

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of May 12, 2016**

Case Number: 16-04 DRB.3
Project: Tidal Wave Auto Spa
Property Address: 9 Sam's Point Road
Parcel #: R123 015 000 0160 0605 (a portion of this parcel)
Zoning: General Commercial
Design District: Sam's Point Road Design District
Type of Review: **Preliminary Review – New Construction**

Request:

The applicant is requesting to construct a new 3,500 square foot auto spa (car wash). The project is located on 1 acre on the west side of Sam's Point Road.

Background:

This project came to the DRB in April 2016. The applicant was granted preliminary approval of the site plan and the building, with the conditions that the applicant will rework the tunnel exit that is most visible from Sam's Point Road and will bring a street elevation with all of the buildings to the next meeting, as well as material samples and a landscape plan.

Zoning Issues:

Zoning - General Commercial, Sam's Point Road Design District

Setbacks: Front: 7-12' build-to
 Side: 10'
 Rear: 10'

Percent Impervious: 65% maximum; this is shown at 56%

Building Height: 50' maximum

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project
- The 2014 Civic Master Plan, p. 134 discusses this area. It states that "over time, infill development and redevelopment will create a more connected and coherent pattern of circulation through the area and reinforced the streetscape with building types that define a consistent urban street edge to improve the pedestrian environment and general aesthetics."

Staff Comments & Suggestions:

General:

- Staff appreciates the effort the applicant has gone through to create a building that conforms with the intent of this district. It is very important to the city to have a

consistent streetscape in this area, particularly as one approaches the intersection of Sam's Point Road and Sea Island Parkway.

Site:

- Build-to line: the addition of the exit area, in conjunction with the new liner building satisfies the build-to requirement for this area.
- Pedestrian Circulation:
 - Was the sidewalk connection into and through the site not provided due to the preservation of the trees on the southwest corner?
- Trees:
 - A tree mitigation schedule will be required.
- Do you have any external mechanical equipment aside from vacuum houses and trash receptacles? If so, where will it be? All mechanical equipment, trash/recycling receptacles, and propane tanks must be shown on the plan. They must be screened from view and details of the screening shall be provided.
- A lighting plan, showing building and site lighting, will be required. Full-cut off fixtures are required for parking lot lighting.
- Landscaping:
 - Need landscape plan overlaid on tree survey showing both trees to be preserved and removed. Also, trees to be preserved to display tree protection zone at ½' per inch caliper.
 - 42" Live oak shown to be preserved displays a canopy radius spread of approximately 20'. A minimum of ¼ of the root protection zone will be impacted by excavation for building, sidewalk and underground tanks. Tree will require root pruning and fertilization a minimum of 3 months prior to site disturbance.
 - 26" Laurel oak, rated Category B on Arborists report, located at drive entry should be preserved. Appears to be in area of paving. Request explanation of need for paving at entry point to plant bed. If removal required, 1/3 of caliper inches (9") to be mitigated with broad-leaved overstory trees.
 - 50" of grand, Category B trees being removed (2 – 25" Laurel oaks). Request mitigation of 1/3 of caliper inches (17") with broad-leaved overstory trees.
 - Section 7.3.E.3.c requires 2 overstory and 4 understory trees per 100 LF in front buffer. Given the build-to line, we can be flexible with this, however it would be more beneficial to plant overstory trees and they would open up visibility to the building.
 - Landscape plan shows 5 understory trees proposed for front buffer.
 - Appears there is the potential for preservation of a 24" and 16" Sweetgum (Category B per Arborists report). Retention of these 2 trees fulfills requirement. If applicant prefers, removal of these two trees would be approved but mitigation of 1/3 of the caliper inches of the grand, 24" Sweetgum (8") would be required.
 - Suggest planting of 2 or three – 4" caliper overstory hardwood trees (see attached elevation suggestion for tree location) along with proposed understory (note the understory at the southeast corner could be replaced with an overstory).
 - Section 7.3.E.3.b requires one broad-leaved overstory tree for every 80 LF in side

buffers. West side buffer requires one; east side requires three. Note: if overstory tree added to front buffer per elevation sketch suggestion, number of trees required for east side buffer decreases to two.

- Landscape plan proposes planting of 4 overstory trees totaling 12 caliper inches. Mitigation, if trees removed as described above in 3, 4 and 5, requires planting of 34 caliper inches. Additional overstory trees required (5), at 3” caliper each added to proposed trees caliper inches totals 27” leaving a shortfall of 7”. Recommend increasing caliper of proposed and required (9) overstory trees to approximately 3.5” in caliper to meet requirement.

Building:

- Detailing in the gable ends – the proportion of the car wash exit looks better and the eave detail has been simplified and made consistent throughout the project. The DRB should comment on the glazing and the articulating of the glass in the gable. Note that the gable end of the vacuum canopies and vacuum house/dumpster enclosure have a third type of detail – metal louvers. So there are three conditions: open with cross bracing exposed; trapezoidal glass; and metal louvers.
- Glass – tinted glass is not permitted. Please use clear glass throughout.
- Door/window headers/lintels: the Rear elevation does not show a header over the window/door assembly. The tunnels both have the flat precast arch as does the window on the tunnel entrance elevation. The tunnel entrance elevation door does not have a header. Please be consistent.

Staff Recommendation

Staff recommends final approval of the project with the following to be addressed by staff at the building permit submission:

- Consistency in window/door headers; and
- Resolution with comments from DRB on glazing in gable ends. All glazing should be clear.

City of Beaufort Department of Planning & Development Services
DESIGN REVIEW BOARD (DRB) APPLICATION FORM

Important: Building Permit Applications must include a copy of the stamped plans

13127
 Pd 4/22/16
 CC

Fees - Office Use Only	
<input type="checkbox"/> Board review	\$200 per meeting
<input type="checkbox"/> Staff review	\$ 50
<input type="checkbox"/> Special Meeting	\$500
*Post Facto applications shall be twice the normal fee	

PAID
 4/22/16
 CC

Please TYPE or PRINT legibly

Date of Submittal: 4-22-16 **Design Review Board Meeting Date:** 5-12-16

Project Name: Tidal Wave Auto Spa

Project Address: Sams Point Rd, Hwy 802

Property Zoning: GC

Tax Map/Parcel No. 123 015 000 0605

Project Developer: SHJ Construction Group

Address: 124 East Thompson St., Thomaston, GA

Phone/Fax/Email: 706-975-6682 / Martie@shjconstructiongroup.com

Project Consultant: Martie Murphy

Phone/Fax/Email: 706-975-6682

Address: s/a

Property Owner: Lady Beaufort LLC

Address: _____

Owner's Signature _____ Owner's Name (Please Print) _____ Date _____

NOTE: If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

DESIGN REVIEW BOARD PROJECT REVIEW

- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

1604 DRB-3

STAFF PROJECT REVIEW

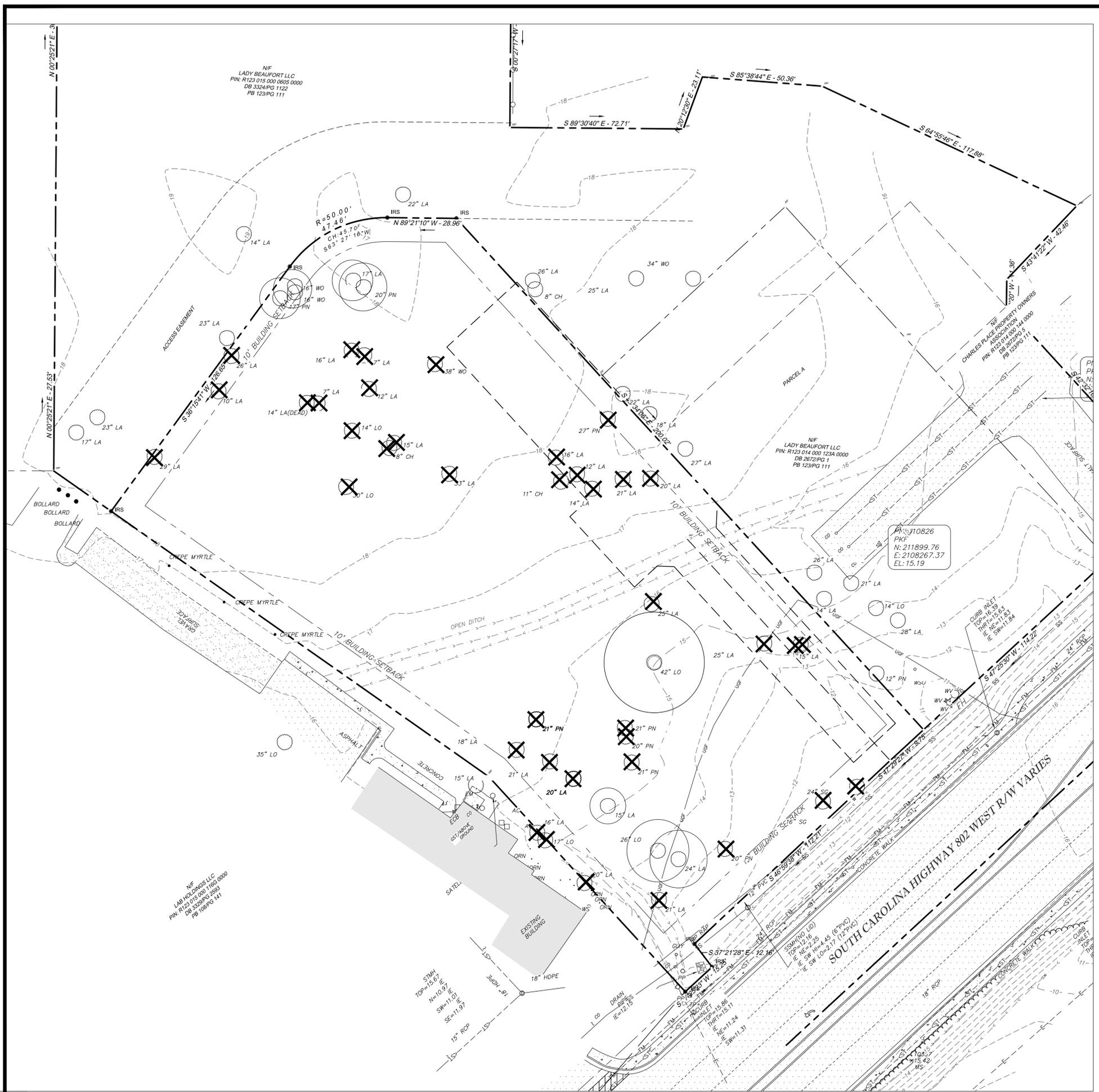
- CONCEPTUAL
- PRELIMINARY
- FINAL
- Non-Corridor (See Page #6)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in 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 City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

