

TOWN OF BLUFFTON



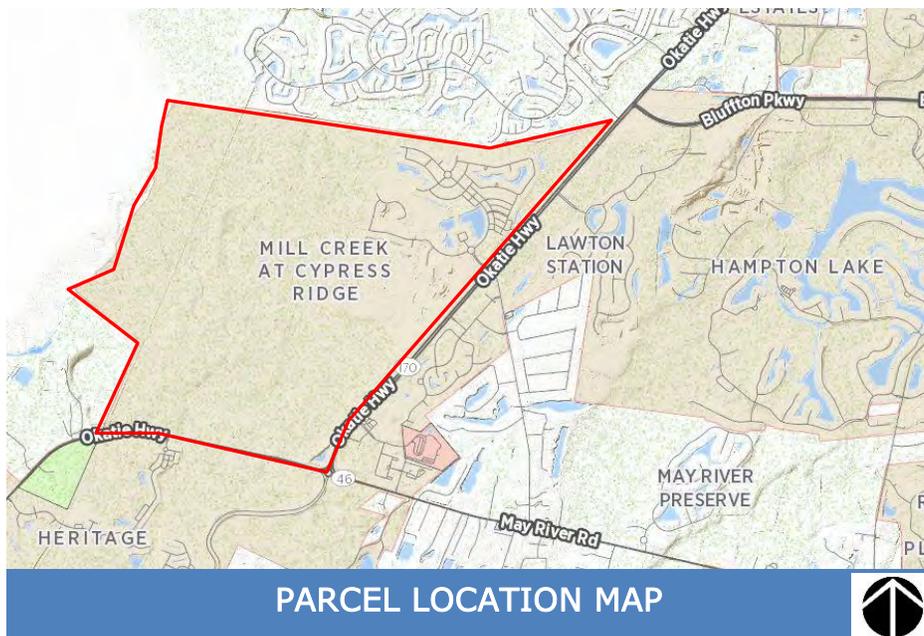
STAFF REPORT Department of Growth Management

| | |
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| MEETING DATE: | June 22, 2016 |
| PROJECT: | Cypress Ridge Commercial Building, RV and Boat Storage and Phase 7 Buffer Certificate of Appropriateness Highway Corridor Overlay |
| PROJECT MANAGER: | Erin Schumacher, AICP Senior Planner |

APPLICATION REQUEST: The Applicant, Josh K. Tiller, on behalf of the parcel owner DR Horton, requests that the Planning Commission approve the following application:

1. **COFA-06-16-9716.** A Certificate of Appropriateness to permit the construction a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements. The property is located at the intersection of Highway 170 and Hulston Landing Road within the Cypress Ridge Development, zoned PUD, and lies within the Cyprus Ridge/Jones Estate PUD.

INTRODUCTION: The conceptual plan for the Jones Estate PUD was approved by Bluffton Town Council in June 21, 2000. As approved, the plan organized the 4,400 acre Jones tract into planning areas to provide for the regulation and arrangement of land uses as well as the allotment of densities. The subject parcel is located within the Cypress Ridge Master Plan planning area which was approved by Town Council on February 23, 2005.



The Applicant is proposing the construction of a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements. The subject development is located at the intersection of Hulston Land Road and Route 170.

The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission providing authority over the architectural, landscaping, and lighting design only.



PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness- HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.
 - a) *Finding.* The project is located in the Jones Tract PUD and is part of the Cypress Ridge Master Plan. There are specific design standards established by the PUD via the Beaufort County 1990/3 Zoning and

Development Standards Ordinance and the Town of Bluffton Highway Corridor Overlay District (HCOD) within of the 2000 Town of Beaufort Zoning and Development Standards Ordinance (ZDSO) which are attached to the PUD. As a result, the design criteria of Article 5 of the current Unified Development Ordinance does not apply to this proposal.

2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

The property is located in the Jones Tract PUD and is identified on the Cypress Ridge Master Plan as storage facility and open space land use. As a result, the property is subject to the Beaufort County 1990/3 Zoning and Development Standards Ordinance and the Town of Bluffton Zoning and Development Standards Ordinance and Design Guidelines contain architectural, landscaping, and lighting design standards for properties located in the Highway Corridor Overlay District (HCOD).

A. JONES ESTATE PUD/PUD CONCEPT PLAN

The Jones Estate PUD refers to the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO) and The Town of Bluffton Zoning and Development Standards Ordinance Highway Corridor Overlay District (HCOD) for development standards.

Landscaping

- 1) Finding – Highway Buffers. Section 4.24.2.1.A. of the ZDSO requires a 25' wide landscaped buffer parallel to the entire front of the property along the highway right-of-way and contain vegetative landscaping materials. While the applicant is proposing to preserve the existing trees within the 50' highway corridor buffer area, no additional plantings are proposed for the area along the highway right-of-way. The applicant shall comply with the requirement to provide a landscape buffer plan that will achieve a semi-continuous and semi-opaque vertical plane of tree canopy, understory trees and shrubbery coverage.
- 2) Finding – Landscaping. Section 5.24.2.1.C.1 of the ZDSO requires a minimum of six (6) broad-leaved overstory trees, seven (7) understory trees, and thirty (30) shrubs for every 100 linear feet for frontage on the highway. The applicant shall provide a planting plan that confirms compliance with this requirement. Existing vegetation may be used in the calculation in meeting this requirement and proposed tree removal for the entire site should be clearly noted.
- 3) Finding – Applications Manual. The Application for this project requires scaled architectural and site plans for review. There appears to be some discrepancies between the site plans in the architectural plan set and the site plans in the landscape/lighting plan set. In particular, the

configuration of the parking for the commercial building is inconsistent. These drawing sets must be revised for consistency.

Architecture

- 1) Finding – Architectural Design and Accessory Buildings. Section 4.24.3.A.1.c. and 4.24.4.A. of the Beaufort County 1990/3 ZDSO states that accessory structures should be architecturally compatible with primary structures. Not enough information was provided regarding the site accessory structures (i.e. dumpster enclosure and pavilion) to determine if they meet the requirements. Provide additional information on the typical dumpster enclosures.
- 2) Finding – Inappropriate Exterior Materials and Architectural Elements. Section 4.24.3.A.3. of the ZDSO notes that cinder block and unfaced concrete block are considered incompatible and inappropriate for primary structures. The architectural renderings and elevations appear to have concrete block at the foundation while the building section notes brick over the concrete block. It is unclear the intent. The drawings must be revised for consistency and to utilize appropriate exterior materials.

Lighting

- 1) *Finding – Lighting.* Section 5.15.11 (D) of the TOB HCOD permits lighting for streets and commercial parking areas provided such lighting meets the foot-candle requirements for lighting as provided in Section 4.24.3.C.2.iv. of the ZDSO. The lighting plan shall be revised to include foot-candle information to ensure compliance is achieved for the required minimum illumination levels.

Other

- 1) *Finding – Other Requirements.* Section 4.24.4.C. of the ZDSO states that outside storage of other merchandise is permitted only at the rear of the property or behind completely opaque walls and screens. The proposed RV and boat storage area is located at the front of the lot and is not screened with opaque walls or screens but does not have a fence. Screening should be included along the southeastern edge of the storage lot to ensure that it is screened from view.

B. PUD MASTER PLAN

The Cypress Ridge Master Plan document refers to the Jones Estate PUD for design standards.

- 1) *Finding. Cypress Ridge Master Plan.* The property is noted in the Cypress Ridge Master Plan, at the western edge of the Town of Bluffton boundary. The intent for development is to create a community that

recognizes the basic character of the Low Country and the quality of life that makes Beaufort County both unique and appealing.

As there are no the design guidelines established in the Cypress Ridge Master Plan for the site, no additional design review was performed.

C. DEVELOPMENT PLAN

The Final Development Plan is being reviewed concurrently and was provided comment June 14, 2016.

- 1) *Finding. Preliminary Development Plan.* This project requires development plan approval from the Town of Bluffton. The Applicant has submitted the project for review and it was presented before the Development Review Committee on February 9, 2016. At that time, it was reviewed and comments provided which the Applicant and a Final Development Plan application was submitted.

D. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Declaration of Covenants, Conditions, and Restrictions for the Cypress Ridge Master Plan.

- 1) *Finding. Declaration of Covenants, Conditions, and Restrictions for Buckwalter Crossroads.* The applicant shall confirm conformance with the covenants and restriction which are recorded with the Cypress Ridge Master Plan with an approval from the Declarant.
3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.
 - a. *Finding.* The application has been reviewed by Town Staff and has been determined to be complete and that it meets all requirements of the Applications Manual.

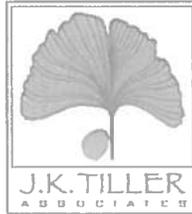
TOWN STAFF RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions:

1. Landscape.
 - a. Per Section 4.24.2.1.A.of the ZDSO, provide the required plantings within the buffer area.
 - b. Per Section 5.24.2.1.C.1 of the ZDSO indicate the required plantings per 100 linear feet are provided and note proposed tree removal.
 - c. Per the Applications Manual, the architectural site plan and landscaping and lighting site plans must be revised for consistency.
2. Architecture

- a. Per Section 4.24.3.A.4. and 4.24.3.C.2.a.ii of the ZDSO, the design of the accessory structures must coordinate with the general style of architecture in the primary structure. Provide additional drawings of the dumpster enclosure and pavilion so that they may be reviewed for conformance.
 - b. Per Section 4.24.3.A.3. of the ZDSO, the foundation material must be revised to an appropriate material and the associated drawings updated to reflect the materials.
3. Lighting
- a. Per Section 4.24.4.C. of the TOB HCOD, revise the foot-candle illumination information to ensure compliance with Section 4.24.3.C.2.iv. of the ZDSO.
4. Other
- a. Per Section 4.24.4.C. of the ZDSO, screening should be included along the southeastern edge of the storage lot to ensure that it is screened from view.
5. Additional Requirements.
- a. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COA-HCOD approval.
 - b. Approval from the Cypress Ridge Master Plan Declarant responsible for the covenants and restrictions for the community.

ATTACHMENTS:

1. Narrative
2. Landscape, Lighting, and Architecture Plan Package



May 25, 2016

**DR Horton
CYPRESS RIDGE
COMMERCIAL BUILDING, RV & BOAT STORAGE, AND PHASE 7 BUFFER
Narrative – Certificate of Appropriateness – Highway Corridor Overlay (HCO)**

This is a Certificate of Appropriateness- Highway Corridor Overlay application for the Cypress Ridge Commercial Building, RV & Boat Storage, and Phase 7 Buffer located at the intersection of Highway 170 and Hulston Landing Road and zoned PUD (Cypress Ridge PUD/Jones Estate PUD). This application is required to install, modify, or remove landscaping, lighting, or architectural elements within the HCO District within 500' of the Highway 170 ROW as defined in the Cypress Ridge and Jones Estate PUDs. The submitted plans provide the conceptual design for architecture, landscaping, and lighting (Including the Phase 7 Buffer).

COMMUNITY CONCEPTS

The original Cypress Ridge PUD Master Plan was approved by Bluffton Town Council on April 13, 2005. At that time, Mill Creek and Cypress Ridge, though part of the same Master Plan, were intended to be two separate communities. Mill Creek, as it exists today, was planned to be a dense mixed use village planned community. Cypress Ridge was initially planned to be a less dense gated golf course community. After the economic downturn, the demand for golf course communities plunged, so the Cypress Ridge PUD Master Plan was revised to convert the golf course to lakes and open space. With the elimination of the golf course, the developer decided to combine the two separate communities into one and rebrand the entire community as Cypress Ridge. The existing entrance (formerly Mill Creek) has a more village/urban feel that creates a transition from Highway 170 to the village streetscape of the yet to be developed village located at the existing gateway to the community. In contrast, the proposed new entrance for Cypress Ridge reflects the water oriented park-like development proposed for the southern half of the community. In lieu of the Golf Clubhouse originally planned in the 2005 PUD, DR Horton proposes to construct a new corporate regional office at the entrance to the community.

BUILDING PLANNING

The project plans were developed in accordance with the Jones Estate PUD and Cypress Ridge PUD Master Plan, as amended. Access points, wetlands, archeology and storm water methods have been coordinated in accordance with the Cypress Ridge Master Plan. The project architecture, landscaping, lighting and development standards meet the Town of Bluffton Zoning and Development Standards Ordinance (ZDSO) approved with the Jones Estate PUD. Applicable site design standards have been met as set forth under the Jones Estate PUD and Development Agreement.

The adjacent site is currently under development. Lagoons, horizontal infrastructure including stormwater BMPs, roads, curbs, medians, landscaping, signage, and lighting have all been previously approved for development permit and HCOD COA. The proposed commercial building and site plan dovetail into the adjacent landscape plan concept. Tree cover consists of hardwoods including some beautiful specimen trees. Careful attention to the existing specimen trees allowed for their incorporation into the planning of

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Bluffton, South Carolina 29909
Fax: 843.815.4802

the project. The property drains west towards the New River. The building site is bounded to the east by Highway 170, to the west by wetlands, to the north by Phase 7 of Cypress Ridge and to the south by future development within the Cypress Ridge PUD.

DESIGN INTENT

The Highway 170 corridor between Bluffton and Beaufort is one of the most picturesque corridors in the Lowcountry, if not, the entire state. It can be described as a series of long marsh filled vistas peppered with moss covered canopy oaks. As you travel along the corridor, your vistas and corridor edges are defined as a series of solids and voids (canopied tree lined solids and long marsh filled voids).

The previously approved Cypress Ridge entrance uses the concept of solids and voids to mimic the character of the Highway 170 corridor experience. The building and the adjacent buffer plantings incorporate the same plant pallet previously approved with the entrance. In addition, the preserved specimen oaks enhance the natural character of the site. Both elements reveal to the public the character of the Cypress Ridge community hidden within. However, the buffer aids in providing an opaque visual buffer between the building and the Highway corridor. In contrast to the urban entrance to the former Mill Creek village, this entrance has the feel of entering a park and historic plantation property. A mixture of lawns, plantings, trails, existing tree canopies and water features add to the creation of the park-like character. At night, subtle lighting will enhance the presence of the existing oaks and proposed architecture.

The building and landscape design concept protects the architectural and historical heritage of the Town of Bluffton by maintaining the design precedent set forth within the Highway 170 corridor. It also enhances the Town's cultural image, strengthens the property values, will attract new residents, businesses and tourists, creates and reflects the corridor's sense of place, promotes community unity, creates a climate for attracting investment and protects open space.

