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SHELL BUILDINGS A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA 29902

SUBMITTED FOR CITY ARCHITECT FINAL REVIEW

OWNER
303 ASSOCIATES
215 BOUNDARY STREET
BEAUFORT, SC 299201
843.521.9000

ARCHITECT
COAST ARCHITECTS, INC.
671 ST. ANDREWS BOULEVARD
CHARLESTON, SOUTH CAROLINA 29407
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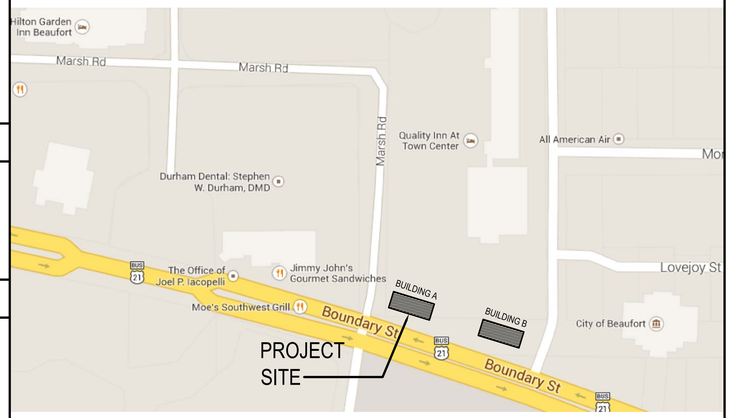
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.284.0400 FAX:843.284.0401

MECHANICAL/PLUMBING ENGINEER
CONSTANTINE ENGINEERING ASSOCIATES
1643B SAVANNAH HIGHWAY #181
CHARLESTON, SOUTH CAROLINA 29407
PHONE: 843.628.7878 FAX:843.628.7881

ELECTRICAL ENGINEER
DAVE WILSON, PE
1421 BRIAN ROAD
CHARLESTON, SC 29407
PHONE: 843.225.7191

LOCATOR MAP



INDEX OF DRAWING

NOTE: CIVIL AND LANDSCAPE DRAWINGS PROVIDED UNDER SEPARATE COVER

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A202	EXTERIOR COLORS AND MATERIALS
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A302	WALL SECTIONS
A303	WALL SECTIONS
A400	DOOR SCHEDULE, DOOR/WINDOW TYPES, DETAILS, & INTERIOR FINISHES
A401	DOOR & WINDOW DETAILS

OUTLINE SPECIFICATIONS

GENERAL NOTES:

1. INSTALL ALL SPECIFIED PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE INDUSTRY STANDARDS AND IN COMPLIANCE WITH APPLICABLE CODES.
2. * INDICATES ITEMS TO BE SUBMITTED TO ARCHITECT FOR SHOP DRAWING REVIEW
3. IT IS THE CONTRACTOR'S RESPONSIBILTY TO CARRY OUT ALL WORK IN COMPLIANCE WITH THESE SPECIFICATIONS & DRAWINGS AS WELL AS APPLICABLE CODES AND LOCAL ORDINANCES AND TO MEET THE ARCHITECT'S INTENT OF THESE DOCUMENTS, NOT WITHSTANDING ANY ARCHITECT'S ERRORS OR OMMISSIONS OR OWNER ISSUED CHANGE ORDERS

DIVISION 2
SEE CIVIL/LANDSCAPE DRAWINGS

022810 - TERMITE PROTECTION:
PROVIDE WATER BASED EMULSION TO PREVENT TERMITE INFESTATION TO COMPLY WITH EPA REGULATIONS.
APPLY UNDER BUILDING FOUNDATIONS & SLAB AND 2' AROUND PERIMETER OF BUILDING IN ACCORDANCE WITH S.C. DIVISION OF REGULATORY & PUBLIC SERVICE PROGRAMS STANDARDS 27-1085.
PROVIDE 1 YEAR RENEWABLE WARRANTY AGAINST SUBTERRANEAN TERMITE INFESTATION (SUBMIT TO OWNER).

DIVISION 3
033000 - CONCRETE (* SUBMIT CONCRETE DESIGN MIX):
SEE STRUCTURAL DRAWINGS

DIVISION 4
042000 - UNIT MASONRY (* SUBMIT BRICK SHOP DRAWING AND COLOR SAMPLE)
SEE EXTERIOR ELEVATIONS FOR LOCATIONS
SEE EXTERIOR FINISH SCHEDULE ON EXTERIOR ELEVATIONS SHEETS FOR SIZE & COLOR
USE SOLIDS AT ALL TURNBACK LOCATIONS.
ADJ. MASONRY VENEER ANCHORS: MEET IBC REQUIREMENTS
TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD, USING A JOINTER LARGER THAN THE JOINT THICKNESS, U.N.O.
PROVIDE WEEPS @ 32" O.C. ALONG FIRST COURSING OF BRICK ABOVE FLOOR LEVEL, AT ALL WINDOW HEAD & SILLS AND AT SHELF ANGLES SEPARATING FLOORS UNLESS NOTED OTHERWISE

DIVISION 5
054000 - COLD FORMED METAL FRAMING (*SUBMIT METAL STUD SHOP DRAWINGS):
SEE STRUCTURAL DRAWINGS FOR LOAD BEARING METAL STUD SPECIFICATIONS AND SUBMITTAL REQUIREMENTS

055000 - METAL FABRICATIONS (*SUBMIT METAL FABRICATION SHOP DRAWINGS):
SEE STRUCTURAL DWGS FOR LINTELS, PORCH COLUMNS, BALCONY POSTS, CANOPIES, ANCHOR BOLTS, ETC.
GALVANIZE ALL EXTERIOR COMPONENTS TO MEET ASTM A 123/ A 123-M.
PROVIDE PLATES, RODS, NUTS, AND BOLTS FOR WOOD CANOPY BRACKETS.

DIVISION 6
061000 - ROUGH CARPENTRY:
ALL WOOD IN CONTACT WITH GROUND, CONCRETE MASONRY, EXPOSED TO EXTERIOR CONDITIONS, OR OTHERWISE NOTED TO BE TREATED SHALL BE PRESSURE TREATED TO MEET AWPA TREATMENT C2 REQUIREMENTS.
WOOD FRAMING: NO. 2, SOUTHERN PINE (SPIB), MOISTURE CONTENT OF 19% (MAX).
PROVIDE BLOCKING WHERE REQUIRED IN WALLS FOR CASEWORK, TOILET ACCESSORIES & OWNER PROVIDED EQUIPMENT. (USE FIRE RETARDANT TREATED WOOD IN EXTERIOR WALLS WHERE INDICATED ON PLANS)
PLYWOOD SHEATHING: APA RATED, SEE STRUCTURAL DRAWINGS.
FASTENERS: USE HOT-DIP ZINC COATING OR TYPE 304 STAINLESS STEEL IN AREAS OF HIGH HUMIDITY, EXTERIOR EXPOSURE, DAMP OR WET AREAS AND AREAS IN CONTACT WITH GROUND.
INSTALL ROUGH CARPENTRY IN ACCORDANCE WITH IBC 2006 REQUIREMENTS FOR NAILING, SPANS, THICKNESSES, ETC. (CHAPTER 23 REQUIREMENTS), AND AS SHOWN ON DRAWINGS.

061760 - METAL PLATE CONNECTED WOOD TRUSSES (* SUBMIT SHOP DRAWINGS)
SEE STRUCTURAL DRAWINGS

DIVISION 7
072000 - THERMAL INSULATION: (* SUBMIT PRODUCT DATA)
EXTERIOR WALLS: R-19 UNFACED FIBERGLASS BATT INSULATION
METAL ROOF: R-30 UNFACED FIBERGLASS BATT INSULATION
SINGLE-PLY ROOF: R-30 RIGID INSULATION (SEE ROOFING SPECIFICATION)
DSINSTALL AS PER MANUFACTURER'S REQUIRMENTS

072500 - WEATHER BARRIERS: (* SUBMIT SHOP PRODUCT DATA AND DETAILS)
SYSTEM: "TYVEK FLUID APPLIED WEATHER BARRIER SYSTEM"
EQUIVALENT VAPOR PERMEABLE WEATHER BARRIER SYSTEMS BY W.R. GRACE OR W.R. MEADOWS MAY BE ACCEPTED.
SYSTEM INSTALLATION SHALL INCLUDE FLUID MEMBRANE, AND ALL ASSOCIATED FLASHING AND DETAILING MATERIALS REQUIRED TO INSTALL A COMPLETE AND WEATHER TIGHT BUILDING ENVELOPE.

073213 - SINGLE PLY ROOFING SYSTEM: (* *SUBMIT PRODUCT DATA AND SHOP DRAWINGS SHOWING ROOF PLAN, SECTIONS, AND DETAILS)*
ROOF SYSTEM: GAF "EVERGUARD TPO", 60 MIL, TOP WHITE SINGLE MEMBRANE SYSTEM WITH 20 YEAR WARRANTY, OR APPROVED EQUAL.
SYSTEM WARRANTY PERIOD: 15 YEARS
MIN. SOLAR REFLECTANCE INDEX (SRI): 79
RIGID INSULATION: R-30 (MIN) POLYISOCYANURATE
TAPERED INSULATION: POLYISOCYANURATE, TAPERED TO ACHEIVE SLOPE AND/OR COUNTER SLOPE SHOWN ON DRAWINGS.
UNDERLAYMENT: W.R. GRACE ICE AND WATER SHIELD, OR EQUIVELANT SELF-ADHEARING SHEET UNDERLAYMENT.
ACCESSORIES: ROOFING MANUFACTURER TO PROVIDE AND ROOFING CONTRACTOR TO INSTALL THE FOLLOWING ACCESSORIES IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS:
FLASHING
PREFORMED CANT STRIPS.
PIPE VENT BOOT.
PREFABRICATED ROOF CURBS AND EQUIPMENT RAILS, COORDINATE WITH MECHANICAL WORK.
HOLD PRE-INSTALLATION CONFERENCE AND MEET ALL MANUFACTURER'S REQUIREMENTS TO PROVIDE MANUFACTURER'S WARRANTY.

074600 - CEMENTITIOUS SIDING & TRIM (BASIS OF DESIGN: JAMES HARDIE):
HORIZONTAL SIDING: HARDI SIDING, 7-1/4" WIDTH (6" EXPOSURE), SMOOTH SURFACE, FACTORY PRIME ALL SURFACES.
FASCIA AND TRIM: HARDI TRIM HLD, 3/4" THICK, SMOOTH SURFACE, FACTORY PRIME ALL SURFACES.
PANELS: HARDI PANEL, 5/16" THICK, SMOOTH SURFACE, FACTORY PRIME ALL SURFACES

076000 - FLASHING AND SHEET METAL: (* SUBMIT COLOR SELECTIONS)
PREFINISHED ALUMINUM: ASTM B209, ALLOY 3003- .032" THICK
FINISH: KYNAR 500 FINISH - ARCHITECT TO SELECT
THROUGH WALL (MASONRY) FLASHING: 20 MIL SHEET POLYVINYL CHLORIDE.

077200 - ROOF HATCH
36" X 36" TYPE E ROOF HATCH BY BILCO, OR EQUAL - SEE DETAIL
MATERIAL: 14 GAUGE GALVANIZED STEEL
COVER: HOLLOW METAL DESIGN WITH 1" CONCEALED FIBERGLASS INSULATION
CURB: 12" IN HEIGHT WITH INTEGRAL CAP FLASHING
PERFORMANCE RATINGS: COMPLIES WITH UL 790 CLASS A (BURNING BRAND TEST)
HARDWARE: ENGINEERED COMPOSITE COMPRESSION SPRING TUBES WITH STEEL COMPRESSION SPRINGS PACKED IN GREASE.

079000 - JOINT SEALERS:
EXTERIOR: SINGLE COMPONENT POLYURETHANE, GRADE NS, CLASS 25, COLOR TO MATCH ADJACENT SURFACES
BACKER ROD: PROVIDE FOAM BACKER ROD AT ALL CONTROL JOINTS & AT JOINTS GREATER THAN 3/8."
INTERIOR: SILICONE RUBBER SEALANT, FS-TT-S-00513, CLASS A, MILDEW RESISTANT.

DIVISION 8
081113 - HOLLOW METAL DOORS & FRAMES:
WINDLOAD/IMPACT RESISTANCE REQUIREMENT: DOOR ASSEMBLY MUST BE TESTED AND APPROVED TO MEET LARGE MISSILE IMPACT REQUIREMENTS OF IBC CHAPTER 16.
FRAMES: 16 GAUGE FULLY WELDED, FACTORY PRIMED, FIELD PAINTED.
DOORS: 18 GAUGE SEAMLESS FLUSH FACE, FACTORY PRIMED, FIELD PAINTED.
PROVIDE INSULATED DOORS AT EXTERIOR LOCATIONS.
EXTERIOR DOORS AND FRAMES TO BE GALVANIZED.
COORDINATE HARDWARE REQUIREMENTS WITH HARDWARE SUPPLIER.

084100 - ALUMINUM ENTRANCES & STOREFRONT (*SUBMIT SHOP DRAWINGS & COLOR SAMPLES*):
BASIS OF DESIGN - KAWNEER 501 IR 2-1/2" X 5" IMPACT RESISTANT, NON-THERMALLY BROKEN STOREFRONT SYSTEM.
FINISH COLOR: DARK BRONZE ANODIZED
ENTRANCES: 350 IR IMPACT RESISTANT ENTRANCE SYSTEM WITH ADA COMPLIANT HARDWARE
THRESHOLD: ADA COMPLIANT, SET IN BED OF SEALANT.
HARDWARE: PROVIDE LOCKS, PULLS, PUSHES, CLOSERS, PIVOT HINGES, SWEEPS, AND ALL OTHER HARDWARE REQUIRED FOR A COMPLETE AND FULLY FUNCTIONING ENTRANCE SYSTEM. ADJUST CLOSERS TO MEET ADA REQUIREMENTS. COORDINATE SECURITY SYSTEM, AUTOMATIC DOOR OPERATOR, AND HARDWARE REQUIREMENTS WITH STOREFRONT FRAMING PRIOR TO FABRICATION.
HARDWARE FINISH COLOR: DARK BRONZE ANODIZED
GLAZING: PROVIDE 1" THERMALLY INSULATED, MEETING IBC IMPACT RESISTANCE REQUIREMENTS
OUTBOARD GLAZING: "SOLOR BRONZE" BY PPG, OR EQUAL
INBOARD GLAZING: "SUNGATE 500" LOW E BY PPG, OR EQUAL
SUBSTITUTES MUST COMPLY WITH ASHRAE 90.1 FOR SHGC, SHADING COEFFICENT, AND U-FACTOR

085619 - PASS THROUGH WINDOWS AND AIR CURTAINS (*SUBMIT SHOP DRAWING AND PRODUCT DATA)
NOTE: WINDOW SYSTEM MUST BE TESTED AND APPROVED IMPACT RESISTANT SYSTEM.
PASS THROUGH WINDOW: 131 BI-PARTING FULLY AUTOMATIC WINDOW BY READY ACCESS.
UNIT SIZE: 53 1/2" W X 37 3/4" H
AIR CURTAIN: AA100 FLY FAN BY READY ACCESS.
FINISH: STATUARY BRONZE
SHELF: PROVIDE 1" THICK X 56" WIDE X 10" DEEP NATURAL SLATE EQUAL TO GRAYSON SLATE® FROM BUCKINGHAM COUNTY, VIRGINIA. SECURE SHELF WITH MASONRY ANCHORS AND GROUT.
COORDINATE ELECTRICAL AND FLASHING REQUIREMENTS WITH OTHER TRADES.

087000 - FINISH HARDWARE (SUBMIT HARDWARE SCHEDULE):
SEE HARDWARE SCHEDULE IN DRAWINGS FOR TYPES OF HARDWARE REQUIRED.
PROVIDE ADA COMPLIANT CLOSERS, LEVERS & PULLS, BUTT HINGES, SILENCERS, STOPS, DRIP CAP AND WEATHER STRIPPING
ALL HARDWARE TO BE RATED "HEAVY DUTY"
COORDINATE KEYING (& MASTER KEYING) OF DOORS WITH OWNER

DIVISION 9
092500 - GYPSUM DRYWALL:
ALL GYPSUM BOARD SURFACES ARE TO BE FINISHED SMOOTH, GYPSUM ASSOCIATION GA-214-96 LEVEL 4 FINISH WITH THE FOLLOWING ADDITION: ANY READILY VISIBLE IMPERFECTIONS IN GYPSUM BOARD SURFACES SHALL BE COATED WITH JOINT COMPOUND AND / OR SKIM COATED AS REQUIRED.
ALL WALLS WALLS: 5/8" MOLD & MOISTURE RESISTANT
GYPSUM BOARD CEILINGS: USE 5/8" GYPSUM BOARD
LOAD BEARING METAL STUDS: SEE STRUCTURAL DRAWINGS.
ALL WALL AND CEILING SURFACES TO BE FINISHED TO USGA LEVEL 4 STANDARD.

099000 - PAINTING:
INTERIOR: PREPARE SURFACES AND APPLY PAINT PER MANUFACTURER WRITTEN INSTRUCTIONS.
INITATION OF PAINTING IS CONSIDERED ACCEPTANCE OF THE UNDERLYING SURFACE.

EXTERIOR: SPECIFIED PAINT SYSTEMS BASED ON SHERWIN WILLIAMS, OTHER MANUFACTURER'S SIMILAR PRODUCTS MAY BE ACCEPTED; (SEE EXTERIOR MATERIAL LEGEND FOR COLORS)

CEMENTITIOUS SIDING & TRIM, SOFFITS ETC.:
FACTORY PRIMED
2 COATS: "A-100 EXTERIOR LATEX SATIN

GALVANIZED HOLLOW METAL DOORS & FRAMES, EXPOSED STEEL:
1 COAT: "PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-310 SERIES
2 COATS: "METALATEX" ACRYLIC SEMI-GLOSS B42 SERIES

INTERIOR: SPECIFIED PAINT SYSTEMS BASED ON SHERWIN WILLIAMS

GYPSUM BOARD WALLS (SATIN FINISH LATEX):
1 COAT: "PROMAR 400" ACRYLIC LATEX PRIMER

HOLLOW METAL DOORS & FRAMES:
1 COAT: "DTM" ACRYLIC PRIMER

DIVISION 10
104310 - SIGNAGE:
BY TENANT.

105200 - FIRE EXTINGUISHERS, CABINET, & ACCESSORIES:
FIRE EXTINGUISHER: MULTI PURPOSE, DRY CHEMICAL, 10# UL RATING OF 4A-60BC
PROVIDE MOUNTING BRACKET
CONFIRM FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL PRIOR TO INSTALLATION.