Martie Murphy Martie Murphy 4/22/16
 Developer's Signature Developer's Name (Please Print) Date

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SITE INFORMATION

ADDRESS: US 802
 PROPERTY AREA: 1.16 AC
 PROPERTY ZONING: CURRENT GC (PROPOSED HC)

BUILDING SETBACKS:
 FRONT: 7-12 FEET
 SIDE: 10 FEET
 REAR: 10 FEET

LANDSCAPE SETBACK:
 FRONT: 7-12 FEET
 SIDE: 10 FEET
 REAR: 10 FEET

IMPERVIOUS AREA **PERVIOUS AREA**
 ± 0.65 AC ± 0.51 AC
 ± 56% ± 44%

(60% MAXIMUM IMPERVIOUS AREA PER PROPOSED ZONING HC)

DEMOLITION AND EXISTING CONDITIONS NOTES:

- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND/OR NEW WORK. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BARRIERS & WARNINGS TO LIMIT ACCESS TO PROJECT AREA TO ONLY THOSE PERSONNEL AUTHORIZED BY THE CONTRACTOR. INASMUCH AS AREAS ADJACENT TO PROJECT AREA WILL MAINTAIN "NORMAL OPERATIONS."
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES & SHALL MAINTAIN SAFE PASSAGEWAY FOR WORKERS & NON-WORKERS AS REQUIRED ADJACENT TO THE PROJECT SITE.
- ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR WHICH ARE NOT LISTED BY THE SPECIAL PROVISIONS TO BE TURNED OVER TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
- DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF THE MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO SCHEDULE ALL UTILITY & SERVICE INTERRUPTIONS TO OCCUPIED PORTIONS OF THE SITE.
- CONTRACTOR SHALL REMOVE TREES AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL USE CAUTION DURING ALL CONSTRUCTION ACTIVITIES TO PROTECT ALL TREES INDICATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEAN-UP, CLEARING AND GRUBBING PER SPECIFICATIONS. ALL TREES THAT HAVE A MARKETABLE VALUE SHALL BE SALVAGED. CONTRACTOR SHALL COORDINATE WITH OWNER AS TO THE TREES TO BE RELOCATED OR SOLD.
- CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND ASPHALT PAVEMENTS AT LIMITS OF DEMOLITION TO LEAVE SMOOTH EDGE ON REMAINING CONCRETE/PAVEMENT.

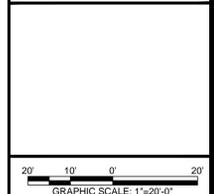
HATCH LEGEND:



UTILITY NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- UNDERGROUND UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

NO.	REVISION DESCRIPTION	BY	DATE



EMC ENGINEERING SERVICES, INC.
 1344 U.S. HWY 19 SOUTH
 LEESBURG, GEORGIA 31763
 PHONE: (229) 435-6133
 FAX: (229) 439-7979
 albanym@emc-eng.com

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OFFICES: ATLANTA, AUGUSTA, BRUNSWICK, COLUMBIA, SAVANNAH, STATESBORO, AND VALDOSTA

EXISTING CONDITION AND DEMOLITION PLAN

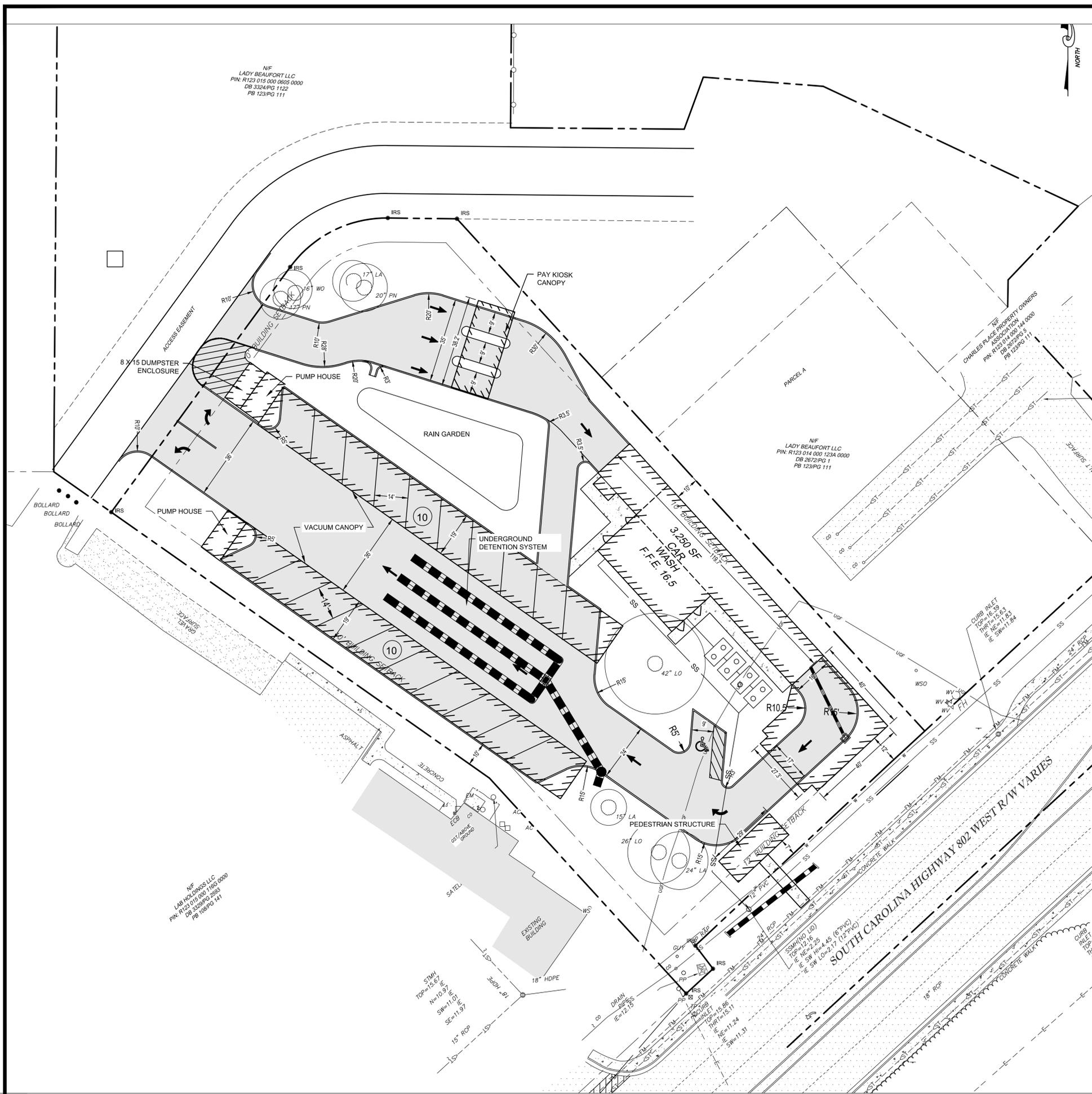
TIDAL WAVE AUTO SPA
 TAX MAP PARCEL: R123-015-0605
 BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.:	16-6005
DRAWN BY:	JWT
DESIGNED BY:	BHB
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	CEB
SCALE:	1"=20'
DATE:	4/22/2016



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IMPERVIOUS AREA **PERVIOUS AREA**
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(60% MAXIMUM IMPERVIOUS AREA PER PROPOSED ZONING HC)

PARKING NOTE

PARKING REQUIRED:
 1 SPACE PER 300 SF
 = 11 SPACES REQUIRED

PARKING PROVIDE:
 25 STANDARD SPACES
 1 HANDICAPPED SPACES
 26 TOTAL SPACES

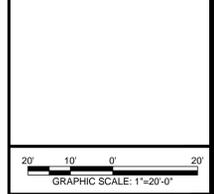
SITE LAYOUT AND STAKING NOTES

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN, OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

HATCH LEGEND:



