CLEARANCES SHALL BE PROVIDED FOR WHEELCHAIR ACCESS. SEE ANSI DIAGRAMS ON THIS SHEET.

PROTRUDING OBJECTS

PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2017 ANSI 117.1, INCLUDING:

- PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS AND DOOR STOPS.
- POST-MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 12" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
- REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

REACH RANGES

A. REACH RANGES SHALL COMPLY WITH 2017 ANSI A117.1. SEE ANSI DIAGRAMS ON THIS SHEET.

DOORS

DOORS, DOORWAYS AND GATES ALONG AN ACCESSIBLE ROUTE TO COMPLY WITH 2017 ANSI A117.1, INCLUDING:

- DOOR HARDWARE
- DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. FOR CLEARWAY WIDTH AND DEPTH SEE DIAGRAMS ON THIS SHEET.
- FOR MANEUVERING CLEARANCES AT DOORS SEE DIAGRAMS ON THIS SHEET.

DRINKING FOUNTAINS

A. THE SPOUT HEIGHT SHALL BE NO HIGHER THAN 36" ABOVE THE FLOOR AND COMPLY WITH 2017 ANSI A117.1.

WATER CLOSETS

A. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF THE TOILET SEAT. FOR HEIGHTS AND CONFIGURATIONS OF GRAB BARS AND STALLS. SEE DIAGRAMS ON THIS SHEET.

B. FLUSH CONTROL SHALL BE ON THE 'OPEN' SIDE OF FIXTURE.

LAVATORIES AND SINKS

A. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON, KNEE AND TOE CLEARANCES TO COMPLY WITH 2017 ANSI A117.1.

B. SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" FROM THE FLOOR.

C. A CLEAR FLOOR SPACE OF 30"x52" SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH AND TO COMPLY WITH THE DIAGRAMS ON THIS SHEET.

D. HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED.



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

DATE
04/03/2024

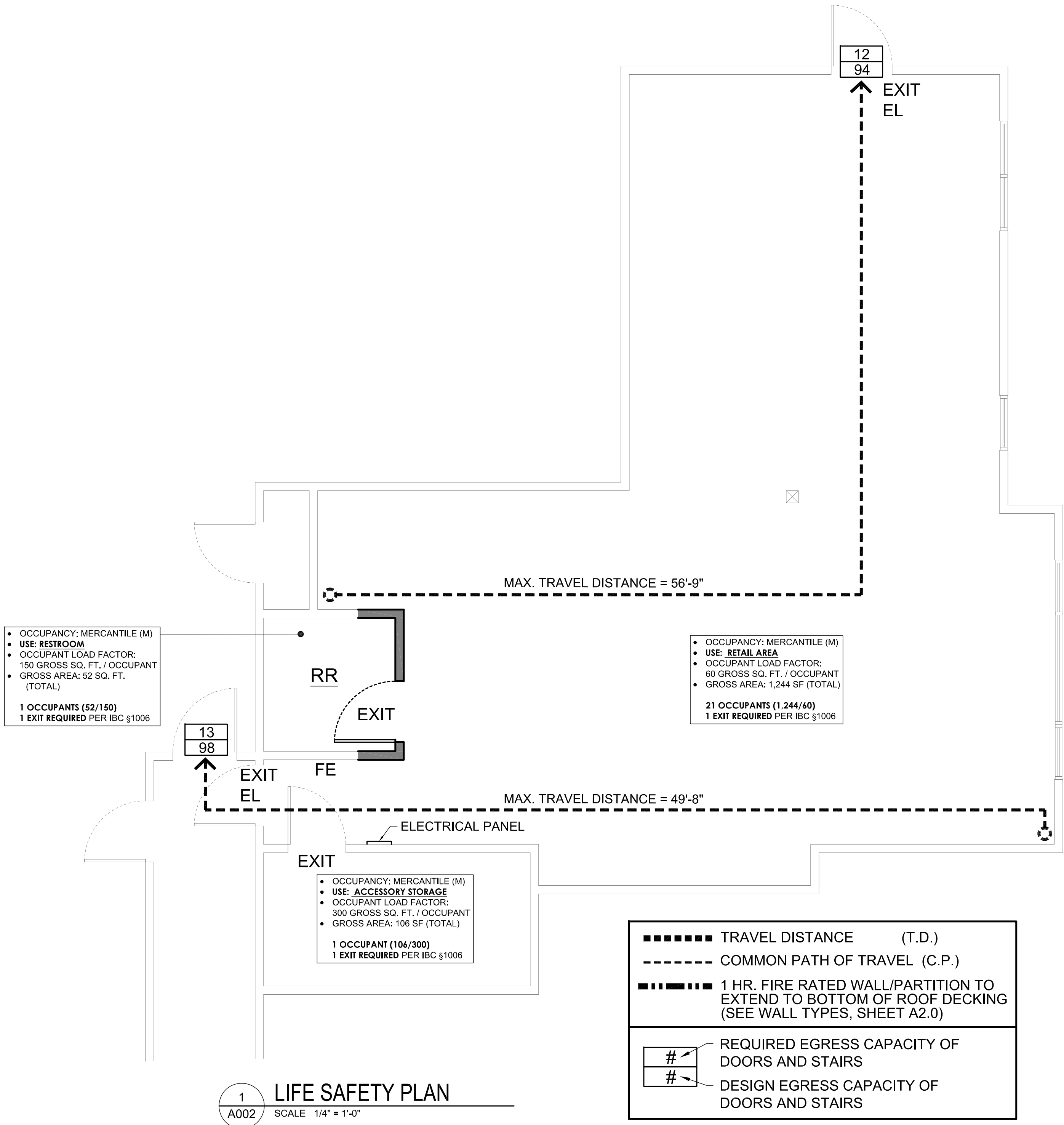
DRAWN BY
T. SMITH

CHECKED BY
B. ROBINSON

SHEET NO.

A001

ACCESSIBILITY
STANDARDS

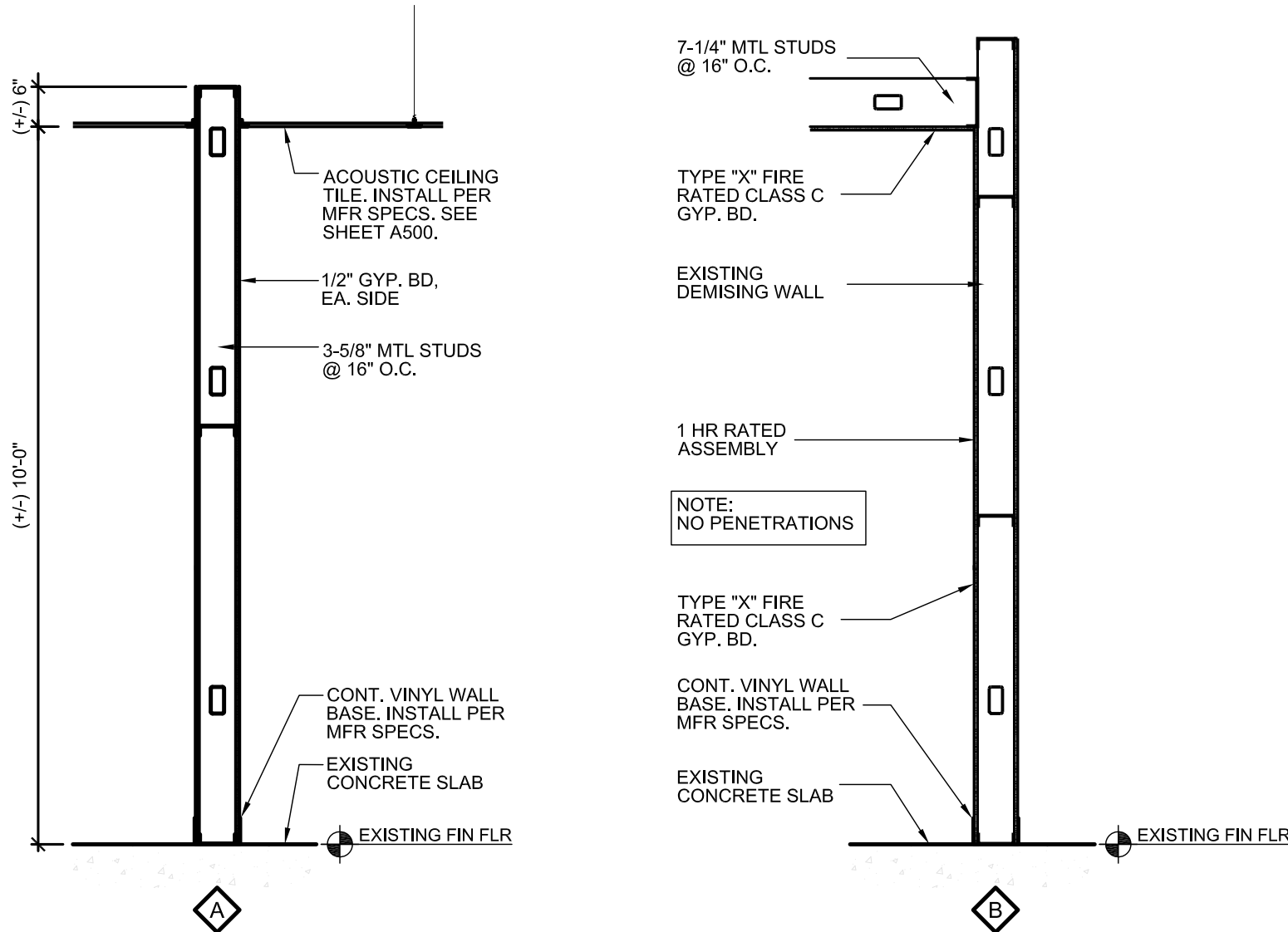


LIFE SAFETY NOTES

- SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS, CIRCUITING AND SPECIFICATIONS.
- COMMUNICATION FEATURES AND ELEMENTS THAT ARE REQUIRED TO BE ACCESSIBLE AND SATISFY ANSI 117.1 §702: ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 §105.2.2, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRICAL SYSTEM, AND BE PERMANENTLY INSTALLED.
- EVERY OCCUPIED PORTION OF ANY BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FIXTURES OR EQUIPMENT SHALL BE PROVIDED WITH AISLES LEADING TO EXITS OR EXIT ACCESS DOORWAYS IN ACCORDANCE WITH IBC 1029.9.
- PROVIDE ILLUMINATED EXIT SIGNAGE AND EMERGENCY LIGHTING AS REQUIRED BY THE CODES LISTED ON SHEET A000.
- PROVIDE FIRE EXTINGUISHERS PER NFPA 10, INTERNATIONAL FIRE CODE AND LOCAL JURISDICTION REQUIREMENTS. LOCATION AND NUMBER TO BE DETERMINED BY FIRE MARSHALL.
- SEE A000 FOR ADDITIONAL CODE ANALYSIS.
- REFER TO FIRE PROTECTION DRAWINGS FOR FIRE EQUIPMENT LOCATIONS.

SYMBOL LEGEND

- EXIT** EXIT SIGN
• REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATION AND TECHNICAL SPECIFICATIONS.
- EL** EMERGENCY LIGHT WITH BATTERY BACKUP
- FE** FIRE EXTINGUISHER DENOTES TYPE 2-A FIRE EXTINGUISHERS (3,000 S.F. PROTECTION AREA) EXCEPT AS NOTED. FIRE EXTINGUISHERS LOCATIONS TO BE COORDINATED WITH THE LOCAL AUTHORITIES. BOTTOM OF FIRE EXTINGUISHER TO BE MOUNTED BELOW 27" A.F.F TO COMPLY WITH ANSI 117.1.
- OP** OCCUPANCY POSTING
- 00** ACTUAL OCCUPANT EGRESS CAPACITY
000 MAX. ALLOWED OCCUPANT EGRESS CAPACITY
- 1 HR RATED PARTITION**
- EMERGENCY EGRESS PATH OF TRAVEL



INTERIOR WALL TYPES

CODE ANALYSIS

OCCUPANT LOAD (IBC TABLE 1004.5)

AREA:
MERCANTILE (60 GROSS):
Retail Area: 1244/60 = 21 occupants

RESTROOM (150 GROSS)
Business Area 1: 52/150 = 1 occupant

MERCANTILE (300 GROSS):
Accessory Storage: 106/300 = 1 occupant

TOTAL OCCUPANCY: 23 OCCUPANTS (13 MEN/12 WOMEN)

INTERIOR WALLS & CEILING FINISHES (IBC TABLE 803.13)

IBC TABLE 803.13	NON-SPRINKLERED		
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
MERCANTILE (M)	B	C	C

REQUIRED PLUMBING FIXTURES (IBC TABLE 2902.1, IPC TABLE 403.1)

TOTAL OCCUPANCY = 26 OCCUPANTS
MERCANTILE (M) OCCUPANCY, 50% MALE / 50% FEMALE
13 MALE OCCUPANTS & 13 FEMALE OCCUPANTS

ITEM	REQUIRED FIXTURE RATIO		REQUIRED FIXTURES		FIXTURES PROVIDED	
	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1 PER 500	1 PER 500	1	1	1	1
LAVATORIES	1 PER 750		1		1	1
DRINKING FOUNTAINS	1 PER 1000		1		1	
SERVICE SINK	---		1		1	

ADDITIONAL PLAN INFORMATION

INTERIOR FINISH:
HARDWARE ID: BATHROOM-ADA ACCESSIBLE HARDWARE
EGRESS ID: LIGHTED EMERGENCY EXIT SIGNS

PARKING

1 VAN ACCESSIBLE PARKING SPACE CURRENTLY EXISTS WITHIN 50'-0" OF MAIN ENTRANCE

TRAVEL DISTANCES (IBC 1017.2, 1006.2.1, 1020.4):

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE (MERCHANDILE OCCUPANCY WITHOUT SPRINKLERS)	MAX. ALLOWED		ACTUAL MAX.
	75 FT.	20 FT.	
EXIT ACCESS TRAVEL DISTANCE:	200 FT.	75 FT.	47'-4"
COMMON PATH OF TRAVEL:	75 FT.	20 FT.	0'-0"
DEAD END CORRIDOR:	20 FT.	20 FT.	0'-0"

FIRE SEPARATION & DRAFTSTOPPING

IBC TABLE 601, 602, 508.3.3	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
PARTY / FIREWALLS	N/A			
EXTERIOR BEARING WALLS (OVER 30 FT.)	N/A			
EXTERIOR NON-BEARING WALLS (OVER 30 FT.)	N/A			
INTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	0			
NON-BEARING	0			
TENANT SEPARATION	1 HR			
EXIT ACCESS	N/A			
EXTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	0			
NON-BEARING	0			
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0			
VERTICAL SHAFTS (IBC 713.4)	N/A			
CHASES - M.E.P.	N/A			

NON-SEPARATED OCCUPANCIES:
PER IBC 508.3.3: NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

DATE
04/03/2024

DRAWN BY
T. SMITH

CHECKED BY
B. ROBINSON

SHEET NO.

A002

CODE ANALYSIS / LIFE
SAFETY / WALL TYPES



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

DATE
04/03/2024

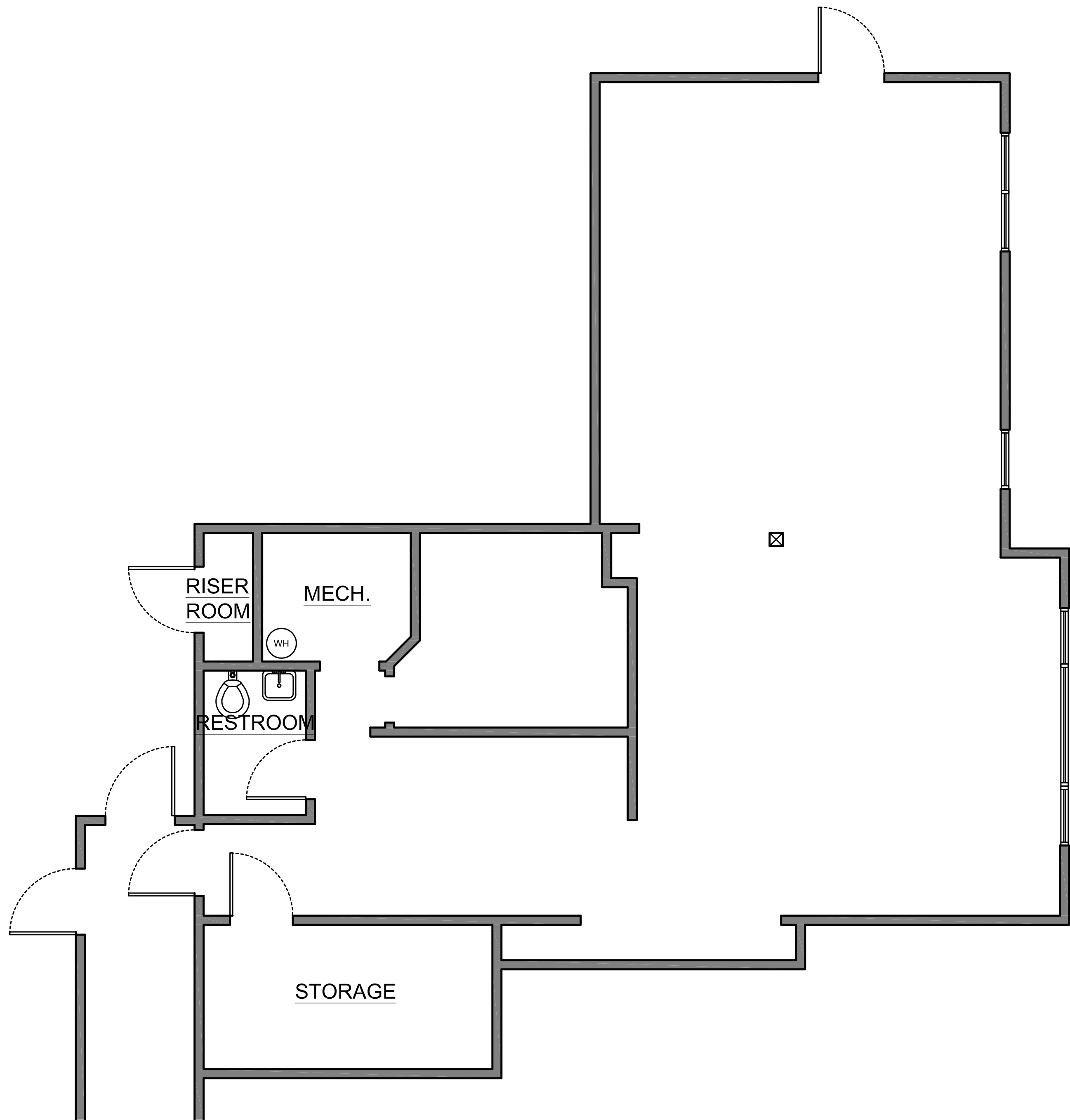
DRAWN BY
T. SMITH

CHECKED BY
B. ROBINSON

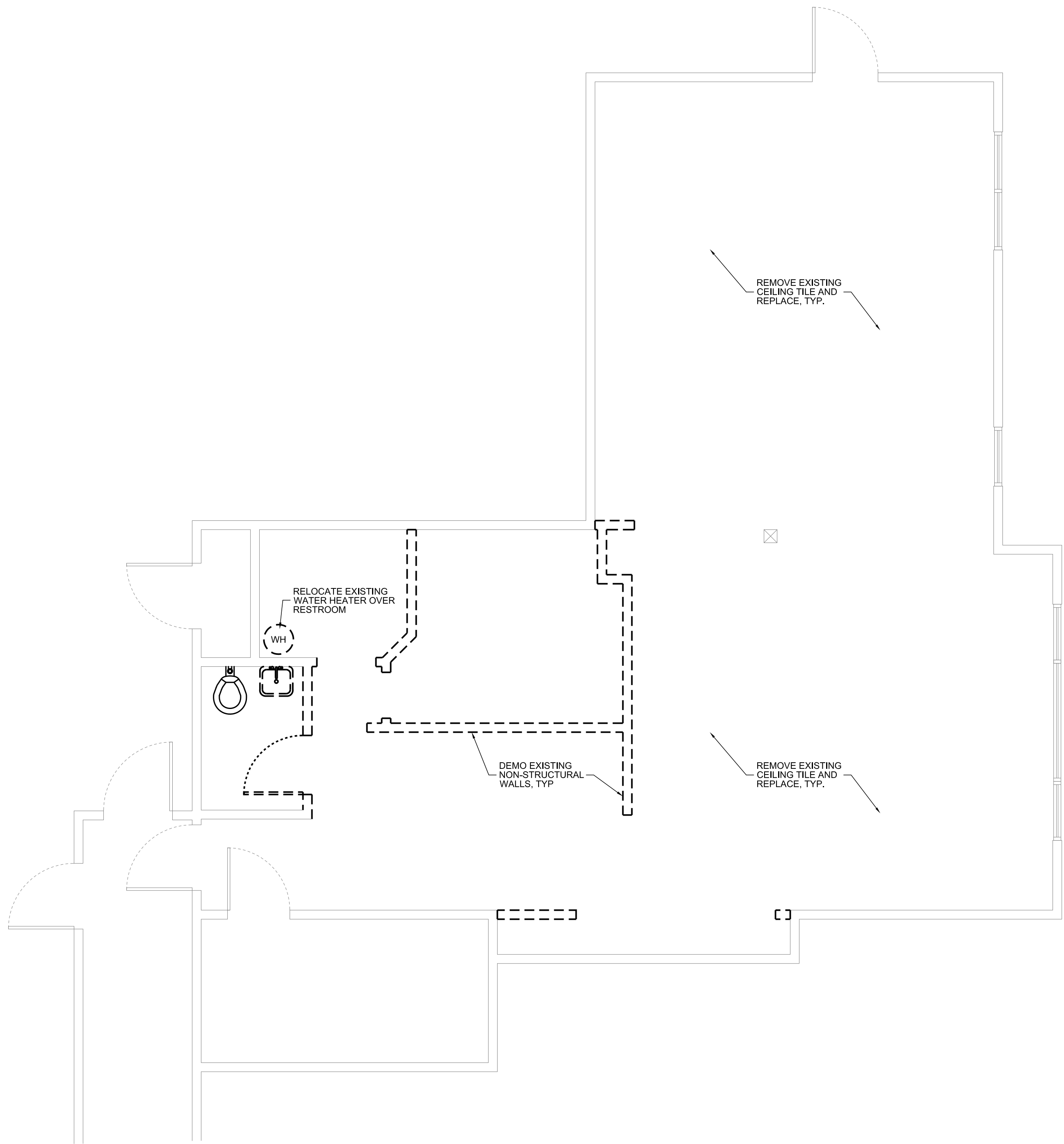
SHEET NO.

A200

BUILDING PLAN



1 EXISTING FLOOR PLAN
A200 SCALE 1/4" = 1'-0"



2 DEMO FLOOR PLAN
A200 SCALE 1/4" = 1'-0"



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

DATE
04/03/2024

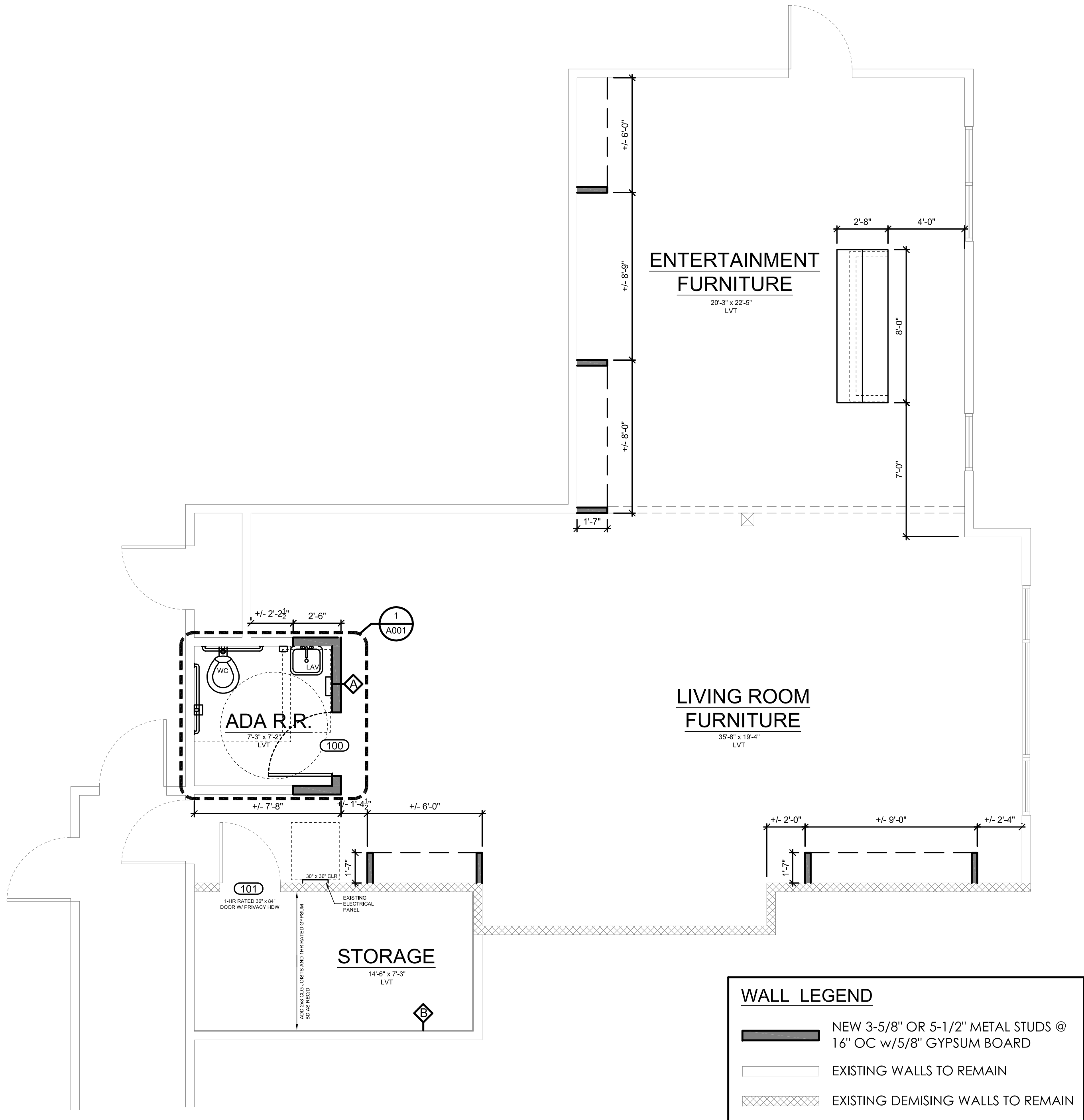
DRAWN BY
T. SMITH

CHECKED BY
B.ROBINSON

SHEET NO.

A201

FLOOR PLAN

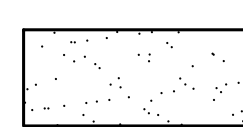
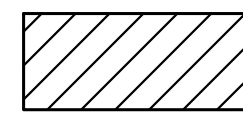
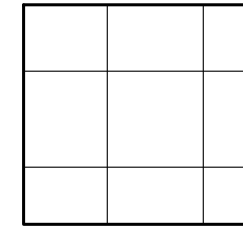
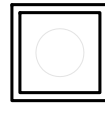
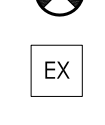
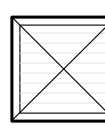
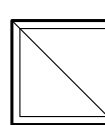
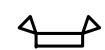


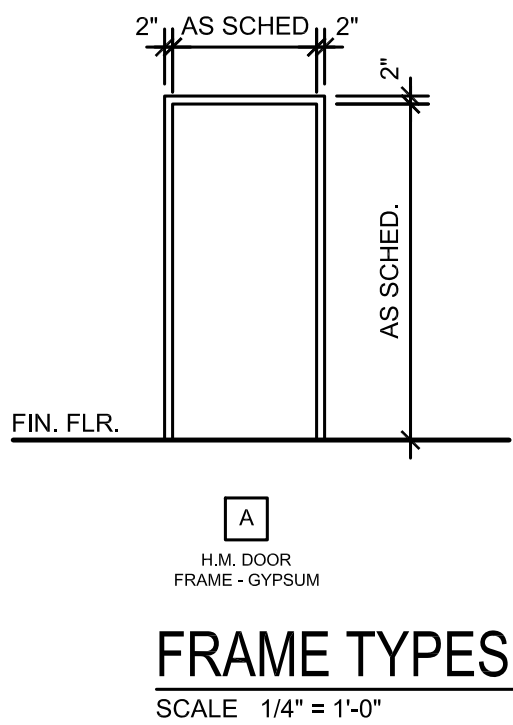
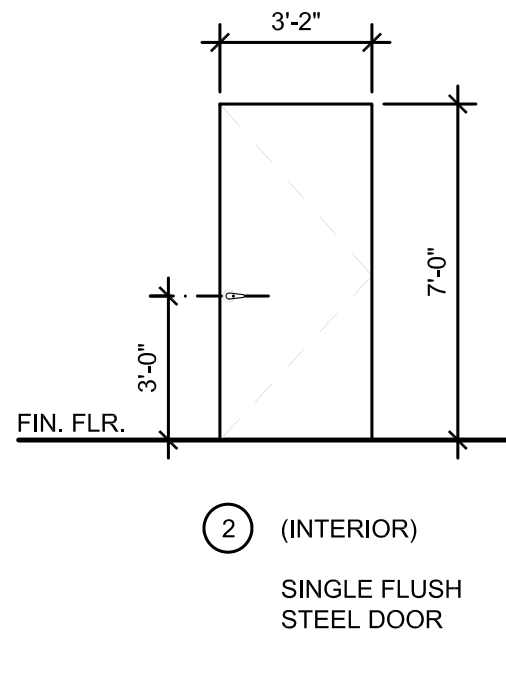
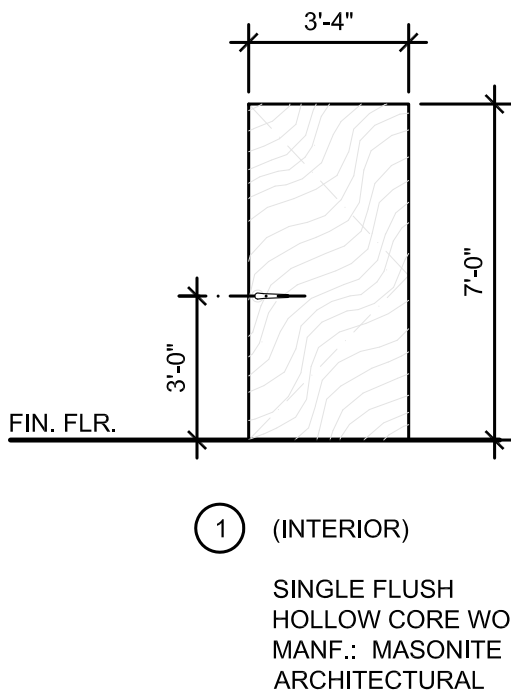
1 FLOOR PLAN
A201 SCALE 1/4" = 1'-0"

REFLECTED CEILING NOTES

- ALL FINISHES SHOWN ARE SUBJECT TO G.C./TENANT FINAL APPROVAL.
- ARCHITECTURAL DRAWINGS ONLY INDICATE LOCATIONS OF LIGHTING FIXTURES & LIFE SAFETY DEVICES. FOR SPECIFICATIONS AND DESIGN OF ELECTRICAL, MECHANICAL & PLUMBING SYSTEMS, REFER TO THE ENGINEERING DRAWINGS. ELECTRICAL & MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, FOR COMPLYING WITH ALL APPLICABLE CODES, FOR PROPER SIZING AND CIRCUITING OF WORK AND FOR PROVIDING RECORD "AS-BUILT" DRAWINGS.
- VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTWORK, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. ARRANGE AND MODIFY NON-VISIBLE ITEMS TO INSURE ADEQUATE CLEARANCES FOR CEILING MOUNTED DEVICES AND FOR CEILING LAYOUT AS INDICATED.
- LOCATE RECESSED LIGHT FIXTURES AND OTHER CEILING DEVICES IN THE CENTER OF ACOUSTICAL CEILING UNITS, UNLESS OTHERWISE NOTED.
- FINISH OF HVAC DIFFUSERS/REGISTERS, LIGHT FIXTURE TRIM AND OTHER CEILING MOUNTED DEVICES TO MATCH CEILING GRID FINISH, UNLESS OTHERWISE NOTED.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
- ALL EXPOSED TO VIEW STRUCTURE, EQUIPMENT, CONDUIT AND APPLICABLE DEVICES ARE TO RECEIVE PAINT, COLOR AS SELECTED BY G.C./TENANT.

RCP LEGEND

-  GYP BD CLG
-  CEILING AREA TO REMAIN. REPLACE LIGHT FIXTURES.
-  2x2 ACOUSTICAL TILE CEILING SYSTEM
-  2X2 LED FIXTURE
-  2x2 EMERGENCY LIGH w/BATTERY BACKUP
-  EXIT SIGN
-  EXHAUST FAN (VENT TO OUTSIDE)
-  HVAC SUPPLY
-  HVAC RETURN
-  RECESSED CAN
-  PENDANT LIGHT
-  EMERGENCY



DOOR TYPES

SCALE 1/4" = 1'-0"

2
A201

REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

EL
EXIT
EXISTING
EMERGENCY
LIGHT TO
REMAIN

- NOTES:
- REFLECTED CEILING PLAN DRAWING FOR INTENT ONLY.
 - G.C. TO REWORK EXISTING MECH. AND LIGHTING TO NEW CEILING GRID
 - CEILING HEIGHT 10'-0" UNO.

NOTE: G.C. TO COORDINATE ROUGH OPENING DIMENSIONS

DR. #	SIZE		DOOR TYPE	MFR.	FINISH	DESIGN PRESSURE	FRAME TYPE	HARDWARE	REMARKS
	W	H							
100	3'-4"	7'-0"	INT. DOOR - ①	TBD	WD.	N/A	A	PRIVACY SET	W/ KICK PLATE
101	3'-2"	7'-0"	INT. DOOR - ②	TBD	WD.	N/A	A	PRIVACY SET	W/ KICK PLATE

- NOTES:
- ALL EXT. DOORS TO BE ALUM. STOREFRONT - INSTALL PER MANUFACTURER INSTRUCTIONS - U.N.O.
 - ALL EXTERIOR GLAZING & FRAMES TO BE IMPACT RESISTANCE GLAZING IN ACCORDANCE WITH 2021 IBC, SECTION 1609.1.2.
 - ALL GLAZING IN HAZARDOUS LOCATIONS TO BE SAFETY GLAZING AS REQUIRED PER IBC SECTION 2406.1 & 2406.4.
 - ALL INTERIOR DOORS TO BE SOLID CORE WD. - U.N.O.
 - HINGE TYPE, STYLE & FINISH - MANUFACTURER (T.B.D.)
 - LOCKSET TYPE, STYLE & FINISH MANUFACTURER (T.B.D.)

