AGENDA

City of Beaufort

DESIGN REVIEW BOARD

Thursday, March 12, 2020 2:00 p.m.

City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort SC

STATEMENT OF MEDIA NOTIFICATION:

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

I. Call to Order

II. Review of Minutes:

A. Minutes of February 13, 2019 Meeting

III. Old Business:

A. Wendy's, Fast Food Restaurant

Applicant: The Isaacs Group

Requesting approval to construct a 2,500 SF Wendy's Restaurant with a drive-thru window. The existing building and parking infrastructure will be demolished and reconstructed as a Wendy's restaurant. Reconstruction includes the associated erosion control, parking, landscaping, and utilities.

IV. Discussion

V. Adjournment

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

Design Review Board
Meeting Minutes – February 13, 2020

1 CALL TO ORDER

A regular meeting of the Design Review Board was held at the City Hall Council Chambers on Thursday, February 13, 2020 at 2:00 pm.

2 ATTENDEES

Attendees included Board members – Rett Bullard, Witt Cox, and Benjie Morillo, and staff members Joan Furlong and Julie Bachety.

3 MEMBERS NOT IN ATTENDANCE

Kimberly McFann

4 APPROVAL OF MINUTES

Mr. Morillo made a motion, seconded by Mr. Cox, to approve the minutes as submitted. The motion passed unanimously.

5 OLD BUSINESS

EXPRESS OIL CHANGE & TIRE ENGINEERS – 238 Robert Smalls Parkway
(PIN R122 028 00A 0467 0000)
Construction of a quick-service oil change shop with parking, landscaping, and utilities.

Joan Furlong presented the staff report.

The Applicant, Bohler Engineering, presented the project.

Chairman Bullard asked for public comment; there was none.

Board comments included extending the landscape buffer facing Robert Smalls and minor roof revisions, as provided in a sketch by Mr. Morillo.

A motion was made by Mr. Morillo, seconded by Mr. Cox, to grant final approval to the application with the condition that the buffer landscaping and roof revision be added and reviewed by staff. The motion passed unanimously.

DRAFT

6 NEW BUSINESS

104 Factory Creek – (PIN R123 015 0000 0785 0000) – New Construction

Joan Furlong presented the staff report, stating that the applicant is requesting approval to construct a new single-family house in the Lady's Island Marina Village LPUD.

The Applicant, Jason Price from Live Oak Builders, presented his project.

Chairman Bullard asked for public comment; there was none.

Board comments included review of the building elevations and recommended that brick wrap around the corners. The applicant agreed to make the change.

The Board also asked about grading and drainage. Mr. Price stated that the only fill would be within the building footprint to raise the elevation of the garage floor, and that the natural grade sloping down to the river would be maintained.

Mr. Morillo, made a motion, seconded by Mr. Cox, to approve the residence pending staff's approval of the Board's comments made today. The motion passed unanimously.

7 DISCUSSION

Board Rules and Procedures – Joan Furlong advised the Board that the Board Rules and Procedures had been revised to reflect the minor changes requested by the Board and that hard copies would be provided at the next Board meeting.

The DRB checklist was discussed. A motion was made by Rett Bullard to temporarily reinstate the old checklist until a new checklist could be developed by the Board in conjunction with staff. The motion was seconded by Benjie Morillo and passed unanimously.

Joan Furlong introduced historic preservation and architectural review consultant Jeremy Tate of Meadors, Inc. to the Board. Mr. Tate provided his background and the support that Meadors, Inc. would provide to the HRB and DRB vis a vis historic preservation and architectural design review.

8 ADJOURNMENT

Mr. Morillo made a motion, seconded by Mr. Cox, to adjourn the meeting. The motion passed unanimously.

The meeting ended at 2:25 p.m.

Chair

Date of approval

CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of December 12, 2019

Case Number:	19-08 DRB.2
Project:	Wendy's, Fast Food Restaurant
Property Address:	168 Sea Island Parkway
Parcel #:	R123 015 000 194B 0000
Applicant:	The Isaacs Group
Type of Request:	Final approval
Zoning:	T5-UC
Review Stage:	Design Review

Request:
The applicant, The Isaacs Group is requesting final approval to construct a 2,500 SF Wendy's Restaurant with a drive-thru window. The Existing Building and parking infrastructure will be demolished and reconstructed as a Wendy's restaurant. Reconstruction includes the associated erosion control, parking, landscaping and utilities.

Background: The proposed new construction will take the place of the former Steamers restaurant. This project received conceptual approval at the December 12, 2019 DRB meeting. Since the December meeting the applicant has addressed the concerns of the board.

The Beaufort Code:

Setback requirements T5-UC:

- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories
- Frontage Build-out: 60% minimum

Use:

Commercial:

Retail and restaurants is considered a subcategory under commercial use sand is permitted conditionally under the T5-UC zoning designation per section 3.6.2.D of the Beaufort Code

Vehicle- and Boat-Related Use:

Drive Thru facilities is considered a subcategory under the vehicle- and boat- related uses. This use is permitted in the T5-UC zoning designation conditionally.

Building Design Standards:

3.7.2.B **Drive-thru Facilities**

1. **Design Review:** Drive-thru facilities include any building with an external window or station for the purpose of providing services to a person in an automobile. All new drive-through facilities shall be subject to the following standards.

    a. **Service Window Location:** The drive-thru window shall not be located on the façade of the building facing any Primary Street frontage. In mid-block and alley-accessed locations, the drive-thru service windows must be located in the rear of properties.

    b. **Drive-Thru Lane Location:** Drive-thru lanes shall not circulate around any Primary Street frontage.

        i. **Specific to T5-UC:** Drive-thru lanes shall not be visible from any Primary Street frontage. Where the lot configuration makes it impossible to screen the drive-thru lane from the primary street with the building, opaque fencing or vegetation may be permitted to fulfil this requirement, provided all other standards of the ordinance are met.

    c. **Stacking:** There shall be no minimum or maximum stacking requirements for vehicles; however they must meet the standard in 3.7.2.B.1.b above.

    d. **Menu Board:** One outside menu or order board is permitted, with a maximum of 24 square feet in size and a maximum height of 8 feet above grade.

4.6.1.B **Proportions of Bays and Openings:** All building bays, including porches, colonnades and porticos as appropriate, shall be square or vertical in proportion, unless the design merits a horizontally-proportioned opening. Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion. The façade of a proposed building should draw upon the proportion and number of bays in surrounding buildings, as defined by windows, doors, and column spacing, to establish a compatible scale.

4.6.1.C **Building Materials:** Building wall materials shall be combined on each façade only horizontally, unless the building is broken vertically by a change of plane, or a vertical architectural element. Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding.

4.6.1.B **Trash, Mechanical, Utility and Service Equipment and Areas**

1. Loading docks, service areas, and trash disposal facilities (e.g., trash and recycling receptacles, compactors, dumpsters) shall be hidden or screened from view of streets, parks, squares, waterways, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties that are zoned for nonresidential uses, if such

loading areas are screened from view.

2. Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

4.6.3.C.1 **Transparency, specific to zones T4 and T5**

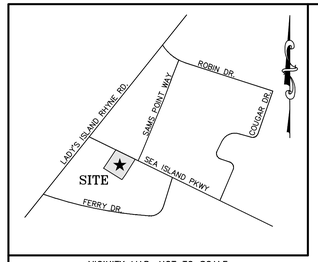
1. Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Design Review Body. It shall not be reduced to lower than 30%.
2. **Proportion and Details**
    a. Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.
    b. Window openings may be grouped horizontally, but trim between windows shall be at least 3.5 inches wide. This does not apply to storefront windows.

Staff analysis:

- Section 2.5.B.4 provides relief to the frontage build out requirement, the applicant has demonstrated the 60% build out requirement with the addition of delineated open space in the form of a "green square". Staff believes that the addition of the green space is in keeping with the intent of the code.
- Staff believes that comments from the December 12, 2019 meeting have been addressed.
- The applicant has since provided a traffic study demonstrating minimal impacts.
    - Access to the site is provided via five separate existing access points and, under any scenario, the new traffic volumes are expected to have minimal impacts to the level-of-service (LOS) on the adjacent roadways. Since the ITE trip generation forecasts for Land Use 934 may not accurately predict AM peak hour traffic and since the market research conducted for the Wendy's site indicate traffic volumes during the AM hours will not exceed 50 new trips during the peak hour, it does not appear the traffic volumes for this site would trigger the requirements outlined in section 7.3.2 of The Beaufort Code for a traffic impact analysis.

Staff Recommendation:

Staff recommends final approval.



VICINITY MAP: NOT TO SCALE

LIGHTING NOTE:

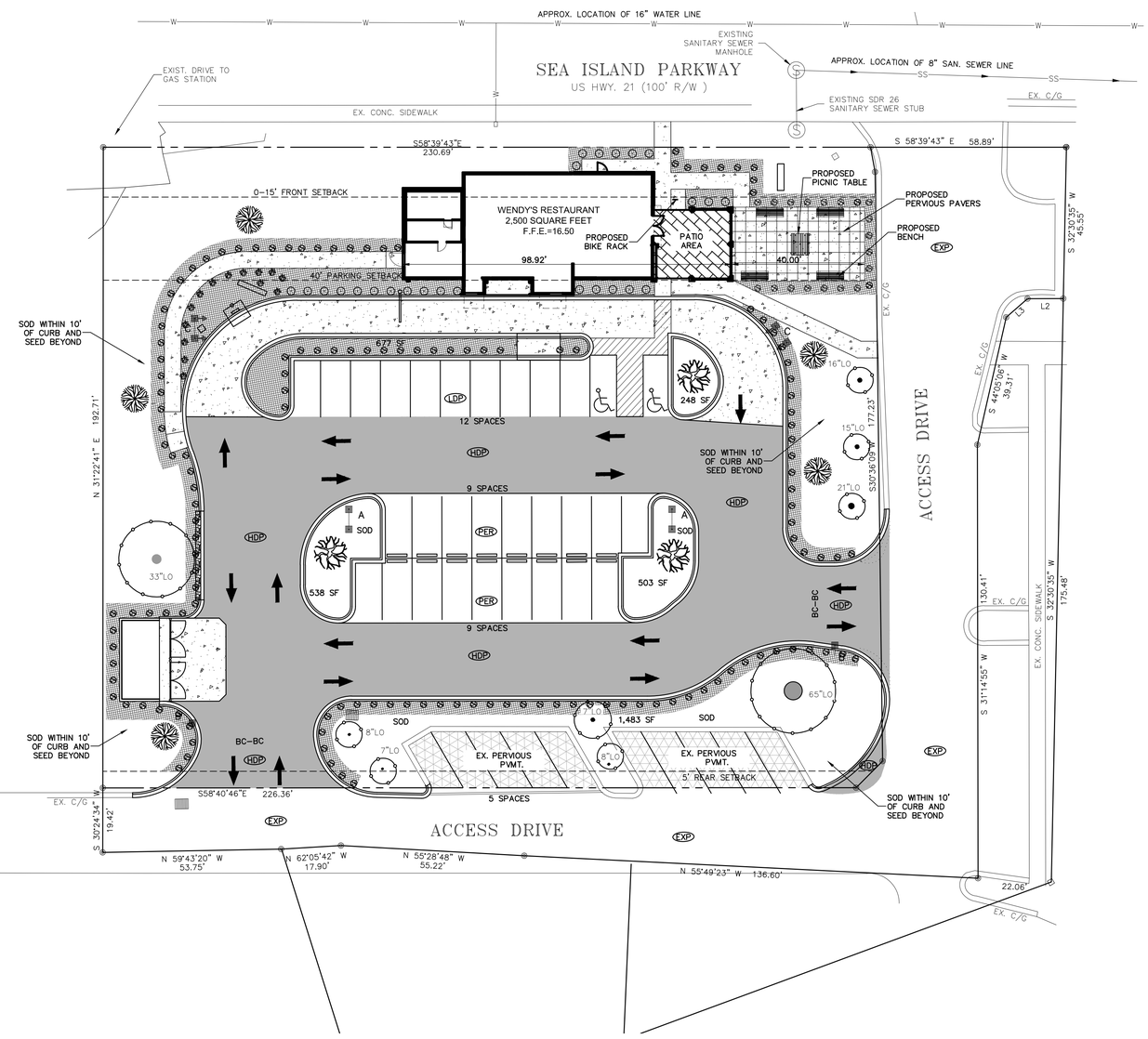
CONTRACTOR TO VERIFY FINAL LIGHT POLE LOCATIONS AND SPECIFICATIONS WITH OWNER PRIOR TO INSTALLATION

IRRIGATION NOTE:

ALL PLANTINGS SHALL BE MECHANICALLY IRRIGATED.

BUILDING FRONTAGE SCREENING:

ROAD FRONTAGE: 230.69 LF
ROAD FRONTAGED SCREENED: 138.92 LF
REQUIRED SCREENING: 60%
PROVIDED SCREENING: 138.92/230.69 * 100 = 60.65%



LANDSCAPE LEGEND

SYMBOL	SPECIES	PLANTING SIZE	QTY.
	SHUMARD OAK(OVERSTORY TREE) QUERCUS SHUMARDII	2.5" CALIPER	3
	SPRUCE PINE(OVERSTORY TREE) PINUS GLABRA	2.5" CALIPER	5
	YAUPON HOLLY(SCREENING SHRUB) ILEX VOMTORIA	18" TALL	159
	INDIAN HAWTHORNE(SCREENING SHRUB) RAPHIOLEPIS INDICA	18" TALL	25
	NANDINA(SCREENING SHRUB) NANDINA DOMESTICA	18" TALL	14
	TREE PROTECTION FENCE		
HDP	PROPOSED HEAVY DUTY PAVEMENT (HDP)		
LDP	PROPOSED LIGHT DUTY PAVEMENT (LDP)		
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED 2"-3" MULCH BED		

NOTE

PLANT QUANTITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL PLANT QUANTITIES PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED SO THAT THEY DO NOT CONFLICT WITH UNDERGROUND UTILITY LINES.

SEEDING SCHEDULE

MONTH	TEMPORARY COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX	PERMANENT COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX
JANUARY	RYEGRASS RYE	40 lbs 3 bu	— 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
FEBRUARY	ANNUAL LESPEDEZA RYEGRASS RYE	40 lbs 40 lbs 3 bu	10 lbs — 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
MARCH	WEEPING LOVEGRASS ANNUAL LESPEDEZA	4 lbs 40 lbs	2 lbs 10 lbs	PENSACOLA BOHIA HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 10 lbs 60 lbs	30 lbs 6 lbs —
APRIL	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET ANNUAL LESPEDEZA	4 lbs 80 lbs 40 lbs 40 lbs	2 lbs — 10 lbs 10 lbs	PENSACOLA BOHIA WEEPING LOVEGRASS HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 6 lbs 10 lbs 60 lbs	30 lbs 6 lbs 6 lbs —
MAY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET PEARL MILLET	4 lbs 60 lbs 40 lbs 50 lbs	2 lbs — 10 lbs —	PENSACOLA BOHIA WEEPING LOVEGRASS HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 6 lbs 10 lbs 60 lbs	30 lbs 6 lbs 6 lbs —
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JULY	SUDAN GRASS BROWN TOP MILLET	60 lbs 40 lbs	— 10 lbs	PENSACOLA BOHIA	60 lbs	30 lbs
AUGUST	PEARL MILLET RYE	50 lbs 3 bu	— 0.5 bu	PENSACOLA BOHIA	60 lbs	30 lbs
SEPTEMBER	RYEGRASS OATS WHEAT	40 lbs 4 bu 3 bu	— 1 bu 0.5 bu	SERICEA LESPEDEZA[1]	75 lbs	—
OCTOBER	WHEAT RYEGRASS RYE BARLEY	3 bu 40 lbs 3 bu 3 bu	0.5 bu — 0.5 bu 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
NOVEMBER	SAME AS OCTOBER			SAME AS OCTOBER		
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LANDSCAPING NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).

2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.

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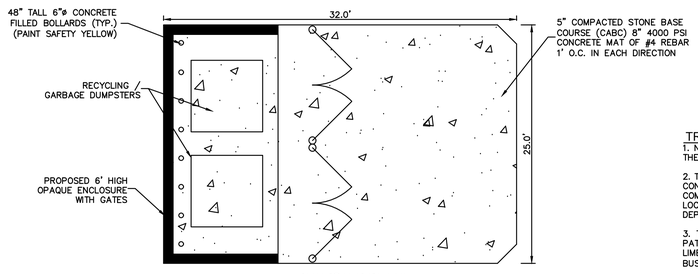

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NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL
2	WDP	2/26/2020	ADDED COURTYARD

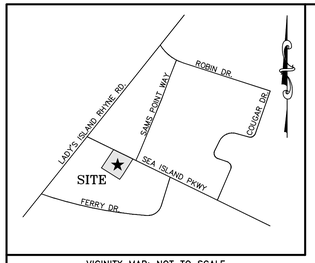
Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: LANDSCAPE PLAN

File #: 19209-PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.1



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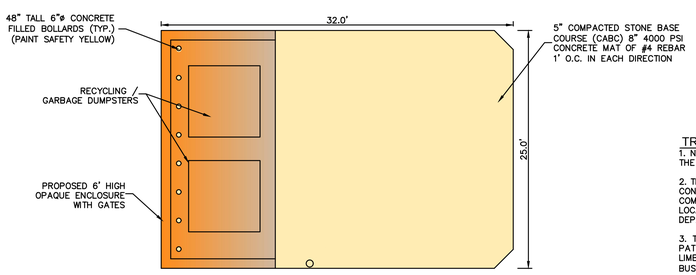

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2	WDP	2/26/2020	ADDED COURTYARD

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: LANDSCAPE EXHIBIT

File #: 19209-PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.2

Trip Generation Analysis for

Wendy's Restaurant

Final Report – February 2020

D&F Job No. 31899.00

PREPARED FOR:

Mr. David Ayers
Director of Special Projects
Carolina Restaurant Group, Inc.
8040 Arrowridge Boulevard
Charlotte, North Carolina 28273

PREPARED BY:

Davis & Floyd, Inc.
3229 West Montague Avenue
North Charleston, SC 29419
(843) 554-8602

SOUTH CAROLINA
DAVIS & FLOYD, INC.
No. C00538
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 20544
BRYAN D. WEBB
2/21/20

1.0 Introduction

As requested, Davis & Floyd, Inc. has conducted a trip generation analysis to determine the traffic volumes that could be expected for the proposed Wendy's restaurant on Lady's Island in Beaufort, South Carolina. The proposed Wendy's restaurant will include a new 2,500 square foot facility that will replace the existing Steamers restaurant which is located at 168 Sea Island Parkway. The existing access for the Steamers restaurant will be closed and traffic will access the new Wendy's site via the five remaining access points for the Publix shopping center.

2.0 Planned Development

The proposed Wendy's restaurant is expected to be approximately 2,500 square feet and will replace the existing Steamers restaurant. A conceptual site plan for the development is provided in **Figure 1.** Due to the proposed site layout, the existing access to the Steamers restaurant will be closed and traffic will be distributed among the five existing access points for the Publix Shopping Center.

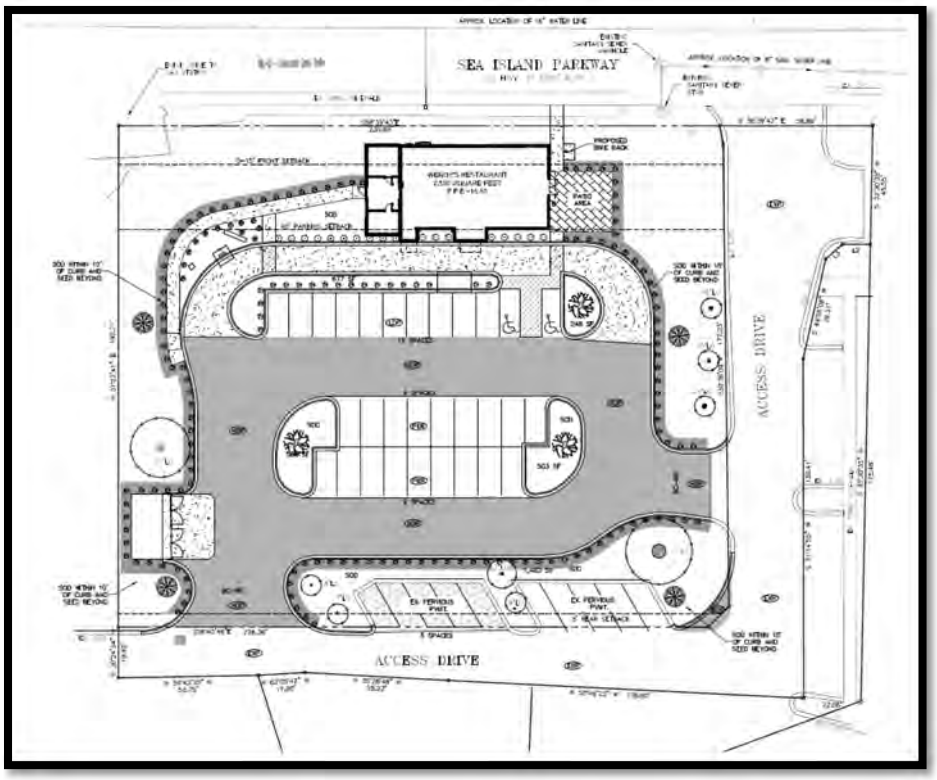

Figure 1
Proposed Site Plan

3.0 Trip Generation

In order to estimate the traffic that could be expected for this facility, the trip generation rates provided in the Trip Generation Manual, 10th Edition, published by the Institute of Transportation Engineers were applied to the proposed land use to estimate the total site traffic. ITE Land Use Code #934 (Fast-Food Restaurant with Drive-Through Window)) was used to predict the site traffic for the proposed development. A summary of the expected traffic volumes is provided in **Table 1**.

Table 1: Site Trip Generation (ITE)

Land Use	ITE LUC	Scale	Weekday AM Peak Hour		
			In	Out	Total
Wendy's	934	2,500 sf	51	49	100
Total Driveway Trips			51	49	100
Pass-By Reduction (49%)[1]			-25	-24	-49
Total New Trips on Adjacent Roadway			**26**	**25**	**51**

1. ***Pass-By reduction based on Table E.31 in ITE Trip Generation Handbook, 3rd Edition***

Based upon the ITE Trip Generation methodology presented above, the Wendy's site could be expected to generate 100 driveway trips during the AM peak hour. Since nearly half (49%) of the driveway traffic is expected to be pass-by trips, 51 "new" trips could be expected on the adjacent roadway(s). However, since many of the sites used for this analysis may or not be open for breakfast, the ITE indicates that "***users should exercise caution when applying statistics during the AM peak periods.***"[1]

Due to the ITE guidance about the accuracy of the AM peak hour calculations, we have also evaluated the market analysis prepared for the Wendy's site. Wendy's restaurants have not typically offered breakfast service but plan to begin doing so in the Spring of 2020. In preparation for this new service, stores in several test markets have opened for breakfast and averaged 75-100 total transactions during the 6:00 AM – 10:00 AM breakfast hours. To be conservative, if one transaction per vehicle and an even distribution of traffic were assumed (100 trips/4 hours = 25 trips/hour), the likely traffic volumes for the Lady's Island location are summarized in **Table 2**.

Table 2: Site Trip Generation (Wendy's Market Analysis)

Land Use	Scale	Weekday AM Peak Hour		
		In	Out	Total
Wendy's	2,500 sf	25	25	50
Total Driveway Trips		25	25	50
Pass-By Reduction (49%)[1]		-12	-12	-24
Total New Trips on Adjacent Roadway		**13**	**13**	**26**

1. ***Pass-By reduction based on Table E.31 in ITE Trip Generation Handbook, 3rd Edition***

1. ITE Trip Generation Manual, 10th Edition: Volume 2, pg. 156

Since the Wendy's market analysis and ITE trip generation forecasts result in different values, a third analysis was conducted to evaluate the 'average' of the two previous estimates. The results of this analysis are summarized in **Table 3**.

Table 3: Site Trip Generation (Average)

Land Use	Methodology	Weekday AM Peak Hour		
		In	Out	Total
Wendy's	ITE	51	49	100
	Market Forecast	25	25	50
Average Driveway Trips		38	37	75
Pass-By Reduction (49%)[1]		-18	-18	-36
Total New Trips on Adjacent Roadway		**20**	**19**	**39**

1. ***Pass-By reduction based on Table E.31 in ITE Trip Generation Handbook, 3rd Edition***

4.0 Site Access

The location of the proposed Wendy's restaurant is provided in Figure 2. The construction of the Wendy's site will require the closure of an existing driveway on Sea Island Parkway (shown in red) and new access points will be provided along the internal roadways within the adjacent Publix shopping center. Traffic traveling to/from Wendy's is expected to utilize the five (5) remaining access points (shown in green) for the adjacent Publix shopping center. Since the proposed site traffic will be distributed among several driveways, impacts to the driveway level-of-service are expected to be negligible.

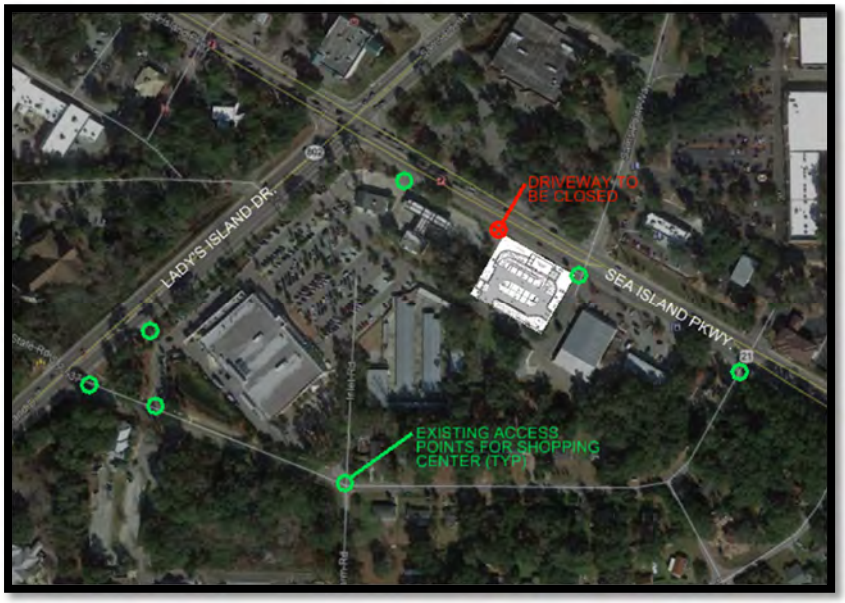

Figure 2
Site Access Points

5.0 Recommendations/Conclusions

A trip generation analysis has been performed to assess the number of new vehicle trips that could be expected for a new Wendy's restaurant during the AM peak hour. This analysis was initially conducted using the ITE Trip Generation Manual; however, additional analysis was conducted using Wendy's market analysis and an average of the two calculations since the ITE manual indicated caution should be used when applying the AM peak hour statistics. The resulting analysis using the Wendy's market analysis and average rates indicated the traffic volumes for the Wendy's site could range between 50-75 vehicles/hour and add 26-39 new trips on the adjacent roadway network. ITE calculations result in 100 vehicles/hour and 51 new trips on the adjacent roadway. Access to the site is provided via five separate existing access points and, under any scenario, the new traffic volumes are expected to have minimal impacts to the level-of-service (LOS) on the adjacent roadways.