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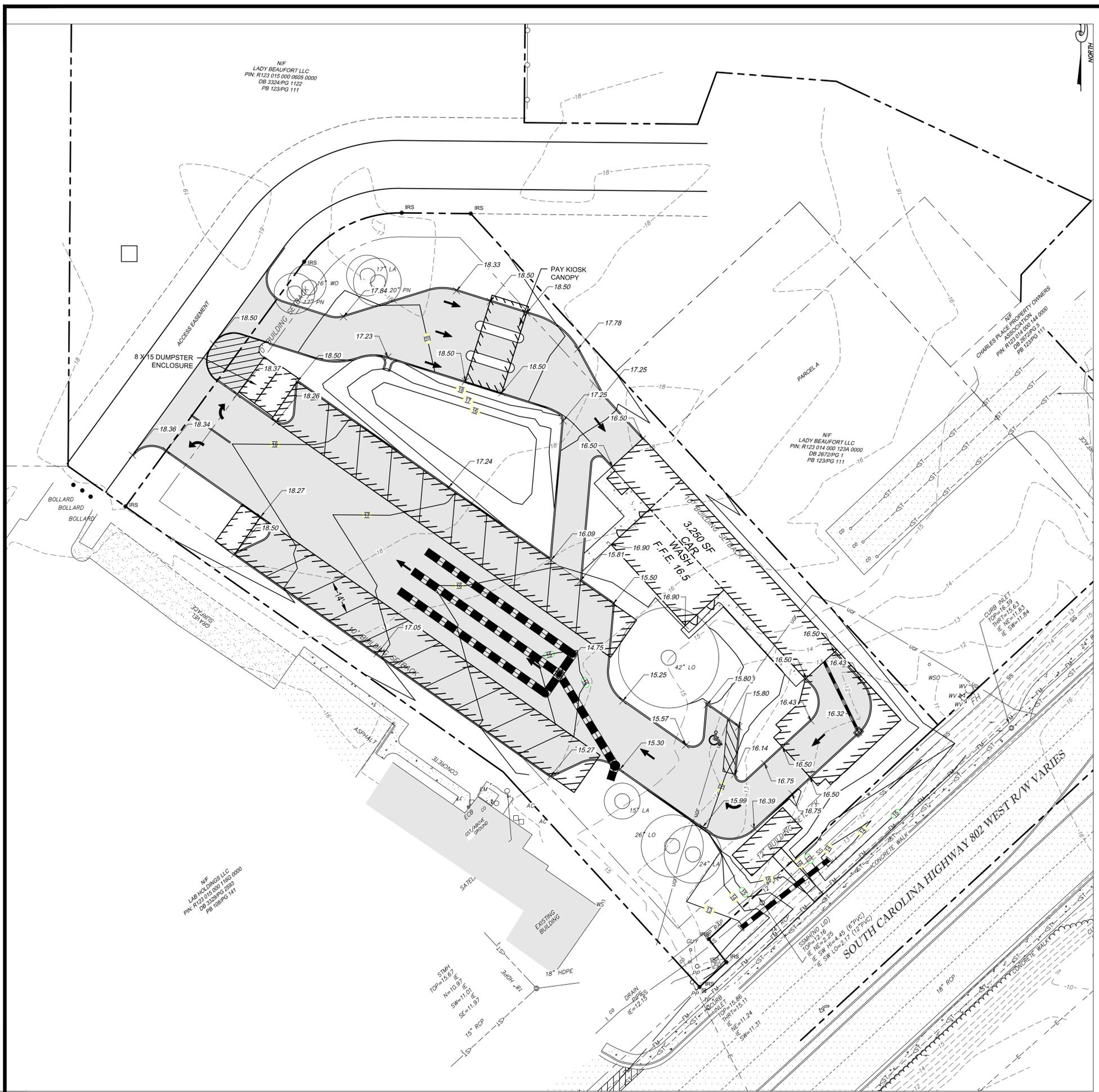
OFFICES: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

CONCEPTUAL SITE PLAN
TIDAL WAVE AUTO SPA
 TAX MAP PARCEL: R123-015-0605
 BEAUFORT COUNTY, SOUTH CAROLINA
 Prepared for:
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.: 16-6005
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 DESIGNED BY: BHB
 SURVEYED BY: EMC
 SURVEY DATE: -
 CHECKED BY: CEB
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 ± 56% ± 44%

(60% MAXIMUM IMPERVIOUS AREA PER PROPOSED ZONING HC)

- PAVING, GRADING, AND DRAINAGE NOTES**
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
 - MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 5.00%.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT.
 - FINISH GRADE ELEVATIONS INDICATE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION.
 - SITE SHALL BE GRADED UNIFORMLY FOR POSITIVE DRAINAGE AS SHOWN FROM THE ELEVATIONS, PROPOSED CONTOURS, AND THE DRAINAGE SLOPE ARROWS.
 - MAXIMUM SIDEWALK CROSS SLOPE IS 2%. MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5%. MAXIMUM PAVEMENT SLOPE IN HANDICAP PARKING AREA AND AISLE IS 2%. MAXIMUM HANDICAMP RAMP SLOPE IS 12H:1V.

- UTILITY NOTES:**
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
 - ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
 - BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

HATCH LEGEND:

 CONCRETE PAVEMENT

 EXISTING CONCRETE

NO.	REVISION DESCRIPTION	BY	DATE



20' 10' 0' 20'
 GRAPHIC SCALE: 1"=20'-0"

EMC ENGINEERING SERVICES, INC.

1344 U.S. HWY 19 SOUTH
 LEESBURG, GEORGIA 31763
 PHONE: (229) 435-6133
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 albanym@emc-eng.com

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OFFICES: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

CONCEPTUAL GRADING PLAN

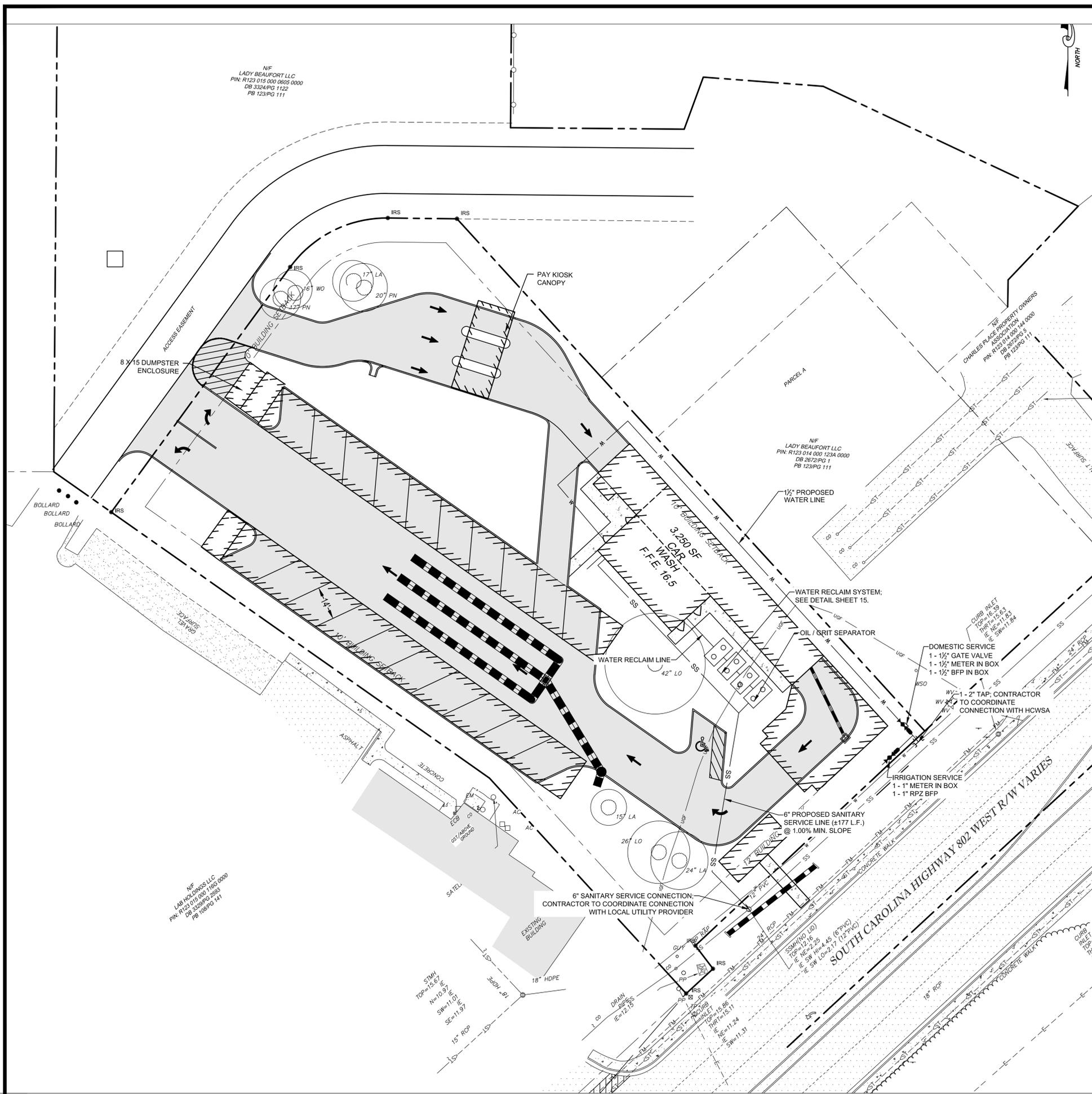
TIDAL WAVE AUTO SPA
 TAX MAP PARCEL: R123-015-0605
 BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.: 16-6005
 DRAWN BY: JWT
 DESIGNED BY: BHB
 SURVEYED BY: EMC
 SURVEY DATE: -
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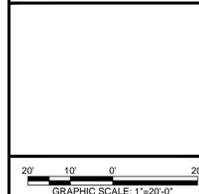
UTILITY NOTES

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3. BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
4. A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND ANY WATER OR STORM LINES. WATER OR STORM LINES SHALL BE ABOVE ANY SANITARY LINES.
5. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED.
6. FOR ANY WORK IN DOT RIGHT-OF-WAY, AN ENCROACHMENT AND/OR UTILITY PERMIT MAY BE REQUIRED.
7. ALL METERS, VALVES, AND BACKFLOW PREVENTORS ARE TO BE IN COMPLIANCE WITH THE CITY OF BEAUFORT REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
8. ADJUST ALL TOP OF STRUCTURES ELEVATIONS (MANHOLES, CLEANOUTS, VALVE BOXES) TO FINISH GRADE ELEVATIONS.
9. ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH HENRY COUNTY STANDARDS AND SPECIFICATIONS.
10. LOCATOR WIRE AND DETECTOR TAPE ARE REQUIRED ON ALL SEWER LINES.