DOOR SCHEDULE NOTES

- ALL EXTERIOR DOOR GLAZING & FRAMES TO BE IMPACT RESISTANCE GLAZING IN ACCORDANCE WITH 2021 IBC, SECTION 1609.1.2. & MATCH EXISTING ADJACENT IN COLOR, TEXTURE & FINISH.
- THE EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.
- DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./MANUFACTURER AND SHALL COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS.
- U-VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MAXIMUM U-VALUE OF 0.65 AND MAXIMUM SHGC VALUE OF 0.3 PER IECC C402.4.
- G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- G.C. TO PREPARE OPENINGS PER ASTM E2112-07.
- IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS.
- GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IBC SECTION 2406.
- DOOR HARDWARE AND DOOR THRESHOLDS SHALL BE ADA COMPLIANT PER 2021 IBC & 2017 DOJ ADA STANDARDS. DOORS IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IBC SECTION 2406.
- DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED BETWEEN 34 TO 38 INCHES ABOVE FINISH FLOOR.



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001
DATE
04/03/2024
DRAWN BY
T. SMITH
CHECKED BY
B. ROBINSON
SHEET NO.

A202

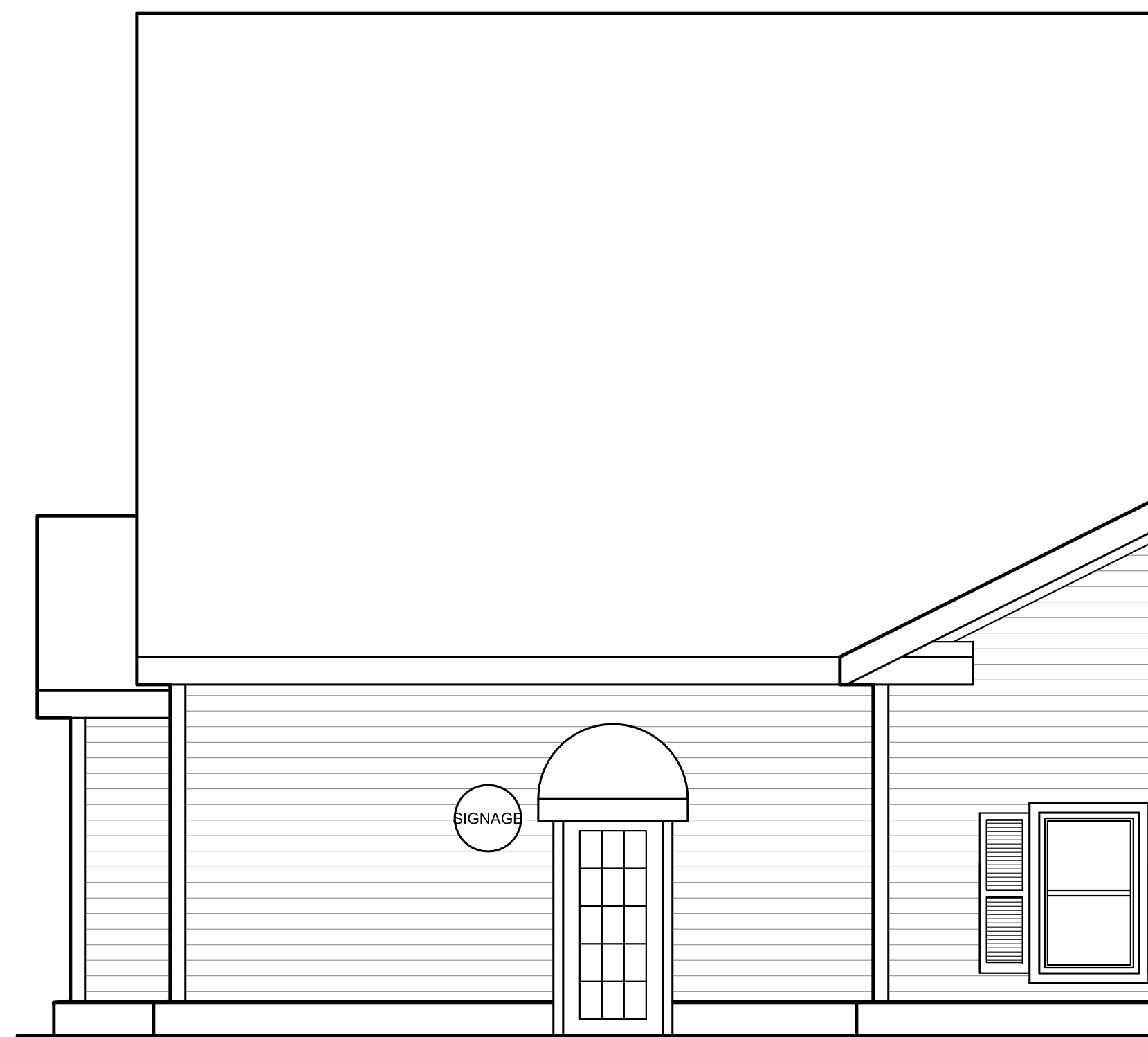
RCP / SCHEDULES



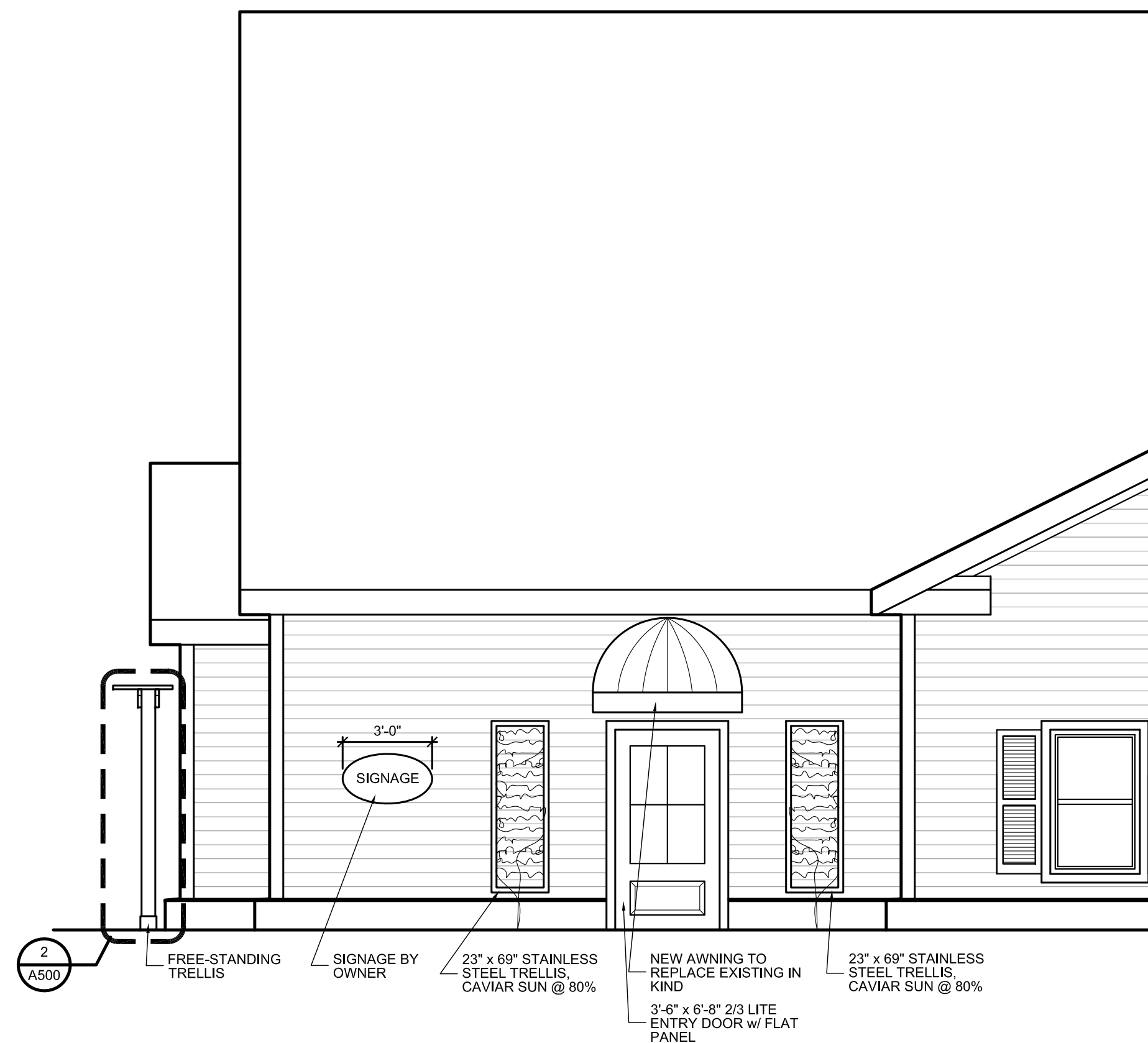
1
A300
EXISTING LEFT ELEVATION
SCALE 1/4" = 1'-0"



2
A300
LEFT ELEVATION
SCALE 1/4" = 1'-0"



2
A300
EXISTING PARTIAL FRONT ELEVATION
SCALE 1/4" = 1'-0"



3
A300
PARTIAL FRONT ELEVATION
SCALE 1/4" = 1'-0"



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001
DATE
04/03/2024
DRAWN BY
T. SMITH
CHECKED BY
B. ROBINSON
SHEET NO.

A300

ELEVATIONS

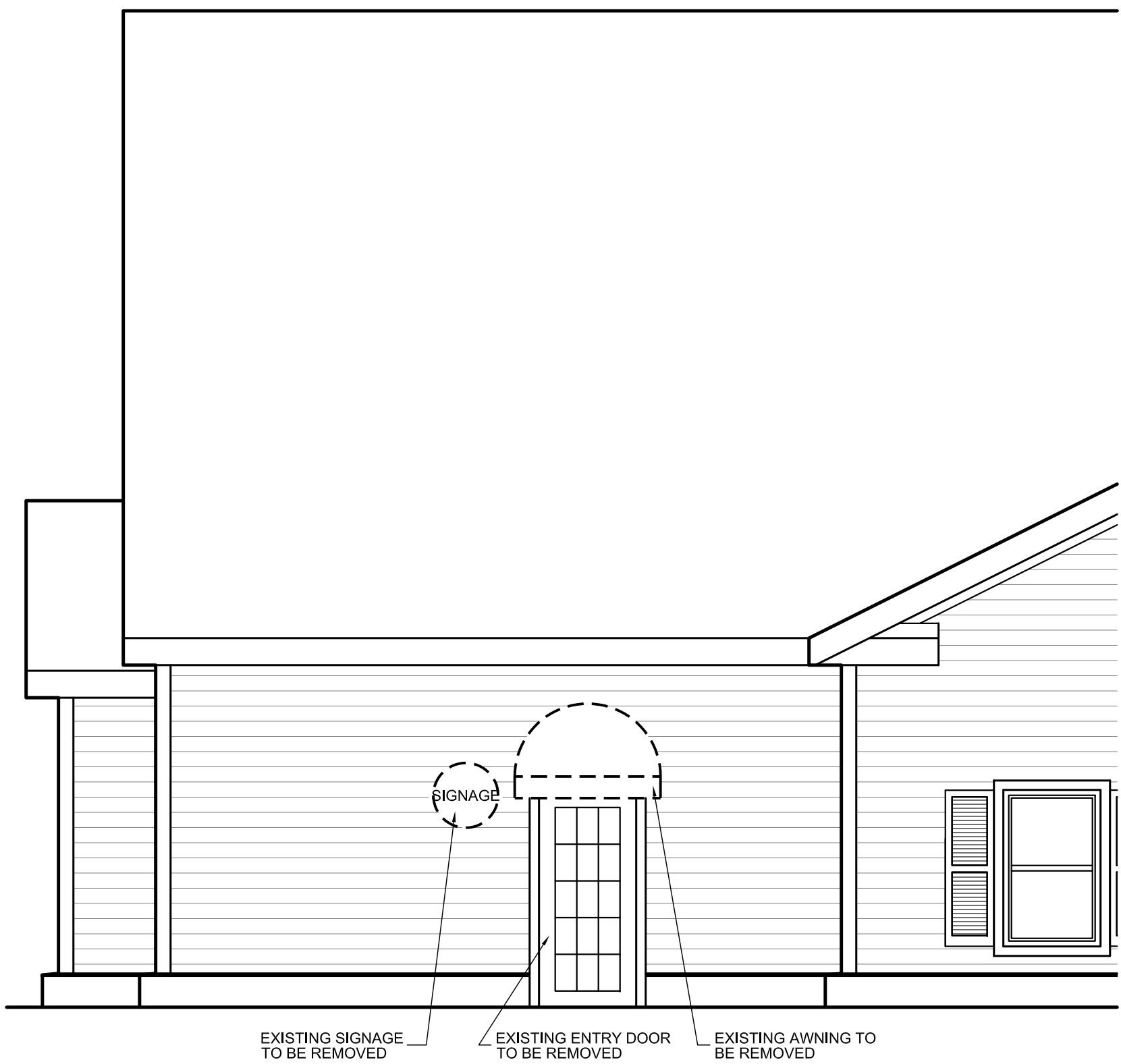


1

DEMO LEFT ELEVATION

D300

SCALE 1/4" = 1'-0"



2

DEMO PARTIAL FRONT ELEVATION

D300

SCALE 1/4" = 1'-0"



SEAL

SEAL

1521 MAIN STREET -
TENANT UPFIT
1521 MAIN STREET, HILTON HEAD ISLAND, SC 29927

REVISIONS

© BRENT ROBINSON, ARCHITECT
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 NO.
24001

DATE
04/03/2024

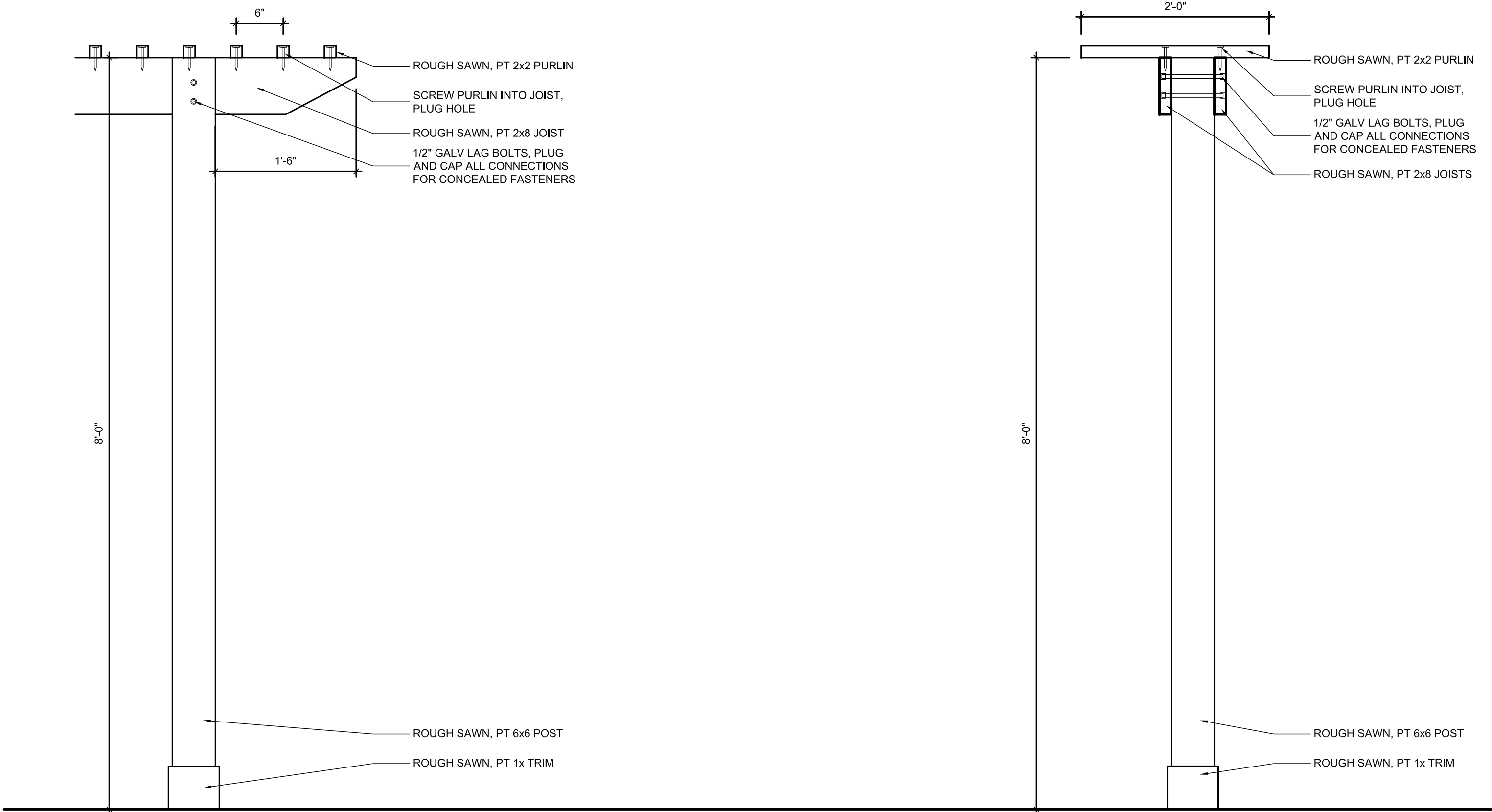
DRAWN BY
T. SMITH

CHECKED BY
B.ROBINSON

SHEET NO.

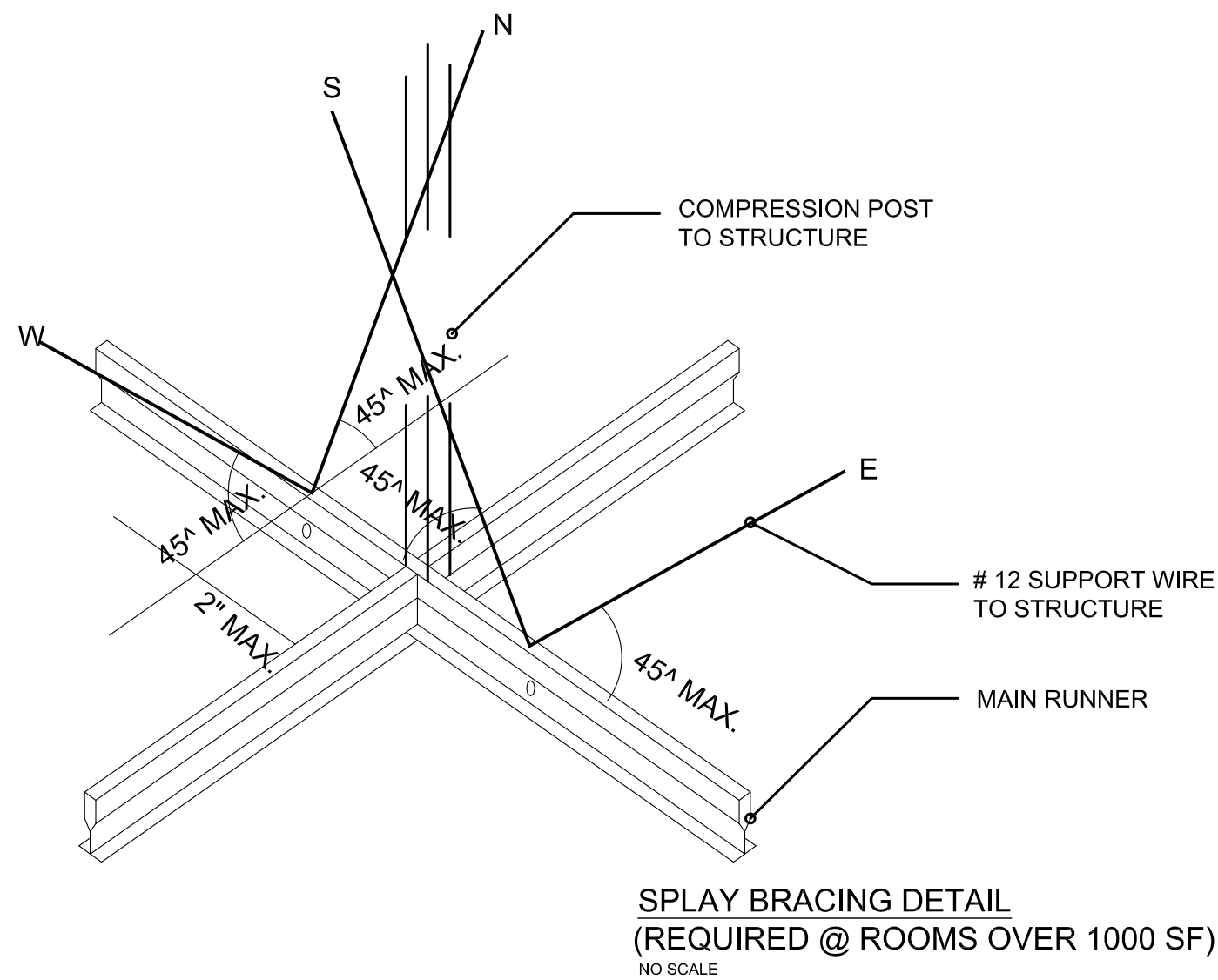
A500

TRELLIS DETAILS



1 TRELLIS DETAIL
A500 SCALE 1" = 1'-0"

2 TRELLIS DETAIL
A500 SCALE 1" = 1'-0"

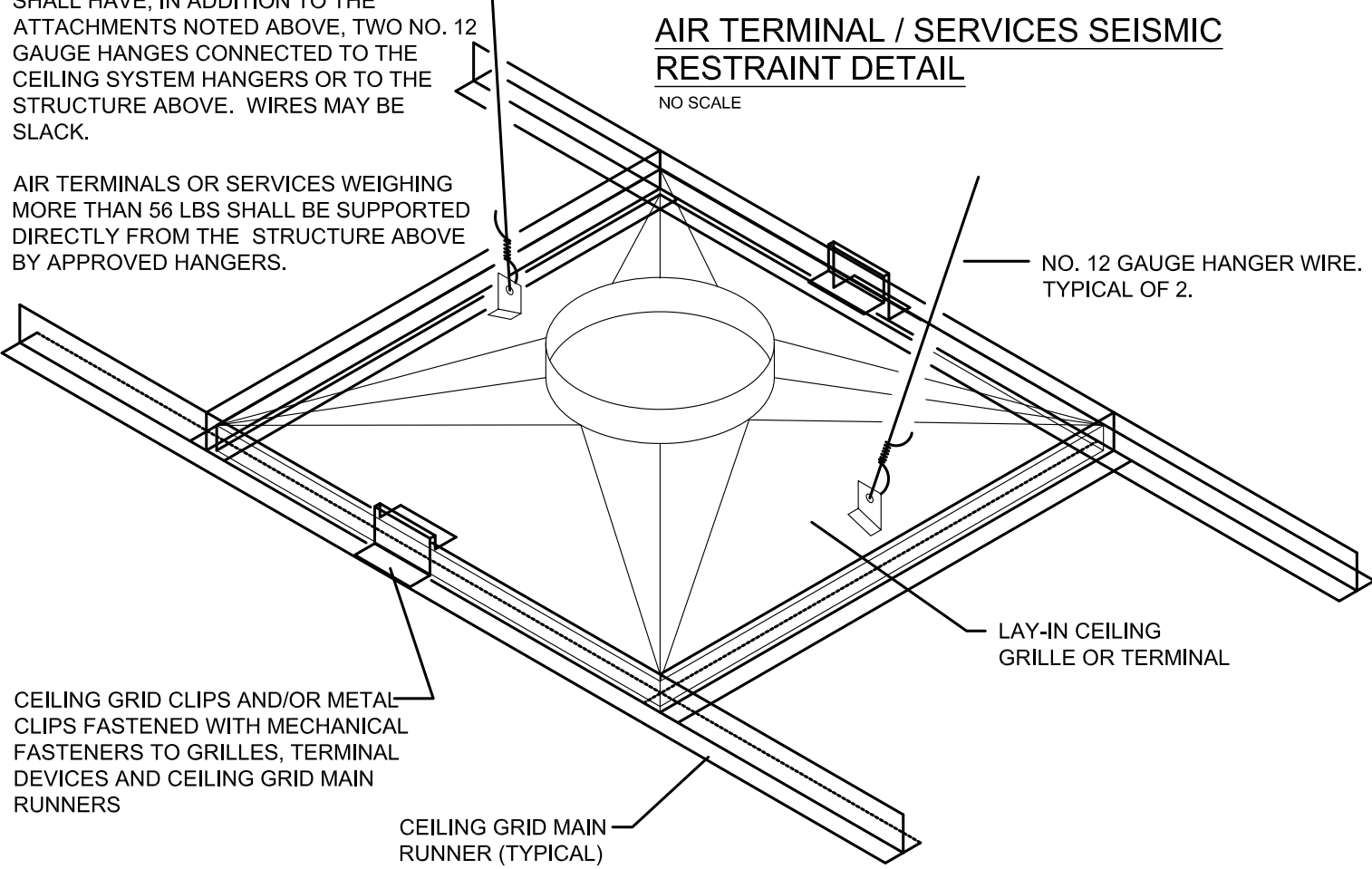


ATTACHMENT NOTES:

CEILING MOUNTED AIR TERMINALS OR SERVICES WEIGHING 20 LBS. OR LESS SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR CROSS RUNNERS.

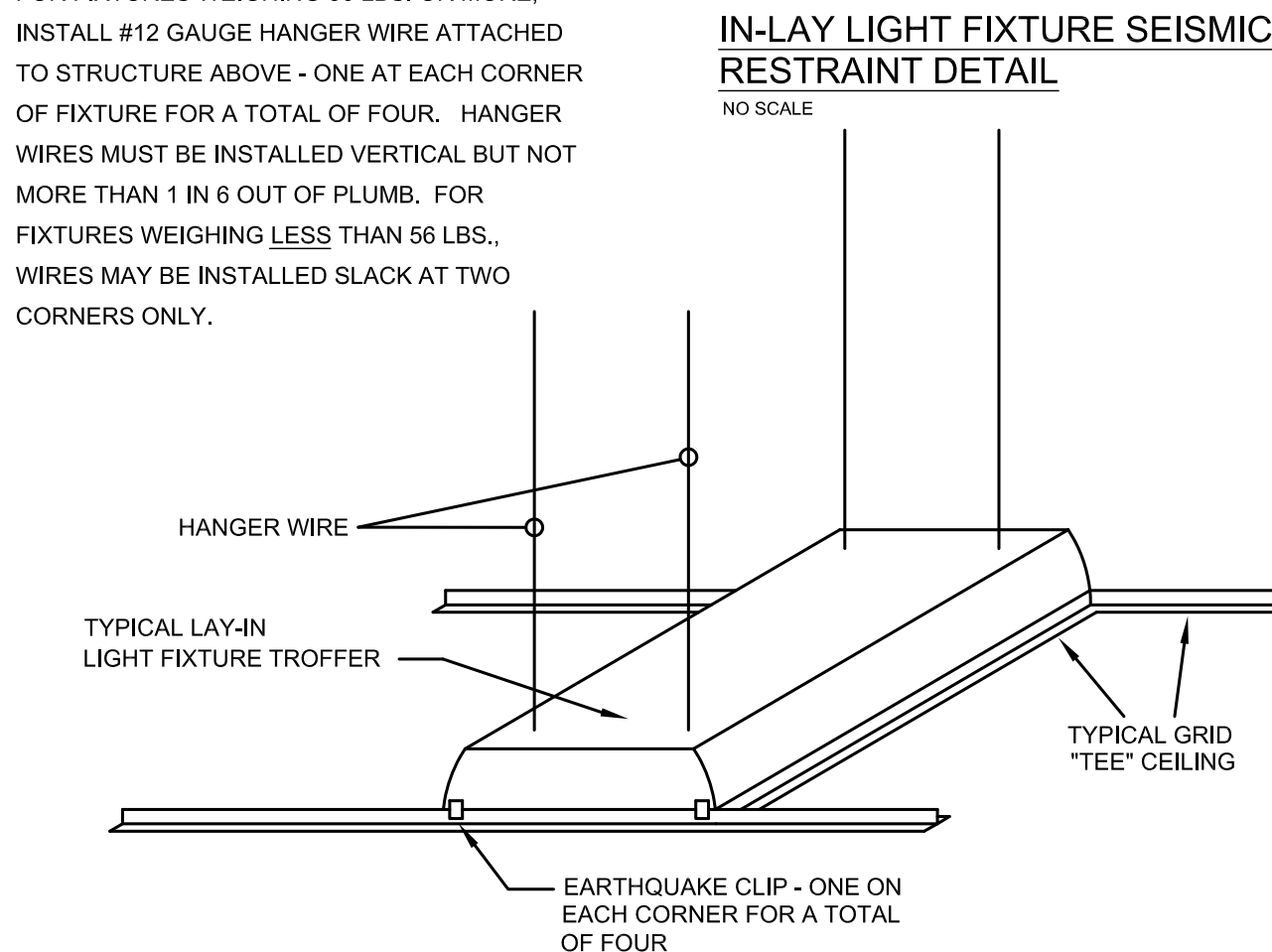
AIR TERMINALS OR SERVICES WEIGHING MORE THAN 20 LBS AND LESS THAN 56 LBS SHALL HAVE, IN ADDITION TO THE ATTACHMENTS NOTED ABOVE, TWO NO. 12 GAUGE HANGES CONNECTED TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE. WIRES MAY BE SLACK.

AIR TERMINALS OR SERVICES WEIGHING MORE THAN 56 LBS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.



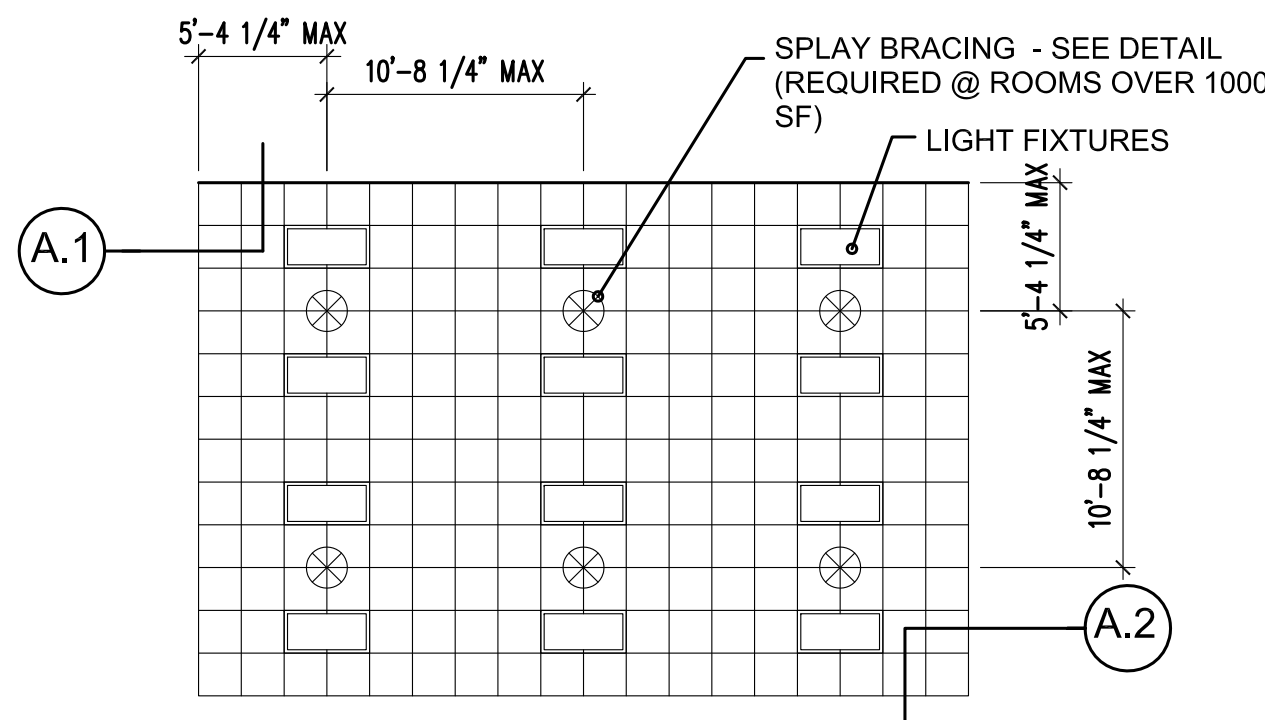
NOTE:

FOR FIXTURES WEIGHING 56 LBS. OR MORE, INSTALL #12 GAUGE HANGER WIRE ATTACHED TO STRUCTURE ABOVE - ONE AT EACH CORNER OF FIXTURE FOR A TOTAL OF FOUR. HANGER WIRES MUST BE INSTALLED VERTICAL BUT NOT MORE THAN 1 IN 6 OUT OF PLUMB., FOR FIXTURES WEIGHING LESS THAN 56 LBS., WIRES MAY BE INSTALLED SLACK AT TWO CORNERS ONLY.