Since the ITE trip generation forecasts for Land Use 934 may not accurately predict AM peak hour traffic and since the market research conducted for the Wendy's site indicate traffic volumes during the AM hours will not exceed 50 new trips during the peak hour, it does not appear the traffic volumes for this site would trigger the requirements outlined in section 7.3.2 of The Beaufort Code for a traffic impact analysis.

We appreciate the opportunity to work with you on this project. Should you have any questions or need any additional information, please do not hesitate to call us at (843) 554-8602.

TYPICAL PROTOYYPE RENDERING—

SHOWN ONLY FOR COLOR REFERENCE AND 3D PERSPECTIVE. PLEASE REFER TO EXTERIOR ELEVATION - SHEETS A2.1 AND A2.2 FOR PLACEMENT OF WINDOWS/DOORS, PARAPET HEIGHTS AND ETC. - 1/27/20—BEAUFORT , SC - SUBMITALS

TYPICAL PROTOYYPE RENDERING—

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SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018

SECTION GENERAL NOTES

A. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.

B. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT METAL SIDING, AND EIFS. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.

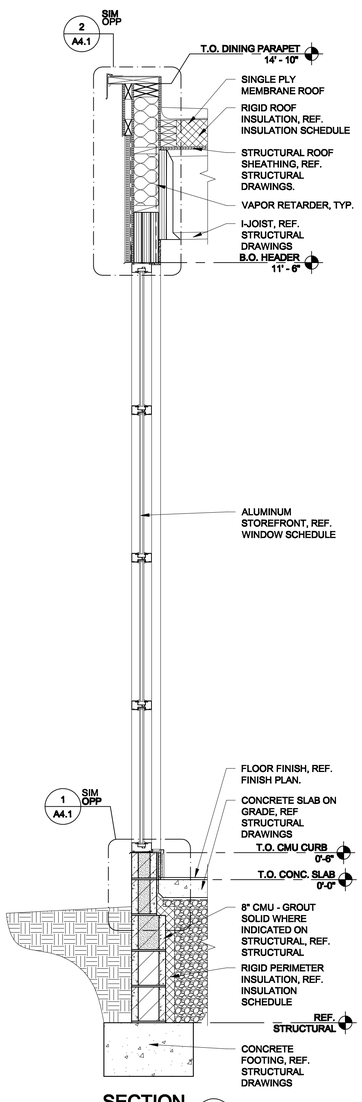
C. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.

D. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE. HARDSCAPE AND SHALL SLOPE AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.

E. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.

F. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.

G. INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.



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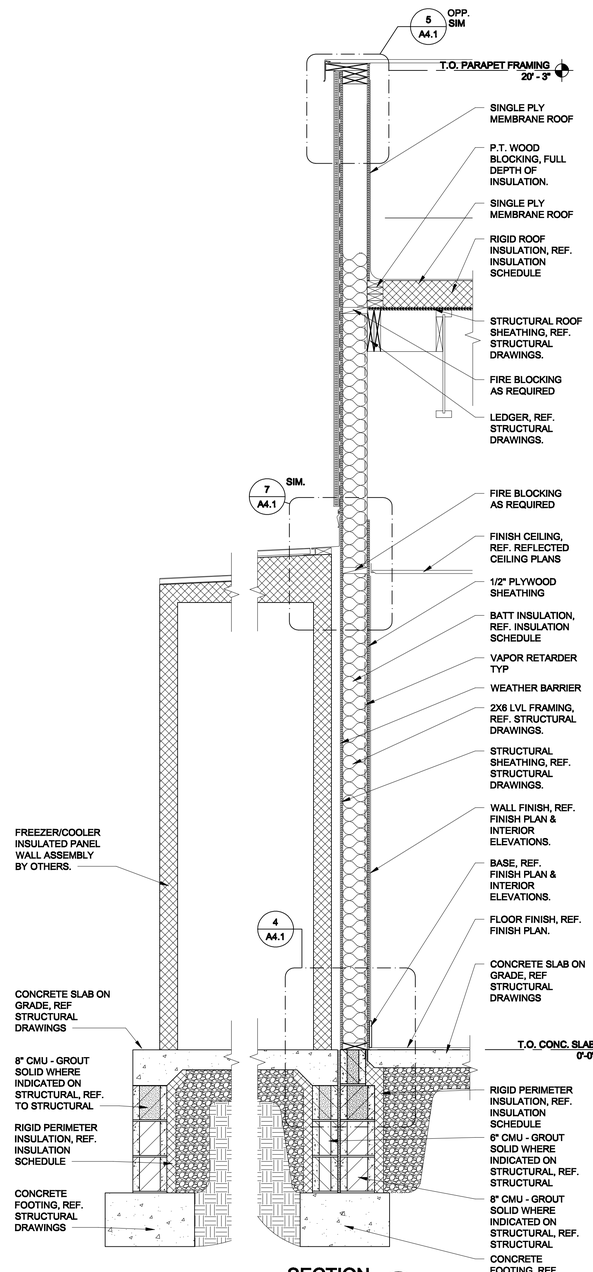

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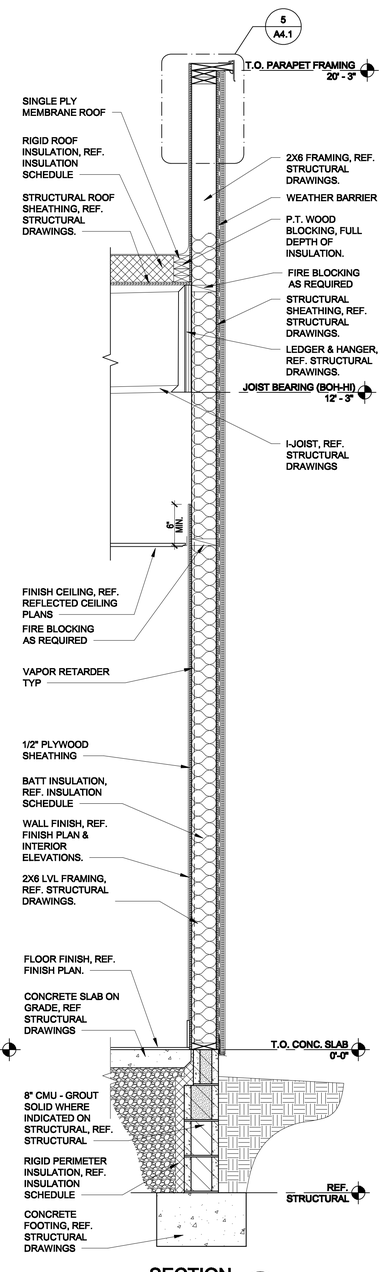

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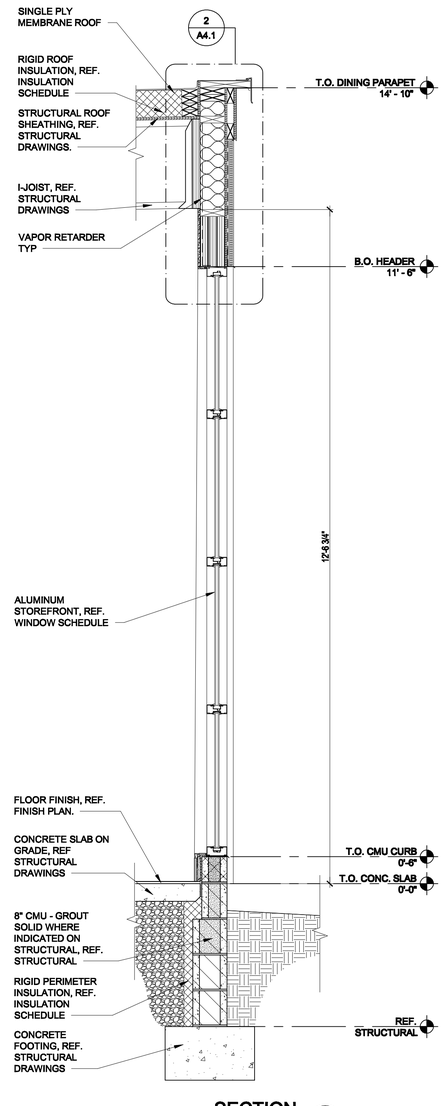

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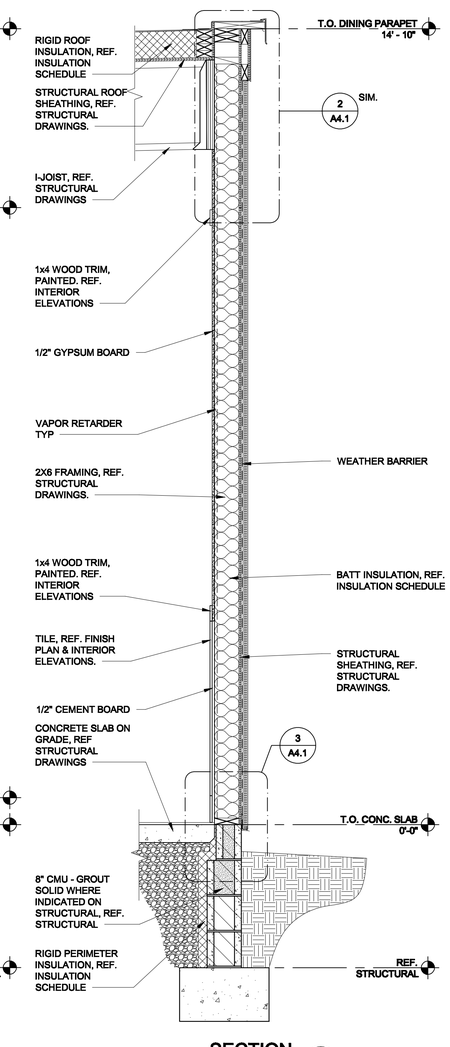

SECTION 1
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APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
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SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 1/27/20

REVISIONS, DATE, REV#, BY,

WALL SECTIONS

Wendy's.

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
A3.3
OF

12/22/2017 12:29:05 PM

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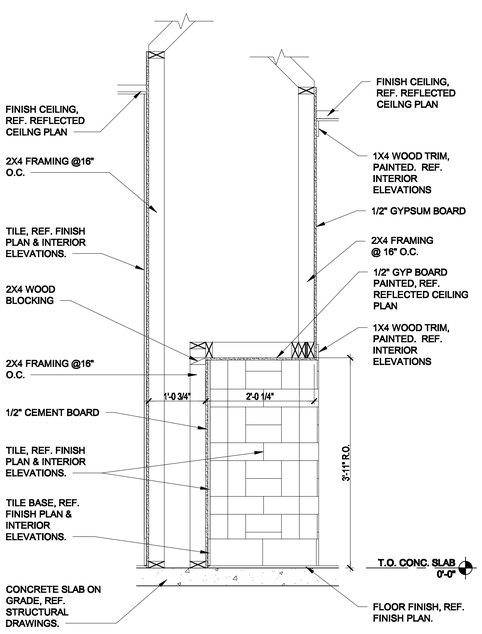
SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018



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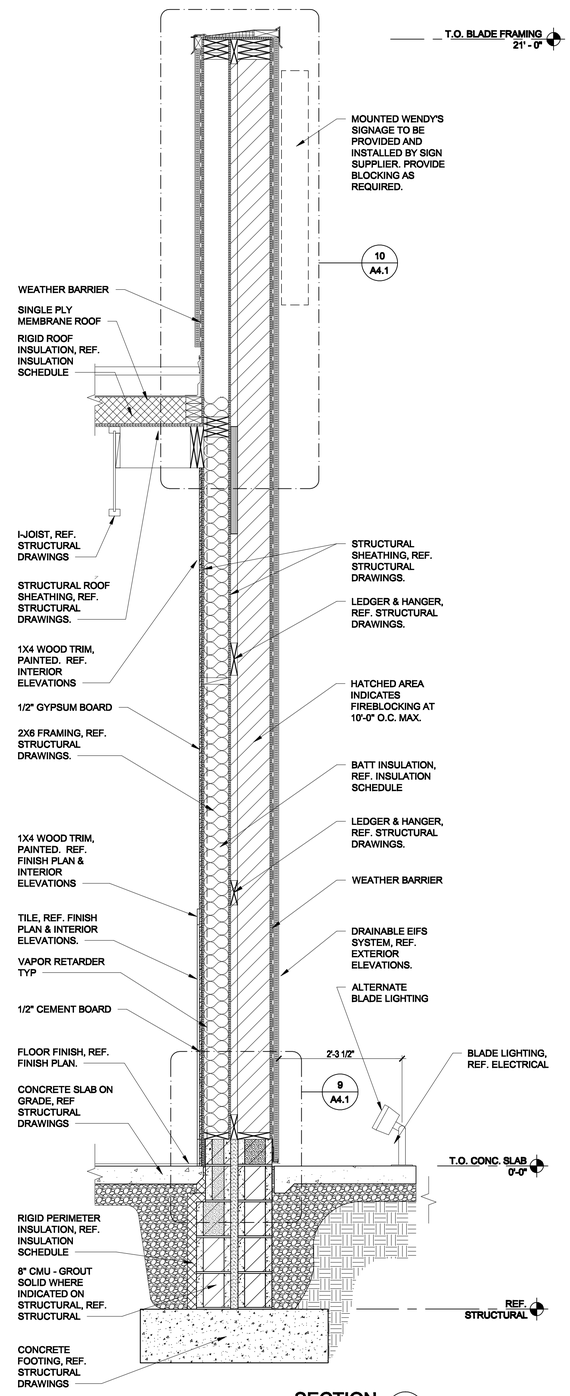

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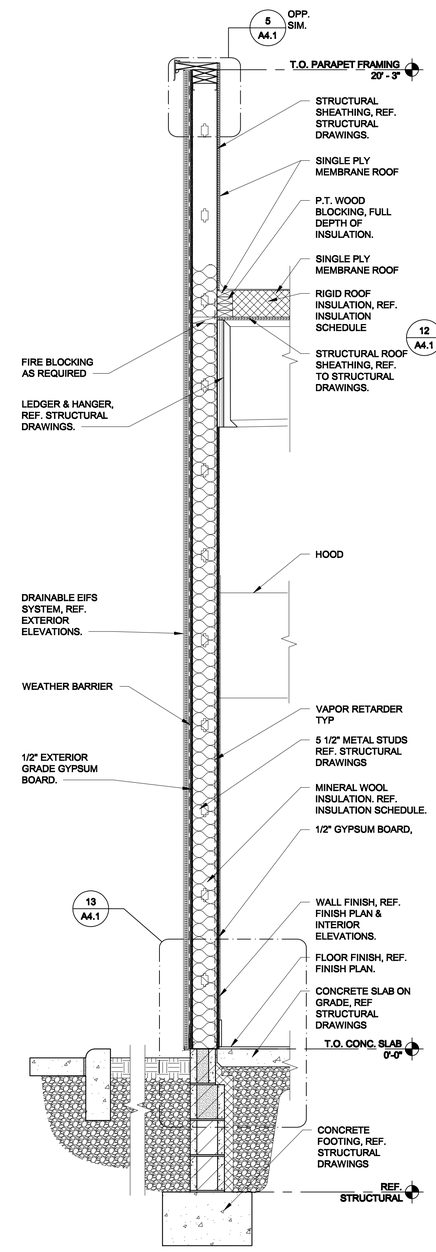

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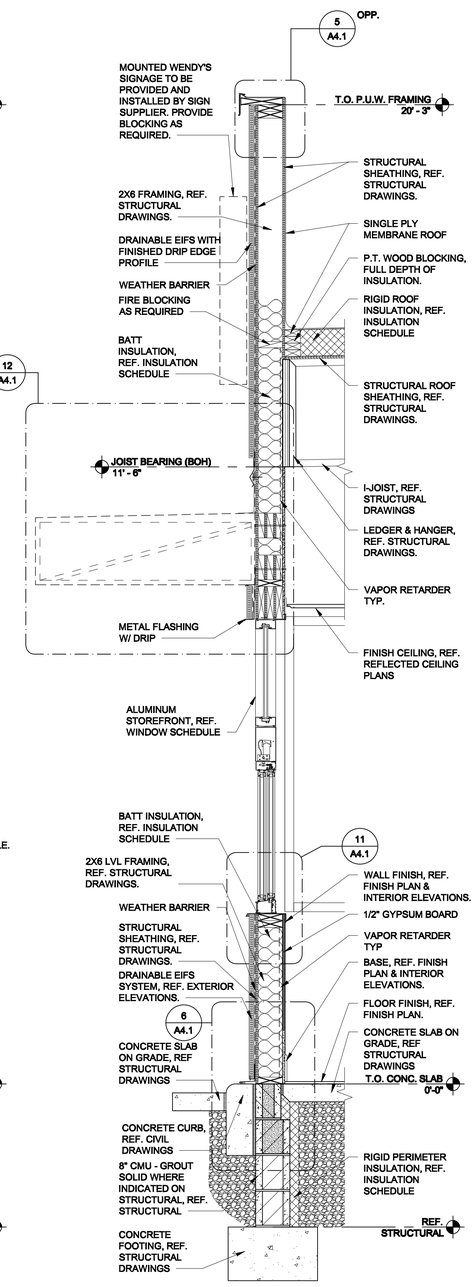

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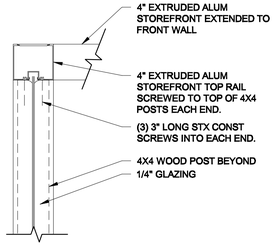
REVISIONS.
DATE: REV. BY.

WALL SECTIONS

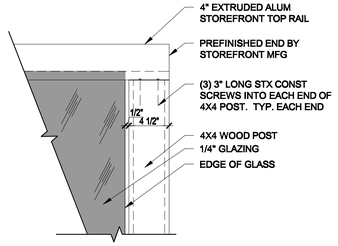
Wendy's.

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
A3.4
OF



DETAIL 6
1 1/2" = 1'-0"



DETAIL 5
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DESIGN BULLETINS:	FALL 2018

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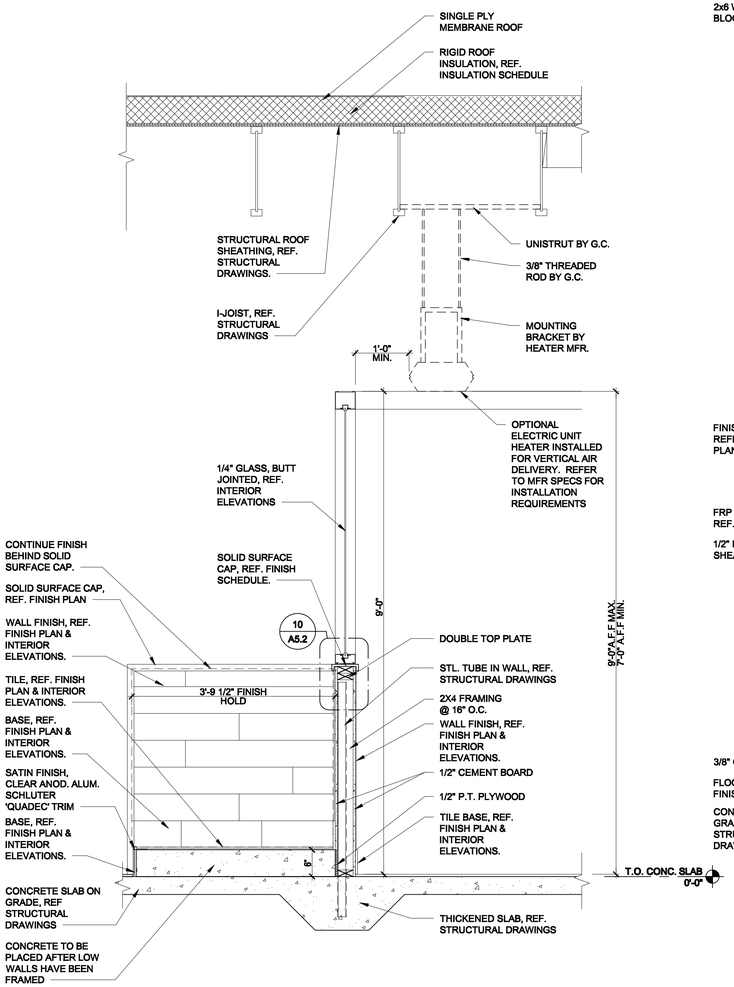

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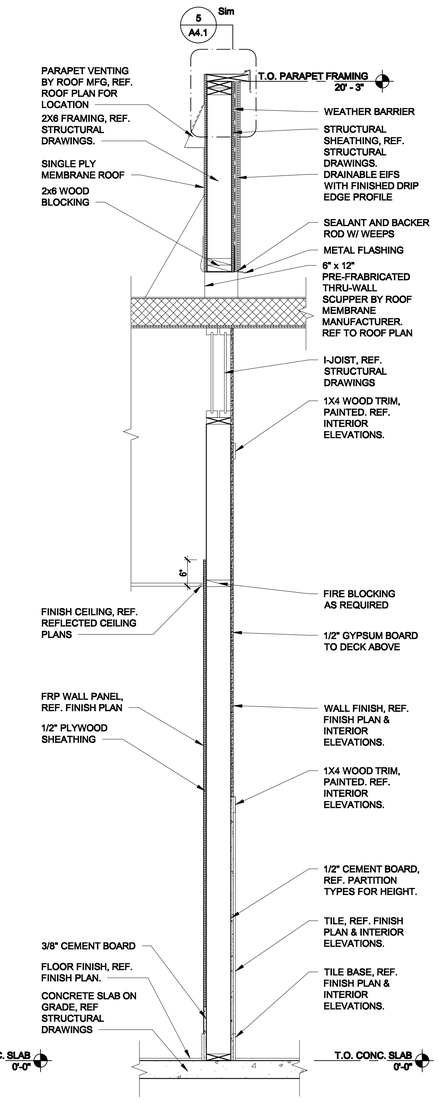

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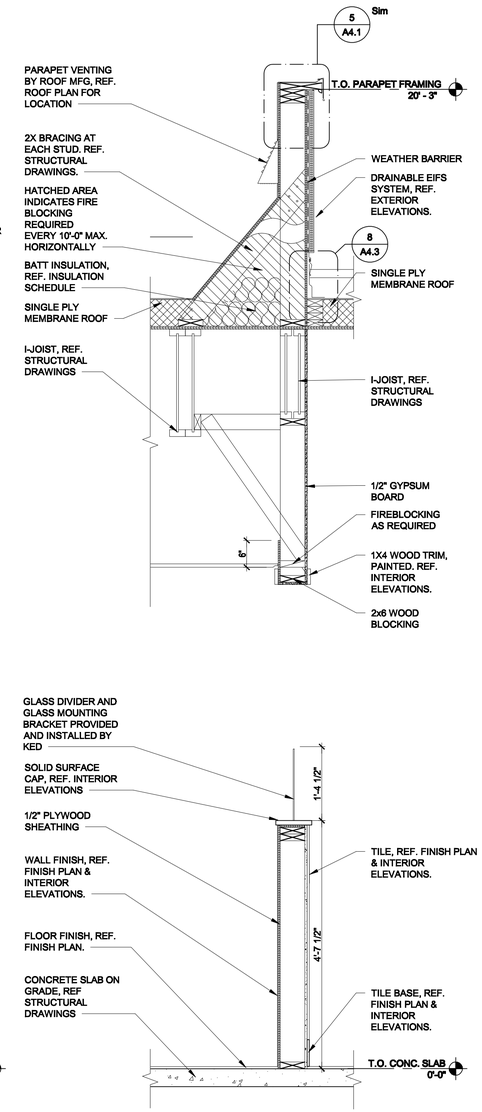

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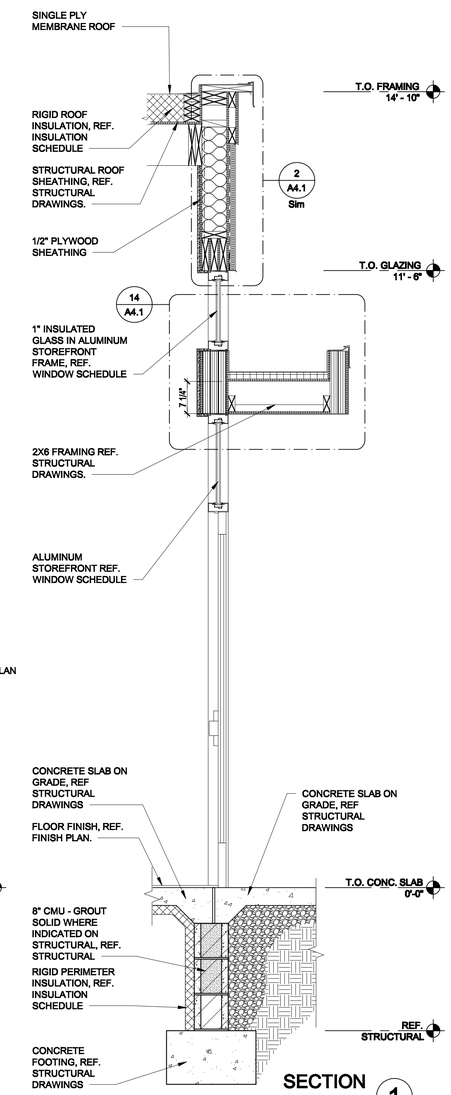

SECTION 1
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FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 1/27/20

REVISIONS, DATE, REV#, BY,

WALL SECTIONS

Wendy's.

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
A3.1
OF

12/22/2017 12:26:27 PM

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018

A. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.

B. COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.

C. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.

D. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.

E. REFER TO WALL TYPES ON SHEET A4.3.

F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.