HATCH LEGEND:



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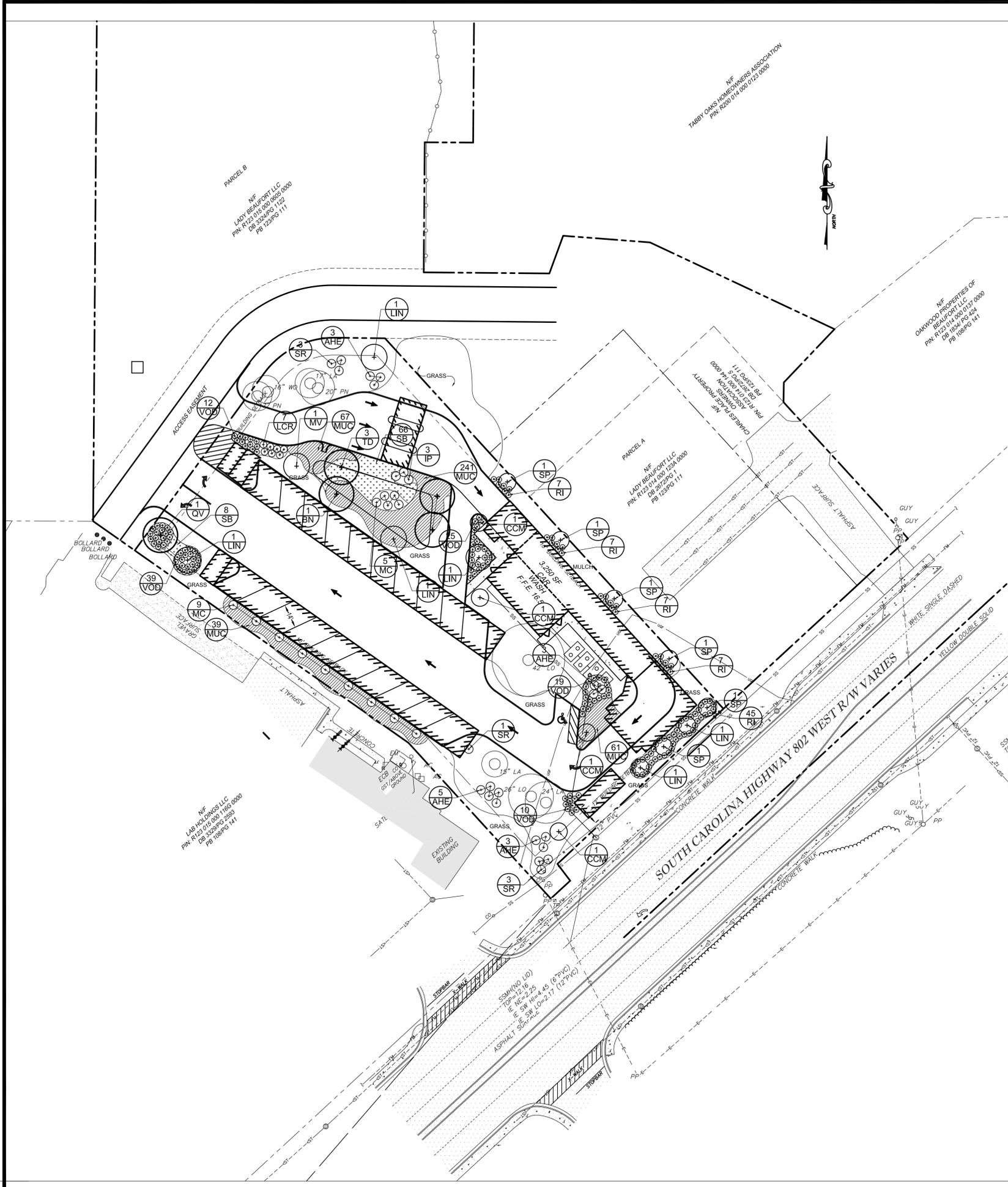
CONCEPTUAL SITE PLAN OVERLAY
TIDAL WAVE AUTO SPA
 TAX MAP PARCEL: R123-015-0605
 BEAUFORT COUNTY, SOUTH CAROLINA
 Prepared for:
SHJ CONSTRUCTION GROUP, LLC

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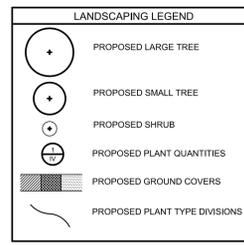
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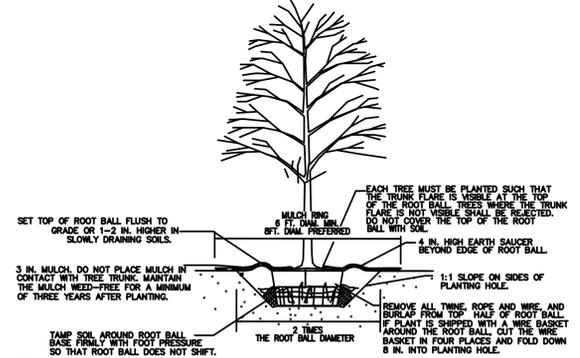


PLANT SCHEDULE						
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES
G-COVER	MUC	MUHLENBERGIA CAPILLARIS	408	1 GAL	2.5' O.C.	-
	SB	SPARTINA BAKERI	74	1 GAL	4' O.C.	-
SHRUBS	AHE	AZALEA HYBRIDA 'ENCORE' AUTUMN JEWEL	14	7 GAL	4' O.C.	-
	IP	ILICUM PARVIFLORUM	3	7 GAL	5' O.C.	-
	LCR	LOROPETALUM CHINENSIS 'RUBY'	7	3 GAL.	4' O.C.	-
	MC	MYRICA CERIFERA	14	7 GAL.	AS SHOWN	-
	RI	RAPHIOLEPSIS INDICA	73	3 GAL.	3.5' O.C.	-
	SR	SERENOA REPENS	7	3 GAL.	5' O.C.	-
TREES	VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	95	3 GAL.	3' O.C.	-
	BN	BETULA NIGRA 'HERITAGE'	1	1.5"-2" CAL	AS SHOWN	-
	CCM	CERCIS CANADENSIS 'MERLOT'	4	1" CAL (7-8 FT)	AS SHOWN	-
	LIN	LAGERSTROMIA INDICA 'NATCHEZ'	6	1 CAL (8-10 FT)	AS SHOWN	2-3 STEM
	MV	MAGNOLIA VIRGINIANA	1	1.5" CAL	AS SHOWN	-
	OV	QUERCUS VIRGINIANA	1	2.5"-3" CAL.	AS SHOWN	-
	SP	SABAL PALMETTO	6	8'-9" CT	AS SHOWN	-
	TD	TAXODIUM DISTICHUM	3	2.5"-3" CAL	AS SHOWN	-



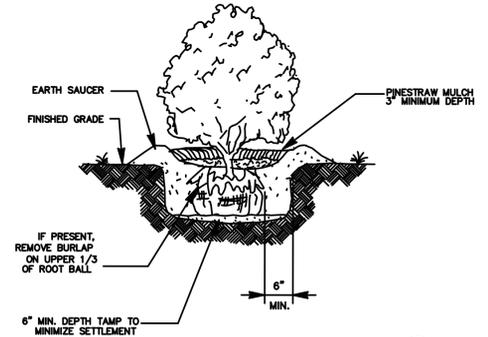
LANDSCAPE NOTES:

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY CENTIPEDE SOD/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING GRASS WHENEVER POSSIBLE.
- ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW.
- NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
- SEE DETAILS ON CONSTRUCTION DETAIL SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT.
- AN UNDERGROUND IRRIGATION SYSTEM, IF INSTALLED, SHALL COMPLY WITH ALL THE REQUIREMENTS AND REGULATIONS OF THE COUNTY AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
- GUARANTEE:**
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.



NOTES

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).



NOTES

- CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING NOT TO SCALE



NO.	REVISION DESCRIPTION	BY	DATE

REGISTERED
No. 871
LANDSCAPE ARCHITECT
DANIEL W. FISCHER

30' 15' 0' 30'
GRAPHIC SCALE: 1"=30'-0"

EMC ENGINEERING SERVICES, INC.

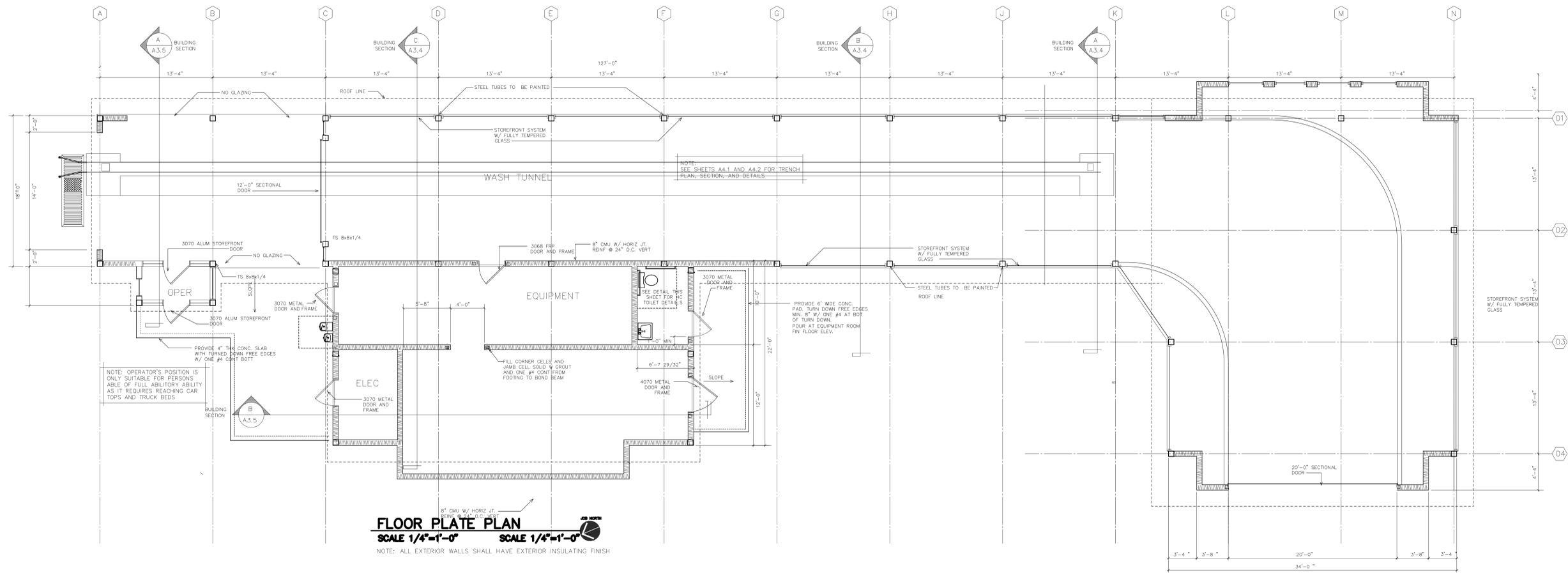
1344 U.S. HWY 19 SOUTH
LEESEBURG, GEORGIA 31763
PHONE: (706) 836-3333
FAX: (706) 836-3379
albanym@emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