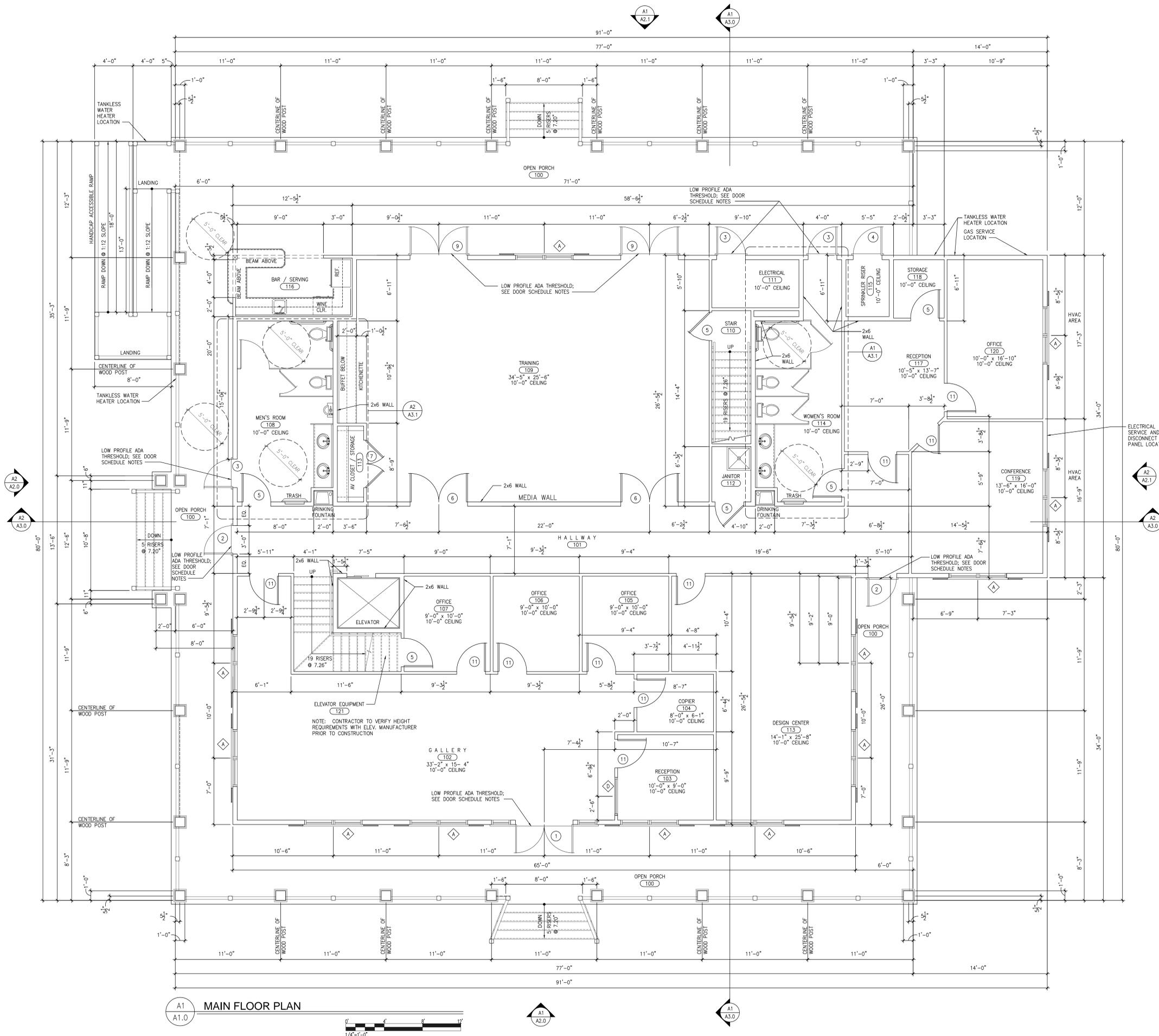
The proposed building architecture and colors are compatible with the Lowcountry or coastal vernacular palette as required in Article 5.14 of the UDO.

The proposed Cypress Ridge Commercial Building, RV & Boat Storage, and Phase 7 Buffer conceptual design complies with the UDO and Jones Estate PUD as illustrated in the attached plans, illustrations and studies.

Regards,

A handwritten signature in black ink, appearing to read 'Josh K. Tiller', with a long horizontal flourish extending to the right.

Josh K. Tiller, PLA, ASLA
Vice President



- GENERAL NOTES:
1. DIMENSIONS ARE FACE OF WOOD STUD, CENTERLINE OF DOORS, OR CENTERLINE OF WINDOWS UNLESS OTHERWISE NOTED.
 2. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE FOUND CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.
 3. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO GRAB BARS, CASEWORK AND TOILET ACCESSORIES.
 4. INTERIOR WALLS ARE TO BE 3 1/2" WOOD STUD WALLS, PLUMBING WALLS ARE TO BE 5 1/2" WOOD STUD WALLS, EXTERIOR WALLS ARE TO BE 5 1/2" WOOD STUD WALLS UNLESS NOTED OTHERWISE.
 5. FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED BY FIRE INSPECTOR.
 6. INSULATE ALL WALLS SURROUNDING ALL BATHROOMS WITH SOUND BATT INSULATION (TYPICAL).
 7. HANDICAP ACCESSIBLE BATHROOMS GRAB BAR LOCATIONS AND CLEAR FLOOR SPACE ARE TO COMPLY WITH CURRENT ADA REQUIREMENTS.
 8. PROVIDE DRINKING FOUNTAIN/ BOTTLE WATER REFILL STATION IN BREAK AREA.
 9. DOORS WITHOUT SPECIFIC DIMENSIONED LOCATIONS TO BE CENTERED WITHIN HALLWAY OR AVAILABLE WALL SPACE AT EACH LOCATION. FIELD ADJUST AS NECESSARY TO MAINTAIN SYMMETRY WHERE APPLICABLE.
 10. CONTRACTOR TO VERIFY ELEVATOR MANUFACTURER'S REQUIREMENTS AND COORDINATE WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION.
- AREA CALCULATIONS:
- MAIN FLOOR PLAN --
- HEATED AREA: 4,488.50 S.F.
- OPEN PORCH (UNHEATED): 2,121.25 S.F.
- * INCLUDES BAR / SERVING AREAS
- SPRINKLER RISER ROOM (UNHTD): 29.00 S.F.
- UPPER FLOOR PLAN --
- HEATED AREA: 4,405.25 S.F.
- ELECTRICAL SERVICE AND DISCONNECT PANEL LOCATION

| DATE | REVISION # | UPDATED BY: |
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MAIN FLOOR PLAN

NEW OFFICE FOR

D.R. HORTON PLC

America's Builder

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 03/21/16

PROJECT NO:

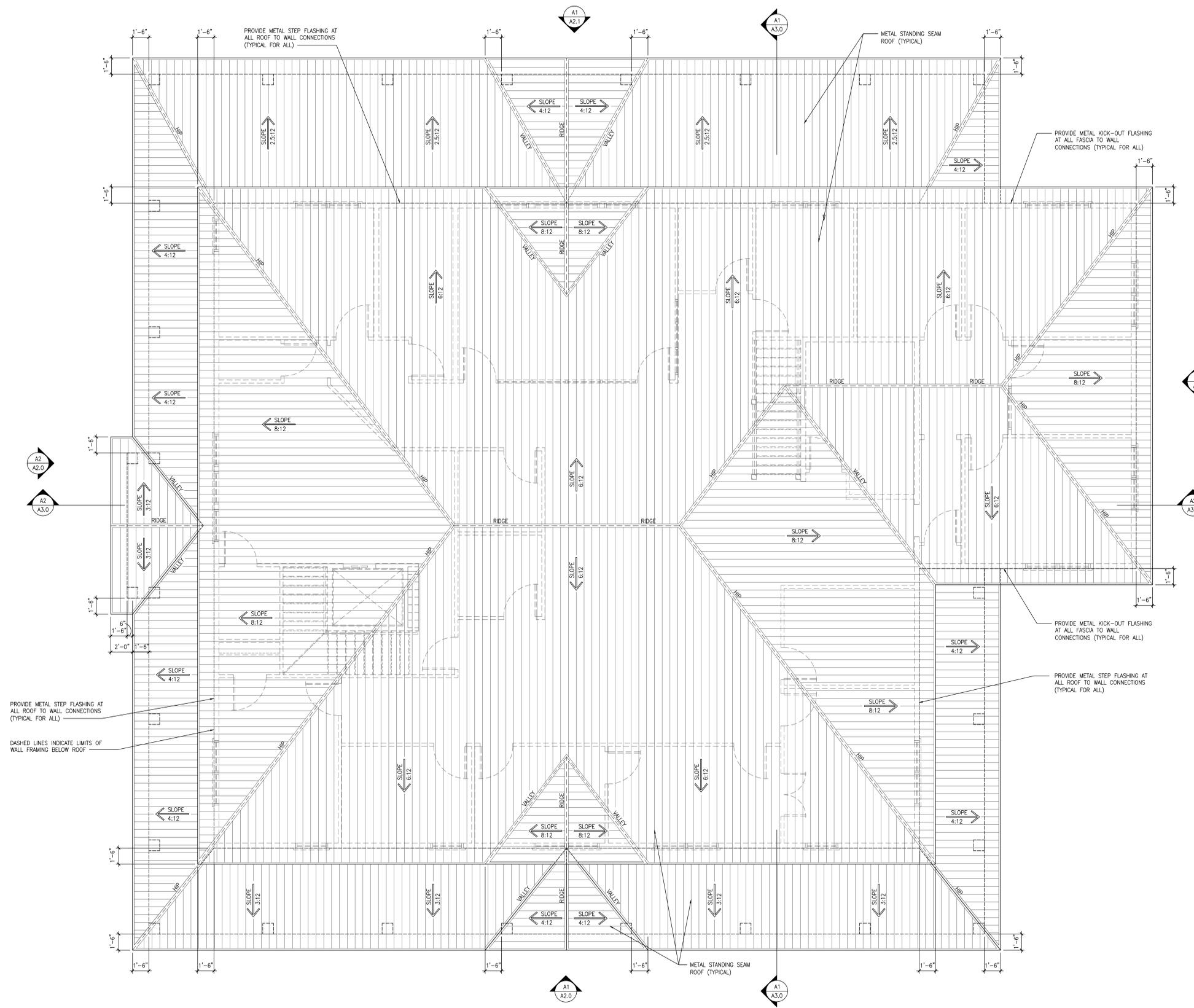
JOB START DESCRIPTION

| | |
|--------------|--------|
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A1.0

GENERAL NOTES:

1. DIMENSIONS ARE FACE OF WOOD STUD, CENTERLINE OF DOORS, OR CENTERLINE OF WINDOWS UNLESS OTHERWISE NOTED.
2. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.
3. ALL ROOFS TO BE TYPICAL STANDING SEAM METAL ROOFS UNLESS NOTED OTHERWISE.
4. ALL ROOFS TO BE PITCHED AS INDICATED (TYPICAL). MAINTAIN 1'-6" OVERHANG FOR ALL ROOFING. MAINTAIN EXPOSED RAFTER TAILS FOR ALL ROOFS (TYPICAL FOR ALL).



PROVIDE METAL STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS (TYPICAL FOR ALL)

DASHED LINES INDICATE LIMITS OF WALL FRAMING BELOW ROOF

PROVIDE METAL KICK-OUT FLASHING AT ALL FASCIA TO WALL CONNECTIONS (TYPICAL FOR ALL)

PROVIDE METAL STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS (TYPICAL FOR ALL)

A1
A1.2 ROOF PLAN



| DATE | REVISION # | UPDATED BY: |
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ROOF PLAN

NEW OFFICE FOR
D.R. HORTON DHI Listed NYSE
America's Builder
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATE: 03/21/16

PROJECT NO:

JOB START DESCRIPTION

| | |
|--------------|--------|
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A1.2

D.R. HORTON DHI Listed NYSE
America's Builder

| ROOM FINISH SCHEDULE | | | | | | | |
|----------------------|-----------------|------------------|-------------------------|-----------|---------------------|--------|--|
| ROOM NO. | ROOM NAME | FLOOR MATERIAL | WALLS | WALL BASE | CEILING | | NOTES |
| | | | | | MATERIAL | HEIGHT | |
| 100 | OPEN PORCH | TREX DECKING | -- | -- | HARDIE BOARD | 10'-2" | -- |
| 101 | HALLWAY | STAINED CONCRETE | SHIP LAP / GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | PROVIDE WOOD SHIP LAP SIDING OVER GYP. BOARD; COORDINATE PRIOR TO CONSTRUC. |
| 102 | GALLERY | HARDWOOD | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 103 | RECEPTION | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 104 | COPIER | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 105 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 106 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 107 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 108 | MEN'S RESTROOM | CONCRETE | TILE /MOIST. GYP. BOARD | TILE | GYP. BOARD | 10'-0" | SEE INTERIOR ELEVATIONS FOR WALL MATERIAL AND HANDICAP ACCESSIBILITY INFORMATION |
| 109 | TRAINING | CONCRETE | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 110 | STAIR | CONCRETE | GYP. BOARD | -- | GYP. BOARD | -- | -- |
| 111 | ELECTRICAL CLO. | CONCRETE | GYP. BOARD | -- | GYP. BOARD | 10'-0" | -- |
| 112 | JANITOR | CONCRETE | GYP. BOARD | -- | GYP. BOARD | 8'-0" | -- |
| 113 | DESIGN CENTER | HARDWOOD | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 114 | WOMEN'S RESTRM. | TILE | TILE /MOIST. GYP. BOARD | TILE | GYP. BOARD | 10'-0" | SEE INTERIOR ELEVATIONS FOR WALL MATERIAL AND HANDICAP ACCESSIBILITY INFORMATION |
| 115 | SPRINKLER RISER | CONCRETE | MOISTURE GYP. BOARD | -- | MOISTURE GYP. BOARD | 10'-2" | -- |
| 116 | BAR/SERVING | TREX DECKING | -- | -- | HARDIE BOARD | 10'-2" | SEE INTERIOR ELEVATIONS FOR WALL MATERIAL AND ELEVATION INFORMATION |
| 117 | RECEPTION | HARDWOOD | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 118 | STORAGE | CONCRETE | GYP. BOARD | -- | GYP. BOARD | 10'-0" | -- |
| 119 | CONFERENCE | HARDWOOD | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 120 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 10'-0" | -- |
| 121 | ELEVATOR EQUIP. | CARPET | GYP. BOARD | WOOD | GYP. BOARD | -- | VERIFY HEIGHT REQUIREMENTS FOR ELEV. EQUIP. WITH MANUFACTURER PRIOR TO CONSTRUCTION. |
| 200 | CUBICLE SPACE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 201 | UPPER HALLWAYS | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 202 | CONFERENCE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 203 | MEN'S RESTROOM | CONCRETE | TILE /MOIST. GYP. BOARD | TILE | GYP. BOARD | 9'-0" | SEE INTERIOR ELEVATIONS FOR WALL MATERIAL AND HANDICAP ACCESSIBILITY INFORMATION |
| 204 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 205 | RECEPTION | HARDWOOD | SHIP LAP / GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | PROVIDE WOOD SHIP LAP SIDING OVER GYP. BOARD; COORDINATE PRIOR TO CONSTRUC. |
| 206 | ELEC./DATA | CONCRETE | GYP. BOARD | -- | GYP. BOARD | 9'-0" | -- |
| 207 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 208 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 209 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 210 | CONFERENCE RM. | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 211 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 212 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 213 | WOMEN'S RESTRM. | CONCRETE | TILE /MOIST. GYP. BOARD | TILE | GYP. BOARD | 9'-0" | SEE INTERIOR ELEVATIONS FOR WALL MATERIAL AND HANDICAP ACCESSIBILITY INFORMATION |
| 214 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 215 | OFFICE SUPPLIES | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 216 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 217 | BREAK ROOM | CONCRETE | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | PROVIDE MOISTURE GYP. BOARD ON BACK WALL OF CASEWORK |
| 218 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 219 | OFFICE | CARPET | GYP. BOARD | WOOD | GYP. BOARD | 9'-0" | -- |
| 220 | SUPPLY CLOSET | CARPET | GYP. BOARD | -- | GYP. BOARD | 9'-0" | -- |
| 221 | OFFICE | CARPET | GYP. BOARD | -- | GYP. BOARD | 9'-0" | -- |
| 222 | OFFICE | CARPET | GYP. BOARD | -- | GYP. BOARD | 9'-0" | -- |