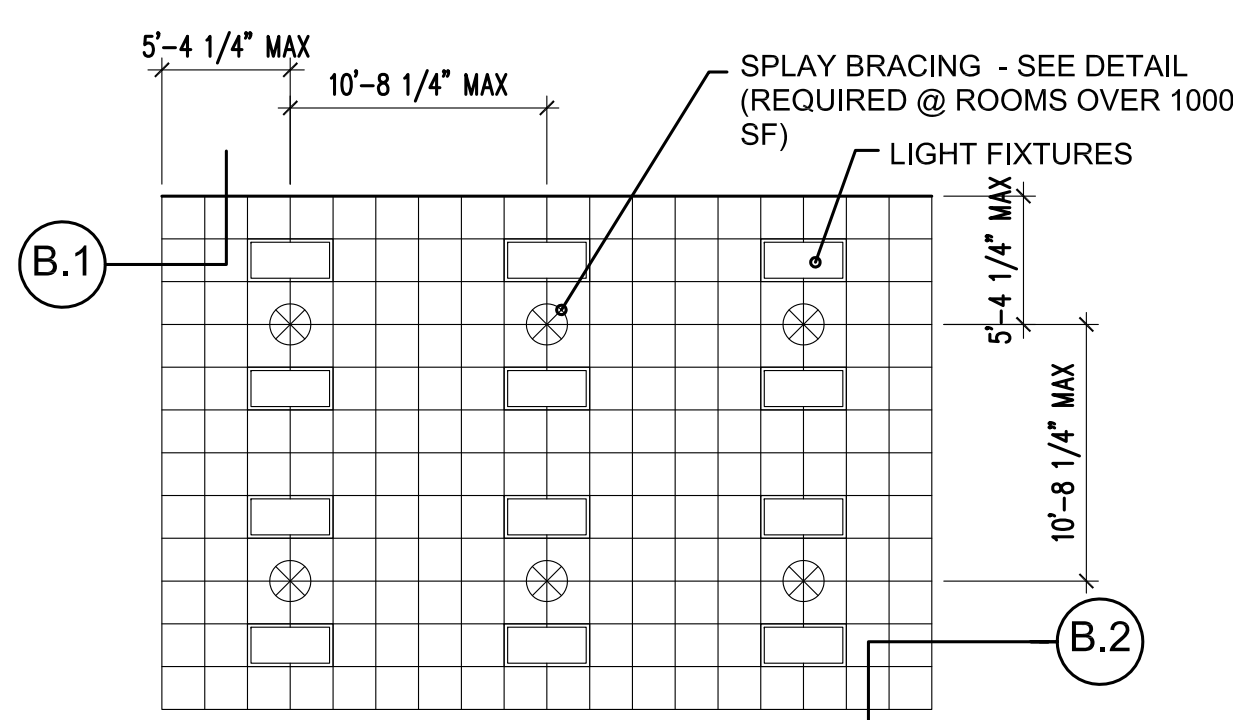


CEILINGS TO BE INSTALLED TO MEET REQUIREMENTS OF SEISMIC DESIGN CATEGORY 'D'

SEISMIC REQUIREMENTS FOR CEILINGS 144 GSF OR GREATER

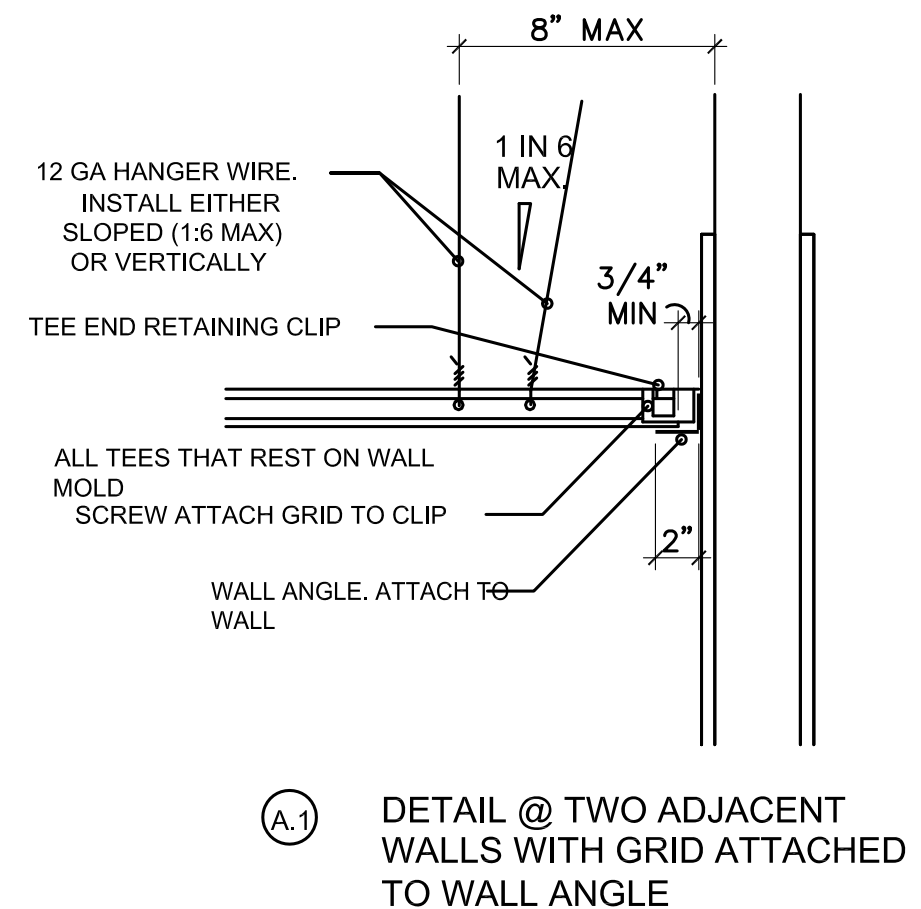


TYPICAL GRID PERIMETER DETAIL LOCATIONS

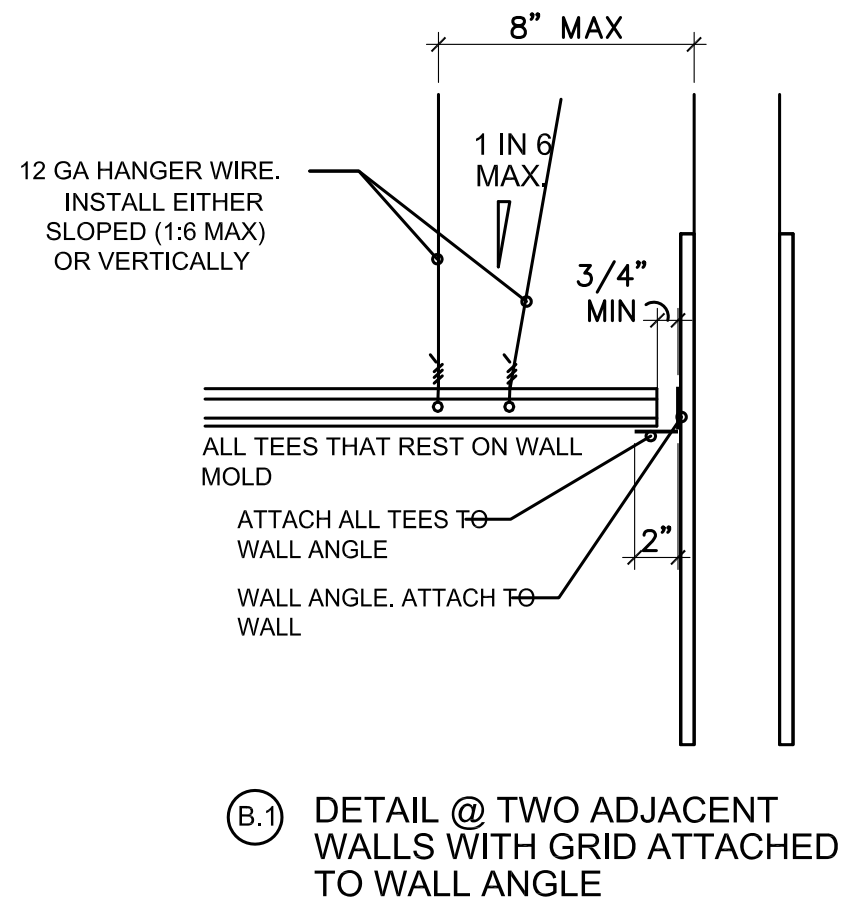


TYPICAL GRID PERIMETER DETAIL LOCATIONS

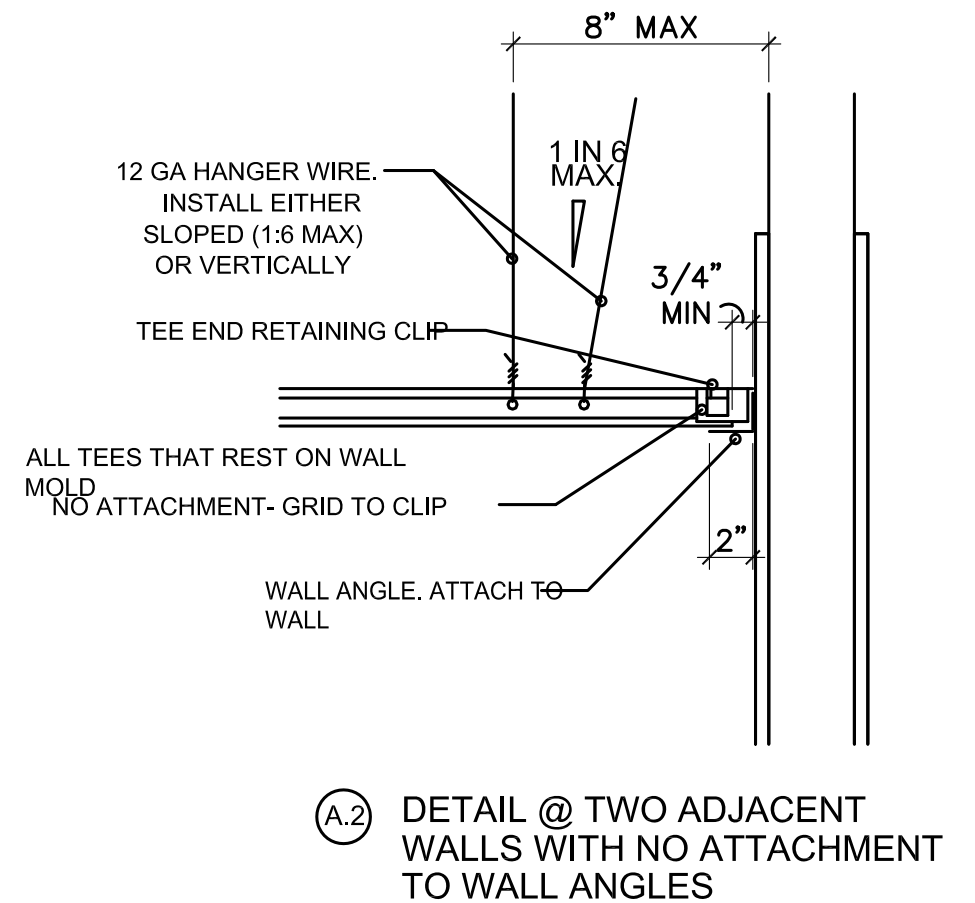
OPTION 'A' OR 'B' DETAILS



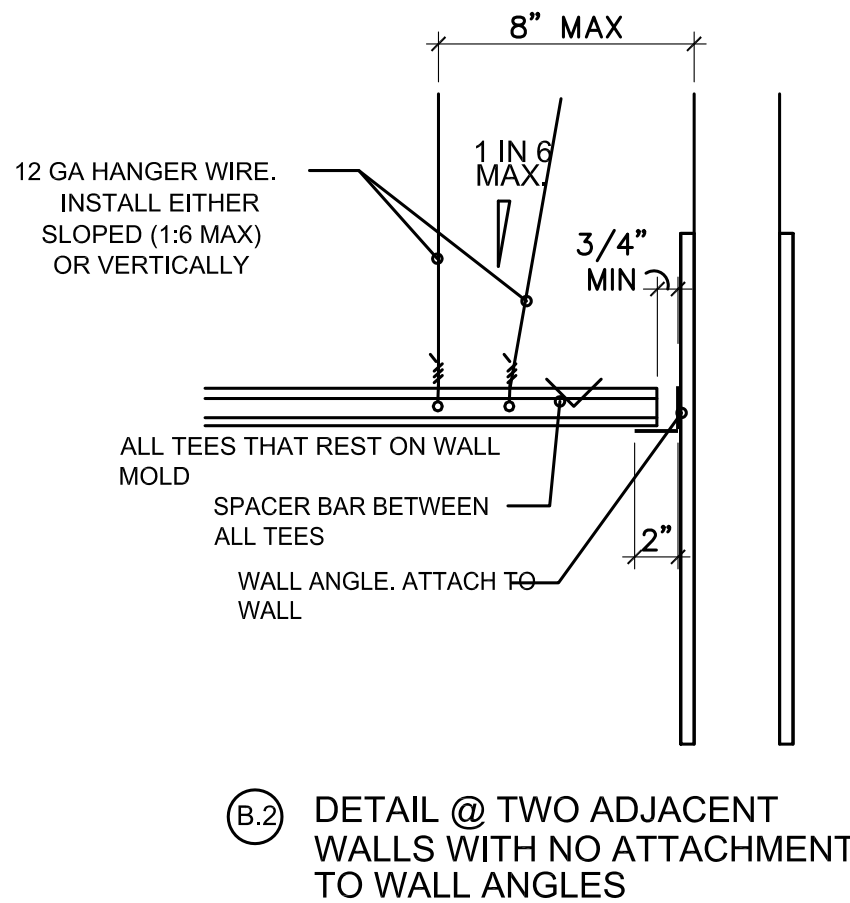
DETAIL @ TWO ADJACENT WALLS WITH GRID ATTACHED TO WALL ANGLE



DETAIL @ TWO ADJACENT WALLS WITH GRID ATTACHED TO WALL ANGLE



DETAIL @ TWO ADJACENT WALLS WITH NO ATTACHMENT TO WALL ANGLES



DETAIL @ TWO ADJACENT WALLS WITH NO ATTACHMENT TO WALL ANGLES

CATEGORY / ELEMENT	REQUIREMENTS
CONNECTIONS/HANGERS	NOTE: USE HEAVY DUTY GRID
INTERSECTION STRENGTH	180 LBS
HANGERS	#12 @ 4' O.C./#10 @ 5' O.C. W/3 TURNS IN 1 1/2"
PLUMB	NOT MORE THAN 1 IN 6 OR 10" FROM VERTICAL
CONNECTION DEVICES	MIN. 100LBS.
PERIMETER WIRES - ALL WALLS	MAXIMUM 8" FROM ALL WALLS
SPLAY BRACING	NOTE: USE HEAVY DUTY GRID
4 WIRE CLUSTERS	REQUIRED OVER 1000 SF.
FIRST POINT	MAX. 6' FROM PERIMETER WALLS
SPACING	12' O.C.
CONNECTION STRENGTH	MIN. 200LBS.
COMPRESSION POSTS	REQUIRED (CONDUIT/STEEL STUD)
MOLDING/PARTITIONS	NOTE: USE HEAVY DUTY GRID
MOLDING	MIN. 2"
ATTACHMENT (NO MOVEMENT)	REQUIRED @ 2 ADJACENT WALLS
CLEARANCE (FREE TO MOVE)	3/4" @ 2 ADJACENT WALLS
SPACER BARS	REQUIRED - IF CLIPS NOT USED
PARTITION ATTACHMENT	ALLOWED WITH BRACING, UNDER 2,500 SF.
LIGHTING/FIXTURES	NOTE: USE HEAVY DUTY GRID
RECESSED CAN LIGHTS	1 SLACK WIRE OR ATTACH TO GRID
LIGHTS LESS THAN 56LBS	2 CONNECTORS/2 SLACK WIRES
LIGHTS GREATER THAN 56LBS	SUSPEND FROM STRUCTURE, NOT GRID
MECHANICAL LESS THAN 20LBS	ATTACHED TO GRID
MECH GREATER THAN 20LBS, LESS THAN 56LBS.	2 SLACK WIRES
MECHANICAL GREATER THAN 56LBS	SUSPEND FROM STRUCTURE, NOT GRID

USE OF PROPRIETARY MANUF SEISMIC DETAILS
REQUIRE APPROVAL FROM ARCHITECT

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: 1521 Main Street

DRB#: DRB-000511-2024

DATE: 4/09/2024

CATEGORY: Alteration

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

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	☐	☐	☐	
Overhangs are sufficient for the façade height.	☐	☐	☒	
Forms and 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	☒	☐	☐	Proposed color samples need to be provided at time of meeting. Awning color needs to be provided.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
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	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions:
 - a. Awning color to be provided with color sample at time of meeting.

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: 232 S Sea Pines Drive

DRB#: DRB-000549-2024

DATE: 4/9/2024

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	Included at Final
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	☐	☐	☐	
Overhangs are sufficient for the façade height.	☐	☐	☐	
Forms and 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	☒	☐	☐	Proposed color samples need to be provided at Final Review. Staff does not recommend the use of Pure White or Stone White for trim and windows.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details for building connections, structural features such as awnings and outdoor seating areas need to be provided at Final
Utilities and equipment are concealed from view	☐	☐	☒	More detail on utilities, dumpster area, etc., to be provided at Final.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	More specific lighting specifications to be provided at Final. Bollard is OK as submitted.
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions for Final:
 - a. Staff does not recommend the use of Pure White or Stone White in proposed color board.
 - b. Physical Material and Color Board on a 11"x17" - ask for example if needed
 - c. Landscaping Plan
 - d. Lighting Plan
 - e. Connection and prominent building architectural details, as needed
 - f. Final floor plans and elevation drawings
 - g. Any additional information as required by the Board.

**232 SOUTH SEA PINES
DRIVE
CONCEPTUAL REVIEW
APRIL 9th, 2024
DRB-000549-2024**



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: JAMES ATKINS Company: COURT ATKINS GROUP
Mailing Address: P.O. BOX 3987 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-815-2557 Fax: _____ E-mail: james.atkins@courtatkins.com
Project Name: SOUTH BEACH MARINA VILLAGE Project Address: 232 SOUTH SEA PINES DR.
Parcel Number [PIN]: R 550 017 000 1212 0000
Zoning District: PD-1 PLANNED DEVELOP. Overlay District(s): COD-OCRM BASELINE

**CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

☒ Concept Approval – Proposed Development _____ Alteration/Addition
☐ Final Approval – Proposed Development _____ Sign

Submittal Requirements for *All* projects:

- ☒ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant. - SEA PINES ARB
- ☒ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

- ☒ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ☒ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- ☒ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- ☒ Context photographs of neighboring uses and architectural styles.
- ☒ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- ☒ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

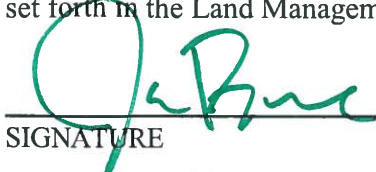
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.


SIGNATURE

3/26/24
DATE

**232 SOUTH SEA PINES
DRIVE**

**PROJECT NARRATIVE
&
SEA PINES ARB
APPROVAL**



COURT ATKINS
GROUP

March 26, 2024

Town of Hilton Head Island
Attn: Ms. Alexis Cook, Principal Planner
1 Town Center Court
Hilton Head Island, SC 29928

RE: Major Corridor Review Submittal – South Beach Marina Village – Conceptual

Ms. Cook,

I am writing this letter on behalf of Court Atkins Architects and South Beach Marina as a request to be placed on the April 9, 2024, DRB meeting agenda to review the proposed redevelopment project at South Beach Marina. The enclosed application includes:

- Corridor Review Application Form – Conceptual
- Review Board Submittal Fee (to be paid by credit card via phone)
- Project Narrative
- Preliminary Approval Letter – Sea Pines ARB
- Existing Site Photos
- Site and Landscape Drawings
- Architectural Drawings and Renderings
- Initial Color Board
- As-Built Survey

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

Sincerely,

Jason Broene
Principal, Studio Manager
Court Atkins Group



Conceptual DRB Narrative

South Beach Marina Renovation

232 South Sea Pines Drive, Sea Pines, Hilton Head Island, SC 29928

The South Beach Marina area within Sea Pines has been a vibrant waterfront destination on Hilton Head Island for over thirty years, in large part to the success of the Salty Dog Café and the various water borne excursions that the marina provides. The proposed renovation project is an upgrade to South Beach Marina, grounded in the appeal that has brought families to the southern tip of Hilton Head for over three decades: a charming waterfront village experience centered around food, fun and family.

The proposed renovation to the northern half of South Beach Marina will compliment and expand the coastal aesthetic and provide additional entertaining space adjacent to the water's edge. Comprising approximately one acre of the roughly six-acre South Beach Marina, the project area will reduce the overall building impervious footprint and reorganize uses. The existing mix of lodging, restaurant, and retail (South Beach Inn and Vacation Rentals, Wreck of the Salty Dog, Jake's Cargo, A Shore Thing) found in the +/-12,500 SF of multiple buildings will transition to restaurant and retail uses exclusively within two buildings totaling +/- 10,000 SF. The modification of the site will allow for better exterior spaces adjacent to the buildings and improved connection to the remainder of South Beach Marina. These gathering spaces, be it plaza, pavilion, or boardwalk, form an important transition between the buildings and the water's edge, allowing for circulation from public spaces to retail and restaurant offerings. The proposed development is less impervious coverage than currently exist on-site. The commercial construction will meet current Town development standards with impervious areas setback from the OCRM baseline, save for the limited areas within the current boardwalk as allowed by right. As part of the site work to be accomplished, a replacement of the existing bulkheads is proposed.

Serviced by Sea Pines bike path network and Trolley service, the South Beach Marina benefits from multi-modal means of arrival and supports the Island's desire for a complete transportation network. Access in and out of the site, as well as most of the parking, will remain in place. Modification of current parking to provide a new drop-off area will not negatively impact the overall parking requirements for the proposed uses, and will only aid in vehicular and pedestrian circulation and safety within South Beach Marina.

The renovation of South Beach Marina is a long-awaited improvement to the Islands southernmost water-oriented commercial center. The upgraded experience for visitors and locals alike will yield positive economic dividends, an expression of modern environmental stewardship, and continue the tradition of communing at the waters edge for fun, food, and family togetherness.

Sincerely,
Judd Carstens

Attachment

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

PRELIMINARY APPROVAL

Date: **MARCH 13, 2024**
Serial No.: **6077**
Legal Address: **S. BEACH MARINA VILLAGE**
Street Address: **232 S. SEA PINES DRIVE**
Owner: **GOSSETT**

To: **Mr. James Atkins**
james.atkins@courtatkins.com

Re: **Preliminary Application for New Commercial Building:**

PRELIMINARY approval is granted, per certain recorded covenants, agreements and amendments, subject to the following conditions:

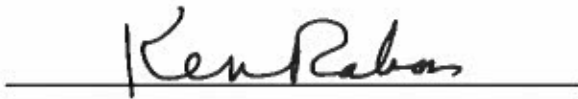
1. This approval is granted in accordance with the preliminary drawings, site location, materials and other data submitted to and approved by the Sea Pines Architectural Review Board (SPARB).
2. Other special conditions of this Preliminary Approval include the following:

INCLUDE SUBSTANTIAL LANDSCAPING ON THE SIDE ABUTTING BLUFF VILLAS TO SCREEN AND SOFTEN THE VIEW OF THE STRUCTURE FROM THE NEIGHBORS.
3. You must obtain FINAL approval of construction drawings in order to obtain a SPARB Building Permit for this project. To obtain final approval, the applicant must fill out another Application for Building Permit form and submit a full set of plans for the Board's review. There will be no additional application fee charged unless:

(a) the published fee schedule has changed between the time of the preliminary and final submissions, or

(b) the square footage of proposed buildings has increased. In such case, the amount of the difference of the two fees is due with the final submission.
4. **THIS APPROVAL EXPIRES SIX (6) MONTHS AFTER THE ABOVE DATE OF THIS APPROVAL.**

5. We wish to remind you that at the time of your final application, the SPARB will:
- a. Require a listing of proposed colors with corresponding color samples,
 - b. Need to re-verify the stake-out and tree banding at the job site, and
 - c. Require that your site plan indicate where drainage culverts may be needed under driveway connections to the front (or side) street.
 - d. Submit a drainage plan prepared, stamped and signed by a licensed engineer.

A handwritten signature in black ink, reading "Ken Rabon", is written over a horizontal line.

Ken Rabon
Administrator
Sea Pines Architectural Review Board

**232 SOUTH SEA PINES
DRIVE
SURVEY**

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	298.13'	645.86'	151.77'	295.49'	N43°44'12"W
					26°26'52"

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S40°04'11"W	30.89'	L18	S43°57'11"W	15.74'
L2	S49°25'33"E	17.01'	L19	N41°29'38"W	22.41'
L3	S13°21'46"E	28.70'	L20	N55°56'17"W	19.19'
L4	N71°34'57"E	14.00'	L21	N88°48'56"W	18.87'
L5	S18°25'03"E	18.05'	L22	S67°22'27"W	20.67'
L6	S35°51'47"E	18.31'	L23	S52°01'40"W	26.66'
L7	S43°57'10"W	22.25'	L24	S78°57'14"W	15.00'
L8	S46°21'58"E	20.28'	L25	N11°02'46"W	8.80'
L9	S43°38'02"W	18.40'	L26	N78°57'14"E	15.00'
L10	S88°38'02"W	2.40'	L27	N31°23'56"W	30.15'
L11	S43°38'02"W	6.20'	L28	N33°21'58"W	71.51'
L12	S01°21'58"E	2.40'	L29	N28°40'52"E	21.53'
L13	S43°36'59"W	19.10'	L30	N78°28'44"E	40.87'
L14	S41°46'11"W	17.26'	L31	S74°22'17"E	71.15'
L15	S44°01'30"W	42.88'	L32	S46°58'42"E	20.16'
L16	S46°35'37"E	47.69'	L33	S33°09'05"E	7.82'
L17	S43°58'58"W	2.02'	L34	S49°41'47"E	8.14'

REFERENCE PLAT:

- 1) SOUTH BEACH TOWNHOUSE SITE SUBDIVISION, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 01/05/1977, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 25, PG. 96, DATE: 01/07/1977.
- 2) A SURVEY OF SOUTH BEACH MARINA VILLAGE, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/08/1988, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 128, DATE: 03/24/1988.
- 3) A SURVEY OF SOUTH BEACH MARINA VILLAGE HORIZONTAL PROPERTY REGIME, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/09/1988, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 232, DATE: 08/16/1988.
- 4) A BOUNDARY SURVEY OF 3.961 ACRES, A SECTION OF SOUTH BEACH AREA, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/09/1999, LAST REVISED: 06/08/2000, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 76, PG. 121, DATE: 08/07/2000.
- 5) ABSULT & HORIZONTAL PROPERTY REGIME SURVEY OF LANDS END TAVERN, HORIZONTAL PROPERTY REGIME, A SECTION OF SOUTH BEACH MARINA VILLAGE, SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/16/2009, LAST REVISED: 04/12/2010, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 131, PG. 73, DATE: 09/13/2010.

LEGEND:

SPOT ELEVATION	CONTOUR
PARKING SPACE COUNT	HANDICAPPED PARKING SPACE
TRASH CAN	CONC. O.
CONCRETE MONUMENT, OLD (FOUND)	I.O.
IRON PIPE, OLD (FOUND)	AC
AIR CONDITIONER	WOOD DECK (2ND LEVEL)
BOLLARD POST & CHAIN FENCING	CATV
CORRUGATED METAL PIPE	CO
SANITARY CLEANOUT	ELP
ELECTRIC PANEL	FI
FIRE DEPARTMENT CONNECTION	FM
FIRE HYDRANT	GR
GRATE INLET	GREASE TRAP MANHOLE
LAMP POST	MB
MAIL BOX	NTS
NOT TO SCALE	N/F
NOW OR FORMERLY	PVC
POLYVINYL CHLORIDE PIPE	RCP
REINFORCED CONCRETE PIPE	RRTW
RAILROAD TIE WALL	R/W
RIGHT OF WAY	SMH
STORM DRAIN MANHOLE	SN
SANITARY SEWER PIPE	TEL
TELEPHONE JUNCTION BOX	TEL VAULT
TELEPHONE MANHOLE	TRNF
TRANSFORMER	UGPT
UNDERGROUND PROPANE TANK	WM
WATER METER	WV
WATER VALVE	SS
FENCE LINE	SS
STORM DRAIN LINE	SS
SANITARY SEWER LINE	

TREE SIZES ARE INCHES IN DIAMETER

SPEC	SPECIMEN
SIG	SIGNIFICANT
BP	BRADFORD PEAR
CHY	CHERRY
HB	HACKBERRY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PLM	PALMETTO
PN	PINE

NOTES

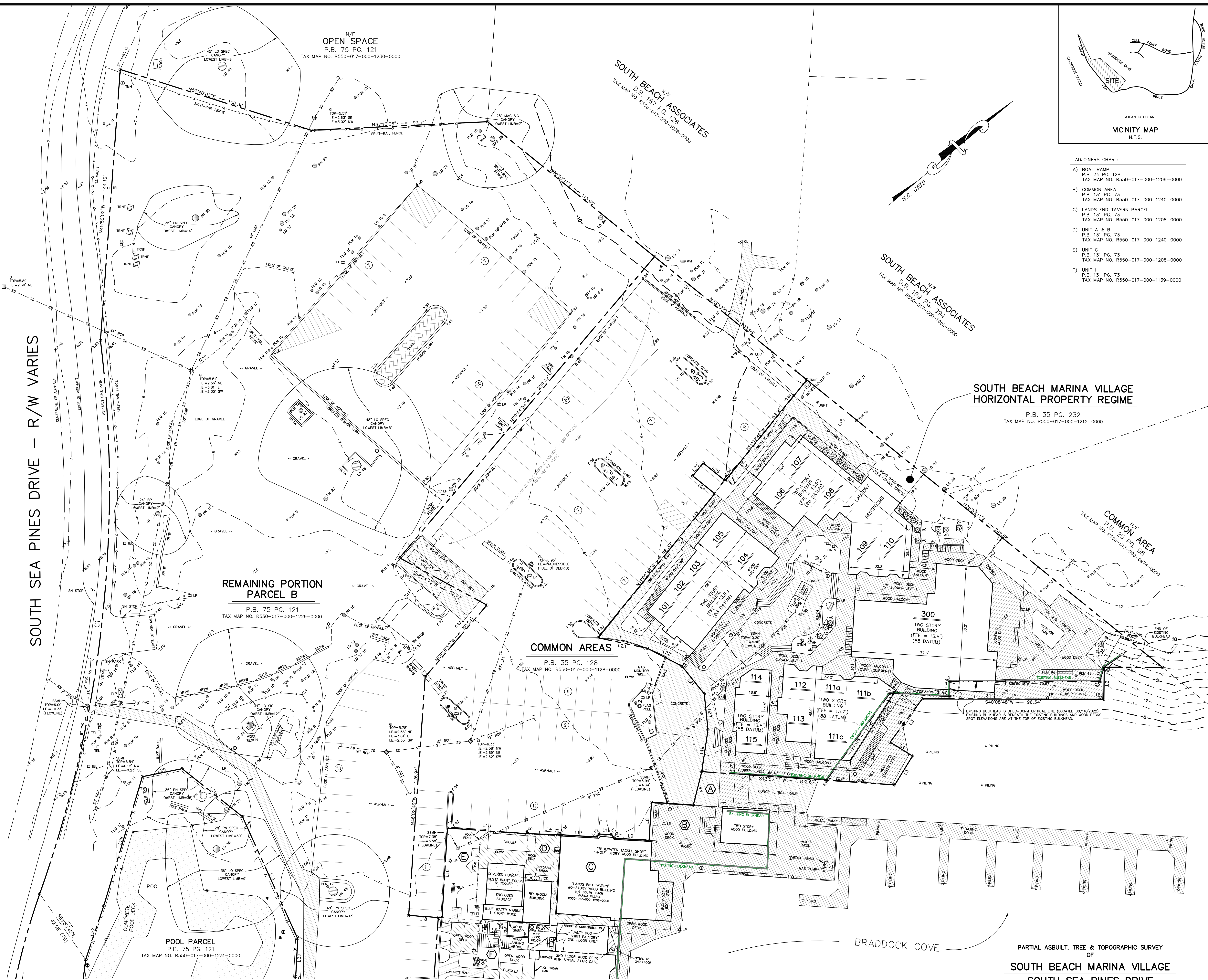
1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE "X" OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "A" (BASE FLOOD ELEVATIONS DETERMINED) BASE ELEVATION IS 6 FEET. THE MAP NUMBER FOR THIS AREA IS 4503005020, DATED 03/23/2021. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
3. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
4. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
5. THIS IS NOT A BOUNDARY SURVEY. SURVEYING CONSULTANTS CERTIFIES TO THE ABSULT AND TOPOGRAPHIC INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
6. SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION. IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SEBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
8. THE VERTICAL DATUM SHOWN IS BASED ON NAVD 88 DATUM.
9. THE HORIZONTAL DATUM SHOWN IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM THE SC-VRS SURVEY NETWORK.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW TREES, IMPROVEMENTS, TOPOGRAPHIC DATA AND THE DNEC-OCRM CRITICAL LINE.