OFFICES: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

LANDSCAPE PLAN

PROJECT NO.: _____
 DRAWN BY: _____
 DESIGNED BY: _____
 SURVEYED BY: _____
 SURVEY DATE: _____
 CHECKED BY: _____
 SCALE: 1"=20'
 DATE: 4/22/2016

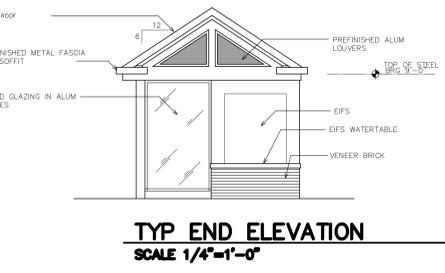
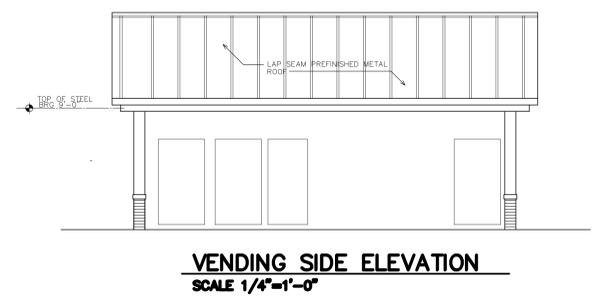
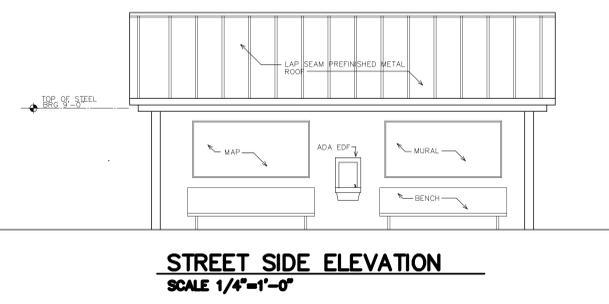
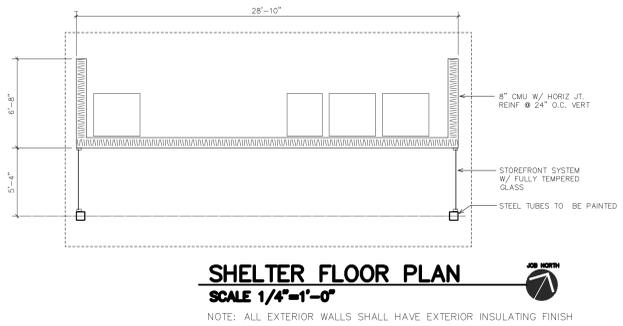
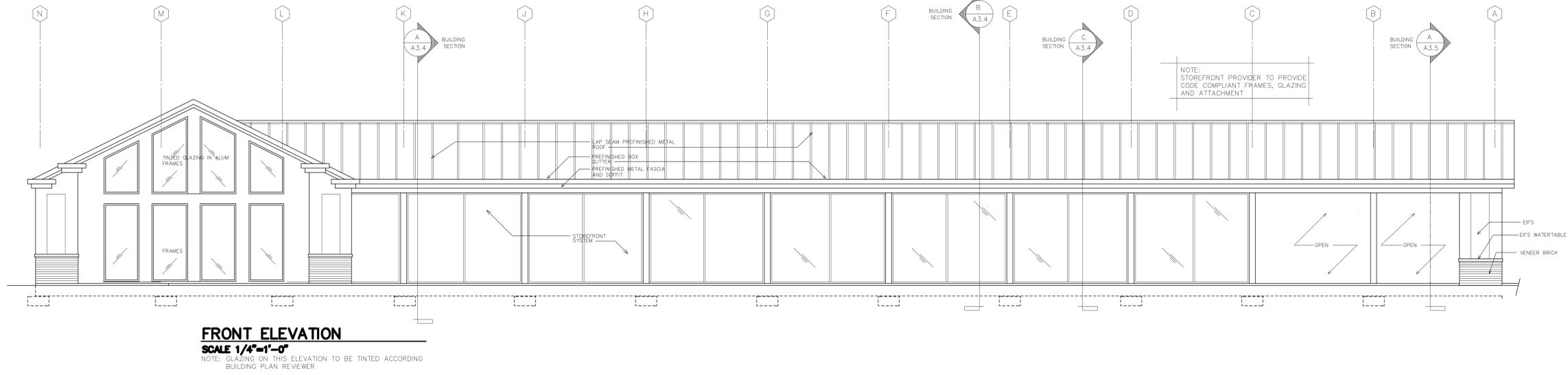
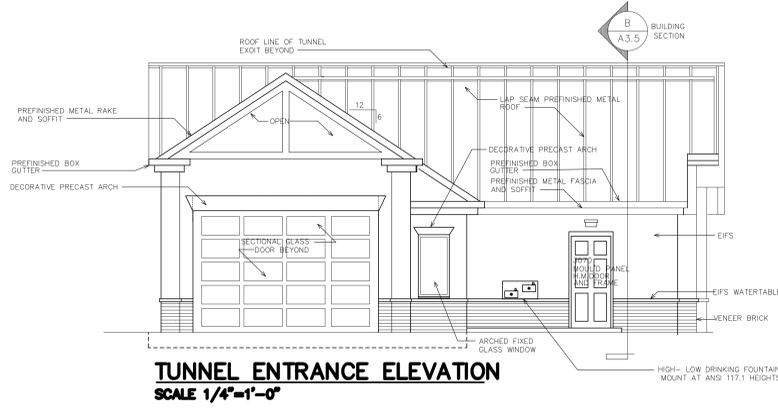
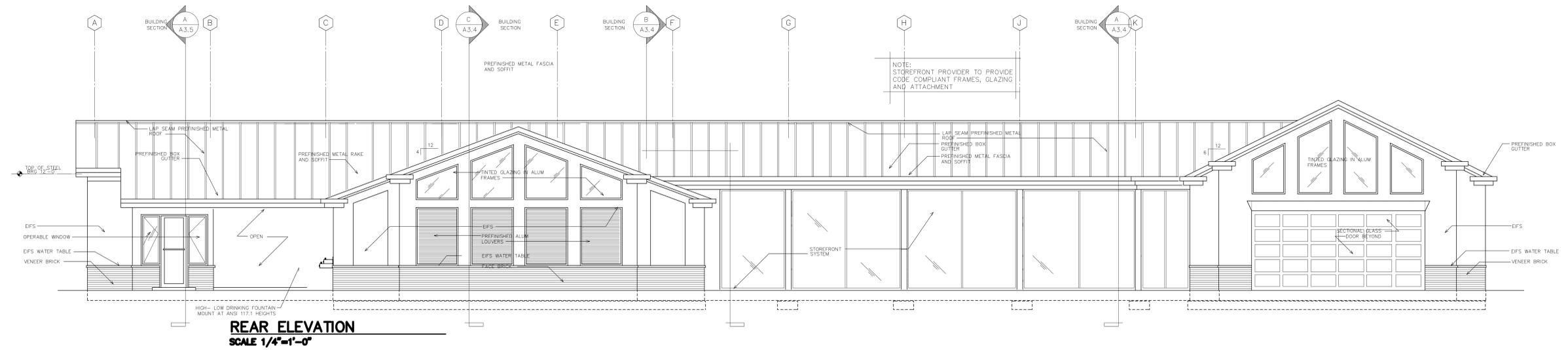


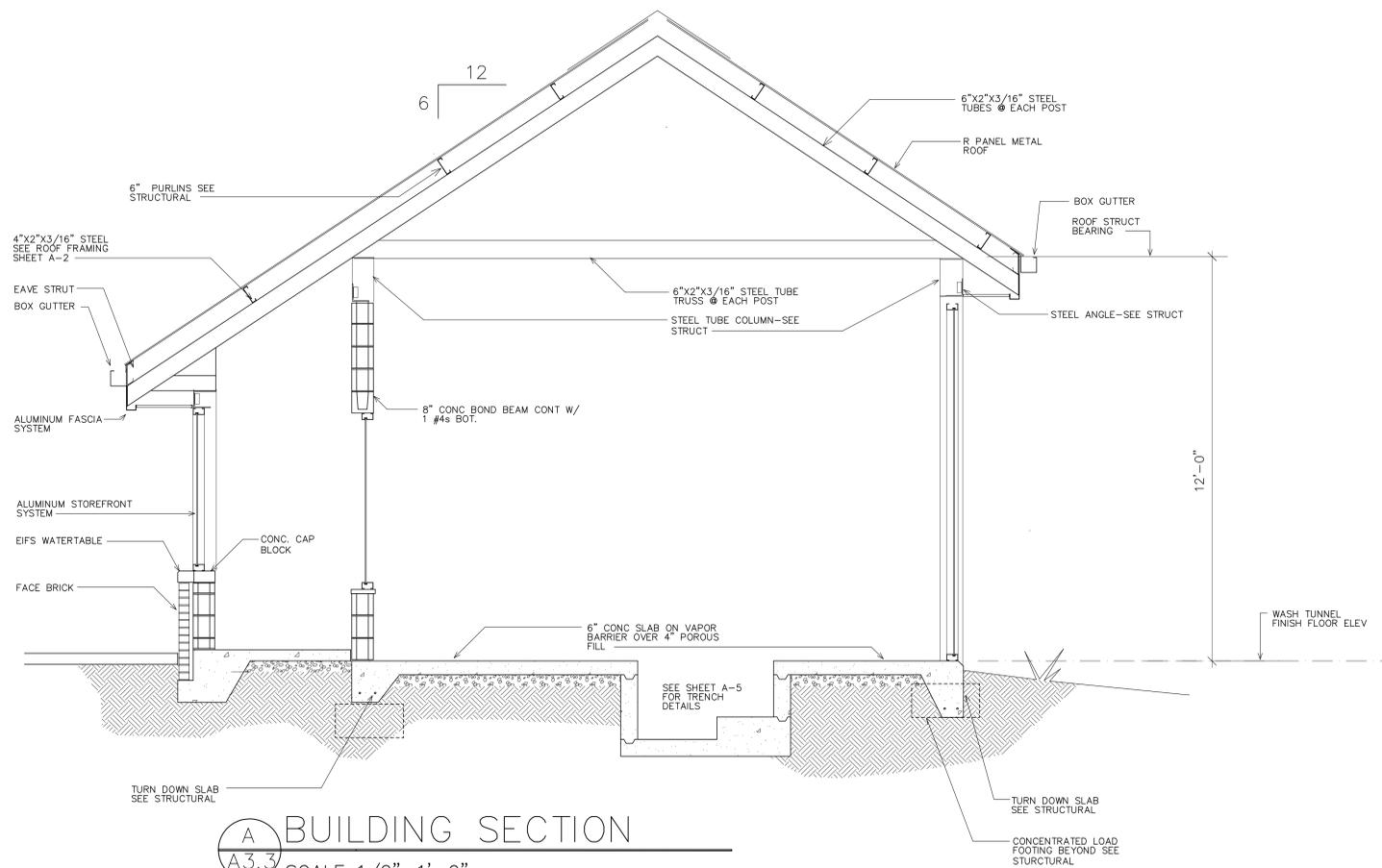
NOTE: OPERATOR'S POSITION IS ONLY SUITABLE FOR PERSONS ABLE OF FULL ABILITY AS IT REQUIRES REACHING CAR TOPS AND TRUCK BEDS

