



Town of Hilton Head Island Regular Design Review Board Meeting

November 13, 2018 – **12:00 P.M.**

Benjamin M. Racusin Council Chambers

REVISED AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of Oct. 23, 2018
6. **New Business**
 - A. *Alteration/Addition*
 - French Bakery, DRB-002456-2018
 - Schooner Court, DRB-002516-2018
 - Marriott Grande Ocean Stealth Chimney, DRB-002546-2018
 - Hargray Bldg., DRB-002572-2018 (withdrawn prior to Aug. 28th meeting)
 - B. *New Development – Final*
 - Vacation Homes of HHI, DRB-002555-2018 (Conceptual Approval at June 26th meeting, withdrawn during Oct. 23rd meeting)
7. **Appearance by Citizens**
8. **Staff Report**
9. **Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
October 23, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Kyle Theodore

Board Members Excused: Ron Hoffman

Town Council Present: None

Town Staff Present: Chris Darnell, Urban Designer; Taylor Ladd, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:20 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – September 25, 2018

Vice Chairman Gentemann moved to approve the minutes of the September 25, 2018 meeting. Ms. Theodore seconded. The motion passed with a vote of 5-0-1. Chairman Strecker abstained as he was absent from the subject meeting.

6. New Business

A. New Development – Final

- Vacation Homes of Hilton Head, DRB-002371-2018 (Conceptual Approval at June 26 meeting)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements about the project and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board generally agreed with Staff comments. The Board complimented the building architecture and the colors. The Board made comments and inquiries regarding: relocate the silt fence on the landscape plan to protect the understory vegetation during construction; a variance was not required to obtain the proposed setback; the parking at the right side is allowed as proposed beyond the setback line and the drive

is allowed to encroach as proposed into the buffer because the concrete slab, a non-conformity, is being removed which brings this closer to conformity; the underground drainage will have to be addressed during the DPR process; the applicant has not applied for DPR at this time; the parking area will be pervious surfacing and the rest of the drive will be asphalt; the applicant stated there will be no dumpster on site; revise the site plan to show the landscaped area between the driveway and the building, as shown on the landscape plan; revise the landscape plan with legible labels and symbols, and include what is proposed for the understory; the Board does not support removing the vegetation in the buffer in order to install the underground storage; show final grading specifications on the site plan; provide the bicycle rack and the adjacent vertical wall details; submit a site lighting plan; consider replacing the last parking stall with additional landscaping; one plan noted a roof leader but none of the plans show gutters and downspouts; the applicant indicated there are no gutters and downspouts and the suggestion was made to consider those as the edge of the roof eave is directly over the stairs; and there is no bicycle/pedestrian connection as that would require an easement agreement between the neighboring property. There was brief discussion on approving the building and requiring the landscape plan to be revised and resubmitted for the Board's review. However, the Board generally did not want to set a precedent for this.

The application was withdrawn at the applicant's request.

7. Appearance by Citizens – None

8. Board Business

A. Review and Adoption of 2019 Meeting Schedule

Ms. Theodore moved to approve the 2019 Meeting Schedule as submitted. Ms. Foss seconded. The motion passed with a vote of 6-0-0.

9. Staff Report

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

The next Board continuing education session will follow the November 13, 2018 DRB meeting.

The Board asked Mr. Darnell to report back on the "end of season" date in connection with temporary Open Air Sales, the Green Thumb construction trailer permit, and identification badges for site visits.

10. Adjournment

The meeting was adjourned at 2:08 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Dale Strecker, Chairman



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:	2 10/22-18
Accepted by:	JS
DRB #:	2456-2018
Meeting Date:	

Applicant/Agent Name: Marek Belka Company: The French Bakery
 Mailing Address: 28 Shelter Cove Lane City: H.H.I. State: SC Zip: 29928
 Telephone: 843-804-3990 Fax: _____ E-mail: marek.belka@yahoo.com
 Project Name: The French Bakery Project Address: 28 Shelter Cove Lane #120
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

**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.

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.

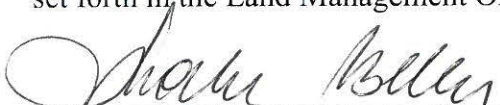
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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



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

2456-2018

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

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

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

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Marek Belka to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 28 Shelter Cove Lane #120 (address), R520 012 00B002600000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
 Description of Work: addition of stairs out basket to 2nd floor + platform
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

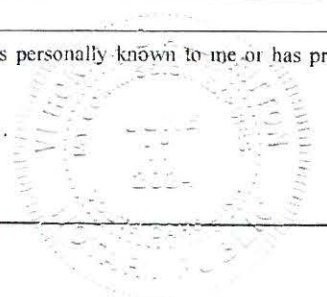
Print Name: <u>Phil Madhere</u>	Owner Signature: <u>[Signature]</u>
Phone No.: <u>843-247-3331</u>	Email: <u>phil.madhere@90c.company</u>
Date: <u>10-22-18</u>	

The foregoing instrument was acknowledged before me by Phil Madhere, who is personally known to me or has produced DL as identification and who did not take an oath.

WITNESS my hand and official seal this 22 day of Oct, A.D., 2018.

[Signature]
 Notary Public Signature

My Commission expires: 6-17-24
 Please affix seal or stamp.



From: marek.belka
To: Stephens Nancy
Cc: [REDACTED]
Subject: Fwd: RE: New Office Access
Date: Monday, October 22, 2018 3:56:59 PM

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Roni Allbritton <Allbritton@sheltercove-townecentre.com>
Date: 8/17/18 5:29 PM (GMT-05:00)
To: marek belka [REDACTED]
Subject: RE: New Office Access

Marek – the landlord has approved your renovation to the space.

From: marek belka <marek.belka@yahoo.com>
Sent: Sunday, July 1, 2018 12:50 PM
To: Roni Allbritton <Allbritton@sheltercove-townecentre.com>
Subject: Fw: New Office Access

Roni, please find attached a new PDF files with my new project.

Regards Marek Belka

----- Forwarded Message -----

From: jyrarchitect@gmail.com <jyrarchitect@gmail.com>
To: marek belka [REDACTED]
Sent: Tuesday, June 26, 2018, 2:15:16 PM EDT
Subject: New Office Access

Marek, attached are the pdf files you requested. Good luck.

Jim

James Y. Robinson, Jr. AIA
JYR Architect, PC
20 Willow Oak West Road
Hilton Head Island, SC 29928
B (843) 368-5641
jyrarchitect@gmail.com





Large window area on the upper level of the building.

Large glass entrance area with columns.

FDC

WWM
945 0300
DO NOT BLOCK CONTAINER

WWM
8910218



WWM
945 0300
DO NOT BLOCK
CONTAINER

WWM
945 0300



DC
CH BAKERY

**NO PARKING
IN SERVICE
COURT AREA**

**LOADING &
UNLOADING -
15 MIN. TIME LIMIT**

TOWING ENFORCED

**NO PARKING
IN SERVICE
COURT AREA**

**LOADING &
UNLOADING -
15 MIN. TIME LIMIT**

TOWING ENFORCED



FDC
FRENCH BAKERY

NO PARKING
IN SERVICE
COURT AREA
LOADING &
UNLOADING -
15 MIN. TIME LIMIT
TOWING ENFORCED

NO PARKING
IN SERVICE

CARDBOARD
ONLY

CARDBOARD
ONLY

WM
WASTE MANAGEMENT
965 0300
wm.com

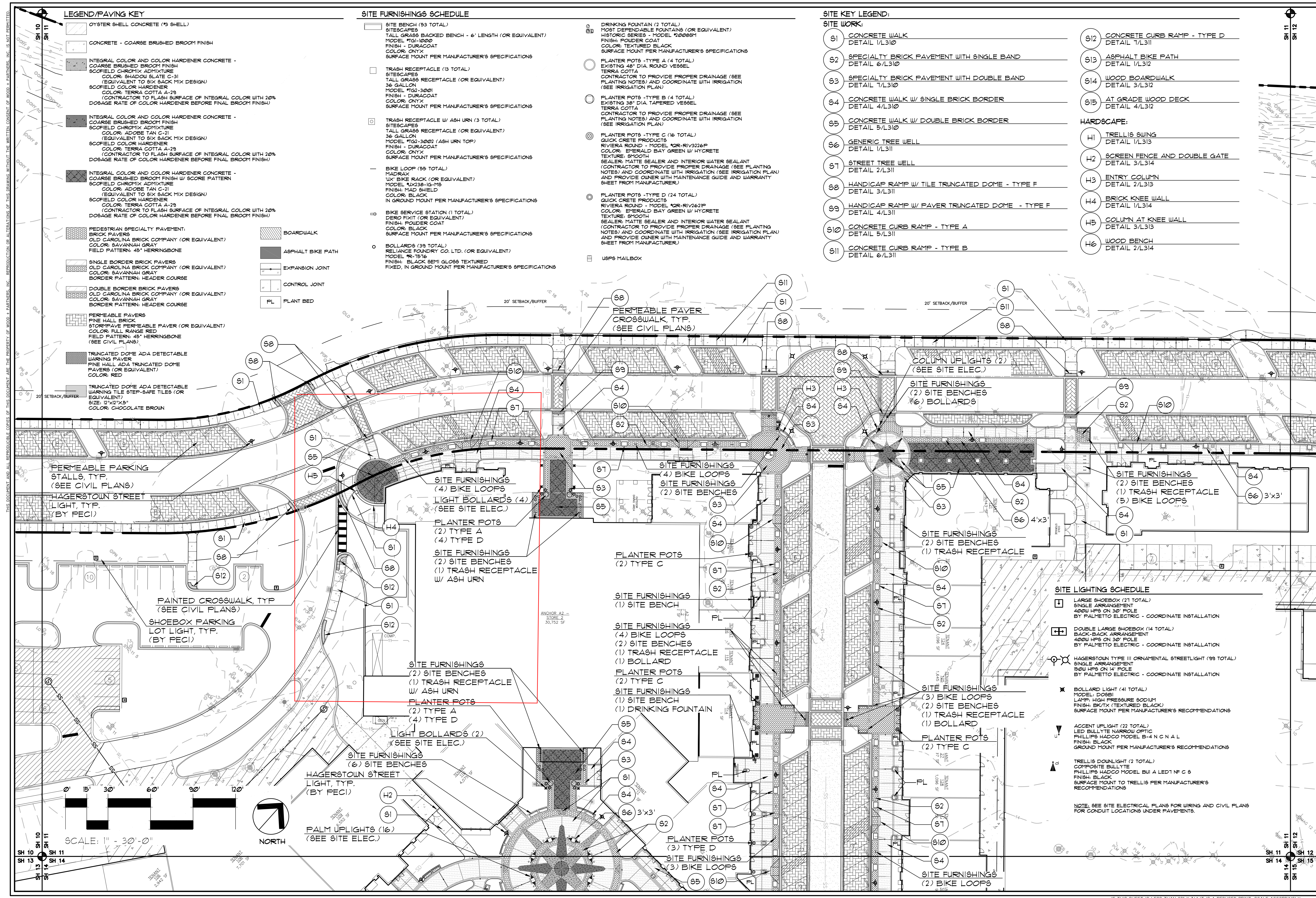
DO NOT BLOCK
CONTAINER



NO PARKING
IN SERVICE
COURT AREA
LOADING &
UNLOADING
15 MIN TIME LIMIT
TOWING ENFORCED

FDC

WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT
DO NOT BLOCK
CONTAINER



LEGEND/PAVING KEY

- 1/2" SHALLOW CONCRETE (3" SHELL)
- CONCRETE - COARSE BRUSHED BROOM FINISH
- INTEGRAL COLOR AND COLOR HARDENER CONCRETE - COARSE BRUSHED BROOM FINISH SCOFFIELD CHROMIX ADMIXTURE COLOR: SHADOW SLATE C-31 (EQUIVALENT TO SIX BACK MIX DESIGN) SCOFFIELD COLOR HARDENER COLOR: TERRA COTTA A-29 (CONTRACTOR TO FLASH SURFACE OF INTEGRAL COLOR WITH 20% DOSAGE RATE OF COLOR HARDENER BEFORE FINAL BROOM FINISH)
- INTEGRAL COLOR AND COLOR HARDENER CONCRETE - COARSE BRUSHED BROOM FINISH SCOFFIELD CHROMIX ADMIXTURE COLOR: ADOBE TAN C-21 (EQUIVALENT TO SIX BACK MIX DESIGN) SCOFFIELD COLOR HARDENER COLOR: TERRA COTTA A-29 (CONTRACTOR TO FLASH SURFACE OF INTEGRAL COLOR WITH 20% DOSAGE RATE OF COLOR HARDENER BEFORE FINAL BROOM FINISH)
- INTEGRAL COLOR AND COLOR HARDENER CONCRETE - COARSE BRUSHED BROOM FINISH W/ SCORE PATTERN SCOFFIELD CHROMIX ADMIXTURE COLOR: ADOBE TAN C-21 (EQUIVALENT TO SIX BACK MIX DESIGN) SCOFFIELD COLOR HARDENER COLOR: TERRA COTTA A-29 (CONTRACTOR TO FLASH SURFACE OF INTEGRAL COLOR WITH 20% DOSAGE RATE OF COLOR HARDENER BEFORE FINAL BROOM FINISH)
- PEDESTRIAN SPECIALTY PAVEMENT: BRICK PAVEMENT OLD CAROLINA BRICK COMPANY (OR EQUIVALENT) COLOR: SAVANNAH GRAY FIELD PATTERN: 45° HERRINGBONE
- SINGLE BORDER BRICK PAVERS OLD CAROLINA BRICK COMPANY (OR EQUIVALENT) COLOR: SAVANNAH GRAY BORDER PATTERN: HEADER COURSE
- DOUBLE BORDER BRICK PAVERS OLD CAROLINA BRICK COMPANY (OR EQUIVALENT) COLOR: SAVANNAH GRAY BORDER PATTERN: HEADER COURSE
- PERMEABLE PAVERS FINE HALL BRICK STORMPAVE PERMEABLE PAVES (OR EQUIVALENT) COLOR: FULL RANGE RED FIELD PATTERN: 45° HERRINGBONE (SEE CIVIL PLANS)
- TRUNCATED DOME ADA DETECTABLE WARNING PAVES FINE HALL ADA TRUNCATED DOME PAVERS (OR EQUIVALENT) COLOR: RED
- TRUNCATED DOME ADA DETECTABLE WARNING TILES STIP-SAFE TILES (OR EQUIVALENT) SIZE: 12"x12"x3" COLOR: CHOCOLATE BROWN
- BOARDWALK
- ASPHALT BIKE PATH
- EXPANSION JOINT
- CONTROL JOINT
- PL PLANT BED

SITE FURNISHINGS SCHEDULE

- SITE BENCH (53 TOTAL) SITESCAPES TALL GRASS BACKED BENCH - 6' LENGTH (OR EQUIVALENT) MODEL: YG1-1000 FINISH - DURACOAT COLOR: ONYX SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- TRASH RECEPTACLE (13 TOTAL) SITESCAPES TALL GRASS RECEPTACLE (OR EQUIVALENT) 36 GALLON MODEL: YG3-3001 FINISH - DURACOAT COLOR: ONYX SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- TRASH RECEPTACLE W/ ASH URN (3 TOTAL) SITESCAPES TALL GRASS RECEPTACLE (OR EQUIVALENT) 36 GALLON MODEL: YG3-3002 (ASH URN TOP) FINISH - DURACOAT COLOR: ONYX SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- BIKE LOOP (55 TOTAL) MADRAX (OR EQUIVALENT) UK BIKE BACK (OR EQUIVALENT) MODEL: UK38-6129 FINISH: MAD SHIELD COLOR: BLACK IN GROUND MOUNT PER MANUFACTURER'S SPECIFICATIONS
- BIKE SERVICE STATION (1 TOTAL) DERO FIXIT (OR EQUIVALENT) FINISH: FOLDER COAT COLOR: BLACK SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- BOLLARDS (39 TOTAL) RELIANCE FOUNDRY CO. LTD. (OR EQUIVALENT) MODEL: R-1916 FINISH: BLACK SEMI GLOSS TEXTURED FIXED, IN GROUND MOUNT PER MANUFACTURER'S SPECIFICATIONS
- DRINKING FOUNTAIN (2 TOTAL) MOST DEPENDABLE FOUNTAINS (OR EQUIVALENT) HISTORIC SERIES - MODEL: 1200891 FINISH: FOLDER COAT COLOR: TEXTURED BLACK SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- PLANTER POTS - TYPE A (4 TOTAL) EXISTING 48" DIA. ROUND VESSEL TERRA COTTA CONTRACTOR TO PROVIDE PROPER DRAINAGE (SEE PLANTING NOTES) AND COORDINATE WITH IRRIGATION (SEE IRRIGATION PLAN)
- PLANTER POTS - TYPE B (4 TOTAL) EXISTING 38" DIA. TAPERED VESSEL TERRA COTTA CONTRACTOR TO PROVIDE PROPER DRAINAGE (SEE PLANTING NOTES) AND COORDINATE WITH IRRIGATION (SEE IRRIGATION PLAN)
- PLANTER POTS - TYPE C (16 TOTAL) QUICK CRETE PRODUCTS RIVIERA ROUND - MODEL: *QR-RV3226P COLOR: EMERALD BAY GREEN W/ HYCRETE TEXTURE: SMOOTH SEALER: MATTE SEALER AND INTERIOR WATER SEALANT (CONTRACTOR TO PROVIDE PROPER DRAINAGE (SEE PLANTING NOTES) AND COORDINATE WITH IRRIGATION (SEE IRRIGATION PLAN) AND PROVIDE OWNER WITH MAINTENANCE GUIDE AND WARRANTY SHEET FROM MANUFACTURER)
- PLANTER POTS - TYPE D (24 TOTAL) QUICK CRETE PRODUCTS RIVIERA ROUND - MODEL: *QR-RV2621P COLOR: EMERALD BAY GREEN W/ HYCRETE TEXTURE: SMOOTH SEALER: MATTE SEALER AND INTERIOR WATER SEALANT (CONTRACTOR TO PROVIDE PROPER DRAINAGE (SEE PLANTING NOTES) AND COORDINATE WITH IRRIGATION (SEE IRRIGATION PLAN) AND PROVIDE OWNER WITH MAINTENANCE GUIDE AND WARRANTY SHEET FROM MANUFACTURER)
- USPS MAILBOX

SITE KEY LEGEND:

- SITE WORK:**
- S1 CONCRETE WALK DETAIL 1/L310
 - S2 SPECIALTY BRICK PAVEMENT WITH SINGLE BAND DETAIL 6/L310
 - S3 SPECIALTY BRICK PAVEMENT WITH DOUBLE BAND DETAIL 7/L310
 - S4 CONCRETE WALK W/ SINGLE BRICK BORDER DETAIL 4/L310
 - S5 CONCRETE WALK W/ DOUBLE BRICK BORDER DETAIL 5/L310
 - S6 GENERIC TREE WELL DETAIL 1/L311
 - S7 STREET TREE WELL DETAIL 2/L311
 - S8 HANDICAP RAMP W/ TILE TRUNCATED DOME - TYPE F DETAIL 3/L311
 - S9 HANDICAP RAMP W/ PAVES TRUNCATED DOME - TYPE F DETAIL 4/L311
 - S10 CONCRETE CURB RAMP - TYPE A DETAIL 5/L311
 - S11 CONCRETE CURB RAMP - TYPE B DETAIL 6/L311

- H1 TRELLIS SWING DETAIL 1/L313
- H2 SCREEN FENCE AND DOUBLE GATE DETAIL 3/L314
- H3 ENTRY COLUMN DETAIL 2/L313
- H4 BRICK KNEE WALL DETAIL 1/L314
- H5 COLUMN AT KNEE WALL DETAIL 3/L313
- H6 WOOD BENCH DETAIL 2/L314

WPI Wood+Partners Inc.
 Landscape Architects
 Land Partners
 PO Box 2348 • Hilton Head Island, SC 29925
 843.861.6818 • Fax 843.861.7888 • www.woodpartners.com

SHELTER COVE TOWN CENTRE PHASE 1C
 TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
 SHELTER COVE TOWN CENTRE, LLC
 Augusta, Georgia

SITE PLAN

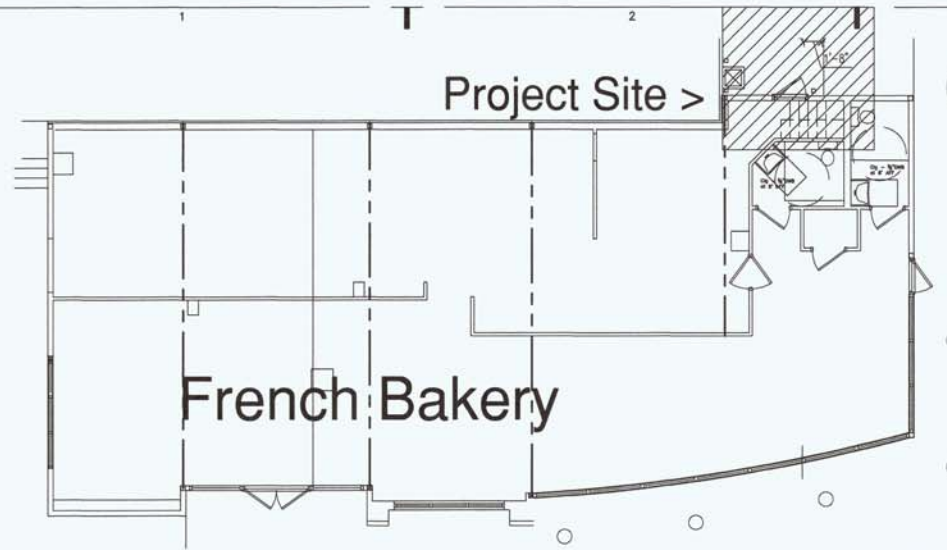
NO.	DESCRIPTION	DATE
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 RELEASED FOR CONSTRUCTION

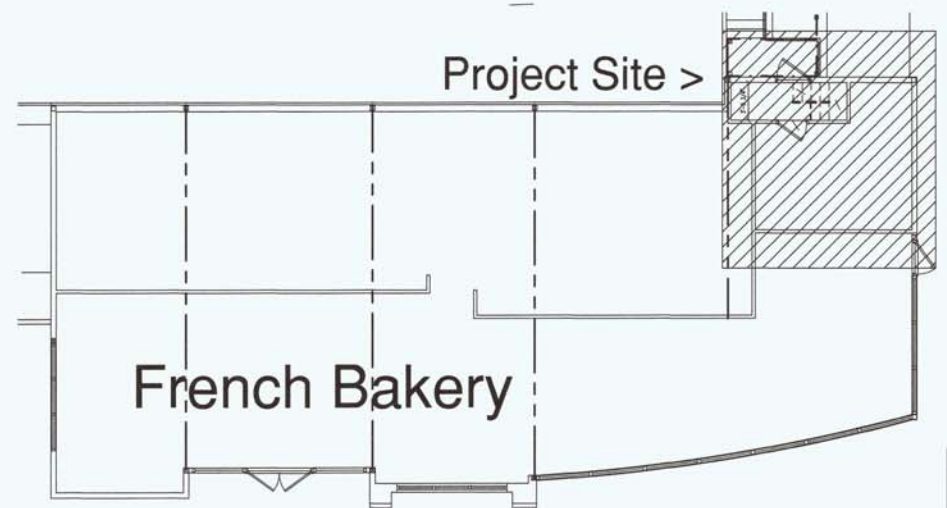
PROJECT #: 01-2037
 DATE: 01/25/13
 DRAWN BY: KM
 CHECKED BY: TT
 SCALE: 1"=30'-0"

SHEET L111

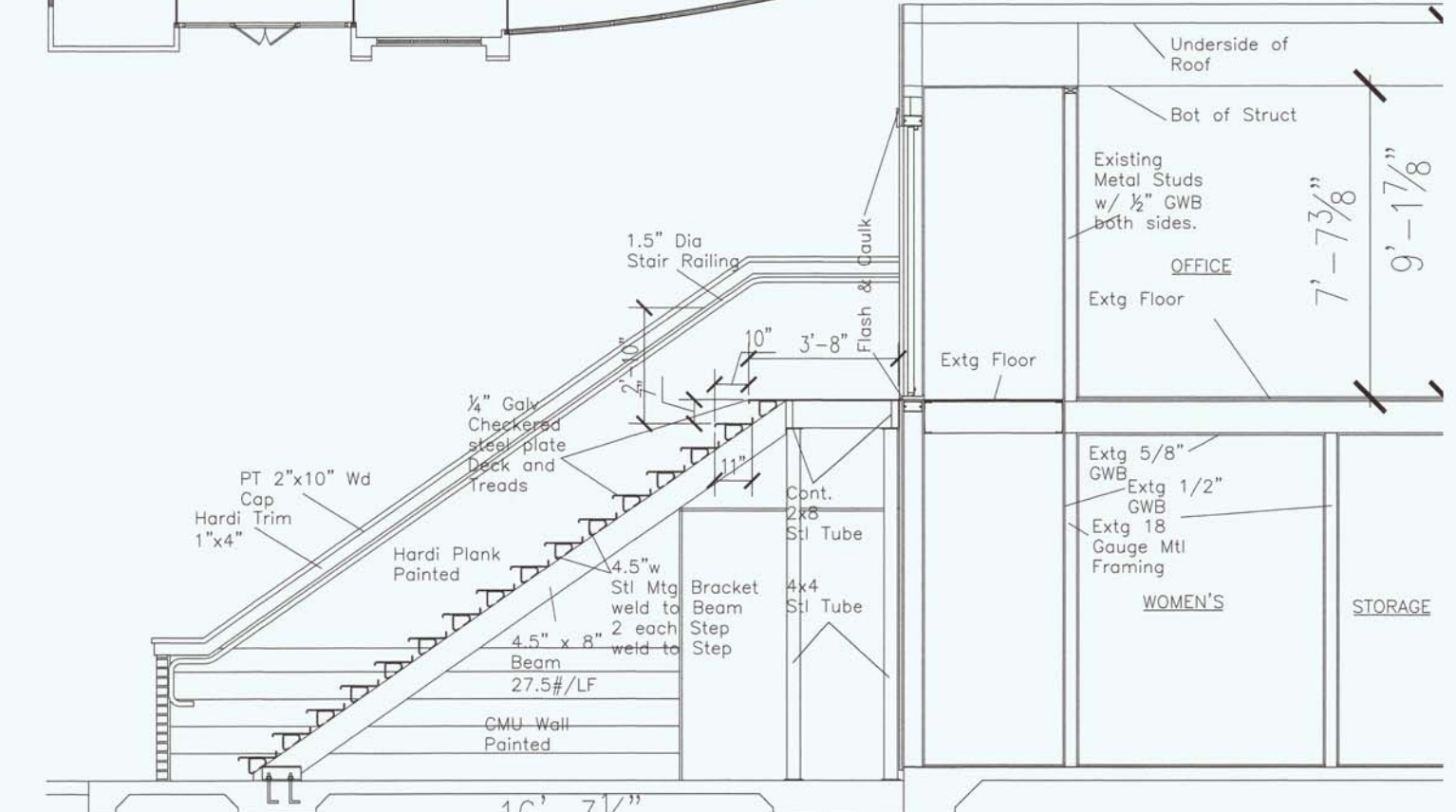
IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY



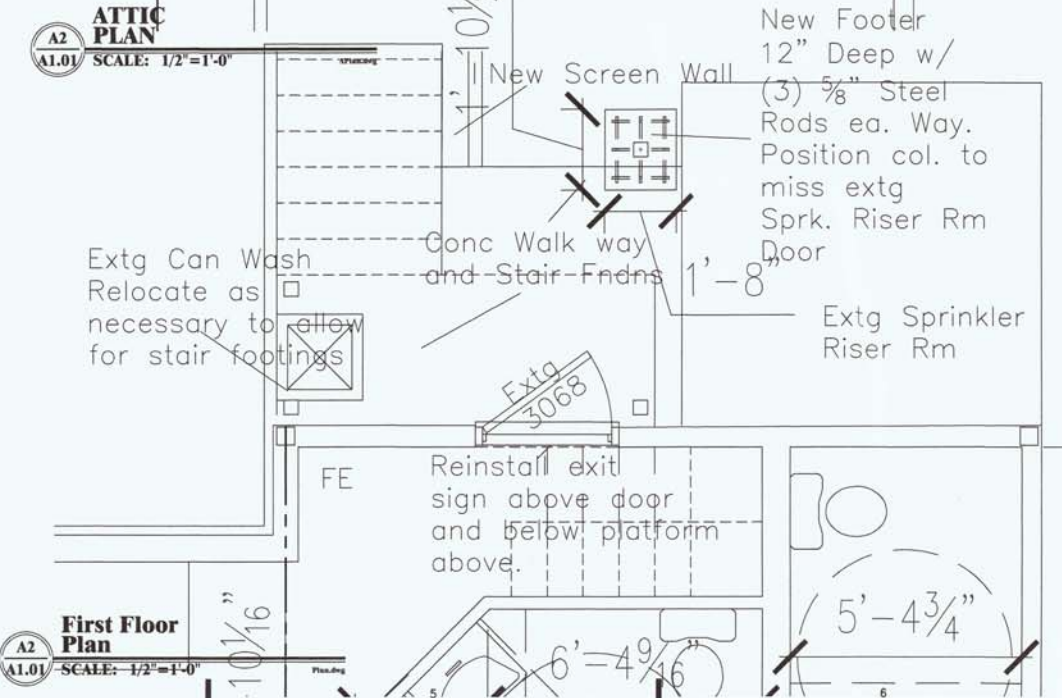
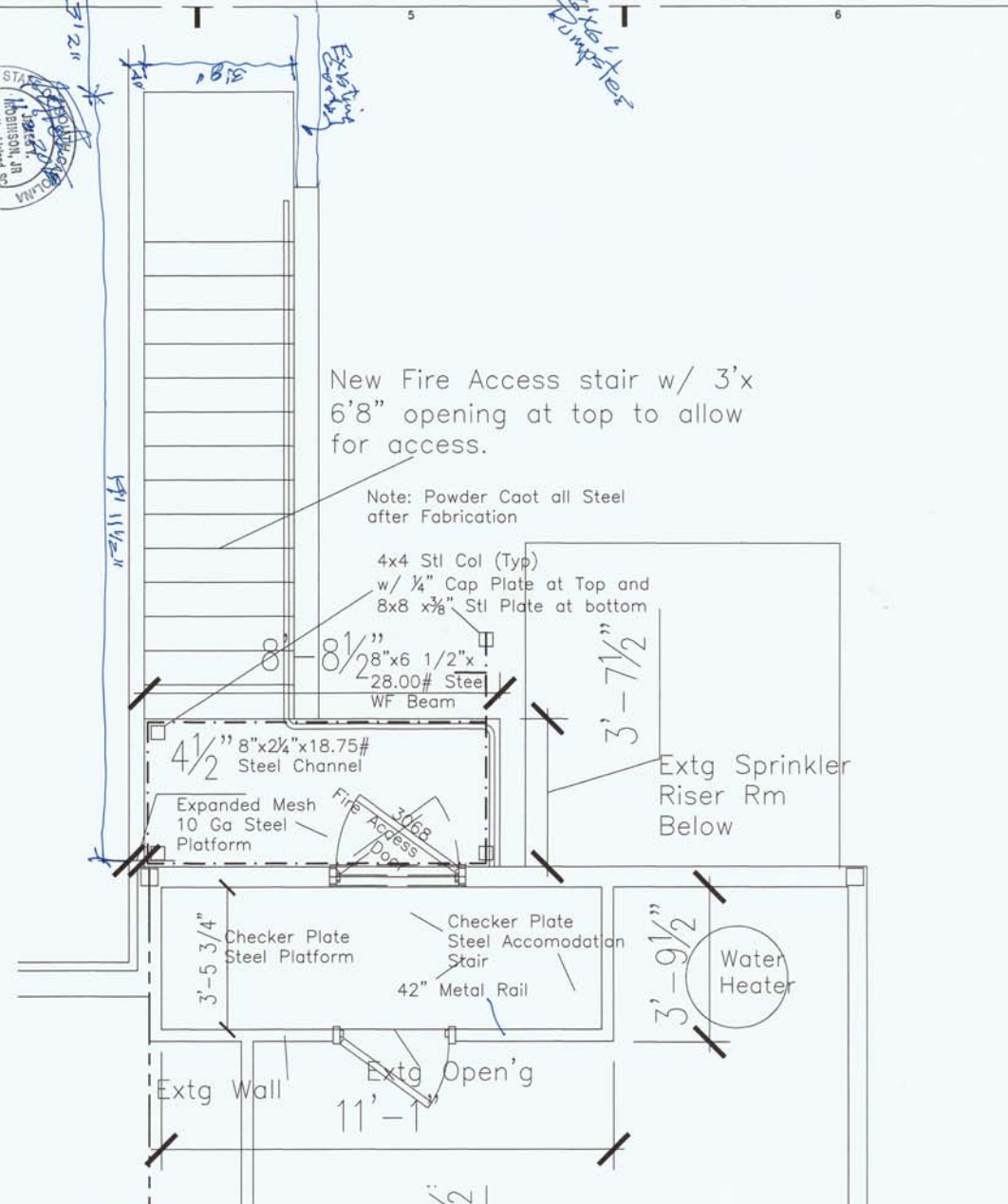
Project Location Lower Floor
 A2
 A1.01 SCALE: NTS



Project Location Upper Floor
 A2
 A1.01 SCALE: NTS



Access Stair Bldg Section
 A6
 A1.01 SCALE: 1/2"=1'-0"



First Floor Plan
 A2
 A1.01 SCALE: 1/2"=1'-0"



5-18-18

RELEASE FOR CONSTRUCTION DATE: Oct 30, 2014

RELEASE FOR PERMIT DATE: Oct 30, 2014

28 Sept, 2014

JYR Architect
 ARCHITECTURE, PLANNING & ENTITLEMENT

20 Willow Oak W. Hilton Head Island, SC 29928
 (843) 368-5641
 E-Mail: jyrarchitect@gmail.com

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NO.	DATE	REVISION

The French Bakery and European Cuisine
 Bldg 120, Shelter Cove Towne Centre
 Hilton Head Island, S.C.

PREPARED FOR:
Ocean Breeze Bakery, LLC

PROJECT NO: MB-2048
 DRAWN BY: R
 CHECKED BY: JYR

FLOOR PLANS

SHEET NO.
A1.01B

5-18-18



RELEASE FOR CONSTRUCTION DATE:
Oct 30, 2014
RELEASE FOR PERMIT DATE:
Oct 30, 2014

28 Sept, 2014

JYR Architect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail: jyrarchitect@gmail.com

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NO. DATE REVISION
1- 3/26/15 Add grab bars @ Tlts

**The French Bakery
and European Cuisine**
Bldg 120, Shelter Cove Towne Centre
Hilton Head Island, S.C.
PREPARED FOR:
Ocean Breeze Bakery, LLC

PROJECT NO: MB-2048
DRAWN BY: R
CHECKED BY: JYR

Sections

SHEET NO.

A-1.02

New Fire Access stair w/ 3'x 6'8" opening at top to allow for access.

Note: Powder Coat all Steel after Fabrication

4x4 Stl Col (Typ)
w/ 1/4" Cap Plate at Top and
8x8 x 3/8" Stl Plate at bottom

8 1/2" x 6 1/2" x 1/2" x
28.00# Steel
WF Beam

4 1/2" 8"x2 1/4"x18.75#
Steel Channel
Expanded Mesh
10 Ga Steel
Platform

Extg Sprinkler
Riser Rm
Below

3'-5 3/4" Checker Plate
Steel Platform

Checker Plate
Steel Accommodation
42" Metal Rail

3'-9 1/2" Water
Heater

Extg Wall

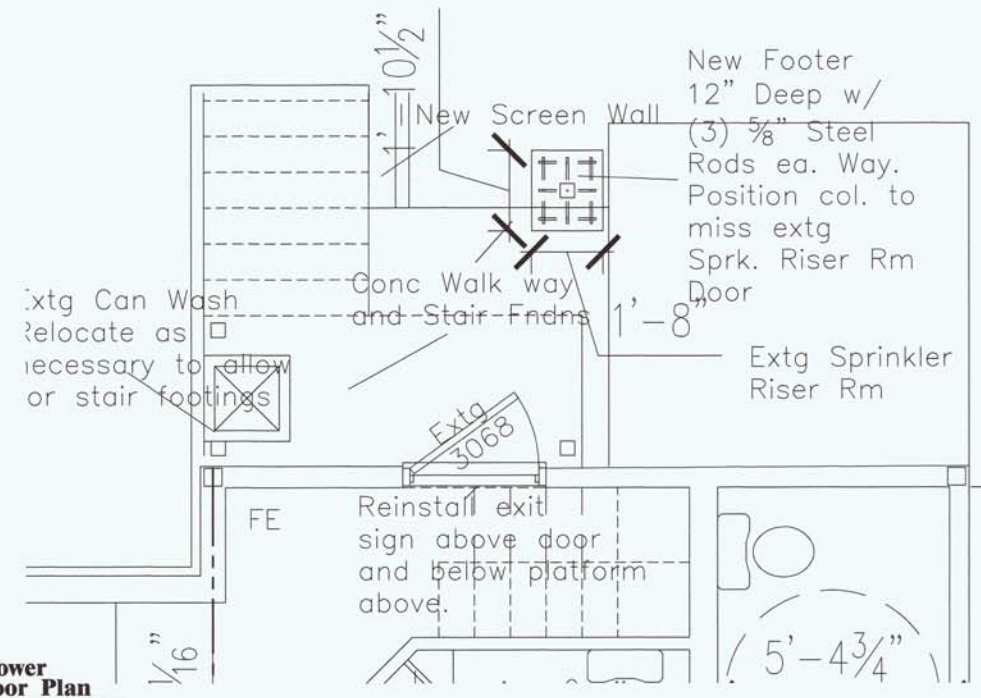
Extg Open'g

OFFICE
Office Area 207 SF
OCC Content 2

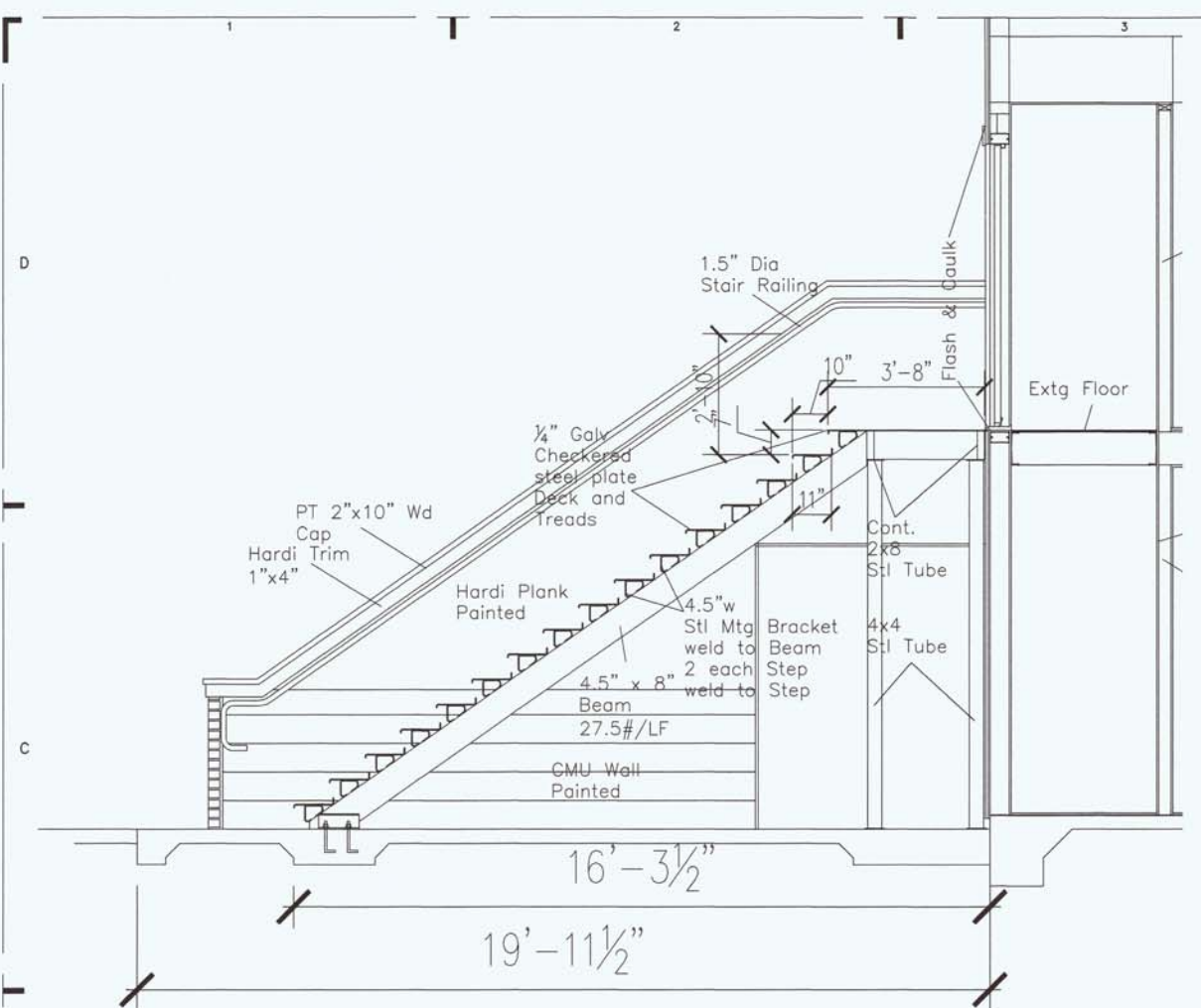
14'-7"

Open to Dining Below

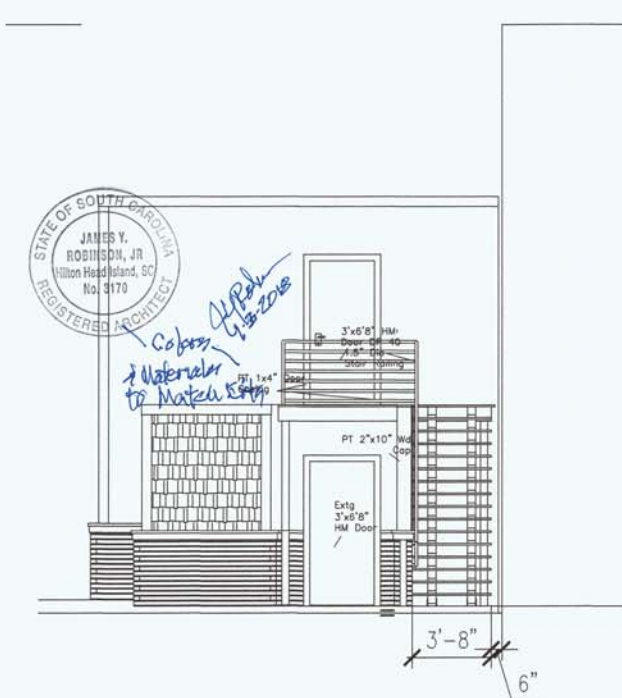
A2
**Large Scale Lower
Floor Plan**
SCALE: 1/2" = 1'-0"
Upper Flr Plan



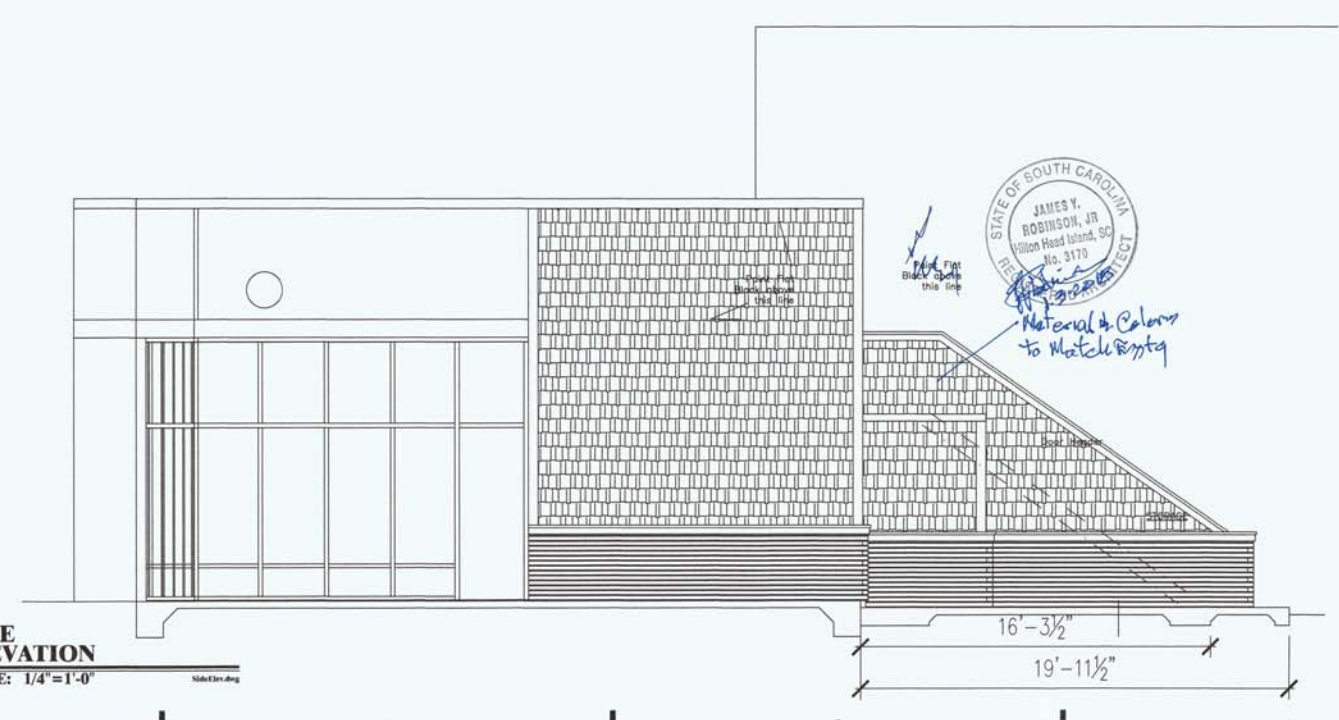
A3
**Large Scale Lower
Back Entry Floor Plan**
SCALE: 1/2" = 1'-0"
Lower Flr Plan



A2
A1.01 **ATTIC & TOILET SECTION**
SCALE: 1/2"=1'-0"



A3
A1.01 **REAR ELEVATION**
SCALE: 1/4"=1'-0"



A2
A1.01 **SIDE ELEVATION**
SCALE: 1/4"=1'-0"


 RELEASE FOR CONSTRUCTION DATE: Oct 30, 2014
 RELEASE FOR PERMIT DATE: Oct 30, 2014
 28 Sept, 2014
JYR Architect
 ARCHITECTURE, PLANNING & ENTITLEMENT
 20 Willow Oak W. Hilton Head Island, SC 29928
 (843) 368-5641
 E-Mail: jyraarchitect@gmail.com
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NO.	DATE	REVISION
1	3/26/15	New Sheet In-1.01 Issued

The French Bakery and European Cuisine
 Bldg 120, Shelter Cove Towne Centre
 Hilton Head Island, S.C.
 PREPARED FOR:
Ocean Breeze Bakery, LLC
 PROJECT NO: MB-2048
 DRAWN BY: R
 CHECKED BY: JYR
FLOOR PLANS
 SHEET NO.
A-3.01

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: French Bakery Rear Access Stairs

DRB#: DRB-002456-2018

DATE: November 2, 2018, **November 5, 2018**

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site plan does not cover the full area of the project. Site Plan provided from Town Records.
New Building Details Match Existing Building Details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insufficient specifics on colors and finishes to determine if matches existing. Applicant revised to specify colors.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unable to determine because colors and finishes are not noted for materials. Applicant revised to specify colors.

MISC COMMENTS/QUESTIONS
On page A-3.01, Elevation A2, Side Elevation, there are notations that state "Paint Flat Black above this line." Please clarify or correct, There is no flat black on the facades of the existing buildings. Applicant revised.

Please note materials, colors and finishes to match existing. Done.
Provide site plan that shows full project area. Staff provided from files.



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: 10/30/18
 Accepted by: Nicole J / Chris D
 DRB #: 2516-2018
 Meeting Date: _____

Applicant/Agent Name: TOM CREWS Company: COURT ATKINS GROUP
 Mailing Address: PO BOX 3978 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843-815-2557 Fax: 843-815-2547 E-mail: TOM.CREWS@COURTATKINS.COM
 Project Name: JOHNSON RESIDENCE Project Address: 150 LIGHTHOUSE RD. #701
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

**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.

Johnson Residence

150 Lighthouse Road, #701

Hilton Head Island, SC

Narrative:

The extent of this project is to add a 3rd floor to the existing 2 story structure. The addition will match other existing 3 story structures in the Schooner Court complex and match all details, roof heights, colors and materials.

2516-2018

ARB SEA PINES PLANTATION
ARCHITECTURAL REVIEW BOARD
OFFICE (843) 671-5533 • FAX (843) 671-5368

Approved: AUGUST 28, 2018
Serial Number: 701 SCCV
Legal address: 701 SCHOONER COURT
Mailing Address: 150 LIGHTHOUSE RD #701


William & Susan Johnson
150 Lighthouse Road, #701
Hilton Head Island, SC 29928

The Sea Pines Architectural Review Board has this date approved your application for construction at the above referenced legal address including the pool and any variances shown on the plans.

In order for your builder to obtain the Sea Pines Building Permit for this project; you (the owner) and the selected builder must sign the enclosed documents -- in two locations each (pages 7 & 10). Then, you or your builder must deliver these signed documents along with a check for the required escrow deposit(s) to our office. The owner and the builder must sign the permit agreement before the permit may be issued. Please make your check payable to "Sea Pines ARC"

The Board's approval is valid for six (6) months only. IF YOU FAIL TO OBTAIN THE BUILDING PERMIT WITHIN SIX MONTHS OF THIS LETTER, THE BOARD'S APPROVAL WILL AUTOMATICALLY LAPSE. If you desire to proceed with the construction, you will need to start the application and approval procedure all over, and pay new application fees.

We, therefore, urge you to give this matter your earliest possible attention.

Sincerely,

Suzanne Sherman
Assistant Administrator

Enclosure

GW SERVICES, INC.

P.O. Box 6476
Hilton Head Island,
South Carolina, 29938
Phone: (843) 686-4052
Fax: (843) 686-4055
Email Address:
www.gwserviceshhi.com

August 27, 2018

William & Susan Johnson
150 Lighthouse Road #701
Hilton Head Island, SC 29928

RE: #701 Schooner Court

Dear Bill & Susan,

The Schooner 30 Board has reviewed and approved your plans to add a third story as presented in the plans submitted by Tom Crews, AIA.

As you know, such project work in the Regime must take place between October and March. If the project will not be completed by March 15th, please contact our office so we can provide an extension if necessary.

During the construction the Regime requests that if a dumpster is to be on site that plywood is put down on top of the pavers to prevent damage. As you know, any damage done to the common area as a result of construction will be your obligation to correct.

Additionally, upon receiving your CO, your account will be charged an "Addition Surcharge" on a monthly basis per Regime policy. Likewise the Regime will have to increase the building's insurance coverage for the appropriate coverage that you will need to provide.

Please use this letter as "Official Schooner Court 30 Regime Approval" when making your application to Sea Pines ARB. Before construction begins the Regime requests that you provide and have both the Town of HH Building Permit and Sea Pines ARB permit posted on site.

Good luck with your addition!

Sincerely,



Gregory A. Wynn
Regime Manager
Schooner Court #30

ROOFING

Inspire Roofing - Red Rock



COLUMNS, TRIM & FASCIA

Sherwin Williams - Softer Tan SW6141



SHUTTERS & LOUVERS

Glidden - Shady Blue 10BB 22/096



SOFFITS

Sherwin Williams - Softer Tan SW6141



STUCCO SIDING

Sherwin Williams - Softer Tan SW6141



WINDOWS

Pella - Tan



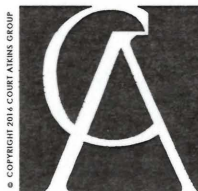
THE JOHNSON RESIDENCE

701 SCHOONER COURT, 150 LIGHTHOUSE ROAD, HILTON HEAD ISLAND, SC 29928

PROPOSED EXTERIOR MATERIALS & COLORS

October 30, 2018

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THE JOHNSON RESIDENCE ADDITIONS AND RENOVATIONS

701 SCHOONER COURT, 150 LIGHTHOUSE ROAD, HILTON HEAD ISLAND, SC 29928

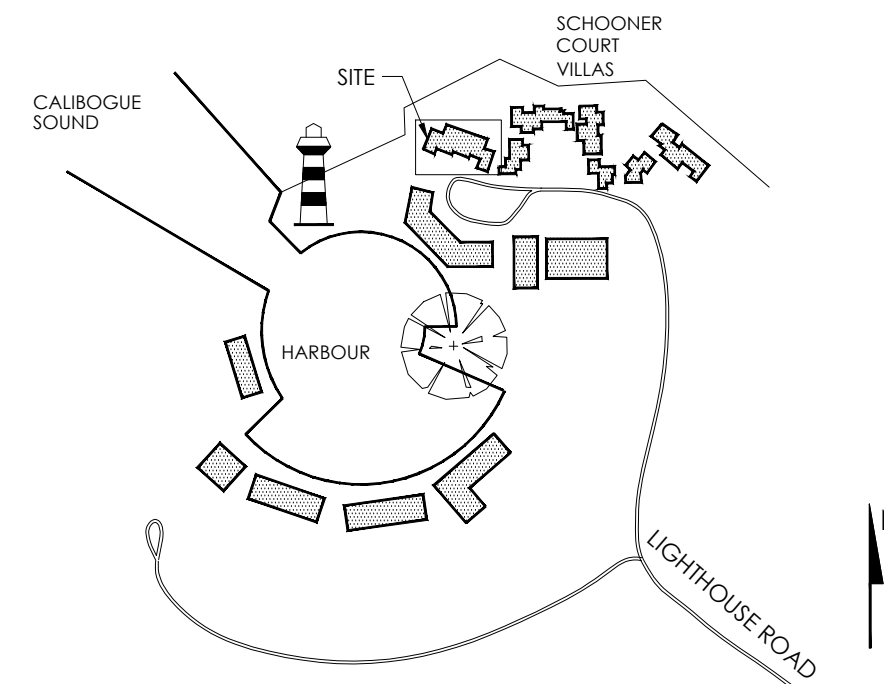
PERMIT SET

SHEET INDEX

- A0.0 COVER
- A1.0 SITE PLAN
- A2.1 FLOOR PLANS
- A2.2 ROOF PLAN
- A3.0 ELEVATIONS
- A4.0 SECTION
- A5.0 WALL SECTIONS
- A6.0 DOOR & WINDOW SCHEDULE

- S100 STRUCTURAL NOTES
- S200 FOUNDATION PLAN
- S201 FRAMING PLANS
- S300 STRUCTURAL DETAILS
- S400 STRUCTURAL DETAILS
- S401 STRUCTURAL DETAILS

VICINITY MAP - N.T.S.



GENERAL NOTES

NOTE TO GENERAL CONTRACTOR: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATIVE AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENTAL ENGINEERING DOCUMENTS.

- THESE DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/OWNER'S REPRESENTATIVES.
- BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

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

R-3 RESIDENTIAL

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

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

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

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

BUILDING CODE SUMMARY

NAME OF PROJECT: THE JOHNSON RESIDENCE ADDITIONS AND RENOVATIONS
 ADDRESS: 701 SCHOONER COURT, 150 LIGHTHOUSE RD, HILTON HEAD ISLAND, SC 29928

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 OWNER / CONTACT PERSON: BILL & SUSAN JOHNSON
 CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD

INTERNATIONAL RESIDENTIAL CODE (IRC): 2015
 INTERNATIONAL ENERGY CONSERVATION CODE: 2009

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
Architectural	COURT ATKINS ARCHITECTS	#100019	(843) 815-2557
Electrical			
Plumbing			
Mechanical			
Structural	CRANSTON ENGINEERING		
Civil			
Land Planning / Landscape			

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
 MIXED OCCUPANCY: Yes No Separation N/A Hr.
 CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B IV V-A V-B
 MIXED CONSTRUCTION: Yes No Type _____
 SPRINKLERED: Yes No
 FIRE DISTRICT: 44-3 AFF
 BUILDING HEIGHT: _____ Number of Stories: 3
 MEZZANINE: Yes No
 HIGH RISE: Yes No

GROSS BUILDING AREA:

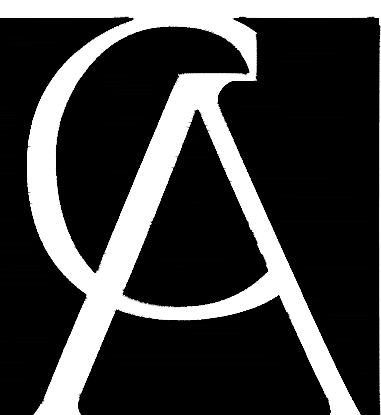
FIRST FLOOR:	Heated and Cooled	746 GROSS SQ. FT.
	Covered and Enclosed	0 GROSS SQ. FT.
SECOND FLOOR:	Heated and Cooled	792 GROSS SQ. FT.
	Covered and Enclosed	0 GROSS SQ. FT.
THIRD FLOOR:	Heated and Cooled	792 GROSS SQ. FT.
	Covered and Enclosed	0 GROSS SQ. FT.
Heated and Cooled Area		2,330 GROSS SQ. FT.
Total Covered and Enclosed Area		0 GROSS SQ. FT.
Total Gross Area (H/C & C/E)		2,330 GROSS SQ. FT.

REFERENCE SYMBOLS

TITLE MARK DRAWING TITLE SCALE 1/4" = 1'-0"	WALL DESIGNATION X
SECTION MARK SECTION	DOOR NUMBER 000
ELEVATION MARK EXTERIOR INTERIOR	WINDOW TAG X
CUT LINE 	EQUIPMENT TAG 1
DETAIL MARK DETAIL	REVISION TAG
	DATUM POINT X' X' A0.0 FLOOR HT.
	NORTH ARROW N

ABBREVIATIONS

AB ANCHOR BOLT	DWG DRAWING	JNT JOINT	REF KNEE SPACE	RAG RETURN AIR GRILL
ABV ABOVE	EA EACH	KS KNEE SPACE	REQD REQUIRED	RM ROOM
AFF ABOVE FINISH FLOOR	ELEV ELEVATION	LAM LAMINATE	RV RIDGE VENT	SCHED SCHEDULE
ASF ABOVE SUBFLOOR	ELEC ELECTRICAL	LL LIVE LOAD	SECT SECTION	SF SQUARE FOOT
A/C AIR CONDITIONER	EQ EQUIP	EXT EXTERIOR	SH SHELF	SH MAXIMUM
AHU AIR HANDLING UNIT	EQIP EQUIPMENT	FD FLOOR DRAIN	SH SIMILAR	SH SPECIFICATION
ALUM ALUMINUM	EXT EXISTING	FDN FOUNDATION	SH STANDARD	SH STEEL
AMSL ABOVE MEAN SEA LEVEL	EXT EXTERIOR	FDN FOUNDATION	SH SQUARE FOOT	SH STORAGE
APPROX APPROXIMATE	FD FLOOR DRAIN	FDN FOUNDATION	SH SYSTEM	T TREAD
BD BOARD	FDN FOUNDATION	FDN FOUNDATION	SH TOP OF	TR TREAD
BF BI-FOLD	FF FINISH FLOOR ELEVATION	MFR MANUFACTURER	T & G TONGUE & GROOVE	TEL TELEPHONE
BLKG BLOCKING	FF FINISH FLOOR ELEVATION	MID MIDDLE	TEMP TEMPORARY/TEMPERATURE	THK THICK
BLDG BUILDING	FF FINISH FLOOR ELEVATION	STD STANDARD	TV TELEVISION	TYP TYPICAL
B.O. BOTTOM OF	FIN FINISH	STL STEEL	UC UNDERCOUNTER	UNFIN UNFINISHED
BOD BASIS OF DESIGN	FIN FINISH	STL STEEL	UNFIN UNFINISHED	UN.O. UNLESS NOTED OTHERWISE
BRG BEARING	FIX FIXTURE	STOR STORAGE	UN.N. UNLESS OTHERWISE NOTED	VB VAPOR BARRIER
BTW BETWEEN	FLR FLOOR	SYS SYSTEM	VER VERIFY	V.I.N. VERIFY IN FIELD
CAB CABINET	FLR FLOOR	T TREAD	VERT VERTICAL	W/D WASHER-DRYER
CANT CANTILEVER	FRZ FREEZER	T.O. TOP OF	WH WATER HEATER	
CEN CENTER	FRZ FREEZER	TR TREAD		
CJ CEILING JOIST	FRM FRAMING	T & G TONGUE & GROOVE		
CL CENTERLINE	FT FEET	OH OVERHANG		
CLG CEILING	FIG FOOTING	OH OVERHANG		
CO CASED OPENING	GA GAUGE	OPNG OPENING		
COL COLUMN	GALV GALVANIZE	OSB ORIENTED STRAND BOARD		
CONC CONCRETE	GL GLASS	PEMB PRE-ENGINEERED METAL		
CT CERAMIC TILE	GYP GYPSUM	PL PLATE		
DBL DOUBLE	GWB GYPSUM WALL BOARD	PNL PANEL		
DEMO DEMOLISH	HB HOSE BIBB	PNL PANEL		
DH DOUBLE HUNG	HDR HEADER	PNT PAINT		
DIA DIAMETER	HORIZ HORIZONTAL	PR PAIR		
DIM DIMENSION	HT HEIGHT	PT PRESSURE TREATED		
DIST DISTANCE	IN INCH	PVC POLYVINYLCHLORIDE		
DN DOWN	INCH INCH	PVMT PAVEMENT		
DK DOOR	INCL INCLUDE	PLY PLYWOOD		
DW DISHWASHER	INSUL INSULATION	PWR POWDER ROOM		
	INT INTERIOR	R RISER		
	JST JOIST	R & S ROD & SHELF		



COURT
ATKINS
GROUP

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

WWW.COURTATKINS.COM

THE JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS
701 SCHOONER COURT, 150 LIGHTHOUSE ROAD
HILTON HEAD ISLAND, SC 29928

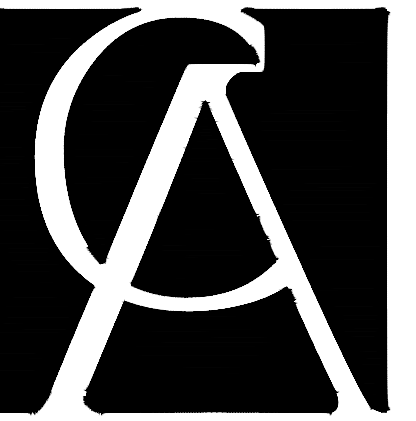
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ISSUE	DATE	DESCRIPTION

PROJECT # : 18-063
 PROJECT CONTACT : TC
 DATE: 10/04/18

COVER
A0.0

CALIBOGUE SOUND



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ATKINS
GROUP**

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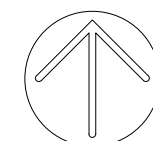
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**THE JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS**
701 SCHOONER COURT, 150 LIGHTHOUSE ROAD
HILTON HEAD ISLAND, SC 29928

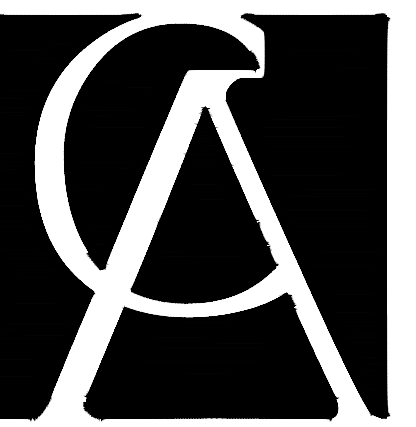
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ISSUE	DATE	DESCRIPTION
PROJECT # :	18-063	
PROJECT CONTACT :	TC	
DATE:	10/04/18	

1 SITE PLAN
A1.0 SCALE 1/8" = 1'-0"



SITE
PLAN
A1.0



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

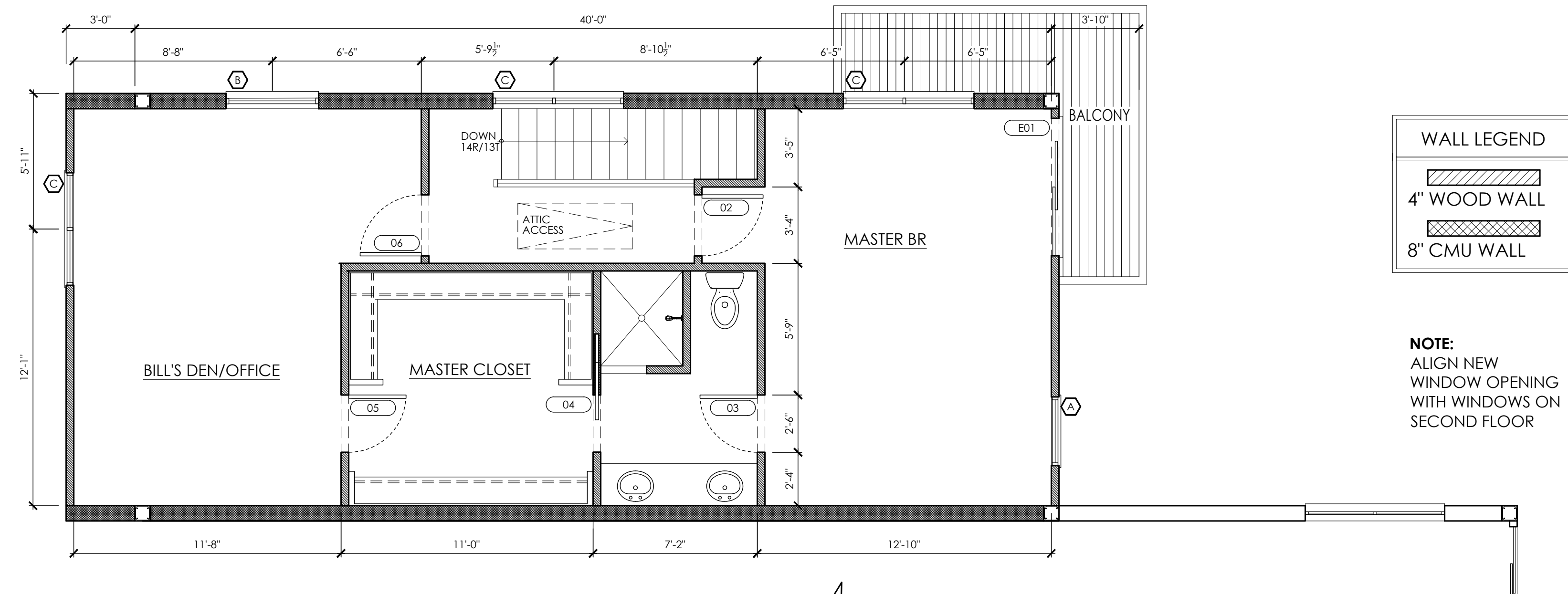
**THE JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS**
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HILTON HEAD ISLAND, SC 29928

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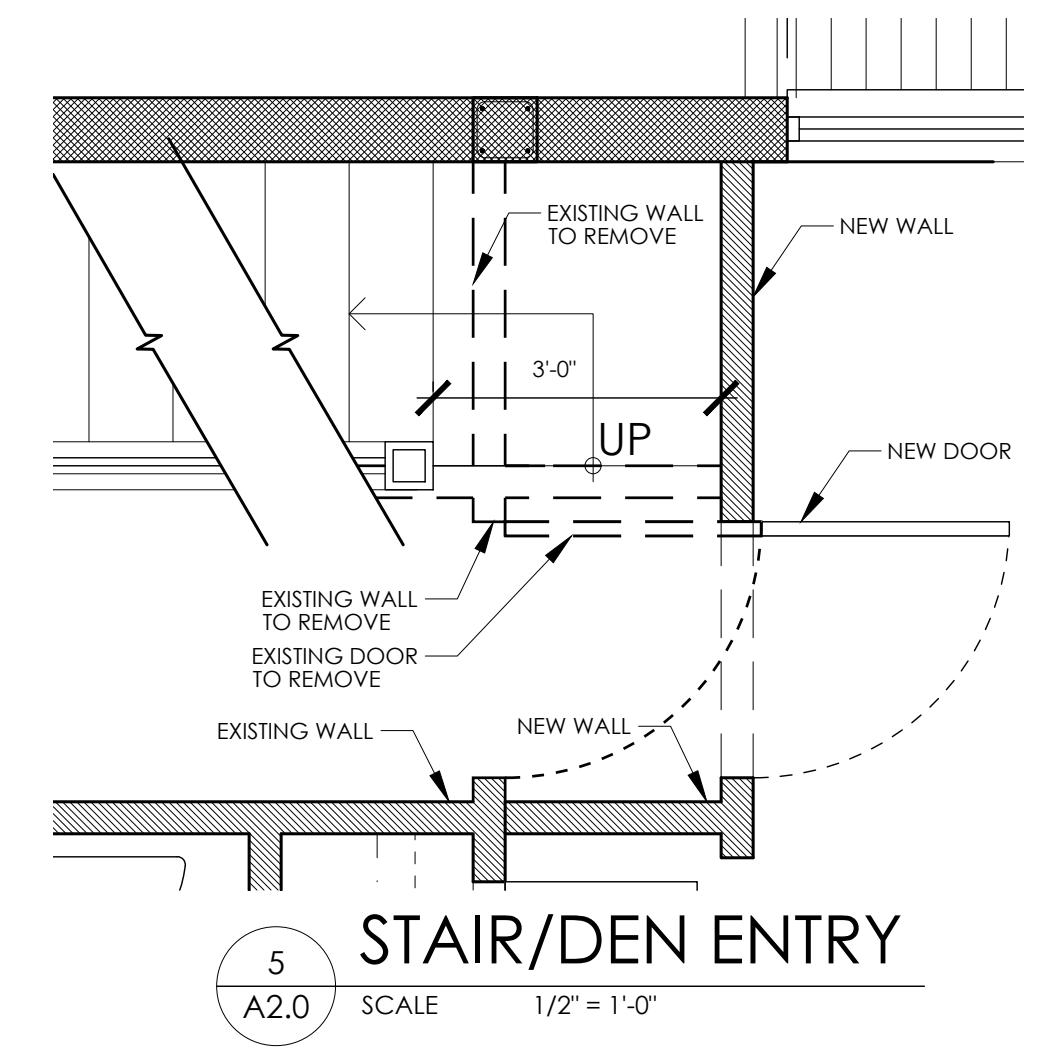
ISSUE DATE DESCRIPTION

PROJECT #: 18-063
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DATE: 10/04/18

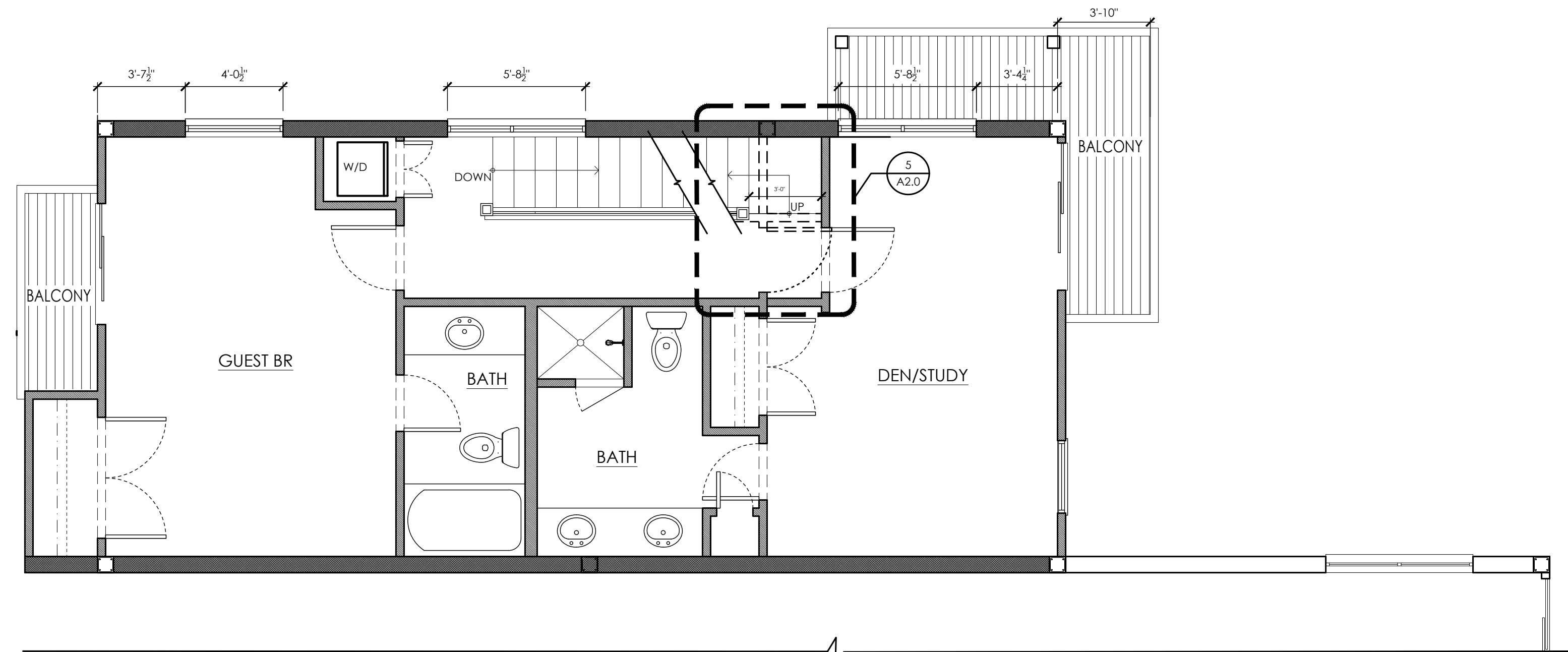
**FLOOR PLANS
AND
SECTION
A2.0**



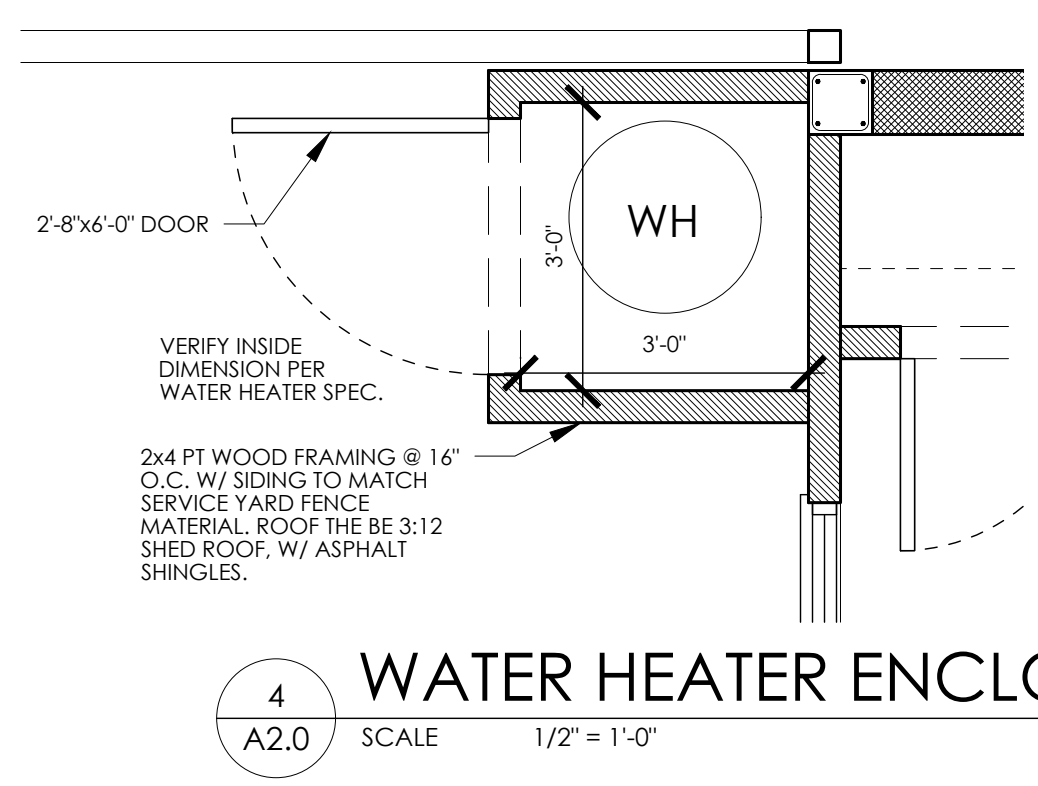
3 NEW THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



