



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, June 25, 2024, 2:30 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 May 28th, 2024.
- 4. Appearance by Citizens**
- 5. Unfinished Business**
- 6. New Business**
 - a. DRB-000912-2024-113 Wexford Club Drive Unit HMAST- Conceptual Review
 - b. DRB-000913-2024-111 Wexford Club Drive-Conceptual Review
 - c. DRB-000833-2024 – 232 South Sea Pines Drive – Final Review
 - d. DRB-000928-2024- 27 New Orleans – Final Review
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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

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

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, May 28, 2024, 2:30 PM Minutes

1. Call to Order

Chair Foss called the meeting or order at 2:30 PM.

2. Adoption of the Agenda

A motion to adopt the Agenda as presented was made by Mr. Parker and seconded by Mr. Theodore. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of 5/14/2024

A motion to approve the Regular Meeting Minutes of April 14th, 2024 was made by Mr. Theodore and seconded by Mr. Carstens. The motion passed unanimously.

4. Unfinished Business

5. New Business

a. DRB-000797-2024 - 81 Union Cemetery - Port Royal Facility - Final

Alexis McIlwee, Principal Planner, presented the final review for a new maintenance facility located at 81 Union Cemetery, which is currently being utilized as a storage center for the Port Royal Community. Mrs. McIlwee presented the final color scheme to the board as well as fence details and screening. The civil site plans, architectural plans, and landscaping plans were also included in the presentation as discussed in the last board review. Staff corrections addressed from the previous presentation were listed as bolstering the landscaping buffer to shield the residential use behind the property, consideration of mesh fencing, additional landscaping to the west side of the property to screen the existing shipping containers, providing lighting cut sheets, presentation of a color and material board, and garage doors to be in the proposed darker shade. Staff recommended approval as presented with the necessary suggestions having been met.

The applicant, Scott Sodeman of Sodeman architects as well as Lance Pyle, General Manager of Port Royal, addressed a series of questions from the board regarding the use of transplant Crate Myrtles, fence colors, and support brackets. Mr. Carstens made a motion to approve with the following conditions: the transplant crate myrtles be utilized in the back of the property with evergreens being used along the visible portion of Union Cemetery, and the fence screening is to be green. The motion was seconded by Mr.

Parker and passed unanimously.

6. Appearance by Citizens

There were no appearances by citizens and no comments were left on the Town's Open Portal regarding items unrelated to the Agenda.

7. Board Business

Mr. Carstens addressed Staff regarding the Board's Election of Officers, and inquired about which June meeting would include this on the Agenda. Mrs. McIlwee shared some insight regarding the Town Council Board Election process, and explained that she anticipates new board members joining in about two months. With two of the current members' terms expiring in June of this year and one member ending their term early, this would mean that the group would be lessened to four members for the interim.

8. Staff Reports

Alexis McIlwee, Principal Planner, presented two Minor Corridor Reports to the Board for 8 Executive Park and 59 New Orleans Road.

Mrs. McIlwee also announced her upcoming transition to long-range planning, and she introduced Melissa Paul-Leto who will eventually be filling the role as Design Review Board Coordinator.

9. Adjournment

The meeting was declared adjourned at 3:29 PM.

Approved:

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

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: 113 Wexford Club Drive Unit HMASTD RB#: DRB-000912-2024

DATE: 6/25/2024

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☐	☒	☐	The proposed Wexford Harbour Center will be replacing the existing Wexford Harbourmaster building in a larger footprint.
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☒	☐	The proposed design does not match the existing building.

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	☒	☐	☐	Details will be submitted at final review.
Incorporates wood or wood simulating materials	☒	☐	☐	Details will be submitted at final review.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details will be submitted at final review.
Utilities and equipment are concealed from view	☐	☐	☒	Details will be submitted at final review.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Specifications will be submitted at final review.
Accessory elements are designed to coordinate with the primary structure	☐	☐	☒	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	Landscaping plan to be submitted at final review – applicable comment for remaining landscape design criteria
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable	☐	☐	☒	

elements of the project				
A variety of species is selected for texture and color	☐	☐	☒	
Provides overall order and continuity of the Landscape plan	☐	☐	☒	
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☐	☒	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☐	☐	☒	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☐	☐	☒	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☐	☐	☒	
Proposed groundcovers are evergreen species with low maintenance needs	☐	☐	☒	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☐	☐	☒	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☐	☐	☒	
Ornamentals and Annuals are limited to entrances and other focal points	☐	☐	☒	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval of the conceptual submittal with the following conditions to be provided prior to the Final submittal:
 - a. Submit a utility plan that indicates the location of equipment and the screening of it.
 - b. Physical Material and Color Board on a 11”x17” - ask for example if needed
 - c. Lighting Plan

d. Prominent building architectural details, as needed e. Final floor plans and elevation drawings
2. Any additional information as required by the Board.

**113 WEXFORD CLUB
DRIVE
CONCEPTUAL REVIEW
June 25th, 2024
DRB-000912-2024**



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: Daniel L. Ogden Company: Wexford Plantation HOA, Inc.
Mailing Address: P.O. Box 4100 City: Hilton Head Island State: SC Zip: 29938
Telephone: (843) 715-0917 Fax: _____ E-mail: dogden@wexfordhiltonhead.com
Project Name: Wexford Harbour Center Replacement Project Address: 113 Wexford Club Dr.
Parcel Number [PIN]: R 5 5 0 0 1 5 0 0 D 0 2 3 9 0 0 0 0
Zoning District: PD-1 Overlay District(s): Corridor Overlay

**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
☐ Final Approval – Proposed Development

☒ Alteration/Addition
☐ 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.
- ☒ 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

June 11, 2024

DATE

**113 WEXFORD CLUB
DRIVE
PROJECT NARRATIVE
&
WEXFORD HOA
APPROVAL**



MEMORANDUM

Project:	Project No.
Wexford Harbour Center	24001
113 Wexford Club Drive	Date: 4/22/2024
Hilton Head Island, SC 29928	Submittal: HHI Conceptual Review

Site Analysis Narrative

Wexford Harbour Center

The Wexford Harbour Center is a replacement of the existing Wexford Harbourmaster building. The harbor lock machine room and electrical panels will remain in place and operational. The new building is 4,228 sf heated with 731 sf of utility / workshop area and consists of Harbor Master offices, a multi-purpose room, restrooms, a commissary, and outdoor porches. The existing patio and steps to the wood dock will remain.

The expanded portion of the Harbour Center is planned to be constructed over an area of walkways and cart paths with views of the harbor. The site slopes down on this side from the raised pad of the existing building to the natural grade. Some existing utility boxes will be relocated. The Wexford ARB design requirements influenced the architectural style. The tight space between setbacks, buffers, and utility easements influenced the layout of the building. The East and Southeast sides of the property are bordered by the harbor headwall, with a 20' setback. The Northwest side of the property is constrained by a 100' utility easement.

Most of the trees removed are pines ranging in size from 10" to 16". There will be 5 live oaks removed: one 12", two 14", and two 20".

The site and survey drawings are included in the submittal package for reference.



WEXFORD

Post Office Box 4100
Hilton Head Island, SC 29938
Telephone: (843) 686-6950

May 15, 2024

Town of Hilton Head Island
One Town Center Court
Hilton Head, SC 29928

RE: 113 Wexford Club Dr. – Harbour Center Improvement

To Whom it may concern,

The ASC for Wexford Plantation has received and reviewed the plans by Woods Dendy Architects, LLC dated April 22, 2024, for the Wexford Harbour Center Improvements near the Wexford harbour lock. The project meets all the Wexford Guideline requirements. Therefore, on May 15, 2024, the ASC has given a Final Approval for the project to move forward with the Town of Hilton Head Planning/Permitting process.

Should you have any questions please feel free to contact me at 843-686-8820 or email cwilkins@wexfordhiltonhead.com.

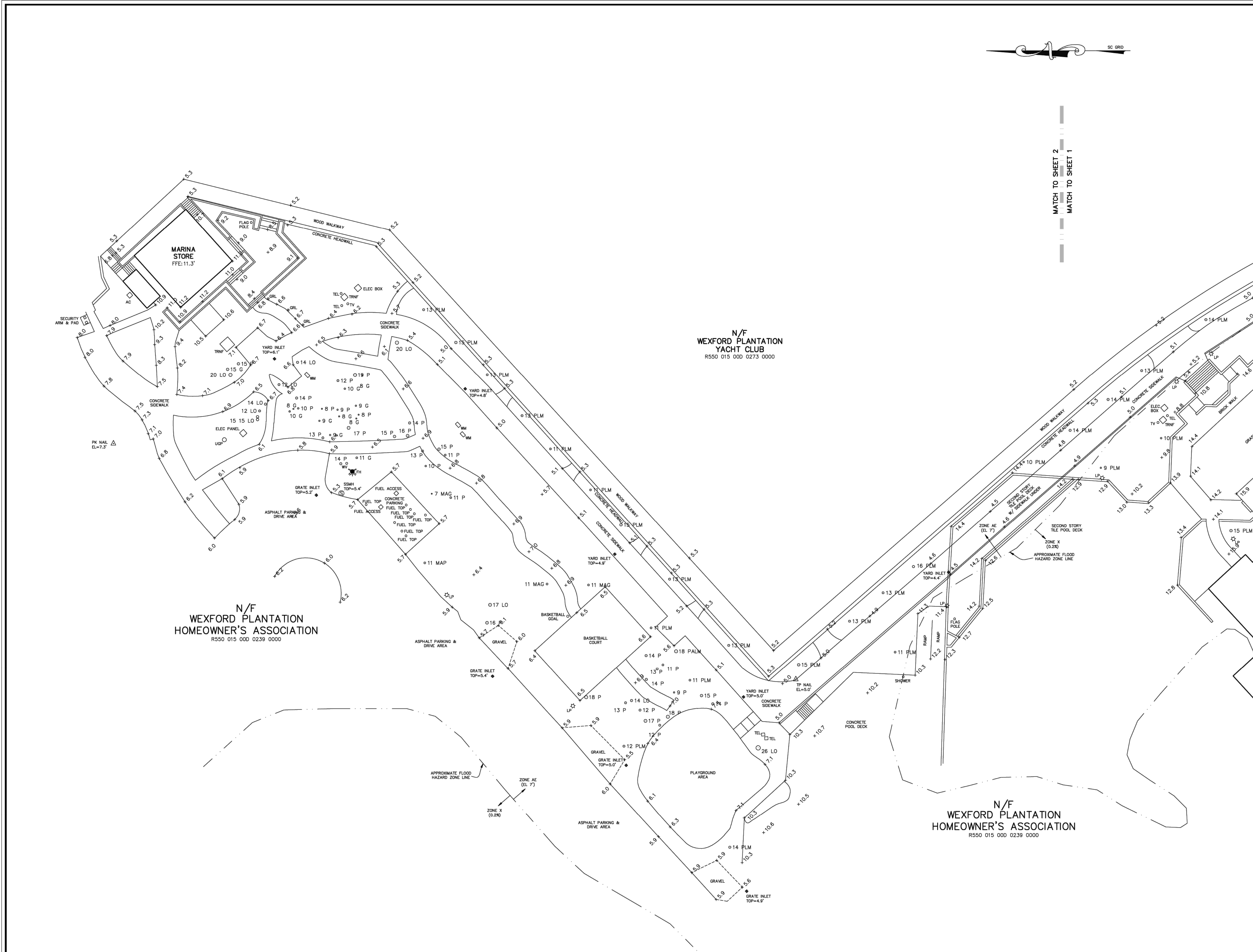
Best Regards,

Christine Wilkins

Christine Wilkins
ASC Administrator
Wexford HOA

PREMIER BOATING, GOLF & TENNIS COMMUNITY

113 WEXFORD CLUB DRIVE SURVEY



WEXFORD ON THE GREEN

DRIVE

CLUB

SITE

HARBOR BASIN

BRIDGE TOWN ROAD

VICINITY MAP

NOT TO SCALE

NOTES:

- THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP No. 46015004426, COMMUNITY No. 450250, DATED 03/23/21.
- TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT FOR THE TRANSFER OF PROPERTY OR RECORDING.
- UNDERGROUND STORM DRAINAGE PIPE SHOWN IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION. ALL GRATE INLETS WERE FULL OF WATER AT THE TIME OF THE FIELD SURVEY. THEREFORE PIPES CONNECTING TO GRATE INLETS SHOWN ARE BASED ON INFORMATION BY OTHERS.

REFERENCE(S):

1. PLAT BOOK 31, PAGE 9

LEGEND:

P	PINE
PLM	PALMETTO
LO	LIVE OAK
LA	LAUREL OAK
ELM	ELM
HOL	HOLLY
MAG	MAGNOLIA
MAP	MAPLE
WIL	WILLOW
LP	LIGHT POST
FH	FIRE HYDRANT
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
-SD-	STORM DRAINAGE PIPE
SSMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION

DONALD R. COOK, JR.

S.C.P.L.S. No. 19010

NOT VALID UNLESS CRIMPED WITH SEAL

20 10 0 20 40

GRAPHIC SCALE

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A PARTIAL ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF

WEXFORD CLUBHOUSE AREA

WEXFORD CLUB DRIVE

WEXFORD PLANTATION

A PORTION OF TMS R550 015 000 0239 0000

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:

WEXFORD PLANTATION

PROPERTY OWNERS ASSOC.

COOK LAND SURVEYING INC.

No. 3290

23 Trotting Hill Lane, Bluffton, SC 29910

p: 843.247.1311 e: cooklandsurvey@brogrey.com

PROJECT No.: **09080005**

DRAWN BY: DRC PROJECT NAME: 09080005

DATE: 02.16.24 FILE: 09080005PAT12 021624.dwg

SCALE: 1"= 20'

SHEET **1** OF **2**

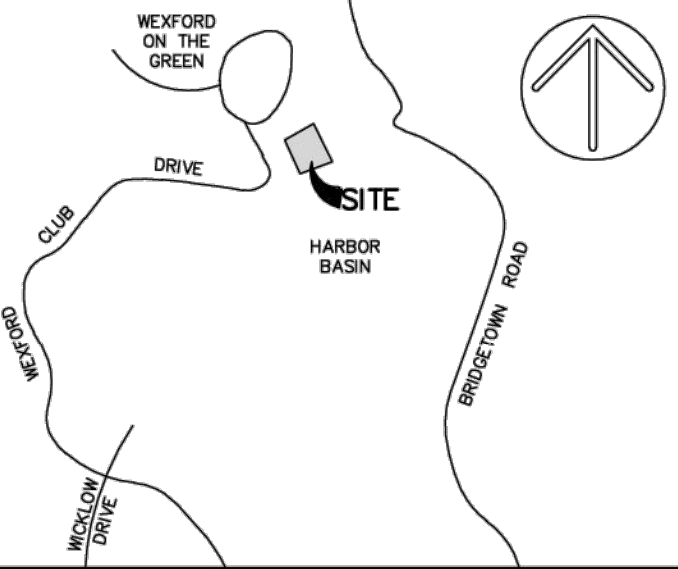


MATCH TO SHEET 2
MATCH TO SHEET 1

N/F
WEXFORD PLANTATION
YACHT CLUB
R550 015 000 0273 0000

WEXFORD CLUBHOUSE
FFE: 16.2'

N/F
WEXFORD PLANTATION
HOMEOWNER'S ASSOCIATION
R550 015 000 0239 0000



VICINITY MAP NOT TO SCALE

NOTES:

- THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP No. 46015004426, COMMUNITY No. 450250, DATED 03/23/21.
- TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
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REFERENCE(S):

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LEGEND:

P	PINE
PLM	PALMETTO
LO	LIVE OAK
LA	LAUREL OAK
ELM	ELM
HOL	HOLLY
MAG	MAGNOLIA
MAP	MAPLE
WIL	WILLOW
LP	LIGHT POST
FH	FIRE HYDRANT
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
PV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAINAGE PIPE
SDMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION

DONALD R. COOK, JR.

S.C.P.L.S. No. 19010

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WEXFORD CLUBHOUSE AREA
WEXFORD CLUB DRIVE

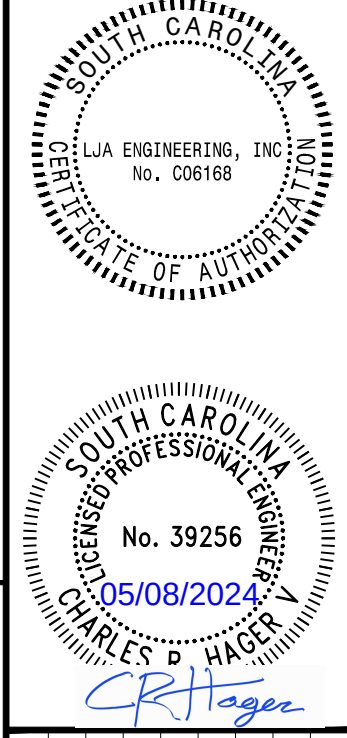
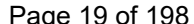
WEXFORD PLANTATION
A PORTION OF TMS R550 015 000 0239 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
WEXFORD PLANTATION
PROPERTY OWNERS ASSOC.



PROJECT No.: **09080005**
DRAWN BY: DRC PROJECT NAME: 09080005
DATE: 02.16.24 FILE: 09080005PAT12 021624.dwg
SCALE: 1" = 20'
SHEET **2** OF **2**

**113 WEXFORD CLUB
DRIVE
SITE PLAN SET**



- WEXFORD HARBOUR CENTER RENOVATION
113 WEXFORD CLUB DRIVE
NIX CONSTRUCTION
EX. CONDITIONS & DEMOLITION PLAN



Know what's below.
Call before you dig.

DATE: MAY 8, 2024

DESIGNED BY: RJW

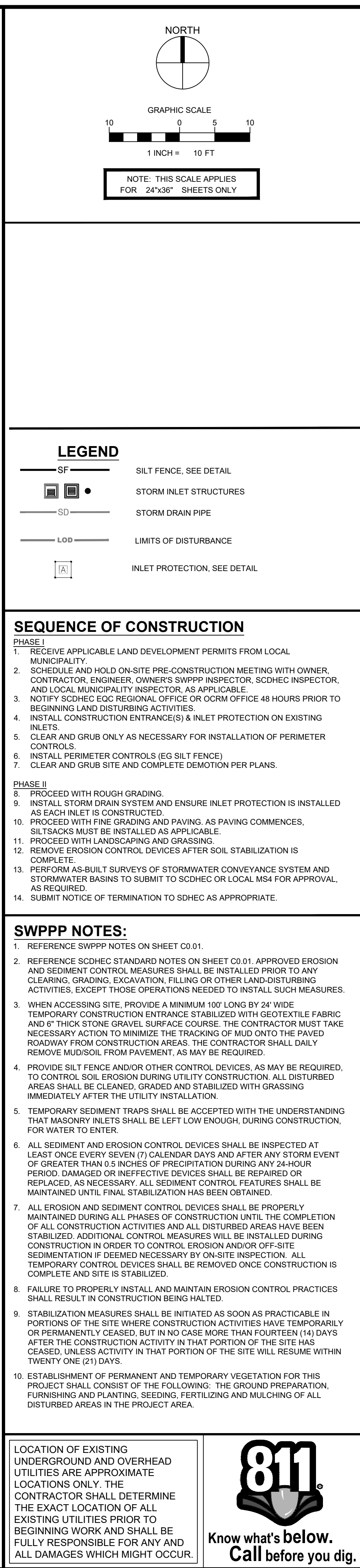
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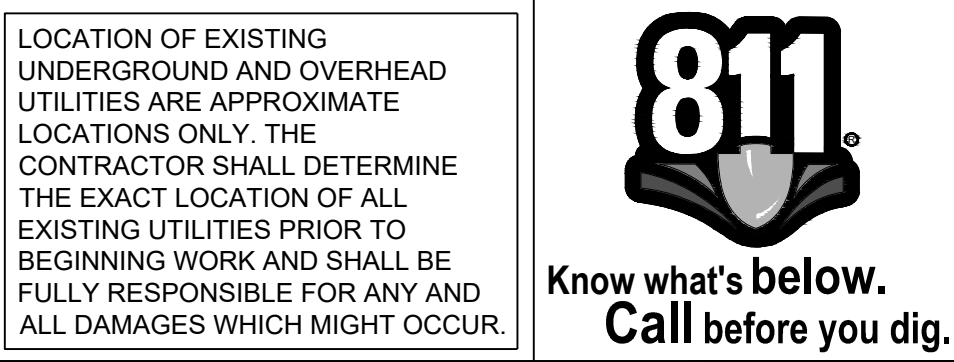
CHECKED BY: CRH

JOB NUMBER: SC4674-2401

SHEET NO.

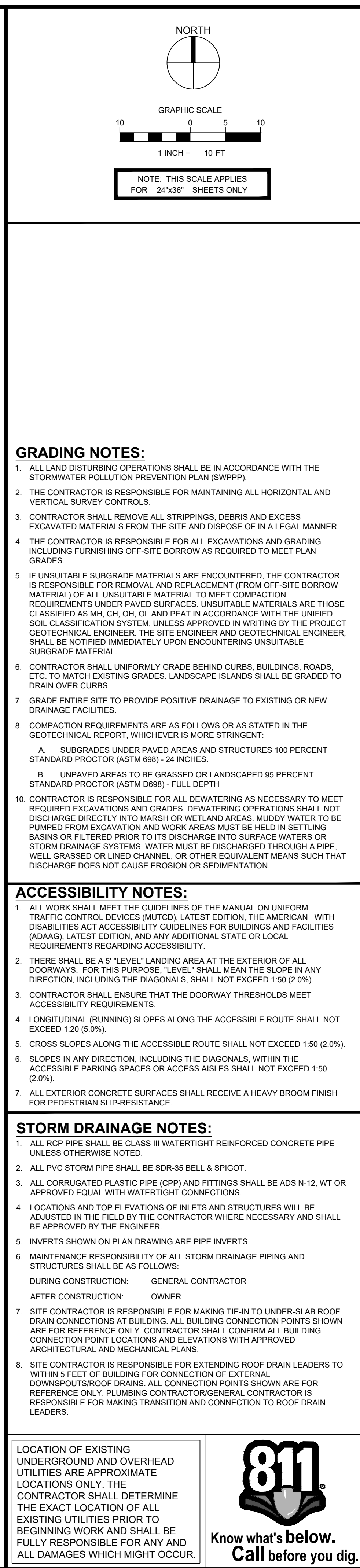
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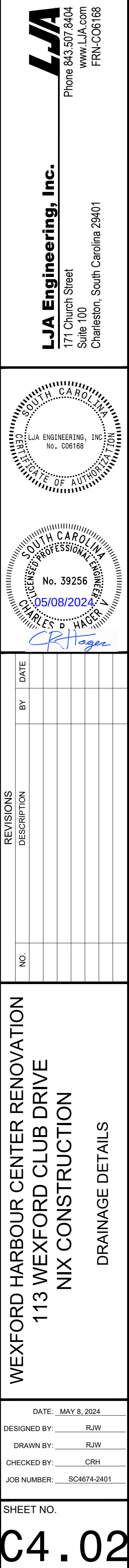


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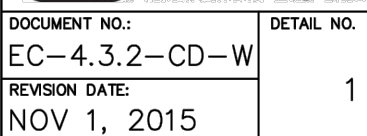
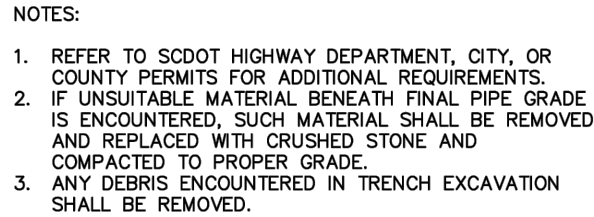
WEXFORD HARBOUR CENTER RENOVATION 113 WEXFORD CLUB DRIVE NIX CONSTRUCTION		SITE PLAN	
DATE: MAY 8, 2024			
DESIGNED BY:	RJW		
DRAWN BY:	RJW		
CHECKED BY:	CRH		
JOB NUMBER:	SC4674-2401		
SHEET NO.			
C3.01			



Page 25 of 198



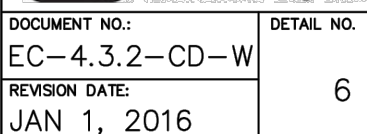
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THIS DETAIL IS AN "UNCONTROLLED" COPY OF A "CONTROLLED" DOCUMENT
NO REVISION OR MODIFICATION OF THIS DETAIL SHALL BE MADE WHATSOEVER
WITHOUT PRIOR WRITTEN APPROVAL FROM CHARLESTON WATER SYSTEM

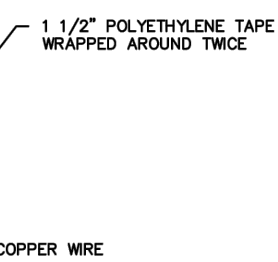
NOTES:

*RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) STANDARDS FOR ALL FITTINGS. FITTINGS OF OTHER SIZES, CHANGES IN CONDITIONS, ETC. NOT IN THIS TABLE SHALL BE IN ACCORDANCE WITH DIPRA STANDARDS.

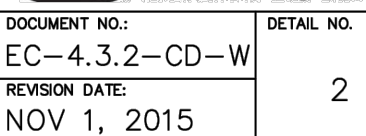
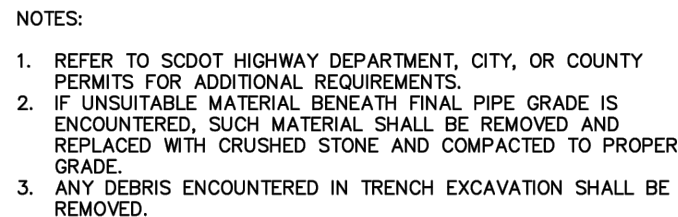
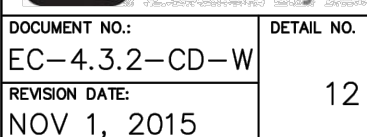


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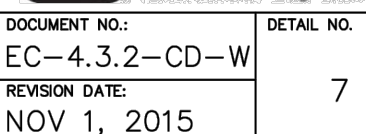
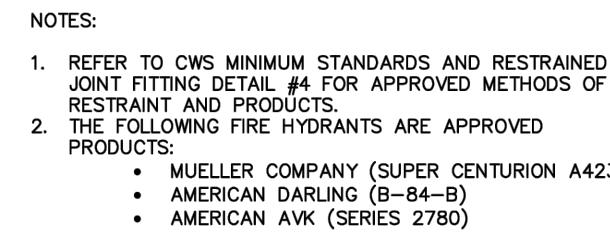


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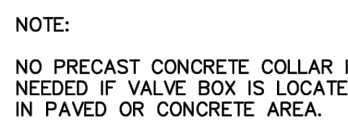
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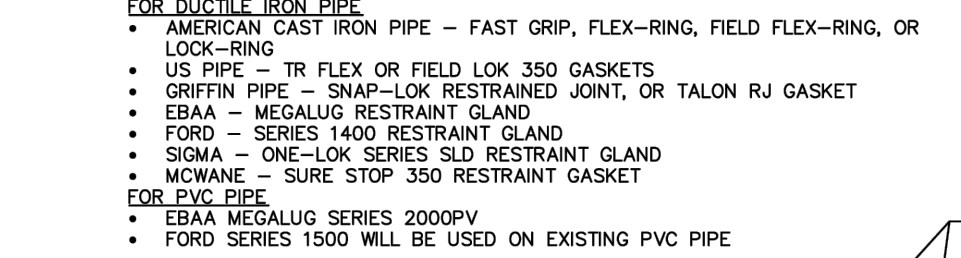
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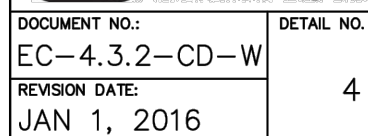


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*RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) STANDARDS FOR ALL FITTINGS. FITTINGS OF OTHER SIZES, CHANGES IN CONDITIONS, ETC. NOT IN THIS TABLE SHALL BE IN ACCORDANCE WITH DIPRA STANDARDS.

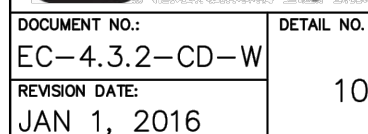
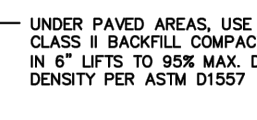


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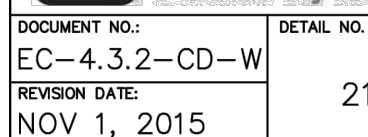
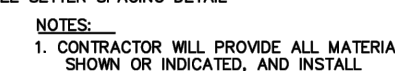
NOTES:

1. CENTER VALVE BOX OVER OPERATING NUT TO ENSURE FREE VALVE OPERATION.
2. USE #6 RISER PIPE ON 4" AND 6" VALVES AND LARGER.
3. USE RISER PIPE ON 8" VALVES AND LARGER.
4. DO NOT ALLOW VALVE BOX OR RISER TO REST ON ANY PORTION OF VALVE.
5. RISER LENGTH AS REQUIRED WITH VALVE BOX ADJUSTED TO TOP OF DOWN VALVE. BOX SHALL BE ADJUSTED UP TO MATCH FINISH PAVEMENT ELEVATION OR 1" ABOVE FINISH GRADE.
6. REFER TO CWS MINIMUM STANDARDS FOR APPROVED INSTALLATION REQUIREMENTS.
7. THE FOLLOWING VALVE TYPES ARE APPROVED PRODUCTS:
 - a. 15" Riser Union #4855 SERIES
 - b. BINGHAM & TAYLOR #4905 SERIES (U.S. ONLY)
 - c. APC BOX WITH EXTERNAL STEM AND LOCKING LID
 - d. EAST JORDAN HORNWORKS #6500 SERIES
8. IF VALVE BOX IS USED WITH GATE VALVE AS AN ALTERNATIVE TO A FIRE SERVICE POST INDICATOR VALVE, THE TOP OF THE INTERIOR LID SHALL BE PAINTED RED AND "FIRE" SHALL BE CAST IN THE LID.



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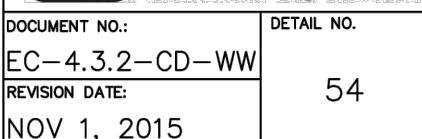
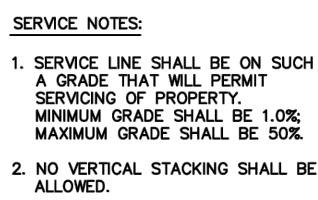
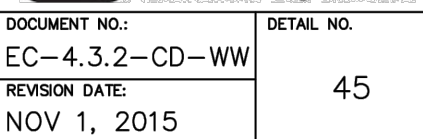
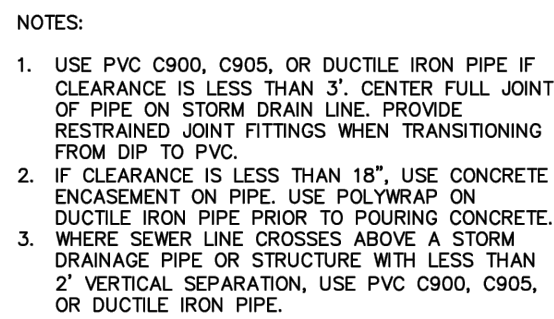
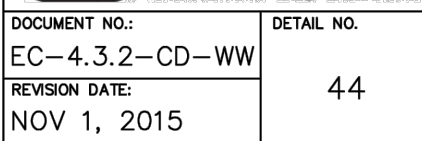
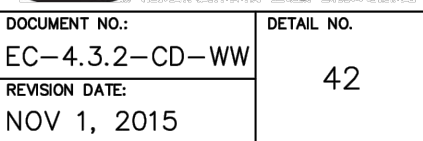
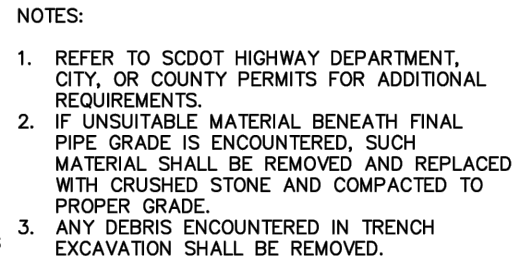
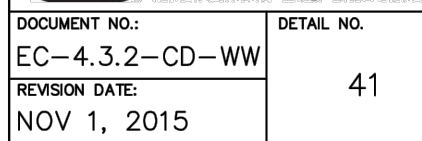
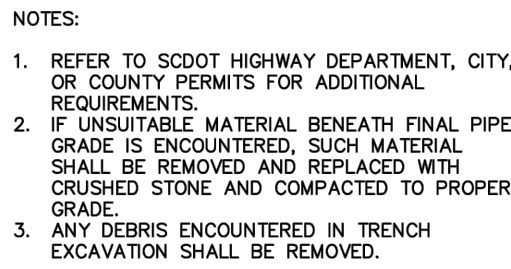
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NOTE: SIPSD ACCEPTS CWS STANDARDS

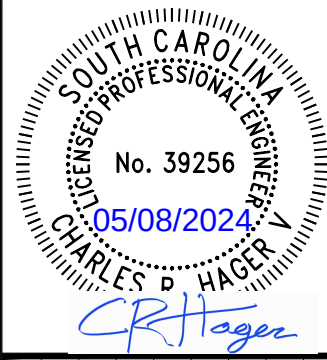
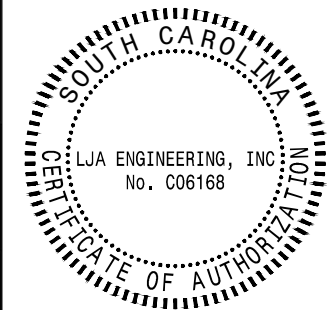


LJA Engineering, Inc.

LJA

171 Church Street
Suite 100
Charleston, South Carolina 29401

Phone 843.507.8404
www.LJA.com
FRN-C08168

[illegible]

WEXFORD HARBOUR CENTER RENOVATION
113 WEXFORD CLUB DRIVE
NIX CONSTRUCTION

DATE: MAY 8, 2024
DESIGNED BY: RJW
DRAWN BY: RJW
CHECKED BY: CRH
JOB NUMBER: SC4674-2401

SHEET NO.

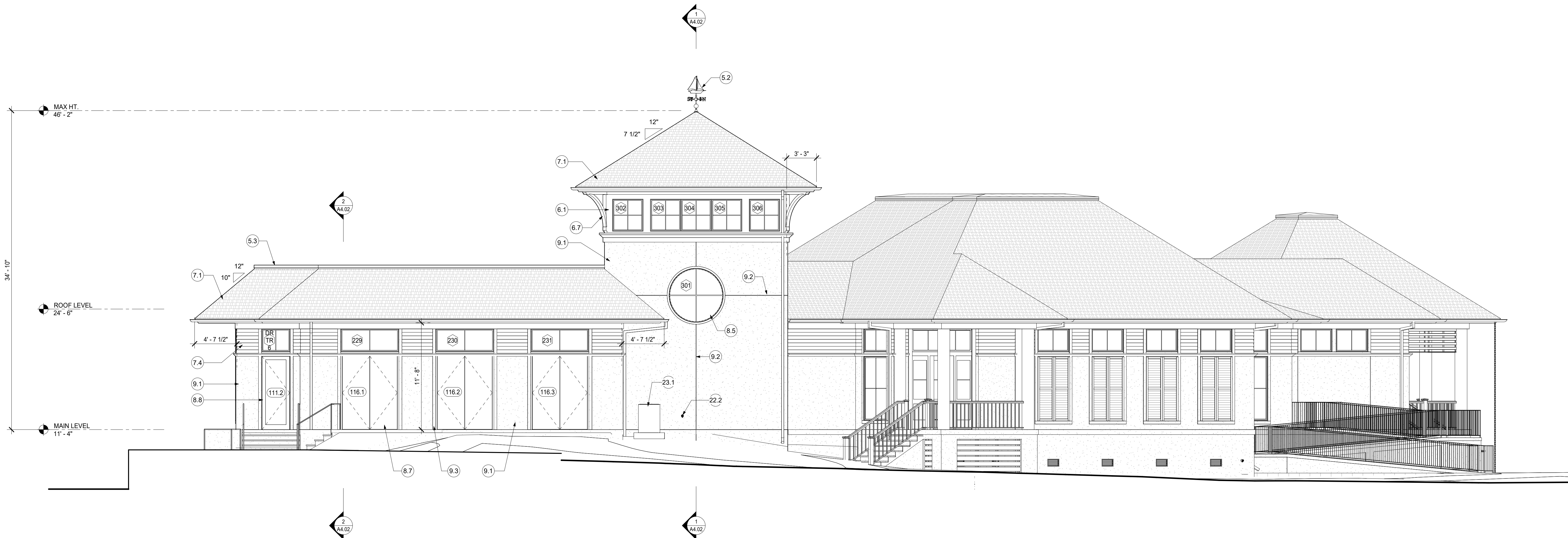
C5.03



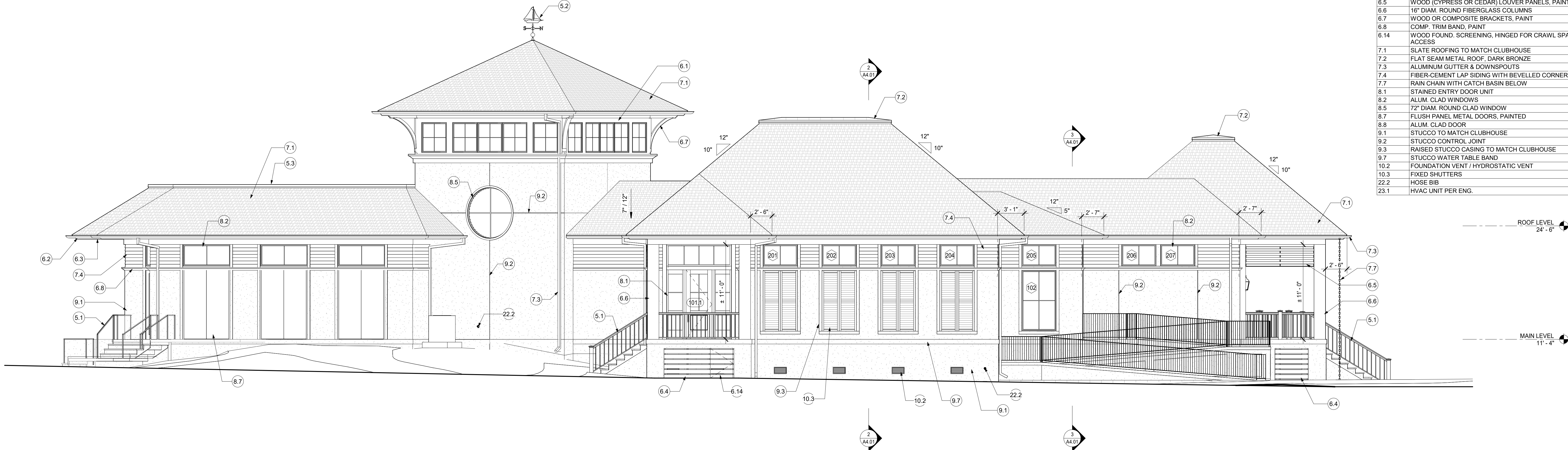
DATE: MAY 8, 2024	
DESIGNED BY:	RJW
DRAWN BY:	RJW
CHECKED BY:	CRH
JOB NUMBER:	SC4674-2401
SHEET NO.	
C6.01	

**113 WEXFORD CLUB
DRIVE
ARCHITECTURAL PLAN
SET**





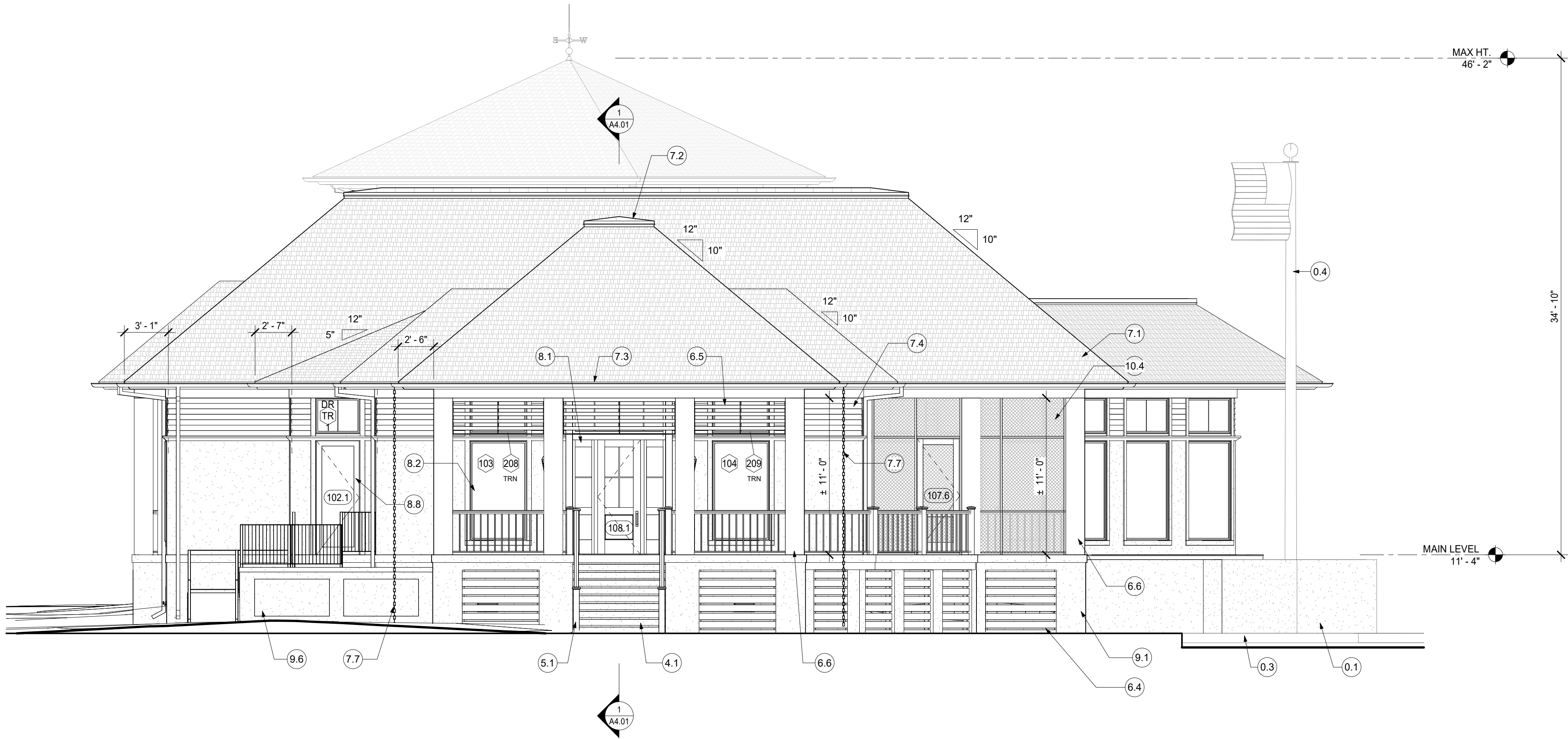
2 NW ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND	
NUMBER	KEYNOTE TEXT
5.1	ALUM. RAILING
5.2	COPPER WIND VANE / LIGHTING ROD
5.3	METAL CAP
6.1	COMP. TRIM, PAINTED
6.2	COMP. FASCIA, PAINTED
6.3	T&G SOFFIT, PAINT
6.4	PT WOOD FOUND. SCREENING, WITH METAL SCREEN
6.5	WOOD (CYPRESS OR CEDAR) LOUVER PANELS, PAINT
6.6	16" DIAM. ROUND FIBERGLASS COLUMNS
6.7	WOOD OR COMPOSITE BRACKETS, PAINT
6.8	COMP. TRIM BAND, PAINT
6.14	WOOD FOUND. SCREENING, HINGED FOR CRAWL SPACE ACCESS
7.1	SLATE ROOFING TO MATCH CLUBHOUSE
7.2	FLAT SEAM METAL ROOF, DARK BRONZE
7.3	ALUMINUM GUTTER & DOWNSPOUTS
7.4	FIBER-CEMENT LAP SIDING WITH BEVELLED CORNERS
7.7	RAIN CHAIN WITH CATCH BASIN BELOW
8.1	STAINED ENTRY DOOR UNIT
8.2	ALUM. CLAD WINDOWS
8.5	72" DIAM. ROUND CLAD WINDOW
8.7	FLUSH PANEL METAL DOORS, PAINTED
8.8	ALUM. CLAD DOOR
9.1	STUCCO TO MATCH CLUBHOUSE
9.2	STUCCO CONTROL JOINT
9.3	RAISED STUCCO CASING TO MATCH CLUBHOUSE
9.7	STUCCO WATER TABLE BAND
10.2	FOUNDATION VENT / HYDROSTATIC VENT
10.3	FIXED SHUTTERS
22.2	HOSE BIB
23.1	HVAC UNIT PER ENG.

PROJECT NO.	24001
DRAWN BY: GWHD	CHECKED BY: GWHD
REVISION SCHEDULE	REV. DATE
REV. NO.	
REV. DATE	
DRB CONCEPT REVIEW	
DATE: 04/22/24	



2 SOUTH ELEVATION
3/16" = 1'-0"

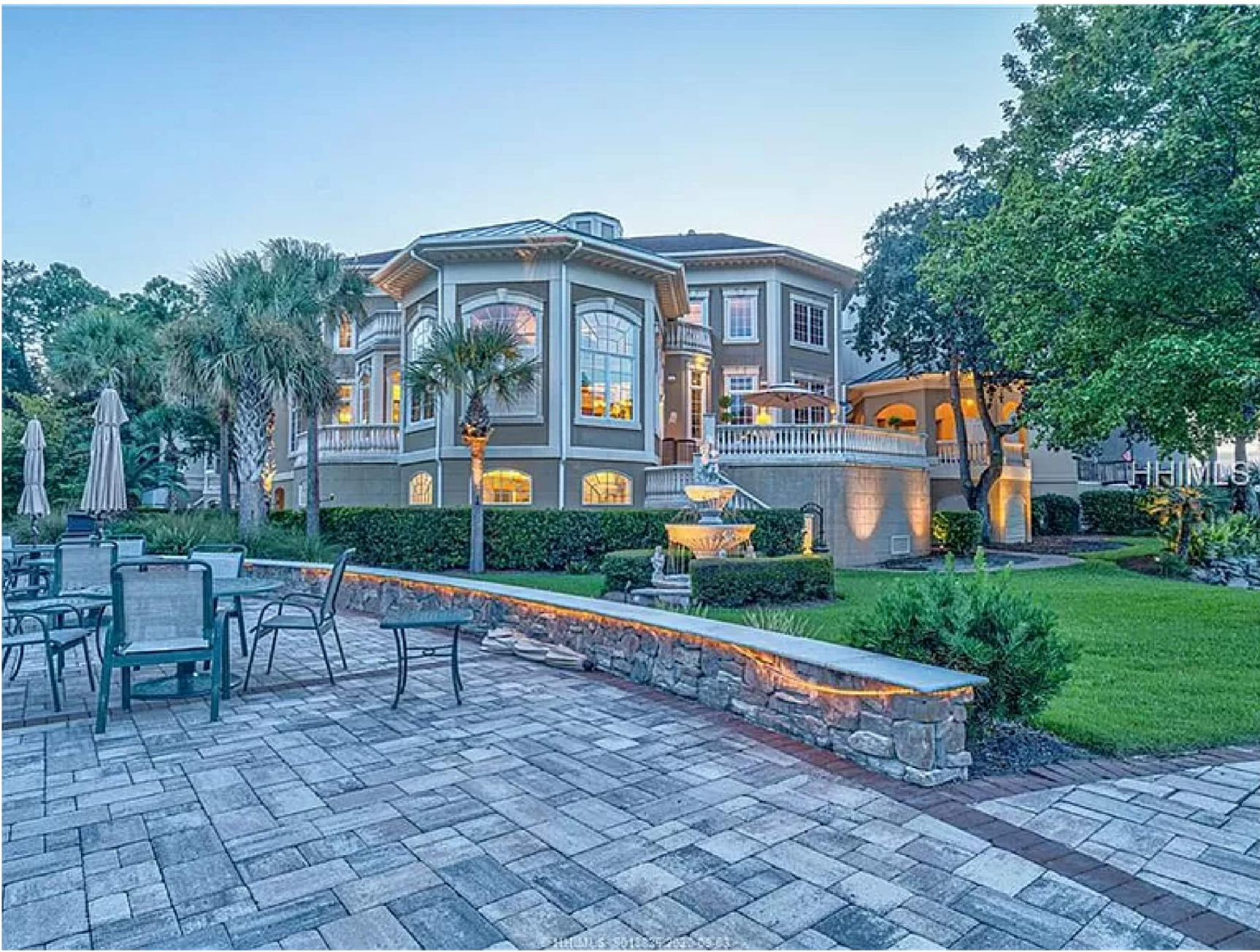


1 EAST ELEVATION
3/16" = 1'-0"

NUMBER	KEYNOTE TEXT
0.1	EXIST. STUCCO WALL, REFINISH
0.2	EXIST. STEPS TO REMAIN, REPLACE TREADS
0.3	EXIST. WOOD DOCK
0.4	EXIST. FLAG POLE TO REMAIN
4.1	BRICK STEPS w/ SUTCO RISERS
5.1	ALUM. RAILING
5.2	COPPER WIND VANE / LIGHTING ROD
5.3	METAL CAP
6.1	COMP. TRIM, PAINTED
6.2	COMP. FASCIA, PAINTED
6.4	PT WOOD FOUND. SCREENING, WITH METAL SCREEN
6.5	WOOD (CYPRESS OR CEDAR) LOUVER PANELS, PAINT
6.6	16" DIAM. ROUND FIBERGLASS COLUMNS
6.7	WOOD OR COMPOSITE BRACKETS, PAINT
6.8	COMP. TRIM BAND, PAINT
6.9	WOOD FOUND. SCREENING, HINGED TO OPEN FOR KAYAK STORAGE
6.10	COMP. TRIM WRAPPED BEAM
6.14	WOOD FOUND. SCREENING, HINGED FOR CRAWL SPACE ACCESS
7.1	SLATE ROOFING TO MATCH CLUBHOUSE
7.2	FLAT SEAM METAL ROOF, DARK BRONZE
7.3	ALUMINUM GUTTER & DOWNSPOUTS
7.4	FIBER-CEMENT LAP SIDING WITH BEVELLED CORNERS
7.7	RAIN CHAIN WITH CATCH BASIN BELOW
8.1	STAINED ENTRY DOOR UNIT
8.2	ALUM. CLAD WINDOWS
8.8	ALUM. CLAD DOOR
9.1	STUCCO TO MATCH CLUBHOUSE
9.3	RAISED STUCCO CASING TO MATCH CLUBHOUSE
9.6	STUCCO RECESSED PANEL
10.4	FIBERGLASS INSECT SCREENING



NEARBY RESIDENTIAL PROPERTY (80 BRIDGETOWN LANE)



NEARBY RESIDENTIAL PROPERTY (2 WEXFORD ON THE GREEN)



NEARBY WEXFORD CLUBHOUSE



EXISTING WEXFORD HARBOUR MASTER BUILDING

CONTEXT PHOTOS

MATCH ALL EXISTING CLUBHOUSE FINISHES



MATCH EXISTING WEXFORD CLUBHOUSE FINISHES

RENDERING

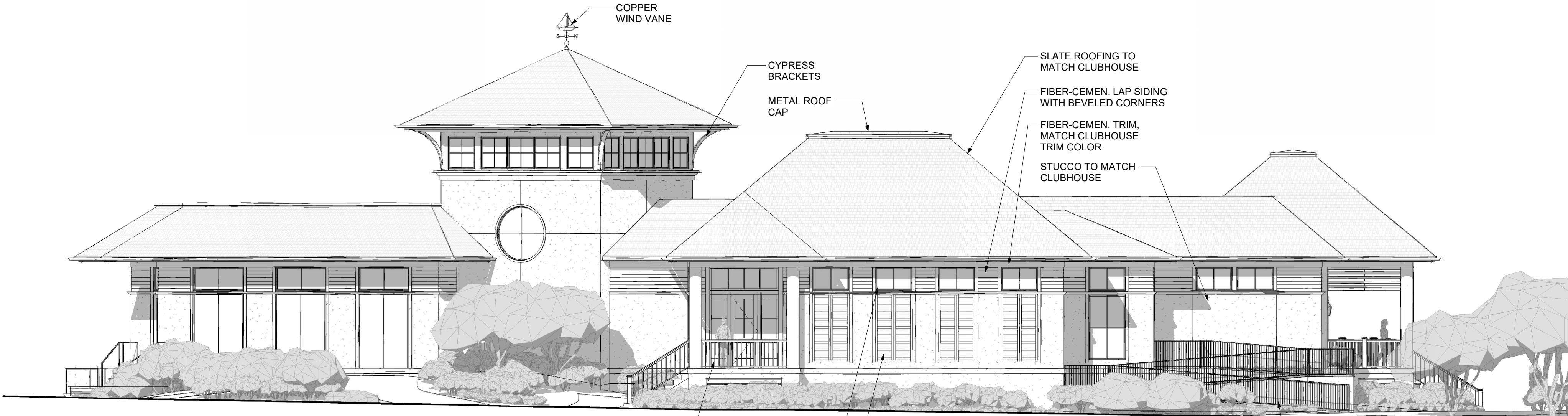


2 E ELEVATION
1/8" = 1'-0"



MATCH EXISTING WEXFORD CLUBHOUSE FINISHES

RENDERING



1 W ELEVATION
1/8" = 1'-0"

WD

Woods Dendy
Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

2201 BOUNDARY ST, SUITE 103
BEAUFORT, SC 29902
1 HAYWOOD ST, SUITE 421
ASHEVILLE, NC 28801



PRELIMINARY - NOT FOR CONSTRUCTION

RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.	24001
DRAWN BY: HD/GW	CHECKED BY: HD/GW
REVISION SCHEDULE	REV. DATE
REV. NO.	
DRB CONCEPT REVIEW	
DATE: 04/22/24	

CONCEPTUAL
ELEVATIONS

A1

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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: 111 Wexford Club Drive

DRB#: DRB-000913-2024

DATE: 6/25/2024

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
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.	☐	☐	☒	Consider overhangs that better connect the design of this building with the existing building
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	☒	☐	☐	Details will be submitted at final review.
Incorporates wood or wood simulating materials	☒	☐	☐	Details will be submitted at final review.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details will be submitted at final review.
Utilities and equipment are concealed from view	☐	☐	☒	Details will be submitted at final review.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Specifications will be submitted at final review.
Accessory elements are designed to coordinate with the primary structure	☐	☐	☒	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	Landscaping plan to be submitted at final review – applicable comment for remaining landscape design criteria
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☐	☐	☒	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☐	☐	☒	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☐	☐	☒	
A variety of species is selected for texture and color	☐	☐	☒	

Provides overall order and continuity of the Landscape plan	☐	☐	☒	
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☐	☒	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☐	☐	☒	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☐	☐	☒	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☐	☐	☒	
Proposed groundcovers are evergreen species with low maintenance needs	☐	☐	☒	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☐	☐	☒	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☐	☐	☒	
Ornamentals and Annuals are limited to entrances and other focal points	☐	☐	☒	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☐	☐	☒	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval with conditions for Conceptual Review by the applicant with consideration for the following for Final:
 - a. Physical Material and Color Board on a 11"x17" - ask for example if needed
 - b. Landscaping Plan
 - c. Lighting Plan
 - d. Connection and prominent building architectural details, as needed
 - e. Final floor plans and elevation drawings

2. Any additional information as required by the Board.

**111 WEXFORD CLUB
DRIVE
CONCEPTUAL REVIEW
June 25th, 2024
DRB-000913-2024**



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: Daniel L. Ogden Company: Wexford Plantation HOA, Inc.
Mailing Address: P.O. Box 4100 City: Hilton Head Island State: SC Zip: 29938
Telephone: (843) 715-0917 Fax: _____ E-mail: dogden@wexfordhiltonhead.com
Project Name: Wexford Clubhouse Renov. & Addition Project Address: 111 Wexford Club Dr.
Parcel Number [PIN]: R 5 5 0 0 1 5 0 0 D 0 2 3 9 0 0 0 0
Zoning District: PD-1 Overlay District(s): Corridor Overlay

**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
☐ Final Approval – Proposed Development

☒ Alteration/Addition
☐ 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.
- ☒ 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

June 11, 2024

DATE

**111 WEXFORD CLUB
DRIVE
PROJECT NARRATIVE
&
WEXFORD HOA
APPROVAL**



MEMORANDUM

Project:	Project No.
Wexford Clubhouse Renovations & Additions	24001
111 Wexford Club Drive	Date: 5/6/2024
Hilton Head Island, SC 29928	Submittal: HHI Conceptual Review

Site Analysis Narrative

Wexford Clubhouse Addition

The Wexford Clubhouse project includes renovations and additions to an existing facility. The existing building is 11,417 heated sf with 8,394 sf of renovated area and 4,737 sf of new heated area added. On the NE harbor facing side of the building a new dining room/bar and new outdoor covered dining/bar are being added. A new pro-shop is being added to the SE right side of the building with cart parking below and access to the front and rear of the building.

The new dining room/bar and new outdoor covered dining/bar are planned to be constructed over an existing open raised lawn with views of the Harbor. A portion of the outdoor dining will extend into a landscaped area to the right which is between cart paths and the building. A retaining wall is also planned in this area to allow for stairs down to the cart parking. The new pro shop on the right side of the building is being built over an area of existing cart paths. The existing building and allowable site areas for expansion influenced the design.

The added areas are within the building setbacks and is further away from the Wexford Harbour than the existing (to remain) raised patios and pool. The addition on the right side does not affect the adjacent parking lot / roundabout.

The trees removed are in the East corner of the property and all are within landscape areas between cart paths and the building. The trees to be removed are 5 live oaks ranging from 11" to 18", 3 palmettos ranging from 10" to 16", and one 19" pine.

The site and survey drawings are included in the submittal package for reference.



WEXFORD

Post Office Box 4100
Hilton Head Island, SC 29938
Telephone: (843) 686-6950

April 15, 2024

Town of Hilton Head Island
One Town Center Court
Hilton Head, SC 29928

RE: 111 Wexford Club Dr. – Wexford Clubhouse Improvement

To Whom it may concern,

The ASC for Wexford Plantation has received and reviewed the plans by Woods Dendy Architects, LLC dated May 6, 2024, for the Wexford Clubhouse Improvement. The project meets all the Wexford Guideline requirements. Therefore, on May 15, 2024, the ASC has given a Final Approval for the project to move forward with the Town of Hilton Head Planning/Permitting process.

Should you have any questions please feel free to contact me at 843-686-8820 or email cwilkins@wexfordhiltonhead.com.

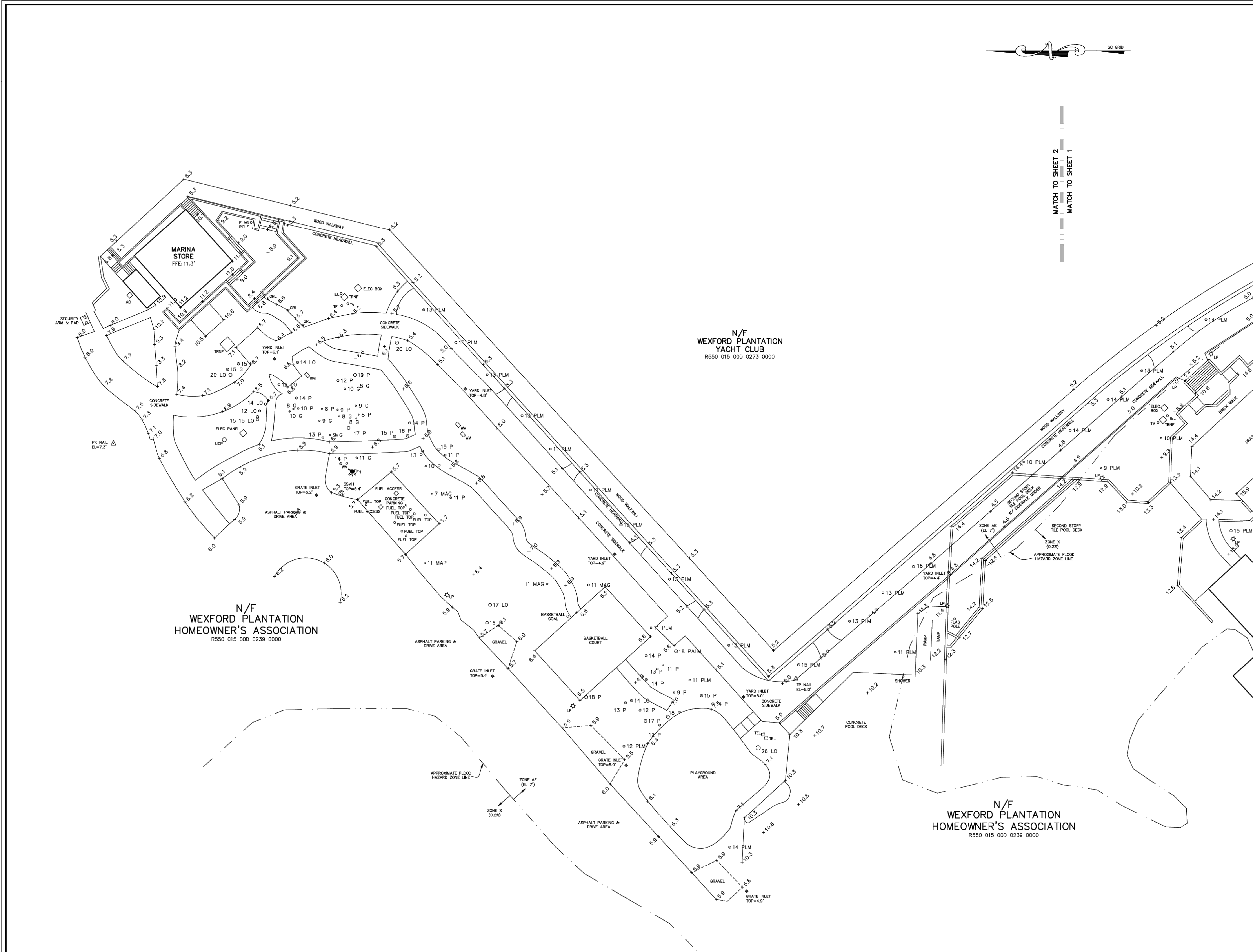
Best Regards,

Christine Wilkins

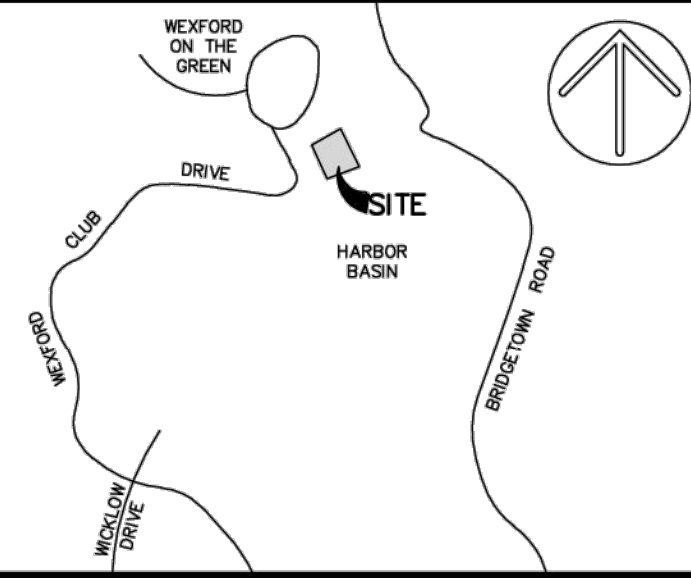
Christine Wilkins
ASC Administrator
Wexford HOA

PREMIER BOATING, GOLF & TENNIS COMMUNITY

113 WEXFORD CLUB DRIVE SURVEY



MATCH TO SHEET 2
MATCH TO SHEET 1



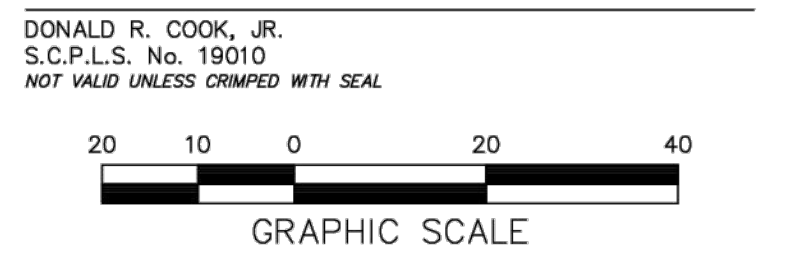
VICINITY MAP NOT TO SCALE

- NOTES:
1. THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP No. 4601500442G, COMMUNITY No. 450250, DATED 03/23/21.
 2. TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
 3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT FOR THE TRANSFER OF PROPERTY OR RECORDING.
 4. UNDERGROUND STORM DRAINAGE PIPE SHOWN IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION. ALL GRATE INLETS WERE FULL OF WATER AT THE TIME OF THE FIELD SURVEY. THEREFORE PIPES CONNECTING TO GRATE INLETS SHOWN ARE BASED ON INFORMATION BY OTHERS.

REFERENCE(S):
1. PLAT BOOK 31, PAGE 9

LEGEND:

P	PINE
PLM	PALMETTO
LO	LIVE OAK
LA	LAUREL OAK
ELM	ELM
HOL	HOLLY
MAG	MAGNOLIA
MAP	MAPLE
WIL	WILLOW
LP	LIGHT POST
FH	FIRE HYDRANT
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
-SD-	STORM DRAINAGE PIPE
SSMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION



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A PARTIAL ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF
WEXFORD CLUBHOUSE AREA
WEXFORD CLUB DRIVE

WEXFORD PLANTATION
A PORTION OF TMS R550 015 000 0239 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
WEXFORD PLANTATION
PROPERTY OWNERS ASSOC.



PROJECT No.: **09080005**
DRAWN BY: DRC PROJECT NAME: 09080005
DATE: 02.16.24 FILE: 09080005PAT12 021624.dwg
SCALE: 1"= 20'
SHEET **1** OF **2**

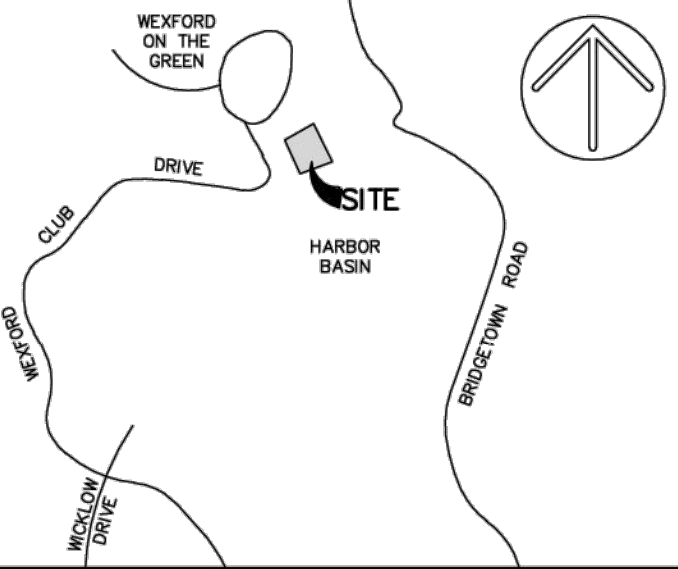


MATCH TO SHEET 2
MATCH TO SHEET 1

N/F
WEXFORD PLANTATION
YACHT CLUB
R550 015 000 0273 0000

WEXFORD CLUBHOUSE
FFE:16.2'

N/F
WEXFORD PLANTATION
HOMEOWNER'S ASSOCIATION
R550 015 000 0239 0000



VICINITY MAP NOT TO SCALE

NOTES:

- THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP No. 46015004426, COMMUNITY No. 450250, DATED 03/23/21.
- TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
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SDMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION

DONALD R. COOK, JR.

S.C.P.L.S. No. 19010

NOT VALID UNLESS CRIMPED WITH SEAL



GRAPHIC SCALE

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WEXFORD CLUB DRIVE

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PROJECT No.: **09080005**
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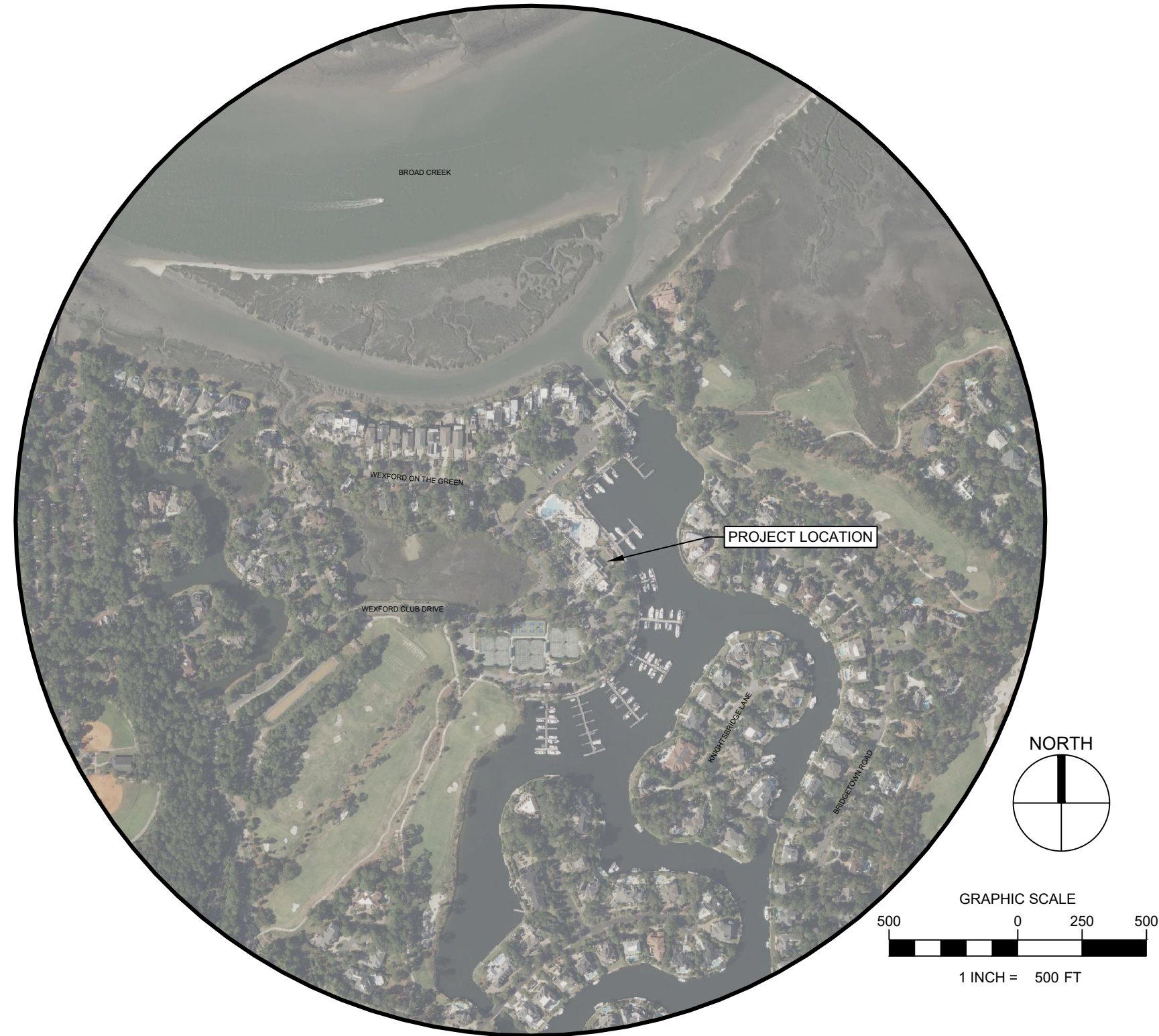
**111 WEXFORD CLUB
DRIVE
SITE PLAN SET**

1. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON SITE.
2. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
3. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THEY SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STATE'S LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL MUNICIPALITIES.
7. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE.
8. ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST ADDITION.
9. THE CONTRACTOR SHALL REFERENCE THE MOST CURRENT EDITION OF SCDOT STANDARD DRAWINGS.
10. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE, & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSURES FULL IRRESPONSIBILITY FOR SAFETY ON THE PROJECT.
11. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE STATE OF THE PROJECT.
12. ANY CONSTRUCTION TRAILERS USED ON SITE SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING INFRASTRUCTURE WITH THE SITE OR ADJOINING PROPERTIES. CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IN NECESSARY, OR PRIOR TO THE END OF THE JOB AND AT NO COST TO THE OWNER IN ACCORDANCE WITH LOCAL REGULATION REQUIREMENTS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT RECORD DRAWINGS PREPARED BY A SOUTH CAROLINA REGISTERED LAND SURVEYOR FOR SANITARY SEWER, STORM DRAINAGE UTILITIES, AS BUILT TO MEET THE REQUIREMENTS OF THE UTILITY PROVIDER AND STORM DRAINAGE AS BUILT TO MEET THE REQUIREMENTS OF SCDCHE/OCORM AND/OR THE NPDES REVIEW AUTHORITY. CONTRACTOR TO INCLUDE AS-BUILTS, PIPING, FITTINGS, EASEMENT PLATS, VALVE CLOS, AND OTHER CLOSE-OUT DOCUMENTATION FOR REVIEW AS NECESSARY TO OBTAIN FINAL CERTIFICATIONS FOR UTILITIES AND STORM DRAINAGE SYSTEMS BY THE ENGINEER AND ASSOCIATED REVIEW AUTHORITIES.
15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL UTILITIES BY THE APPROPRIATE UTILITY COMPANY AND SUBCONTRACTORS PERFORMING WORK TO AVOID CONFLICTS. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING INSTALLATION OF ALL UTILITIES IN A TIMELY, ORGANIZED, AND SYSTEMATIC MANNER.
16. IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE, OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO MAKING FIELD ADJUSTMENTS.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LEGAL MANNER.
18. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AVAILABLE FROM THE OWNER AND COMPLY WITH ALL REPORT RECOMMENDATIONS. IF A CONFLICT ARISES BETWEEN CIVIL DOCUMENTS AND GEOTECHNICAL REPORT, THE MORE STRINGENT SHALL GOVERN.
19. ALL CONSTRUCTION BMPs MUST BE INSTALLED, INSPECTED, AND MAINTAINED TO HOLD SEDIMENT ONSITE AND TO PROTECT ANY ADJACENT OR DOWNSTREAM CRITICAL AREA, WETLANDS, AND WATERS THROUGH THE LIFE OF THE PROJECT. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL STUBBED AREAS, INCLUDING THOSE IMPACTED FOR ACCESS, MUST BE IMMEDIATELY STABILIZED.
20. VERTICAL DATUM IS NAVD 88.

CR Hager
CHARLES R. HAGER, P.E. #09200
LICENSED PROFESSIONAL ENGINEER



**111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA
TMS# R550 015 00D 0239 0000**



PROJECT DESIGN CONTACTS

<u>OWNER:</u>	WEXFORD PLANTATION HOMEOWNER'S ASSOCIATION CONTACT PERSON: DAN OGDEN PO BOX 4100 HILTON HEAD ISLAND, SC 29938 PHONE: 843-715-0917 EMAIL: dogden@wexfordhiltonhead.com
<u>ENGINEER:</u>	LJA ENGINEERING, INC. 171 CHURCH ST. SUITE 100 CHARLESTON, SC 29401 CONTACT PERSON: CHARLES HAGER, P.E. PHONE: (843) 405-5140 EMAIL: chager@lja.com
<u>SURVEYOR:</u>	COOK LAND SURVEYING 23 TROTTLING HILL LANE BLUFFTON, SC 29910 CONTACT PERSON: PHONE: 843-247-1311 EMAIL: cooklandsurvey@hargray.com
<u>ARCHITECT:</u>	WOODS DENDY ARCHITECTS 2201 CANTONMENT STREET, SUITE 103 BEAUFORT, SC 29902 CONTACT PERSON: HUNTER DENDY, AIA PHONE: 828-337-7946 EMAIL: hdendy@woodsdeny.com
<u>LANDSCAPE ARCHITECT:</u>	WEXFORD PLANTATION HOMEOWNER'S ASSOCIATION CONTACT PERSON: DAN OGDEN PO BOX 4100 HILTON HEAD ISLAND, SC 29938 PHONE: 843-715-0917 EMAIL: dogden@wexfordhiltonhead.com
<u>DEVELOPER:</u>	NIX CONSTRUCTION COMPANY INC 2 CORPUS CHRISTIE PLACE, SUITE 203 HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: JOE NIX PHONE: 843-341-2330 EMAIL: jpenix@nixconstruction.com

PROJECT REVIEW CONTACTS	
<u>BUILDING PLAN REVIEW:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: DOUG COOK PHONE: 843-341-4688 EMAIL: dougc@hiltonheadislandsc.gov
<u>DEVELOPMENT & ZONING:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: TREY LOWME PHONE: 843-341-4690 EMAIL: TreyL@hiltonheadislandsc.gov
<u>FIRE MARSHAL:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: RUSSELL RODGERS PHONE: 843-682-5152 EMAIL: russellr@hiltonheadislandsc.gov
<u>NPDES:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: JACOB TERRY PHONE: EMAIL: jacobt@hiltonheadislandsc.gov
<u>NATURAL RESOURCES:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: ALEX PINCKNEY PHONE: EMAIL: alexp@hiltonheadislandsc.gov
<u>TRAFFIC:</u>	TOWN OF HILTON HEAD ISLAND 1 TOWN CENTER COURT HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: JIM IWANICKI PHONE: EMAIL: JimI@hiltonheadislandsc.gov
<u>WATER:</u>	SOUTH ISLAND PUBLIC SERVICE DISTRICT 2 GENESTA STREET HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: MICHAEL BAILEY PHONE: EMAIL: michael@sipsd.com
<u>SEWER:</u>	SOUTH ISLAND PUBLIC SERVICE DISTRICT 2 GENESTA STREET HILTON HEAD ISLAND, SC 29928 CONTACT PERSON: MICHAEL BAILEY PHONE: EMAIL: michael@sipsd.com

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
C1.01	EX. CONDITIONS & DEMO PLAN
C2.01	SWPPP PLAN PHASE 1
C2.02	SWPPP PLAN PHASE 2
C2.03	SWPPP DETAILS
C3.01	SITE PLAN
C3.02	SITE DETAILS
C4.01	GRADING & DRAINAGE PLAN
C4.02	DRAINAGE DETAILS
C6.01	FIRE PLAN
LS1.0	LANDSCAPE PLAN
LS1.1	LANDSCAPE PLAN
A1	CONCEPTUAL ELEVATIONS
A3.01	CONCEPTUAL ELEVATIONS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



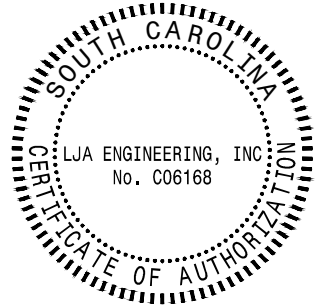
Know what's **below**.
Call before you dig.

LJA Engineering, Inc.

LJA

171 Church Street
Suite 100
Charleston, South Carolina 29401

Phone 843.507.8404
www.LJA.com
FRN-C06168

[illegible]

COVER SHEET

DATE: MAY 8, 2024
DESIGNED BY: RJW
DRAWN BY: RJW
CHECKED BY: CRH
JOB NUMBER: SC4674-2401

SHEET NO.

CO.00

SURFACE EXPLORATION, FOUNDATION RECOMMENDATIONS AND
 ENDATIONS REPORT BY XXXXXX DATED XXXXXXXX FOR ALL SOIL
 AVEMENT RECOMMENDATIONS. USE FOR PRIVATE PAVING ONLY. SEE
 REFERENCE.

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SCDHEC CONSTRUCTION SEQUENCE

1. RECEIVE APPLICABLE LAND DEVELOPMENT PERMITS FROM LOCAL MUNICIPALITY.
2. SCHEDULE AND HOLD ON-SITE PRE-CONSTRUCTION MEETING WITH LOCAL CONTRACTOR, ENGINEER, OWNER'S SWPPP INSPECTOR, SCDHEC INSPECTOR, AND LOCAL MUNICIPALITY INSPECTOR AS APPLICABLE.
3. NOTIFY SCDHEC EDC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE(S) & INLET PROTECTION ON EXISTING INLETS.
5. CLEAR AND GRUB ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALL PERIMETER CONTROLS (EG SILT FENCE)
7. CLEAR AND GRUB SITE AND COMPLETE DEMOLITION PER PLANS.

8. PROCEED WITH DRAIN GRADING.
9. INSTALL STORMWATER SYSTEM AND ENSURE INLET PROTECTION IS INSTALLED AS REQUIRED.
10. PROCEED WITH FINE GRADING AND PAVING, AS PAVING COMMENCES, SILTSACKS MUST BE INSTALLED AS APPLICABLE.
11. PROCEED WITH LANDSCAPING AND GRASSING.
12. REMOVE EROSION CONTROL DEVICES AFTER SOIL STABILIZATION IS COMPLETE.
13. PERFORM AS-BUILT SURVEYS OF STORMWATER CONVEYANCE SYSTEM AND STORMWATER BASINS TO SUBMIT TO SCDHEC OR LOCAL MS4 FOR APPROVAL, AS REQUIRED.
14. SUBMIT NOTICE OF TERMINATION TO SDHCC AS APPROPRIATE.

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION CONTROLS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION CONTROL PLAN AND AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- * PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- * ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- * IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

1. **PETROLEUM PRODUCTS:**
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. **FERTILIZERS:**
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE INCORPORATED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- * ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK.
- * BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- * SILT FENCE WILL BE INSPECTED FOR DEPTH OR SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- * TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- * A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT, WHEN COMPLETED BY THE INSPECTOR IS AVAILABLE IN THE SWEEP REPORT. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STATE WATER MANAGEMENT AGENCY. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND NO FURTHER EROSION TREATMENT IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- * THE SITE SUPERINTENDENT WILL SELECT UP TO THREE (3) INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE MAINTENANCE REPORT.
- * PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR CONTROLLING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

INSPECT PERMANENTLY SEEDED AREAS FOR FAILURE, MAKE NECESSARY REPAIRS AND RE-SEED OR OVERSEED WITHIN THE SAME GROWTH SEASON IF POSSIBLE. IF THE GRASS COVER IS SPARSE OR PATCHY, RE-EVALUATE THE CHOICE OF GRASS AND QUANTITIES OF LIME AND FERTILIZER APPLIED. FINAL STABILIZATION BY PERMANENT SEEDING OF THE SITE REQUIRES THAT IT BE COVERED BY A 70% COVERAGE RATE.

1. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RE-SEED IMMEDIATELY. CONDUCT A FOLLOW-UP SURVEY AFTER ONE YEAR AND REPLACE FAILED PLANTS WHERE NECESSARY.
2. IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
3. IF A STAND OF PERMANENT VEGETATION HAS LESS THAN 40 PERCENT COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER.
4. RE-ESTABLISH THE STAND FOLLOWING SEED BED PREPARATION AND SEEDING RECOMMENDATIONS, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS.
5. FINAL STABILIZATION OF THE SITE REQUIRES A 70 PERCENT OVERALL COVERAGE OF PLANT MATTER. THIS DOES NOT MEAN 30 PERCENT OF THE SITE CAN REMAIN BARE. THE COVERAGE IS DEFINED AS LOOKING AT A SQUARE YARD OF COVERAGE, IN WHICH 70 PERCENT OF THAT SQUARE YARD IS COVERED WITH VEGETATION.

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BUILT UP TO GRASS HEIGHT TO CONTROL EROSION.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, THE PERMITTEE SHALL TAKE MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BEST MANAGEMENT PRACTICE (BMP) IS NEARLY FAILED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING IN UNDISTURBED 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 AND AFTER EACH STOPPAGE OF CONSTRUCTION. WHEN TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PERIODS OF CONSTRUCTION. ALL EROSION CONTROL DEVICES, INCLUDING 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 AND DUST ON TO ADJACENT PROPERTIES AND THE PUBLIC. THE GENERATION OF DUST, THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR ALL CONSTRUCTION ACTIVITIES. FOR INDIVIDUAL LOT CONSTRUCTION, INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION. AN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC REG. 72-300 IS REQUIRED.
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 AREAS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREAS AND THE WOS. THE BUFFER CANT BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH POTENTIAL FOR POLLUTING WATERS OF THE STATE (WOS) (INCLUDING LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. RECORDS OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS; FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHOUTS. WHEEL, WASHOUT, AND EQUIPMENT WASHOUT AREAS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. DISCHARGE OF POLLUTANTS MUST BE PREVENTED BY USING APPROPRIATE BMPs (SEDIMENT BASINS, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
A. WASTEWATER FROM LAUNDRY;
B. WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
C. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
D. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
E. WATERS OR SOLVENTS FROM WASHOUT AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs OR NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STOPPAGE WHERE THE MODIFICATION OR ADDITIONAL BMPs ARE REQUIRED. IF A STOP EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS PRACTICALLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE, THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

1. FILTER FABRIC BARRIER (SILT FENCE):
FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 1 ACRE. REFER TO SCDHEC DETAIL #SC-07 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
C. ALL AREAS WITHIN '50' OF AN IDENTIFIED WETLAND WILL BE PROTECTED BY A DOUBLE ROW OF SILT FENCE.
2. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-PAVED OR GRAVELLED SHALL BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 14 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
3. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
4. TEMPORARY GRASSING:
THE SEEDS OR SEEDS AND MULCH AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
5. TEMPORARY REGRASSING:
IF WITHIN 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
6. MAINTENANCE:
ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
7. PERMANENT SEEDING:
ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDDED. THE SEEDING MIX MUST PROVIDE SLOPES BOTH LONG-TERM VEGETATION AND RAPID GROWTH FOR SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDDED AND MULCHED OR SODDED.

WASTE DISPOSAL

1. WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL REQUIREMENTS OF THE STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE REQUIREMENTS WILL BE POSTED AT THE CONSTRUCTION SITE. THE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
2. HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES. THE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

1. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES, AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL OF THE ENGINEER, SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE PLAN DESIGN.
2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
3. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED WHENEVER A SLOPE OF 2 TO 1 MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL, VEGETATIVE MAT, PRODUCT AND MUST BE APPROVED BY ENGINEER.
6. CONTRACTOR SHALL FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL AND GRASS SEED UNTIL AN APPROVED STANDING OF GRASS IS ESTABLISHED.

PERMANENT SEEDING:

A MAJOR CONSIDERATION IN THE SELECTION OF THE TYPE OF PERMANENT GRASS TO ESTABLISH IS THE INTENDED USE OF THE LAND (HIGH-MAINTENANCE AND LOW MAINTENANCE). SEE TABLE FOR EXAMPLE SEEDING MIXES.

APPLY A MINIMUM OF 1000 POUNDS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION.

LOOSEN THE SURFACE OF THE SOIL JUST BEFORE BROADCASTING THE SEED. EVENLY APPLY SEED BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED APPLIED AND THE LOCATION OF THE SEEDING. COVER APPLIED SEED BY RAKING OR DRAGGING A CHAIN OR BRUSH MAT, AND THEN LIGHTLY FIRM THE AREA WITH A ROLLER OR CULTIPACKER. DO NOT ROLL SEED THAT IS APPLIED WITH A HYDRO-SEEDER AND HYDRO-MULCH.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCINGS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED.

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- * ALL ORIGINALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- * SUBSTRANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING IN ANY MANNER.
- * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

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WEXFORD CLUBHOUSE EXPANSION
WEXFORD CLUB DRIVE
NIX CONSTRUCTION

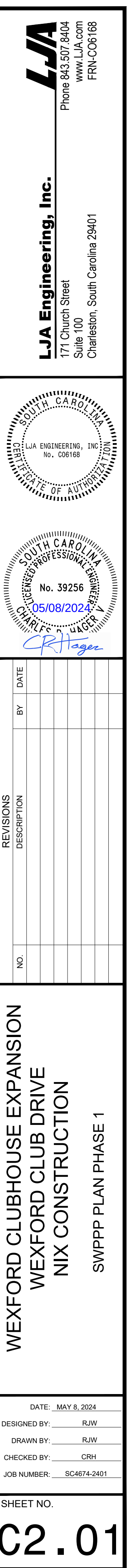
DATE: MAY 8, 2024
DESIGNED BY: RJW
DRAWN BY: RJW
CHECKED BY: CRH
JOB NUMBER: SC4674-2401

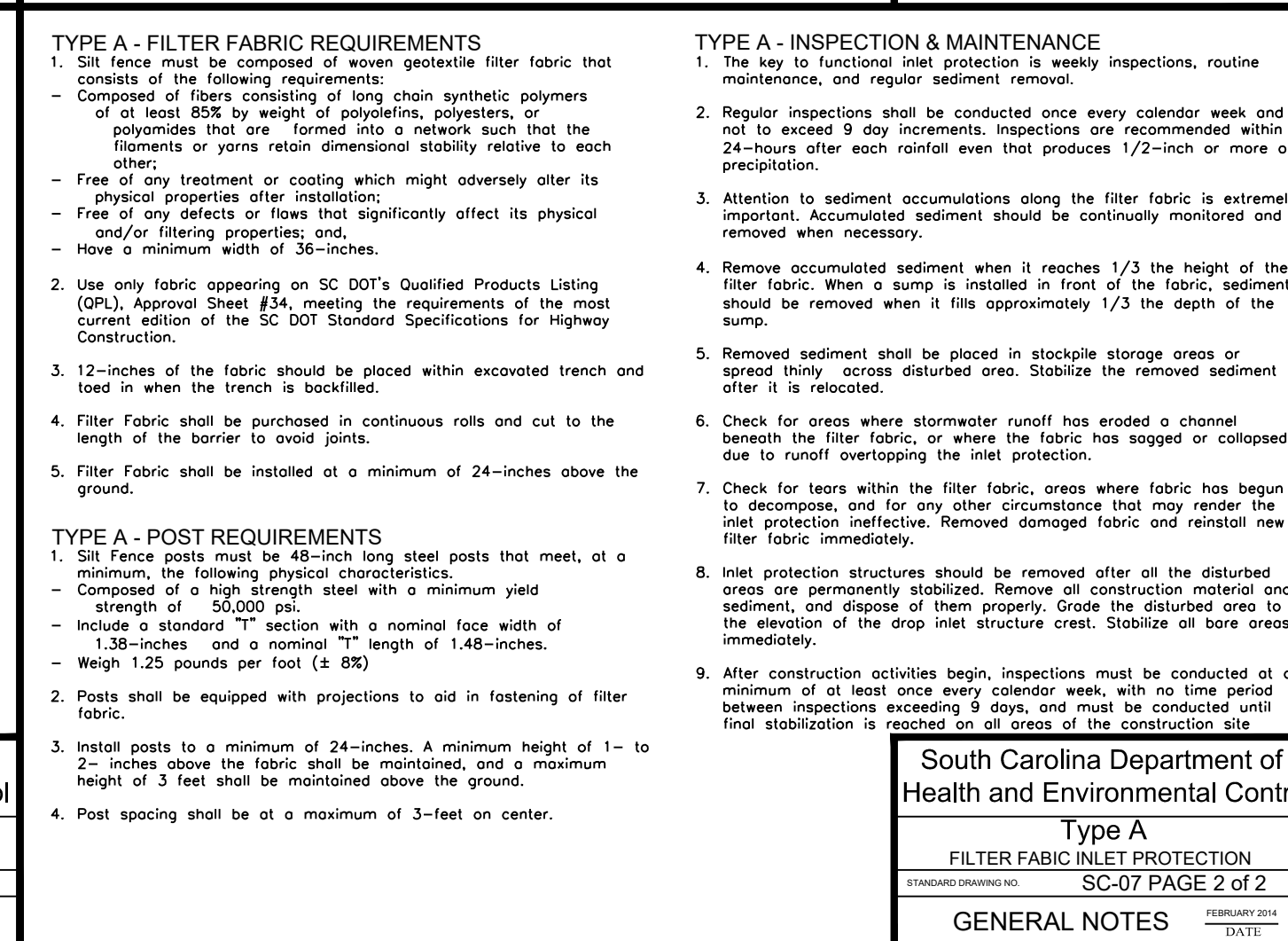
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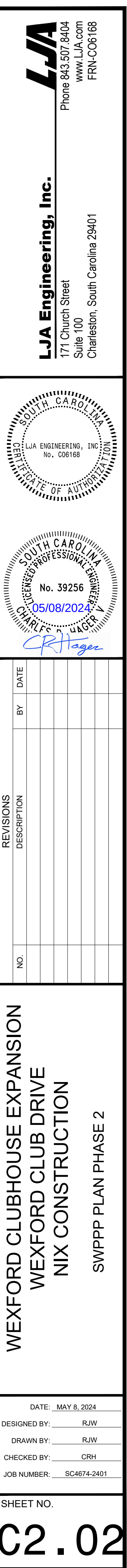
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



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







111 Wexford Club Dr, Hilton Head Island, Beaufort County, South Carolina
 Owner: Wexford Homeowners Association Inc
Total Property Area 184,690 Ac.
Site Area 0.720 Ac. 31,366 SF
 Zoning = Planned Development (PD-1)
 Proposed Use = Golf Course Clubhouse
 Existing Use = Golf Course Clubhouse
 Flood Zone = Partially within Zone X (1%) and Partially within Zone AE (El 7') per 46013C0442G Dated 03/23/2021

Building Setbacks						
Bulkhead Setback	=		20	FT		
Buffers		Type				
Side Yard	=	N/A				
Rear	=	N/A				
Front	=	N/A				
Site Area	=		0.720	Ac.		
Limits of Disturbance	=		0.720	Ac.		31,366 SF
Impervious Cover within Site Area						
Exist Imp Cover	=		0.348	Ac.	48.3%	15,152 SF
Total Proposed Imp Cover within Site Area	=		0.472	Ac.	65.6%	20,567 SF
Net Change in Imp Cover within Site Area	=		0.124	Ac.		5,415 SF

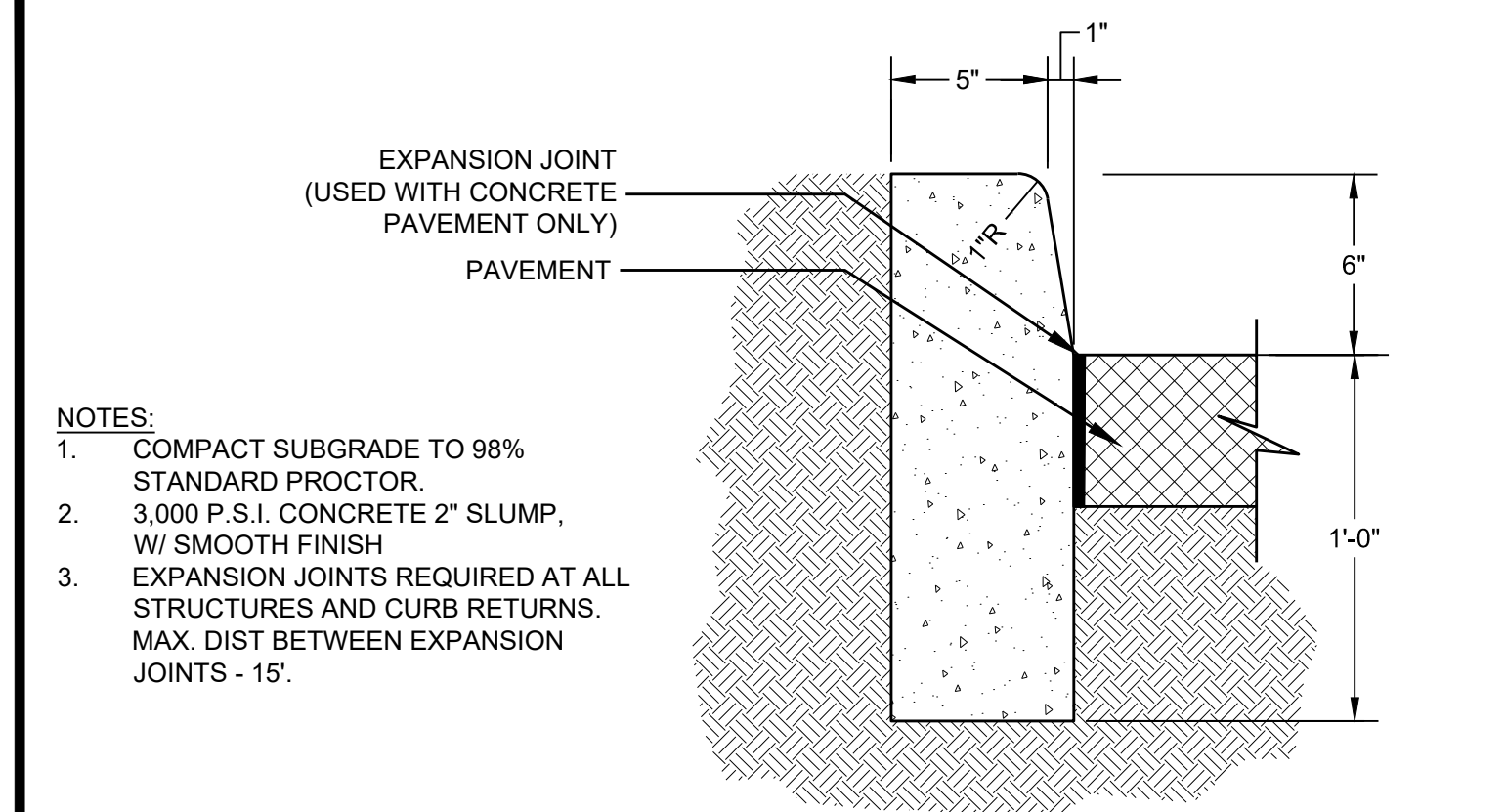
Ex. Clubhouse	=	11,417 SF	N/A (2-story)	
Prop. Clubhouse	=	16,154 SF	<u>26'8" (2-story)</u>	(45' Max)

*See Parking Calculations for Hilton Head Island Official Uses

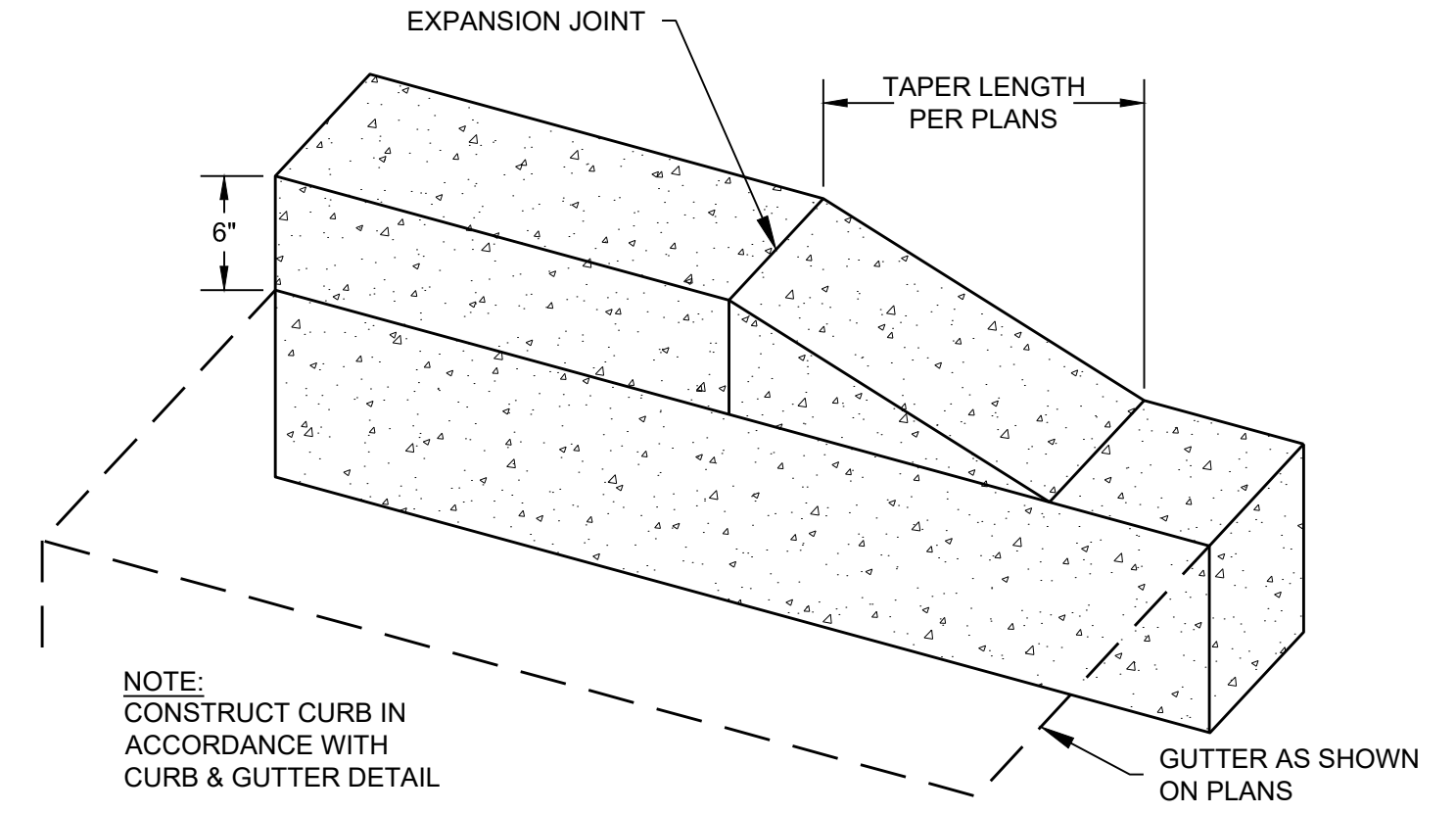
Required Vehicle Parking				Total
Land Use & Calculation Unit	HHI Use Category	No.	Unit/SP	Spaces
Harbour Center (SF)	Watercraft Services	4,228	200	21.1
Marina (Slips)	Marina	141	3	47.0
Golf Course (Holes)	Outdoor Rec - Golf	18	1	18.0
Clubhouse (SF)	Community Services	16,154	400	40.4
				<u>126.5</u>

Total Required Vehicle Parking	=	127 Spaces	
Provided Parking		Standard	Accessible
Surface Spaces (Standard)	=	146	7
Golf Cart Spaces	=	34	0
Total Provided Parking	=	187 Spaces	(>= 48 Required Spaces)
Total Provided Accessible Parking	=	7 Spaces	

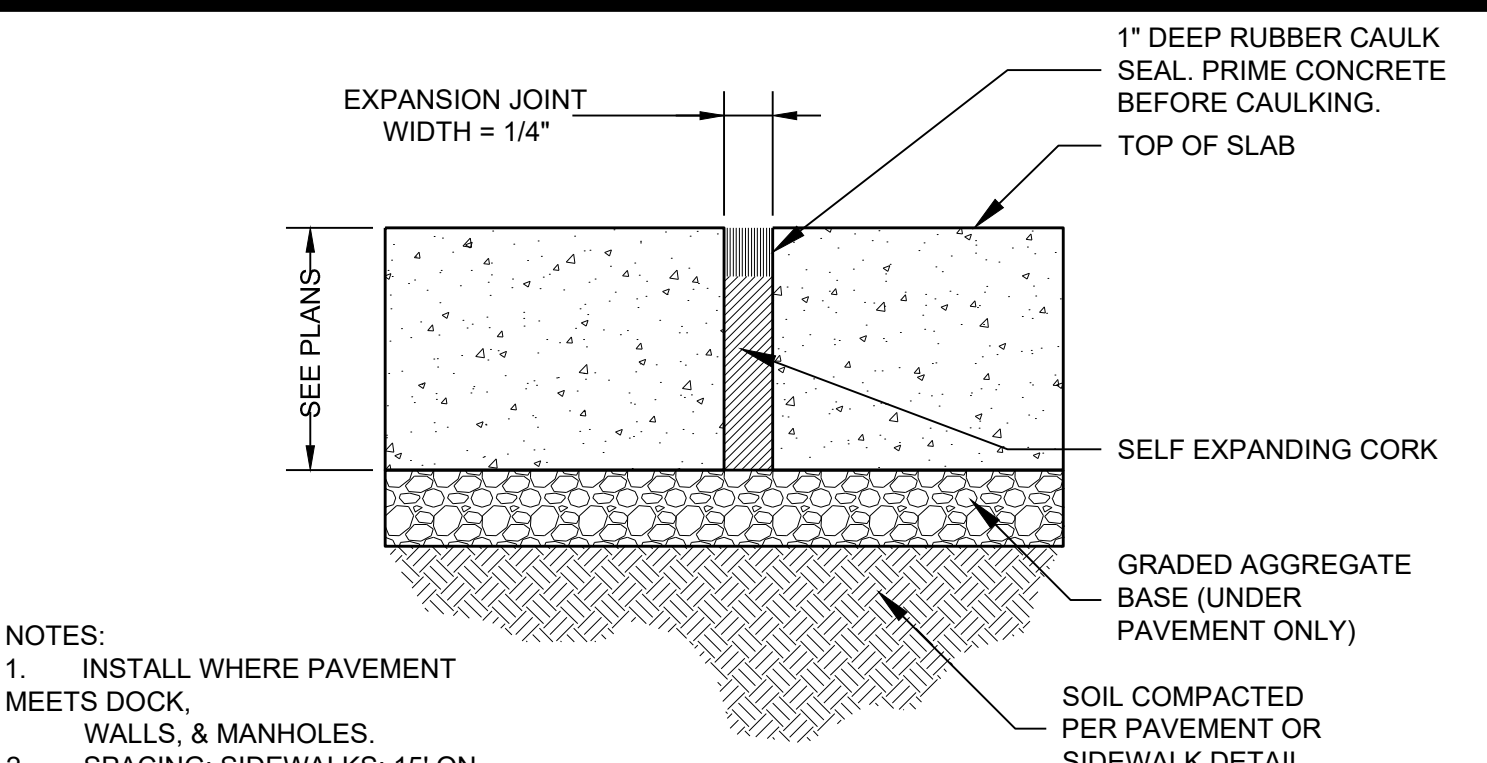
Building Gross Area	=	16,154 GSF
Building Height	=	26'8" FT
Construction Type	=	V-B
Sprinklered?	=	NO
Required Fire Flow	=	1,250 GPM
Expected Number Construction Time	=	12 Months



RESULTS



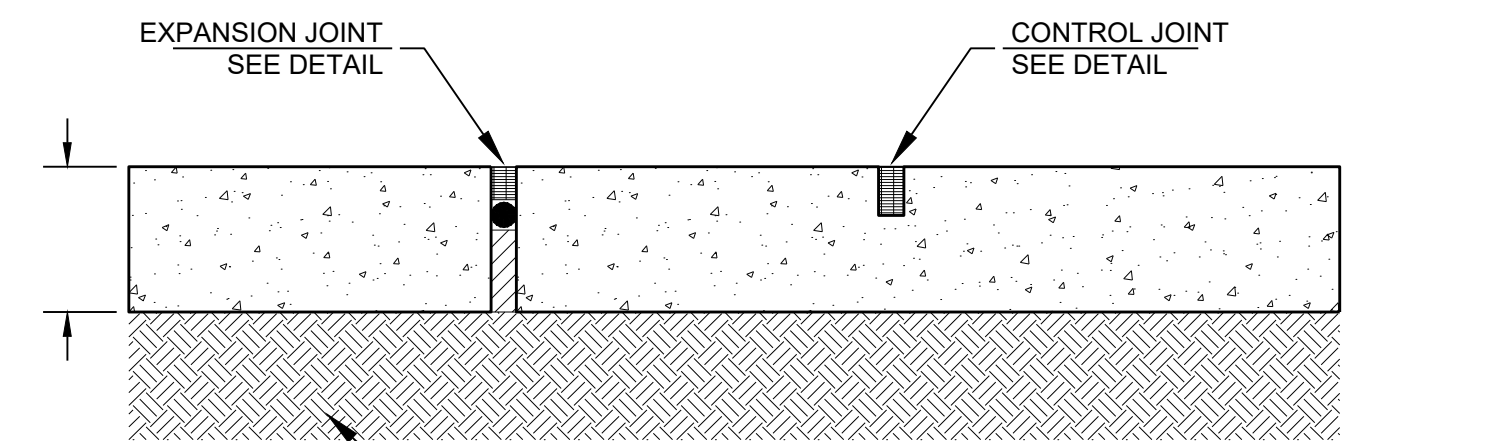
N.T.S.



NOTES:

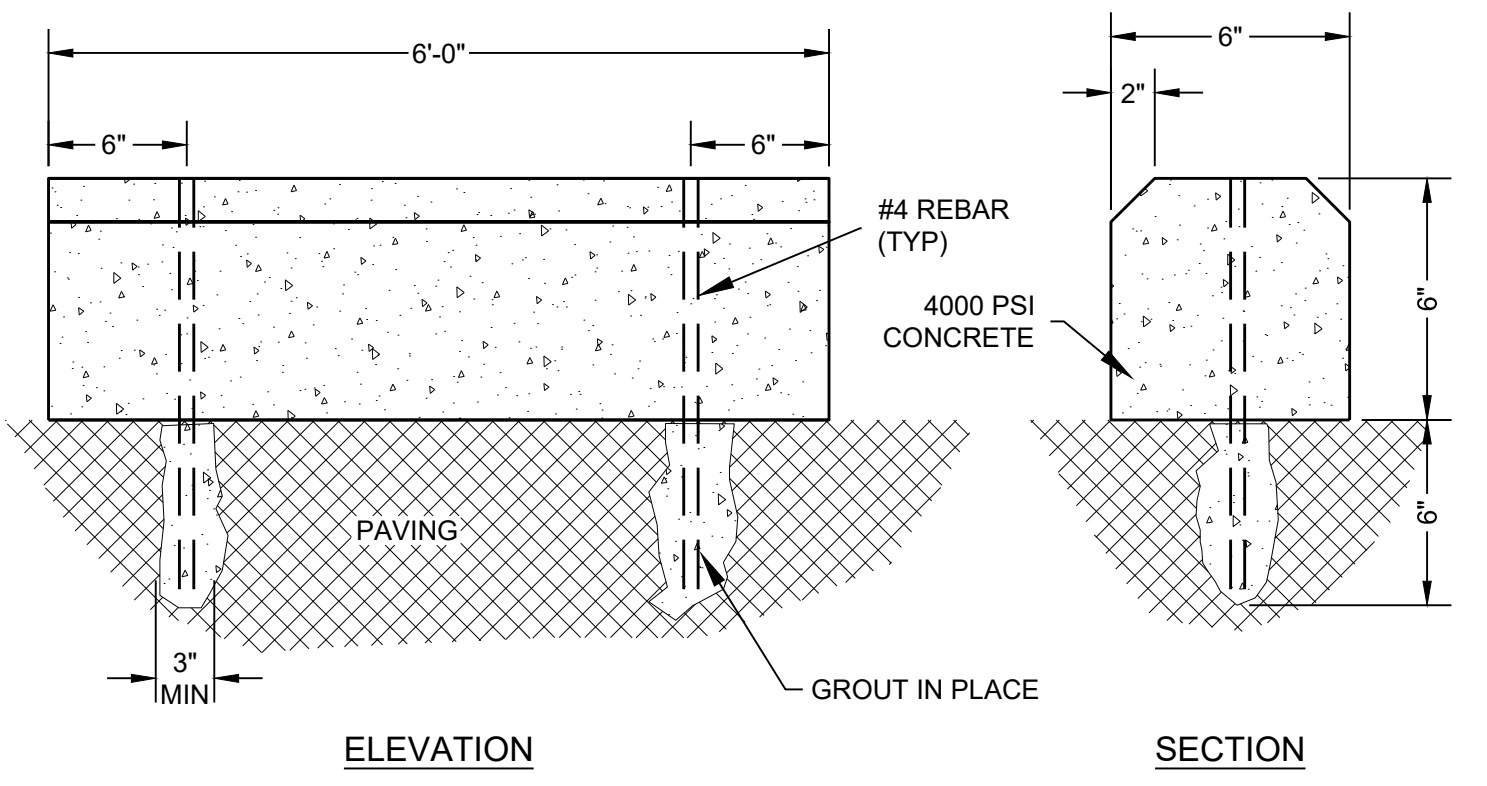
1. INSTALL WHERE PAVEMENT MEETS DOCK, WALLS, & MANHOLES.
2. SPACING: SIDEWALKS: 15' ON CENTER
MAXIMUM; PAVEMENT: 45' ON CENTER
MAXIMUM

N.T.S.

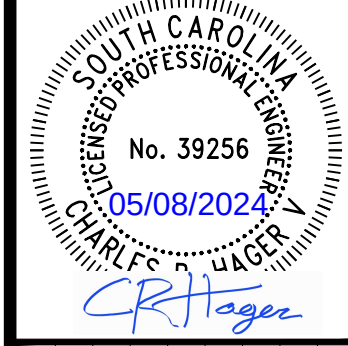
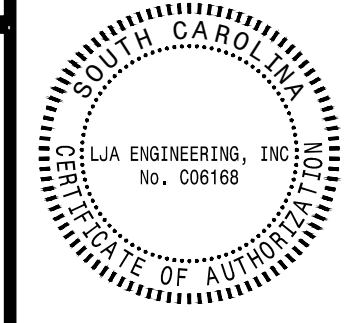


NOTE:
EXPANSION JOINTS REQUIRED AT ALL STRUCTURES (I.E. WALLS, CURB, ETC.), MAX.
SPACING TO BE 15 FT. CONTROL JOINTS TO BE SPACED EVERY 5 FT (SCORE WITHIN 12
HOURS OF POUR). 3000 P.S.I. CONCRETE, 2 INCH SLUMP, WITH BROOM FINISH.

N.T.S.



NTS

[illegible]

WEXFORD CLUBHOUSE EXPANSION WEXFORD CLUB DRIVE NIX CONSTRUCTION

SITE DETAILS

DATE: MAY 8, 2024

DESIGNED BY: RJW

DRAWN BY: RJW

CHECKED BY: CRH

JOB NUMBER: SC4674-2401

SHEET NO.

IC3.02

NDS
WE PUT WATER IN ITS PLACE

NDS, INC.
651 NORTH HARVARD AVE.
LINDSAY, CA 95247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

PRO SERIES CHANNEL DRAIN SYSTEM

5" PRO SERIES STRUCTURAL FOAM POLYOLEFIN LIGHT TRAFFIC CHANNEL GRATE WITH UV INHIBITORS SECTION AT 10' PRO SERIES NEW FELT EXPANSION JOINT

EXISTING OR NEW CONCRETE SLAB

EXISTING SOILS #3 OR #4 REBAR STAKE SUSPENSION METHOD. LENGTH OF STAKE APPROX. 10"

SECTION

NOTES:

1. CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING

THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY

ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

5" PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'A' & 'B' - 4" ENGAGEMENT REBAR SUSPENSION

REVISION DATE 3-5-2015

NDS
WE PUT WATER IN ITS PLACE

**TECHNICAL
SPECIFICATIONS**

5 Inch Pro Series Drain Kit With Metal Grate

**SIDE REBAR CLIP
DETAIL**

**GRATE SLOT
DETAIL**

**CROSS-SECTION
DETAIL**

Class B

- Loads of 61-175 psi,
- Recommended for medium-duty pneumatic tire traffic, autos and light truck/tail at speeds less than 20 m.p.h.

Note: Some installations may require a concrete curb to meet load using. Loads are based on existing product in concrete. Please consult installed NDS literature.

ADA Compliance

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act, the ADA Accessibility Guidelines for the Building and Facilities Section 4.04 regarding the ground and floor grates. "Grates having a greater than 1/4 (1/8 inch) void in one direction." are not allowed to provide the same compliance with these requirements, but that do not voided are better than none of the area will not conform. To see if a grate is ADA compliant, please check the description of the product or our NDS Compliance Charting products that meet these requirements are marked "ADA compliant." Ask to find out more about ADA Compliance and NDSO send us your questions and we'll be happy to help.

ADA COMPLIANT

Part #: 864GNTL (Includes 2 Galvanized Steel Grates , #8000-Channel Cap (Qty.), #813-End Outlet (Qty.), and #800-End Cap (Qty.)
Material: Channel (Polyolefin) Grates (Galvanized Steel)
Color: Light Gray / Galvanized Steel
Fig. 3" (Hub) and 4" (Spigot) Sewer/Drain Pipe
Rebar tie clips for easier installation; Fls 44 Rebar
Grate Opening: 0.45"x 4"

Open Surface Area: 19.32 sq. inch per linear ft.
Head Pressure / Flow Rate:
Head (inches) = Flow
1" = 83.58 GPM per foot
0.5" = 59.10 GPM per foot
Weight per unit: 7.70 lbs.
Screw: #829 Stainless Steel Screw, 4 per
grate.
UV Inhibitors

800 N. Harsco Street
E. Idaho, CA 91022
888-724-0994

Visit **ndspro.com** for specs,
detail drawings, and case studies

NDS
WE PUT WATER IN ITS PLACE

TYPICAL CROSS SECTION

The diagram shows a cross-section of an open ditch installation. The trench width is labeled as W (MIN. TRENCH WIDTH) and the pipe diameter as D (PIPE DIAMETER). The trench is cut to firm native soil (SEE NOTE 2) and compacted bedding material to min. 98% standard proctor is used. The trench depth is 18" MIN. and the bedding thickness is 12" MIN. ABOVE TOP OF PIPE TO FINISHED GROUND OR ROADWAY SUBGRADE (SEE NOTES 3 & 4). A flat subgrade is shown at the bottom.

D (INCHES)	W (INCHES)
12	50
15	53
18	57
24	63
30	38
36	80
42	85
48	92

STRUCTURAL BACKFILL DETAIL

The diagram shows a cross-section of the structural backfill detail. The trench width is 12" MIN. (SEE NOTE 4). The trench depth is 18" MIN. and the bedding thickness is 6" MIN. The backfill is granular compactable aggregate, worked into the haunch area and compacted by hand. The backfill shall be placed and compacted in layers not exceeding an 8 inch loose lift thickness and brought up evenly and simultaneously on both sides of the pipe to an elevation not less than one foot above the top of the pipe. The cover of at least 24 inches shall be provided before allowing construction equipment to cross the HDPE pipe.

NOTES:

- HAUNCHING TO SPRINGLINE OF PIPE. STRUCTURAL BACKFILL MUST BE WORKED INTO THE HAUNCH AREA AND COMPACTED BY HAND. SPECIAL COMPACTION MEANS MAY BE NECESSARY IN THE HAUNCH AREA.
- THE STIFFNESS OF INSITU SOIL FOR THE VERTICAL SIDE WALLS OF THE TRENCH SHALL BE VERIFIED BY THE ENGINEER. HDPE PIPE SHOULD NOT BE INSTALLED IF THE INSITU SOIL IS NOT STABLE AND FIRM.
- BACKFILL REQUIREMENTS:
 - THE BACKFILL SHALL BE GRANULARLY COMPACTABLE AGGREGATE. A MINIMUM OF 6 INCHES OF BEDDING COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY SHALL BE PROVIDED PRIOR TO PLACEMENT OF THE PIPE UNLESS OTHERWISE SPECIFIED.
 - STRUCTURAL BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING AN 8 INCH LOOSE LIFT THICKNESS AND BROUGHT UP EVENLY AND SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE.
 - COVER OF AT LEAST 24 INCHES SHALL BE PROVIDED BEFORE ALLOWING CONSTRUCTION EQUIPMENT TO CROSS THE HDPE PIPE.
 - HDPE SHALL NOT BE INSTALLED WHEN WATER IS PRESENT IN THE TRENCH. CONTRACTOR SHALL DEWATER TRENCH SECTIONS AS NECESSARY FOR INSTALLATION.

NYLOPLAST 8" INLINE DRAIN: 2708AG __ X

(1) DUCTILE IRON GRATE

7.50"

(2) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
FOR CORRUGATED HDPE (ADS
N-12/HANCOR DUAL WALL,
ADS/HANCOR SINGLE WALL),
PVC SEWER (EX: SDR 35), PVC
DWV (EX: SCH 40), PVC C900/C905,
CORRUGATED & RIBBED PVC

4" ADAPTER

(1) DUCTILE IRON GRATE

5.25"

(2) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
FOR CORRUGATED HDPE (ADS
N-12/HANCOR DUAL WALL,
ADS/HANCOR SINGLE WALL),
PVC SEWER (EX: SDR 35), PVC
DWV (EX: SCH 40), PVC C900/C905,
CORRUGATED & RIBBED PVC

6" ADAPTER

WATERTIGHT JOINT
(CORRUGATED HDPE SHOWN)

(1) DUCTILE IRON GRATE

7.25"

(2) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
FOR CORRUGATED HDPE (ADS
N-12/HANCOR DUAL WALL,
ADS/HANCOR SINGLE WALL),
PVC SEWER (EX: SDR 35), PVC
DWV (EX: SCH 40), PVC C900/C905,
CORRUGATED & RIBBED PVC

8" ADAPTER

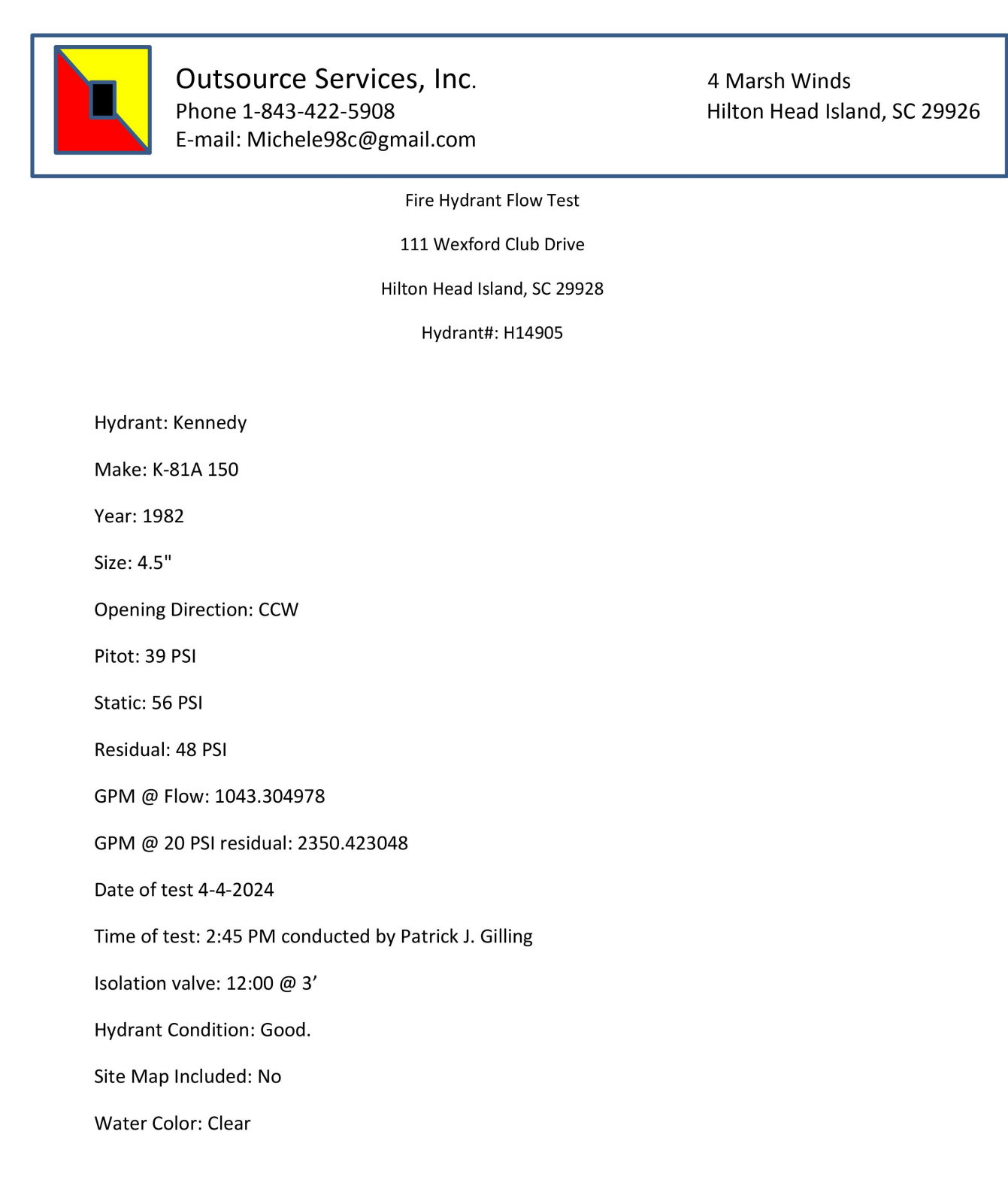
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
- DIMENSIONS ARE FOR REFERENCE ONLY.
- ACTUAL DIMENSIONS MAY VARY.