NOTE: SEE SHEETS A4.1 AND A4.2 FOR TRENCH PLAN, SECTION, AND DETAILS

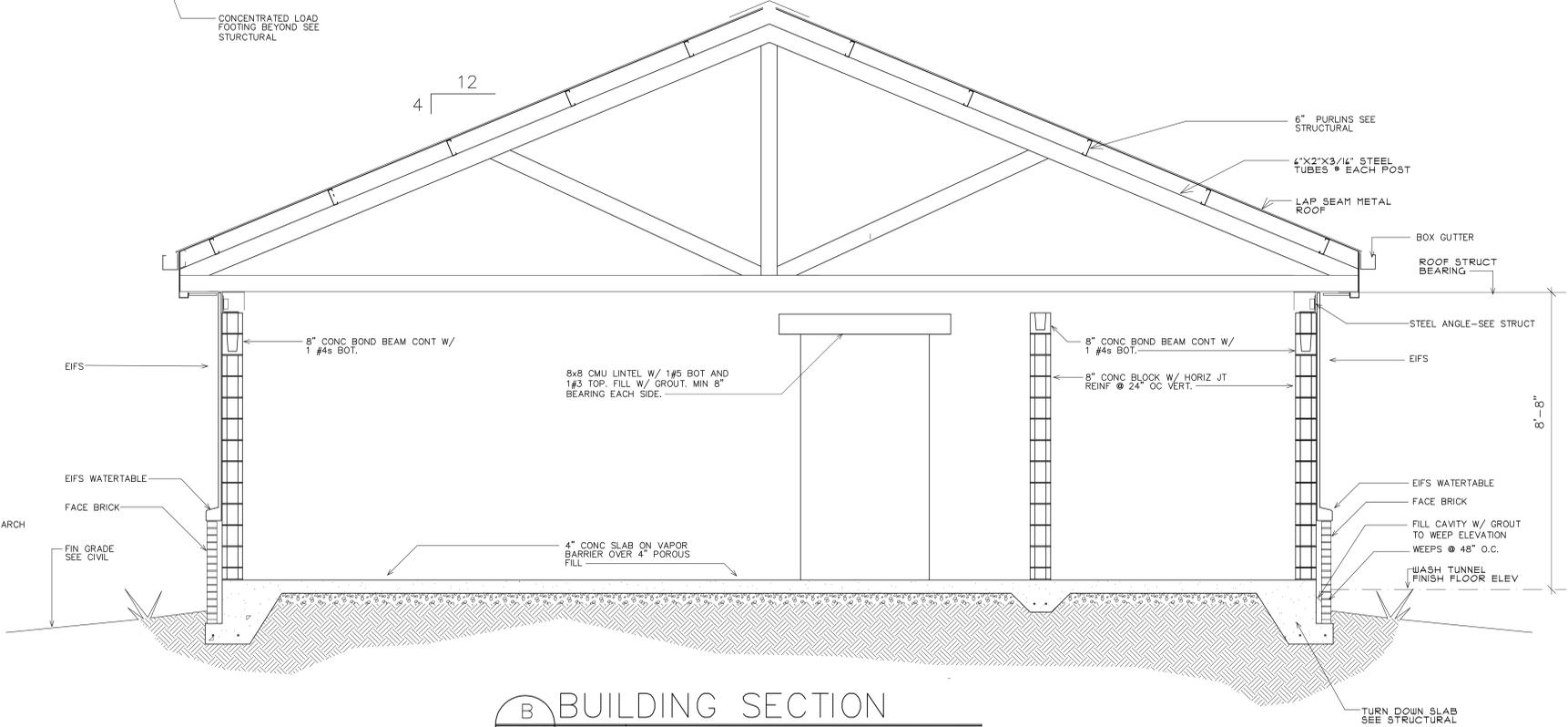
PROVIDE 6" WIDE CONC. PAD, TURN DOWN FREE EDGES MIN. 8" W/ ONE #4 AT BOT OF TURN DOWN. POUR AT EQUIPMENT ROOM FIN FLOOR ELEV.

FLOOR PLATE PLAN
 SCALE 1/4"=1'-0" SCALE 1/4"=1'-0"
 NOTE: ALL EXTERIOR WALLS SHALL HAVE EXTERIOR INSULATING FINISH

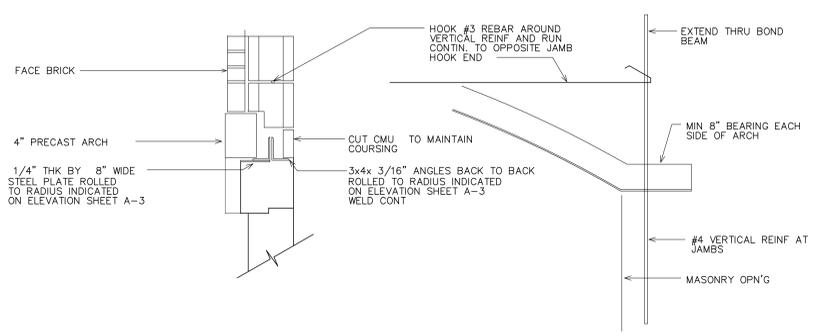




A BUILDING SECTION
 A3.3 SCALE 1/2"=1'-0"



B BUILDING SECTION
 A3.3 SCALE 1/2"=1'-0"



01 ARCH SUPPORT DETAIL
 A3.3 SCALE 1/2"=1'-0"

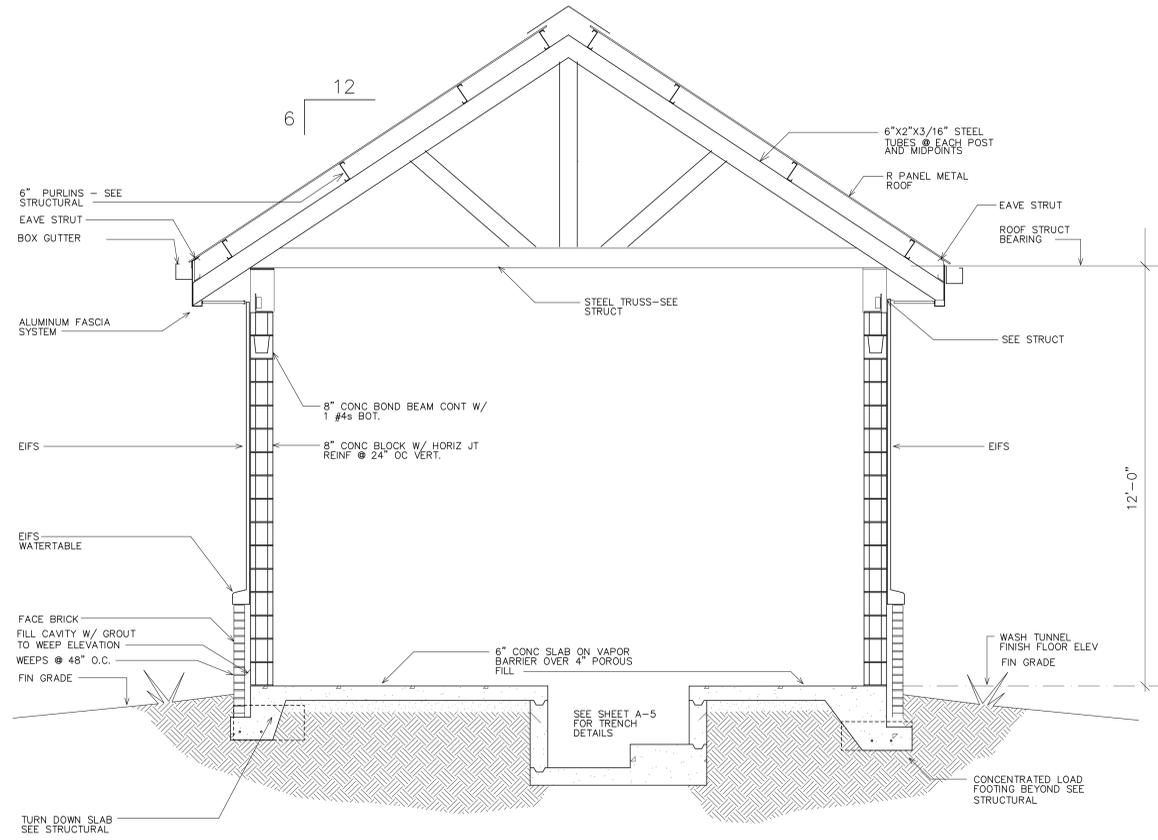
A NEW
 TIDAL WAVE AUTO SPA
 BEAUFORT SOUTH CAROLINA

David A. Tyler, Architect
 101 South Center Street
 Thomaston, Georgia 30286
 706-647-4692