SPECIAL NOTE:

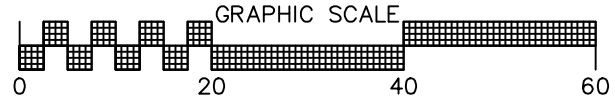
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE DATE
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

SOUTH SEA PINES DRIVE – R/W VARIES



PREPARED FOR: ROBERT A. GOSSETT
ADDRESS: #232 SOUTH SEA PINES DRIVE



PARTIAL ABSULT, TREE & TOPOGRAPHIC SURVEY
OF
SOUTH BEACH MARINA VILLAGE
SOUTH SEA PINES DRIVE

A SECTION OF
SEA PINES PLANTATION
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 09/22/2022 JOB NO: SC09571P



SURVEYING CONSULTANTS

17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 835-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com

OWN: AS/BJ
CEN: GAC

ADJUNCTIONS CHART:

- A) BOAT RAMP
P.B. 35 PG. 128
TAX MAP NO. R550-017-000-1209-0000
- B) COMMON AREA
P.B. 131 PG. 73
TAX MAP NO. R550-017-000-1240-0000
- C) LANDS END TAVERN PARCEL
P.B. 131 PG. 73
TAX MAP NO. R550-017-000-1208-0000
- D) UNIT A & B
P.B. 131 PG. 73
TAX MAP NO. R550-017-000-1240-0000
- E) UNIT C
P.B. 131 PG. 73
TAX MAP NO. R550-017-000-1208-0000
- F) UNIT I
P.B. 131 PG. 73
TAX MAP NO. R550-017-000-1139-0000

SOUTH BEACH MARINA VILLAGE
HORIZONTAL PROPERTY REGIME

P.B. 35 PG. 232
TAX MAP NO. R550-017-000-1212-0000

COMMON AREA
P.B. 25 PG. 96
TAX MAP NO. R550-017-000-0974-0000

**232 SOUTH SEA PINES
DRIVE**

SITE PLAN SET

SOUTH BEACH MARINA VILLAGE

HILTON HEAD ISLAND, SOUTH CAROLINA



CONSULTANT INFO

TOPO AND BOUNDARY SURVEYS, EXISTING TREES AND SURVEY DATA WERE TAKEN FROM DIGITAL DATA PROVIDED BY:

SURVEYING CONSULTANTS
BLUFFTON, SOUTH CAROLINA
(843) 815.3304

ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

COURT ATKINS ARCHITECTS
BLUFFTON, SC.
(843) 815.2557

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

WARD EDWARDS ENGINEERING
BLUFFTON, SC.
(843) 837.5250

ISSUED: MARCH 26, 2024

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

CS	-	COVER SHEET
L10	-	EXISTING CONDITIONS
L11	-	SITE COVERAGE PLAN
L12	-	OVERALL COVERAGE / PARKING PLAN
L13	-	PROPOSED CONDITIONS
L30	-	NOTES
L100	-	KEY SHEET
L200	-	LAYOUT PLAN
L300	-	GRADING PLAN
L500	-	PLANTING PLAN
L501	-	PLANT SCHEDULE AND DETAILS
L600	-	SITE DETAILS - 01
L601	-	SITE DETAILS - 02

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAR 26, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

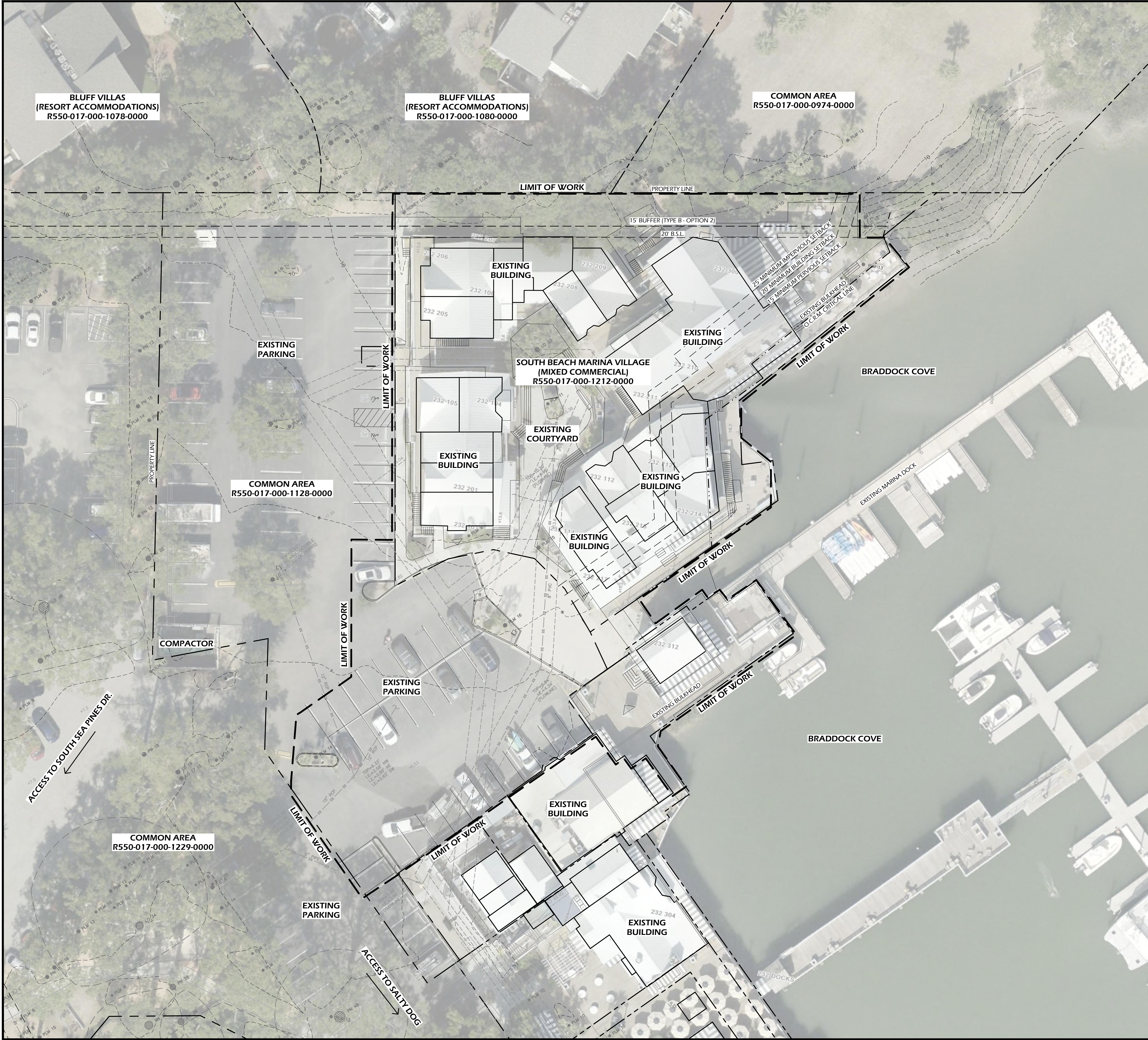
REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

© 2024 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"





PROPERTY INFORMATION
TAX MAP #: R550-017-000-1212-0000/R550-017-000-1128-0000
ADDRESS: 232 SOUTH SEA PINES DR.
ZONING DISTRICT: PD-1
OVERLAY DISTRICT: O.C.R.M. HIGH TIDE LINE



Witmer Jones & Keefe
Ltd.
landscape architecture
land planning
www.wjkltd.com
289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

© 2024 WJK LTD.
DESIGN: CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

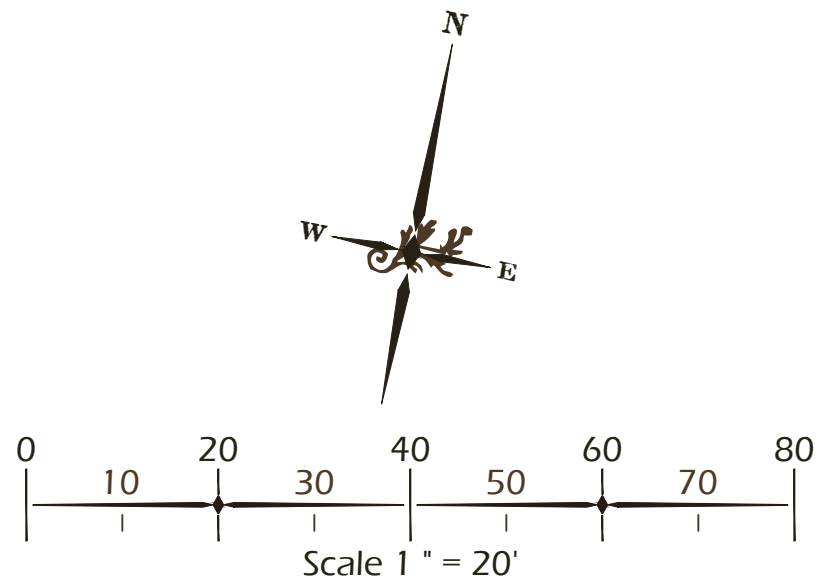
DATE:	MAR 26, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
EXISTING CONDITIONS

DRAWING NUMBER
L10

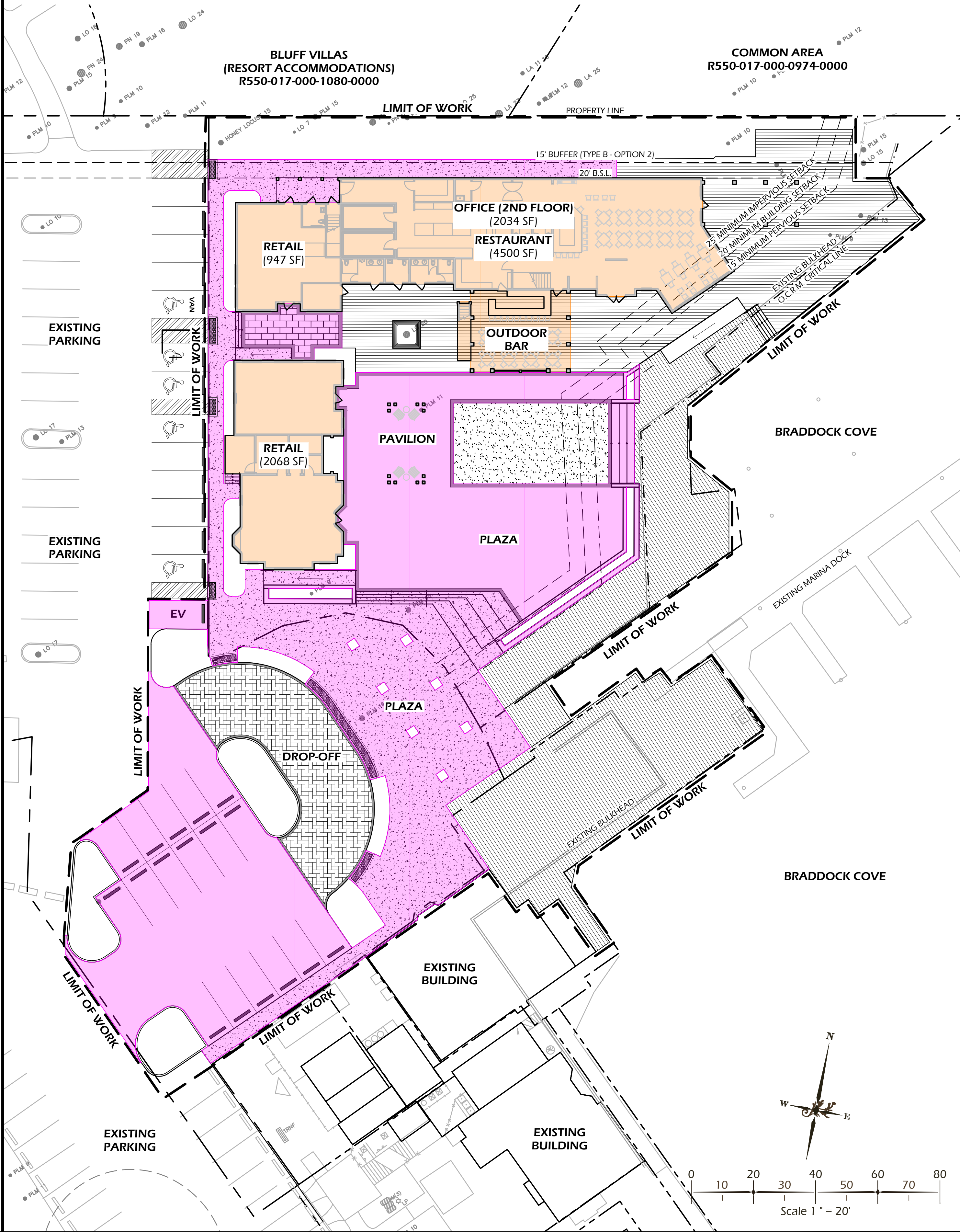
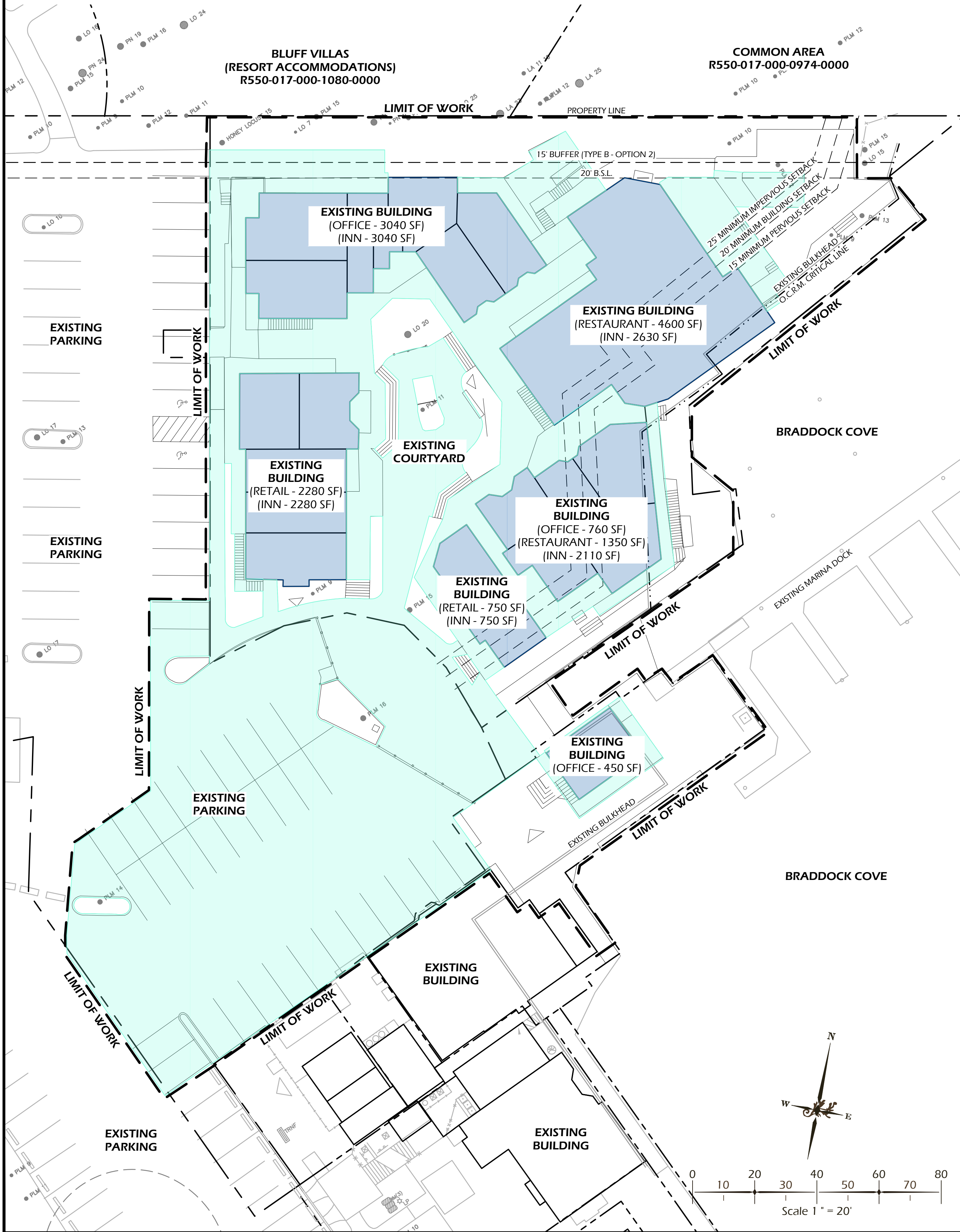


EXISTING SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	12,297
IMPERVIOUS HARDSCAPE	24,839
TOTAL IMPERVIOUS	37,136
LIMIT OF WORK SF TOTAL	49,760
% COVERAGE	74.6%

EXISTING USE SUMMARY			
BUILDING USE	GROSS FLOOR AREA (SF)	PARKING REQUIREMENTS	
RESTAURANT (INCLUDES INDOOR & APPROXIMATE OUTDOOR SEATING)	8,800	1 PER 100 GFA	88
RETAIL	3,030	1 PER 335 GFA	9
OFFICE	4,250	1 PER 350 GFA	12
INN	30 ROOMS	1 PER GUEST ROOM	30
TOTAL FLOOR AREA	24,040	139 SPACES	

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	8,653
IMPERVIOUS HARDSCAPE	18,933
TOTAL IMPERVIOUS	27,586
LIMIT OF WORK SF TOTAL	49,760
% COVERAGE	55.4%

PROPOSED USE SUMMARY			
BUILDING USE	GROSS FLOOR AREA (SF)	PARKING REQUIREMENTS	
RESTAURANT (INCLUDES INDOOR & APPROXIMATE OUTDOOR SEATING)	6,860	1 PER 100 GFA	69
RETAIL	3,015	1 PER 335 GFA	9
OFFICE	2,034	1 PER 350 GFA	6
INN	0	1 PER GUEST ROOM	0
TOTAL FLOOR AREA	9,549	84 SPACES	



Winters Jones-Heefer

landscape architecture
land planning

www.wjkltd.com

28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

© 2024 WJK LTD.
DESIGN: CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE COVERAGE
PLANS - LIMIT OF WORK

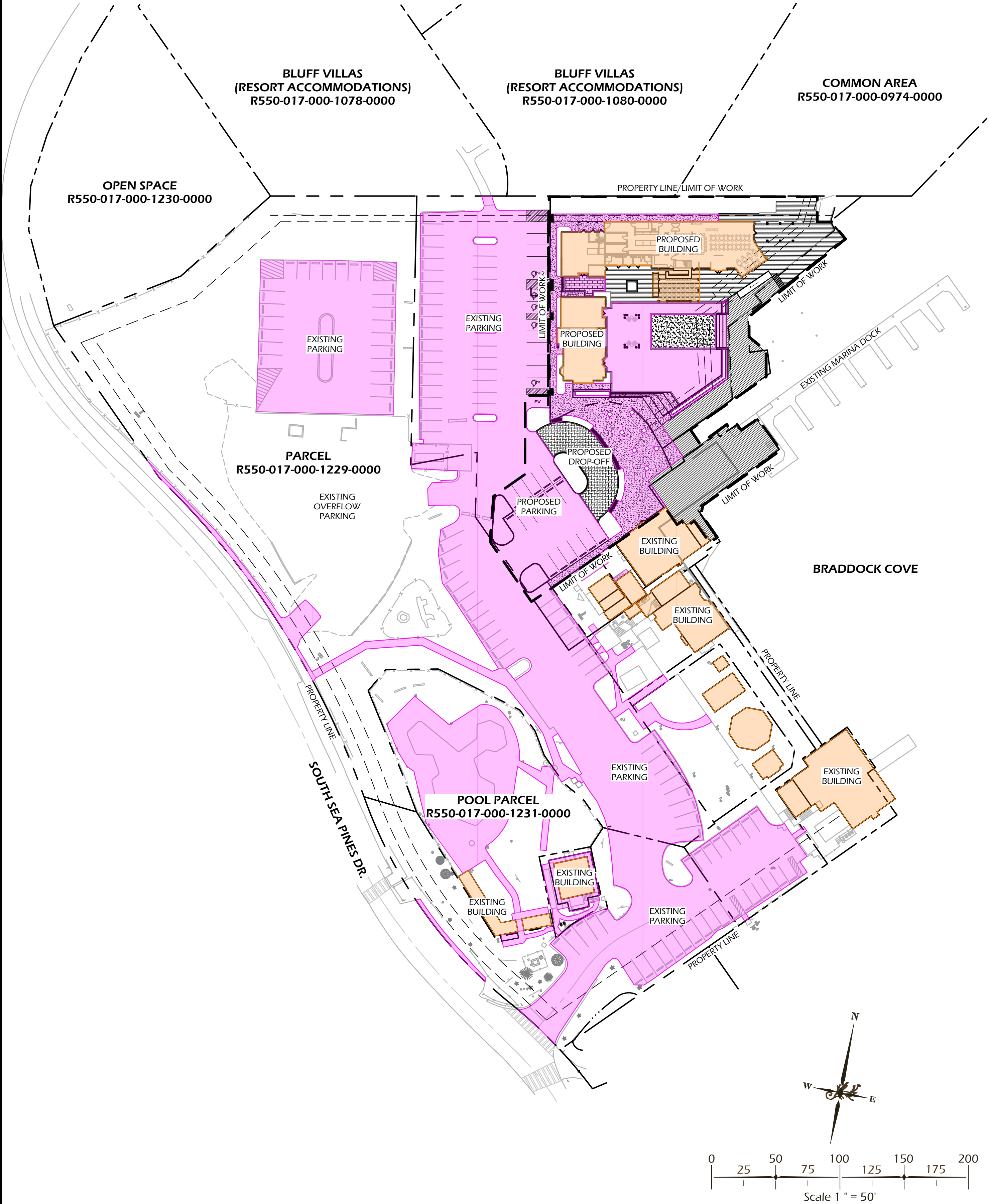
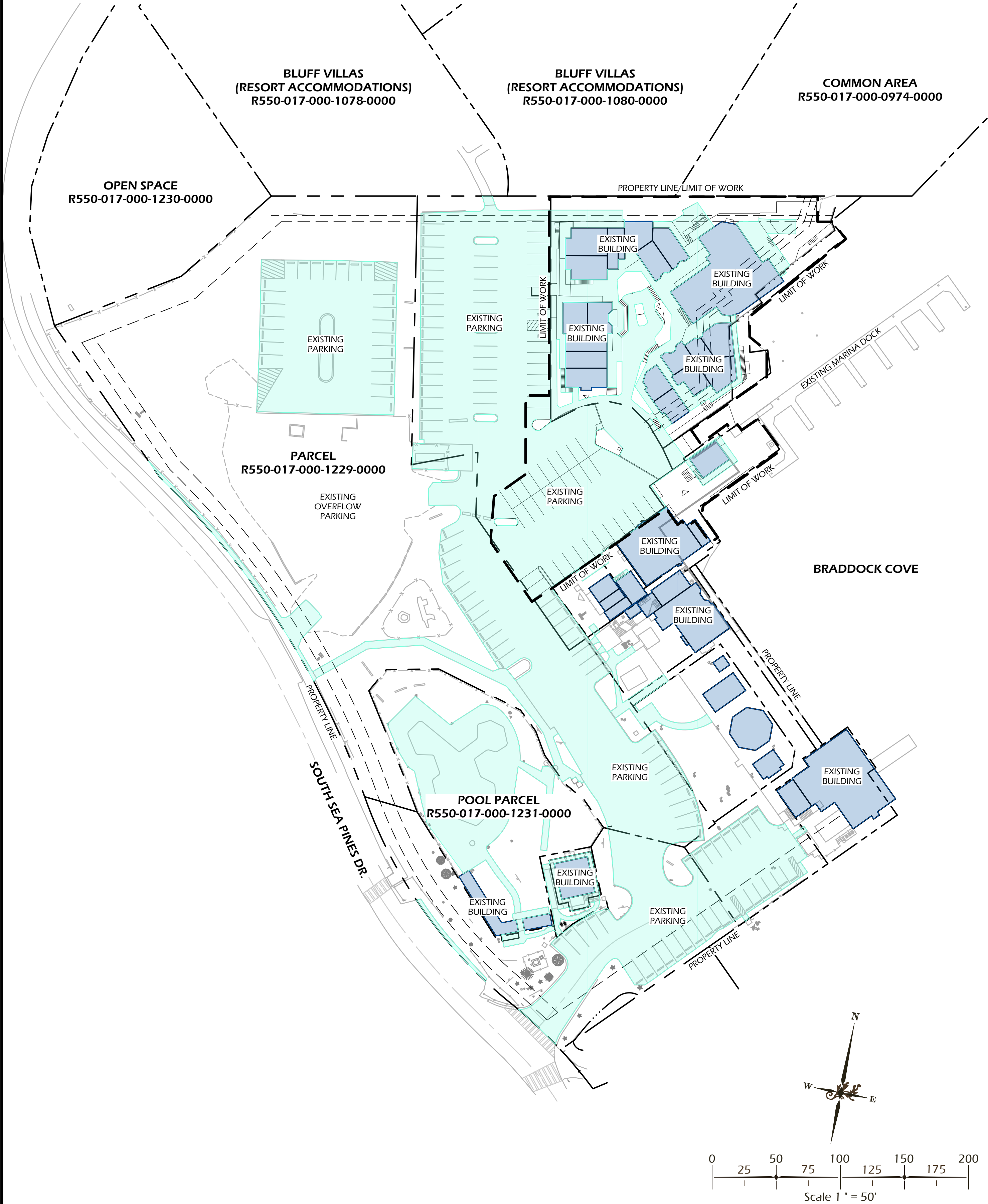
DRAWING NUMBER
L11

EXISTING SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	24,707
IMPERVIOUS HARDSCAPE	104,891
TOTAL IMPERVIOUS	129,598
SITE SF TOTAL	247,651
% COVERAGE	52.3%

EXISTING USE SUMMARY			
BUILDING USE	GROSS FLOOR AREA (SF)	PARKING REQUIREMENTS	
RESTAURANT (INCLUDES INDOOR & APPROXIMATE OUTDOOR SEATING)	16,750	1 PER 100 GFA	168
RETAIL	5,010	1 PER 335 GFA	15
OFFICE	4,950	1 PER 350 GFA	14
INN	30 ROOMS	1 PER GUEST ROOM	30
POOL	-	-	10
MARINA	30 SLIPS	1 PER 3 BOAT SLIPS	10
TOTAL FLOOR AREA	26,710	247 SPACES	

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	21,062
IMPERVIOUS HARDSCAPE	99,901
TOTAL IMPERVIOUS	120,963
SITE SF TOTAL	247,651
% COVERAGE	48.8%

PROPOSED USE SUMMARY		
BUILDING USE	GROSS FLOOR AREA (SF)	PARKING REQUIREMENTS
RESTAURANT (INCLUDES INDOOR & APPROXIMATE OUTDOOR SEATING)	14,810	1 PER 100 GFA 148
RETAIL	4,995	1 PER 335 GFA 15
OFFICE	2,734	1 PER 350 GFA 8
INN	0	1 PER GUEST ROOM 0
POOL	-	- 10
MARINA	30 SLIPS	1 PER 3 BOAT SLIPS 10
TOTAL FLOOR AREA	22,539	191 SPACES



© 2024 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

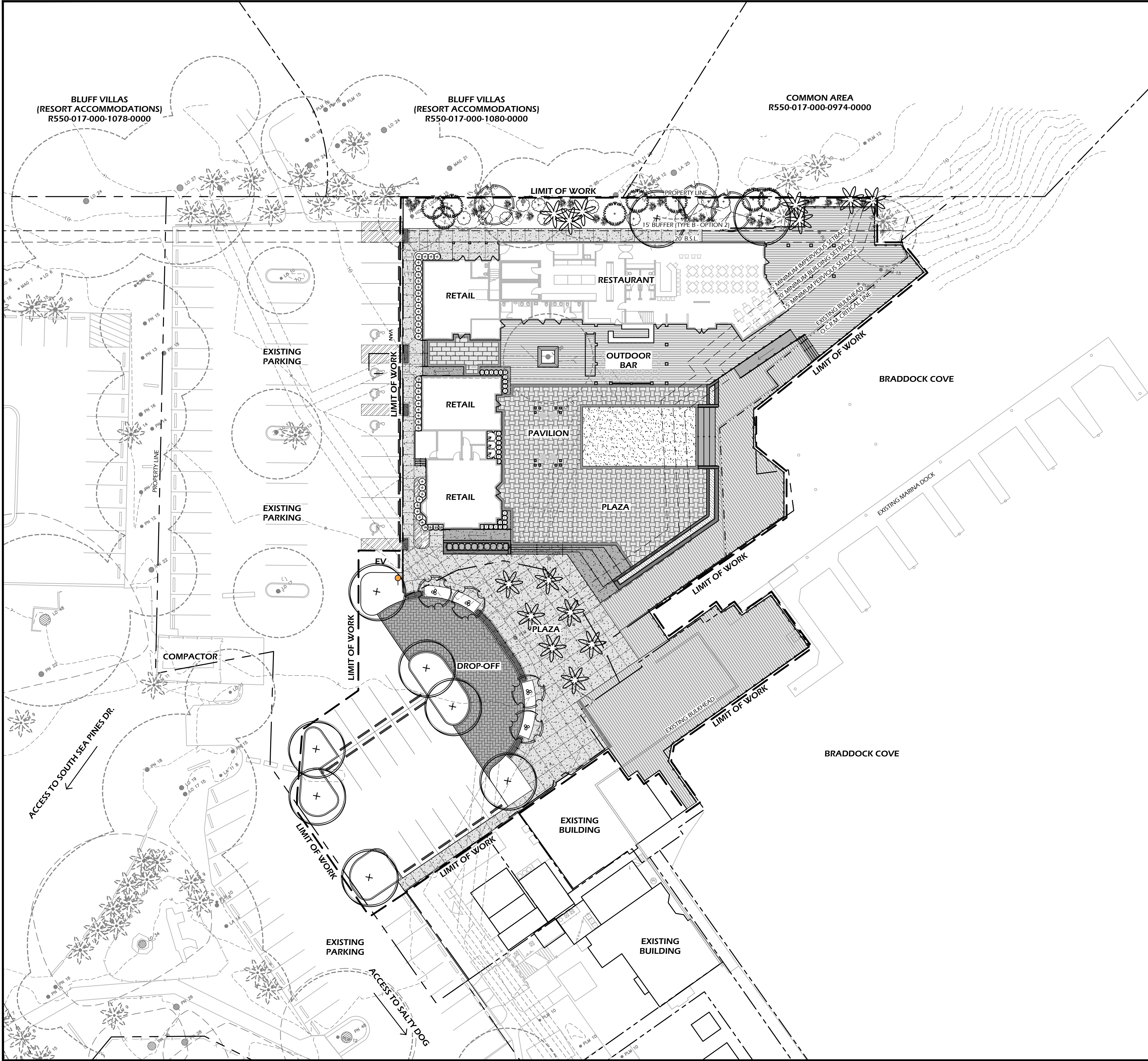
DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE COVERAGE
PLANS - OVERALL SITE

DRAWING NUMBER
L12



ZONING TABLE
TAX MAP #: R550-017-000-1212-0000/R550-017-000-1128-0000
ADDRESS: 232 SOUTH SEA PINES DR.
ZONING DISTRICT: PD-1
OVERLAY DISTRICT: O.C.R.M. HIGH TIDE LINE
MAXIMUM HEIGHT: 75 FT
PROPOSED HEIGHT: 28.2 FT
MAXIMUM DENSITY: 10,000 GFA/NET ACRE
PROPOSED DENSITY: 8,660 SF
MAXIMUM IMPERVIOUS COVERAGE: 45% TOTAL FOR PUD
PROPOSED IMPERVIOUS COVERAGE: O.C.R.M. HIGH TIDE LINE
PARKING REQUIREMENTS:
EXISTING PARKING REQUIRED (SITE TOTAL): 247 SPACES
EXISTING PARKING (SITE TOTAL): ±229 VEHICULAR SPACES ±500 BICYCLE SPACES
PROPOSED PARKING REQUIRED (SITE TOTAL): 191 SPACES
PROPOSED PARKING (SITE TOTAL): ±215 VEHICULAR SPACES ±520 BICYCLE SPACES

*REFERENCE SHEET L11 & L12 FOR USE/PARKING CALCULATIONS



landscape architecture
land planning
www.wjktld.com

© 2024 WJK LTD.
DESIGN: CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS.
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

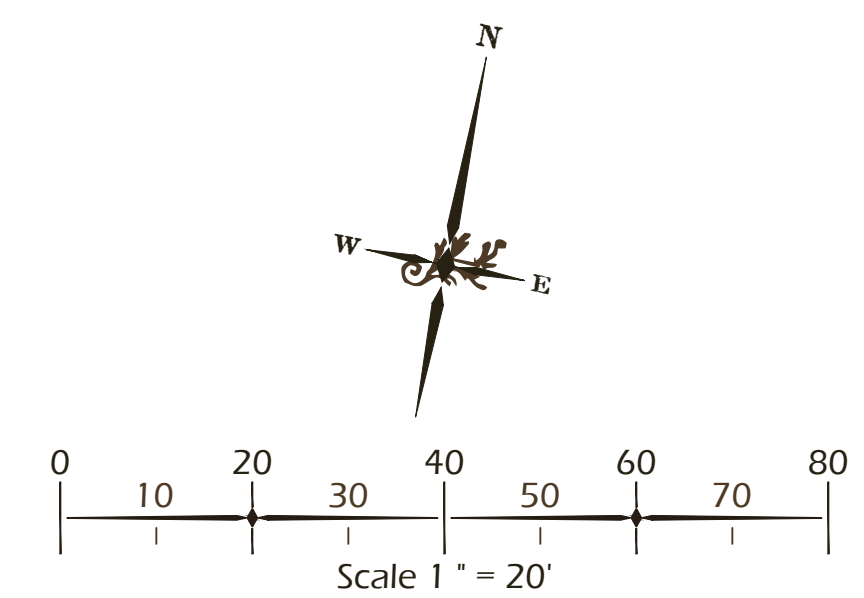
DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L13



GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS.
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS, SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL [COLOR] SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE INFIELD MODIFICATIONS, IF NECESSARY.
9. THE CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRUCTION ON THE SITE. CONTRACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODE.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY, TOWN OF HILTON HEAD, AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE TO THE COUNTY AND TOWN OF HILTON HEAD CODES.
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT ANY DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO THE INTEGRALITY OF THE TREE.
10. BARRIERS AND / OR FLAG MENEY MAY BE REQUIRED FOR SAFETY, VERIFY REQUIREMENTS WITH THE OWNER FOR SUCH NEEDS PRIOR TO BEGINNING THE WORK.
11. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATION IS MADE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. SITE INSPECTIONS IDENTIFY B.M.P.s THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY. MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO 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 TRENCING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE DISCHARGING INTO SURFACE WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR 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 SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD AND SOIL FROM PAVED SURFACES AS 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 (W.O.S.), 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 10-FOOT BUFFER IS REQUIRED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
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 STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FORTY-THREE (43) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
 - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
 - 11.2. 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.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%. UNLESS AS NOTED, IF A RAMP IS INSTALLED THE RUNNING SLOPE GRADIENT SHALL NOT EXCEED 4.9%. 8.33% AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLAN.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHT DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AN APPROVED OWNER OR OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FUTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SUEVA SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODES AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. "IN-FIELD MODIFICATIONS" MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOT CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNUALR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION; MINIMUM 3" APART.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
 - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
 - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
 - 1.3. CLAY-SILT CONTENT - THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
 - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL, SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TRAP RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SCREEN, STOCKPILING IN AREAS AND LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUALITY CHECKS, USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT DRAINAGE PROBLEMS.
11. ALL PLANT MATERIAL [EXCEPT SEASONAL COLOR] SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY, AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS, AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OR OTHERWISE AS NECESSARY FOR AS LONG AS IT IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINE GRADING AND LAWN AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWN.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

TOWN OF HILTON HEAD ISLAND NOTES:

1. PLEASE CONTACT TREY LOWE AT 843-341-4690 OR TREYL@HILTONHEADISLANDSC.GOV FOR A PRE-CLEAR INSPECTION ONCE TREE PROTECTION AND EROSION AND SEDIMENT CONTROL FENCING HAS BEEN INSTALLED, PRIOR TO BEGINNING ANY LAND CLEARING OR CONSTRUCTION.
2. A CERTIFICATE OF COMPLETION (C OF C) IS REQUIRED FOR THIS PROJECT. TO APPLY FOR THE C OF C, SUBMIT A C OF C APPLICATION FORM AND SUPPORTING DOCUMENTATION TO TREY LOWE AT TREYL@HILTONHEADISLANDSC.GOV. PLEASE NOTE THAT A C OF C MUST BE OBTAINED PRIOR TO THE BUILDING PERMIT BEING FINALIZED.