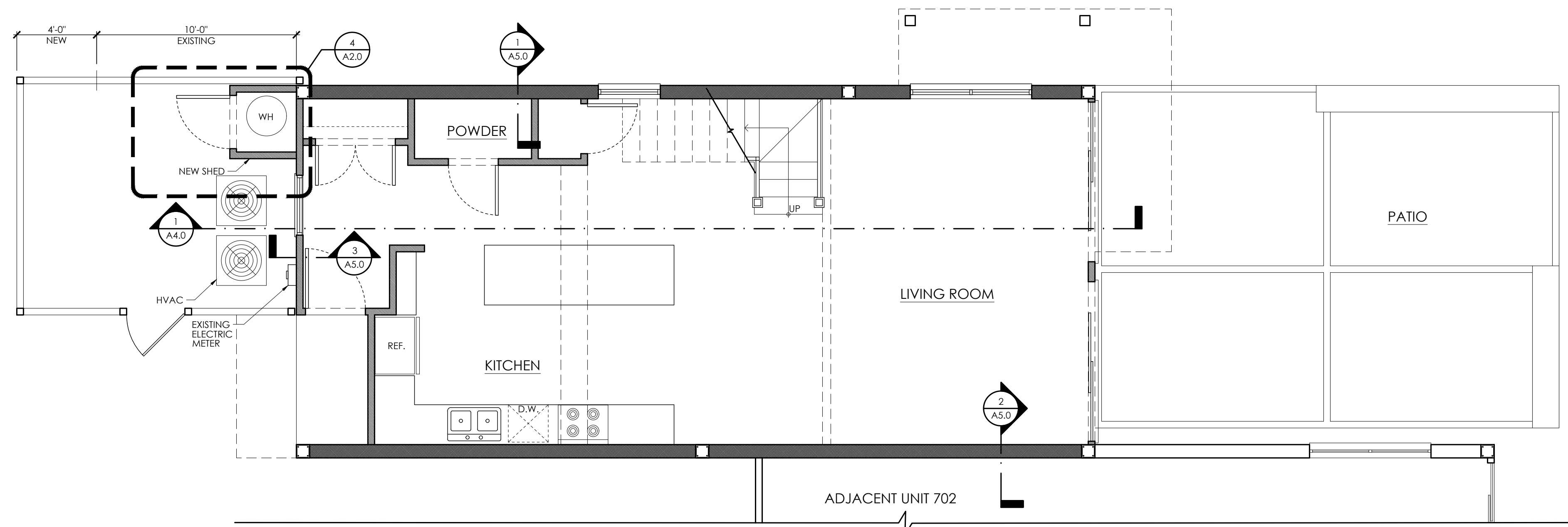
5 STAIR/DEN ENTRY
SCALE 1/2" = 1'-0"



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



4 WATER HEATER ENCLOSURE
SCALE 1/2" = 1'-0"

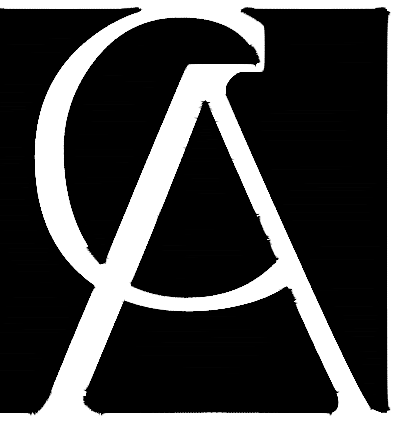


1 EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

	4" WOOD WALL
	8" CMU WALL

NOTE:
ALIGN NEW WINDOW OPENING WITH WINDOWS ON SECOND FLOOR

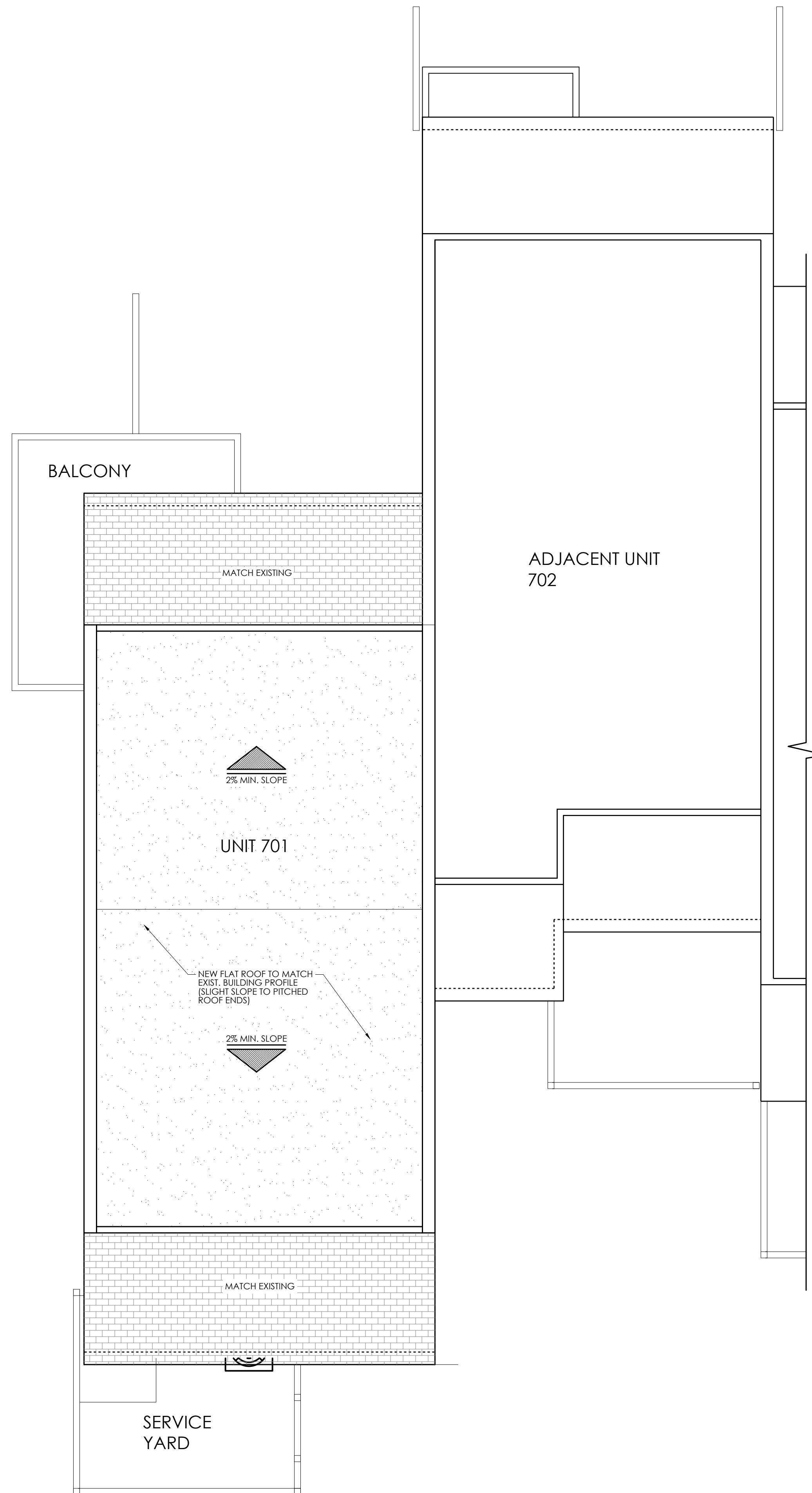


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**THE JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS**
701 SCHOONER COURT, 150 LIGHTHOUSE ROAD
HILTON HEAD ISLAND, SC 29928



1
A2.3 SCALE 1/4" = 1'-0"

ROOF PLAN

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ISSUE	DATE	DESCRIPTION
PROJECT # :	18-063	
PROJECT CONTACT :	TC	
DATE:	10/04/18	

**ROOF
PLAN
A2.3**



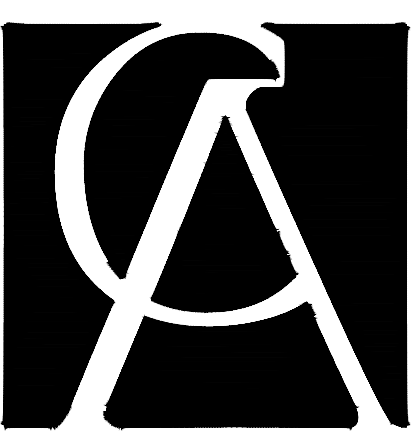
1
A3.0
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



2
A3.0
REAR ELEVATION
SCALE 1/4" = 1'-0"



3
A3.0
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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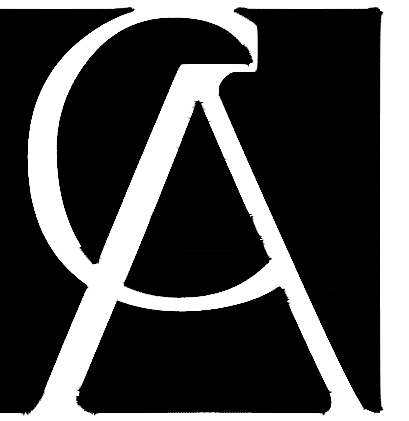
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ISSUE	DATE	DESCRIPTION

PROJECT # : 18-063
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DATE: 10/04/18

ELEVATIONS
A3.0



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

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ISSUE	DATE	DESCRIPTION
PROJECT # :	18-063	
PROJECT CONTACT :	TC	
DATE:	10/04/18	

SECTION
A4.0

STRUCTURAL NOTES

GENERAL REQUIREMENTS

- WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR CONDITIONS.
- COORDINATE ALL LIMITS AND DEPTHS OF DEPRESSIONS FOR FLOOR FINISHES WITH ARCHITECTURAL DRAWINGS AND SCHEDULES. LIMITS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC.
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS, AND DETAILS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE AND SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN HEREIN.
- DIMENSIONS INDICATED RELATIVE TO EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR MATERIALS PURCHASE. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES.
- SPECIFIED ANCHOR SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE DRILLING, CLEANING, AND PREPARATION OF HOLES. WHERE ADHESIVE ANCHORS ARE SHOWN, SPECIAL ATTENTION SHALL BE GIVEN TO THE REQUIRED MIXING, APPLICATION, AND CURING TIME OF ADHESIVE TYPE SPECIFIED.

SUBGRADE PREPARATION

- CONTRACTOR SHALL STRIP AND REMOVE ALL VEGETATION, TOPSOIL, ROOTS, AND ORGANIC SOILS FROM THE CONSTRUCTION AREA FOR A DISTANCE OF AT LEAST 10' BEYOND THE EXTENT OF BUILDING FOUNDATION LIMITS. THE DEPTH OF STRIPPING SHALL BE THAT REQUIRED TO REMOVE SIGNIFICANT ROOT ZONES, SMALL TREE STUMPS, AND OTHER UNACCEPTABLE MATERIALS, BUT IN NO CASE SHALL IT BE LESS THAN 12".
- AFTER TOPSOILS, ETC. HAVE BEEN REMOVED FROM THE SITE WITHIN AND TO A POINT 10' OUTSIDE THE BUILDING CONSTRUCTION AREA, THE UPPER 24" OF EXPOSED SOILS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) BY PROOFROLLING WITH A FULLY LOADED PNEUMATIC TIRE TANDER AXLE DUMP TRUCK CAPABLE OF TRANSFERRING A LOAD OF 10 TO 20 TONS BY OVERLAPPING PASSES. A MINIMUM OF 8 COMPLETE PASSES SHALL BE MADE WITHIN THE BUILDING AREA.
- PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF AN APPROVED TESTING LABORATORY SUPERVISED BY A GEOTECHNICAL ENGINEER, UNDERCUT, BACKFILL, AND COMPACT AREAS WHICH PUMP, DEFLECT, OR RUT EXCESSIVELY OR WHICH DO NOT STABILIZE AFTER SUCCESSIVE PASSES OF PROOFROLLING EQUIPMENT.
- AFTER COMPLETION OF DENSIFICATION OF EXISTING SOILS, PLACE STRUCTURAL FILL FOR BUILDING AND PAVEMENT AREAS IN THIN (8" TO 10") LIFTS COMPACT TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). MATERIAL USED AS STRUCTURAL FILL SHALL BE NON-PLASTIC GRANULAR MATERIAL CONTAINING LESS THAN 15% FINES PASSING THROUGH THE NO. 200 SIEVE AND FREE OF ORGANICS, BOULDERS, OR OTHER DELETERIOUS MATERIALS.

FOUNDATIONS

- ALL FOUNDATION FILL SUBGRADE SOILS SHALL BE COMPACTED AS FOLLOWS: (REF. ASTM D1557)
 - 95% MODIFIED PROCTOR FOR GREATER THAN 18" BELOW FINAL FILL.
 - 98% MODIFIED PROCTOR FOR THE UPPER 18" BENEATH BUILDINGS AND PAVEMENTS.
- SOILS TESTING LABORATORY SHALL CONDUCT COMPACTION TESTS IN ACCORDANCE WITH ASTM D698. RATE OF COMPACTION SHALL BE AS FOLLOWS:
 - ONE TEST FOR EACH SPREAD FOOTING;
 - ONE TEST FOR EACH 50 LINEAR FEET OF CONTINUOUS FOOTING;
 - ONE TEST FOR EACH 1000 S.F. OF SLAB.
- FOUNDATIONS HAVE BEEN DESIGNED FOR 1,500 PSF MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
- REMOVE ALL WATER SOFTENED SOILING EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
- SUPPORT ALL BOTTOM REINFORCEMENT IN FOUNDATION WITH STANDEES OR WHOLE CONCRETE BRICKS AT 48" O.C. MAX. REQUIRED CONCRETE COVER SHALL BE MAINTAINED AT ALL TIMES.
- ALL FOOTING, PIER, AND OTHER FOUNDATION REINFORCING SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
- WHERE FINISHED GRADES DIFFER ON OPPOSITE SIDES OF FOUNDATION WALLS, PROVIDE TEMPORARY BRACING TO PREVENT LATERAL MOVEMENT UNTIL ALL ADJACENT FILLING, COMPACTION, FLOOR SLABS, AND FRAMING AT NEXT LEVEL OVER HAS BEEN COMPLETED.
- UNLESS INDICATED ON FOUNDATION PLAN, VERTICAL STEPS IN FOOTINGS TO BE MAXIMUM 2'-0" VERTICAL SPACED NO LESS THAN 4'-0" O.C. HORIZONTALLY TO MAINTAIN MINIMUM 12" COVER BELOW FINISHED EARTH GRADE.
- WHERE GRAVITY PLUMBING LINES OCCUR BELOW TOP OF WALL FOOTING, STEP FOOTING DOWN TO PROVIDE CLEARANCES INDICATED ON PLANS. COORDINATE WITH PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND INVERTS.
- CONSTRUCTION JOINTS IN CONTINUOUS FOOTINGS TO BE FORMED VERTICALLY IN ACCORDANCE WITH FOUNDATION DETAILS IN PLANS.
- PROVIDE 1/2" EXPANSION JOINT FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAIL.

SLAB ON GRADE

- APPLY AN APPROVED CURING COMPOUND CONFORMING TO ASTM C209 AFTER FINISHING THE SLAB.
- ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH OR 8" MINIMUM. UNLESS OTHERWISE APPROVED, ALL WELDED WIRE FABRIC SHALL BE BLOCKED INTO POSITION INDICATED WITH PRECAST CONCRETE BLOCKS HAVING A COMPRESSIVE STRENGTH EQUAL TO THAT OF THE SLAB.
- THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
- THE MAXIMUM SPACING OF JOINTS SHALL BE 15' OR AS SHOWN ON PLANS.
- ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING 1 1/2" SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. DRY DENSITY PER ASTM D1557.
- SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM THE SLAB JOINTS, THEN FILL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- SEE THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DEPRESSED SLAB AREAS AND DRAINS.
- SLOPE SLAB TO DRAINS WHERE SHOWN.
- THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 301, TYPE A.
- WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS.
- CONTROL JOINT SEALANT SHALL BE SIKADUR 51 NS/SL OR APPROVED EQUAL. EXPANSION AND ISOLATION JOINT SEALANT SHALL BE SIKAFLEX 70 OR APPROVED EQUAL.

CAST-IN-PLACE REINFORCED CONCRETE

- THE FOLLOWING ACI STANDARDS (LATEST EDITION) APPLY:
 - ACI 318 - CODE
 - ACI 315 - DETAILING
 - ACI 301 - SPECIFICATIONS
 - ACI 304 - PLACING
 - ACI 347 - FORMWORK
 - ACI 211.1 - MIX PROPORTIONING
 - ACI 305 - HOT WEATHER CONCRETING
 - ACI 306 - COLD WEATHER CONCRETING
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) WITH MIXES MEETING THE FOLLOWING CRITERIA:

STRUCTURAL ELEMENT	28 DAY COMPRESSIVE STRENGTH
FOOTINGS, GRADE BEAMS & FOUNDATION WALLS	3,000 PSI
SLAB ON GRADE	3,000 PSI
ELEVATED SLABS & BEAMS	4,000 PSI
COLUMNS	4,000 PSI
- SLUMP SHALL NOT EXCEED 5". SLUMP TESTS SHALL BE PERFORMED ON EACH TRUCK LOAD AND CONFORM TO ASTM C143.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- ALL WELDED WIRE FABRIC SHALL BE ASTM A185, 70 KSI MINIMUM YIELD STRENGTH.
- ADDITIONAL REINFORCING AND THAT QUANTITY OF REINFORCING OCCURRING AT OPENINGS SHALL BE PLACED EQUALLY EACH SIDE OF OPENINGS AS DETAILED.
- HOOKS IN REINFORCING ARE IN ADDITION TO LENGTH SHOWN.
- REINFORCING IS TO BE SUPPORTED IN FORMS AND SPACED WITH WIRE BAR SUPPORTS ACCORDING TO CRSI "PLACING REINFORCING BARS" UNLESS NOTED OTHERWISE.
- MINIMUM REINFORCING STEEL CLEAR COVERS ARE AS FOLLOWS:
 - CONCRETE CAST DIRECTLY AGAINST EARTH.....3"
 - INTERIOR SLABS.....1"
 - INTERIOR BEAMS AND COLUMNS.....1 1/2"
 - EXTERIOR BEAMS AND COLUMNS.....2"
 - EXTERIOR SLABS.....1 1/2"
- UNLESS NOTED OTHERWISE, ALL BAR REINFORCING LAP SPICES SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS.

DIMENSIONAL LUMBER FRAMING

- ALL STRUCTURAL LUMBER DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS-2015).
- LOCATION, NUMBER, AND DIMENSIONS OF FRAMING MEMBERS SHOW GENERAL ARRANGEMENT ONLY. ACTUAL SPANS, SPACING, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DETAILS.
- SEE ARCHITECTURAL PLANS AND DETAILS FOR EDGE SECTIONS, HEADER AND LINTEL LOCATIONS, AND ALL NON-STRUCTURAL FRAMING AND TRIM.
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES".
- ALL STUD AND WALL FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE (SYP). "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE.
- ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE, SOUTHERN YELLOW PINE. PROVIDE FULL-DEPTH BLOCKING AT ENDS. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.
- ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENT OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.25 lbs. OF ACP PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "ABOVE GRADE USE". ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.40 lbs. OF ACP PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "GROUND CONTACT USE". REFERENCE STANDARD AWPAC C2 AND ASTM D1760 FOR PRESSURE TREATMENT OF TIMBER PRODUCTS.
- WHERE POSSIBLE ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPAC STD. M4).
- THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/4 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/4 OF THE NARROW FACE DIMENSIONS.
- ALL WOOD JOISTS AND HEADERS WHICH FRAME INTO BEAMS SHALL BE SUPPORTED BY SIMPSON LUS HANGERS WITH THE SAME WIDTH AND DEPTH OF THE MEMBER, U.N.O. USE HANGERS WITH CONCEALED FLANGES WHERE THE CONNECTOR CANNOT BE HIDDEN BY WOOD TRIM OR THE SUPPORT MEMBER IS WIDER THAN THE STANDARD FLANGE.
- PROVIDE NAILING PATTERN IN COMPLIANCE WITH IBC RECOMMENDED FASTENING SCHEDULE.
- LOAD BEARING STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID-HEIGHT AND UNSUPPORTED PLYWOOD WALL SHEATHING JOINTS WITH SOLID WOOD BLOCKING, U.N.O.
- NO CUTS, HOLES, OR COPES IN STRUCTURAL WOOD FRAMING SHALL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER AND ARCHITECT.
- PROVIDE FULL-DEPTH BLOCKING AT ENDS OF RAFTERS AND JOISTS. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.
- STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A307 AND BE 1/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF IRC, R602.8.
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.
- ADEQUATE BRACING SHALL BE PROVIDED UNTIL PERMANENT BRACING AND/OR DIAPHRAGMS ARE INSTALLED.
- OVERLAP ALL TOP PLATES AT CORNERS.
- JOINTS IN THE DOUBLE TOP PLATES OF WALLS SHALL BE OFFSET A MINIMUM LAP LENGTH OF 4'-0" & NAILED WITH NOT LESS THAN (15) 16d FACE NAILS ON EACH SIDE OF THE JOINT.
- ALL BEAMS SHALL HAVE LATERAL SUPPORT AT THE COMPRESSION EDGE AT A MAXIMUM OF 24" O.C. AND AT BEARING POINTS, WITH A MINIMUM BEARING LENGTH OF 3 1/2".
- PROVIDE DOUBLE JOISTS OR SOLID BLOCKING AT 24" O.C. UNDER ALL PARTITIONS AND TO SUPPORT CONCENTRATED LOADS FROM FRAMING ABOVE, UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN PLYWOOD DECK UNLESS OTHERWISE INDICATED.
- PROVIDE DOUBLE LAYER PLYWOOD UNDER ALL CERAMIC OR STONE TILE FLOORS.
- PROVIDE HEADERS, BRIDGING, CONNECTORS, BLOCKING, TRIMMERS, ETC. AS REQUIRED AND RECOMMENDED BY AISC TIMBER CONSTRUCTION STANDARDS AND IRC 2015 U.N.O.
- WOOD FRAMING MATERIALS:
 - ALL DIMENSIONAL LUMBER SHALL BE #2 SYP KD OR BETTER AND PROVIDE NOT LESS THAN THE FOLLOWING ALLOWABLE STRESSES:

F _b = 1,000 PSI
F _v = 600 PSI
E = 1,400,000 PSI
F _c = 1,400 PSI
F _{cp} = 565 PSI;
 - SHEATHING:
 - WALLS.....APA RATED SHEATHING, EXPOSURE 1 OR EXTERIOR
 - ROOF.....APA RATED SHEATHING, EXPOSURE 2, OR EXTERIOR
 - FLOOR.....APA RATED STURD-FLOOR;
 - ALL BOLTS SHALL BE ASTM A307 WITH WASHERS, GALVANIZED;
 - NAILS IN ACCORDANCE WITH MINIMUM NAILING REQUIREMENTS OF IRC EXCEPT WHERE NOTED IN DETAILS OR SPECIFICATIONS. ALL NAILS TO BE GALVANIZED.

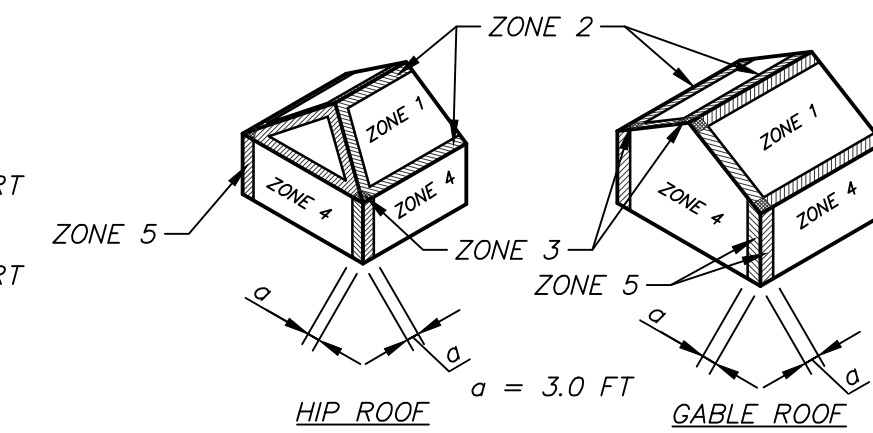
PLYWOOD / GYPERBOARD SHEATHING

- ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
- ALL ROOF PANEL SHEATHING SHALL BE PER PLAN. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY THE USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING.
- ALL FLOOR SHEATHING SHALL BE TONGUE & GROOVE PER PLAN. FIELD-GLUE USING ADHESIVES MEETING APA SPECIFICATIONS AFG-01, APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL WALL PANEL SHEATHING SHALL BE PER PLAN.
- INSTALL ALL PLYWOOD SHEATHING AT FLOOR AND ROOF WITH THE LONG DIMENSIONS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
- ALL NAILS SHALL NOT BE OVERDRIVEN.
- ALL EXISTING WALLS SHALL BE SHEATHED PER PLAN.
- PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:
 - ROOFS AND FLOORS - ONLY WHERE INDICATED ON PLANS
 - WALLS - FULLY BLOCKED
- WHERE EITHER 2" OR 2 1/2" FASTENER SPACINGS ARE USED FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER AT THE ADJOINING PANEL SHALL BE 3" NOMINAL WIDTH AND THE NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.
- ALL PLYWOOD AND SHEATHING SHALL BE APA RATED, BEAR THE STAMP OF AN APPROVED TESTING AGENCY, AND SHALL BE FABRICATED WITH EXTERIOR GLUE. NAILS AT ABUTTING PLYWOOD EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.
- PERIMETER OF ANY OPENINGS SHALL BE FASTENED AS BOUNDARY NAILING.
- OPENINGS WITH A DIMENSION PERPENDICULAR TO THE JOISTS GREATER THAN 4'-0" SHALL BE BLOCKED BEYOND THE HEADERS, AND METAL TIES NOT LESS THAN 16 GAGE BY 1 1/2" WIDE WITH (8)-16d COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION SHALL BE PROVIDED.
- AT SHEAR WALLS OR DRAG STRUTS, THE PLYWOOD DIAPHRAGM MUST BE NAILED TO TOP PLATES, MEMBERS, BLOCKING, ETC. AS FOLLOWS:
 - EXTERIOR WALLS / DIAPHRAGM EDGES: 1x BOUNDARY NAILING
 - INTERIOR WALL LINES: 2x BOUNDARY NAILING

STRUCTURAL DESIGN CRITERIA

- BUILDING CODE:
2015 INTERNATIONAL RESIDENTIAL CODE
- GRAVITY LOADS (ASCE 7-10):

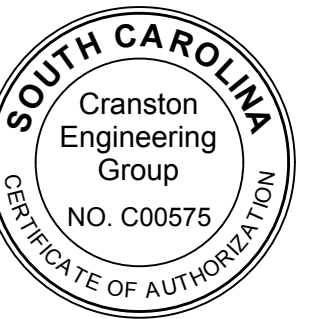
	CONCENTRATED	DISTRIBUTED
ROOF	LL = N/A DL = SEE PLANS	LL = 20 PSF DL = 15 PSF
ELEVATED FLOOR	LL = 2000 LBS DL = 150 LBS	LL = SEE CHART DL = 20 PSF
1ST FLOOR	LL = 2000 LBS DL = 150 LBS	LL = SEE CHART DL = 50 PSF
COLLATERAL LOAD	SEE PLANS	CL = 5 PSF



COMPONENTS & CLADDING WIND PRESSURES (PSF)

	ZONE	AREA(SF)	+P	-P
ROOF > 7 TO 27 DEGREES	1	10	30.2	48.0
	1	20	27.5	46.6
	1	50	24.0	44.9
	1	100	21.3	43.5
	2	10	30.2	83.5
	2	20	27.5	76.8
	2	50	24.0	68.0
	2	100	21.3	61.3
	3	10	30.2	123.4
	3	20	27.5	115.4
WALLS	3	50	24.0	104.8
	3	100	21.3	96.8
	4	10	52.4	56.8
	4	20	50.0	54.5
	4	50	46.9	51.4
	4	100	44.6	49.0
	5	10	52.4	70.2
	5	20	50.0	65.4
	5	50	46.9	59.2
	5	100	44.6	54.5

RESIDENTIAL LIVE LOAD CHART		
OCCUPANCY	UNIFORMLY DISTRIBUTED LOAD	
ATTICS W/ LIMITED STORAGE	20psf	
ATTICS W/O STORAGE	10psf	
DECKS	40psf	
EXTERNAL BALCONIES	60psf	
FIRE ESCAPES	40psf	
GUARDRAILS & HANDRAILS	200psf	
GUARDRAIL INFILL COMPONENTS	50psf	
PASSENGER VEHICLE GARAGES	50psf	
ROOMS OTHER THAN SLEEPING ROOMS	40psf	
SLEEPING ROOMS	30psf	
STAIRS	40psf	

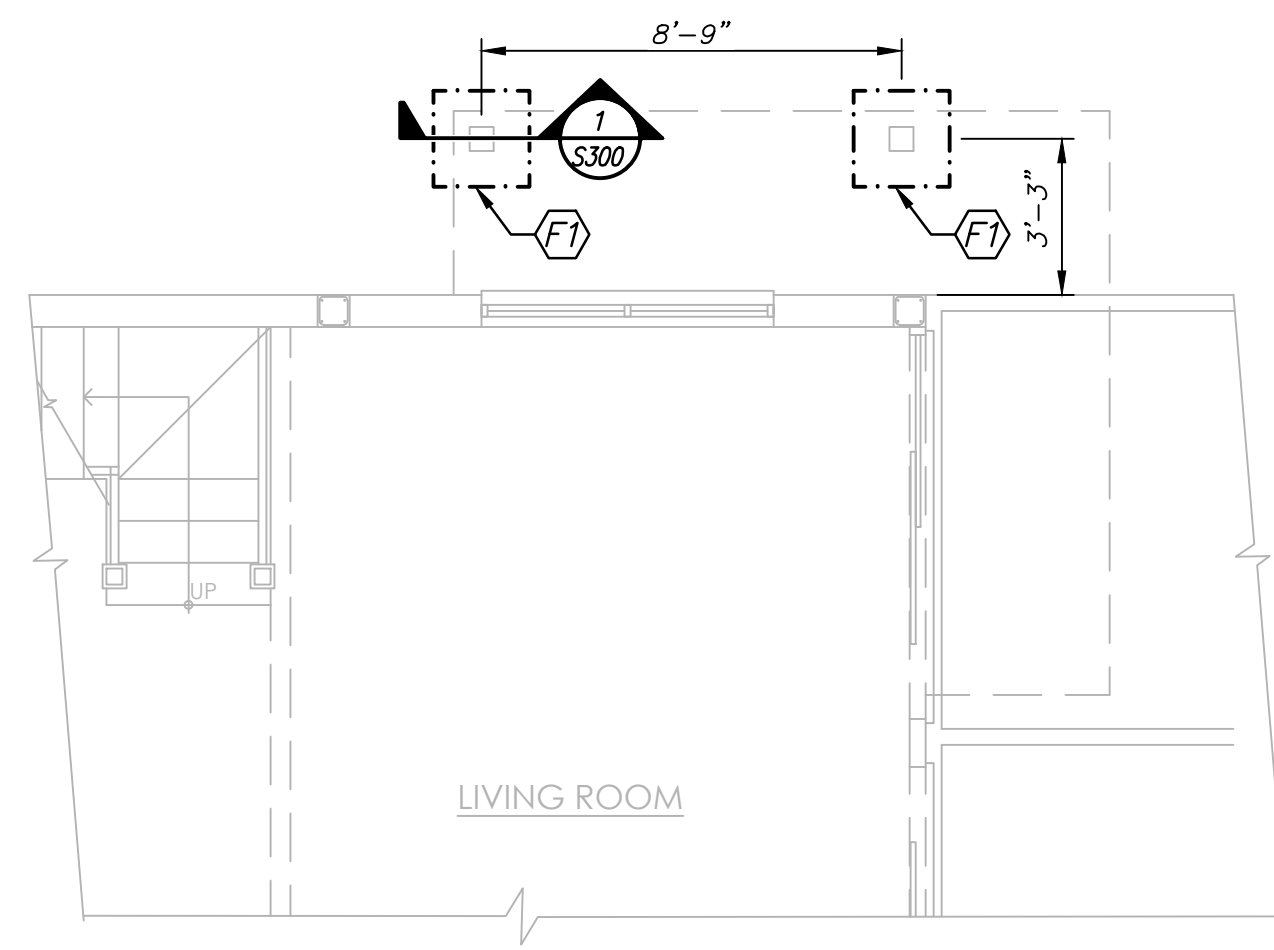


REV.	DATE	ISSUED FOR PERMIT	DESCRIPTION
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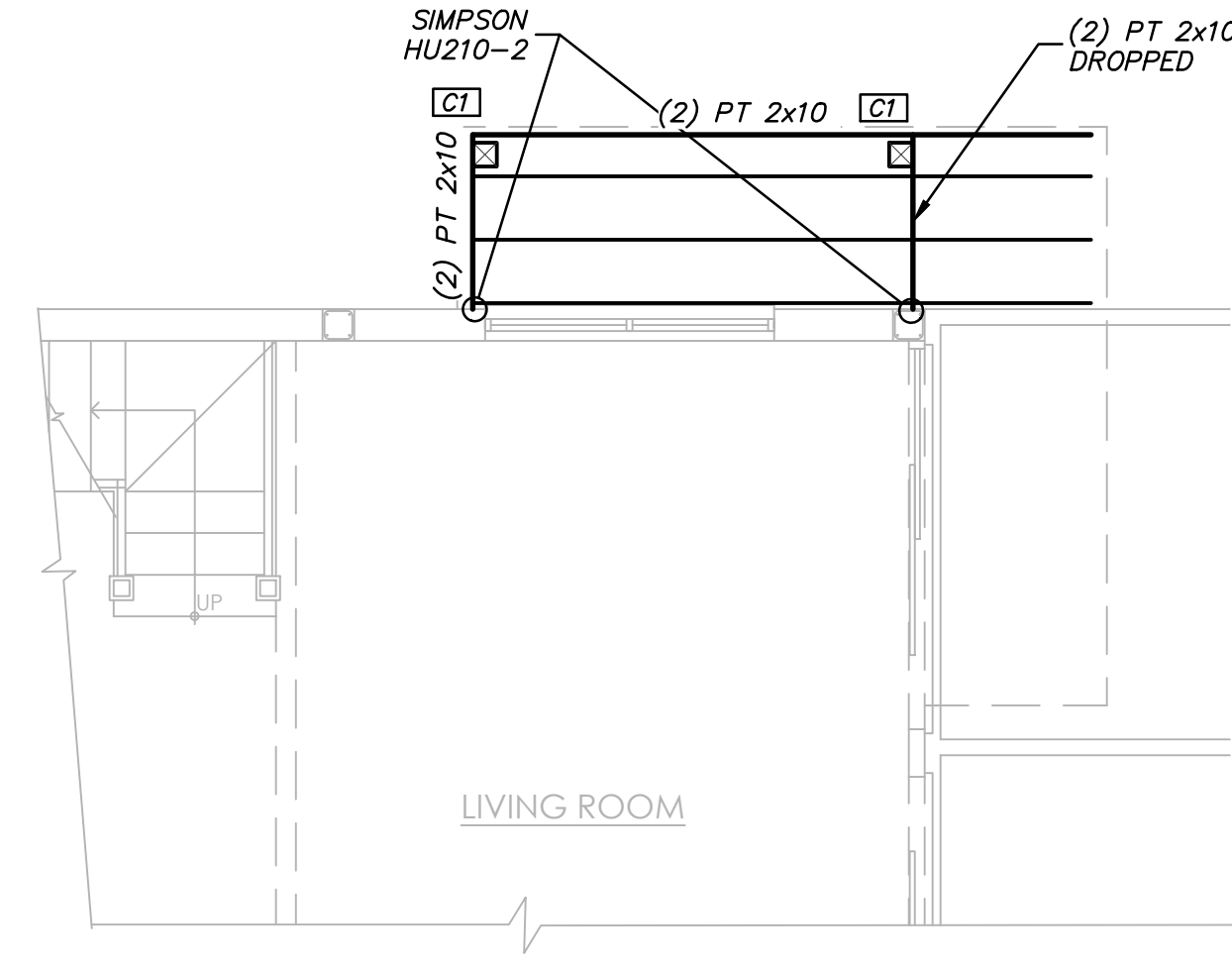
JOHNSON RESIDENCE ADDITIONS AND RENOVATIONS 701 SCHOONER COURT HILTON HEAD ISLAND, SC

STRUCTURAL NOTES

DRAWN BY:	JTB
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	10-04-2018
SCALE:	AS SHOWN
JOB No.	2018-0501
DRAWING No.	S100



1 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL 2ND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

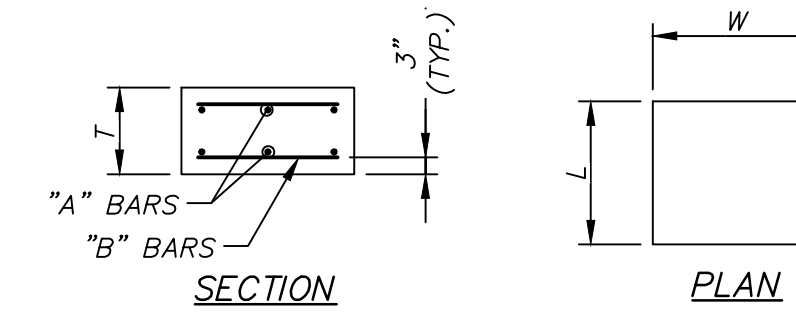
- EXISTING CMU WALL
- CONTINUOUS FOOTING
- LOAD BEARING WALL
- FOOTING MARK - REF. FOOTING SCHEDULE
- COLUMN MARK - REF. COLUMN SCHEDULE

COLUMN SCHEDULE

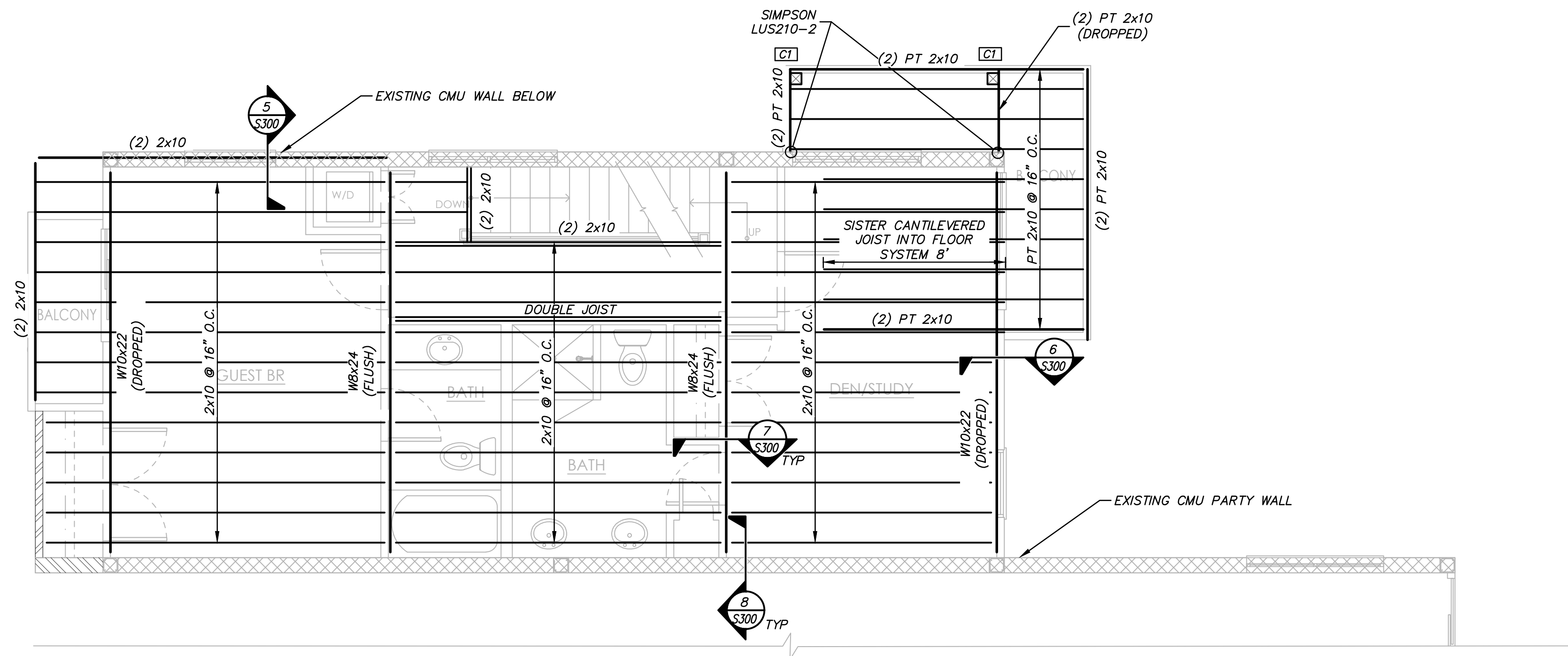
MARK	COLUMN SECTION
C1	PT 6x6
C2	HSS4x4x1/4"

FOOTING SCHEDULE

MARK	W	L	T	'A' BARS	'B' BARS
F1	2'-0"	2'-0"	1'-0"	(3)-#5 BOT	(3)-#5 BOT



FOOTING DETAIL



3 3RD LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

- FLOOR SHEATHING: 3/4" APA-RATED 24/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"x2.5" LONG) AS FOLLOWS:
NAILING PATTERN:
SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C. FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
- ROOF SHEATHING: 15/32" APA-RATED 24/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"x2.5" LONG) AS FOLLOWS:
NAILING PATTERN:
SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C. FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
- ALL EXTERIOR WALLS ARE FRAMED W/ 2x4 @ 16" O.C. - U.N.O.
- ALL EXTERIOR WALL SHEATHING AS FOLLOWS (U.N.O.):
15/32" APA-RATED 24/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"x2.5" LONG) AS FOLLOWS:
NAILING PATTERN:
SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 3" O.C. FIELD & INTERMEDIATE SUPPORTS. 12" O.C.



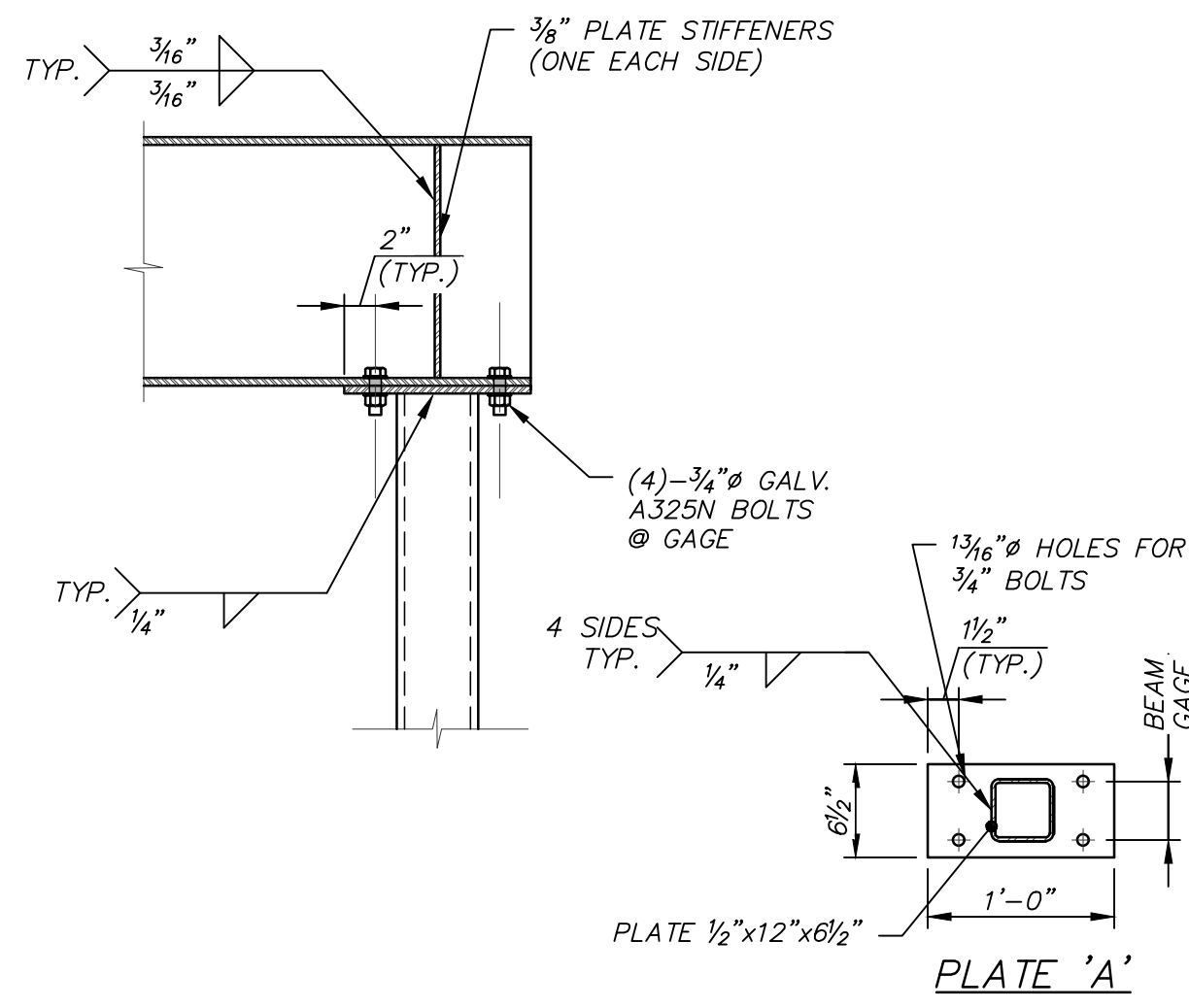
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JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS
701 SCHOONER COURT
HILTON HEAD ISLAND, SC

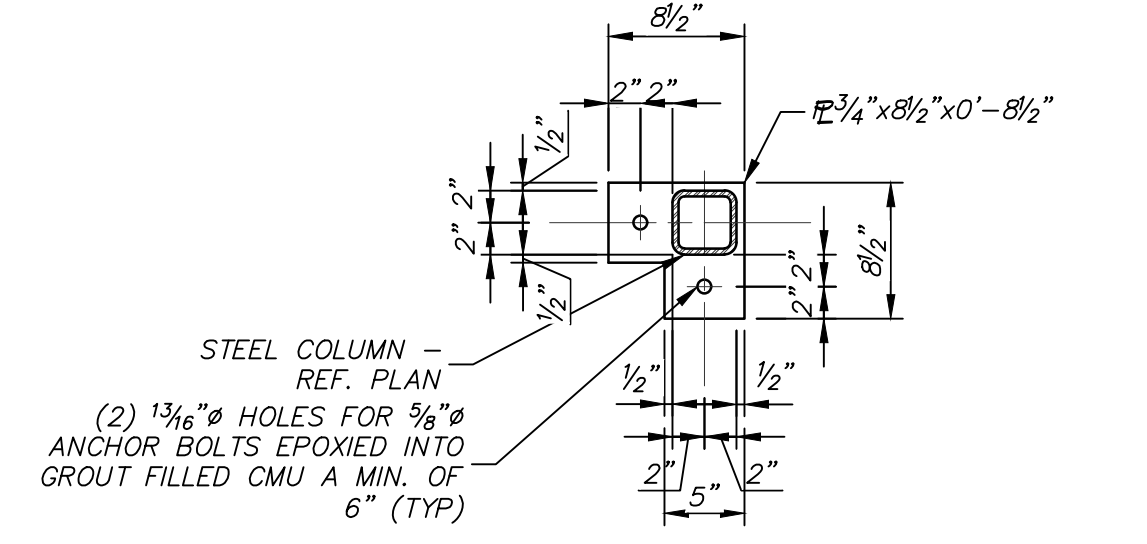
FRAMING PLANS

DRAWN BY:	JTB
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	10-04-2018
SCALE:	AS SHOWN
JOB No.	2018-0501
DRAWING No.	

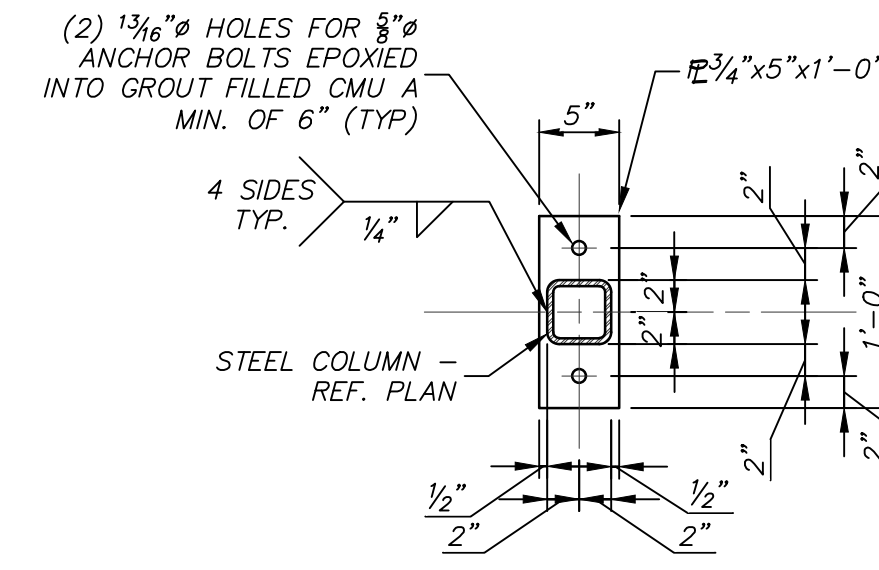
S200



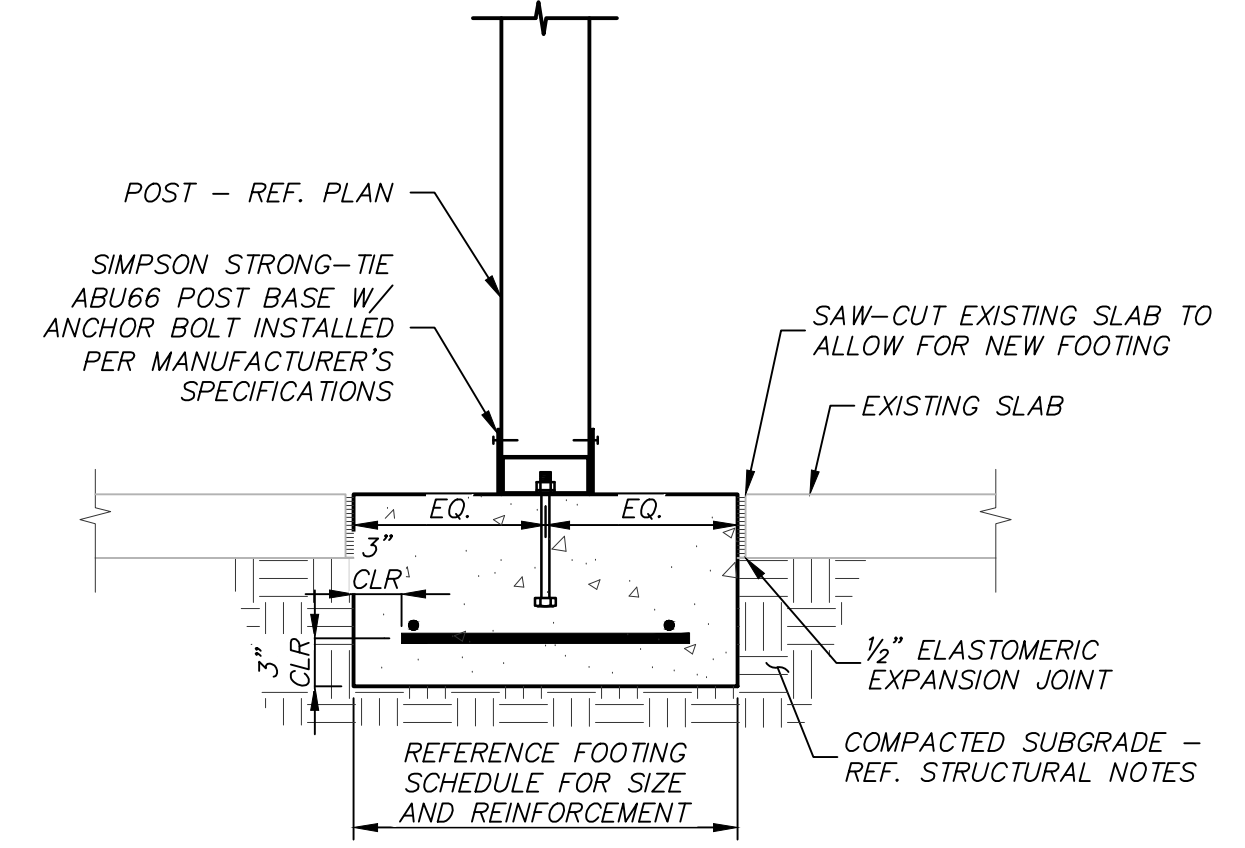
4 TYPICAL BEAM OVER COLUMN
S300 NOT TO SCALE



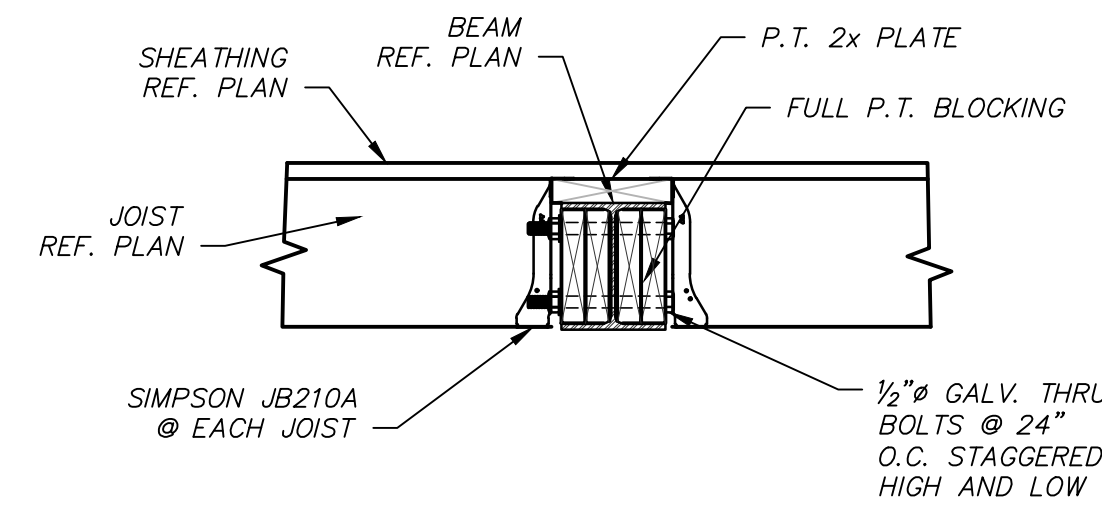
3 HSS 4x4 CORNER BASE PLATE
S300 NOT TO SCALE



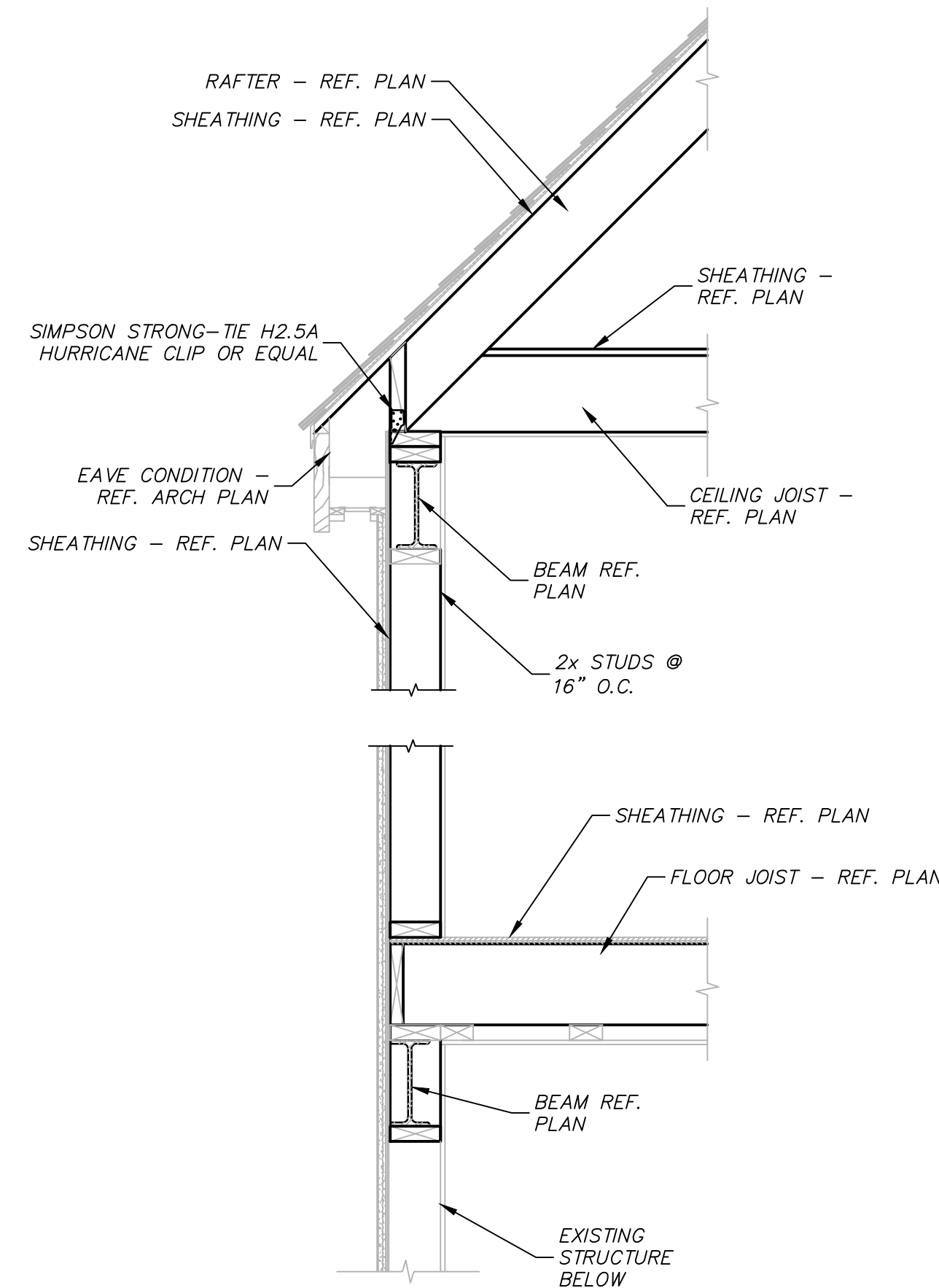
2 HSS 4x4 BASE PLATE
S300 NOT TO SCALE



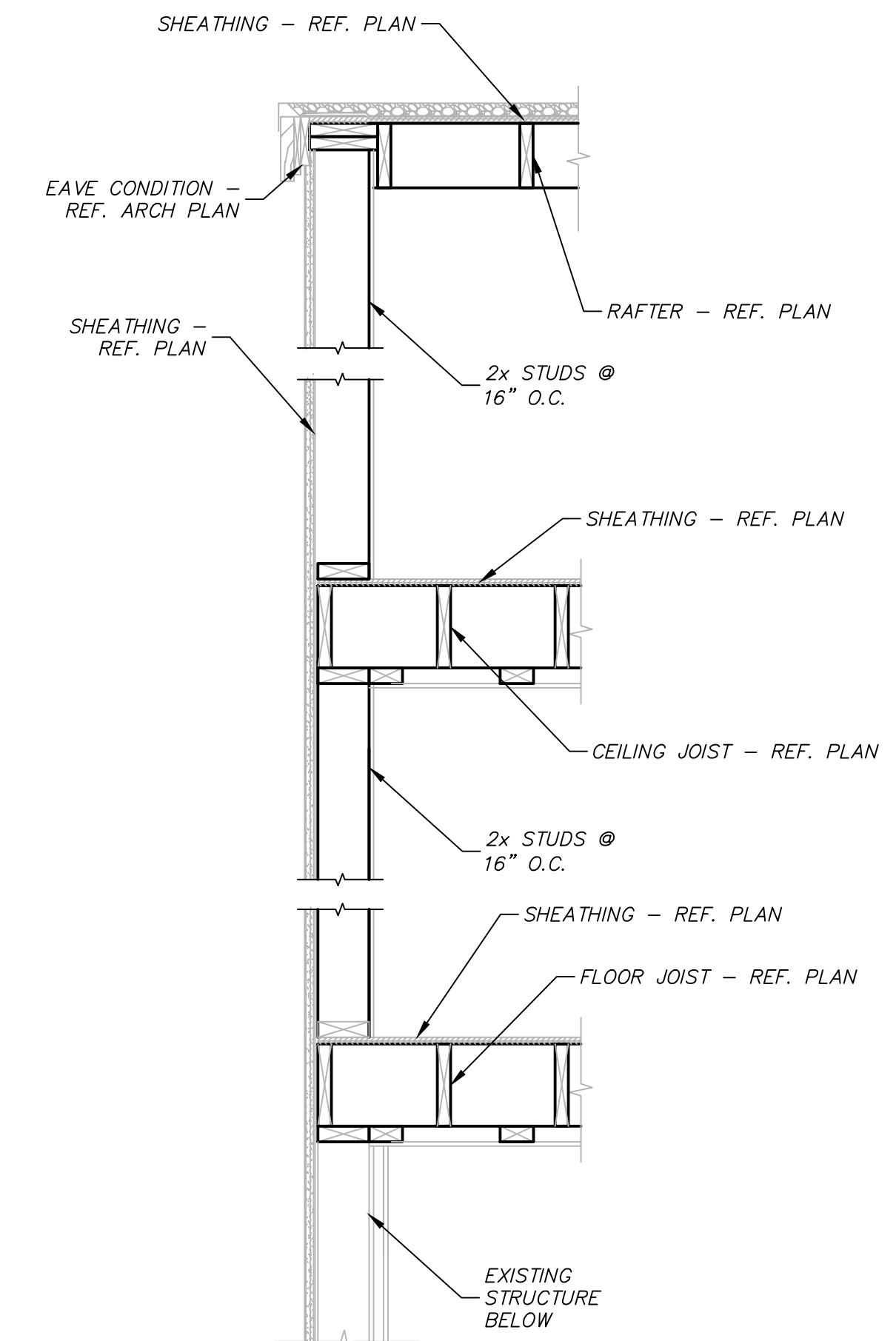
1 FOOTING @ COLUMN DETAIL
S300 NOT TO SCALE



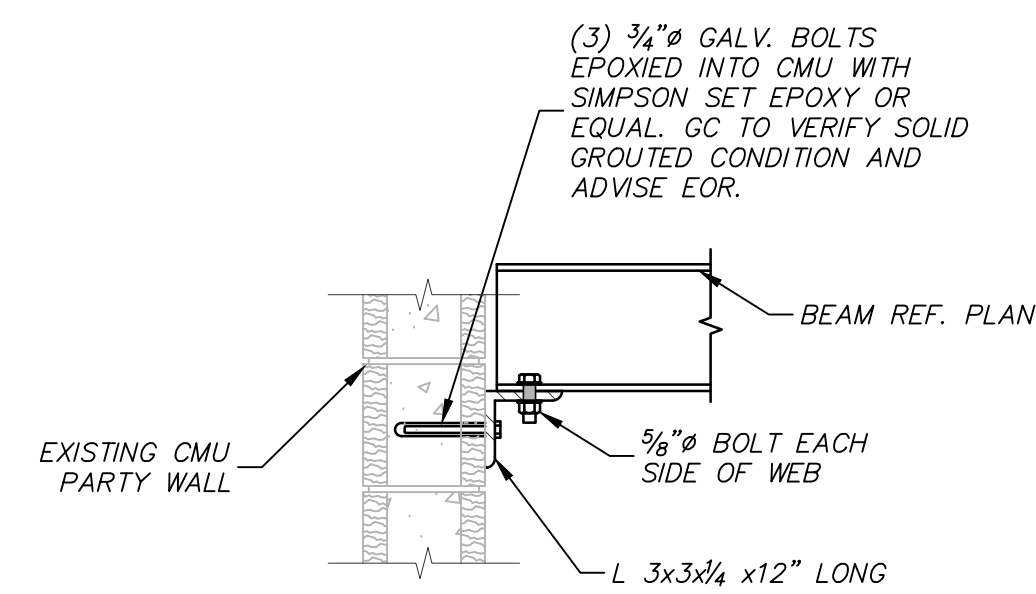
7 FLOOR BEAM SECTION
S300 NOT TO SCALE



6 TYP WALL SECTION
S300 NOT TO SCALE



5 GABLE END SECTION
S300 NOT TO SCALE



8 BEAM CONNECTION AT EXISTING WALL
S300 NOT TO SCALE



REV.	DATE	ISSUED FOR PERMIT	DESCRIPTION
0	10-04-2018		

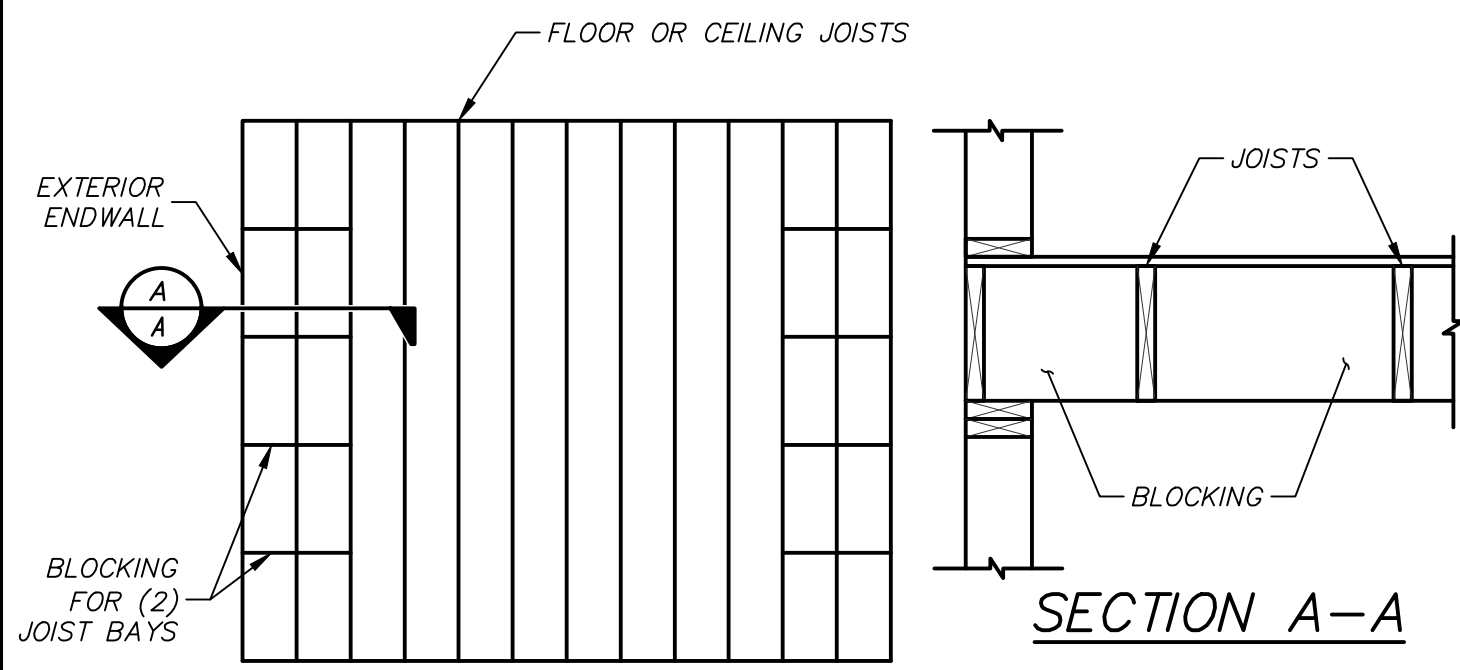
JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS
701 SCHOONER COURT
HILTON HEAD ISLAND, SC

STRUCTURAL DETAILS

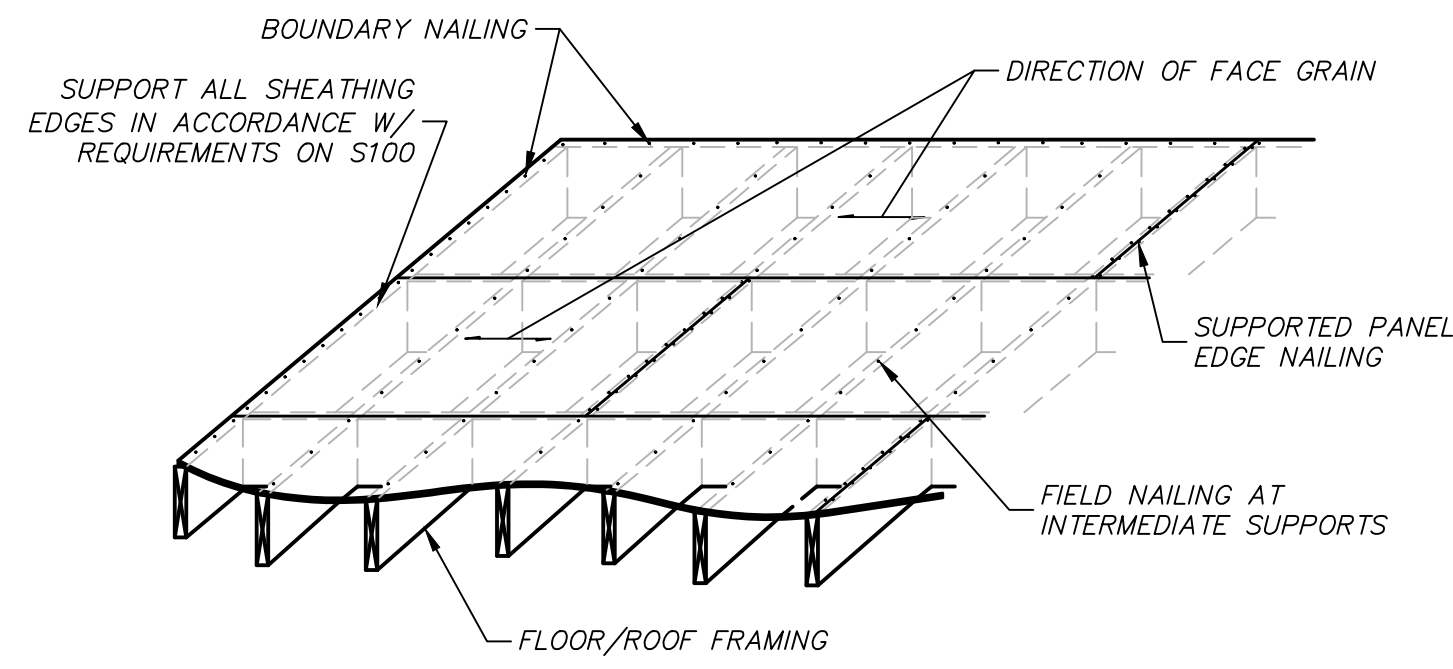
DRAWN BY:	JTB
CHECKED BY:	JTB
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DRAWING No.	