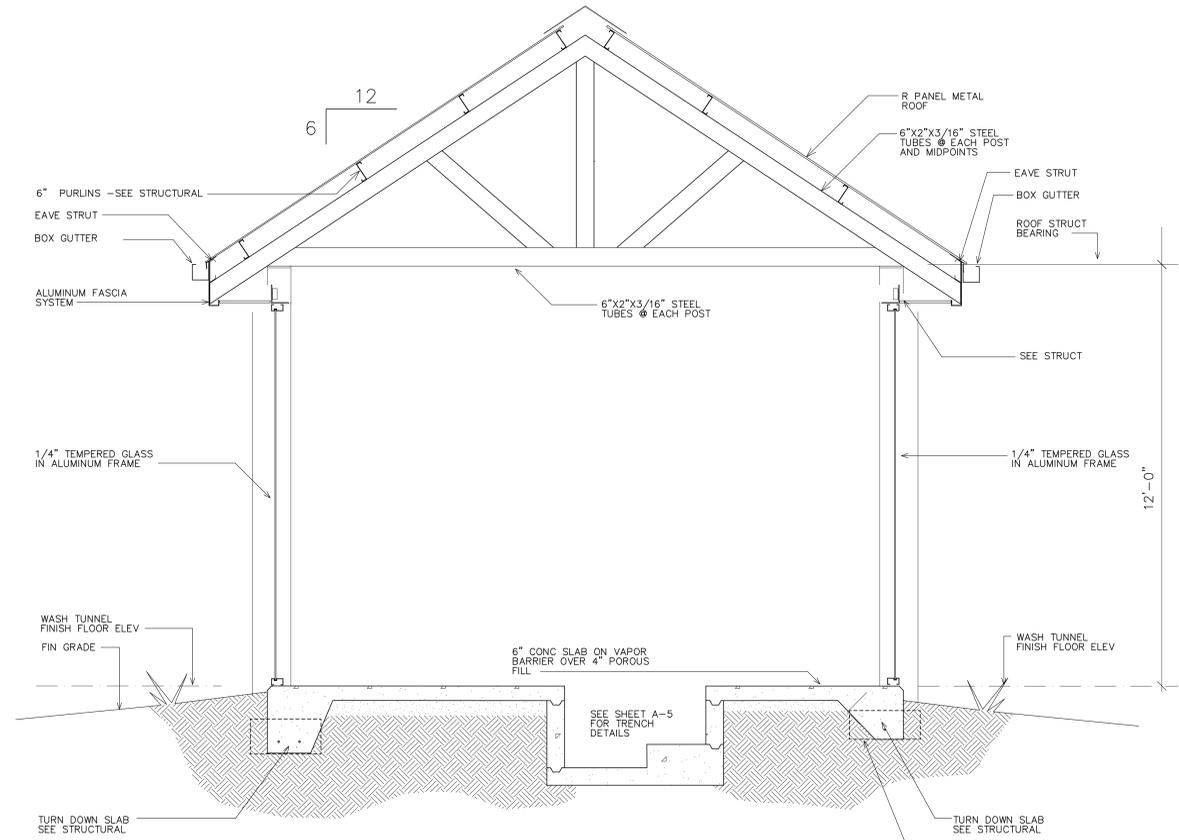
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DATE: FEB. 19, 2016 PROJECT # COM-04-16 DRAWN BY: DATLER

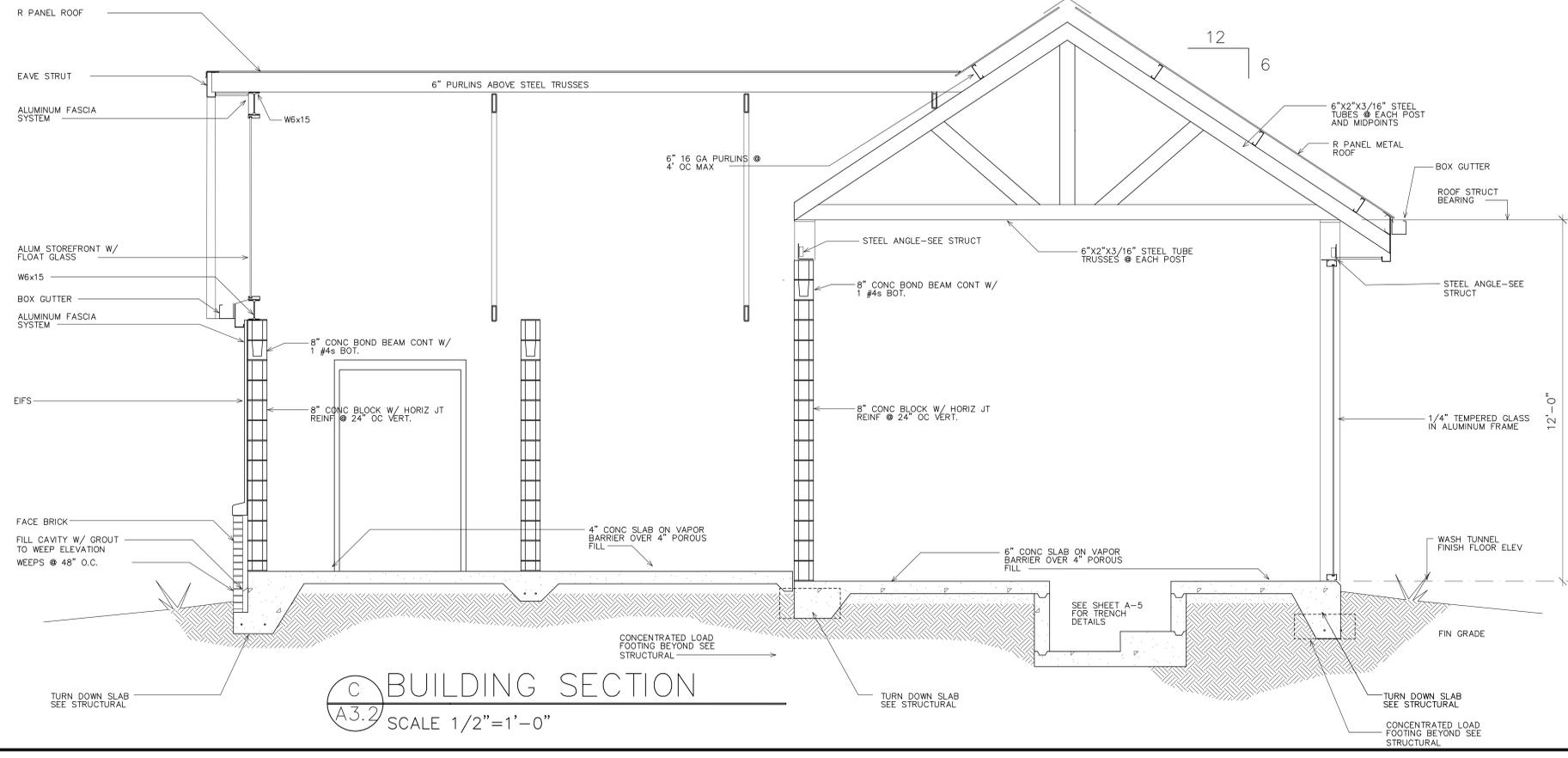
SHEET:
A3.3
 OF 09



A BUILDING SECTION
 A3.2 SCALE 1/2"=1'-0"



B BUILDING SECTION
 A3.2 SCALE 1/2"=1'-0"



C BUILDING SECTION
 A3.2 SCALE 1/2"=1'-0"

A NEW
TIDAL WAVE AUTO SPA
 BEAUFORT SOUTH CAROLINA

David A. Tyler, Architect
 101 South Center Street
 Thomaston, Georgia 30286
 706-647-4692

SHEET:
A3.2
 OF: 09

DATE: FEB 19, 2016
 PROJECT # COM-04-16
 DRAWN BY: DATLER

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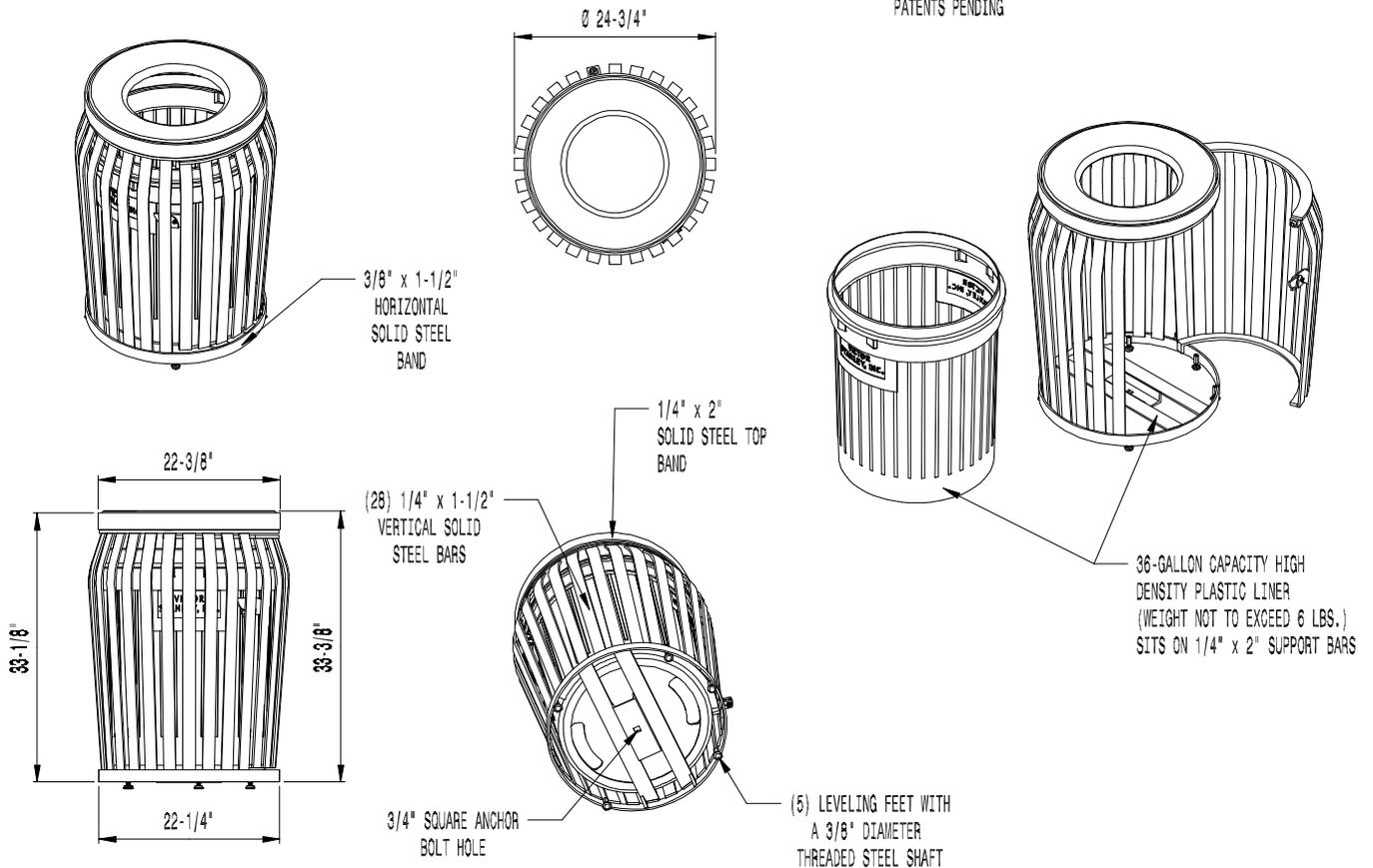