© 2024 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS

FOR SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAR 26, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

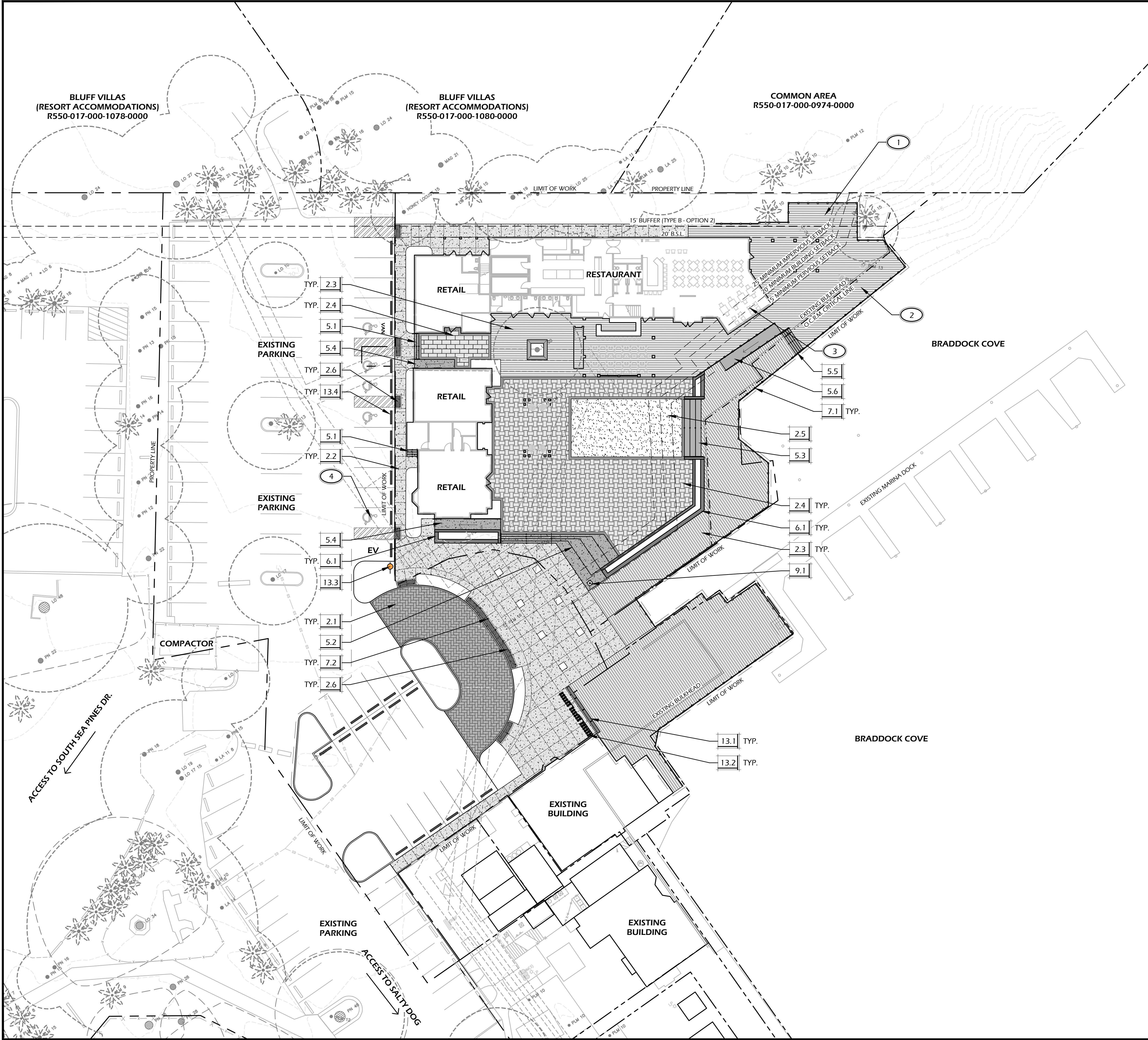
REVISIONS

DRAWING TITLE
PROJECT NOTES

DRAWING NUMBER

L30





PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	PERMEABLE PAVER DRIVE	1/L600
2.2	[Symbol]	TABBY CONCRETE WALK	2/L600
2.3	[Symbol]	IPE DECKING	3/L600
2.4	[Symbol]	CONCRETE PAVER WALK	4/L600
2.5	[Symbol]	SYNTHETIC TURF	5/L600
N/A	[Symbol]	BORDERS (REFER TO DETAILS 1/L600, 4/L600)	N/A
2.6	[Symbol]	A.D.A. DETECTABLE PAVING	8/L601

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	TABBY CONCRETE STEPS	6/L600
5.2	MONUMENTAL STEPS (TYPE 1)	7/L600
5.3	MONUMENTAL STEPS (TYPE 2)	7/L600
5.4	TABBY CONCRETE RAMP	N/A
5.5	IPE WOOD STEPS	8/L600
5.6	IPE WOOD RAMP	1/L601
6.1	CONCRETE RETAINING WALL	2/L601
7.1	DECK RAILING	N/A
7.2	BOLLARD	3/L601
9.1	NAUTICAL FLAG POLE	4/L601
13.1	PLANTER	5/L601
13.2	BIKE RACK	6/L601
13.3	ELECTRIC VEHICLE CHARGING STATION	7/L601
13.4	CONCRETE WHEEL STOP	-

- KEY SHEET REFERENCE NOTES:**
- 1 EXISTING DECK TO BE RE-BUILT IN PLACE.
 - 2 REFER TO CIVIL ENGINEER PLANS FOR ALL WORK OUTSIDE OF O.C.R.M. LINE. DECK WILL BE REPLACED WITHIN EXISTING DECK FOOTPRINT.
 - 3 EXISTING NON-CONFORMITIES BEING MITIGATED TO GREATEST EXTENT POSSIBLE. LIMITED RE-USE OF EXISTING BUILDING FOOTPRINT.
 - 4 RE-STRIPE THIS PARKING BAY TO PROVIDE ADDITIONAL ADA ACCESSIBLE SPACES FOR SOUTH BEACH MARINA COMPLEX. ADA SPACES TO BE APPROPRIATELY PAINTED, IDENTIFIED, AND SIGNED. ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED AS INDICATED. ALL CURRENT ADA DIMENSIONAL REGULATIONS SHALL BE MET.

WINTER JONES-KEEFEER
landscape architecture
land planning
www.wjkltd.com

289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

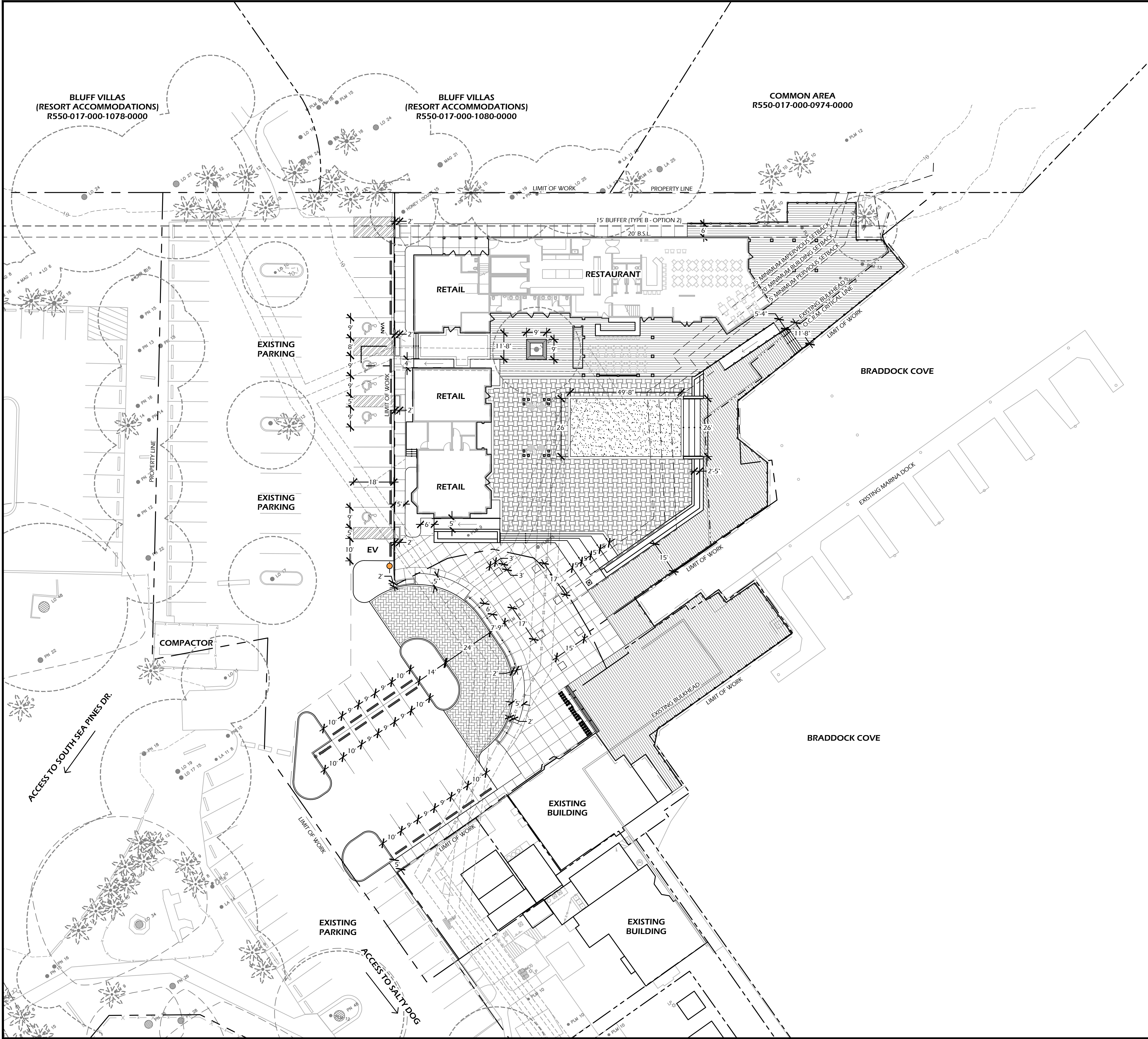
CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100

Page 45 of 70



BLUFF VILLAS
(RESORT ACCOMMODATIONS)
R550-017-000-1078-0000

BLUFF VILLAS
(RESORT ACCOMMODATIONS)
R550-017-000-1080-0000

COMMON AREA
R550-017-000-0974-0000

Wimmer Jones Heefer

landscape architecture
land planning

www.wjkltd.com

289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

© 2024 WJK LTD.
DESIGN, CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

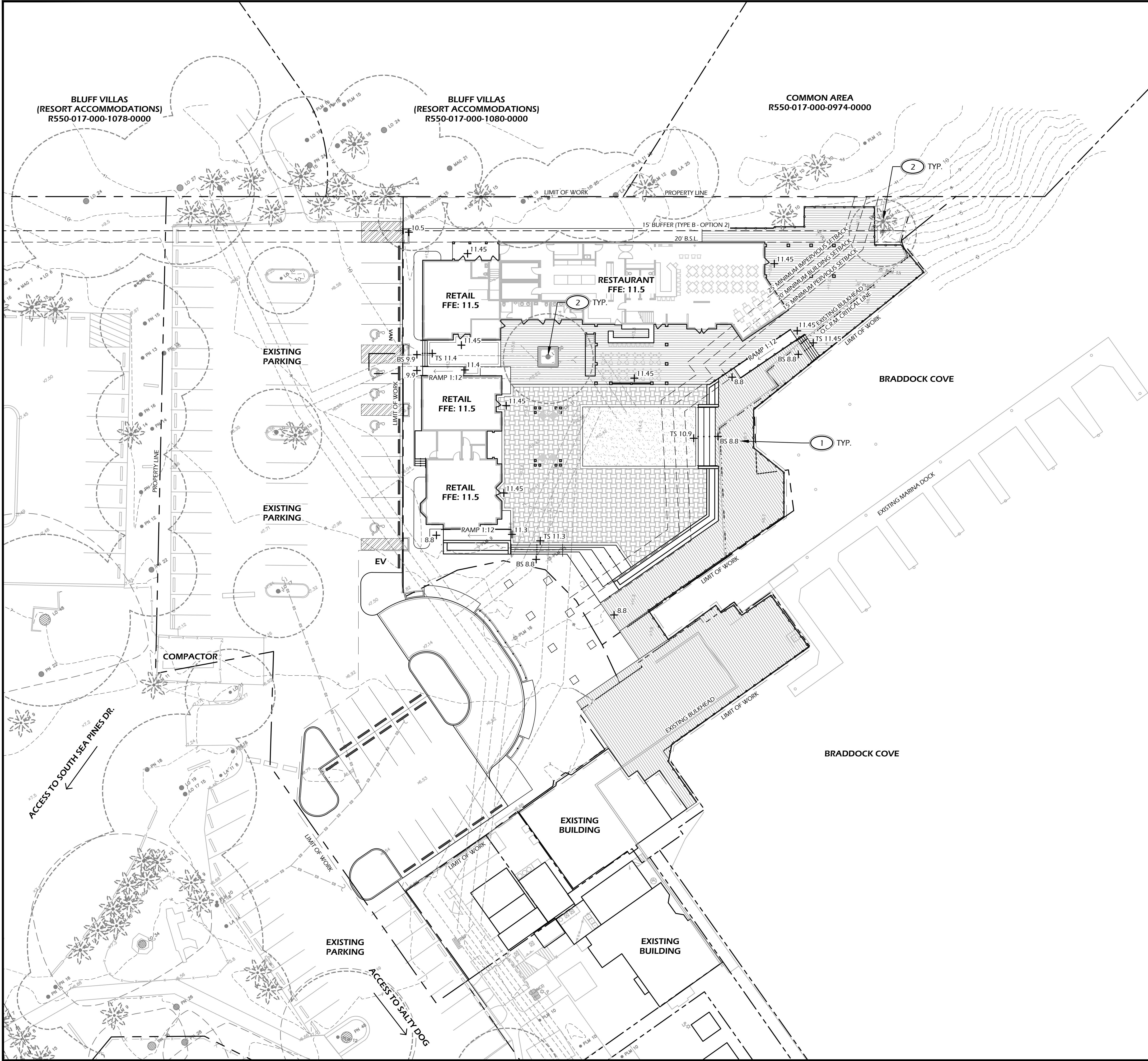
DATE:	MAR 26, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
LAYOUT PLAN

DRAWING NUMBER
L200



Grading Legend	
SYMB.	DESCRIPTION
+	SPOT GRADE
←	DRAINAGE ARROW
—	PROPOSED CONTOUR MAJOR
—	PROPOSED CONTOUR MINOR
- - -	EXISTING GRADE

Grading Abbreviations			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF CURB	HP	HIGH POINT
BS	BOTTOM OF STEP/RAMP	RIM	TOP OF DRAIN
BW	BOTTOM OF WALL	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP/RAMP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT		

- Grading Reference Notes:
- 1 SPOT ELEVATIONS SHOWN FOR REFERENCE ONLY, REFER TO CIVIL ENGINEER PLANS FOR FULL GRADING AND DRAINAGE INFORMATION.
 - 2 MINIMAL DISTURBANCE AROUND TREES TO REMAIN.

WINTER JONES-KEEFER
landscape architecture
land planning
www.wjktld.com
289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

© 2024 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

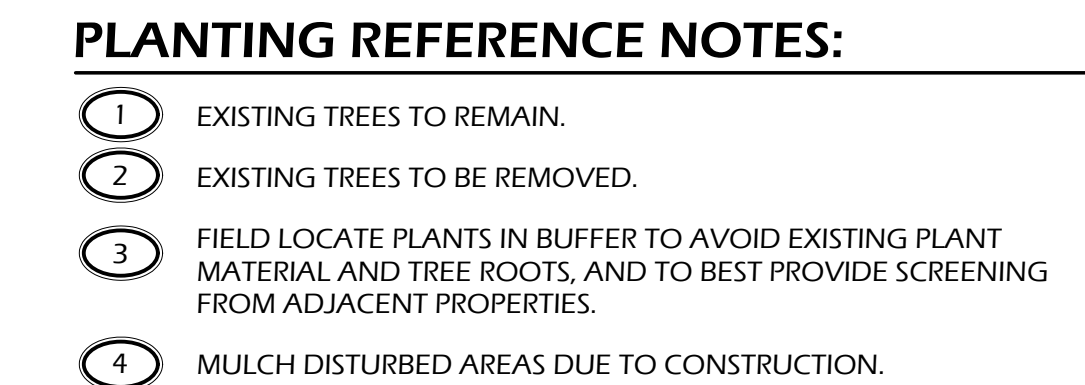
CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

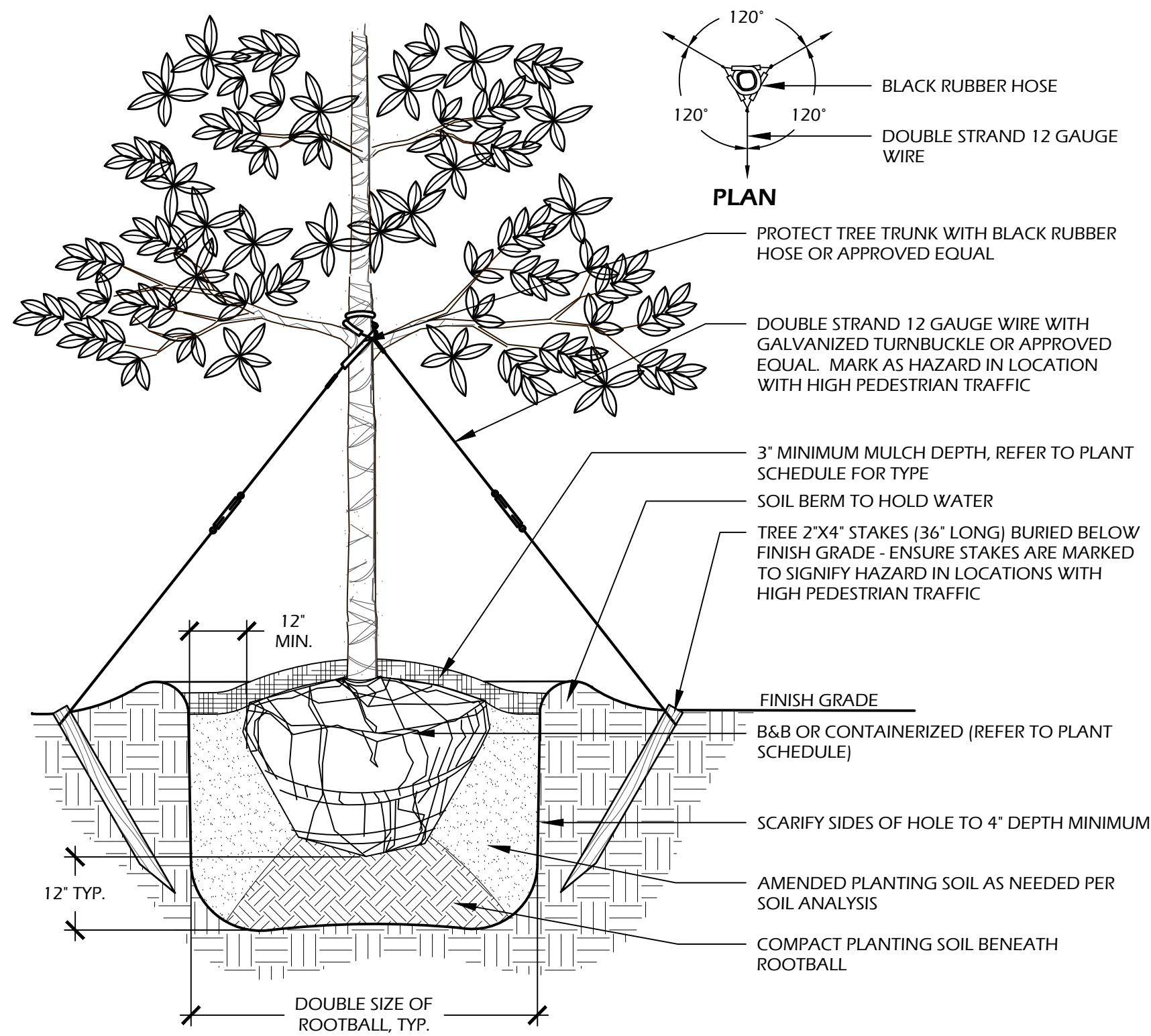
REVISIONS:

DRAWING TITLE
Grading Plan

DRAWING NUMBER
L300

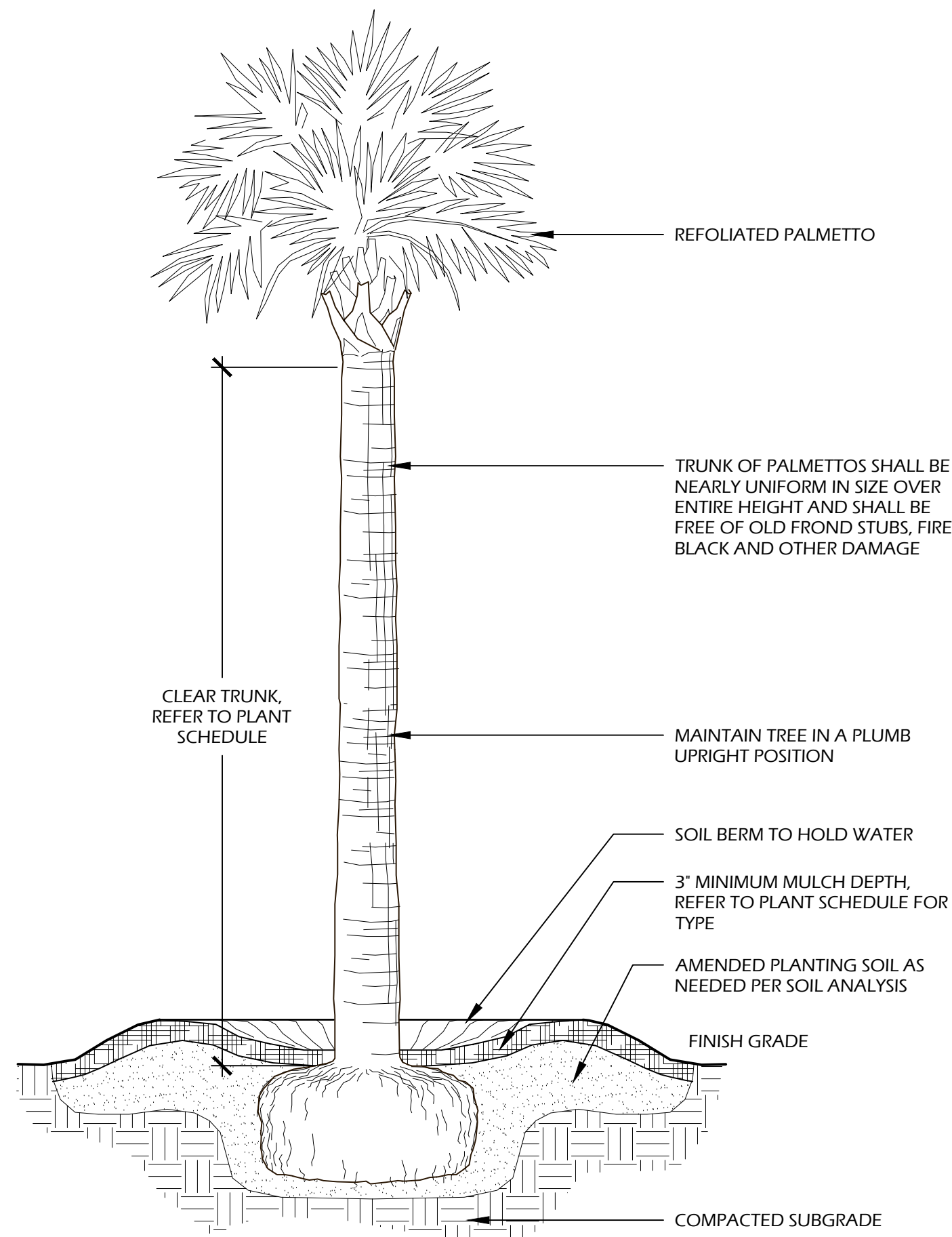
Page 47 of 70





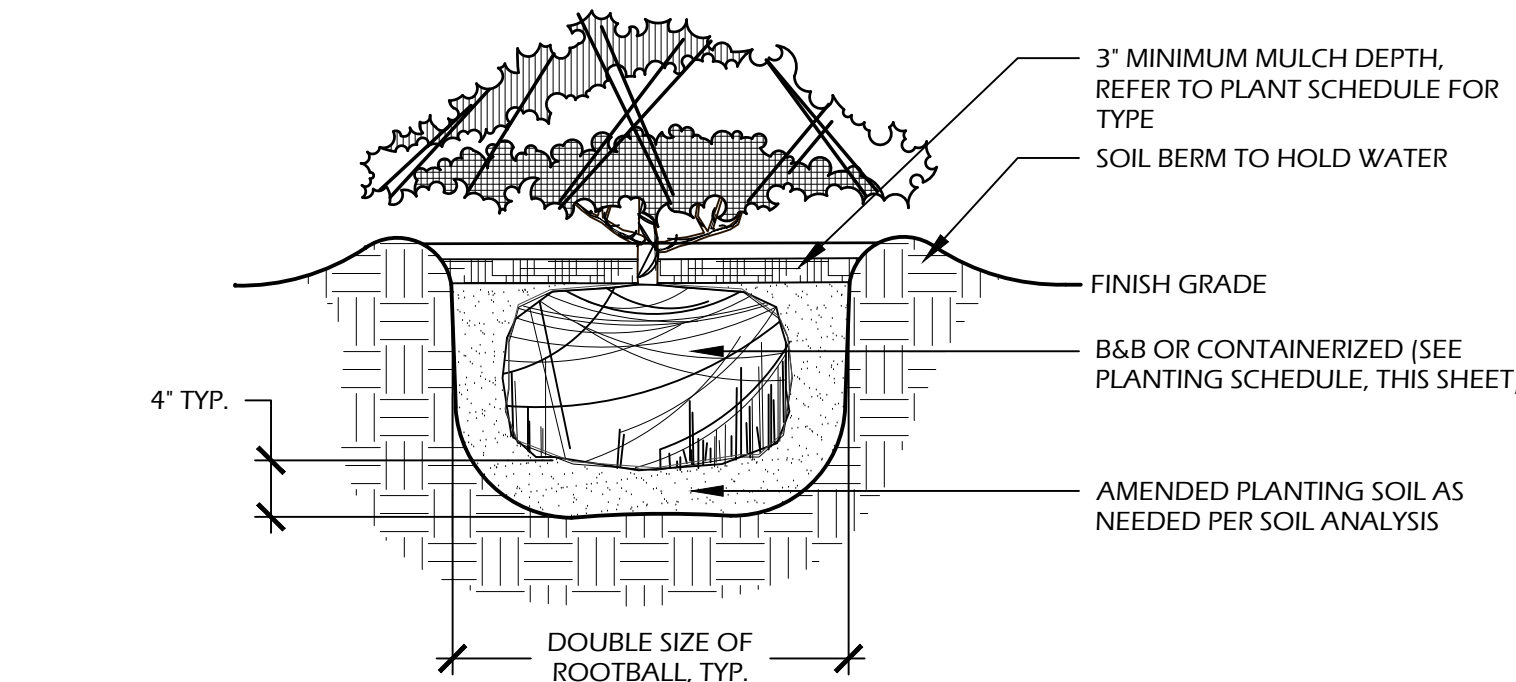
- NOTES:**
- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



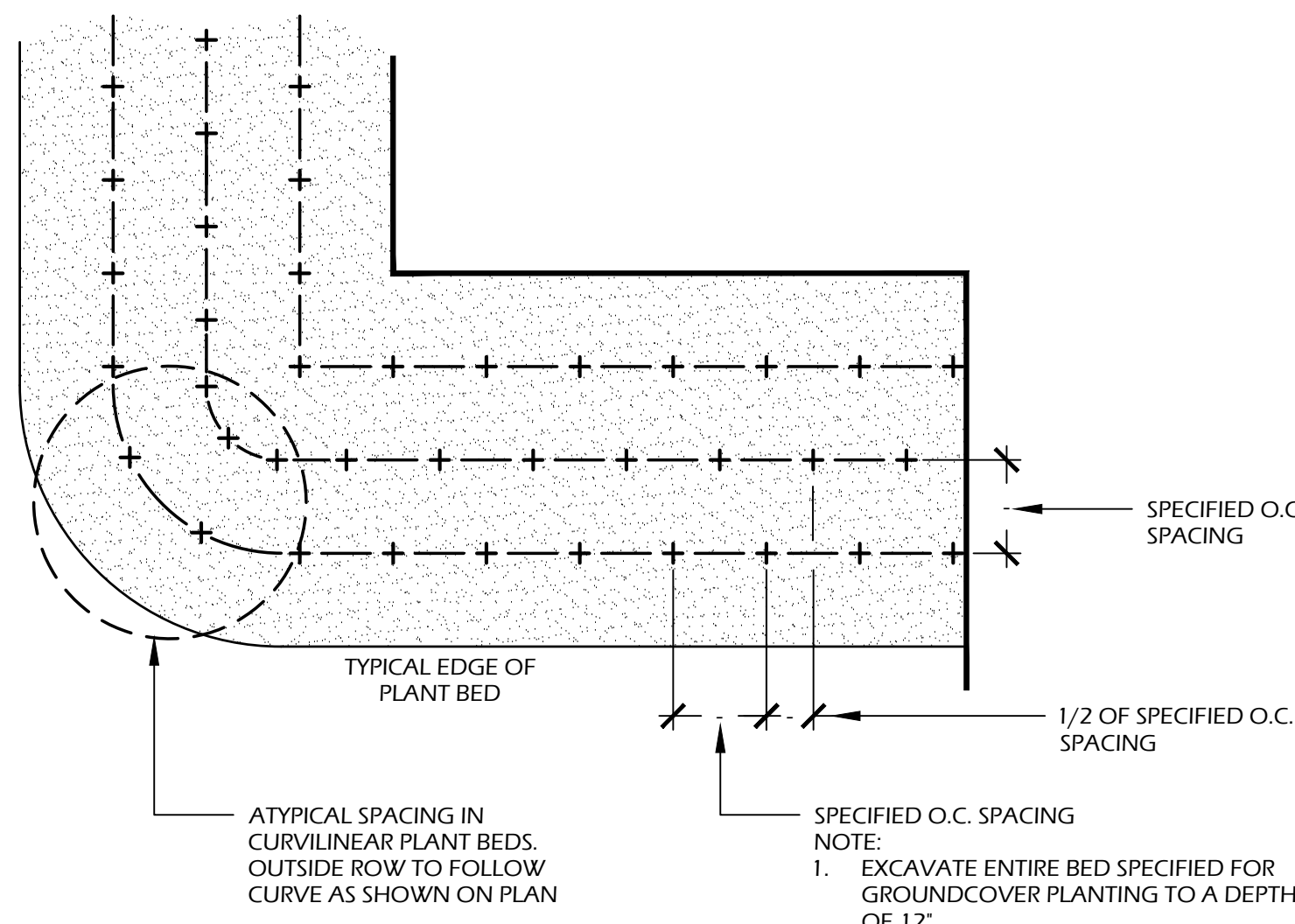
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



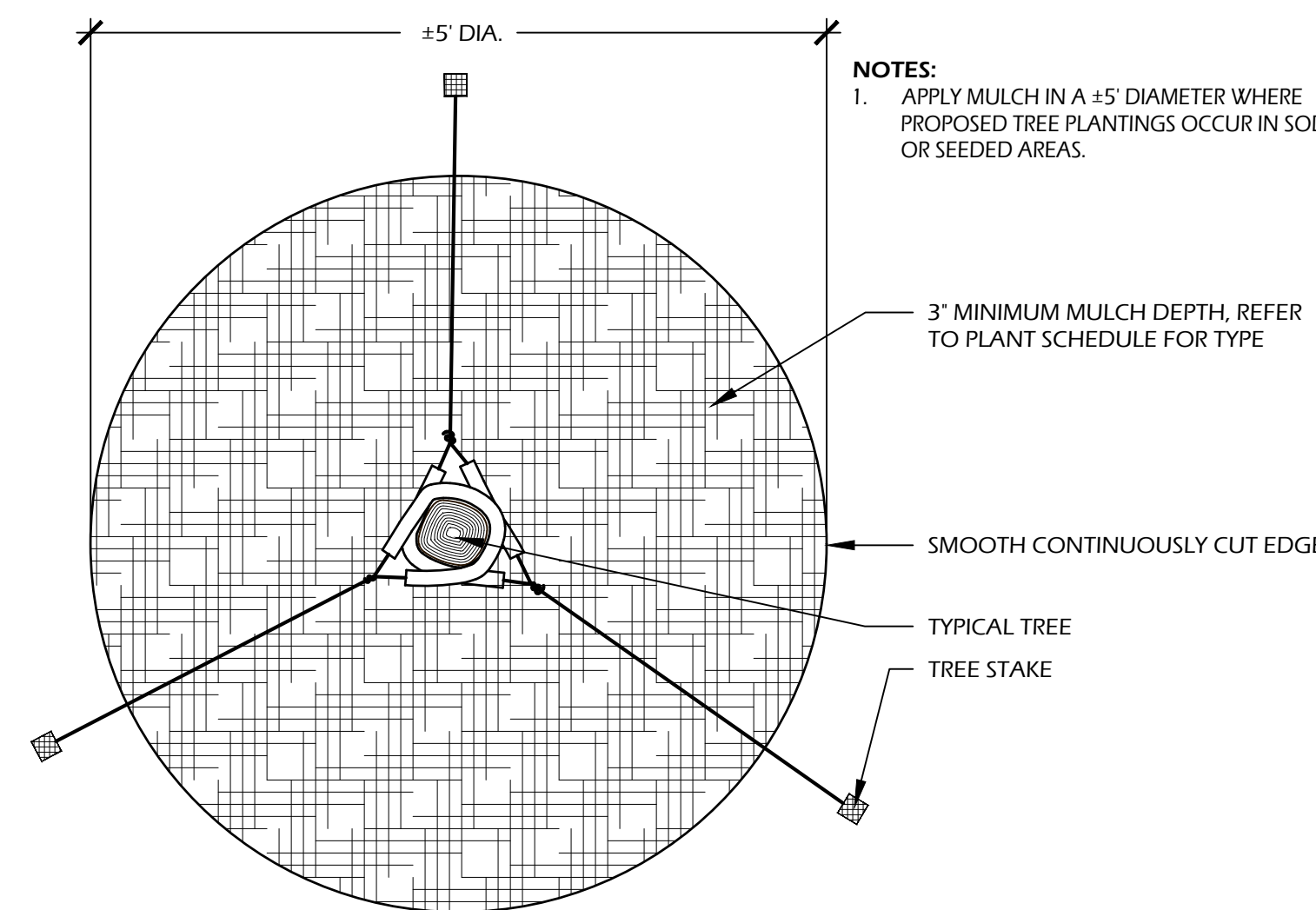
4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
3	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	-	Full to ground
9	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
16	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
8	ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly	5'-6'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
4	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
11	MYRC	Myrica cerifera	Wax Myrtle	4'-5'	2'-3'	15 gal.	-	Full
SHRUBS								
3	HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24'-30'	24'-30'	7 gal.	-	Full
38	PODM	Podocarpus macrophyllus	Podocarpus	36'-42'	24'-30'	15 gal.	-	Full
27	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24'	16'-20'	7 gal.	-	Full
10	ROSO	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12'-18'	12'-18'	3 gal.	36" O.C.	Full
25	SERR	Serenia repens	Saw Palmetto	24'-30'	24'-30'	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
28	SPAB	Spartina bakerii	Sand Cordgrass	14'-16'	10'-16'	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
20	GAUP	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	12'-18'	12'-18'	1 gal.	24" O.C.	Pink Flowers, Full
18	LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana	8'-12'	8'-12'	1 gal.	18" O.C.	Yellow Flowers, Full

Trees Removed							
Species Abbrev. Caliper Inches	CAT. I			CAT. II			CAT. III
	LO	LA	M	GUM	WOK	H	PLM
							9
							11
							12
							13
							14
							15
							16
Species DBH Totals	0	0	0	0	0	0	99
Total DBH Inches	CAT. I	0	CAT. II	0	CAT. III	0	99
TREE LEGEND: LO-Live Oak, LA-Laurel Oak, M-Magnolia, GUM-Sweet Gum, WOK-Water Oak, H-Hickory, PLM-Palmetto							

Tree Mitigation Calculations				
	CAT. I	CAT. II	CAT. III	CAT. IV
# OF TREES TO BE REMOVED	0	0	8	0
TOTAL # OF DBH INCHES	0	0	99	0
CALCULATION	0 ÷ 10 = 0	0 ÷ 10 = 0	99 ÷ 10 = 9.9	0 ÷ 0 = 0
# OF NEW TREES REQUIRED	0	0	10	0
# OF NEW TREES PROVIDED	12	8	16	4



- NOTES:**
- APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS FOR SOUTH BEACH MARINA SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

CONCEPTUAL DRB PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE PLANT SCHEDULE AND DETAILS

DRAWING NUMBER L501



SECTION A-A'

1. CONTRACTOR SHALL OBTAIN MANUFACTURERS SPECIFICATIONS TO ENSURE PROPER LOADS, COURSE DEPTHS AND INSTALLATION.
2. PROVIDE 1/8" MIN. 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
3. REINFORCE WITH 1" X 10" X 1200' FOR WIDTHS OF DRIVE AND LOCATION OF PAV. BORDERS.
4. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. UPON REQUEST, CONTRACTOR SHALL PROVIDE SAMPLE OF PAV. (COLOR AND FINISH) TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION