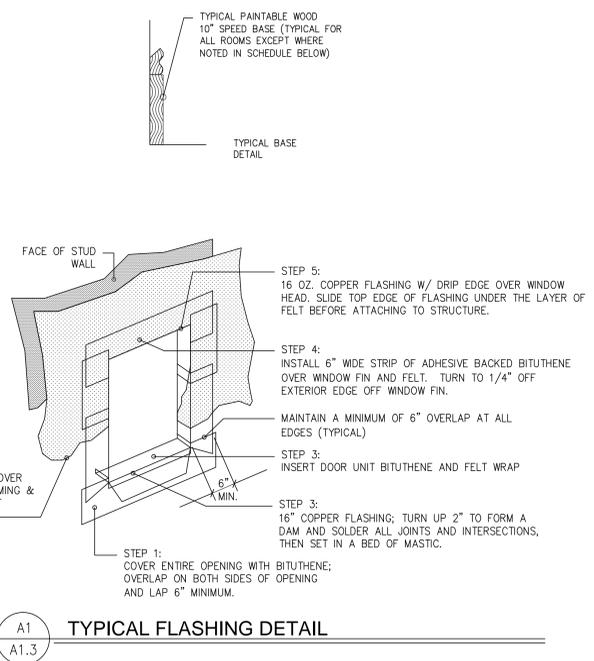
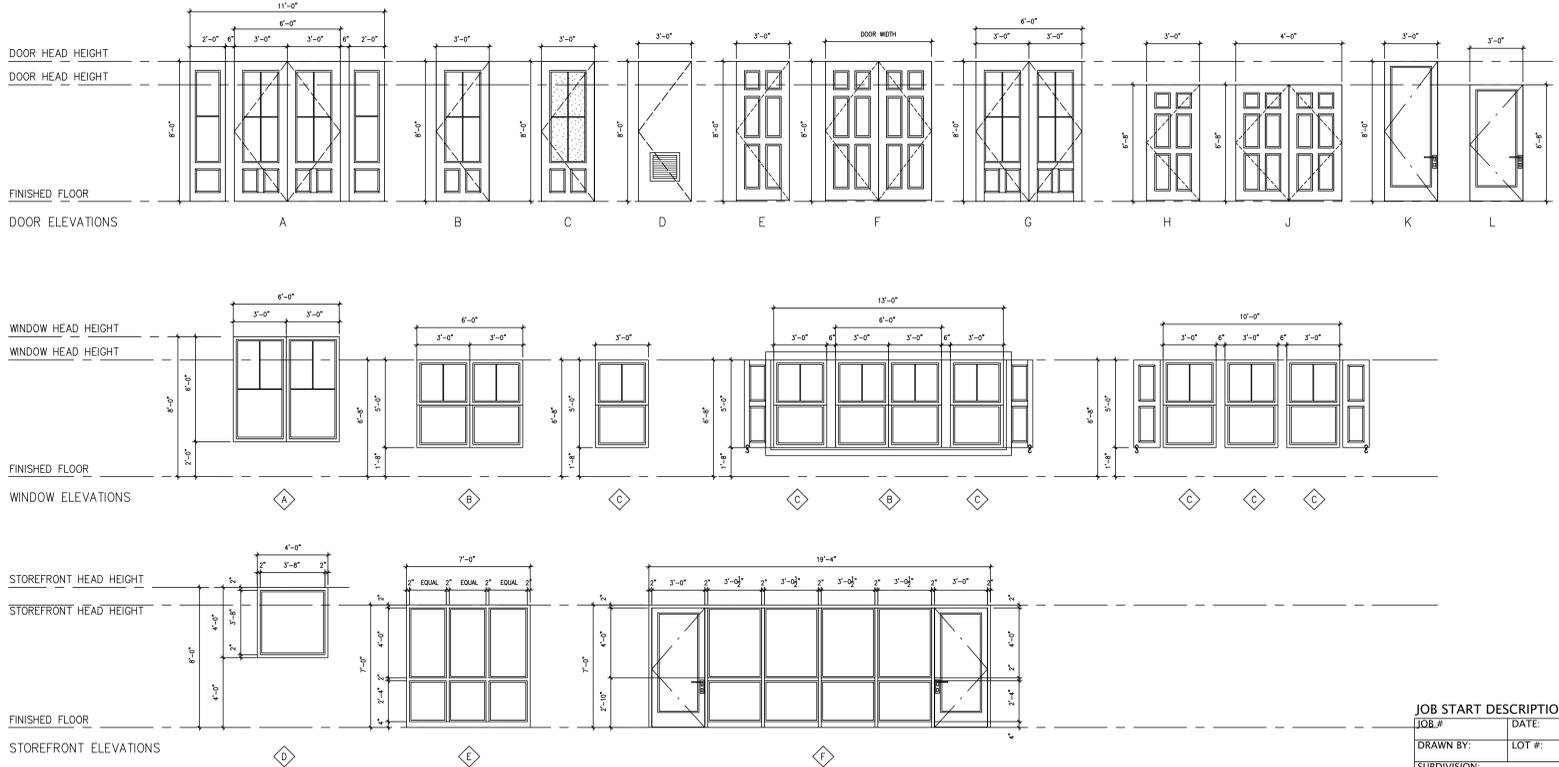
- NOTES:
1. PROVIDE BACKER BOARD AT ALL TILE WALLS (TYPICAL).
 2. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENTS TO INCLUDE, BUT NOT LIMITED TO GRAB BARS, CASEWORK AND TOILET ACCESSORIES.
 3. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.
 4. ALL CEILING HEIGHTS ARE MEASURED FROM FINISHED FLOOR (REF. ELEV. 0'-0").
 5. CONTRACTOR TO COORDINATE SUB FLOOR RECESS IF REQUIRED FOR FINISH FLOOR THICKNESS.
 6. ALL GYPSUM WALL BOARD TO BE 5/8" THICK. ALL GYPSUM CEILING BOARD TO BE 1/2" THICK (TYPICAL).
 7. ANY CLOSET OR ROOM ON PLAN NOT SPECIFIED IN THE TABLE ABOVE SHALL RECEIVE SIMILAR FINISH MATERIALS FOR WALLS, CEILINGS, AND FLOORS AS THE ADJACENT ROOM LISTED ABOVE. CONTRACTOR TO COORDINATE PRIOR TO CONSTRUCTION.
 8. ALL CONCRETE TO BE STAINED. COLOR ON SELECTIONS.

| DOOR SCHEDULE | | | | | | | | | | |
|---------------|------------------|------------|-------------|----------------|-------|--------|-----------------|------|------|--|
| MARK | DOOR MATERIAL | DOOR ELEV. | FRAME ELEV. | FRAME MATERIAL | DOOR | | DETAIL LOCATION | | | NOTES |
| | | | | | WIDTH | HEIGHT | HEAD | JAMB | SILL | |
| 1 | WOOD/GLASS | A | -- | WOOD | 6'-0" | 8'-0" | -- | -- | -- | SEE ELEVATION BELOW |
| 2 | WOOD/GLASS | B | -- | WOOD | 3'-0" | 8'-0" | -- | -- | -- | SINGLE HINGED 3/4 LITE EXT. DOOR UNIT |
| 3 | WOOD/FRSTD GLASS | C | -- | WOOD | 3'-0" | 8'-0" | -- | -- | -- | SINGLE HINGED 3/4 LITE EXT. DOOR UNIT W/ FROSTED GLASS FOR PRIVACY |
| 4 | HOLLOW METAL | D | -- | WOOD | 3'-0" | 8'-0" | -- | -- | -- | SINGLE HINGED HOLLOW METAL VENTED DR. |
| 5 | WOOD | E | -- | WOOD | 3'-0" | 8'-0" | -- | -- | -- | SOLID CORE SINGLE HINGED INT. DOOR UNIT |
| 6 | WOOD | F | -- | WOOD | 6'-0" | 8'-0" | -- | -- | -- | SOLID CORE DOUBLE HINGED INT. DOOR UNIT |
| 7 | WOOD | F | -- | WOOD | 5'-0" | 8'-0" | -- | -- | -- | SOLID CORE DOUBLE HINGED INT. DOOR UNIT |
| 8 | WOOD | J | -- | WOOD | 4'-0" | 6'-8" | -- | -- | -- | SOLID CORE DOUBLE HINGED INT. DOOR UNIT |
| 9 | WOOD/GLASS | G | -- | WOOD | 6'-0" | 8'-0" | -- | -- | -- | DOUBLE HINGED 3/4 LITE EXT. DOOR UNIT |
| 10 | WOOD | H | -- | WOOD | 3'-0" | 6'-8" | -- | -- | -- | SOLID CORE SINGLE HINGED INT. DOOR UNIT |
| 11 | WOOD/GLASS | K | -- | WOOD | 3'-0" | 8'-0" | -- | -- | -- | SINGLE HINGED FULL LITE DOOR |
| 12 | WOOD/GLASS | L | -- | WOOD | 3'-0" | 6'-8" | -- | -- | -- | SINGLE HINGED FULL LITE DOOR |

- NOTES:
- ALL DOORS TO BE PROVIDED BY ANDERSEN OR EQUAL. COORDINATE DOOR WITH HARDWARE ALLOWANCE: HINGES TO MATCH DOOR HARDWARE. ALL GLASS DOORS TO HAVE LOW-E GLASS AND COASTAL HARDWARE. ALL DOORS TO BE HAVE IMPACT RATED GLASS AND FRAMES BY ANDERSEN OR EQUAL (TYPICAL).
1. ALL HARDWARE TO BE KEYPED ALIKE. PROVIDE CYLINDERS AND KEYS.
 2. ALL EXTERIOR DOORS TO HAVE STAINLESS STEEL HINGES.
 3. VERIFY COLOR AND HARDWARE WITH OWNER PRIOR TO ORDERING.
 4. CONTRACTOR IS TO COORDINATE ALL ROUGH OPENING SIZES AND ALL TEMPERED GLASS LOCATIONS.
 5. PROVIDE LOW PROFILE ADA THRESHOLDS AT ALL EXTERIOR DOORS, EXCEPT @ SPRINKLER RISER ROOM. COORDINATE PRIOR TO CONSTRUCTION.

| WINDOW SCHEDULE | | | | | | | | | | |
|-----------------|--------------|------|--------|--------|-----------------|------|------|--|--|--|
| MARK | MANUFACTURER | QTY. | SIZE | | DETAIL LOCATION | | | NOTES | | |
| | | | WIDTH | HEIGHT | HEAD | JAMB | SILL | | | |
| A | ANDERSEN | 12 | 6'-0" | 6'-0" | -- | -- | -- | TWIN 3'-0"x6'-0" CASEMENT WINDOW UNIT | | |
| B | ANDERSEN | 11 | 6'-0" | 5'-0" | -- | -- | -- | TWIN 3'-0"x5'-0" DOUBLE HUNG UNITS MULLED TOGETHER | | |
| C | ANDERSEN | 9 | 3'-0" | 5'-0" | -- | -- | -- | SINGLE DOUBLE HUNG UNIT | | |
| D | STOREFRONT | 1 | 4'-0" | 4'-0" | -- | -- | -- | STOREFRONT UNIT; SEE ELEVATION | | |
| E | STOREFRONT | 1 | 7'-0" | 7'-0" | -- | -- | -- | STOREFRONT UNIT; SEE ELEVATION | | |
| F | STOREFRONT | 1 | 19'-4" | 7'-0" | -- | -- | -- | STOREFRONT UNIT; SEE ELEVATION | | |

- NOTES:
1. ALL WINDOWS TO BE ANDERSEN OR EQUAL.
 2. ALL WINDOWS TO HAVE LOW-E GLASS AND COASTAL HARDWARE.
 3. ALL WINDOWS TO BE HAVE IMPACT RATED GLASS AND FRAMES BY ANDERSEN OR EQUAL (TYPICAL).
 4. PROVIDE SHUTTER DOGS AT ALL SHUTTERS (TYPICAL); SEE PLAN AND ELEVATIONS FOR LOCATION INFORMATION.
 5. TYPICAL WINDOW HEAD HEIGHT TO BE 8'-0" A.F.F.



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America's Builder

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SCHEDULES

NEW OFFICE FOR
D.R. HORTON
America's Builder
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATE: 03/21/16

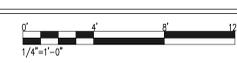
PROJECT NO:

| JOB START DESCRIPTION | |
|-----------------------|--------|
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBVISION: | |
| BUYER: | |

A1.3



A2 SIDE ELEVATION



A1 ENTRY ELEVATION



| JOB START DESCRIPTION | |
|-----------------------|--------|
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

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BUILDING ELEVATIONS

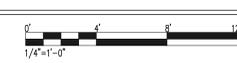
NEW OFFICE FOR
D.R. HORTON
America's Builder
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATE: 03/21/16

PROJECT NO:

A2.0



A2
A2.1
SIDE ELEVATION



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



A1
A2.1
REAR ELEVATION



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

| DATE | REVISION # | UPDATED BY: |
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BUILDING ELEVATIONS

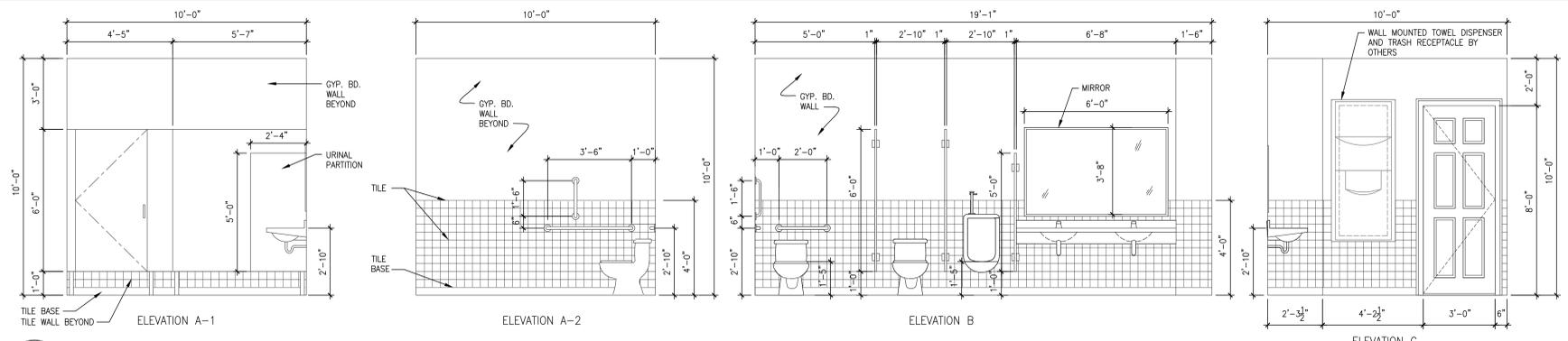
NEW OFFICE FOR
D.R. HORTON NYSE LISTED
America's Builder
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATE: 03/21/16

PROJECT NO:

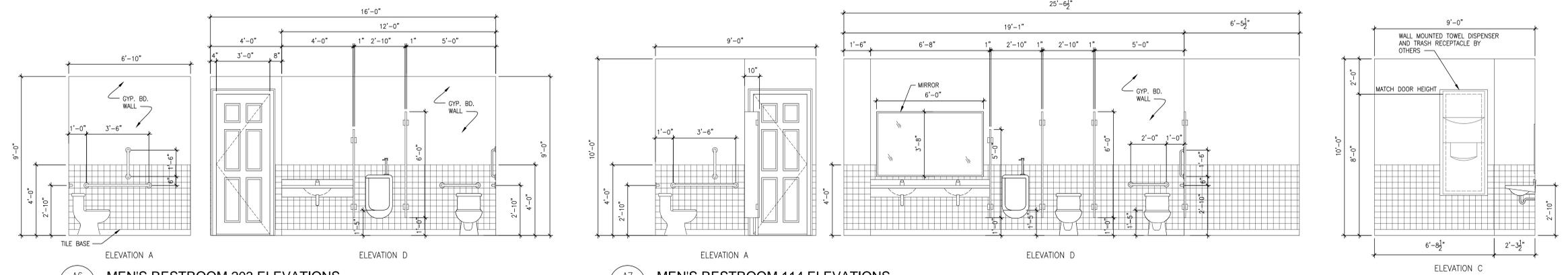
JOB START DESCRIPTION

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| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A2.1