SHADED AREA = SHEAR WALL

DIAGONAL HATCH = METAL STUD WALLS

STIPPLE = SOUND BATT INSULATION

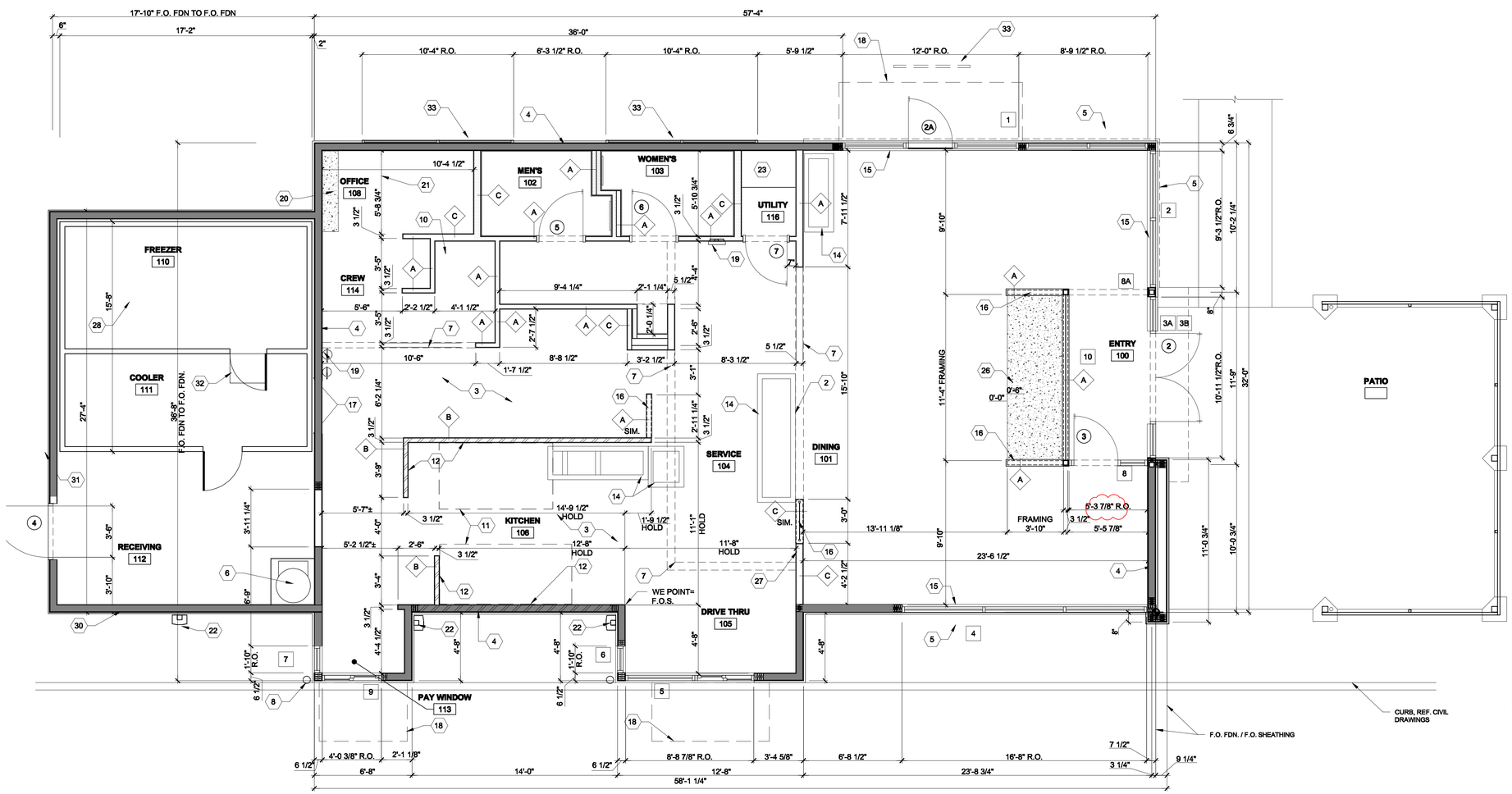
A — 2 X 4 FRAMING @ 16" O.C.

B — 3 5/8" METAL STUD @ 16" O.C.

C — 2 X 6 FRAMING @ 16" O.C.

SEE A5.1 FOR ADDITIONAL INFORMATION

**Tags updated in plan



FLOOR PLAN 1

1/4" = 1'-0"

CODED NOTES:

1. WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
2. APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION.
3. G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO EQUIPMENT PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
4. SHADED AREA INDICATES SHEAR WALL, REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE.
5. ROOF/ PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS,AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
6. PREFABRICATED USED COOKING OIL MANAGEMENT AND C02 TANK AREA.
7. SOFFIT / BULKHEAD ABOVE, REFER TO REFLECTED CEILING PLAN.
8. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL BOLLARD PER CIVIL DRAWINGS.
9. ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
10. RECESSED MOP SINK, INSTALL WATERPROOF MEMRANE IN MOP SINK RECESS TO TIE INTO DRAIN. REF DETAIL ON A5.1.
11. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
12. STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
13. ~~INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH MANUFACTURER.~~
14. EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
15. 6" C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
16. PARTIAL HEIGHT WALL, REFER TO INTERIOR ELEVATIONS AND SECTIONS.
17. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
18. AWNING / CANOPY ABOVE.
19. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
20. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
21. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
22. PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
23. HOT WATER TANK ON SHELF, TOP OF SHELF 4'-0" AFF. REFER TO DETAIL ON 3/EQ1.1 & STRUCTURAL DRAWINGS.
24. ~~1/2" ISOLATION JOINT~~
25. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX. REF. STRUCTURAL DRAWINGS.
26. HATCH INDICATES EXTENTS OF 6" RAISED CONCRETE SLAB W/ 6 MIL. PLASTIC BOND BREAK FILM FOR SEATING. INSTALL SLAB AFTER INSTALLATION OF PARTITIONS.
27. PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE MOUNTED 6'-10" AFF.
28. WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.
29. ~~CONTROL JOINT~~
30. HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
31. C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
32. RAMP BY WIB MANUFACTURER.
33. SPANDREL GLAZING
34. GUARDRAIL - VERIFY WITH OWNER

SQUARE FOOTAGE -

RESTAURANT - 1,821 SQUARE FEET- HEATED

COOLER/FREEZER/RECEIVING - 495 SQUARE FEET

PATIO - 481 SQUARE FEET

(AREA MEASURED FROM FACE OF INTERIOR SHEETROCK - U.N.O.)

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DATE: 1/29/20

REVISIONS:
DATE: REV#: BY:

FLOOR PLAN

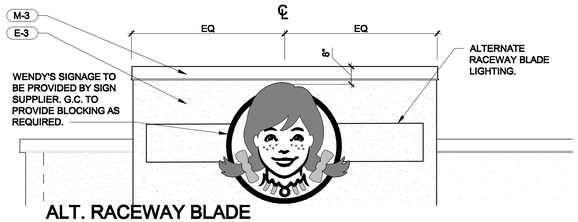
Wendy's

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: BD

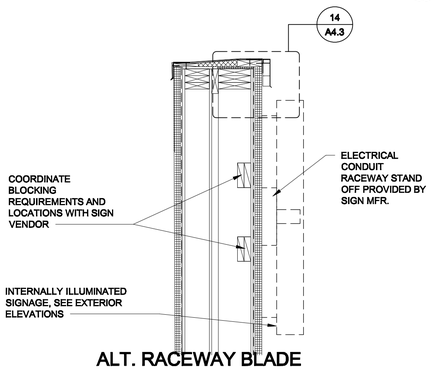
SHEET TITLE

A 1 OF



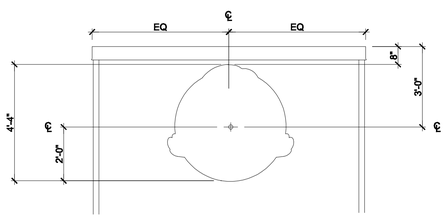
ALT. RACEWAY BLADE LIGHTING ELEVATION

3/8" = 1'-0" X



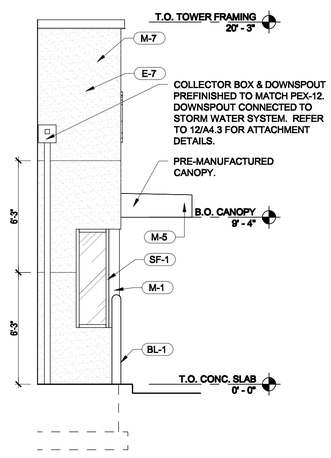
ALT. RACEWAY BLADE LIGHTING

3/4" = 1'-0" X



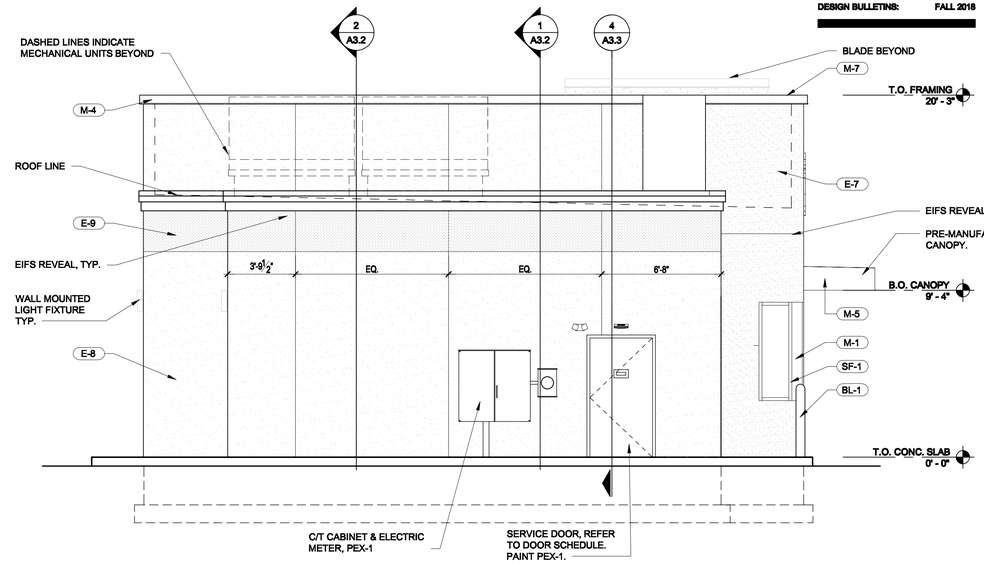
WIRING HOLE PLACEMENT DIAGRAM

3/8" = 1'-0" 4



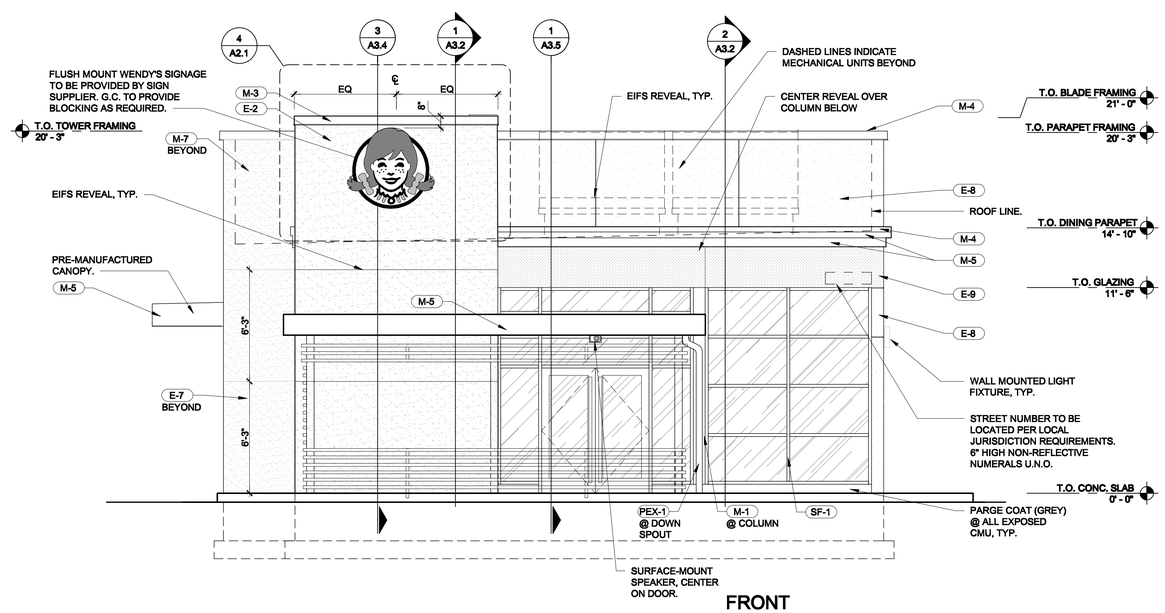
REAR DRIVE-THRU ELEVATION

1/4" = 1'-0" 3



REAR ELEVATION

1/4" = 1'-0" 2



FRONT ELEVATION

1/4" = 1'-0" 1

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
~~KW-1~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "LIGHT OAK"~~
~~KW-2~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "KNIGHTS ARMOUR"~~
~~KW-3~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "BRITE RED MATT"~~
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

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DATE: 1/27/20

REVISIONS:
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EXTERIOR ELEVATIONS

Wendy's.

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: BD

SHEET TITLE

A2.1

OF

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
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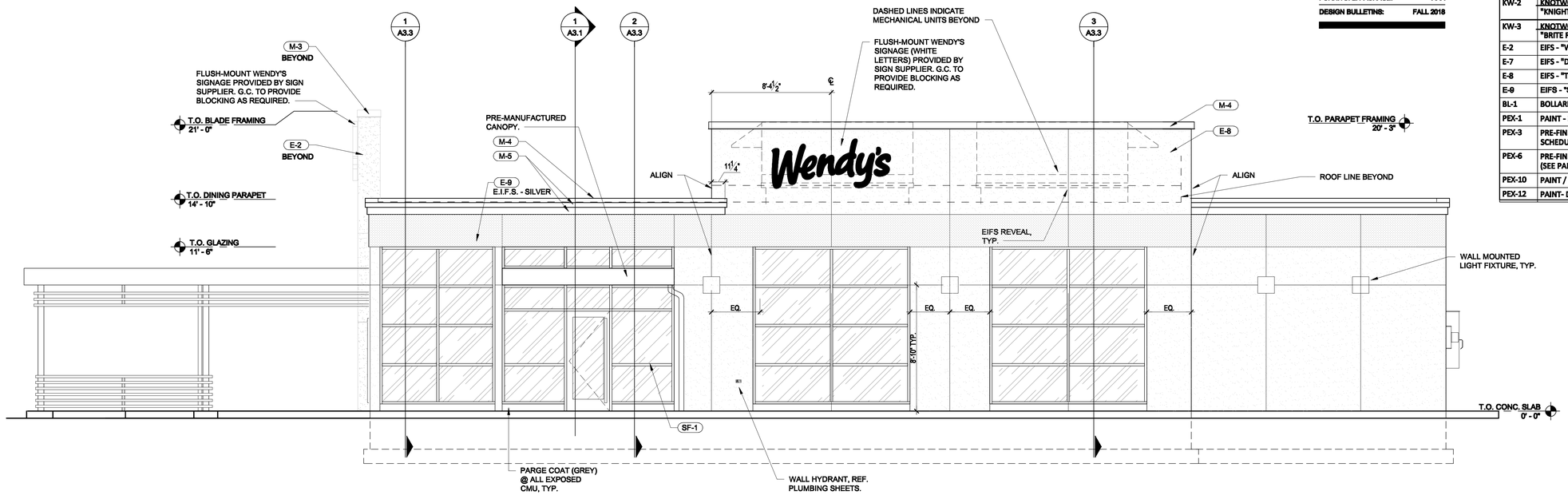
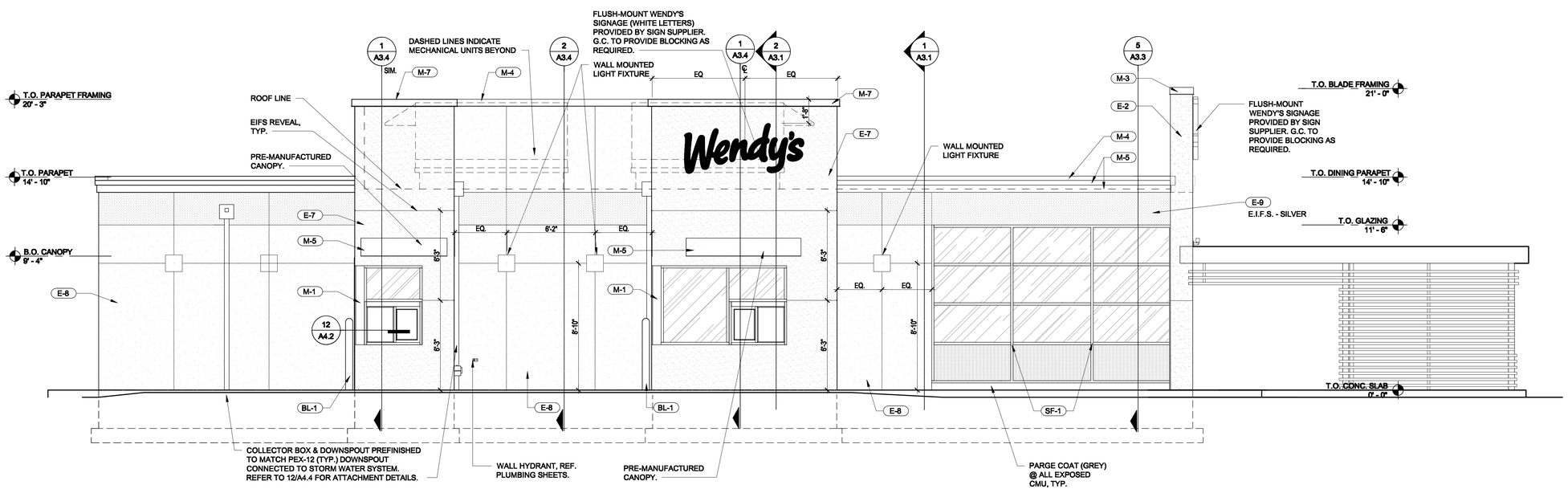
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
KW-2	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "KNIGHTS ARMOUR"
KW-3	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "BRITE RED MATT"
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

WALL SURFACE - 1210 SQ. FT.

GLAZING - 40% - 484 SQ. FT. - PROVIDED



RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

Wendy's

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: SD

SHEET TITLE

A2.2

OF

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
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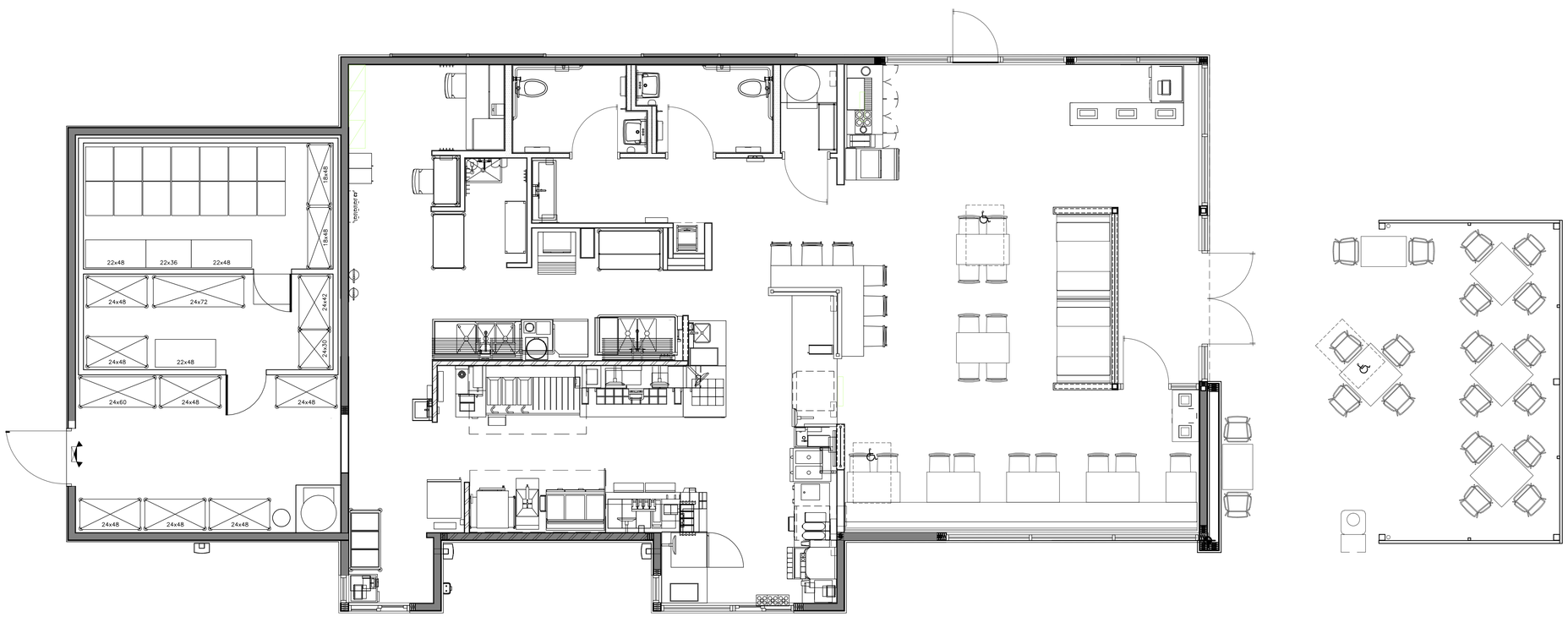

EQUIPMENT PLAN
1/4" = 1'-0" 1

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REVISIONS:
DATE: REV. #: BY:

EQUIPMENT PLAN
Wendy's.
168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: SD
SHEET TITLE
EQ.
OF

FINISH SCHEDULE

FLOORS		
FT-3	FLOOR TILE (DINING, RESTROOM)	**PRODUCT:** CROSSVILLE; "CEMENTED RELATIONSHIP" SWCW.1342HUPS; MATTE FINISH
		SIZE: 24" x 24" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING : WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKLE ANOD. ALUM.)
FT-4	FLOOR TILE (BACK OF HOUSE)	**PRODUCT:** CROSSVILLE; CROSS-TREAD (CTS); R001 "GREY MINGLE"
		SIZE: 8" x 8" GROUT: GR-5 MORTAR: MR-1 WATERPROOFING : WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS AND UNDER FULL EXTENT OF MOP SINK JOINTS: 1/8"
FF-1	STAINED CONCRETE SLAB FLOORING	**PRODUCT:** SCOFIELD - LITHOCHROME COLOR HARDENER
		COLOR: A-55 "PECAN TAN" BROOM FINISH FINISH: APPLY TWO COATS SCOFIELD CURESEAL-W
FC-1	QUARTZ FLOORING (BACK OF HOUSE)	**PRODUCT:** SILIKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDY'S BLEND"
		COLOR: 10% LGRY, 30% FWN, 30% NBRN, 30% SNDY FINISH: SILIKAL R-71
WALL BASE		
B-3	TILE BASE (DINING, RESTROOM)	**PRODUCT:** CROSSVILLE; BASE TILE; "GRILLE MARKS" SWGM.10612UPS
		SIZE: 6: x 12" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING : WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC w/ CORNER INSERTS (SATIN NICKEL ANOD. ALUM.)
B-4	TILE COVE BASE (KITCHEN)	**PRODUCT:** CROSSVILLE; COVE BASE; R001 "GREY MINGLE"; CROSS SHEEN FINISH
		SIZE: 6" x 8"; PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT : GR-5 MORTAR: MR-1 WATERPROOFING : WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS JOINTS: 1/8"
WALLS		
FRP-1	FRP (BACK OF HOUSE)	**PRODUCT:** MARLITE; FRP; CLASS C (CLASS A, WHERE REQUIRED)
		SIZE: 4' x 9' FINISH: PEBBLED; WHITE TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
FRP-2	FRP (BACK OF HOUSE)	**PRODUCT:** MARLITE; ENVUE FRP; CLASS C
		SIZE: 4' x 9' FINISH: SMOOTH; HI-RES PRINT; 6"x8" STACKED TILE PATTERN (WHITE TILE, GRAY GROUT) TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
WC-6	WALL COVERING (DINING)	**PRODUCT:** ASPECTA-METROFLOR; VERCADE WALL FASHION; WOODLOOK PVC PANELS; COLOR: 7295 "BLACK FOREST ROJO"
		SIZE: 9" x 48" FINISH: TEXTURED; PILLOWED EDGE CORNER PROTECTION : CP-1
WT-3	WALL TILE (DINING, HALLWAY)	**PRODUCT:** CROSSVILLE; "WIND WHIPPED" SWWW.10509S
		SIZE: 4" x 8" PATTERN: SEE INTERIOR ELEVATIONS GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
WT-6	WALL TILE (RESTROOM)	**PRODUCT:** CROSSVILLE; "FROST CALIBRATED" AV241.11224UPSC
		SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM (HORIZONTAL): SCHLUTER; SHEINE (SATIN NICKEL ANOD. ALUM.) TRIM (OUTSIDE CORNER) : SCHLUTER; QUADEC w/ CORNER INSERTS (STAIN NICKEL ANOD. ALUM.)
WT-7	WALL TILE (RESTROOM, HALLWAY, DINING)	**PRODUCT:** CROSSVILLE; "START A FIRE" SWSF.10412UPS
		SIZE: 4" x 12" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
CP-1	CORNER PROTECTION	**PRODUCT:** KOROGARD; ANODIZED ALUMINUM CORNER GUARD; 1/2" x 1/2"; COLOR: DARK BRONZE
CP-8	CORNER PROTECTION (BACK OF HOUSE)	**PRODUCT:** STAINLESS STEEL CORNER GUARD
		SIZE: 2" X 2" WITH 1/4" OR 3/8" SLIGHT BEND TOWARDS WALL AT EACH LEG MATERIAL : MIN 18GA; TYPE 304 #4 SATIN STAINLESS STEEL NOTE: INSTALL WITH "TIGHTBOND PROVANTAGE" HEAVY DUTY CONSTRUCTION ADHESIVE (OR APPROVED EQUAL)
GROUT, MORTAR, & WATERPROOFING MEMBRANE		
GR-5	GROUT	**PRODUCT:** LATICRETE; #2000 SPECTRALOCK GROUT IG #4 COMMERCIAL LIQUID (S-20000C-SL-03) & SPECTRALOCK PART C (1245-0409-2); PART A&B, 4 PART C
		COLOR: "RAVEN" #45 JOINTS: 1/8"
GR-7	GROUT	**PRODUCT:** LATICRETE; PERMACOLOR (25 LBS.)
		COLOR: "MOCHA" #35 JOINTS: 1/8"
MR-1	MORTAR	**PRODUCT:** LATICRETE; TITANIUM THINSET MORTAR (#257)
MR-2	MORTAR	**PRODUCT:** LATICRETE; 4-XLT; 4XLT GRAY POLYMER THINSET 50LB BAG
WM-1	WATERPROOFING MEMBRANE	**PRODUCT:** LATICRETE; HYDROBAN (9235-0005-2)
CEILING		
CT-1	CEILING TILE (KITCHEN / FOOD PREP AREAS)	**PRODUCT:** ARMSTRONG VINYLCLAD SQUARE LAY-IN; BPE70: 24" x 48" x 1/2";
		COLOR: WHITE GRID: PRELUDE 15/16"; WHITE
CT-4	CEILING TILE (SERVING AREA; CONDIMENT AREA (ONLY IF REQUIRED BY HEALTH DEPT.))	**PRODUCT:** ARMSTRONG VINYLCLAD SQUARE LAY-IN; BPE71: 24" x 24" x 1/2";
		COLOR: WHITE GRID: PRELUDE 15/16", WHITE
CT-5	CEILING TILE (KITCHEN FRYER AREA; WASHABLE NON-COMBUSTABLE)	**PRODUCT:** ARMSTRONG; CERAMAGUARD 605: 24" X 48" X 5/8";
		COLOR: WHITE GRID: PRELUDE 15/16", WHITE SURFACE FINISH : SCRUBBABLE FACTORY-APPLIED PAINT FINISH (WITHIN 18" OF GREASE HOODS ONLY, WHERE NON-COMBUSTABLE MATERIALS ARE REQUIRED)
LAMINATE		
L-5	LAMINATE	**PRODUCT:** PIONITE; COLOR: "MORCHELLA HUNT"; TEXTURE: LINE 2; WO740-LZ-G49
SOLID SURFACE		
SS-4	SOLID SURFACE	**PRODUCT:** CORIAN; CONCRETE; "NEUTRAL CONCRETE" (C1)
MISCELLANEOUS		
TP-1	TOILET PARTITIONS & DOORS	**FINISH:** SATIN FINISH STAINLESS STEEL
WS-1	DINING ROOM WINDOW SHADES (OPTIONAL)	**PRODUCT:** ROLL-A-SHADE SIGNATURE SERIES 5% OPENNESS; COLOR: 1241 CHARCOAL/BRONZE
		SIZE: 4" FASCIA AND BRACKETS TO MATCH STOREFRONT NOTE: INCLUDE STAINLESS STEEL BEADED ADJUSTMENT CHAIN WITH SAFETY TENSION DEVICE
STOREFRONT / GLAZING		
SF-1	STOREFRONT - DARK BRONZE	**PRODUCT:** US ALUMINUM: IT451/451; "DARK BRONZE" ANODIZED ALUMINUM
		ALTERNATE: KAWNEER TRIFAB VG 451T/451; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
	STOREFRONT (IMPACT RATED)	**PRODUCT:** US ALUMINUM: IT800; "DARK BRONZE" ANODIZED ALUMINUM
		ALTERNATE: KAWNEER IR 501UT; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE

FINISH SCHEDULE

G-1	1" INSULATED GLASS IECC CLIMATE ZONES 4-8 (NORTH)	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR
		OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR"
	1" INSULATED GLASS IECC CLIMATE ZONES 1-3 (SOUTH)	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR
		OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR
		OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR
	IMPACT-RATED ALTERNATE	**PRODUCT:** LAMINATED GLASS
		OUTBOARD LITE: SEE ABOVE INBOARD LITE #3: INSIDE LITE: LAMINATED: 3/16"" CLEAR LAMINATION: DUPONT BUTACITE 0.090"/0.100" 3/16" CLEAR (ARCHITECT TO VERIFY REQUIRED THICKNESS) INBOARD LITE #4 : INSIDE LITE: LAMINATED: 3/16"" CLEAR" SPACE: 1/2" AIR NOTE: COORDINATE TOTAL THICKNESS WITH STOREFRONT / CURTAIN WALL SYSTEM
G-3	1/4" CLEAR GLASS	**PRODUCT:** 1/4" CLEAR FLOAT GLASS; EQUALS THRU GUARDIAN & VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
G-5	1" INSULATED GLASS (FROSTED) IECC CLIMATE ZONES 4-8 (NORTH)	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR
		OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
		OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: WALKER TEXTURES "VELOUR" (ACID ETCHED) (#3) ON 1/4" CLEAR GLASS SPACE: 1/2" AIR
	1" INSULATED GLASS (FROSTED) IECC CLIMATE ZONES 1-3 (SOUTH)	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
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PUW	PICK-UP WINDOW	**FINISH:** TO MATCH STOREFRONT
METALS		
M-3	DRIP EDGE	**PRODUCT:** EXCEPTIONAL METALS
		SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: PRE-FINISHED, "BRIGHT RED"
M-4	PARAPET CAP	**PRODUCT:** EXCEPTIONAL METALS
		SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MILL FINISH, "SILVER METALLIC"
M-5	ALTERNATE FOR ACM-4	**PRODUCT:** BRAXE METAL
		COLOR: CLEAR ANODIZED
M-8	COPING	**PRODUCT:** EXCEPTIONAL METALS
		COLOR: MID-NIGHT BRONZE
M-9	FABRICATED COVE LIGHTING	**PRODUCT:** PRE-FABRICATED COVE LIGHTING
		COLOR: CLEAR ALUMINUM
EXTERIOR CLADDING		
KW-1	PREFINISHED ALUMINUM CLADDING MATERIAL	**PRODUCT:** KNOTWOOD
		COLOR: LIGHT OAK SIMULATED WOOD NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
KW-2	PREFINISHED ALUMINUM CLADDING MATERIAL	**PRODUCT:** KNOTWOOD
		COLOR: ARMOUR GREY (17PD218/2) NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
KW-3	PREFINISHED ALUMINUM CLADDING MATERIAL	**PRODUCT:** KNOTWOOD
		COLOR: BRITE RED MATT (17PD217/2) NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
KW-4	PREFINISHED ALUMINUM CLADDING MATERIAL	**PRODUCT:** KNOTWOOD
		COLOR: WHITE NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
ACM SYSTEM		
ACM-1	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN
		COLOR: PRE-FINISHED; COLORWELD 300; "BRITE RED"; (RB4CW3BR)
		ALTERNATE: ALUCOBOND PE; 1" ROUTE & RETURN
		COLOR: PVDF-3; "RED FIRE COOL"; GLOSS LEVEL: 30
ACM-4	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN
		COLOR: PRE-FINISHED; COLORWELD 500; COLOR: "ANODIC CLEAR "
		ALTERNATE: ALUCOBOND PE; 1" ROUTE & RETURN
		COLOR: MATCH ALCOA SPEC (ABOVE)
EIFS SYSTEM		
E-1 THRU E- 9	EIFS (EXTERIOR INSULATION FINISH SYSTEM)	**PRODUCT:** STO; StoTHERM ESSENCE NeXT SYSTEM
		TEXTURE: FINE SAND (U.N.O.); SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION COATING: TOP COAT WITH 2 COATS OF STO COATACRYL PLUS IN SPECIFIED COLOR; TWO ADDITIONAL COATS OF STO COAT ACRYL PLUS CLEAR MATT; IMPACT PROVISO "ARMOR MAT" REINFORCING MESH UP TO 6'-9" ABOVE GRADE COLORS: E-1: LIGHT GRAY (STO #NA13-0042); SEE "XT-2" FOR APPROVED ALTERNATE (FEATURE WINDOW ONLY) E-2: WENDY'S RED (STO #NA13-0040); SEE "ACM-1" FOR APPROVED ALTERNATE E-3: (OBSOLETE) E-4: FIELD BROWN (STO #NA14-0011) E-5: ACCENT BROWN (STO #NA14-0012) E-6: DARK BRONZE (STO #NA14-0014) E-7: DARK GREY (STO #NA18-0004) E-8: TAN (STO #NA17-0047) E-9: SILVER (STO #NA19-0003); "SMOOTH" TEXTURE
		ALTERNATE (AS APPROVED BY OWNER): DRYVIT, "OUTSULATION PLUS MD SYSTEM"
		TEXTURE: SANDPEBBLE FINE (U.N.O.) COATING: OUTSULATION PLUS MD SYSTEM; HIGH- IMPACT "PANZER MESH" REINFORCING COLORS: MATCH STO COLORS (ABOVE)

FINISH SCHEDULE

MASONRY		
BR-1	FACE BRICK	**OPTION #1:** BOWERSTON SHALE COMPANY
		SERIES: "OLD ENGLISH" (MODULAR)
		OPTION #2: GLEN-GARY
		SERIES: "OLDE DETRIOT" (MODULAR)
		OPTION #3: BELDEN
		SERIES: "BELCREST" 560A (MODULAR)
	MORTAR	**PRODUCT:** CEMEX RICHCOLOR 56-H "LIMESTONE" (OR APPROVED EQUAL)
EXTERIOR MISC.		
BL-1	BOLLARD SLEEVE	**PRODUCT:** PAWLING, PROTEK
		COLOR: SAFETY YELLOW SIZE: 6" DIA, 48" HEIGHT NOTE: CONTACT HJC
CF-2	CONCRETE FINISH (PATIO)	**PRODUCT:** SCOFIELD; LITHOCHROME COLOR HARDENER
		COLOR: A-55 "PECAN TAN" FINISH: BROOM; APPLY TWO COATS SCOFIELD CURESEAL-W
CF-3	CONCRETE FINISH (PUW, TRASH ENCLOSURE, ORDER STATION CANOPY)	**PRODUCT:** SCOFIELD
		COLOR (OPTIONAL): SCOFIELD; LITHOCHROME; A-33 "CLASSIC GREY" SEALER: SCOFIELD; CEMENTONE; CLEAR SEALER
EXTERIOR FURNITURE		
	PATIO: TABLE AND CHAIRS	**PRODUCT:** EMU -DESIGNER: CENTRO RICERCHE EMU
		TABLES: WENDY'S 36" SQ WITH UMBRELLA HOLE #EW3636-22 (4 TOP) OR WENDY'S 36" X 28" (2 TOP) #EW3628-22; FINISH: AYRON (22) CHAIRS: WENDY'S KHALI SIDE CHAIR #E338-22; WENDY'S KHALI ARMCHAIR #E339-22; FINISH: AYRON (22) NOTE: MINIMUM OF 1 TABLE MUST BE ADA ACCESSIBLE
	PATIO: UMBRELLA	**PRODUCT:** EMU: UMBRELLA SOURCE; FIBERGLASS MARKET UMBRELLAS
		SIZE: 8-1/2' x 8-1/2' SQUARE; OR 9' x 9' OCTAGONAL
	PATIO: TRASH RECEPTACLE	**PRODUCT:** EMU: DESIGNER: CENTRO RICERCHE
		MODEL: WENDY'S LITTER BIN #EWBIN-22 FINISH: AYRON (22) E-COATED POWDER FINISH NOTE: RECOMMENDED TO BE BOLTED DOWN. LINER NOT INCLUDED, COMITABLE WITH RUBBERMAID 3567 RIGID LINER

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 268 2409
FAX: 828 268 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 11/19/19

REVISIONS:
DATE:
REV:
BY:

FINISH SCHEDULE

Wendy's.

168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

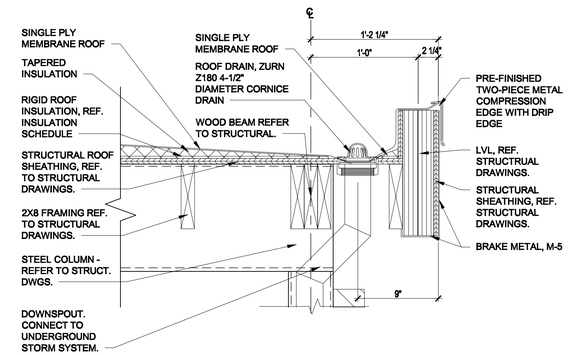
DRAWN BY: KGC
CHECKED BY: SD

SHEET TITLE

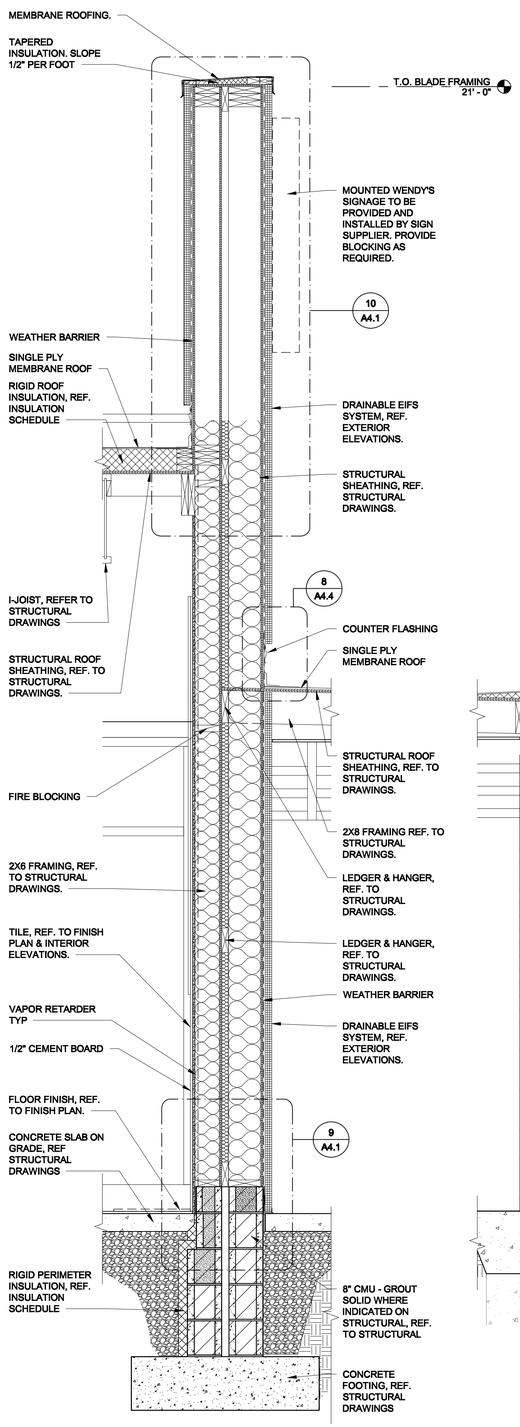
A6.2

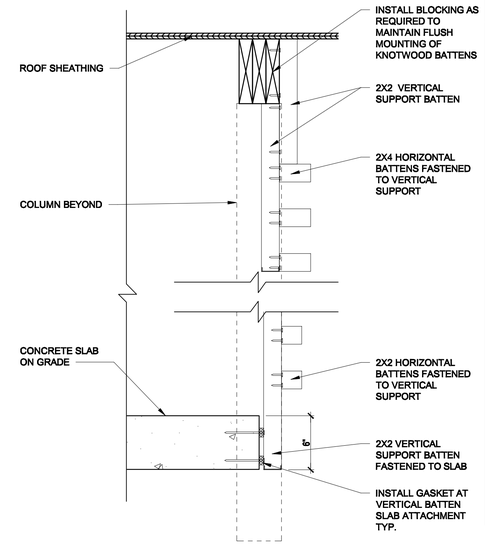
OF

SITE NUMBER:	
BASE MODEL: SMART 40/FRONT PATIO	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2018
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	XXX
DESIGN BULLETINS:	FALL 2018



SECTION DETAIL 4
1 1/2" = 1'-0"





SECTION DETAIL 5
1 1/2" = 1'-0"

GENERAL NOTES

A. SEAL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.

B. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP AT CORRUGATED METAL PANELS. UTILIZE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER AT MASONRY, EIFS, TILE FIBER CEMENT PANELS AND ACM. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.

C. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.

D. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE EXCEPT @ PEDESTRIAN PATHS WHICH SHALL BE SLOPED AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.

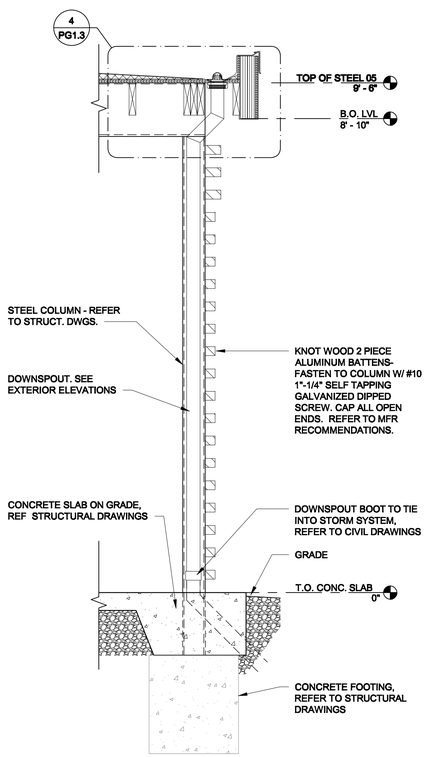
E. ITEMS MOUNTED ON TOP OF THE PARAPET ARE TO BE SET IN A FULL BED OF SEALANT AND HAVE FULL DEPTH BLOCKING IMMEDIATELY BELOW CAP, FASCIA, AND DRIP EDGE.

F. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.

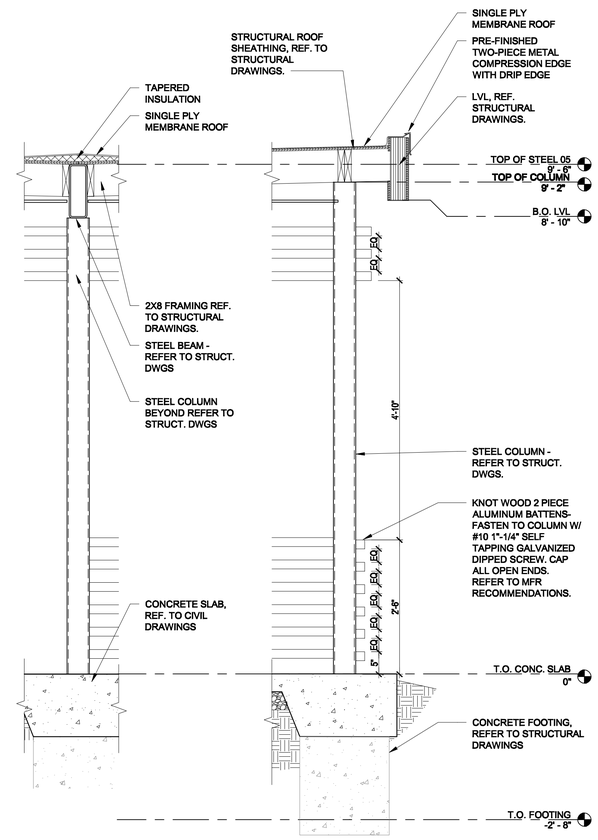
G. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.

H. INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.

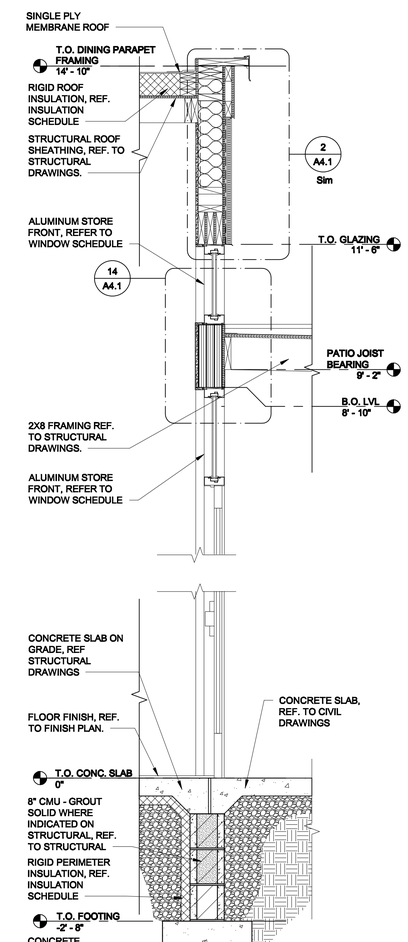
I. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS DRAWINGS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION.



SECTION 3
3/4" = 1'-0"



SECTION 2
3/4" = 1'-0"



SECTION 1
3/4" = 1'-0"

APPALACHIAN ARCHITECTURE, PA

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FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 11/19/19

REVISIONS:
DATE: REV. BY:

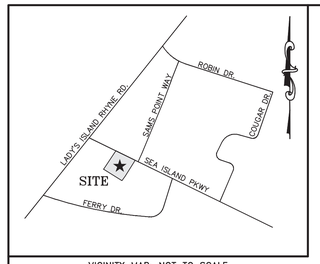
FRONT PATIO
Wendy's.
168 SEA ISLAND PARKWAY
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
PG1.3
OF

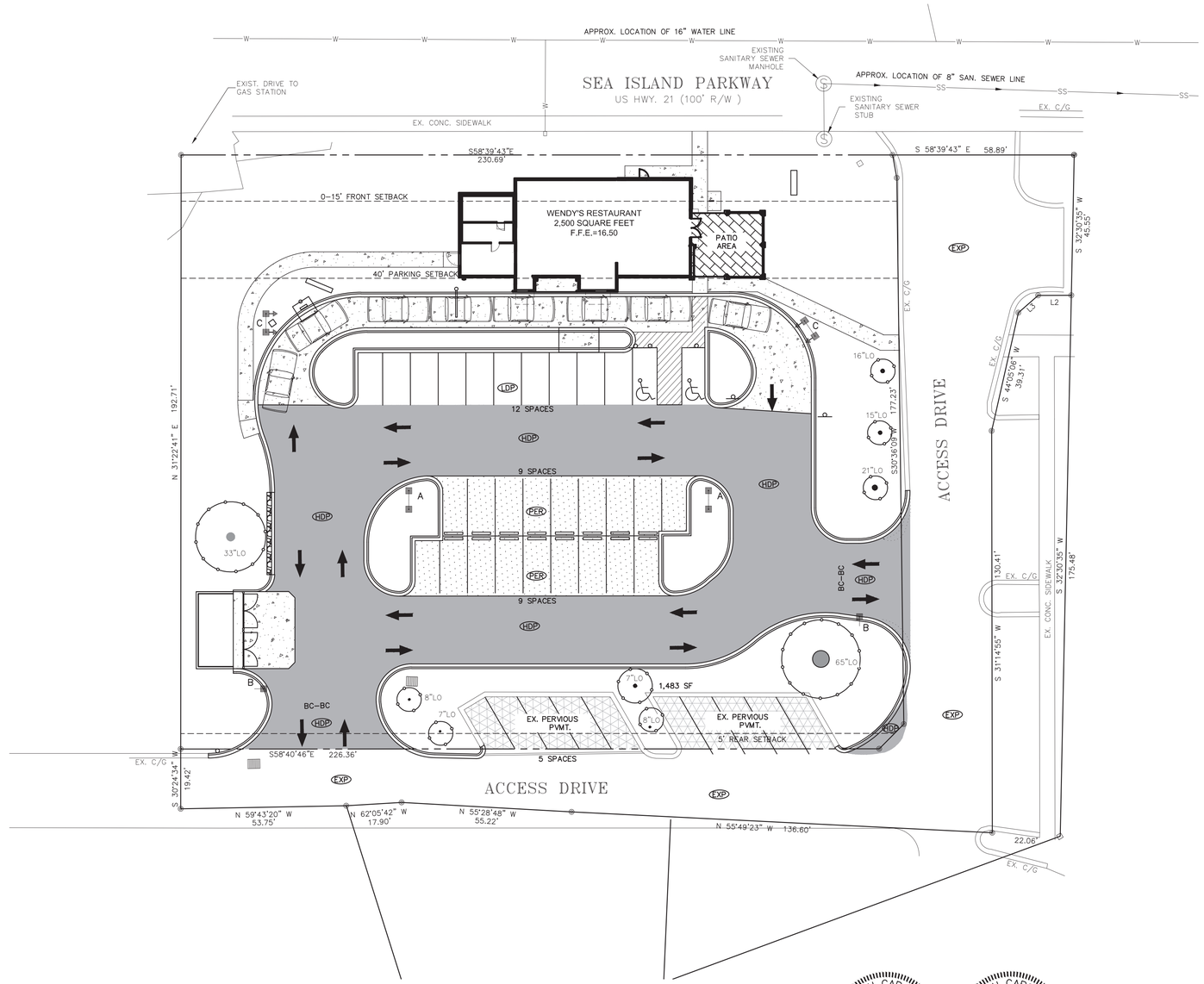
12/22/2017 12:27:46 PM

WENDY'S - LADY'S ISLAND

BEAUFORT, SC



VICINITY MAP: NOT TO SCALE



SHEET INDEX

C0.0 – COVER SHEET
EXISTING CONDITIONS(SURVEY)
C1.0 – SITE PLAN
C1.1 – LANDSCAPE PLAN
C2.0 – UTILITY PLAN
C3.0 – GRADING PLAN
C4.0 – DEMOLITION & PHASE I EROSION CONTROL PLAN
C4.1 – PHASE II EROSION CONTROL PLAN
C5.0 – DETAILS AND SPECIFICATIONS
C5.1 – DETAILS AND SPECIFICATIONS
C5.2 – DETAILS AND SPECIFICATIONS
PHOTOMETRIC PLAN
A1.1 – Floor Plan
A2.1 – Ext. Elevations
A2.2 – Ext. Elevations
A3.3, A3.4, A3.5 and PG1.3 – Wall Sections
A6.2 – Finish Schedule
EQ1.1 – Equipment Plan
Renderings (2)

SOUTH CAROLINA
THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING COA 1037
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 23419
BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
15:49:54 -05'00'

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL

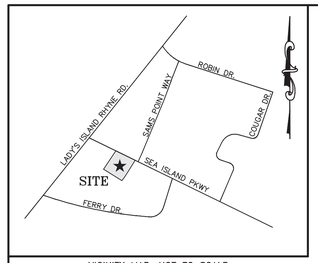
Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: COVER SHEET

File #: 19209-PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C0.0



VICINITY MAP: NOT TO SCALE

SIGNAGE NOTE:

1. CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

2. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.

SIGN SCHEDULE

Ⓐ RESERVED PARKING–MAX PENALTY $250 (MUTCD R7–8 & R7–8D)

Ⓑ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7–8, R7–8A & R7–8D)

Ⓒ DO NOT ENTER SIGN (MUTCD R5–1)

Ⓓ STOP SIGN (30"X30") (MUTCD R1–1)

FLOOD CERTIFICATION

THIS PROPERTY LIES IN FLOOD ZONE A–9, BASE ELEV. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM–PANEL NUMBER 450025–0100 D. DATED 09/29/86

PROJECT NARRATIVE:

THE PROJECT ENTAILS THE CONSTRUCTION OF A 2,500 SQ. FT. WENDY'S RESTAURANT WITH A DRIVE–THRU WINDOW AT 168 SEA ISLAND PARKWAY IN BEAUFORT, SOUTH CAROLINA. CONSTRUCTION INCLUDES: THE INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES, UTILITIES, SITE LIGHTING, LANDSCAPING AND THE PROPOSED BUILDING.