1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (**SHEET L2**) FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'x4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



5/4" X 6" IPE WOOD
DECKING SURFACE,
REFER TO STRUCTURAL
ENGINEER DRAWINGS
FOR CONSTRUCTION
INFORMATION

© 2024 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

THIS SHEET TO SCALE AT: 24"X36"



SECTION

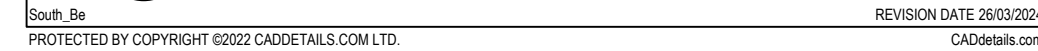
JOINTS: HAND TIGHT / BUTT JOINTED, SAND
SWEPT, OR TO MATCH ARCHITECTURE

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEETS L100 & L200)** FOR WIDTHS OF WALK AND LOCATION OF STONE BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



1. PROVIDE MIN. 1%, MAX. 2% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (**SHEET LX**) FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"x4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

EXAMPLE PHOTO



- 5/4" X 6" IPE WOOD
RISERS AND TREAD
SURFACE, REFER TO
STRUCTURAL ENGINEER
DRAWINGS FOR
CONSTRUCTION
INFORMATION

SITE DEVELOPMENT PLANS

FOR
SOUTH BEACH MARINA
SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAR 26, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

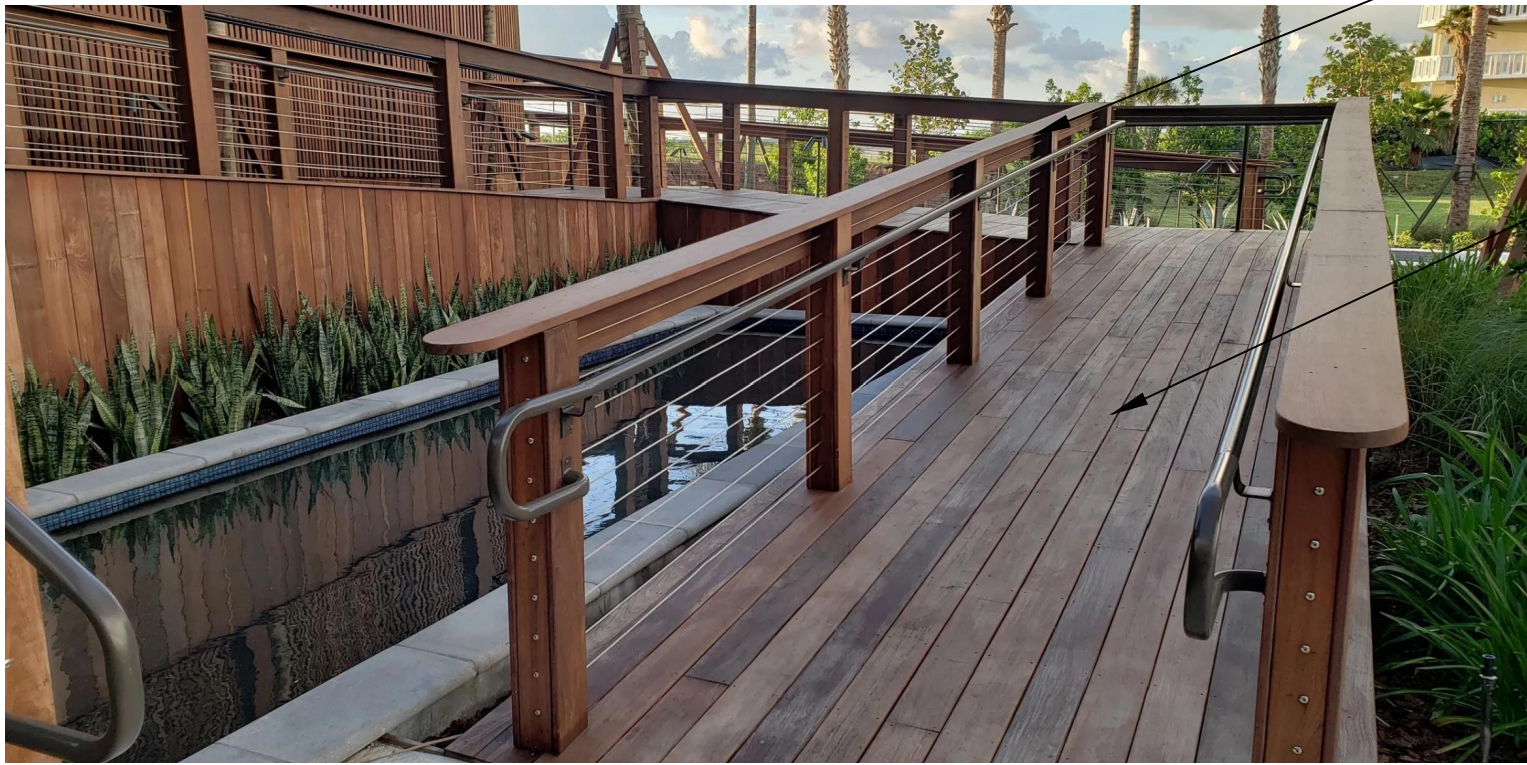
CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

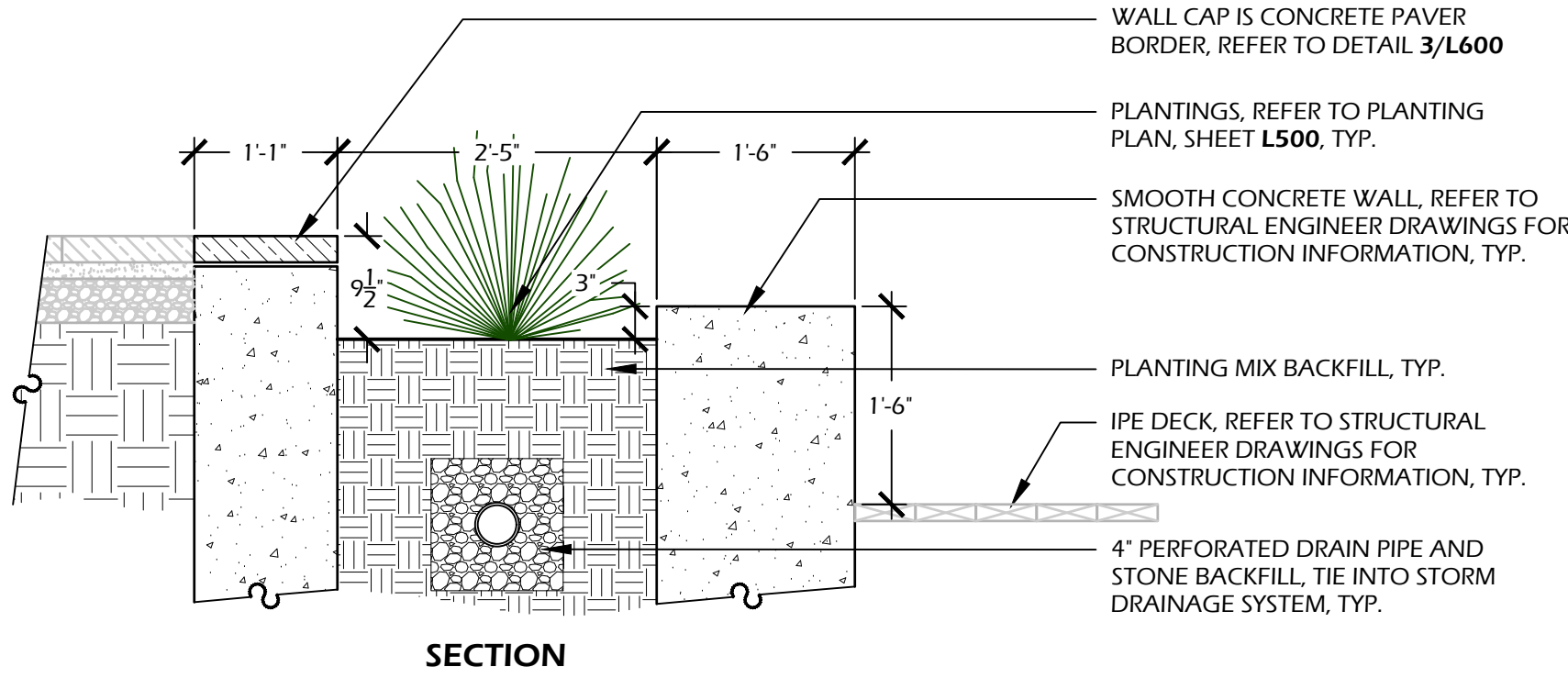
DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER

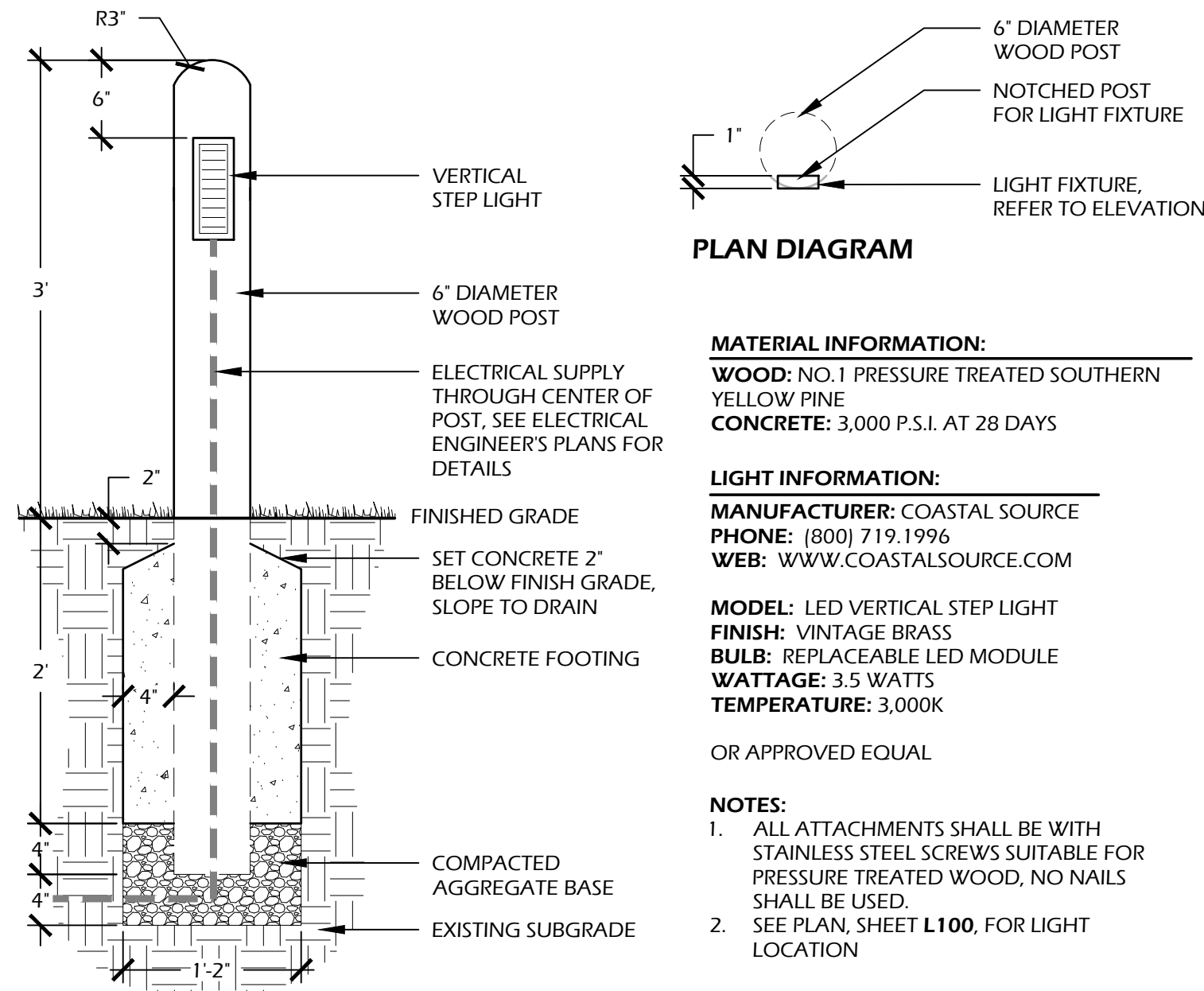
L600



EXAMPLE PHOTO



SECTION



SECTION - TYPE 1

PLAN DIAGRAM

MATERIAL INFORMATION:
WOOD: NO.1 PRESSURE TREATED SOUTHERN YELLOW PINE
CONCRETE: 3,000 P.S.I. AT 28 DAYS

LIGHT INFORMATION:
MANUFACTURER: COASTAL SOURCE
PHONE: (800) 719.1996
WEB: WWW.COASTALSOURCE.COM

MODEL: LED VERTICAL STEP LIGHT
FINISH: VINTAGE BRASS
BULB: REPLACEABLE LED MODULE
WATTAGE: 3.5 WATTS
TEMPERATURE: 3,000K

OR APPROVED EQUAL

- NOTES:**
1. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
 2. SEE PLAN, SHEET L100, FOR LIGHT LOCATION



EXAMPLE PHOTO

1 // L601 IPE WOOD RAMP (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: N.T.S.

2 // L601 CONCRETE RETAINING WALL (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: 3/4\"/>

3 // L601 BOLLARD
SCALE: 1\"/>



EXAMPLE PHOTO



PLANTER INFORMATION:
NEW/PRO CONTAINERS
16460 SOTHPARK DR
WESTFIELD, IN. 46074
PHONE: (317) 733.8499
WEB: WWW.NEWPROCONTAINERS.COM

MODEL: POTSDAM RECTANGLE FIBERGLASS PLANTER (SKU: JSPT)
SIZE: 72\"/>

OR APPROVED EQUAL



MANUFACTURER INFORMATION:
LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI. 49048
PHONE: (800) 430.6209
WEB: WWW.LANDSCAPEFORMS.COM

MODEL: BICILINEA BIKE RACK, 20\"/>
FINISH: STAINLESS STEEL

OR APPROVED EQUAL

4 // L601 NAUTICAL FLAGPOLE
SCALE: N.T.S.

5 // L601 PLANTER
SCALE: N.T.S.

6 // L601 BIKE RACK
SCALE: N.T.S.



LEVEL 2 ELECTRIC VEHICLE CHARGER

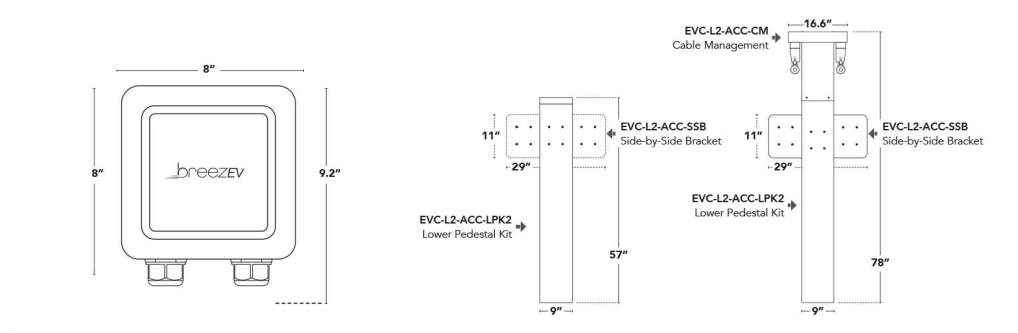
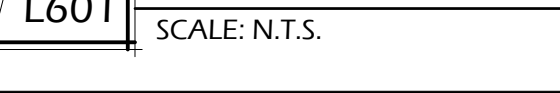
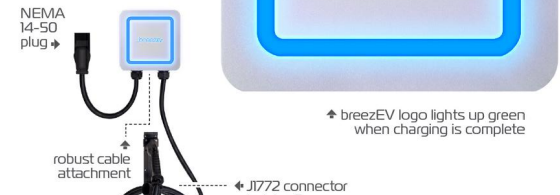


DIMENSIONS + ADDITIONAL INFO



Simply plug and charge. No internet connection or software required. Offering up to 65A charging power and are the perfect EV charging solution for residential and commercial applications. Pedestals and mounting options are all made in the USA.

- 48A/11.2 kW max output, can be adjusted to 40A, 32A, or 24A.
- Sleek, compact, rugged housing, for indoor & outdoor use.
- Mount to a wall or BreezeEV pedestal.
- Includes connector holster & cable hook, 18 FT cable w/ J1772 connector & incoming power cord w/ NEMA 14-50 plug.
- J1772 connector attaches to the bottom of the unit or can be mounted separately.
- Charger uses NEMA 14-50 plug or can be hard wired.
- Ground fault circuit interrupter (GFCI) included for safe and easy wiring.



PART #	DESCRIPTION	PART #	DESCRIPTION
EVC-L2-ACC-S4B-PK	S4B PEDESTAL MOUNTING KIT (REQUIRED FOR MOUNTING ON S2B)	EVC-L2-ACC-CM	CABLE MOUNT FOR PEDESTAL W/ 2 RETRACTORS
EVC-L2-ACC-LP2	LOWER PEDESTAL KIT FOR L2 CHARGER	EVC-L2-ACC-CM1	CABLE MOUNT FOR PEDESTAL W/ 1 RETRACTOR
EVC-L2-ACC-ANCHOR KIT WET	WET CONCRETE ANCHOR KIT	EVC-L2-ACC-CM2	CABLE RETRACTOR W/ SPRING LOADED TETHER
EVC-L2-ACC-MAKE READY BASE	CHARGING STATION FOUNDATION	EVC-L2-ACC-S4B	BRACKET FOR SIDE-BY-SIDE CHARGERS

ELECTRICAL PROTECTIONS INCLUDED			
OVER CURRENT	UNDER VOLTAGE / OVER VOLTAGE	SHORT CIRCUIT	GROUND FAULT
RESIDUAL CURRENT	SURGE PROTECTION	OVER TEMPERATURE	CURRENT LEAKAGE PROTECTION

PART #	CHRG APPR	CONNECTOR	NETWORK	USER INTERFACE	OSPP SOFTWARE	UNIT DIMENSIONS
EVC-L2-S4B-18	UP TO 48A	S4E J1772	NA	NA	NA	8\"/>

Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com

Breeze-EV.com

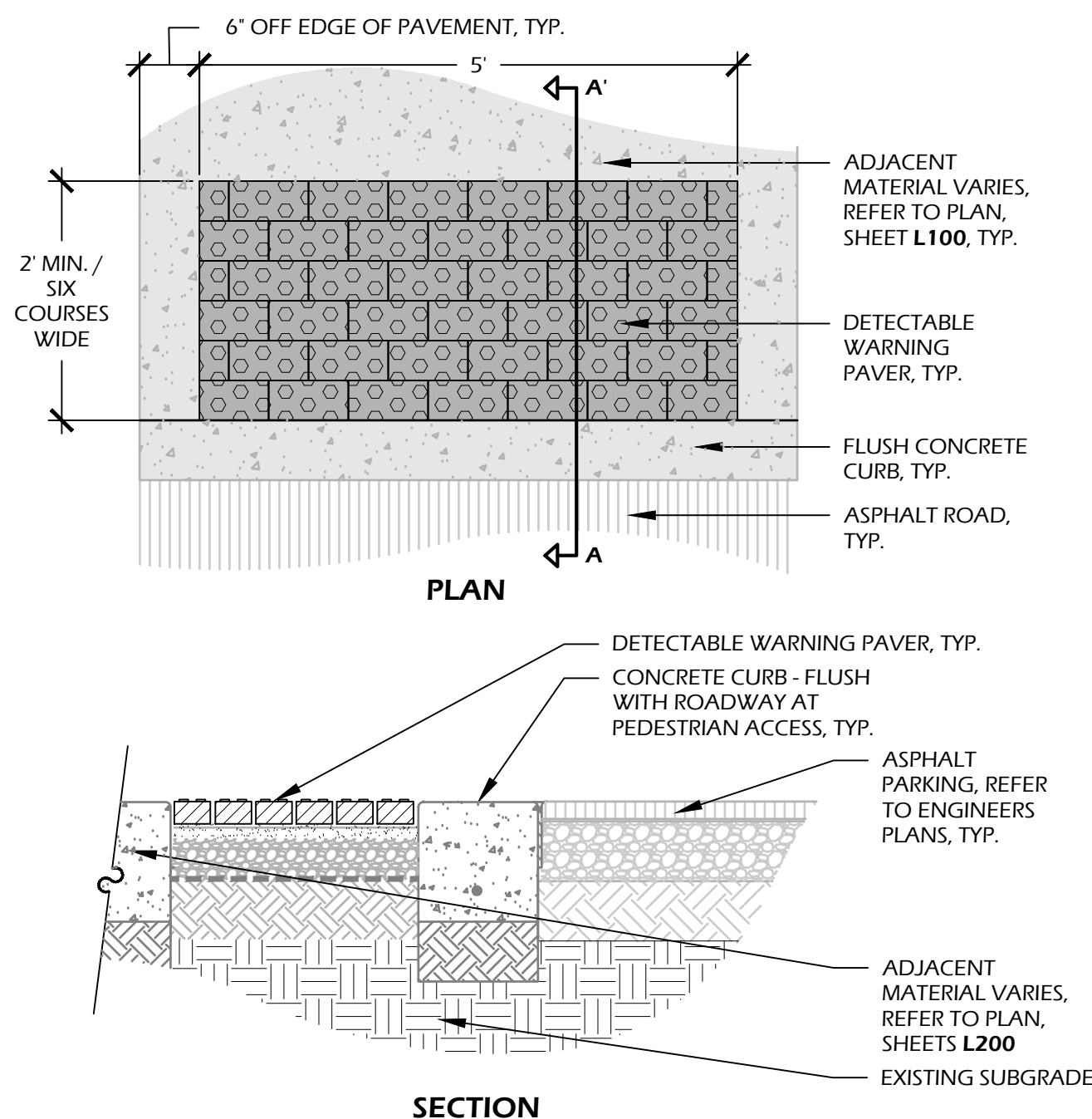
Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com

Breeze-EV.com



EXAMPLE INSTALLATION PHOTO



SECTION

PLAN

BRICK MANUFACTURER INFORMATION:
MANUFACTURER: PINEHALL
BRICK: ADA TRUNCATED DOME PAVER
COLOR: RED
PATTERN: RUNNING BOND
JOINTS: 3/8\"/>

- NOTES:**
1. SURFACES SHALL MEET THE GUIDELINES OF THE A.D.A. STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
 2. DETECTABLE WARNING PAVERS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9 INCHES (NOMINAL) A HEIGHT OF 0.2 INCHES (NOMINAL) AND A CENTER SPACING OF 2.35 INCHES (NOMINAL) AND COLOR SHALL CONTRAST WITH ADJOINING SURFACES. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
 3. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE. REFER TO PLAN (SHEET L100 & L200) FOR LOCATION AND WIDTHS OF DETECTABLE WARNING PAVERS.
 4. CONTRACTOR SHALL COORDINATE BORDERS, BANDING AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
 6. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

7 // L601 ELECTRICAL VEHICLE CHARGING STATION
SCALE: N.T.S.

8 // L601 A.D.A. DETECTABLE PAVING
SCALE: N.T.S.

© 2024 WJK LTD.
DESIGN: CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24\"/>

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAR 26, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

CONCEPTUAL
DRB PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER

L601

Winter Jones-Heefer Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

**232 SOUTH SEA PINES
DRIVE**

**ARCHITECTURAL PLAN
SET**

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC 29928

SHEET INDEX:

09/08/2023 - SCHEMATIC DESIGN
02/06/2024 - SP ARE PRELIMINARY
03/25/2024 - HH DRB CONCEPT

SHT. #	SHEET NAME																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
--------	------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

PROJECT INFORMATION:

NAME OF PROJECT:	SOUTH BEACH MARINA
ADDRESS:	232 S SEA PINES DR HILTON HEAD ISLAND, SC 29928
PROPOSED USE:	ASSEMBLY (A-2) / BUSINESS (B) / MERCANTILE (M)
OWNER CONTACT:	MR. BOB GOSSET
LOCAL JURISDICTION:	TOWN OF HILTON HEAD ISLAND
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2009
INTERNATIONAL ENERGY CONSERVATION CODE:	2017
ICC/ANSI A117.1:	

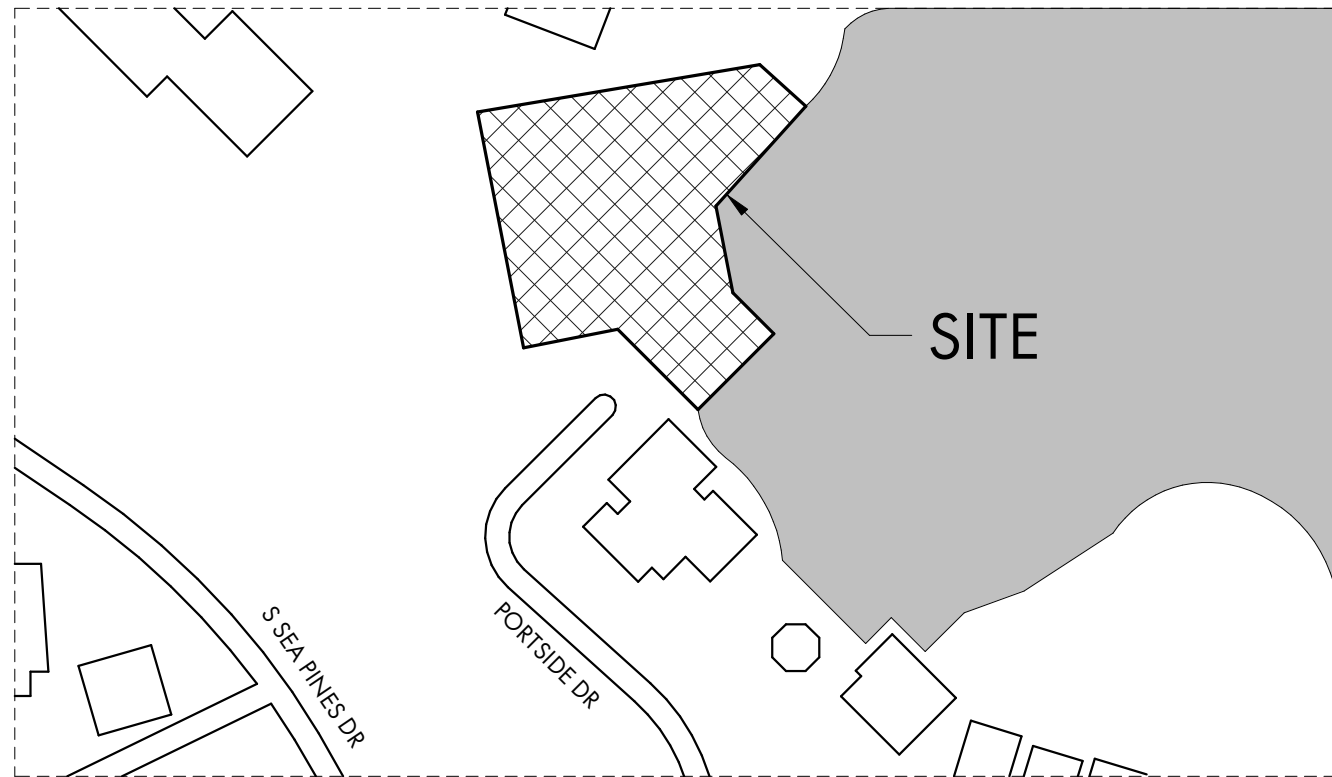
DESIGNER OF RECORD

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	XX #6743	(843) 815-2555
ELECTRICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	ENGINEER NAME	XX #XXXX	(###) ###-####
MECHANICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
STRUCTURAL	ENGINEER NAME	XX #XXXX	(###) ###-####
CIVIL	ENGINEER NAME	XX #XXXX	(###) ###-####
LAND PLANNING/ LANDSCAPE	JUDD CARSTENS	XX #XXXX	(843) 757-7411

PROJECT TEAM:

OWNER CONTACT MR. BOB GOSSETT SOUTH BEACH MARINA, INC. 224 S 56A PINES DRIVE HILTON HEAD ISLAND, SC 29928 (843) 683-6477 PH BOB@STAYTODS.COM	ARCHITECT COURT KATINS ARCHITECTS, INC. 23 BRUNN ROAD P.O. BOX 3978 BLUFFTON, SC 29910 (843) 815-2557 PH (843) 815-2547 FAX
STRUCTURAL ENGINEER SHEARLOCK ENGINEERING 110 TRADERS CROSS OKATIE, SC 29909 (843) 473-8767 PH	GENERAL CONTRACTOR NIX CONSTRUCTION 2 CORPUS CHRISTIE PLACE, SUITE 203 HILTON HEAD ISLAND, SC 29928 (843) 341-2030 PH
MECHANICAL PLUMBING & FIRE PROTECTION ENGINEER NAME ADDRESS LINE ADDRESS LINE 2 (###) ###-### PH	LANDSCAPE ARCHITECT WITNER JOENS KEEFER LTD. 23 PROMENADE STREET BLUFFTON, SC 29910 (843) 757-7411 PH
ELECTRICAL ENGINEER ENGINEER NAME ADDRESS LINE ADDRESS LINE 2 (###) ###-### PH	CIVIL ENGINEER VANDERWARDS ENGINEERING 199 PALMETTO WAY, SUITE C BLUFFTON, SC 29910 (843) 837-5250 PH
INTERIOR DESIGNER ENGINEER NAME ADDRESS LINE ADDRESS LINE 2 (###) ###-### PH	

VICINITY MAP - N.T.S.



GENERAL NOTES:

- A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER AND SERVICE PROVIDER. THE SERVICE PROVIDER, ARCHITECTS, INC. WILL BE TO EMPLOY DESIGN NITEL AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES. CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND THE TIE DOWN REQUIREMENTS.
- D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS. BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER ON ANY BASIS FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECTS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER AREAS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COPYRIGHT, LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- I. THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- K. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND NOTATIONS FROM THE DRAWINGS ON AN A4S-BUILT SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK, AT THE CLOSE OF THE JOB. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF A4S-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. SERVICE HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS, THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 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 _____

03.26.2024

Projeto

22-118

ISSUE

NO.	REV. DATE	DESCRIPTION
-----	-----------	-------------

SHEET TITLE



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 COURT ATKINS GROUP -
THIS DRAWING IS THE PROPERTY OF THE
ARCHITECT AND SHALL NOT 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
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

EXISTING PHOTOS

ARB 1.0





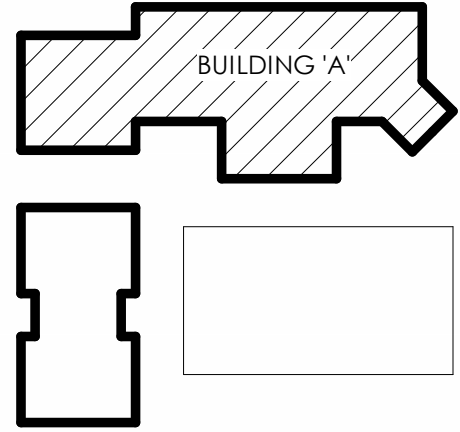




COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



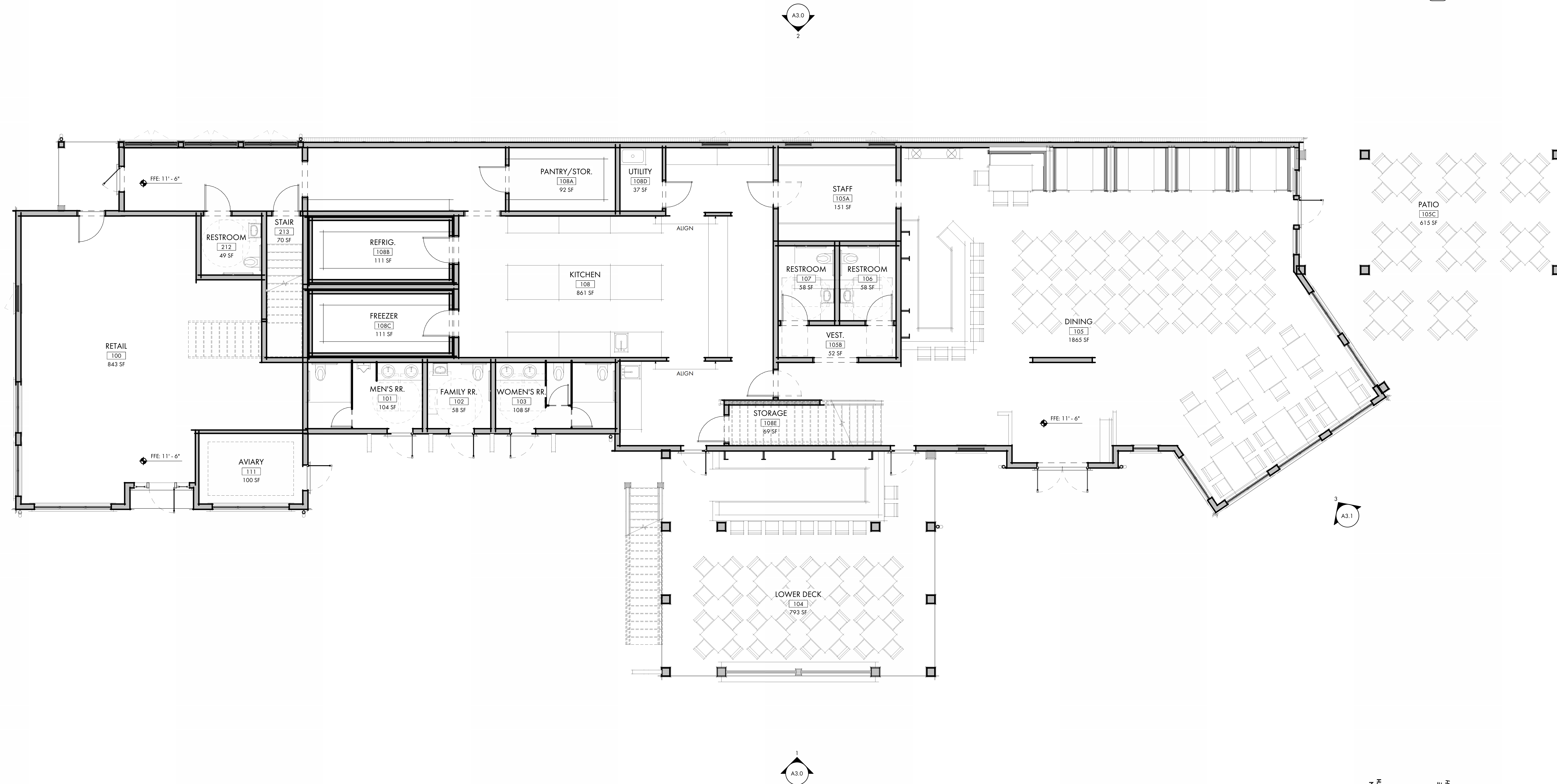
BUILDING KEY PLAN
N.T.S.