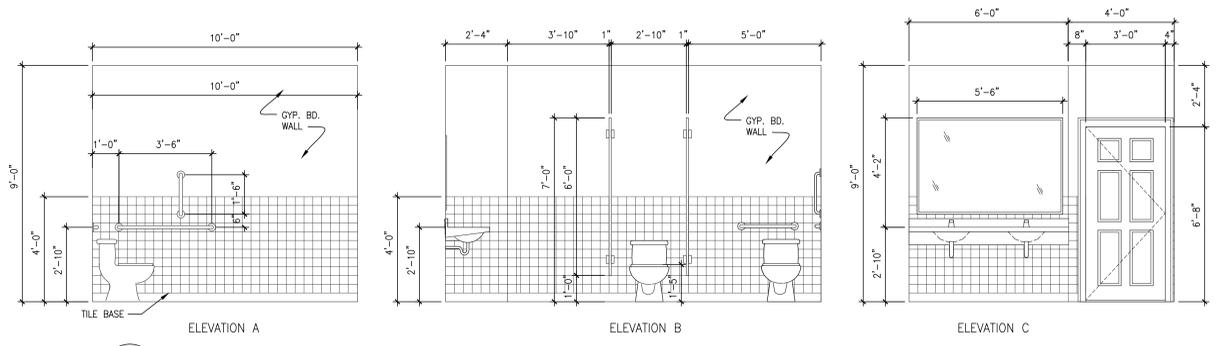


A8 MEN'S RESTROOM 108 ELEVATIONS
A3.1

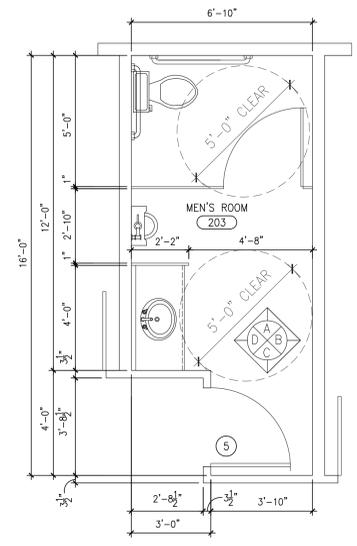


A6 MEN'S RESTROOM 203 ELEVATIONS
A3.1

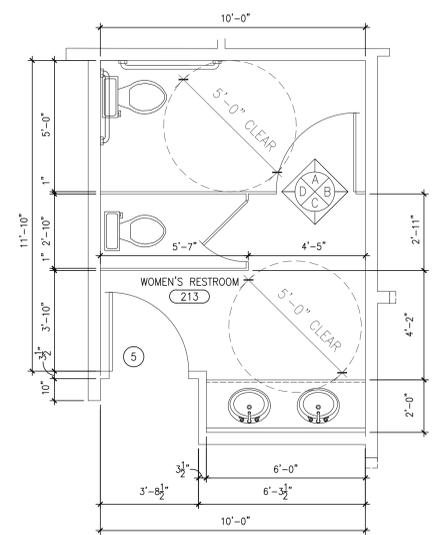
A7 MEN'S RESTROOM 114 ELEVATIONS
A3.1



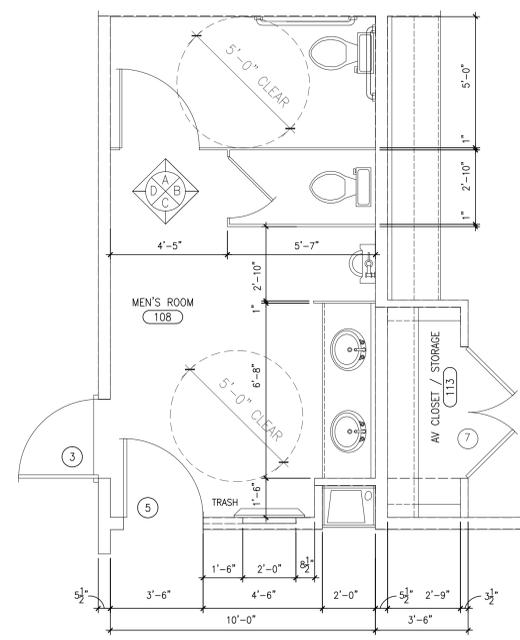
A5 MEN'S RESTROOM 213 ELEVATIONS
A3.1



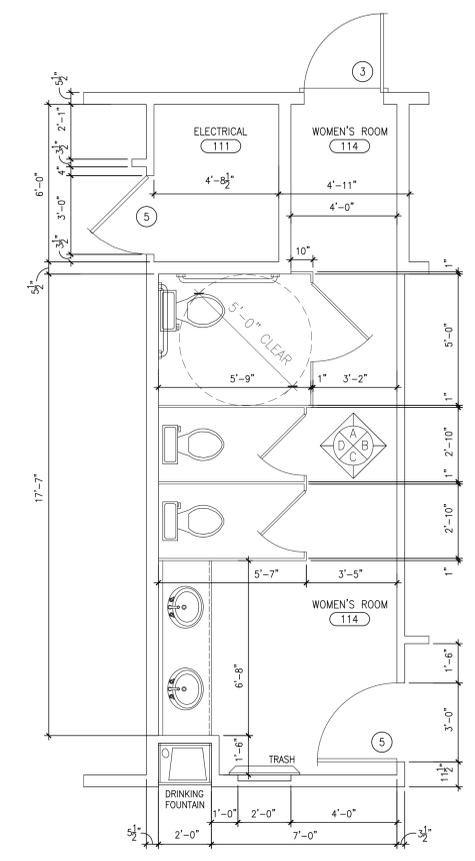
A4 MEN'S RESTROOM 203
A3.1



A3 MEN'S RESTROOM 213
A3.1



A2 MEN'S RESTROOM 108
A3.1



A1 MEN'S RESTROOM 114
A3.1



| | |
|-----------------------|--------|
| JOB START DESCRIPTION | |
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

| DATE | REVISION # | UPDATED BY: |
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TOILET PLANS/
ELEVATIONS

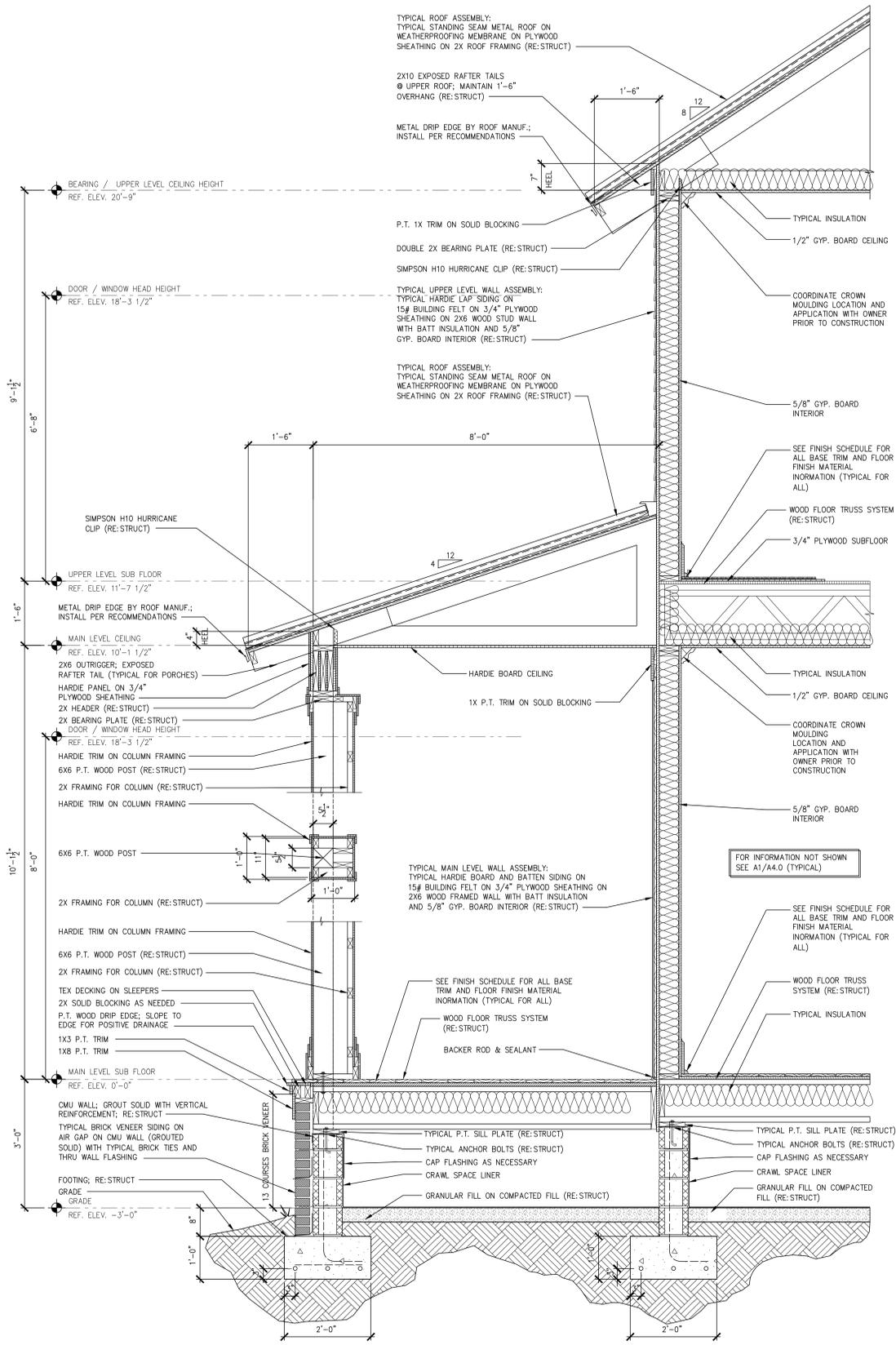
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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATE: 03/21/16

PROJECT NO:

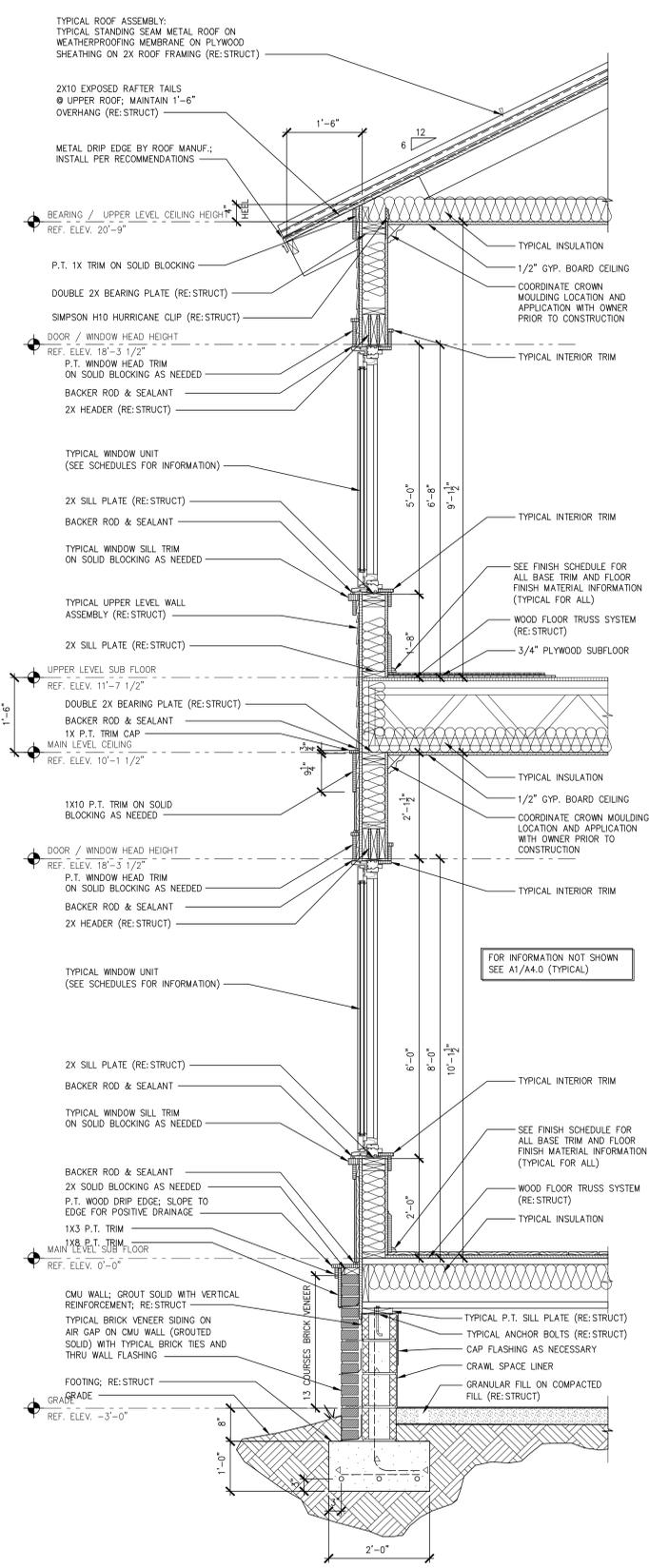
A3.1

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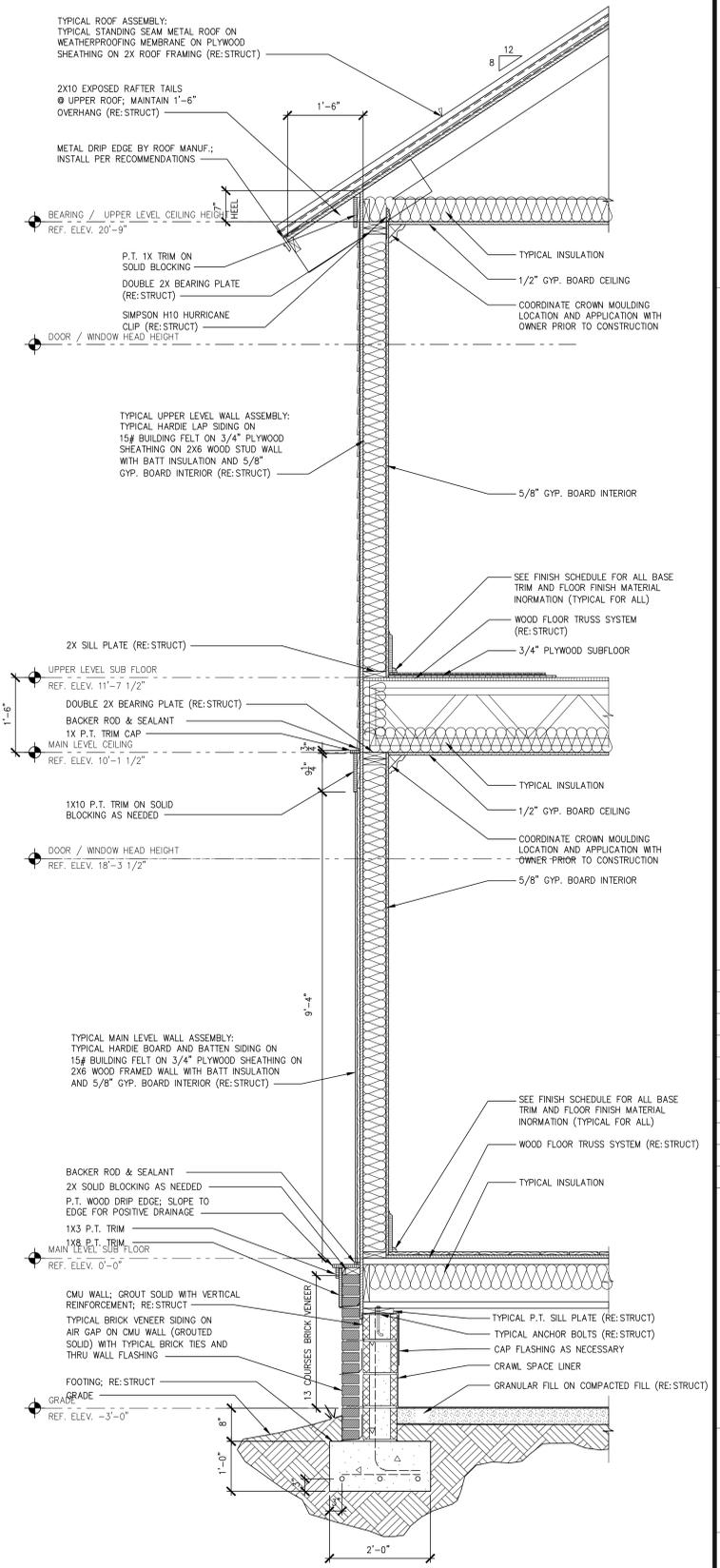
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A3
A4.0 TYPICAL WALL ASSEMBLY @ 4:12 ROOF PITCH @ PORCH
3/4"=1'-0"



A2
A4.0 TYPICAL WALL ASSEMBLY @ 6:12 ROOF PITCH @ WINDOWS
3/4"=1'-0"



A1
A4.0 TYPICAL WALL ASSEMBLY
3/4"=1'-0"