DIVISION 22
PLUMBING - (* SUBMIT SHOP DRAWINGS & PRODUCT DATA)
PROVIDE AND INSTALL AS PER PLUMBING DRAWINGS AND APPLICABLE CODES

DIVISION 23
HVAC - (* SUBMIT SHOP DRAWINGS & PRODUCT DATA)
PROVIDE, INSTALL AND BALANCE SYSTEMS PER MECHANICAL DRAWINGS AND APPLICABLE CODES.

DIVISION 26
ELECTRICAL - (* SUBMIT SHOP DRAWINGS & PRODUCT DATA)
FURNISH & INSTALL A COMPLETE OPERATING ELECTRICAL SYSTEM.
PROVIDE AND INSTALL PER ELECTRICAL DRAWINGS AND APPLICABLE CODES.

CITY ARCHITECT FINAL REVIEW

coast architects
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Phone: 843.763.7064 Fax: 843.763.7061
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COMMERCIAL SHELL BUILDING A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:

DRAWN BY:	FAM
CHECKED BY:	FAM
DATE:	01.29.2015
COAST PROJECT NO.:	1433.00

TITLE SHEET, LOCATOR MAP, DRAWING INDEX & SPECIFICATIONS

G001

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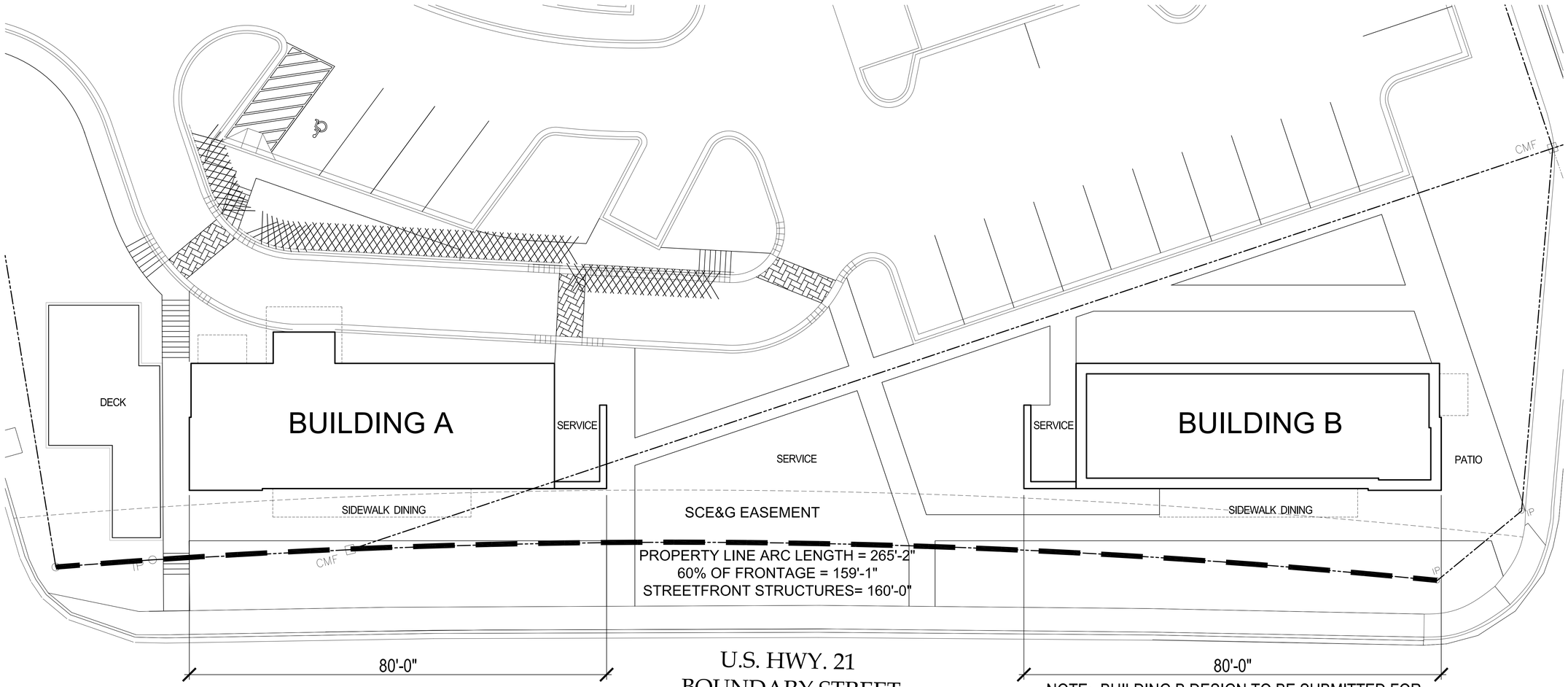

NOTE: BUILDING B DESIGN TO BE SUBMITTED FOR APPROVAL UNDER SEPARATE COVER

PLAN NORTH

C1 / C001 STREET FRONTAGE PLAN
SCALE: 1" = 10'-0"

A1 / C001 BOUNDARY STREET ELEVATION
SCALE: 1" = 10'-0"

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GENERAL SITE PLAN AND STREET ELEVATION

C001

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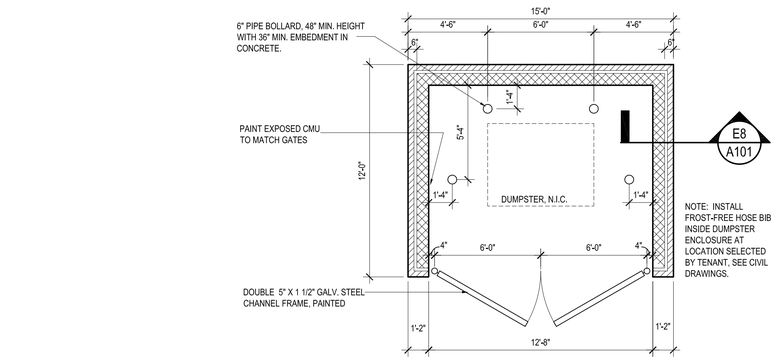
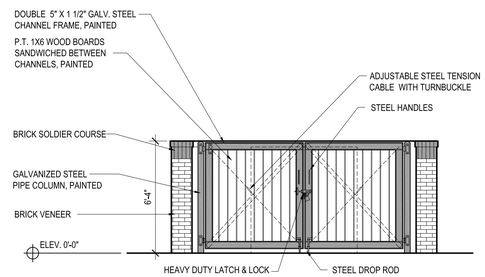
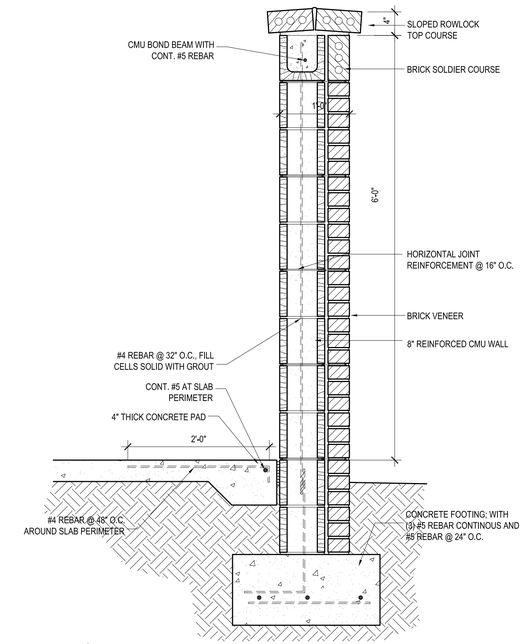
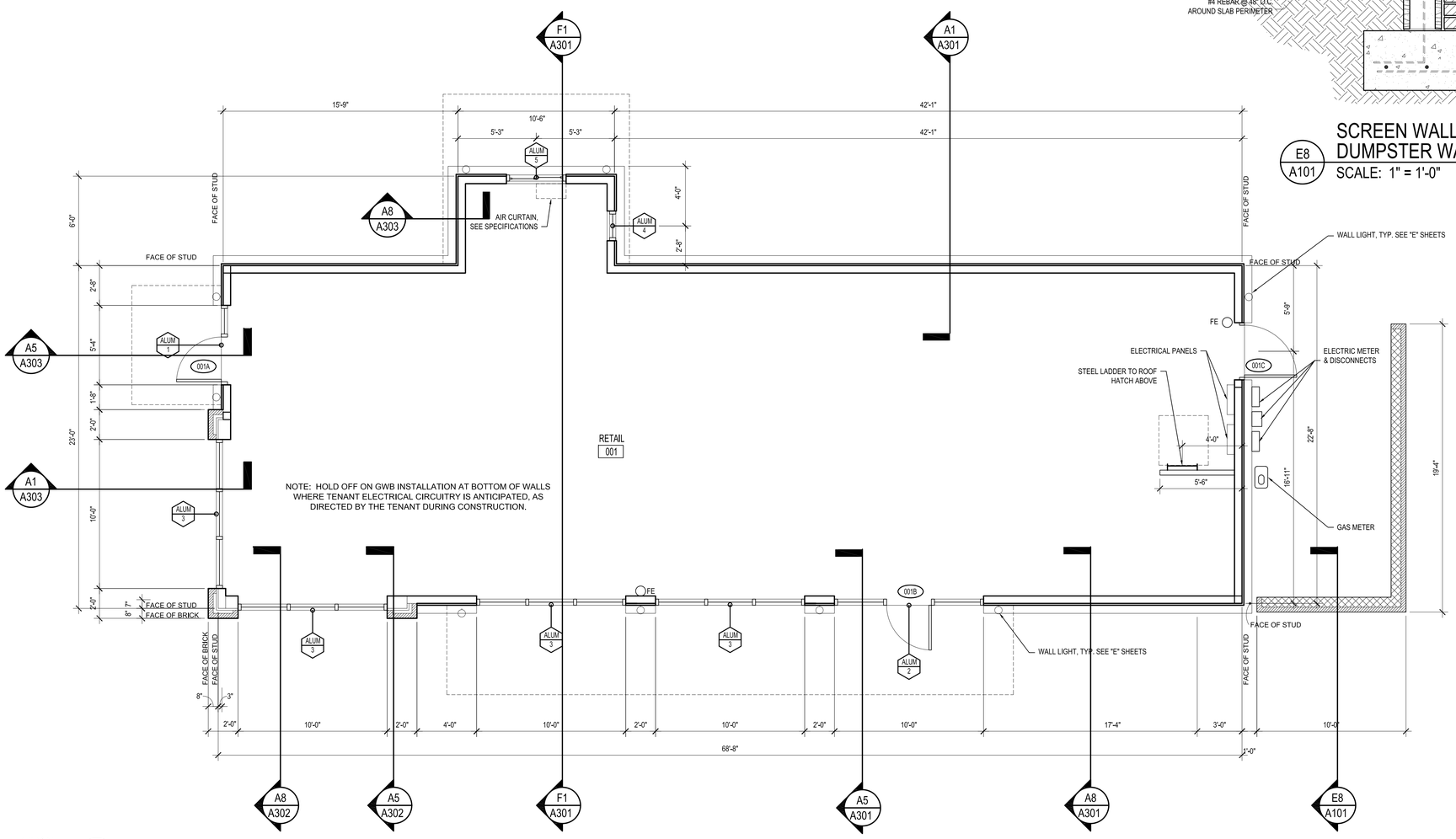


F1 A101 DUMPSTER DETAILS
SCALE: 1/4" = 1'-0"





E8 A101 SCREEN WALL & DUMPSTER WALL SECTION
SCALE: 1" = 1'-0"



A1 A101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

1. THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
2. DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR METAL STUDS, OUTSIDE FACE OF CAST-IN-PLACE CONCRETE AND CMU, CENTER LINE OF STRUCTURAL STEEL COMPONENTS, CENTERLINE OF DOOR & WINDOW OPENINGS, AND TO THE NORTH & EAST FACE OF INTERIOR WALLS UNLESS OTHERWISE NOTED. (*)
3. CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF WORKERS AND OTHER AFFECTED PERSONS AND SHALL PROVIDE RESPONSIBLE PROTECTION TO PREVENT DAMAGE TO ALL WORK, MATERIALS, AND EQUIPMENT.
4. CONTRACTOR SHALL NOTIFY ARCHITECT OF PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATIONS.
5. THE INTENT OF THE CONTRACT DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK INCLUDING WHAT IS REASONABLY INFERABLE TO PRODUCE THE INTENDED RESULTS.
6. REFER TO STRUCTURAL DRAWINGS FOR CONTROL & EXPANSION JOINT LOCATIONS IN SLABS.
7. LOCATION OF FIRE EXTINGUISHERS SHOWN ARE FOR GENERAL REQUIRMENTS ONLY - THE LOCAL FIRE MARSHALL SHALL HAVE JURISDICTION OVER THE NUMBER AND LOCATION OFF ALL PORTABLE FIRE EXTINGUISHERS. TOP @ 5'-0" A.F.F.: FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH SECTION 906 AND NFPA 10.

WALL LEGEND

- 6" LOAD BEARING METAL STUDS @ 16" O.C WITH 5/8" GWB ON BOTH SIDES TO BOTTOM OF TRUSS- SEE "S" SHEETS FOR FURTHER DETAIL
- EXT. / INT. — EXTERIOR METAL STUD WALL W/ BRICK VENEER; SEE WALL SECTIONS AND "S" SHEETS FOR DETAILS
- EXT. / INT. — EXTERIOR METAL STUD WALL WITH CEMENTITOUS SIDING; SEE WALL SECTIONS AND "S" SHEETS FOR DETAILS
- INDICATES ITEMS OVERHEAD, U.N.O.

SYMBOL LEGEND

- ROOM NAME & NUMBER — LOBBY / 100 — ROOM NAME / ROOM NUMBER — SEE FINISH SCHEDULE
- PLAN OR SECTION DETAIL — 1 / A101 — DRAWING NUMBER; DASHED LINE AROUND AREA DETAILED; SHEET NUMBER WHERE DETAIL IS DRAWN
- BUILDING OR WALL SECTION DETAIL — 1 / A101 — DRAWING NUMBER; SHEET NUMBER WHERE SECTION IS DRAWN
- EXTERIOR ELEVATION DETAIL — 1 / A101 — DRAWING NUMBER; SHEET NUMBER WHERE ELEVATION IS DRAWN
- INTERIOR ELEVATION DETAIL — 1 / A201 — DRAWING NUMBER; SHEET NUMBER WHERE ELEVATION IS DRAWN
- WALL PARTITION TYPE — X — WALL PARTITION TYPE; ALL WALLS TYPE A, U.N.O.
- COLUMN GRID LINE — A
- DOOR NUMBER — 100 — DOOR ID; SEE DOOR SCHEDULE (PROVIDE MIN. CLEARANCES TO MEET ADA REQUIREMENTS)
- STOREFRONT OR WINDOW TYPE — A / A401 — WINDOW TYPE; SHEET NUMBER WHERE WINDOW IS DRAWN
- HOSE BIB; SEE PLUMBING DWGS. — HB
- FIRE EXTINGUISHER BRACKET OR CABINET — FE: FIRE EXTINGUISHER ON BRACKET; FEC: FIRE EXTINGUISHER IN CABINET

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FLOOR PLAN: BUILDING A

A101.A

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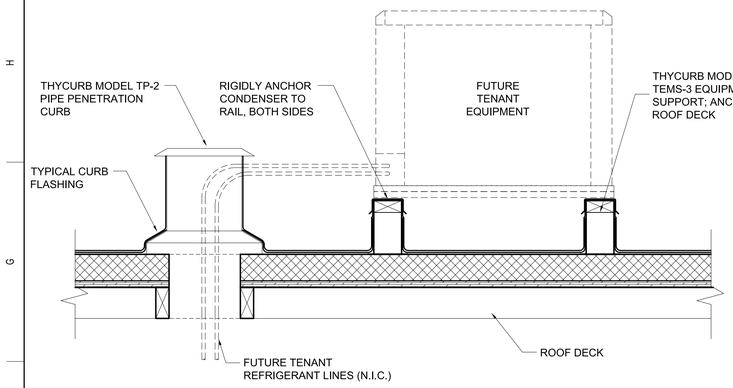
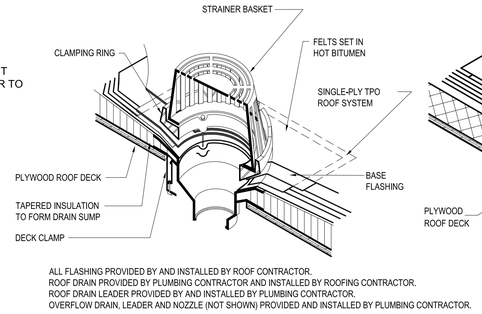
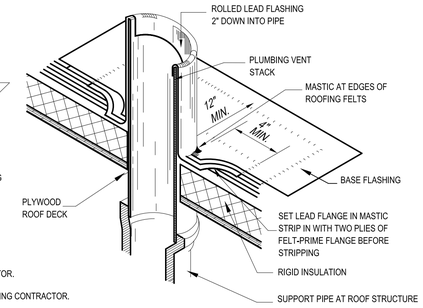


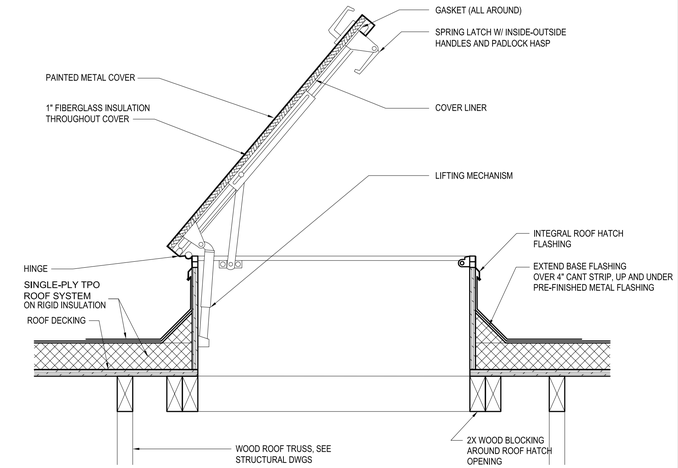
F1 / A102 EQUIPMENT RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