GENERAL FLOOR PLAN NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- G.C./OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- U.N.O. WALL TYPE SHALL BE TYPE '1'.
- DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

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
- WINDOW TAG
- WALL TAG
- DOOR TAG



SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT 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
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'A' FIRST
FLOOR PLAN & WALL
TYPES

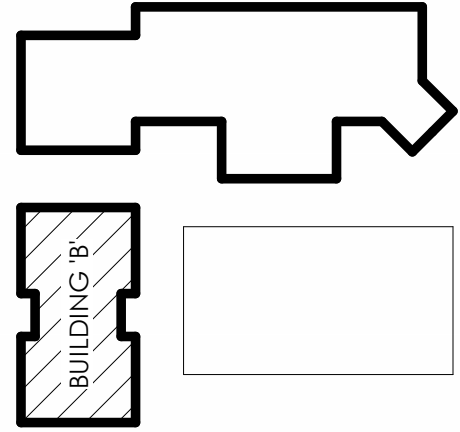
A2.0A



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



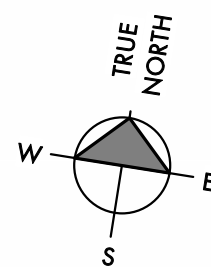
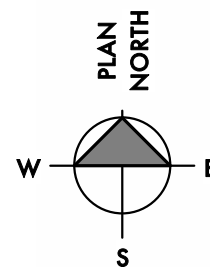
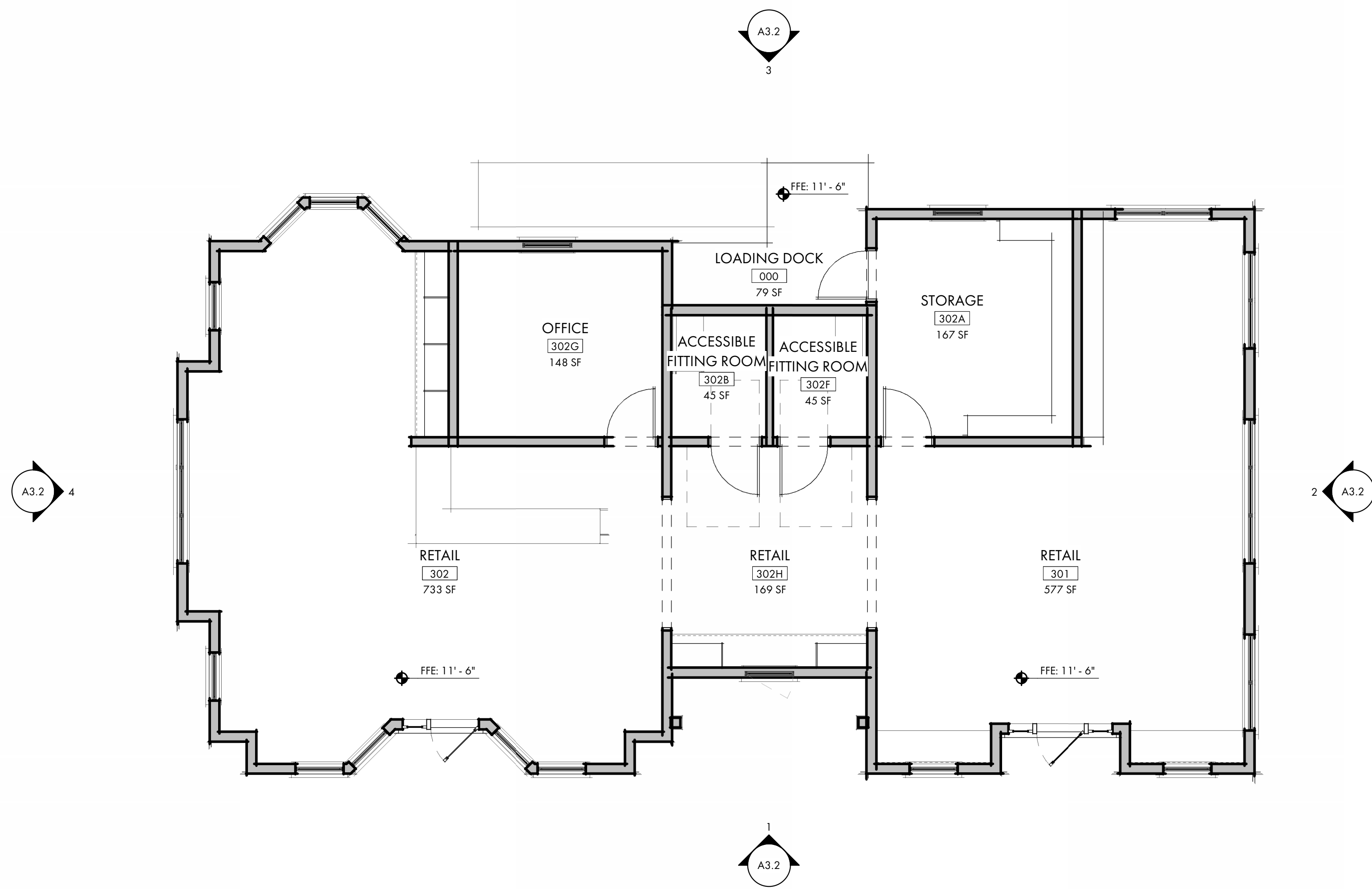
BUILDING KEYPLAN
N.T.S.

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. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- E. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- G. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- H. U.N.O. WALL TYPE SHALL BE TYPE '1'.
- I. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- J. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

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
- WINDOW TAG
- WALL TAG
- DOOR TAG



1 BLDG. 'B' FIRST FLOOR PLAN
A2.0B 3/16" = 1'-0"

SOUTH BEACH MARINA
232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 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
03.26.2024

Project No.
22-116

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

SHEET TITLE

BUILDING 'B' FIRST
FLOOR PLAN

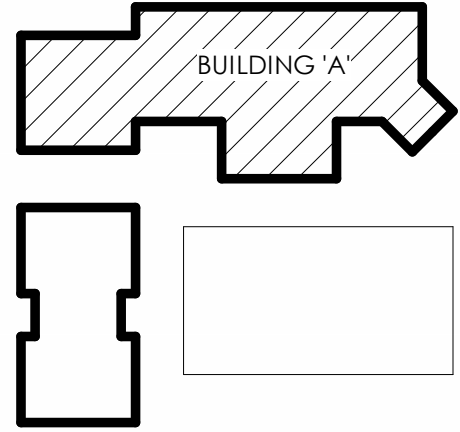
A2.0B



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



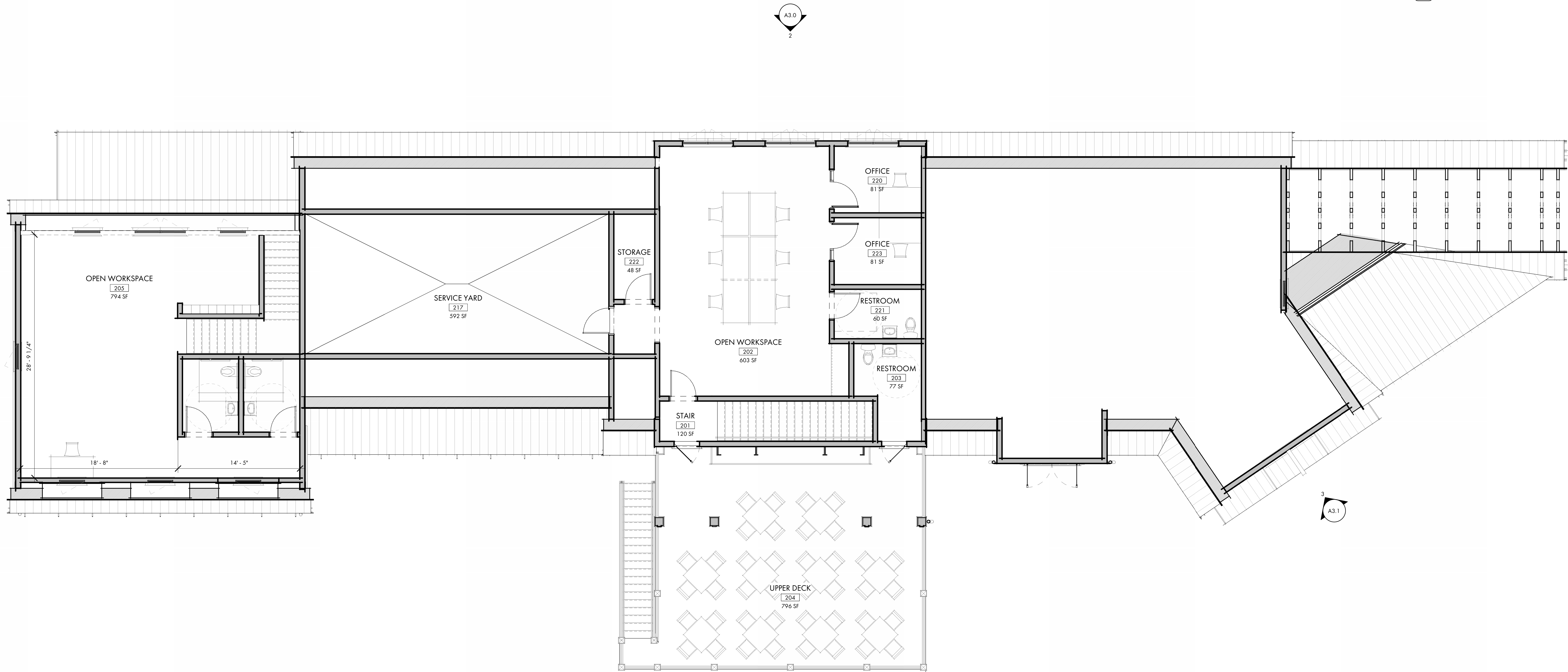
BUILDING KEYPLAN
N.T.S.

GENERAL FLOOR PLAN NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- U.N.O. WALL TYPE SHALL BE TYPE '1'.
- DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

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
- WINDOW TAG
- WALL TAG
- DOOR TAG



SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 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
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'A' SECOND
FLOOR PLAN

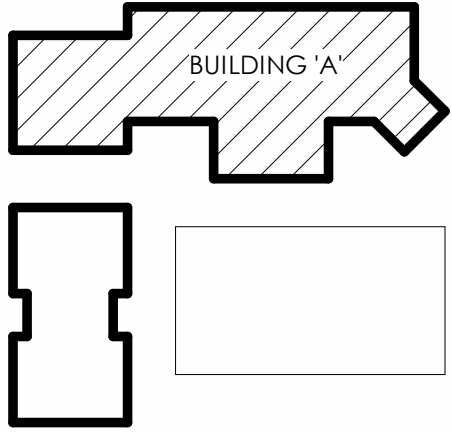
A2.1A



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



BUILDING KEYPLAN
N.T.S.

GENERAL ROOF PLAN NOTES:

- AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- 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).

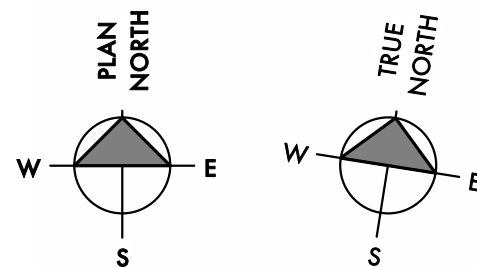
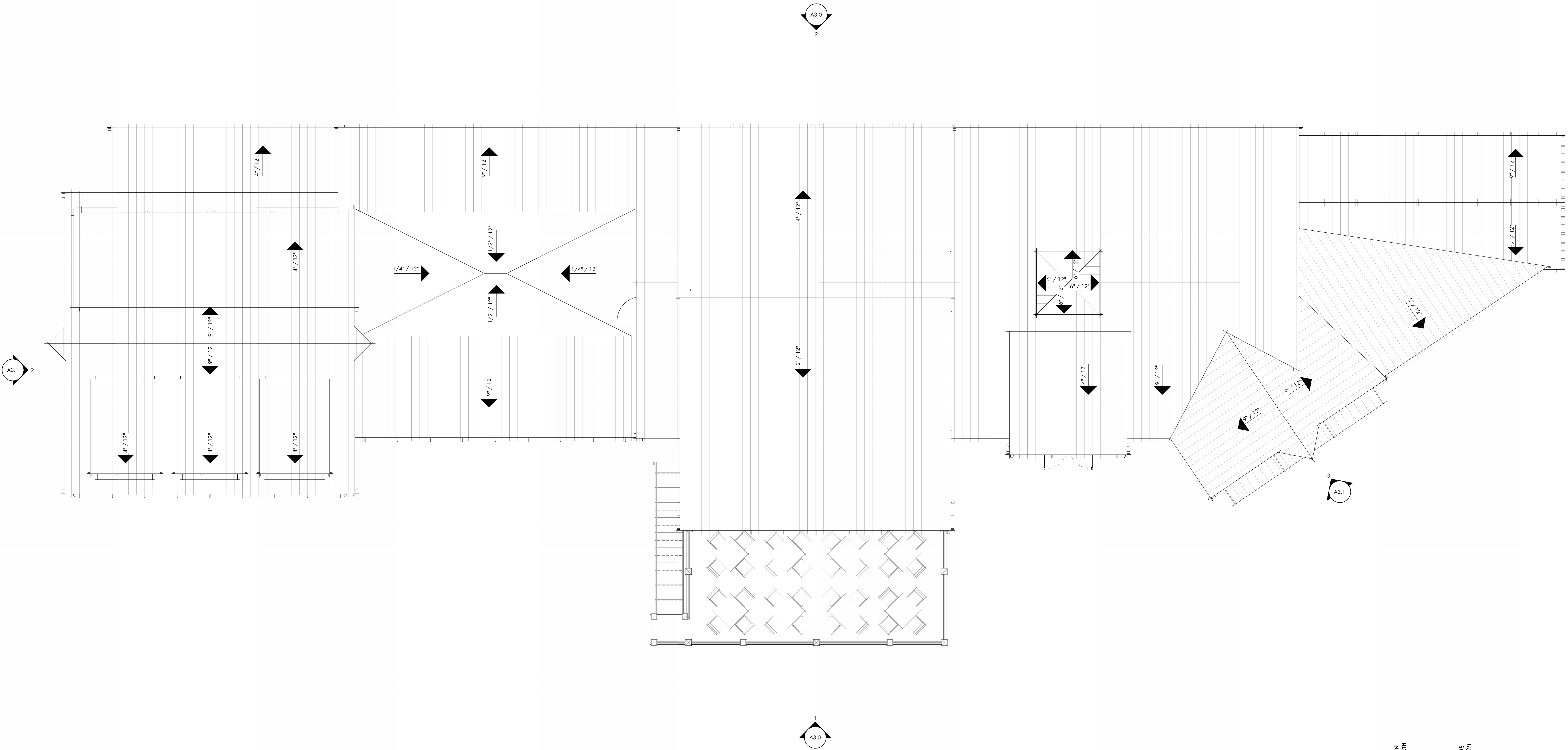
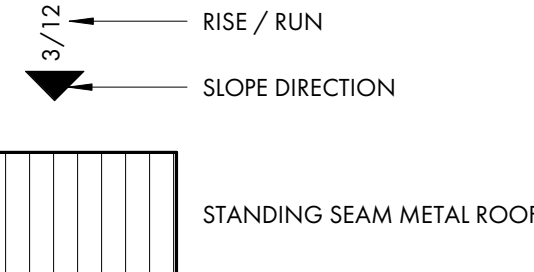
- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED*
- UL 90 WIND UPLIFT*
- UL FIRE RESISTANCE LISTED
- 1897 TESTED*
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*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



1 BLDG. 'A' ROOF PLAN
A2.2A 3/16" = 1'-0"

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 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
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'A' ROOF
PLAN

A2.2A

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).

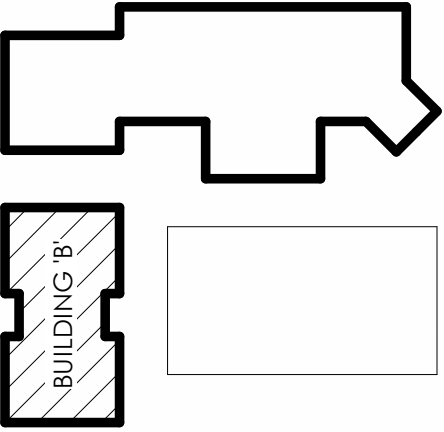
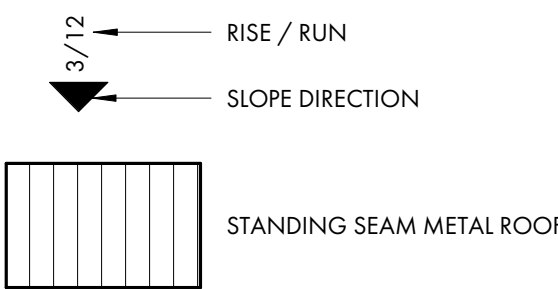
- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED*
- UL 90 WIND UPLIFT*
- UL FIRE RESISTANCE LISTED
- 1897 TESTED*
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*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

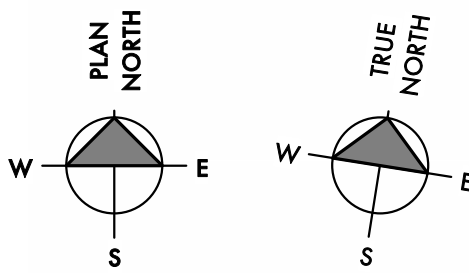
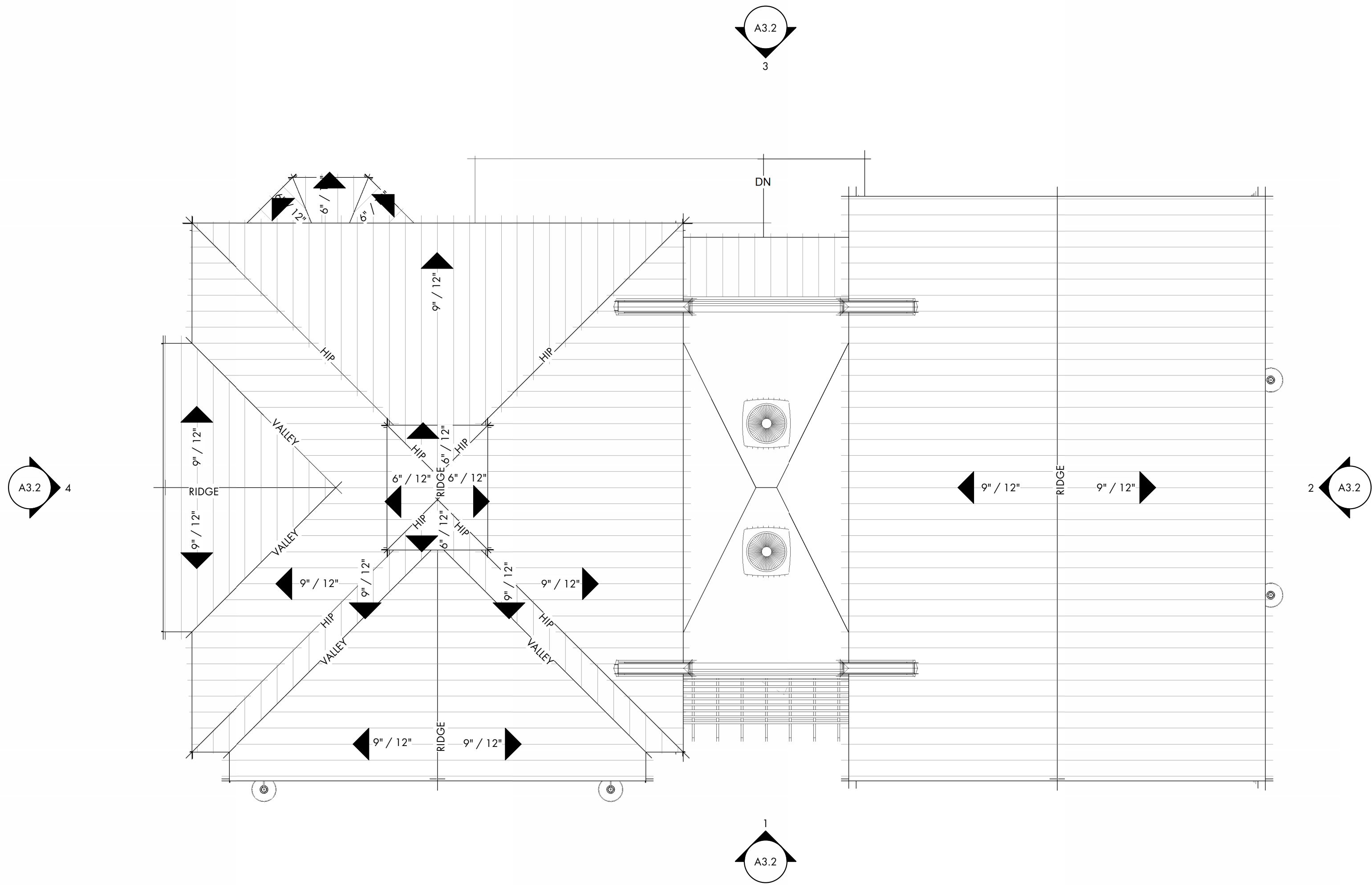
MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

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

ROOF PLAN LEGEND



BUILDING KEYPLAN
N.T.S.



1 BLDG. 'B' ROOF PLAN
A2.2B 3/16" = 1'-0"

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND PART 17.16. REPRODUCTION IN WHOLE OR IN PART BY ANY MEANS OR METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT MAY UNAUTHORIZED REPRODUCTION OR REUSE OF THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT INFO

Date
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'B' ROOF
PLAN

A2.2B

GENERAL EXTERIOR ELEVATION NOTES:

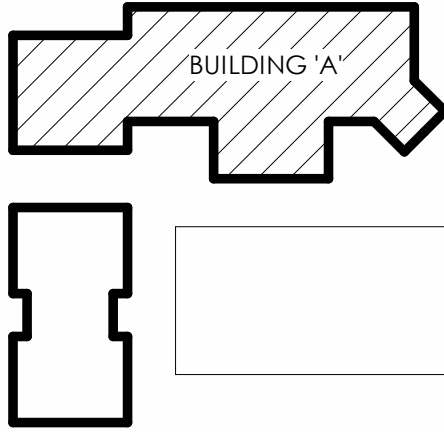
A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



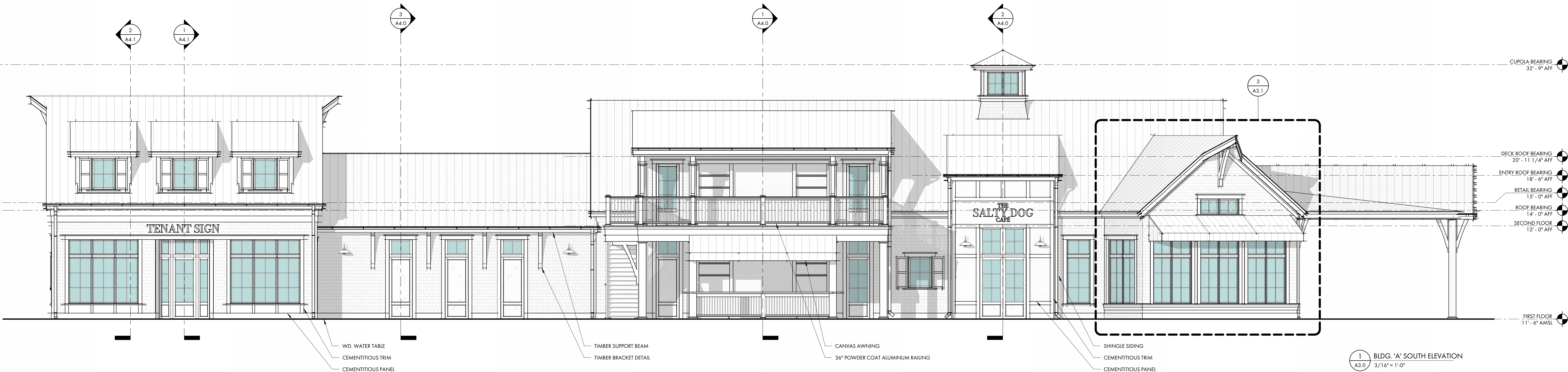
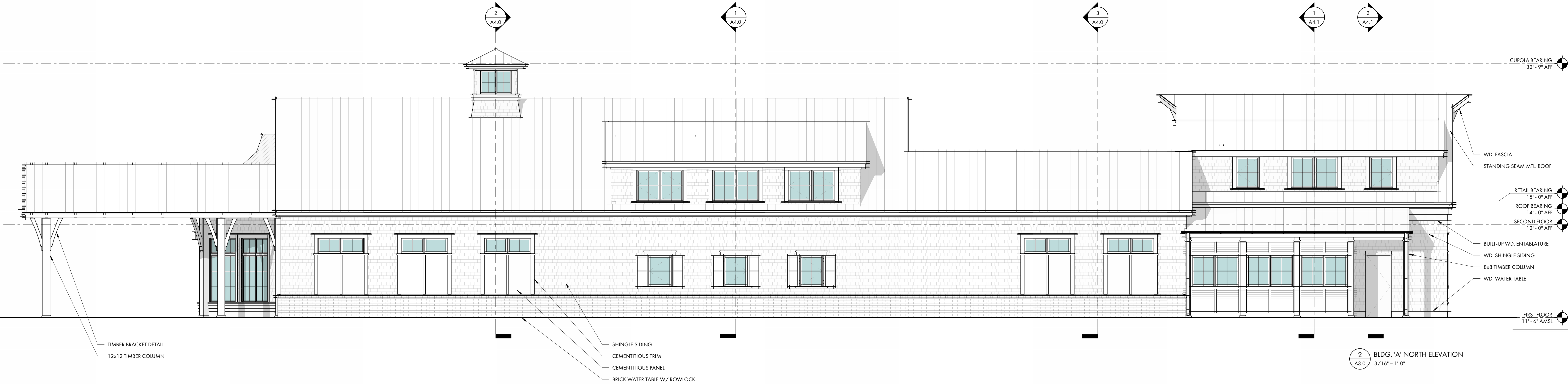
COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



BUILDING KEYPLAN
N.T.S.



SOUTH BEACH MARINA
232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 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
03.26.2024
Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BLDG. 'A' EXTERIOR
ELEVATIONS

A3.0

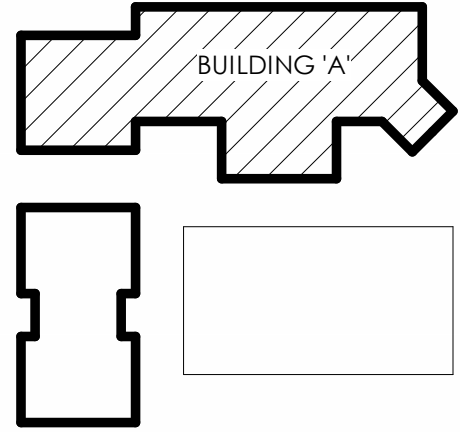
GENERAL EXTERIOR ELEVATION NOTES:

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

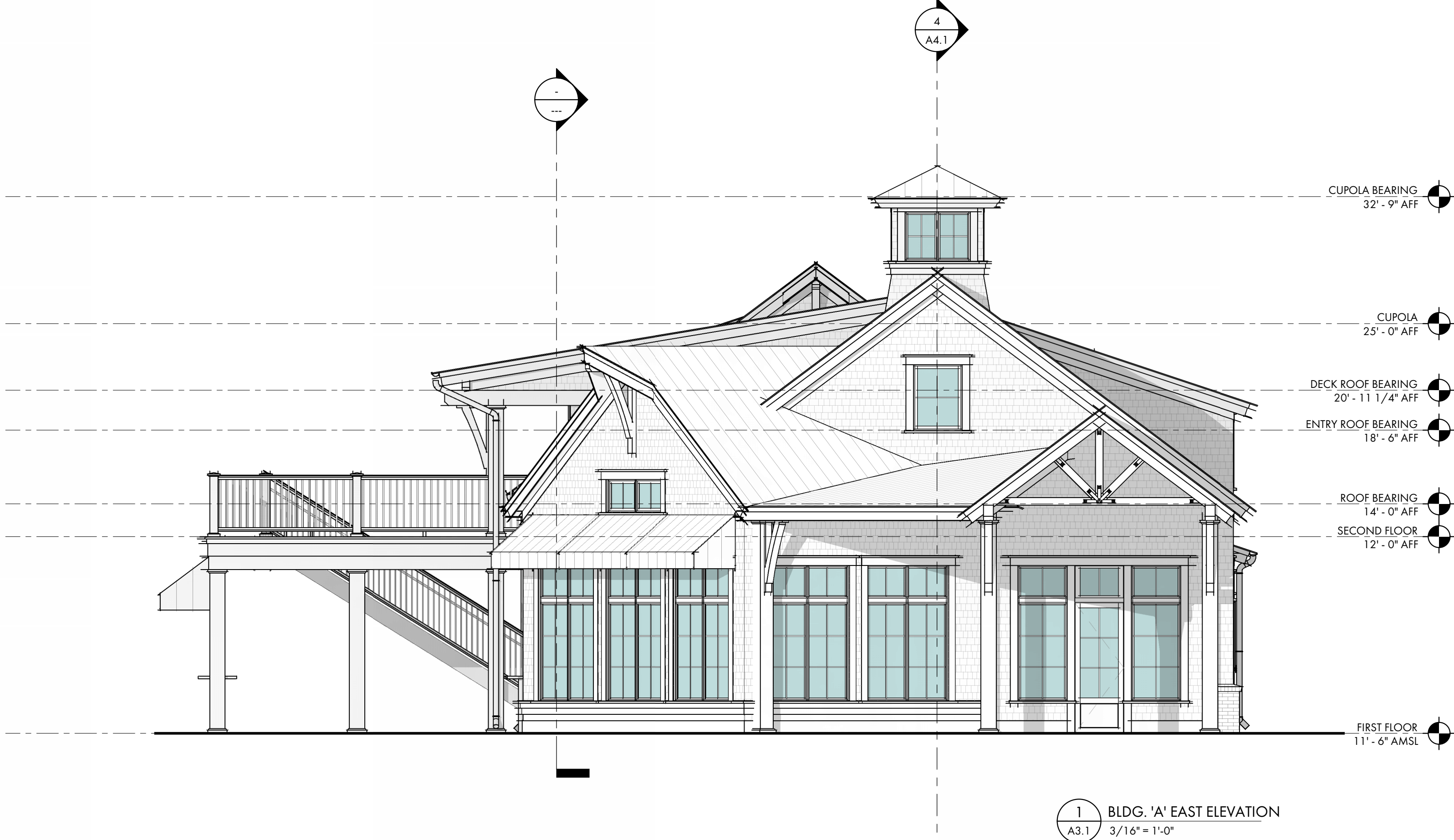
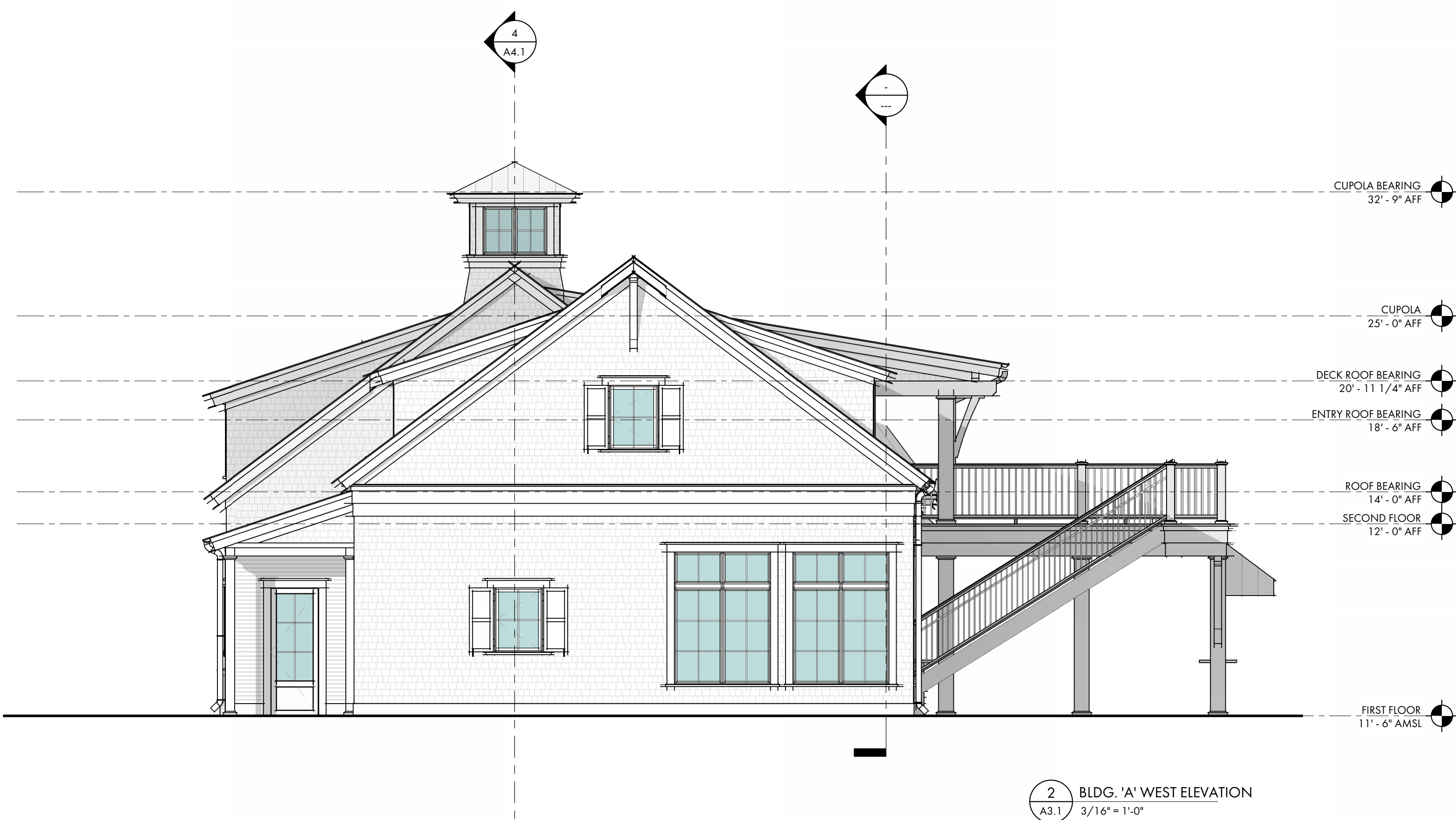
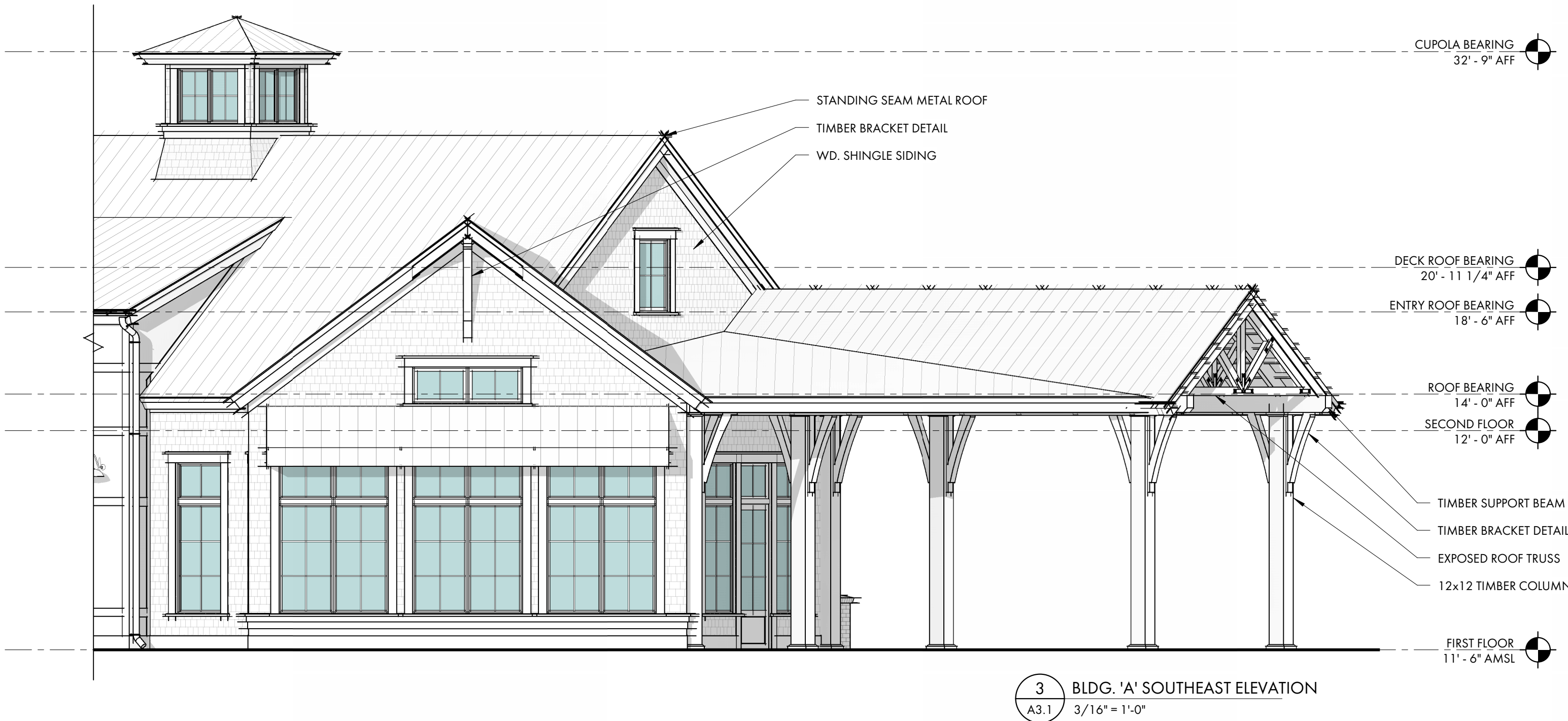


POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM



BUILDING KEYPLAN
N.T.S.