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NYSE
D.R. HORTON
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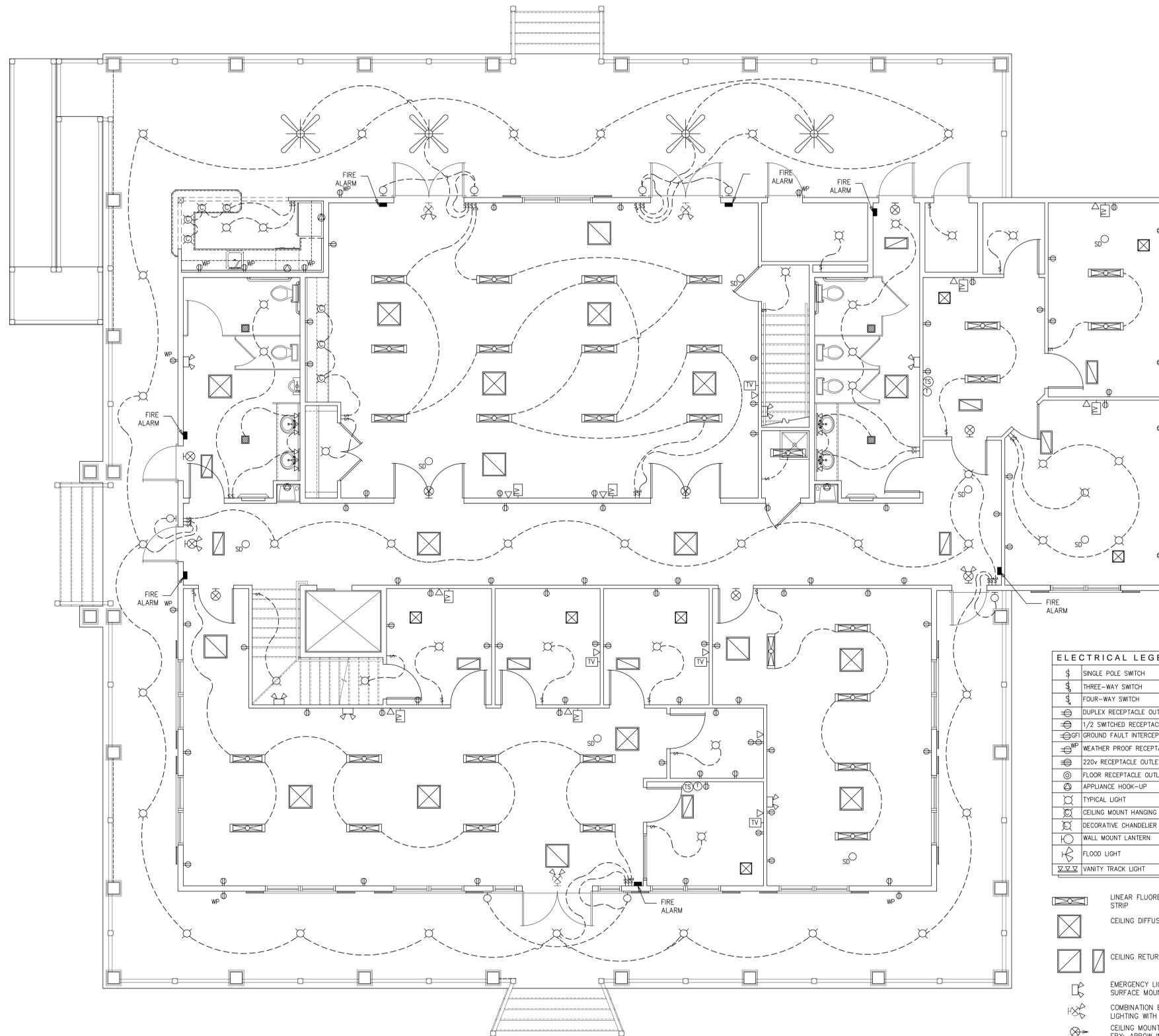
WALL SECTIONS

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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATE: 03/21/16

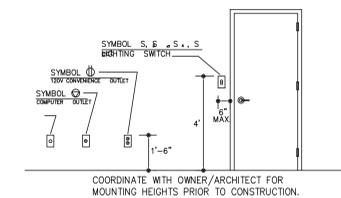
PROJECT NO:

| JOB START DESCRIPTION | |
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| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A4.0



- NOTES:
1. DIMENSIONS ARE FACE OF WOOD STUD, CENTERLINE OF DOORS, OR CENTERLINE OF WINDOWS UNLESS OTHERWISE NOTED.
 2. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.
 3. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO GRAB BARS, CASEWORK AND TOILET ACCESSORIES.
 4. CENTER ALL CEILING FANS WITHIN ROOMS.
 5. COORDINATE WITH OWNER FOR ALL THERMAIL SENSOR LOCATIONS.
 6. COORDINATE WITH OWNER FOR ALL LOCATIONS OF LIGHTING FIXTURES TO BE "NIGHT-TIME" LIGHTING FIXTURES.
 7. FIRE EXTINGUISHERS ARE TO BE LOCATED BY FIRE INSPECTOR.
 8. COORDINATE ALL INFORMATION ON THIS SHEET WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION.



| ELECTRICAL LEGEND | | | |
|-------------------|-----------------------------------|---|-------------------------------|
| ⊡ | SINGLE POLE SWITCH | ⓑ | DOOR BELL |
| ⊡ | THREE-WAY SWITCH | Ⓣ | THERMOSTAT |
| ⊡ | FOUR-WAY SWITCH | Ⓜ | ELECTRICAL MAIN PANEL |
| ⊡ | DUPLEX RECEPTACLE OUTLET | Ⓜ | TELEPHONE JACK |
| ⊡ | 1/2 SWITCHED RECEPTACLE | Ⓜ | SMOKE DETECTOR |
| ⊡ | GROUND FAULT INTERCEPT RECEPTACLE | Ⓜ | CARBON MONOXIDE DETECTOR |
| ⊡ | WEATHER PROOF RECEPTACLE | Ⓜ | UNDER CABINET/ INDIRECT LIGHT |
| ⊡ | 220v RECEPTACLE OUTLET | Ⓜ | ELECTRICAL METER BASE |
| ⊡ | FLOOR RECEPTACLE OUTLET | Ⓜ | CABLE TELEVISION HOOK-UP |
| ⊡ | APPLIANCE HOOK-UP | Ⓜ | CEILING FAN WITH LIGHT |
| ⊡ | TYPICAL LIGHT | Ⓜ | EXHAUST FAN |
| ⊡ | CEILING MOUNT HANGING LIGHT | Ⓜ | WATER HEATING UNIT |
| ⊡ | DECORATIVE CHANDELIER | | |
| ⊡ | WALL MOUNT LANTERN | | |
| ⊡ | FLOOD LIGHT | | |
| ⊡ | VANITY TRACK LIGHT | | |

- ⊡ LINEAR FLUORESCENT LUMINAIRE; STRIP
- ⊡ CEILING DIFFUSER
- ⊡ CEILING RETURN GRILLE
- ⊡ EMERGENCY LIGHTING WITH BATTERY; SURFACE MOUNT
- ⊡ COMBINATION EXIT SIGN / EMERGENCY LIGHTING WITH BATTERY
- ⊡ CEILING MOUNT EXIT SIGN WITH BATTERY; ARROW INDICATES EXIT PATH
- ⊡ TEMPERATURE SENSOR; MOUNT 48" A.F.F.

| DATE | REVISION # | UPDATED BY: |
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MAIN FLOOR ELECTRICAL SCHEMATIC

NEW OFFICE FOR
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America's Builder
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATE: 03/21/16

PROJECT NO:
A5.0

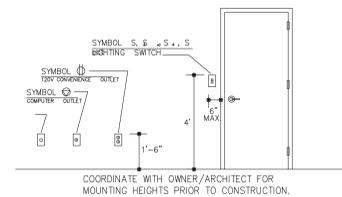
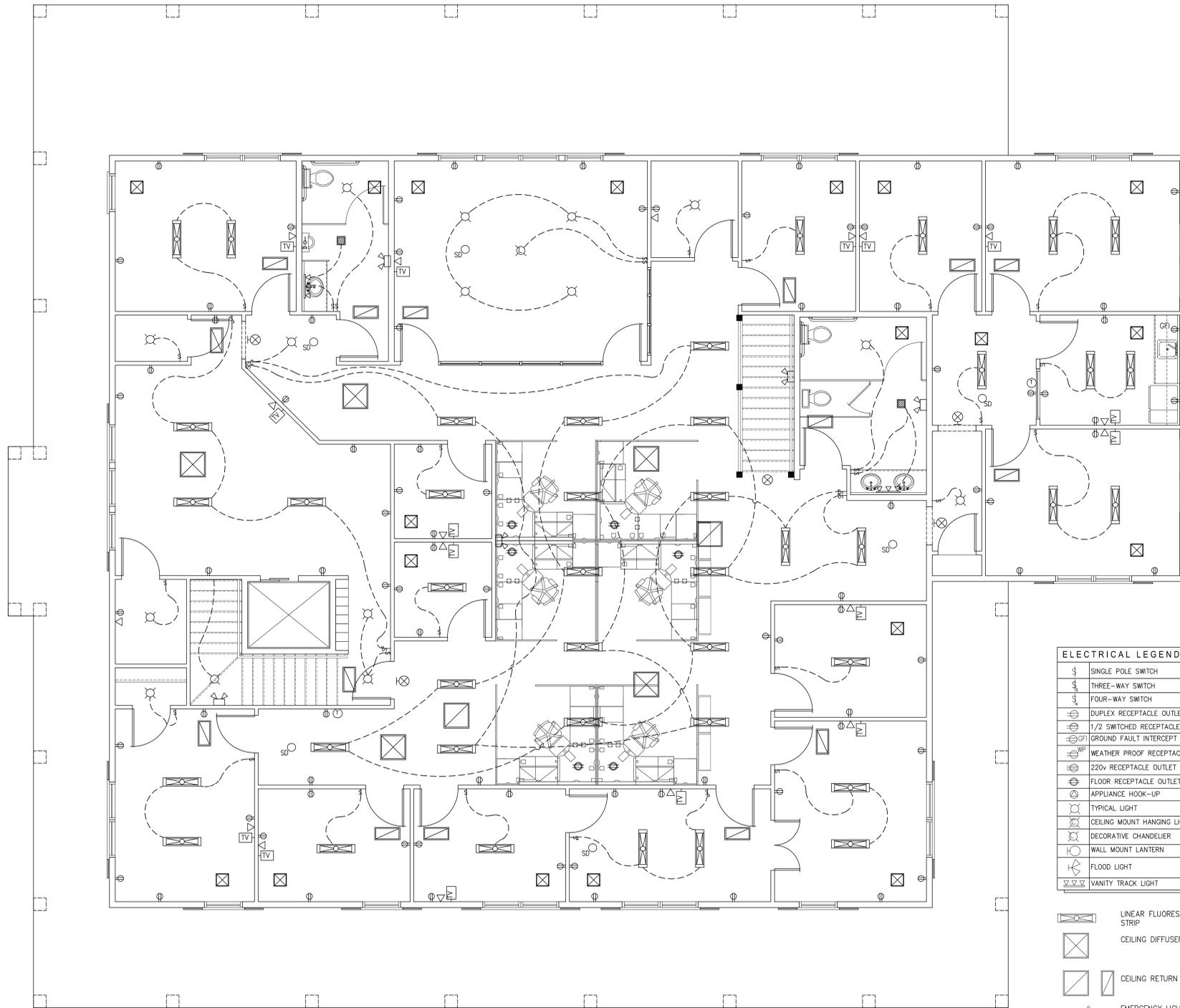
A1 MAIN FLOOR ELECTRICAL SCHEMATIC
 A5.0

JOB START DESCRIPTION

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| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

NOTES:

1. DIMENSIONS ARE FACE OF WOOD STUD, CENTERLINE OF DOORS, OR CENTERLINE OF WINDOWS UNLESS OTHERWISE NOTED.
2. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.
3. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO GRAB BARS, CASEWORK AND TOILET ACCESSORIES.
4. CENTER ALL CEILING FANS WITHIN ROOMS.
5. COORDINATE WITH OWNER FOR ALL THERMAIL SENSOR LOCATIONS.
6. COORDINATE WITH OWNER FOR ALL LOCATIONS OF LIGHTING FIXTURES TO BE "NIGHT-TIME" LIGHTING FIXTURES.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED BY FIRE INSPECTOR.
8. COORDINATE ALL INFORMATION ON THIS SHEET WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION.



| ELECTRICAL LEGEND | | | |
|-------------------|-----------------------------------|---|-------------------------------|
| ⊙ | SINGLE POLE SWITCH | ⓑ | DOOR BELL |
| ⊙ | THREE-WAY SWITCH | ⓓ | THERMOSTAT |
| ⊙ | FOUR-WAY SWITCH | ⓔ | ELECTRICAL MAIN PANEL |
| ⊙ | DUPLEX RECEPTACLE OUTLET | ⓕ | TELEPHONE JACK |
| ⊙ | 1/2 SWITCHED RECEPTACLE | ⓖ | SMOKE DETECTOR |
| ⊙ | GROUND FAULT INTERCEPT RECEPTACLE | ⓗ | CARBON MONOXIDE DETECTOR |
| ⊙ | WEATHER PROOF RECEPTACLE | ⓓ | UNDER CABINET/ INDIRECT LIGHT |
| ⊙ | 220v RECEPTACLE OUTLET | ⓔ | ELECTRICAL METER BASE |
| ⊙ | FLOOR RECEPTACLE OUTLET | ⓕ | ELECTRICAL METER BASE |
| ⊙ | APPLIANCE HOOK-UP | ⓖ | CABLE TELEVISION HOOK-UP |
| ⊙ | TYPICAL LIGHT | ⓗ | CEILING FAN WITH LIGHT |
| ⊙ | CEILING MOUNT HANGING LIGHT | ⓓ | EXHAUST FAN |
| ⊙ | DECORATIVE CHANDELIER | ⓔ | WATER HEATING UNIT |
| ⊙ | WALL MOUNT LANTERN | | |
| ⊙ | FLOOD LIGHT | | |
| ⊙ | VANITY TRACK LIGHT | | |

- ⊙ LINEAR FLUORESCENT LUMINAIRE; STRIP
- ⊙ CEILING DIFFUSER
- ⊙ CEILING RETURN GRILLE
- ⊙ EMERGENCY LIGHTING WITH BATTERY; SURFACE MOUNT
- ⊙ COMBINATION EXIT SIGN / EMERGENCY LIGHTING WITH BATTERY
- ⊙ CEILING MOUNT EXIT SIGN WITH BATTERY; ARROW INDICATES EXIT PATH
- ⊙ TEMPERATURE SENSOR; MOUNT 48" A.F.F.

| DATE | REVISION # | UPDATED BY: |
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UPPER FLOOR ELECTRICAL SCHEMATIC

NEW OFFICE FOR



HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 03/21/16

PROJECT NO:

JOB START DESCRIPTION

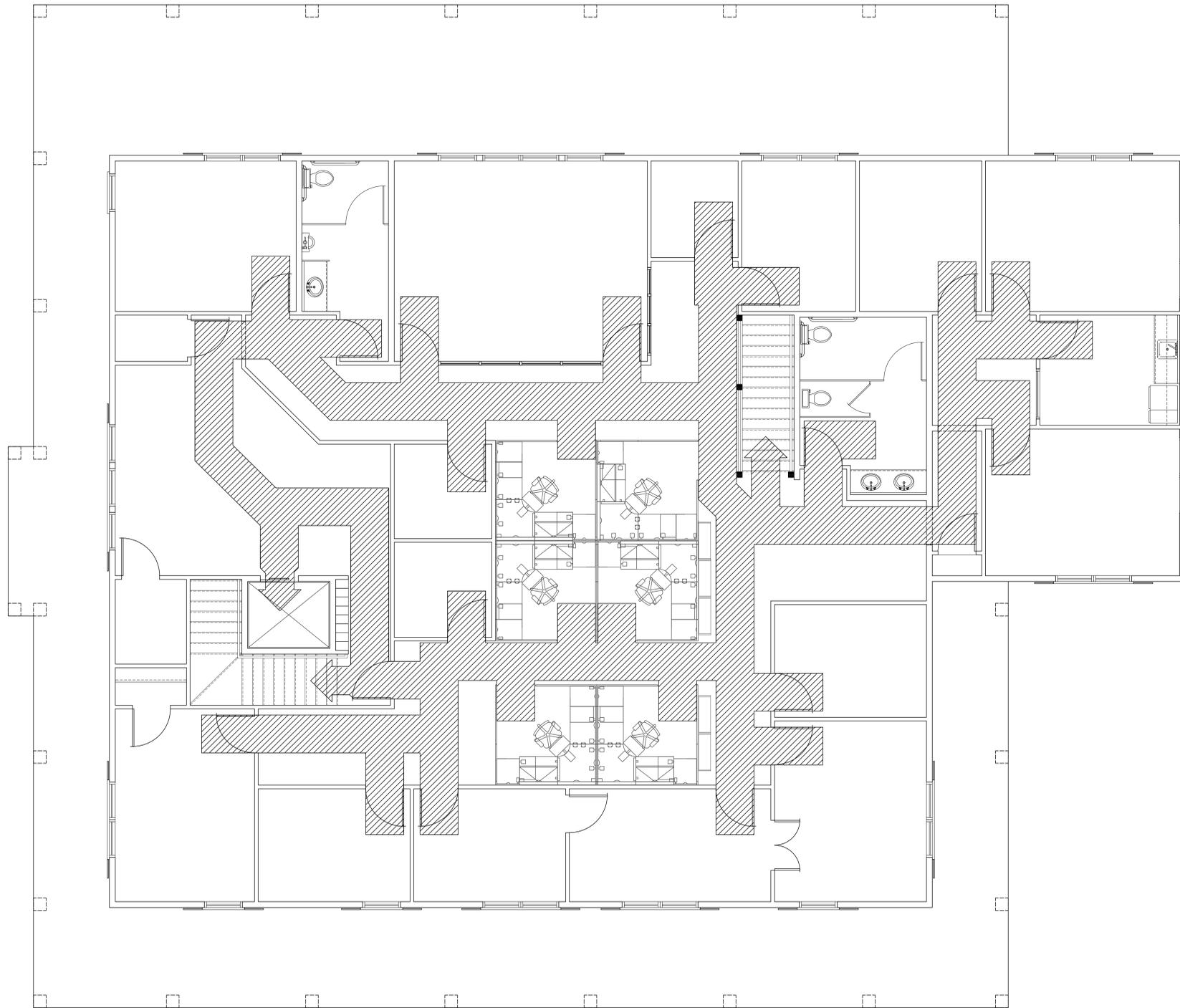
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| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A5.1