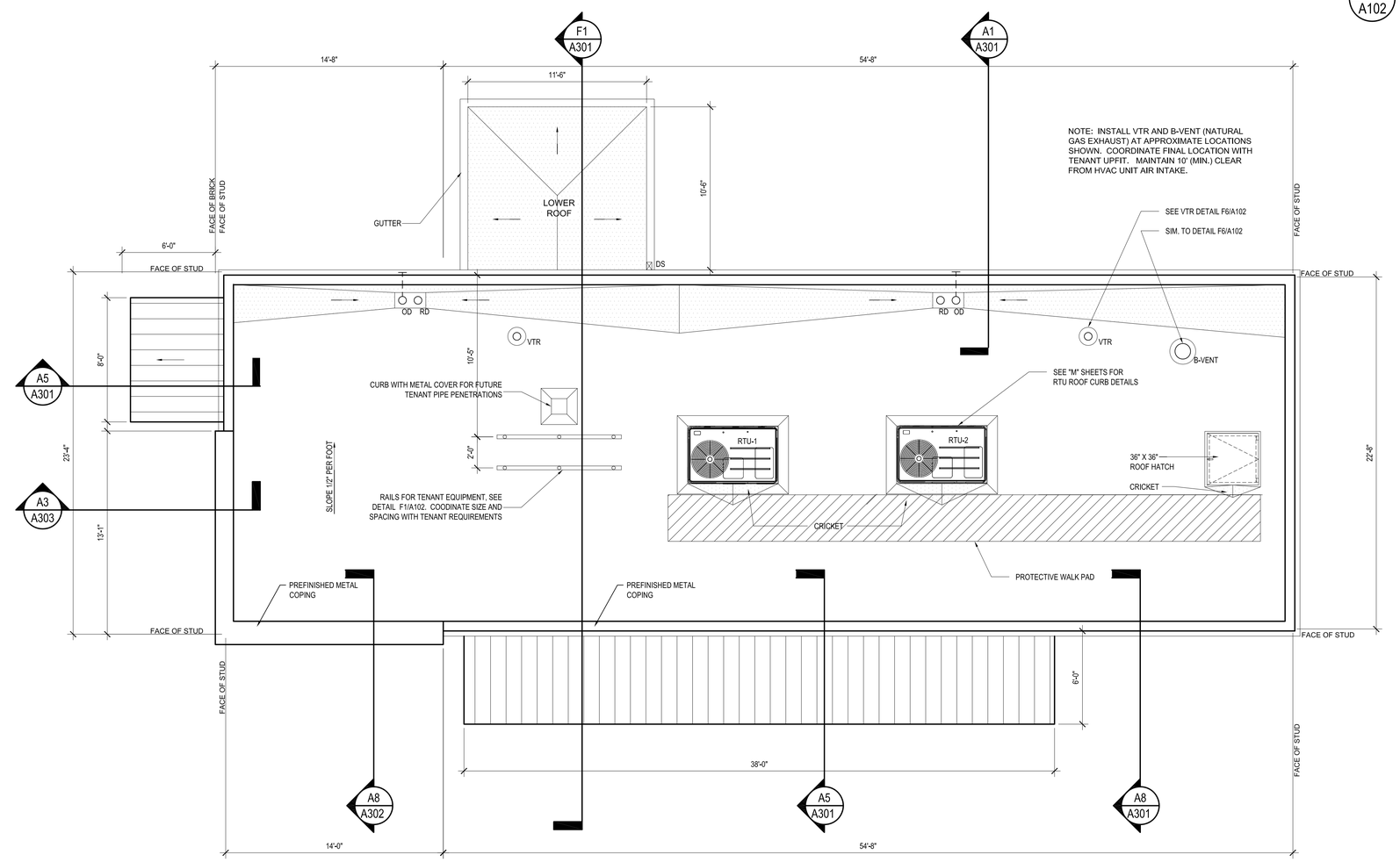
F4 / A102 ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



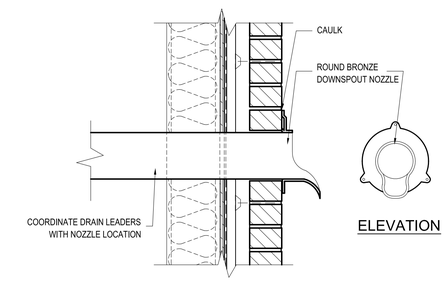
F6 / A102 VTR DETAIL
SCALE: 1 1/2" = 1'-0"



F8 / A102 ROOF HATCH DETAIL
SCALE: 1 1/2" = 1'-0"



A1 / A102 ROOF PLAN
SCALE: 1/4" = 1'-0"



D8 / A102 OVERFLOW NOZZLE DETAIL
SCALE: 1 1/2" = 1'-0"

SYMBOL LEGEND

PLAN OR SECTION DETAIL — 1 / A101 — DRAWING NUMBER; SHEET NUMBER WHERE DETAIL IS DRAWN; DASHED LINE AROUND AREA DETAILED

BUILDING OR WALL SECTION DETAIL — 1 / A101 — DRAWING NUMBER; SHEET NUMBER WHERE SECTION IS DRAWN

RD OD — ROOF DRAIN (RD) & OVERFLOW DRAIN (OD) LOCATION; SEE ROOF DETAILS & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION

INDICATED ITEMS BENEATH ROOF, UNLESS NOTED OTHERWISE

DS — DOWNSPOUT

TAPERED INSULATION; SLOPED AT 1/2" PER FOOT

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COMMERCIAL SHELL BUILDING A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:

DRAWN BY:	FAM
CHECKED BY:	FAM
DATE:	01.29.2015
COAST PROJECT NO.:	1433.00

ROOF PLAN AND DETAILS: BUILDING A

A102.A

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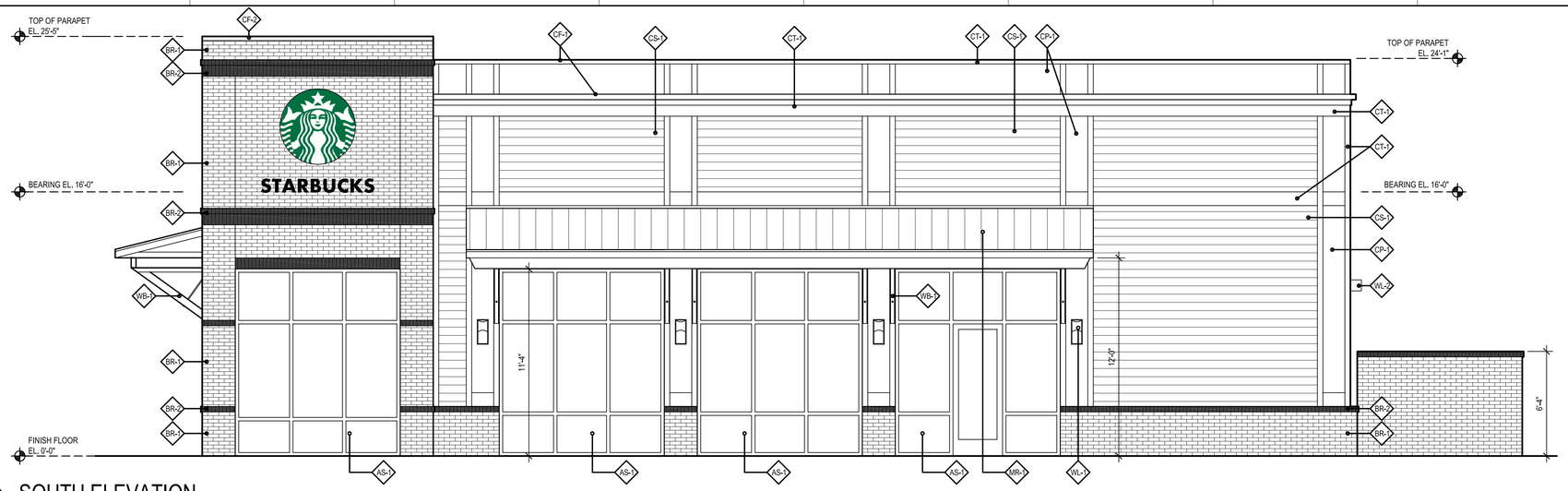
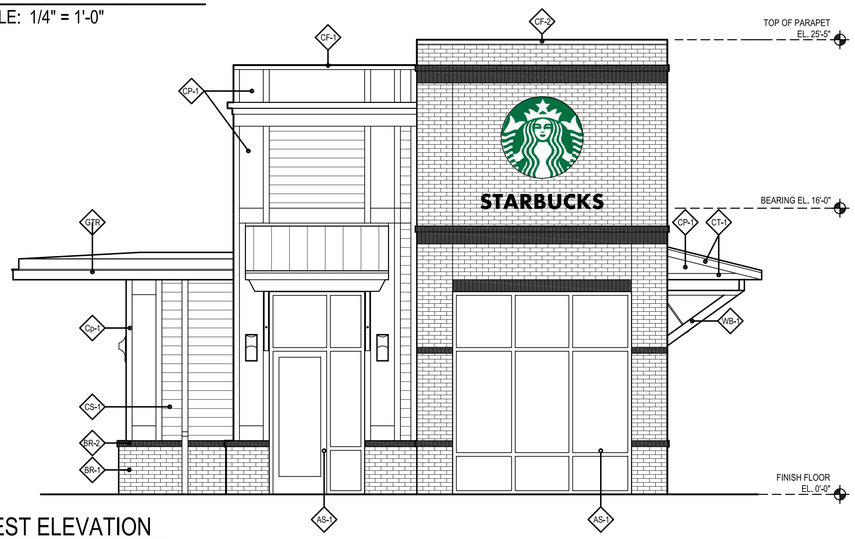
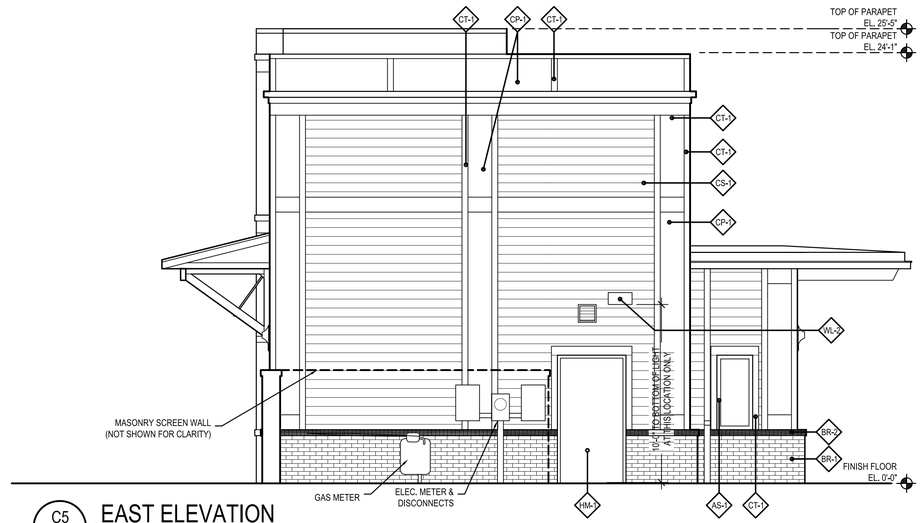


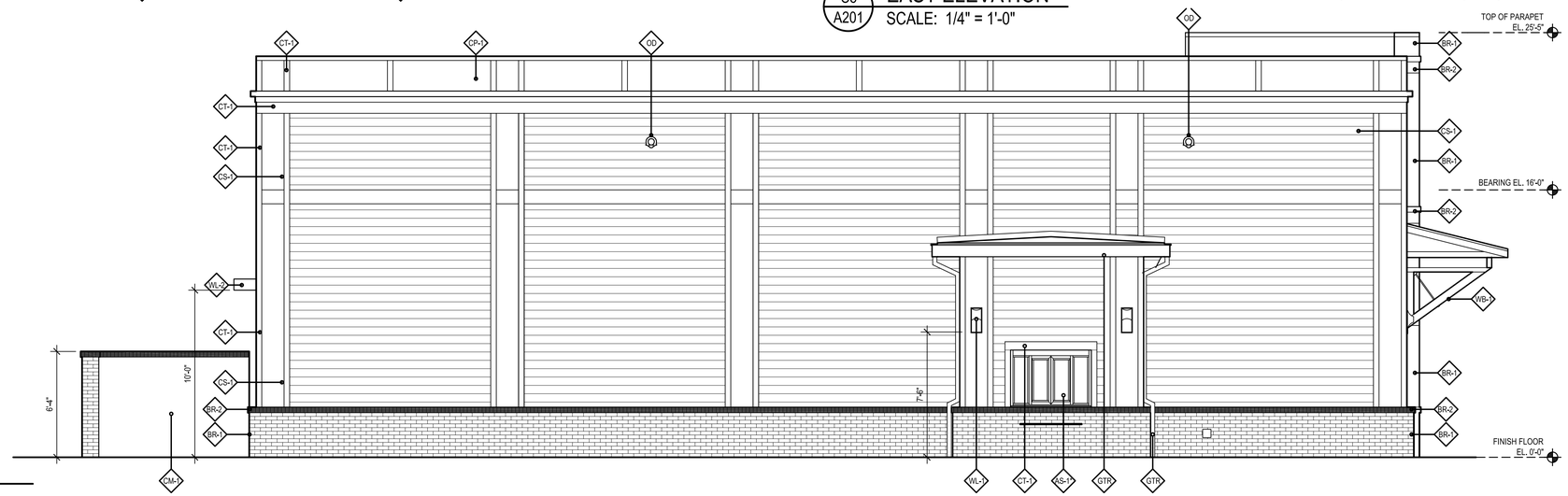
F1 A201 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C1 A201 WEST ELEVATION
SCALE: 1/4" = 1'-0"



C5 A201 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A1 A201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL/FINISH SCHEDULE

NOTE: VERIFY COLOR LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION

MATERIAL		DESCRIPTION - BASIS OF DESIGN
BR-1	BRICK (FIELD)	HANSON "OLD SAVANNAH" #431 (MODULAR)
BR-2	BRICK (ACCENT)	HANSON "CHOCOLATE WIRECUT" (MODULAR)
MR-1	MORTAR	LAFARGE "CANYON BROWN"
CM-1	CONCRETE MASONRY UNITS	SHERWIN WILLIAMS "SOFTER TAN" SW6141
CS-1	CEMENTITIOUS LAP SIDING	SHERWIN WILLIAMS "RELAXED KHAKI" SW6149
CP-1	CEMENTITIOUS PANELS	SHERWIN WILLIAMS "RELAXED KHAKI" SW6149
CT-1	CEMENTITIOUS TRIM	SHERWIN WILLIAMS "SOFTER TAN" SW6141
MR-1	PREFINISHED STANDING SEAM METAL ROOF	MCELROY - DARK BRONZE
AS-1	ALUMINUM STOREFRONT DOOR & FRAMES	KAWNEER OR YKK ANODIZED DARK BRONZE
CF-2	PARAPET CAP FLASHING AT CEMENTITIOUS SIDING	MCELROY - SANDSTONE
GTR	PREFINISHED GUTTER AND DOWNSPOUTS	MCELROY - SANDSTONE
CF-2	PARAPET CAP FLASHING AT BRICK VENEER	MCELROY - DARK BRONZE
HM-1	HOLLOW METAL DOORS AND FRAMES	SHERWIN WILLIAMS "RELAXED KHAKI" SW6149
WB-1	TREATED WOOD BRACKET WITH GALVANIZED ROD AND BOLTS	SHERWIN WILLIAMS "SOFTER TAN" SW6141
WL-1	EXTERIOR WALL LIGHT	HINKLEY 1834 WALL SCONCE, DARK BRONZE
WL-2	EXTERIOR WALL LIGHT	LITHONIA WSR-LED WALL LIGHT, DARK BRONZE
OD	OVERFLOW DRAIN	BRONZE OVERFLOW DRAIN NOZZLE, SEE "P" SHEETS

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COMMERCIAL SHELL BUILDING A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

REVISIONS:

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EXTERIOR ELEVATIONS: BUILDING A

A201.A

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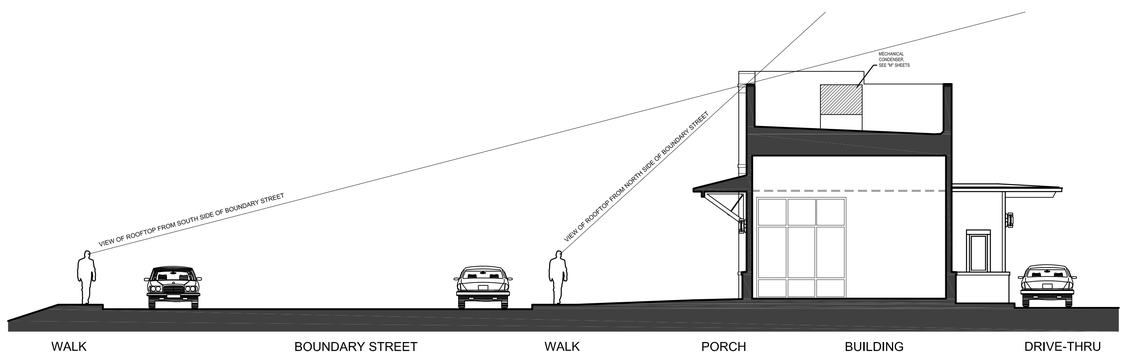

A1
A202

SITE LINE OF ROOFTOP EQUIPMENT

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

EXTERIOR MATERIALS/COLORS

BR-1 — BRICK (FIELD) — HANSON "OLD SAVANNAH" #431 (MODULAR)

CS-1, HM-1 — CEMENTITIOUS LAP SIDING, CEMENTITIOUS PANELS — SHERWIN WILLIAMS "RELAXED KHAKI" SW6149

BR-1 — BRICK (ACCENT) — HANSON "CHOCOLATE WIRECUT" (MODULAR)

CT-1, CM-1, WB-2 — CEMENTITIOUS TRIM — SHERWIN WILLIAMS "SOFTER TAN" SW6141

MORTAR — LAFARGE "CANYON BROWN"