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DRAWN BY	CJA	MATERIAL
DATE	06-25-99	
REVISED BY	CCA	PROJECT NO./NAME
DATE	07-19-13	
DWG SIZE	A	SCALE NTS SHEET 1 OF 1

	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
	TITLE 8 IN INLINE DRAIN DESIGN DETAILS
DWG NO.	7003-110-000
REV	4



Hydrant: Kennedy
Make: K-81A 150
Year: 1982
Size: 4.5"
Opening Direction: CCW
Pitot: 39 PSI
Static: 56 PSI
Residual: 48 PSI
GPM @ Flow: 1043.304978
GPM @ 20 PSI residual: 2350.423048
Date of test 4-4-2024
Time of test: 2:45 PM conducted by Patrick J. Gillling
Isolation valve: 12:00 @ 3'
Hydrant Condition: Good.
Site Map Included: No
Water Color: Clear

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



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

[illegible]

**111 WEXFORD CLUB
DRIVE
ARCHITECTURAL PLAN
SET**

TREES TO BE REMOVED - CLUBHOUSE AREA			
CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT.I TREES REMOVED	LIVE OAK	15"	
	LIVE OAK	18"	
	LIVE OAK	10"	
	MAGNOLIA	14"	57"
CAT.II TREES REMOVED	WATER OAK	13"	13"
CAT.III TREES REMOVED	PINE - QTY (2) (LARGEST = 16")	VARIES	26" - TOTAL
	PALM - QTY (5) (LARGEST = 16")	VARIES	72" - TOTAL

	EXIST. TREE TO REMAIN
	Live Oak; 3" caliper "Quercus virginiana" <u>Qty - 1</u>
	Japanese Red Maple; 3" cal. - "Acer rubrum" <u>Qty - 1</u>
	Sabal Palm 10'-0" tall (min.) "Sabal Palmetto " <u>Qty - 5</u>
3	SEASONAL COLOR; SPECIES VARIES- 10 FLOWERS PER 4.5" CUP (TO FILL AREA)
RASS/LAWN AREA: (NEW) ommon Zoysia - "Zoysia japonica"	

GENERAL LANDSCAPING NOTES:

1. GROUND COVER AT PLANTINGS, OTHER THAN GRASS LAWN AREAS, TO CONSIST OF PINE STRAW OR MULCH.
2. SEASONAL FLOWERS PROPOSED TO BE A VARIETY OF LANTANA (LANTANA CAMARA)



MECHANICAL / PLUMBING ENGINEER: [REDACTED]

[REDACTED]

ELECTRICAL ENGINEER: [REDACTED]

[REDACTED]

CONTRACTOR: [REDACTED]

SHEET
LS1.1



CONTEXT PHOTOS - EXISTING WEXFORD CLUBHOUSE

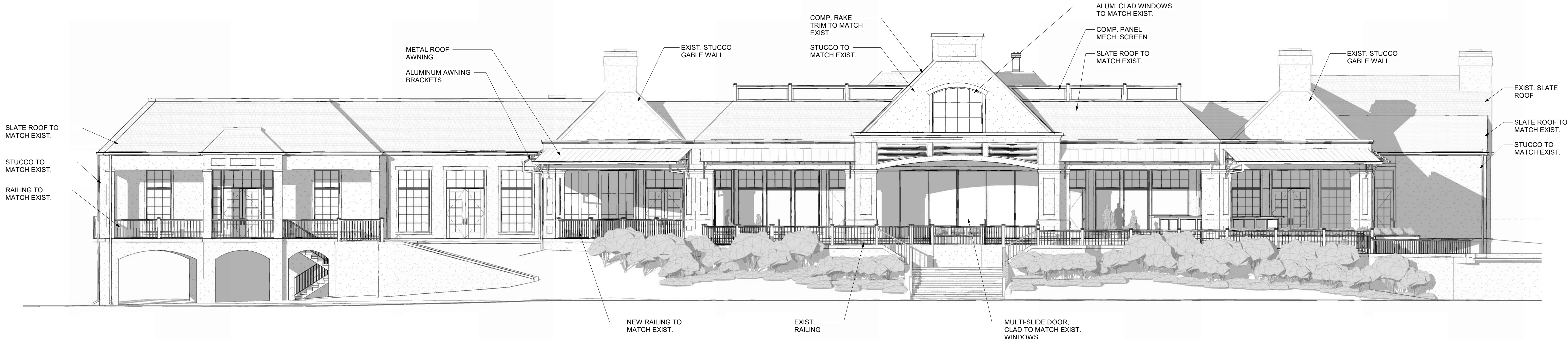


MATCH ALL EXISTING CLUBHOUSE FINISHES

RENDERING



2 S ELEVATION - PARTIAL
1/8" = 1'-0"



1 N ELEVATION
1/8" = 1'-0"

WD

Woods Dendy
Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

2201 BOUNDARY ST, SUITE 103
BEAUFORT, SC 29902
1 HAYWOOD ST, SUITE 421
ASHEVILLE, NC 28801



PRELIMINARY - NOT FOR CONSTRUCTION

RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: GWHD CHECKED BY: GWHD

REVISION SCHEDULE REV. NO. REV. DATE

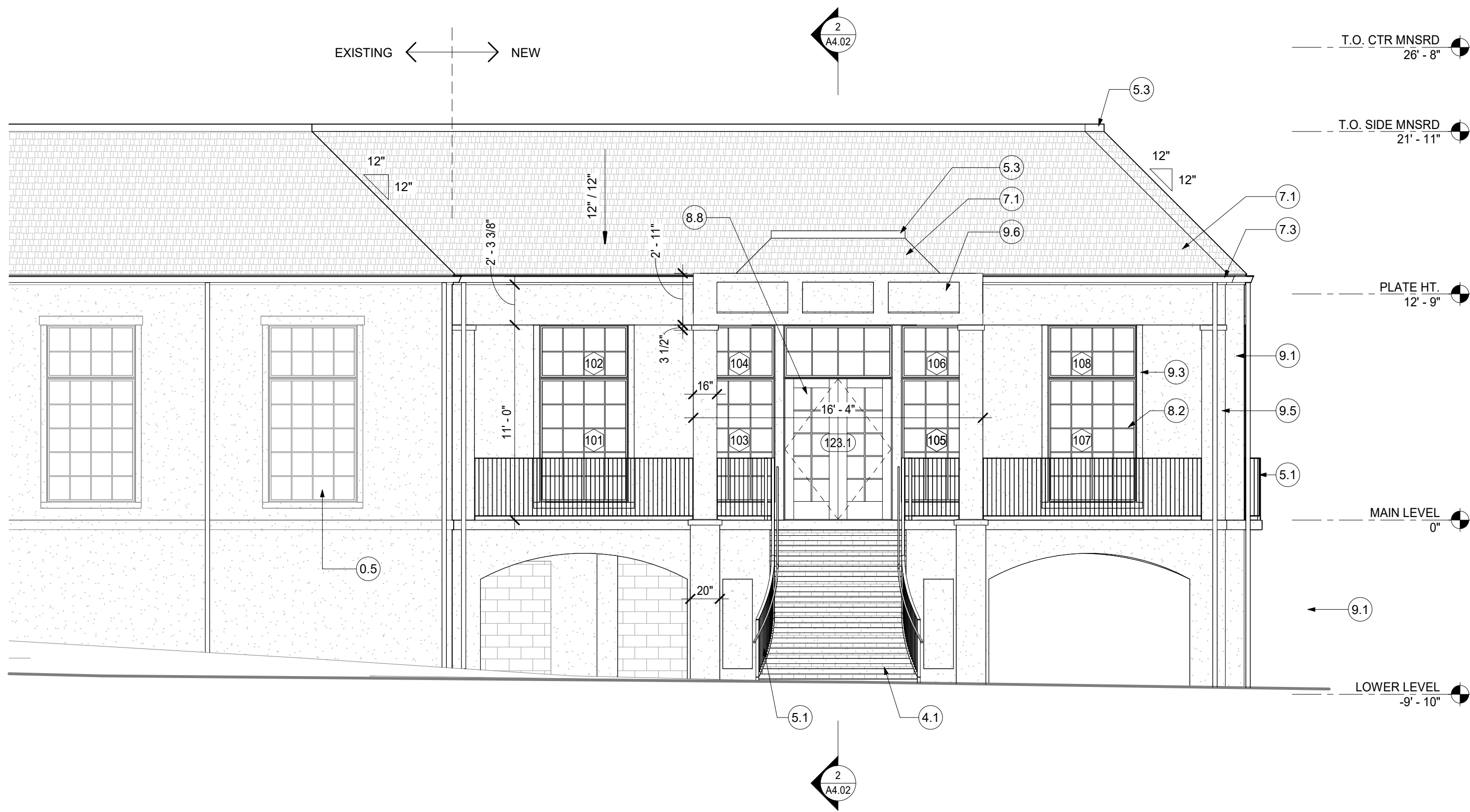
DRB CONCEPT REVIEW

DATE: 05/06/24

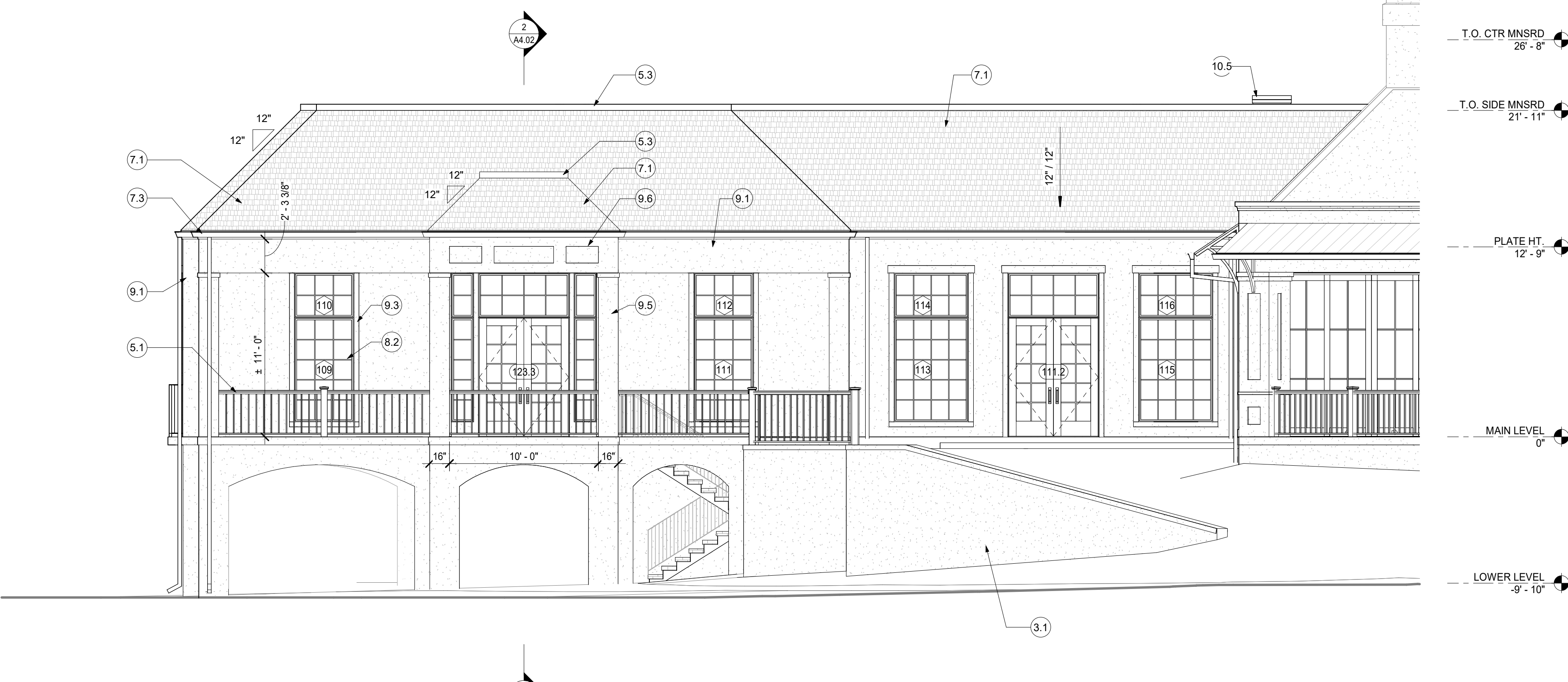
CONCEPTUAL
ELEVATIONS

A1

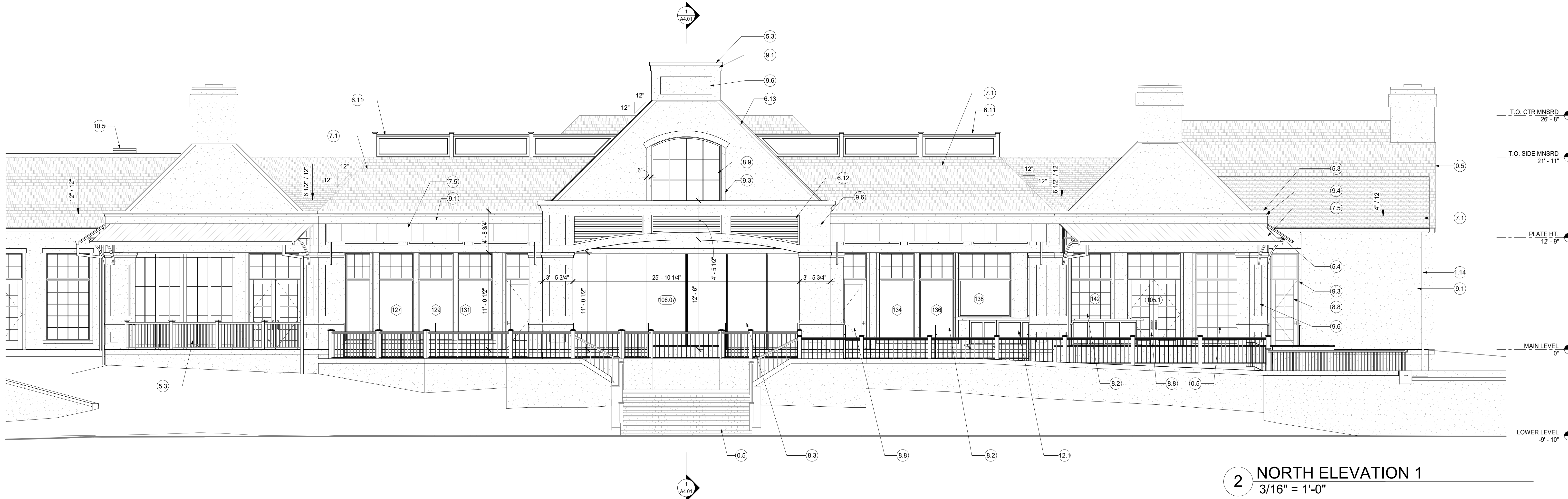
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4 SOUTH ELEVATION - PARTIAL
3/16" = 1'-0"



3 NORTH ELEVATION 2
3/16" = 1'-0"



2 NORTH ELEVATION 1
3/16" = 1'-0"



1 NORTH ELEVATION - FULL
3/32" = 1'-0"

KEYNOTE LEGEND	
NUMBER	KEYNOTE TEXT
0.5	EXIST. TO REMAIN
1.14	NEW DOWNSPOUT
3.1	NEW SITE RETAINING WALL, STUCCO FINISH
4.1	BRICK STEPS w/ STUCCO RISERS
5.1	ALUM. RAILING
5.3	METAL CAP
5.4	METAL AWNING BRACKETS
6.11	COMP. PANEL ROOF SCREENING WITH NEWEL POSTS
6.12	COMP. LOUVER PANELS, PAINT
6.13	RAKE TRIM TO MATCH EXIST.
7.1	SLATE ROOFING TO MATCH CLUBHOUSE
7.3	ALUMINUM GUTTER & DOWNSPOUTS
7.5	METAL ROOF
8.2	ALUM. CLAD WINDOWS
8.3	MULTISLIDE DOOR
8.8	ALUM. CLAD DOOR
8.9	ARCHED TOP ALUM. CLAD WINDOW
9.1	STUCCO TO MATCH CLUBHOUSE
9.3	RAISED STUCCO CASING TO MATCH CLUBHOUSE
9.4	STUCCO PROFILE
9.5	STUCCO COLUMN
9.6	STUCCO RECESSED PANEL
10.5	NEW ROOF ACCESS HATCH
12.1	OUTDOOR BAR, STAINED WOOD TBD

**232 SOUTH SEA PINES
DRIVE
FINAL REVIEW
June 25th, 2024
DRB-000833-2024**



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 DRIVE
Parcel Number [PIN]: R550 017 000 1212 0000
Zoning District: PD-7 PLANNED DEVELOP. Overlay District(s): COD-OURM 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

5/28/24
DATE



COURT ATKINS
GROUP

May 28, 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 – Final

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 June 11, 2024, DRB meeting agenda to review the proposed redevelopment project at South Beach Marina. The enclosed application includes:

- Corridor Review Application Form – Final
- Review Board Submittal Fee (to be paid by credit card via phone)
- Project Narrative
- Preliminary Approval Letter – Sea Pines ARB
- Site Development Drawings
- Landscape Drawings
- Architectural Drawings and 3D Views
- Color Board
- Light Fixture Cut Sheets

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

Sincerely,

Jason Broene
Principal, Studio Manager
Court Atkins Group

**232 SOUTH SEA PINES
DRIVE
PROJECT NARRATIVE
&
SEA PINES PLANTATION
ARB APPROVAL**



Final 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:

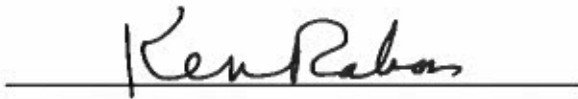
1. This approval is granted in accordance with the preliminary drawings, site location, materials and other data submitted to and approved by the Sea Pines Architectural Review Board (SPARB).
2. Other special conditions of this Preliminary Approval include the following:

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.**

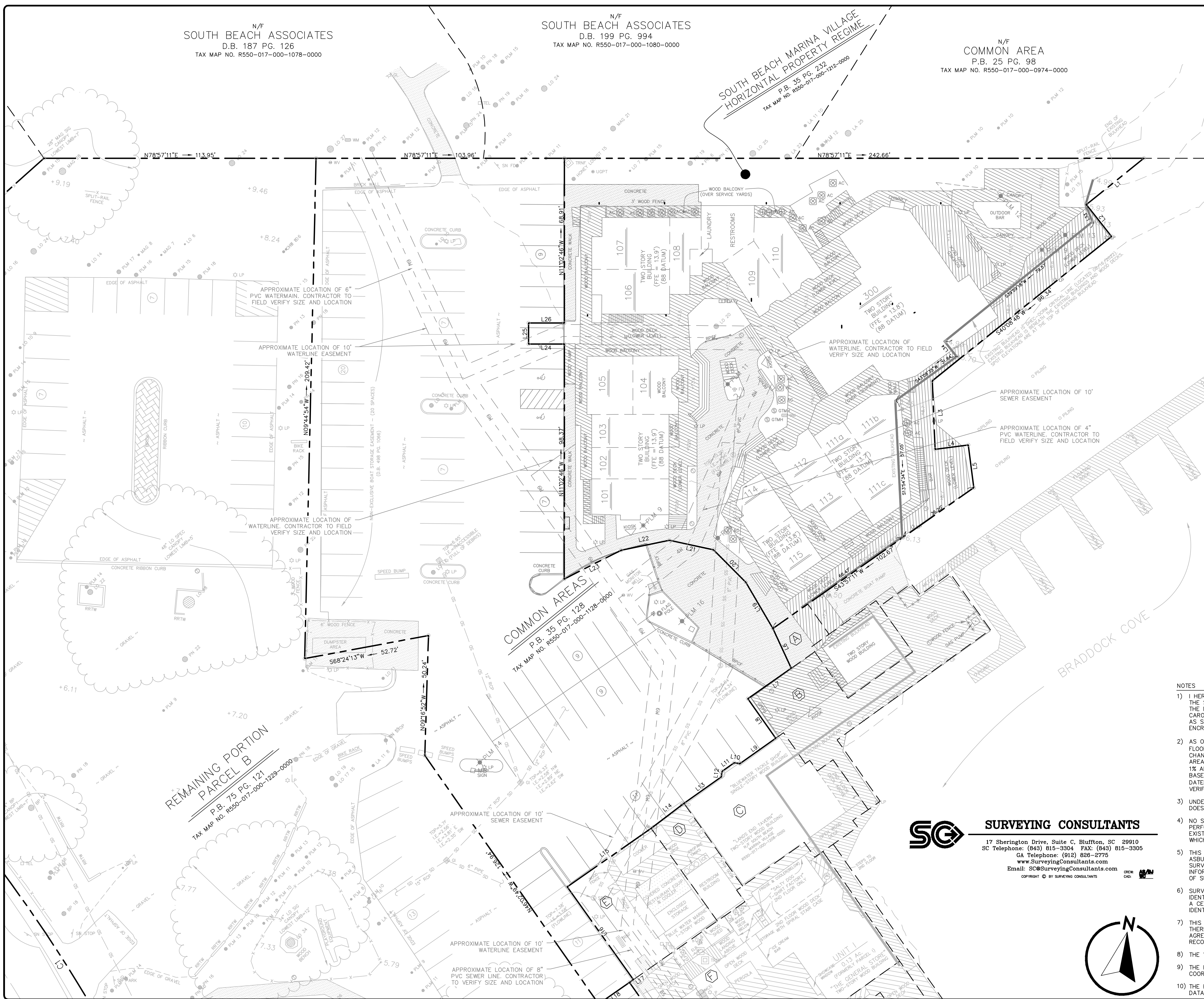
5. We wish to remind you that at the time of your final application, the SPARB will:
- a. Require a listing of proposed colors with corresponding color samples,
 - b. Need to re-verify the stake-out and tree banding at the job site, and
 - c. Require that your site plan indicate where drainage culverts 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 SEA PINES DRIVE SURVEY

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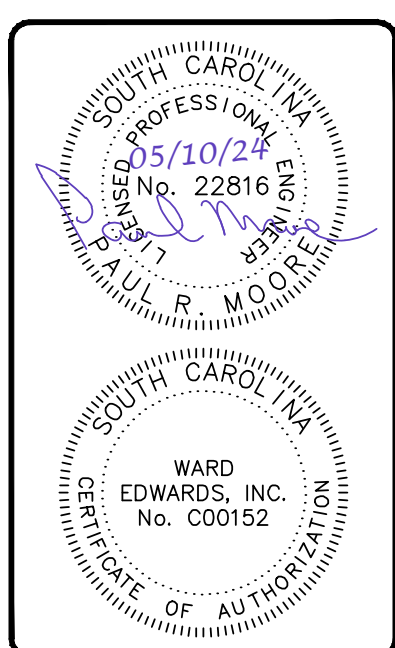
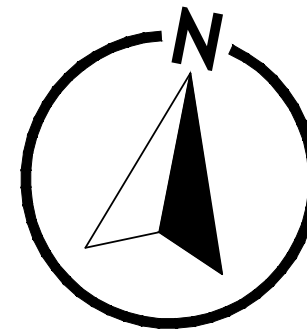
- REFERENCE PLAT:
- 1) SOUTH BEACH TOWNHOUSE SITE SUBDIVISION, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 01/05/1977, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 25, PG. 98, DATE: 01/07/1977.
 - 2) A SURVEY OF SOUTH BEACH MARINA VILLAGE, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/06/1988, 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: 03/06/1988, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 128, DATE: 03/24/1988.
 - 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: 11/09/1989, LAST REVISED: 08/08/2000, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 75, PG. 121, DATE: 08/07/2000.
 - 5) ASBUILT & 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: 08/13/2010.

- LEGEND:
- | | |
|---------------------------|--------------------------------|
| SPOT ELEVATION | SPOT ELEVATION |
| CONTOUR | CONTOUR |
| PARKING SPACE COUNT | PARKING SPACE COUNT |
| HANDICAPPED PARKING SPACE | HANDICAPPED PARKING SPACE |
| TRASH CAN | TRASH CAN |
| CONC. O. | CONCRETE MONUMENT, OLD (FOUND) |
| I.O. | IRON PIPE, OLD (FOUND) |
| AC | ACRE |
| AC | AIR CONDITIONER |
| BALCONY | WOOD DECK (2ND LEVEL) |
| BPCF | BOLLARD POST & CHAIN FENCING |
| CATV | CABLE TELEVISION JUNCTION BOX |
| CMR | CORRUGATED METAL PIPE |
| CO | SANITARY CLEANOUT |
| ELP | ELECTRIC PANEL |
| FDC | FIRE DEPARTMENT CONNECTION |
| FI | FIRE HYDRANT |
| GI | GRATE INLET |
| GTMH | GREASE TRAP MANHOLE |
| LP | 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 |
| SDMH | STORM DRAIN MANHOLE |
| SIGN | SIGN |
| SSMH | SANITARY SEWER PIPE |
| TEL VAULT | TELEPHONE JUNCTION BOX |
| TMH | 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 "AE" (BASE FLOOD ELEVATIONS DETERMINED) BASE ELEVATION IS 8 FEET. THE MAP NUMBER FOR THIS AREA IS 45013005026, 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 ASBUILT 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, SETBACK 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 DHEC-00RM CRITICAL LINE.

SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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No.	Description	Plan Revisions
7		
6		
5		
4		
3		
2		
1		



South Beach Marina	Prepared for
Hilton Head Island, South Carolina	South Beach Marina
Existing Conditions Plan	

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM
Scale: 1" = 20'	
C101	

Permit Set - NOT FOR CONSTRUCTION

232 SEA PINES DRIVE SITE PLAN SET

Site Development Plans for **South Beach Marina**

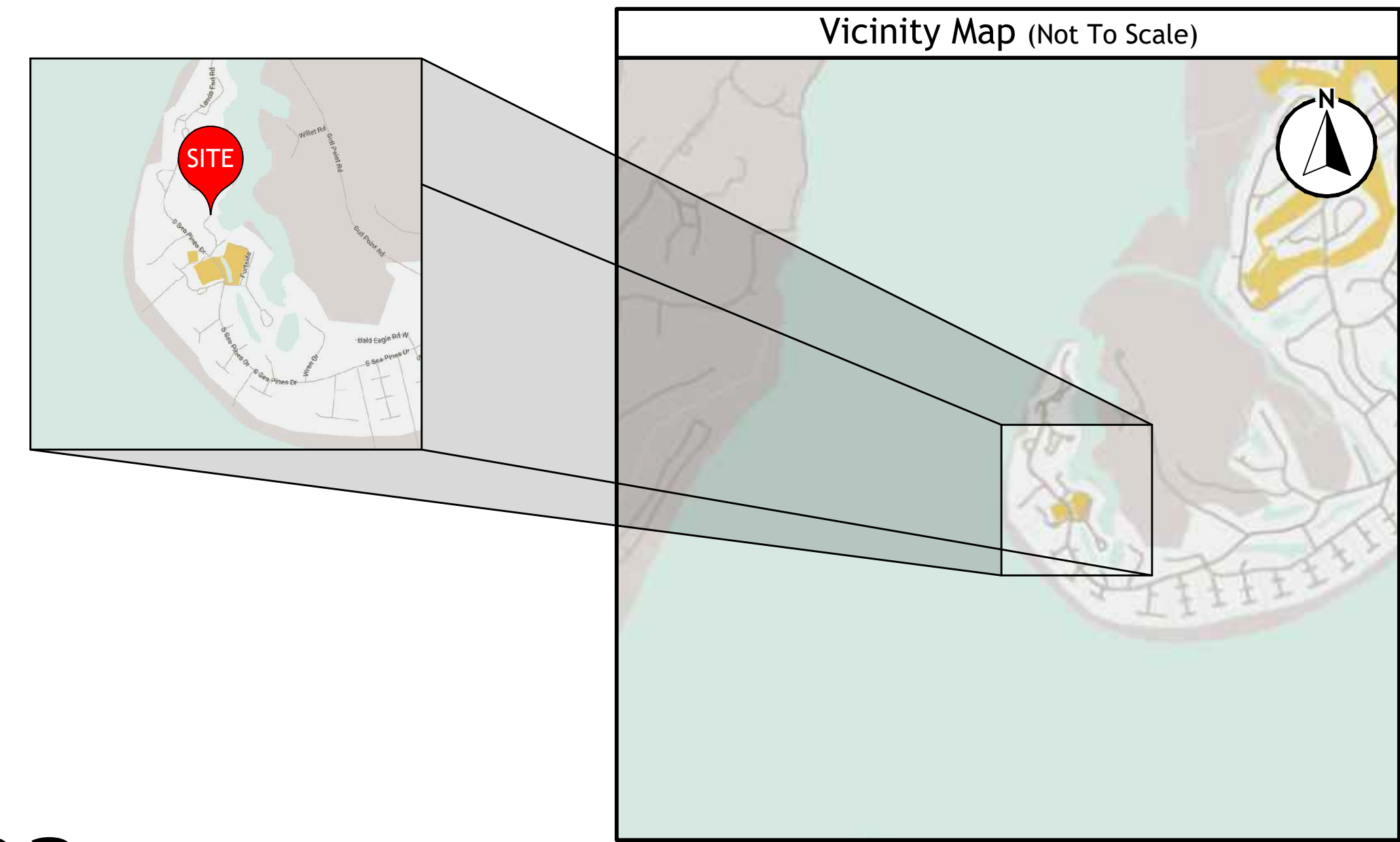
Usage: Commercial

Hilton Head Island, South Carolina

Tax Map #: R550-017-000-1212-0000, 017-000-1128-0000

224 S Sea Pines Drive

GIS coord: N 32° 06' 58", W 80° 49' 31"



Release Schedule

Rel #	Description	Date
A.	Released for Permitting	12-05-23
B.	Released for Permitting	04-03-24
C.	Released for Permitting	05-10-24

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C101	Existing Conditions Plans
C201	Initial Erosion Control, Clearing & Demo Plans
C202	Initial Erosion Control, Clearing & Demolition Details
C301	Site Layout Plans
C401	Grading & Drainage Plans
C402	Grading & Drainage Plans Details
C501	Utility Plans
C502-C503	Utility Details
C601	Intermediate & Final Erosion Control Plans
C602	Intermediate & Final Erosion Control Details
C701	Paving Plans
C702	Paving Details
C801	ADA Accessible Route Plan



Design Team

Geotechnical Engineer:
Company
Phone

Landscape Architect:
Witmer Jones Keefer
843.757.7411

Architect:
Court Atkins Group
843.815.2557

Land Surveyor:
Surveying Consultants
843-815-3304



South Beach Marina

Prepared for
South Beach Marina

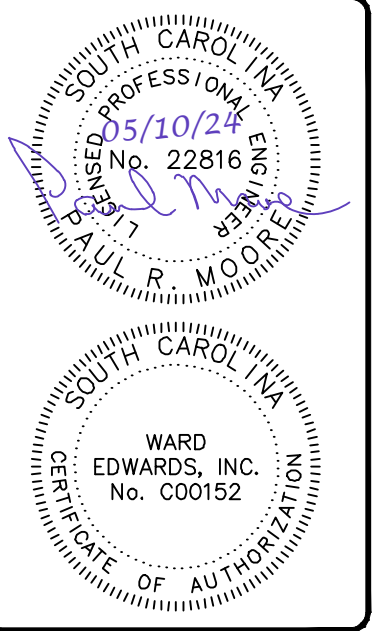
Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Plot to Scale

C001



No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

Permit Set - NOT FOR CONSTRUCTION

General Notes:

1. Boundary information provided by Partial Asbuilt, Tree & Topographic Survey, dated 09/22/2022, by Surveying Consultants.
2. Topographic data provided by Surveying Consultants, dated 09/22/2022.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only. Additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm Monday thru Friday at least three working days before commencing construction. Request underground utilities to be located and marked within and near the construction site.
4. Comply with "South Carolina Underground Facility Damage Prevention Act (effective June 7, 2012), Notification of Intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. Replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of South Carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. Traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. Provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.
10. A Certificate of Compliance (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 trey@hiltonheadlandsdc.gov. Please note that a C of C must be obtained prior to the building permit being finalized.

Water and Sewer Line Construction:

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

Work on South Carolina Department of Transportation Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Hilton Head Island

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

Site Grading and Drainage:

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

SCDHEC/OCRM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
 - A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
 - B. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately, or incorrectly installed, the permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
 - A. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the device should be filtered to remove sediment before being pumped back into any waters of the state.
 - B. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or off-site sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
 - C. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
 - D. 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 s.c.r100000.
 - E. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upstate runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
4. All waters of the state (WOS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WOS. A 10-foot buffer should be maintained between the last row of silt fence and all WOS.
5. 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 a source of storm water must be prevented from becoming a pollutant source in storm water discharges.
6. A copy of the SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
7. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
8. Minimize soil compaction and, unless infeasible, preserve topsoil.
9. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
10. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
11. The following discharges from sites are prohibited:
 - A. Wastewater from washout of concrete, unless managed by an appropriate control.
 - B. Wastewater from washout and cleanup of stucco, paint, form release oils, curing compounds and other construction materials.
 - C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
 - D. Soaps or solvents used in vehicle and equipment washing.
12. If construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
13. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's water quality standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
14. A pre-construction conference must be held for each construction site with an approved on-site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the department has approved otherwise.

Dry Utility Conduits for Electric, Telephone and Cable TV:

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

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. Contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understorey growth.
7. Please contact Trey Lowe at 843-341-4690 or trey@hiltonheadlandsdc.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.

Sequence of Construction Activities

Estimated Start Date: 10-01-24 Estimated Completion Date: 07-01-25

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

Phase 1 - (Initial)

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

Phases 2 & 3: (Intermediate & Final)

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

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

STANDARD ABBREVIATIONS

AC ADT ASPH BEG BL BM BOB BOT BOTM BRG CORR B/C C C & G CATY CB CD CL CONST CORR CUBIC FEET CUBIC YARD DRAINAGE AREA DITCH BOTTOM INLET DOUBLE DESIGN HOURLY VOLUME DROP INLET DRAINAGE AREA DUCTILE IRON PIPE DT DITCH SUPERELEVATION EAST OR EXTERNAL DISTANCE EXISTING GRADE LINE ELEVATION EMBANKMENT ENGINEER EROSION CONTROL EASEMENT EXISTING EXIST F&I FINISH FLOOR ELEVATION FIN HYDRANT FORDING IN FOOT OR FEET FUTURE GRATE INLET GRD GRADE GRD H HT HIGH DENSITY POLYETHYLENE HEADWALL HORIZONTAL INCH INVERT ELEVATION IN INCH INSTL INSTALL LUNION BOX LINEAR FEET LENGTH LIMIT OF WORK LOW POINT LEFT RIGHT END SECTION MANHOLE PEAK-HIGH WATER MECHANICAL JOINT NORTH NORTH BOUND ROADWAY NORMAL CROWN NATIONAL GEODETIC VERTICAL DATUM NOT IN CONTRACT OUTSIDE DIAMETER OVERHEAD OVERHEAD POWER PAVT POINT OF CURVATURE POINT OF COMPOUND CURVATURE PCC PERFORATED PROFILE GRADE PROFILE GRADE ELEVATION PROFILE GRADE LINE POINT OF INTERSECTION PROPERTY LINE POINT OF ROTATION POINT OF REVERSE CURVATURE PROBST POINT OF TANGENCY POLYVINYL CHLORIDE POINT OF VERTICAL INTERSECTION PEAK DISCHARGE OR FLOW VOLUME (CFS) RATE OF CHANGE IN ELEVATION RADIUS REINFORCED CONCRETE PIPE ROADWAY REQUIRED RIGHT OF WAY RIGHT OR SOUTH OR SLOPE SAND-ASPHALT HOT MIX SANITARY SQUARE FOOT OR SILT FENCE SQUARE YARD SOUTH BOUND ROADWAY STORM SEWER SEDIMENT SEASONAL HIGH WATER SANITARY SEWER SANITARY SEWER MANHOLE STATION SUBGRADE SURVEY SIDEWALK TOP OF CURB TEMPORARY CONSTRUCTION EASEMENT TELEPHONE TEMPERATURE OR TEMPORARY TOP OF GRATE TOP OF BANK TOP OF PAVEMENT TOP OF SIDEWALK TYP TYPICAL UNDERDRAIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE UTILITIES VERTICAL VIGOR OR WEST WATER LINE WATER MAIN WATER TABLE OR WEIGHT WATER VALVE WELDED WIRE FABRIC WIRE INLET

Project Information

Source of Title:
Beaufort county register of deeds,
deed book 35 page 128, 232

Use:

Existing: Commercial
Proposed: Commercial
xx buildings
xx sq ft
xx seats, etc.

Required Setbacks:

Front: 20 Feet
Rear: 20 Feet
Side: 20 Feet
Street: 20 Feet

Surface Coverage:

Max impervious allowed: 65 %
Min open space required: 25 %
Existing impervious: XX,XXX sq. ft. (XX %)
Proposed impervious: XX,XXX sq. ft. (XX %)
Open space provided: XX,XXX sq. ft. (XX %)
Wetlands/nat. resource: XX,XXX sq. ft. (XX %)

Parking Summary:

Parking use types
Use type = xx spaces/xx sq. ft.
Parking required:
Use type = xx spaces
Parking provided:
Total = xx spaces
Accessible parking required: x spaces
Accessible parking provided: x spaces

Utility Contacts:

Palmetto Electric	843-208-5512	1 Cooperative Way, Hardeeville, SC 29927
Dominion Energy	800-251-7234	PO Box 100255 Columbia, SC 29202
BJWSA	843-987-9200	6 Snake Road, Okatie, SC 29909
Broad Creek PSD	843-785-7582	PO Box 5878, Hilton Head, SC 29938
South Island PSD	843-785-6224	PO Box 5148, Hilton Head, SC 29938
Hilton Head Island PSD	843-681-5525	PO Box 21264, Hilton Head, SC 29925
Hargay Communications	843-815-1675	PO Box 3380, Bluffton, SC 29910
Century Link	843-525-0044	2127 Boundary ST #16, Beaufort, SC 29902
Santee Cooper	843-761-8000	1 Riverwood Drive, Moncks Corner, SC 29461

Contractor Note:

Contractor to obtain and become familiar with geotechnical report
prepared by _____.

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

Permits			
Permit	Permit #	Issued	Expires
SIPSDD			
Fire Marshal			
SCDHEC/MS4 Stormwater			
SCDHEC Water			
SCDHEC Wastewater			

SCDHEC-OCRM Certification:

"I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of title 48, chapter 14 of the code of laws of SC, 1976 as amended, pursuant to regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of s.c.r100000."

TOWN OF HILTON HEAD REQUIREMENTS

A Certificate of Compliance (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 trey@hiltonheadlandsdc.gov. Please note that a C of C must be obtained prior to the building permit being finalized.

Paving Hatch Legend

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

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Storm Sewer/Drainage Legend

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

Sanitary Sewer Legend

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

Water System Legend

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

Grading Legend

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

Limits of Disturbance:

NPDES

Erosion Prevention

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

Runoff Conveyance Measures

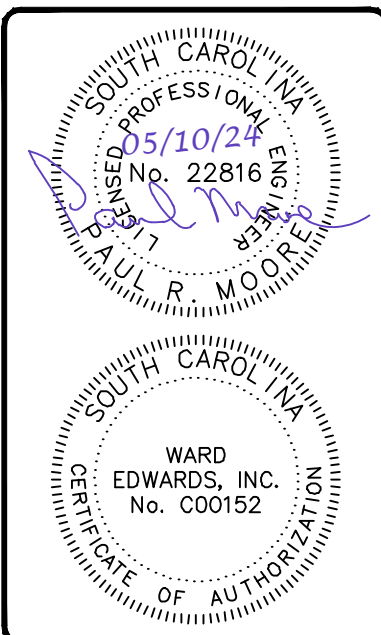
Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD
Permanent Diversion Ditch:	PD
Diversion Dike or Berm:	DB
Level Spreader:	
Subsurface Drain:	SSD

Sediment Control

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

NOTE:

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



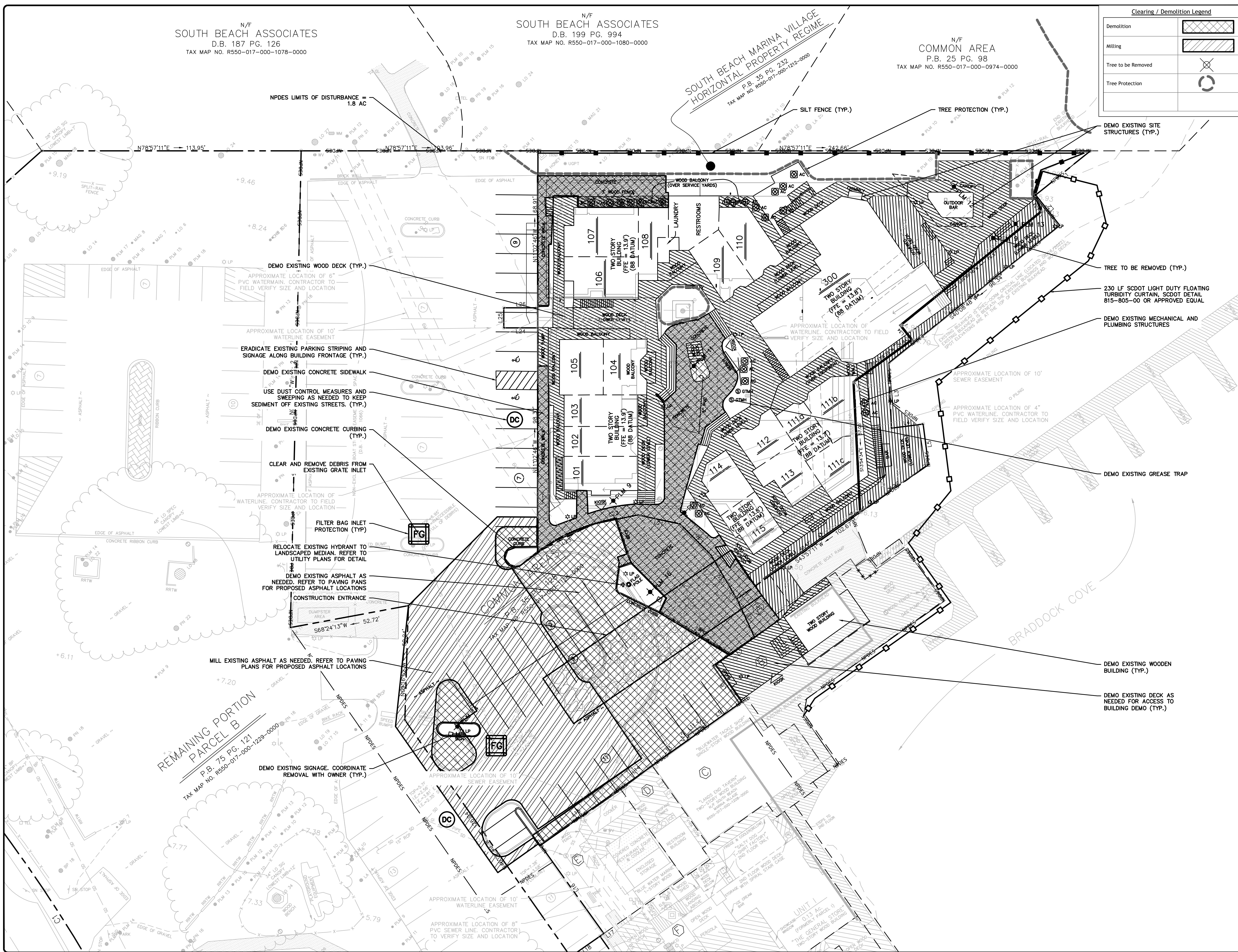
No.	Description	Plan Revisions	Date
7			
6			
5			
4			
3			
2			
1			



South Beach Marina	Prepared for Hilton Head Island, South Carolina
South Beach Marina	
Construction Notes	

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

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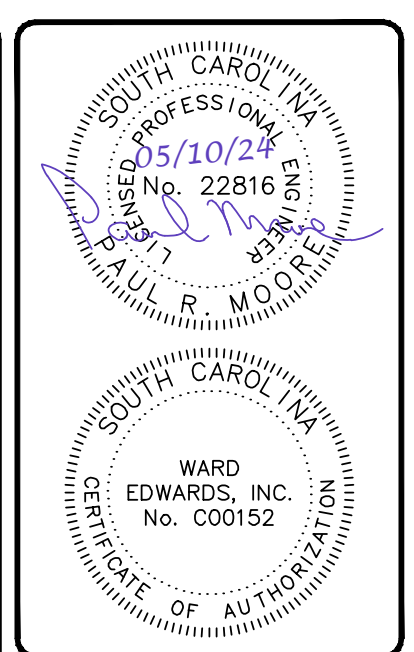
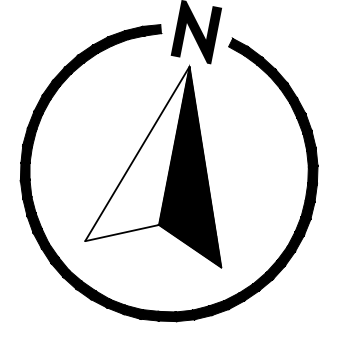


Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

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

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

Runoff Conveyance Measures	
Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	
Permanent Diversion Ditch:	
Diversion Dike or Berm:	
Level Spreader:	
Subsurface Drain:	



No.	Description	Date
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 281 • Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

**Initial Erosion Control,
Clearing, and Demo Plan**

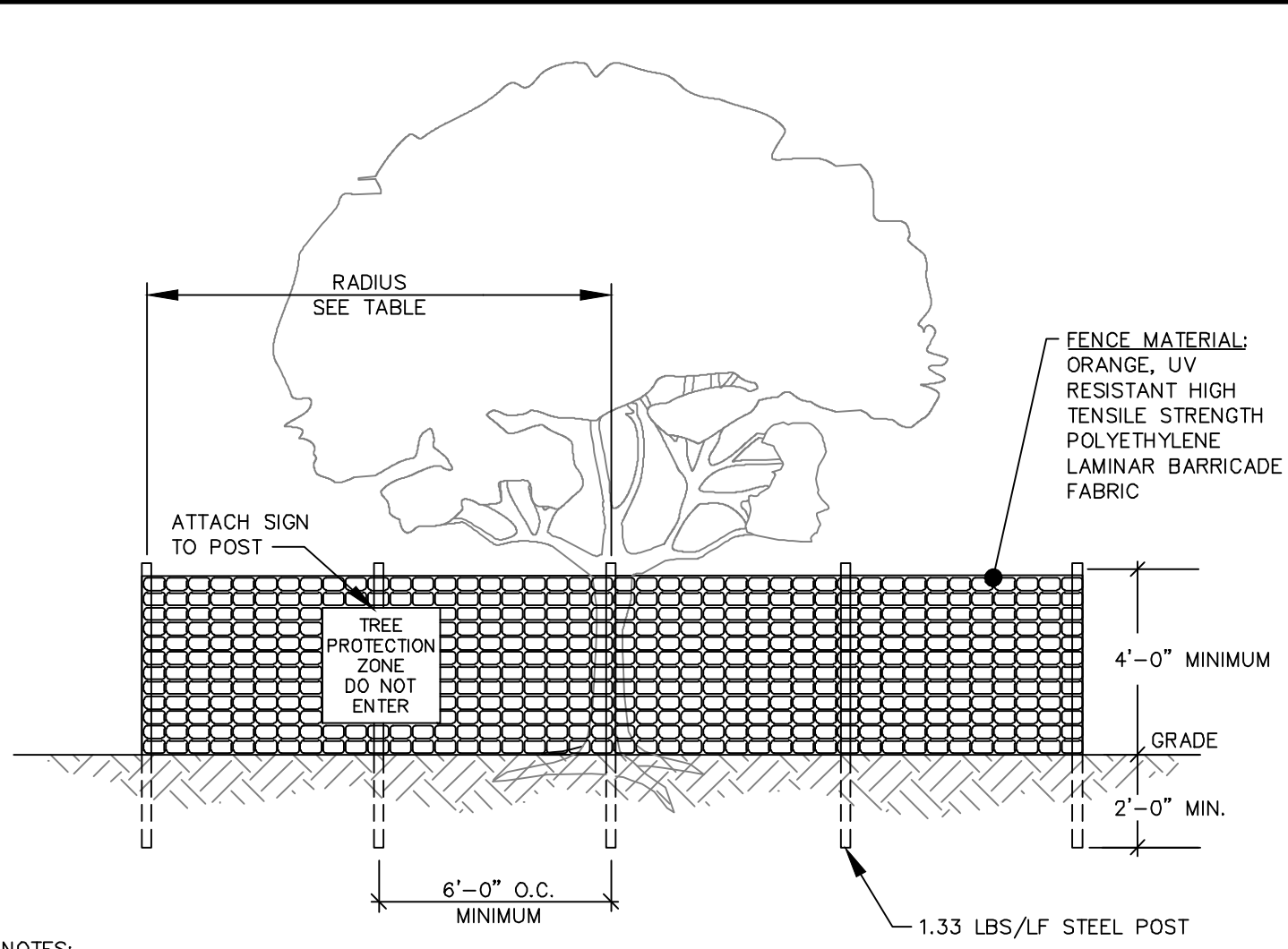
Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059

Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM

Scale: 1" = 20' Feet

C201

Permit Set - NOT FOR CONSTRUCTION



NOTES:

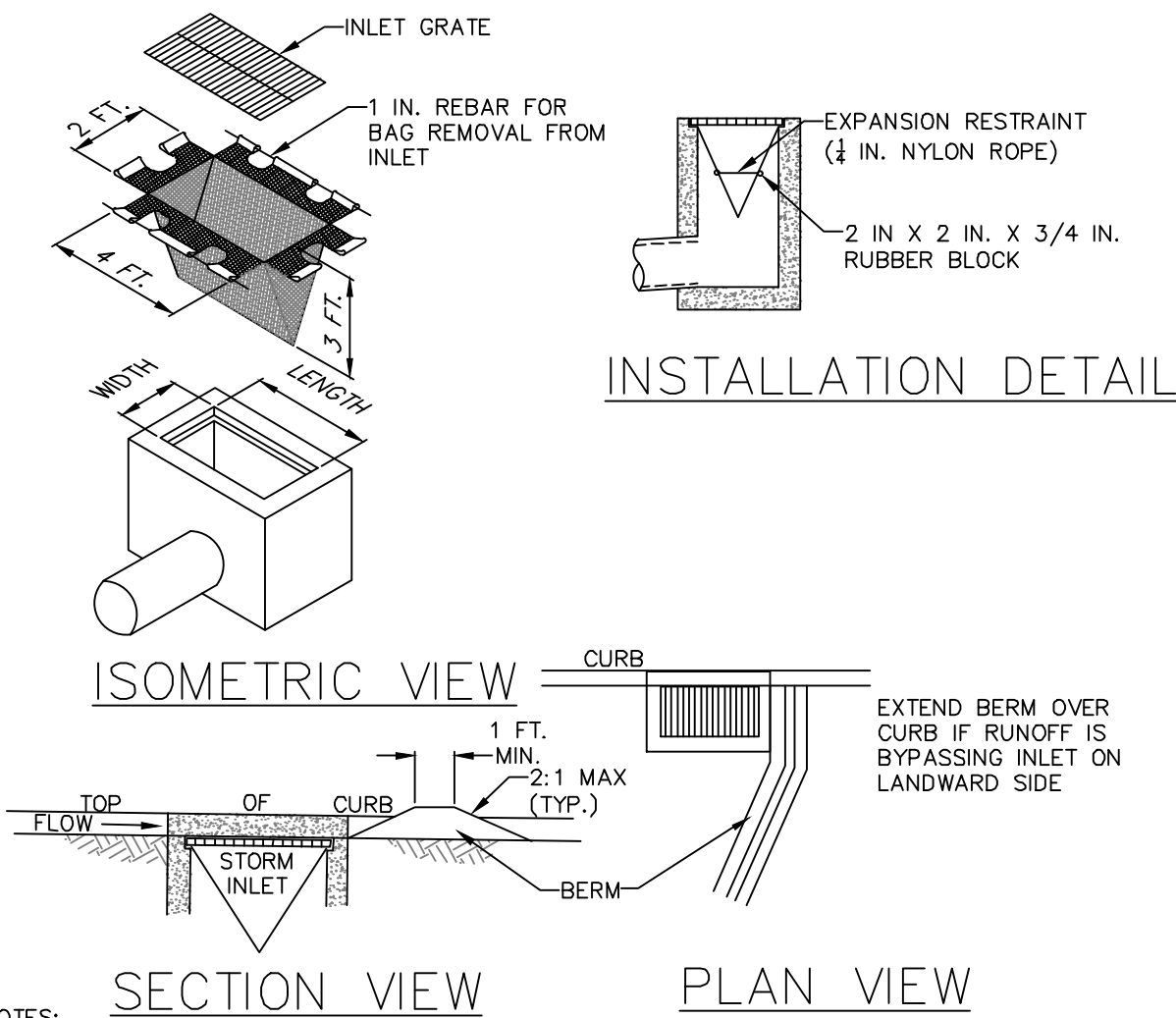
- ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
- WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
- ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED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

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

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

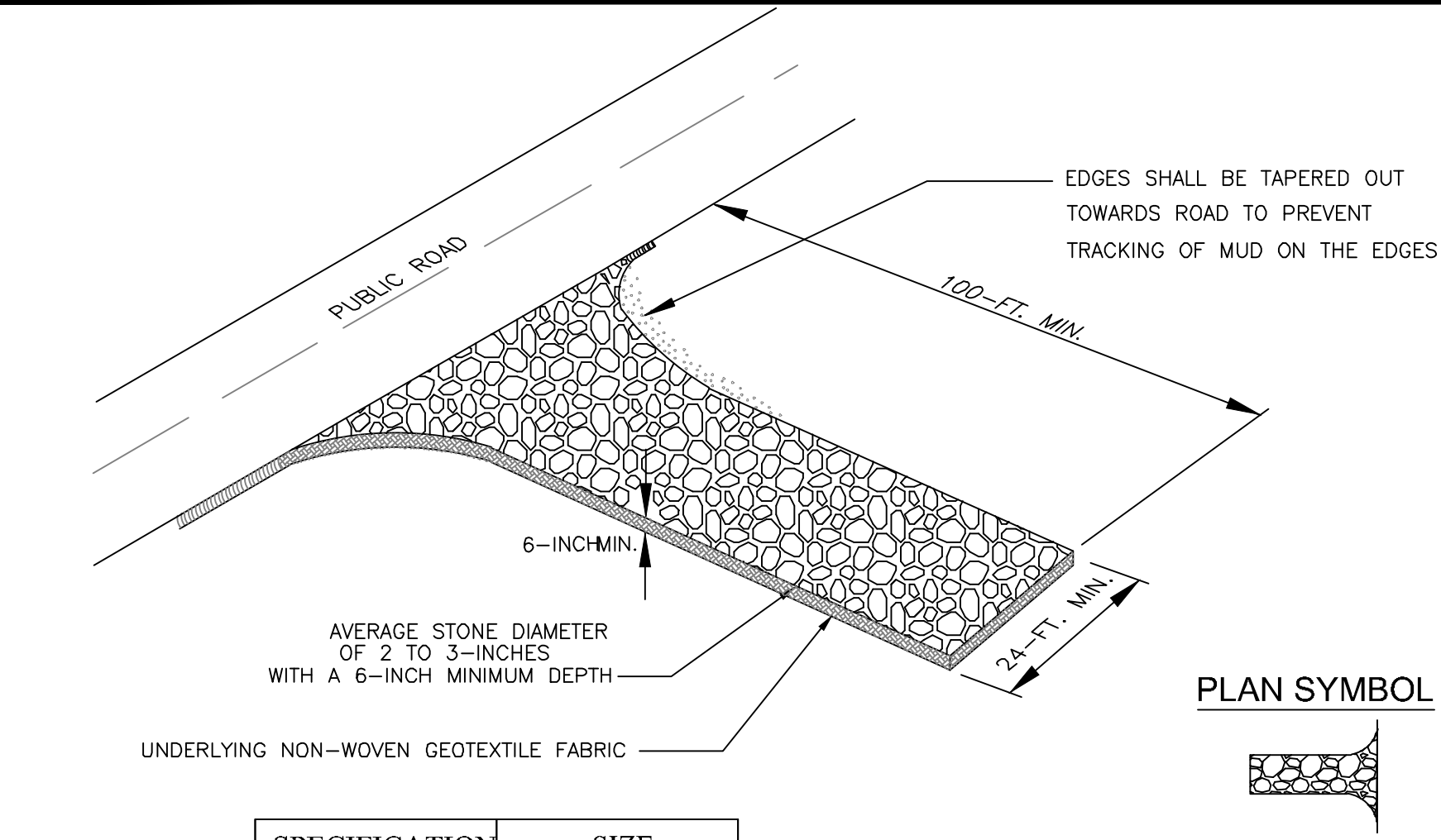
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120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

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

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

FILTER BAG GRATE INLET PROTECTION

NO SCALE



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

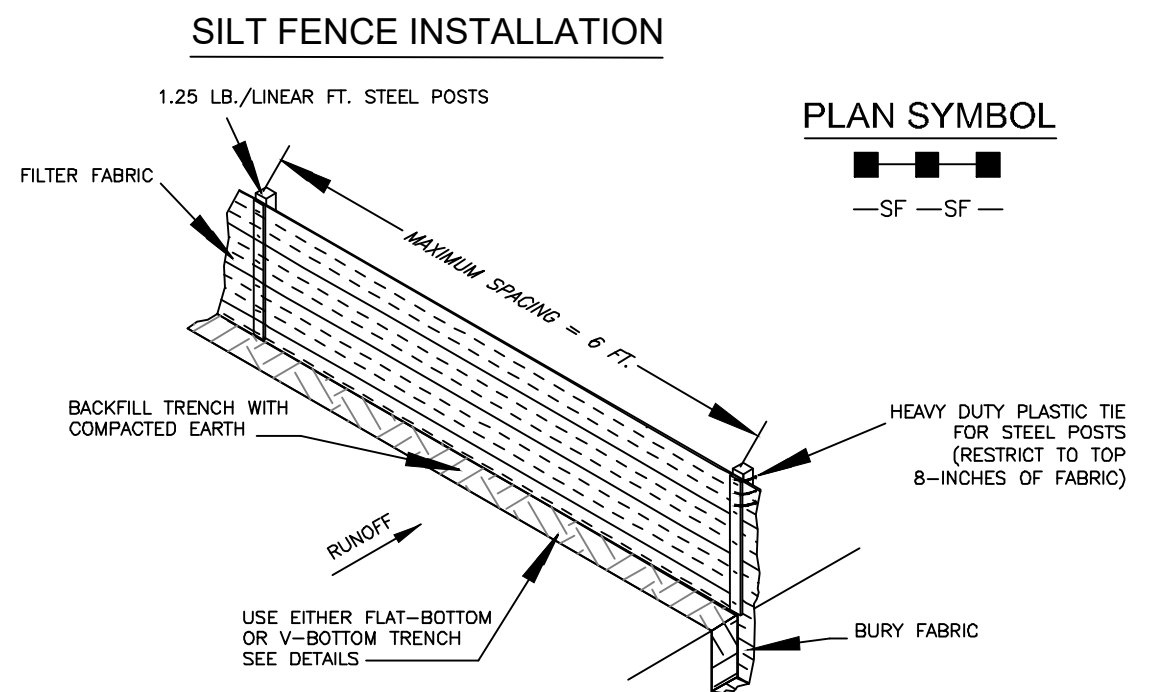
South Carolina Department of
Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE

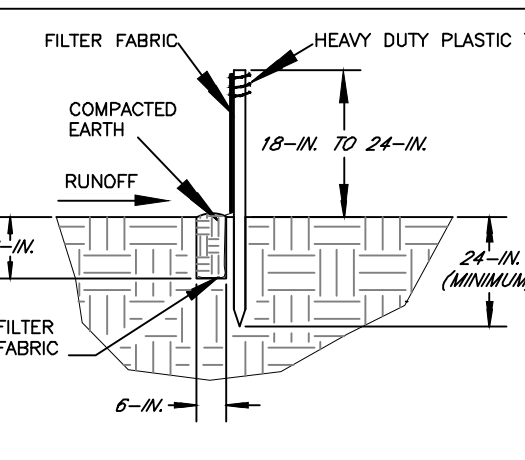
FEBRUARY 2014
DATE



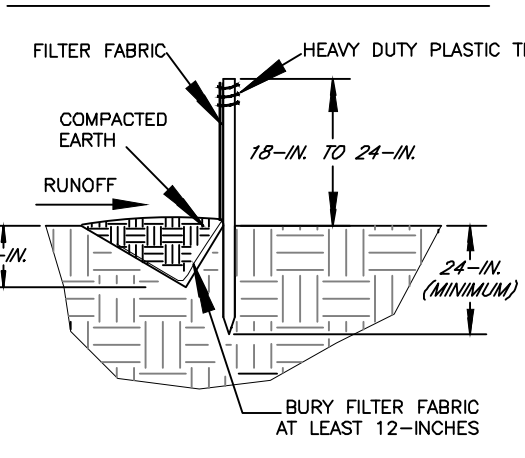
SILT FENCE — GENERAL NOTES

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

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of
Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE

CONSTRUCTION ENTRANCE — GENERAL NOTES

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

CONSTR. ENTRANCE — INSPECTION & MAINTENANCE

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

South Carolina Department of
Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014
DATE

SILT FENCE — POST REQUIREMENTS

- Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "I" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.

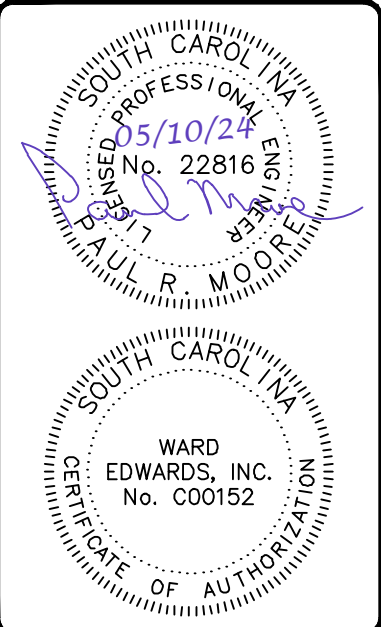
SILT FENCE — FABRIC REQUIREMENTS

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

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

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

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



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



South Beach Marina Hilton Head Island, South Carolina	Prepared for South Beach Marina	Initial Erosion Control Details
--	------------------------------------	---------------------------------

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C202



DUST CONTROL ON DISTURBED AREAS

Permit Set - NOT FOR CONSTRUCTION

REFERENCES

NATIONAL DOCUMENTS
SCDNR LAW ENFORCEMENT BUOY SPECIFICATIONS

SCDOT DOCUMENTS

RELATED DRAWINGS & KEYWORDS

PRECONSTRUCTION SUPPORT ENGINEER

NO. 8858

REGISTERED PROFESSIONAL ENGINEER

SOUTH CAROLINA

EDWARD SYLVESTER EARLE, II

SIGNATURE

MARCH 3, 2008

DATE

6

5

4

3

2

1

0

3/2008

DSO

GENERAL REVISIONS

#

DATE

CHK

DESCRIPTION

SCDOT

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

DESIGN STANDARDS OFFICE

955 PARK STREET

ROOM 405

COLUMBIA, SC 29201

STANDARD DRAWING

FLOATING TURBIDITY CURTAIN

815-805-00

EFFECTIVE LETTING DATE MAY 2008

THIS DRAWING IS NOT TO SCALE

NOTES:

- THE PURPOSE OF THE FLOATING TURBIDITY BARRIER IS TO PROVIDE SEDIMENT PROTECTION CAUSED BY FILL THAT IS PLACED IN WATER OR INFLUENCED BY TIDAL FLOW.
- MATERIALS USED IN THE FLOATING TURBIDITY BARRIER SHALL MEET THE FOLLOWING REQUIREMENTS:

	LIGHT DUTY	MEDIUM DUTY	HEAVY DUTY
FABRIC - POLYESTER REINFORCED VINYL (OZ/SY)	18	22	22
FLOATATION (LB/FT)*	13	22	22
TOP LOAD CABLE			5/16" GALVANIZED 10K#
STRESS PLATES			3/8" POLYPROPYLENE
ROPE RETAINER	3/8" POLYPROPYLENE	3/8" POLYPROPYLENE	3/8" POLYPROPYLENE
GROMMETS	#4 BRASS	#4 BRASS	#4 BRASS
SEAMS HEAT WELDED	YES	YES	YES
BOTTOM LOAD CHAIN	1/2" GALVANIZED 0.63 LBS/FT (MIN)	5/16" GALVANIZED 0.95 LBS/FT (MIN)	5/16" GALVANIZED 0.95 LBS/FT (MIN)
CONNECTING HARDWARE	GALVANIZED STEEL	GALVANIZED STEEL	GALVANIZED STEEL
STANDARD DEPTH	5 FT. - 15 FT.	5 FT. - 23 FT.	5 FT. - 23 FT.
STANDARD LENGTH**	50 & 100 FT.	50 & 100 FT.	50 & 100 FT.

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

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

- BOUYS USED IN CONJUNCTION WITH FLOATING TURBIDITY BARRIER SHALL COMPLY WITH THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES' LAW ENFORCEMENT BOUY SPECIFICATIONS.
- FLOATING TURBIDITY BARRIERS SHALL BE PLACED AT THE LOCATIONS SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE END POINTS SHALL BE ANCHORED ON THE UNDISTURBED SHORELINE WITH SUFFICIENT SUPPORT TO SECURE THE BARRIER IN PLACE DURING TURBULENT CONDITIONS. REFER TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 815.
- THE CONTRACT UNIT PRICE FOR FLOATING TURBIDITY BARRIER SHALL INCLUDE ALL MATERIALS, ANCHORS, EQUIPMENT, LABOR, AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE BARRIER.
- IF NO DEPTH OF MATERIAL IS CALLED FOR, THE BID ITEM SHALL BE IN SQUARE FEET. WHEN THE DEPTH IS SPECIFIED, IT WILL BE IN INCREMENTS OF FEET.
- THE BID ITEM SHALL BE:
FLOATING TURBIDITY BARRIER --DUTY (---FEET DEEP)---SF
FLOATING TURBIDITY BARRIER --DUTY (---FEET DEEP)---LF.

WARD EDWARDS, INC.

No. 000152

SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER

05/10/24

05/10/24

WARD EDWARDS, INC.

No. 000152

SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER

05/10/24

05/10/24

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No.

Description

Plan Revisions

Date

Ward Edwards

ENGINEERING

110C Palmetto Way

P.O. Box 281

Bluffton, South Carolina 29910

(843) 837-5250

www.WardEdwards.com

South Beach Marina

Hilton Head Island, South Carolina

Prepared for

South Beach Marina

Initial Erosion Control Details

Vert. Datum: NAVD88

Horiz. Datum: NAD83

Surveyed by: TGH

Surveyor's PLS: 11059

Project #: 230370

Date: 05/10/24

Designed by: ASH

Checked by: PRM

Not to Scale

C203

Permit Set - NOT FOR CONSTRUCTION

Page 81 of 198

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

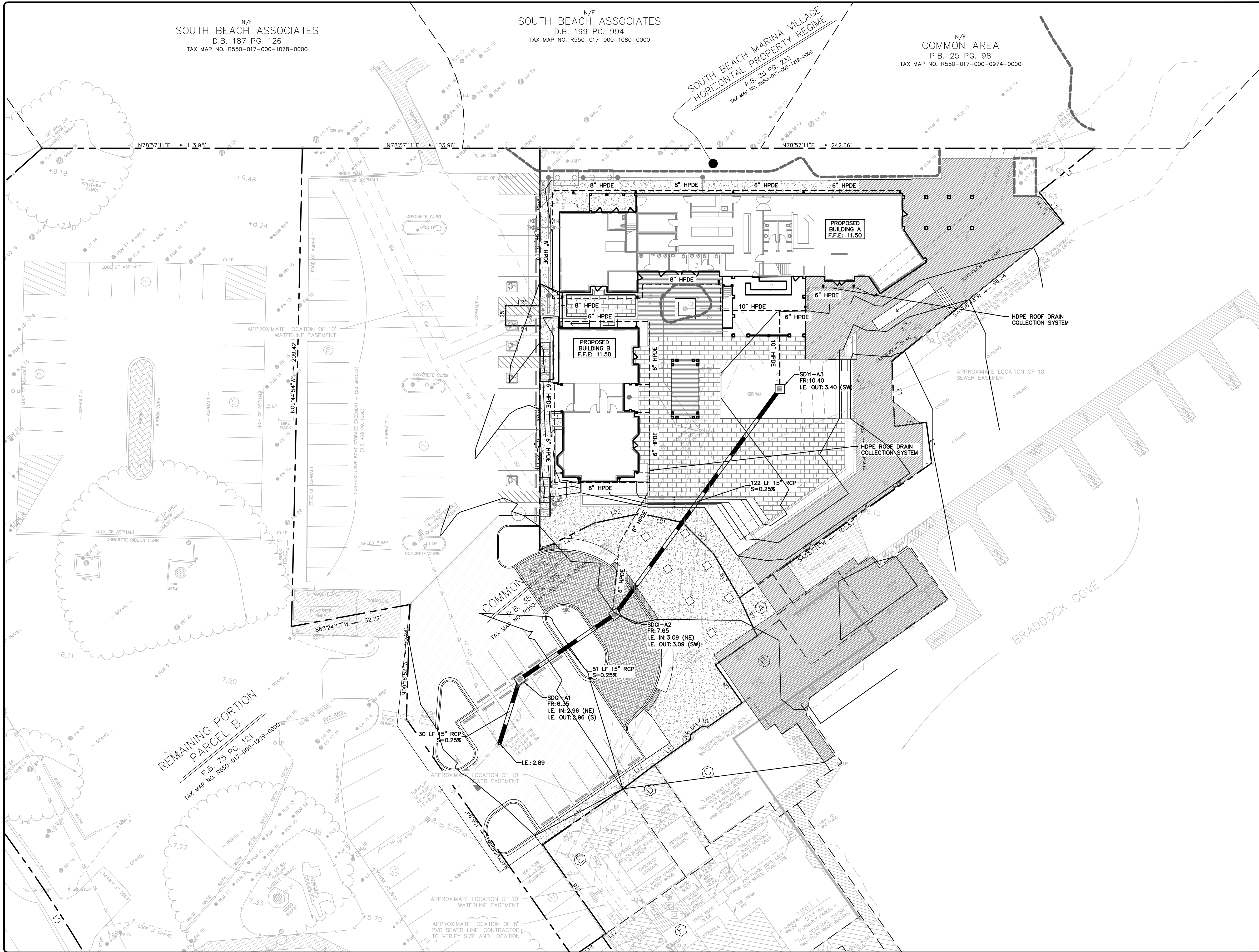
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

0 20' Feet

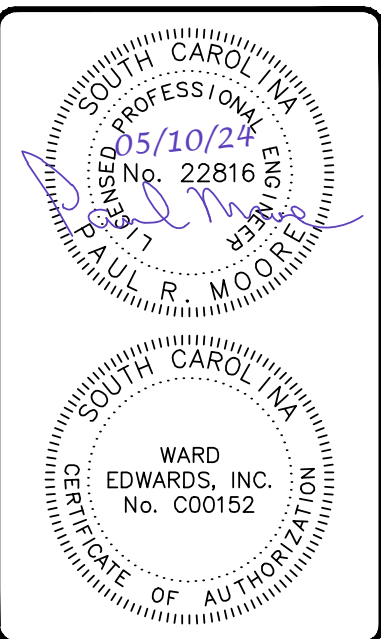
Scale: 1"= 20'

C301

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



No.	Description	Date
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Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

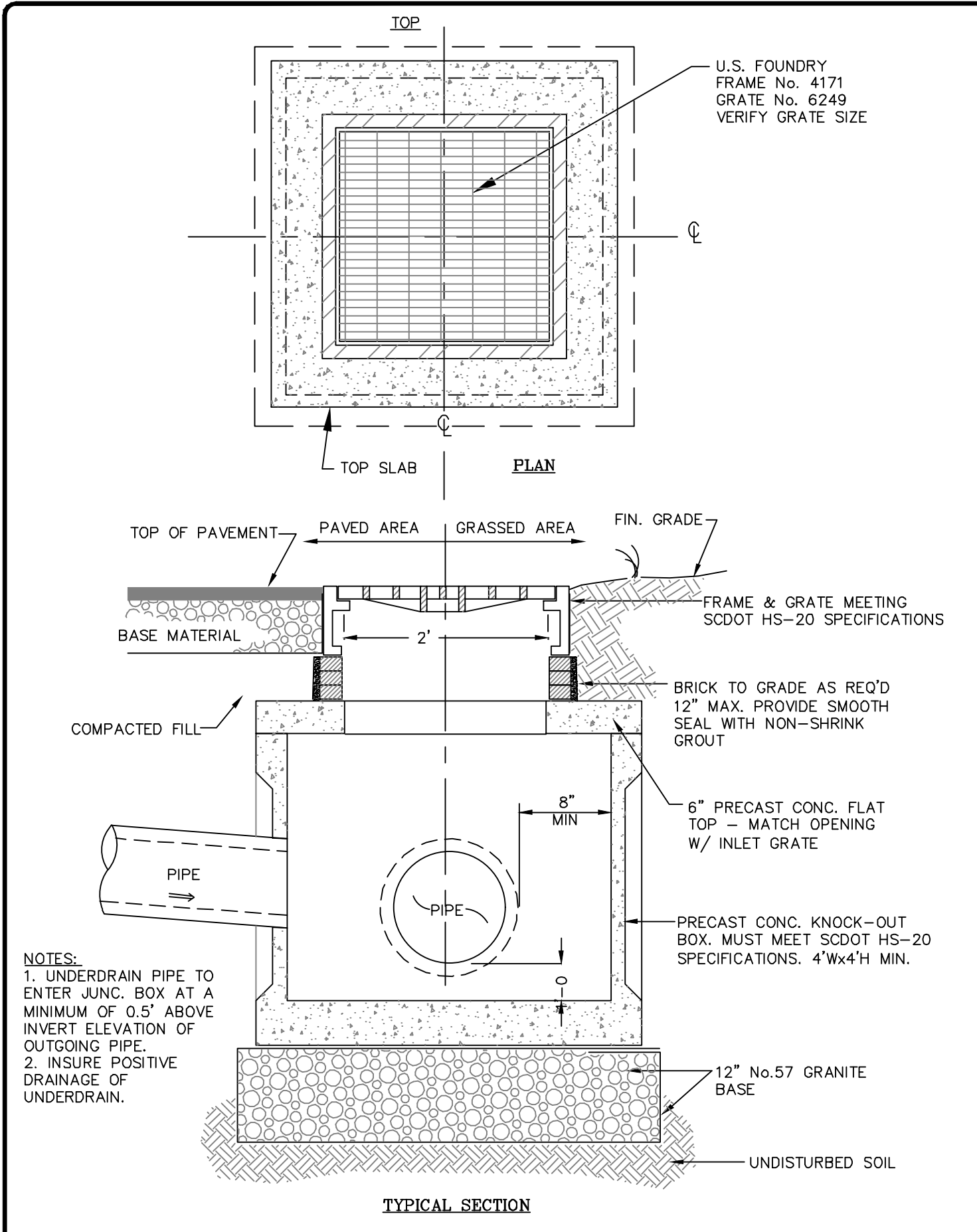
South Beach Marina
Hilton Head Island, South Carolina
Prepared for
South Beach Marina
Grading and Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Scale: 1" = 20' Feet
C401

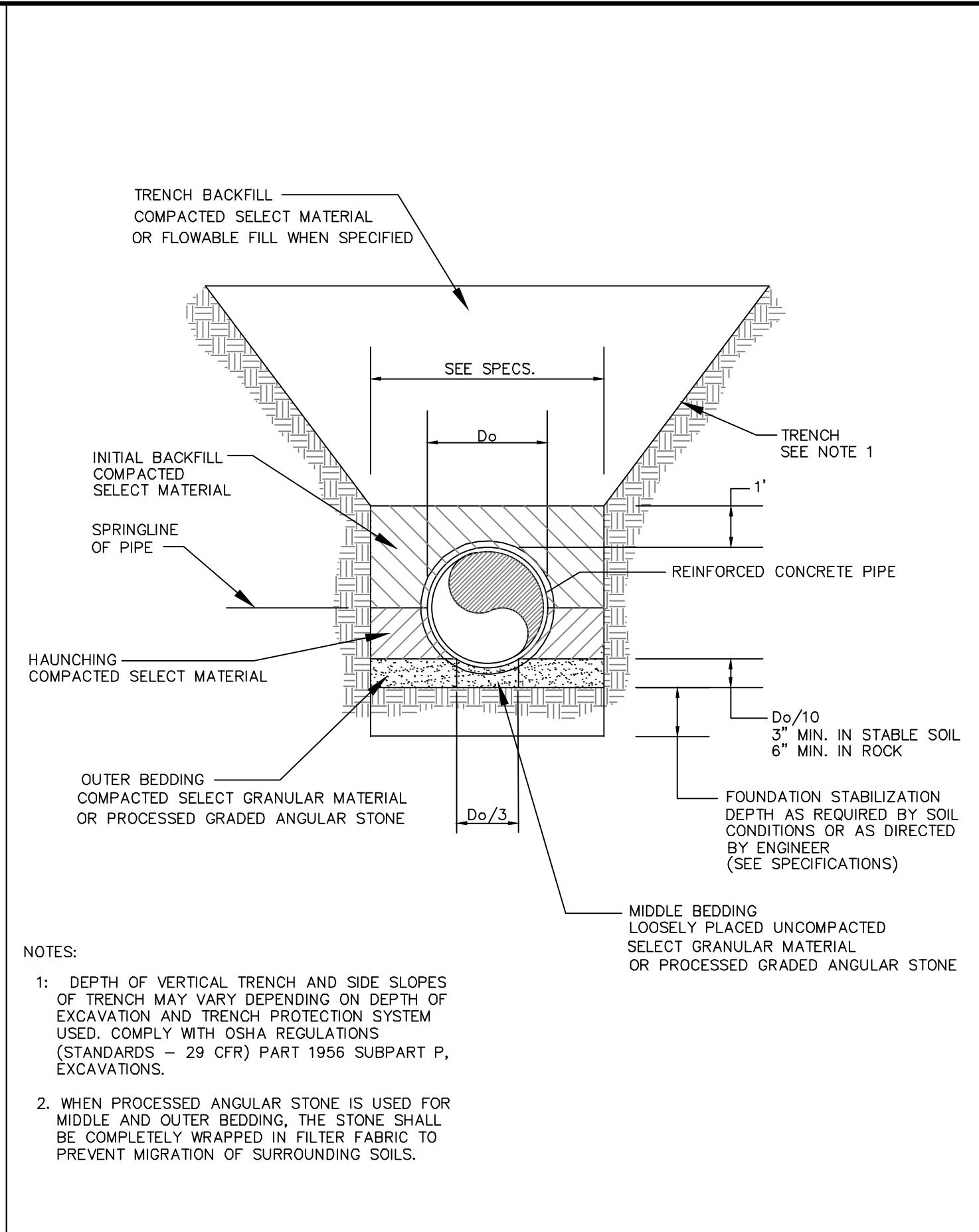
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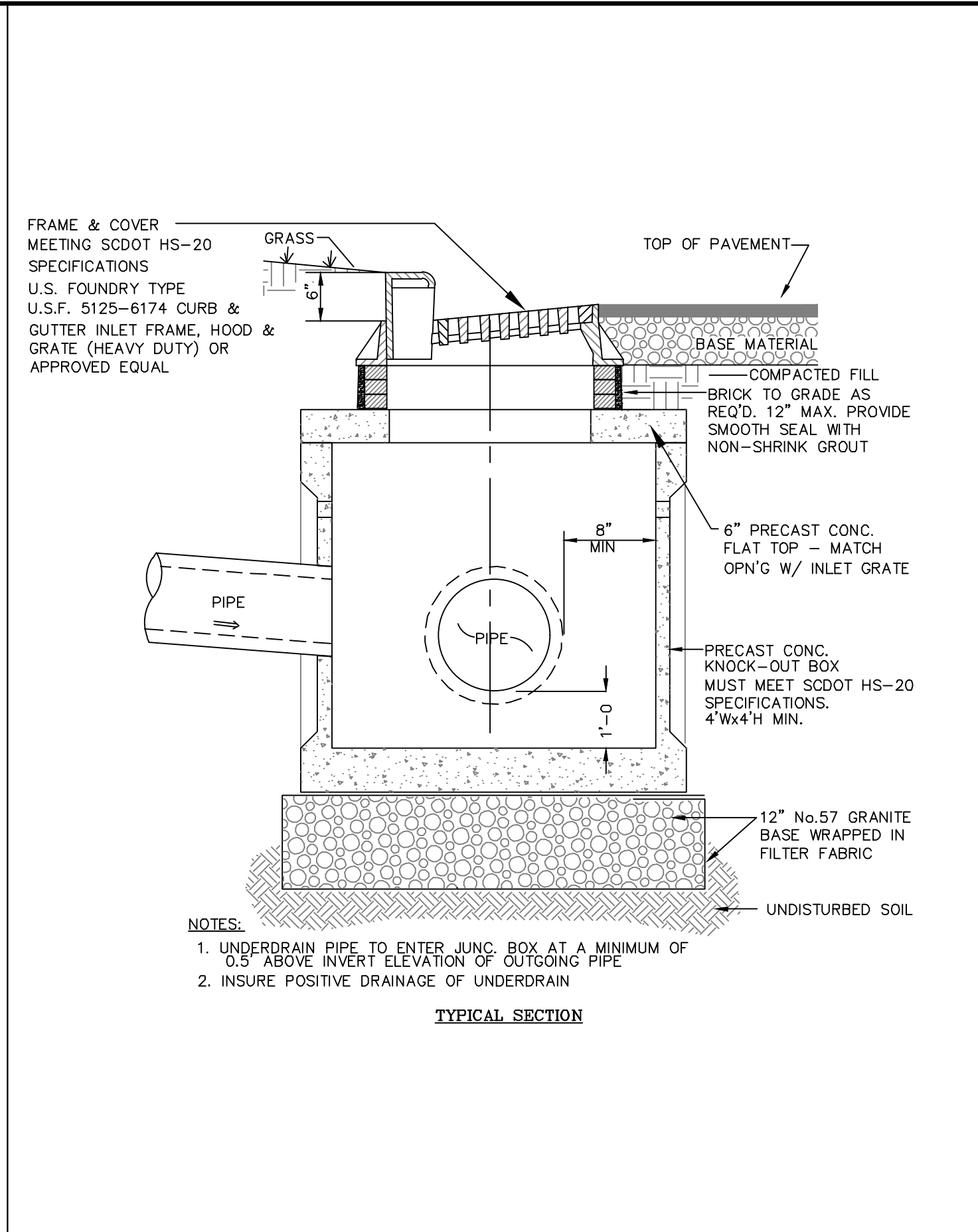


GRATE INLET

DETAIL 02630-027



EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



CURB INLET WITH FRAME AND COVER

DETAIL 02630-028

AS-BUILT SURVEY REQUIREMENTS

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

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

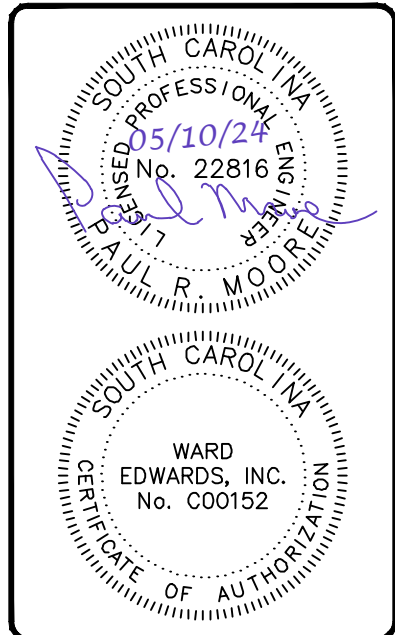
A signed hard copy and autocad file shall be provided to the engineer.

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

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

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

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



No.	Description	Date
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South Carolina 29910

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South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

Grading and Drainage Details

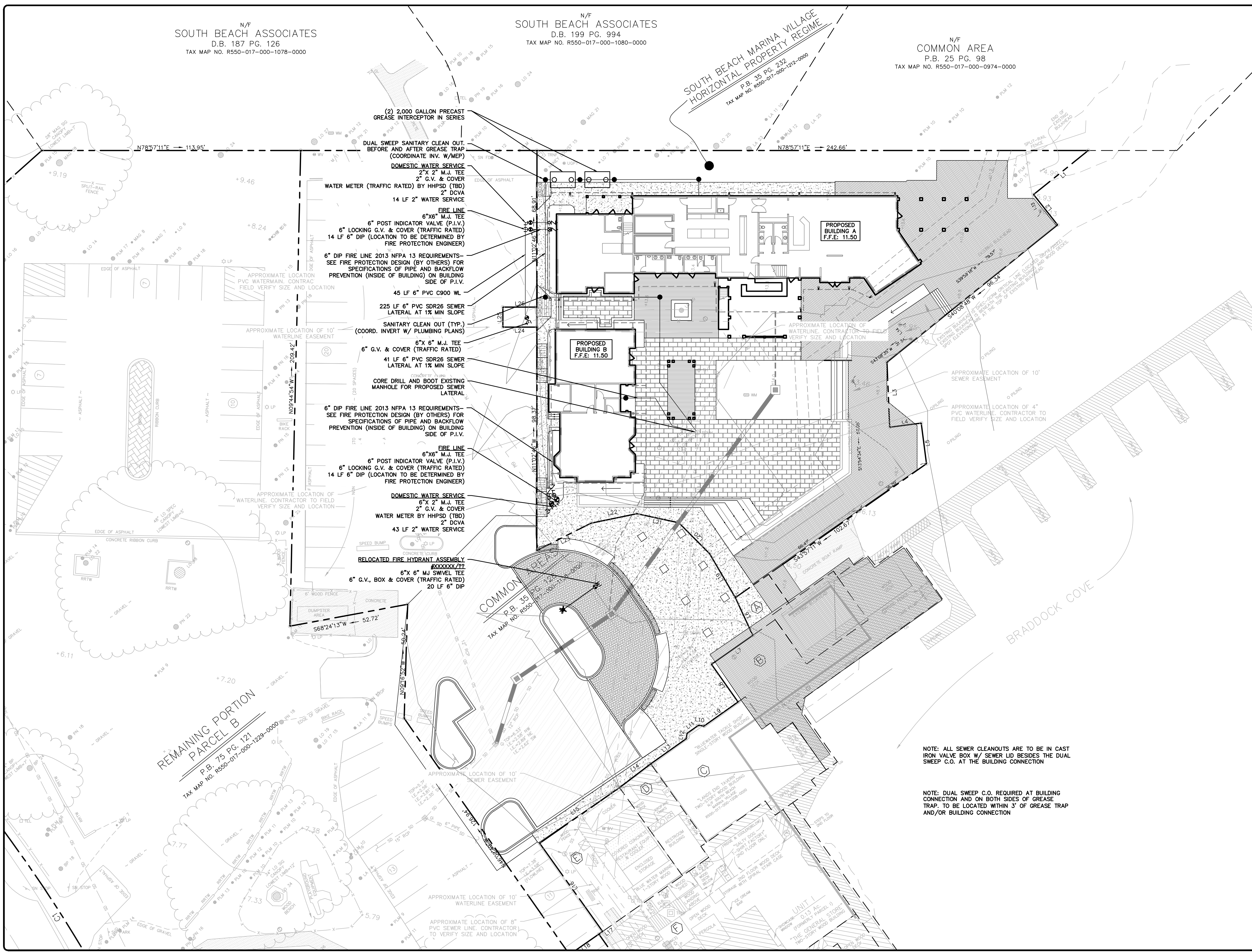
Vert. Datum:	NAVD88
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Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
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Designed by:	ASH
Checked by:	PRM

Not to Scale

C402

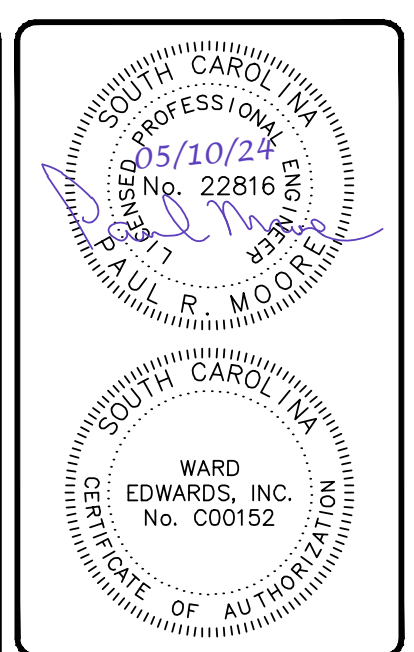
Permit Set - NOT FOR CONSTRUCTION

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

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



No.	Description	Date
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South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

Utility Plan

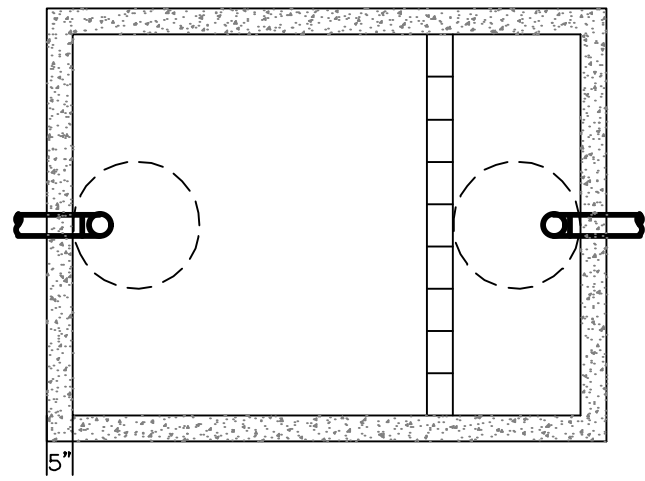
Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059

Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM

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Scale: 1"= 20' Feet

C501

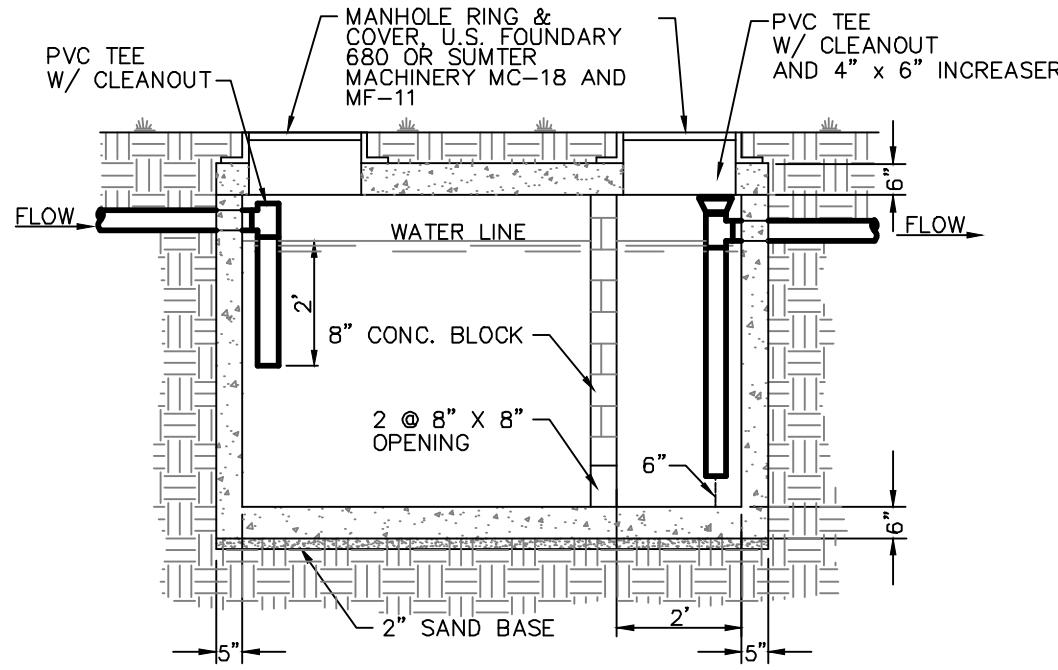
Permit Set - NOT FOR CONSTRUCTION



TOP SECTION VIEW

NOTES

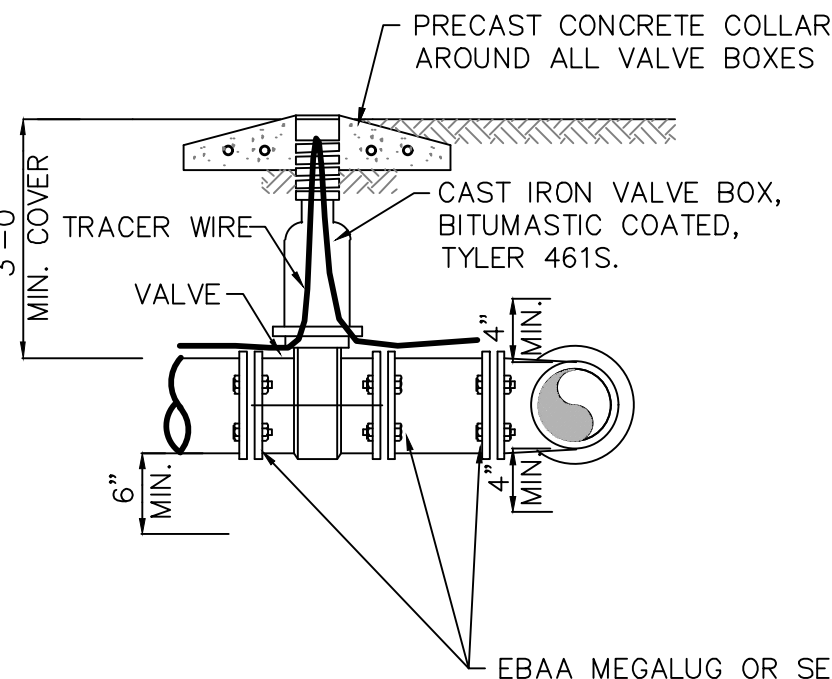
- 1.) OUTLET 48" ABOVE BOTTOM OF TRAP AND INLET
2" ABOVE WATER LINE.
- 2.) FOR MAXIMUM WATER TIGHTNESS SEAL ALL
CONCRETE SECTIONS WITH BUTYL SEALANT.
- 3.) COAT FRAMES AND COVERS WITH TWO SHOP
COATS OF BITUMASTIC PAINT.
- 4.) CONCRETE: 4000 PSI MINIMUM



HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
PRECAST INTERCEPTOR			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. XXII-1	
SCALE: NTS	REVISED: Feb. 2002		

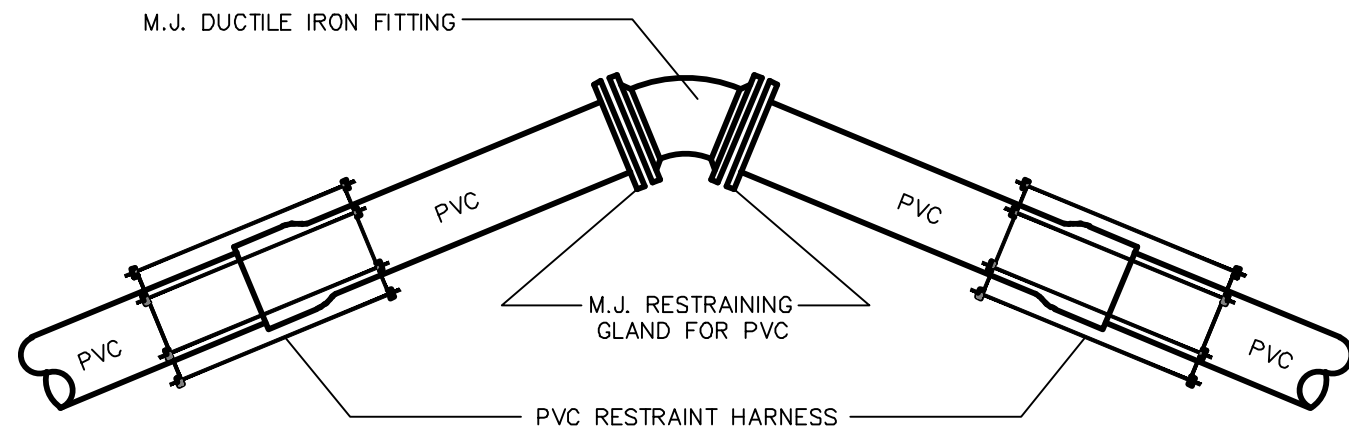
NOTE:

- 1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
- 2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



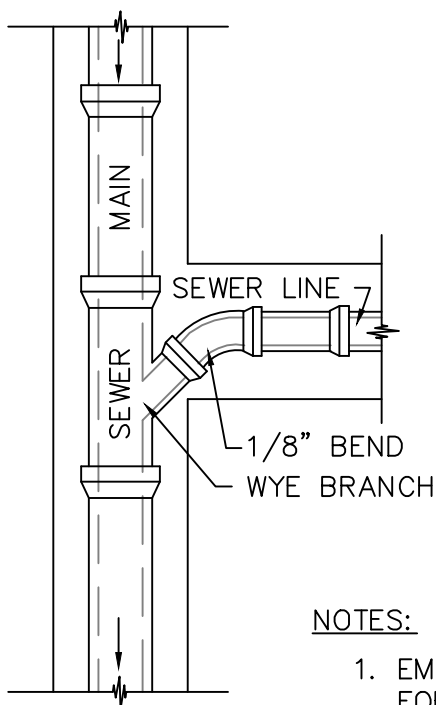
VALVE & TEE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
VALVE & TEE SETTING DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4	
SCALE: NTS	REVISED: JAN. 2001		



RESTRAINED JOINT FITTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
RESTRAINED JOINT FITTING			
APPROVED BY: LC	DATE: DEC. 1998	DRAWING NO. VIII-13	
SCALE: NTS	REVISED: XXXXXXX		

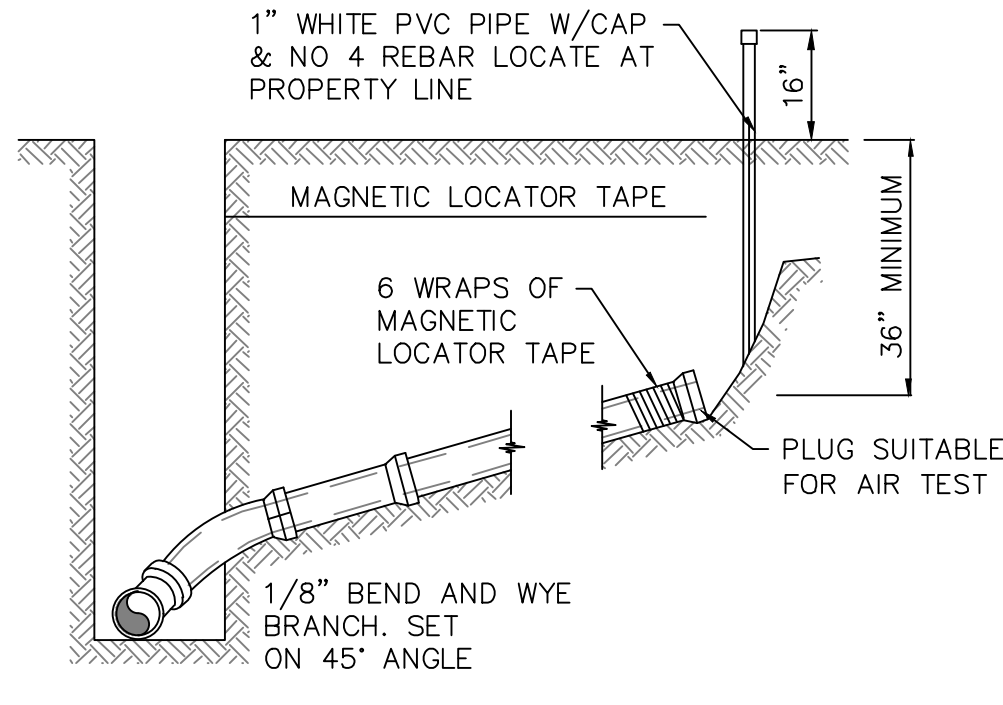


PLAN

NOTES:

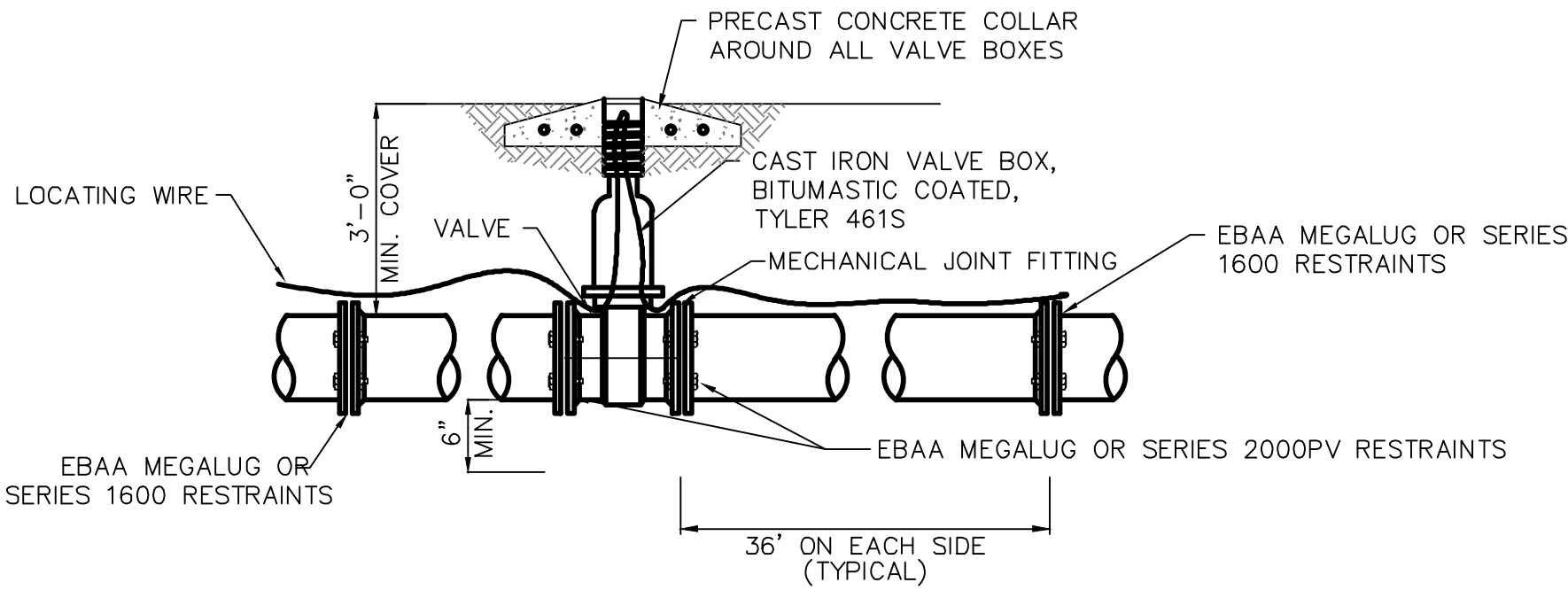
1. EMBEDMENT SAME AS
FOR SEWER LINE.
2. SERVICE LINE SHALL BE
ON SUCH A GRADE THAT
WILL PERMIT SERVICING
OF PROPERTY. MINIMUM
GRADE SHALL BE 1.0%.
MAXIMUM GRADE SHALL
BE 50%
3. NO VERTICAL STACKING
WILL BE ALLOWED.

SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



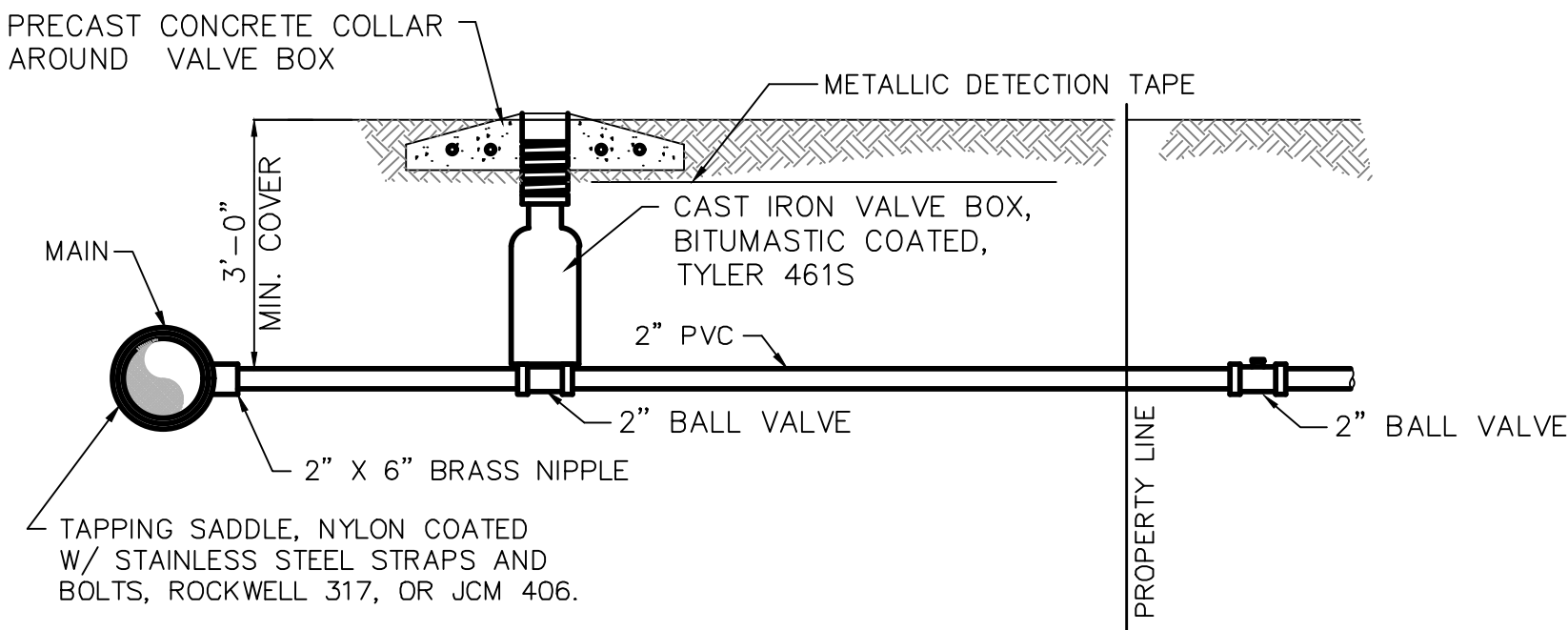
SECTION

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
SEWER SERVICE CONNECTION DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. XII-10	
SCALE: NTS	REVISED: XXXXXXX		



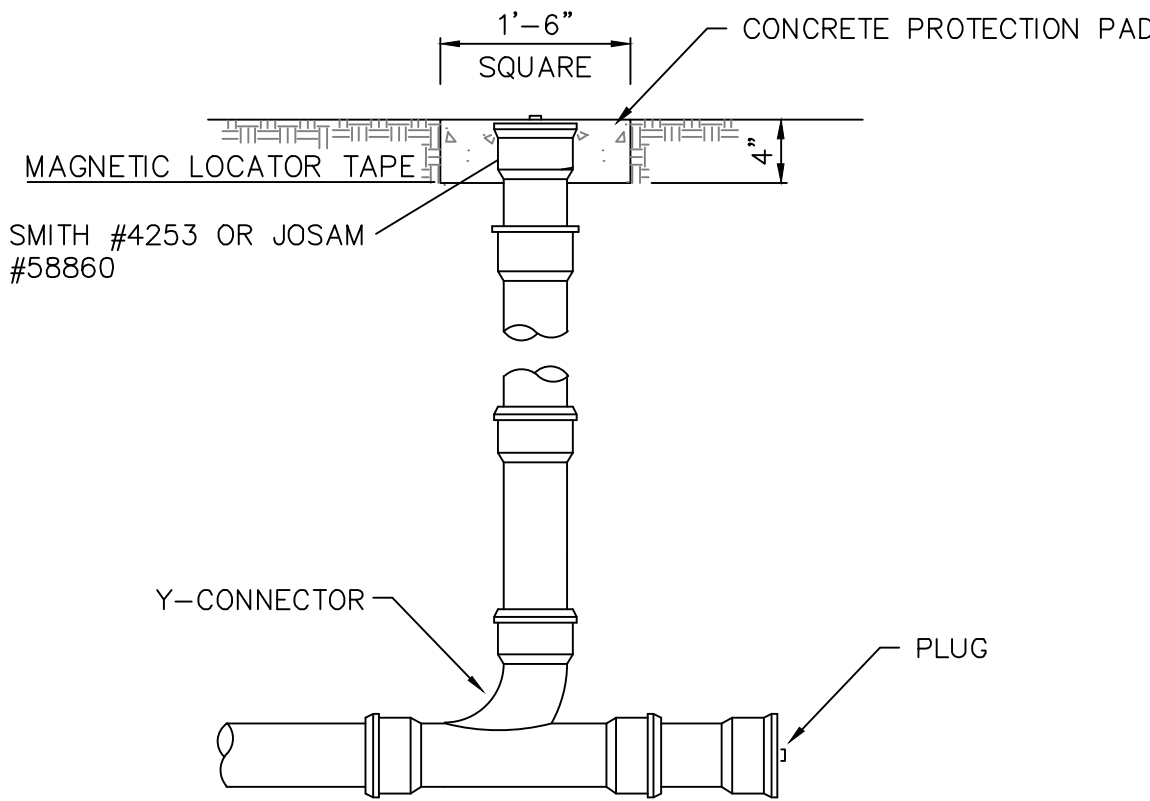
GATE VALVE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
GATE VALVE SETTING DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3	
SCALE: NTS	REVISED: JAN. 2001		



2" SERVICE CONNECTION DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
2" SERVICE CONNECTION DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-12	
SCALE: NTS	REVISED: XXXXXXX		

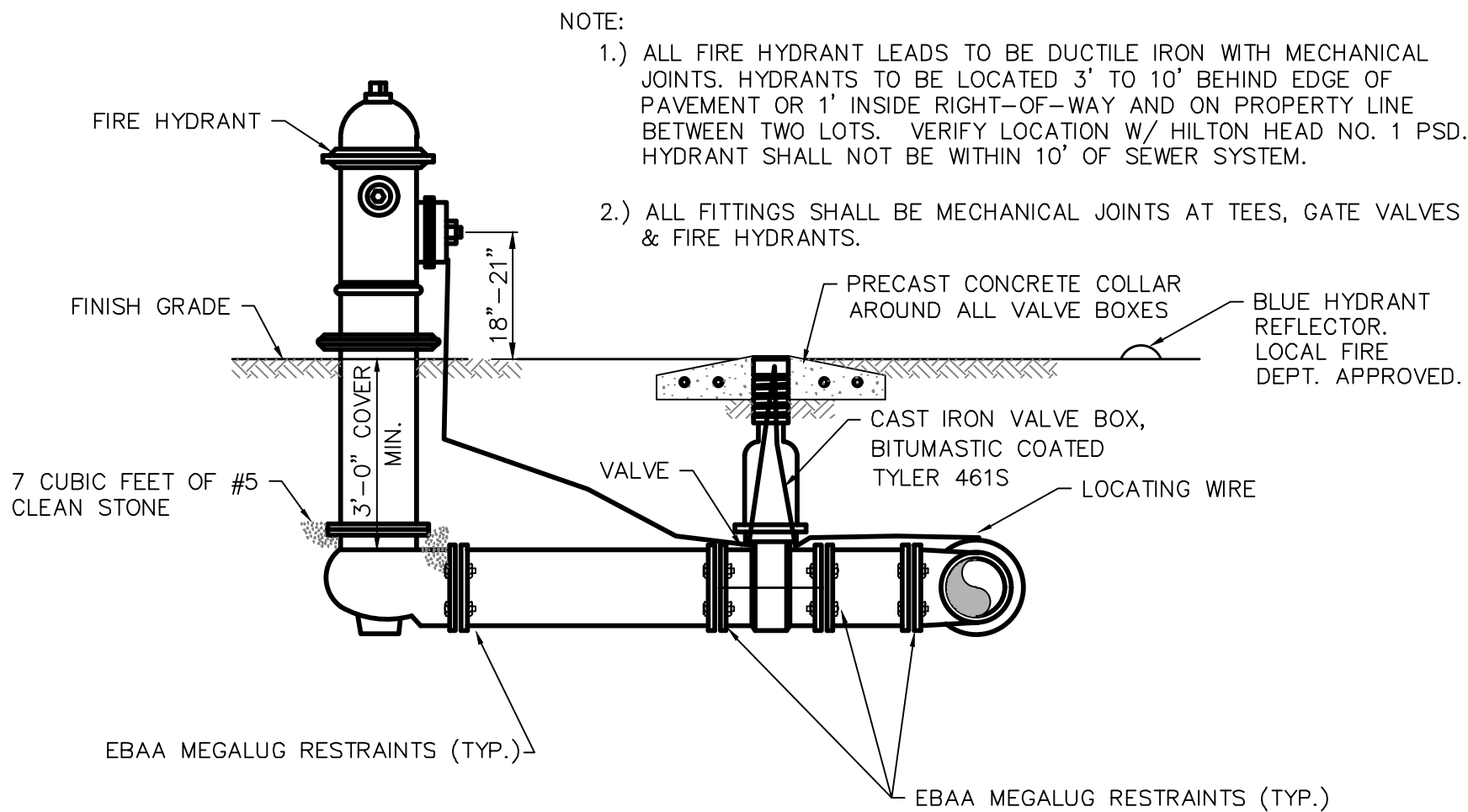


CLEANOUT DETAIL
NOT TO SCALE

NOTES:

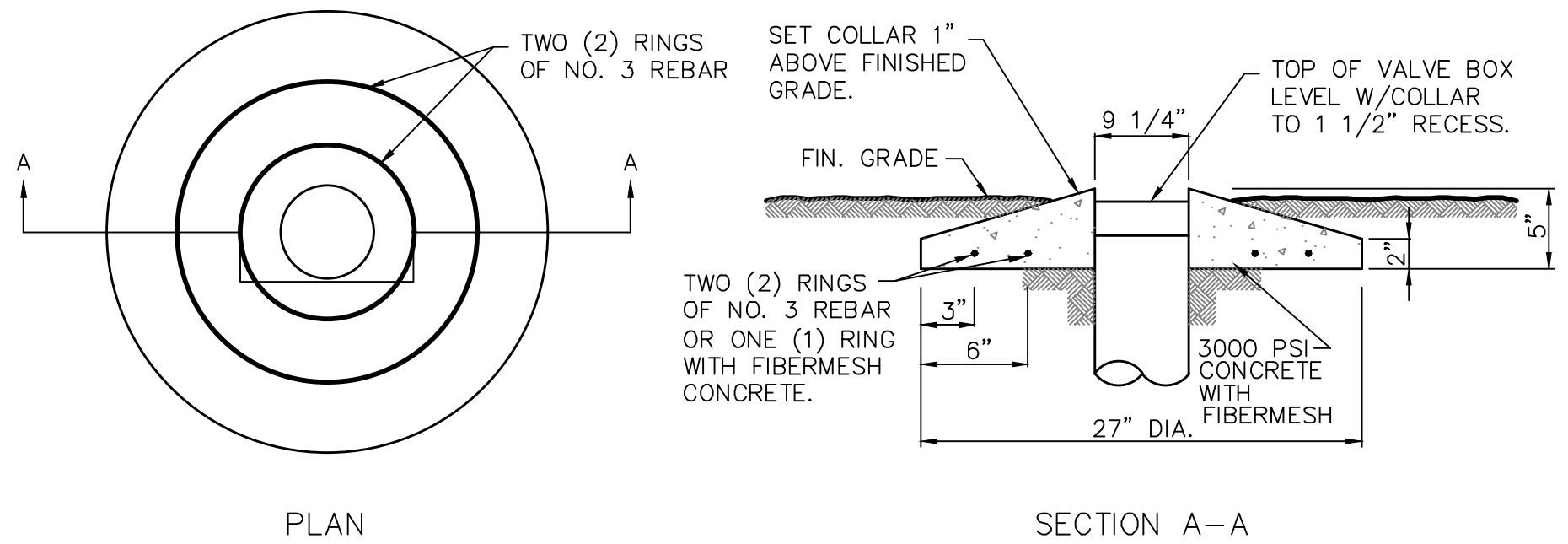
1. THE CLEANOUT SHOULD BE THE
SAME SIZE DIAMETER AS THE LINE
THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A
PLUG SUITABLE FOR AIR TEST.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
CLEANOUT DETAIL			
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13	
SCALE: NTS	REVISED: XXXXXXX		



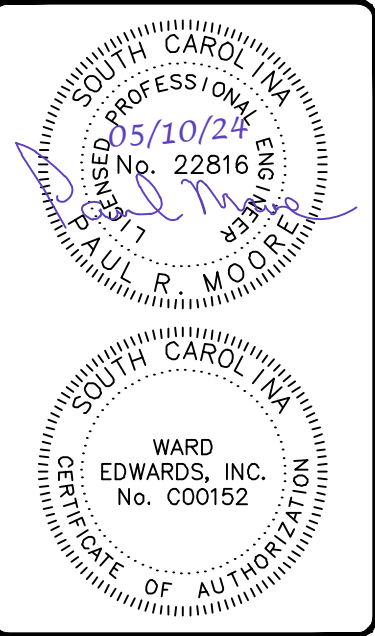
FIRE HYDRANT, VALVE & TEE SETTING
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
FIRE HYDRANT, VALVE & TEE SETTING			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-2	
SCALE: NTS	REVISED: MAR 2005		



PRECAST CONCRETE COLLAR DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
PRECAST CONCRETE COLLAR DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-6	
SCALE: NTS	REVISED: XXXXXXX		



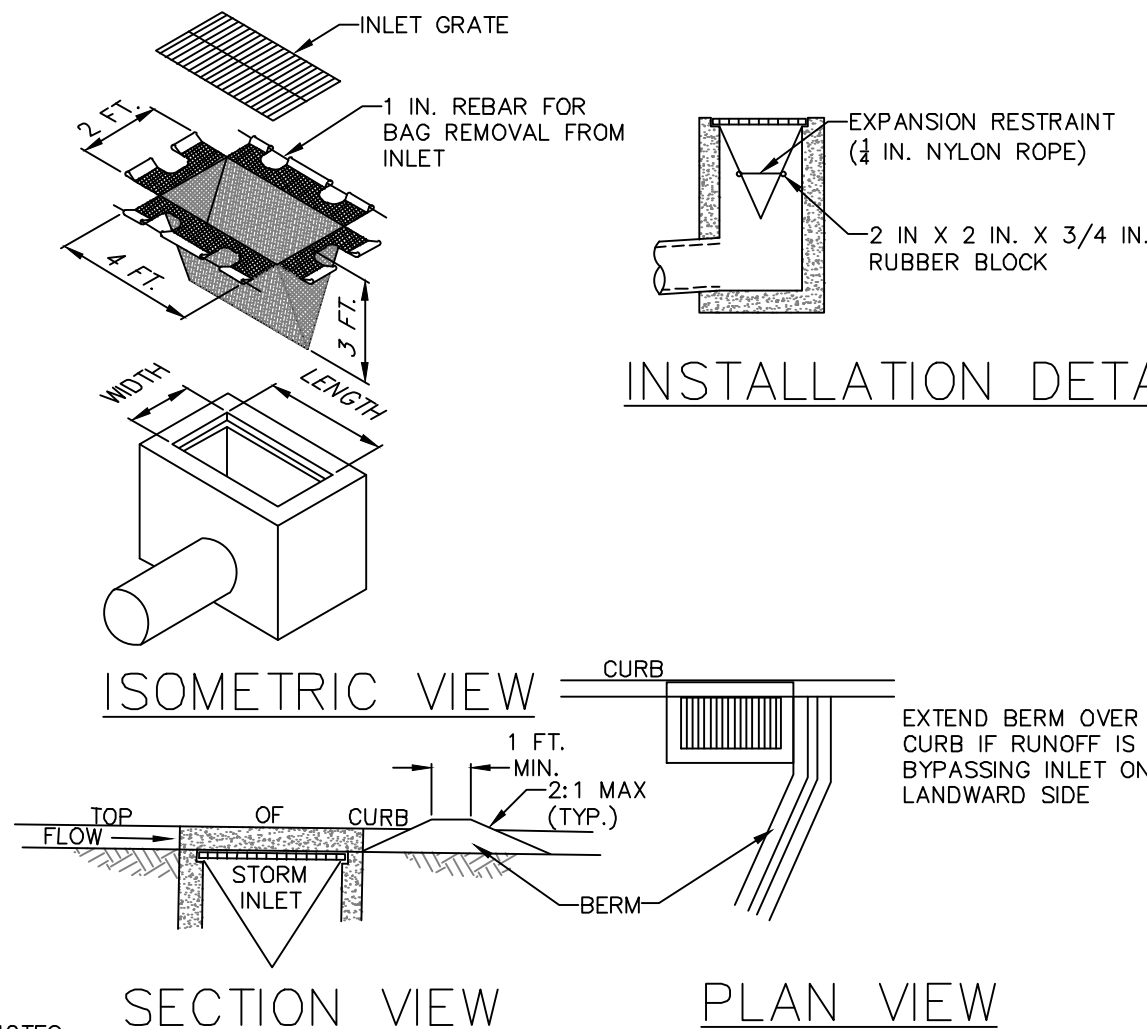
No.	Description	Date
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South Beach Marina Hilton Head Island, South Carolina	
Prepared for South Beach Marina	
Utility Details	

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale	
C502	



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

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

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

FILTER BAG GRATE INLET PROTECTION

NO SCALE

TEMPORARY SEEDING – COASTAL

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



TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

PERMANENT SEEDING – COASTAL

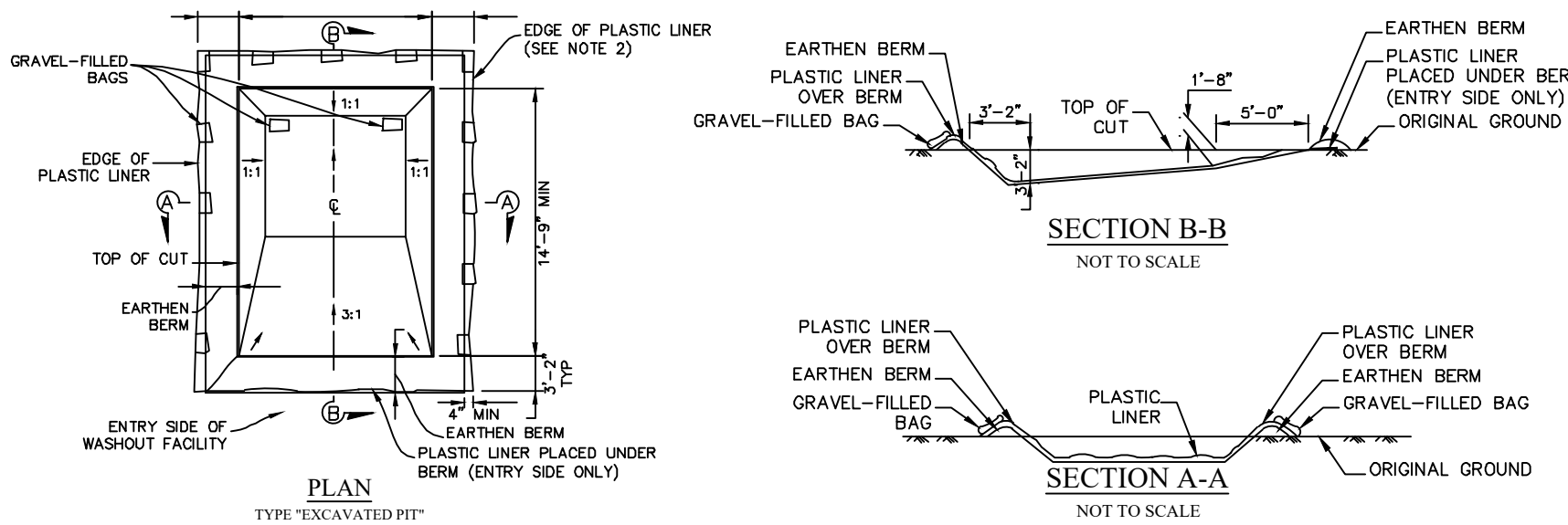
SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHIA GRASS	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHIA GRASS	30 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
ATLANTIC COASTAL PANICGRASS	15 LBS/AC												
PLS													
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS (ALAMO)	8 LBS/AC												
PLS													
LITTLE BLUESTEM	4 LBS/AC												
SERICEA LESPEDEZA	20 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
WEEPING LOVEGRASS	8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHIA GRASS	40 LBS/AC												
RYE, GRAIN	10 LBS/AC												
BAHIA GRASS	40 LBS/AC												
CLOVER, CRIMSON (ANNUAL)	5 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHIA GRASS	30 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	10 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	12 LBS/AC												
KOBE LESPEDEZA (ANNUAL)	10 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHIA GRASS	20 LBS/AC												
BERMUDA, COMMON	6 LBS/AC												
SERICEA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS	8 LBS/AC												
PLS													
LITTLE BLUESTEM	5 LBS/AC												
INDIAN GRASS	3 LBS/AC												
PLS													



PERMANENT SEEDING - COASTAL

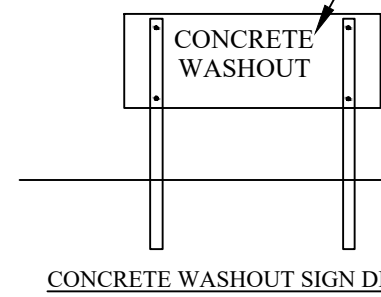
DETAIL 02370-010

EXCAVATED PIT CONCRETE WASHOUT



NOTES:

LETTERS A MINIMUM OF 5" IN HEIGHT



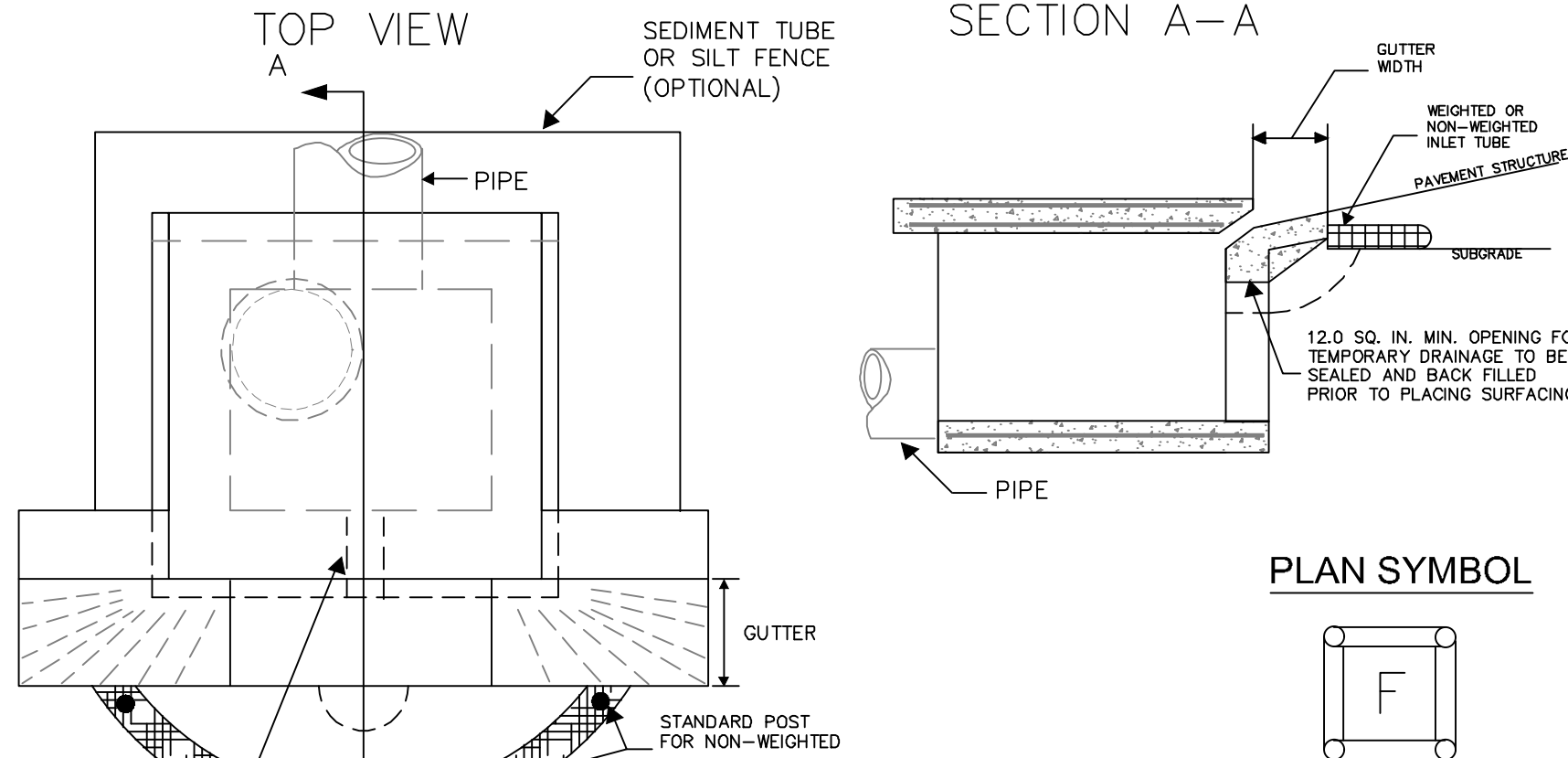
- ACTUAL LAYOUT DETERMINED IN FIELD.
- INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
- CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
- THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
- A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT EXCAVATED PIT

STANDARD DRAWING NO. RC-08 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE



South Carolina Department of Health and Environmental Control

Type F INLET TUBES

STANDARD DRAWING NO. SC-11 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

- Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.
- Inlets tubes should utilize an outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
- Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
- Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
- Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stock inlet tubes. Do not completely block inlet with tube.
- Non-weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
- Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.
- To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

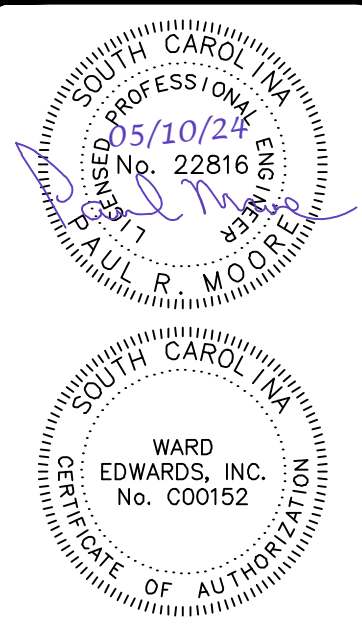
- The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
- Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- Replace inlet tube when damaged or as recommended by manufacturer's specifications.
- Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type F INLET TUBES