S300

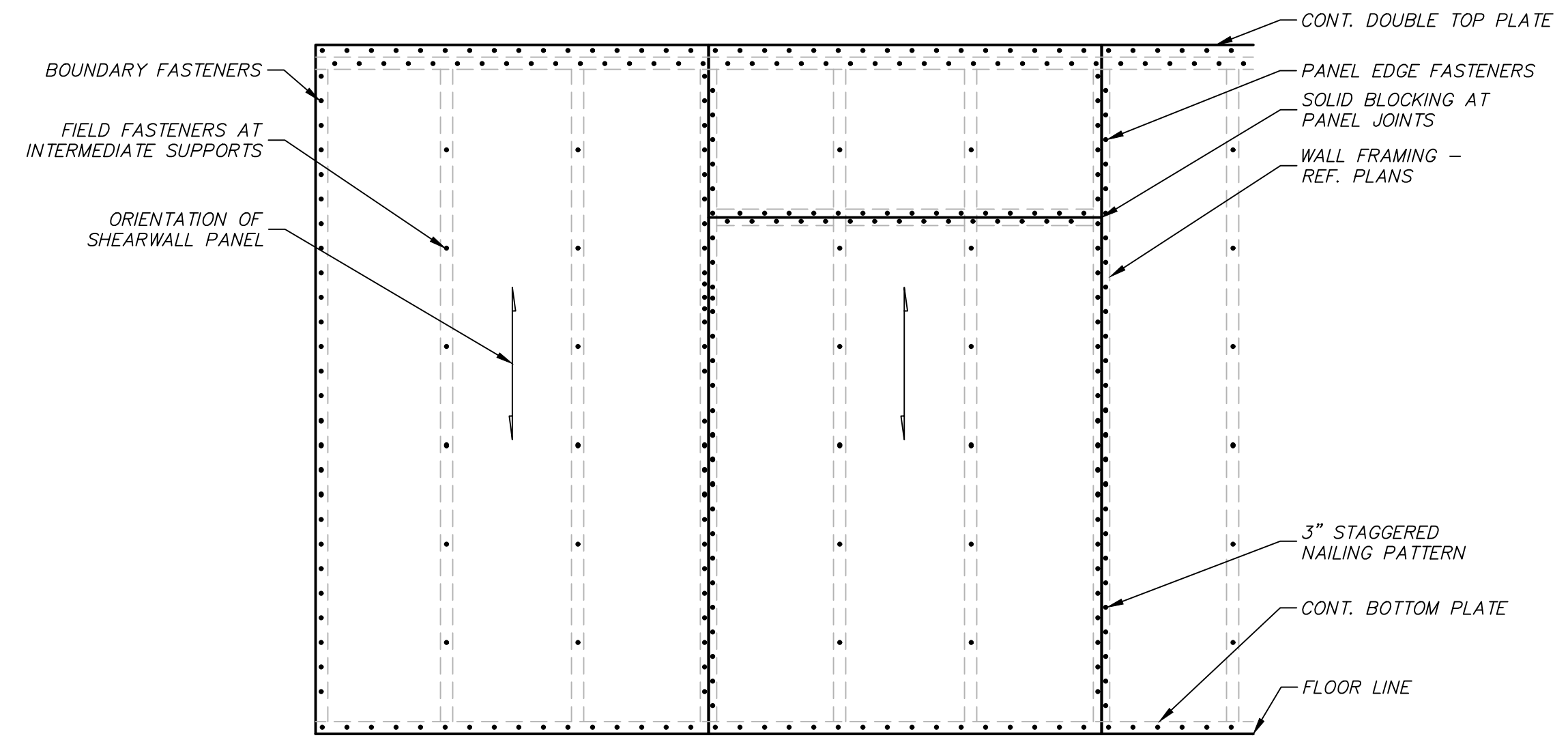
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3 BLOCKING AT ENDWALL
S400 NOT TO SCALE

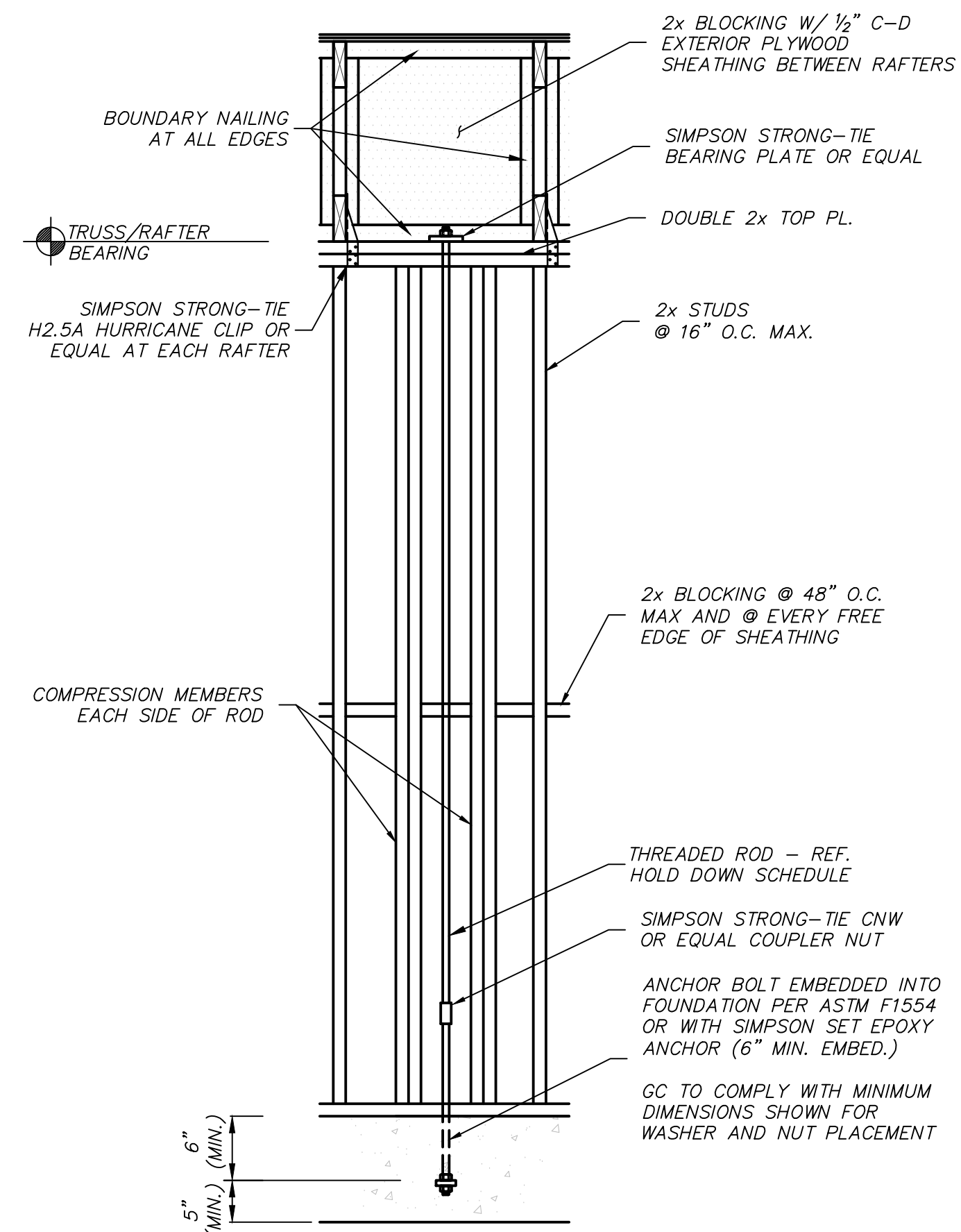


2 FLOOR AND ROOF SHEATHING
S400 NOT TO SCALE



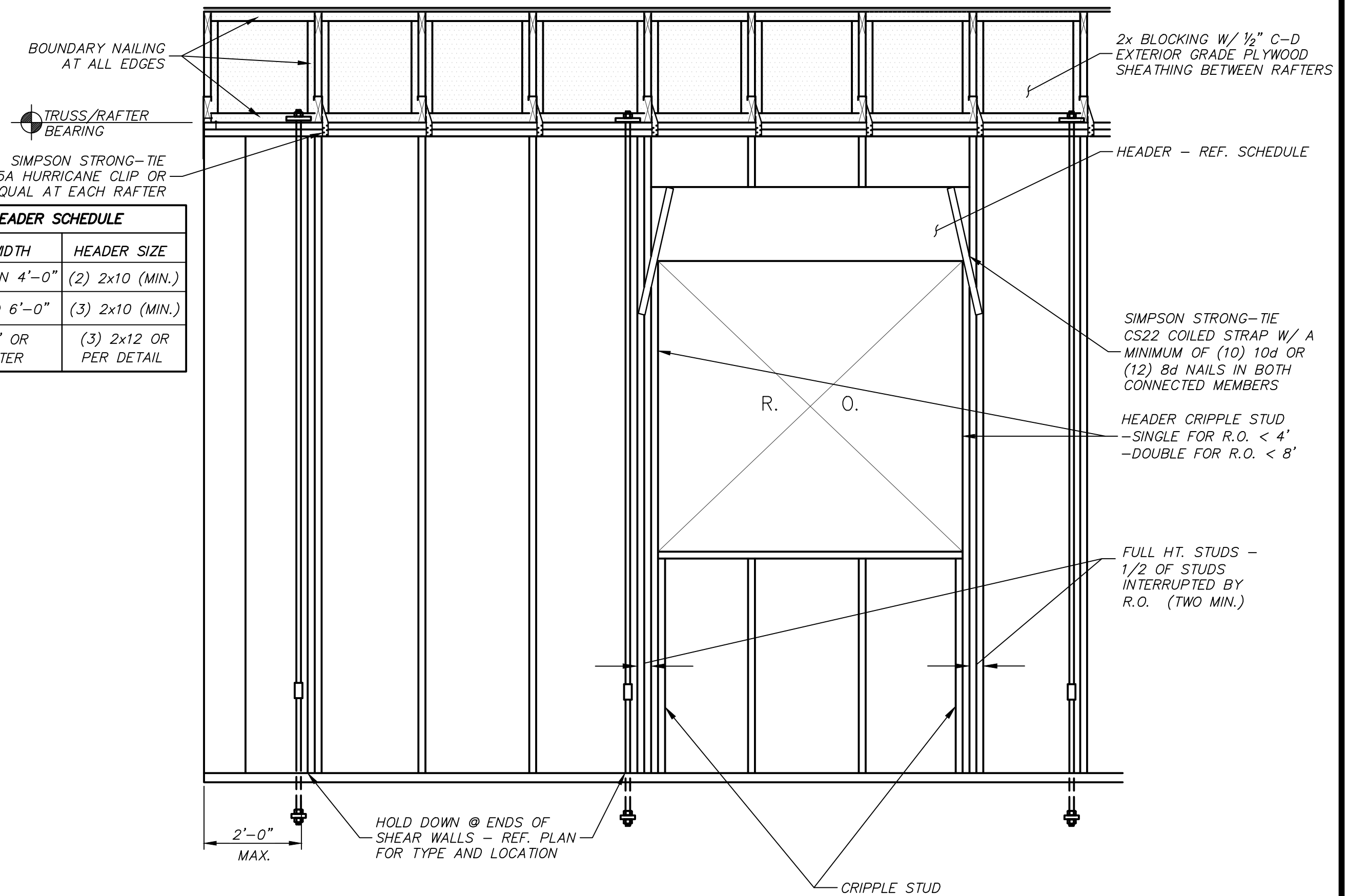
- NOTES:
- PERIMETER OF WINDOW/DOOR ROUGH OPENINGS SHALL BE FASTENED AS BOUNDARY FASTENING.
 - ALL PANEL EDGES SHALL BE BACKED WITH 2" OR WIDER (NOMINAL) FRAMING MEMBERS OR SOLID BLOCKING ON EDGE.
 - APA RATED OSB MAY BE USED IN LIEU OF CDX PLYWOOD AT WALL LOCATIONS (ONLY).

1 SHEAR WALL ONLY FASTENING DETAIL
S400 NOT TO SCALE



5 THREADED ROD HOLD DOWN DETAIL
S400 NOT TO SCALE

R.O. WIDTH	HEADER SIZE
LESS THAN 4'-0"	(2) 2x10 (MIN.)
4'-0" TO 6'-0"	(3) 2x10 (MIN.)
6'-0" OR GREATER	(3) 2x12 OR PER DETAIL



4 UPLIFT STRAP CONNECTION DETAIL
S400 NOT TO SCALE



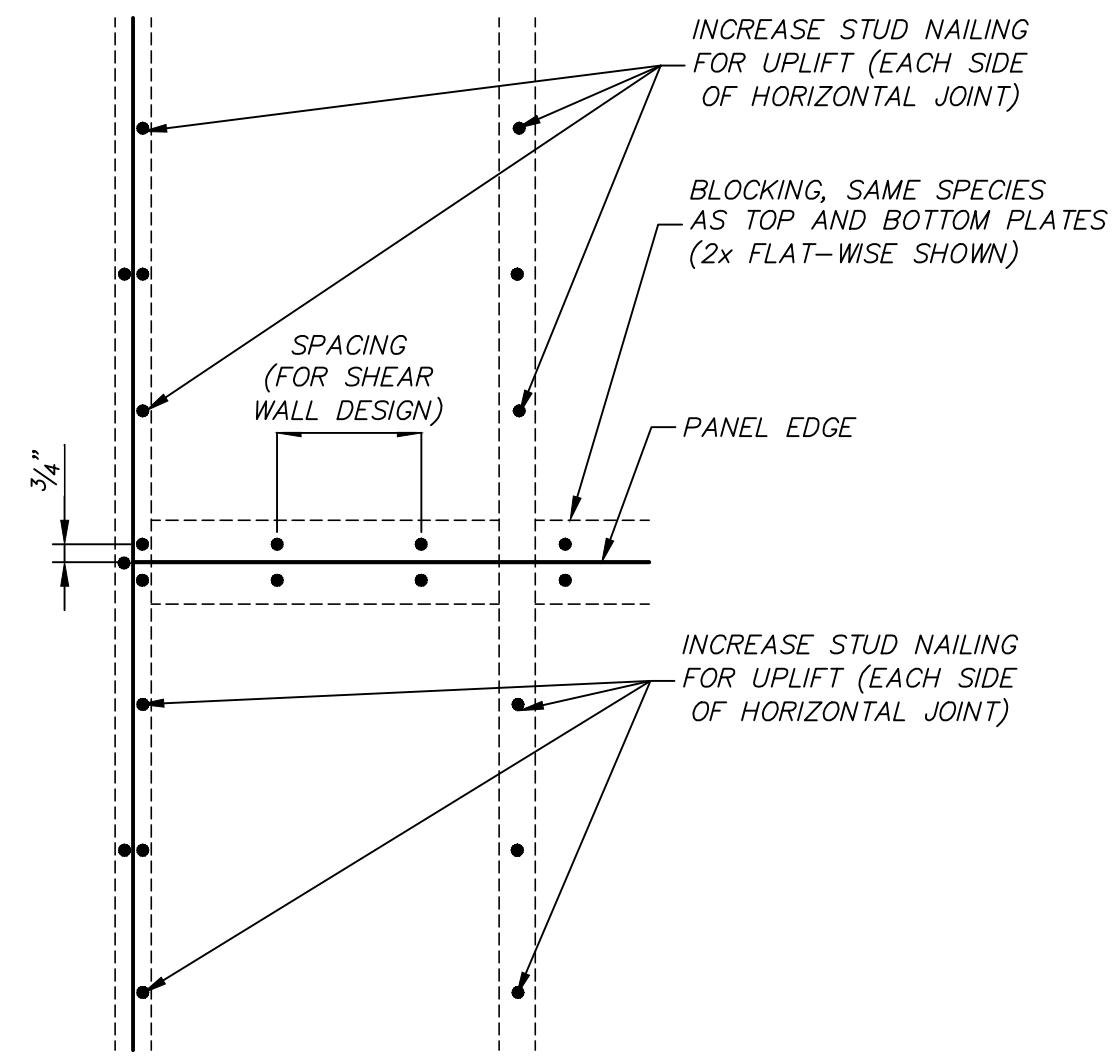
REV.	DATE	ISSUED FOR PERMIT DESCRIPTION
0	10-04-2018	

**JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS
701 SCHOONER COURT
HILTON HEAD ISLAND, SC**

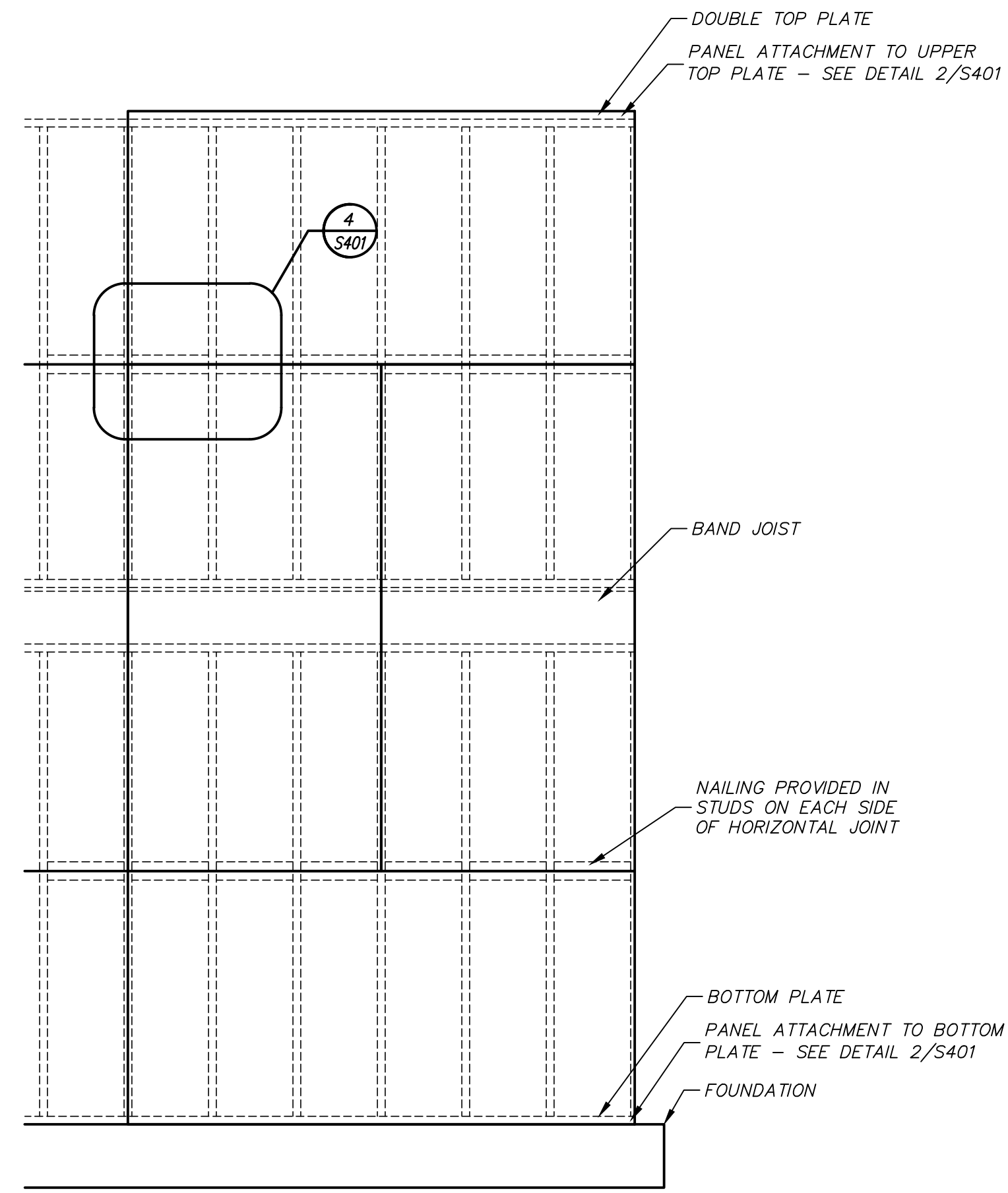
STRUCTURAL DETAILS

DRAWN BY:	JTB
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	10-04-2018
SCALE:	AS SHOWN
JOB No.	2018-0501
DRAWING No.	S400

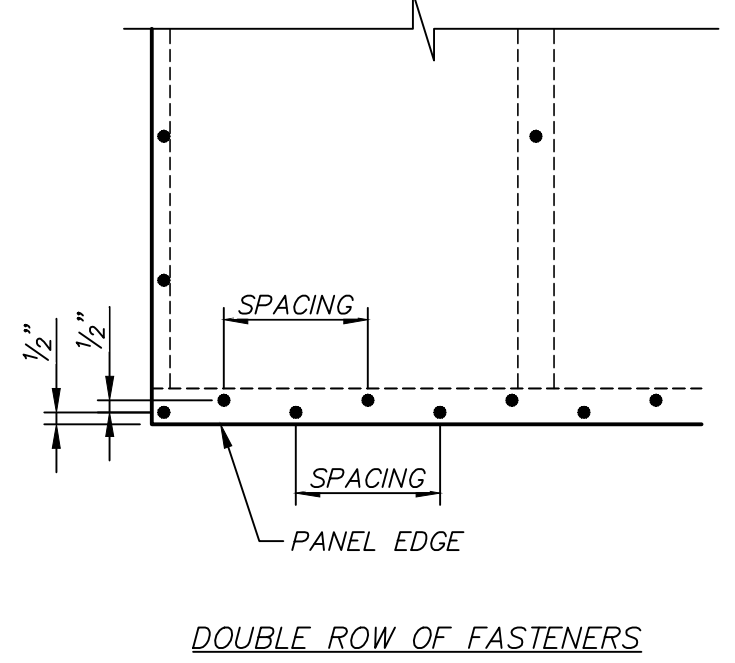
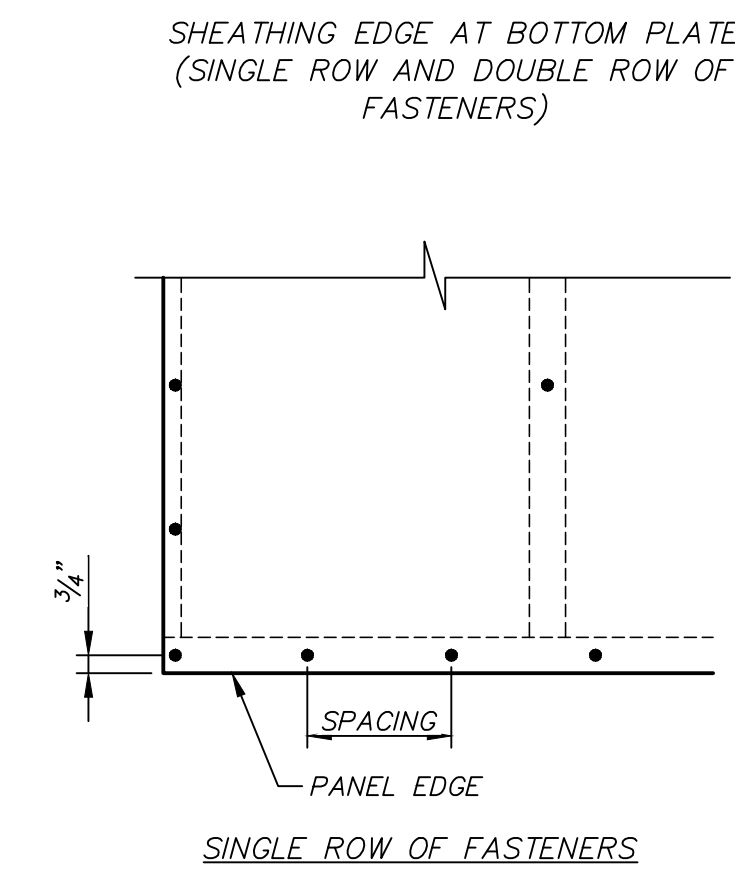
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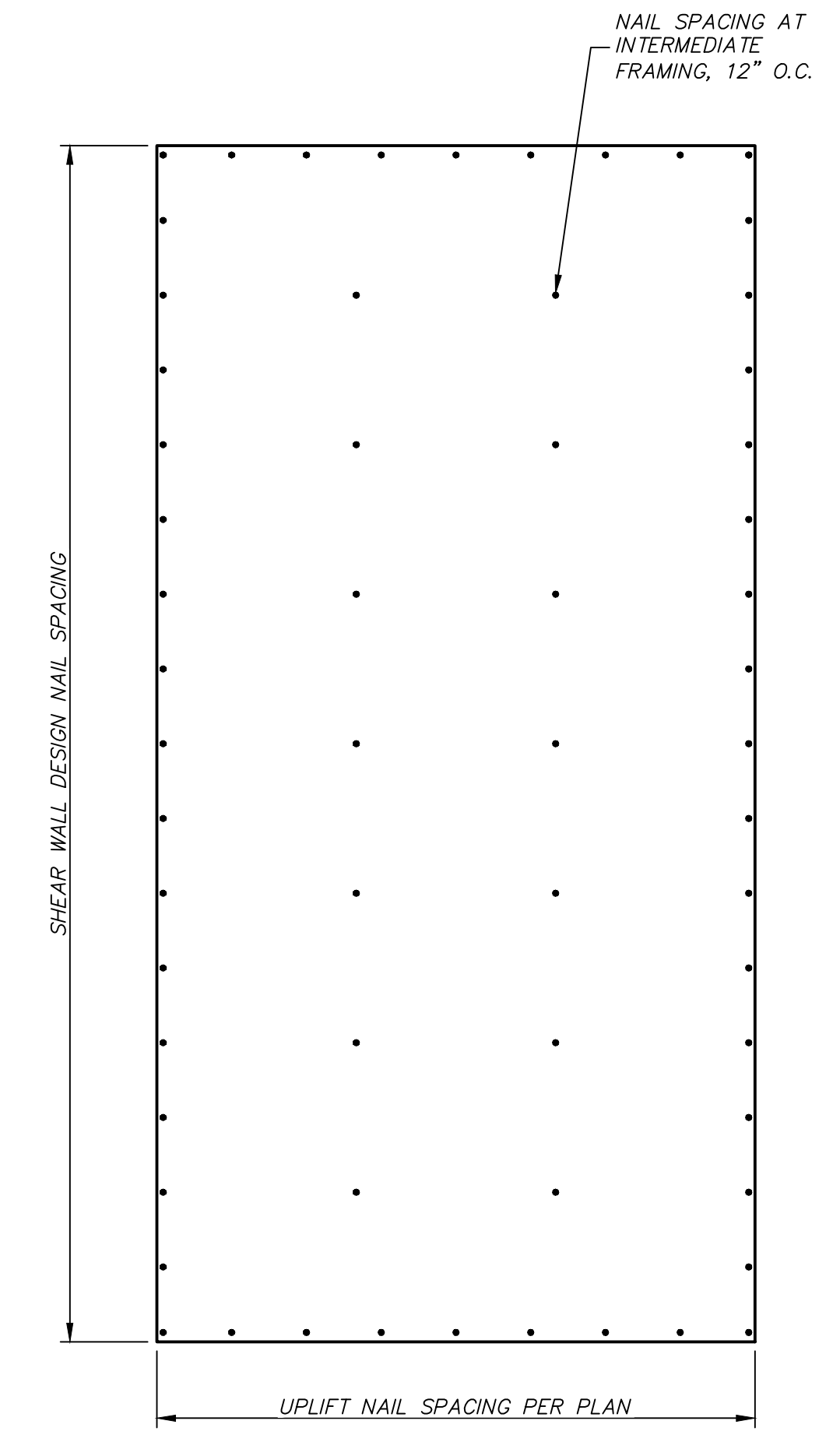
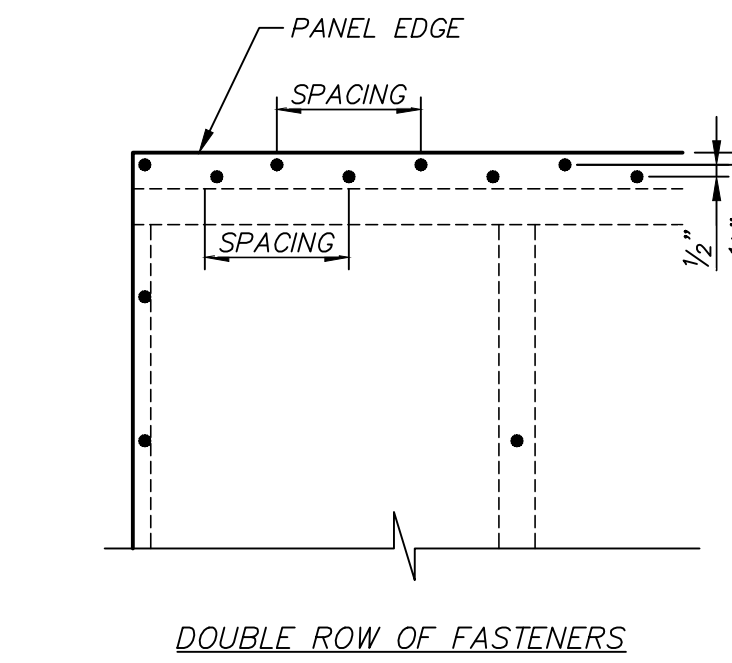
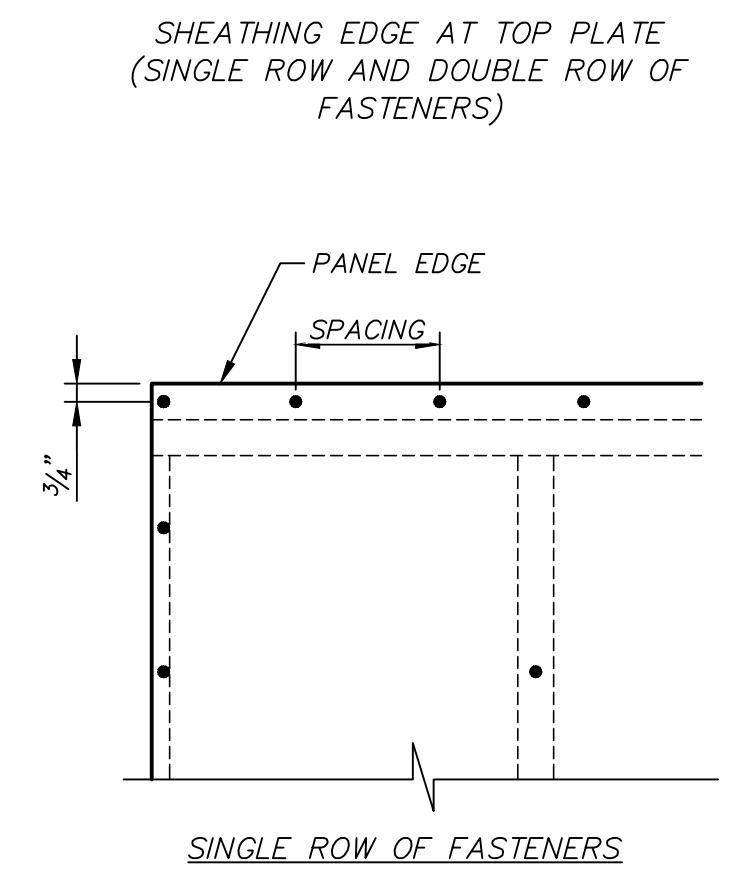
4 DETAIL
S401 NOT TO SCALE



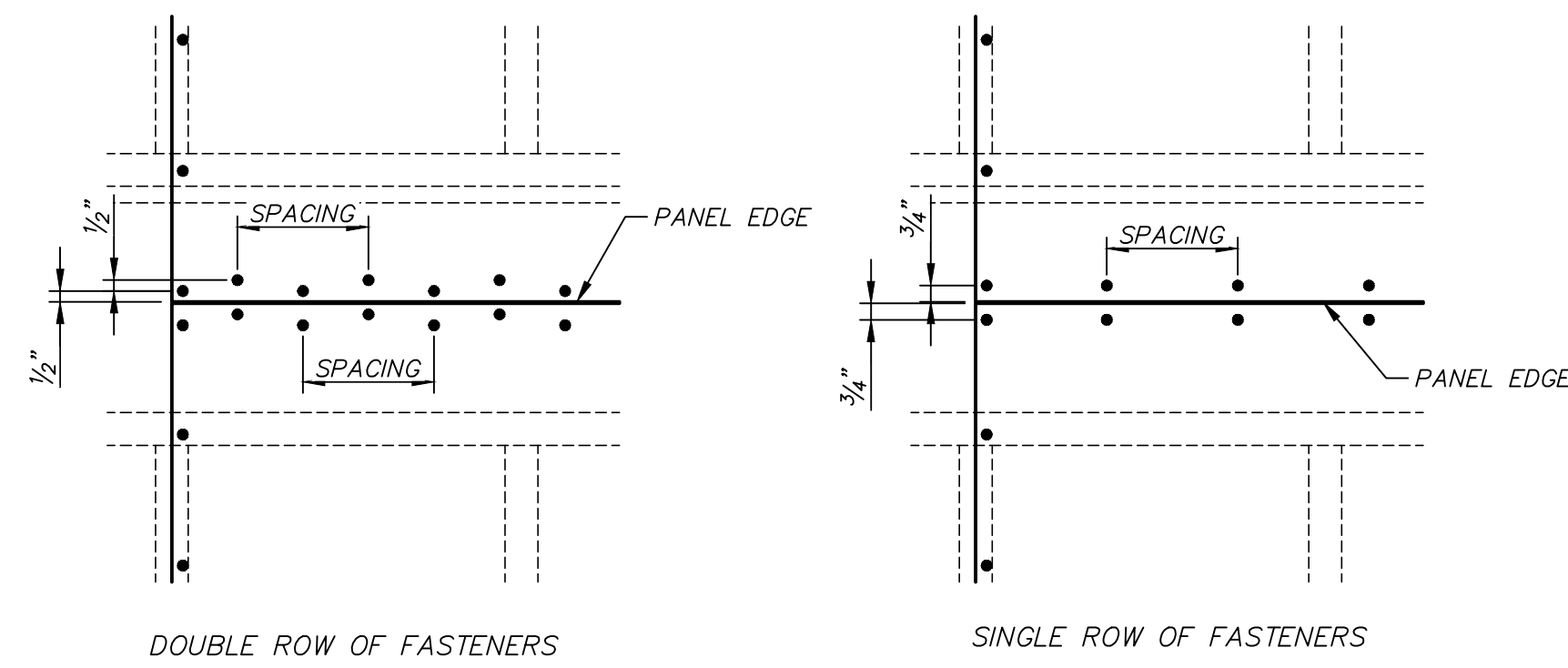
3 PANEL SPLICE OCCURRING ACROSS STUDS
S401 NOT TO SCALE



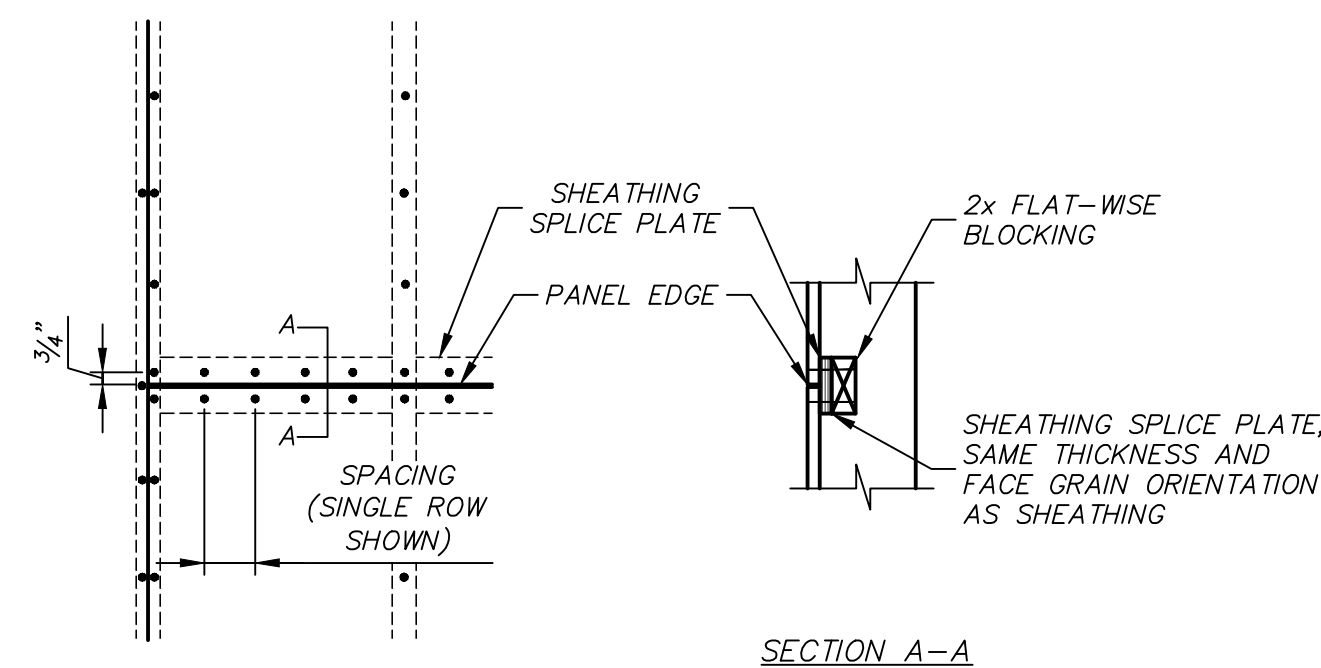
2 DETAIL
S401 NOT TO SCALE



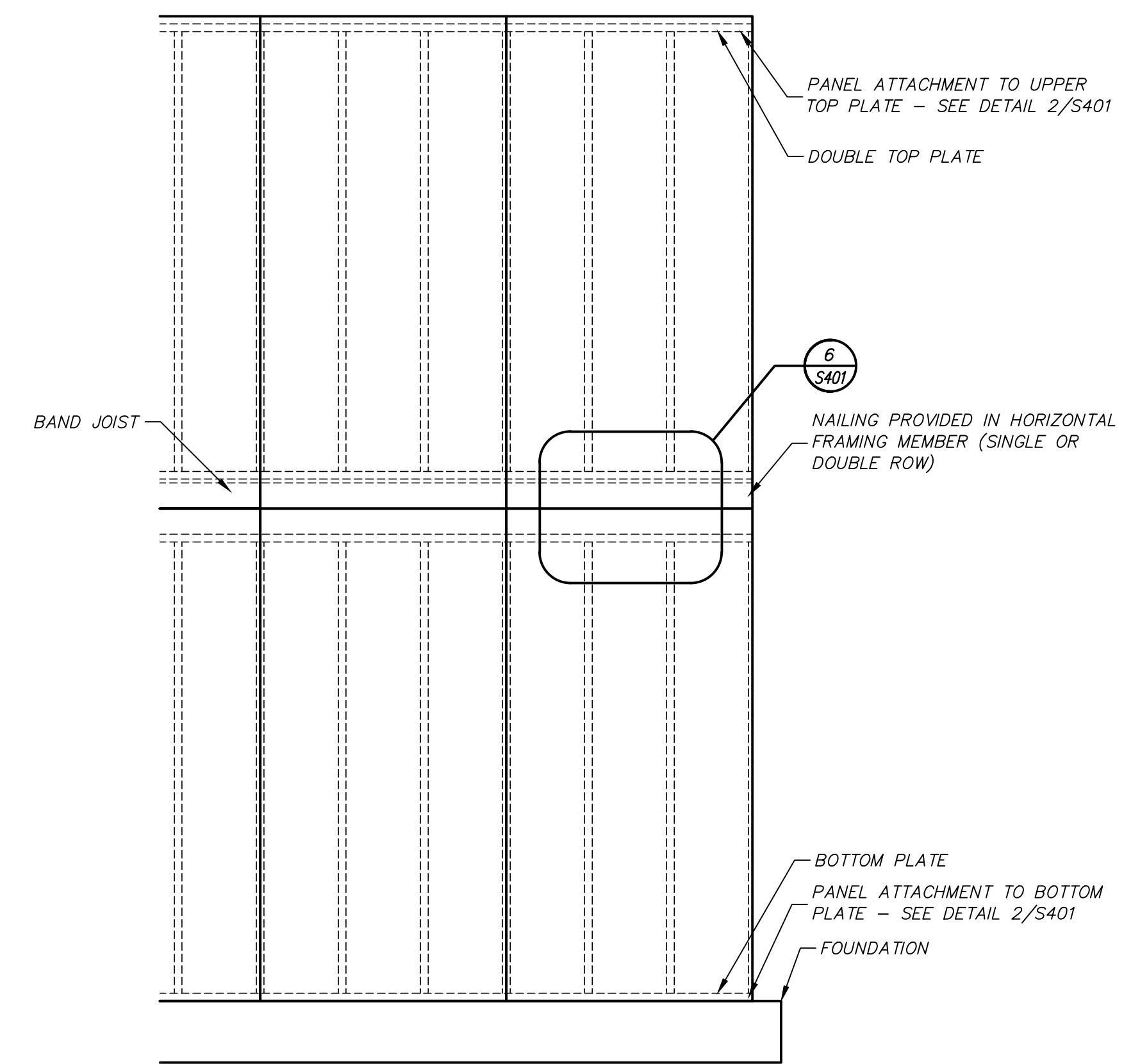
1 PANEL ATTACHMENT
S401 NOT TO SCALE



6 DETAIL
S401 NOT TO SCALE



7 SHEATHING SPLICE PLATE (ALTERNATE DETAIL)
S401 NOT TO SCALE



5 PANEL SPLICE OCCURRING OVER HORIZONTAL FRAMING MEMBER
S401 NOT TO SCALE



REV.	DATE	ISSUED FOR PERMIT	DESCRIPTION
0	10-04-2018		

**JOHNSON RESIDENCE
ADDITIONS AND RENOVATIONS
701 SCHOONER COURT
HILTON HEAD ISLAND, SC**

STRUCTURAL DETAILS

DRAWN BY:	JTB
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	10-04-2018
SCALE:	AS SHOWN
JOB No.	2018-0501
DRAWING No.	S401

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: Schooner Court

DRB#: DRB-002516-2018

DATE: November 2, 2018

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

No comments.



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: Sandra Craig Company: Tower Engineering Professionals
 Mailing Address: 10700 Sikes Place, Suite 360 City: Charlotte State: NC Zip: 28277
 Telephone: 980-202-5892 Fax: _____ E-mail: swcraig@tepgroup.net
 Project Name: Marriott Grande Ocean Project Address: 51 South Forest Beach Drive Hilton Head Island, SC 29928
 Parcel Number [PIN]: R4500250085D
 Zoning District: _____ Overlay District(s): _____

**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.

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.

Sandra Craig
SIGNATURE

10/24/18
DATE



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

MARRIOTT GRANDE OCEAN

SITE ADDRESS

51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY
LATITUDE: 32° 08' 11.42" N
LONGITUDE: 80° 45' 43.66" W



DRIVING DIRECTIONS

FROM CHARLOTTE OFFICE:

1. Depart Research Dr toward NC-24 W / W WT Harris Blvd. 0.4 mi
2. Turn left onto NC-24 E / W WT Harris Blvd. 0.3 mi
3. Take ramp right for I-85 South toward Charlotte. 5.8 mi
4. At exit 38, take ramp right for I-77 South / US-21 South toward Columbia / Hospital. Entering South Carolina. 104.6 mi,
5. Take ramp left for I-26 East toward Charleston. 52.8 mi
6. At exit 169A, take ramp right for I-95 South toward Savannah. 77.8 mi
7. At exit 8, take ramp right for US-278 toward Hilton Head Is / Hardeeville. 0.2 mi
8. Turn left onto US-278 / Independence Blvd. Toll road. 26.6 mi
9. At roundabout, take 2nd exit onto SC-80 E / Pope Ave. 1.2 mi
10. At roundabout, take 1st exit onto SC-243 / S Forest Beach Dr. 0.6 mi
11. Arrive at SC-243 / S Forest Beach Dr.

MUNICIPALITY:
BEAUFORT COUNTY

STATE:
SOUTH CAROLINA

TOWER TYPE:
EXISTING BUILDING ROOFTOP

BUILDING HEIGHT:
57.6' AGL

NUMBER OF CARRIERS:
1 PROPOSED

USE:
ROOFTOP PLATFORM AND UNMANNED TELECOMMUNICATIONS EQUIPMENT

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (678) 533-3928
ATTN.: KEITH MARKLAND

PROJECT SUMMARY

DEVELOPER
VERIZON WIRELESS
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262
PHONE: (704) 577-8785
ATTN: MICHAEL HAVEN

POWER COMPANY
SCE&G
PHONE: (800) 251-7234
ATTN.: CUSTOMER SERVICE

TELEPHONE COMPANY
HARGRAY COMMUNICATIONS
PHONE: (843) 686-1138
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
MARRIOTT OWNERSHIP RESORTS, INC.
1200 US HWY 98 SOUTH, STE 40
LAKELAND, FL 33801
PHONE: (941) 688-7700
ATTN.: STEPHEN WITHERS

CONTACTS

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	7
N1	GENERAL NOTES	0
C1	OVERALL SITE PLAN	0
C2	ROOFTOP LAYOUT PLAN	2
C3	PLATFORM LAYOUT PLAN	1
C4	CABLING AND ANTENNA DETAILS	1
C5	BUILDING ELEVATION	2
C6	MISCELLANEOUS DETAILS	2
S1	PLATFORM FRAMING PLAN	1
S2	PLATFORM ELEVATIONS	1
S3	PLATFORM STEEL CONNECTION DETAILS	0
S4	PLATFORM STEEL CONNECTION DETAILS	0
S5	PLATFORM STEEL CONNECTION DETAILS	1
S6	STEALTH CHIMNEY MODIFICATION DETAILS	3
S7	STEALTH CHIMNEY MODIFICATION DETAILS	3
S8	STEALTH CHIMNEY MODIFICATION DETAILS	3
E1	ELECTRICAL NOTES	3
E2	UTILITY SERVICE ROUTING PLAN	2
E3	PLATFORM CONNECTION SERVICE	2
E4	PLATFORM H-FRAME DETAIL	2
E5	ELECTRICAL SINGLE-LINE DIAGRAM	3
E6	PANEL SCHEDULE	0
E7	GROUNDING NOTES	1
E8	GROUNDING PLAN	2
E9	PLATFORM GROUNDING PLAN	1
E10	GROUNDING DETAILS	0

SHEET INDEX

BEAUFORT COUNTY PLANNING DEPARTMENT
100 RIBAUT ROAD, RM 115
BEAUFORT, SC 29910
PHONE: (843) 255-2170
ATTN.: TAMEKIA JUDGE

PERMIT INFORMATION

NOTE:
SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL 4500250085D DATED 09/29/1986.



PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

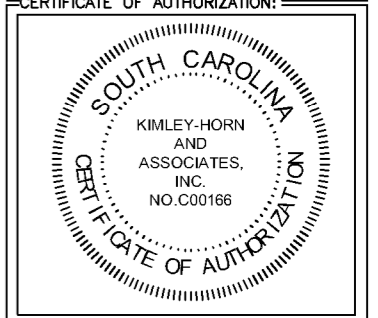
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
11/05/18

ISSUED FOR:
CONSTRUCTION

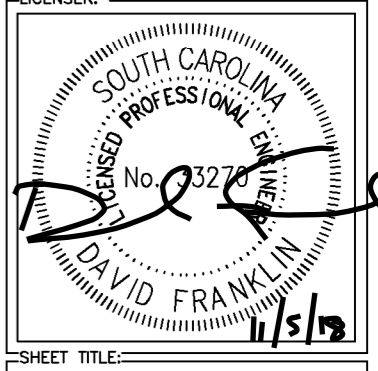
REV.: DATE: ISSUED FOR: BY:

4	04/12/18	CONSTRUCTION	DMF
5	04/24/18	CONSTRUCTION	DMF
6	08/06/18	CONSTRUCTION	DMF
7	11/05/18	CONSTRUCTION	DMF



CERTIFICATE OF AUTHORIZATION:

DRAWN BY: CLS | CHK.: KRM | APV.: DMF



SHEET TITLE:
COVER SHEET

SHEET NUMBER: T1 | **REVISION:** 7
018985679

K:\ATL_Wireless\000_Verizon\2016 Sites\Marrriot Grande Ocean\CAD\CD\Rev7\MarrriotGrandeOcean-CD_Rev7.dwg November 5, 2018 1:50 PM by: xavier.davis

K:\ATL_Wireless\000_Verizon\2016_Sites\Marrriot Grande Ocean\CAD\CD\rev1\MarrriotGrandeOcean-CDrev1.dwg July 10, 2017 12:33 PM by: kelly.glynn

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 ANTENNA CABLE AND CONDUIT RUNS SHOWN ON ROOF PLAN ARE DIAGRAMMATIC. CONTRACTOR/ INSTALLER SHALL COORDINATE ROUTING IN FIELD WITH PROPERTY OWNER AND VERIZON PRIOR TO CONSTRUCTION. CONTRACTOR TO OBTAIN (AND/ OR CONFIRM) ANTENNA MAKE AND MODEL INFORMATION FROM VERIZON WIRELESS CONSTRUCTION MANAGER.
- 1.06 CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION OF EXISTING BUILDING COLUMNS (AND/ OR LOAD BEARING WALLS) IN LOCATION OF PROPOSED STRUCTURAL STEEL EQUIPMENT PLATFORM.
- 1.07 DIMENSIONS AND INFORMATION SHOWN RELATIVE TO EXISTING STRUCTURE AND CONDITIONS ARE GIVEN AS BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/ OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION TO DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/ OR ENGINEER.
- 1.08 CONTRACTOR TO VERIFY LOCATION OF EXISTING ROOF VENTS AND OTHER EXISTING PENETRATIONS WITH RESPECT TO THE PROPOSED EQUIPMENT PLATFORM. CONTACT THE ENGINEER IMMEDIATELY IF THERE IS A CONFLICT.
- 1.09 PROPOSED PLATFORM AND EQUIPMENT ON THE PLATFORM WILL NOT BE VISIBLE FROM STREET LEVEL.
- 1.10 INSTALLATION AND ROUTE OF CONDUIT FOR POWER AND TELCO ON THE ROOF SHALL BE APPROVED BY THE BUILDING OWNER.

2.00 GENERAL STRUCTURAL NOTES

- 2.01 DESIGN: 2012 INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA AMENDMENTS.
- 2.02 STRUCTURAL STEEL W SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A992 GR. 50. TUBING SHALL CONFORM TO ASTM A-500 GR. B. PIPE SHALL CONFORM TO ASTM A53 GR. B. CHANNELS AND ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED.
- 2.03 ALL DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, LATEST EDITION.
- 2.04 WELDING SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1 ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
- 2.05 UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS MADE WITH 3/4" DIAMETER HIGH STRENGTH BOLTS (ASTM A325-X).
- 2.06 CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE.
- 2.07 HOT DIP GALVANIZE ALL STRUCTURAL STEEL, GRATING, HANDRAILS, AND HARDWARE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH GALVANIZING PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO THE LATEST VERSION OF ASTM A780-93A.
- 2.08 GALVANIZED STEEL SUBJECTED TO FIELD WELDING FOR STRUCTURAL CONNECTIONS SHALL BE PROPERLY PREPARED FOR A MINIMUM DISTANCE OF 1 INCH FROM THE WELD. APPROVED METHODS OF PREPARATION INCLUDE USING SUITABLE MASKING MATERIALS PRIOR TO GALVANIZING IN THE SHOP OR GRINDING THE COATING OFF IN THE FIELD. AFTER WELDING, APPLY EPOXY ZINC COATING SYSTEM SHERWIN-WILLIAMS AEROSOL ZINC CLAD 5 OR ENGINEER APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS.
- 2.09 CONTRACTOR / STEEL FABRICATOR SHALL VERIFY ALL DIMENSIONS, EXISTING COLUMN LOCATIONS, AND LOAD BEARING COLUMNS AS REQUIRED BEFORE FABRICATION OF ANY STEEL.
- 2.10 CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- 2.11 ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
- 2.12 CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES/TUBES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- 2.13 CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.
- 2.14 AT THE CONTRACTORS OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
- 2.15 GRATING SHALL BE 1 1/4" X 3/8" MCNICHOLS (OR APPROVED EQUAL). GRATING TO BE ATTACHED TO THE STRUCTURAL STEEL PLATFORM FRAMING USING STANDARD GRATING CLIPS IN ACCORDANCE WITH GRATING MANUFACTURERS' STANDARDS AND RECOMMENDATIONS.

3.00 ROOFING NOTES

- 3.01 ALL WORK RELATED TO CUTTING AND PATCHING OF EXISTING ROOFING WHICH ARE REQUIRED FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE PERFORMED BY A LICENSED ROOFING CONTRACTOR APPROVED AS A "CERTIFIED APPLICATOR" BY THE ISSUER OF THE EXISTING ROOFING WARRANTY(S), PROVIDE PROOF OF LICENSE, AND CERTIFICATION. ALL ROOFING AND PENETRATIONS SHALL BE PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE NCRA ROOFING AND WATERPROOFING MANUAL.
- 3.02 THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL PROVISIONS OF THE EXISTING ROOF WARRANTY(S) TO ENSURE THAT ANY AND ALL WARRANTIES REMAIN IN EFFECT FOR THEIR FULL WRITTEN DURATION. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE ROOFING WARRANTY ISSUER HAS BEEN PROPERLY NOTIFIED OF THE PROPOSED WORK AND ALL PRE-CONSTRUCTION OR FOLLOW-UP INSPECTIONS REQUIRED BY THE WARRANTY ISSUER HAVE BEEN MADE.
- 3.03 THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION DURING DEMOLITION AND CUTTING OR PATCHING OF THE ROOF. DO NOT PERFORM ANY ROOFING UNDER CONDITIONS OF INCLEMENT WEATHER.
- 3.04 DO NOT APPLY ROOFING MEMBRANE TO DAMP DECK SURFACES. DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR SUN DAMAGE IN QUANTITIES GREATER THAN CAN BE WEATHERPROOFED THE SAME DAY.
- 3.05 PATCHING OF EXISTING ROOFING SHALL EXTEND 36" BEYOND AREA AFFECTED BY THE NEW WORK TO ENSURE ADEQUATE WATERTIGHT INTERFACE WITH EXISTING ROOFING. REPLACE EXISTING INSULATION WITH NEW INSULATION TO MATCH EXISTING IN TYPE, THICKNESS AND SLOPE. ALL NEW MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING AND SHALL BE OF SIMILAR ROOF SYSTEM TYPE.
- 3.06 ALL PENETRATIONS THROUGH EXISTING FLOORS, WALLS AND ROOF SLABS FOR ELECTRICAL CONDUITS, PIPES, ETC. REQUIRED AS PART OF THIS WORK SHALL BE PATCHED WITH UL APPROVED FIRE STOPPING CAULKING AS MANUFACTURED BY 3M (OR APPROVED EQUAL).



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

07/10/17

ISSUED FOR:

CONSTRUCTION

REV.: -DATE: ISSUED FOR: BY:

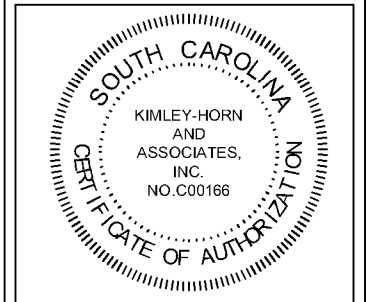
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CONSULTANT:



2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

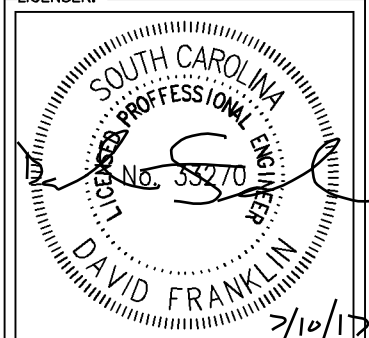
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DRAWN BY: -CHK.: -APV.:

KAG	KRM	DMF
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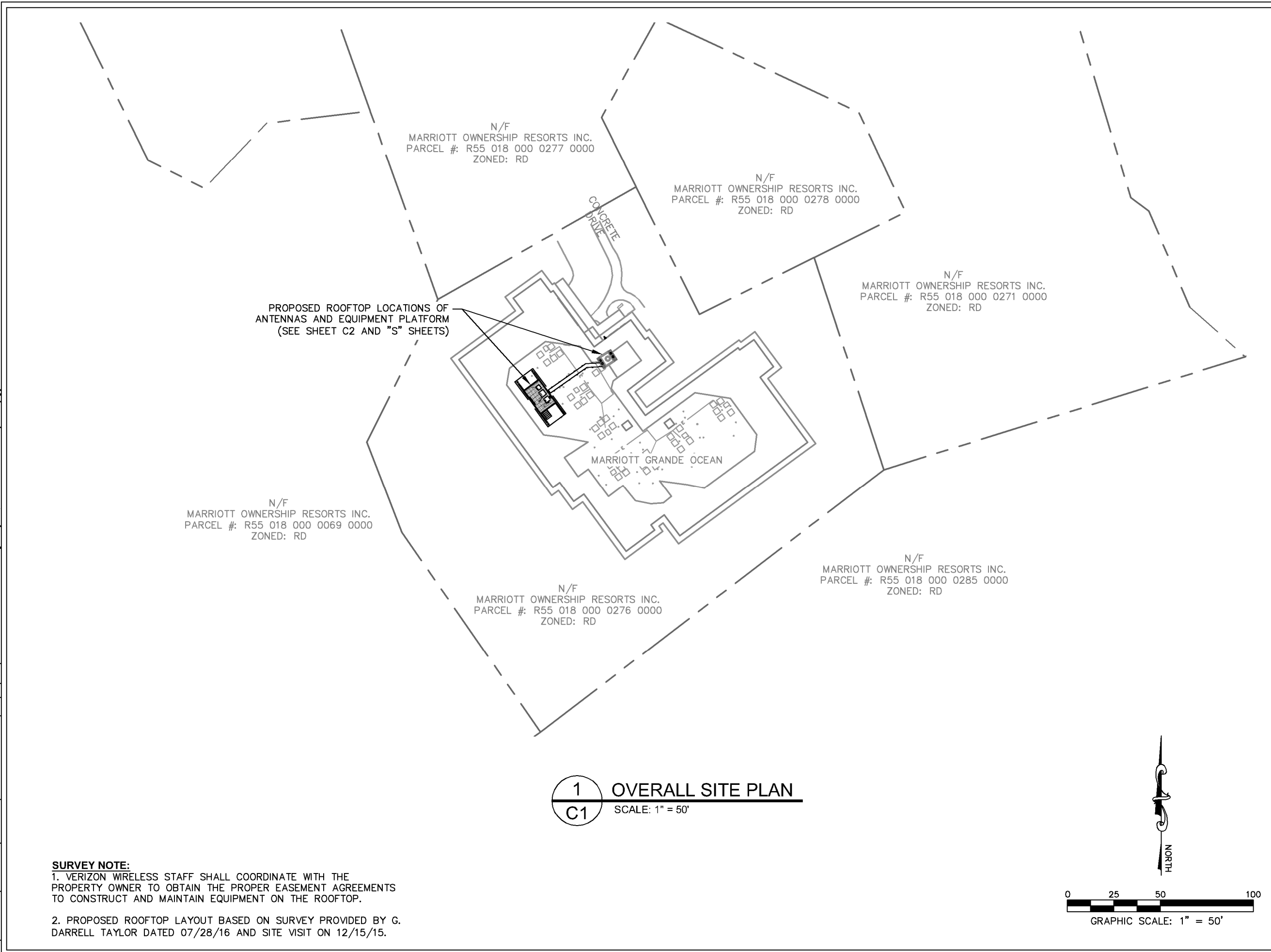
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GENERAL
NOTES

SHEET NUMBER: REVISION:

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PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:

07/10/17

ISSUED FOR:

CONSTRUCTION

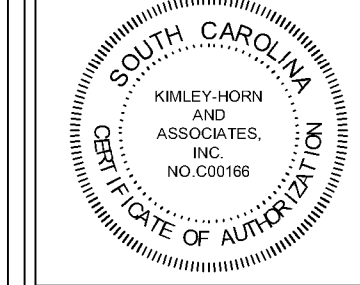
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REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	DMF

CONSULTANT:

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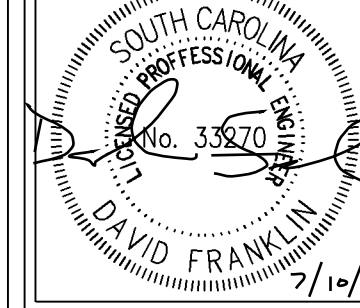
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KAG	KRM	DMF
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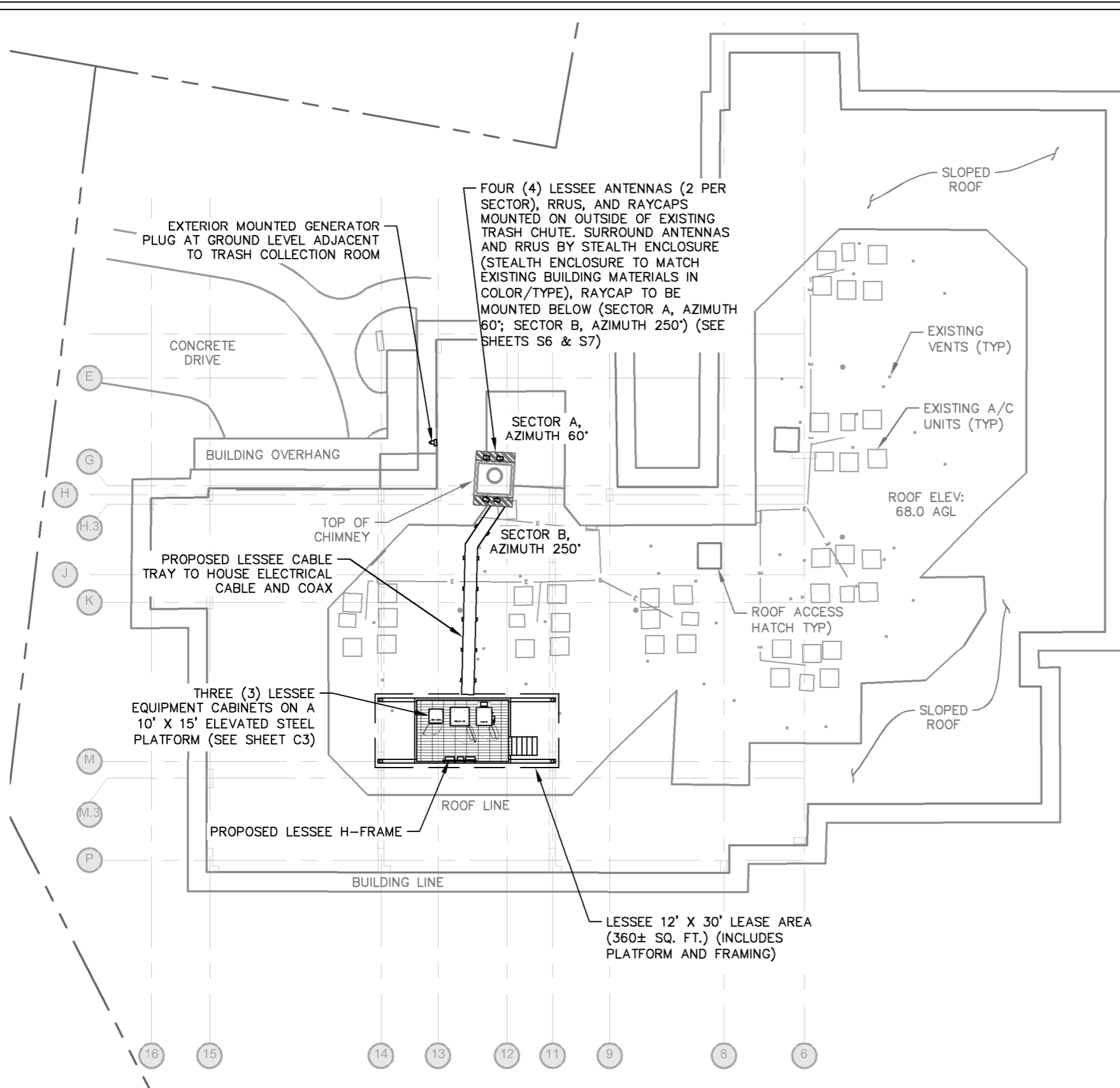
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OVERALL SITE PLAN

SHEET NUMBER: -REVISION:

C1	0
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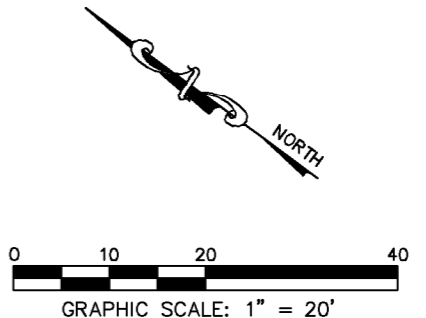
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1 ROOFTOP LAYOUT PLAN
C2 SCALE: 1" = 20'

SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT ON THE ROOFTOP.
2. PROPOSED ROOFTOP LAYOUT BASED ON SURVEY PROVIDED BY G. DARRELL TAYLOR DATED 07/28/16 AND SITE VISIT ON 12/15/15.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) COMMSCOPE RBA72-36 BATTERY CABINET, ONE (1) COMMSCOPE RBA72 RF CABINET, AND ONE (1) ERICSSON RBS 6120 RF CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.



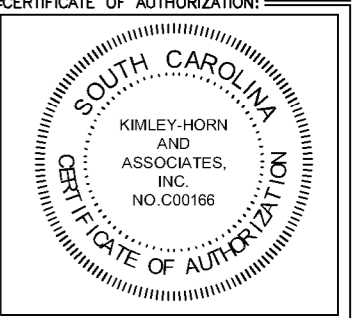
PROJECT INFORMATION:
VERIZON NAME:
 MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:
 11/05/18

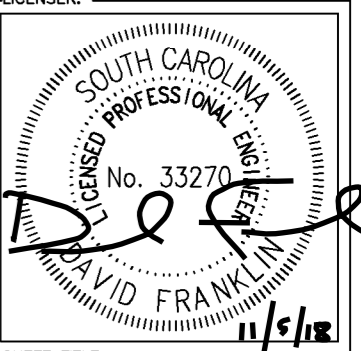
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CONSTRUCTION

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1	08/02/17	CONSTRUCTION	DMF
2	11/05/18	CONSTRUCTION	DMF

CONSULTANT:
Kimley»Horn
 2 SUN COURT, SUITE 450
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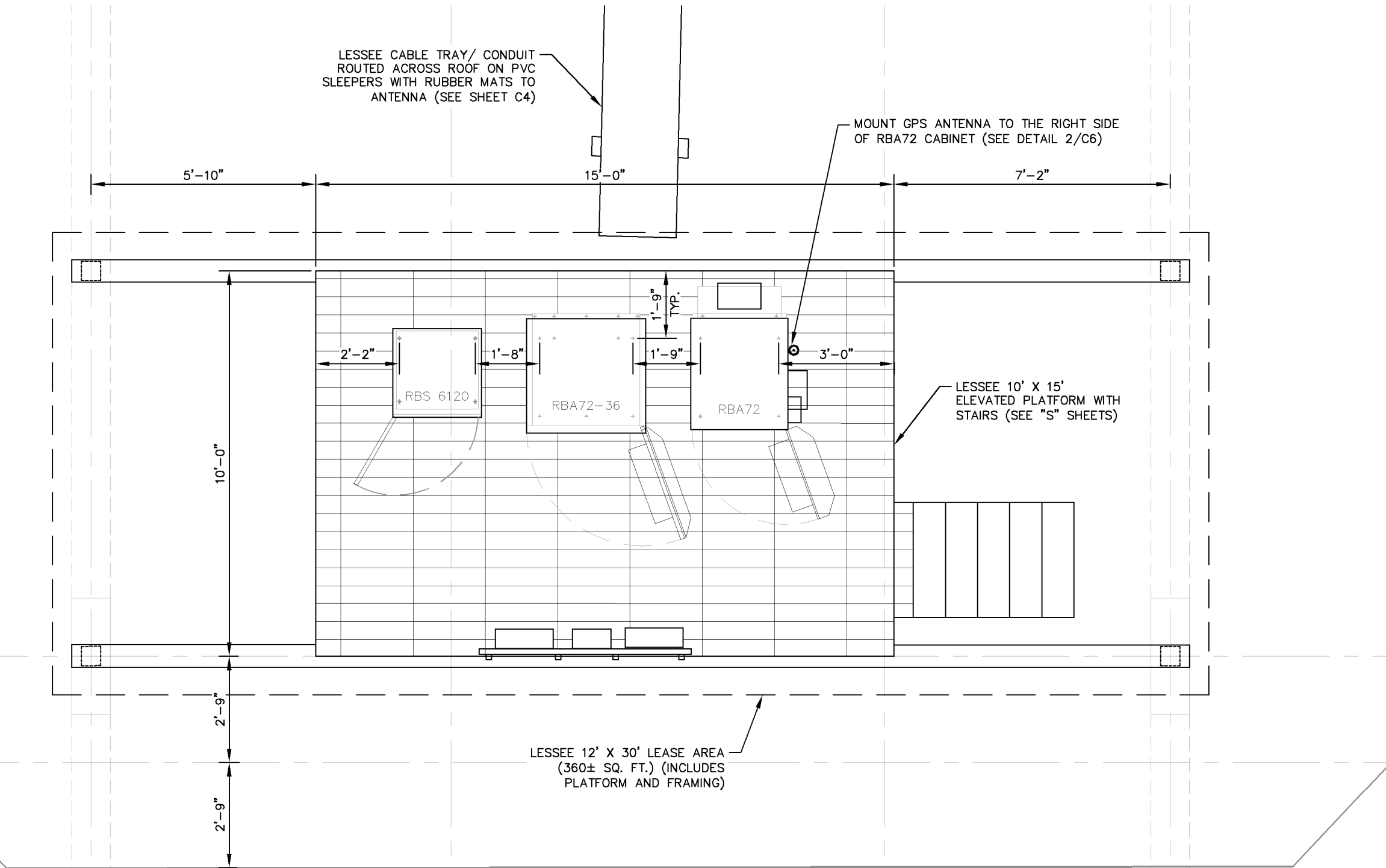
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 DRAWN BY: CHK. APV.:
 CLS KRM DMF



SHEET TITLE:
ROOFTOP LAYOUT PLAN

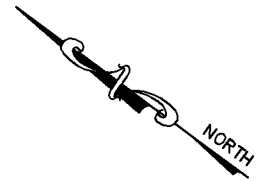
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1 EQUIPMENT LAYOUT PLAN
C3 SCALE: 1" = 3'

EQUIPMENT PAD NOTES:
 1. REFER TO THE ROOFTOP LAYOUT PLAN ON SHEET C2 FOR EQUIPMENT PAD LOCATION AND ORIENTATION.



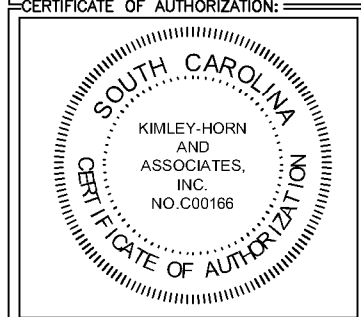
PROJECT INFORMATION:
 VERIZON NAME:
 MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:
 08/02/17

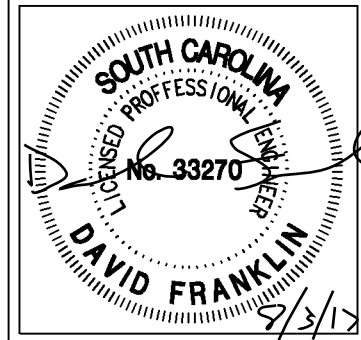
ISSUED FOR:
 CONSTRUCTION

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1	08/02/17	CONSTRUCTION	DMF

CONSULTANT:
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 PEACHTREE CORNERS, GA 30092
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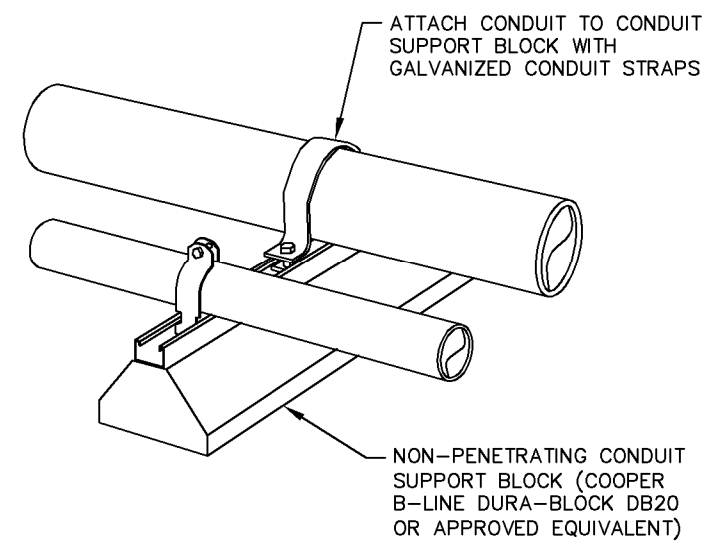


SHEET TITLE:
 EQUIPMENT LAYOUT PLAN

SHEET NUMBER: C3 **REVISION:** 1
 018985106

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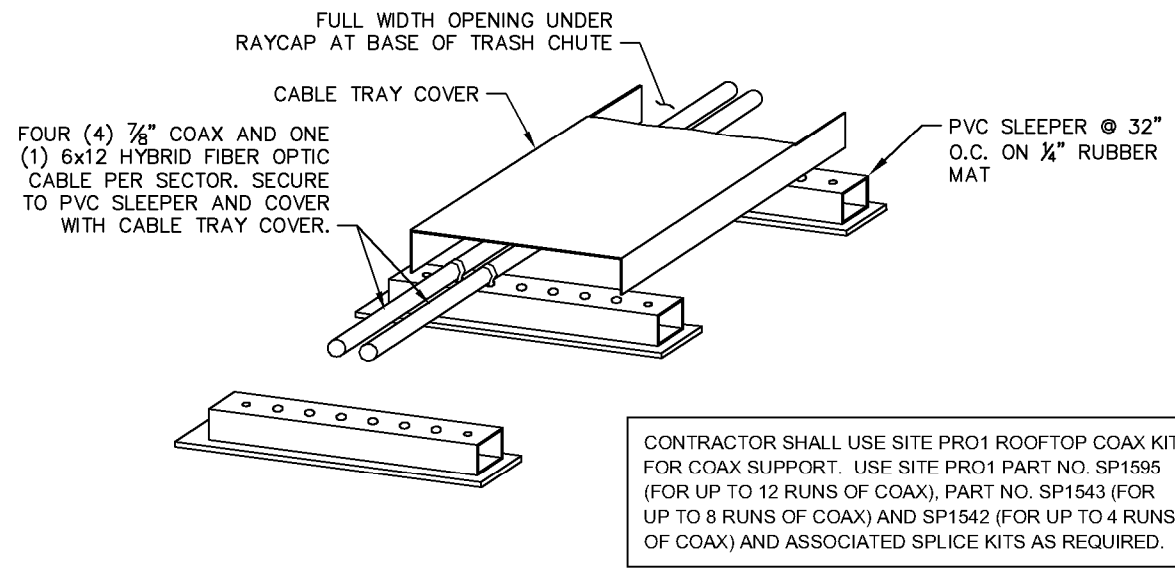
ANTENNA SECTOR	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	COMPOSITION CABLES			TOTAL HYBRID
						LENGTH	COAX QTY	COAX SIZE	
SECTOR A	60°	0°	850	-	-	-			2
	60°	0°	1900	(0) ANDREW/ SBNHH-1D65C	RRUS32 OR RRUS12/A2				
	60°	0°	2100	(1) ANDREW/ SBNHH-1D65C	RRUS32 OR RRUS12/A2	33'±			
	60°	0°	700	(1) ANDREW/ SBNHH-1D65C	RRUSB13/A2	33'±			
SECTOR B	250°	0°	850	-	-	-			
	250°	0°	1900	(0) ANDREW/ SBNHH-1D65C	RRUS32 OR RRUS12/A2				
	250°	0°	2100	(1) ANDREW/ SBNHH-1D65C	RRUS32 OR RRUS12/A2	33'±			
	250°	0°	700	(1) ANDREW/ SBNHH-1D65C	RRUSB13/A2	33'±			



1 ANTENNA SCHEDULE
C4 NO SCALE

- ANTENNA NOTE:**
- CONTRACTOR TO INSTALL ANY NECESSARY RF BARRIERS AS REQUIRED BY VERIZON WIRELESS PER FCC GUIDELINES TO MINIMIZE ACCESS/ EXPOSURE TO ANTENNAS.
 - ALSO INSTALL ANY RAYCAP BOXES AS NECESSARY. FOR ANALYSIS, OR LEASING PURPOSES, FOUR (4) FUTURE 7/8" COAX CABLES SHALL BE CONSIDERED.
 - VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO CONSTRUCTION.