ZONING CODE SUMMARY

PROJECT NAME: WENDY'S

OWNER/AGENT: CAROLINA RESTAURANT GROUP TAX MAP: R123 015 000 194B 0000

FACILITY OPERATOR: CAROLINA RESTAURANT GROUP PHONE #: 704–940–1520

PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704–527–3440

ZONING: T–5 UC(URBAN CORRIDOR) JURISDICTION: CITY OF BEAUFORT

YARD REQUIREMENTS:

SETBACK(SEA ISLAND PARKWAY): 0–15 FT. FROM R/W SIDE YARD (L): 0 FT.

ACCESS DRIVE(R): 0 FT. ACCESS DRIVE(REAR): 5 FT. FROM R/W

LOT SIZE: 61,862.66/1.42 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1

EXIST. BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 30,914.9/0.71 SQ. FT./ACRES

PROP. BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 26,086.7/0.60 SQ. FT./ACRES

EXIST. BUILDINGS, PARKING LOTS, AND WALKWAYS TO COVERAGE TO REMAIN: 951.2/0.02 SQ. FT./ACRES

POST DEVELOPED BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 22,087.9/0.51 SQ. FT./ACRES

EXISTING IMPERVIOUS AREA PERCENTAGE: 30,914.9/61,862.66*100=49.97%

POST DEVLOPED IMPERVIOUS AREAPERCENTAGE: 22,087.9/61,862.66*100=35.70%

EXISTING USE: RESTAURANT

PROPOSED USE: RESTAURANT WITH DRIVE–THRU

GROSS FLOOR AREA: 2,500 SQ. FEET HEIGHT: 21 FEET

PARKING DATA: (CITY OF BEAUFORT DEVELOPMENT CODE)

RESTAURANT WITH DRIVE–THRU WINDOW:

1 SPACE PER 4 SEATS: (40 INSIDE SEATS+20 PATIO SEATS+10 EMPLOYEES) 70/4=18 SPACES

REQUIRED: 18 EXISTING: 10 PROPOSED: 30 HANDICAP: 2 PROVIDED: 40

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
THERE ARE NO WATERS/WETLANDS ON THE SITE.

LIGHTING NOTE:

CONTRACTOR TO VERIFY FINAL LIGHT POLE LOCATIONS AND FIXTURE SPECIFICATIONS WITH OWNER PRIOR TO INSTALLATION

NOTE:

REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS

ENGINEER CONTACT

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8720 RED OAK BVLD.
SUITE 420
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(P)704–626–6217
(F)704–527–8335
wpugh@isaacsgrp.com

OPERATOR CONTACT

CAROLINA RESTAURANT GROUP
8040 ARROWRIDGE BLVD.
CHARLOTTE, NC 28723
704–807–0101
vkozma@classicburgers.com

GENERAL NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY GASQUE & ASSOCIATES INC. SEALED ON OCTOBER 13TH, 2016 THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS.

2. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ANY CONFLICTS SHALL BE AT THE DEVELOPERS EXPENSE TO COORDINATE AND RESOLVE AND COULD RESULT IN DELAY OF WATER METERS BEING SET.

4. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.

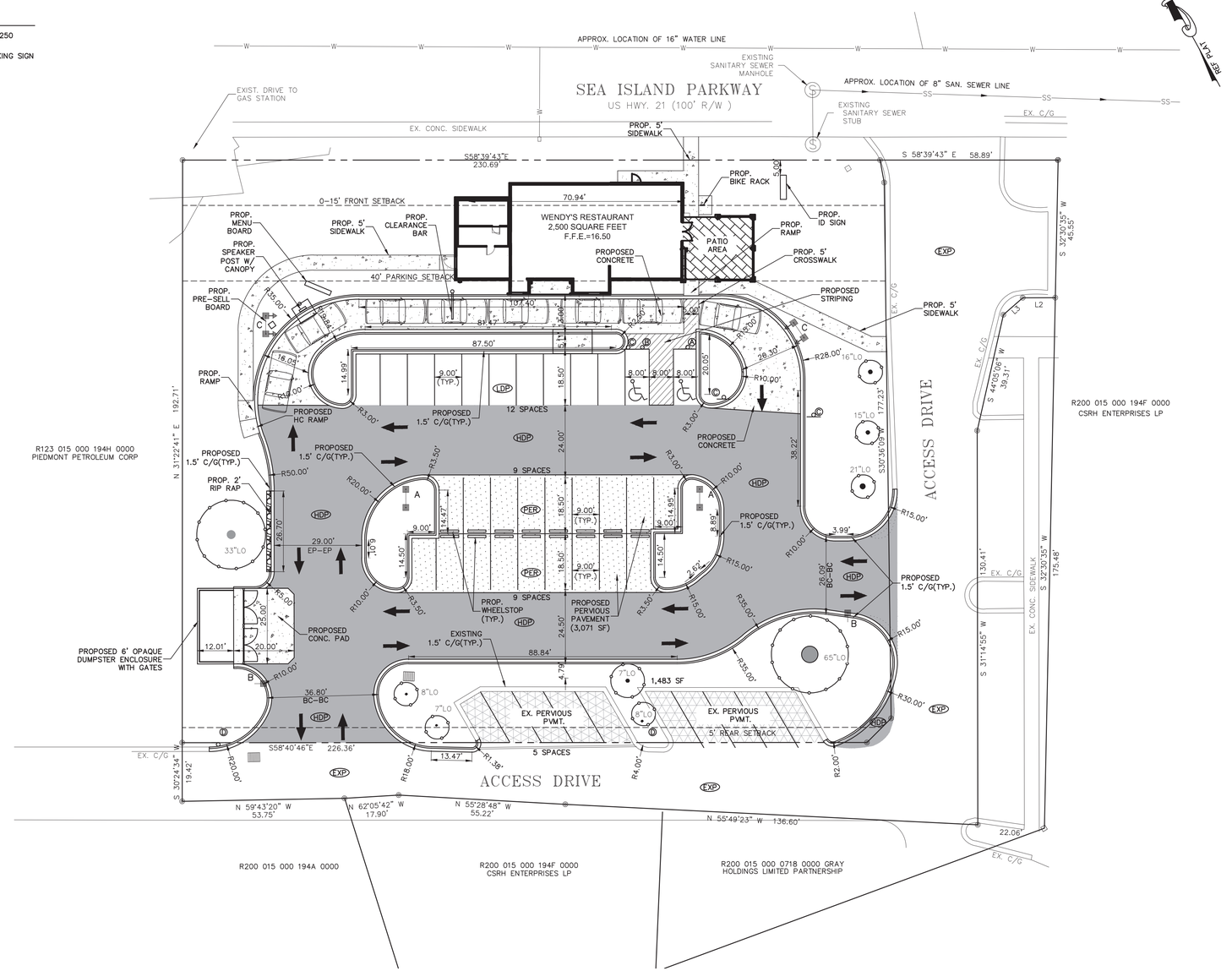
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.

7. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.

8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.



RECOMMENDED PAVING SPECIFICATIONS

VERIFY WITH GEOTECHNICAL REPORT

LIGHT DUTY PAVEMENT (LDP):

6" COMPACTED AGGREGATE BASE COURSE
2" SURFACE COURSE, TYPE C

HEAVY DUTY PAVEMENT (HDP):

8" COMPACTED AGGREGATE BASE COURSE
3" SURFACE COURSE, TYPE C

CONCRETE DUMPSTER PAD

5" COMPACTED STONE BASE COURSE (CABC)
8" 4000 PSI CONCRETE
MAT OF #4 REBAR 1' O.C. IN EACH DIRECTION

CONCRETE SIDEWALKS

4" 3600 PSI CONCRETE WITH 6"X6" WIRE MESH REINFORCEMENT(10 GAUGE) SUBGRADE SHALL BE COMPACTED TO 98% MIN. OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D698).

NOTES:

1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON–SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

3. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 224.3R–95 OR ACI 330.1–03 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

LEGEND

- EXISTING PAVEMENT (EXP)
- PROPOSED LIGHT DUTY PAVEMENT (LDP)
- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVEMENT (PER)
- PROPOSED LIGHT POLE
- R/W RIGHT OF WAY
- SS SANITARY SEWER LINE
- SEWER MANHOLE
- SEWER LINE CLEANOUT
- FIRE HYDRANT
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- BFP BACK–FLOW PREVENTER
- LIGHT POLE
- UTILITY POLE
- OH/U OVERHEAD UTILITY LINE
- FENCE
- TREE PROTECTION FENCE

ACCESSIBLE PARKING NOTE:

HANDICAP PARKING AND ACCESS AISLE CANNOT EXCEED ¼" PER 1' SLOPE IN ANY DIRECTION PER THE ACCESSIBILITY CODE.

SIGNAGE NOTE:

1. CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION SIGNAGE TO BE PERMITTED SEPARATELY.

2. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.

CONTRACTOR CONTACT

TO BE DETERMINED

SAW CUT NOTE:

CONTRACTOR TO SAW CUT ALL OF THE EDGES OF ASPHALT AND CONCRETE.

SOUTH CAROLINA — THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING — CERTIFICATE OF AUTHORIZATION COA 1037

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 23419 BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
15:50:28 -05'00'

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	3/29/2020	DRB RE–SUBMITTAL

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: SITE PLAN

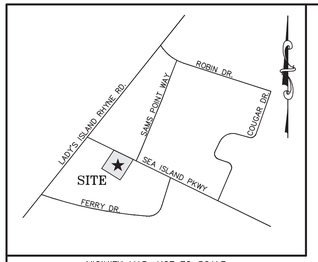
File #: 19209–PB.DWG Date: 11/19/19

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527–3440 FAX (704) 527–8335

Project Egr: BTU
Design By: BTU
Drawn By: WDP
Scale: 1"=20'

C1.0



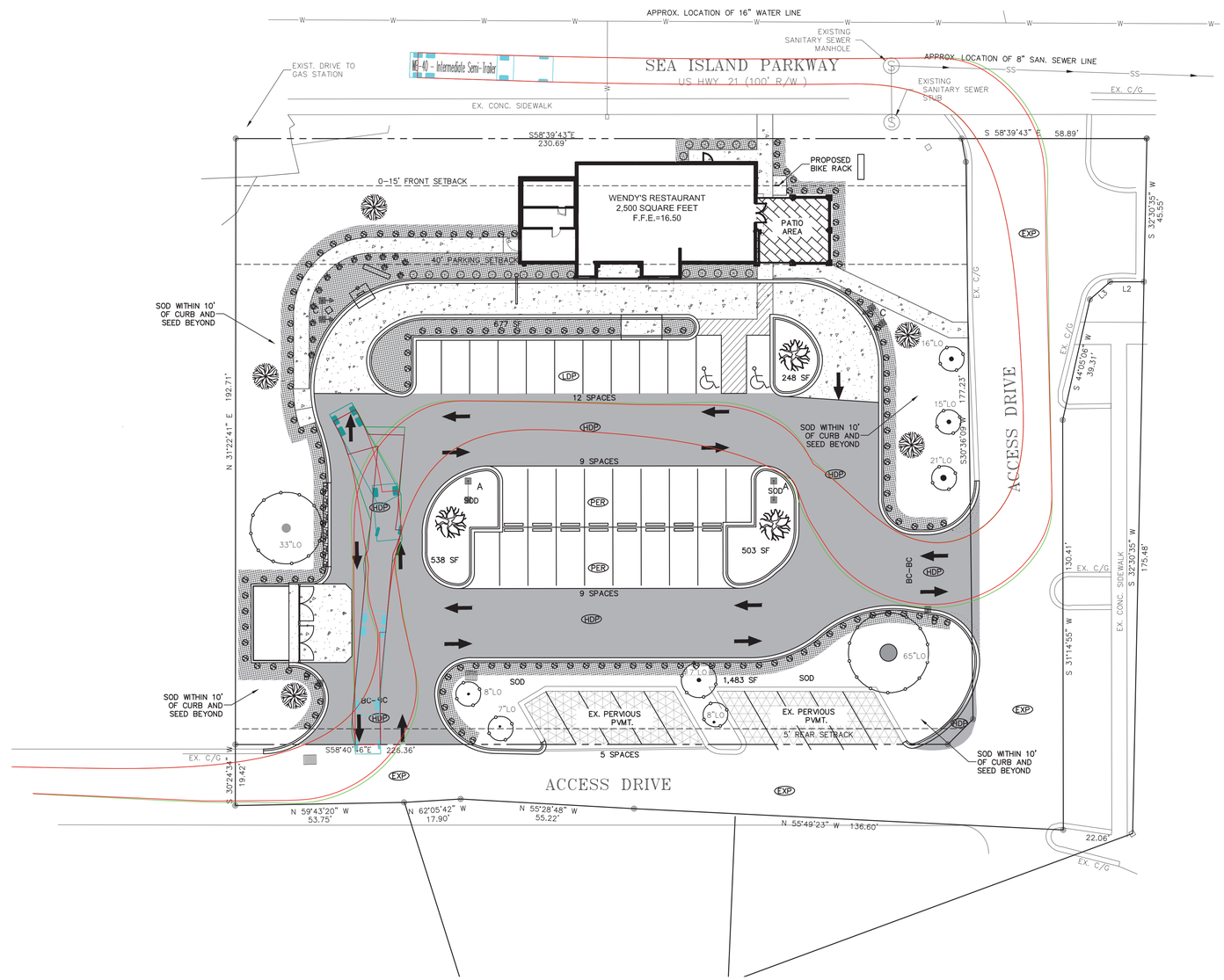
VICINITY MAP: NOT TO SCALE

LIGHTING NOTE:

CONTRACTOR TO VERIFY FINAL LIGHT POLE LOCATIONS AND SPECIFICATIONS WITH OWNER PRIOR TO INSTALLATION

IRRIGATION NOTE:

ALL PLANTINGS SHALL BE MECHANICALLY IRRIGATED.



LANDSCAPE LEGEND

SYMBOL	SPECIES	PLANTING SIZE	QTY.
	SHUMARD OAK(OVERSTORY TREE) QUERCUS SHUMARDII	2.5" CALIPER	3
	SPRUCE PINE(OVERSTORY TREE) PINUS GLABRA	2.5" CALIPER	5
	YAUPON HOLLY(SCREENING SHRUB) ILEX VOMTORIA	18" TALL	146
	INDIAN HAWTHORNE(SCREENING SHRUB) RAPHIOLEPIS INDICA	18" TALL	22
	NANDINA(SCREENING SHRUB) NANDINA DOMESTICA	18" TALL	14
	TREE PROTECTION FENCE		
HDP	PROPOSED HEAVY DUTY PAVEMENT (HDP)		
LDP	PROPOSED LIGHT DUTY PAVEMENT (LDP)		
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED 2"-3" MULCH BED		

NOTE

PLANT QUANTITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL PLANT QUANTITIES PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED SO THAT THEY DO NOT CONFLICT WITH UNDERGROUND UTILITY LINES.

SEEDING SCHEDULE

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JANUARY	RYEGRASS RYE	40 lbs 3 bu	— 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
FEBRUARY	ANNUAL LESPEDEZA RYEGRASS RYE	40 lbs 40 lbs 3 bu	10 lbs — 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
MARCH	WEEPING LOVEGRASS ANNUAL LESPEDEZA	4 lbs 40 lbs	2 lbs 10 lbs	PENSACOLA BOHIA HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 10 lbs 60 lbs	30 lbs 6 lbs —
APRIL	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET ANNUAL LESPEDEZA	4 lbs 80 lbs 40 lbs 40 lbs	2 lbs — 10 lbs 10 lbs	PENSACOLA BOHIA WEEPING LOVEGRASS HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 6 lbs 10 lbs 60 lbs	30 lbs 6 lbs 6 lbs —
MAY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET PEARL MILLET	4 lbs 60 lbs 40 lbs 50 lbs	2 lbs — 10 lbs —	PENSACOLA BOHIA WEEPING LOVEGRASS HULLED BERMUDA SERICEA LESPEDEZA[2]	60 lbs 6 lbs 10 lbs 60 lbs	30 lbs 6 lbs 6 lbs —
JUNE	PEARL MILLET SUDAN GRASS BROWN TOP MILLET	50 lbs 60 lbs 40 lbs	— — 10 lbs	PENSACOLA BOHIA HULLED BERMUDA	60 lbs 10 lbs	30 lbs 6 lbs
JULY	SUDAN GRASS BROWN TOP MILLET	60 lbs 40 lbs	— 10 lbs	PENSACOLA BOHIA	60 lbs	30 lbs
AUGUST	PEARL MILLET RYE	50 lbs 3 bu	— 0.5 bu	PENSACOLA BOHIA	60 lbs	30 lbs
SEPTEMBER	RYEGRASS OATS WHEAT	40 lbs 4 bu 3 bu	— 1 bu 0.5 bu	SERICEA LESPEDEZA[1]	75 lbs	—
OCTOBER	WHEAT RYEGRASS RYE BARLEY	3 bu 40 lbs 3 bu 3 bu	0.5 bu — 0.5 bu 0.5 bu	UNHULLED BERMUDA SERICEA LESPEDEZA[1]	10 lbs 75 lbs	6 lbs —
NOVEMBER	SAME AS OCTOBER			SAME AS OCTOBER		
DECEMBER	SAME AS OCTOBER			SAME AS OCTOBER		

LANDSCAPING NOTES:

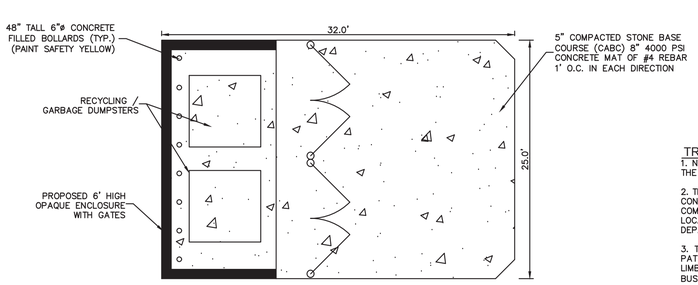
1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).

2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.

3. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES.

4. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

5. ALL GRASS AND LANDSCAPED AREAS ARE TO BE PROPERLY MAINTAINED AND IRRIGATED.



DUMPSTER DETAIL

TREE PROTECTION NOTES:

1. NO ACTIVITY, STORAGE OF MATERIALS OR PARKING OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION AREA.

2. TREE PROTECTION FENCING MUST REMAIN INTACT AND IN PLACE THROUGHOUT THE CONSTRUCTION OF THE BUILDING, INFRASTRUCTURE, PARKING, AND DRIVEWAYS IS COMPLETE, AND UNTIL THE SITE IS READY FOR INSTALLATION OF THE LANDSCAPING. THE LOCATION OF THE FENCING CANNOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING DEPARTMENT.

3. TREE MAINTENANCE SHALL TAKE INTO ACCOUNT THE NATURAL SHAPE AND GROWTH PATTERNS OF THE TREE. TREES INTENDED TO GROW TO THE GROUND SHALL NOT BE LIMBED UP; TREES SHALL NOT BE TOPPED OR PRUNED TO GROW AS SHRUBS OR BUSHES.."

SOUTH CAROLINA — THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING COA 1037 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 23419 — BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.30
10:27:13 -05'00'

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: LANDSCAPE PLAN

File #: 19209-PB.DWG | Date: 11/19/19

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Project Egr:	BTU
Design By:	BTU
Drawn By:	WDP
Scale:	1"=20'

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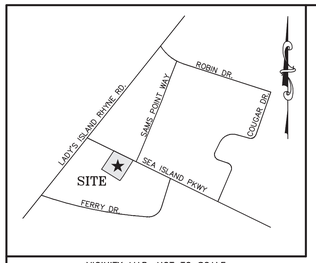
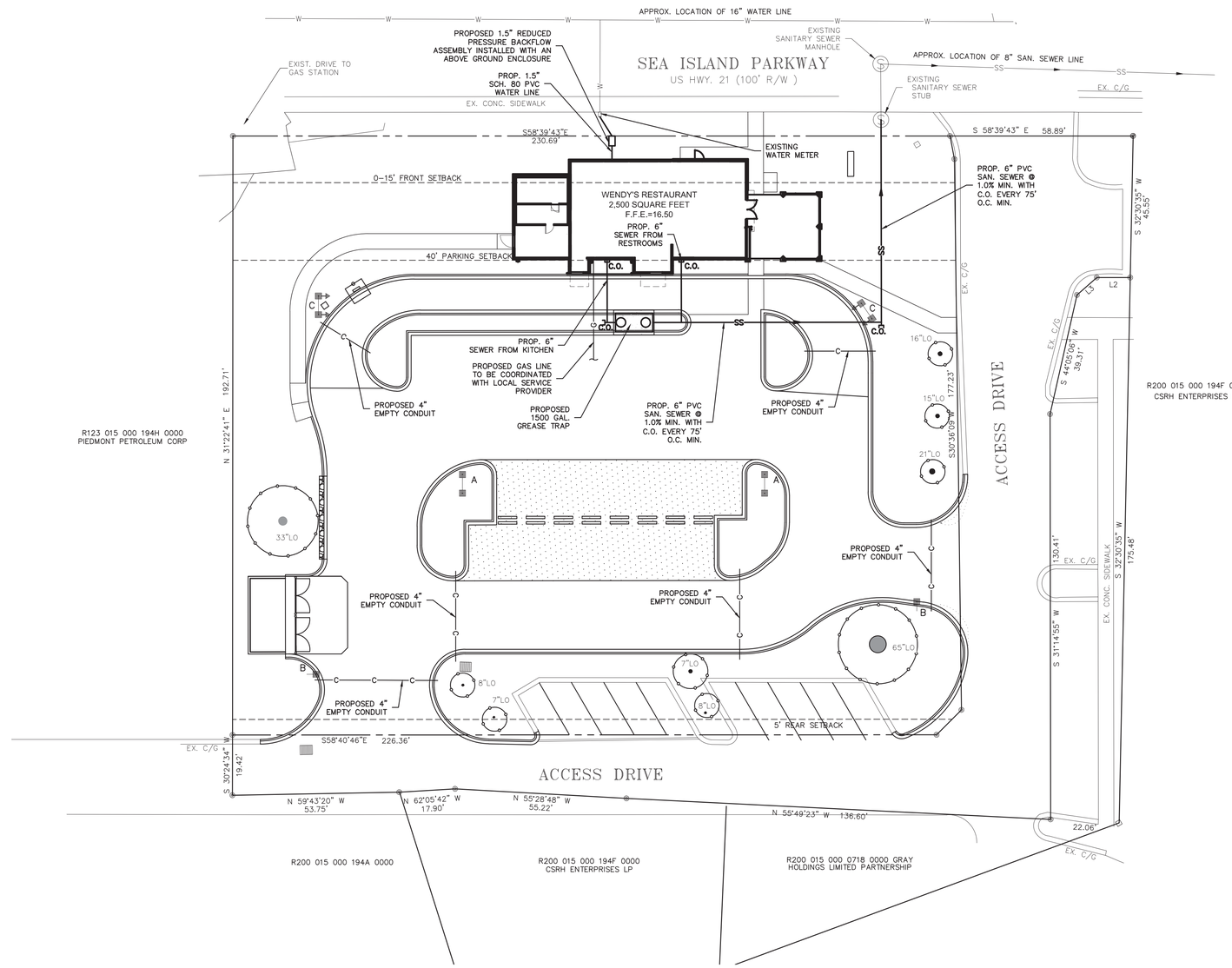
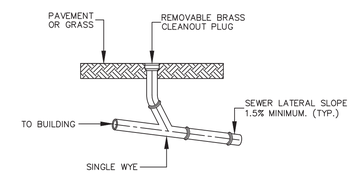


VICINITY MAP: NOT TO SCALE

FLOOD CERTIFICATION
THIS PROPERTY LIES IN FLOOD ZONE A-9, BASE ELEV. 13.00
AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER
450025-0100 D. DATED 09/29/86





1. NO OBJECT SHALL PROTRUDE FROM THE METAL CLEANOUT BOX COVER ABOVE THE ASPHALT OR CONCRETE SURFACE.

SANITARY SEWER CLEANOUT DETAIL

LEGEND

SS	EXISTING SANITARY SEWER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
	EXISTING STORM DRAINAGE PIPE
	EXISTING CATCH BASIN
S	EXISTING SAN. SEWER MANHOLE
	EXISTING POWER POLE
WV	EXISTING WATER VALVE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
C	PROPOSED EMPTY CONDUIT
C.O. E	PROPOSED CLEAN OUT (75' O.C.)

UTILITY NOTES:

1. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS ARE REQUIRED FOR AS BUILT RECORDS.
2. MINIMUM COVER OF 36" FOR WATER AND SEWER LINES. ALL SEWER LATERALS WITH LESS THAN 3' OF COVER SHALL BE DUCTILE IRON PIPE.
3. MAINTAIN MIN. 10' HORIZONTAL SEPARATION (MIN. 24" VERTICAL SEPARATION AT CROSSINGS) BETWEEN SANITARY SEWER AND WATER LINES AND STORM SEWER LINES. IF THESE SEPARATIONS CANNOT BE OBTAINED, SANITARY SEWER LINES AND WATER LINES MUST USE DUCTILE IRON PIPE (DIP). AT CROSSINGS DIP MUST BE USED 10' ON EITHER SIDE OF CROSSING.
4. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES TO BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH BEAUFORT JASPER WATER AND SEWER AUTHORITY.
5. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH BEAUFORT JASPER WATER AND SEWER AUTHORITY POLICIES, PROCEDURES, STANDARDS AND SPECIFICATIONS FOR PUBLIC AND PRIVATE WATER AND SEWER LINES.
6. ALL 6" SANITARY SEWER LATERALS SHALL HAVE MIN. 1.0% SLOPE WITH CLEANOUTS EVERY 75'.
7. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ISAACS GROUP A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO THE CONSTRUCTION OF WATER AND SEWER LINES TO ALLOW A REPRESENTATIVE FROM THE ISAACS GROUP TO PERIODICALLY BE ON-SITE DURING INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT SURVEY OF THE WATER AND SEWER LINES TO THE ISAACS GROUP UPON COMPLETION OF INSTALLATION.
8. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITY DAMAGED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
11. PROP. EMPTY CONDUITS AND LATERALS TO BE CAPPED AND MARKED AT EACH END WITH 1/2" REBAR DRIVEN 3' INTO THE GROUND AND FLAGGED. (TYP.)
12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS BACKFLOW PREVENTER.
13. THE BEAUFORT JASPER WATER AND SEWER AUTHORITY HAS THE RIGHT TO ENTER INTO THE RIGHT OF WAY FOR THE PURPOSE OF MAINTAINING, REPAIRING, ETC., THE WATER AND SEWER MAINS.
14. ABOVE GROUND REDUCED PRESSURE BACKFLOW PREVENTER SHALL HAVE A 7.4 R-RATING INSULATION FACTOR COVER.
15. THE BEAUFORT JASPER WATER AND SEWER AUTHORITY SHALL PROVIDE THE CONTRACTOR WITH THE METER AND THE METER SETTER.
16. WATER TAP TO BE MADE BY CONTRACTOR PER BJWSA REQUIREMENTS.
17. THE CONTRACTOR SHALL VERIFY BACKFLOW REQUIREMENTS WITH BJWSA AT (843)987-9250 PRIOR TO INSTALLATION.
18. SERVICE LINE FROM TRANSFORMER TO BUILDING TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR.