BR-1 — EXPOSED STEEL — SHERWIN WILLIAMS "URBANE BRONZE" SW7148

M-1, CF-2 — METAL ROOF AND PARAPET CAP FLASHING AT BRICK VENEER — MCELROY - DARK BRONZE

AS-1 — PREFINISHED GUTTERS & DOWNSPOUTS, ALUMINUM STOREFRONT DOOR & FRAMES — DARK BRONZE ANODIZED ALUMINUM

GTR, CF-1 — PARAPET CAP FLASHING AT CEMENTITIOUS SIDING — MCELROY - SANDSTONE

NOTE: IMAGE SHOWS FIXTURE IN WHITE. INSTALLED FIXTURE WILL BE BLACK

EMERGENCY EXIT LIGHTS (ABOVE EXIT DOORS) — DUAL-LITE EVBOD COLOR: BLACK

WL-2 — WALL LIGHT — LITHONIA MODEL WSR COLOR: DARK BRONZE

WL-3 — WALL LIGHT — HINKLEY LIGHTING MODEL 1832 COLOR: DARK BRONZE

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EXTERIOR COLORS & MATERIALS

A202

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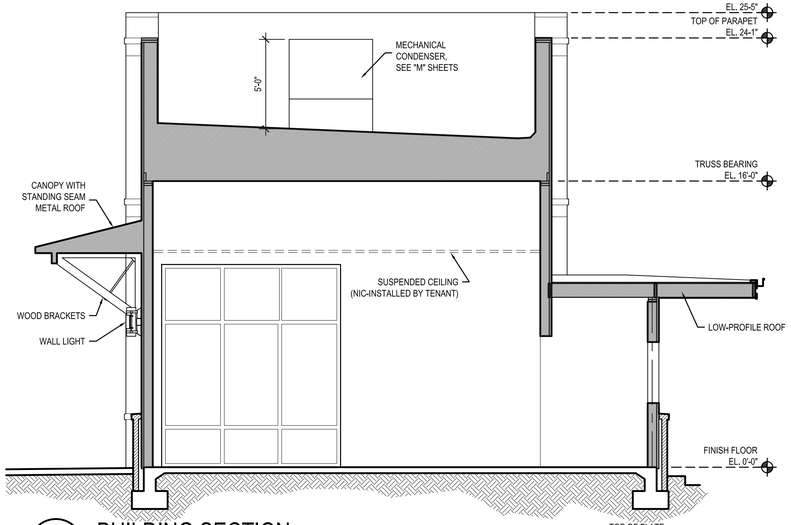
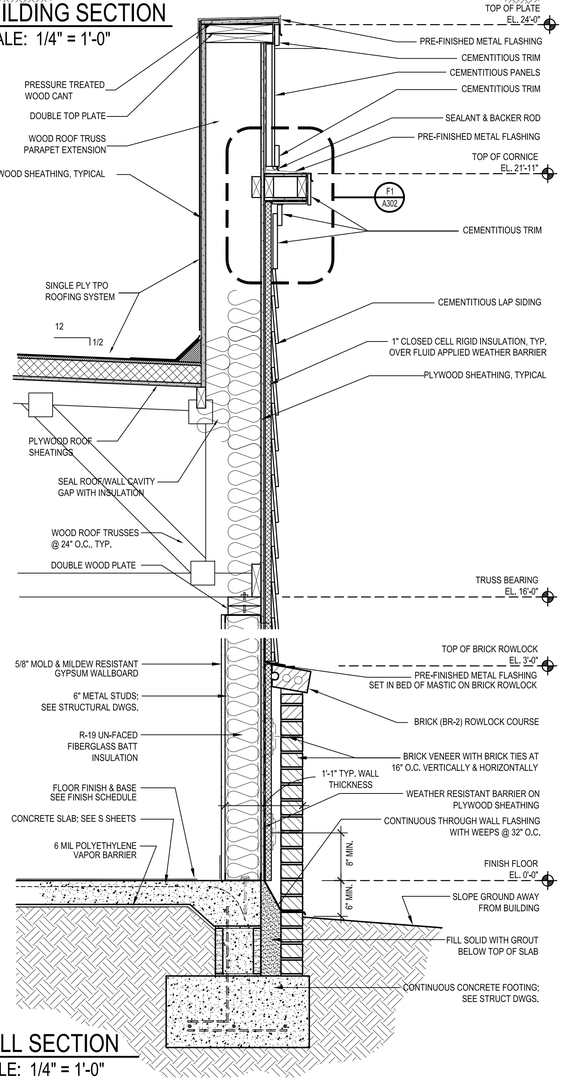
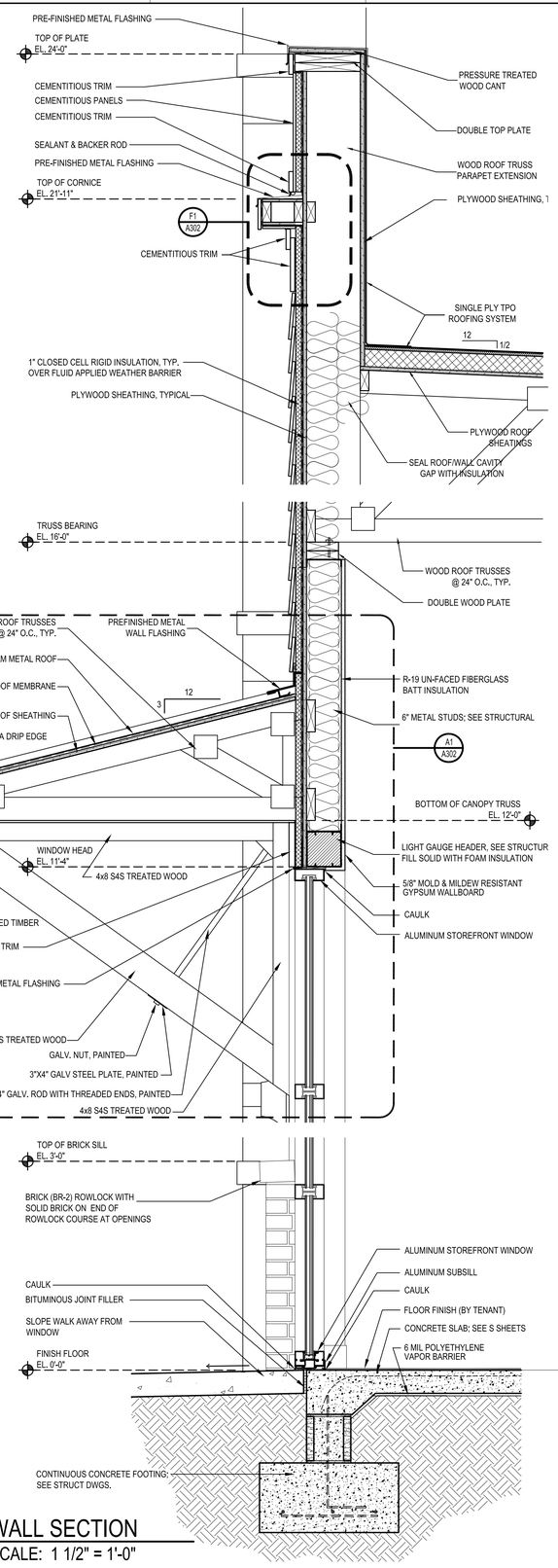


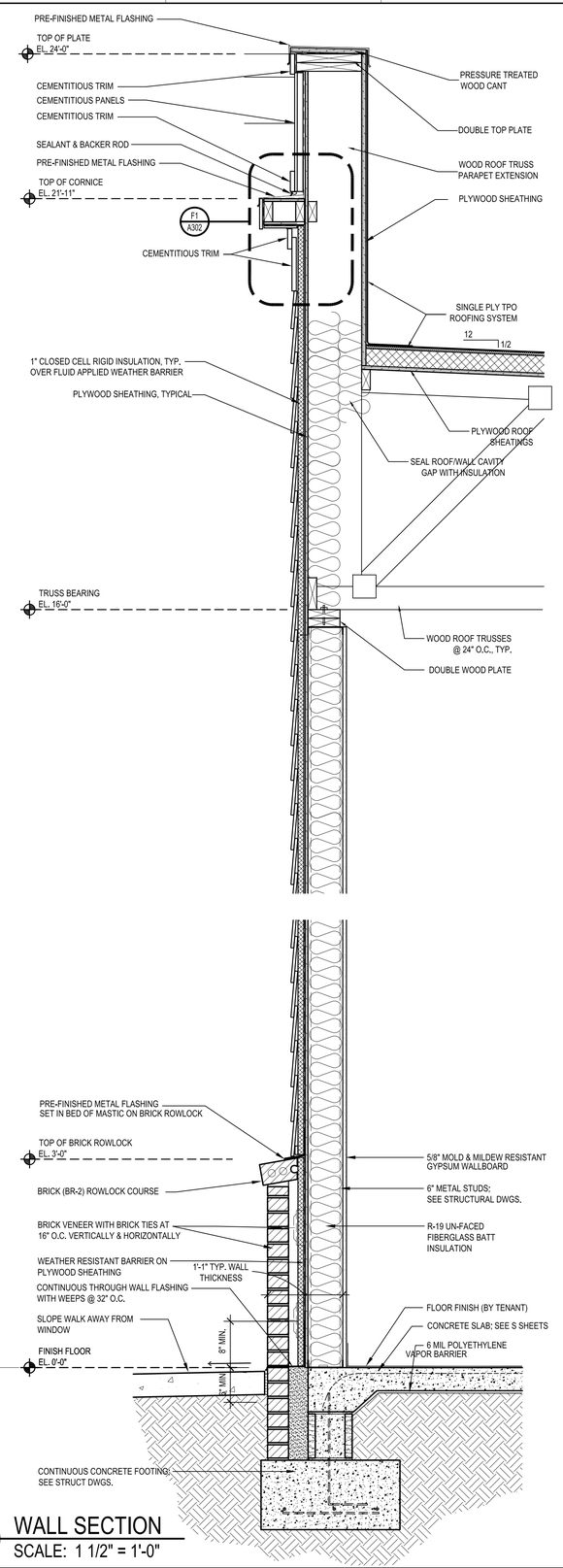
F1 / A301 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A1 / A301 WALL SECTION
SCALE: 1/4" = 1'-0"



A5 / A301 WALL SECTION
SCALE: 1 1/2" = 1'-0"



A8 / A301 WALL SECTION
SCALE: 1 1/2" = 1'-0"

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COMMERCIAL SHELL BUILDING A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

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BUILDING & WALL SECTIONS

A301

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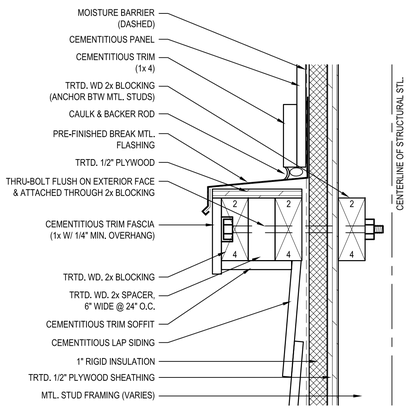
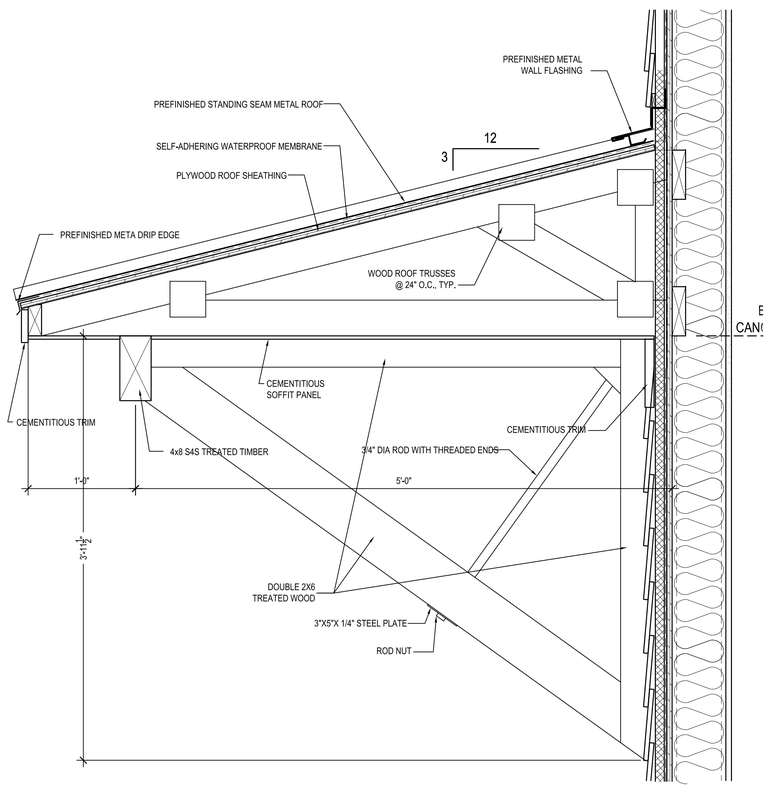
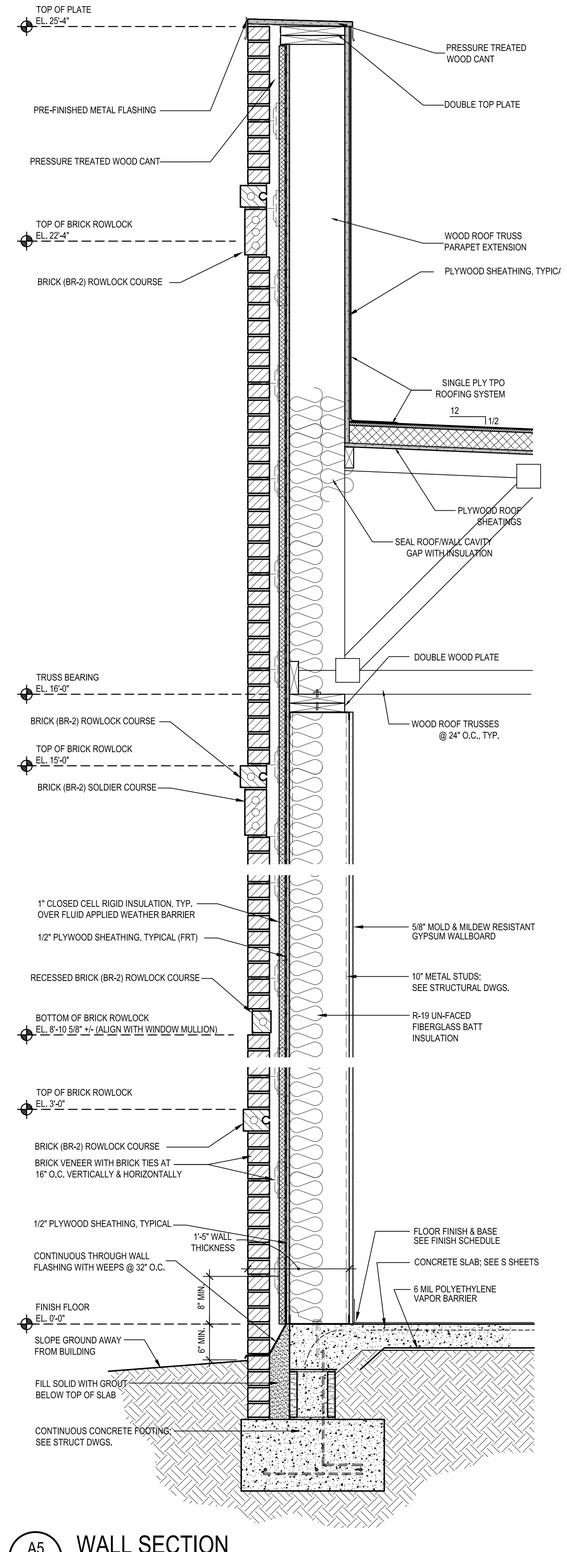


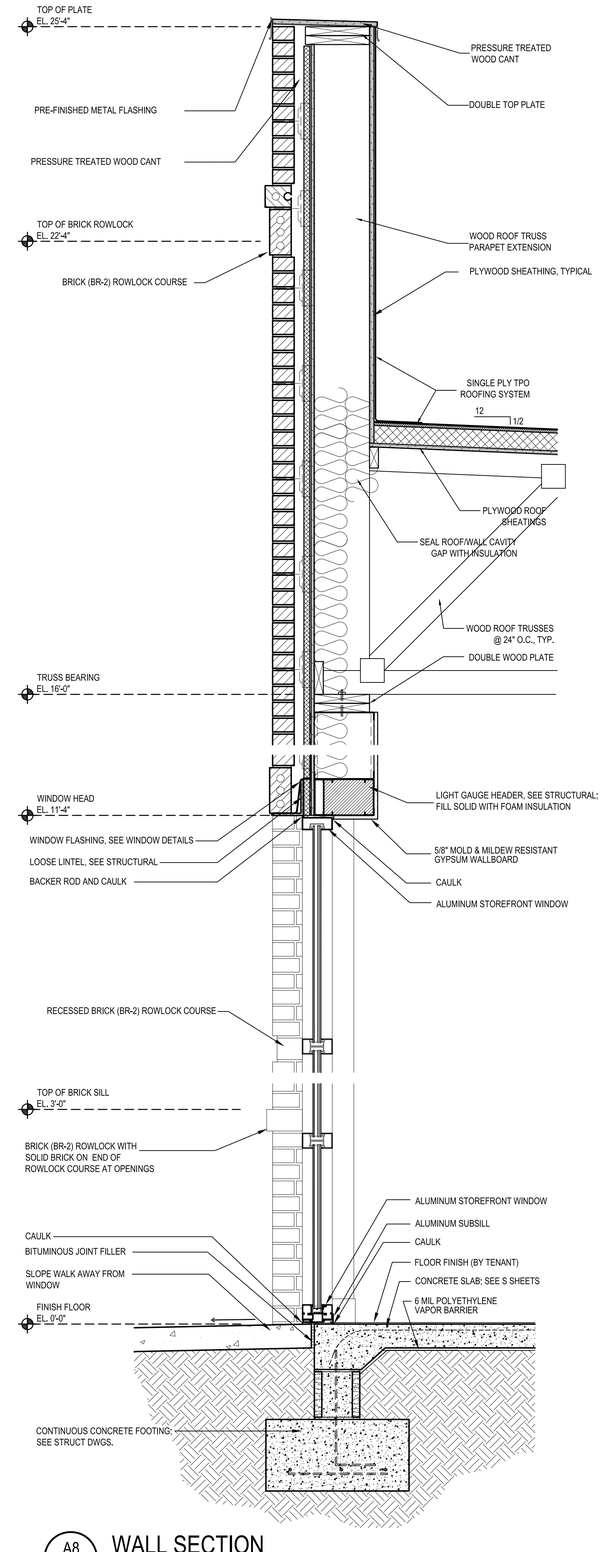
F1 / A302 CORNICE TRIM DETAIL
SCALE: 3" = 1'-0"



A1 / A302 WOOD BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



A5 / A302 WALL SECTION
SCALE: 1" = 1'-0"



A8 / A302 WALL SECTION
SCALE: 1" = 1'-0"