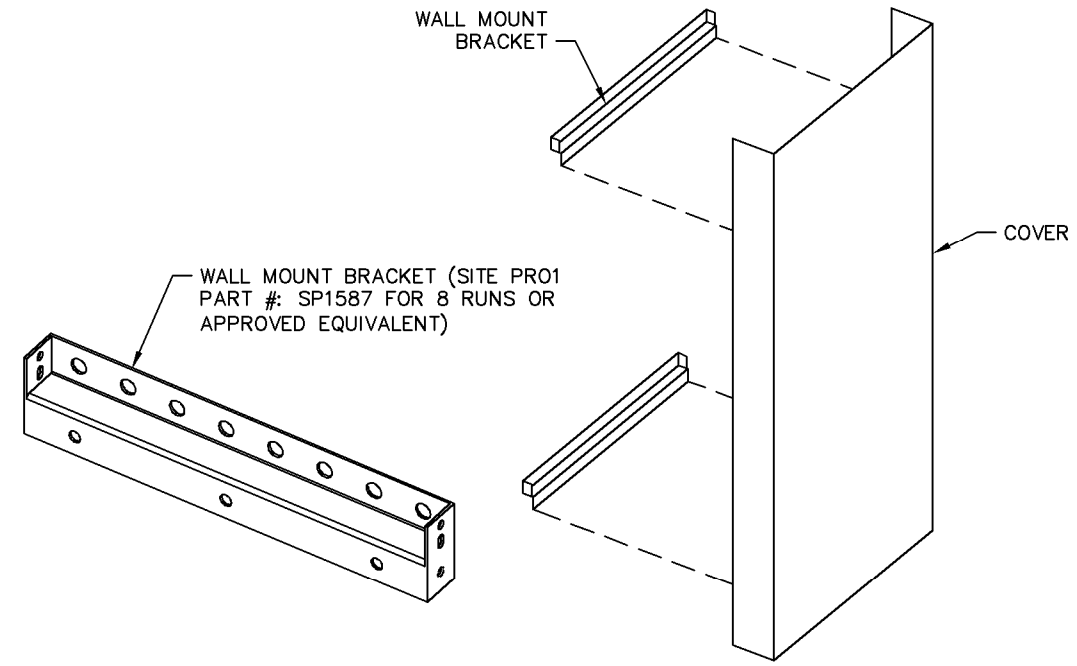
NOTE:
CABLE TRAY COVERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION PROCEDURES AND INSTRUCTIONS FOR HIGH WIND CONDITIONS. THIS INCLUDES CONNECTOR TYPES AND SPACINGS.



2 CABLE SUPPORT ON ROOF
C4 NO SCALE

4 ROOFTOP CONDUIT SUPPORT
C4 NO SCALE

CONTRACTOR SHALL USE SITE PRO1 WALL MOUNT COVERED COAX KIT FOR COAX SUPPORT. USE SITE PRO1 PART NO. WMC12 (FOR UP TO 12 RUNS OF COAX), PART NO. WMC8 (FOR UP TO 8 RUNS OF COAX) AND WMC4 (FOR UP TO 4 RUNS OF COAX).



3 CABLE SUPPORT UP CHIMNEY
C4 NO SCALE



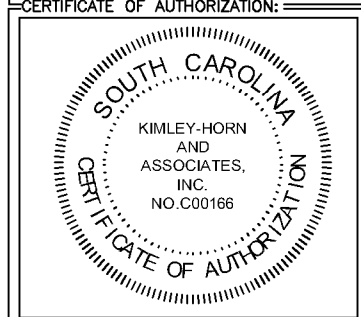
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
08/02/17

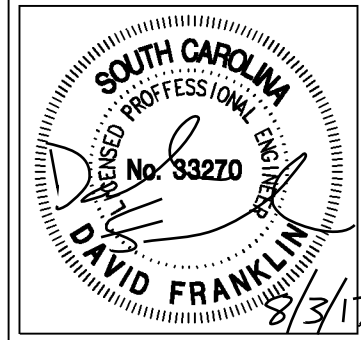
ISSUED FOR: CONSTRUCTION

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1	08/02/17	CONSTRUCTION	DMF

CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166



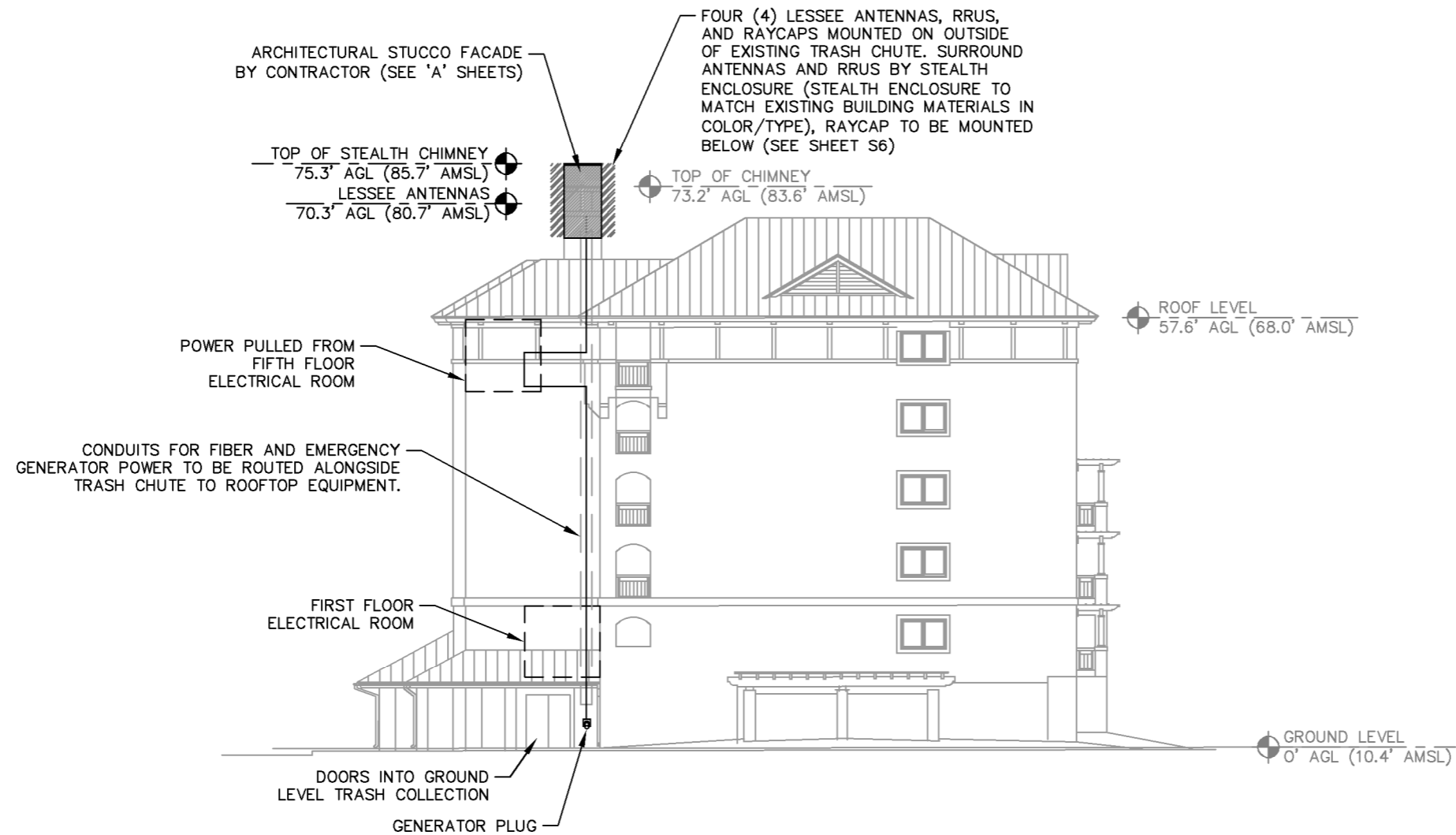
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KAG KRM DMF



SHEET TITLE:
CABLING AND ANTENNA DETAILS

SHEET NUMBER: C4 REVISION: 1
018985106

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2 NORTH ELEVATION
C5 NO SCALE

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

11/05/18

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

0	07/10/17	CONSTRUCTION	DMF
1	04/12/18	CONSTRUCTION	DMF
2	11/05/18	CONSTRUCTION	DMF

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

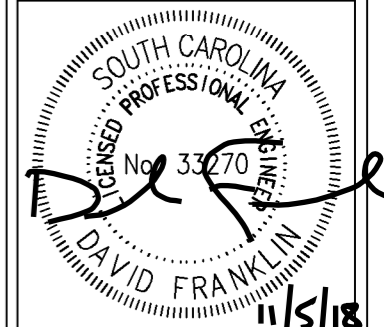
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CLS KRM DMF

LICENSER:



SHEET TITLE:

BUILDING
ELEVATION

SHEET NUMBER: REVISION:

C5

2

018985679

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/24/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

0	07/10/17	CONSTRUCTION	DMF
1	08/09/17	CONSTRUCTION	DMF
2	08/24/17	CONSTRUCTION	DMF

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APV.:

KAG KRM DMF

LICENSER:



SHEET TITLE:

MISCELLANEOUS
DETAILS

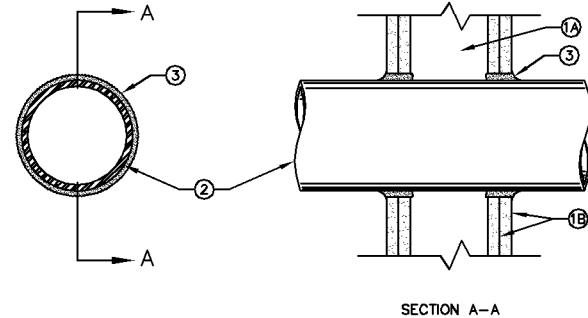
SHEET NUMBER: REVISION:

C6

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018985106

System No. WL1001
(Formerly System No. 147)
F Ratings—1,2,3 and 4 Hr (see Items 2 and 3)
T Ratings—0,1,2,3, and 4 Hr (See Item 3)
L Rating At Ambient—less than 1 CFM/sq ft (See Item 3)
L Rating At 400 F—less than 1 CFM/sq ft (See Item 3)



- Wall Assembly—The 1,2,3, or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the Individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs—Wall framing may consist of either wood studs (max 2 h fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
 - Wallboard, Gypsum*—Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 13-1/2 in.
- Pipe or Conduit—Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe, nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) Class 50 (or heavier) ductile iron pressure pipe, nom 6 in. diam (or smaller) steel conduit, nom 4 in. diam (or smaller) steel electrical metallic tubing or Type L or (or heavier) copper tubing or nom 1 in. diam (or smaller) flexible steel conduit. When copper pipe or flexible steel conduit is used, max F Rating of firestop system (Item 3) is 2 h. Steel pipes or conduits larger than nom 4 in. diam may only be used in walls constructed using steel channel studs. A max of one pipe or conduit is permitted in the firestop system. Pipe or conduit to be installed near center of stud cavity width and to be rigidly supported on both sides of wall assembly.
- Fill, Void or Cavity Material*—Caulk—Caulk fill material installed to completely fill annular space between pipe or conduit and gypsum wallboard and with a min 1/4 in. diam bead of caulk applied to perimeter of pipe or conduit at its egress from the wall. Caulk installed symmetrically on both sides of wall assembly. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

Max Pipe or Conduit Diam, in	Annular Space, in	F Rating, Hr	T Rating, Hr
1	0 to 3/16	1 or 2	0+,1 or 2
1	1/4 to 1/2	3 or 4	3 or 4
4	0 to 1/4	1 or 2	0
4	0 to 1-1/2#	1 or 2	0
6	1/4 to 1/2	3 or 4	0
12	3/16 to 3/8	1 or 2	0

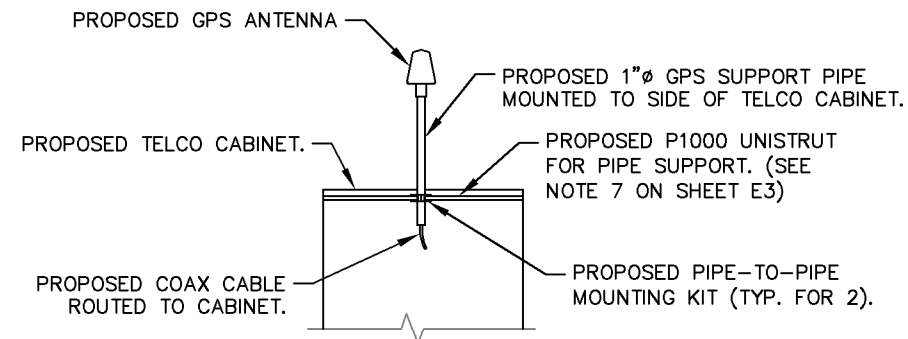
+When copper pipe is used, T Rating is 0 h.

#0 to 1-1/2 in. annular space applies only when Type CP-25 WB+ caulk is used.
Minnesota Mining & Mfg. Co.—Types CP-25 S/L, CP-25 N/S, CP-25 WB, CP-25 WB+.
(Note: L Ratings apply only when Type CP-25 WB+ caulk is used.)

*Bearing the UL Classification Marking

NOTES:

- CONTRACTOR TO SUPPLY ALL MATERIALS UNLESS OTHERWISE NOTED.
- GPS ANTENNA MUST BE IN A LOCATION TO BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF 4 SATELLITES.
- LOCATION OF ANTENNA MUST BE IN CLEAR VIEW OF THE SKY, WITHOUT ANY OBSTRUCTION OR BLOCKAGE EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.



CONDUIT THROUGH GYP. BOARD

U.L. SYSTEM W-L-1001

NO SCALE

1
C6

GPS ANTENNA ATTACHMENT DETAIL

NO SCALE

2
C6

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/02/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

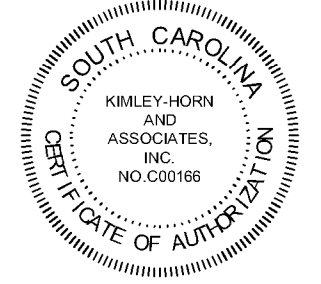
REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	WCE
1	08/02/17	CONSTRUCTION	DMF

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

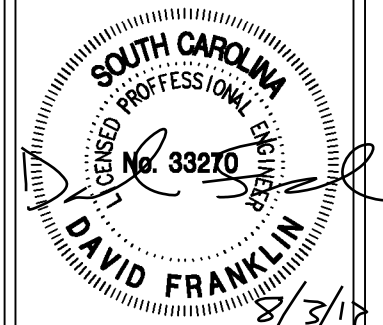
CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APV.:

KAG KRM DMF

LICENSER:



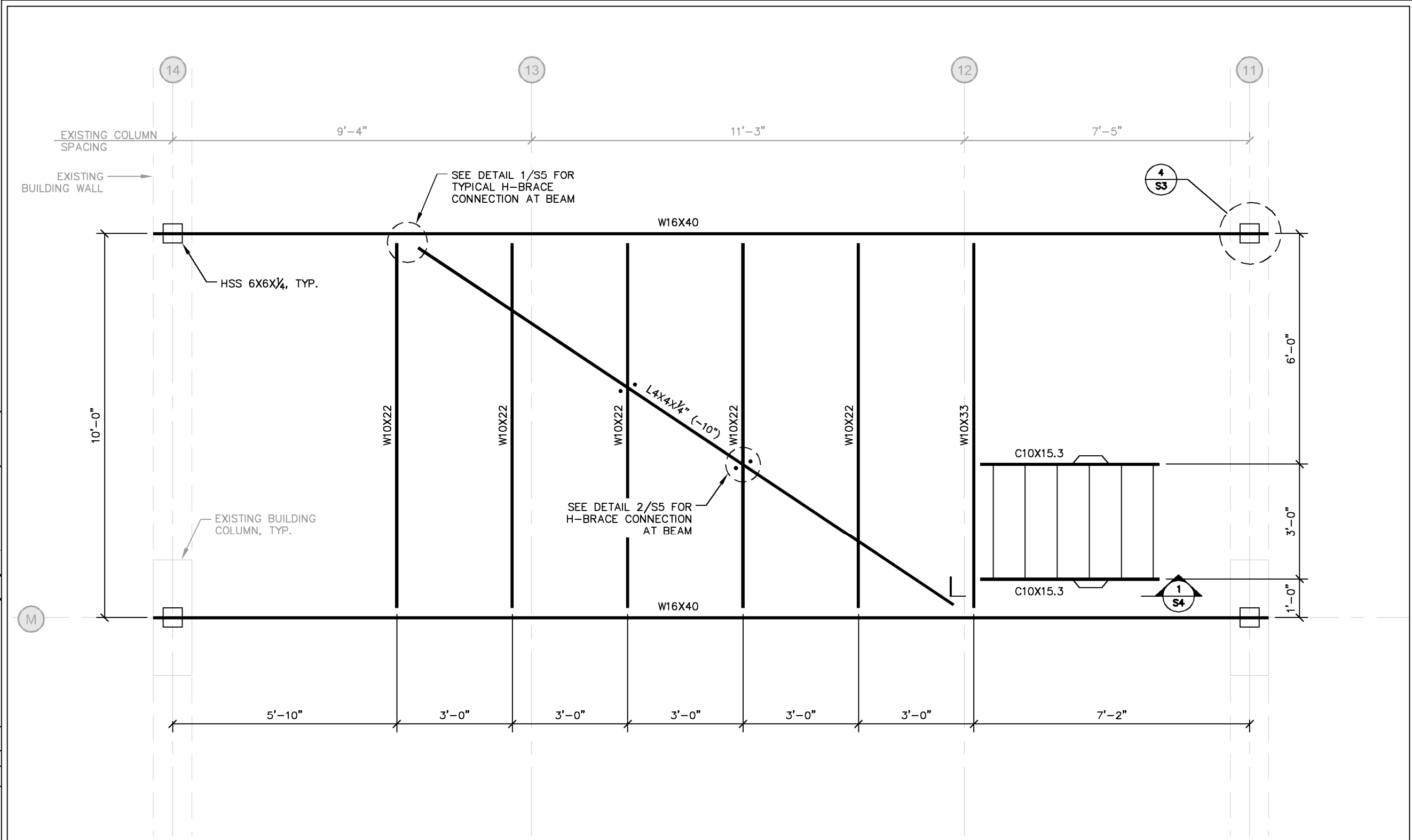
SHEET TITLE:

PLATFORM
FRAMING PLAN

SHEET NUMBER: REVISION:

S1 1
018985106

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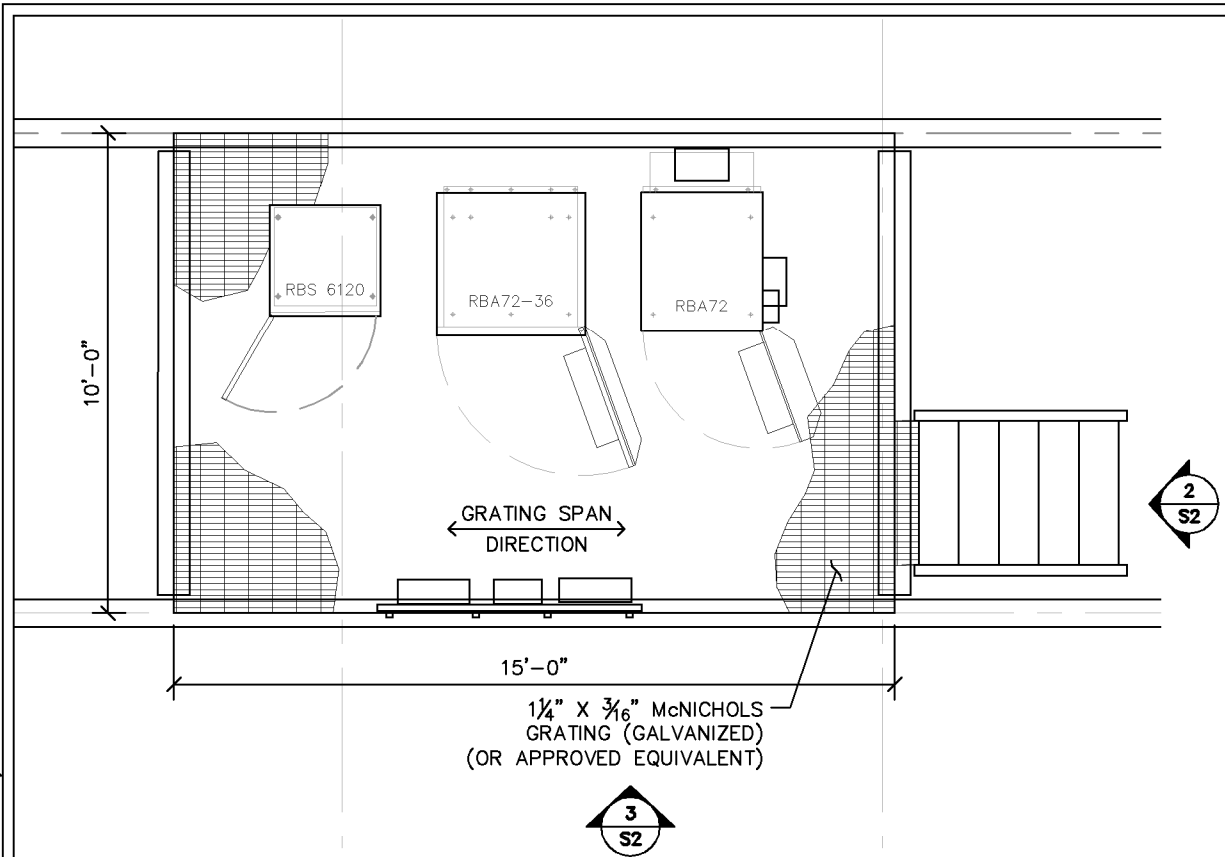
1 PLATFORM FRAMING PLAN
S1
SCALE: 3/8" = 1'-0"
TOS: 61.0" AGL

BEAM CONNECTION KEY

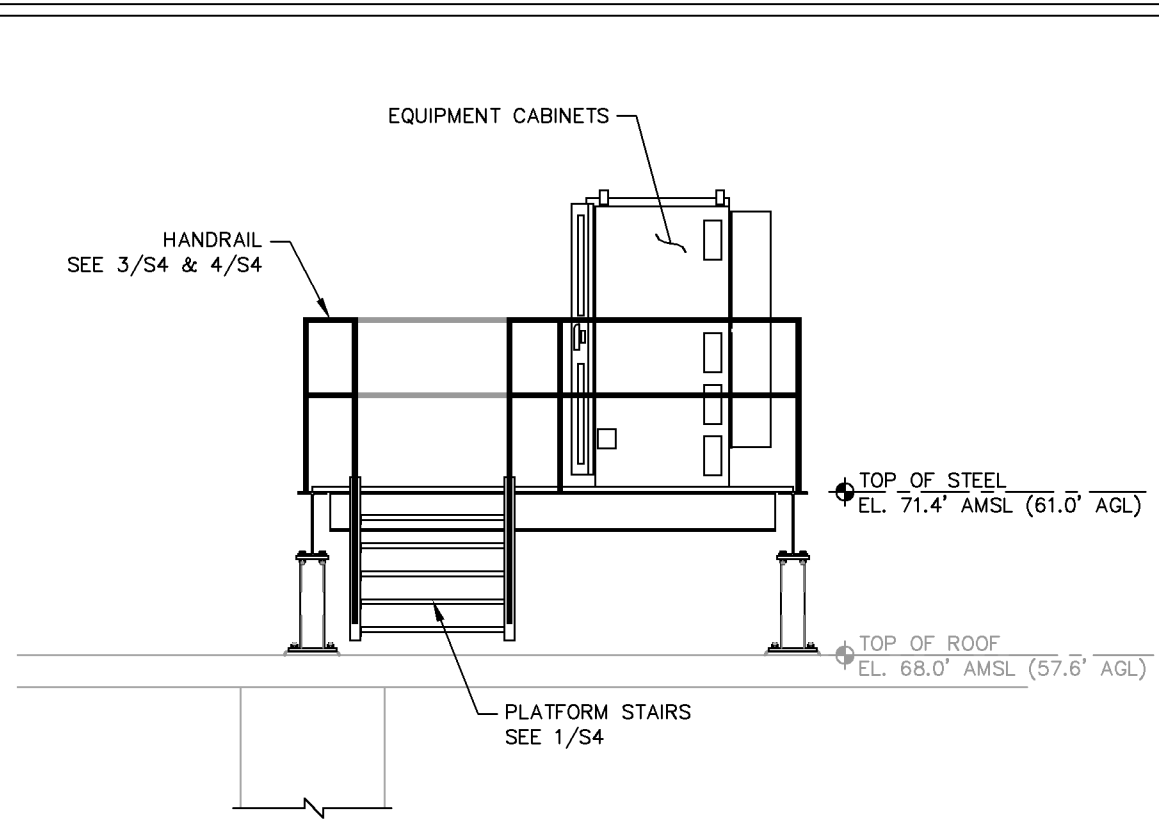
- 1/S3
- 5/S3
- 2/S5

NOTE:
ALL TUBES/WIDE FLANGE MEMBERS DIMENSIONED TO ϕ OF MEMBER. ALL CHANNELS DIMENSIONED TO BACK OF CHANNEL.

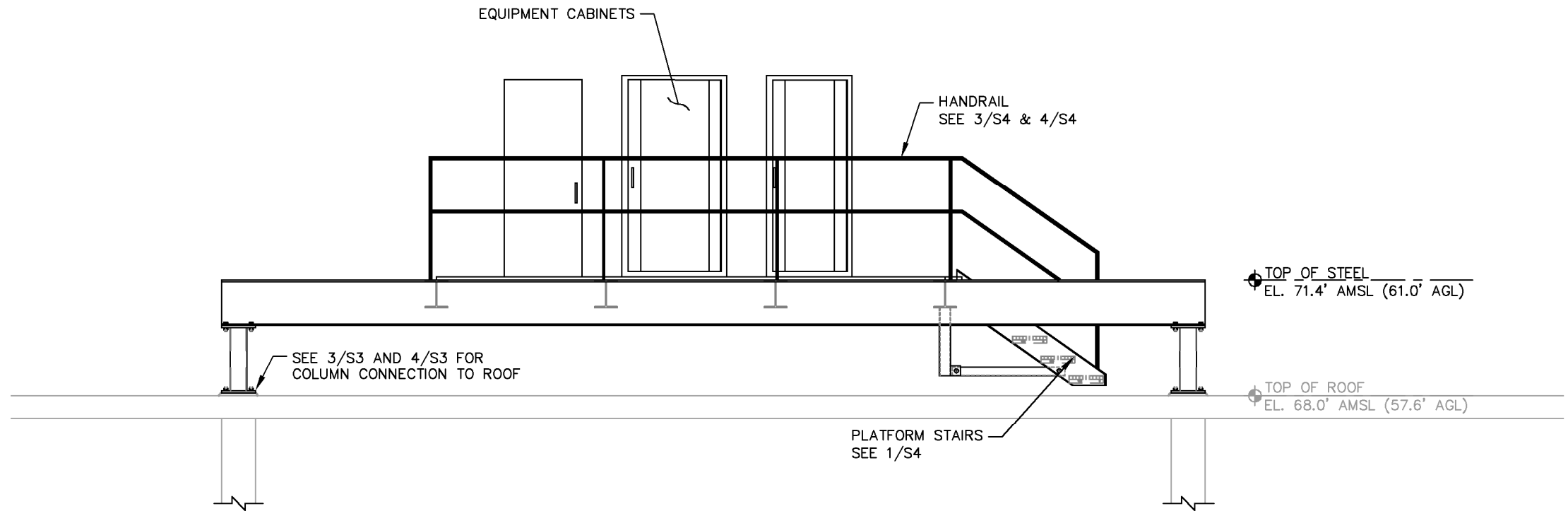
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1
S2
PLATFORM GRATING PLAN
SCALE: 1/4" = 1'



2
S2
PLATFORM ELEVATION
SCALE: 1/4" = 1'



3
S2
PLATFORM ELEVATION
SCALE: 1/4" = 1'

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/02/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

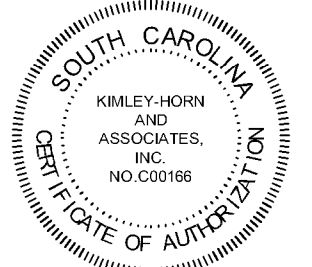
REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	WCE
1	08/02/17	CONSTRUCTION	DMF

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

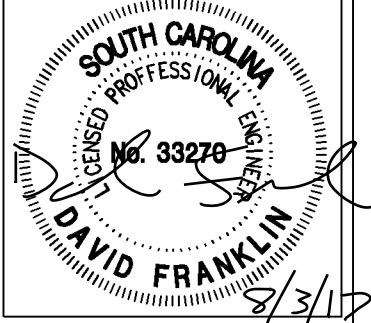
CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APV.:

KAG KRM DMF

LICENSER:



SHEET TITLE:

PLATFORM ELEVATIONS

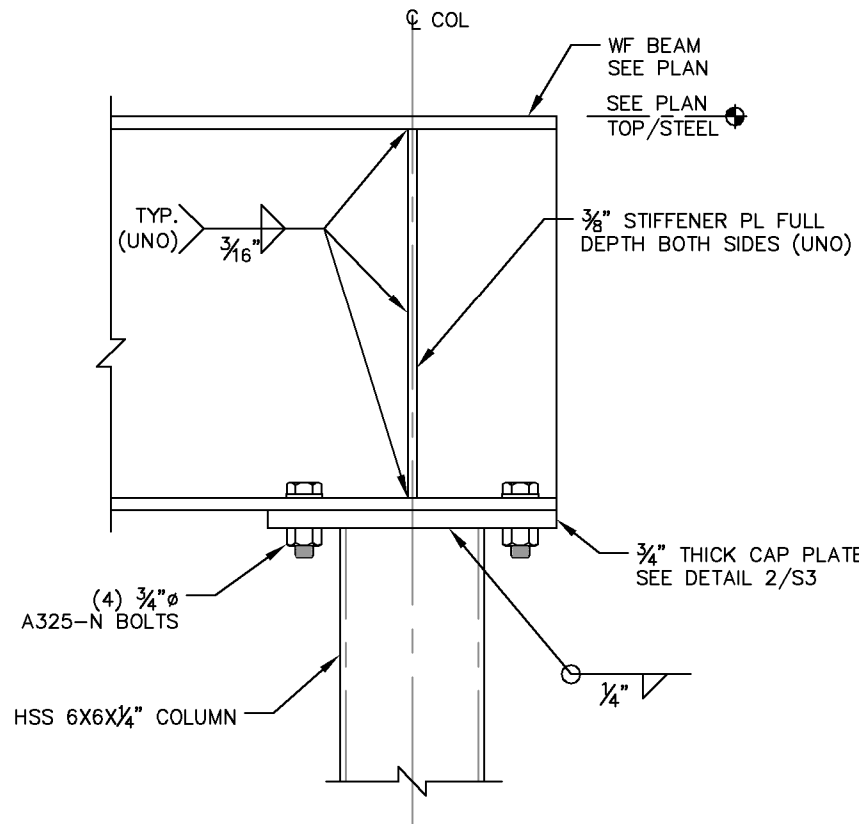
SHEET NUMBER: REVISION:

S2

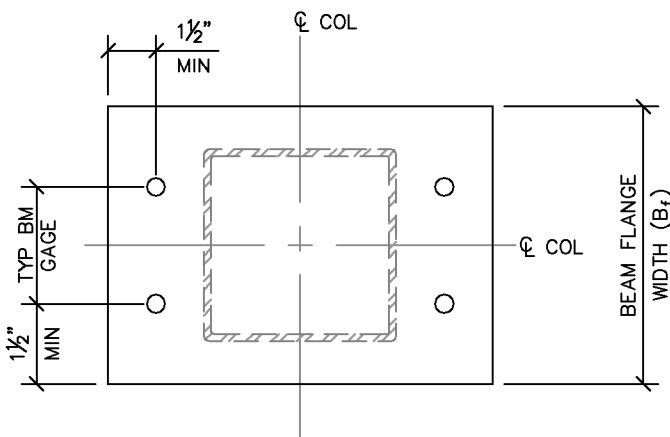
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018985106

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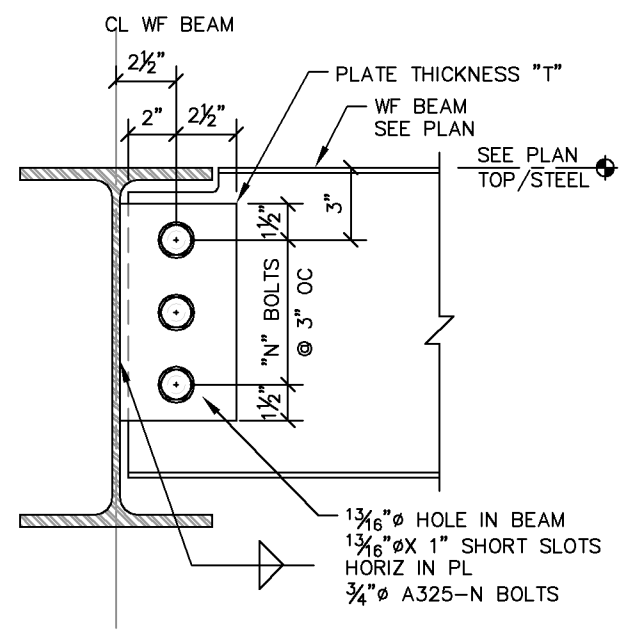


1
S3 BEAM OVER COLUMN CONNECTION
SCALE: 1-1/2" = 1'-0"



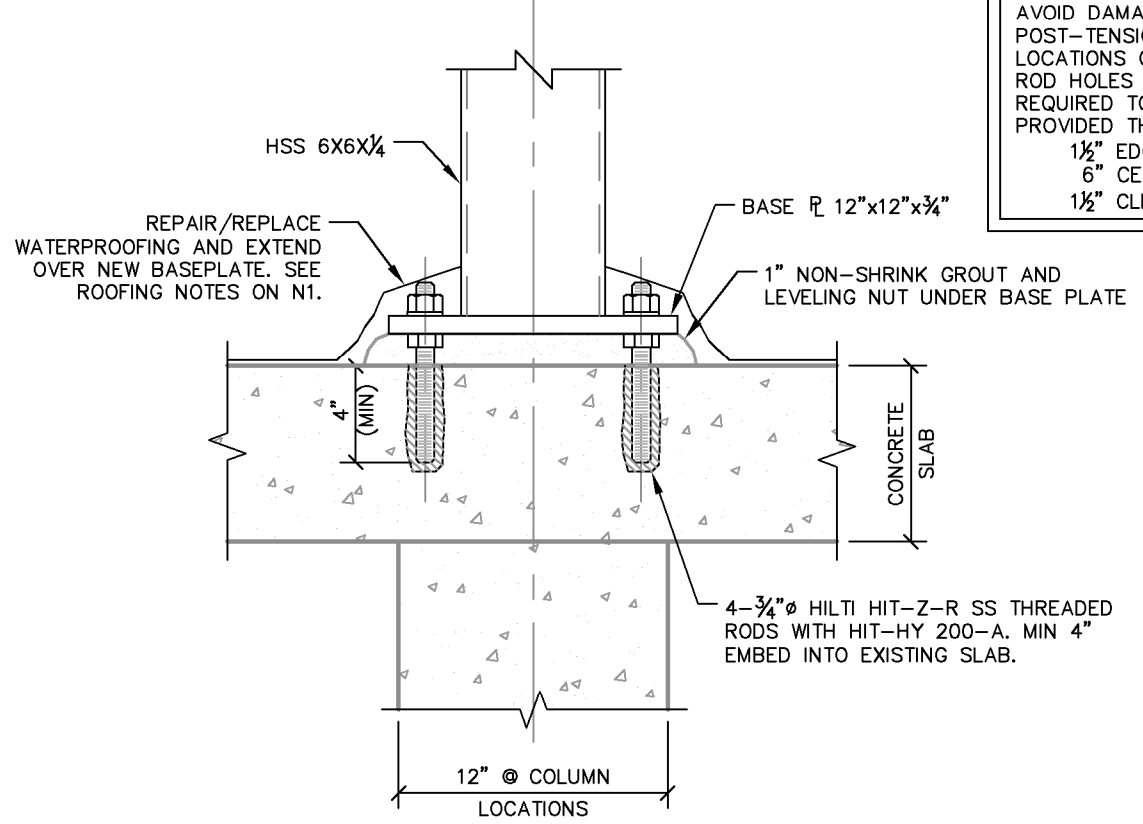
2
S3 CAP PLATE DETAIL
SCALE: 1-1/2" = 1'-0"

CONNECTION SCHEDULE			
BEAM SIZE	"N" NO. OF 3/4" Ø BOLTS	"T" PLATE THICKNESS	"W" WELD SIZE
W10	2	3/8"	3/16"
W16	4	3/8"	3/16"

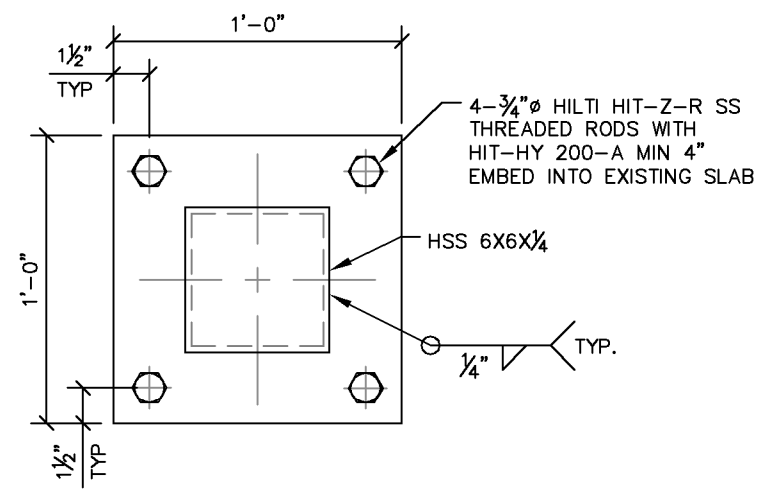


5
S3 BEAM TO BEAM CONNECTION
SCALE: 1-1/2" = 1'-0"

NOTE:
CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO LOCATE AND AVOID DAMAGE TO EXISTING MILD REINFORCEMENT AND/OR POST-TENSIONING STRANDS. CONTRACTOR TO LOCATE AND VERIFY LOCATIONS OF ANCHORS PRIOR TO STEEL FABRICATION. ANCHOR ROD HOLES SHOULD BE FIELD DRILLED AND CAN BE SHIFTED AS REQUIRED TO AVOID DAMAGING POST TENSIONING STRANDS PROVIDED THE FOLLOWING CLEARANCES ARE MAINTAINED:
1 1/2" EDGE DISTANCE
6" CENTER TO CENTER BOLT SPACING
1 1/2" CLEAR HSS SHAPE



3
S3 COLUMN CONNECTION TO ROOF SLAB
SCALE: 1-1/2" = 1'-0"



4
S3 BASE PLATE DETAIL
SCALE: 1-1/2" = 1'-0"



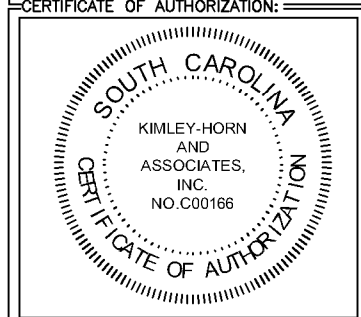
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
07/10/17

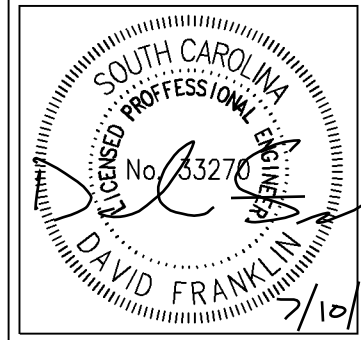
ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	ISSUED FOR:	BY:
0	07/10/17	CONSTRUCTION	WCE

CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166



DRAWN BY: KAG
CHK.: KRM
APV.: DMF



SHEET TITLE:
PLATFORM STEEL CONNECTION DETAILS

SHEET NUMBER: **S3**
REVISION: **0**
018985106

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

07/10/17

ISSUED FOR:

CONSTRUCTION

REV.: -DATE: -ISSUED FOR: -BY:

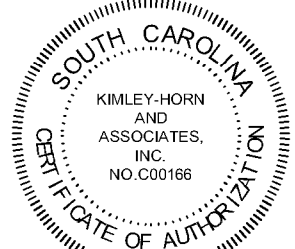
0	07/10/17	CONSTRUCTION	WCE

CONSULTANT:

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2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

CERTIFICATE OF AUTHORIZATION:



DRAWN BY: -CHK.: -APV.:

KAG KRM DMF

LICENSER:



SHEET TITLE:

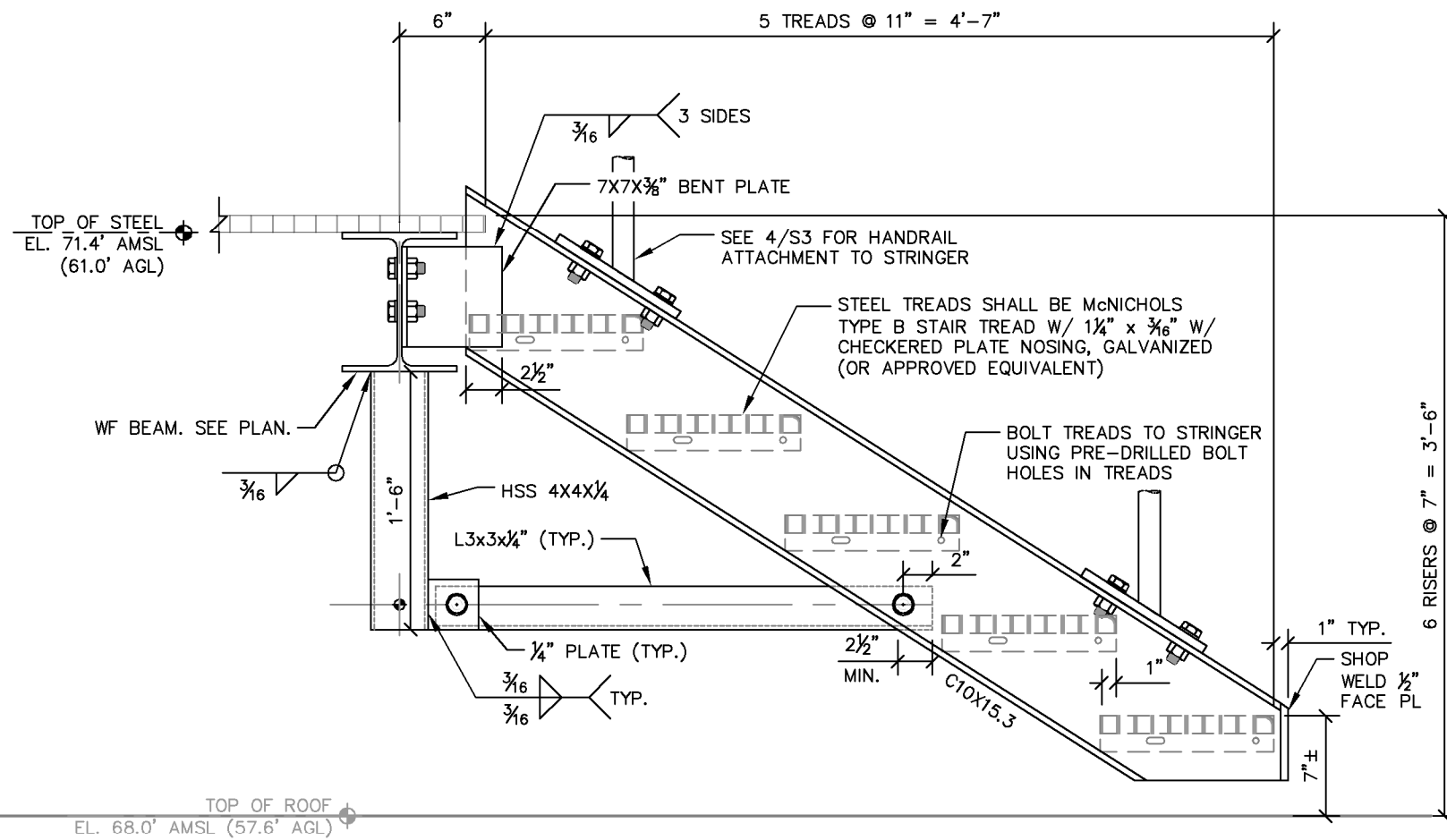
PLATFORM STEEL
CONNECTION
DETAILS

SHEET NUMBER: -REVISION:

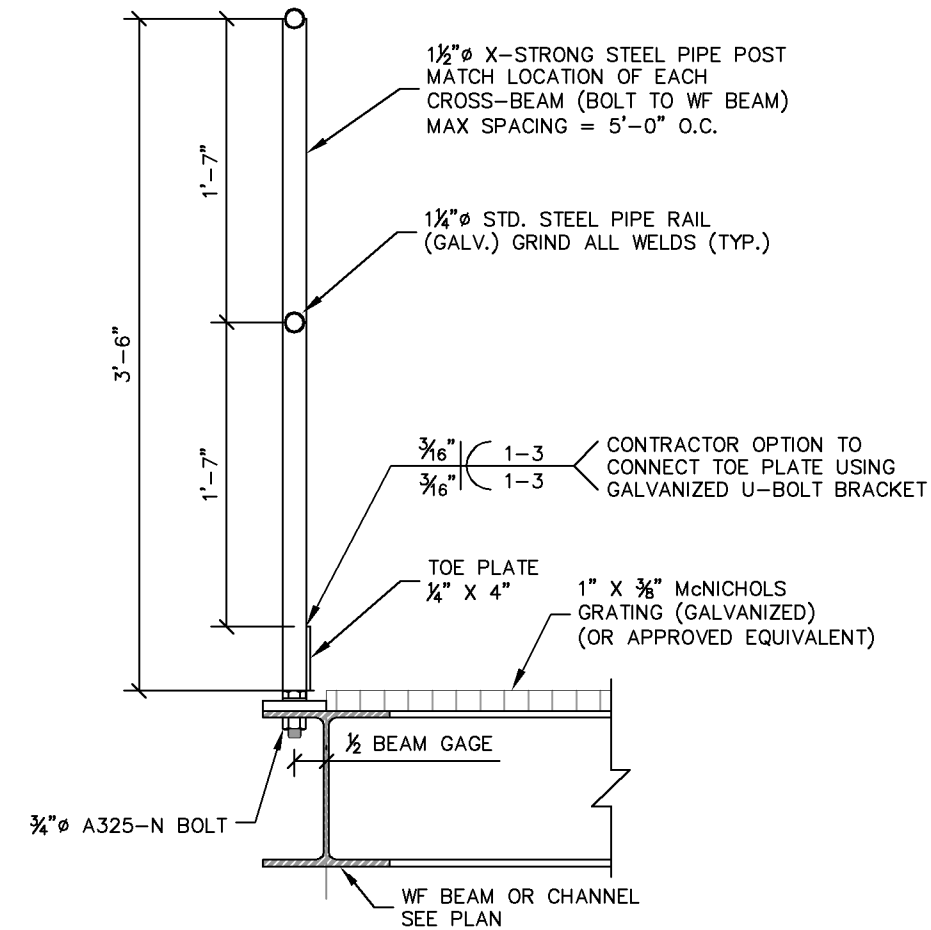
S4

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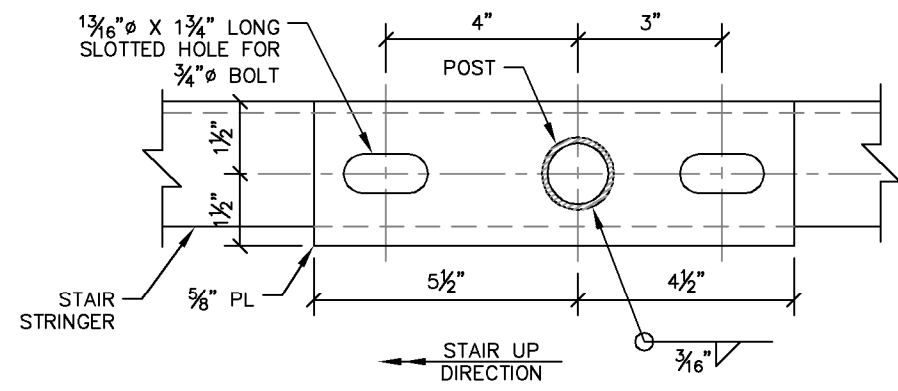
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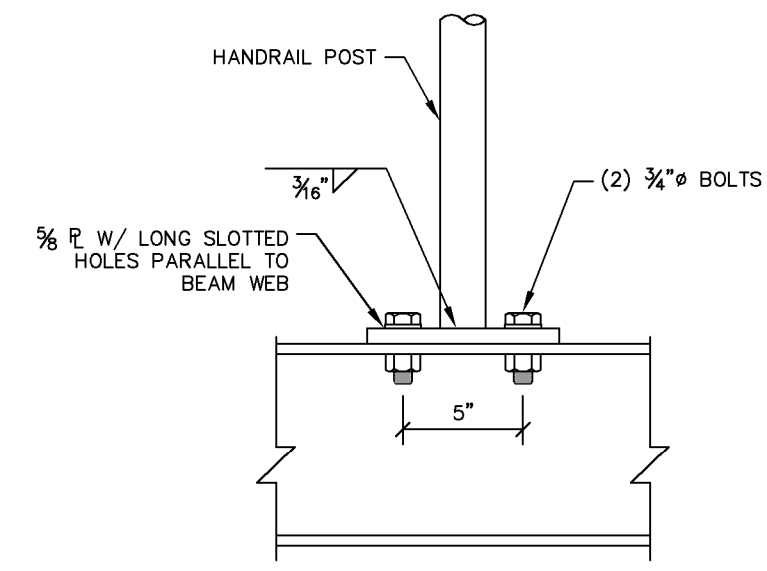
1 STAIR DETAIL
S4 SCALE: 1" = 1'-0"



3 HANDRAIL DETAIL
S4 SCALE: 1" = 1'-0"



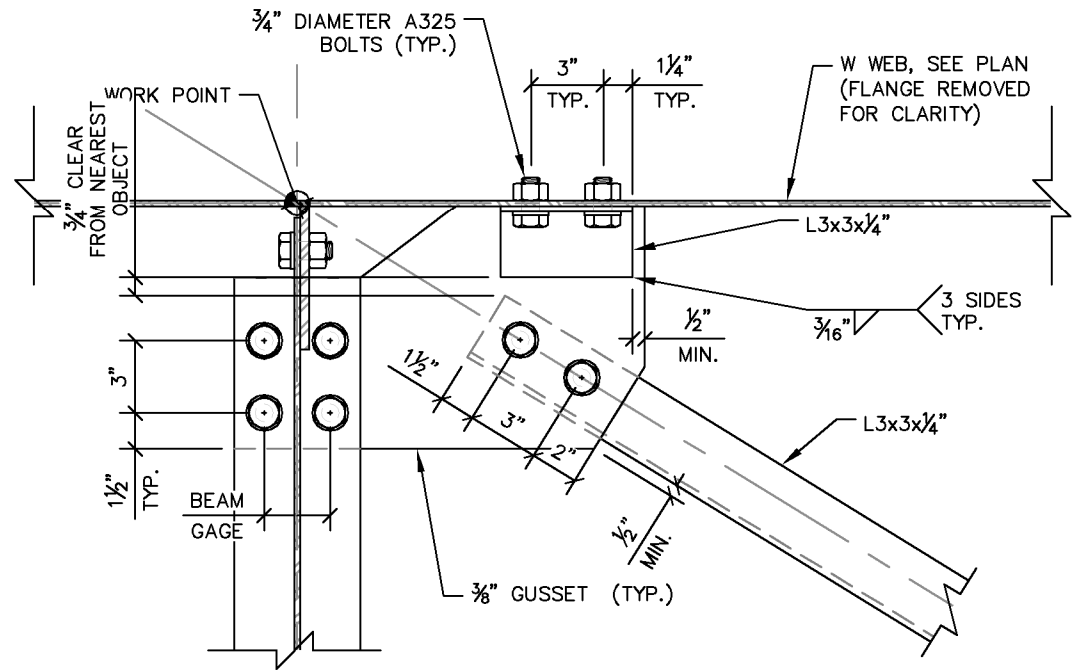
2 HANDRAIL ATTACHMENT TO STRINGER
S4 SCALE: 3" = 1'-0"



4 HANDRAIL DETAIL
S4 SCALE: 1-1/2" = 1'-0"

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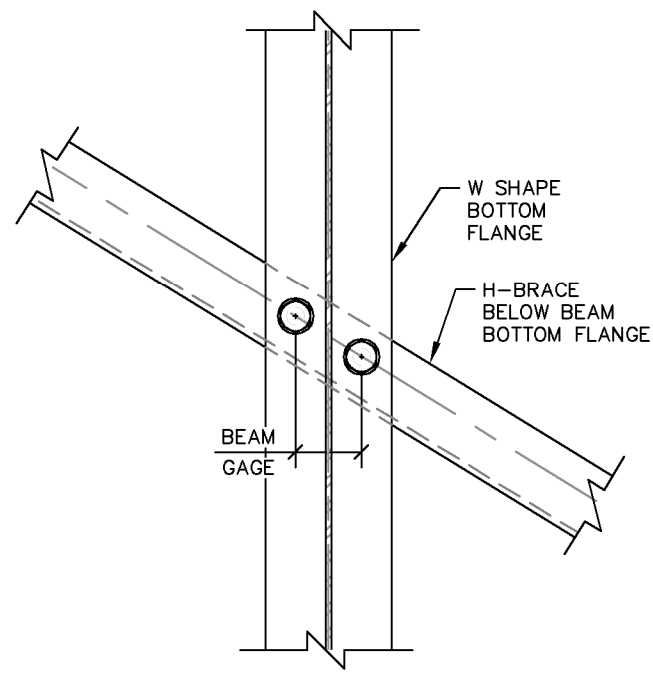
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1
S5

HORIZONTAL BRACE CONNECTION DETAIL

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



2
S5

HORIZONTAL BRACE TO BOTTOM FLANGE DETAIL

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



PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
08/03/17

ISSUED FOR:
CONSTRUCTION

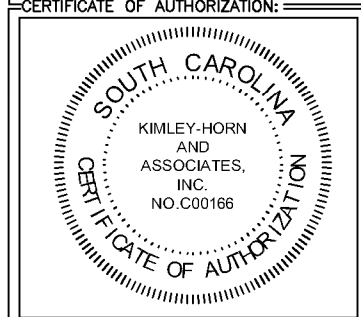
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1	08/03/17	CONSTRUCTION	DMF

CONSULTANT:

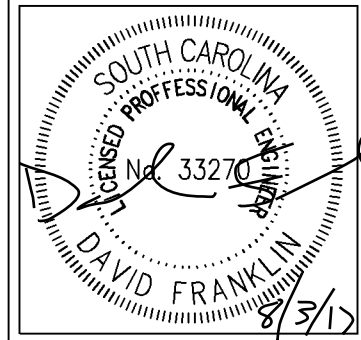
Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166



DRAWN BY: -CHK.: -APV.:

KAG	KRM	DMF
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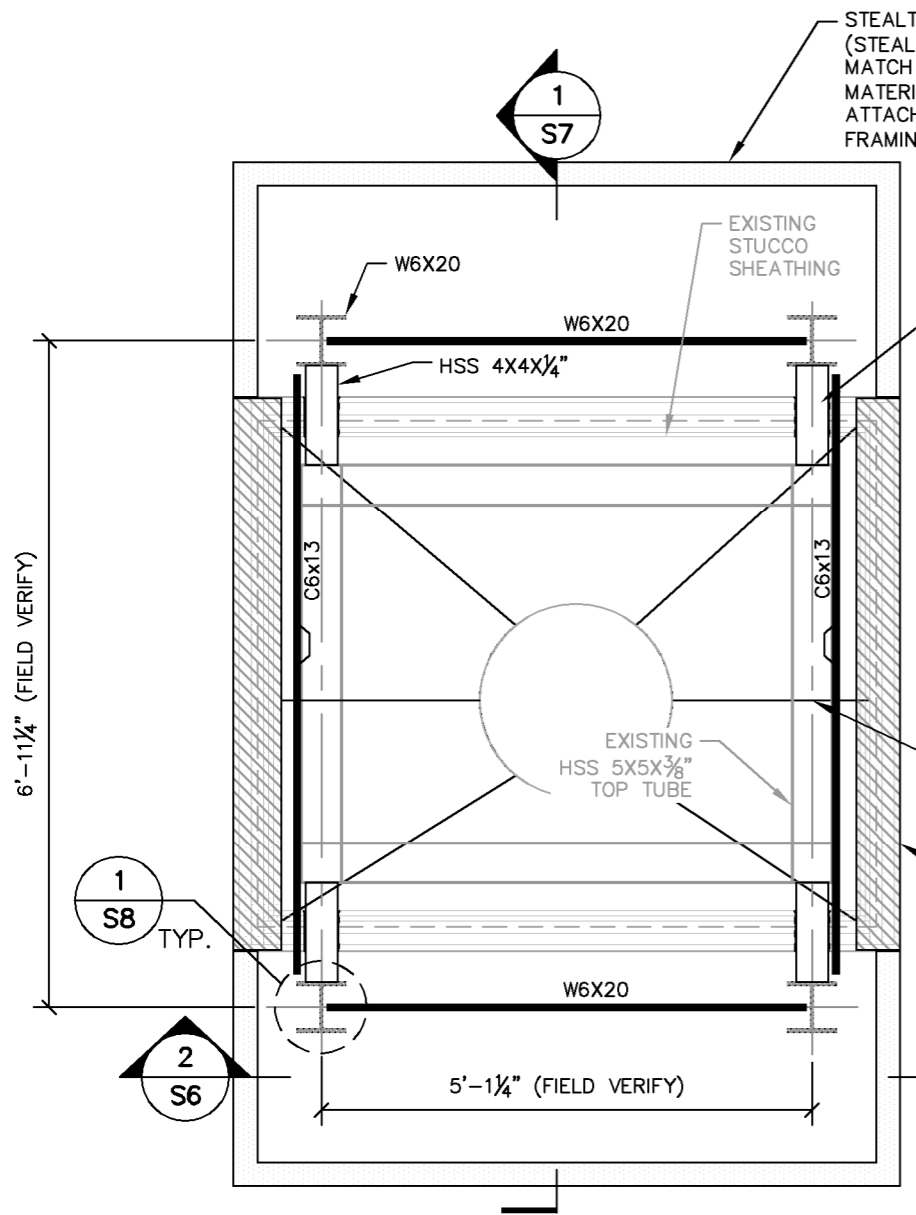


SHEET TITLE:
PLATFORM STEEL CONNECTION DETAILS

SHEET NUMBER: -REVISION:

S5	1
	018985106

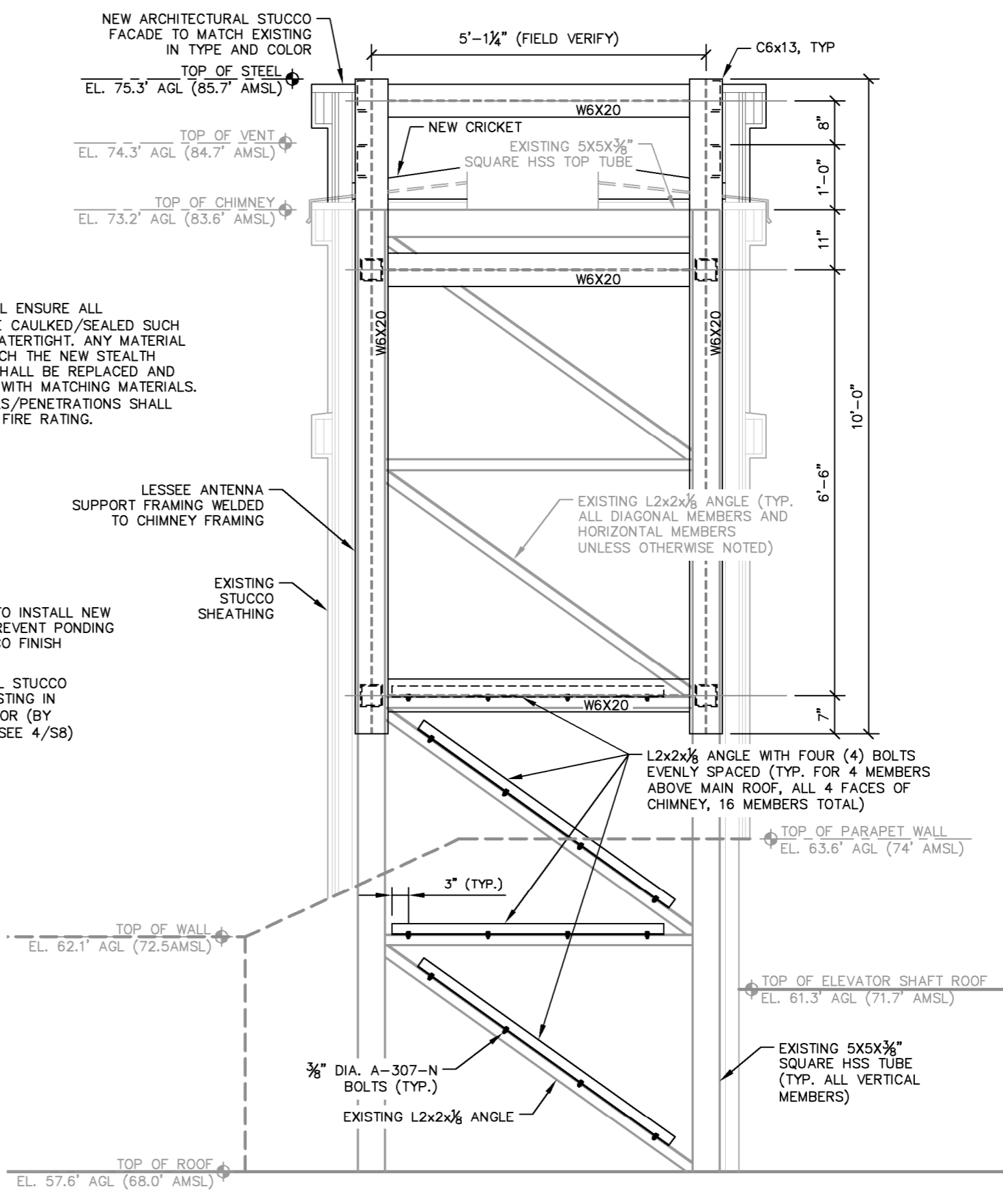
K:\ATL_Wireless\000_Verizon\2016_Sites\MarrionGrandeOcean\CD\Rev7\MarrionGrandeOcean-CD_Rev7.dwg November 5, 2018 1:51 PM by: xavier.davis



1 STEALTH CHIMNEY MODIFICATION PLAN VIEW
SCALE: 1/2" = 1'-0"

CONTRACTOR SHALL ENSURE ALL PENETRATIONS ARE CAULKED/SEALED SUCH THAT THEY ARE WATERTIGHT. ANY MATERIAL REMOVED TO ATTACH THE NEW STEALTH SUPPORT FRAME SHALL BE REPLACED AND RE-CONSTRUCTED WITH MATCHING MATERIALS. ALL NEW MATERIALS/PENETRATIONS SHALL MAINTAIN A 2-HR FIRE RATING.

CONTRACTOR TO INSTALL NEW CRICKET TO PREVENT PONDING AT NEW STUCCO FINISH
ARCHITECTURAL STUCCO TO MATCH EXISTING IN TYPE AND COLOR (BY CONTRACTOR, SEE 4/S8)



2 SOUTHWEST ELEVATION (NORTHEAST SIMILAR)
SCALE: 1/2" = 1'-0"



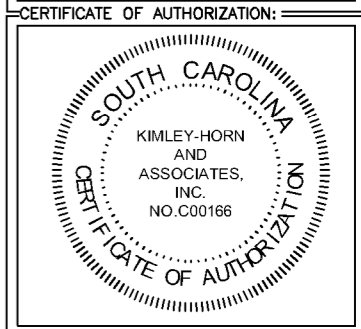
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
11/05/18

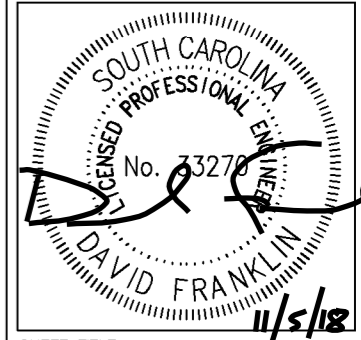
ISSUED FOR:
CONSTRUCTION

REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	WCE
1	08/02/17	CONSTRUCTION	DMF
2	04/12/18	CONSTRUCTION	DMF
3	11/05/18	CONSTRUCTION	DMF

CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166



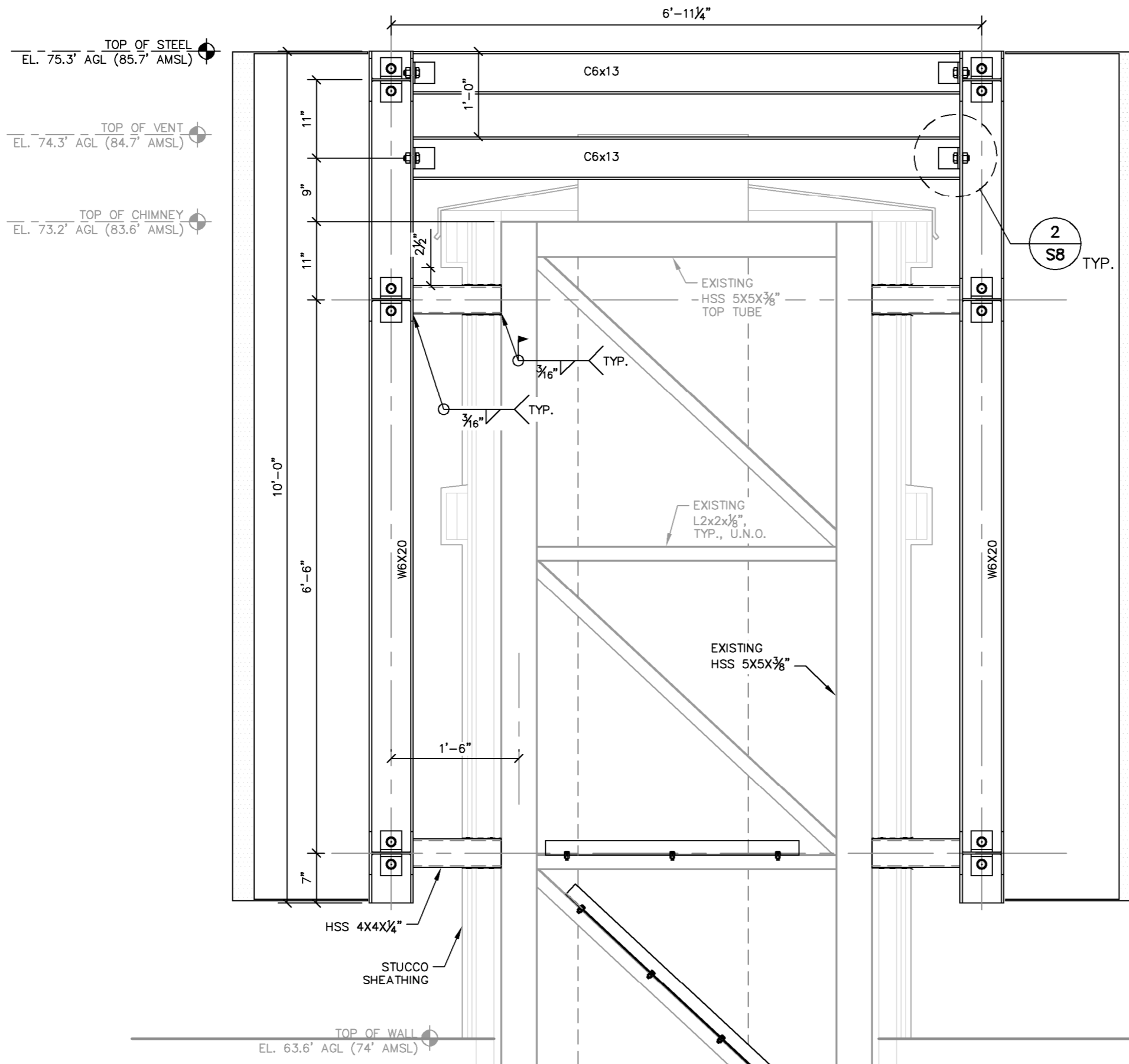
DRAWN BY: CHK. APV.:
CLS KRM DMF



SHEET TITLE:
STEALTH CHIMNEY MODIFICATION DETAILS

SHEET NUMBER: S6 REVISION: 3
018985679

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STEALTH ENCLOSURE
(STEALTH ENCLOSURE
TO MATCH EXISTING
BUILDING MATERIALS IN
COLOR/TYPE) ATTACHED
TO SUPPORT FRAMING
(TYP.)