811
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THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY WHEN PERFORMING SITE EXCAVATION. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

SOUTH CAROLINA
THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
COA 1037
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 23419
BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
15:51:37 -05'00'

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL

Project:
WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title:
UTILITY PLAN

File #: 19209-PB.DWG | Date: 11/19/19 | Project Eng: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
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PHONE (704) 527-3440 FAX (704) 527-8335

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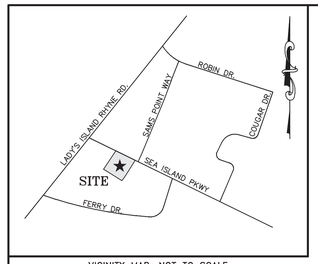


VICINITY MAP: NOT TO SCALE

SIDEWALK NOTES:

1. SIDEWALK CROSS–SLOPE SHALL NOT EXCEED 2% AND THE RUNNING SLOPE ALONG THE TRAVEL PATH SHALL NOT EXCEED 5% EXCEPT AT DESIGNATED RAMPS.

2. CROSS–SLOPES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO POURING CONCRETE FOR THE SIDEWALKS.

3. IF AFOREMENTIONED SLOPES CAN NOT BE ATTAINED, THE ENGINEER SHOULD BE NOTIFIED PRIOR TO SIDEWALK INSTALLATION.

4. IF RAMPS EXCEED 6' IN LENGTH WITHOUT A LANDING AREA OR THE RUNNING SLOPE ALONG THE TRAVEL PATH EXCEEDS 5%, HANDRAILS MAY BE REQUIRED. VERIFY WITH ENGINEER OR LOCAL INSPECTOR.

NOTES:

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY–ONE (21) DAYS.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE–HALF (1/2) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.

4. 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.

5. 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.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

7. 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.

8. CONTRACTOR TO ENSURE EXISTING OFFSITE DETENTION BASIN IS MAINTAINED IN PROPER WORKING ORDER DURING COOK OUT CONSTRUCTION ACTIVITY.

9. CLASS III RCP WITH ORINGS IS AN ACCEPTABLE SUBSTITUTE FOR HDPE.

10. HDPE TO HAVE WATER TIGHT JOINTS.

TREE PROTECTION NOTES:

1. NO ACTIVITY, STORAGE OF MATERIALS OR PARKING OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION AREA.

2. TREE PROTECTION FENCING MUST REMAIN INTACT AND IN PLACE THROUGHOUT THE CONSTRUCTION OF THE BUILDING, INFRASTRUCTURE, PARKING, AND DRIVEWAYS IS COMPLETE, AND UNTIL THE SITE IS READY FOR INSTALLATION OF THE LANDSCAPING. THE LOCATION OF THE FENCING CANNOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING DEPARTMENT.

3. TREE MAINTENANCE SHALL TAKE INTO ACCOUNT THE NATURAL SHAPE AND GROWTH PATTERNS OF THE TREE. TREES INTENDED TO GROW TO THE GROUND SHALL NOT BE LIMBED UP; TREES SHALL NOT BE TOPPED OR PRUNED TO GROW AS SHRUBS OR BUSHES.."

DRAINAGE NOTES:

1. REVERSE CURB AND GUTTER TO BE USED IN AREAS NOT CHANNELING STORM WATER RUNOFF.

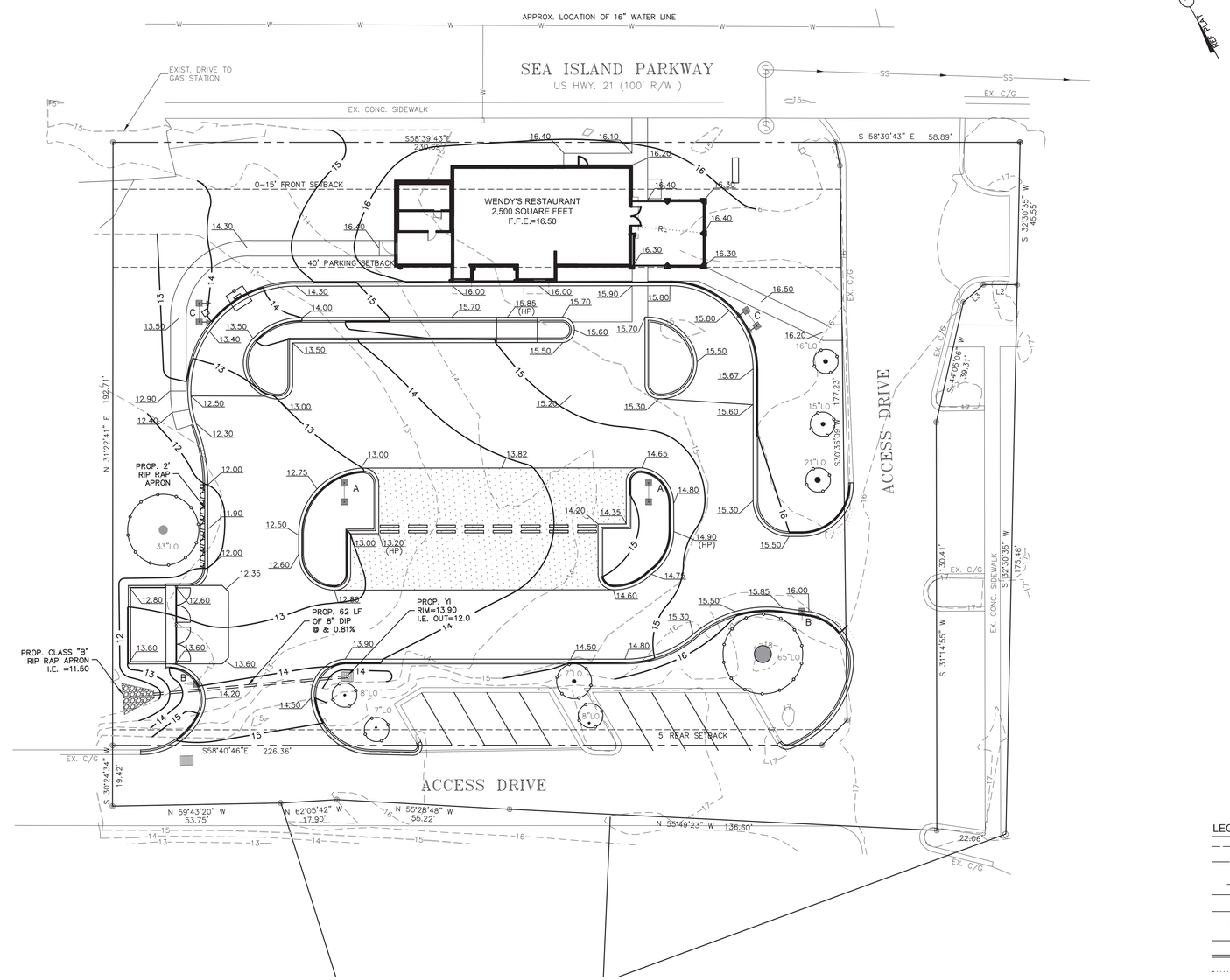
2. THE PROPOSED CONTOURS WITHIN PAVED AREAS ARE GRAPHICAL REPRESENTATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR GRADING UNIFORMLY BETWEEN SPOT ELEVATIONS.

3. CONTRACTOR TO GRADE ALL AREAS WITHIN PROJECT TO DRAIN STORM WATER. CARE SHALL BE TAKEN TO ENSURE THAT ALL AREAS WITHIN PARKING LOTS AND LANDSCAPED ISLANDS SHALL NOT HOLD WATER UPON PROJECT COMPLETION.

4. MIN. SLOPE ON ALL ASPHALT TO BE 1.5%.

5. MIN. SLOPE ON CURB AND GUTTER CARRYING STORM WATER TO BE 0.5%.

6. MIN. SLOPE ON REVERSE CURB AND GUTTER TO BE 0.0%.



LEGEND

ELEV	EXISTING CONTOUR
ELEV	PROPOSED CONTOUR
ELEV	PROPOSED SPOT ELEVATION (ON ASPHALT)
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
	EXISTING CATCH BASIN
G	EXISTING GAS LINE
	EXISTING STORM DRAINAGE PIPE
RL	RIDGE LINE

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SOUTH CAROLINA — THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING COA 1037 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 23419 BRIAN T. UPTON

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NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE–SUBMITTAL

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: GRADING PLAN

File #: 19209–PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
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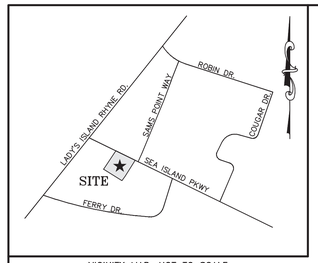
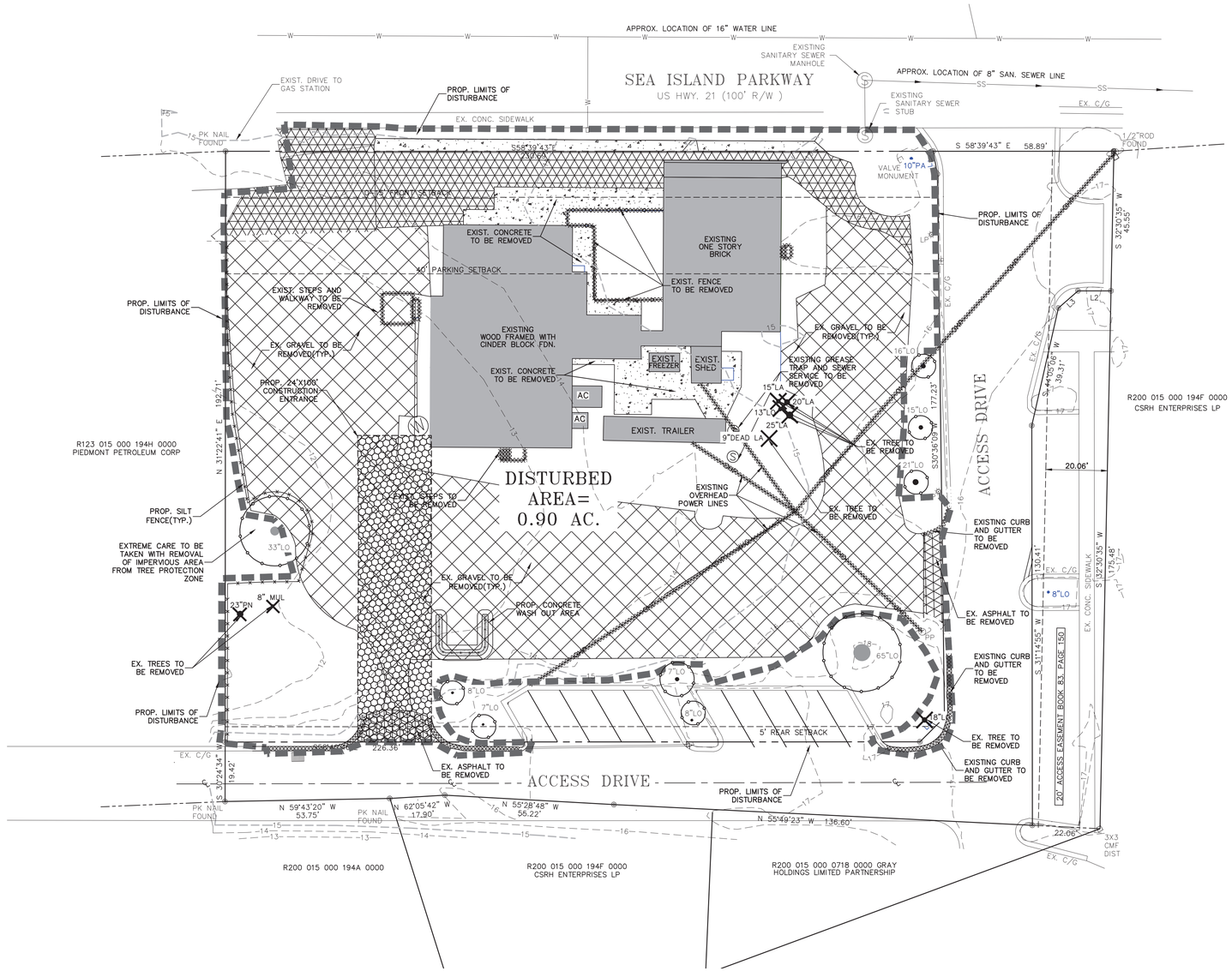


VICINITY MAP: NOT TO SCALE



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinota
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
LA	LAUREL OAK	Quercus laurifolia
MUL	MULBERRY	Morus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREE MITIGATION:
3 SHADE TREES PER 100 L.F. OR
4 ORNAMENTAL TREES PER 100 L.F.
36 POINTS PER 100 L.F.

LANDMARK TREES:
LIVE OAKS: 2 TREE–98 INCHES
TOTAL CALIPER INCHES: 98 INCHES

SPECIMEN TREES:
LIVE OAKS: 2 TREE–31 INCHES
TOTAL CALIPER INCHES: 31 INCHES

MITIGATION COST:
LANDMARK TREES: $100/CALIPER INCH
98 CALIPER INCHES: $100*98=$9,800.00

SPECIMEN TREES: $50/CALIPER INCH
18 CALIPER INCHES: $100*31=$3,100.00

ALL OTHER TREES GREATER THAN 8" CALIPER: NO COST
TOTAL TREE MITIGATION COST=$12,900.00

SCDHEC STANDARD NOTES:

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
• 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72–300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT–LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50–FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10–FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. 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.
STANDARD NOTES
REVISED DECEMBER 2012 12
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND–DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE 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;
15. 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.).
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WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM 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.
17. 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.
18. 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.
19. A PRE–CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON–SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON–LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON–SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

STOCKPILE NOTE:

THERE WILL BE NO STOCKPILE AREA LOCATED ON SITE.

TREE PROTECTION NOTES:

1. NO ACTIVITY, STORAGE OF MATERIALS OR PARKING OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION AREA.

2. TREE PROTECTION FENCING MUST REMAIN INTACT AND IN PLACE THROUGHOUT THE CONSTRUCTION OF THE BUILDING, INFRASTRUCTURE, PARKING, AND DRIVEWAYS IS COMPLETE, AND UNTIL THE SITE IS READY FOR INSTALLATION OF THE LANDSCAPING. THE LOCATION OF THE FENCING CANNOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING DEPARTMENT.

3. TREE MAINTENANCE SHALL TAKE INTO ACCOUNT THE NATURAL SHAPE AND GROWTH PATTERNS OF THE TREE. TREES INTENDED TO GROW TO THE GROUND SHALL NOT BE LIMBED UP; TREES SHALL NOT BE TOPPED OR PRUNED TO GROW AS SHRUBS OR BUSHES."

CONSTRUCTION SEQUENCE

1. CONTACT CITY OF BEAUFORT ENGINEERING DEPT. AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE PRE–CONSTRUCTION MEETING.

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3. CLEAR AND GRADE SITE.

4. INSTALL UTILITIES.

5. FINAL GRADING, PAVING AND STABILIZATION OF ALL DISTURBED AREAS.

6. REMOVE TEMPORARY SEDIMENT CONTROL DEVICES.

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

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXIST. STRIPING, UTILITIES ETC. TO BE REMOVED
- TREE PROTECTION FENCE

SOUTH CAROLINA — THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING COA 1037 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 23419 BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
15:52:35 -05'00'

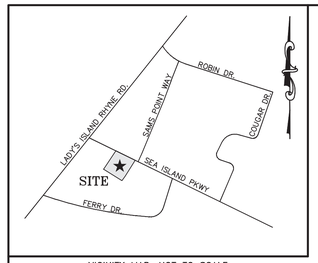
GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE–SUBMITTAL

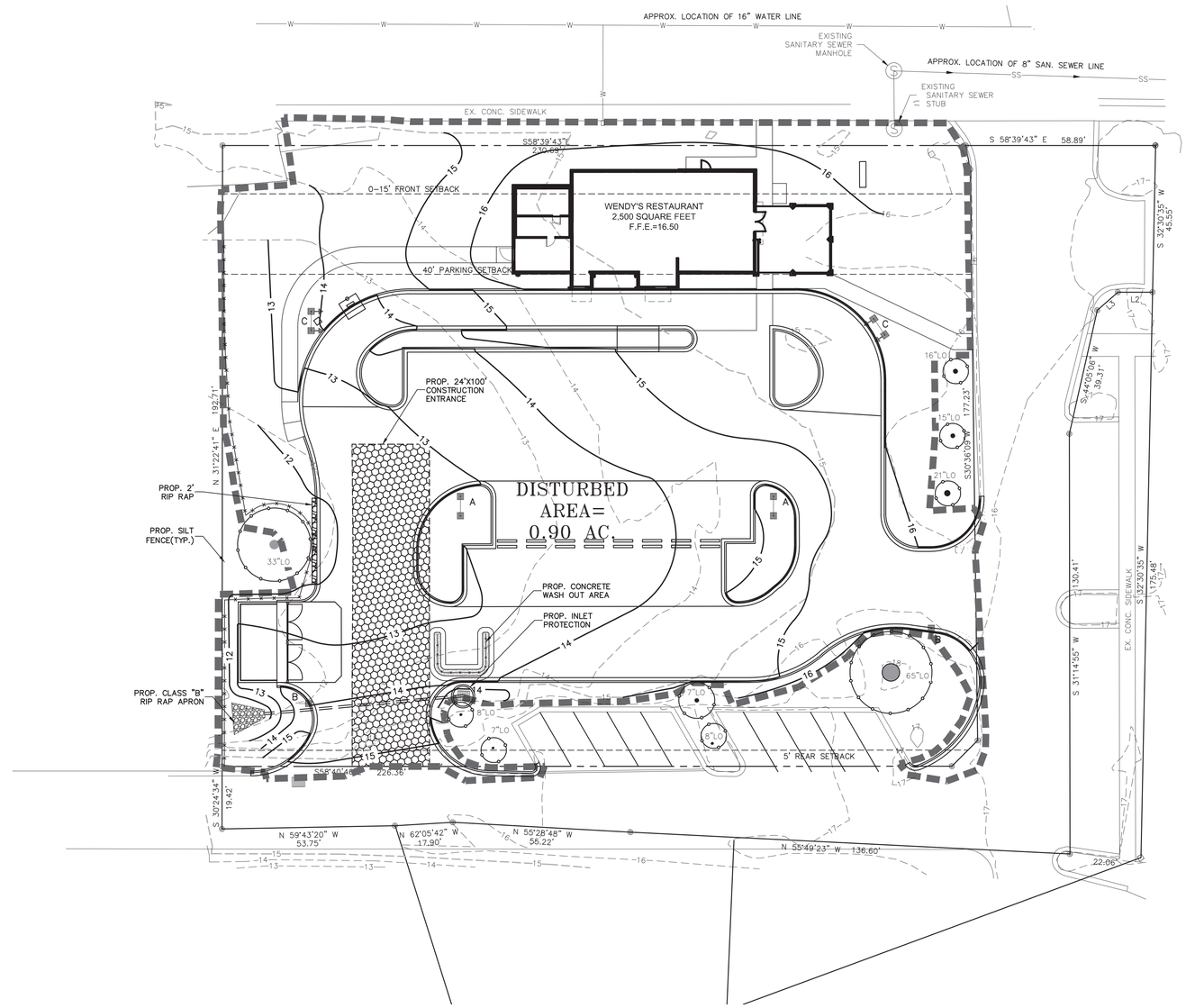
Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907
Title: DEMOLITION AND PH I EROSION CONTROL PLAN
File #: 19209–PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527–3440 FAX (704) 527–8335

C4.0



VICINITY MAP: NOT TO SCALE



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811
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SOUTH CAROLINA
THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
COA 1037
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 23419
BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
15:53:11 -05'00'

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	WDP	3/29/2020	DRB RE-SUBMITTAL

TREE PROTECTION NOTES:

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LEGEND

--ELEV--	EXISTING CONTOUR
—ELEV—	PROPOSED CONTOUR
■■■■	LIMITS OF DISTURBANCE
-x-x-x-	PROPOSED SILT FENCE
	TREE PROTECTION FENCE

Project:
WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title:
PHASE II
EROSION CONTROL PLAN

File #: 19209-PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: BTU | Drawn By: WDP | Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C4.1

SPILL PREVENTION AND RESPONSE

THE BMPs DESCRIBE BELOW SHOULD BE IMPLEMENTED TO PREVENT AND CONTROL SPILLS IN A MANNER THAT MINIMIZES OR PREVENTS THE DISCHARGE OF SPILLED MATERIAL TO THE DRAINAGE SYSTEM OR WATERCOURSES. THEY APPLY TO ALL CONSTRUCTION PROJECTS AND SHOULD BE UTILIZE ANYTIME CHEMICALS AND/OR HAZARDOUS SUBSTANCES ARE STORED ON SITE. SUBSTANCES MAY INCLUDE, BUT ARE NOT LIMITED TO:

- –SOIL STABILIZERS/BINDERS
- –DUST PALLIATIVES
- –HERBICIDES
- –GROWTH INHIBITORS
- –FERTILIZERS
- –DEICING/ANTI–ICING CHEMICALS
- –PAINTS
- –FUELS
- –LUBRICANTS, AND
- –OTHER PETROLEUM DISTILLATES.

TO THE EXTENT THAT THE WORK CAN BE ACCOMPLISHED SAFELY, SPILLS OF OIL, PETROLEUM PRODUCTS, SUBSTANCES LISTED UNDER 40 CFR PARTS 110, 117, AND 302, AND SANITARY AND SEPTIC WASTES SHOULD BE CONTAINED AND CLEANED UP IMMEDIATELY.

SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN

IN THE EVENT OF A SPILL OF A DANGEROUS OR HAZARDOUS WASTE, REGARDLESS OF SIZE THAT COULD REACH SURFACE WATERS, DHEC MUST BE NOTIFIED IMMEDIATELY @ 1–888–481–0125 AND THE FOLLOWING INFORMATION MUST BE PROVIDED;

1. REPORTING PARTY
2. MATERIAL RELEASED
3. CONCENTRATION OF MATERIAL
4. CONTACT PHONE NUMBER(S)
5. RESOURCE DAMAGES (E.G. DEAD FISH)
6. LOCATION
7. RESPONSIBLE PARTY
8. QUANTITY OF SPILL AND
9. CLEANUP STATUS

THE SITE CONTRACTOR SHOULD IDENTIFY APPROPRIATE PRACTICES FOR THE SPECIFIC MATERIALS USED OR STORED ON SITE.

BMP's

EDUCATION

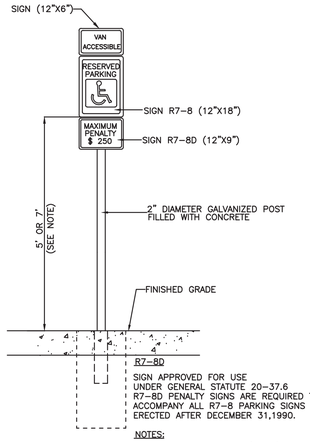
1. EDUCATE EMPLOYEES AND SUBCONTRACTORS ON WHAT A "SIGNIFICANT SPILL" IS FOR EACH MATERIAL THEY USE, AND WHAT IS THE APPROPRIATE RESPONSE FOR "SIGNIFICANT" AND "INSIGNIFICANT" SPILLS.
2. EDUCATE EMPLOYEES AND SUBCONTRACTORS ON POTENTIAL DANGERS TO HUMANS AND THE ENVIRONMENT FROM SPILLS AND LEAKS.
3. HOLD REGULAR MEETINGS TO DISCUSS AND REINFORCE APPROPRIATE DISPOSAL PROCEDURES (INCORPORATE INTO REGULAR SAFETY MEETINGS).
4. PROVIDE SPECIFIC CLEANUP INSTRUCTIONS FOR DIFFERENT PRODUCTS HANDLED ON–SITE.
5. ASSIGN A PERSON TO BE IN CHARGE OF CLEANUP ASSISTANCE.
6. PREPARE SPILL CONTAINMENT AND CLEANUP LISTS THAT ARE EASY TO FIND AND USE.
7. POST A SUMMARY OF THE CLEANUP PLAN AT APPROPRIATE LOCATIONS.