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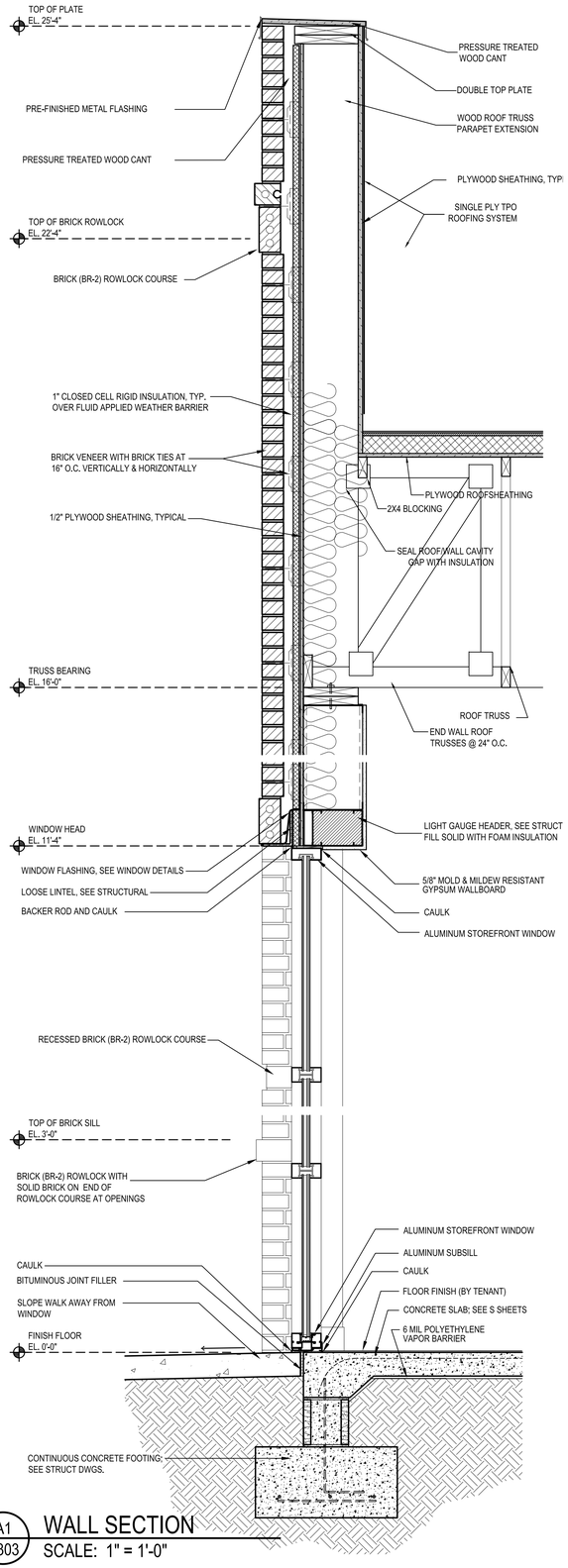
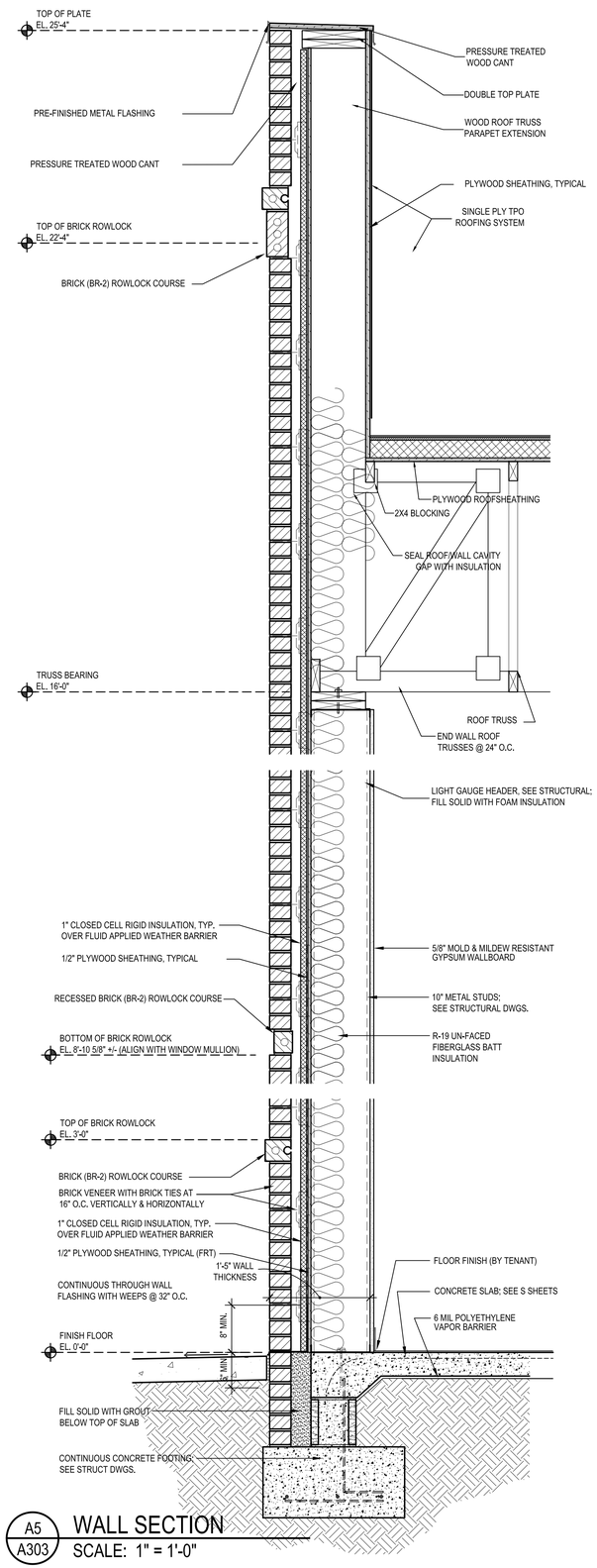
DETAILS & WALL SECTIONS

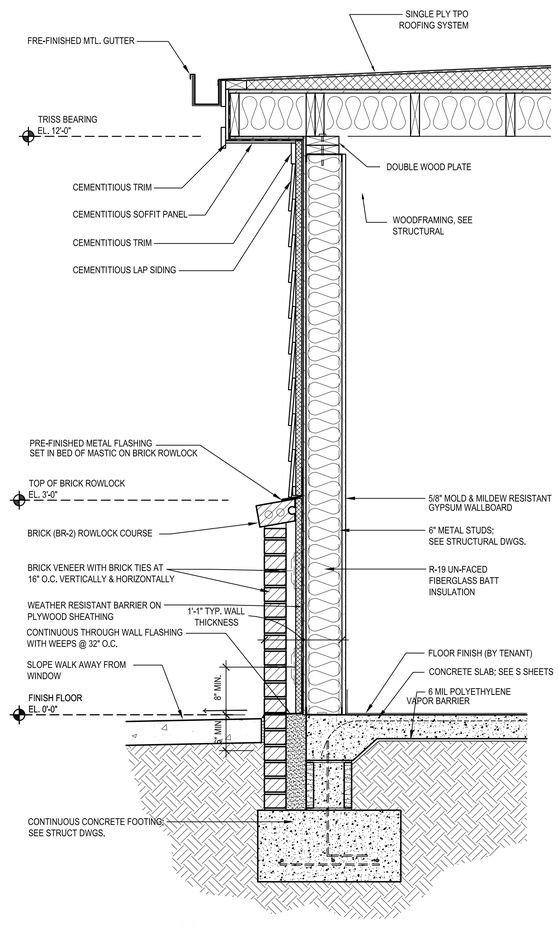
A302



A1 / A303 WALL SECTION
SCALE: 1" = 1'-0"



A5 / A303 WALL SECTION
SCALE: 1" = 1'-0"



A8 / A303 WALL SECTION
SCALE: 1" = 1'-0"

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WALL SECTIONS

A303

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DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR W	DOOR H	DOOR T	FIRE RATING	DETAILS H	DETAILS J	DETAILS S	HDWR	REMARKS
001A	RETAIL		3'-0"	7'-0"	1-3/4"		H	J3-SIM	S2	AS	
001B	RETAIL		3'-0"	7'-0"	1-3/4"		H	J3	S2	AS	
001C	RETAIL		3'-6"	7'-0"	1-3/4"		H	J4	S4	HM	

HARDWARE SCHEDULE

NOTE: THIS HARDWARE SCHEDULE IS FOR BIDDING PURPOSES ONLY. GENERAL CONTRACTOR TO PROVIDE FINAL HARDWARE BASED ON TENANT PROVIDED SPECIFICATION. SEE OUTLINE SPECIFICATION FOR ADDITIONAL HARDWARE REQUIREMENTS.

AS - ALUMINUM STOREFRONT DOORS

BY STOREFRONT SUPPLIER:
- -LOCK SET (WITH CONSTRUCTION CYLINDER)
- -PIVOT HINGES
- -CLOSER
- -PUSH AND PULL HANDLES
- -PERIMETER WEATHER STRIPPING

BY HARDWARE SUPPLIER:
- -PERMANENT CYLINDER (KEYED TO MATCH"EN")

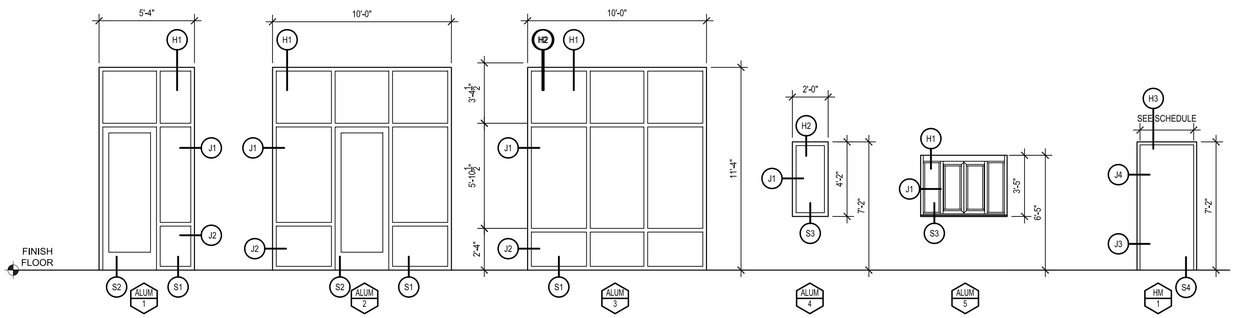
HM - HOLLOW METAL DOORS

BY HARDWARE SUPPLIER:
- -DOOR CLOSER/HOLD-OPEN
- -LOCK SET (KEYED TO MATCH "AS")
- -PEEP HOLE
- -THRESHOLD
- -PERIMETER WEATHER STRIPPING
- -BOTTOM DOOR SWEEP
- -TOP DRIP EDGE
- -TOE KICK

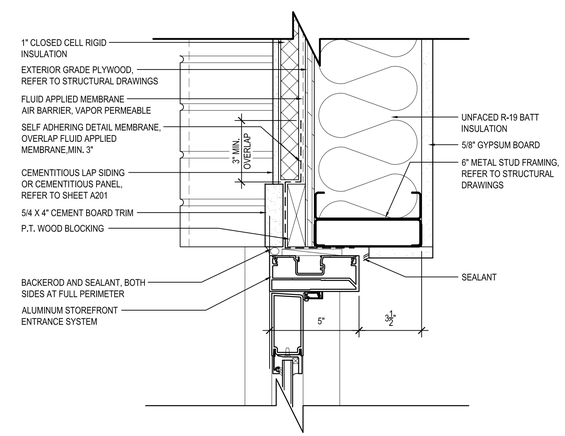
INTERIOR FINISHES

RETAIL 001:

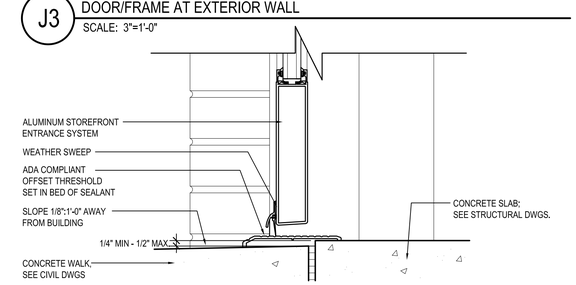
- -FLOOR: UNFINISHED CONCRETE (READY FOR STAINING)
- -BASE: NONE
- -WALLS: 5/8" GWB, PRIMED
- -CEILING: NONE (EXPOSED WOOD TRUSSES)



A1 / A401 DOOR AND WINDOW TYPES
SCALE: 1/4" = 1'-0"



J3 JAMB FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



S2 SILL FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"

A7 / A401 DOOR AND WINDOW DETAILS
SCALE: 3" = 1'-0"

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COMMERCIAL SHELL BUILDING A

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BEAUFORT, SOUTH CAROLINA

REVISIONS:

DRAWN BY:	ALR
CHECKED BY:	FAM
DATE:	01.29.2015
COAST PROJECT NO.:	1433.00

DOOR SCHEDULE DOOR/WINDOW TYPES, DETAILS & INT FINISHES

A401

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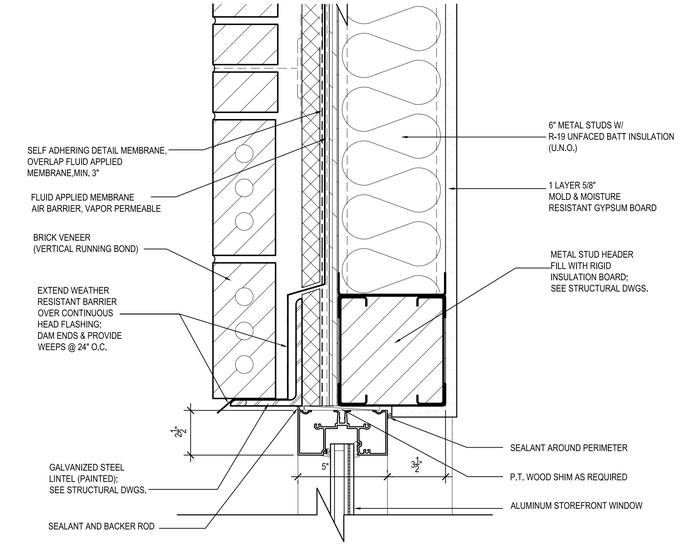
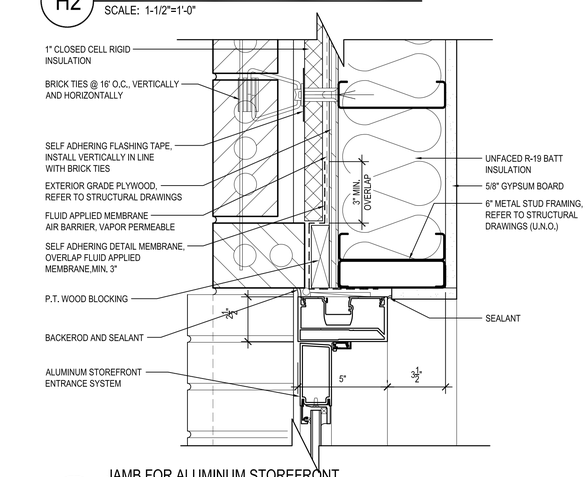
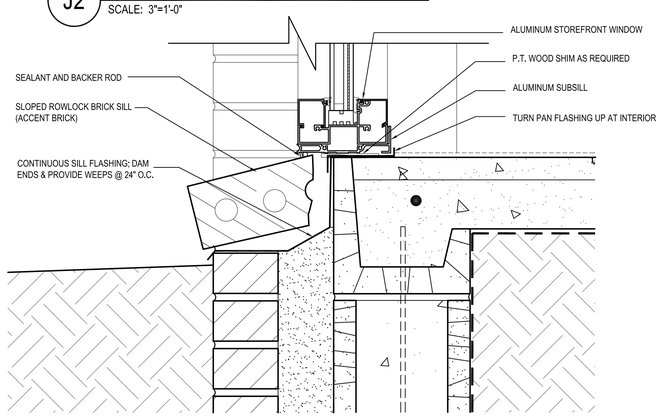


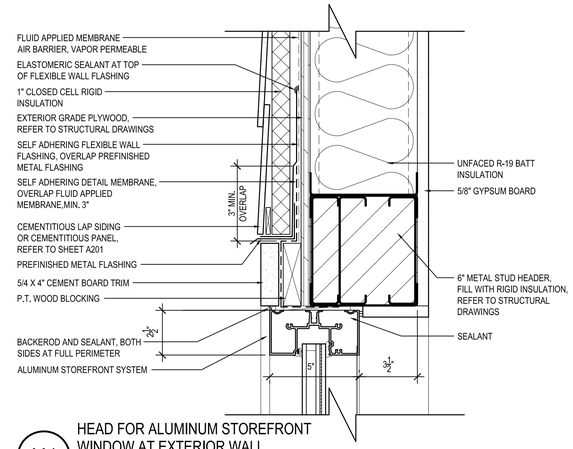
H2 HEAD AT ALUM. STOREFRONT WINDOW AT EXTERIOR MASONRY / METAL STUD WALL
SCALE: 1-1/2"=1'-0"



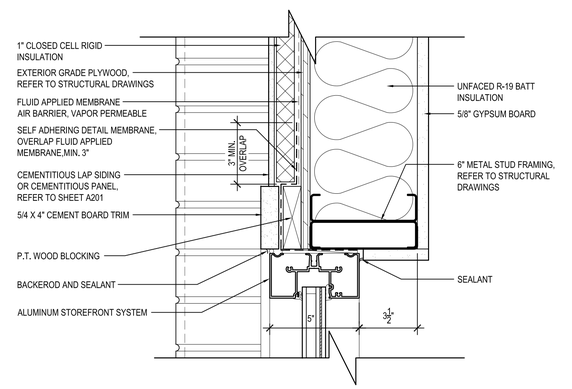
J2 JAMB FOR ALUMINUM STOREFRONT DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



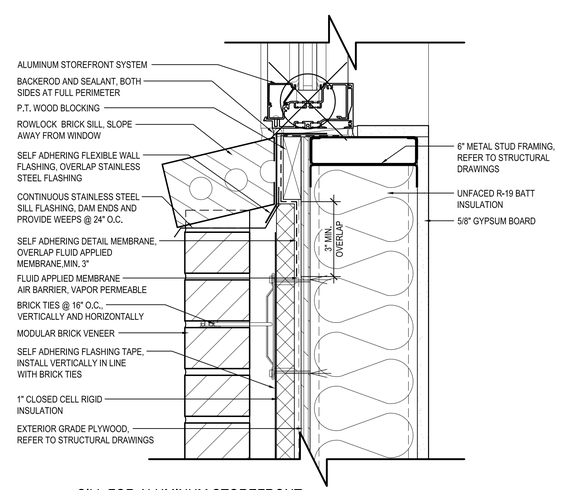
S1 SILL AT ALUM. STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