A1 UPPER FLOOR ELECTRICAL SCHEMATIC

A5.1





A1 UPPER FLOOR EGRESS PLAN
A6.1



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UPPER FLOOR
EGRESS PLAN

NEW OFFICE FOR

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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 03/21/16

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JOB START DESCRIPTION

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|--------------|--------|
| JOB # | DATE: |
| DRAWN BY: | LOT #: |
| SUBDIVISION: | |
| BUYER: | |

A6.1



CUSTOM WOOD COMPOSITE EXTERIOR SHUTTER (BLACK) MANUFACTURED BY PROFESSIONAL EXTERIORS



JAMESHARDIE HARDIEPLANK LAP SIDING AND TRIM (SHERWIN WILLIAMS EIDER WHITE-SW 7014) TRIM- SATIN, SIDING- FLAT



CLICKLOCK STANDING SEAM ROOF (RECYCLED ALUMINIUM)



PREPARED FOR:
DR HORTON

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.



LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
Voice 843.815.4800 jtiller@jtiller.com Fax 843.815.4802

DR HORTON LOWCOUNTRY REGIONAL OFFICES BUILDING MATERIALS BOARD FOR HCOD COA

TOWN OF BLUFFTON, SOUTH CAROLINA

MAY 25, 2016

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

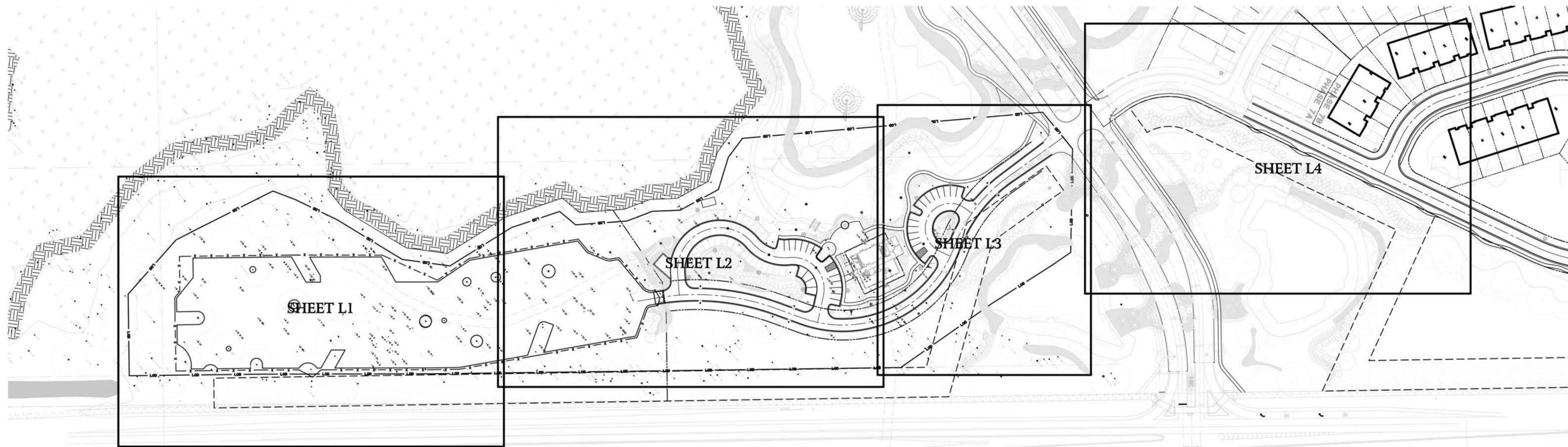
JKT Job Number: 201505-04

CYPRESS RIDGE COMMERCIAL BUILDING

DR HORTON

May 25, 2016

BLUFFTON, SC



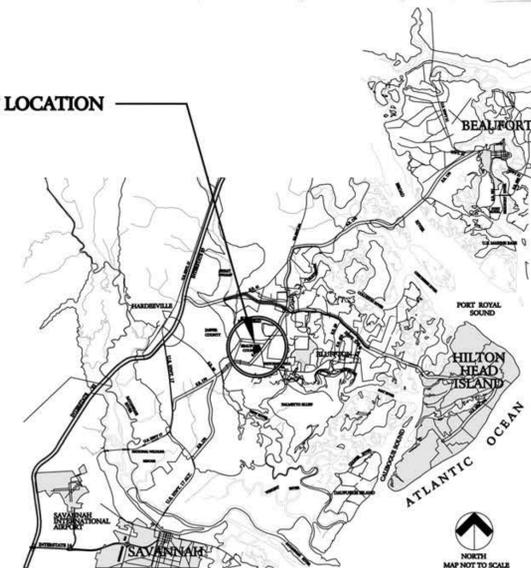
SHEET INDEX

| | |
|----|----------------|
| CS | COVER SHEET |
| L1 | LANDSCAPE PLAN |
| L2 | LANDSCAPE PLAN |
| L3 | LANDSCAPE PLAN |
| L4 | LANDSCAPE PLAN |
| PS | PLANT SCHEDULE |
| LS | LIGHTING PLAN |

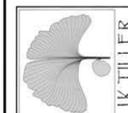
GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. JK TILLER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM THOMAS AND HUTTON ENGINEERING (17028 10B03-REVISED POINTS-FIX.DWG 3/10/2015).
5. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
6. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
7. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL PLANNING, ZONING AND BUILDING CODE AUTHORITIES.
9. JK TILLER ASSOCIATES, INC. THE OWNER'S AND / OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
10. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
12. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
13. ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
14. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY JK TILLER ASSOCIATES, INC. AND THE OWNER OR OWNER'S REPRESENTATIVE.

PROJECT LOCATION



J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
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BLUFFTON, SC 29910
Voice 843.815.4800
jkuller@jtiller.com



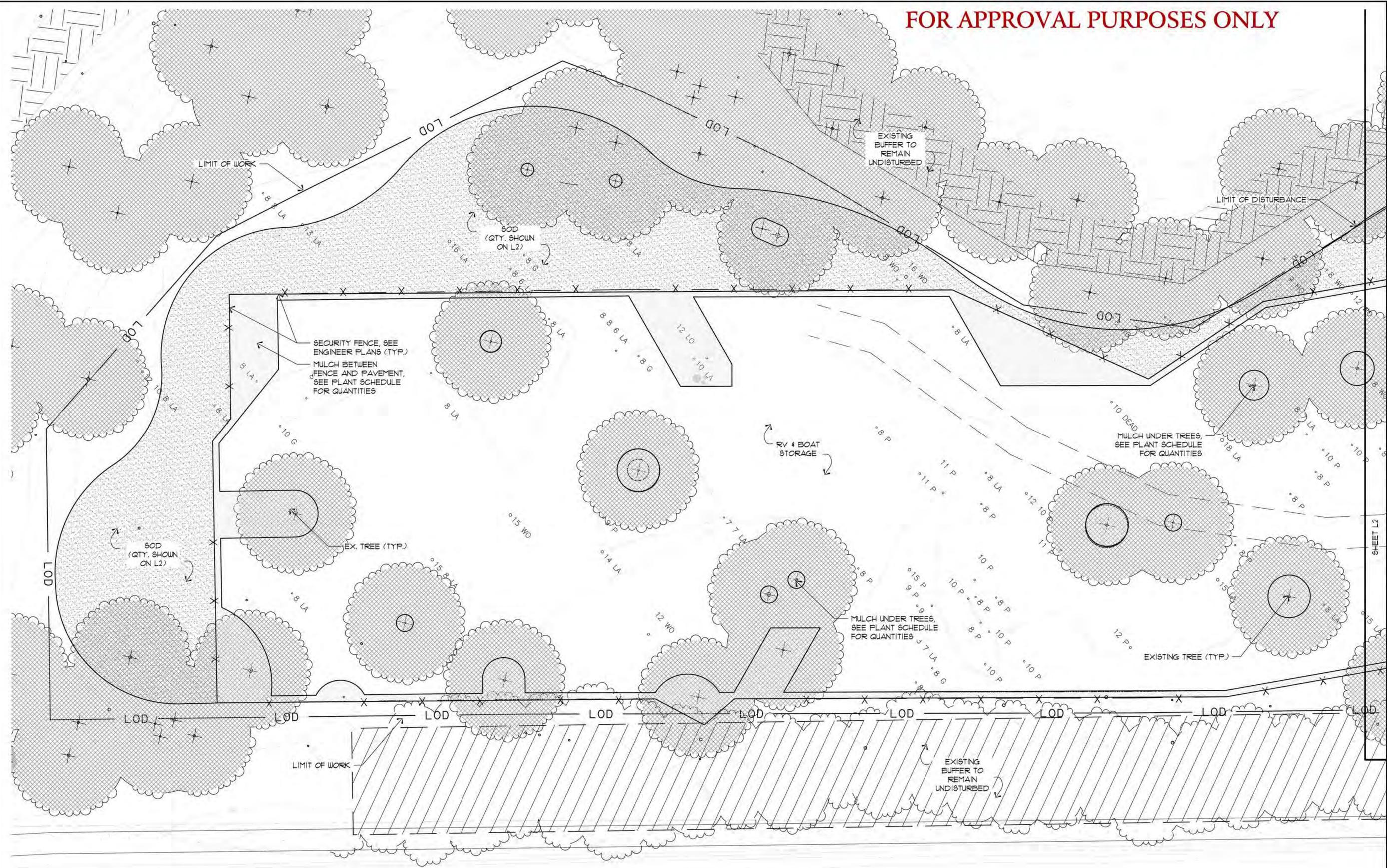
CYPRESS RIDGE COMMERCIAL BUILDING
LANDSCAPE PLANS
Town of Bluffton, South Carolina

Sheet Title:
Landscape Plan
Job Number:
201505-04
Date:
May 25, 2016
Drawn:
KD
Approved:
Revisions:

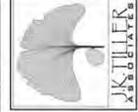
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Of 7

JKT JOB NUMBER: 201505-04

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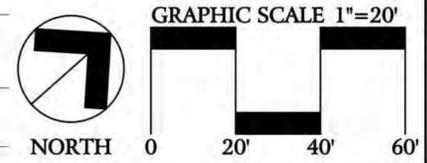


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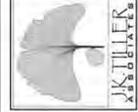
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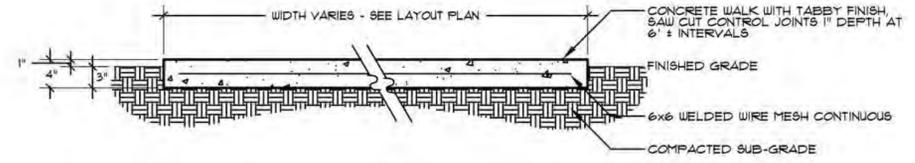
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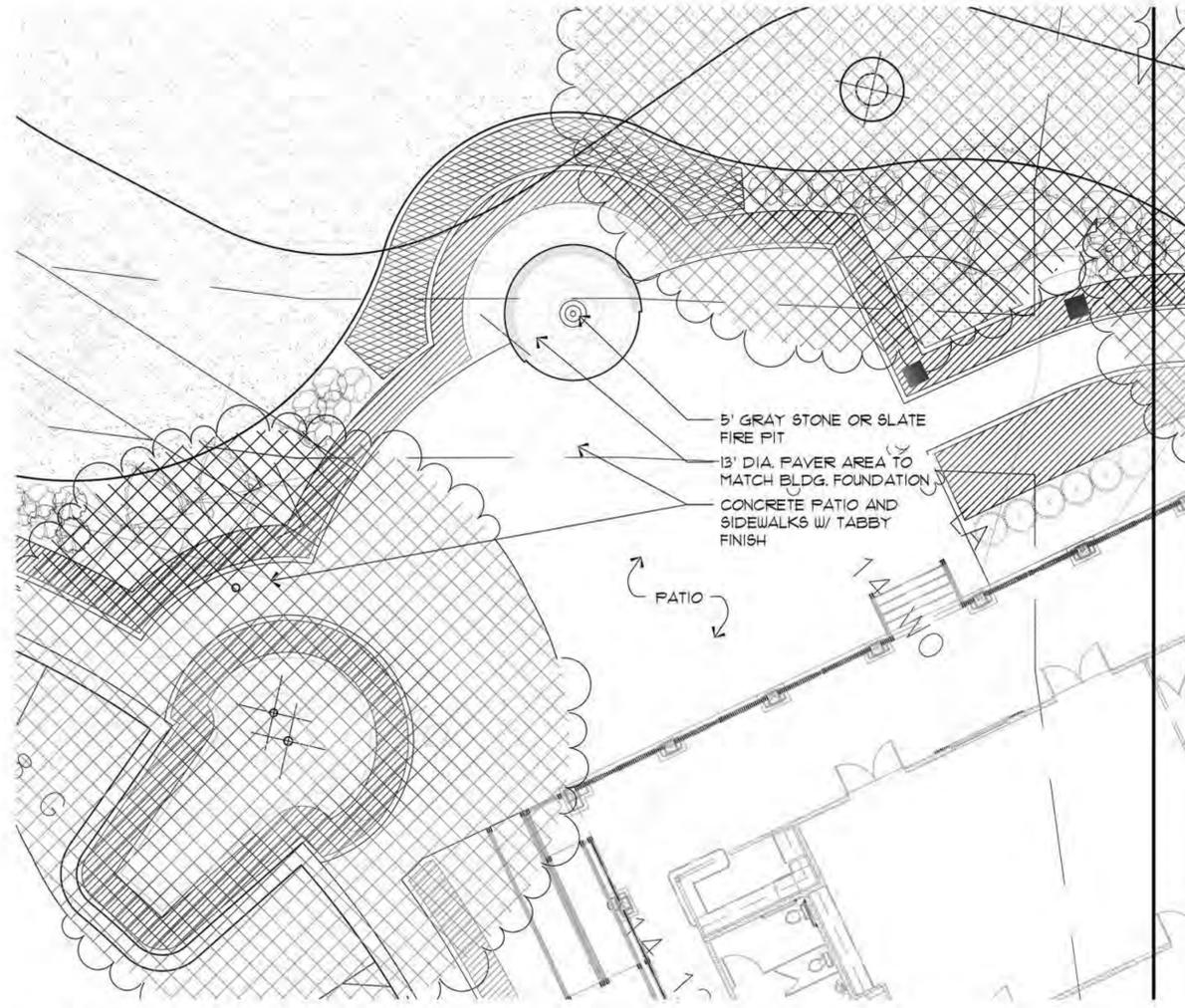
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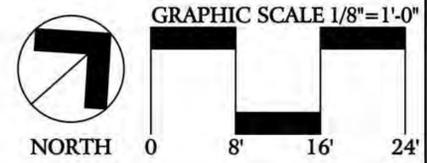
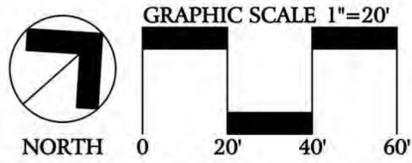
Sheet
L3
Of 7