CLEANUP AND STORAGE PROCEDURES

1. IF A SPILL OCCURS, DEMOBILIZE IT AS SOON AS POSSIBLE.
2. IF THERE IS A CHANCE THAT THE SPILL COULD ENTER A STORM DRAIN OR SEWER, PLUG THE INLET AND TURN OFF OR DIVERT ANY INCOMING WATER.
3. COVER THE SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST. DO NOT USE STRAW. DISPOSE OF THE USED ABSORBENT PER MANUFACTURER'S INSTRUCTIONS. IF THE SPILL IS FLAMMABLE, DISPOSE OF AS DIRECTED BY THE LOCAL FIRE MARSHAL.
4. KEEP THE AREA WELL VENTILATED.
5. MINOR SPILLS – MINOR SPILLS TYPICALLY INVOLVE SMALL QUANTITIES OF OIL, GASOLINE, PAINT, ETC., WHICH CAN BE CONTROLLED BY THE FIRST RESPONDER AT THE DISCOVERY OF THE SPILL. USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THAN HOSING DOWN OR BURYING THE SPILL.
6. SEMI–SIGNIFICANT SPILLS – SEMI SIGNIFICANT SPILLS STILL CAN BE CONTROLLED BY THE FIRST RESPONDER ALONG WITH THE AID OF OTHER PERSONNEL SUCH AS LABORERS AND THE FOREMAN, ETC. THIS RESPONSE MAY REQUIRE THE CESSATION OF ALL OTHER ACTIVITIES.
7. CONTAIN SPILLS IMMEDIATELY. IF THE SPILLS OCCURS ON PAVED OR IMPERMEABLE SURFACES, CLEAN UP USING "DRY" METHODS (ABSORBENT MATERIALS, CAT LITTER AND/OR RAGS). CONTAIN THE SPILL BY ENCIRCLING WITH ABSORBENT MATERIALS AND DO NOT LET THE SPILL SPREAD WIDELY.
8. IF THE SPILL OCCURS IN DIRT AREAS, IMMEDIATELY CONTAIN THE SPILL BY CONSTRUCTING AN EARTHEN DIKE.
9. IF THE SPILL OCCURS DURING RAIN, TO THE EXTENT THAT IT DOESN'T COMPROMISE CLEAN UP ACTIVITIES, COVER SPILL WITH TARPS OR OTHER MATERIAL TO PREVENT CONTAMINATING RUNOFF.
10. SIGNIFICANT/HAZARDOUS SPILLS – FOR SIGNIFICANT OR HAZARDOUS SOLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY, THE SERVICES OF A SPILLS CONTRACTOR OR A HAZ–MAT TEAM SHOULD BE OBTAINED IMMEDIATELY. CONSTRUCTION PERSONNEL SHOULD NOT ATTEMPT TO CLEAN UP THE SPILL UNTIL THE APPROPRIATE AND QUALIFIED STAFF HAS ARRIVED AT THE JOB SITE.
11. SPILLS SHOULD NOT BE BURIED OR WASHED WITH WATER.
12. USED CLEAN UP MATERIALS, CONTAMINATED MATERIALS, AND RECOVERED SPILL MATERIAL THAT ARE NO LONGER SUITABLE FOR THE INTENDED PURPOSE SHOULD BE STORED AND DISPOSED OF PROPERLY.
13. WATER USED FOR CLEANING AND DECONTAMINATION SHOULD NOT BE ALLOWED TO ENTER STORM DRAINS OR WATER COURSES AND SHOULD BE COLLECTED AND DISPOSED OF AS DESCRIBED IN LIQUID WASTE MANAGEMENT.
14. PROPER STORAGE, CLEANUP AND SPILL REPORTING INSTRUCTIONS FOR HAZARDOUS MATERIALS STORED OR USED ON THE PROJECT SITE SHOULD BE POSTED AT ALL TIMES IN AN OPEN, CONSPICUOUS AND ACCESSIBLE LOCATION.
15. WASTE STORAGE AREAS SHOULD BE KEPT CLEAN, WELL ORGANIZED AND EQUIPPED WITH AMPLE CLEAN–UP SUPPLIES AS APPROPRIATE FOR THE MATERIALS BEING STORED. PERIMETER CONTROLS, CONTAINMENT STRUCTURES, COVERS AND LINERS SHOULD BE REPAIRED OR REPLACED AS NEEDED TO MAINTAIN PROPER FUNCTION.

INSPECTION AND MAINTENANCE

1. VERIFY WEEKLY, THAT SPILL CONTROL CLEANUP MATERIALS ARE LOCATED NEAR MATERIAL STORAGE, UNLOADING AND USE AREAS.
2. UPDATE SPCC PLANS AND STOCK APPROPRIATE CLEANUP MATERIALS WHENEVER CHANGES OCCUR IN THE TYPES OF CHEMICALS USED OR STORED ON SITE.



SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20–37.6 R7–8D PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL R7–8 PARKING SIGNS ERECTED AFTER DECEMBER 31,1990.

NOTES:

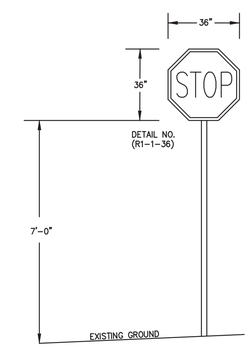
ALL HANDICAPPED SIGNS (R7–8) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED BETWEEN SIDEWALK AND BUILDING FACE OR OUTSIDE OF PEDESTRIAN AREAS.

(MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

HANDICAPPED SIGN DETAIL

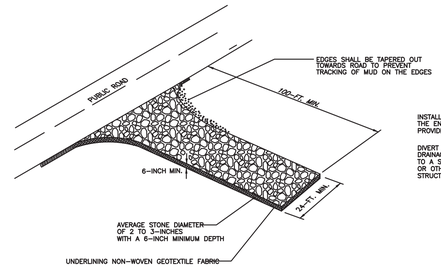
811 Know what's below. Call before you dig.

THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY WHEN PERFORMING SITE EXCAVATION. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.



STOP SIGN DETAIL

SEE FIGURE TG–31–1 FOR PLACEMENT



INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.

STABILIZED CONSTRUCTION ENTRANCE

WHEN AND WHERE TO USE IT

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

INSTALL A NON–WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.

INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

THE ENTRANCE SHALL CONSIST OF 1–INCH TO 3–INCH D50 STONE PLACED AT A MINIMUM DEPTH OF 6–INCHES.

MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24–FEET WIDE BY 100–FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.

THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING OF MUD AT THE EDGE OF THE ENTRANCE.

STABILIZED CONSTRUCTION ENTRANCE

INSPECTION AND MAINTENANCE

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24–HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES ½–INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

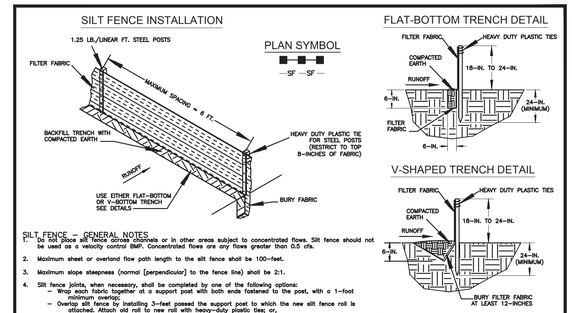
WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY THE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF–SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

STD. DRAWING SC–06



SILT FENCE – GENERAL NOTES

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

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC–03 Page 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical requirements:
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.36–inches and a nominal depth of 1.48–inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soil. The plate should have a minimum cross section of 17–square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24–inches. A minimum height of 1– to 2–inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6–feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defect or flaw that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approved Sheet 234, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

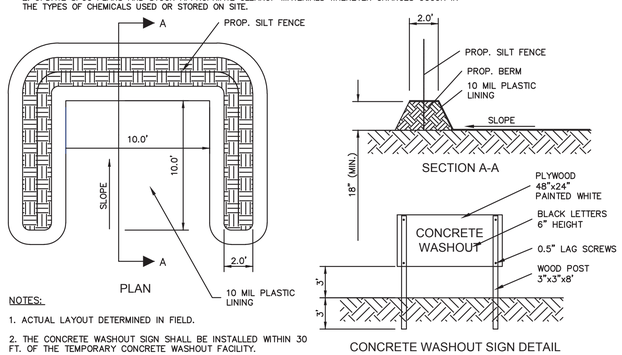
SILT FENCE

STANDARD DRAWING NO. SC–03 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

INSPECTION AND MAINTENANCE

1. VERIFY WEEKLY, THAT SPILL CONTROL CLEANUP MATERIALS ARE LOCATED NEAR MATERIAL STORAGE, UNLOADING AND USE AREAS.
2. UPDATE SPCC PLANS AND STOCK APPROPRIATE CLEANUP MATERIALS WHENEVER CHANGES OCCUR IN THE TYPES OF CHEMICALS USED OR STORED ON SITE.



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, CONCRETE TRANSIT TRUCK WASHOUT PROCEDURE

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES, UNLESS DETERMINED FEASIBLE BY THE ENGINEER OR CRM. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. INSTALL A SIGN ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED DURING WASHOUT PROCEDURE.
5. PERFORM WASHOUT OF CONCRETE MIXER TRUCKS IN DESIGNATED AREAS ONLY. WASHOUT MAY BE COLLECTED IN AN IMPERMEABLE BAG FOR DISPOSAL. SEE ALSO CONCRETE TRACK WASHOUT.
6. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER SOLID WASTE MANAGEMENT.

INSPECTION AND MAINTENANCE

1. THE ENGINEER OR CRM SHOULD MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
2. THE ENGINEER OR CRM SHOULD MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
4. EXISTING FACILITIES SHOULD BE CLEANED, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED FOR DAMAGE (I.E., TEARS IN PVC LINER, MISSING SANDBAGS, ETC.). DAMAGED FACILITIES SHOULD BE REPAIRED IMMEDIATELY.

CONCRETE WASHOUT DETAIL

TYPE B – WIRE MESH AND STONE INLET PROTECTION

MATERIALS

USE HARDWARE FABRIC OR COMPARABLE WIRE MESH WITH MAXIMUM OPENINGS OF 0.5–INCHES X 0.5–INCHES AS THE SUPPORTING MATERIAL.

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38–INCHES AND
NOMINAL "T" LENGTH OF 1.48–INCHES.

WEIGH 1.25 POUNDS PER FOOT (± 8%). BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE HEAVY–DUTY WIRE TIES TO ATTACH THE WIRE MESH MATERIAL TO THE STEEL POSTS.

PLACE AGGREGATE NO. 5 WASHED STONE AGAINST THE HARDWARE FABRIC ON ALL SIDES.

INSTALLATION

EXCAVATE A TRENCH 6–INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET.

USE HARDWARE FABRIC OR COMPARABLE WIRE MESH WITH MAXIMUM OPENINGS OF 0.5–INCHES BY 0.5–INCHES AS THE SUPPORTING MATERIAL. EXTENDED THE FABRIC A MINIMUM OF 6–INCHES INTO THE GROUND. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FABRIC.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 36–INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (±8%).INSTALL THE WIRE MESH FABRIC ABOVE GRADE A MINIMUM OF 18–INCHES WITHOUT EXCEEDING 24–INCHES.

SPACE THE STEEL POSTS A MAXIMUM OF 3–FEET APART AROUND THE PERIMETER OF THE INLET AND DRIVE THEM INTO THE GROUND A MINIMUM OF 18–INCHES.

USE HEAVY–DUTY WIRE TIES SPACED A MAXIMUM OF 6–INCHES APART TO ATTACH THE WIRE MESH MATERIAL TO THE STEEL POSTS.

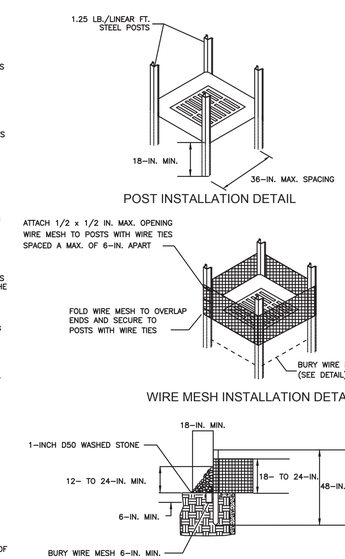
PLACE AGGREGATE NO. 5 WASHED STONE TO A MINIMUM HEIGHT OF 12–INCHES, AND
A MAXIMUM HEIGHT OF 24–INCHES AGAINST THE HARDWARE FABRIC ON ALL SIDES.

INSPECTION AND MAINTENANCE

IF THE STONE BECOMES CLOGGED WITH SEDIMENT, PULL THE STONES AWAY FROM THE INLET AND CLEAN OR REPLACE THEM.

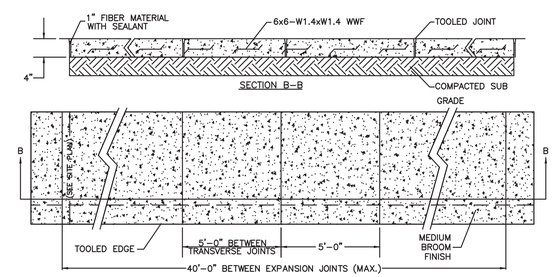
SINCE CLEANING OF GRAVEL AT A CONSTRUCTION SITE MAY BE DIFFICULT, AN ALTERNATIVE APPROACH WOULD BE TO USE THE CLOGGED STONE AS FILL
AND PUT FRESH STONE AROUND THE INLET.

REMOVE ACCUMULATED SEDIMENT FROM STONE WHEN SEDIMENT REACHES ⅓ OF THE
HEIGHT OF THE STRUCTURE



TYPE B – HARDWARE FABRIC AND STONE INLET PROTECTION

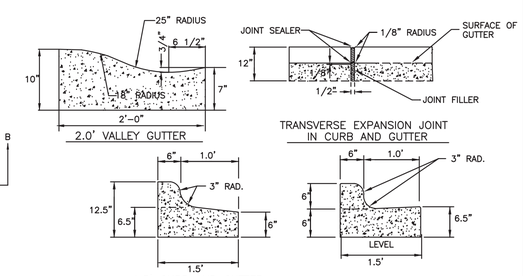
STD. DRAWING SC–08



CROSS SLOPE SHALL BE NO STEEPER THAN 1:48 WHERE HANDICAP RAMPS ARE TO BE INSTALLED.

PLAN VIEW

SIDEWALK DETAIL



GENERAL NOTES (CURB & GUTTER):

1. CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. FOR VALLEY GUTTER, A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING COA 1037 — SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 23419 BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
14:39:07 -05'00'

NO.	BY	DATE	REVISION
1	WDP	3/29/2020	DRB RE–SUBMITTAL

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title: DETAILS AND SPECIFICATIONS

File #: 19209–PB.DWG | Date: 11/19/19 | Project Egr: BTU | Design By: WDP | Drawn By: WDP | Scale: N.T.S.

THE ISAACS GROUP — CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527–3440 FAX (704) 527–8335

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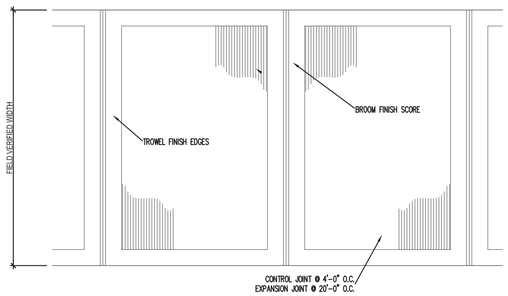
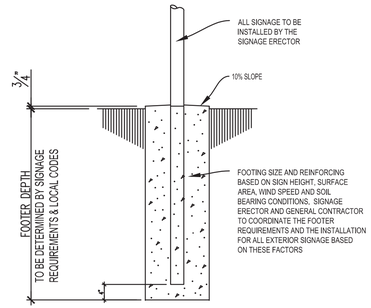
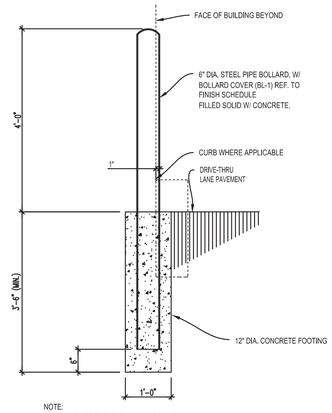


SIDEWALK FINISH DETAIL

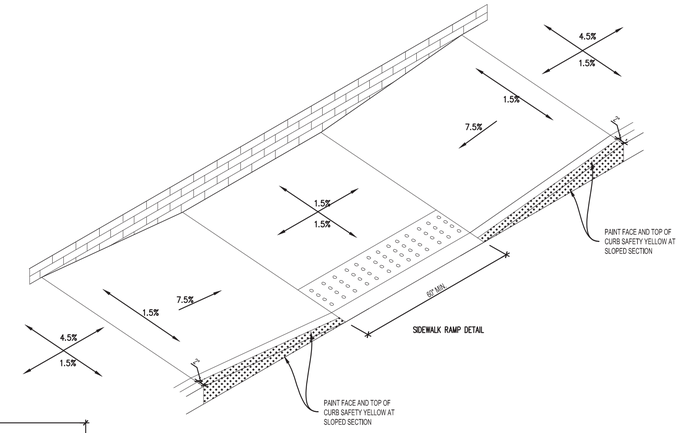


SIGN BASE DETAIL

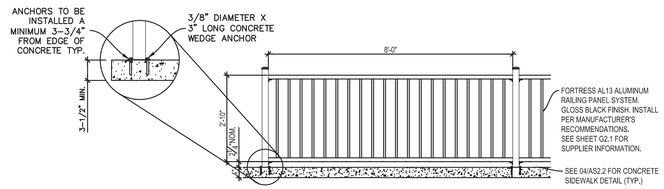


NOTE:
BOLLARDS AT DRIVE-THRU SHALL BE 4'-0"
BOLLARDS AT TRASH ENCLOSURE SHALL BE 6'-0"

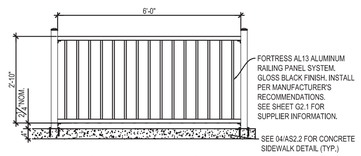
6" BOLLARD DETAIL



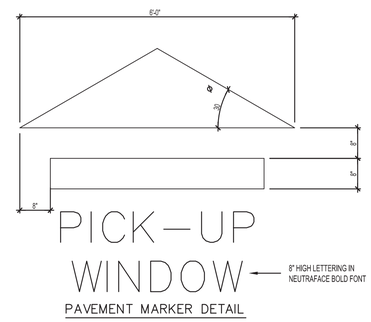
SIDEWALK RAMP DETAIL



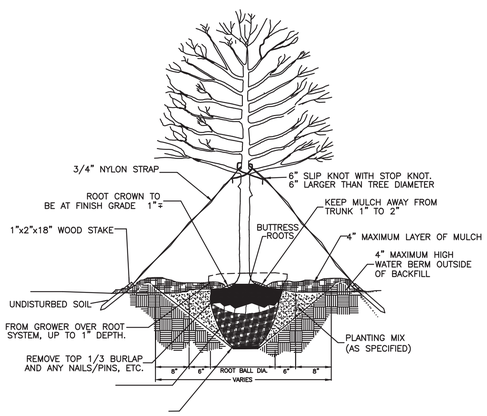
PATIO RAILING DETAIL



SAFETY RAILING DETAIL

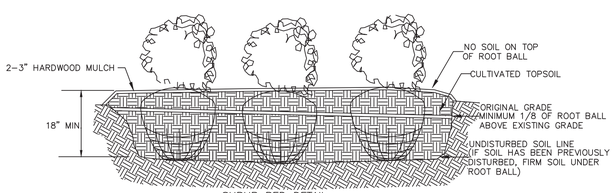


PAVEMENT MARKER DETAIL



TREE PLANTING (FOR SINGLE & MULTI-STEM TREES)

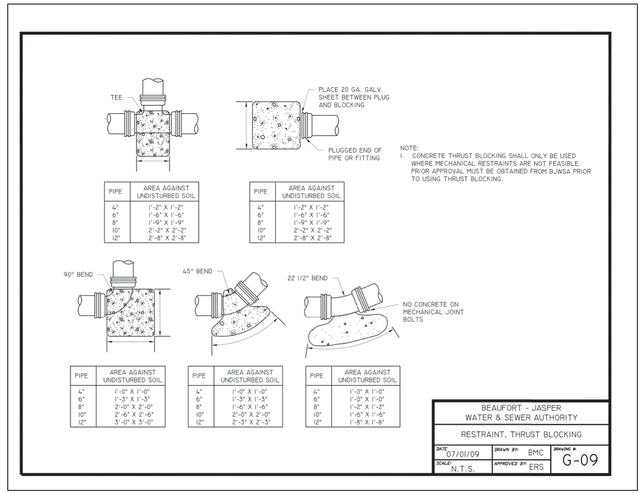
NOTES:
REMOVE WIRE OR NYLON TWINE FROM BALL.
SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.



SHRUB BED DETAIL

NOTES:

1. RUBBER HOSE MAY BE DELETED IF ¾" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED)
2. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL.
3. INSTALL TOP OF ROOT BALL 2" ABOVE FINISH GRADE (ADJACENT UPHILL GRADE)
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
5. LENGTH OF RUBBER HOSE TO BE ⅔ CIRCUMFERENCE OF TREE.
6. PLACE 2 WOOD STAKES PARALLEL TO STREET
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL
8. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS
9. THIS DETAIL APPLIES TO SINGLE-STEM TREES AND MULTI-STEM
10. SET TREE IN VERTICAL POSITION PRIOR TO STAKING



PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-2" X 1'-2"
6"	1'-6" X 1'-6"
8"	1'-9" X 1'-9"
10"	2'-2" X 2'-2"
12"	2'-8" X 2'-8"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-2" X 1'-2"
6"	1'-6" X 1'-6"
8"	1'-9" X 1'-9"
10"	2'-2" X 2'-2"
12"	2'-8" X 2'-8"

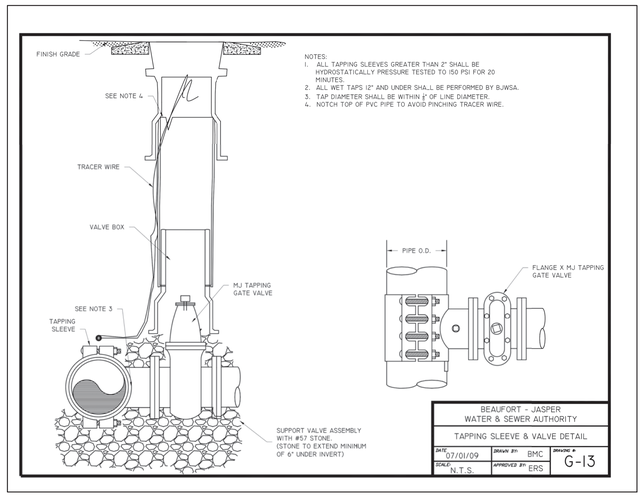
PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-3" X 1'-3"
8"	2'-0" X 2'-0"
10"	2'-6" X 2'-6"
12"	3'-0" X 3'-0"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-3" X 1'-3"
8"	1'-6" X 1'-6"
10"	2'-0" X 2'-0"
12"	2'-3" X 2'-3"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-2" X 1'-2"
8"	1'-2" X 1'-2"
10"	1'-6" X 1'-6"
12"	1'-8" X 1'-8"

NOTE:
1. CONCRETE THRUST BLOCKING SHALL ONLY BE USED WHERE MECHANICAL RESTRAINTS ARE NOT FEASIBLE. PRIOR APPROVAL MUST BE OBTAINED FROM BJWSA PRIOR TO USING THRUST BLOCKING.

BEAUFORT - JASPER WATER & SEWER AUTHORITY
RESTRAINT, THRUST BLOCKING
DATE: 07/01/09 | DRAWN BY: BMC | DRAWING #: G-09
SCALE: N.T.S. | APPROVED BY: ERS



NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ⅛" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

BEAUFORT - JASPER WATER & SEWER AUTHORITY
TAPPING SLEEVE & VALVE DETAIL
DATE: 07/01/09 | DRAWN BY: BMC | DRAWING #: G-13
SCALE: N.T.S. | APPROVED BY: ERS

SOUTH CAROLINA
THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
COA 1037
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 23419
BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
14:39:36 -05'00'

Wendy's

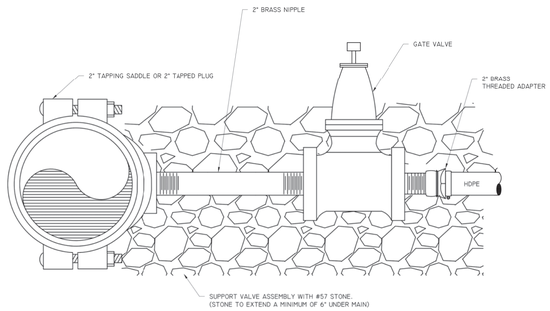
NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL

Project: WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907
Title: DETAILS AND SPECIFICATIONS

File #: 18078-PB.DWG | Date: 11/19/19 | Project Egr: BTU
Design By: WDP
Drawn By: WDP
Scale: N.T.S.

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

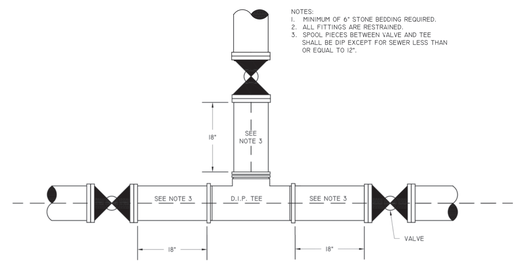
C5.1



BEAUFORT - JASPER
WATER & SEWER AUTHORITY

2" CONNECTION

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	G-14



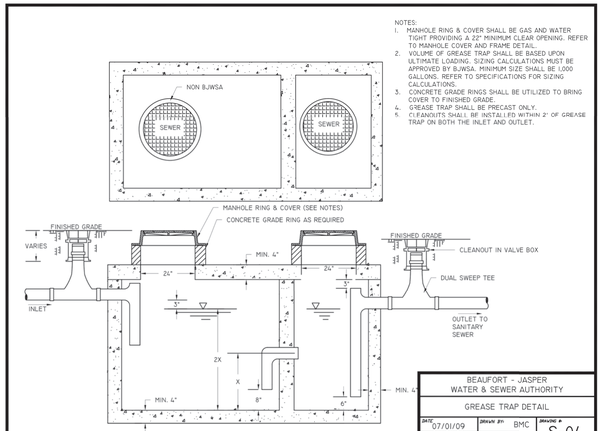
NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".

BEAUFORT - JASPER
WATER & SEWER AUTHORITY

TEE AND VALVES

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	G-15

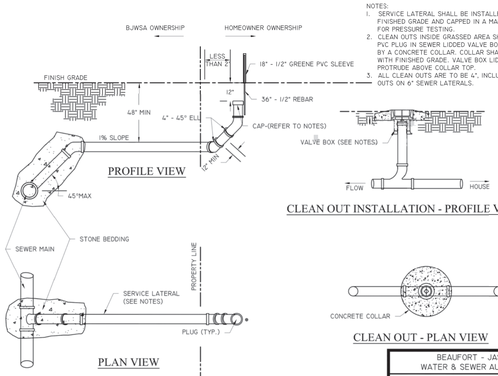
NOTES:
1. MANHOLE RING & COVER SHALL BE GAS AND WATER TIGHT PROVIDING A 22" MINIMUM CLEAR OPENING. REFER TO MANHOLE COVER AND FRAME DETAIL.
2. VOLUME OF GREASE TRAP SHALL BE BASED UPON ULTIMATE LOADING. SIZING CALCULATIONS MUST BE APPROVED BY BJWSA. MINIMUM SIZE SHALL BE 1,000 GALLONS. REFER TO SPECIFICATIONS 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' OF GREASE TRAP ON BOTH THE INLET AND OUTLET.