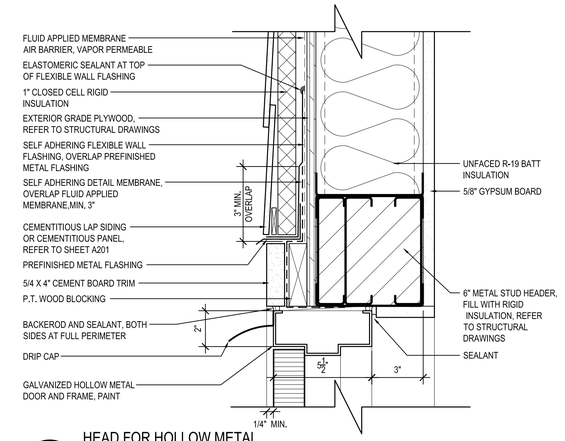
H1 HEAD FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



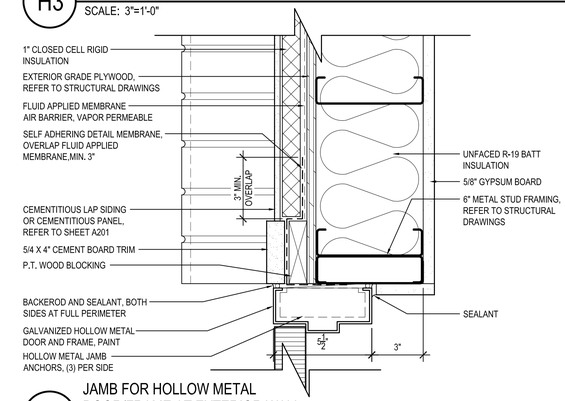
J1 JAMB FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



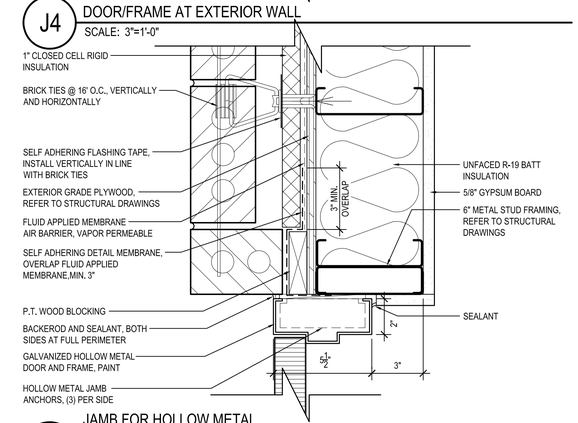
S3 SILL FOR ALUMINUM STOREFRONT WINDOW AT EXTERIOR WALL
SCALE: 3"=1'-0"



H3 HEAD FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



J4 JAMB FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"



J3 JAMB FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
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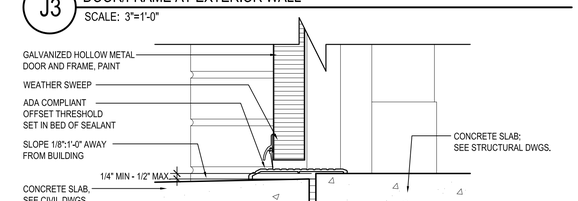


S4 SILL FOR HOLLOW METAL DOOR/FRAME AT EXTERIOR WALL
SCALE: 3"=1'-0"

CITY ARCHITECT FINAL REVIEW

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

COMMERCIAL SHELL BUILDING A

LOVEJOY STREET - BEAUFORT TOWN CENTER
BEAUFORT, SOUTH CAROLINA

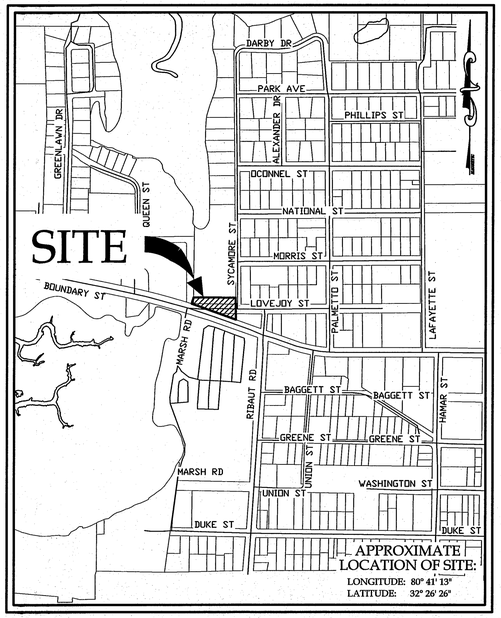
REVISIONS:

DRAWN BY:	ALR
CHECKED BY:	FAM
DATE:	01.29.2015
COAST PROJECT NO.:	1433.00

DOOR AND WINDOW DETAILS

A402

SITE DEVELOPMENT PLANS
LOVEJOY TRACT
CITY OF BEAUFORT
BEAUFORT COUNTY, SC



VICINITY MAP
NTS

SOUTH CAROLINA
CAROLINA ENGINEERING CONSULTANTS INC.
No. C02324
CERTIFICATE OF AUTHORIZATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNAFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO TEGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 19816
1/29/15

GENERAL NOTES

CONTRACTOR TO IDENTIFY & LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL & SAFETY DURING CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON-WORKING HOURS TO ENSURE TRAFFIC & PEDESTRIAN SAFETY.

SITE DEVELOPMENT PLANS
LOVEJOY TRACT

DEVELOPER:

303 ASSOCIATES, LLC
2015 BOUNDARY STREET, SUITE 300
BEAUFORT, SC 29902
843/521-9000

TAX MAP #'S R122 003 000 0001 0000
& R122 001 000 0012 0000

DATE: 05/09/14
REVISED: 01/29/15
PROJECT: 1603

PREPARED BY:

CAROLINA ENGINEERING CONSULTANTS, INC.

PO BOX 294
BEAUFORT, SC 29901

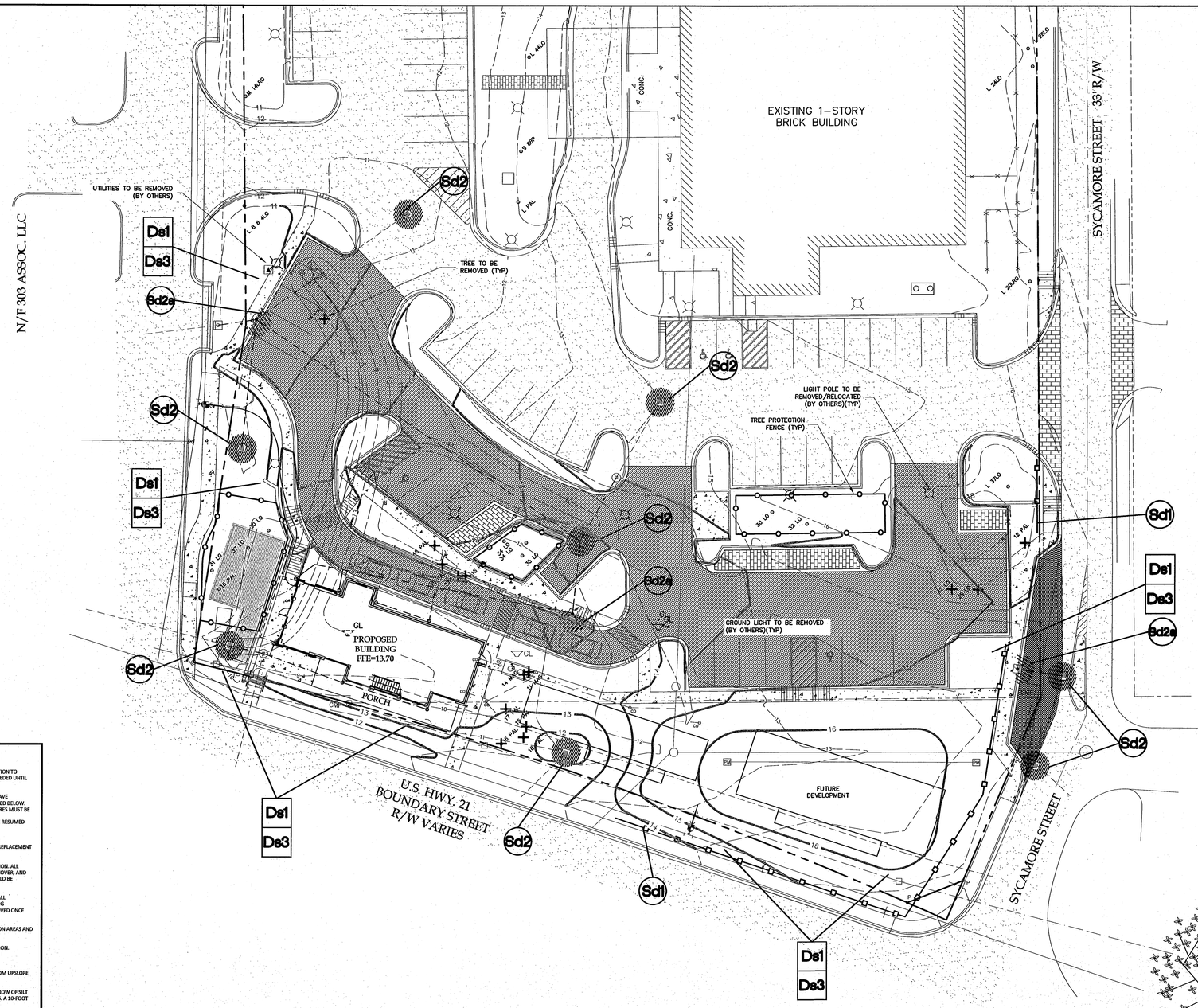
WWW.CAROLINAENGINEERING.COM

(843)322-0553
(843)322-0556 (FAX)

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
1 of 7	TITLE SHEET
2 of 7	TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN
3 of 7	SEDIMENT & EROSION CONTROL DETAILS
4 of 7	PAVING, GRADING & DRAINAGE PLAN
5 of 7	PAVING, GRADING & DRAINAGE DETAILS
6 of 7	WATER & SANITARY SEWER PLAN
7 of 7	WATER & SANITARY SEWER DETAILS
1 of 1	LIMITS OF DISTURBANCE

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE



TREE LEGEND

REMAIN	REMOVE
BARK	BARK

TREE IDENTIFICATION

ABBREVIATION	DESCRIPTION
CH	CHERRY
GUM	GUM
LRO	LAUREL OAK
LO	LIVE OAK
P	PINE
PAL	PALM
SB	SUGARBERRY

TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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 MUST BE INITIATED AS SOON AS PRACTICABLE.
-WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, 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 CALENDAR 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 OFFSITE 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 ROADWAY(S) 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. 72-300 ET SEQ. AND SCR100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/ OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WoS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADDOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WoS.

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, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

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;

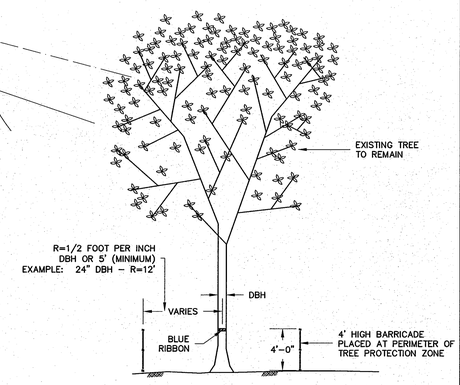
MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
-WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE 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 SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



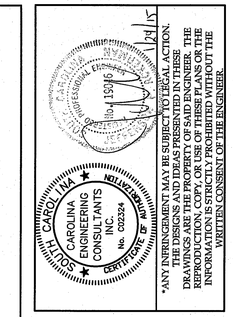
TREE PROTECTION DETAIL

NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

LOVEJOY TRACT
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
2 PROFESSIONAL VILLAGE CIRCLE
BEAUFORT, SC 29907
843/322-0553
843/322-0556 (FAX)

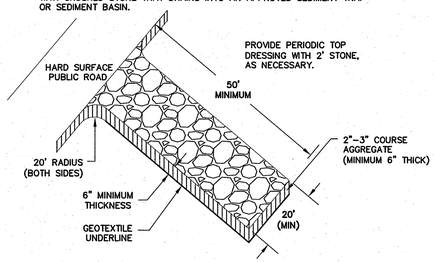
PROJECT:	1603
DATE:	05/09/14
REVISED:	01/29/15
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=20'

TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

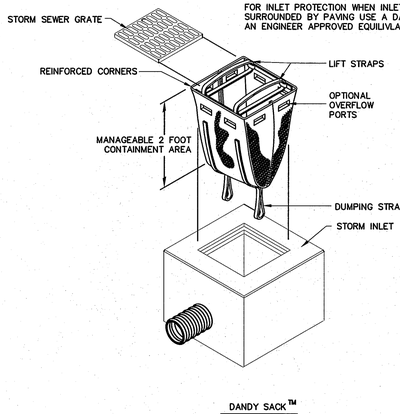
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



Co STONE PAD CONSTRUCTION EXIT

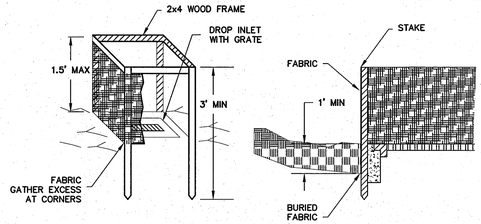
NOT TO SCALE



NOTES:

FOR INLET PROTECTION WHEN INLET IS SURROUNDED BY PAVING USE A DANDY SACK OR AN ENGINEER APPROVED EQUIVILANT.

PAVED APPLICATION



NOTES:

FOR STAKES, USE 2x4 INCH WOOD WITH MIN. LENGTH OF 3 FEET.

SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND DRIVE SECURELY INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP.

TO PROVIDE LATERAL STABILITY, FRAME 2x4 INCH WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA AT A MAXIMUM OF 1.5 FEET ABOVE DROP INLET CREST.

PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN A TRENCH AND BACKFILL WITH AT LEAST 4 INCHES OF CRUSHED STONE OR 12 INCHES COMPACTED SOIL.

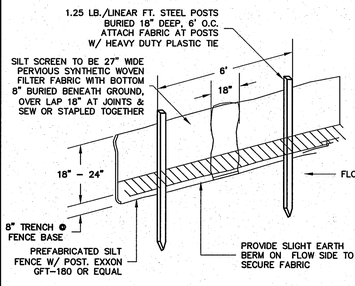
FASTEN FABRIC SECURELY TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.

THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWNSLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

UNPAVED APPLICATION

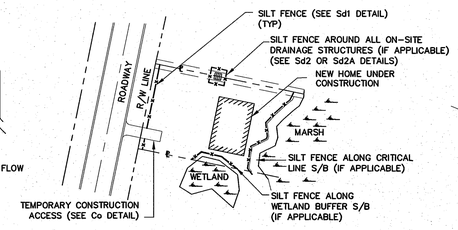
Sd2 INLET SEDIMENT TRAP

NOT TO SCALE



Sd1 SEDIMENT BARRIERS

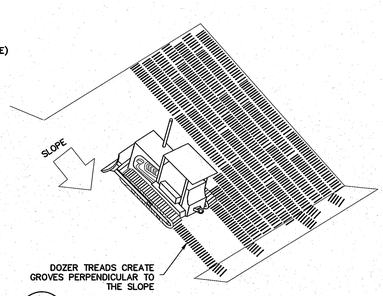
NOT TO SCALE



NOTE:
SILT FENCE TO BE INSTALLED BY LOT OWNER PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED

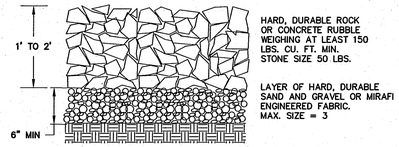
LOT SILT FENCE PLAN

NOT TO SCALE



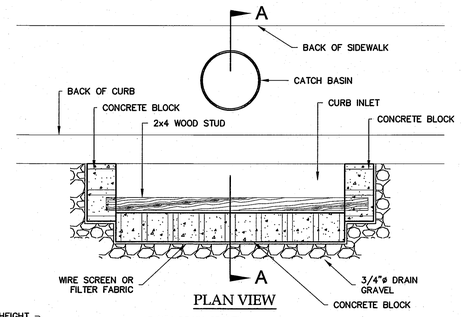
Su SURFACE ROUGHENING

NOT TO SCALE

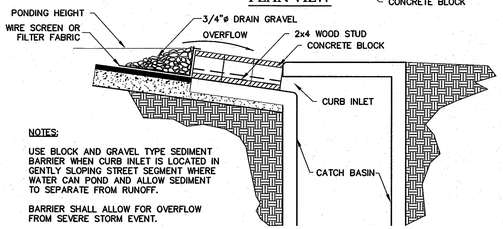


Rp DUMPED RIP-RAP

NOT TO SCALE



PLAN VIEW



NOTES:

USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

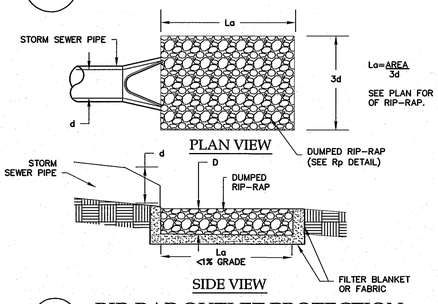
BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A-A

Sd2a CURB INLET SEDIMENT BARRIER

NOT TO SCALE



PLAN VIEW

SIDE VIEW

St RIP-RAP OUTLET PROTECTION

NOT TO SCALE

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM	Sd1		A small temporary barrier or dam constructed across a swale,drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION	Cr, Cr		Improving,constructing or stabilizing an open channel,existing stream,or ditch.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Di	DIVERSION			An earth channel or dike located above,below,or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWN DRAIN STRUCTURE		Dn2 (LABEL)	A paved chute,pipe,sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LABEL)	Permanent structures installed to protect natural or artificial channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING		Rt (LABEL)	A device or structure placed in front of a permanent storm water detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		Sd1	A barrier to prevent sediment from leaving the construction site. It may be sandbags,bales or straw or hay, brush,logs and poles,gravel,or a sediment fence. The barriers are usually temporary and inexpensive.
Sd2	INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd2a	CURB INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or storm water retention device.
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip-rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tp	TOP SOILING		Tp (Show Stripping & Storage Areas)	The practice of stripping off the more fertile top soil,storing it,then spreading it over the disturbed area after the completion of construction activities.
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions,terraces,berms,dikes or similar structures.

VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	An undisturbed natural"green belt"separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is also at times a noise or"vision pollution barrier.
Cs	COASTAL DUNE STABILIZATION W/VEGETATION		Cs	Planting vegetation on dunes that are denuded,artificially constructed,or re-nourished.
Ds1	DISTURBED AREA STABILIZATION W/MULCHING ONLY		Ds1	Establishing temporary protection for disturbed areas where seeding may not have a suitable growing season to produce an erosion retarding cover. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds2	DISTURBED AREA STABILIZATION W/TEMPORARY SEEDING		Ds2	Establishing temporary vegetative cover with fast growing seedings on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for futher details.
Ds3	DISTURBED AREA STABILIZATION W/PERMANENT VEGETATION		Ds3	Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites,roadways and similar sites.

Ds1 MULCHING NOTES

MULCHING:

USE MULCH ON ALL SLOPES STEEPER THAN 3%; WHEN SEEDINGS ARE MADE SO LATE IN THE FALL AND WINTER THAT GERMINATION CANNOT BE EXPECTED UNTIL SPRING; IN THE BOTTOM OF SPILLWAYS; AND ON ROADBANKS. TEMPORARY VEGETATION SEEDED ALONE MAY BE ESTABLISHED ON GOOD SITES WITHOUT THE USE OF MULCH. MULCHING MATERIAL WILL CONSIST OF:

A. USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS. DRY STRAW WILL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY WILL BE USED AT A RATE OF 2.5 TONS PER ACRE; OR,

B. FOR HYDRAULIC SEEDING, USE WOOD CELLULOSE MULCH OR WOOD PULP FIBER AT THE RATE OF 500 POUNDS PER ACRE AND DRY STRAW OR DRY HAY AT THE RATE LISTED IN "A" ABOVE; OR,

C. FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER, 1,000 POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER WHICH INCLUDES A TACKIFIER MAY BE SUBSTITUTED FOR THE TREATMENT IN "B" ABOVE; OR,

D. USE THREE TONS PER ACRE OF SERICEA LESPEDEZA HAY CONTAINING MATURE SEED; OR,

E. APPLY PINE STRAW OR PINE BARK AT A THICKNESS OF 3 INCHES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED; OR,

F. SOIL RETENTION BLANKETS, EROSION CONTROL NETTING, OTHER MANUFACTURED MATERIALS, OR BLOCK SOD MAY BE REQUIRED IN ADDITION TO MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY WILL HAVE THE PROPERTY TO BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL HAVE A CONTRASTING COLOR TO THE SOIL TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH:

A. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT, OR BY HAND. ABOUT 75% OF THE SOIL SURFACE WILL BE COVERED.

B. WOOD CELLULOSE OR WOOD FIBER MULCH WILL BE APPLIED WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH:

A. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. BY EMULSIFIED ASPHALT, (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE, OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.

2. PRESS THE MULCH INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION.

3. APPLY SYNTHETIC TACKIFIERS OR BINDERS APPLIED IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS WILL BE MIXED AND APPLIED TO MANUFACTURER'S SPECIFICATIONS.

4. FALL AND WINTER PLANTINGS MAY INCLUDE 1/2 BUSHEL OF RYE OR WHEAT TO STABILIZE THE MULCH.

5. PLASTIC MESH OR NETTING WITH NO LARGER THAN ONE INCH BY ONE INCH MESH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS.

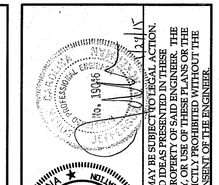
B. WHERE WOOD CELLULOSE OR WOOD PULP FIBER MULCH IS APPLIED ALONE, A TACKIFIER WILL BE USED.

LIME AND MAINTENANCE APPLICATION:

APPLY ONE TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS.

ACTIVITY SCHEDULE

ACTIVITY	SCHEDULE (1–26)
EROSION CONTROL IMPLEMENTATION	X
MINIMAL CLEARING AND GRUBBING	X
POND INSTALLATION	X
CLEARING AND GRUBBING	X
CUT AND FILL	X X
GRASSING (LIMIT EXPOSURE TO 7 DAYS)	X
UTILITY INSTALLATION	X X
BUILDING-CONSTRUCTION	X X X X X X
FINISH GRADING	X
FINAL STABILIZATION	X
MAINT. EROSION CONTROL MEASURES	X THROUGHOUT LIFE OF PROJECT



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PLAN REVISIONS

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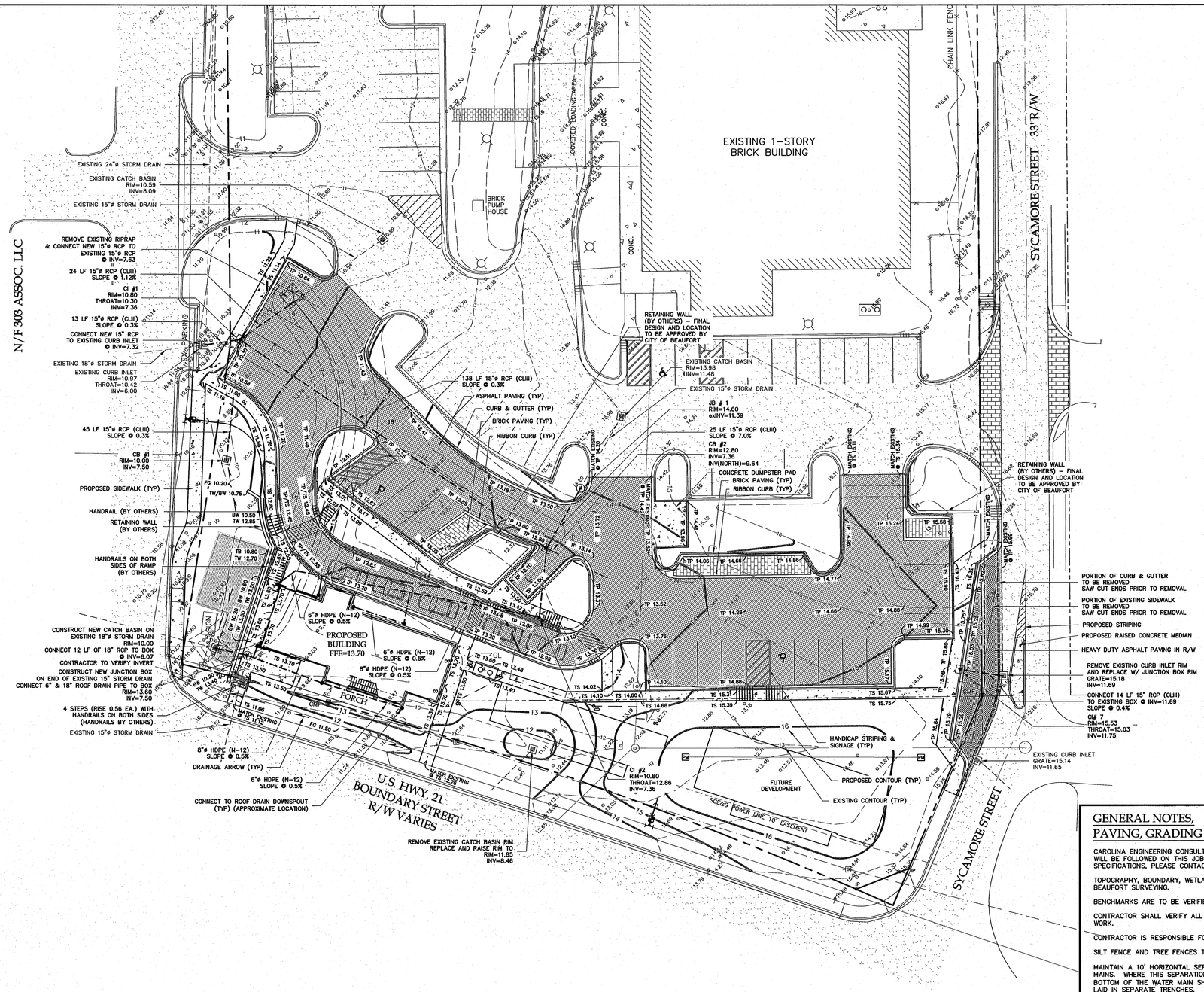
LOVEJOY TRACT
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
WWW.CAROLINAENGINEERING.COM
(843)322-0553
(843)322-0556 (FAX)

PROJECT:	1603
DATE:	05/09/14
REVISED:	01/29/15
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	NTS

SEDIMENT & EROSION CONTROL DETAILS

3
OF 7



GENERAL NOTES, PAVING, GRADING & DRAINAGE NOTES:

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY BEAUFORT SURVEYING.

BENCHMARKS ARE TO BE VERIFIED AND PROVIDED 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 OR THE LINES 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 RRPM'S TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD.

CI #1, CI#2 & CB#2 TO HAVE 25 LF OF 4"ø PERFORATED SUBGRADE DRAINS W/ SOCK INSTALLED AT BOTH SIDES OF BOX.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 19036
CAROLINA ENGINEERING CONSULTANTS INC.
No. C02224
CERTIFICATE OF AUTHORIZATION
1/29/15

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LOVEJOY TRACT
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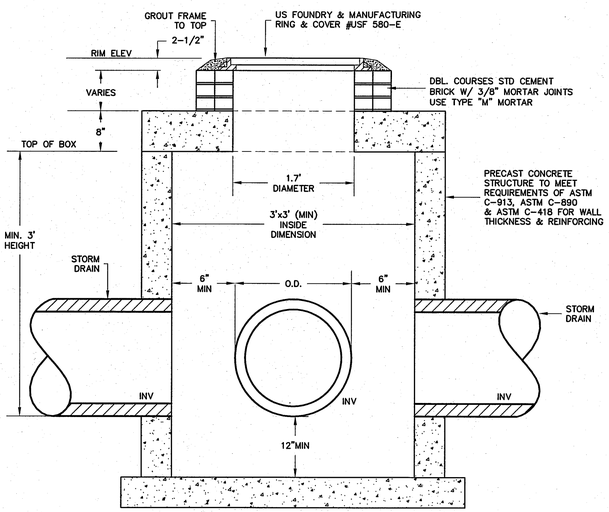
BEAUFORT, SC 29901

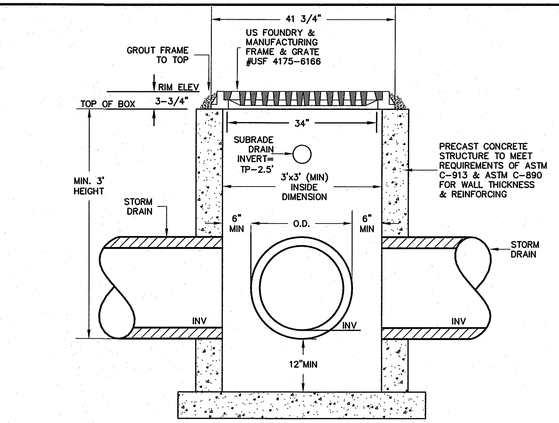
PROJECT:	1603
DATE:	05/09/14
REVISED:	01/29/15
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=20'

PAVING, GRADING & DRAINAGE PLAN



JUNCTION BOX DETAIL

NOT TO SCALE



CATCH BASIN DETAIL

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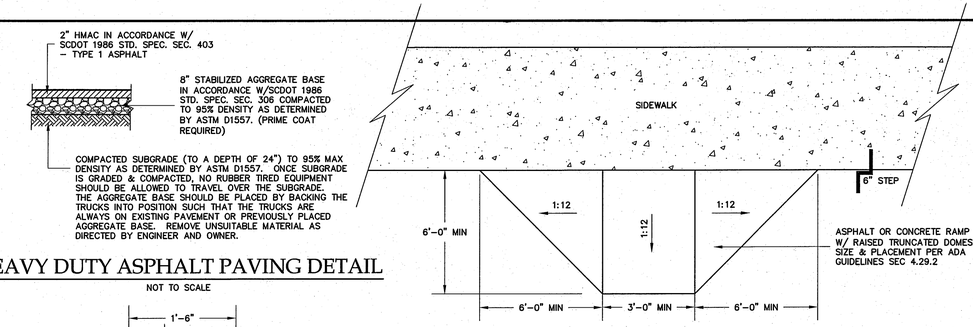
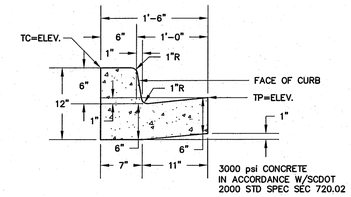


HEAVY DUTY ASPHALT PAVING DETAIL

NOT TO SCALE

HANDICAP RAMP DETAIL

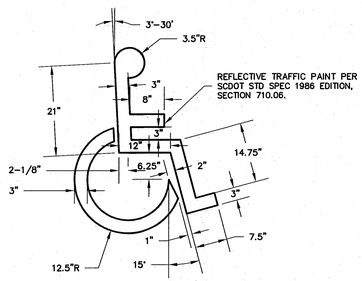
NOT TO SCALE



NOTE: TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDOT 2000 STD SPEC SEC 720.08 & 720.10. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 50' N CURB & GUTTER. CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10' IN CURB & GUTTER.

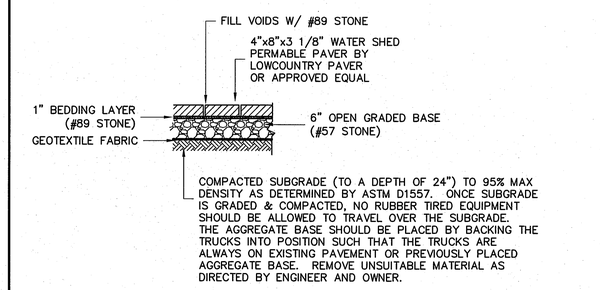
18" STANDARD CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



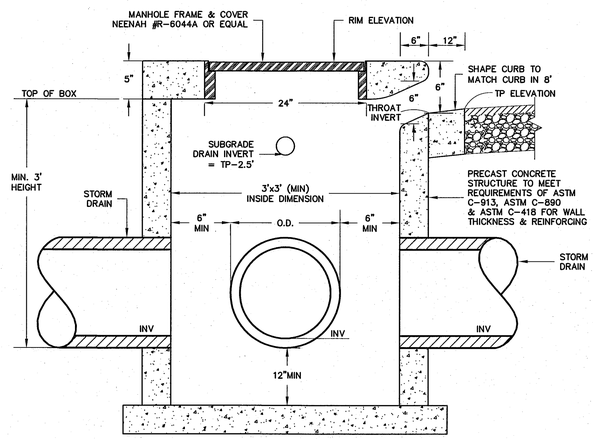
HANDICAP PARKING SYMBOL STRIPE DETAIL

NOT TO SCALE



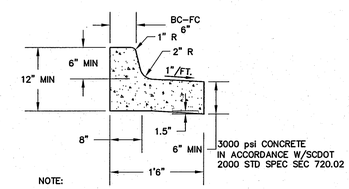
BRICK PAVING DETAIL

NOT TO SCALE



CURB INLET DETAIL

NOT TO SCALE

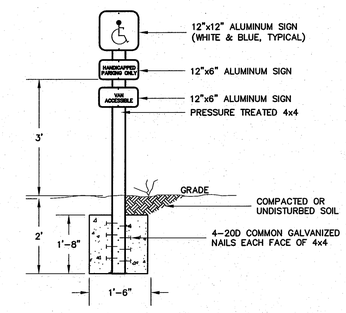


NOTE:

TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDOT 2000 STD SPEC SEC 720.08 & 720.10. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 50' IN CURB & GUTTER. CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10' IN CURB & GUTTER.

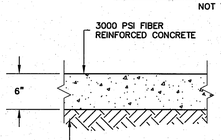
18" REVERSE PITCH STANDARD CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



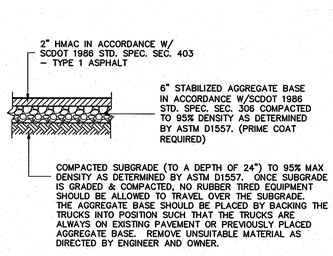
HANDICAPPED PARKING SIGN

NOT TO SCALE



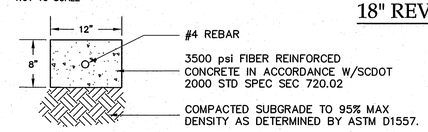
CONCRETE DUMPSTER PAD DETAIL

NOT TO SCALE



ASPHALT PAVING DETAIL

NOT TO SCALE

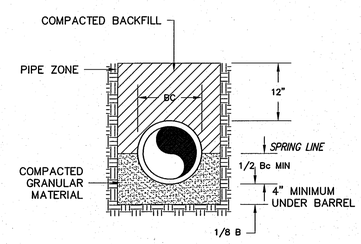


NOTE: TRANSVERSE EXPANSION & CONTROL JOINTS SHALL BE PROVIDED IN THE CURB & GUTTER IN ACCORDANCE W/SCDOT 2000 STD SPEC SEC 720.08 & 720.10.

EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 50' IN CURB & GUTTER. CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10' IN CURB & GUTTER.