1 Tabby Walk
L3 1\"/>



Patio Plan



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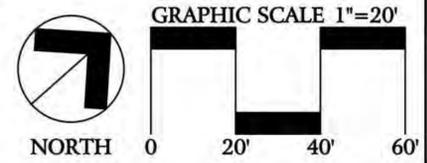
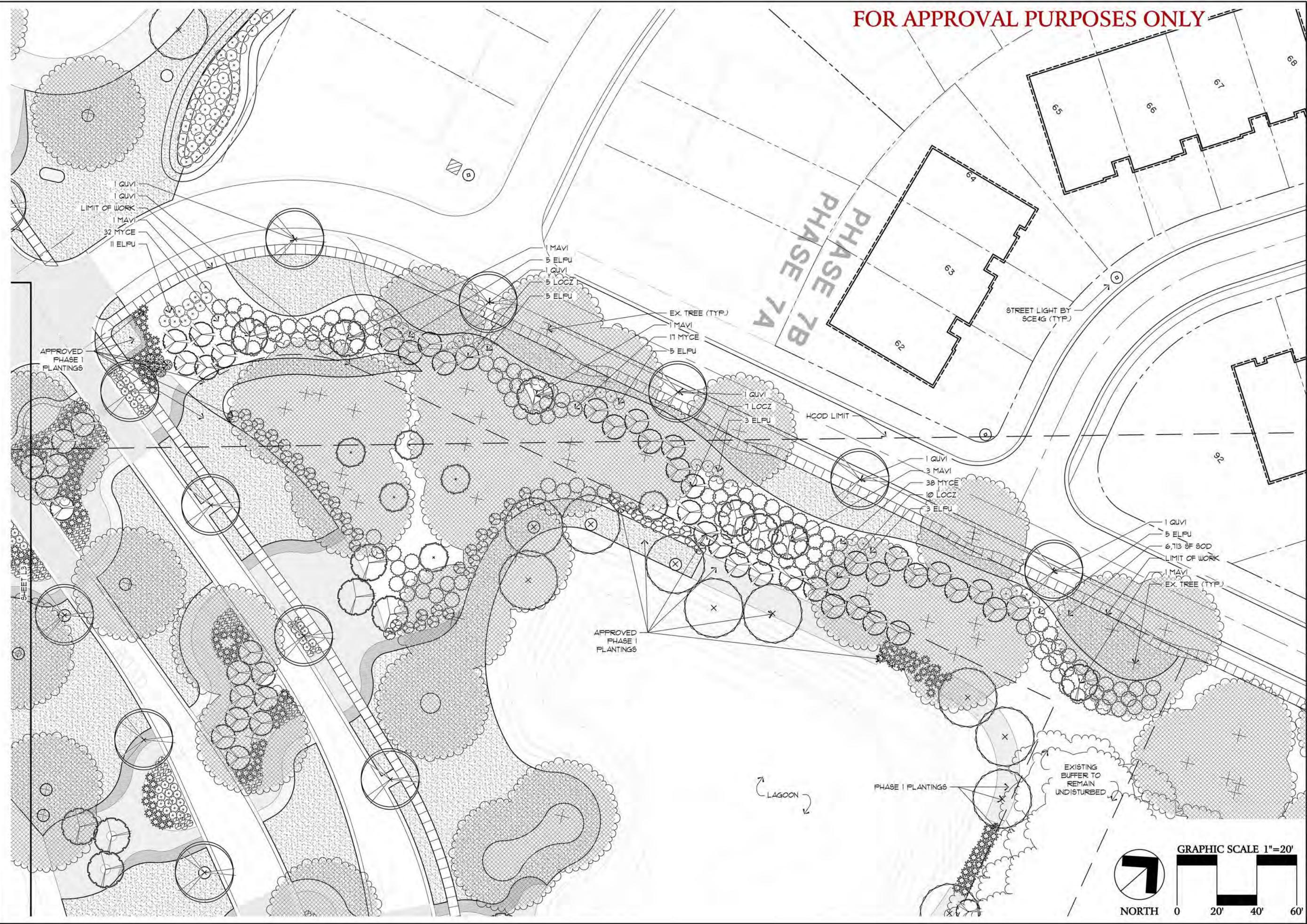
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Town of Bluffton, South Carolina

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Sheet
L4
Of 7



1 QUVI
1 QUVI
LIMIT OF WORK
1 MAVI
32 MYCE
11 ELFU

MAVI
5 ELFU
1 QUVI
5 LOCZ
5 ELFU

EX. TREE (TYP.)
1 MAVI
11 MYCE
5 ELFU

1 QUVI
1 LOCZ
3 ELFU

1 QUVI
3 MAVI
38 MYCE
10 LOCZ
3 ELFU

1 QUVI
5 ELFU
6,713 SF 80D
LIMIT OF WORK
1 MAVI
EX. TREE (TYP.)

APPROVED PHASE I PLANTINGS

PHASE I PLANTINGS

EXISTING BUFFER TO REMAIN UNDISTURBED

LAGOON

PHASE 7A
PHASE 7B

STREET LIGHT BY SCE4G (TYP.)

HCOD LIMIT

SHEET L3

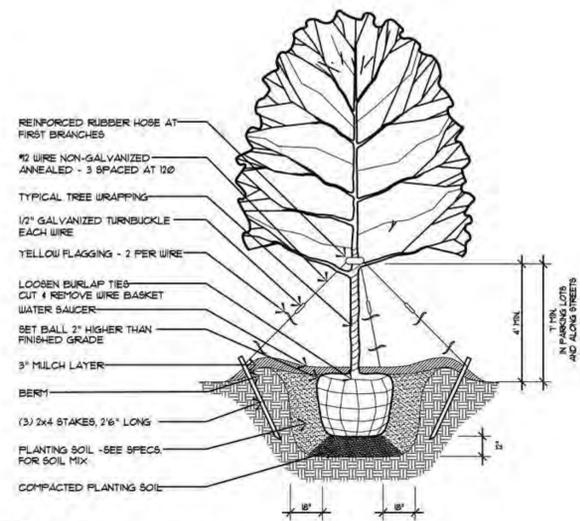
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PLANT LIST

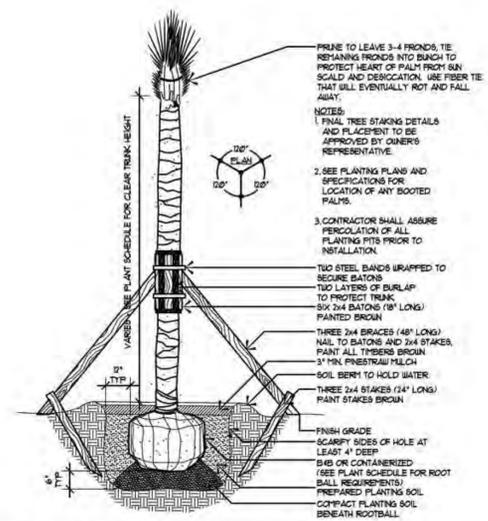
| SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | CALIPER | HEIGHT | SPREAD | ROOTS | NOTES |
|--|------------|--|--|-------------|---------|---------|---|--|
| TREES | | | | | | | | |
| CECA | 12 | <i>Cercis canadensis</i> | Eastern Red Bud | 2"-3" | 8'-10' | - | Cont. | Full |
| GIBI | 3 | <i>Ginkgo biloba</i> 'Autumn Gold' | Autumn Gold Ginkgo | 2"-3" | 8'-10' | 4'-6' | Cont. | Full |
| LOZZ | 56 | <i>Loropetalum chinense</i> 'Zhuzhou' | Zhuzhou Loropetalum | Multi-Trunk | 7' | 5'-6' | B4B. | Treeform, available MC Makin Farms |
| MAVI | 11 | <i>Magnolia virginiana</i> | Sweet Bay Magnolia | 2"-3" | 10'-12' | - | Cont. | Full, Multi-trunk |
| MYCE | 192 | <i>Myrica caribea</i> | Wax Myrtle | - | 6'-8' | 6'-8' | 20 Gal. Cont/Full | |
| QUVI | 7 | <i>Quercus virginiana</i> 'Highrise' | High Rise Live Oak | 4" | 12'-14' | 8'-10' | Cont. | Full |
| SHRUBS | | | | | | | | |
| AZEN | 316 | <i>Azalea x encore</i> | Encore Azalea | - | 3'-4' | 3'-4' | 1 Gal. Cont. Full | |
| AZIF | 25 | <i>Azalea indica formosa</i> | Encore Azalea | - | 3'-4' | 3'-4' | 1 Gal. Cont. Full | |
| CASA | 2 | <i>Camellia sasanqua</i> | Sasanqua Camellia | - | 2'-3' | 18"-24" | 3 Gal. Cont. Full, 4'-6' O.C. | |
| ELFU | 1025 | <i>Elaeagnus pungens</i> | Silverthorn Elaeagnus | - | 2'-3' | 2'-3' | 3 Gal. Cont. 6' O.C. | |
| ILVN | 56 | <i>Ilex vomitoria</i> 'hانا' | Dwarf Yaupon Holly | 2" | 8'-10' | 3'-4' | Cont. Full | |
| LOCR | 1071 | <i>Loropetalum chinense</i> 'Ruby' | Ruby Chinese Fringe Flower | - | 3'-4' | 3'-4' | 1 Gal. Cont. Full | |
| RORO | 82 | <i>Rosa x 'Radiko'</i> | Double Knock Out Rose | - | 2'-3' | 2'-3' | 3 Gal. Cont. Full, Red Flowers, 3' O.C. | |
| SERE | 13 | <i>Sesuvia repens</i> | Saw Palmetto | - | 2'-3' | 2'-3' | 5 Gal. Cont. 4'-6' O.C. | |
| VIAG | 2 | <i>Vitex agnus-castus</i> | Chaste Tree | - | 4'-6' | 3'-4' | Cont. Multi-trunk tree form | |
| ORNAMENTAL GRASSES | | | | | | | | |
| MJFI | 251 | <i>Muhlenbergia filipes</i> | Gulf Muhly Grass | - | 18"-24" | - | 3 Gal. Cont. @ 2' O.C. | |
| SPBA | 1385 | <i>Spartina bakeri</i> | Band Cordgrass | - | 2'-3' | - | 3 Gal. Cont. @ 3' O.C. | |
| GROUND COVERS, VINES + PERENNIALS | | | | | | | | |
| A 4 P | 861 | Annals and Perennials | Annual Color | - | - | - | Quart | Annals and Perennials for seasonal color |
| JUSP | 10288 | <i>Juniperus squamata</i> 'expansa' 'Parsonii' | Parson's Juniper | - | 8'-12" | 18"-24" | 3 Gal. Cont. @ 3' O.C. | |
| TRAS | 416 | <i>Trachelospermum asiaticum</i> | Asiatic Jasmine | - | 6'-12" | - | 1 Gal. Cont. @ 18" O.C. | |
| SOD | | | | | | | | |
| SOD | 125,805 SF | <i>Cynodon dactylon</i> 'Celebration' | Celebration Bermuda Grass | | | | | |
| MULCH + IRRIGATION | | | | | | | | |
| MULCH | 100% | All Plant Beds | 3" DEEP LONGLEAF PINE STRAW MULCH | | | | | |
| IRR | | | 100% COVERAGE OF ALL PLANT BED AND SOD AREAS | | | | | |

PLANTING NOTES:

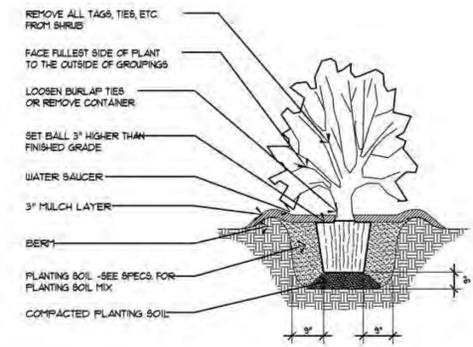
- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.
- THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.



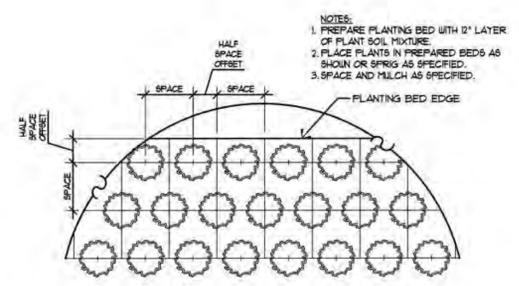
1 Tree Planting
L4 Not to Scale



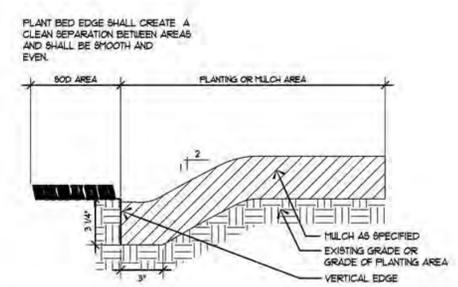
2 Palmetto Tree Planting
L4 Not to Scale



3 Shrub Planting
L4 Not to Scale



4 Ground Covers, Annuals & Perennials
L4 Not to Scale



5 Sod / Plant Bed Edge Detail
L4 Not to Scale

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CYPRESS RIDGE COMMERCIAL BUILDING
LANDSCAPE PLANS
Town of Bluffton, South Carolina

Sheet Title:
Planting Schedule
Job Number:
201505-04
Date:
May 25, 2016
Drawn:
KD
Approved:
Revisions:

FOR APPROVAL PURPOSES ONLY

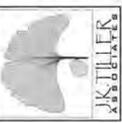
LIGHTING SCHEDULE

| SYMBOL | QTY. | FITURE | MOUNTING | ACCESSORIES |
|--------|------|---------------------------|---------------------------|---------------------------|
| ■ | 16 | MODEL: TBD | MODEL: TBD | MODEL: TBD |
| ⊙ | 11 | MATCH PREVIOUSLY APPROVED | MATCH PREVIOUSLY APPROVED | MATCH PREVIOUSLY APPROVED |
| ⊕ | 5 | MATCH PREVIOUSLY APPROVED | MATCH PREVIOUSLY APPROVED | MATCH PREVIOUSLY APPROVED |

ELECTRICAL NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING AND ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION, AND CONTROL SYSTEM.
3. THE CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
4. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
5. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECTS OR OWNER'S REPRESENTATIVE PRIOR TO ANY PERMANENT INSTALLATION.
6. THE CONTRACTOR SHALL STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR PVC SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO INSTALLATION FOR EASY IDENTIFICATION.
7. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION, AND BACK FILL NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIED EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
9. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE, AND LOCAL CODES.
11. THE CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO EXISTING UTILITY PANEL AND TRANSFORMER.
12. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
- 13.
14. THE CONTRACTOR SHALL USE EXTREME CARE TO AVOID ANY DAMAGE TO EXISTING TREES OR OTHER PLANT MATERIALS DURING INSTALLATION.
15. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY JUSTIFY ANY MODIFICATION TO THE PLANS.
16. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS/ APPROVALS REQUIRED.
18. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACK FILL NECESSARY TO COMPLETE THE WORK.
19. THE CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
20. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED, AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.