STANDARD DRAWING NO. SC-11 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



No.	Description	Plan Revisions
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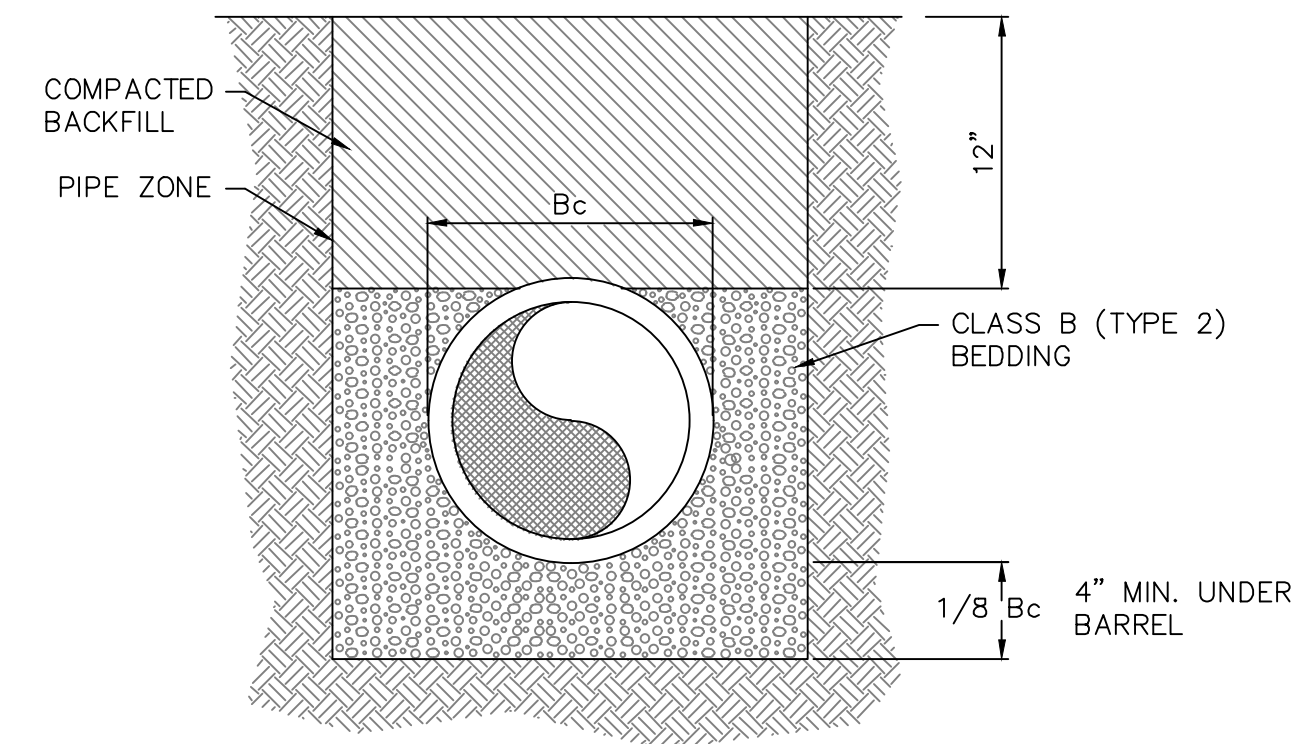
South Beach Marina Hilton Head Island, South Carolina	Prepared for South Beach Marina	Intermediate and Final Erosion Control Details
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Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

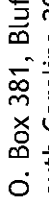
C602



BEDDING FOR PVC GRAVITY SEWER PIPE
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXXX	

No.	Description	Date
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4		
3		
2		
1		



**Ward
Edwards**
ENGINEERING

1190C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5750
www.WardEdwards.com

South Beach Marina Hilton Head Island, South Carolina
Prepared for South Beach Marina
Utility Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

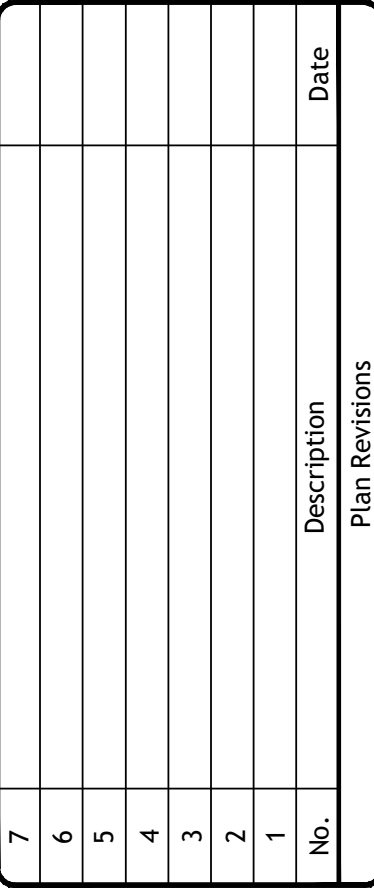
C503

Permit Set - NOT FOR CONSTRUCTION

LEGEND

Limits of Disturbance: NPDES	
Erosion Prevention	
Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	TS
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP ECB or TRM
Dust Control:	DC
Polycarbonate (PAM):	PAM
Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FB
Concrete Washout:	CWS
Runoff Conveyance Measures	
Vegetated Channels:	
Riprap-Lined Channels:	
ECB or TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

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



South Beach Marina

Hilton Head Island, South Carolina

Prepared for

South Beach Marina

Intermediate and Final Erosion Control Plan

Scale: 1" = 20'

C601

[illegible]

**Ward
Edwards**
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

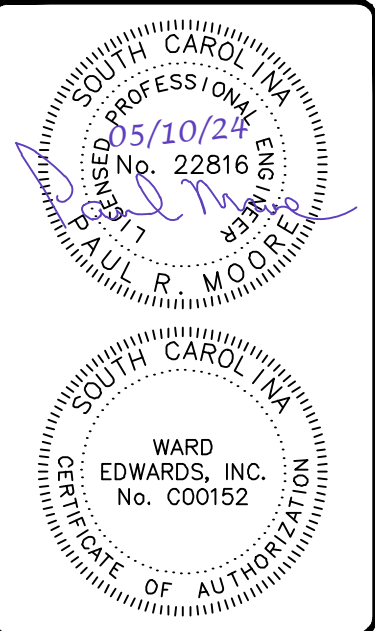
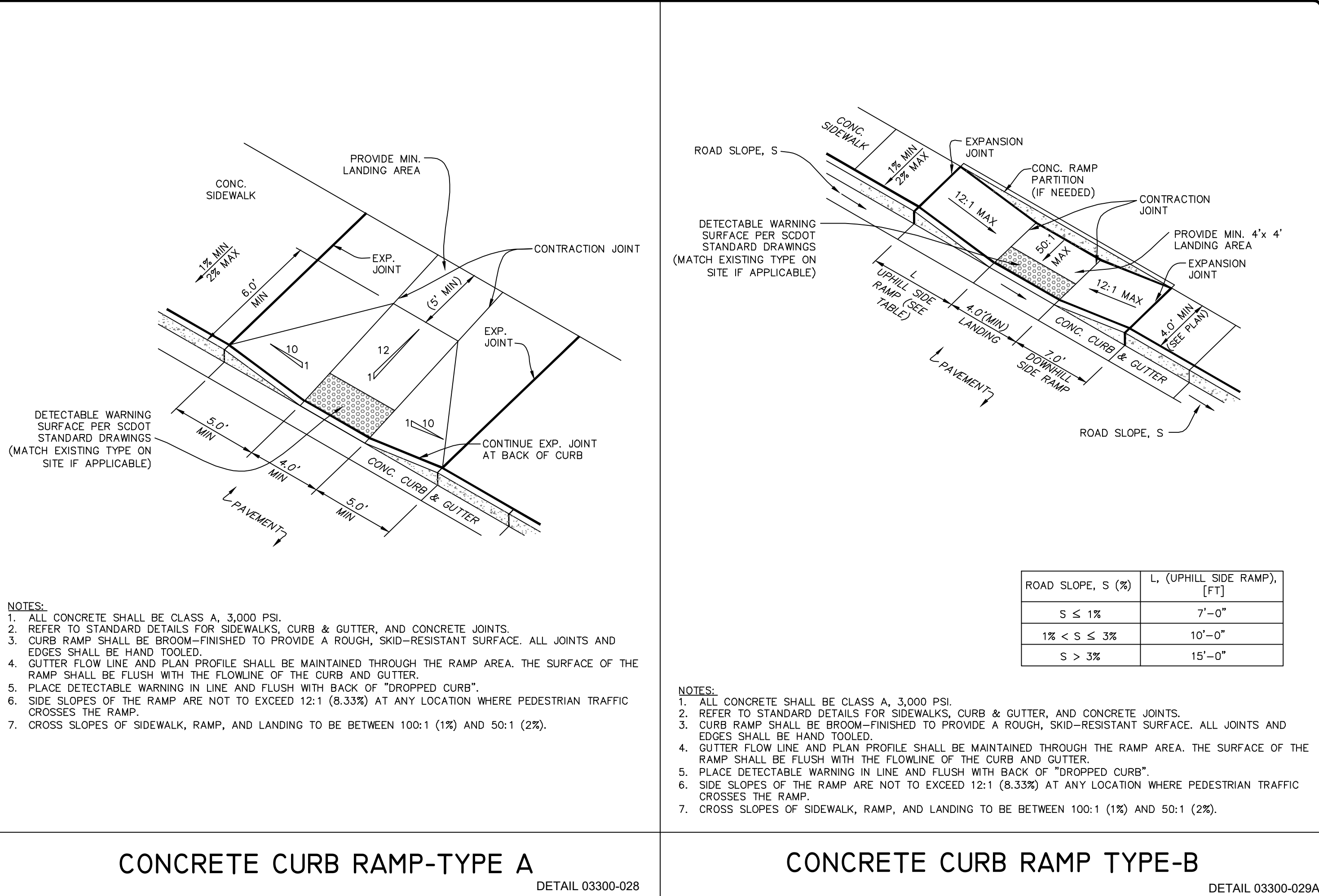
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

0

20

Scale: 1"= 20' Feet

C701



No.	Description	Date
7		
6		
5		
4		
3		
2		
1		



Ward Edwards

ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5290
www.WardEdwards.com

South Beach Marina

Hilton Head Island, South Carolina

Prepared for

South Beach Marina

Paving Details

Vert. Datum:

NAVD88

Horiz. Datum:

NAD83

Surveyed by:

TGH

Surveyor's PLS:

11059

Project #:

230370

Date:

05/10/24

Designed by:

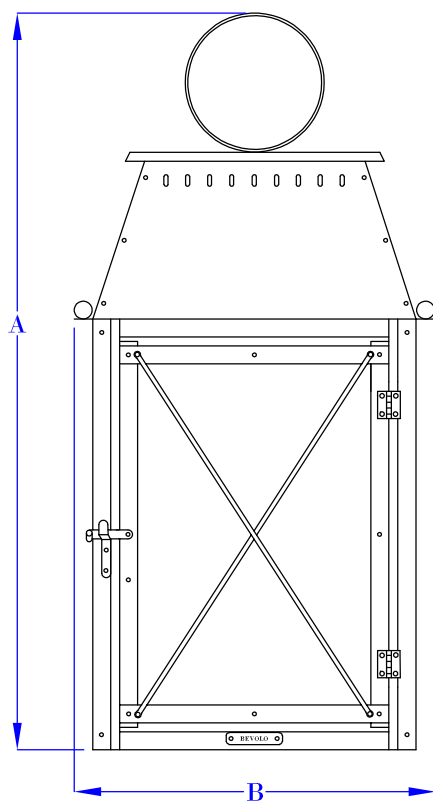
ASH

Checked by:

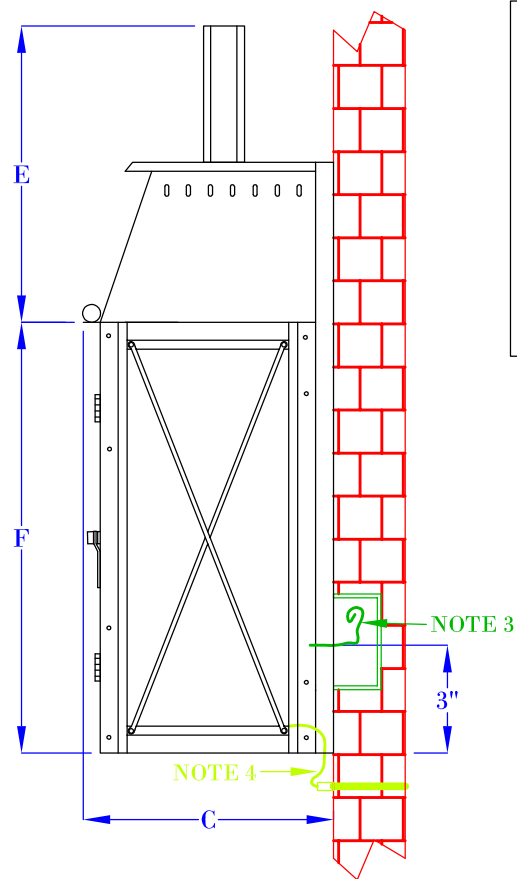
PRM

Not to Scale

C703



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

**FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD, VINYL, PVC
OR COMPOSITES**

NOTES:

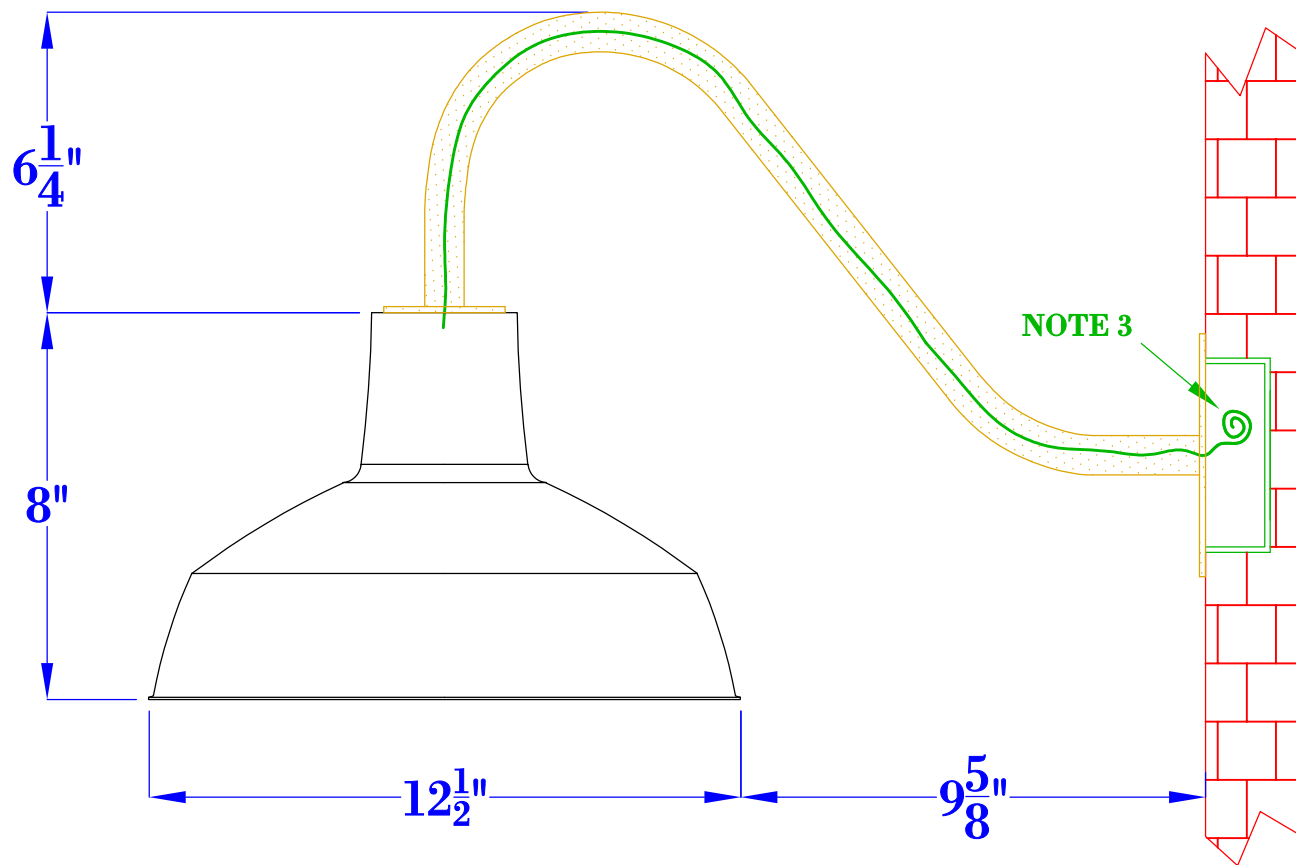
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

BUILDING A MAIN ENTRY

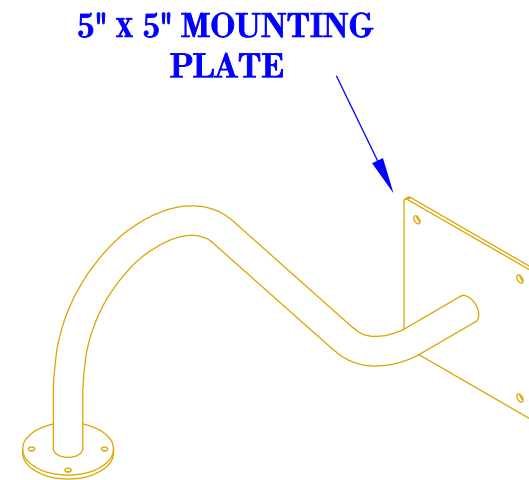
SIZE:	14"	16"	18"	22"
A:	18"	20"	21"	26"
B:	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "	8 $\frac{3}{4}$ "	10 $\frac{1}{8}$ "
C:	7 $\frac{1}{4}$ "	7 $\frac{1}{4}$ "	6"	7 $\frac{1}{4}$ "
E:	8"	8"	6 $\frac{1}{4}$ "	8"
F:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	14 $\frac{3}{4}$ "	18 $\frac{1}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	COACH HOUSE	DATE:	APP. BY:	JJG	COPYRIGHT 2019, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.
BRACKET:	FLUSH MOUNT	9-10-19	REVISION:	3	



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR TYPICAL LIGHT FIXTURE -
BOTH BUILDINGS**

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

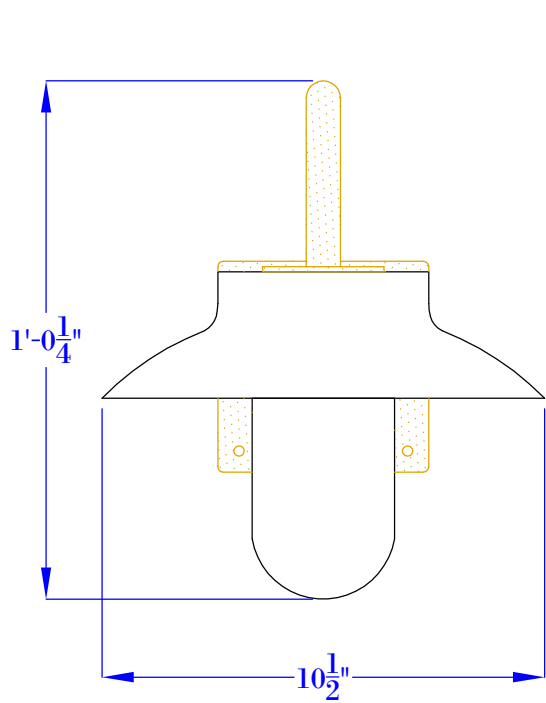
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LIGHT: FARMHOUSE

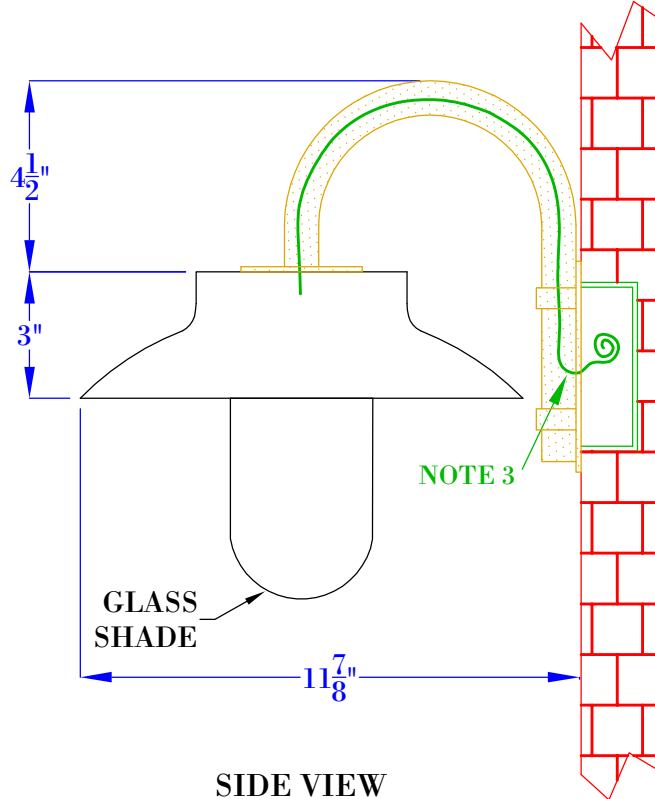
DATE: APP. BY: JJG

BRACKET: GOOSENECK

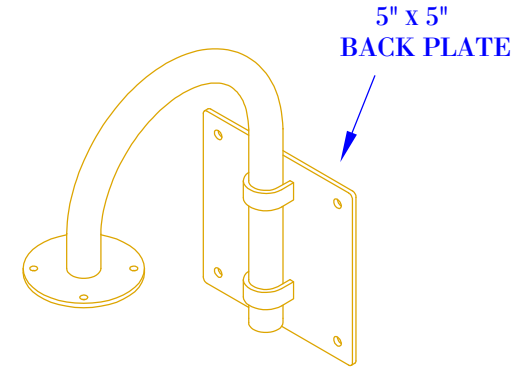
3-10-23 REVISION: 2



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS ¹/₄"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR LOWER DECK AREA
- BUILDING A**

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: **JJG**

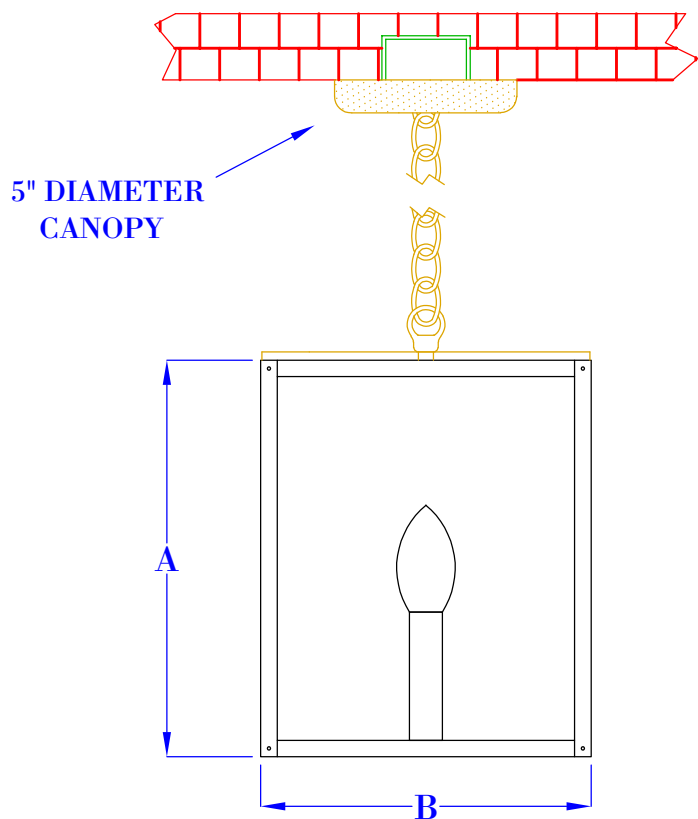
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LIGHT: **MARITIME**

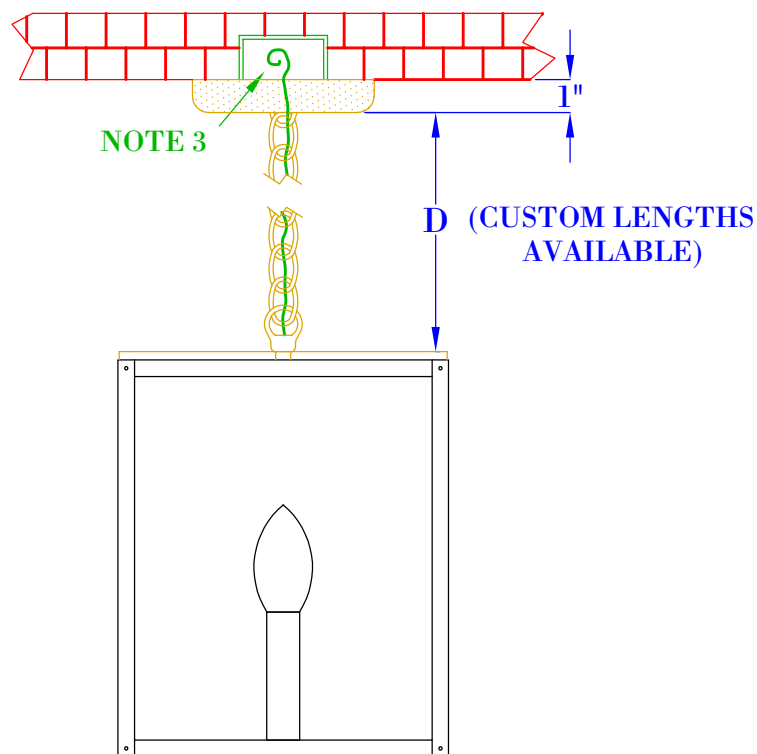
DATE: **JJG**

BRACKET: **MARITIME**

3-28-23 REVISION: **3**

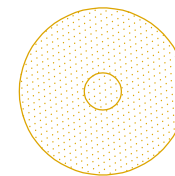


FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

5" DIAMETER CANOPY



TOP VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR LOWER
DECK AND AND
OUTDOOR COVERED
PATIO AREA**

SIZE:	8"x10"	10"x12"	12"x14"
A:	10"	12"	14"
B:	8"	10"	12"
C:	NA	NA	NA
D:	36"	36"	36"

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

LIGHT:

SQUARE HANGING LIGHT

DATE:

APP. BY:

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BRACKET:

HANGING CHAIN (NO SCROLLS)

6-18-20

REVISION:

5

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: MAY 28, 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
L400	-	UTILITY PLAN
L500	-	PLANTING PLAN
L501	-	PLANT SCHEDULE AND DETAILS
L600	-	SITE DETAILS - 01
L601	-	SITE DETAILS - 02
L602	-	SITE DETAILS - 03

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

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

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THIS SHEET TO SCALE AT: 24"X36"



Winter Jones Keefer
landscape architecture
land planning
Ltd. 

www.wjkltd.com

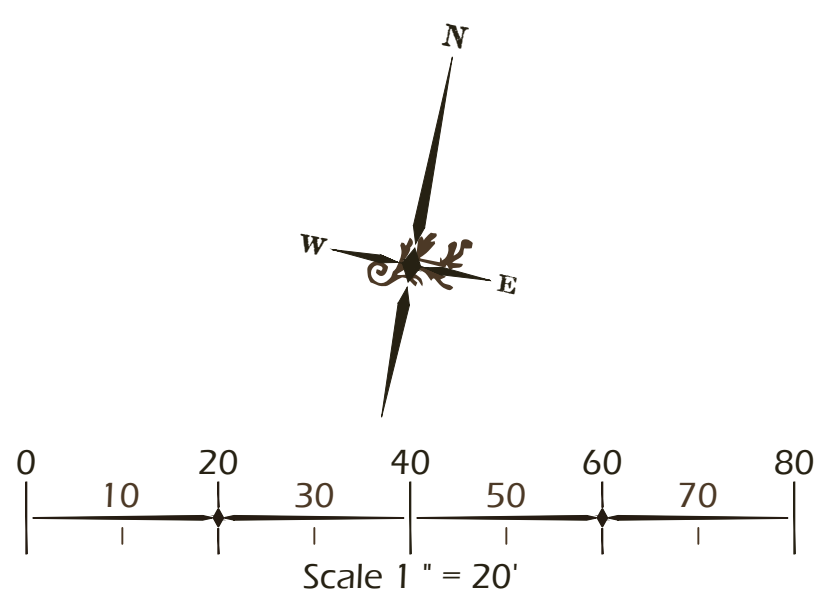
28 Promenade Street, Suite 201 | Bluffton, South Carolina | 803.797.7411

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

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

DRAWING TITLE
**REFERENCE PLAN
EXISTING CONDITIONS**

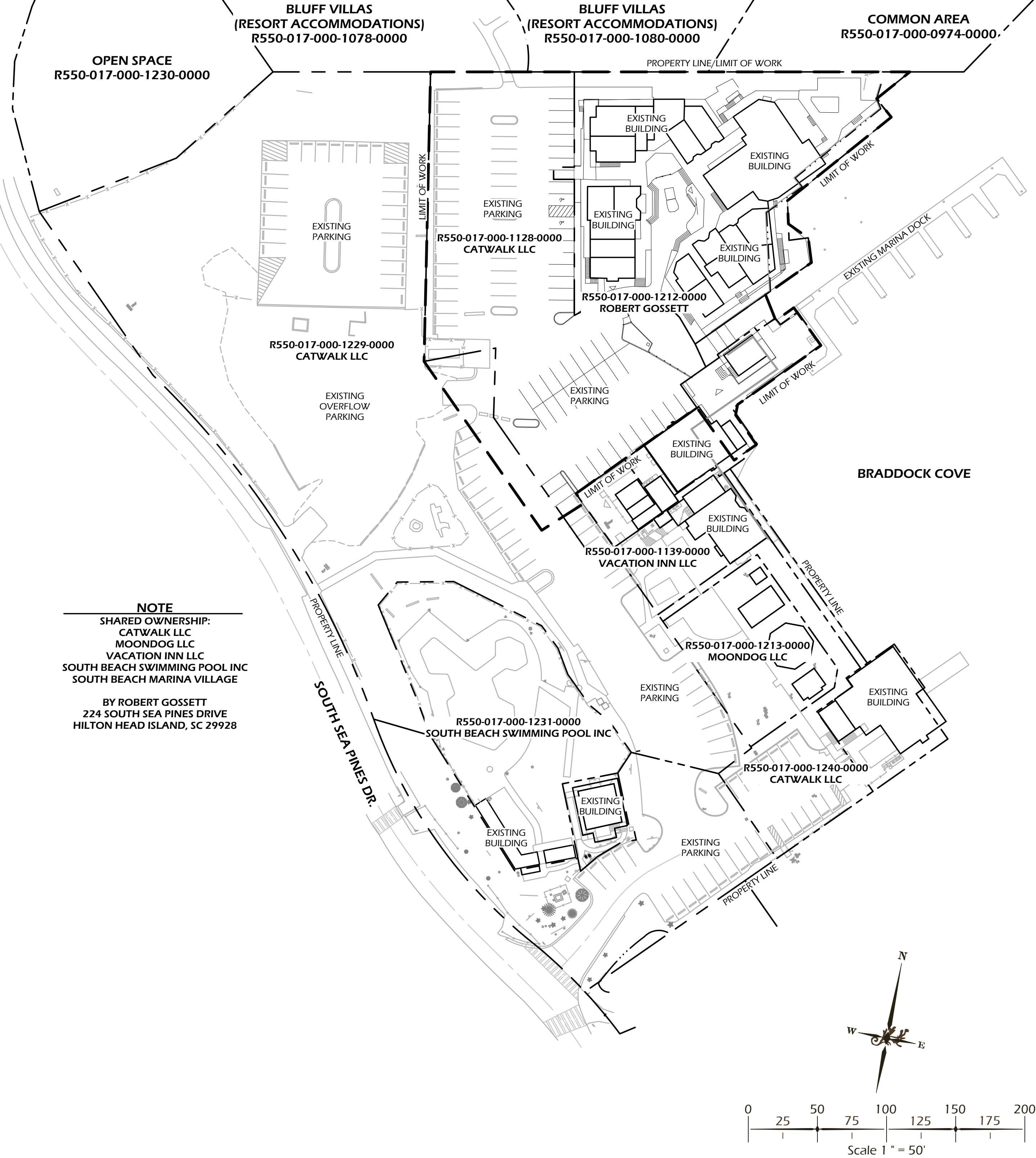
Page 98 of 198



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	

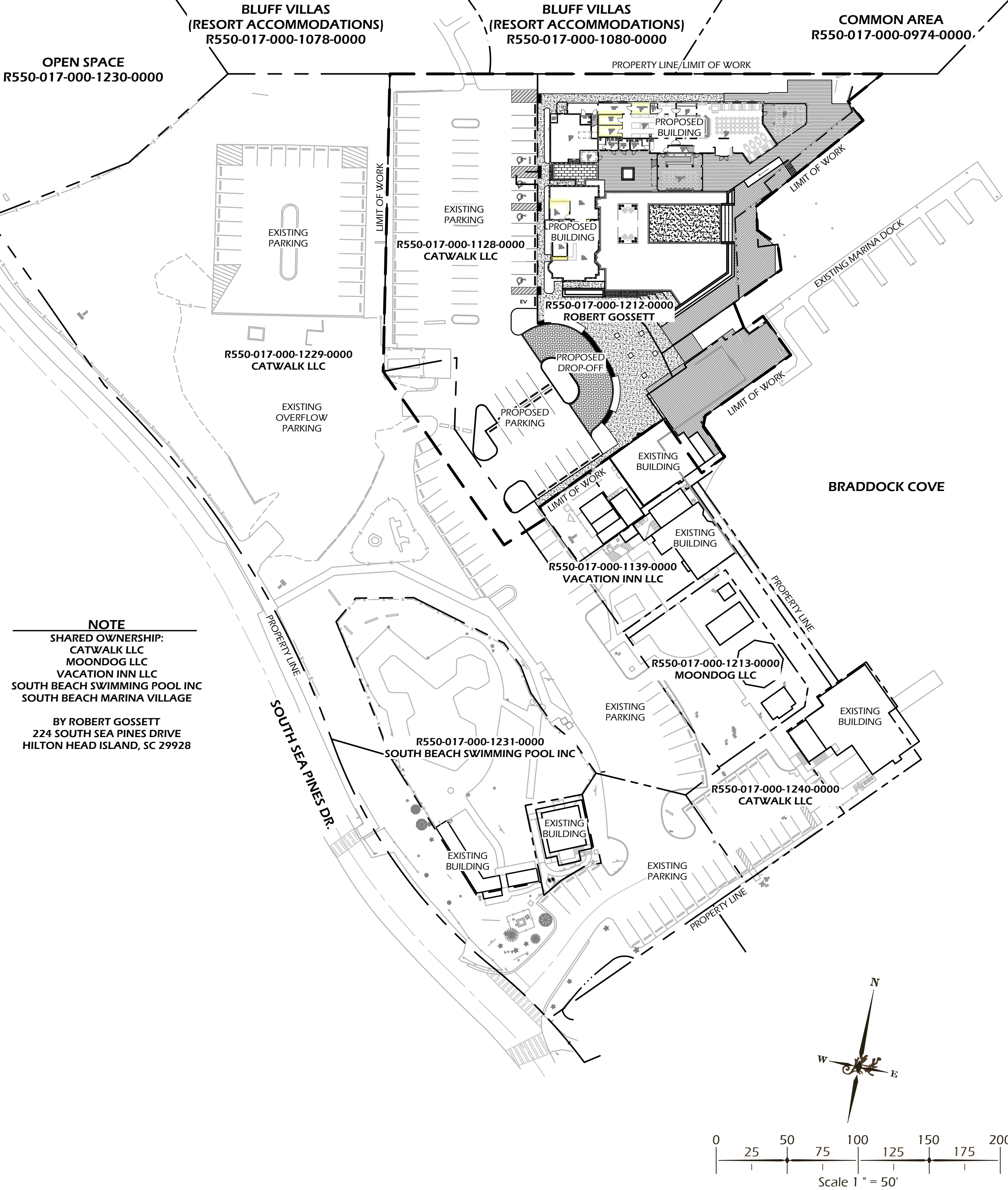
PARKING REQUIREMENTS:
EXISTING PARKING REQUIRED (SITE TOTAL): 247 SPACES (7 ADA SPACES) 60 BICYCLE SPACES
EXISTING PARKING (SITE TOTAL): ±229 VEHICULAR SPACES (±4 ADA PARKING SPACES) ±500 BICYCLE SPACES



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	

PARKING REQUIREMENTS:
PROPOSED PARKING REQUIRED (SITE TOTAL): 191 SPACES 6 ADA SPACES 48 BICYCLE SPACES
PROPOSED PARKING (SITE TOTAL): ±215 VEHICULAR SPACES 7 ADA SPACES ±520 BICYCLE SPACES



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SITE DEVELOPMENT PLANS FOR

SOUTH BEACH MARINA

SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

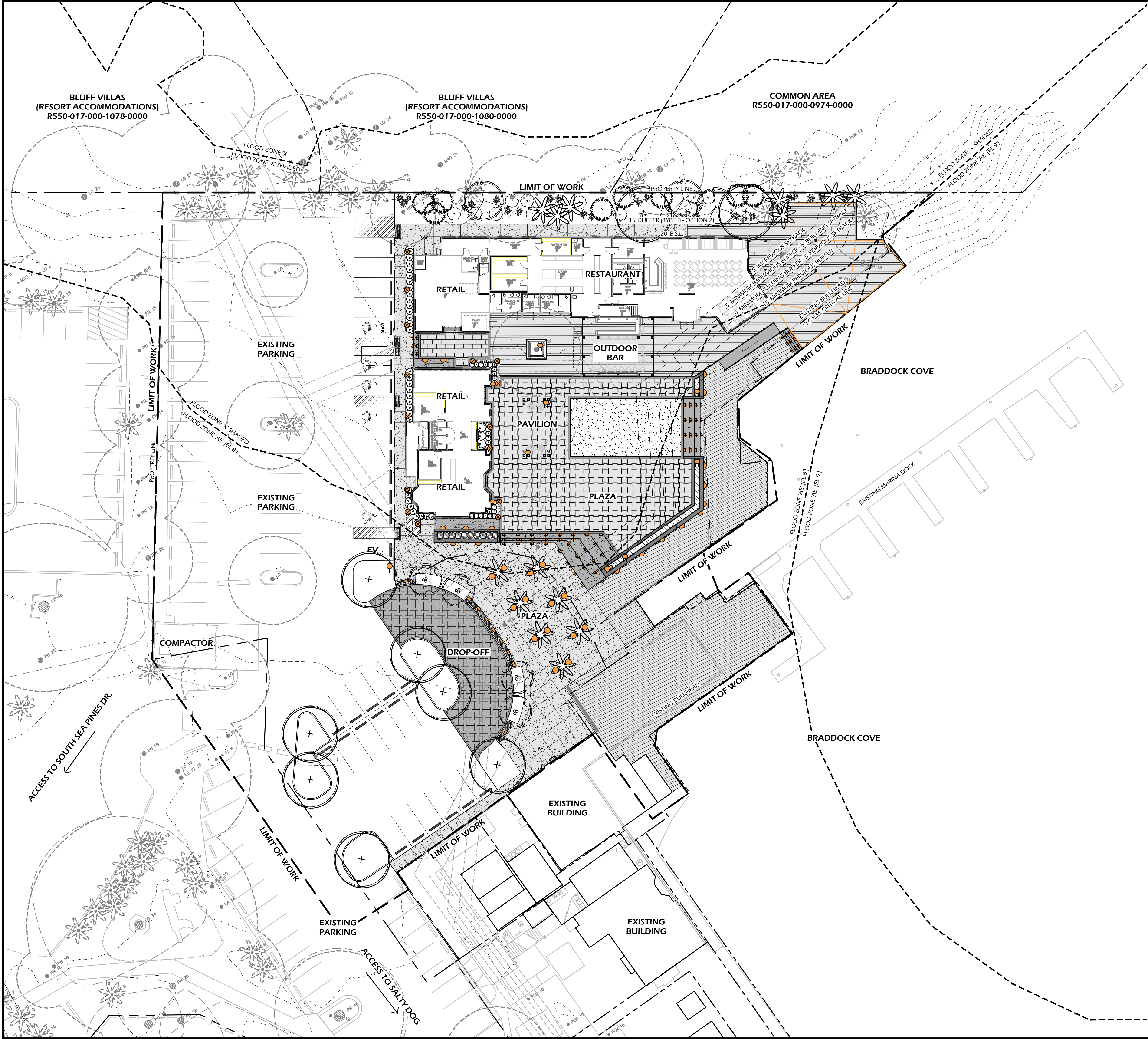
DATE: MAY 28, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

FINAL DRB SUBMITTAL 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: CORRIDOR OVERLAY 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: 49% TOTAL FOR SITE (REDUCTION FROM 52% CURRENTLY)**
PARKING REQUIREMENTS:
EXISTING PARKING REQUIRED (SITE TOTAL): 247 SPACES (7 ADA SPACES) 60 BICYCLE SPACES
EXISTING PARKING (SITE TOTAL): ±229 VEHICULAR SPACES (±4 ADA PARKING SPACES) ±500 BICYCLE SPACES
PROPOSED PARKING REQUIRED (SITE TOTAL): 191 SPACES 6 ADA SPACES 48 BICYCLE SPACES
PROPOSED PARKING (SITE TOTAL): ±215 VEHICULAR SPACES 7 ADA SPACES ±520 BICYCLE SPACES

* REFERENCE SHEET L11 & L12 FOR USE/PARKING CALCULATIONS
** SUBSTITUTION OF NON-CONFORMITIES REQUEST SUBMITTED AS PART OF DPR APPLICATION



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

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

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL 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, AND ANY GOVERNING AUTHORITIES.
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. 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 EROSION 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. IF 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 BREAKING INTO A WATER BODY, THE STATE OF THE WATER SHALL BE RECORDED.
5. AN EROSION CONTROL DESIGN SHALL BE PROPERLY OBTAINED 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 ALL PAVED SURFACES AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS SHALL ACQUIRE 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 "NO FOOT" BUFFER CAN BE MAINTAINED 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-FOUR (14) 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 LAND-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 A RAMP IS REQUIRED. IF A RAMP IS INSTALLED THE RUNNING SLOPE GRADIENT SHALL NOT EXCEED 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 BRIGHT IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
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 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.



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WRITTEN MATERIAL SHALL NOT BE USED
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THIS SHEET TO SCALE AT: 24"X36"

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

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

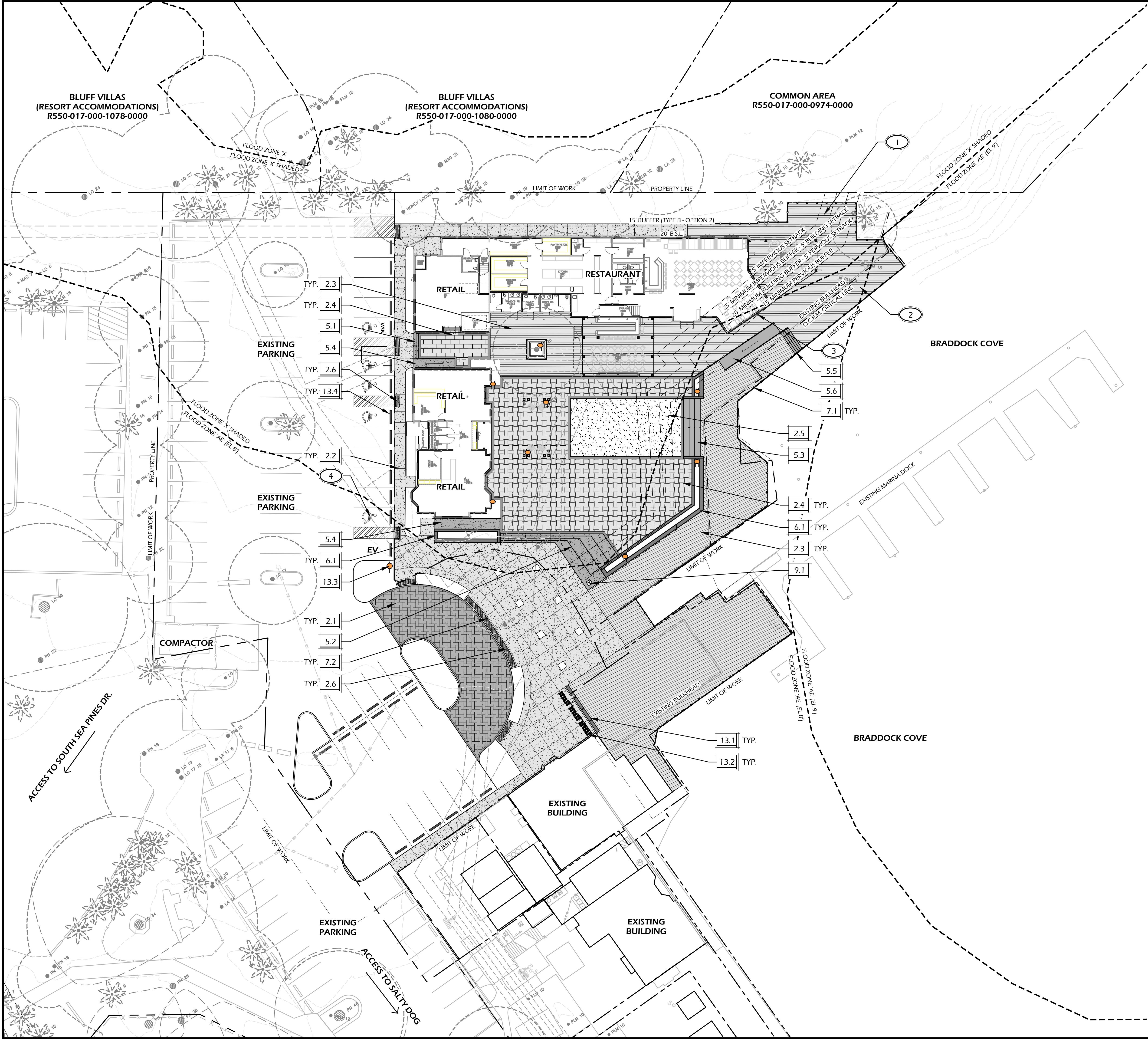
DRAWING TITLE
PROJECT NOTES

DRAWING NUMBER

L30

Page 102 of 19





PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PERMEABLE PAVER DRIVE	1/L600
2.2		TABBY CONCRETE WALK	2/L600
2.3		IPE DECKING	3/L600
2.4		CONCRETE PAVER WALK	4/L600
2.5		SYNTHETIC TURF	5/L600
N/A		BORDERS (REFER TO DETAILS 1/L600, 4/L600)	N/A
2.6		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:**
- EXISTING DECK TO BE RE-BUILT IN PLACE.
 - REFER TO CIVIL ENGINEER PLANS FOR ALL WORK OUTSIDE OF O.C.R.M. LINE. DECK WILL BE REPLACED WITHIN EXISTING DECK FOOTPRINT.
 - EXISTING NON-CONFORMITIES BEING MITIGATED TO GREATEST EXTENT POSSIBLE. LIMITED RE-USE OF EXISTING BUILDING FOOTPRINT.
 - RE-STRIPES 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.

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

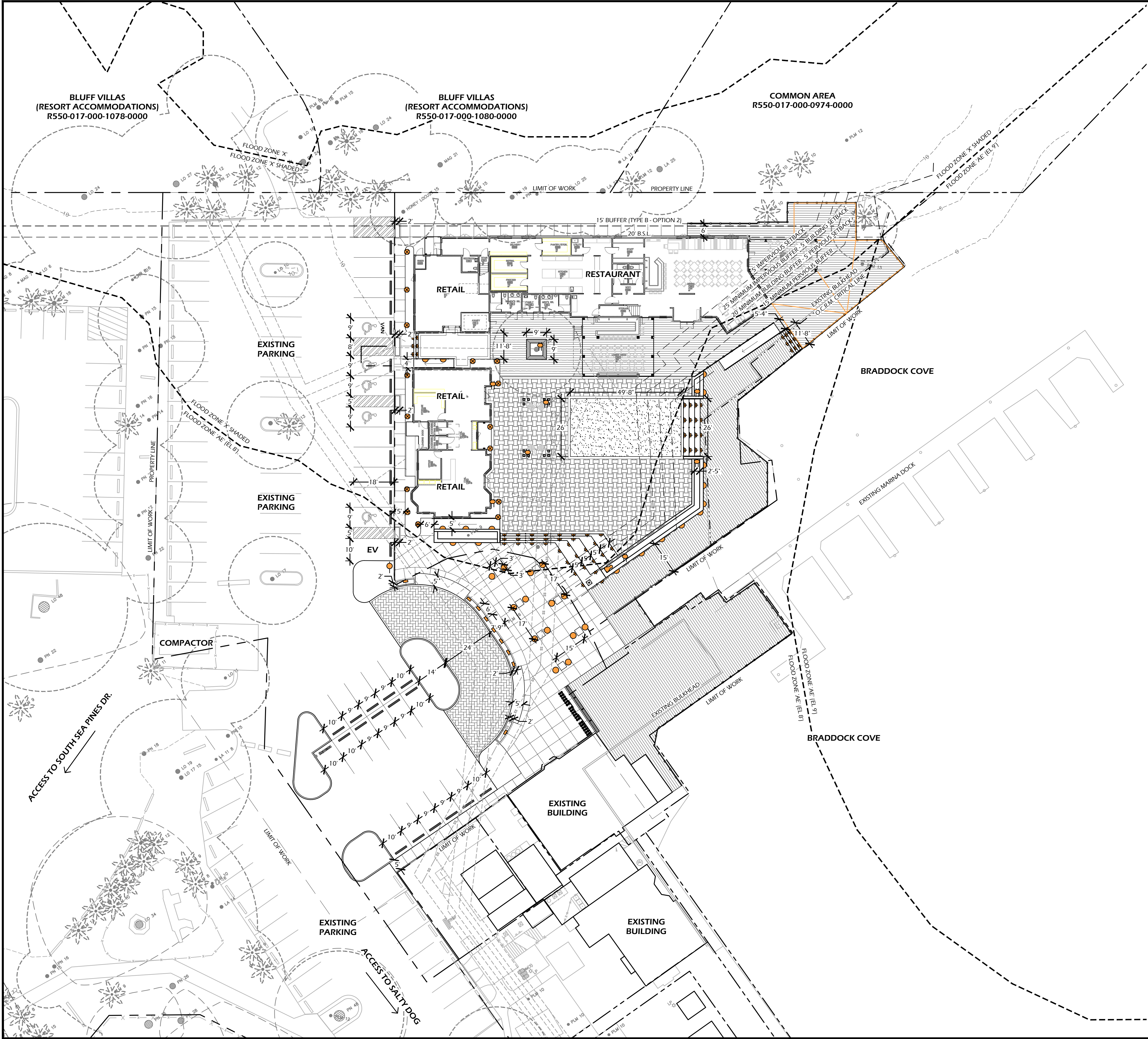
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FINAL DRB
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REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100



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

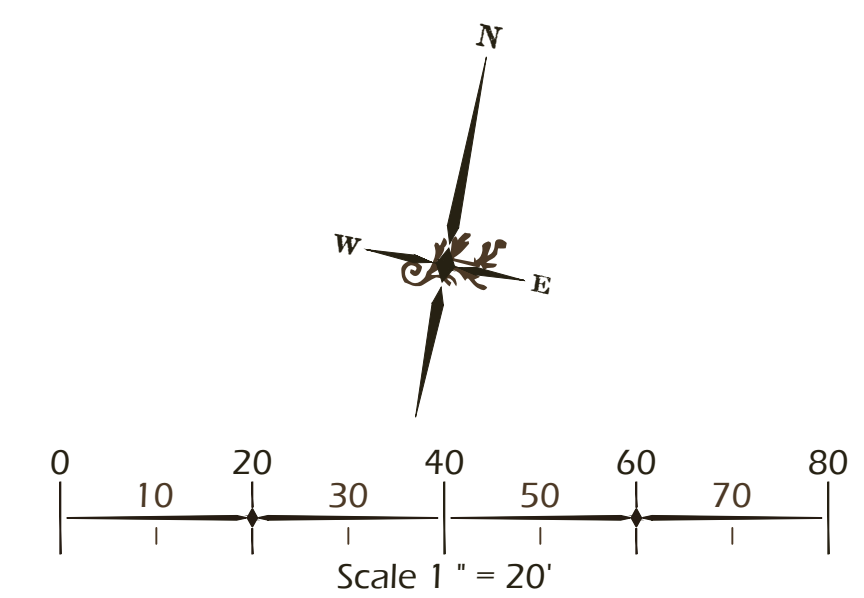
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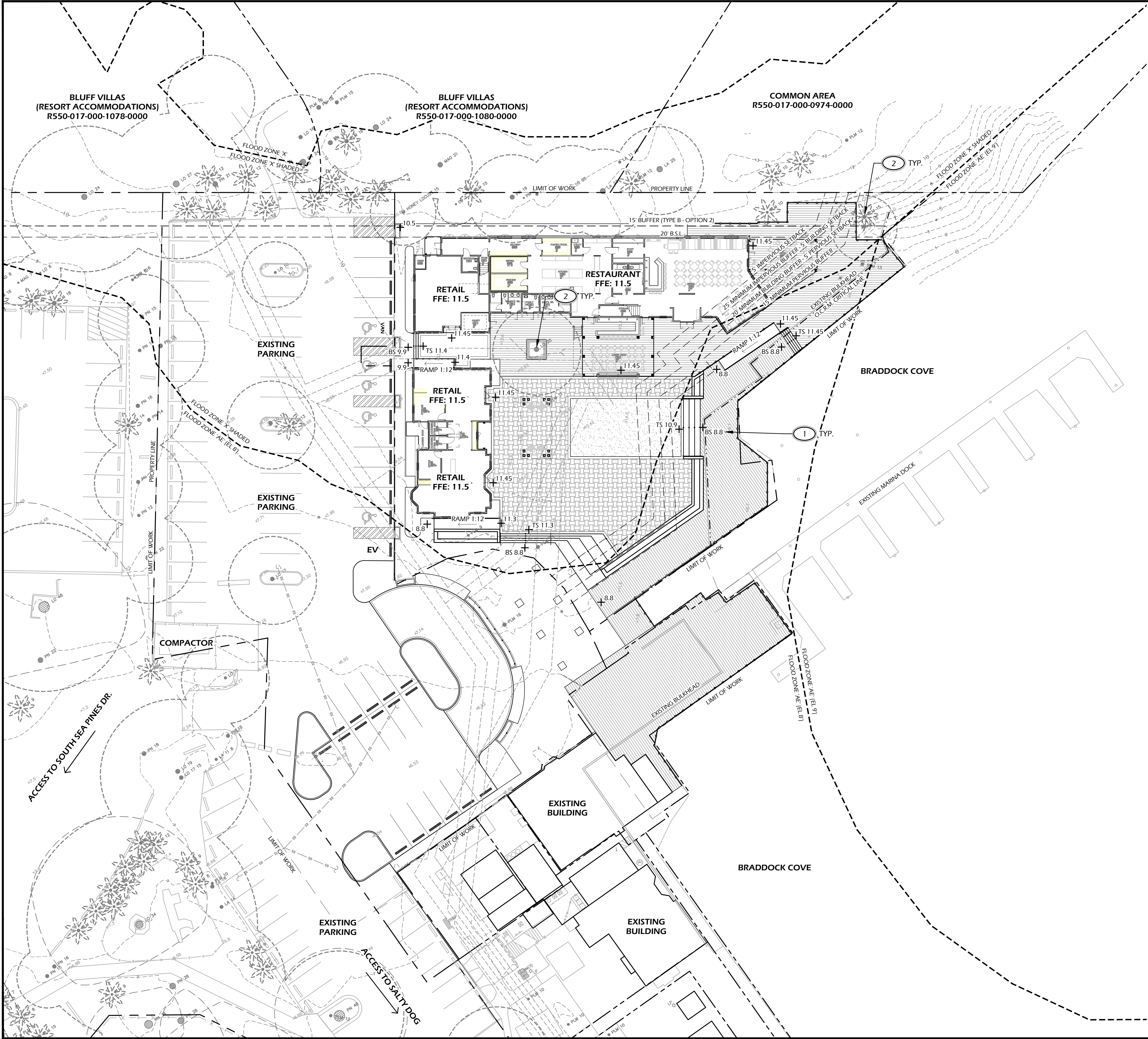
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REVISIONS:

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.



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

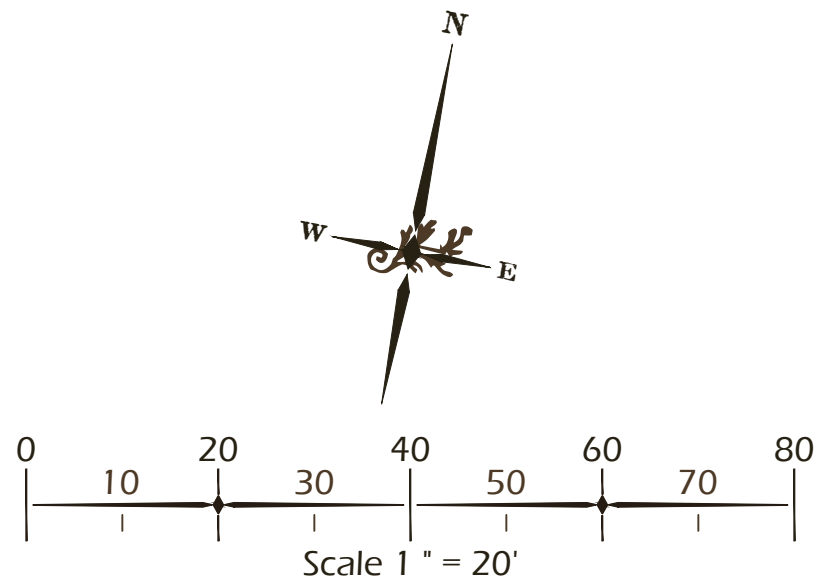
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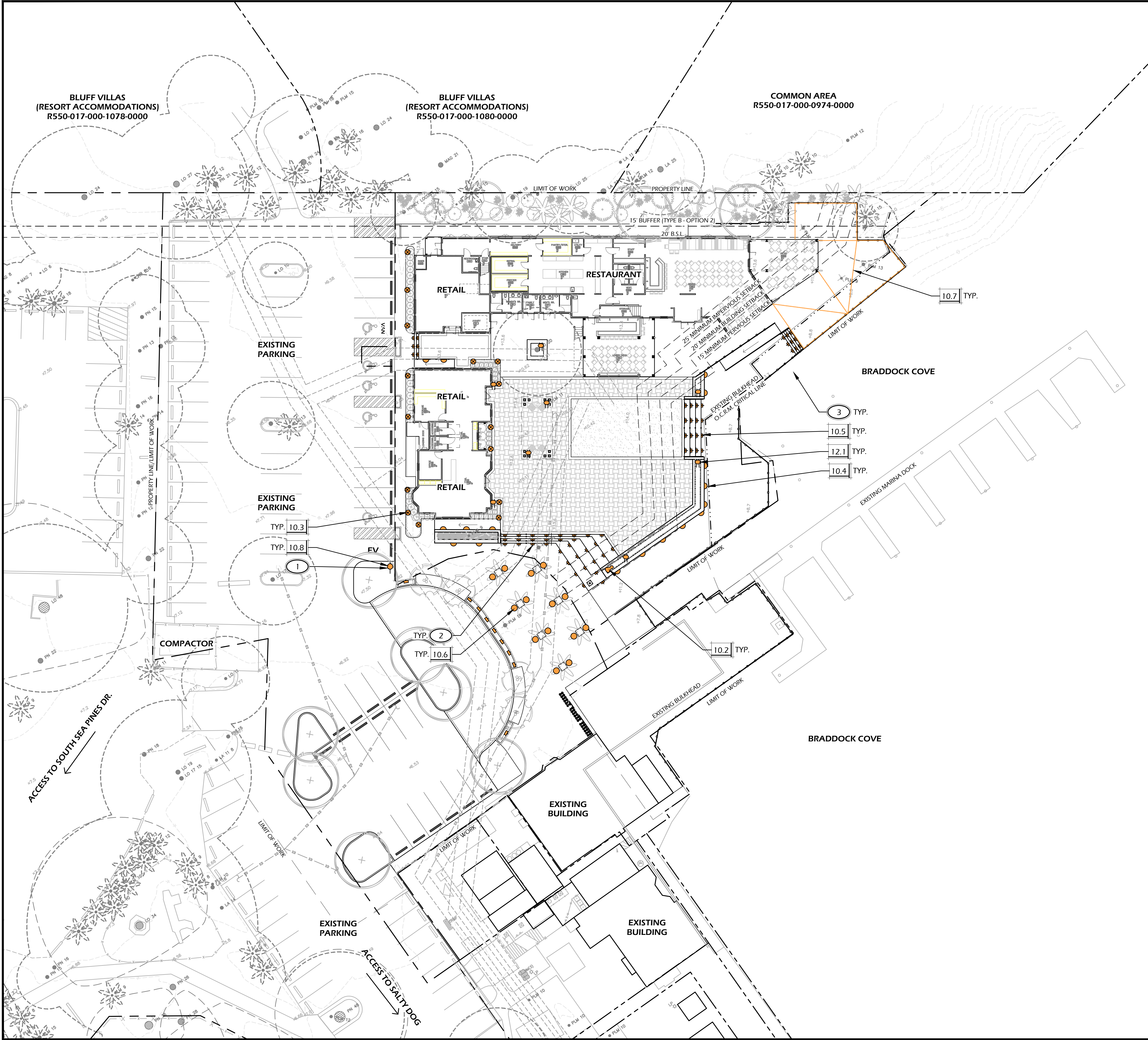
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CONSTRUCTION

REVISIONS:

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER
L300





LIGHTING AND UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		-	-	-
10.2		1	UP LIGHT	2/L602
10.3		15	PATH LIGHT	3/L602
10.4		17	WALL LIGHT	4/L602
10.5		63	STAIR LIGHT	5/L602
10.6		14	IN-GROUND LIGHT	6/L602
10.7		276 LF	ROPE LIGHT	7/L602
10.8		1	EV CHARGING STATION	7/L601
10.9		9	BOLLARD LIGHT	3/L601
12.1		8	G.F.I. OUTLET	8/L602

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

LIGHTING / UTILITY REFERENCE NOTES:

- 1 E.V. CHARGING STATIONS, POST MOUNT. PARKING SPACE TO BE MARKED AND HAVE APPROPRIATE SIGNAGE INSTALLED PER TOWN ORDINANCES.
- 2 CENTER LIGHT VERTICALLY ON STAIR RISER AND AS INDICATED IN DETAILS.
- 3 SPACE LIGHTS EQUALLY AS SHOWN.
- 4 4" P.V.C. SLEEVE FOR ELECTRICAL CONDUIT AND WIRING. PLACE A MINIMUM OF 12" UNDER BOTTOM OF PAVING SURFACE.

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

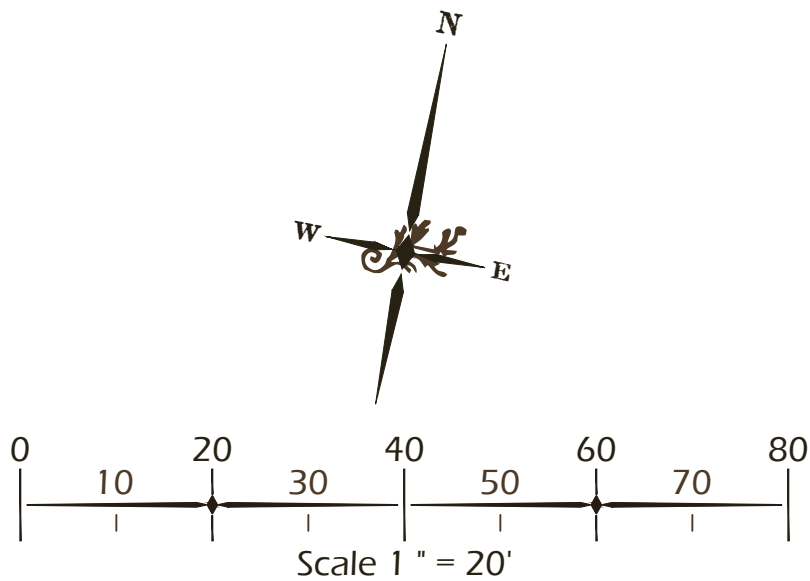
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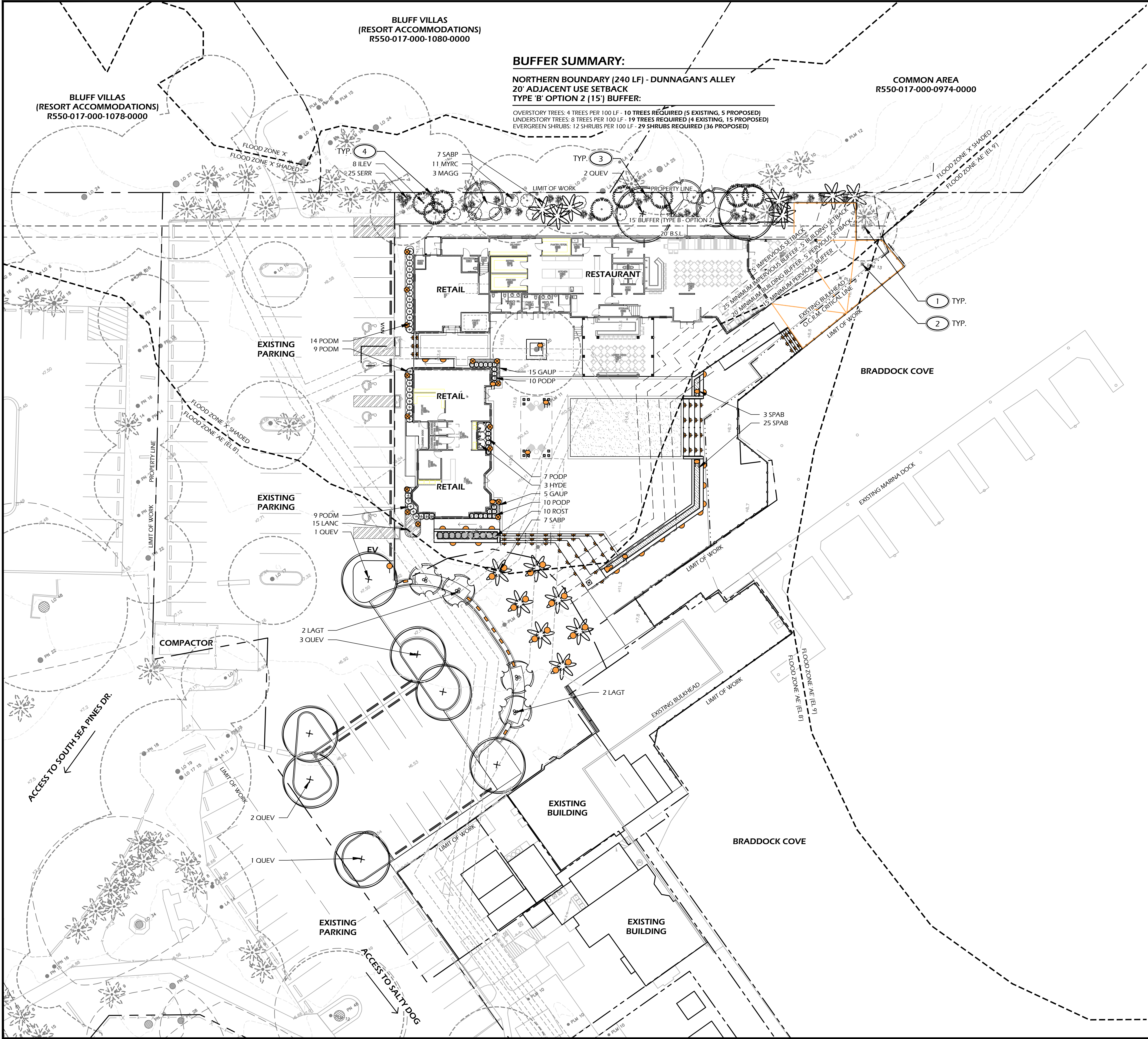
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REVISIONS:

DRAWING TITLE
UTILITY PLAN

DRAWING NUMBER
L400





BUFFER SUMMARY:

**NORTHERN BOUNDARY (240 LF) - DUNNAGAN'S ALLEY
20' ADJACENT USE SETBACK
TYPE 'B' OPTION 2 (15') BUFFER:**

OVERSTORY TREES: 4 TREES PER 100 LF - 10 TREES REQUIRED (5 EXISTING, 5 PROPOSED)
UNDERSTORY TREES: 8 TREES PER 100 LF - 19 TREES REQUIRED (4 EXISTING, 15 PROPOSED)
EVERGREEN SHRUBS: 12 SHRUBS PER 100 LF - 29 SHRUBS REQUIRED (36 PROPOSED)

**COMMON AREA
R550-017-000-0974-0000**

PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501

BUFFER TABLE

NORTH BUFFER: TYPE B BUFFER, OPTION 2 (15' WIDTH)	QTY.
BUFFER LENGTH	208 FT
OVERSTORY TREES REQUIRED	8
OVERSTORY TREES PROVIDED	10
UNDERSTORY TREES REQUIRED	17
UNDERSTORY TREES PROVIDED	17
EVERGREEN SHRUBS REQUIRED	25
EVERGREEN SHRUBS PROVIDED	36

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
MAGG	Magnolia grandiflora	Southern Magnolia
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
MYRC	Myrica cerifera	Wax Myrtle
SHRUBS		
HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ROSO	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
SERR	Serenoa repens	Saw Palmetto
ORNAMENTAL GRASSES & FERNS		
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
GAUP	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura
LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana

PLANTING REFERENCE NOTES:

- EXISTING TREES TO REMAIN.
- EXISTING TREES TO BE REMOVED.
- FIELD LOCATE PLANTS IN BUFFER TO AVOID EXISTING PLANT MATERIAL AND TREE ROOTS, AND TO BEST PROVIDE SCREENING FROM ADJACENT PROPERTIES.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.



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SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAY 28, 2024
PROJECT NO.: 22103.01
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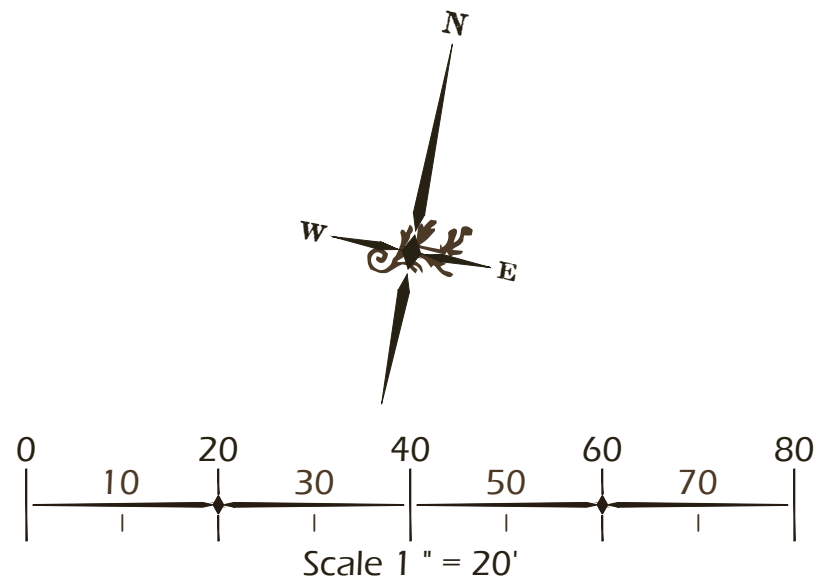
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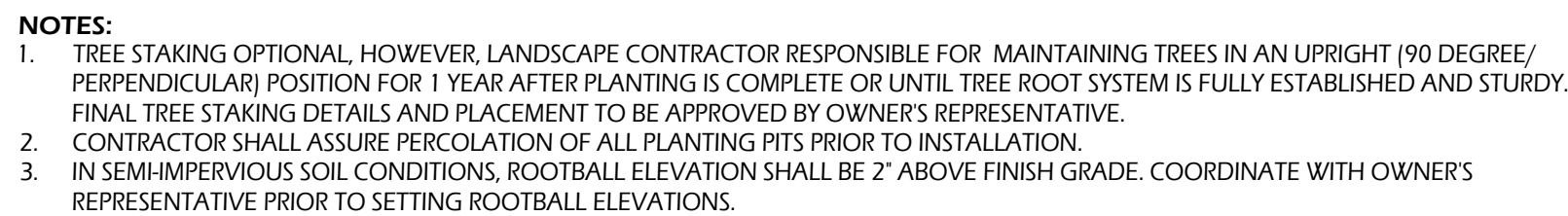
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PLANTING PLAN

DRAWING NUMBER

L500

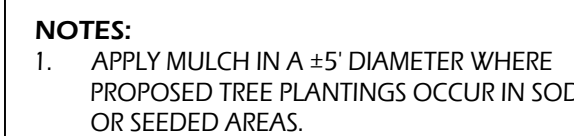
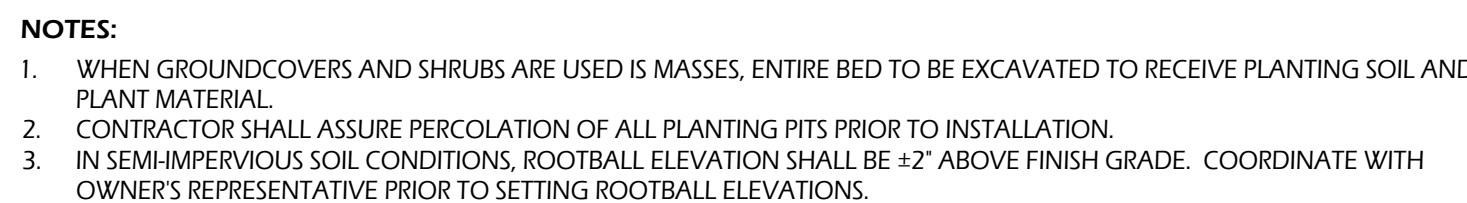




NOTES:

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

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



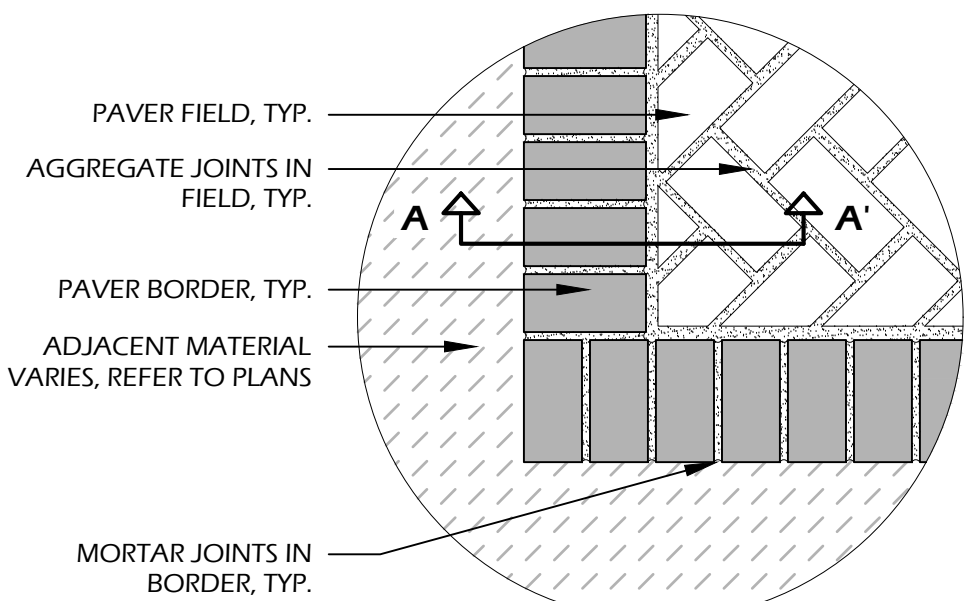
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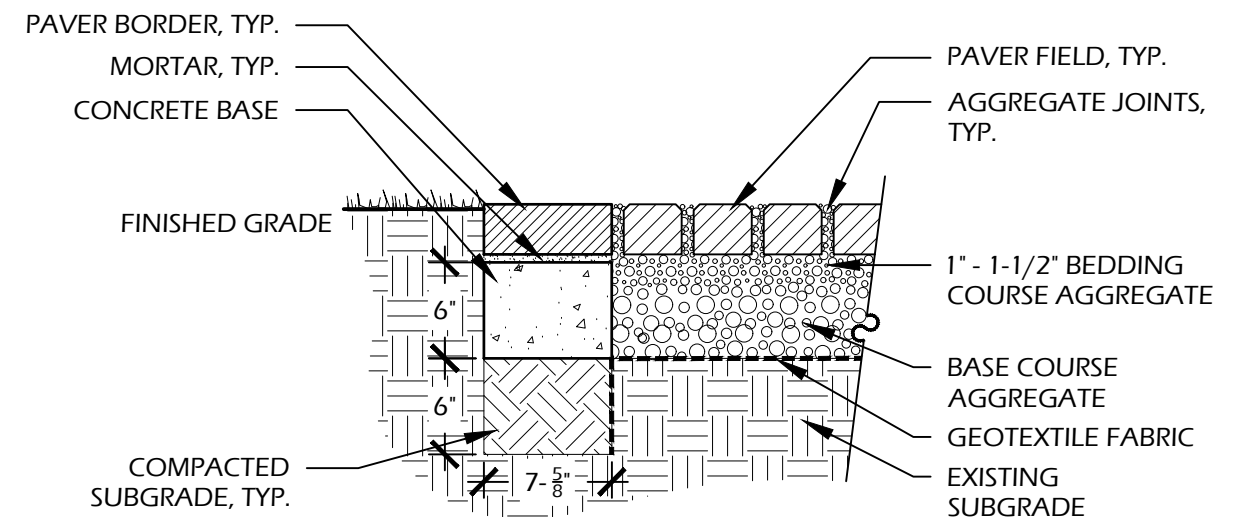
DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER

L50 1



PLAN - HERRINGBONE PATTERN



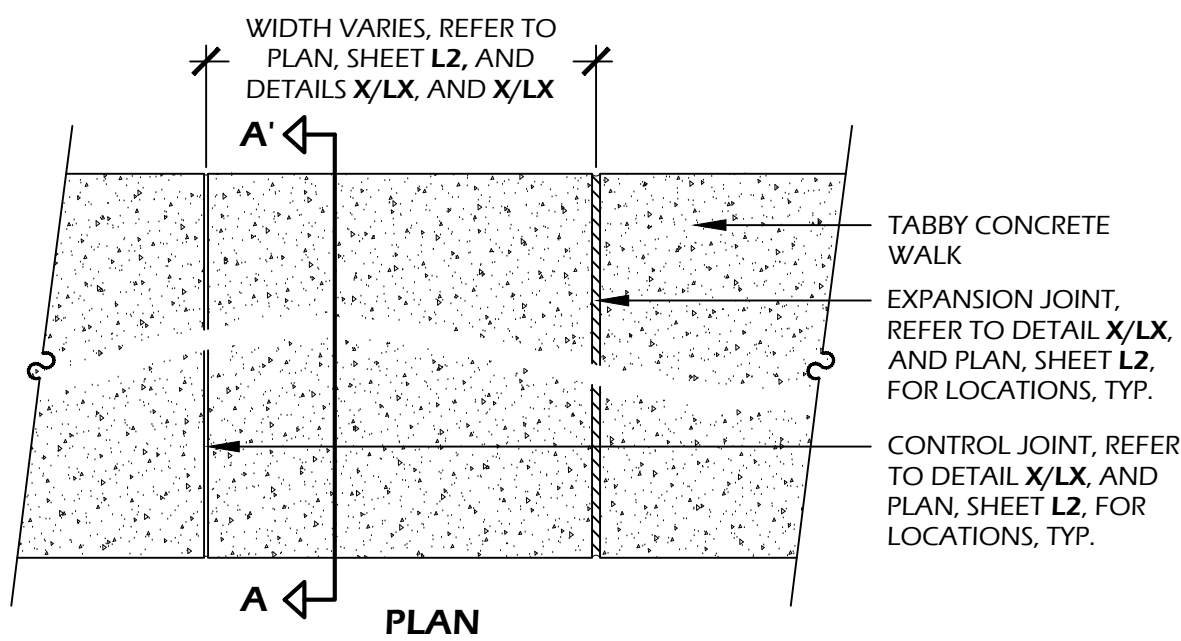
SECTION A-A'

PAVER MANUFACTURER INFORMATION:
LOWCOUNTRY PAVER
535 STINEY RD.
HARDEEVILLE, SC 29927
PHONE: (866) 468-3561
WEB: WWW.LCPAVER.COM

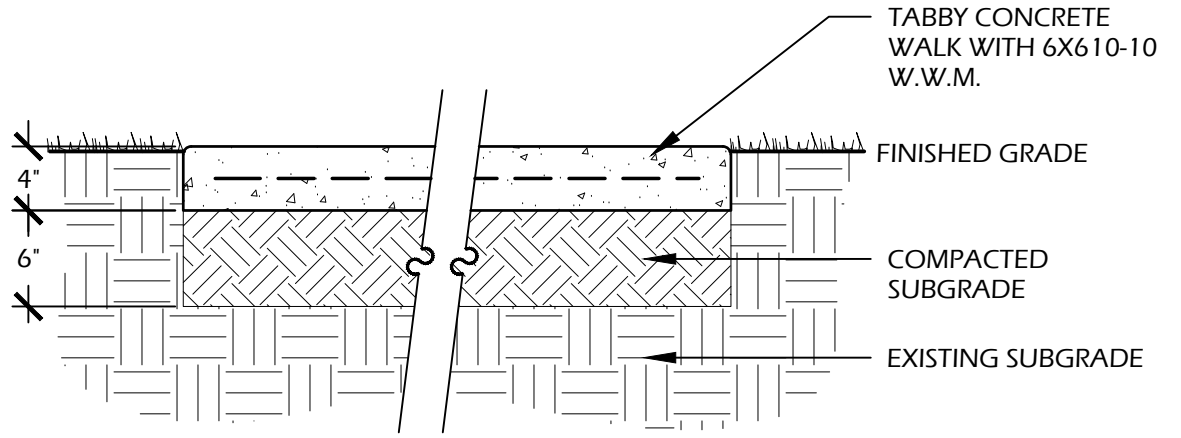
PAVER: HYDRASHED PERMEABLE PAVER, 80 MM
COLOR/FINISH: BATTERY GRAY, TABBY SHELL FINISH
PATTERN: HERRINGBONE BOND FIELD WITH SINGLE
HEADER COURSE BORDER (REFER TO PLAN, **SHEET L100**,
FOR PATTERN DIRECTION)
JOINTS: WASHED FRACTURED OPEN-GRADED STONE
#89 AGGREGATE
BEDDING COURSE: 1/4" - 3/8" WASHED FRACTURED
OPEN-GRADED STONE #89 AGGREGATE
BASE COURSE: 3/4" WASHED FRACTURES
OPEN-GRADED STONE (NO FINES) #57 AGGREGATE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL

- NOTES:**
1. CONTRACTOR SHALL OBTAIN MANUFACTURERS SPECIFICATIONS TO ENSURE PROPER LOADS, COURSE DEPTHS AND INSTALLATION.
 2. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 3. REFER TO PLAN (**SHEETS L100 & L200**) FOR WIDTHS OF DRIVE AND LOCATION OF PAVES BORDERS.
 4. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. UPON REQUEST, CONTRACTOR SHALL PROVIDE SAMPLE OF PAVES (COLOR AND FINISH) TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION



SECTION A-A'



SECTION A-A'

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

- TABBY SPEC:**
1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
 2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

- NOTES:**
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.

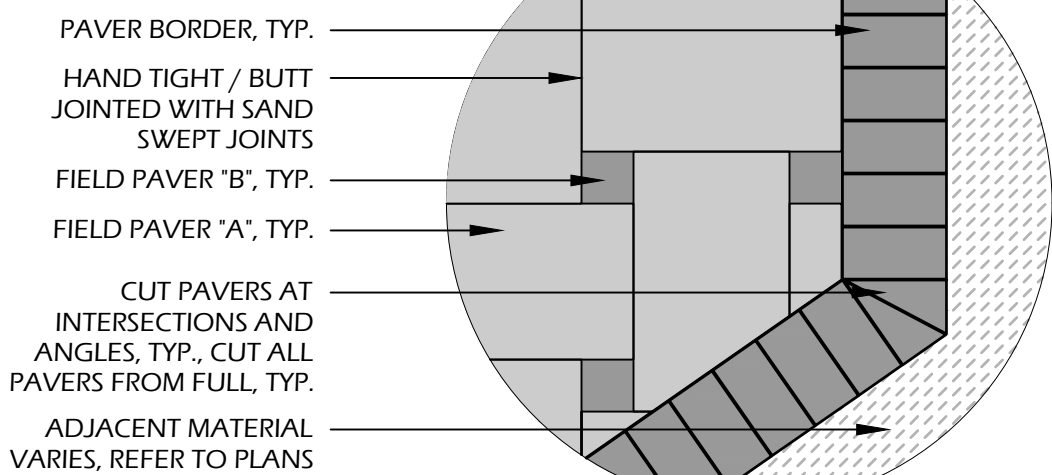


EXAMPLE PHOTO

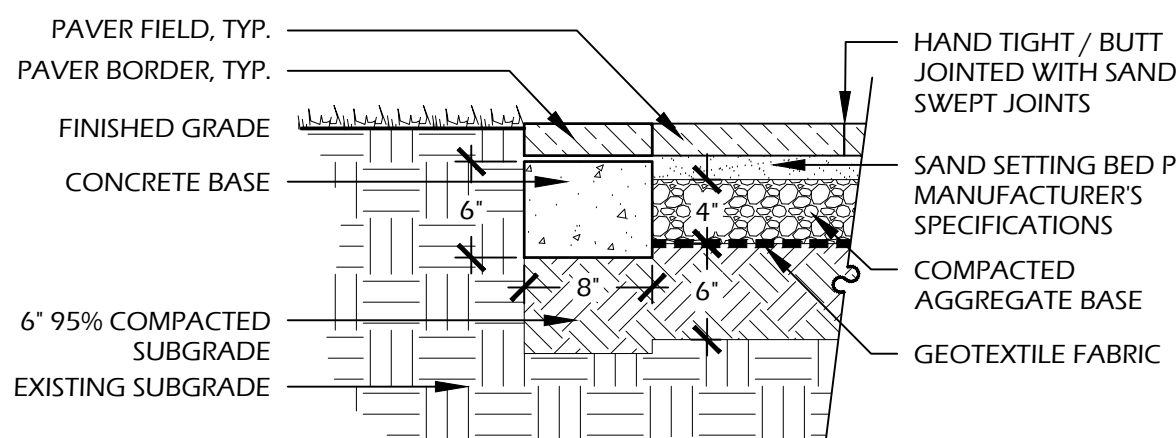
RAILING DETAIL TO MATCH ARCHITECTURE

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

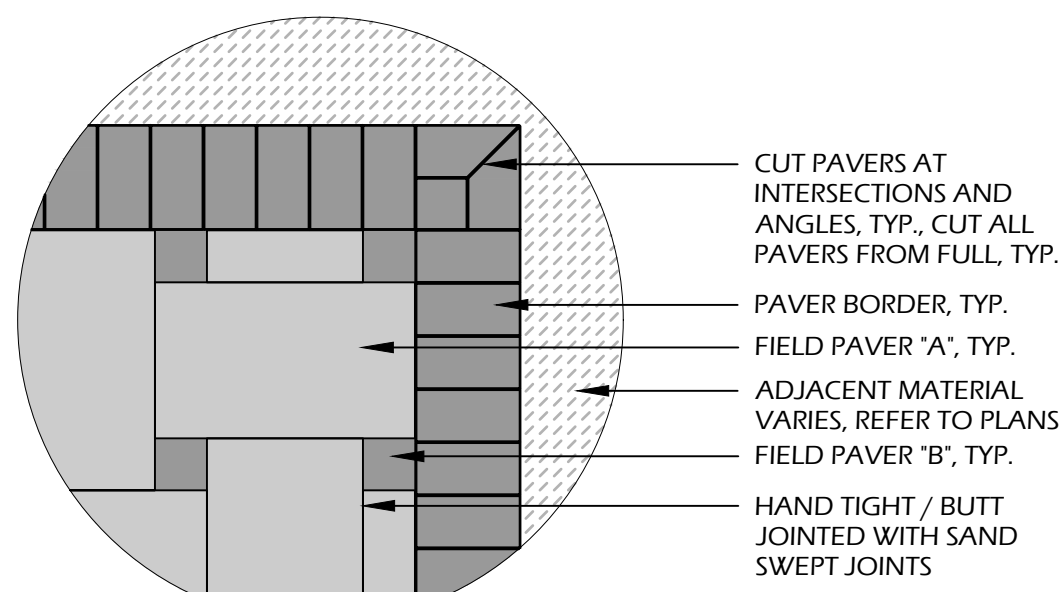
1 // L600 PERMEABLE PAVES DRIVE
SCALE: 1" = 1'-0"



PLAN
SCALE: 1/2" = 1'-0"



SECTION



PLAN
SCALE: 1/2" = 1'-0"

PAVER INFORMATION:
MANUFACTURER: TECO-BLOC
FIELD PAVES 'A': OCEAN GRANDE COMMERCIAL
SIZE: 19-1/2" X 32-1/2" X 2-3/8"
COLOR: GREYED NICKEL
FIELD PAVES 'B': VALET COMMERCIAL
SIZE: 6-1/2" X 6-1/2" X 2-3/8"
COLOR: CHAMPLAIN GREY

BORDER PAVES: BLU HD² SLATE COMMERCIAL
SIZE: 13" X 6-1/2" X 2-3/8"
COLOR: CHAMPLAIN GREY

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

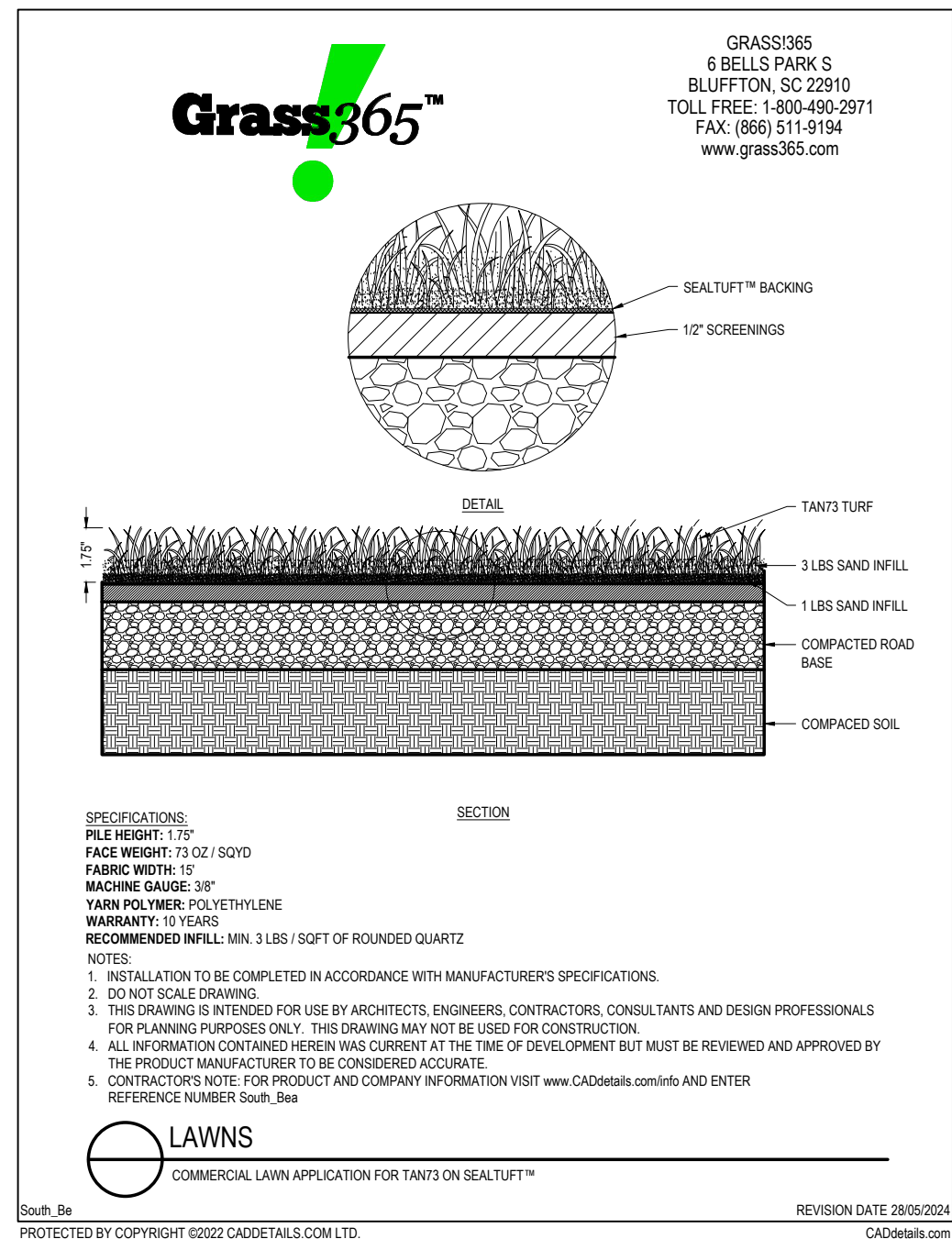
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS. CONTINUOUS POUR, BASE SHALL NOT PASS STONE BORDER EDGE
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

- NOTES:**
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.

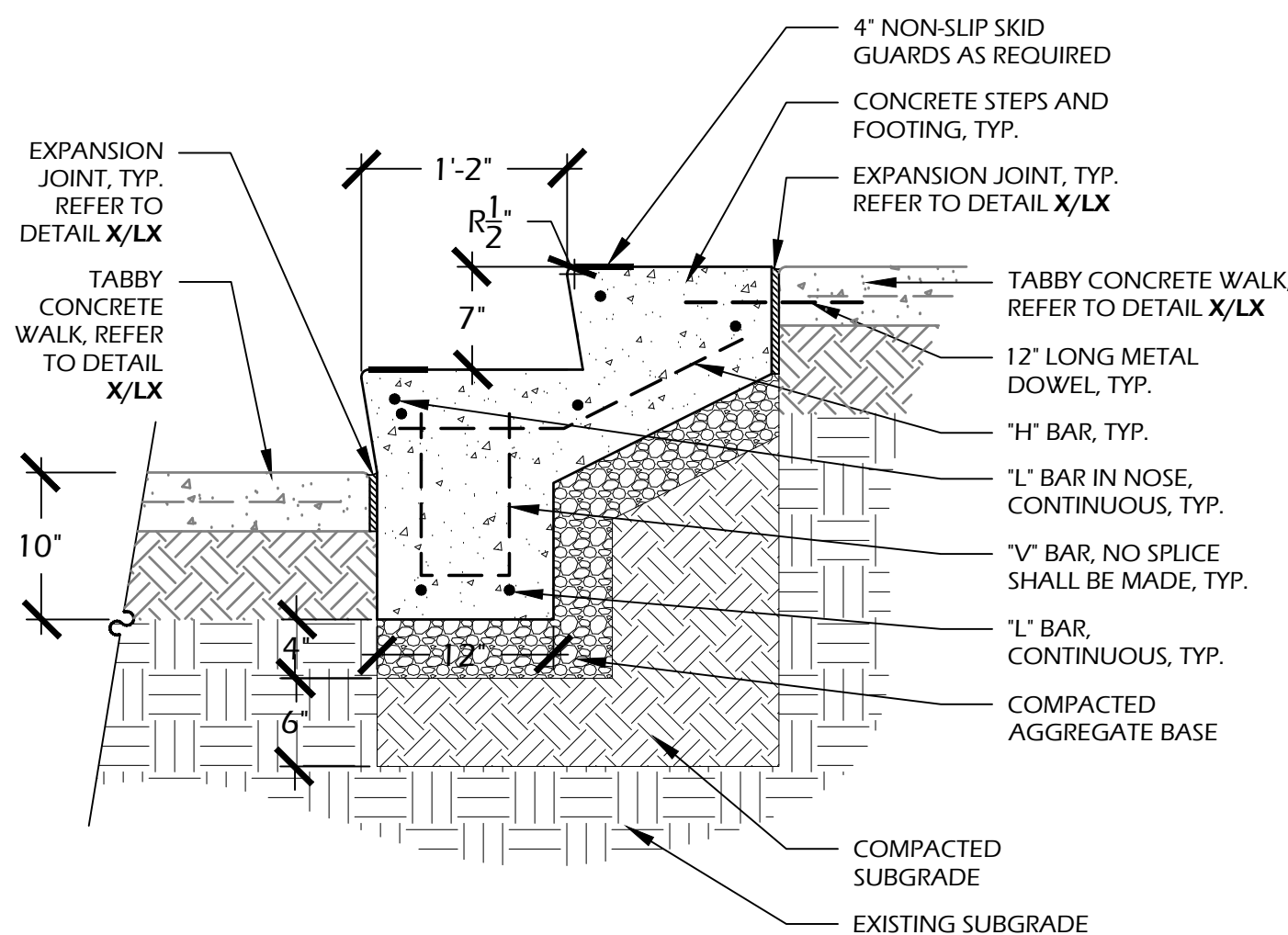


PATTERN EXAMPLE PHOTO

3 // L600 IPE DECKING (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: N.T.S.



4 // L600 CONCRETE PAVES WALK
SCALE: 1" = 1'-0"



CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH WITH GRIT SEALER (STEPS TO HAVE NON SLIP SURFACE)

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

REBAR SCHEDULE		
REBAR	SIZE	SPACING
1/4" BAR	#4	12" O.C.
1/2" BAR	#4	12" O.C.
1" BAR	#4	12" O.C.
METAL DOWEL	#4	24" O.C.

- NOTES:**
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

SMOOTH CONCRETE WALK, CHEEK WALLS, TYP.

HANDMADE OLD WORLD TABBY RISERS, TYP.

HANDMADE OLD WORLD TABBY TREADS, TYP.

5 // L600 SYNTHETIC TURF
SCALE: N.T.S.



EXAMPLE PHOTO

RAILING DETAIL TO MATCH ARCHITECTURE

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

6 // L600 TABBY CONCRETE STEPS
SCALE: 1" = 1'-0"

7 // L600 MONUMENTAL STEPS
SCALE: N.T.S.

8 // L600 IPE WOOD STEPS (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: N.T.S.



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THIS SHEET TO SCALE AT: 24"x36"

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

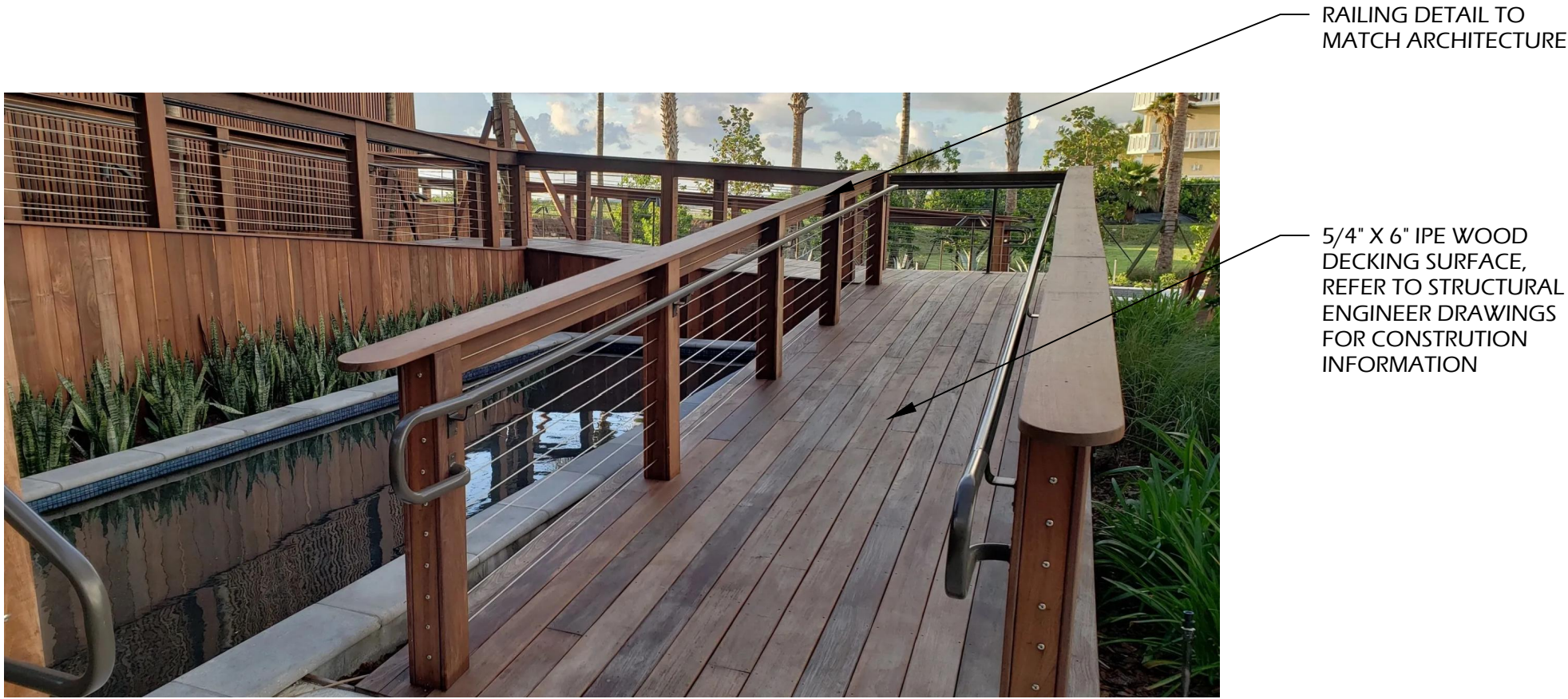
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DRAWN BY: CK/JC
CHECKED BY: DK

FINAL DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

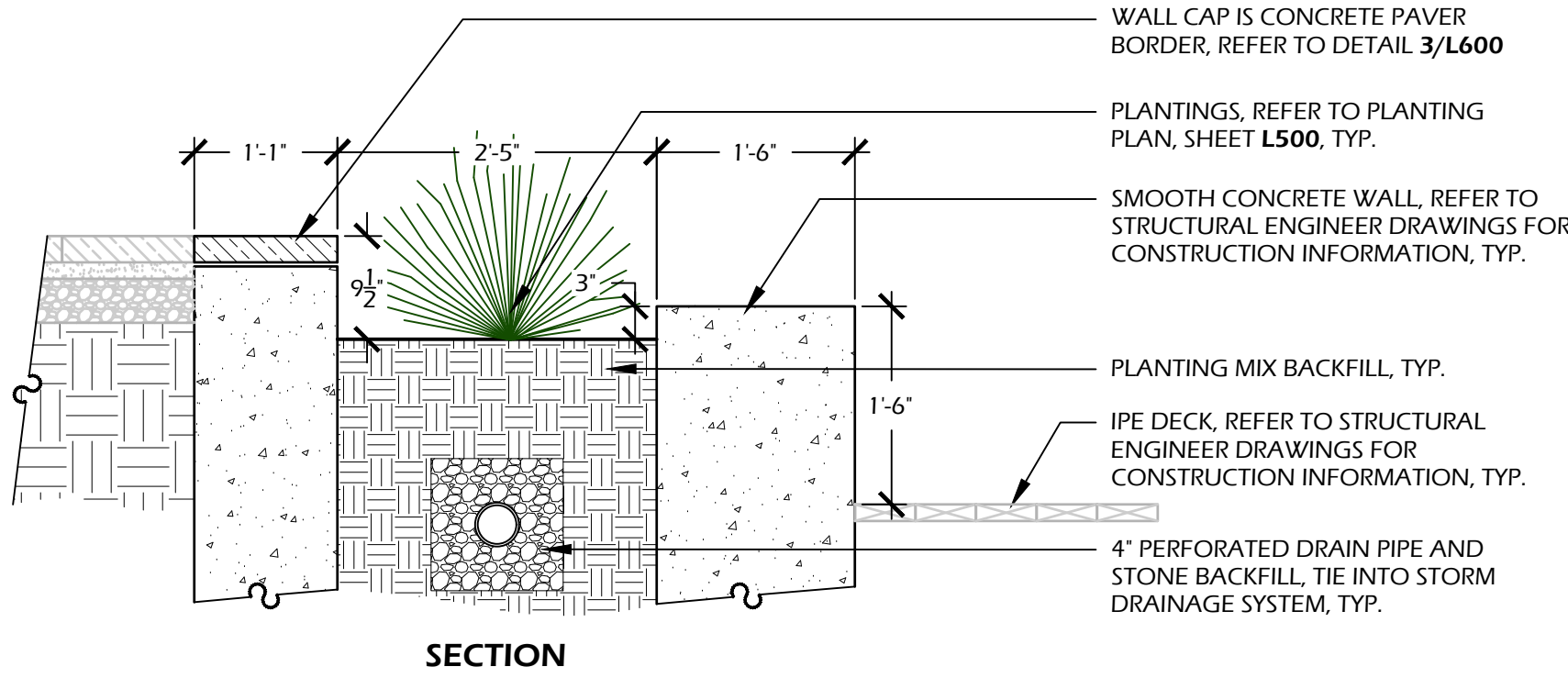
REVISIONS:

DRAWING TITLE
SITE DETAILS - 01

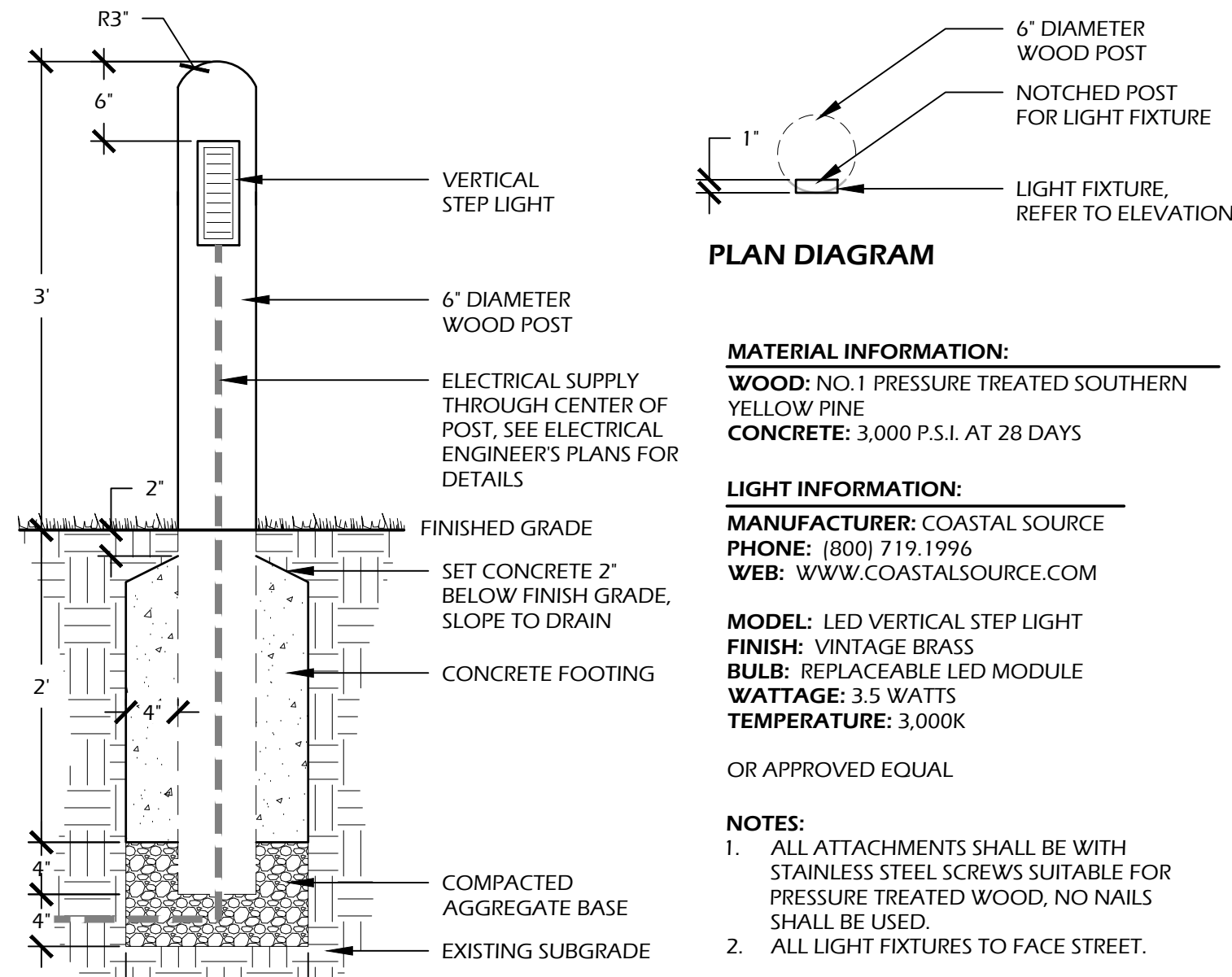
DRAWING NUMBER
L600



EXAMPLE PHOTO



SECTION



SECTION - TYPE 1



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" = 1'-0"

3 // L601 BOLLARD
SCALE: 1" = 1'-0"



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: JSPOT)
SIZE: 72"L X 16"W X 32"H
COLOR: T.B.D.
OTHER INFO: WITH DRAINAGE HOLES

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.

breezeEV LEVEL 2 ELECTRIC VEHICLE CHARGER

Simply plug and charge. No internet connection or software required. Offering up to 48A charging power and are the perfect EV charging solution for residential and commercial applications. Pedestals and mounting options are all made in the USA.

ring lights up blue when car is charging

EVSE (NEMA 14-50) connector is included in the box

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 pwr 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.

Light Efficient Design

847.380.3540 • info@breeze-ev.com • sales@breeze-ev.com

breeze-EV.com

breezeEV DIMENSIONS + ADDITIONAL INFO

IN THE BOX

1 FT INPUT CORD W/ NEMA 14-50 PLUG

18 FT OUTPUT CORD W/ SAE J1772 CONNECTOR

CABLE HOOK FOR WALL MOUNTING

MOUNTING HARDWARE + INSTRUCTIONS

PART #	DESCRIPTION	PART #	DESCRIPTION
EVC-L2-ACC-S48-PK	S48 PEDESTAL MOUNTING KIT (REQUIRED FOR MOUNTING ON S28)	EVC-L2-ACC-CM	CABLE MOUNT FOR PEDESTAL W/ 2 RETRACTORS
EVC-L2-ACC-LPK2	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-SB8	BRAKET 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

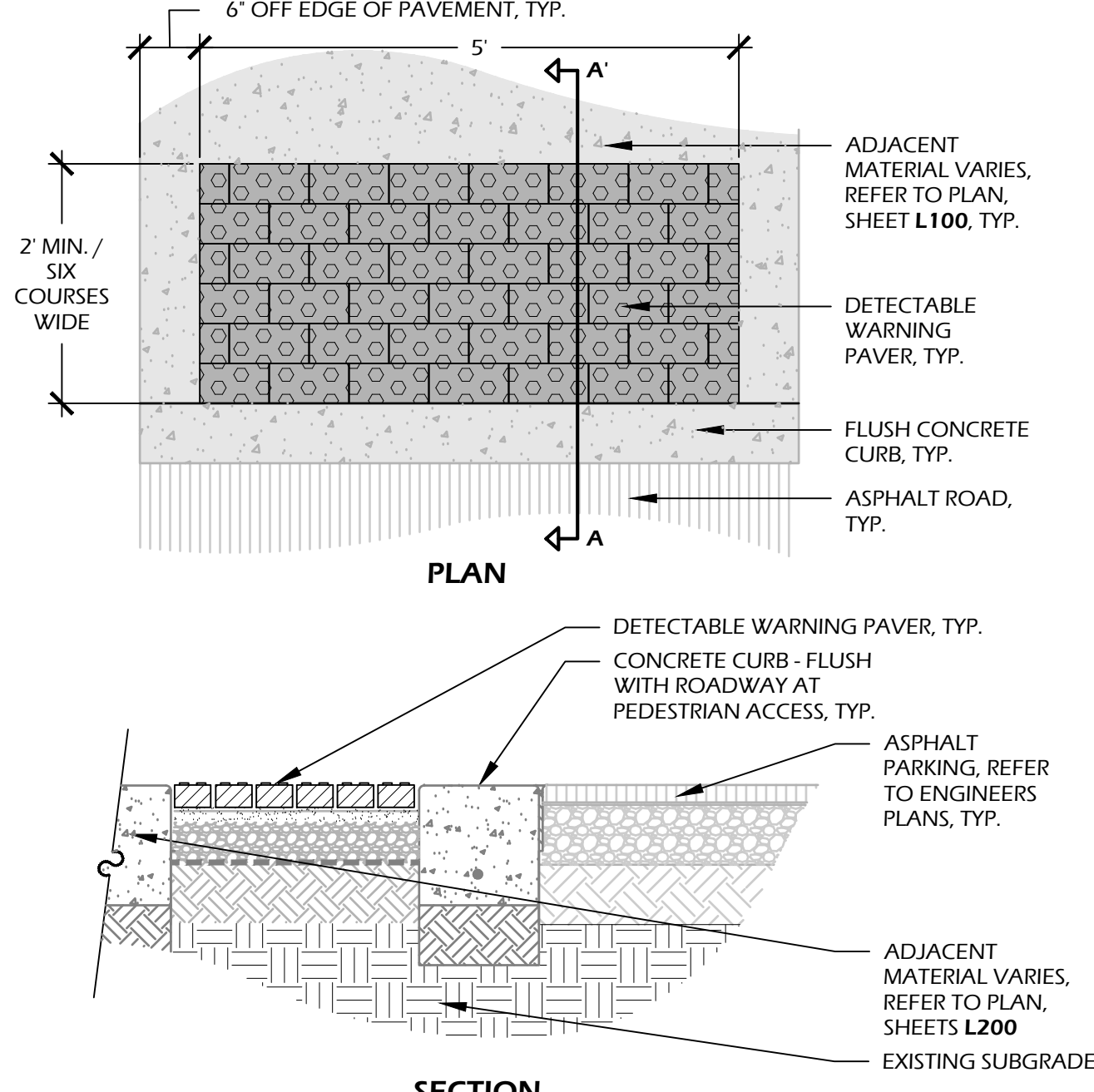
Light Efficient Design

847.380.3540 • info@breeze-ev.com • sales@breeze-ev.com

breeze-EV.com



EXAMPLE INSTALLATION PHOTO



SECTION

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

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

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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: MAY 28, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER
L601

PRODUCT SPECIFICATION SHEET

NITE-004

LED OPTIONS

NITE-4298R3W MR-16

- Long Life - 40,000 Hrs
- Energy Savings - 3 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 280lm
- Beam Angle: 40°

NITE-4298R5W MR-16

- Long Life - 40,000 Hrs
- Energy Savings - 5 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 490lm
- Beam Angle: 40°

NITE-4298R7W MR-16

- Long Life - 40,000 Hrs
- Energy Savings - 7 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 650lm
- Beam Angle: 40°

NITE-4298R9W MR-16

- Long Life - 40,000 Hrs
- Energy Savings - 9 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 810lm
- Beam Angle: 40°

Colored LED Lamps Available:

- NITE-4298R8 - Amber
- NITE-4298R9 - Blue
- NITE-4298R8 - Red
- NITE-4298R9 - Green

Specifications:

MODEL: NITE-004

MOUNTING: 1/2" NPT

FINISH: Aged Brass

SOCKET: All Weather Ceramic

ELECTRICAL: 12V

LED: 3W, 5W or 7W MR-16

OTHER FINISH: Antique Iron - NITE-114

SOP: Custom finishes available upon request

PRODUCT DESCRIPTION / APPLICATIONS:

Designed to up light and down light larger trees, flag poles, and also can be used to down light large areas such as a sports court.

Certification:

Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 250.7. Identified with the ETL and cETL Listed Mark. #4007735.

Mounting Accessories:

COMMERICAL STAKE: NITE-124 A

ROSE: 4" NITE-500
12" NITE-501
24" NITE-503

Base Design: NITELITES

DATE: 3/14/2019

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-004 BULLET
FINISH: AGED BRASS
BULB: NITE-4298R5W MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: STAKE

OR APPROVED EQUAL

PRODUCT SPECIFICATION SHEET

SOP BOLLARD

Specifications:

MODEL: SOP BOLLARD

FINISH: Aged Brass

ELECTRICAL: 12V

GLASS: Frosted

LED: 4W

COLOR TEMP: 3000K

SOCKET: Bi Pin

RATED: 40,000 Hours

PRODUCT DESCRIPTION / APPLICATIONS:

Designed to provide safety and direction around pool areas, sidewalks, driveways, and steps. Also used to highlight low ground cover. Ideal for residential and commercial garden settings.

Base Design: NITELITES

DATE: 5/16/2007

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE SOP BOLLARD LED
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 4 WATTS
TEMPERATURE: 3000K
MOUNTING: 30" HIGH

OR APPROVED EQUAL

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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

1 // L602 —
SCALE: N.T.S.

PRODUCT SPECIFICATION SHEET

NITE-082

LED

NITE-470

- Energy Savings - 2.5 Watt
- Color: Warm White
- Color Temp: 2700°K
- Lumens: 140

Specifications:

MODEL: NITE-082 Mini Louver Deck Light

MOUNTING: Scribe or Compression Fit with 1/8" Bt

FINISH: Aged Brass

ELECTRICAL: 12V - 18" wire lead

LED: 2.5W LED (NITE-470)

PRODUCT DESCRIPTION / APPLICATIONS:

The Mini Deck light is designed primarily for commercial and residential applications. The heavy duty fixture will add distinction to your project. The long life LED virtually eliminates replacing burned out lamps.

NOTES:

For compression fit: Use a 1/8" diameter bit, 3/8" drill, and 3/16" long. Steels D2854 Forster Bit, 1/8" recommended.

Base Design: NITELITES

DATE: 3/14/2019

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-082 MINI LOUVER
DECK LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 2.5W WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH WALL
SURFACE

OR APPROVED EQUAL

PRODUCT SPECIFICATION SHEET

FLUSH MOUNT STEP LIGHTS

Specifications:

MODEL: NITE-0901, NITE-0911, NITE-0921

FINISH: Aged Brass

ELECTRICAL: 12V

GLASS: Frosted

COLOR TEMP: 2700°K

Model Dimensions Wattage

NITE-0901	3" x 5"	4.5W
NITE-0911	2" x 9"	5.3W
NITE-0921	3" x 9"	8W

PRODUCT DESCRIPTION / APPLICATIONS:

Flush mount step lights with built-in LEDs perfect for commercial and residential lighting projects.

Base Design: NITELITES

DATE: 7/12/2019

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-0911 LED STEP LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 8 WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH RISER
SURFACE

OR APPROVED EQUAL

PRODUCT SPECIFICATION SHEET

NITE-061

LED OPTIONS

NITE-441 PAR36

- Long Life - 30,000 Hrs
- Energy Savings - 7 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 420-440lm
- Beam Angle: 25°, 45°, 60°

NITE-442 PAR36

- Long Life - 30,000 Hrs
- Energy Savings - 12 Watts
- Color: Warm White
- Color Temp: 2700°K
- Luminous Flux: 600-680lm
- Beam Angle: 25°, 45°, 60°

Specifications:

MODEL: NITE-061

MOUNTING: Direct Burial

FINISH: Aged Brass

SOCKET: Terminal

ELECTRICAL: 12V

LED: 7W or 12W PAR36 LED

GRADE: Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

Direct Burial Well Light is designed primarily for commercial applications. The heavy duty fixture is recessed at grade and will keep debris away from the light source.

Base Design: NITELITES

DATE: 5/4/2007

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-061 LED WELL LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 12 WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH SURFACE

OR APPROVED EQUAL

4 // L602 —
WALL LIGHT
SCALE: N.T.S.

PRODUCT SPECIFICATION SHEET

STRING LIGHTS

LED OPTIONS

NITE-SL4W E26 Base

- Energy Savings - 4 Watts
- Color: Warm White
- Color Temp: 2700-3000K

NITE-SL4WMB E26 Base

- Energy Savings - 4 Watts
- Color: Amber

Specifications:

MODEL: NITE-SL4B, NITE-330SL, NITE-CUSTOMSL

SOCKET: Medium Base (E26)

LENGTH: 48", 330", Customizable

SOCKET SPACING: 24" in.

WIRE COLOR: Black

ELECTRICAL: 120 V (HIGH VOLTAGE)

LED OPTIONS: NITE-4W, NITE-4WMB, NITE-2W5W, NITE-2W5MR

PRODUCT DESCRIPTION / APPLICATIONS:

Commercial-grade patio string lights. PVC encapsulated sockets are resistant to UV lighting. Socket tip designed with a light, weather-resistant seal around the bulbs.

ADDITIONAL SPECS / MOUNTING / HARDWARE

- Aluminum powder coated black or optional color
- Pyramidal cap on top of pole
- 15' to 18' tall pole
- Pole 2" or 3" in ground, direct burial, concrete footer
- 4"x4" or 6"x6" pole
- Welded aluminum clamp for support
- Stainless steel cable to support string lights
- Stainless steel hardware for support (nimbuckles, etc.)
- Installed with dimmer switch (25,000 hour LED)

Base Design: NITELITES

DATE: 5/13/2002

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

MANUFACTURER INFORMATION:

NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-SL104 STRING LIGHTS
COLOR: WARM WHITE NITE-SL4W E26
MOUNTING: STRING LIGHTS ARE TO BE HUNG FROM STAINLESS STEEL CABLE MOUNTED BETWEEN POLES. DO NOT STRING LIGHTS DIRECTLY BETWEEN POLES TO AVOID WIRE STRAIN
MOUNTING POLES: MOUNT TO ARCHITECTURE OR DECK POLES

OR APPROVED EQUAL, REFER TO ELECTRICAL ENGINEER PLANS FOR FINAL SELECTIONS

NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MOUNTING POLES ACCORDING TO MANUFACTURER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. POLES TO BE 15' - 18' TALL, DIRECT BURIAL 2' - 3' IN GROUND WITH CONCRETE FOOTER.
3. ALL CABLE AND ADDITIONAL HARDWARE TO BE STAINLESS STEEL.

5 // L602 —
STAIR LIGHT
SCALE: N.T.S.

PLAN DIAGRAM

4"x4" WOOD POST

SECTION

1'-6"

1"

6"

4"

2'-6"

3"

SLOPE TOP OF POST TO DRAIN, TYP.

G.F.C.I. OUTLET AND COVER

PROVIDE SPACING AND CONDUIT FOR ELECTRICAL WIRING

4"x4" WOOD POST

FINISHED GRADE

COMPACTED AGGREGATE BASE

EXISTING SUBGRADE

G.F.C.I. INFORMATION:

MODEL: BY OWNER, G.F.C.I. OUTLET MODEL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES FOR OUTDOOR USE AND WEATHER RESISTANCE.

WOOD INFORMATION:

WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: STAINED CHARLESTON GREEN

NOTES:

1. G.F.C.I. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
2. CONTRACTOR SHALL PROVIDE SQUARE RACEWAY ON BACK OF POST FOR CONDUIT AND ELECTRICAL WIRING. FILL RACEWAY WITH SQUARE DOWEL. FILL ALL IMPERFECTIONS WITH APPROPRIATE WOOD PUTTY, AND SAND SMOOTH PRIOR TO STAIN.
3. ELECTRICAL CONDUIT SHALL BE BURIED TO PROPER DEPTH PER ALL FEDERAL, STATE, AND LOCAL CODES.
4. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS/SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

7 // L602 —
ROPE LIGHT
SCALE: N.T.S.

8 // L602 —
G.F.I. OUTLET
SCALE: 1-1/2" = 1'-0"

DATE: MAY 28, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

DRAWING NUMBER

L602

OCCUPANCY	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA
RESTAURANT (A-2) (INCLUDES OUTDOOR SEATING)	8,800 SQ. FT.	6,860 SQ. FT.
RETAIL (M)	3,030 SQ. FT.	3,015 SQ. FT.
OFFICE (B)	4,250 SQ. FT.	2,034 SQ. FT.
RESIDENTIAL (R)	10,810 SQ. FT. (30 ROOMS)	0 SQ. FT.
TOTAL:	24,040 SQ. FT.	9,549 SQ. FT.

BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
BUILDING 'A': A TWO-STORY MULTI-UNIT BUILDING WITH ROOFTOP SERVICE YARD AND ASSEMBLY (A-2), BUSINESS (B), AND MERCANTILE (M) OCCUPANCIES
BUILDING 'B': A SINGLE-STORY SINGLE-UNIT BUILDING WITH ROOFTOP SERVICE YARD AND MERCANTILE (M) OCCUPANCIES

CONSTRUCTION:
BUILDINGS 'A' & 'B': TYPE VB WOOD FRAMED CONSTRUCTION ON SLAB FOUNDATION WITH STANDING SEAM METAL ROOF

GROSS BUILDING AREA:
BUILDING 'A': 7,494 SQ. FT.
BUILDING 'B': 2,055 SQ. FT.