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AVAILABLE OPTIONS:

POWDER COATING

11 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

CUSTOM DECALS

AVAILABLE WITH PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS

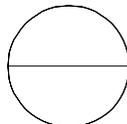
STANDARD TAPERED FORMED LID (AS SHOWN). AVAILABLE WITH OPTIONAL DOME LID, DOME LID WITH STAINLESS STEEL ASHTRAY, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, AND CONVEX LID WITH SELF-CLOSING DOOR.

SECURITY

LID RIVETED IN PLACE.

NOTES:

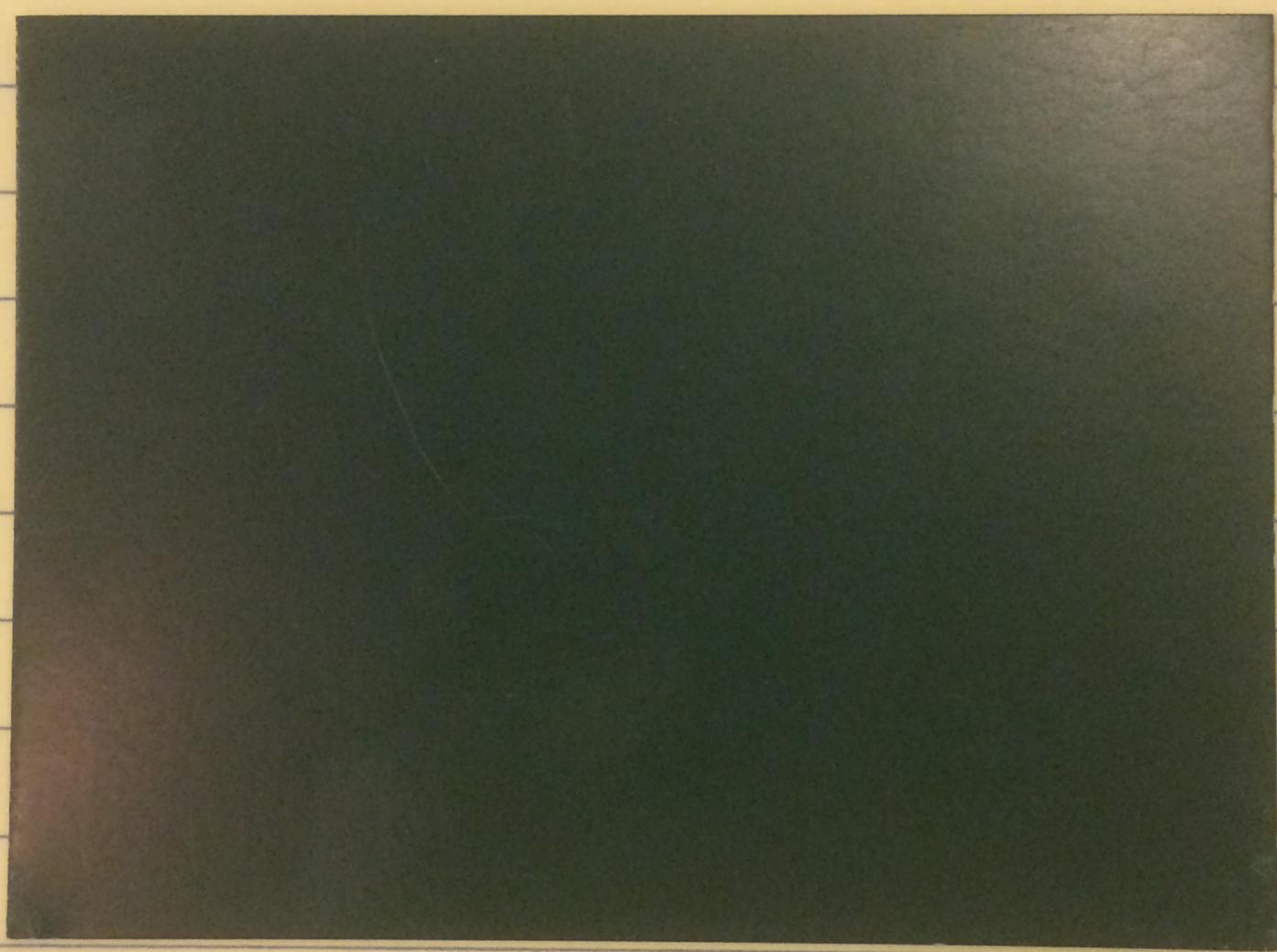
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- ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
- OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD $3/16\text{'}$ SOLID STEEL LATCH ASSEMBLY.
- THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
- VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
- ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
- FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
- THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



DYN-SD-36

DYNASTY SERIES™

36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
 SHOWN: STANDARD TAPERED FORMED LID



FINAL WAVE - FRONT BUFFER REQUIREMENT

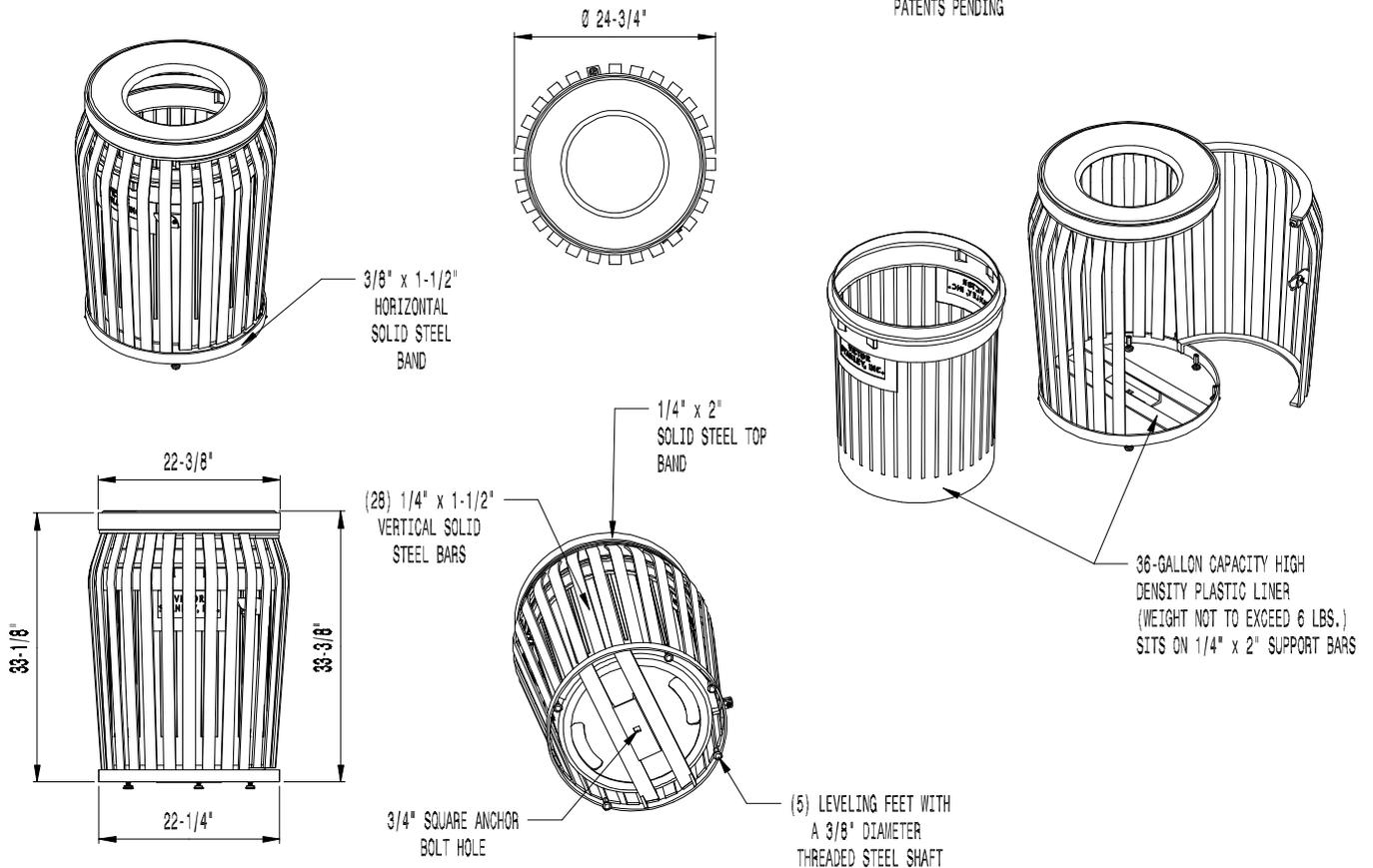




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LIDS

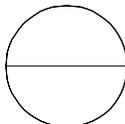
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