BEAUFORT - JASPER
WATER & SEWER AUTHORITY

GREASE TRAP DETAIL

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	S-04



PROFILE VIEW

CLEAN OUT INSTALLATION - PROFILE VIEW

CONCRETE COLLAR

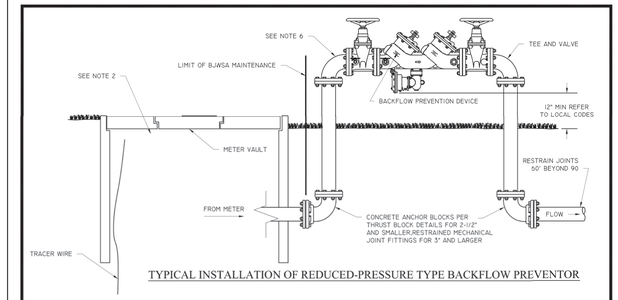
CLEAN OUT - PLAN VIEW

NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS 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 LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

BEAUFORT - JASPER
WATER & SEWER AUTHORITY

SEWER SERVICE, SINGLE

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	S-11



TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

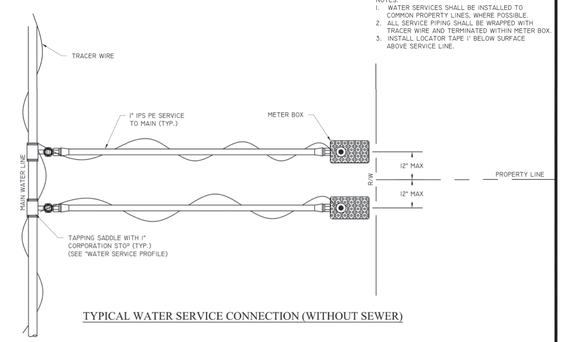
NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILITY.
6. PIPING AND FITTINGS THROUGH 2 1/2" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

BEAUFORT - JASPER
WATER & SEWER AUTHORITY

BACKFLOW PREVENTION DETAIL

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	W-01

NOTES:
1. WATER SERVICES SHALL BE INSTALLED TO COMMON PROPERTY LINES, WHERE POSSIBLE.
2. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED WITHIN METER BOX.
3. INSTALL LOCATOR TAPE 1' BELOW SURFACE ABOVE SERVICE LINE.

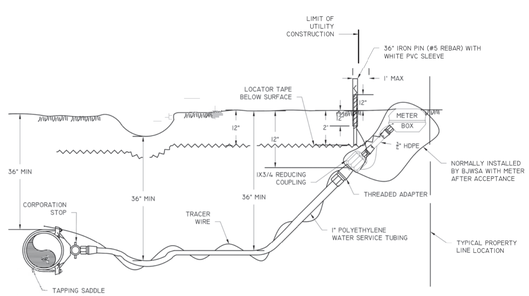


TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

BEAUFORT - JASPER
WATER & SEWER AUTHORITY

WATER SERVICE PLAN VIEW

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	W-08



BEAUFORT - JASPER
WATER & SEWER AUTHORITY

WATER SERVICE PROFILE

DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE: N.T.S.	APPROVED BY: ERS	W-09

SOUTH CAROLINA
THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
COA 1037
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 23419
BRIAN T. UPTON

Brian T. Upton, P.E.
2020.01.29
14:40:07 -05'00'

NO.	BY	DATE	REVISION
1	WDP	1/29/2020	DRB RE-SUBMITTAL

Project:
WENDY'S RESTAURANT
168 SEA ISLAND PKWY, BEAUFORT, SC 29907

Title:
DETAILS AND SPECIFICATIONS

File #: 19209-PB.DWG | Date: 11/19/19 | Project Egr: BTU
Design By: WDP
Drawn By: WDP
Scale: N.T.S.

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C5.2

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
$200/meeting
$500/special meeting

OFFICE USE ONLY: Date Filed:_____ Application #:_____ Zoning District:_____ Arch. Survey? Y N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/design-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final

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**

Applicant, Property, and Project Information

Applicant Name: THE ISAACS GROUP

Applicant Address: 8720 RED OAK BLVD. SUITE 420

Applicant E-mail: wpugh@isaacsgrp.com Applicant Phone Number: 704-626-6217

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): CAROLINA RESTAURANT GROUP

Owner Address: 8040 ARROWRIDGE BLVD. CHARLOTTE, NC 28723

Project Name: WENDY'S

Property Address: 168 SEA ISLAND PARKWAY

Property Identification Number *(Tax Map & Parcel Number)*: R123 015 000 194B 0000

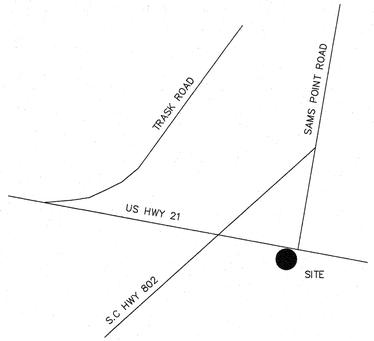
Date Submitted: 11/19/19

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: WILLIAM PUGH Date: 11/19/19

Owner's Signature: Date:

(The owner's signature is required if the applicant is not the owner.)



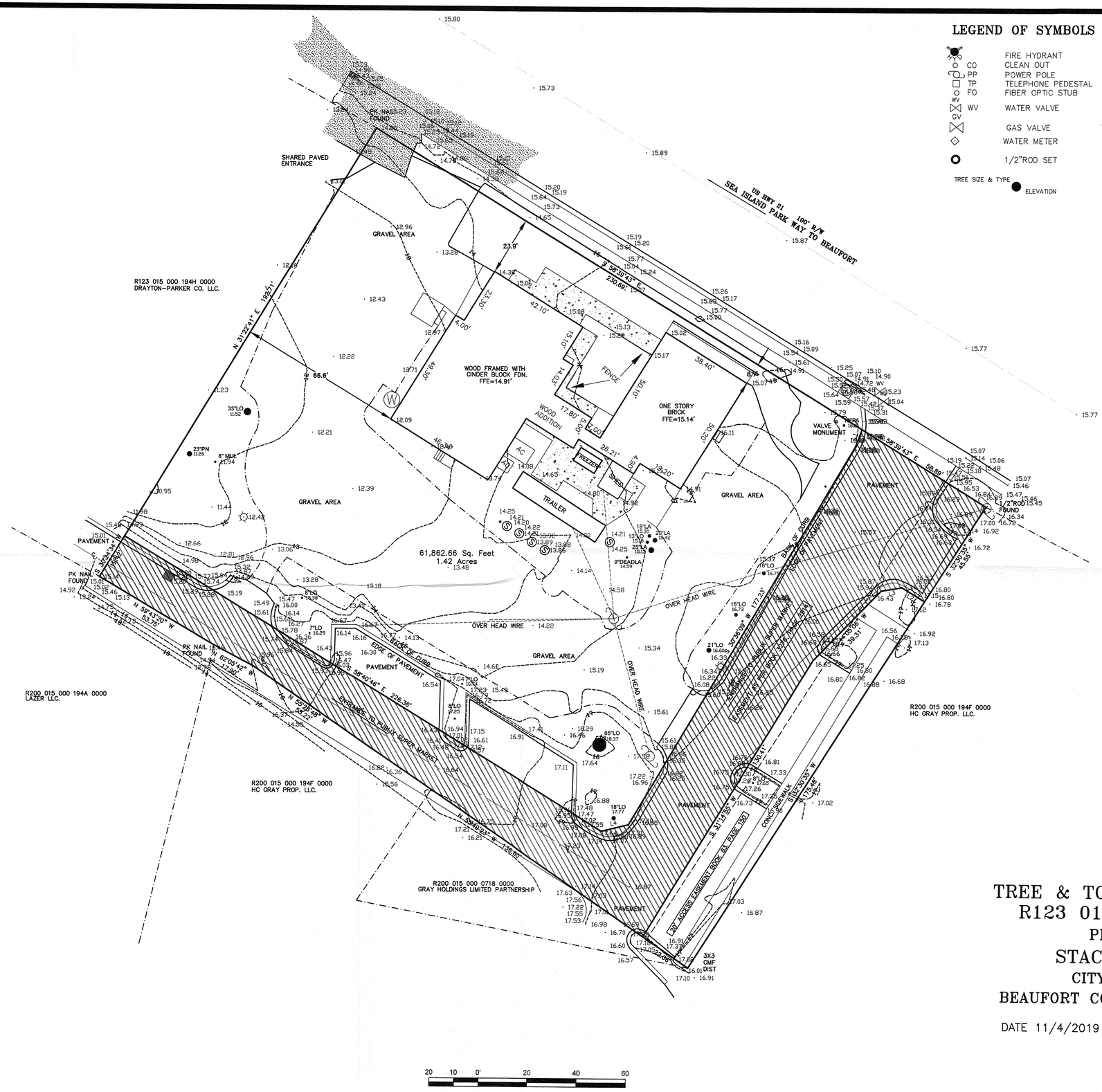
LOCATION MAP (N.T.S.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- FIRE HYDRANT
- CO CLEAN OUT
- PP POWER POLE
- TP TELEPHONE PEDESTAL
- FO FIBER OPTIC STUB
- WV WATER VALVE
- GV GAS VALVE
- WATER METER
- 1/2"ROD SET
- MVM MAIN VALVE MONUMENT
- MH MANHOLE
- GW GUY WIRE
- CB CABLE BOX
- OE OVERHEAD POWERLINE
- EDGE OF PAVEMENT
- BACK OF CURB
- LIGHTPOLE
- GAS LINE
- CENTER LINE
- CONTOUR LINE
- TREE SIZE & TYPE
- ELEVATION

SOUTH CAROLINA
GASQUE & ASSOCIATES, INC.
No. C00192
CERTIFICATE OF AUTHORIZATION

LINE	BEARING	DISTANCE
L1	N 20°48'44" E	7.56'
L2	S 58°45'05" E	10.77'
L3	S 80°06'46" W	8.48'
L4	S 76°17'05" W	11.32'



NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY LIES IN FLOOD ZONE A-9, BASE ELEV. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025-0100 D. DATED 09/29/86

REFERENCES:

1.) T.M.S. R123 015 000 194B 0000
2.) PLAT BY DAVID E. GASQUE
DATED 11/14/2001
PLAT BOOK 83, PAGE 150
BEAUFORT COUNTY R.M.C. OFFICE

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

11-6-19

David E. Gasque, R.L.S.
S.C. Registration Number 10506

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

20 10 0' 20 40 60

TREE & TOPOGRAPHIC SURVEY
R123 015 000 194B 0000
PREPARED FOR
STACKED SOD, LLC
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 11/4/2019 SCALE 1"=20'

JOB#51502 F.B.#1021/JS DRAWN BY: DSGN5

END
ROAD WORK
UPS Freight
GRAYCO
BUILDING CENTER
McDonald's
STEAMER
OYSTER &
RESERVED PARKING
ERW

Beaufort Post 9
POW-MIA

THE ORIGINAL
STEAMER
OPEN DAILY

Newkirk
ENVIRONMENTAL INC.
Charleston, SC – Beaufort, SC

January 29, 2020

CRG Wendys
Mr. David Ayers
Via Email

Re: Freshwater Wetlands Assessment
Former Steamer Restaurant Site
Parcel #: R123 015 000 194B 0000
Beaufort County, SC

Mr. Ayers:

As requested, Newkirk Environmental, Inc. (NEI) conducted an assessment of jurisdictional freshwater wetlands on January 29, 2020 at the above referenced parcel (project site**).** It is NEI's professional opinion the project site **does not** contain area(s) that would be, at the time of the investigation, identified as freshwater wetlands for the following reasons: 1) presence of wetland vegetation (hydrophytic); 2) presence of wetland soils (hydric, Munsell: chroma less than 2); and 3) the presence of hydrology. Please find the attached depiction of the approximate location of the project site.

The project site consisted of a developed parcel of land in northern Beaufort County, SC. The project area is made up of mostly commercial businesses within the Lady's Island business district along Highway 21. The project site also contains a former restaurant and associated parking.

Please note, although NEI is confident in our assessment, the US Army Corps of Engineers is the only agency that can make final decisions regarding wetland delineations; therefore, all delineations are subject to change until written verification is obtained. This letter is the professional opinion of Newkirk Environmental and can be relied upon as that.

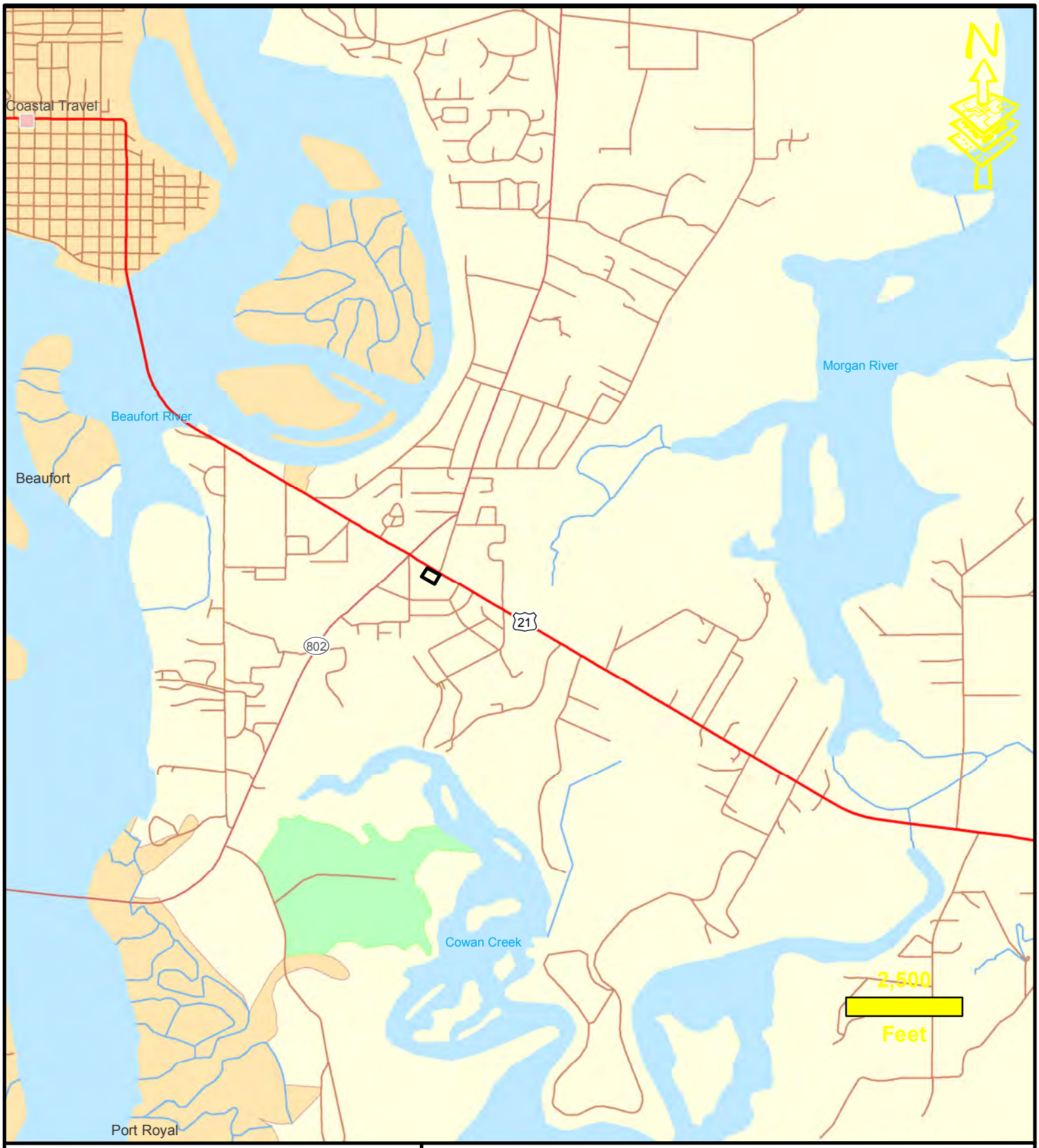
Sincerely,

J. Asher Howell

J. Asher Howell, Principal
Beaufort Office

Enc.

73 Sea Island Parkway, Suite 20, Beaufort, South Carolina 29907 ●
Telephone: (843) 470-1031 ● Facsimile: (843) 388-6580 ● general@newkirkenv.com ● www.newkirkenvironmental.com

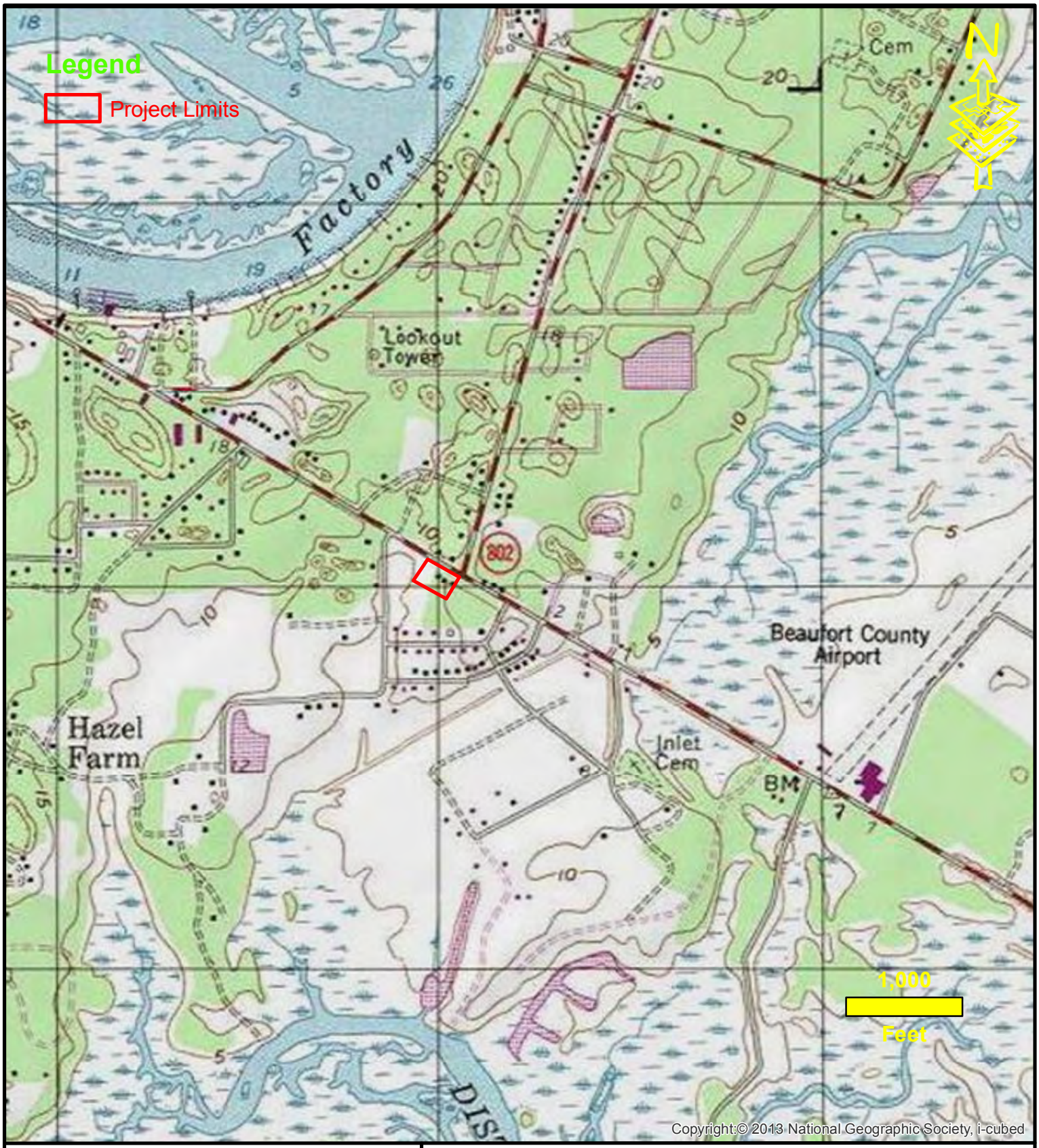


Vicinity Exhibit

Project #: 04-4442a Date: January 2020

Created by: AH

Ladys Is. Wendys
Beaufort County, SC



Topographical Exhibit	Ladys Is. Wendys Beaufort County, SC
Project #: 04-4442a Date: January 2020	
Created by: AH	

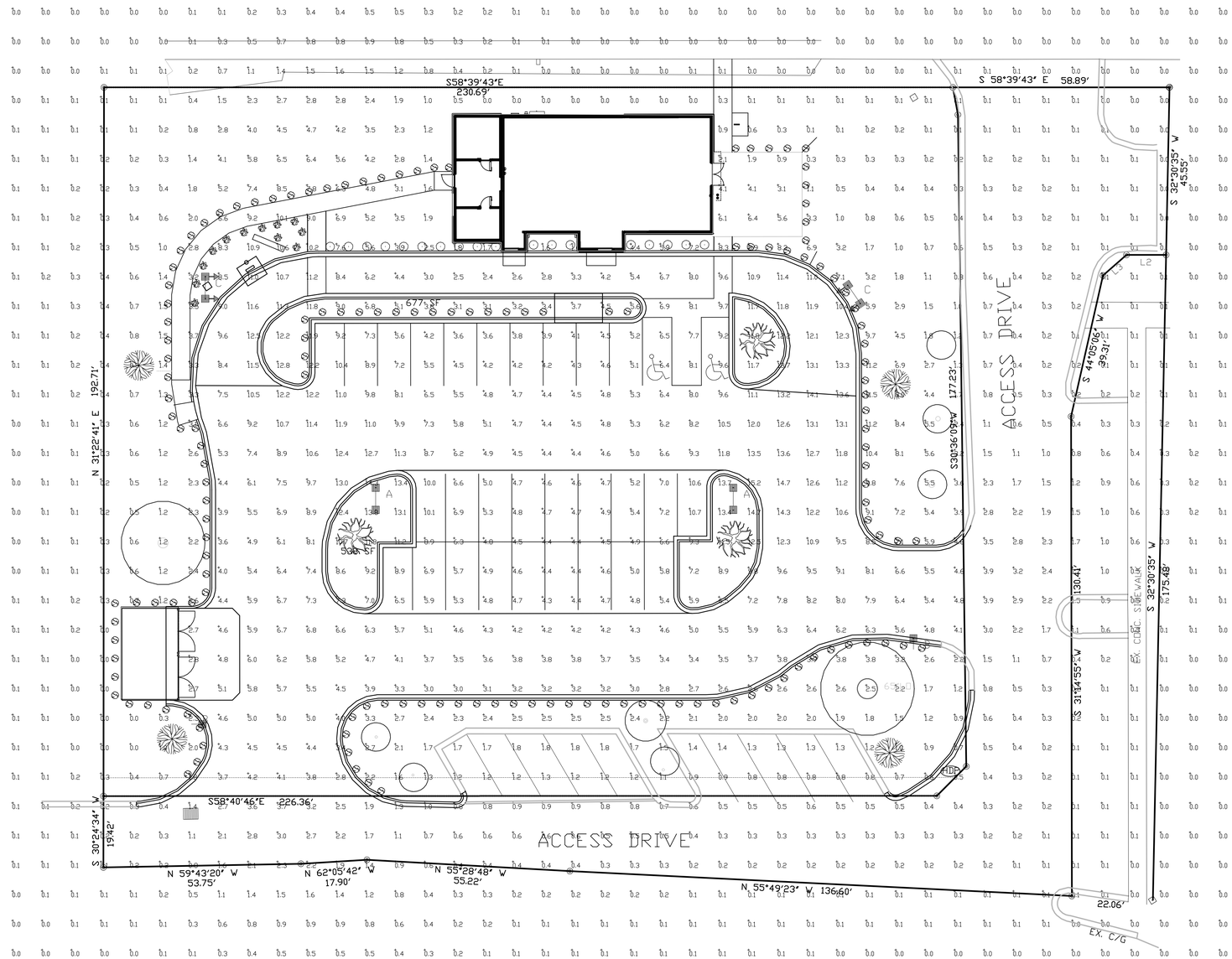
Please note, although Newkirk Environmental, Inc. is confident in its assessments, theUSACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

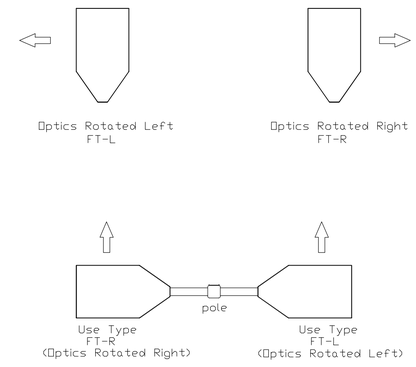
Aerial Exhibit

Project #: 04-4442a Date: January 2020

Created by: AH

Ladys Is. Wendys
Beaufort County, SC





For D180 Forward Throw installations specify left rotated optics (FT-L) and/or right rotated optics (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.

Top View
Fixture Type C

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	D180	SLM-LED-30L-SIL-FT-50-70CRI-D180-24'POLE+2'BASE	1.000	1.000	1.000	63478	497.2
	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-24'POLE+2'BASE DIMMED 30%	1.000	1.000	0.700	19943	248.6
	2	C	D180° 2RTD	SLM-LED-30L-SIL-(1)FT-L,(1)FT-R-50-70CRI-IL-D180-24'POLE+2'BASE	1.000	1.000	1.000	39886	497.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.63	15.2	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	6.70	15.2	2.4	2.79	6.33

Total Project Watts
Total Watts = 2486

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-3203

LIGHTING PROPOSAL LD-149692-1

WENDY'S
SEA ISLAND PARKWAY
BEAUFORT,SC

BY:MVE	DATE:11-18-19	REV:1-29-20	SHEET 1 OF 1

SCALE: 1"=16' 0 16

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN & LAND SURVEYING
8720 RED OAK BOULEVARD, STE. 420
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Project Narrative

Wendy's Lady's Island
Beaufort, South Carolina

The project site is located at 168 Sea Island Parkway in Lady's Island S.C. in Beaufort County, S.C. This project entails the construction of a 2,500 sq. Ft. Wendy's restaurant with a drive-thru window. Construction includes: Demolishing and removing the existing restaurant and its associated infrastructure, the installation of sediment and erosion control measures, utilities, site lighting, landscaping, new parking areas and the proposed building.

The proposed site will result in a decrease of impervious area. The existing impervious on the site is 30,914 square feet. The development of the Wendy's Restaurant will reduce the site's impervious area to 22,087 square feet.

A 3,071 square foot area of pervious pavement will be added in the parking lot to assist in treating the stormwater for the site. The resulting stormwater runoff will be lower since there is less impervious area in combination with the use of pervious paving in a portion of the parking lot.

Sewer flow to be generated by the Wendy's is 2,800 GPD (40 gpd/seat x 70 seats). The sewer collection system for the project site will consist of a proposed 6" PVC lateral that will tie into an 8-inch gravity sanitary sewer line that is owned and maintained by BJWSA. The water service will consist of a 1.5" PVC service line that will connect to the existing meter that ties into the existing 16" water main that is owned and maintained by BJWSA.