BUILDING DATA - BUILDING 'A'
OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2), MERCANTILE (M), & BUSINESS (B)
MIXED OCCUPANCY: Yes ☒ No ☐ Separation [1] One Hr.
CONSTRUCTION TYPE: I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ II-B ☐ IV ☐ V-A ☒ V-B ☐
MIXED CONSTRUCTION: Yes ☐ No ☐ Type ☐ N/A ☐
SPRINKLERED: Yes ☒ No ☐
FIRE DISTRICT: Yes ☐ No ☐
BUILDING HEIGHT (MRH): 34'-0" Number of Stories: 2
MEZZANINE: Yes ☐ No ☒
HIGH RISE: Yes ☐ No ☒

ALLOWABLE HEIGHT, STORIES & AREA (PER IBC TABLE 504.3, 504.4 & 506.2):
MOST RESTRICTIVE USE GROUP (A-2)

	ALLOWABLE	ACTUAL
HEIGHT:	60 FEET	±34'-0"
STORIES:	2 STORIES	2 STORIES
AREA:	18,000 SQ. FT.	7,494 SQ. FT.
AREA INCREASE?	Yes ☐ No ☒	
HEIGHT INCREASE?	Yes ☐ No ☒	

OCCUPANT LOAD (IBC TABLE 1004.5): ASSEMBLY (A-2), BUSINESS (B), MERCANTILE (M)

FIRST FLOOR:		
ASSEMBLY (A-2):	1,442 SQ. FT./15 NET =	97 PERSONS
KITCHEN:	1,043 SQ. FT./200 GROSS =	6 PERSONS
MERCANTILE (M):	893 SQ. FT./60 GROSS =	15 PERSONS
SECOND FLOOR:		
BUSINESS (B):	1,742 SQ. FT./150 GROSS =	12 PERSONS
TOTAL OCCUPANCY:		130 PERSONS
LOWER PORCH SEATING:		83 PERSONS
UPPER PORCH SEATING:		31 PERSONS
TOTAL PLUMBING FIXTURE OCCUPANCY:		244 PERSONS

EXITS (IBC TABLE 1006.2.1):	REQUIRED	PROVIDED
NUMBER OF EXITS:	2	7

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE USE GROUP AS NOTED BELOW
*USE GROUPS TO BE UPDATED PER TENANT UPFIT DRAWINGS

	MAX. ALLOWABLE	ACTUAL MAX.
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	250 FT.	57 FT.
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1):	75 FT.	24 FT.
DEAD END CORRIDOR (IBC 1020.5):	20 FT.	N/A

BUILDING DATA - BUILDING 'B'
OCCUPANCY CLASSIFICATION: MERCANTILE (M)
MIXED OCCUPANCY: Yes ☒ No ☐ Separation [1] One Hr.
CONSTRUCTION TYPE: I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ II-B ☐ IV ☐ V-A ☐ V-B ☒
MIXED CONSTRUCTION: Yes ☐ No ☒ Type ☐ N/A ☐
SPRINKLERED: Yes ☐ No ☒
FIRE DISTRICT: Yes ☐ No ☐
BUILDING HEIGHT (MRH): 30'-0" Number of Stories: 2
MEZZANINE: Yes ☐ No ☒
HIGH RISE: Yes ☐ No ☒

ALLOWABLE HEIGHT, STORIES & AREA (PER IBC TABLE 504.3, 504.4 & 506.2):
MOST RESTRICTIVE USE GROUP (M)

	ALLOWABLE	ACTUAL
HEIGHT:	60 FEET	±30'-0"
STORIES:	2 STORIES	1 STORY
AREA:	36,000 SQ. FT.	2,055 SQ. FT.
AREA INCREASE?	Yes ☐ No ☒	
HEIGHT INCREASE?	Yes ☐ No ☒	

OCCUPANT LOAD (IBC TABLE 1004.5): OCCUPANCY (M)

FIRST FLOOR:		
MERCANTILE (M):	1,836 SQ. FT./60 GROSS =	25 PERSONS
TOTAL OCCUPANCY:		25 PERSONS
TOTAL PLUMBING FIXTURE OCCUPANCY:		25 PERSONS

EXITS (IBC TABLE 1006.2.1):	REQUIRED	PROVIDED
NUMBER OF EXITS:	2	3

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE USE GROUP AS NOTED BELOW
*USE GROUPS TO BE UPDATED PER TENANT UPFIT DRAWINGS

	MAX. ALLOWABLE	ACTUAL MAX.
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	200 FT.	101 FT.
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1):	75 FT.	50 FT.
DEAD END CORRIDOR (IBC 1020.4):	20 FT.	N/A

IBC TABLE 601, 602, 508.4 FIRE SEPARATION				
IBC TABLE 601, 602, 508.4	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
PARTY / FIREWALLS	1-HOUR	-	-	-
EXTERIOR BEARING WALLS (OVER 30 FT.)	-	-	-	-
EXTERIOR NON-BEARING WALLS (OVER 30 FT.)	-	-	-	-
INTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	-	-	-	-
NON-BEARING	-	-	-	-
TENANT SEPARATION (508.4)	-	-	-	-
EXIT ACCESS	-	-	-	-
EXTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
NON-BEARING	-	-	-	-
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	-	-	-	-
VERTICAL SHAFTS	-	-	-	-
CHASES - M.E.P.	-	-	-	-

IBC TABLE 803.13 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY						
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	SPRINKLERED		NON-SPRINKLERED		
		CORRIDORS AND ENCLOSURE FOR EXIT ACCESS	ROOMS AND ENCLOSED SPACES	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS	ROOMS AND ENCLOSED SPACES
A-2	B	B	C	***	***	***
B	B	C	C	***	***	***
M	B	C	C	***	***	***

IBC TABLE 2902.1 MINIMUM # OF REQUIRED PLUMBING FIXTURES								
ITEM	REQUIRED FIXTURE RATIO			FIXTURES REQUIRED			FIXTURE PROVIDED	
	MEN	WOMEN	MEN	WOMEN	UNISEX	MEN	WOMEN	UNISEX
WATER CLOSETS	1 PER 75	1 PER 75	2	2	-	2	2	7
LAVATORIES	1 PER 200	1 PER 200	1	1	-	2	2	7
DRINKING FOUNTAINS	1 PER 500	-	-	-	-	-	-	-
SERVICE SINK	-	-	-	-	1	-	-	1

PLUMBING CALCULATIONS *
*USE & OCCUPANT LOADS TO BE UPDATED PER UPFIT DRAWINGS
WATER CLOSETS
ASSEMBLY (A-2): 211 OCCUPANTS X 1/75 = 2.81
BUSINESS (B): 12 OCCUPANTS X 1/25 = 0.48
MERCANTILE (M): 40 OCCUPANTS X 1/500 = 0.092

TOTAL (MEN & WOMEN) W.C = 3.4 = 4

LAVATORIES
ASSEMBLY (A-2): 211 OCCUPANTS X 1/200 = 1.06
BUSINESS (B): 12 OCCUPANTS X 1/40 = 0.3
MERCANTILE (M): 46 OCCUPANTS X 1/750 = 0.06

TOTAL (MEN & WOMEN) LAVATORIES = 1.42 = 2

DRINKING FOUNTAINS
ASSEMBLY (A-2): 211 OCCUPANTS X 1/500 = 0.42
BUSINESS (B): 12 OCCUPANTS X 1/100 = 0.12
MERCANTILE (M): 46 OCCUPANTS X 1/100 = 0.46

TOTAL DRINKING FOUNTAINS = 1

ADDITIONAL PLAN INFORMATION

INTERIOR FINISH: 5/8" TYPE 'X' DRYWALL U.O.N.
HARDWARE ID: BATHROOM-ADA ACCESSIBLE HARDWARE
EGRESS ID: LIGHTED EMERGENCY EXIT SIGNS

MECHANICAL SECTION

SEE ENGINEER'S DRAWINGS

PLUMBING SECTION

SEE ENGINEER'S DRAWINGS

ELECTRICAL SECTION

SEE ENGINEER'S DRAWINGS

TENANT USAGE SECTION

TENANT USAGE NOTES

SOUTH BEACH MARINA
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GENERAL NOTES AND
CODE SUMMARY

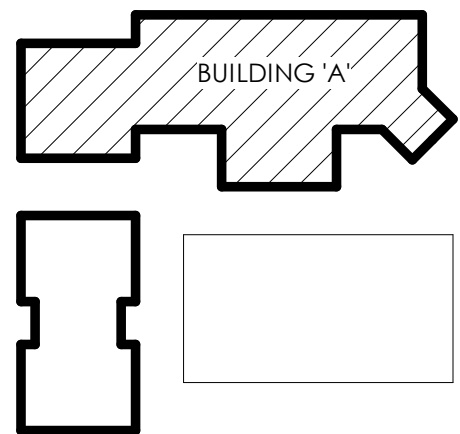
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BUILDING KEY PLAN
N.T.S.

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BUILDING 'A' FIRST
FLOOR PLAN

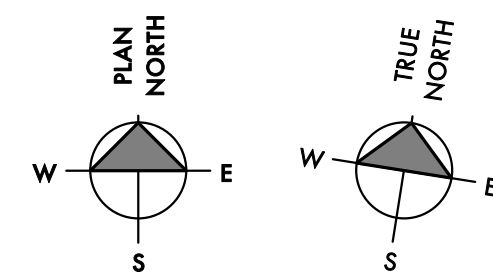
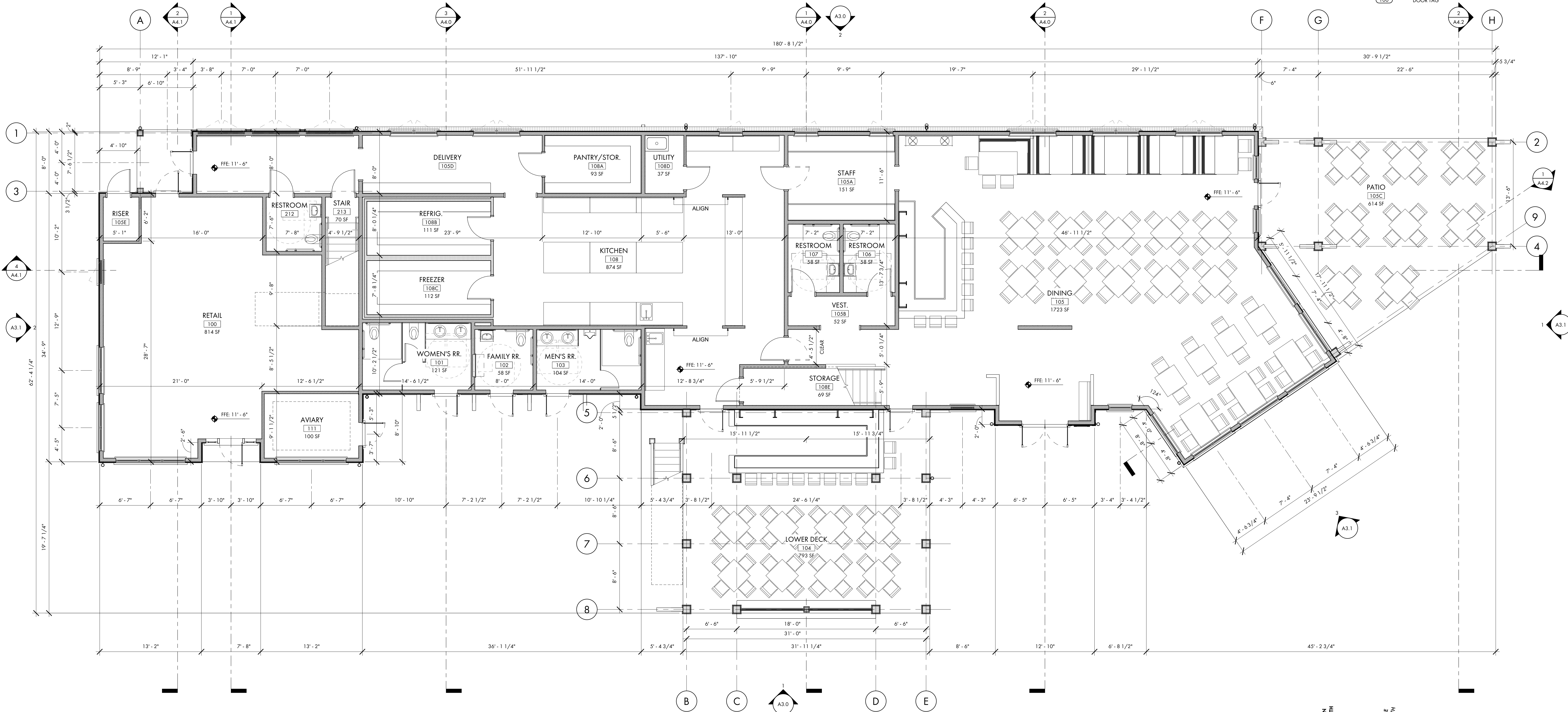
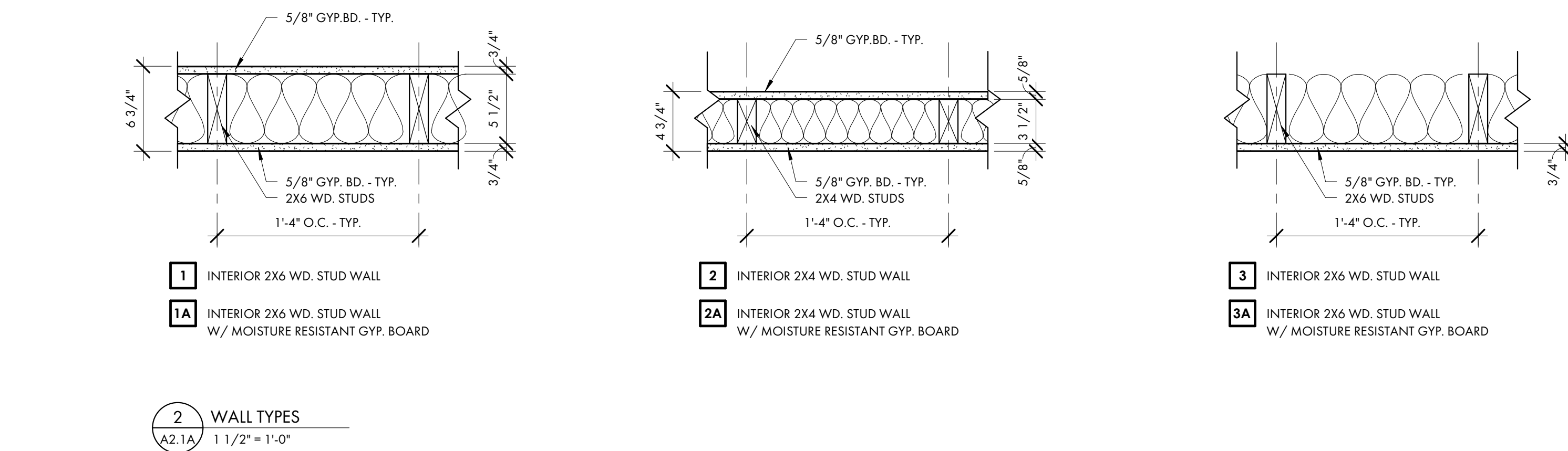
A2.1A

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 1/2" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 5 1/2" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG



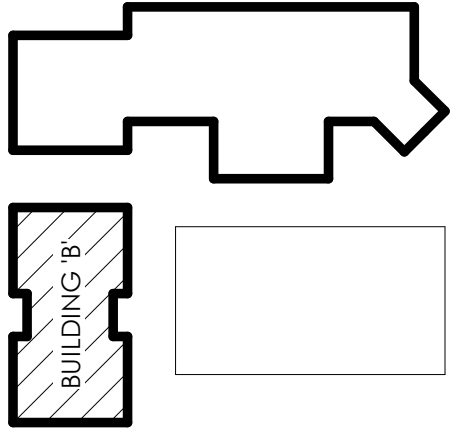
1 BLDG. 'A' FIRST FLOOR PLAN
A2.1A 3/16" = 1'-0"



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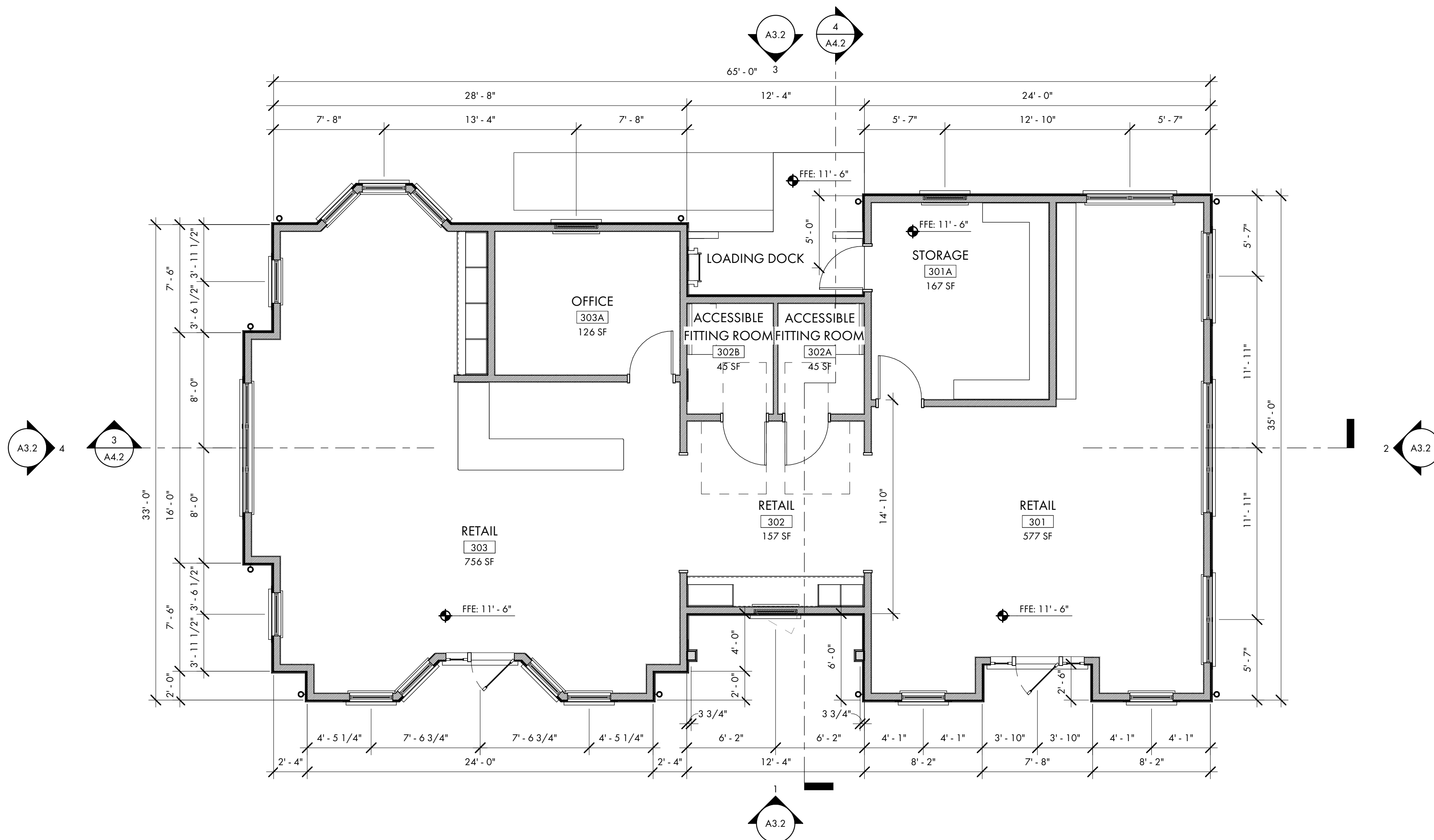
BUILDING KEYPLAN
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- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG



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BUILDING 'B' FIRST
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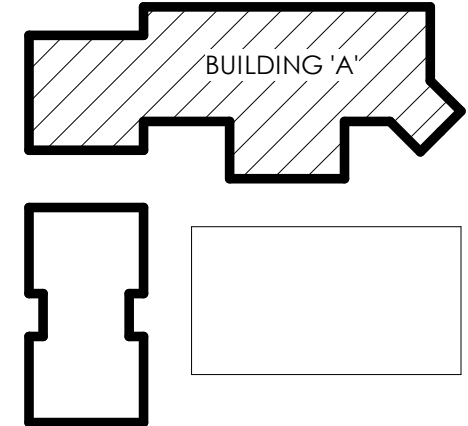
A2.1B



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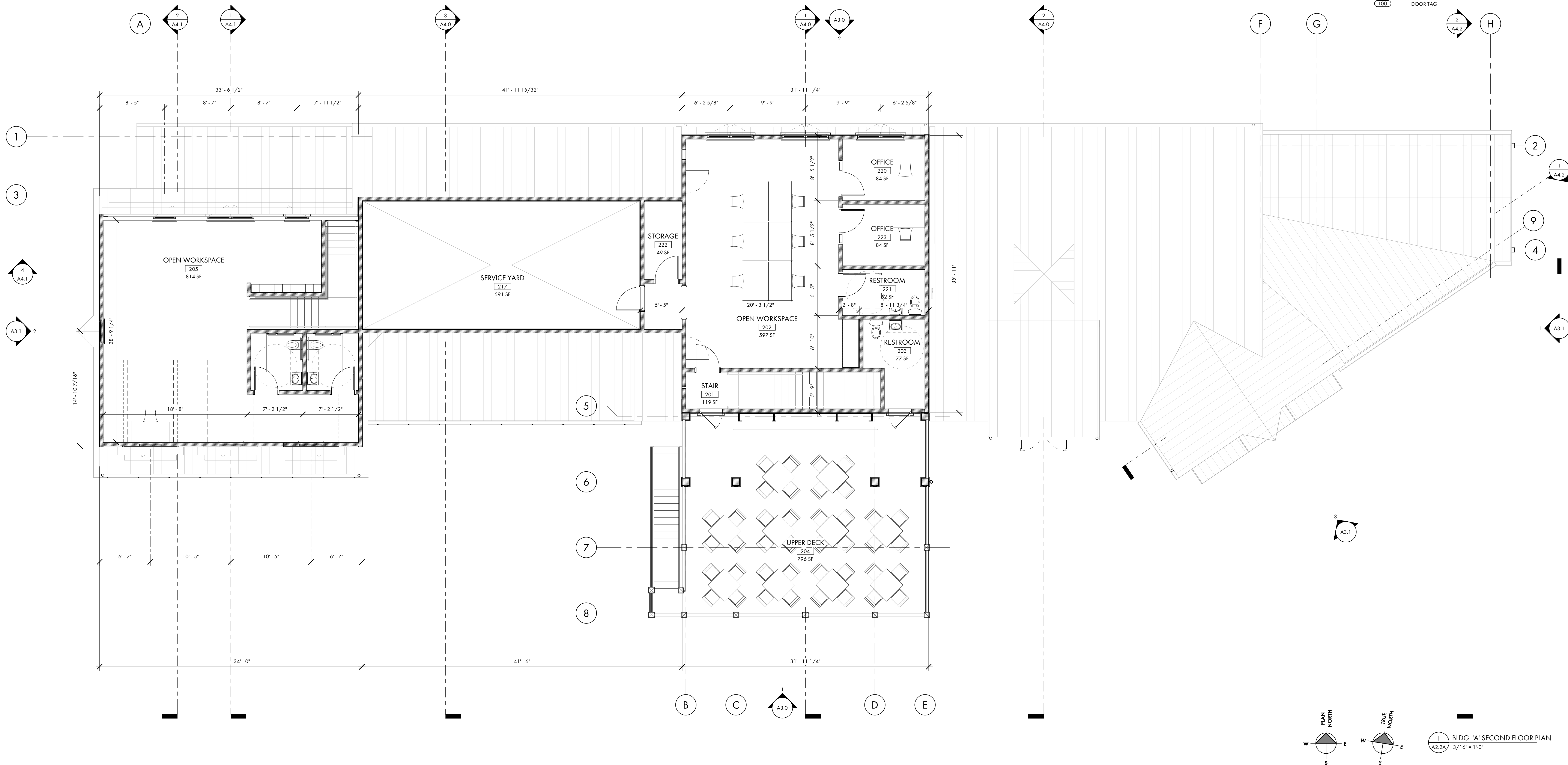
BUILDING KEY PLAN
N.T.S.

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- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG



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SHEET TITLE

BUILDING 'A' SECOND
FLOOR PLAN

A2.2A



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- 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.

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).

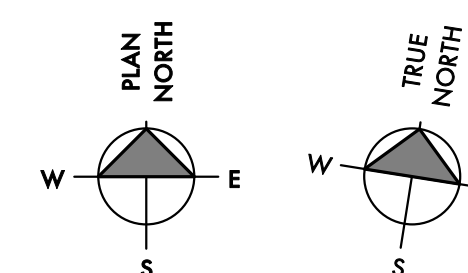
 RISE / RUN
 SLOPE DIRECTION
 STANDING SEAM METAL ROOF

- 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

STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

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



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

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SHEET TITLE

BUILDING 'A' ROOF
PLAN

A2.3A

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

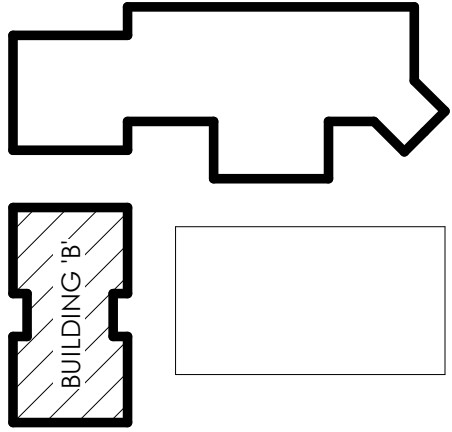
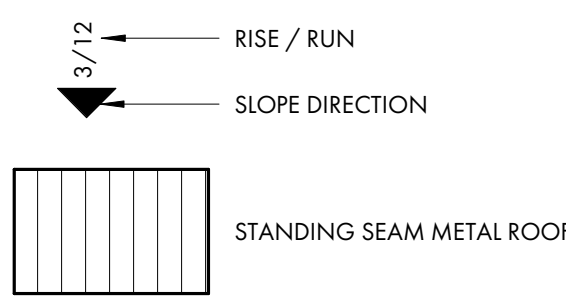
MATERIALS

STANDARD MATERIAL IS 24-GAUGE, GALVALUME

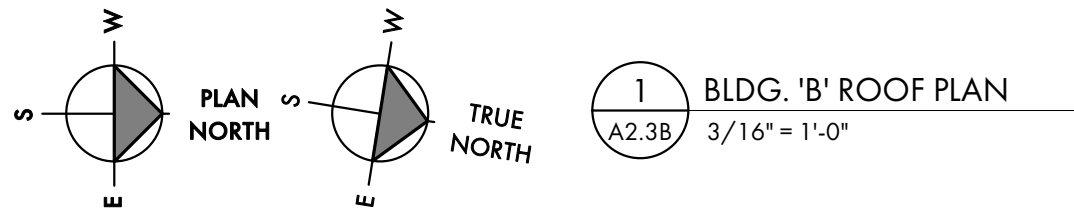
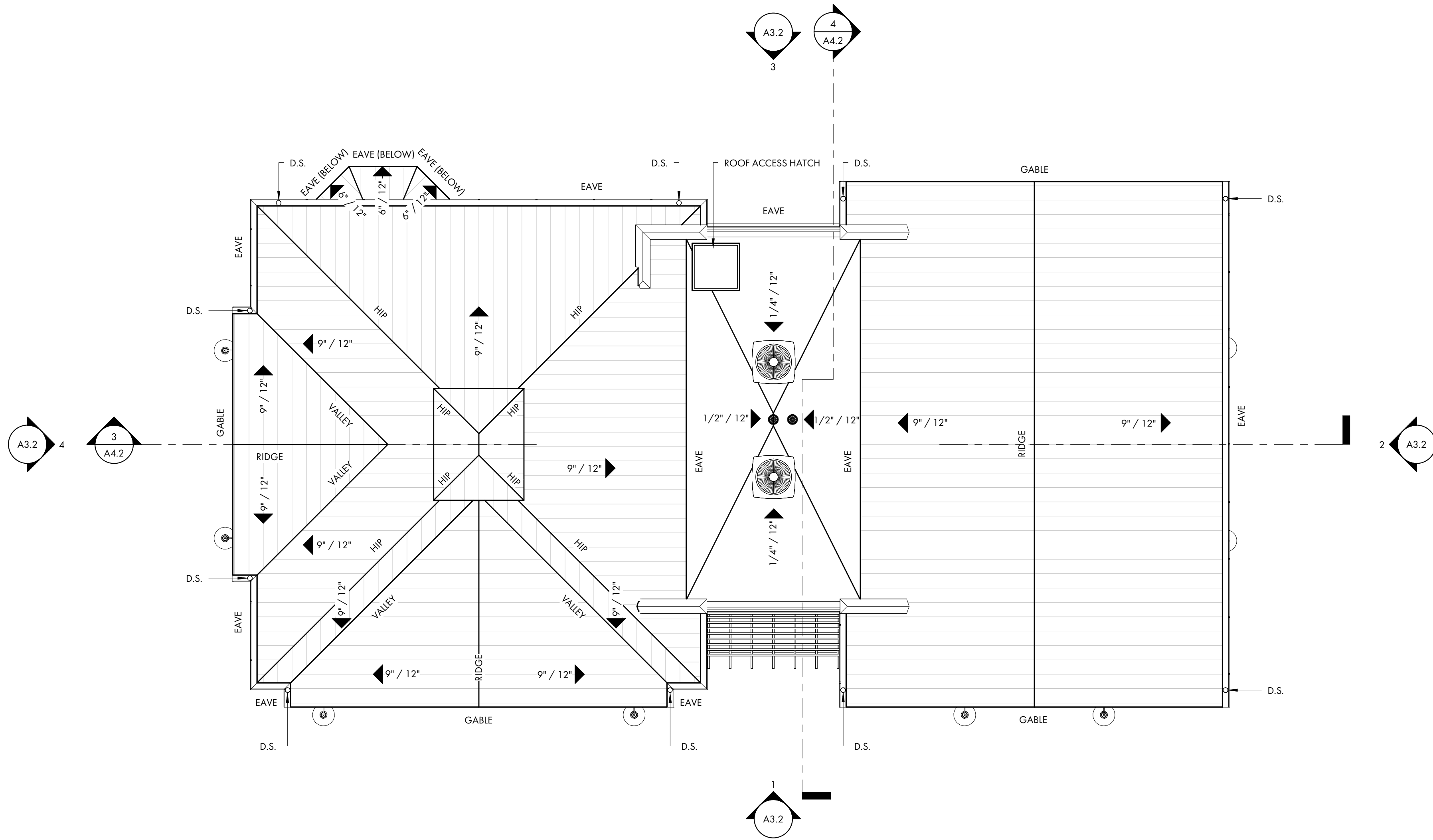
INSTALLATION NOTE:

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

ROOF PLAN LEGEND



BUILDING KEYPLAN
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BUILDING 'B' ROOF
PLAN

A2.3B

EXTERIOR FINISHES LEGEND					
LABEL	MATERIAL	PRODUCT INFORMATION			REMARKS
		MANUFACTURER	STYLE	COLOR	
AW-1	CANVAS AWNING	SATTLER	BIG SUR	TRUE BLUE P612	
BR-1	BRICK				
CD-1	COMPOSITE DECKING	TREX	TRANSCEND	BISCAYNE	
CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
D-1	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	WINEBERRY	
D-3	FIBERGLASS DOOR	MARVIN	ULTRIX	STONE WHITE	
MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
P-2	PAINT	SHERWIN WILLIAMS		SW6244 NAVAL	
SSMR-1	STANDING SEAM MTL. ROOF	MCELROY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. ADHESIVE APPLIED TO 5" SHINGLE SIDING LOCATED ABOVE ROOF AREAS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.
- C. EXPOSED CUT EDGES TO BE PAINTED WITH MANUFACTURER-SUPPLIED PAINT DAUBERS AT WOVEN CORNER DETAILS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.

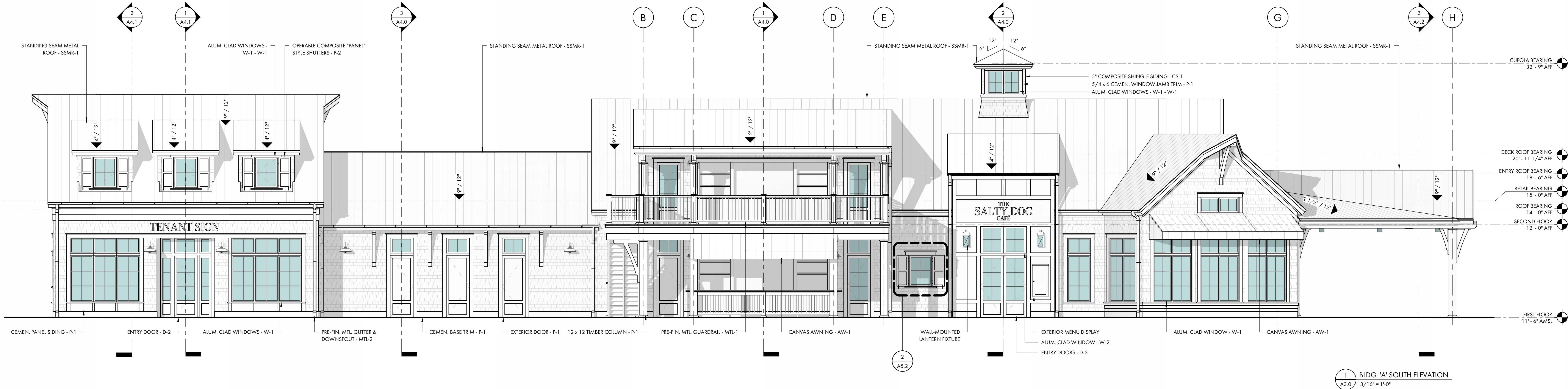
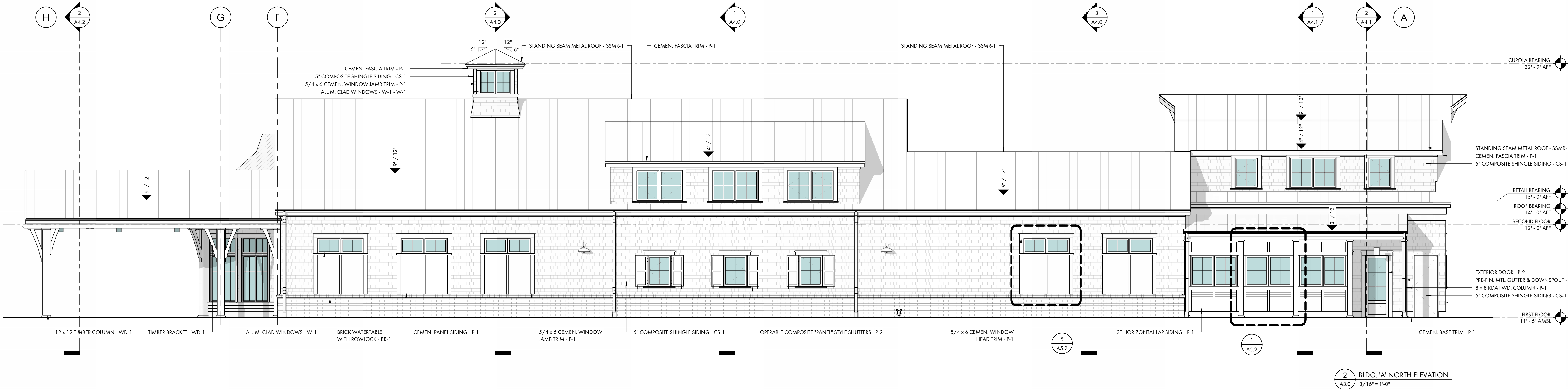
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BUILDING 'A'

BUILDING KEYPLAN
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BLDG. 'A' EXTERIOR ELEVATIONS

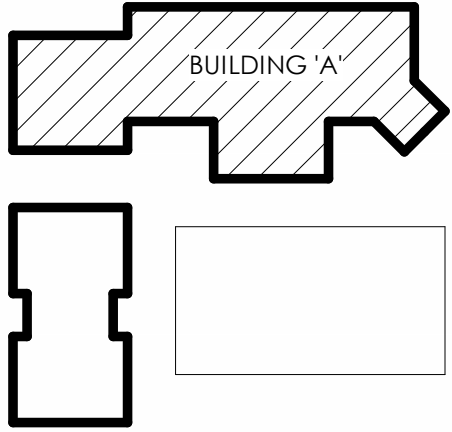
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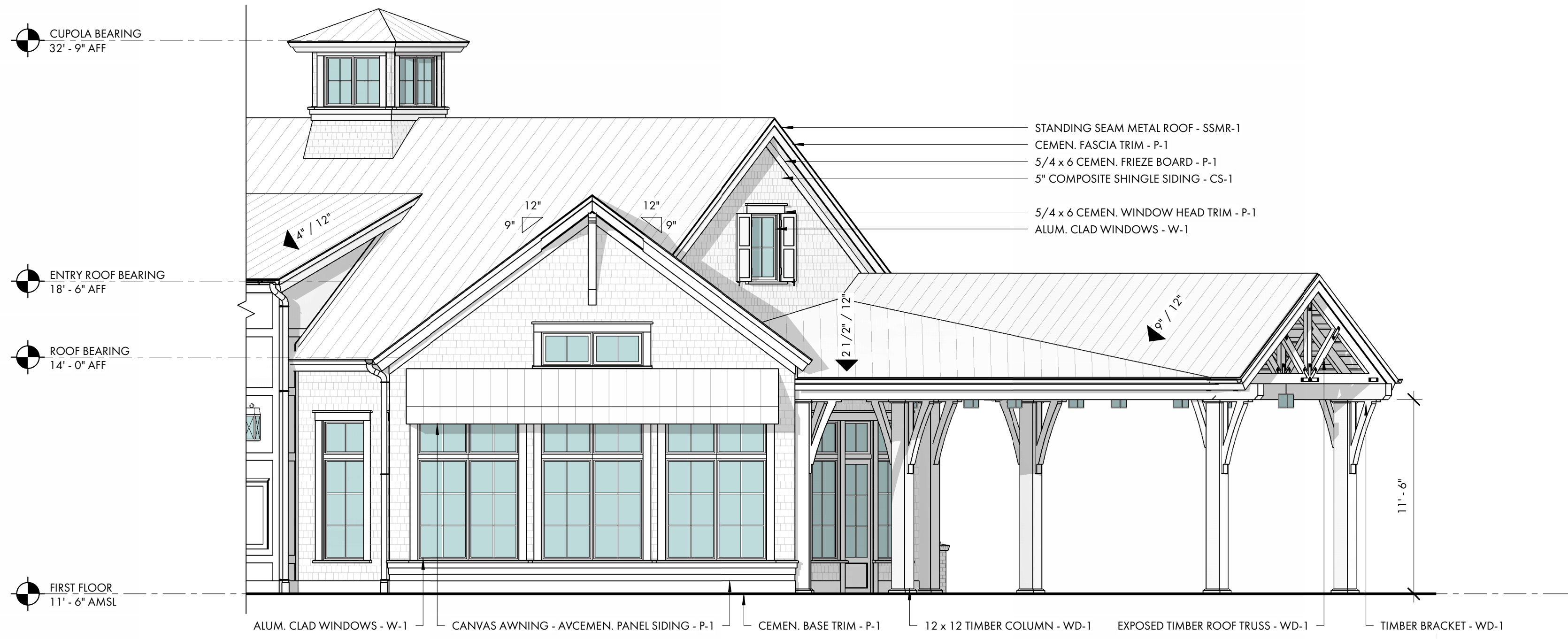


BUILDING KEYPLAN
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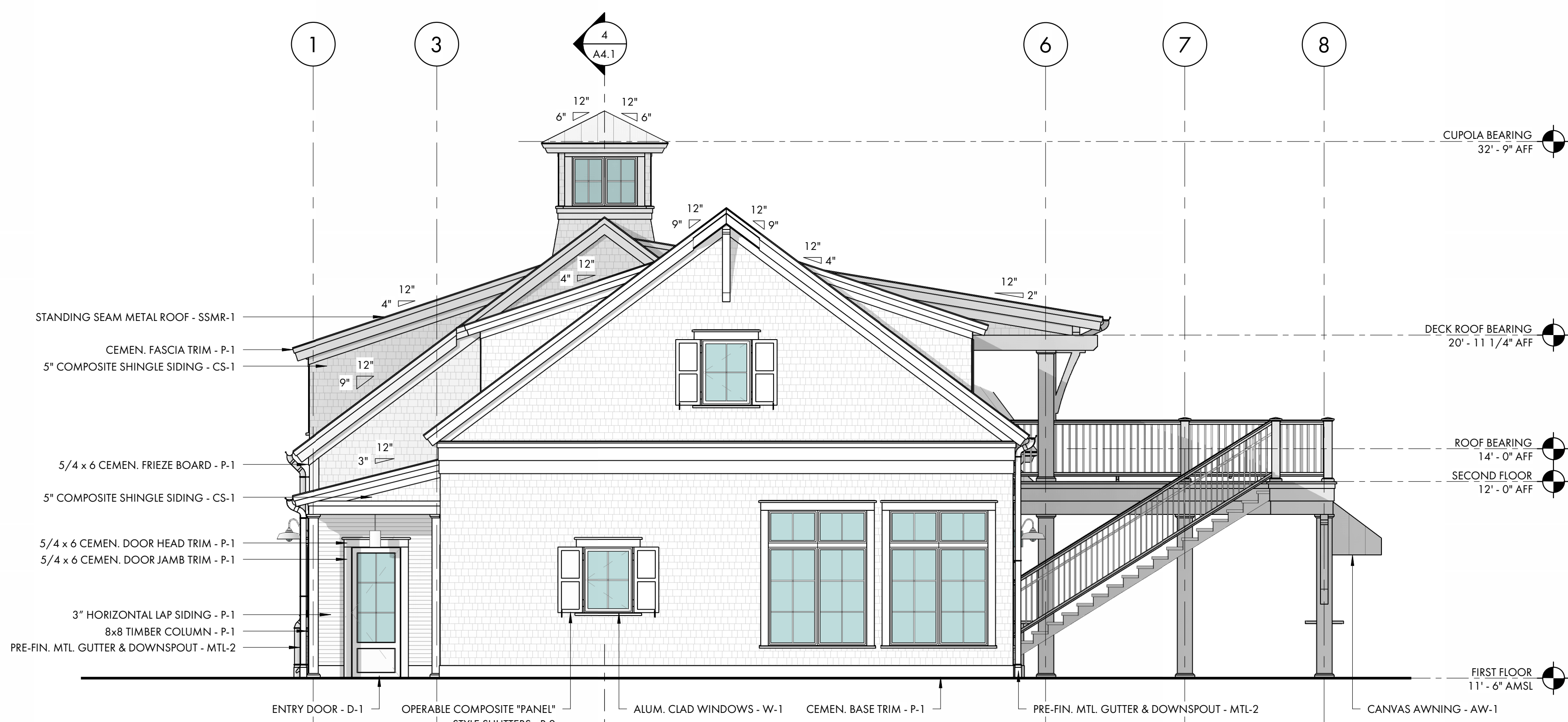
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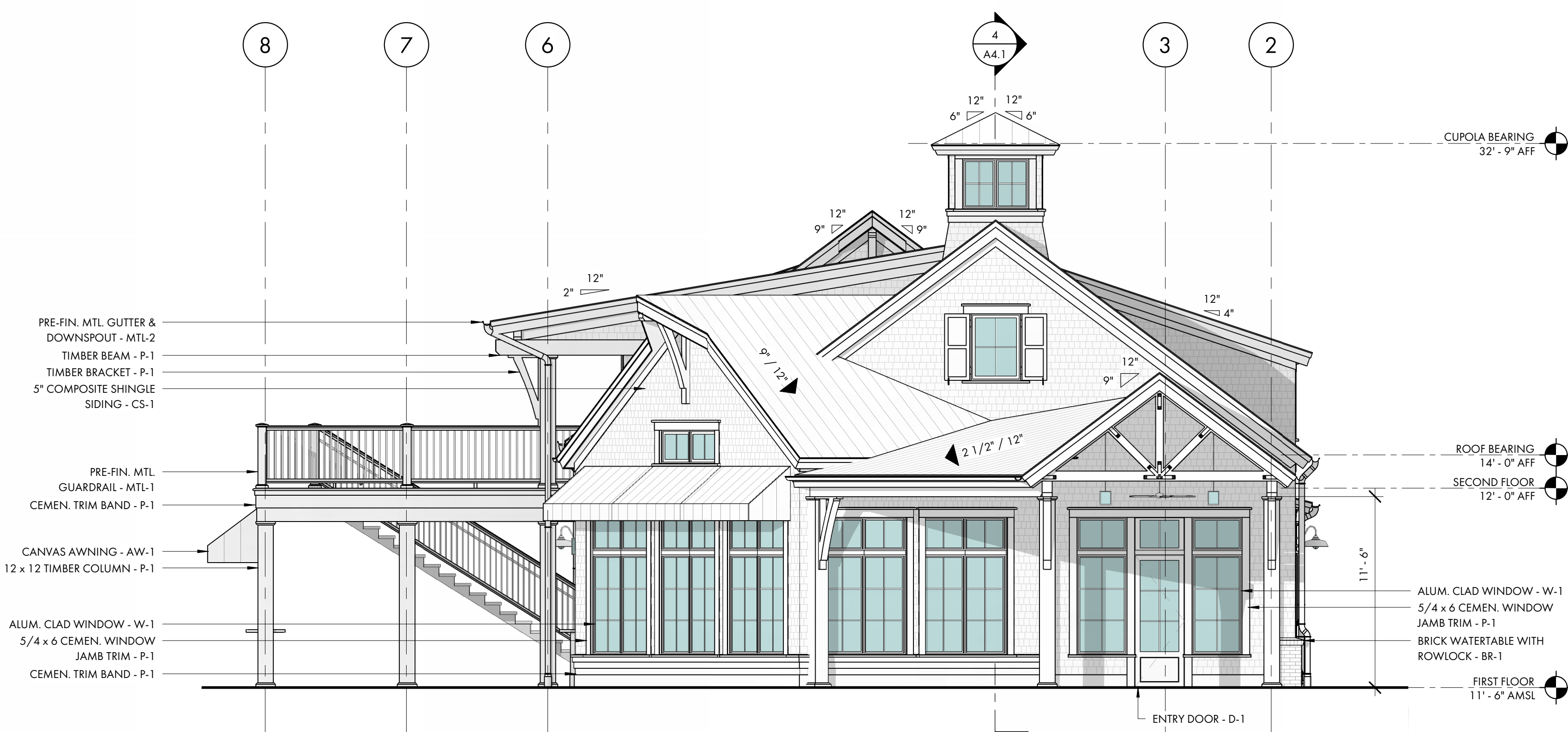
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BR-1	BRICK				
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CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
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D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	WINEBERRY	
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MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
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SSMR-1	STANDING SEAM MTL. ROOF	MCELOY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	



3 BLDG. 'A' SOUTHEAST ELEVATION
A3.1 3/16" = 1'-0"



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



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

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BLDG. 'A' EXTERIOR
ELEVATIONS

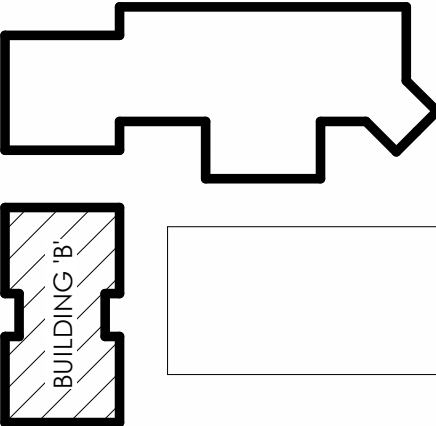
A3.1



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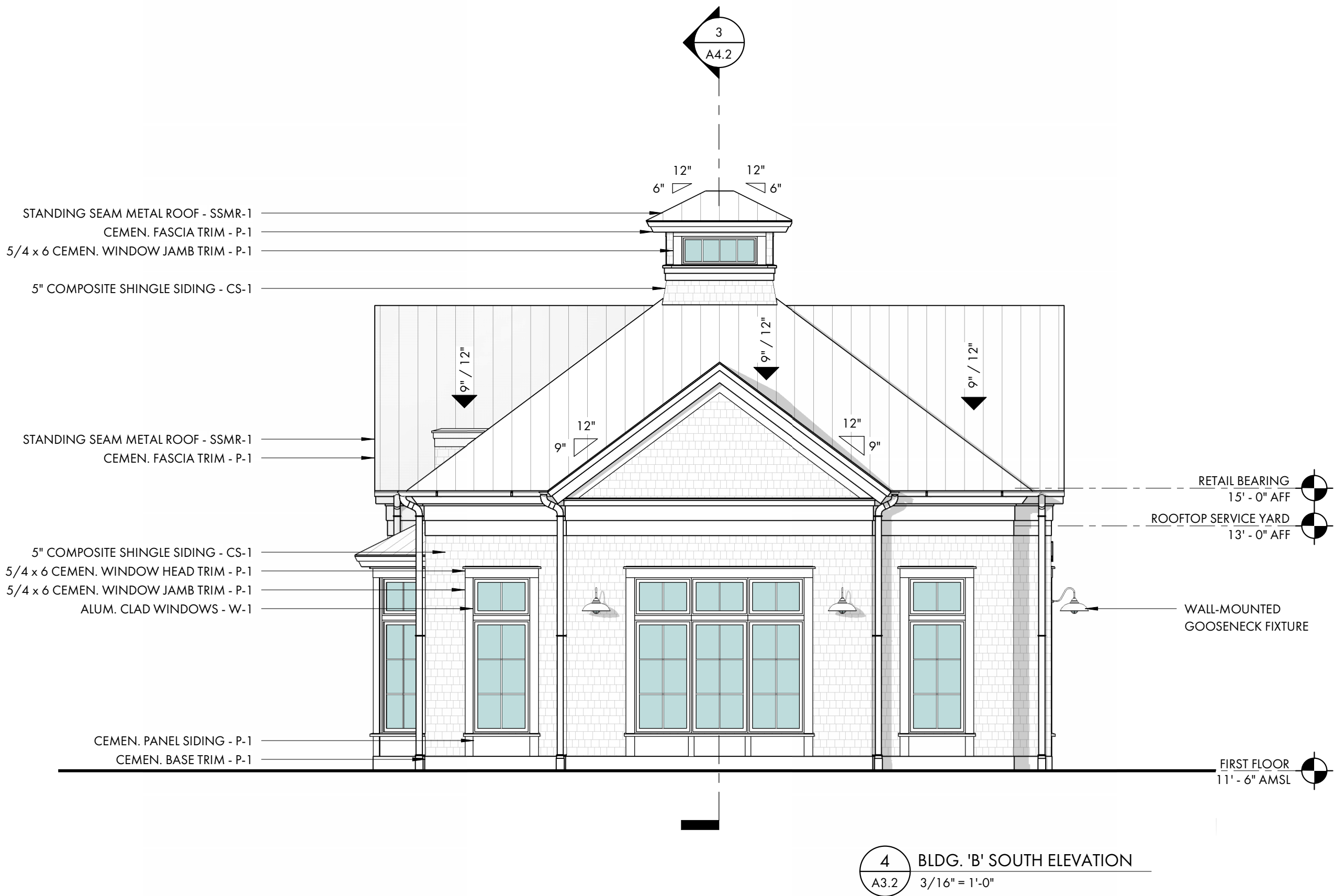


BUILDING KEYPLAN
N.T.S.

GENERAL EXTERIOR ELEVATION NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- ADHESIVE APPLIED TO 5" SHINGLE SIDING LOCATED ABOVE ROOF AREAS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.
- EXPOSED CUT EDGES TO BE PAINTED WITH MANUFACTURER-SUPPLIED PAINT DAUBERS AT WOVEN CORNER DETAILS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.

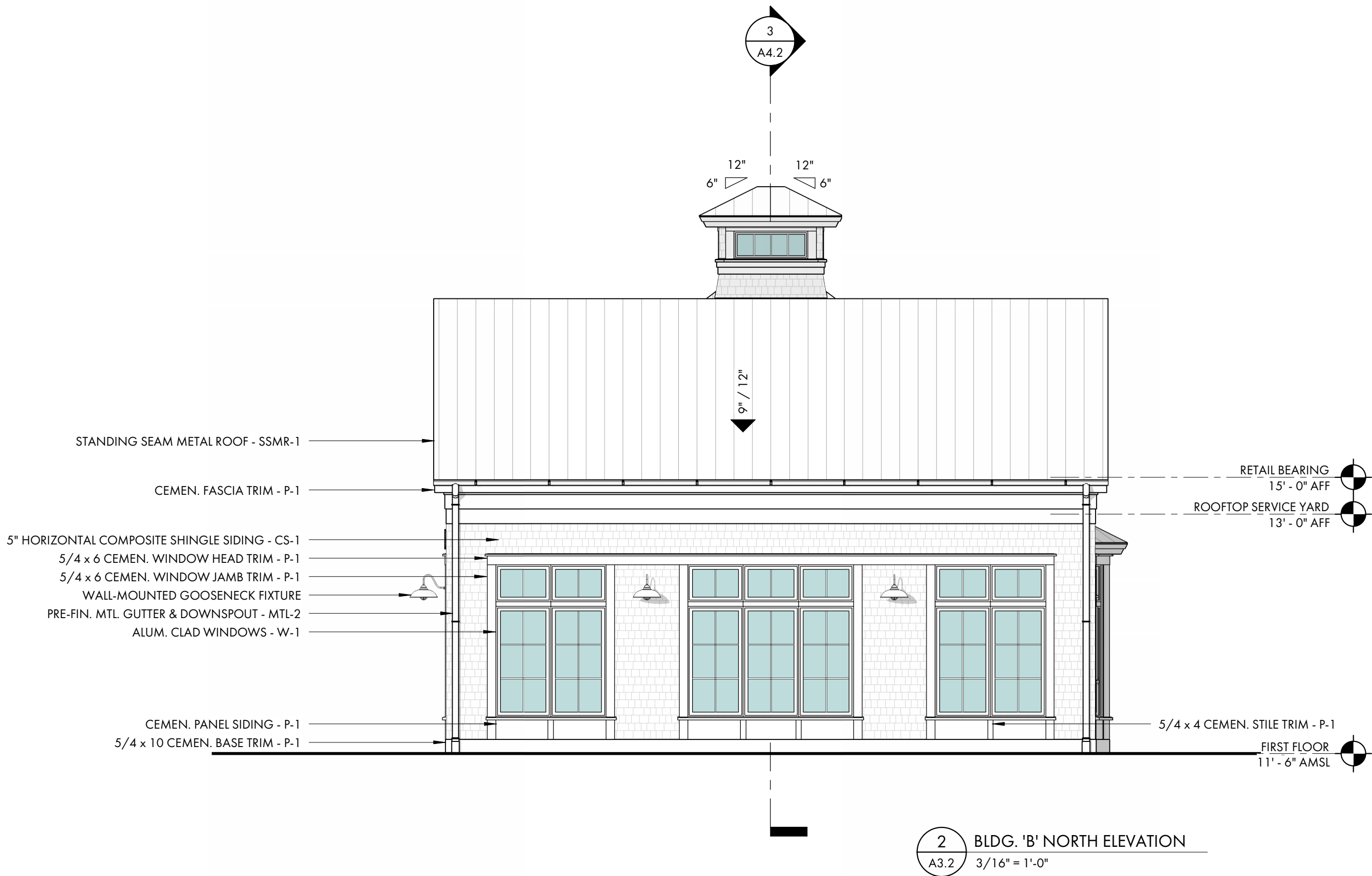
LABEL	MATERIAL	EXTERIOR FINISHES LEGEND			REMARKS
		MANUFACTURER	STYLE	COLOR	
AW-1	CANVAS AWNING	SATTLER	BIG SUR	TRUE BLUE P612	
BR-1	BRICK				
CD-1	COMPOSITE DECKING	TREX	TRANSCEND	BISCAYNE	
CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
D-1	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-3	FIBERGLASS DOOR	MARVIN	ULTREX	STONE WHITE	
MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
P-2	PAINT	SHERWIN WILLIAMS		SW6244 NAVAL	
SSMR-1	STANDING SEAM MTL. ROOF	MCELOY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	



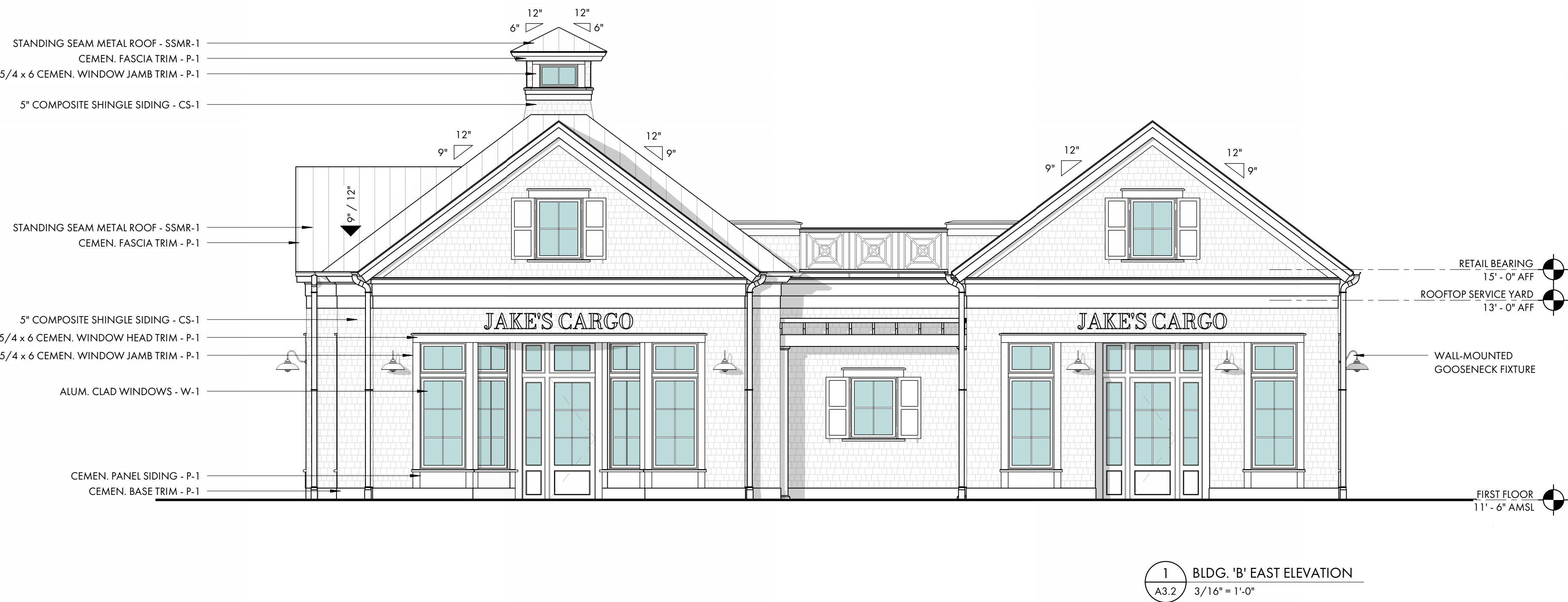
4 BLDG. 'B' SOUTH ELEVATION
A3.2 3/16" = 1'-0"



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
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PROJECT INFO

Date
05.28.2024

Project No.
22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BLDG. 'B' EXTERIOR
ELEVATIONS

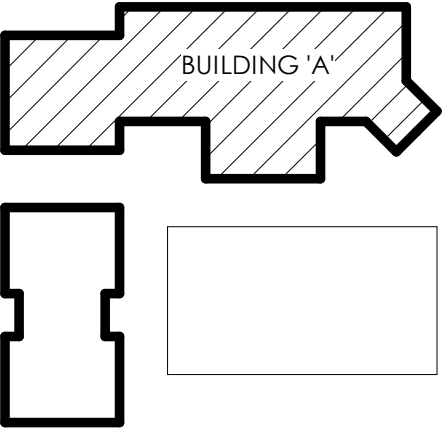
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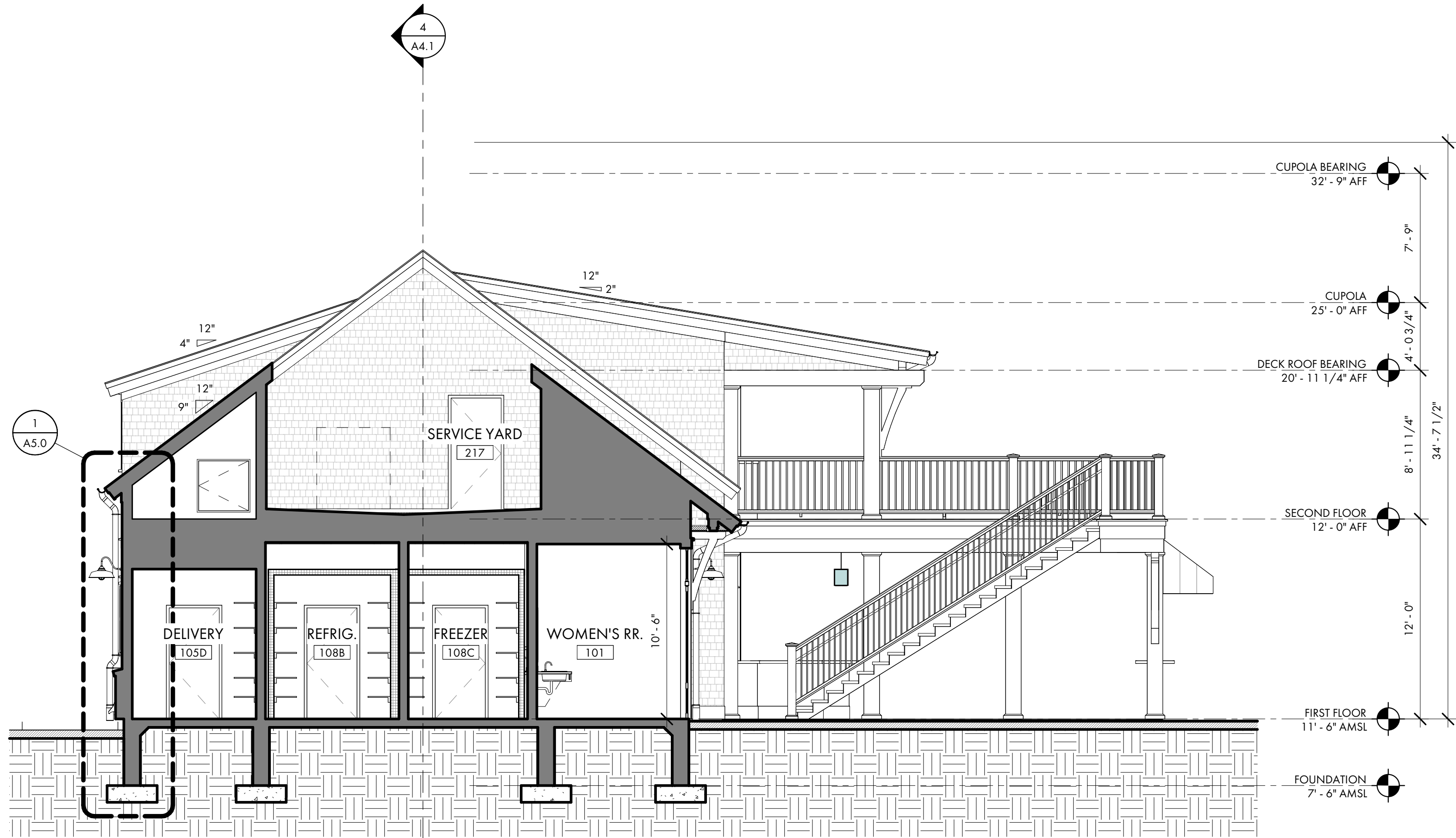
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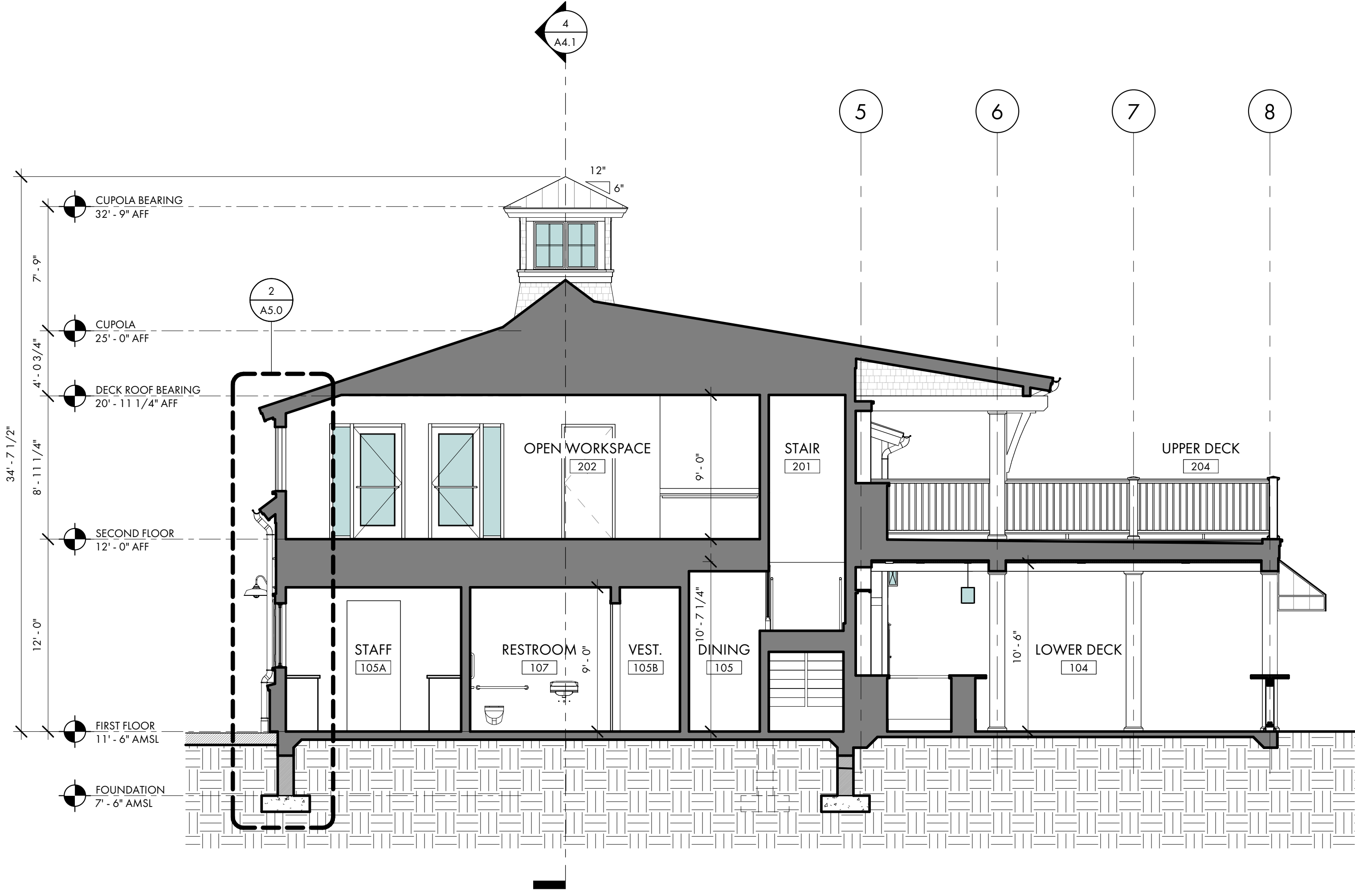
BUILDING KEYPLAN
N.T.S.



3 BUILDING 'A' SECTION @ ROOFTOP SERVICE YARD
3/16" = 1'-0"



2 BUILDING 'A' SECTION @ ENTRY
3/16" = 1'-0"



1 BUILDING 'A' SECTION @ UPPER & LOWER DECK
3/16" = 1'-0"

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BUILDING SECTIONS

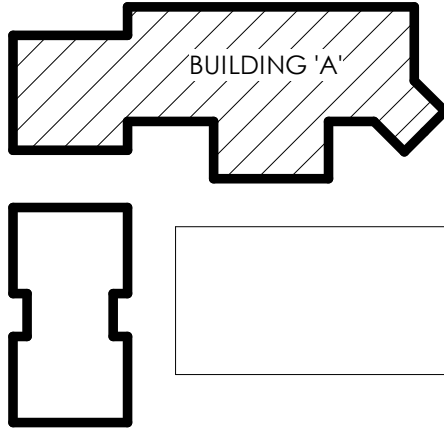
A4.0



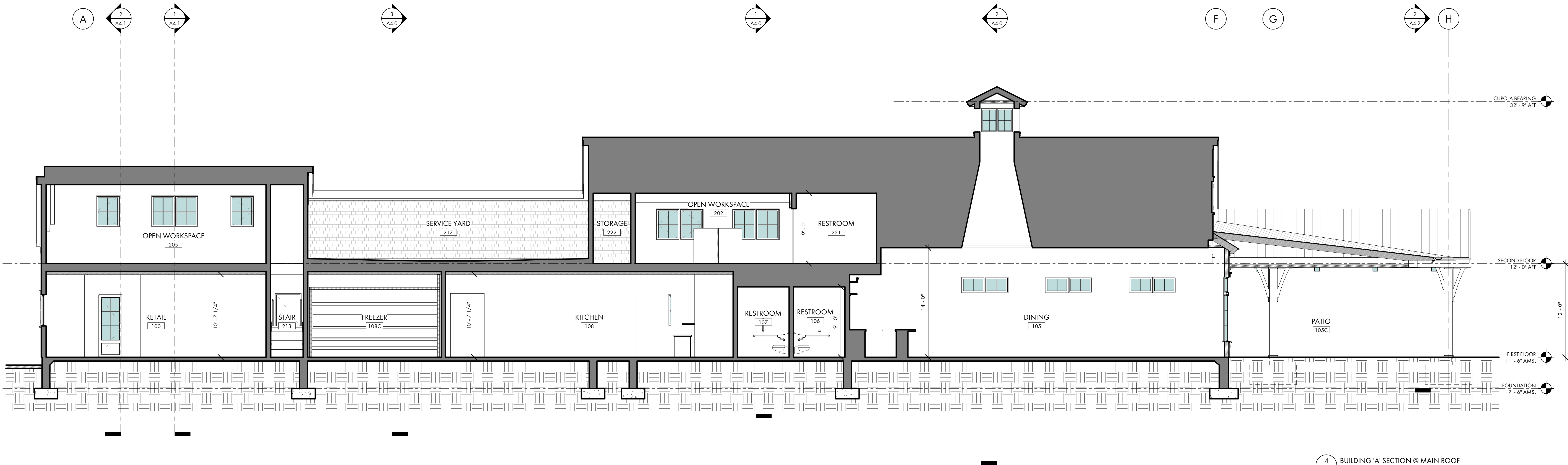
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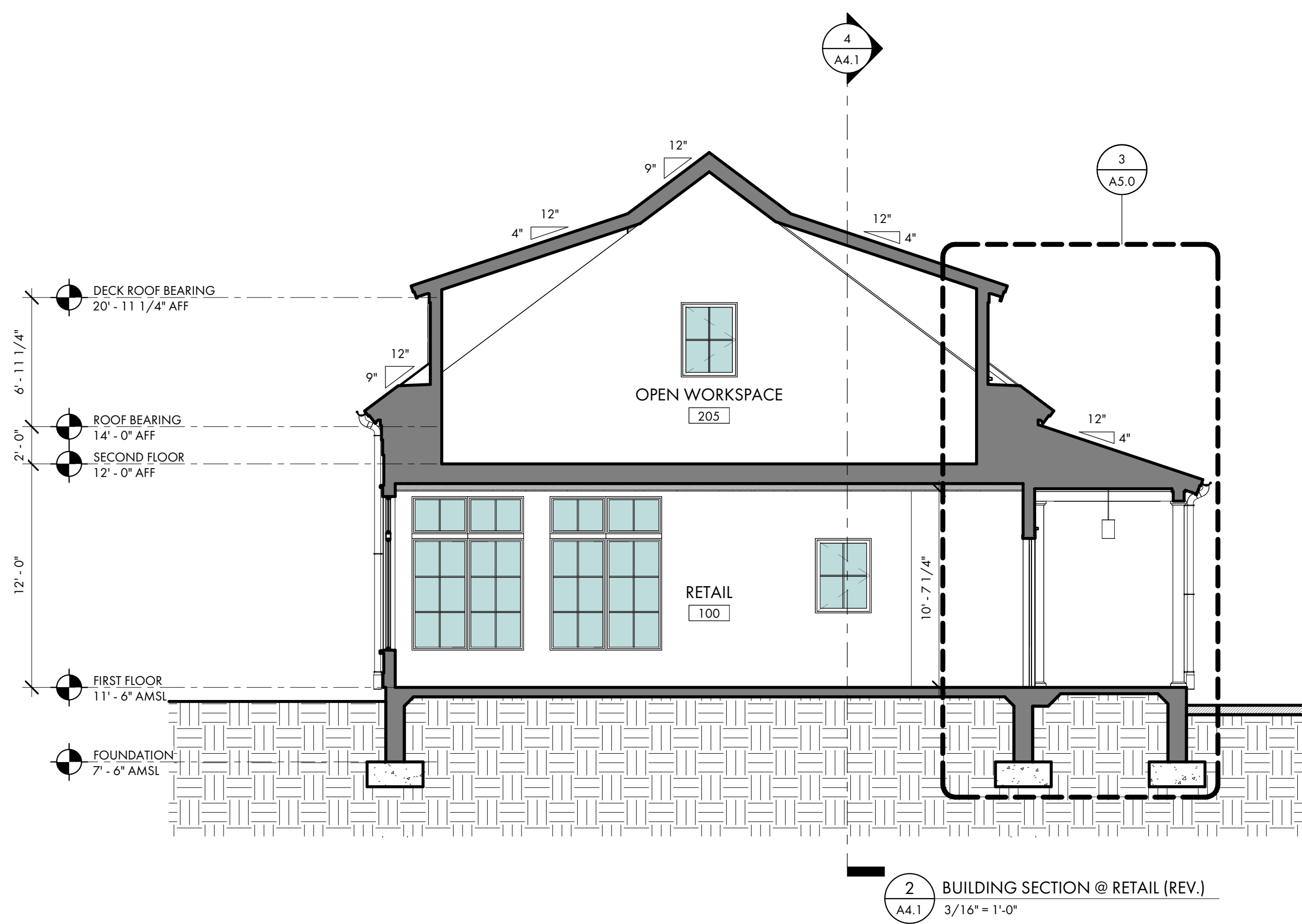
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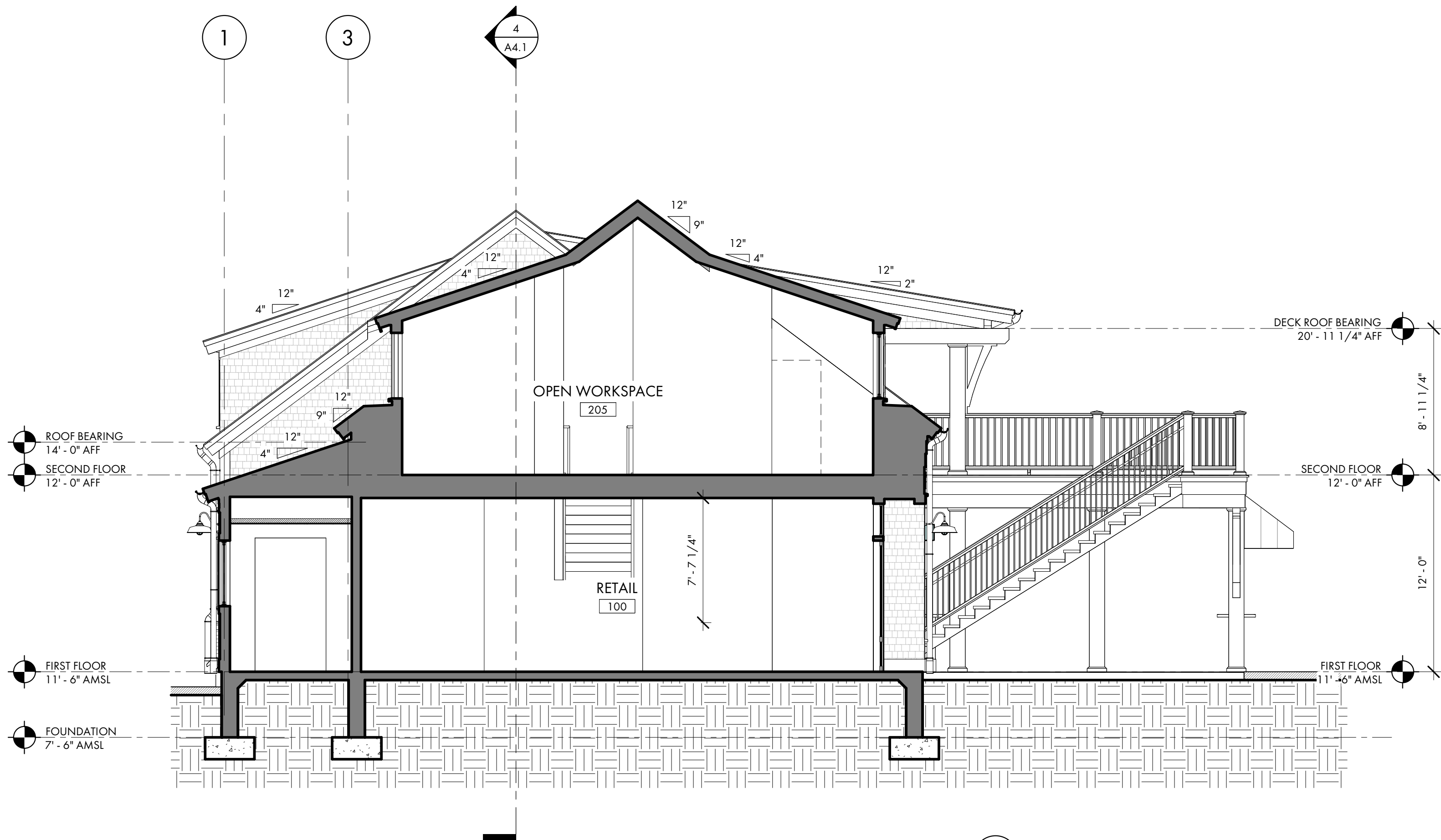
BUILDING KEYPLAN
N.T.S.



4 BUILDING 'A' SECTION @ MAIN ROOF
A4.1 3/16" = 1'-0"



2 BUILDING SECTION @ RETAIL (REV.)
A4.1 3/16" = 1'-0"



1 BUILDING 'A' SECTION @ RETAIL
A4.1 3/16" = 1'-0"

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22-116

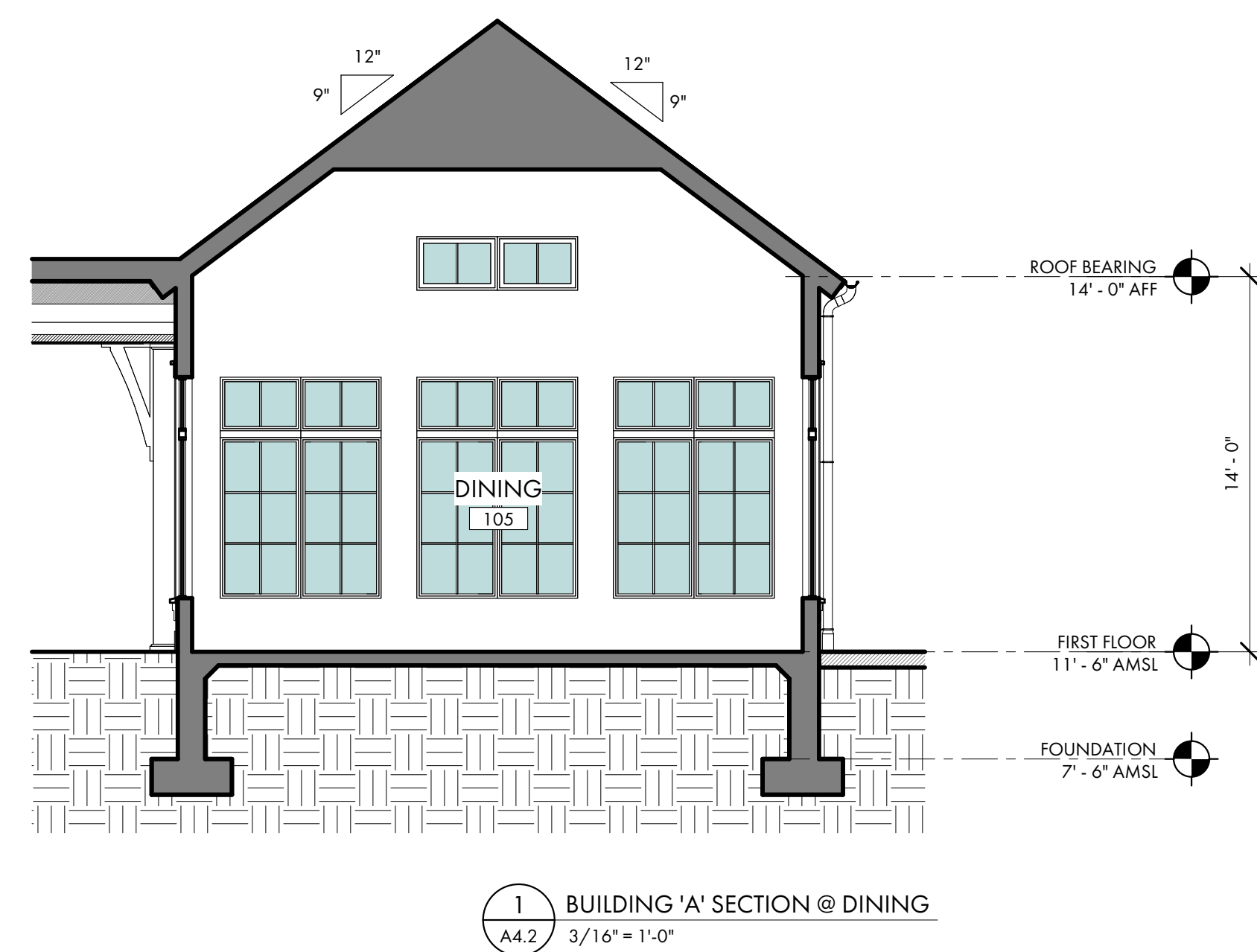
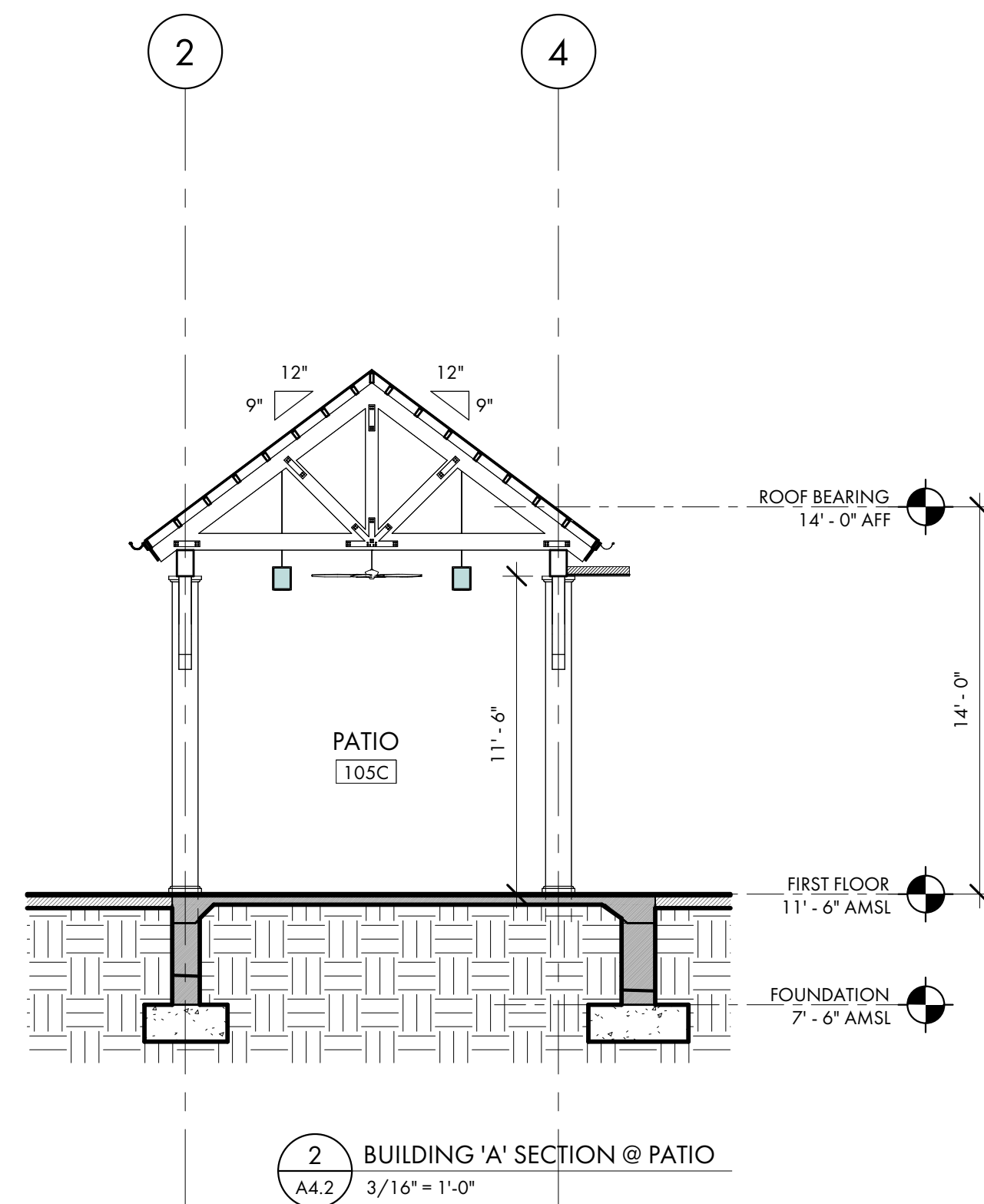
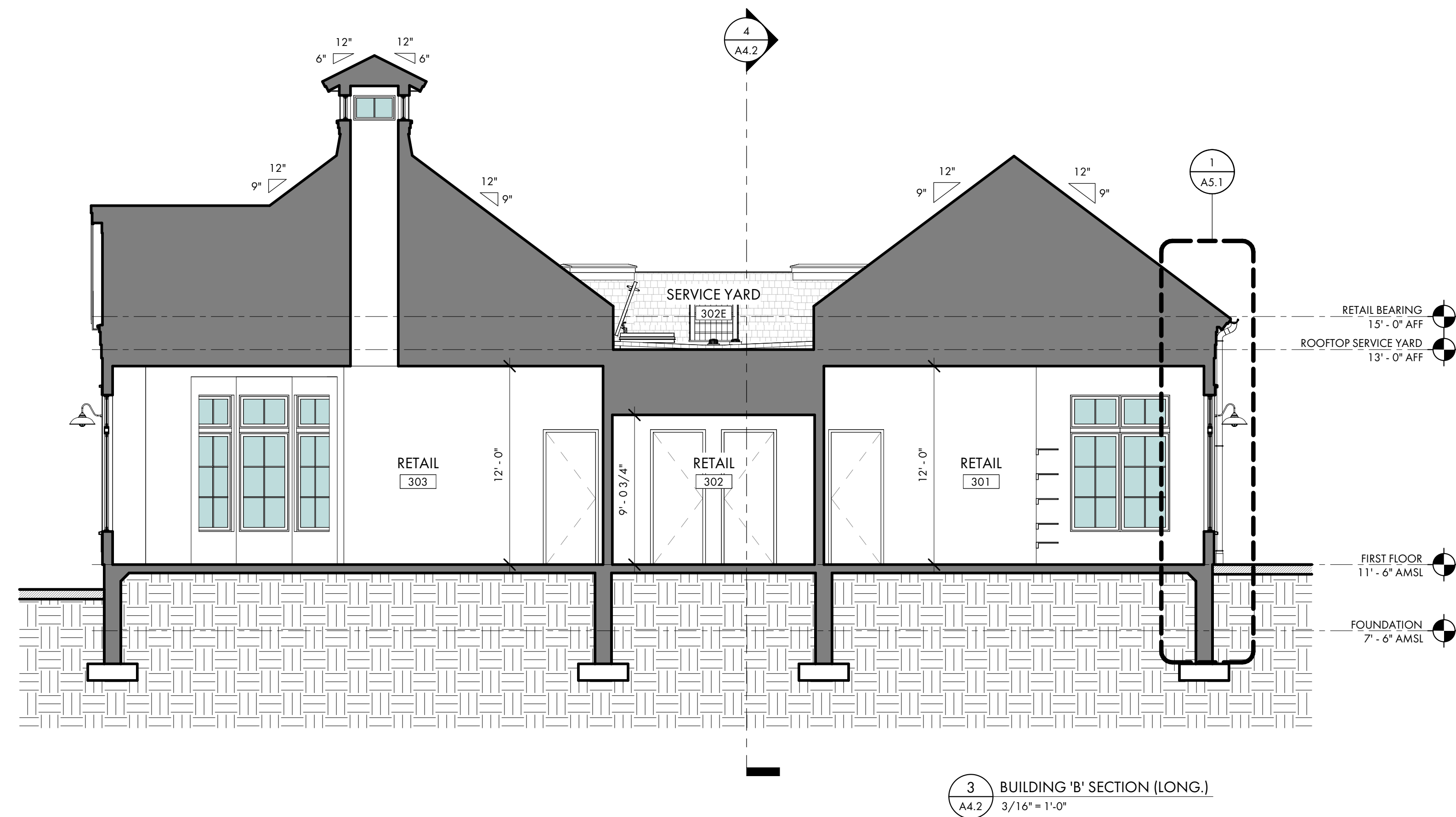
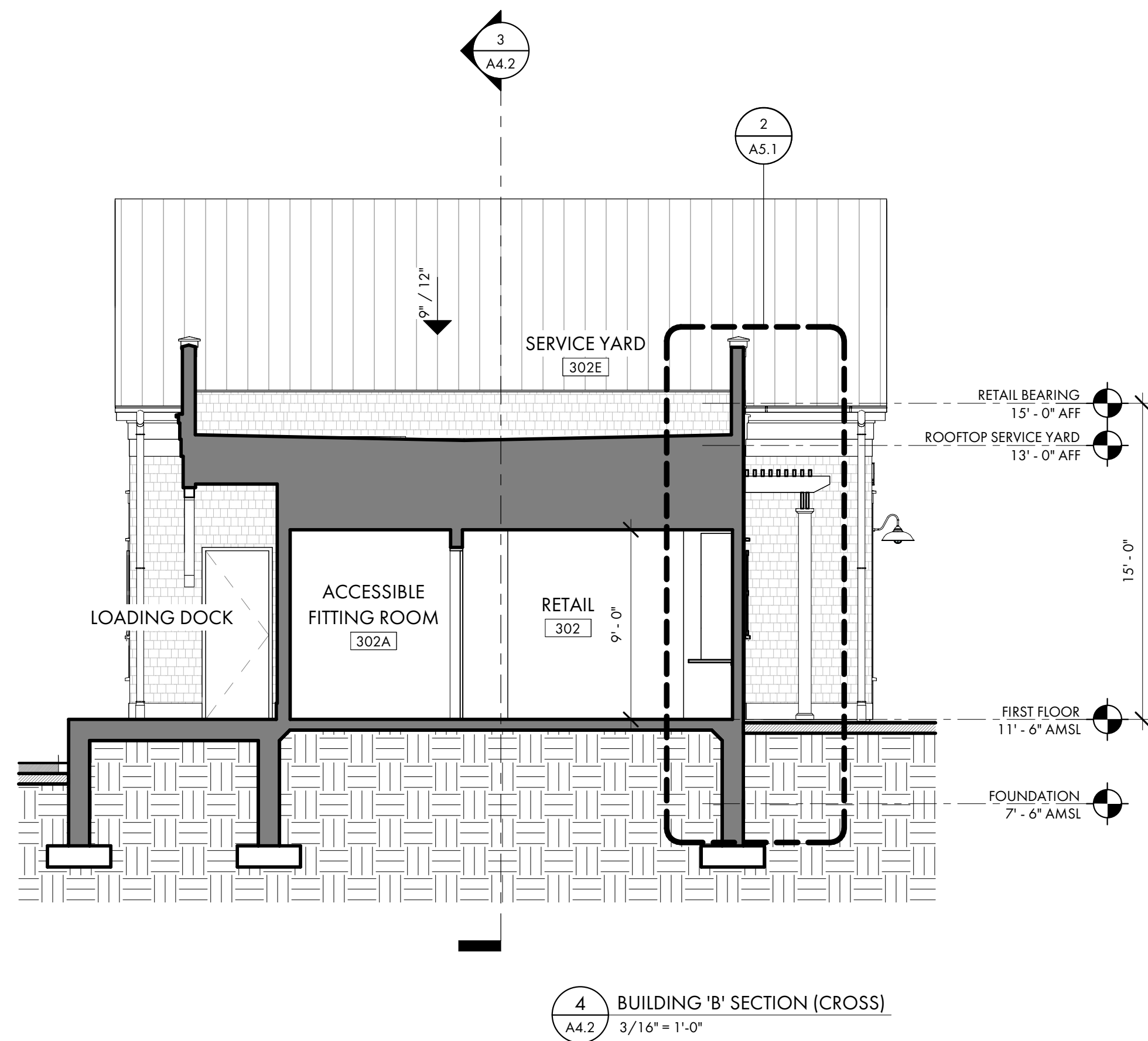
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.1



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SHEET TITLE

BUILDING SECTIONS

A4.2



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22-116

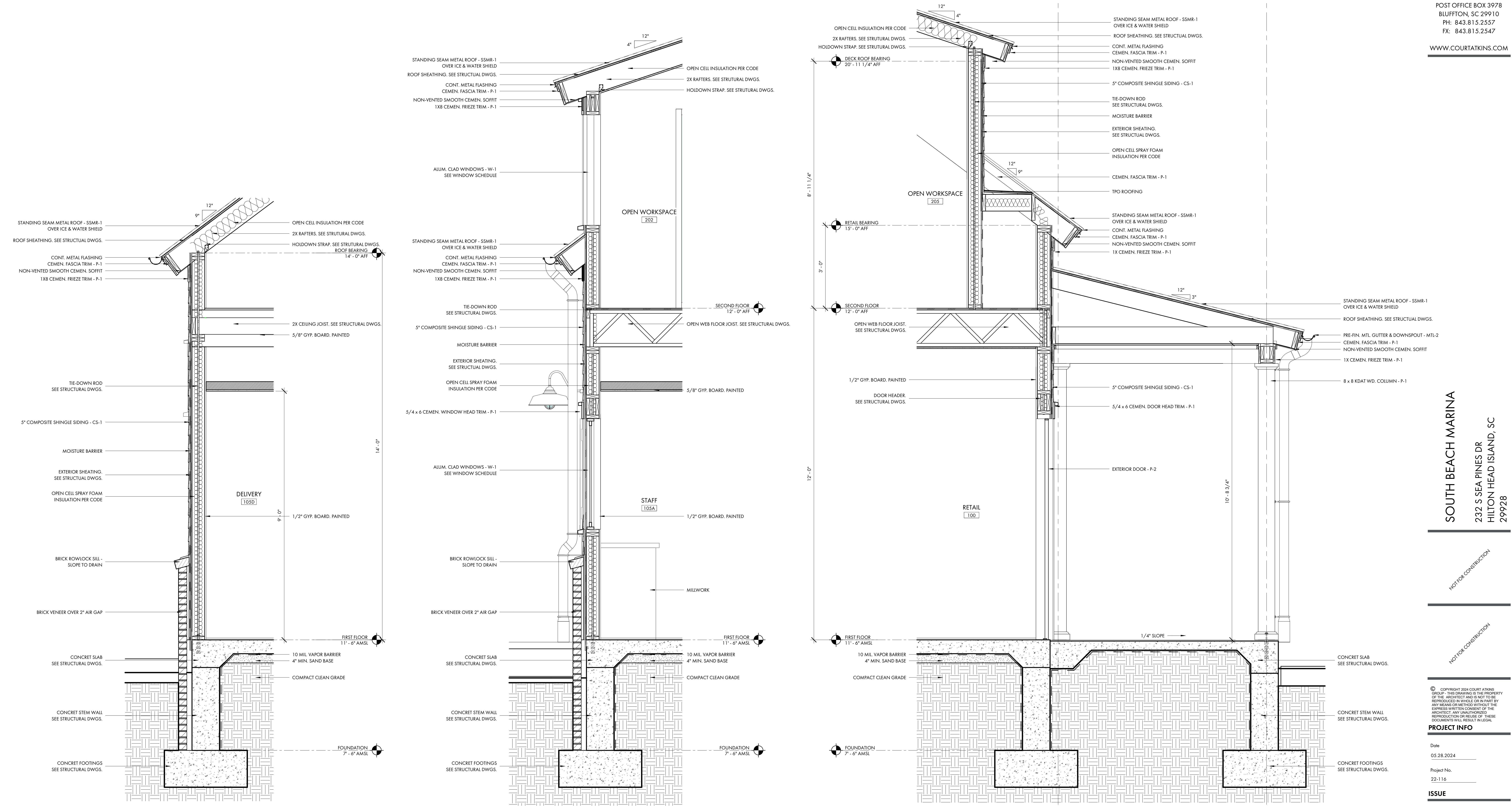
ISSUE

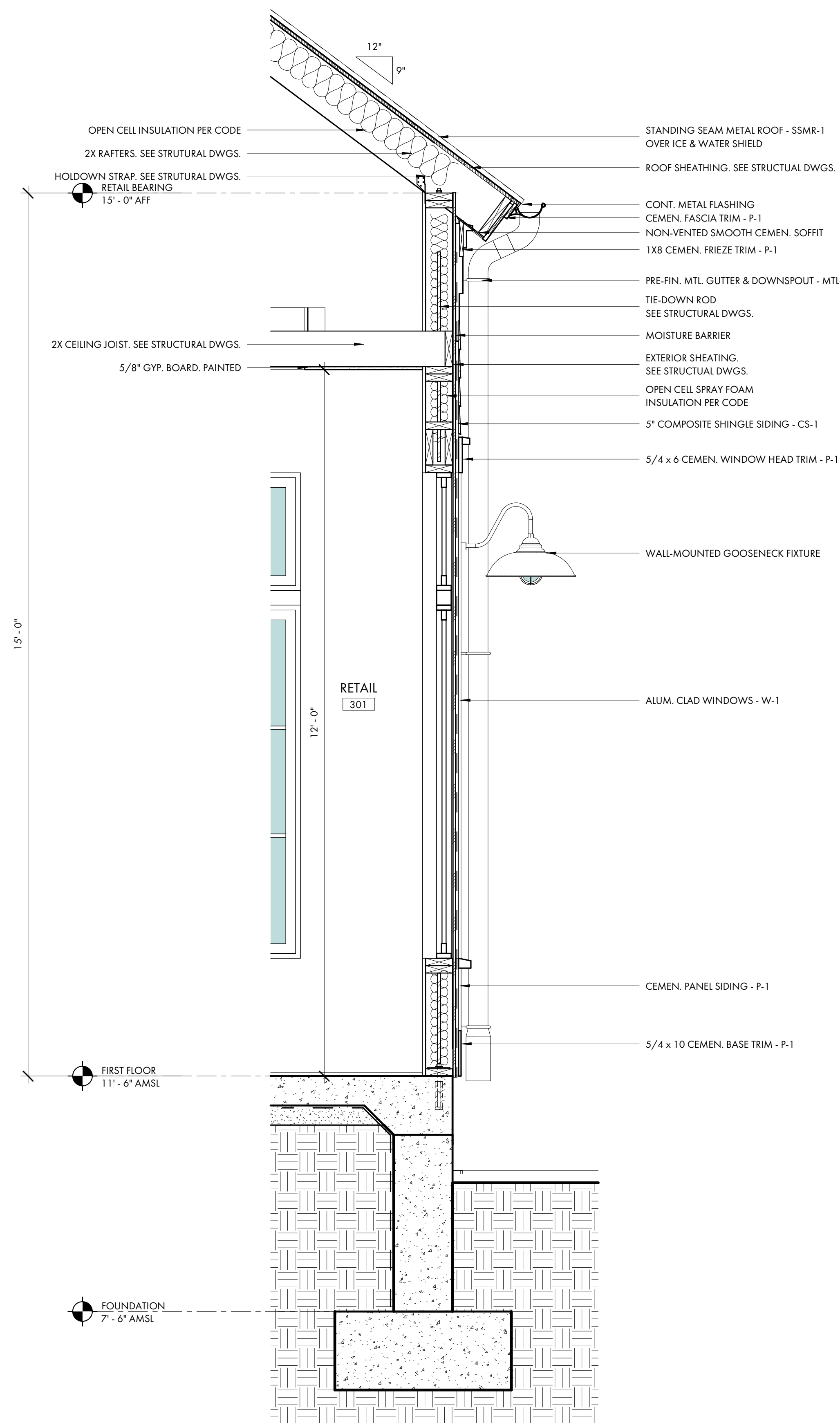
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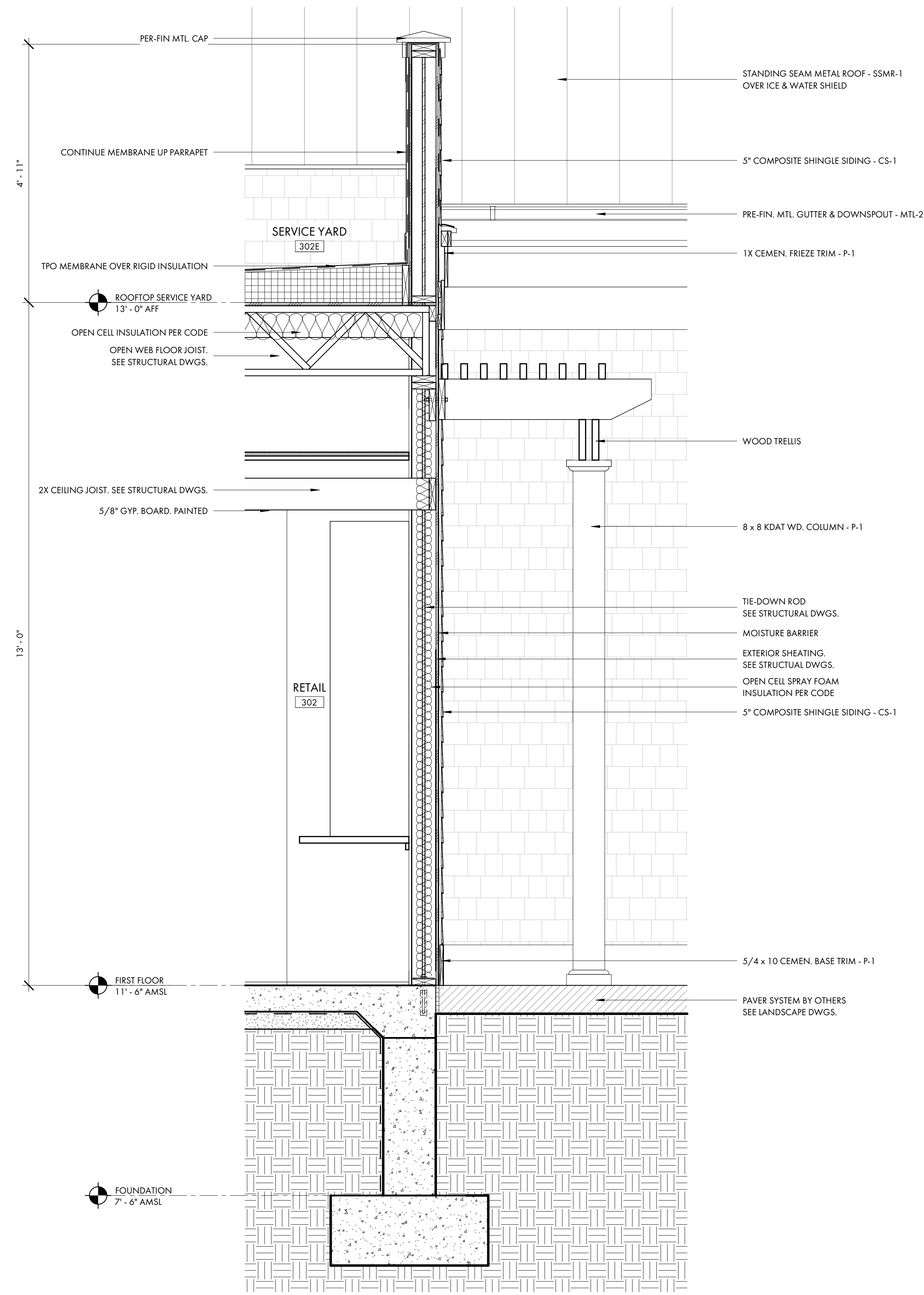
WALL SECTIONS

A5.0





1
A5.1
TYPICAL WALL SECTION @ BLDG. 'B'
3/4" = 1'-0"



2
A5.1
WALL SECTION @ BLDG. 'B'
3/4" = 1'-0"

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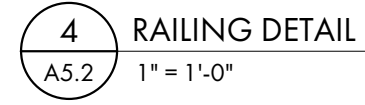
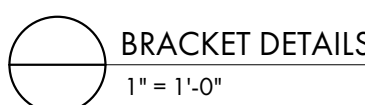
SHEET TITLE

WALL SECTIONS

A5.1



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PROJECT INFO

Project No.
22-116

Age Group	Percentage of respondents
18-29	85%
30-49	78%
50-69	72%
70+	68%
Overall	75%

NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE

DETAILS

A5.2

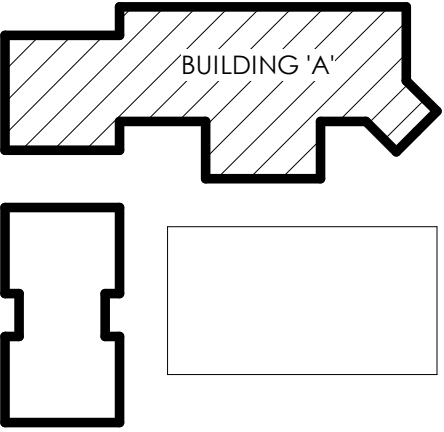
GENERAL REFLECTED CEILING PLAN NOTES:

- A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY "RRRFF". VERIFY WITH STRUCTURAL DRAWINGS.
- E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.
- G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.
- I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

- ACT-1
ACT-2
GYP. BD.-1
GYP. BD.-2
T&G-1
ACT-1
10'-6 1/2"
- ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)
- ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
- PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
- MOISTURE RESISTANT PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
- WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
- CEILING TAG

- LED LAY-IN
RECESS CAN
LED STRIP LIGHT
SQUARE PENDANT
GOOSENECK
SCONCE
- LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

- DIR. EXIT (S.M.)
DIR. EXIT (C.M.)
WALL PACK
SUPPLY DIFFUSER
RETURN GRILLE
LINEAR DIFFUSER
- EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS
- HVAC DEVICES LEGEND,
COORDINATE W/ MECHANICAL



BUILDING KEYPLAN
N.T.S.

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
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Project No.
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ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'A' FIRST
FLOOR RCP

A8.1A

GENERAL REFLECTED CEILING PLAN NOTES:

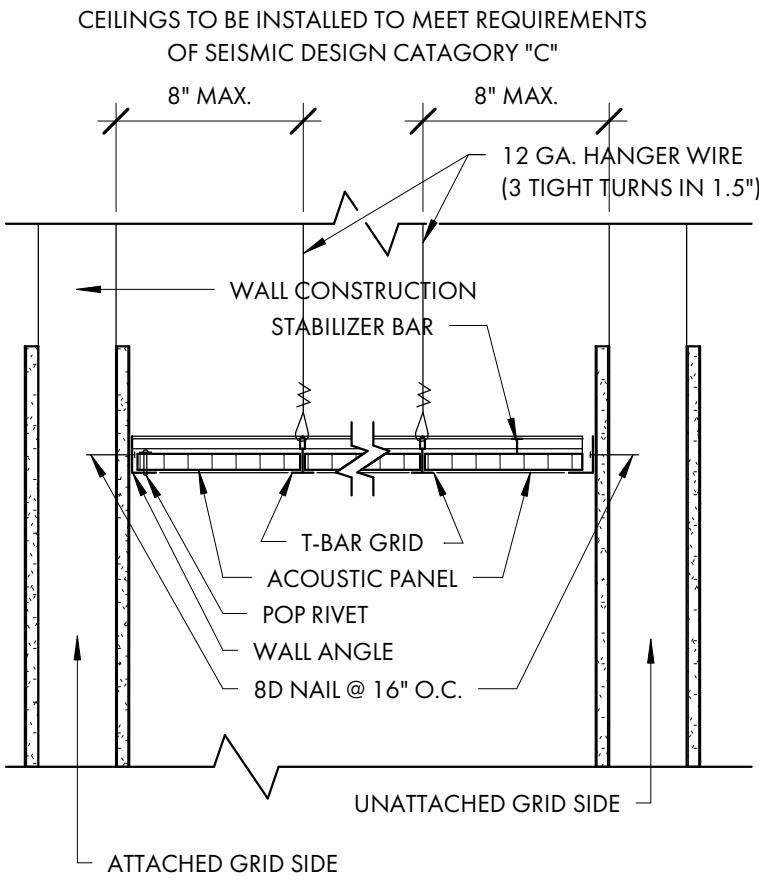
- A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- C. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
- D. CEILINGS AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY "RRRFF". VERIFY WITH STRUCTURAL DRAWINGS.
- E. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
- F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.
- G. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
- H. SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.
- I. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

- ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)
- ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
- PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
- MOISTURE RESISTANT PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
- WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
- CEILING TAG

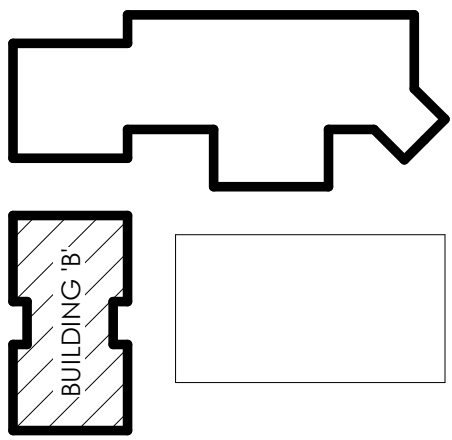
- LED LAY-IN
RECESS CAN
- LED STRIP LIGHT
- SQUARE PENDANT
- GOOSENECK
- SCONCE

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

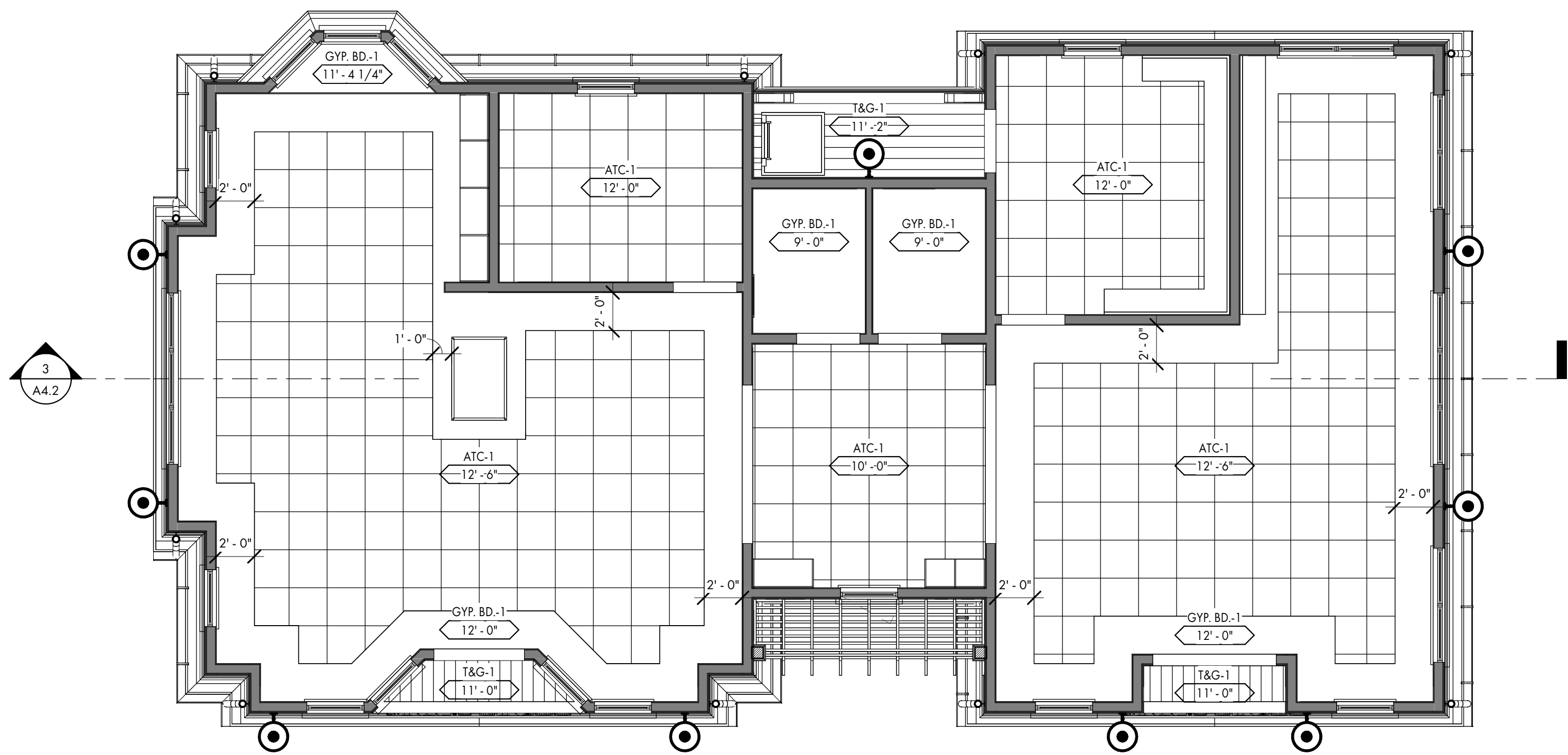
- DIR. EXIT (S.M.)
- DIR. EXIT (C.M.)
- WALL PACK
- SUPPLY DIFFUSER
- RETURN GRILLE
- LINEAR DIFFUSER
- EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS
- HVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL



2 ACT SEISMIC CEILING DETAIL
A8.1B 1 1/2" = 1'-0"



BUILDING KEYPLAN
N.T.S.



1 BUILDING 'B' FIRST FLOOR RCP
A8.1B 3/16" = 1'-0"

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BUILDING 'B' FIRST
FLOOR RCP

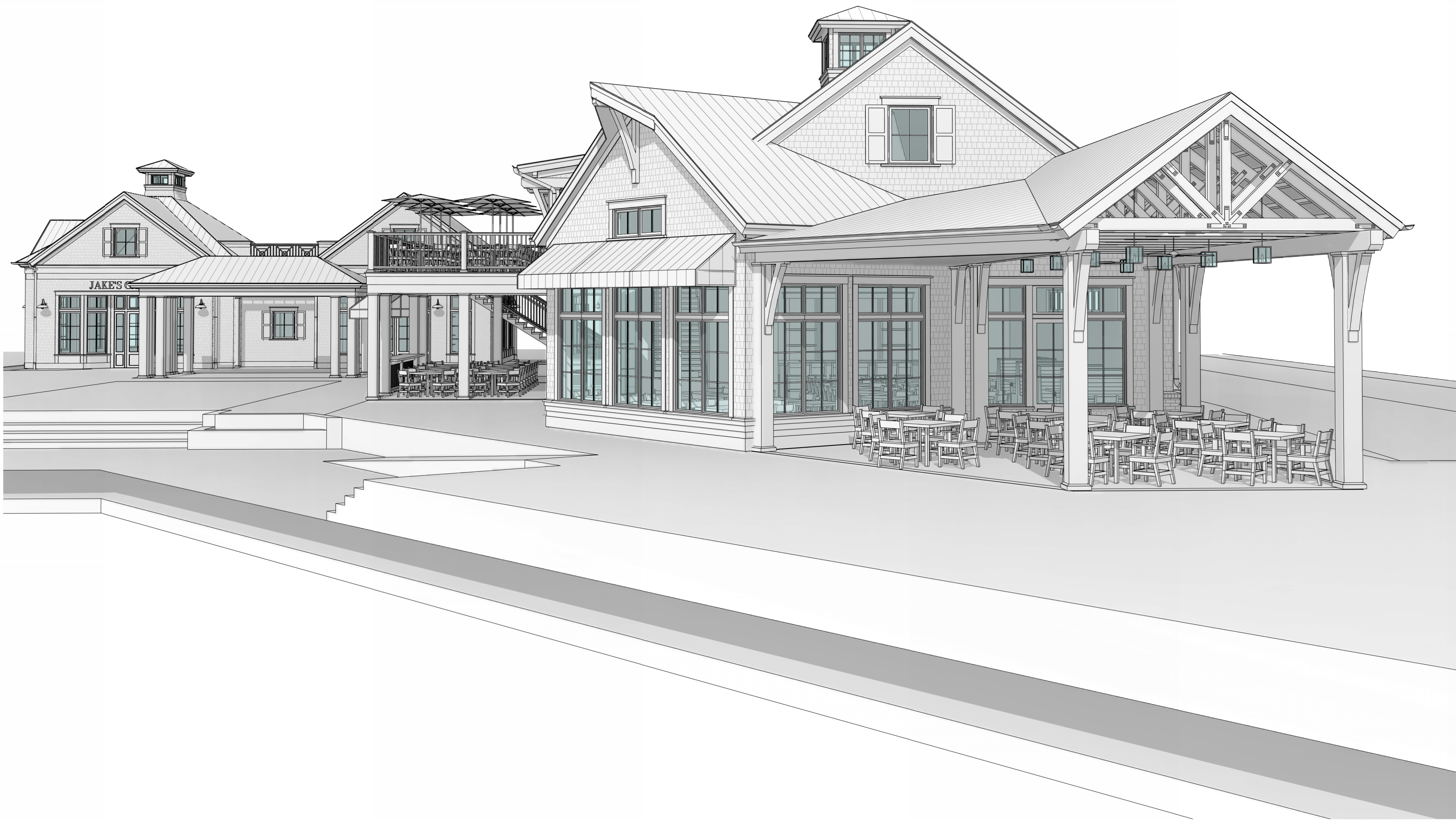
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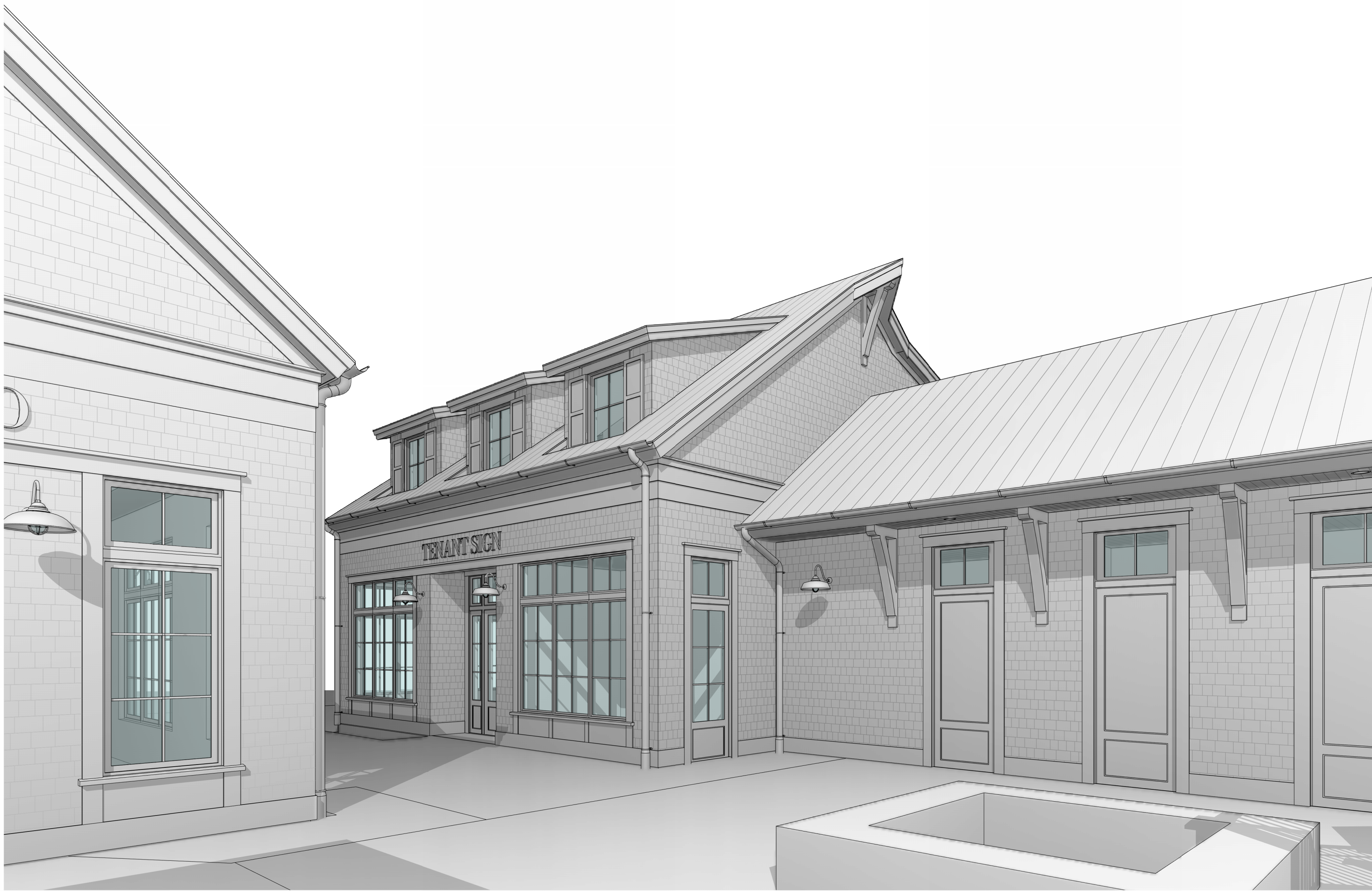
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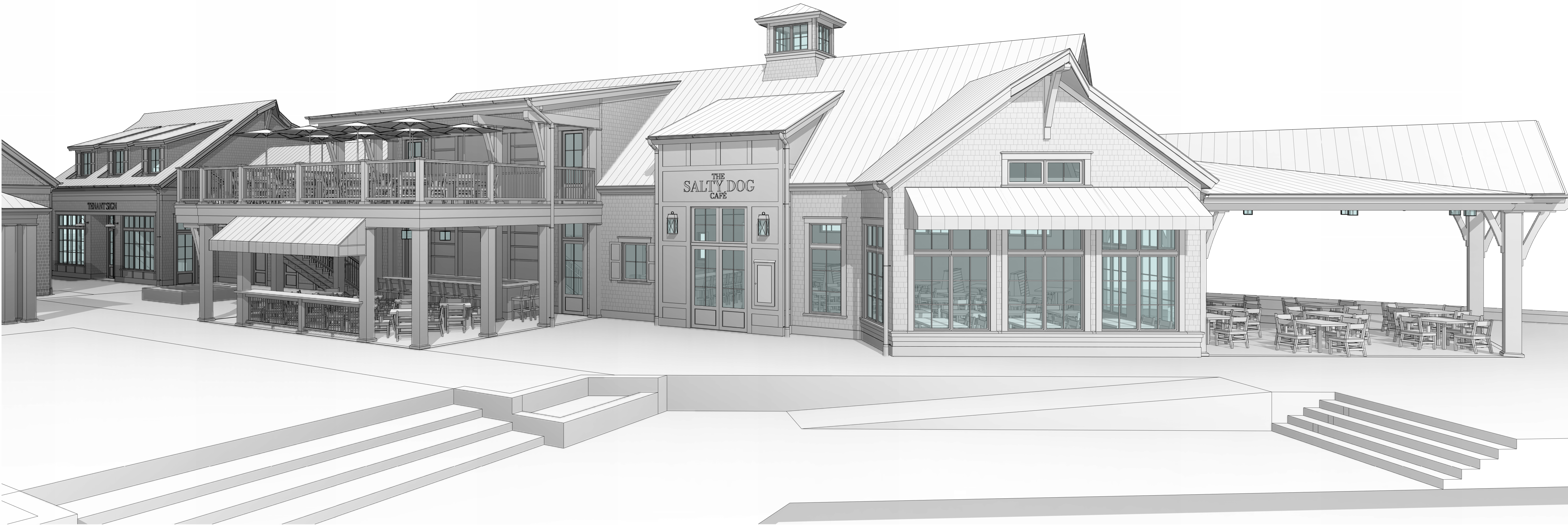
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3 WATERFRONT PERSPECTIVE
X1.0



2 COURTYARD PERSPECTIVE
X1.0



1 BOARDWALK PERSPECTIVE
X1.0

SOUTH BEACH MARINA

232 S SEA PINES DR
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PERSPECTIVE VIEWS

X1.0



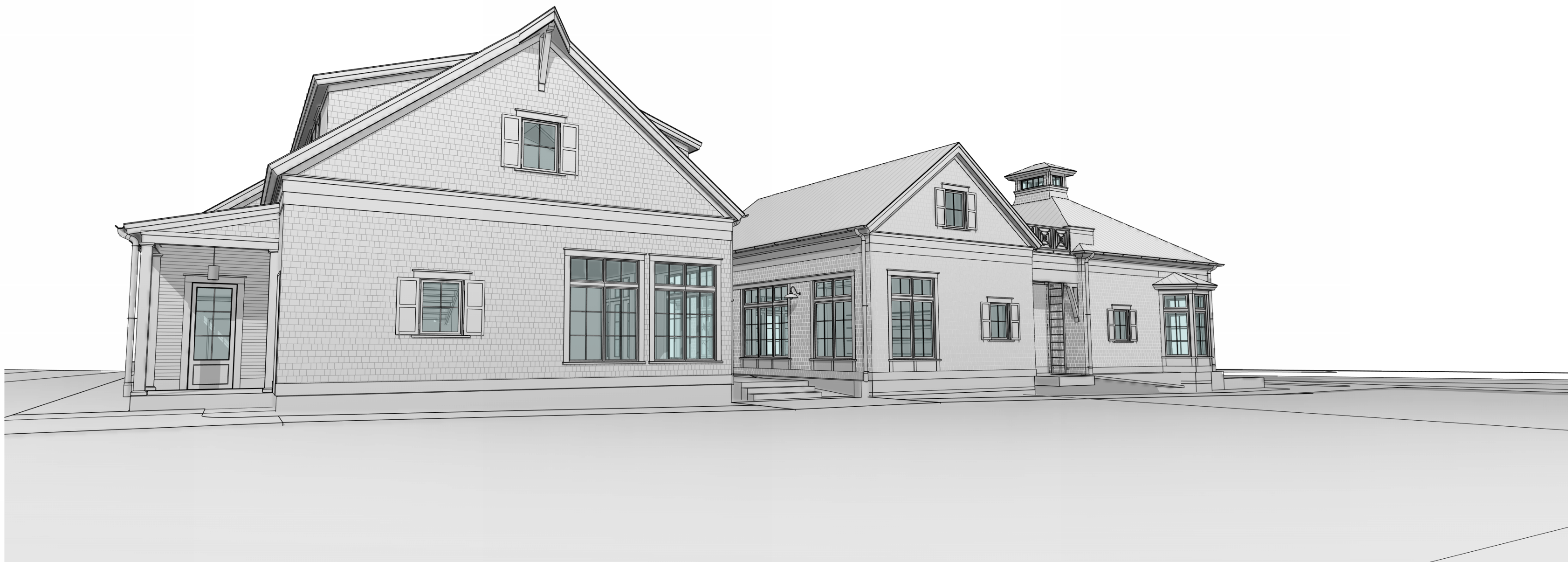
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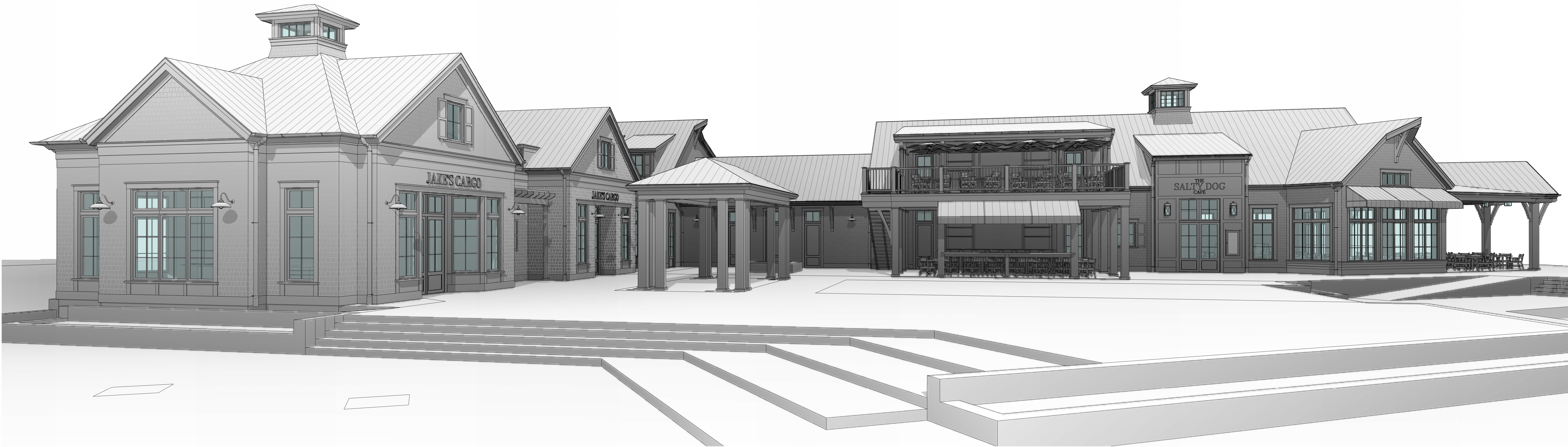
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3 DROP-OFF PERSPECTIVE
X1.1



2 PARKING LOT PERSPECTIVE
X1.1



1 OVERALL PLAZA PERSPECTIVE
X1.1

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PERSPECTIVE VIEWS

X1.1

METAL ROOF

MCELROY - STANDING SEAM METAL
Charcoal



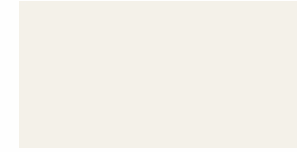
SIDING

NUCEDAR - ROUGHSAWN COMPOSITE SHINGLE
Argos



TRIM, PANEL, & FASCIA

SHERWIN WILLIAMS
Pure White SW 7005



WINDOWS

MARVIN - ULTIMATE COLLECTION
Stone White
Wineberry



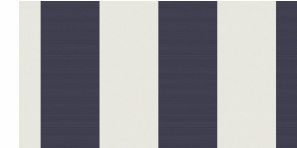
SHUTTERS

SHERWIN WILLIAMS
Naval SW6244



AWNINGS

SATTLER - BIG SUR
True Blue 9612



SOUTH BEACH MARINA

232 S SEA PINES DRIVE - HILTON HEAD ISLAND, SC
COLOR BOARD
04/26/2024



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GROUP
Page 132 of 198

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 South Sea Pines

DRB#: DRB-000833-2024

DATE: 6/25/2024

CATEGORY: Final Review

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	☒	☐	☐	
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	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

1. Staff recommends approval with the condition that the applicant provides responses to the conditions set forth on April 9, 2024.
2. This project will require a Building Permit prior to construction and a Major Development Plan approval. Please email CDIC@hiltonheadislandsc.gov following this approval.
3. Conceptual Review was approved with conditions on 4/09/2024
 - a. The white trim to be approved as this is a unique area.
 - b. The buffer continued to be studied.
 - c. Future parking plans to be investigated.