2
S8
TYP.

1
S7
ANTENNA SUPPORT FRAMING DETAILS
SCALE : 3/4" = 1'-0"



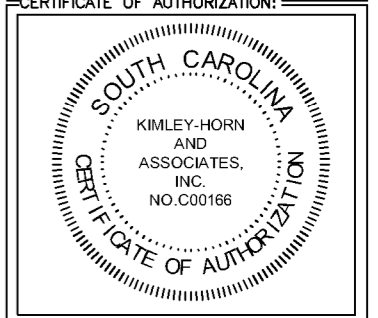
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
11/05/18

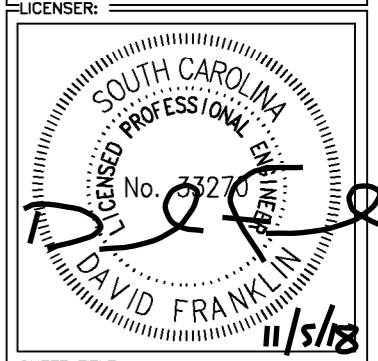
ISSUED FOR:
CONSTRUCTION

REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	WCE
1	08/02/17	CONSTRUCTION	DMF
2	04/12/18	CONSTRUCTION	DMF
3	11/05/18	CONSTRUCTION	DMF

CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
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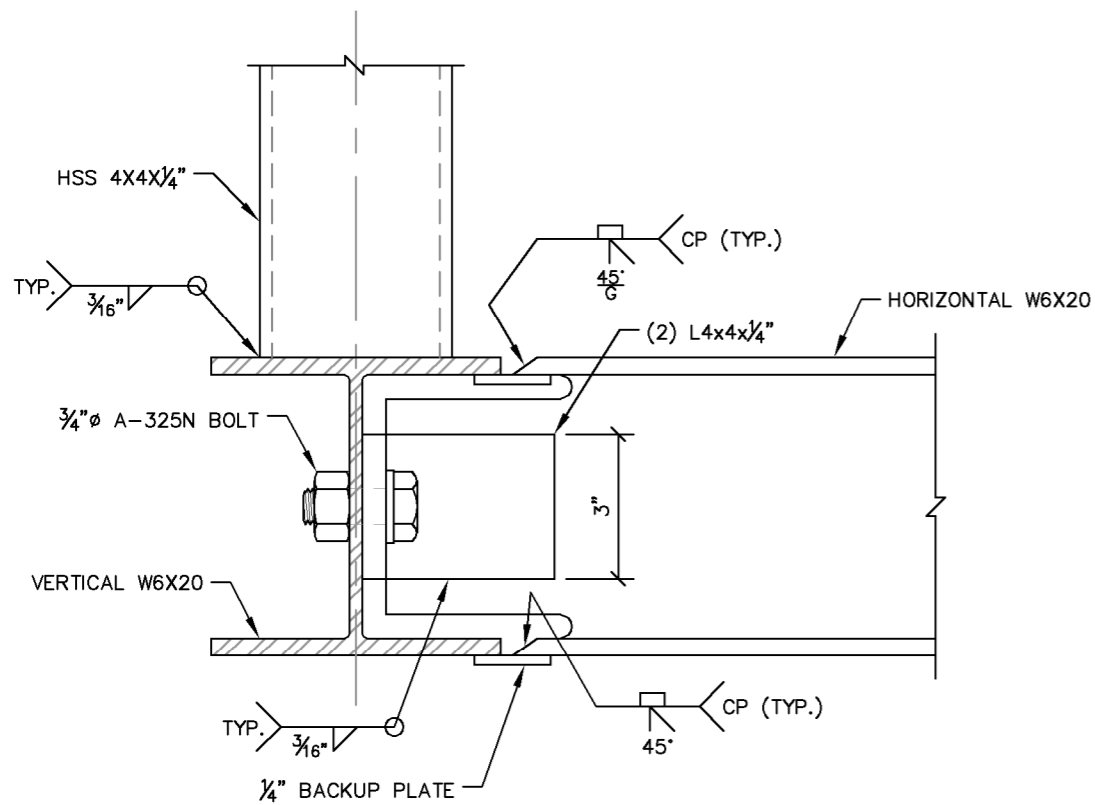
DRAWN BY: CLS
CHK.: KRM
APV.: DMF



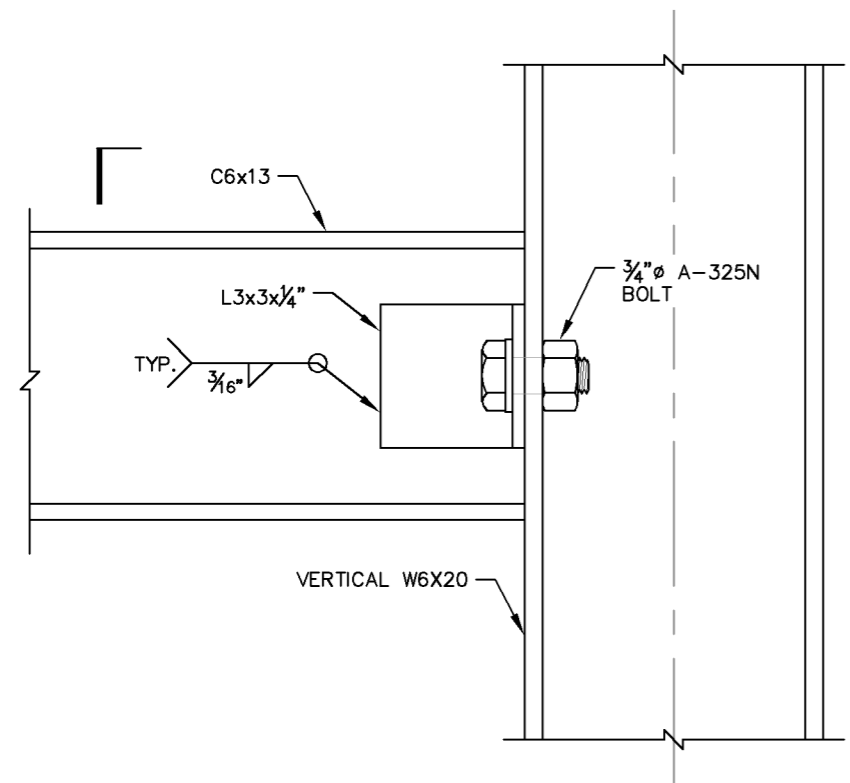
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**STEALTH CHIMNEY
MODIFICATION
DETAILS**

SHEET NUMBER:
S7
REVISION:
3
018985679

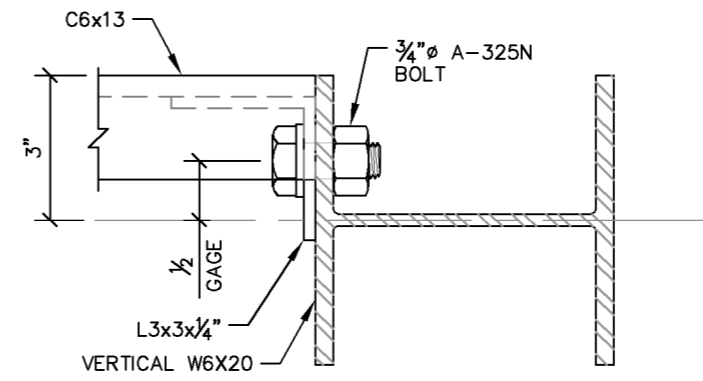
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1 W SHAPE CONNECTION DETAILS
S8 SCALE : 3" = 1'-0"

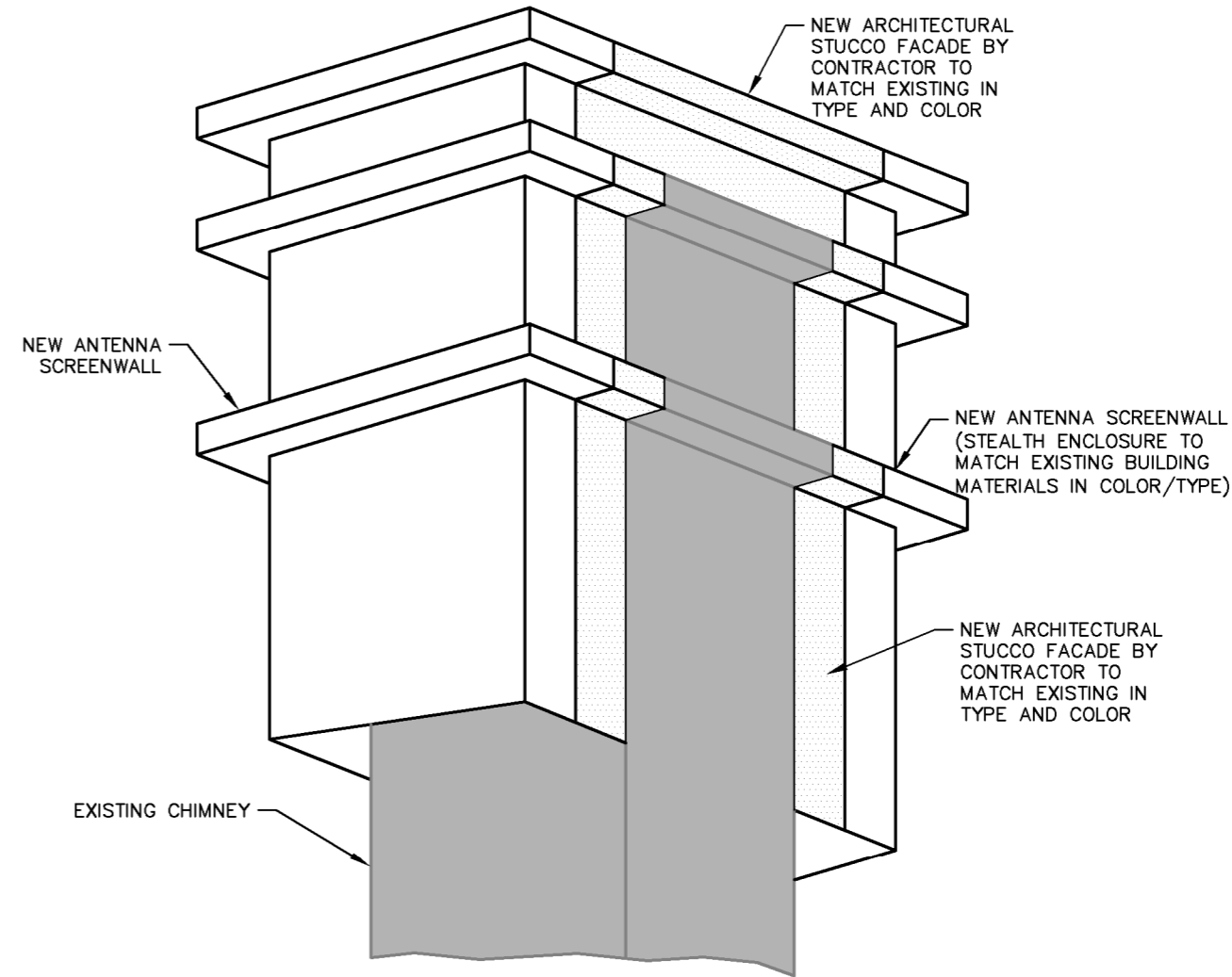


2 CHANNEL CONNECTION DETAILS
S8 SCALE : 3" = 1'-0"



3 CHANNEL CONNECTION DETAILS
S8 SCALE : 3" = 1'-0"

3
S8



4 ARCHITECTURAL STUCCO FACADE - ISOMETRIC VIEW
S8 NO SCALE

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:
11/05/18

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	ISSUED FOR:	BY:
0	07/10/17	CONSTRUCTION	WCE
1	04/12/18	CONSTRUCTION	DMF
2	04/24/18	CONSTRUCTION	DMF
3	11/05/18	CONSTRUCTION	DMF

CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

CERTIFICATE OF AUTHORIZATION:
SOUTH CAROLINA
KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00166
CERTIFICATE OF AUTHORIZATION

DRAWN BY: CHK.: APV.:
CLS KRM DMF

LICENSER:
SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 33270
DAVID FRANKLIN
11/5/18

SHEET TITLE:
STEALTH CHIMNEY MODIFICATION DETAILS

SHEET NUMBER: REVISION:
S8 3
018985679

K:\ATL_Wireless\000_Verizon\2016_Sites\Marrinot Grande Ocean\CAD\Rev3\MarrinotGrandeOcean-CD_Rev3.dwg September 29, 2017 8:46 AM by: cliff.stickney

1.00 CODE, STANDARDS, AND SPECIFICATIONS

- 1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
- 1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.
- 1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.
- 1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.
- 1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.
- 1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC.

2.00 GENERAL

- 2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.
- 2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
- 2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- 2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
- 2.06 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THEN CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.

3.00 MATERIALS

- 3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- 3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY VERIZON.
- 3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANELBOARD DIRECTORY FOR THE PANEL FROM WHICH THE NEW VERIZON EQUIPMENT CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT UPDATED DIRECTORY IN A PLASTIC COVER TO THE BUILDING OWNER FOR APPROVAL PRIOR TO INSTALLATION.

- 3.04 ALL CONDUIT WITHIN THE INTERIOR OF THE BUILDING SHALL BE EMT UNLESS OTHERWISE NOTED. EXCEPT FOR CONDUIT CONNECTED TO EQUIPMENT PLATFORM, ALL EXPOSED EXTERIOR CONDUIT SHALL BE GALVANIZED RIGID STEEL. ALL EXTERIOR RGS CONDUIT CONNECTIONS SHALL BE MADE WITH THREADED COUPLINGS OR FITTINGS. EXTERIOR CONDUITS WHICH ARE CONCEALED IN CABLE TRAYS OR CONNECTED TO EQUIPMENT PLATFORM MAY BE SCHEDULE 40 PVC, HOWEVER SCHEDULE 80 SHOULD BE USED WHERE EXPOSED CONDUIT IS SUBJECT TO DAMAGE FROM IMPACT. CONDUITS CONTAINING GROUNDING CONDUCTORS SHALL BE ALUMINUM EXCEPT PVC MAY BE USED WHERE CONCEALED.
- 3.05 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE BUILDING OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.
- 3.06 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.
- 3.07 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.
- 3.08 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
- 3.09 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.

4.00 PRE-CONSTRUCTION COORDINATION

- 4.01 THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.
- 4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.
- 4.04 ALL OUTAGES SHALL BE CONDUCTED AT A TIME AGREED UPON IN WRITING WITH THE BUILDING OWNER. POWER OUTAGE DURATION SHALL BE PRE-APPROVED IN WRITING BY THE BUILDING OWNER.
- 4.05 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE LOAD CENTER ON THE VERIZON TELECOMMUNICATIONS CABINET AND PROVIDE ARC FLASH LABEL PER NEC.
- 4.06 WHEN A NEW ELECTRICAL SERVICE IS REQUIRED, CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.
- 4.07 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT CURRENT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND THE EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.
- 4.08 PANELS AND CIRCUITS IDENTIFIED ON SHEET E5 AS REQUIRING 30-DAY METER TESTING SHALL HAVE CURRENT MEASURED IN A METHOD CONSISTENT WITH SECTION 220.87 OF THE 2014 NATIONAL ELECTRIC CODE. EACH PHASE OF THE SPECIFIED COMPONENT SHALL BE MEASURED AS PART OF THIS TEST. THE ELECTRICAL CONTRACTOR SHALL SUBMIT RESULTS OF THE TEST TO THE ENGINEER FOR REVIEW. THIS TEST SHALL BE PERFORMED AND APPROVED BY THE ENGINEER PRIOR TO ANY LOAD BEING INTRODUCED TO THE EXISTING CIRCUIT. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN THE INSTALLING CONTRACTOR BEING SOLELY LIABLE FOR ANY DAMAGES OR FINES RESULTING FROM FAILURE TO COMPLY.



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CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

51 SOUTH FOREST BEACH DRIVE
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CURRENT ISSUE DATE:

09/29/17

ISSUED FOR:

CONSTRUCTION

REV.: -DATE: -ISSUED FOR: -BY:

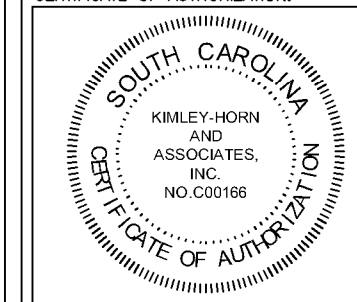
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1	08/21/17	CONSTRUCTION	CCH
2	08/28/17	CONSTRUCTION	CCH
3	09/29/17	CONSTRUCTION	CCH

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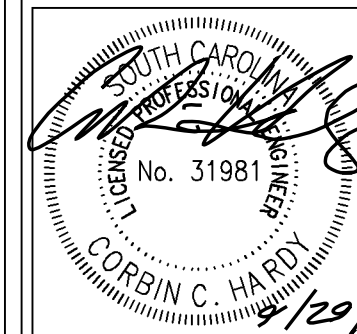
CERTIFICATE OF AUTHORIZATION:



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CLS	KRM	CCH
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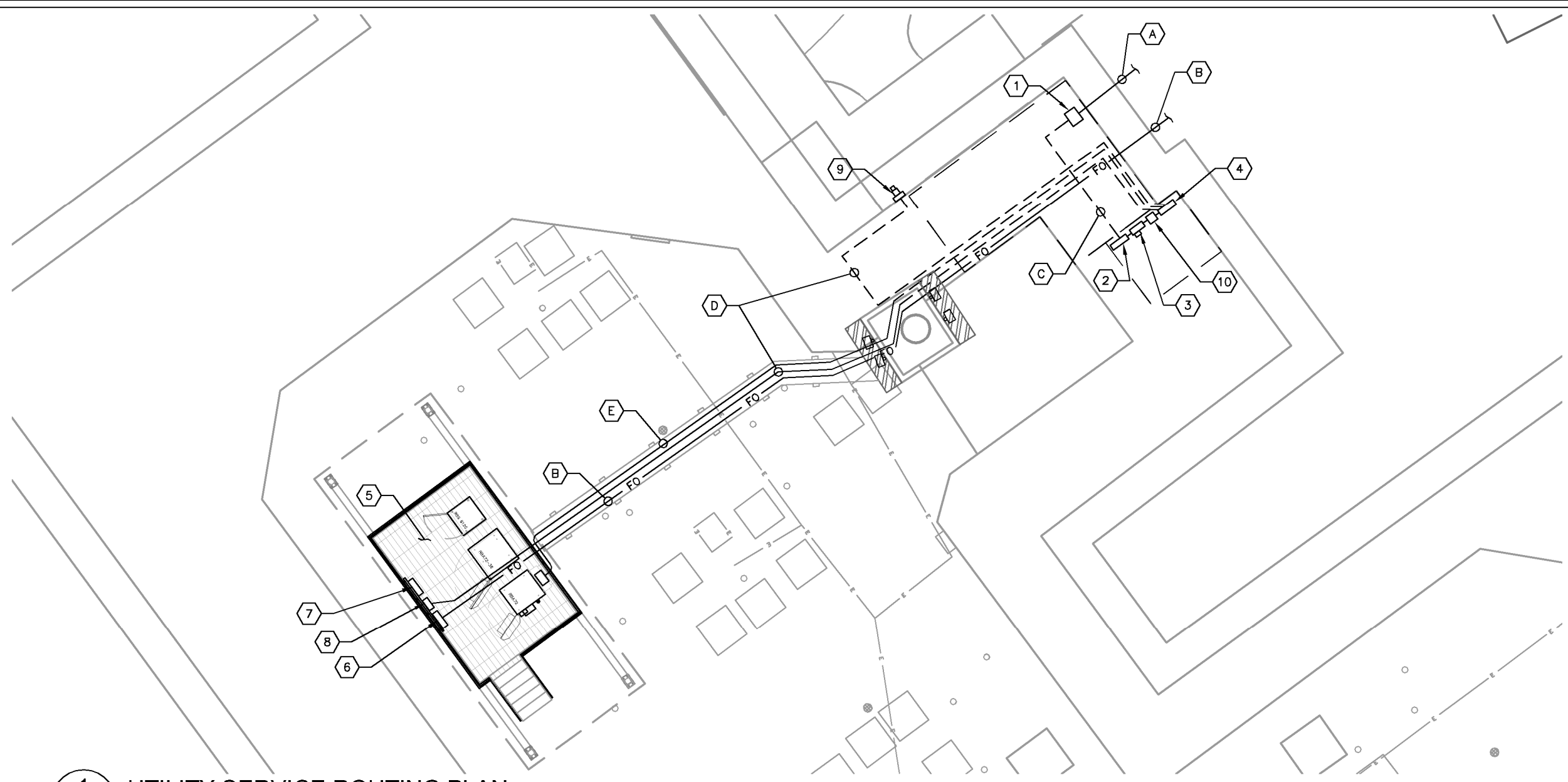
SHEET TITLE:

ELECTRICAL
NOTES

SHEET NUMBER: -REVISION:

E1	3
	018985106

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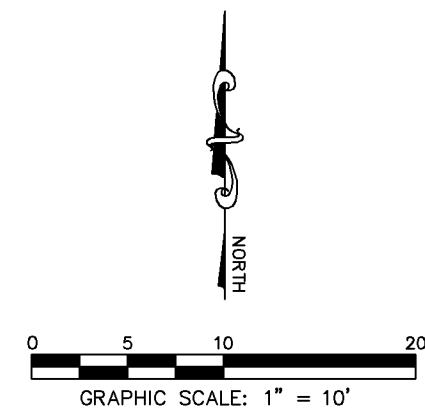
1 UTILITY SERVICE ROUTING PLAN
E2 SCALE: 1" = 10'

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A** EXISTING UTILITY FEEDERS FROM EXISTING UTILITY TRANSFORMER SECONDARY TO 480/277 VOLT, 3-PHASE MAIN SWITCHBOARD "SA".
- B** 2½" TELCO CONDUIT WITH THREE (3) ¾" INNERDUCTS FROM TELCO SERVICE PROVIDER. ROUTE CONDUIT TO TRASH CHUTE PLENUM IN GROUND LEVEL TRASH COLLECTION ROOM THEN UP THROUGH PLENUM TO ROOFTOP. PENETRATE TRASH CHUTE PLENUM WALL AND ROUTE CONDUIT TO EQUIPMENT PLATFORM.
- C** EXISTING POWER CONDUIT.
- D** THREE (3) 4/0 CONDUCTORS AND ONE (1) #2 AWG GROUND IN 2" CONDUIT. ROUTE CONDUIT TO TRASH CHUTE PLENUM IN GROUND LEVEL TRASH COLLECTION ROOM THEN UP THROUGH PLENUM TO 5TH FLOOR. PENETRATE TRASH CHUTE PLENUM WALL AND ROUTE CONDUIT TO ATS IN 5TH FLOOR ELECTRICAL ROOM. FROM ATS, ROUTE CONDUIT TO TRASH CHUTE AND UP TO ROOFTOP. PENETRATE PLENUM WALL AND ROUTE CONDUIT TO EQUIPMENT PLATFORM (SEE SHEETS E5 & E6).
- E** ALARM CABLES IN 1" CONDUIT. GALVANIZED RIGID STEEL CONDUIT SHALL BE USED WHERE REQUIRED (SEE SHEETS E1, E5 & E6).

KEY NOTES - ELECTRICAL EQUIPMENT

- 1** EXISTING 480/277 VOLT, 3-PHASE MAIN SWITCHBOARD "SA" (WITH 1600 AMP MAIN SERVICE DISCONNECT) IN FIRST FLOOR ELECTRICAL ROOM.
- 2** EXISTING TRANSFORMER "T4" IN FIFTH FLOOR ELECTRICAL ROOM (SEE SHEET E5).
- 3** EXISTING 208/120 VOLT, 3-PHASE DISTRIBUTION PANEL "RDP" (WITH 600 AMP MAIN BREAKER).
- 4** AUTOMATIC TRANSFER SWITCH IN FIFTH FLOOR ELECTRICAL ROOM (SEE SHEET E5).
- 5** REFER TO SHEET E3 FOR PLATFORM ROUTING PLAN.
- 6** TELCO BOX IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 7** ELECTRICAL PANEL IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 8** SAFETY DISCONNECT SWITCH IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 9** GENERATOR RECEPTACLE ON GROUND FLOOR (SEE SHEET E5).
- 10** VERIZON TRANSFORMER (SEE SHEET E5).



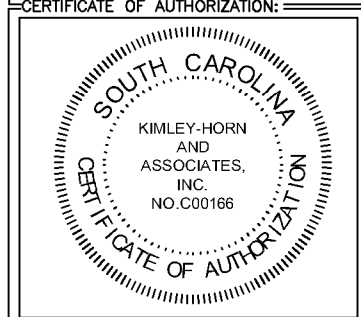
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:
08/21/17

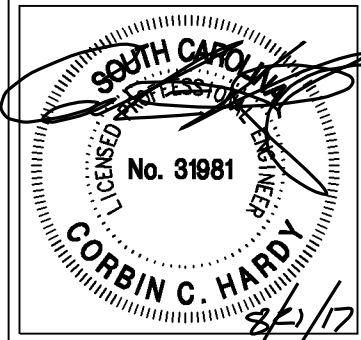
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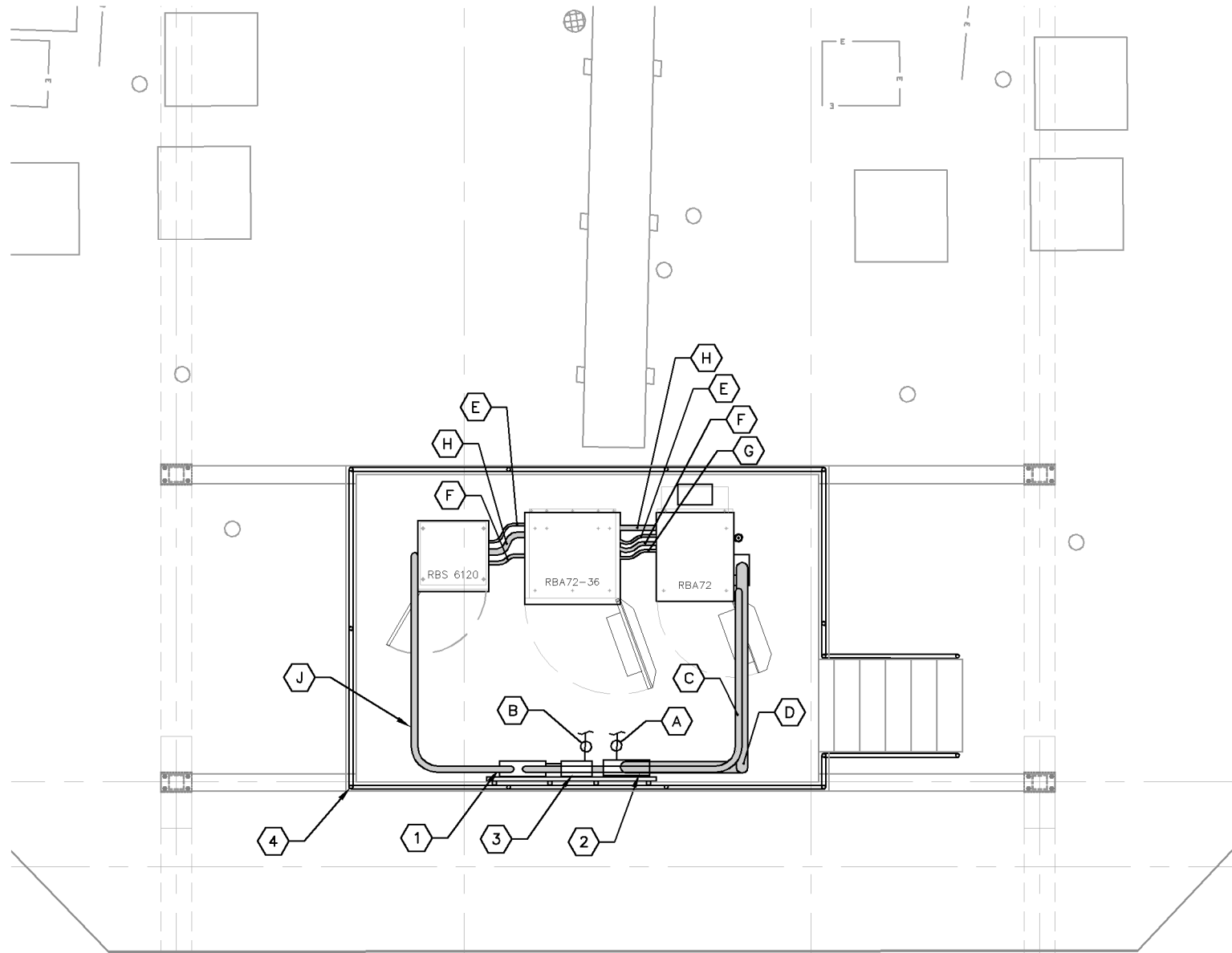
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 KAG KRM CCH



SHEET TITLE:
UTILITY SERVICE ROUTING PLAN

SHEET NUMBER: **E2** REVISION: **2**
 018985106

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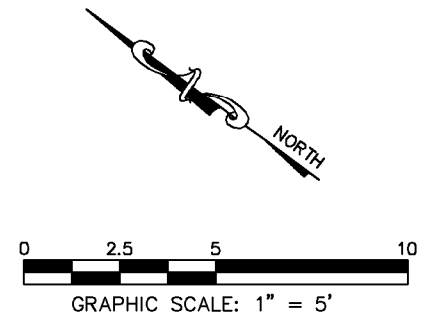


1 PLATFORM SERVICE ROUTING PLAN
E3 SCALE: 1" = 5'

ROUTING NOTES:

- REFER TO THE SITE PLAN ON SHEET C1 FOR EQUIPMENT PLATFORM LOCATION AND ORIENTATION.
- RUN 4" TELCO FROM NEW TELCO BOX, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RBA72 CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN 2" POWER CONDUIT FOR RBA72 UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 5 FT HIGH, THEN CONNECT TO BOTTOM OF 8X8X6 PVC NEMA BOX MOUNTED TO SIDE OF RBA72 CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN 2" POWER CONDUIT FOR RBS6120 UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH OPENING IN PLATFORM GRATING INTO BOTTOM OF PLINTH BELOW RBS6120 CABINET. PENETRATE PLINTH USING FIELD DRILLED OPENING IF REQUIRED.

- RUN 6X12 HYBRID CABLE FROM EACH RAYCAP DISTRIBUTION UNIT TO EQUIPMENT PLATFORM THROUGH ROOF MOUNTED CABLE TRAY. RUN HYBRID CABLES OUT END OF CABLE TRAY, UNDER STEEL PLATFORM USING ANGLE ADAPTERS AND SNAP-INS, THEN SWEEP UP THROUGH NEW OPENING IN PLATFORM GRATING AND INTO PENETRATION IN DOGHOUSE ON BACK OF RBA72 CABINET.
- RUN COAX CABLE FROM EACH ROOF MOUNTED ANTENNA TO EQUIPMENT PLATFORM THROUGH ROOF MOUNTED CABLE TRAY. TERMINATE HARDLINE COAX HORIZONTALLY IN CABLE TRAY. RUN COAX JUMPERS OUT END OF CABLE TRAY, UNDER STEEL PLATFORM USING ANGLE ADAPTERS, 3 WAY STANDOFF ADAPTERS AND SNAP-INS, THEN THROUGH NEW OPENING IN PLATFORM GRATING INTO BOTTOM OF PLINTH BELOW RBS6120 CABINET. PENETRATE PLINTH USING FIELD DRILLED OPENING IF REQUIRED.
- GPS ANTENNA TO BE MOUNTED TO 36" LONG MOUNTING PIPE WHICH IS MECHANICALLY FASTENED TO UNISTRUT RAIL MOUNTED TO RIGHT SIDE OF RBA72 CABINET JUST BELOW TOP OF CABINET. MOUNT UNISTRUT RAIL TO RBA72 CABINET USING BOLT-ON BRACKET CONNECTION ONLY, DO NOT CUT OR DRILL RBA72 CABINET BODY.
- BOLT CABINETS TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A** 2½" TELCO CONDUIT WITH THREE (3) ¾" INNERDUCTS FROM DEMARCATION POINT OF TELCO SERVICE PROVIDER (SEE SHEET E5).
- B** 2" POWER CONDUIT FROM AUTOMATIC TRANSFER SWITCH IN FIFTH FLOOR ELECTRICAL ROOM TO DISCONNECT SWITCH (SEE SHEET E5).
- C** 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO RBA72 (SEE SHEET E5).
- D** 4" PVC CONDUIT WITH (3) 1¼" INNER DUCTS EACH WITH PULL ROPE FOR TELCO CABLES (SEE SHEET E5).
- E** ¾" FLEX ALARM CONDUIT (SEE SHEET E5).
- F** 1¼" FLEX TELCO CONDUIT FOR ROUTING TELCO CABLES (SEE SHEET E5).
- G** ¾" FLEX POWER CONDUIT (SEE SHEET E5).
- H** 2" FLEX POWER CONDUIT (SEE SHEET E5).
- J** 2" POWER CONDUIT TO RBS6120

KEY NOTES - ELECTRICAL EQUIPMENT

- 1** ELECTRICAL PANEL IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 2** TELCO BOX (WITH REMOVABLE FRONT PANEL) IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 3** 200 AMP, 120/240 VOLT, DISCONNECT SWITCH IN NEMA 3R ENCLOSURE (SEE SHEET E4).
- 4** PIPE SUPPORT WITH AREA LIGHT, LITHONIA HFR SERIES, 250 WATT METAL HALIDE, SCWA BALLAST, NATURAL ALUMINUM FINISH (OR APPROVED EQUIVALENT) (SEE DETAIL 1/E4).



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 CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
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 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/21/17

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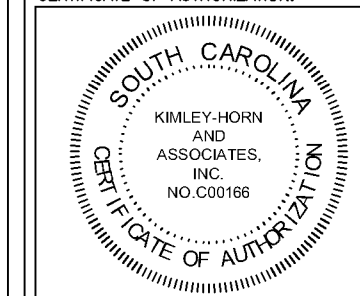
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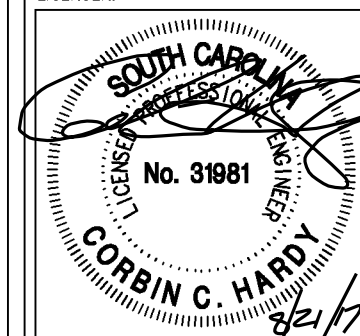
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DRAWN BY: -CHK.: -APV.:

KAG KRM CCH

LICENSER:



SHEET TITLE:

PLATFORM SERVICE ROUTING PLAN

SHEET NUMBER: -REVISION:

E3

2

018985106

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

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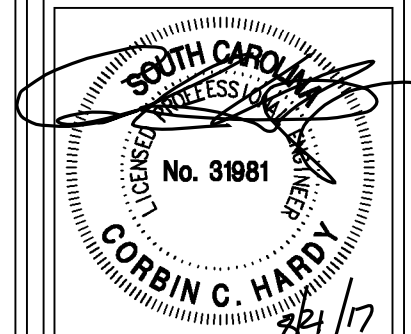
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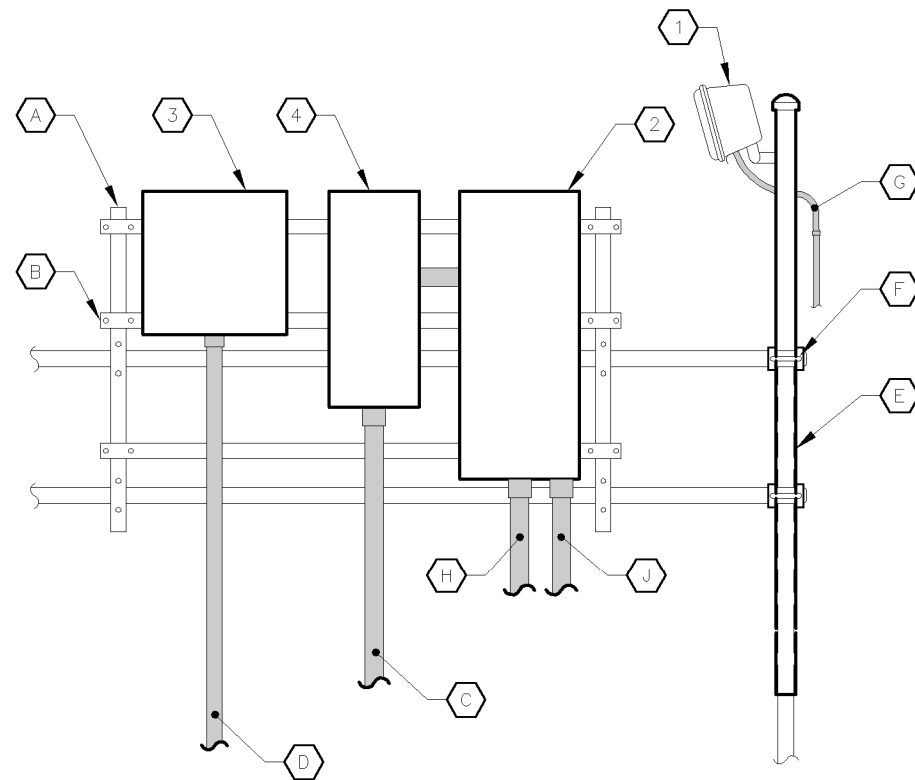
SHEET TITLE:

PLATFORM
H-FRAME DETAIL

SHEET NUMBER: -REVISION:

E4	2
	018985106

NOTE: THE PURPOSE OF THIS DETAIL IS TO SHOW THE APPROXIMATE MOUNTING LOCATIONS OF THE ELECTRICAL PANEL, TELCO BOX, DISCONNECT SWITCH, AREA LIGHT FIXTURE AND MAST ON THE PLATFORM HANDRAIL. FOR ADDITIONAL DETAILS REGARDING CONDUIT, CONDUCTORS, AND OTHER EQUIPMENT, SEE ELECTRICAL SINGLE LINE DIAGRAM.



1 PLATFORM H-FRAME DETAIL
E4 NO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A** VERTICAL UNISTRUT (TYPE P1001-UNISTRUT DOUBLE CHANNEL) U-BOLTED TO HANDRAIL AND INTERMEDIATE RAIL, TYPICAL.
- B** HORIZONTAL UNISTRUT BOLTED TO VERTICAL UNISTRUT, TYPICAL.
- C** INCOMING FEEDERS IN 2" CONDUIT FROM AUTOMATIC TRANSFER SWITCH TO DISCONNECT SWITCH, SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.
- D** INCOMING 2½" CONDUIT FROM TELCO DEMARCATION POINT OF SERVICE PROVIDER TO TELCO BOX, SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.
- E** 2" GALVANIZED RIGID STEEL PIPE WITH CAP. TOP OF PIPE 9 FT ABOVE PLATFORM GRATING.
- F** PIPE-TO-PIPE CLAMPS, TYPICAL.
- G** ELECTRICAL FEED TO AREA LIGHT, SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.
- H** 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO RBA72.
- J** 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO RBS6120.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1** AREA LIGHT, LITHONIA HFR SERIES, 250 WATT METAL HALIDE, SCWA BALLAST, NATURAL ALUMINUM FINISH (OR APPROVED EQUIVALENT) AT 8 FT ABOVE PLATFORM GRATING. SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.
- 2** 200 AMP, 120/240 VOLT, 42 SPACE ELECTRICAL PANEL. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULE FOR ADDITIONAL DETAILS.
- 3** TELCO BOX (WITH REMOVABLE FRONT PANEL) IN NEMA 3R ENCLOSURE, SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.
- 4** 200 AMP, 120/240 VOLT, DISCONNECT SWITCH IN NEMA 3R ENCLOSURE. SEE SINGLE LINE DIAGRAM FOR ADDITIONAL DETAILS.

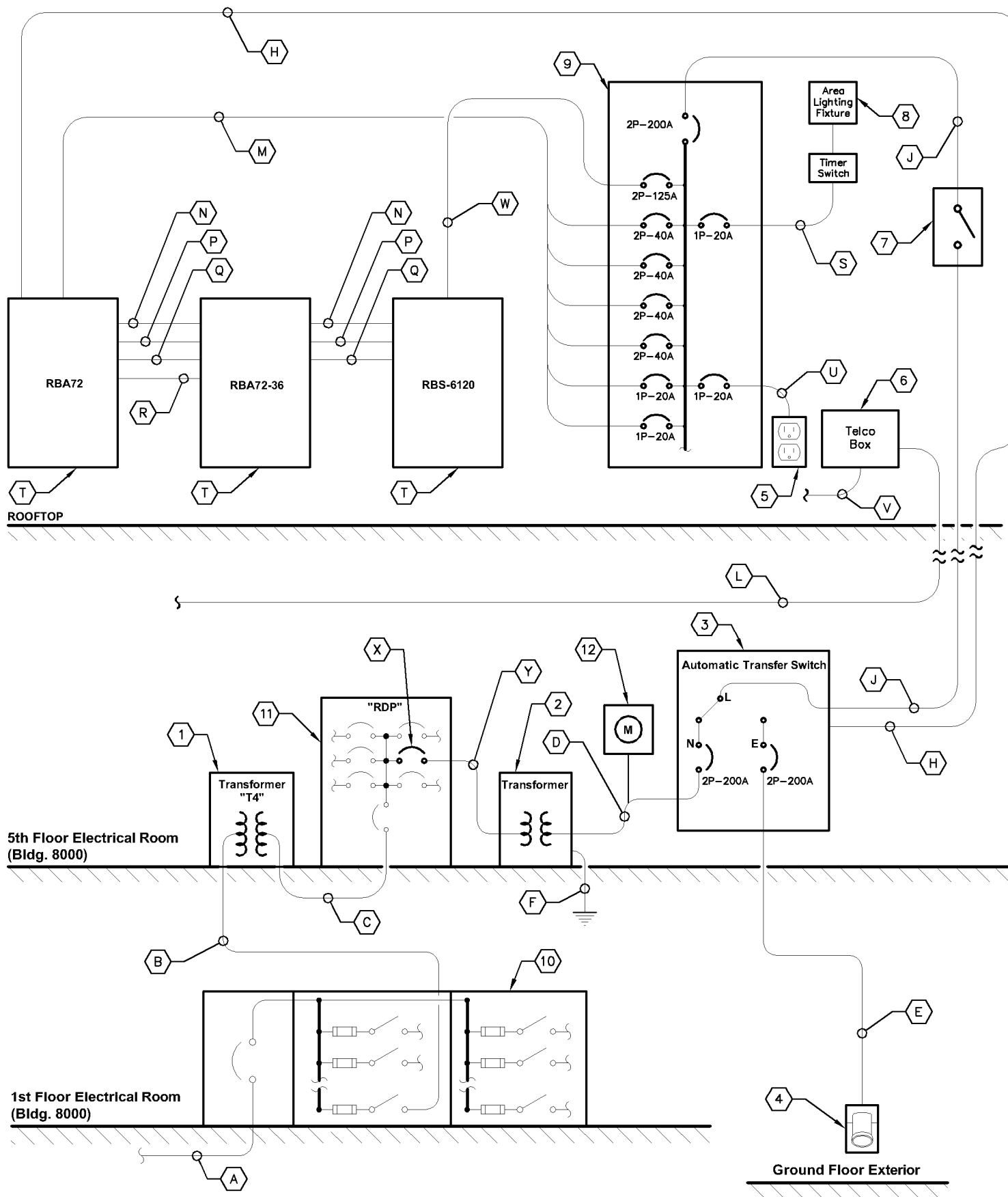
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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A EXISTING UTILITY FEEDERS FROM EXISTING UTILITY TRANSFORMER SECONDARY TO 480/277 VOLT, 3-PHASE MAIN SWITCHBOARD "SA".
- B EXISTING CONDUCTORS IN CONDUIT BETWEEN MAIN SWITCHBOARD "SA" AND TRANSFORMER "T4" PRIMARY.
- C EXISTING CONDUCTORS IN CONDUIT BETWEEN TRANSFORMER "T4" SECONDARY AND DISTRIBUTION PANEL "RDP".
- D THREE (3) 4/0 CONDUCTORS AND ONE (1) #2 SSBJ CONDUCTOR IN 2" CONDUIT.
- E THREE (3) 4/0 CONDUCTORS AND ONE (1) #2 AWG EG IN 2" CONDUIT.
- F ROUTE ONE (1) - 2/0 GROUND ELECTRODE CONDUCTOR (GEC) FROM GROUNDING LUG IN TRANSFORMER TO EXISTING GROUNDING ELECTRODE LISTED IN NEC 250.52(A) WITH A PREFERENCE FOR BUILDING STRUCTURAL STEEL.
- G KEYNOTE NOT USED.
- H 1" CONDUIT FOR ROUTING ALARM CABLES TO TELCO EQUIPMENT ON ROOFTOP. (USE GALVANIZED RIGID STEEL CONDUIT WHERE REQUIRED PER 3.04/E1)
- J THREE (3) 4/0 CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. (USE GALVANIZED RIGID STEEL CONDUIT WHERE REQUIRED PER 3.04/E1)
- K KEYNOTE NOT USED.
- L 2 1/2" TELCO CONDUIT WITH THREE (3) 3/4" INNERDUCTS EACH WITH PULL ROPE FROM TELCO SERVICE PROVIDER. (USE GALVANIZED RIGID STEEL CONDUIT WHERE REQUIRED PER 3.04/E1)
- M EIGHT (8) #6 AWG CONDUCTORS AND FOUR (4) #8 AWG GROUNDS PLUS FOUR (4) #10 AWG CONDUCTORS AND TWO (2) #10 AWG GROUNDS, ALL IN 2" PVC CONDUIT.
- N 1 1/4" CONDUIT FOR TELCO CABLES BETWEEN EQUIPMENT CABINETS.
- P 3/4" CONDUIT FOR ALARM CABLES BETWEEN EQUIPMENT CABINETS.
- Q 2" FLEX CONDUIT BETWEEN EQUIPMENT CABINETS.
- R TWO (2) #10 AWG CONDUCTORS AND ONE (1) #10 AWG GROUND IN 3/4" CONDUIT TO GFCI RECEPTACLE IN RBA72-36.
- S TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 3/4" GALVANIZED RIGID STEEL CONDUIT TO LIGHT FIXTURE.
- T CONNECT DC POWER PLANT IN COMMSCOPE RBA72 CABINET TO 48 VOLT BATTERY STRINGS #1, #2, AND #3 LOCATED ON LOWER TWO SHELVES OF THE RBA72-36 BATTERY CABINET. CONNECT DC POWER IN ERICSSON RBS-6120 CABINET TO 48 VOLT BATTERY STRINGS #4, #5, AND #6 LOCATED ON UPPER TWO SHELVES OF THE RBA72-36 BATTERY CABINET. IN THE CASE WHERE NO RBS6120 IS USED, ALL APPLICABLE BATTERY STRINGS SHALL BE DIRECTLY CONNECTED TO THE RBA72 CABINET.
- U TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 3/4" PVC CONDUIT TO GFCI RECEPTACLE.
- V 4" CONDUIT FROM TELCO BOX TO RBA72 CABINET.
- W TWO (2) #1 AWG CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- X FURNISH AND INSTALL NEW 225 AMP 2-POLE CIRCUIT BREAKER FOR POWER FEED TO VERIZON TRANSFORMER. CIRCUIT BREAKER MANUFACTURER, TYPE, ADJUSTABLE TRIP RATING, AND CURRENT INTERRUPTION CAPACITY SHALL MATCH EXISTING CIRCUIT BREAKERS IN THE PANEL. CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED MICARTA NAMEPLATE NEXT TO THE CIRCUIT BREAKER WHICH SHALL READ "VERIZON EQUIPMENT".
- Y TWO (2) 4/0 CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 EXISTING PAD-MOUNTED, 480/277-208/120 VOLT, STEP-DOWN TRANSFORMER "T4".
- 2 FURNISH AND INSTALL 37.5 KVA 208-240/120 VOLT, SINGLE PHASE TRANSFORMER.
- 3 FURNISH AND INSTALL SERVICE ENTRANCE RATED, 200 AMP, 3-POLE, AUTOMATIC TRANSFER SWITCH IN NEMA 1R ENCLOSURE.
- 4 FURNISH AND INSTALL 240/120 VOLT GENERATOR RECEPTACLE IN NEMA 3R ENCLOSURE. COORDINATE GENERATOR RECEPTACLE REQUIREMENTS WITH VERIZON.
- 5 FURNISH AND INSTALL 20 AMP GFCI DUPLEX OUTLET IN PAD LOCKABLE WEATHER-PROOF ENCLOSURE.
- 6 FURNISH AND INSTALL TELCO BOX (WITH REMOVABLE FRONT PANEL) IN NEMA 3R ENCLOSURE.
- 7 FURNISH AND INSTALL 200 AMP, 240/120 VOLT, 2 POLE (SOLID NEUTRAL), NON-FUSED DISCONNECT SWITCH IN LOCKABLE NEMA 3R ENCLOSURE.
- 8 FURNISH AND INSTALL AREA LIGHT (LITHONIA HFR 250M DNA LP1) WITH MANUAL TIMER SWITCH (ENERLITES HET06 SERIES) FOR LIGHTING CONTROL OR APPROVED EQUIVALENTS, ON 2" GALVANIZED STEEL PIPE.
- 9 FURNISH AND INSTALL 200 AMP, 240/120 VOLT, 42 SPACE PAD LOCKABLE PANEL IN NEMA 3R ENCLOSURE. ALL CIRCUIT BREAKERS SHALL BE RATED 10KAIC MINIMUM. SEE PANEL SCHEDULE FOR ADDITIONAL DETAILS. TIE INTO EXISTING BUILDING GROUNDING SYSTEM IF VERIZON GROUNDING REQUIREMENTS ARE NOT MET.
- 10 EXISTING 480/277 VOLT, 3-PHASE MAIN SWITCHBOARD "SA" (WITH 1600 AMP MAIN SERVICE DISCONNECT).
- 11 EXISTING 208/120 VOLT, 3-PHASE DISTRIBUTION PANEL "RDP" (WITH 600 AMP MAIN BREAKER) TO BE 30-DAY METERED, SEE E1 FOR DETAILS.
- 12 PROVIDE NEW E-MON D-MON SUB METER



1 ELECTRICAL SINGLE LINE DIAGRAM
E5 NO SCALE



PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

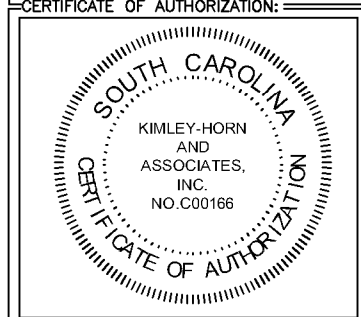
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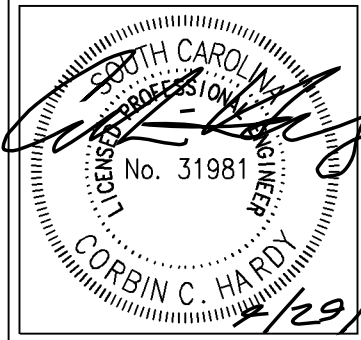
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0	07/10/17	CONSTRUCTION	CCH
1	08/09/17	CONSTRUCTION	CCH
2	08/28/17	CONSTRUCTION	CCH
3	09/29/17	CONSTRUCTION	CCH

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DRAWN BY: CHK.: APV.:
 CLS KRM CCH



SHEET TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER: **E5** REVISION: **3**
 018985106

PANEL SCHEDULE - VERIZON PANEL

Voltage: 120/240 Volts
Phase, Wires: Single Phase, 3 Wire
Mounting Type: Surface
Enclosure Type: NEMA 3R

MCB Size: 200 Amps
AIC Rating: 10,000 Amps min
Bus Rating: 200 Amps
Neutral Rating: 100%

Load Served	Load (kVA)		Circuit Bkr Size	Ckt Nbr	Phase A B	Ckt Nbr	Circuit Bkr Size	Load (kVA)		Load Served
	A	B						A	B	
RBA 72 RECTIFIERS 1 & 2	2.84		2P-40	1	A B	2	1P-20	0.18		GFCI DUPLEX OUTLET
		2.84		3		4	1P-20		0.18	CAB DUPLEX OUTLET
RBA 72 RECTIFIERS 3 & 4	2.84		2P-40	5	A B	6	1P-20	0.18		CAB DUPLEX OUTLET
		2.84		7		8	1P-20		0.60	AREA LIGHTS
RBA 72 - RECTIFIERS 5 & 6	2.84		2P-40	9	A B	10	----	0.00		SPACE
		2.84		11		12	----		0.00	SPACE
RBA 72 - (FUTURE RECTIFIERS 7 & 8)	0.00		2P-40	13	A B	14	----	0.00		SPACE
		0.00		15		16	----		0.00	SPACE
RBS 6120 (3 PSU's)	2.34		2P-125	17	A B	18	----	0.00		SPACE
		2.34		19		20	----		0.00	SPACE
SPACE	0.00		----	21	A B	22	----	0.00		SPACE
SPACE		0.00	----	23		24	----		0.00	SPACE
SPACE	0.00		----	25	A B	26	----	0.00		SPACE
SPACE		0.00	----	27		28	----		0.00	SPACE
SPACE	0.00		----	29	A B	30	----	0.00		SPACE
SPACE		0.00	----	31		32	----		0.00	SPACE
SPACE	0.00		----	33	A B	34	----	0.00		SPACE
SPACE		0.00	----	35		36	----		0.00	SPACE
SPACE	0.00		----	37	A B	38	----	0.00		SPACE
SPACE		0.00	----	39		40	----		0.00	SPACE
SURGE PROTECTION DEVICE (internal to load center)	0.00		2P-30	41	A B	42	----	0.00		SPACE
		0.00		41						
Sub-Total (kVA)	10.86	10.86						0.36	0.78	Sub-Total (kVA)

LOAD SUMMARY		A		B		Total Connected (kVA)
Load Description	Connected Load (kVA)	A	B	A	B	
RECTIFIERS/EQUIP	10.86	10.86		11.22	11.64	22.86
LARGEST MOTOR	0.00	0.00				
ALL OTHER MOTORS	0.00	0.00				
LIGHTING	0.00	0.60		0.00	0.75	
DUPLEX RECEPTACLES	0.36	0.18		0.36	0.18	
TOTAL MISCELLANEOUS	0.00	0.00		0.00	0.00	
Total Power per Phase				13.93	14.50	kVA
Total Demand Current per Phase				116.08	120.83	Amps
Total Demand Power				28.43		kVA

1
PANEL SCHEDULE
 NO SCALE



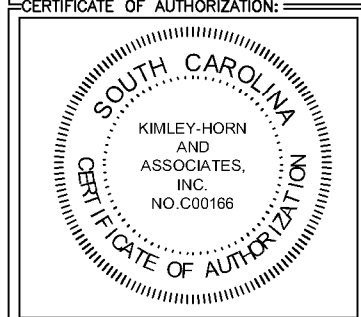
PROJECT INFORMATION:
VERIZON NAME:
 MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:
 07/10/17

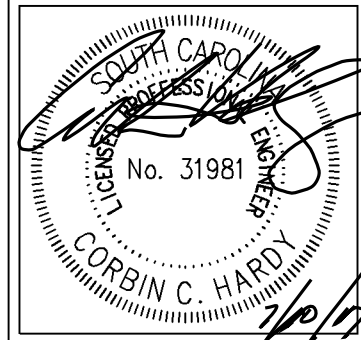
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REV.:	DATE:	ISSUED FOR:	BY:
0	07/10/17	CONSTRUCTION	JEJ

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DRAWN BY: CHK. **APV.:**
 KAG KRM CCH



SHEET TITLE:
 PANEL SCHEDULE

SHEET NUMBER: E6 **REVISION:** 0
 018985106

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GROUNDING NOTES

- THE MACRO CELL SITE ROOFTOP GROUNDING SYSTEM SHALL BE BONDED TO A NEW BURIED GROUNDING RING WITH ONE #2/0 GREEN INSULATED STRANDED COPPER (GIS) CONDUCTOR LUGGED TO TDSGA MAIN EXTERIOR GROUND BAR AT BASE OF TRASH CHUTE ENCLOSURE AND EXOTHERMICALLY WELDED TO GROUND RING. RUN #2/0 CONDUCTOR IN 1" RIGID ALUMINUM CONDUIT FROM MAIN EXTERIOR GROUND BAR FOLLOWING PATH OF GENERATOR POWER AND FIBER CONDUITS DOWN TO GROUND LEVEL. CONDUIT TO USE ONLY ALUMINUM FITTINGS, AND TO BE PAINTED TO MATCH ADJACENT SURFACES WHERE EXPOSED. IN ADDITION, THE MACRO CELL SITE ROOFTOP GROUNDING SYSTEM MUST BE BONDED TO THE EXISTING BUILDING PARAPET MOUNTED LIGHTNING PROTECTION SYSTEM (LPS) WITH ONE #2/0 TINNED COPPER CONDUCTOR (ROPE LAY) LUGGED TO TDSGA MAIN EXTERIOR GROUND BAR AT BASE OF TRASH CHUTE ENCLOSURE AND DOUBLE CLAMPED TO EXISTING GROUNDING CABLE WITH PARALLEL TYPE MECHANICAL CONNECTION, BURNDY HYGROUND YGHC-C OR APPROVED EQUAL. RUN #2/0 CONDUCTOR IN 1" RIGID ALUMINUM CONDUIT FROM MAIN EXTERIOR GROUND BAR USING SPECIFIED NON-PENETRATING SUPPORTS, FOLLOWING PARAPET WALL NORTHWEST, PENETRATING PARAPET WALL WITH WEATHERPROOF SLEEVE NEXT TO DOOR LEADING TO ENCLOSED SPACE BELOW PERIMETER ROOF AND ENDING AT CONNECTION TO EXISTING GROUNDING CABLE. CONDUIT TO USE ONLY ALUMINUM FITTINGS, AND TO BE PAINTED TO MATCH ADJACENT SURFACES WHERE EXPOSED. BOND TO EXISTING LIGHTNING PROTECTION SYSTEM CABLE INSIDE ENCLOSED SPACE BELOW PERIMETER ROOF. BOND TO EXISTING LPS CABLE A MAXIMUM OF 12" ABOVE FLOOR OF ENCLOSED SPACE.
- INSTALL BURIED GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD.
- THE EQUIPMENT PLATFORM GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, FASTENED TO INBOARD SIDE OF LOWER FLANGE ON PLATFORM PERIMETER BEAMS AT 30" INTERVALS. THE PORTION OF THE FASTENER WHICH ENCIRCLES THE GROUNDING CONDUCTOR SHALL BE NON-METALLIC. ALL CONNECTIONS TO THE RING SHALL BE MADE USING A PARALLEL TYPE MECHANICAL CONNECTION, BURNDY HYGROUND YGHC-C OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
- MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR EQUIPMENT PLATFORM GROUND RING.
- GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT SHEET METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.
- ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON EXPOSED VERTICAL RUNS, EVERY 30" ON EXPOSED HORIZONTAL RUNS, AND EVERY 48" INSIDE CONCEALED CABLE TRAYS. THE PORTION OF THE FASTENER WHICH ENCIRCLES THE GROUNDING CONDUCTOR SHALL BE NON-METALLIC. PVC CONDUIT MAY BE OMITTED FOR GROUNDING CONDUCTORS WITH AN INSULATING JACKET WHEN RUN INSIDE CONCEALED CABLE TRAYS.
- AT OPENING IN CABLE TRAY BELOW RAYCAP UNIT NEAR BASE OF TRASH CHUTE ENCLOSURE, MOUNT TDSGA-WB17 MAIN EXTERIOR GROUND BAR ON CABLE TRAY, AND ISOLATE FROM CABLE TRAY. CONNECT MAIN EXTERIOR GROUND BAR TO BURIED GROUND RING AND TO EXISTING BUILDING PARAPET MOUNTED LIGHTNING PROTECTION SYSTEM WITH #2/0 AWG GREEN INSULATED STRANDED COPPER (GIS) CONDUCTORS LUGGED TO TDSGA GROUND BAR AND EXOTHERMICALLY WELDED TO BURIED GROUND RING OR MECHANICALLY CLAMPED TO EXISTING LIGHTNING PROTECTION SYSTEM CABLE.
- AT EACH SECTOR, MOUNT TDSGA-WB17 CIGBE SECTOR GROUND BAR AT BASE OF STEALTH ENCLOSURE. CONNECT EACH SECTOR GROUND BAR TO MAIN EXTERIOR GROUND BAR WITH #2 GIS GROUND LEAD LUGGED TO EACH TDSGA GROUND BAR.
- AT EQUIPMENT PLATFORM, MOUNT TDSGA-WB17 CIGBE PLATFORM GROUND BAR AT END OF CABLE TRAY, AND ISOLATE FROM CABLE TRAY. CONNECT PLATFORM GROUND BAR TO MAIN EXTERIOR GROUND BAR WITH #2/0 TINNED COPPER CONDUCTOR (ROPE LAY) LUGGED TO EACH TDSGA GROUND BAR.
- ALL CABLE TRAY SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED LUGGED TO CABLE TRAY AT EACH END. CABLE TRAY SHALL BE BONDED TO PLATFORM GROUND BAR AND TO MAIN EXTERIOR GROUND BAR WITH #2 STC OR GIS WIRE LUGGED TO CABLE TRAY AND TO GROUND BARS.
- BOND EQUIPMENT PLATFORM GROUND RING TO TDSGA-WB17 CIGBE PLATFORM GROUND BAR ON CABLE TRAY BELOW PLATFORM WITH TWO #2 STC CONDUCTORS MECHANICALLY CONNECTED TO PLATFORM GROUND RING AND LUGGED TO CIGBE GROUND BAR.
- BOND STEEL PLATFORM TO EQUIPMENT PLATFORM GROUND RING AT TWO CORNERS OF STEEL PLATFORM WHICH ARE CLOSEST TO CONNECTION BETWEEN PLATFORM GROUND RING AND CIGBE PLATFORM GROUND BAR. EXOTHERMICALLY WELD #2 STC CONDUCTORS TO STEEL PLATFORM BEAMS AND BOND WITH MECHANICAL CONNECTION TO PLATFORM GROUND RING.
- BOND EACH COMMSCOPE RBA72 CABINET TO EQUIPMENT PLATFORM GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND MECHANICALLY ATTACHED TO GROUND RING. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN FLEX CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), DOWN THROUGH PLATFORM GRATING, THEN OVER TO GROUND RING.
- BOND EACH ERICSSON RBS6120 CABINET TO GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET GROUND BAR AND MECHANICALLY ATTACHED TO GROUND RING. RUN GROUND LEAD IN FLEX CONDUIT DOWN THROUGH PLATFORM GRATING, THEN OVER TO GROUND RING. CONNECT FLEX CONDUIT TO CABINET WITH POSITIVE MECHANICAL WEATHERTIGHT FLEXIBLE CONDUIT FITTING.
- BOND EACH COMMSCOPE RBA72-36 BATTERY CABINET TO EQUIPMENT PLATFORM GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND MECHANICALLY CLAMPED TO GROUND RING. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO GROUND RING.
- BOND GPS ANTENNA and GPS ANTENNA MOUNT TO TDSGA PLATFORM GROUND BAR WITH #2 GREEN INSULATED STRANDED GROUND WIRE LUGGED AT BOTH ENDS. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO TDSGA GROUND BAR.
- BOND EACH RF ANTENNA MOUNTING PIPE TO TDSGA-WB17 SECTOR CIGBE GROUND BAR WITH #2 STC EXOTHERMICALLY WELDED TO TOP OF ANTENNA MOUNTING PIPE AND LUGGED TO SECTOR CIGBE GROUND BAR.
- BOND EACH REMOTE RADIO UNIT (RRU) TO TDSGA-WB17 SECTOR CIGBE GROUND BAR WITH #2 GREEN INSULATED STRANDED GROUND WIRE LUGGED TO RRU AND TO SECTOR CIGBE GROUND BAR. SINGLE HOLE LUG OR SINGLE HOLE RING TYPE CONNECTOR IS ALLOWED IF RRU HAS ONLY SINGLE GROUNDING STUD.
- BOND EACH RAYCAP SURGE PROTECTION/FIBER DISTRIBUTION UNIT (OVP) TO TDSGA-WB17 MAIN EXTERIOR GROUND BAR WITH #2 GREEN INSULATED STRANDED GROUND WIRE LUGGED TO OVP AND TO MAIN EXTERIOR GROUND BAR. SINGLE HOLE LUG OR SINGLE HOLE RING TYPE CONNECTOR IS ALLOWED IF OVP HAS ONLY SINGLE GROUNDING STUD.
- BOND EACH COAX CABLE BELOW THE ANTENNA CONNECTION TO THE SECTOR CIGBE GROUND BAR. BOND EACH COAX CABLE BELOW THE PLATFORM TO THE PLATFORM GROUND BAR. USE COAX MANUFACTURERS STANDARD GROUNDING KIT AND WEATHERPROOFING KIT.
- BOND EACH HYBRID CABLE BELOW THE RAYCAP SURGE PROTECTION/FIBER DISTRIBUTION UNIT (OVP) TO THE MAIN EXTERIOR GROUND BAR. BOND EACH HYBRID CABLE BELOW THE PLATFORM TO THE PLATFORM GROUND BAR. USE HYBRID CABLE MANUFACTURERS STANDARD GROUNDING KIT AND WEATHERPROOFING KIT.
- PROVIDE 18" TALL BY 5/8" DIAMETER LIGHTNING AERIAL ON 2" GALVANIZED PIPE EXTENDED UP FROM EACH OF THE 4 HANDRAIL POSTS AT THE CORNERS OF THE STEEL PLATFORM. FASTEN AERIAL AND GROUNDING CONDUCTOR TO GALVANIZED PIPE USING CLAMP TYPE PIPE BASE FASTENED TO 2" PIPE DIRECTLY BELOW GALVANIZED PIPE CAP. BOND EACH AERIAL TO PLATFORM GROUND BAR WITH #2/0 TINNED COPPER CONDUCTOR (ROPE LAY) CLAMPED TO GALVANIZED PIPE WITH PIPE BASE AND LUGGED TO PLATFORM GROUND BAR.
- NOTIFY VERIZON WIRELESS CONSTRUCTION MANAGER TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.
- GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.

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8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN

51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/21/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

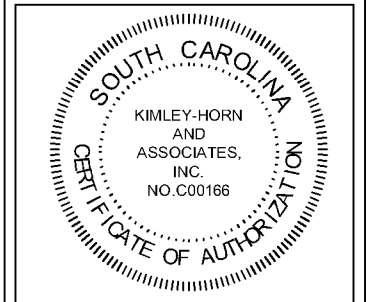
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1	08/21/17	CONSTRUCTION	CCH

CONSULTANT:



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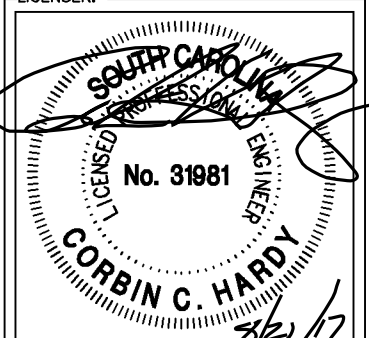
CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APV.:

KAG	KRM	CCH
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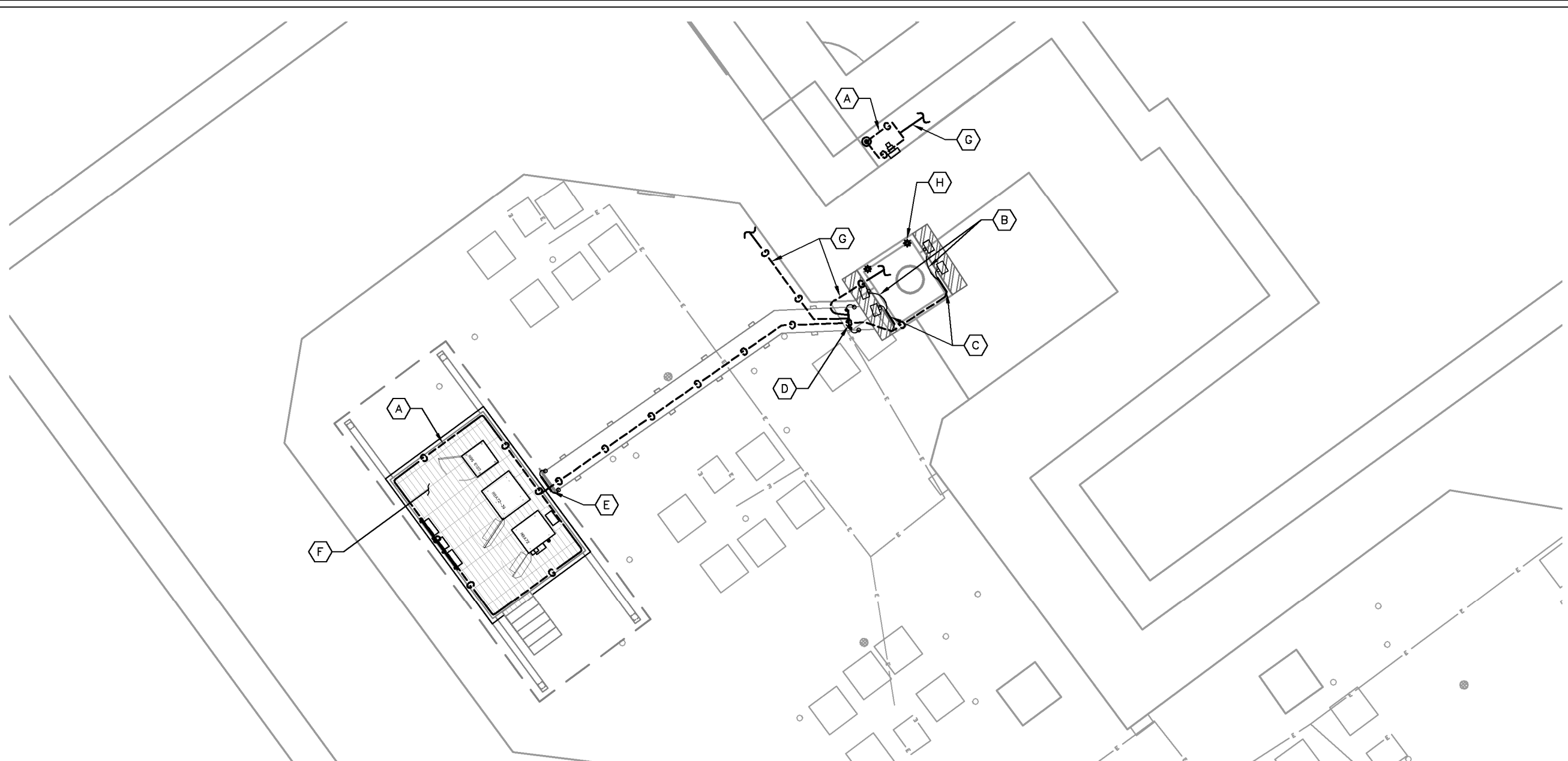
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GROUNDING NOTES

SHEET NUMBER: REVISION:

E7	1
	018985106

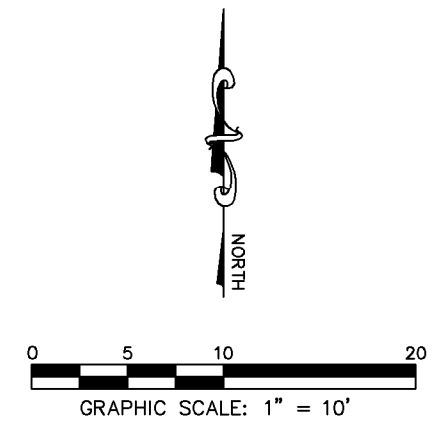
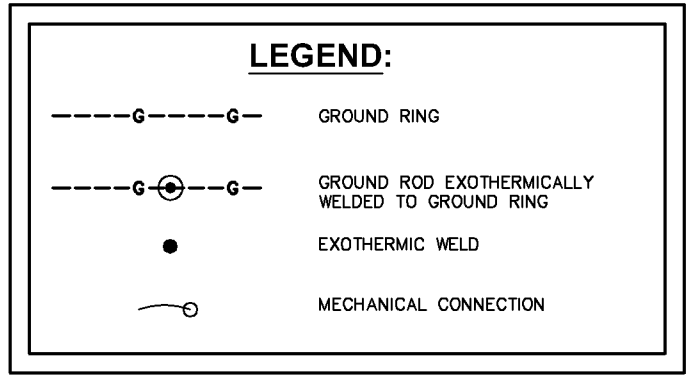
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1
E8 **GROUNDING PLAN**
SCALE: 1" = 10'

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GROUND RING (SEE NOTES 3, 4, 5, 6 & 11 ON E7).
- B ANTENNA MOUNTING PIPE OR SUPPORT GROUNDING - (SEE NOTE 17 ON E7).
- C TDSGA-WB17 SECTOR GROUND BAR (SEE NOTES 8, 17 & 18 ON E7).
- D MAIN EXTERIOR GROUND BAR (SEE NOTES 1, 7, 8, 9, 10, 19 & 21 ON E7).
- E PLATFORM GROUND BAR (SEE NOTES 9, 10, 15, 20 & 21 ON E7).
- F SEE SHEET E9 FOR PLATFORM GROUNDING PLAN.
- G GROUNDING CONDUCTORS - BOND TO EXISTING GROUND SYSTEM AND BURIED GROUND RING AS NOTED (SEE NOTE 1 ON E7).
- H NEW LIGHTNING AERIAL SPIKE AT TOP OF RAISED TRASH CHUTE ENCLOSURE, TYP. MATCH EXISTING LIGHTNING PROTECTION SYSTEM (LPS) COMPONENTS AND CONSTRUCTION AND EXTEND EXISTING LPS TO INCLUDE NEW AERIAL SPIKES.



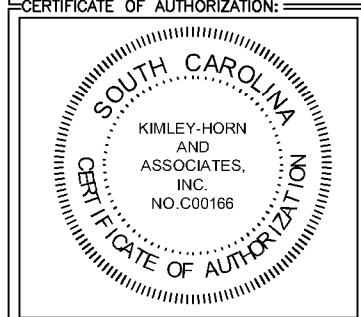
PROJECT INFORMATION:
VERIZON NAME:
MARRIOTT GRANDE OCEAN
 51 SOUTH FOREST BEACH DRIVE
 HILTON HEAD ISLAND, SC 29928
 BEAUFORT COUNTY

CURRENT ISSUE DATE:
 08/21/17

ISSUED FOR:
CONSTRUCTION

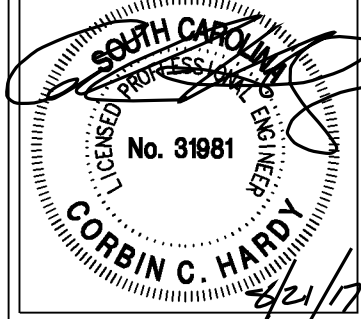
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0	07/10/17	CONSTRUCTION	CCH
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2	08/21/17	CONSTRUCTION	CCH

CONSULTANT:
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DRAWN BY: KAG CHK.: KRM APV.: CCH

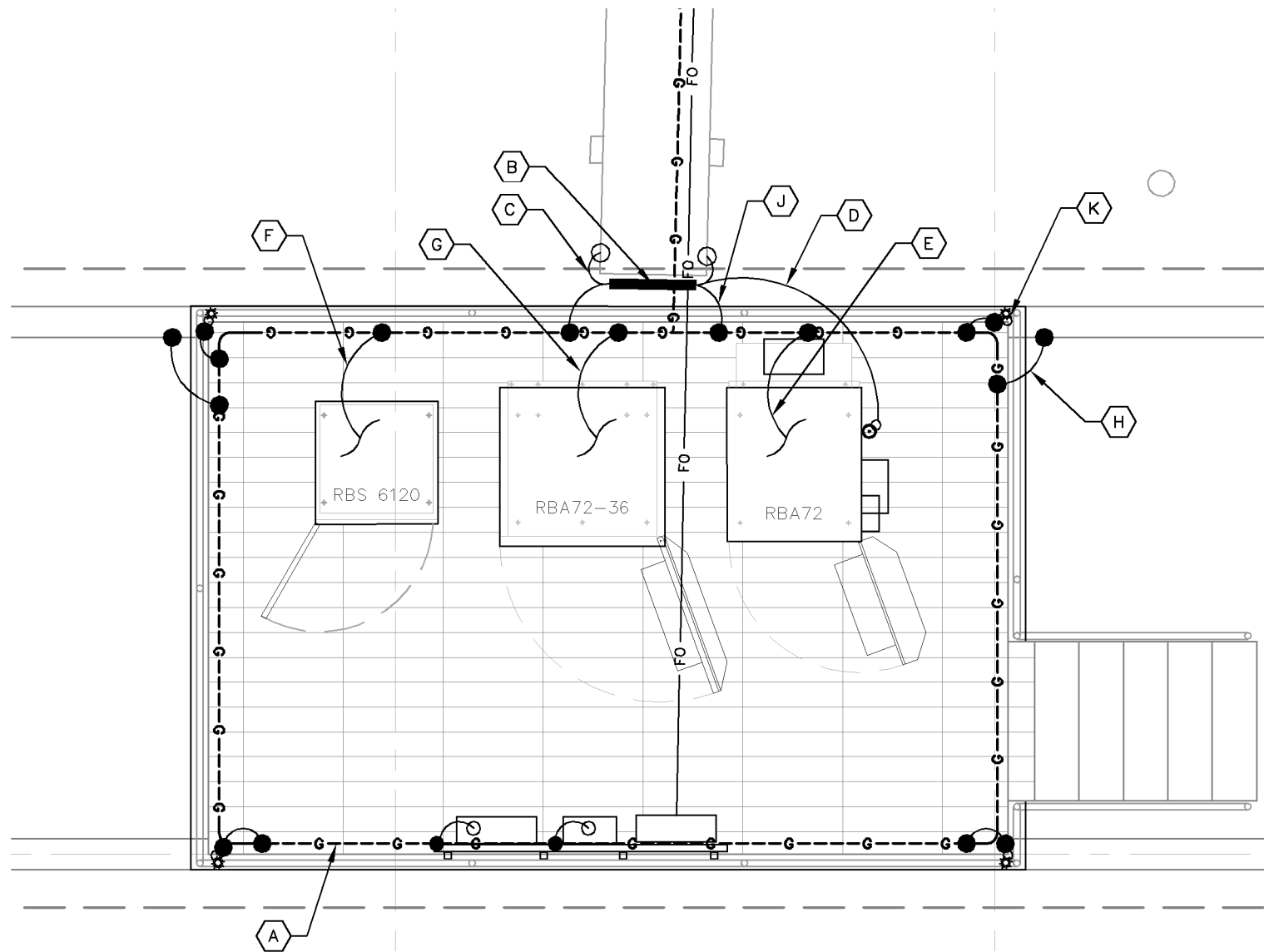
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SHEET TITLE:
GROUNDING PLAN

SHEET NUMBER: **E8** REVISION: **2**
 018985106

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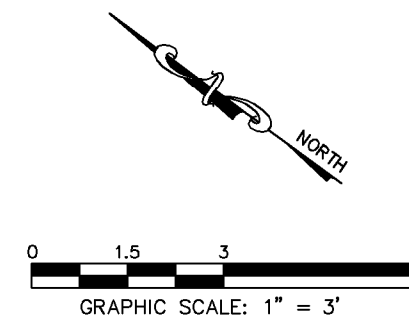
KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GROUND RING (SEE NOTES 3, 4, 5, 6 & 11 ON E7).
- (B) PLATFORM GROUND BAR (SEE NOTES 9, 10, 16, 20 & 21 ON E7).
- (C) CABLE TRAY GROUNDING, TYPICAL (SEE NOTE 10 ON E7).
- (D) GPS ANTENNA MOUNT GROUNDING (SEE NOTE 16 ON E7).
- (E) RF CABINET (RBA72) GROUNDING (SEE NOTE 13 ON E7).
- (F) RF CABINET (RBS 6120) GROUNDING (SEE NOTE 14 ON E7).
- (G) BATTERY CABINET (RBA72-36) GROUNDING (SEE NOTE 15 ON E7).
- (H) PLATFORM GROUNDING, TYPICAL (SEE NOTE 12 ON E7).
- (J) PLATFORM GROUND RING BONDING (SEE NOTE 11 ON E7).
- (K) LIGHTNING AERIAL ON 2" GALVANIZED PIPE, TYP. OF 4 (SEE NOTE 22 ON E7 AND DETAIL 1/E4).