SOUTH BEACH MARINA
232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 COURT ATKINS GROUP- THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND PART 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: 03.26.2024
Project No.: 22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BLDG. 'A' EXTERIOR ELEVATIONS

A3.1

GENERAL EXTERIOR ELEVATION NOTES:

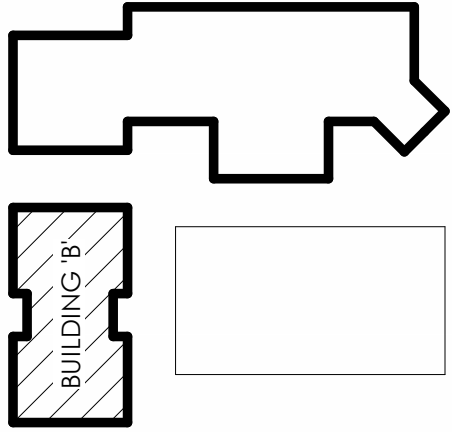
A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



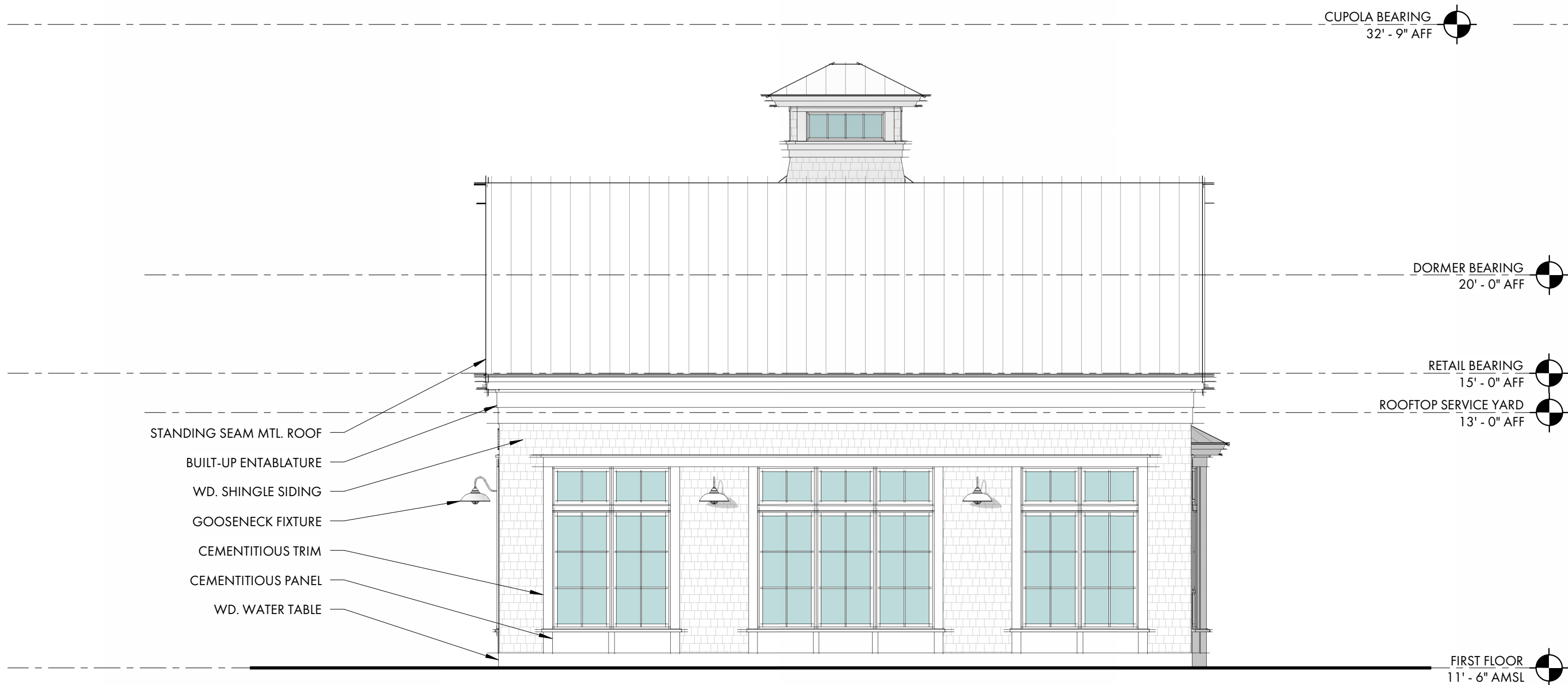
BUILDING KEYPLAN
N.T.S.



4 BLDG. 'B' SOUTH ELEVATION
A3.2 3/16" = 1'-0"



3 BLDG. 'B' WEST ELEVATION
A3.2 3/16" = 1'-0"



2 BLDG. 'B' NORTH ELEVATION
A3.2 3/16" = 1'-0"



1 BLDG. 'B' EAST ELEVATION
A3.2 3/16" = 1'-0"

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT 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
03.26.2024

Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BLDG. 'B' EXTERIOR
ELEVATIONS

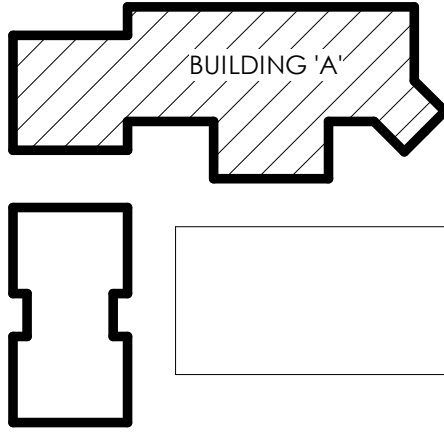
A3.2



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM



BUILDING KEYPLAN
N.T.S.

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 COURT ATKINS GROUP -
THIS DRAWING IS THE PROPERTY OF THE
ARCHITECT AND SHALL NOT 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
03.26.2024

Project No.
22-116

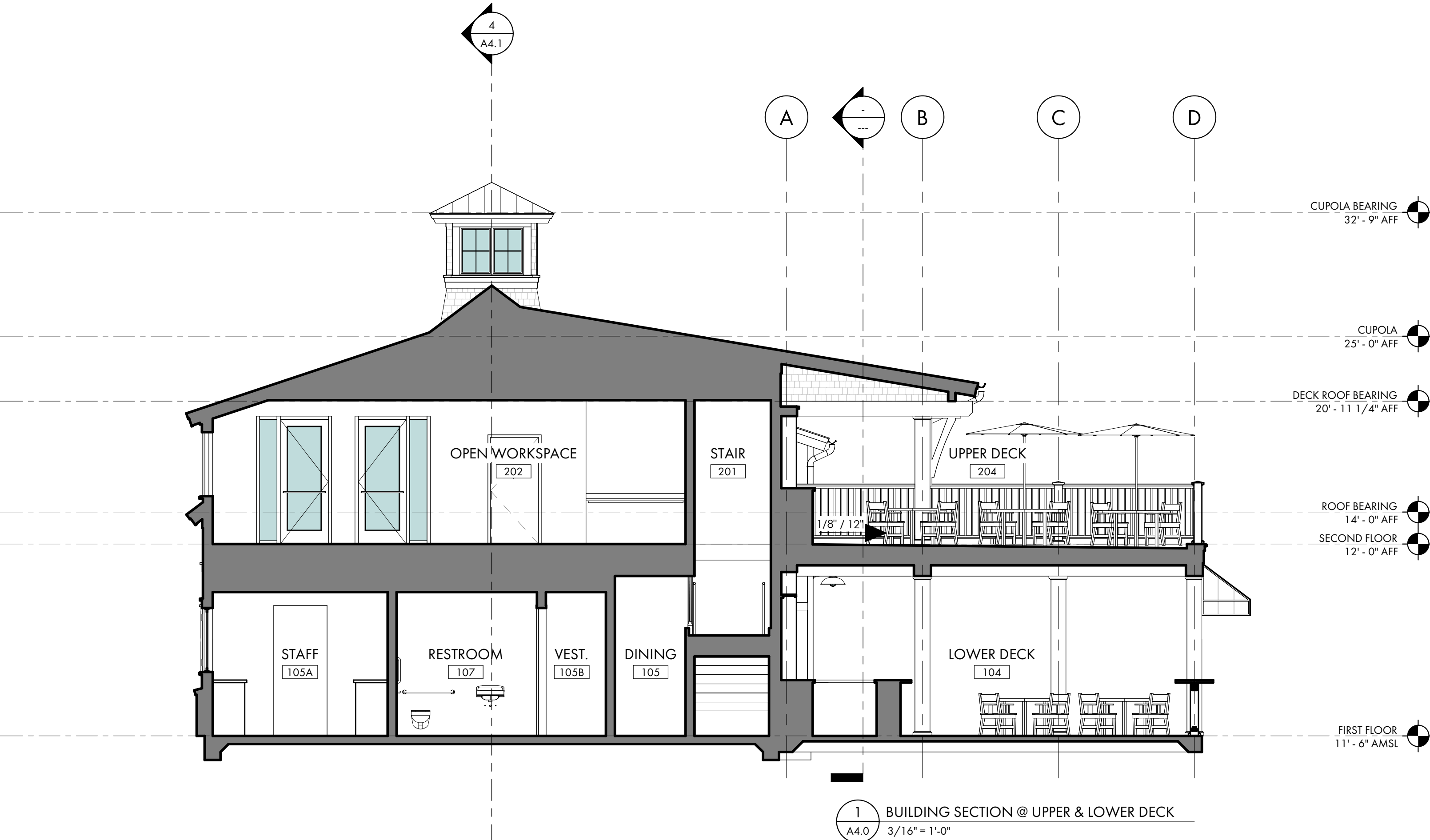
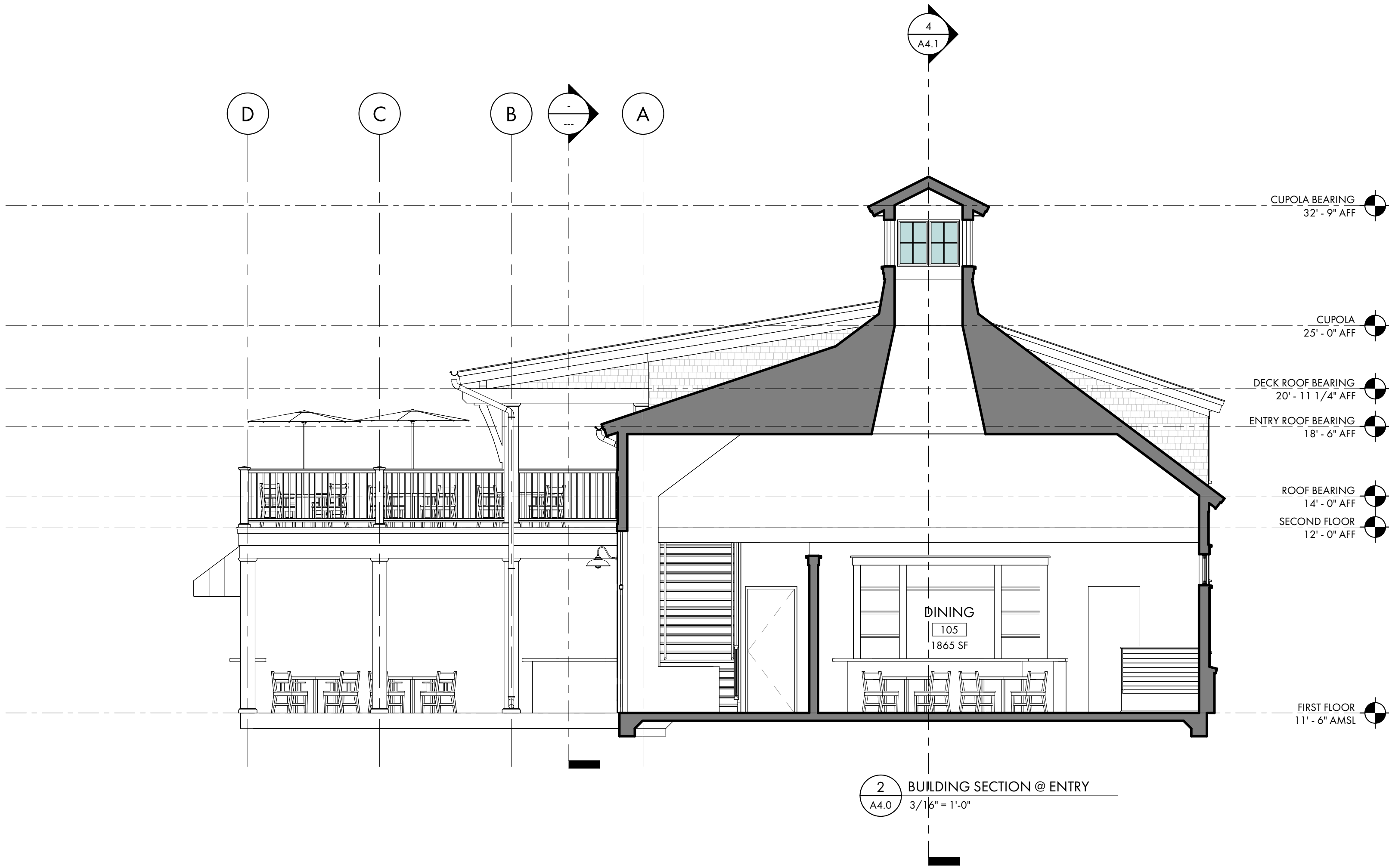
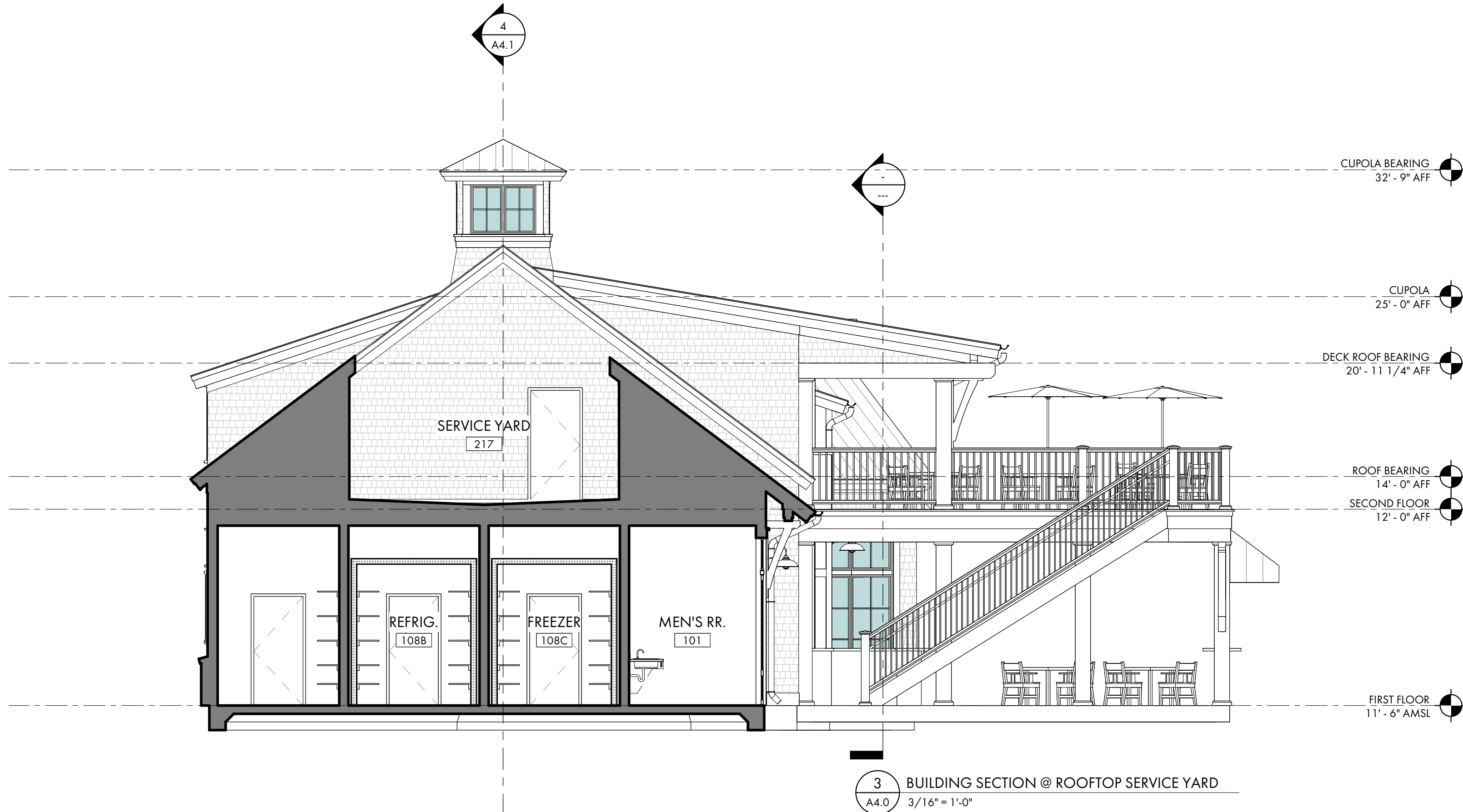
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.0

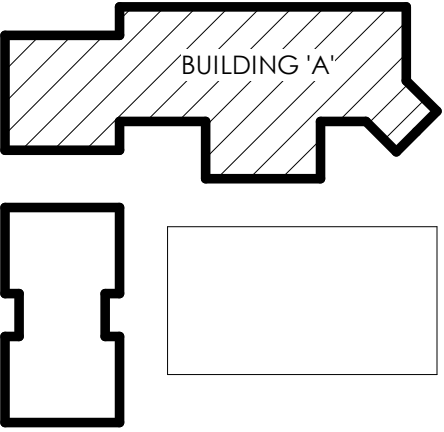




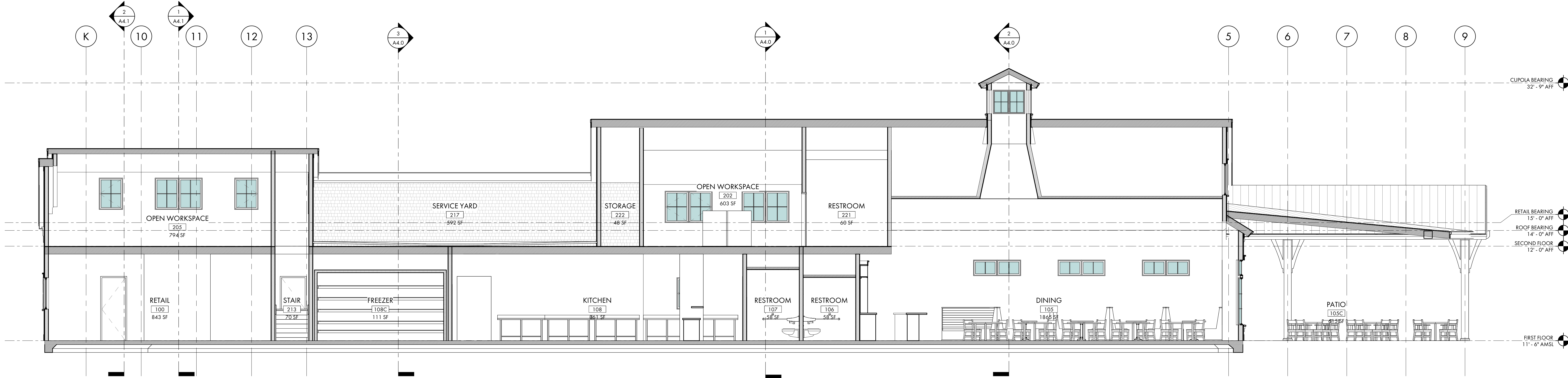
COURT ATKINS GROUP

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

WWW.COURTATKINS.COM



BUILDING KEYPLAN
N.T.S.



4 BUILDING SECTION @ MAIN ROOF
A4.1 3/16\"/>

SOUTH BEACH MARINA
232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

COPYRIGHT 2024 COURT ATKINS GROUP -
THIS DRAWING IS THE PROPERTY OF THE
ARCHITECT AND SHALL NOT 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
03.26.2024

Project No.
22-116

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

SHEET TITLE

BUILDING SECTIONS

A4.1



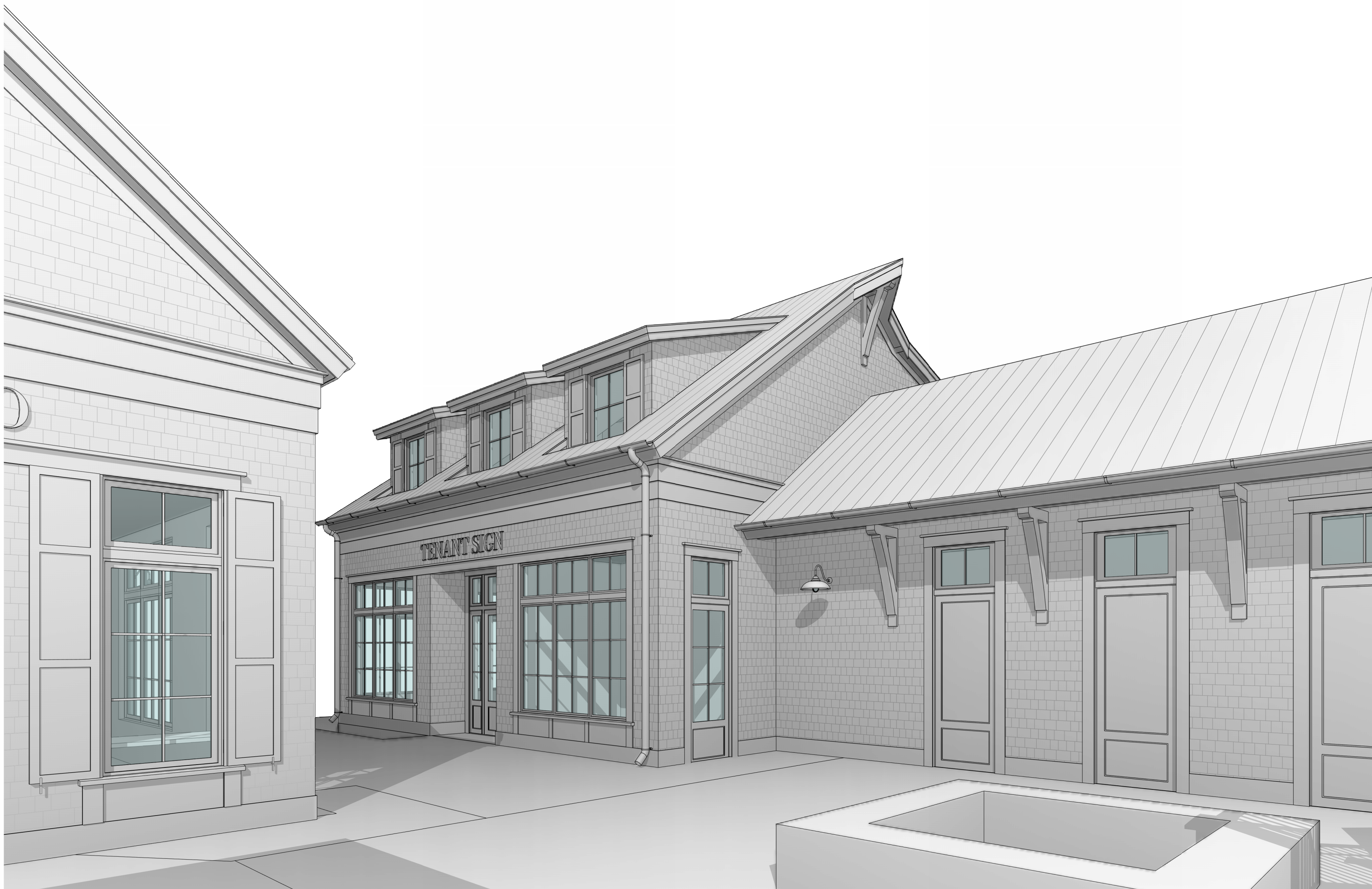
COURT
ATKINS
GROUP

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

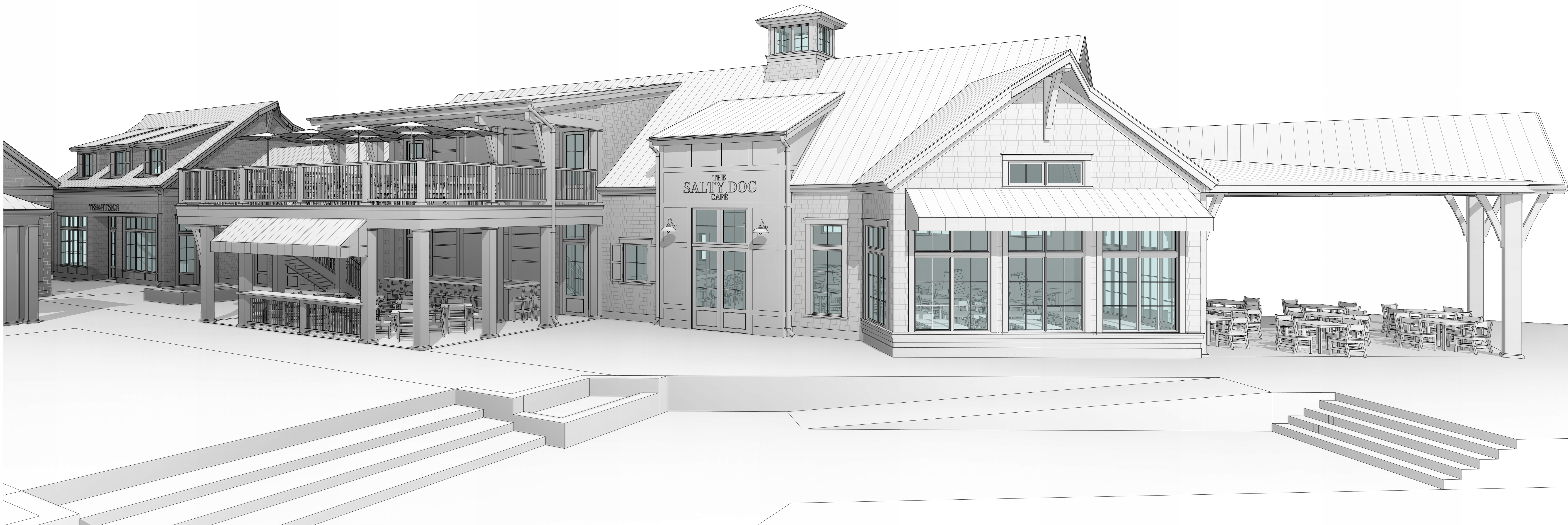
WWW.COURTATKINS.COM



3 WATERFRONT PERSPECTIVE
X1.0



2 COURTYARD PERSPECTIVE
X1.0



1 BOARDWALK PERSPECTIVE
X1.0

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 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
03.26.2024

Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

PERSPECTIVE VIEWS

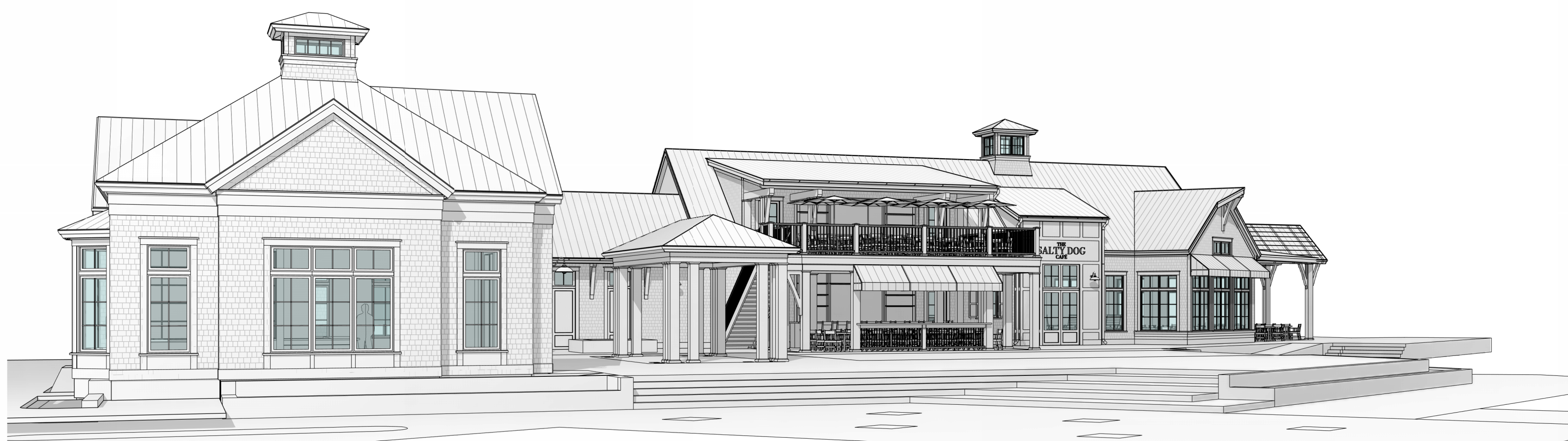
X1.0



COURT
ATKINS
GROUP

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

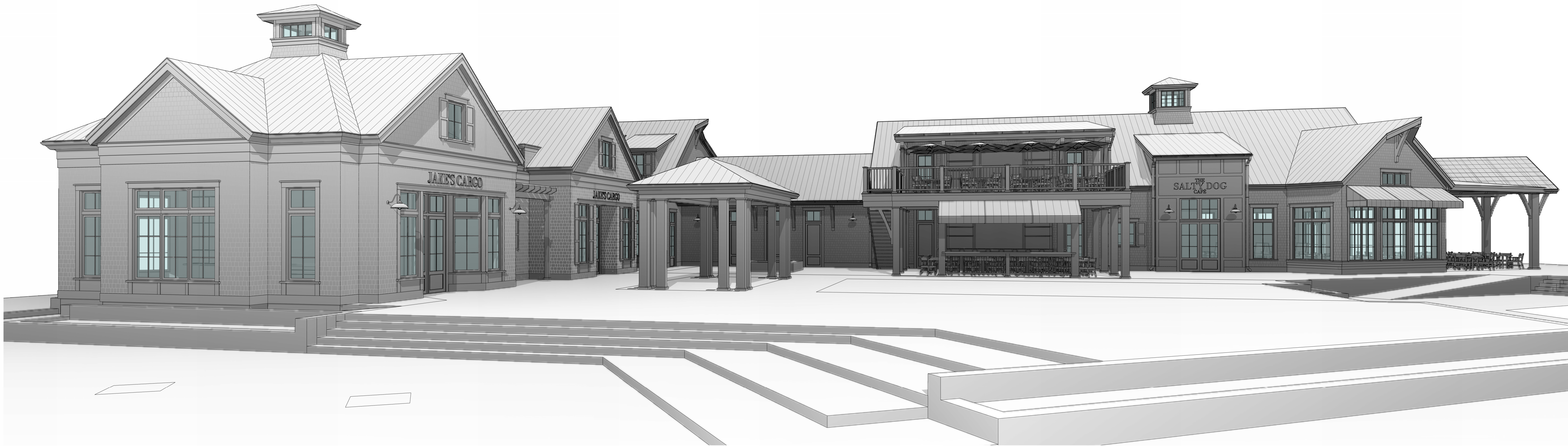
WWW.COURTATKINS.COM



3 DROP-OFF PERSPECTIVE
X1.1



2 PARKING LOT PERSPECTIVE
X1.1



1 OVERALL PLAZA PERSPECTIVE
X1.1

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

© COPYRIGHT 2024 COURT ATKINS GROUP - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT 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
03.26.2024

Project No.
22-116

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

SHEET TITLE

PERSPECTIVE VIEWS

X1.1

METAL ROOF

MCELROY - STANDING SEAM METAL
Charcoal



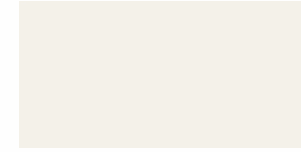
SIDING

NUCEDAR - ROUGHSAWN COMPOSITE SHINGLE
Argos



TRIM, PANEL, & FASCIA

SHERWIN WILLIAMS
Pure White SW 7005



WINDOWS

MARVIN - ULTIMATE COLLECTION
Stone White
Wineberry



SHUTTERS

SHERWIN WILLIAMS
Naval SW6244



SOUTH BEACH MARINA

232 S SEA PINES DRIVE - HILTON HEAD ISLAND, SC
COLOR BOARD
03/26/2024



COURT ATKINS
GROUP Page 70 of 70