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: 27 New Orleans Road

DRB#: DRB-000928-2024

DATE: 6/25/2024

CATEGORY: Final Review

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	☐	☐	☒	

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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	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
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Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
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Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	<i>Tree protection will be provided for any significant trees within 15' of proposed work.</i>
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

- Staff recommends approval with the condition that the proposed white color for the building be changed to a color that is acceptable by the Design Review Board. - This project will require a Building Permit prior to construction and a Major Development Plan approval. Please email CDIC@hiltonheadislandsc.gov following this approval.
- Conceptual Review was approved with conditions on 3/12/2024 - Add all required buffers to landscaping plan and bolster plantings for the side of the property that is adjacent to a residential use. - Consider a mesh fence for the entrance gate of the facility to screen.

- c. Add some landscaping to the west property side to better screen the existing shipping containers.
- d. Provide cut sheets on the light fixture selection.
- e. Provide a detailed color and material board for Final Submission.
- f. Garage doors to be a proposed darker color to match the roof.

27 NEW ORLEANS ROAD
FINAL REVIEW
June 25th, 2024
DRB-000928-2024



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: Tray Denda Company: ALLSOY DENT & BIRC
Mailing Address: 64 BURNT CURCHARD City: BLUFFTON State: SC Zip: 29910
Telephone: 262-757-3997 Fax: _____ E-mail: tdenda@me.com
Project Name: ALLSOY DENT COMPANY & ALLSOY BIKE AND BEREITRENTAL COMPANY Project Address: 27 NEW ORLEANS RD.
Parcel Number [PIN]: R552 015 000 0008
Zoning District: (LC) Overlay District(s): (LC) LIGHT COMMERCIAL

**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
☒ Final Approval – Proposed Development

☐ Alteration/Addition
☐ 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.
- ☐ 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 _____

DATE 6/18/2024

27 NEW ORLEANS ROAD PROJECT NARRATIVE

Project Narrative

Revised June 10, 2024

Revised: March 11, 2024

Revision Date: January 9, 2024

Original Submittal Date: December 1, 2023

Alljoy BBRC & Alljoy DC

27 New Orleans Road

Hilton Head Island, SC

Owner: Troy Derda

Total Acreage .495

Building: 2 Story - 1st Floor Commercial - 2nd Floor Storage Space

Total Building SF: 2,634

Owner Representative: Maria Drawdy, PLA

Civil Engineer: Nathan Sturre

Existing Site Conditions & Uses:

The site currently acts as a vegetative backdrop for pedestrian and bicycle and vehicular activity at New Orleans Road. Site backs up to Shipyard Tennis Courts and previously served as a drainage channel. This drainage channel is no longer in use.

Proposed development:

First Floor: Bicycle warehouse and Donut production and sales shop.

Second Floor: Storage for Warehouse

Form of ownership:

Fee simple

Provisions for maintenance of all improvements:

Parking Areas

Landscape Areas

Open Space Areas

Project to be two phases:

Phase 1 to commence August 1, 2024:

Construction of Exterior Building, Parking, Driveways, Landscaping, Irrigation, Signage

Interior 1st Floor: Warehouse & 2nd Floor Storage Area

Phase 2 TBD:

Interior construction of Donut Shop

Stormwater Management:

The site will provide on-site retention of 1" of runoff from the impervious surfaces through the use of pervious parking areas. See Calculations provided on the Utility plan and pervious parking cross section provided with the landscape design plans.

Utilities & Services:

Proposed development shall ensure that site can be supplied with adequate utilities.

Coordination with Utility companies is underway. SIPSD has provided conceptual approval on water/sewer routing.

Exterior Lighting Scheme:

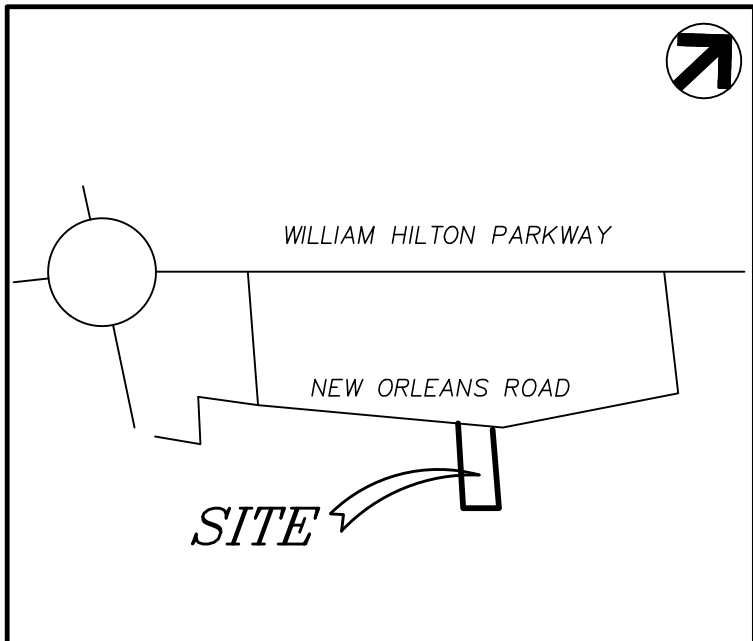
Lighting will be provided at final submittal per LMO requirements

In progress:

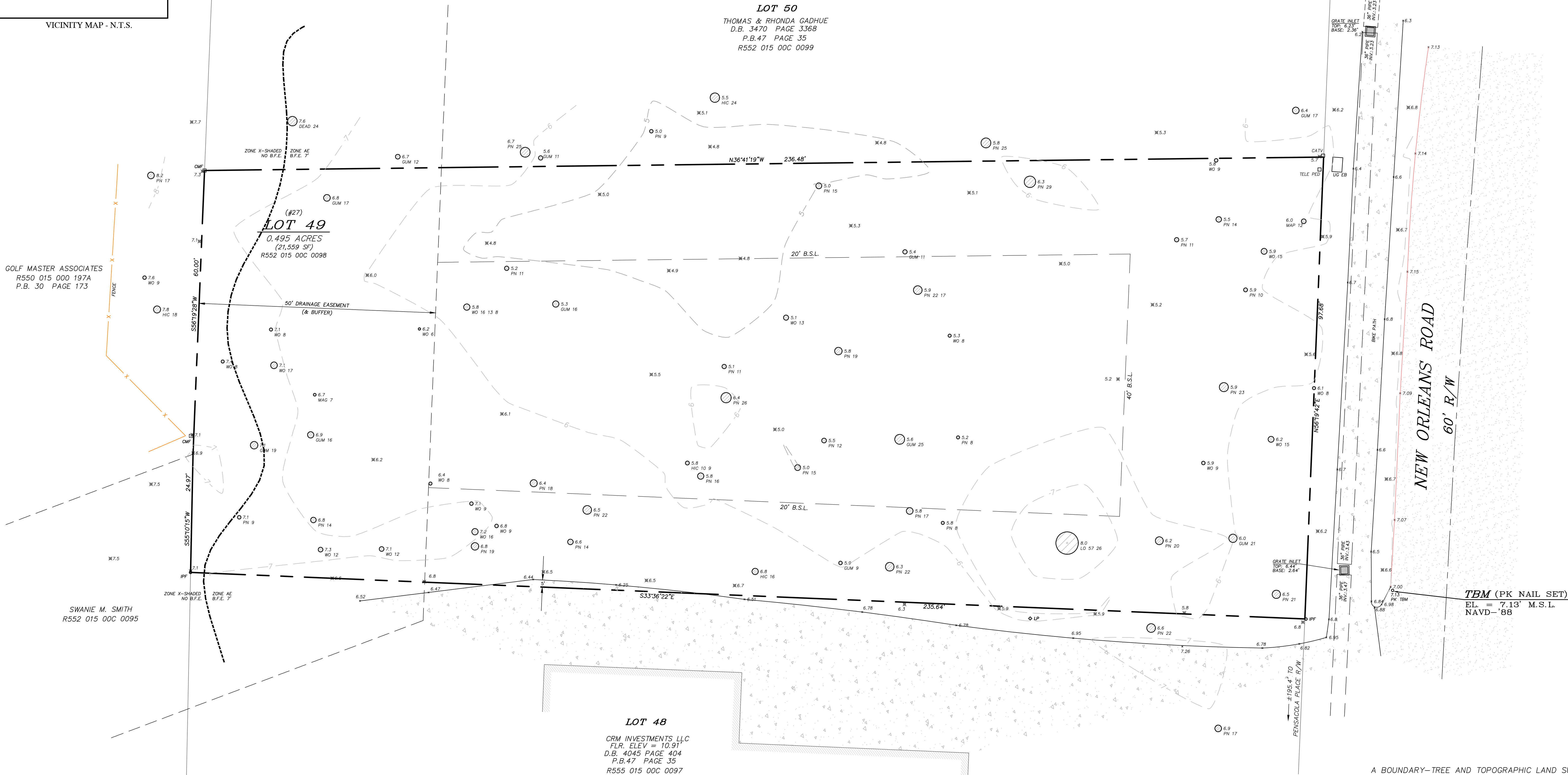
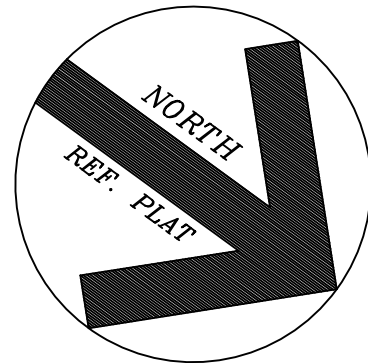
Encroachment Permit: SCDOT, Beaufort County, TOHHI

Utility Approval: PSD Water, PSD Sewer, Electric Company, Telephone Company

27 NEW ORLEANS ROAD SURVEY



VICINITY MAP - N.T.S.

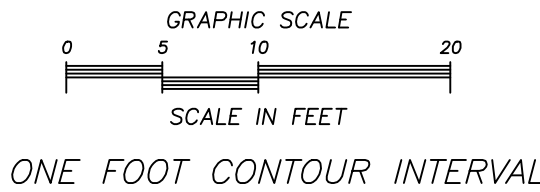


LEGEND	
B.S.L.	BUILDING SETBACK LINE
CMTV	CABLE TELEVISION
CMF	CONCRETE MONUMENT FOUND
GUM	GUM
HICK	HICKORY
IPF	IRON PIN (OLD) FOUND
LAO	LAUREL OAK
LO	LIVE OAK
LP	LIGHT POLE
MAG	MAGNOLIA
PN	PINE
TELE PED	TELEPHONE PEDESTAL
UG EB	UNDERGROUND ELECTRICAL BOX
WO	WATER OAK

- NOTES:
- THIS LOT LIES IN ZONE X-SHADED, NO B.F.E., & ZONE "AE", B.F.E.=7' PER F.I.R.M. PANEL 45013C 0442 G. COMMUNITY No. 450250, EFFECTIVE: 03/23/21.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

REFERENCE PLAT:
A PLAT OF 53.829 ACRES
SHIPYARD PLANTATION COMMERCIAL
By: E.H. FRIESLEBEN, S.C.R.L.S. No. 4624
DATED: 05/13/76 LAST REVISED: 03/28/78
FILE: HHC-176
RECORDED IN: P.B.47 PAGE 35

LABEL DESCRIPTIONS (TYP.)	
18.4	TREE LOCATION
PN 18	GROUND ELEVATION
	TREE SPECIES & DIAMETER (IN.)



TROY DERDA
&
KRISTIE DERDA
PREPARED FOR:

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN
S.C.R.L.S. No. 11,905

REVISION: (03/15/24) FLOOD ZONE UPDATED

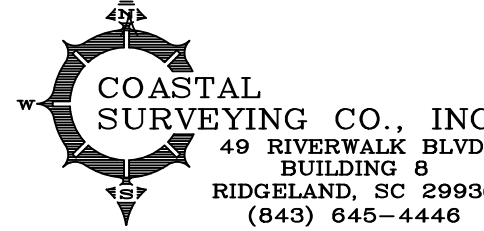
A BOUNDARY-TREE AND TOPOGRAPHIC LAND SURVEY
OF
LOT 49 NEW ORLEANS ROAD

A PORTION OF
SHIPYARD COMMERCIAL

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10'
DATE: 07/31/23
JOB No.: 74,839BT

SURVEYED BY: TJ
DRAWN BY: JTG
CHECKED BY: MRD



27 NEW ORLEANS ROAD SITE PLAN SET

SITE & LANDSCAPE DEVELOPMENT PLANS

Alljoy BBRC & Alljoy DC

27 New Orleans Road

Hilton Head Island, SC

SHEET INDEX

SHEET #	SHEET NAME
CS	COVER SHEET
1	SITE DEVELOPMENT PLAN
2	OPEN SPACE PLAN
3	TREE PROTECTION PLAN
4	GRADING & DRAINAGE PLAN
5	LANDSCAPE PLAN
6	HARDSCAPE DETAILS

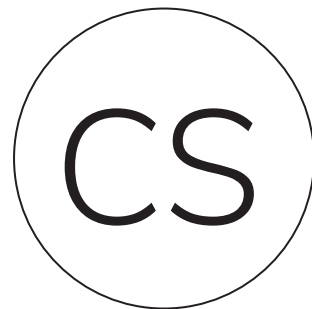
REVISIONS

Date	Sheets Affected	Description
June 6, 2024	L1, L2, L3, L4, L5, L6	UPDATES PER TOWN OF HILTON HEAD COMMENTS

Plan Information:

Zoning District:	Light Commercial
Overlay District:	Sea Pines Circle
Use of Property:	Bicycle Rental - Donut Sales/Production
Gross Site Acreage:	.495 AC (21,559 SF)
Net Site Acreage:	N/A
Allowed Total Density:	10,000 GFA
Existing Building SF:	0 SF
Total Building SF:	2,146 SF
Maximum Building Ht. Allowed:	45'
Proposed Building Ht:	35'
Max Allowed Impervious Area:	12,953.40 SF (60%)
Current Impervious Area:	0
Proposed Impervious Area:	10,304 sf (48%)
Min. # Parking Spaces Req'd:	12 spaces
Exist. # Parking Spaces:	0
Proposed Parking Spaces:	12 Spaces (8 Standard Spaces - 1 ADA Space - 1 EV Space - 2 Bicycle Mitigation Spaces)
Proposed Bicycle Parking:	30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023



SITE DEVELOPMENT & LANDSCAPE PLANS

For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

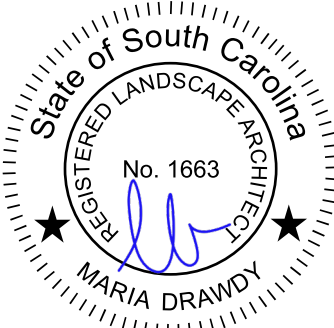
Revised June 11, 2024

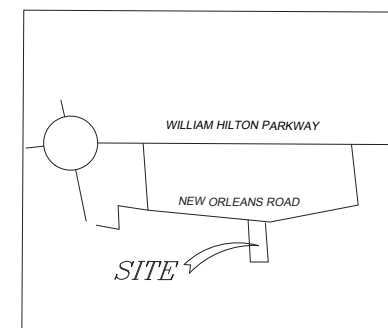


Prepared By:
MARIA GHYS DESIGNS LLC

P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com

(843) 816-2565





VICINITY MAP (NTS)

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CMF	CONCRETE MONUMENT FOUND
GUM	GUM
HICK	HICKORY
IPF	IRON PIN (OLD) FOUND
LAO	LAUREL OAK
LO	LIVE OAK
LP	LIGHT POLE
MAG	MAGNOLIA
PN	PINE
TELE PED	TELEPHONE PEDESTAL
UG EB	UNDERGROUND ELECTRICAL BOX
WO	WATER OAK

5' PRIVACY FENCE W/ GATE
& KNOX LOCK FOR FIRE
DEPARTMENT ACCESS
(LOCATE 150' FROM EDGE
OF NEW ORLEANS ROAD)

LOT 50

NOTE: FIRE HYDRANT
LOCATED ±178 FEET SW
FROM PROPERTY

PAVING TO MATCH EXISTING
MATERIAL @ NEW ORLEANS
ROAD & BIKE PATH

TEMPORARY
CONSTRUCTION
ENTRANCE
(SEE DETAIL)

LOT 49

0.495 ACRES

(21,559 SF)

R552 015 00C 0098

(#27)

PROPOSED
2-STORY BUILDING
2,634 SF

GOLF MASTER
ASSOC.

SWANIE M.
SMITH

PROJECT PHASING NOTE:
PHASE 1: BICYCLE RENTAL SHOP - PHASE TO
INCLUDE ALL EXTERIOR BUILDING
CONSTRUCTION INCLUDING DRIVEWAYS,
WALKWAYS AND LANDSCAPING. INTERIOR
CONSTRUCTION LIMITED TO BICYCLE RENTAL
SHOP/WAREHOUSE.
PHASE 1 START DATE: AUG. 1, 2024

PHASE 2: DONUT SHOP - PHASE TO INCLUDE
INTERIOR CONSTRUCTION.
PHASE 2 START DATE TBD.

5' PRIVACY FENCE W/ GATE
& KNOX LOCK FOR FIRE
DEPARTMENT ACCESS

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

LOT 48

NOTE: FIRE HYDRANT
LOCATED ±250 FEET @
PENSACOLA PLACE

L1

SITE
DEVELOPMENT
For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised June 11, 2024



Prepared By:
MARIA GHYS DESIGNS LLC

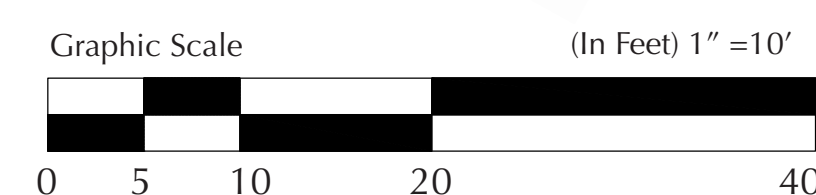
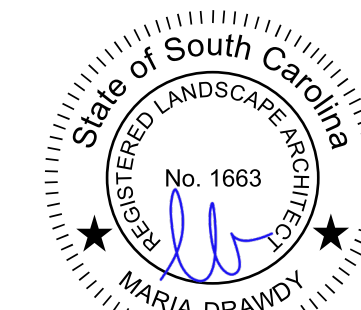
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com

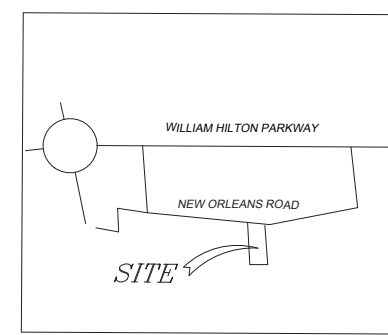
(843) 816-2565

Plan Information:

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Use of Property:	Bicycle Rental - Donut Sales/Production
Gross Site Acreage:	.495 AC (21,559 SF)
Net Site Acreage:	N/A
Allowed Total Density:	10,000 GFA
Existing Building SF:	0 SF
Total Building SF:	2,146 SF
Maximum Building Ht. Allowed:	45'
Proposed Building Ht.:	35'
Max Allowed Impervious Area:	12,953.40 SF (60%)
Current Impervious Area:	0
Proposed Impervious Area:	10,304 sf (48%)
Min. # Parking Spaces Req'd:	12 spaces
Exist. # Parking Spaces:	0
Proposed Parking Spaces:	12 Spaces (8 Standard Spaces - 1 ADA Space - 1 EV Space - 2 Bicycle Mitigation Spaces)
Proposed Bicycle Parking:	30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023





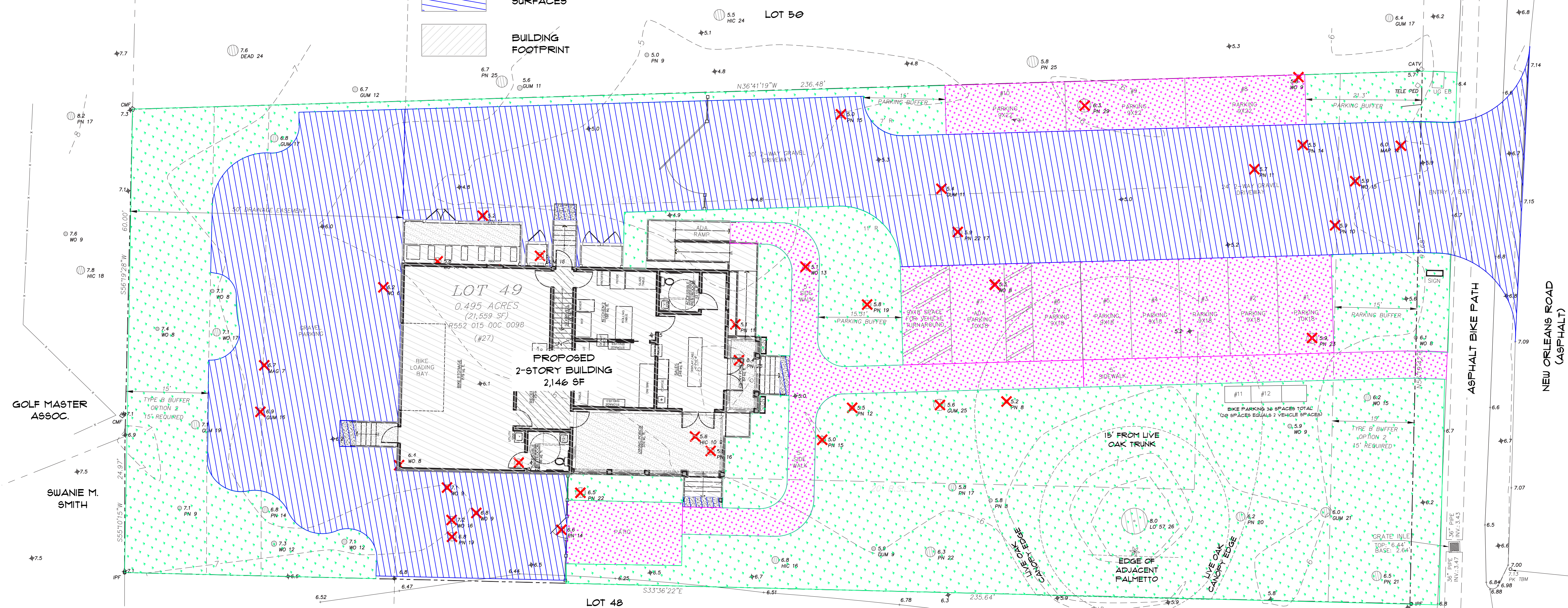
VICINITY MAP (NTS)

LEGEND

B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CMF	CONCRETE MONUMENT FOUND
GUM	GUM
HICK	HICKORY
IPF	IRON PIN (OLD) FOUND
LAO	LAUREL OAK
LO	LIVE OAK
LP	LIGHT POLE
MAG	MAGNOLIA
PN	PINE
TELE PED	TELEPHONE PEDESTAL
UG EB	UNDERGROUND ELECTRICAL BOX
WO	WATER OAK

LEGEND

	PERVIOUS SURFACES
	OPEN SPACE VEGETATION
	IMPERVIOUS SURFACES
	BUILDING FOOTPRINT



SITE DATA TABLE:

PARCEL 49 - 21 NEW ORLEANS ROAD
TOWN OF HILTON HEAD ISLAND - BEAUFORT COUNTY, SC
TOTAL ACREAGE: .495 ACRE (21,559 SF)

ZONING DISTRICT: LIGHT COMMERCIAL
PRIMARY STRUCTURE: 2 STORY
COMMERCIAL FIRST FLOOR (DONUT SHOP)
- CONDITIONED: 666 SF COMMERCIAL FIRST FLOOR
- UNCONDITIONED: 420 SF PORCHES
COMMERCIAL FIRST FLOOR (BIKE WAREHOUSE)
- CONDITIONED: 1,000 SF
- UNCONDITIONED: N/A
COMMERCIAL FIRST FLOOR - FOOTPRINT NIC PORCHES: 1,060 SF
2ND FLOOR STORAGE - CONDITIONED: FRONT HALF: 360 SF
2ND FLOOR STORAGE - CONDITIONED: REAR HALF: 352 SF
-STAIRWELL CONDITIONED: 92 SF

IMPERVIOUS DRIVEWAY COMMON: 4,751 SF
IMPERVIOUS PARKING: 2,518 SF
IMPERV. SERV. YARDS & LANDINGS: 829 SF
BUILDING FOOTPRINT: 2,146 SF
TOTAL IMPERVIOUS: 10,304 SF
PERVIOUS WALKWAYS/PATIO: 1,001 SF
PERVIOUS PARKING: 2,021 SF
VEGETATION - OPEN SPACE: 8,495 SF
TOTAL PERVIOUS: 11,523 SF
TOTAL PERVIOUS: 53%

REQUIRED OPEN SPACE: MIN. 16% (3,449 SF)
PROPOSED OPEN SPACE: 8,495 SF
TOTAL PROPOSED OPEN SPACE: 33%

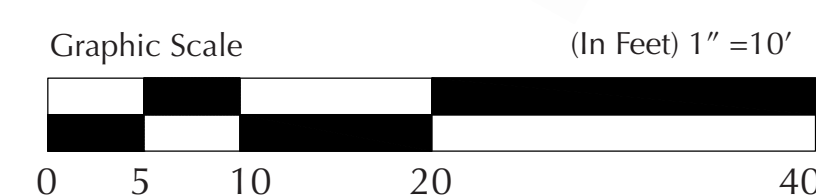
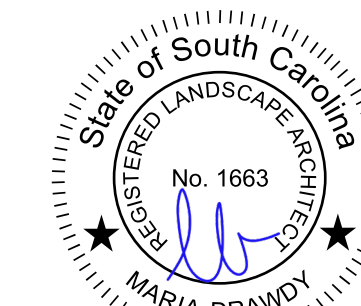
PARKING ANALYSIS:
PARKING REQUIREMENTS:
COMMERCIAL FIRST FLOOR REQUIRED SPACES (DONUT SHOP) - 1 PER 100 GFA & OUTDOOR EATING AREA
COMMERCIAL FIRST FLOOR REQUIRED SPACES (BICYCLE WAREHOUSE) - 1 PER 1,300 GFA & 1 PER 350 GFA OFFICE AREA
COMMERCIAL FIRST FLOOR (DONUT SHOP) - 666 GFA
COMMERCIAL FIRST FLOOR (BICYCLE WAREHOUSE) - 1,060 GFA
COMMERCIAL SECOND FLOOR (STORAGE) - 112 GFA
COMMERCIAL FIRST FLOOR PROPOSED SPACES (DONUT SHOP) - 10 SPACES
COMMERCIAL FIRST FLOOR PROPOSED SPACES (BICYCLE WAREHOUSE & OFFICE) - 2 SPACES

TOTAL PARKING REQUIRED (1 PER 100 GFA): 12 SPACES
TOTAL PROPOSED PARKING: STANDARD CAR: 8 - ADA: 1 - EV/ADA: 1 - BICYCLE MITIGATION: 2
TOTAL PROPOSED PARKING PROVIDED: 12 SPACES

Plan Information:

Zoning District:	Light Commercial
Overlay District:	Sea Pines Circle
Use of Property:	Bicycle Rental - Donut Sales/Production
Gross Site Acreage:	.495 AC (21,559 SF)
Net Site Acreage:	N/A
Allowed Total Density:	10,000 GFA
Existing Building SF:	0 SF
Total Building SF:	2,146 SF
Maximum Building Ht. Allowed:	45'
Proposed Building Ht.:	35'
Max Allowed Impervious Area:	12,953.40 SF (60%)
Current Impervious Area:	0
Proposed Impervious Area:	10,304 sf (48%)
Min. # Parking Spaces Req'd:	12 spaces
Exist. # Parking Spaces:	0
Proposed Parking Spaces:	12 Spaces (8 Standard Spaces - 1 ADA Space - 1 EV Space - 2 Bicycle Mitigation Spaces)
Proposed Bicycle Parking:	30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023



L2

OPEN SPACE
PLAN
For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised June 11, 2024



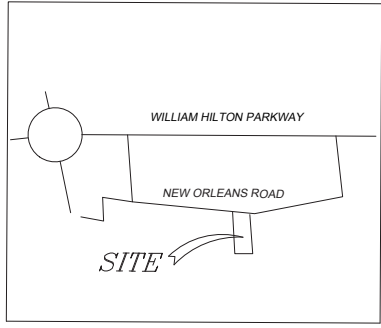
Prepared By:

MARIA GHYS DESIGNS LLC

P.O. Box 3523, Bluffton, SC

mariaghysdesigns@gmail.com

(843) 816-2565

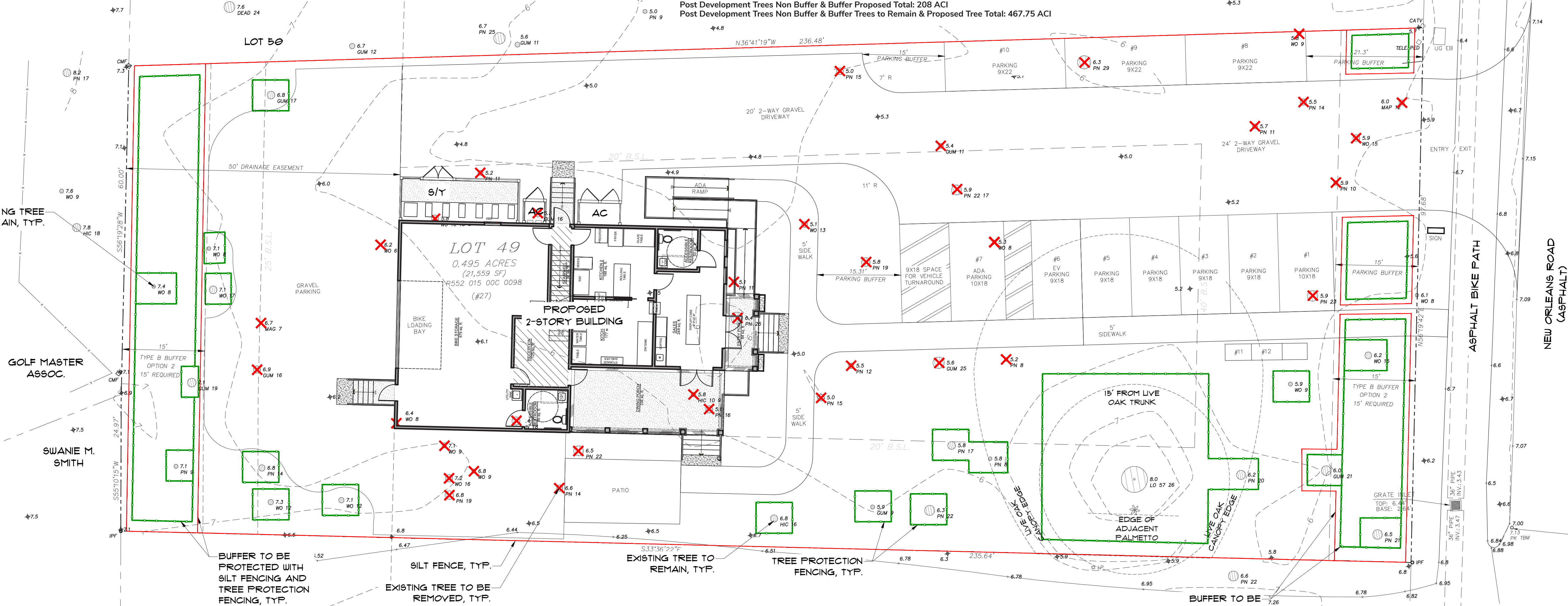


VICINITY MAP (NTS)

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CMF	CONCRETE MONUMENT FOUND
GUM	GUM
HICK	HICKORY
IPF	IRON PIN (OLD) FOUND
LAO	LAUREL OAK
LO	LIVE OAK
LP	LIGHT POLE
MAG	MAGNOLIA
PN	PINE
TELE PED	TELEPHONE PEDESTAL
UG EB	UNDERGROUND ELECTRICAL BOX
WO	WATER OAK

LEGEND	
SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
—	SILT FENCE
—	TREE PROTECTION FENCE

Tree Value Information:
Pre Development Tree Value: 607 ACI
Total Site Acreage: .495 AC
Maximum Impervious Cover Required: 60% (.297 AC)
Pervious Area: 40% (.198 AC)
Minimum Standard for Site: 900 ACI per Acre of Pervious Surface Area
Pre Development Trees Non Buffer & Buffer Trees to Remain Total: 607 ACI
Post Development Non Buffer Trees to Remain: 220.25 ACI
Post Development Buffer Trees to Remain: 46.50 ACI
Post Development Tree Value: 900 x .198 = 178.2 ACI
Post Development Trees Non Buffer Required (1 Tree for every 10" Trees Removed) Cat. 1: 1 Tree
Post Development Trees Non Buffer Required (1 Tree for every 10" Trees Removed) Cat. 2: 17 Trees
Post Development Trees Non Buffer Required (1 Tree for every 10" Trees Removed) Cat. 3: 33 Trees
Post Development Trees Non Buffer Proposed - Cat. 1 (Min. 2" - 10' Ht.): 1 @ 4" = 4 ACI
Post Development Trees Non Buffer Proposed - Cat. 2 (Min 2" - 10' Ht.): 17 @ 2.5" = 43 ACI
Post Development Trees Non Buffer Proposed - Cat. 3 (Min 1" - 6' Ht.): 12 @ 2.5" & 21 @ 12.75" = 149 ACI
Post Development Trees Non Buffer Proposed Total: 196 ACI
Post Development Trees Buffer Required (1 Tree for every 10" Trees Removed) Cat. 1: 0 Tree
Post Development Trees Buffer Required (1 Tree for every 10" Trees Removed) Cat. 2: 4 Trees
Post Development Trees Buffer Required (1 Tree for every 10" Trees Removed) Cat. 3: 1 Trees
Post Development Trees Buffer Proposed - Cat. 1 (Min. 2" - 10' Ht.): 0
Post Development Trees Buffer Proposed - Cat. 2 (Min 2" - 10' Ht.): 4 @ 2" = 6 ACI
Post Development Trees Buffer Proposed - Cat. 3 (Min 1" - 6' Ht.): 1 @ 12.74" = 6 ACI
Post Development Trees Buffer Proposed Total: 12 ACI
Post Development Trees Non Buffer & Buffer Proposed Total: 208 ACI
Post Development Trees Non Buffer & Buffer Trees to Remain & Proposed Tree Total: 467.75 ACI



L3

TREE PROTECTION PLAN

For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised June 11, 2024



Prepared By:

MARIA GHYS DESIGNS LLC

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(843) 816-2565

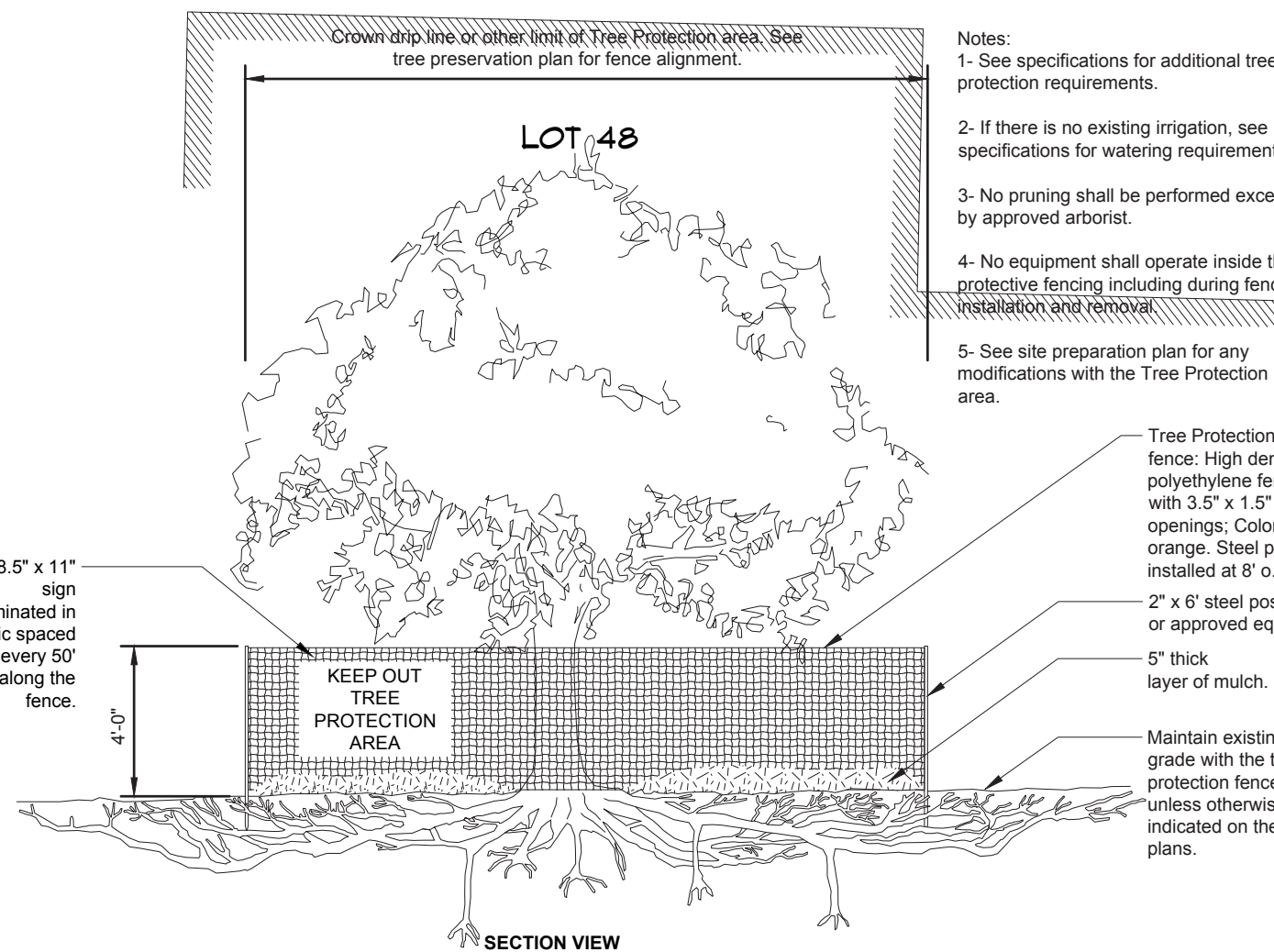
Plan Information:

Zoning District: Light Commercial
Overlay District: Sea Pines Circle
Use of Property: Bicycle Rental - Donut Sales/Production
Gross Site Acreage: .495 AC (21,559 SF)
Net Site Acreage: N/A
Allowed Total Density: 10,000 GFA
Existing Building SF: 0 SF
Total Building SF: 2,146 SF
Maximum Building Ht.: 45'
Proposed Building Ht.: 35'
Max Allowed Impervious Area: 12,953.40 SF (60%)
Current Impervious Area: 0
Proposed Impervious Area: 10,304 sf (48%)
Min. # Parking Spaces Req'd: 12 spaces
Exist. # Parking Spaces: 0
Proposed Parking Spaces: 12 Spaces (8 Standard Spaces - 1 ADA Space - 1 EV Space - 2 Bicycle Mitigation Spaces)
Proposed Bicycle Parking: 30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023

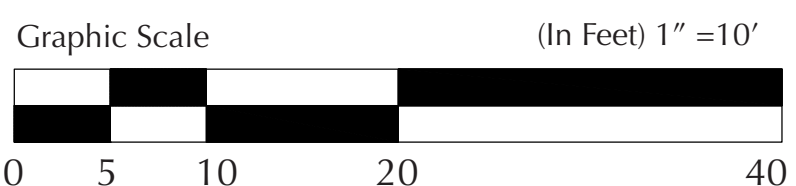
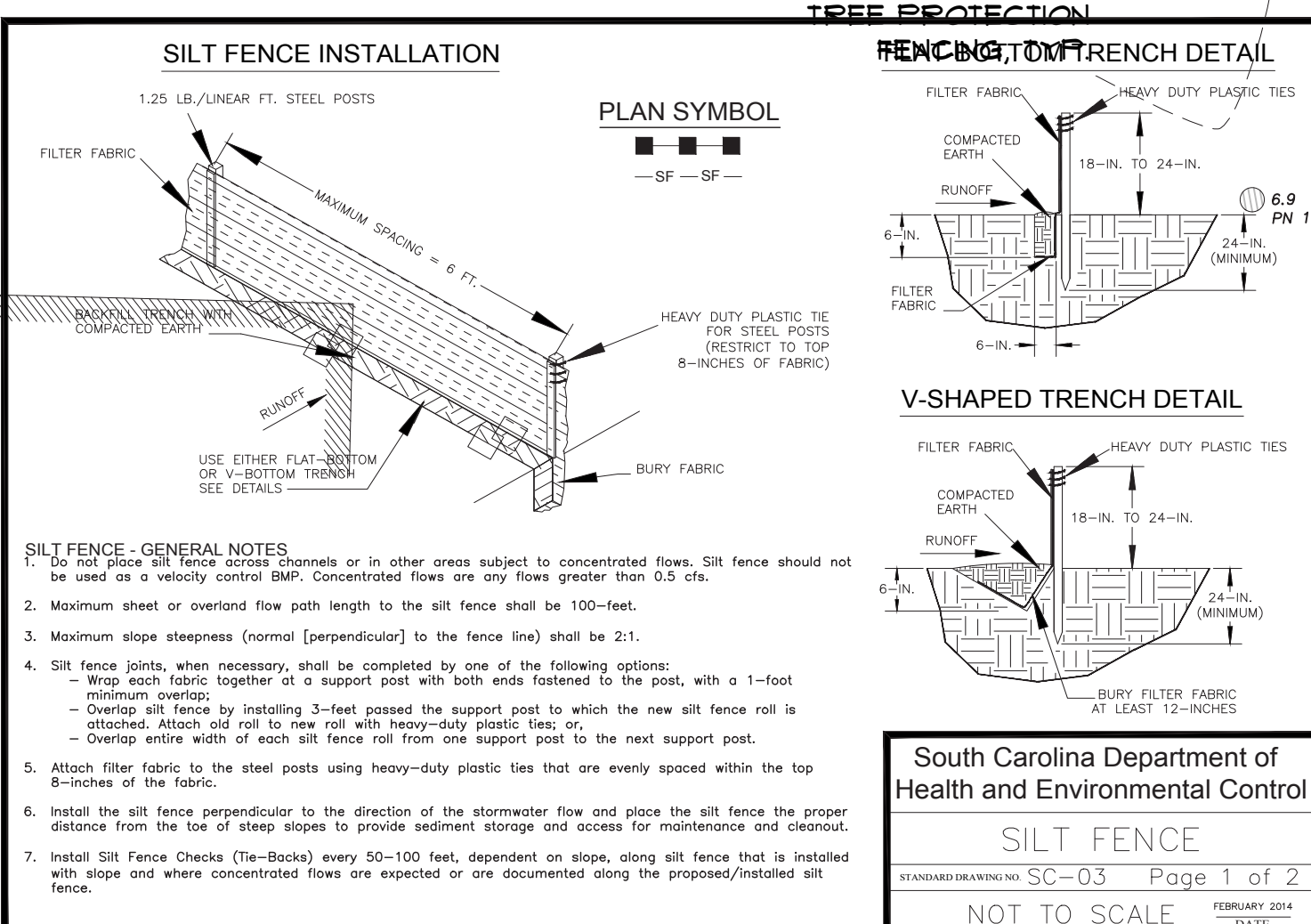
Tree Protection Detail

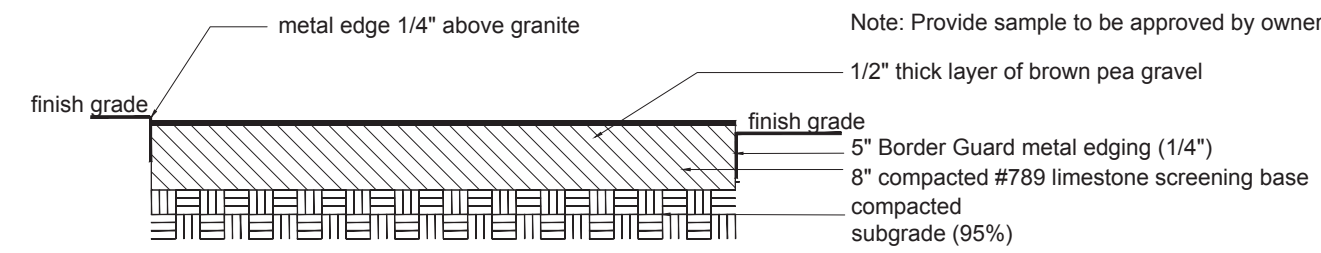
Scale NTS



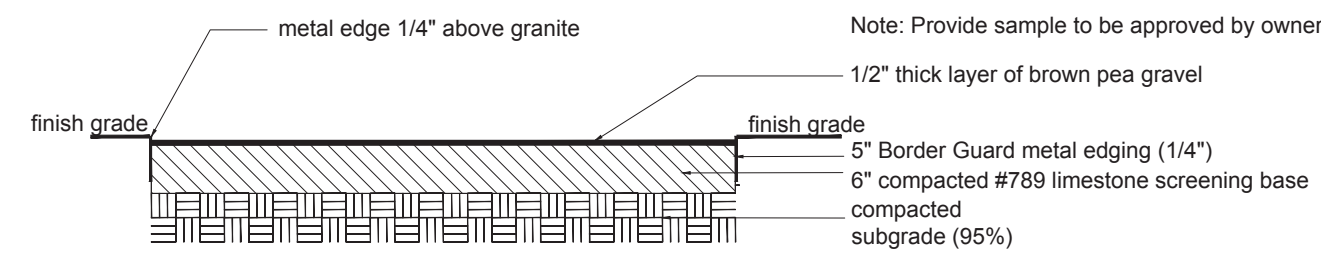
Silt Fence Detail

Scale NTS

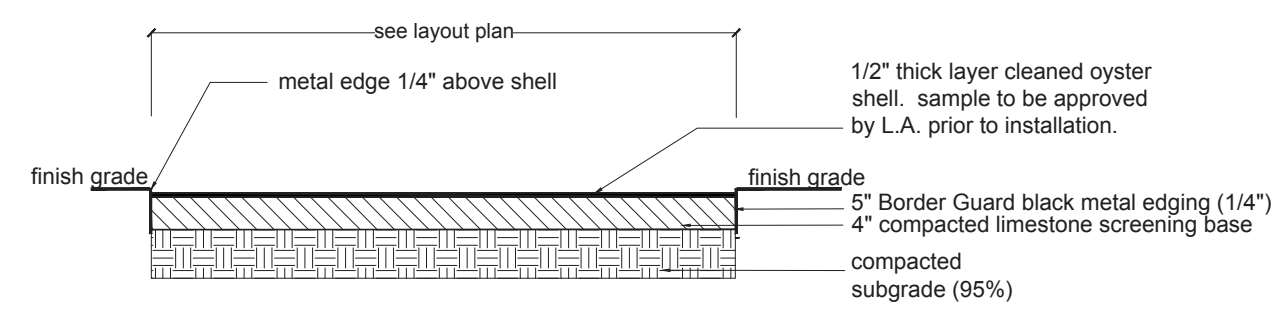




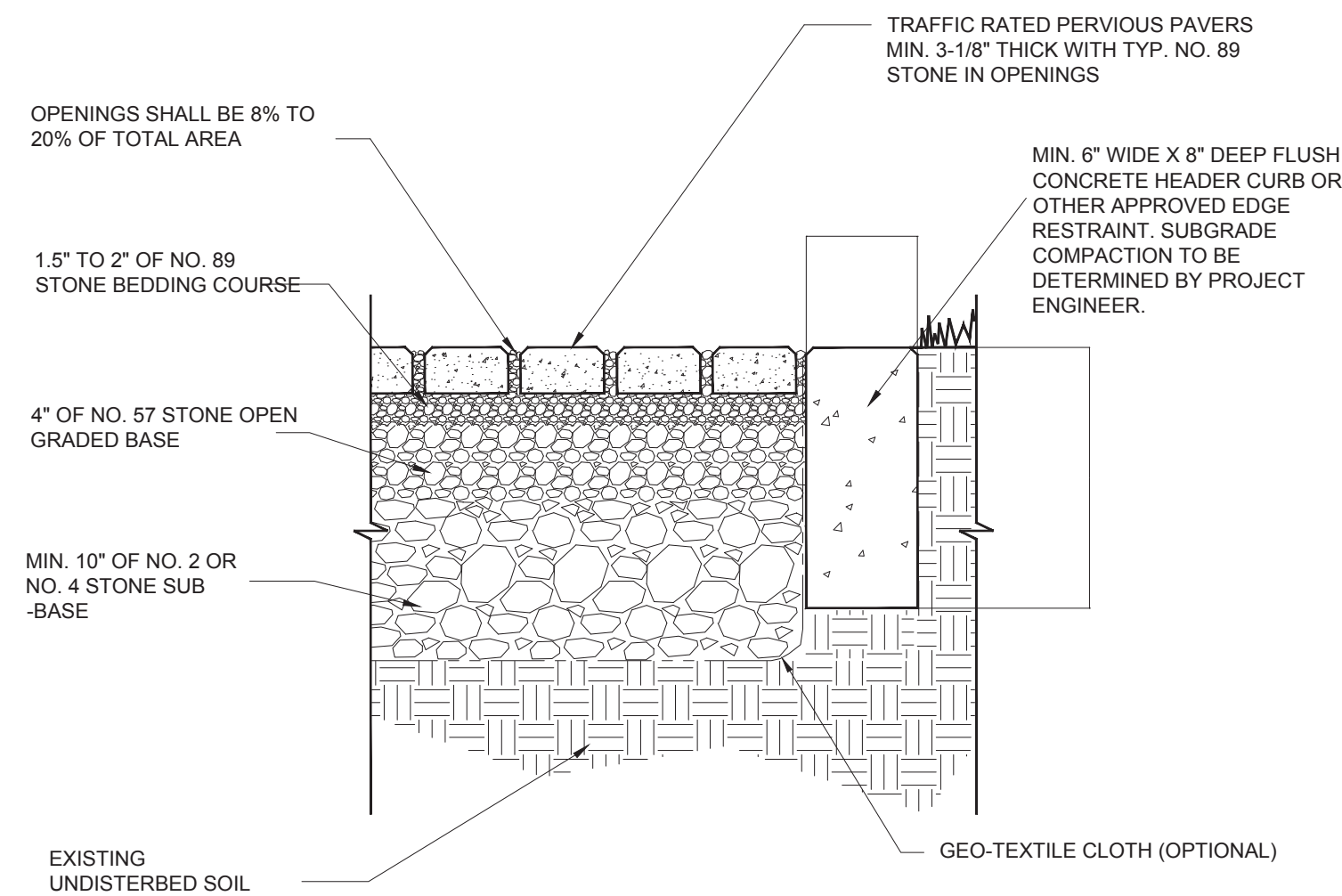
Gravel Drive Detail
Scale NTS



Gravel Drive Detail
Scale NTS

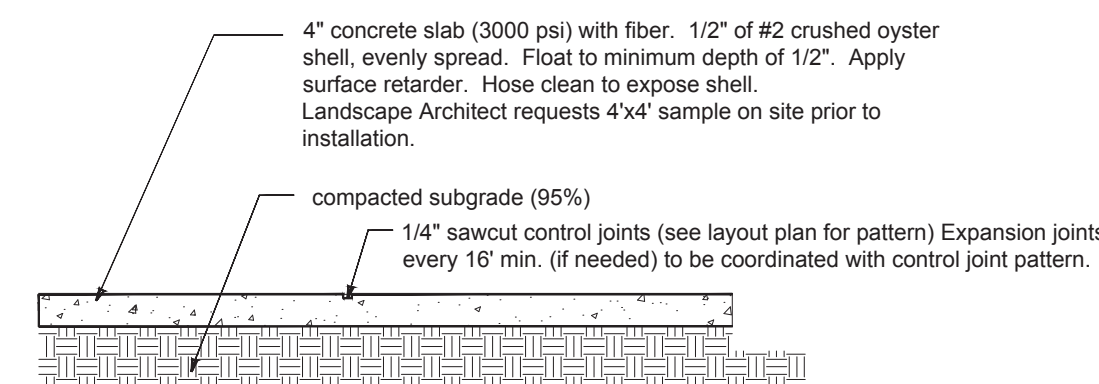


Oyster Shell Pathway Detail
Scale NTS

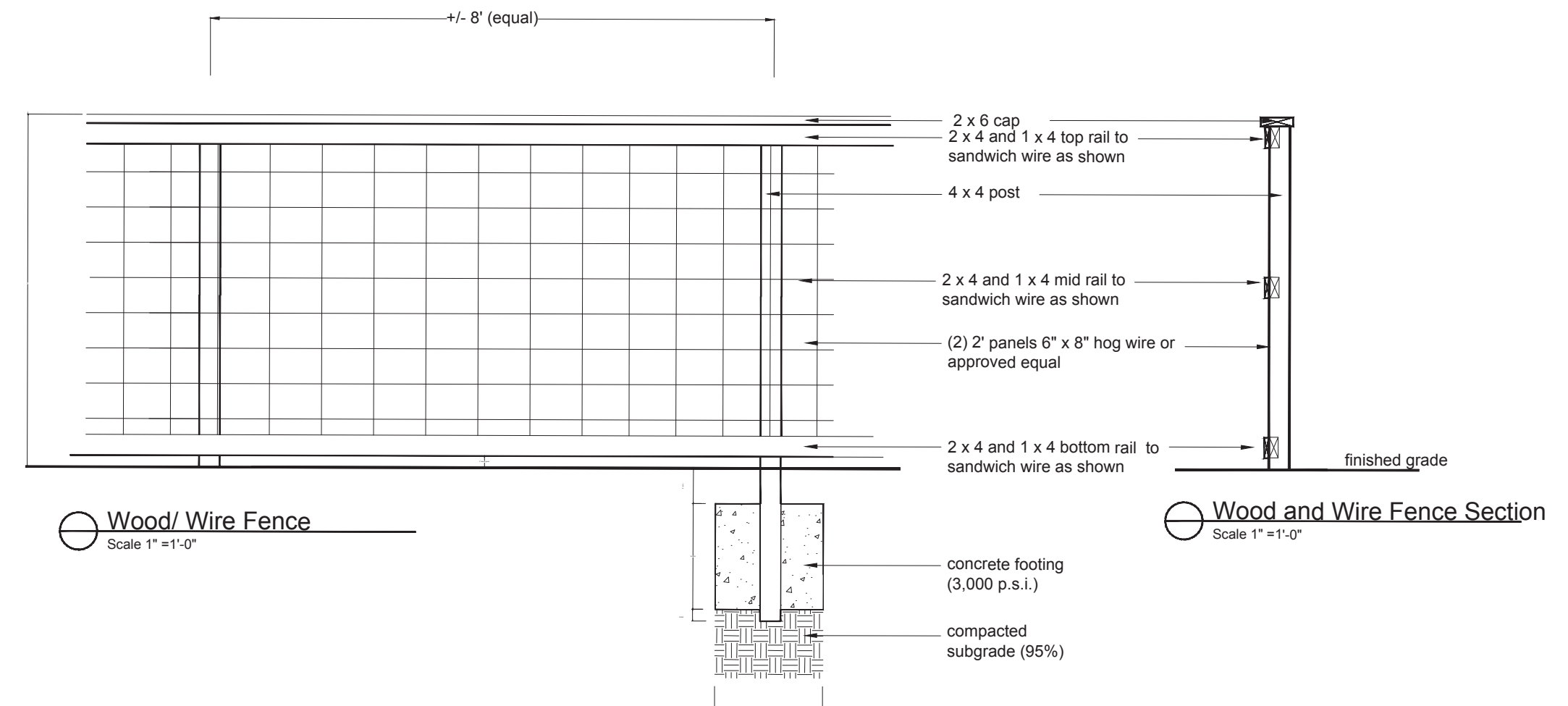


- NOTES:
1. CROSS-SECTION FOR USE OUTSIDE THE ROW ON PRIVATE PROPERTY.
 2. ALL WORK IN TREE PROTECTION ZONES SHALL BE DONE BY HAND OR WITH LIGHT EQUIPMENT.
 3. THIS CROSS-SECTION SHALL NOT BE USED IN ANY CITY RIGHT OF WAY.
 4. PAVER INSPECTION DURING INSTALLATION CAN BE COMPLETED UPON SCHEDULING. IF THE CONTRACTOR CHOOSES NOT TO REQUEST THE INSPECTION, A SURFACE INFILTRATION TEST ASTM 1781 SHALL BE REQUIRED.

Pervious Paver Detail
Scale NTS



Oyster Shell Tabby Terrace Detail
Scale 1" = 1'-0"



Wood/ Wire Fence
Scale 1" = 1'-0"

Wood and Wire Fence Section
Scale 1" = 1'-0"

L6

HARDSCAPE DETAILS For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised June 11, 2024



Prepared By:
MARIA GHYS DESIGNS LLC

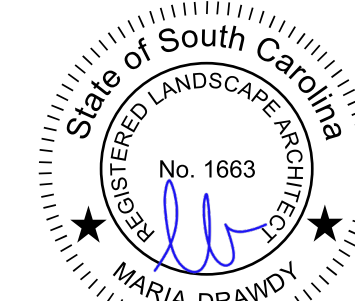
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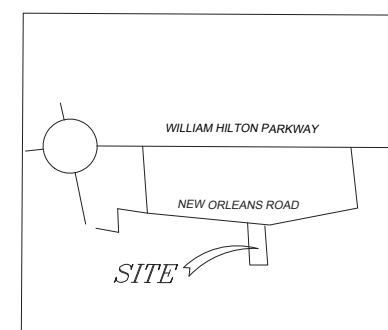
(843) 816-2565

Plan Information:

Zoning District:	Light Commercial
Overlay District:	Sea Pines Circle
Use of Property:	Bicycle Rental - Donut Sales/Production
Gross Site Acreage:	.495 AC (21,559 SF)
Net Site Acreage:	N/A
Allowed Total Density:	10,000 GFA
Existing Building SF:	0 SF
Total Building SF:	2,146 SF
Maximum Building Ht. Allowed:	45'
Proposed Building Ht.:	35'
Max Allowed Impervious Area:	12,953.40 SF (60%)
Current Impervious Area:	0
Proposed Impervious Area:	11,141 sf (52%)
Min. # Parking Spaces Reqd:	12 spaces
Exist. # Parking Spaces:	0
Proposed Parking Spaces:	12 Spaces (8 Standard Spaces - 1 ADA Space - 1 EV Space - 2 Bicycle Mitigation Spaces)
Proposed Bicycle Parking:	30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023





VICINITY MAP (NTS)

LEGEND

B.S.L.
CATV
CMF
GUM
HICK
IPF
LAO
LP
MAG
PN
PINE
TELE PED
UG EB
WO

BUILDING SETBACK LINE
CABLE TELEVISION
CONCRETE MONUMENT FOUND
GUM
HICKORY
IRON PIN (OLD) FOUND
LAUREL OAK
LIVE OAK
LIGHT POLE
MAGNOLIA
PINE
TELEPHONE PEDESTAL
UNDERGROUND ELECTRICAL BOX
WATER OAK

LEGEND	
SYMBOL	DESCRIPTION
X	TREES TO BE REMOVED
—	SILT FENCE
—	TREE PROTECTION FENCE
●	PATH LIGHTS
■	TREE LIGHTS

Plant Buffer Chart

Front Buffer:
Buffer Type: B
Length: 68 LF
Width 15'

Buffer Requirements:
Over Story: 4:100 LF
Under Story: 8:100 LF
Shrubs: 12:100 LF

Minimum Reqd. Buffer Plantings:
Over Story: 3
Under Story: 6
Shrubs: 9

Proposed Buffer Plantings:
Over Story: 3 (Live Oak - 4" Cal.)
Under Story: 6 (Little Gem Magnolia (2" Cal.)
Shrubs: 12 (10-Dwarf Camellia 7 gal.

Plant Buffer Chart

Rear Buffer:
Buffer Type: B
Length: 68 LF
Width 15'

Buffer Requirements:
Over Story: 4:100 LF
Under Story: 8:100 LF
Shrubs: 12:100 LF

Minimum Reqd. Buffer Plantings:
Over Story: 4
Under Story: 7
Shrubs: 11

Proposed Buffer Plantings:
Over Story: 4 (Live Oak - 4" Cal.)
Under Story: 7 (Dahoon Holly - 2" Cal.)
Shrubs: 11 (Swamp Azalea - 3 gal.)



L5

LANDSCAPE PLAN

For

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised June 11, 2024



Prepared By:

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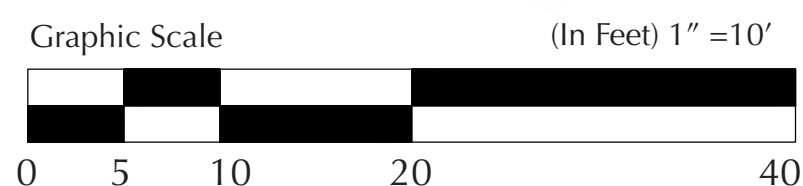
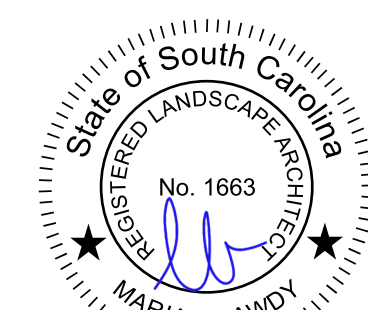
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Proposed Bicycle Parking: 30 Spaces (20 Spaces to Mitigate for 2 Vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree							
33	Cabbage Palm	Sabal Palmetto	10'-12'-Ht.				
21	Dahoon Holly	Ilex cassine	2" Cal.				
6	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	2" Cal.				
8	Live Oak	Quercus virginiana	4" Cal.				
7	Southern Red Cedar	Juniperus silicicola	2" Cal.				
Shrub							
10	Dwarf Encore Azalea	Rhododendron Encore	3 gal.				
7	Encore Azalea	Rhododendron Encore	15 gal.				
12	Sasanqua camellia - Dwarf	Camellia sasanqua	7 gal.				
11	Swamp Azalea	Rhododendron viscosum	3 gal.				
Vines/Groundcover							
TBD	Asiatic jasmine	Trachelospermum asiaticum	1 gal.				
TBD SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					





LEGEND	
SYMBOL	DESCRIPTION
	TREES TO BE REMOVED
	SILT FENCE
	TREE PROTECTION FENCE

- DRAINAGE NOTES:**
1. GRADE SLOPES AWAY FROM BUILDING
 2. INSTALL WALKS AND DRIVE TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN.
 3. ALL DISTURBED AREAS TO BE FERTILIZED AND EITHER SODDED, SEEDDED, OR MULCHED PER LANDSCAPE PLAN.
 5. CONTRACTOR TO INSTALL SILT FENCE AS NEEDED TO KEEP SEDIMENT ON-SITE.
 6. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.
 7. REFER TO THE TREE AND TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY BY SURVEYING CONSULTANTS FOR ALL BOUNDARY DIMENSIONS.
 8. ALL DRAINAGE TO DIRECTED TOWARDS EMBANKMENT.
 9. INSTALL STONE CONSTRUCTION EXIT IF NECESSARY TO KEEP MUD OR SEDIMENT OFF OF THE STREET. LOCATE STONE EXIT WHERE DRIVE WILL BE CONSTRUCTED AND BE AT A MINIMUM 14'X20'X6" DEEP.



GRADING & DRAINAGE PLAN

Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

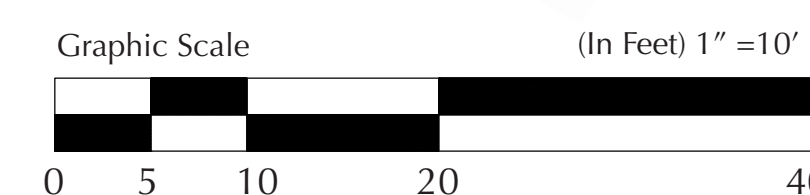
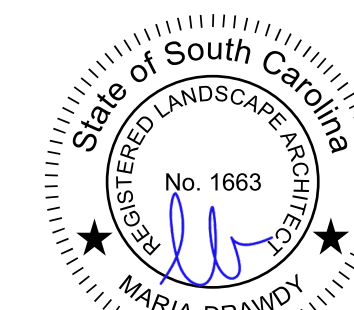
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Date of Original Submittal: December 1, 2023



27 NEW ORLEANS ROAD

June 11, 2024

Total Pervious Surface Area: .21 AC

Total ACI: 607.05

PRE DEVELOPMENT TREE TALLY (NON BUFFER)

(BUFFER)

CATEGORY 1

CATEGORY 2

CATEGORY 3

CATEGORY 1

CATEGORY 2

CATEGORY 3

LO 57, 26		PN 14
MAG 7		PN 11
		PN 23
	WO 9	PN 20
	GUM 21	
	GUM 25	PN 8
	WO 8	PN 17
	GUM 11	PN 8
	WO 9	PN 22,17
	WO 13	PN 29
	HIC 10,9	PN 15
	GUM 16	PN 19
	WO 16	PN 12
	WO 9	PN 15
	WO 9	PN 16
	WO 8	PN 26
	WO 16,13,8	PN 11
	WO 6	PN 18
	WO 12	PN 22
	GUM 17	PN 14
	WO 8	PN 19
	WO 17	PN 11
	GUM 16	PN 14
	WO 12	PN 22
	HIC 16	
	GUM 9	
TREE TOTAL	TREE TOTAL	TREE TOTAL
2	23	23
TOTAL DBI	TOTAL DBI	TOTAL DBI
90 INCHES	323 INCHES	393 INCHES

	MAP 12	
	WO 15	
	WO 8	PN 10
	WO 15	
		PN 21
	GUM 19	PN 9
	WO 8	
TREE TOTAL	TREE TOTAL	TREE TOTAL
0	6	3
TOTAL DBI	TOTAL DBI	TOTAL DBI
0 INCHES	77 INCHES	40 INCHES

27 NEW ORLEANS ROAD

June 11, 2024

Total Pervious Surface Area: .21 AC

Total ACI: 266.75

POST DEVELOPMENT TREE TALLY (NON BUFFER) (BUFFER)

CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 1	CATEGORY 2	CATEGORY 3
LO 57, 26					
				WO 15	
	WO 9	PN 20			
	GUM 21				PN 21
		PN 8			
	WO 8	PN 17			
		PN 19			
	WO 8				
	WO 12	PN 22			
	GUM 17	PN 14			
	WO 17				
	WO 12			GUM 19	PN 9
				WO 8	
	HIC 16				
	GUM 9				
TREE TOTAL	TREE TOTAL	TREE TOTAL	TREE TOTAL	TREE TOTAL	TREE TOTAL
1	10	6	0	3	2
TOTAL DBI	TOTAL DBI	TOTAL DBI	TOTAL DBI	TOTAL DBI	TOTAL DBI
83 INCHES	129 INCHES	100 INCHES	0 INCHES	42 INCHES	30 INCHES



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**

Project Title: Donut Shop

Project Type: New Construction

Construction Site:

27 New Orleans Rd
Hilton Head Island, SC

Owner/Agent:

Rich Stone
386 Spanish Wells Rd
Suite B4
Hilton Head, SC

Designer/Contractor:

Ryan Yocco
CDDC, LLC
PO., Box 2869
Bluffton, SC 29910
843-384-4731
Ryan@cddceng.com

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Retail	1944	1.5	2916
Warehouse	940	0.8	752
Total Allowed Watts =			3668

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail (1944 sq.ft.)				
Warehouse (940 sq.ft.)				
LED 1: A: 2X4: Other:	1	4	56	224
LED 2: B: DOWN LIGHT: Other:	1	17	11.8	200.6
LED 3: C: 1X4: Other:	1	25	45	1125
Total Proposed Watts =				1550

Section 4: Requirements Checklist

Interior Lighting PASSES: Design 58% better than code.

Lighting Wattage:

- ☒ 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
3668	1550	YES

Controls, Switching, and Wiring:

- na ☐ 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
- na ☐ 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

- ☐ Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- ☐ Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

- ☒ 4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

- ☐ Areas designated as security or emergency areas that must be continuously illuminated.
☐ Lighting in stairways or corridors that are elements of the means of egress.

na ☐ 5. Master switch at entry to hotel/motel guest room.

na ☐ 6. Individual dwelling units separately metered.

na ☐ 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.

- ☒ 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- ☐ Only one luminaire in space.
☐ An occupant-sensing device controls the area.
☐ The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
☐ Areas that use less than 0.6 Watts/sq.ft.

na ☐ 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- ☐ Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

- ☒ 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- ☐ Lighting intended for 24 hour use.

na ☐ 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- ☐ Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.1.5.5 and to comply with the mandatory requirements in the Requirements Checklist.

Ryan Yocco, PE

Name - Title

Signature

5/21/24

Date



COMcheck Software Version 4.1.5.5

Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**

Project Title: Donut Shop

Project Type: New Construction

Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site:

27 New Orleans Rd
Hilton Head Island, SC

Owner/Agent:

Rich Stone
386 Spanish Wells Rd
Suite B4
Hilton Head, SC

Designer/Contractor:

Ryan Yocco
CDDC, LLC
PO.,Box 2869
Bluffton, SC 29910
843-384-4731
Ryan@cddceng.com

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	15 ft of door width	20	Yes	300	178
Other door (not main entry)	19 ft of door width	20	Yes	380	0
Entry canopy	376 ft2	0.25	Yes	94	200
Total Tradable Watts* =				774	379
Total Allowed Watts =				774	
Total Allowed Supplemental Watts** =				600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (15 ft of door width): Tradable Wattage				
LED 1: B: DOWN LIGHT: Other:	1	6	11.8	70.8
LED 2: D: WALL MOUNT: Other:	1	6	18	108
Other door (not main entry) (19 ft of door width): Tradable Wattage				
Entry canopy (376 ft2): Tradable Wattage				
LED 3: F: WALL MOUNT: Other:	1	2	100	200
Total Tradable Proposed Watts =				379

Section 4: Requirements Checklist

Lighting Wattage:

- ☒ 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance: Passes.

Controls, Switching, and Wiring:

- ☒ 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- ☒ 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.
- ☒ 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- ☒ 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- ☒ 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- ☐ Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- ☐ Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- ☐ Emergency lighting that is automatically off during normal building operation.
- ☐ Lighting that is controlled by motion sensor.

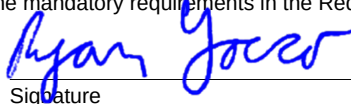
Exterior Lighting PASSES: Design 72% better than code.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.1.5.5 and to comply with the mandatory requirements in the Requirements Checklist.

Ryan Yocco, PE

Name - Title



Signature

5/21/24

Date

27 NEW ORLEANS ROAD ARCHITECTURAL PLAN SET

Code Analysis

Physical Address

27 New Orleans Road
Hilton head Island, SC 29928

Applicable Codes

2021 International Building Code with SC modifications
2021 South Carolina Fire Code with SC modifications
2021 International Mechanical Code with SC modifications
2021 International Plumbing Code with SC modifications
2020 National Electrical Code (NFPATO) with SC modifications
2009 International Energy Conservation Code

Project Description

New construction for a single building
divided into two businesses. The front portion
to be a Donut Shop and the rear portion
to be a Bicycle Rental Shop.

Occupancy Classification

Donut Shop - Group B (section 303.1.2)
Bike Rental - Group B

Proposed Square Footages

Overall Heated (excludes walls) = 2530 square feet
First floor = 1726
Second floor = 804

DONUT SHOP
DINING PORCH = 336 SQ. FT.
SALES = 248 SQ. FT.
ENTRY PORCH = 84 SQ. FT.
KITCHEN 1 = 177 SQ. FT.
KITCHEN 2 = 188 SQ. FT.
RESTROOM = 53 SQ. FT.
STORAGE = 360 SQ. FT.

BICYCLE RENTAL SHOP
BIKE STORAGE = 879 SQ. FT.
RECEPTION = 125 SQ. FT.
RESTROOM = 56 SQ. FT.

TOTAL = 1289 SQ. FT.

Construction Makeup

Raised concrete slab with wood framed structure

Type of Construction

VB

Occupant Loads

DONUT SHOP
Dining Porch - 336 / 15 net = 22.4
Kitchen 1 - 177 / 200 gross = .89
Kitchen 2 - 188 / 200 gross = .94
Sales - 248 / 60 gross = 4.13
Upstairs Accessory storage - 360 / 300 gross = 1.2

DONUT SHOP = 30 occupants

BICYCLE RENTAL SHOP
Reception - 125 / 150 gross = .83
Bike storage - 879 / 300 gross = .89
Kitchen 2 - 188 / 200 gross = .94
Upstairs Accessory storage - 352 / 300 gross = 1.17

BICYCLE RENTAL SHOP = 5 occupants

Allowable Building Height

40 feet (Table 504.3)

Allowable Number of Stories

2 stories (Table 504.4)

Allowable building Area

9000 square feet (Table 506.2)

Minimum Number of Exits

2 exits (table 1006.3.3)

Maximum Exit Access Travel Distance

Stories with one exit (Table 1006.3.4(2))

FIRST STORY ABOVE GRADE
maximum occupants = 49
maximum travel distance = 75 feet
SECOND FLOOR
maximum occupants = 29
maximum travel distance = 75 feet

Stairways

Section 1011
Minimum Width 36"
Riser - 7" max. 4 min. height
Tread - 11" min. depth
Vertical Rise - 12 feet max. for flight
Handrails - each side

Required Separation of Occupancies

No separation required (Table 508.4)

Interior Exit Stairways and Ramps (section1023)

One hour fire rated enclosure and
one hour fire rated ceiling at reception

Exterior Exit Stairways and Ramps (section1027)

No rated wall required (1027.6 exception1)

Opening Fire Protection (Table 716.1(21))

One hour rated door required

Sprinklers

Not required

Fire Alarm (F) 907.2.2

Not required

Bulk storage of tires (F) 903.2.9.2
bike shop less than 20,000 cubic feet

Accessibility Chapter 11

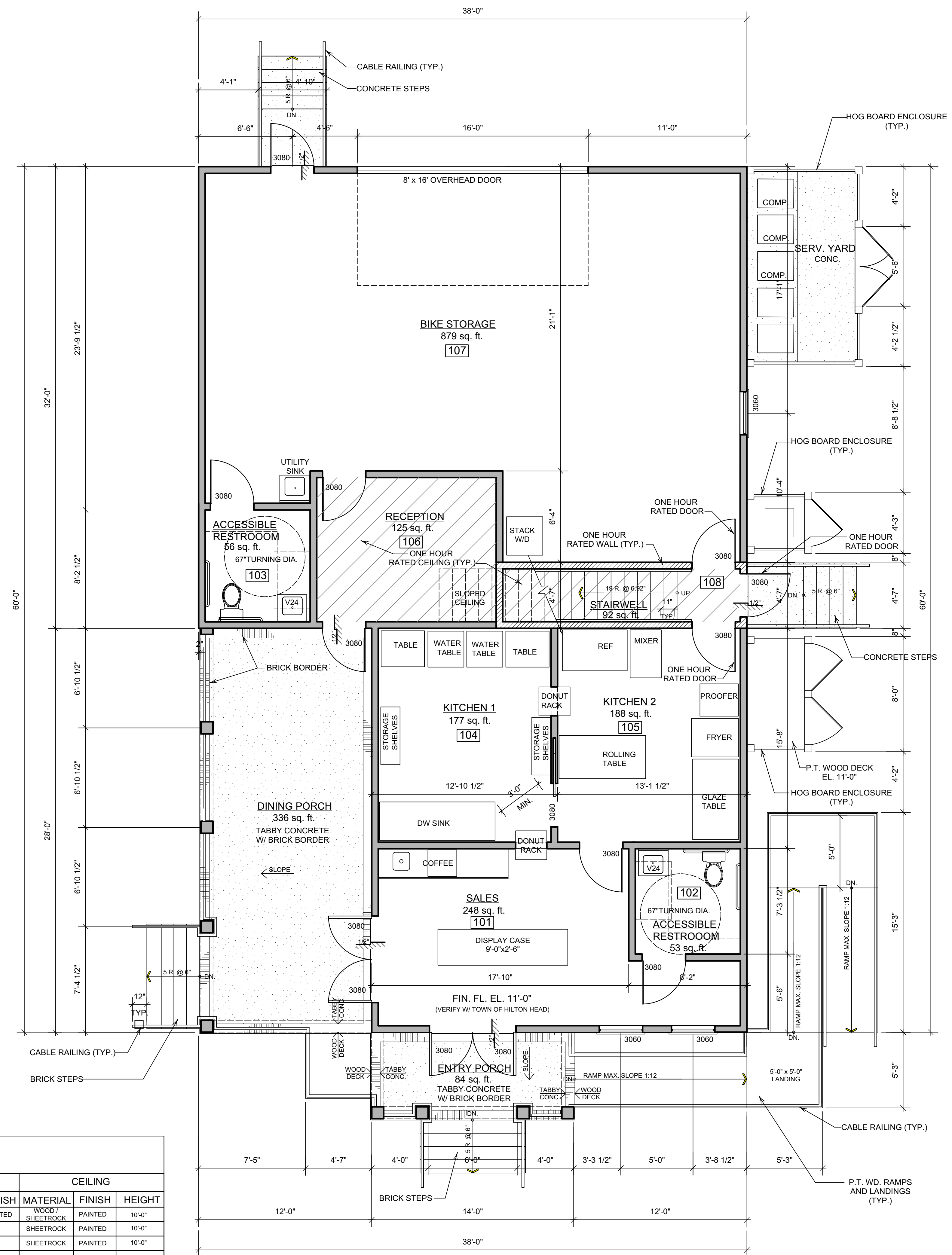
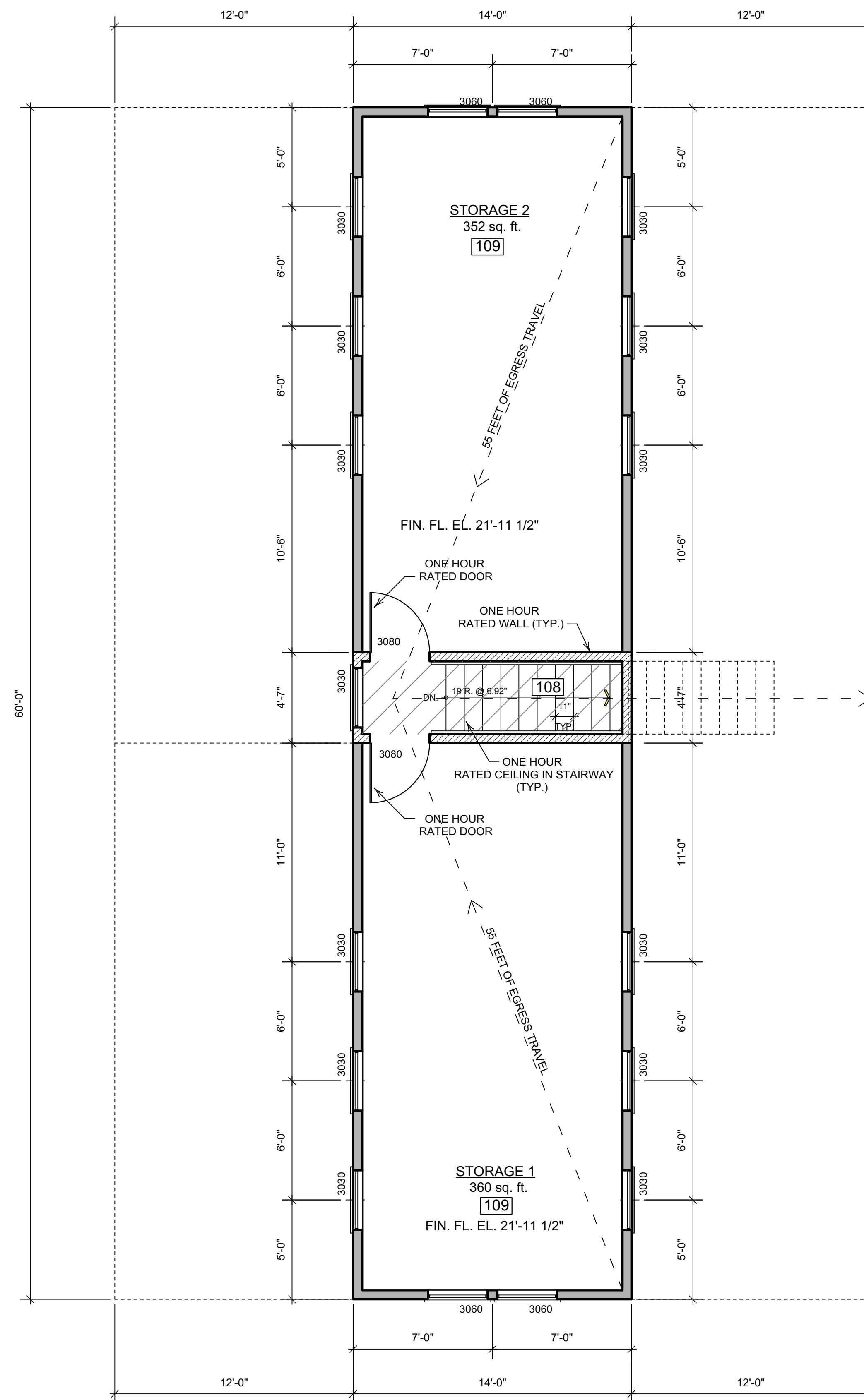
Building required to be accessible

Other Disciplines

Mechanical, Plumbing, Electrical, Structural and
Civil engineering plans must be completed by
state licensed engineers.

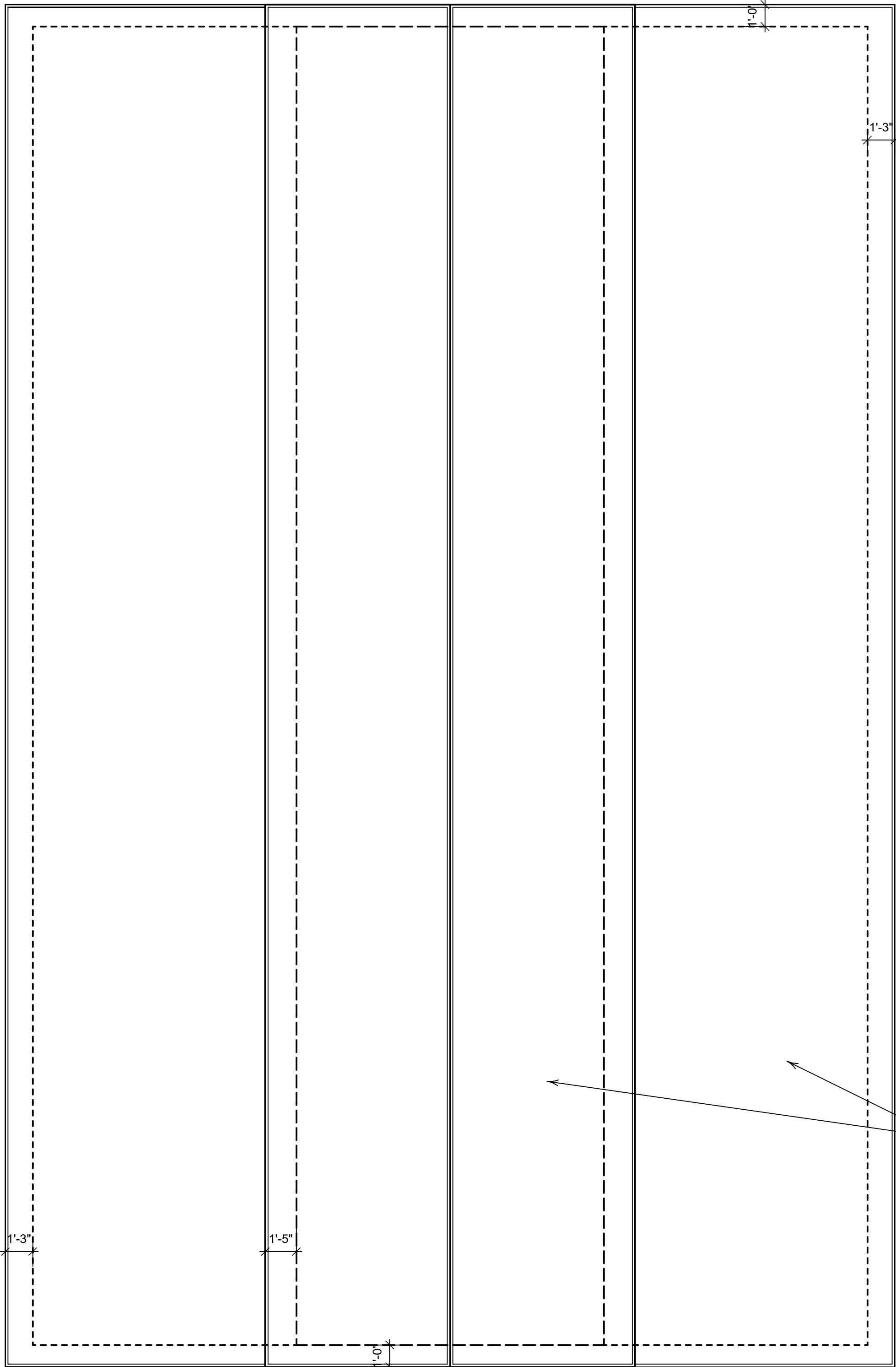
Kitchen

S.C. DHEC must approve kitchen layout, equipment
and finish materials.



FINISH SCHEDULE								
MARK	ROOM NAME	FLOOR		WALL		CEILING		
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT
101	SALES	WOOD	WOOD	WOOD / SHEETROCK	PAINTED	WOOD / SHEETROCK	PAINTED	10'-0"
102	RESTROOM	PORCELAIN TILE	VINYL COVE	VWC		SHEETROCK	PAINTED	10'-0"
103	RESTROOM	PORCELAIN TILE	VINYL COVE	VWC		SHEETROCK	PAINTED	10'-0"
104	KITCHEN 1	PORCELAIN TILE	VINYL COVE	FRP		SHEETROCK	PAINTED	10'-0"
105	KITCHEN 2	PORCELAIN TILE	VINYL COVE	FRP		SHEETROCK	PAINTED	10'-0"
106	RECEPTION	WOOD	WOOD	WOOD / SHEETROCK	PAINTED	SHEETROCK	PAINTED	10'-0"
107	BIKE STORAGE	CONCRETE	WOOD	WOOD / SHEETROCK	PAINTED	SHEETROCK	PAINTED	10'-0"
108	STAIR	WOOD	WOOD	WOOD / SHEETROCK	PAINTED	SHEETROCK	PAINTED	VARIES
109	STORAGE	PLYWOOD	WOOD	WOOD / SHEETROCK	PAINTED	SHEETROCK	PAINTED	10'-0"

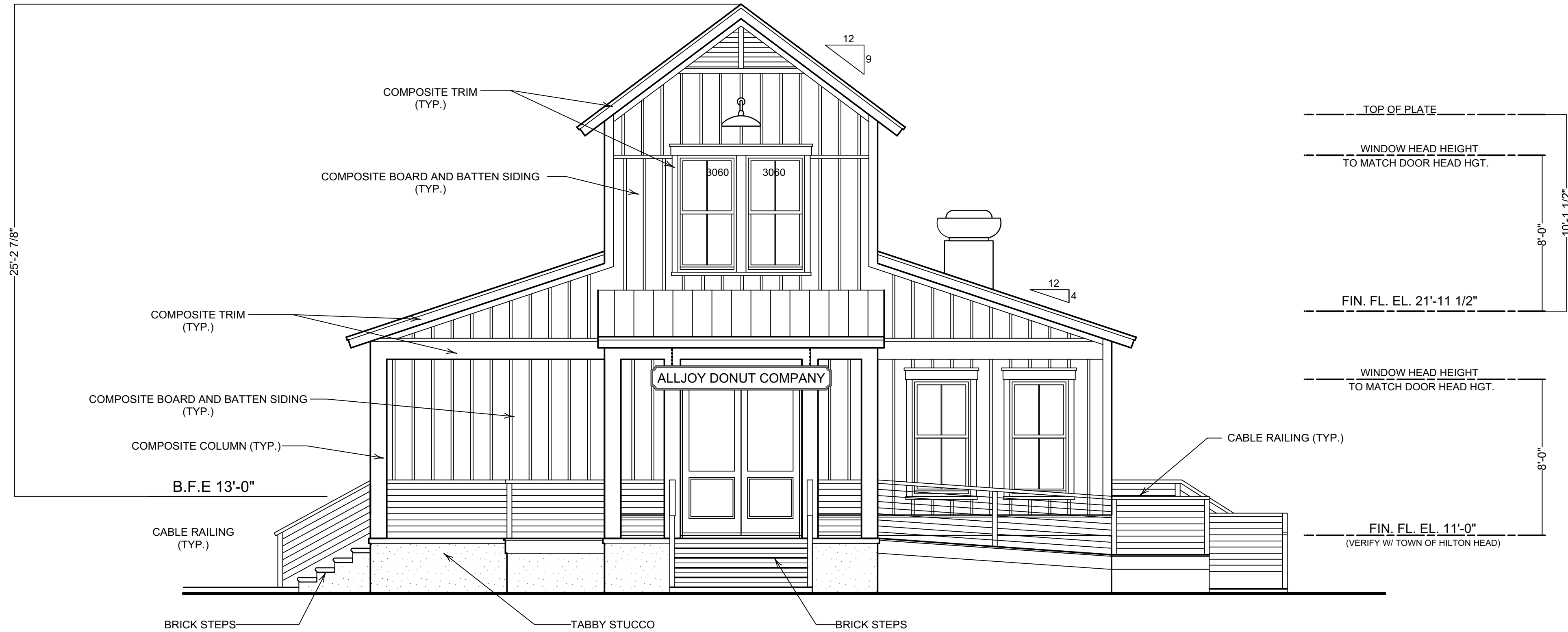
FRP – Fiberglass Reinforced Panels VLT – Vinyl Lay-in Ceiling Tile
VWC – Vinyl Wallcovering



STANDING SEAM METAL ROOF
(TYP.)

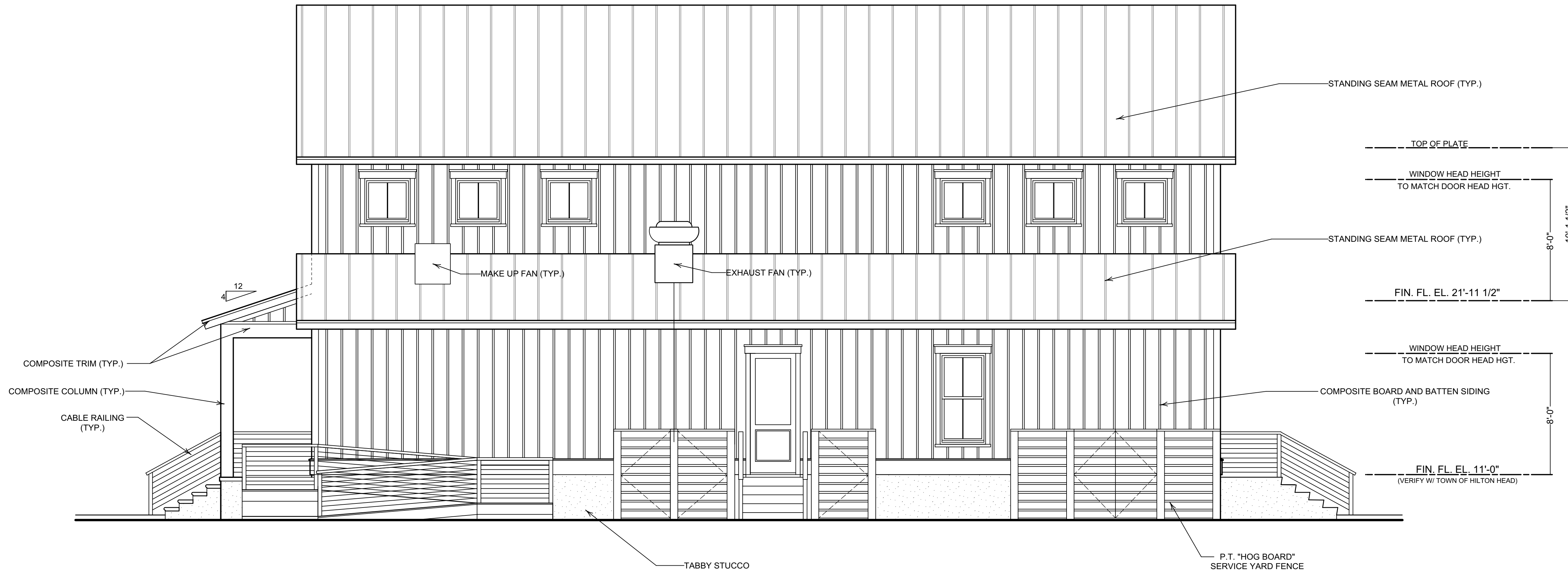
ROOF PLAN

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

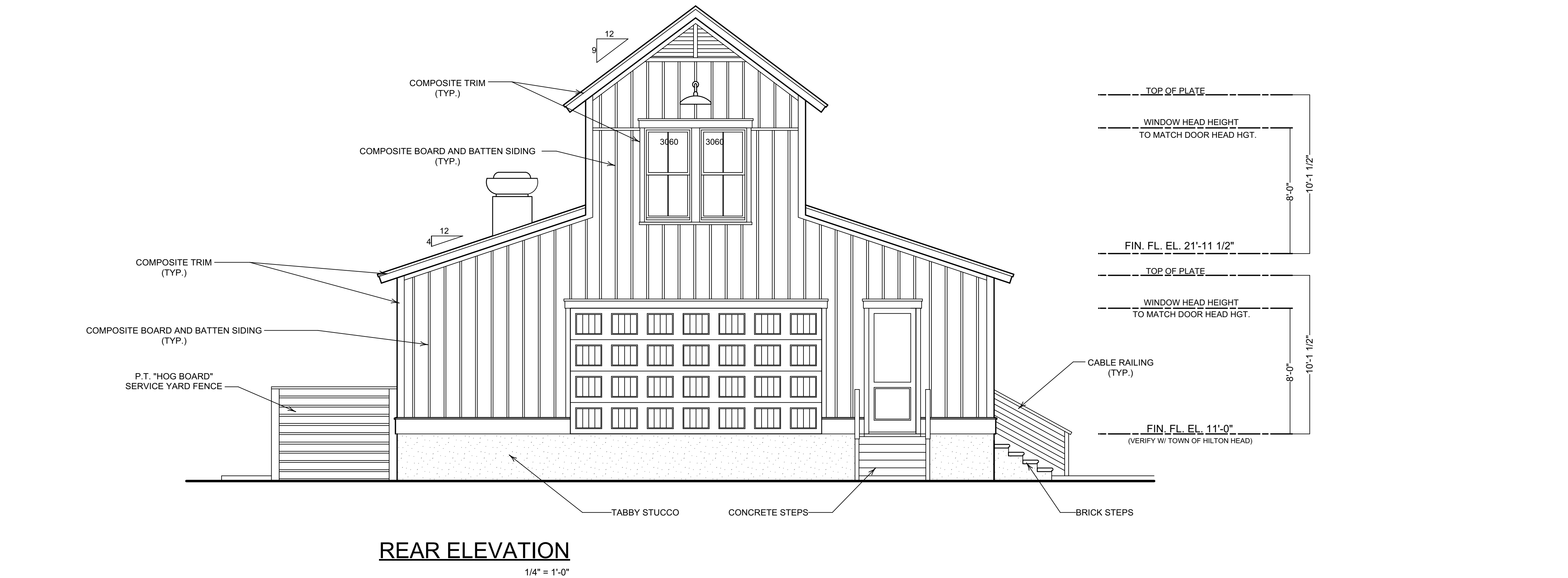
ALLJOY BBRC & ALLJOY DC
27 NEW ORLEANS ROAD
HILTON HEAD ISLAND, SC

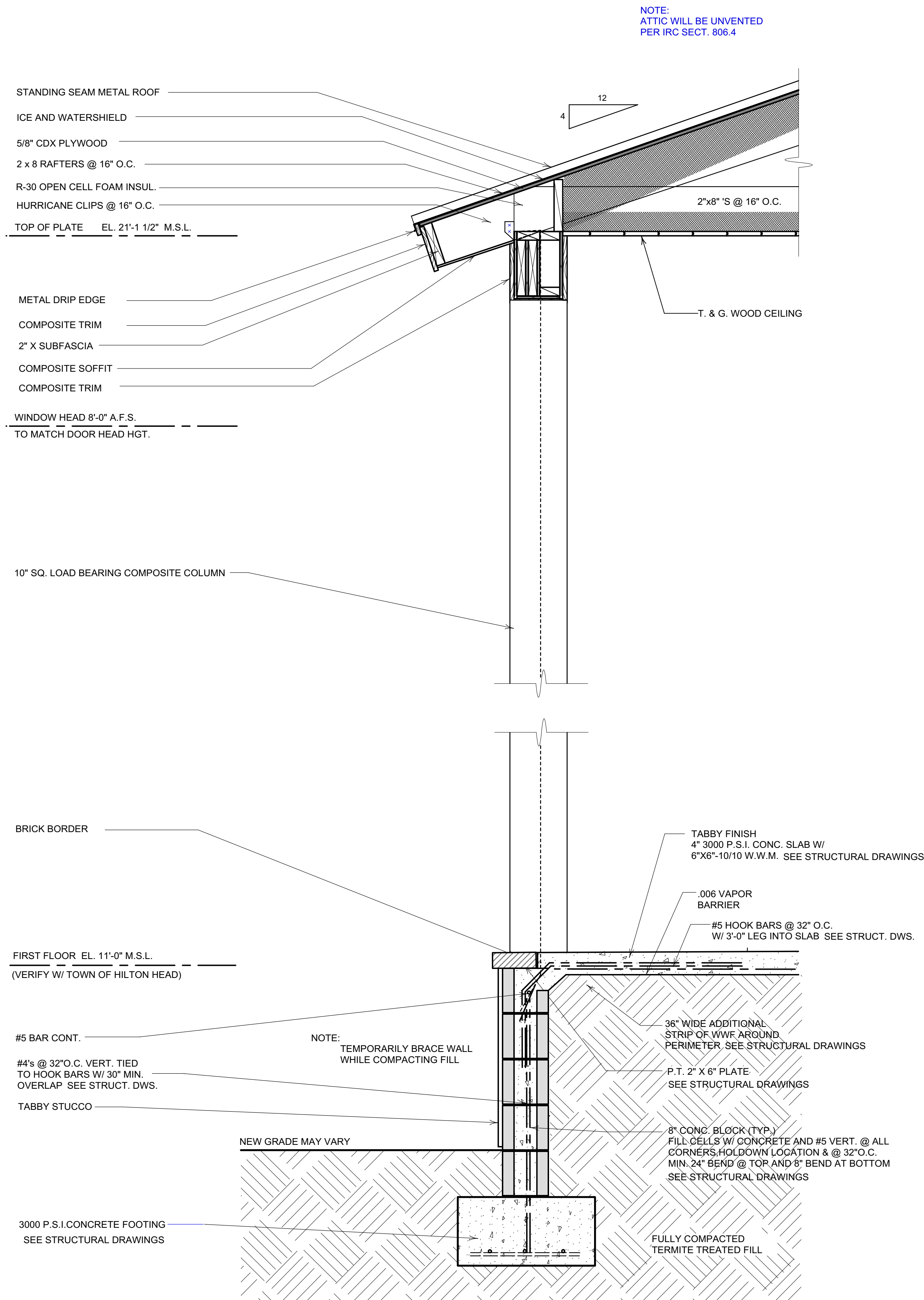
AWA architects
386 Spanish Wells Road - Ste. B4
Hilton Head Island, SC 29928
anassarchitects@icloud.com

A-3

5 - 24 - 2024

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, CHECK, AND COORDINATE ALL DIMENSIONS AND REQUIRED MINIMUM FLOOR ELEVATIONS, AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE USE OR REUSE OF THESE DRAWINGS WITHOUT WRITTEN APPROVAL IS PROHIBITED.

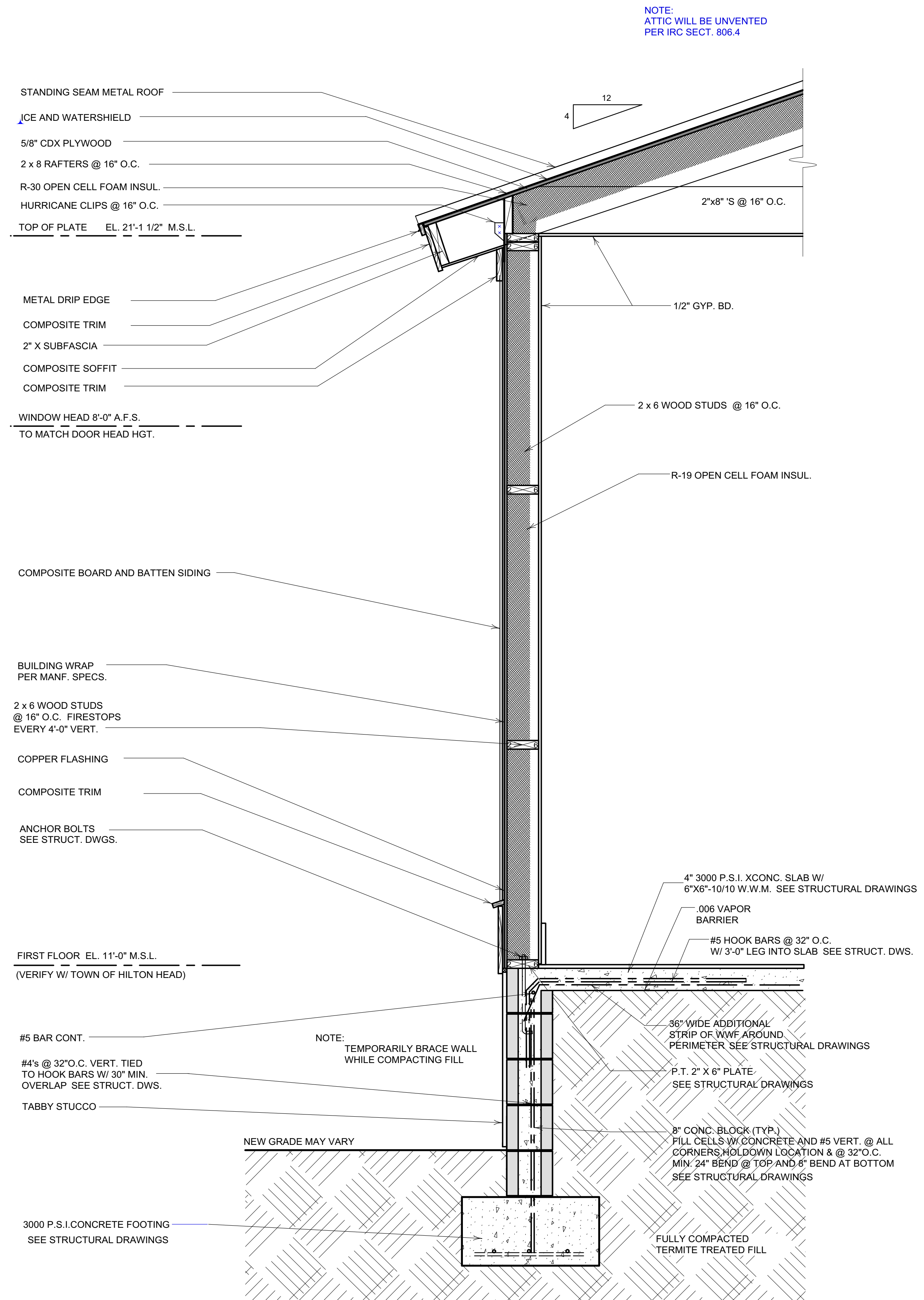




COVERED PORCH WALL SECTION
1"=1'-0"

NOTE:
SEE STRUCTURAL ENGINEER DRAWINGS
FOR STRUCTURAL LAYOUT AND SIZES

NOTE: COORDINATE WITH STRUCTURAL DRAWINGS



TYPICAL WALL SECTION
1"=1'-0"

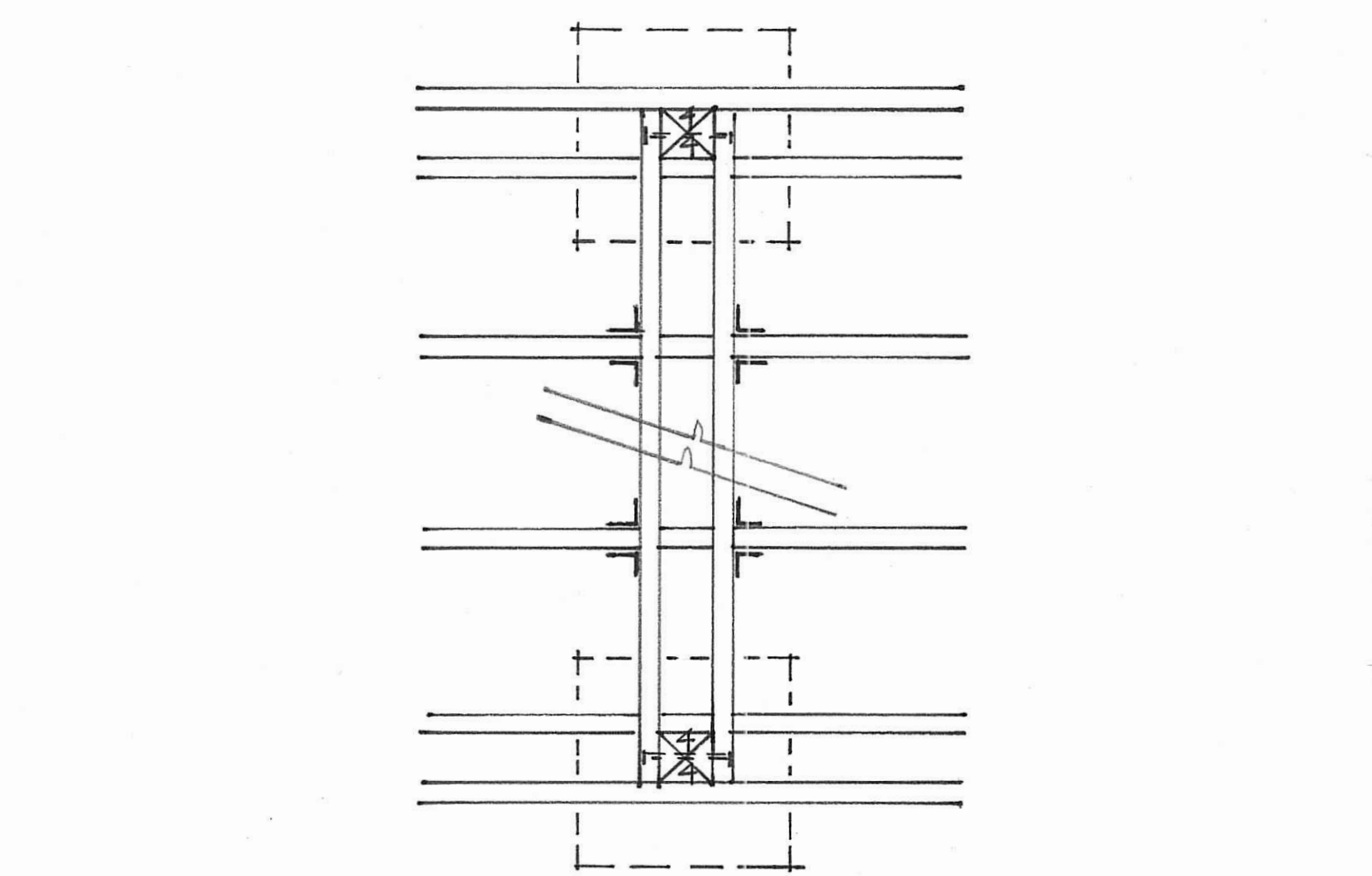
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27 NEW ORLEANS ROAD
HILTON HEAD ISLAND, SC

architects
386 Spanish Wells Road - Ste. B4
Hilton Head Island, SC 29928
843.733.1111
amasarchitects@gmail.com

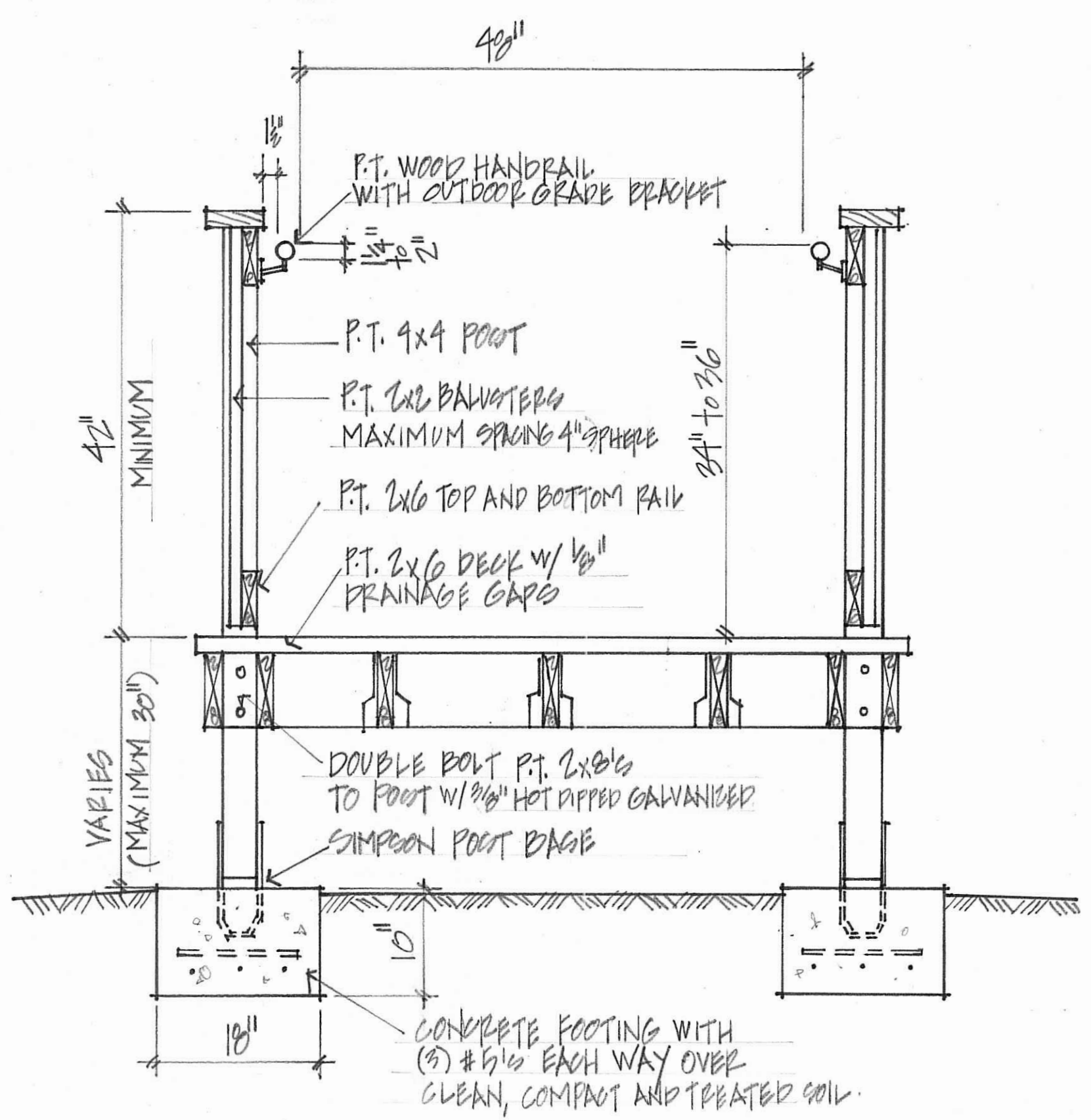
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5 - 24 - 2024

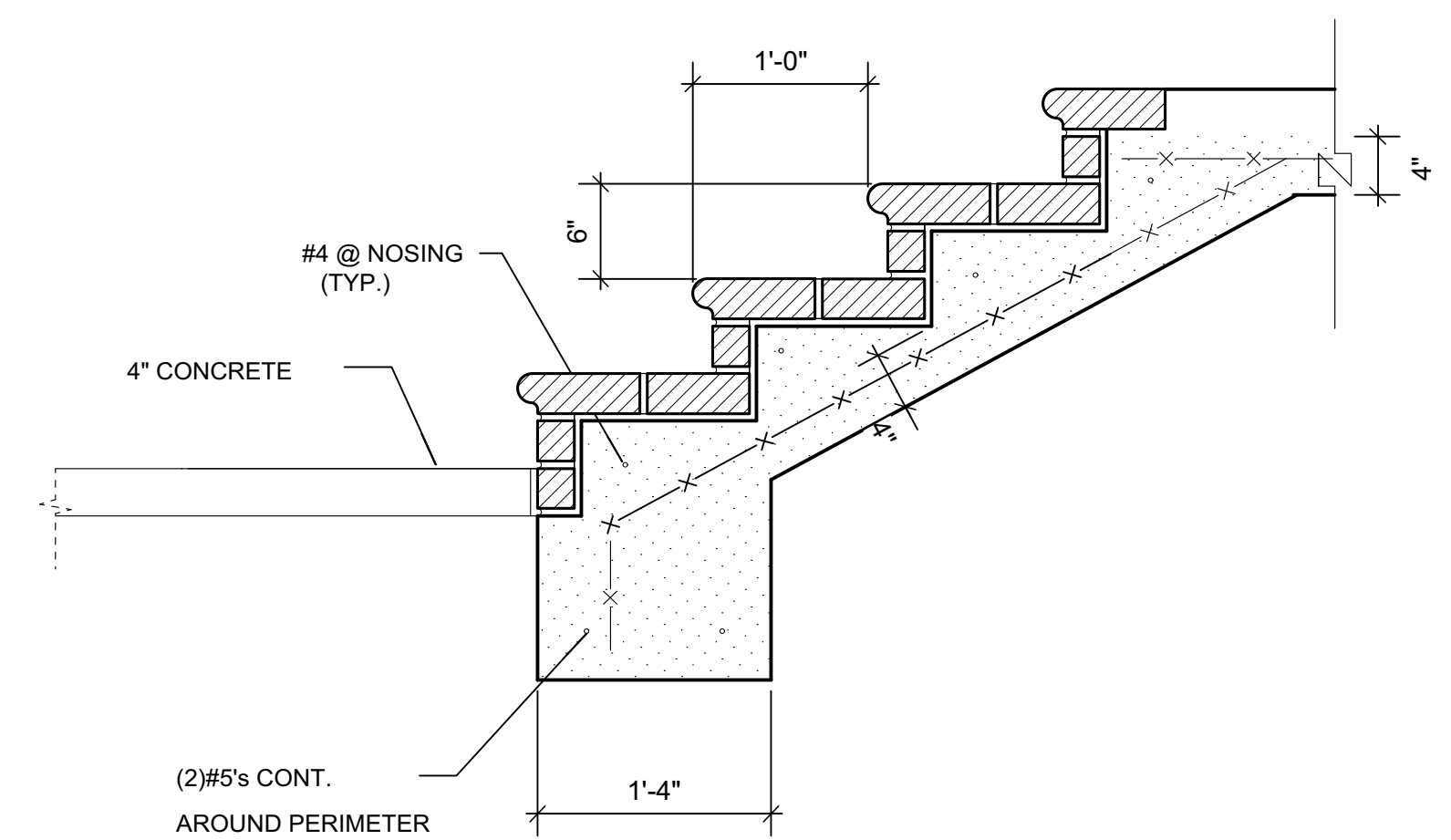
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AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR
TO COMMENCEMENT OF CONSTRUCTION.
THE USE OR REUSE OF THESE DRAWINGS WITHOUT WRITTEN APPROVAL IS PROHIBITED



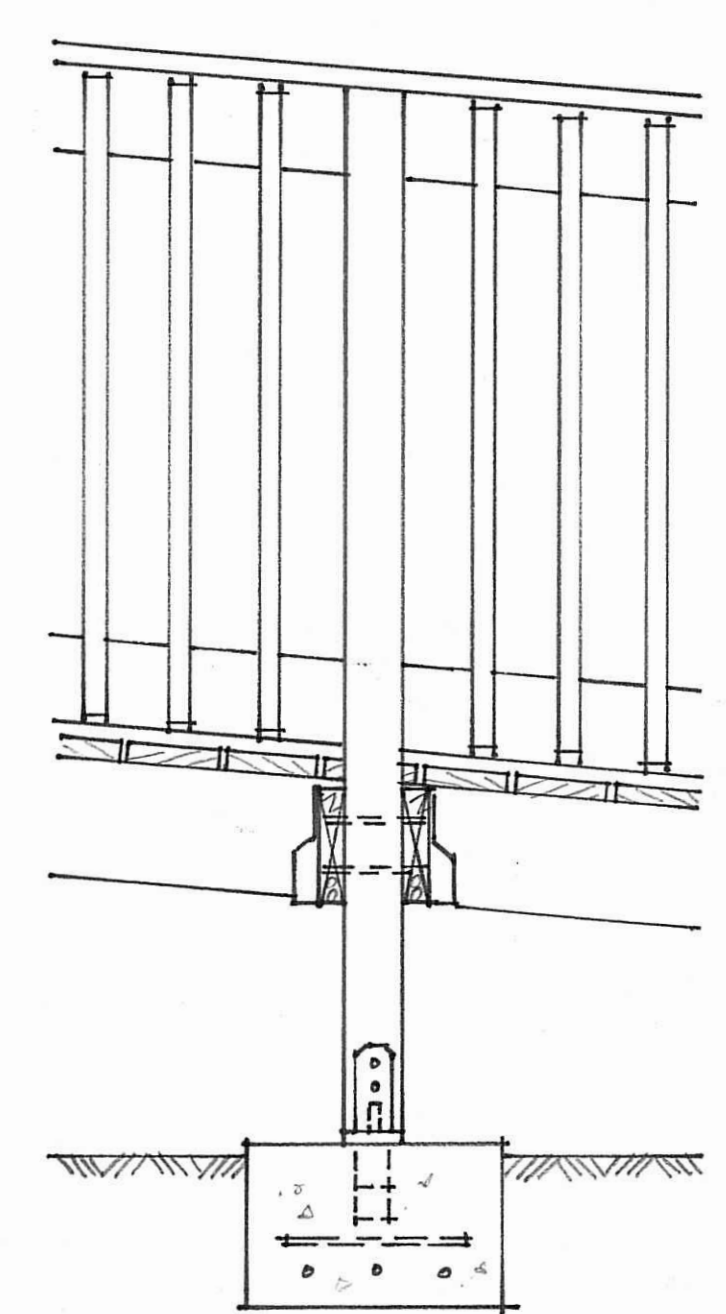
RAMP AND DECK FRAMING PLAN SCALE OF 1"=1'-0"



RAMP AND DECK SECTION SCALE OF 1"=1'-0"
(PERPENDICULAR TO SLOPE)



BRICK STEP DETAIL
1"=1'-0"



RAMP AND DECK SECTION SCALE OF 1"=1'-0"
(PARALLEL TO SLOPE)

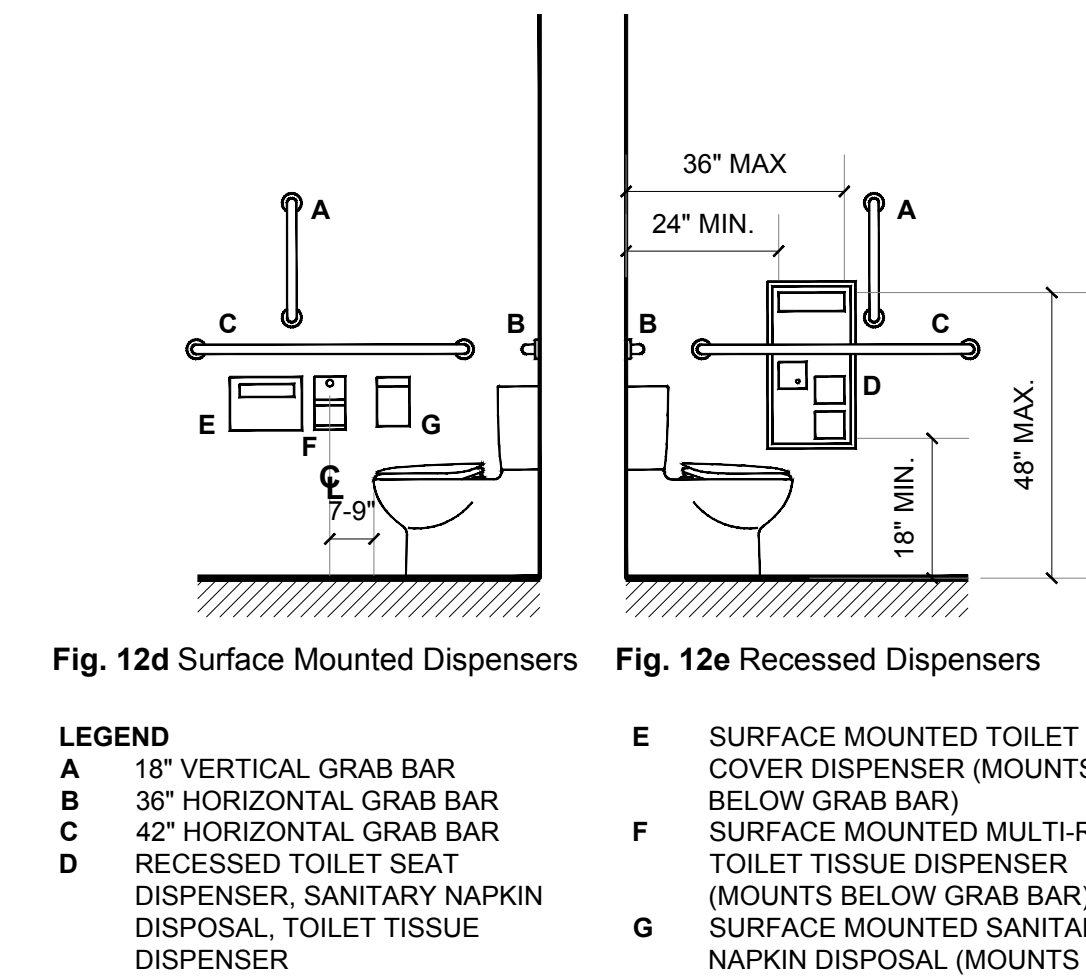
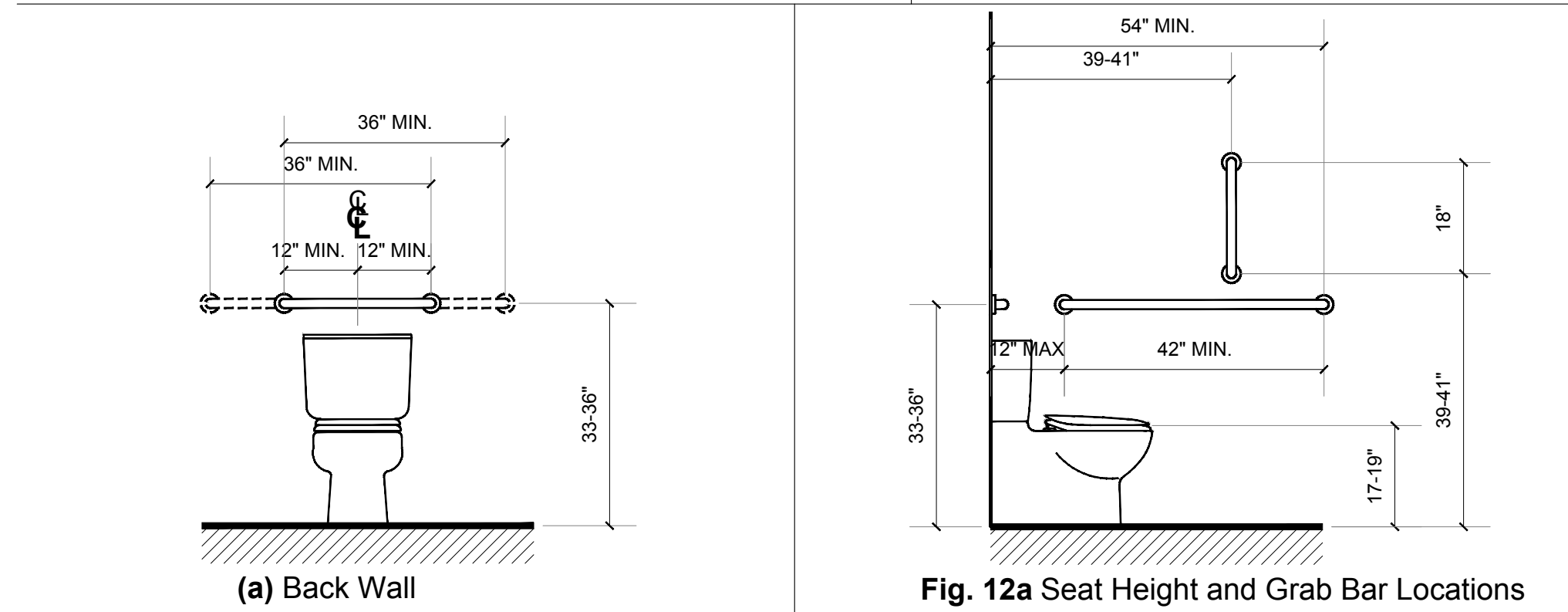
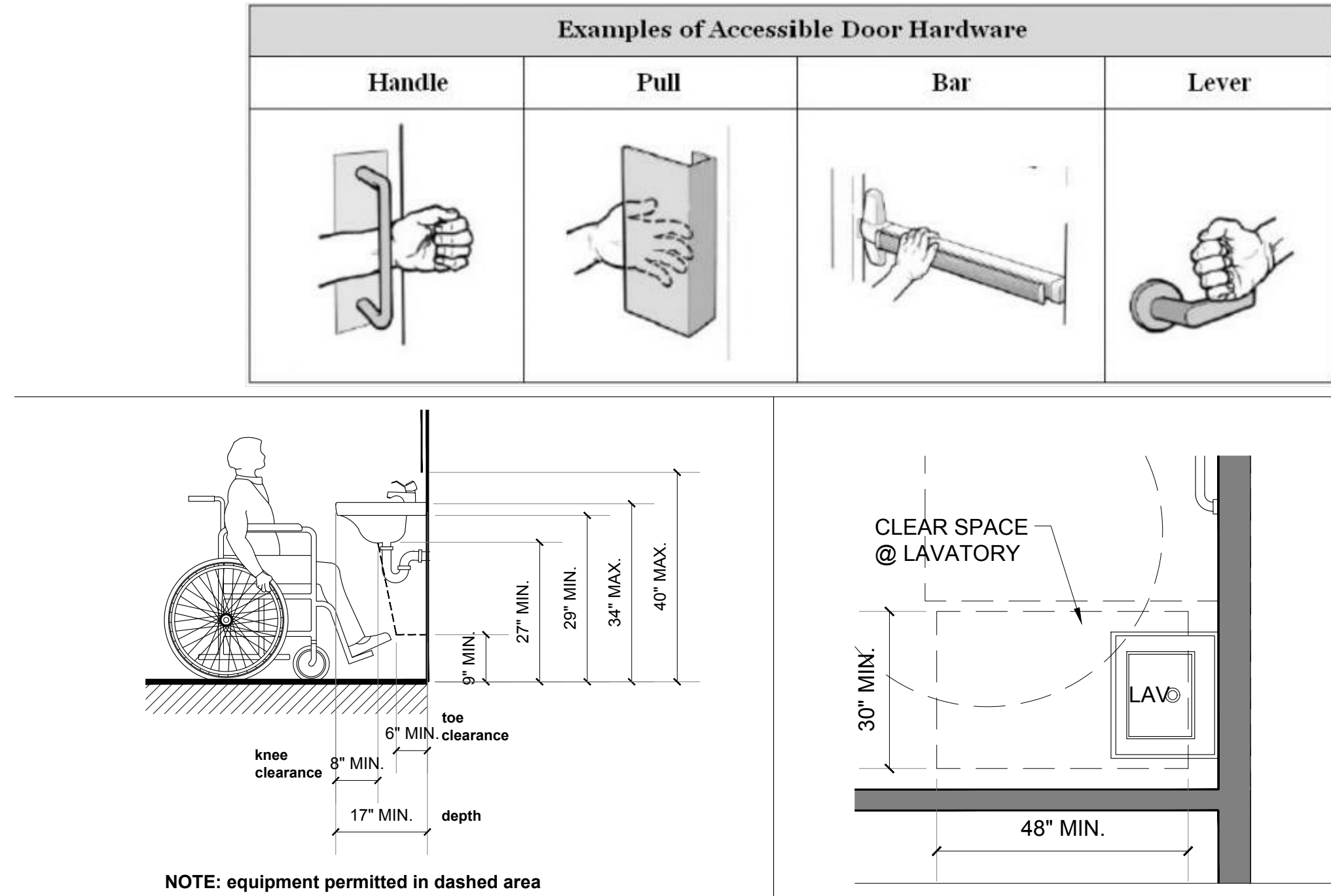
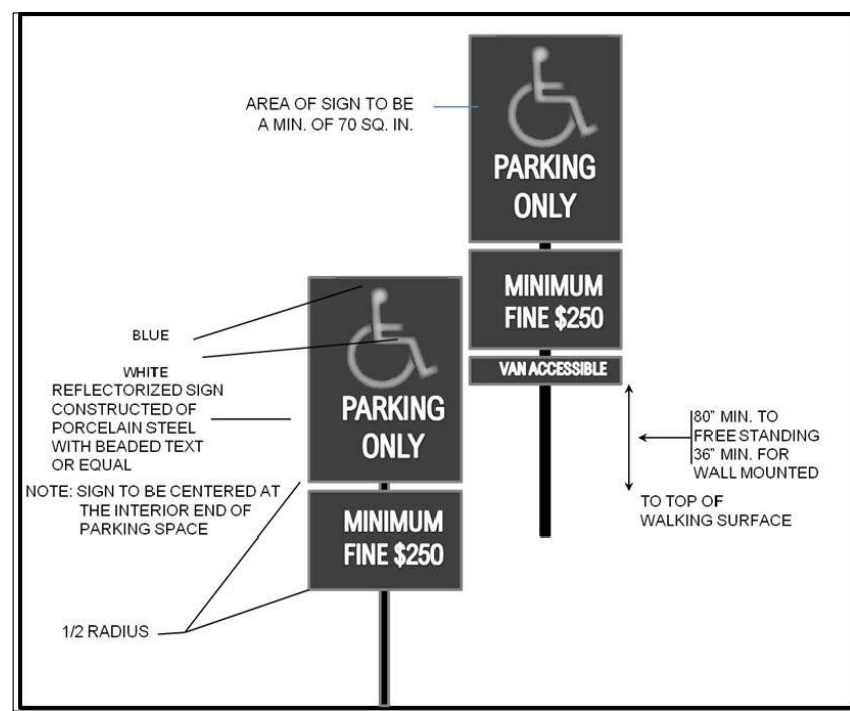
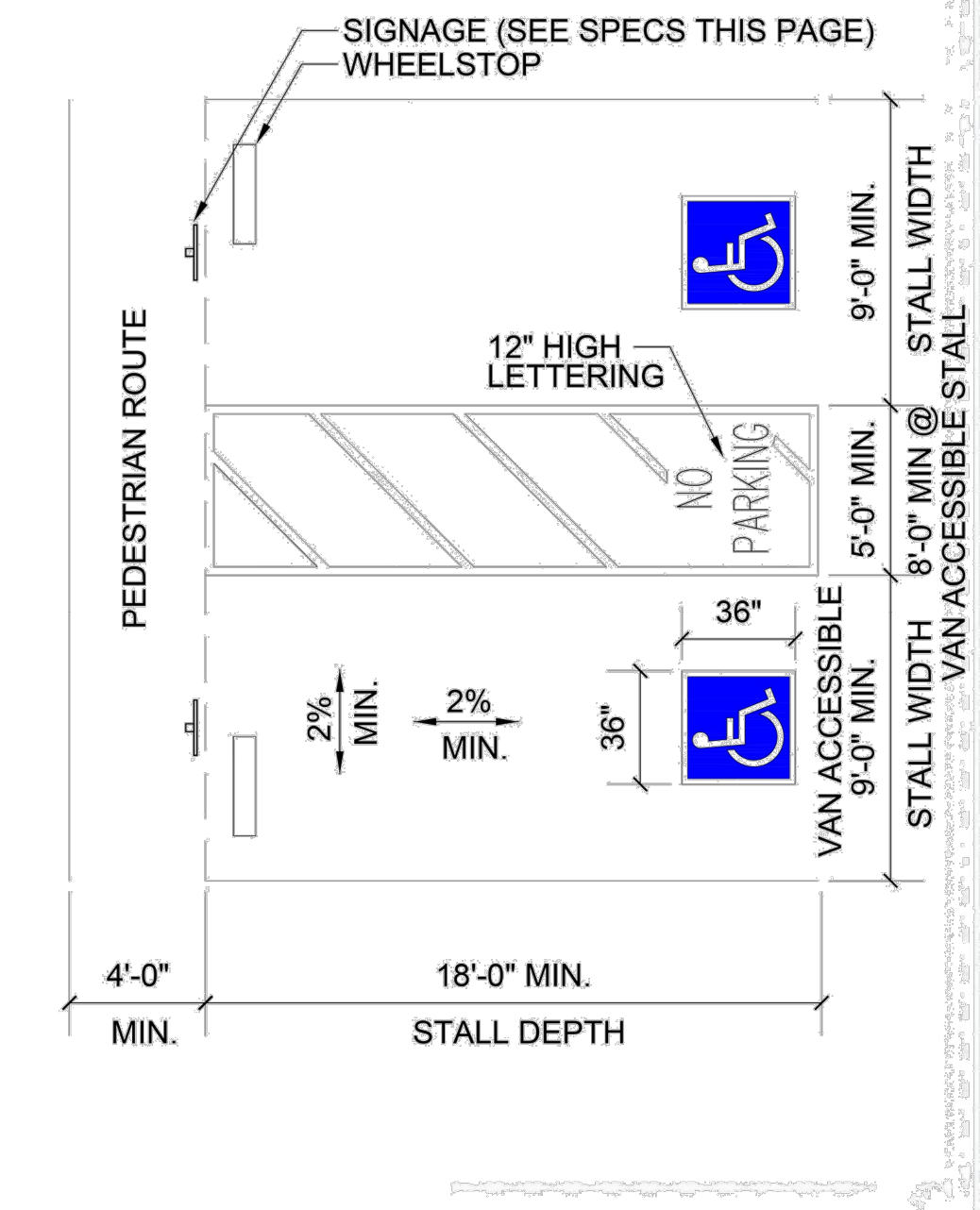
- STAIRS - SECTION 1011 BCU
 MINIMUM WIDTH - 44"
 RISER HEIGHT - 4" TO 7"
 TREAD DEPTH - 11" MINIMUM
 UNIFORMITY - 3/8" MAX TOLERANCE
 NOSING - 1/8" TO 3/16" CURVED OR BEVELLED
 1/4" MAXIMUM PROJECTION
- SOLID RISERS - REQUIRED
LANDINGS - REQUIRED @ TOP AND BOTTOM
HANDRAILS - REQUIRED 12" EXTENSIONS AND 1 1/2" CLEARANCE
GUARDS - REQUIRED 40" MINIMUM HEIGHT
 - OPENINGS LIMITED TO 4" PASSAGE OF SPHERE
GRASPABILITY OF HANDRAIL - CIRCULAR 1 1/4" TO 2" CROSS SECTION
RAMPS - SECTION 1012 BCU
 MAXIMUM SLOPE - 1:12
 MAXIMUM RISE - 30"
 MINIMUM WIDTH - 44"
 LANDING - 60" MINIMUM BY 60" MINIMUM
 DOOR OPENING INTO LANDING - 40" CLEAR