LEGEND:

- G---G--- GROUND RING
- G---G--- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- EXOTHERMIC WELD
- MECHANICAL CONNECTION

1
E9 PLATFORM GROUNDING PLAN
SCALE: 1" = 3'



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

08/21/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

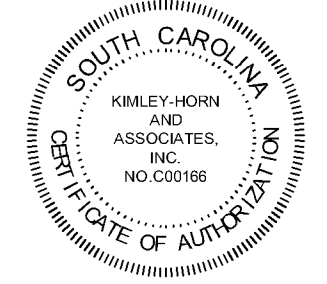
REV.	DATE	ISSUED FOR	BY
0	07/10/17	CONSTRUCTION	CCH
1	08/21/17	CONSTRUCTION	CCH

CONSULTANT:



2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

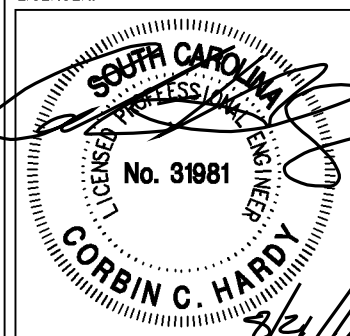
CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APV.:

KAG KRM CCH

LICENSER:



SHEET TITLE:

PLATFORM GROUNDING PLAN

SHEET NUMBER: REVISION:

E9

1

018985106

PROJECT INFORMATION:

VERIZON NAME:
MARRIOTT GRANDE OCEAN
51 SOUTH FOREST BEACH DRIVE
HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY

CURRENT ISSUE DATE:

07/10/17

ISSUED FOR:

CONSTRUCTION

REV.: -DATE: -ISSUED FOR: -BY:

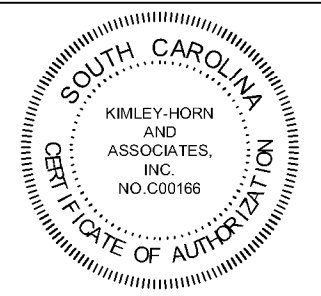
0	07/10/17	CONSTRUCTION	JEJ

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

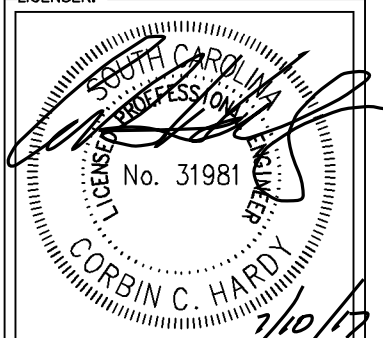
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DRAWN BY: -CHK.: -APV.:

KAG KRM CCH

LICENSER:

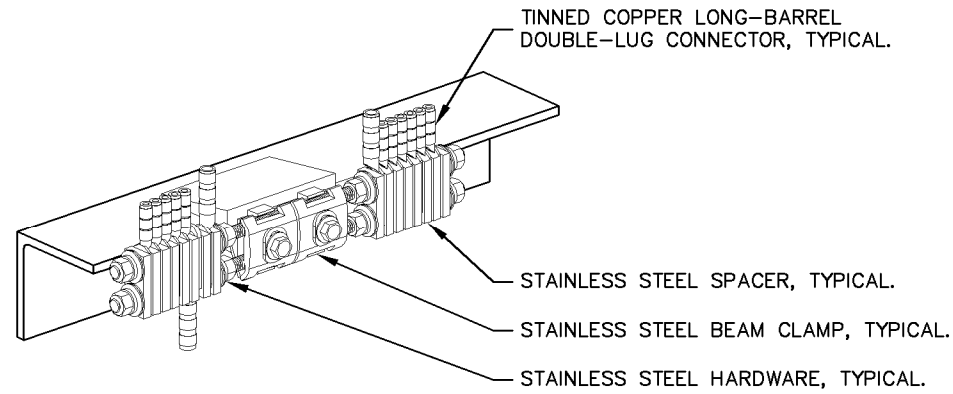


SHEET TITLE:

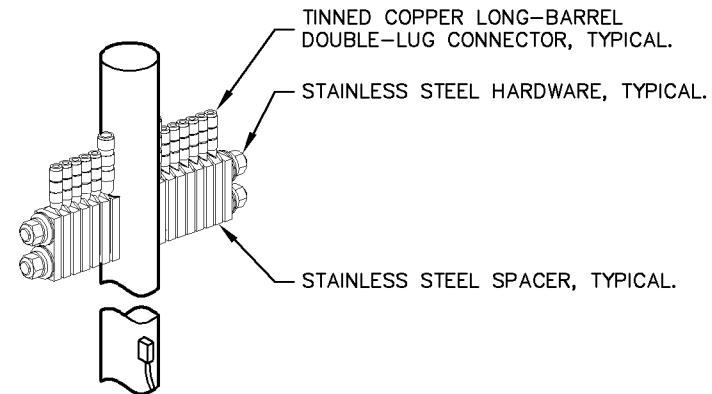
GROUNDING
DETAILS

SHEET NUMBER: -REVISION:

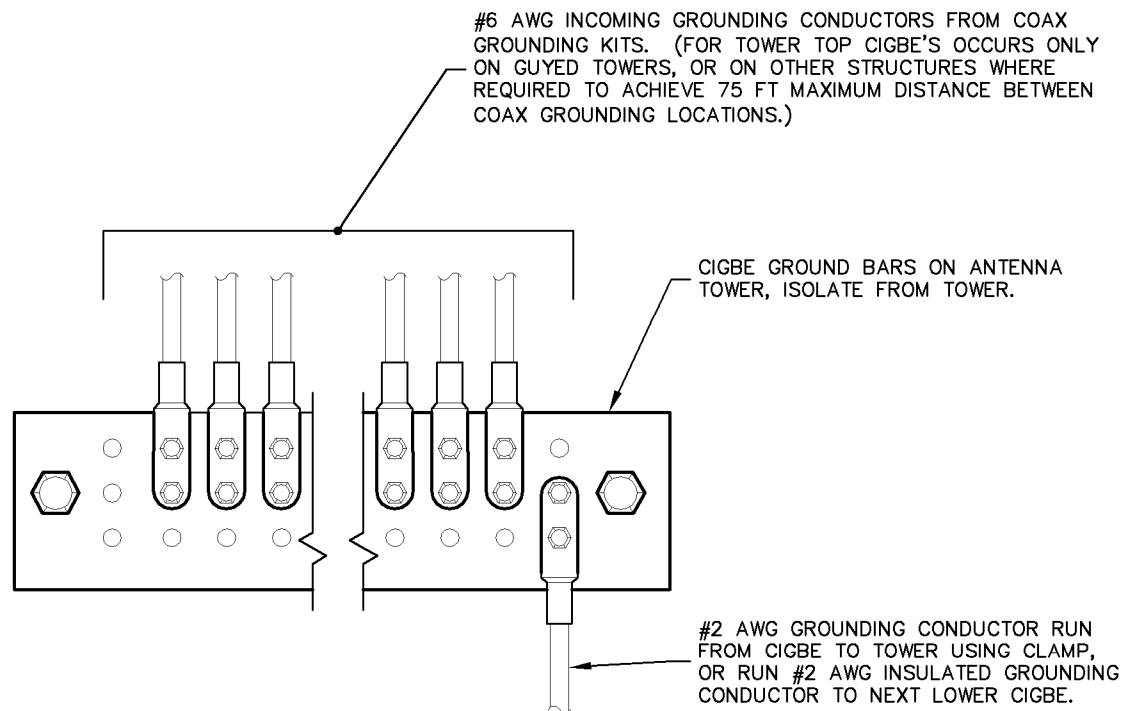
E10 0
018985106



3 BAR NONE GROUND BEAM CLAMP (TDSGA-BC14)
E10 NO SCALE



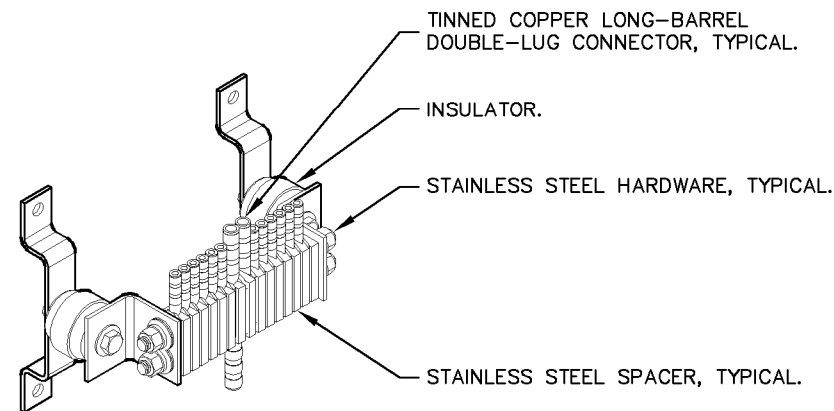
4 BAR NONE POST MOUNTED (TDSGA-PA14)
E10 NO SCALE



1 ANTENNA GROUND WIRE INSTALLATION DETAIL
E10 NO SCALE

NOTES:

- ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
- IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALIC TIES AT SAME SPACING AS COAX SUPPORTS.



2 BAR NONE POST MOUNTED (TDSGA-PA14)
E10 NO SCALE

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: Marriott Grande Ocean Stealth Chimney

DRB#: DRB-002546-2018

DATE: Nov. 1, 2018, **Nov. 5, 2018**

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

<i>APPLICATION MATERIAL</i>				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is unclear the proposed will match the existing. Drawings revised.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is unclear the proposed will match the existing. Drawings revised.

<i>MISC COMMENTS/QUESTIONS</i>
Drawings should be changed to clearly specify the materials, finish and colors will match the existing. Drawings revised.



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: Gretchen Callejas Company: Felder & Associates
 Mailing Address: 2514 Abercorn Street, Suite 110 City: Savannah State: GA Zip: 31401
 Telephone: 912-777-3979 Fax: _____ E-mail: gretchen@felderassociates.net
 Project Name: Hargray Retail (Building A) Project Address: 862 William Hilton Parkway
 Parcel Number [PIN]: R5 5 0 0 1 1 0 0 0 1 5 3 0 0 0 0
 Zoning District: LC Overlay District(s): COD- ROW Arterial

**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.

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

October 30, 2018

DATE



2514 ABERCORN STREET ○ SUITE 110 ○ SAVANNAH GEORGIA 31401 ○ 912-777-3979
GA 8847 SC 5791 FL 17550 AL 6279

October 30, 2018

Chris Darnell
Urban Designer, Town of Hilton Head
Developmental Review and Zoning Division
Town of Hilton Head, SC
chrisda@hiltonheadislandsc.gov
843-341-4676

Re: Hargray Retail - Building A
862 William Hilton Parkway.

Mr. Darnell,

Please find attached drawings for improvements to 862 William Hilton Parkway. The building owner, Hargray Communications, will be renovating the first floor of the existing building to house their retail showroom and offices. The majority of the changes are interior with a few exceptions. A new entrance portal is planned for the retail entry. Other exterior modifications include repairs to the existing portico with new roofing, structural repairs, updated finishes and new paint. Final signage location and design will be submitted by others.

The project is part of an existing developed site. The topography, setbacks and buffers are existing and will remain. The site is well vegetated with understory and trees. All existing trees will remain. The parking layout is existing and will remain.

The existing two-story office building was constructed in 1983. An existing retail space is located on the first floor. The retail space is currently vacant, but renovations will be occurring over the next couple months. The roof and mass of the existing building shall remain. The proposed exterior modifications are limited to the one-story portico along the southeast façade facing William Hilton Parkway. The existing portico is currently broken up into three sections. Each of the existing structures are deteriorated and in need of structural repair; as well as cosmetic updating. The existing structure is comprised of stucco columns supporting a glass roof structure. A new simple sloped standing seam metal roof will be installed at the existing structure.

The east covered entryway will be modified to create a more defined retail entrance. This will be the main public entrance for the building. The new architectural feature will be a one-story entrance portal constructed of structural steel with metal framing. The framing will be skinned in Nichiha architectural wall panels. The Nichiha panels will also clad the upper section of the existing portico structures to help create a cohesive portico/walkway.

Fiberglass products are being used within the new developments just to the North and South of our project. These fiberglass panels are part of a brand defining upgrade to Hargray's architecture. The colors of the entrance portal have been modified to meet the local characteristic of the Town of Hilton Head. We recognize the red hues typically

used within Hargray Communication logos and elements are contextually too saturated for this site and neighboring buildings. We have selected to use red earth tones as an accent color to the overall building color scheme. The Nichiha panels will be Sherwin Williams 7585 Sun Dried Tomato. The existing stucco will be painted Sherwin Williams 9168 Elephant Ear. Per our previous conversations, we believe this color scheme creates a cohesive façade and the red is not as stark with the updated building color.

Thank you for working with us to find a red and complementary building color that is acceptable to the community. This application is accompanied by all required information. We trust that you and members of the Design Review Board will find our presentation acceptable and along with our clients, we look forward to working you on this project. Please call if you have any questions or if additional information is required.

Thanks so much,



Gretchen O Callejas, AIA
Project Architect
Felder & Associates

Cc: Owner, Design Team, File

Attachments:

- Application
- Photos of Surrounding Buildings
- Photos of the Existing Building
- Nichiha Sample
- Architectural Drawings of Proposed Changes
 - A1.1 Architectural Site Plan
 - A1.1 Floor Plan
 - A1.3 Partial Roof Plan at Portico
 - A3.0 Existing Elevations
 - A3.1 Proposed Elevations
 - A3.2 Exterior Perspectives
 - A5.2 Entrance Portal Details



1





4





6



3



LOCATION OF
NEW ENTRANCE
PORTAL

SOUTHEAST CORNER



SOUTHWEST CORNER



862 A

COLUMN TO
BE REMOVED

LOCATION OF NEW ENTRANCE
PORTAL (STRUCTURE TO BE MODIFIED)

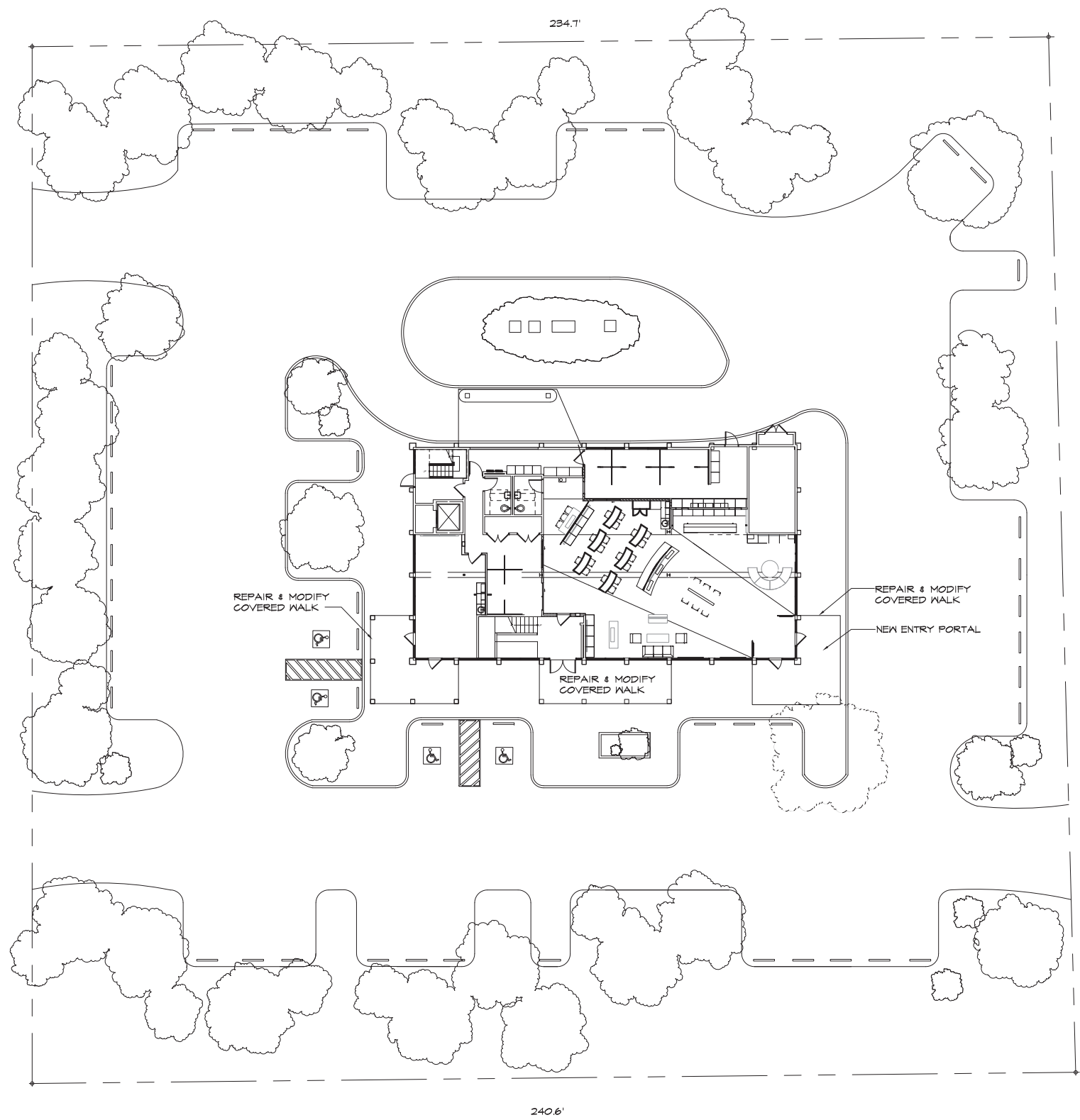
SOUTHEAST CORNER



EXISTING PORTICO



EXISTING PORTICO



ARCHITECTURAL SITE PLAN -
SCALE: 1/16"=1'-0"



TRUE NORTH JOB NORTH



2514 ABERCORN ST.
SUITE 110
SAVANNAH GA 31401
(912) 777-3979

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3. Do not scale dimensions from prints. Plans and details are not drawn to scale. Use dimensions given or consult the Architect for further clarification.

A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REVISIONS
ARCHITECTURAL
SITE PLAN - PROPOSED

ISSUED FOR
REVIEW
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: AJ

AS1.1



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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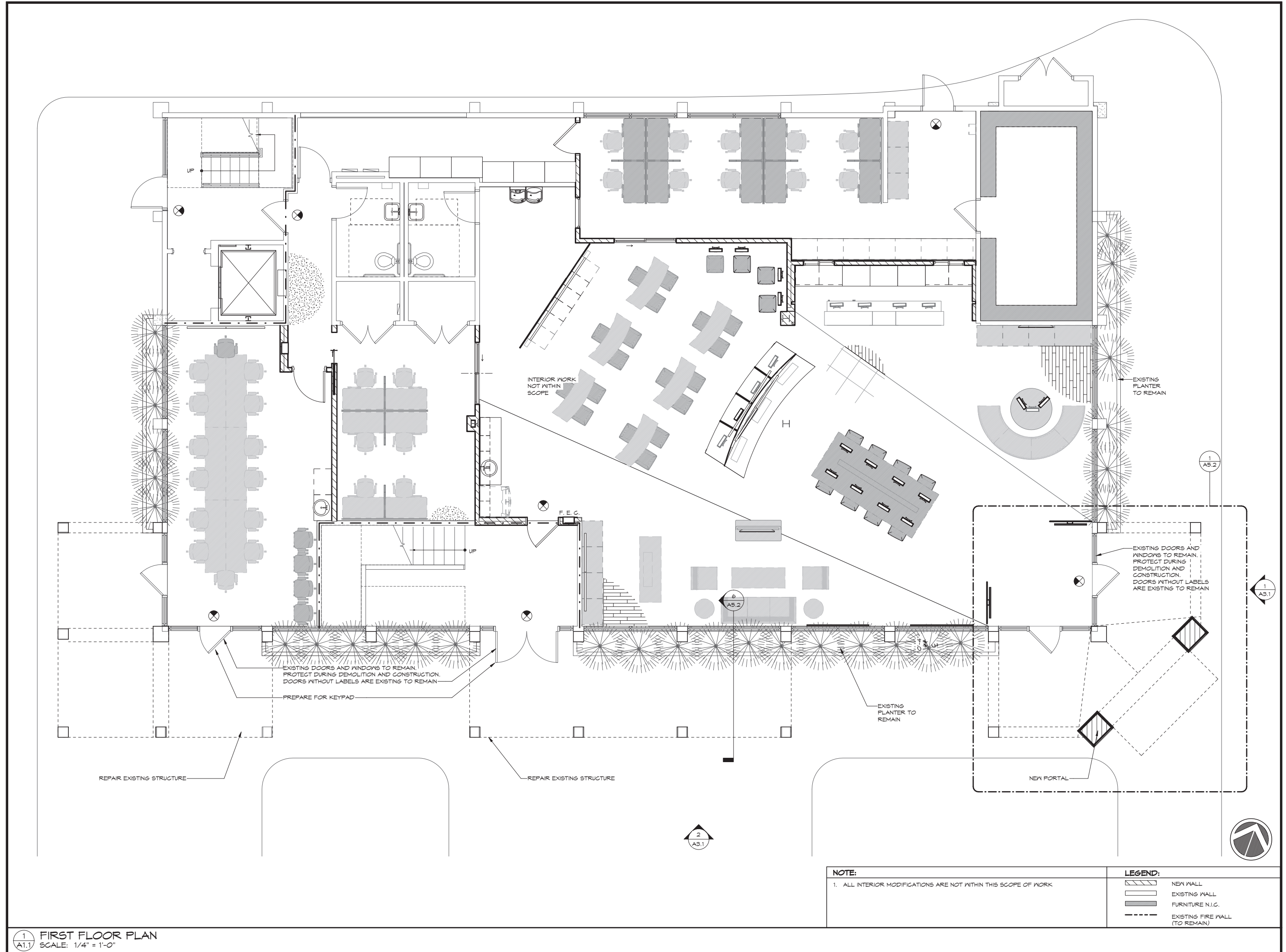
INTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	FIRST FLOOR PLAN
-----------	------------------

ISSUED FOR CONSTRUCTION
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: CAT

A1.1



1
A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. ALL INTERIOR MODIFICATIONS ARE NOT WITHIN THIS SCOPE OF WORK

LEGEND:

	NEW WALL
	EXISTING WALL
	FURNITURE N.I.C.
	EXISTING FIRE WALL (TO REMAIN)



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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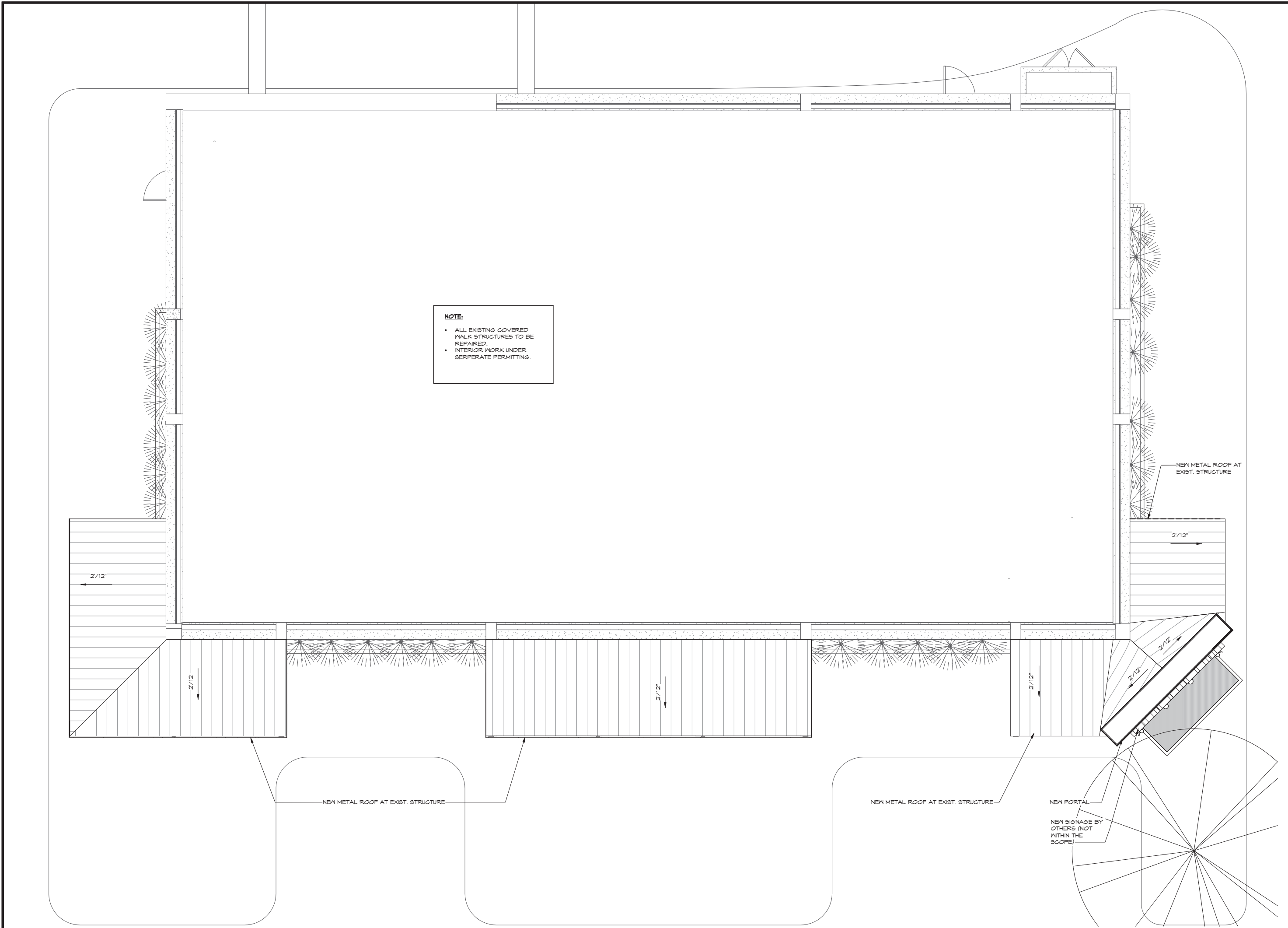
INTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	ROOF PLAN (PARTIAL)
-----------	------------------------

ISSUED FOR CONSTRUCTION
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: CAT

A1.3



NOTE:

- ALL EXISTING COVERED WALK STRUCTURES TO BE REPAIRED.
- INTERIOR WORK UNDER SEPERATE PERMITTING.

1 ROOF PLAN - PARTIAL
A1.3 SCALE: 1/4" = 1'-0"



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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INTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS

EXIST. EXT.
ELEVATIONS

ISSUED FOR CONSTRUCTION
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: CAT

A3.0

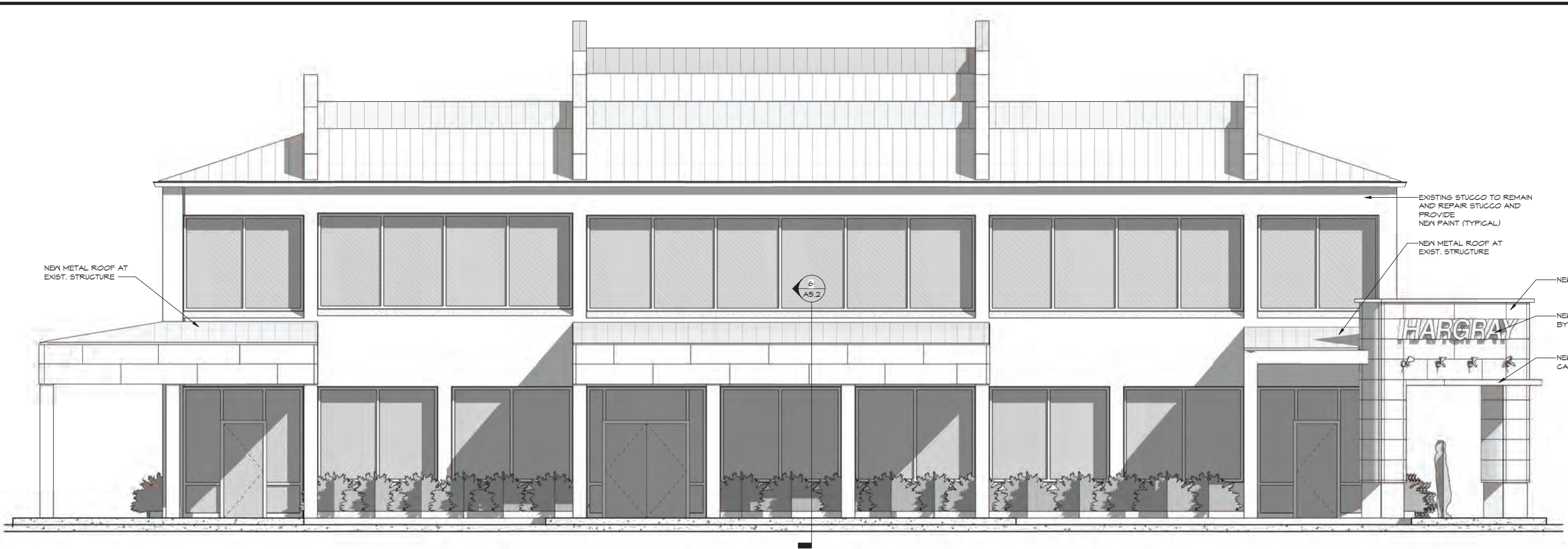


3 EXISTING FRONT ELEVATION PERSPECTIVE
SCALE:

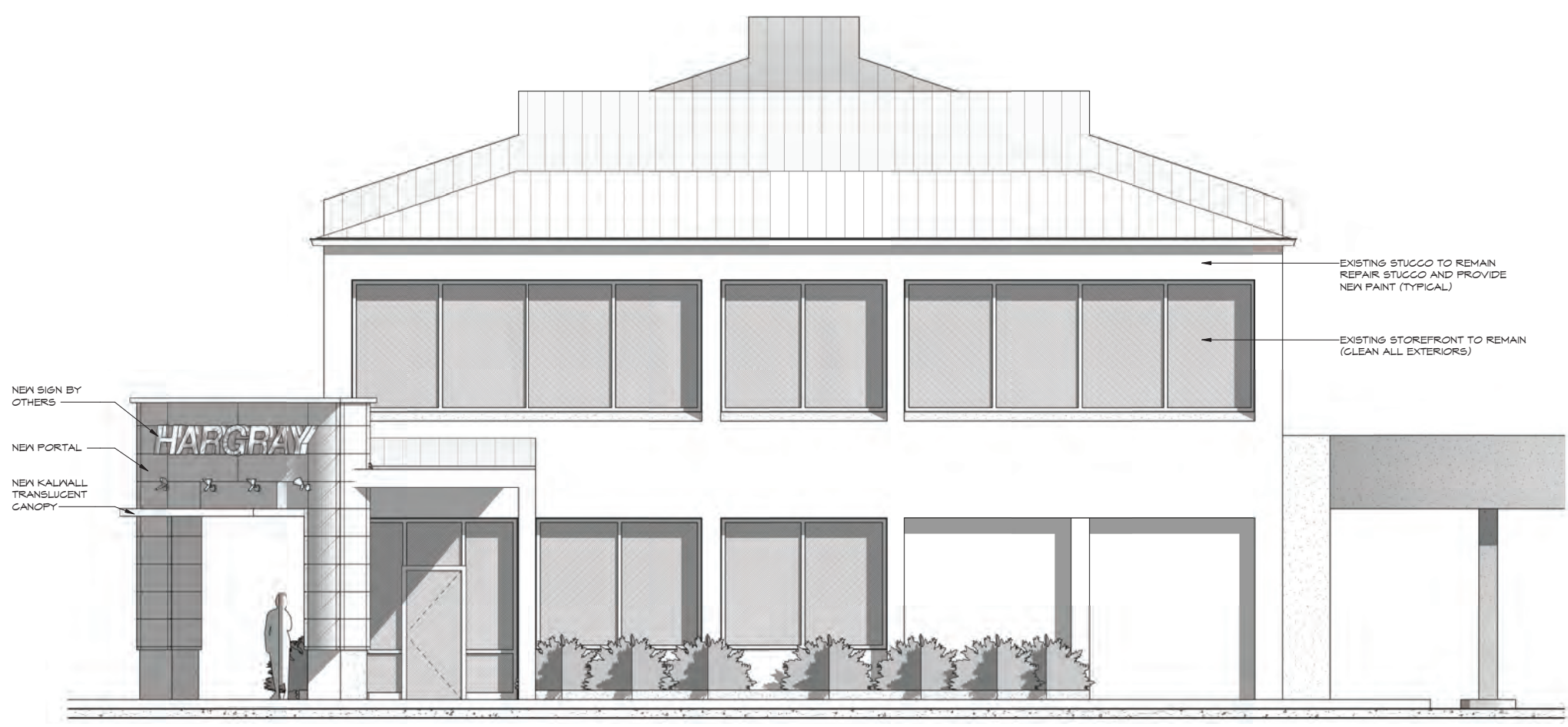


2 EXISTING EAST CORNER PERSPECTIVE
SCALE:

INTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	PROPOSED EXT. ELEVATIONS

ISSUED FOR CONSTRUCTION
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: CAT

A3.1



2 FRONT ELEVATION
A3.2 SCALE:



1 EAST CORNER PERSPECTIVE
A3.2 SCALE:



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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INTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS

EXTERIOR
PERSPECTIVES

ISSUED FOR CONSTRUCTION
10.30.18

JOB NO: 18.013
ISSUE DATE: 10.30.18
DRAWN: CAT

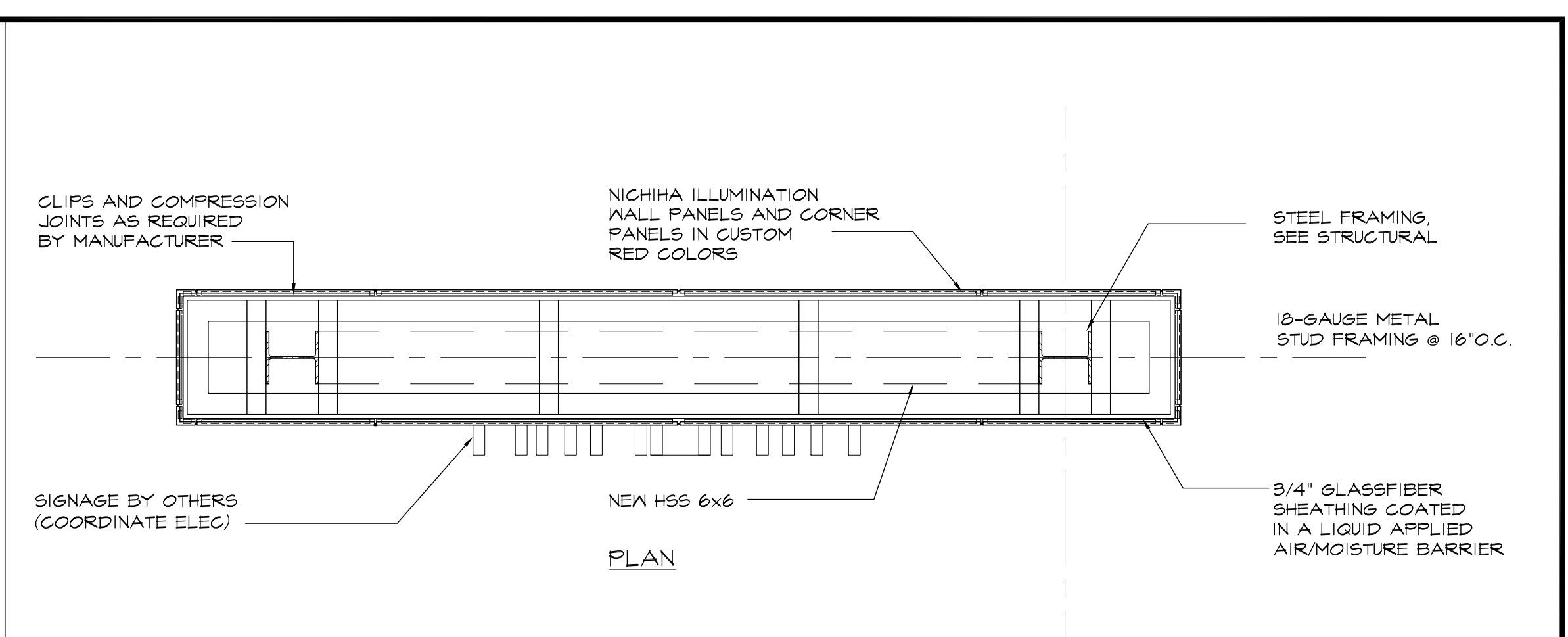
A3.2

MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
 862 WILLIAM HILTON PKWY,
 HILTON HEAD ISLAND, SC 29928

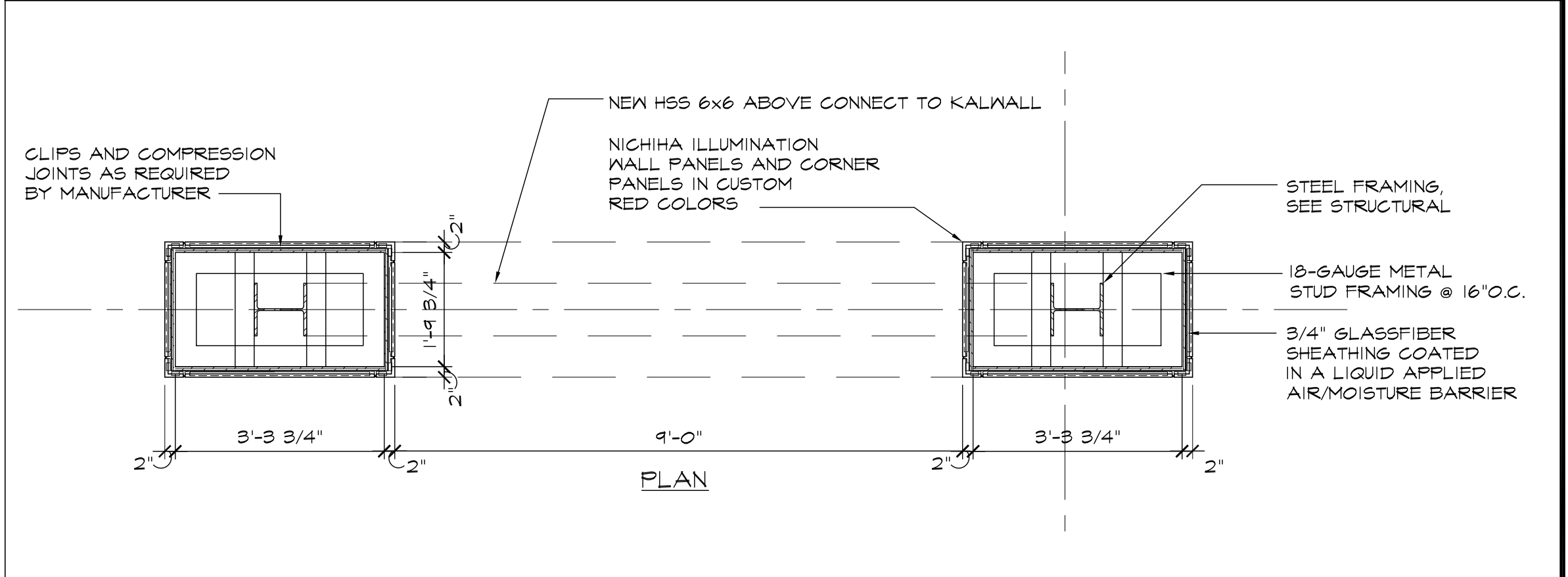
REVISIONS
 1 11.05.18 ARB NOTES
**ENTRANCE PORTAL
 DETAILS**

ISSUED FOR
 REVIEW
 10.30.18
 JOB NO: 18.013
 ISSUE DATE: 11.05.18
 DRAWN: GOC

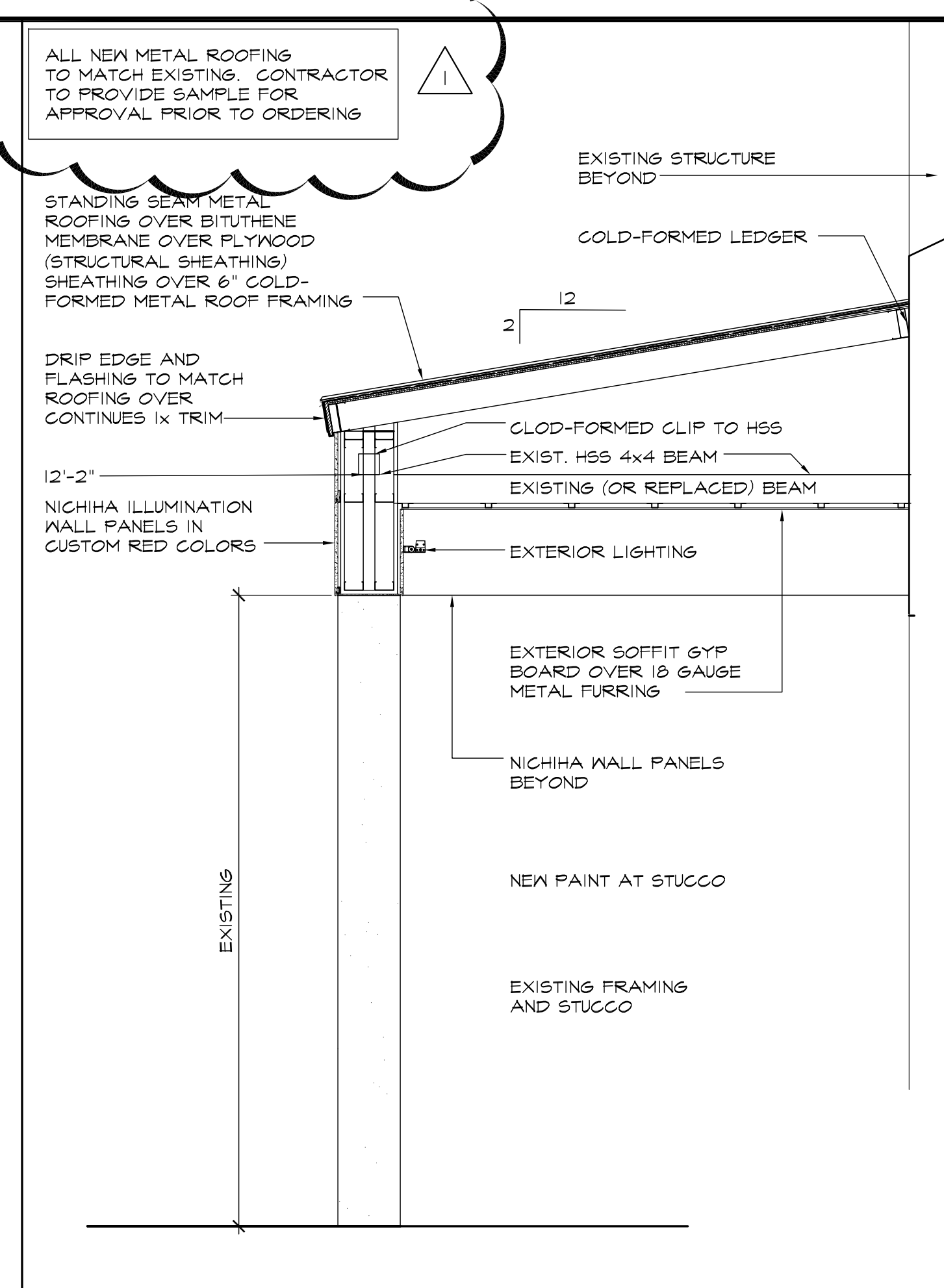
A5.2



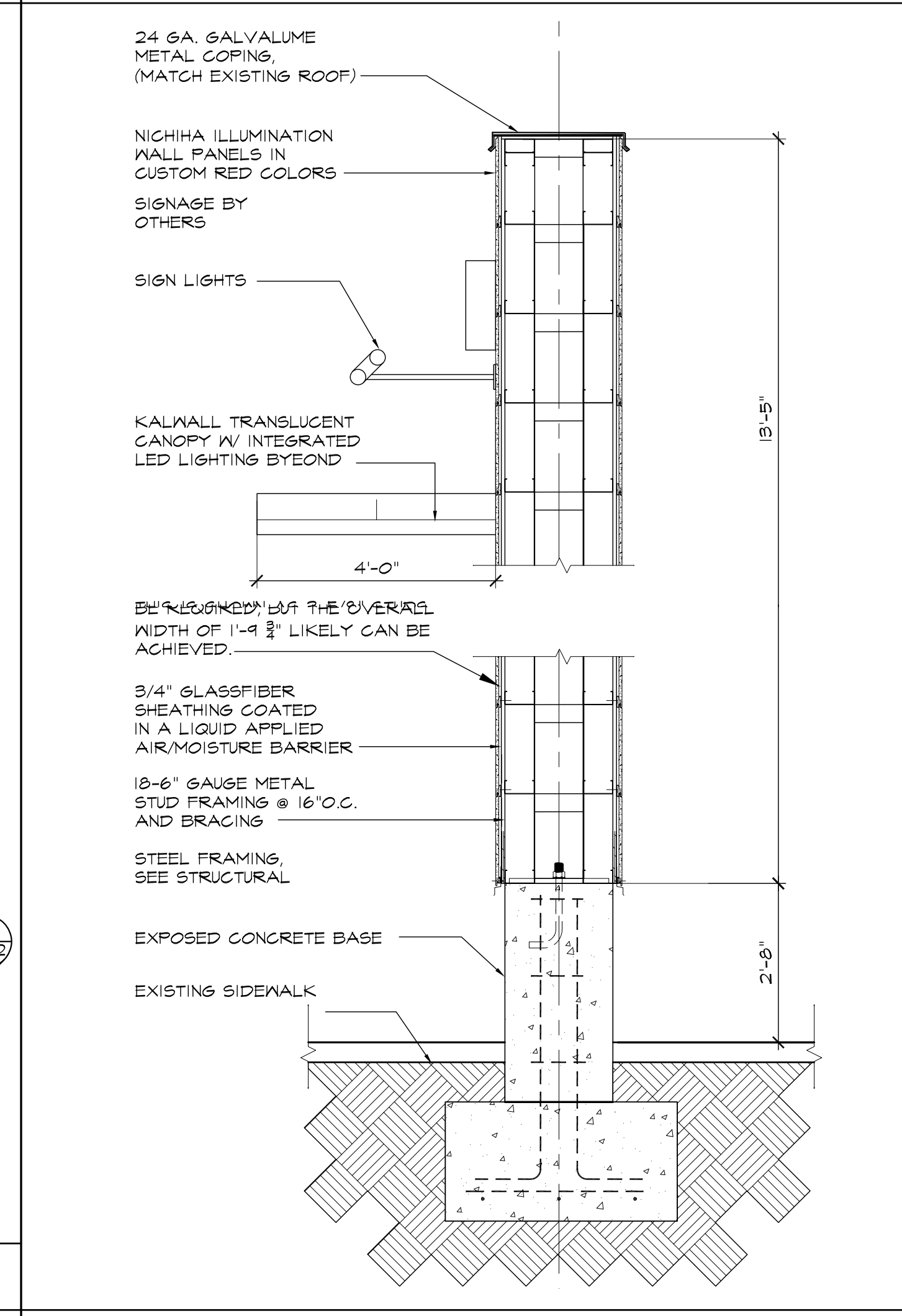
5
 A5.2
 ENLARGED PLAN
 SCALE: 1/2"=1'-0"



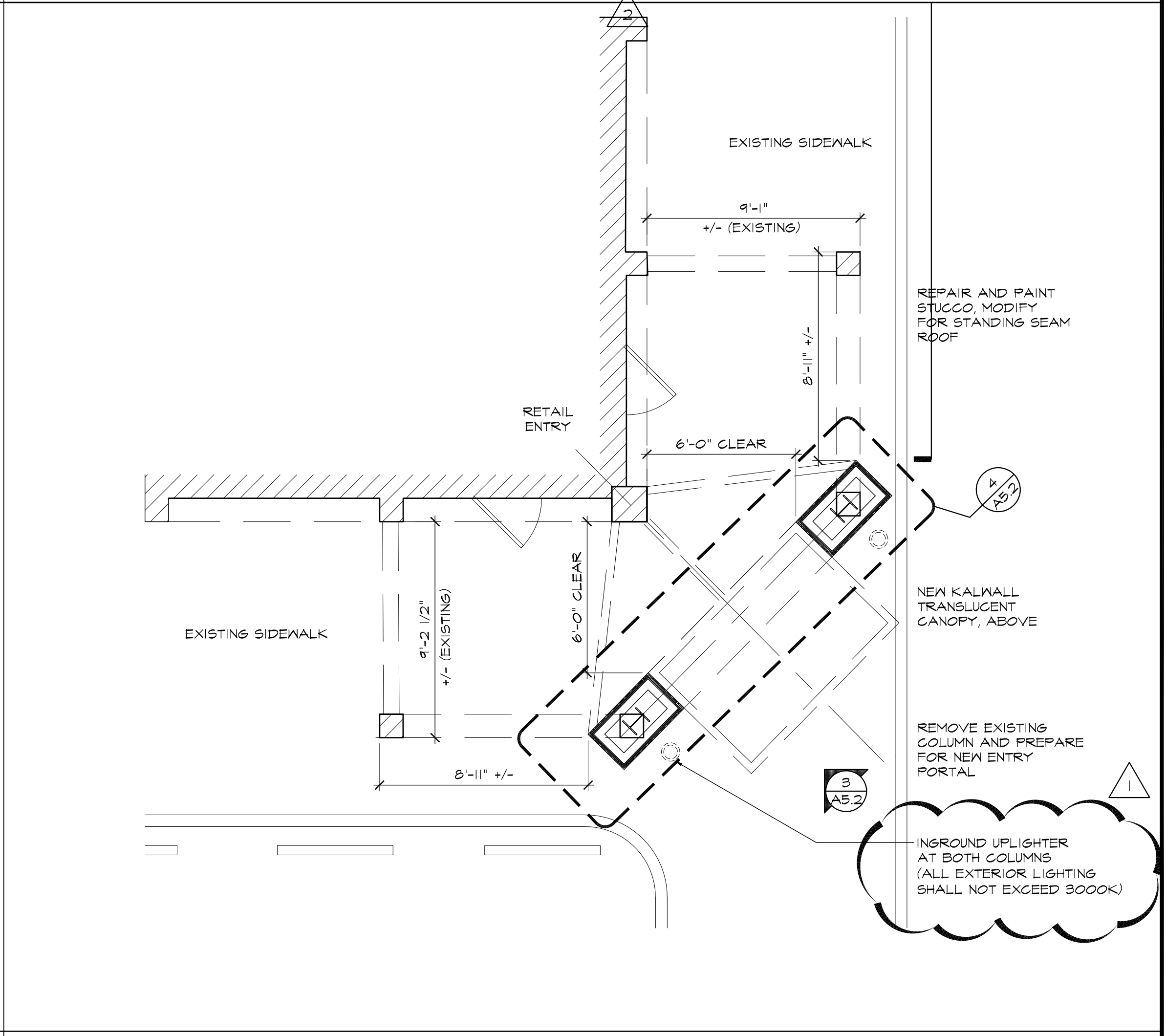
4
 A5.2
 ENLARGED PLAN
 SCALE: 1/2"=1'-0"



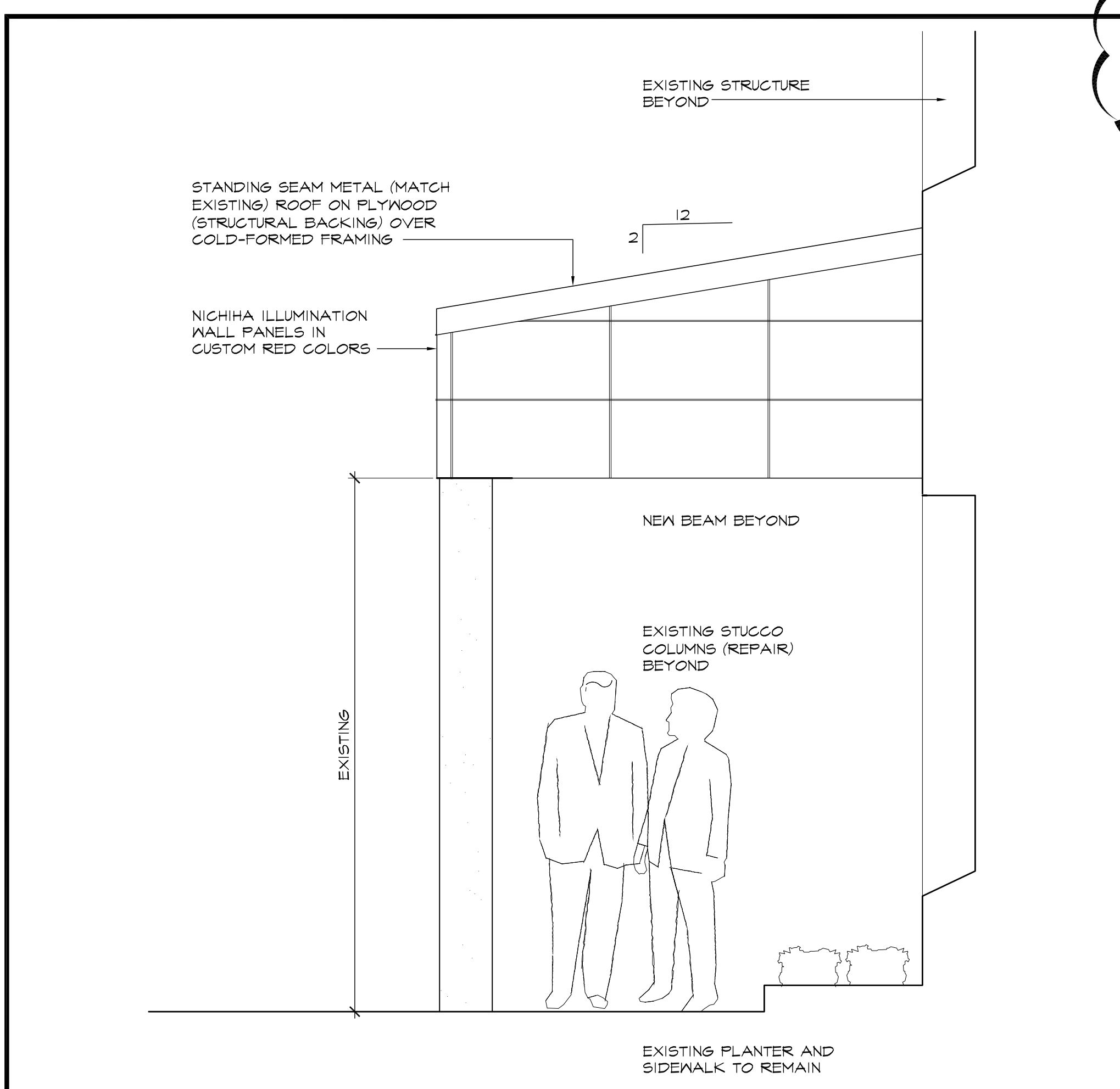
6
 A5.2
 SECTION @ EXISTING STRUCTURE
 SCALE: 1/2"=1'-0"



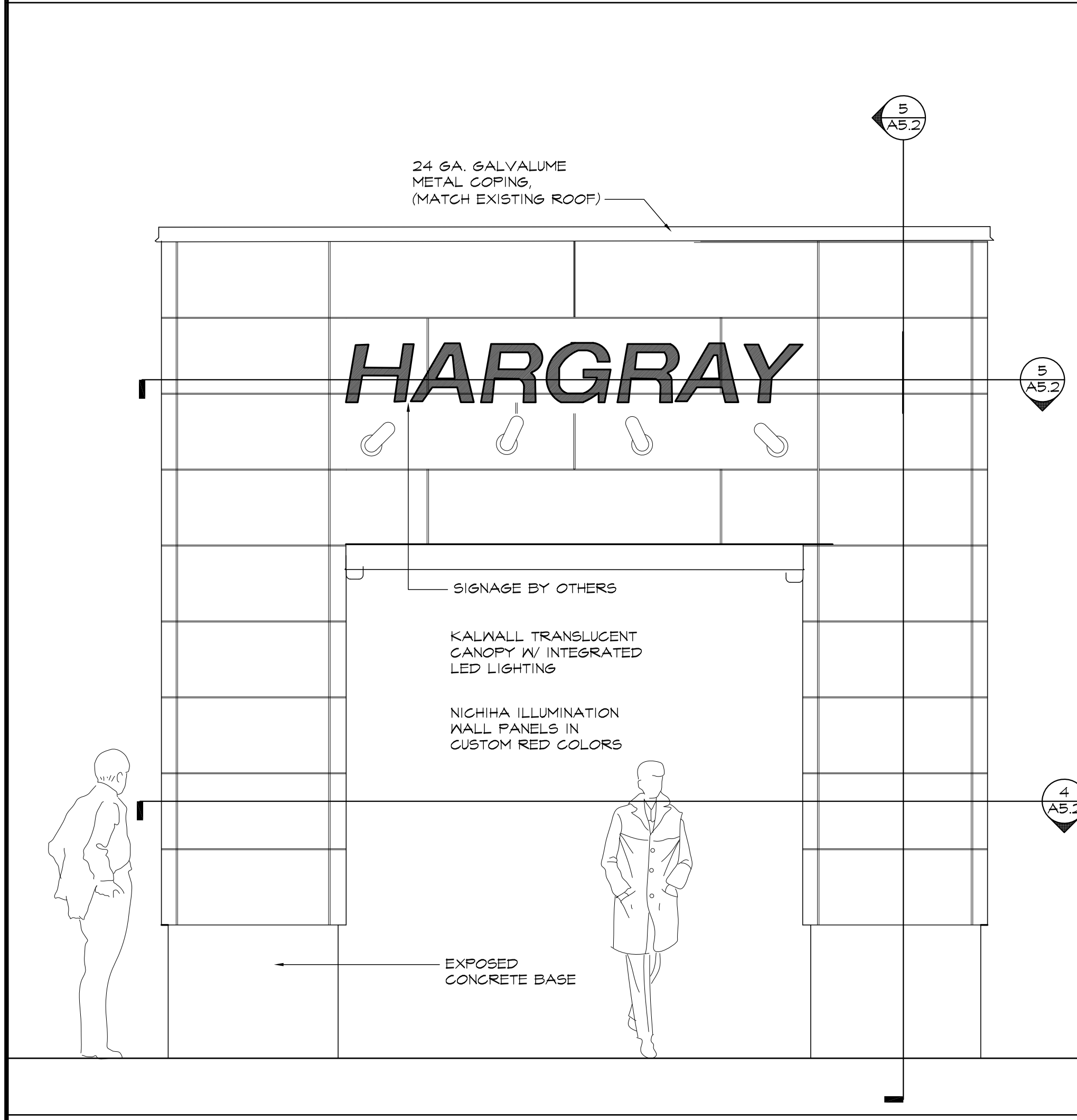
2
 A5.2
 SECTION @ NEW ENTRY PORTAL
 SCALE: 1/2"=1'-0"



1
 A5.2
 PARTIAL PLAN AT ENTRANCE
 SCALE: 1/4"=1'-0"



7
 A5.2
 SECTION @ NEW CANOPY
 SCALE: 1/2"=1'-0"



3
 A5.2
 PARTIAL ELEVATION (@ ENTRY PORTAL)
 SCALE: 1/2"=1'-0"

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: Hargray Building

DRB#: DRB-002572-2018

DATE: Nov. 2, 2018, Nov. 5, 2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Nichiha color approved pending review of physical sample by DRB.
2. ~~Specify on the drawings the proposed roof material and color to match existing.~~
3. ~~Specify on the drawings the proposed lighting will not exceed 3000K.~~

<i>APPLICATION MATERIAL</i>				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No clear demolition plan provided.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	unclear
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify metal roof to match existing material and color. Done.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unclear, provide sample of Nichiha color panel for review and approval
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unclear, specify lighting will not exceed 3000K. Done.



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
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FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Mike Thomas Company: Thomas Design Group
 Mailing Address: 74 Sparwheel Lane City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-785-9434 Fax: _____ E-mail: mthomas.icon@gmail.com
 Project Name: Vacation Homes of Hilton Head Project Address: Hwy 278 & Burke's Beach Rd
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 0 2 5 0 0 0 0
 Zoning District: RD Overlay District(s): COD

**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:

NA 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.

X 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

2018.10.30

 DATE

THOMAS

DESIGN GROUP, INC

October 9, 2018

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928

Project: DRB Final Review, Vacation Homes of Hilton Head, Hilton Head Island, SC

To Whom It May Concern:

Please accept this design information for a new mixed use project located on Lot 1 William Hilton Parkway (and Burke's Beach Rd), Hilton Head Island, SC to be reviewed as a DRB Final Submittal. The following information should be reviewed in conjunction with the design data attached with this submittal:

Project Scope:

This project is proposed to include one (1) mixed used building intended to house the corporate office of Vacation Homes of Hilton Head, a resort rental corporation, and two (2) residential two (2) bedroom studio apartments. The property exists at the intersection of William Hilton Parkway and Burke's Beach Rd. Vehicular access to this site shall be from Burke's Beach Road. The proposed new drive aisle shall include access to an existing driveway for an existing residence adjacent to the subject site along Beach City Road. A separate drive exists off of Hwy 278 on the opposite side of the site that connects to existing residential trailers. This entrance will not be used as part of this project and will remain undisturbed although some portions of it are within the subject site. Also existing on this site are remnants of a concrete parking pad that will be removed.

The main entrance to the site will be located off of Burke's Beach Road and crosses over an existing pie-shaped parcel. The applicant purchased both the pie-shaped parcel and the main site. The internal property line is in process of being removed and recorded. Removing the internal property line will not change the zoning of smaller pie-shaped parcel however it will allow for setbacks and buffers to be derived from the overall exterior boundary line. This project has been designed to the zoning of the larger parcel based on the acreage of 0.48 acres, etc. There will be no development on the RM-4 parcel.

The location of the building proposed is such that it addresses the best frontage opportunity possible on Hwy 278, retains as many trees possible, is sited with respect to existing adjacent residences, and responds to necessary grading for the foundation since the site sits at about 9 ft MSL and the building first floor shall be at 15 ft MSL minimum.

Design/Zoning Criteria:

Zoning: RD Mixed Use (residential)

Density: Residential allowed 16 DU's / net acre
Residential proposed 2 DU's

Non-residential allowed: 8,000 GFA / net acre...8k x 0.48ac = 3,840 sf
Non-residential proposed: 2,108 sf

Design/Zoning Criteria (continued):

Parking: Required: Residential = 1.5 sp per du
Non-residential = 1 sp per 500 ft GFA

Provided: Residential = $1.5 \times 2 = 3.0$3
Non-residential = $1 / 500 \times 2,108 = 4.2$5
Total Required.....8
Total provided this site.....11

Open Space: 16% minimum

Bldg Ht: 60 ft AMSL (Buildings shall be 2-stories and approximately 35'-7" above mean sea level)

Setbacks: North P/L = 20'; South (arterial) = 20'; East P/L = 20'; West (arterial) P/L = 50'

Buffers: North P/L = 20'; South (arterial) = 25'; East P/L = 20'; West (arterial) P/L = 50'

A request for relief at the front/Hwy 278 setback and buffer is requested of 20% from 50' to 40' in order to produce a more conforming site layout. The front façade of the building shall sit along the original 50' setback but the Burke's Beach Rd corner of the building would sit within the 40' setback.

We appreciate your time and effort towards the development of this project. Please let me know if you have any questions or need more information.