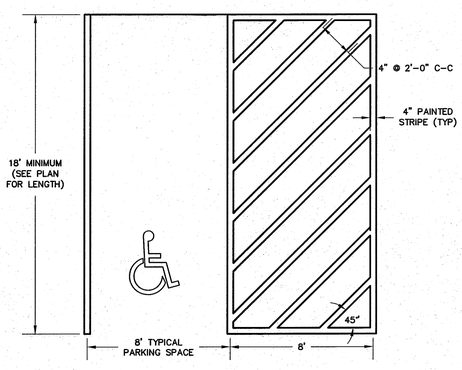
CONCRETE RIBBON CURB W/ REBAR

NOT TO SCALE



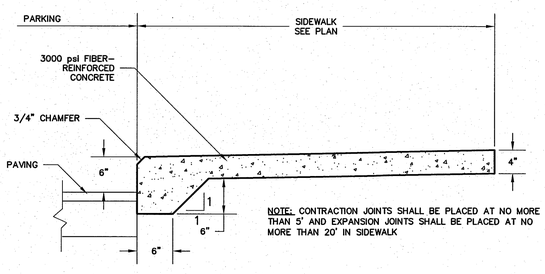
STORM PIPE BEDDING

NOT TO SCALE



H/C PASSENGER VEHICLE PARKING SPACE STRIPE DETAIL

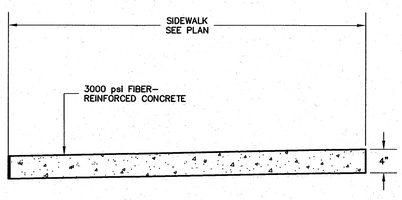
NOT TO SCALE



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

CONCRETE SIDEWALK - 6" HIGH

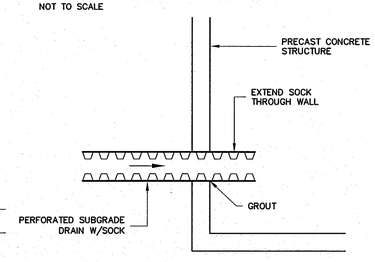
NOT TO SCALE



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

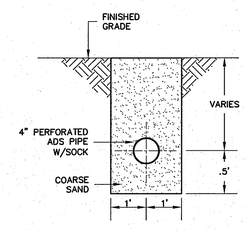
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



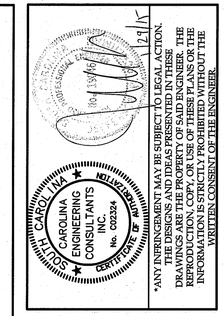
SUBGRADE CONNECTION TO STRUCTURE

NOT TO SCALE



SUBGRADE DRAIN DETAIL

NOT TO SCALE



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LOVEJOY TRACT
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BEAUFORT COUNTY, SC

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843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PROJECT:	1603
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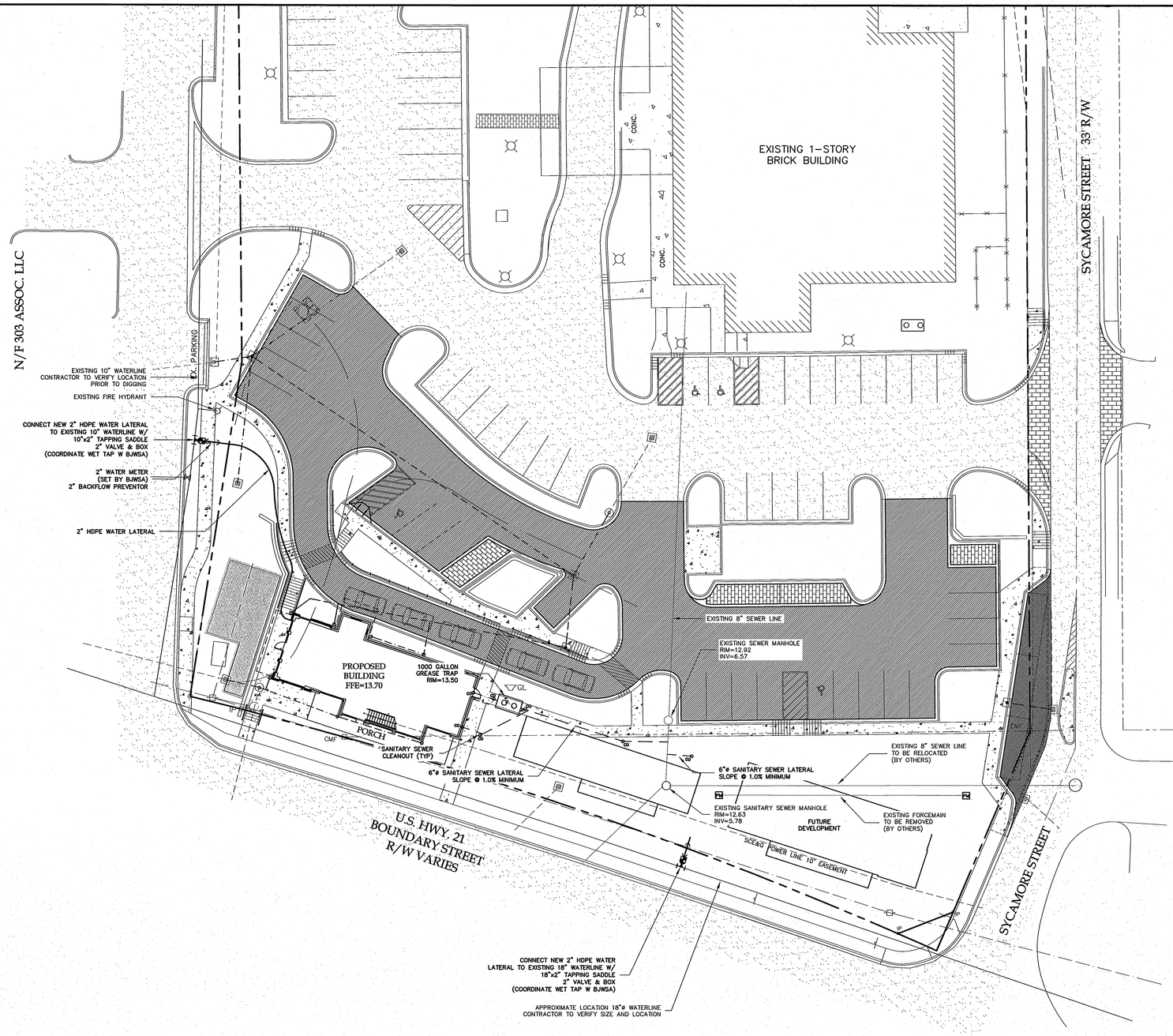
SCALE:	NTS

PAVING, GRADING & DRAINAGE DETAILS

5

OF 7



GENERAL NOTES, WATER & SANITARY SEWER NOTES:

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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 METERS UNLESS NOTED OTHERWISE.

METERS TO BE PROVIDED AND SET BY SOUTH ISLAND PSD.

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA ENGINEERING CONSULTANTS INC. No. C022324 CERTIFICATE OF AUTHORIZATION

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BEAUFORT, SC 29907
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843/322-0556 (FAX)

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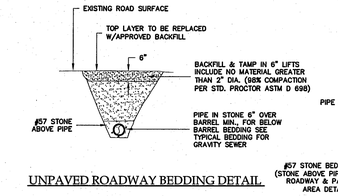
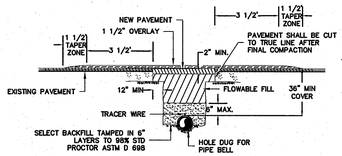
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=20'

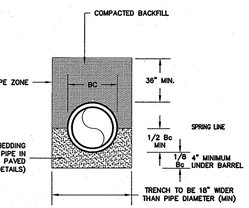
WATER & SANITARY SEWER PLAN



UNPAVED ROADWAY BEDDING DETAIL



PAVED AREA DETAIL



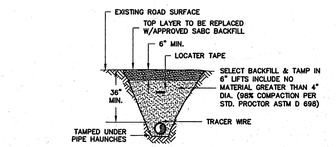
TYPICAL BEDDING FOR GRAVITY SEWER PIPE

NOTES:

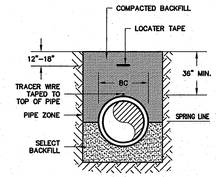
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH INSTALLATION CUT. FINAL CUT TO BE MADE AFTER FINAL COMPACTION.
2. MATCH EXISTING PAVEMENT TYPE. THICKNESS IS TO BE 2" UNLESS EXISTING IS THICKER.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT, IF MORE STRINGENT.

GRAVITY PIPE BEDDING DETAIL

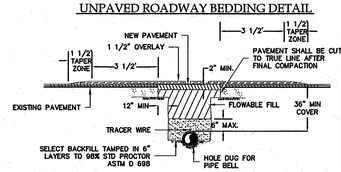
NOT TO SCALE



UNPAVED ROADWAY BEDDING DETAIL



TYPICAL BEDDING DETAIL



PAVED AREA DETAIL

NOTES:

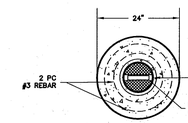
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS. MINIMUM THICKNESS OVER TRENCH IS 2".
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

BEDDING PRESSURE PIPE DETAIL

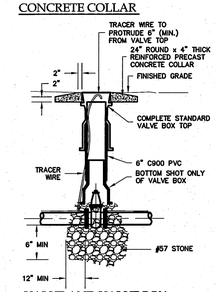
NOT TO SCALE

NOTES:

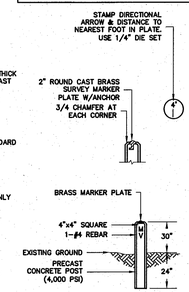
1. MARKERS:
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPELINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES A MARKER.
   B. MARKER PAINTING
      WATER – PAINTING NOT REQUIRED
      SEWER INFLUENT – TOP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



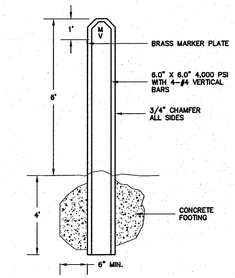
CONCRETE COLLAR



VALVE AND VALVE BOX



URBAN CONCRETE MARKER

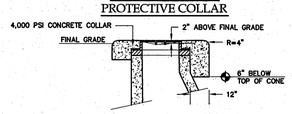


RURAL MARKER

STANDARD VALVE DETAIL

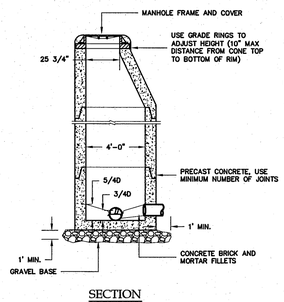
NOT TO SCALE

RURAL MANHOLE PROTECTIVE COLLAR

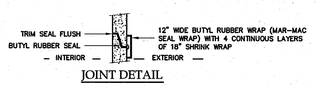


NOTES:

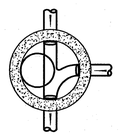
1. REFER TO STANDARD SPECIFICATIONS FOR INTERIOR COATING REQUIREMENTS.
2. CONCRETE GROUTING IS NOT ALLOWED INSIDE MANHOLES.
3. RIM ELEVATION ON RURAL MANHOLES SHALL BE 6" HIGHER THAN HIGHER NEAREST MANHOLE OUTSIDE THE RURAL AREA.



SECTION



JOINT DETAIL



PLAN

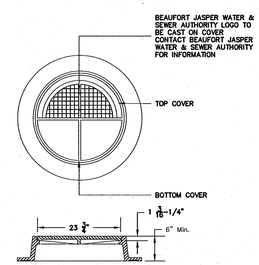
STANDARD MANHOLE DETAIL

NOT TO SCALE

LOGO

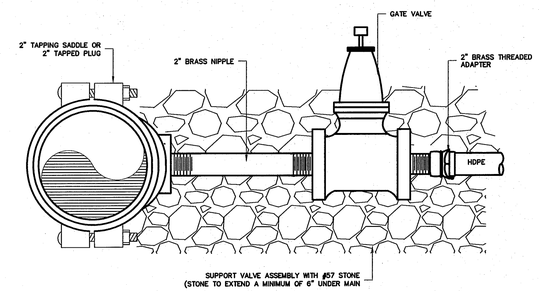
NOTES:

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



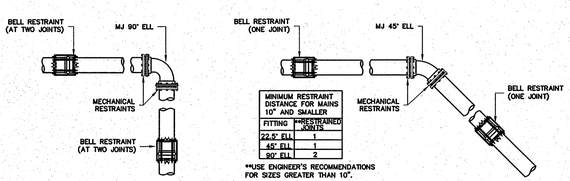
MANHOLE COVER & FRAME DETAIL

NOT TO SCALE



2" CONNECTION

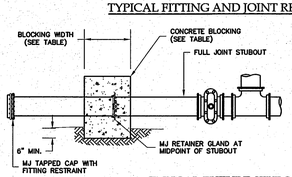
NOT TO SCALE



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

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

TYPICAL FITTING AND JOINT RESTRAINT



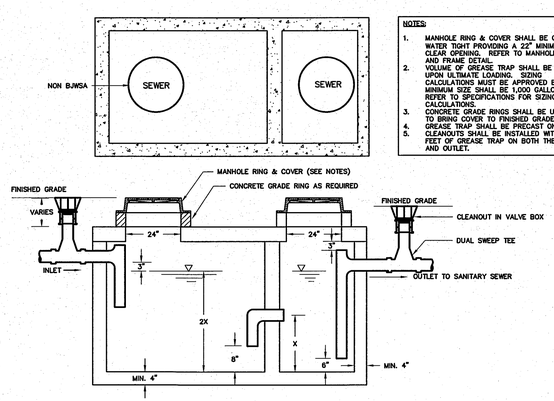
TYPICAL FUTURE STUBOUT

MINIMUM BLOCKING DIMENSIONS		
PIPE SIZE (Inches)	BLOCKING BEARING AREA (ft2)	BLOCKING WIDTH (Inches)
4	2	24
6	4	24
8	7	36
10	10	36
12	15	36
OVER 12" BY THE DESIGN ENGINEER		

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

MECHANICAL RESTRAINT

NOT TO SCALE



NOTES:

1. MANHOLE RING & COVER SHALL BE GAS AND WATER TIGHT PROVIDING A 22" MINIMUM CLEAR OPENING. REFER TO MANHOLE COVER AND FRAME DETAIL.
2. VOLUME OF GREASE TRAP SHALL BE BASED UPON ULTIMATE LOADING. SIZING CALCULATIONS MUST BE APPROVED BY BJWSA. MINIMUM SIZE SHALL BE 1,000 GALLONS. REFER TO SPECIFICATIONS FOR SIZING CALCULATIONS.
3. CONCRETE GRADE RINGS SHALL BE UTILIZED TO BRING COVER TO FINISHED GRADE.
4. GREASE TRAP SHALL BE PRECAST ONLY.
5. CLEANOUTS SHALL BE INSTALLED WITHIN 2 FEET OF GREASE TRAP ON BOTH THE INLET AND OUTLET.

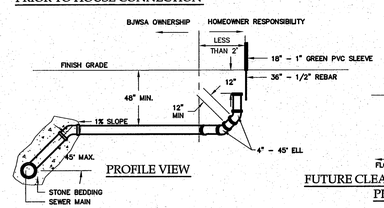
GREASE TRAP DETAIL

NOT TO SCALE

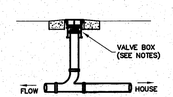
NOTES:

1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUT INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEANOUTS ON 6" SEWER LATERALS

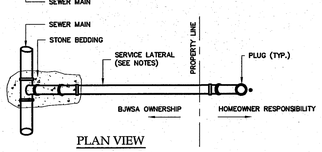
PRIOR TO HOUSE CONNECTION



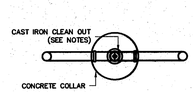
PROFILE VIEW



FUTURE CLEAN OUT INSTALLATION - PROFILE VIEW



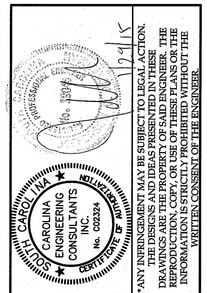
PLAN VIEW



FUTURE CLEAN OUT PLAN VIEW

SINGLE SEWER SERVICE

NOT TO SCALE



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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

LOVEJOY TRACT
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
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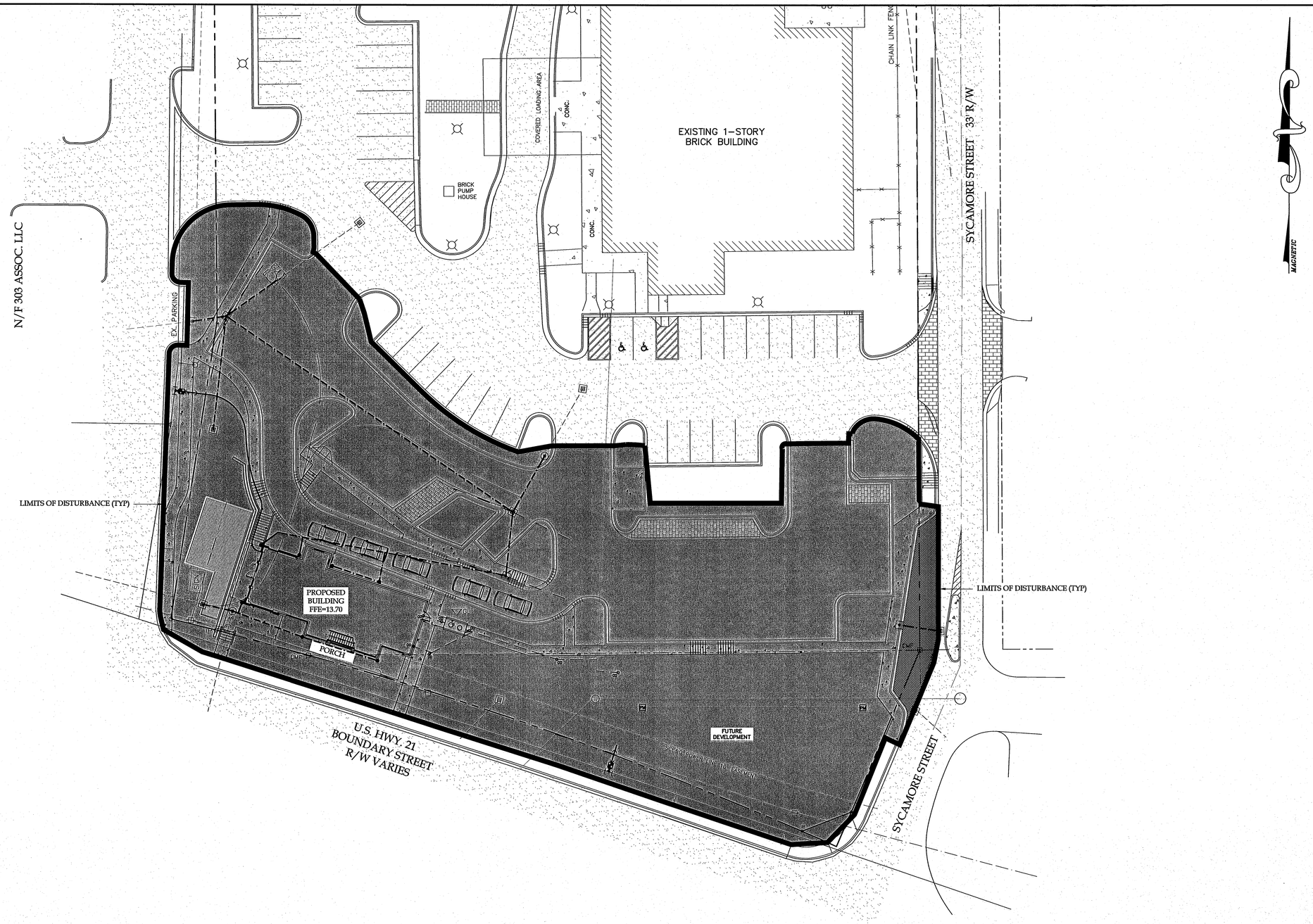
PROJECT:	1603
DATE:	05/09/14
REVISED:	01/29/15
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	NTS

WATER & SANITARY SEWER DETAILS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

LOVEJOY PARCEL

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PROJECT:	1603
DATE:	06/26/14
REVISED:	01/29/15
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=20'

LIMITS OF DISTURBANCE PLAN

1
OF 1