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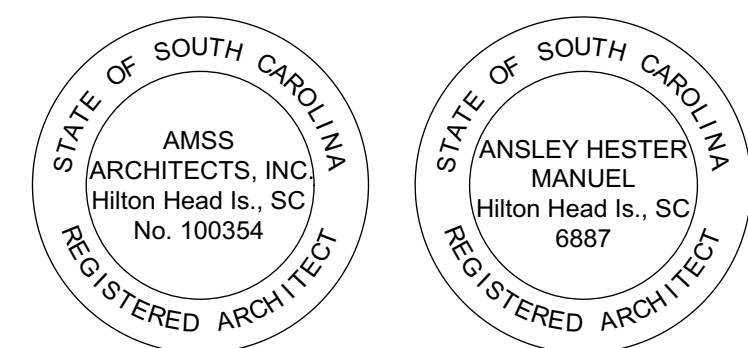
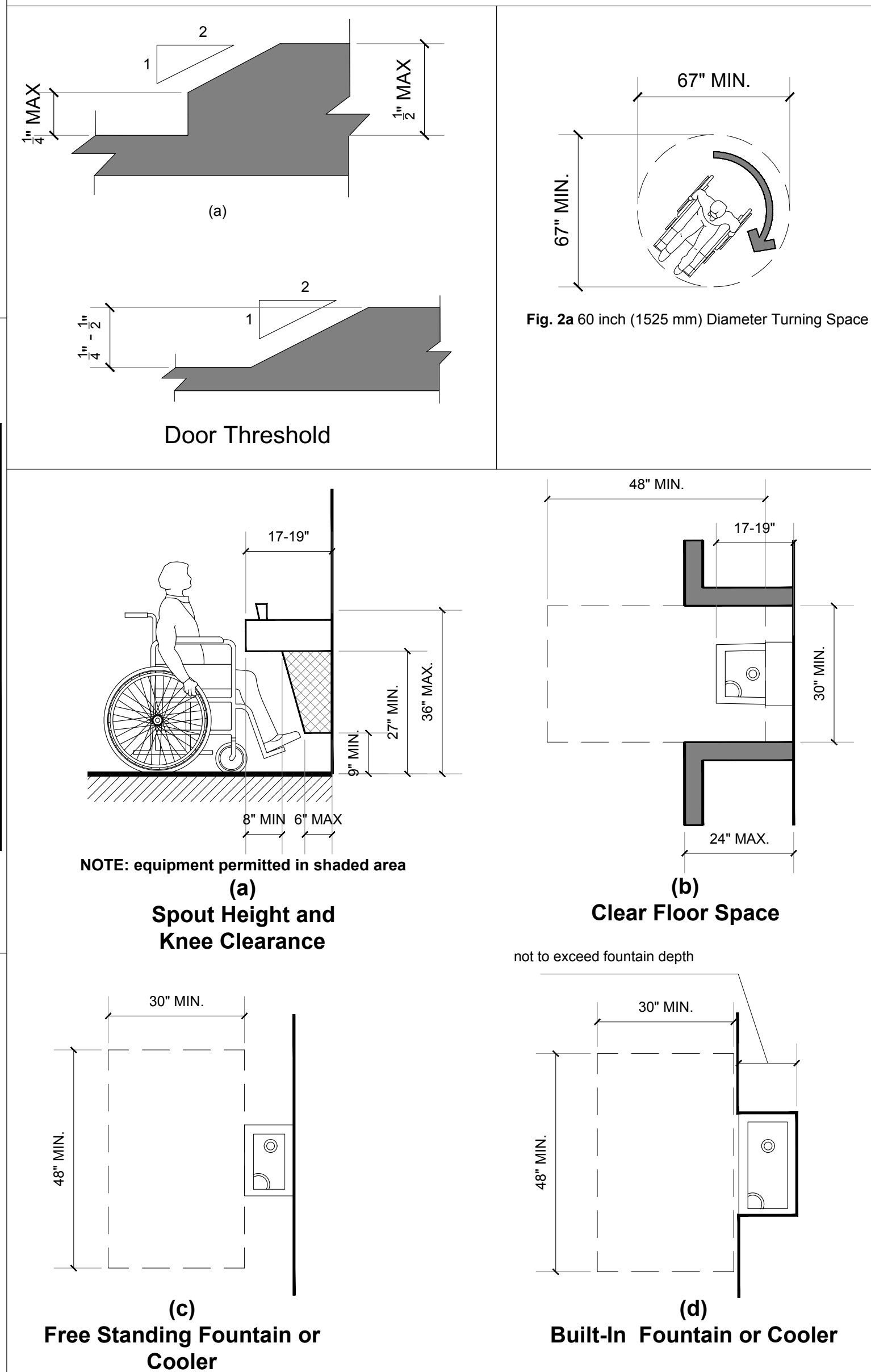
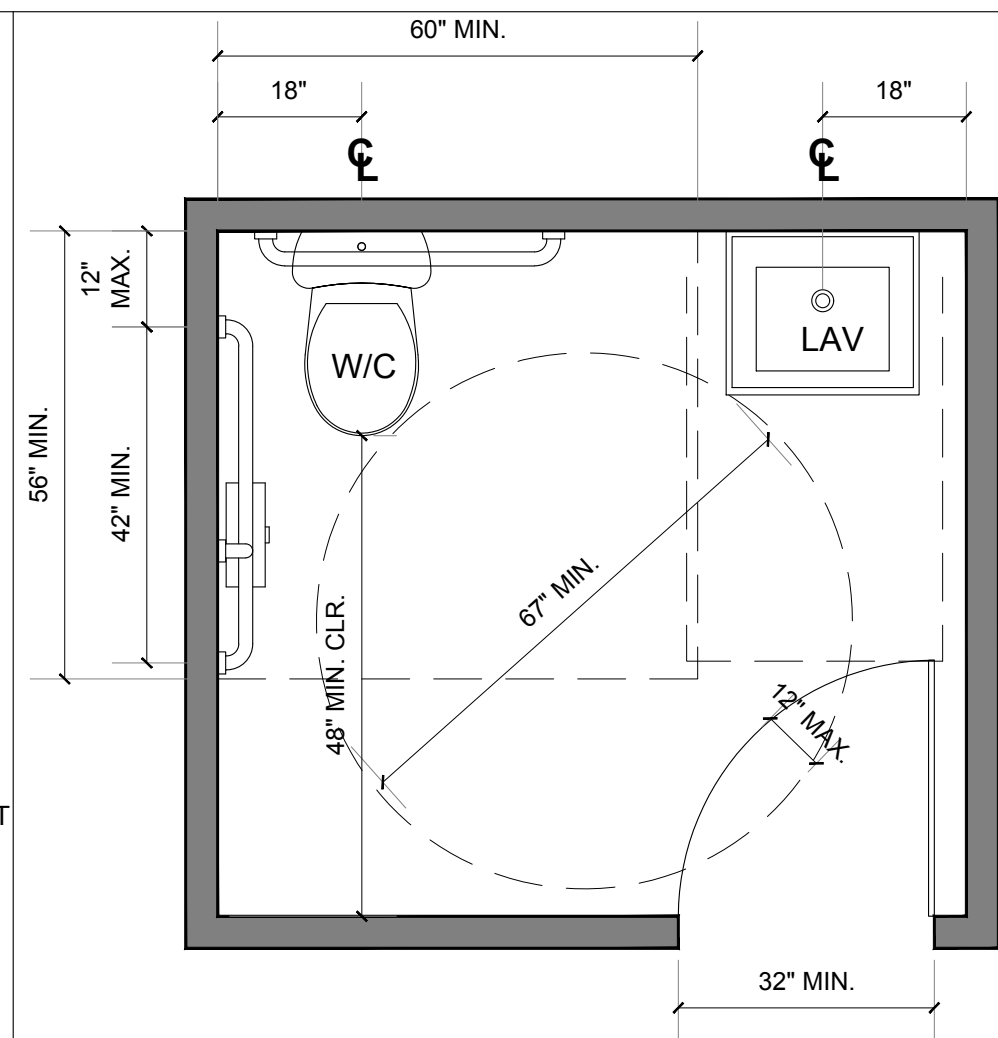
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 386 Spanish Wells Road - Ste. B4
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 843.781.1111
 awaarchitects@alljoy.com

A-6

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 THE USE OR REUSE OF THESE DRAWINGS WITHOUT WRITTEN APPROVAL IS PROHIBITED



- LEGEND**
- A** 18" VERTICAL GRAB BAR
 - B** 36" HORIZONTAL GRAB BAR
 - C** 42" HORIZONTAL GRAB BAR
 - D** RECESSED TOILET SEAT DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER
 - E** SURFACE MOUNTED TOILET SEAT COVER DISPENSER (MOUNTS BELOW GRAB BAR)
 - F** SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER (MOUNTS BELOW GRAB BAR)
 - G** SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (MOUNTS BELOW GRAB BAR)

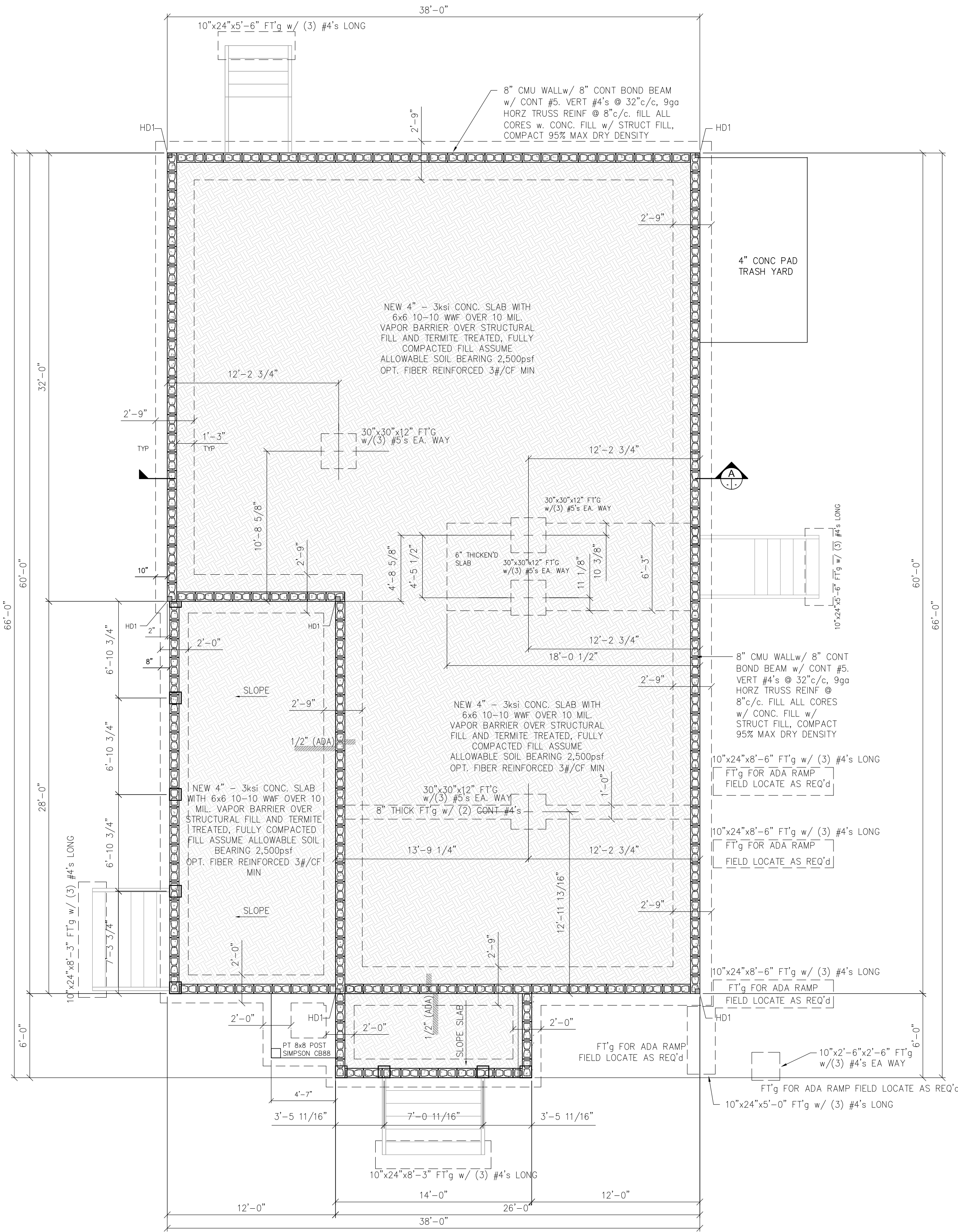


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27 NEW ORLEANS ROAD
HILTON HEAD ISLAND, SC

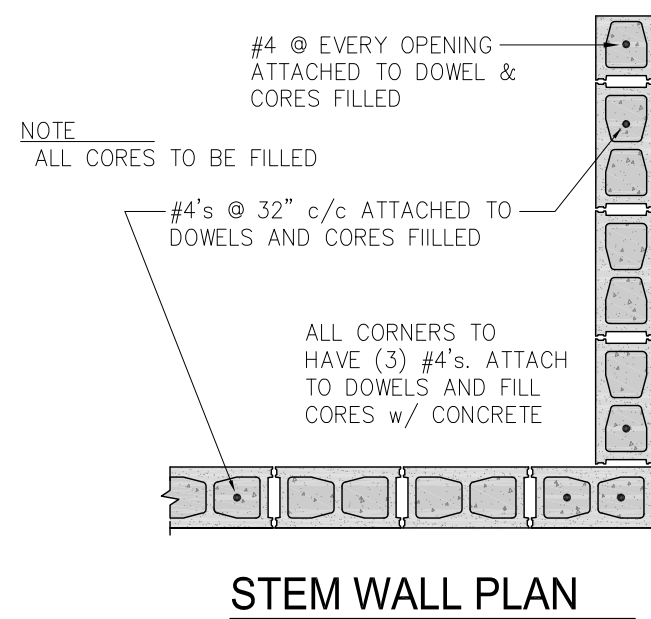
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amssarchitects@hargray.com

A-7

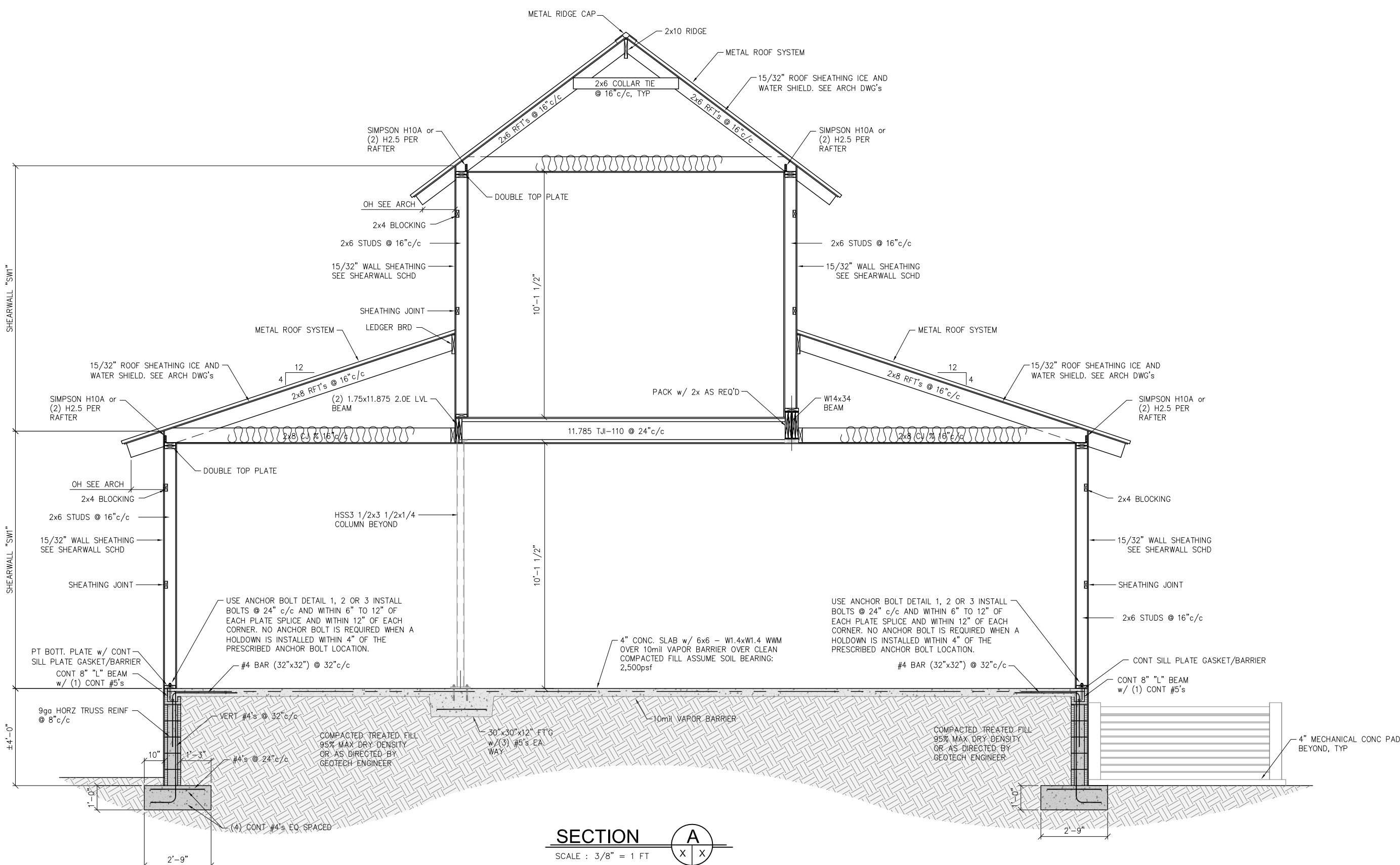
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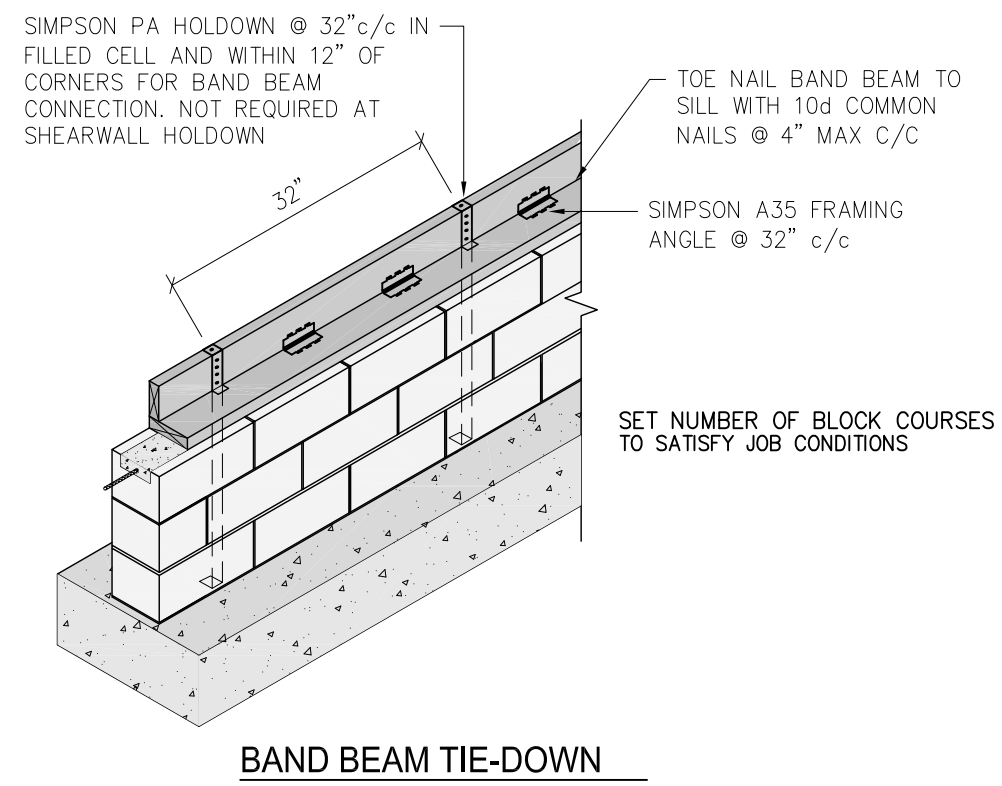
FOUNDATION PLAN
SCALE : 3/16" = 1'-0"



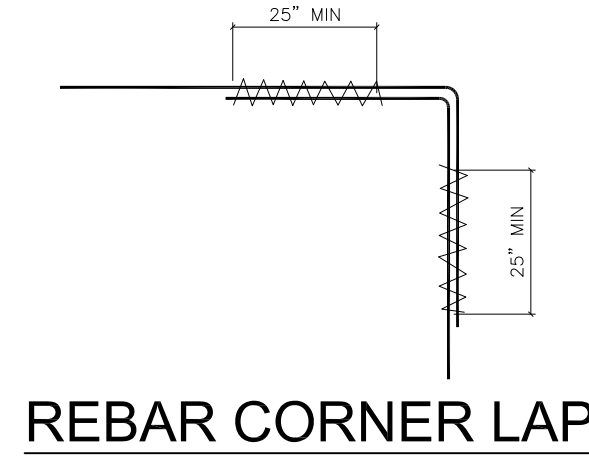
STEM WALL PLAN



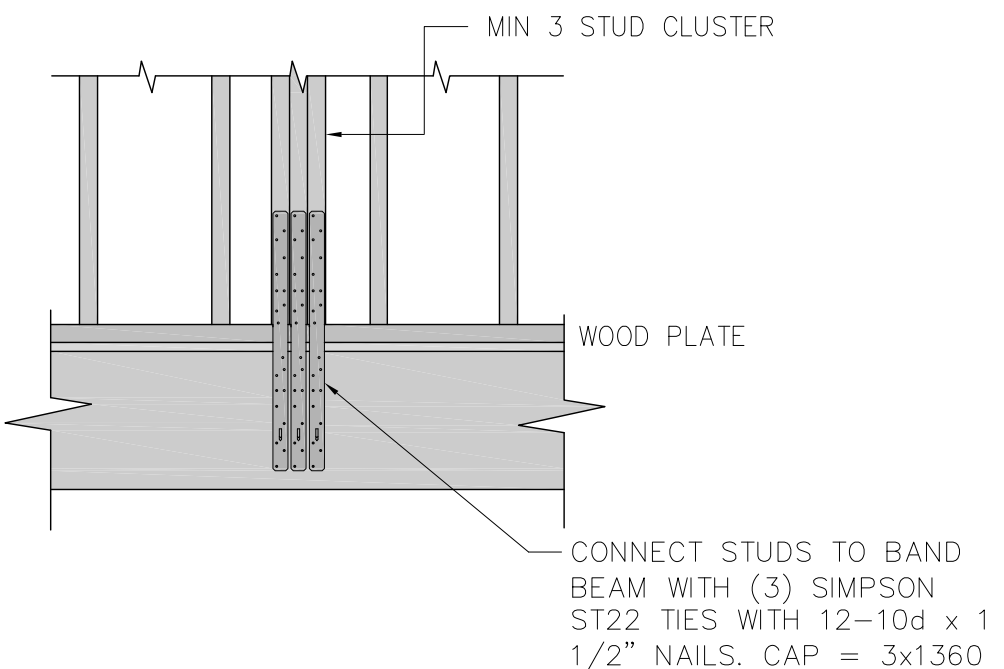
SECTION A-A
SCALE : 3/8" = 1' FT



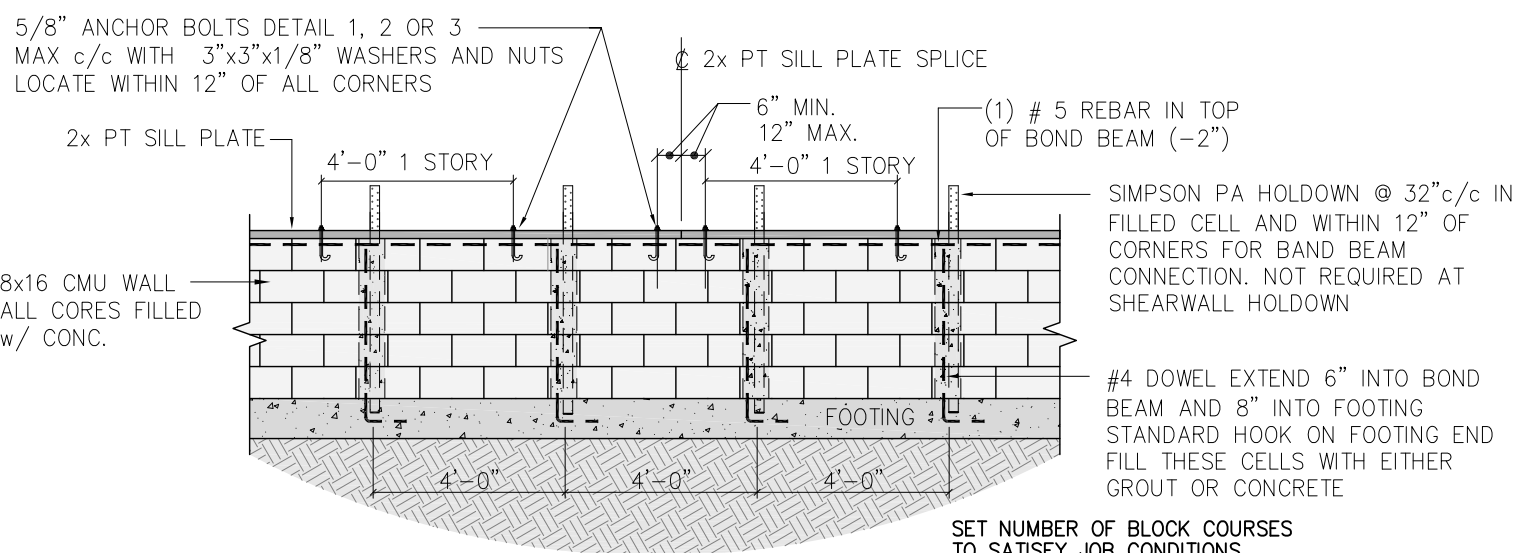
BAND BEAM TIE-DOWN



REBAR CORNER LAP



STUD CLUSTER TO BAND BEAM



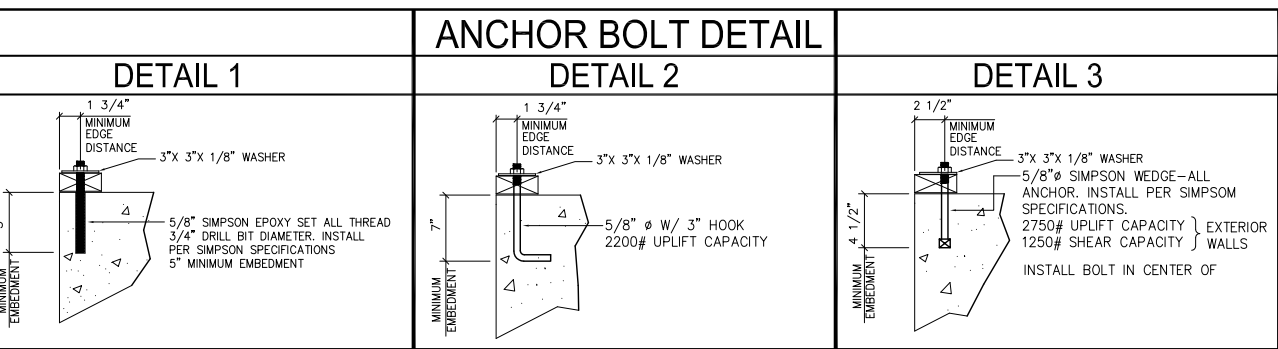
SILL PLATE, STEM WALL AND FOOTING DETAILS

NOTE
THESE DRAWINGS ARE STRUCTURAL. CAROLINA DESIGN IS NOT RESPONSIBLE FOR WATERPROOFING, DAMP-PROOFING, VENTILATION, OR FLASHING DETAILS.

DESIGN NOTE TO CONTRACTOR/BUILDER

PRIOR TO PERMITTING, CONTRACTOR/BUILDER SHALL REVIEW THESE DRAWINGS/DOCUMENTS. IF THERE ARE ANY CONCERNS AND/OR ALTERNATE FRAMING DETAILS REQUESTED, THE CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER FOR CLARIFICATIONS AND/OR REVISIONS TO THESE DRAWINGS/DOCUMENTS. AFTER PERMITS HAVE BEEN ISSUED AND CONSTRUCTIONS HAS BEGUN, ANY MODIFICATIONS DUE TO INCORRECT CONSTRUCTION AND/OR INSTALLATION SHALL BE CONSIDERED A CHANGE ORDER AND THUS SHALL BE BILLED TO THE CONTRACTOR/BUILDER.

PLEASE REVIEW THESE DESIGN DOCUMENTS AND DRAWINGS AND IF THE CONTRACTOR/BUILDER HAS ANY QUESTIONS AND/OR CONCERNS, CONTACT THE ENGINEER FOR CLARIFICATIONS AND/OR REVISION PRIOR TO PERMITTING.



NOTE TO CONTRACTOR

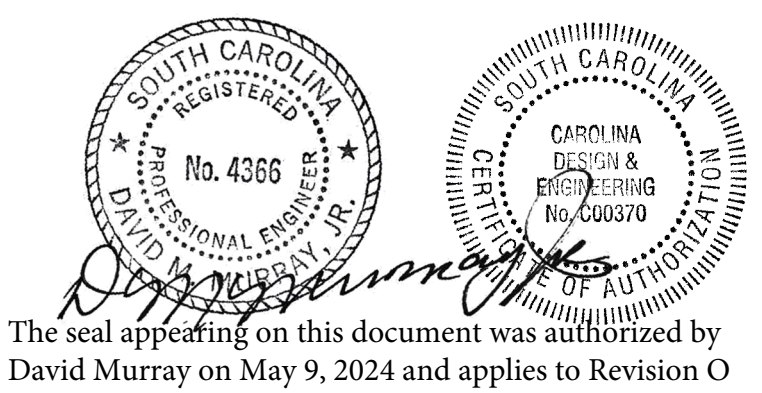
THESE PLANS AND SPECIFICATIONS ARE TO BE USED AS A SUPPLEMENT TO ARCHITECTURAL PLANS PREPARED BY OTHERS. NOTE THAT WALL OPENINGS MAY HAVE BEEN EITHER ELIMINATED OR RELOCATED. ALSO, WALL LOCATIONS AND DIMENSIONS AS WELL AS BUILDING DIMENSIONS MAY HAVE BEEN ALTERED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONAL CONFORMITY OR NON - CONFORMITY BETWEEN THE TWO SETS OF PLANS. ANY CONCERNS SHOULD BE DISCUSSED AND CLARIFIED WITH THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR ROOF AND FLOOR SYSTEMS DESIGNED BY OTHERS. THIS INCLUDES THE CONNECTION DESIGN FOR THE ROOF AND FLOOR SYSTEMS.

NOTE TO BUILDING OFFICIAL

THESE PLANS AND SPECIFICATIONS ARE TO BE USED AS A SUPPLEMENT TO THE ARCHITECTURAL DRAWINGS PREPARED BY Marty Mauldin
PLAN: Alljoy BBRC & Alljoy DC

BUILDING CODE & LOADS

INTERNATIONAL RESIDENTIAL CODE 2021
WIND VELOCITY = 141 mph 3 sec GUST
EXPOSURE B ENCLOSED BUILDING
RISK CATEGORY II
SIESMIC DESIGN BASED ON REQUIREMENTS
PRESCRIBED IN THE INTERNATIONAL RESIDENTIAL CODE 2021 FOR STRUCTURES LOCATED IN SEISMIC DESIGN CATAGORY D2



The seal appearing on this document was authorized by David Murray on May 9, 2024 and applies to Revision 0

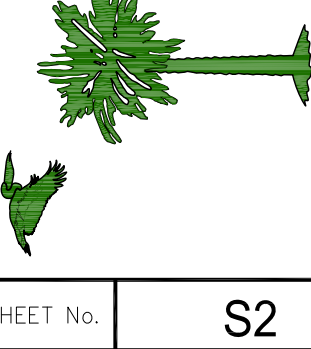
Alljoy BBRC & Alljoy DC

27 New Orleans Road
Hilton Head Island, SC 29928

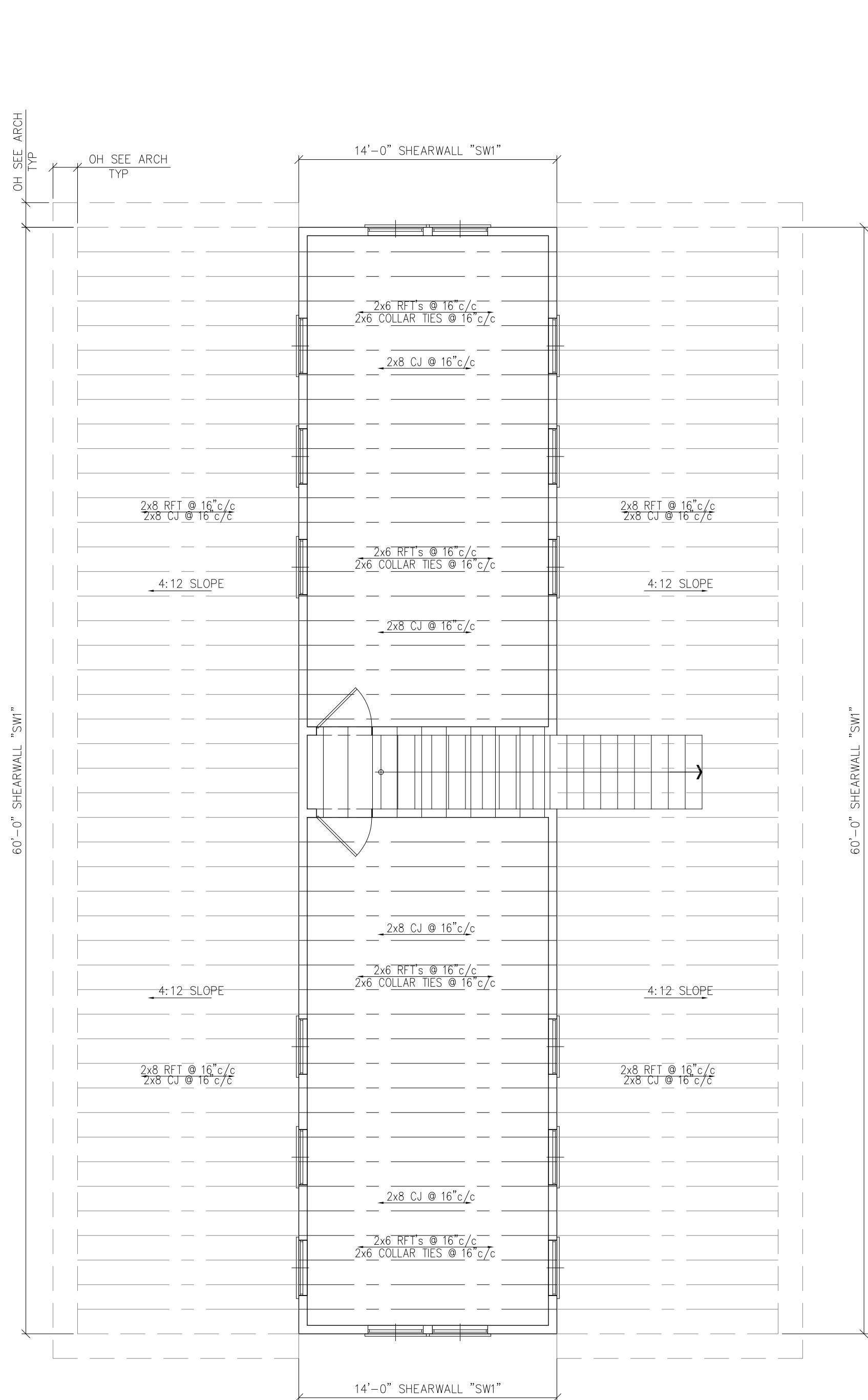
FOUNDATION PLAN, SECTIONS, & DETAILS

DRAWN BY D. MURRAY III DATE 5/9/24 CHK'D BY DMM DATE 5/9/24 REV 0
JOB No. 24113 DRAWING No. 24113-S2

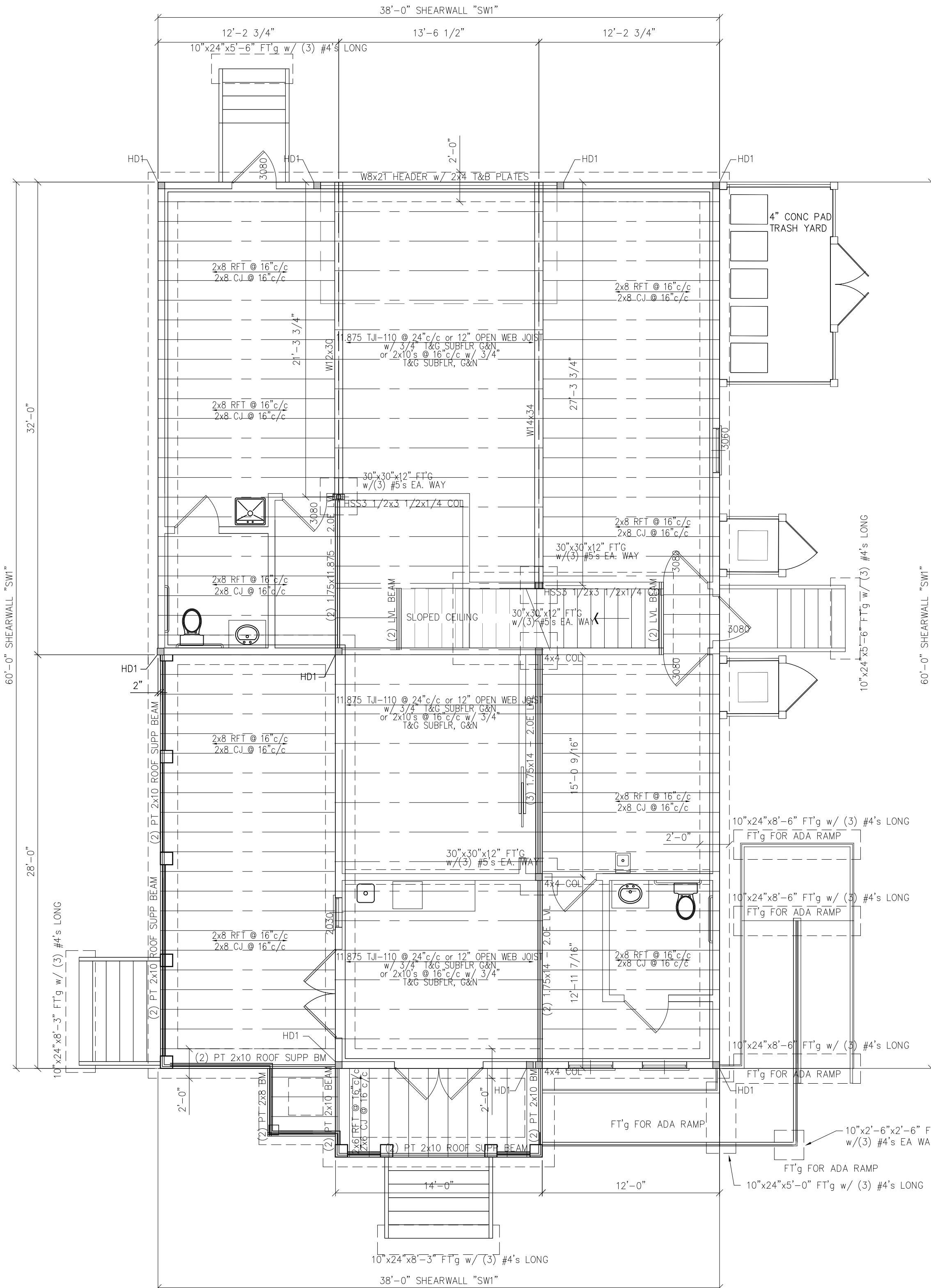
Carolina Design, PC
Consulting Engineers
451A Jassen Lane
Wando, SC 29492
(843) 884-0625



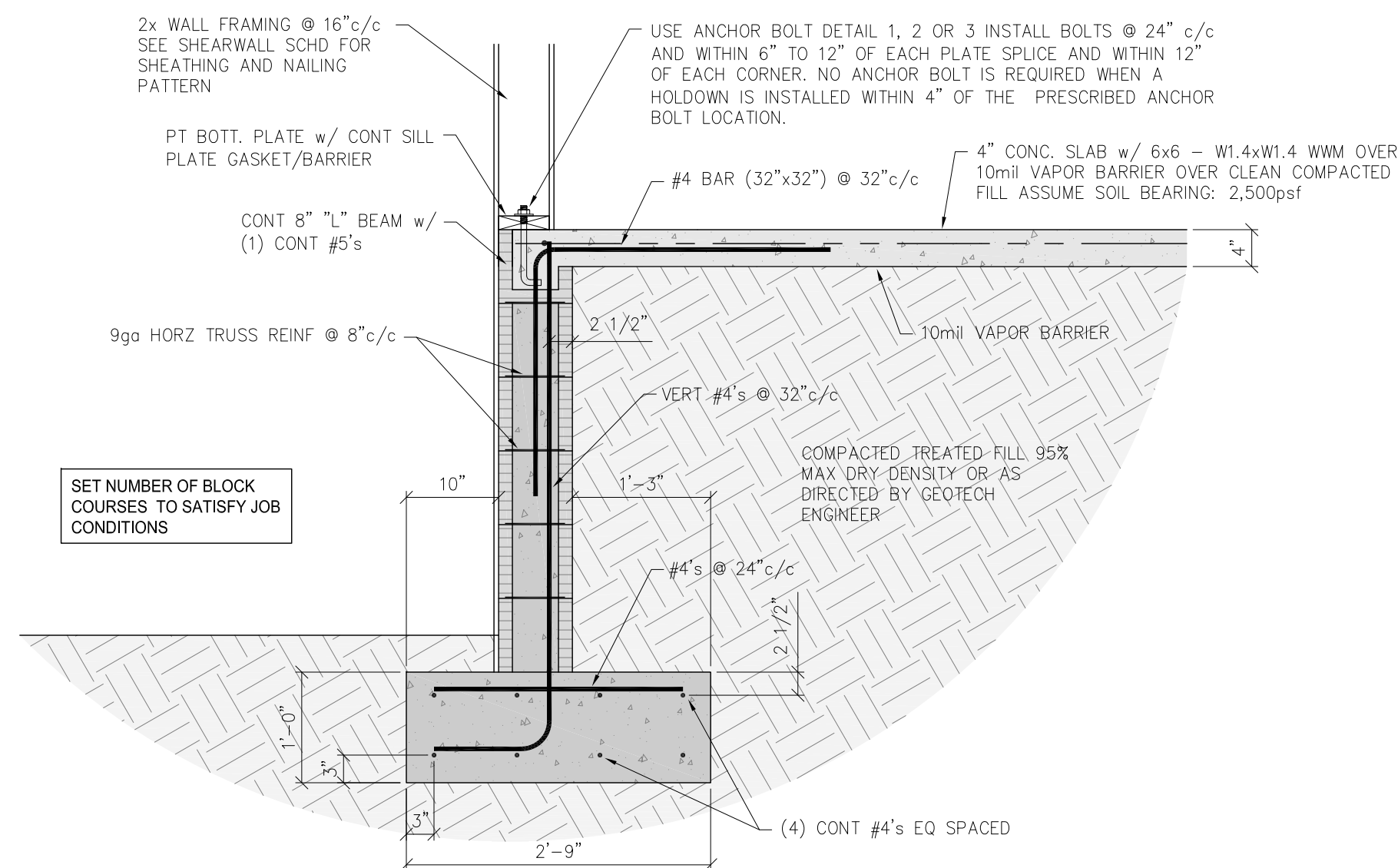
SHEET No. S2



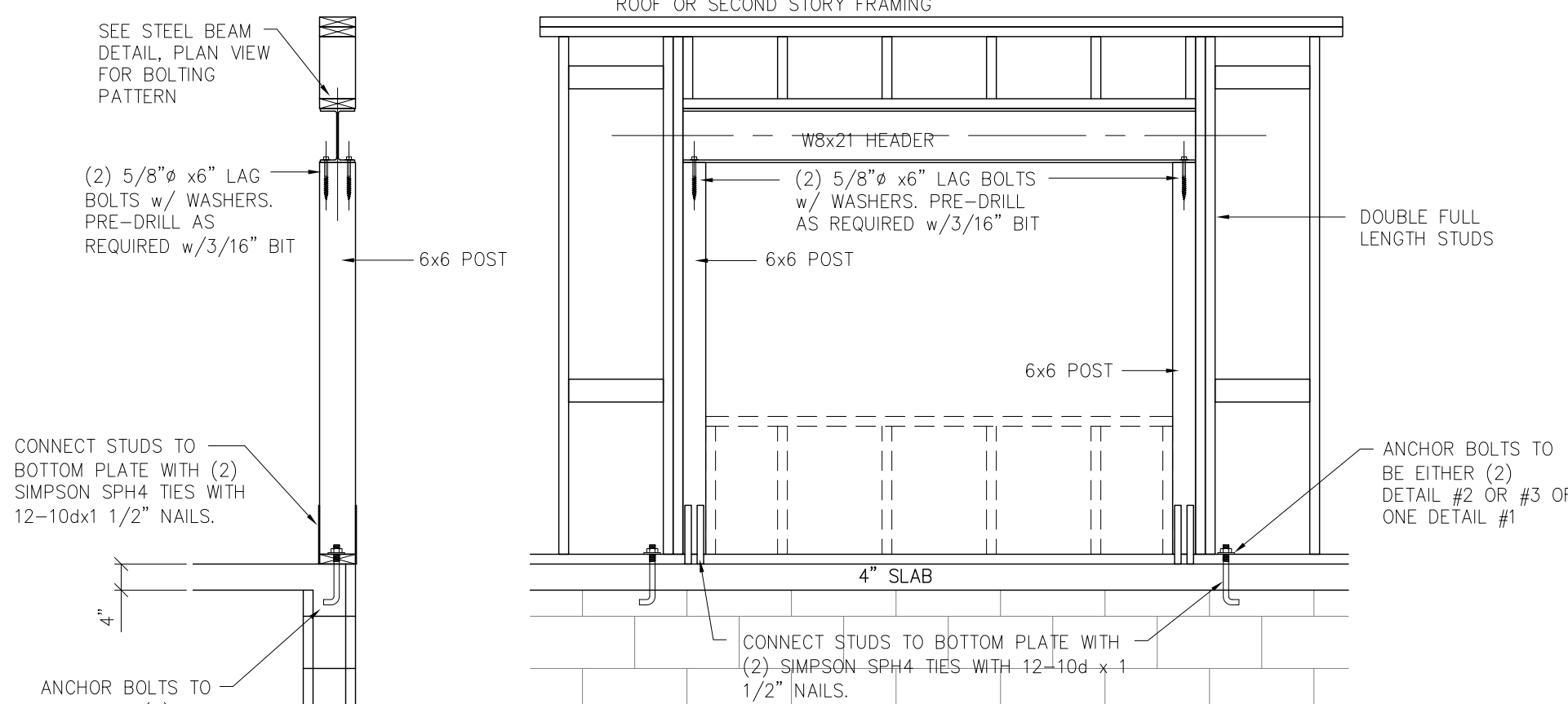
2nd FLR CEILING & ROOF FRAMING PLAN
SCALE : 3/16" = 1'-0"



FLOOR FRAMING PLAN
SCALE : 3/16" = 1'-0"



ELEVATED SLAB FOUNDATION DETAIL
SCALE : 3/4" = 1'-0"



W8 HEADER OPENING DETAIL

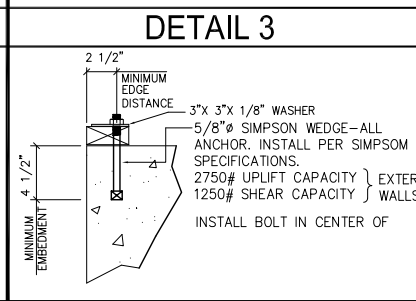
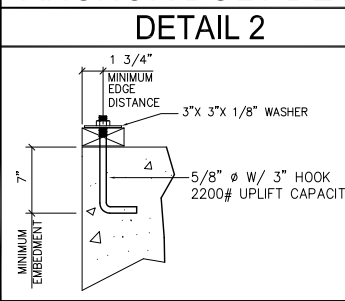
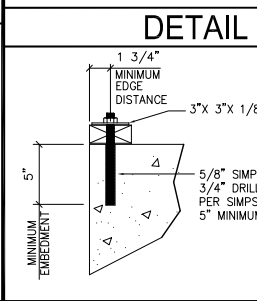
NOTE

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PLAN: Alljoy BBRC & Alljoy DC

BUILDING CODE & LOADS

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ASSUMED SOIL BEARING = 2500psf

Alljoy BBRC & Alljoy DC

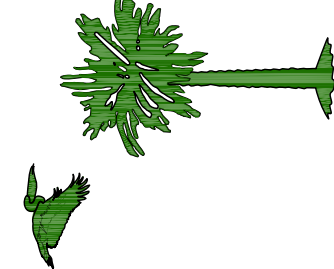
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Hilton Head Island, SC 29928

FRAMING PLANS, SECTIONS, & DETAILS

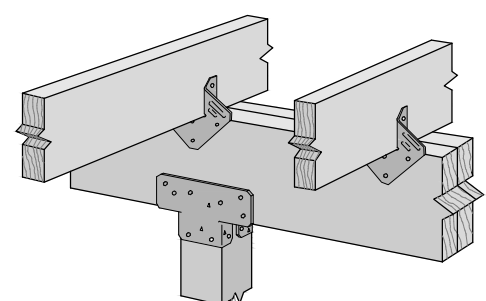
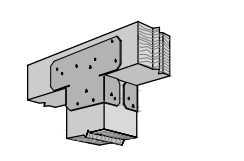
DRAWN BY D. MURRAY III DATE 5/9/24 CHK'D BY DMM DATE 5/9/24
SCALE AS SHOWN JOB No. 24113 DRAWING No. 24113-S3 REV. 0

Carolina Design, PC
Consulting Engineers

451A Jassen Lane
Wando, SC 29492
(843) 884-0625



SHEET No. S3

Model No.	Dimensions (in.)		Fasteners			
	W	L	Nails		SD Screws	
			Beam	Post	Beam	Post
AC4Z	3 9/16	6 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
AC6Z	5 1/2	8 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
LPC4Z	3 9/16	3 1/2	8-10d	8-10d	8-SD #9x1½	8-SD #9x1½
LPC6Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8	14-16d	10-16d	14-SD #10x1½	10-SD #10x1½

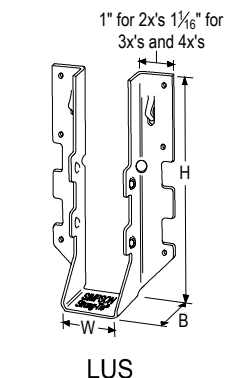
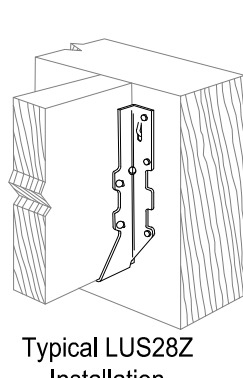
1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

AC, LPC, LCE Post Caps

Installation:
- Install in pairs.
- For LCE4Z installations on mitered corner conditions, refer to www.strongtie.com for more information.

Typical LCE4Z Installation (Mitered Corner)

LCE4

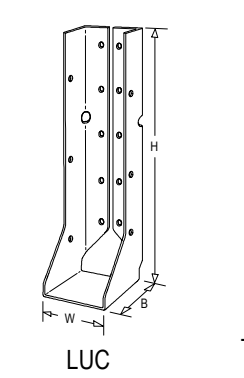
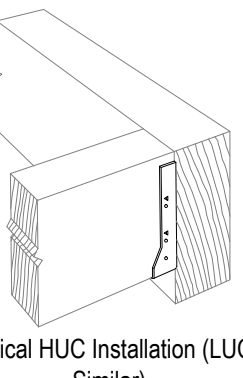
1" for 2x's 1½" for 3x's and 4x's

Installation:
- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the post and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
- 10d x 1½" nails for installations with Nails
- SD #9x1½" for LUS28Z and LUS210Z installations with SD Screws
- SD #10x1½" for LUS26-ZZ and LUS210-ZZ installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails		SD Screws	
				Header	Joist	Header	Joist
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
LUS26-ZZ	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
LUS210-ZZ	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers

Installation:
- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the post and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
- 10d x 1½" nails for installations with Nails
- SD #9x1½" for LUC26Z and LUC210Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails		SD Screws	
				Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10d x 1½	6-SD #9x2½	4-SD #9x1½
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10d x 1½	10-SD #9x2½	6-SD #9x1½
HUC26-ZZ	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-ZZ	3 1/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-ZZ	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUC, HUC Joist Hangers

Windborne Debris per IRC 2018

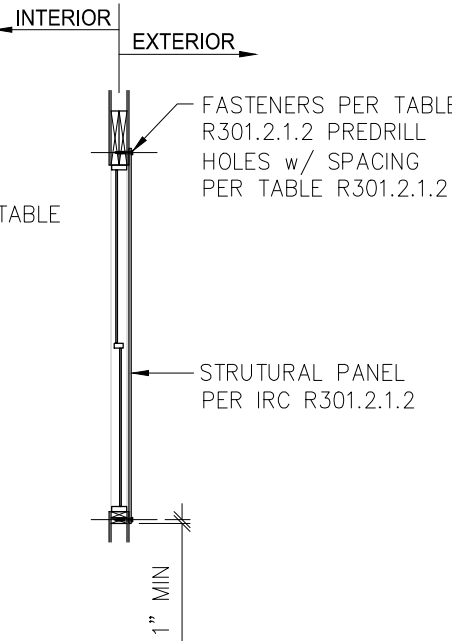
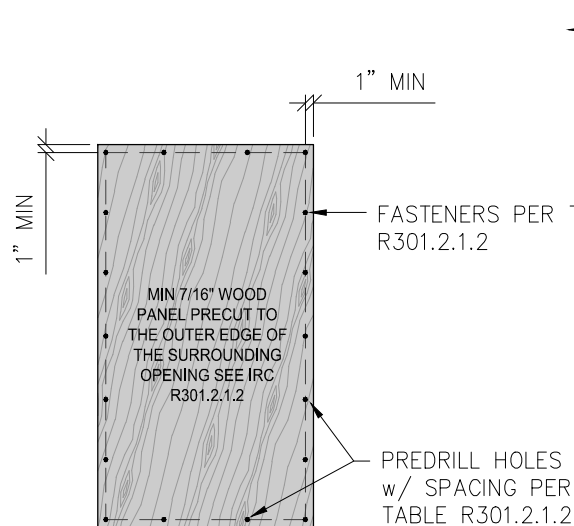
R301.2.1.2 Protection of Openings

Exterior glazing in buildings located in the windborne debris regions shall be protected from windborne debris. Glazed openings protection for windborne debris shall meet the following requirements of the Large Missile Test of ASTM E1996 and ASTM E1806 as modified in Section 301.2.1.2.1 Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115.

Exception: Wood structural panels with a thickness of not less than 7/16" (11mm) and a span of not more than 8 feet (2438 mm) shall be permitted for opening protection. Panels shall be pre-cut and attached to the framing surrounding the opening containing the product with the glazing opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the components and cladding loads determined in accordance with either Table R301.2(2) or ASCE 7, with the permanent corrosion-resistant attachment hardware and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for buildings with a mean roof height or 45 feet (13,728 mm) or less where the ultimate design wind speed, Vult, is 180mph (250kph) or less.

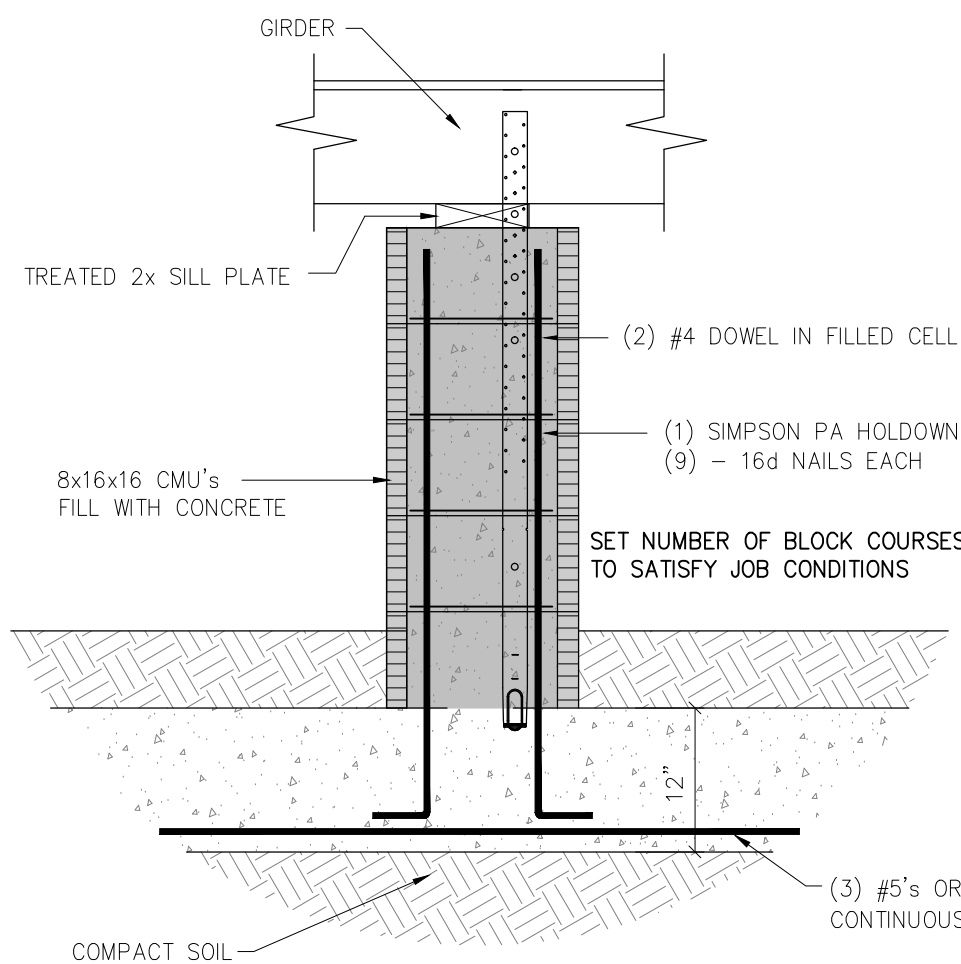
FASTENER TYPE	FASTENER SPACING (inches) ^{1,2}		
	Panel span ≤ 4 feet	4 feet< panel span ≤ 6 feet	6 feet< panel span ≤ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
½-inch lag-screw-based anchor with 2-inch embedment length	16	16	16

a. This table is based on 180mph ultimate design wind speeds, Vult, and a 45-foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2 ½ inches from the edge of concrete block or concrete.
d. Panels attached to masonry or masonry/wood shall be attached using vibration-resistant anchors having a ultimate withdrawal capacity of not less than 1,500 pounds.

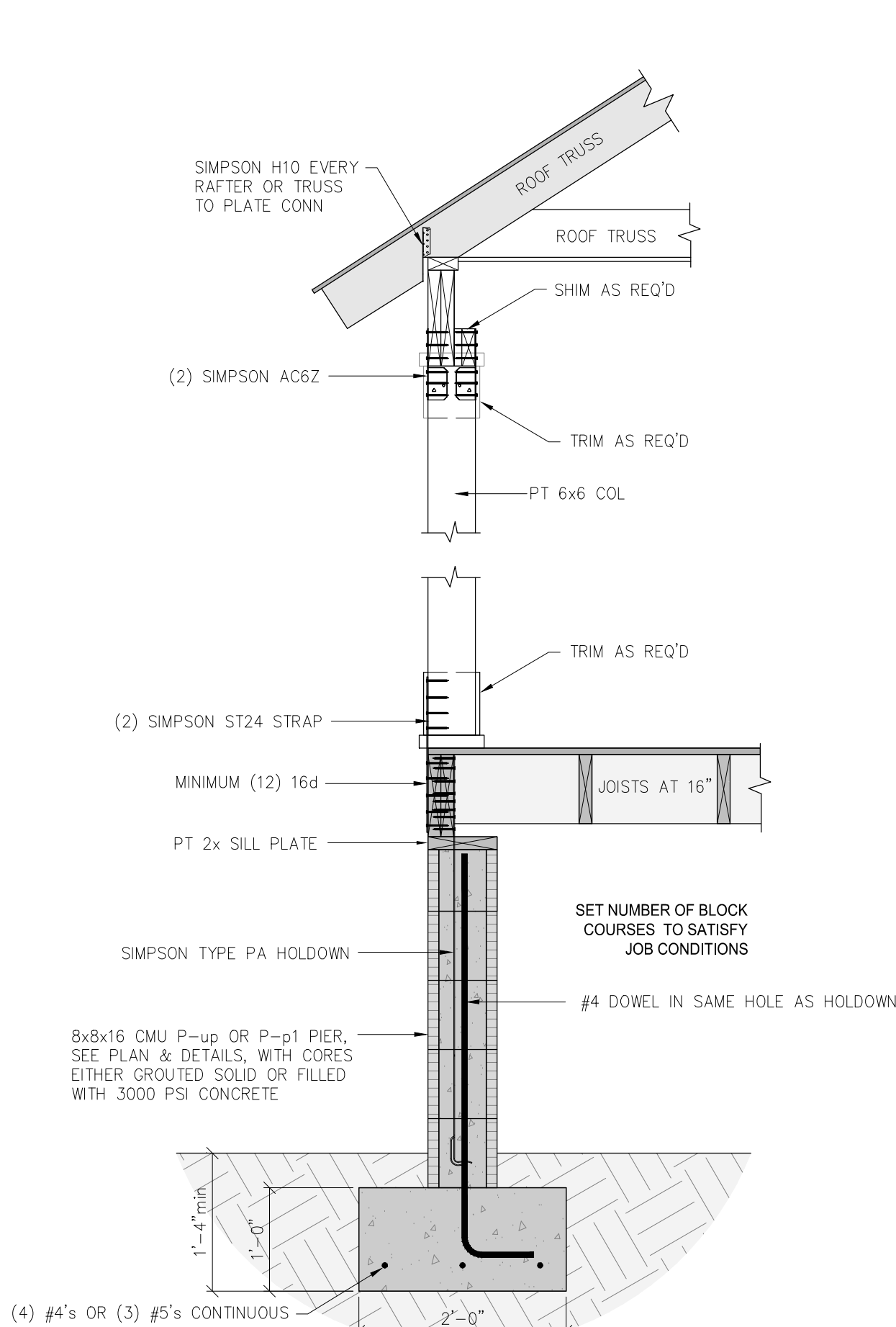


WINDBORNE DEBRIS PROTECTION DETAIL PER IRC R301.2.1.2

SCALE : NTS

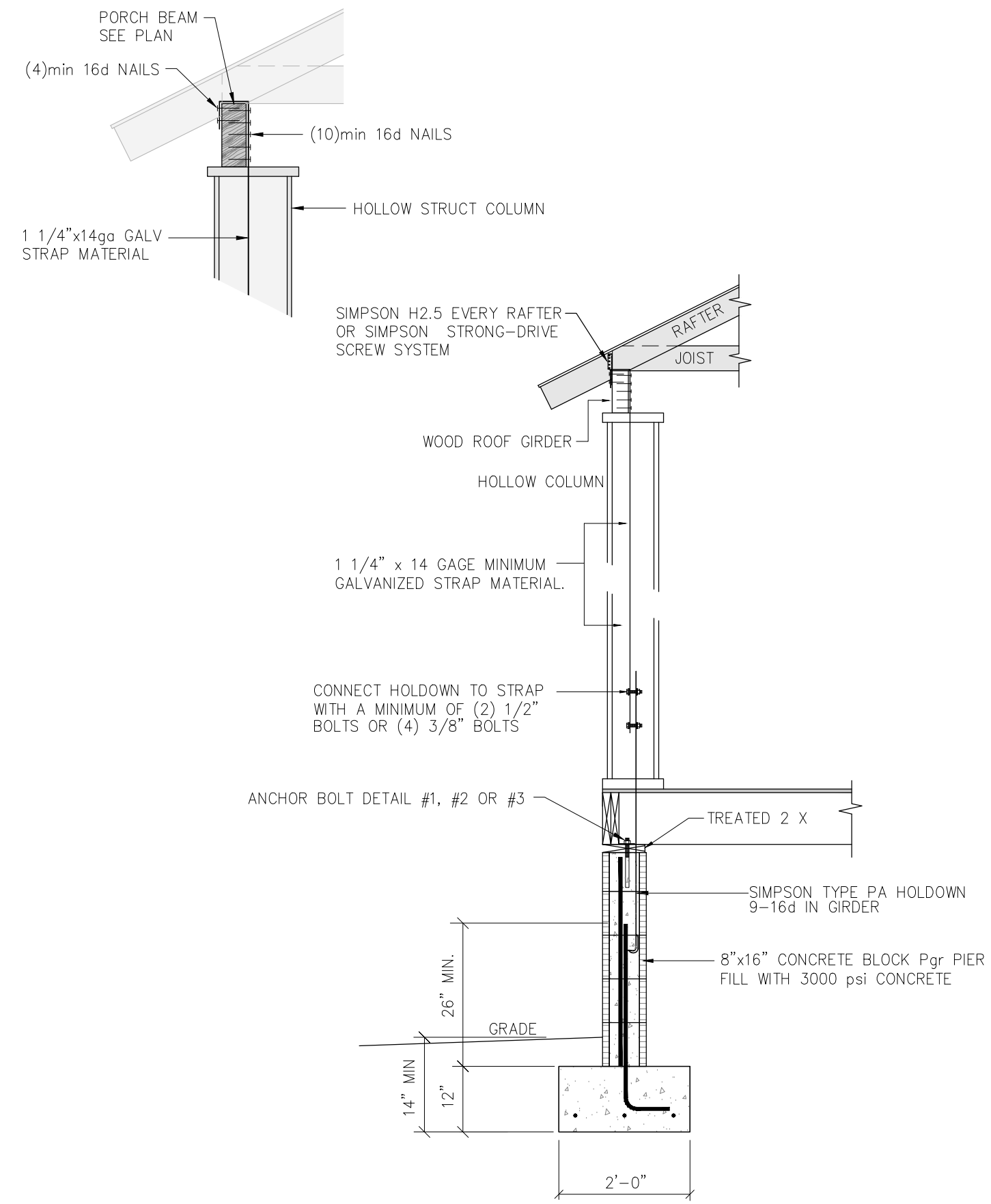


UPLIFT PIER "Pgr"



TYPICAL PORCH COLUMN

SCALE : 3/4" = 1'-0"



TYPICAL PORCH HOLLOW COLUMN OPT.

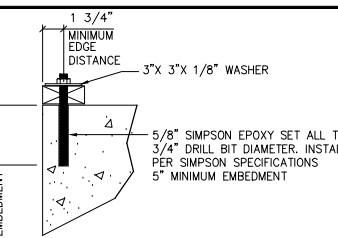
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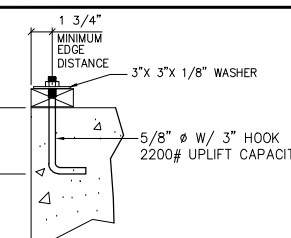
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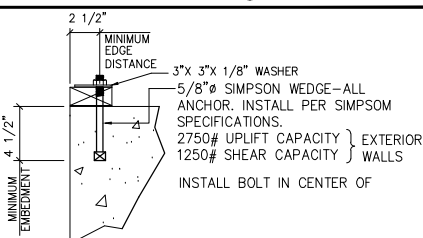
DETAIL 1



ANCHOR BOLT DETAIL



DETAIL 3



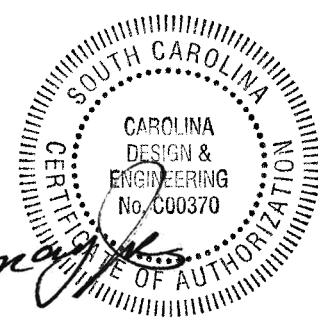
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PLAN: Alljoy BBRC & Alljoy DC



The seal appearing on this document was authorized by David Murray on May 9, 2024 and applies to Revision 0

BUILDING CODE & LOADS

INTERNATIONAL RESIDENTIAL CODE 2021
WIND VELOCITY = 141 mph 3 sec GUST
EXPOSURE B ENCLOSED BUILDING
RISK CATEGORY II ASSUMED SOIL BEARING = 2500psf
SIEISMIC DESIGN BASED ON REQUIREMENTS
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Alljoy BBRC & Alljoy DC

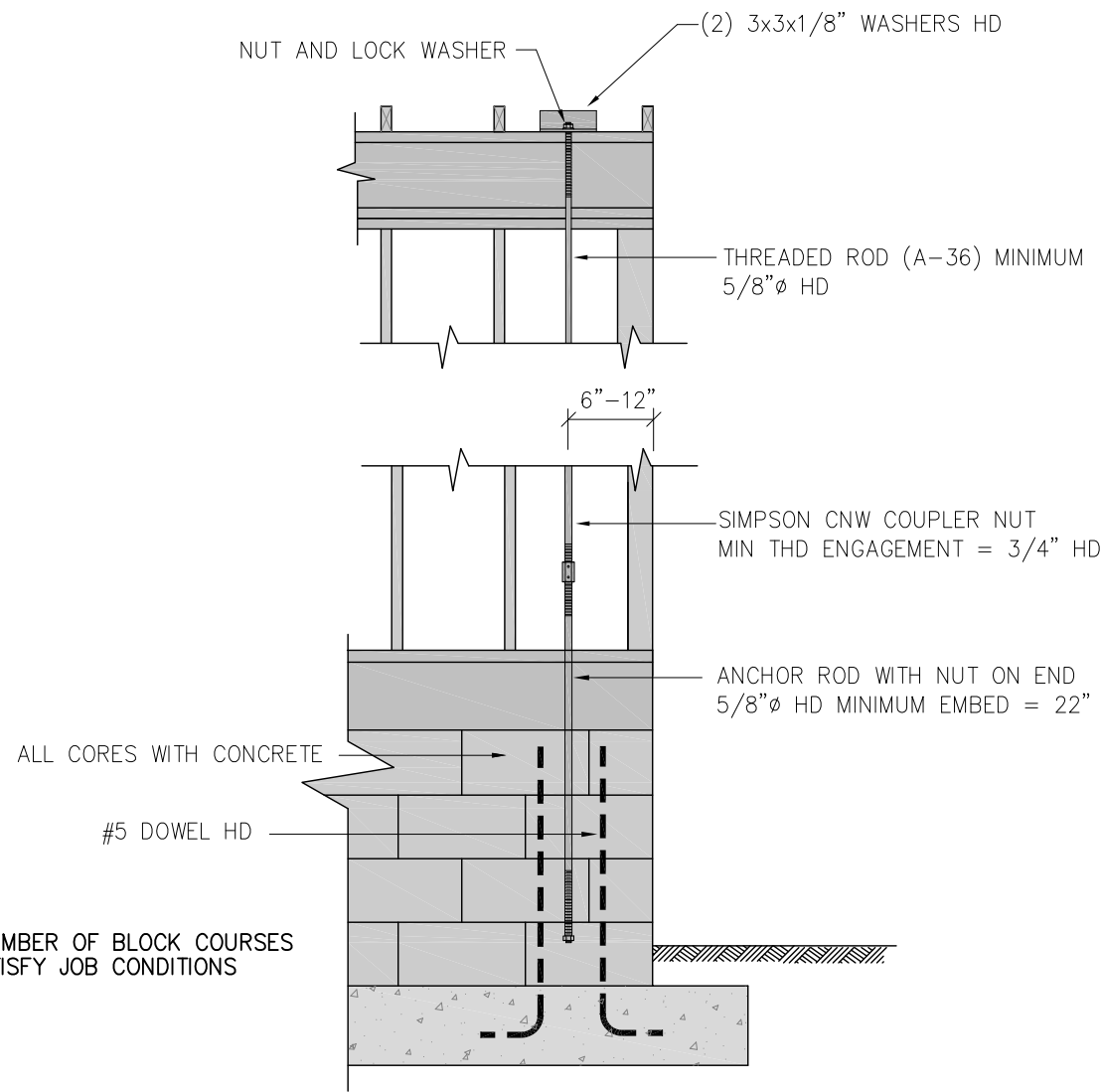
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Carolina Design, PC
Consulting Engineers

Jessie Love
Wando, SC 29492
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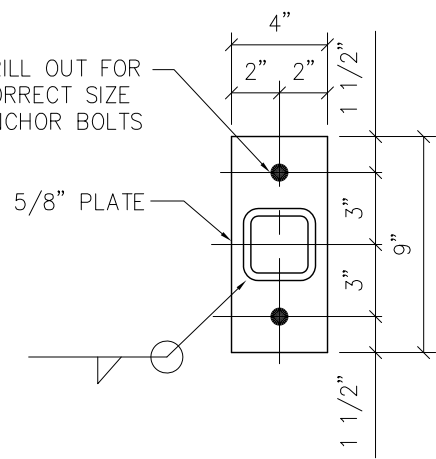
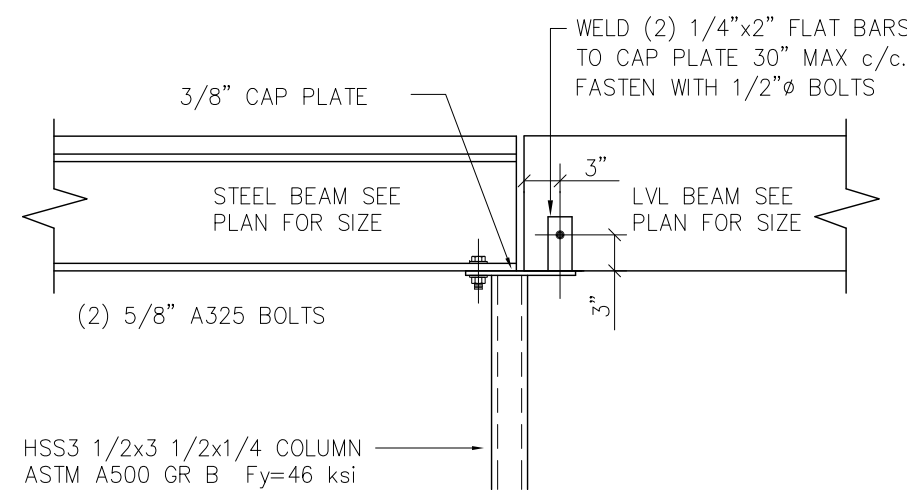
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S4

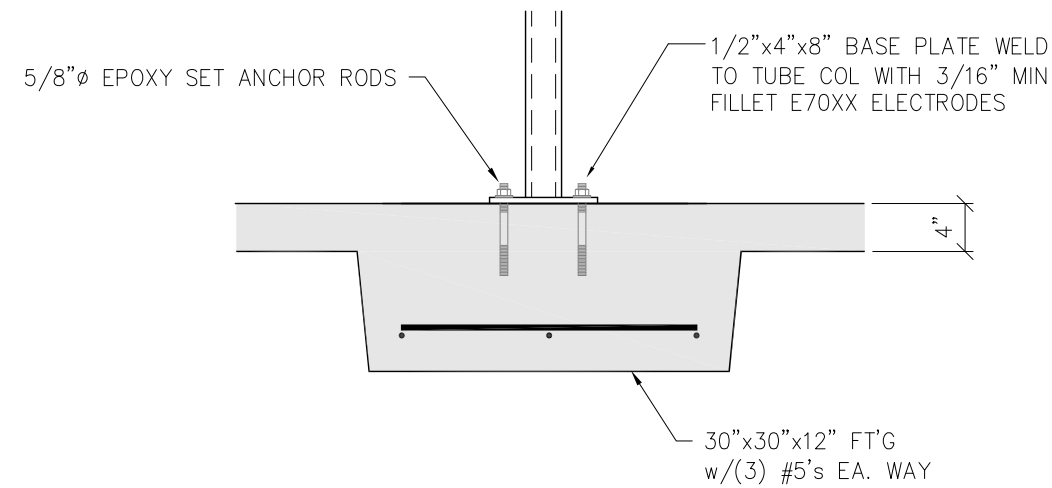


TYPE "HD1" HOLDOWN DETAIL

CONTRACTOR MAY USE THE OPTIONAL QUICK-TIE SYSTEM. SEE DETAIL

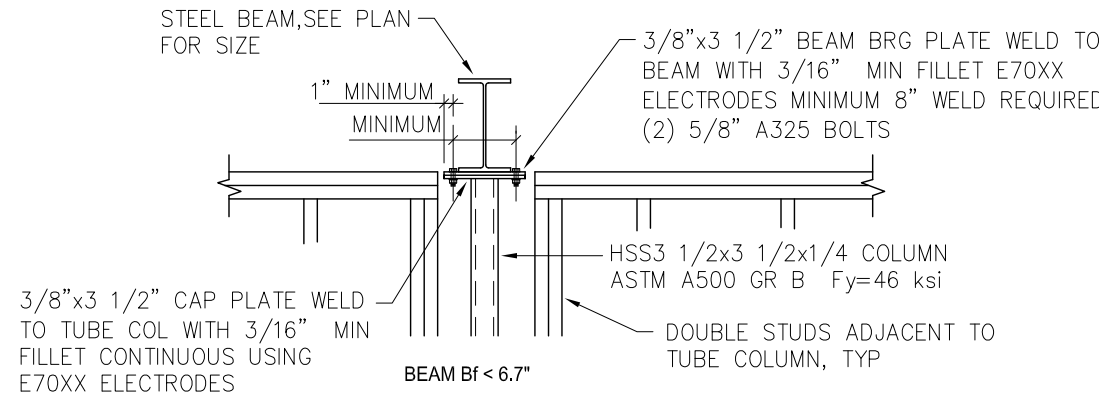


BASE PLATE 5/8" ANCHOR BOLT
BASE PLATE DETAIL
SCALE : NTS



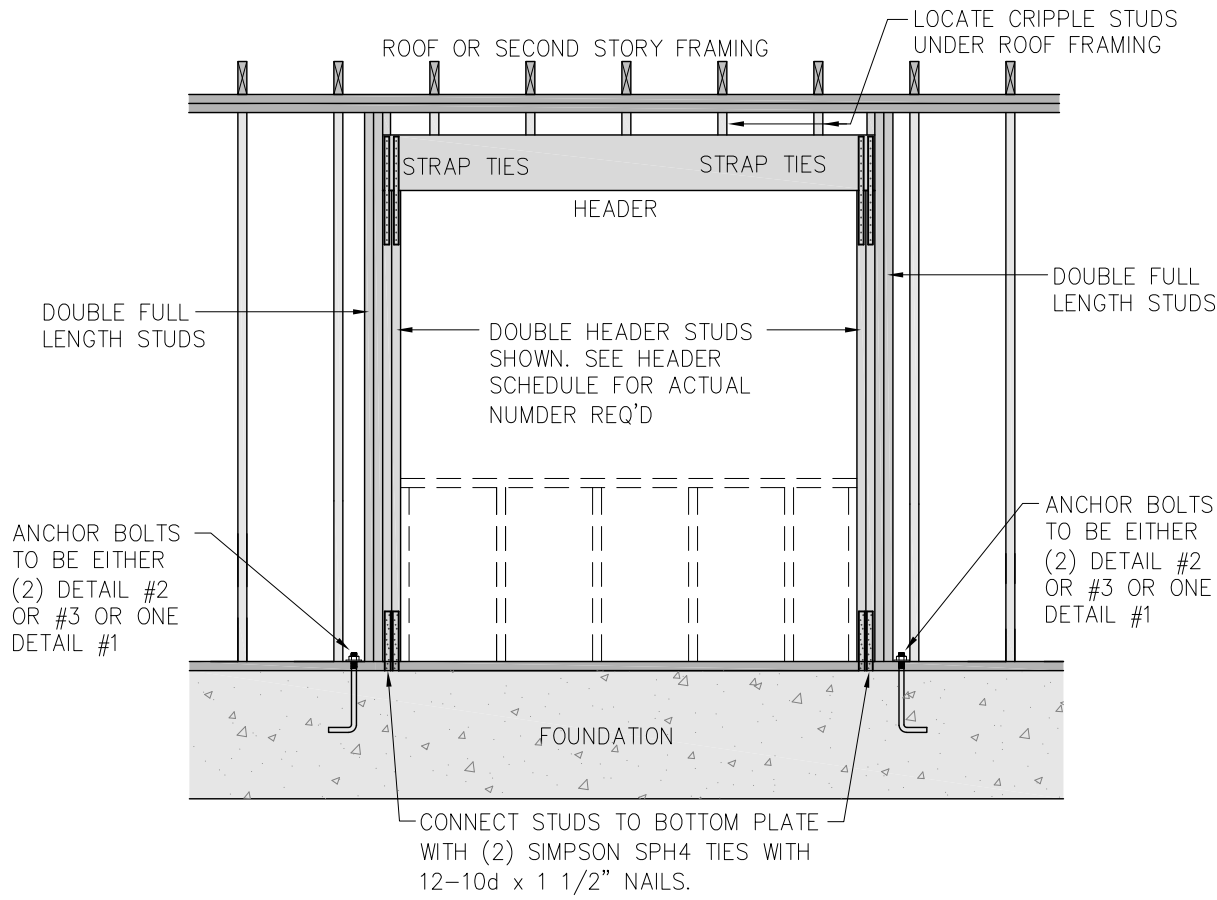
COL / FND DETAIL

SCALE : NTS



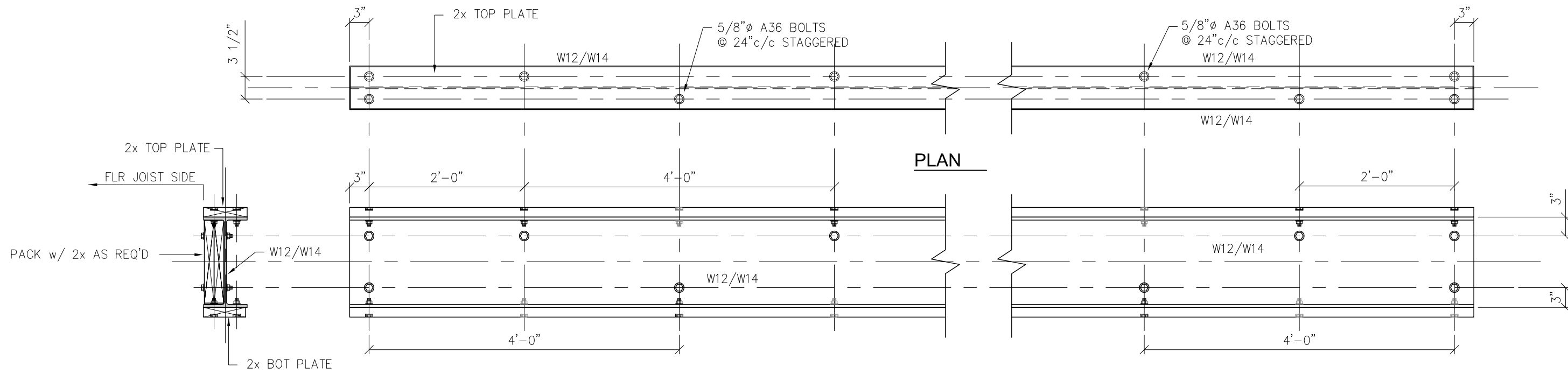
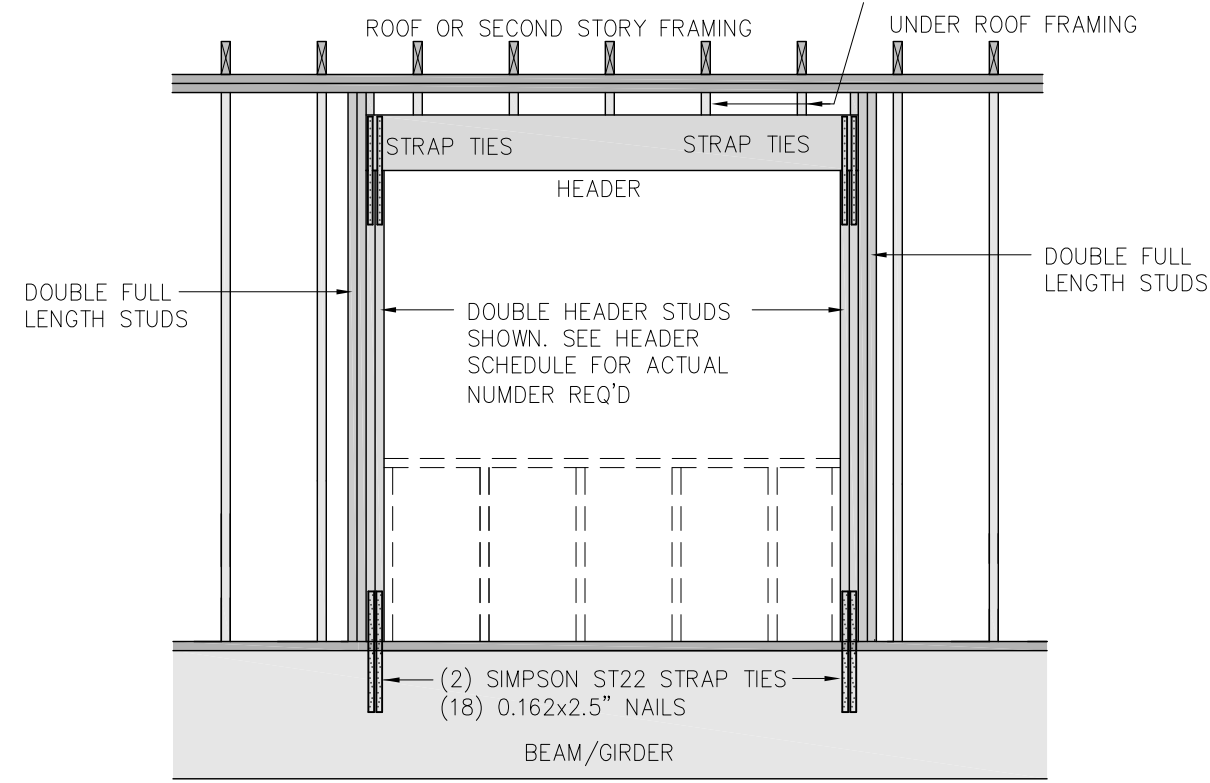
COL CAP PLATE/STEEL BM CONN

SCALE : NTS



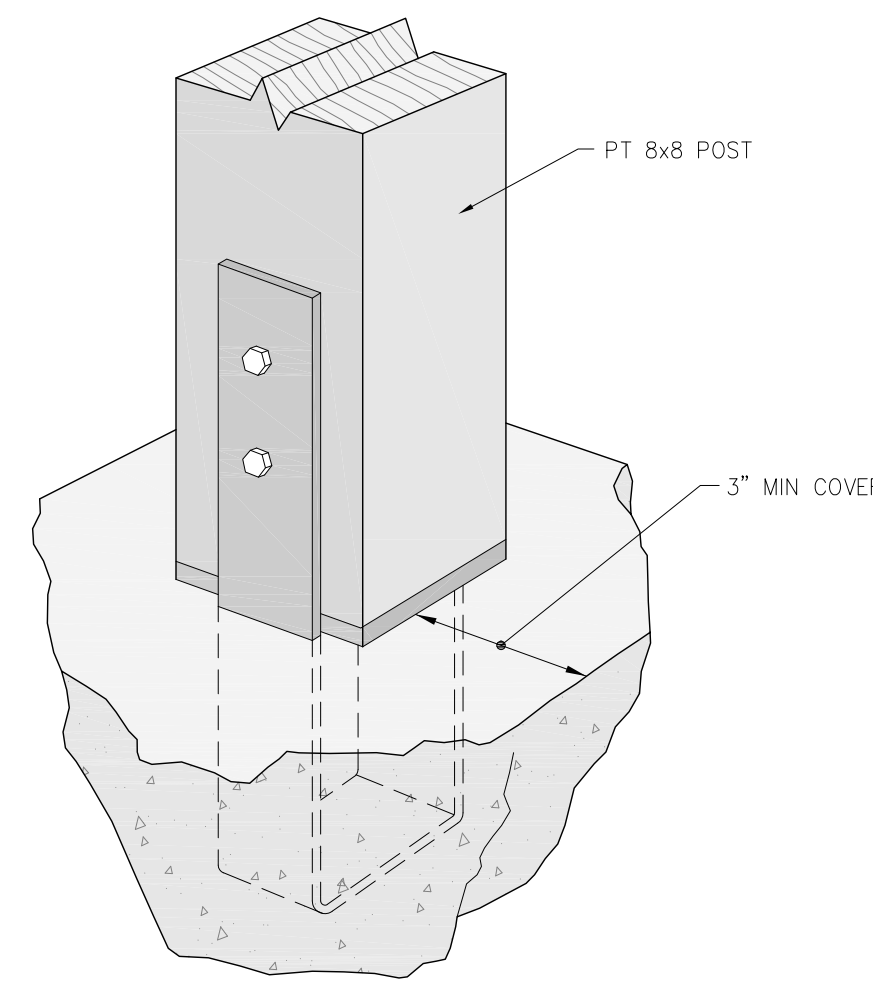
HEADER SCHEDULE				
GROUP II SPECIES FRAMING LUMBER				
CORNER HEADER				
(ANY PART OF THE HEADER WITHIN 6'-0" OF A CORNER)				
HEADER SPAN	SIZE	HEADER STUDS	STRAP TIES	NAILING
LESS THAN OR = 8'-6"	(2) 2x12	2	(2) SIMPSON ST22	(16) 16d EACH
LESS THAN OR = 7'-0"	(2) 2x10	2	(2) SIMPSON ST18	(14) 16d EACH
LESS THAN OR = 5'-0"	(2) 2x8	2	(2) SIMPSON ST9	(8) 16d EACH
LESS THAN OR = 4'-3"	(2) 2x6	2	(2) SIMPSON ST9	(8) 16d EACH
INTERIOR HEADER				
HEADER SPAN	SIZE	HEADER STUDS	STRAP TIES	NAILING
LESS THAN OR = 8'-6"	(2) 2x12	2	(2) SIMPSON ST18	(14) 16d EACH
LESS THAN OR = 7'-0"	(2) 2x10	2	(2) SIMPSON ST11	(10) 16d EACH
LESS THAN OR = 5'-0"	(2) 2x8	1	(1) SIMPSON ST11	(10) 16d
LESS THAN OR = 4'-3"	(2) 2x6	1	(1) SIMPSON ST11	(10) 16d

HEADER OPENING DETAIL



STEEL BEAM DETAIL

SCALE : 3/4" = 1'-0"



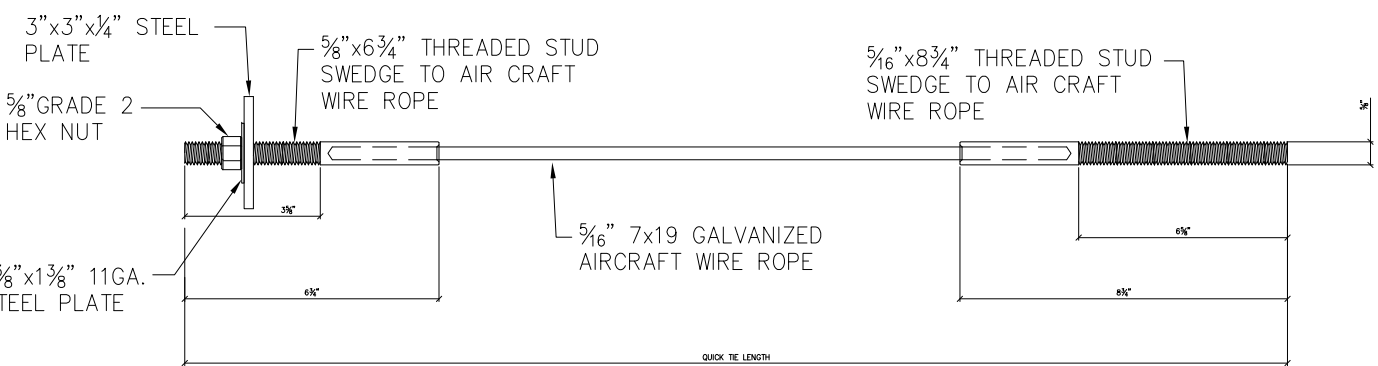
SIMPSON CB88 INSTALL DETAIL

SCALE : 8" = 1'-0"

QuickTie System

CONTRACTOR TO CONSULT A QuickTie REP FOR DETAILS & INSTALLATION PROCEEDURES

QTO ORANGE FL13468.3
5/16" WIRE ROPE
5/8" STEEL STUD
ALLOWABLE LOAD:4,455 LBS
TOP PLATE HOLE: 1" DIA
SILL PLATE HOLE: 3/4" DIA
CONCRETE HOLE: 3/4" DIA
MIN EMBEDMENT: 63/6"
MIN EDGE DISTANCE: 3"

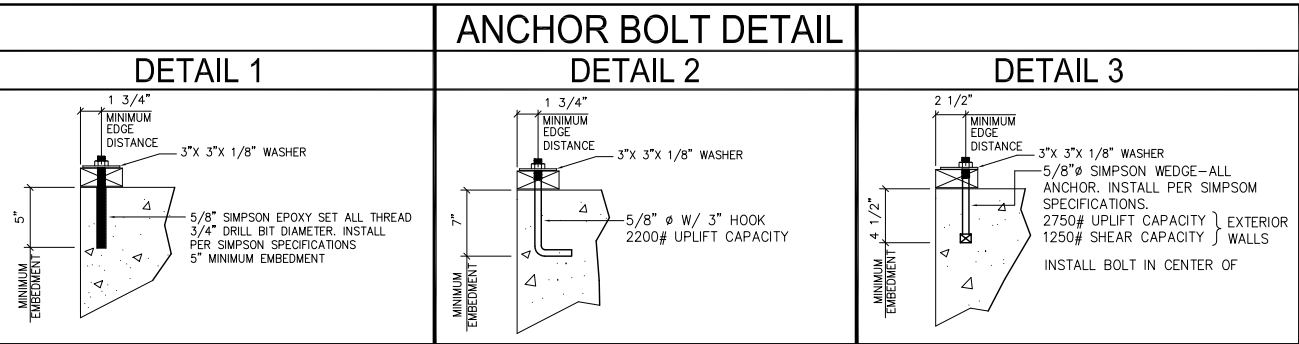


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PLAN: Alljoy BBRC & Alljoy DC

BUILDING CODE & LOADS

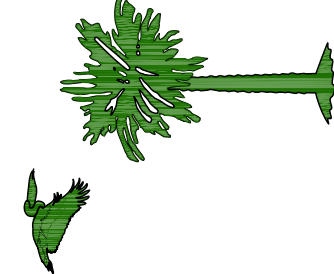
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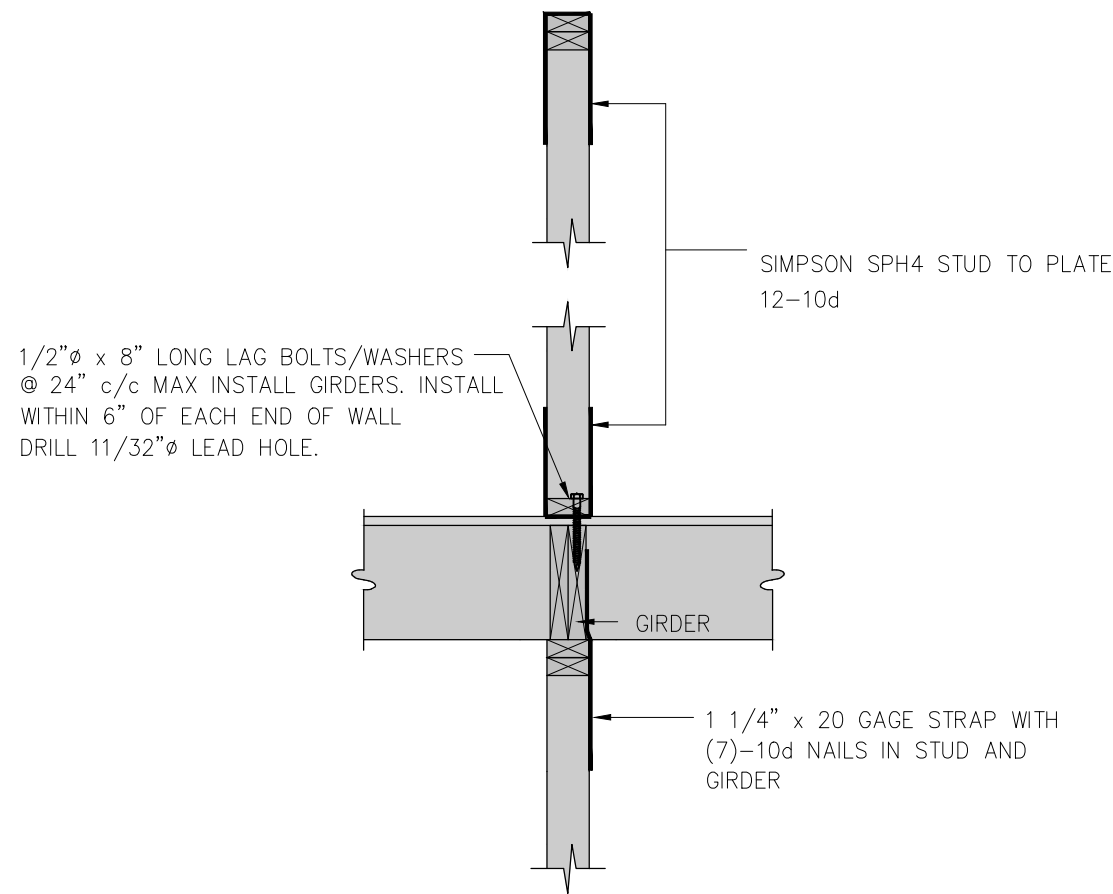
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Hilton Head Island, SC 29928
SECTIONS, & DETAILS

DRAWN BY D. MURRAY III DATE 5/9/24 CHK'D BY DMM DATE 5/9/24
SCALE AS SHOWN JOB No. 24113 DRAWING No. 24113-S5 REV. 0

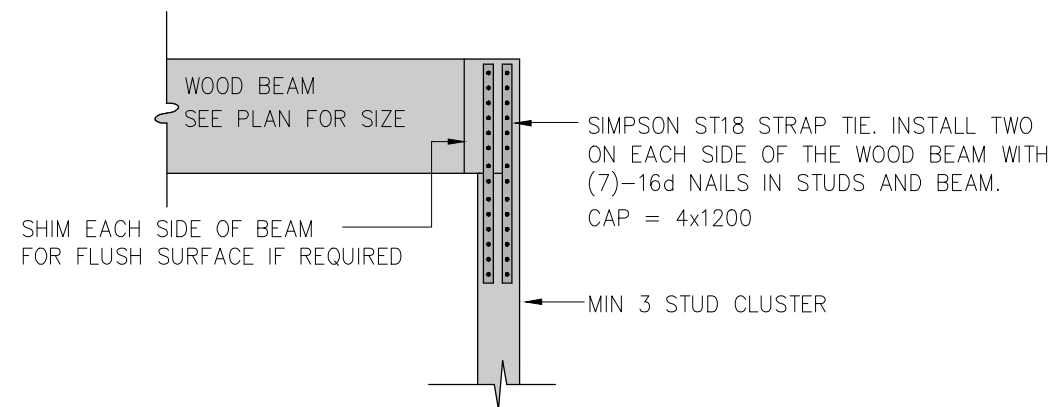
Carolina Design, PC
Consulting Engineers
451A Jassen Lane
Wando, SC 29492
(843) 884-0625



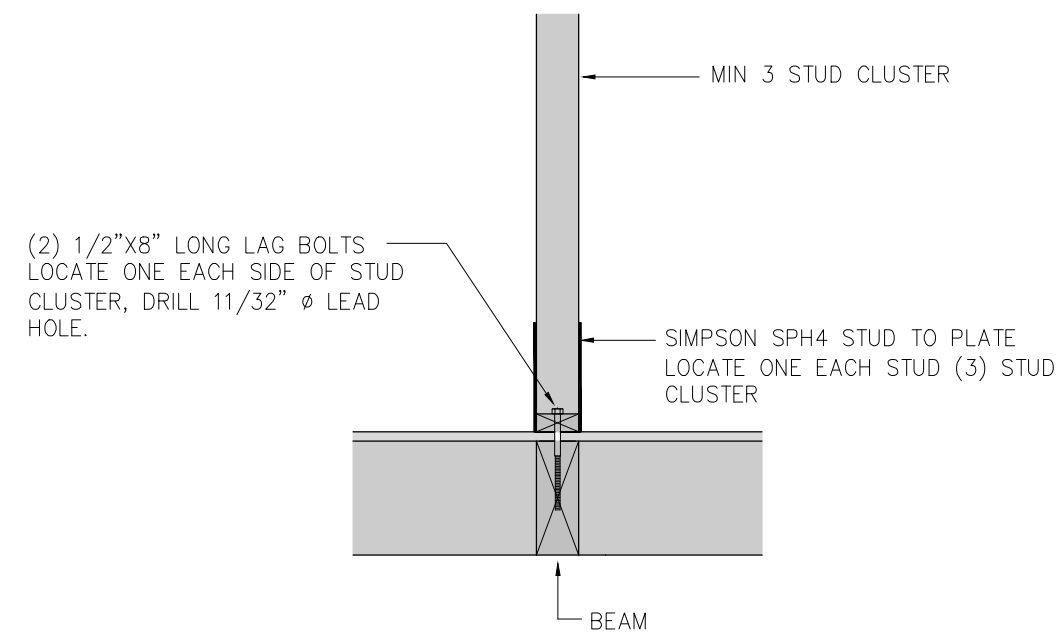
SHEET No. S5



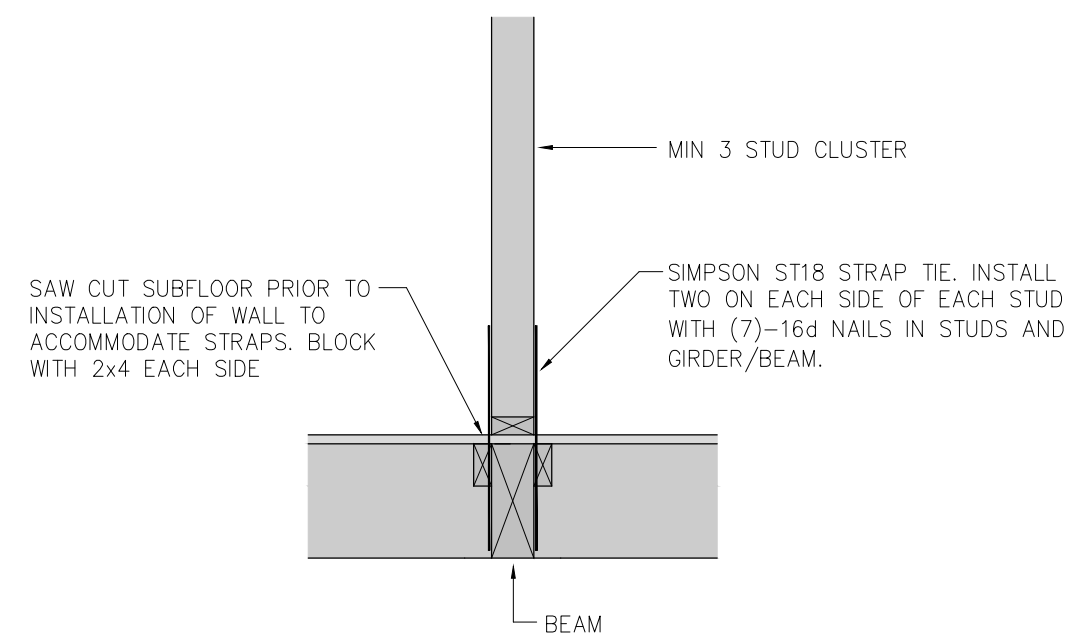
LB WALL w/UPLIFT TO LB WALL w/UPLIFT



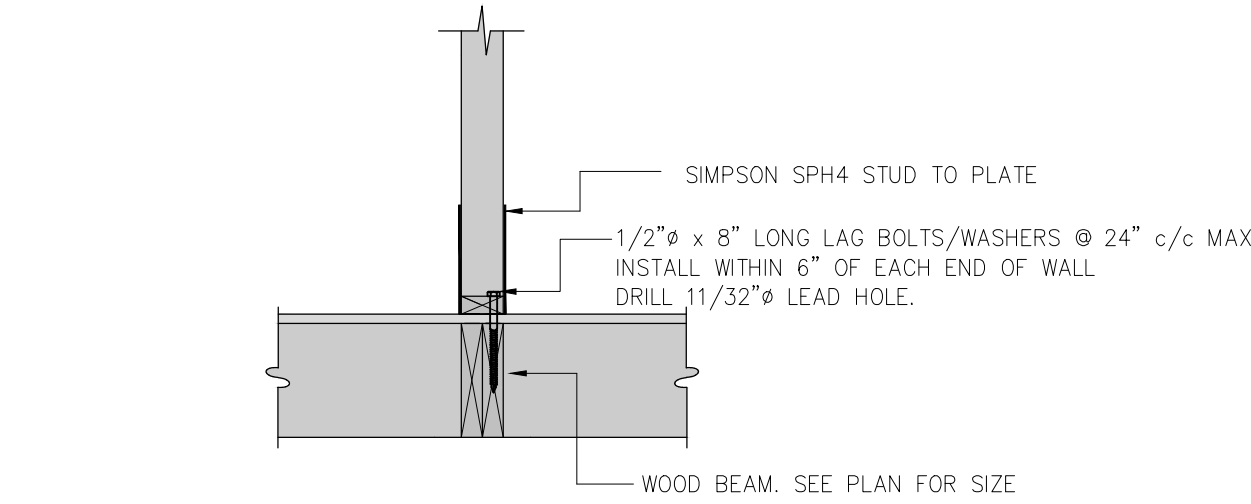
WOOD BEAM/STUD CLUSTER W/UPLIFT



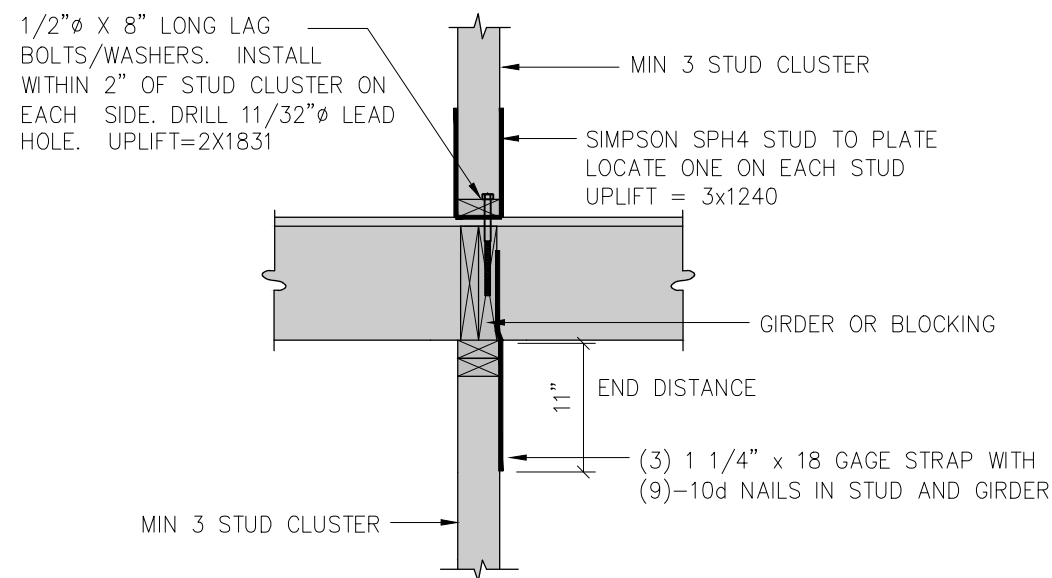
WOOD BEAM / GIRDER CONNECTION DETAIL



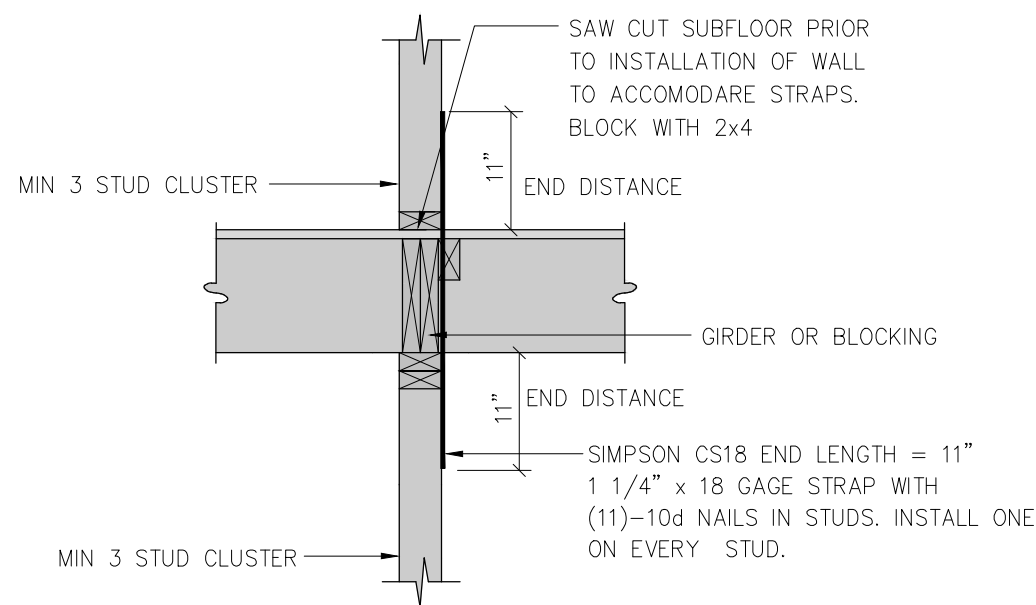
ALT. WOOD BEAM / GIRDER CONNECTION ALT DETAIL



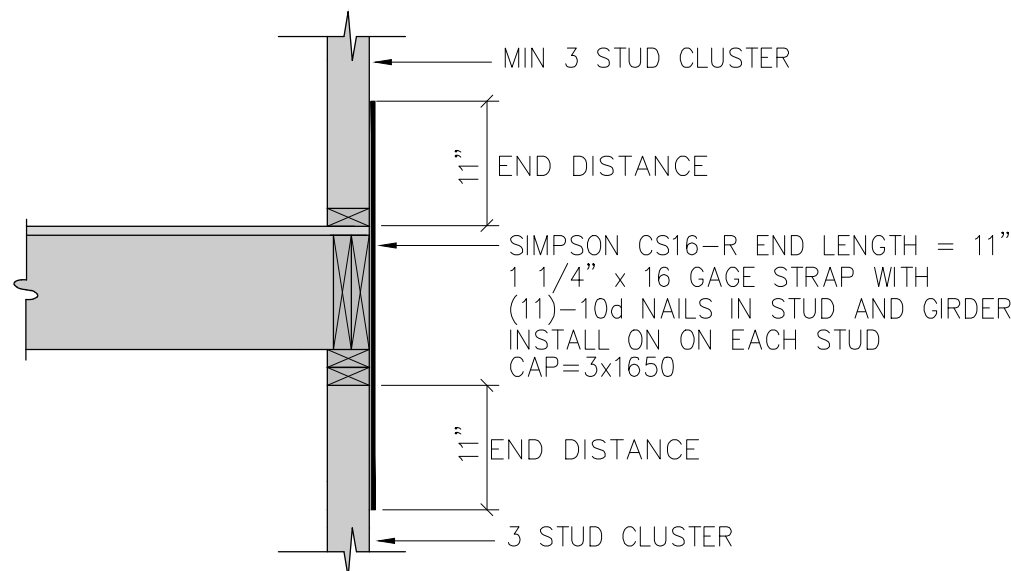
LOAD BEARING WALL TO BEAM



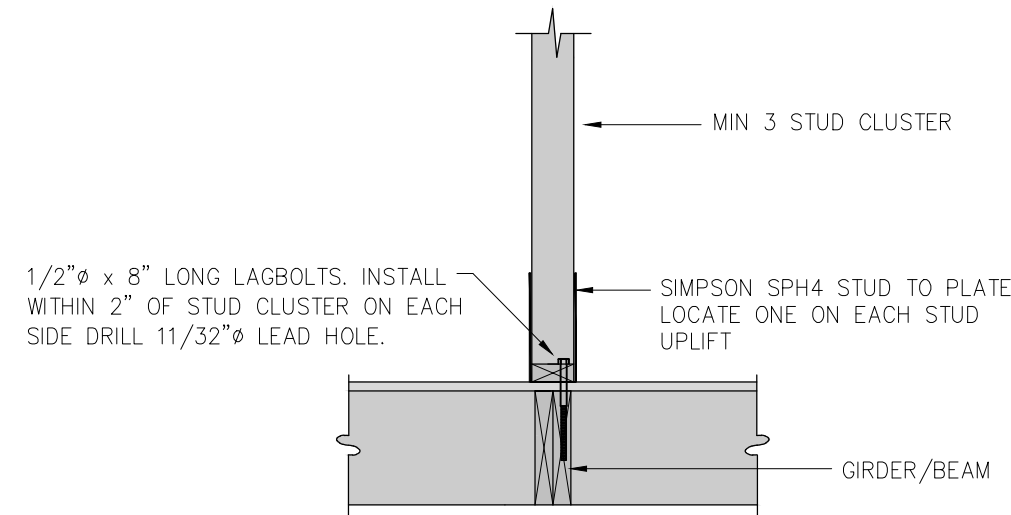
STUD CLUSTER / STUD CLUSTER



ALT. STUD CLUSTER / STUD CLUSTER

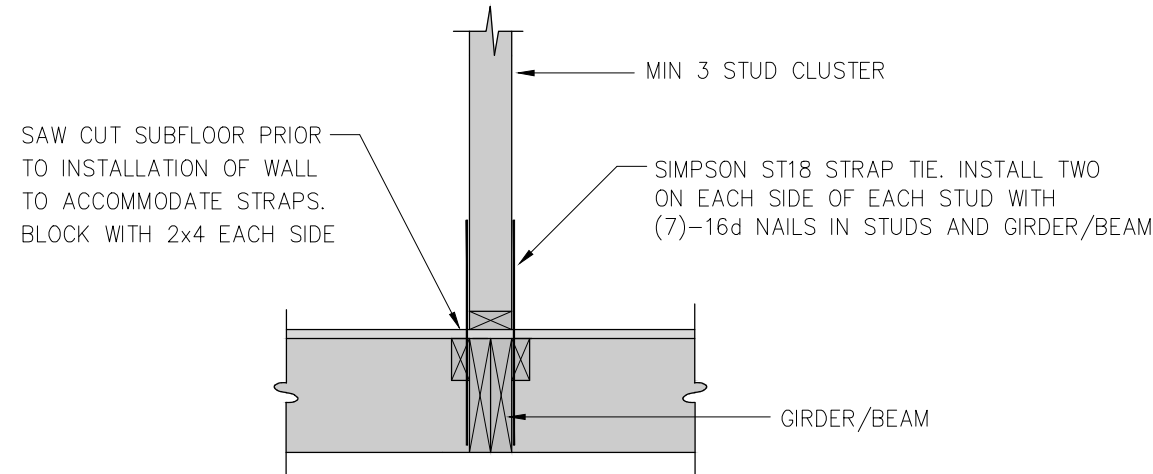


SC / SC / EXTERIOR WALL

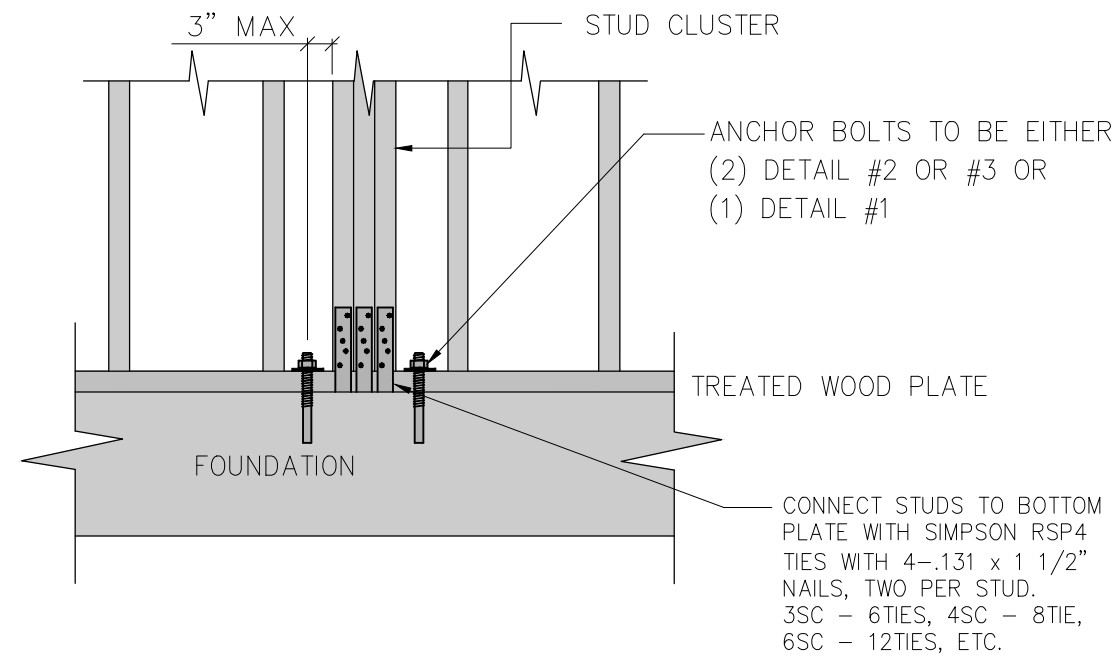


STUD CLUSTER / WOOD BEAM W/UPLIFT

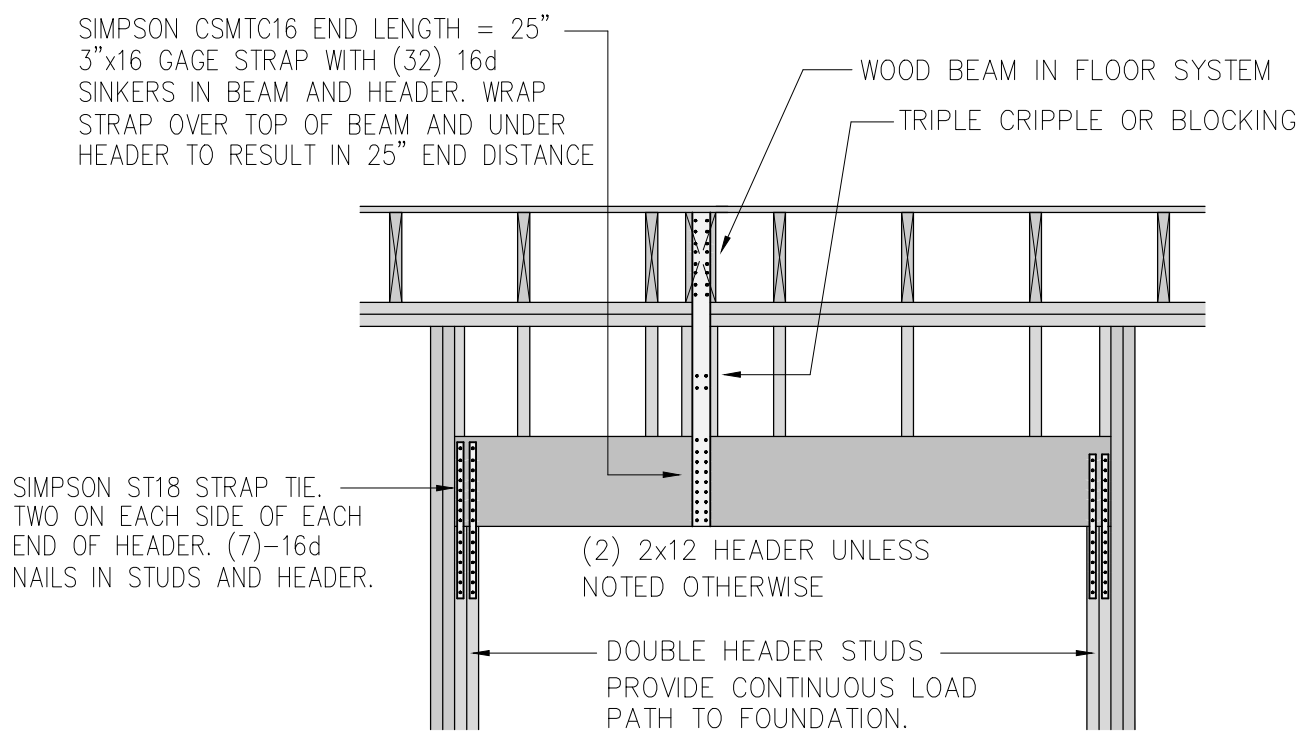
FRAMING DETAIL NOTE:
CONTRACTOR SHALL USE THE FRAMING DETAILS WHEN THESE SITUATIONS OCCUR. IF THERE IS AN ALTERNATE CONNECTION DESIRED, CONTRACTOR SHALL CONTACT THE ENGINEER FOR APPROVAL, *PRIOR TO CONSTRUCTION*. IF THERE IS A SITUATION THAT IS NOT DETAILED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION.