Sincerely,



Michael G. Thomas, President
Thomas Design Group, LLC

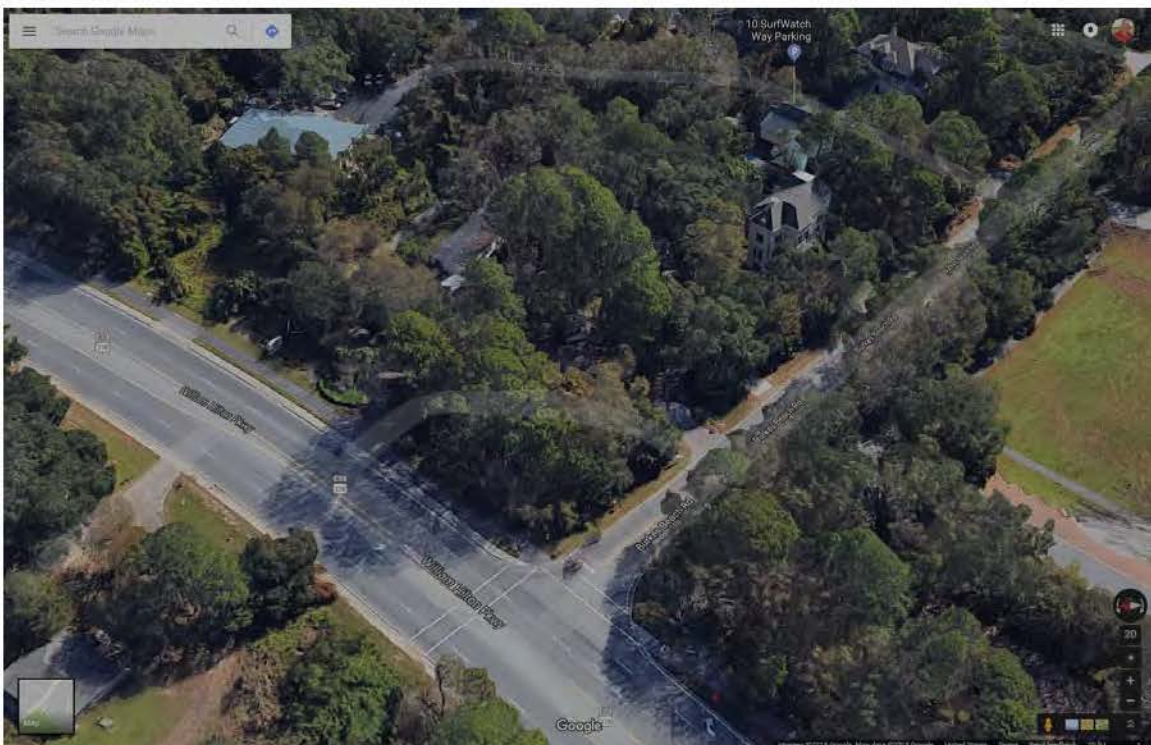
THOMAS

DESIGN GROUP, INC

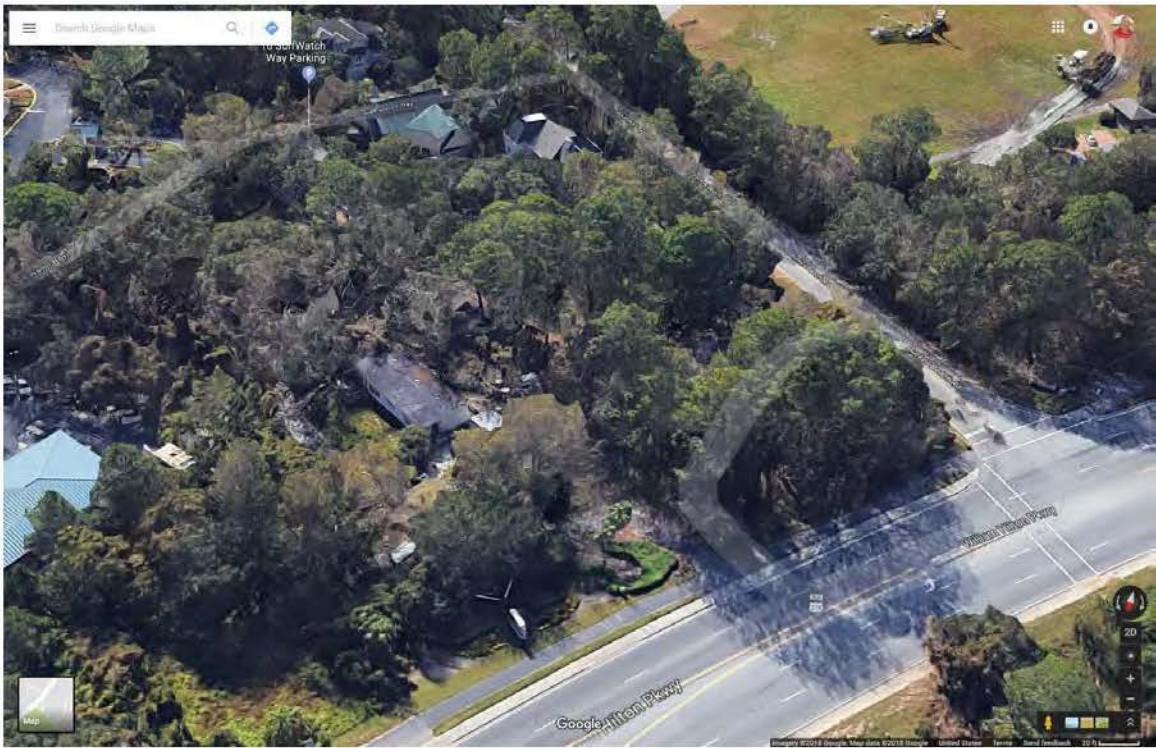
Photos of adjacent properties to Burke's Beach Rd & Hwy 278 (subject site):



Site Location



Aerial Perspective



Aerial Perspective



View of adjacent trailer property access & signage from Hwy 278 (subject site at right)



Front of subject site from Hwy 278 (Burke's Beach Rd at right)



Corner of subject site from Hwy 278



Subject site at Burke's Beach Rd



Existing site access at Burke's Beach Rd



Adjacent drive access to residential property & BB Rd



Different angle of above view of both site entrances



BB Rd looking towards beach direction



View of athletic field access across the street from subject site and BB Rd



View looking from subject site across Hwy 278 and at property along Hwy 278

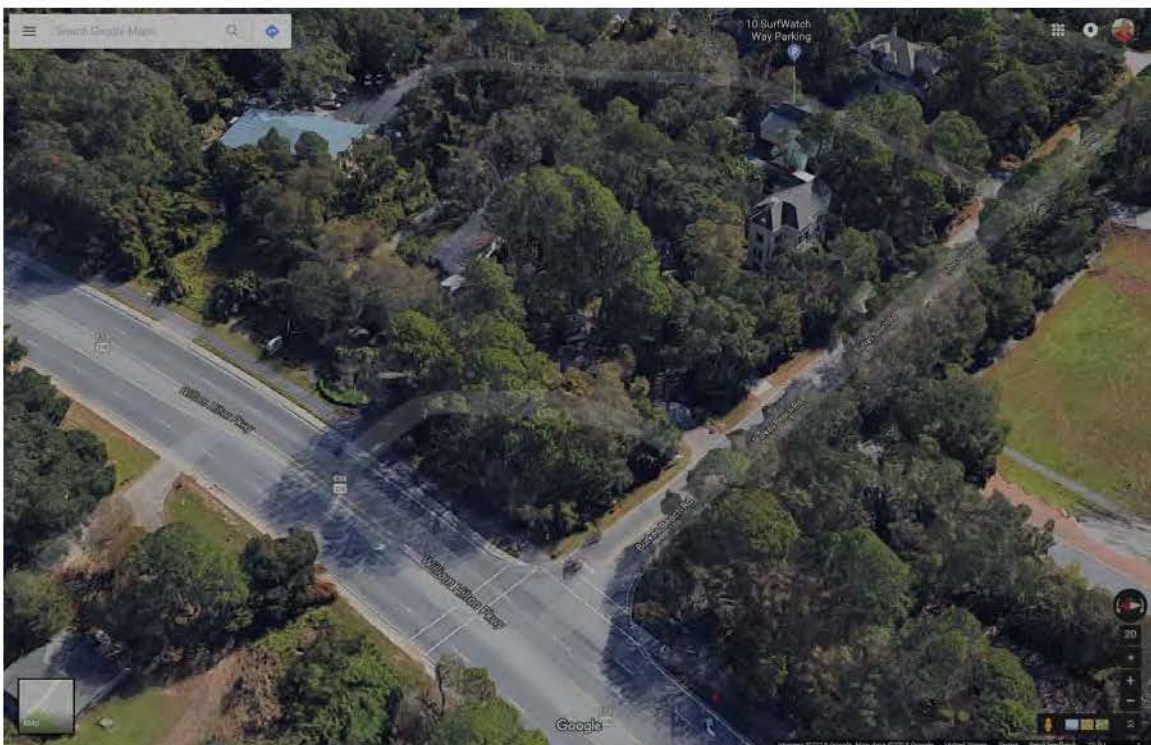
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DESIGN GROUP, INC

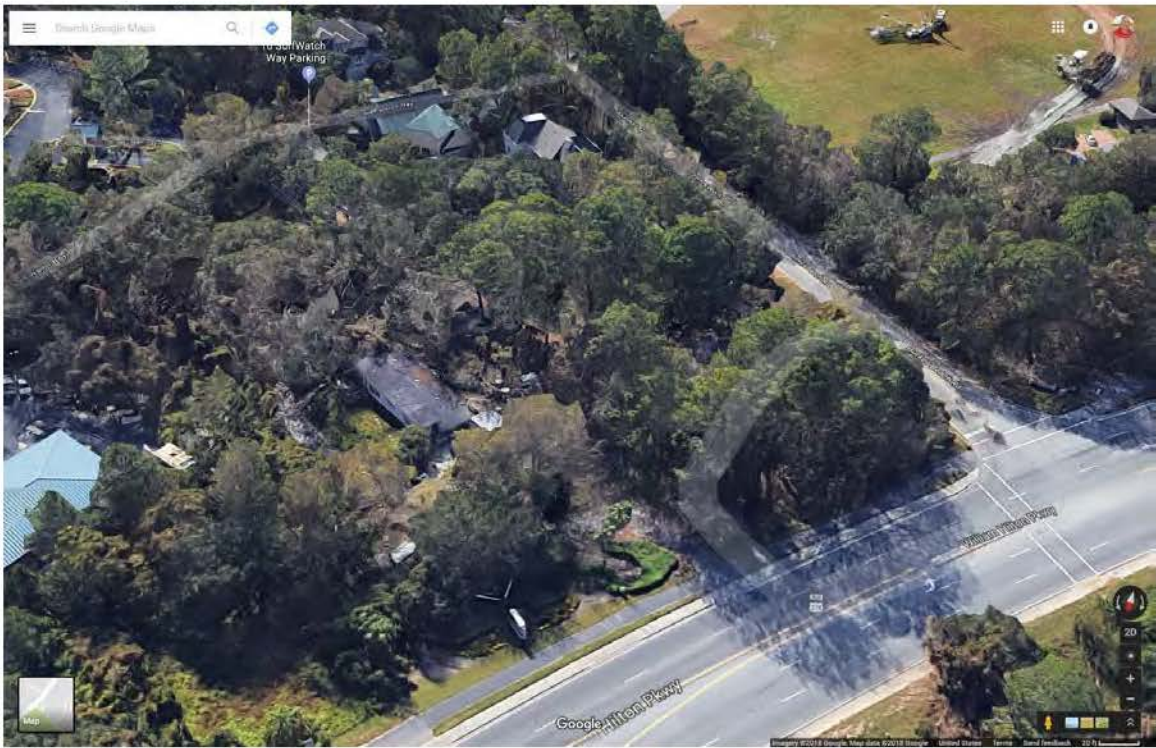
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Different angle of above view of both site entrances



BB Rd looking towards beach direction



View of athletic field access across the street from subject site and BB Rd



View looking from subject site across Hwy 278 and at property along Hwy 278



Front Elevation

01
A1.1

Construction Notes:

- A. This document, in its entirety, has been prepared for the use in conjunction with the AIA Document A201-2007, General Conditions of the Contract for Construction.
- B. These Construction Drawings (CD's) and related documents, as a whole, work with and reference themselves and therefore shall not be separated. Notes work and reference other notes including but not limited to, project notes, specifications construction notes, legends, and general dimension notes. Each trade shall be issued full sets of CD's and Specifications.
- C. The information contained in these documents has been provided for the convenience of the General Contractor. These documents were done in good faith and every attempt has been made to provide a complete and accurate representation of such conditions as it pertains under the Instruments of Service as well as drawn in accordance with all local, state and federal regulations for new construction. TDG cannot, and does not, guarantee the accuracy of any such information and assumes no liability therefore.
- D. TDG waives any and all responsibility and liability for problems which arise from the failure to follow the drawings, related documents, specified products, materials & methods of construction and the design intent they convey, or from any other failures to obtain and/or follow TDG's guidance w/ respect to any errors, omission, inconsistencies ambiguities or conflicts which are alleged.
- E. The information contained on these drawings in no way releases the General Contractor from the responsibility of verifying completely all field conditions relating to and effecting the conditions of work as described in these Contract Documents. Further more, it is understood that the Contractor submitting for building permit has read and understands all conditions of these drawings and specifications, has read and understands all prevailing codes and regulations under which this project is to be constructed, and implicitly agrees to all the conditions stated on these drawings and specifications.
- F. The General Contractor shall assume full responsibility for providing all labor, materials, equipment and overtime costs as well as assuring that all manufactured items, materials and equipment be installed in accordance with manufacturer's recommended specifications. All work to be done in a safe and quality workmanship like manner and meet all local, state and federal requirements.
- G. The General Contractor's responsibility for scheduling and coordinating between demolition, shoring, new construction and removal work in a systematic manner to insure safety, minimize economy of construction and the disruption of ongoing operations. All construction must be coordinated with building management and building tenants so as to not disturb or cause damage to any tenant space. Upon completion of required work, the tenant's premises shall be returned to the original and clean condition.
- H. The General Contractor shall provide for the legal removal and disposal of all rubbish and debris from the building and the site associated with the construction of this project. Coordinate (if applicable) and material removal with the building management.
- I. The General Contractor is to verify, to his satisfaction, the coordination of all recessed floor outlets and plumbing lines with existing and new structural conditions prior to commencing work. Any work that may affect any base building structural component shall proceed only at the Structural Engineer's discretion. TDG specifically, will not give direction, or opinion (written, verbally or implied) w/ regard to the cutting of steel or other structural components. Contractor shall take all reasonable precautions not to interfere w/ the structural integrity of the building. Any cost due to damage to the base building shall be the sole responsibility of the Contractor.
- J. The General Contractor shall verify that no conflicts exist in locations of any mechanical, telephonedata, electrical, lighting, plumbing and sprinkler equipment (to include but, not limited too, all ductwork, conduit and piping) and that requested clearance for installation or maintenance of above equipment is provided and/or existing.
- K. Existing life and emergency safety systems may not be shown on the drawings. The General Contractor is responsible for field verification of the location and extent of these systems (including, but not limited to, fire sprinkler systems, smoke detection systems and emergency lighting systems) as they may be affected by prescribed work. The General Contractor is responsible for accommodating these systems when affected by prescribed work so that all applicable code requirements are satisfied.
- L. Unless noted otherwise, the General Contractor is responsible for providing, for Security Systems, a box, pull string and conduit for every exterior door location. The General Contractor is to coordinate any upgrade for these systems.
- M. Place fire extinguishers throughout the building or space in accordance with any and all requirements as dictated by local, state and federal codes. General Contractor is to provide sufficient number of extinguishers to meet such requirements. These extinguishers are to be replaced unless noted otherwise.
- N. TDG is not responsible for the coordination of fire sprinkler systems. It is the General Contractor's responsibility to coordinate all requirements for these systems. Provide shop drawings as required.
- O. Place fire, smoke and Co2 detection systems throughout the building or space in accordance with any and all requirements as dictated by local, state and federal codes. General Contractor is responsible for coordinating these systems, TDG is not responsible for any specialty fire protection systems. TDG will not be held liable for any damages, fines or fees due to these systems activating during the construction process.
- P. The General Contractor is responsible for checking contract documents, field conditions and dimensions for accuracy & confirming that all work is buildable as shown before proceeding with pricing, bidding or construction. If there are any questions in regard to scope, construction methods, coordination or if field conditions necessitate any changes or modifications, the Contractor is responsible for obtaining a clarification and approval from TDG in writing before proceeding with the work in question or related work or be responsible for the same.
- Q. Any discrepancies, conflicts or need for clarifications that arise shall be brought to TDG's attention by the General Contractor immediately. It is the General Contractor's responsibility to report to TDG, in a timely matter and no additional costs, any discrepancies or conflicts in writing with their evaluations and recommendations with any necessary photos and field sketches sufficient to clearly describe discrepancies or conflicts, concealed or otherwise, affecting construction.
- R. The General Contractor's failure to report any discrepancies within these construction documents and specifications to TDG will not grounds for additional costs or change orders.
- S. All substitutions, equal changes, and/or deviations from the construction documents, specifications, directions or construction methods by the Contractor shall be requested in writing to TDG and shall be approved only at TDG's discretion. Such deviations shall be deemed acceptable only if such approval is made in writing by TDG. The contractor is to provide any alternatives to the construction documents, in writing, with the bid documents. Base bid is assumed to be based on the construction documents in their entirety without deviations, substitutions or omissions. Provide shop drawings as required.
- T. The submitted construction costs shall be itemized to provide cost for each material component and labor. The general Contractor shall also submit a specific construction schedule indicating the required construction time for all subcontractors and general contractors work. Any change to this schedule will require redistribution immediately.
- U. General Contractor is to notify TDG within 10 (ten) working days of notice to proceed of any and all materials not available to be installed within the construction period as well as all items that require immediate processing due to long lead order time. Costs of delay because of non-availability of specified items, when such delays could have been avoided by the General Contractor, will be back charged as necessary to the General Contractor and not be borne by the owner.
- V. Maintain at the job site a copy of the updated project schedule, all drawings, specifications, approved shop drawings, RFIs, ASIs and other contract modifications and/or approved documents submitted by the contractor related to the project.
- W. The General Contractor shall submit one (1) set of legible and complete reproducible "AS BUILT" drawings to both the owner and TDG upon final completion of the project and no later than two (2) after the final punch list work has been completed.

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
 PO Box 21156
 Hilton Head Island, SC 29925
 843.715.9434

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 Disclaimer:
 TDG, Inc. waives any and all responsibility and liability which arise from the failure to follow the drawings, related documents, specified products, material and methods of construction and the design intent they convey, or from any other failures to obtain and/or follow TDG's guidance w/ respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which may be alleged.

TDG Project # 1803.00

A0.0

Contact Information:

Special Note:	The Designer/Architect has Construction Observation services for this project.
Design Team:	<p>Contractor: Hilton Head Builders, Inc. 28 Shelter Cove Lane, Ste 12 Hilton Head Island, SC 29928 843-290-8895 / Ed Flynn</p> <p>Designer: Thomas Design Group, LLC PO Box 21156 Hilton Head Island, SC 29925 843-715-9734 / Mike Thomas</p> <p>Structural: TBD</p> <p>Civil & Landscape: Tate Design Group 1821 Curtis Drive North Augusta, GA 29841 803-226-7979 / Mark Tate, PE</p> <p>MEP: TBD</p>

Drawing Index:

A0.0 Title Sheet	Structural
Site - Landscape - Civil	S1.1 Foundation/Framing Plan
Site Plan I Tree & Topo	
L1 Landscape Drawings	
C0 Cover Sheet	
C1 Construction Notes	
C2 Tree Removal & Restoration Plan	Architecture
C3 Site Layout Plan	A1.1 Floor Plans
C4 Site Grading & Drainage Plan	A1.2 Floor Plans
C5 Utility Plan	A1.3 Roof Plans
C6 Construction Details	A2.1 Elevations
C7 Construction Details	A2.2 Elevations
C8 Drainage Details	A3.1 Sections
C9 Utility Details	A3.2 Handicap Lift
C10 Utility Details	E1.1 Architectural Elec Plan
C11 Erosion Control Plan	E1.2 Architectural Elec Plan
C12 Erosion Control Details	
C13 Erosion Control Details	
C14 Area Lighting Plan	

Areas / Use / Codes:

Project Name & Description:	Mixed Use																
Occupancy Classification:	IBC 2015; 310.4 Residential Group R-2 (nontransient)																
2009 IECC as applicable																	
2014 NEC as applicable																	
2017 ANSI (A117.1)																	
Wind Velocity:	140 mph - 3 Second gust; IBC																
Flood Zone "A7"	BFE = 14.0' MSL																
Seismic Design Category:	"I"																
Scope & Design Criteria:																	
Area Calculations:	<table border="1"> <tr> <td>Level 1 Office Heated:</td> <td>2,108 sf</td> </tr> <tr> <td>Level 1 Porch, Service:</td> <td>691 sf</td> </tr> <tr> <td>Total Level 1:</td> <td>2,799 sf</td> </tr> <tr> <td>Level 2 Apartment A Heated:</td> <td>1,054 sf</td> </tr> <tr> <td>Level 2 Apartment B Heated:</td> <td>1,054 sf</td> </tr> <tr> <td>Level 2 Porch, Stairs:</td> <td>722 sf</td> </tr> <tr> <td>Total Level 2:</td> <td>2,830 sf</td> </tr> <tr> <td>Total Both Levels (Htd + Unhtd):</td> <td>5,629 sf</td> </tr> </table>	Level 1 Office Heated:	2,108 sf	Level 1 Porch, Service:	691 sf	Total Level 1:	2,799 sf	Level 2 Apartment A Heated:	1,054 sf	Level 2 Apartment B Heated:	1,054 sf	Level 2 Porch, Stairs:	722 sf	Total Level 2:	2,830 sf	Total Both Levels (Htd + Unhtd):	5,629 sf
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Abbreviations:

@	At	PERP.	Perpendicular
A.F.F.	Above Finished Floor	PLY	Plywood
A.M.S.L.	Above Means Sea Level	PLUMB.	Plumbing
BD.	Board	PR.	Pair
BLDG.	Building	PSI	Pounds Per Square Inch
C.J.	Control Joint	BLDG.	Building
C.M.U.	Concrete Masonry Unit	P.T.	Preservative Treated
COMP.	Composite	R & S	Rod & Shelf
CONC.	Concrete	RAD.	Radius
CONT.	Continuous	REINF.	Reinforcing
DIA.	Diameter	REQ.	Required
DN.	Down	SIM.	Similar
ELEC.	Electrical	SL.	Slope
ELEV.	Elevation	SPEC.	Specifications
E.I.F.S.	Exterior Insulated Finish System	SQ.	Square
E.J.	Expansion Joint	STRUCT.	Structural
E.Q.	Equal	T & G	Tongue & Groove
EXT.	Exterior	T.B.S.	To Be Selected
F.O.W.	Face of Wall	T.G.E.P.	To the Greatest Extent Possible
FTG.	Footing	T.O.C.	Top of Concrete
GALV.	Galvanized	T.O.P.	Top of Plate
GYP.	Gypsum	T.O.S.	Top of Slab
HT	Height	T.O.W.	Top of Wall
HORZ.	Horizontal	TRTD	Treated
INT.	Interior	TYP.	Typical
MAX.	Maximum	UNO	Unless Noted Otherwise
MECH.	Mechanical	VERT.	Vertical
MIN.	Minimum	W	Width
MTL.	Metal	WD.	Wood
O.C.	On Center		

PLANTING NOTES

- GENERAL:**
- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
 - CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
 - GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.

PLANT QUALITY:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 739-2900.
- ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS SHALL BE COMMERCIALY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A.H.S. PLANT ZONE 8).
- ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
- PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

- ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
- THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP 1" OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

SEEDING AND SODDING:

- ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEEDED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
- ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASONS CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
- ALL SOD SHALL BE COMMERCIALY GROWN, STRONGLY ROOTED AND FREE FROM WEEDS.
- ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
- SOD SHALL BE LAYED OUT SO THAT NO VOIDS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE LAID ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

TOPSOIL:

- CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
- ALL TOPSOIL SHALL BE FREE FROM ROCKS, DEBRIS, NOXIOUS WEEDS, EXCESSIVE WEEDS, PLANT WASTE, SUBSOIL, HEAVY CLAY, ROOTS, STUMPS, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH
- TOPSOIL SHALL BE NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.

PLANTING:

- GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
 - GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
 - WHERE GROUND COVER ADJUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
 - GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
- SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4" FROM CENTER OF ALL LARGE TREES.
- SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
- NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
- TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
- IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

MULCH:

- ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
- ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
- ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

WATERING:

- ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
- ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:

- CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS, MAINTAIN AND WATER ALL SODDED AREAS AND PLANT MATERIALS; AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
- OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
- GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS AND SUBSTITUTIONS:

- ANY CHANGE IS PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.

IRRIGATION:

- CONTRACTOR TO PROVIDE A DESIGN/ BUILD AUTOMATIC IRRIGATION SYSTEM FOR ALL PLANTING AREAS. PROVIDE ALL DESIGN, AGENCY APPROVALS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO COMPLETE THE IRRIGATION WORK. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO:
 - PROVIDING A COMPLETE IRRIGATION SYSTEM AT ALL LANDSCAPED & GRASSED AREAS SHOWN ON THE LANDSCAPE PLAN.
 - ALL TREES AND LANDSCAPED AREAS SHALL BE PROVIDED WITH A MEANS FOR DELIVERY OF WATER IN A QUANTITY THAT IS SUFFICIENT TO ESTABLISH AND MAINTAIN THE VIABILITY OF THE PLANTS.
 - IN-GROUND SYSTEMS INSTALLED WHICH SUPPLY WATER TO ALL NEWLY PLANTED TREES AND PLANT MATERIALS.
 - VERIFY ALL UNDERGROUND UTILITY LOCATIONS.
 - COORDINATE WORK OF THIS SECTION WITH THE WORK OF ALL RELATED TRADES AND SUBCONTRACTORS TO ASSURE SMOOTH PROGRESSION OF WORK.
 - PROTECTION AND/OR RESTORATION OF ALL EXISTING IMPROVEMENTS.
 - TRENCHING AND BACKFILLING FOR ALL PIPES, VALVES AND DRAIN PITS IS SPECIFIED.
 - FURNISHED AND INSTALLING ALL MAINS, LATERALS, RISERS AND FITTINGS, SPRINKLER HEADS, QUICK-COUPLING VALVES, GATE VALVES, CONTROL VALVES, CONTROLLERS, ELECTRIC WIRE, CONTROLS, ETC. AND ALL NECESSARY SPECIALTIES AND ACCESSORIES.
 - FURNISHING AND INSTALLING ALL SLEEVES BENEATH WALKWAYS, ROADS AND DRIVEWAYS WHERE REQUIRED.
 - REGULATING AND ADJUSTING ALL SPRINKLER HEADS, TIME SEQUENCE CONTROL DEVICES AND SECTION VALVES.
 - TESTING OF IRRIGATION SYSTEM.
 - CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
 - ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF STATE AND LOCAL AGENCIES, INCLUDING ANY LOCAL HEALTH AND PLUMBING CODES, ELECTRICAL/MECHANICAL CODES.
- SUBMITTAL:
 - PROVIDE DIAGRAMMATIC PLANS OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR INCLUSION IN AS-BUILT SET OF DRAWINGS.
 - SUBMIT PLANS TO JURISDICTION FOR APPROVAL IF REQUIRED, AND TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- CONNECT TO WATER SYSTEM WATER METER AND DOUBLE-CHECK BACKFLOW PREVENTER ON IRRIGATION SYSTEM AT POINT SHOWN ON PLANS PROVIDED IN 2A ABOVE.

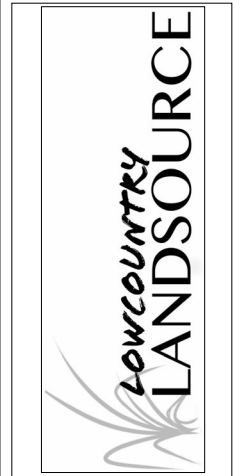
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL	CONT.	SPACING	NOTES
TREES							
3	Acer rubrum 'October Glory'	'October Glory' Red Maple	12'-16'	2"	B&B	-	Single trunk, well balanced crown
5	Cercus canadensis	Redbud	6'-8'	-	30 gal	-	Single trunk
5	Magnolia grandiflora 'Little Gem'	Magnolia 'Little Gem'	6'-8'	-	30 gal	-	Single trunk
5	Quercus virginiana	Southern Live Oak	12'-14'	2"	B&B	-	Single trunk, well balanced crown
9	Sabal palmetto	Sabal palm	14'-16'	-	-	-	Regenerated crown
SHRUBS							
11	Azalea indica 'G.G. Gerbing'	Azalea 'G.G. Gerbing'	18"-24"	-	7 GAL	-	-
31	Loropetalum chinense 'Shang hi'	Loropetalum 'Purple Diamond'	12"-14"	-	7 GAL	-	-
9	Illicium parviflorum	Florida Anise	36"-42"	-	7 GAL	-	-
5	Podocarpus macrophylla	Podocarpus	36"-42"	-	7 GAL	-	-
15	Viburnum odoratissimum	Viburnum	36"-42"	-	7 GAL	-	-
GRASSES/ PERN							
23	Agapanthus	Agapanthus	8"-12"	-	1 GAL	-	-
19	Aspidistra elatior	Cast Iron Plant	10"-14"	-	1 GAL	-	-
40	Muhlenbergia capillaris	Pink Muhly grass	10"-14"	-	1 GAL	-	-
TURF							
-	Zoysia japonica 'Empire'	Empire Zoysia	-	-	-	-	-

LANDSCAPE PLANS FOR
COMMERCIAL DEVELOPMENT
 LOCATED IN HILTON HEAD ISLAND, SOUTH CAROLINA
 PREPARED FOR: VACATION HOMES OF HILTON HEAD

REVISIONS:

NOT FOR CONSTRUCTION



JOB NUMBER: 7012.00
 DATE: 10/31/2018
 DRAWN BY: RC
 CHECKED BY: RG
 SCALE: AS NOTED

NOTES

SHEET:
 L1.2

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SITE DEVELOPMENT PLANS FOR VACATION HOMES OF HILTON HEAD 609 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SOUTH CAROLINA

OCTOBER 2018

PREPARED FOR VACATION HOMES OF HILTON HEAD 28 SHELTER COVE LANE SUITE 112A HILTON HEAD ISLAND, SC 29928



PREPARED BY
**TATE DESIGN
GROUP**
 SITE DESIGN ENGINEERS

1821 Curtis Drive, North Augusta SC 29841
 803.226.7979 Fax 803.310.6044
 tatedesigngroup@gmail.com



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

THE PRESENCE, SIZE, AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND VISIBLE ABOVE GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

The uses on this site do not require the use of a dumpster. All trash receptacles will be stored inside the buildings. Parking spaces, parking medians, buffers, and open space will not be used to store dumpsters or other trash receptacles

NO WETLANDS LOCATED ON THIS SITE.
DATUM NOTE:
 VERTICAL ELEVATIONS BASED ON NGVD 29 DATUM
 SURVEY ELEVATIONS BASED ON SOUTH CAROLINA NAD83 (2011)

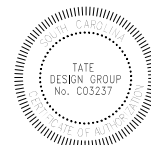
FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'C', NOT A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAPS. SEE COMMUNITY MAP 450250 PANEL 0014D MAP REVISED: 9/29/1986.

VERTICAL ELEVATIONS BASED ON NGVD 29 DATUM

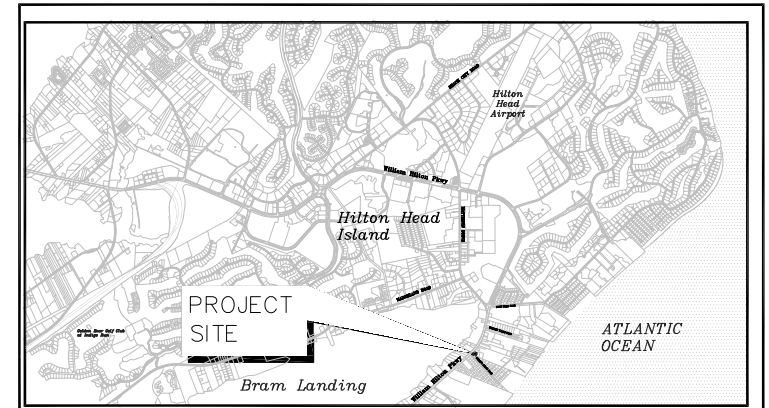
PROJECT NAME: VACATION HOMES OF HH
 HHPSPD PROJECT#: 2018-XXX

WATER QUALITY AND DRAINAGE CERTIFICATION STATEMENT:

- ALL ITEMS IN SECTION 10D OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMP'S HAVE BEEN IMPLEMENTED FOR BOTH PHASES CONSTRUCTION AND POST-CONSTRUCTION TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDOT SYSTEM AND/OR ITS DISCHARGES.
- ALL REQUIREMENTS IN SECTION 10B OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RELEASE RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO SCDOT RIGHT OF WAY.



FINAL CONSTRUCTION PLANS



PROJECT DATA:	
DEVELOPER.....	VACATION HOMES OF HILTON HEAD 28 SHELTER COVE LANE SUITE 112A HILTON HEAD ISLAND, SC 29928
24 HOUR CONTACT:.....	CONTACT: CHRIS SANKOWSKI (843) 785-2208
PROJECT ADDRESS.....	609 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SC 29926
TAX MAP NUMBER.....	TMS# R511-008-000-0025-0000
911/STREET ADDRESS.....	609 WILLIAM HILTON PARKWAY
FEMA FLOOD ZONE:.....	ZONE "A7"
FEMA FLOOD PANEL:.....	COMM NO. 450250, PANEL 0014D, DATED 09/29/86
NPDES DISTURBED AREA.....	0.48 ACRES (20,909 sq.ft.)
OUTFALL INFORMATION.....	SHEET FLOW TO INFILTRATION
ZONING.....	RESORT DEVELOPMENT DISTRICT
APPROXIMATE LOCATION OF SITE:	BURKE'S BEACH ROAD AND HWY 278
LONGITUDE:	W -80 42' 3.54"
LATITUDE:	N 32 11' 50.34"

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
C00	COVER SHEET
C1	CONSTRUCTION NOTES
C2	TREE PROTECTION & REMOVAL PLAN
C3	SITE LAYOUT PLAN
C4	SITE GRADING & DRAINAGE PLAN
C5	UTILITY PLAN
C6	CONSTRUCTION DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS
C9	UTILITY DETAILS
C10	UTILITY DETAILS
C11	EROSION CONTROL PLAN
C12	EROSION CONTROL DETAILS
C13	EROSION CONTROL DETAILS
C14	AREA LIGHTING PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

RELEASE SCHEDULE		
RELEASE NO.	DESCRIPTION	DATE
A.	DRB COMMENT REVISIONS	10-22-2018
B.		
C.		
D.		
E.		
F.		

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 SCR100000."

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT CHORD	BEARING	DELTA
C1	1964.85'	91.85'	45.83'	91.54'	N 44°51'05" E 2°40'21"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 31°59'58" W	2.00'
L2	S 58°11'46" E	3.00'

TOWN OF HILTON HEAD ISLAND LAND SECTION 16-G-1402 DISCLOSURE STATEMENT

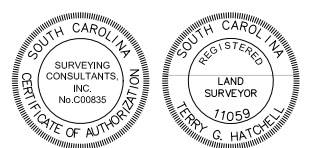
Some of the areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by the flood hazard insurance industry. Local officials require that certain flood hazard protection measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development standards and regulations of the Town of Hilton Head Island, South Carolina, and the requirements of the Town Building Ordinance. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

SPECIAL NOTE:

ANY IMPROVEMENTS SHOWN IN THE BACKGROUND ARE FOR INFORMATION PURPOSES ONLY AND WERE NOT FIELD LOCATED AT THIS TIME.

NOTES

- 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.
- AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 8-D, COMMUNITY NO. 450250, MAP DATED 9/26/86, BASE ELEVATION 14.7; FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE TOWN OF HILTON HEAD COMMUNITY DEVELOPMENT ORDINANCE. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE BUILDING AGENCY PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITIES NOT LOCATED.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- 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.

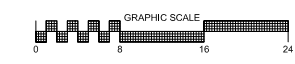


REFERENCE PLAT:

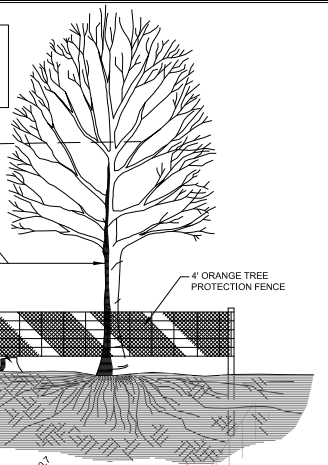
- BOUNDARY RECONFIGURATION SURVEY OF LOTS 1 & 2, WILLIAM HILTON PARKWAY, A PORTION OF LANDS NOW OR FORMERLY OF ANNIE MAE BOLDEN & LOW ETHEL HILL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 04/26/2017, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11056, RECORDED: UNKNOWN

T.B.M. NAIL SET IN 2" PINE ELEVATION = 12.00' NGVD 1929

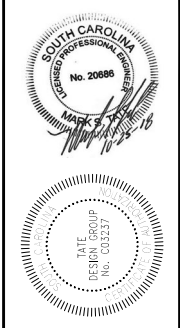
PREPARED FOR: CHRISTOPHER M. SANKOWSKI
 ADDRESS: #609 WILLIAM HILTON PARKWAY
 TAX PARCEL I.D. NO. R511-008-000-0025-000



SURVEYING CONSULTANTS
 17 Sberington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3304
 GA Telephone: (912) 826-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com



- INSTALL ALL TREE PROTECTION PRIOR TO START OF CONSTRUCTION
- REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT



NO.	DATE	DESCRIPTION
1	04-15-2018	PLAN REVISIONS
		JASPER COUNTY PLANNING COMMENTS

TATE DESIGN GROUP
 SITE DESIGN ENGINEERS
 1821 Curtis Drive, North Augusta SC 29841
 803.226.7979 Fax 803.310.6044
 tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
 609 WILLIAM HILTON PARKWAY
 HILTON HEAD ISLAND, SC 29926
TREE REMOVAL AND RESTORATION PLAN

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT:	18109
DATE:	9/10/2018
DRAWN BY:	MST
ENGINEER:	MST
APPROVED:	
SCALE:	1" = 30'

SHEET: **C2**

VACATION HOMES OF HILTON HEAD

WILLIAM HILTON PARKWAY 100' R/W

EXISTING FIRE HYDRANT
H10603
2,031 GPM @ 20psi
EXISTING FIRE HYDRANT
PROVIDES COVERAGE FOR
PROPOSED BUILDING

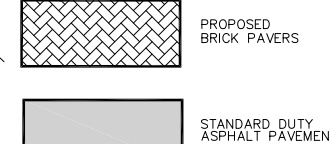
SITE DATA: VACATION HOMES OF HILTON HEAD	
TOTAL SITE ACREAGE	0.48 AC.
TOTAL DISTURBED AREA	0.48 AC.
ZONING	RD DISTRICT
TMS#: R511-008-000-0025-0000	
EX. IMPERVIOUS AREA	20,909 SF 0.48 AC.
PROPOSED LOT COVERAGE	9,220 SF 0.21 AC.
PERCENT LOT COVERAGE	47%
PROP. IMPERVIOUS AREA	9,220 SF 0.21 AC.
MAXIMUM PERCENT IMPERVIOUS	50.0%
TOTAL BUILDING SQUARE FOOTAGE	4,216 S.F.
MAXIMUM ALLOWABLE LOT COVERAGE	50%
PROPOSED DENSITY	47%
PROPOSED OPEN SPACE	3,345 SF
PROPOSED PERCENT OPEN SPACE	16 %
PARKING	
MINIMUM PARKING REQUIRED (1.5 SPACES/ PER DWELLING UNIT)	10 SPACES
PARKING PROVIDED	10 SPACES
BUILDING SETBACKS	
ALONG MAJOR ARTERIAL	60 FEET
ALONG OTHER STREETS ()	25 FEET
SIDE YARD	5 FEET
BUILDING HEIGHT -	
MAXIMUM BUILDING HEIGHT ALLOWED	60 FEET
BUILDING HEIGHT PROPOSED	35.58 FEET



SITE NOTES:

- 1 HANDICAP ACCESS
- 2 PARKING STOPS (TYP.)
- 3 CONCRETE SIDEWALK
- 4 BRICK PAVERS
- 5 TREE PROTECTION
- 6 ASPHALT PAVEMENT
- 7 EXISTING FIRE HYDRANT
- 8 DRAINAGE STRUCTURE
- 9 BIKE RACKS

TYPICAL WHEEL STOP (SEE DETAIL)
PROP. ELECTRIC CHARGING STATION (SEE DETAIL)



TRAFFIC CONTROL & SIGNAGE:

- 1 DIRECTION ARROW (TYP.)
- 2 HANDICAP PAVEMENT SYMBOLS (TYP.)
- 3 HANDICAP SIGN (SEE DETAIL)
- 4 24' WIDE STOP BAR (TYP.)
- 5 30" STOP SIGN (R1-1)
- 6 SITE SIGNAGE

STA: 0+00 ACCESS A=
BURKE'S BEACH RD CL
TP=9.55±

WATER QUALITY AND DRAINAGE CERTIFICATION STATEMENT:

1. ALL ITEMS IN SECTION 100 OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMP'S HAVE BEEN IMPLEMENTED FOR BOTH PHASES CONSTRUCTION AND POST-CONSTRUCTION TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCODT SYSTEM AND/OR ITS DISCHARGES.
2. ALL REQUIREMENTS IN SECTION 108 OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RELEASE RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO SCODT RIGHT OF WAY.

LAND DISTURBANCE
 IMPERVIOUS AREA = 68,157 SF
 PERVIOUS AREA = 45,689 SF
 TOTAL SITE AREA = 20,909 SF
 TOTAL SITE AREA = 0.48 AC

OWNER INFORMATION:
 CHRIS SANKOWSKI
 28 SHELTER COVE LN SUITE 112A
 HILTON HEAD ISLAND, SC 29926

FLOOD NOTE:

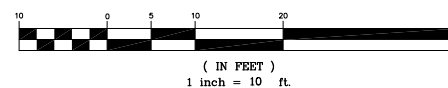
1. THIS SITE IS SHOWN TO BE WITHIN AN FLOOD ZONE "A7" AS DEPICTED ON FEMA FIRM PANEL NUMBER 450250 00140 REVISED SEPTEMBER 29, 1986.
2. THE SITE FALLS WITHIN AN "A7" FLOOD ZONE PER FEMA FIRM ZONE MAP.

PROJECT CONDITIONS

1. TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM SCODT.

SITE PLAN

GRAPHIC SCALE



THE PRESENCE, SIZE, AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND VISIBLE ABOVE GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

PLAN REVISIONS

TATE DESIGN GROUP
 SITE DESIGN ENGINEERS
 1821 Curtis Drive, North Augusta SC 29841
 803.226.7979 Fax 803.310.6044
 tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
 609 WILLIAM HILTON PARKWAY
 HILTON HEAD ISLAND, SC 29926
SITE LAYOUT PLAN

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT:	18109
DATE:	10/5/2018
DRAWN BY:	MST
ENGINEER:	MST
APPROVED:	
SCALE:	AS NOTED

SHEET: **C3**

VACATION HOMES OF HILTON HEAD

WILLIAM HILTON PARKWAY 100' R/W

GENERAL NOTES, PAVING, GRADING & DRAINAGE NOTES:

TATE DESIGN GROUP, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT TATE DESIGN GROUP.

TOPOGRAPHY, BOUNDARY, WETLAND INFORMATION PROVIDED BY ATLAS SURVEYING & MAPPING.

THE LAND PLANNING IS PROVIDED BY KENNETH F.P. SKODACEK.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED AT THE LINE'S CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

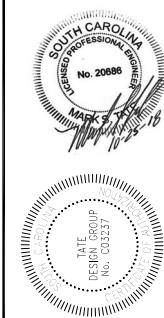
WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

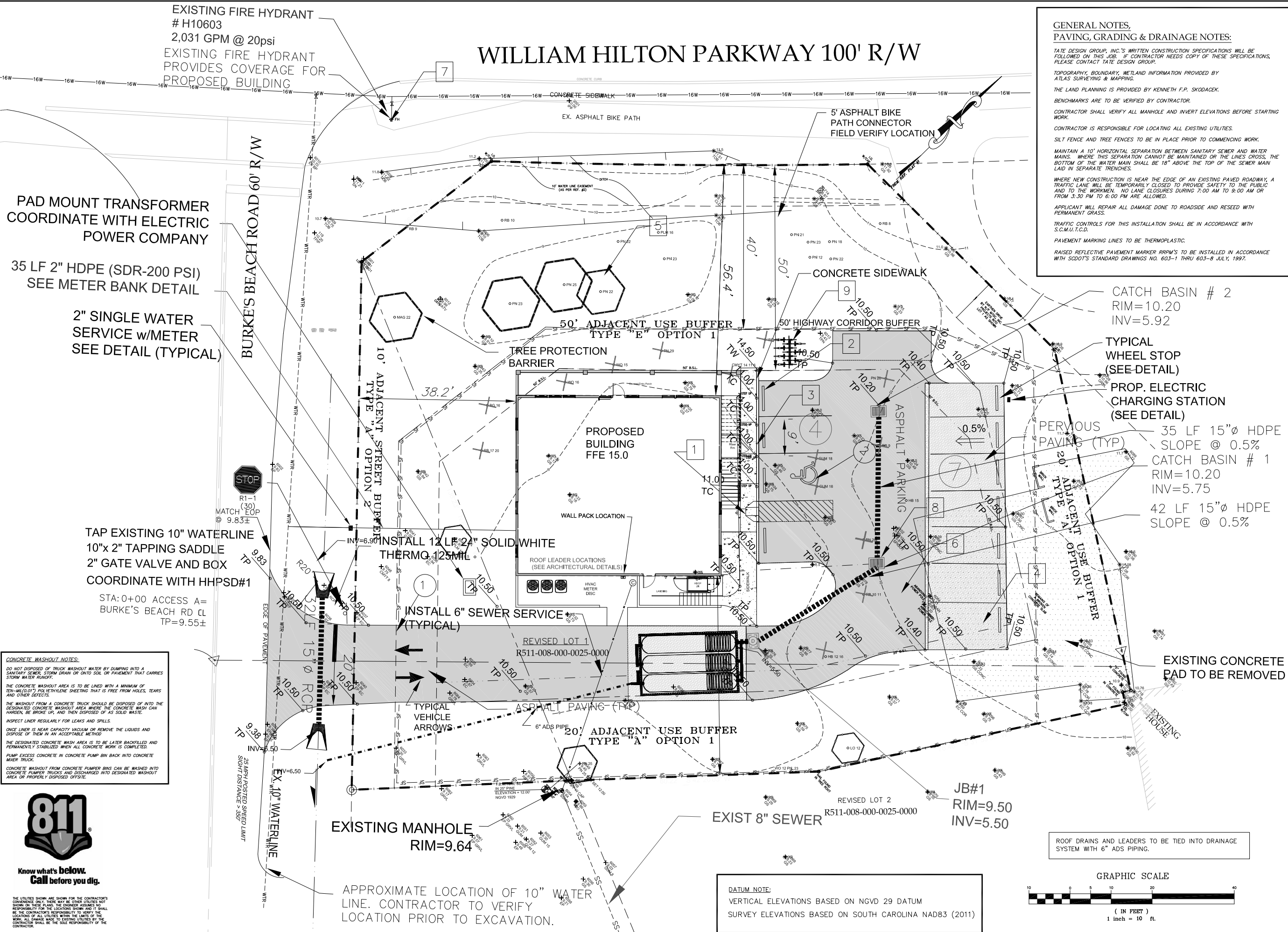


NO.	DESCRIPTION	DATE

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926
SITE GRADING AND DRAINAGE PLAN

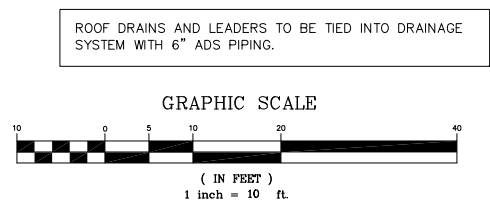
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<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT: 18109
DATE: 4/19/2018
DRAWN BY: MST
ENGINEER: MST
APPROVED: MST
SCALE: AS NOTED
SHEET: C4



CONCRETE WASHOUT NOTES:
DO NOT DISPOSE OF TRUCK WASHOUT WATER BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.
THE CONCRETE WASHOUT AREA IS TO BE LINED WITH A MINIMUM OF TEN-MILL (0.1") POLYETHYLENE SHEETING THAT IS FREE FROM HOLES, TEARS AND OTHER DEFECTS.
THE WASHOUT FROM A CONCRETE TRUCK SHOULD BE DISPOSED OF INTO THE DESIGNATED CONCRETE WASHOUT AREA WHERE THE CONCRETE WASH CAN HARDEN, BE BROKE UP, AND THEN DISPOSED OF AS SOLID WASTE.
INSPECT LINES REGULARLY FOR LEAKS AND SPILLS.
ONCE LINES ARE NEAR CAPACITY VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD.
THE DESIGNATED CONCRETE WASH AREA IS TO BE LATER BACKFILLED AND PERMANENTLY STABILIZED WHEN ALL CONCRETE WORK IS COMPLETED.
PUMP EXCESS CONCRETE IN CONCRETE PUMP BIN BACK INTO CONCRETE MIXER TRUCK.
CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OFFSITE.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



DATUM NOTE:
VERTICAL ELEVATIONS BASED ON NGVD 29 DATUM
SURVEY ELEVATIONS BASED ON SOUTH CAROLINA NAD83 (2011)

APPROXIMATE LOCATION OF 10" WATER LINE. CONTRACTOR TO VERIFY LOCATION PRIOR TO EXCAVATION.

EXISTING FIRE HYDRANT # H10603
2,031 GPM @ 20psi
EXISTING FIRE HYDRANT PROVIDES COVERAGE FOR PROPOSED BUILDING

PAD MOUNT TRANSFORMER COORDINATE WITH ELECTRIC POWER COMPANY
35 LF 2" HDPE (SDR-200 PSI) SEE METER BANK DETAIL
2" SINGLE WATER SERVICE w/METER SEE DETAIL (TYPICAL)

TAP EXISTING 10" WATERLINE 10"x 2" TAPPING SADDLE 2" GATE VALVE AND BOX COORDINATE WITH HHPSD#1
STA: 0+00 ACCESS A= BURKE'S BEACH RD CL TP=9.55±

INSTALL 12 LF 24" SOLID WHITE THERMO 125MIL
INSTALL 6" SEWER SERVICE (TYPICAL)

CATCH BASIN # 2
RIM=10.20
INV=5.92
TYPICAL WHEEL STOP (SEE-DETAIL)
PROP. ELECTRIC CHARGING STATION (SEE DETAIL)
PERVIOUS PAVING (TYP)
35 LF 15"Ø HDPE SLOPE @ 0.5%
CATCH BASIN # 1
RIM=10.20
INV=5.75
42 LF 15"Ø HDPE SLOPE @ 0.5%

BURKE'S BEACH ROAD 60' R/W



25 MPH POSTED SPEED LIMIT
SIGHT DISTANCE = 350'

EX. 10" WATERLINE

EXISTING MANHOLE RIM=9.64

EXIST 8" SEWER RIM=9.50 INV=5.50

ROOF DRAINS AND LEADERS TO BE TIED INTO DRAINAGE SYSTEM WITH 6" ADS PIPING.

WILLIAM HILTON PARKWAY 100' R/W

**GENERAL NOTES,
WATER & SANITARY SEWER NOTES:**

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

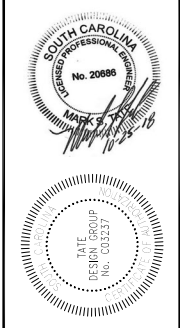
WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0% AS SHOWN ON PLANS.

WATER METERS ARE 1"Ø UNLESS NOTED OTHERWISE.

METER TO BE PROVIDED AND SET BY HHPSD.

MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.



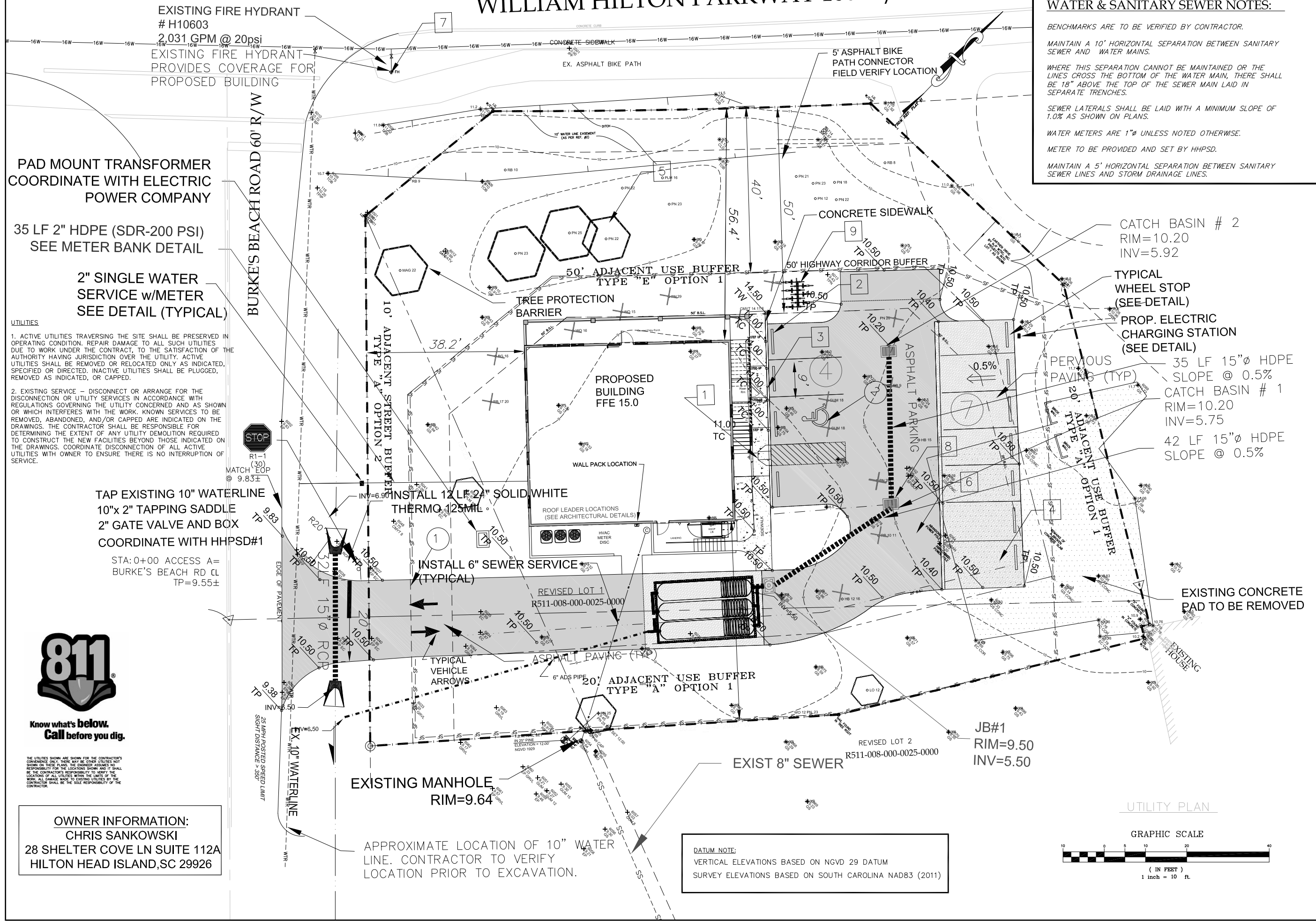
PLAN REVISIONS	DATE	DESCRIPTION
1		
2		

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
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tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

UTILITY PLAN

<input type="checkbox"/> NOT FOR CONSTRUCTION	<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT: 18109	DATE: 8/15/2018
DRAWN BY: MST	ENGINEER: MST
APPROVED: MST	SCALE: AS NOTED
SHEET: C5	



EXISTING FIRE HYDRANT # H10603
2.031 GPM @ 20psi
EXISTING FIRE HYDRANT PROVIDES COVERAGE FOR PROPOSED BUILDING

PAD MOUNT TRANSFORMER COORDINATE WITH ELECTRIC POWER COMPANY

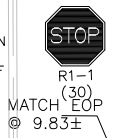
35 LF 2" HDPE (SDR-200 PSI) SEE METER BANK DETAIL

2" SINGLE WATER SERVICE w/METER SEE DETAIL (TYPICAL)

UTILITIES

1. ACTIVE UTILITIES TRAVERSING THE SITE SHALL BE PRESERVED IN OPERATING CONDITION. REPAIR DAMAGE TO ALL SUCH UTILITIES DUE TO WORK UNDER THE CONTRACT, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION OVER THE UTILITY. ACTIVE UTILITIES SHALL BE REMOVED OR RELOCATED ONLY AS INDICATED, SPECIFIED OR DIRECTED. INACTIVE UTILITIES SHALL BE PLUGGED, REMOVED AS INDICATED, OR CAPPED.

2. EXISTING SERVICE - DISCONNECT OR ARRANGE FOR THE DISCONNECTION OR UTILITY SERVICES IN ACCORDANCE WITH REGULATIONS GOVERNING THE UTILITY CONCERNED AND AS SHOWN OR WHICH INTERFERES WITH THE WORK. KNOWN SERVICES TO BE REMOVED, ABANDONED, AND/OR CAPPED ARE INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF ANY UTILITY DEMOLITION REQUIRED TO CONSTRUCT THE NEW FACILITIES BEYOND THOSE INDICATED ON THE DRAWINGS. COORDINATE DISCONNECTION OF ALL ACTIVE UTILITIES WITH OWNER TO ENSURE THERE IS NO INTERRUPTION OF SERVICE.



TAP EXISTING 10" WATERLINE
10"x 2" TAPPING SADDLE
2" GATE VALVE AND BOX
COORDINATE WITH HHPSD#1

STA: 0+00 ACCESS A=
BURKE'S BEACH RD CL
TP=9.55±

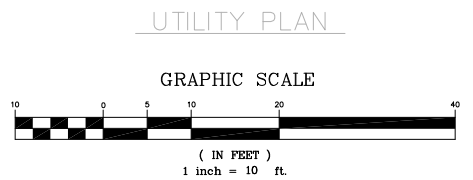


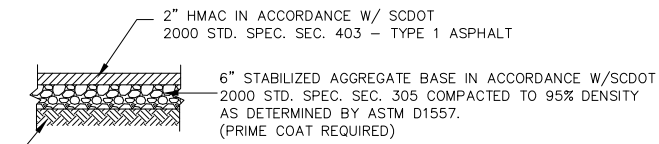
OWNER INFORMATION:
CHRIS SANKOWSKI
28 SHELTER COVE LN SUITE 112A
HILTON HEAD ISLAND, SC 29926

EXISTING MANHOLE RIM=9.64

APPROXIMATE LOCATION OF 10" WATER LINE. CONTRACTOR TO VERIFY LOCATION PRIOR TO EXCAVATION.

DATUM NOTE:
VERTICAL ELEVATIONS BASED ON NGVD 29 DATUM
SURVEY ELEVATIONS BASED ON SOUTH CAROLINA NAD83 (2011)

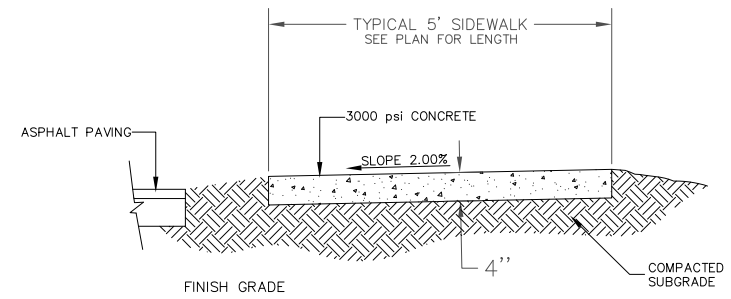




COMPACTED SUBGRADE (TO A DEPTH OF 24") TO 95% MAX DENSITY AS DETERMINED BY ASTM D1557. ONCE SUBGRADE IS GRADED & COMPACTED, NO RUBBER TIRE EQUIPMENT SHOULD BE ALLOWED TO TRAVEL OVER THE SUBGRADE. THE AGGREGATE BASE SHOULD BE PLACED BY BACKING THE TRUCKS INTO POSITION SUCH THAT THE TRUCKS ARE ALWAYS ON EXISTING PAVEMENT OR PREVIOUSLY PLACED AGGREGATE BASE. REMOVE UNSUITABLE MATERIAL AS DIRECTED BY ENGINEER AND OWNER.

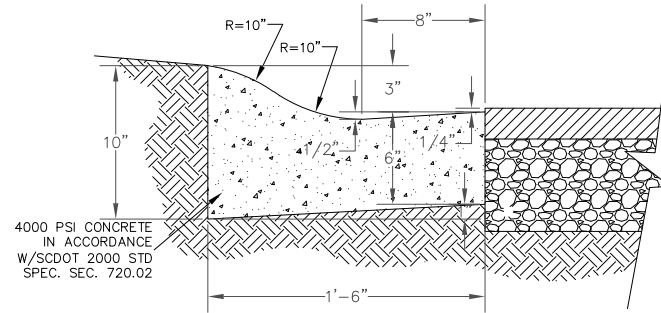
TYPICAL ASPHALT PAVING DETAIL
N.T.S.

- NOTES:
- CONTRACTION JOINTS SHALL BE BY SCORING 1/4" DEEP. JOINT SPACING SHALL BE AT INTERVALS NOT MORE THAN 10' C-C
 - EXPANSION JOINTS SHALL BE AT INTERVALS NOT MORE THAN 50' C-C. EXPANSION JOINT MATERIAL SHALL BE 3/4" THICK PREFORMED JOINT FILLER CONSISTING OF CELLULAR FIBERS SATURATED W/ BITUMINOUS BINDER.
 - CONTRACTOR MAY SUBMIT ALTERNATE ROLL TYPE OR MOUNTABLE CURB SHAPE FOR CONSIDERATION BY THE ENGINEER AND OWNER.
 - TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDOT STD SPEC SEC 720.08 & 720.10

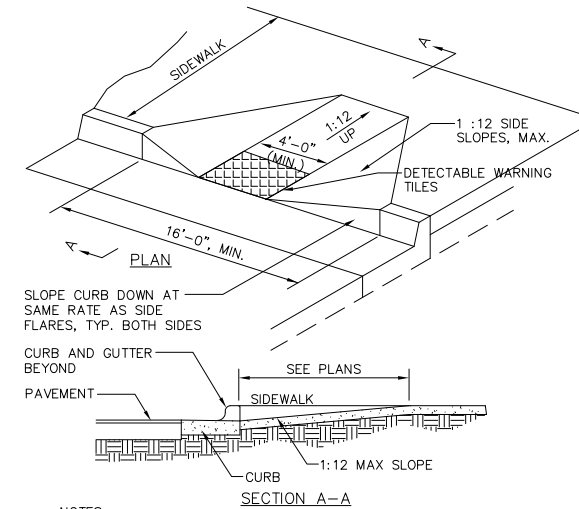


TYPICAL SIDEWALK DETAIL
N.T.S.

NOTE: CONTRACTION JOINTS SHALL BE PLACED AT NO MORE THAN 5' AND EXPANSION JOINTS SHALL BE PLACED AT NO MORE THAN 20' IN SIDEWALK.



TYPICAL CROSS SECTION
SCDOT DRAWING NO. 720-1
1'-6" (OGEE) ROLL TYPE CURB & GUTTER
N.T.S.



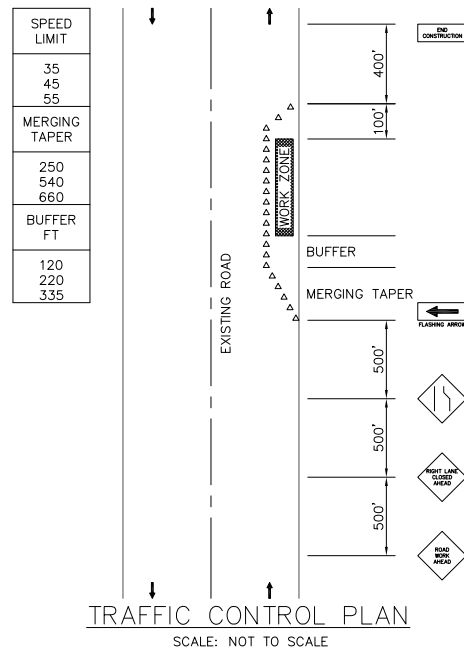
NOTES:

- CURB RAMPS IN ACCESS AISLES SHALL BE A MINIMUM OF 48" WIDE WITH A RISE NOT TO EXCEED 1:12 AND SIDE SLOPES NOT TO EXCEED 1:18.
- ALL HANDICAP ACCESS RAMPS SHALL MEET THE MINIMUM SPECIFICATIONS OF THE NC BLDG CODE VOL. 1C AND ADA REQUIREMENTS.

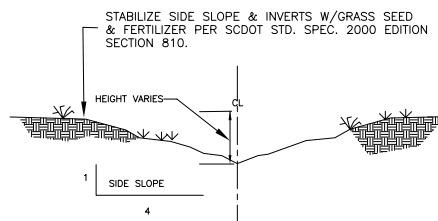
DROP CURB FOR WHEELCHAIR RAMP
NOT TO SCALE

NOTES:

- FOR FREEWAYS OF EXPRESSWAYS, CONSULT PART V OF THE SC MUTCD.
- USE OF A FLASHING ARROW PANEL IS REQUIRED, BASED ON TRAFFIC VOLUME.
- GENERALLY, THE USE OF "END ROAD WORK" SIGNS IS OPTIONAL FOR SHORT DURATION WORK SITES. HOWEVER, IF THE WORK SITE ITSELF IS LONG OR THE BEGINNING AND THE END OF THE WORK SITE ARE NOT VISIBLE TO A DRIVER PASSING THROUGH IT, THE "END ROAD WORK" SIGNS SHOULD BE USED.

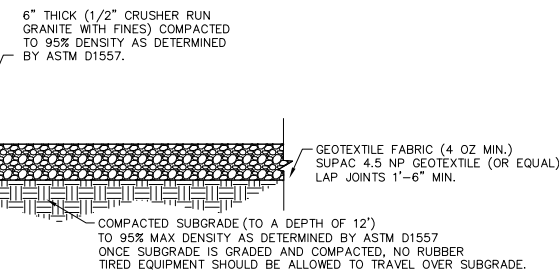
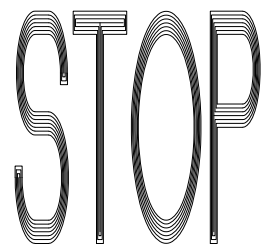


TRAFFIC CONTROL PLAN
SCALE: NOT TO SCALE

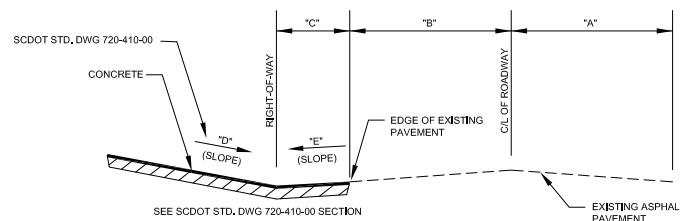


GRASS SWALE DETAIL
NOT TO SCALE

NOTE: STOP BARS ARE TO BE SOLID WHITE LINES EXTENDING ACROSS LANE IN ACCORDANCE WITH THE MUTCD MILLENNIUM EDITION PAGE 3B-32. ALL ARROWS & WORD MESSAGES SHALL BE AS INDICATED ON PAGES 3B-39, 3B-40, AND 3B-41 OF THE MUTCD MILLENNIUM EDITION.

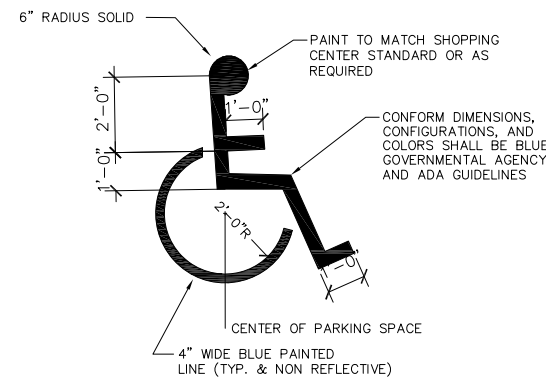


PERVIOUS GRANITE PAVING
NOT TO SCALE

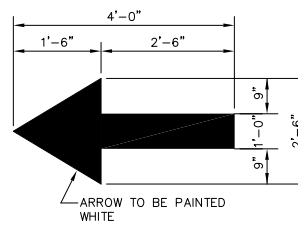


	"A"	"B"	"C"	"D"	"E"
ENTRANCE	11.2'	width of pavement	1.3'	1.47%	2.08%

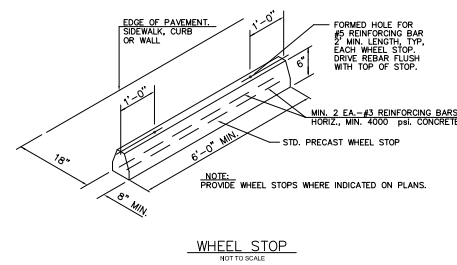
DRIVEWAY CENTERLINE PROFILE
STD. DWG 720-410-00



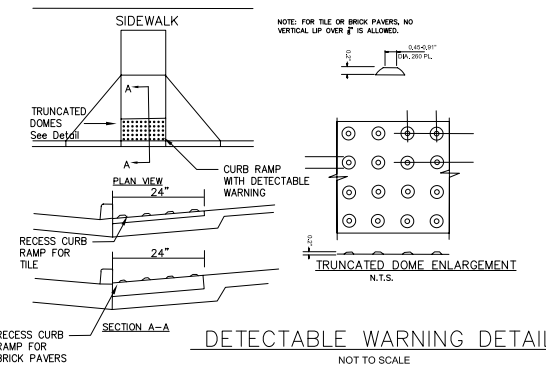
HANDICAPPED SYMBOL
NOT TO SCALE



TRAFFIC ARROW
NOT TO SCALE

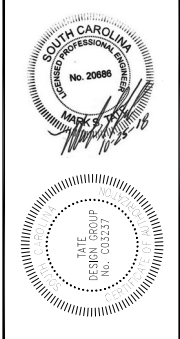


WHEEL STOP
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE

MATERIALS
NEW CONSTRUCTION
THE DETECTABLE WARNING SHALL BE MADE OF MATERIALS SPECIFIED ON OIL 87
RECESS OF EXISTING RAMPS
SURFACE APPLIED MATERIALS SHALL ONLY BE APPROVED TO USE ON EXISTING WHEELCHAIR RAMPS.
INSTALLATION
BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF 4" THICK.
CERAMIC TILE SHALL BE EPOXYED IN PLACE OR SET IN A WET MORTAR BED. MANUFACTURER RECOMMENDED ADHESIVE OR FASTENERS SHALL BE USED BY THE INSTALLATION. ALL OTHER MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER DETAILS OR INSTRUCTIONS.
SIZE: DETECTABLE WARNING SHALL BE 24" IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
LOCATION: THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE OR POTENTIAL HAZARD IS 4 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD SUCH AS A REFLECTIVE POOL EDGE OR THE DYNAMIC ENVELOPE OF RAIL OPERATIONS.
DOSE SIZE AND SPACING: TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 0.9" TO 1.4" AT THE BOTTOM AND A DIAMETER OF 0.6" TO 0.8" AT THE TOP. THE TOP DIAMETER SHALL BE A MINIMUM OF 0.6" AND A MAXIMUM OF 0.8". THE BASK DIAMETER SHALL BE 0.6" TO 0.8" AND A CENTER TO CENTER SPACING OF 2.4" DESIRED AND 1.8" MINIMUM. MANUFACTURED ALONG ONE SIDE OF A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
VISUAL CONTRAST: DETECTABLE WARNING SURFACES SHALL BE CONTRAST VISUALLY WITH ADJACENT WALKING SURFACE EITHER LIGHT OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.
NOTE: NO SEPARATE FINISH WILL BE MADE FOR THE DETECTABLE WARNING. THE COST SHALL BE INCLUDED IN THE COST PROPOSAL.



NO.	DATE	DESCRIPTION

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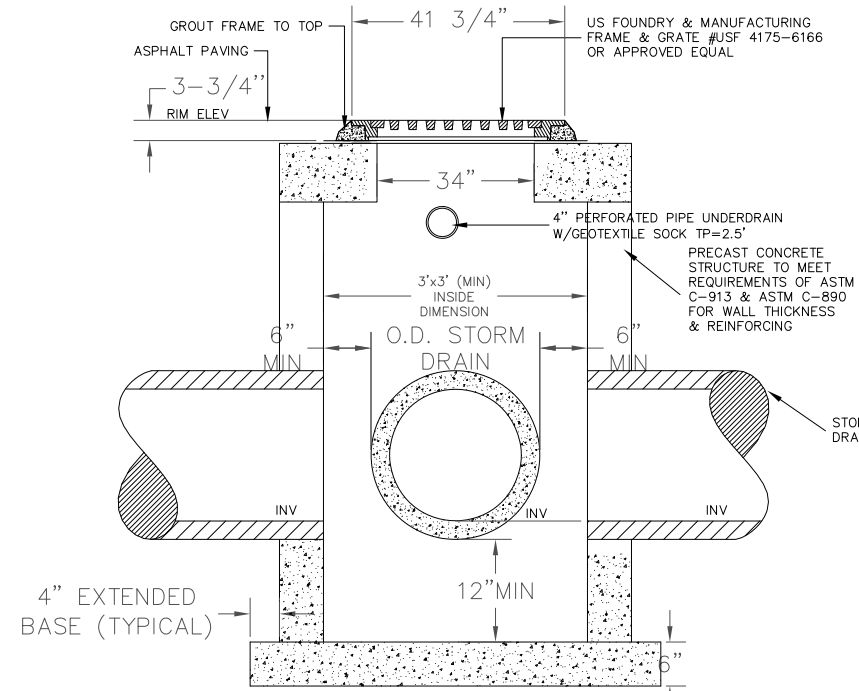
VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

CONSTRUCTION DETAILS

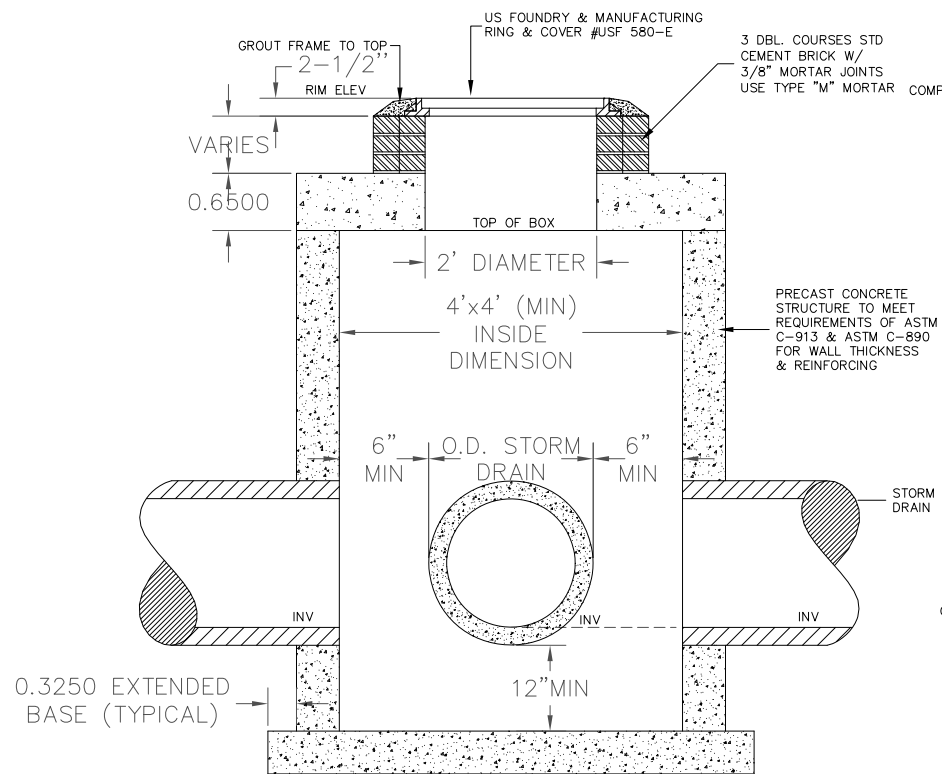
NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

PROJECT: 18109
DATE: 7/15/2018
DRAWN BY: MST
ENGINEER: MST
APPROVED: MST
SCALE: AS NOTED

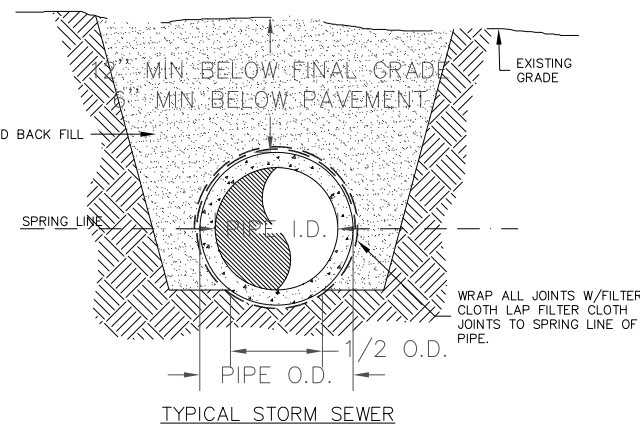
SHEET: **C7**



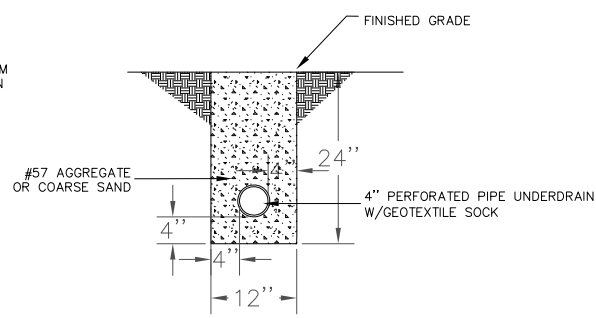
TYPICAL SECTION
SCALE: NTS



TYPICAL SECTION
JUNCTION BOX
SCALE: NTS

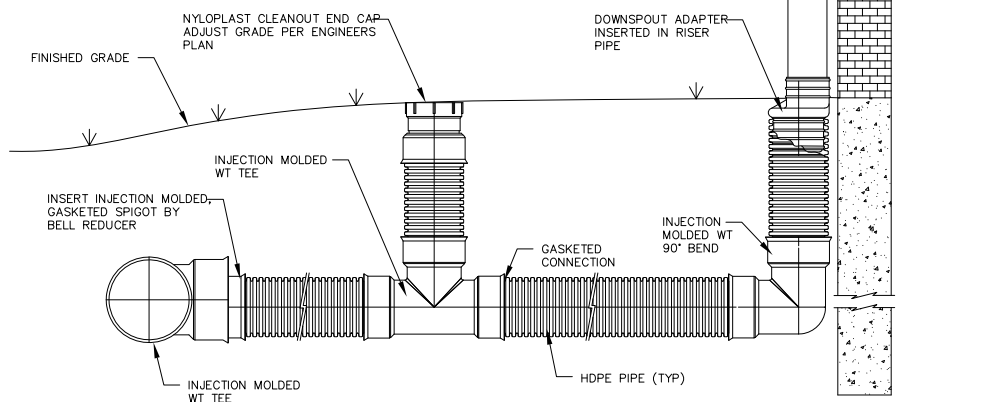


TYPICAL STORM SEWER



TYPICAL SUBGRADE
DRAIN DETAIL
N.T.S.

NOTE:
AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
(ST) WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT FITTINGS ARE ALSO AVAILABLE.



REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	FORMATTING UPDATES AND RENAMED	TJR	03/07/16	

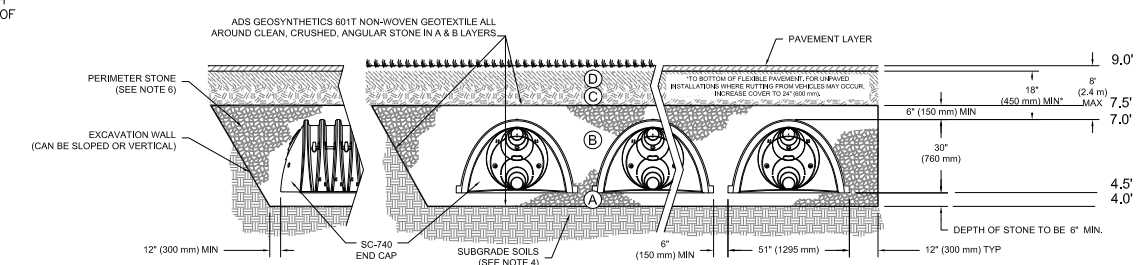
© 2016 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

DATE	03.19.04	SCALE	NTS
DRAWING NUMBER	STD-1002	PROJECT	4640 TRUEMAN BLVD HILLIARD, OHIO 43026

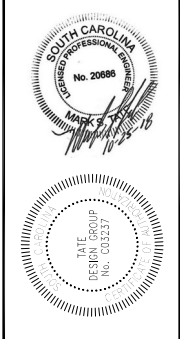
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 80, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



- NOTES:
- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



PLAN REVISIONS	DATE	DESCRIPTION

TATE DESIGN GROUP
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tatedesigngroup@gmail.com

VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926
DRAINAGE DETAILS

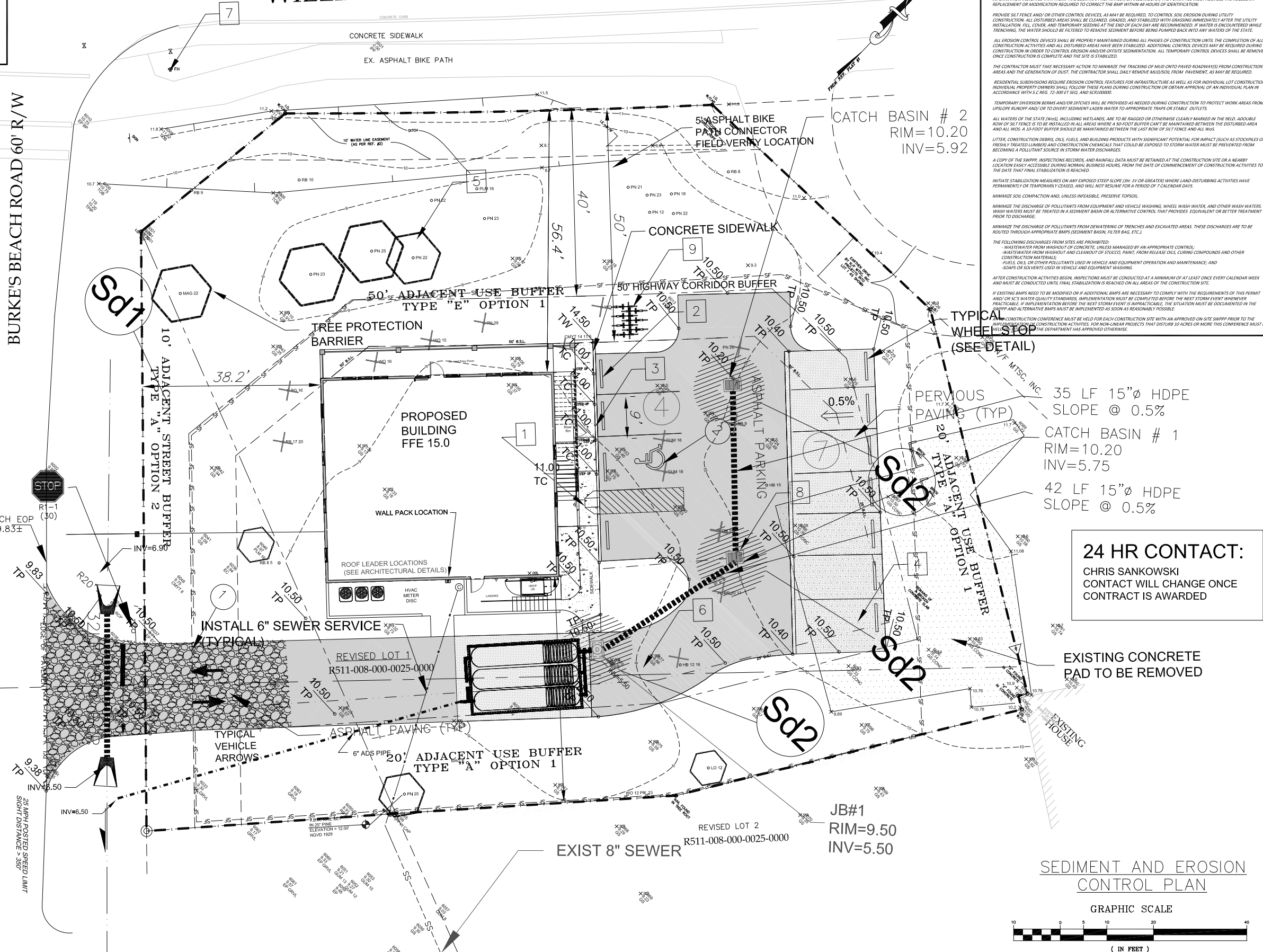
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION
<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT: 18109
DATE: 7/15/2018
DRAWN BY: MST
ENGINEER: MST
APPROVED: [Signature]
SCALE: AS NOTED
SHEET: C8

CONCRETE WASHOUT NOTES:
 DO NOT DISPOSE OF TRUCK WASHOUT WATER BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.
 THE CONCRETE WASHOUT AREA IS TO BE LINED WITH A MINIMUM OF TEN-FOOT (10') POLYETHYLENE SHEETING THAT IS FREE FROM HOLES, TEARS AND OTHER DEFECTS.
 THE WASHOUT FROM A CONCRETE TRUCK SHOULD BE DISPOSED OF INTO THE DESIGNATED CONCRETE WASHOUT AREA WHERE THE CONCRETE WASH CAN HARDEN, BE BROKE UP, AND THEN DISPOSED OF AS SOLID WASTE.
 INSPECT LINER REGULARLY FOR LEAKS AND SPILLS.
 ONCE LINER IS NEAR CAPACITY VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD.
 THE DESIGNATED CONCRETE WASH AREA IS TO BE LATER BACKFILLED AND PERMANENTLY STABILIZED WHEN ALL CONCRETE WORK IS COMPLETED.
 PUMP EXCESS CONCRETE IN CONCRETE PUMP BIN BACK INTO CONCRETE MIXER TRUCK.
 CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OFFSITE.

SEDIMENT & EROSION CONTROL NOTES:
 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.
 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 SHALL 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 60 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE A WEEK EVERY WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
 PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
 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.
 THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
 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. 12-200-ET-502 AND SCSD/2005.
 TEMPORARY DIVERSION BERMS AND/OR DITCHES SHALL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPLOVE RUNOFF AND/OR TO DIVERT SEDIMENT-LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
 ALL WATERS OF THE STATE (WWS) INCLUDING WETLANDS, ARE TO BE BAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADOLENT ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANNOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WWS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WWS.
 LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER) MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
 A COPY 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.
 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.
 MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
 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.
 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.).
 THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STOCKS, PAINT, FROM RELEASED OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
 AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
 IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR CS 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.
 A CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 30 ACRES OR MORE THIS CONFERENCE MUST BE HELD WITHIN 14 DAYS OF THE DATE THAT FINAL STABILIZATION IS REACHED AND THE SITE IS STABILIZED.

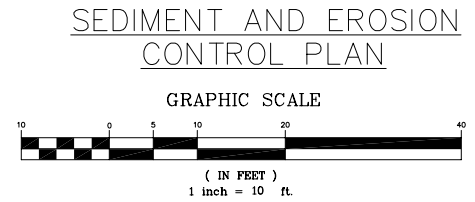
WILLIAM HILTON PARKWAY 100' R/W

BURKE'S BEACH ROAD 60' R/W



EROSION, SEDIMENTATION AND POLLUTION CONTROL LEGEND

Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Co	CONSTRUCTION EXIT
Sd1	SEDIMENT BARRIER, TEMPORARY
St	STORM DRAIN OUTLET PROTECTION
Sd2-T	INLET SEDIMENT TUBE, TYPE A
Sd2	INLET SEDIMENT TRAP (USED AFTER PAVING IS COMPLETED)



PLAN REVISIONS

NO.	DESCRIPTION	DATE

TATE DESIGN GROUP
 SITE DESIGN ENGINEERS
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 803.226.7979 Fax: 803.310.6044
 tatedesigngroup@gmail.com

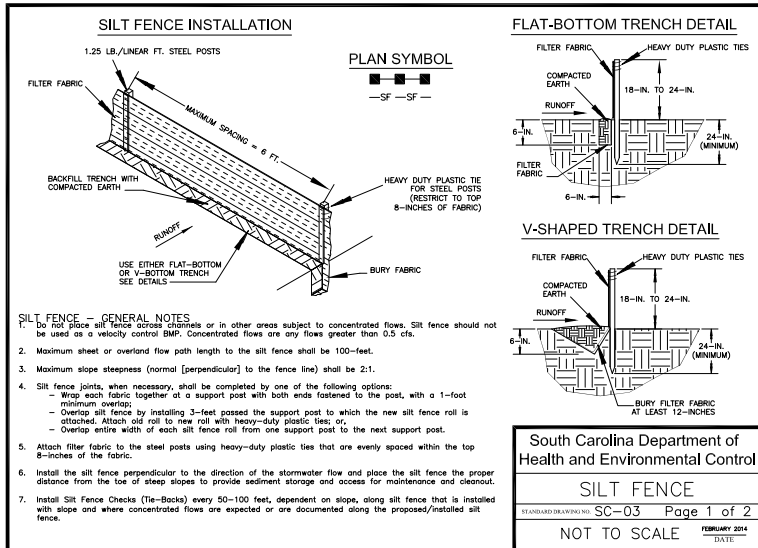
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 609 WILLIAM HILTON PARKWAY
 HILTON HEAD ISLAND, SC 29926

EROSION CONTROL PLAN

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

PROJECT:	18109
DATE:	7/15/2018
DRAWN BY:	MST
ENGINEER:	MST
APPROVED:	
SCALE:	AS NOTED

SHEET: **C11**



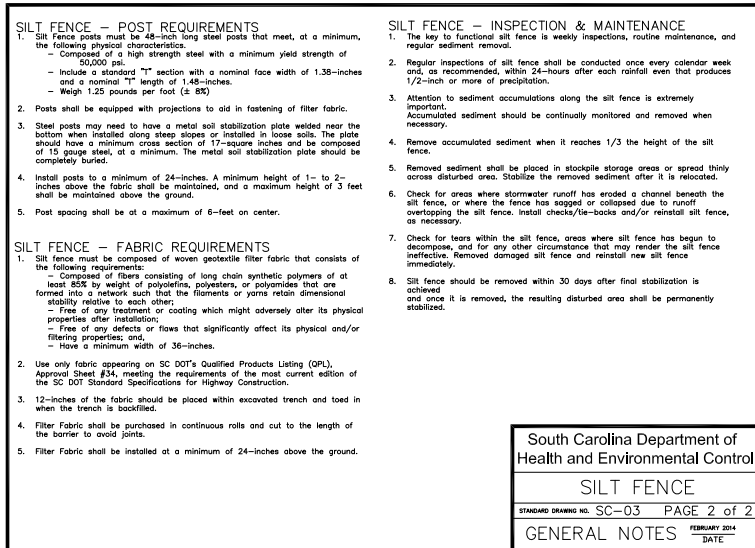
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014 DATE



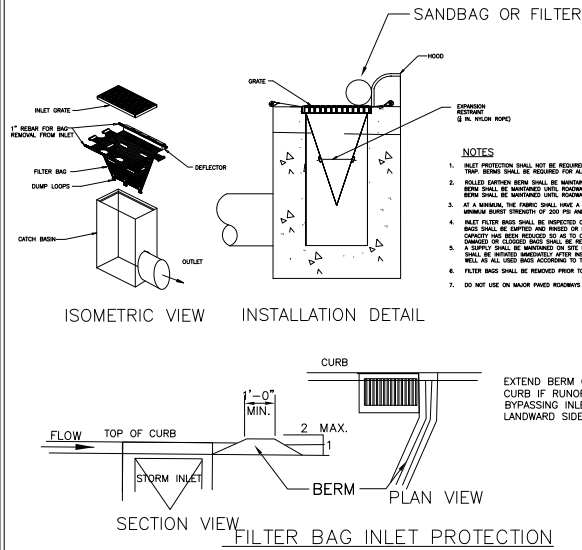
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014 DATE



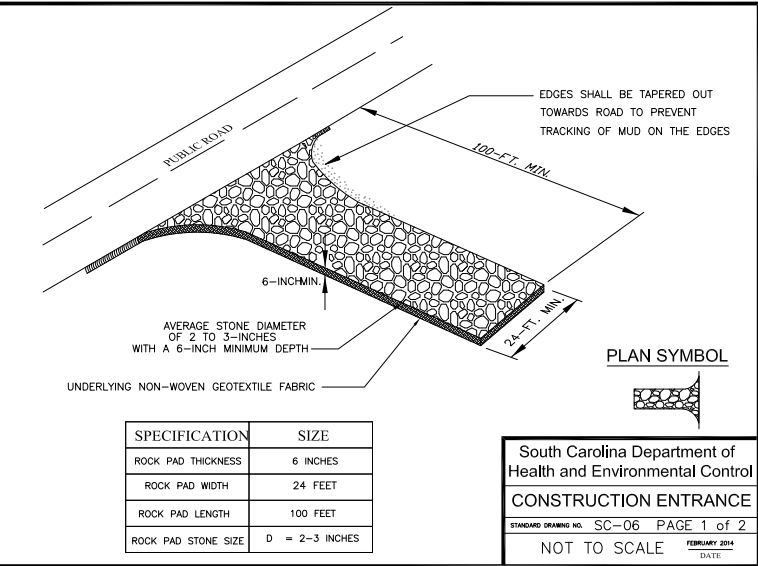
South Carolina Department of Health and Environmental Control

SILT FENCE

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GENERAL NOTES

FEBRUARY 2014 DATE



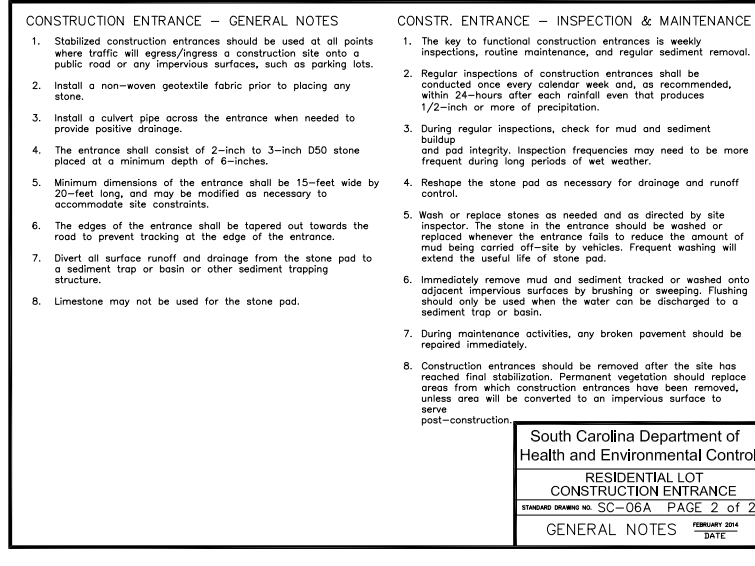
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014 DATE



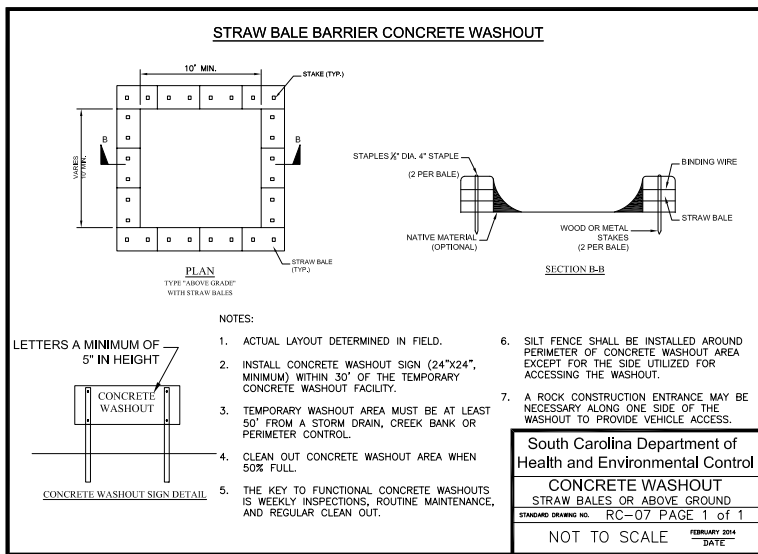
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06A PAGE 2 of 2

GENERAL NOTES

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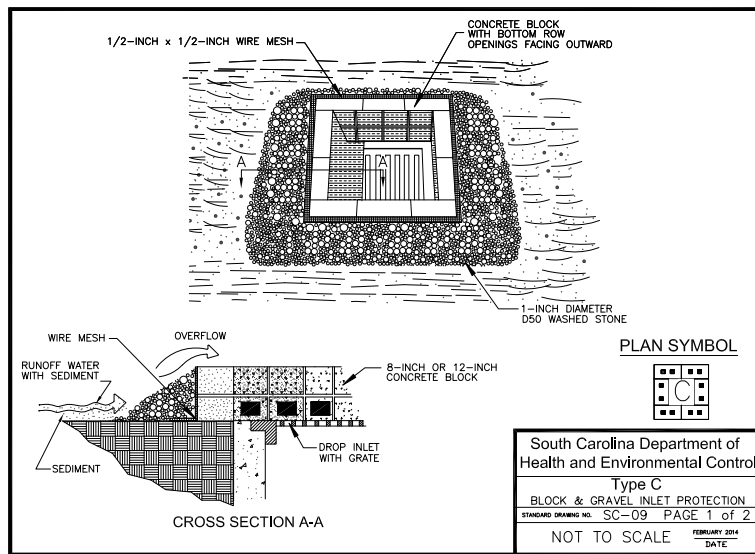
South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

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FEBRUARY 2014 DATE



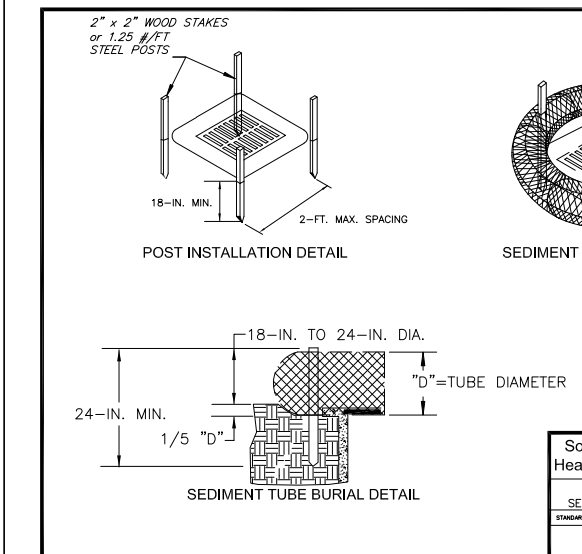
South Carolina Department of Health and Environmental Control

Block & Gravel Inlet Protection

STANDARD DRAWING NO. SC-09 PAGE 1 of 2

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FEBRUARY 2014 DATE



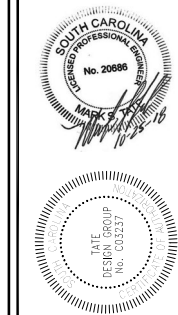
South Carolina Department of Health and Environmental Control

SEDIMENT TUBE INLET PROTECTION

STANDARD DRAWING NO. SC-07A PAGE 1 of 2

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FEBRUARY 2014 DATE



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TATE DESIGN GROUP

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VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT

609 WILLIAM HILTON PARKWAY

HILTON HEAD ISLAND, SC 29926

EROSION CONTROL DETAILS

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<input type="checkbox"/> RELEASED FOR CONSTRUCTION
PROJECT: 18109
DATE: 7/15/2018
DRAWN BY: MST
ENGINEER: MST
APPROVED: MST
SCALE: AS NOTED


SHEET: **C12**

WILLIAM HILTON PARKWAY 100' R/W

Wall Packs
TWP

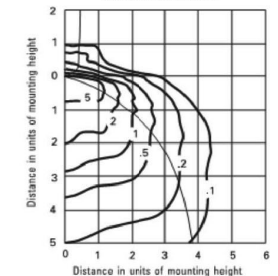
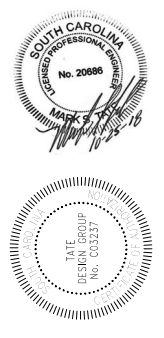
METAL HALIDE
70W-175W
HIGH PRESSURE SODIUM
35W-150W
LOW PRESSURE SODIUM
35W

8' to 15' Mounting



Specifications
Height: 15-17/16 (39.2)
Width: 16-1/8 (41)
Depth: 7-3/4 (19.7)
*Weight: 17.9 lbs. (8.12 kg)
*Weight as configured in example below.
All dimensions are inches (centimeters) unless otherwise specified.

TWP 150S Test Report no. 94121503
Coefficients of utilization

NO.	DESCRIPTION	DATE

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tatedesigngroup@gmail.com

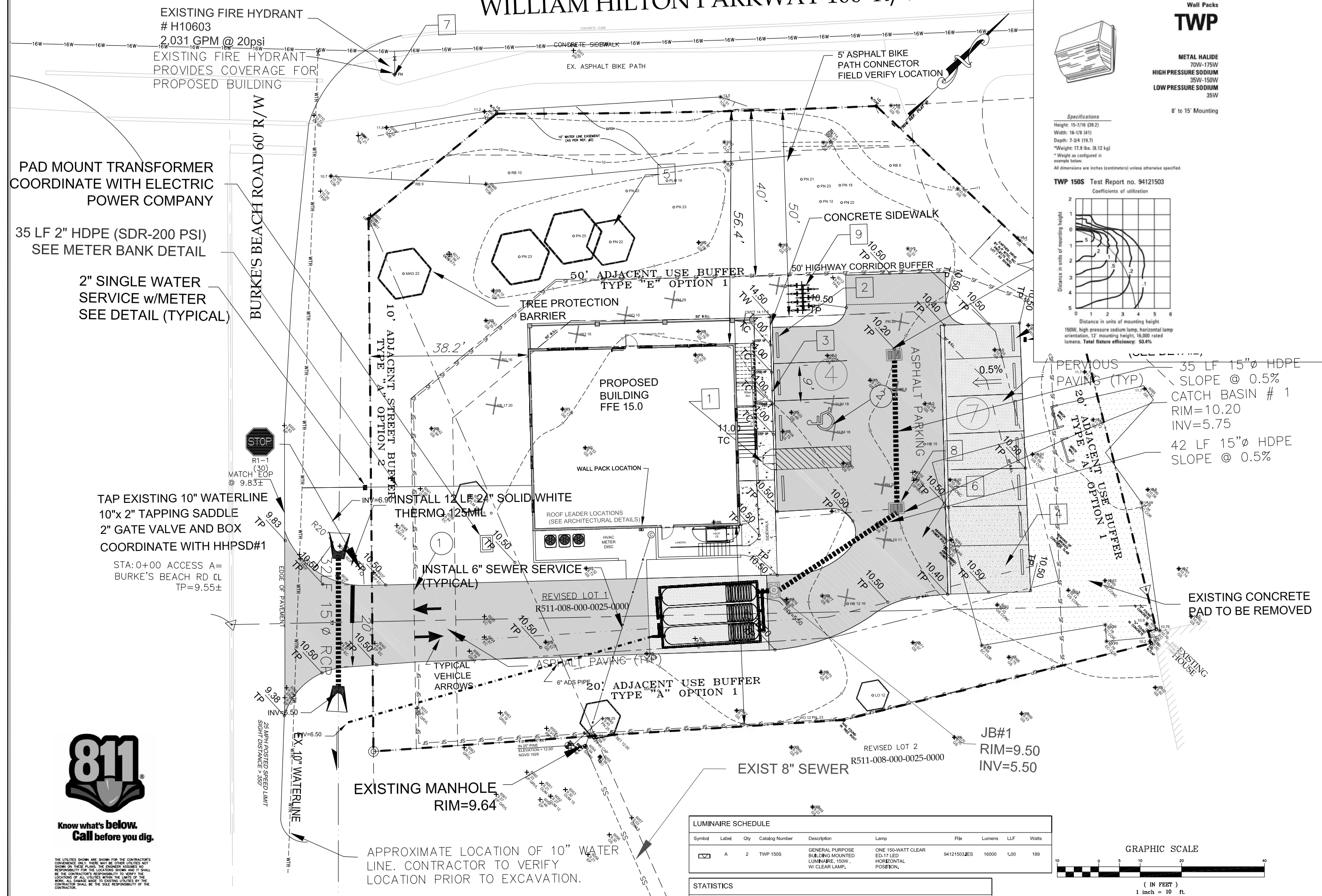
VACATION HOMES OF HILTON HEAD COMMERCIAL DEVELOPMENT
609 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29926

LIGHTING PLAN

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

PROJECT: 18109
DATE: 7/15/2016
DRAWN BY: MGT
ENGINEER: MGT
APPROVED: [Signature]
SCALE: AS NOTED

SHEET: **C14**

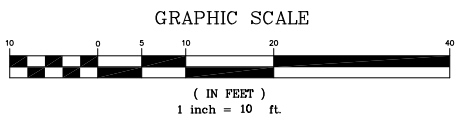


LUMINAIRE SCHEDULE

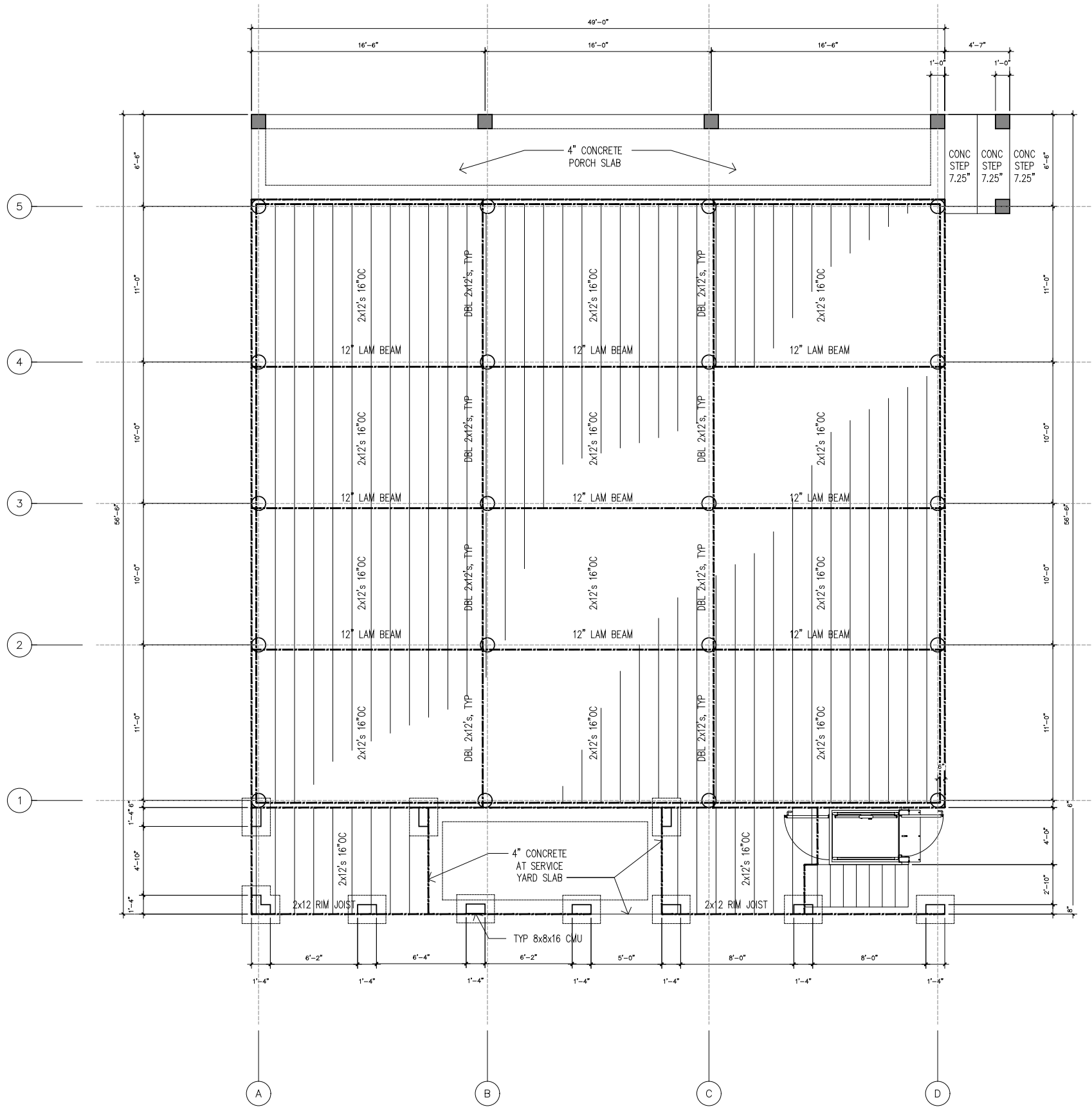
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐	A	2	TWP 150S	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 150W, W/ CLEAR LAMP.	ONE 150-WATT CLEAR ED-17 LED HORIZONTAL POSITION.	94121503JES	16000	1.00	189

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	0.9 fc	8.5 fc	0.0 fc	N/A	N/A



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



01
S1.1

Schematic Framing Plan

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

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
 PO Box 21156
 Hilton Head Island, SC 29925
 843.715.9434

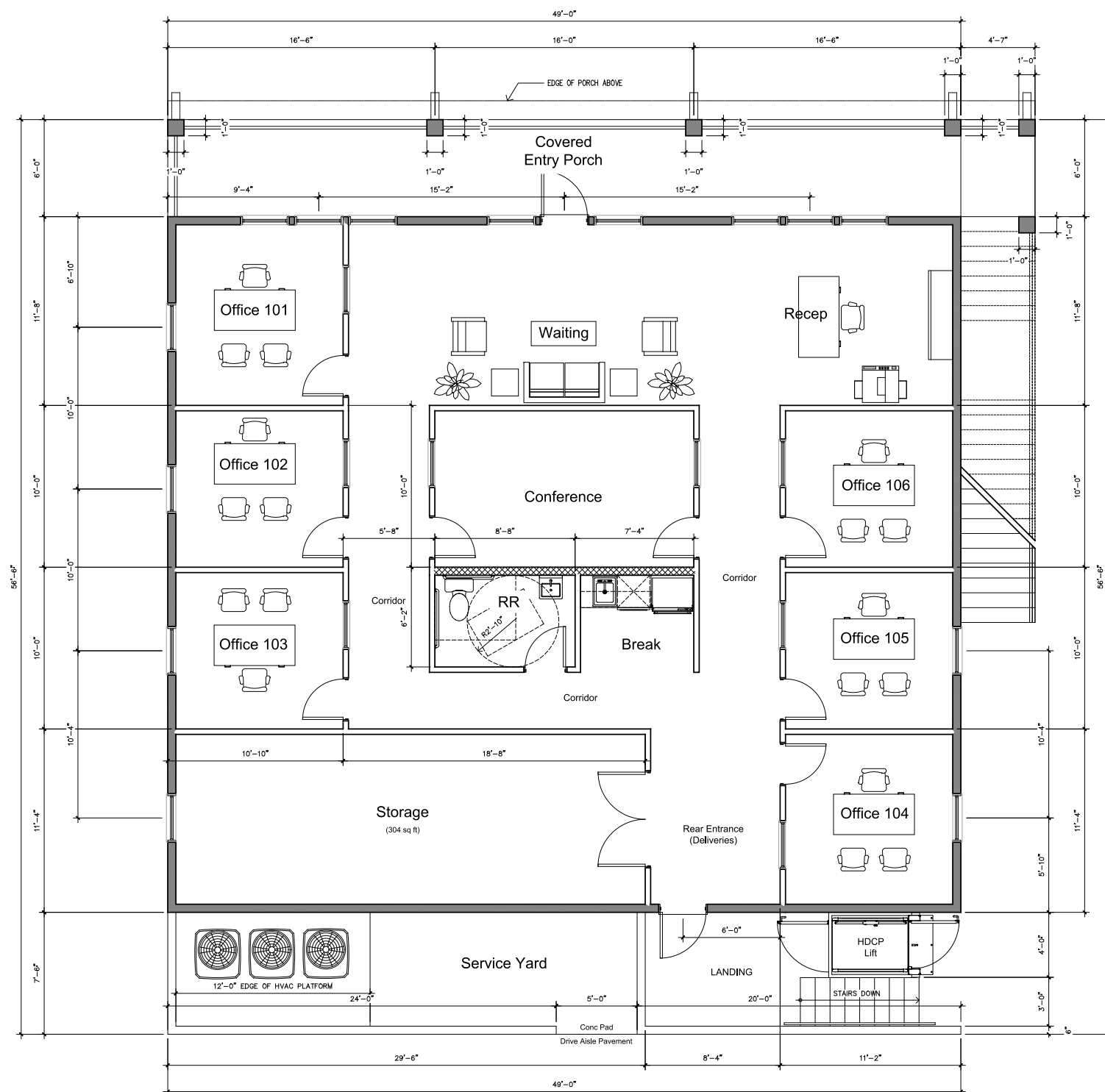
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TDG Project # 1803.00

S1.1

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DDP Final	2018.10.09	MGT



WALL LEGEND:

SYMBOL	TYPE
[Solid Grey Box]	2x6 Exterior
[White Box]	2x4 Interior
[Dotted Box]	2x6 Plumbing
[Hatched Box]	2x6 2-hour Rated

01
A1.1

Office Level Plan
Scale: 1/4" = 1'-0"

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
 DESIGN GROUP, INC
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 Hilton Head Island, SC 29925
 843.715.9434

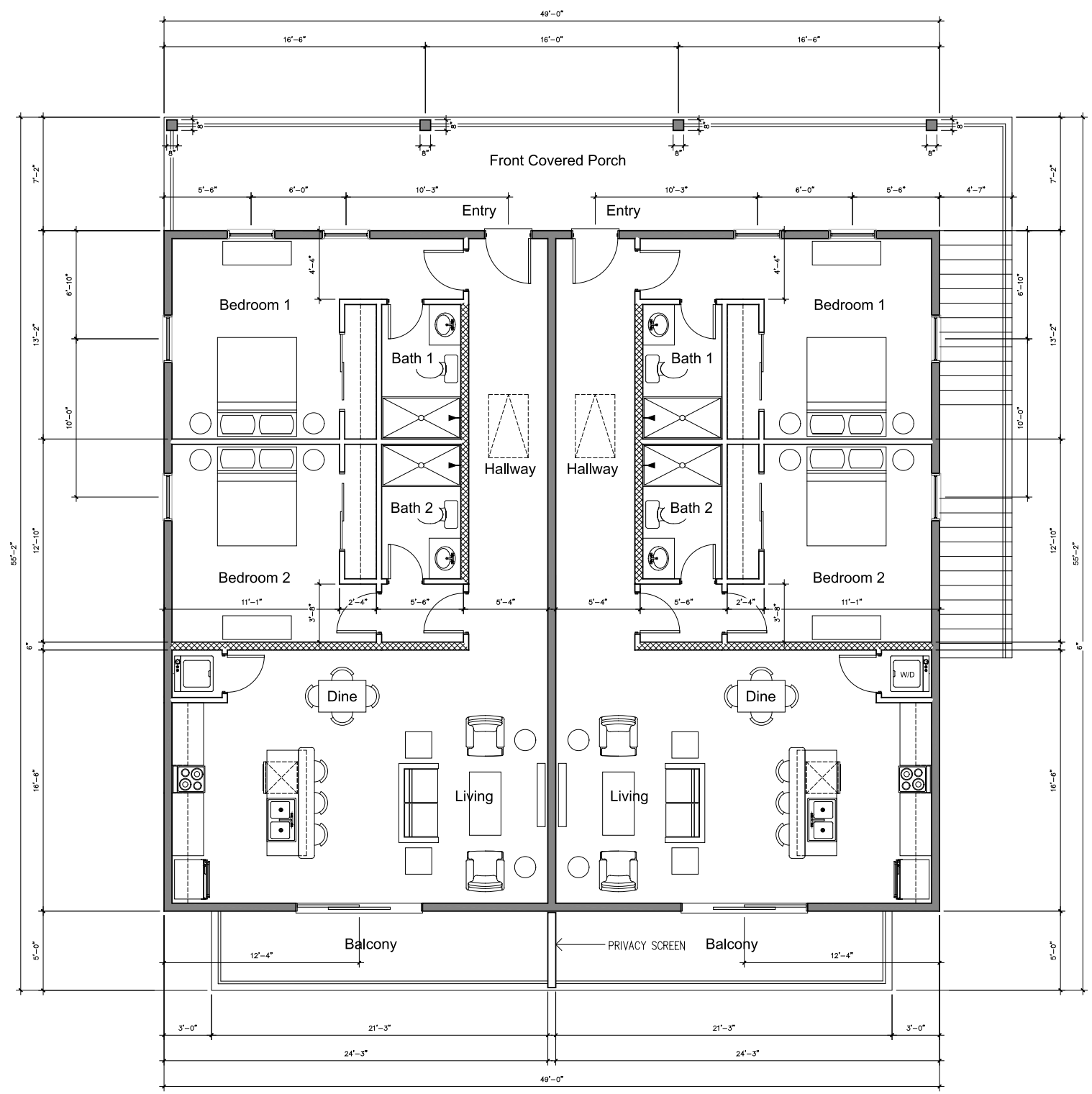
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Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



WALL LEGEND:

SYMBOL	TYPE
[Solid Grey Box]	2x6 Exter
[White Box]	2x4 Interior
[Dotted Pattern Box]	2x6 Plumbing
[Diagonal Line Pattern Box]	2x6 2-hour Rated

01
A1.2
Apartment Level Plan
Scale: 1/4" = 1'-0"

A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
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 Hilton Head Island, SC 29925
 843.715.9434

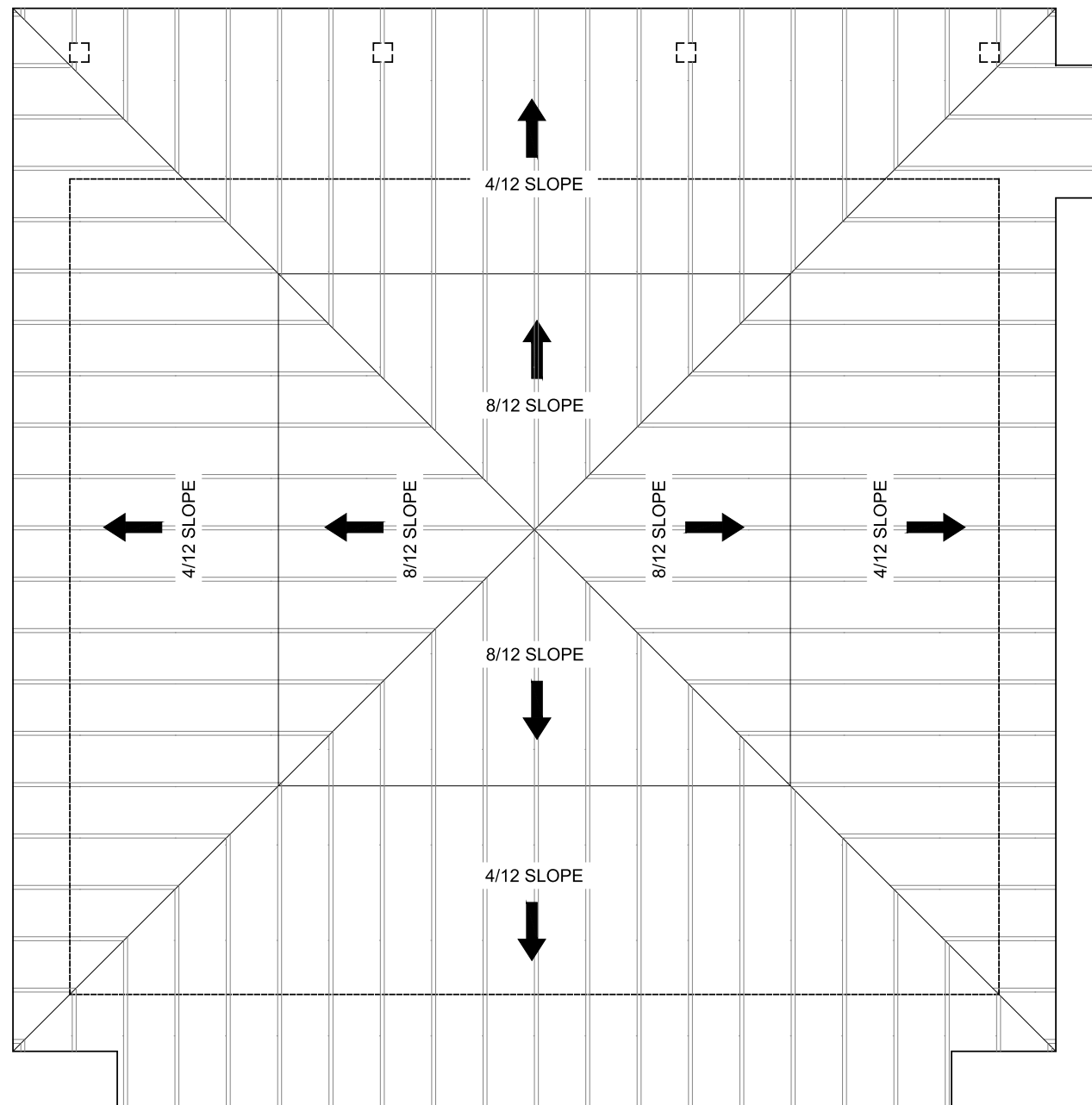
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A1.2

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Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DEP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DEP Final	2018.10.09	MGT



A New Project for:
Vacation Homes of Hilton Head
 609 William Hilton Parkway
 Hilton Head Island, South Carolina

THOMAS
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TDG Project # 1803.00

01
 A1.3

Roof Plan
 Scale: 1/4" = 1'-0"

A1.3

Review Only

ISSUED FOR:	ISSUE DATE:	BY:
Client Site, Floor Plan Review	2018.03.30	MGT
Pre-Application Review	2018.04.28	MGT
DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT

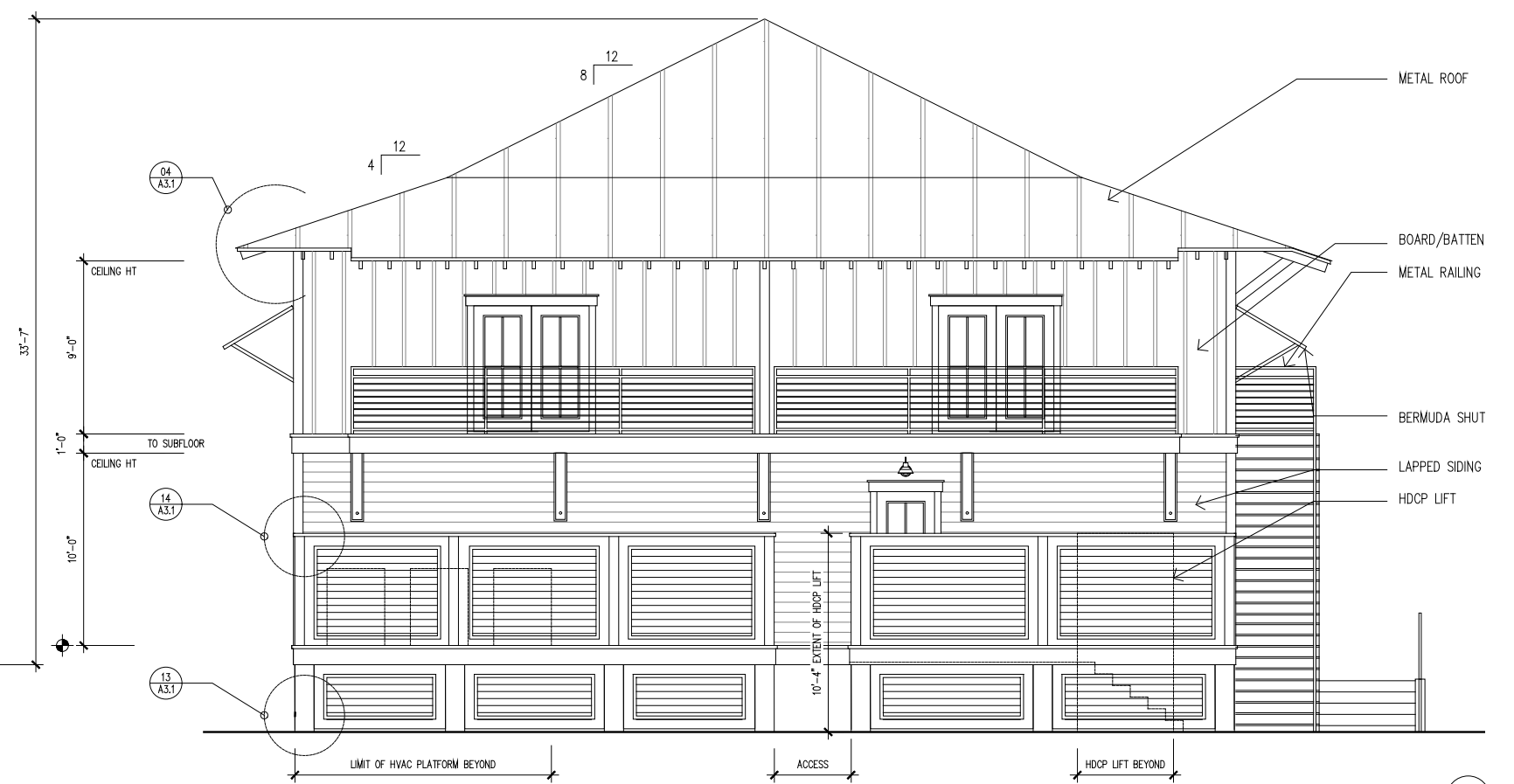


15.0 FFE
14.0 BFE
13.0
12.0
11.0
10.0
9.0

Front Elevation

02
A2.1

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



15.0 FFE
14.0 BFE
13.0
12.0
11.0
10.0
9.0

Rear Elevation

01
A2.1

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

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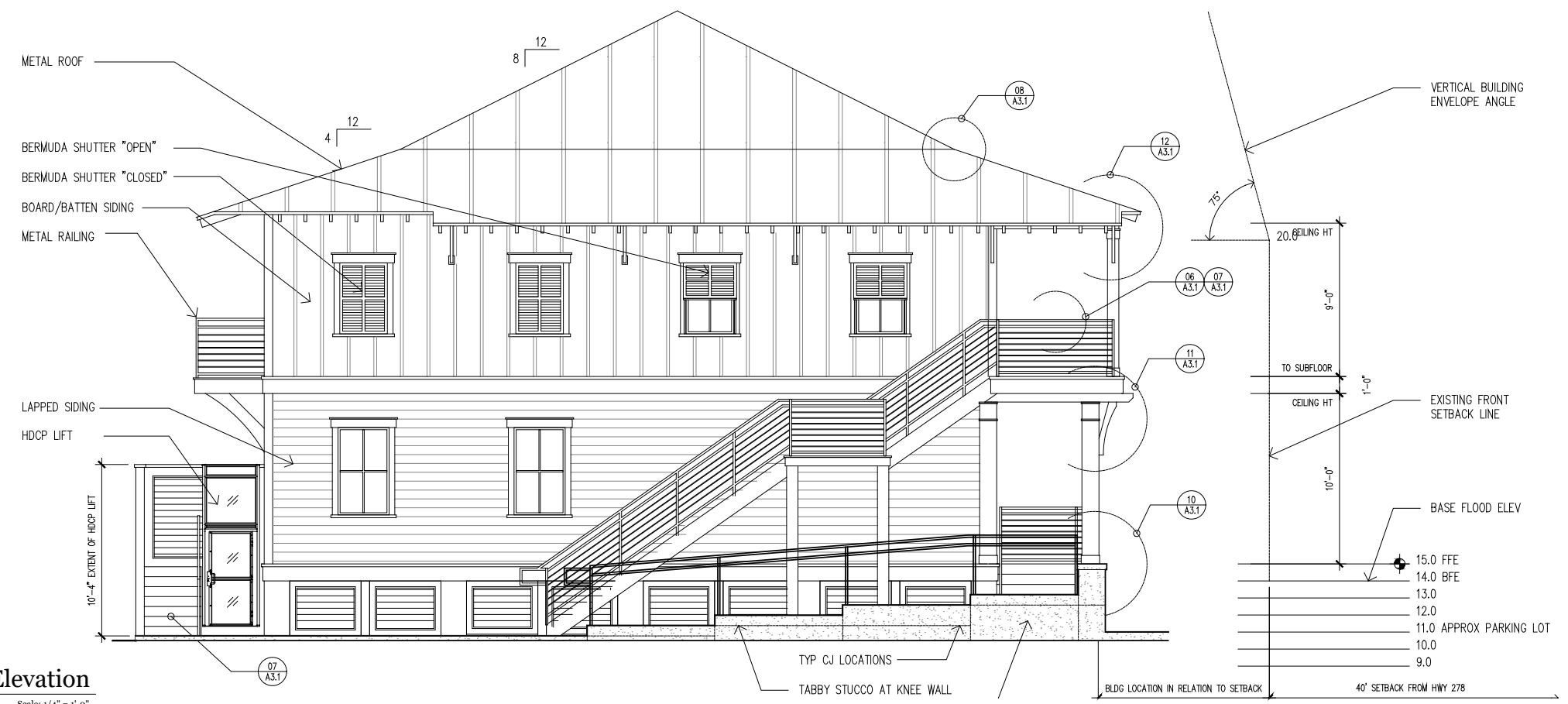
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A2.1

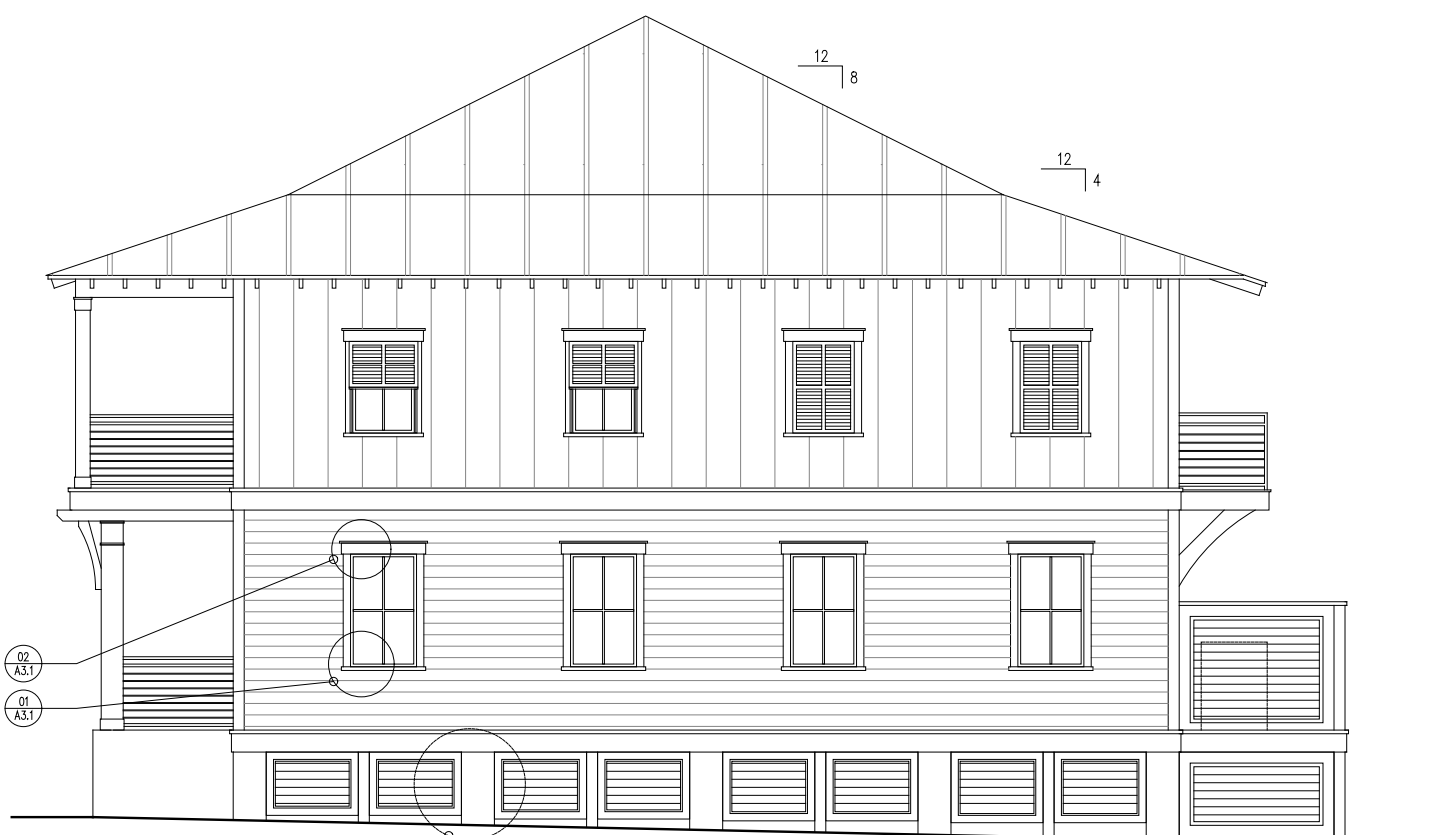
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DDP Concept Review	2018.06.12	MGT
Client Review	2018.07.19	MGT
Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT



Left Elevation
Scale: 1/4" = 1'-0"

02
A2.2



Right Elevation
Scale: 1/4" = 1'-0"

01
A2.2

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A2.2

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Client Review	2018.08.20	MGT
DDP Final	2018.10.09	MGT

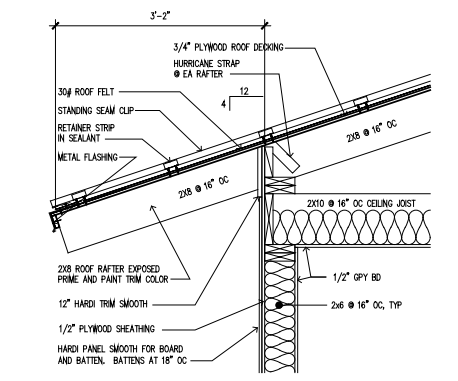
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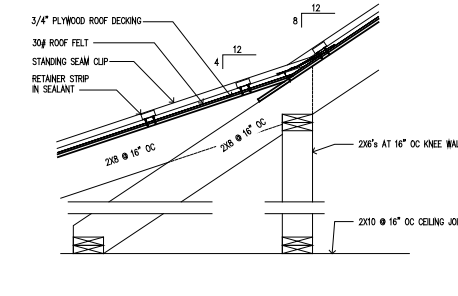
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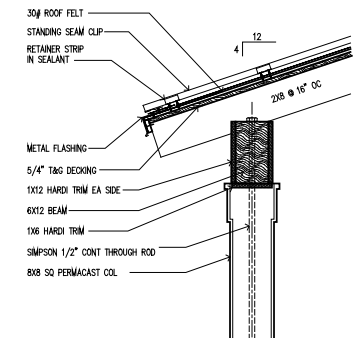
A3.1



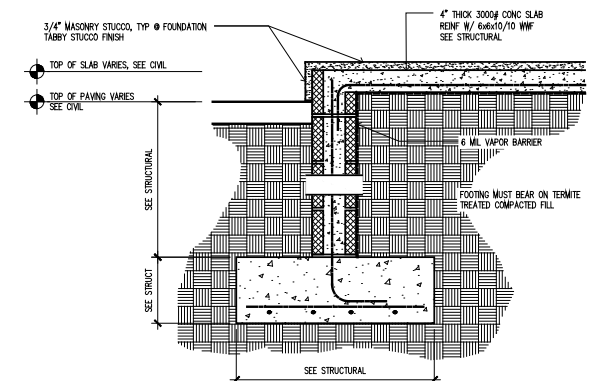
04
A3.1
Section
Scale: 3/4" = 1'-0"



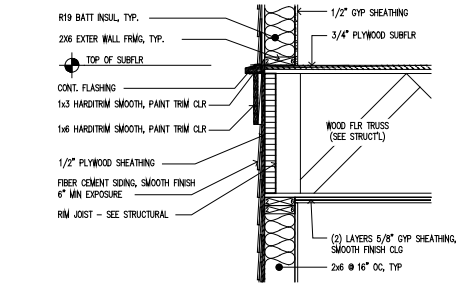
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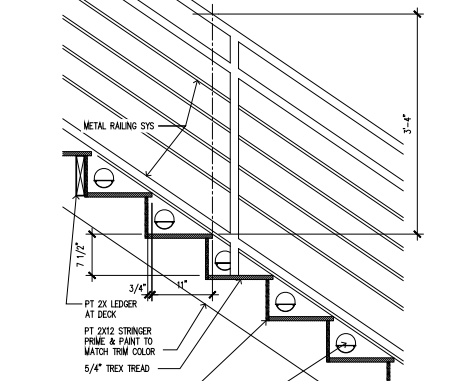
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Scale: 3/4" = 1'-0"



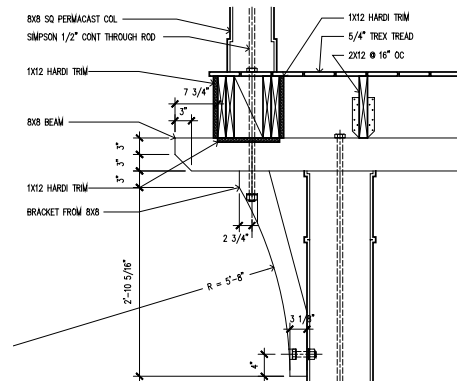
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Section
Scale: 3/4" = 1'-0"



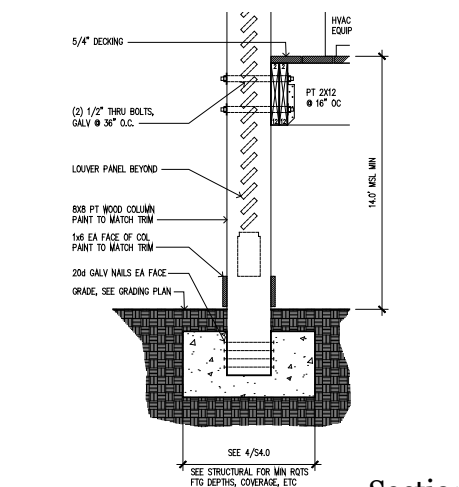
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Section
Scale: 3/4" = 1'-0"



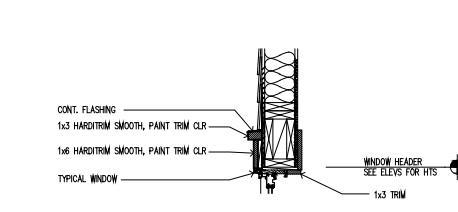
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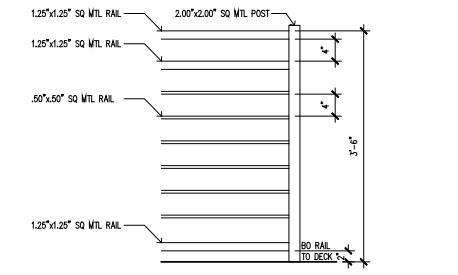
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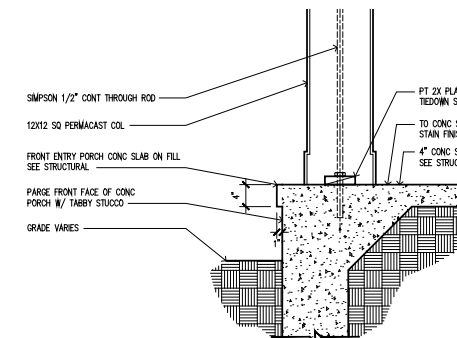
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Scale: 3/4" = 1'-0"



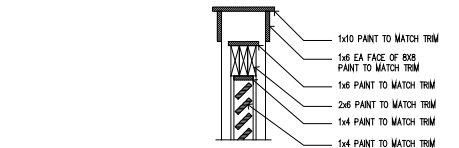
02
A3.1
Section
Scale: 3/4" = 1'-0"



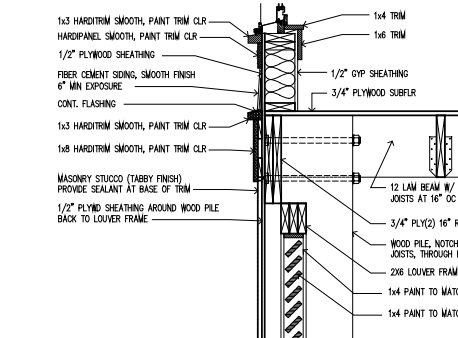
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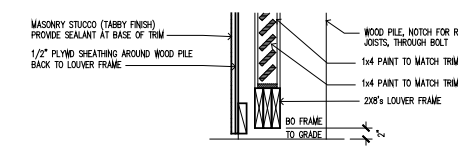
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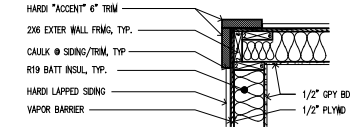
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Scale: 3/4" = 1'-0"



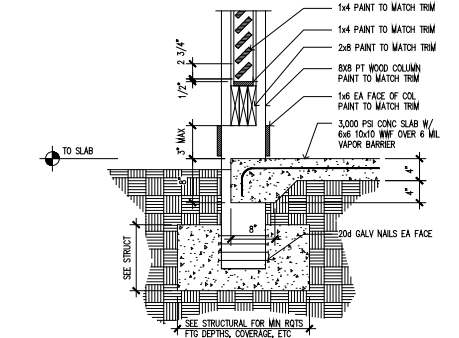
01
A3.1
Section
Scale: 3/4" = 1'-0"



05
A3.1
Section
Scale: 3/4" = 1'-0"

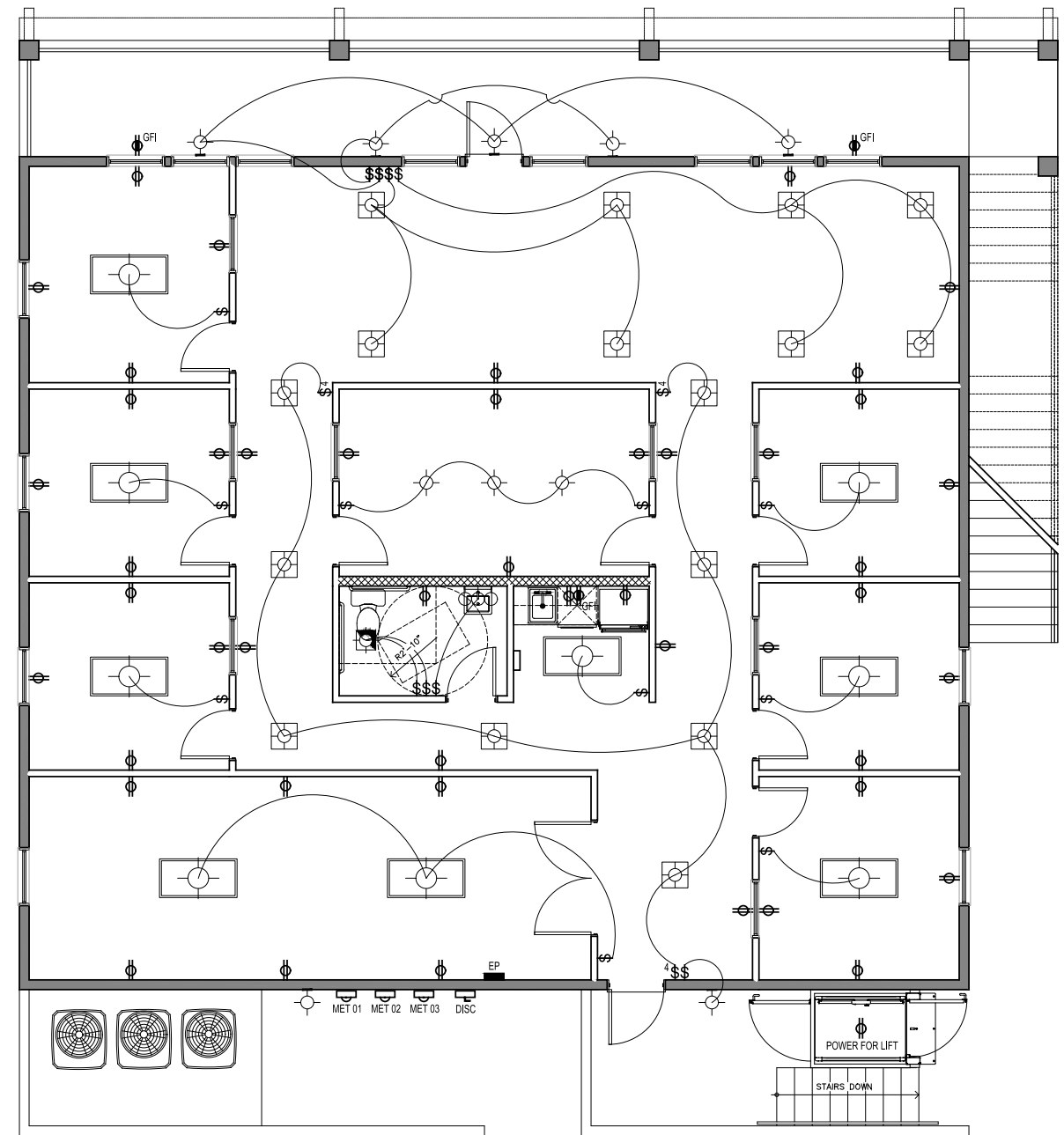


09
A3.1
Section
Scale: 3/4" = 1'-0"



13
A3.1
Section
Scale: 3/4" = 1'-0"

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RLM MASON OUTDOOR WALL SCONCE:
 Mason light fixture provides full cut-off illumination for only where it is needed. Oil rubbed bronze finish, solid metal shade

- (1) 60-Watt M base incandescent bulb
- Full cut-off, no light is emitted above the horiz plane of the shade
- 10 1/2"W x 11"H Overall
- 8 3/8" dia shade
- Wall mounted



STAIR LIGHTING:
 7 Watt low-voltage round metal surface light. Made of non-corrosive die-cast metal with a black-matte finish. Mount the light onto a wall or other flat surface with the 2 included screws. The energy efficient fixture uses a 7 watt wedge-base bulb. The surface light measures 3-1/2 inches in diameter by 2 inches deep.

- Technical Details**
- Brand Malibu C
 - Item Weight...1 pounds
 - Color...Black (matte)
 - Material...Cast Metal
 - Voltage...12 volts
 - Power Source Corded...Electric
 - Batteries Required...No
 - Wattage...7 watts

Electrical Power Legend

	Duplex Outlet: Mount at 18" A.F.F.		Main Disconnect
	Duplex Outlet: Mounting Height as Shown		Meter
	Duplex Outlet: Half Switched		Accessory Disconnect
	Duplex Outlet: Wall Mount Above Counter		Electrical Panel
	Duplex Outlet: Below Cabinet @ 18" A.F.F.		TV Cable & Junction Box
	Duplex Outlet: Ground Fault Interrupt		Data Outlet: Mount at 18" A.F.F.
	Duplex Outlet: Floor Mounted, Owner Verified		Telephone Outlet: Mount at 18" A.F.F.
	220 Volt Outlet		Push Button
	Quadrplex Outlet: Mount at 18" A.F.F.		Thermostat
	Duplex Outlet: Wet Applications		Door Bell

Electrical Lighting Legend

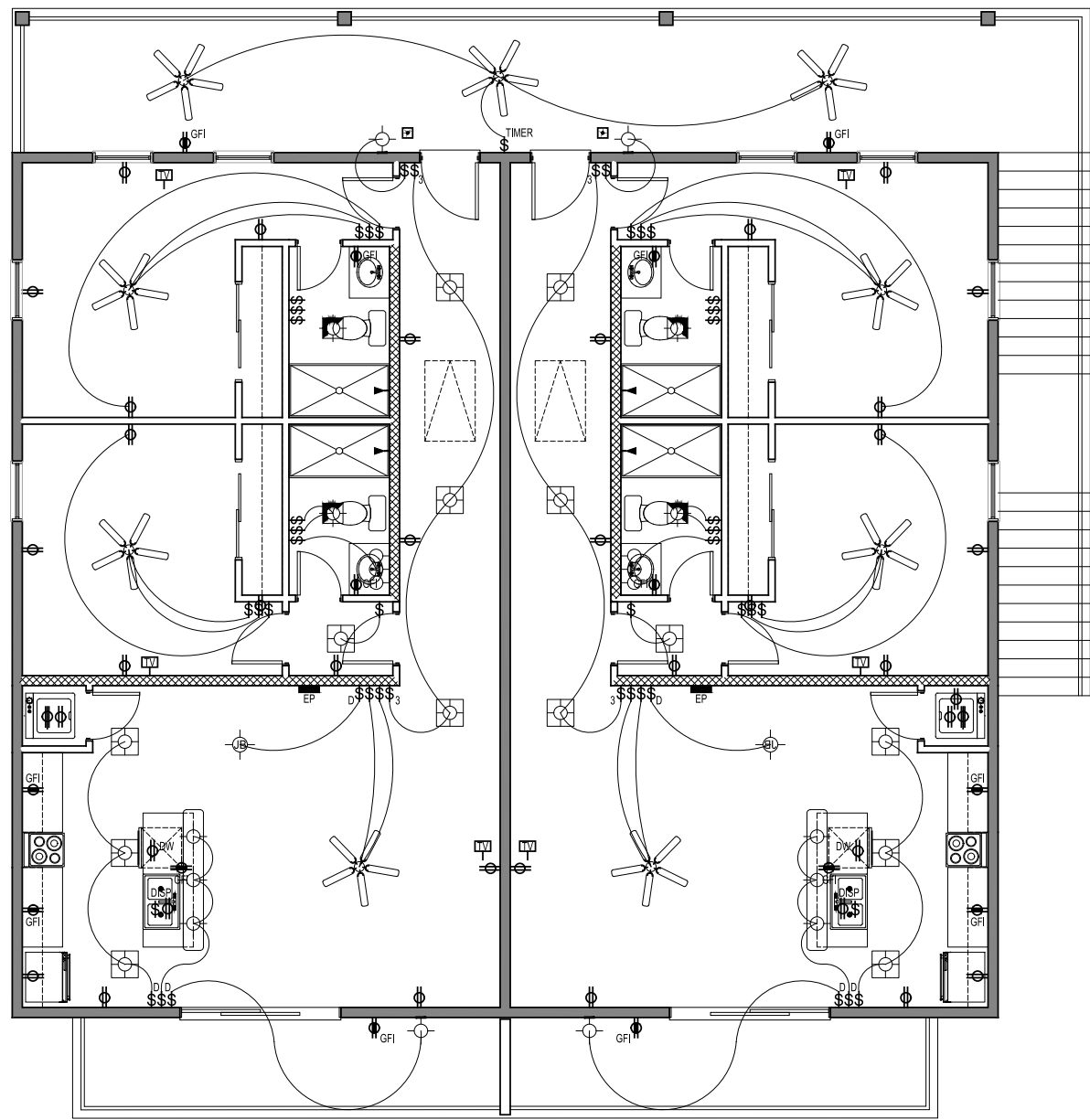
	Switch: Mounted at 54" A.F.F. (Typical)		Ceiling Mounted Light Fixture: Incandescent
	Switch: 3 Way		Ceiling Mounted Light Fixture: Fluorescent
	Switch: 4 Way		Ceiling Mounted Light Fixture: Porcelain Base
	Switch: Pilot Light		Ceiling Mounted Light Fixture: Junction Box
	Switch: Dimmer Control		Wall Mounted Light Fixture: Mounting Height
	Switch: Above Counter		Fluorescent 2x4 Recessed Light Fixture
	Switch: Weather Proof		Fluorescent 2x2 Recessed Light Fixture
	Switch: Sink Disposal		Fluorescent 2x4 Ceiling Mounted Light Fixture
	Recessed Can Light Fixture: Incandescent		Fluorescent 2x2 Ceiling Mounted Light Fixture
	Recessed Can Light Fixture: Fluorescent		Fluorescent Light Fixture: Emergency
	Recessed Can Light Fixture: Incandescent Wallwasher		Fluorescent Light Fixture: Closet Above Door
	Recessed Can Light Fixture: Fluorescent Wallwasher		Ceiling Fan
	Recessed Can Light Fixture: Wet Applications		Smoke Detector
	Recessed Can Light Fixture: Emergency		Fire Alarm
	Exhaust Fan (Silent)		Exit Light Fixture
	Exhaust Fan w/ Light Fixture (Silent)		Mechanical Grill: Air Return
	Vanity Light Fixture		Mechanical Grill: Air Supply
	1x4 Fluorescent Under Cabinet Strip Lighting		Mechanical Grill: Exhaust

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	Duplex Outlet: Wet Applications		Door Bell

Electrical Lighting Legend

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	Switch: 3 Way		Ceiling Mounted Light Fixture: Fluorescent
	Switch: 4 Way		Ceiling Mounted Light Fixture: Porcelain Base
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	Switch: Weather Proof		Fluorescent 2x2 Recessed Light Fixture
	Switch: Sink Disposal		Fluorescent 2x4 Ceiling Mounted Light Fixture
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	Recessed Can Light Fixture: Fluorescent		Fluorescent Light Fixture: Emergency
	Recessed Can Light Fixture: Incandescent Wallwasher		Fluorescent Light Fixture: Closet Above Door
	Recessed Can Light Fixture: Fluorescent Wallwasher		Ceiling Fan
	Recessed Can Light Fixture: Wet Applications		Smoke Detector
	Recessed Can Light Fixture: Emergency		Fire Alarm
	Exhaust Fan (Silent)		Exit Light Fixture
	Exhaust Fan w/ Light Fixture (Silent)		Mechanical Grill: Air Return
	Vanity Light Fixture		Mechanical Grill: Air Supply
	1x4 Fluorescent Under Cabinet Strip Lighting		Mechanical Grill: Exhaust

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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: Vacation Homes

DRB#: DRB-002555-2018

DATE: Nov. 2, 2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Existing understory growth in the Hwy 278 and Burkes Beach Buffer to shall be identified to remain with limited removal of vines and exotic invasive species. Any view corridors shall be identified and approved prior to removal of vegetation.
2. Triple the number of shrubs (Anise or Wax Myrtle) between the parking lot and the adjacent driveway on the northern property line.
3. Increase by 50% (6) the shrubs in the buffer on the southern property line.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The DRB request more landscaping be added to the northern property line between the parking lot and where the adjacent driveway crossed onto the property. Shrubs should be added in addition to trees to complete the buffer.
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Avoid using Ligustrum it is invasive. Use native alternatives like: Yaupon Holly and Wax Myrtle. Revised.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The turf area should be pulled back out of the buffer along Burkes Beach Road and existing vegetation in the buffer should be preserved. Revised.
The adjacent development is taken into account in determining the most appropriate buffer so as not to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The southern adjacent property buffer is too thin. Identify existing vegetation to be preserved and add

depart too dramatically from the neighborhood				native large shrubs like: Wax Myrtle and Yaupon Holly.
---	--	--	--	--

<i>MISC COMMENTS/QUESTIONS</i>

- | |
|---|
| 1. The silt fence should be set at the buffer line to keep construction traffic out of the buffer. Revised. |
| 2. Existing vegetation in the Burkes Beach Road buffer should be identified and preserved. |
| 3. The note regarding thinning of the street buffers is too broad. Existing understory growth should be preserved. Only vines, weeds and exotic invasive species should be removed from the buffer. |
| 4. There are several plant labels that do not reference plant symbols. Revised. |
| 5. The bike rack, when in use, will block access to the connection to the path. Revised |
| |