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CYPRESS RIDGE COMMERCIAL BUILDING
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

Sheet Title:
 Lighting Schedule

Job Number:
 201505-04

Date:
 May 25, 2016

Drawn:
 KB

Approved:

Revisions:

| Statistics | | | | | |
|---------------------|--------|------|-------|---------|---------|
| Description | Symbol | Avg | Min | Max/Min | Avg/Min |
| Large Parking Lot | + | 0.6% | 27.6' | 0.1% | 27.0' |
| Smaller Parking Lot | + | 0.7% | 21.6' | 0.1% | 21.0' |

| Schedule | | | | | | | | | | |
|----------|----------|--------------|-----------------|-------------|---------------|--------------|------------|-----------------|-------------------|---------|
| Symbol | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Footcandle | Lumens Per Lamp | Light Loss Factor | Wattage |
| ⊕ | 11 | Halsphare | MH100 OCTAGONAL | ARLINGTON | 100W CLEAR MH | 1 | 100 W MH | 8000 | 0.75 | 100 |

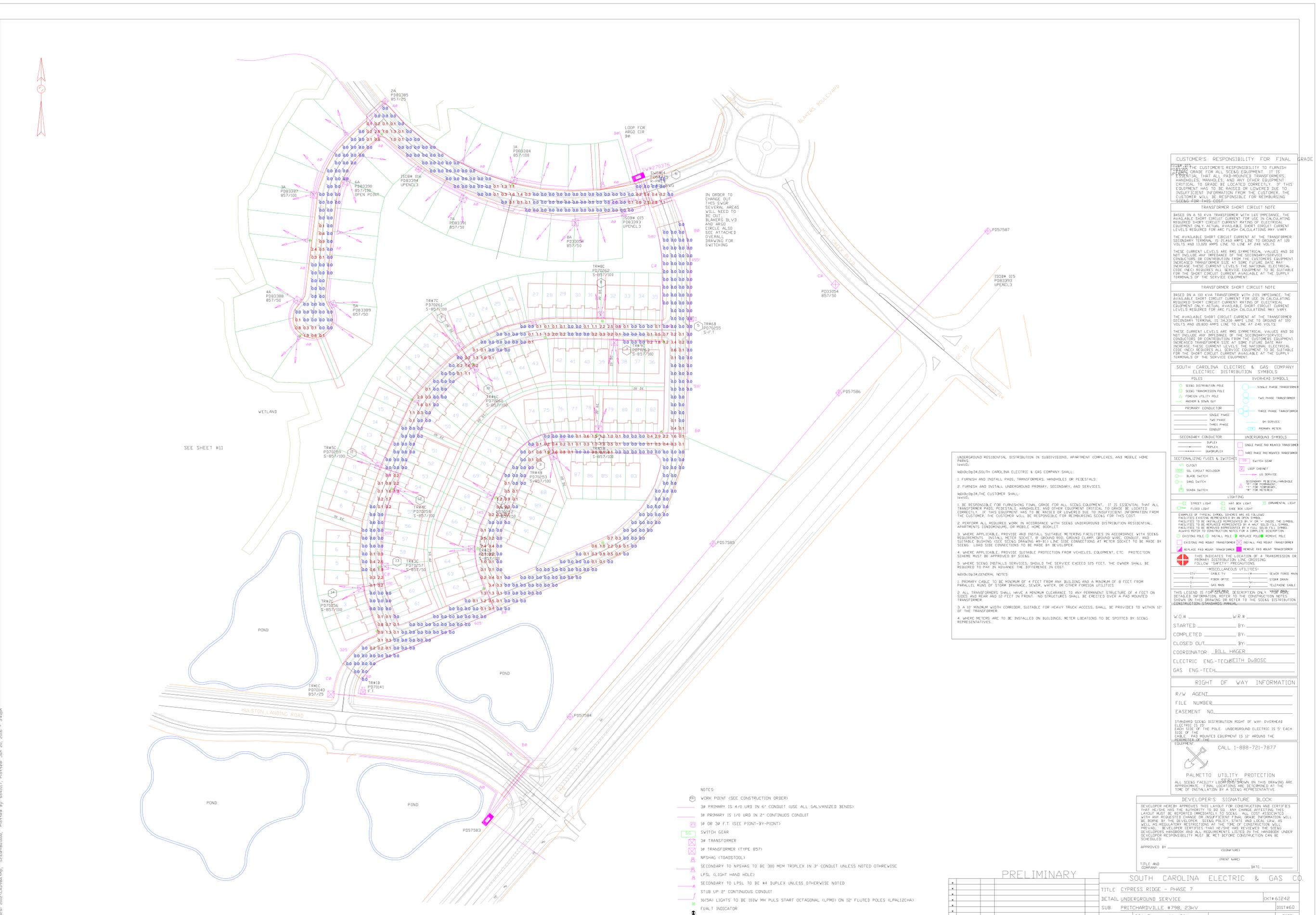


Plan View
Scale = 1" = 40'

SILVER LAKE RD

| Symbol | Label | Quantity | Manufacturer | Quantity | Description | Lamp | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|--------------|----------|---------------|---------------|--------------|-----------------|-------------------|---------|
| □ | A | 20 | Philips | 20 | 100W CLEAR MH | 100W CLEAR MH | 1 | 9000 | 0.9 | 100 |

| Statistics | Description | Symbol | Qty | Max | Min | Max/Min | Avg/Min | N/A |
|----------------------|-------------|--------|------|------|------|---------|---------|-----|
| BLAKERS BLVD PHASE 7 | | | 0.2% | 2.8% | 0.0% | NA | NA | NA |
| | | | 0.2% | 3.4% | 0.0% | NA | NA | NA |



CUSTOMER'S RESPONSIBILITY FOR FINAL GRADE

IT IS THE CUSTOMER'S RESPONSIBILITY TO FURNISH FINAL GRADE FOR ALL SEAG EQUIPMENT. IT IS ESSENTIAL THAT ALL PAD-MOUNTED TRANSFORMERS, HANDHOLES, MANHOLES, AND ANY OTHER EQUIPMENT CRITICAL TO GRADE BE LOCATED CORRECTLY. IF THIS EQUIPMENT HAS TO BE RAISED OR LOWERED DUE TO INSUFFICIENT INFORMATION FROM THE CUSTOMER, THE CUSTOMER WILL BE RESPONSIBLE FOR REIMBURSING SEAG FOR THIS COST.

TRANSFORMER SHORT CIRCUIT NOTE

BASED ON A 30 KVA TRANSFORMER WITH 14% IMPEDANCE, THE AVAILABLE SHORT CIRCUIT CURRENT RATING OF ELECTRICAL EQUIPMENT ONLY ACTUAL AVAILABLE SHORT CIRCUIT CURRENT LEVELS REQUIRED FOR ARC FLASH CALCULATIONS MAY VARY.

THE AVAILABLE SHORT CIRCUIT CURRENT AT THE TRANSFORMER SECONDARY TERMINAL IS 21450 AMPS LINE TO GROUND AT 120 VOLTS AND 13200 AMPS LINE TO LINE AT 240 VOLTS.

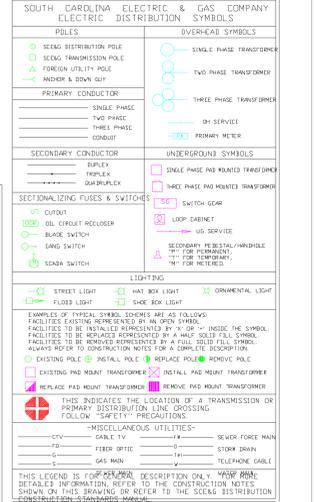
THESE CURRENT LEVELS ARE RMS SYMMETRICAL VALUES AND DO NOT INCLUDE ANY IMPEDANCE OF THE SECONDARY SERVICE CONDUCTORS OR CONTRIBUTION FROM THE CUSTOMER EQUIPMENT. INCREASED TRANSFORMER SIZE AT SOME FUTURE DATE MAY INCREASE THESE CURRENT LEVELS. THE NATIONAL ELECTRICAL CODE (NEC) REQUIRES ALL SERVICE EQUIPMENT TO BE SUITABLE FOR THE SHORT CIRCUIT CURRENT AVAILABLE AT THE SUPPLY TERMINALS OF THE SERVICE EQUIPMENT.

TRANSFORMER SHORT CIRCUIT NOTE

BASED ON A 100 KVA TRANSFORMER WITH 2.0% IMPEDANCE, THE AVAILABLE SHORT CIRCUIT CURRENT RATING OF ELECTRICAL EQUIPMENT ONLY ACTUAL AVAILABLE SHORT CIRCUIT CURRENT LEVELS REQUIRED FOR ARC FLASH CALCULATIONS MAY VARY.

THE AVAILABLE SHORT CIRCUIT CURRENT AT THE TRANSFORMER SECONDARY TERMINAL IS 24300 AMPS LINE TO GROUND AT 120 VOLTS AND 8080 AMPS LINE TO LINE AT 240 VOLTS.

THESE CURRENT LEVELS ARE RMS SYMMETRICAL VALUES AND DO NOT INCLUDE ANY IMPEDANCE OF THE SECONDARY SERVICE CONDUCTORS OR CONTRIBUTION FROM THE CUSTOMER EQUIPMENT. INCREASED TRANSFORMER SIZE AT SOME FUTURE DATE MAY INCREASE THESE CURRENT LEVELS. THE NATIONAL ELECTRICAL CODE (NEC) REQUIRES ALL SERVICE EQUIPMENT TO BE SUITABLE FOR THE SHORT CIRCUIT CURRENT AVAILABLE AT THE SUPPLY TERMINALS OF THE SERVICE EQUIPMENT.



UNDERGROUND RESIDENTIAL DISTRIBUTION IN SUBDIVISIONS, APARTMENT COMPLEXES, AND MOBILE HOME PARKS:

SEAG SHALL FURNISH AND INSTALL UNDERGROUND PRIMARY, SECONDARY, AND SERVICES TO THE CUSTOMER SHALL:

- BE RESPONSIBLE FOR FURNISHING FINAL GRADE FOR ALL SEAG EQUIPMENT. IT IS ESSENTIAL THAT ALL TRANSFORMER PADS, PEDESTALS, HANDHOLES, AND OTHER EQUIPMENT CRITICAL TO GRADE BE LOCATED CORRECTLY. IF THIS EQUIPMENT HAS TO BE RAISED OR LOWERED DUE TO INSUFFICIENT INFORMATION FROM THE CUSTOMER, THE CUSTOMER WILL BE RESPONSIBLE FOR REIMBURSING SEAG FOR THIS COST.
- PERFORM ALL REQUIRED WORK IN ACCORDANCE WITH SEAG'S UNDERGROUND DISTRIBUTION RESIDENTIAL, APARTMENT'S CONDUITING, OR MOBILE HOME SCHEDULE.
- WHERE APPLICABLE, PROVIDE AND INSTALL SUITABLE METERING FACILITIES IN ACCORDANCE WITH SEAG REQUIREMENTS. INSTALL METER SOCKET, 1Ø GROUND ROD, GROUND CLAMP, GROUND WIRE, CONDUIT, AND SUITABLE BUILDING (SEE SEAG DRAWING WP-10) LINE SIDE CONNECTIONS AT METER SOCKET TO BE MADE BY DEVELOPER. LOAD SIDE CONNECTIONS TO BE MADE BY DEVELOPER.
- WHERE APPLICABLE, PROVIDE SUITABLE PROTECTION FROM VEHICLES, EQUIPMENT, ETC. PROTECTION SCHEME MUST BE APPROVED BY SEAG.
- WHERE SEAG INSTALLS SERVICES, SHOULD THE SERVICE EXCEED 125 FEET, THE OWNER SHALL BE REQUIRED TO PAY IN ADVANCE THE DIFFERENCE IN COST.

GENERAL NOTES:

- PRIMARY CABLE TO BE MINIMUM OF 4 FEET FROM ANY BUILDING AND A MINIMUM OF 8 FEET FROM PARALLEL RUNS OF STORM DRAINAGE, SEWER, WATER, OR OTHER FOREIGN UTILITIES.
- ALL TRANSFORMERS SHALL HAVE A MINIMUM CLEARANCE TO ANY PERMANENT STRUCTURE OF A FEET ON SIDES AND REAR AND 12 FEET IN FRONT. NO STRUCTURES SHALL BE ERRECTED OVER A PAD MOUNTED TRANSFORMER.
- A 10' MINIMUM WIDTH CORRIDOR, SUITABLE FOR HEAVY TRUCK ACCESS, SHALL BE PROVIDED TO WITHIN 10' OF THE TRANSFORMER.
- WHERE METERS ARE TO BE INSTALLED ON BUILDINGS, METER LOCATIONS TO BE SPOTTED BY SEAG REPRESENTATIVES.

- NOTES:**
- WORK POINT (SEE CONSTRUCTION ORDER)
 - 3Ø PRIMARY IS 4/0 URD IN 6" CONDUIT (USE ALL GALVANIZED BENDS)
 - 1Ø OR 2Ø F.T. (SEE POINT-BY-POINT)
 - SWITCH GEAR
 - TRANSFORMER
 - TRANSFORMER (TYPE B57)
 - NPSHAG (TODS/STOD)
 - SECONDARY TO NPSHAG TO BE 300 MCM TRIPLEX IN 3" CONDUIT UNLESS NOTED OTHERWISE
 - LPSL (LIGHT HAND HOLE)
 - SECONDARY TO LPSL TO BE #4 DUPLEX UNLESS OTHERWISE NOTED
 - STUB UP 2" CONTINUOUS CONDUIT
 - 165(A) LIGHTS TO BE 100W MH PULS START OCTAGONAL (LPMO) ON 12" FLUTED POLES (ALP12CH4)
 - FUZZY INDICATOR

W.O.H _____ W.R.# _____

STARTED BY _____

COMPLETED BY _____

CLOSED OUT BY _____

COORDINATOR **BILL HAGER**

ELECTRIC ENG.-TECH **KEITH DUBOSE**

GAS ENG.-TECH _____

RIGHT OF WAY INFORMATION

R/W AGENT _____

FILE NUMBER _____

EASEMENT NO. _____

STANDARD SEAG DISTRIBUTION RIGHT OF WAY OVERHEAD ELECTRICAL IS 15'.

EACH SIDE OF THE POLE UNDERGROUND ELECTRICAL IS 5' EACH SIDE OF THE POLE.

ALL PAD MOUNTED EQUIPMENT IS 12' AROUND THE PERIMETER OF THE EQUIPMENT.

CALL 1-888-721-7877

PALMETTO UTILITY PROTECTION SERVICE

ALL SEAG FACILITY LOCATION INFORMATION ON THIS DRAWING ARE APPROXIMATE. FINAL LOCATIONS ARE DETERMINED AT THE TIME OF INSTALLATION BY A SEAG REPRESENTATIVE.

DEVELOPER'S SIGNATURE BLOCK

DEVELOPER HEREBY APPROVES THIS DRAWING FOR CONSTRUCTION AND CERTIFIES THAT HE/SHE HAS THE AUTHORITY TO DO SO. ANY CHANGE AFFECTING THIS LAYOUT MUST BE REPORTED IMMEDIATELY TO SEAG. ALL COSTS ASSOCIATED WITH ANY REQUIRED CHANGE OR INSUFFICIENT FINAL GRADE INFORMATION WILL BE BORNE BY THE DEVELOPER. STATE AND LOCAL LAW AS WELL AS REGULATORY RESTRICTIONS AT THE TIME OF CONSTRUCTION WILL PREVAIL. DEVELOPER CERTIFIES THAT HE/SHE HAS REVIEWED THE SEAG DEVELOPER HANDBOOK AND ALL REQUIREMENTS LISTED IN THE HANDBOOK UNDER DEVELOPER RESPONSIBILITY MUST BE MET BEFORE CONSTRUCTION CAN BE SCHEDULED.

APPROVED BY _____ (SIGNATURE) _____ (PRINT NAME) _____ (DATE)

TITLE AND COMPANY _____

PRELIMINARY

SOUTH CAROLINA ELECTRIC & GAS CO.

TITLE **CYPRESS RIDGE - PHASE 7**

DETAIL **UNDERGROUND SERVICE**

SUB **PRITCHARDVILLE #798, 2ØkV**

DEN. SHEET NO. **075753-13.DWG**

SCALE: **1" = 80'**

DATE **01/20/16**

BY **XXX**

REVISION **XXX**

APP. **XXX**

DATE **01/20/16**

SHEET **13** OF **14**

PLOTTED **01/20/16**

FILE NO. **01161242**

DIST. NO. **0116160**

PROJECT NO. **D-75753**

PROJECT: CYPRESS RIDGE - PHASE 7, PITCHARDVILLE, SOUTH CAROLINA
 DATE: 01/20/16
 DRAWN BY: XXX
 CHECKED BY: XXX
 APPROVED BY: XXX
 TITLE: ELECTRICAL ENGINEER

PLAN "SAFETY" INTO EVERY JOB

Plan View
Scale - 1" = 80'

SCANACAD DRAWING-DO NOT REVERSE MANUALLY