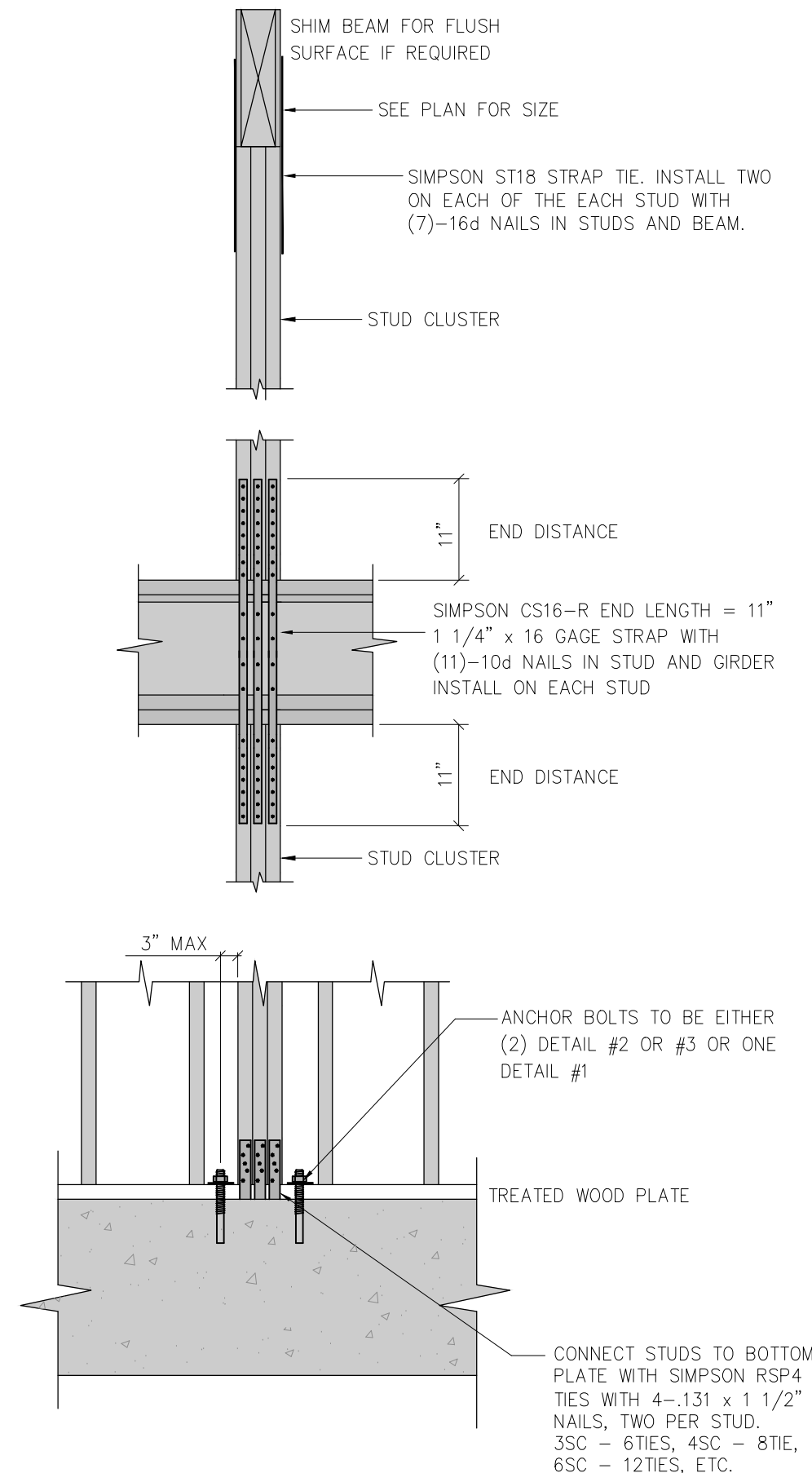
ALT. STUD CLUSTER / WOOD BEAM W/UPLIFT



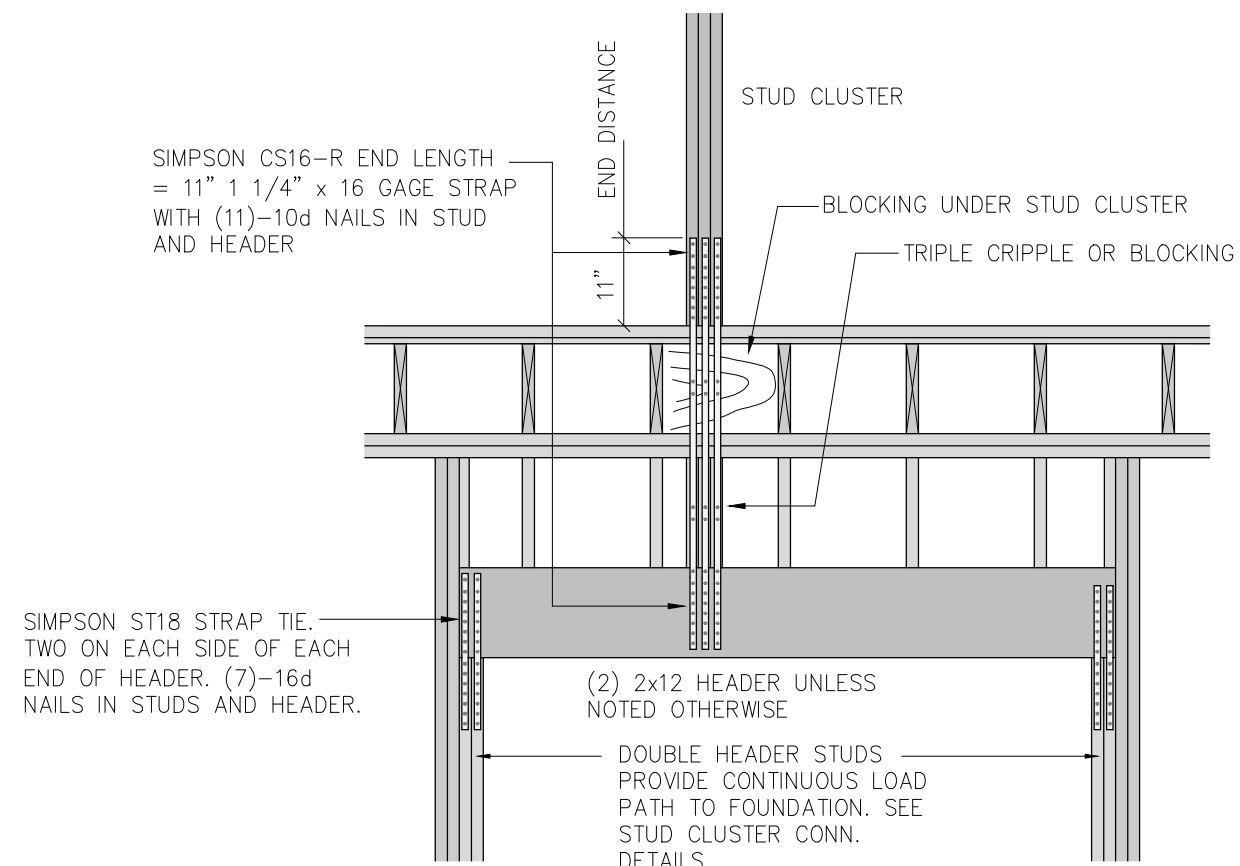
STUD CLUSTER TO FOUNDATION



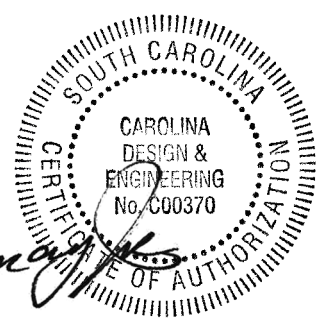
HDR-2 DETAIL
BEAM W/UPLIFT / HEADER CONNECTION



ROOF BEAM TO FOUNDATION



HDR DETAIL
STUD CLUSTER / HEADER CONN.



The seal appearing on this document was authorized by David Murray on May 9, 2024 and applies to Revision O

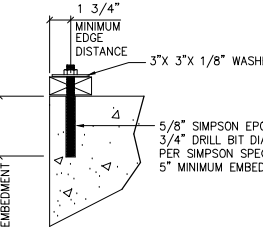
NOTE
THESE DRAWINGS ARE STRUCTURAL. CAROLINA DESIGN IS NOT RESPONSIBLE FOR WATERPROOFING, DAMP-PROOFING, VENTILATION, OR FLASHING DETAILS.

DESIGN NOTE TO CONTRACTOR/BUILDER

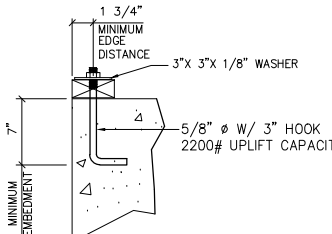
PRIOR TO PERMITTING, CONTRACTOR/BUILDER SHALL REVIEW THESE DRAWINGS/DOCUMENTS. IF THERE ARE ANY CONCERNS AND/OR ALTERNATE FRAMING DETAILS REQUESTED, THE CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER FOR CLARIFICATIONS AND/OR REVISIONS TO THESE DRAWINGS/DOCUMENTS. AFTER PERMITS HAVE BEEN ISSUED AND CONSTRUCTIONS HAS BEGUN, ANY MODIFICATIONS DUE TO INCORRECT CONSTRUCTION AND/OR INSTALLATION SHALL BE CONSIDERED A CHANGE ORDER AND THUS SHALL BE BILLED TO THE CONTRACTOR/BUILDER.

PLEASE REVIEW THESE DESIGN DOCUMENTS AND DRAWINGS AND IF THE CONTRACTOR/BUILDER HAS ANY QUESTIONS AND/OR CONCERNS, CONTACT THE ENGINEER FOR CLARIFICATIONS AND/OR REVISION PRIOR TO PERMITTING.

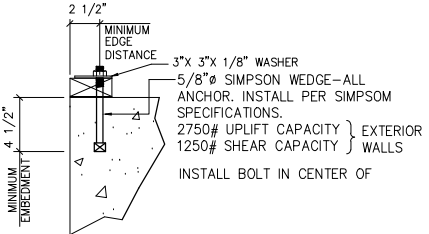
DETAIL 1



ANCHOR BOLT DETAIL



DETAIL 3



NOTE TO CONTRACTOR

THESE PLANS AND SPECIFICATIONS ARE TO BE USED AS A SUPPLEMENT TO ARCHITECTURAL PLANS PREPARED BY OTHERS. NOTE THAT WALL OPENINGS MAY HAVE BEEN EITHER ELIMINATED OR RELOCATED. ALSO, WALL LOCATIONS AND DIMENSIONS AS WELL AS BUILDING DIMENSIONS MAY HAVE BEEN ALTERED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONAL CONFORMITY OR

NON - CONFORMITY BETWEEN THE TWO SETS OF PLANS. ANY CONCERNS SHOULD BE DISCUSSED AND CLARIFIED WITH THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR ROOF AND FLOOR SYSTEMS DESIGNED BY OTHERS. THIS INCLUDES THE CONNECTION DESIGN FOR THE ROOF AND FLOOR SYSTEMS.

NOTE TO BUILDING OFFICIAL

THESE PLANS AND SPECIFICATIONS ARE TO BE USED AS A SUPPLEMENT TO THE ARCHITECTURAL DRAWINGS PREPARED BY Marty Mouldin
PLAN: Alljoy BBRC & Alljoy DC

BUILDING CODE & LOADS

INTERNATIONAL RESIDENTIAL CODE 2021
WIND VELOCITY = 141 mph 3 sec GUST
EXPOSURE B ENCLOSED BUILDING
RISK CATEGORY II
ASSUMED SOIL BEARING = 2500psf
SEISMIC DESIGN BASED ON REQUIREMENTS
PRESCRIBED IN THE INTERNATIONAL RESIDENTIAL CODE 2021 FOR STRUCTURES LOCATED IN SEISMIC DESIGN CATAGORY D2

SHEET No.

S6

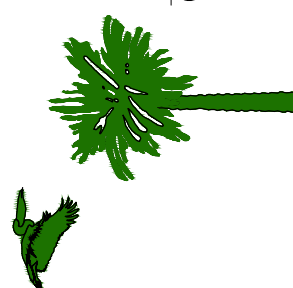
Alljoy BBRC & Alljoy DC

27 New Orleans Road
Hilton Head Island, SC 29928

DETAILS

Carolina Design, PC
Consulting Engineers

Design: Loren Woods, SC 29492
(843) 884-0625



MECHANICAL LEGEND:

//////////

POINT OF RECONNECTION

POINT OF DISCONNECTION

NEW DUCT

FLEX DUCT

SUPPLY

RETURN

EXHAUST

1

CFM

6

24X24

AIR TERMINAL TAG | AIRFLOW [CFM]
NECK SIZE | FACE SIZE

THERMOSTAT

OCCUPANCY SENSOR

HUMIDISTAT

WALL SWITCH/SPEED CONTROLLER

SMOKE DETECTOR

MOTOR OPERATED DAMPER

T-STAT CONTROL WIRE

TURNING VANES

MANUAL VOLUME DAMPER (VD)

RS

RL

REFRIGERANT SUPPLY/RETURN PIPING

CONDENSATE PIPING

FIRE DAMPER

ABBREVIATIONS:

DPS	-	DUCT PRESSURE SENSOR
HP	-	HEAT PUMP
AHU	-	AIR HANDLER
PAC	-	PACKAGED ROOFTOP UNIT
UH	-	UNIT HEATER
EUH	-	ELECTRIC UNIT HEATER
REF	-	ROOF EXHAUST FAN
AFF	-	ABOVE FINISHED FLOOR
EF	-	EXHAUST FAN
E/A	-	EXHAUST AIR
S/A	-	SUPPLY AIR
R/A	-	RETURN AIR
T/A	-	TRANSFER AIR
MU/A	-	MAKE-UP AIR
Ø	-	ROUND
BFF	-	BELOW FINISHED FLOOR
(E)	-	EXISTING
T	-	THERMOSTAT
FD	-	FIRE DAMPER
SD	-	SMOKE DAMPER
NTS	-	NOT TO SCALE
NO	-	NORMALLY OPEN
NC	-	NORMALLY CLOSED

MECHANICAL GENERAL NOTES:

1.

PROVIDE ALL MATERIALS AND LABOR FOR COMPLETE AND PROPERLY FUNCTIONING MECHANICAL SYSTEMS. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.
2.

WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT ADOPTED EDITION OF:

A:

INTERNATIONAL MECHANICAL CODE

B:

INTERNATIONAL BUILDING CODE

C:

INTERNATIONAL FUEL AND GAS CODE

D:

SMACNA

E:

ASHRAE

F:

ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES WHICH APPLY TO THIS WORK.
3.

DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS
4.

ALL MATERIALS, EQUIPMENT AND DEVICES SHALL MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
5.

COORDINATE LOCATION OF MECHANICAL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
6.

INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURE'S WRITTEN, PRINTED INSTRUCTIONS AND RECOMMENDATIONS.
7.

PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
8.

MAKE CONNECTIONS FROM MECHANICAL EQUIPMENT TO DUCTWORK USING FLEXIBLE DUCT CONNECTIONS.
9.

ALL EQUIPMENT, PIPE AND DUCTWORK ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURE ABOVE.
10.

DUCT SIZES INDICATED ARE NET FREE INSIDE DIMENSIONS OF RECTANGULAR METAL DUCT. AT CONTRACTOR'S OPTION, EQUIVALENT SIZE ROUND DUCT MAY BE USED.
11.

PROVIDE FLOAT SWITCH IN ALL SECONDARY PANS TO SHUT OFF UNITS WHEN DRAINS BECOME OBSTRUCTED.
12.

FURNISH AND INSTALL ALL MANUAL DAMPERS INDICATED ON DRAWINGS. ALL DAMPERS SHALL BE OFFSET, LOCKING, QUADRANT TYPE DAMPERS.
13.

WHERE PIPES PENETRATE FIRE RATED WALLS, FLOORS OR CEILING, SEAL OPENING AROUND PIPES WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE WALL, FLOOR OR CEILING IN ACCORDANCE WITH U.L. LISTED DESIGN FOR 1 HOUR PENETRATIONS. SUBMIT U.L. DESIGN FOR FIRE RATED PENETRATIONS SEALS TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO START OF WORK.
14.

MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL AN AIR FILTER PER MANUFACTURER'S INSTRUCTIONS PRIOR TO SYSTEM OPERATION.
15.

ALL DUCTWORK, EXCEPT EXPOSED SUPPLY DUCTWORK, SHALL BE SINGLE WALL GALVANIZED STEEL. ALL JOINTS AND SEAMS SHALL BE CLEANED, COATED AND SEALED WITH MASTIC OR MASTIC TAPE PRIOR TO APPLYING THE EXTERNAL INSULATION.
16.

SUPPLY AND DUCTWORK SHALL BE INSULATED WITH 3" FIBERGLASS DUCT WRAP WITH FOIL FACE (OWENS CORNING TYPE 75 OR APPROVED EQUAL)
17.

UNLESS INDICATED AS A RADIUS ELBOW, ALL DUCT ELBOWS AND TEES SHALL HAVE TURNING VANES.
18.

ALL INDOOR CONDENSATE AND REFRIGERANT PIPING SHALL BE INSULATED WITH 1.5" ELASTOMERIC INSULATION. ALL REFRIGERANT PIPING EXPOSED TO OUTDOORS SHALL BE INSULATED WITH 1.5" ELASTOMERIC FOAM INSULATION WITH MINIMUM 0.16" ALUMINUM JACKET AND ALL JOINTS SHALL BE TAPED WITH ALUMINUM TAPE AROUND FULL CIRCUMFERENCE. EQUIVALENT MATERIALS APPROVED.
19.

CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE SCHEDULE 40 CPVC.
20.

ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH ROOFING CONTRACTOR TO ENSURE ROOF BOND WILL BE MAINTAINED.
21.

PROVIDE ALL OPERATION AND MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT TO BUILDING OWNER.
22.

ALL DUCTWORK SHALL BE INSULATED TO A MINIMUM OF R-8.
23.

CONDENSATE PIPING SHALL BE SCHEDULE 40 CPVC INSIDE MECHANICAL ROOM AND SCHEDULE 40 PVC IN OTHER LOCATIONS.
24.

DRYER DUCT SHALL BE 28 GAUGE GALVANIZED STEEL SMOOTH DUCT FREE OF ALL OBSTRUCTIONS. SCREWS AND FASTENERS SHALL NO PENETRATE DUCTWORK. DUCT JOINTS SHALL BE SEALED WITH METAL DRYER DUCT RATED TAPE. CLEANOUTS SHALL BE INSTALLED EVERY 8'-0" OR DIRECTLY AFTER A TRANSITION.

GREASE DUCT SPECIFICATION:

FURNISH DOUBLE WALL, FACTORY BUILT GREASE DUCT FOR USE WITH TYPE I KITCHEN HOODS, WHICH CONFORMS TO THE REQUIREMENTS OF NFPA-96. PRODUCTS SHALL BE ETL LISTED TO UL-1978 AND UL-2221 FOR VENTING AIR AND GREASE VAPORS FROM COMMERCIAL COOKING OPERATION. DOUBLE WALL GREASE DUCTS ARE LISTED FOR A CONTINUOUS INTERNAL TEMPERATURE OF 500 DEGREES F AND INTERMITTENT TEMPERATURES OF 2000 DEGREES F. THE DUCT SECTIONS SHALL BE CONSTRUCTED OF AN INNER DUCT WALL AND AN OUTER WALL WITH INSULATION IN BETWEEN. THE INNER DUCT WALL SHALL BE CONSTRUCTED OF .036 INCH THICK, 430 TYPE STAINLESS STEEL AND BE AVAILABLE IN DIAMETERS 8" THROUGH 36". THE OUTER WALL SHALL BE CONSTRUCTED OF STAINLESS STEEL AT A MINIMUM OF .024 INCH THICKNESS. THE DUCT, BASED ON MODEL NUMBER, SHALL INCLUDE LAYERS OF SUPER WOOL 607 PLUS OR INSULFRAX ELITE BLANKET INSULATION BETWEEN THE INNER AND OUTER WALL. GREASE DUCT JOINTS SHALL BE HELD TOGETHER BY MEANS OF FORMED V CLAMPS AND SEALED WITH 3M FIRE BARRIER 2000+. THE DUCT WALL ASSEMBLY SHALL BE TESTED AND LISTED AT ¾" OR ZERO INCH CLEARANCE, ACCORDING TO CLASSIFICATIONS.

PROJECT GENERAL NOTES:

1.

REMOVE ALL UNUSED PIPING, DUCTWORK AND ACCESSORIES.
2.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING, PRIOR TO FINAL BID, ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN BUILDING.
3.

WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSEAL DRAINS AT COMPLETION OF CONSTRUCTION.
4.

COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, AND EQUIPMENT TO PREVENT CONFLICTS.
5.

THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AS WELL AS THOSE WHICH CAN BE REASONABLY ANTICIPATED INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
6.

FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
7.

LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
8.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ALL APPLICABLE CODES, AND LOCAL CODES AS APPLIED BY THE AUTHORITY HAVING JURISDICTION.
9.

ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
10.

LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
11.

PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AND SHALL BE U.L. LISTED.
12.

PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
13.

MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
14.

ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
15.

PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
16.

FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.
17.

INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
18.

LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
19.

THE CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER.
20.

PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT, PLUMBING FIXTURES, AND DIFFUSERS.
21.

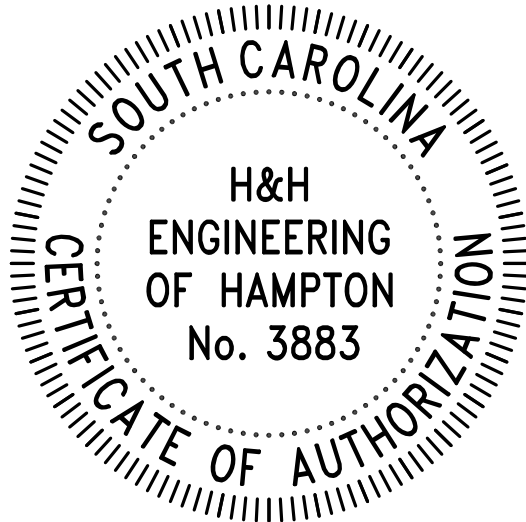
PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.
22.

PRIOR TO BIDDING ON THE PROJECT AND PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL REVIEW PLANS FROM OTHER DISCIPLINES, BECOME FULLY KNOWLEDGEABLE ABOUT THE PROJECT, REQUIREMENTS, AND NECESSARY EQUIPMENT REQUIRED TO COMPLETE THE PROJECT IN A COMPLIANT FASHION. THIS INCLUDES BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, CIVIL, AND OTHER MEP PLANS.

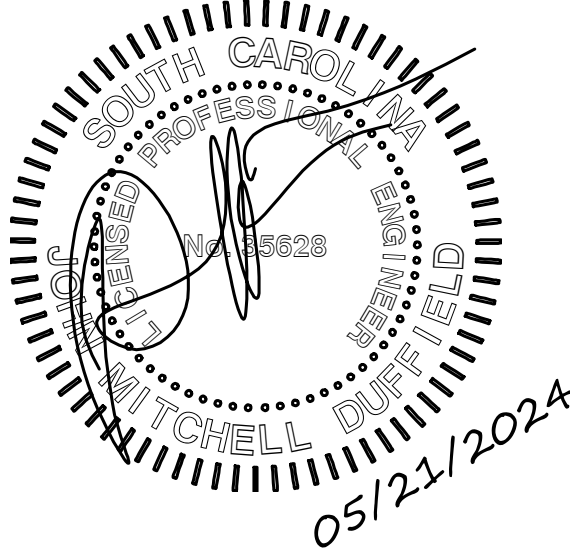
SHEET INDEX			
SHEET NUMBER	SHEET TITLE	REV. NUMBER	DATE
M0-01	MECHANICAL TITLE SHEET AND DETAILS	0	05/21/2024
M1-01	OVERALL MECHANICAL PLAN	0	05/21/2024
M1-02	SECOND FLOOR MECHANICAL PLAN	0	05/21/2024
M2-01	ENLARGED DONUT SHOP MECHANICAL PLAN	0	05/21/2024
M2-02	ENLARGED BIKE SHOP MECHANICAL PLAN	0	05/21/2024
M5-01	MECHANICAL DETAILS	0	05/21/2024
M6-01	MECHANICAL SCHEDULES	0	05/21/2024



COA:



SEAL:



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

- ☒ APPROVED FOR CONSTRUCTION
- ☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS

#	Date	Description
A	05/17/2024	50% REVIEW
0	05/21/2024	ISSUE FOR CONSTRUCTION

PROJECT

ALLJOY BBRC &
ALLJOY DC

JOB NUMBER

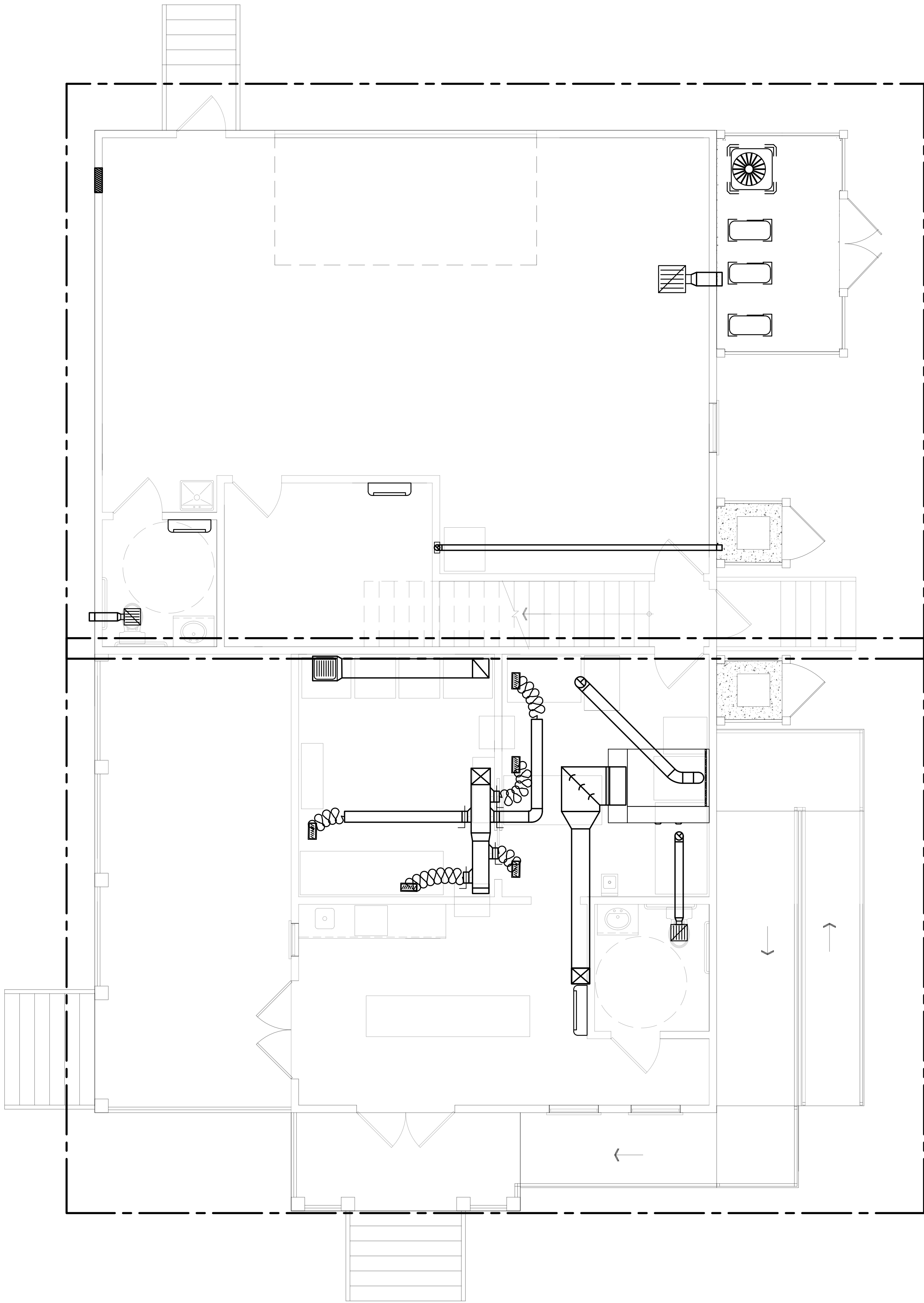
21-016

SHEET TITLE

MECHANICAL TITLE
SHEET

SHEET NUMBER

M0-01



1
M1-01

FIRST FLOOR MECHANICAL PLAN

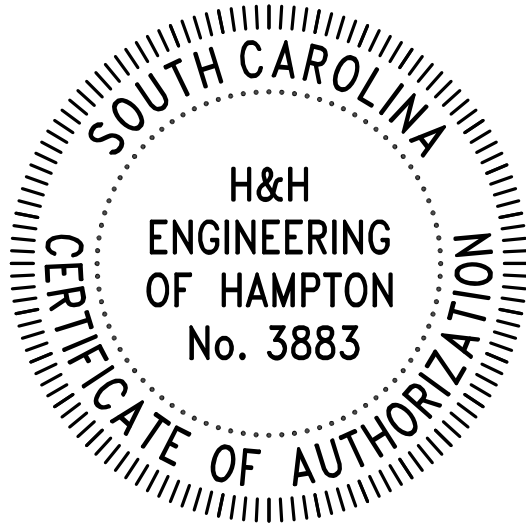
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MECHANICAL NEW WORK GENERAL NOTES:

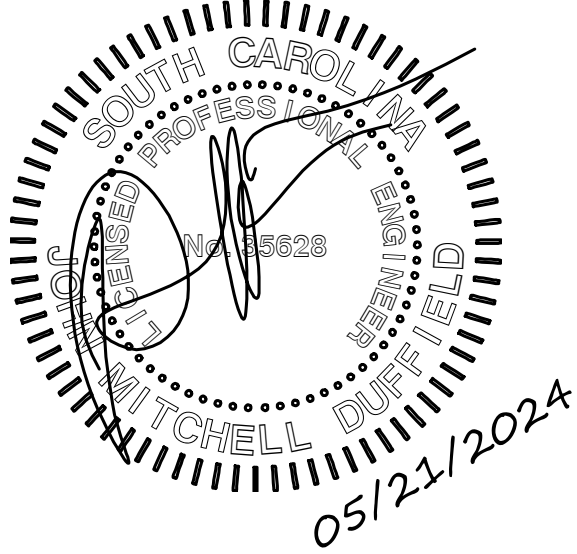
1. DESIGN IS DIAGRAMMATIC IN NATURE. CONTRACTOR TO CONFIRM AND NOTIFY EOR OF ANY CHANGES.



COA:



SEAL:



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

- ☒ APPROVED FOR CONSTRUCTION
- ☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS		
#	Date	Description
A	05/17/2024	50% REVIEW
0	05/21/2024	ISSUE FOR CONSTRUCTION

PROJECT

**ALLJOY BBRC &
ALLJOY DC**

JOB NUMBER

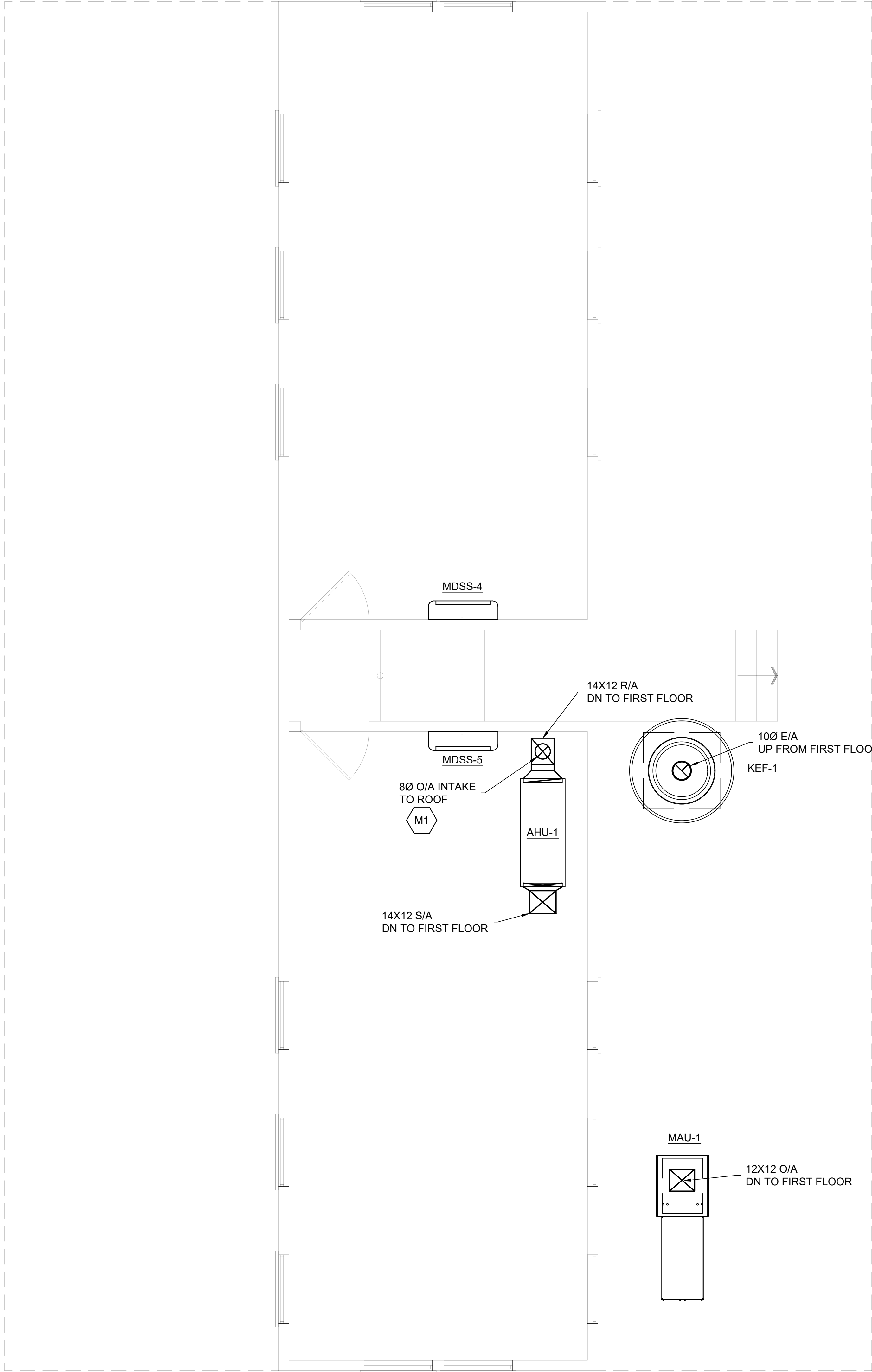
21-016

SHEET TITLE

**FIRST FLOOR
MECHANICAL PLAN**

SHEET NUMBER

M1-01



EXHAUST FAN INFORMATION - JOB#6800512

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF-1	1	DU50HFA	CAPTIVEAIRE	788	1.000	1435	TEAO-ECM	0.500	0.3080	1	115	6.3	300 FPM	78	14.1

MUA FAN INFORMATION - JOB#6800512

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
2	MAU-1	1	A1-15D	15MF-1-MOD	A1	-	700	0.500	1101	TEAO-ECM	1.000	0.1840	1	115	11.6	15.6A	25A	260	8.9

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF-1	1	GREASE BOX
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
2	MAU-1	1	SIZE 1 UNTEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	ECM WIRING PACKAGE - DD SUPPLY - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR)
		1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF-1	YES						
2	MAU-1							

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF-1	34 LBS	CURB	19.500"W X 19.500"L X 24.000"H 4.000:12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	MAU ROOF-1	29 LBS	CURB	21.000"W X 29.000"L X 15.000"H 4.000:12.000 PITCH ALONG WIDTH, RIGHT INSULATED.

MECHANICAL NOTES:

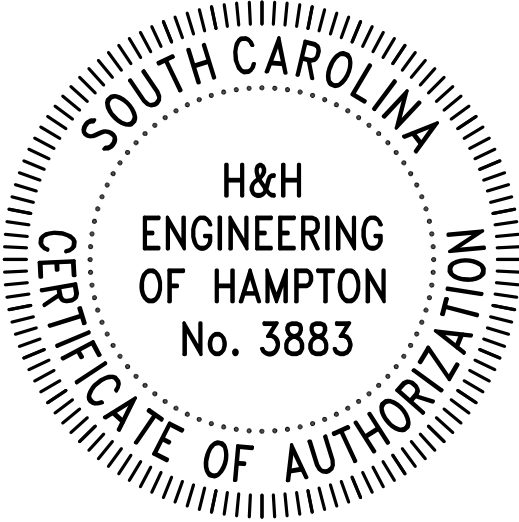
- DESIGN IS DIAGRAMMATIC IN NATURE. CONTRACTOR TO CONFIRM AND NOTIFY EOR OF ANY CHANGES.
- PROVIDE ROOF RAILS FOR ROOF MOUNTED EQUIPMENT. MAINTAIN 10'-0" FROM INTAKE AND EXHAUST.

MECHANICAL NEW WORK KEYNOTES:

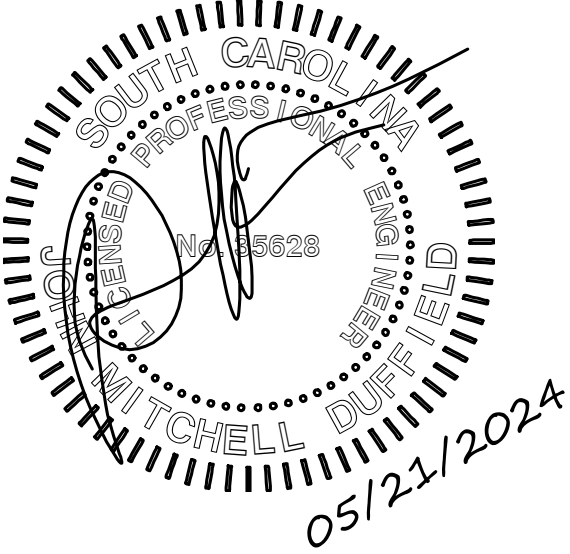
ROUTE OUTSIDE AIR DUCT TO ROOF. PROVIDE WITH MANUAL BALANCING DAMPER AND MOTORIZED OUTSIDE AIR DAMPER. MOTORIZED OUTSIDE AIR DAMPER INTERLOCKED WITH KEF-1 OPERATION.



COA:



SEAL:



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

- ☒ APPROVED FOR CONSTRUCTION
- ☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS

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PROJECT

ALLJOY BBRC &
ALLJOY DC

JOB NUMBER

21-016

SHEET TITLE

SECOND FLOOR
MECHANICAL PLAN

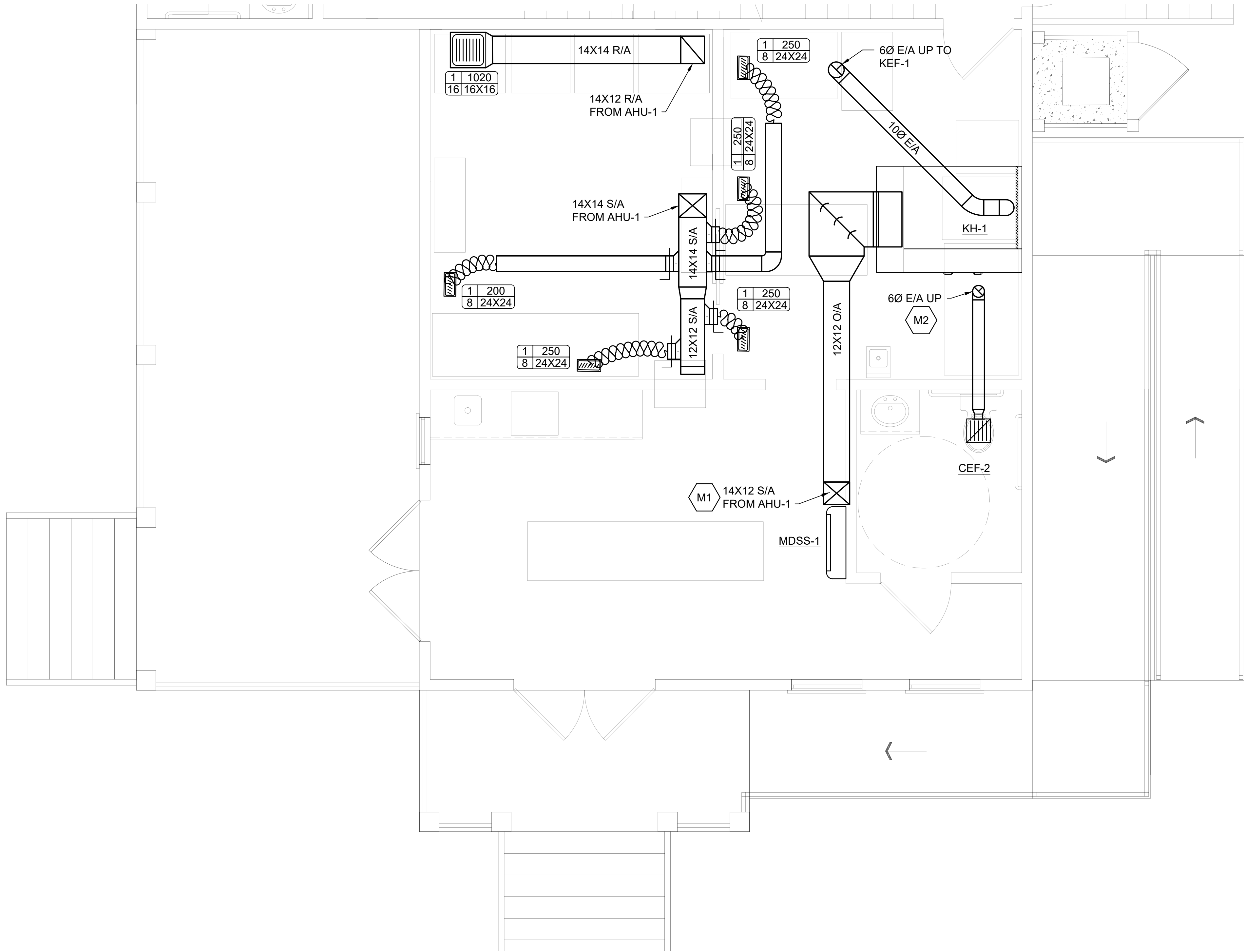
SHEET NUMBER

M1-02

1
M1-02

SECOND FLOOR MECHANICAL PLAN

SCALE: 3/8" = 1'-0"



1
M2-01 DONUT SHOP MECHANICAL PLAN
SCALE: 3/8" = 1'-0"

MECHANICAL NEW WORK GENERAL NOTES:

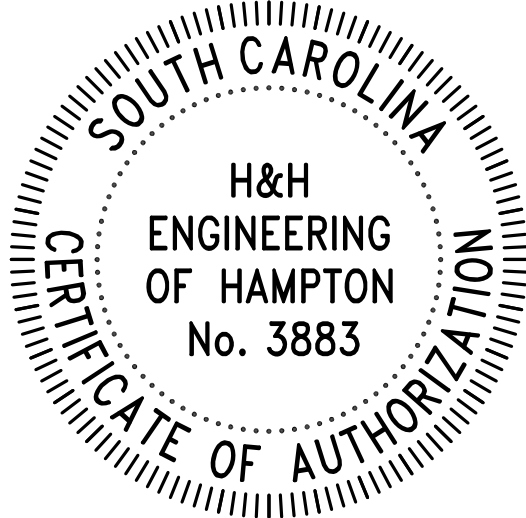
1. DESIGN IS DIAGRAMMATIC IN NATURE. CONTRACTOR TO CONFIRM AND NOTIFY EOR OF ANY CHANGES.

MECHANICAL NEW WORK KEYNOTES:

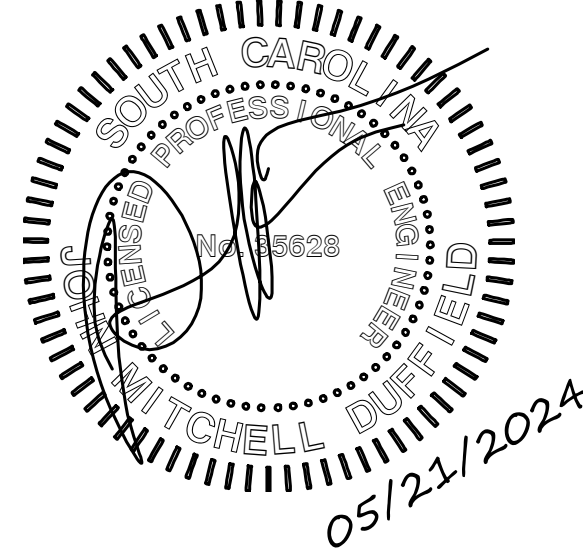
- M1 CONNECT TO KITCHEN HOOD WITH FLEXIBLE CONNECTION. PROVIDE MANUAL BALANCING DAMPER.
- M2 ROUTE EXHAUST DUCT TO ROOF. FINISH WITH ROOF JACK, BACKDRAFT DAMPER AND BIRDSCREEN. MAINTAIN 10'-0" FROM INTAKE.



COA:



SEAL:



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SHEET TITLE

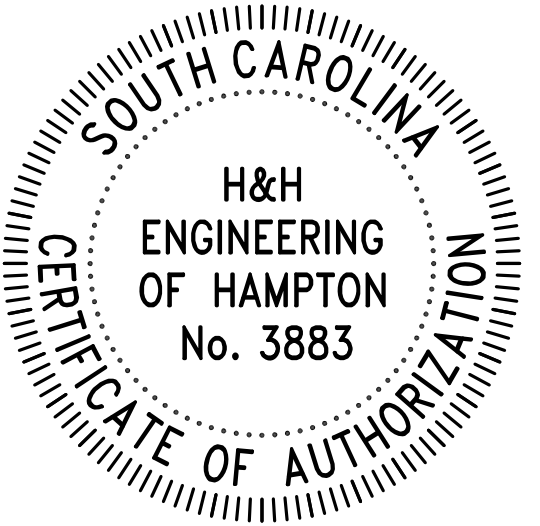
OVERALL MECHANICAL
PLAN

SHEET NUMBER

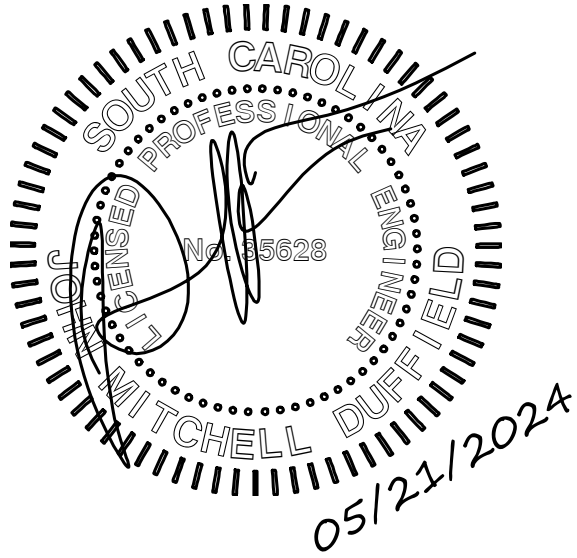
M2-01



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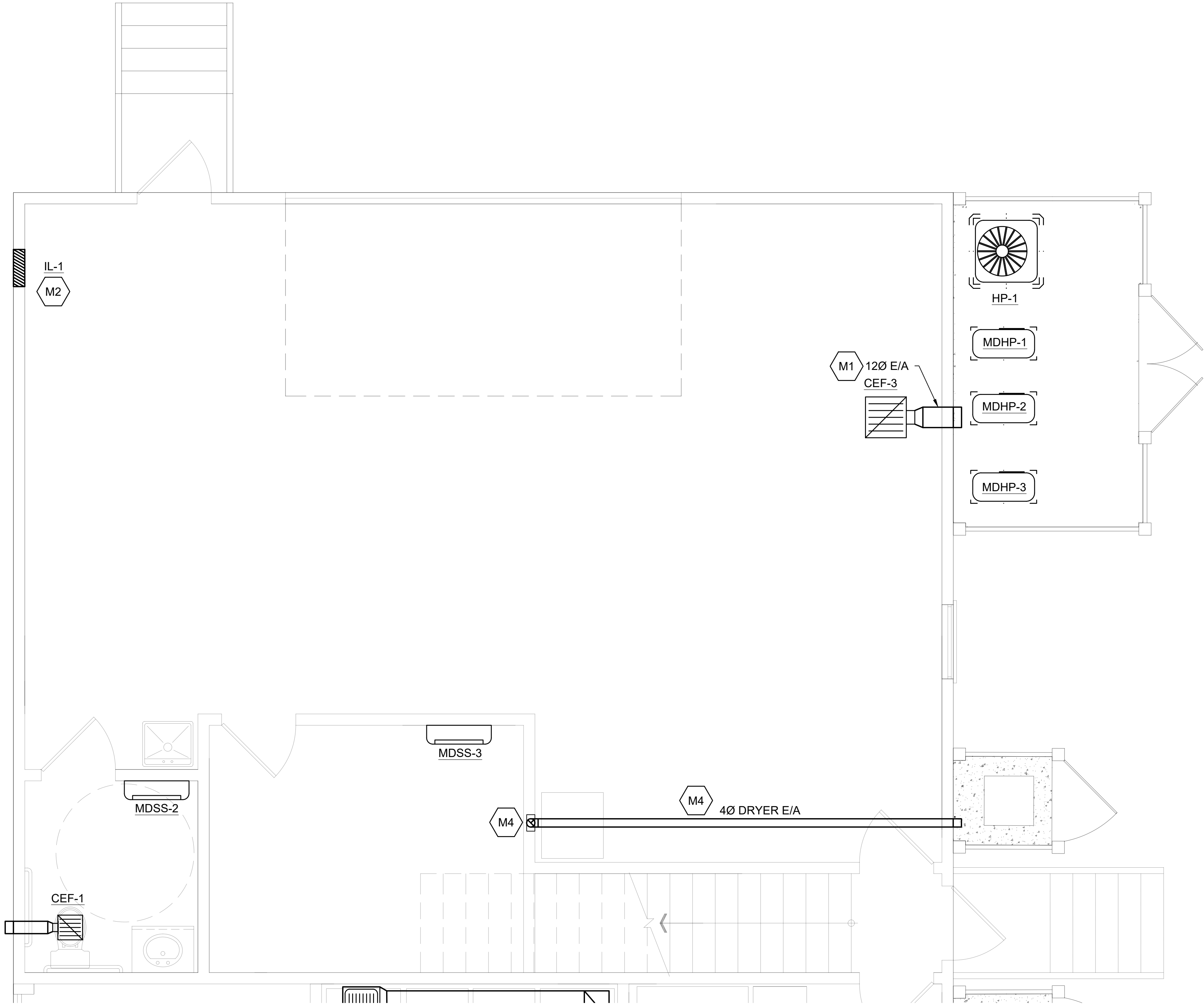
21-016

SHEET TITLE

OVERALL MECHANICAL
PLAN

SHEET NUMBER

M2-02



1
M2-02 BIKE STORAGE MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL NEW WORK GENERAL NOTES:

1. DESIGN IS DIAGRAMMATIC IN NATURE. CONTRACTOR TO CONFIRM AND NOTIFY EOR OF ANY CHANGES.

MECHANICAL NEW WORK KEYNOTES:

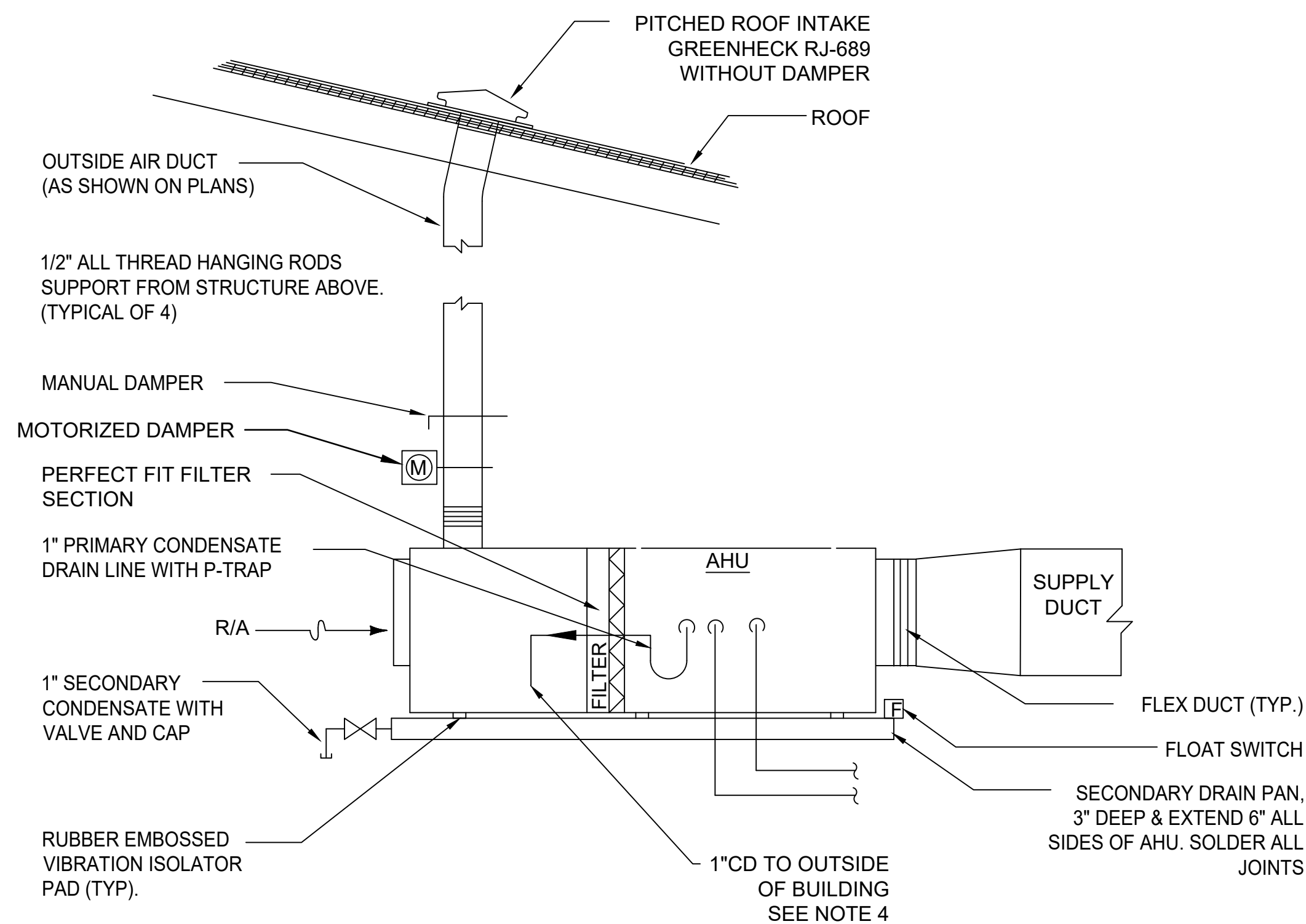
- M1

ROUTE EXHAUST AIR TO EXTERIOR WALL. FINISH WITH WALL CAP, BACKDRAFT DAMPER AND BIRDSCREEN.
- M2

INSTALL INTAKE LOUVER 2'-0" A.F.F. PROVIDE ALL REQUIRED EQUIPMENT AND COORDINATE WITH CONTRACTOR FRAME SIZE AND MOUNTING TYPE.
- M3

INSTALL HEAT PUMPS ON CONCRETE PADS. INSTALL LINE HIDE OR SIMILAR TO PROTECT REFRIGERATION PIPING.
- M4

INSTALL DRYERBOX DB350 WITHIN WALL. ROUTE DRYER DUCT TO EXTERIOR WALL AND FINISH WITH WALL CAP AND BACKDRAFT DAMPER, NO BIRDSCREEN. CONTRACTOR TO CONFIRM LENGTH OF DUCTWORK AND REQUIRED TRANSITIONS DO NOT EXCEED 35'-0"



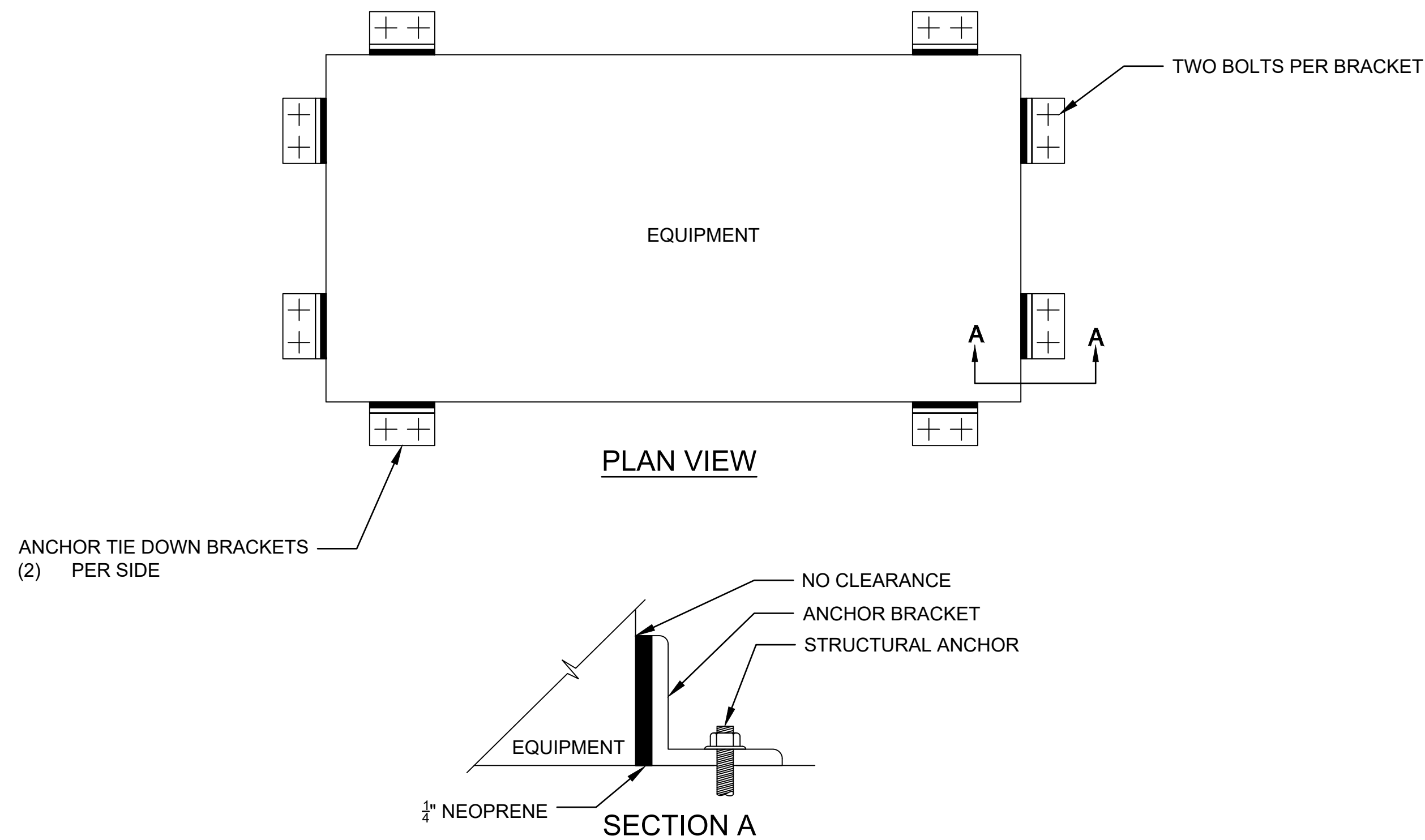
NOTES:

1. SET AHU ON PRESSURE TREATED 4"x4" RUNNERS (LENGTH OF AHU) IN THE DRAIN PAN.
2. PROVIDE A FLOAT SWITCH TO SHUT DOWN UNIT IF SECONDARY DRAIN PAN FILLS WITH WATER.
3. FILTER SHALL BE REMOVABLE WITHOUT REQUIRING TOOLS.
4. ROUTE THE CONDENSATE DRAIN TO A COVENANT LOCATION OUTSIDE THE BUILDING AND TERMINATE 6" A.F.G. WITH SPLASH BLOCK.

1
M5-01

TYPICAL HORIZONTAL SPLIT SYSTEM DETAIL

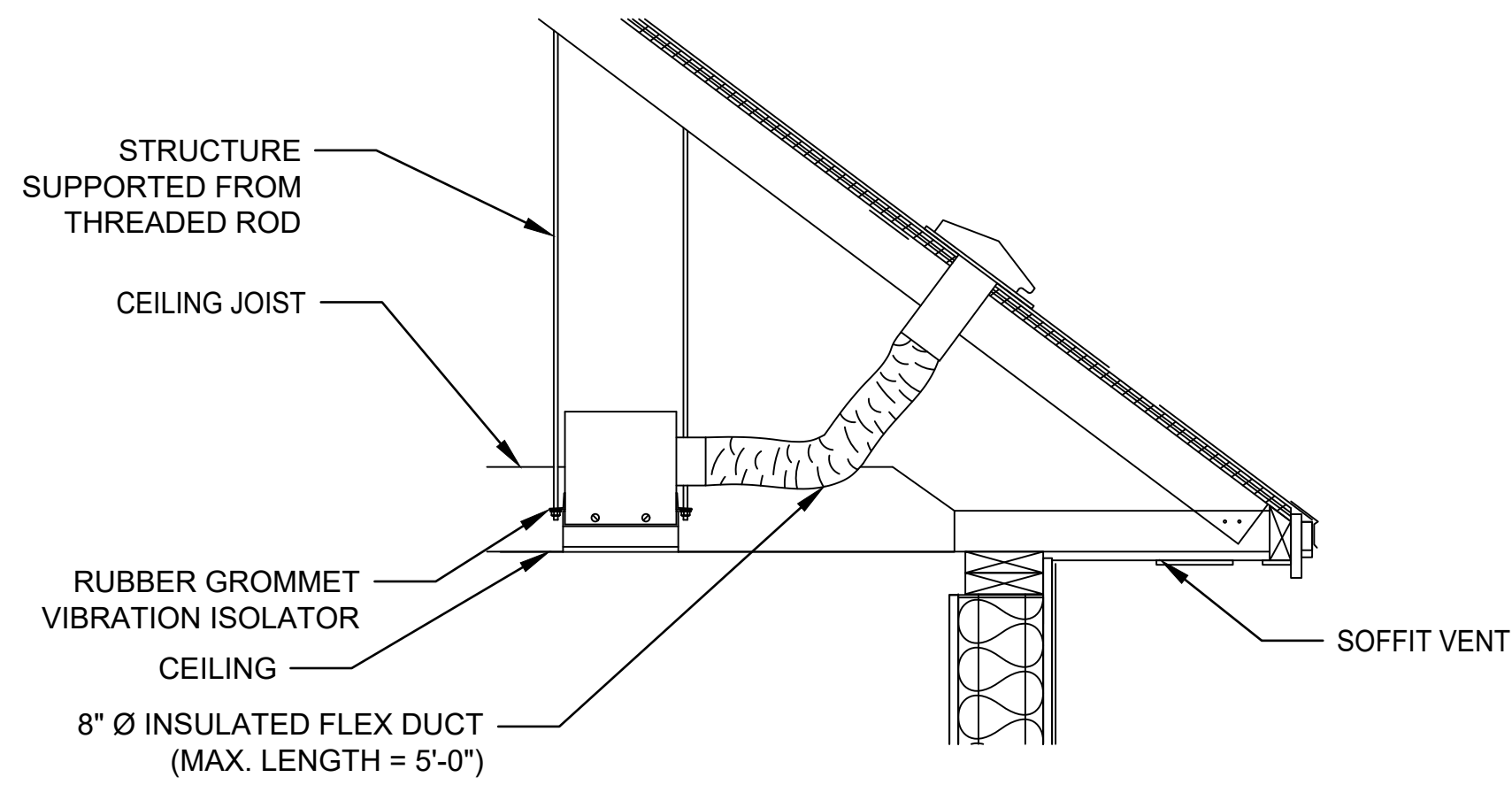
NOT TO SCALE



4
M5-01

GROUND MOUNTED EQUIPMENT BRACING DETAIL

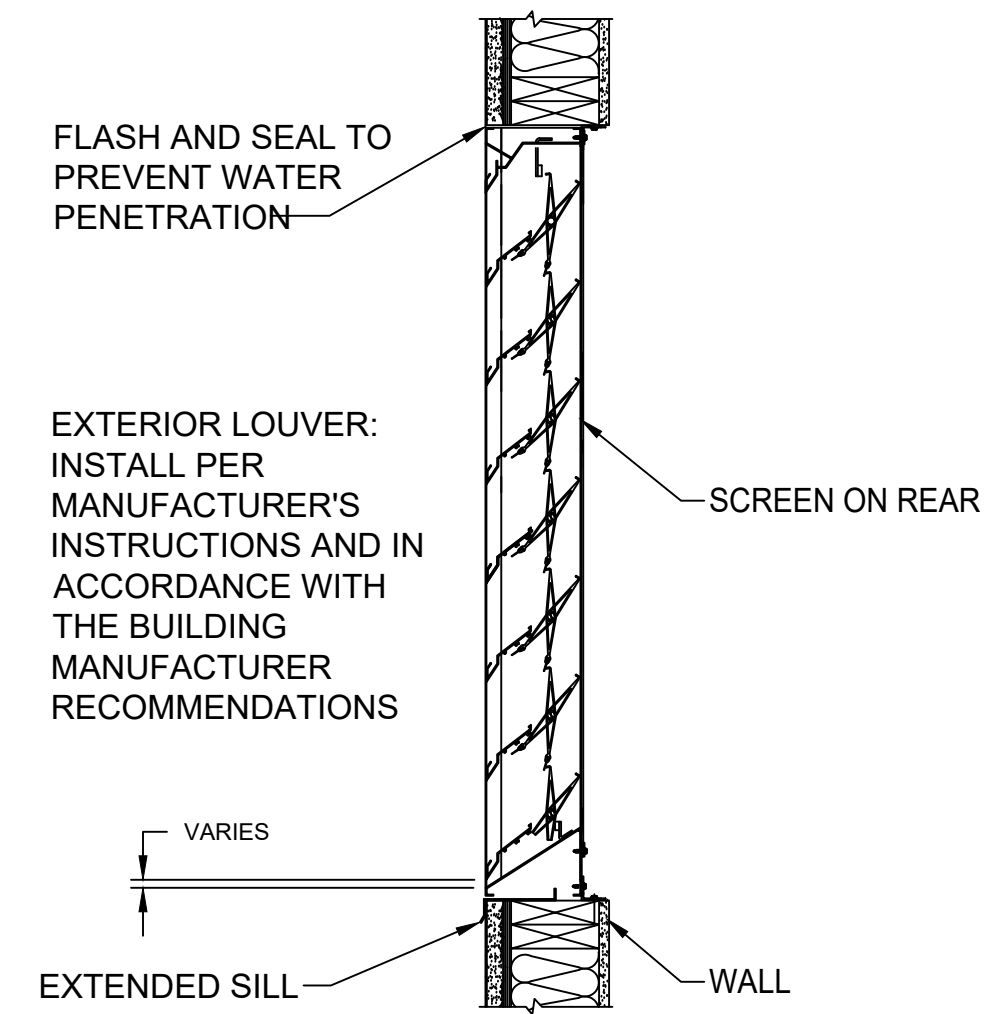
NOT TO SCALE



2
M5-01

TYPICAL EXHAUST FAN DETAIL

NOT TO SCALE



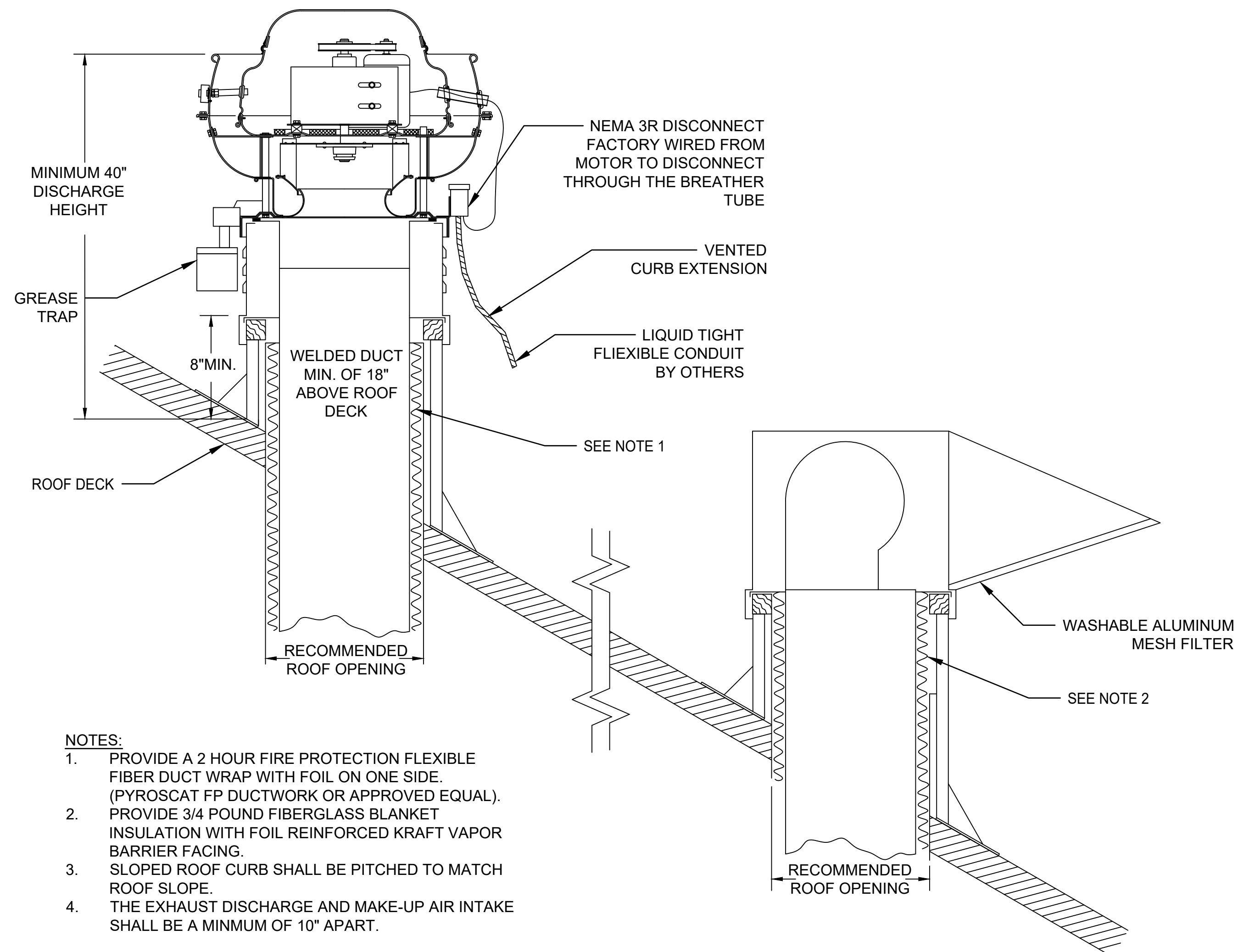
NOTES:

1. LOUVER SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR WIND BORNE DEBRIS AND STRUCTURAL SUPPORT REQUIREMENTS.

3
M5-01

TYPICAL LOUVER DETAIL

NOT TO SCALE



NOTES:

1. PROVIDE A 2 HOUR FIRE PROTECTION FLEXIBLE FIBER DUCT WRAP WITH FOIL ON ONE SIDE. (PYROSCAT FP DUCTWORK OR APPROVED EQUAL).
2. PROVIDE 3/4 POUND FIBERGLASS BLANKET INSULATION WITH FOIL REINFORCED KRAFT VAPOR BARRIER FACING.
3. SLOPED ROOF CURB SHALL BE PITCHED TO MATCH ROOF SLOPE.
4. THE EXHAUST DISCHARGE AND MAKE-UP AIR INTAKE SHALL BE A MINIMUM OF 10" APART.

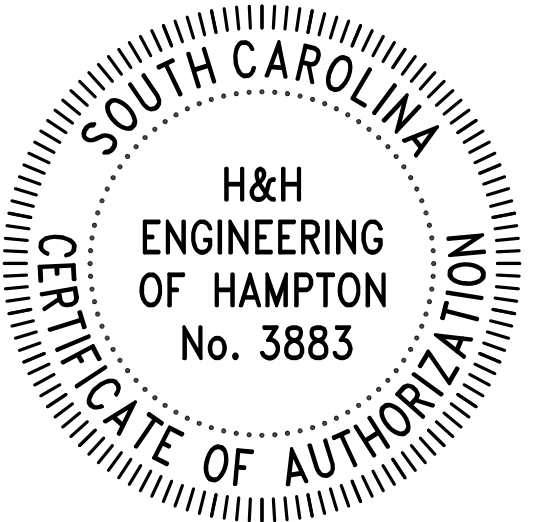
5
M5-01

KITCHEN EXHAUST AND MAKE-UP FAN DETAIL

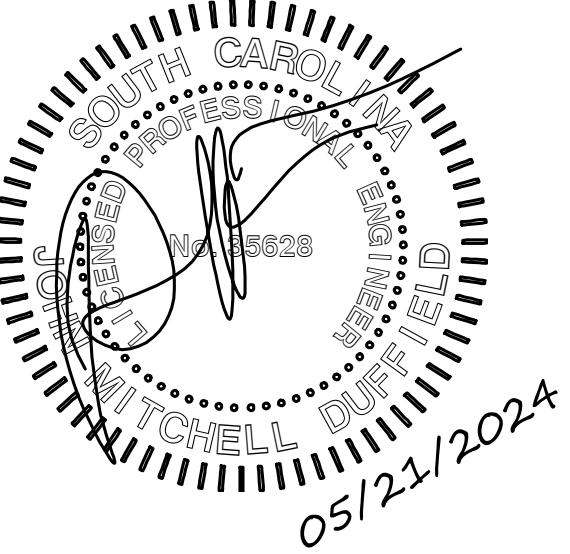
NOT TO SCALE



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SEAL:



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SHEET TITLE

MECHANICALS
DETAILS

SHEET NUMBER

M5-01

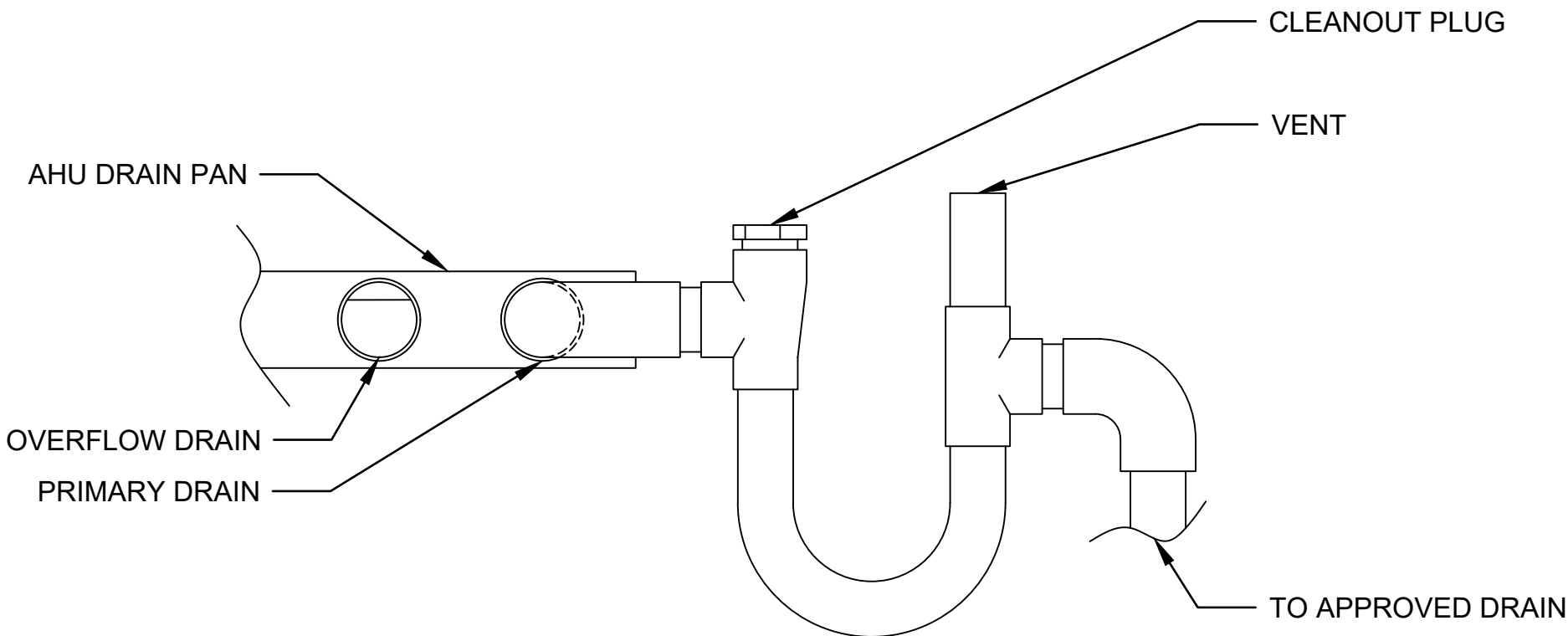
SPLIT SYSTEM HEAT PUMP SCHEDULE		
INDOOR UNIT	FAN	MARK AHU-1
		SUPPLY AIR - CFM 1,200
		OUTSIDE AIR - CFM 180
		EXT. S.P. - IN. W.G. 0.5
		BLOWER MOTOR - HP (MIN) 0.5
	COOLING	ELECTRICAL - V/Ø/HZ 240/1/60
		MIN CIRCUIT AMPACITY 45
		PROT. RTG. RECMD. (AMPS) 45
		APPROXIMATE WEIGHT - LB 155
		TOTAL CAPACITY - MBTU/H 36.4
HEAT PUMP UNIT	COOLING	SENSIBLE CAPACITY - MBTU/H 28.7
		ENT. AIR TEMP. - °F dB/wB 80 / 67
	HEATING	HIGH TEMP. HEATING - MBTUH AT ARI 37.2
		AUXILIARY HEATER - KW / STEPS 7.68 / 1
		MARK HP-1
		AMBIENT AIR TEMP. - °F db 95
		COMPRESSORS - NO. 1
		ELECTRICAL - V/Ø/HZ 240/1/60
		APPROXIMATE WEIGHT - LB 219
		COMPR. RLA / FAN MOTOR FLA 19.9 / 0.86
HEAT PUMP UNIT	COOLING	MIN CIRCUIT AMPACITY 20
		PROT. RTG. RECMD. (AMPS) 35
		SYSTEM EER / SEER AT ARI 12.3 / 15.4
		SYSTEM HPSF - HGH TEMP HEATING AT ARI 9.5
		MANUFACTURER TRANE
		INDOOR UNIT MODEL NO. TAMXB0C36V31
		HEAT PUMP MODEL NO. 4TWR6036N1
		NOTES 1-10
		NOTES: 1. PROVIDE TRANE OR EQUAL BY CARRIER, RUUD, AMERICAN STANDARD OR YORK. 2. EXTERNAL STATIC PRESSURE IS FOR DUCTWORK SYSTEM ONLY. FILTERS, COILS AND CASING LOSSES ARE INTERNAL. 3. PROVIDE WITH VARIABLE SPEED BLOWER AND BALANCE THE SYSTEM WITH ACTUAL FIELD CONDITIONS. PROVIDE WITH SOFT START - GRADUAL INCREASE OF FAN SPEED. 4. PROVIDE WITH 1" PLEATED, 30% EFFICIENT THROWAWAY FILTERS. FILTERS SHALL BE REPLACEABLE WITHOUT THE NEED FOR ANY TOOLS. 5. PROVIDE A SINGLE POINT ELECTRICAL CONNECTION, AND A 7-DAY PROGRAMMABLE THERMOSTAT. 6. THE OUTDOOR HEAT PUMP UNIT SHALL BE PROVIDED WITH LOCKING-TYPE, TAMPER-RESISTANT CAPS TO PREVENT UNWANTED ACCESS TO THE REFRIGERANT CIRCUIT ACCESS PORTS. 7. THE INSTALLER SHALL BE CERTIFIED BY THE EQUIPMENT MANUFACTURER, AND SHALL PROVIDE REFRIGERANT PIPING, THAT SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. 8. PROVIDE WITH THE STANDARD FILTER TYPE. 9. PROVIDE WITH COIL PROTECTION TREATMENT. 10. PROVIDE WITH OPTIONAL LOCKOUT KIT TO PREVENT AUXILIARY HEAT OPERATION WHILE HEAT PUMP IS OPERATING ABOVE 35F.

FAN SCHEDULE		
MARK	CEF-1/2	CEF-3
FAN TYPE	CEILING CABINET EXHAUST	CEILING MOUNTED
AIRFLOW TYPE	EXHAUST	EXHAUST
AIR VOLUME	70	650
EXT. S.P. - IN. W.G.	0.125	0.15
DRIVE	DIRECT	DIRECT
SONES (MAXIMUM)	<.03	6.5
MOTOR - HP (WATTS)	(18)	(351)
MOTOR - RPM	VG	VG
ELECTRICAL - V/Ø/Hz	115/1/60	115/1/60
WEIGHT - LB	12	41
MANUFACTURER	GREENHECK	GREENHECK
MODEL NO.	SP-A50-90-VG	SP-A700
NOTES	1,2	1,2
NOTES: 1. PROVIDE A UNIT MOUNTED DISCONNECT SWITCH, BACKDRAFT DAMPER, AND ARCHITECTURAL WALL LOUVER, ROOF JACK OR WALL CAP. 2. UNIT CONTROLLED BY WALL SWITCH.		

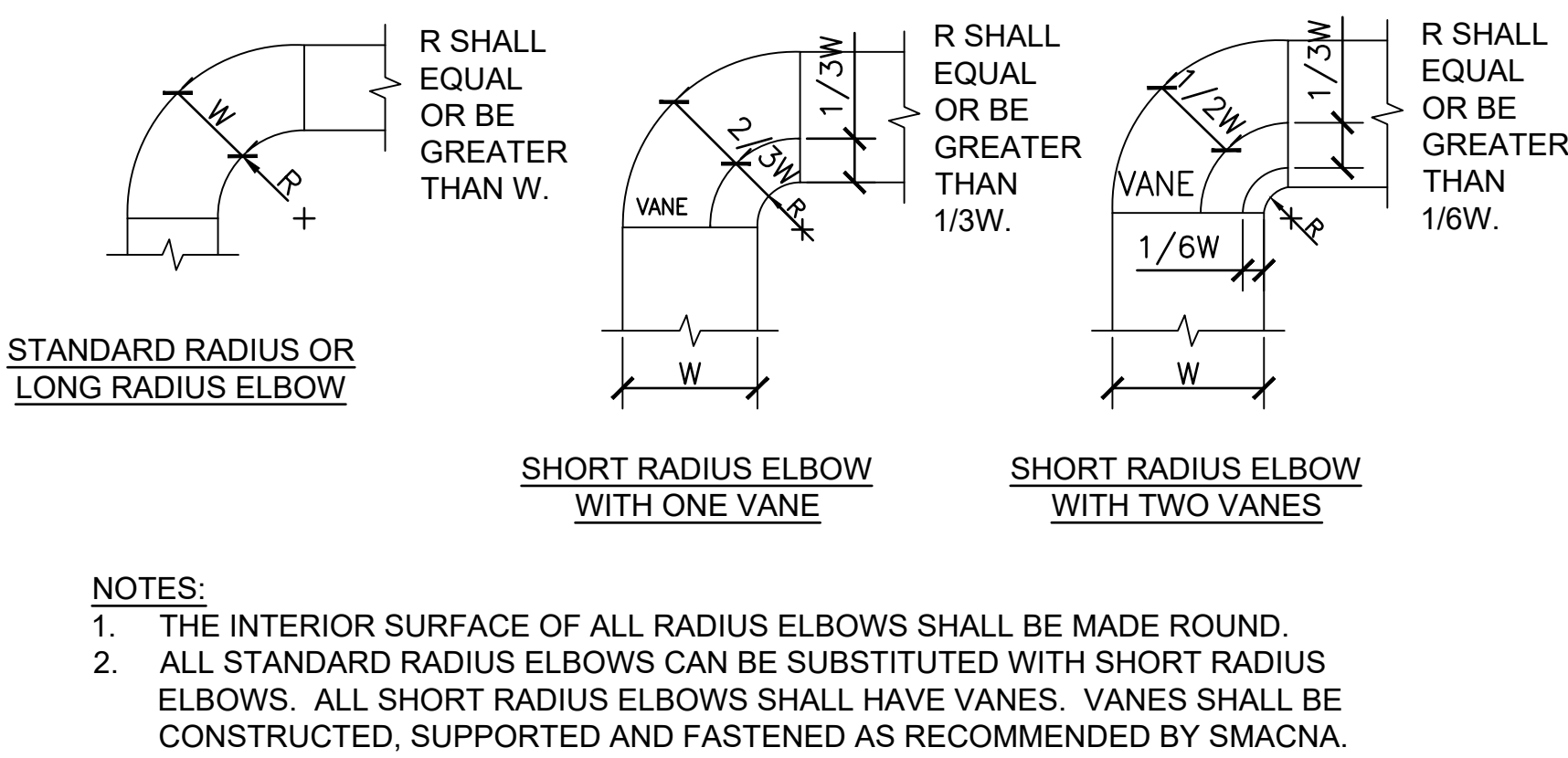
DUCTLESS SPLIT SYSTEM HEAT PUMP SCHEDULE							
INDOOR UNIT	FAN	MARK	MDSS-1	MDSS-2	MDSS-3	MDSS-4	MDSS-5
		SUPPLY AIR - CFM	810	406	406	504	504
		ELECTRICAL - V/Ø/HZ	240/1/60	240/1/60	240/1/60	240/1/60	240/1/60
		APPROXIMATE WEIGHT - LB	46			23	23
	COOLING	TOTAL CAPACITY - MBTU/H	14.0	6.0	6.0	12.0	12.0
		ENT. AIR TEMP. - °F dB/wB	80/67	80 / 67	80 / 67	80 / 67	80 / 67
	HEATING - MBTU/H	16.0	7.4	7.4	12.0	12.0	
ELECTRICAL	POWERED BY HP	POWERED BY HP	POWERED BY HP	POWERED BY HP	POWERED BY HP		
HEAT PUMP UNIT	MARK	MDHP-1	MDHP-2		MDHP-3		
	AMBIENT AIR TEMP. - °F db	95	95		95		
	COMPRESSORS - NO.	1	1		1		
	ELECTRICAL - V/Ø/HZ	240/1/60	240/1/60		240/1/60		
	APPROXIMATE WEIGHT - LB	180	126		189		
	MIN CIRCUIT AMPACITY	18	17.2		30.5		
	PROT. RTG. RECMD. (AMPS)	20	20		40		
	SYSTEM EER / SEER AT ARI	10.8 / 18.8	12.7 / 20		12.5 / 18.0		
	SYSTEM HPSF - HGH TEMP HEATING AT ARI	0.7	10.0		11.0		
	MANUFACTURER	TRANE	TRANE		TRANE		
INDOOR UNIT MODEL NO.	NTXWPH15B112AA	NTXWST06A112AA		NTXWST15B112AA			
HEAT PUMP MODEL NO.	NTXSPB15B112AA	NTXMMX20A122AC		NTXMPH30A132AA			
NOTES	1,2,3,4	1,2,3,4		1,2,3,4			
NOTES: 1. PROVIDE TRANE OR EQUAL BY CARRIER, RUUD, AMERICAN STANDARD OR YORK. 2. HEAT PUMP INSTALLED ON 6" CONCRETE HOUSEKEEPING PADS. 3. PROVIDE A SINGLE POINT ELECTRICAL CONNECTION, AND A 7-DAY PROGRAMMABLE THERMOSTAT. 4. THE OUTDOOR HEAT PUMP UNIT SHALL BE PROVIDED WITH LOCKING-TYPE, TAMPER-RESISTANT CAPS TO PREVENT UNWANTED ACCESS TO THE REFRIGERANT CIRCUIT ACCESS PORTS.							

KITCHEN HOOD SCHEDULE		
DIMENSIONS	MARK	KH-1
	LENGTH	3'-6"
	MOUNTING HEIGHT	6'-8"
	EXHAUST DUCT CONNECTION	8"Ø
	SUPPLY PLENUM SIZE	12"X28"
	FILTERS	CAPTRATE SOLO
	AIRFLOW	788
	DUCT SIZE	8"Ø
	EXHAUST FAN MARK	KEF-1
	MANUFACTURER	CAPTIVEAIRE
SUPPLY	MODEL NUMBER	6024-ND-2-PSP-F
	NOTES	1
	NOTES: 1. UNITS SCHEDULED FOR REFERENCE ONLY. SEE ATTACHED CAPTIVE AIR SELECTION SHEETS.	

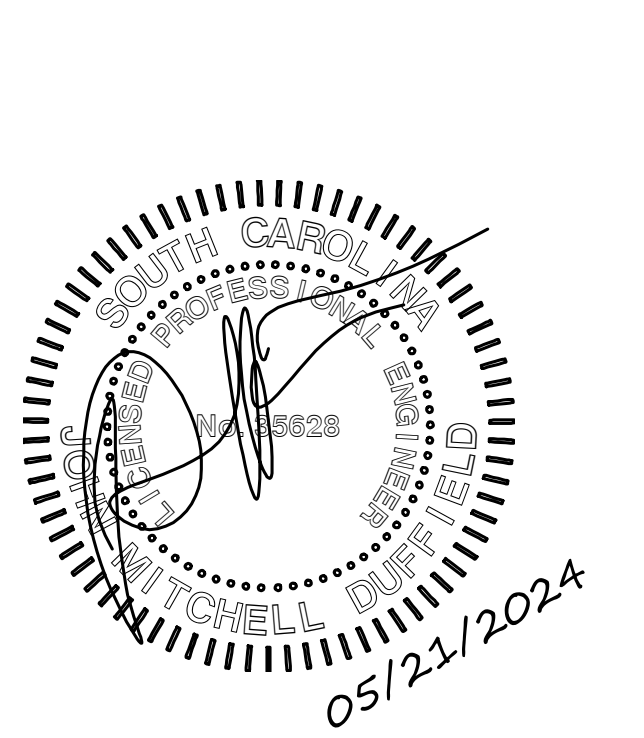
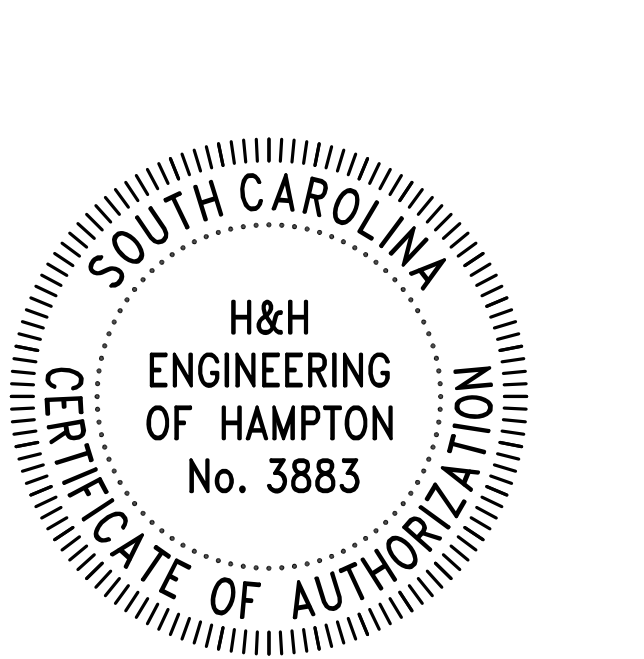
AIR DEVICE SCHEDULE							
MARK	TYPE	NECK SIZE	FACE SIZE	AIR - PATTERN	MAX. NC	NOTES	MANUFACTURER AND MODEL NO.
1	12X6 CEILING SUPPLY	8Ø	12X6	LOUVERED	25	1,2,3	TITUS 300
A	16X16 FILTERED CEILING RETURN	14Ø	16X16	PERFORATED	25	1,2,3	TITUS 350FL
NOTES: 1. PROVIDE MODEL SPECIFIED OR APPROVED EQUAL BY PRICE, NAILOR, KRUEGER, METALAIRE, TUTTLE & BAILEY, OR TITUS. 2. PROVIDE WITH ALUMINUM CONSTRUCTION AND STANDARD FINISH. 3. PAINT TO MATCH CEILING.							



1
M6-01
AHU CONDENSATE DRAIN DETAIL
NOT TO SCALE



2
M6-01
DUCTWORK RADIUS ELBOWS DETAIL
NOT TO SCALE



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MECHANICALS SCHEDULES	
SHEET NUMBER	
M6-01	

1. PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS.
2. BEFORE STARTING ANY WORK, VERIFY THE ADEQUACY, LOCATION, SIZE, AND AVAILABILITY OF ALL UTILITIES CONCERNED, INCLUDING SEWER INVERT ELEVATIONS, AND WATER PRESSURE.
3. WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF:
 - 3.1. INTERNATIONAL PLUMBING CODE
 - 3.2. ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES WHICH APPLY TO THIS WORK.
4. DRAWING IS DIAGRAMMATIC IN NATURE AND IS NOT INTENDED TO BE SCALED FOR DIMENSIONS.
5. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
6. ALL ITEMS SHALL BE NEW AND ALL MATERIAL, EQUIPMENT AND DEVICES SHALL BE CURRENT PRODUCTS BY MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS.
7. COORDINATE LOCATION OF PLUMBING WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
8. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
9. COORDINATE AND OBTAIN PERMITS AND INSPECTIONS FROM AUTHORITY HAVING JURISDICTION. PROVIDE OWNER WITH CERTIFICATE OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
10. CLEANOUTS SHALL BE LINE SIZE UNLESS NOTED OTHERWISE. FLOOR DRAINS SHALL BE LINE SIZE UNLESS NOTED OTHERWISE. THE FLOOR DRAIN SHALL BE FLUSH MOUNTED WITH FINISHED FLOOR AND THE FLOOR SHALL SLOPE TO THE DRAINS AT A MINIMUM OF 1/16" PER FOOT.
11. VALVES SHALL BE LINE SIZE UNLESS NOTED OTHERWISE.

12. COLD AND HOT WATER VALVES 2" AND SMALLER SHALL BE RATED FOR POTABLE, BALL MSS SP-110, BALL VALVE SHALL BE FULL PORT THREE PIECE OR TWO PIECE WITH A UNION DESIGN WITH ADJUSTABLE STEM PACKAGE. THREADED STEM 150 PSIG AND A CWP RATING OF 600 PSIG. THE BODY MATERIAL SHALL BE BRONZE ASTM B584, ALLOY C844. THE ENDS SHALL BE NON-LEAK SOLDER.
13. ALL WASTE, DRAIN, AND VENT PIPING SHALL BE STANDARD WEIGHT, TYPE 1, PVC INSTALLED IN ACCORDANCE WITH ASTM D2321.
14. COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK GLASS FIBER (K OF 0.24 AT 75F) WITH VAPOR BARRIER. HOT WATER PIPING SHALL BE INSULATED WITH 1-1/2" THICK GLASS FIBER (K OF 0.24 AT 75F) WITHOUT VAPOR BARRIER.
15. HANGERS FOR PIPE 1/2" TO 1-1/2" SHALL BE CARBON STEEL ADJUSTABLE SWIVEL, SPLIT RING TYPE, WITH A MAXIMUM SPACING OF 8'-0" ON CENTERS. HANGERS FOR 2" AND LARGER SHALL BE CARBON STEEL ADJUSTABLE CLEVIS TYPE. HANGER SPACING FOR PIPES 2"-112 AND SMALLER SHALL NOT EXCEED 10'-0" ON CENTERS. PROVIDE CLEARANCE IN AN HANGERS FROM STRUCTURES AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. INSTALL HANGERS WITHIN 5'-0" OF ALL CHANGES IN DIRECTION OF PIPING.
16. ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH ROOFING CONTRACTOR TO ENSURE ROOF BOND WILL BE MAINTAINED.
17. OPERATION AND MAINTENANCE MANUALS FOR PLUMBING EQUIPMENT TO BUILDING OWNER.
18. WATER: UPON COMPLETION OF A SECTION OR OF THE ENTIRE HOT AND COLD WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE NOT LESS THAN THE WORKING PRESSURE UNDER WHICH IT IS TO BE USED. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY. EXCEPT FOR PLASTIC PIPING, A FIFTY PSI AIR PRESSURE SHALL BE PERMITTED TO BE SUBSTITUTED FOR THE WATER TEST. IN EITHER METHOD OF TEST, THE PIPING SHALL WITHSTAND THE TEST WITHOUT LEAKING FOR A PERIOD OF NOT LESS THAN FIFTEEN MINUTES.
19. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED, NOTCHED OR WELDED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
20. WATER SUPPLY PIPING BELOW GRADE UNDER CONCRETE SLABS SHALL BE INSTALLED SUCH THAT NO JOINTS ARE LOCATED BENEATH THE SLAB. WHERE NECESSARY, PROVIDE OFFSET UP IN FINISHED WALL OR SIMILAR TO ACCOMMODATE JOINTS. PROVIDE LOCKING ACCESS PANEL UNLESS DIRECTED OTHERWISE. COORDINATE FINISH WITH ARCHITECT.
21. COORDINATE WITH ELECTRICAL SECTION PRIOR TO ORDERING EQUIPMENT FOR AVAILABLE VOLTAGE AT EQUIPMENT LOCATIONS.
22. ALL FIXTURES SHALL BE PROTECTED DURING CONSTRUCTION FROM ANY DAMAGE. REFINISHED FIXTURES WILL NOT BE ACCEPTABLE UNDER ANY CONDITIONS.
23. HANDICAPPED USE PLUMBING FIXTURES SHALL BE MOUNTED AT REQUIRED HEIGHTS AND WITH ALL RELATED ACCESSORIES AS REQUIRED BY THE ADMINISTRATIVE AUTHORITIES.
24. ALL DOMESTIC WATER FIXTURES, PIPING VALVES, ETC. IN POTABLE WATER SYSTEMS SHALL COMPLY WITH HEALTH AND SAFETY CODES.
25. ALL HOSE BIBBS SHALL HAVE AN APPROVED VACUUM BREAKER.
26. PROVIDE FLASHING AND/OR COUNTER FLASHING OF ALL EXTERIOR PENETRATIONS.

AAV	-	AIR ADMITTANCE VALVE
ABV	-	ABOVE
AFF	-	ABOVE FINISHED FLOOR
BFF	-	BELOW FINISHED FLOOR
CB	-	CATCH BASIN
CO	-	CLEAN OUT
CW	-	COLD WATER
DIA	-	DIAMETER
DN	-	DOWN
DHW	-	DOMESTIC HOT WATER
DCW	-	DOMESTIC COLD WATER
EWC	-	ELECTRIC WATER COOLER
FCO	-	FLOOR CLEAN OUT
FD	-	FLOOR DRAIN
FS	-	FLOOR SINK
GCO	-	GRADE CLEAN OUT
GW	-	GREASE WASTE
HTR	-	HEATER
HB	-	HOSE BIB
PRV	-	PRESSURE REDUCING VALVE
SS	-	SANITARY SEWER
V	-	VENT
WCO	-	WALL CLEAN OUT
WH	-	WALL HYDRANT

 EQUIPMENT TO BE DEMOLISHED
 POINT OF RECONNECTION
 POINT OF DISCONNECTION
 DOMESTIC WATER EQUIPMENT
 DOMESTIC HOT WATER PIPING
 GREASE PIPING
 GAS PIPING
 SANITARY SEWER EQUIPMENT
 SANITARY SEWER PIPING
 VENT PIPING
 STORM DRAIN PIPING
 DOMESTIC COLD WATER PIPING

1. DOMESTIC WATER:
 - A. ABOVE GROUND WATER PIPING SHALL BE TYPE L COPPER. UNDERGROUND WATER PIPING SHALL BE TYPE K COPPER.
 - B. EXTERIOR ROOF MOUNTED DOMESTIC WATER PIPING SHALL BE CPVC CONFORMING TO ASTM F441/F441M. INSULATE PIPING WITH 3" ELASTOMERIC TUBE INSULATION WITH ALUMINUM JACKET EQUIVALENT TO K-FLEX CLAD AL.
 - C. COLD AND HOT WATER VALVES 2 INCHES AND SMALLER SHALL BE RATED FOR POTABLE, BALL, MSS SP-110, BALL VALVE SHALL BE FULL PORT THREE PIECE OR TWO PIECE WITH A UNION DESIGN WITH ADJUSTABLE STEM PACKAGE. THREADED STEM 150 PSIG AND A CWP RATING OF 600 PSIG. THE BODY MATERIAL SHALL BE BRONZE ASTM B584, ALLOY C844. THE ENDS SHALL BE NON-LEAD SOLDER.
 - D. ALL CHECK VALVES IN DHR PIPING SHALL BE SPRING TYPE CHECK VALVES.
 - E. COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK GLASS FIBER ('K' OF 0.24 AT 75F) WITH VAPOR BARRIER. HOT WATER PIPING SHALL BE INSULATED WITH 1-1/2" THICK GLASS FIBER ('K' OF 0.24 AT 75F) WITHOUT VAPOR BARRIER.
2. WASTE AND VENT:
 - A. ALL WASTE, DRAIN, AND VENT PIPING SHALL BE STANDARD WEIGHT, TYPE 1, PVC INSTALLED IN ACCORDANCE WITH ASTM D2321.
 - B. ABOVE GRADE WASTE, DRAIN, AND VENT PIPING INSTALLED IN RETURN AIR PLENUMS SHALL BE SERVICE WEIGHT TAR-COATED, HUBLESS, CAST IRON SOIL PIPE WITH HUBLESS FITTINGS FABRICATED IN ACCORDANCE WITH ASTM A74 AND ASTM A888. PROVIDE WITH ASTM C564 NEOPRENE SEALING SLEEVE AND STAINLESS STEEL CLAMP ASSEMBLY.

		IDENTITY DATA	PIPING CONNECTIONS				NOTES
MARK	FIXTURE TYPE	FIXTURE SPECIFICATION	DCW	DHW	WASTE	VENT	
<u>P-1A</u>	FLOOR MOUNTED TOILET	AMERICAN STANDARD CADET PRO 215AA.104: CADET FLUSHING SYSTEM	1/2"	-	4"	3"	1
<u>P-2A</u>	COUNTER LAVATORY	24" CHINA SINK; WHITE: AMERICAN STANDARD STUDIO FAUCET 7545.170: ADA ACCESSIBLE	1/2"	1/2"	3"	2"	1
<u>P-3</u>	BREAK ROOM LAVATORY	KOHLER K-5267-1-NA VERSE; UNDERMOUNT; FAUCET KOHLER K-30468-BL RIVAL	1/2"	1/2"	2"	2"	1
<u>P-4</u>	3-COMPARTMENT SINK	ELKAY 3-COMPARTMENT SINK	1/2"	1/2"	4"	2"	1
<u>P-5</u>	HANDWASH SINK	ELKAY STAINLESS STEEL CHS1716C 16 3/4"X15 1/2" WALL MOUNT SINK; ELKAY EVERYDAY KITCHEN FAUCET	1/2"	1/2"	2"	2"	1
<u>P-6</u>	JANITOR SINK	AMERICAN STANDARD FLORWELL SERVICE SINK 7741.000: FAUCET 8344.112 WITH TOP BRACE. STOPS, AND VACUUM BREAKER	1/2"	1/2"	3"	3"	1
<u>P-7</u>	BAR SERVICE SINK	ELKAY DAYTON STAINLESS STEEL D11721 17"X24" DROP IN SINK; ELKAY EVERYDAY KITCHEN FAUCET	1/2"	1/2"	2"	2"	1
<u>FD-1</u>	ROUND FLOOR DRAIN	ZURN Z300 THOROFUSH FLOOR DRAIN	-	-	4"	-	1
<u>FS-1</u>	FLOOR SINK	8"X8" ZURN SANI-FLORECEPTOR MODEL Z1910	-	-	4"	-	1
<u>HB-1</u>	HOSE BIB	FREEZE PROOF HOSE BIB WITH LOCK	1/2"	-	-	-	1
<u>WMB</u>	WASHER MACHINE BOX	OATEY QUADTRO WASHING MACHINE OUTLET BOX WITH DRAIN 38528; QUARTER TURN OUTLET STOPS	1/2"	1/2"	3"	-	1
WCO	WALL CLEAN OUT	ZURN MODEL Z1446 WITH ACCESS COVER	-	-	4"	-	1

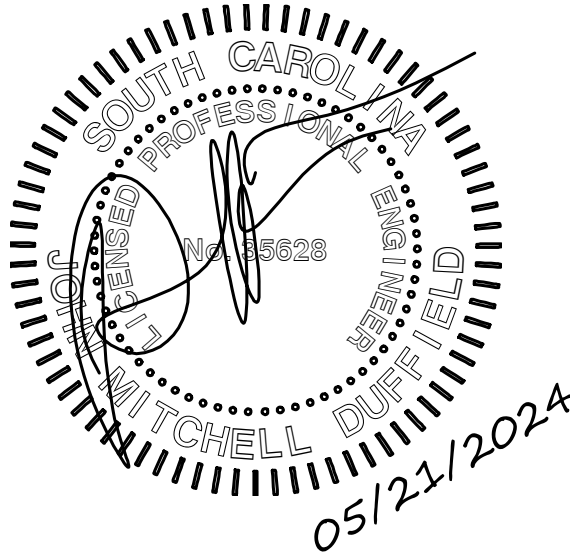
NOTES:
1. FIXTURES SCHEDULED ARE BASIS OF DESIGN. CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL FIXTURE SELECTIONS. NOTIFY EOR DISCREPANCIES.

MARK	IWH-1
TYPE	GAS FIRED INSTANT
FUEL TYPE	PROPANE
MINIMUM CAPACITY MBTU	15
MAXIMUM CAPACITY MBTU	199
FLOW RATE GPM	11
EWI - DEG F.	65
LWT - DEG F.	140
V/Ø/HZ	120/1/60
MANUFACTURER	RINNAI
MODEL NO.	CU199IE

NOTES:
1. PROVIDE UNIT OR OWNER APPROVED
EQUAL.

MARK	WH-1
TYPE	ELECTRIC WATER HEATER
ELEMENT WATTAGE OPERATION	1
HEATING WATTS - KW	2.5
NOMINAL CAPACITY	20
STORAGE - GALLONS	19
RECOVERY RATE - GALLONS/HR	17
EWT - DEG F.	65
LWT - DEG F.	125
V/Ø/HZ	240/1/60

MANUFACTURER	A.O. SMITH
MODEL NO.	DEL-20
NOTES:	
1. PROVIDE UNIT OR OWNER APPROVED EQUAL.	



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

☐ APPROVED FOR CONSTRUCTION

☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS

#	Date	Description
A	05/17/2024	50% REVIEW
0	05/21/2024	ISSUE FOR CONSTRUCTION

PROJECT

ALLJOY BBRC &
ALLJOY DC

JOB NUMBER

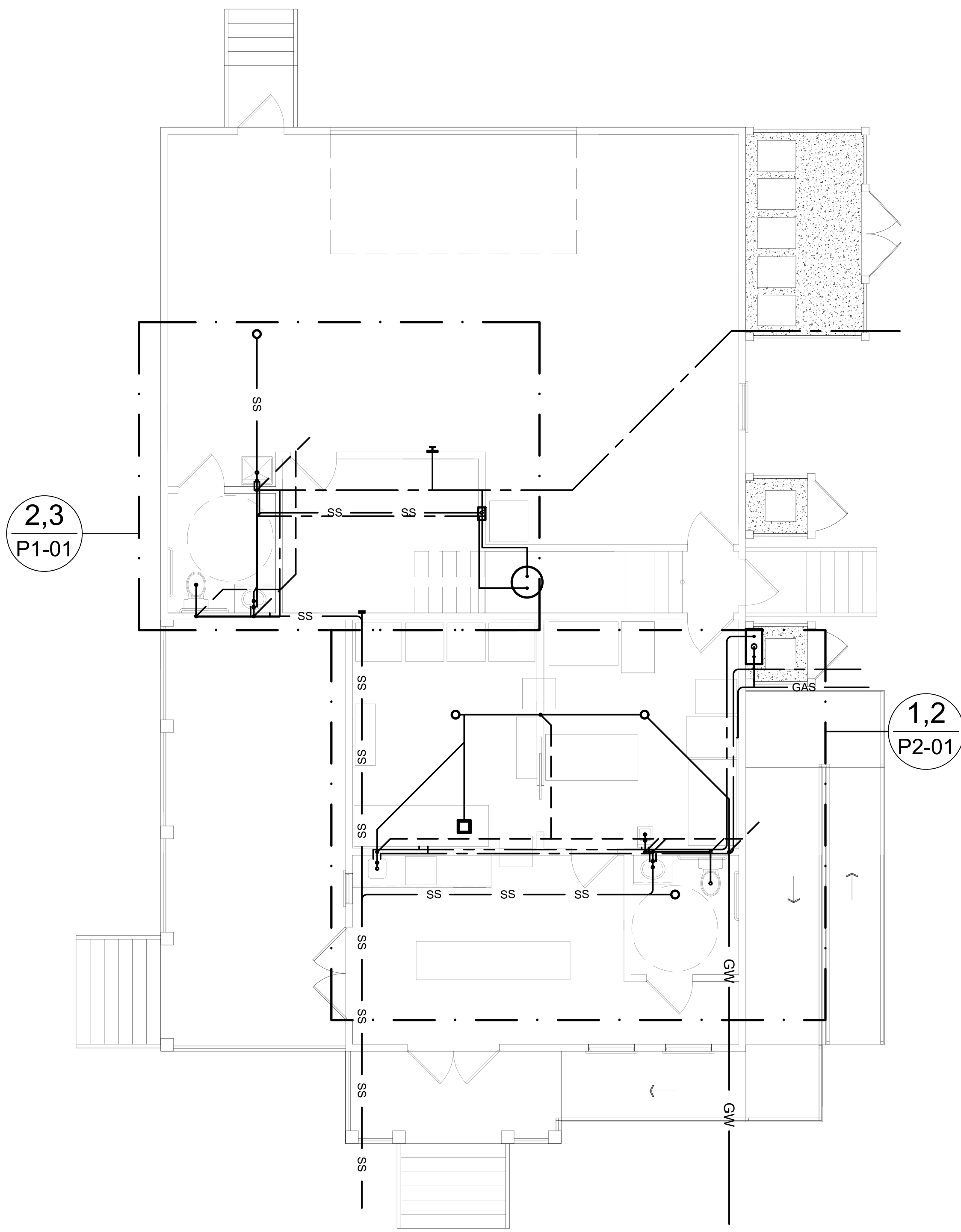
21-016

SHEET TITLE

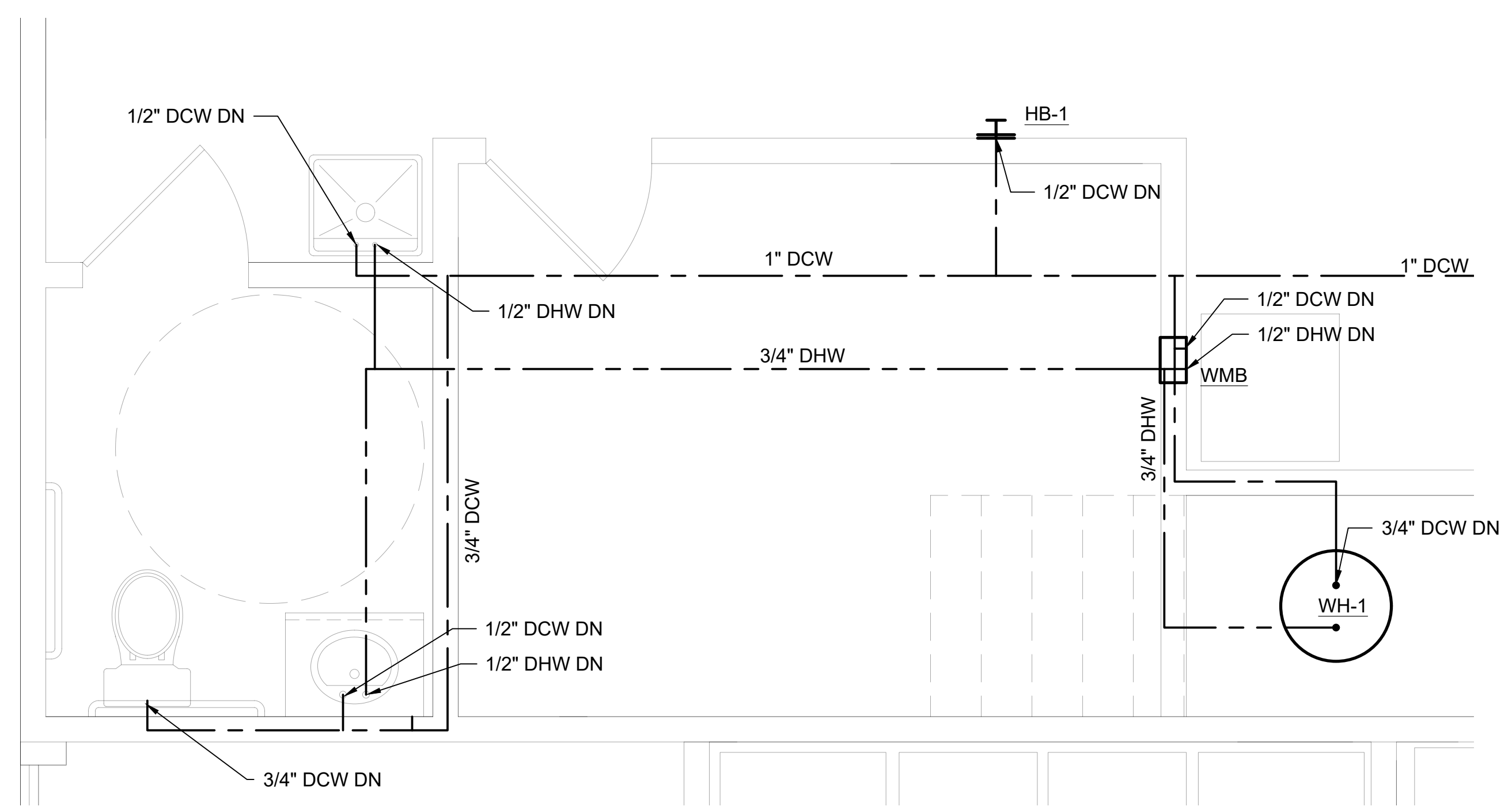
PLUMBING TITLE SHEET

SHEET NUMBER

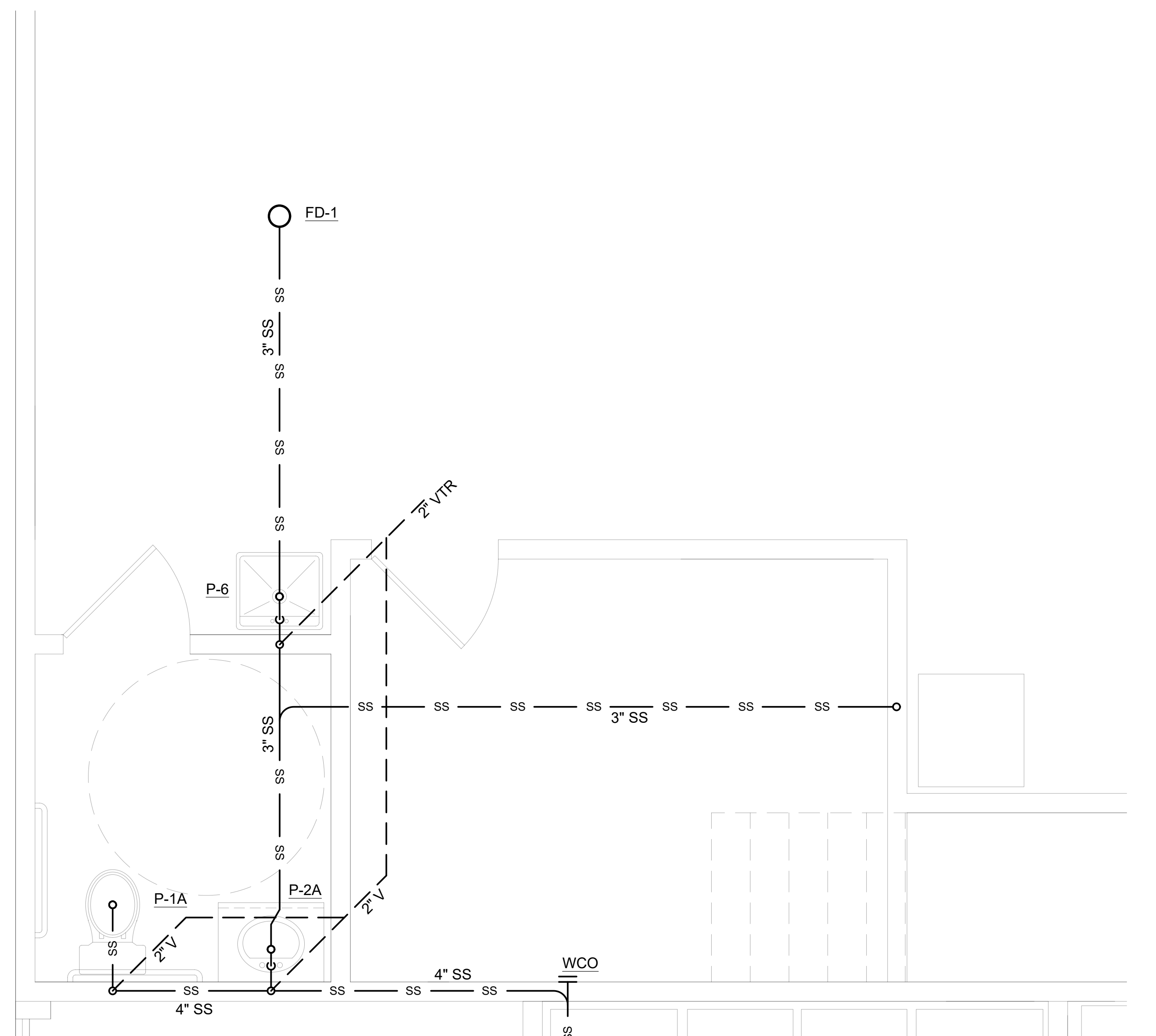
P0-01



1 OVERALL PLUMBING PLAN
P1-01 SCALE: 3/16" = 1'-0"



2 ENLARGED DOMESTIC WATER PLAN
P1-01 SCALE: 1/2" = 1'-0"



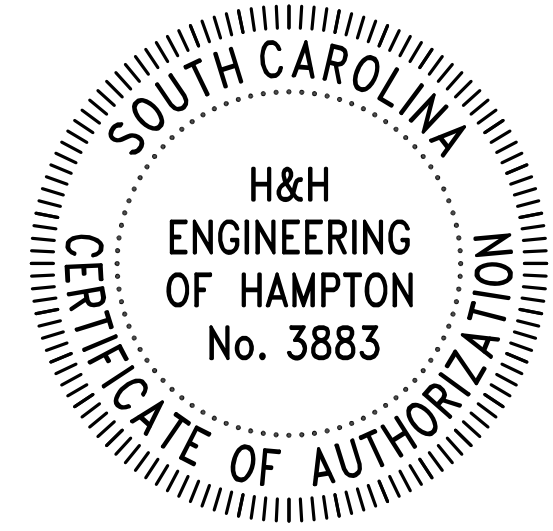
3 ENLARGED SANITARY WASTE AND VENT PLAN
P1-01 SCALE: 1/2" = 1'-0"

PLUMBING NEW WORK GENERAL NOTES:

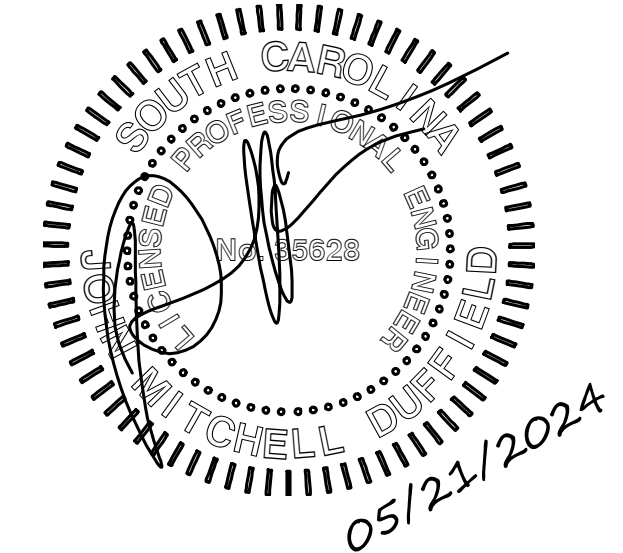
- DESIGN IS DIAGRAMMATIC IN NATURE. CONTRACTOR TO CONFIRM AND NOTIFY EOR OF ANY CHANGES.



COA:



SEAL:



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

- ☒ APPROVED FOR CONSTRUCTION
- ☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS		
#	Date	Description
A	05/17/2024	50% REVIEW
0	05/21/2024	ISSUE FOR CONSTRUCTION

PROJECT

**ALLJOY BBRC &
ALLJOY DC**

JOB NUMBER

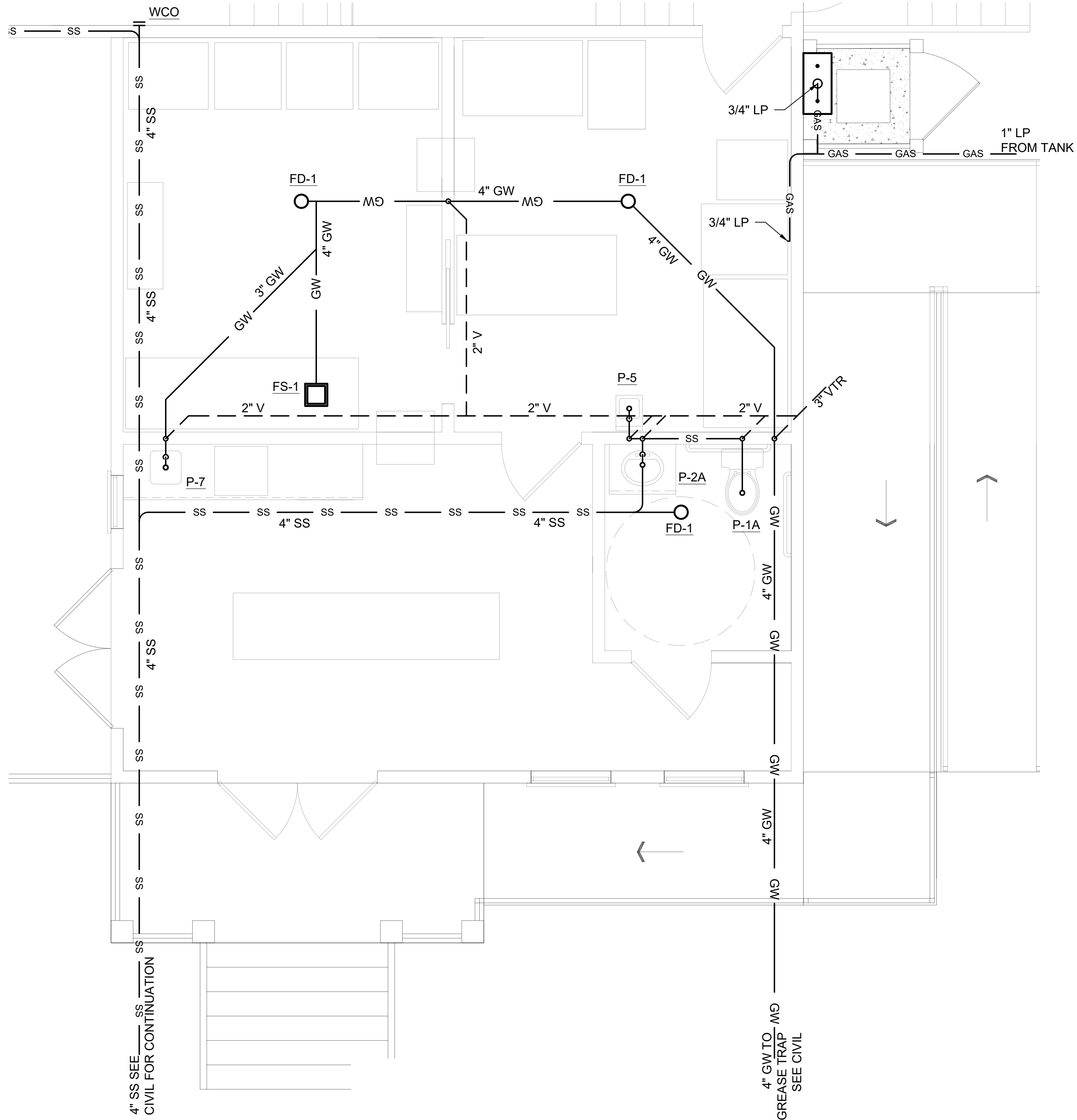
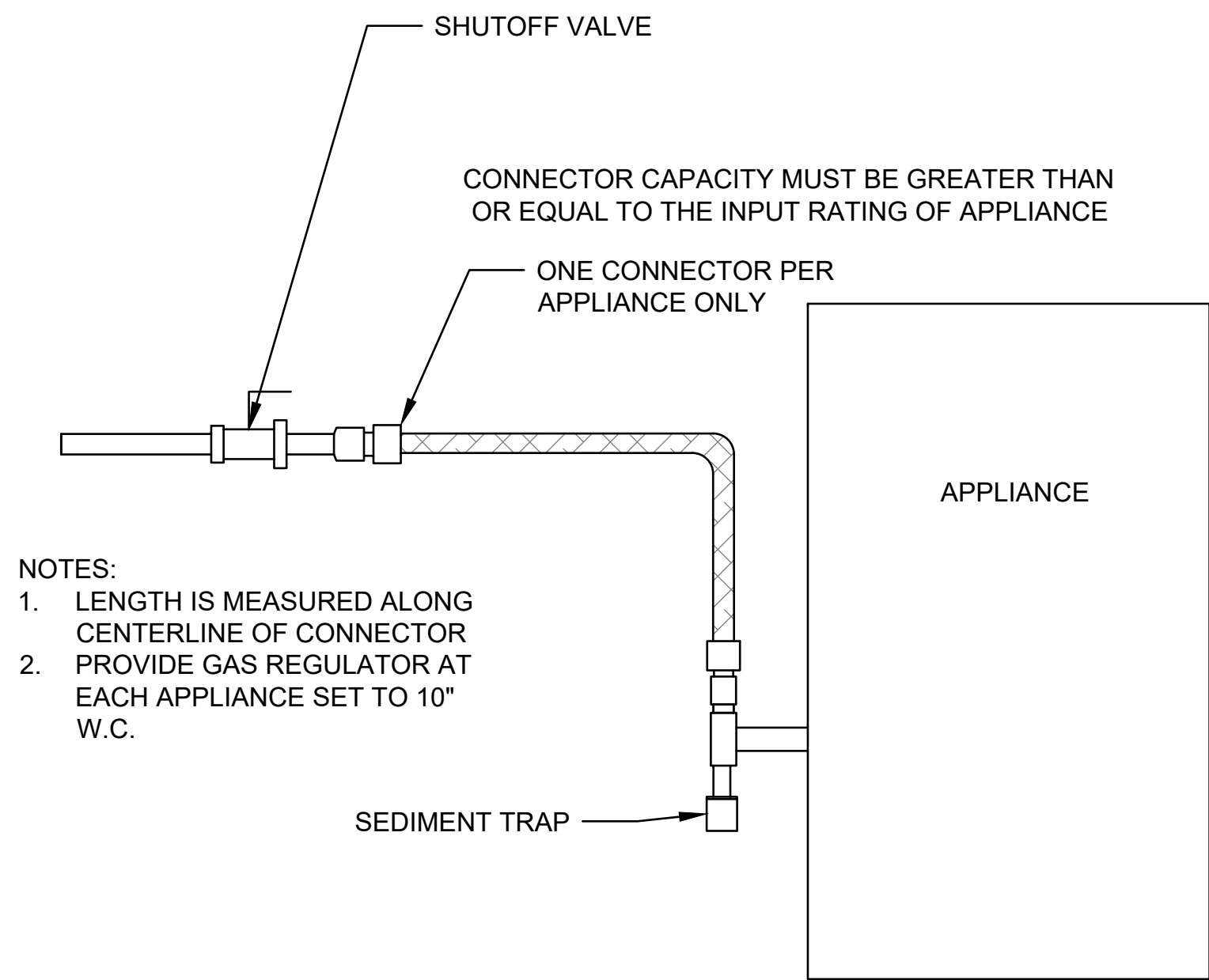
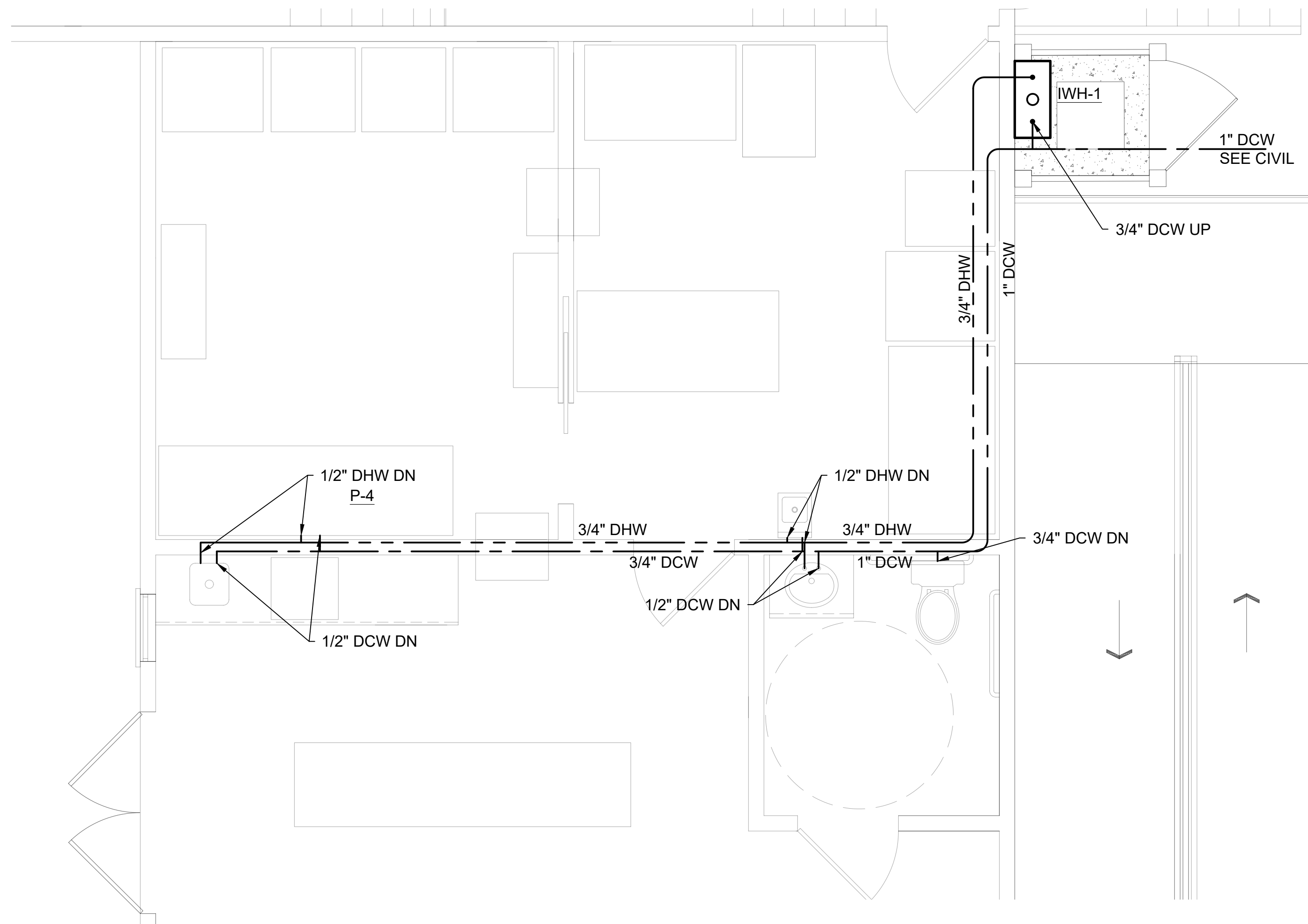
21-016

SHEET TITLE

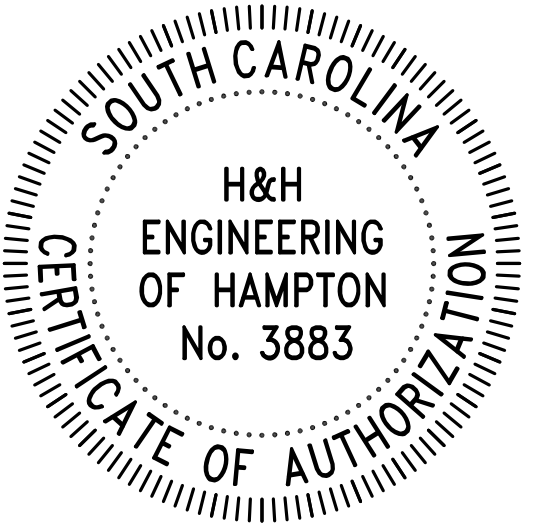
**OVERALL PLUMBING
PLAN**

SHEET NUMBER

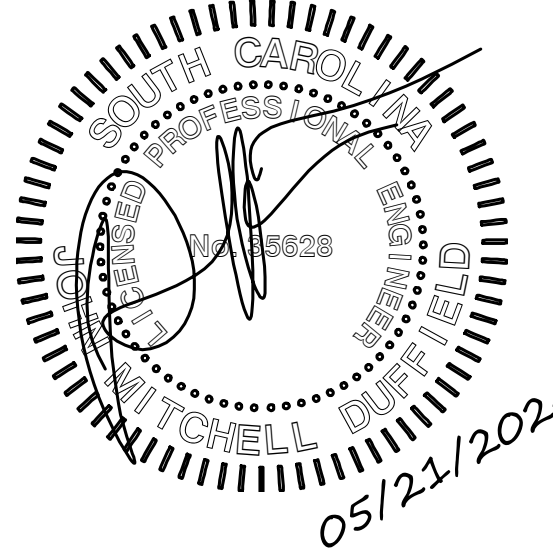
P1-01



COA:



SEAL:



DRAWN BY:

APPROVED BY:

DATE: 05/21/2024

☒ APPROVED FOR CONSTRUCTION
☐ PRELIMINARY - NOT FOR CONSTRUCTION

CHANGES / REVISIONS		
#	Date	Description
A	05/17/2024	50% REVIEW
0	05/21/2024	ISSUE FOR CONSTRUCTION

PROJECT

ALLJOY BBRC &
ALLJOY DC

JOB NUMBER

21-016

SHEET TITLE

ENLARGED PLUMBING
PLANS

SHEET NUMBER

P2-01

FOR QUESTIONS, CALL THE
Eastern SC and Wilmington, NC
REGION 130
PHONE: (843) 606 - 6033
EMAIL: reg130@econair.com

PATENT NUMBERS
AC-PSP (UNITED STATES) - US PATENT 7963830 B2.
AC-PSP WALL (CANADA) - CA PATENT 2882059.
AC-PSP ISLAND (CANADA) - CA PATENT 2520330.

HOOD INFORMATION — JOB#6800512

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP			END TO	RDV
1	Donut Hood	6024 ND-2-PSP-F	CAPTIVEAIRE	3' 6"	600 DEG	I	HEAVY	225	788			4'	8"	788	2257	-0.642"	700	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)				LIGHT(S)				UTILITY CABINET(S)				FIRE SYSTEM	ELECTRICAL	SWITCHES	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	TYPE	SIZE		MODEL #	QUANTITY		
1	Donut Hood	CAPTRATE SOLID FILTER	2	20"	20"	85% SEE FILTER SPEC	1	RECESSED ROUND	NO	RIGHT	12"x60"x24"	TANK FS	4.0		SC-311110MA	1 LIGHT 1 FAN	YES	576 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION			
		FIELD WRAPPER	18.00" HIGH	FRONT, LEFT, RIGHT.	
1	Donut Hood	BACKSPLASH	80.00" HIGH X 54.00" LONG	430 SS VERTICAL.	
		INSULATION FOR TOP OF HOOD.			
		INSULATION FOR BACK OF HOOD.			

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG	DIA	CFM	SP
1	Donut Hood	Front	54"	14"	6"	MUA	12"	28"		700	0.160"

GREASE DUCT & CHIMNEY SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO ECON-AIR MODEL "EDW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "EDW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "EDW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER.
PER MANUFACTURES LISTING MODEL "EDW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12". DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO ECON-AIR MODEL "EDW- 2R, 2R TYPE HT, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

ECON-AIR RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

HVAC DISTRIBUTION NOTE

HIGH VELOCITY DIFFUSERS OR HVAC RETURNS SHOULD NOT BE PLACED WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

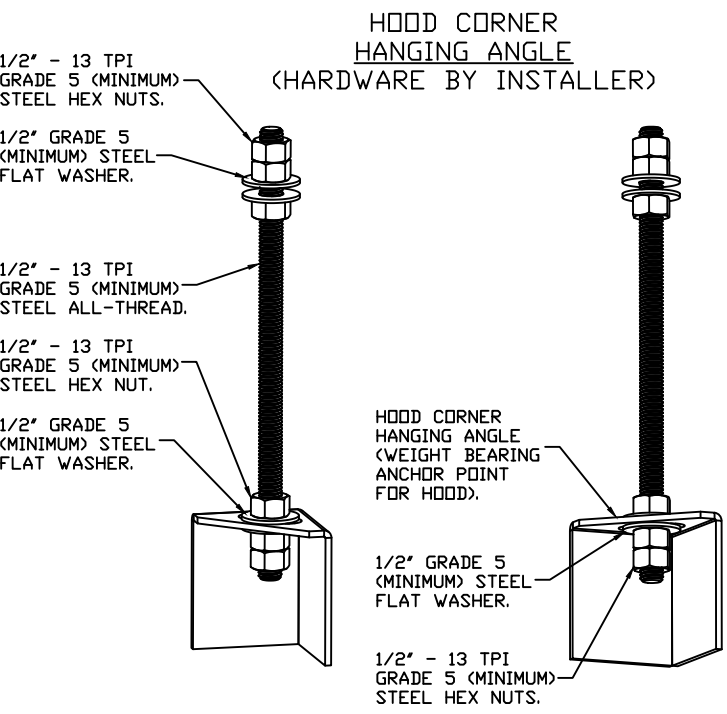
VERIFY CEILING HEIGHT

— ' — "

HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

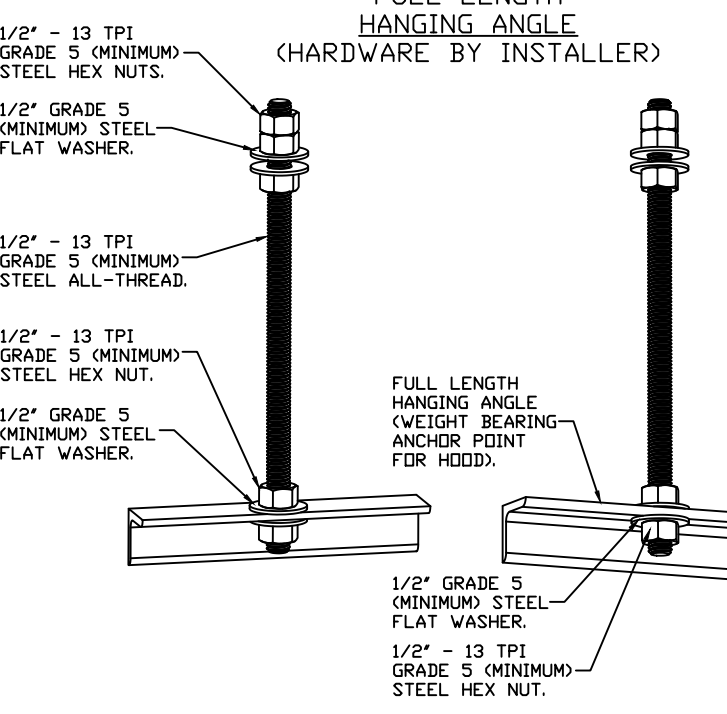
CUSTOMER APPROVAL TO MANUFACTURE:

APPROVED AS NOTED ☐
APPROVED WITH NO EXCEPTION TAKEN ☐
REVISE AND RESUBMIT ☐
SIGNATURE _____
YOUR TITLE _____ DATE _____



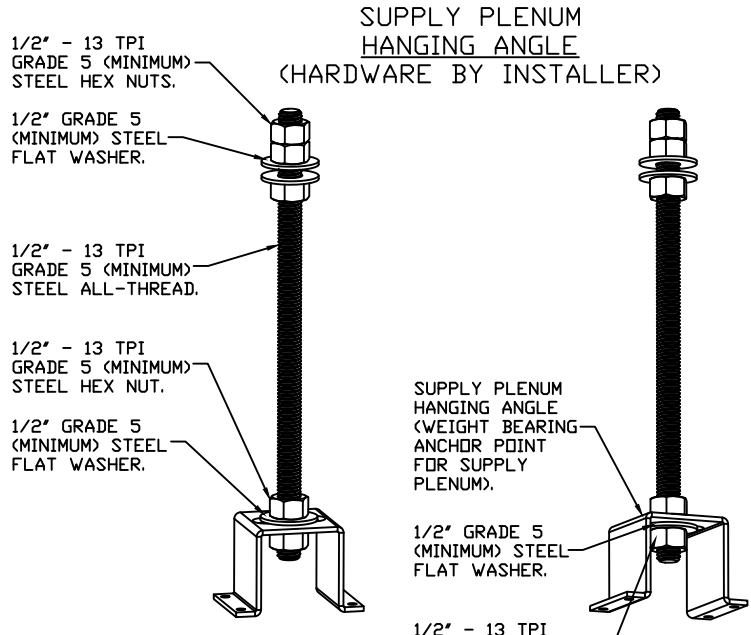
ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



ASSEMBLY INSTRUCTIONS

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SPECIFICATION: CAPTRATE® GREASE-STOP® SOLID FILTER

THE CAPTRATE GREASE-STOP SOLID FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-Baffle DESIGN IN CONJUNCTION WITH A SLOTTED REAR Baffle DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

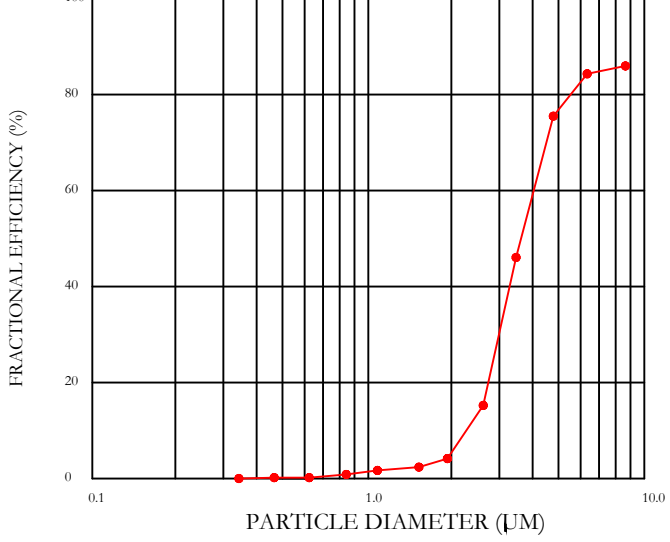
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

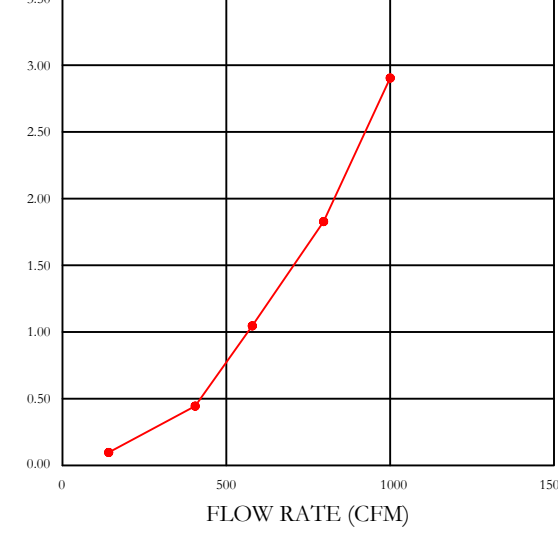
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLID WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

EFFICIENCY VS. PARTICLE DIAMETER



PRESSURE DROP VS. FLOW RATE



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96.
NSF STANDARD #2.
UL STANDARD #1046.
INT. MECH. CODE (IMC).
ULC-S645.

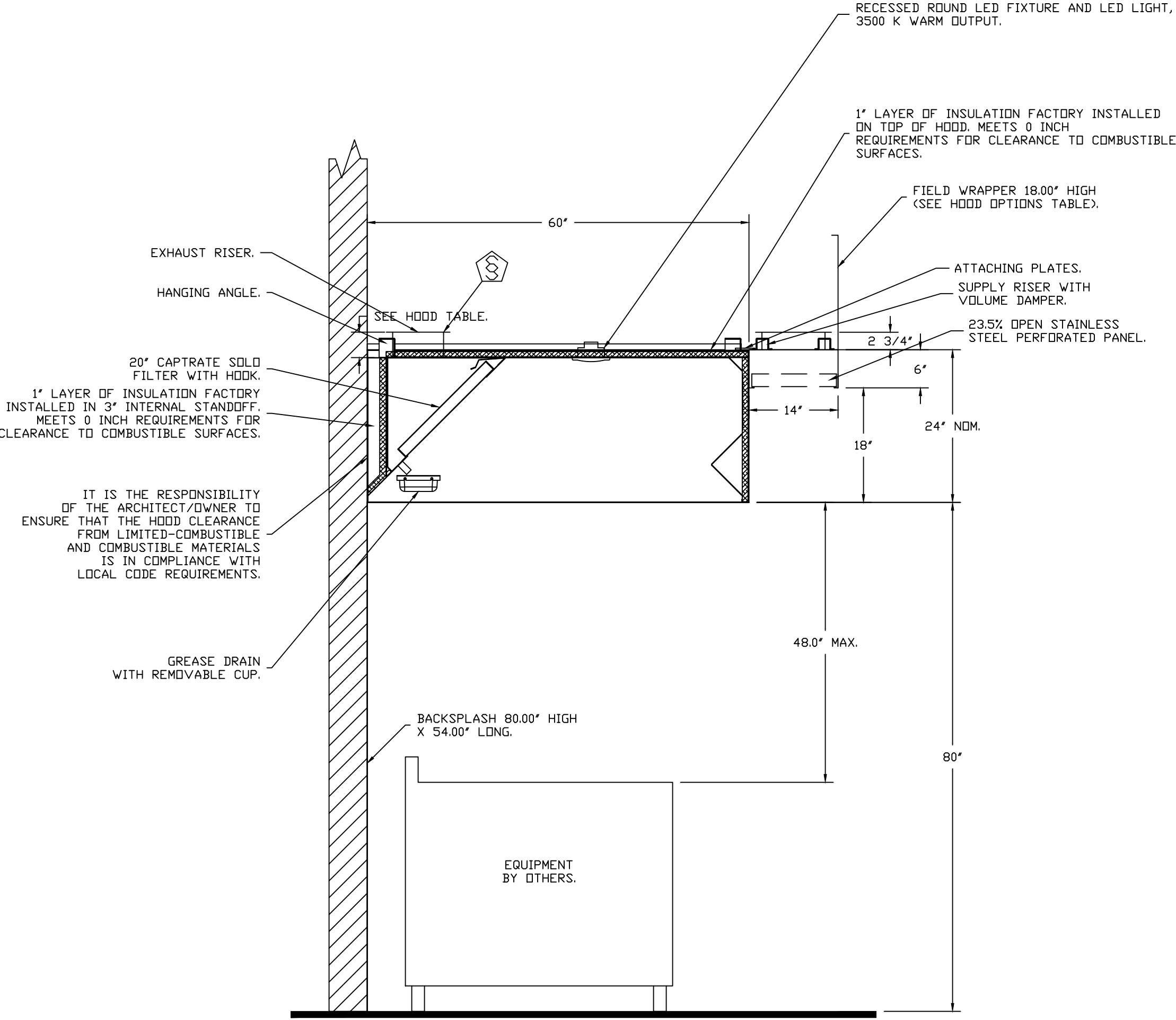


CLEARANCE TO COMBUSTIBLES

HOODS #	SURFACE	*CLEARANCE
1	TOP	0"
	FRONT	0"
	BACK	0"
	LEFT	18"
	RIGHT	0"

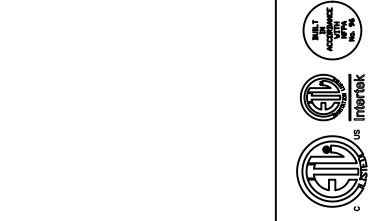
- *0" CLEARANCE TO COMBUSTIBLES CONFORMS TO UL710

- HOOD MOUNTED UTILITY CABINETS REQUIRE 36" SERVICE CLEARANCE.



SECTION VIEW — MODEL 6024ND-2-PSP-F
HOOD — #1 (Donut Hood)

REVISIONS	
DESCRIPTION	DATE



econ·air
www.econair.com
Eastern SC and Wilmington, NC
855 Savannah Highway, Suite 203, Charleston, SC 29407 PHONE: (843) 606 - 6033 EMAIL: reg130@econair.com

Donut Shop-SC-3'6" hood-roof mount
Beaufort, SC, 29902

DATE: 5/15/2024
DWG.#: 6800512
DRAWN BY: Zack.Cline
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
1
Page 187 of 198

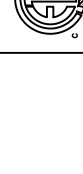
FIRE SYSTEM INFORMATION – JOB#6800512

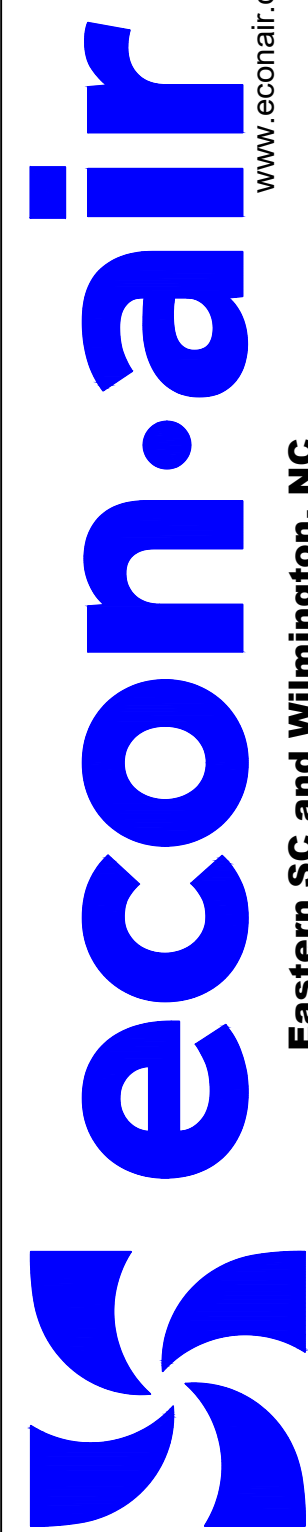
FIRE SYSTEM NO	TAG	TYPE	SIZE	MAX FP	DESIGN FP	INSTALLATION	
						SYSTEM	LOCATION ON HOOD
1		TANK FS	4.0	20	18	FIRE CABINET RIGHT	RIGHT, HOOD 1

FIRE SYSTEM PARTS LIST KEY

FIRE SYSTEM NO	TAG	KEY NUMBER – PART DESCRIPTION	QTY BY FACTORY	QTY BY DIST
1		0 – 0 – TANK FIRE SUPPRESSION POST-DISCHARGE PROCEDURE UTILITY CABINET LABEL SHEET.	1	0
		0 – 0 – TANK FIRE SUPPRESSION MAINTENANCE GUIDE UTILITY CABINET LABEL SHEET.	1	0
		0 – 0 – 12-F28021-32144-DT-360 DUCT FIRE THERMOSTAT WITH 12 FOOT WIRE LEADS. NO. CLOSE DN TEMP RISE AT 360°F. (A0034310).	1	0
		0 – 0 – 4429K153 1/2" MALE NPT TO 1/2" FEMALE NPT ELBOW, BRASS.	1	0
		0 – 0 – 4429K422 1/2" X 1/4" BRASS REDUCING BUSHING.	1	0
		0 – 0 – 79525 1/2" 90 PRO-PRESS ELBOW WITH 1/2"NPT FEMALE CONNECTION, VIEGA.	1	0
		0 – 0 – 79580 1/2" X 1/2" PRO-PRESS TEE, X 1/2"NPT FEMALE CONNECTION, VIEGA.	1	0
		0 – 0 – 87-300001-001 TANK – PRESSURIZED TANK USED FOR TANK FIRE SUPPRESSION.	1	0
		0 – 0 – 87-300030-001 PRIMARY ACTUATOR KIT (PAK) – ACTUATOR AND RELEASE SOLENOID ASSEMBLY, ONE NEEDED PER FIRE SYSTEM, SUPERVISED, TANK FIRE SUPPRESSION.	1	0
		0 – 0 – 87-300152-001 HARDWARE, SVA BOLTS, TANK FIRE SUPPRESSION.	4	0
		0 – 0 – 98694A11S HARDWARE, DATANKLOCK LOCKING BRACKET SQUARE NUTS 5/16" ZINC, TANK FIRE SUPPRESSION.	2	0
		0 – 0 – A0034332 JUNCTION BOX FOR MANUAL PULL STATION. 1.5" DEEP BACK BOX, RED COLOR.	1	0
		0 – 0 – A31484 1/4" NPT SCHRADER VALVE AND CAP, JB INDUSTRIES. 1/4" FLARE X 1/4" MPT HALF UNION. USED ON TANK SERVICE PORT.	1	0
		0 – 0 – DATANKLOCK DISCHARGE ADAPTER TANK LOCKING PLATE FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	1	0
		0 – 0 – TANK STRAP TANK STRAP – USED FOR TANK FIRE SUPPRESSION.	3	0
		0 – 0 – TFS-UCTANKBRACKET TANK BRACKET FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	1	0
		0 – 0 – WK-283952-000 DISCHARGE ADAPTER, TANK FIRE SUPPRESSION.	1	0
		34 – 34 – A0034331 24VDC SINGLE ACTION MANUAL ACTUATION DEVICE (PUSH/PULL STATION) WITH PROTECTIVE COVER, ONE (1) NORMALLY OPEN CONTACT. RED COLOR.	1	0
		ADDITIONAL PARTS TO BE DETERMINED...		

REVISIONS	
DESCRIPTION	DATE





www.reconair.com

Eastern SC and Wilmington, NC

835 Savannah Highway, Suite 203, Charleston, SC 29407 PHONE: (843) 606-6603 EMAIL: reg130@reconair.com

Donut Shop-SC-3'6" hood-roof mount
Beaufort, SC, 29902

DATE: 5/15/2024

DWG.#: 6800512

DRAWN BY: Zack.Cline

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

2

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EXHAUST FAN INFORMATION – JOB#6800512

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1	KEF	1	DU50HFA	CAPTIVEAIRE	788	1.000	1435	TEAD-ECM	0.500	0.3060	1	115	6.3	300 FPM	78	14.1

MUA FAN INFORMATION – JOB#6800512

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	WEIGHT (LBS)	SDNES
2	MAU ROOF	1	A1-1SD	15MF-1-MOD	A1	–	700	0.500	1101	TEAD-ECM	1.000	0.1840	1	115	11.6	15.6A	25A	260	8.9

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF	1	GREASE BOX
		1	ECM WIRING PACKAGE – PWM SIGNAL FROM ECPM03 PREWIRE (TELCD MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
2	MAU ROOF	1	SIZE 1 UNTEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	ECM WIRING PACKAGE – DD SUPPLY – PWM SIGNAL FROM ECPM03 PREWIRE (TELCD MOTOR)
		1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES

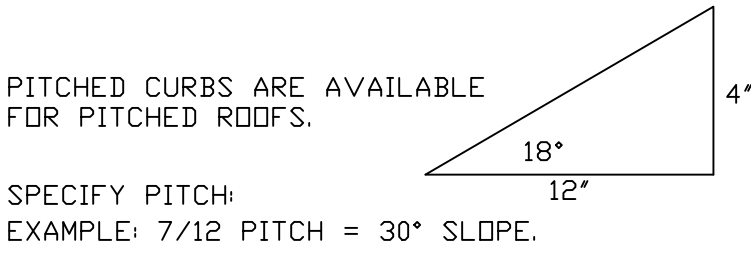
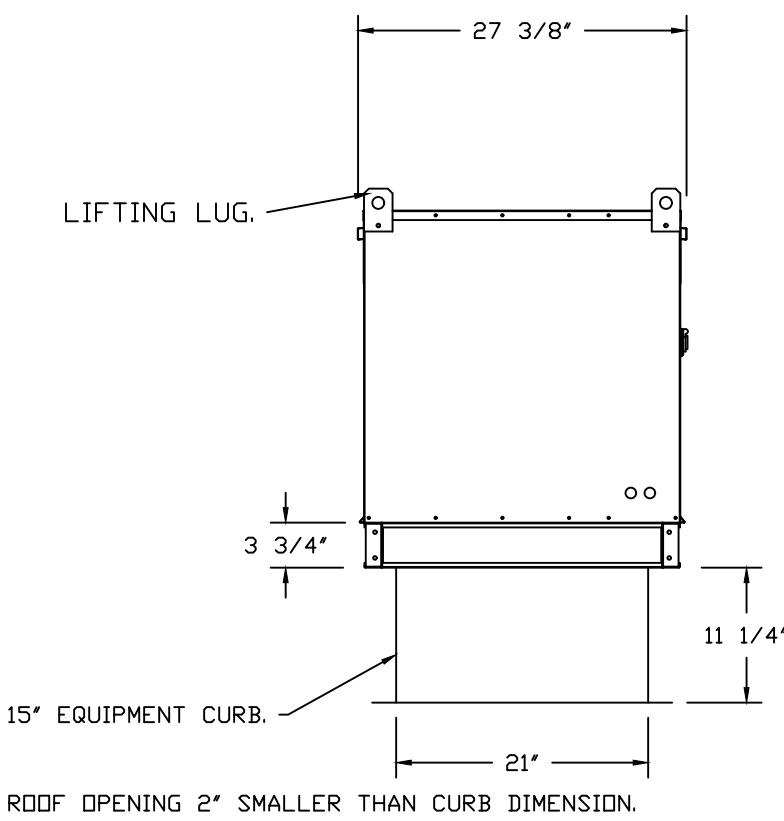
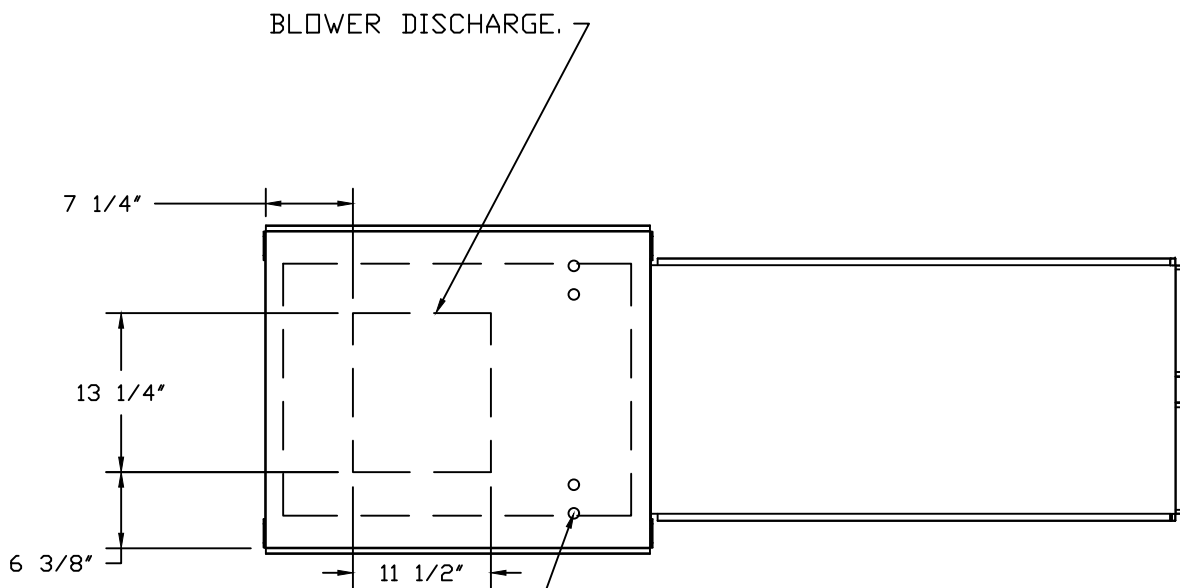
FAN UNIT NO	TAG	EXHAUST				SUPPLY		
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF	YES						
2	MAU ROOF							

CURB ASSEMBLIES

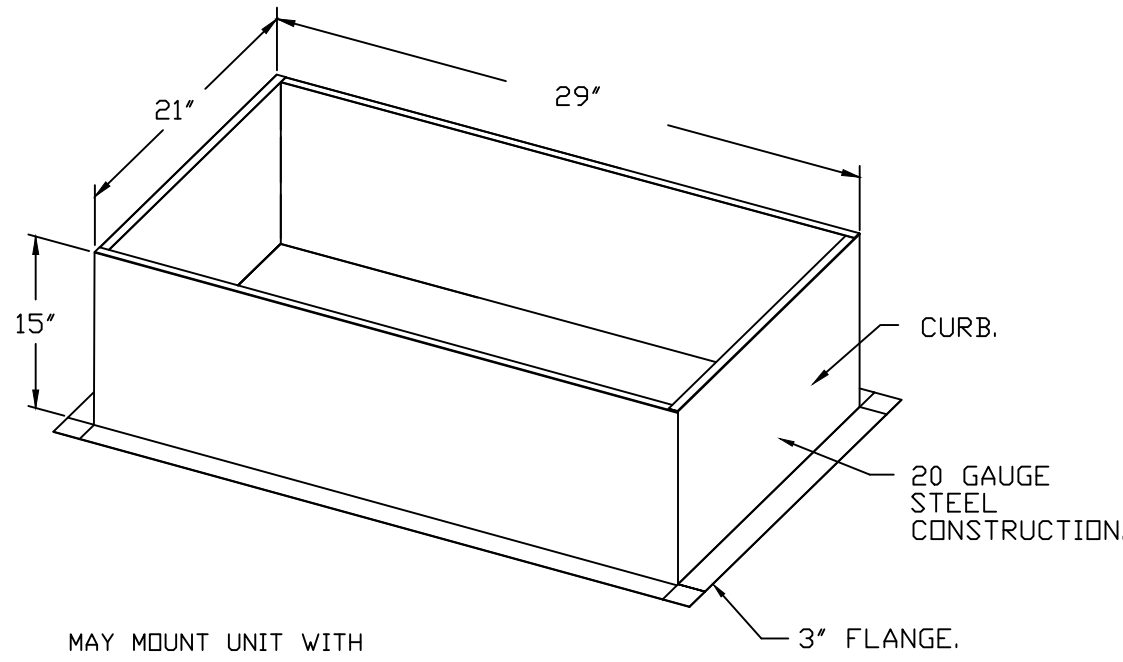
NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF	34 LBS	CURB	19.500"W X 19.500"L X 24.000"H 4.000:12.000 PITCH ALONG LENGTH, RIGHT VENTED. HINGED.
2	# 2	MAU ROOF	29 LBS	CURB	21.000"W X 29.000"L X 15.000"H 4.000:12.000 PITCH ALONG WIDTH, RIGHT INSULATED.

FAN #2 A1-1SD – SUPPLY FAN (MAU ROOF)
1. UNTEMPERED SUPPLY UNIT WITH 15" MIXED FLOW DIRECT DRIVE FAN IN SIZE #1 HOUSING.
2. INTAKE HOOD WITH E2 FILTERS.
3. DOWN DISCHARGE – AIR FLOW RIGHT -> LEFT.
4. DOWN DISCHARGE CONSTRUCTION FOR SIZE 1 UNTEMPERED DIRECT DRIVE AHUS.
5. ECM WIRING PACKAGE FOR SUPPLY MOTORS WITH PWM SIGNAL FROM ECPM03 PREWIRE.
6. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
7. 2 YEAR PARTS WARRANTY.

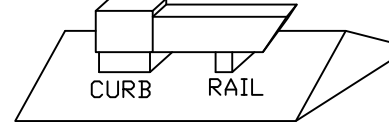
NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 14" X 14".



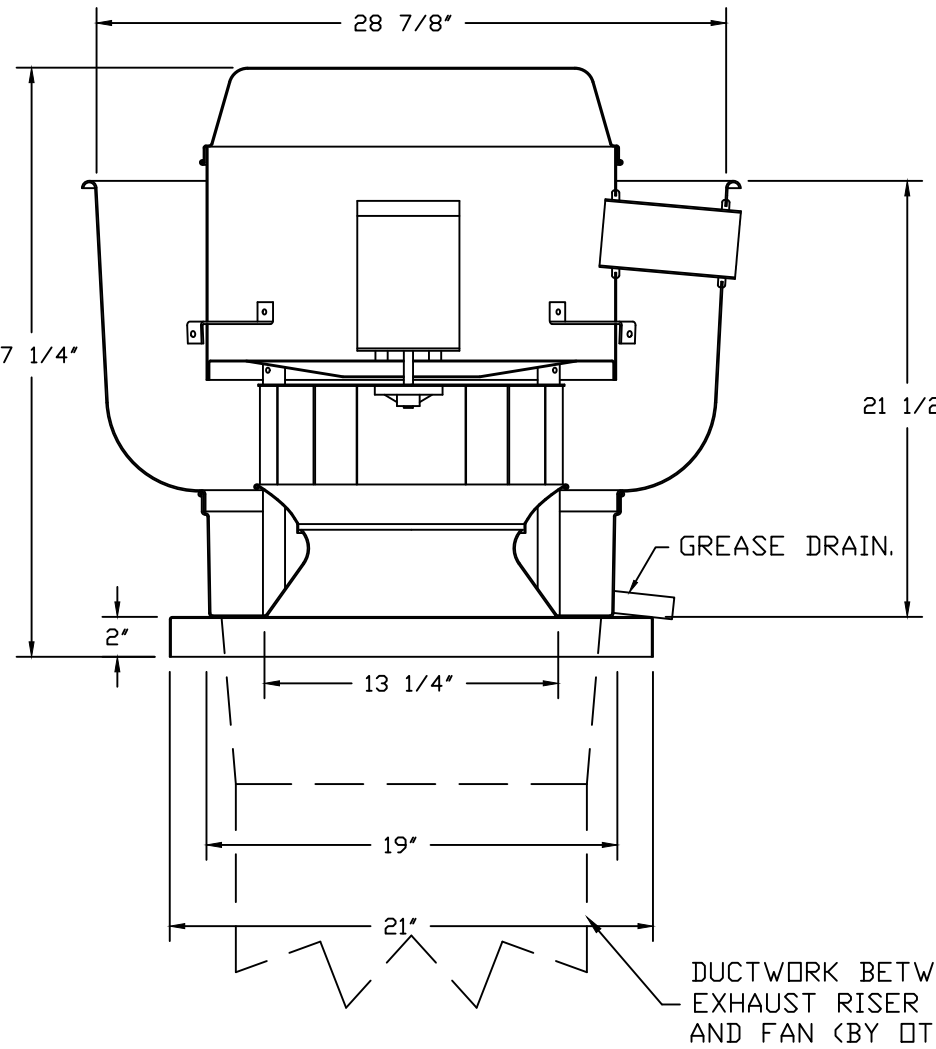
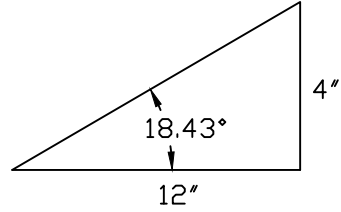
OPTIONS:
– FULL BOTTOM CORNERS.



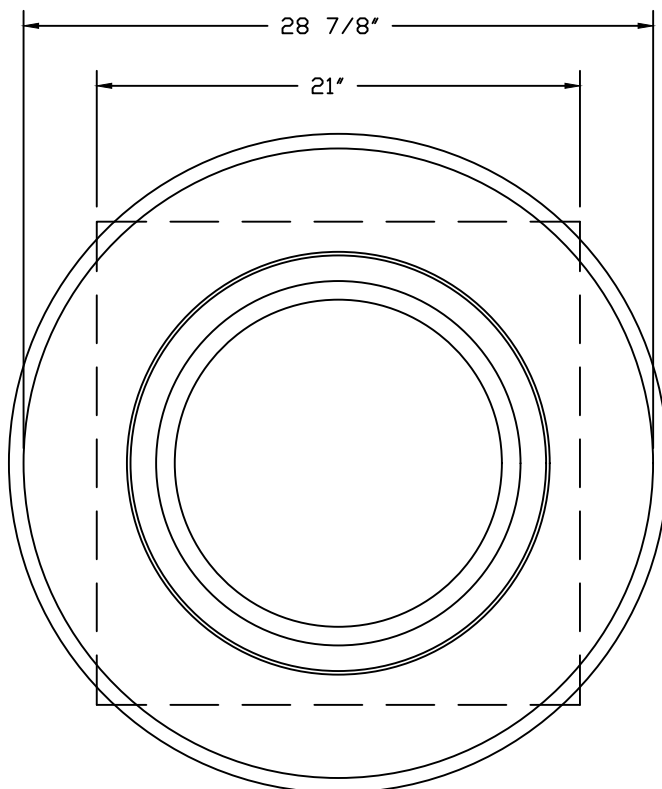
MAY MOUNT UNIT WITH INTAKE ON THE LEFT OR ON THE RIGHT.



4"/12" PITCH = 18.43° SLOPE



TOP VIEW



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

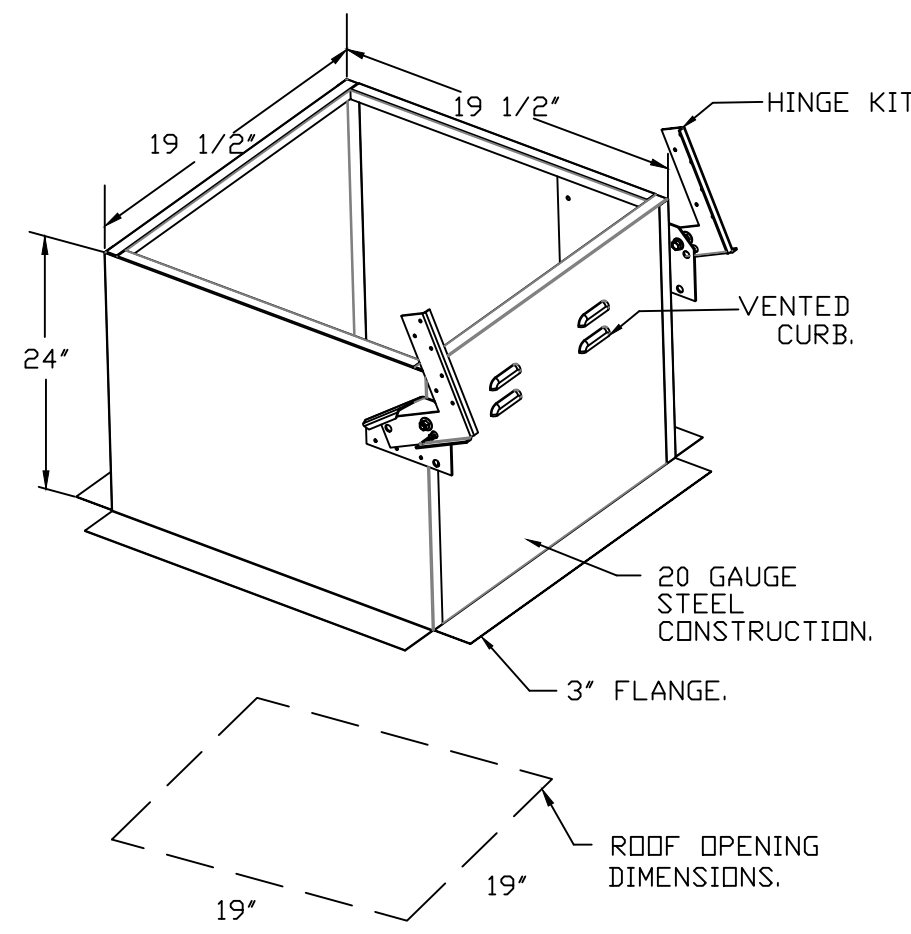
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

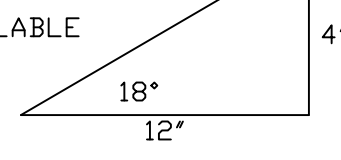
- GREASE BOX.
- ECM WIRING PACKAGE – PWM SIGNAL FROM ECPM03 PREWIRE (TELCD MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE.



GREASE DUCT & CHIMNEY SPECIFICATIONS:

PROVIDE GREASE DUCT EQUAL TO ECON-AIR MODEL “EDW” ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL “EDW” IS LISTED TO UL-1978 AND IS INSTALLED USING “V” CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL “EDW” DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE. PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12’ ON CENTER. PER MANUFACTURES LISTING MODEL “EDW” HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16” PER 12”, HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16” PER 12”. DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO ECON-AIR MODEL “EDW- 2R, 2R TYPE HT, 3R, OR 3Z” ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

CUSTOMER APPROVAL TO MANUFACTURE:

APPROVED AS NOTED	☐
APPROVED WITH NO EXCEPTION TAKEN	☐
REVISE AND RESUBMIT	☐
SIGNATURE _____	
YOUR TITLE _____	DATE _____

REVISIONS	
DESCRIPTION	DATE



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Donut Shop-SC-3'6" hood-roof mount
Beaufort, SC, 29902

DATE: 5/15/2024

DWG.#:
6800512

DRAWN BY: Zack.Cline

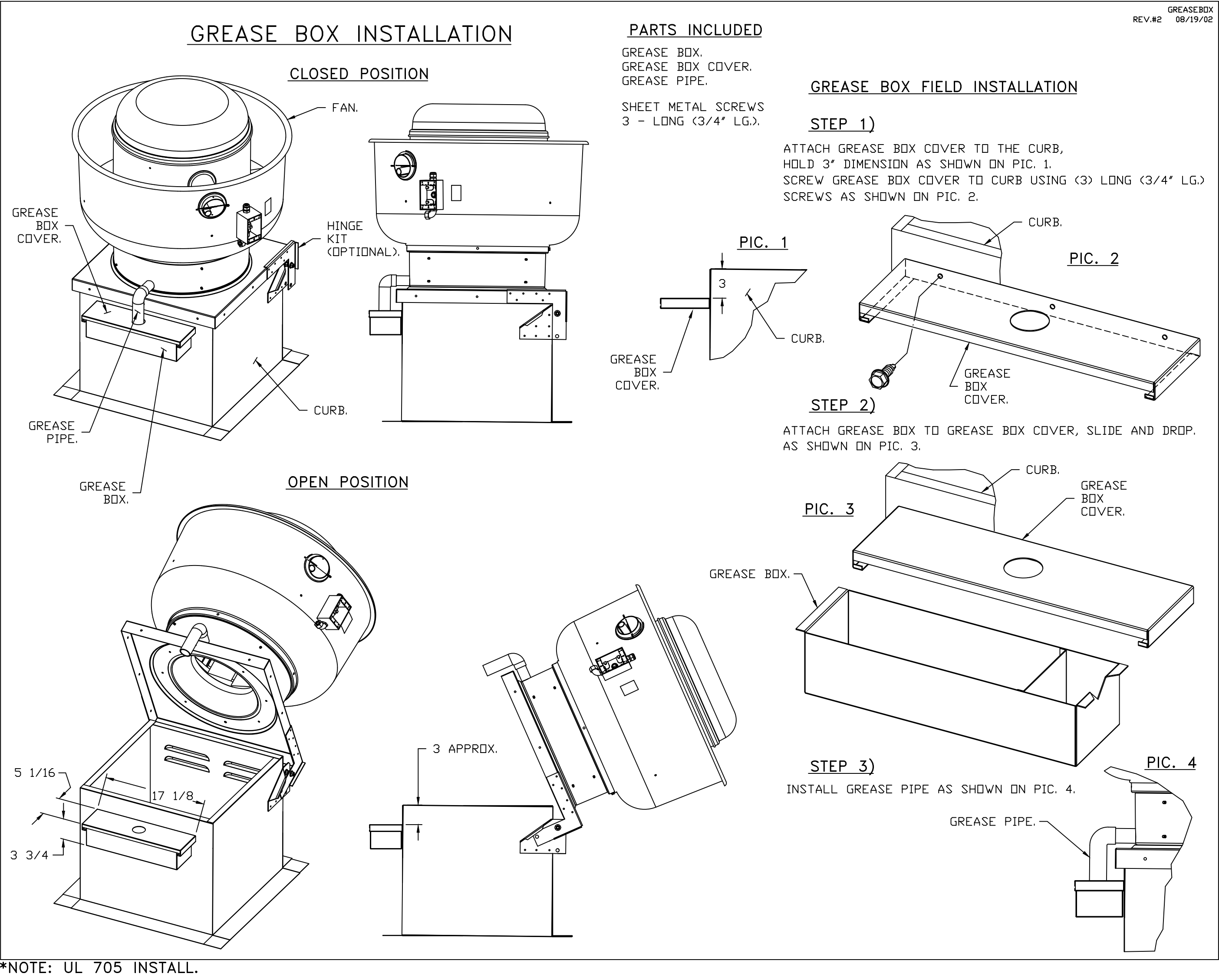
SCALE:
3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

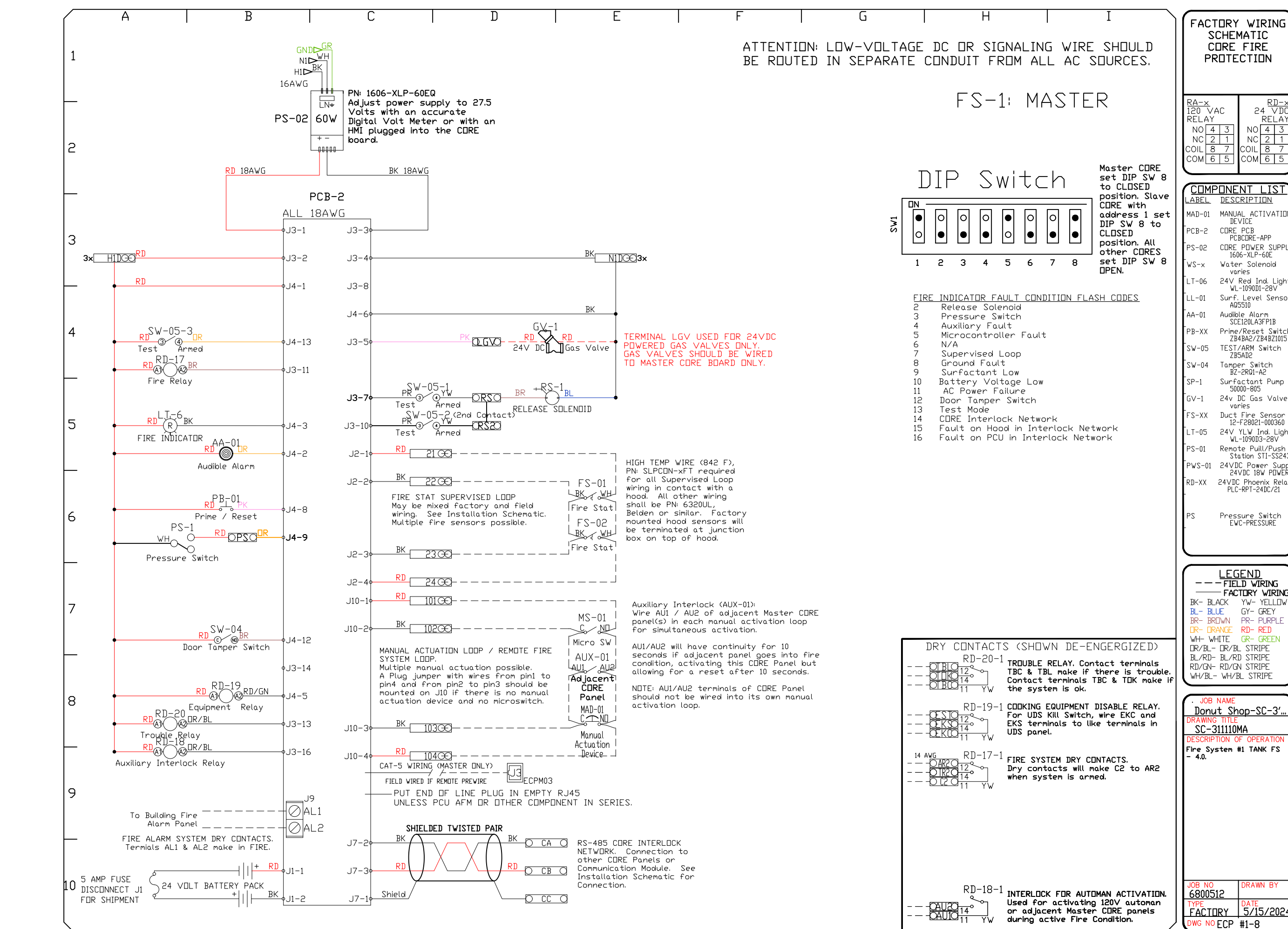
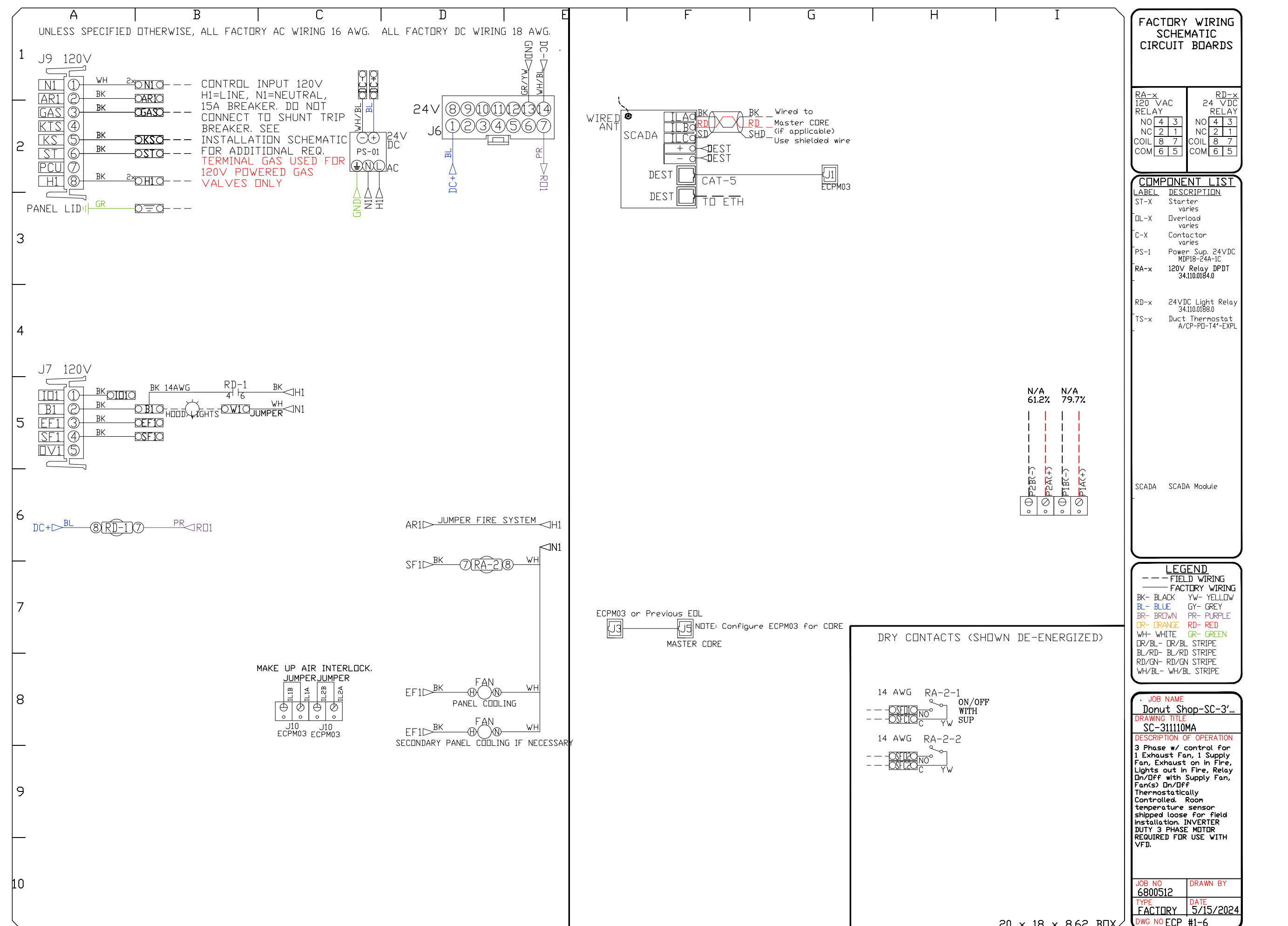
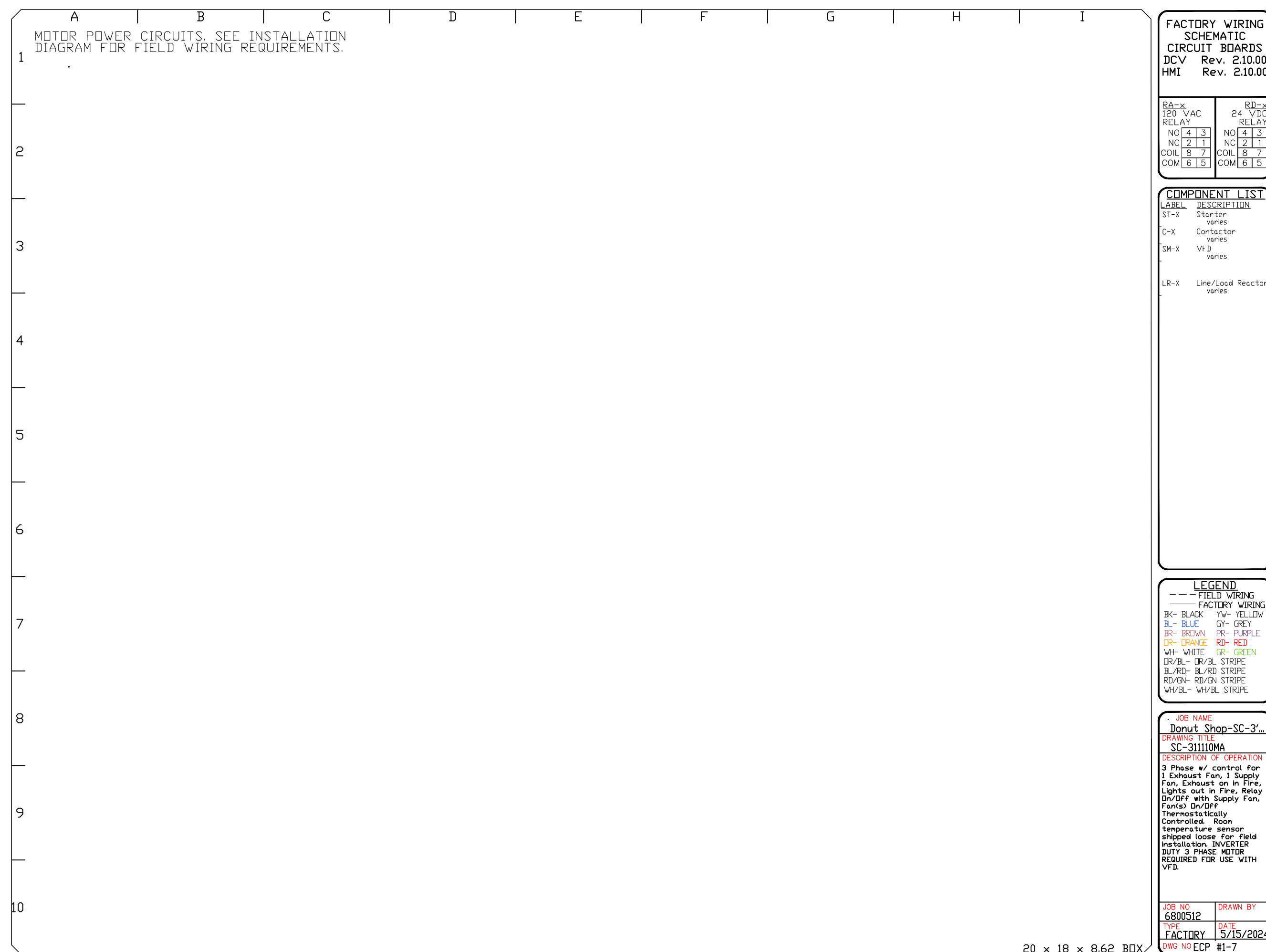
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SHEET NO.
6

JOB NO 6800512	MODEL NUMBER SC-31110MA	DRAWN BY INSTALL	DESCRIPTION OF OPERATION Fire System #1 TANK FS - 42
JOB NAME Dariusz Shoen-SC-316' hood-roof	DATE 3/15/2004	SHEET NO FCR-81-0	
TANK PROTECTION LOW-VOLTAGE FIGURES 10/01/2023 Rev. 17 FS-1: MASTER WIRING CONNECTIONS FOR FIRESTAT 1 LOOP FIGURE 1 WIRING CONNECTIONS FOR MANUAL ACTIVATION LOOP FIGURE 1A WIRING CONNECTIONS FOR FIRE ALARM CONTACT FIGURE 2 WIRING CONNECTIONS FOR CABLE INTERLOCK FIGURE 3 WIRING CONNECTIONS FOR TROUBLE CONTACT FIGURE 4			
NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES			



SYSTEM DESIGN VERIFICATION (SDV)

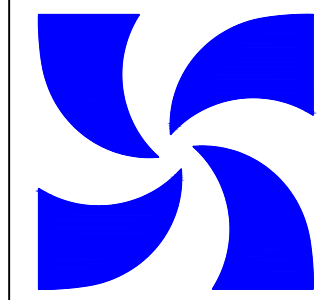
IF ORDERED, CAS SERVICE WILL PERFORM A SYSTEM DESIGN VERIFICATION (SDV) ONCE ALL EQUIPMENT HAS HAD A COMPLETE START UP PER THE OPERATION AND INSTALLATION MANUAL. TYPICALLY, THE SDV WILL BE PERFORMED AFTER ALL INSPECTIONS ARE COMPLETE.

ANY FIELD RELATED DISCREPANCIES THAT ARE DISCOVERED DURING THE SDV WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CORRESPONDING TRADES ON SITE. THESE ISSUES WILL BE DOCUMENTED AND FORWARDED TO THE APPROPRIATE SALES OFFICE. IF CAS SERVICE HAS TO RESOLVE A DISCREPANCY THAT IS A FIELD ISSUE, THE GENERAL CONTRACTOR WILL BE NOTIFIED AND BILLED FOR THE WORK. SHOULD A RETURN TRIP BE REQUIRED DUE TO ANY FIELD RELATED DISCREPANCY THAT CANNOT BE RESOLVED DURING THE SDV, THERE WILL BE ADDITIONAL TRIP CHARGES.

DURING THE SDV, CAS SERVICE WILL ADDRESS ANY DISCREPANCY THAT IS THE FAULT OF THE MANUFACTURER. SHOULD A RETURN TRIP BE REQUIRED, THE GENERAL CONTRACTOR AND APPROPRIATE SALES OFFICE WILL BE NOTIFIED. THERE WILL BE NO ADDITIONAL CHARGES FOR MANUFACTURER DISCREPANCIES.

REVISIONS	
DESCRIPTION	DATE
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Δ	
Δ	





Eastern SC and Wilmington, NC
835 Savannah Highway, Suite 203, Charleston, SC 29407 PHONE: (843) 696 - 6033 EMAIL: reg130@econair.com

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SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
8

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ELECTRICAL NOTES AND SPECIFICATIONS:

1. ELECTRICAL INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PRESENTLY EFFECTIVE VERSION OF THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE STATE OR LOCAL CODES, LAWS, AND ORDINANCES. WHERE ONE CODE DIFFERS FROM ANOTHER, THE MORE STRINGENT SHALL APPLY.
2. THE WORD "CONTRACTOR" AS USED IN THE "ELECTRICAL SCOPE OF WORK" SHALL MEAN THE ELECTRICAL SUBCONTRACTOR.
3. WHEREVER ON THE ELECTRICAL DRAWINGS THE WORD "PROVIDE" IS USED IT SHALL BE INFERRED TO MEAN "FURNISH AND INSTALL", UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL OBTAIN ALL LICENSES, PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND SHALL PAY ALL FEES REQUIRED FOR THE EXECUTION OF THIS WORK. SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE REQUIREMENTS AND ALL CERTIFICATES OF INSPECTION SHALL BE DELIVERED TO THE OWNER PROMPTLY UPON REQUEST. THE CONTRACTOR SHALL ALSO PAY FOR ANY REQUIRED TEST(S) AND PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PERFORM THE TEST(S).
5. ALL WORK SHALL BE PERFORMED IN A NEAT, CLEAN, AND ORDERLY MANNER. ALL WIRING AND RACEWAYS SHALL BE CONCEALED TO THE GREATEST EXTENT POSSIBLE.
6. THE CONTRACTOR SHALL SUPPLY ALL MATERIAL, EQUIPMENT, TOOLS, TRANSPORTATION, AND SUPERVISION TO PROVIDE A COMPLETE AND SATISFACTORY OPERATING ELECTRICAL SYSTEM. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR STORING AND HANDLING ALL MATERIALS; THIS INCLUDES ANY OWNER SUPPLIED MATERIAL, FIXTURES OR EQUIPMENT.
7. ALL MATERIAL, EQUIPMENT, AND FIXTURES SHALL BE SPECIFICATION GRADE, NEW, AND U.L. LISTED FOR THE PURPOSE FOR WHICH IT IS USED.
8. THE ENTIRE ELECTRICAL SYSTEM SHALL BE FREE OF IMPROPER GROUNDS, SHORT OR OPEN CIRCUITS AND BE TESTED PRIOR TO ENERGIZING THE SYSTEM. ANY DEFECTS DISCOVERED DURING TESTING SHALL BE CORRECTED BY THE CONTRACTOR.
9. CONTRACTOR SHALL GUARANTEE ELECTRICAL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL FURNISH A WRITTEN COPY OF THE GUARANTEE TO THE OWNER. CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS REQUIRED TO PERFORM ANY WARRANTY WORK AT NO CHARGE TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY LIGHTING AND POWER AS REQUIRED FOR ALL TRADES DURING THE COURSE OF THE PROJECT. TEMPORARY LIGHTING SHALL BE ADEQUATE ENOUGH TO ENSURE WORKER SAFETY AND SHALL COMPLY WITH OSHA STANDARDS. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY LIGHTING AND POWER.
11. ALL CONDUCTORS SHALL BE 75 DEGREE C, 600 VOLT, TYPE THWN/THHN INSULATION COPPER CONDUCTOR UNLESS NOTED OTHERWISE. ALL CONDUCTORS INSTALLED BELOW GRADE SHALL HAVE TYPE THWN INSULATION.
12. ALL BRANCH CIRCUIT WIRING SHALL BE A MINIMUM OF #12 AWG UNLESS NOTED OTHERWISE. ANY CIRCUIT INDICATED TO BE LARGER THAN #12 AWG SHALL BE SIZED AS INDICATED FOR THE ENTIRE LENGTH OF THE CIRCUIT.
13. UNLESS OTHERWISE NOTED ALL 120-VOLT, 20-AMP CIRCUIT WIRING UP TO 90 FEET SHALL BE #12 AWG; CIRCUITS EXCEEDING 90 FEET IN LENGTH FROM THE PANEL TO THE FURTHEST OUTLET OF POWER (RECEPTACLE, LIGHT FIXTURE, ETC.) SHALL UTILIZE #10 AWG CONDUCTORS.
14. ALL BELOW GRADE CONDUCTORS SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
15. ALL CONDUCTORS INSTALLED ABOVE GRADE AND INDOORS SHALL BE IN EMT CONDUIT WITH STEEL COMPRESSION TYPE FITTINGS. TYPE 'MC' CABLE SHALL BE PERMITTED FOR BRANCH CIRCUITS CONCEALED IN WALLS OR CEILINGS AS PERMITTED BY THE NATIONAL ELECTRIC CODE.
16. ALL CONDUCTORS INSTALLED ABOVE GRADE AND OUTDOORS SHALL BE IN SCH 40 OR 80 PVC CONDUIT AS PERMITTED BY THE NATIONAL ELECTRIC CODE.
17. ALL RACEWAYS SHALL BE INSTALLED CONCEALED IN WALLS, CEILINGS, FLOORS AND OTHER CAVITIES TO THE GREATEST EXTENT PRACTICAL. ANY EXPOSED RACEWAYS REQUIRED SHALL BE RUN SO AS TO MINIMIZE THE NUMBER OF VERTICAL RUNS. ALL EXPOSED CONDUIT SHALL BE ROUTED TIGHT AGAINST THE STRUCTURE AND BE RUN PARALLEL AND PERPENDICULAR TO THE WALLS, CEILINGS, AND FLOORS, AS APPLICABLE.
18. ALL CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SUCH AS MECHANICAL EQUIPMENT, KITCHEN EQUIPMENT, MOTORS, TRANSFORMERS, AND THE LIKE, SHALL BE MADE USING METALLIC FLEX. ALL OUTDOOR FLEX SHALL BE PVC COATED. NO METALLIC FLEX SHALL EXCEED 6 FEET IN LENGTH.
19. ALL INDOOR DISCONNECTS AND PANELS SHALL BE IN NEMA TYPE 1 ENCLOSURES, UNLESS NOTED OTHERWISE. ALL EXTERIOR DISCONNECTS, PANELS, METER CENTERS AND SIMILAR EQUIPMENT SHALL BE IN NEMA TYPE 3R ENCLOSURES UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL HAVE THE APPROPRIATE VOLTAGE AND CURRENT RATINGS SUITABLE FOR THE APPLICATION. ALL DISCONNECTS/SAFETY SWITCHES SHALL BE TOTALLY ENCLOSED, HEAVY DUTY TYPE, AND BE HORSEPOWER RATED (IF APPLICABLE).
20. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND KITCHEN EQUIPMENT (HVAC UNITS, WATER HEATERS, MOTORS, ELEVATORS, ETC.) ELECTRICAL SIZES AND LOCATIONS PRIOR TO ROUGH-IN AND INSTALLING FEEDER CIRCUITS. CONTRACTOR SHALL ALSO COORDINATE CIRCUIT BREAKER AND DISCONNECT TYPE AND SIZES REQUIRED WITH MECHANICAL AND PLUMBING CONTRACTOR PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN ACTUAL EQUIPMENT ELECTRICAL REQUIREMENTS AND THAT SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
21. ALL WORK SHALL BE GROUNDED IN ACCORDANCE WITH NATIONAL ELECTRIC CODE REQUIREMENTS. A COMPLETE EQUIPMENT GROUNDING SYSTEM, CONSISTING OF A GREEN INSULATED COPPER WIRE, SHALL BE INSTALLED IN EVERY CONDUIT REGARDLESS OF USE.
22. ALL PANELBOARDS SHALL HAVE THEIR SCHEDULES TYPED AND INSTALLED INSIDE THE FRONT COVER.
23. ALL ELECTRICAL EQUIPMENT (PANELBOARDS, SWITCHBOARDS, EQUIPMENT DISCONNECTS, ETC.) SHALL BE CLEARLY IDENTIFIED WITH LAMINATED PLASTIC NAMEPLATES. ENGRAVE EQUIPMENT DESIGNATION (NAME) AND IDENTIFYING INFORMATION (VOLTAGE, PHASE, FED FROM) AS SHOWN ON THE PLANS IN ¼" HIGH LETTERS. ALL EQUIPMENT NAMEPLATES SHALL BE WHITE WITH RAISED BLACK LETTERS EXCEPT THAT SERVING EMERGENCY EQUIPMENT SHALL BE WHITE WITH RAISED RED LETTERS. NAMEPLATES SHALL BE ATTACHED TO THE FRONT OF EQUIPMENT ENCLOSURES, WHERE CLEARLY VISIBLE, WITH ADHESIVE AS WELL AS TWO SCREWS IN OPPOSITE ENDS.
24. ALL PANELBOARDS, DISCONNECTS, TRANSFORMERS, CIRCUIT BREAKERS, AND OTHER ELECTRICAL EQUIPMENT SHALL BE MANUFACTURED BY SIEMENS, SQUARE-D, GENERAL ELECTRIC, OR EATON CORPORATION. ALL EQUIPMENT PROVIDED ON A PROJECT SHALL BE OF THE SAME MANUFACTURER.
25. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, OR CEILINGS SHALL BE FIRE STOPPED TO INSURE THE FIRE-RATED INTEGRITY OF THE FLOOR, WALL, OR CEILING THAT IS PENETRATED IS MAINTAINED. THE CONTRACTOR SHALL USE A U.L. LISTED AND RATED ASSEMBLY FOR THE SEALING MATERIAL AND METHOD.
26. OUTLET BOXES MOUNTED ON OPPOSITE SIDES OF FIRE RATED FLOORS, WALLS, OR CEILINGS SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY; BOXES SHALL BE SEPERATED BY STUDS OR OTHER STRUCTURAL MEMBER.
27. ALL CONDUIT RUNS AS SHOWN ON THE PLANS ARE DIAGRAMMATIC ONLY; EXACT ROUTING AND METHOD OF SUPPORT SHALL BE DETERMINED IN THE FIELD.
28. ALL WORK UNDER THIS SECTION SHALL BE COORDINATED IN THE FIELD WITH THE GENERAL CONTRACTOR AND ALL OTHER TRADES TO ELIMINATE ANY INTERFERENCES WITH DUCTWORK, PIPING, STRUCTURAL MEMBERS, ETC. CONFLICTS BETWEEN EQUIPMENT AND/OR MATERIAL LOCATIONS THAT ARISE SHALL BE CORRECTED BY THE CONTRACTOR AS DIRECTED BY THE ARCHITECT-ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
29. PRIOR TO ROUGH-IN COORDINATE THE LOCATION OF ALL FLOOR-MOUNTED DEVICES (RECEPTACLES, DATA OUTLETS, ETC.) WITH THE ARCHITECT AND GENERAL CONTRACTOR.
30. PRIOR TO ROUGH-IN COORDINATE THE LOCATION AND MOUNTING HEIGHTS OF ALL WALL-MOUNTED DEVICES WITH THE MILLWORK, INTERIOR ELEVATIONS, AND GENERAL CONTRACTOR. NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A CONFLICT. REQUIRED ADJUSTMENTS IN DEVICE LOCATION (WITHIN 10" IN ANY DIRECTION OF THE EXISTING DEVICE) SHALL BE DONE SO AT NO ADDITIONAL COST TO THE OWNER.
31. PROVIDE PROPER NEMA CONFIGURATION RECEPTACLES FOR PLUGS SUPPLIED ON EQUIPMENT PROVIDED BY OTHERS.
32. IF A KITCHEN HOOD IS PRESENT THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INTERLOCKS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL ELECTRICAL EQUIPMENT LOCATED BENEATH THE HOOD SHALL BE SERVED FROM A SHUNT TRIP BREAKER. UPON ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM ALL POWER TO THE EQUIPMENT BENEATH THE HOOD SHALL BE DISCONNECTED. THE HOOD SUPPLY AIR FAN(S) SHALL ALSO BE CONNECTED TO A SHUNT TRIP BREAKER(S) AND BE SHUT-DOWN UPON ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM. THE HOOD EXHAUST FAN(S) SHALL CONTINUE TO OPERATE UPON ACTIVATION OF THE FIRE SUPPRESSION SYSTEM. THE HOOD SUPPRESSION SYSTEM SHALL ALSO BE INTERLOCKED TO THE BUILDING FIRE ALARM SYSTEM SO THE FIRE ALARM WILL GO INTO ALARM UPON ACTIVATION.
33. CONTRACTOR SHALL PROVIDE AN 4' TALL BY 4' WIDE BY 3/4" THICK SHEET OF PLYWOOD FOR THE TELE-COMMUNICATIONS BACKBOARD. THE CONTRACTOR SHALL PAINT THE BACKBOARD WITH TWO (2) COATS OF FIRE RETARDANT PAINT. THE BACKBOARD SHALL BE MOUNTED WITH THE BOTTOM 12" ABOVE THE FINISHED FLOOR. THE CONTRACTOR SHALL ALSO PROVIDE A DEDICATED #6 AWG COPPER WIRE FROM THE BUILDING SERVICE GROUND TO THE BACKBOARD WITH SUFFICIENT SLACK TO REACH ANY PLACE ON THE BACKBOARD.
34. CONTRACTOR SHALL EXTEND A 2" SCHEDULE 40 PVC CONDUITS FROM THE TELE-COMMUNICATIONS BACKBOARD TO THE TELEPHONE AND CABLE TELEVISION SERVICE POINTS. EXTEND ONE (1) CONDUIT TO EACH SERVICE PROVIDER. COORDINATE EACH SERVICE POINT WITH THE RESPECTIVE UTILITY PROVIDER IN THE FIELD. FOR BIDDING PURPOSES, IF A SERVICE POINT IS NOT SHOWN ON THE PLANS ASSUME EACH RUN TO BE 100'.

35. PROVIDE A 3/4" EMT CONDUIT FROM EACH TELEPHONE, DATA, TELEVISION, OR TELEPHONE/DATA OUTLET TO 6" ABOVE THE CEILING. TURN EACH CONDUIT A MINIMUM OF 12" INTO THE CEILING CAVITY. PROVIDE EACH CONDUIT WITH AN INSULATED THROAT BUSHING AND PULL CORD FOR WIRING.
36. THE WORK OF THIS DIVISION SHALL ALSO INCLUDE THOSE ITEMS NOT SPECIFICALLY MENTIONED OR DESCRIBED BUT WHICH ARE NECESSARY TO PRODUCE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM THAT CONFORMS TO THE DESIGN INTENT. SUCH ITEMS INCLUDE BUT ARE NOT LIMITED TO: FITTINGS, BOXES, CONNECTORS, WIRE NUTS, BLANK COVERS, STRAPPING, FASTENERS, ETC.
37. ALL LIGHT SWITCHES AND RECEPTACLES SHALL BE BY THE SAME MANUFACTURER, CARRY THE APPROPRIATE VOLTAGE RATING AND CURRENT RATING (MINIMUM 20A), AND HAVE A GROUND SCREW. DEVICE COLOR SHALL BE SELECTED BY THE ARCHITECT UNLESS STATED WITH THE DEVICE. RECEPTACLES SHALL BE MOUNTED 18 INCHES ABOVE FINISHED FLOOR AND SWITCHES SHALL BE MOUNTED 42" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. DEVICES SHALL BE MANUFACTURED BY PASS AND SEYMOUR, LEVITON, ARROW-HART, OR A SIMILAR MANUFACTURER.
38. THE CONTRACTOR SHALL ADHERE TO EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS WHEN INSTALLING EQUIPMENT. IF A CONFLICT EXISTS BETWEEN THESE DRAWINGS AND THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND AWAIT CLARIFICATION IN WRITING.
39. ALL SPLICES SHALL BE MADE IN APPROPRIATE JUNCTION BOXES. SPLICES IN CONDUCTOR SIZE AWG #10 OR SMALLER MAY BE MADE USING SPRINGLOCK CONNECTORS (WIRE-NUTS). SPLICES IN CONDUCTORS LARGER THAN AWG #10 SHALL BE MADE USING COMPRESSION TYPE CONNECTORS OR INSULATED TERMINAL BLOCKS SUCH AS THOSE MANUFACTURED BY POLARIS.
40. OUTLET BOXES FOR RECEPTACLES, LIGHT FIXTURES, LIGHT SWITCHES AND OTHER SIMILAR DEVICES SHALL BE FIRMLY ATTACHED TO STUDS OR OTHER STRUCTURAL MEMBERS. ALL BOXES SHALL BE LEVEL AND PLUMB. BOXES INTENDED TO SUPPORT CEILING FANS OR LARGE LIGHTING FIXTURES SHALL BE ADEQUATELY BLOCKED FOR SUPPORT AND BE LISTED FOR THE PURPOSE.
41. LIGHTING SWITCHES SHALL BE LOCATED ON THE STRIKE SIDE OF DOORS AND BE LOCATED WITHIN 6" OF THE DOOR TRIM WHERE POSSIBLE. SINGLE POLE SWITCHES SHALL BE SET SO THAT THE SWITCH HANDLE IN THE 'UP' POSITION IS 'ON'.
42. CONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA SHEETS FOR MATERIALS AND EQUIPMENT TO THE ENGINEER FOR REVIEW AND APPROVAL.
43. PRODUCTS USED ON THIS PROJECT SHALL BE MANUFACTURED BY COMPANIES REGULARLY ENGAGED IN THE PRODUCTION OF SIMILAR PRODUCTS WITH A MINIMUM HISTORY OF THREE YEARS SUCCESSFUL PRODUCTION.
44. CONTRACTOR SHALL FURNISH THE OWNER A COMPLETE BOUND SET OF EQUIPMENT CATALOG SHEETS, MANUFACTURER'S SPECIFICATIONS AND SERVICE, AND OPERATING INSTRUCTIONS ON EQUIPMENT FURNISHED UNDER THIS DIVISION UPON COMPLETION OF WORK UNDER THIS DIVISION.
45. CONTRACTOR SHALL PROVIDE ONE SET OF 'AS-BUILT' DRAWINGS TO THE OWNER UPON COMPLETION OF CONSTRUCTION. THE AS-BUILT DRAWINGS SHALL BE CLEAN, LEGIBLE, NEAT, COMPILED IN AN ORDERLY MANNER, AND CONTAIN ALL WORK PERFORMED BY THE CONTRACTOR THAT DEVIATES FROM THE ORIGINAL CONTRACT DOCUMENTS.
46. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE EXACT EXTENT OF WORK TO BE PERFORMED PRIOR TO SUBMITTING BID.
47. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE, AS MANUFACTURED BY BUSSMAN OR APPROVED EQUAL.
48. BOXES SHALL BE GALVANIZED STEEL AND SHALL BE SIZED TO ACCOMMODATE WIRING, THE EQUIPMENT, OR APPARATUS TO BE INSTALLED AS REQUIRED BY NATIONAL ELECTRIC CODE.
49. WHERE MATERIAL IS CALLED OUT IN THE LEGEND BY MANUFACTURER, TYPE, OR CATALOG NUMBER, SUCH DESIGNATIONS ARE TO ESTABLISH STANDARDS OF DESIRED QUALITY. ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND ENGINEER.
50. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL CEILING MOUNTED LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
51. LIGHT FIXTURES LOCATED IN MECHANICAL SPACES OR SPACES WITH EXPOSED CEILINGS SHALL BE CHAIN HUNG OR MOUNTED DIRECTLY TO THE STRUCTURE. UNDER NO CIRCUMSTANCES SHALL FIXTURES BE SUPPORTED FROM DUCTWORK, PIPING, OR THE WORK OF OTHER TRADES. COORDINATE EXACT FIXTURE LOCATIONS AND MOUNTING IN THE FIELD.
52. ALL EXIT SIGNS SHALL HAVE AN EMERGENCY BATTERY PACK, REGARDLESS OF HOW SPECIFIED IN THE FIXTURE SCHEDULE, AND NOT BE SWITCHED.
53. ALL EXIT SIGNS SHALL BE MANUFACTURED BY THE SAME COMPANY AND BE OF THE SAME SERIES, REGARDLESS OF WHETHER THEY ARE SINGLE OR DOUBLE-FACED AND HAVE CHEVRONS.
54. ALL EMERGENCY LIGHTING UNITS SHALL BE WIRED TO LOCAL LIGHTING CIRCUITS, BE WIRED AHEAD OF ANY LOCAL SWITCHES AND OPERATE UPON THE LOSS OF NORMAL POWER. EMERGENCY LIGHTING SHALL BE SUPPLIED BY THE SAME BRANCH CIRCUIT AS THAT POWERING THE LOCAL LIGHTING.
55. ALL EMERGENCY LIGHTING FIXTURES SHOWN AS BEING 'SWITCHED' SHALL BE WIRED SO AS NOT TO OPERATE THE 'EMERGENCY' BALLAST. THE EMERGENCY BALLAST SHALL NOT OPERATE UNLESS A LOSS OF 'NORMAL' BUILDING POWER OCCURS.
56. LIGHTING FIXTURES SHALL BE INDIVIDUALLY SUPPORTED FROM STRUCTURAL ELEMENTS AS REQUIRED BY CODE. ANY FIXTURE LOCATED IN A NON-STRUCTURAL CEILING, SUCH AS A 'DROP' CEILING, SHALL BE 'TIED OFF' TO THE STRUCTURE AS REQUIRED BY CODE.
57. CONTRACTOR SHALL COORDINATE THE SERVICE INSTALLATION AND METERING ARRANGEMENT WITH THE LOCAL UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TRANSFORMER PAD, METERING, PRIMARY CONDUIT, AND ANY ASSOCIATED FEES IMPOSED BY THE UTILITY.
58. THE GROUNDING ELECTRODE SYSTEM FOR THE BUILDING SHALL INCLUDE THE BUILDING'S STRUCTURAL STEEL, A CONCRETE ENCASED ELECTRODE, THE UNDERGROUND WATER PIPE (IF PVC OMIT), AND THE GROUND ROD TRIAD AT A MINIMUM. THE GROUND ROD TRIAD SHALL CONSIST OF THREE (3) 3/4" BY 10' COPPER CLAD STEEL GROUND RODS DRIVEN IN A TRIANGULAR SHAPE A MINIMUM OF 10' APART AND SHALL BE CONNECTED IN A DELTA WITH A 1/0 AWG BARE COPPER CONDUCTOR BY MEANS OF EXOTHERMIC WELD. THE GROUND ROD TRIAD SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING, AS CLOSE TO THE BUILDING'S MAIN AS PRACTICAL BUT NOT WITHIN 8' FEET OF THE BUILDING FOUNDATION OR WATER PIPE. LOCATE THE TRIAD IN AN UNPAVED LANDSCAPED AREA IF POSSIBLE. THE TOP OF THE GROUND RODS SHALL BE LOCATED 12" BELOW FINISHED GRADE. REFER TO THE NATIONAL ELECTRIC CODE FOR ADDITIONAL REQUIREMENTS.

LIGHT FIXTURE SCHEDULE						
TAG	MANUFACTURER	CATALOG NO.	VOLTS	BALLAST	LAMPS	COMMENTS
A	METALUX	24GR-LD5-72-A125-UNV -LB40-CD1-SK-24-WS	120	ELECTRONIC DIMMING (0-10V)	56W LED 7257 LMNS 4000K 80CRI	2X4 LED SURFACE MOUNT
B	HALO	TRIM: LT560WH12940 HOUSING; H550ICAT	120	ELECTRONIC DIMMING (LDNG EDGE)	11.8W LED 1180 LMNS 4000K 90CRI	5" RECESSED DOWN LIGHT
C	METALUX	4SWLED-48HL-LW-UNV- LB40-CD1	120	ELECTRONIC DIMMING (0-10V)	45W LED 4899 LMNS 4000K 80CRI	1X4 LED STRIP LIGHT
D	LUMARK	XTOR2B-Y	120	ELECTRONIC	18W LED 3000K	EXTERIOR WALL BACK
F		BY OWNER	120		DO NOT EXCEED 100WATTS	EXTERIOR WALL MOUNT
EM	SURE LITES	SEL25	120	ELECTRONIC	LED	DUAL HEAD EMERGENCY LIGHT W/ INTEGRAL BATTERY
XEM	SURE LITES	LPXC25	120	ELECTRONIC	LED	THERMOPLASTIC COMBINATION EMERGENCY LIGHT & EXIT SIGN W/ INTEGRAL BATTERY
OEM	SURE LITES	SELDWA50SD	120	ELECTRONIC	5.2W LED	EXTERIOR EMERGENCY LIGHT W/ INTEGRAL BATTERY

LEGEND	
	DUPLEX RECEPTACLE; 20A-120V 2-POLE GROUNDING TYPE W/ COVERPLATE
	SAME AS ABOVE MOUNTED 4" ABOVE BACKBLASH
	SAME AS ABOVE, 'X' INDICATES DEVICE MOUNTING HEIGHT IN INCHES
	SAME AS ABOVE WITH GROUND FAULT INTERRUPT
	SAME AS ABOVE WITH WEATHER RESISTANT DEVICE AND WEATHERPROOF IN-USE COVER
	SINGLE-POLE TOGGLE SWITCH; 20A 120V 2-POLE GROUNDING TYPE W/ COVERPLATE
	THREE-WAY SWITCH; 20A 120V 3-POLE GROUNDING TYPE W/ COVERPLATE
	THREE-WAY DIMMER SWITCH; 20A 120V 3-POLE GROUNDING TYPE W/ COVERPLATE COORDINATE DIMMER TYPE AND WATTAGE W/ LOAD SERVED (0-10V, ELV, INCAND., ETC.)
	SINGLE-POLE DIMMER SWITCH; 20A 120V 2-POLE GROUNDING TYPE W/ COVERPLATE COORDINATE DIMMER TYPE AND WATTAGE W/ LOAD SERVED (0-10V, ELV, INCAND., ETC.)
	JUNCTION BOX - 4"x4"x1-1/2" MINIMUM WITH COVER
	VOICE/DATA OUTLET; PROVIDE 4" SQUARE DEEP BACKBOX WITH 3/4" EMT CONDUIT STUBBED TO ACCESSIBLE LOCATION ABOVE THE CEILING; PROVIDE PULL STRING IN CONDUIT.
	SAME AS ABOVE; MOUNTED 4" ABOVE COUNTERTOP BACK-SPLASH
	EQUIPMENT DISCONNECT - NONFUSED; 'XX/X/X' INDICATES FRAME SIZE/POLE/NEMA TYPE
	SURFACE MOUNTED PANELBOARD
	NORMAL POWER CONTINUATION CIRCUIT. (3) #12 AWG'S IN 1/2" CONDUIT UNLESS OTHERWISE NOTED
	240-VOLT SPECIAL PURPOSE RECEPTACLE; COORDINATE NEMA TYPE W/ EQUIPMENT SERVED.
	HOME RUN TO PANELBOARD; CIRCUIT AND PANEL NUMBER INDICATED BY EACH ARROW
	ELECTRIC METER
	LIGHTING FIXTURE - 2X4 SURFACE MOUNT
	LIGHTING FIXTURE - 1X4 LENSED TYPE
	LIGHTING FIXTURE - RECESSED DOWNLIGHT
	LIGHTING FIXTURE - WALL MOUNTED
	LIGHTING FIXTURE - DUAL HEAD EMERGENCY LIGHT, CEILING OR WALL MOUNTED
	LIGHTING FIXTURE - DUAL HEAD EMERGENCY LIGHT AND EXIT COMBO, CEILING OR WALL MOUNTED
	EXHAUST FAN; PROVIDED BY MECHANICAL CONNECTED BY ELECTRICAL
	TIME CLOCK LOCATED ADJACENT TO PANELS; INTERMATIC MODEL #ET1105C

CDDC
CONSULT
DESIGN
DRAFT
CONSTRUCT

P.O. BOX 2909 BLUFFTON, S.C. 29910
ph. 843-394-4731 fx. 843-837-3577

ALLJOY BBRC & ALLJOY DC

27 NEW ORLEANS RD.
HILTON HEAD, SOUTH CAROLINA

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Date

05/21/2024

Scale

AS SHOWN

Project Number

2447-MS-E1

Sheet

E001



COMcheck Software Version 4.1.5.5 Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: 2009 IECC
Project Title: Donut Shop
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (L22))

Construction Site:
27 New Orleans Rd
Hilton Head Island, SC

Owner/Agent:
Rich Stone
386 Spanish Wells Rd
Suite B4
Hilton Head, SC

Designer/Contractor:
Ryan Yocco
CDDC, LLC
PO Box 2869
Bluffton, SC 29910
843-384-4731
Ryan@cddcong.com

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	15 ft of door width	20	Yes	300	178
Other door (not main entry)	19 ft of door width	20	Yes	380	0
Entry canopy	376 ft ²	0.25	Yes	94	200
		Total Tradable Watts =		774	379
		Total Allowed Watts =		774	
		Total Allowed Supplemental Watts** =		600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.
** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C x D)
Main entry (15 ft of door width): Tradable Wattage	1	6	11.8	70.8
LED 1: D: DOWN LIGHT: Other:	1	6	18	108
LED 2: D: WALL MOUNT: Other:				
Other door (not main entry) (19 ft of door width): Tradable Wattage				
Entry canopy (376 ft ²): Tradable Wattage	1	2	100	200
LED 3: F: WALL MOUNT: Other:				
		Total Tradable Proposed Watts =		379

Section 4: Requirements Checklist

- Lighting Wattage:**
1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
- Compliance: Passes.

Controls, Switching, and Wiring:

Project Title: Donut Shop
Data filename: \\Server-pc\CDDC\AUTOCAD DWGS\2024\MISCELLANEOUS\Rich Stone - Alljoy Donut & Bike Shop\WORKING DRAWINGS\Donut Shop.cad
Report date: 05/19/24
Page 3 of 4



COMcheck Software Version 4.1.5.5 Interior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: 2009 IECC
Project Title: Donut Shop
Project Type: New Construction

Construction Site:
27 New Orleans Rd
Hilton Head Island, SC

Owner/Agent:
Rich Stone
386 Spanish Wells Rd
Suite B4
Hilton Head, SC

Designer/Contractor:
Ryan Yocco
CDDC, LLC
PO Box 2869
Bluffton, SC 29910
843-384-4731
Ryan@cddcong.com

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Retail	1944	1.5	2916
Warehouse	940	0.8	752
		Total Allowed Watts =	3668

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C x D)
Retail (1944 sq.ft.)				
Warehouse (940 sq.ft.)				
LED 1: A: 2'x4: Other:	1	4	56	224
LED 2: B: DOWN LIGHT: Other:	1	17	11.8	200.6
LED 3: C: 1'x4: Other:	1	25	45	1125
		Total Proposed Watts =		1550

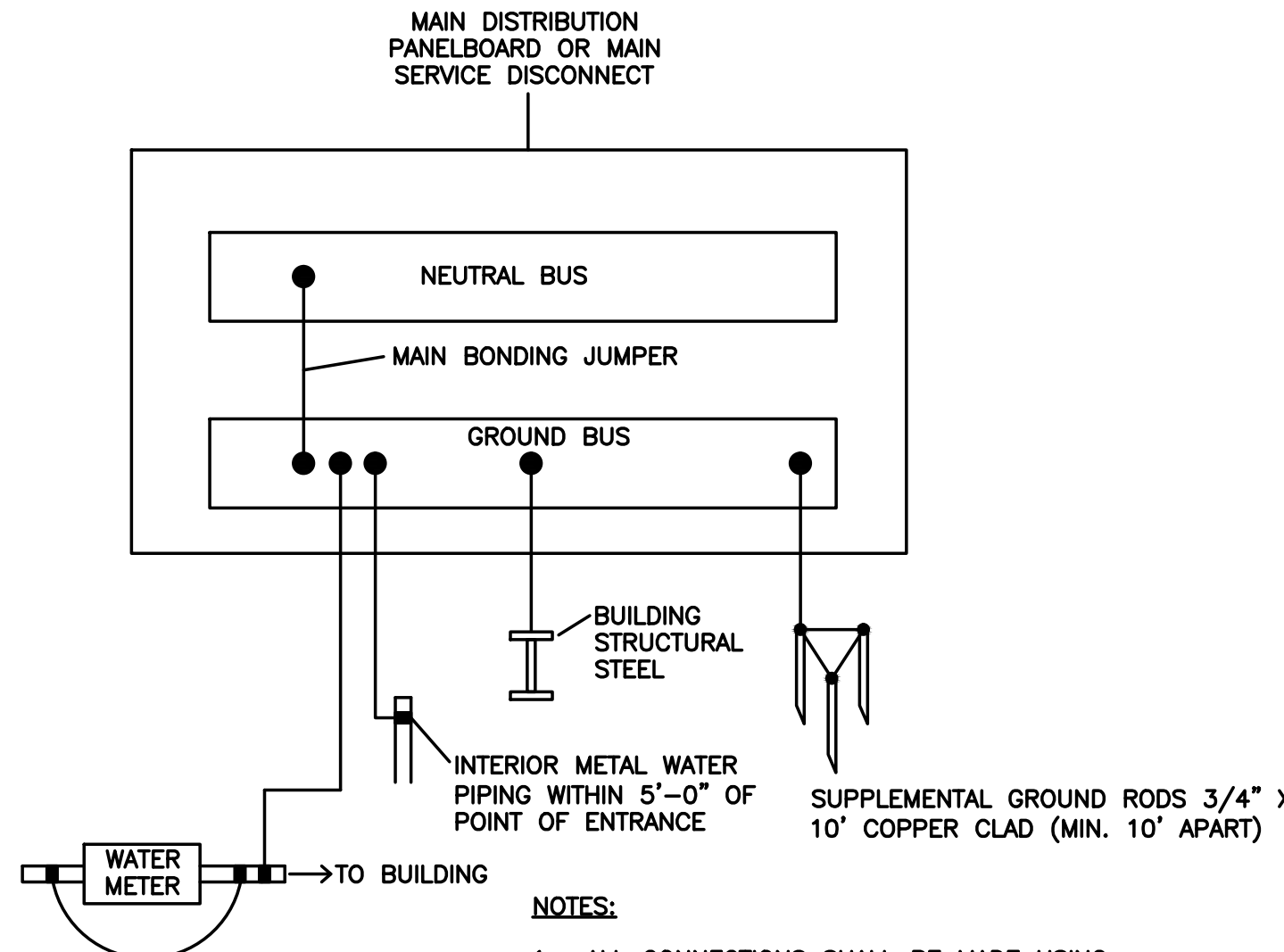
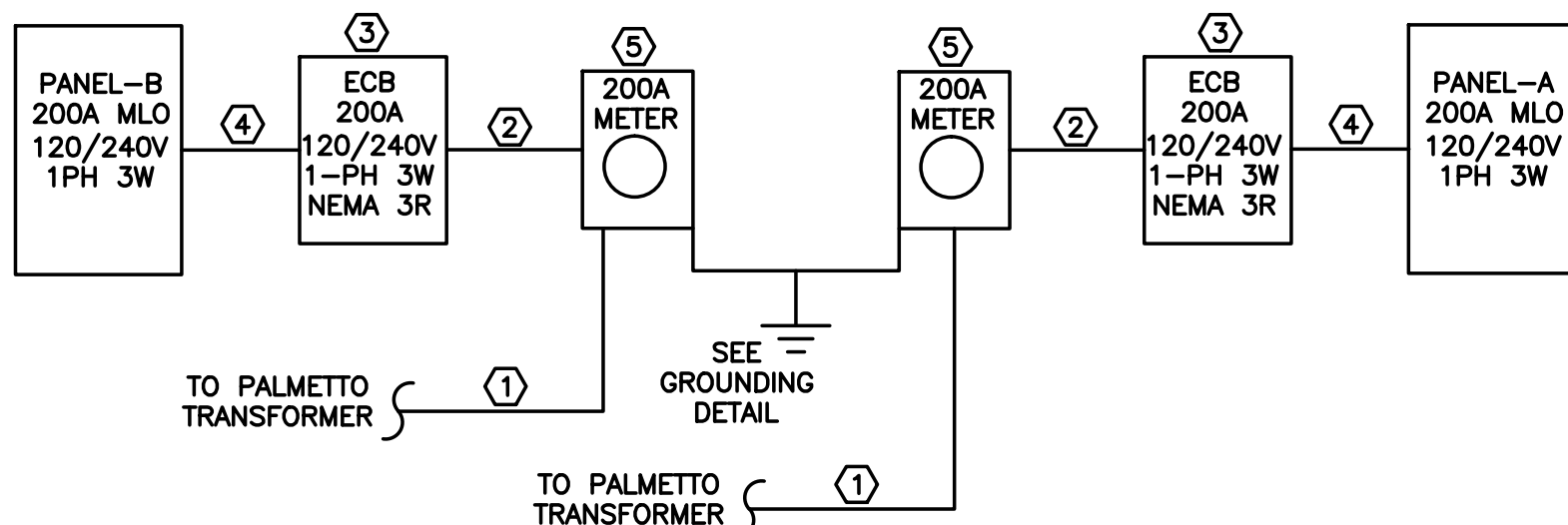
Section 4: Requirements Checklist

- Lighting Wattage:**
1. Total proposed watts must be less than or equal to total allowed watts.
- | | | |
|---------------|----------------|----------|
| Allowed Watts | Proposed Watts | Complies |
| 3668 | 1550 | YES |

- Controls, Switching, and Wiring:**
2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.

- Exceptions:**
- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

Project Title: Donut Shop
Data filename: \\Server-pc\CDDC\AUTOCAD DWGS\2024\MISCELLANEOUS\Rich Stone - Alljoy Donut & Bike Shop\WORKING DRAWINGS\Donut Shop.cad
Report date: 05/19/24
Page 2 of 4



ELECTRICAL RISER DIAGRAM GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH PALMETTO PRIOR TO ORDERING EQUIPMENT. THE AVAILABLE FAULT CURRENT AT THE METER IS CALCULATED AS 15,784 AMPS BASED ON A 50KVA TRANSFORMER WITH 50 FOOT SERVICE LATERAL.

ELECTRICAL RISER DIAGRAM KEYED NOTES:

ALL KEYED NOTES ARE REPRESENTED BY A 'K' SYMBOL:

1. PROVIDE 2.5" SCH 40 PVC CONDUIT WITH (3) 250 KCMIL AL'S. TRANSITION FROM SCH 40 PVC TO SCH 80 PVC BELOW GRADE AT METER BASE AND ROUTE SCH 80 PVC UP TO METER.
2. PROVIDE 2.5" SCH 40 PVC WITH (3) 250 KCMIL AL'S.
3. PROVIDE 200A, 240-VOLT, 1-PHASE ENCLOSED CIRCUIT BREAKER RATED FOR 22KVA AND U.L. LISTED FOR USE AS SERVICE ENTRANCE EQUIPMENT IN NEMA 3R ENCLOSURE.
4. PROVIDE 2.5" SCH 40 PVC WITH (3) 250 KCMIL AL'S & (1) #6 AWG CU GROUND.
5. PROVIDE 200A, 240V, 1Ø METER BASE PER PALMETTO ELECTRIC REQUIREMENTS. COORDINATE METER SOCKET TYPE AND METER INSTALLATION WITH PALMETTO.

1 ELECTRICAL RISER DIAGRAM
E002 SCALE: NOT TO SCALE

2 SERVICE GROUNDING AND BONDING DETAIL
E002 SCALE: NTS

PANEL - A (BIKE SHOP)																									
200		AMP	MLO	120	240	VOLT	1	PHASE		3	WIRE		SURFACE			NEMA	1	22000			AIC				
TYPE		#	VA	VA/PHASE		GND	WIRE	TRIP	POLE	CKT	A	CKT	POLE	TRIP	WIRE	GND	VA/PHASE		TYPE		#	VA			
				A	B		AWG#	AMPS						AMPS	AWG#		A	B							
MDHP-2 (BIKE OFFICE)	1	@	1720	1720		12	12	20	2	1	X	2	2	30	10	10	2500		STACK WSHR/DRYER		1	@	2500		
---	1	@	1720	1720		12	12	---	---	3	X	4	---	---	10	---	---	2500		---		1	@	2500	
MDHP-3 (2ND FL STOR)	1	@	3050	3050		10	8	40	2	5	X	6	1	20	12	12	1200		STACK WASHING MACH		1	@	1200		
---	1	@	3050	3050		12	8	---	---	7	X	8	1	20	12	12	720		BIKE REC		4	@	180		
BIKE SHOP/STOR LTS	1	@	1658	1658		12	12	20	1	9	X	10	1	20	12	12	720		BIKE REC		4	@	180		
BIKE SHOP EXSHT FAN	1	@	600	600		12	12	20	1	11	X	12	1	20	12	12	720		2ND FL STORAGE REC		4	@	180		
RECEPTION	4	@	180	720		12	12	20	1	13	X	14	1	20	12	12	720		2ND FL STORAGE REC		4	@	180		
OUTSIDE LTS	1	@	45	45		12	12	20	1	15	X	16	1	20	12	12	180		SERVICE YARD REC		1	@	180		
WTR HTR	1	@	1250	1250		12	12	20	2	17	X	18	1	20			0		SPARE						
---	1	@	1250	1250		12	12	---	---	19	X	20	1	20			0	0	SPARE						
SPARE			0					20	1	21	X	22	1	20			0		SPARE						
SPARE			0	0				20	1	23	X	24	1	20			0	0	SPARE						
SPARE			0					20	1	25	X	26	1	20			0		SPARE						
SPARE			0	0				20	1	27	X	28	1	20			0	0	SPARE						
SPARE			0					20	1	29	X	30	1	20			0		SPARE						
SPARE			0	0				20	1	31	X	32	1	20			0	0	SPARE						
SPARE			0					20	1	33	X	34	1	20			0		SPARE						
SPARE			0	0				20	1	35	X	36	1	20			0	0	SPARE						
SPARE			0					20	1	37	X	38	1	20			0		SPARE						
SPARE			0	0				20	1	39	X	40	1	20			0	0	SPARE						
SPARE			0					20	1	41	X	42	1	20			0		SPARE						
TOTAL A					8398					TOTAL A				13538					5140						
TOTAL B						6665				TOTAL B				10785						4120					
										TOTAL VA				24323											
TOTAL PANEL						101		AMPS - Connected																	
NOTE: UNLESS OTHERWISE NOTED, ALL CIRCUITS TO HAVE A FULL SIZE NEUTRAL.																									

NOTE: UNLESS OTHERWISE NOTED, ALL CIRCUITS TO HAVE A FULL SIZE NEUTRAL.

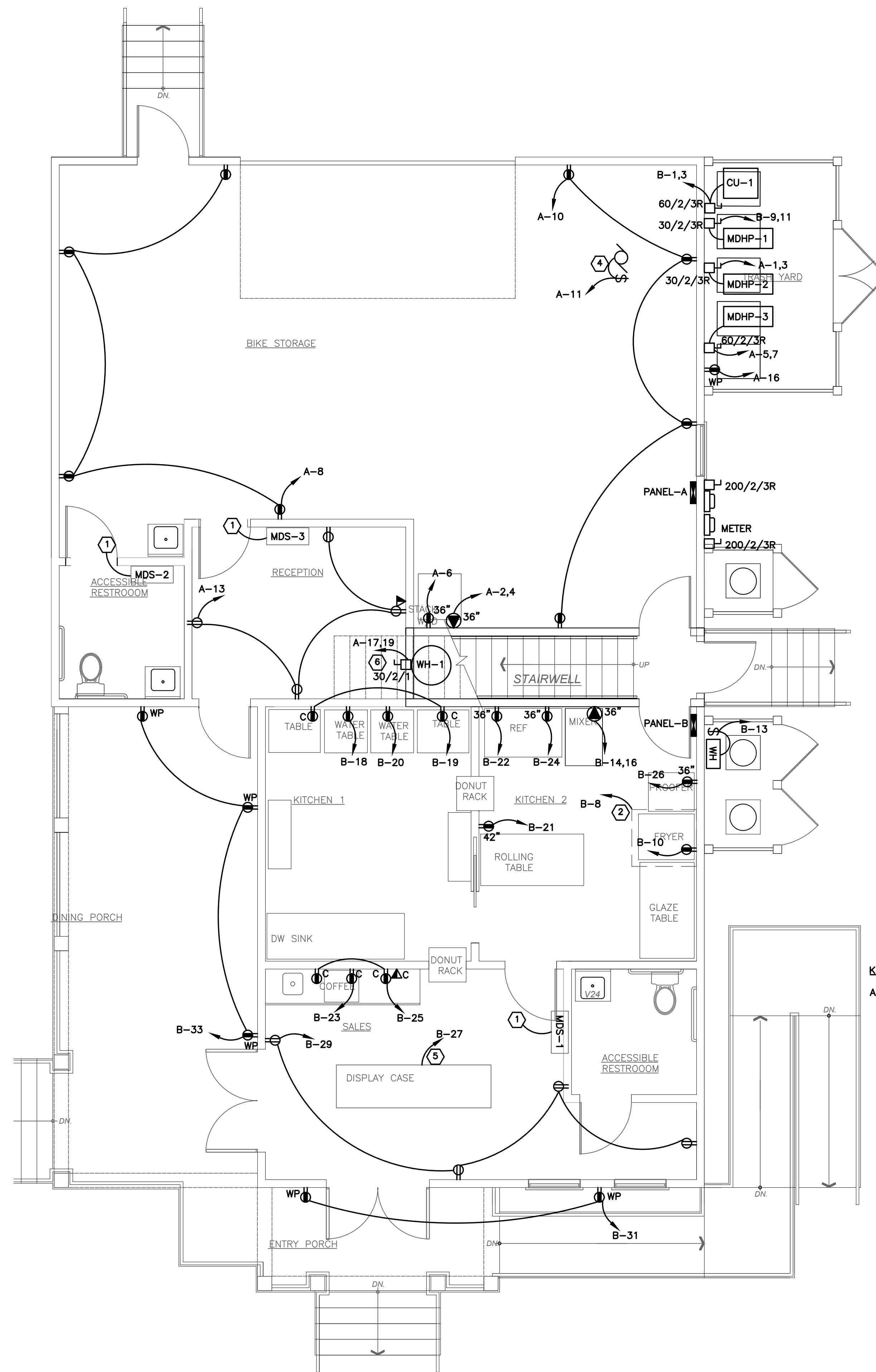
PANEL - B (DONUT SHOP)																								
200		AMP	MLO	120	240	VOLT	1	PHASE		3	WIRE		SURFACE		NEMA	1	22000			AIC				
TYPE	#	VA	VA/PHASE		GND	WIRE AWG#	TRIP AMPS	POLE	CKT NO	A/B	CKT NO	POLE	TRIP AMPS	WIRE AWG#	GND	VA/PHASE		TYPE	#	VA				
			A	B												A	B							
CU-1 (3T)	1	@	2000	2000		10	8	35	2	1	X	2	1	15	12	12	960		HOOD EXHST FAN	1	@	960		
---	1	@	2000		2000		8	---	---	3	X	4	1	25"	12	12		1740	HOOD SUPPLY FAN	1	@	1740		
AHU-1	1	@	4500	4500		10	8	45	2	5	X	6	1	15	12	12	0		SHUNT TRIP					
	1	@	1400		4500		8	---	---	7	X	8	1	15	12	12	500		HOOD CNTRL PWR	1	@	500		
MDHP-1 (RETAIL AREA)	1	@	1400	1400		12	12	20	2	9	X	10	1	20"	12	12	180		FRYER	1	@	180		
	1	@	1400				12	---	---	11	X	12					0		SHUNT TRIP	1	@	1500		
WATER HEATER (GAS)	1	@	600	600		12	12	20	1	13	X	14	2	20	12	12	1500		MIXER	1	@	1500		
REST/RETAIL LTS	1	@	554		1540		12	12	20	1	15	X	16	---	---	12		1500	---	1	@	1500		
OUTSIDE LTS	1	@	430	430		12	12	20	1	17	X	18	1	20	12	12	1500		WATER TABLE	1	@	1500		
KITCHEN REC	2	@	180		360		12	12	20	1	19	X	20	1	20	12	12	1500		WATER TABLE	1	@	1500	
KITCHEN REC	1	@	180	180		12	12	20	1	21	X	22	1	20	12	12	377		REFRIG	1	@	377		
COFFEE MKR	1	@	1200		1200		12	12	20	1	23	X	24	1	20	12	12	1152		REFRIG/FREEZER	1	@	1152	
FRNT COUNTER REC	2	@	180	360		12	12	20	1	25	X	26	1	20	12	12	1200		PROOFER	1	@	1200		
DISP. CASE REC	1	@	1200		1200		12	12	20	1	27	X	28	1	20		0		SPARE					
RETAIL AREA REC	4	@	180	720		12	12	20	1	29	X	30	1	20		0		SPARE						
FRONT PORCH REC	2	@	180		360		12	12	20	1	31	X	32	1	20		0		SPARE					
SIDE PORCH REC	3	@	180	540		12	12	20	1	33	X	34	1	20		0		SPARE						
SPARE					0					35	X	36	1	20		0		SPARE						
SPARE			0							37	X	38	1	20		0		SPARE						
SPARE				0						39	X	40	1	20		0		SPARE						
SPARE			0							41	X	42	1	20		0		SPARE						
TOTAL A				10730					TOTAL A								5717							
TOTAL B					11574				TOTAL B									6392						
									TOTAL VA															
TOTAL PANEL					143	AMPS - Connected																		
*PROVIDE SHUNT TRIP BREAKER AND INTERLOCK WITH HOOD FIRE SUPPRESSION SYSTEM; BREAKER SHALL TRIP UPON HOOD FIRE SYSTEM ACTIVATION																								
NOTE: UNLESS OTHERWISE NOTED, ALL CIRCUITS TO HAVE A FULL SIZE NEUTRAL.																								

*PROVIDE SHUNT TRIP BREAKER AND INTERLOCK WITH HOOD FIRE SUPPRESSION SYSTEM; BREAKER SHALL TRIP UPON HOOD FIRE SYSTEM ACTIVATION

NOTE: UNLESS OTHERWISE NOTED, ALL CIRCUITS TO HAVE A FULL SIZE NEUTRAL.



P.O. BOX 286

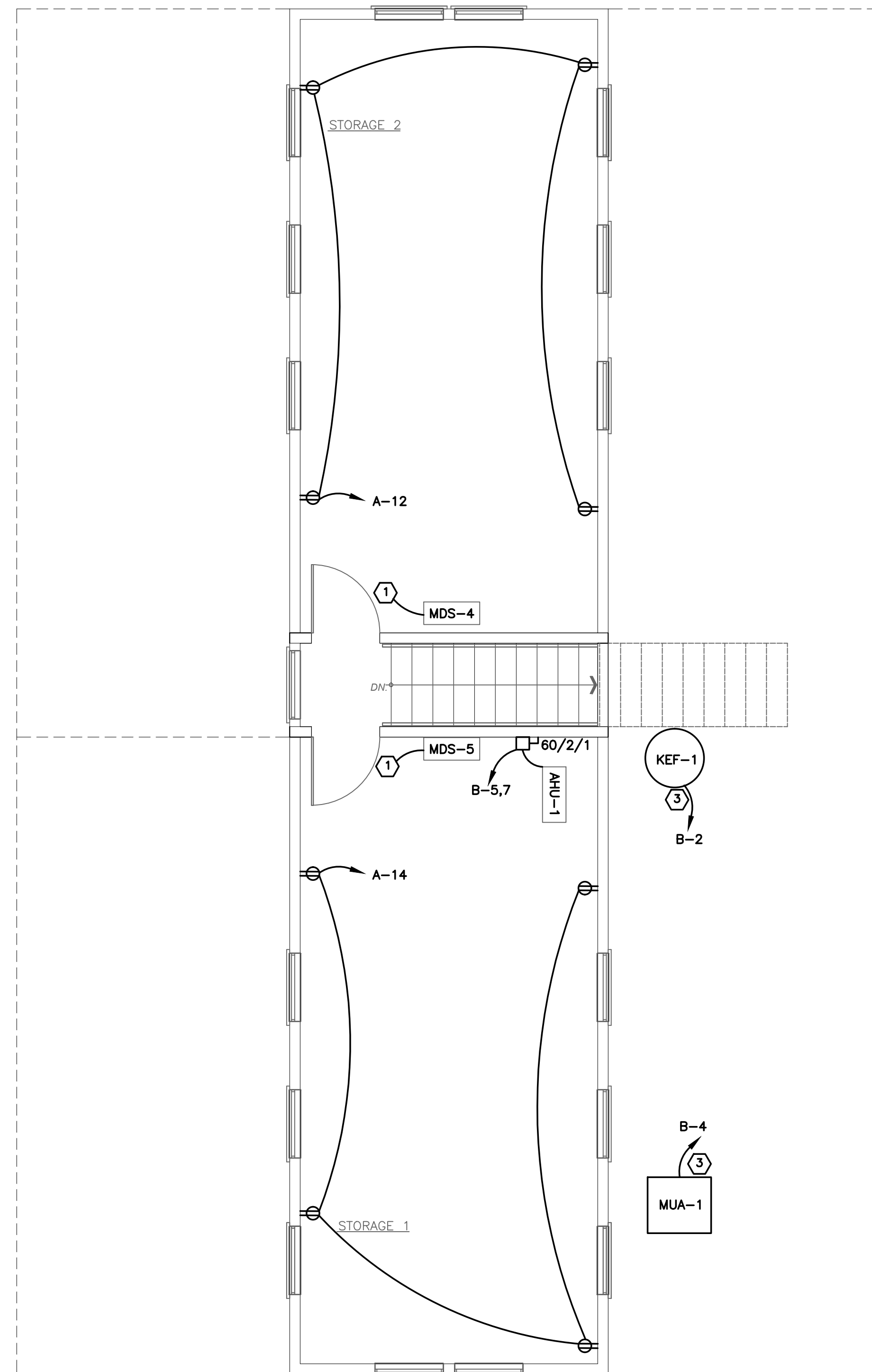


1 FIRST FLOOR POWER INSTALLATION PLAN
E100 SCALE: 1/4" = 1'-0"

KEYED NOTES:

ALL KEYED NOTES ARE REPRESENTED BY A  SYMBOL:

1. PROVIDE (4) #14 AWG CU'S STRANDED IN 1/2" CONDUIT FROM RESPECTIVE OUTDOOR UNIT TO INDOOR UNIT. INDOOR UNIT POWERED FROM CONDENSER. COORDINATE WITH MECHANICAL CONTRACTOR.
2. MAKE FINAL CONNECTION TO HOOD CONTROL PANEL FOR LIGHTS AND CONTROL POWER.
3. MAKE FINAL CONNECTION TO HOOD FANS. FANS PROVIDED WITH FACTORY MOUNTED DISCONNECT.
4. PROVIDE SWITCH TO SERVE AS FAN DISCONNECT AND LOCATE ON WALL ADJACENT TO FAN. MAKE FINAL CONNECTIONS TO FAN. FIELD COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
5. COORDINATE POWER ROUTING AND CONNECTION REQUIREMENTS FOR DISPLAY CASE WITH OWNER PRIOR TO ROUGH-IN. POWER SHOWN AS A PLACE HOLDER.
6. WATER HEATER IN STORAGE SPACE BELOW STAIRS. FIELD COORDINATE DISCONNECT LOCATION WITH PLUMBING CONTRACTOR TO MAINTAIN WORKING CLEARANCES.

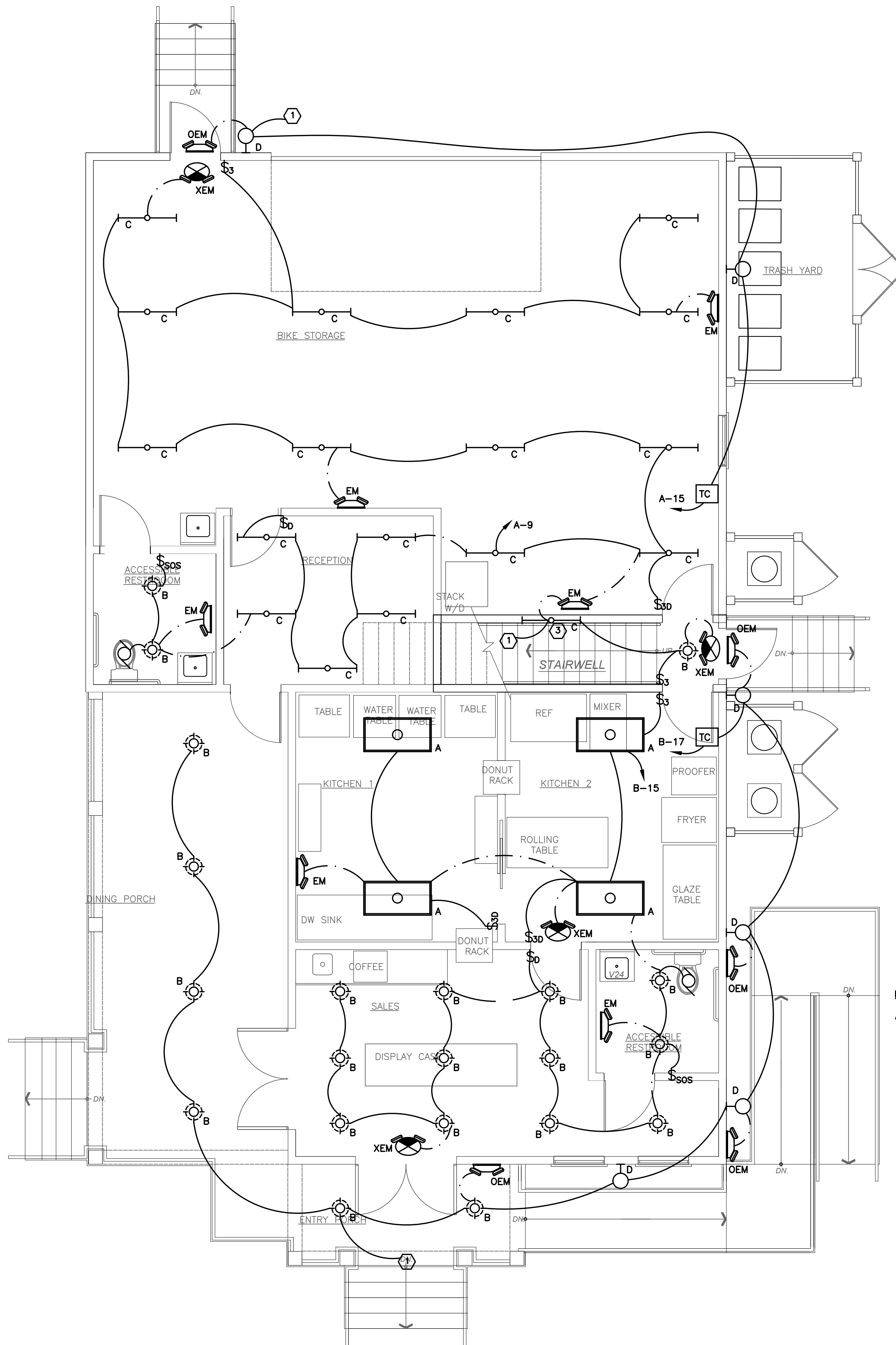


2 SECOND FLOOR POWER INSTALLATION PLAN
E100 SCALE: 1/4" = 1'-0"

ALLJOY BBRC & ALLJOY DC

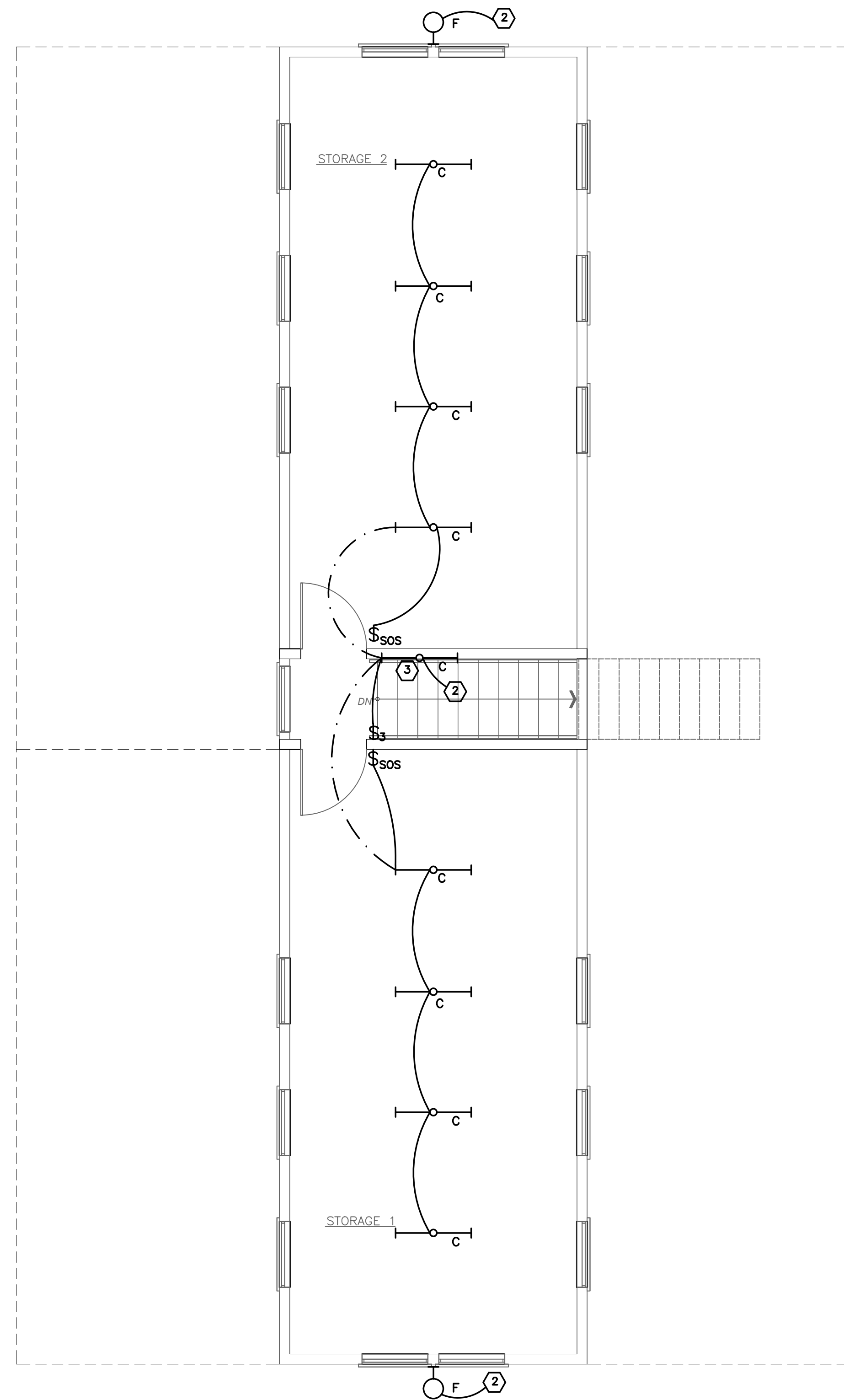
27 NEW ORLEANS RD.
HILTON HEAD, SOUTH CAROLINA

Revisions	
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Drawn By	Checked By
RMV	RMV
Date	05/21/2024
Scale	AS SHOWN
Project Number	2447-MS-E1
Sheet	
E100	



1 FIRST FLOOR LIGHTING INSTALLATION PLAN
E200 SCALE: 1/4" = 1'-0"

KEY NOTES:
ALL KEYED NOTES ARE REPRESENTED BY A SYMBOL:
1. TO LIGHTING ABOVE.
2. TO LIGHTING BELOW.
3. WALL MOUNT IN STAIRWELL. FIELD COORDINATE HEIGHT W/ OWNER.



2 SECOND FLOOR LIGHTING INSTALLATION PLAN
E200 SCALE: 1/4" = 1'-0"

ALLJOY BBRC & ALLJOY DC

27 NEW ORLEANS RD.
HILTON HEAD, SOUTH CAROLINA

Revisions	
XXX	
XXX	
XXX	
XXX	
XXX	
Submittal	
PERMIT	
Drawn By	Checked By
RMY	RMY
Date	05/21/2024
Scale	AS SHOWN
Project Number	2447-MS-E1
Sheet	
E200	